

# 47 Hall Street Rezoning

ULURP No. C250050ZMK

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City Council Subcommittee on  
Zoning and Franchises

July 8, 2025



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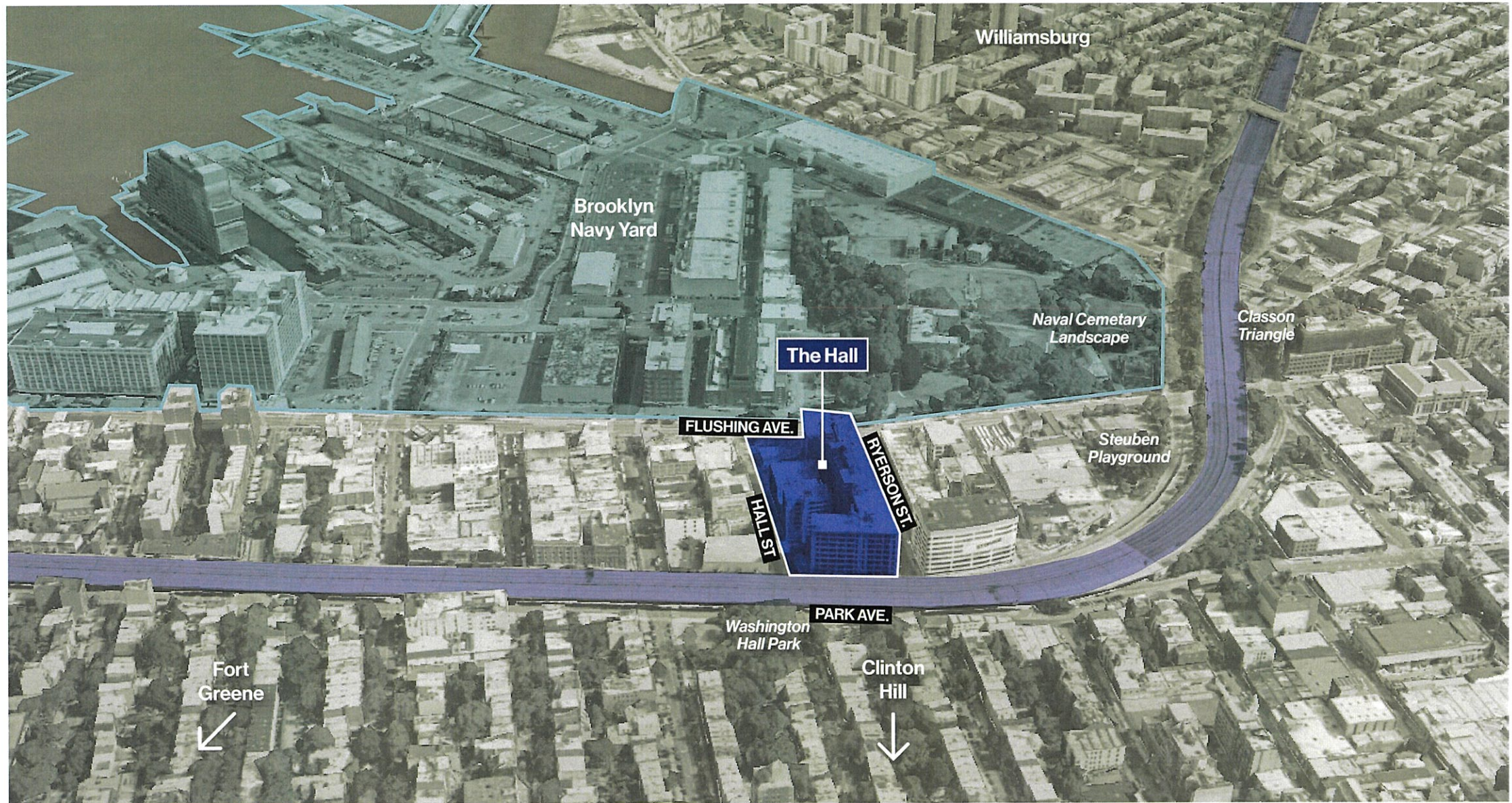


