

# REVITALIZING THE REDHOOK

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## BROOKLYN, New York

Planning and Design II  
| Final Project |

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*Student: Priyanshu Sharma*



## Development History



1840

Beginning of shipping industry and soon become the busiest port.



1900

Housing Crisis turned this area into shanty town and the city of New York tried to make conditions better and purchased baseball land but no program at time was successful to provide housing for people.



## Development History



1960

In the 1960s, when containerization shipping replaced traditional bulk shipping, many businesses and jobs moved to the deeper waterfront in New Jersey. Unemployment increased and the neighborhood's economy fell into a rapid decline.

By the 1970s and '80s, Red Hook became known as a **crime-ridden, desolate neighborhood** severed from the rest of Brooklyn.



2012

In 2012, Hurricane Sandy devastated Red Hook, flooding the buildings and streets necessitating massive rebuilding efforts



## Regional Context

Southwest part of Brooklyn

Site Area: 20 Acres

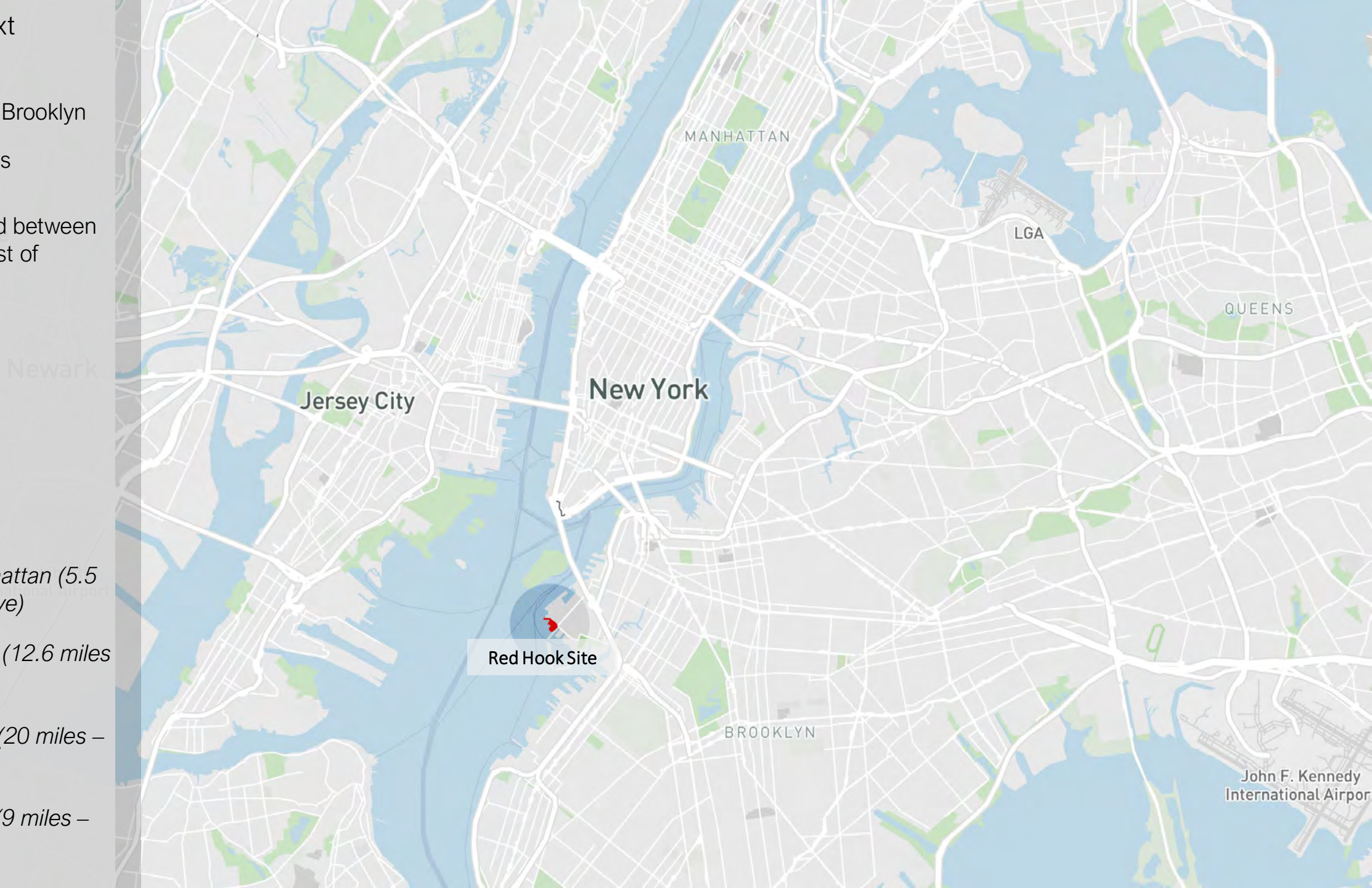
Site is well situated between Manhattan and rest of Brooklyn.

*Site to Lower Manhattan (5.5 miles – 15 mins drive)*

*Site to LGA Airport (12.6 miles – 20 mins drive)*

*Site to JFK Airport (20 miles – 27 mins drive)*

*Site to Jersey City (9 miles – 24 mins drive)*







## Travel Time

- 5 mins Walk
- Neighborhood Level
- Park
- Study Area
- New York City Parcel
- Jersey City Parcel
- Water Body

0 0.25 0.5 1 Miles





## Travel Time

At present, much of Red Hook is outside of a 10 minutes walk to public transit

Clearly the southern most part is unserved in terms of transit facilities.

Considering the potential of the area and upcoming development. This region need transit connectivity.

● Nearest Subway Transit Stop (F,G)

