New York City Council
Subcommittee on Zoning and Franchises

41 RICHARDS STREET REZONING
ULURP # 230051ZMK

March 26th, 2024

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54 Richards Street LLC

Emily Simons, Esq | Chip Calcagni, Architect | GZA GeoEnvironmental

41 Richards Street Rezoning

Project Description

- The Applicant proposes a zoning map amendment to rezone Block 512, Lots 13, 20, 22, and p/o 25 (the "Rezoning Area") from an M1-1 zoning district to an M1-5 zoning district;
- M1-1 allows for 1.0 FAR of manufacturing/commercial uses with 1 parking space per 2000-sf or 1 space per 3 employees whichever is less required for manufacturing, and 1 space per 300-sf for commercial uses. Allows for 2.4 FAR for community facility and 1 space per 300-sf
- M1-5 allows for 5.0 FAR of manufacturing/commercial uses with parking waiver;
- The proposed zoning map amendment would facilitate the development of Block 512, Lots 13 and 20 (the "Development Site") with a new 7-story plus cellar mixed light manufacturing and commercial building.
- The Development Site is owned and controlled by the Applicant, totaling approximately 16,500 sf.
  - Lot 13 (41 Richards Street) is a 12,500-sf lot that is improved with a .43 FAR warehouse with an operating auto dealer;
  - Lot 20 (37 Richards Street) is a 4,000-sf lot with a 1.00 manufacturing building, currently operating as a wholesale bakery.
- The proposed mixed-use development would include 113,557 GSF (82,266 ZSF, 4.99 FAR), which consists of
  - 22,017 GSF of parking (41 parking spaces) and 4,000 GSF of loading berths at the cellar level and on the first floor,
  - 2,730 GSF of local retail at the cellar level,
  - 68,369 GSF (66,319 ZSF, 4.02 FAR) of manufacturing space on floors 1 through 7, and
  - 16,441 GSF (15,947 ZSF, 0.97 FAR) of office space on floors 2 through 7.
- The proposed building would have a building height of 105', with a base height of 78' before setting back 20' from Richards Street and Commerce Street.

41 Richards Street Rezoning

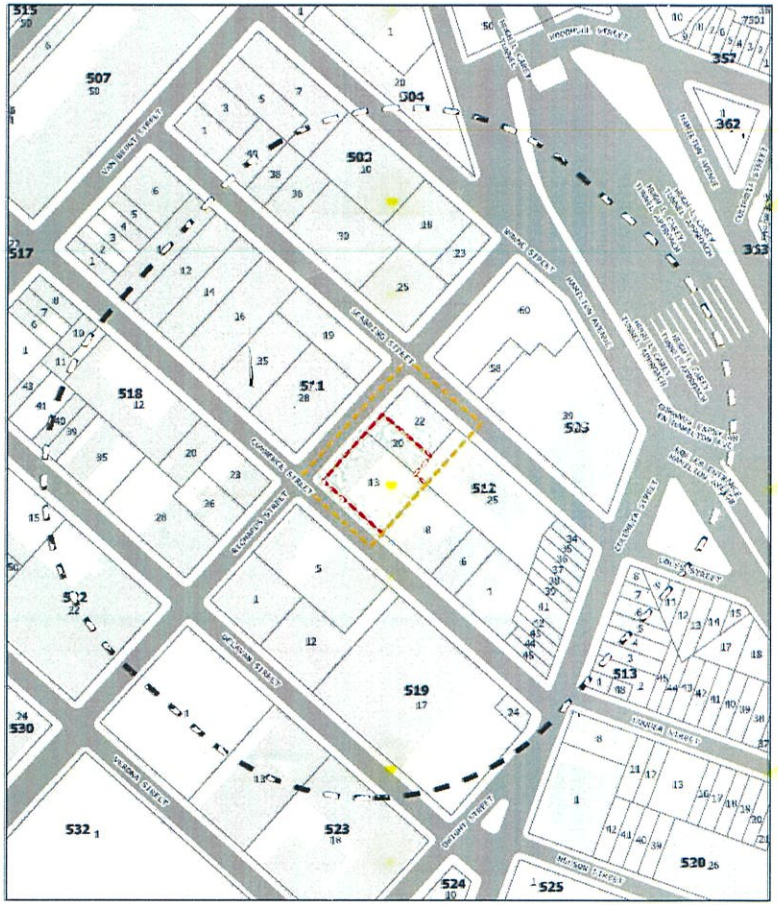
Existing Zoning Map

Proposed Rezoning Area

41 Richards Street Rezoning

Site Location

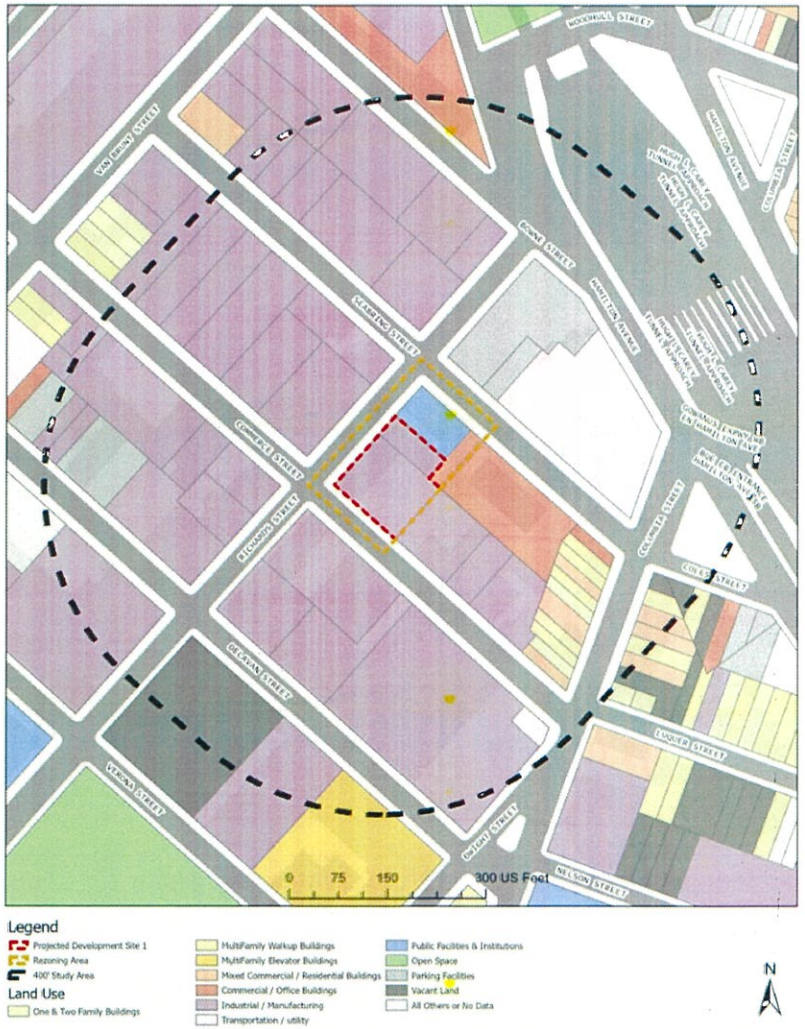
- Proposed Development on Lots 13 and 20
- Rezoning Area includes Lot 22 – Fire Station and a small Portion of Lot 25 a transient hotel
- Rezoning from M1-1 to M1-5 – 125' deep from Richards Street, between Commerce and Seabring Streets
- Site is within 3-minute access to Gowanus US 278 and Atlantic Basin/Buttermilk Channel



