

New York City Council  
Subcommittee on Zoning and Franchises

**41 RICHARDS STREET REZONING  
ULURP # 230051ZMK**

March 26<sup>th</sup>, 2024

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54 Richards Street LLC

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



## 41 Richards Street Rezoning

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### 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

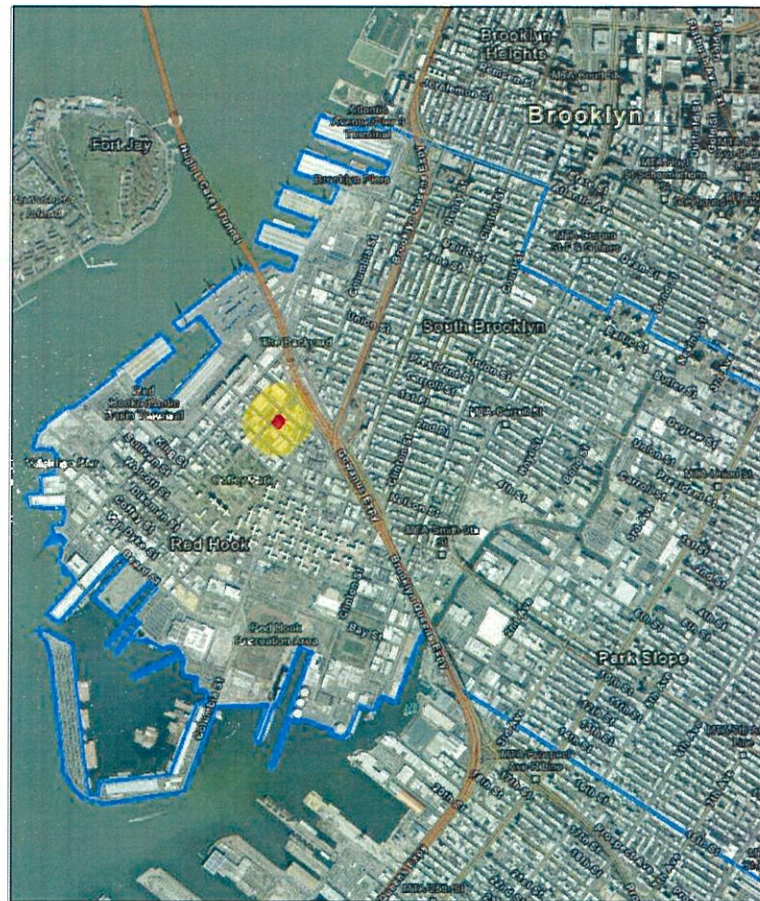




# 41 Richards Street Rezoning

## 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



### Legend

- 54 Richards Street
- Community District 6
- 400' Study Area

