

Gowanus Neighborhood Rezoning Seminar Series

September 9, 2021



akerman

Background



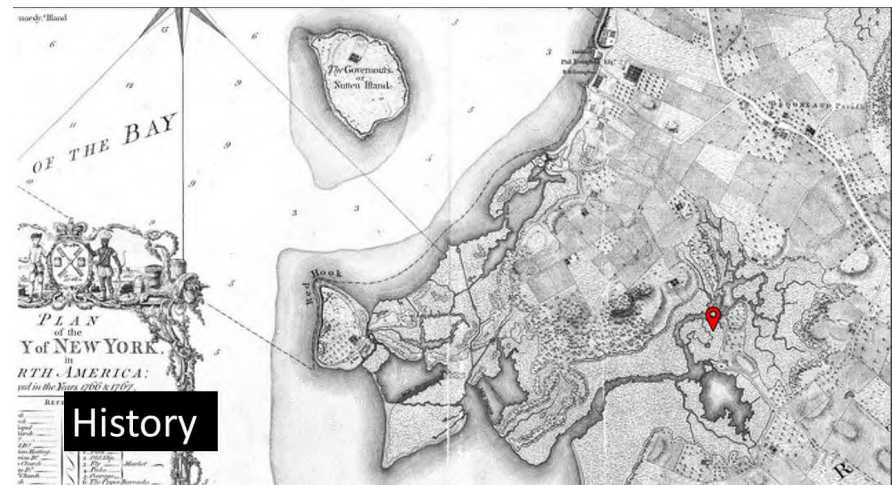
History of Development

Pre-colonial Times: The Gowanus Creek

- Canarsee Indians
- Oysters and fishing
- Significant marshland adjoining the creek

Dutch and English Settlements: 17th and 18th Century

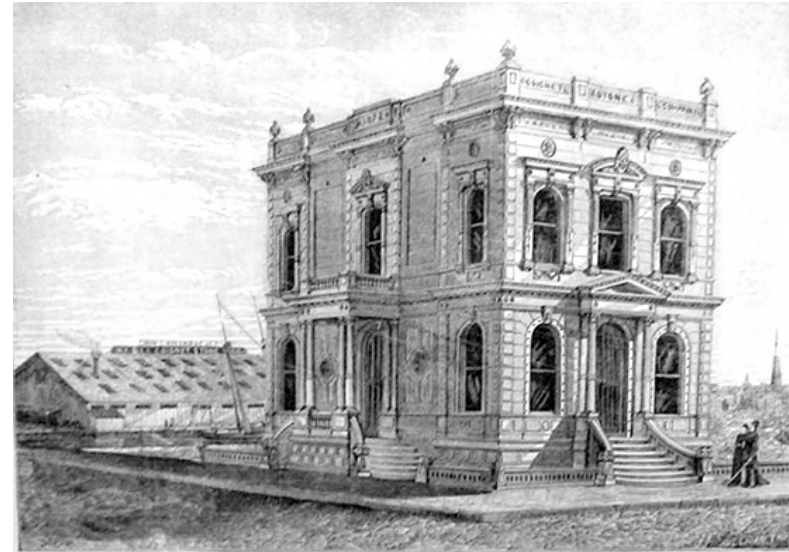
- Purchased from indigenous people by Dutch West India Company
- Land distributed in large parcels to “Patroons.”
- English continued agricultural uses throughout 17th and 18th centuries, with lands divided into smaller farms, with several mills established in late 18th
- Much of area was marsh and inundated by waters



History of Development

19th Century Residential Development

- Residential development occurred at or around the time of the incorporation of the City of Brooklyn in 1834
- Lands divided into smaller parcels
- Marsh was filled to create developable parcels
- Canal created from 1840s to 1870 by filling wetlands and installing bulkheads



Office cor. 34 Avenue and 34 Street, Brooklyn. Built of Beton-Cognet, Winter of 1872-73.

History of Development

Industrial Development in Late 19th Century

- Spurred by creation of the current 1-mile canal with turnarounds
- All of the wetlands were filled
- Oystering and farming replaced by MGPs and other industrial uses.
 - Paint and Inking plants
 - Coal and Oil
 - Foundries
 - Electroplating



History of Development

Industrial Development in Late 19th Century (continued)

- Significant dumping and leaching of contaminants into soils and the canal
- Removal of wetlands eliminated filtering



20th Century

- Significant industrial uses continued
- Flushing Tunnel Created to allow for flushing of contaminants (1911)
- Failed uses in surrounding area changed as Brooklyn changed



Contamination

- Contaminants in Canal sediments include VOCs, PAHs, and Metals
- Sewage from CSO outfalls trapped in water and sediments
- Contaminants in soils and groundwater in neighborhood persist, particularly at MGP sites

