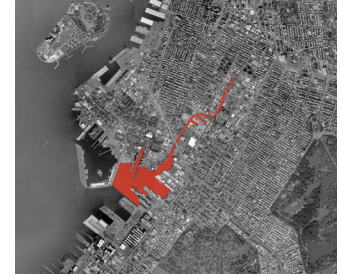


GOWANUS CANAL

GOWANUS CANAL



CLEANING UP HISTORY

Welcome to the Gowanus Canal Superfund Site. Bounded by Carroll Gardens and Park Slope, the site serves as a battleground between upscale housing development and dedicated residents that fight for a clean canal. To the west sits Carroll Gardens, a long-standing Italian-American neighborhood of family-run stores sprinkled with cafes, boutiques and antique shops. Today, Carroll Gardens is primarily upper middle class. Park Slope, to the east, is considered one of New York City's most desirable neighborhoods. In the 1950's it was a rough and poor neighborhood, but the 1970s brought hippies and artists who began to renovate brownstones, converting them into single and two-family homes. In 2010, it was ranked the number 1 residential area in New York by *New York Magazine*. The site illustrates a very clear separation between the residential and mixed use areas that border the industrially-zoned Gowanus Canal landscape.

The Industrial zoning has been to blame for the current contamination of the canal water. Years of pollutants and sewage overflow have brought the canal to its current conditions. The various strategies for cleaning the canal often have deeper agendas rooted in the anticipated futures of the Gowanus neighborhood. Main contenders include the EPA, Gowanus Community, City, and Development Corporations. While the developers wanted displacement of local industries and development of residential waterfronts, the community called for a clean canal and industrial preservation. The majority of community residents back the efforts of the EPA, as they guarantee a clean canal for the neighborhood in ten years. The City, which has the developers breathing down its neck, offered up a quicker plan that would pave the way for development to take over the neighborhood waterfront. Gowanus was designated a Superfund Site by the EPA in 2010, estimated for completion in July of 2020. What is the future of the canal and how will it affect the surrounding industries?

Carroll gardens sits as a long-standing neighborhood, whose native residents can no longer afford to live there due to rising rents. Gowanus waterfront property is the new target for affordable housing.