0 0.15 0.3 0.6 Miles



### Legend

- Projected Development Site 1
- 400' Study Area
- Rezoning Area

0 75 150 300 US Feet

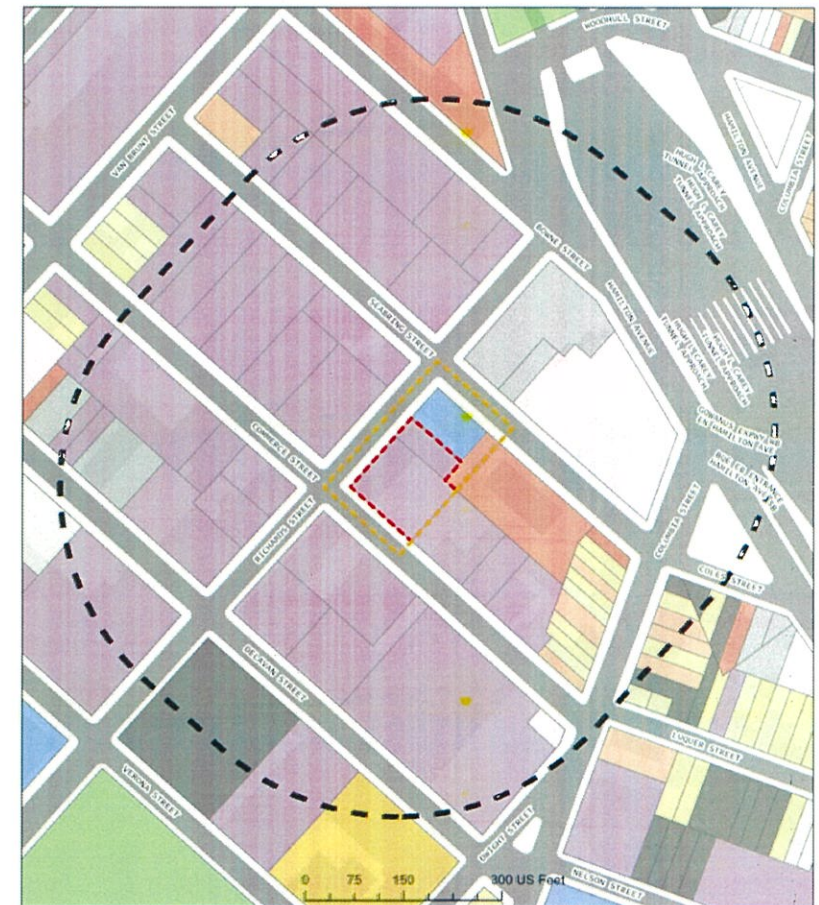




## 41 Richards Street Rezoning

### 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					



#### Legend

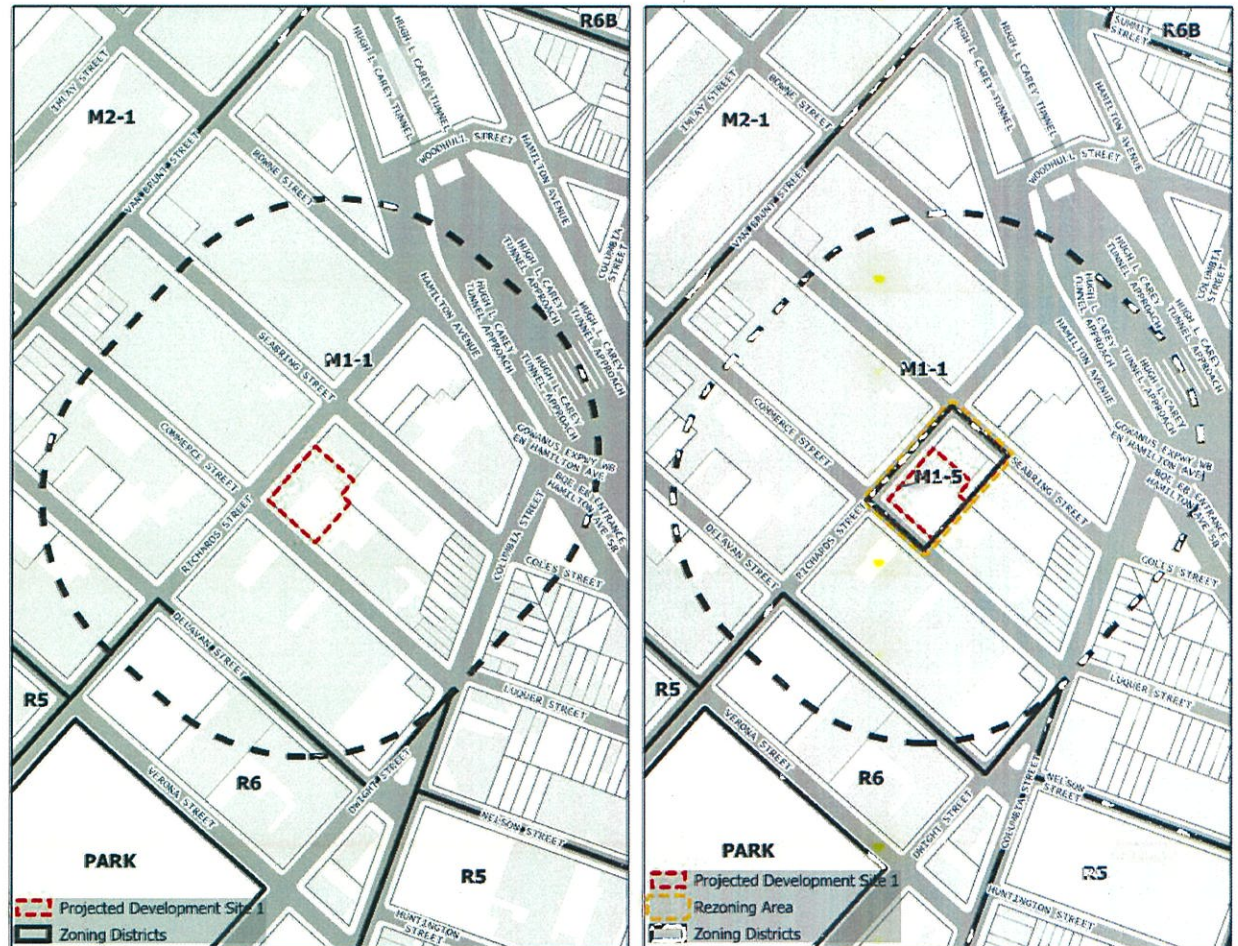
- Projected Development Site 1
- Rezoning Area
- 400' Study Area
- Land Use**
- One & Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Buildings
- Mixed Commercial / Residential Buildings
- Commercial / Office Buildings
- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data





## Zoning Change Map

- [illegible]

