DEPARTMENT OF CITY PLANNING
TECHNICAL REVIEW DIVISION

POLLING LETTER

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

210180 MMK

December 17, 2020

SUBJECT

An application submitted by The New York City Department of City Planning and The New York City Department of Parks and Recreation (NYC Parks) proposing an amendment to the City Map involving the establishment of Parkland on portions of Block 471, Lots 1 and 100 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 implement recommendations in the Department of City Planning's Gowanus Neighborhood Rezoning Plan.

BACKGROUND AND PROJECT DESCRIPTION

The portions of Block 471 Lots 1 and 100 proposed to be mapped as Parkland are located north and west of the Gowanus Canal. Both Lot 1 and Lot 100 are currently vacant and are under the jurisdiction of the New York City Department of Housing and Development (HPD).

The proposed City Map amendment along with several separate but related concurrent ULURP applications including a City Map amendment (210179 MMK), zoning map and zoning text amendments, Urban Development Action Area Designation, Urban Renewal Action Area Project Approval and the disposition of portions of Block 471 Lots 1 and 100 to a developer to be selected by HPD would facilitate the Gowanus Green Development. The proposed actions are intended to help facilitate this development of housing, community resources and new open space. As part of the aforementioned applications the City proposes to convey portions of Block 471 Lots 1 and 100 to facilitate remediation and redevelopment of the Gowanus Green Development which includes construction of a future City owned park. The future park will be subject to the NYC Parks design review and approval and will ultimately be placed under the jurisdiction of NYC Parks.

Two different options are being considered for the proposed Parkland to be mapped. One option

would comprise approximately 67,048 sf (1.54 acres) of mapped parkland. In order to provide site plan flexibility, to accommodate a potential schoolyard connected to a new school that is currently planned for across the proposed mapped extension of Hoyt Street (see application 210179 MMK) a second option would carve out an approximately 15,000 sf schoolyard, resulting in a mapped parkland area of approximately 52,048 sf (1.19 acres). The schoolyard would be available for community use after school hours and on weekends.

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.

TO THE AFFECTED AGENCIES

The Technical Review Division requests that written comments from all concerned agencies be forwarded within three (3) weeks of receipt of this letter to:

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Comments issued by **Email** are encouraged. If the Department of City Planning does not hear from any agency within the allotted time, it may be assumed that such agency has no objections to the proposal, and a request for the preparation of the alteration map may be issued by the Department.