

The current proposal is:

Preservation Department – Item 1, LPC-20-09702

130 St. Felix Street,

Borough of Brooklyn

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

Appendix

Additional Details



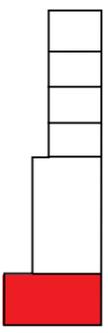
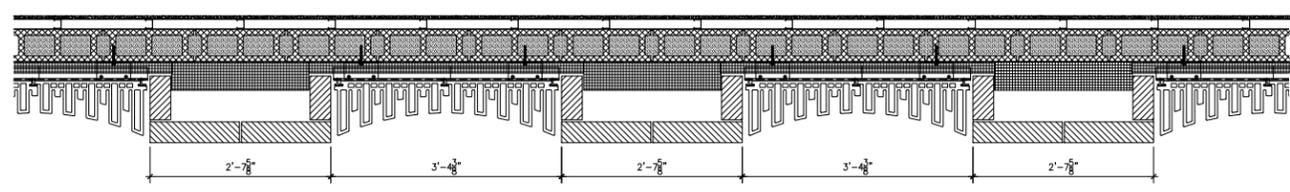
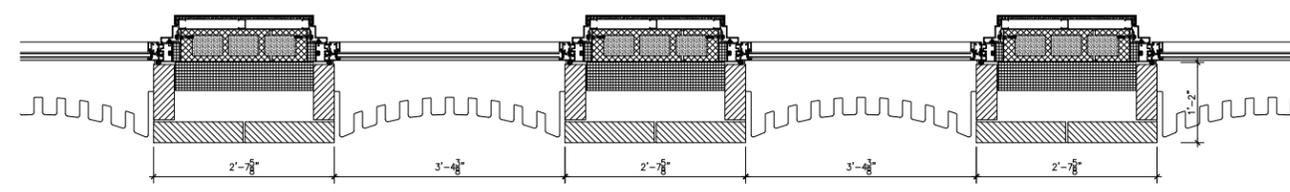
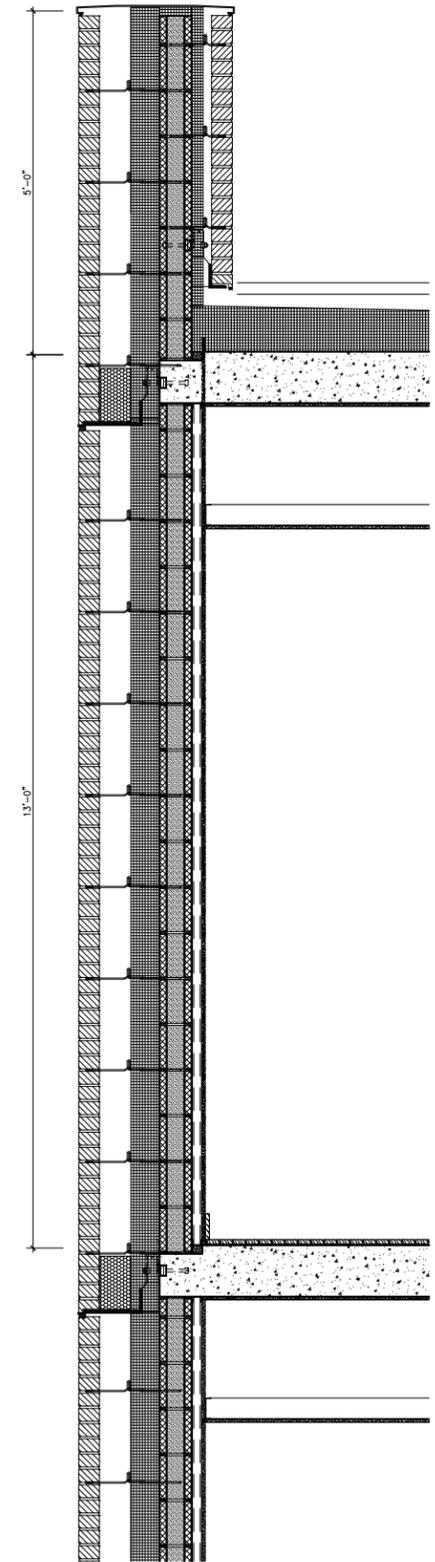
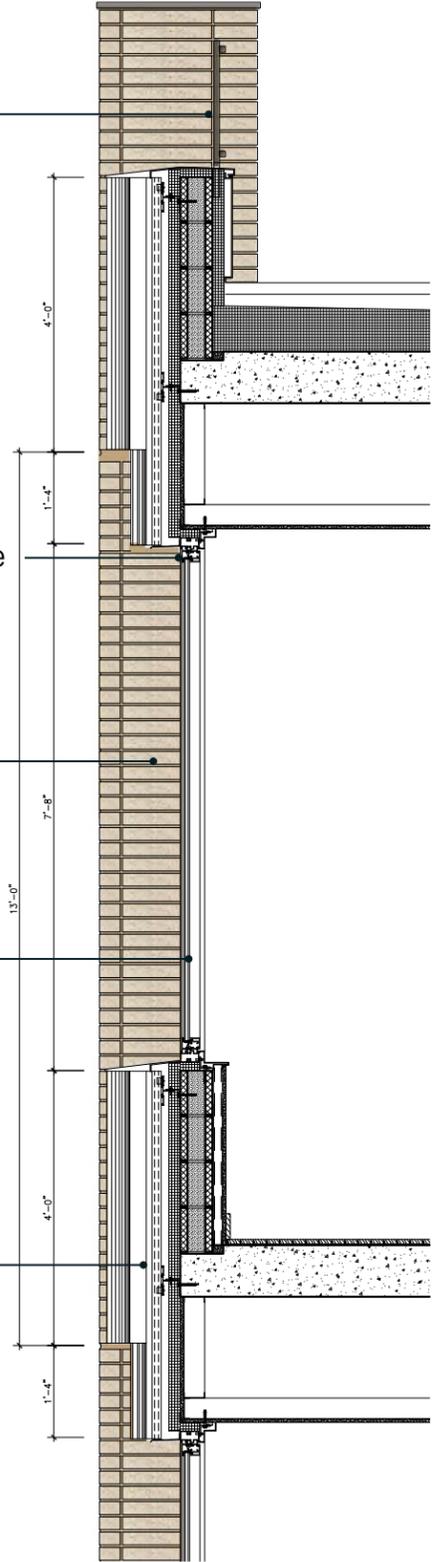
Metal Guardrail

Painted Window Frame

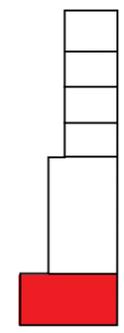
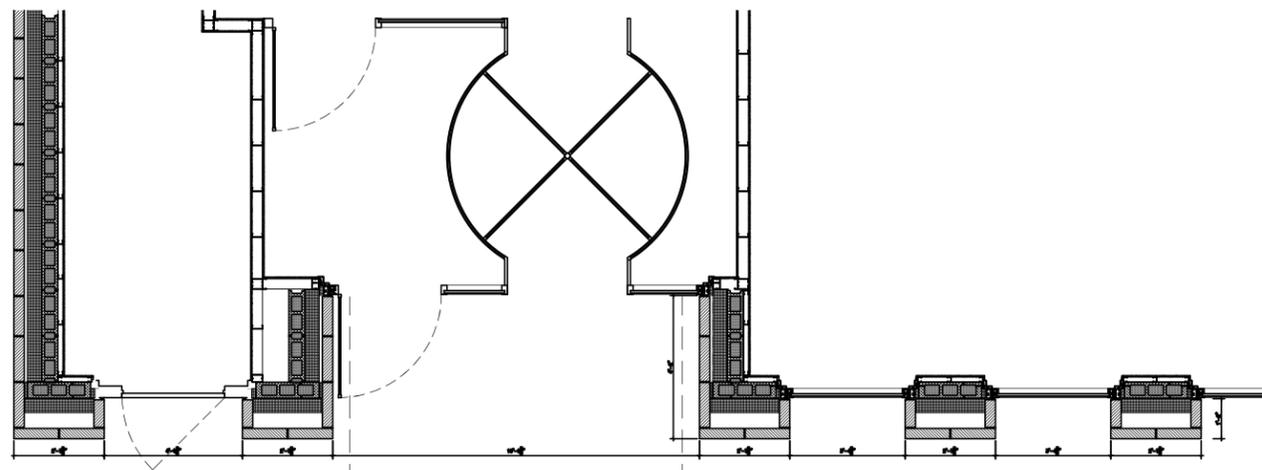
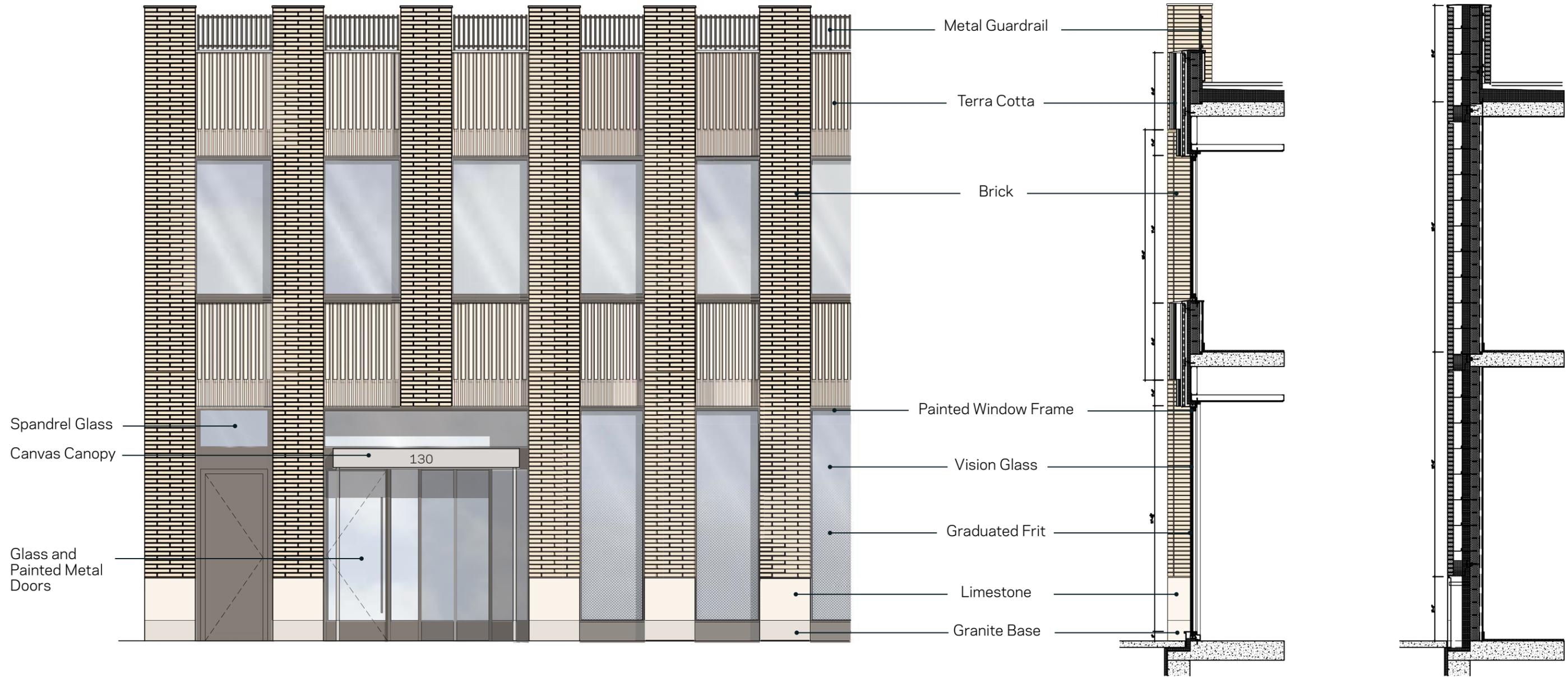
Brick

Vision Glass

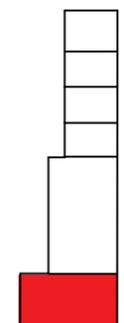
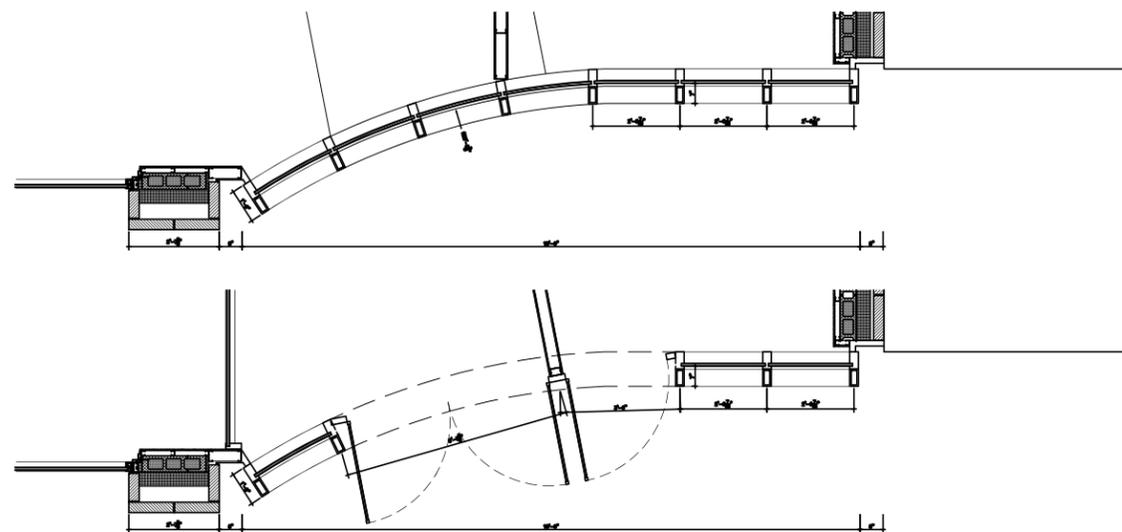
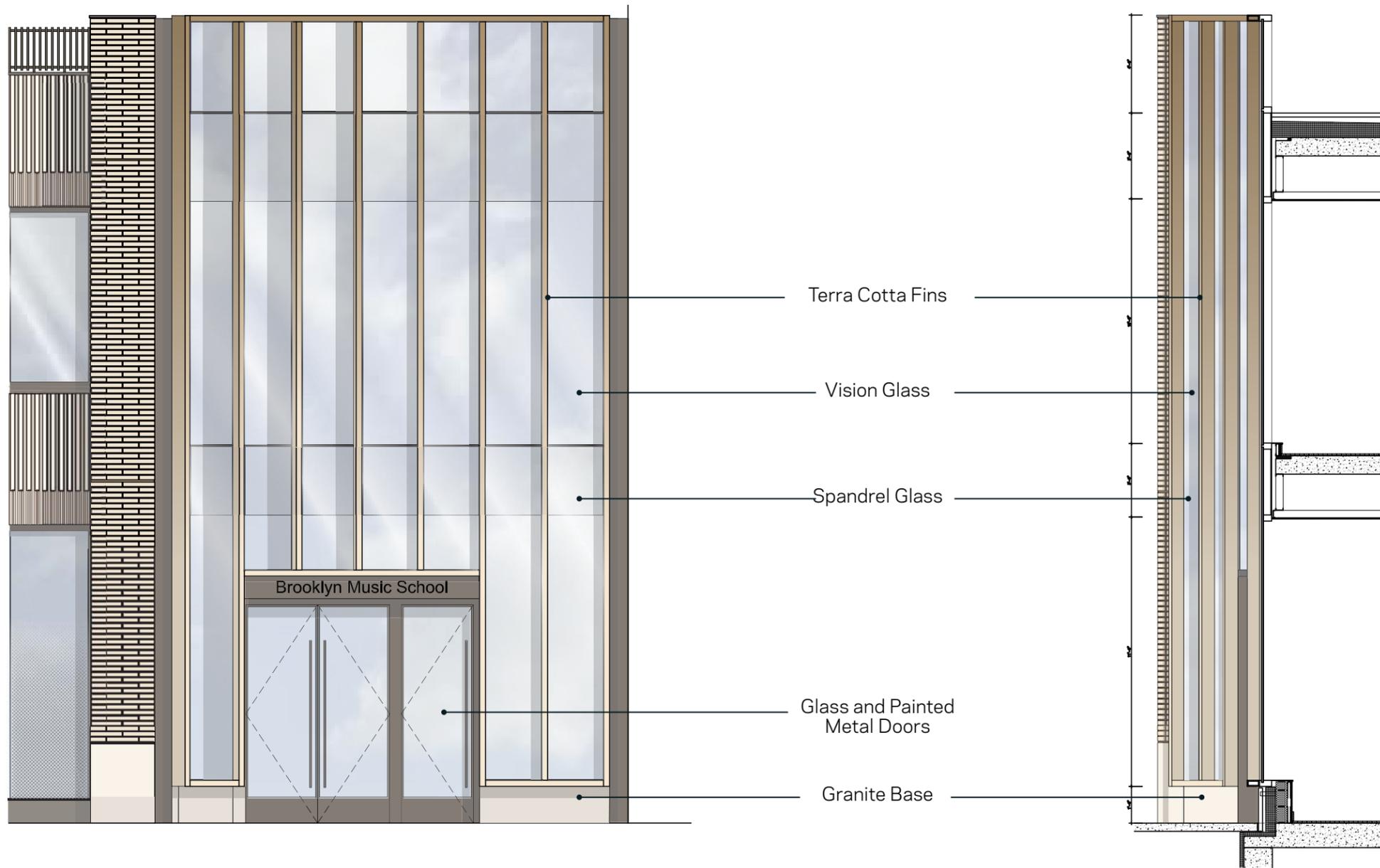
Terra Cotta



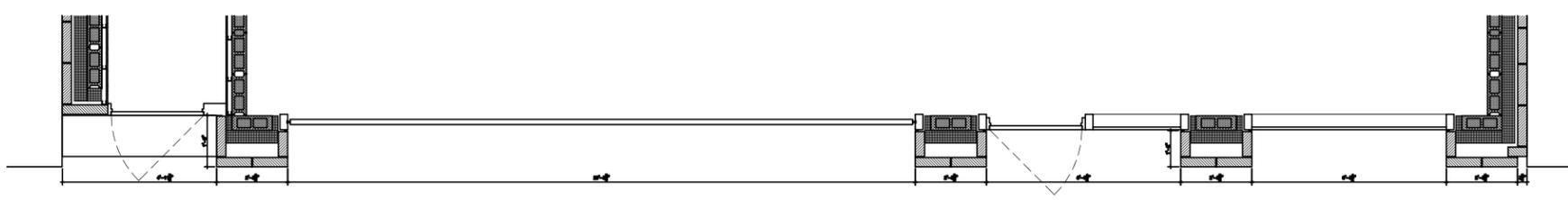
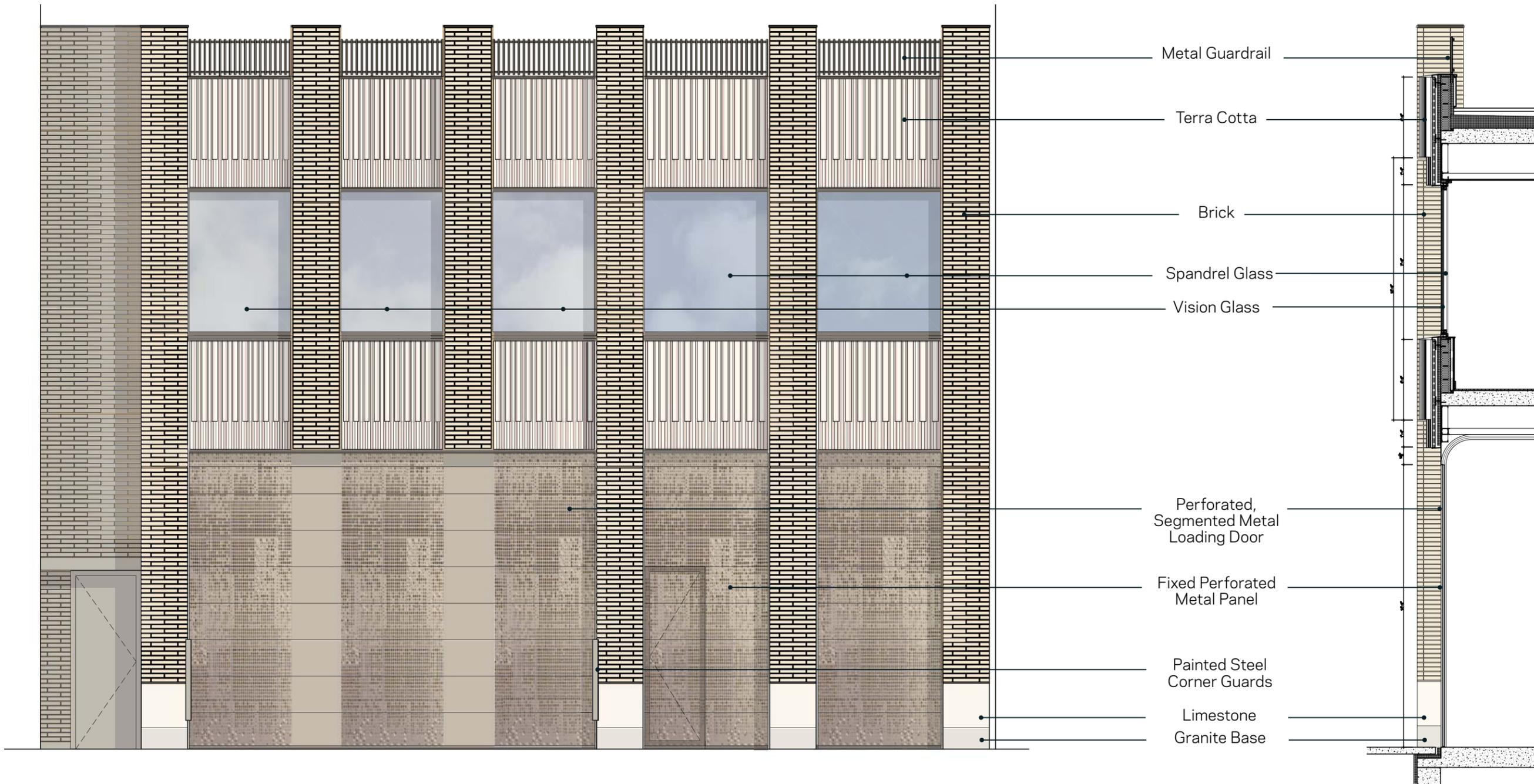
East Elevation



