

ATTACHMENT C

SECTION III: LAND USE FACTORS

Item 1 - Current Zoning

The site is included in the Gowanus Neighborhood Plan rezoning, which was approved and went into effect in November 2021. Following the rezoning, the Lot 17 portion of the site is located in a M1-4/R7X district and the Lot 49 portion is located in a M1-4/R6A district. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Offices, hotels and most retail uses are also permitted. R7 districts are medium-density apartment house districts; and R6 districts are typically seen in built-up, medium density areas and can range from a diverse mix of building types to a “tower in the park” development.

Item 4 - Current Use

- 560 Degraw Street (Lot 17 parcel): The parcel is about 35,000 square feet and is apportioned into three areas, consisting of: Major Auto Show, with a paved parking area and one-story commercial building for used auto sales; a vehicular entrance to the south-adjointing property at 563 Sackett Street; and Rise Development Partners, with a single-story commercial office building.
- 553 Sackett (Lot 49 parcel): The parcel is about 3,500 square feet and is used for storage of out-of-service vehicles and construction machinery, metal refuse, and staging for the adjoining property at 563 Sackett Street.

Item 6 - Intended Use Post Remediation

The proposed re-development project is still in early planning stages and is subject to change. The contemplated project includes a mixed commercial and residential development with a full cellar level across the building footprint with on-site parking.

Item 8 – Historic/Current Development

Current development patterns support the proposed use. The proposed zoning for the site is for medium-density residential development and light manufacturing, which includes commercial uses such as retail, offices and hotel.

Item 9 - Consistency with Applicable Zoning Laws/Maps

The Lot 17 parcel is located in a M1-4/R7X district and the Lot 49 parcel is located in a M1-4/R6A district. M1 districts typically include light industrial uses, such as woodworking shops, repair

shops, and wholesale service and storage facilities. Offices, hotels and most retail uses are also permitted. R7 districts are medium-density apartment house districts; and R6 districts are typically seen in built-up, medium density areas and can range from a diverse mix of building types to a “tower in the park” development. Thus, the proposed use is consistent with applicable zoning laws/maps. The applicable zoning map is included in this attachment.

Item 10 - Comprehensive Plans

The proposed development and future use is consistent with Gowanus Neighborhood Plan, which was adopted by the City Council on November 23, 2021, to comply with the growing economic and residential community needs. The Gowanus Neighborhood Plan is included in this attachment.

The zoning proposal could facilitate:

- New homes, including thousands for lower-income New Yorkers
- New jobs across a variety of sectors
- Community resources like new open space, parks and schools
- A resilient shoreline & cleaned-up brownfields
- New street trees

Next Steps

Share zoning proposal with community

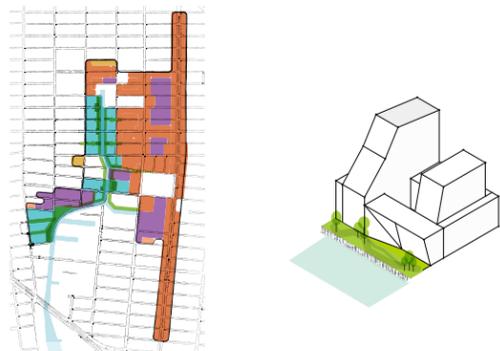
- February 6, 2019 @ PS 32 | 6:00PM
- Present to Community Board 6

Begin environmental review process

- Issue Draft Scope of Work
- Hold Public Scoping Meeting
- Receive Community Input on Methodology and Scope of Work for Environmental Review

Continue to work with community partners and stakeholders to advance non-zoning neighborhood priorities