10 mins Walk

5 mins Walk

Neighborhood Level

Park

Study Area

New York City Parcel

Jersey City Parcel

Water Body

0 0.25 0.5 1 Miles





Site Context





# Site Context



Waterfront Museum

Atlantic Basin

New York City  
Housing Authority's  
Red Hook West

Community  
Justice Cnt

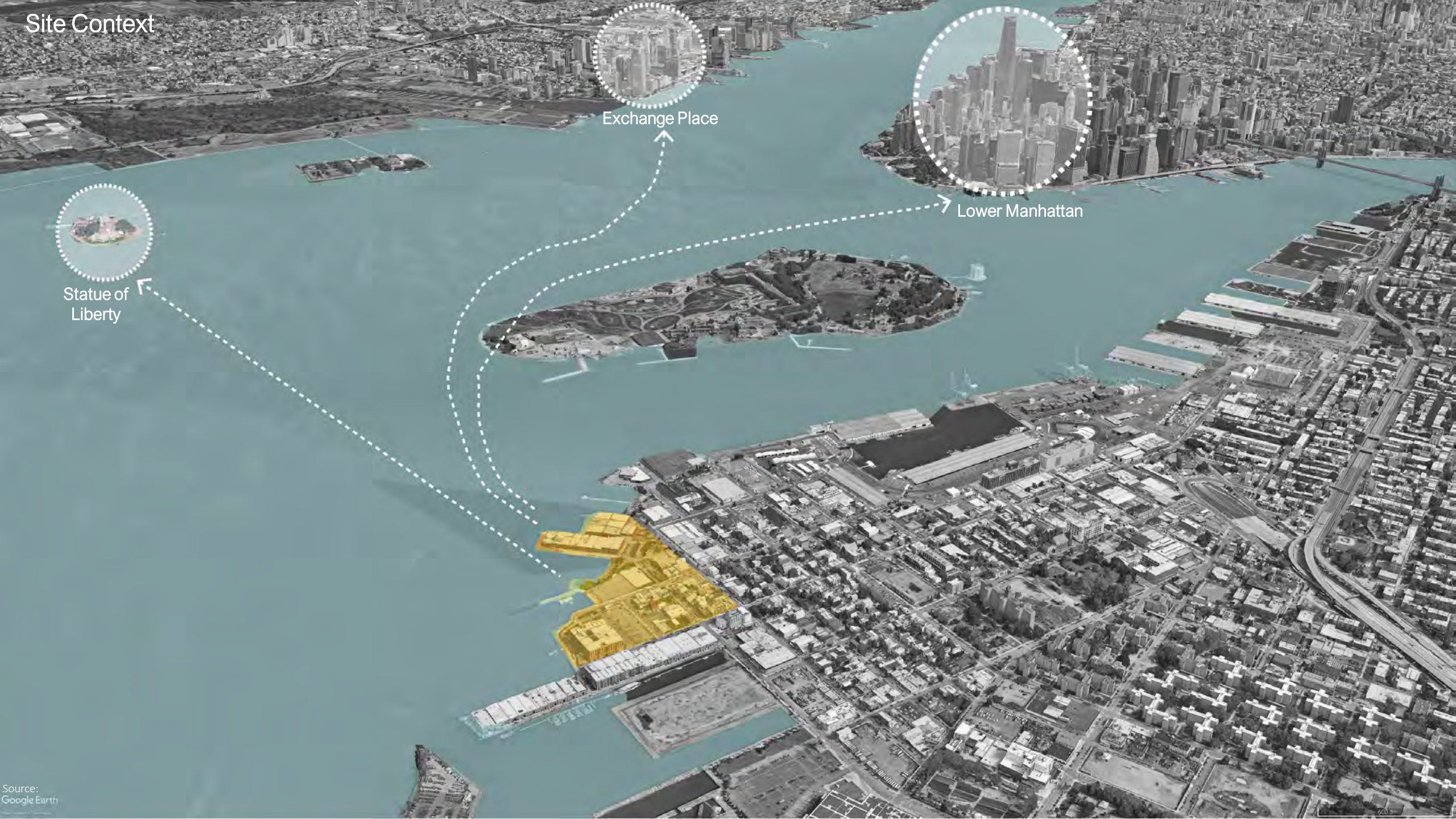
Steve's Authentic  
Key Lime Pies

Fairway Market

BWAC Brooklyn  
Waterfront Artists  
Coalition



# Site Context



Exchange Place

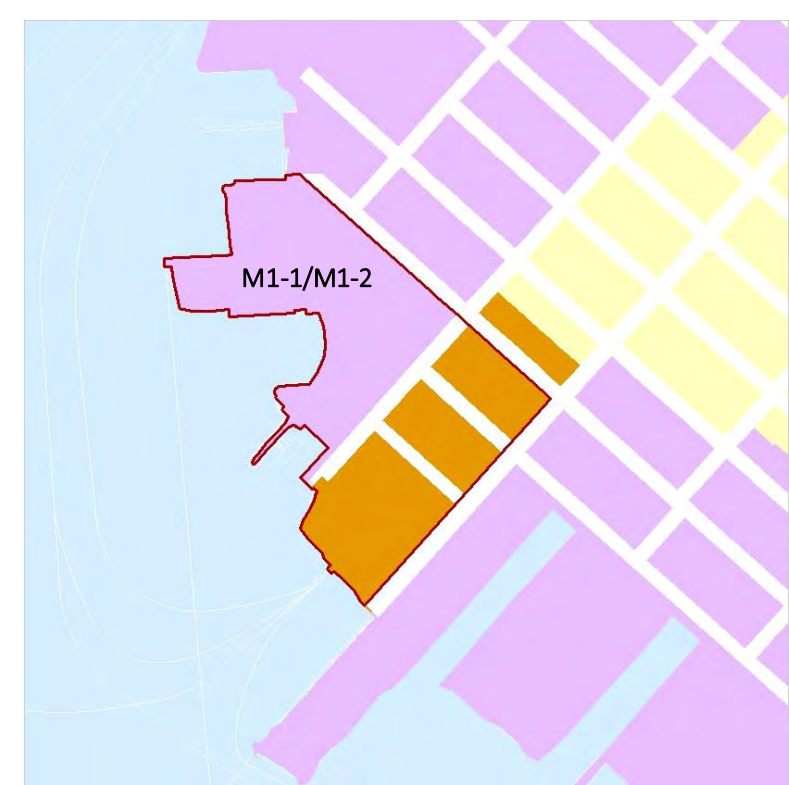
Lower Manhattan

Statue of  
Liberty





## Zoning District



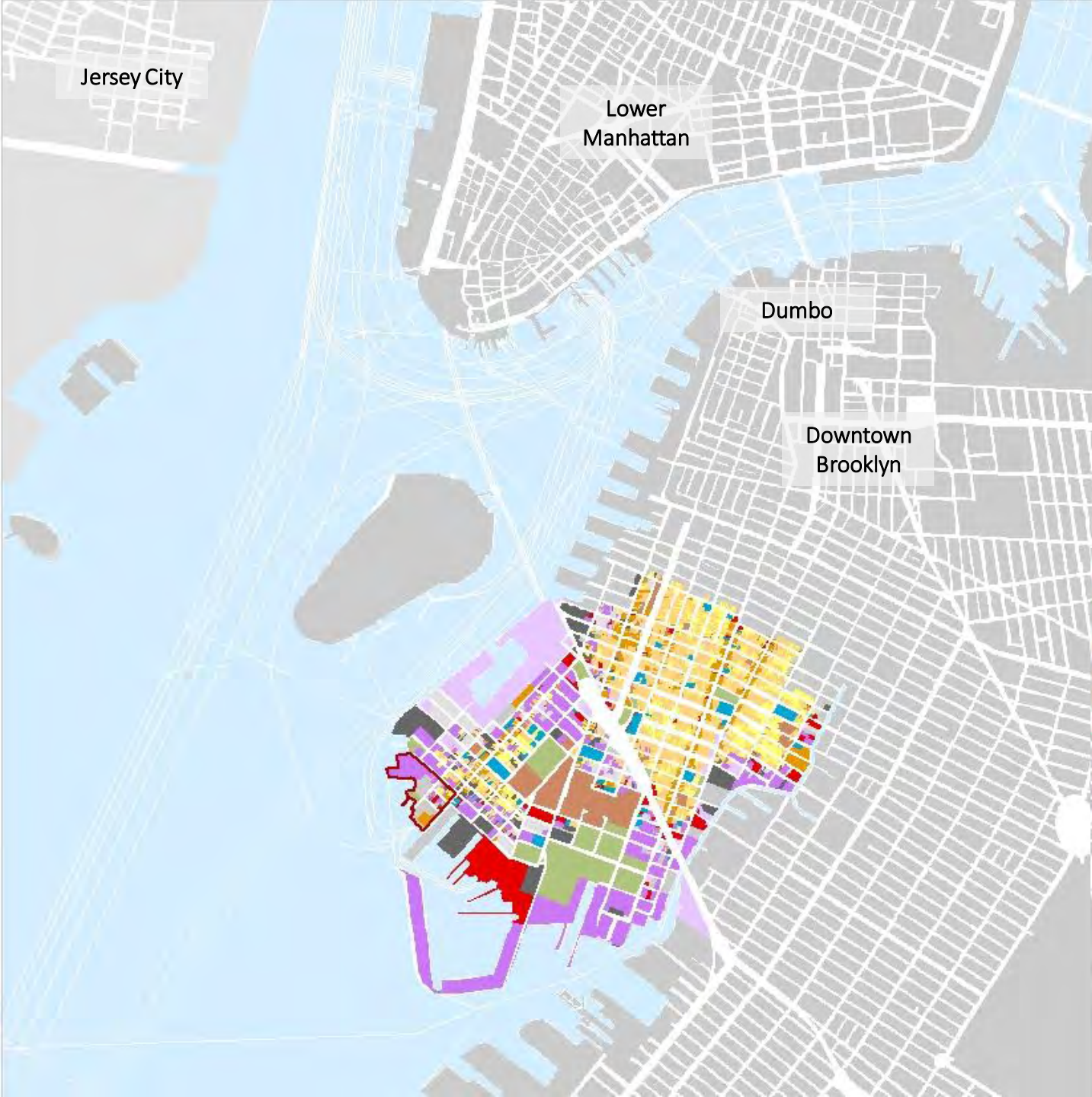
### Zoning District

- Mixed Manufacturing & Residential Districts
- Manufacturing Districts
- Park
- Residential District
- Study Area
- New York City Parcel
- Jersey City Parcel
- Water Body

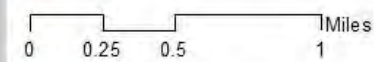
0 0.25 0.5 1 Miles







## Land Use







# POTENTIAL

- Location
- Historic Value



# UNTAPPED

- Existing the spaces and built form
- Low Rise and Dilapidated built form
- Historic Value





## OPPORTUNITIES

- Location (another focal point at water edge can create an identity)
- Tapping upon underutilized space (revising the zoning and land use)
- Historic Value (can be act as anchor)
- Better urban space for the community
- Integrating the proposals plans and designs with the future city plan's.







IGNORED





~~IGNORED~~ | But it's time to INTEGRATE





~~IGNORED~~ | But it's time to INTEGRATE

Goal 1: Utilizing the potential of the water edge at southern side of Brooklyn and create an identity for the Red Hook neighborhood

Will Create:

- Another focal point
- Attract real estate project
- Enhance the safety and aesthetic of neighborhood that has been isolated since past in terms of planning

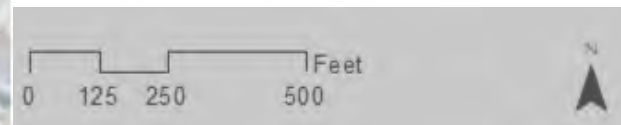




## Goal 2: Developing the site into Historic Industrial District along with resilient water edge

Will Create:

- Utilize the existing potential (brick pattern buildings similar to Dumbo) to develop the anchors
- Will attract local businesses and generate revenue
- Develop stronger community







Year Built

- Earlier Development
- Recent Development

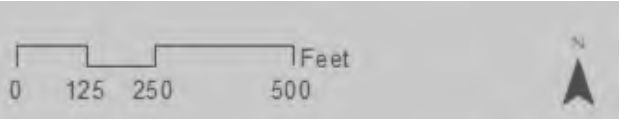




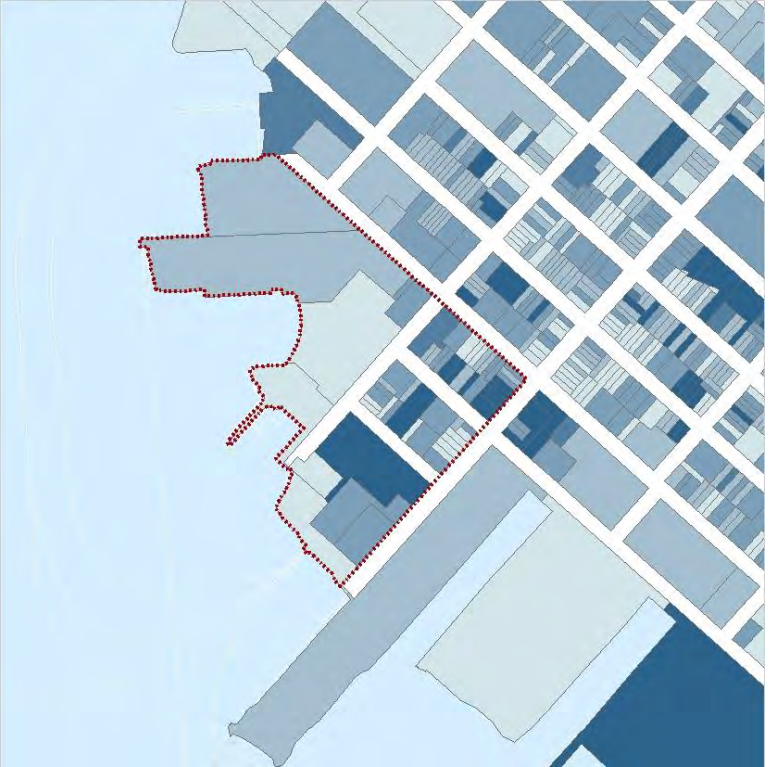


No. of Floors

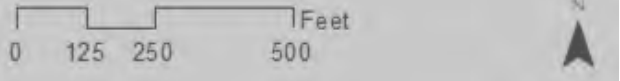
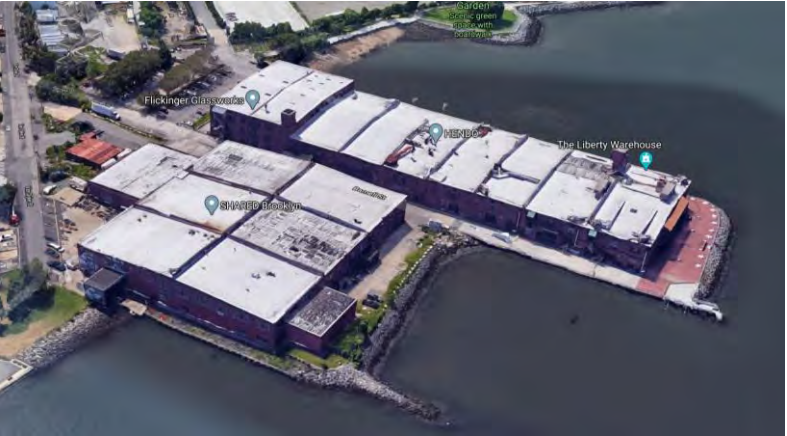
1-3
4-6





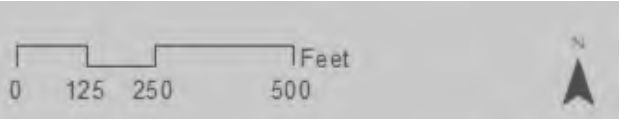


Year Built





Expand public access to waterfront will connect to both the edges (Dumbo to the north and Bush park on the south) as developed by NYC as part of greenway masterplan



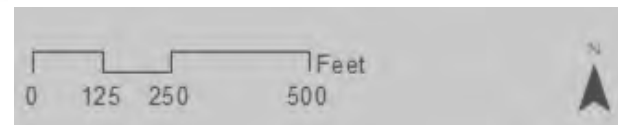




**Goal 3: Creating the walkable neighborhood by creating vibrant environment and densify the potential lots to create more housing stock**

Will Create:

- Slicing the larger lot size into smaller one
- Create Walkable Neighborhood
- Changes in zoning and regulation to optimally use the site potential
- Vibrant environment through mixed used development
- Densification will create more housing stock and provide affordable units to local community. Since we don't want and encourage gentrification.