East Elevation



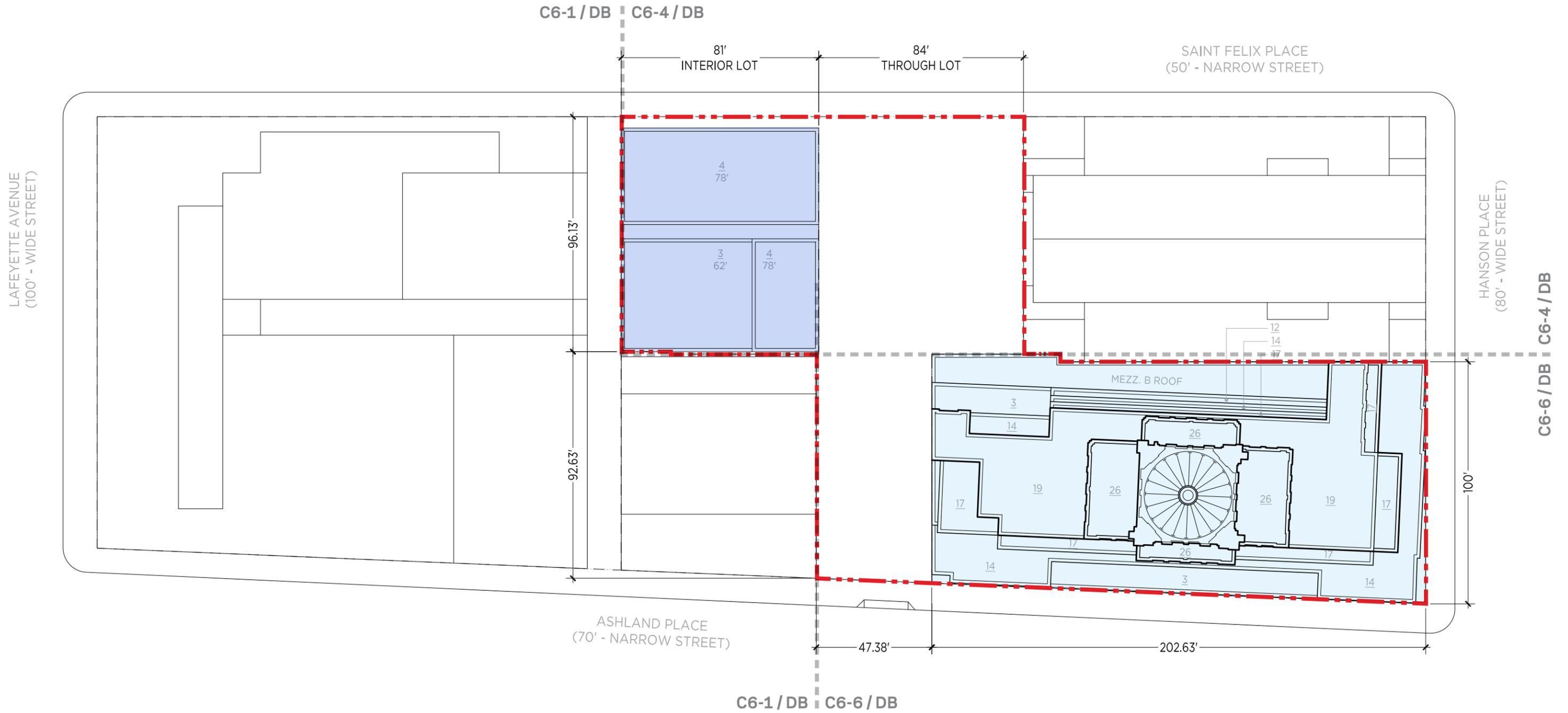
East Elevation



West Elevation

Ashland Service Entrance

Plans / Sections



- PROPOSED MIXED USE BLDG
- EXISTING BMS BLDG
- EXISTING ONE HANSON BLDG

SCALE : 1"=40'-0"

Existing Site Plan

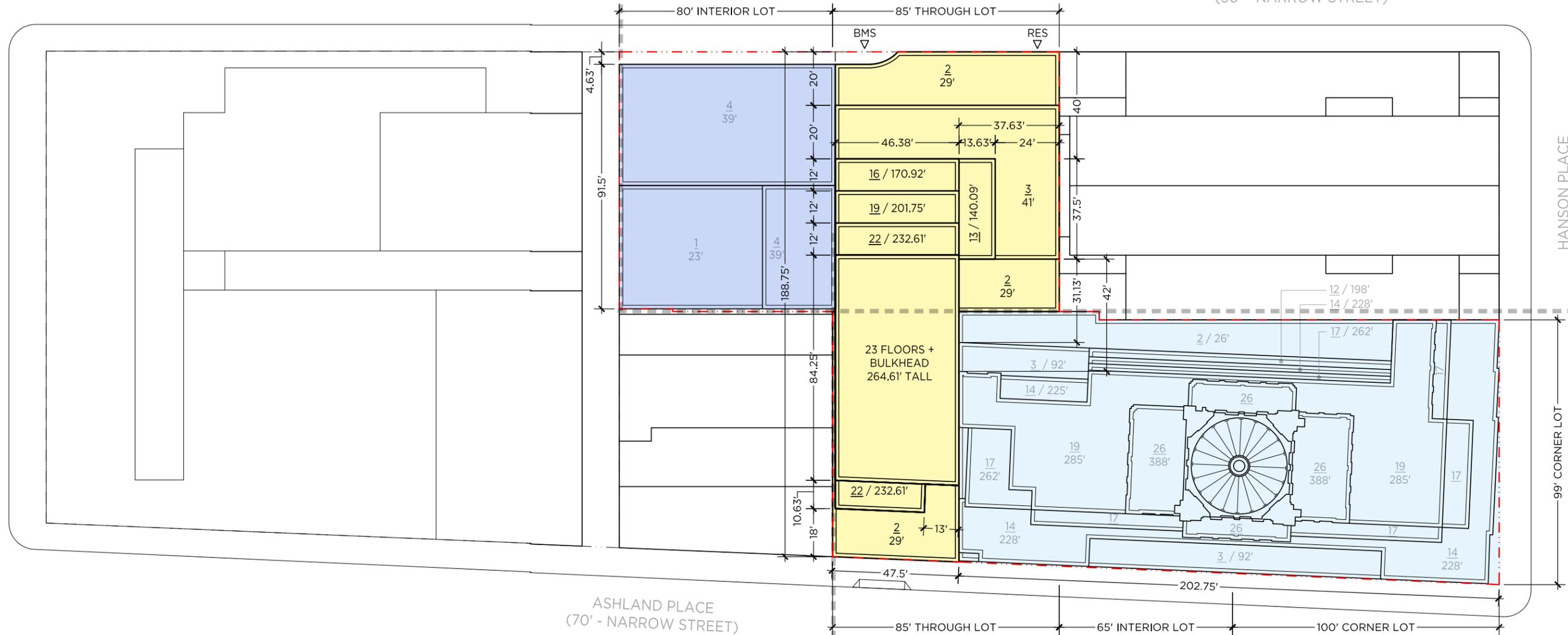
LAFAYETTE AVENUE
(100' - WIDE STREET)

C6-1 / DB | C6-4 / DB

SAINT FELIX PLACE
(50' - NARROW STREET)

HANSON PLACE
(80' - WIDE STREET)

C6-6 / DB | C6-4 / DB



ASHLAND PLACE
(70' - NARROW STREET)

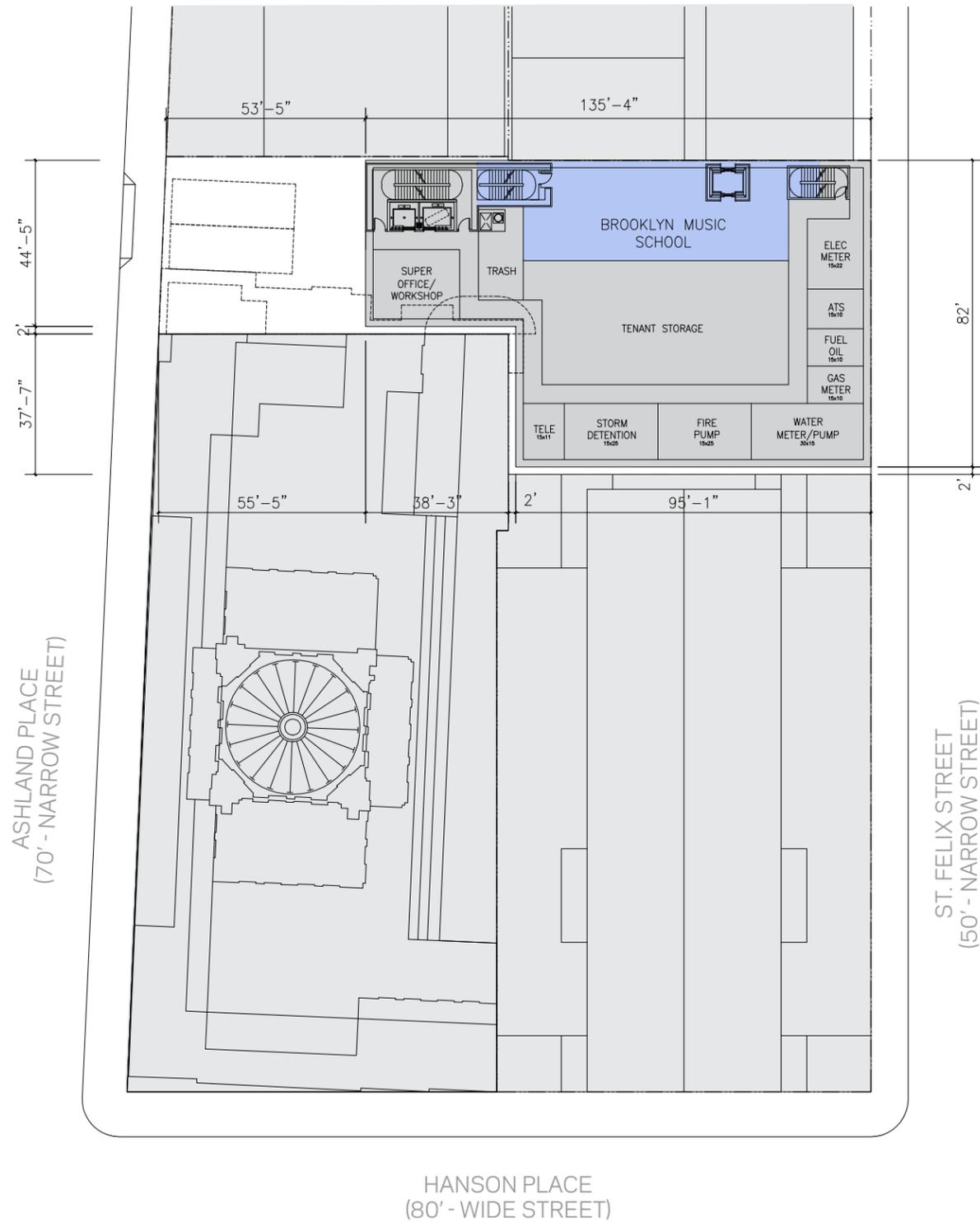
C6-1 / DB | C6-6 / DB

- PROPOSED MIXED USE BLDG
- EXISTING BMS BLDG
- EXISTING ONE HANSON BLDG

SCALE : 1"=40'-0"

04 August 2020 | LPC COA Application Hearing #2
130 Saint Felix Gotham Development

Revised Site Plan

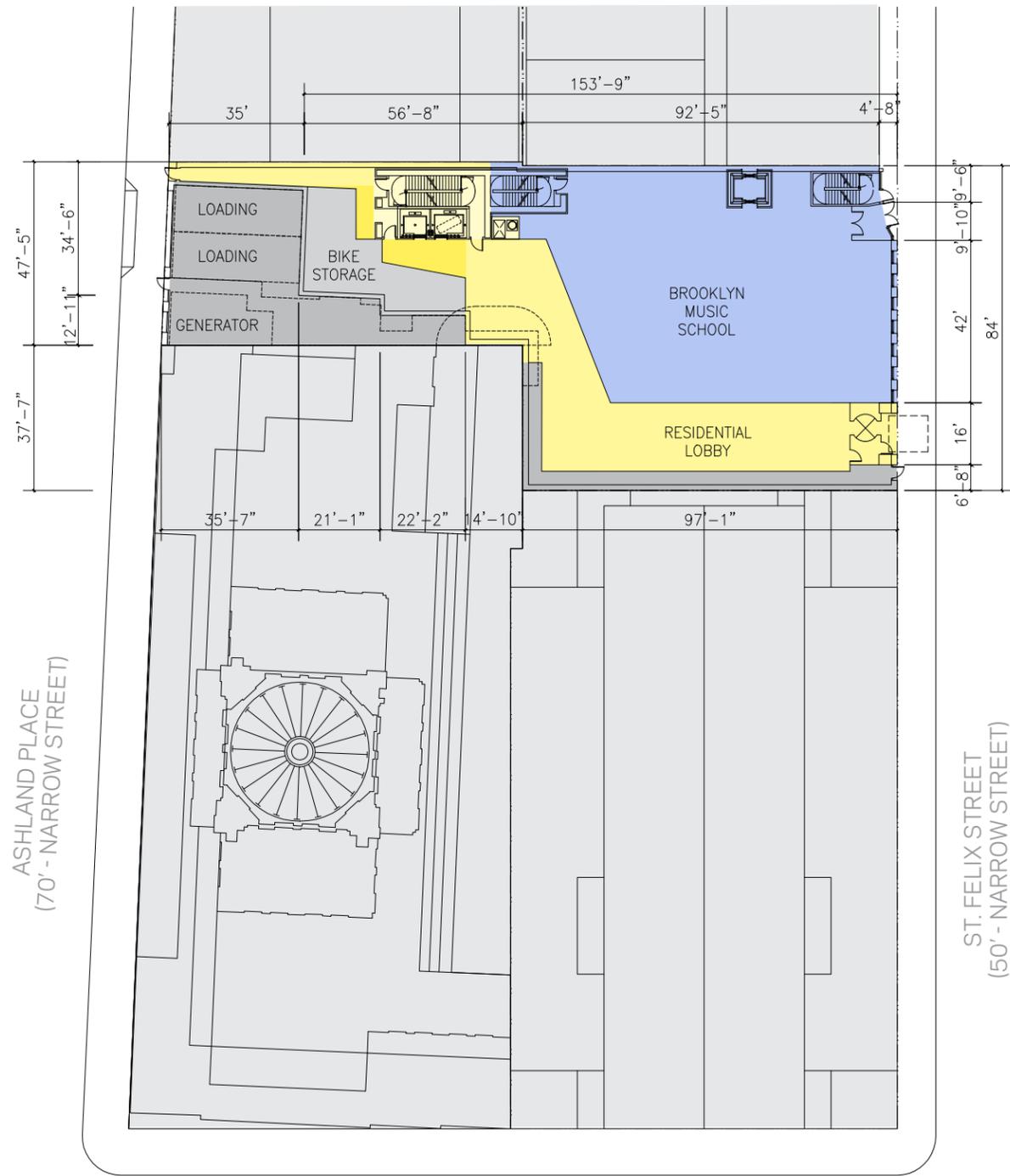


CELLAR
9,584 GSF

SCALE : 1"=40'-0"

