

41 Richards Street

CPC Review Session | Certification
230051 ZMK
Brooklyn, Community District 6

Background

Applicant:
54 Richards Street LLC

Project Location:
Richards Street between Commerce & Seabring Streets
Red Hook, Brooklyn CD 6

Council District:
38 – Alexa Avilés

Proposed Development
New 7-story, 86,000 square foot mixed-use development containing 66,000 square feet of light manufacturing uses, 16,000 square feet of commercial office space, and 3,000 square feet of ground-floor commercial retail

Proposed Action
Zoning Map Amendment from M1-1 to M1-5



Project Area



Land Use & Zoning

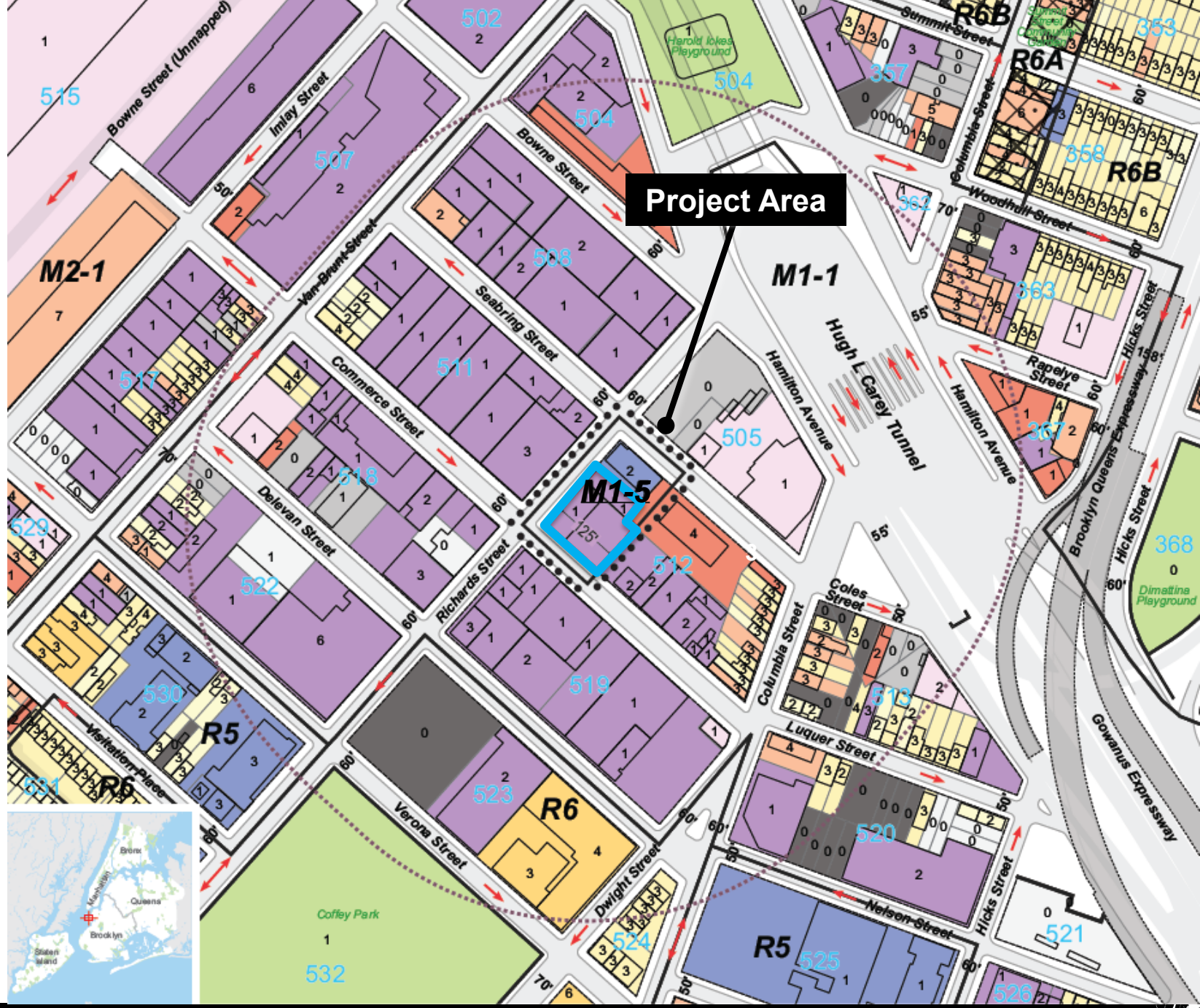
Development Site:
Block 512, Lots 13 & 20