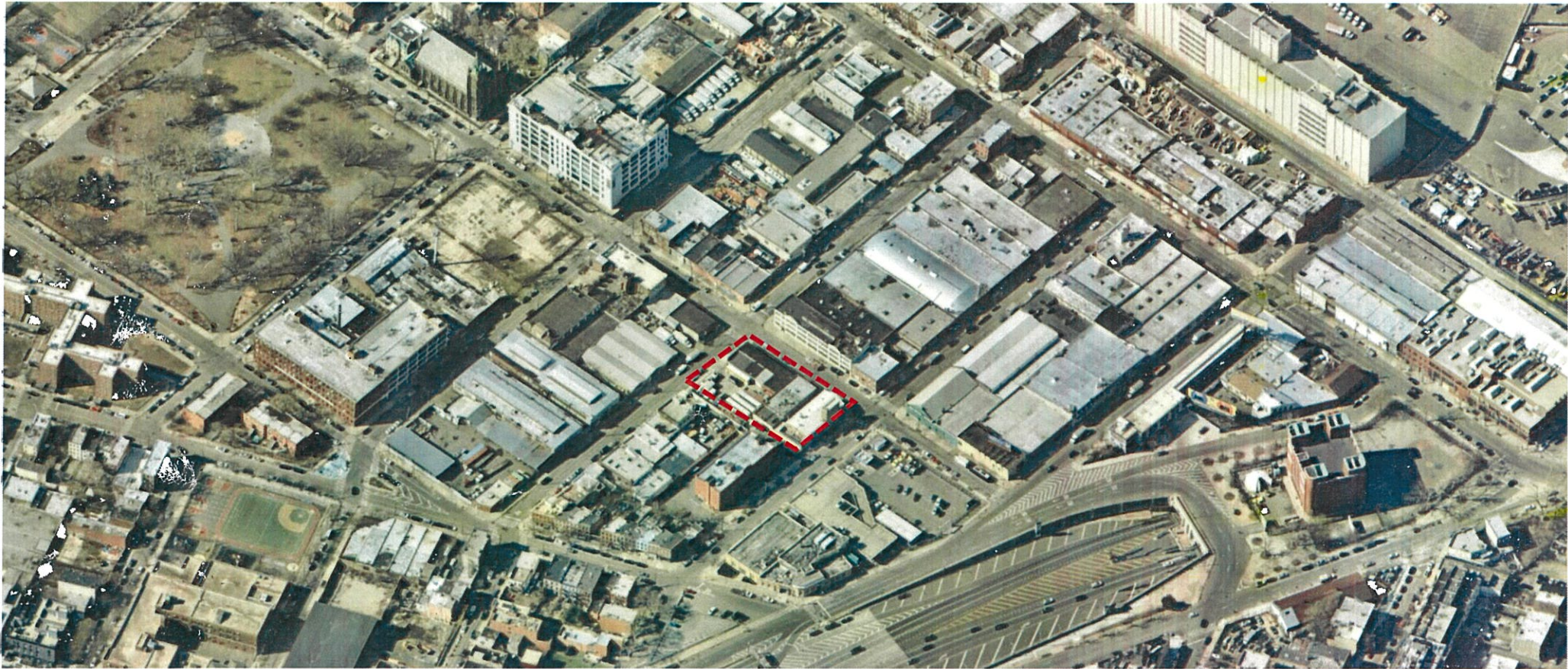




## 41 Richards Street Rezoning

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### Aerial View Map





## 41 Richards Street Rezoning

### Site Photos



1 View of Projected Development Site from Commerce St facing northwest



2 View of Projected Development Site from Commerce St facing northeast



Study Area Map with Photo Key



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



**5** View of Projected Development Site from Richards St facing south



**Study Area Map with Photo Key**



**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



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



**Study Area Map with Photo Key**



**9** View of Rezonning Area from Seabring St facing west



## 41 Richards Street Rezoning

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### 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).



## 41 Richards Street Rezoning

### 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

Red Hook Light Manufacturing Center:  
A Feasibility Study



Presented by Southwest Brooklyn  
Industrial Development Corporation





## 41 Richards Street Rezoning

### 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**					-		
<b>Total ZFA</b>	<b>82,266</b>					<b>66,318</b>	<b>15,948</b>

\* 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, therefore all floor area is exempt from ZFA as per ZR 64-322 (c) (2)

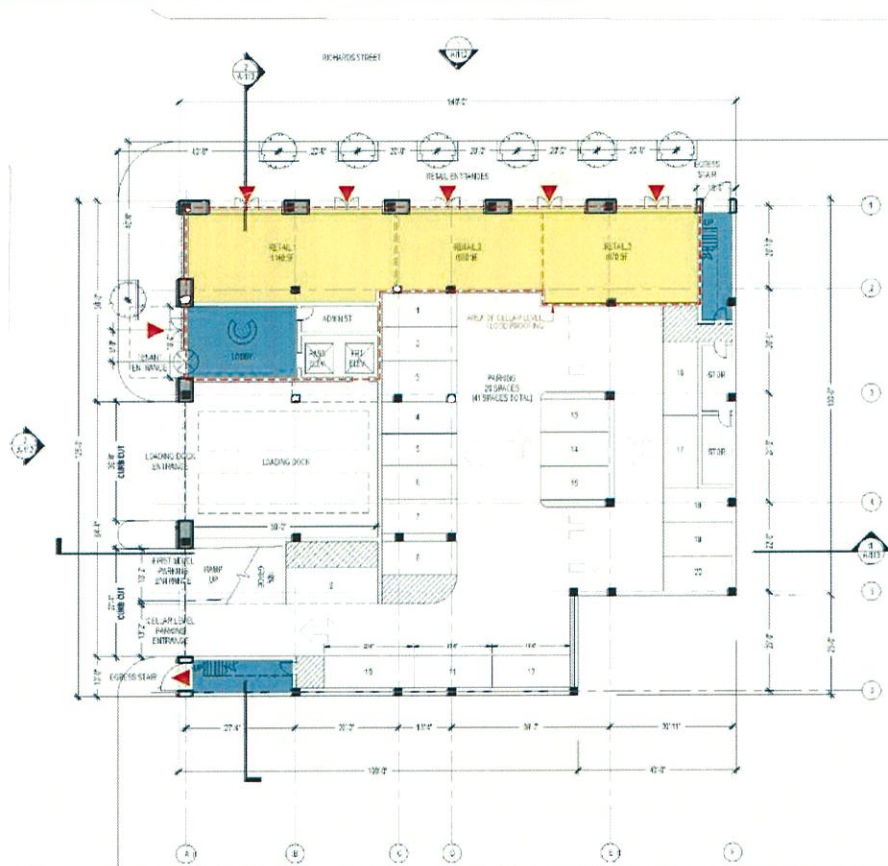
#### Gross Floor Area Distribution - 37 Richards Street (Lots 13 & 20)

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
<b>Total GFA</b>	<b>113,557</b>	<b>22,017</b>	<b>4,000</b>	<b>2,730</b>	<b>2,544</b>	<b>66,318</b>	<b>15,948</b>

