

DUMBO HEIGHTS

Brooklyn, NY
2013

ROLE

Leeser Architecture developed extensive F.A.R. studies, concept designs, schematic designs

SIZE

1,200,000 square feet

COST

n/a

PROGRAM

The project developed concepts for 5 prime existing buildings in Dumbo, Brooklyn. The design features a tower incorporating residential penthouses, a commercial base of retail, restaurants, bars and theatres, technology hub and the original sky bridges being activated through the introduction of an outdoor running track, pool and fitness center. A comprehensive F.A.R. study was also undertaken for all properties on the site.

DESIGN COMMENTS & RELEVANCE

The consortium of RFR, Kushner Properties and LIVWRK engaged LEESER Architecture to develop a vision for the 1.2 million-square-foot former Jehovah's Witness publishing facilities. The design utilized existing site features such as the interconnecting sky bridges by converting them to public amenities space including an open air running track, gym and pool. Heavy walls were removed to create public arcades doubling sidewalks and allowing for restaurants, theaters and a beer garden, all of which contribute to creating a unique public destination and attractive option for commercial and residential tenants. Increased FAR from a proposed zoning change would be distributed between commercial rooftop penthouses and a residential tower atop one of the existing buildings. Its form rotated to take advantage of multiple river and city views. The concept developed for Dumbo Heights led to the successful purchase of the development site by the consortium.