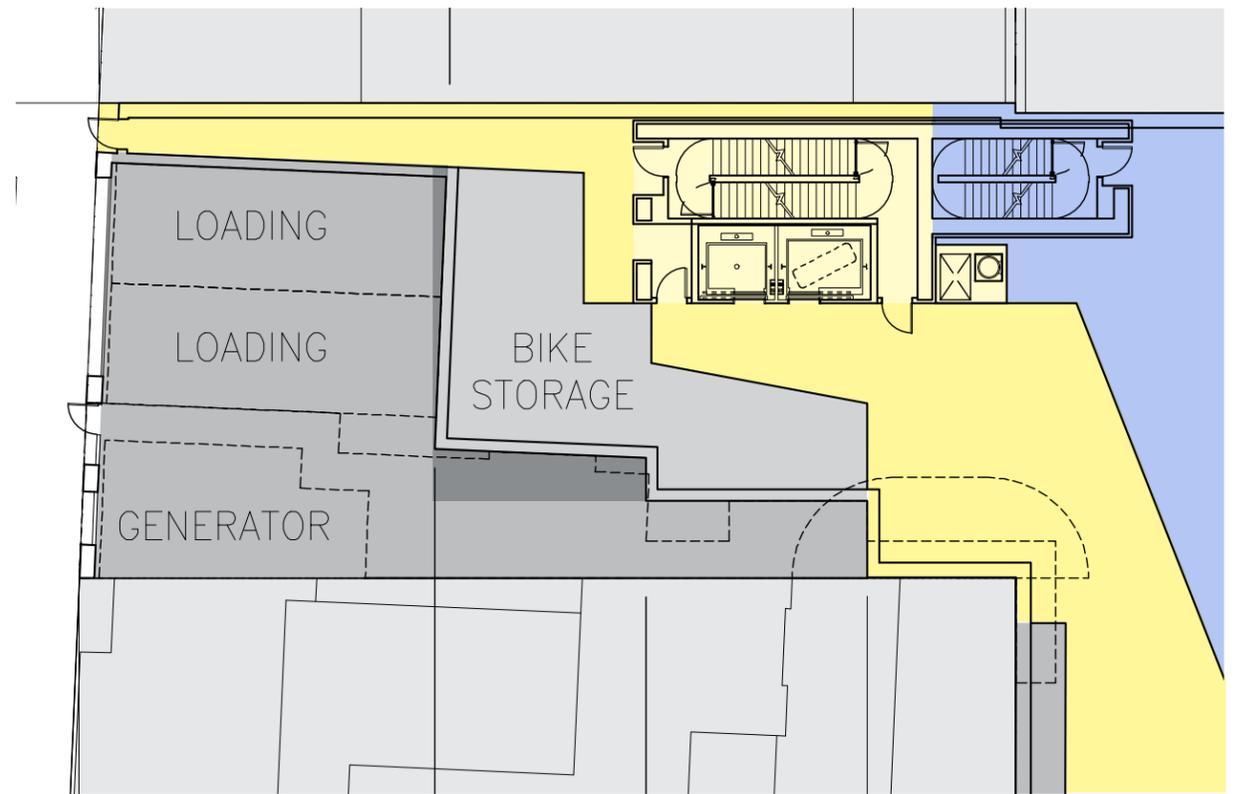
Revised Massing Plans

- BROOKLYN MUSIC SCHOOL
- RESIDENTIAL
- AMENITY
- CIRCULATION
- MECH / BOH
- TERRACE



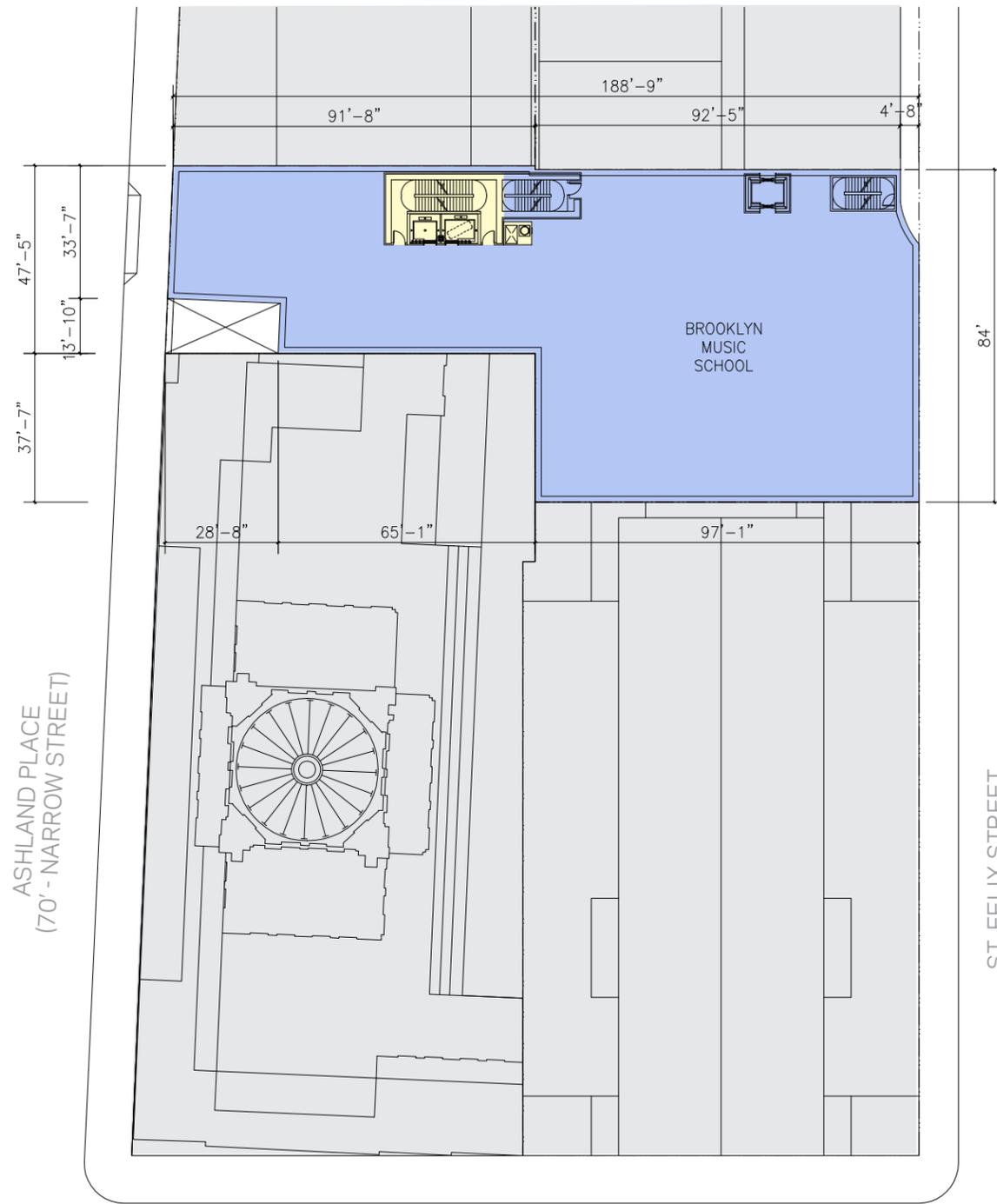
HANSON PLACE
(80' - WIDE STREET)

GROUND FL
10,576 GSF



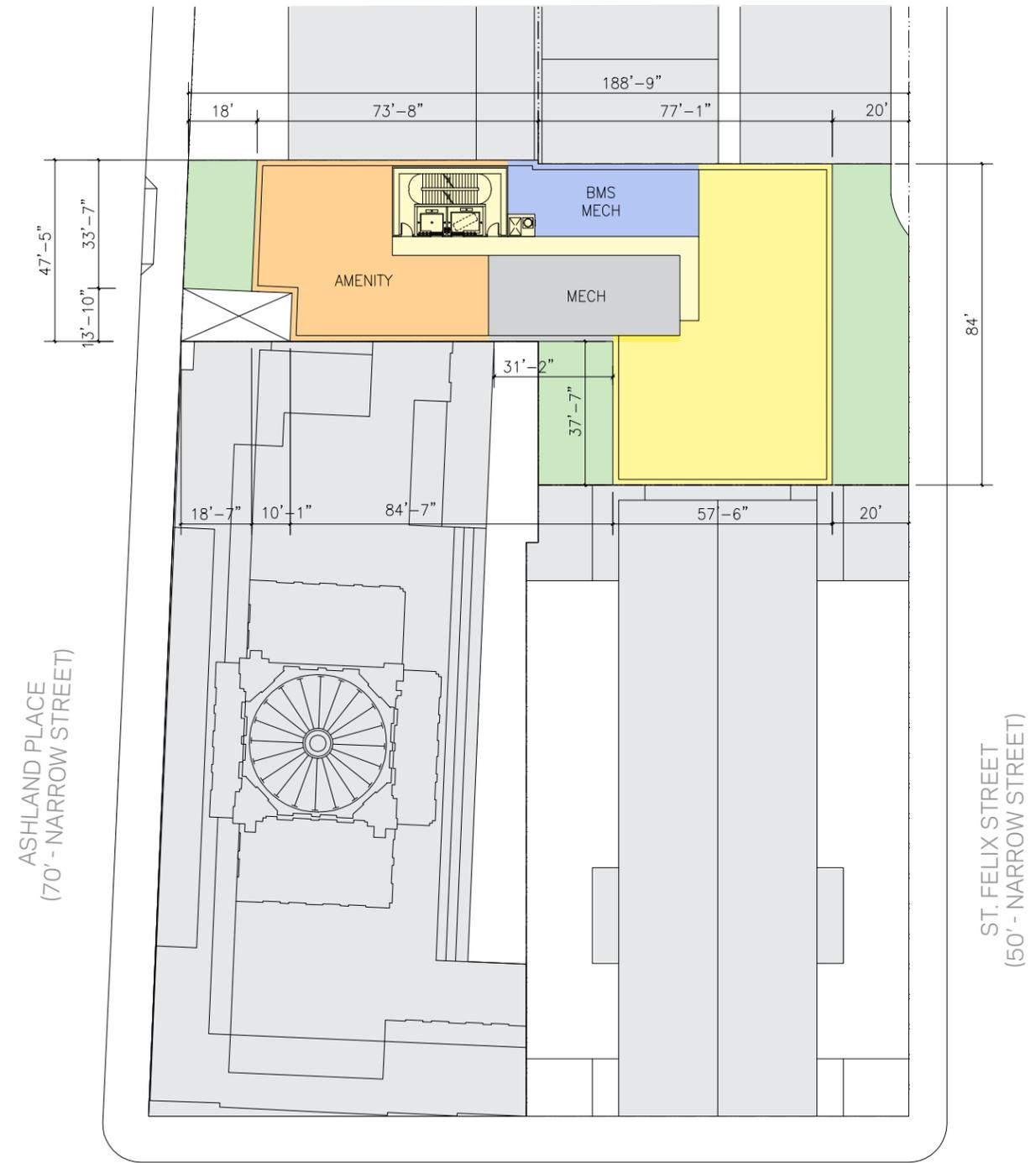
ENLARGED PORTION OF GROUND FL

SCALE : 1"=40'-0"



HANSON PLACE
(80' - WIDE STREET)

2ND FL
12,101 GSF



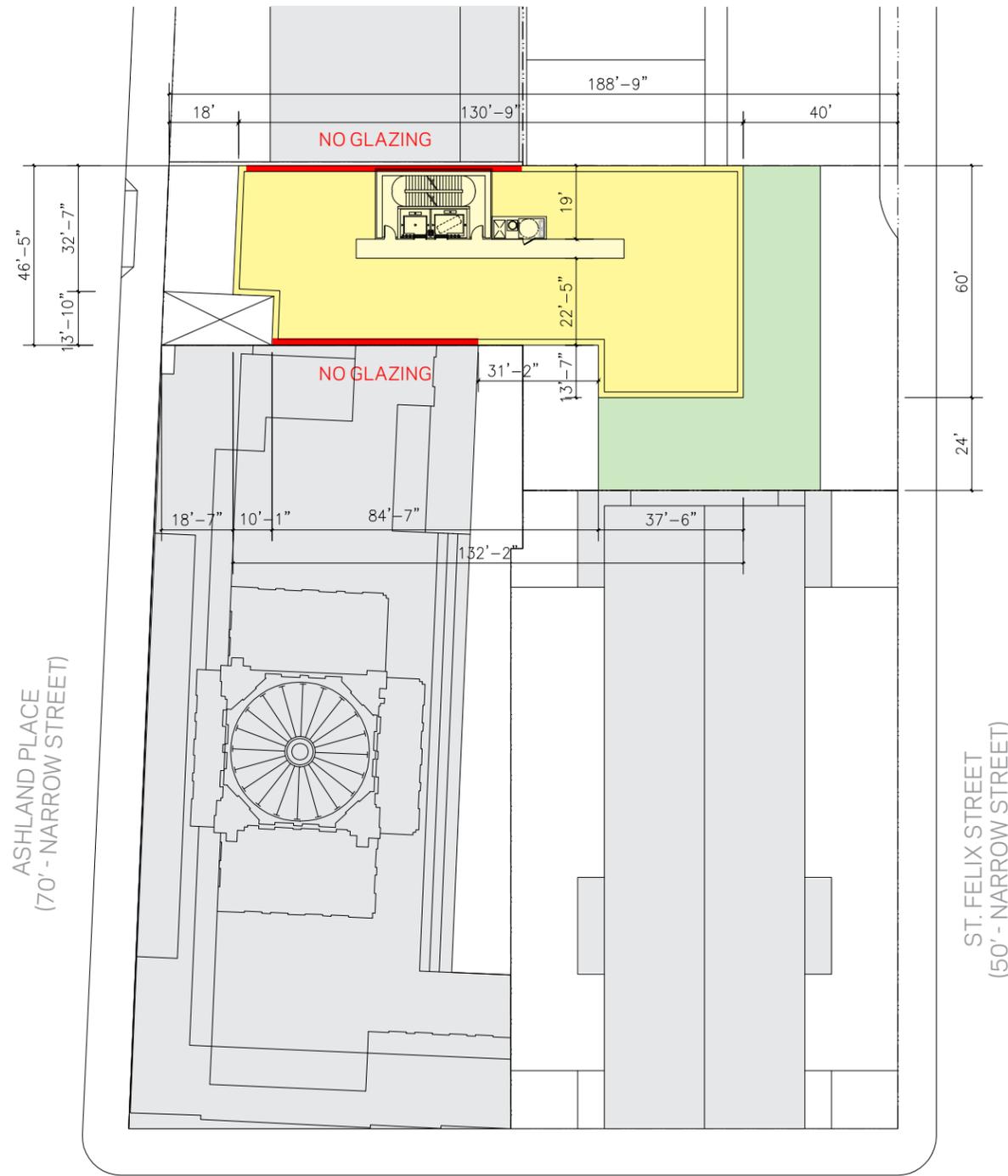
HANSON PLACE
(80' - WIDE STREET)

3RD FL
9,142 GSF

SCALE: 1"=40'-0"

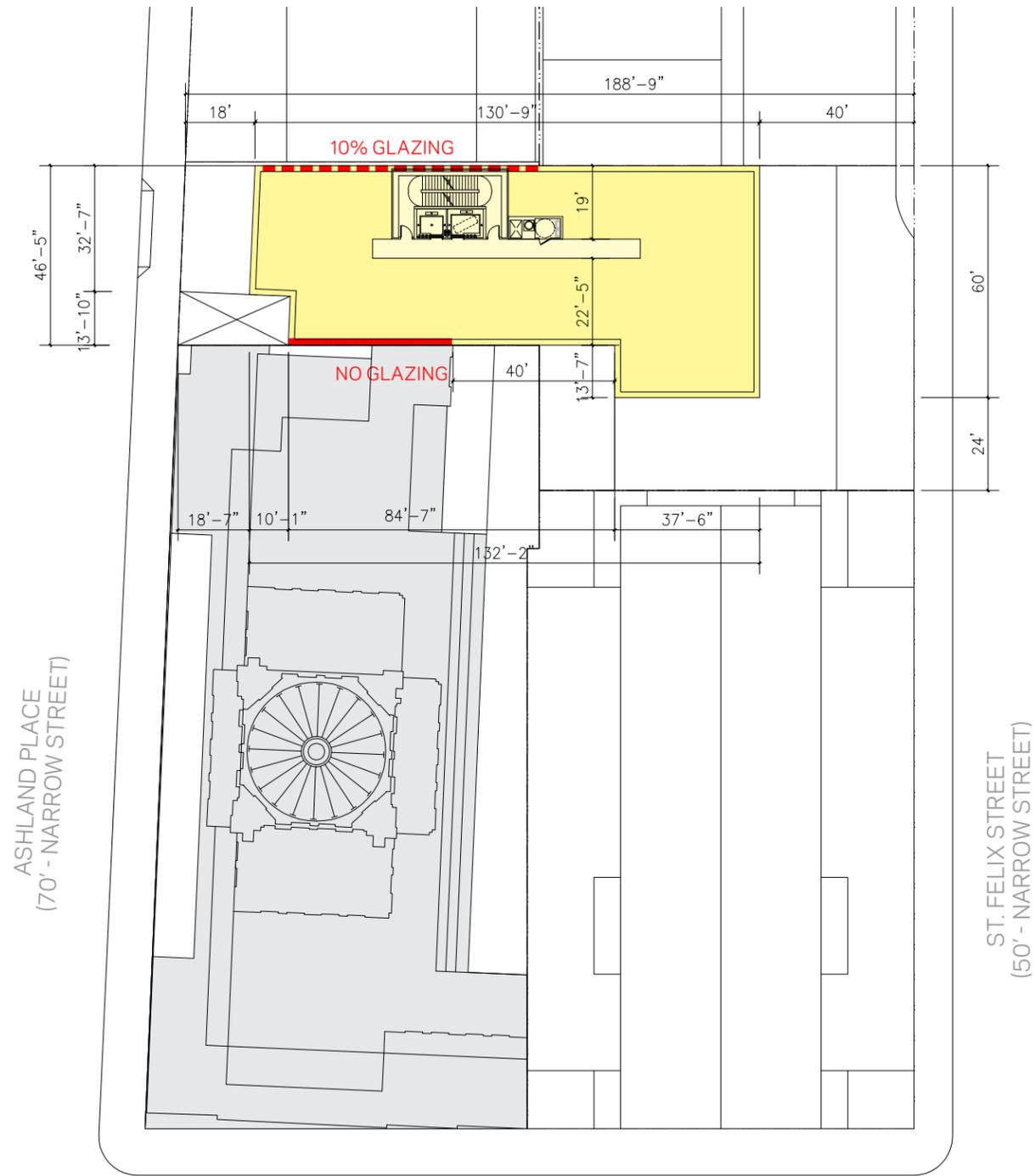
Revised Massing Plans

- BROOKLYN MUSIC SCHOOL
- RESIDENTIAL
- AMENITY
- CIRCULATION
- MECH / BOH
- TERRACE



HANSON PLACE
(80' - WIDE STREET)

4-8TH FL
6,487 GSF

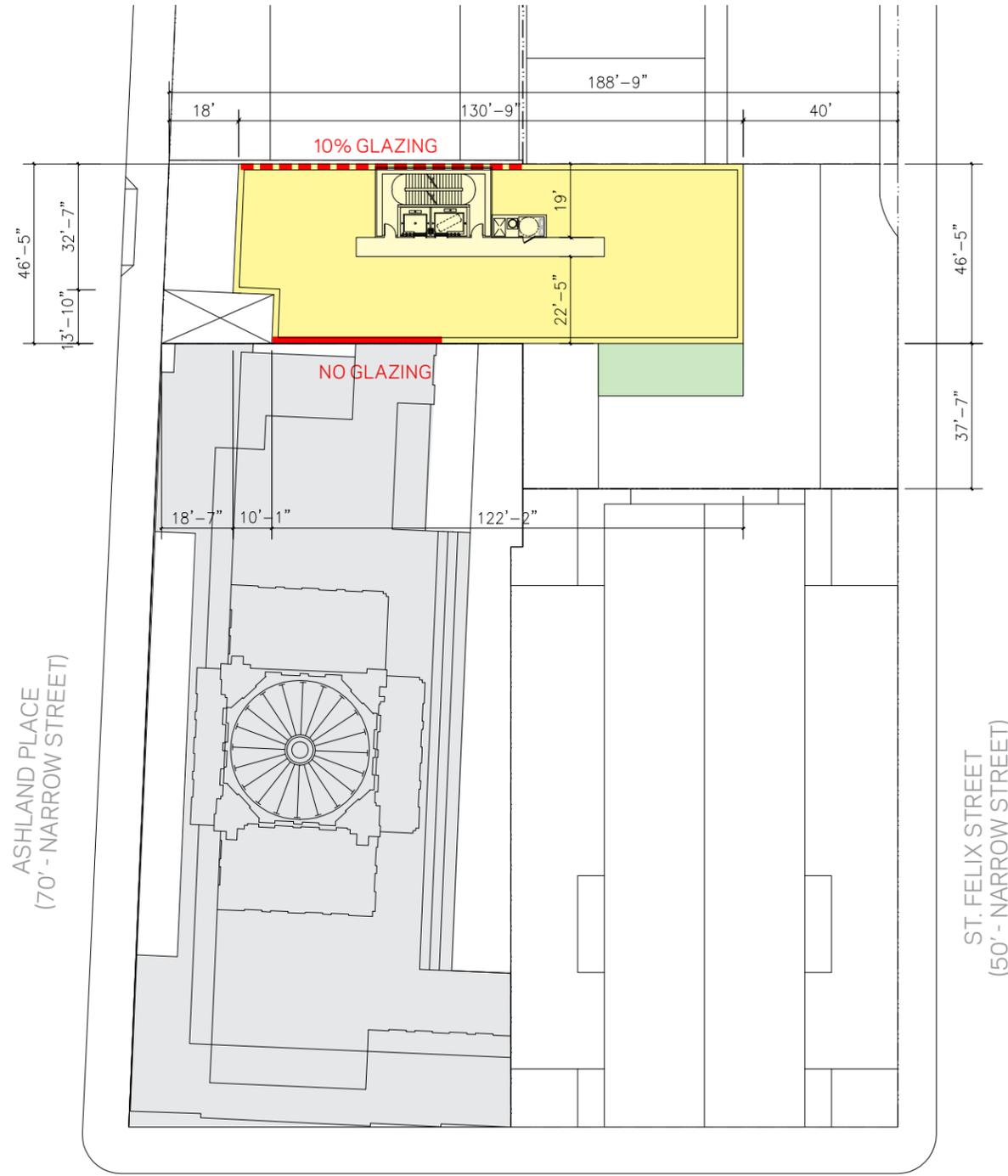


HANSON PLACE
(80' - WIDE STREET)