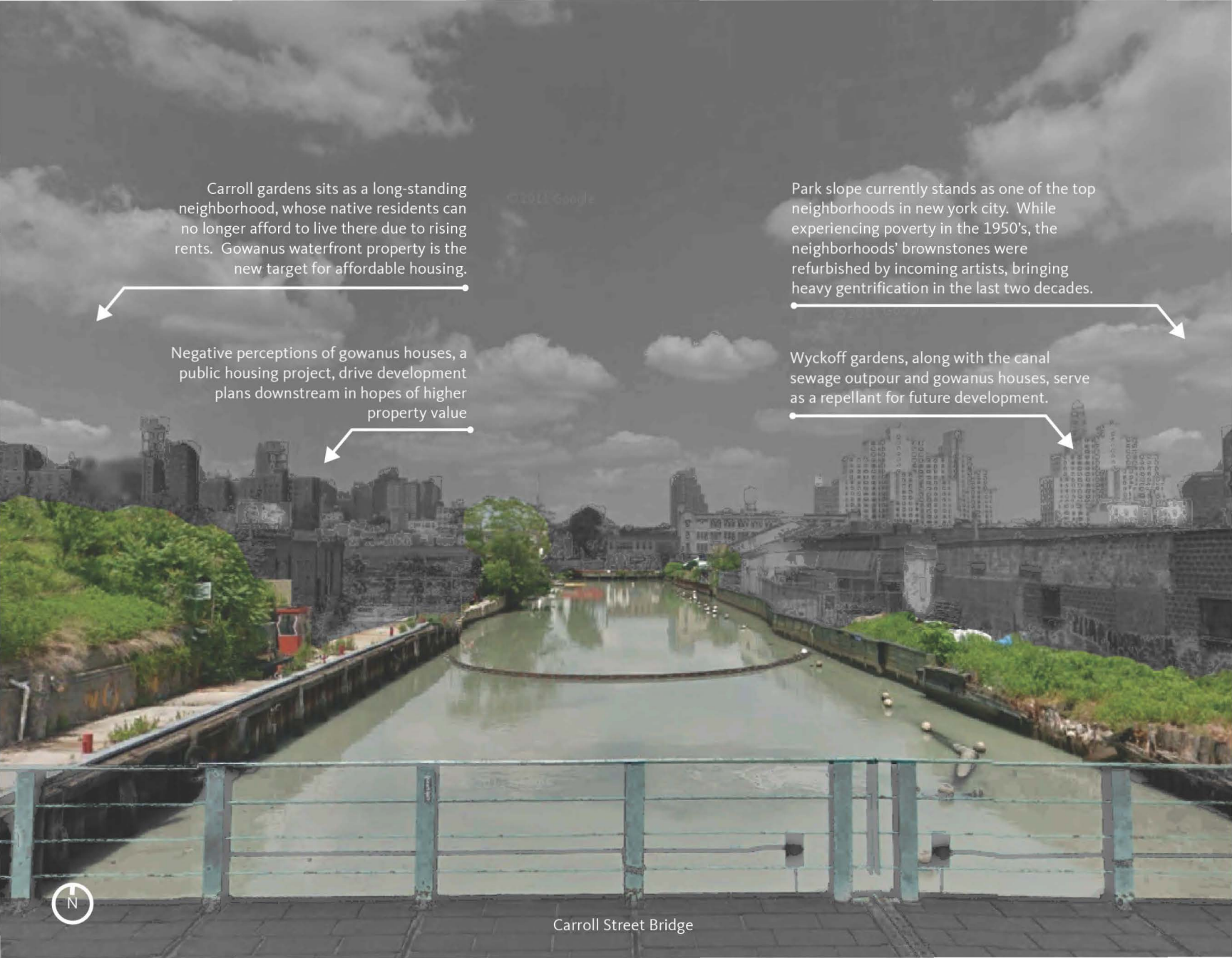
Negative perceptions of gowanus houses, a public housing project, drive development plans downstream in hopes of higher property value



Park slope currently stands as one of the top neighborhoods in new york city. While experiencing poverty in the 1950's, the neighborhoods' brownstones were refurbished by incoming artists, bringing heavy gentrification in the last two decades.



Wyckoff gardens, along with the canal sewage outpour and gowanus houses, serve as a repellant for future development.



Carroll Street Bridge



RESIDENTIAL COMMERCIAL INDUSTRIAL



COMMUNITY



FEDERAL EPA



DEVELOPERS



CITY

1 361 CARROLL ST.



Welcome to Gowanus Canal. From the rooftop at 361 Carroll St. you can see Carroll Gardens to the West and Park Slope to the east. These two neighborhoods are pushing towards the Gowanus waterfront in hopes of residential development. The Gowanus community, bordering the canal edge, is in protest of development and wants a clean canal.

2 2ND ST. BOAT DOCK



The 2nd Street boat dock is great spot to view the contaminated canal, up close and personal. Don't fall in! Buddy Scotto, an Italian raised in Carroll Gardens, is passionate about seeing Carroll Gardens housing push towards the canal waterfront, allowing native residents to stay in their neighborhood through affordable means.

3 ST. AGNES CATHOLIC CHURCH



The church serves as a greater symbol for the community of Carroll Gardens. Only a block and a half from the canal, it connects to the two public housing projects we will see next to form a network of community spaces around the base of the canal.

4 GOWANUS HOUSES



The 1949 Gowanus Houses are an example of post-war housing that has 1,100 apartments and 2,800 residents. NYC has the highest percentage of people in public housing, an estimated 1 in 10, bringing into question the difference between the perception of public housing and the actual conditions. How would you characterize public housing?