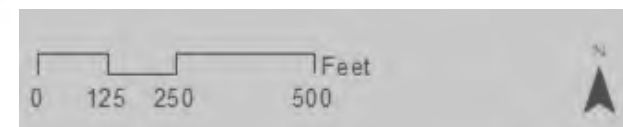




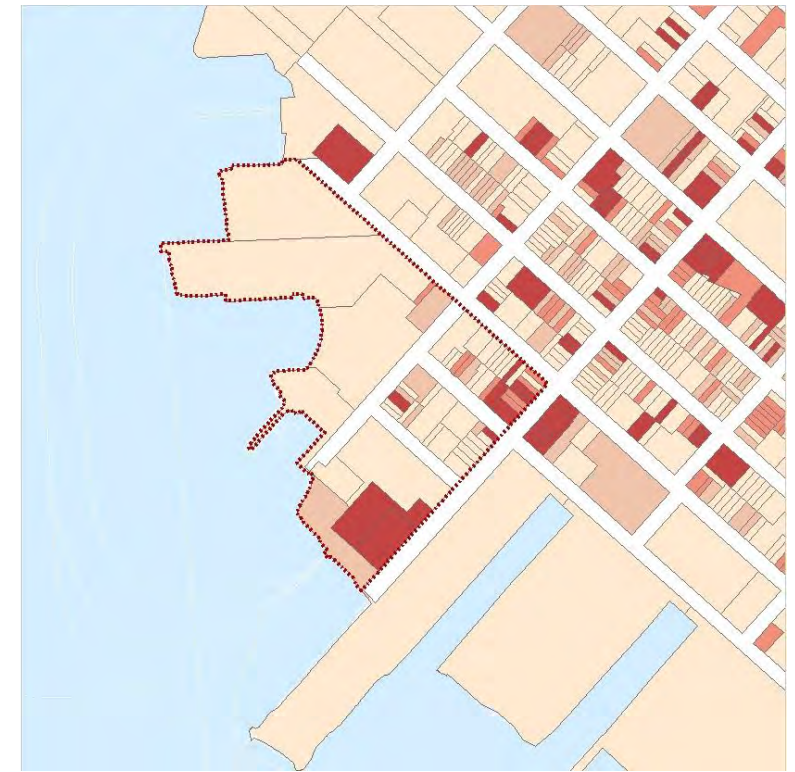
Lot Size (in sqft)

Small Parcels
Large Parcels

- Slicing the larger lot size into smaller one
- Create Walkable Neighborhood
- Vibrant environment through mixed used development

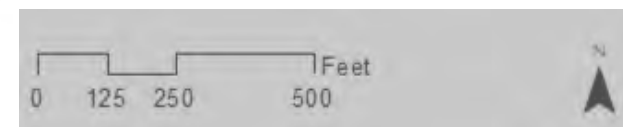




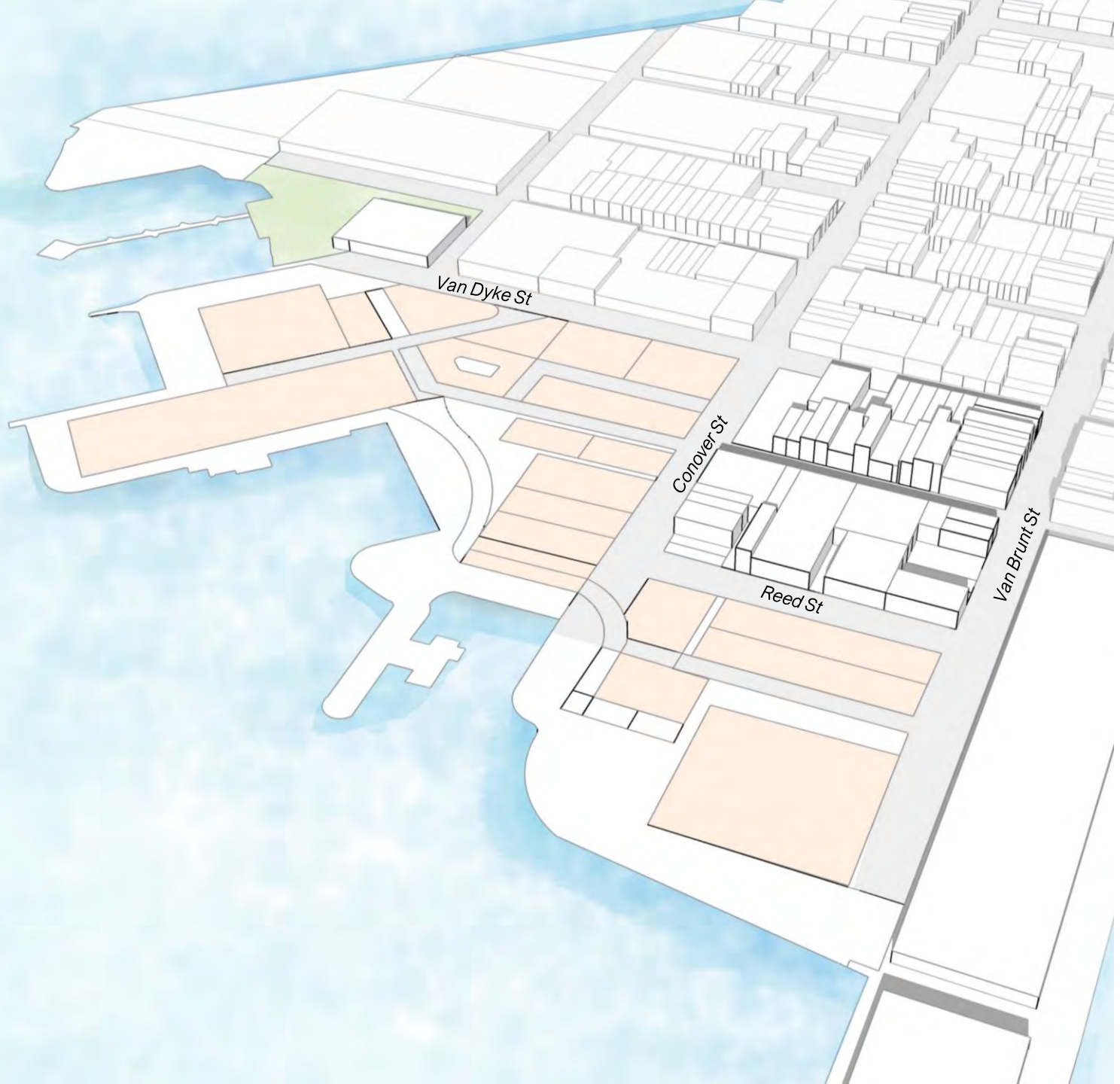


Floor Area Ratio    Below 2  
                                 Above 2

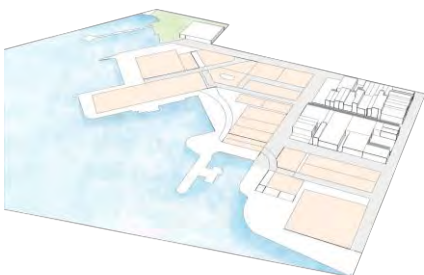
- Current zoning allows max. FAR 2. So changes in zoning and regulation to optimally use the site potential
- Vibrant environment through mixed used development
- Densification will create more housing stock and provide affordable units to local community. Since we don't want and encourage gentrification.