9-13TH FL
6,487 GSF

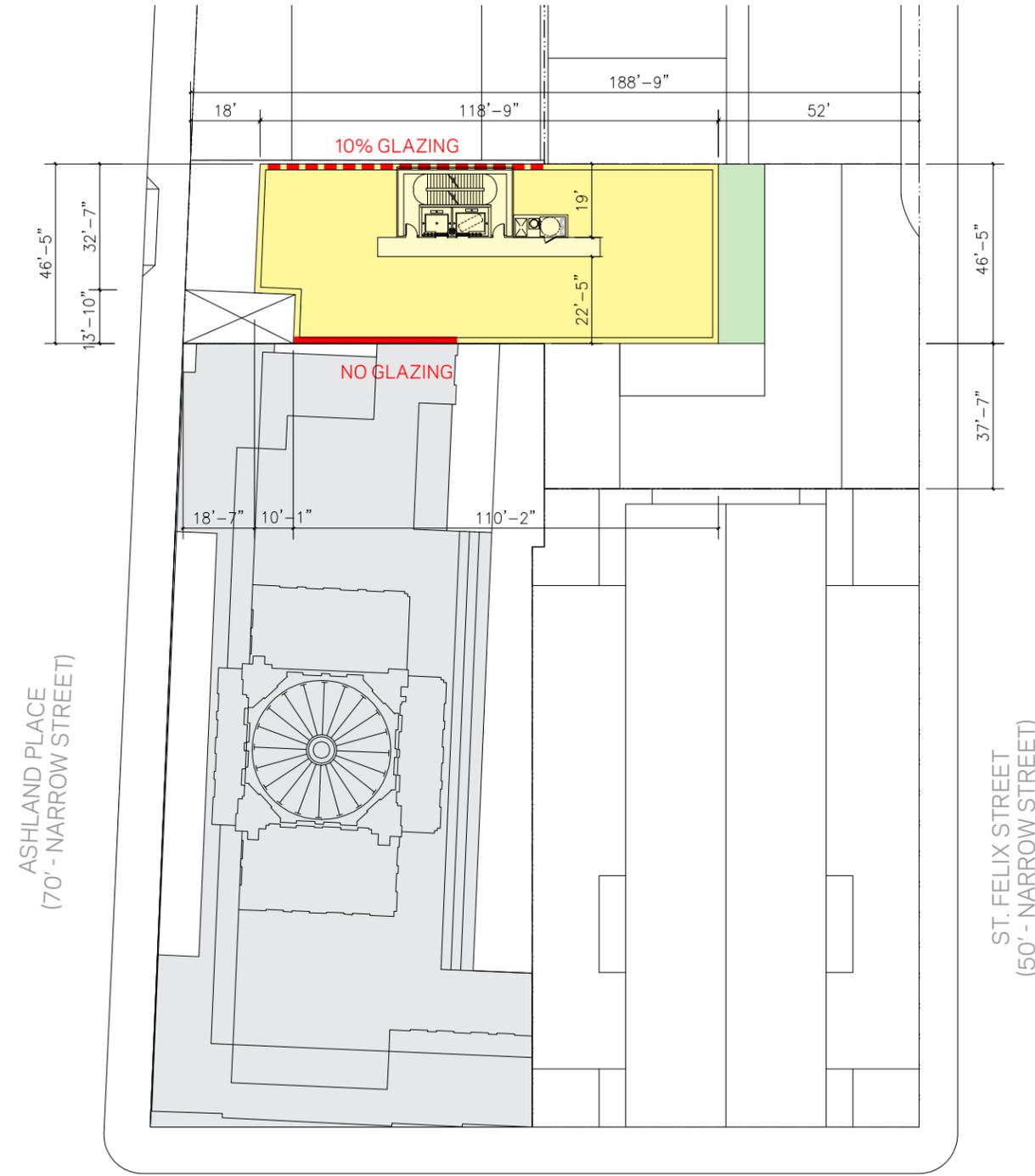
SCALE: 1"=40'-0"

Revised Massing Plans



HANSON PLACE
(80' - WIDE STREET)

14-16TH FL
5,977 GSF

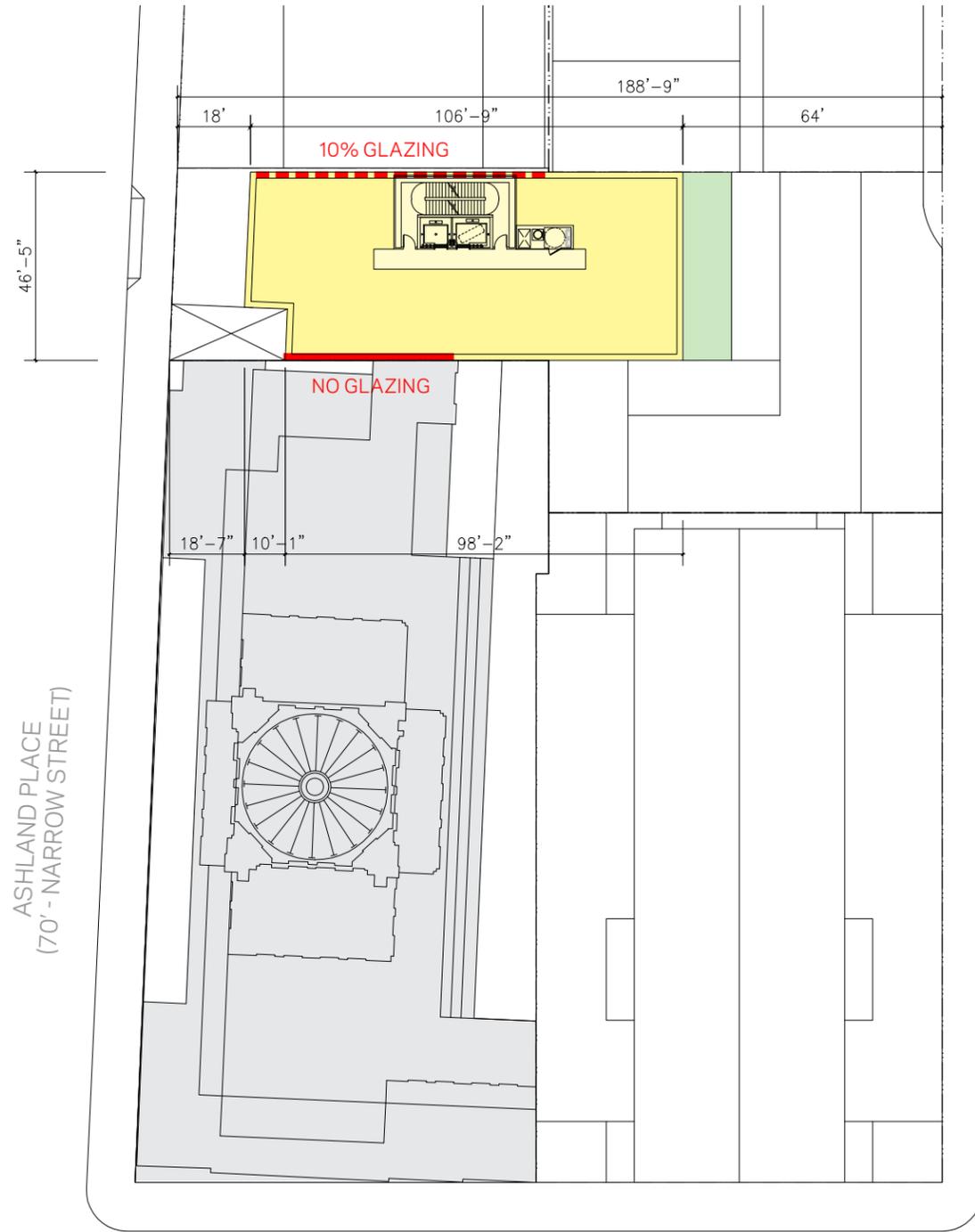


HANSON PLACE
(80' - WIDE STREET)

17-19TH FL
5,420 GSF

SCALE: 1"=40'-0"

Revised Massing Plans

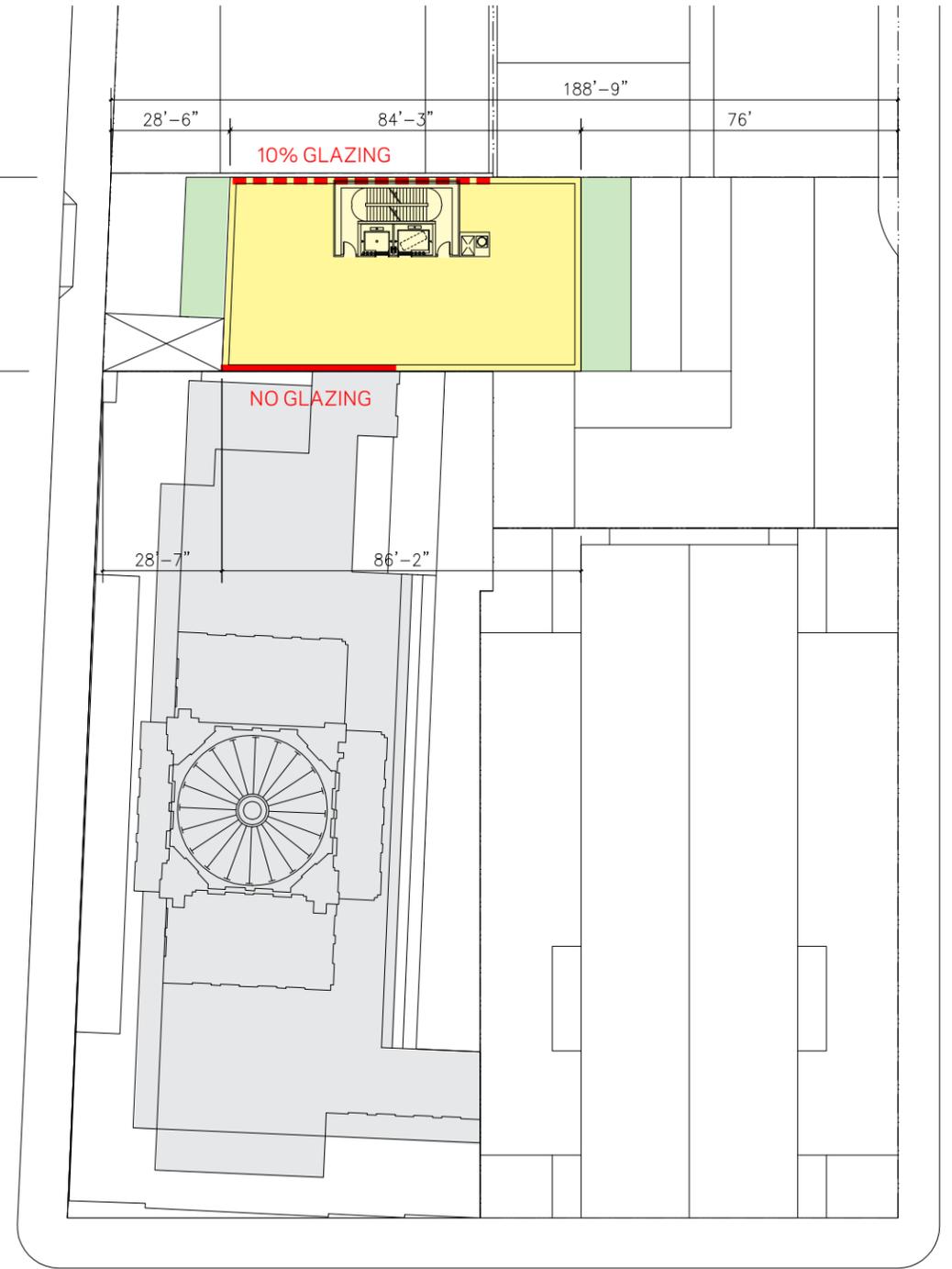


HANSON PLACE
(80' - WIDE STREET)

20-22ND FL
4,863 GSF

ST. FELIX STREET
(50' - NARROW STREET)

ASHLAND PLACE
(70' - NARROW STREET)



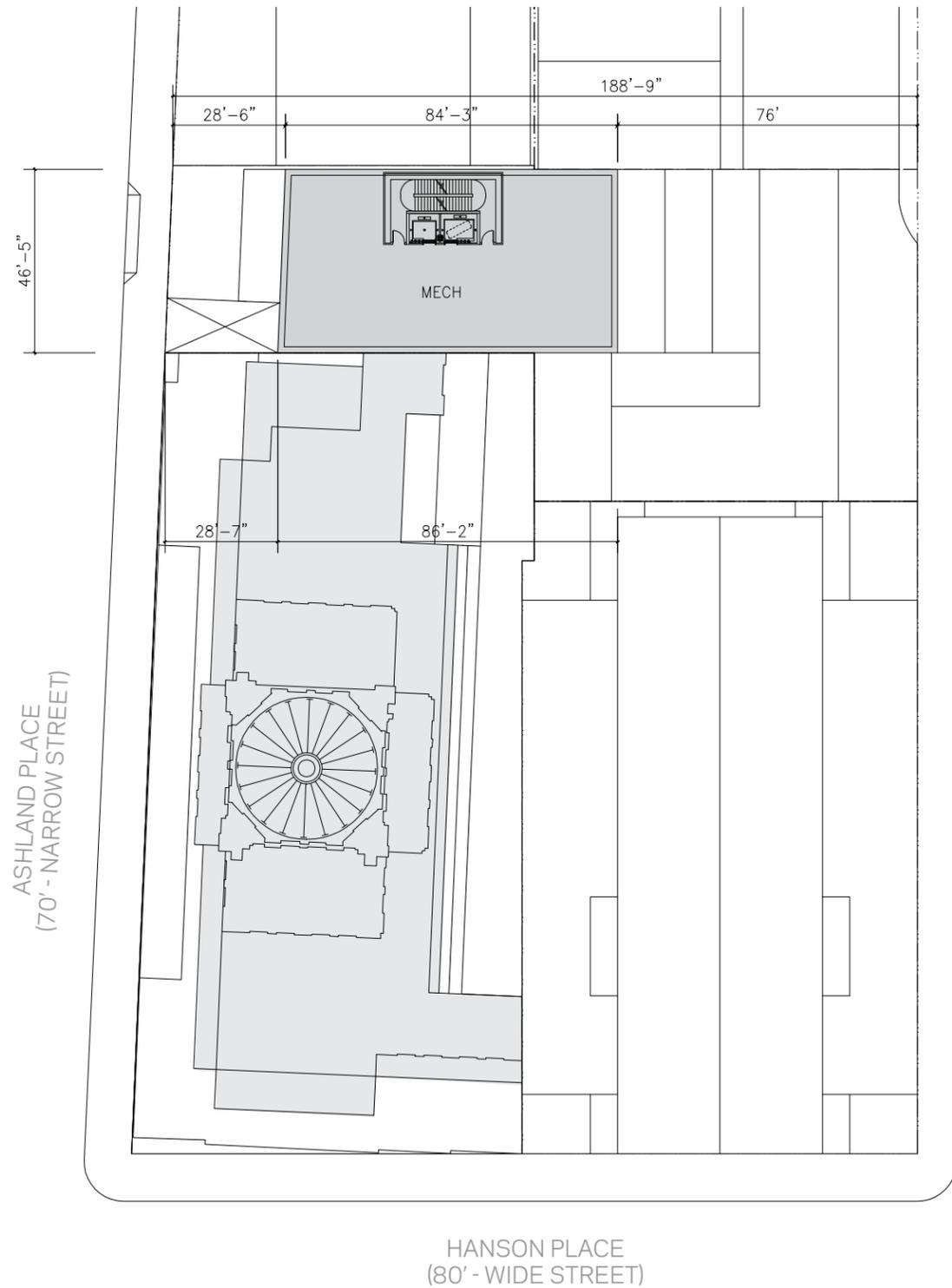
HANSON PLACE
(80' - WIDE STREET)

23RD FL
3,952 GSF

ST. FELIX STREET
(50' - NARROW STREET)

SCALE: 1"=40'-0"

Revised Massing Plans

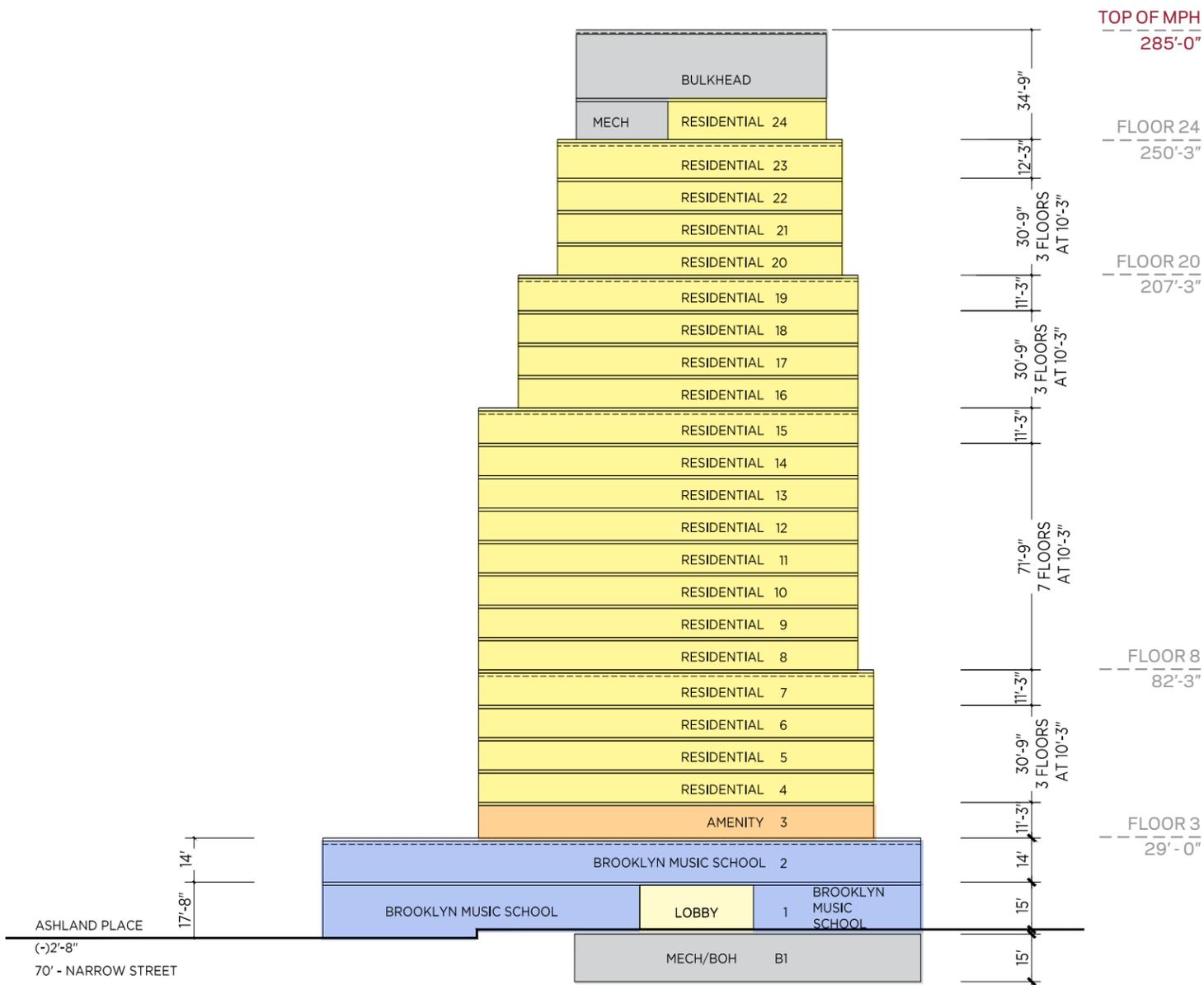


BULKHEAD
3,952 GSF

SCALE : 1"=40'-0"