5 MOUTH OF FLUSHING TUNNEL



The Flushing Tunnel is a 6,280 ft. long, 12ft wide, brick lined conduit that was constructed on June 21st, 1911. Because the force of tides was insufficient to empty the canal's northern polluted end, it was installed to "flush" the canal by taking sewage out.

6 REMSCO CONSTRUCTION



The flushing tunnel offers a window into the historic attitude toward cleaning the canal. This is the Northeast RemSCO Construction site, the site where the Flushing Tunnel is being accessed and thus repaired and renovated for increased efficiency. There have been many "quick" fixes and repairs that only temporarily slow the problem, frequently aggravating the community for over 100 years.

7 WYCKOFF GARDENS



Wyckoff Gardens public housing consists of 3 buildings with 530 apartments housing about 1200 residents. Along with the canal and Gowanus Houses, they act as a major barrier for development within the community. As an intuitive response, development has been planned further downstream, away from these three repelling nodes, including the base of the canal where sewage discharges.

8 PROTEUS GOWANUS



Proteus Gowanus is an interdisciplinary gallery and reading room whose name essentially translates from Greek to "Change Gowanus". It aims to deepen the community's sense of context and connection through cultural exhibits. The significance of this gallery is its program and site. It would greatly benefit from a clean canal.

9 465 CARROLL ST. DEVELOPMENT



This year the CB6 Landmarks and Land Use Committee approved zoning variances on Carroll Street between 3rd Avenue and Nevins Street. Here the owner plans to build a three-story building with a mezzanine and four units total. Instead of "one block from Park Slope", the advertisement could read "one block from the Gowanus Canal" after the Superfund's completion in 2020.

10 WHOLE FOODS DEVELOPMENT



Eight years ago, in 2004, Whole Foods Market bought a 4.2-acre site on the corner of Third Street and Third Avenue. There has been a ribbon cutting & the toxic waste from the site has been removed, but still there is no store — empty property bounded by waterfront.

11 GOWANUS INSTITUTE



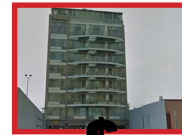
The Gowanus Institute, an independent think tank dedicated to realizing the most productive cultural and economic development in the Gowanus neighborhood, was formed in 2010 after the Superfund designation. Nathan Elbogen is a member who aims to "enrich Gowanus' working and living communities with a balanced set of environmental & social profits."

12 JJ BYRNE PLAYGROUND



Let the synthetic turfed surface of this ballfield define the boundary of Park Slope. Both the elevational rise and aesthetic of this neighborhood suggests an extreme gentrification from what existed in the 50's. Through the 1950s, Park Slope saw its decline as a result of suburban sprawl and declining local industries, but now sits as the #1 neighborhood in Gowanus.

13 HOTEL LE BLEU



New York Times wrote "curiously located on raw, industrial Fourth Avenue sits a modern, steel-and-cobalt-blue structure that claims to be Brooklyn's first luxury boutique hotel." It opened in late 2007. and is a block from Fifth Avenue in Park Slope with its many restaurants, bars, and shops.

14 CONSERVANCY BIRD HOUSES



Welcome to evidence of community involvement the canal. Perhaps an obviously hilarious example of making the canal a friendly waterfront feature, the hilarity is even furthered when you understand that you are standing above a major CSO. These birdhouses were installed by the Gowanus Conservancy, whose "Clean Green" campaign features community planting sessions monthly.

