74 Bogart Street

Review Session | Certification
250064 ZMK
April 21, 2025



NYC PLANNING

74 Bogart Street - Project Overview

Applicant

74 Bogart Street LLC

Location

- 74 Bogart Street
- East Williamsburg, Brooklyn
- Community District 1

Actions Requested

- Zoning Map Amendment from an M1-2 to an M1-4A zoning district

Proposed Development

- 240,000-square-foot fine art storage facility, 118 feet (7 stories)



Project Location



N

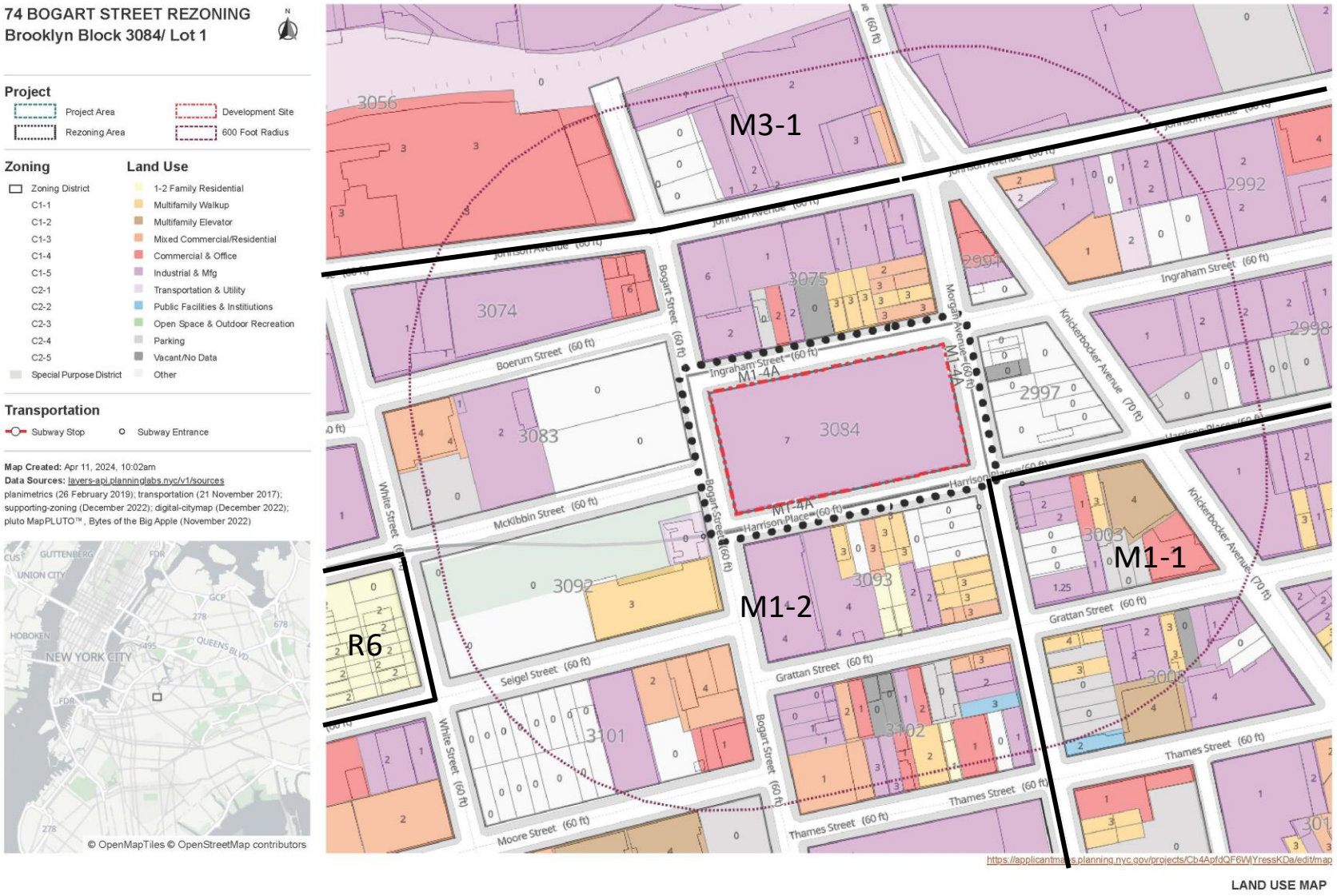
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Project Area

