

RKO HAMILTON THEATER MANHATTAN - COMMUNITY BOARD 9

BRISA BUILDERS + PAUL A. CASTRUCCI ARCHITECTS
REVIVING THE RKO HAMILTON RESEARCH 07/13/20





RKO HAMILTON THEATER CIRCA 1915 photo: NYC LPC



RKO HAMILTON THEATER CIRCA 1928 photo: NYC LPC



RKO HAMILTON THEATER CIRCA 2012 photo: flickr.com



RKO HAMILTON THEATER CURRENT (JULY 2019)



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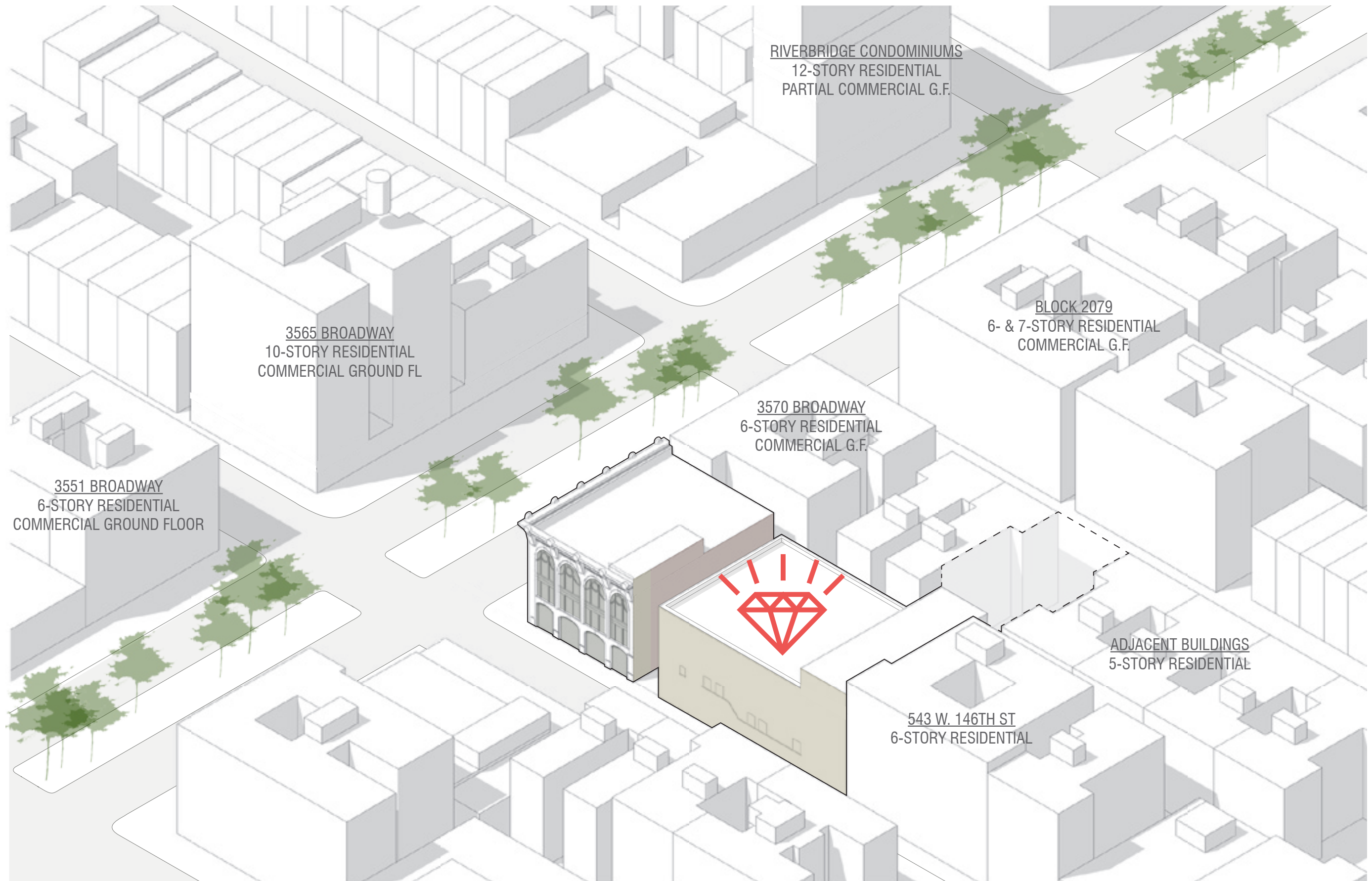
THE HISTORIC RKO HAMILTON THEATER

RE-CAP - THE PROCESS

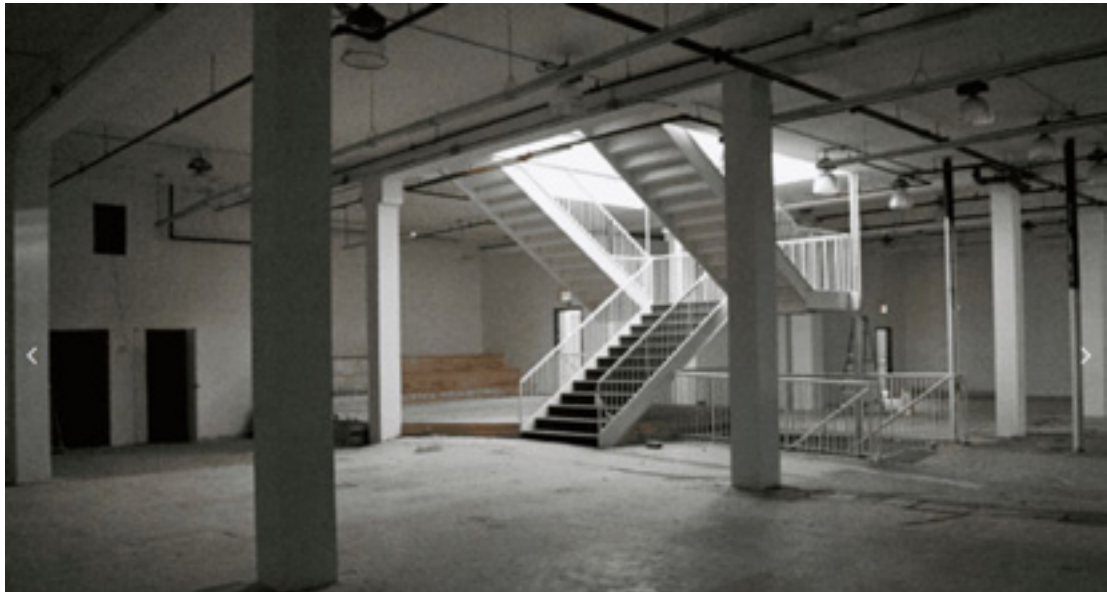
- In the Summer of 2019, Community Board 9 invited development teams to envision the RKO Hamilton site at West 146th Street and Broadway
- The express aim was to preserve the RKO Hamilton Theater and develop much needed affordable housing for the neighborhood
- Brisa Development and Paul A. Castrucci Architects were selected after Community Board 9 review to undertake a collaborative process with the community to envision the future of this Landmark site.



