DEPARTMENT OF CITY PLANNING
TECHNICAL REVIEW DIVISION

PRE-CERTIFICATION REPORT

Gowanus Neighborhood Rezoning Plan - City Map Changes (Phase I)

210179 MMK

April 19, 2021

SUBJECT

An application submitted by The New York City Department of City Planning proposing an amendment to the City Map involving the elimination, discontinuance and closing of 7th Street between Smith Street and the Gowanus Canal; the establishment of Hoyt Street between 5th Street and the Gowanus Canal and the establishment of Luquer and Nelson streets between Smith Street and the Gowanus Canal; the elimination of a Public Place designation; the establishment of legal grades and the adjustment of grades and block dimensions as necessitated thereby, including the acquisition or disposition of property related thereto, in the Gowanus neighborhood of Brooklyn Community District 6, in order to facilitate the Department of City Planning's Gowanus Neighborhood Rezoning Plan.

BACKGROUND AND PROJECT DESCRIPTION

The Gowanus Neighborhood Rezoning Plan is part of a comprehensive package of City initiatives seeking to achieve multiple goals outlined in the *Gowanus Framework* with areas to support mixed-use growth with affordable housing, areas to maintain and grow Gowanus' commercial and industrial businesses and create new public spaces. These initiatives would allow the Gowanus Canal to become the centerpiece of a green, resilient neighborhood with new, sustainable, mixed use development providing more open space, parks and community resources. In addition to the proposed City Map amendment that is the subject of this application, the Gowanus Neighborhood Rezoning Plan will require separate but related ULURP applications including a City Map amendment (210180 MMK) and a number of zoning map and text amendments.

The proposed City Map changes would allow for the disposition of City owned property and are intended to help facilitate the development of housing, community resources and new open space including, over time, a shore public walkway, which will provide waterfront connections and publicly accessible open space. The proposed de-mapping of 7th Street between Smith Street and

the Gowanus Canal, the elimination of a Public Place designation and subsequent mapping of new public streets on Block 471, will coordinate private and public improvements and provide access to new mixed-use developments and neighborhood open space.

The one-block segment of 7th Street proposed to be eliminated is City owned and mapped to a width of 60 feet. It is unbuilt and not open or in use. It lies completely within Block 471, Lot 200, which is privately-owned.

Hoyt Street is proposed to be established between 5th Street and the Gowanus Canal at a mapped width of 60 feet. It will carry one way south and west bound traffic.

Luquer Street is proposed to be established between Smith Street and the Gowanus Canal at a mapped width of 50 feet. It will carry one way east bound traffic.

Nelson Street is proposed to be established between the Gowanus Canal and Smith Street at a mapped width of 60 feet. It will carry one way west bound traffic.

SURROUNDING AREA AND PROJECT SITE

The project site lies in a M3-1 zoning district. The area within an approximate 600-foot radius of the project area is defined by the 100-foot-wide Gowanus Canal. The former industrial waterfront along the Gowanus Canal is a mix of commercial activity, parking lots, storage, and light industrial uses interspersed with vacant buildings and land.

The area west of Smith Street, which forms the western boundary of the project area, is primarily a mix of attached multifamily walkup and 1-2 family residential buildings. The Smith-9th Street subway station, which is served by the F and G trains, is located above the Gowanus Canal approximately one block to the south of the project area.

POLLING LETTER

The potentially affected agencies and utilities were polled by email on December 17, 2020 and comments received are described below. The following agencies or utilities were polled but did not issue comments: DOT Street Light, Brooklyn Community District 6, NYC Transit, NYCT-Buses, DCAS, DOT, FDNY, and MTA RealEstate.

Con Edison

In an email dated January 4, 2021 Con Edison stated that they had no issues with the proposal.

Brooklyn Borough President

In an email dated December 21, 2020 The Brooklyn Borough President's Office stated that they had no comments.

DEP

See attached DEP comment letter dated January 14, 2021.

Verizon

See attached Verizon comment letter dated January 25, 2021.

CONCLUSIONS

1. No city agency has expressed objections to the map change proposal, except as noted above.

2. The applicant shall comply with all agency requirements. It is required that alteration maps be submitted to the Borough President's office for their review and signatures. Any comments issued by the BP's office must be referred to the Department of City Planning Technical Review Division (DCP/TRD) along with any mark-ups of the draft Alteration Map before final signature by the BP. Completed signed alteration maps should also be referred to (DCP/TRD).

3. The applicant may be required to pay a map processing fee in the amount requested by the office of the Borough President. Initiation of the map change places no obligation upon the City Planning Commission or the City Council to approve the map. After the map is prepared, any mapping fees paid by the applicant are not refundable.

4. Where discontinuance and closing occurs, metes and bounds descriptions of the area being discontinued and closed must be submitted with the alteration map to DCP/TRD as an MS Word document at the same time as the issuance of the alteration map.

5. Where new block dimensions and angles are proposed, coordinate geometry computations shall be provided to the BP's Topographic Office and to DCP/TRD, demonstrating block closure.

6. The applicant is required to file appropriate documents pursuant to the City Environmental Quality Review. The Department of City Planning will not be able to certify the application as complete until one of the following has been issued: a Negative Declaration; a notice of completion of a draft Environmental Impact Statement; or a determination that the proposed action is a Type II action. If the location of the City Map change lies within the State designated Coastal Zone Management (CZM) Area, as indicated on Item 6 of the application's LR Form, then the application is subject to review for consistency with the City's Waterfront Revitalization Program (WRP). The form(s) which the applicant must submit to the Waterfront and Open Space Division of DCP for review are found on DCP's website: http://www.nyc.gov/html/dcp/html/wrp/wrp.shtml

7. The applicant must notify -- by certified mail with return receipts requested, using the last known mailing address as shown on the City's tax records -- the owner of each property underlying or abutting the proposed change in the City Map about this application and request such owners to submit their comments concerning this proposal to the Chief Engineer at the (DCP/TRD).