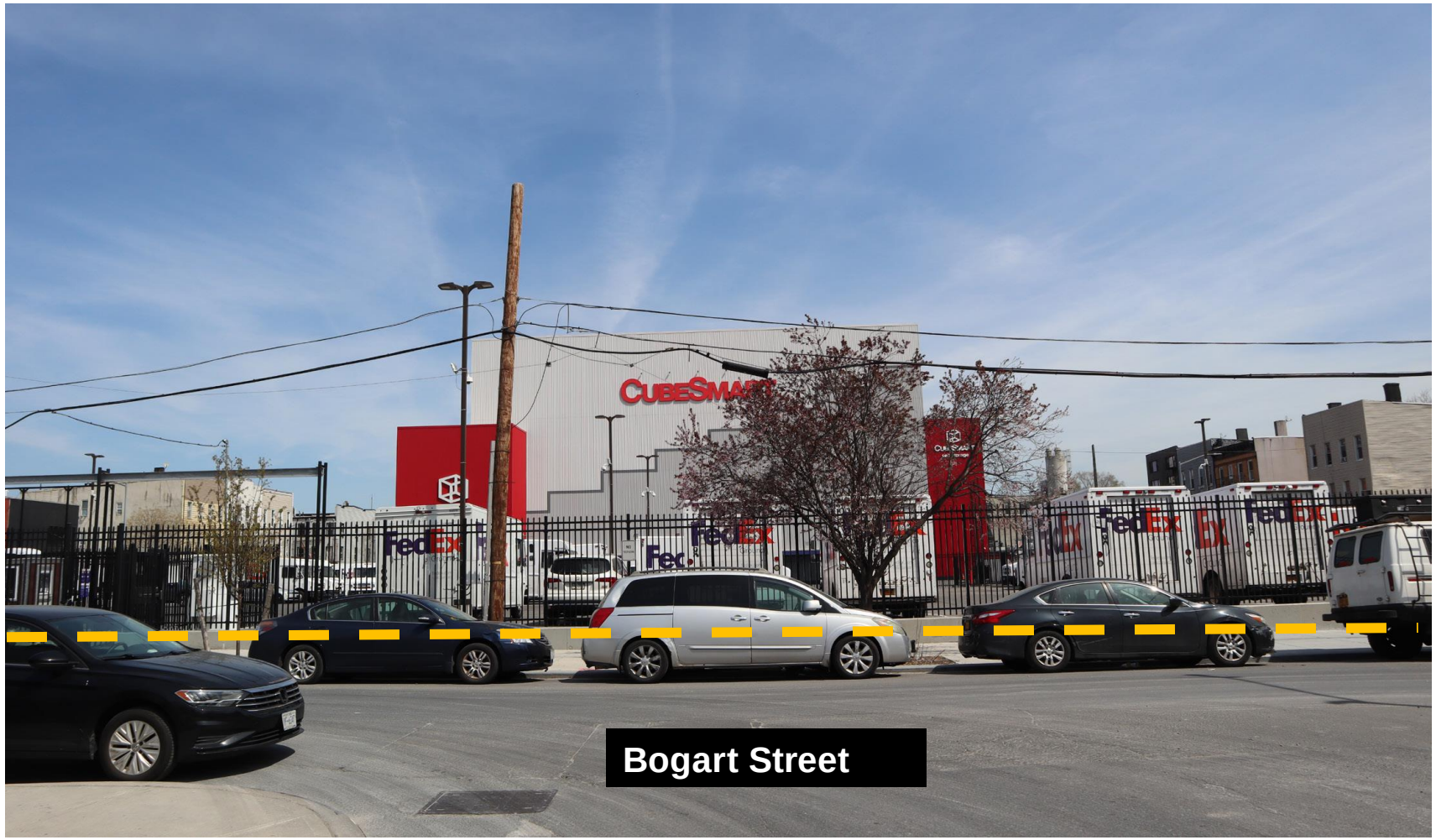


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Project Area Map



Project Area Photographs





Project Area and Development Site facing East of Bogart Street.

Project Area Photographs

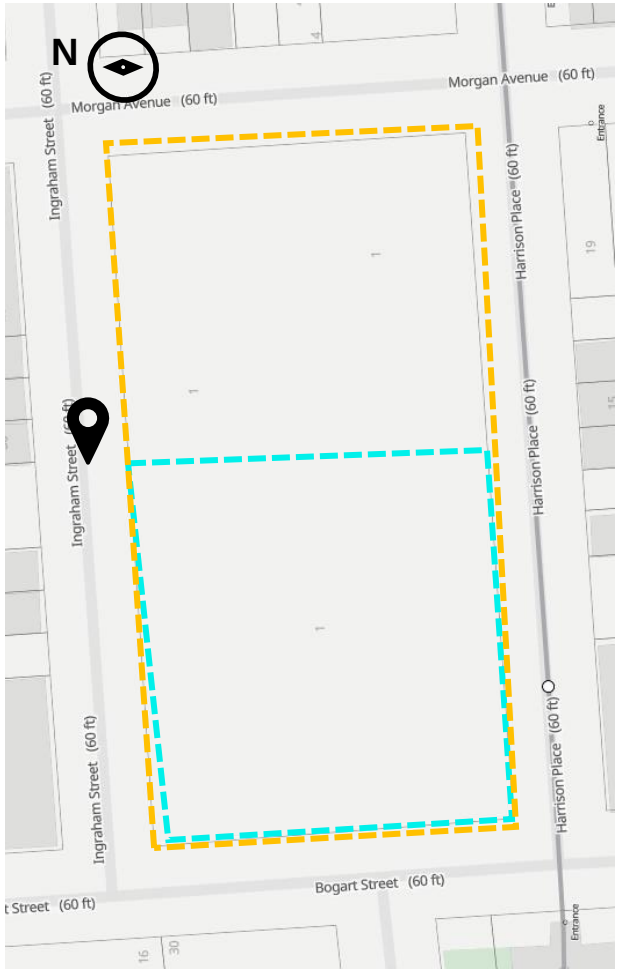




Project Area and Development Site facing East on Ingraham Street.