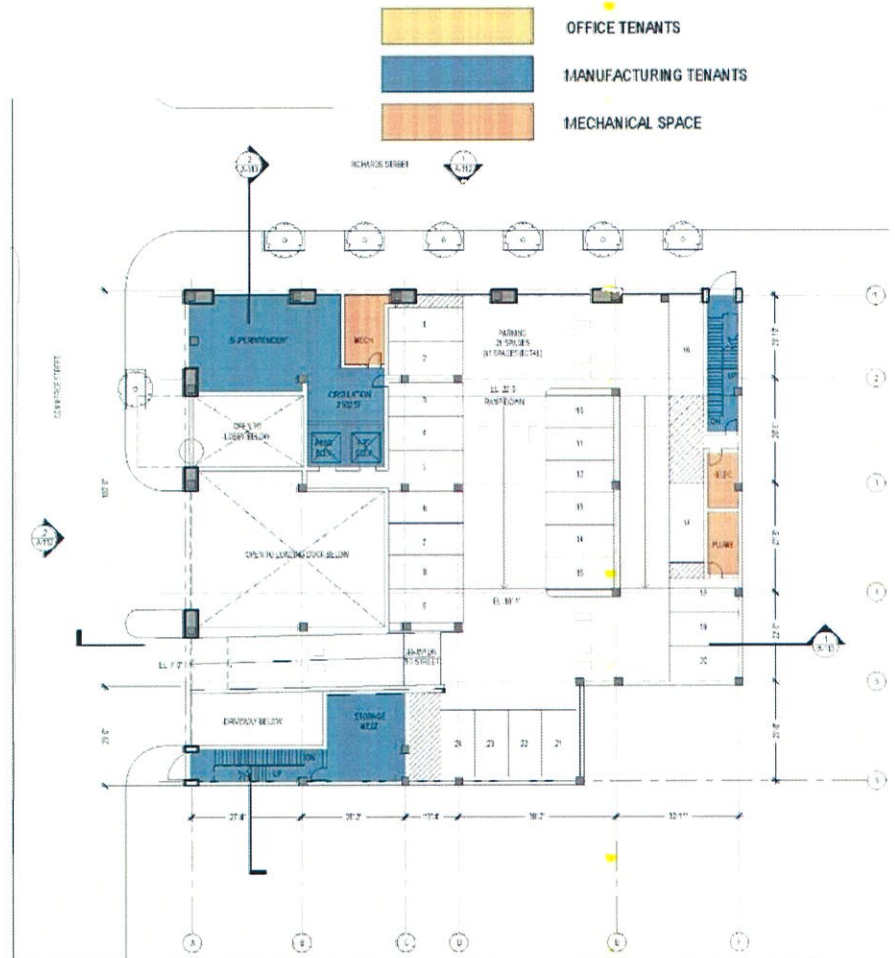


# 41 Richards Street Rezoning

## Plans – Cellar and First Floor



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

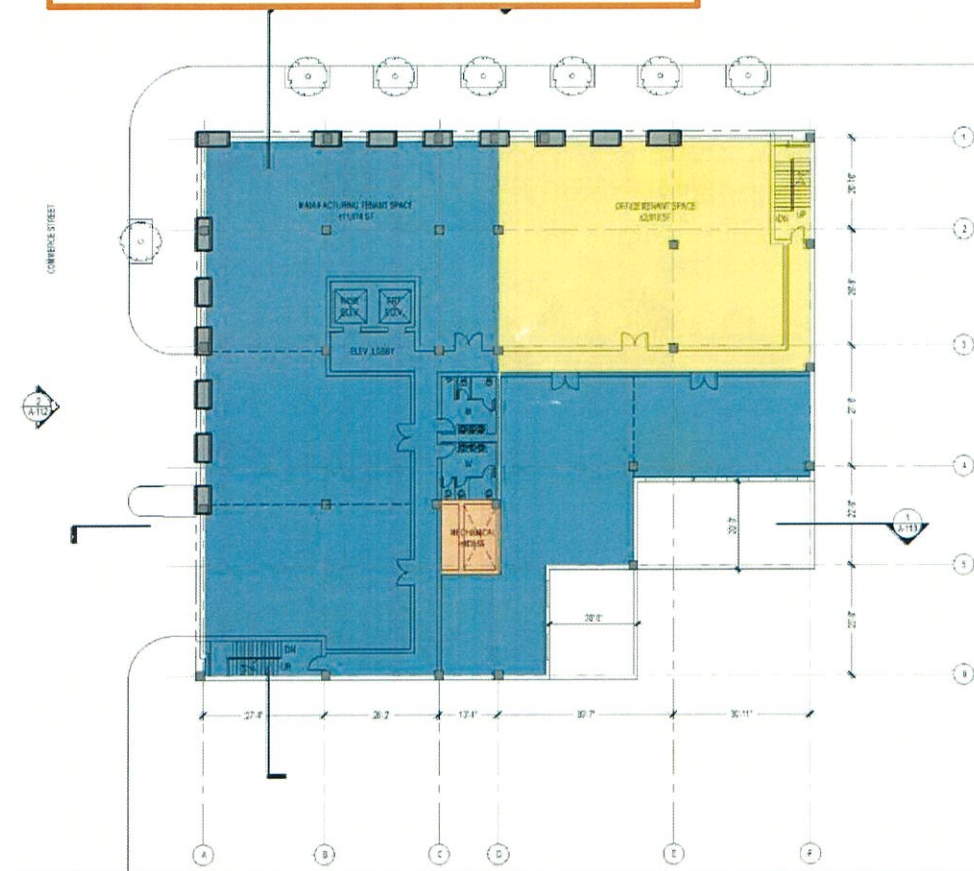


2 FIRST FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
SCALE: 1/16" = 1'-0"

