

Annotated Bibliography

Lisa White

Sanaya Brown

Rumana Hassin Syed

Kristopher Garay

Ashley Lee

Gerald Altman

Albrecht, L. (2016). *City in No Rush to Rezone Gowanus, Officials Tell Residents*. Retrieved

From:

<https://www.dnainfo.com/new-york/20161028/gowanus/city-no-rush-rezone-gowanus-officials-tell-residents>

This article would be a way for me to discuss the topic of new residents. This article gives insight to the aspect of zoning, where it currently prohibits new residential development. If new residential development is being prohibited due to zoning, then it ultimately will slow down the rate at which new residents are going to be able to come into the neighborhood. Dave Powell, who is a tenant organizer with the nonprofit Fifth Avenue Committee told officials that the neighborhoods was “still reeling” from the 2003 rezoning of Fourth Avenue. Von Engel, who is the director of the Department of City Planning Brooklyn office said, “Clearly we want to come to a conclusion and I think the community wants that, but we don’t want to set a timeframe, a deadline by which something needs to be done”. I will use this source from a new resident’s perspective, to also argue why is there no real timeline for the zoning to be complete? For too long the needs of the Gowanus community have been pushed aside.

Albrecht, L. (2016, May 03). *How Contaminated Land on the Gowanus Became a Luxury Housing Development*. Retrieved December 05, 2017, from

<https://www.dnainfo.com/new-york/20160503/gowanus/how-contaminated-land-on-gowanus-became-luxury-housing-development>

This website speaks about the development on 365 Bond St. and how it turned filthy and contaminated land into Luxury housing. Throughout the article Albrecht breaks down the topic and delves further into the pollution factor using the subtopics”GOWANUS”, “NO VEGETABLE GARDENS”, “‘AFRAID’ TO BUILD”, “A POLLUTED HISTORY”, and “BLACK MAYONNAISE” to inform people about how disgusting developers can be as well as how low they are willing to stoop so that they can make money off of unsuspecting renters.

Within the piece there is one section that Albrecht wrote where it speaks of how the developers highlight in the advertisements for 365 Bond people canoeing as well as their boat launch. Meanwhile the US EPA (Environmental Protection Agency) “...advises people to minimize direct contact with the canal’s toxin-laced waters.”

A Local Law to amend the administrative code of the city of New York, in relation to curtailing harassment of small businesses and other non-residential tenants, Int. No. 851-B. 2016/077 (NY. 2016),
<http://legistar.council.nyc.gov/LegislationDetail.aspx?ID=2386568&GUID=A9BB6E4B-5E2C-442A-814B-E9AD1AFA880E>

Explanation: The bill, enacted as of July 6th, 2016, prohibits commercial tenant harassment for the goal of forcing tenants out or making tenants relinquish their rights under a lease or rental agreement. The legislature details scenarios of tenant harassment that is prohibited by Introduction No. 851. The bill further discusses the exception to the rule – lawful termination of tenancy, lawful refusal to renew or extend a lease or other rental agreement, or lawful reentry and repossession of the covered property. It also details the commercial tenant’s right of action stating that in case of harassment, tenants can bring an action in court for a claim. If the landlord is found guilty, the courts may impose a civil penalty amounting between \$1,000 and \$10,000 for each covered property among other things. Lastly, Int. No. 851 describes the defenses that the court will accept such as the interruption of services and conditions being unintentional and the landlord acting in good faith to promptly correct the condition and service interruptions.

Berger, J. (2012, October 08). Grand Plan for a Toxic Site Is Scorned and Celebrated. Retrieved December 05, 2017, from
<http://www.nytimes.com/2012/10/09/nyregion/development-plan-near-gowanus-superfund-site-is-scorned-and-celebrated.html>

This article by Joseph Berger contains information regarding the developments within the gowanus neighborhood and how it is being viewed both negatively and positively by the residents. Berger organizes the article in a way in which he uses cause and effect to argue both sides to get the point across and have the reader decide what side they would choose.