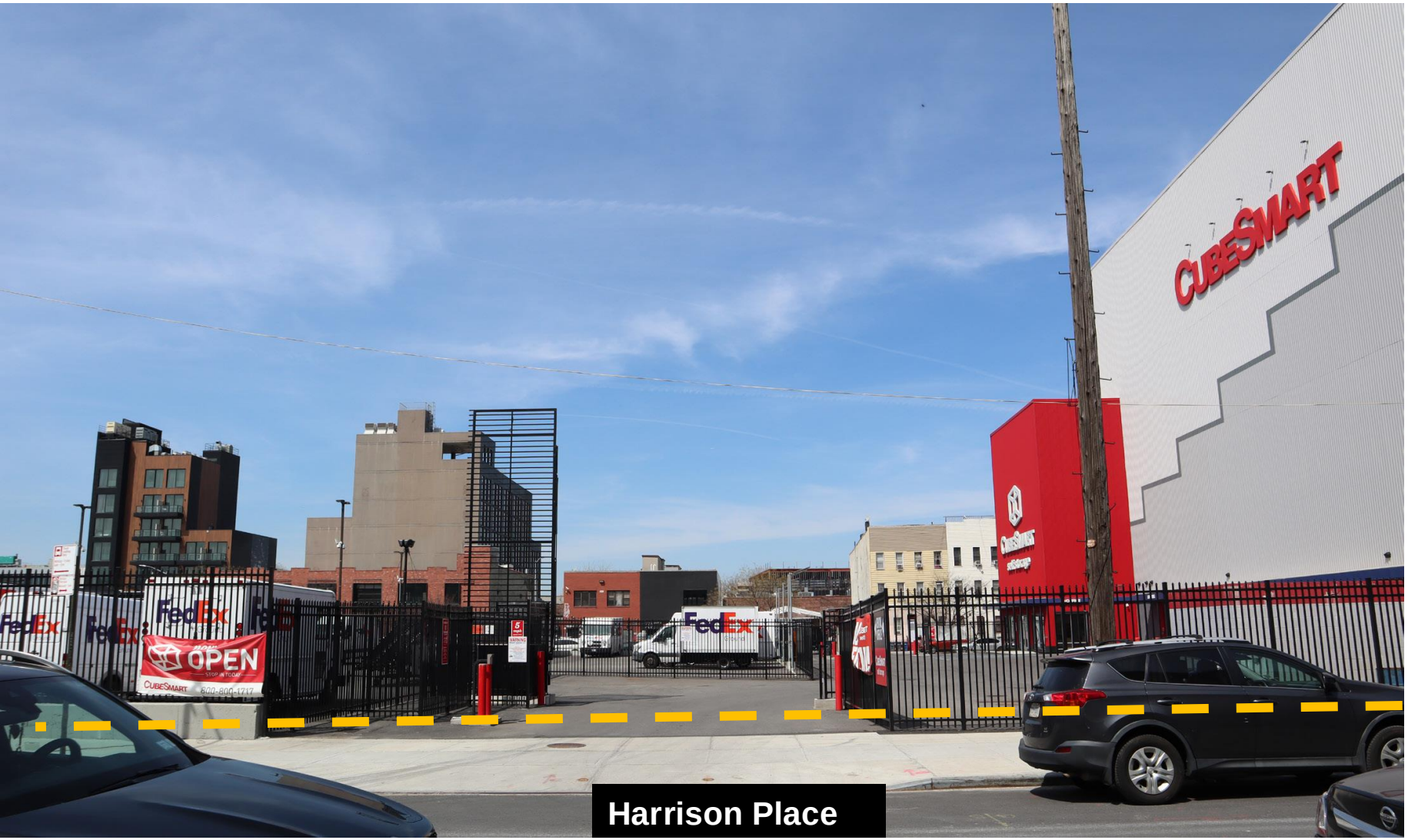
Project Area Photographs

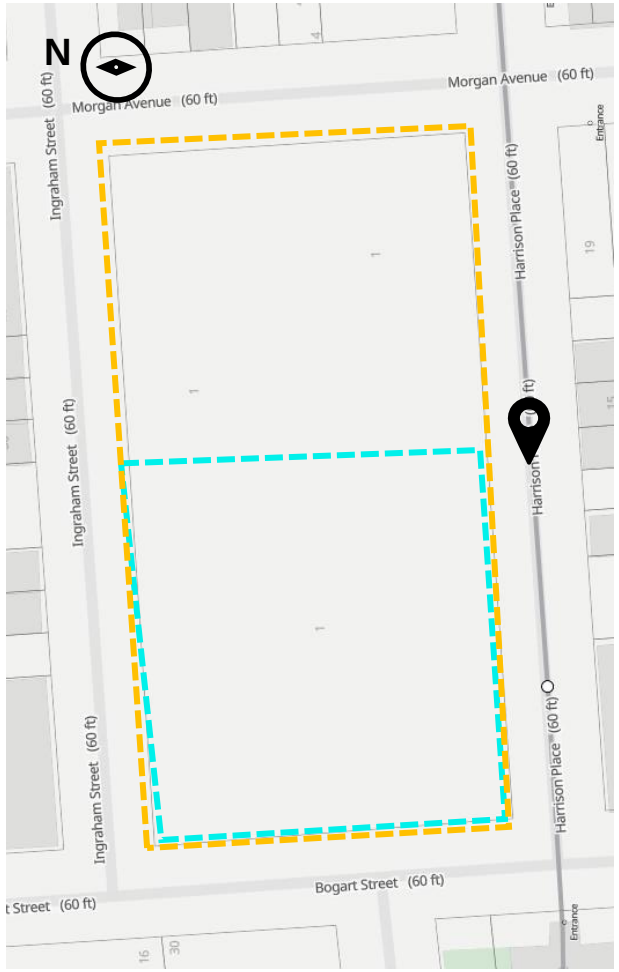




Project Area and Development Site facing South off Ingraham Street.

Project Area Photographs

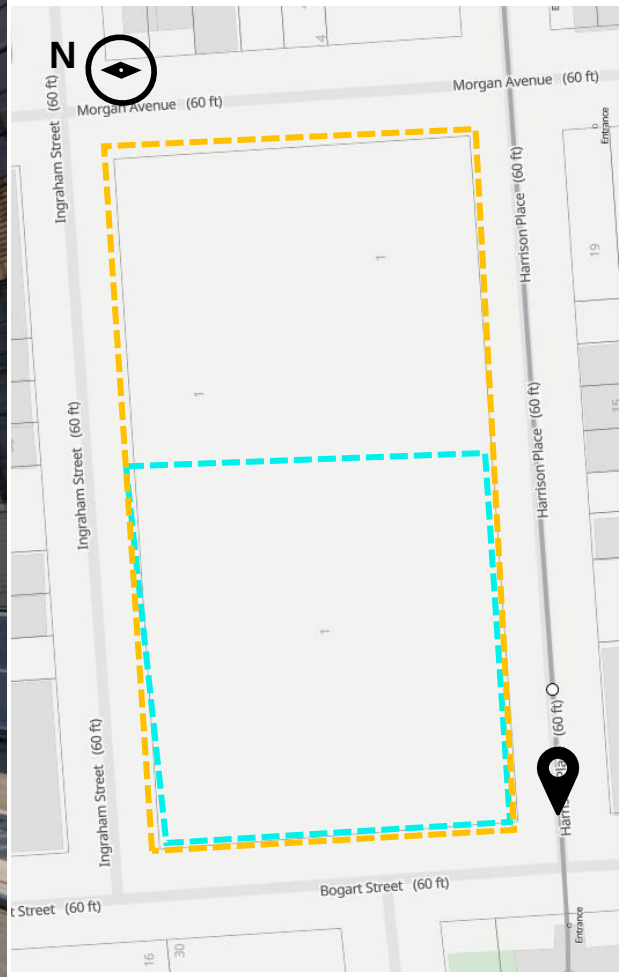




Project Area and Development Site facing North off Harrison Place.

Project Area Photographs





Project Area and Development Site facing East off Harrison Place.

