FIFTH AVENUE COMMITTEE
Our Community. Our Future.
Fifth Avenue Committee

Fifth Avenue Committee, Inc. (FAC) is a community development corporation and NeighborWorks American chartered member in South Brooklyn that advances economic and social justice by building vibrant, diverse communities where residents have genuine opportunities to achieve their goals, as well as the power to shape the community’s future.

FAC is a nationally recognized non-profit community development corporation formed in 1978 that works to transform the lives of over 5,500 low- and moderate-income New Yorkers annually so that we can all live and work with dignity and respect while making our community more equitable, sustainable, inclusive and just.

To achieve our mission, FAC develops and manages affordable housing and community facilities, creates economic opportunities and ensures access to economic stability, organizes residents and workers, offers student-centered adult education, and combats displacement caused by gentrification.
Center for Creative Land Recycling: Urban Redevelopment: Building Stronger Communities

[Diagram showing intersecting circles labeled Social, Environment, Economic, with subcategories of Bearable, Equitable, Sustainable, Viable]
UNDERSTANDING LOCAL CONTEXT, ENSURING EQUITY FOCUS

SURVIVE AND THRIVE
TOWARDS A JUSTICE-FOCUSED GOWANUS NEIGHBORHOOD

- $300+ Million
  NYC Department of Environmental Protection for sewer and water quality upgrades*

- $1-2 Million
  Participatory Budgeting

- Millions (TBD)
  50/50 NYCHA infill development at Wyckoff Gardens

- $99 Million
  FEMA Sandy Recovery at Gowanus Houses

- $500 Million
  US EPA Gowanus Canal Superfund clean-up

- $500+ Million
  Manufactured Gas Plant clean-ups for 3 sites

* Number estimated due to unknown project items of cost for the Superfund C3O retention tank construction projects.
Gowanus Brooklyn: Neighborhood Context

New York City

Surrounding neighborhood’s increasing affluence: Carroll Gardens, Boerum Hill, Park Slope; former redlined & urban renewal areas, gentrification and displacement already experienced, increasing segregation, exacerbated by prior rezonings along 4th avenue and speculation

- Industrial, Manufacturing & Mixed-Use Area; history as working canal

- Gowanus Canal is NYC’s first US EPA Superfund site with 3 former Manufactured Gas Plant (MGP) sites along its banks & 300+ million in annual Combined Sewer Overflows (CSOs)

- Superstorm Sandy impacted area in low lying flood plains with dozens of brownfield sites

- Three New York City Public Housing Authority (NYCHA) Developments comprise 25% of residential population (Gowanus Houses, Wyckoff Gardens & Warren Street Houses). Median AMI is less than $20k.
Gowanus Brooklyn: Public Housing

Gowanus Houses, Wyckoff Gardens and Warren Street Houses

- Gowanus Houses: 12.57-acre complex completed, 14 buildings, up to 14-stories high, 1,134 apartments completed June 24, 1949
- Wyckoff Gardens: 3, 21-story buildings with 527 apartments completed Dec 31, 1966
Disparate Impacts: Race, Disease, Poverty
Urban Heath Island Vulnerability: South Brooklyn

Figure 3: "Urban Heat Island (UHI) Vulnerability Patterns"
Urban Heat Island Local Environmental Factors
U.S. Fatalities by Hazard, 2006-2015

Figure 2: More Americans die from heat waves every year than from all other extreme weather events combined. Source: NOAA National Weather Service, 2016.
Urban Land Institute Sessions: TAP & Taskforce

GOWANUS, BROOKLYN
A Vision for a Greener, Cooler Gowanus:
Strategies to Mitigate Urban Heat Island Effect

DECEMBER 2017
GOWANUS ECO-DISTRICT

MULTIPLE DEMANDS CREATING NEIGHBORHOOD SCALE APPROACH TO RESILIENCE, CLIMATE ACTION & EQUITY:

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

OUTDOOR ENVIRONMENT
Create a comfortable and resilient public realm that is pedestrian friendly and accessible to all residents

ENERGY
Create sustainable and resilient energy infrastructure for a net zero increase in electricity demand.

