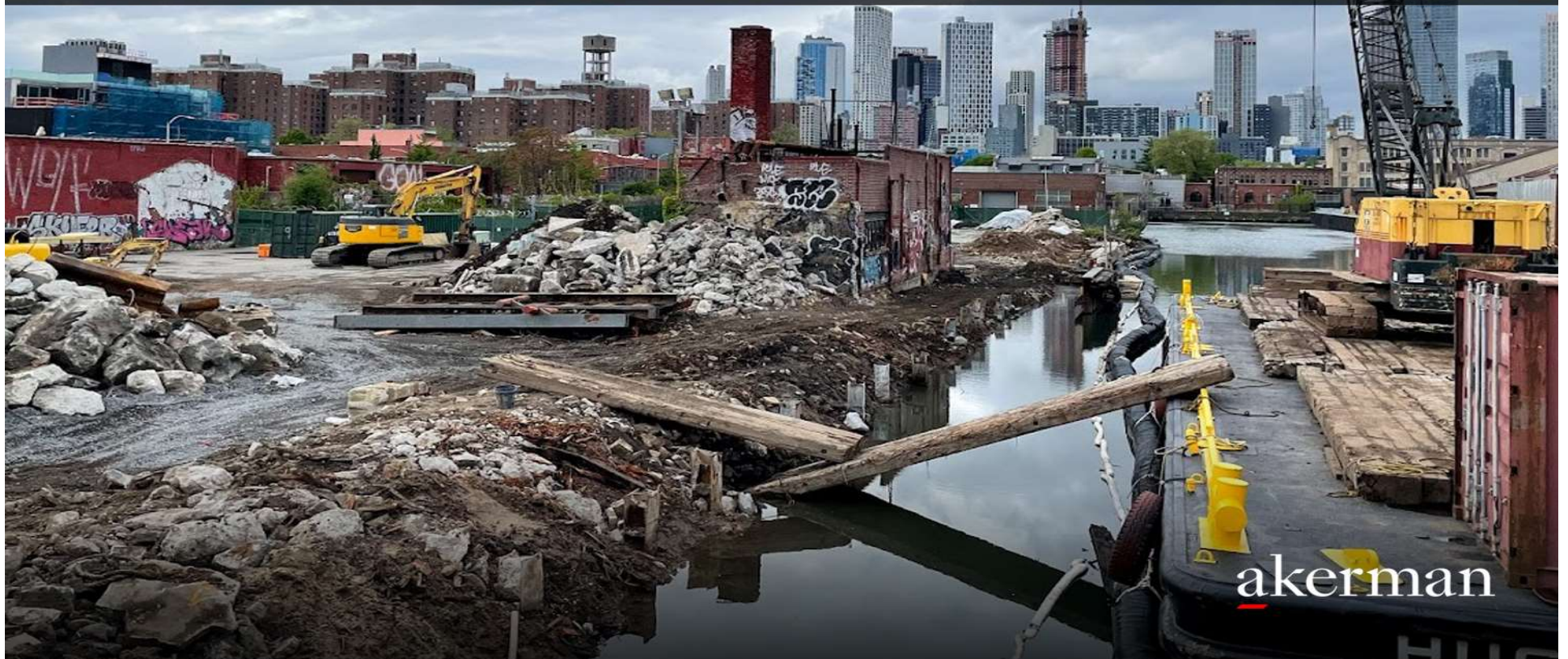


Gowanus Neighborhood Rezoning Seminar Series

December 16, 2021



akerman

Today's Speakers



Joshua J. Rinesmith
Partner, Real Estate
New York
212 259 6402
joshua.rinesmith@akerman.com



Eleanore C. Martins
Partner, Real Estate
New York
212 880 3800
nora.martins@akerman.com