74 Bogart Street - Proposed Development

- **Approximately 240,000 sf (3.0 FAR) fine art storage development (Use Group IX Storage)**

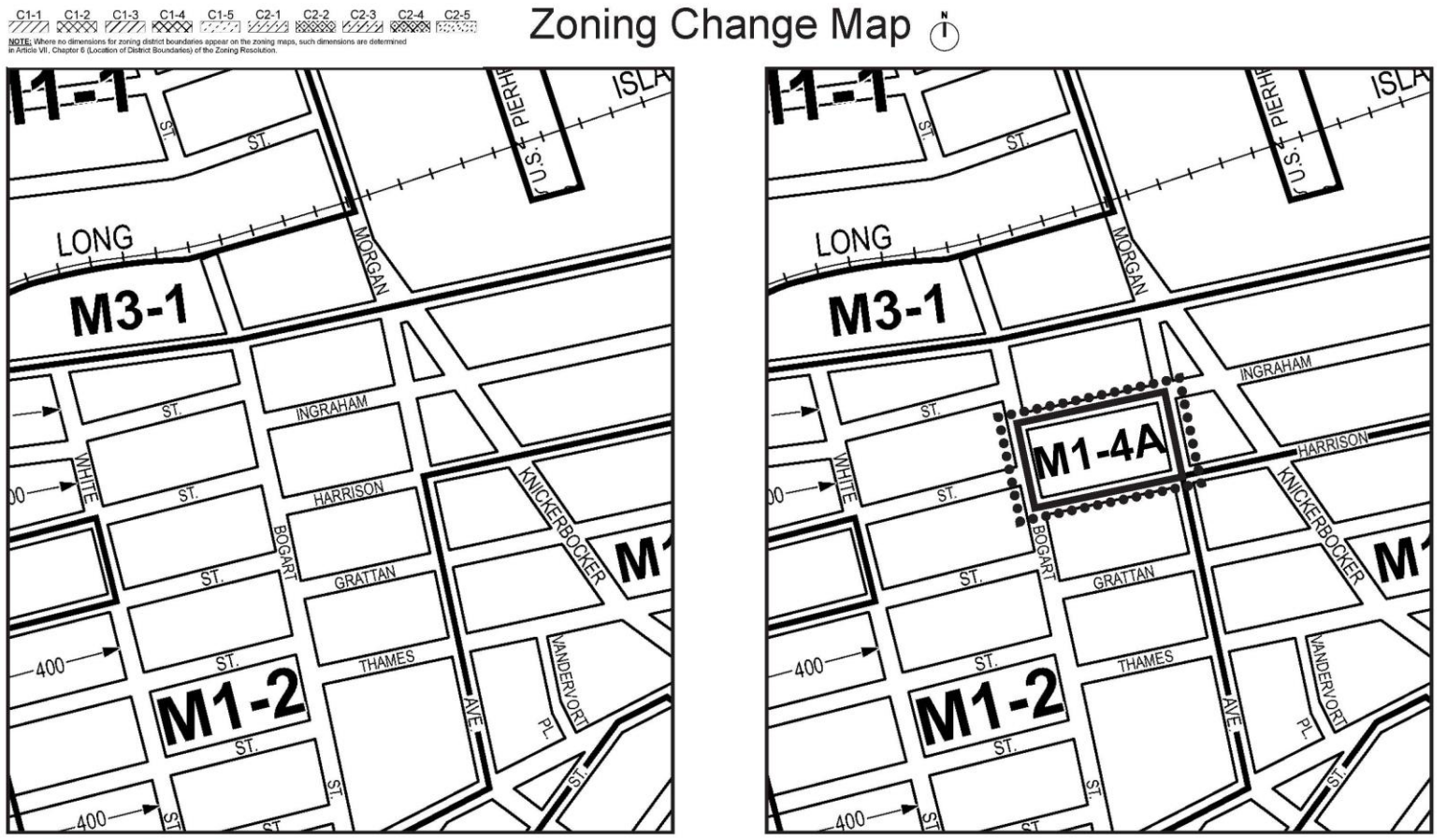
- **118 Feet, 7 stories**



View looking southeast from Bogart Street and Ingraham Street

Action Requested

Action Requested • Zoning Map Amendment from M1-2 to M1-4A.



CURRENT ZONING MAP 13b

PROPOSED ZONING MAP 13b

CHANGING AN M1-2 DISTRICT TO AN M1-4A DISTRICT

AREA BEING REZONED IS OUTLINED WITH DOTTED LINES

ZONING CHANGE MAP

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Proposed Zoning

	M1-2 (Existing)	M1-4A (Proposed)
Max. FAR	2.0 FAR (Commercial/Industrial) 4.8 FAR (Community Facility)	5.0 FAR (Commercial/Industrial) 5.0 FAR (Community Facility)
Uses Permitted	Light industrial, commercial, community facility	Light industrial, commercial, community facility
Max. Base Height	60 feet, or 4 stories (whichever is less)	125 feet
Maximum Building Height	Based on Sky Exposure Plane with a vertical to horizontal ratio of 5.6:1 along narrow streets	155 Feet
Off-Street Parking	1 per 2,000 sq ft or 1 per 3 employees, whichever will require a larger number of spaces	No Parking Requirement