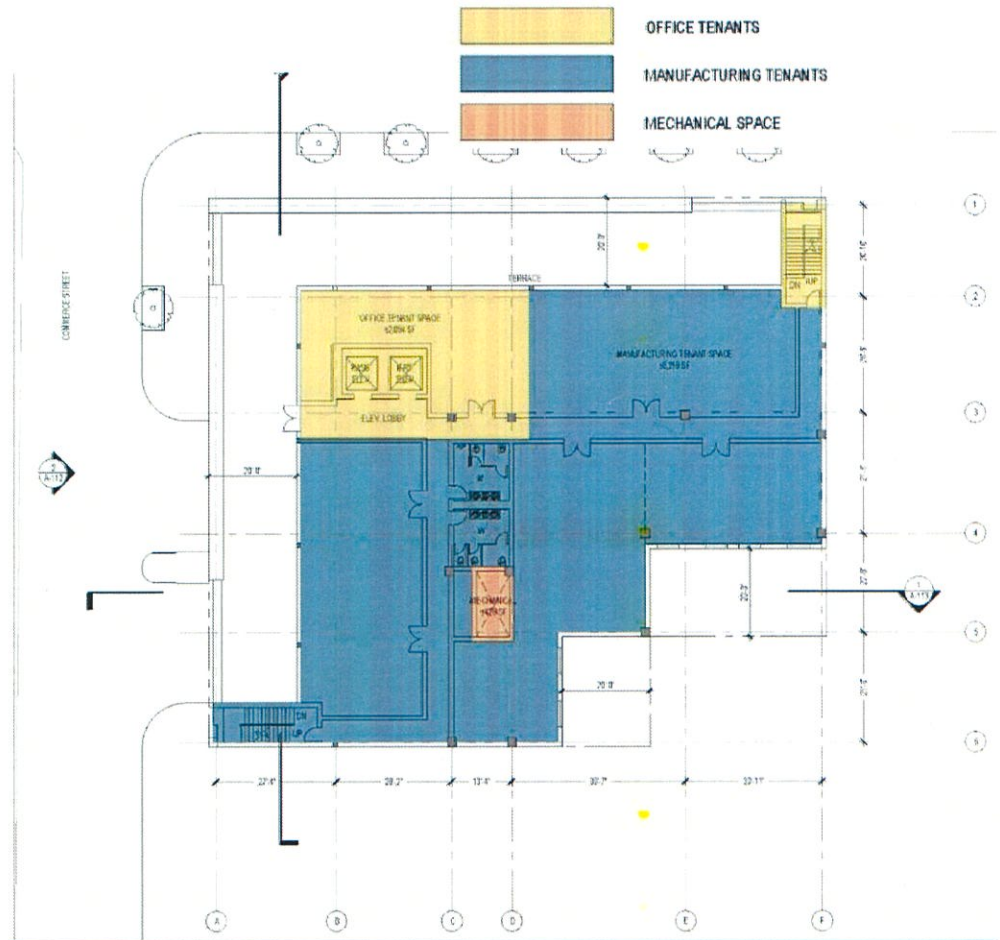


## 41 Richards Street Rezoning

### Plans – 2<sup>nd</sup> through 7<sup>th</sup> Floors



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

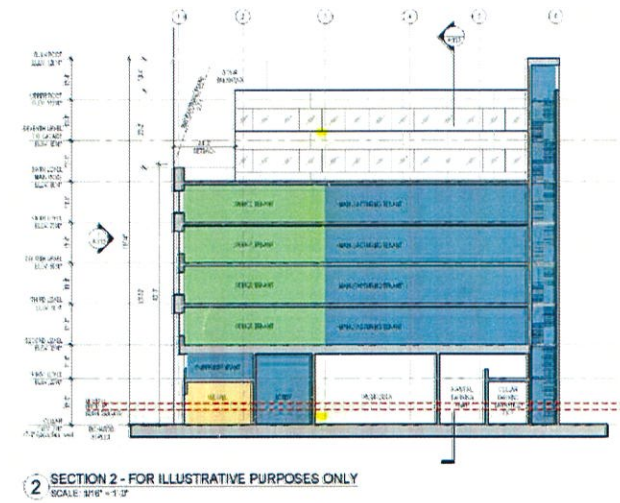
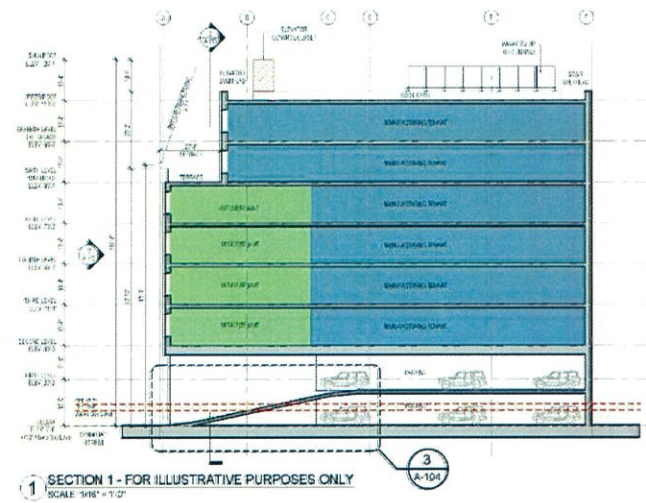
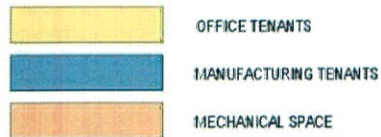