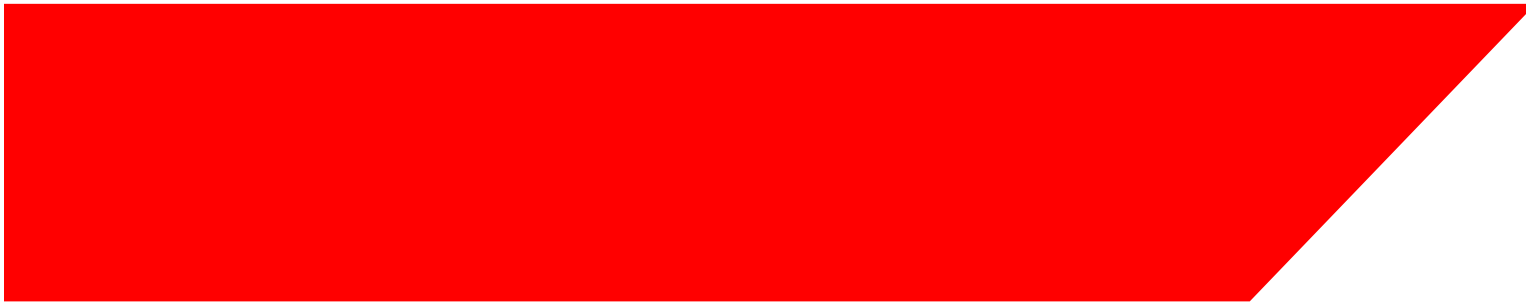
Brownfield Opportunities Area Created in 2014

- Allows for enhanced BPC tax credits

Superfund Designation and Remediation

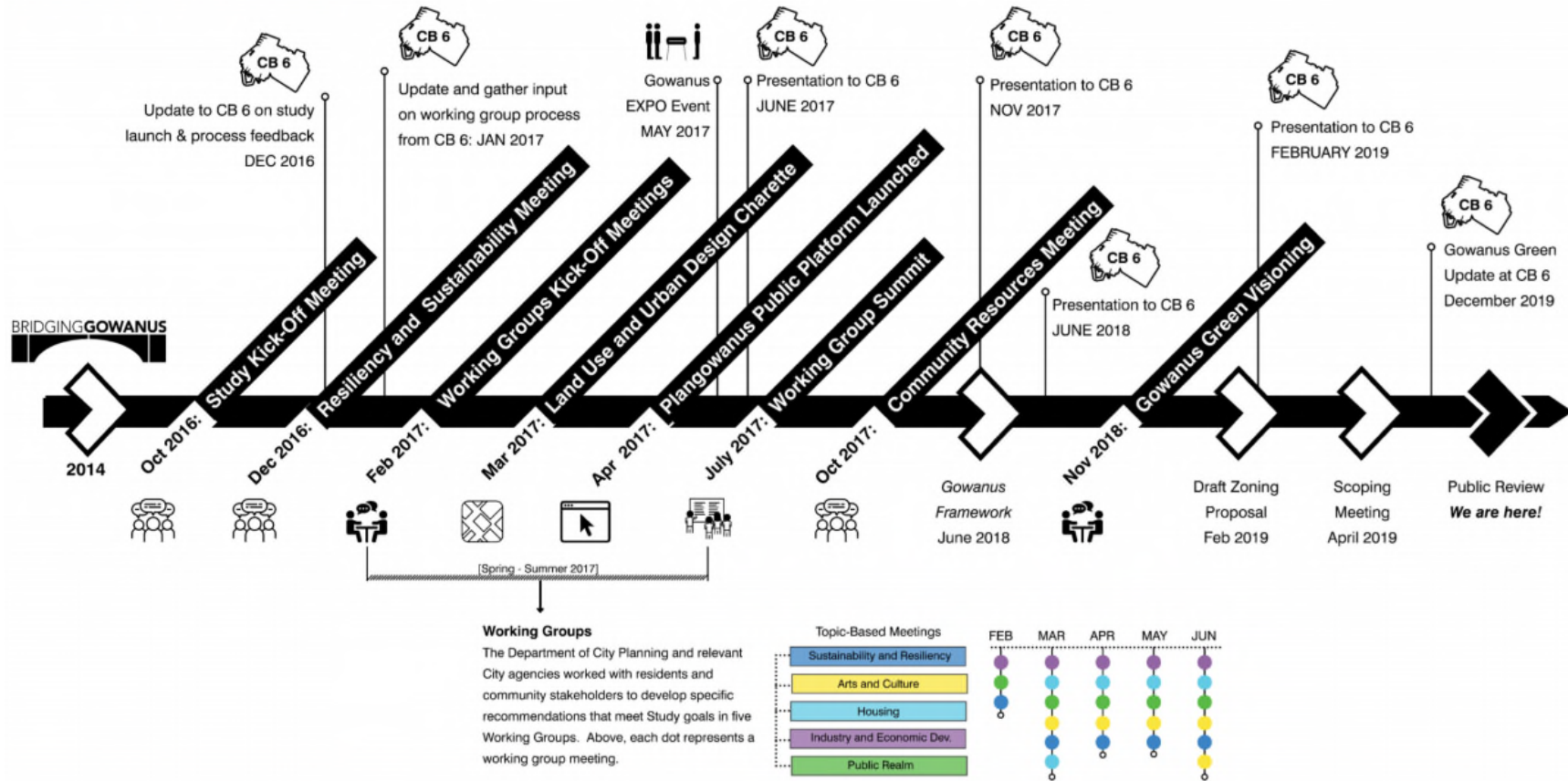
- US EPA places Gowanus on the National Priorities List -2009
- Site designated as a Superfund Site in 2010
- 2013- Remedy Selected
 - Dredging of sediments in canal and multi-layer “cap”
 - Estimated Cost is \$1 billion
 - EPA expects commencement in late 2022
 - Two CSO facilities- underwater tunnels to capture outfall in overflow situations
 - Upland remediation of MGPs – National Grid is the PRP, along with NYC