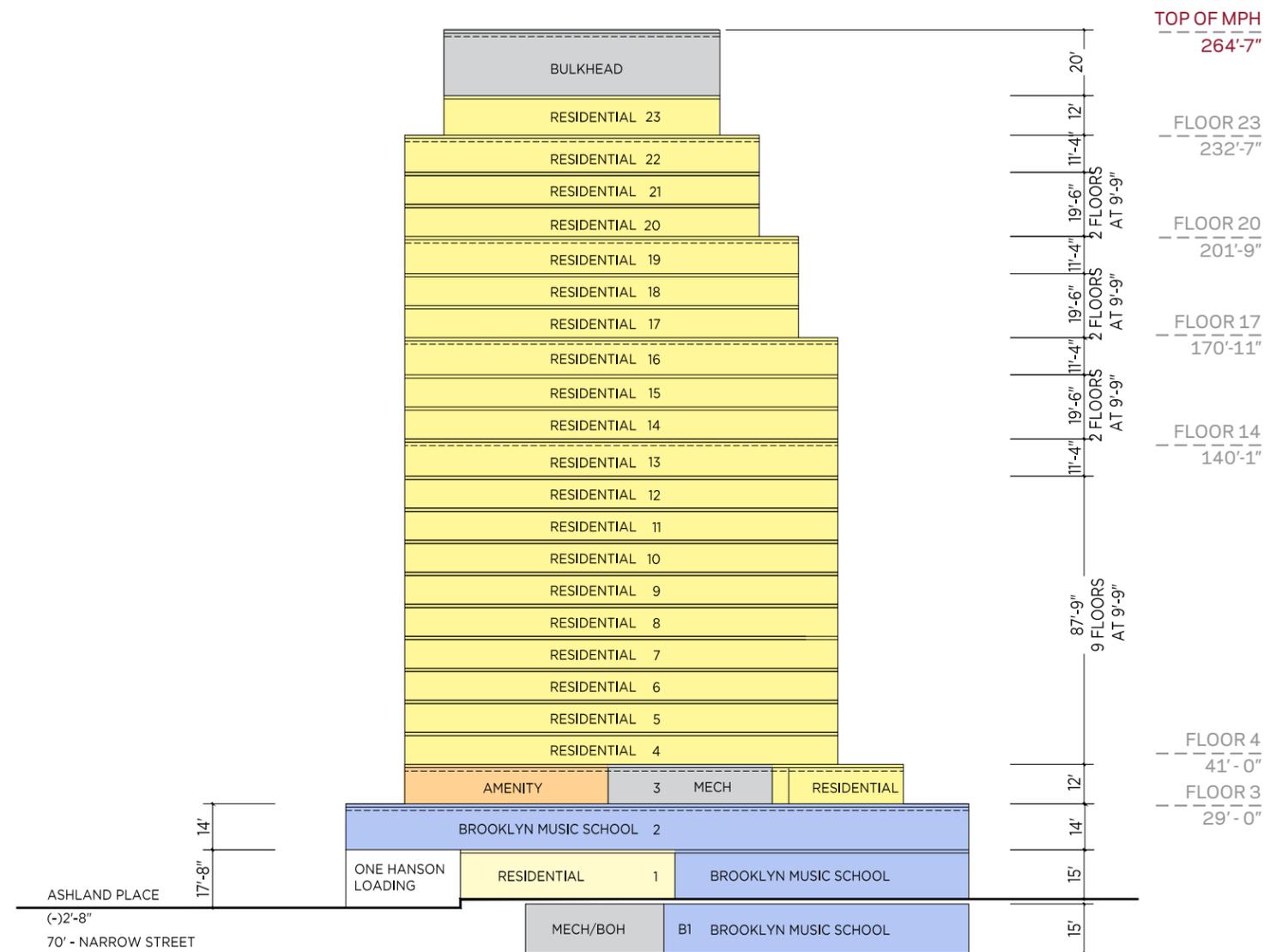
Revised Massing Plans

- BROOKLYN MUSIC SCHOOL
- RESIDENTIAL
- AMENITY
- CIRCULATION
- MECH / BOH
- TERRACE



6/23/20 PROPOSAL

24 FLOORS
 159,200 GSF
 285'-0"
 (ABOVE GRADE)



REVISED MASSING

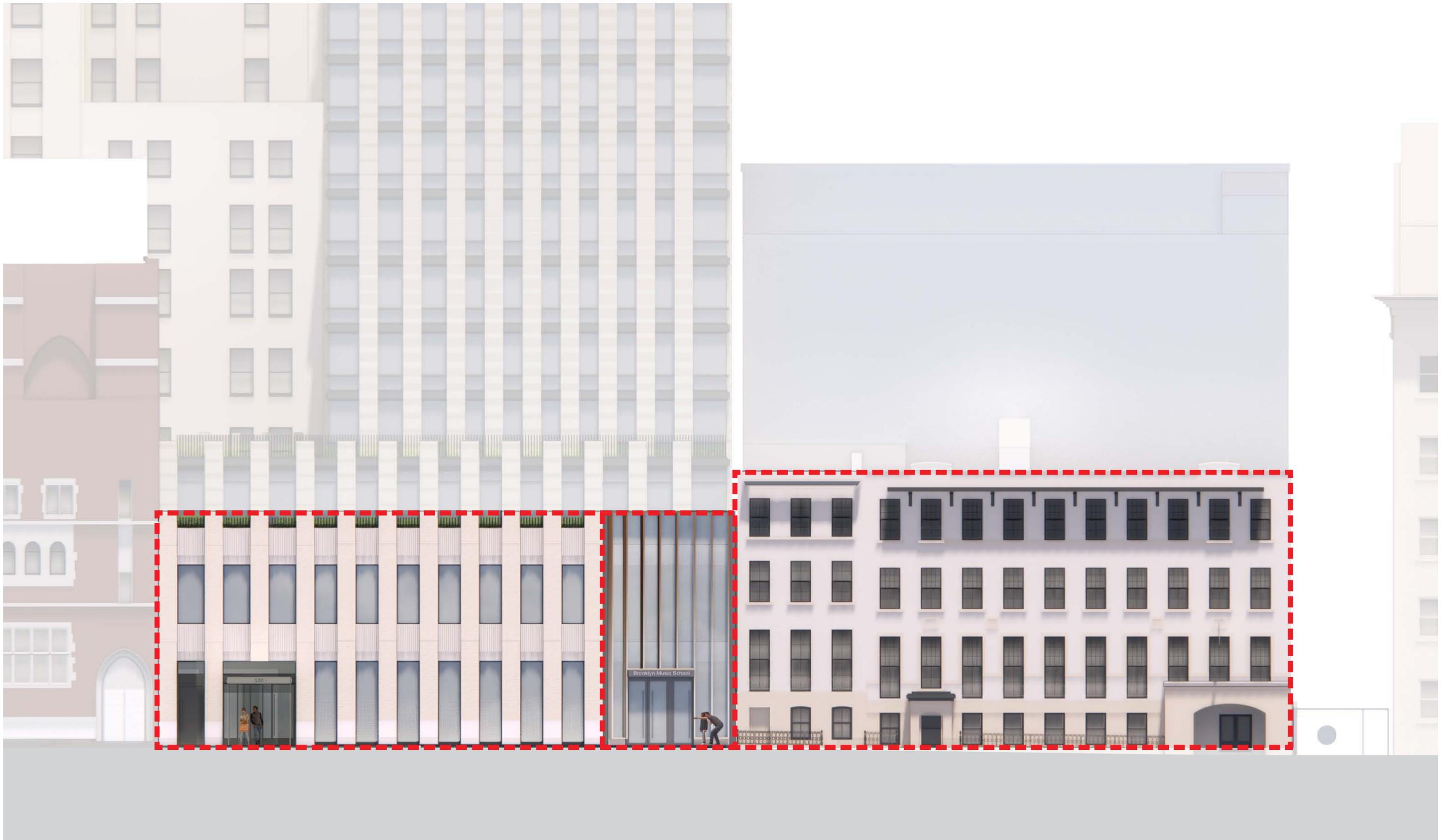
23 FLOORS
 153,300 GSF
 264'-7"
 (ABOVE GRADE)

Section Comparison

■ BROOKLYN MUSIC SCHOOL ■ RESIDENTIAL ■ AMENITY ■ CIRCULATION ■ MECH / BOH ■ TERRACE

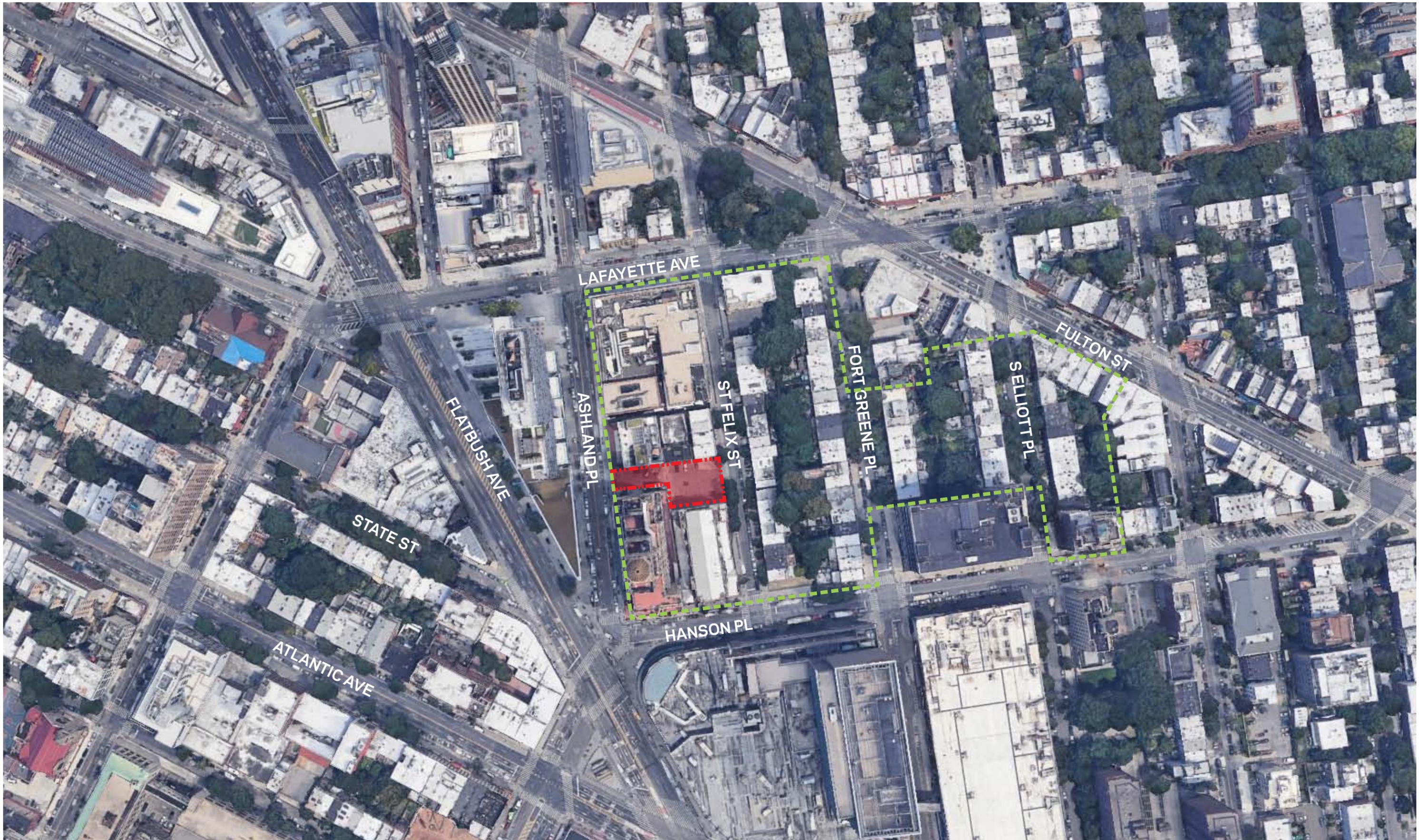
NOT TO SCALE





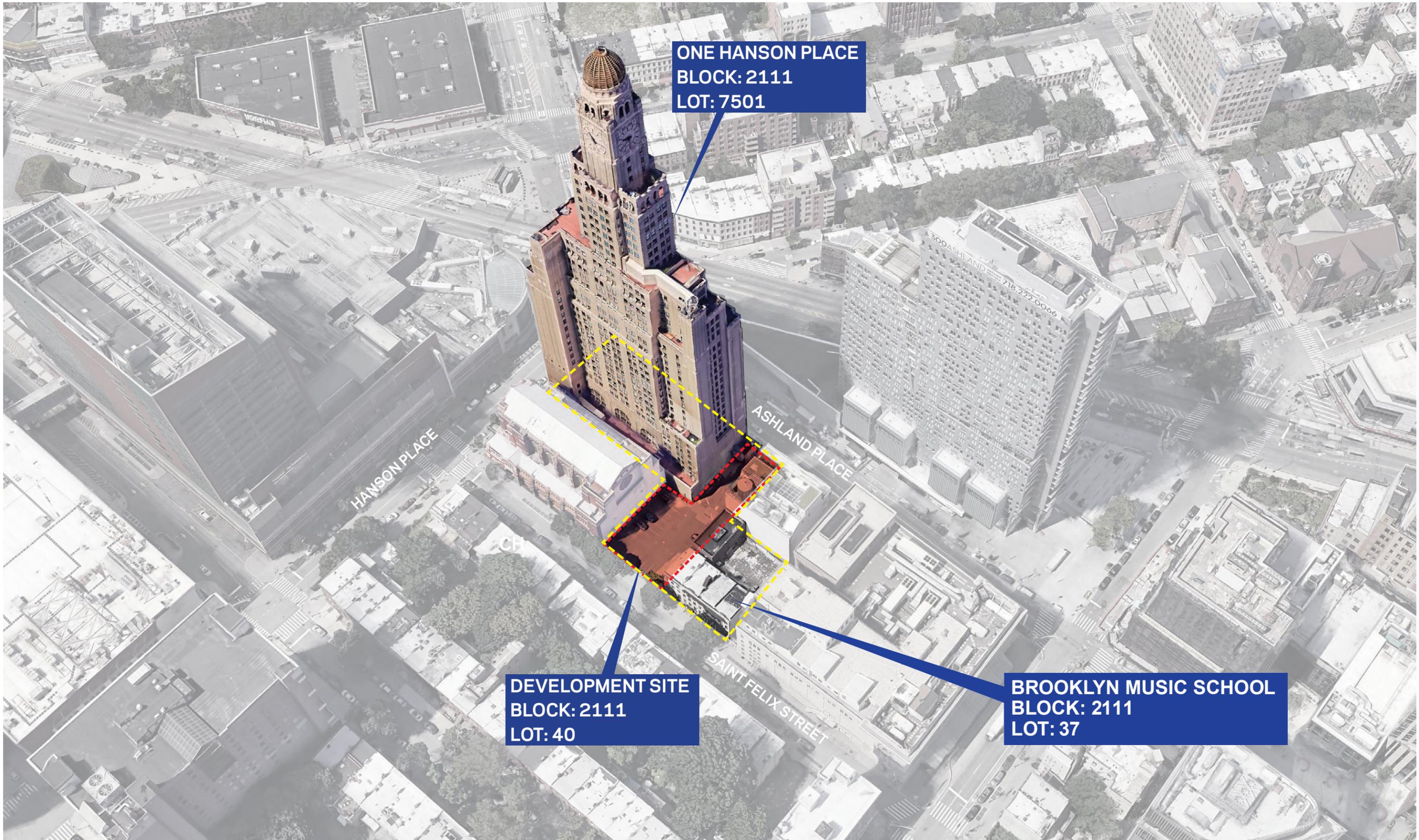


130 St. Felix Site



Site Plan

--- BAM Historic District - - - Site



ONE HANSON PLACE
BLOCK: 2111
LOT: 7501

DEVELOPMENT SITE
BLOCK: 2111
LOT: 40

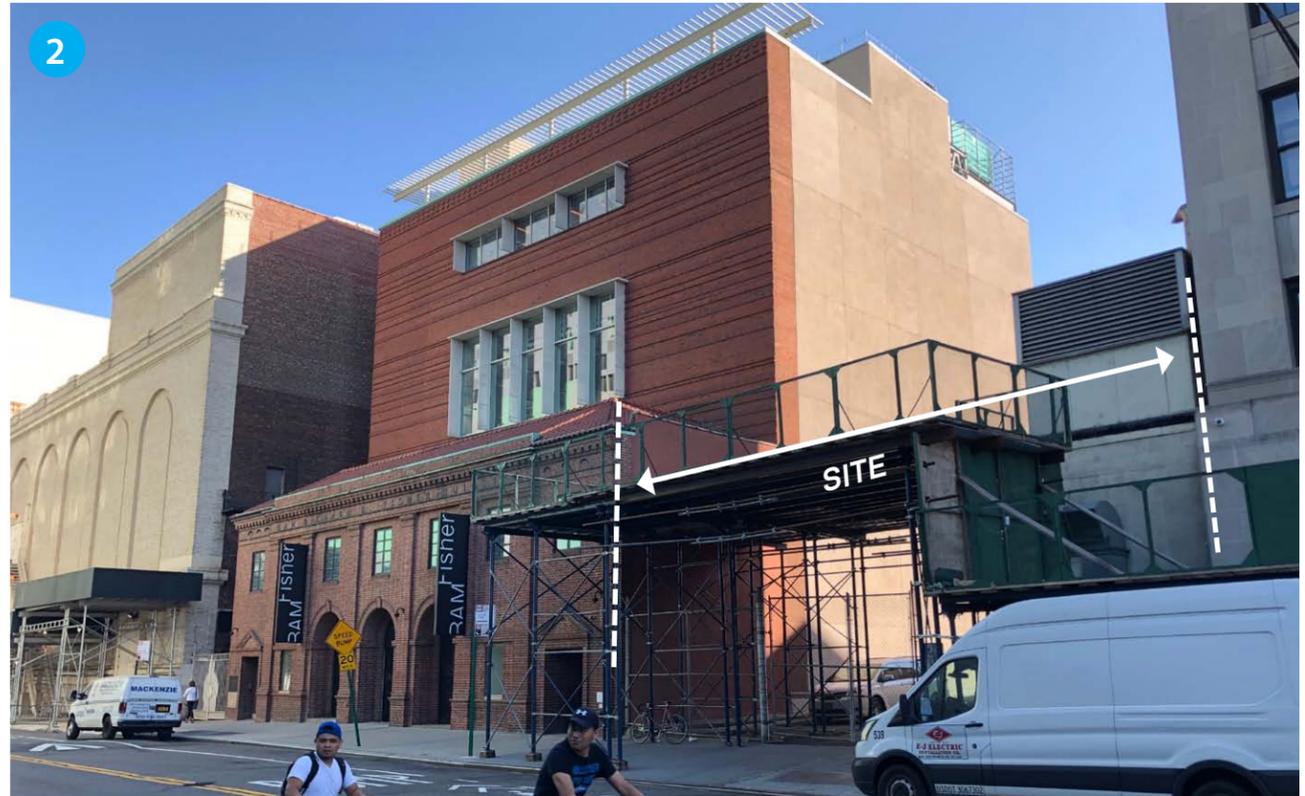
BROOKLYN MUSIC SCHOOL
BLOCK: 2111
LOT: 37

Current Condition

--- Proposed zoning lot --- Development Site



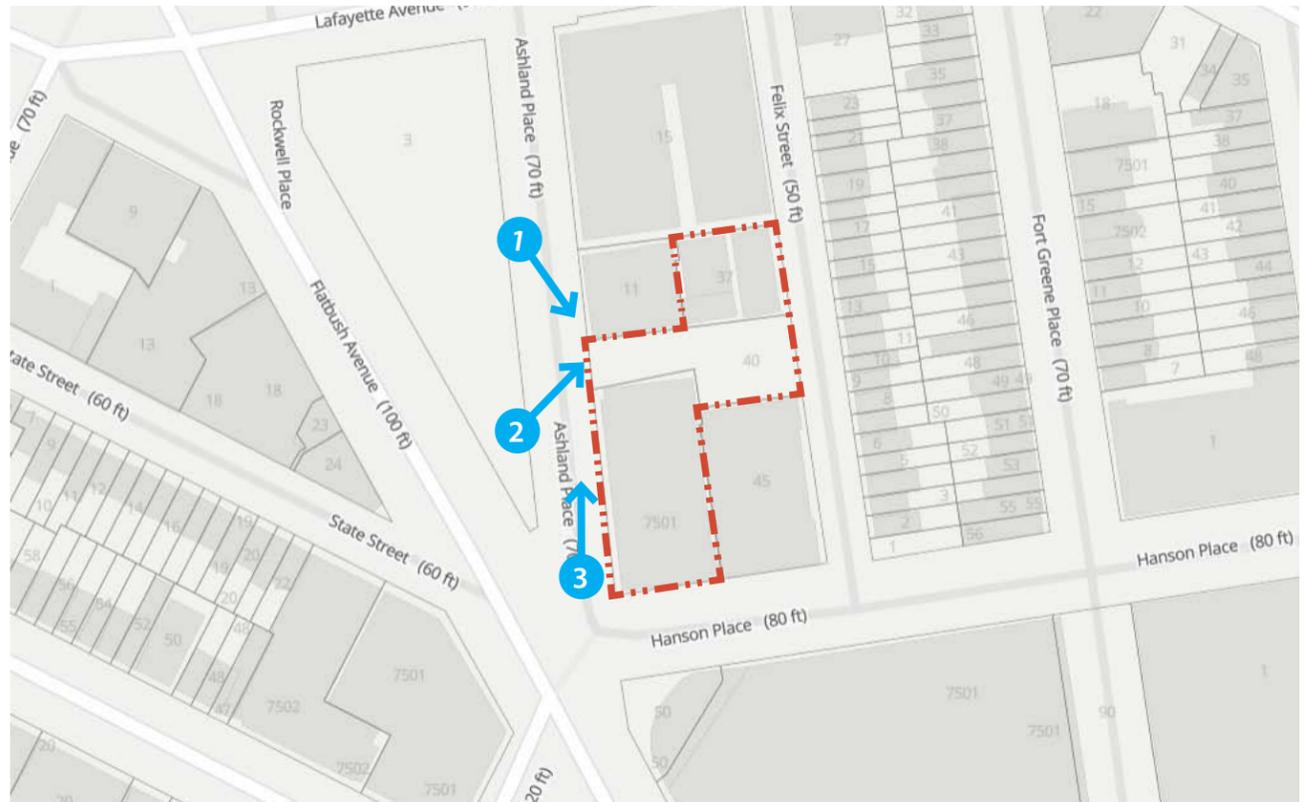
1. VIEW FROM ASHLAND PLACE LOOKING SOUTH