2 SIXTH-SEVENTH FLOOR PLAN - FOR ILLUSTRATIVE PURPOSES ONLY  
SCALE: 1/16" = 1'-0"

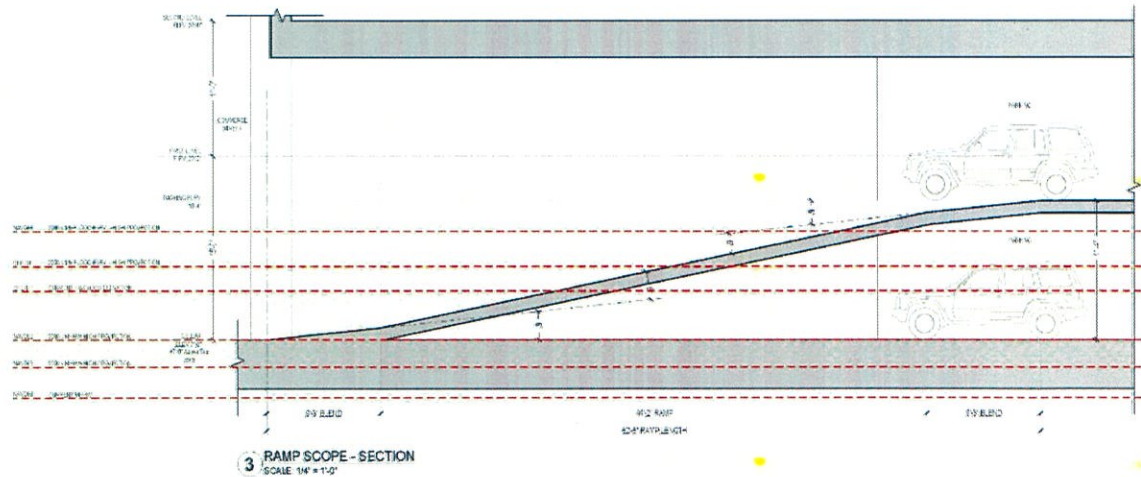


# 41 Richards Street Rezoning

## Plans – Sections



Base Flood Elevation = 11'-0" (NAV85)  
Design Flood Elevation = 13'-0"  
Site Above Sea Level = 7'-0"  
Calculation:  
Static BFE at Site = 5'-0"  
Static DFE at Site = 6'-0"



## 41 Richards Street Rezoning

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### Plans – Renderings



NE Pedestrian View – Richards and Commerce St



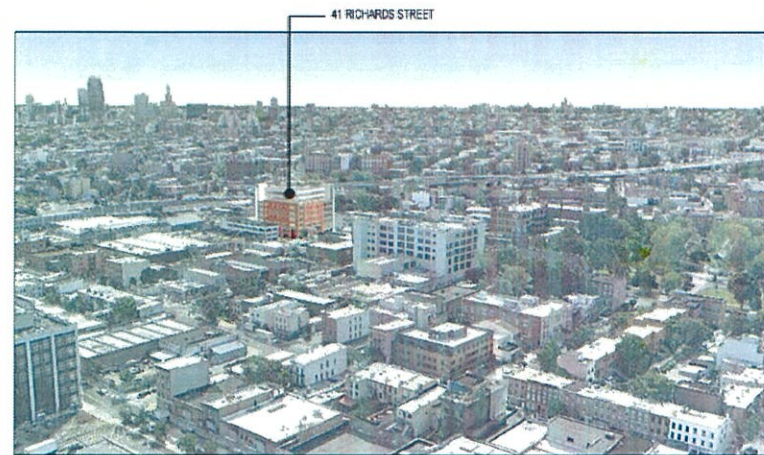
SW Pedestrian View – Richards and Commerce St



## 41 Richards Street Rezoning



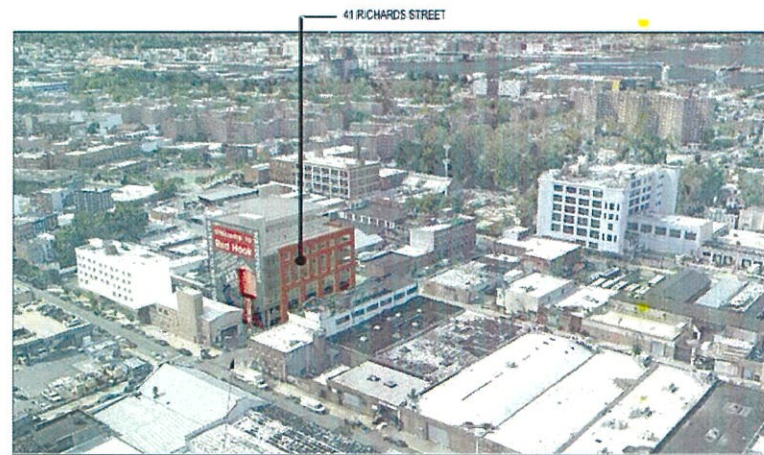
1 AERIAL VIEW LOOKING NORTH  
SCALE: N.T.S.



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



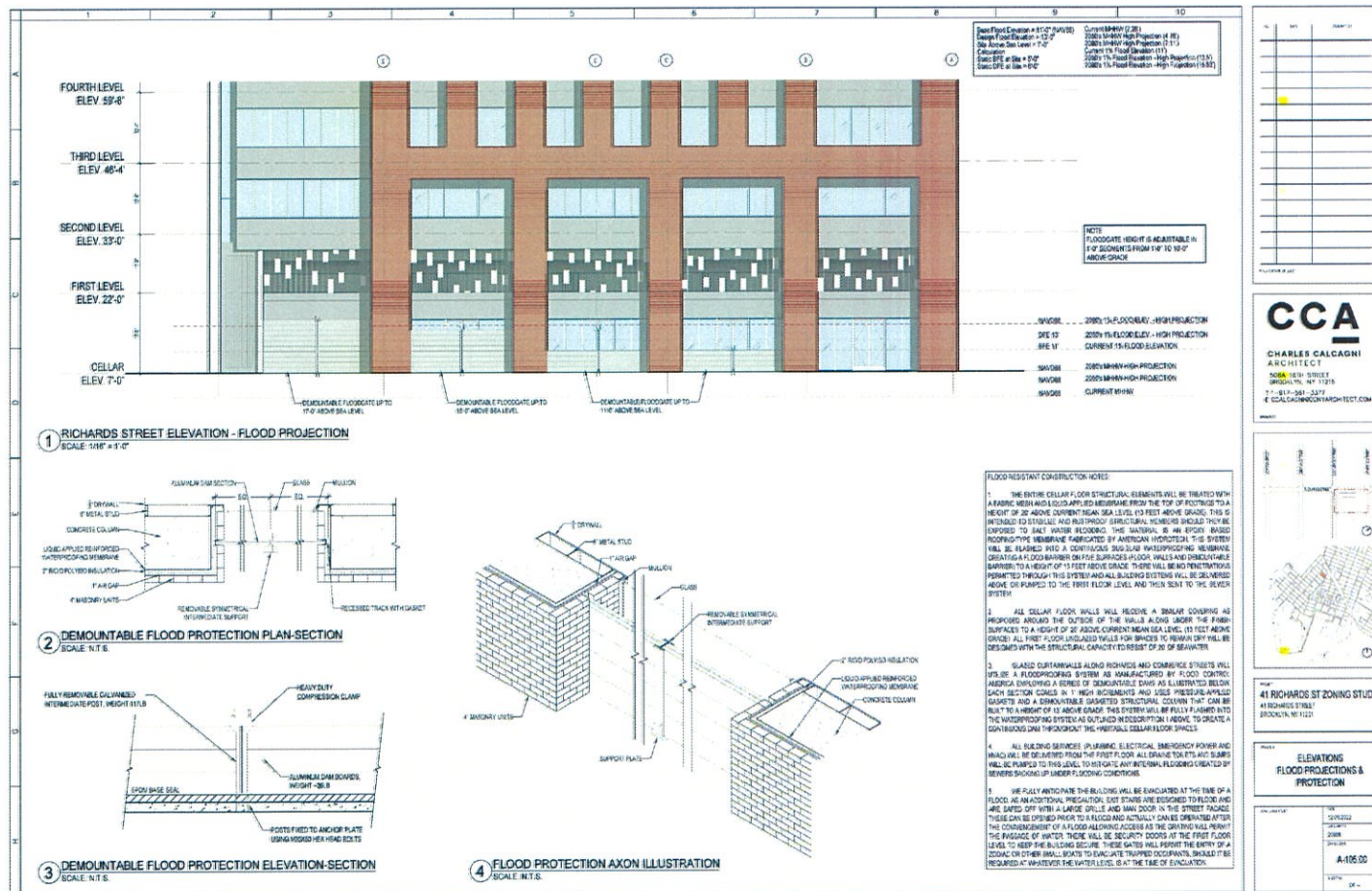
3 AERIAL VIEW LOOKING WEST  
SCALE: N.T.S.