SUMMER/FALL 2019 - REQUEST FOR PROPOSALS



PRESERVE & ENLIVEN A HIDDEN GEM IN HAMILTON HEIGHTS



RKO HAMILTON THEATER INTERIORS photos: Matt Lambros, [After the Final Curtain](#)

RKO HAMILTON THEATER (CURRENT STATUS)



UNITED PALACE photo: unitedpalace.org



UNITED PALACE photo: daytoninmanhattan.blogspot.com

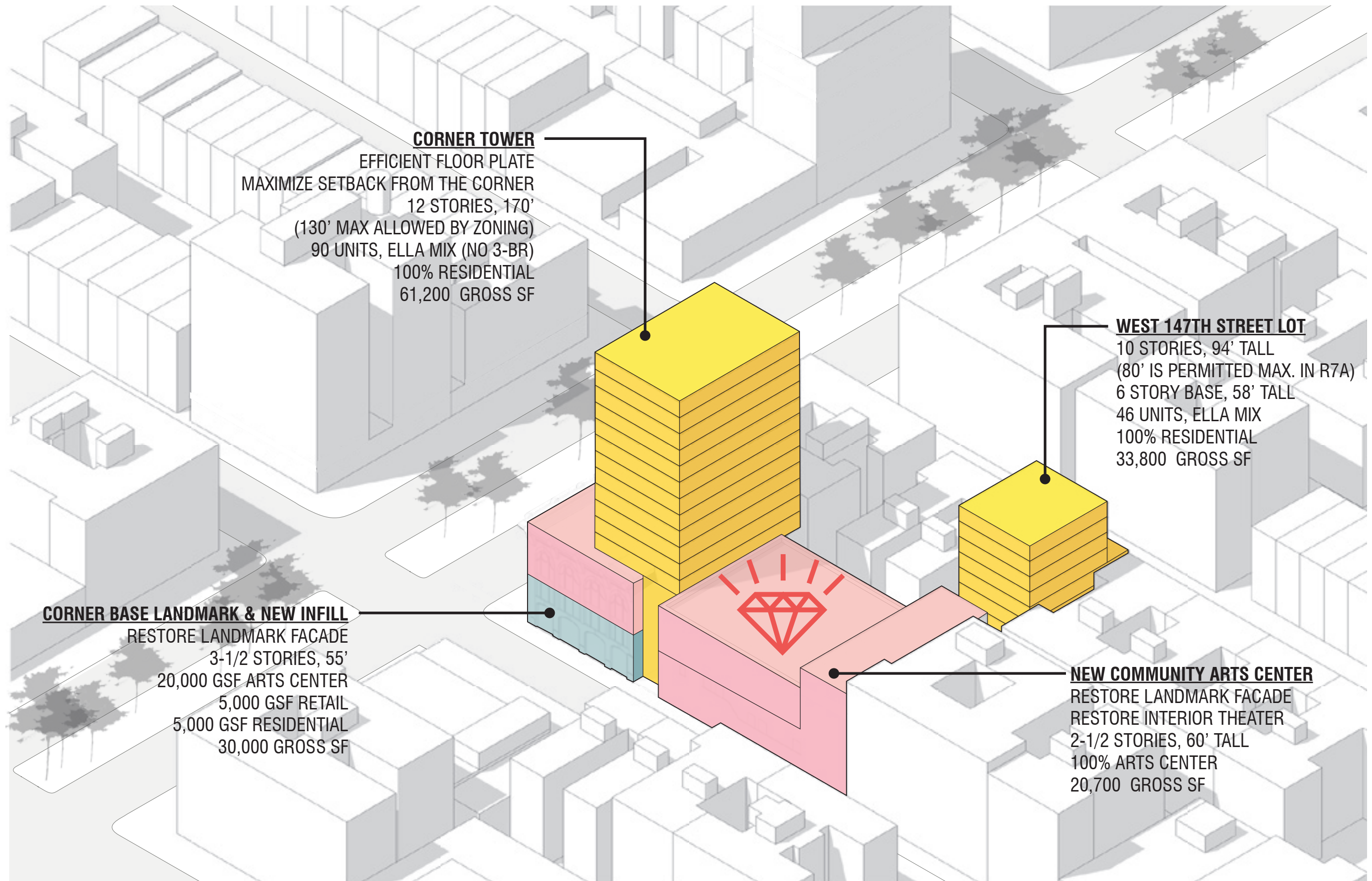


KINGS THEATRE BROOKLYN photo: kingstheatre.com



KINGS THEATRE BROOKLYN photo: nycgo.com

OTHER REVIVED HISTORIC THEATER SPACES



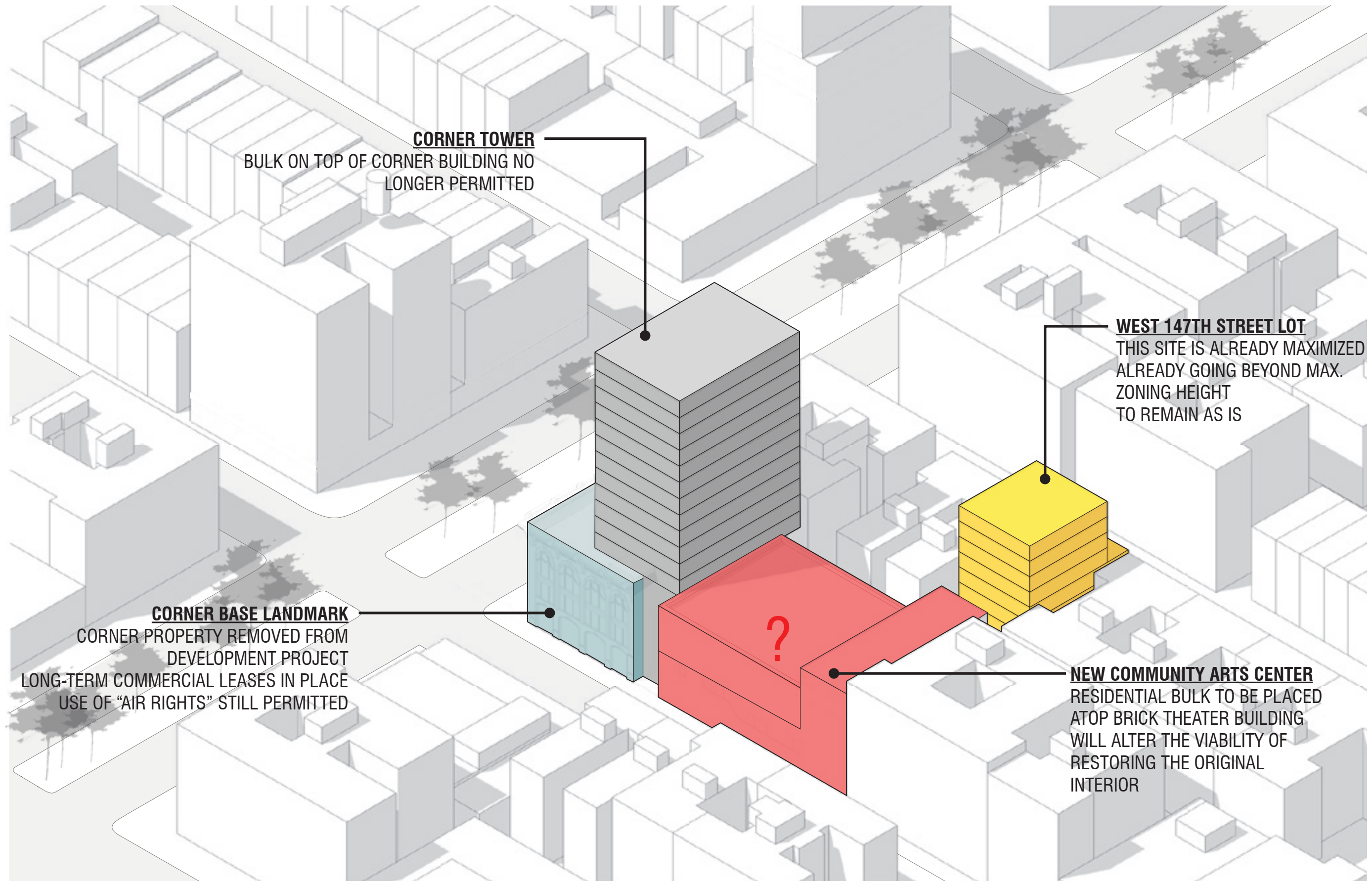
CORNER TOWER
 EFFICIENT FLOOR PLATE
 MAXIMIZE SETBACK FROM THE CORNER
 12 STORIES, 170'
 (130' MAX ALLOWED BY ZONING)
 90 UNITS, ELLA MIX (NO 3-BR)
 100% RESIDENTIAL
 61,200 GROSS SF