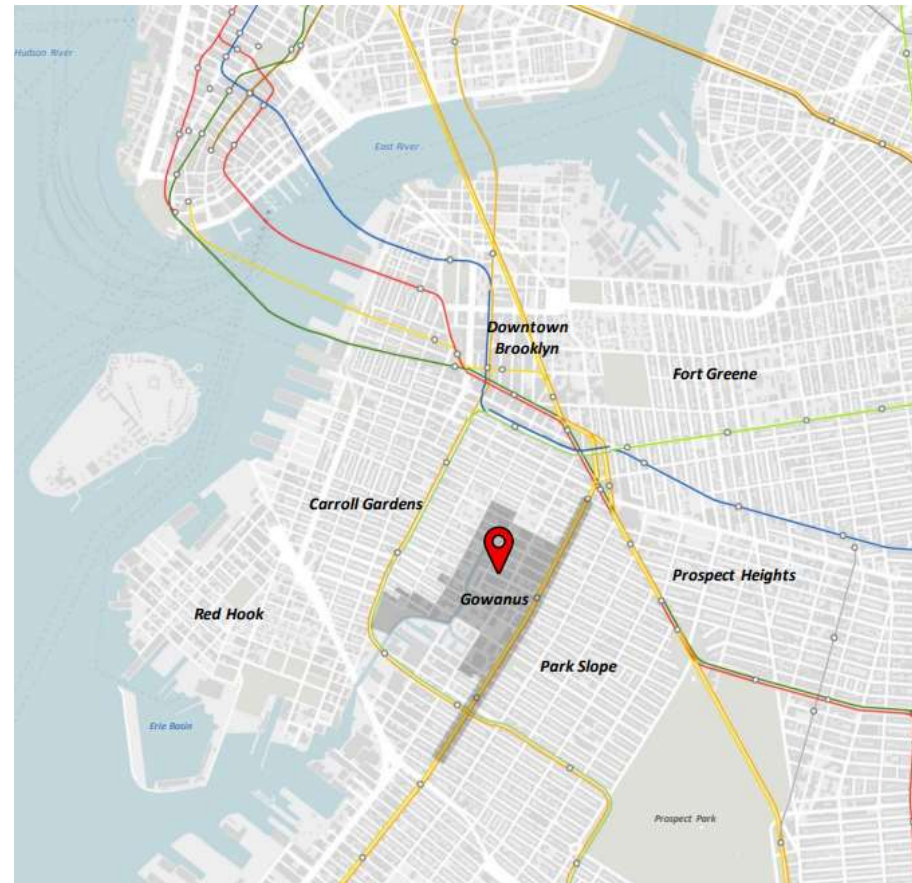
Richard G. Leland
Partner, Real Estate
New York
212 259 6417
richard.leland@akerman.com



Beth Zafonte
Director of Economic
Development Services
New York
212 880 3800
beth.zafonte@akerman.com

Program Overview

- Completion of Public Review
- Modifications of Zoning Text by City Council
- Zoning and Economic Incentives Discussion Centered on Various Development Case Studies
- Question and Answer Session