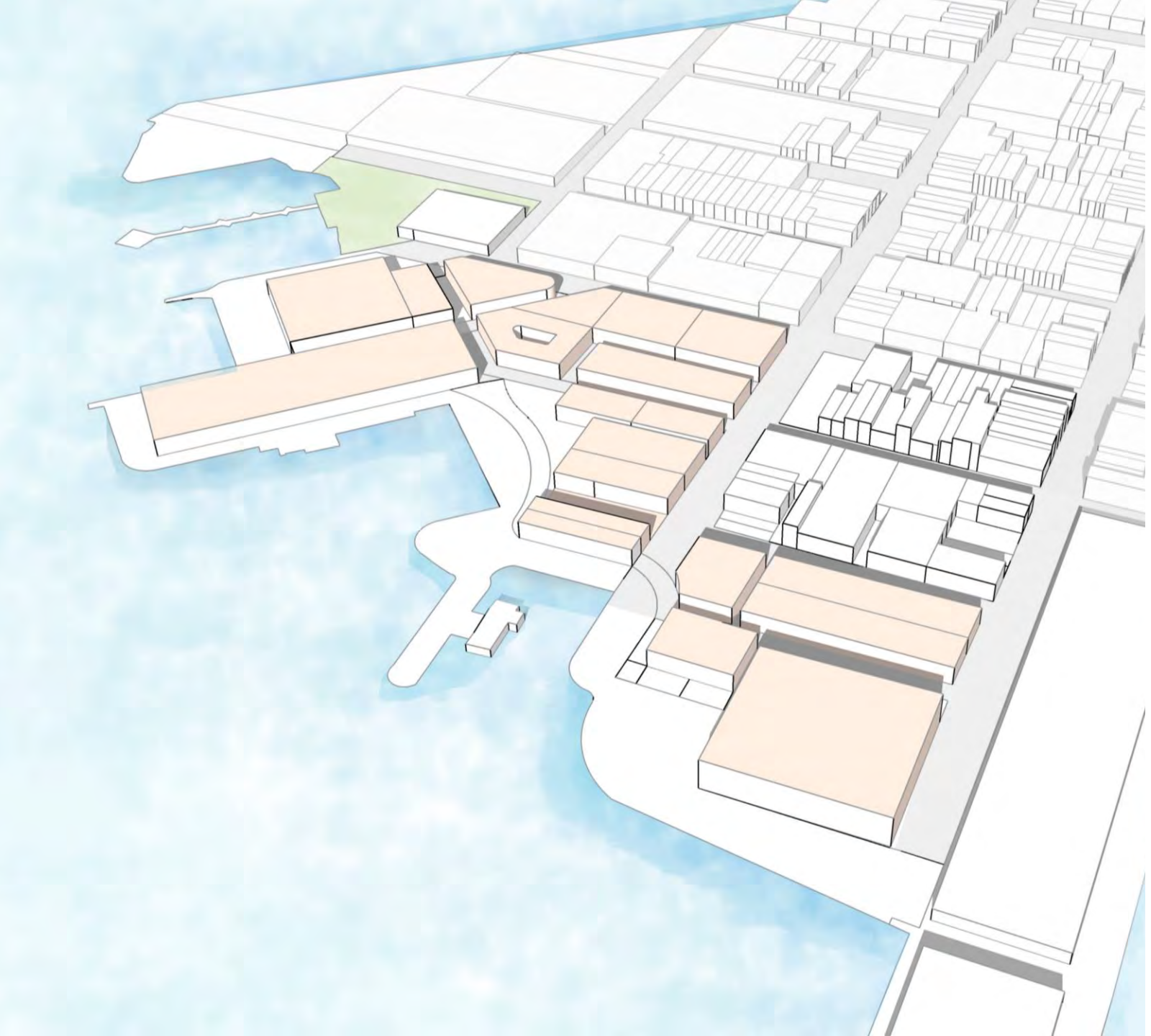




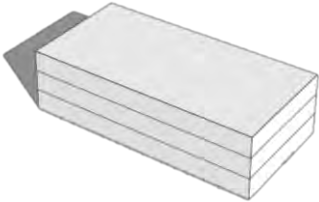
New built layout



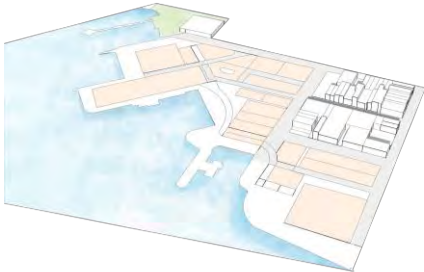




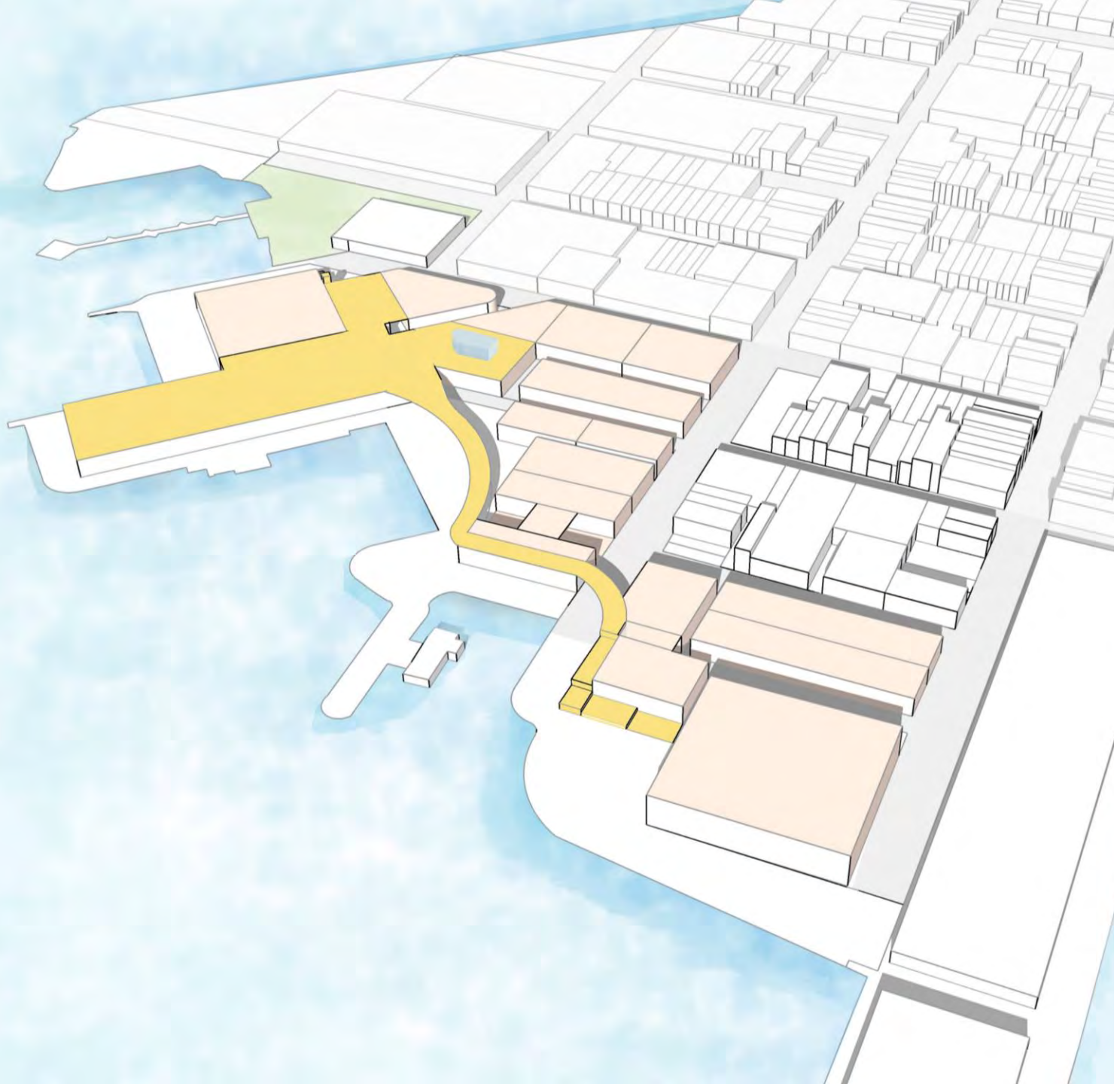
3 story (Base massing)



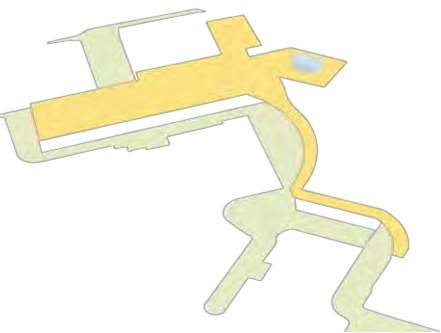
New built layout



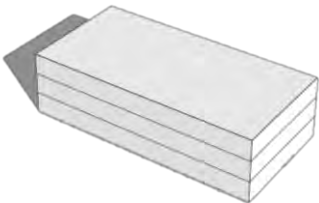




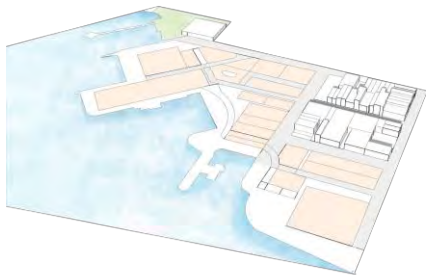
Pedestrian Connection



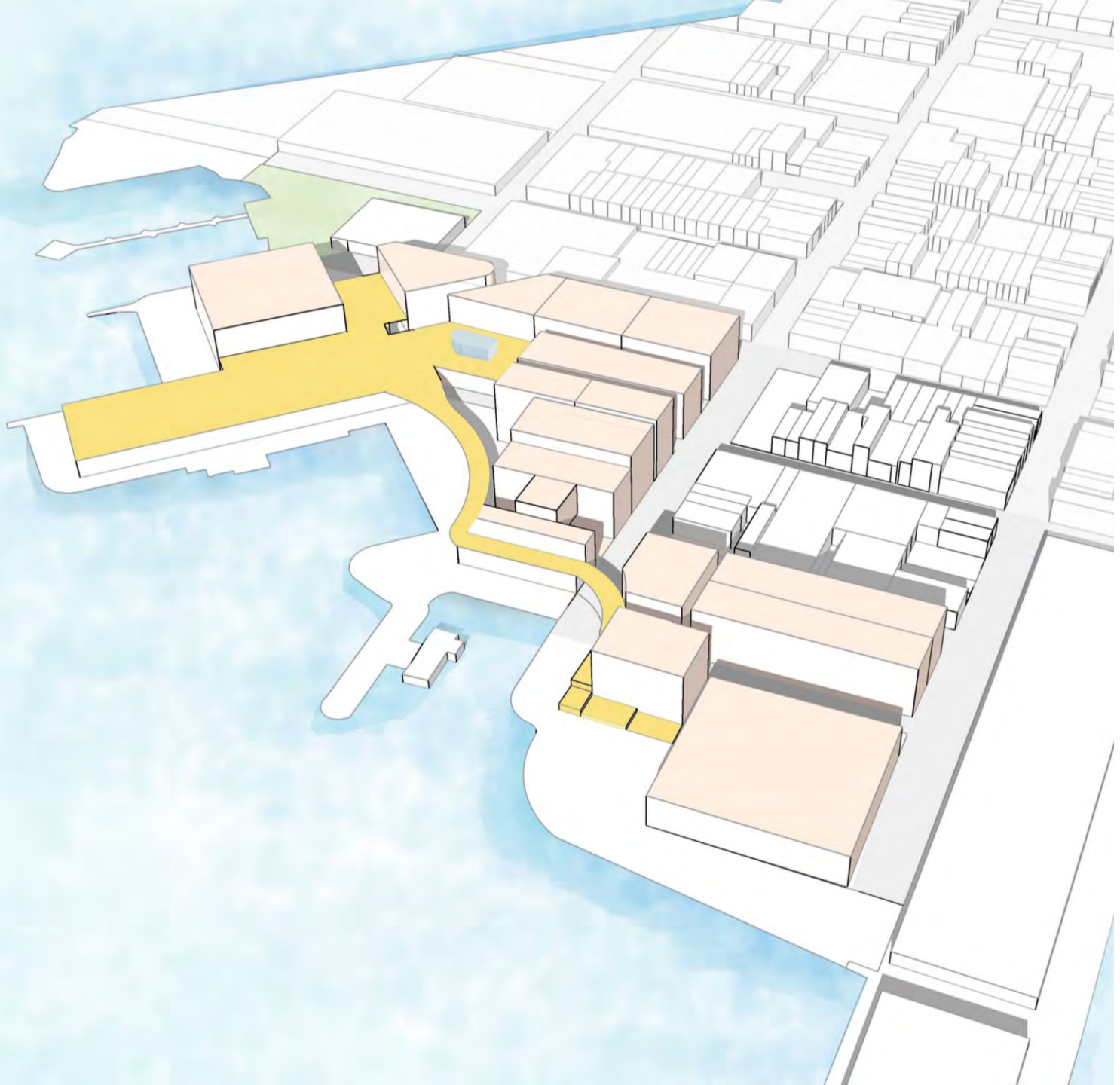
3 story (Base massing)



