Property Disposition .....PD

APPLICATION NO.

1.

Type of disposition
(Check appropriate box)

a. ☒ DIRECT **b.** ☐ GENERAL

2.

Restrictions and conditions

a. ☒ PURSUANT TO ZONING **b.** ☐ RESTRICTED (Describe restrictions below, including any restrictions on disposition, term, or use of property. If additional space is required, attach separate sheet, Site Data Sheet, or Fact Sheet, and note here.)

3.

For direct disposition only

Indicate intended recipient of direct disposition*

a. FROM: NYC Dept of Housing Preservation and Development (HPD)
City Agency

b. TO*: To be determined by HPD
Sponsor/ developer/ purchaser/ lessee or local public development corporation

* If recipient has not been selected or disposition is not limited to particular recipient, indicate "To be determined by agency" in item 3.b.

UDAA/UDAAP .....HA

APPLICATION NO.

APPLICATION NO.

Requested action
(Check applicable boxes and provide requested information)

☒ DESIGNATION* (Also complete Site Data Sheet, Form H) ☒ PROJECT*† ☒ DISPOSITION (Also complete Form PD, above)

* FOR **DESIGNATIONS AND PROJECTS,** THE "DESCRIPTION OF PROPOSAL", ITEM #3 ON THE LR FORM, MUST CONTAIN INFORMATION SUPPORTING AN URBAN ACTION AREA DETERMINATION PURSUANT TO SECTIONS 693 AND 694 OF THE GENERAL MUNICIPAL LAW AND AN URBAN DEVELOPMENT ACTION AREA PROJECT PURSUANT TO SECTIONS 692 AND 694 OF THE GENERAL MUNICIPAL LAW**.**

† For **Projects**, provide a separate sheet (labeled UDAAP Project Summary) with information relative to:

a) Proposed Land Use
b) Proposed Public, Semi-public, Private or Community Facilities or Utilities
c) Proposed New Codes and Ordinances
d) Proposed Time Schedule for Effectuation

New York City Department of City Planning
Land Use Review Application **Supplemental Form**

Site Data Sheet.....H

APPLICATION NO.

					EXISTING		NO. OF COMM./INST.FAC			NO. OF DWELLINGS		
Block No.	Lot No.	Address	UR Site No.	Owner	Buildings/Stories/Uses	Zoning	Occup.	Vacant	No. Empl.	Occup.	Vacant	PROPOSED USES/ RESTRICTIONS
471	1	Block bounded by Hoyt, 5th & Smith Streets and on the Gowanus Canal		HPD	VACANT	M3-1						Mixed-use
471	100	Block bounded by Hoyt, 5th & Smith Streets and on the Gowanus Canal		HPD	VACANT	M3-1						Mixed-use

UDAAP PROJECT SUMMARY

Block	Lots	Addresses
471	1, 100	5th Street, 431 Hoyt Street

1. LAND USE: Residential/Commercial/Community Facility/Open Space
2. PROPOSED FACILITIES: Community Facility/Commercial
3. PROPOSED CODES/ORDINANCES: None
4. PROPOSED TIME SCHEDULE: Approximately ten years from closing to completion of construction.

Gowanus Green Zoning Analysis

Block 471, Lot 1			
Lot 1 Area Total area	177,202 sf		
Lot 1 Park	(1,437 sf)		
		Existing Zoning District:	M3-1
		Proposed Zoning District:	M1-3/R7-2 (MX)

Zoning Lot Area (for Floor Area) including Mapped streets, minus park area	Total Zoning Lot: 175,765 sf		Mandatory Inclusionary Housing ("MIH") area
Type of Zoning Lot	12-10(b) or (c) - not existing since 1961	**Street Widths:**	Fifth Street: 55' (Narrow) Luquer Street: 60' (Narrow) Smith Street: 60' (Narrow) Hoyt Street: 60' (Narrow)
Waterfront Status	Not a waterfront zoning lot or waterfront block		
Ownership Status of Streets Mapped Within Zoning Lot	Private (not City) owned	**Zoning Lot**	**Lot Area**
Community District	Brooklyn Community District 6		
City Council District	Council district 39		
Zoning Map:	16c	Zoning Lot *	175,765 sf
		* as illustrated on Z-000	