# CONTEXT MAP





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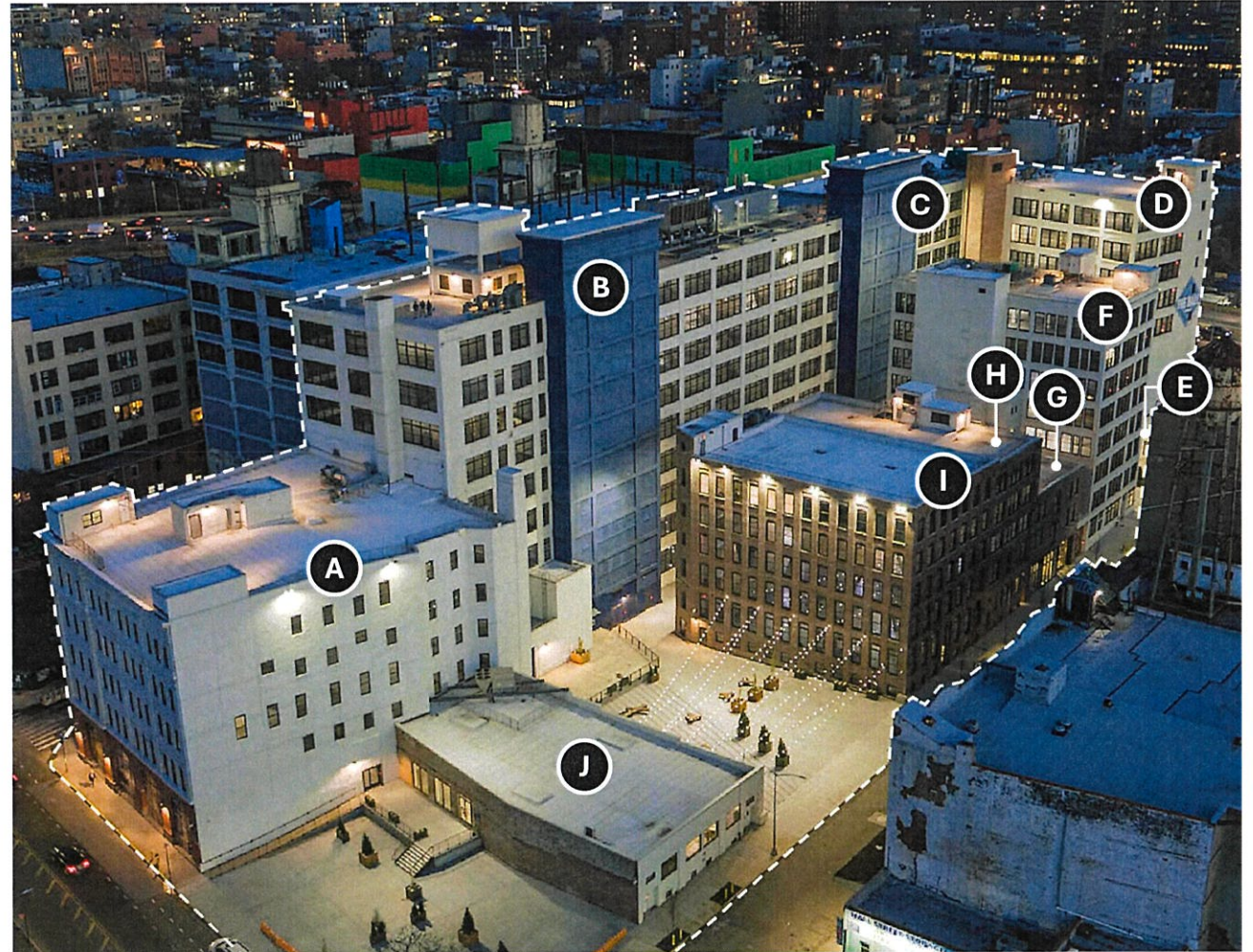




# THE HALL

## Overview

- The Hall comprises a 2.6-acre, block-wide property located across from the Navy Yard
- The property consists of ten commercial buildings, built between 1890 and 1927
- In 2019, RXR made a significant investment in extensive infrastructure and sustainability upgrades to reposition the Hall as a creative commercial hub
- Unfortunately, 95% of the property remained vacant due to challenges with the post-COVID period and the Brooklyn office market generally
- ▶ **Today, RXR is pursuing a rezoning to map a mixed-use district over the entire campus to activate the Hall and create a truly mixed-use residential and commercial community**