15 HUDSON COMPANIES



Green Gowanus, a 800,000 sq ft mixed use project is happening now. This six-acre brownfield will provide 774 units of rental and for-sale housing, 65,000 square feet of community and retail space. 70% of the units will be "affordable"

1600



1776



1825



1853

1866

Dutch farmers
Dredge creek
To build tidal
Mills

General Washington
Retreats across Gowanus
In revolutionary
War

Erie canal opens
And industrial
Waterfront demand
Increases

Gowanus is
Drastically
Widened, approved
And funded by NY
State legislature

Land owners
Build side basins
Into the canal
For private
Access



ST AGNES



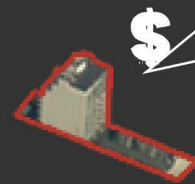
GOWANUS HOUSES



WYCKOFF GARDENS



TOLL BROTHERS SITE



HOTEL LE BLEU

1904

1949

1966

2006

2007

\$ 1870



New brownstones
Spring up in park
Slope, but their
Sewers drain
Into canal!

1880



Relief sewer is
Laid that drains
7 square miles
Into canal. Public
Outcry from stench!

1889



Carroll st.
Bridge replaced
With one that
Retracts.



1911



6,280 foot, 12 feet
Wide "flushing tunnel"
Constructed, sucking
Raw sewage from butler
Street



