

# JUAN ALURRALDE ARCHITECT

Susan Spiller  
1 Hanson Place  
Brooklyn, NY 11217

June 28, 2016

Re. Future development of lots on Block 2111

Dear Ms. Spiller,

I am writing you to describe my preliminary findings regarding possible future development of lots on your block and how this may affect the light and air, and views of the apartments in your building. I understand that this concern stems from the recent sale of lot 40 (parking lot), situated to the north of your building, to a well known real estate developer, and the possibility that lot 45 (church), situated to the east of your building, may be sold for development in the near future.

Block 2111 is located in Community Board 2, and in the Special Downtown Brooklyn District, and also in the Brooklyn Academy of Music Historic District. (See last page for Tax Block 2111 diagram)

The zoning district is C6-1. As such, the maximum allowed floor area ratio (FAR) for these lots is 6.00 for commercial uses, or mixed commercial and residential uses of which the residential portion may not exceed FAR 3.44. If the use also includes a community facility (schools, churches, theaters, hospitals, etc.) the FAR is 6.50. I should note that the Special Downtown Brooklyn District rules allow an increase of 20% of floor area if the development includes access to the subway on the building lot. Also, there are other ways floor area can be increased through "bonuses" for providing public amenities such as public plazas, arcades, and yards.

The maximum allowed building height for lots fronting "narrow streets" is 185 feet with setbacks required above 125 feet, and for lots on "wide" streets 210 feet with setbacks required above 150 feet. The three streets bounding these lots are Ashland Place (approximately 70 feet wide), Hanson Place (80 feet wide), and St Felix Street (50 feet wide). Only Hanson Place is a wide street since the zoning ordinance defines wide street as 75 feet or wider. I should note that the building height is measured to the top of the roof structure and does not include many rooftop structures that can be taller than the maximum building height, such as elevator machine rooms, stair bulkheads, mechanical equipment rooms, water towers, cellular telephone antennas, etc. Also, in the case of a lot merger between lot 40 and 45, the resulting lot could benefit from its fronting on Hanson

Place and it is not determinable how street walls fronting on the narrow streets would be regulated.

Maximum lot coverage varies depending on use and lot configuration, with corner lots, in this case lot 45, having no limit to coverage so that developments can cover 100% of the lot for non-residential portions of buildings. I should note that in the case of a lot merger between lot 40 and 45, the resulting merged lot would be considered a corner lot fronting on three street and would also have no limit as to lot coverage for non-residential uses.

You raised the concern that lots 11 and 37 situated to the north of lot 40 could also be merged with lot 40, or 40 and 45, creating a very large development site. Indeed, if this were to happen, the resulting lot could result in a development subject to "tower regulations", in which case the Special Downtown Brooklyn District would allow a maximum tower height of 495 feet, equivalent to 50 stories with a floor-to-floor height of 10 feet. I should note that lot 11 has been recently developed by BAM (BAM Fishman Space) and would likely not be demolished for a new development, but unused development rights if any could be contributed to a future development if the lot is merged. Also, on lot 37, if the Brooklyn Music School were demolished for a future development and were to take space in that new development, then this community facility use would allow the maximum floor area ratio of 6.50 for the entire development.

Summing up, I believe there is ample room for concern regarding how a future development on lots 40, 45, 11, and 37, or any combination of these, will affect the light and air, and views from the apartments at 1 Hanson Place, particularly those with north and east facing windows, obviously, with the lower apartments being more likely to be affected. At the same time, it is impractical to speculate too much about this risk since without any firm development proposal, the actual risk is very difficult to evaluate.

I would suggest that you bring up this matter at your next board meeting with the aim of organizing a group of shareholders most likely to be affected by a future development. Then, this group should be vigilant: monitor sales of lots, the press, applications for permits to DOB, DCP, and LPC. Also, keep an eye on CB meetings, particularly the committee meetings that review new developments. And most of all, promptly reach out to potential new development protagonists make them aware of your concerns. This should result in a collaborative process tending to produce a design which benefits the majority: the shareholders of 1 Hanson Place and the new development.

Please contact me at your convenience if you have any questions or if I can be of further assistance.

Best regards,

Juan Alurrade



BLOCK 2111 - BROOKLYN, NEW YORK  
 (I Hanson Place highlighted)