Description	ZR Section	Permitted/Required	Proposed	Compliance	Notes
USE					
Residential and Community Facility Uses	22-10, 123-20	Use Groups 1-4	UG 2 Residential uses, UG 3A School	Yes	
Commercial and Manufacturing Uses	42-10, 32-10, 123-20	Use Groups 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B	UG 6C Retail None	Yes	
BULK					
FAR					
Residential FAR	ZR 139-00	4.4	4.36 (766,154 sf)	Yes	766,154 / 175,765 = 4.36
Commercial FAR	ZR 139-00	2.0	0.15 (26,023 sf)	Yes	Need to distinguish "Gowanus Mix" from regular retail. 26,023 / 175,765 = 0.15
Community Facility FAR	ZR 139-00	1.0	0.012 (2,149 sf)	Yes	2,149 / 175,765 = 0.012 (+ School: 80,000 sf)
Maximum All Uses	ZR 139-00	5.0*	4.522 (794,262 sf)	Yes	5.0 FAR achievable with "Gowanus Mix" of light industrial/arts/cultural/civic/repair and production uses. 802,908 / 175,765 = 4.57
FLOOR AREA					
Residential Floor Area	ZR 139-00	773,366 sf	766,154 sf	Yes	
Commercial Floor Area	ZR 139-00	351,530 sf	26,023 sf	Yes	
Community Facility Floor Area	ZR 139-00	527,295 sf	2,085sf	Yes	
Total Proposed Floor Area	ZR 139-00	878,825 sf	794,262 sf	Yes	
LOT COVERAGE					
Residential lot coverage	ZR 123-64(b)	Lot coverage requirements shall not apply	N/A	Yes	
Density	ZR 23-22	680 factor = 1,137 DUs maximum on 175,765 sf zoning lot area X 4.4 F.A.R (773,366 sfa)	950 DU's	Yes	
YARDS (RESIDENTIAL)					
Front Yard	ZR 23-45, 123-651	No front yard required in R7-2 district	Front yard ranging from 0 to 14 feet provided at eastern lot line fronting on Hoyt Street 8 foot setbacks provided along Luquer Street	Yes	
Side yard	23-462(d)	No side yard required, but if open area is provided, must have minimum width of 8 feet	No side yards proposed	Yes	
Rear yard (interior lot)	23-47	30 feet	Side yard beyond 100 feet of Smith and Hoyt coincides with side lot line of adjoining zoning lot to the south	Yes	
Rear yard beyond 100' of street line	23-471	Side lot line beyond 100 feet street line is considered a rear lot line and must provide a rear yard, except where such rear lot line coincides with side lot line of adjoining zoning lot	No rear lot lines	Yes	
Special provisions for through lots	23-53	No rear yard or rear yard equivalent required for zoning lot occupying entire block	No rear yard provided	Yes	
Rear yard within 100' of corner	23-541	No rear yard required	No rear yards provided within 100 feet of corner	Yes	
HEIGHT AND SETBACK					
Standard height and setback	ZR 139-00				
Maximum base height	ZR 139-00	North of Luquer st : 75 feet Base height; South of Luquer st : 95 feet Base height within 100ft from Smith Street / 75 feet Base height beyond 100ft from Smith Street	North of Luquer st : Bldg A: 66'-0" (7 floors); Bldg B: 72'-5" (7 floors); Bldg C: 75'-0" (7 floors) South of Luquer st : Bldg D: 72'-8" (7 floors); Bldg E: 75'-0" (7 floors); Bldg F: 75'-0 (7 floors)	Yes	
Setback above base	ZR 139-00	10 feet on wide streets (Smith Street and within 100ft from Smith Street) 15 feet on narrow streets (5th Street, Luquer Street) 10 feet on Hoyt Street and within 100ft from Hoyt Street	North of Luquer st : Bldg A: 10' on Smith, 15' on Luquer; Bldg B: 15' on luquer; Bldg C: 15' on Luquer and 30' on Hoyt; South of Luquer st : Bldg D: 10' on Smith and 15' on Luquer; Bldg E: 15' on Luquer; Bldg F: 15' on Luquer and 24' on Hoyt	Yes	