41 Richards Street Rezoning

Existing Land Use Map

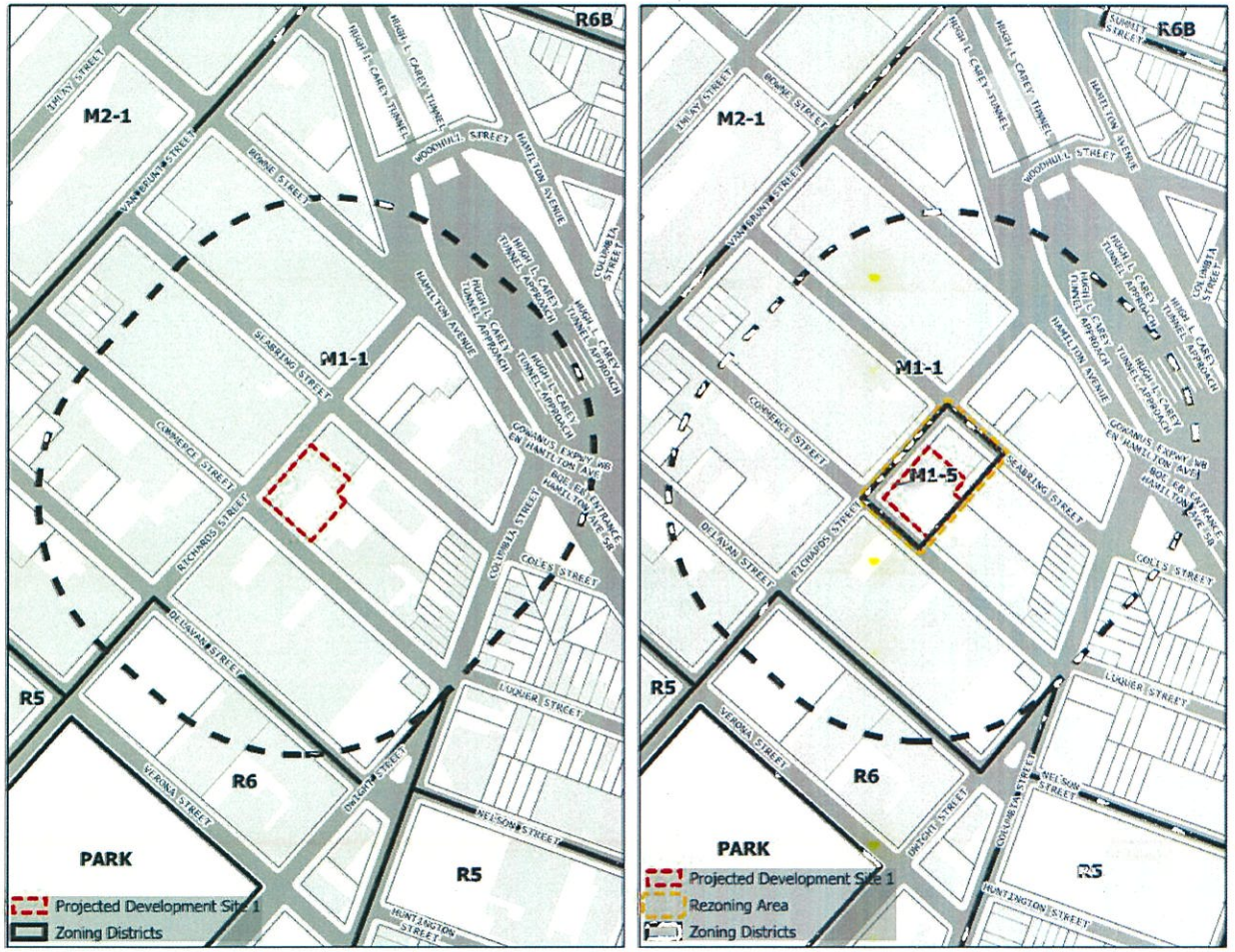
Address	Lot	Lot Area*	Split Lot (Y/N)	FAR**	Existing Use
41 Richards St	13	12,500	N	0.43	Bus Parts Depot
37 Richards St	20	4,000	N	1.00	Manufacturing Wholesale Bakery
29 Richards St	22	6,000	N	1.19	Firehouse Engine Company 202
17 Seabring St	25	22,534 (2,800 sf within Rezoning Area)	Y	1.32	Hotel The Lodge Red Hook
*Total lot size in sf, including portions outside of Rezoning Area					
**Existing floor area ratio					