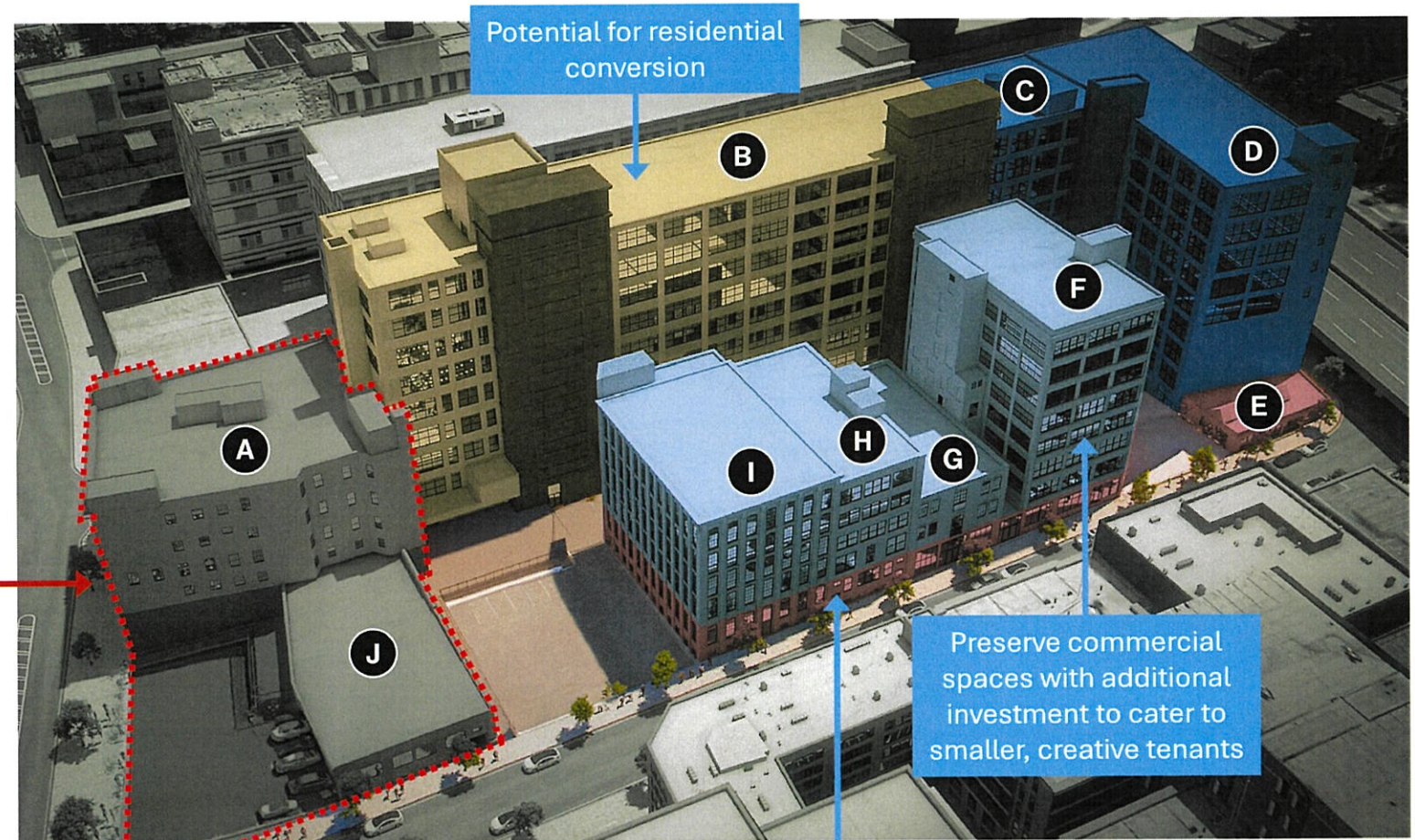
Existing ~590,000-SF Commercial Campus



# POTENTIAL OPPORTUNITIES FOR REPOSITIONING & REDEVELOPMENT

- The campus provides opportunities to deliver critically-needed housing while maintaining a mix of uses