Project Area:
Block 512, Lots 13, 20, 22 & p/o Lot 25

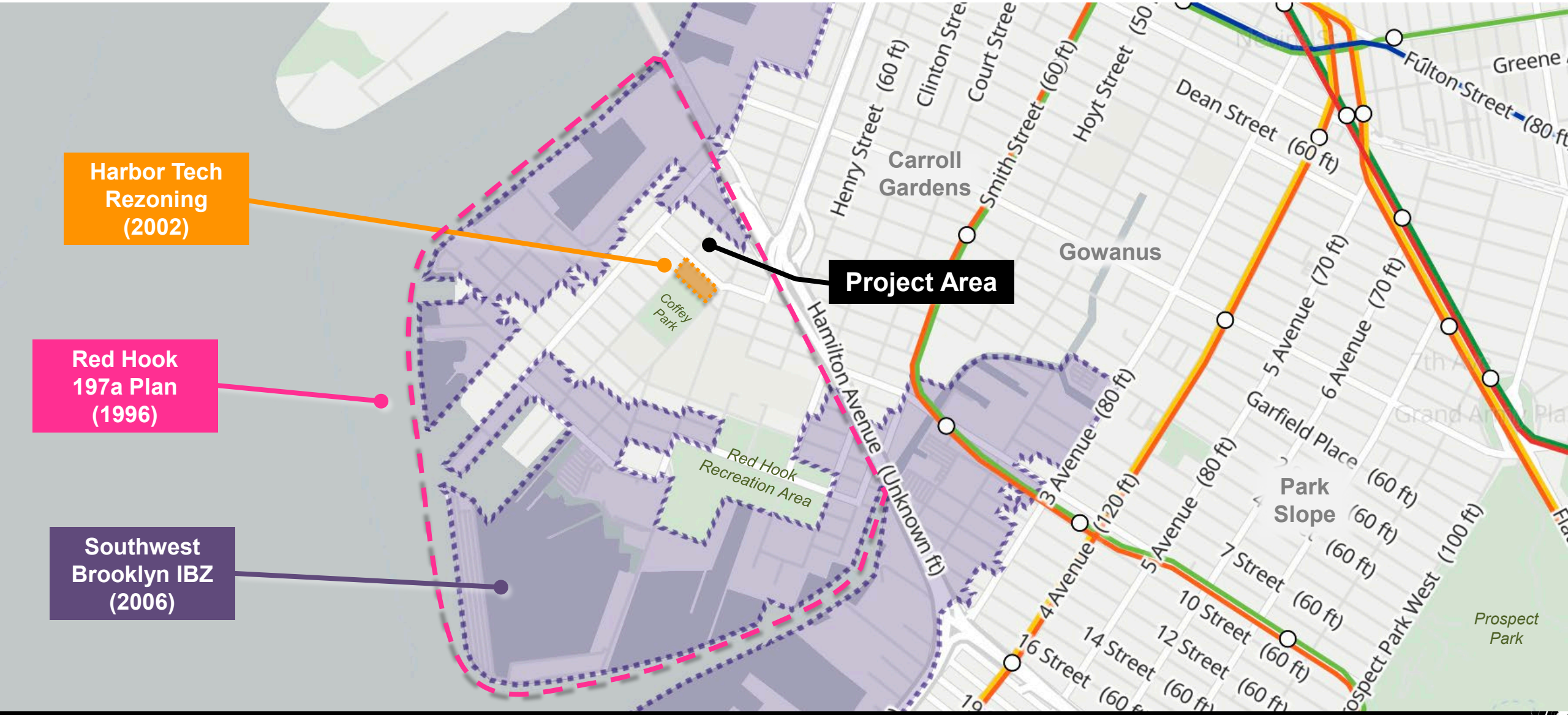
Current Zoning:
M1-1

Land Uses:

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

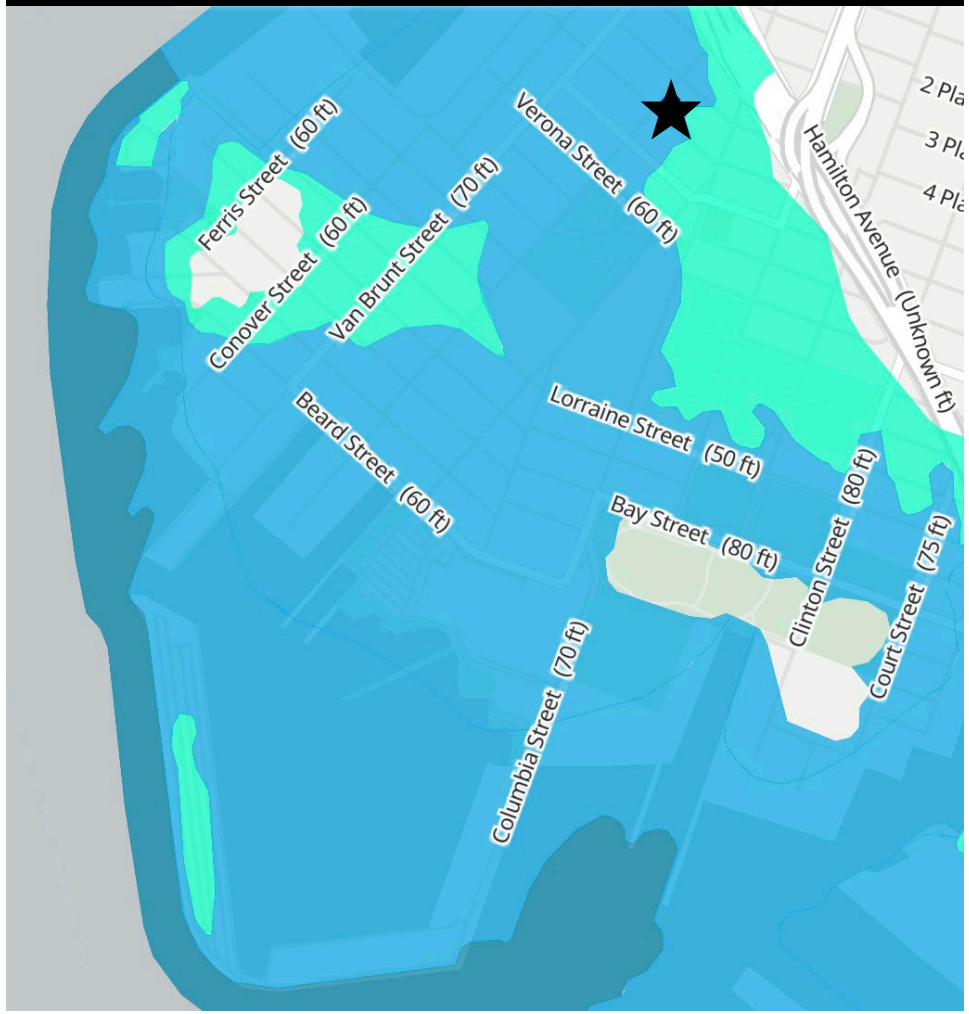


Project Location | Land Use Background

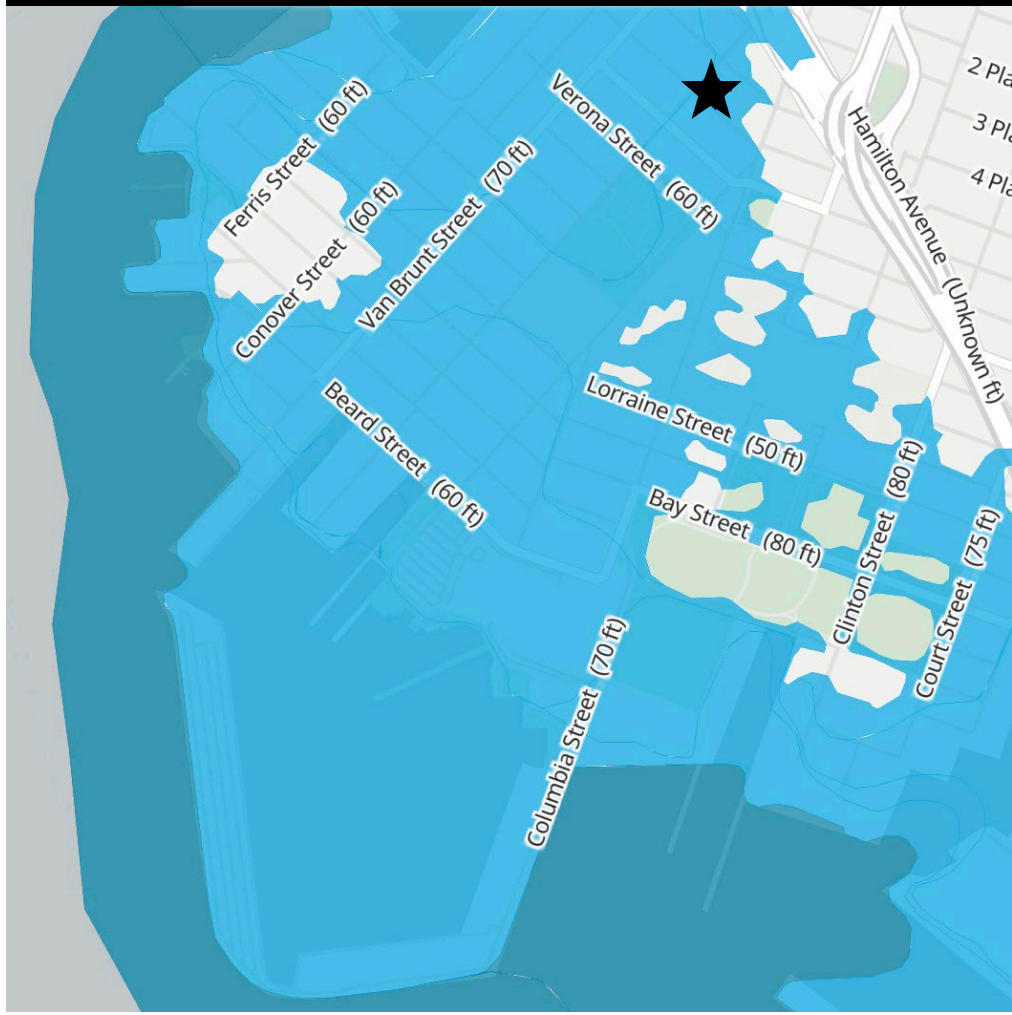


Project Location | Flood Zones

Effective Flood Insurance Rate Maps (2007)



Preliminary Flood Insurance Rate Maps (2015)



- **Project Area**
- **V (1% floodplain)**
- **A (1% floodplain)**
- **Shaded X (0.2% floodplain)**

Project Location | Red Hook Coastal Resiliency

Integrated Flood Protection System goals:

- Maintain a passive system at elevation 8-ft
