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LEE ODELL
REAL ESTATE, INC.
Licensed Broker, Since 1982

**EXCLUSIVE BROKER
CHINATOWN
DELIVERED VACANT
40,591 EXISTING SF INCLUDING BASEMENT
APPROVED PLANS FOR 13 STORY 102 ROOMS
STAYBRIDGE SUITES**

ADDRESS: 62-64 Mulberry Street, Chinatown, New York

LOCATION: Between Bayard Street & Mosco Street

BLOCK/LOT: 164/17

LOT SIZE: 50' x 95' Plot 4,750 SF 35,841 SF Above Grade
4,750 SF Cellar
40,591 SF Total

ZONING: C6-1

FAR: Residential FAR 3.44
Commercial FAR 6.0
Community Facility FAR 6.5

DESCRIPTION: Eight story garage building.

ESTIMATED R.E. Taxes (2024/2025) Tax Class 4 . . . \$319,267
EXPENSES: Insurance \$19,800
TOTAL EXPENSES: \$339,067

PRICE: ~~\$21,500,000~~ \$19,750,000

REMARKS: The owner has spent **\$2,000,000** on plans, FF&E.

The flag must remain with Staybridge Suites. The penalty for cancellation is approximately **\$1,000,000**.

The property is suitable for hotel development, parking garage, warehouse, or residential conversion.

An approved plan is in place for a 13-story hotel with 102 keys.

Plans are available for qualified buyers.

The property will be delivered vacant.

It is located directly across the street from Columbus Park.

The existing building is 8 stories tall, reaching 87'-4" at roof level.

The 7th and 8th stories are set back 15'.

The current FAR is 7.45, with extra floor area approved for garage use.

The garage has a capacity of 220 cars, licensed for 193.

ig050418 ud080118 ud080218 ud032919 ud050520 ud031122 ud031423 ud082523 ud091323 ud120123 ud071624
L:Manhat\MULBERRY\62-64 Mulberry Street, Chinatown, New York - 40,591 Existing SF Including Basement -
Approved Plans For 13 Story 102 Rooms - Exclusive Broker.wpd

"No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question."

INTEGRITY IN DEAL MAKING SINCE 1982

C6-1 Zoning NYC

Aug 11, 2018 | NYC Zoning

C6-1 Zoning is a General Central Commercial Zoning district in NYC. In C6-1 you can build a variety of commercial building uses, community facilities, and residential buildings.

The C6-1 Zoning District is a sub district of C6 Zoning in NYC. C6 is a general central zoning district with generally large buildings having retail, department stores, large offices, hotels, and residential uses. C6-1 Zoning is mapped in Downtown Manhattan, and a small part of Harlem.

C6-1 Zoning Districts:

C6-1
C6-1A

C6-1 Residential Equivalent:

R7-2

C6-1 Residential Equivalent

Most Commercial Zoning districts have a Residential Equivalent. This means you can develop a residential building within the commercial zoning district. You follow the residential equivalent zoning requirements in the case of a residential development. The residential equivalent for C6-1 is R7-2 Zoning.

Mixed Use Building

You can develop a mixed use building with commercial and residential zoning. In this case you would apply the requirements of C6-1 and R7-2 in designing the building.

C6-1 Zoning Specifications

C6-1 Commercial Floor Area Ratio (FAR):

Floor Area Ratio determines the floor area that can be built on the property.

FAR = 6

Residential FAR usually differs from Commercial.

C6-1 Community Facility Floor Area Ratio

FAR = 6.5

Community Facility usually gets a higher floor area ratio.

Plaza Floor Area Bonus:

1 to 4 ratio plaza to building floor area bonus

In C6-1 the Plaza Bonus applies to buildings with commercial or community facility use.

You can build 4 additional square feet of building for every square foot of plaza. Plazas have specific requirements not all locations qualify.

Arcade Floor Area Bonus

1 to 2 ratio arcade to building floor area bonus

In C6-1 the arcade Bonus applies to buildings with commercial or community facility use.

You can build 2 additional square feet of building for every square foot of arcade. Arcades have specific requirements not all locations qualify.

Yard Requirements for Commercial Use in C6-1

Side Yards

Side Yards are not required, but if side yards are provided they must comply with the following:

At minimum 8 feet in width or

At minimum 5 feet in width with an average width of 8 feet.

Some special circumstances will require side yards.

Rear Yard

20 Foot rear yard required

C6-1 Height And Setback

Initial Setback Distance

20 feet on narrow street

15 on wide street

Building Height Within Initial Setback Distance = 85 feet or 6 stories whichever is less

Sky Exposure Plane Vertical to Horizontal

Narrow Street Sky Exposure Plane = 2.7 to 1

Wide Street Sky Exposure Plane = 5.6 to 1

C6-1 Alternate Height And Setback

Alternate height and setback regulations can apply if you provide open space for the entire length of the front lot line.

