DEPARTMENT OF CITY PLANNING
TECHNICAL REVIEW DIVISION

POLLING LETTER

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

210179 MMK

December 17, 2020

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, discontinued and closed 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.

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:

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

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.