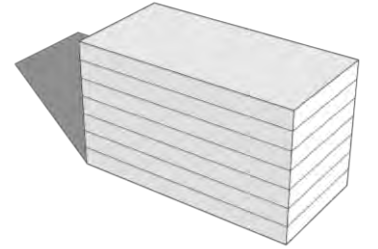
New built layout



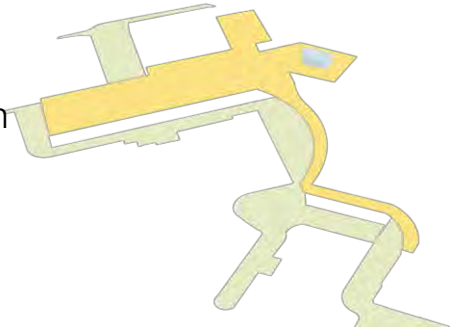




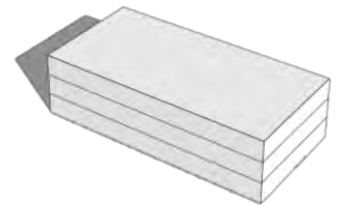
Densifying (7-8 story)



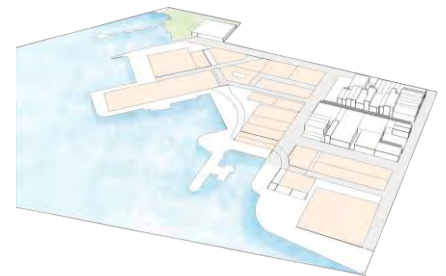
Pedestrian Connection



3 story (Base massing)



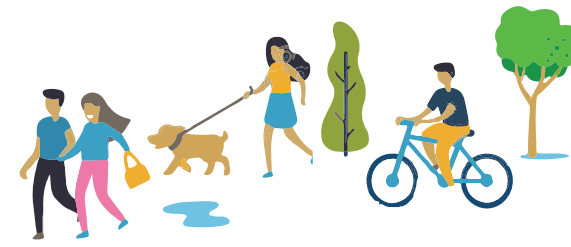
New built layout



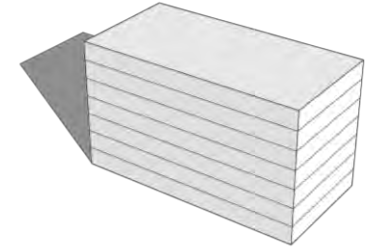




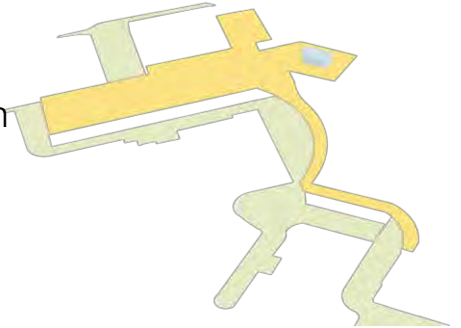
Activities



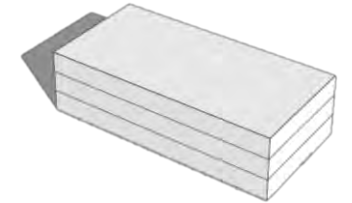
Densifying (7-8 story)



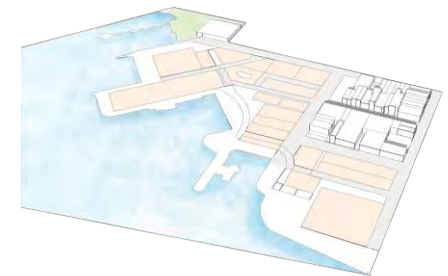
Pedestrian Connection



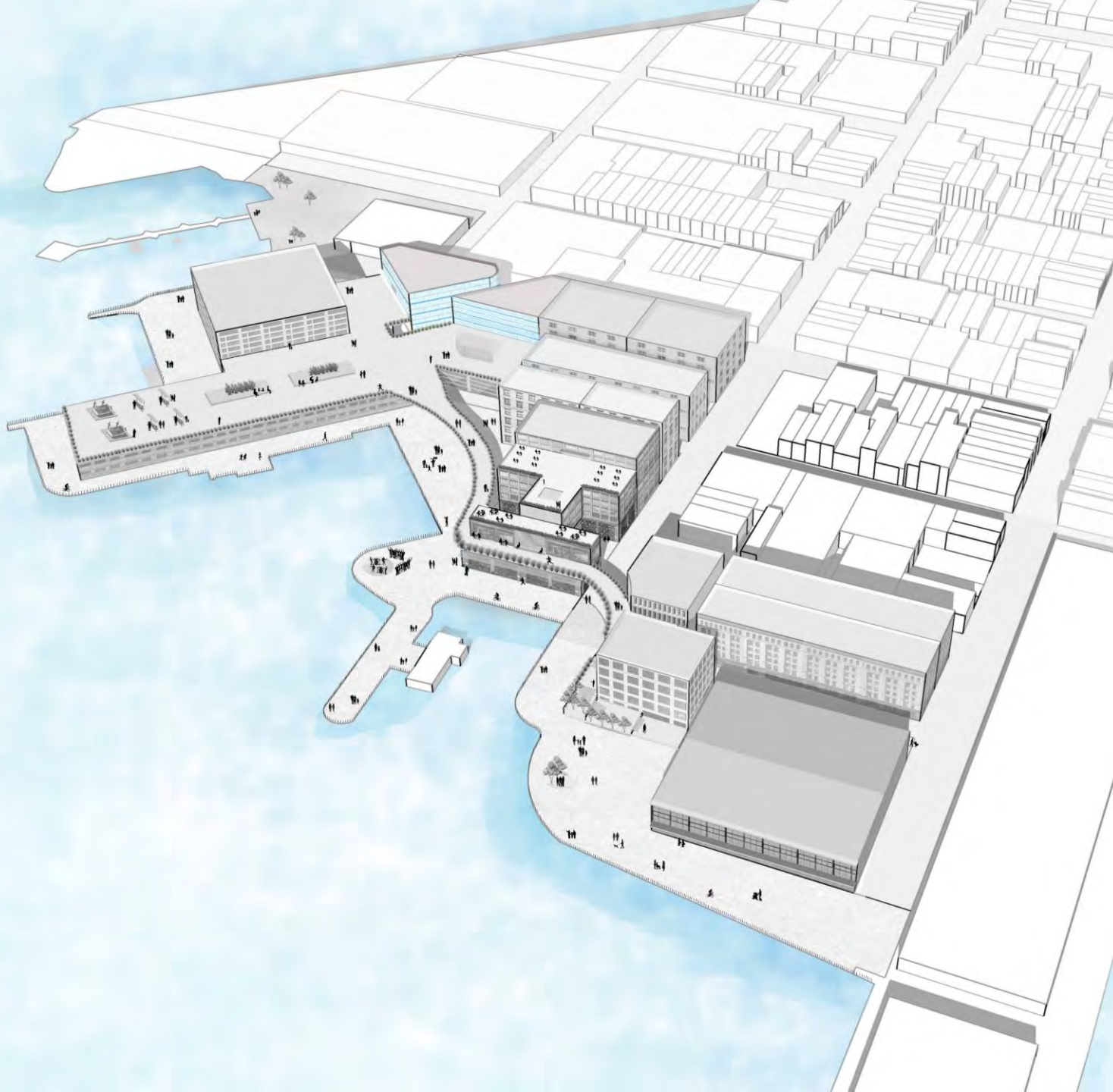
3 story (Base massing)