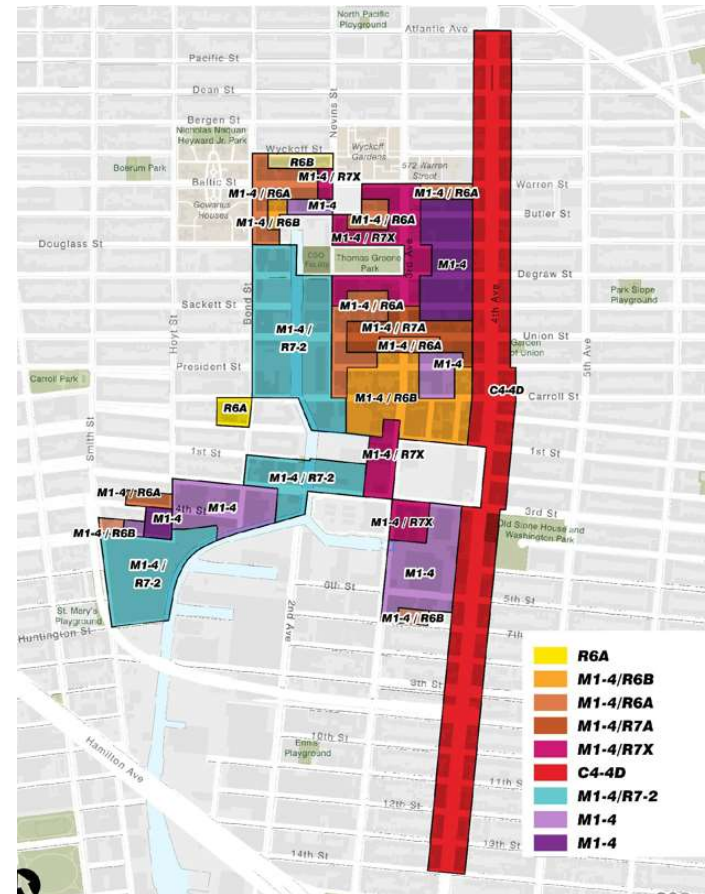
Summary of Public Review



- Zoning and Franchises Subcommittee Hearing -10/12/2021
- Zoning and Franchises Subcommittee vote on Modified Text – 11/10/21
- Land Use Committee vote on modified text – 11/10/21
- CPC determination modifications were in scope – 11/17/21
- Full Council Vote at Stated Meeting – 11/23/21

Gowanus Rezoning – Land Use Actions

- **Zoning Map Amendments**
 - Establishing R6A, M1-4B/R6B, M1-4/R6A, M1-4/R7A
- **Zoning Text Amendments**
 - Establishment of Special Gowanus Mixed Use District
 - Appendix F – Mandatory Inclusionary Housing Area
- **City Map Amendments**
 - Mapping of new streets and parkland, elimination of certain streets
- **Urban Development Action Area Project and Disposition of City Owned Property**
 - Designation of portion of Block 471 as a UDAAP to facilitate the development of the Gowanus Green project
- **Disposition of City-Owned Property**
 - To facilitate the transfer of development rights from City-owned property



City Council Modifications to Gowanus Rezoning

Use Modifications

- Gowanus Mix Uses
 - Removes UG 3A schools, most UG 4A uses except community centers & non-profit institutions, and certain UG 7, 8, 9 service and amusement uses and all UG 12 large entertainment facilities
 - Adds all UG 17B manufacturing establishments
- Gowanus Retail and Entertainment Uses
 - Several "retail-like" UG 9 uses, including gyms added

Mandatory Inclusionary Housing

- Removed MIH Option 2 (leaving MIH Option 1 and Option 3 (Deep Affordability))

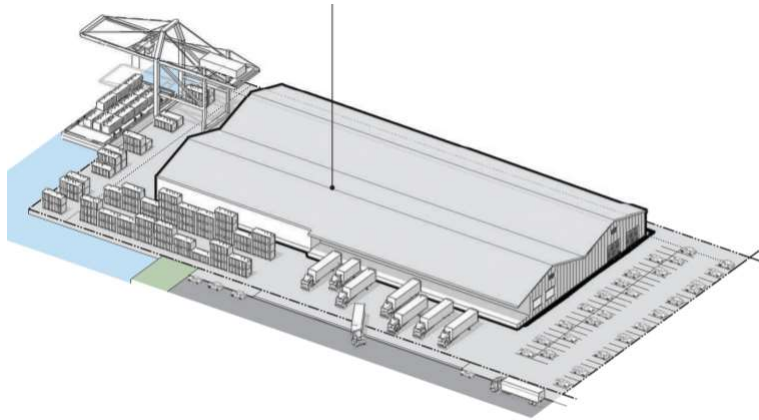
City Council Modifications to Gowanus Rezoning (cont.)