41 Richards Street Rezoning

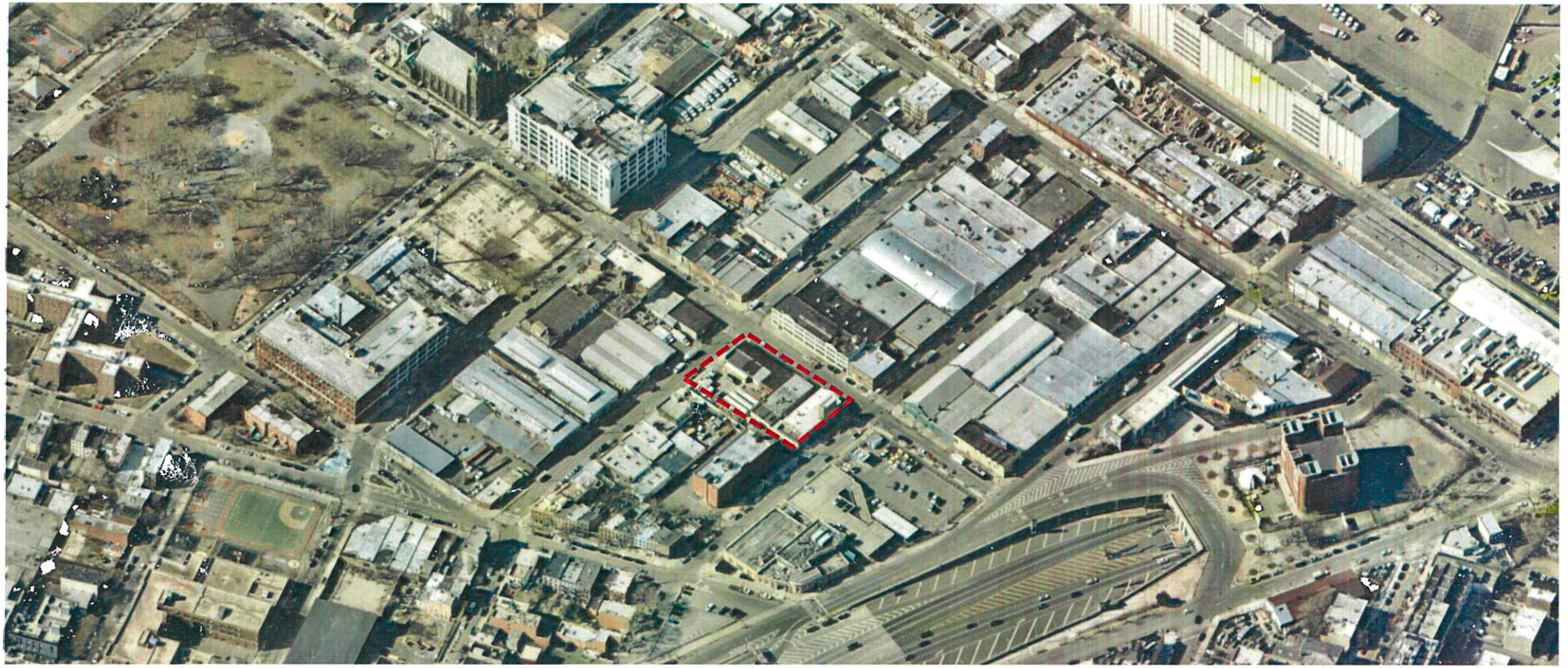
Zoning Change Map

- Site is currently zoned M1-1 and block is directly abutted by M1 uses on all sides. R5 and R6 uses are present approximately 350 feet to the south
- M1 allows UG 4-14, 16 and 17; permit FAR up 1 for commercial and manufacturing and up to 2.4 for community facility. Building height regulated by sky-exposure plane beginning at 30-feet above street line. Parking is 1 to 300-sf
- M1-5 allows same use groups, permits FAR up to 5.0 for commercial and manufacturing and up to 6.5 for community facility. Building height regulated by sky-exposure plane beginning at 85-feet above street line. Parking is not required



41 Richards Street Rezoning

Aerial View Map



41 Richards Street Rezoning

Site Photos

1 View of Projected Development Site from Commerce St facing northwest

Study Area Map with Photo Key

2 View of Projected Development Site from Commerce St facing northeast

3 View of Commerce St facing northwest

41 Richards Street Rezoning

Site Photos

4 View of Projected Development Site from the intersection of Richards St and Commerce St facing west

Study Area Map with Photo Key

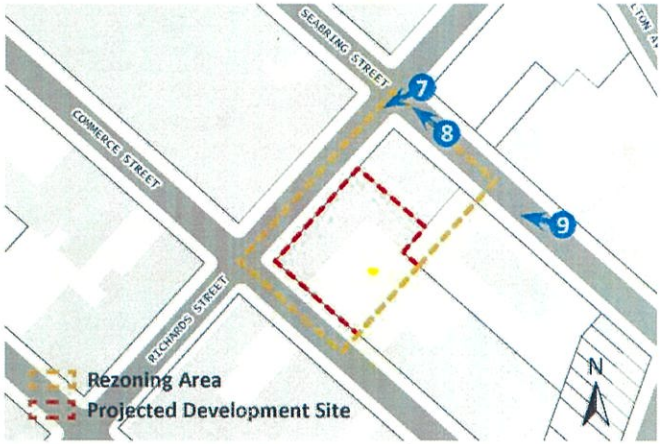
5 View of Projected Development Site from Richards St facing south

6 View of Rezoning Area from the intersection of Richards St and Seabring St facing south

41 Richards Street Rezoning

Site Photos

7 View from the intersection of Richards St and Seabring St facing southwest



Study Area Map with Photo Key

8 View of Seabring St towards the intersection of Richards St and Seabring St facing northwest

9 View of Rezoning Area from Seabring St facing west

41 Richards Street Rezoning

Need for Rezoning

- Provide for Modern Manufacturing Building for artisanal entrepreneurs, incubator and start-up businesses, maker hub manufacturing, shared and flex manufacturing space and traditional small businesses
- Supports quality redevelopment given cost to retrofit or demolish existing structures, remediate site and to provide for required flood resiliency
- Parking requirements associated with M1-1 too prohibitive to support modern manufacturing facility

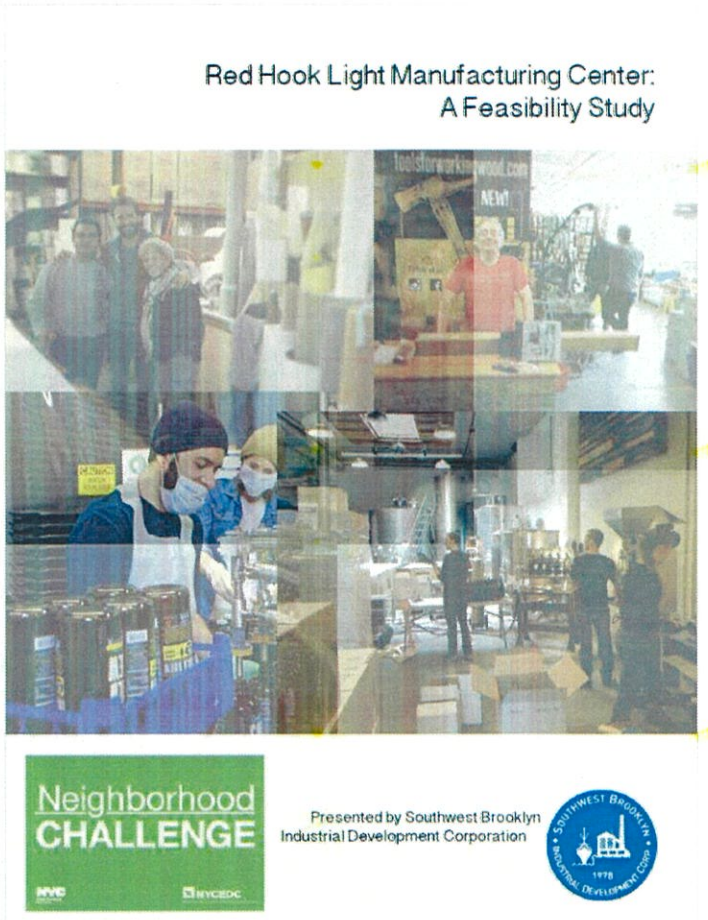
Proposed Action would allow for development that directly addresses two of Brooklyn Borough Presidents Office's most pressing needs for fiscal year 2024:

- Economic recovery and development: the community board states that empty storefronts plague the community, and that a solution is needed to allow their commercial strips to be diverse in the wares they sell. The Proposed Building would introduce "boutique manufacturing," the on-site production of custom woodworking, ceramic products, clothing, and other such uses found in Use Groups 11, 16, and 17. These diverse products would be produced locally and sold within storefronts on-site, providing the exact types of products the community board is looking for in the community district.
- Infrastructure resiliency: Red Hook is within the 100-year floodplain. The Proposed Development would demolish flood prone buildings and redevelop the lots in accordance with Appendix G of the NYC Building Code that defines wet and dry flood proof measures required for buildings within 100-year flood zone and be subject to review and concurrence of flood-proofing measures under the NYC Waterfront Revitalization Program (WRP).

Responding to Neighborhood Redevelopment Challenge

- Proposed Development won a Neighborhood Challenge Innovation Grant
  - ✓ Sponsored by Southwest Brooklyn Industrial Development Corporation (SBIDC), NYC Small Business Services (SBS) and NYC Economic Development Corporation (NYCEDC)

- Responds to following conditions
  - ✓ Reduction in manufacturing space despite demand for stable and affordable space
  - ✓ Respond to need for smaller, flexible manufacturing spaces with high quality amenities
  - ✓ Provide for floor resilience given background of Hurricane Sandy
  - ✓ Take advantages of Red Hook as a business location, adjacent to trucking routes, shipping locations, coastal access, improved bus and ferry service, high quality commercial districts
  - ✓ Take advantage of business clustering, low rents, and creative community
  - ✓ Respond to decline in manufacturing spaces, replacement of manufacturing tenants with commercial tenants



Proposed Development Program

Proposed Development
Site – 16,500-sf
Total Size 82,266-sf (113,557 GSF)
Height – 105-ft, 20-ft setback at 78-ft

Uses
Manufacturing – 66,319-sf
Office – 15,947-sf
Retail – 2,730-sf
Parking - 41 Spaces
Loading Docks – 2

Zoning Floor Area Distribution - 37 Richards Street (Lots 13 & 20)

FLOOR	TOTAL	PARKING	LOADING	RETAIL	MECH	MANUFAC	OFFICE
7TH	10,379	-	-	-	-	8,303	2,076
6TH	10,379	-	-	-	-	8,303	2,076
5TH	14,744	-	-	-	-	11,795	2,949
4TH	14,744	-	-	-	-	11,795	2,949
3RD	14,744	-	-	-	-	11,795	2,949
2ND	14,744	-	-	-	-	11,795	2,949
1ST*	2,532					2,532	
Ground**					-		
Total ZFA	**82,266**					**66,318**	**15,948**

* First Floor as measured from floor to ceiling is 23 feet from base grade and parking/loading is exempt from ZFA per ZR 12-10

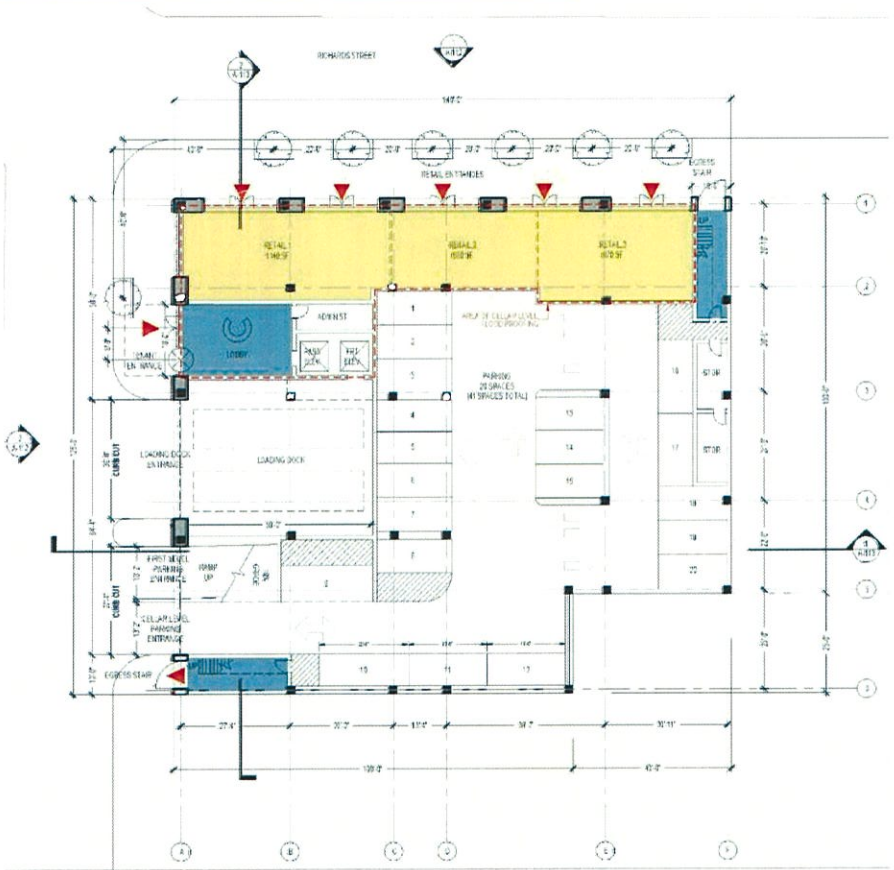
** Ground Floor is below the Base Flood Elevation, therfore all floor area is exempt from ZFA as per ZR 64-322 (c) (2)

Gross Floor Area Distribution - 37 Richards Street (Lots 13 & 20)