WEST 147TH STREET LOT
 10 STORIES, 94' TALL
 (80' IS PERMITTED MAX. IN R7A)
 6 STORY BASE, 58' TALL
 46 UNITS, ELLA MIX
 100% RESIDENTIAL
 33,800 GROSS SF

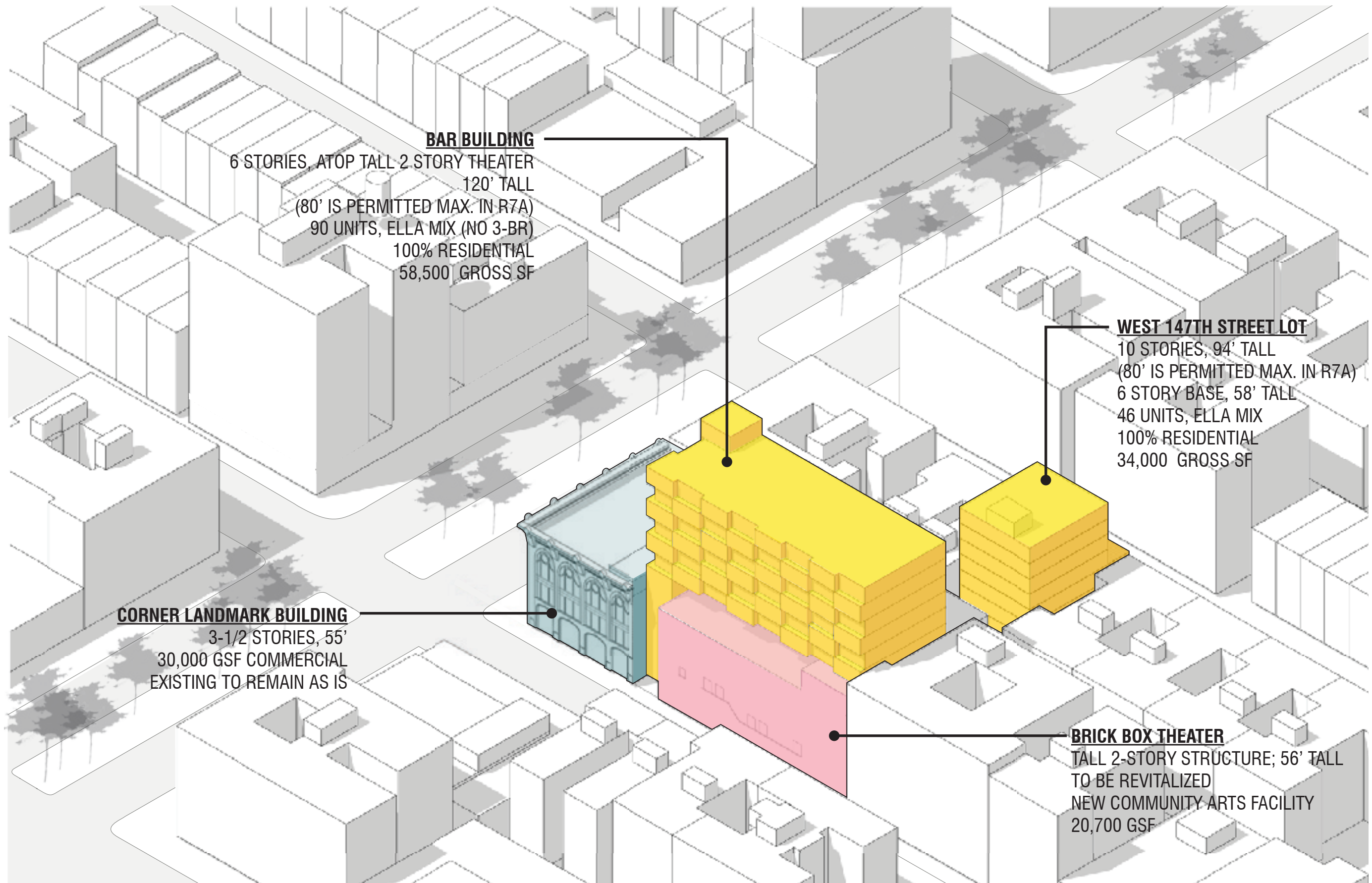
CORNER BASE LANDMARK & NEW INFILL
 RESTORE LANDMARK FACADE
 3-1/2 STORIES, 55'
 20,000 GSF ARTS CENTER
 5,000 GSF RETAIL
 5,000 GSF RESIDENTIAL
 30,000 GROSS SF

NEW COMMUNITY ARTS CENTER
 RESTORE LANDMARK FACADE
 RESTORE INTERIOR THEATER
 2-1/2 STORIES, 60' TALL
 100% ARTS CENTER
 20,700 GROSS SF

ORIGINAL PROPOSAL



CHANGING SCOPE WINTER 2019



BAR BUILDING
6 STORIES, ATOP TALL 2 STORY THEATER
120' TALL
(80' IS PERMITTED MAX. IN R7A)
90 UNITS, ELLA MIX (NO 3-BR)
100% RESIDENTIAL
58,500 GROSS SF

