

## **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.

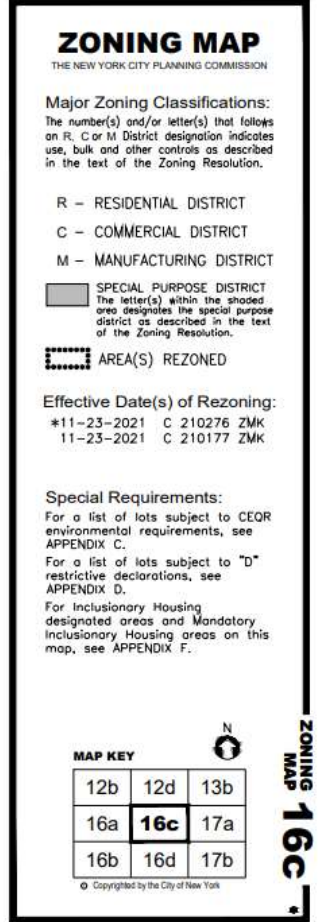
#### Item 9 - Consistency with Applicable Zoning Laws/Maps

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.



**NOTE:** Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

## 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

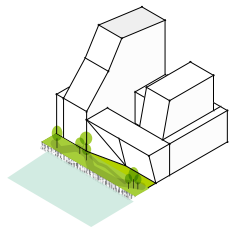
- Issue Draft Scope of Work
- Hold Public Scoping Meeting
- Receive Community Input on Methodology and Scope of Work for Environmental Review

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

## Analysis Framework



Zoning and Land Use



Urban Form



Analysis of effects on the environment

### CEQR City Environmental Quality Review

Community Input on Methodology and Scope of Work for Environmental Review

Prior to Certification into ULURP

Prior to Planning Commission Vote

Draft Scope Of Work

Public Scoping Meeting

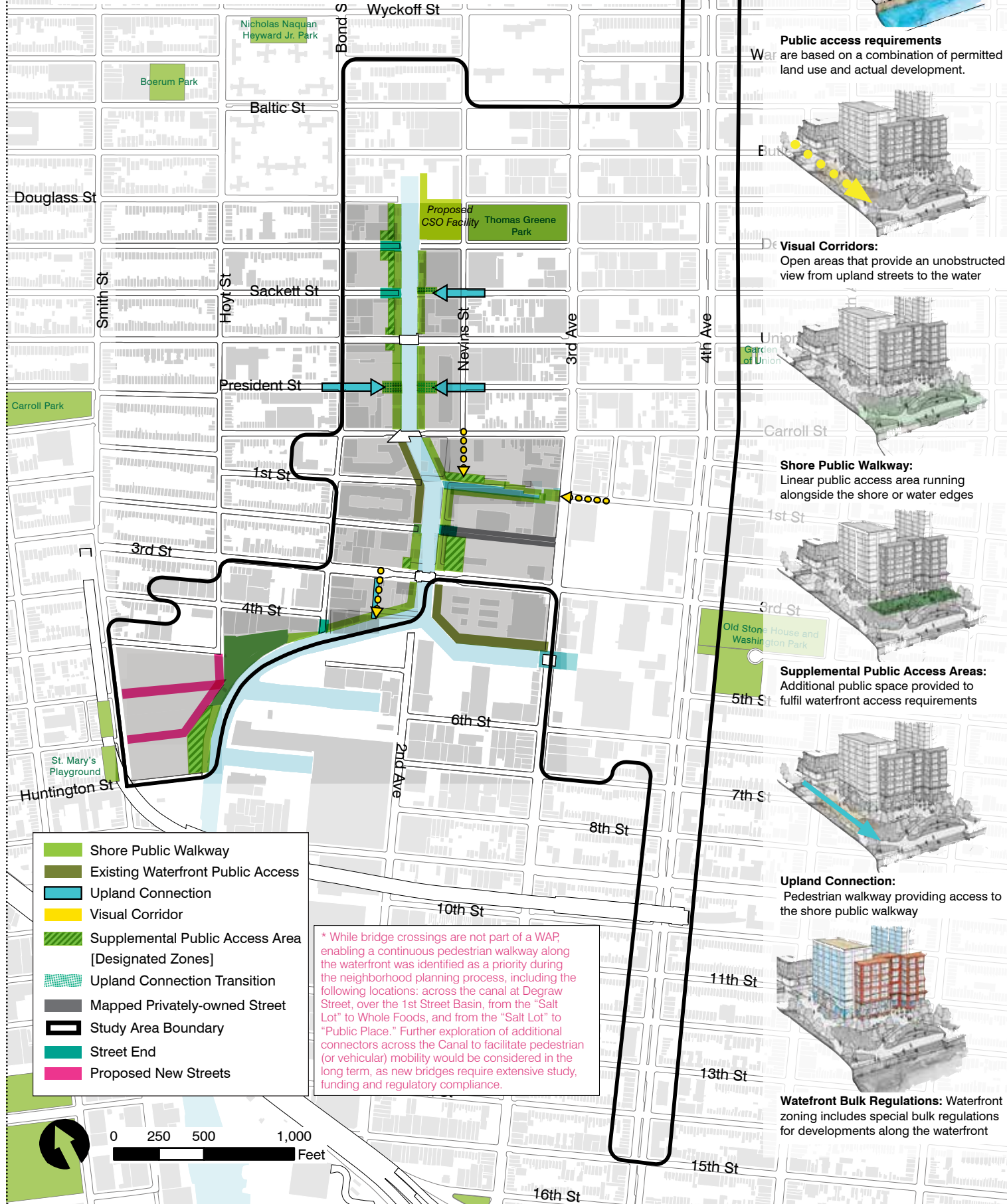
Draft EIS

Final EIS

Environmental 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.