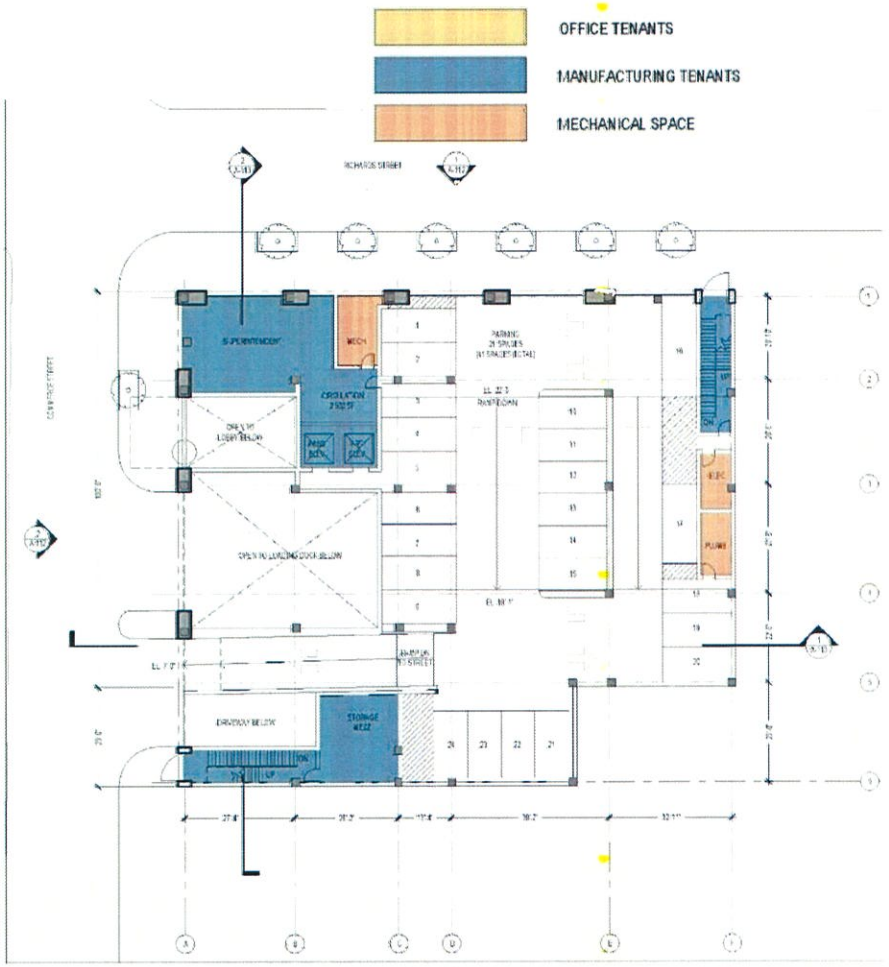
FLOOR	TOTAL	PARKING	LOADING	RETAIL	MECH	MANUFAC	OFFICE
7TH	10,700	-	-	-	321	8,303	2,076
6TH	10,700	-	-	-	321	8,303	2,076
5TH	15,200	-	-	-	456	11,795	2,949
4TH	15,200	-	-	-	456	11,795	2,949
3RD	15,200	-	-	-	456	11,795	2,949
2ND	15,200	-	-	-	456	11,795	2,949
1ST	16,500	11,890	2,000		78	2,532	0
Ground	16,500	10,127	2,000	2,730	0		0
Total GFA	**113,557**	**22,017**	**4,000**	**2,730**	**2,544**	**66,318**	**15,948**

41 Richards Street Rezoning

Plans – Cellar and First Floor



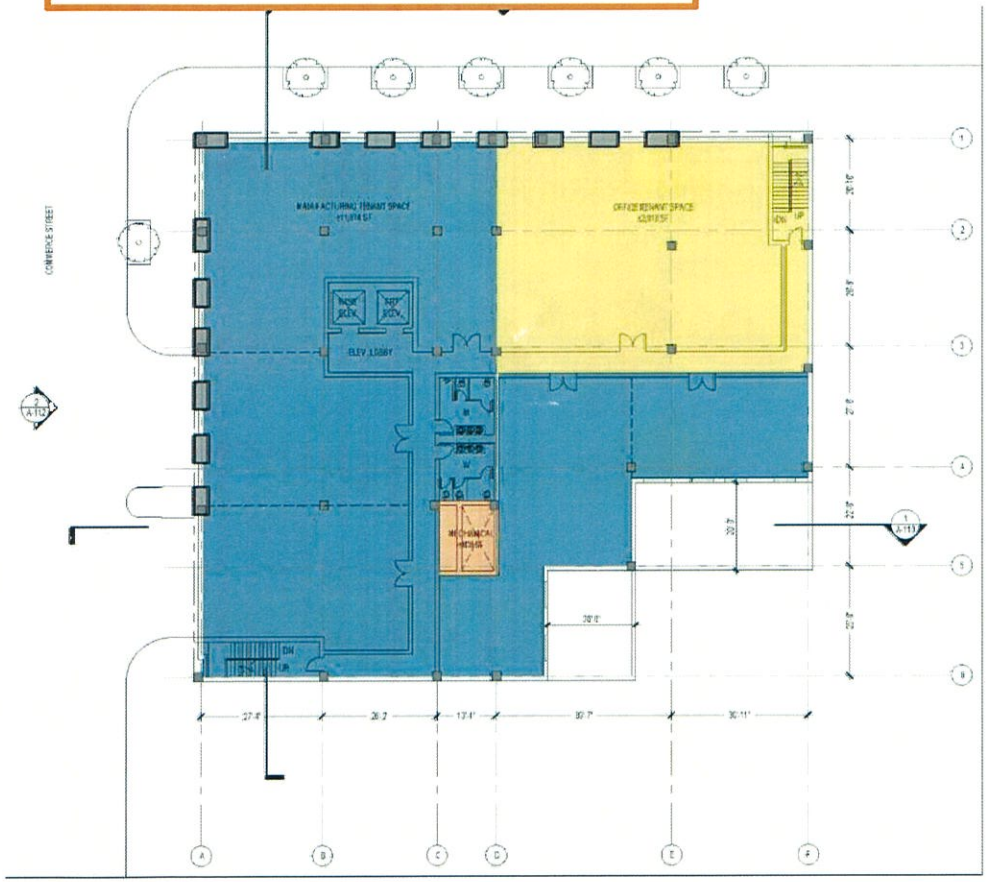
1 CELLAR FLOOR PLAN-FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: 1/16" = 1'-0"