\$

\$

\$



ARGYLE CONDOS

2008



FLUSHING TUNNEL

2009



JJ BYRNE PARK

2009

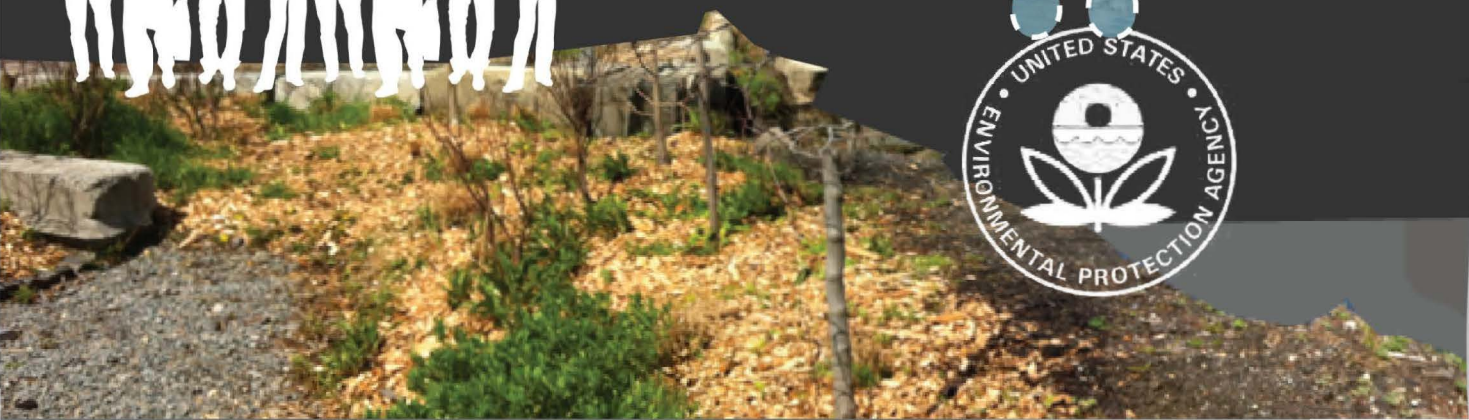


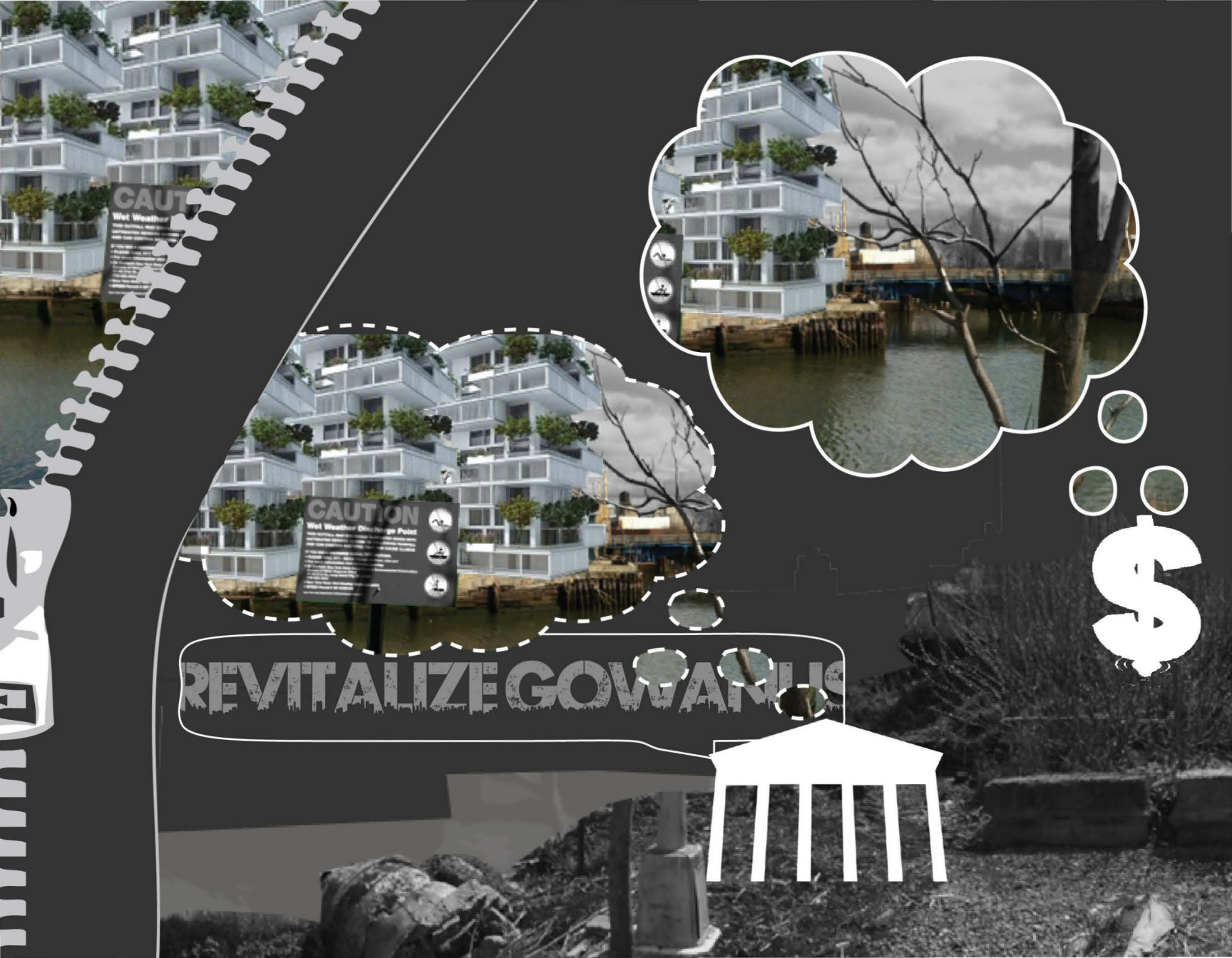
361 CARROLL ST

2011



SUPERFUND ME!






CAUTION
Wet Weather

CAUTION
Wet Weather Discharge Point

REVITALIZE GOWANUS





The current access into gowanus is working — its distance from the actual waterfront renders the community an quasi-isolated gem, allowing the near-by ecologies to prosper

Higher development could benefit from the car access of south gowanus, while not disturbing industrial inhabitants

Giving a lot of public space over to the southern waterfront will facilitate not only outdoor activity but connect gowanus with existing recreational fields to west

Splotches of green space will blend into the surrounding communities, publically connecting them to the waterfront without disturbing industrial functions.

Extending the canal into park slope will interconnect the two communities, giving water access to park slope and amenity access to gowanus

The community will gain a stronger sense of ownership within gowanus, while outsiders can reap the benefits of this gorgeous new waterfront. The epa will be pleased with a clean superfund site, the city will appease the nagging developers, and the dispute over future gowanus will be settled!



FUTURE GOWANUS