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## Zoning Overview - 305 Douglass Street, Brooklyn

Tax Block: 413

Tax Lot: 58

Community Board: 306

BIN# 4005186

Environmental Restrictions: HAZMAT/AIR

Additional Designation(s): None

Not inside Flood Zone

Zoning District M1-4

Lot Size: 120' frontage, 100' depth

Lot Area: 12,000 sf

Special District: Special Gowanus Mixed Use District

Street Width: 60 ft

### Introduction

305 Douglass Street is located within the Special Gowanus Mixed Use District, where the underlying M1-4 zoning is enhanced by special district regulations that encourage a dynamic mix of commercial, manufacturing, and community facility uses.

The property occupies a highly strategic position at the intersection of two distinct urban conditions: the rapidly emerging high-density residential developments resulting from the recent Gowanus rezoning, and the established, amenity-rich fabric of Park Slope. This transitional location positions the site to serve as a key service, lifestyle, and entertainment destination for a growing residential population.

The broader neighborhood is actively transforming into a vibrant mixed-use ecosystem, with increasing demand for recreation, hospitality, wellness, and community-oriented uses.

The site is not located within a designated flood zone, which significantly simplifies development considerations. Based on preliminary assumptions, it appears feasible to construct a full cellar level for commercial use without extensive dewatering requirements (subject to confirmation through geotechnical investigation).

## Permitted Uses

The M1-4 district, in combination with the Special Gowanus Mixed Use regulations, allows for a broad and flexible range of uses, including:

- Hospitality and entertainment venues
- Restaurants, bars, and event spaces
- Wellness and medical facilities
- Retail and showroom uses
- Office and creative workspace
- Indoor sports and recreation
- Light manufacturing and maker spaces

A defining feature of the Special District is that permitted floor area varies by use category. By strategically combining uses that qualify for higher floor area ratios, the development can maximize zoning potential.

“Gowanus Mix Uses” - which include commercial, manufacturing, and select community facility uses such as libraries, cultural institutions, and community centers - allow for increased FAR.

The highest FAR tier is achieved through select Community Facility Uses, including health-related facilities requiring approval under Article 28 of the New York State Public Health Law. These uses are particularly valuable from a development standpoint, as they unlock the maximum allowable density on the site.

## Maximum Zoning Floor Area

The maximum permitted zoning floor area (ZFA) varies depending on use:

- Commercial / Manufacturing Uses:  
FAR 3.6 → 43,200 SF

- Gowanus Mix Uses:  
FAR 4.0 → 48,000 SF
- Select Community Facility Uses (e.g., Article 28):  
FAR 4.8 → 57,600 SF

Additional zoning incentives further enhance the development potential:

#### Arcade Bonus

An arcade along Douglass Street can generate a significant floor area bonus:

- 3 SF of additional ZFA per 1 SF of arcade
- A 15-foot-deep arcade yields approximately 5,400 SF of additional ZFA

Beyond the numerical benefit, the arcade can function as a covered public realm extension, ideal for outdoor dining, retail spillover, and activation of the streetscape.

#### Energy Efficiency Bonus

A 5% ZFA bonus is available for buildings exceeding energy code requirements by 15%, aligning with sustainability goals and long-term operational efficiency.

## Total Development Potential

By combining:

- Select Community Facility Uses
- Arcade bonus
- Energy bonus

the site can achieve a maximum ZFA of approximately 66,150 SF.

With a cellar level exempt from zoning floor area, the total constructible floor area can reach approximately 78,150 SF

## Maximum Building Envelope

- Base Height: 95 FT
- Setback: 15 FT required above base
- Maximum Building Height: 115 FT



Mechanical equipment, stair bulkheads, and elevator overruns are permitted above the height limit.

At this elevation, a roof terrace or rooftop venue can capture expansive views toward Downtown Brooklyn and the Manhattan skyline, creating a strong opportunity for a signature upper-level destination.

### **Potential Use Mix - Best & Highest Use Scenario**

Given the zoning framework, neighborhood trajectory, and market demand, the site is ideally suited for a vertically integrated, experience-driven mixed-use building.

The most compelling strategy is to create a stacked program of complementary uses that activate the building throughout the day and evening while maximizing zoning incentives.

Recommended Program (Bottom to Top)

#### **Cellar**

Bowling / social gaming / immersive recreation

A destination-oriented use that benefits from acoustic separation and large floorplates.

#### **Ground Floor**

Restaurant / brewery / food hall

A highly visible, street-activating use that anchors the building and engages pedestrian traffic.

#### **Second Floor**

Pickleball club or indoor sports facility

Capitalizes on strong demand for recreational uses in dense residential neighborhoods.

#### **Third Floor**

Fitness / wellness / boutique recreation

Expands the building's health and lifestyle programming.

#### **Fourth Floor**

Medical office / wellness tenants

Transitional layer between recreation and clinical use.

#### **Fifth Floor**

Article 28 healthcare facility (approx. 10,000 SF)

Unlocks maximum FAR while introducing a stable, institutional-grade tenant.

#### **Sixth Floor + Roof**

Restaurant / event venue with roof terrace

A signature destination space with skyline views, suitable for dining, private events, and weddings.

## Conceptual Positioning

This program creates a “vertical social infrastructure” - a building that operates as a neighborhood hub, combining:

- recreation
- wellness
- food and beverage
- healthcare
- event programming

Such a mix is particularly well aligned with Gowanus, where a rapidly growing residential population is driving demand for experiential, community-oriented destinations.

## Conclusion

305 Douglass Street presents a rare opportunity to develop a high-density, mixed-use building in one of Brooklyn’s fastest-evolving neighborhoods.

Through a strategic combination of:

- Special District zoning incentives
- Community facility integration
- Experience-driven programming

the site can support a dynamic and highly differentiated project that responds directly to the needs of the surrounding residential growth.

The result is not just a building, but a destination - a layered urban environment that captures the energy, creativity, and evolving identity of Gowanus.