WEST 147TH STREET LOT
10 STORIES, 94' TALL
(80' IS PERMITTED MAX. IN R7A)
6 STORY BASE, 58' TALL
46 UNITS, ELLA MIX
100% RESIDENTIAL
34,000 GROSS SF

CORNER LANDMARK BUILDING
3-1/2 STORIES, 55'
30,000 GSF COMMERCIAL
EXISTING TO REMAIN AS IS

BRICK BOX THEATER
TALL 2-STORY STRUCTURE; 56' TALL
TO BE REVITALIZED
NEW COMMUNITY ARTS FACILITY
20,700 GSF

FEBRUARY 2020 PROPOSAL

Options

Option 01 - Bridge the Theater

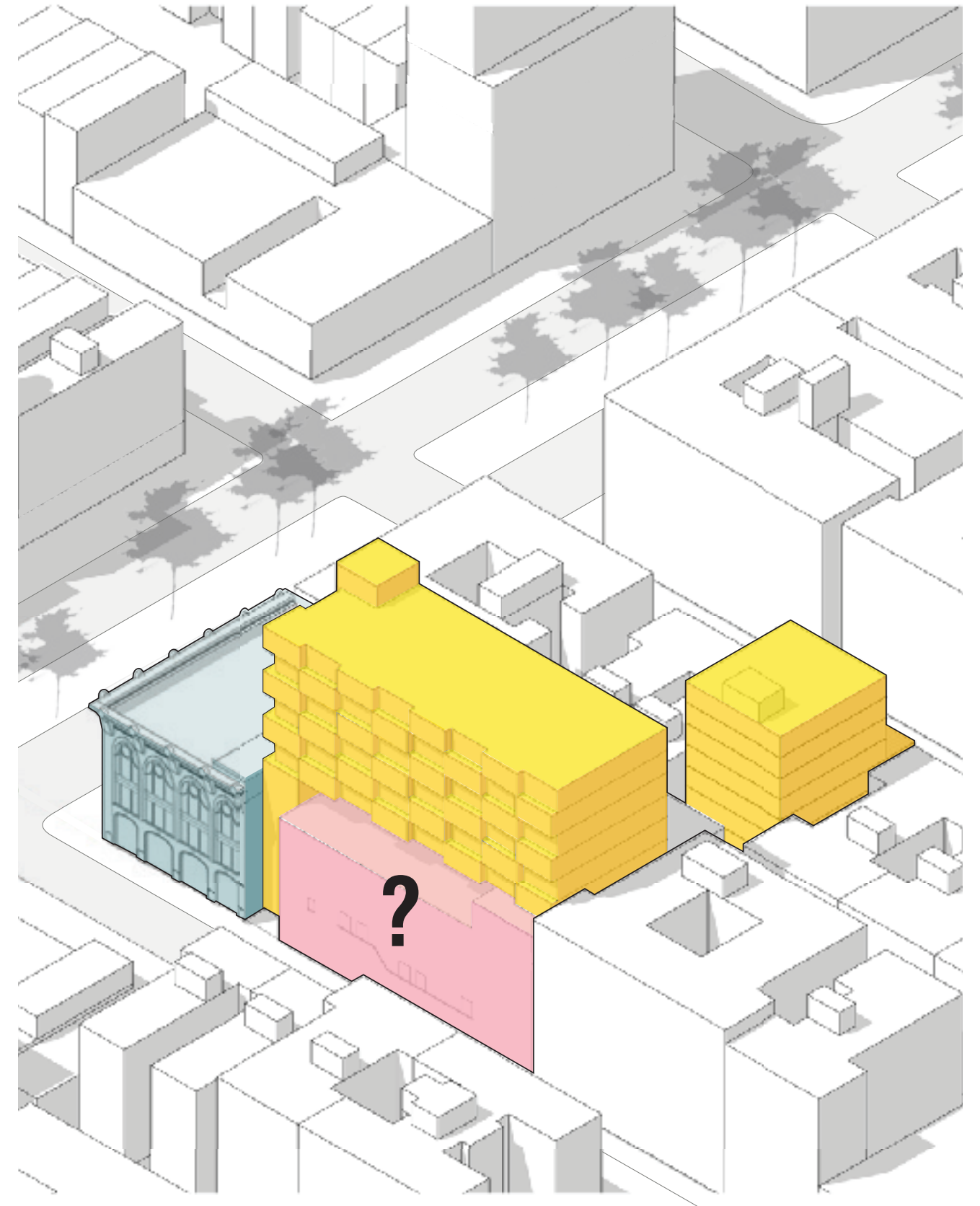
- + Use structural steel frame to bridge approx. 90' over the open theater space
- + Will save the interior of the theater
- Will be the most costly option