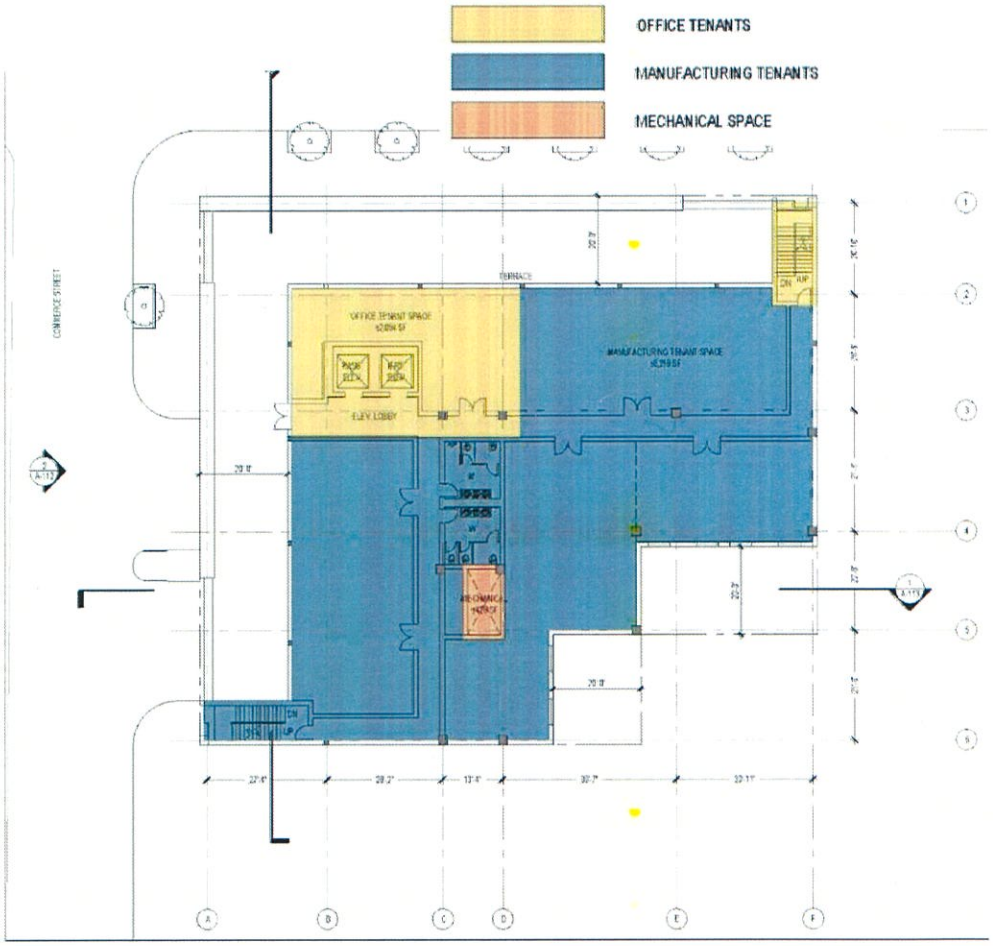
2 FIRST FLOOR PLAN-FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: 1/16" = 1'-0"

41 Richards Street Rezoning

Plans – 2nd through 7th Floors



1 SECOND-FIFTH FLOOR PLAN - FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: 1/16" = 1'-0"



2 SIXTH-SEVENTH FLOOR PLAN - FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: 1/16" = 1'-0"

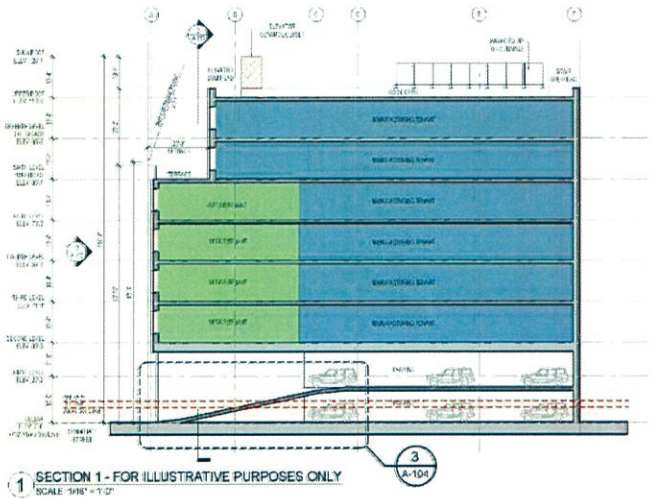
41 Richards Street Rezoning

Plans – Sections

OFFICE TENANTS

MANUFACTURING TENANTS

MECHANICAL SPACE



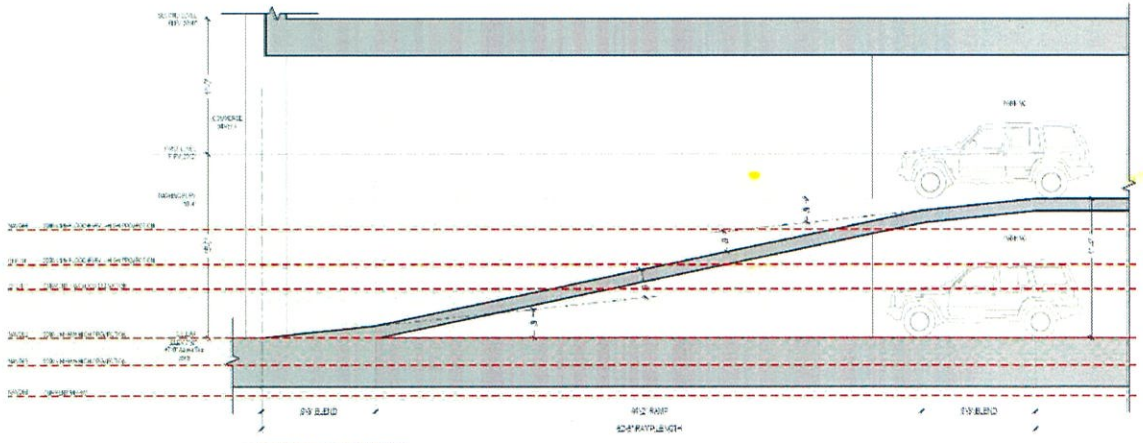
1 SECTION 1 - FOR ILLUSTRATIVE PURPOSES ONLY

2 SECTION 2 - FOR ILLUSTRATIVE PURPOSES ONLY

Base Flood Elevation = 11'-0" (NAV88)
Design Flood Elevation = 13'-0"
Site Above Sea Level = 7'-0"
Calculation:
Static BFE at Site = 5'-0"
Static DFE at Site = 6'-0"