Gowanus Neighborhood Plan



Neighborhood Plan – Community Outreach

Public Engagement



Neighborhood Plan Goals

Gowanus: A Framework for a Sustainable, Inclusive, Mixed-Use Neighborhood Structured around community priorities and organized by goals and strategies

- **Sustainability and Resiliency**
 - Make Gowanus a model green neighborhood, and encourage flood-resilient buildings and community preparedness
- **Environmental Remediation**
 - Support continuing clean-up of the Gowanus Canal and properties across the neighborhood
- **Community and Cultural Resources**
 - Connect parks and public areas through an open space green network
 - Expand space opportunities for art and cultural uses and leverage new publicly accessible open space along the waterfront for programming

Neighborhood Plan Goals

Gowanus: A Framework for a Sustainable, Inclusive, Mixed-Use Neighborhood Structured around community priorities and organized by goals and strategies

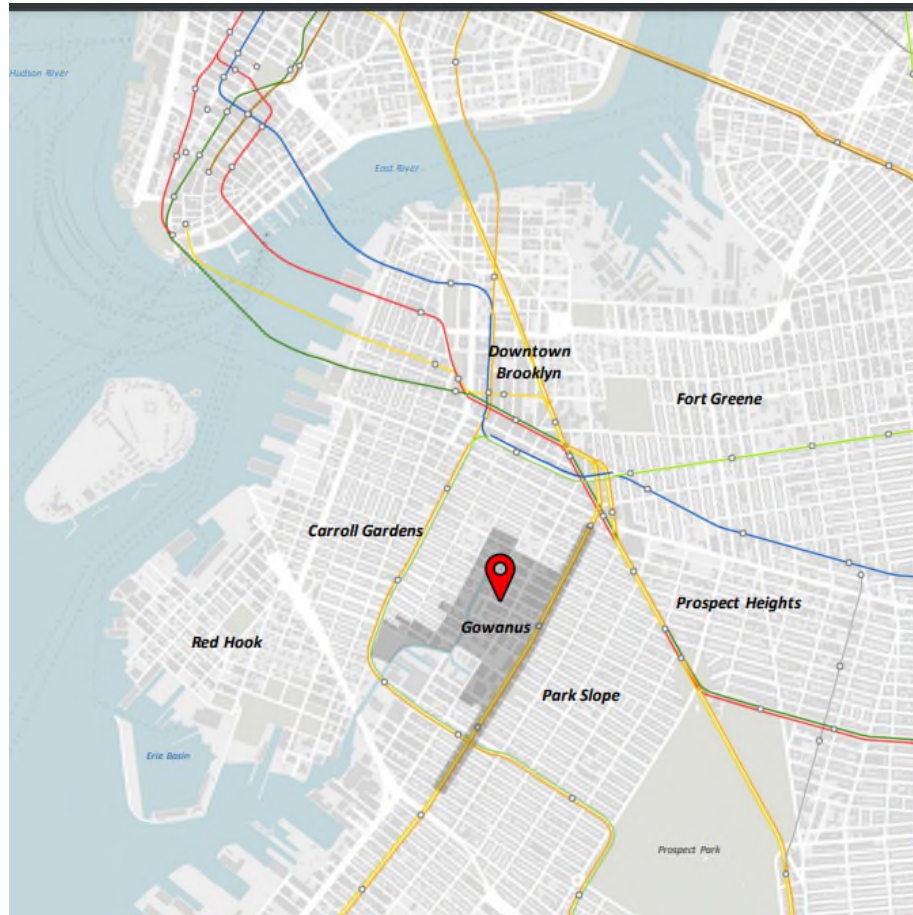
- **Housing**
 - Support individuals and families to achieve economic stability, live in safe and healthy homes, and enjoy a sense of community that allows people of all different backgrounds to call Gowanus home
- **Economic and Job Development**
 - Promote economic development, increase access to jobs and workforce development opportunities, align land use strategies with a vision that balances a mix of uses and remove barriers in zoning that limit the growth of businesses
- **Transportation**
 - Support addressing transportation issues and opportunities that can enhance safety, mobility, circulation and safety for pedestrians, cyclists and motorists