Maximum height of building	ZR 139-00	North of Luquer st :Max building height = 285'-0" South of Luquer st :Max building height = 245'-0" South of Luquer st : Bldg D: 112'-8" (11 floors); Bldg E: 145'-0" (14 floors); Bldg F: 105'-0" (10 floors)	North of Luquer st : Bldg A: 95'-0" (10 floors); Bldg B: 283'-5" (28 floors); Bldg C: 190'-0" (19 floors); South of Luquer st : Bldg D: 112'-8" (11 floors); Bldg E: 145'-0" (14 floors); Bldg F: 105'-0" (10 floors)	Yes	
MINIMUM DISTANCE BETWEEN BUILDINGS AND LOT LINES					
Minimum Distance Between Buildings	23-711	All buildings over 50 feet in height: Wall to wall: 40 feet Wall to window: 50 feet Window to window: 60 feet Rule: portions of buildings above 125 feet that exceed, in aggregate, a lot coverage of 40 percent, shall be spaced at least 80 feet apart.	Between Buildings A and B: 78' 3 1/2" to 97' 1"; Between Buildings B and C: 65 feet; Between Buildings C and School: 30 feet and 107' 6"; Between Buildings E and F: 65 feet; Between Buildings D and E: 60 feet;Between Buildings on North Zoning Lot and South Zoning Lot: at least 70 feet	Yes	
	23-711(e)	Portions of buildings above 125 feet that exceed, in aggregate, a lot coverage of 40%, shall be at least 80 feet apart	Above 125 feet in height aggregate portions of buildings = 12.2% (total: 21,388sf - Building B: 9,546sf/ Building C: 6,762sf/ Building F: 5,080sf) : Above 125 feet - Between Buildings B & C = 65 feet; Between Buildings B & E = 106 feet; Between Buildings C & E = 138 feet;	Yes	
Min. Distance Between Legally Required Window and Rear and Side Lot Lines	23-861	30 feet, provided window may open on outer court per ZR 23-84	Building A, B and C: n/a b/c no rear or side lot line. Between Building D and Lot Line: 30 feet Between Building E and Lot Line: 30 feet Between Building F and Lot Line 30 feet	Yes	
STREET TREES					
Street trees required	26-41	1 Street tree shall be provided for every 25 feet of street frontage of the zoning lot - 5th street: 545'-6" (22 trees required) - Smith street: 393'-1" (16 trees required) - Hoyt street: 335'-8" (14 trees required) - Total 52 Street trees required	>52 Street trees provided	Yes	
PARKING	123-70				
Residential parking	25-23	No parking required (100% Affordable units)	No car Parking proposed	Yes	
Income Restricted Housing Units	25-251	No parking required (100% Affordable units)	No car Parking proposed	Yes	
community facility uses	25-31	schools: *none required*			
Comm./ Comm. Fac uses (25,887 sf of FAR)	36-20		No car Parking proposed		
Bicycle parking - Residential	36-70	1 per 2 D.U's = 475 Bicycle parking spaces required	> 475 Bicycle parking spaces provided	Yes	
Bicycle parking - Comm./ Comm. Fac (25,887 sf of FAR)	36-70	1 per 10,000 square feet of floor area = 3 Bicycle parking spaces required	> 3 Bicycle parking spaces provided	Yes	
LOADING					
Loading berths required	44-52	1 per 25,000 square feet of floor area, 1 more for next 15,000 square feet, 1 more for next 20,000 square feet, , 1 more for each additional 80,000 square feet or fraction thereof; 8,210 square feet of retail floor area proposed on Zoning Lot A; no loading berths required	No loading berths provided	Yes	