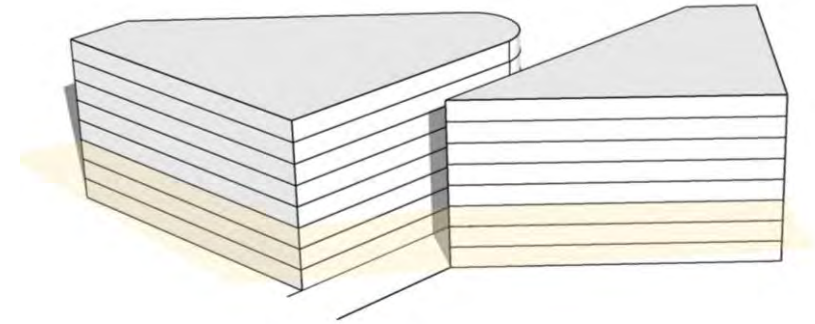
New built layout



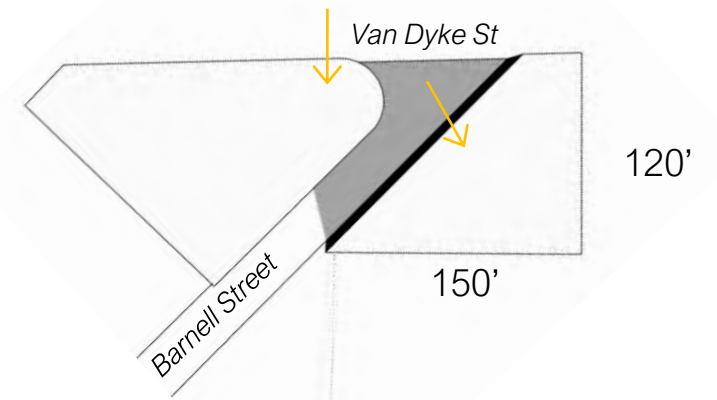




## Building Types

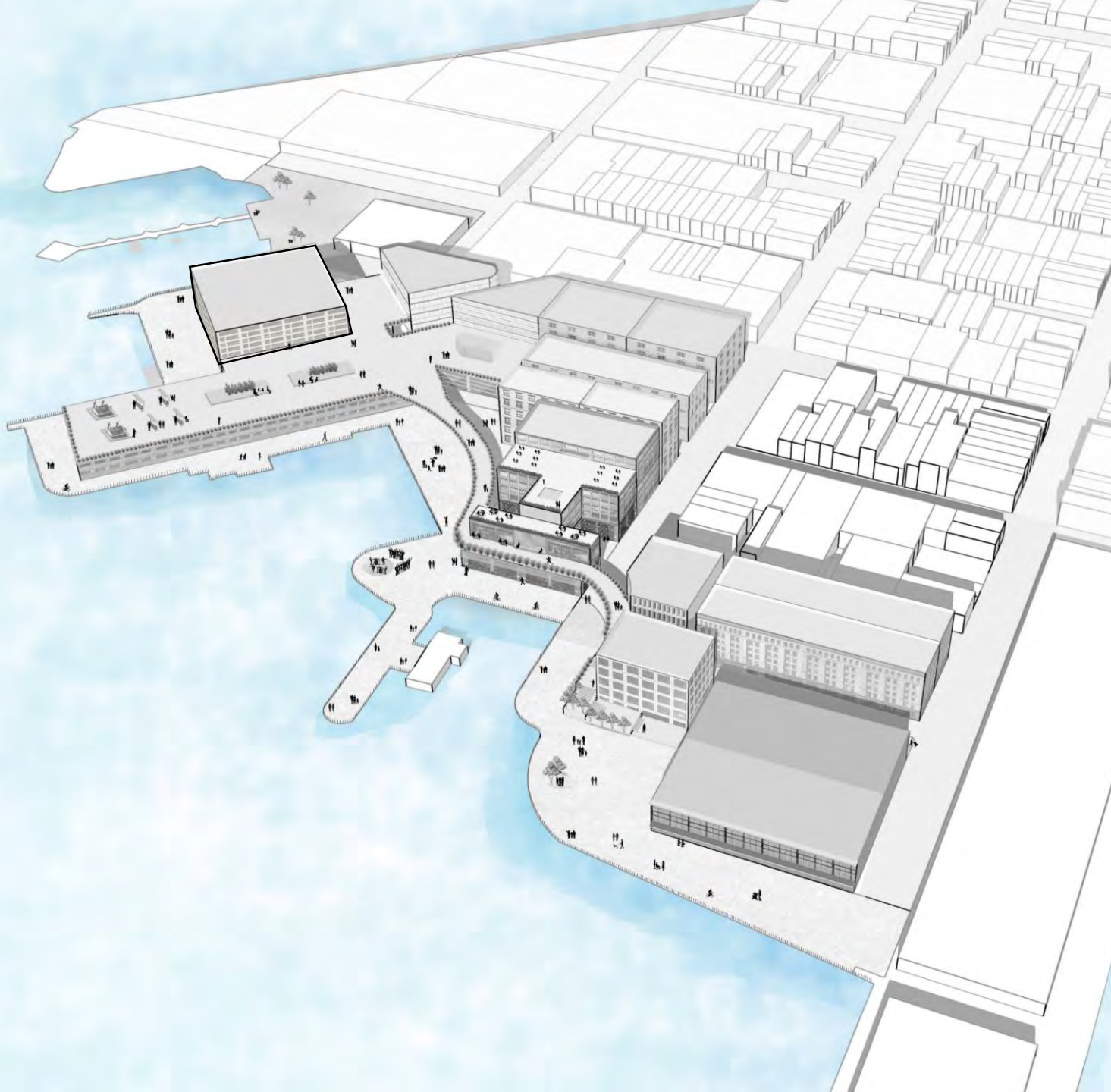


Use: Mixed Use (Offices and commercial)  
No. of Floors: 7-8

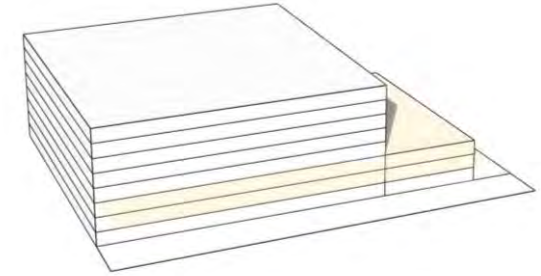


→ Entry Points



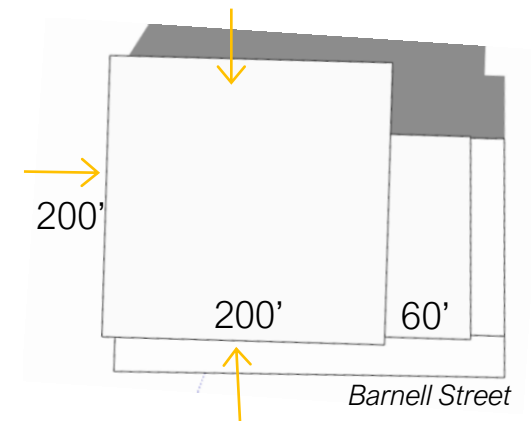


## Building Types



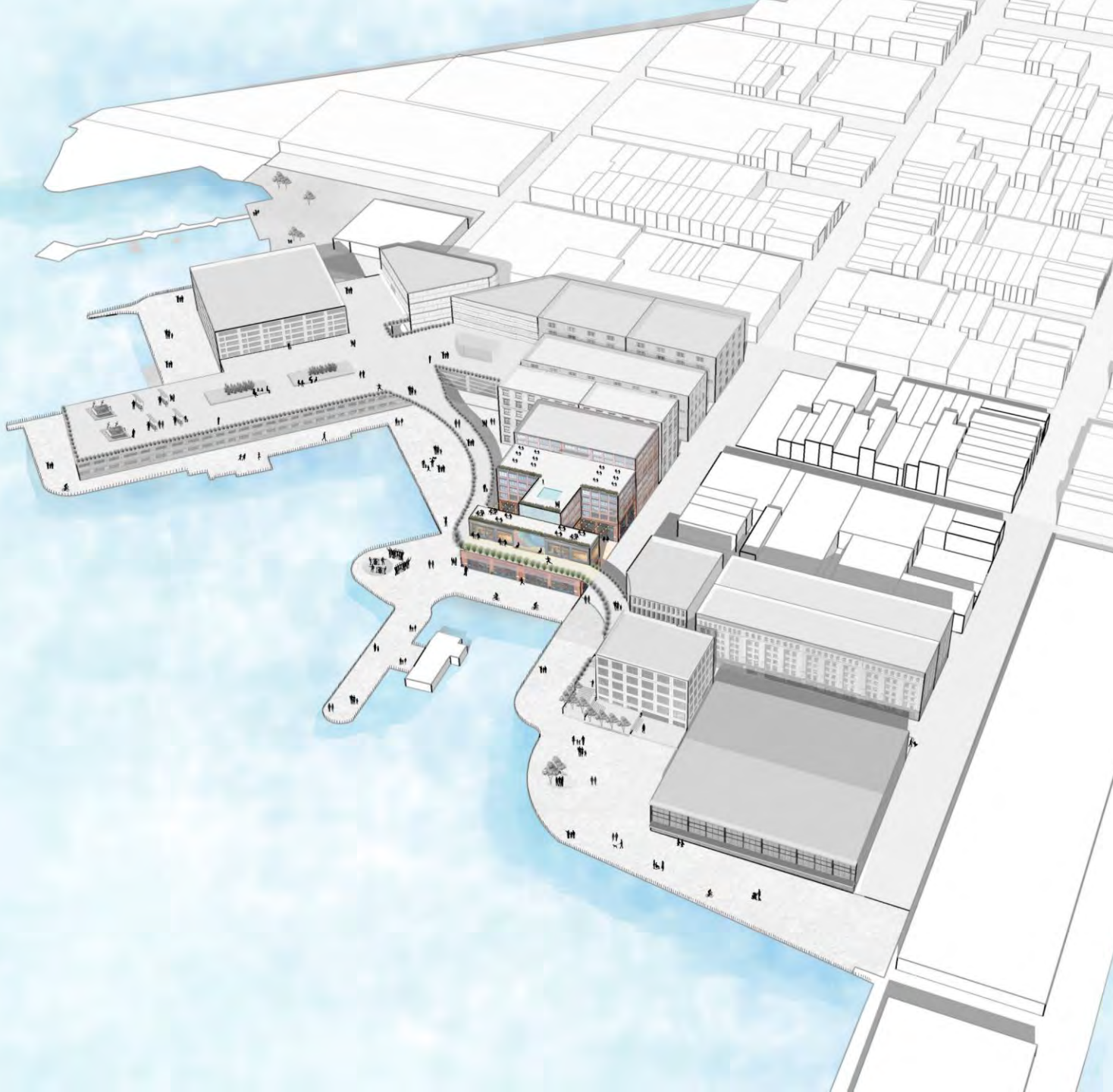
Use: Mixed Use (Commercial and light business)

No. of Floors: 8 (3 floors common connected to skywalk and street below)