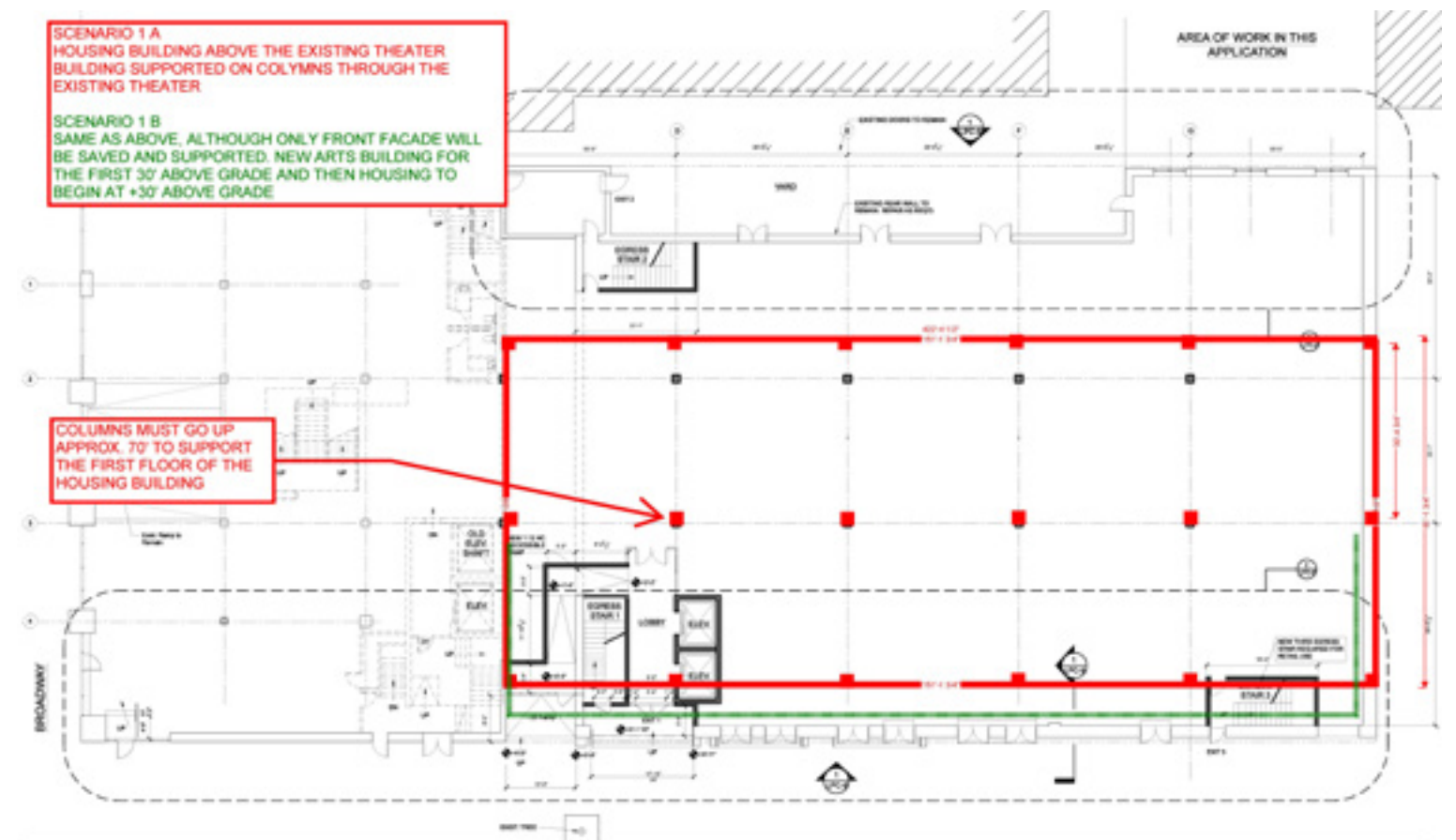
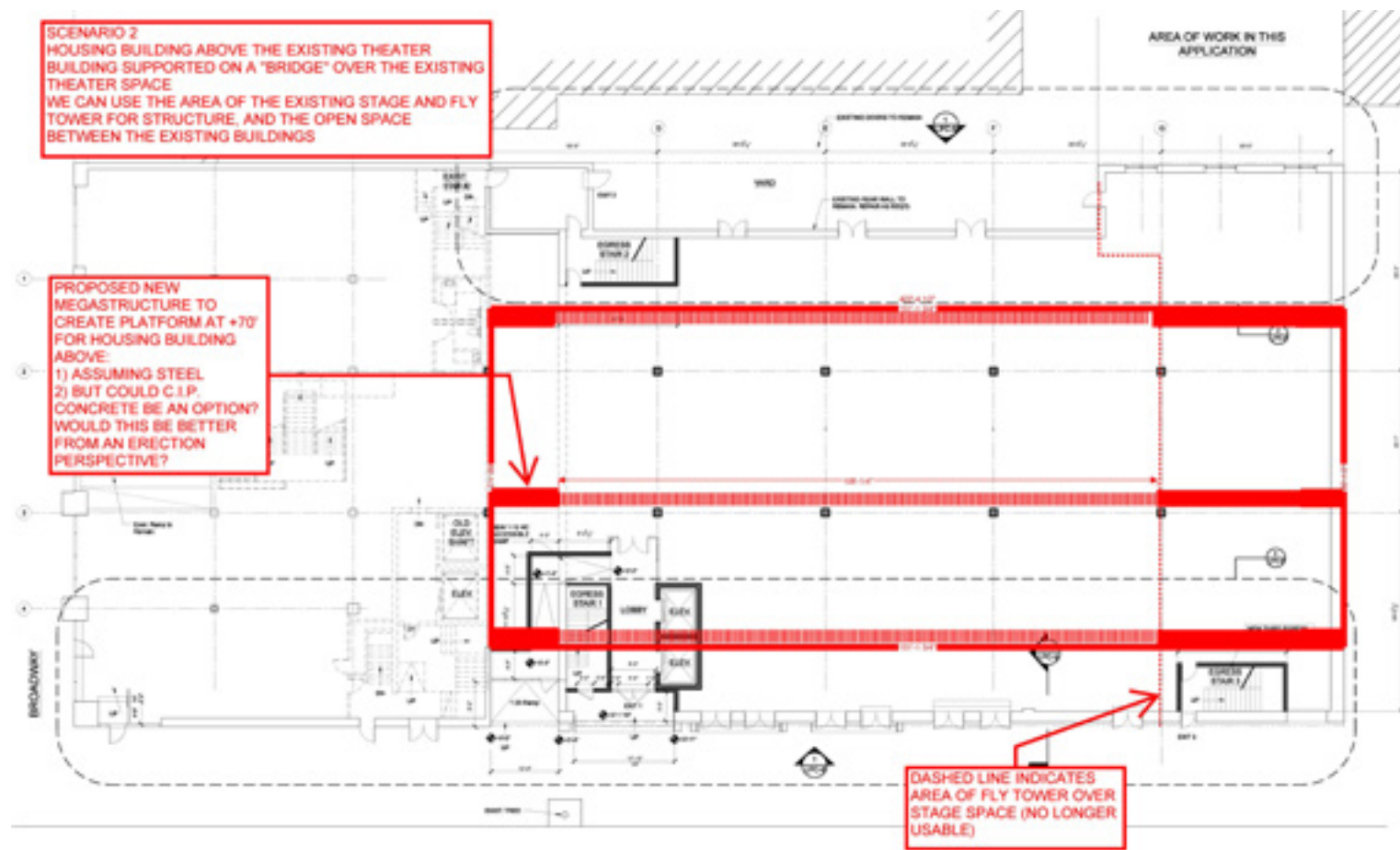
Option 02 - Piercing the theater with new columns

- + Locate steel columns and bracing at particular points through the theater space
- +/- Theater space will be re-configured as a new space for the arts
- + May be able to restore some parts of the theater interior
- Will also be costly and complicated