2. VIEW OF THE EXISTING PARKING ENTRY ON ASHLAND PLACE



3. VIEW FROM THE INTERSECTION OF ASHLAND PLACE AND HANSON PLACE LOOKING NORTH



NOTE: PHOTOGRAPHS TAKEN IN SEPTEMBER 2019

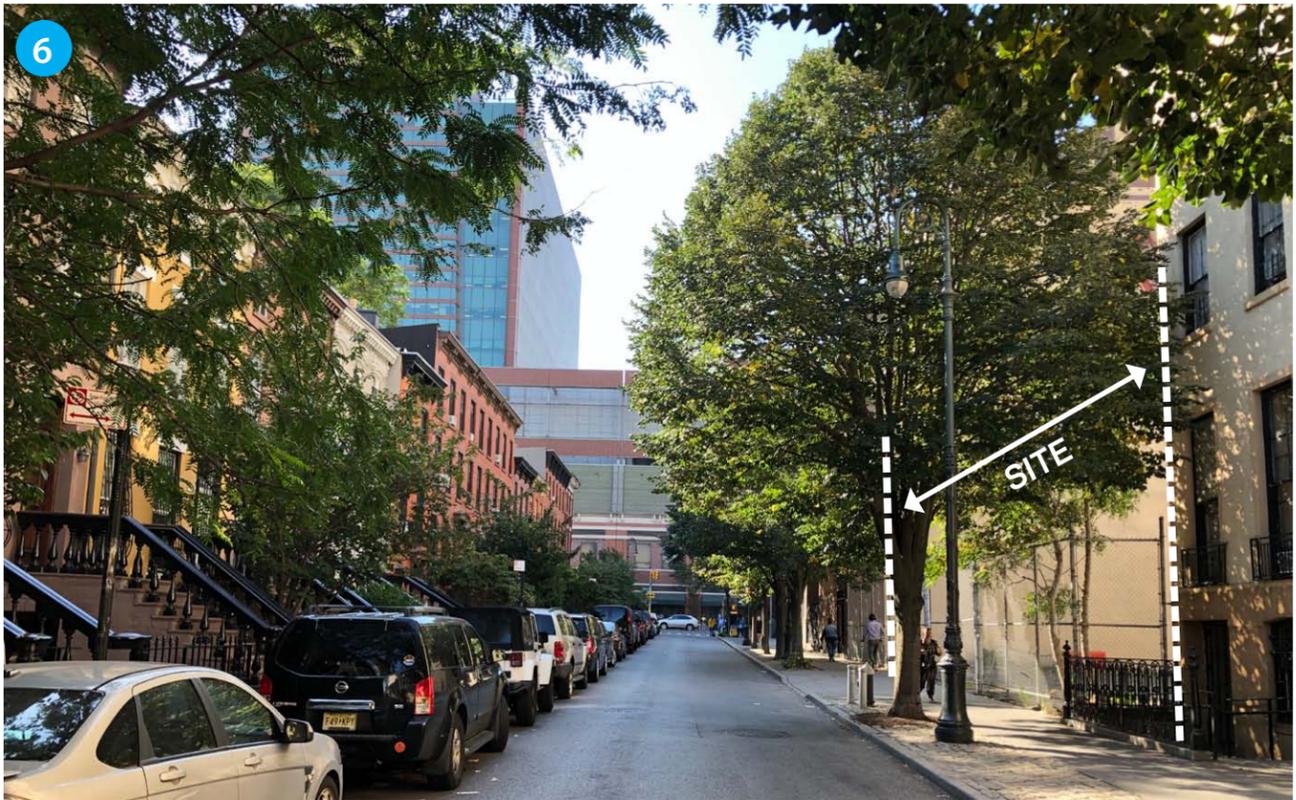




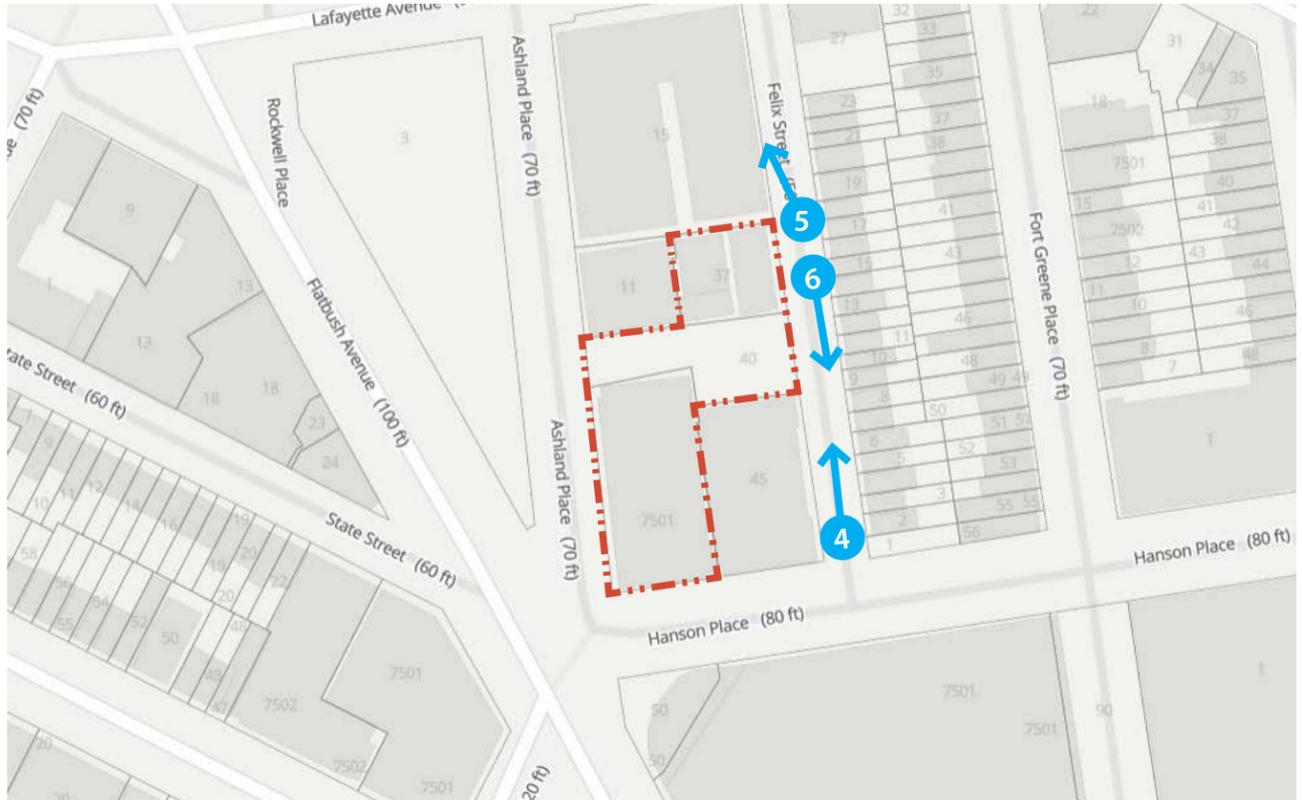
4. VIEW LOOKING NORTH ON ST FELIX STREET



5. VIEW LOOKING NORTHWEST ON ST FELIX STREET SHOWING BROOKLYN MUSIC SCHOOL



6. VIEW LOOKING SOUTH ON ST FELIX STREET SHOWING THE DEVELOPMENT SITE ON THE RIGHT



NOTE: PHOTOGRAPHS TAKEN IN SEPTEMBER 2019



Ashland Place looking East



St. Felix Street looking West

ONE HANSON EASEMENTS

All easements are either preserved, incorporated, or relocated within the new design as permissible by the recorded ZLDA

LIGHT & AIR EASEMENT

NO RELOCATION
NO INCORPORATION
BOTTOM: +92.45'
TOP: INFINITY

GAS VENT EASEMENT

YES RELOCATION
NO INCORPORATION
BOTTOM: GRADE
TOP: +16.02'

GENERATOR EASEMENT

YES RELOCATION
NO INCORPORATION
BOTTOM: GRADE
TOP: INFINITY

LOUVER EASEMENT

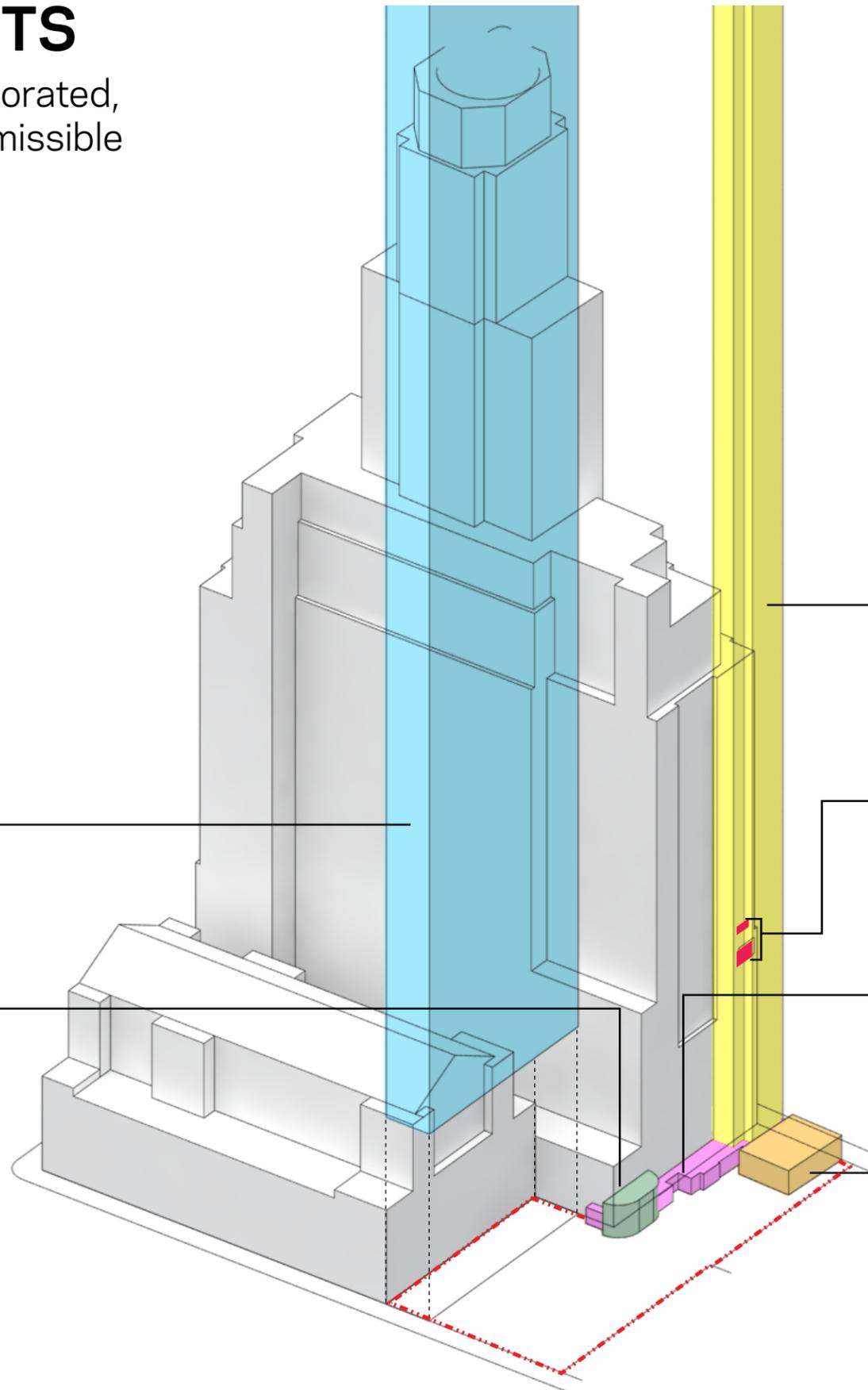
NO RELOCATION
NO INCORPORATION
BOTTOM: GRADE
TOP: +/- 105'

EGRESS EASEMENT

YES RELOCATION
YES INCORPORATION
BOTTOM: GRADE
TOP: +8' CLEAR

LOADING EASEMENT

NO RELOCATION
YES INCORPORATION
BOTTOM: GRADE
TOP: +13.7'

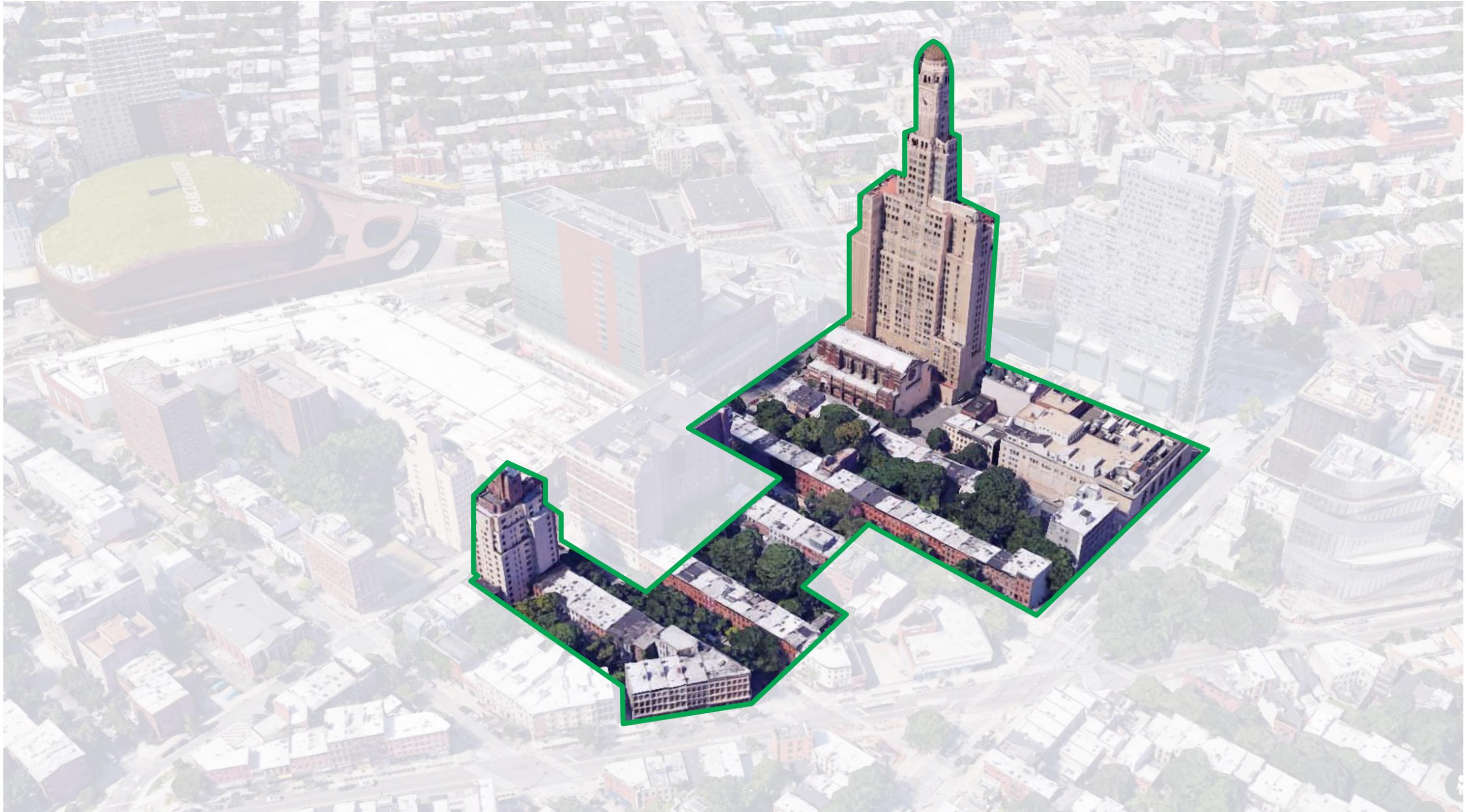


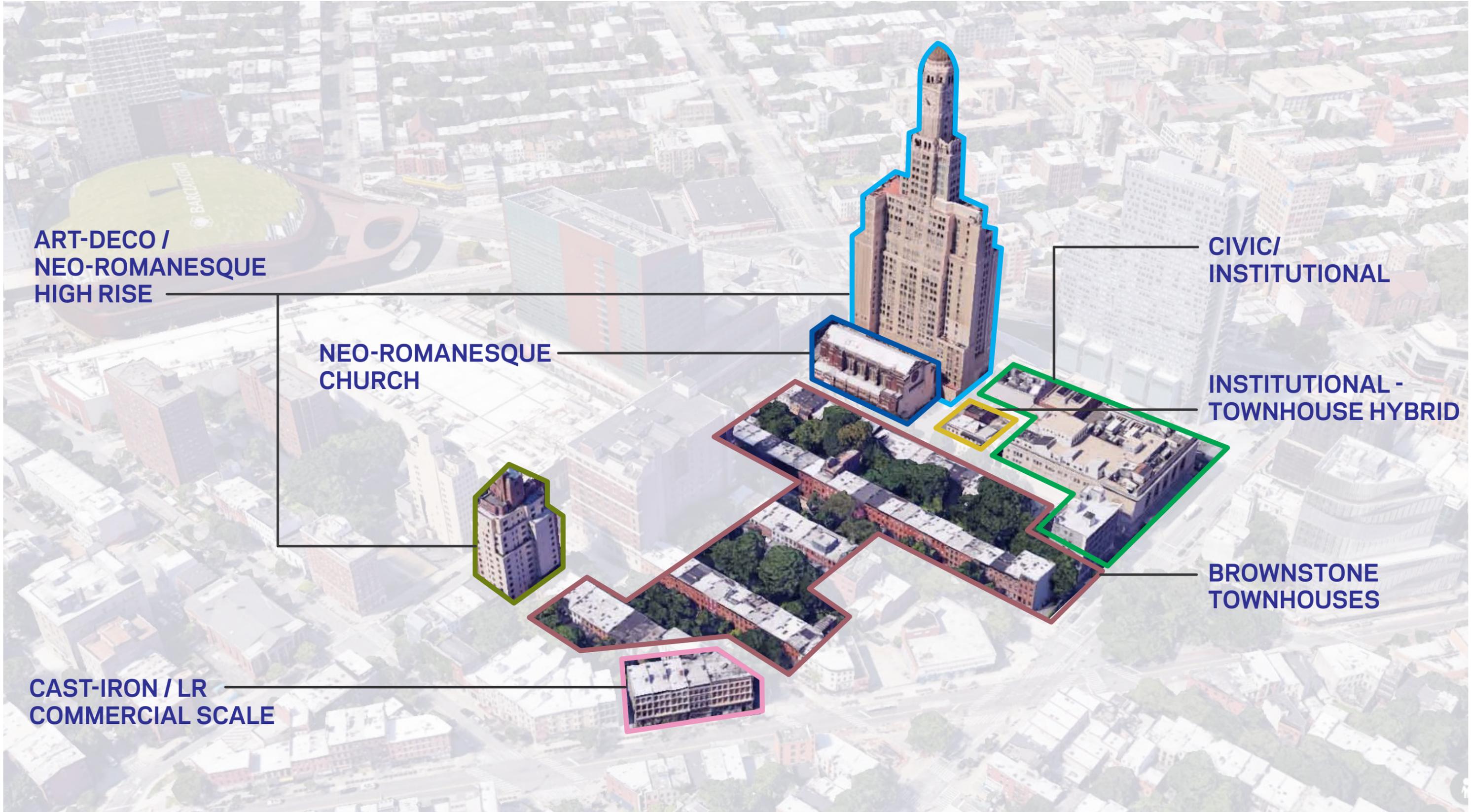
Easement Constraints

Brooklyn Academy of Music Historic District

Designated: September 26, 1978

Tapestry of Style, Use, & Density





ART-DECO /
NEO-ROMANESQUE
HIGH RISE

NEO-ROMANESQUE
CHURCH

CAST-IRON / LR
COMMERCIAL SCALE

CIVIC/
INSTITUTIONAL

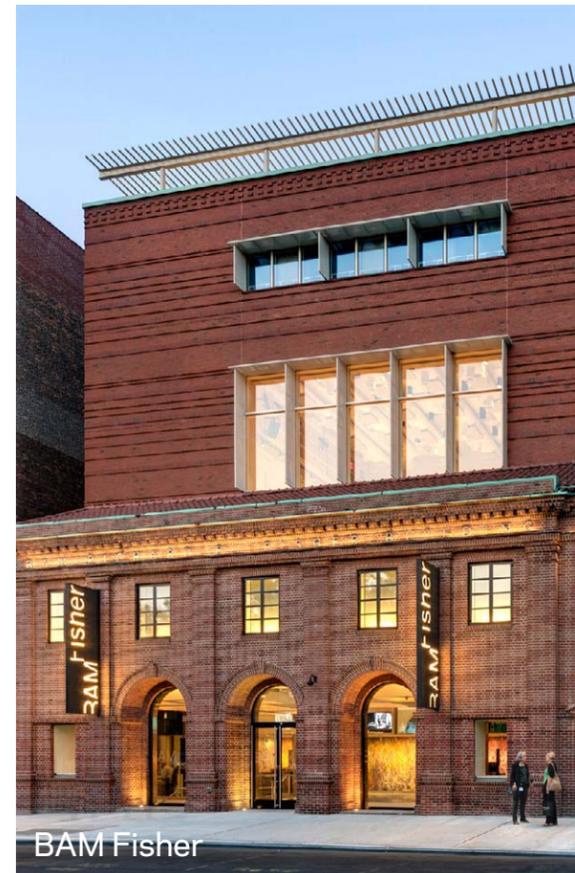
INSTITUTIONAL -
TOWNHOUSE HYBRID

BROWNSTONE
TOWNHOUSES

Civic / Institutional Identity



Brooklyn Academy of Music (BAM)