Neighborhood Plan Goals

- Land Use and Urban Form
 - Waterfront Access
 - Shape a unique, resilient waterfront open space
 - A True Mix of Uses
 - Incentivize non-residential uses
 - Create and enhance key corridors and nodes
 - Activate the canal
 - Built Form
 - Relate to neighborhood context
 - Allow for an architectural variety along the canal
 - Maintain light and air to the future waterfront
 - Promote resiliency and sustainability

Gowanus Neighborhood Plan Rezoning

Geographic Area Covered by Rezoning



Gowanus Rezoning – Land Use Actions

- **Zoning Map Amendments**

- The Land Use Actions would replace all or portions of existing R6, R6B, R8A, R8A/C2-4, C8-2, M1-1, M1-2, M2-1, and M3-1 zoning districts with R6A, R6B, M1-4/R6A, M1-4/R6B, M1-4/R7-2, M1-4/R7A, M1-4/R7X, C4-4D, and M1-4 zoning districts

- **Zoning Text Amendments**

- Creation of the Special Gowanus Mixed Use District
- Mapping of an MIH 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

Gowanus Rezoning Framework

Special Gowanus Mixed Use District

- Five Subdistricts
 - Subdistrict A – Fourth Avenue Subdistrict
 - Subdistrict B – Upland Blocks Subdistrict
 - Subareas B1 and B2
 - Subdistrict C – North Canal Corridor Subdistrict
 - Subdistrict D – South Canal Corridor Subdistrict
 - Subareas D1 through D6
 - Subdistrict E – First Street Subdistrict
- Gowanus Canal Waterfront Access Plan