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](http://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.



Office of the Deputy Mayor for Housing & Economic Development  
Mayor's Office of Recovery & Resiliency  
Mayor's Office of Sustainability  
NYC Department of Education  
NYC Department of Cultural Affairs  
NYC Department of Human Resources Administration  
NYC Department of Environmental Protection  
NYC Department of Housing Preservation & Development  
NYC Department of Parks & Recreation

NYC Department of Small Business Services  
NYC Department of Transportation  
NYC Economic Development Corporation  
NYC Emergency Management  
New York City Housing Authority  
NYC Landmarks Preservation Commission  
NYC Office of Environmental Remediation & Development  
NYC School Construction Authority

Key aspects of the draft zoning proposal:

Canal Corridor

- Create a Waterfront Access Plan to shape a unique esplanade knitting together waterfront parks, bridges and new development
- FAR incentive to encourage a mixing of uses and activate the waterfront and bridge crossings
- Require non-residential ground floors on bridge crossings
- New neighborhood, resilient park on City-owned land
- Elevate shoreline as resilient neighborhood adaptation strategy



Industrial and Commercial

- Increase density for industrial, commercial & arts-related spaces
- Eliminate parking & loading requirements for small businesses
- Facilitate modern-day loft buildings that meet & activate street
- Continue to prohibit new residential



