

GOWANUS NEIGHBORHOOD COALITION FOR JUSTICE ECO-DISTRICT DEMANDS

included in Scope not included in Scope

WATER: Create a clean, vibrant Gowanus Canal by mandating a **net zero** increase in CSO.

Despite mention of an “eco neighborhood” in DCP’s Gowanus Framework released in June 2018, there are no zoning tools or funding commitments put forth to realize this goal beyond the waterfront action plan. Longstanding environmental injustices including indoor pollution in deteriorating public housing buildings; inadequate sewer and energy infrastructure; and urban heat island impacts must be addressed through NYC DCP’s plan. An EcoDistrict that has equity at its core, should establish specific targets to ensure no net increase in combined sewage overflows and flooding, improved local parks and outdoor space, reduction in GHG through smart design, support emergency preparedness and improve health by addressing mold, lead and asbestos in public housing. With the right leadership from the City, the unique challenges posed by one of the most polluted waterbodies and neighborhoods in the country could be the impetus for cultivating a groundbreaking green neighborhood.

OUTDOOR ENVIRONMENT: Create a comfortable and resilient public realm – including streets, parks & shore public walkways – that is pedestrian friendly and accessible to all residents, in alignment with the Gowanus Lowlands Master Plan.

HEALTH AND SOCIAL RESILIENCE: Provide critical improvements to indoor living conditions, social resilience, and health outcomes of vulnerable populations, particularly public housing residents.

ENERGY: Create sustainable and resilient energy infrastructure in Gowanus through local energy generation and emergency planning, for a **net zero** increase in carbon intensity and electricity demand.

Environmental Impact Assessment

- Perform a watershed drainage study to forecast increases in Combined Sewage Overflow (CSO) from increased density allowed under the Neighborhood Plan, as well as planned density in Downtown Brooklyn and Atlantic Yards, for all impacted CSO-sheds (RH-031, 33, 34, 35, 36, 37, 38 and OH-005, 06, 07).
- Fund a Clear the Crosswalk campaign for the larger Gowanus area including the IBZ, to identify areas of street flooding.

Zoning requirements for new buildings

- In new development over 4 FAR, require mitigation of anticipated daily water consumption by at least 50% through on-site CSO best management practices
- Require new development to include performance-based monitoring to allow impact tracking and ensure accountability for water storage assets exceeding a certain size.
- Require or provide incentives for new development to install site-appropriate right-of-way green infrastructure, including suspended pavement, wet swales and street end rain gardens, to manage a percentage of street stormwater along new frontages.

City Capital Investments

- Install high-performance green and grey infrastructure projects to completely mitigate any CSO created by higher density from Gowanus Neighborhood Plan.

Ongoing Funding

- Fund design and technical assistance for sewage and storm water management in new development.
- Fund ongoing local education and technical assistance for water conservation and storm water management by residents, businesses and property owners throughout the Gowanus Watershed.
- Maintain sewer main lines using preventative maintenance schedules that are shared with community stakeholders to stop sewer back-ups in 1st floor NYCHA apartments and neighborhood homes.

Zoning requirements for new buildings

throughout Special District

- Require all new development to achieve a minimum 20% vegetative cover by planting trees, installing green roofs, planters and/or adding vines to cover side walls of buildings.
- Require building massing that promotes airflow and ventilation and includes setbacks that reduce excessive shading of the streetscape, public space, and the Gowanus Canal. Require installation of areas of respite, such as benches, along streets adjacent to new buildings.
- Provide or facilitate ADA access to subway
- Develop parking maximums or eliminate on-site parking requirements.
- In new development over 4 FAR, require EV charging stations and reserved parking for EV and hybrid vehicles.

Shore Public Walkways

- Require or incentivize supplemental public space at bridge crossings and key corridors, and the construction and maintenance of publicly-owned street ends and street plazas as extensions of shore public walkways, allowing for an accessible and continuous public park along the Gowanus Canal.
- Invest in or incentivize private development of public space amenities including restrooms and water fountains that are accessible year-round

City Capital Investments

- Invest in the public realm improvements called out in the Gowanus Lowlands Master Plan, including parks, streets, streets ends, NYCHA campuses, MTA easements and other city owned parcels. Develop all plans with continued public input.

Ongoing Funding

- Facilitate and fund sustainable maintenance of City-owned green infrastructure, parks and public space.
- Bring back the B71 bus.
- Fund a waste reduction and vermin control plan and implementation during construction and into the future.

Environmental Impact Assessment

- Perform a combined Racial Equity Impact Assessment and a Community Health Needs Assessment in local public housing campuses.

Zoning requirements for new buildings

- Incentivize programmed spaces throughout the shore public walkway and supplemental public access areas to encourage active and community engaging uses such as playgrounds, public art, boat launches, and active recreation.

City Capital Investments

- Remove all lead paint and mold from NYCHA apartments using proper protocol, health safeguards and resident education and
- Re-open the Gowanus Houses Community Center before ULURP begins
- Invest in expansion of existing Gowanus Community Wi-Fi mesh network to entire Gowanus neighborhood, by providing universal free wireless and a forum for communication during power outages
- Fund and preserve local public housing, either by dedicating significant portions of the Neighborhood Development Fund to capital repairs or implementing a zoning tool that recaptures some of the increase property values and invests these fund into NYCHA

Ongoing Funding

- Fund community development of a Community Emergency preparedness plan.
- Fund measures to address health and racial equity issues identified in studies above.
- Expand Buddy programs to Gowanus
- Fund Backhaul/maintenance for Wi-Fi mesh.
- Implement public housing “know your rights” protections and modernization and repair trainings in NYCHA so residents are aware of what their rights are with regards to repairs

Environmental Impact Assessment

- Provide impact assessment of real cost, climate and environmental impact from rezoning

Zoning requirements for new buildings

- In new development over 4 FAR, require integration of 50% of projected electricity usage (load) to be offset with local energy capacity and/or net reductions in energy use on-site or within the district.
- Require district buildings be built with electricity service infrastructure that enables on-site energy generation, bi-directional grid-integration for demand relief.
- Require efficient fixtures for city projects, including solar powered street lights

City Capital Investments

- Install new solar and/or battery storage on all publicly owned or financed projects
- Prioritize and fund building requirements, operations and projects which reduce district energy use below rate-based benchmarks.

Ongoing Funding

- Fund ongoing education and technical assistance for resilient energy infrastructure.
- Designate Gowanus a priority PACE district to fund clean and efficient energy investments.
- Appoint a local CBO as PACE administrator for District energy investment servicing.
- 2x increase and 2 year acceleration of property tax abatements for District energy investments.