Within this article there is a photo that advertises the gowanus waterway as a clean and fun environment in which people wouldn’t have to worry about the toxins beneath the surface, and yet the developments will be built while the dredging is still happening. Which shows how the marketing approach to getting new tenants is just to advertise what they promise instead of what is actually there.

Desena, Judith N, and Timothy Shortell. *The World in Brooklyn Gentrification, Immigration, and Ethnic Politics in a Global City*. Lanham, Lanham : Lexington Books, 2012.

This work contains details on the history of the Gowanus Canal. It specifically goes into detail on how the site became a superfund site, and the government's response to the results. In the event of discussing the cleanup of the canal takes place, this offers several opinions, including those who do and do not want the site labeled as a superfund site. The reactions and details can be used as a basis for the response to what has happened to the superfund cleanup, and how each group should respond to the events.

Frost, M. (2017, October 4). *After decade of neglect, Gowanus residents demand city reopen community center*. Brooklyn Daily Eagle. Retrieved from <http://www.brooklyn eagle.com/articles/2017/10/4/after-decade-neglect-gowanus-residents-demand-city-reopen-community-center>

This website contains an article from the Brooklyn Daily Eagle that shows how enthusiastically the community came together to undo something that they thought was harmful to the community life. The already existing residents came together to reopen a community center that had been closed for over ten years. The reopening was made possible due to the unity in the community. They rallied and protested to get the thing done in cooperation with Gowanus Neighborhood Coalition for Justice (GN CJ).

I will use this resource to show the unity that exist among the people who have lived their lives in the Gowanus area or atleast have lived there for quite a long a long time now. This resource also features Ms. Mary Glover, one of the most productive interview we have had with. So, this will help us to relate to the information we had received when we met her in person during our site visit.

Gowanus Neighborhood Coalition for Justice,. (2017). *Survive and Thrive Towards a Justice-Focused Gowanus Neighborhood* (pp. 24-28, Rep.). Retrieved from <https://assets.documentcloud.org/documents/3522582/Survive-and-Thrive-FINAL22mar17.pdf>

The report is the GN CJ's priority plan for the Gowanus and details five principles that are crucial to ensuring the needs of the community are met during this transitional period. Among these principles are "Protect local businesses where we work and shop." This section of the report begins by discussing changes that have resulted in the displacement of small businesses such as the sale made to Avery Hall Investments. This sale led to the closing of local businesses such as a laundromat, Chinese store, bodega, and meat market. The report also gives accounts from

residents detailing their concerns about their local businesses closing and discussing how it is negatively affecting them. They are being forced to travel outside of their neighborhood for goods and services. One of the crucial interview accounts mentioned was from that of Maria Baez, a local family business owner/worker. The bodega, meat market, and laundromat all belonged to members of her family and have been around for 20-30+ years. She discusses that though they were able to bounce back and open a new bodega directly across the street from their previous location, the fear of displacement is still lurking as their lease is up at the end of this year. She mentions concern towards tenant harassment as well due to her experience with this as a Gowanus resident in the past.

**Gowanus Partners. (2009). *Gowanus Green*. Retrieved November 13, 2017, from gowanusgreen.hyperakt.com/city-of-new-york.html
<http://gowanusgreen.hyperakt.com>**

This website talks about the upcoming mix-use development Gowanus Green. It breaks down the page into four subtopics: Public Place; The Proposal; Our Team, and News, within these subtopics there are additional tabs that talk about the history of Gowanus, the site chosen for the development the environmental remediation occurring at the Gowanus Canal, the public process Gowanus Partners had to go through to win the contract as the developer for this project, the design team and partners. The importance of this website is the collaboration between Gowanus Partners and the current residents of Gowanus regarding new development, amenities and public spaces residents were interested in having or maintaining.

