

## ASSUMPTIONS FOR THE SCENARIOS

### SCENARIO 1 FOR THE FUTURE OF GOWANUS!-----

**A neighborhood with more hotels, big box stores, nightlife, and unplanned new building density that is the result of zoning variance requests. There are no overall zoning changes. It includes a new school.**

**Assumptions:** This scenario is based on continuing trends in a strong economy with no new planning. Although a variety of uses and building scales would occur in this scenario, there would be no “community control” of where these would be located, since the real estate market would dictate their locations. In this scenario, a school would be located in the broader Gowanus area.

**New Uses:** These include uses such as new residential density from variances, large footprint office and/or commercial uses, big box stores, hotels, nightlife clubs, etc.

### SCENARIO 2 FOR THE FUTURE OF GOWANUS! -----

**A neighborhood with a Balanced Mixed Use Zone that has low-rise market-rate residential units, preservation of existing manufacturing uses at existing heights, but no new manufacturing uses. It includes a new school and publically accessibly canal**

**Assumptions:** This scenario creates a Balanced Mixed Use Zone but does not allow new building density as-of-right. Some new unplanned density could occur through zoning variances. The outcome of this scenario could result in new residential uses displacing some of the currently existing manufacturing uses, though a land use/zoning tool will be in place to keep one use from dominating the area and completely displacing other uses. In this scenario, a school would be located in the broader Gowanus area, and if there were a change of use along the canal, a modest, publically accessible esplanade.

**New Uses:** low-rise (1-4 story) market-rate residential buildings.

### SCENARIO 3 FOR THE FUTURE OF GOWANUS!-----

**A neighborhood with a Balanced Mixed Use Zone (manufacturing and residential), that has increased building density and some new amenities that have a relationship to the new density.**

**Assumptions:** This scenario is based in a land use change that allows balanced mixed use and new building density. It uses the logic that developers will not be willing to provide a variety of uses or provide additional amenities without greater density because their projects will not “pencil out” to be financially feasible without more space to sell or rent. A land use/zoning tool will be in place to keep one use from dominating the area and displacing other uses. In this scenario, a school would be located in the broader Gowanus area, and if there were a change of use along the canal, a modest, publically accessible esplanade.

**New Uses:** The uses of new buildings will vary: one configuration many have been contemplating is “vertical mixed use” with manufacturing or maker space on the ground floor and residential above all in the same building; buildings could also be all-residential or all-manufacturing. Added amenities that are provided by additional density will allow for more of other types of uses across the neighborhood (such as artist space, “maker space” – see list).