Special Gowanus Mixed Use District

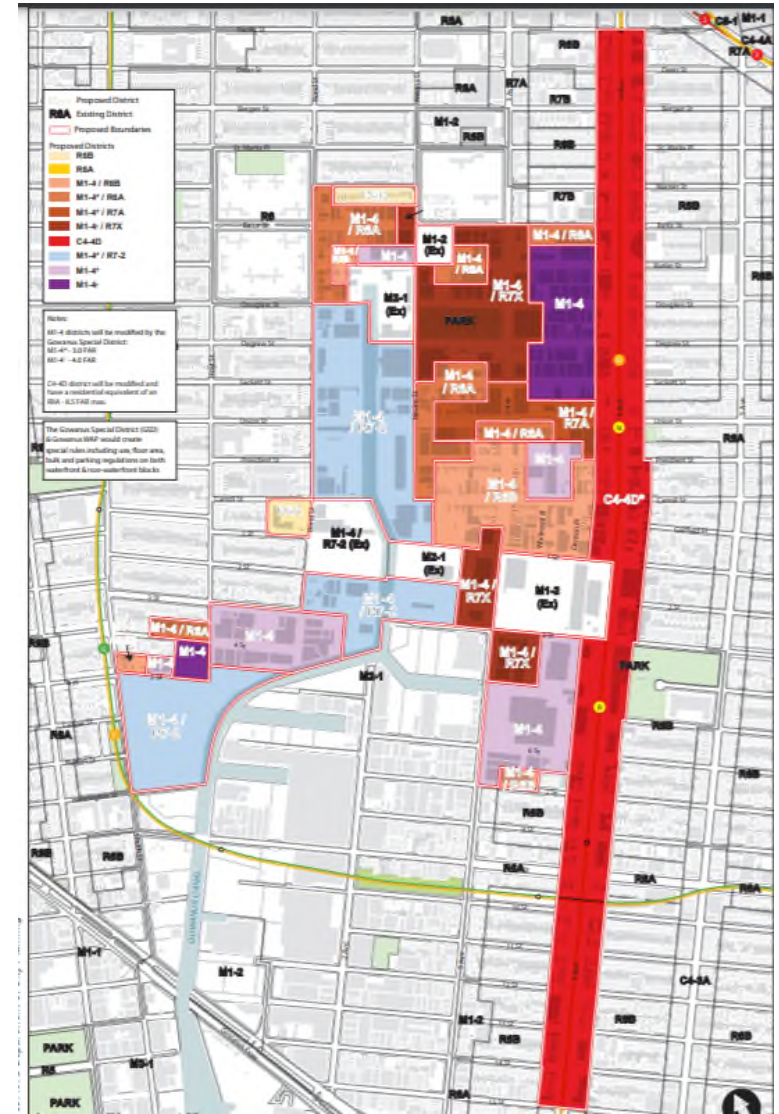
Special Use Regulations

- **Gowanus Mix Uses (ZR Sec. 139-12)**
 - Uses include light industrial, arts-related, cultural, civic and repair type uses
 - Floor area ratio bonus available when such uses are incorporated into buildings located within M1 Districts paired with R7-2 and R7X Districts
- **Gowanus Retail and Entertainment Uses (ZR Sec. 139-13)**
 - Wide range of retail and entertainment-related uses including restaurants, retail stores, art galleries, etc.
 - Ground floors on primary street frontages are limited to Gowanus Retail and Entertainment Uses
- **Physical Culture or Health Establishment Uses Permitted As-of-Right**
- **Transient Hotels require CPC Special Permit**

Special Gowanus Mixed Use District

Zoning Districts – Permitted FAR

	C4-4D	M1-4		M1-4 / R6B	M1-4 / R6A	M1-4 / R7A	M1-4 / R7-2	M1-4 / R7X
		Subarea B1	Subarea B2					
A	8.5	-	-	2.2	3.6	4.6	4.4	5.6
B	6.5	4.0	3.0	2.0	3.0	4.0	4.0	5.0
C	6.5	4.8	4.8	2.0	3.0	4.0	4.0	5.0
D	3.4	2.0	2.0	2.0	2.0	2.0	2.0	2.0
E	3.4	4.0	3.0	2.0	3.0	3.0	3.0	4.0
F	-	4.0	3.0	2.0	3.0	3.0	3.0	4.0
G	8.5	4.8	4.8	2.2	3.6	4.6	4.4	5.6



Special Gowanus Mixed Use District

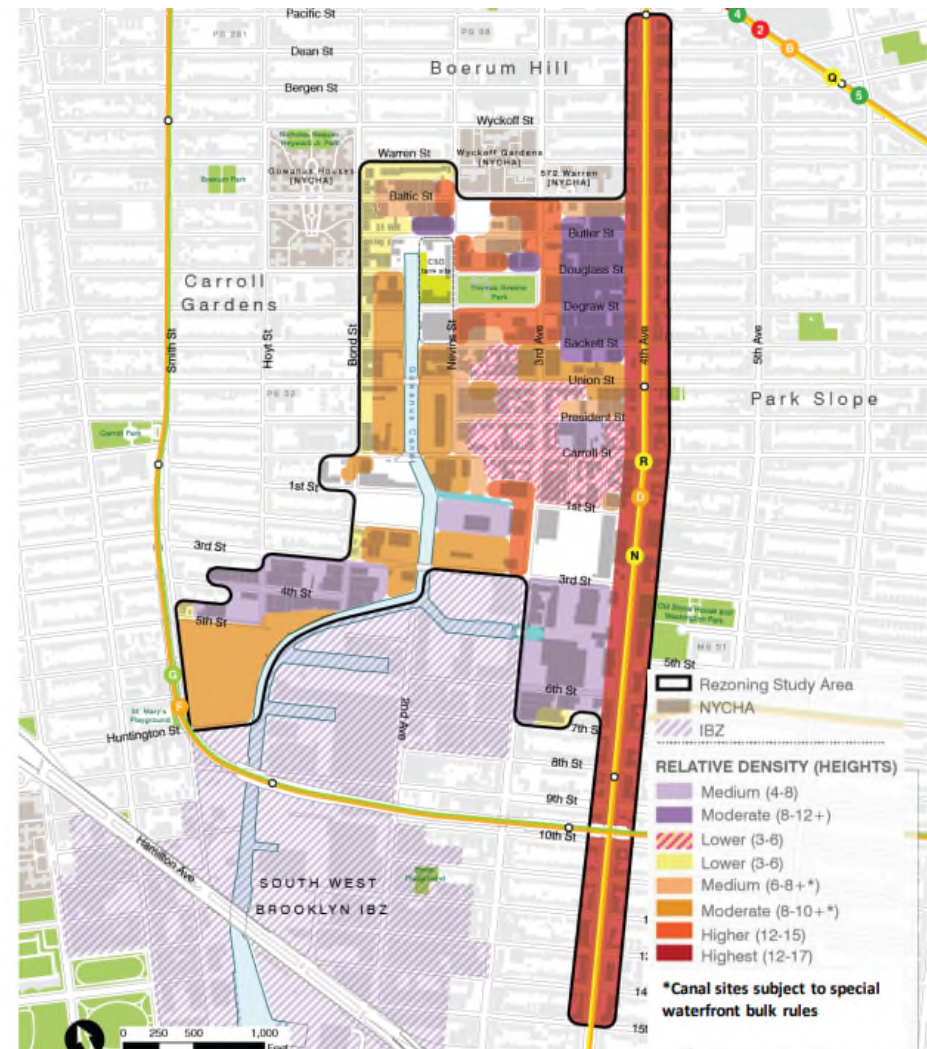
Bulk Regulations – Floor Area Regulations