- Deployable features are activated ahead of a hurricane for the system to reach elevation 10-ft
- Minimal impacts to pedestrian, bike, and vehicle circulation
- Maintain neighborhood connectivity and access to active waterfront
- Enhance and incorporate the Brooklyn Waterfront Greenway
- Reduce flood impacts to existing drainage system

Timeline:

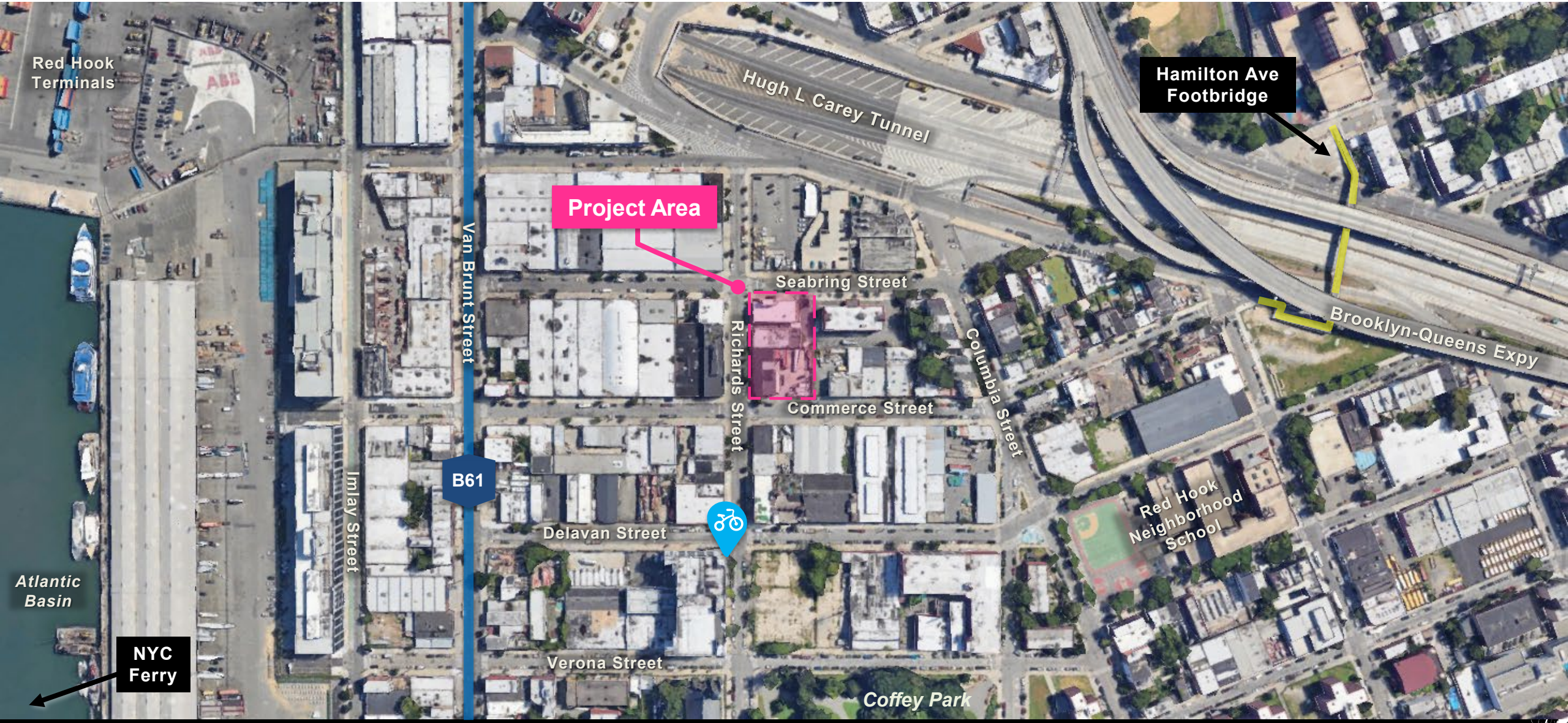
- CPC Certification – Winter, 2023/2024
  - Changes to the City Map
  - Acquisition to facilitate easements
- Construction – 2025-2027 *(estimate)*