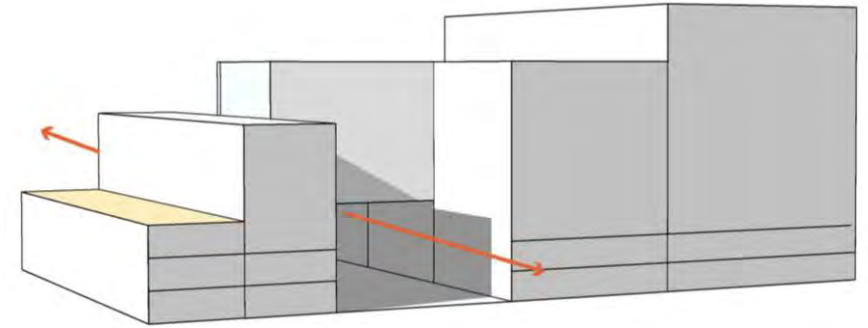


→ Entry Points



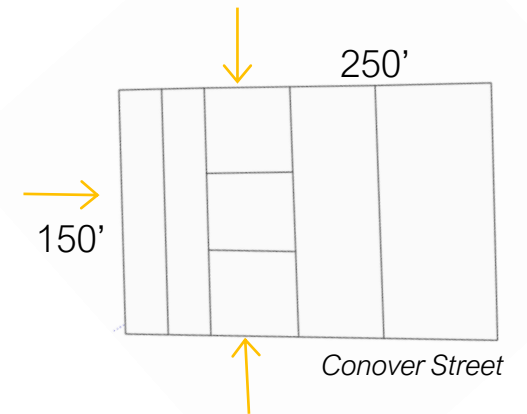


## Building Types



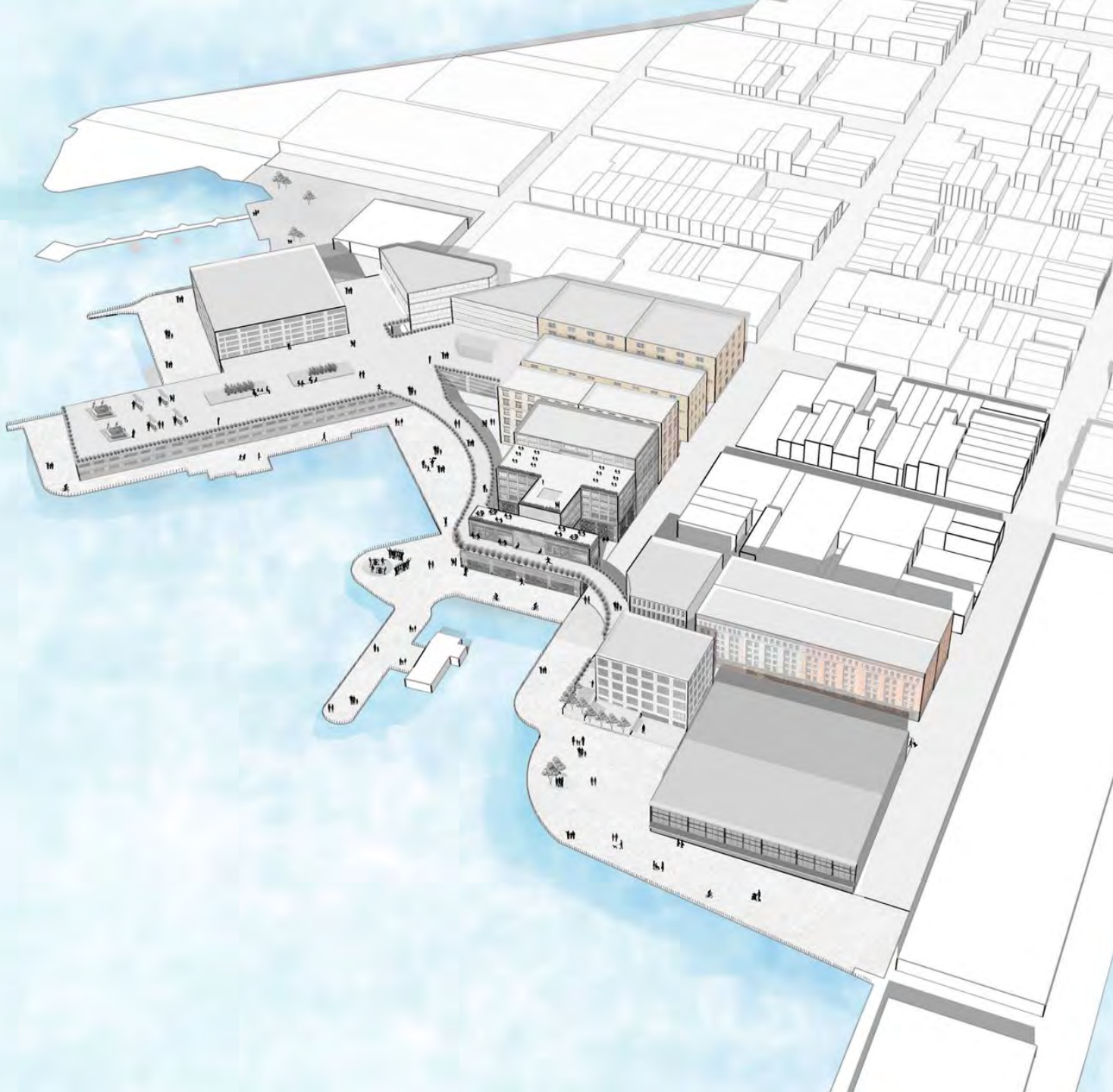
Use: Mixed Use (Commercial, stores, and offices)

No. of Floors: 10 (3 floors common connected to skywalk)

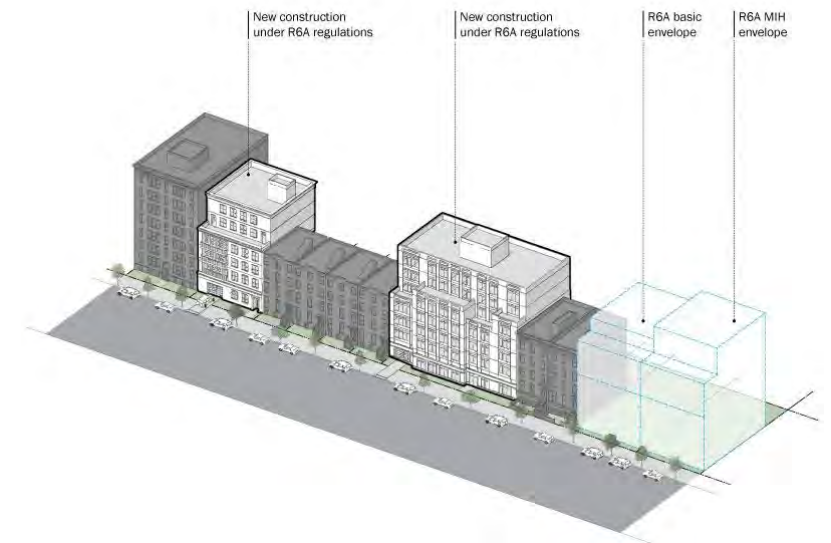


→ Entry Points

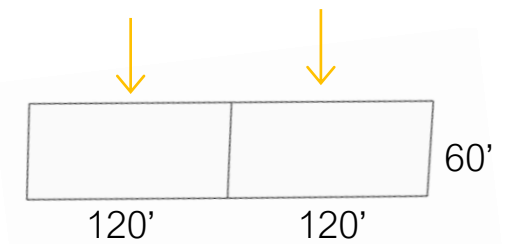




## Building Types

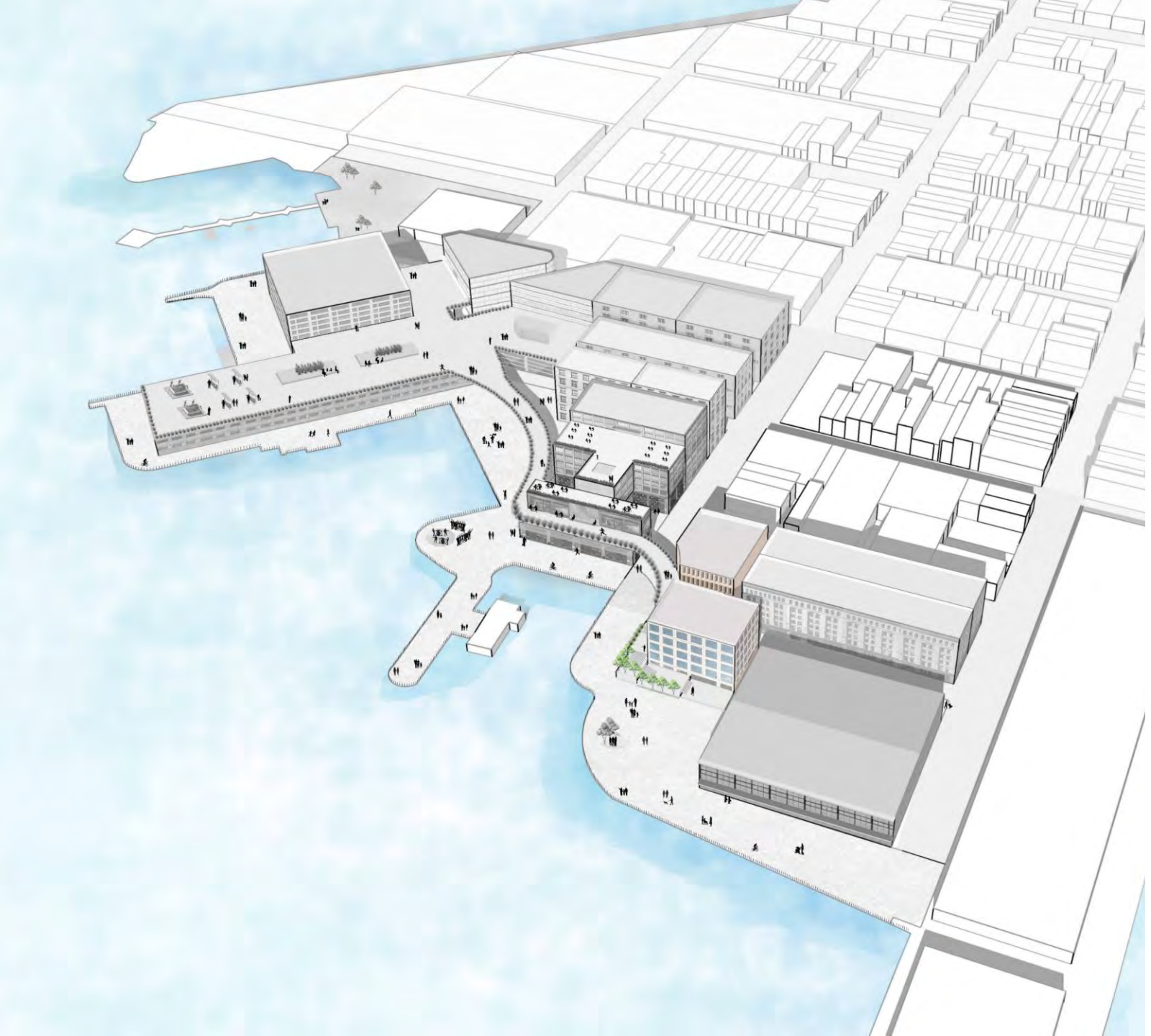


Use: Multifamily (Residential)  
No. of Floors: 8

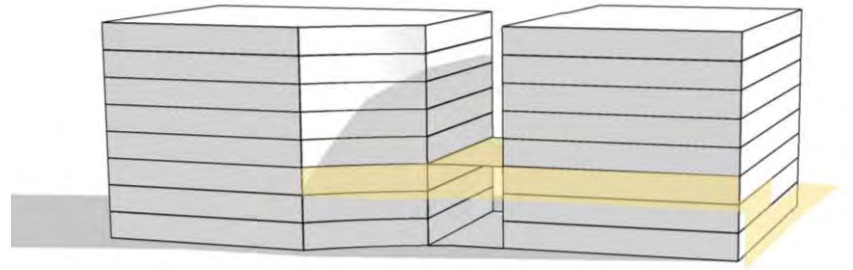


→ Entry Points

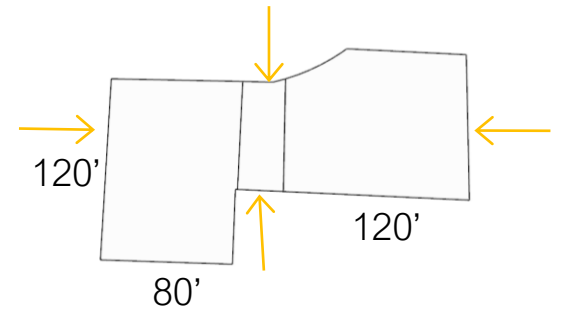




## Building Types



Use: Mixed Use (Commercial, stores, and offices)  
No. of Floors: 8 (3 floors common connected to skywalk)