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



## Resiliency – Flood and Energy

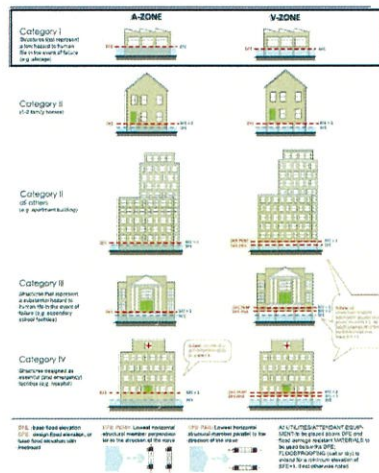




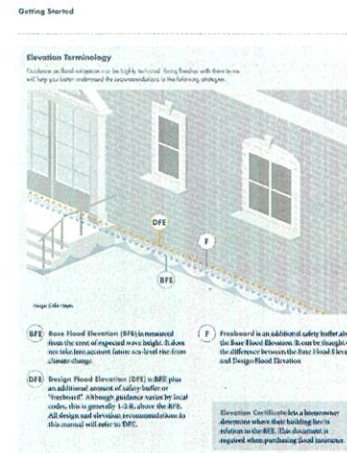
# 41 Richards Street Rezoning

## Resiliency – Flood and Energy

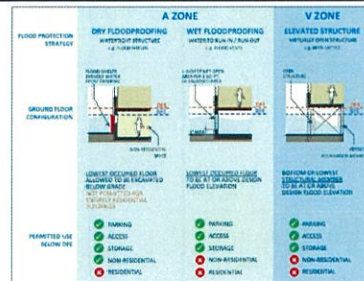
### DEF ELEVATION BY STRUCTURE OCCUPANCY CATEGORY



### ELEVATION TERMINOLOGY

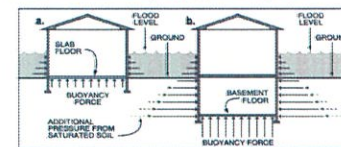


### FLOOD PROTECTION SYSTEMS




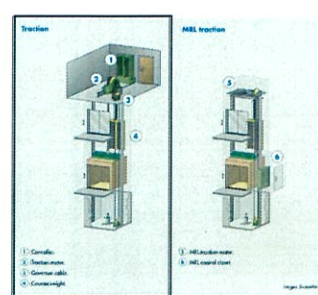
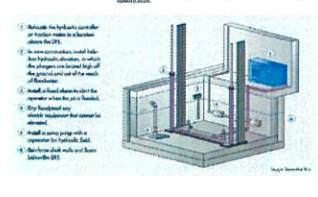
### HYDROSTATIC PRESSURE WITH DRY FLOOD PROOFING

As shown in Figure 7P-2b, water that has saturated the soil poses a special hazard for basement walls. Because hydrostatic pressure increases with the depth of the water, the pressure on basement walls is greater than the pressure on the walls of the upper floor, as indicated by the arrows in the figure. This pressure is made even greater by the weight of the saturated soil that surrounds the basement. The walls of buildings built according to standard construction practice are not designed to resist this pressure. Once the pressure exceeds the strength of the walls (including basement walls), it can push them in, cause extensive structural damage, and possibly cause the building to collapse.