HEALTH + SOCIAL RESILIENCE
Improve living conditions, resilience and health outcomes of vulnerable populations
COMBINED SEWAGE OVERFLOW

Stormwater:
During heavy rain events, the sewage system is overloaded.

Residential and industrial sewage:

Sewage overflow:
Combined Sewage Overflow is triggered when more stormwater runs off streets and other impermeable surfaces than the sewer system can handle.

Treatment plant:
After sewage has been treated, it’s released into our rivers and waterways.

GOWANUS CSO-SHEDS
377 million gallons CSO/year

PLANNED INFRASTRUCTURE
115 million gallons CSO/year
NEED FOR ACCURATE MODELING
# INTEGRATED WATER MANAGEMENT

### WATERFRONT
- **Point source treatment**: treat contamination at discharge points
- **Flow control**: minimize flow rate at discharge points
- **Bio-infiliation**: vegetated green infrastructure
- **Storage**: underground detention and retention
- **Resilient & Responsive**: landscape design and materials that permit and absorb flooding

### IN-BUILDING
- **Conservation**: reduce water use
- **Flow control + Storage**: smart responsive stormwater systems to store and control release
- **Reuse**: treat, store and reuse water
- **Bio-infiliation**: vegetated green infrastructure

### STREETSCAPE
- **Grading & Drainage**: optimize drainage patterns to redirect stormwater
- **Flow control**: minimize flow rate of stormwater entering at discharge points
- **Bio-infiliation**: vegetated green infrastructure
- **Storage**: underground detention and retention

### OPEN SPACE
- **Multifunctionality**: landscape design and materials that permit and absorb flooding
- **Storage**: above and below grade detention and retention
- **Bio-infiliation**: vegetated green infrastructure

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**Policy and Funding**
- **Waterfront Access Plan**
- **Street Ends**

**Policy and Funding**
- **Special District Requirements**
- **Dedicate DEP Water Reuse**
- **Grant funding, provide technical assistance, ease grant constraints**

**Policy and Funding**
- **Special District Requirements**
- **Establish Gowanus Street Tree Trust, to direct payment in lieu of tree planting into district stormwater management.**

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Promote and facilitate waterfront design strategies that improve drainage and provide stormwater detention and management.

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 all 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.

Install high-performance green and grey infrastructure in City-owned buildings, parks and public spaces.
STREETSCAPE STANDARDS & INVESTMENT

Streetscape Standards

Gowanus Tree Trust

City Investment
CITY INVESTMENT IN PUBLIC REALM

4th Avenue

Double D Pool / Thomas Greene Park
ONGOING MANAGEMENT AND PROGRAMMING

SUSTAINABILITY

ENGAGEMENT

GREEN JOBS

PROGRAMMING
BOROUGH HALL SERVICE NETWORK

BOROUGH HALL NETWORK

Critical Load

Peak Load

Minimum Load

Borough Hall

Peak MW

Min MW

Five Year CAGR (Peak) 3.8%
<table>
<thead>
<tr>
<th>Vulnerable Populations</th>
<th>Ratio in Local Public Housing</th>
<th>Ratio in NYC</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Children (under 18)</td>
<td>25%</td>
<td>21%</td>
<td>U.S. Department of Housing and Urban Development’s Open Data, Public Housing Buildings</td>
</tr>
<tr>
<td>Disabled</td>
<td>20%</td>
<td>11%</td>
<td></td>
</tr>
<tr>
<td>Elderly (62 and older)</td>
<td>20%</td>
<td>14%</td>
<td></td>
</tr>
</tbody>
</table>
REMEDIATE LEAD & MOLD IN PUBLIC HOUSING

New York City Housing Authority (NYCHA) Development
EMERGENCY PREPAREDNESS

guide to
EQUITABLE, COMMUNITY-DRIVEN CLIMATE PREPAREDNESS PLANNING
MAY 2017

READY RED HOOK DAY
SEPTEMBER 13 10am to 2pm

In the first hours and days after Hurricane Sandy, the community of Red Hook, organized and came together and managed the initial response. One of that response came the Community Disaster Readiness Plan—developed by the community of Red Hook, for the community of Red Hook. The plan provides residents with a single guide for the critical 72 hours prior to and after a disaster, before Federal government assistance is in place.