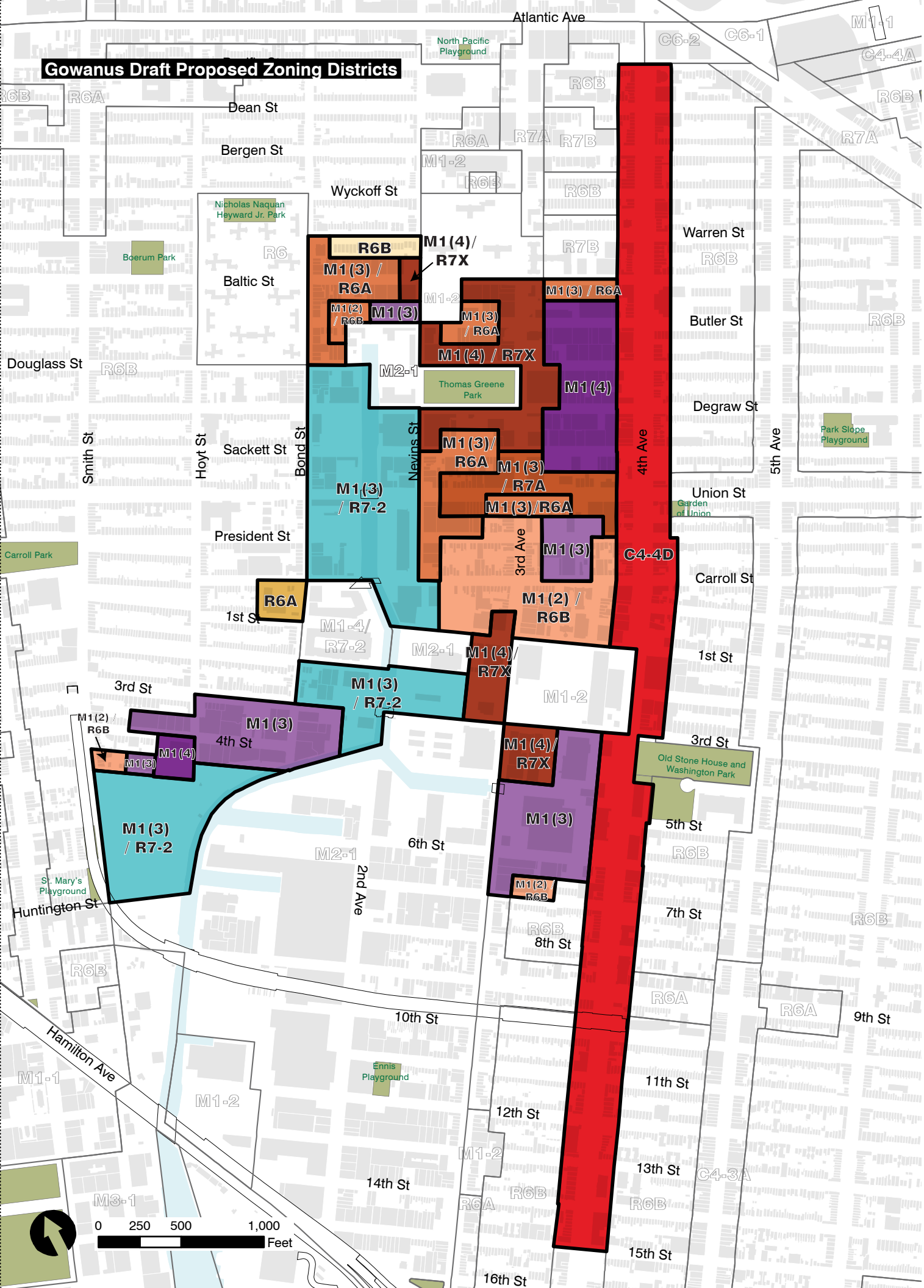
Enhanced Mixed Use

- Allow for medium to high density housing along major corridors, neighborhood connections and resources
- Require non-residential ground floors on key connectors and around Thomas Greene Park
- FAR incentives to promote the mixing of uses
- Require permanently affordable housing in all new developments – including on previously rezoned portions of 4th Avenue



Residential Areas

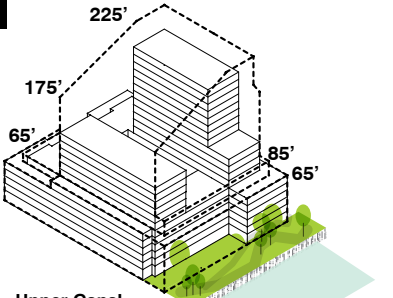
- Bring cluster of legal non-conforming homes in the flood plain into conformance with zoning
- Facilitate Catholic Charities low-income senior housing proposal
- Contextualize an existing R6 district



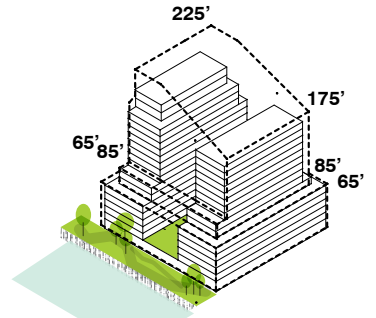
Key Technical Regulations:

Canal Corridor

District	M1(3) / R7-2
Uses	
Use Groups	2-14, 16, 17, 18
Max FAR by Use	
Retail/Entertainment	2
Other Commercial	
Community Facility	3
Industrial	
Residential	4.4
Total MAX FAR	5*
Heights (in stories) by Location	
Bond Street	5-6
Nevins Street	6-8
Canal Frontage	
Max. Heights [Midblocks (after base heights and setbacks)]	6-8; 17-22; 25-30 [Block 471]
Special Use / FAR Regulations	
Req. Non-Residential	Yes
Ground Floor Use	(Canal Crossings)
Parking Requirement	
Market Rate Units	20%
Affordable Units	
Non-Residential	0%
Loading Requirement	
None for smaller businesses; reduced for larger businesses	



Upper Canal Bond St. Frontage

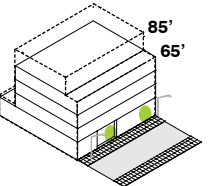


Upper Canal Nevins St. Frontage

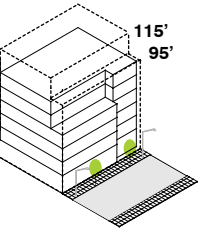
Industrial and Commercial

Districts*	M1 (3)	M1 (4)
Uses		
Use Groups	3-14, 16, 17, 18	3-14, 16, 17, 18
Residential	Not permitted	Not permitted
Max FAR by Use		
Retail/Entertainment	2 (No-Change)	2 (No-Change)
Other Commercial		
Community Facility	3	4
Industrial		
Total Max FAR	3	4
Heights (in stories)		
Base	6	9
Max	8	12
Other	Addl. 30 feet for larger sites ( >20000 SF)	
Parking Requirement		
None		
Loading Requirement		
None for smaller businesses; reduced for larger		

\*Exact District Names To Be Determined



M1(3)



M1(4)

Enhanced Mixed Use

Districts	M1(2)/R6B	M1(3)/R6A	M1(3)/R7A	M1(4)/R7X	C4-4D (R9A eqv)**
Uses					
Use Groups	2-14, 16, 17, 18				1-6, 8-10, 12
Max FAR by Use					
Retail/Entertainment	2	2	2	2	3.4
Other Commercial	2	3	3	4	6.5
Community Facility					
Industrial					
Residential	2.2	3.6	4.6	5.6	8.5
Total MAX FAR	2.2	3.6	4.6	6*	8.5
Heights (in stories)					
Base	4	6	7	10	12
Max	5	8	9	14	17
Special Use / FAR Regulations					
Req. Non-Residential Ground Floor Use	-	-	Yes (Union Street)	Yes (Thomas Green Playground & 3rd Avenue)	Yes
Non-Residential Incentives	-	-	-	Yes*	-
Parking Requirement					
Market Rate Units	20%				
Affordable Units	0%				
Non-Residential					
Loading Requirement					
None for smaller businesses; reduced for larger					

\*Achieved only through utilizing incentive FAR

\*\* Modified C4-4D District