BAM Fisher



Williamsburgh Savings Bank (One Hanson)



Hanson Place Central United Church



Brooklyn Music School

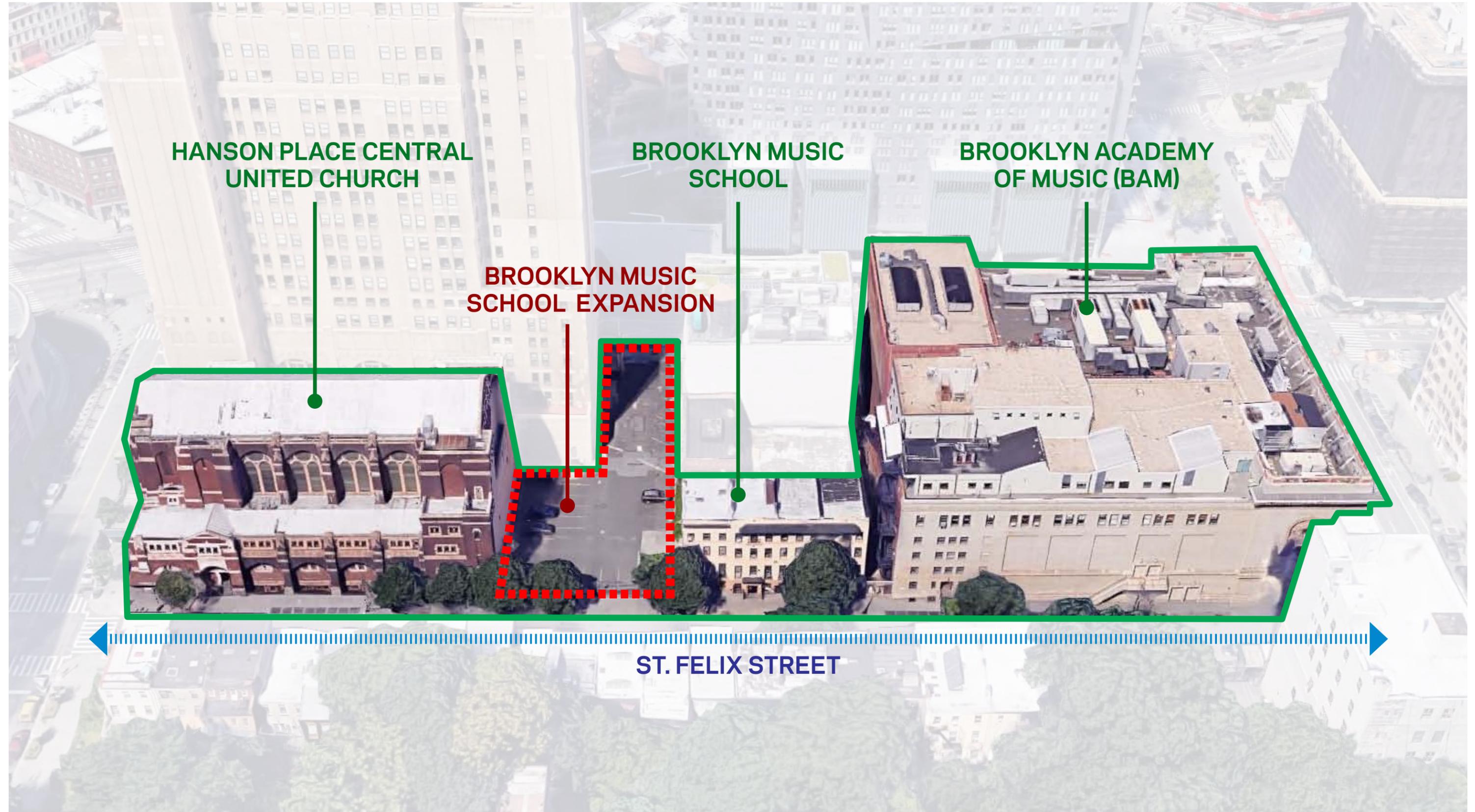
**HANSON PLACE CENTRAL
UNITED CHURCH**

**BROOKLYN MUSIC
SCHOOL**

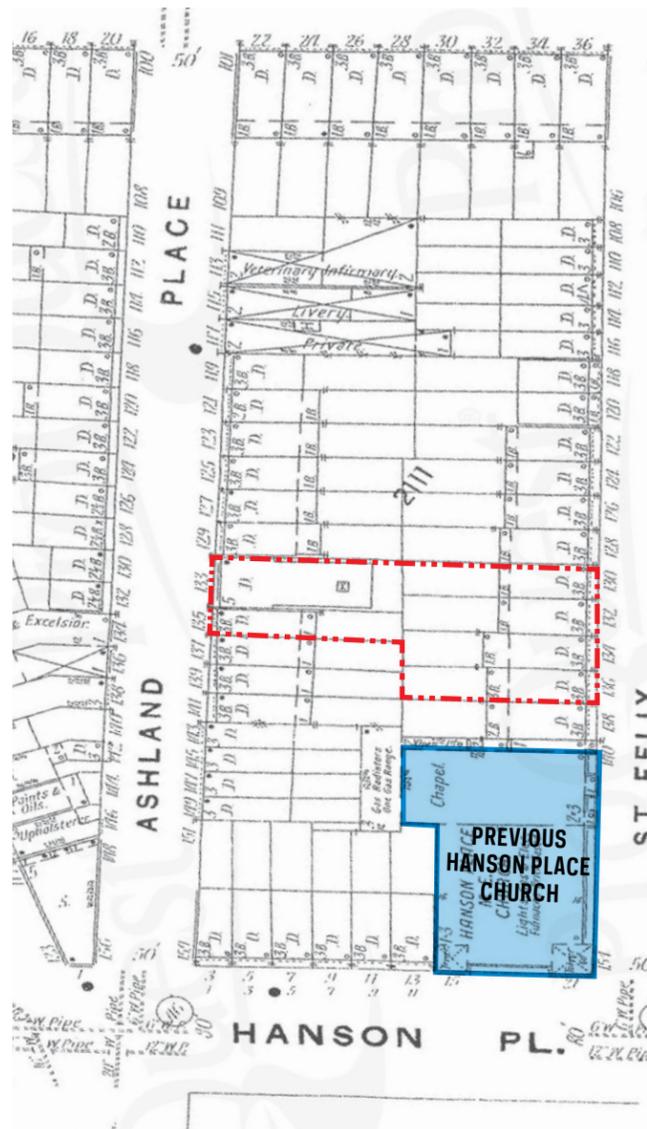
**BROOKLYN ACADEMY
OF MUSIC (BAM)**

**BROOKLYN MUSIC
SCHOOL EXPANSION**

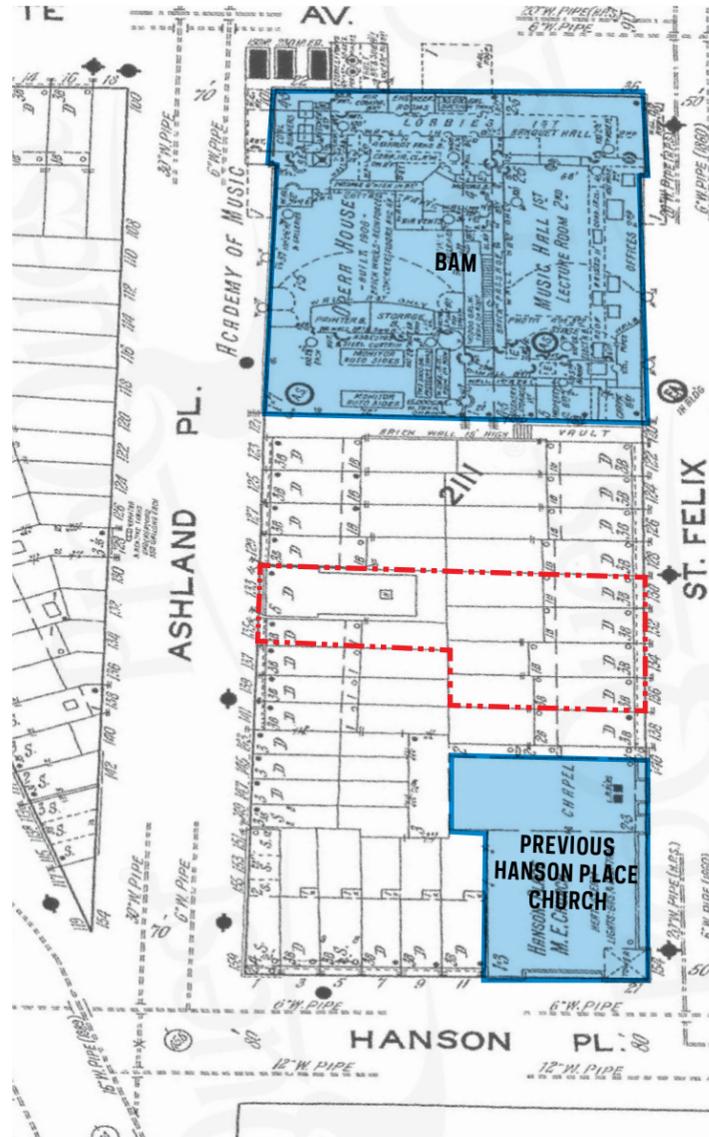
ST. FELIX STREET



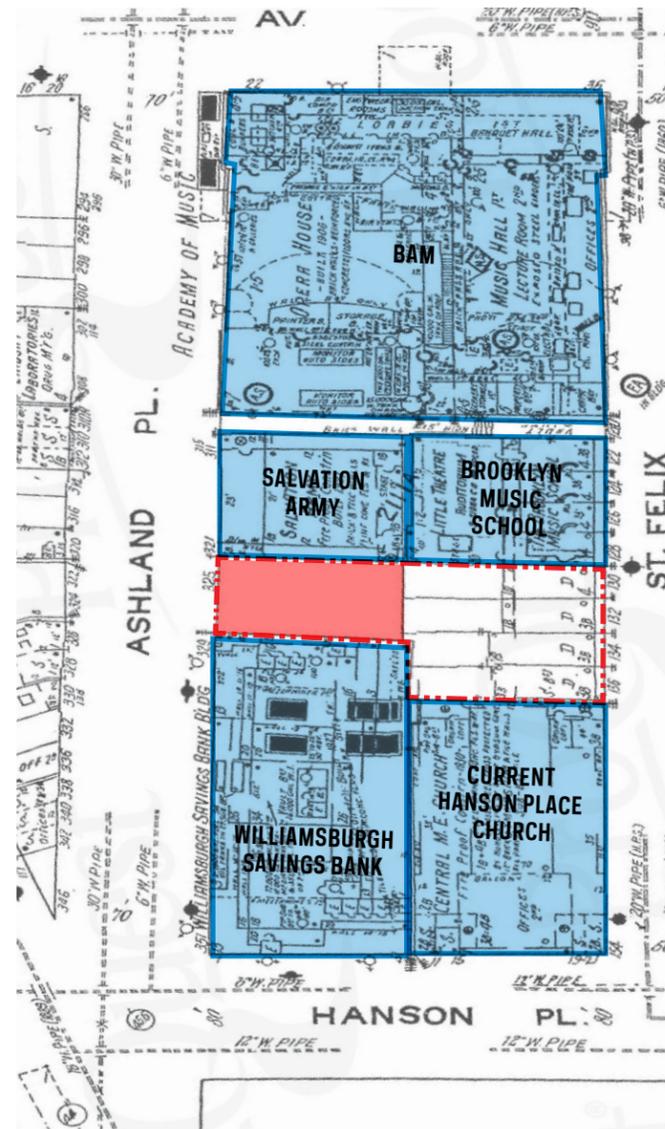
Site History



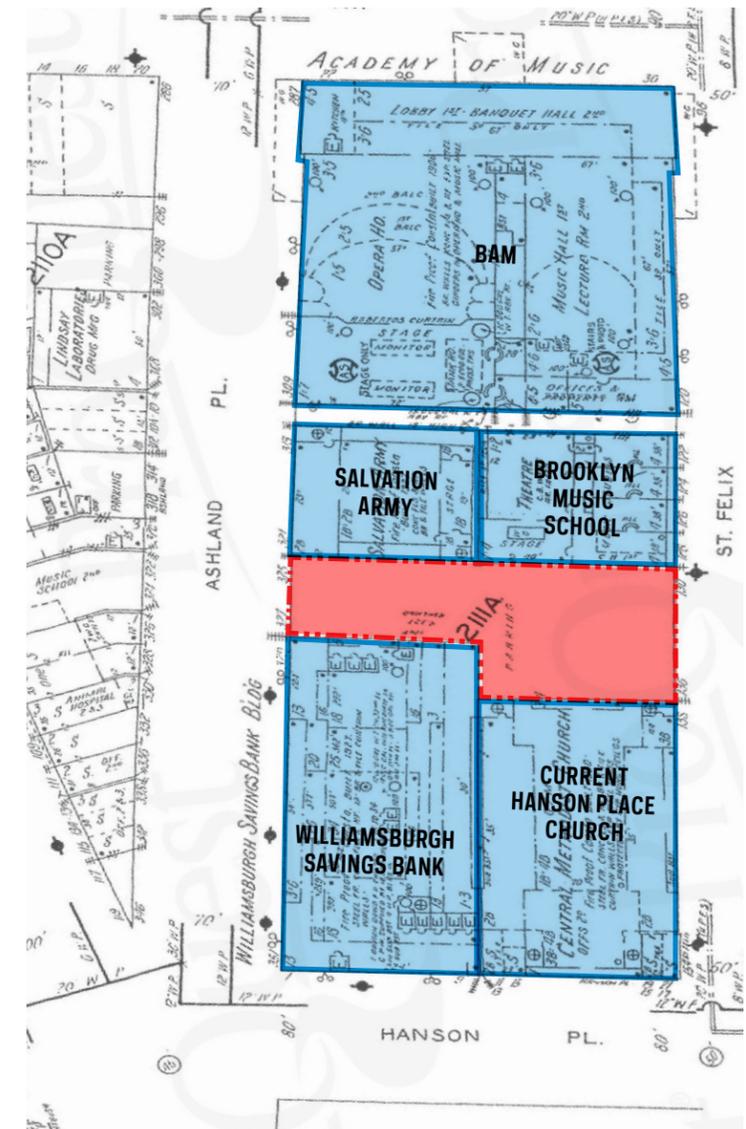
1904 : Sanborn Map



1915 : Sanborn Map

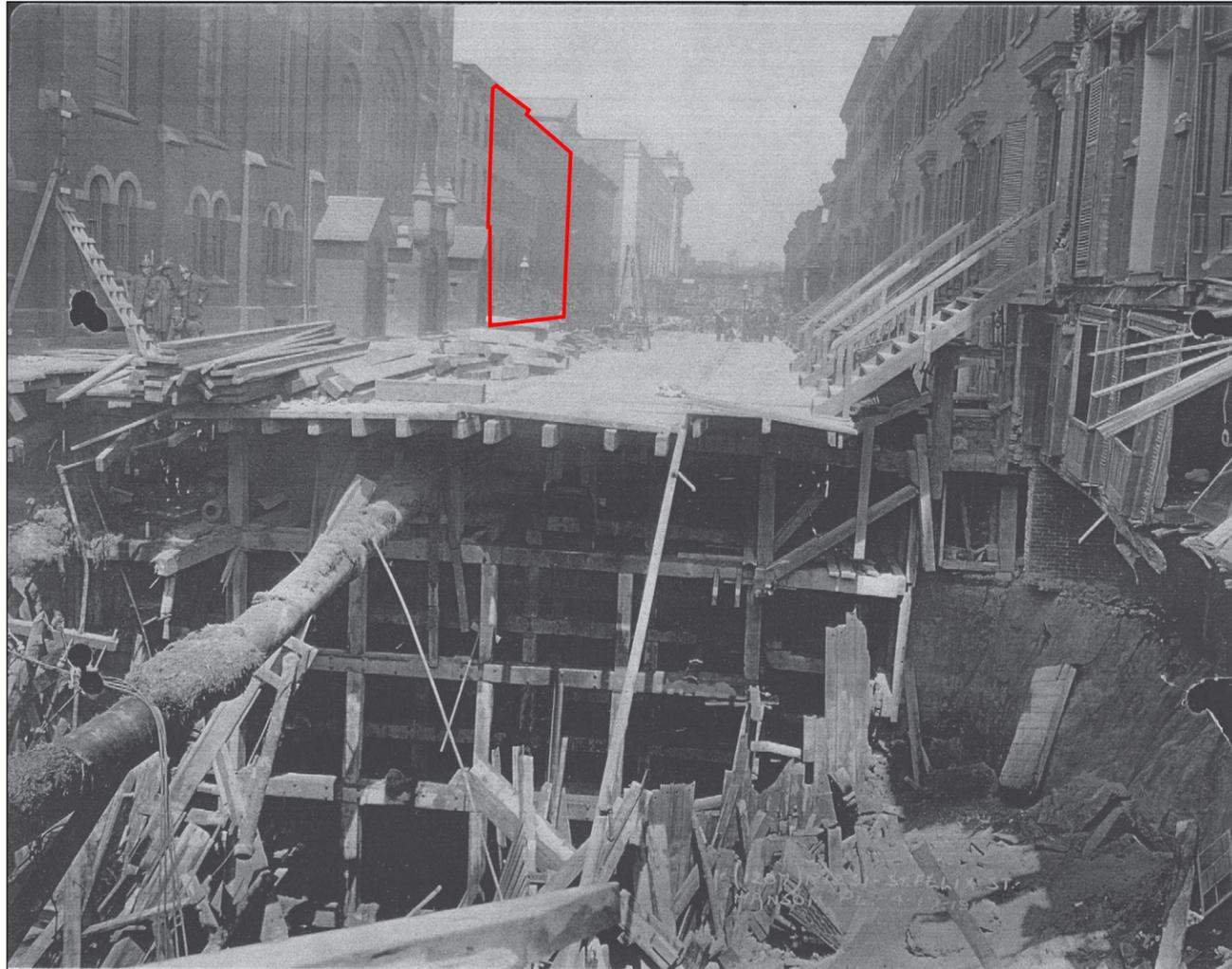


1939 : Sanborn Map

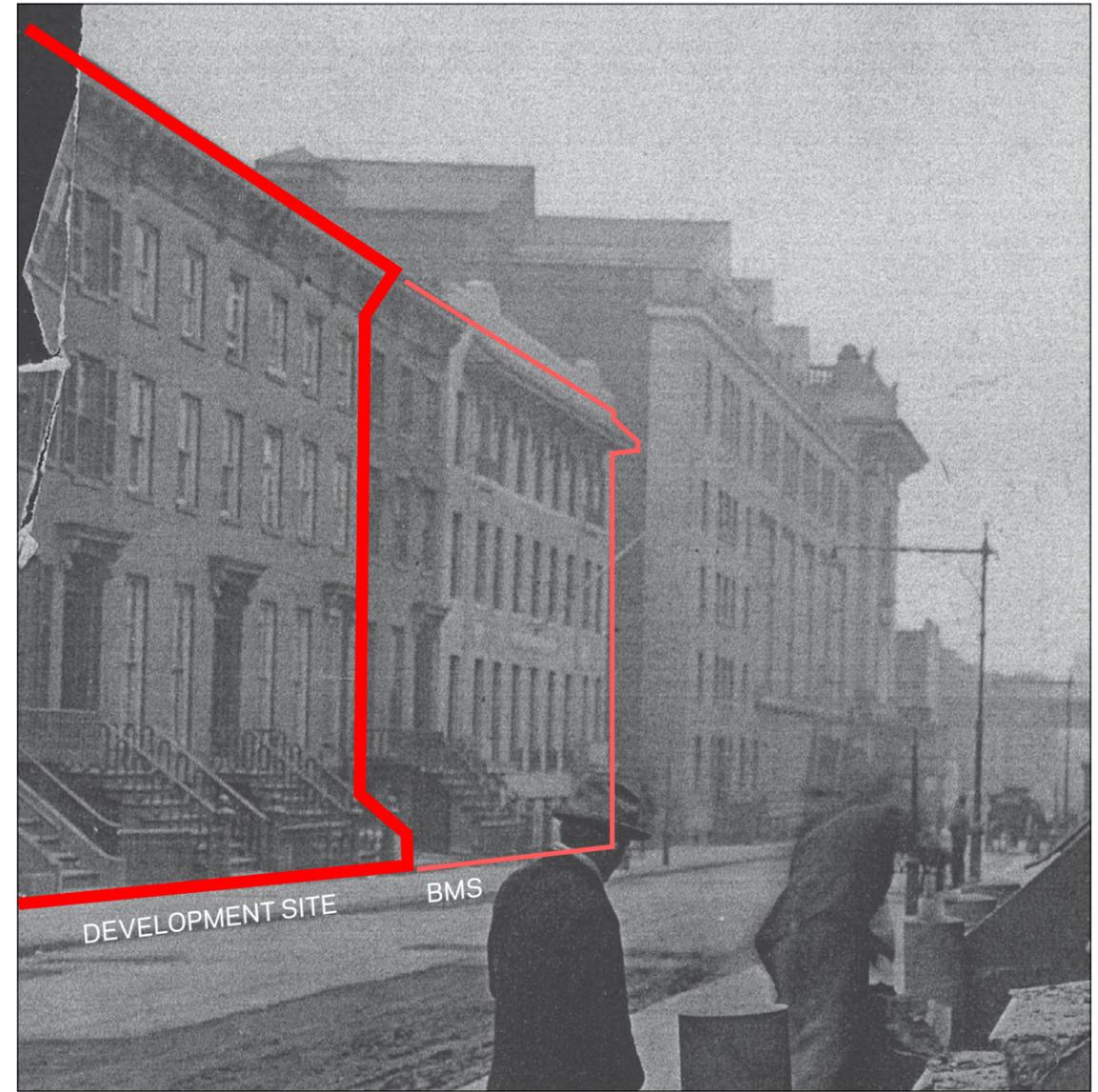


1950 : Sanborn Map

Increased Density and Institutional Use on the Block

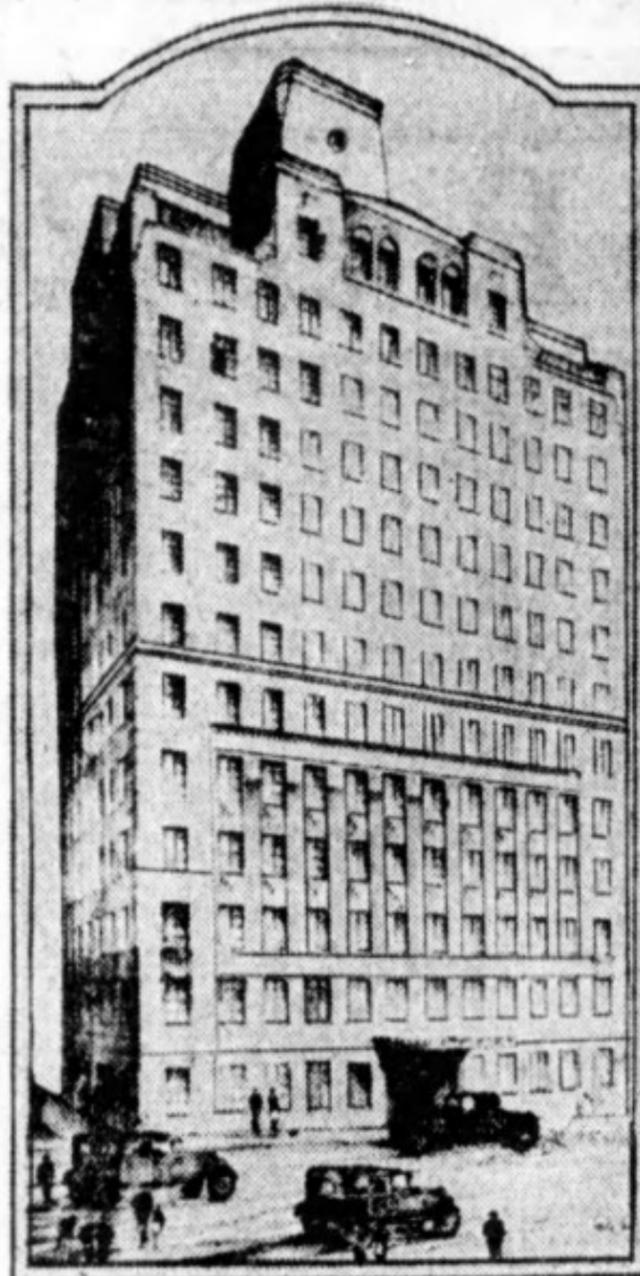


View of St. Felix Place looking North during the construction of the BMT Brighton Line, 1917. (New-York Historical Society)



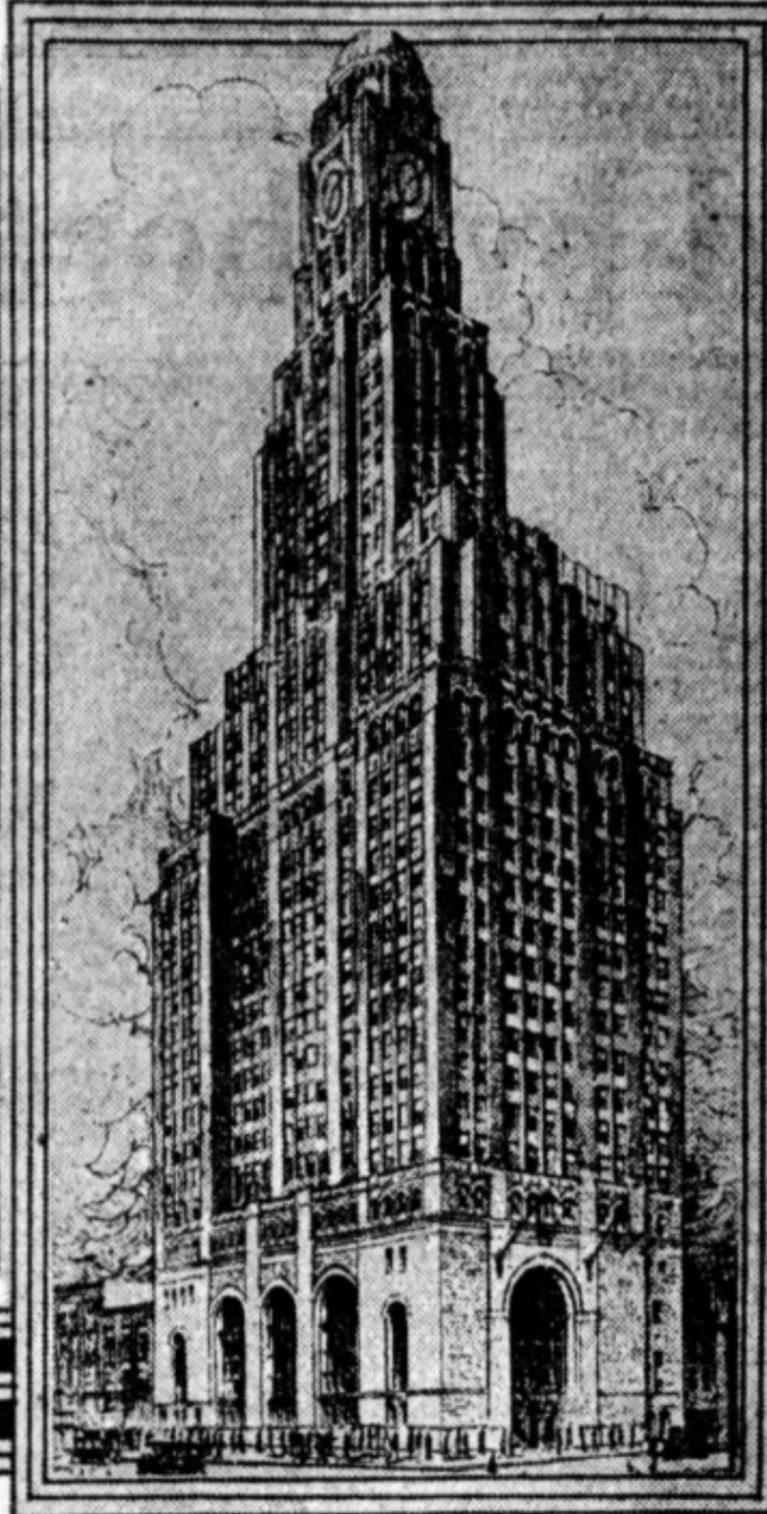
View of 122-26 St. Felix Place after the buildings are consolidated for the Brooklyn School of Music, 1922. (New-York Historical Society)

Peaks in Changing Skyline of Hanson Place Area



62 Hanson Place apartment and professional building extended from six to 12 stories. Six lower floors are occupied by dentists and physicians.

DEPOT AREA SEEN

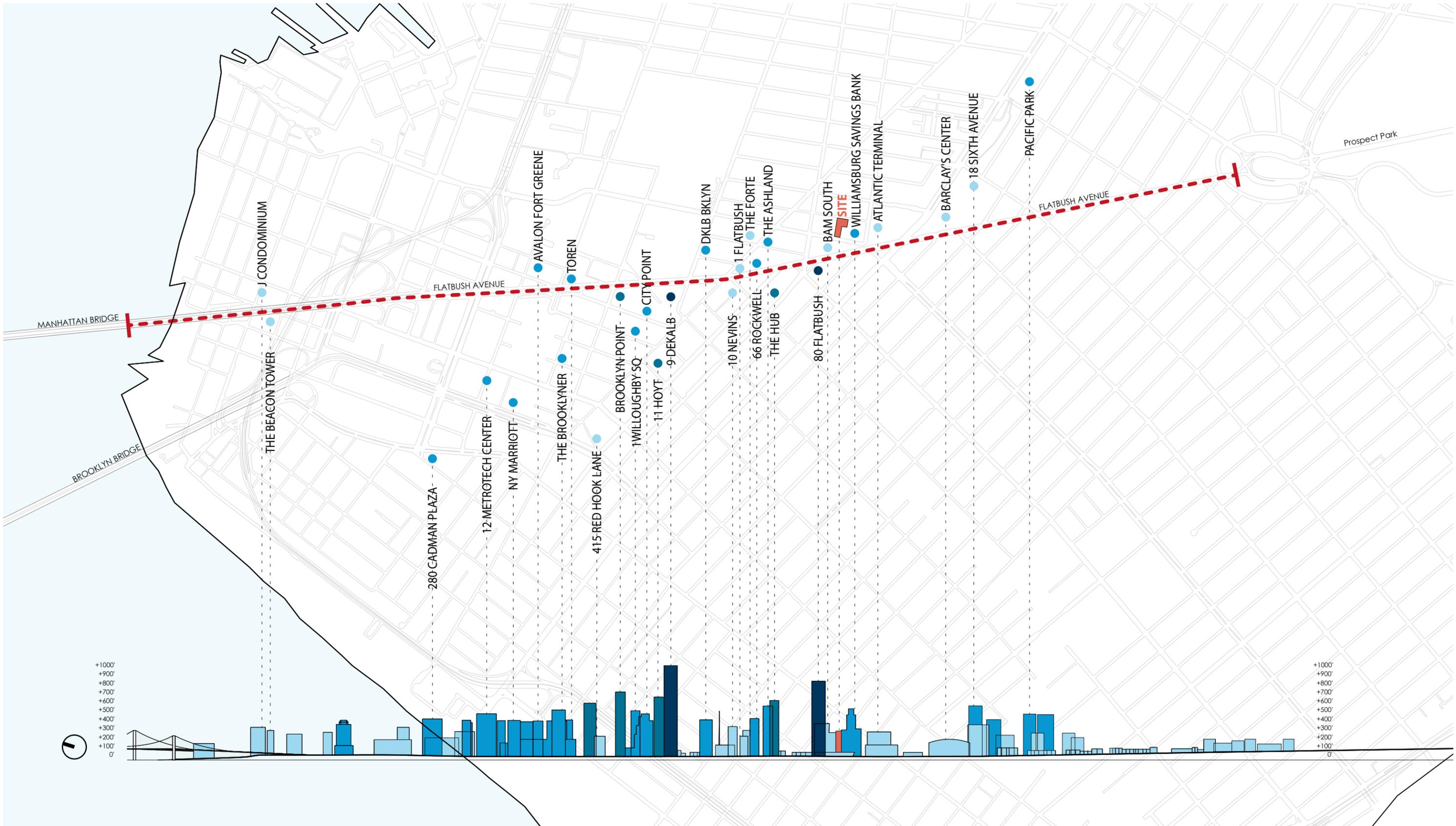