Depth Of Optional Front Yard

15 feet on narrow street

10 on wide street

Sky Exposure Plane Height Above Street Line = 85 feet

Sky Exposure Plane Vertical to Horizontal

Narrow Street Sky Exposure Plane = 3.7 to 1

Wide Street Sky Exposure Plane = 7.6 to 1



62 MULBERRY STREET

29-Jun-20

HOTEL DEVELOPMENT

	GROSS FA. COMMERCIAL	MECH. DEDUC.	MISC. DEDUC.	GN. WALL DEDUC.	ZONING FA.	COMM FACILITY	NET FA	COMMON AREAS								
									HOTEL				COMM FAC		BOH/LOBBY	
									1	2	3	4	5	6	7	8
CELLAR	3,833.00								210	217	425					
1ST FLOOR	3,450.00	192.58	0	160.30	1,922.12	1,175	974	948	257	237	280	200	1175		400	400
2ND FLOOR	2,577.00	200.60	0	136.21	2,240.19		1,869	371	257	237	210	217	220	280	248	200
3RD FLOOR	2,577.00	200.60	0	136.21	2,240.19		1,869	371	257	237	210	217	220	280	248	200
4TH FLOOR	2,577.00	200.60	0	136.21	2,240.19		1,869	371	257	237	210	217	220	280	248	200
5TH FLOOR	2,577.00	200.60	0	136.21	2,240.19		1,869	371	257	237	210	217	220	280	248	200
6TH FLOOR	2,577.00	200.60	0	136.21	2,240.19		1,869	371	257	237	210	217	220	280	248	200
7TH FLOOR	2,577.00	195.30	0	136.21	2,245.49		1,844	401	257	237	210	217	220	215	248	240
8TH FLOOR	2,577.00	195.30	0	136.21	2,245.49		1,844	401	257	237	210	217	220	215	248	240
9TH FLOOR	2,577.00	195.30	0	136.21	2,245.49		1,844	401	257	237	210	217	220	215	248	240
10TH FLOOR	2,577.00	195.30	0	136.21	2,245.49		1,844	401	257	237	210	217	220	215	248	240
11TH FLOOR	2,577.00	195.30	0	136.21	2,245.49		1,844	401	257	237	210	217	220	215	248	240
12TH FLOOR	2,577.00	195.30	0	136.21	2,245.49		1,844	401	257	237	210	217	220	215	248	240
13TH FLOOR	2,577.00	195.30	0	136.21	2,245.49		1,844	401	257	237	210	217	220	215	248	240
ROOF	-				-		-	-	HOTEL							

ZONING FA @
6.0 FAR

TOTAL GROSS (W/O CELLAR)	34,374	2,563	-	1,795	28,841.50	1,175	23,227	5,615
TOTAL GROSS (With CELLAR)	38,207							

FAR		MAX	PROPOSED		
COMMERCIAL FAR	6.0	28,848	28,842	(7)	Under
COMM FACILITY	0.5	2,404	1,175		
TOTAL ALLOWED FAR	6.5	31,252	30,017		
PROPOSED FAR		31,252	30,667		
50	DOUBLE DOUBLE ROOM			49%	
46	KING ROOM			45%	
6	KING ADA			6%	
1	DD ADA			1%	
103	Total Keys			100%	

4809	LOT AREA (irregular)
34,374	COMMERCIAL GROSS AREA
28,842	ZONING F.A.
0	MISCELLANEOUS DEDUCTIONS
2,563	MECHANICAL DEDUCTIONS 4%
1,795	GREEN WALL DEDUCTIONS 8"
31,252	MAX AS OF RIGHT F.A. @ 6.5 FAR

62 MULBERRY ST. NYC

**PROPOSED 13 STORY BUILDING, 103 Keys
BLOCK 164, LOT 17
HOTEL**

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE THE DRAWINGS. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANTS.

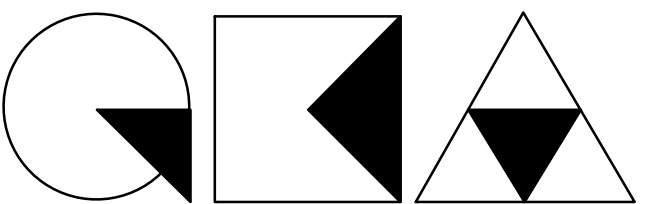
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STRUCTURAL ENGINEER:

DOB APPROVAL SEAL

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**GENE
KAUFMAN
ARCHITECT PC**

79 FIFTH AVENUE, 18 FLOOR - NEW YORK, NY 10003
T 212 625 8700 www.gkapc.com

PROJECT:

62 MULBERRY ST
NEW YORK, NY

TITLE:

TITLE SHEET

SEAL & SIGNATURE:

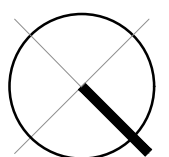
DATE: 03-26-2020

SCALE: AS NOTED

DRAWING NUMBER:

-001.00

PAGE#: XX OFXX



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1 1ST FLOOR PLAN
1/4"=1'-0"

N.B. 121207318

STRUCTURAL ENGINEER:

DOB APPROVAL SEAL

#	DATE	DESCRIPTION
ISSUED DRAWINGS:		



PROJECT:

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2ND TO 6TH FLOOR PLANS

SEAL & SIGNATURE:	DATE: 06-29-2020
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A-202.00

PAGE#: OF



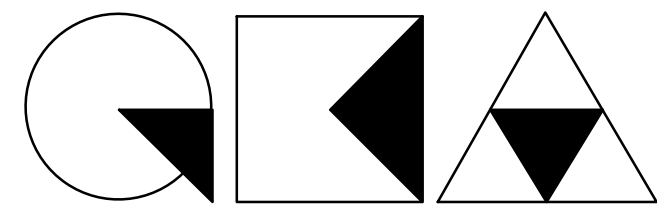
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#	DATE	DESCRIPTION
ISSUED DRAWINGS:		



**GENE
KAUFMAN
ARCHITECT PC**

PROJECT:

62 MULBERRY ST
NEW YORK, NY

TITLE: ELEVATIONS

SEAL & SIGNATURE:

DATE: 06-29-2020

SCALE:

DRAWING NUMBER:

A-401.00

PAGE#: OF

HUDSON

RIVER

EAST