Project & Surrounding Area | Looking South



Project & Surrounding Area | Aerial View

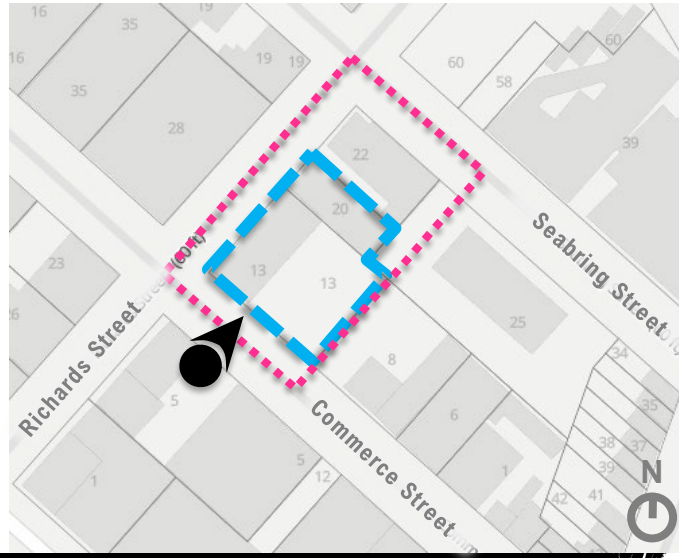


Project & Surrounding Area | Looking East



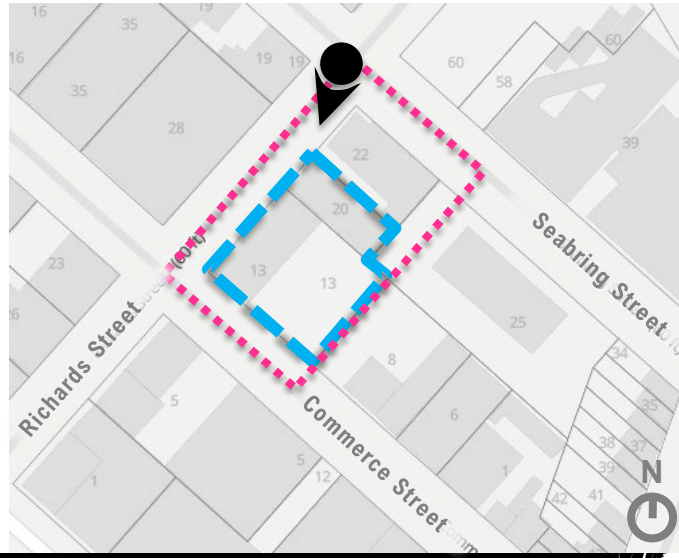
Project Area View | Looking North on Commerce Street



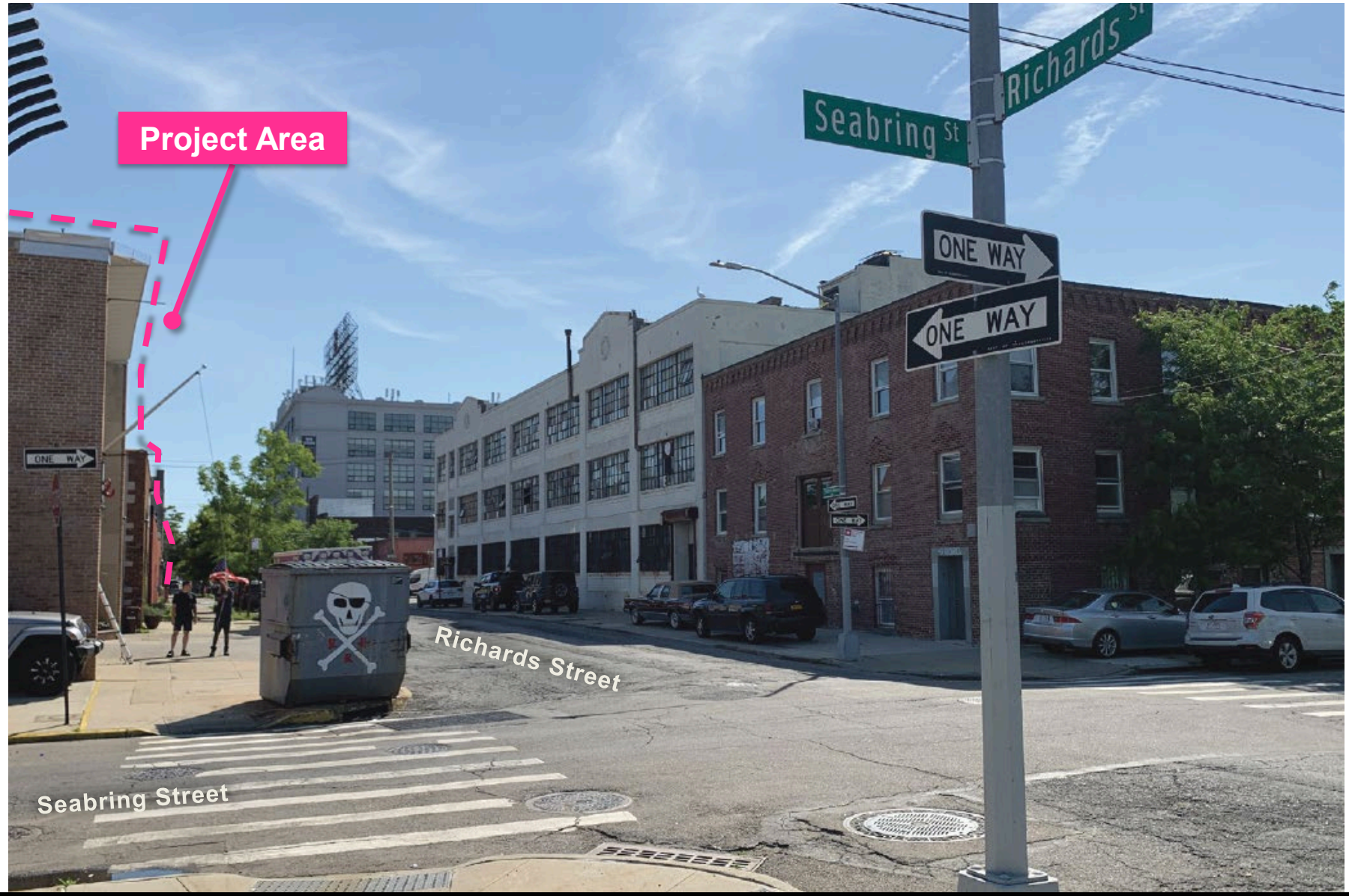


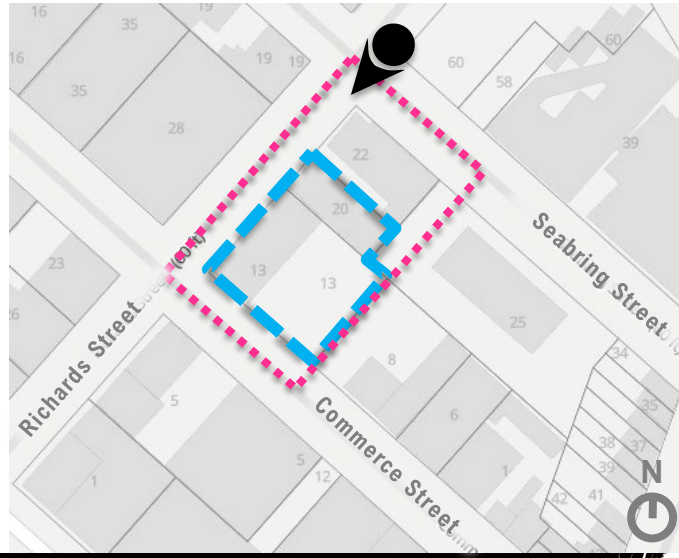
Project Area View | Looking South on Richards Street





