The Browning School

337 East 64th Street

BSA Variance Application

Manhattan Community Board 8

Land Use Committee Meeting

July 13, 2022

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Overview of Proposed Project

- Browning to move Upper School (Grades 9-12) from current school facility at 40 and 52 East 62nd Street to Proposed Project

- Proposed Upper School building will contain space for new cafeteria, library, 13 new classrooms, a music/multi-purpose room, art room, physics, biology and chemistry labs, and regulation-sized gym and athletic facilities

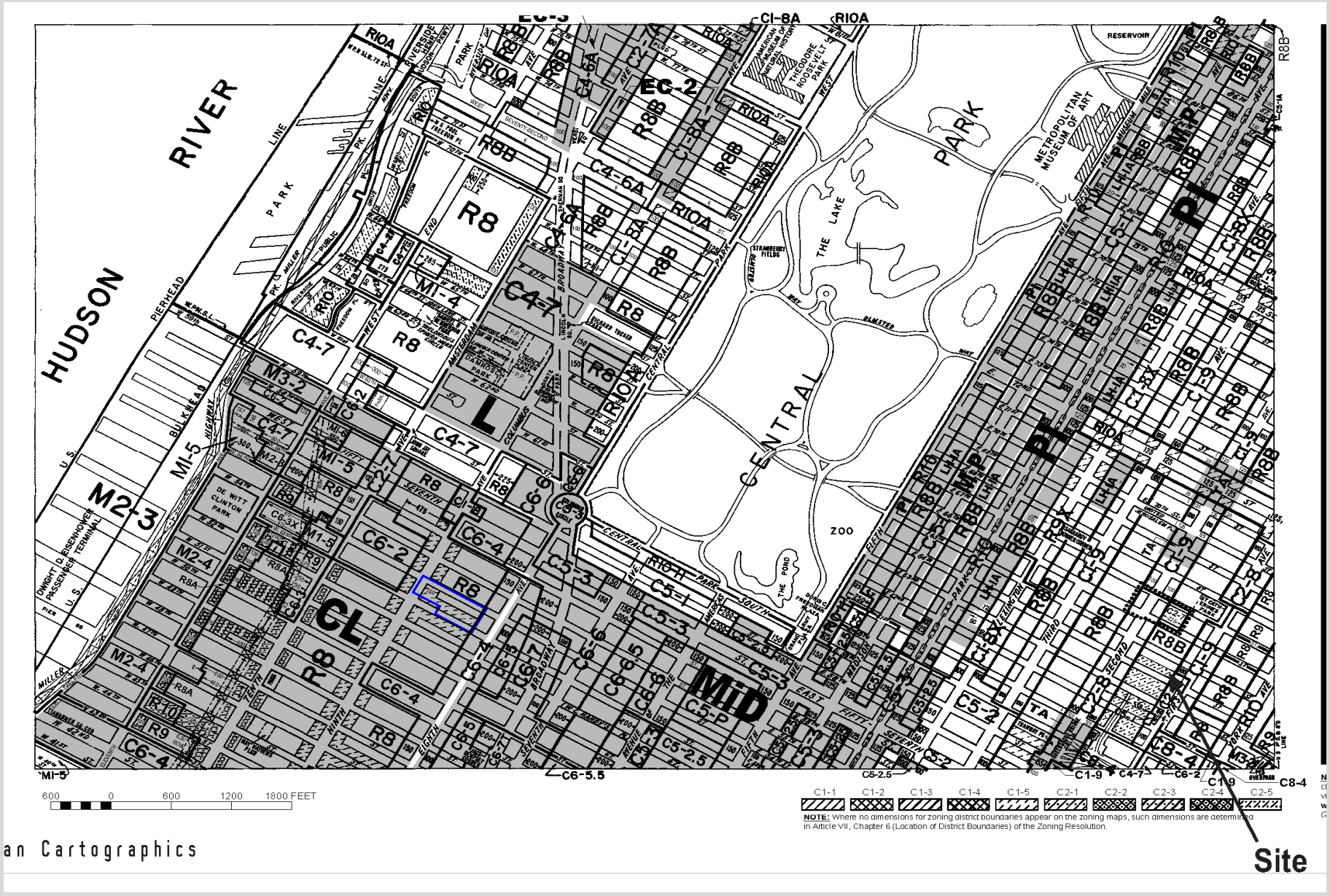
- Convert existing 5-story building with transient parking garage use to Use Group 3 School

- Enlarge building height from 64 feet to 83 feet to accommodate regulation-sized basketball court and gymnasium

- Enclose fire escape in rear yard and replace with NYC Building Code-required egress stairs

- Seeking variance from BSA to modify height and rear yard requirements

Zoning Map



an Cartographics

Site is in an R8B district with a C2-5 overlay

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Area Map

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Site Aerial

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Background on Browning

- Boys' School founded in 1888
- 400+ Students (K-12) in three divisions (Lower, Middle, Upper); 100+ faculty and staff
- Current School Building at 40 and 52 East 62nd Street (between Madison Ave. and Park Ave.)
- Mission is to educate and develop boys who will become compassionate and courageous gentleman of intellect and integrity that uphold the values of honesty, curiosity, dignity and purpose
- Inadequacies of physical space and dimensions of Current School Building do not allow Browning to achieve its academic mission

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Academics

- Current Building contains 33 Classrooms and Science Labs, small library and cafeteria for Grades K-12
  - Average classroom size = 310-325 sf
- Wide range of traditional coursework and elective classes
- Faculty seeks to offer variety of traditional and interactive/collaborative educational experiences and opportunities (e.g. Scale-Up and STEM)
- Most students participate in variety of extracurricular clubs and activities
- Current building classrooms often too small to offer variety of teaching methods and interactive learning
- High classroom utilization rate causes faculty to compromise best teaching practices, limits individual conferencing and reduces group interactions

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Athletics

- School teams start at Grade 5 through 12 (e.g. baseball, basketball, track, cross-country, soccer, tennis, golf, squash)
- Small size of school allows for wider participation amongst student body
- Mission to use athletic activity to instill concepts of teamwork, fair play, purpose and courage
- Current building has two overutilized and undersized gymnasia incompatible for Upper School athletics
- Current Training Facilities unable to meet needs and facilitate growth of School's advanced athletes
- Off-site space must be rented for Upper School basketball games at Equinox gym on East 61st Street

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Browning's Programmatic Needs for Proposed Project

- Regulation-sized basketball court and gymnasium to hold Upper School games "at home"
- Assembly space for inter/intraschool events, guest speakers, and large gatherings with capacity of 200 people
- Classrooms purposefully designed for Upper School student needs
- Classrooms of different sizes and dimensions for variety of teaching methods and class offerings
- Proposed new Upper School Building allows Browning to achieve its academic mission

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Proposed Upper School Building

- Proposed floor area - 46,903 zsf (4.7 FAR)
- 83’-2” tall; five-stories plus mezzanine
- Cellar: Library and Cafeteria
- 1st – 4th Floors: 13 classrooms (including “Scale-Up” Flex rooms), music/multi-purpose room, art room, physics, biology and chemistry labs, administrative offices, faculty work rooms
- 5th Floor and Mezzanine: Regulation-sized gym for high school games, weight training room, spectator seating, athletic offices, small outdoor terrace seating area
  - Proposed Gym able to accommodate over 200 people for assemblies and events
- Roof – Unoccupied, green-roof designed to City Storm Water Management Guidelines
- Classroom Size Range = 526-649 sf (Combined Scale-Up rooms up to 1,490 sf)
- 60’ long school safety drop-off zone along East 64th Street

THE BROWNING SCHOOL

Today’s Boys and Tomorrow’s Men

Proposed Zoning Waivers

- **Height**

  Permitted
  - Maximum Base – 65’
  - Maximum Height – 75’

  Proposed
  - Base Height – 62’-6”
  - Total Height – 83’-2”

- **Rear Yard**

  Required – 30’-minimum rear yard

  Existing – 9‘-11” (Pre-Existing, legal non-compliance)

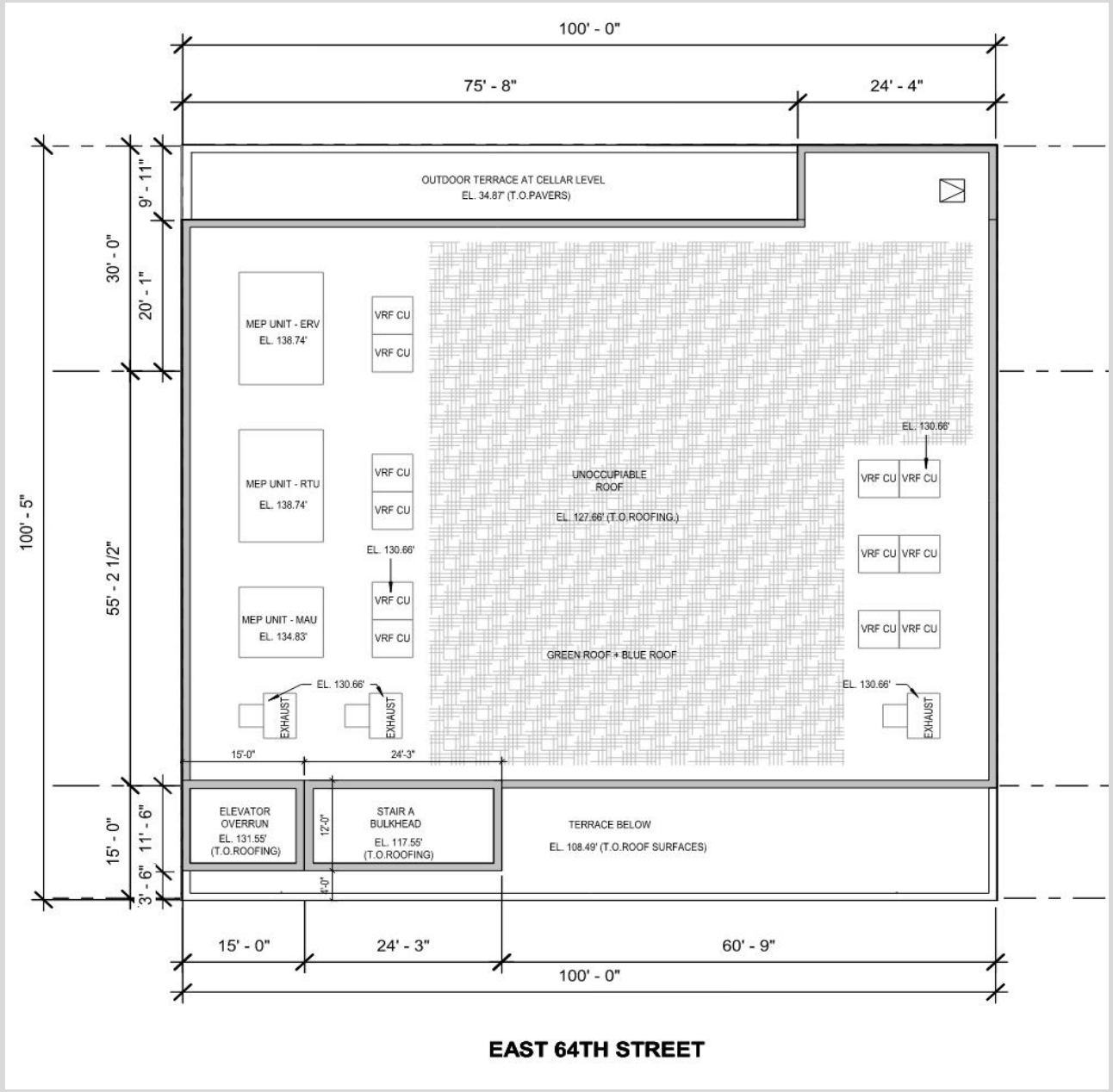
  Proposed
  - Maintain 9’-11” non-complying yard above existing building height (64’-2”) to overall height (83’-2”)
  - Replace fire escape with NYC Building Code required egress stairs

**Proposed FAR and proposed school use are permitted as-of-right under Zoning Resolution*

THE BROWNING SCHOOL

Today’s Boys and Tomorrow’s Men

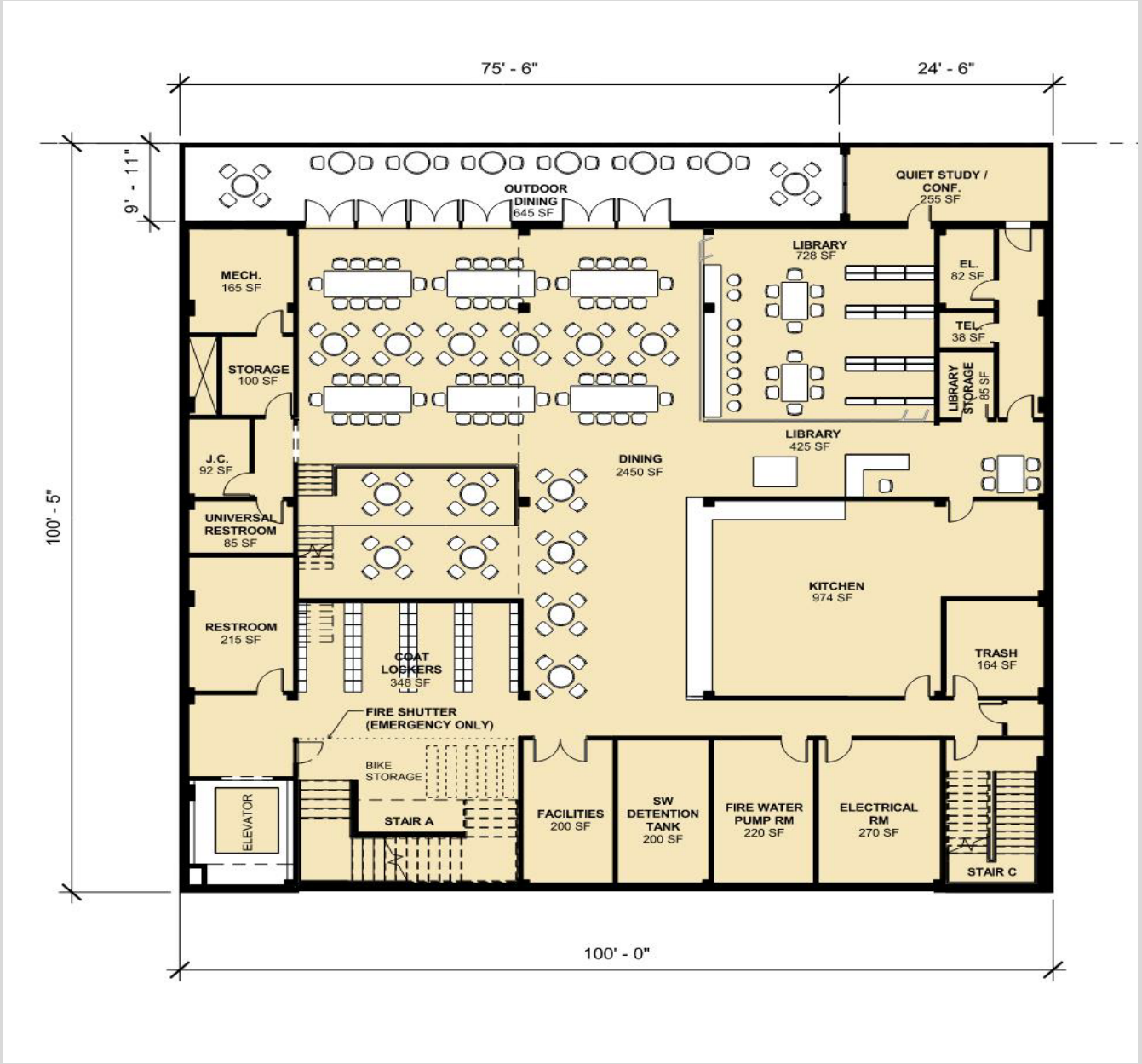
Site Plan



THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

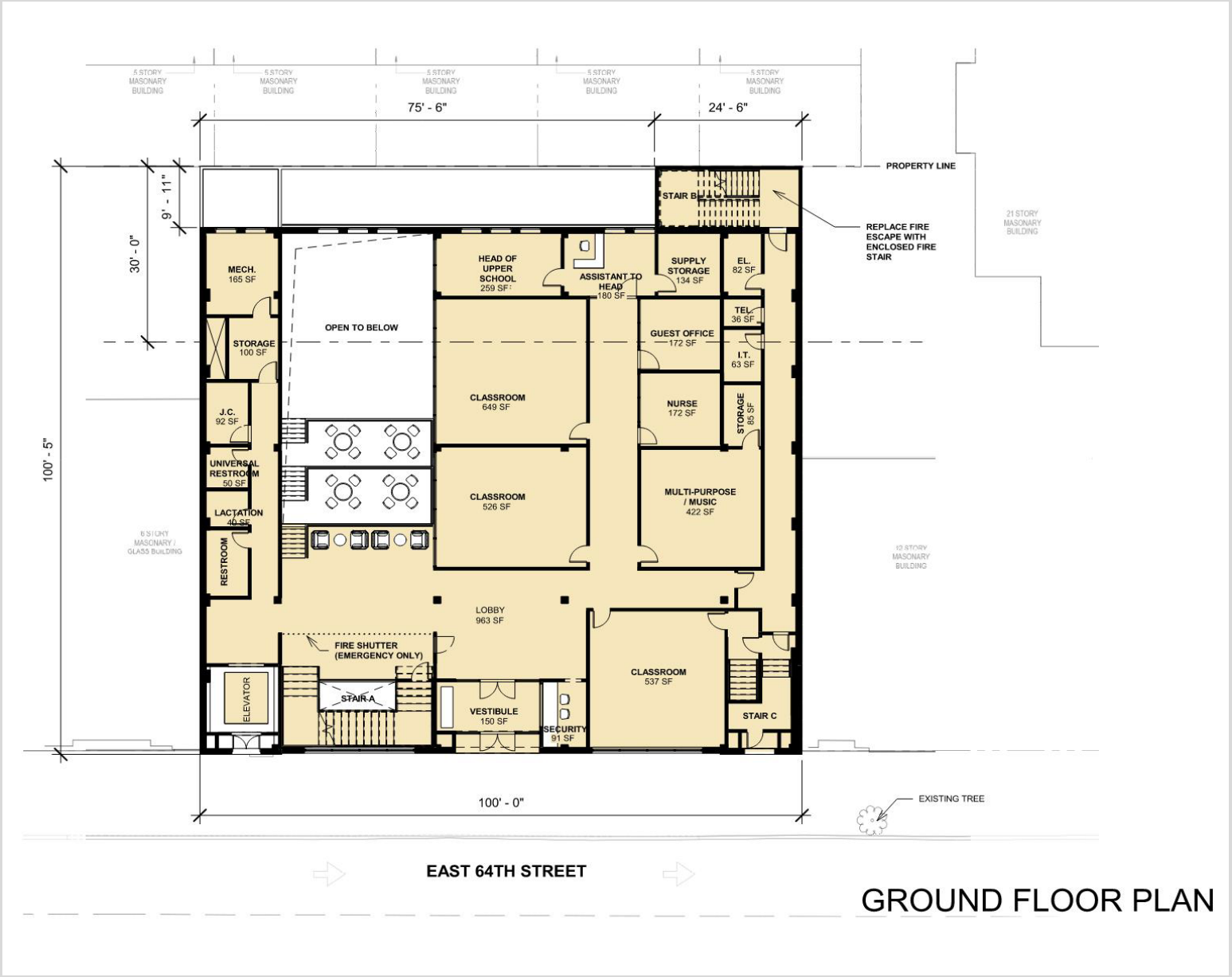
Cellar Plan



THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

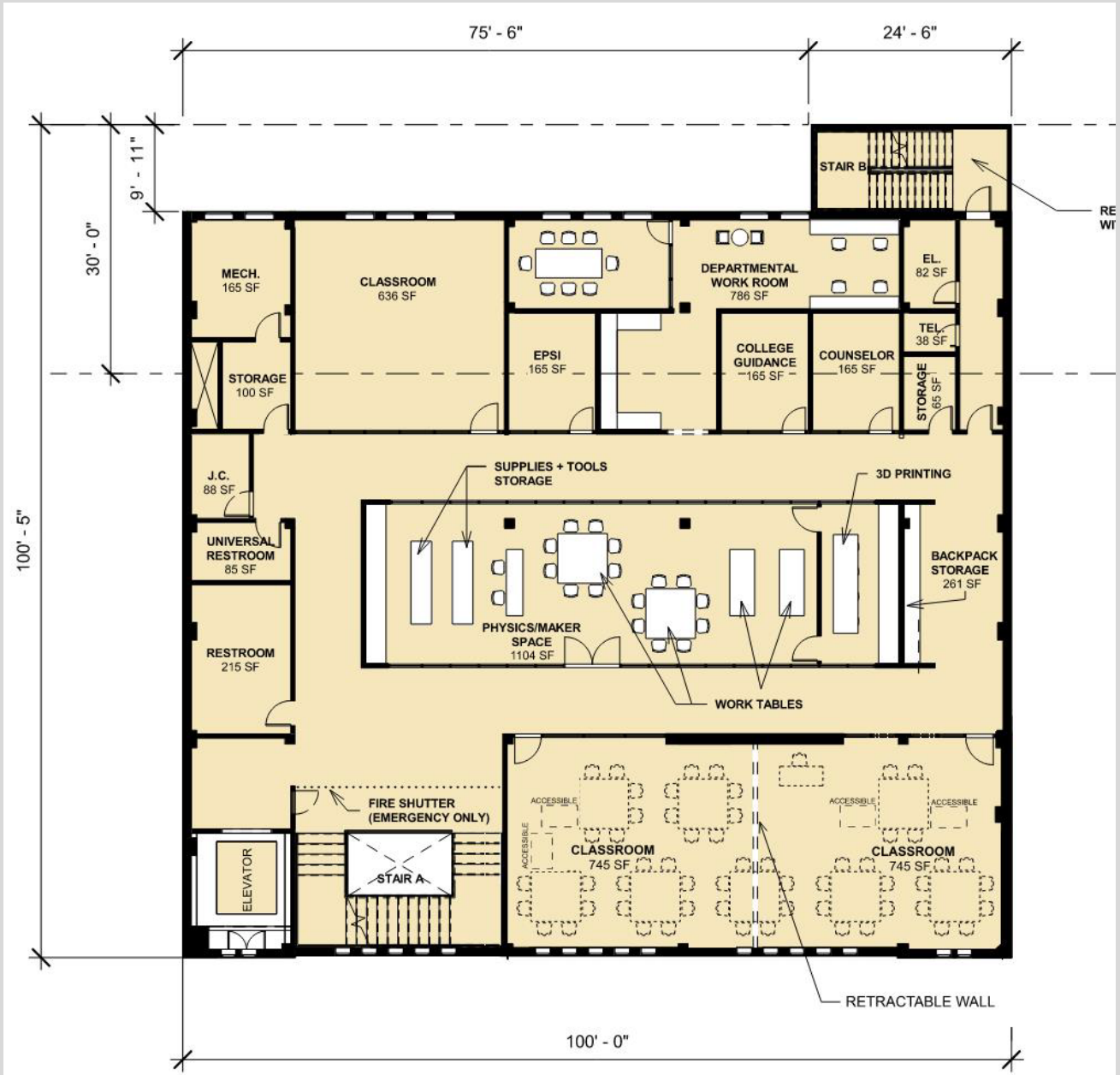
Ground Floor Plan



THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

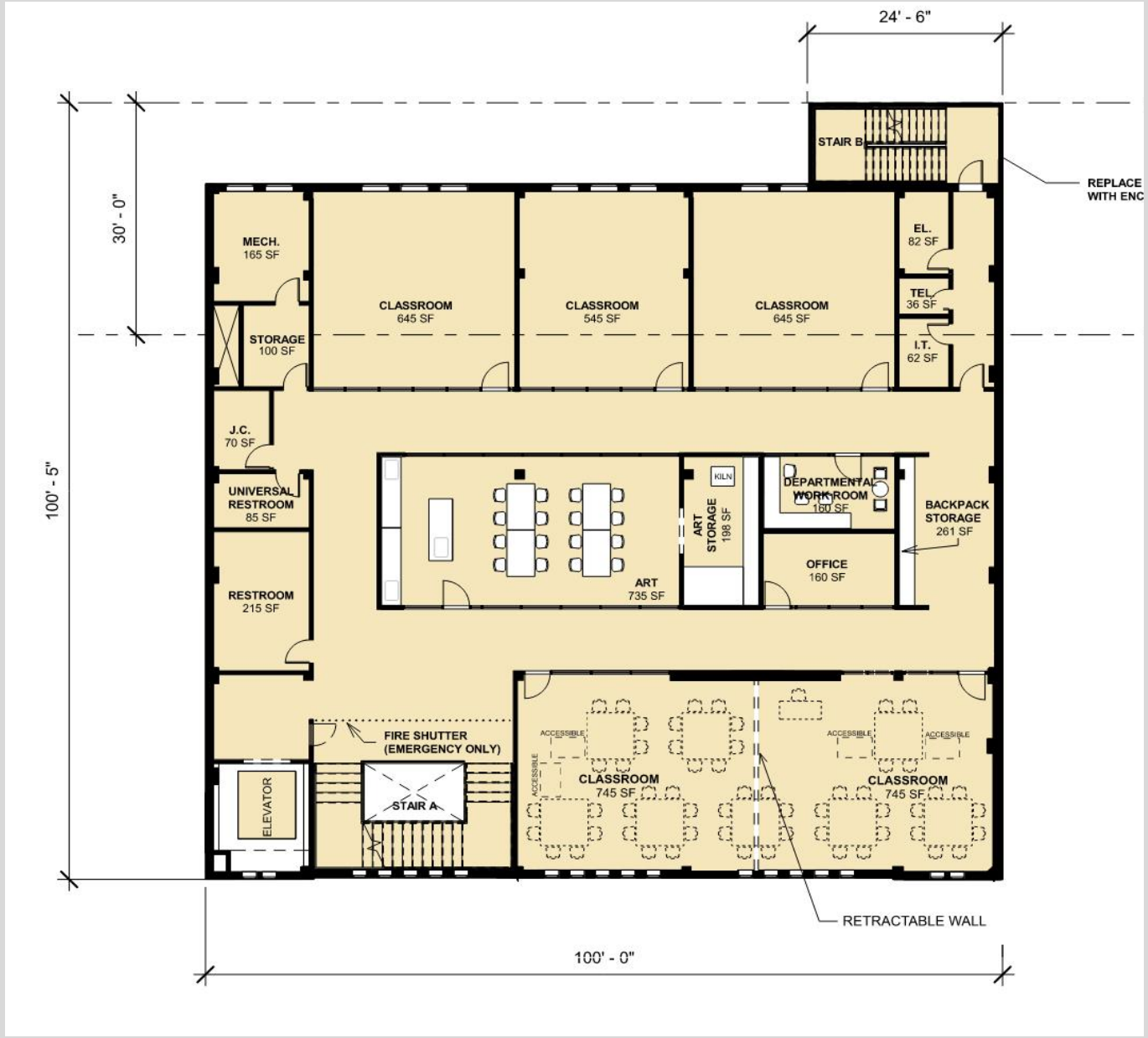
2nd Floor Plan



THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

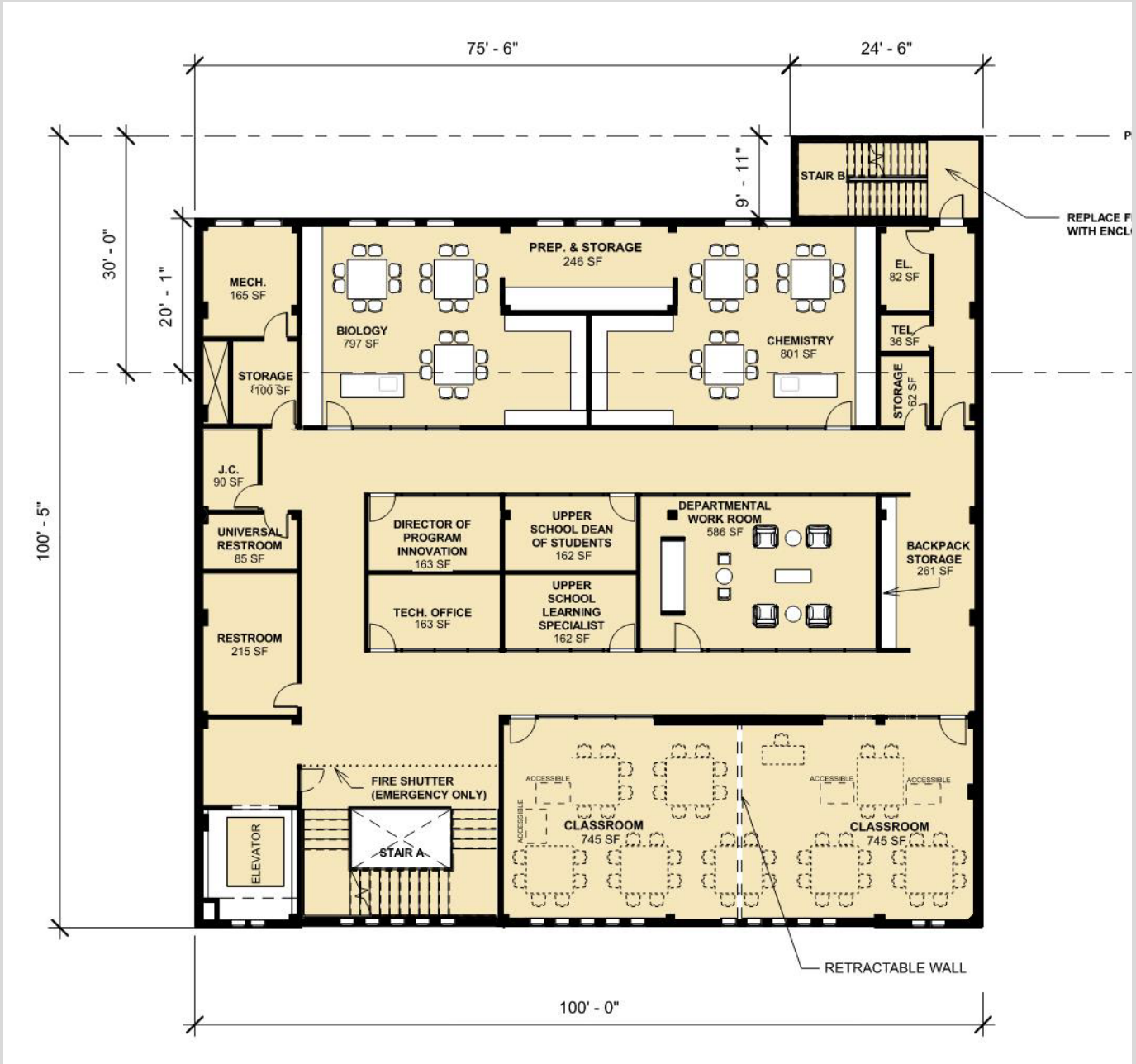
3rd Floor Plan



THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

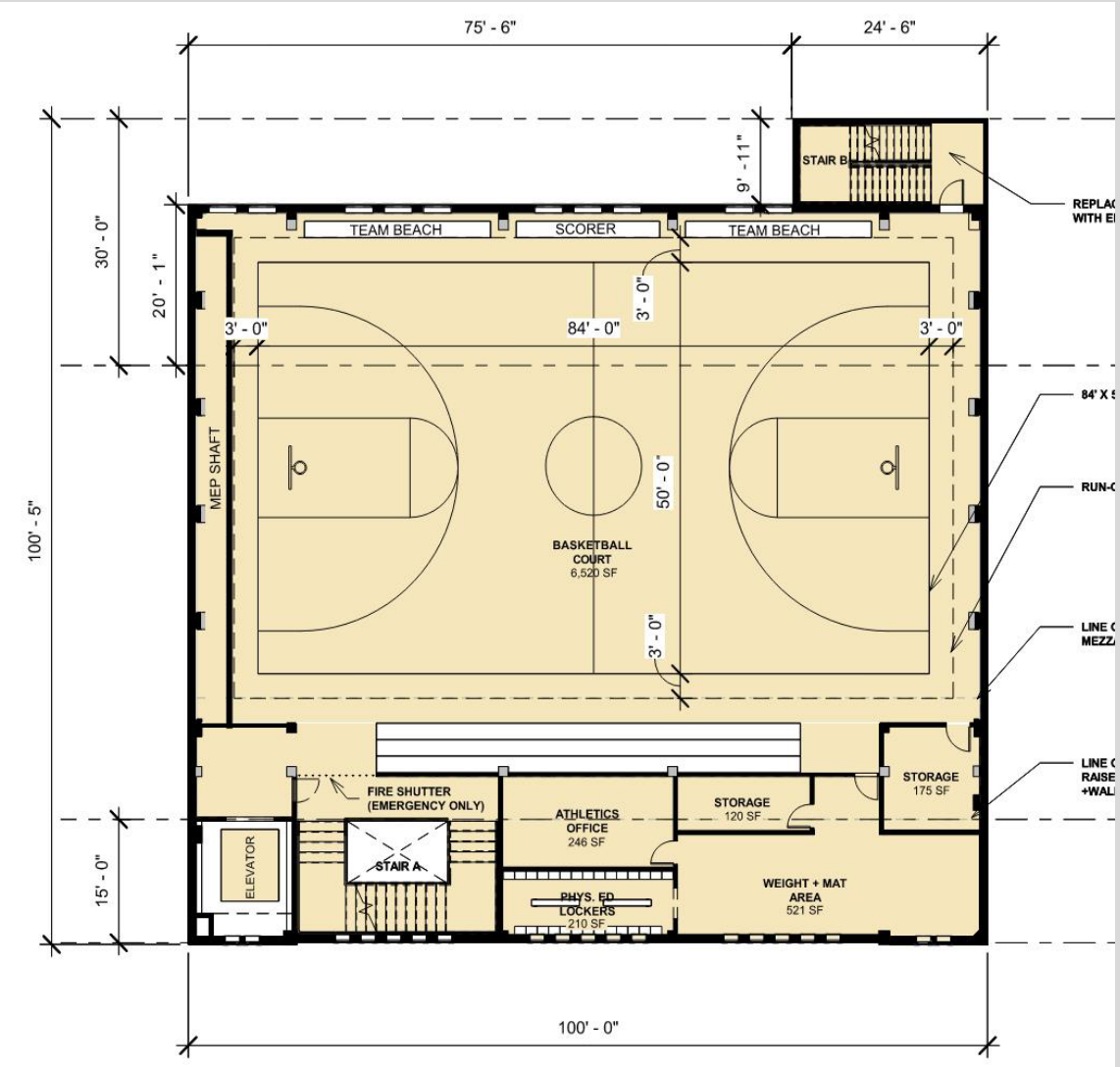
4th Floor Plan

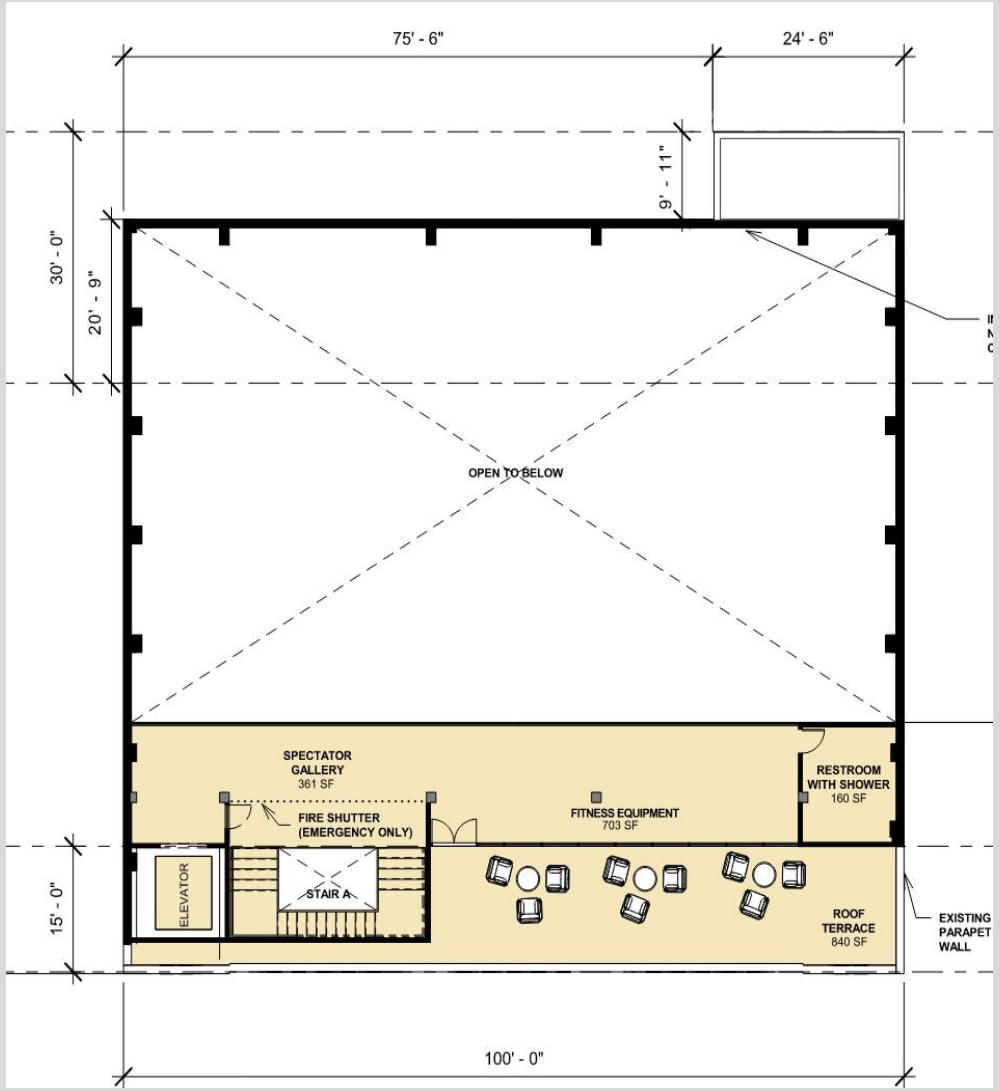


THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

5th Floor and Mezzanine

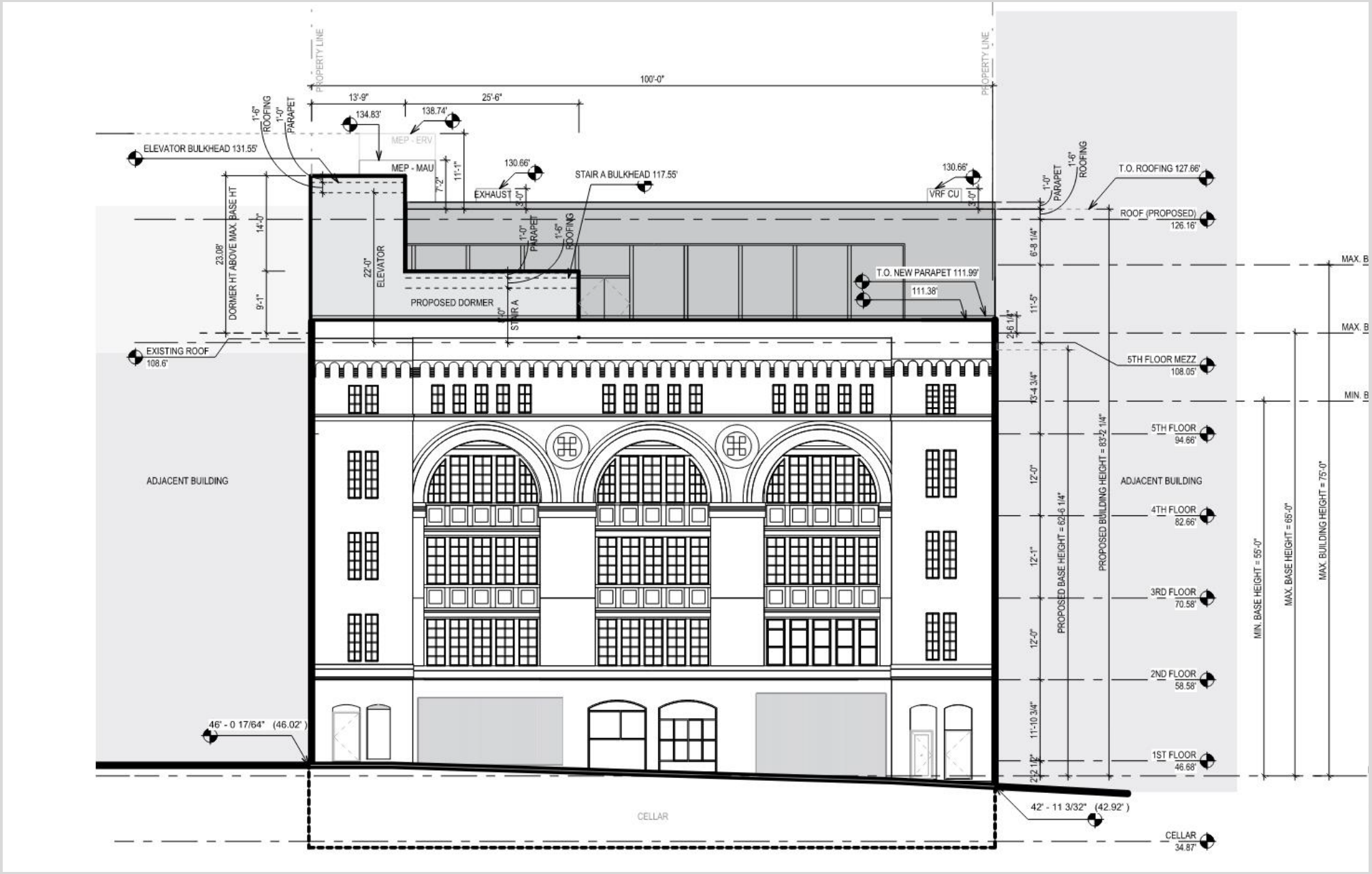




THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

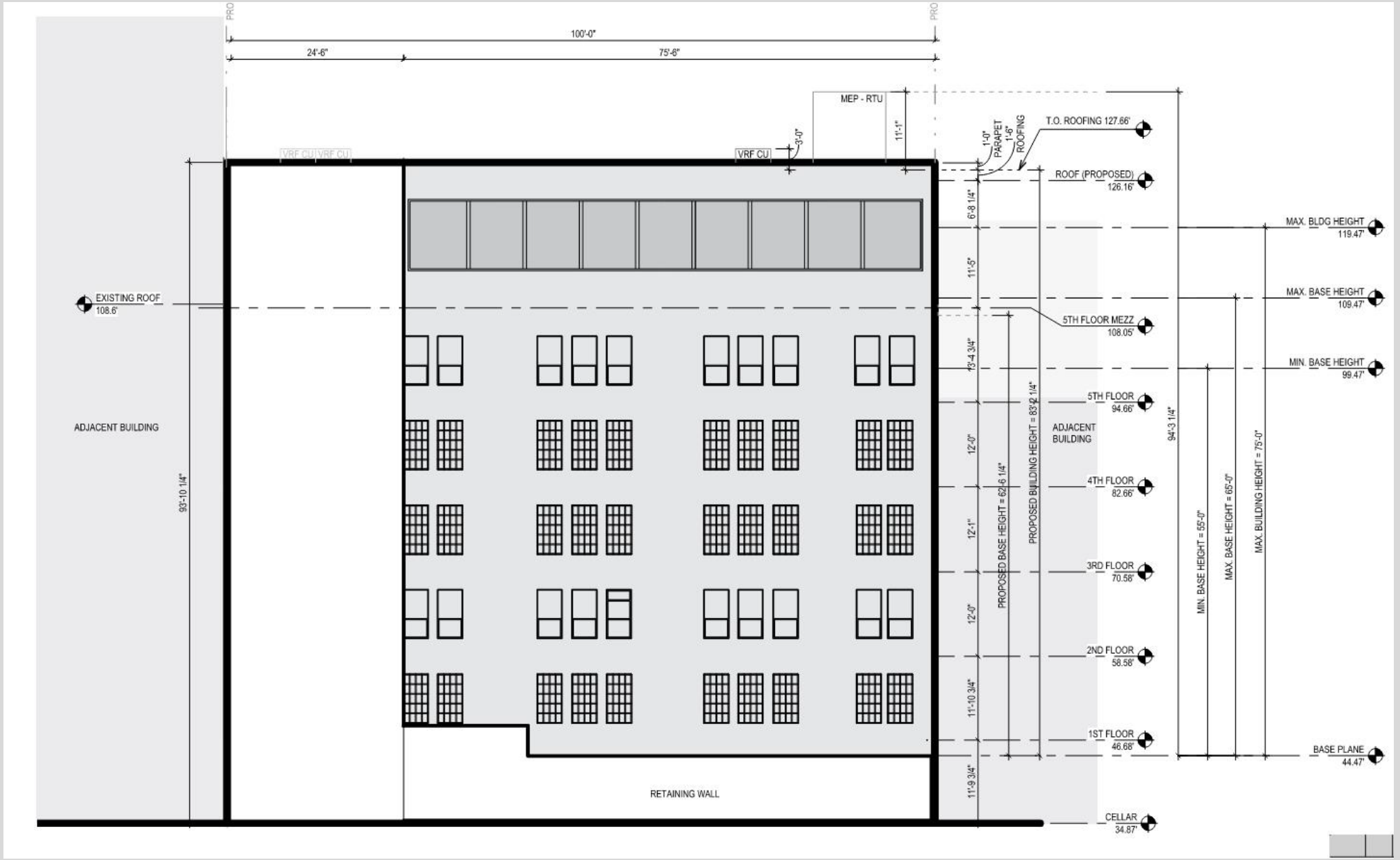
Front Facade Elevation



THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

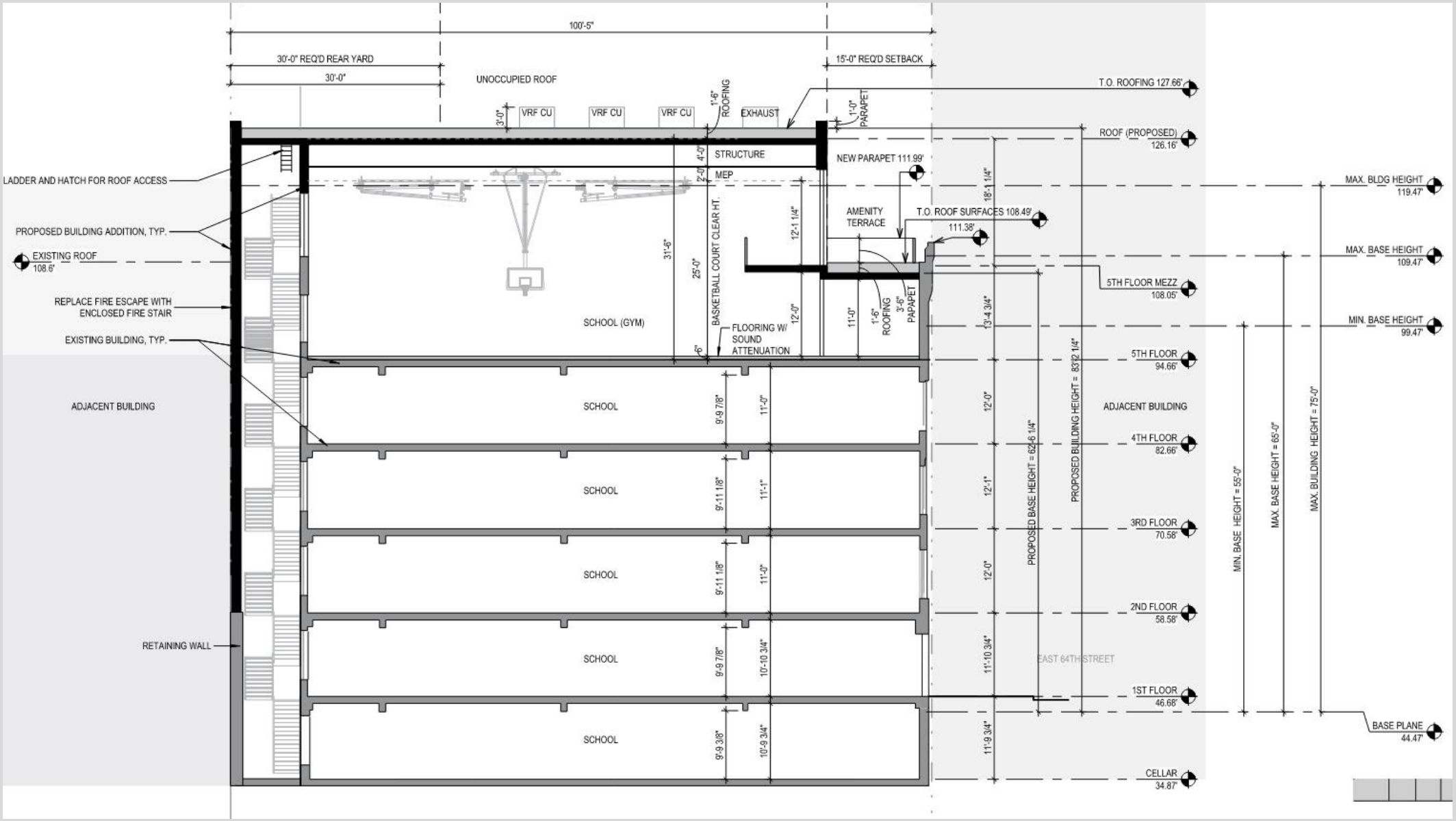
Rear Façade Elevation



THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

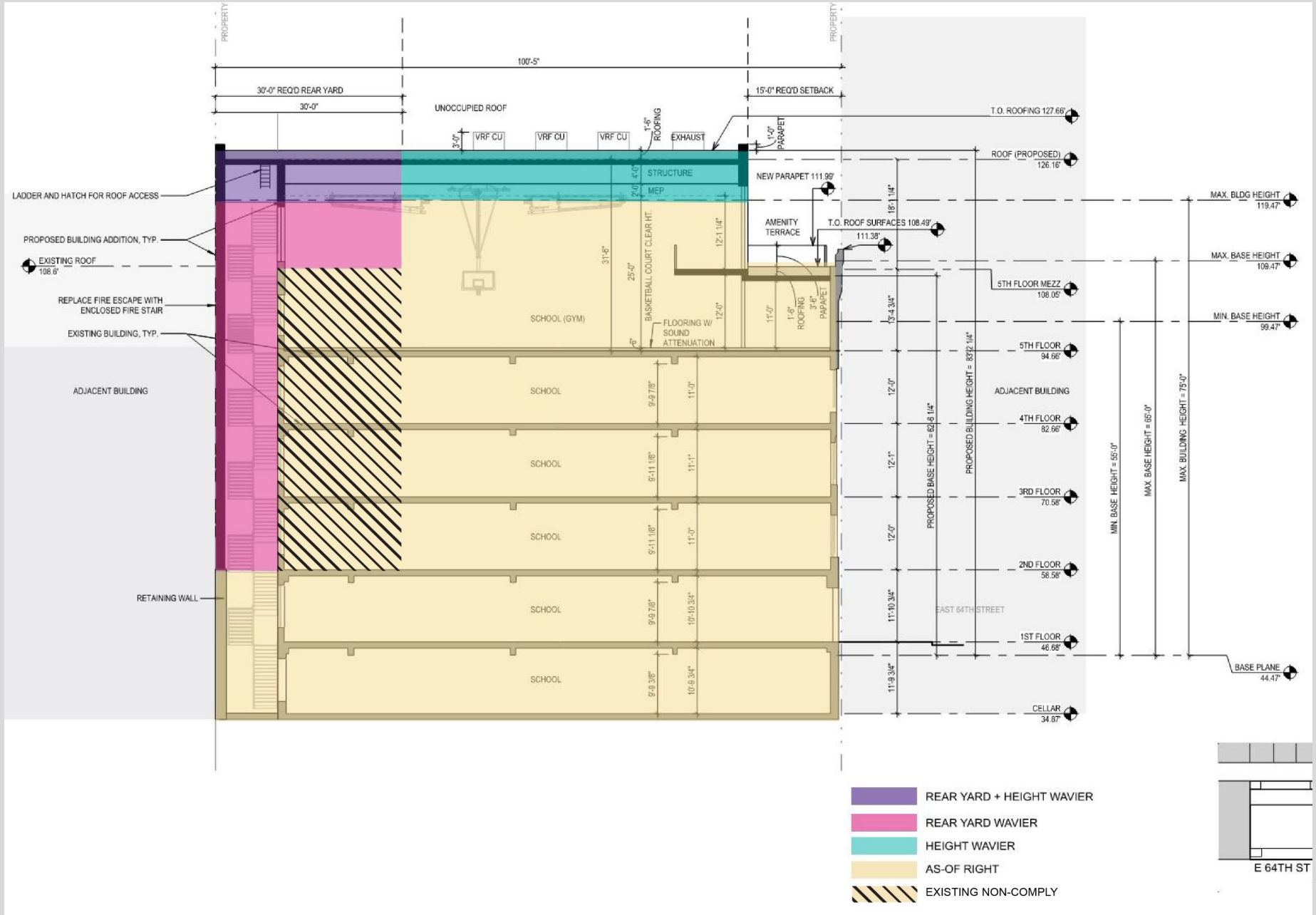
Building Section (Looking East)



THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

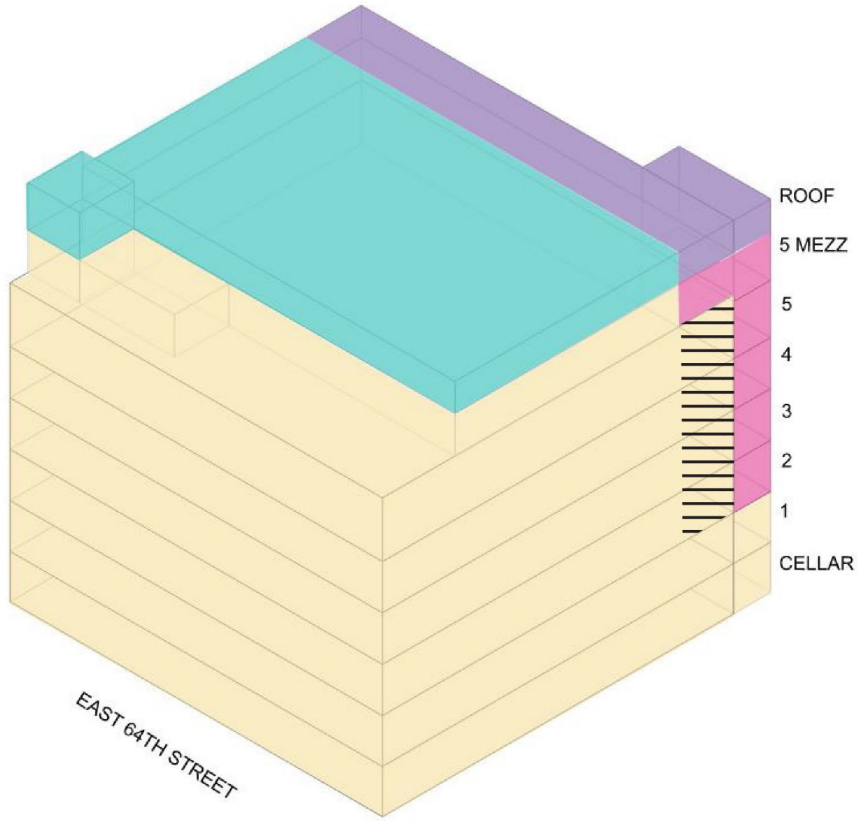
Proposed Rear Yard and Height Waivers (Section)

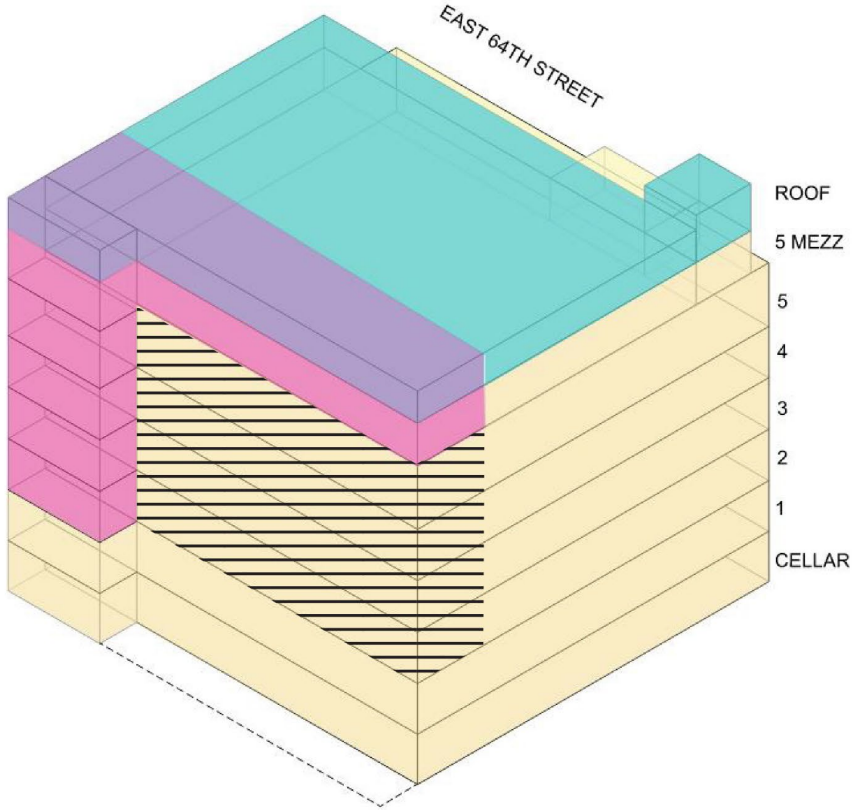


THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Proposed Rear Yard and Height Waivers (Axonometric)





REAR YARD + HEIGHT WAVIER
REAR YARD WAVIER
HEIGHT WAVIER
AS-OF RIGHT
EXISTING NON-COMPLY

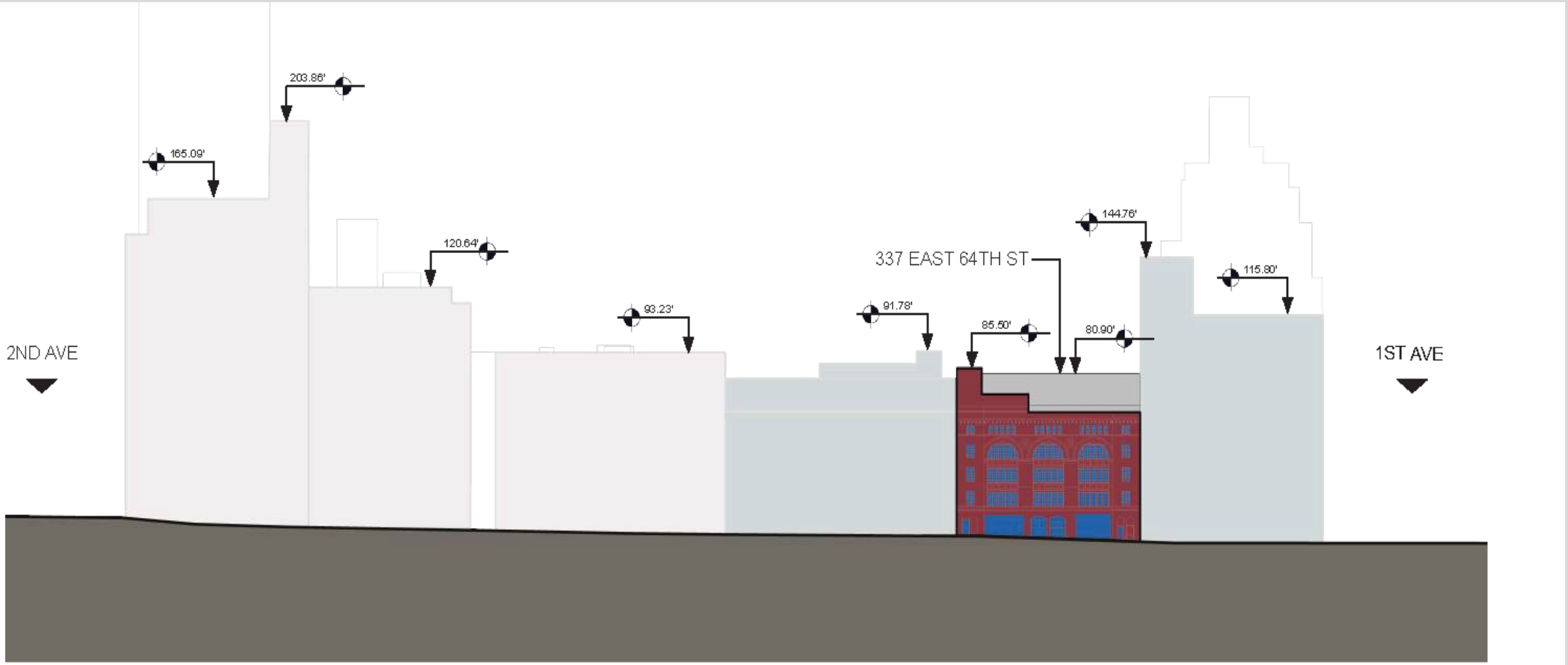
RCHITECTURE

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

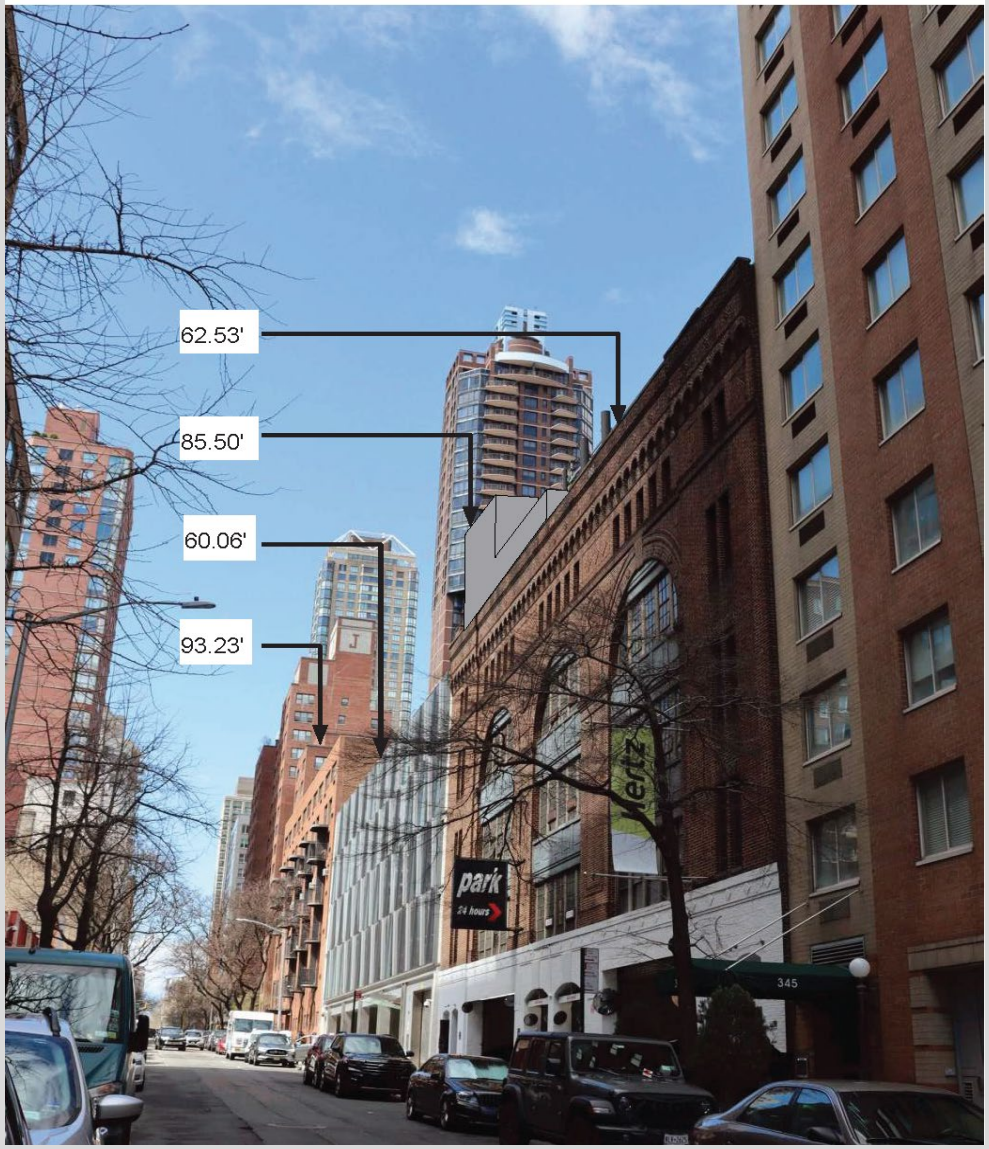
Neighborhood Building Heights

East 64th Street (North Side) – Height Comparison

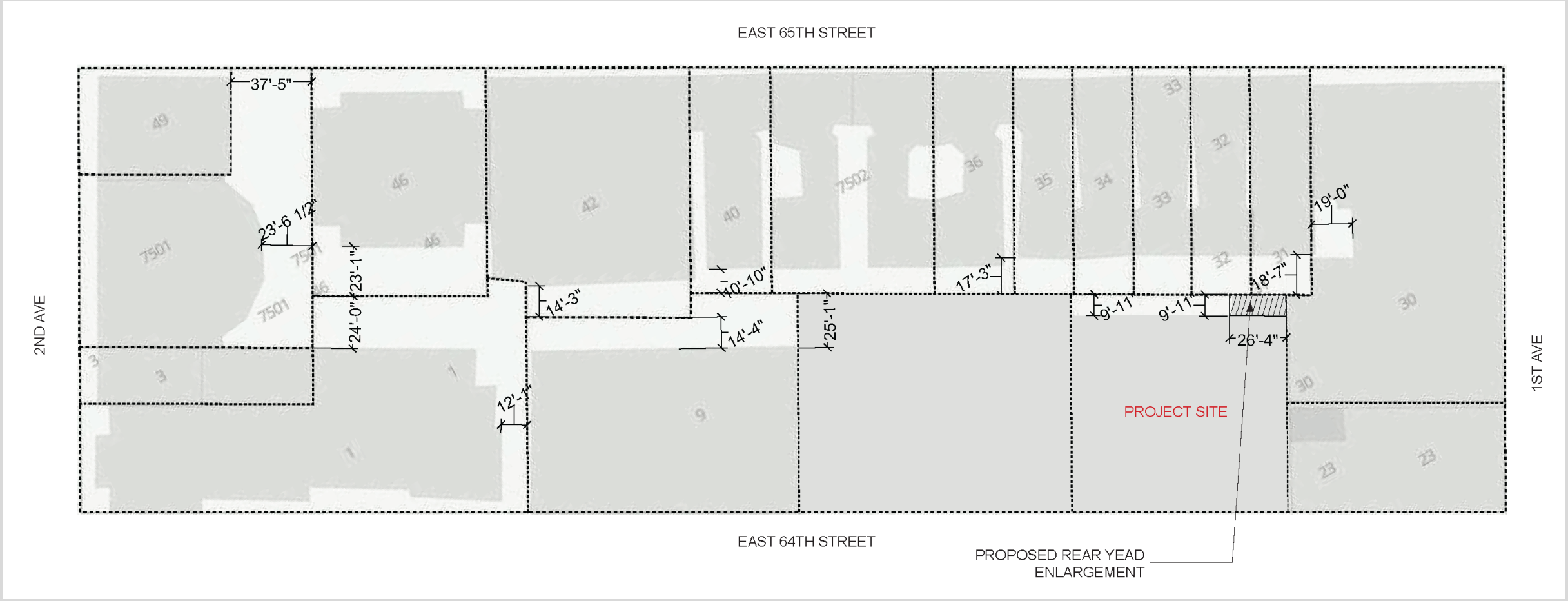


Note. All elevations of the adjustment buildings are approximate and are showing height different from the nearest sidewalk.

Proposed Street Views (East 64th Street)



Rear Yard Comparison



Front Facade

Existing

Proposed

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Rear Facade

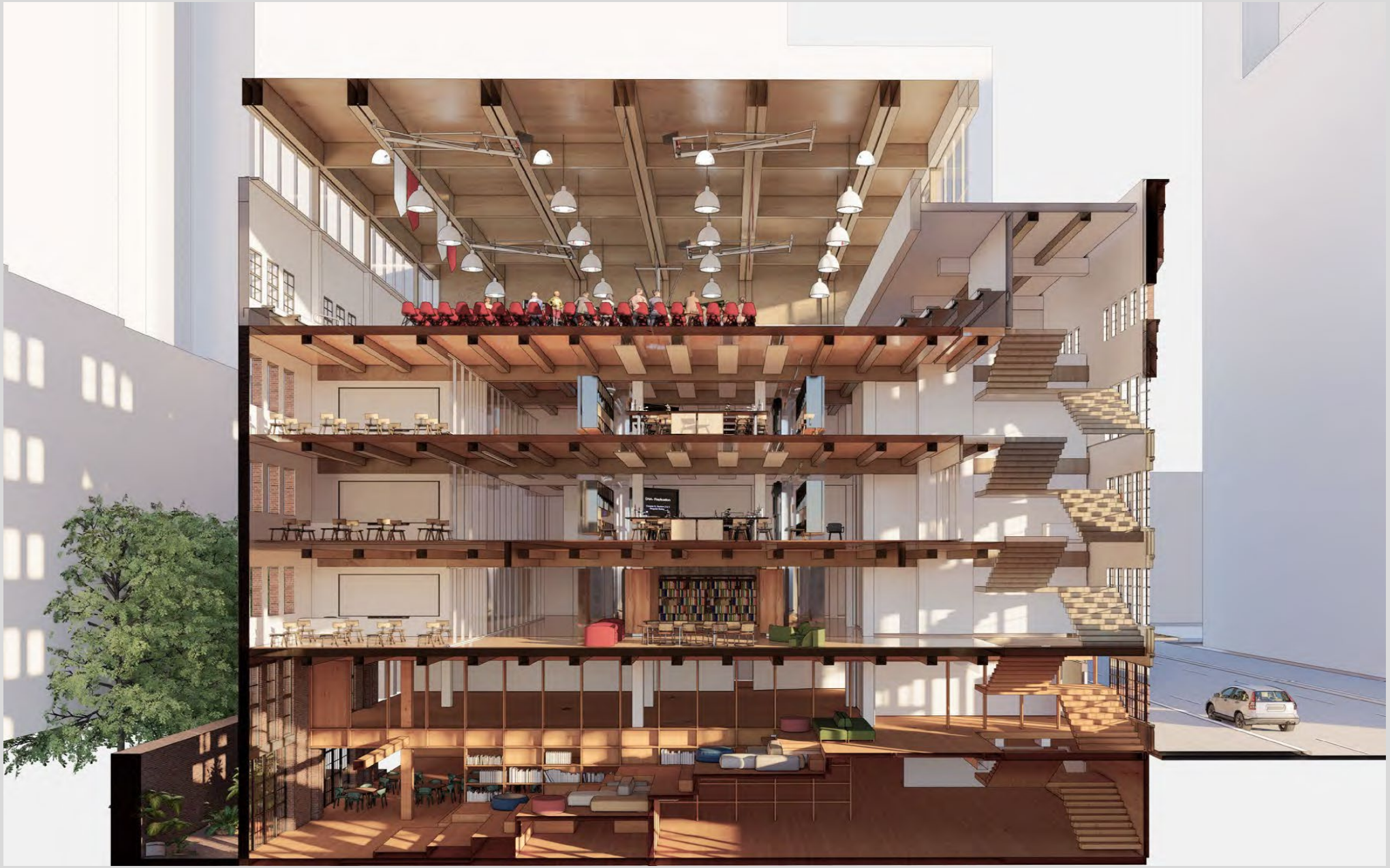
Existing

Proposed

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Section (Looking East)



THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Gymnasium (Assembly/Outside Event)

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Gymnasium (Athletic Events)

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Library/Cafeteria

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Science Lab

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Typical Classroom

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Steps and Seating (First Floor to Cellar)

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men

Thank You

THE BROWNING SCHOOL

Today's Boys and Tomorrow's Men