Option 03 - Demolish the interior, build behind the existing facade

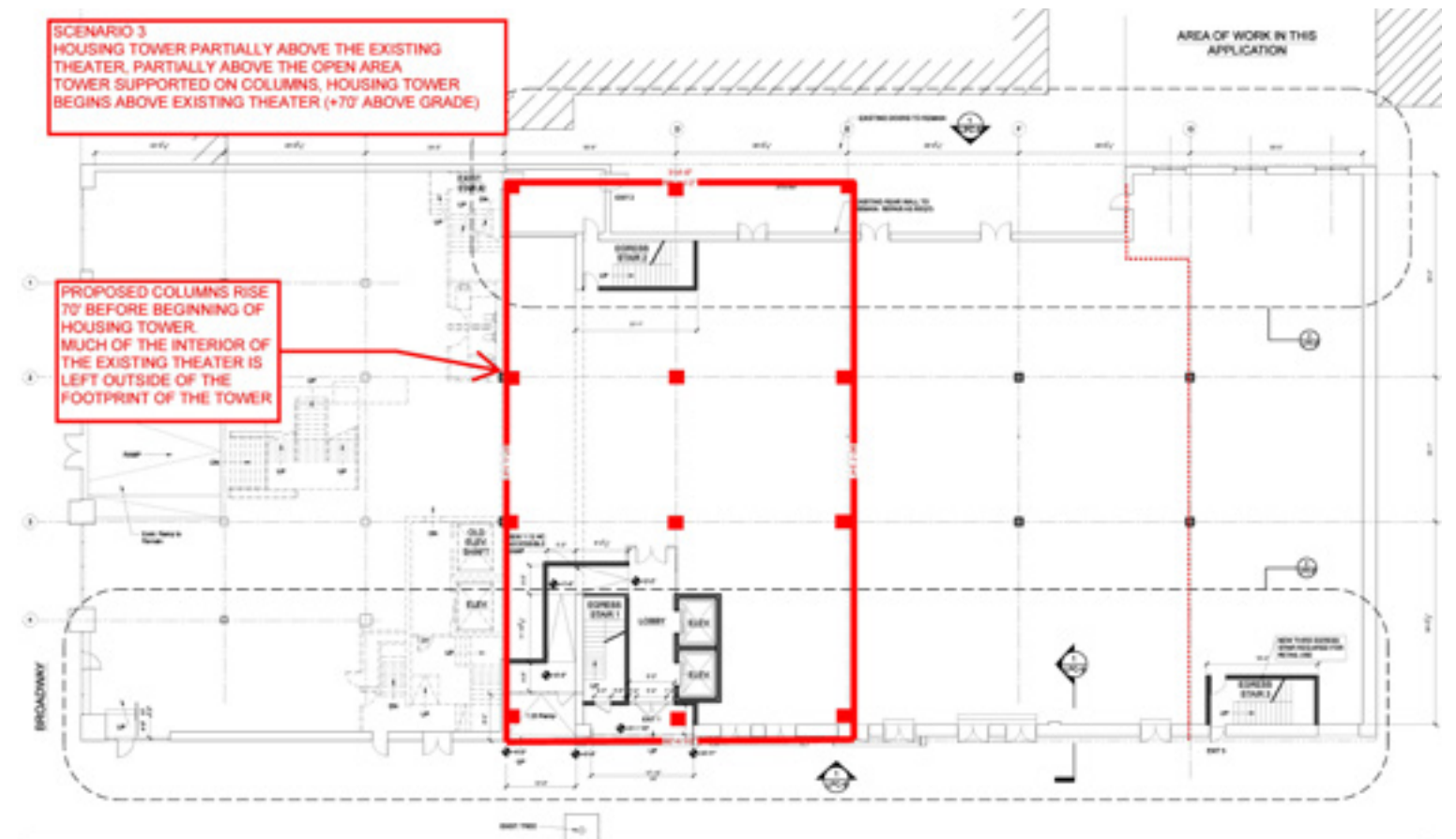
- +/- Seek to save the exterior facade, but build the new arts facility and housing behind it
- Will result in the loss of the interior space of the theater
- + Will be the least costly process



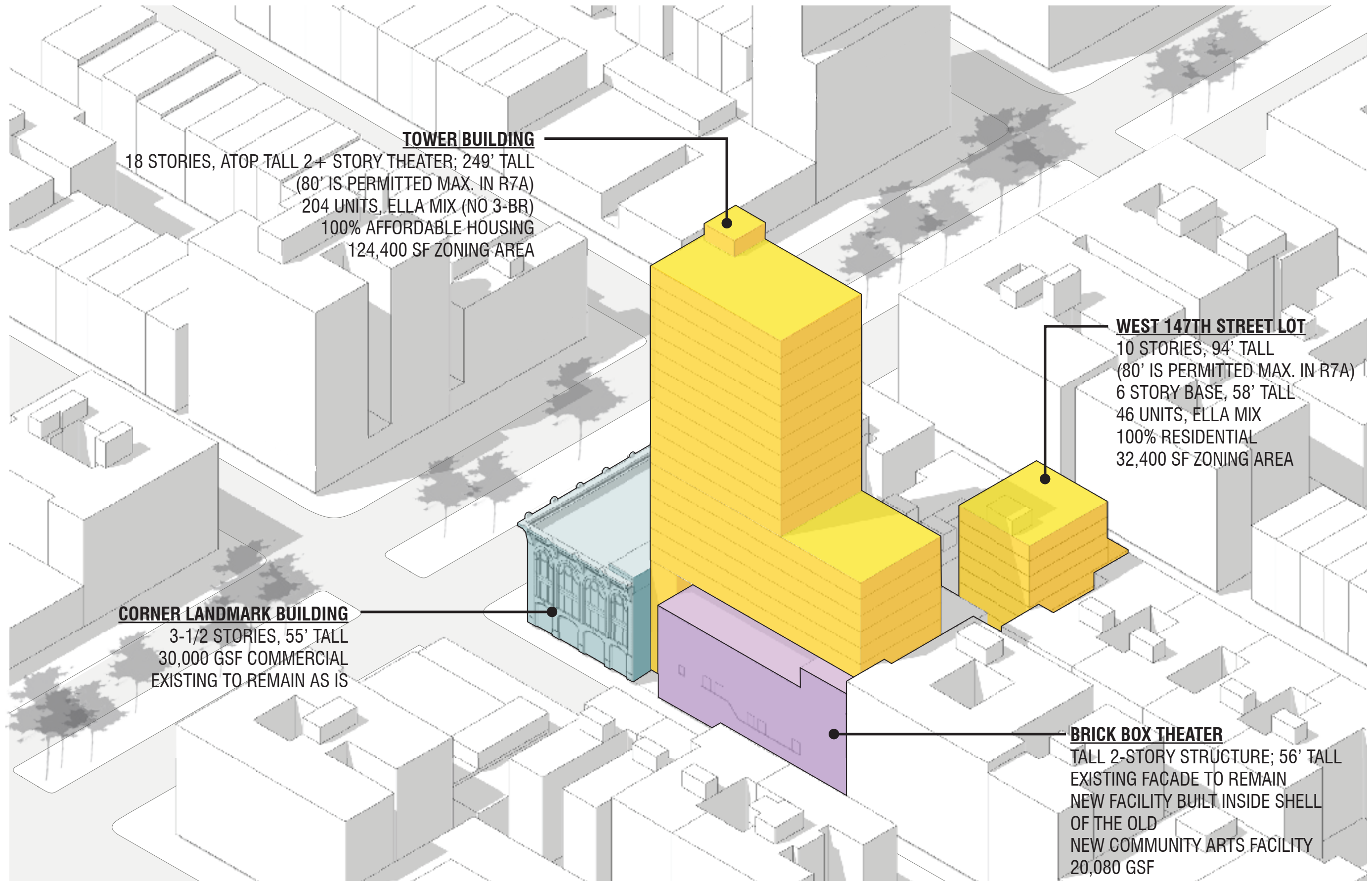


Development Steps since February:

- + Engaged a Structural Engineer in envisioning practical possibilities for the site
- + Explored with a General Contractor the constructability and cost implications of saving the theater
- + Worked on several different realizable scenarios that would preserve the RKO Hamilton Theater in some fashion