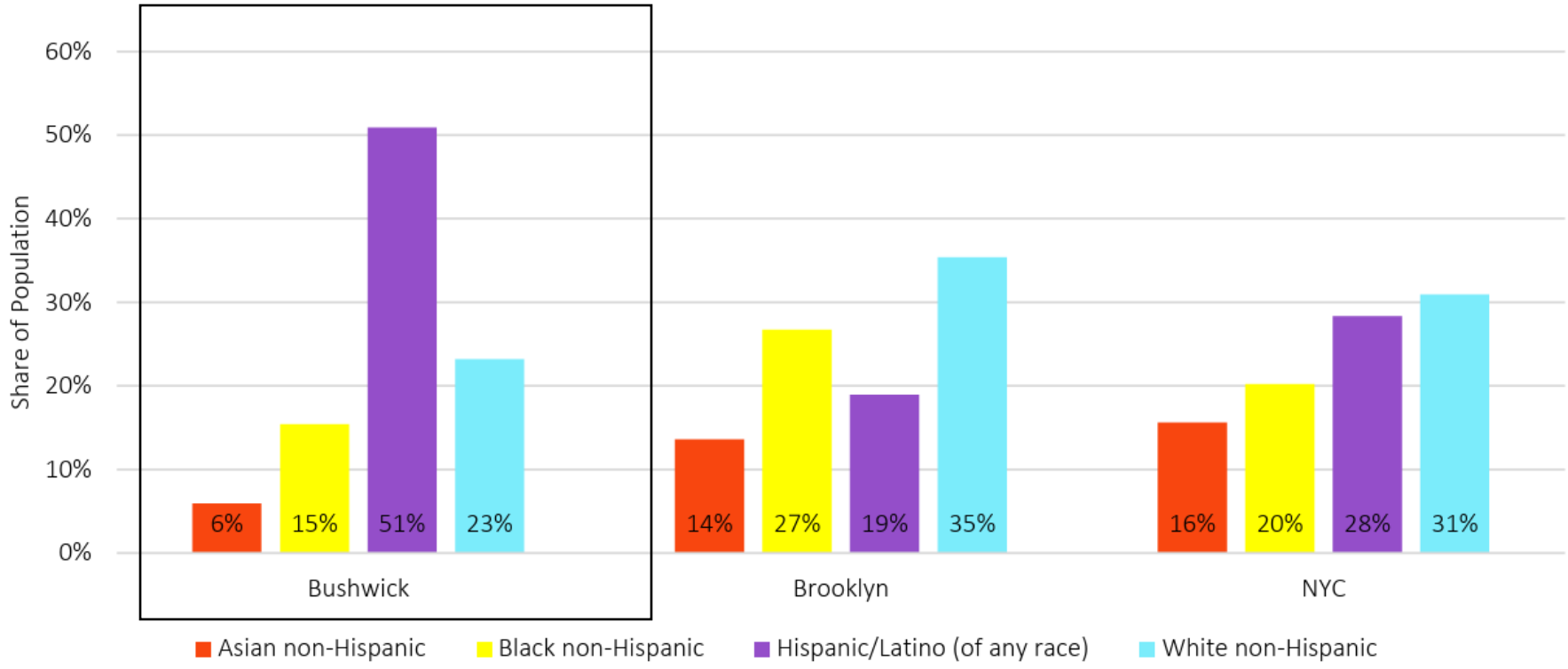
Data From Racial Equity Report

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



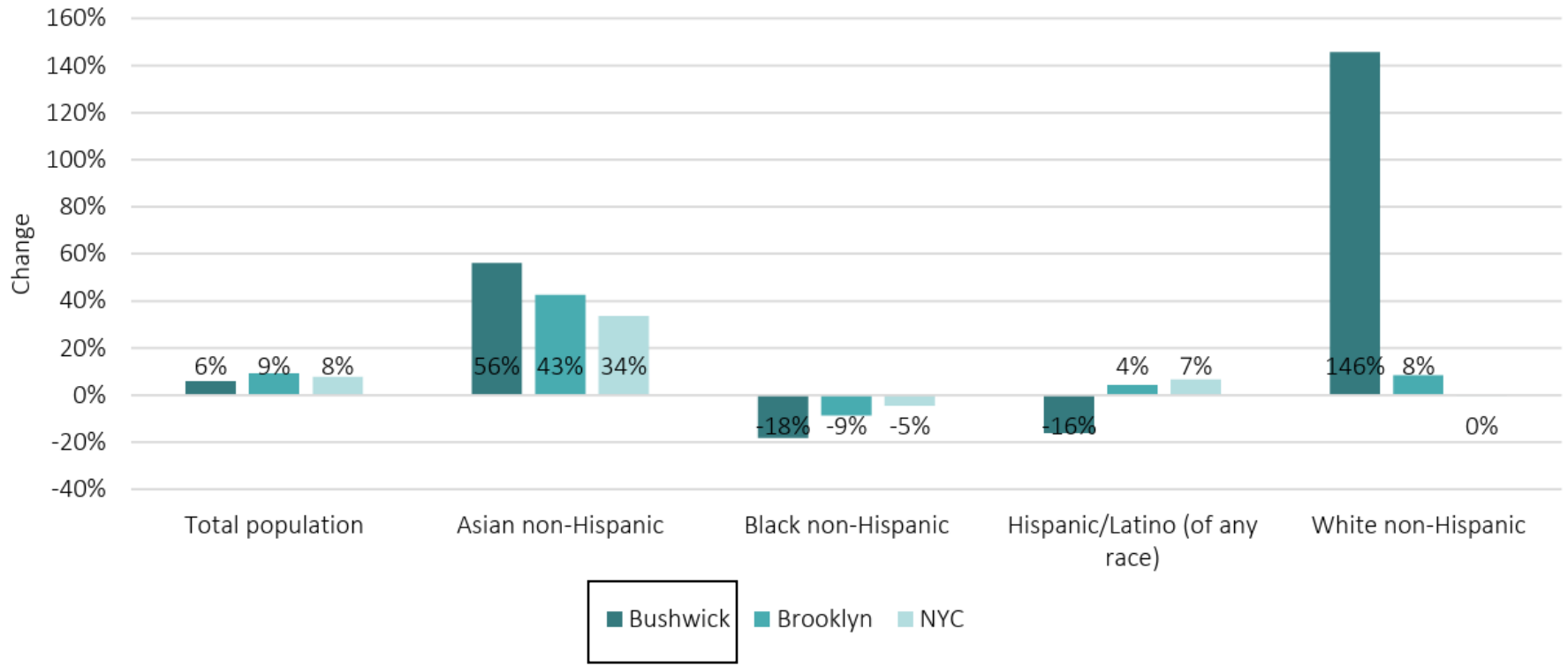
Source: Census 2020; Community Profile Table 1.01

Data From Racial Equity Report

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."