→ Entry Points



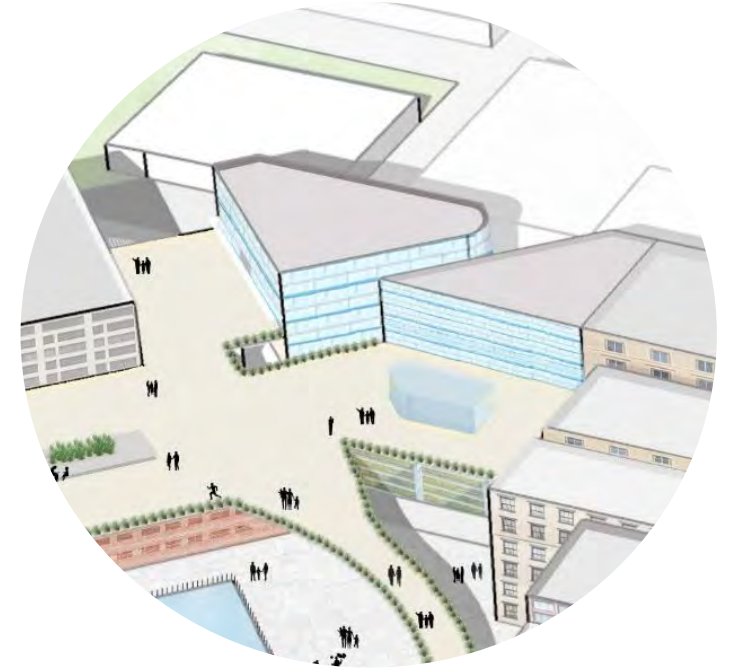
## Design Elements



Utilizing the existing building roof to connect and create larger public spaces



## Design Elements



Connecting the commercial building and multi-level parking. Also parking elevator will directly connect to skywalk



## Design Elements



Will be prime anchor for recreational experience on the deck and offices towards back side. At water edge that corner acts a hotspot for theatre, concerts, art installation, etc.

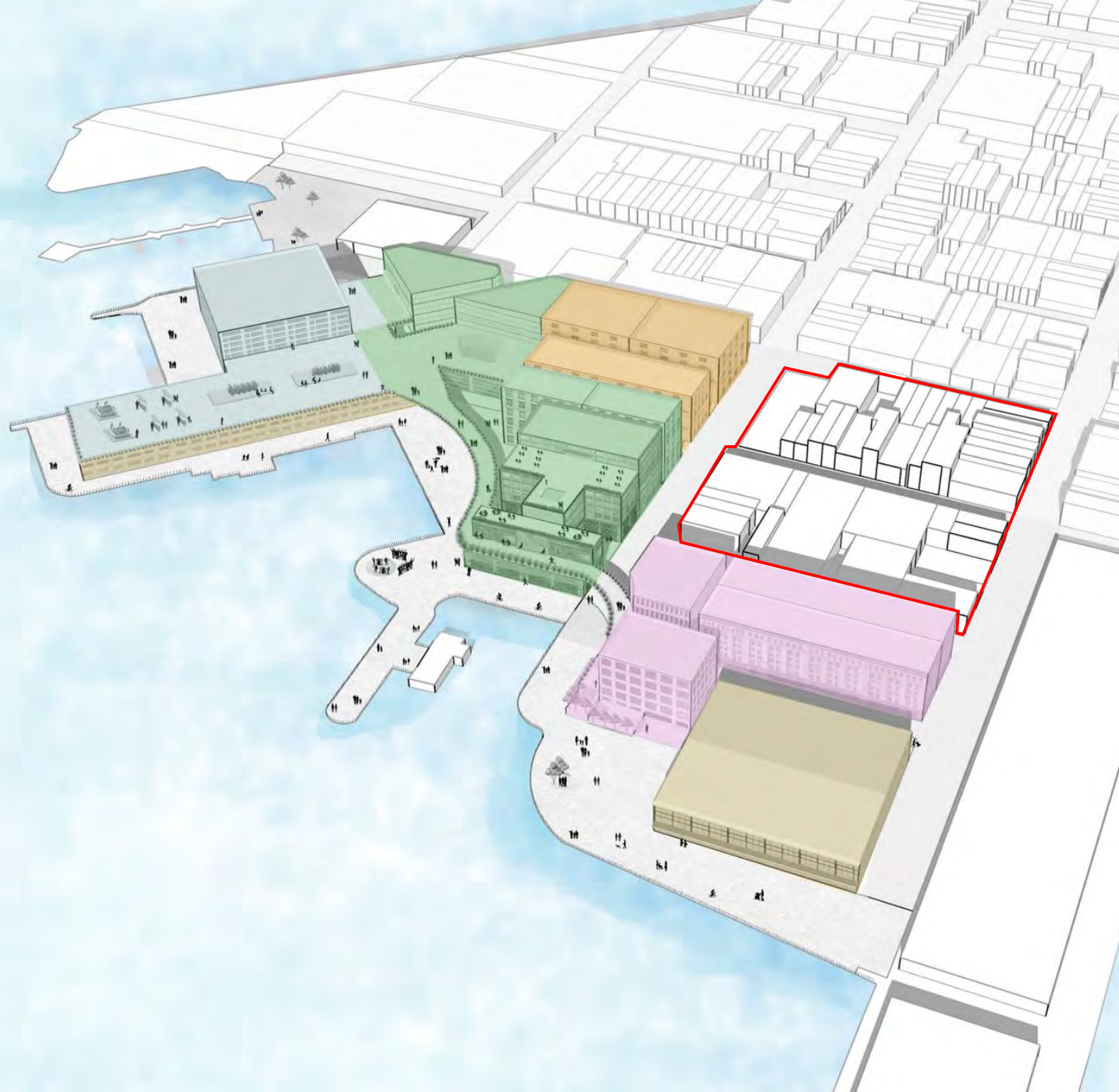


## Design Elements



Stairs to skywalk will connect both edges of the site (Louis Valentino park and fairway market)

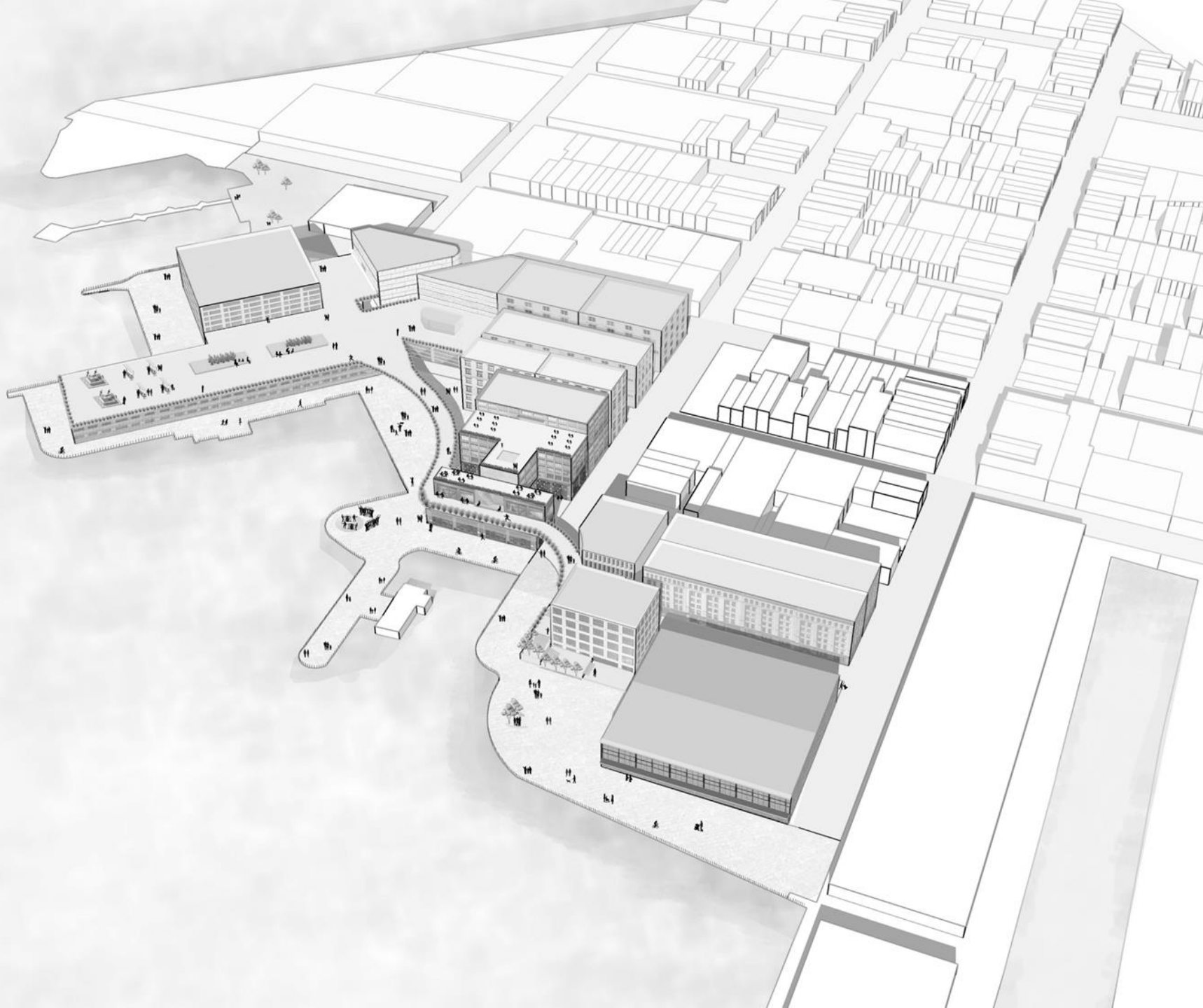




## Phasing

- Existing (Preserving)
- Phase I (Developing Commercial and housing)
- Phase II (Developing major commercial and parking)- along with waterfront
- Phase III (Developing Multifamily Residential)
- Phase IV (Demolishing the building to connect with skywalk and roof of existing)
- Phase V (Future development will follow the regulations as per the revised plans)





Thank You