CHANGING SCOPE SPRING 2020



TOWER BUILDING
 18 STORIES, ATOP TALL 2+ STORY THEATER; 249' TALL
 (80' IS PERMITTED MAX. IN R7A)
 204 UNITS, ELLA MIX (NO 3-BR)
 100% AFFORDABLE HOUSING
 124,400 SF ZONING AREA

WEST 147TH STREET LOT
 10 STORIES, 94' TALL
 (80' IS PERMITTED MAX. IN R7A)
 6 STORY BASE, 58' TALL
 46 UNITS, ELLA MIX
 100% RESIDENTIAL
 32,400 SF ZONING AREA

CORNER LANDMARK BUILDING
 3-1/2 STORIES, 55' TALL
 30,000 GSF COMMERCIAL
 EXISTING TO REMAIN AS IS

BRICK BOX THEATER
 TALL 2-STORY STRUCTURE; 56' TALL
 EXISTING FACADE TO REMAIN
 NEW FACILITY BUILT INSIDE SHELL
 OF THE OLD
 NEW COMMUNITY ARTS FACILITY
 20,080 GSF

REVISED PROPOSAL - JULY 2020

A Summary of the Proposal

3560 Broadway (The Corner Building)

- 30,000 gsf of Commercial Retail space (as already existing)

553 West 146th Street (The Existing Theater Site)

- Revitalized 20,700 gsf Community Arts Theater
- New 18-story, 124,400 gsf Residential building providing 204 units

538 West 147th Street (The Vacant Lot)

- New 10-story 34,000 gsf Residential building with 46 apartments

Zoning Floor Areas

Total Residential Floor Area & FAR:	156,807 sf;	5.73
Total Community Facility Floor Area & FAR:	19,665 sf;	0.72
Total Commercial Retail Floor Area & FAR:	28,500 sf;	1.04
Total Development Floor Area & FAR:	204,972 sf;	7.49

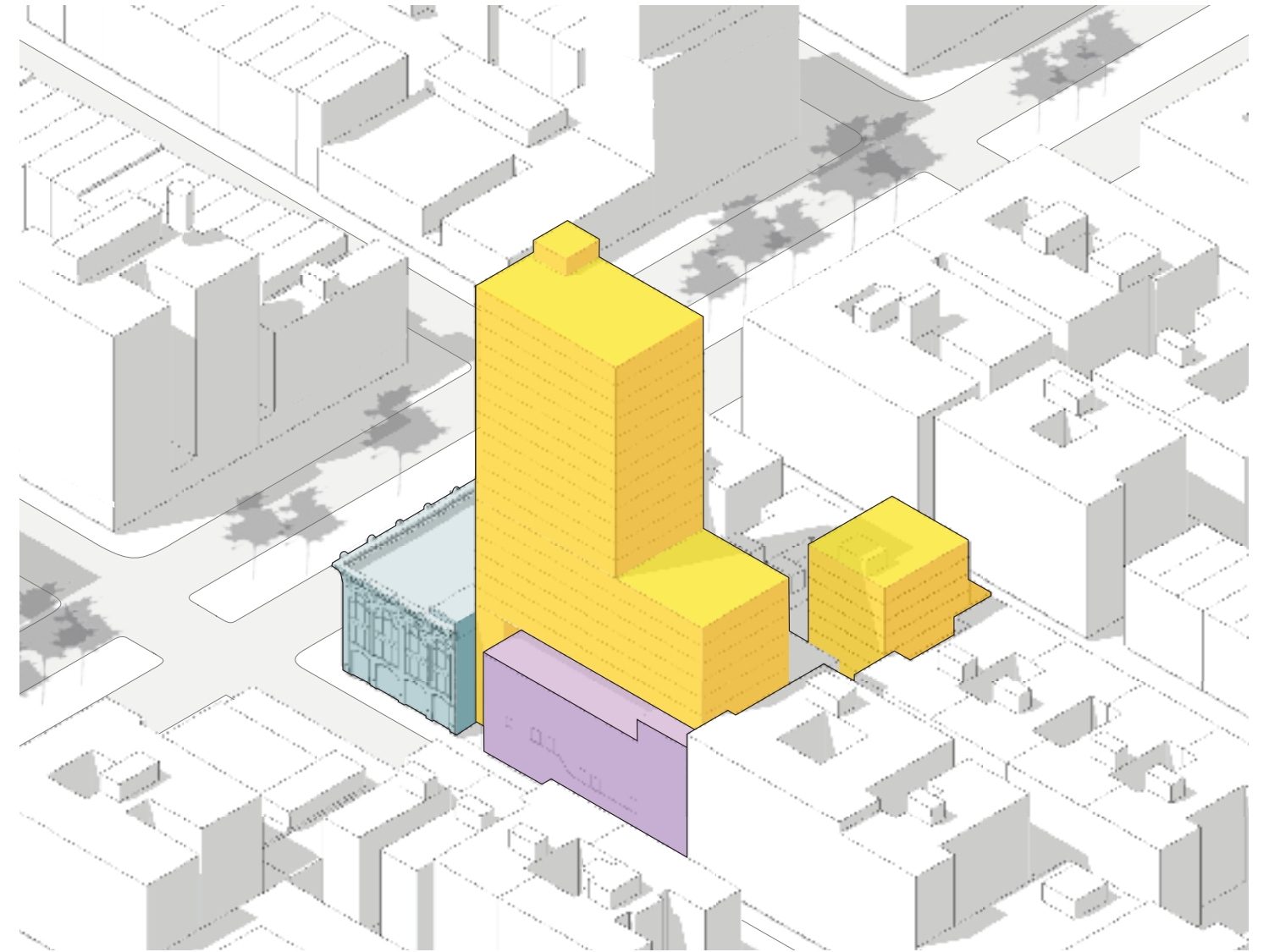
Residential Buildings

100% Affordable Housing per HPD ELLA Program Guidelines

100% ADA Accessible

250 Total Units: 83 studio units (350-400 sf) , 125 1-bedroom units (500-550 sf); 42 2-bedroom units (650-725sf)

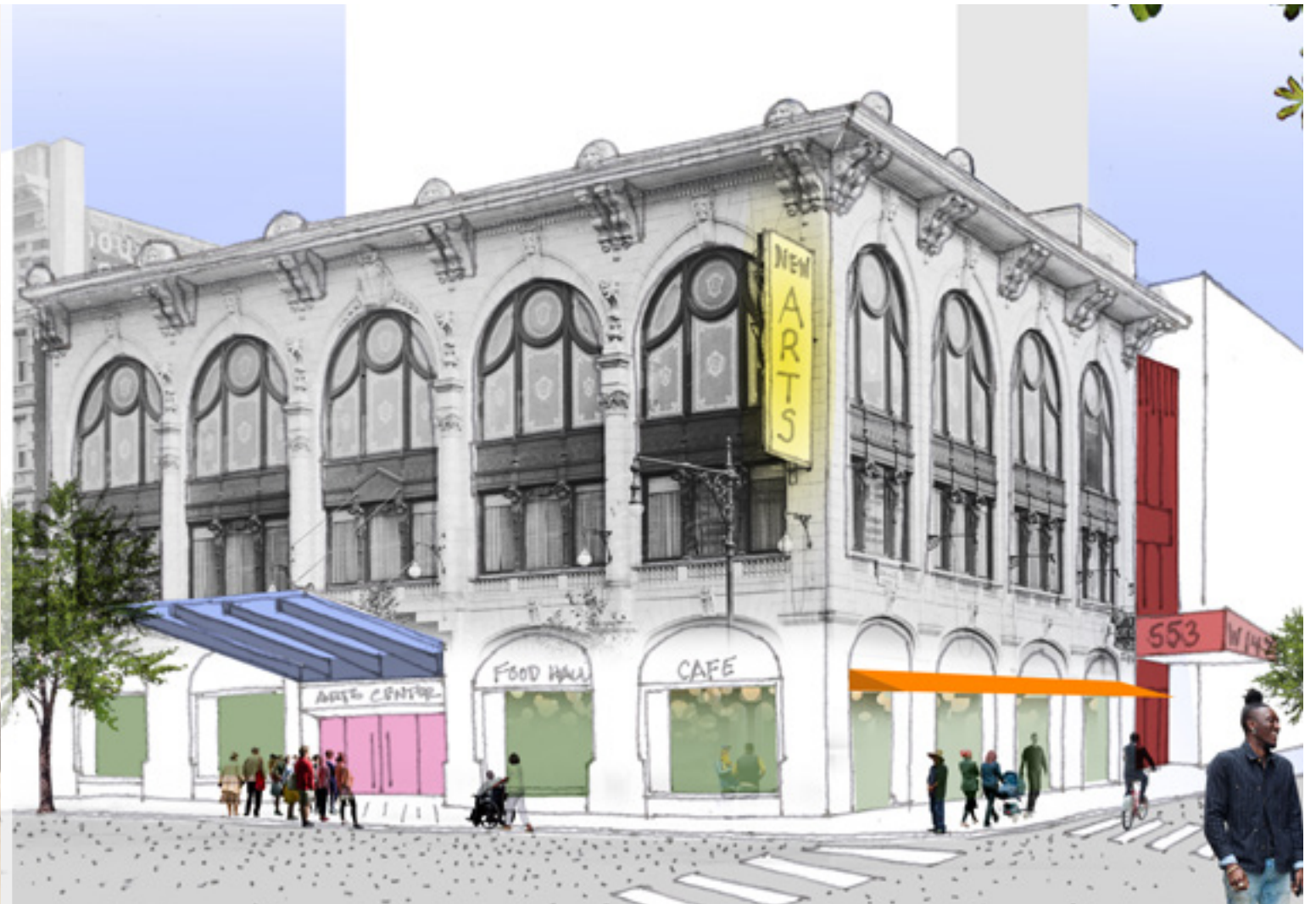
Designed to Passive House standards & Enterprise Green Communities Requirements

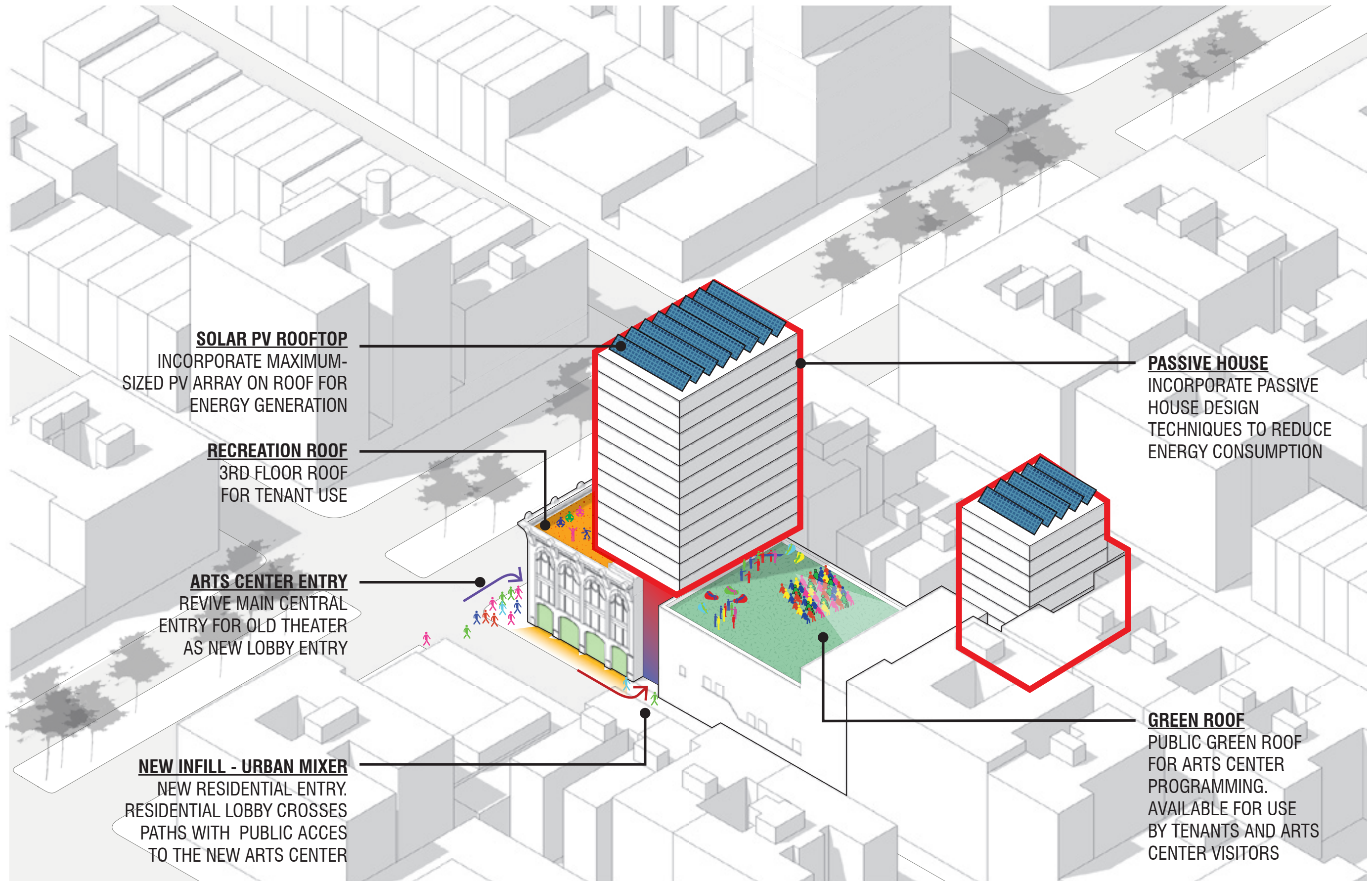


RKO HAMILTON THEATER MANHATTAN - COMMUNITY BOARD 9

BRISA BUILDERS + PAUL A. CASTRUCCI ARCHITECTS
REVIVING THE RKO RESEARCH - JULY 13, 2020

CLOSING DISCUSSION





ACTIVE & SUSTAINABILITY COMPONENTS