# 41 Richards Street Rezoning

## Resiliency – Flood and Energy

<p><b>DRY FLOOD PROOFING SYSTEM</b></p> <p><b>1 Dry Floodproofing</b></p> <p><b>Sealing buildings to keep water out - dry floodproofing - can prevent damage to critical systems and mechanical equipment, reduce recovery time and deter mold growth.</b></p> <p><b>Description + function</b></p> <p>Dry floodproofing may be floodlights and sandbags placed on the building because equipment doesn't need to be relocated above the FFE.</p> <p>There are two types of dry floodproofing: active and passive.</p> <p>Active systems require structural alterations to the pre-existing building to prevent water from entering the building. Permanent measures are taken and repairs are made into the structure that, which do not need to be manually deployed in the event of an emergency.</p> <p>Effective dry floodproofing requires a design by a qualified engineer and an operation and maintenance plan, and should include:</p> <ul style="list-style-type: none"> <li>• Sealing such as openings on exterior walls or the foundation.</li> <li>• Locating water pipes below the FFE.</li> <li>• Proper signage and service signage inside the building.</li> <li>• Proper protection of and shut off systems.</li> </ul>	<p><b>RESILIENT ELEVATOR</b></p> <p><b>4 Resilient Elevators</b></p>  <ol style="list-style-type: none"> <li>1. Seal elevator shaft walls and concrete above the Design Flood Elevation.</li> <li>2. Reinforce the shaft before the Design Flood Elevation.</li> <li>3. Seal concrete walls of the shaft at FFE.</li> <li>4. Designate an evacuation route and signage for evacuation to be used.</li> <li>5. Seal the shaft at the top of the shaft to prevent the shaft from flooding the shaft.</li> </ol>
<p><b>RESILIENT ELEVATOR</b></p> <p><b>1 Resilient Elevators</b></p> <p><b>Transition elevators</b> hold the elevator up with a traction system and are more common in multi-story buildings. In many older traction elevators, a machine room on the roof houses the elevator controls and mechanical elements. Newer machines use less (MEL) traction elevators require a control shaft, which can be located at any level near the elevator shaft. The elevator pit usually extends 4 to 8 ft below the lowest access level of a traction elevator.</p>  <ol style="list-style-type: none"> <li>1. Carriage</li> <li>2. Traction motor</li> <li>3. Concrete shaft</li> <li>4. Concrete walls</li> <li>5. Concrete shaft</li> </ol>	<p><b>ELEVATOR CONTROLS</b></p> <p><b>1 Resilient Elevators</b></p> <p><b>Strategy into action</b></p> <ul style="list-style-type: none"> <li>• Timing of elevator systems are an important consideration when determining building power requirements.</li> <li>• Elevator shafts that extend below the FFE should be designed and built to resist the hydrostatic pressure of floodwater. Appropriate shaft construction materials include reinforced concrete, steel, or masonry of precast concrete.</li> <li>• During power outages in buildings of elevators or stairs, advanced elevator controls should automatically shut down all elevators at a flood safe level while allowing the building's elevator to operate on backup power (like battery, standby power, or natural power).</li> </ul> <p><b>Elevator controls:</b></p> <ul style="list-style-type: none"> <li>• Keep electronic elevator controls above the FFE in the building machine room (the conventional machine room) or in a mechanical shaft adjacent to the elevator shaft on an upper floor (the MEL traction elevator).</li> <li>• Set elevator controls to prevent calls from being answered at a flood grade lower than during a power outage or flood. Flood calls are more than switches in the elevator pit with controls to prevent the elevators from descending into a flooded pit. Designate this result from above the FFE.</li> <li>• Small flood control systems should connect to keep the elevator shaft out of a flooded shaft.</li> </ul>  <ol style="list-style-type: none"> <li>1. Elevator shaft walls and concrete above the Design Flood Elevation.</li> <li>2. Reinforce the shaft before the Design Flood Elevation.</li> <li>3. Seal concrete walls of the shaft at FFE.</li> <li>4. Designate an evacuation route and signage for evacuation to be used.</li> <li>5. Seal the shaft at the top of the shaft to prevent the shaft from flooding the shaft.</li> </ol>



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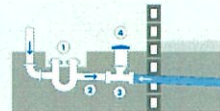
## Resiliency – Flood and Energy

### BLACK WATER VALVES-INSTALLATION

#### Backwater Valves

##### Strategy into action

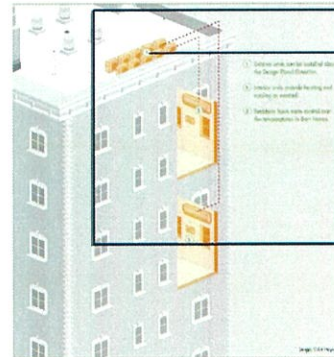
1. Backwater valves should be installed on the main line of the sewer pipe.
2. They should be 1/2" or 3/4" diameter.
3. Backwater valves are installed on the main line of the sewer pipe.
4. The valves should be installed on the main line of the sewer pipe.
5. The valves should be installed on the main line of the sewer pipe.



Depending on its size and the configuration of the piping in the basement, a building may have just one backwater valve connected to the main sewer line or separate valves may be installed on different basement floors. Backwater valves should be installed in a manner that allows for easy access for cleaning and maintenance.

### MECHANICAL UNITS INSTALLED ABOVE DFE

#### 12 Distributed Heating and Cooling



CONDENSERS  
LOCATED AT ROOF

### DECENTRALIZED HEATING AND COOLING SYSTEMS (SPLIT SYSTEMS)

#### Distributed Heating and Cooling

##### Strategy into action

##### Operations + maintenance

Split units are a good choice for the risk of flooding.

##### Installing equipment

Outside condenser units can be mounted on a raised platform outside the building, or special brackets can be used to mount them on the roof, depending on the building. All exterior units must be effectively anchored against high winds. Concerning the inside and outside components of the split system will require drilling through masonry and sometimes, exterior walls.

Units that do not have air conditioning may have increased electricity costs with the installation of a sub-metered unit-efficiency. Interior units should be anchored about how to operate them and efficiently.

After split maintenance includes cleaning filters and condenser coils, and regular maintenance, and inspection of drain pans, blower wheels, fan, condenser tubing, and electrical connections.



All water-heating external condensing systems will be secured as designed for use. Lower-level commercial masonry condensing will be secured highest on the building level.

## 41 Richards Street Rezoning

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### 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