Obsolete, underutilized buildings with potential for new development



..... Redevelopment Opportunity

Residential

Retail

Commercial

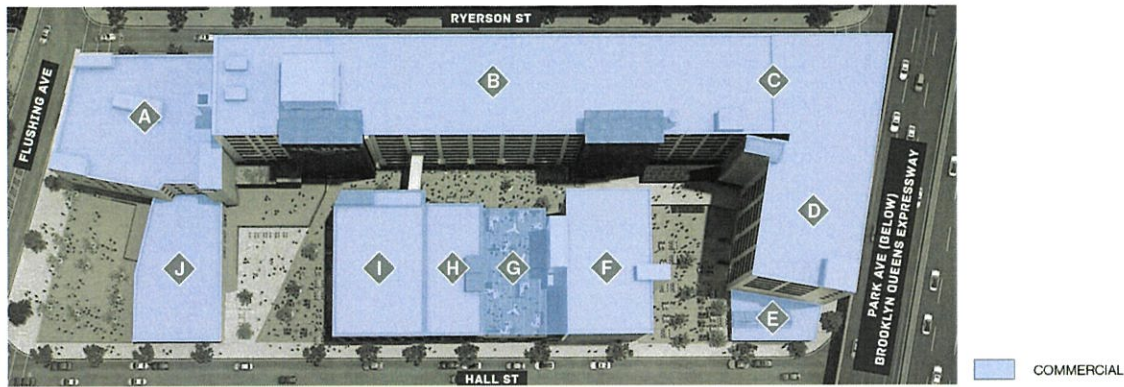
Self-Storage

Opportunity for street front activation along Hall Street



# PROPOSED MIXED-USE

## EXISTING



## PROPOSED

New Residential Building A to replace existing Buildings A & J

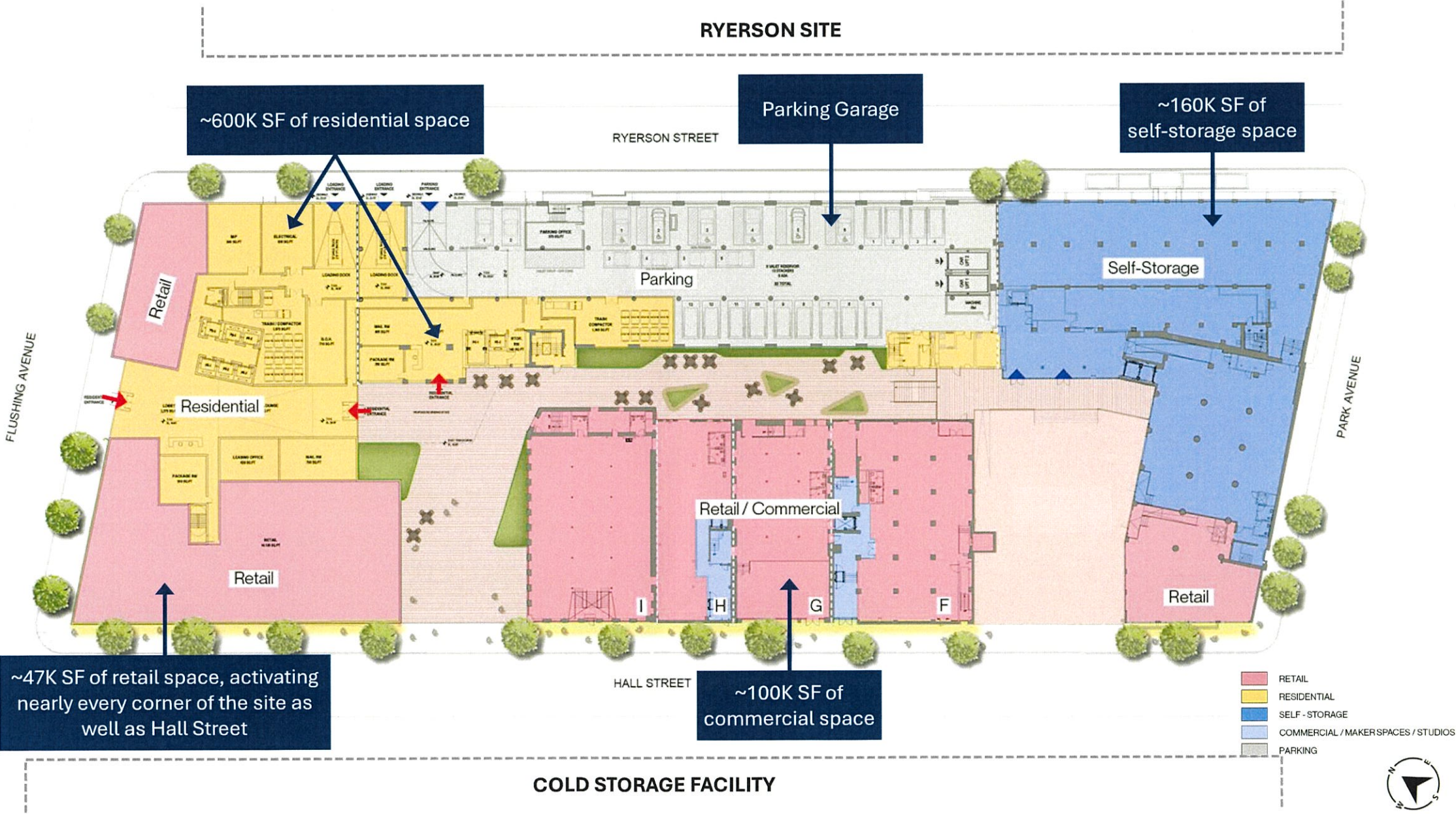


### Proposed Campus Program

- **Residential:** ~600,000 gsf, comprising ~620 units, including 150-180 permanently affordable units