Ready Red Hook Day is an opportunity for community members to practice their own emergency plan.

For further info, visit readyredhook.org

AFTER PARTY AT P.S. 15 (12-2pm) - join us for food, music, and prizes!

Ready Red Hook Day, part of Red Hook’s Day, is an opportunity for Red Hook residents to see how they can better prepare for the next disaster. It also includes a community organizing event that focuses on ways to lessen the impact of climate change. The event is supported by the Red Hook Community Foundation, the Brooklyn Community Foundation, the City Council District 44, and the Office of Recovery and Resiliency. The event is organized by the intersection of health and housing, and is supported by the Brooklyn Community Foundation, the City Council District 44, and the Office of Recovery and Resiliency. The event is organized by the intersection of health and housing, and is supported by the Brooklyn Community Foundation, the City Council District 44, and the Office of Recovery and Resiliency. The event is organized by the intersection of health and housing, and is supported by the Brooklyn Community Foundation, the City Council District 44, and the Office of Recovery and Resiliency.
ENSURE REAL COMMUNITY OVERSIGHT
GOWANUS GREEN: ADVANCING EQUITY, INCLUSION, & RESILIENCE

CREATE A SUSTAINABLE, RESILIENT, ENVIRONMENTALLY HEALTHY COMMUNITY
- Incorporate resiliency measures to prepare for increasing heat, increasing precipitation, and sea level rise utilizing NYC Climate Resiliency Design Guidelines
- Incorporate greenhouse gas mitigation strategies including energy efficiency, green roofs, and on-site renewable energy generation
- Implement a range of stormwater management strategies to minimize combined sewer overflows, including permeable paving, planting areas, bioswales, and rainwater harvesting

SUPPORT CLEAN UP & REMEDIATION
- Coordinate site clean-up with relevant governmental agencies and National Grid
- Ensure the remediation meets standards for residential, school, and other neighborhood uses.
- Phase and design the project to ensure ongoing access to the Canal for remediation and monitoring

CREATE AND PRESERVE AFFORDABLE HOUSING FOR ALL PEOPLE, ESPECIALLY THOSE WITH THE LOWEST INCOMES
- Provide units for a wide range of income bands, with an emphasis on deeper levels of affordability, including to households earning below 40% Area Median Income
- Provide units and appropriate services for formerly homeless households
- Expand the number of affordable independent residents for seniors, designed to enable aging in place, with on- and off-site services

BUILD A NETWORK OF PARKS AND OPEN SPACES IN GOWANUS
- Establish connectivity between the project site and the proposed esplanade, public park and other public access areas
- Leverage new publicly accessible open space for public art, cultural programming, and other markers that celebrate the neighborhood and its history

CREATE AN INCLUSIVE NEIGHBORHOOD THAT IS INTEGRATED AND ACCESSIBLE FOR ALL
- Create a model shared street for Brooklyn, prioritizing pedestrians over vehicles on Luquer Street
- Provide a location for a new public school
- Have a wide range of residential, retail, and community facility uses to promote an vibrant neighborhood, accessible to wide range of area residents
- Ensure neighborhood residents, especially nearby public housing residents, have access to the affordable housing

SUPPORT COMMUNITY AND ECONOMIC DEVELOPMENT FOR A THRIVING NEIGHBORHOOD
- Provide retail along Smith Street and Luquer Street, including a preference for a food/grocery store, neighborhood amenities, and affordable space for local retailers
- Provide work space for local makers and/or artists
- Incorporate community spaces that serve the surrounding community, including a preference for a health clinic, early childhood center, and nonprofit office space
GOWANUS GREEN: ADVANCING EQUITY, INCLUSION & RESILIENCE

SITE PLAN
GOWANUS GREEN: ADVANCING EQUITY, INCLUSION & SUSTAINABILITY

VIEW WEST FROM PARK