- Increase with Non-Residential and Gowanus Mix Uses (ZR Sec. 139-212)
 - Up to 0.2 FAR bonus for including non-residential uses and up to 0.4 FAR bonus available for including Gowanus Mix Uses in M1 Districts paired with R7-2 and R7X districts
- Certification for Transit Improvements
 - 20% FAR increase available for transit improvements in Commercial Districts
- Schools
 - Schools built for NYC Dept. of Ed. can be exempted from floor area
- Comfort Stations
 - For buildings fronting on WPAAs, floor area exemption available for construction of comfortable stations

Special Gowanus Mixed Use District

Bulk Regulations – Height

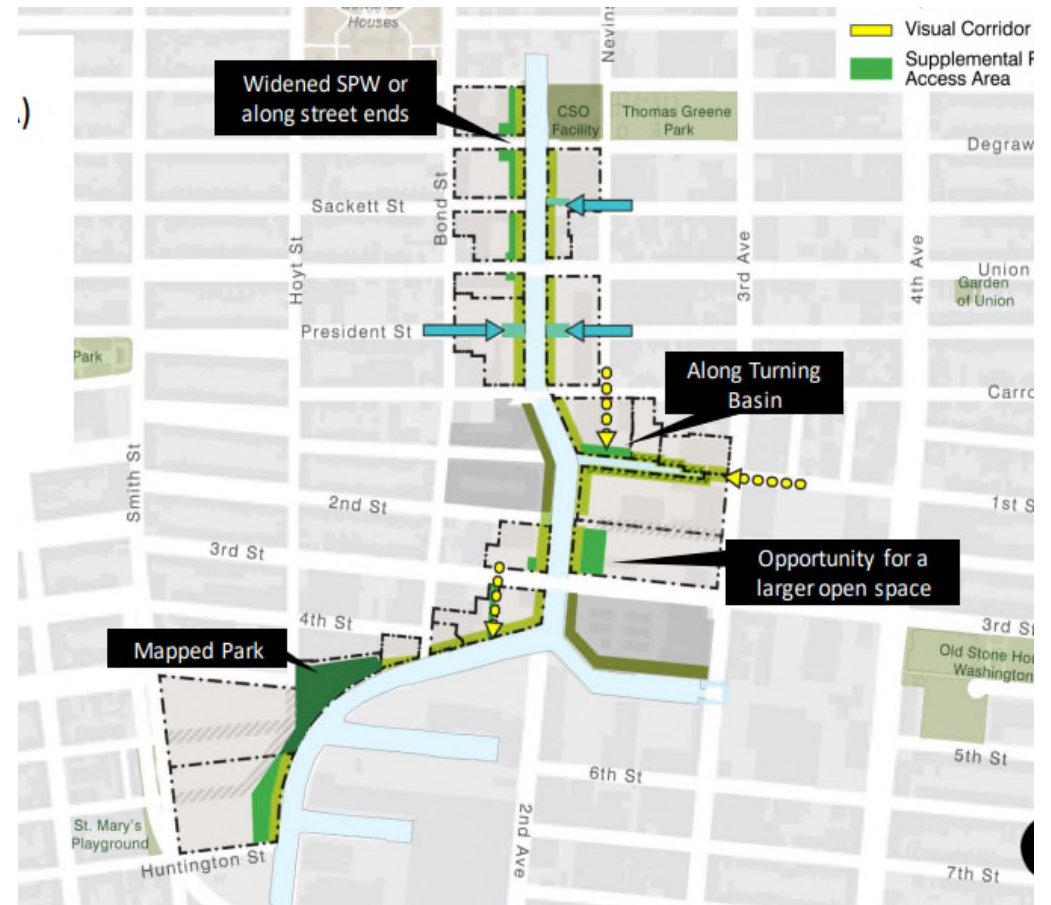
- Height and setback regulations vary by subdistricts and subareas
- Increased heights contemplated along Third and Fourth Avenue corridors as well as large sites front Gowanus Canal
- Tower regulations permitted for Subdistricts C and D
- Specific rules vary by subdistrict/ subarea to specifically guide development and ensure access to light, air and views of Canal