- **Commercial:** ~100,000 gsf
- **Retail:** ~47,600 gsf
- **Self-Storage:** ~160,500 gsf
- **Parking:** ~36,000 gsf
- **Total:** ~933,650 gsf



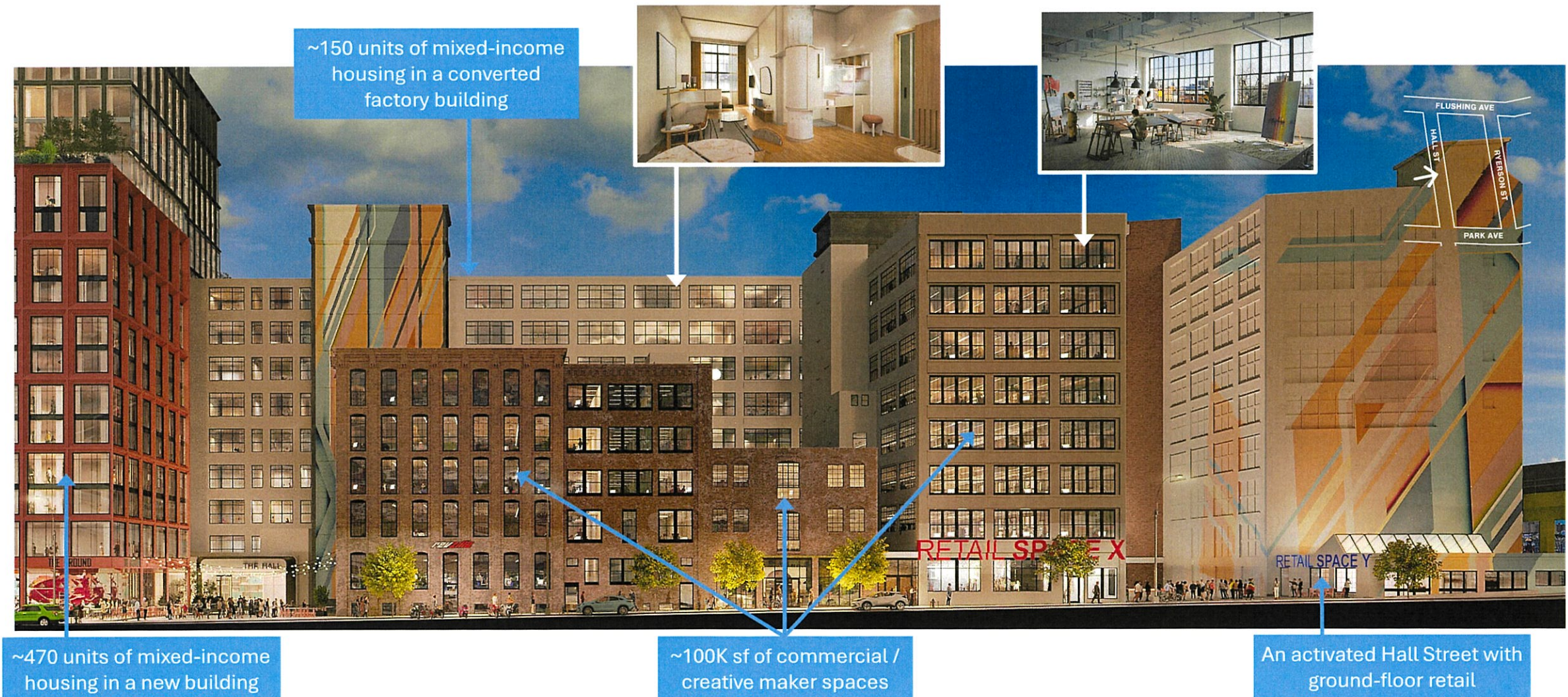
# PROPOSED GROUND FLOOR PLAN





# PROPOSED REZONING

Establish a mixed-use district to create ~620 units of mixed-income housing in the neighborhood, while preserving significant portions of the existing campus for commercial/creative uses