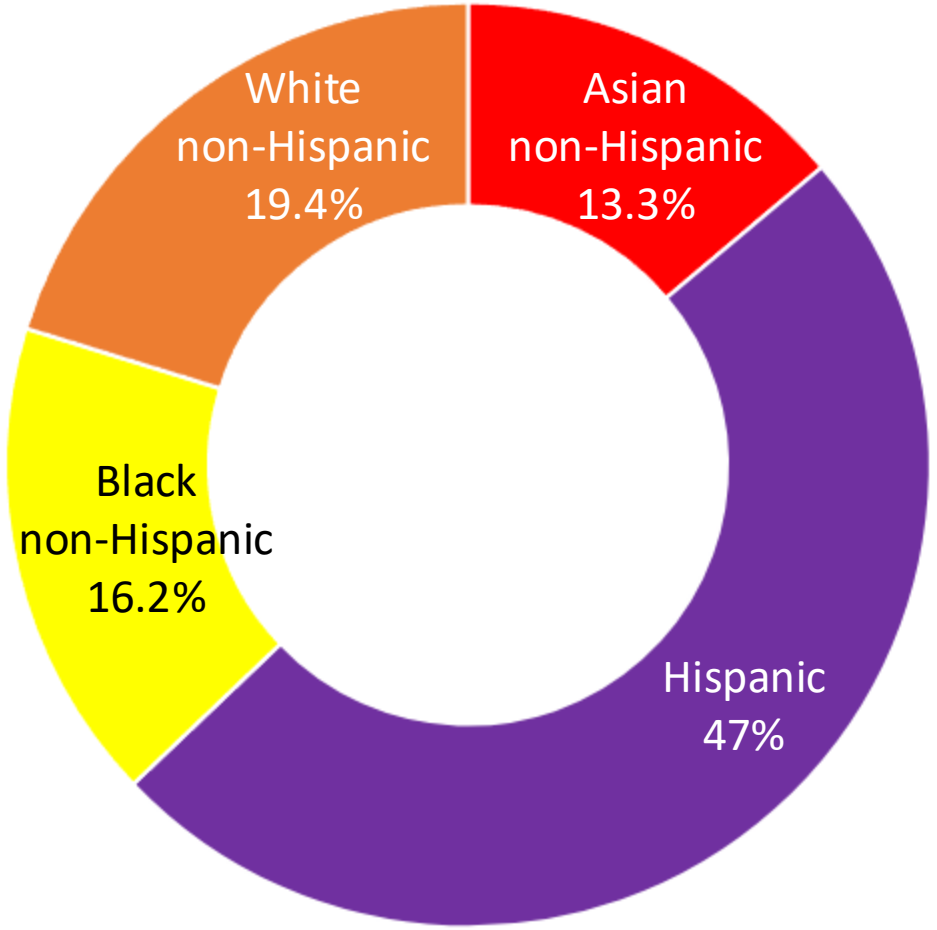


Source: Census 2010, 2020; Community Profile Table 1.01

Data From Racial Equity Report

Sector	Anticipated New Jobs	Median Annual Wage	Workers with a Bachelors Degree or Higher
Warehousing and Storage	30	$30,355	16.4%
Total	30	$30,355	16.4%

Race/Ethnicity of NYC Workforce Employed in **Warehousing and Storage**



Summary

Actions Requested:

- Zoning Map Amendment to change M1-2 district to M1-4A district

Proposed Development:

- Approximately 240,000 sf (3.0 FAR) fine art storage facility
- 7-story, 118-foot building