Gowanus Mix Related Modifications

- Increase to the incentive for providing Gowanus Mix Uses in M1-4/R7X districts
 - Modified bonus to 0.6 FAR (0.3 Gowanus Mix + 0.3 Non-Residential Uses) from 0.4 FAR
 - Lowered the maximum residential FAR to 5.4 from 5.6
- Links the incentives for providing Gowanus Mix Uses and Non-Residential Uses
 - Must provide Gowanus Mix Uses before receiving Non-Residential Uses incentive
- Recordation and monitoring requirements added for Gowanus Mix Uses
 - Notice of Restrictions required with annual reporting requirements in M1-4/R7X districts
- Incentive for providing Gowanus Mix Uses added in non-paired M1-4 districts
 - Lowered the base FAR to 3.6 in M1-4 (Subarea B1) and 2.7 in M1-4 (Subarea B2)
 - Bonus of 0.4 FAR in in M1-4 (Subarea B1) and 0.3 FAR in M1-4 (Subarea B2)

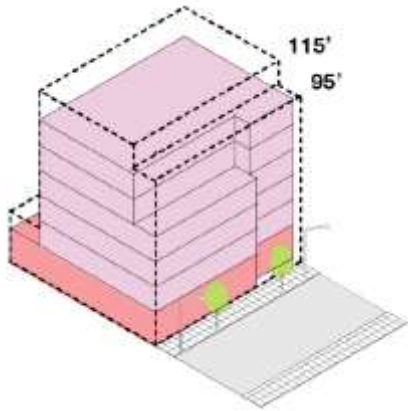
Development Case Study 1 – M1-4 (GMU)

Prior Zoning – M2-1 District



- Hypothetical Development Site
 - 15,000 square foot lot previously zoned M2-1 and now located within a M1-4/R7X within the Special Gowanus Mixed Use District
- Prior zoning – M2-1
 - Permitted 30,000 square feet of floor area (2.0 FAR)
 - Required Parking – approx. 100 spaces

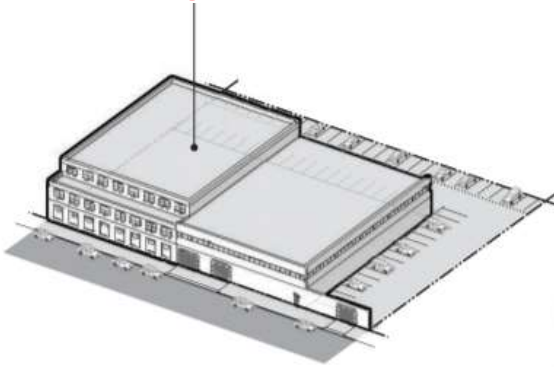
Approved Zoning – M1-4/GMU



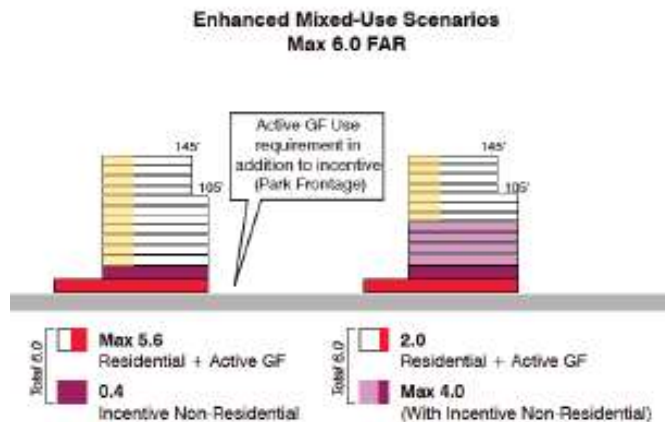
- Approved Zoning – M1-4 (GMU)
 - Permitted total 60,000 sf (4.0 FAR)
 - Ground floor light industrial
 - Upper floors office
 - Max. Height – 115 feet
 - No required parking for non-residential use

Development Case Study 2 – M1-4/R7X (GMU)

Prior Zoning – M1-1 District



Approved Zoning – M1-4/R7X (GMU)

