

# To Our Clients and Friends

# Memorandum

December 3, 2021

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## *Gowanus Neighborhood Rezoning Approved*

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On June 8, 2021, we distributed an update on the applications for the proposed rezoning of the Gowanus neighborhood in Brooklyn. On Tuesday, November 23, 2021, the New York City Council approved the zoning map and text amendments for the Special Gowanus Mixed-Use District (the “Rezoning”).

The Rezoning covers an 82-block area surrounding the Gowanus Canal in Brooklyn, as shown on the map below. The Rezoning will facilitate new development in the area to create a mixed-use neighborhood with a range of uses and new waterfront public access areas. Developments ranging from 2.2 to 8.5 FAR (floor area ratio) are permitted in the Rezoning area, depending on a site’s location. On certain sites, developments may receive a floor area bonus if they include specified non-residential and non-retail uses identified in the Rezoning as “Gowanus Mix,” which include certain community facility, commercial, and manufacturing uses, intended to contribute to the mixed-use character of the area. A Waterfront Access Plan modifies existing waterfront zoning regulations to add site-specific waterfront public access requirements in certain locations along the Gowanus Canal and design guidelines specific to the Gowanus neighborhood.



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This memorandum is not intended to provide legal advice, and no legal or business decision should be based on its contents. If you have any questions about the contents of this memorandum, please call your regular Fried Frank contact or an attorney listed below:

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