 Project site



# LIST OF ZONING ACTIONS

- Zoning Map Amendment to rezone an existing M1-2 district to a mixed M1-6A/R8 and M1-5 district
- Zoning Text Amendment to (1) add Special Mixed Use District MX-27, and (2) map the proposed M1-6A/R8 district portion as a Mandatory Inclusionary Housing area



Current Zoning Map (12d)



Proposed Zoning Map (12d) - Area being rezoned is outlined with dotted lines

Rezoning from M1-2 to M1-6A/R8

Rezoning from M1-2 to M1-5





# THE HALL TOMORROW

Breathing new life into these underutilized historic structures, our goal is to create a vibrant, mixed-use development that will complement NYC's largest dedicated innovation district at the Navy Yard



# PROJECT BENEFITS



**~620 new mixed-income residential**, including 150-180 units of permanently affordable housing



**Streetscape activation and improved pedestrian experience** on Hall Street and Flushing Avenue



**~530 construction jobs** and **~350 permanent jobs** generated on-site



**~100,000 SF of commercial maker spaces** serving smaller, creative tenants



**~47,000 SF of community-serving retail uses** on the ground level



THANK YOU & DISCUSSION



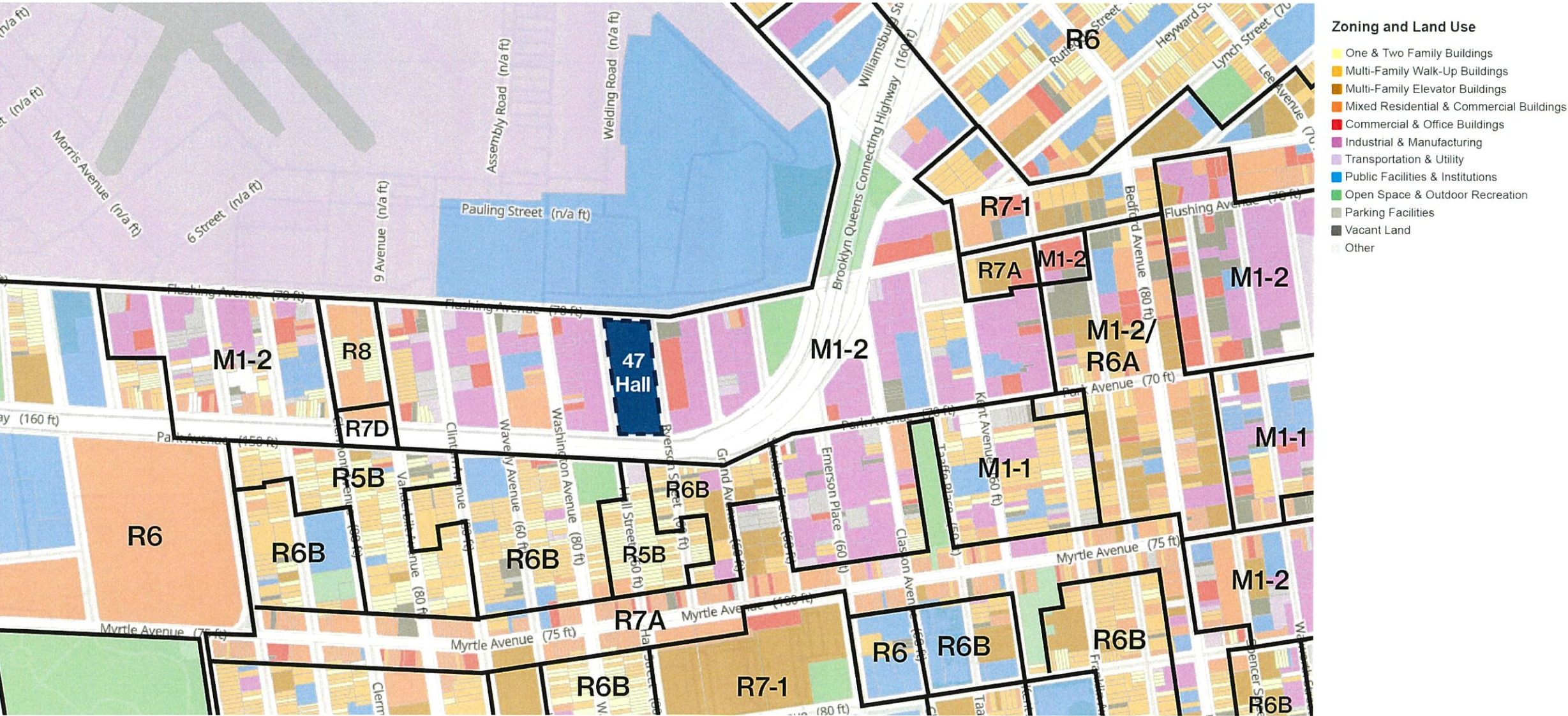


## APPENDIX

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# EXISTING LAND USES IN THE SURROUNDING AREA





# PROPOSED FAR

## M1-6(A)/R8 (LOT AREA: 90,965 SF)

	PERMITTED FAR	PERMITTED F.A.	PROPOSED F.A.	
RESIDENTIAL	7.2	654,948.00 SF	536,170.00 SF	(5.89 FAR)
COMMERCIAL	8.0	727,720.00 SF	172,657.00 SF	(1.90 FAR)
COMMUNITY FACILITY	6.5	591,272.50 SF	–	
MAX TOTAL	8.0	727,720.00 SF	708,827.00 SF	(7.79 FAR)

## M1-5 (LOT AREA: 22,868 SF)

	PERMITTED FAR	PERMITTED F.A.	PROPOSED F.A.	
RESIDENTIAL	–	–	–	
COMMERCIAL	5.0	114,340.00 SF	108,081.00 SF	(4.73 FAR)
COMMUNITY FACILITY	6.5	148,642.00 SF	–	
MAX TOTAL	5.0	114,340.00 SF	108,081.00 SF	(4.73 FAR)
PROPOSED TOTAL			816,908.00 SF	










# SITE CONNECTIVITY

Offers walk- or bike-to-work opportunities to the Navy Yard, Local Job Centers, Downtown Brooklyn and Williamsburg

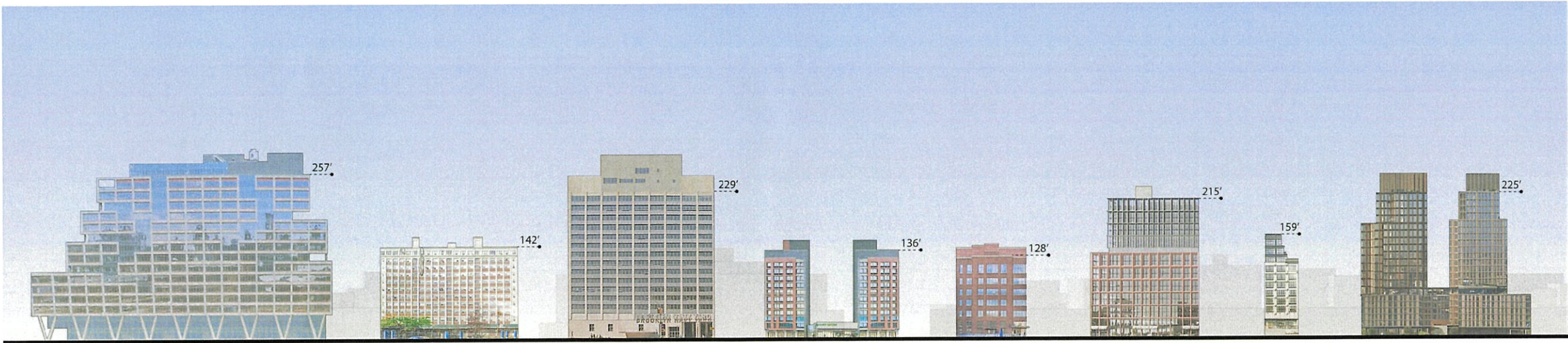
- Site is served by three primary bus routes and a major bike thoroughfare connecting to Downtown Brooklyn and Williamsburg

-  Bike path
-  Brooklyn Waterfront Greenway
-  Bus route
-  Job Centers
-  Citibike Docking Stations