Williamsburgh Savings Bank Building, Hanson Place and Ashland Place, hub of new developments near L. I. R. R. Depot



67 Hanson Place apartment built by Dr. Louis Silverman, head of Hanson Place Elliot Corporation.

Boro R. E. Broker



Rezoning

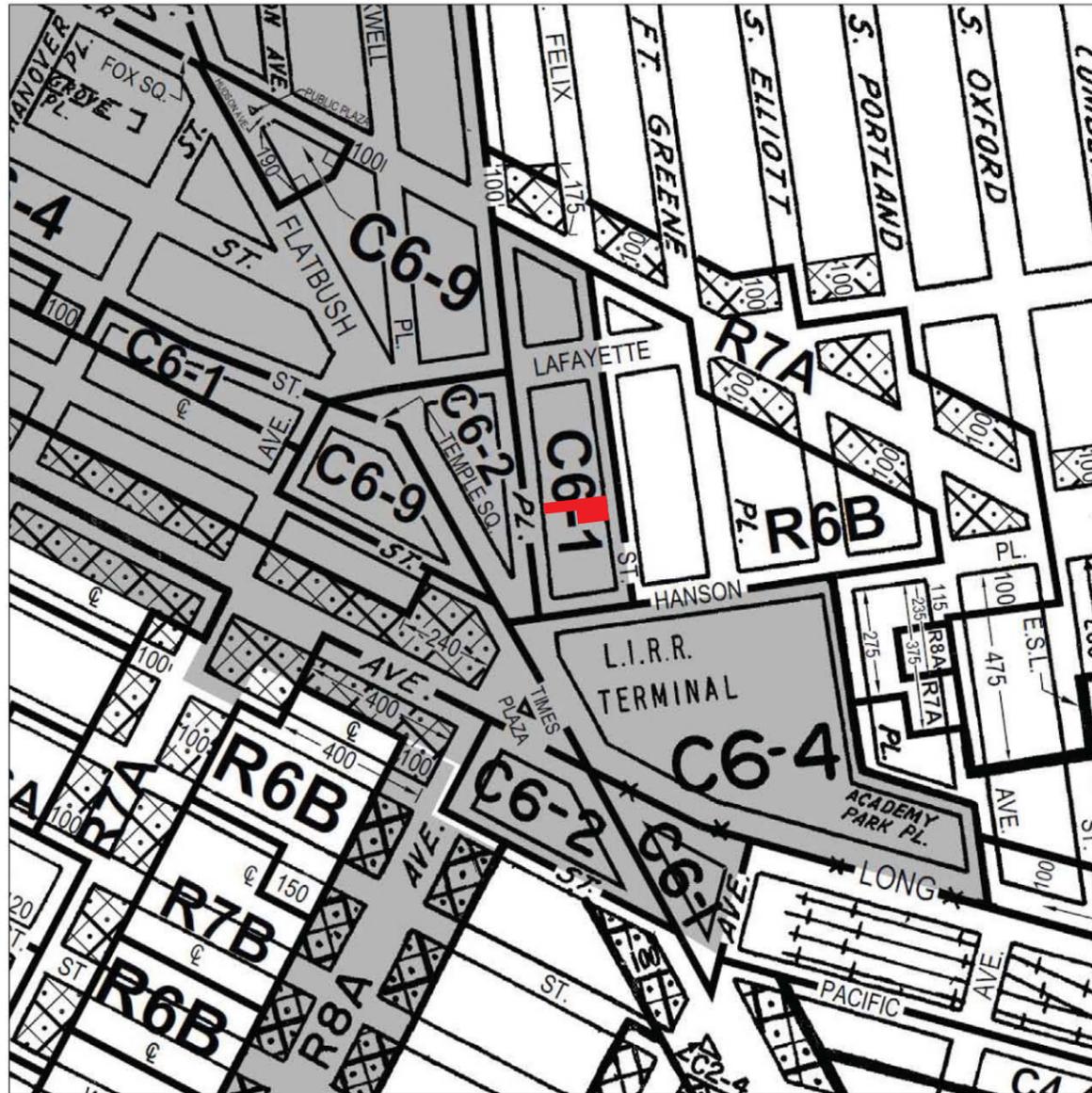
REZONING RATIONALE

Rezone C6-1 DB District to C6-4 DB and C6-6 DB to facilitate:

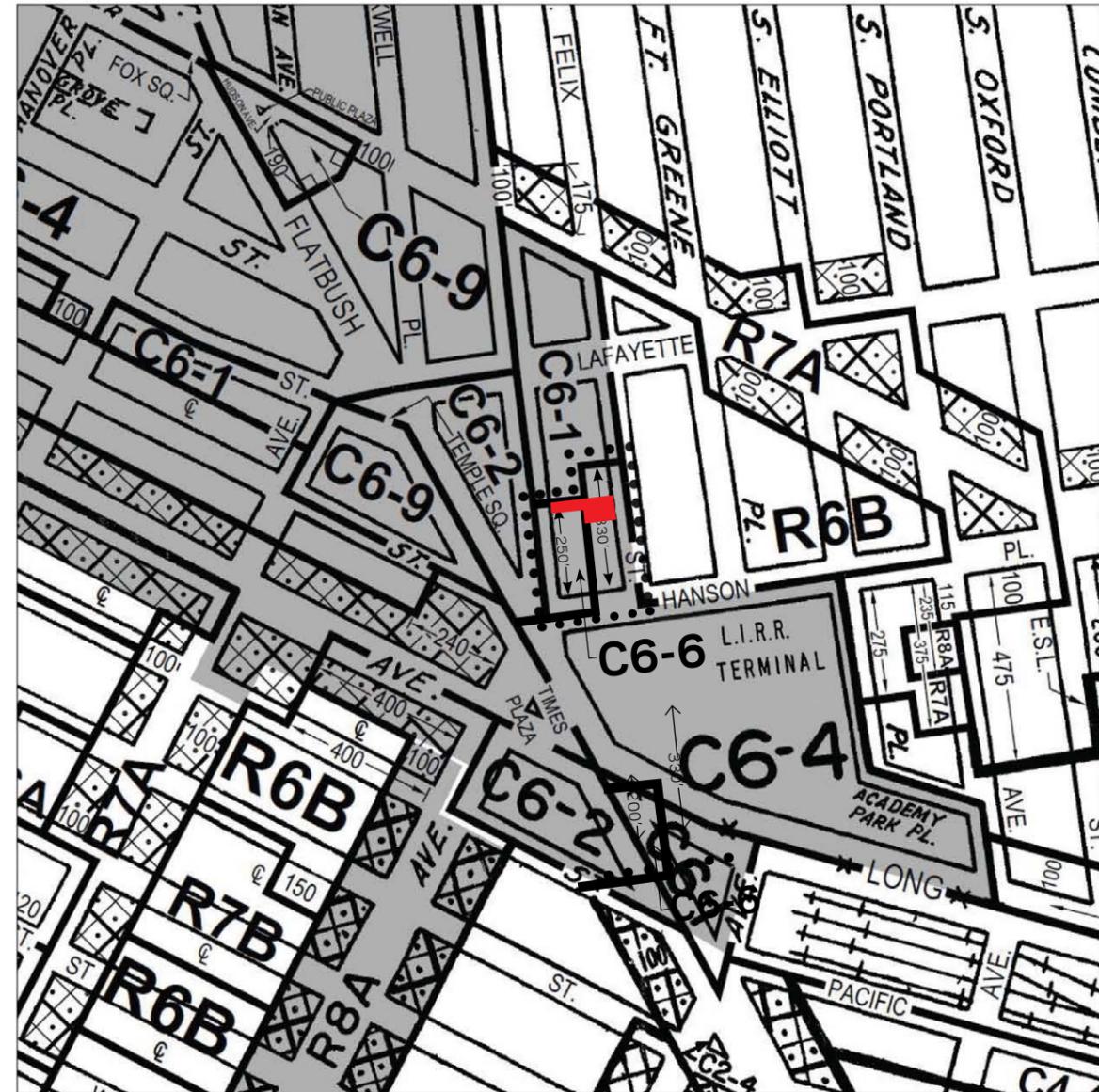
- Infill of vacant site completing the block (nothing can be built as-of-right due to One Hanson overbuild)
- Density at a transit rich location
- Provide affordable homeownership through MIH
- 20k SF expansion of Brooklyn Music School will:
 - more than double instructional space
 - provide accessibility to seniors and the disabled
 - enable upgrade / renovation of existing facility once new space is available
 - ensure the continued growth and vitality of an institution that has been operating at this location for over 100 years

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



CURRENT ZONING MAP 16C



PROPOSED ZONING MAP 16C - Area being rezoned is outlined with dotted lines
Rezoning from a C6-1 DB to a C6-4 DB & C6-6 DB

The current proposal is:

Preservation Department – Item 1, LPC-20-09702

130 St. Felix Street,

Borough of Brooklyn

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed