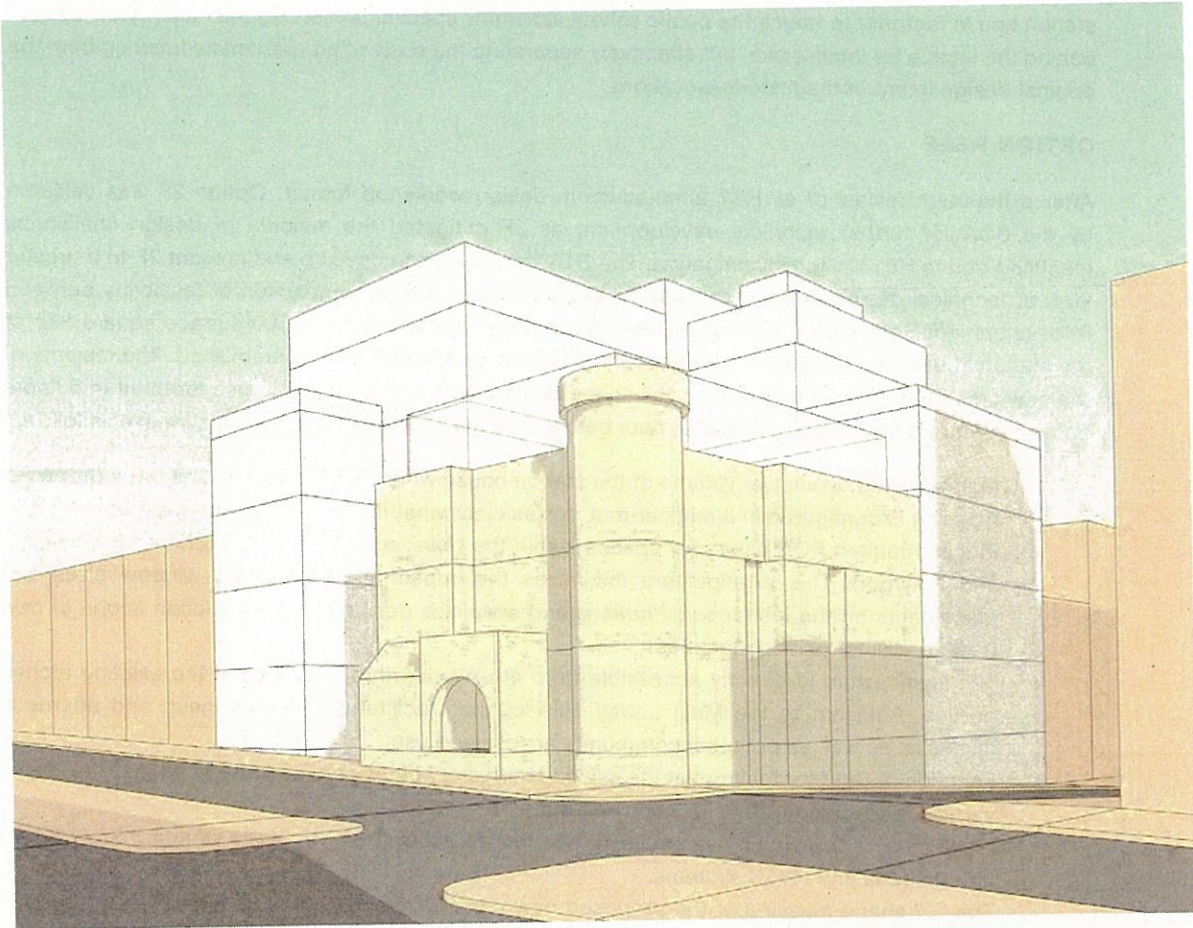
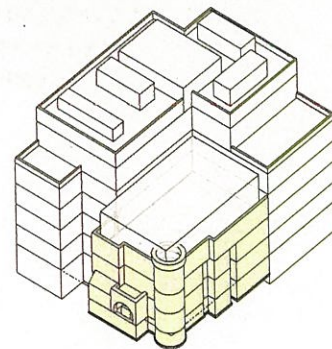




**OPTION RS2F (CAPACITY 332)**  
*Reuse and Expansion*



*Entrance Location : 4th Avenue*  
*APP. Code : 2014*  
*Occupiable Floors : 5 + Cellar*  
*No. Stairs : 2*  
*GYM Location : 1*  
*Cafetorium Location : Cellar*  
*Playground Location : 3*  
*Conservation Scope : Station House Street Facades*





station house footprint to house the public school assembly spaces, preserving the majority of “space” behind the façade for interior use, but effectively separating the scale of programmatic function from the original design intent of the historic elevations.

#### OPTION RS2F

After a thorough review of all RS2 alternatives in design workshop format, Option 2F was selected by the SCA for further technical development, as 2F mitigated the majority of design challenges identified during RS1 design investigation. The DT was directed to develop and present 2F to a greater level of technical design detail in order to facilitate the subsequent comparison of feasibility between Redevelopment Scenarios. RS2F stabilizes and restores approximately 8,500 surface square feet of the station house street façades, with the balance of the existing structure demolished. The majority of the new construction is arranged in an “L” shape behind the original station house footprint in 5 floors above the entrance level and one (cellar) floor below. The main reasons for SCA selection are as follows:

- Maintains the distinctive volume of the station house when seen from the street. The proposed massing is configured in a manner that makes clear what is historic and what is new.
- Places required POR assembly spaces within the “existing” volume (Cafetorium, Gymnasium, and Playroof). This arrangement minimizes the impact of the existing window sizes and placements on the instructional spaces and simplifies design and construction scope of new backup wall for existing façades.
- The Gymnasium is directly accessible from 4th Avenue through reuse of the existing arched portico. Adjacent to the Main Lobby, this location facilitates morning lineup and afternoon dismissal as well as potential community access and use.
- Location of Outdoor Playroof at the existing third story of the station house proposes the lowest vertical modification to the existing volume.
- Elimination of the existing second floor benchmark allows RS2F to utilize standard SCA floor to floor heights and HVAC systems.
- The “L” shape massing of the proposed new construction functions as a neutral backdrop to the station house volume.
- New massing sets back at the 5th floor at both 4th Avenue and 43rd Street.
- The new main school entrance is placed on 4th Avenue in the “gap” between the existing square turret on the station house and the new construction. The entrance is set back approximately 20 feet to maintain the integrity of the historical massing.
- New instructional spaces have good access to natural light and are placed on floors 1 through 4.

K730

4525 8<sup>th</sup> Ave - CTOWN

9/2021 Occupancy

afternoon

Good ~~morning~~ Chairperson Koo and Subcommittee Members,

My name is Tami Rachelson and I am Deputy Director for Real Estate Services for the School Construction Authority.

The New York City School Construction Authority has undertaken the site selection process for a new public school facility on a site consisting of Lot 1, on Block 751 in the Borough of Brooklyn. The site contains a total of approximately 13,000 square feet of lot area located on the corner of 8<sup>th</sup> Avenue and 46<sup>th</sup> Street, on a block bounded by 45<sup>th</sup> Street, 8<sup>th</sup> Avenue, 46<sup>th</sup> Street and 9<sup>th</sup> Avenue. The site is privately owned, and contains a vacant two-story commercial building and is located within Brooklyn Community District No. 12 and Community School District No. 15. Under the proposed project, the SCA would acquire the site and construct a new, approximately 332-seat primary school facility.

The Notice of Filing for the Site Plan was published in the New York Post and City Record on January 12, 2017. Brooklyn Community Board No. 12 and Community Education Council

No. 15 were also notified of the Site Plan on January 12, 2017, and were asked to hold public hearings on the proposed site plan. Brooklyn Community Board No. 12 and Community Education Council No. 15 conducted a joint public hearing on the site plan on January 25, 2017. Comments were not received from the Community Board and from the Community Education Council. The City Planning Commission submitted comments in support of the site.

The SCA has considered all comments received on the proposed Site Plan and affirms the Site Plan pursuant to Section 1731 of the Public Authorities Law. In accordance with Section 1732 of the PAL, the SCA submitted the proposed Site Plan to the Mayor and City Council by letter dated July 10, 2017.

We look forward to your subcommittee's favorable consideration of the proposed Site Plan and are prepared to answer questions from the committee.

---

**Need**

- Total funded need for ~3,840 seats in D15, of which ~1,096 are in the subdistrict.

### Timing

- Property owner (Ricky Guo) has retained a condemnation attorney and isn't interested in negotiating a purchase price for the property.
- Fully funded in Plan

### Hazmat

- VOCs detected in soil vapor and soil (not groundwater) attributed to off-site sources.
- SVOCs in soil were found consistent with urban sites containing historic fill material.
- New construction will include a vapor barrier and sub slab depressurization system. A 24 inch layer of environmentally clean fill would be placed over any exposed soil on site (landscaped areas).

### Zoning

- R6 with a C1-3 commercial overlay – school can be built as-of-right, but will most likely need zoning override specific to the building – not designed yet.

(for bulk)

the PAL, the SCA submitted the proposed Site Plan to the Mayor and City Council by letter dated July 10, 2017.

We look forward to your subcommittee's favorable consideration of the proposed Site Plan and are prepared to answer questions from the committee.

---

### **Need**

- Total funded need for ~3,840 seats in D15, of which ~1,096 are in the subdistrict.

### **Timing**

- Property owner (Rene Santiago – lot 34) has retained a condemnation attorney and isn't interested in negotiating a purchase price for the property.
- In contract with the property owner (lot 36 –Brooklyn Police Castle Inc.) with a tentative closing scheduled in August.
- Fully funded in Plan

### **Hazmat**

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor     in opposition  
T-2017-6398  
T-2017-6399  
Date: 7/17/2017

(PLEASE PRINT)

Name: Marcia Koch

Address: 1501 41 Street

I represent: Friends of Sunset Park

Address: Same

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 20175217 Res. No. \_\_\_\_\_

in favor     in opposition

Date: July 17, 2017

(PLEASE PRINT)

Name: Tamar Smith

Address: 3030 Thompson Avenue

I represent: NY School Construction Authority

Address: same

Please complete this card and return to the Sergeant-at-Arms

20175217 Sch  
20175647 Sch

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Tami Richardson

Address: NYC School Construction Authority

I represent: MCSA

Address: 30-30 Thompson Ave LIC, NY 11101

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**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 2017-5217 Sch Res. No. \_\_\_\_\_

in favor  in opposition 2017-5647 Sch

Date: 7/17/2017

(PLEASE PRINT)

Name: Gayle Mandaro

Address: 30-30 Thompson Ave Long Island City

I represent: NYC School Construction Authority

Address: 30-30 Thompson Ave Long Island City NY  
11101

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