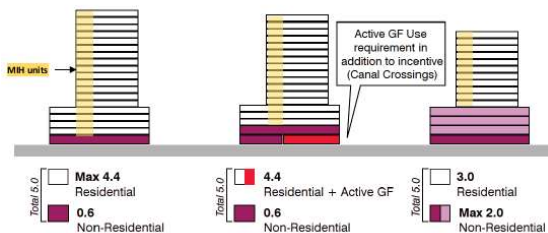


- **Hypothetical Development Site**
 - 20,000 square foot lot previously zoned M1-1 and now located within a M1-4/R7X within the Special Gowanus Mixed Use District
- **Prior zoning – M1-1**
 - Permitted 20,000 square feet of floor area (1.0 FAR)
 - Required Parking – approx. 66 spaces
- **Approved Zoning – M1-4/R7X (GMU)**
 - Permitted total 120,000 sf (6.0 FAR)
 - Residential – 108,000 sf (5.4 FAR); Approx. 130 DUs
 - Food Preparation (GMU) – 6,000 (0.3 FAR)
 - Office – 6,000 (0.3 FAR)
 - Max. Height – 145 feet
 - No required parking for non-residential use
 - Residential Parking – approx. 25 spaces

Development Case Study 3 – M1-4/R7-2 (GMU) \$ WAP

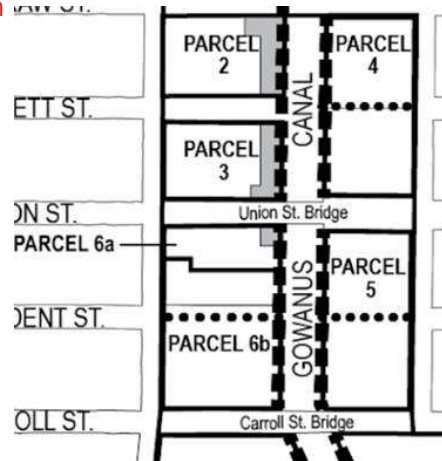
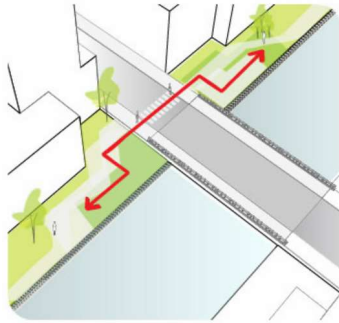
Approved Zoning – M1-4/R7-2 (GMU)

Bulk Envelope



Approved Zoning – M1-4/R7-2 (GMU)

Waterfront Access Plan



- Hypothetical Development Site
 - 100,000 square foot lot previously zoned M3-1 and now located within an M1-4/R7-2 within the Special Gowanus Mixed Use District
 - Located along Gowanus Canal and adjacent to bridge crossing
- Prior zoning – M3-1
 - Permitted 200,000 square feet of floor area (2.0 FAR)
 - Required Parking – approx. 600+ spaces
- Approved Zoning – M1-4/R7-2 (GMU) & WAP
 - Permitted total 500,000 sf (5.0 FAR)
 - Residential – 440,000 sf (4.4 FAR); Approx. 525 DUs
 - Non-residential 25,000 sf (.25 FAR)
 - Max. Height – 285 feet (pursuant to tower regs)
 - No required parking for non-residential use
 - Residential Parking - 98 spaces
 - Waterfront
 - Bridge Crossing
 - Shore Public Walkway
 - Supplemental Public Access Area

Q&A



Joshua J. Rinesmith
Partner, Real Estate
New York
212 259 6402
joshua.rinesmith@akerman.com



Eleanore C. Martins
Partner, Real Estate
New York
212 880 3800
nora.martins@akerman.com



Richard G. Leland
Partner, Real Estate
New York
212 259 6417
richard.leland@akerman.com



Beth Zafonte
Director of Economic
Development Services
New York
212 880 3800
beth.zafonte@akerman.com

Akerman LLP
700+ Lawyers
24 Offices

akerman.com

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