Development Program by Building

Building	Units	Floors	Total GSF	Total ZFA	Residential GSF	Residential ZFA	Commercial GSF	Commerical ZFA	Comm. Fac GSF	Comm. Fac ZFA	Parking Stalls
Building A	187	10	172,155	151,498	163,945	143,534	8,210	7,964	-	-	
Building B	300	28	273,970	243,773	273,970	243,773	-	-	-	-	
Building C	208	19	175,264	157,670	175,264	157,670			-	-	-
Building D	73	11	72,890	65,037	64,097	56,508	8,793	8,529	-	-	-
Building E	115	14	101,285	90,939	91,460	81,409	9,825	9,530	-	-	-
Building F	67	10	95,644	85,345	93,495	83,260			2,149	2,085	
School		5	80,000		-				80,000		-
Total	**950**		**971,208**	**794,262**	**862,231**	**766,154**	**26,828**	**26,023**	**82,149**	**2,085**	**-**
						7665	* Within 30FT OF Smith Street		* Within 30FT OF Smith Street		
						773,819					

Marvel Architects
145 HUDSON ST, FL.3 NEW YORK, NY 10013 212.616.0420

OWNER/CLIENT **GOWANUS GREEN PARTNERS LLC**

REV.	MM.DD.YYYY	DESCRIPTION
	01.12.2021	ISSUED TO DCP

MA PROJECT NO. 1810

GOWANUS GREEN
BROOKLYN
NEW YORK
BLOCK 471 - LOT #1

ZONING ANALYSIS

REGISTERED ARCHITECT JONATHAN JOVA MARVEL 021551 STATE OF NEW YORK

DRAWING #: **Z-030**

____ of ____

Z:\PROJECTS\1810-GOWANUS GREEN\00-CONTRACT DOCS\11-REFERENCES\PLOT SHEET\1810_GG_TB24X36.DWG

DATE 05/05/2014

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1/12/2021

Marvel Architects

145 HUDSON STREET THIRD FLOOR NEW YORK, NEW YORK 10013 212 941-6718 212 941-7573 FAX

PROJECT: GOWANUS GREEN 1810

DWG REF.: - - - - SCALE: 1/64=1'-0"

TITLE: SITE PLAN - MASSING DATE: 2021-0112

Z-001

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REGISTERED ARCHITECT
JONATHAN JOVA MARVEL
021551
STATE OF NEW YORK

01/12/2021

GROUND FLOOR PLAN

Marvel Architects

145 HUDSON STREET THIRD FLOOR NEW YORK, NEW YORK 10013 212 941-6718 212 941-7573 FAX

PROJECT: GOWANUS GREEN 1810

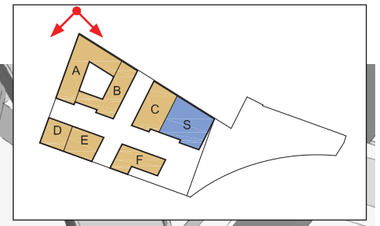
DWG REF.: - - - - SCALE: 1/64=1'-0"