# HEIGHT OF SURROUNDING BUILDINGS



Dock 72

63 Flushing Ave

Building 77

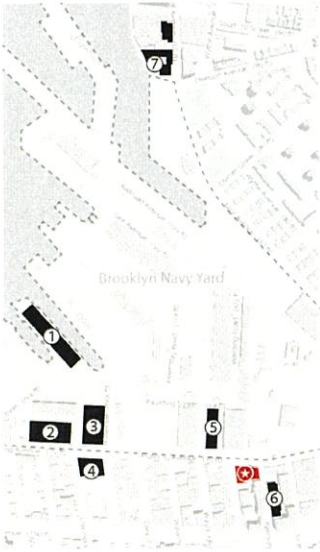
Navy Green

25 Washington Ave

47 Hall

29 Ryerson St.

One Williamsburg Wharf



- ① 47 Hall
- ② Dock 72
- ③ 63 Flushing Ave.
- ④ Building 77
- ⑤ Navy Green
- ⑥ 25 Washington Ave.
- ⑦ 29 Ryerson St.
- ⑧ One Williamsburg Wharf
- Brooklyn Navy Yard



# FLOOR AREA SCHEDULE BY USE

## M1-6(A)/R8

BLDG	RESIDENTIAL	RETAIL	OFFICE	SELF STORAGE	PARKING <i>(below 23 feet)</i>	TOTAL*
A	381,220.00 SF	12,060.00 SF	–	–	–	393,280.00 SF
B	154,950.00 SF	–	–	–	35,892.00 SF	154,950.00 SF
C	–	–	–	96,008.00 SF	–	96,008.00 SF
D	–	–	–	60,912.00 SF	–	60,912.00 SF
E	–	2,993.00 SF	–	–	–	2,993.00 SF
I	–	2,993.00 SF	684.00 SF	–	–	684.00 SF
TOTAL	536,170.00 SF	15,053.00 SF	684.00 SF	156,920.00 SF	35,892.00 SF	708,827.00 SF

## M1-5

BLDG	RESIDENTIAL	RETAIL	OFFICE	SELF STORAGE	PARKING <i>(below 23 feet)</i>	TOTAL*
F	–	5,276.00 SF	41,658.00 SF	–	–	46,934.00 SF
G	–	4,458.00 SF	8,914.00 SF	–	–	13,372.00 SF
H	–	2,627.00 SF	14,968.00 SF	–	–	17,595.00 SF
I	–	6,068.00 SF	24,112.00 SF	–	–	30,180.00 SF
TOTAL	–	18,429.00 SF	89,652.00 SF	–	–	108,081.00 SF



# CEQR: SHADOWS

- Only one sunlight-sensitive open space area (Steuben Playground) would have incremental shadows as a result of the project.
  - It would be affected for a maximum of 20 minutes during the summer when the days are longest.
  - During other seasons, it would have anywhere from 0 to 13 minutes of additional shadows.

Table 6-3 Detailed Analysis Summary of Incremental Shadow Entry/Exit Times

Resource	Analysis Day			
	Dec 21	March 21/Sept 21	May 6/Aug 6	June 21
Analysis Time Frame	8:51 AM–02:53 PM	7:36 AM–4:29 PM	6:27 AM–5:18 PM	5:57 AM–6:01 PM
Open-Space Resources				
O1 – Steuben Playground	No incremental shading	4:21 PM–4:29 PM (8 minutes) <sup>1</sup>	5:05 PM–5:18 PM (13 minutes)	5:35 PM–5:55 PM (20 minutes)

Notes:  
Per the 2021 CEQR Technical Manual, the selected time zone for the analysis is Eastern Standard Time and daylight savings time was not used.  
<sup>1</sup> The CEQR Technical Manual does not require a detailed analysis for sunlight-sensitive resources that receive less than 10 minutes of incremental shading.



# MIH APPROACH

- RXR has committed to Option 1 for the new building on Flushing Avenue
- For the remainder of the mixed-use area, where conversion is currently contemplated, we would request the ability to utilize Option 1 or 2:
  - There are other buildings that could alternatively be reused and be changed to residential by a conversion. For conversions, the State has the 467-m tax abatement program, where Option 2 may be the preferred approach
  - There is also the possibility that new construction makes sense instead, where Option 1 and 485-x would be a better fit
- The above construct could be put in place by creating a split map, similar to what's shown on the right, at the request of the Council
- This prospective approach has been used in other MIH applications