Project Area View | Looking South on Richards Street





Proposed Development

7 Stories (100 feet)

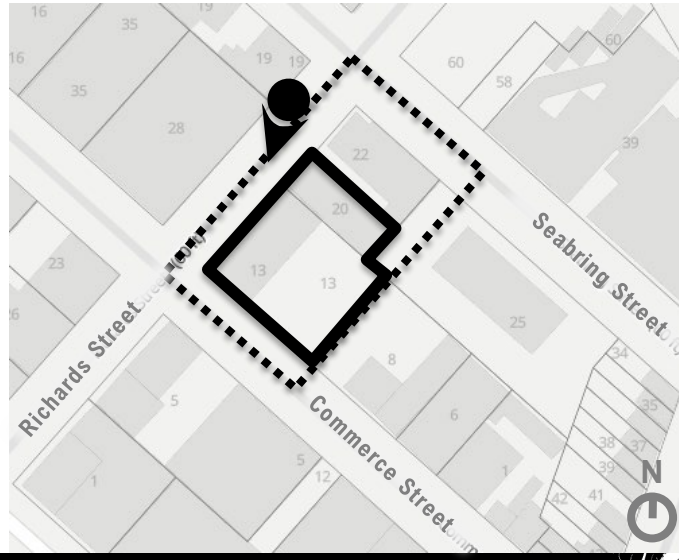
86,000 sq ft (4.99 FAR):

- 66,000 sq ft light manufacturing
- 16,000 sq ft commercial office space
- 3,000 sq ft ground-floor commercial retail



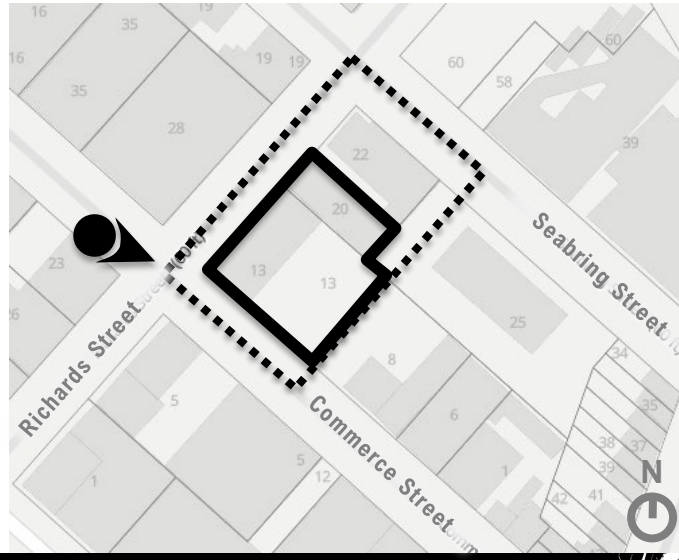
Proposed Development | Looking South on Richards Street





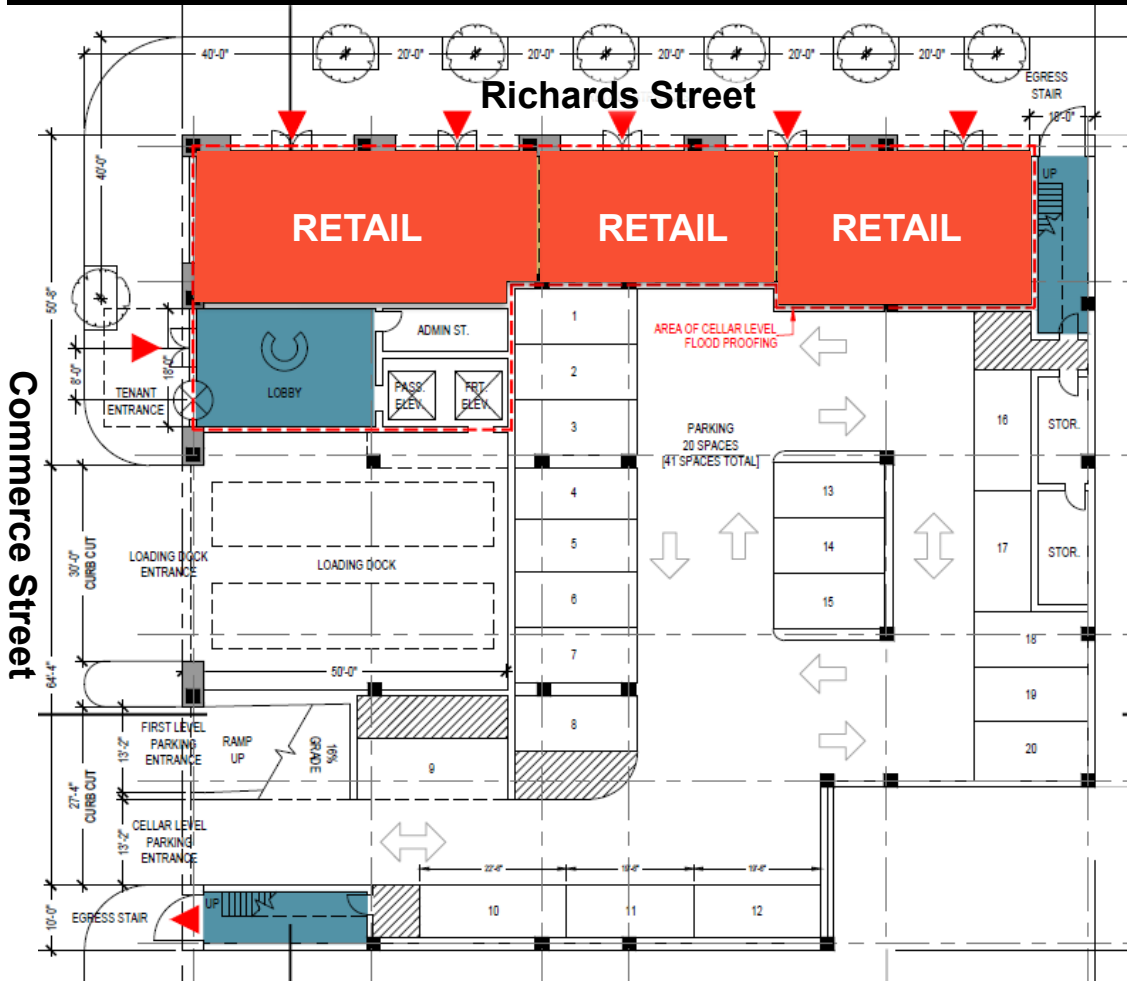
Proposed Development | Looking West on Commerce Street