TITLE: Plan-Ground-Floor DATE: 2020-1019

A-101

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MASSING - NORTH



F 10 FLOORS
67 UNITS

SCHOOL
5 FLOORS

SCHOOL YARD

E 14 FLOORS
115 UNITS

D 11 FLOORS
73 UNITS

SUBWAY

NELSON STREET

HOYT STREET

C 19 FLOORS
208 UNITS

B 28 FLOORS
300 UNITS

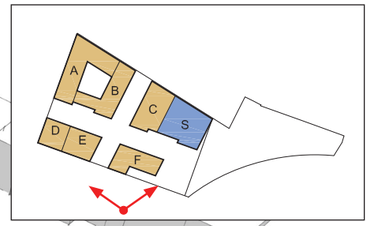
5TH STREET

SMITH STREET

A 10 FLOORS
187 UNITS

N

MASSING - SOUTH



A 10 FLOORS
187 UNITS

B 28 FLOORS
300 UNITS

C 19 FLOORS
208 UNITS

D 11 FLOORS
73 UNITS

E 14 FLOORS
115 UNITS

F 10 FLOORS
67 UNITS

SCHOOL
5 FLOORS

SUBWAY

SCHOOL YARD

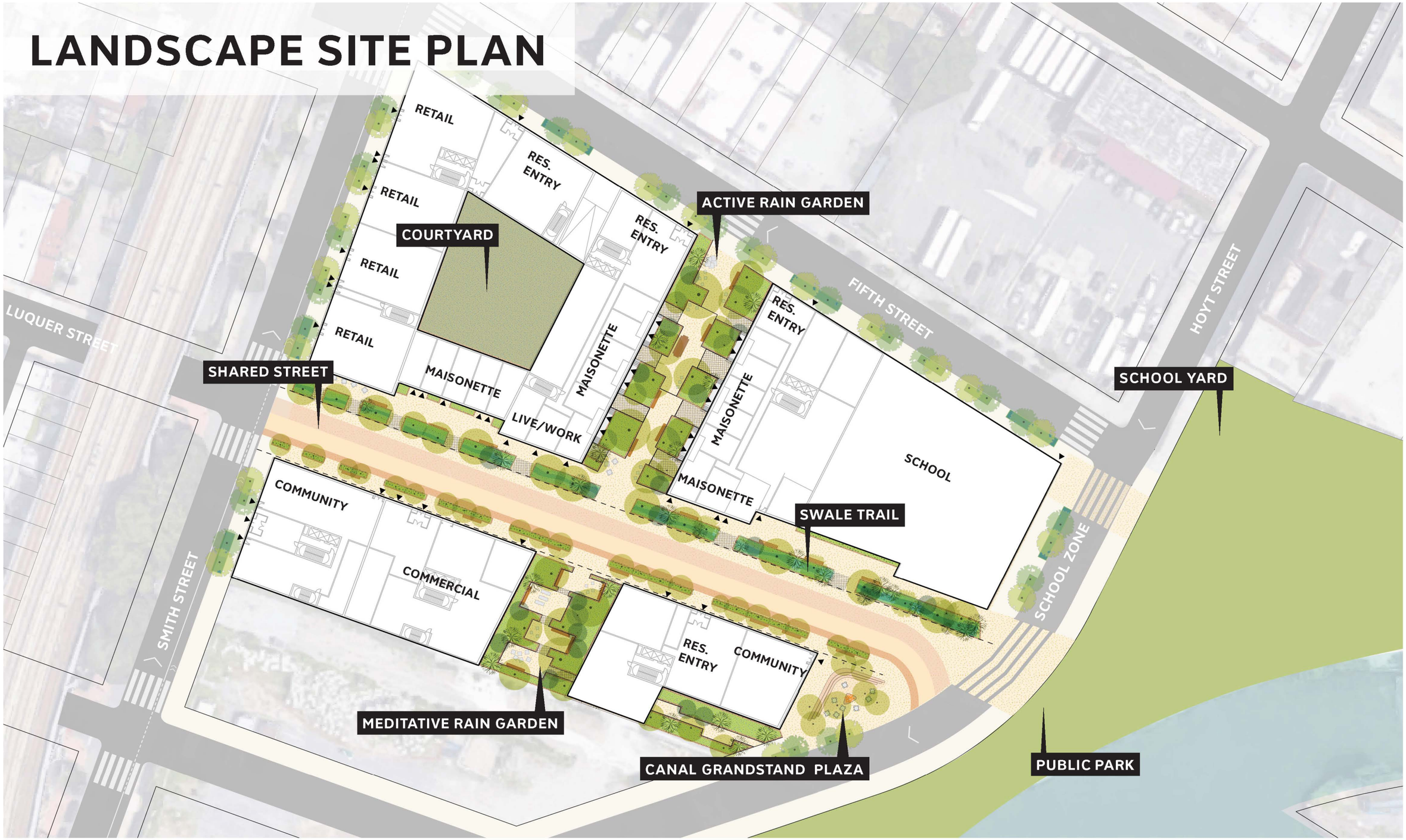
HOYT STREET

SMITH STREET

NELSON STREET

N

LANDSCAPE SITE PLAN



GOWANUS GREEN
SEP 25, 2020

SCAPE

September 2019 Lot 1 w/ Draft City Maps (8/21) - Hoyt & Luquer St generate FAR / Park Deducted	
	Revised
Lot Area	177,202
Park	(1,437)
Zoning Lot Area	**175,765**
Residential FAR	4.4
Residential ZFA	**773,366**

1A THE ENTIRETY OF THE GOWANUS GREEN ZONING LOT, INCLUDING NEWLY MAPPED LUQUER & HOYT STREETS WILL BE TREATED AS ZONING LOT AREA THAT GENERATES F.A.R. TO BE INCORPORATED INTO SPECIAL DISTRICT TEXT

2B ZONING LOT SHOULD NOT INCLUDE PORTION OF LOT 1 MAPPED AS PUBLIC PARK

FIFTH STREET (55' ROW)

540'-2⅝"

SMITH STREET (60' ROW)

393'-1"

LUQUER STREET (60' ROW)

1A

224'-0⅛"

470'-7½"

HOYT STREET (60' ROW)

48'-5½"

2B

TOTAL LOT SF:

177,202 SF

PARK DEDUCTED SF:

1,437 SF

F.A.R GENERATING SF:

175,765

(SMITH & HOYT GENERATE F.A.R.)

REGISTERED ARCHITECT
JONATHAN JOVA MARVEL
021551
STATE OF NEW YORK

01/12/2021

Marvel Architects

145 HUDSON STREET THIRD FLOOR NEW YORK, NEW YORK 10013 212 941-6718 212 941-7573 FAX

PROJECT: GOWANUS GREEN 1810

DWG REF.: ---- SCALE: 1/64=1'-0"

TITLE: ZONING LOT DATE: 2019-1030

Z-000

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