

Gowanus:

A Framework For a Sustainable, Inclusive, Mixed-Use Neighborhood

Gowanus: A Framework for a Sustainable, Inclusive, Mixed-use Neighborhood, released in June 2018, is a roadmap for potential goals and strategies, including recommended land use changes, to be developed and implemented as part of a Neighborhood Plan. The framework is the culmination of more than 100 hours of public outreach and community meetings since the Gowanus PLACES Study launched in October 2016. It is informed by previous reports and studies, including *Bridging Gowanus*, and ongoing efforts by government agencies and community members and organizations.

The vision laid out in this framework aims to foster a thriving, inclusive and more resilient Gowanus where existing and future residents and workers are able to participate in civic, cultural and economic activities and where a wholly unique resource – the Gowanus Canal – can thrive and play an active role in that equitable and sustainable growth.

Through refinement and community feedback on the framework, a Neighborhood Plan and draft zoning proposal will be developed to begin implementing this collective vision. The Neighborhood Plan will implement this vision by aligning community and government resources and effectuating zoning and land use changes through the City's Uniform Land Use Review Procedure (ULURP) process.

Reading the Framework

The framework is organized first into chapters that describe planning and policy strategies proposed across the Gowanus neighborhood – addressing **Sustainability and Resiliency, Environmental Remediation, Community and Cultural Resources, Housing, Economic and Job Development**, and **Transportation** – followed by a discussion of **Land Use and Urban Form**. Each chapter describes goals for Gowanus and specific strategies proposed to achieve them. Strategies include zoning, capital investments, and support for existing City and community initiatives.

The Land Use and Urban Form chapter identifies three types of areas in Gowanus with distinct approaches and recommendations: Industrial and Commercial, Enhanced Mixed-Use, and the Canal Corridor, which reflect the key components of the neighborhood's diverse and complex mix of uses. The framework proposes land use and urban form strategies for each of Gowanus's different neighborhood sub-areas.

The full framework document is available at www.nyc.gov/gowanus.

Key Strategies

The framework consists of proposed goals and strategies to make Gowanus a cleaner, greener, inclusive neighborhood that can serve as a model of sustainability for New York City and beyond. Stitched together, the tapestry of policies and proposals aim to support the evolution of Gowanus into an eco-neighborhood where existing and future residents and workers can live, work and play with a minimal carbon footprint and impacts on climate change. Key strategies include:

- Promoting a more resilient future, where buildings and infrastructure are designed to manage flood risk today and into the future
- Increasing public open space that is green and resilient along the Canal and capitalizing on opportunities to green public spaces throughout the area
- Creating new job-generating space and fostering a mix of uses within the neighborhood so residents can live, work, create, play and shop and all users can reach their destinations by walking and bicycling or other means
- Promoting new housing -- creating and preserving affordable housing and improving public housing -- near public transit to further reduce carbon footprint
- Improving access to new jobs, training opportunities and other resources that support social, economic and environmental resiliency in the community
- Improving mobility and safety for pedestrians, cyclists and drivers on streets and public areas
- Planning for meeting the infrastructure and community resources needs of growing neighborhood

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Framework Highlights

Each chapter in the framework describes goals and specific strategies proposed to achieve. These include:

Promote a More Resilient and Sustainable Future for All

- Support remediation of sites adjacent to the Canal through remediation requirements attached to redevelopment
- Assess current and future drainage issues and infrastructure needs, considering existing conditions, projected sea level rise, and potential growth and development
- Engage Gowanus community members in an emergency response planning process that leverages and continues community-led work to identify hazards, vulnerabilities, and resources

Support Affordable and Mixed-Income Housing

- Engage the community and update the vision for Public Place to create a mixed-use development that include affordable housing, community facilities, commercial retail and open space
- Implement the Certification of No Harassment pilot program and continue to work with the Tenant Harassment Prevention Task Force to investigate and take action against landlords who harass tenants
- Implement MIH to require that new residential development include permanently affordable apartments
- The City will consider funding improvements to Gowanus Houses, Wyckoff Gardens, and Warren Street Houses during the rezoning process. Capital needs will be evaluated via an assessment of improvements needed in these developments, in the context of broader investments in NYCHA.

Encourage a Thriving and Diverse Local Economy

- Maintain the prohibition on residential use in certain areas, while promoting nonresidential uses in new mixed-use developments where housing is appropriate
- Make off-street parking regulations more flexible, reduce unnecessarily high parking requirements and update bulk regulations
- Promote workforce development and job training opportunities for NYCHA and other neighborhood residents, particularly for City-sponsored projects
- Connect businesses, property owners and nonprofits with programs, grants and services that support entrepreneurship, business growth and revitalization projects
- Work with Industrial Business Zone (IBZ) stakeholders to identify potential additional interventions to assist businesses to grow and thrive in the IBZ

Plan for the Needs of a Growing Neighborhood

- Create new community space and programming for NYCHA residents, and expand space for art and cultural uses
- Encourage retention and reuse of key loft buildings
- Recognize and celebrate themes in Gowanus's history through a coordinated interpretive plan
- Identify improvements that support businesses within the area
- Strengthen cross-canal connections, transit and regional linkages
- Assess existing school capacity and identify opportunities to meet future needs

The full framework document and supporting materials are available at www.nyc.gov/gowanus. Feedback and input can be provided through www.PlanGowanus.com or by emailing the DCP team at gowanus@planning.nyc.gov or calling DCP's Brooklyn Office at 718-780-8280.

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Framework Overview Map

The following land use framework seeks to balance the shared priorities, goals and objectives voiced by the community and develop a vision to shape the neighborhood's future. Together, the approaches strategically balance denser, transformative growth with contextually sensitive growth and preservation to reinforce and encourage a mix of job-generating uses.

- Increase allowable density for industrial, commercial and arts-oriented uses
- Incentivize range of job-generating uses
- Create new building envelopes
- Promote reuse of loft-style buildings on Bond Street
- No new residential uses, except where appropriate, and restriction on new hotels

- Increase allowable density for industrial, commercial and arts-oriented uses
- Incentivize range of job-generating uses
- Create new building envelopes
- Promote reuse of loft-style buildings at key locations
- No new residential uses and restriction on new hotels

- Bring existing residences into conformance with zoning
- Reinforce mixed-use, industrial and commercial character
- Allow existing uses to remain and enlarge
- New developments or enlargements at an appropriate scale (3-6+ stories)
- Make MIH program applicable

- Bring existing residences into conformance with zoning
- Allow new residential uses and existing uses to remain and enlarge
- New developments or enlargements at an appropriate scale (3-6 stories)
- Make MIH program applicable

- Allow medium-density, mixed-use development
- Allow existing uses to remain and enlarge
- New developments or enlargements at a scale of 6-8 stories
- Make MIH program applicable

- Allow moderate density mixed-use development
- Allow existing uses to remain and enlarge
- Promote and incentivize non-residential uses
- Create flexible, special bulk envelopes for Canal sites to facilitate superior building and public open space design
- Strict base heights (5-7 stories) along Canal and narrow streets and additional height or density (8-10, 18+, 22+) in key locations, where appropriate
- Make MIH program applicable

- Allow higher density mixed-use development
- Allow existing uses to remain and enlarge
- New developments at a scale of 12-15 stories
- Require active ground floor uses at key locations
- Promote and incentivize non-residential uses
- Make MIH program applicable

- Allow highest density mixed-use development
- Allow for multiple-floors of non-residential uses
- New developments at a scale of 12-17 stories
- Require active ground floor uses
- Explore strategies to activate ground floors currently used for parking
- Make MIH program applicable, including on previously rezoned 4th Avenue block frontages

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The land use framework shown here is a high-level overview of what is described in more detail in each sub-area narrative above. It should not be read in isolation from those specific, geography-based goals and strategies, which were developed in conjunction with the other framework topics presented in earlier chapters.