8. All agencies are requested to send additional comments, if any, to:

Phillip Montgomery, P.E
Chief Engineer
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271
212.720.3248 phone
pmontgomery@planning.nyc.gov

Such additional comments should be sent within two weeks of receipt of this report. Comments by **Email** are preferred. These comments may be incorporated into a future addendum

REQUEST FOR PREPARATION OF THE ALTERATION MAP

Water Mains:

1. Distribution Engineering has no comments in regards to the changes proposed for the subject ULURP application. Water mains will be added later for the proposed mapped streets.

If you have any questions, please contact Andy Lu at ALu@dep.nyc.gov or Lillian Cheng at lcheng@dep.nyc.gov. For future submissions of this project, please submit all items electronically to engineering.info@dep.nyc.gov.

Sincerely,

Lixin (Lillian) Cheng, P.E.,
E.I.C., Drainage Review

Cc: Jannine McColgan, P.E., Director, Engineering
Sham Hemraj, P.E., Chief, Distribution Engineering
Guo Zhan Wu, P.E., Chief, Regulatory Review
Steve Carrea, P.E., Chief, Drainage and Modeling
Andy Lu, P.E., Review Engineer
Record # 52005

The Department of City Planning requests the Borough President's Office either to prepare the alteration maps or review and sign alteration maps prepared by the applicant's consultant. The map will show the elimination, discontinuance and closing of 7th Street between Smith Street and the Gowanus Canal, the establishment of Hoyt Street between 5th Street and Luquer Street, Luquer and Nelson Streets between Smith Street and the Gowanus Canal, the elimination of Public Place and the adjustment of grades and block dimensions necessitated thereby, in Community District 6, Borough of Brooklyn, in accordance with the applicant's proposed map-change drawing.

It is suggested that the title of the map read:

MAP NO. XXXX
A CHANGE IN THE CITY MAP
SHOWING
THE ELIMINATION
OF
7 TH STREET
BETWEEN
SMITH STREET AND THE GOWANUS CANAL
AND
THE ESTABLISHMENT
OF
HOYT STREET
BETWEEN
5 TH STREET AND LUQUER STREET
AND
LUQUER STREET AND NELSON STREET
BETWEEN
SMITH STREET AND THE GOWANUS CANAL
AND
THE ADJUSTMENT OF GRADES AND BLOCK DIMESIONS NECESSITATED THEREBY

The tracing must include, in each map's lower left-hand corner in the left margin and its upper right-hand corner in the right margin, the following information:

B.P. MAP No. XXXX (C.P.C. No. 210179 MMK)

The maps should be transmitted to the (DCP/TRD) for processing under the Uniform Land Use Review Procedure.

A PDF scan of the signed map should also be emailed to TRD staff.

REPORT PREPARED BY: Phillip Montgomery

Environmental Protection

Vincent Sapienza, P.E.
Commissioner

Anastasios Georgelis, P.E.
Deputy Commissioner
Bureau of Water & Sewer Operations

59-17 Junction Boulevard
Flushing, NY 11368

Engineering.info@dep.nyc.gov

January 14, 2021

Phillip Montgomery, P.E.
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: ULURP# 210179 & 210180 MMK
Gowanus Neighborhood Rezoning Plan
Brooklyn Community Disctrict 6
Borough of Brooklyn

Dear Mr. Montgomery:

On December 17, 2020, we received the following materials prepared by Philip Habib & Associates:

1. ULURP# 210179 Polling Letter
2. ULURP# 210179 Land Use Review Application
3. ULURP# 210180 Polling Letter
4. ULURP# 210180 Land Use Review Application

This agency reviewed the above documents and have the following comments regarding the referenced ULURP application:

Sewer System:

1. For the newly mapped streets, an amendment to the city's existing, proposed, or pending Drainage Plan will be required to reflect the change in the City map. However, please note that the proposed legal grades in Luquer Street prevents Drainage Plan sewers from being built in that street.
2. The existing 12", 15", and 72" combined sewers within the portions of Block 471 Lots 1 and 100 in the proposed Parkland will be rerouted in a future Amended Drainage Plan. However, a sewer corridor (width equal to sewer width plus minimum of 15' from the outside edge of the sewer on both sides) is required in the interim for these existing sewers.
3. Future sanitary sewers in the proposed mapped streets should be done as a **Drainage Proposal plan**. Please visit the DEP website's section regarding Drainage Proposals to download the checklist of required items to include in your resubmission: https://www1.nyc.gov/site/dep/about/drainage-proposals-amended-plans.page

verizon

7 Washington Avenue
2nd Floor
Lynbrook, NY 11563
Tel: 516-758-3750
Fax: 516-256-3483

January 25th, 2021

To: Phillip Montgomery, P.E.
Chief Engineer
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

RE: 210179 & 210180 MMK - Gowanus Neighborhood Rezoning Plan - City Map Changes (Phase I & Phase II)

Dear Mr. Montgomery:

Verizon has reviewed the rezoning documents dated December 17th, 2020, and is requesting that the following be accommodated:

- Requesting that proposed Luquer Street between Smith Street and Hoyt Street be constructed such that Verizon's pole on the NEC Smith Street be maintained at its current location.
- Requesting that proposed Nelson Street between Smith Street and Hoyt Street be constructed such that Verizon's pole on the NEC Smith Street be maintained at its current location.

Sincerely,

By: Authorized Company Representative
Rohan Eccles, P.E.
Project Manager/Governmental Liaison