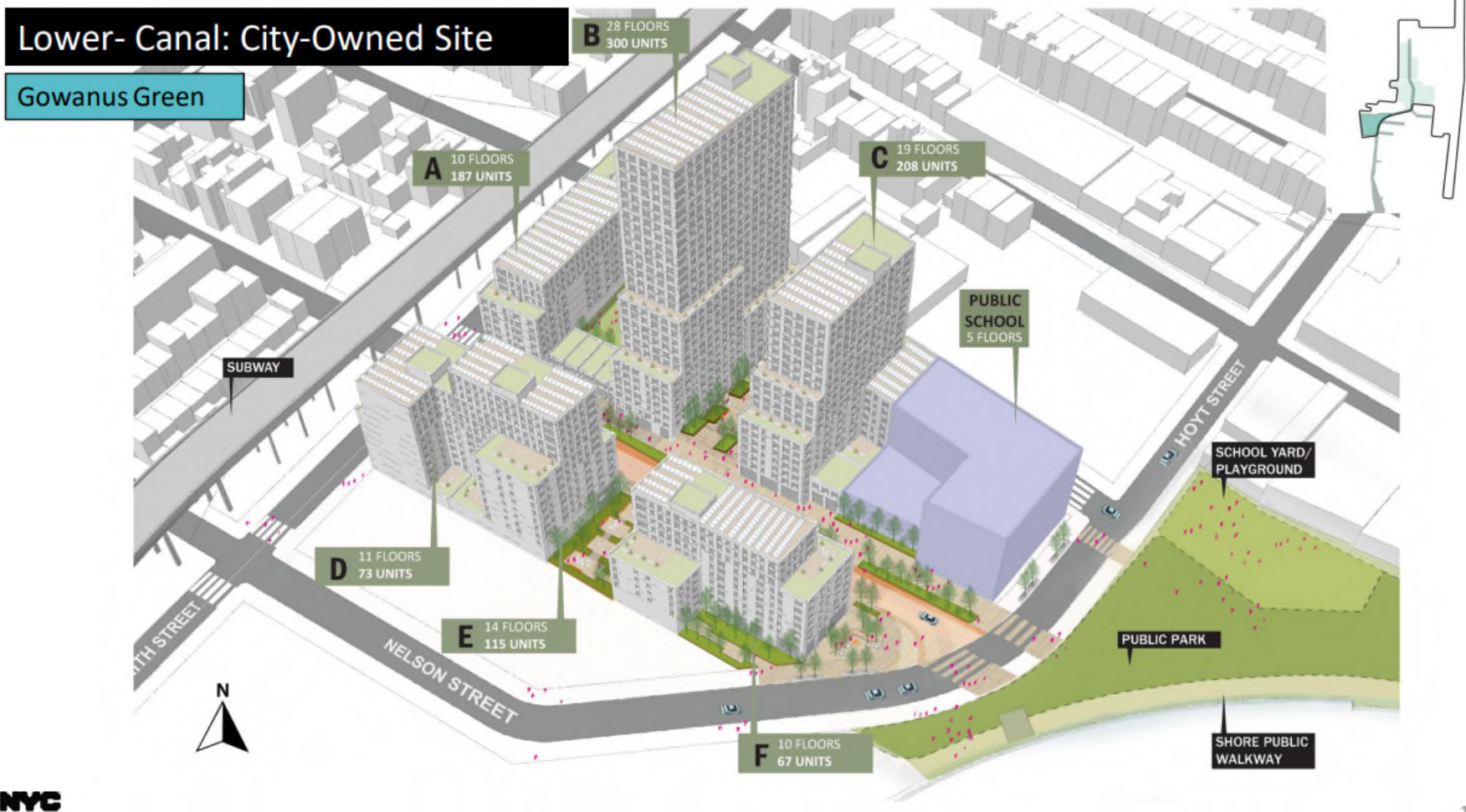
Special Gowanus Mixed Use District

Waterfront Access Plan

- All blocks/zoning lot adjoining Gowanus Canal are waterfront blocks/zoning lots
- Waterfront Access Plan tailors waterfront public access to unique built environment and features of the Canal
- WAP dictates the public amenities (visual corridors, waterfront public access, supplemental public access)
- Zoning lots with 5.0 FAR must provide 20% of lot area as WPAA, zoning lots with 3.0 FAR must provide 20% WPAA



Gowanus Green Development



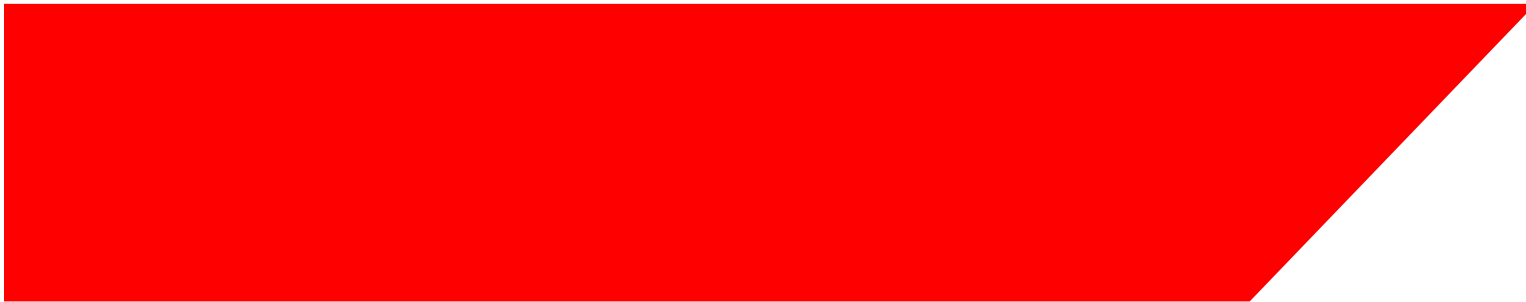
- Approx. 950 of affordable housing in six buildings to be developed on City-owned property by a joint venture of Fifth Avenue Committee, Bluestone Organization, the Hudson Companies and Jonathan Rose Companies with space reserved for a new school to accommodate population growth in the area.

Future Vision for Gowanus



Illustrative drawing prepared by NYC Department of City Planning

Status of Public Review



Status of Public Review

Certified on April 19, 2021

- **Brooklyn Community Boards 2 and 6**
 - CB 2 – unfavorable recommendation issued June 21, 2021
 - Cited need for canal clean up before any residential development permitted
 - CB 6 – approved with conditions on June 23, 2021
 - Main concern was fully funding the capital needs of local public housing
 - Other conditions include City funding of Gowanus Zoning Commitment Task Force, CSO oversight, EPA review of Public Place and individual Brownfield applications, making the "Gowanus Mix" program mandatory, mandating MIH Option 3 (or 1 and 3), Gowanus IBZ vision plan, provision of municipal services, open space investments and a Parks Improvement District, climate and flood resiliency, transit investments, additional Waterfront Access Plan requirements such as programming, and zoning modifications including a height cap

Status of Public Review

Certified on April 19, 2021

- **Brooklyn Borough President - Approved with conditions on August 24, 2021**
 - Conditions included that City dedicate 5-year capital funding for NYCHA physical needs, HPD requirements for LDA with Hudson Inc., less height for Parcel D4, pedestrian bridge to the Salt Lot, Hoyt Street extension be constructed as a shared street, considerations for NYCHA if not fully funded, allow mapping of Option 3 without Option 1, adequate public school seats, maximize Gowanus Mix creation and retention, advancing stormwater management, promoting transit access and transit modes, appropriate bulk, WAP modifications, and planning and policy items beyond what's currently proposed in the Gowanus Plan
- **City Planning Commission - Public hearing held July 28, 2021**
 - Issues raised included CSOs, NYCHA, environmental/remediation, zoning issues including heights/shadows around Thomas Greene Playground, local retail, open space, displacement concerns
 - Vote will be 9/20 or 9/22, review period ends on 9/24
- **City Council**
 - 50 day review period (tentatively ending by 11/10)
 - Potential CPC review of proposed modifications (scope determination)

Upcoming Gowanus Series Events

- **Production of Affordable Housing – Thursday, October 7, 2021 @ 1:00 PM**
 - Updates on public review, overview of residential components of rezoning, Mandatory Inclusionary Housing and Process, and Affordable New York Program (421-a(16)) vesting
- **Preserving the Gowanus Mix – Thursday, November 4, 2021 @ 1:00 PM**
 - Updates on public review, overview of non-residential components of rezoning, economic incentives for non-residential development projects
- **The Future of Gowanus – Thursday, December 16, 2021 @ 1:00 PM**
 - Overview of completed public review process, highlights of any amendments to land use actions, insights on the future of Gowanus

Q + A



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