

# The Browning School

337 East 64<sup>th</sup> Street

BSA Variance  
Application



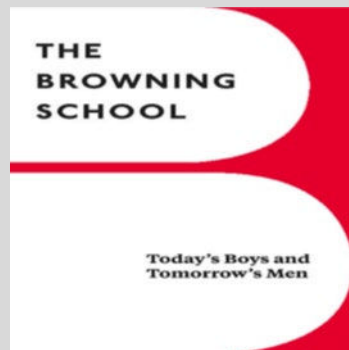
Manhattan Community Board 8  
Land Use Committee Meeting  
July 13, 2022

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**Today's Boys and  
Tomorrow's Men**

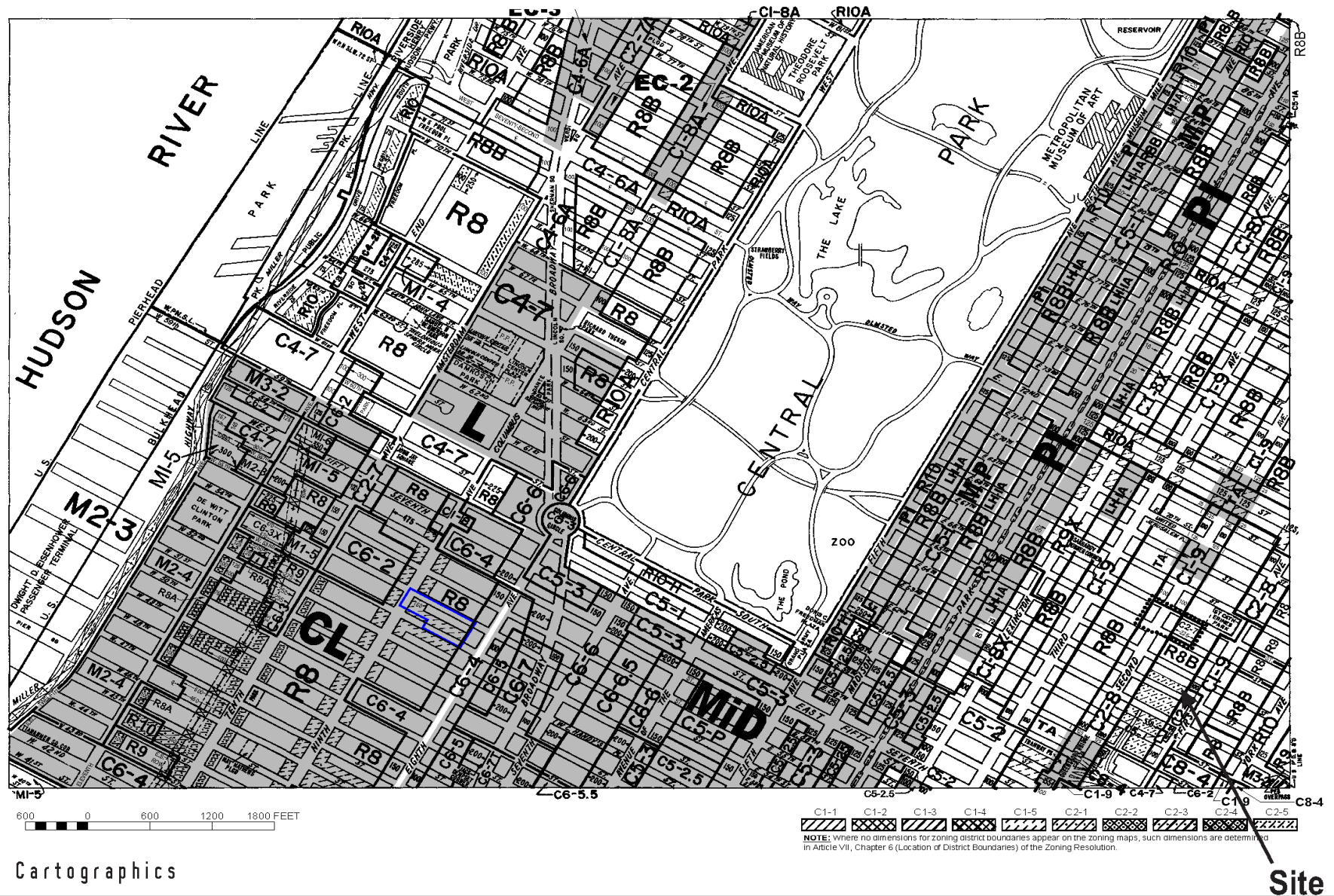
# Overview of Proposed Project

- Browning to move Upper School (Grades 9-12) from current school facility at 40 and 52 East 62<sup>nd</sup> 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



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

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# Area Map



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# Site Aerial



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# 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 62<sup>nd</sup> 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



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# 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

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# 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 gymnasias 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 61<sup>st</sup> Street

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# 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

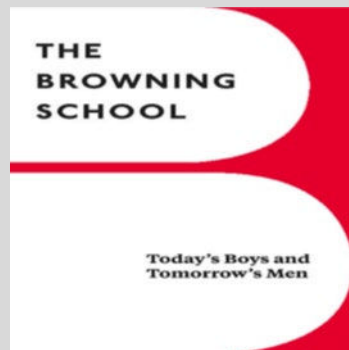


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# Proposed Upper School Building

- Proposed floor area - 46,903 zsf (4.7 FAR)
- 83'-2" tall; five-stories plus mezzanine
- Cellar: Library and Cafeteria
- 1<sup>st</sup> – 4<sup>th</sup> Floors: 13 classrooms (including “Scale-Up” Flex rooms), music/multi-purpose room, art room, physics, biology and chemistry labs, administrative offices, faculty work rooms
- 5<sup>th</sup> 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 64<sup>th</sup> Street





# Proposed Zoning Waivers

- **Height**

- Permitted

- Maximum Base – 65'
    - Maximum Height – 75'

- Proposed

- Base Height – 62'-6"
    - Total Height – 83'-2"

- **Rear Yard**

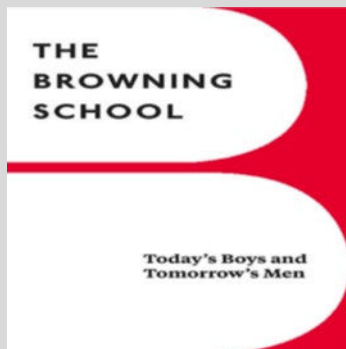
- Required – 30'-minimum rear yard

- Existing – 9'-11" (Pre-Existing, legal non-compliance)

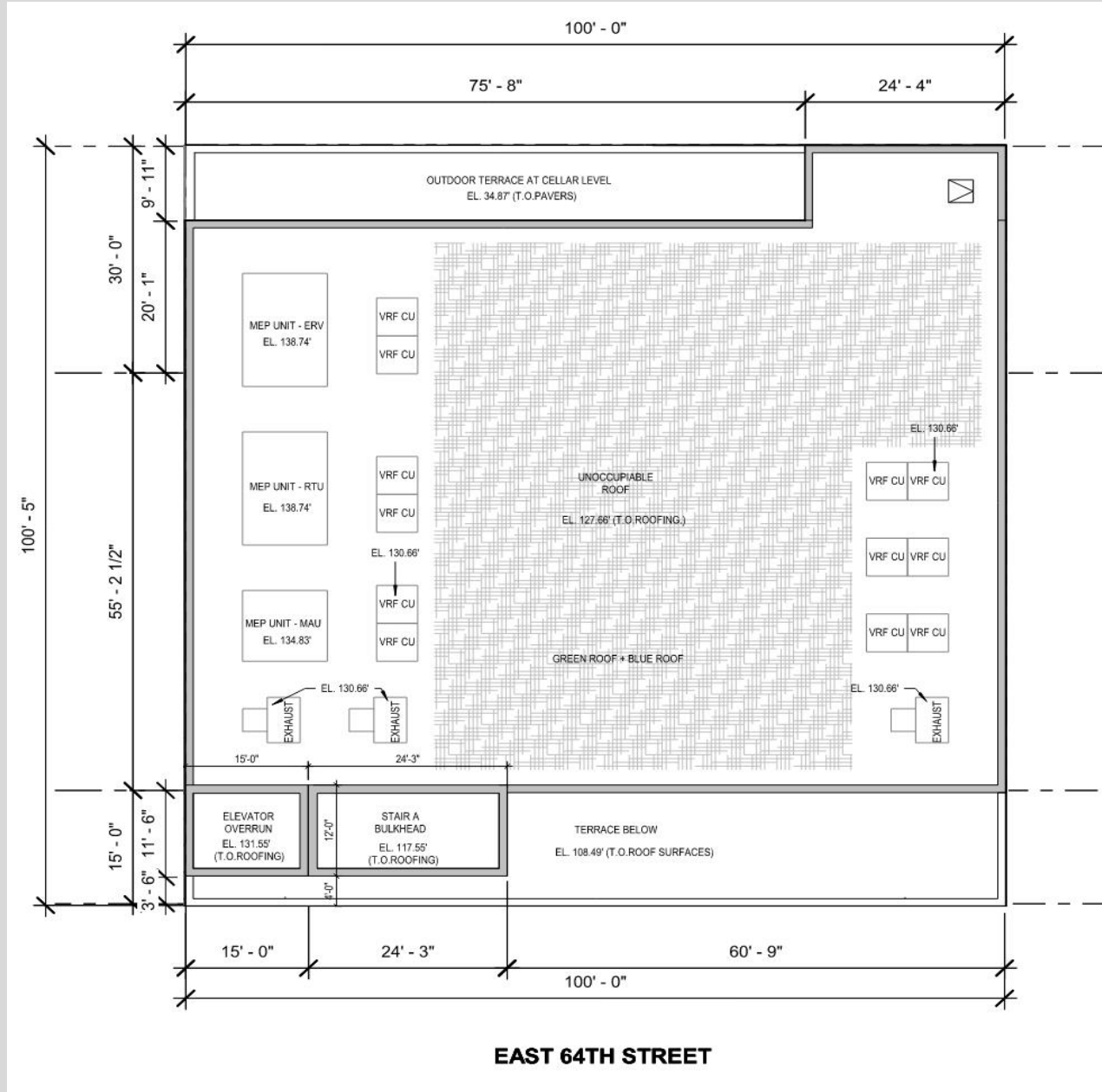
- Proposed

- 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*



# Site Plan

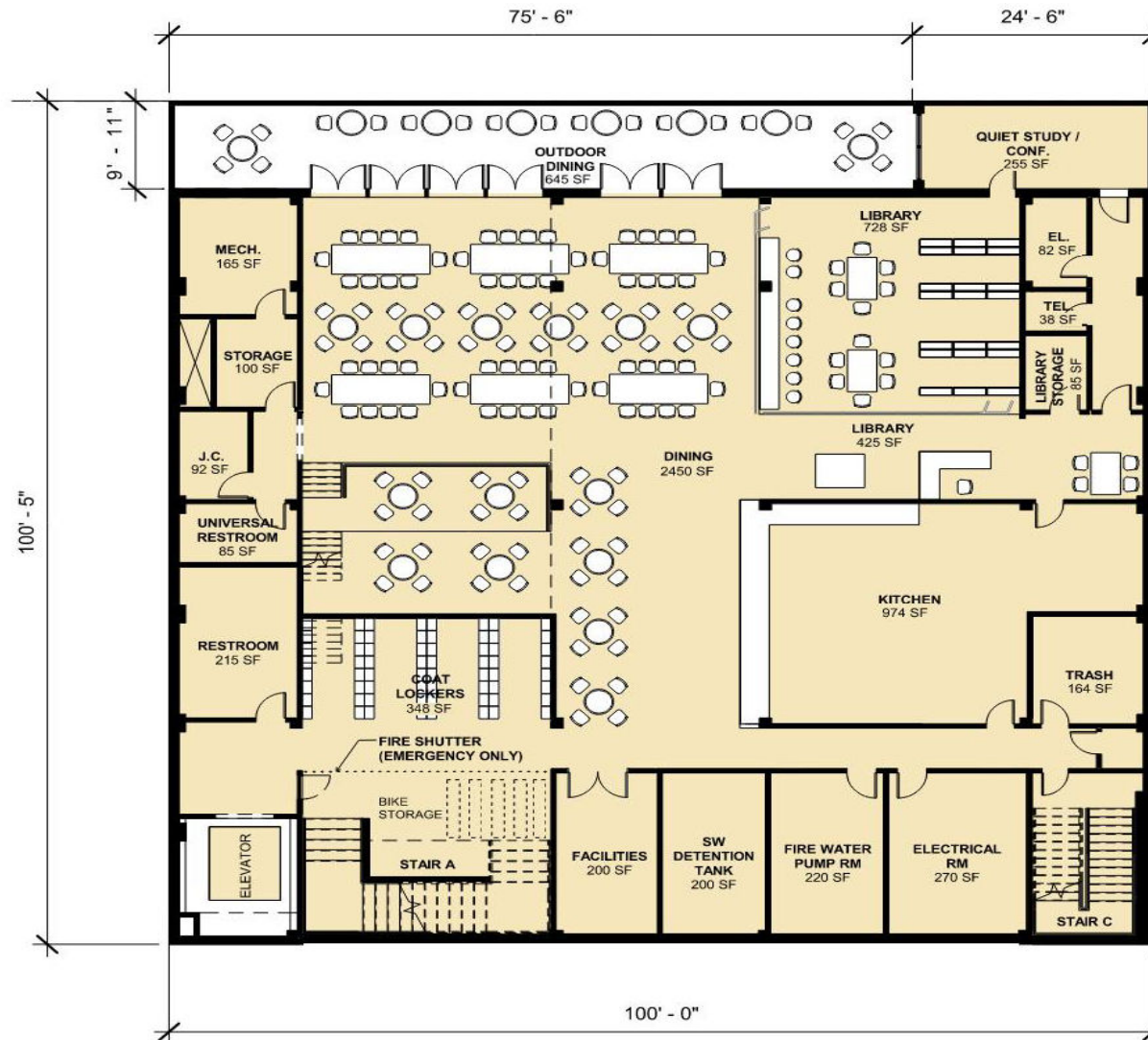


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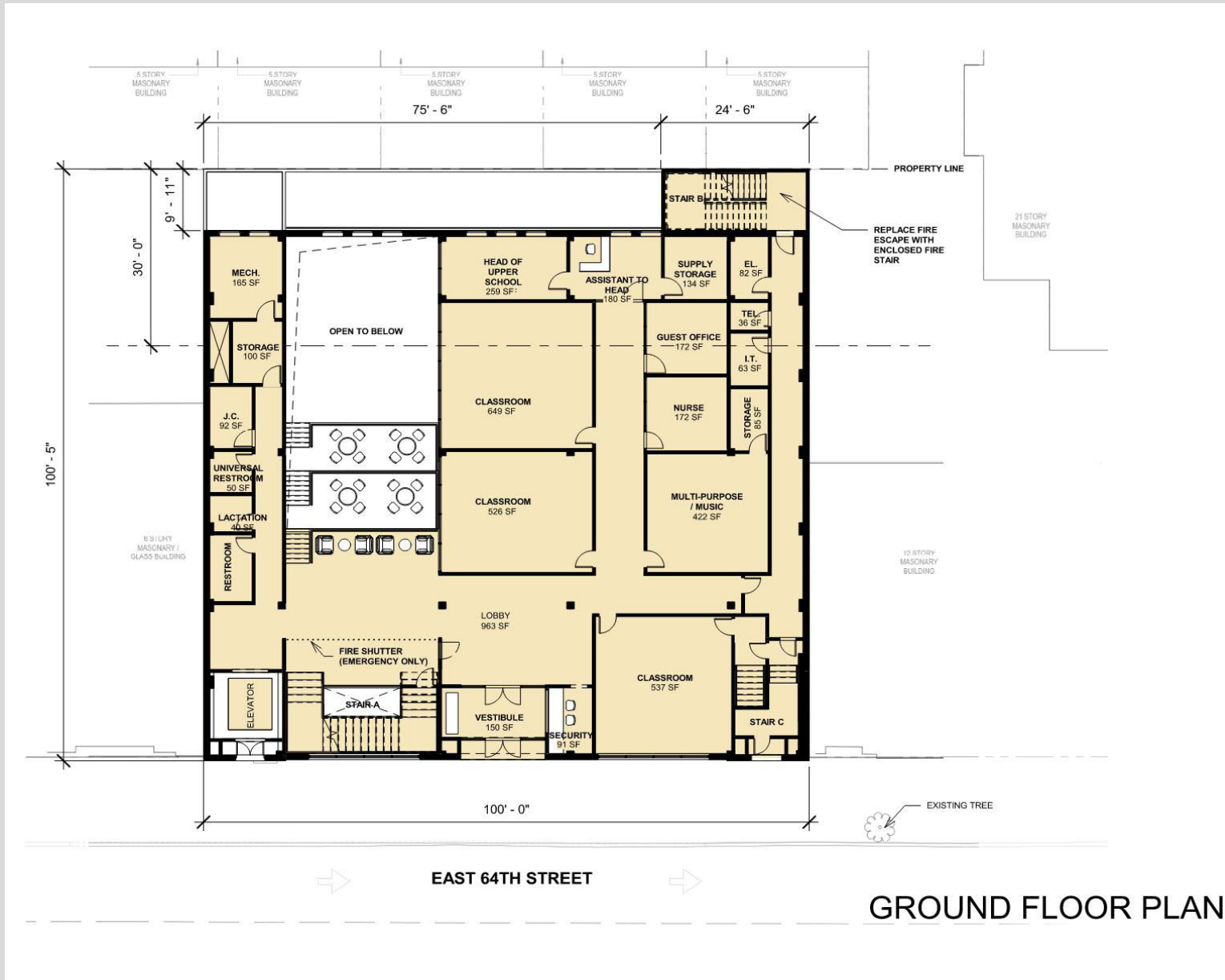
# Cellar Plan



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# Ground Floor Plan

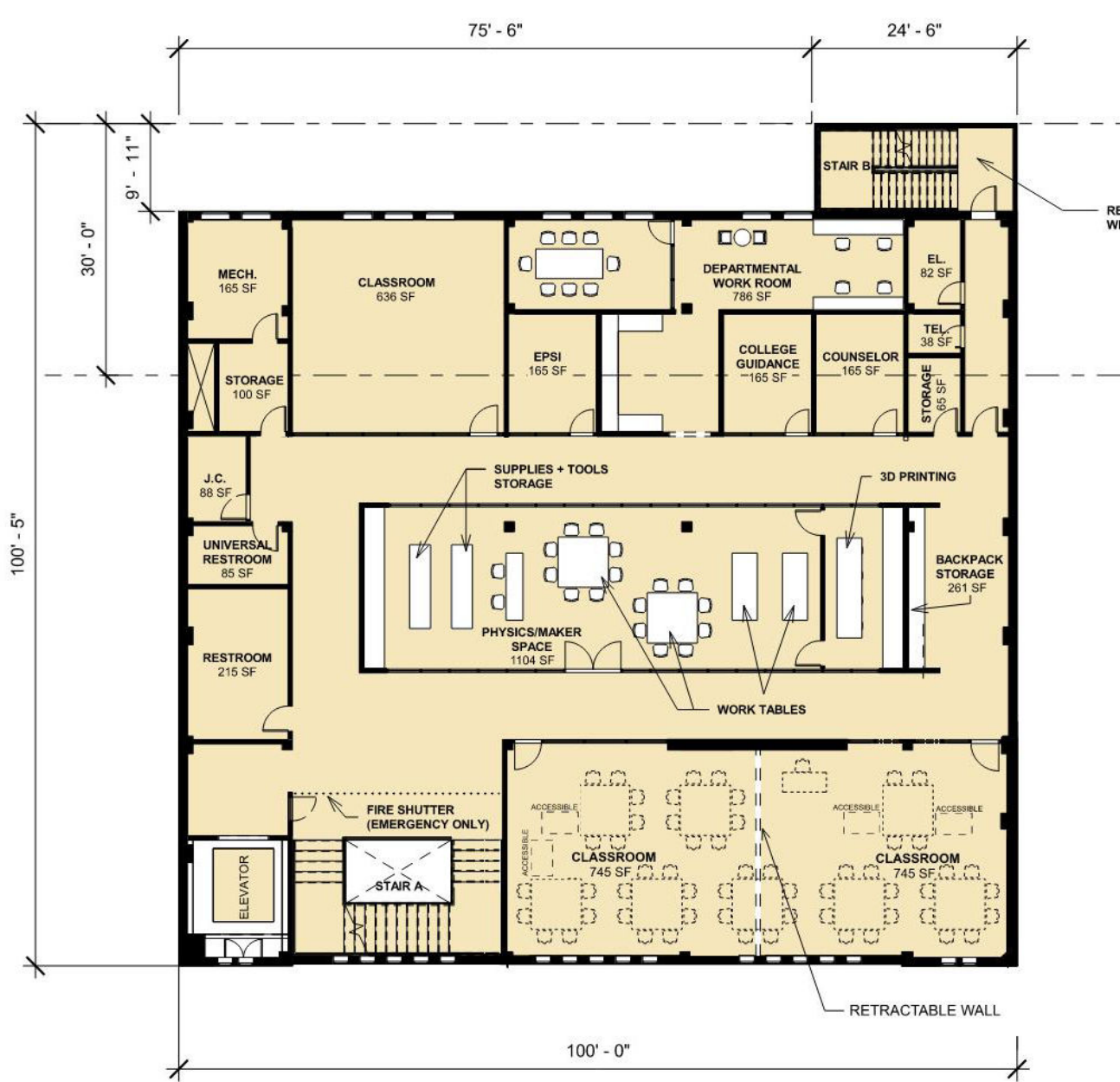


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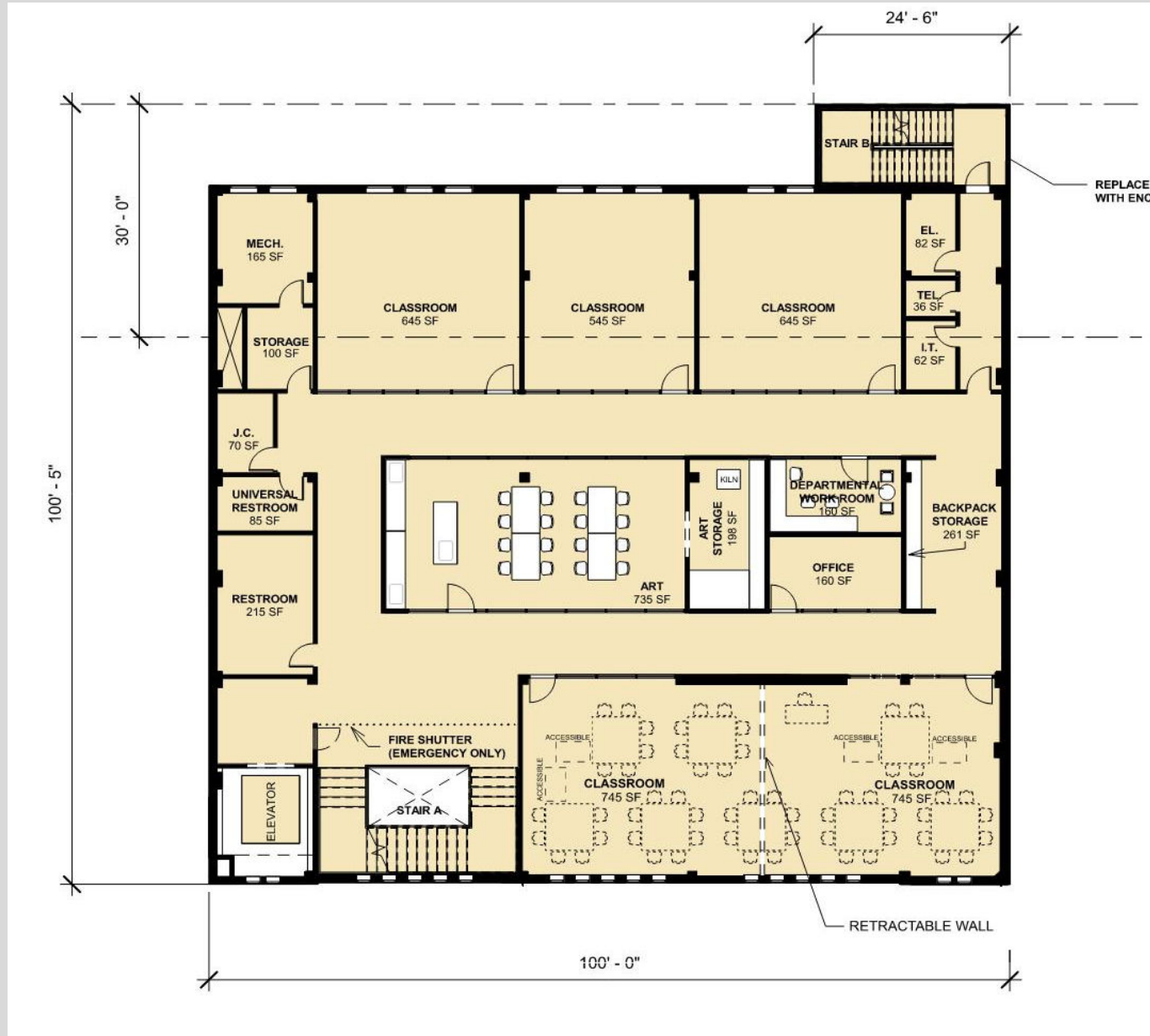
# 2<sup>nd</sup> Floor Plan



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# 3<sup>rd</sup> Floor Plan

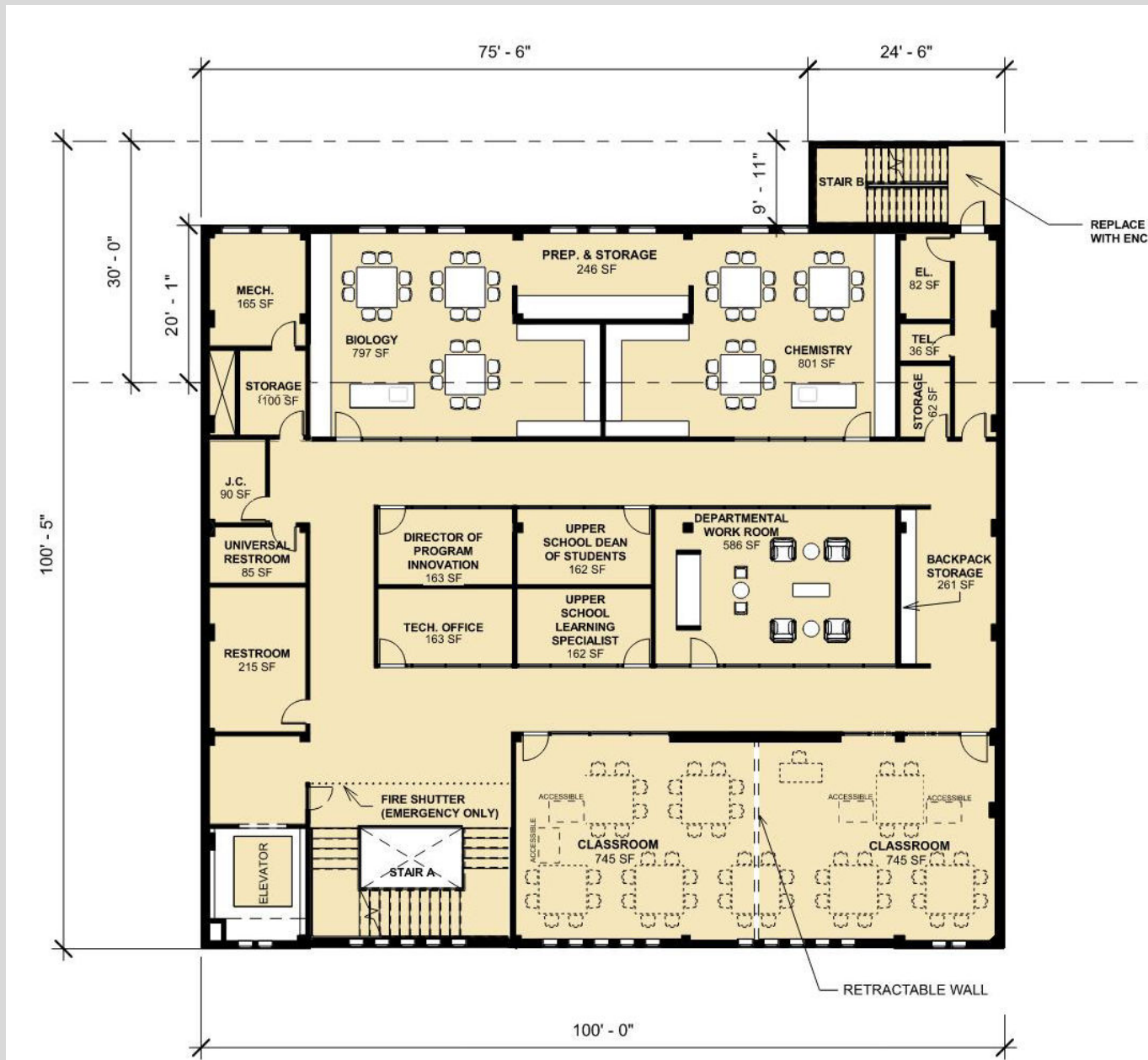


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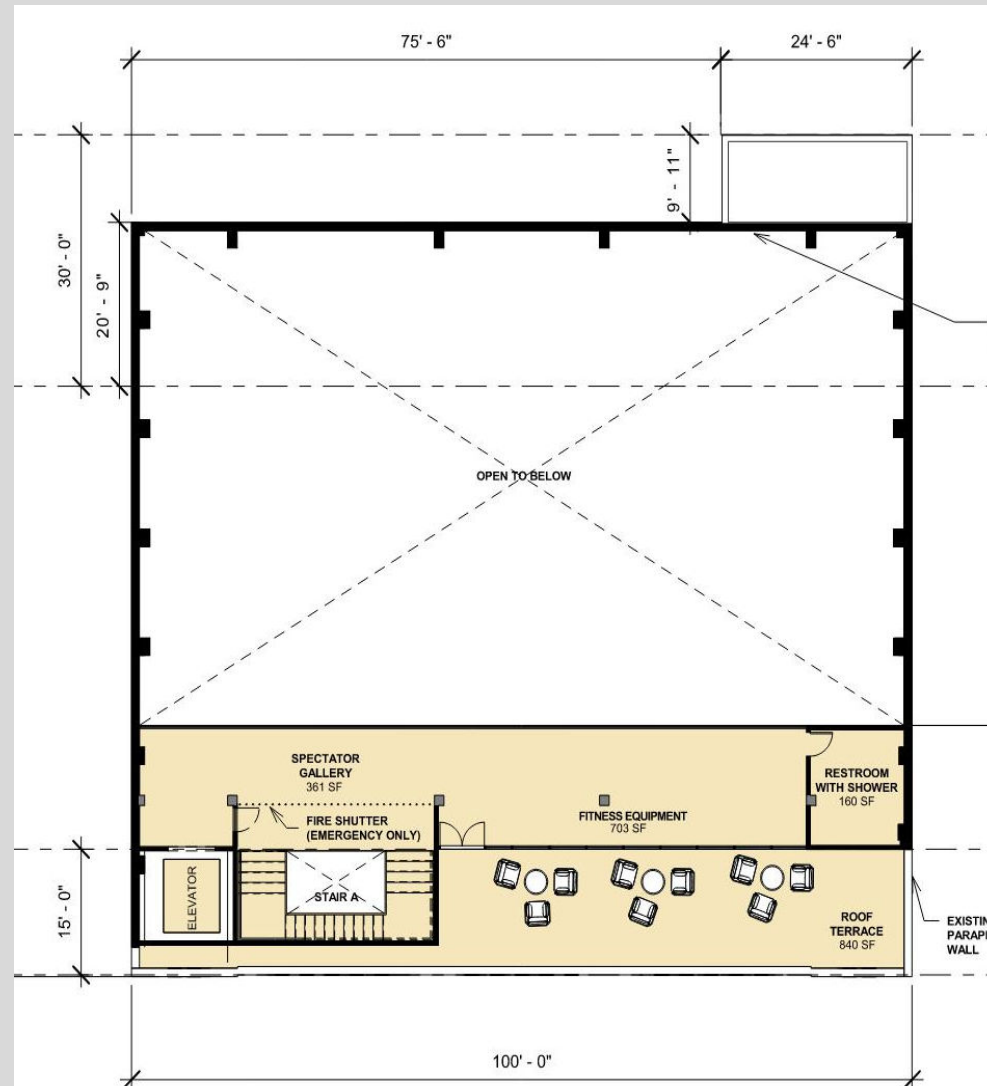
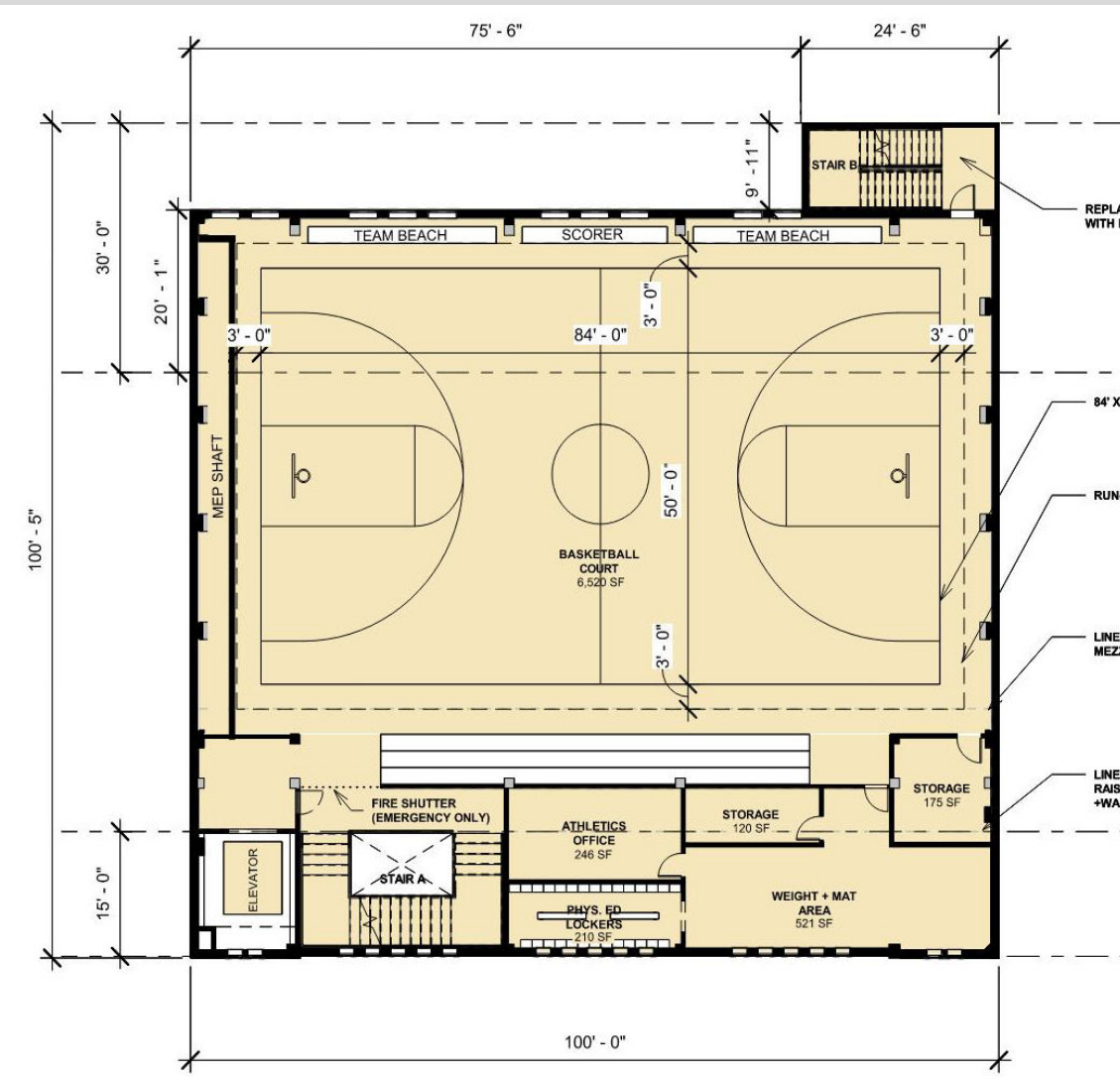
# 4<sup>th</sup> Floor Plan



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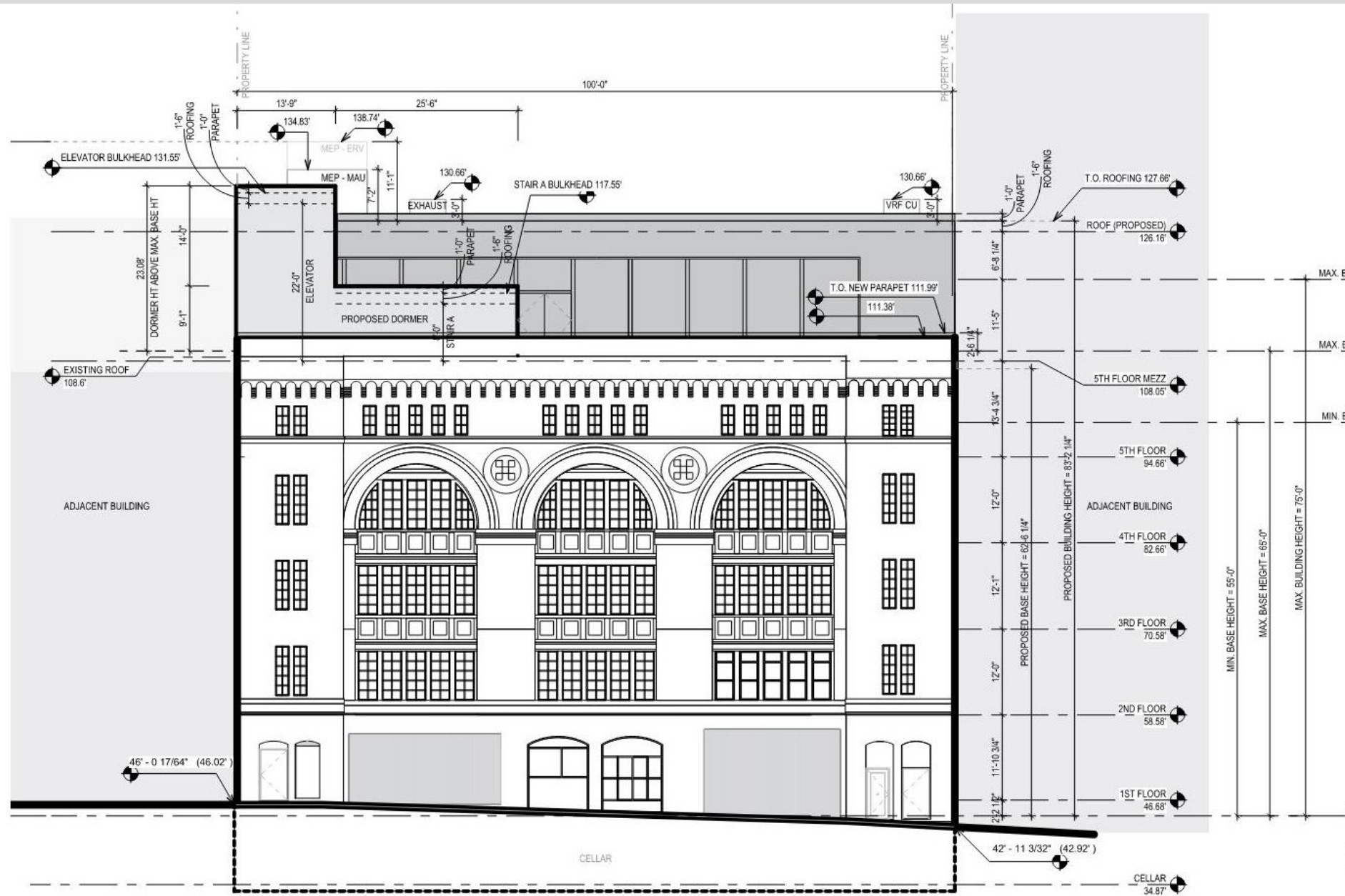
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# 5<sup>th</sup> Floor and Mezzanine





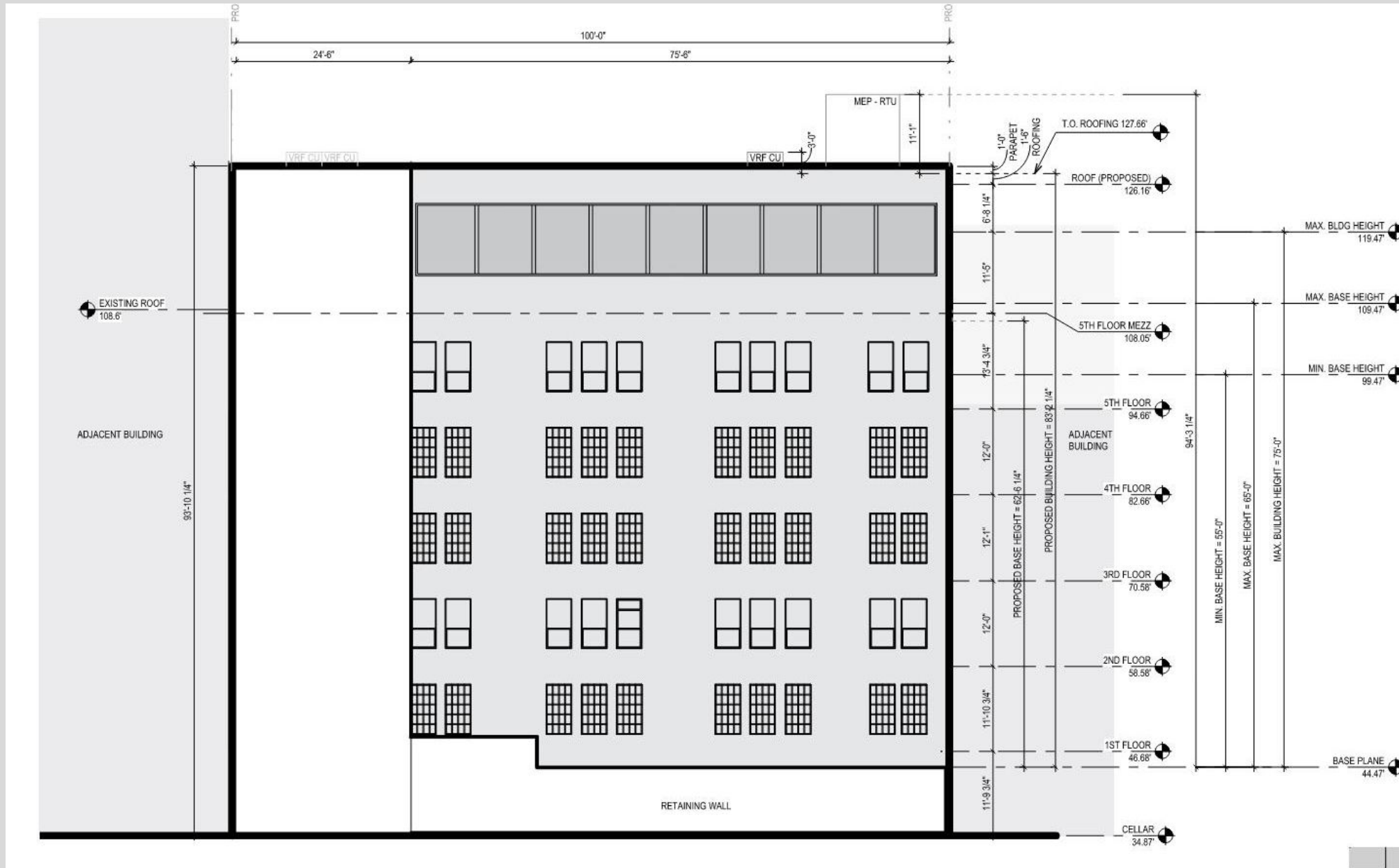
# Front Facade Elevation



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# Rear Façade Elevation

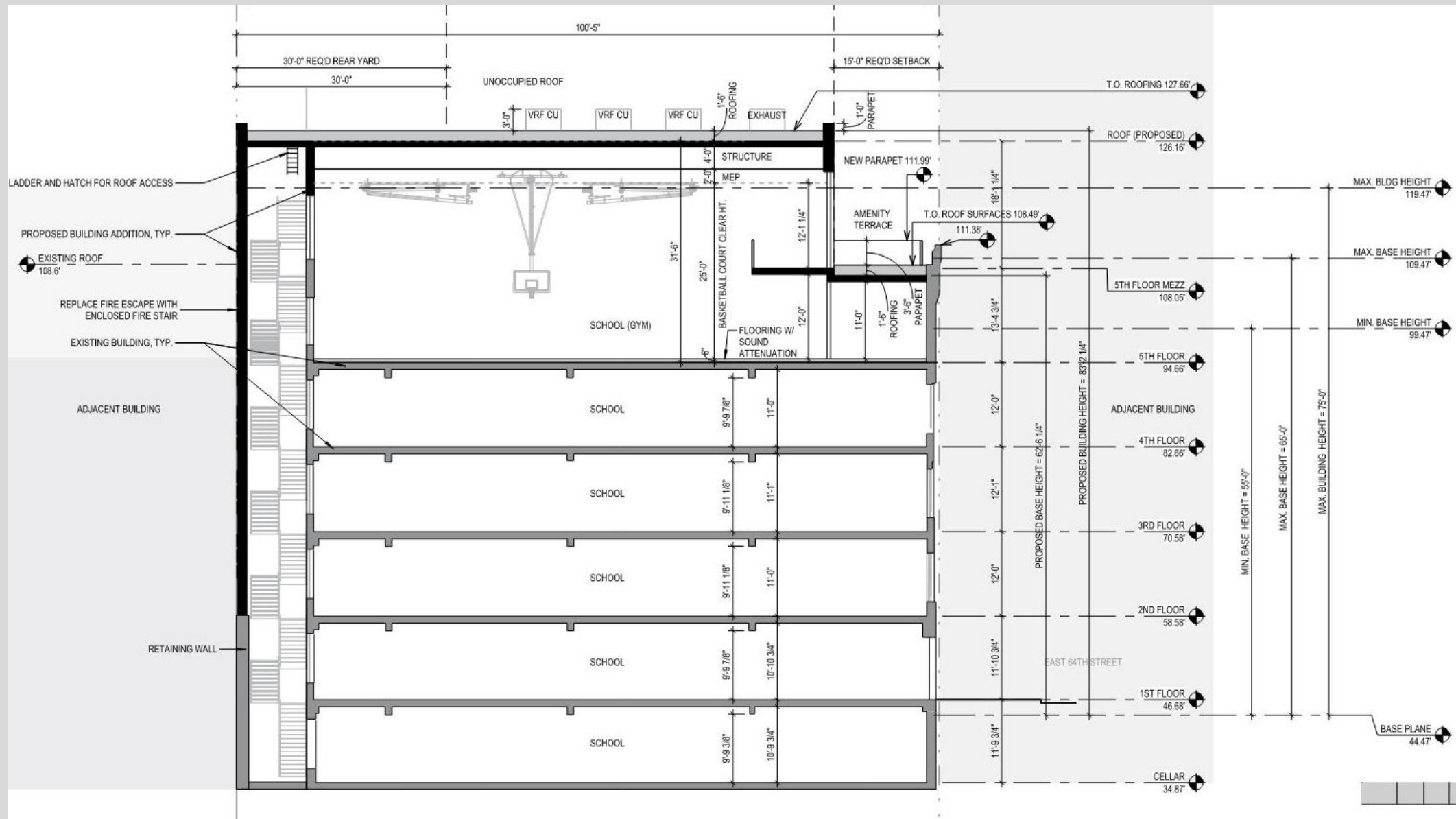


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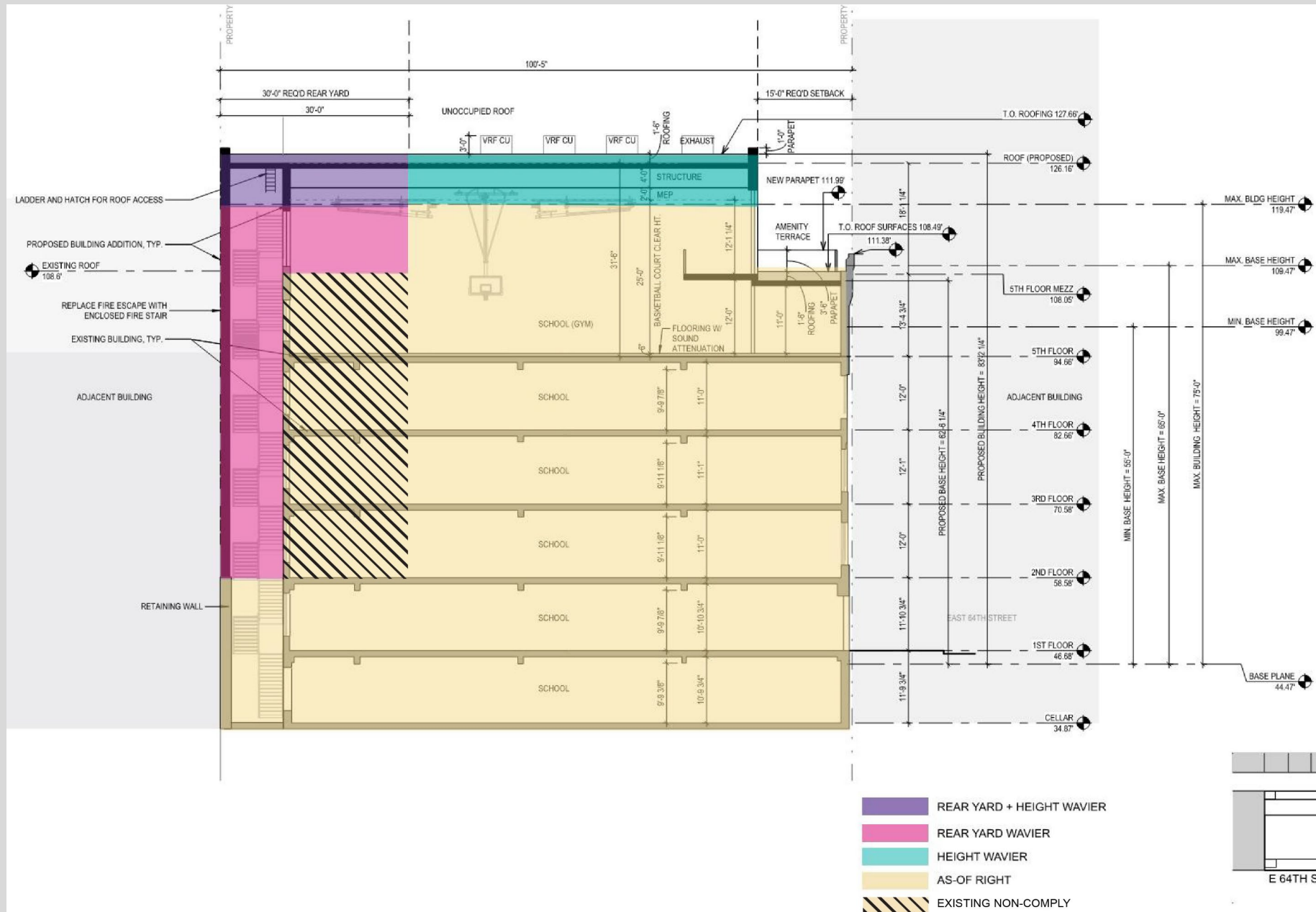
# Building Section (Looking East)



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# Proposed Rear Yard and Height Waivers (Section)

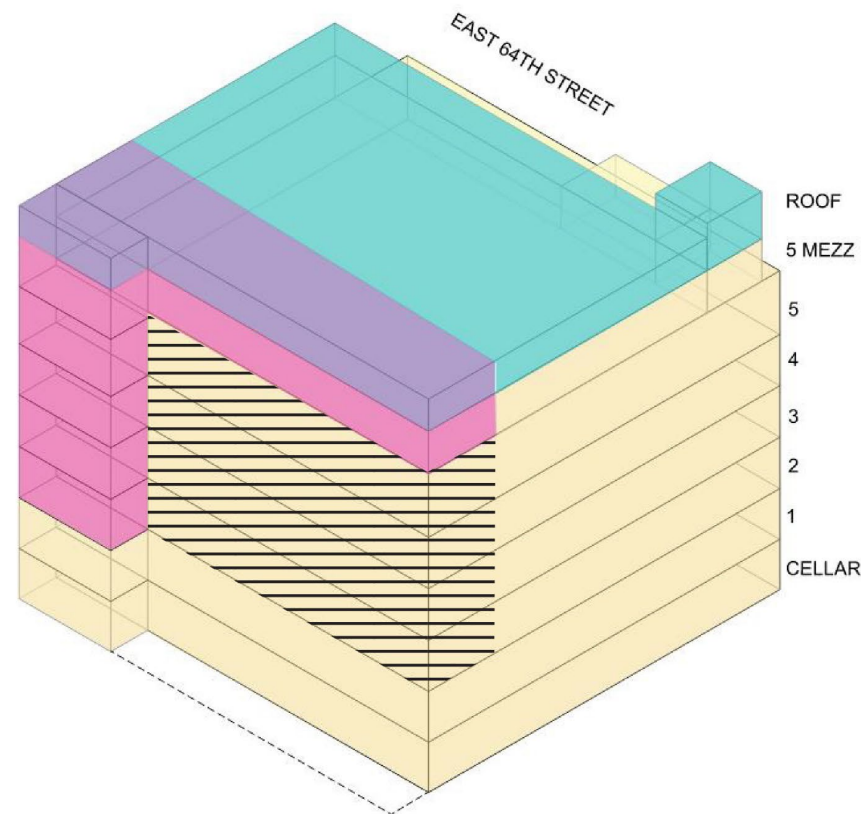
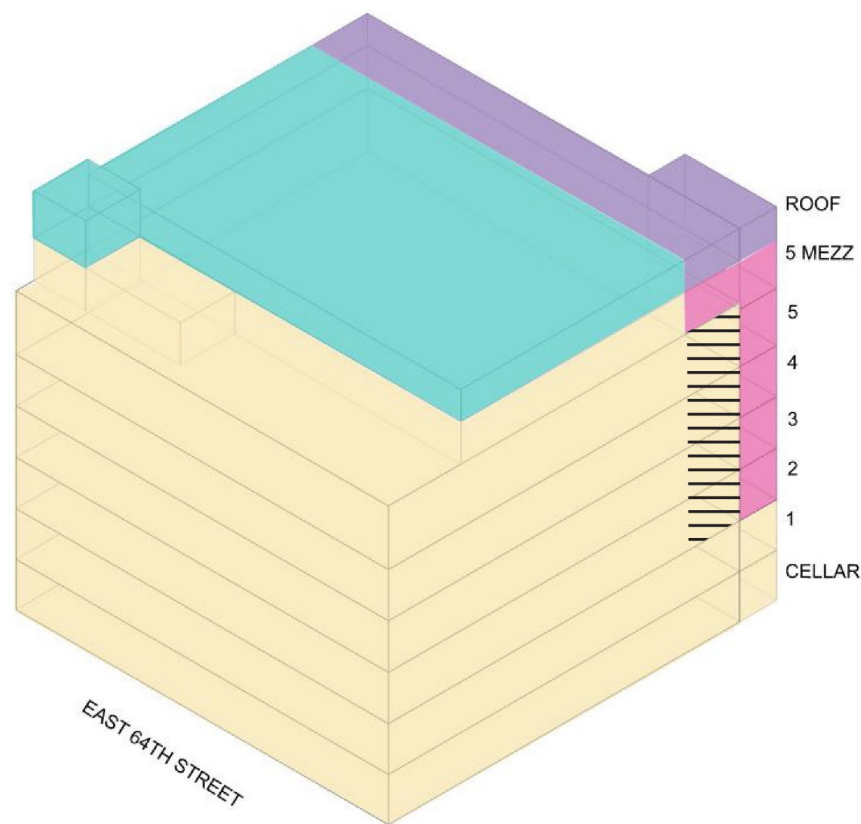


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# Proposed Rear Yard and Height Waivers (Axonometric)



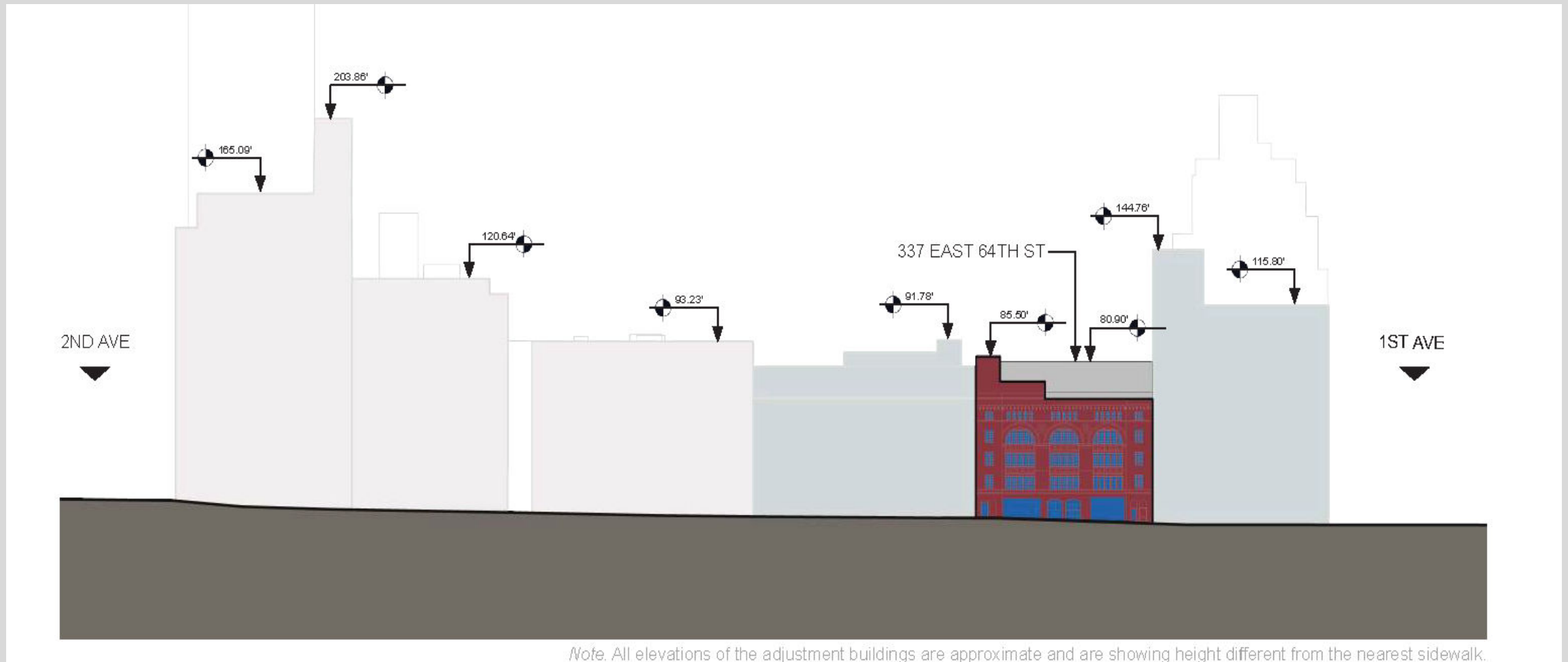
- REAR YARD + HEIGHT WAVIER
- REAR YARD WAVIER
- HEIGHT WAVIER
- AS-OF RIGHT
- EXISTING NON-COMPLY

# Neighborhood Building Heights

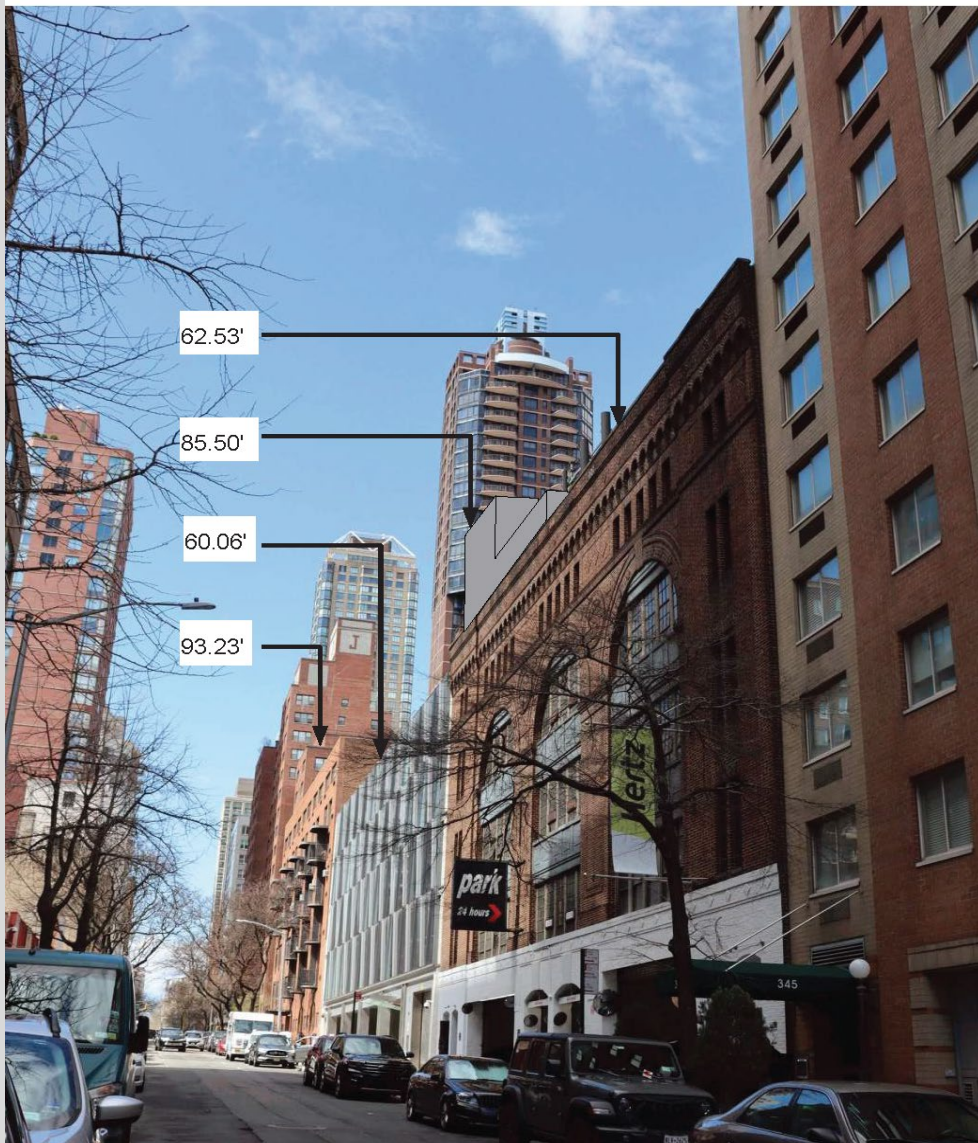




# East 64<sup>th</sup> Street (North Side) – Height Comparison

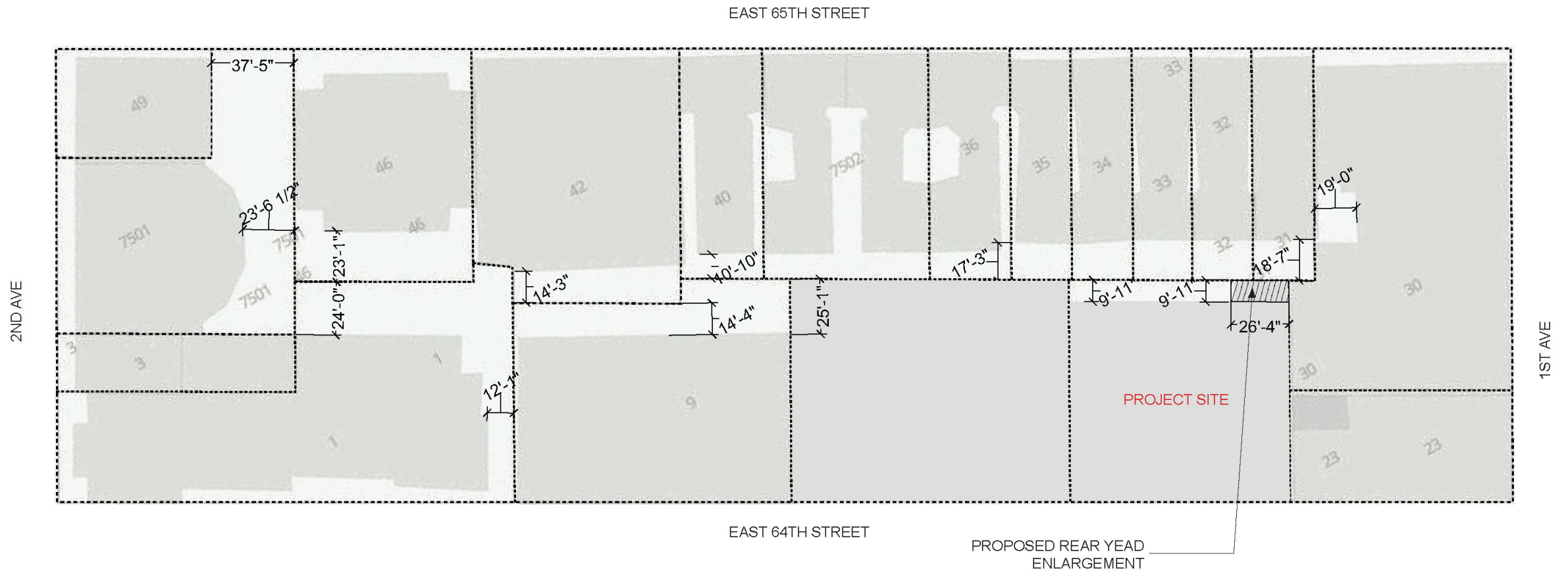


# Proposed Street Views (East 64<sup>th</sup> Street)





# Rear Yard Comparison





# Front Facade



Existing



Proposed

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# Rear Facade



Existing



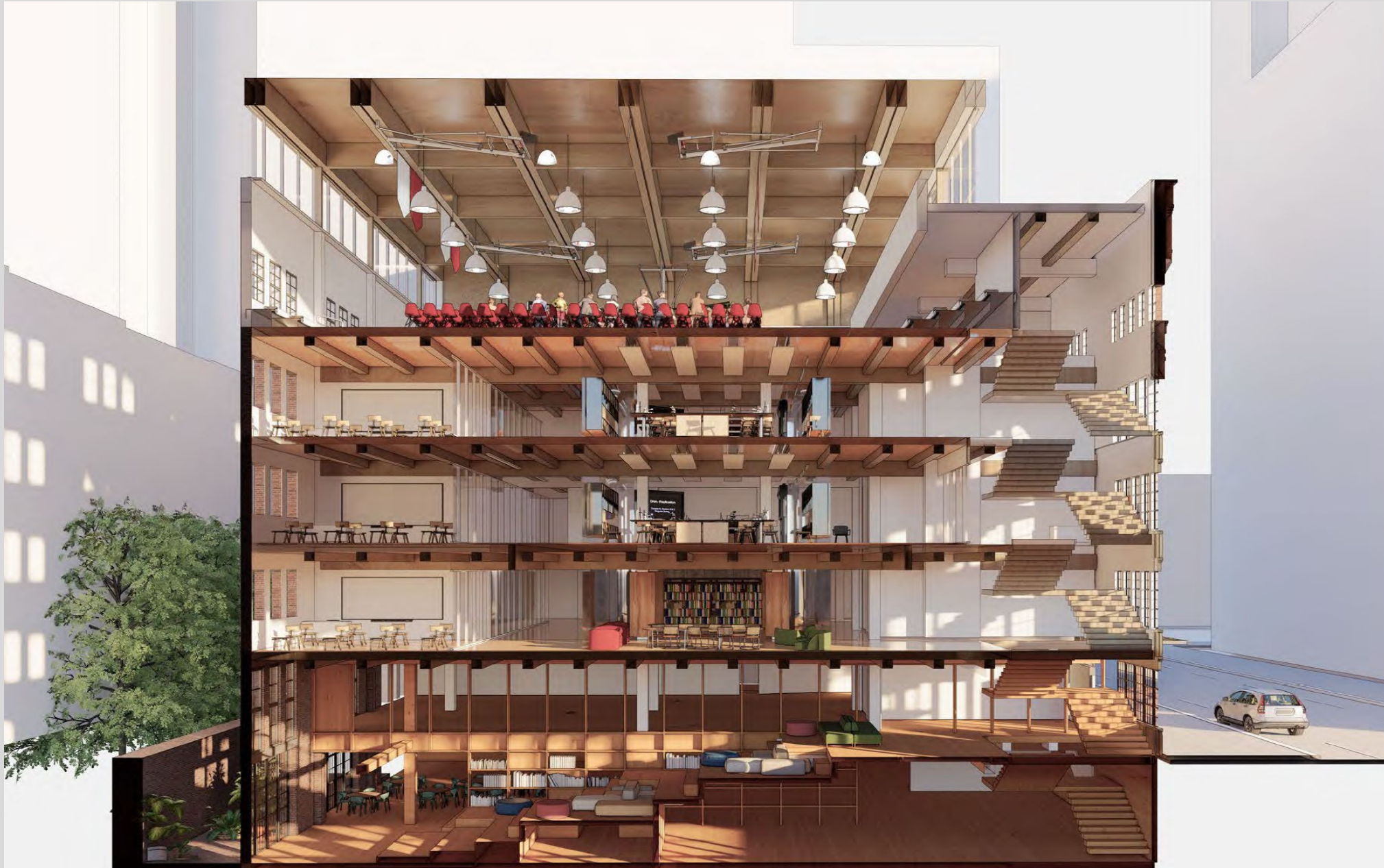
Proposed

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# Section (Looking East)



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# Gymnasium (Assembly/Outside Event)



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# Gymnasium (Athletic Events)



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# Library/Cafeteria



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# Science Lab



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# Typical Classroom



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# Steps and Seating (First Floor to Cellar)



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Thank You



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