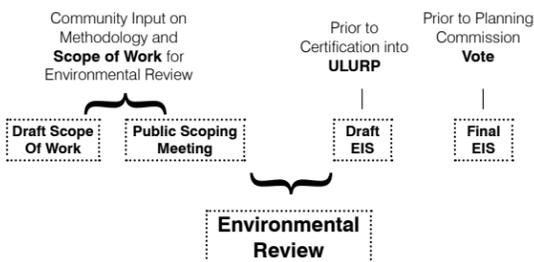
Analysis Framework



Zoning and Land Use + Urban Form

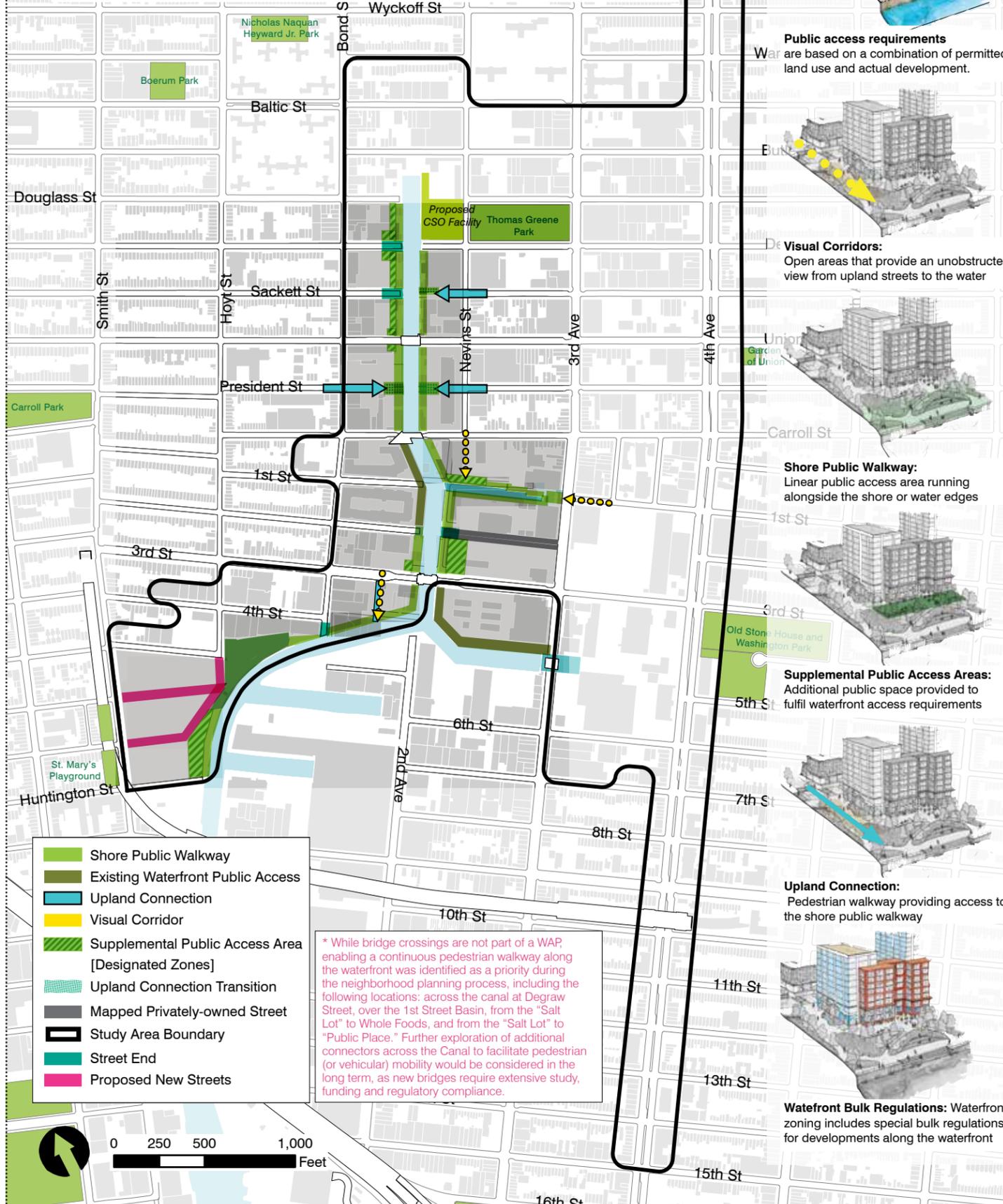
Analysis of affects on the environment

CEQR City Environmental Quality Review



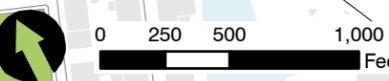
Draft Gowanus Waterfront Access Plan (WAP)

The WAP would modify existing requirements for waterfront public access and identify specific locations for required public walkways along the Canal, upland connections, supplemental public access areas and visual corridors. The WAP would also modify the zoning design standards to suit the unique character of the Canal and to support a more resilient waterfront.



- Shore Public Walkway
- Existing Waterfront Public Access
- Upland Connection
- Visual Corridor
- Supplemental Public Access Area [Designated Zones]
- Upland Connection Transition
- Mapped Privately-owned Street
- Study Area Boundary
- Street End
- Proposed New Streets

* While bridge crossings are not part of a WAP, enabling a continuous pedestrian walkway along the waterfront was identified as a priority during the neighborhood planning process, including the following locations: across the canal at Degraw Street, over the 1st Street Basin, from the "Salt Lot" to Whole Foods, and from the "Salt Lot" to "Public Place." Further exploration of additional connectors across the Canal to facilitate pedestrian (or vehicular) mobility would be considered in the long term, as new bridges require extensive study, funding and regulatory compliance.



Public access requirements are based on a combination of permitted land use and actual development.



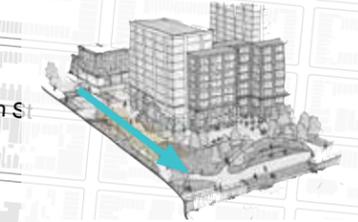
Visual Corridors: Open areas that provide an unobstructed view from upland streets to the water



Shore Public Walkway: Linear public access area running alongside the shore or water edges



Supplemental Public Access Areas: Additional public space provided to fulfil waterfront access requirements



Upland Connection: Pedestrian walkway providing access to the shore public walkway



Waterfront Bulk Regulations: Waterfront zoning includes special bulk regulations for developments along the waterfront



This handout summarizes key elements of the Gowanus zoning proposal that has been crafted to support the broader neighborhood plan. More details can be found at nyc.gov/gowanus

The zoning proposal reflects and responds to comments and feedback received through the community planning process, initiated in 2016. The proposal lays the foundation for how the neighborhood can grow and change.

To help support the vision of Gowanus as a sustainable and resilient neighborhood, the zoning proposal includes measures for remediation of brownfield sites to safely accommodate new uses, elevation of the shoreline to protect from future sea-level-rise and more stringent standards for climate resilient development.

The proposal would create capacity to accommodate new neighbors, provide new homes - both market rate and a substantial number for lower-income New Yorkers - for existing and future residents to move to and allow more people to share in the prosperity and thriving neighborhoods nearby. It would do this by mapping zoning districts to allow a broader range of uses at moderate and higher densities in areas where industry and commercial businesses are less prevalent and the need for brownfield remediation is high and through applying Mandatory Inclusionary Housing.

The proposal would also harness a strong and diversifying economy to reinforce the local economy and support job growth. Areas will be maintained for non-residential only activity and where new residential is allowed, the proposal will promote integration and a mixing of uses in new buildings through carefully crafted zoning incentives and requirements. The proposal will also increase density for job-generating uses and eliminate onerous parking requirements to help bring people to jobs and jobs to people.

The proposal would capitalize on opportunities through development to create new community resources like new neighborhood parks, waterfront open space and schools.

The proposal would create special use, floor area, bulk and parking regulations on both waterfront and non-waterfront blocks and establish special height and setback regulations for buildings along the waterfront and on key corridors to make ensure development responds to adjacent contexts.