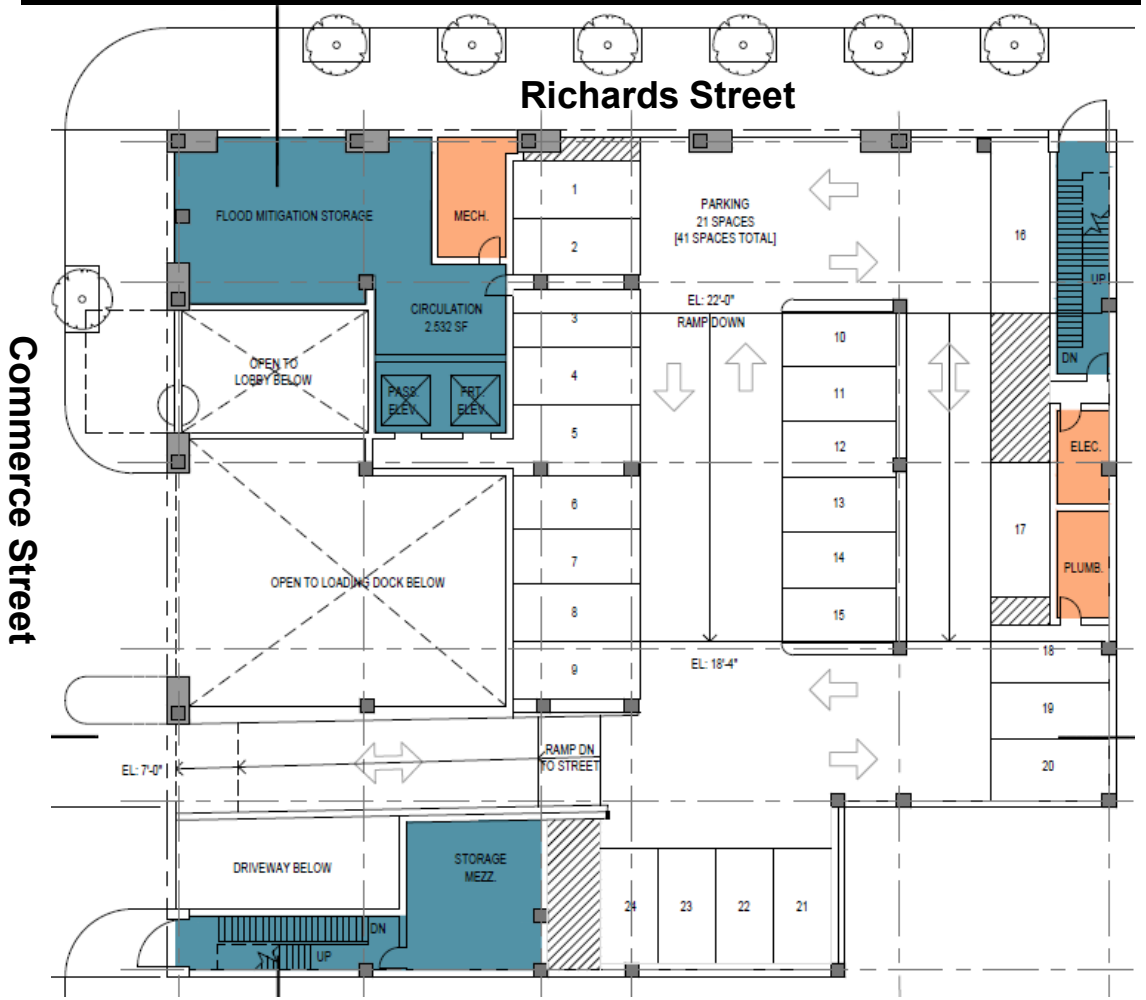


Proposed Development | Schematic Plan

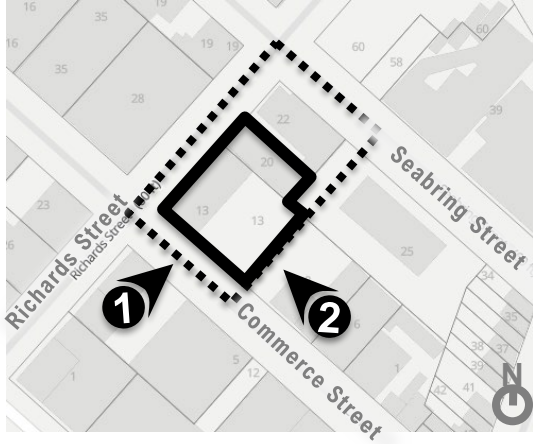
Ground Floor



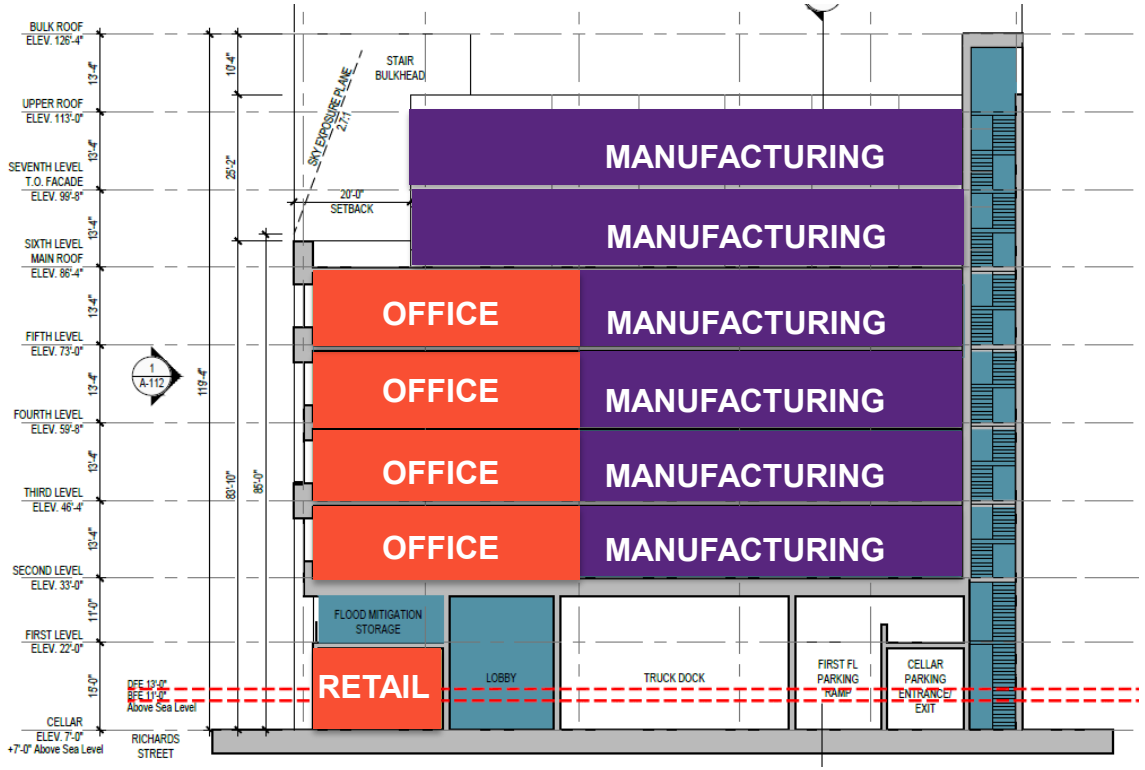
First Floor



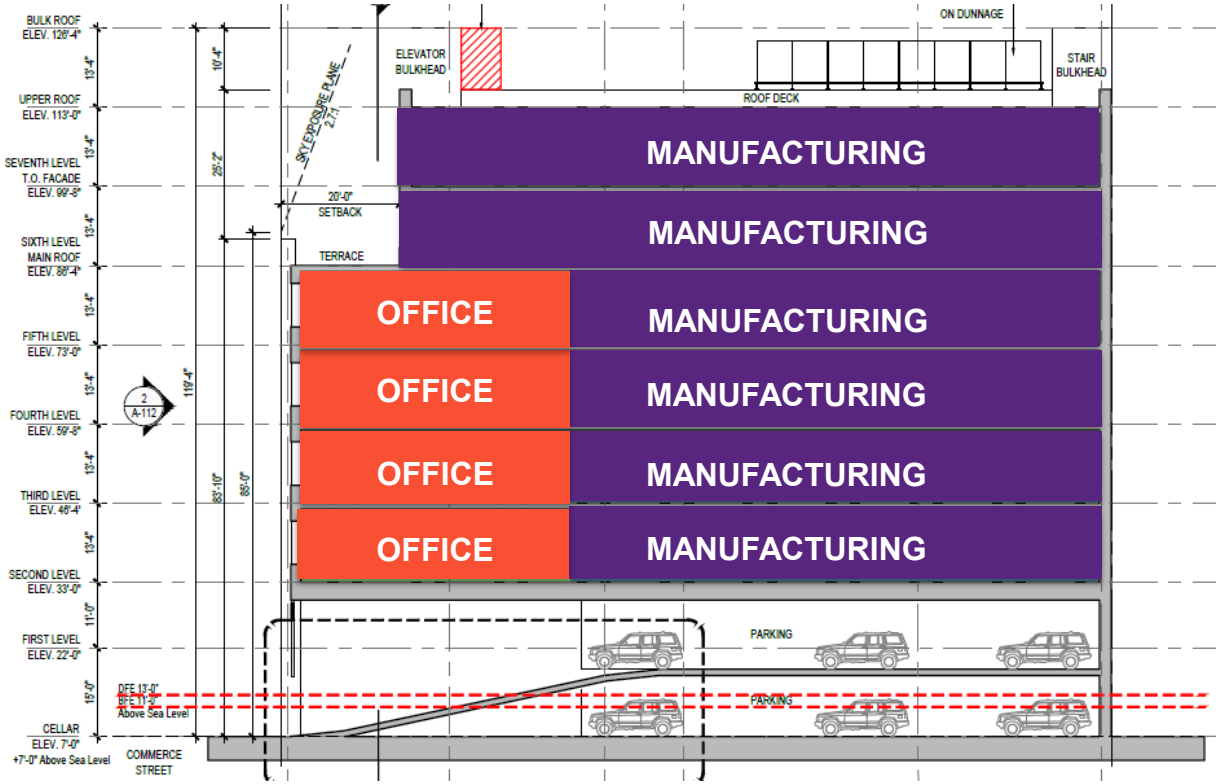
Proposed Development | Schematic Sections