LEGEND

- EXISTING WALL OR PARTITION TO REMAIN
- NEW WALL OR PARTITION
- NEW DOOR AND FRAME
- ELEVATION NUMBER/ PAGE NUMBER
- DETAIL NUMBER/ PAGE NUMBER
- KEYNOTE NUMBER
- BLOW UP/ DRAWING
- OFFICE TENANTS
- MANUFACTURING TENANTS
- RETAIL SPACE



3 RAMP SCOPE - SECTION

41 Richards Street Rezoning

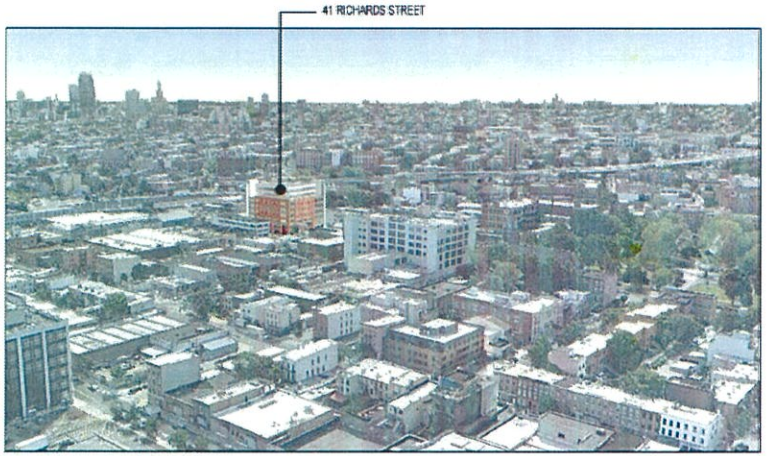
Plans – Renderings

NE Pedestrian View – Richards and Commerce St

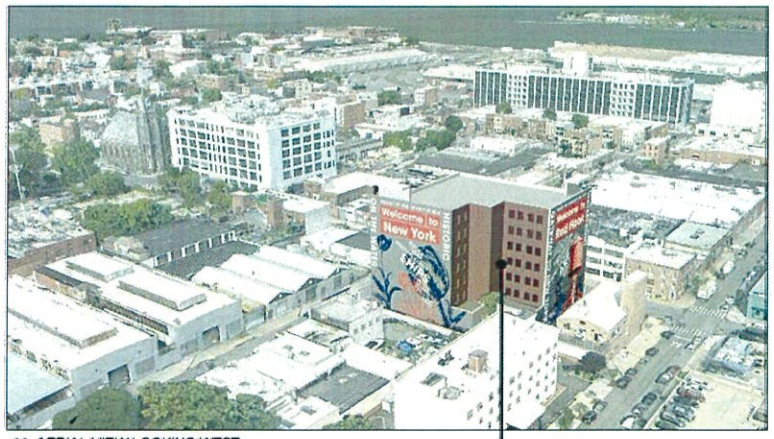
SW Pedestrian View – Richards and Commerce St

41 Richards Street Rezoning

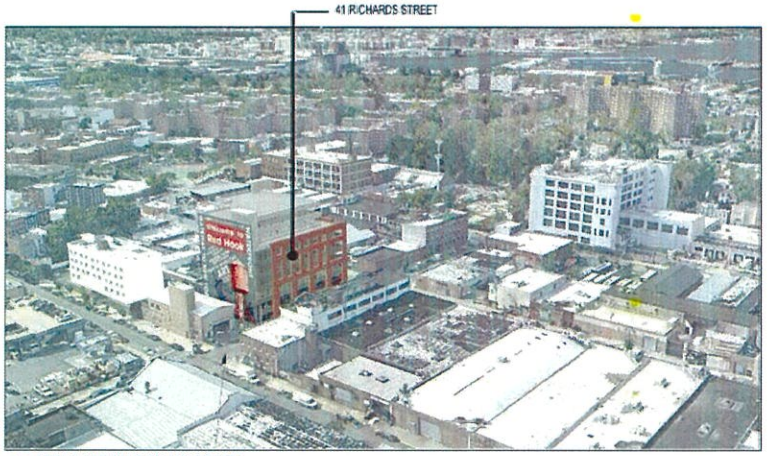
1 AERIAL VIEW LOOKING NORTH
SCALE: N.T.S.



2 AERIAL VIEW LOOKING EAST
SCALE: N.T.S.



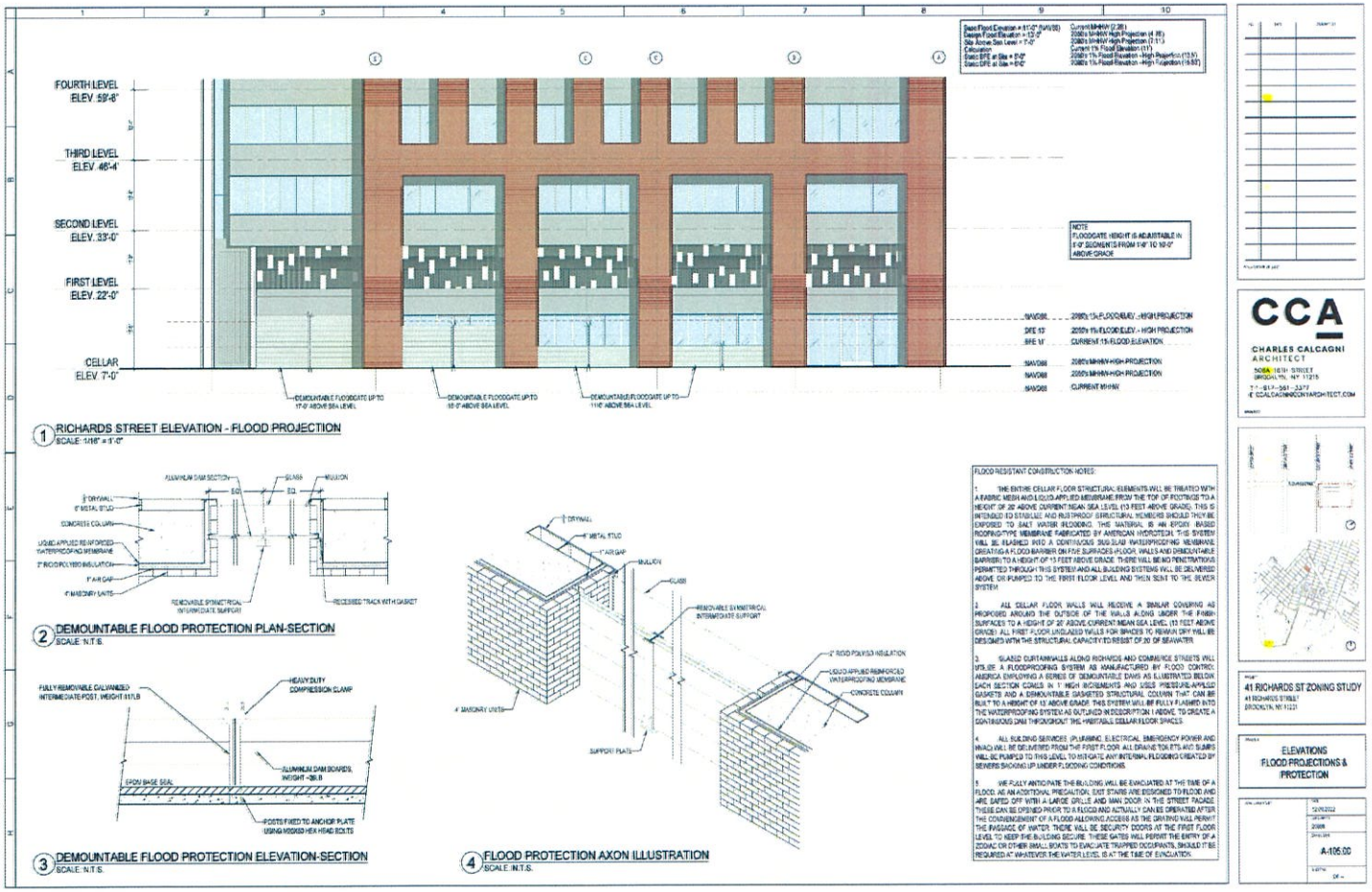
3 AERIAL VIEW LOOKING WEST
SCALE: N.T.S.