I am writing about two distinct Developers and this informative website gives a great depiction of a conscious developer who will not only build in the Gowanus but will do it respectfully. In our podcast, I will show how this developer was able to merge the gap between the politicians, residents, new residents and the developer.

Larson, S. (1961). *Contemporary Planning in New York City*. Temple University Press, Philadelphia, Pennsylvania.

The book *Contemporary Planning in New York City* is an assessment of the conflict between Robert Moses and Jane Jacobs in a historical context as well as the legacy that was created from the public protest of a developer and a resident. This book provides the accounts of ideas, forces, and ideologies that drives planning and development in New York City.

I believe this book will help us in our podcast to have an antagonistic approach of a developer who has not only money but political power to change a zoning (i.e. 365 Bond, spot zoning) and the power residents have to protect their community.

Newman, A. (2017, October 13). Can Gowanus Survive Its Renaissance? *The New York Times*. Retrieved from <https://www.nytimes.com/2017/10/13/nyregion/can-gowanus-canal-survive-its-renaissance.html>

This article talks about the different changes that are taking place in the Gowanus area fairly recently. It mentions how much money has been allotted for the Superfund cleanup, the proposal of rezoning 43 blocks to allow more buildings like the 12-story high-rise complex on Bond Street across from the Venice graffiti.

From this article we come to know that the Developers are encourage to give 25% of their developments for the affordable housing. In that regard only 86 apartments out of 430 had rents below \$900. Otherwise, the rents of these high rises are as high as \$5400 per month, which in no way could be called affordable. I could use this source in the podcast to point out the demographic change that might take place due to the development of such condominiums.

New York City Environmental Protection. (2017). *Gowanus Canal*. Retrieved from http://www.nyc.gov/html/dep/html/harborwater/gowanus_canal_history.shtml

This website gives information about the history of the Gowanus Canal. The Gowanus Canal has previously held three manufactured gas plants. All of which helped contribute to how polluted it ended up being. Speaking from the perspective of a new resident, I will use this information to argue about what is taking so long to clean up the Canal. As a new resident, this is something that is important for them to know as I mention in my podcast as well. Many new residents usually don't know to what extent the Canal is polluted and maybe it would change their views if they did. This provides facts that will help in my argument to the politician and the developer as to how polluted the Canal is and also what is being done, based on the high levels of toxicity in the Canal.

Savitch-Lew, A. (2017, October 18). City Releases Documents Detailing Consensus, Disagreements on Gowanus Rezoning Study. Retrieved December 03, 2017, from <https://citylimits.org/2017/10/18/city-releases-documents-detailing-consensus-disagreements-on-gowanus-rezoning-study/>

This work details the official working group recommendation by the Department of City Planning, detailing on what they believe the community wishes based on several group meetings. This also includes a list of recommendations they believe they cannot fulfill at this time, with reasons given. These are close to actual government responses on the rezoning of the Gowanus Canal, which we can use as a basis for the answers the politician would give during the meeting.

It also gives some of the author's opinions on the responses, and can be used as a basis on how the community would react to them.

Other Works Cited

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Hubert, C. (2017, November 28). *Gowanus Residents Question the Most Polarizing Issue of the Canal Cleanup*. Retrieved from <https://www.brownstoner.com/neighborhood/gowanus/gowanus-canal-brooklyn-development-superfund-cso-tanks-gowanus-station-234-butler-street/>

O'Connor, C. (2016, January 05). Proposed Zoning Changes Raise Questions About Small Businesses. *Gotham Gazette*. Retrieved from <http://www.gothamgazette.com/>

The Official Website of The City of New York. (2017, November 30). *Mayor de Blasio, Speaker Mark-Viverito, Council Member Garodnick Announce Changes to Commercial Rent Tax to Provide Relief for Small Business* [Press release]. Retrieved from <http://www1.nyc.gov/office-of-the-mayor/news/743-17/mayor-de-blasio-speaker-mark-viverito-council-member-garodnick-changes-commercial#/0>