View 1 | North from Commerce Street

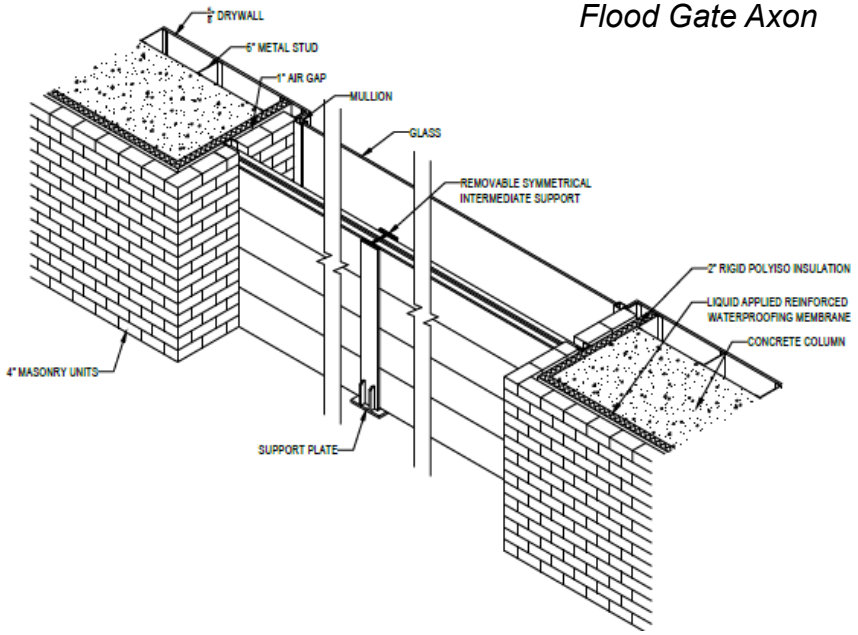


View 2 | West toward Richards Street



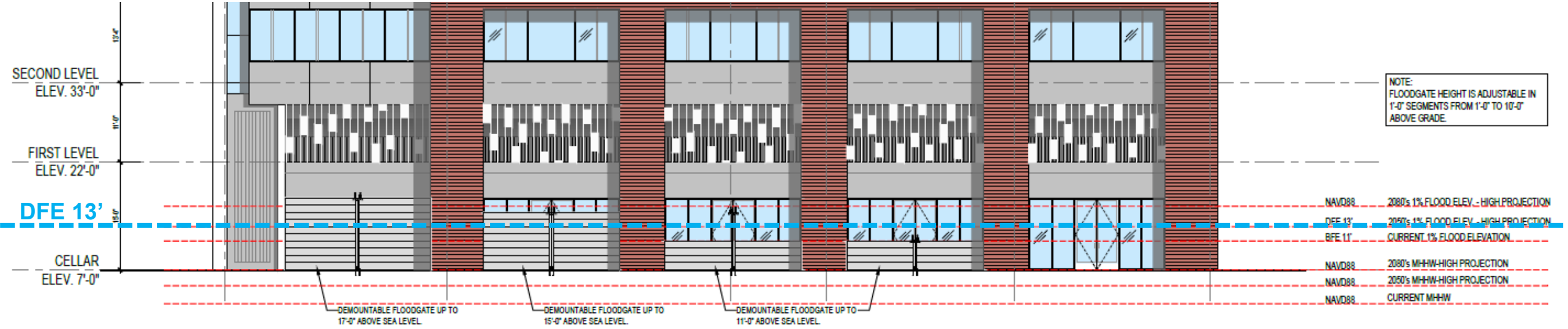
Proposed Development | Flood Protection

Flood Gate Axon



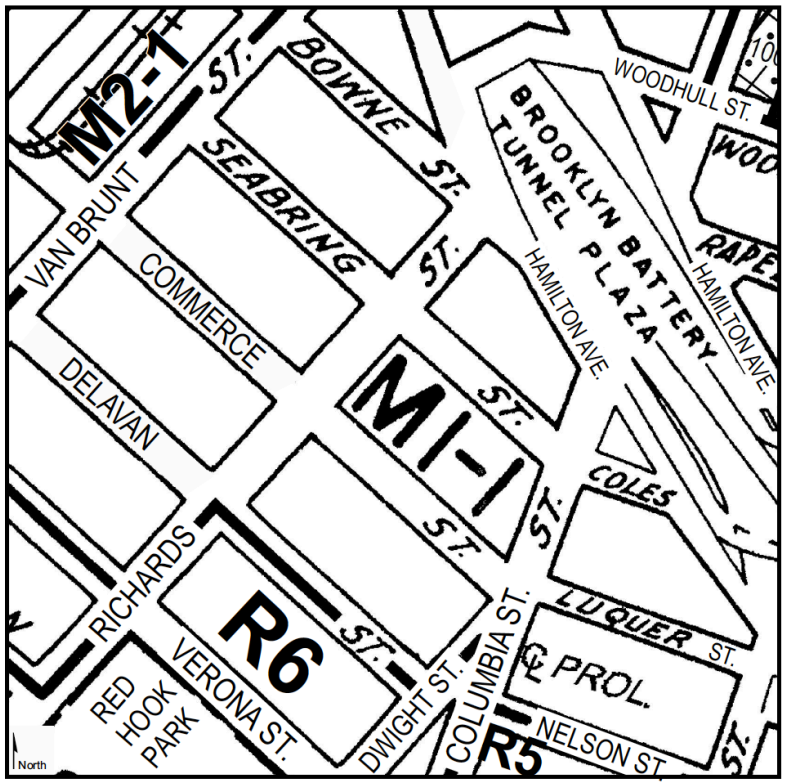
Building-scale flood-resilient design features:

- Waterproofing membrane to elevation 20’
- Deployable flood gates up to elevation 20’
- All building services delivered from 1st floor

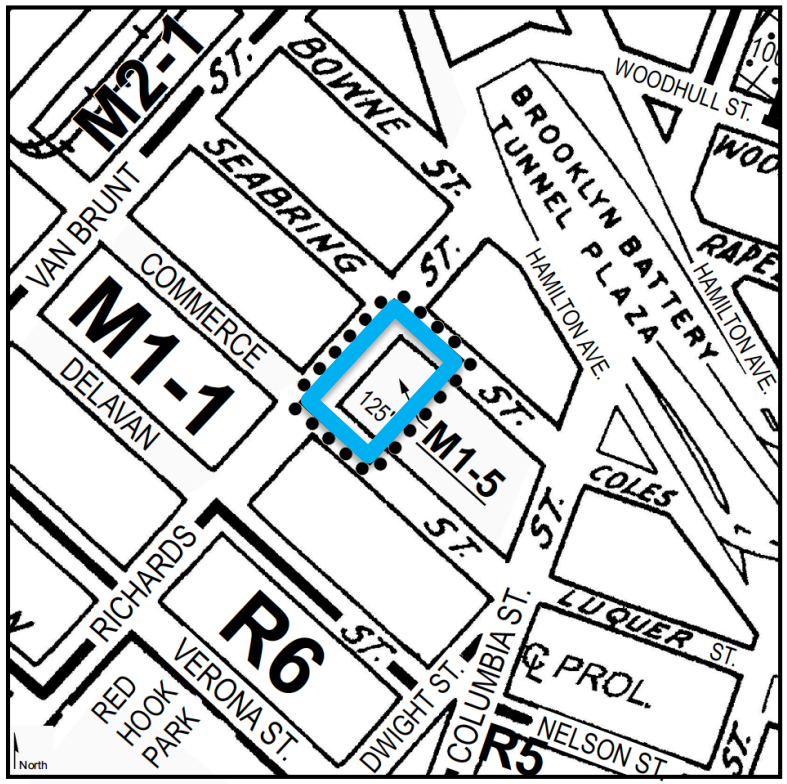


Proposed Action | Zoning Map Amendment

Rezone from M1-1 to M1-5



Current Zoning Map (16a)



Proposed Zoning Map (16a) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to M1-5

M1	M1-1	M1-2	M1-3	M1-4	M1-5	M1-6
Commercial & Industrial FAR	1.0	2.0	5.0	2.0	5.0	10.0
Required Parking	1 per 300 sf			None		

Summary | 41 Richards Street Rezoning

7 Stories (100 feet)

86,000 sq ft (4.99 FAR):

- 66,000 sq ft light manufacturing
- 16,000 sq ft commercial office space
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Appendix

Project Area | Tax Map

Development Site:
Block 512, Lots 13 & 20

Project Area:
Block 512, Lots 13, 20, 22 & p/o Lot 25

Current Zoning:
M1-1