4 AERIAL VIEW LOOKING SOUTH
SCALE: N.T.S.

41 Richards Street Rezoning

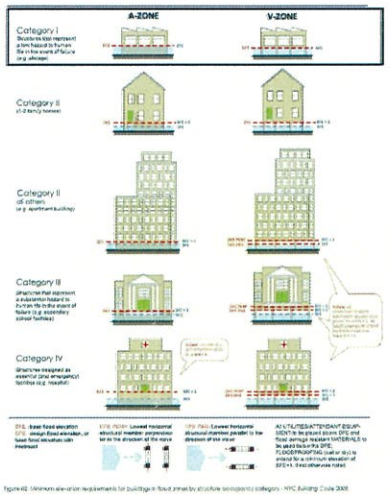
Resiliency – Flood and Energy



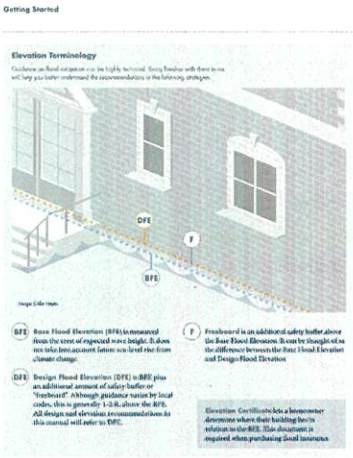
41 Richards Street Rezoning

Resiliency – Flood and Energy

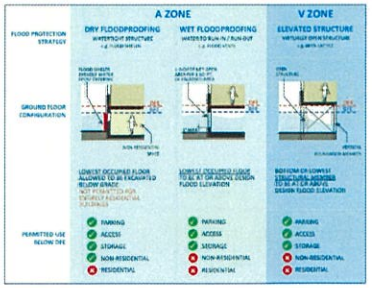
DEF ELEVATION BY STRUCTURE OCCUPANCY CATEGORY



ELEVATION TERMINOLOGY



FLOOD PROTECTION SYSTEMS



HYDROSTATIC PRESSURE WITH DRY FLOOD PROOFING

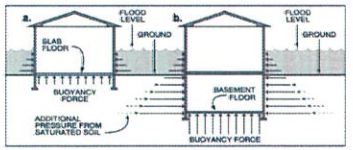
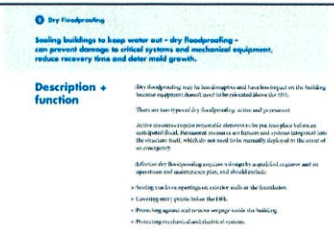


Figure FP-2 (a and b)—Hydrostatic Pressure Diagram With Dry Flood Proofing

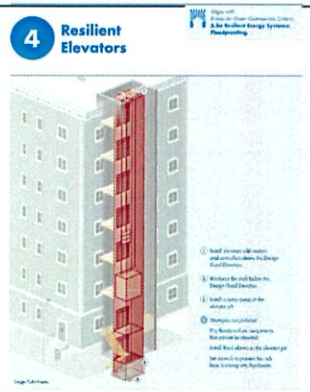
41 Richards Street Rezoning

Resiliency – Flood and Energy

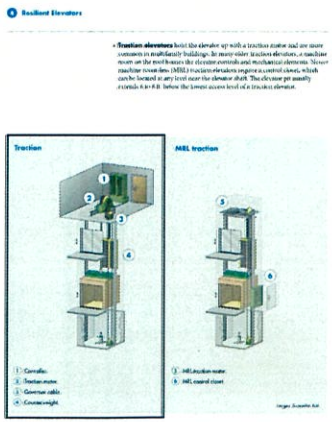
DRY FLOOD PROOFING SYSTEM



RESILIENT ELEVATOR



RESILIENT ELEVATOR

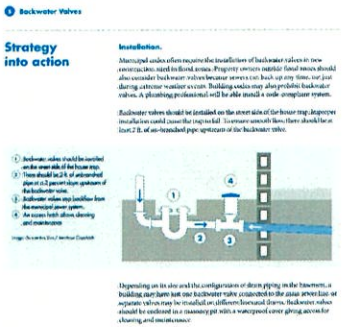


ELEVATOR CONTROLS

41 Richards Street Rezoning

Resiliency – Flood and Energy

BLACK WATER VALVES-INSTALLATION



MECHANICAL UNITS INSTALLED ABOVE DFE

DECENTRALIZED HEATING AND COOLING SYSTEMS (SPLIT SYSTEMS)

Plans: Resiliency – Flood and Energy

Contemplated Systems

- Solar- Rooftop Photovoltaics
- Battery Energy Storage System (BESS)
- Rooftop water retention systems, green roof system
- High efficiency water systems, fixtures
- Low flush/emissions toilets
- High efficiency, intelligent LED lighting systems
- High efficiency HVAC systems, low NOX boiler systems

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