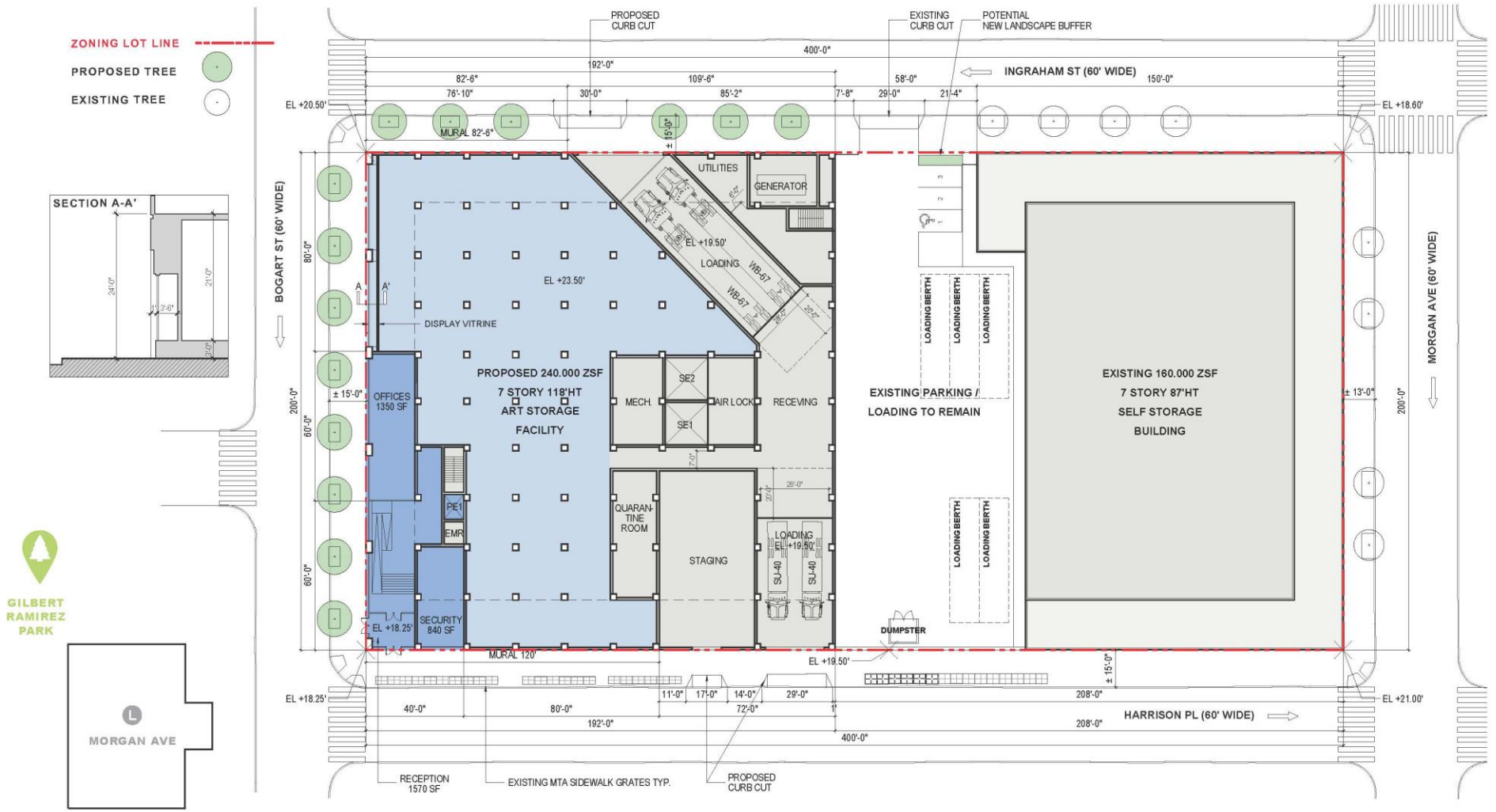


Appendix

UOVO Art Storage Facility Locations



Proposed Development-Site Plan



CURB CUT LOCATIONS AND WIDTHS ARE SUBJECT TO REVIEW BY DOB AND DOT

PROPOSED BUILDING DESIGN AND OTHER IMPROVEMENTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE

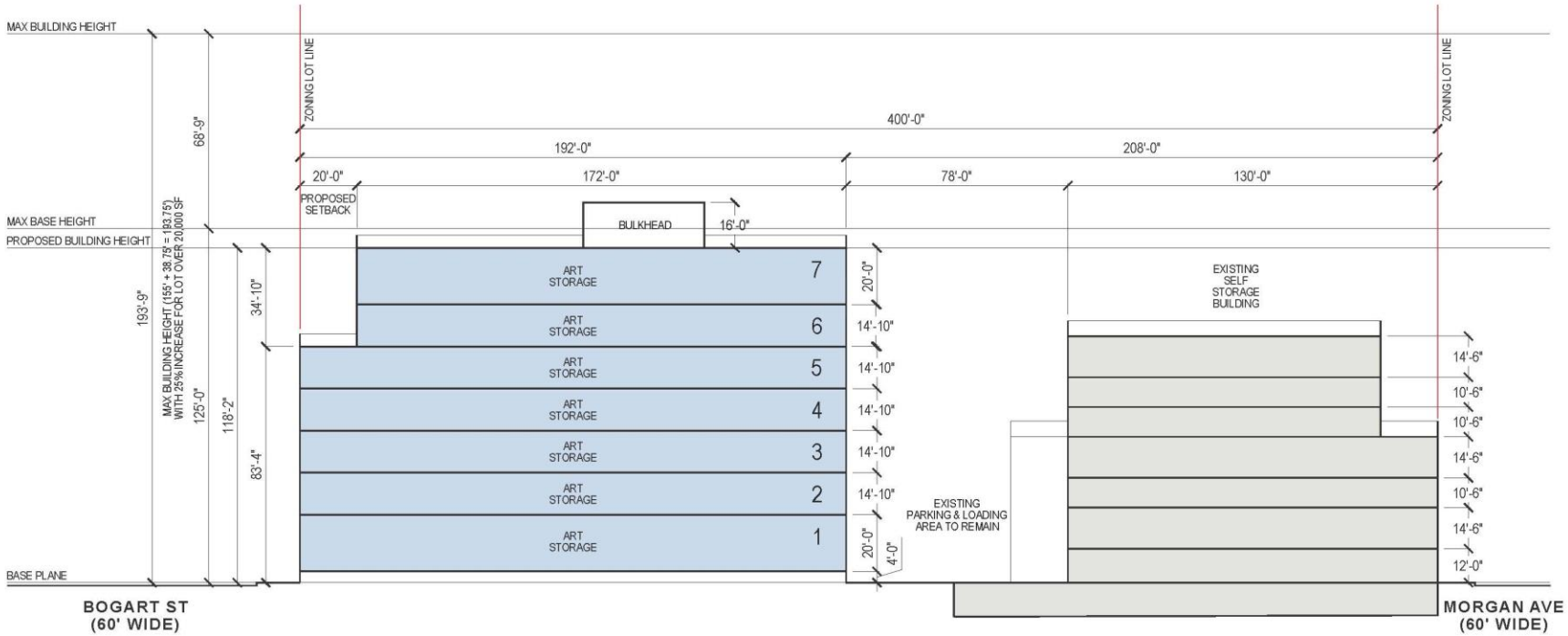
10' 100'

ILLUSTRATIVE DRAWINGS
1ST FLOOR PLAN
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Proposed Development





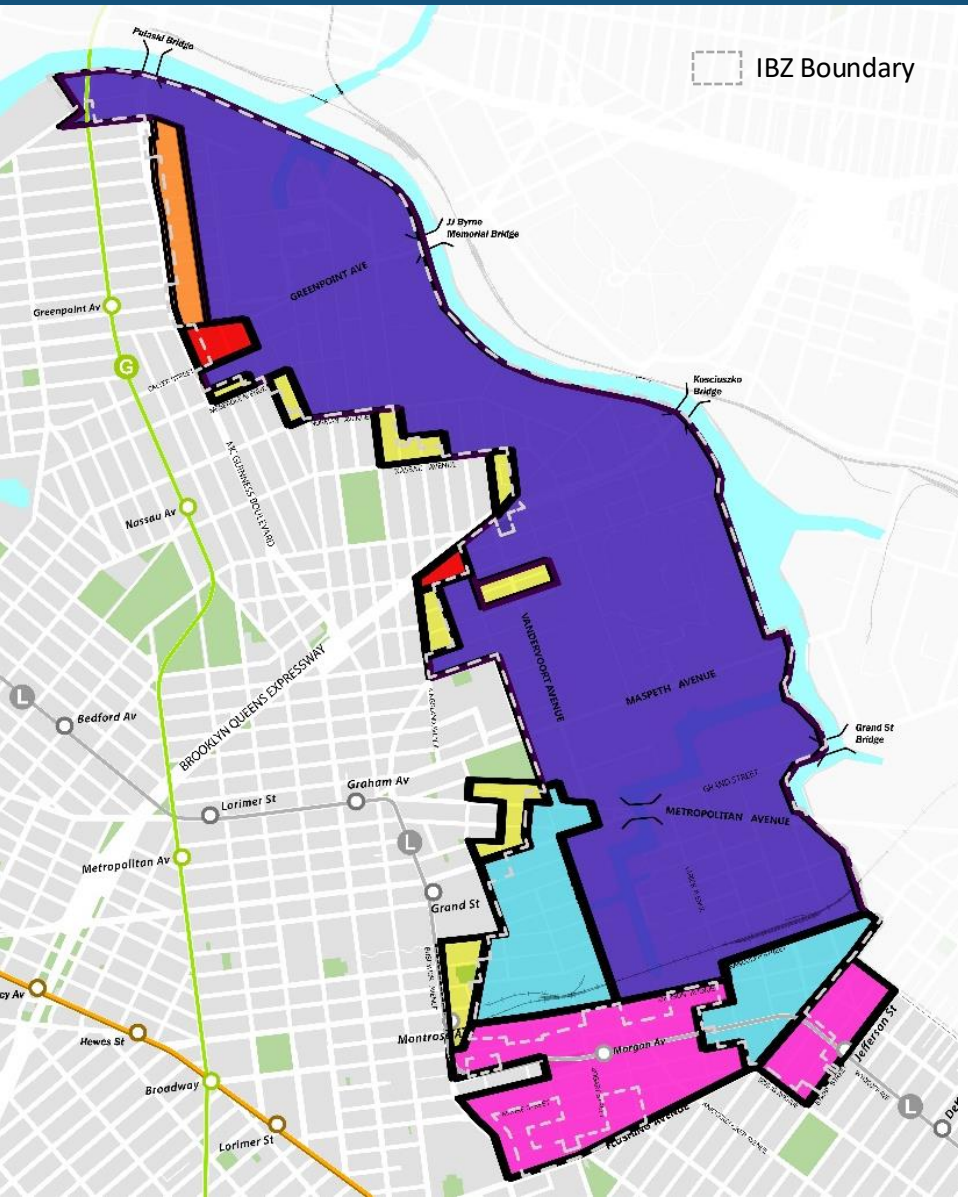
PROPOSED BUILDING DESIGN AND OTHER IMPROVEMENTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE

10' 100'

ILLUSTRATIVE DRAWINGS
SITE SECTION
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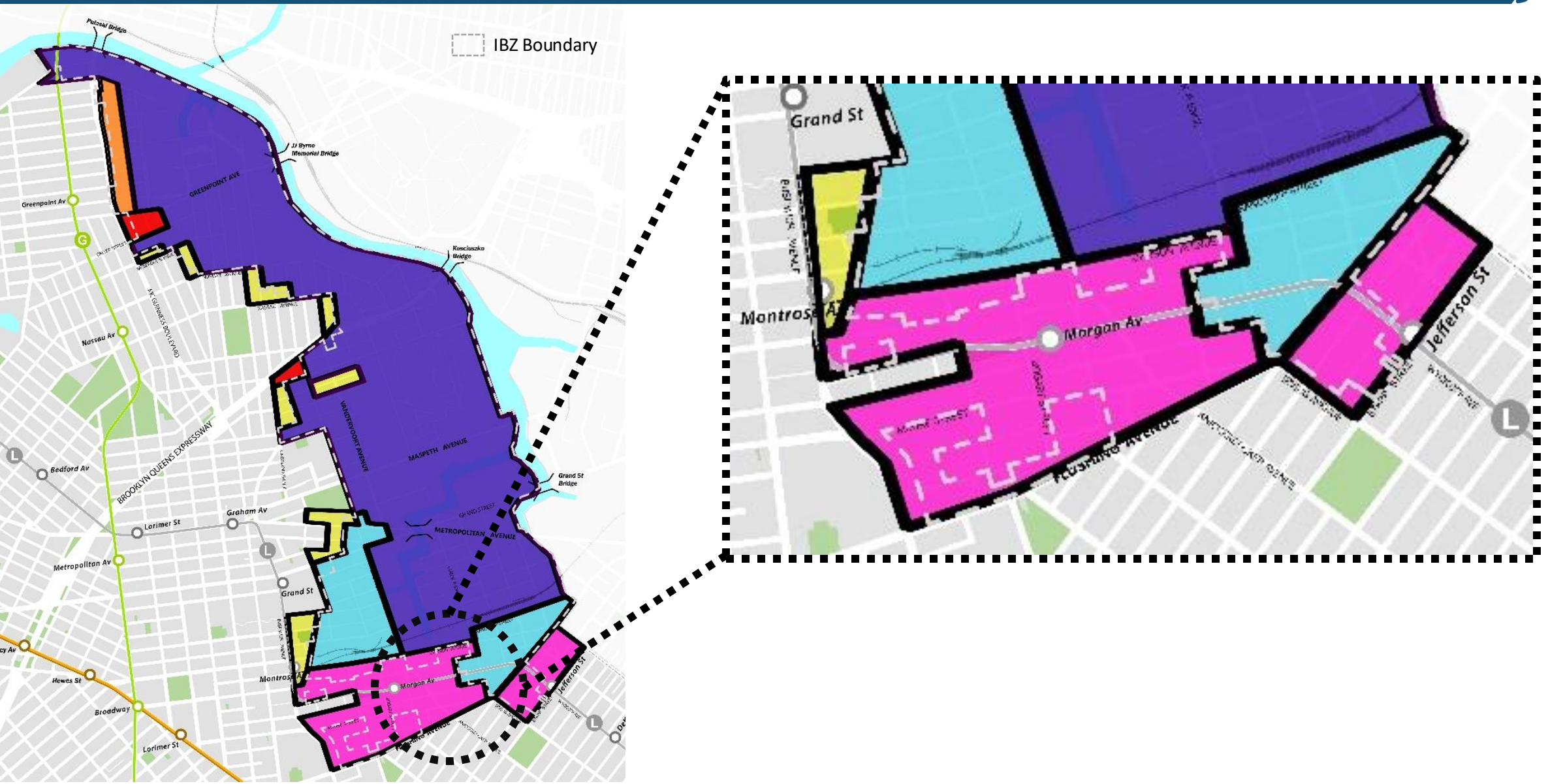
North Brooklyn Land Use Framework



SUBAREA	GOAL
Core Industrial Area 69% of study area 60% of jobs (11,700 jobs)	**Retain as a hub for essential industrial uses** – balanced by growth in diverse sectors in the Growth District.
Growth District 13% of study area 20% of jobs (3,800 jobs)	**Grow an ecosystem of creative and tech-driven jobs in office-based and industrial sectors near transit,** balanced by reinforcement of the Core Industrial Area.
Transition Area 11% of study area 18% of jobs (3,500 jobs)	**Support a continued mix of uses** by allowing modest commercial growth while encouraging creation of industrial space.

Peripheral Commercial	No land use change recommended on active commercial properties at periphery.
Mixed Edge	No land use change recommended in areas at periphery with no predominant land use.
Established Residential	New zoning consistent with character of existing residential use and adjacent residential neighborhoods.

North Brooklyn Land Use Framework



Flood Map

