

## **Haven Plaza Application for a Minor Modification to Tompkins Square Large Scale Residential Development**

The proposed application will facilitate the development of a two-story mechanical building at the northwest corner of Parcel A of the Tompkins Square Large Scale Residential Development, which is located at the south-east corner of East 13<sup>th</sup> Street and Avenue C (Block 382, Lots 1 and 100.)

**Applicants:** Joint Application between Haven Square LLC, the New York City Department of Housing Preservation and the New York City Housing Development Corporation.

### **Project Introduction:**

Haven Square LLC, an affordable housing development with 371 units, experienced significant damage and prolonged disruption from Hurricane Sandy. It is a participant in Build it Back, New York City's housing recovery program funded by United States Housing and Urban Development Community Development Block Grants for Disaster Recovery (CDBG-DR). In addition to receiving assistance to repair damages caused by Hurricane Sandy, Haven Square is receiving additional assistance to increase the long-term resiliency and sustainability of the housing complex, through the development of new mechanical systems (boilers, water tanks, electrical room, and gas co-generation) in a new building designed in compliance with new flood resiliency regulations.

The mechanical building will be constructed on a portion of Parcel A. The Building will be elevated above a basement of 8.5 feet. . The Mechanical Building will protect against future flooding due to its location above the design flood elevation.

The construction of the Mechanical Building will not require additional waivers under zoning and will comply with the distribution of bulk permitted by CPC under the LSRD Approval. Up to 420,000 square feet of floor area and 40,000 square feet of lot coverage is permitted on Parcel A. Currently, Parcel A contains a total of approximately 405,127 square feet of floor area and 30,537 square feet of lot coverage. The Mechanical Building will not add floor area or lot coverage or occupy required open space on the LSRD.

**Environmental Issues:** The proposal is Type II

**Timing:** Planned CPC Certification Date October 4, 2016- October Referral to CB 3.



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Land Use Consultant  
Non-Lawyer

VIA EMAIL ([info@cb3manhattan.org](mailto:info@cb3manhattan.org))

Jaime Rogers, Chair  
Community Board 3, Manhattan  
59 East 4<sup>th</sup> Street  
New York, New York 10003

October 7, 2016

RE: Haven Plaza Resiliency Project  
Premises: Block 382, Lots 1 and 100, and Block 380, Lot 50  
Borough of the Manhattan (the "Premises")

Dear Chair Mr. Rogers:

This firm represents Haven Plaza, the owner of the Premises, in connection with an application to be filed with the City Planning Commission for a minor modification to the Tompkins Square Large Scale Residential Development. This application is intended to facilitate the construction of a new 3,120 square foot mechanical building on underutilized land located on the northwest corner of Avenue C and East 13<sup>th</sup> Street. This letter sets forth a brief summary of the application of the Haven Plaza Resiliency project application in advance of the City Planning Commission referral to Community Board 3 on October 17, 2016.<sup>1</sup> Enclosed please find draft proposed plans and renderings of the building, which will house the mechanical systems of the multi-building Haven Plaza residential complex within a single flood-resilient building.

SUMMARY

The New York City Department of Housing Preservation and Development ("HPD"), in conjunction with the Housing Development Corporation ("HDC"), and the Haven Square LLC, is applying to the New York City Planning Commission to request a modification of the Tompkins Square Large Scale Residential Development ("LSRD") plan approved in 1965 in order to:

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<sup>1</sup> A complete application, including plans and all attachments, will be delivered by email to the Community Board on October 13, 2016.

SLATER & BECKERMAN PC

Community Board 3  
October 7, 2016  
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2. Update the boundaries of the Tompkins Square LSRD to properly reflect the existence since 1967 of the mapped public park, Dry Dock Playground, on the northerly side of East 10<sup>th</sup> Street between Szold Place and Avenue D.

The proposed modification will enable owner Haven Plaza to construct a new mechanical building located on the Haven Plaza property that will comply with recently-enacted NYC flood resilient regulations and, most significantly, will benefit the residents of Buildings 1-N through 4-N. The mechanical building will be constructed above the design flood elevation and therefore will protect Haven Plaza's mechanical systems against future flooding. The proposed mechanical building, which is to be funded under the NYC Build It Back Program, will prevent future damage and disruption to heat and power services at Haven Plaza. The proposed mechanical building will contain, among other things, fuel storage, boilers, hot water heaters, and water and gas booster pumps in a standalone building. The new mechanical building, as designed, will permit Buildings 1-N to 4-N to be removed from the City steam services, which failed during Hurricane Sandy.

The updating of the LSRD boundary is an action included in the modification at the request of the Department of City Planning. The boundary will be corrected to remove the Dry Dock Playground from the Tompkins Square LSRD. In 1967, when the City mapped the Playground as a public park, the underlying land was no longer subject to zoning and therefore the restrictions of the LSRD. The updating of the LSRD boundary will not impact either the Haven Plaza or the Village East Towers developments.

On September 19, 2016, the Institute for Human Development, which is an independent non-profit under Catholic Charities, along with CTA architects, attended the Haven Plaza Tenant's Association Meeting to discuss the proposed modification application for the new mechanical building. CTA architects gave a full presentation of the project and responded to tenants' questions.

The new mechanical building, once completed, will greatly benefit the residents of Haven Plaza, as well as the surrounding community. We look forward to presenting our application to the Community Board later this month and to addressing any concerns the Board may have.

Very truly yours,



Stuart Beckerman

# HAVEN PLAZA RESILIENCY PROJECT URBAN DESIGN PRESENTATION

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## PROPOSED HAVEN PLAZA MECHANICAL BUILDING NEW YORK, NY 10009



SITE OF PROPOSED  
HAVEN PLAZA  
MECHANICAL BUILDING

05

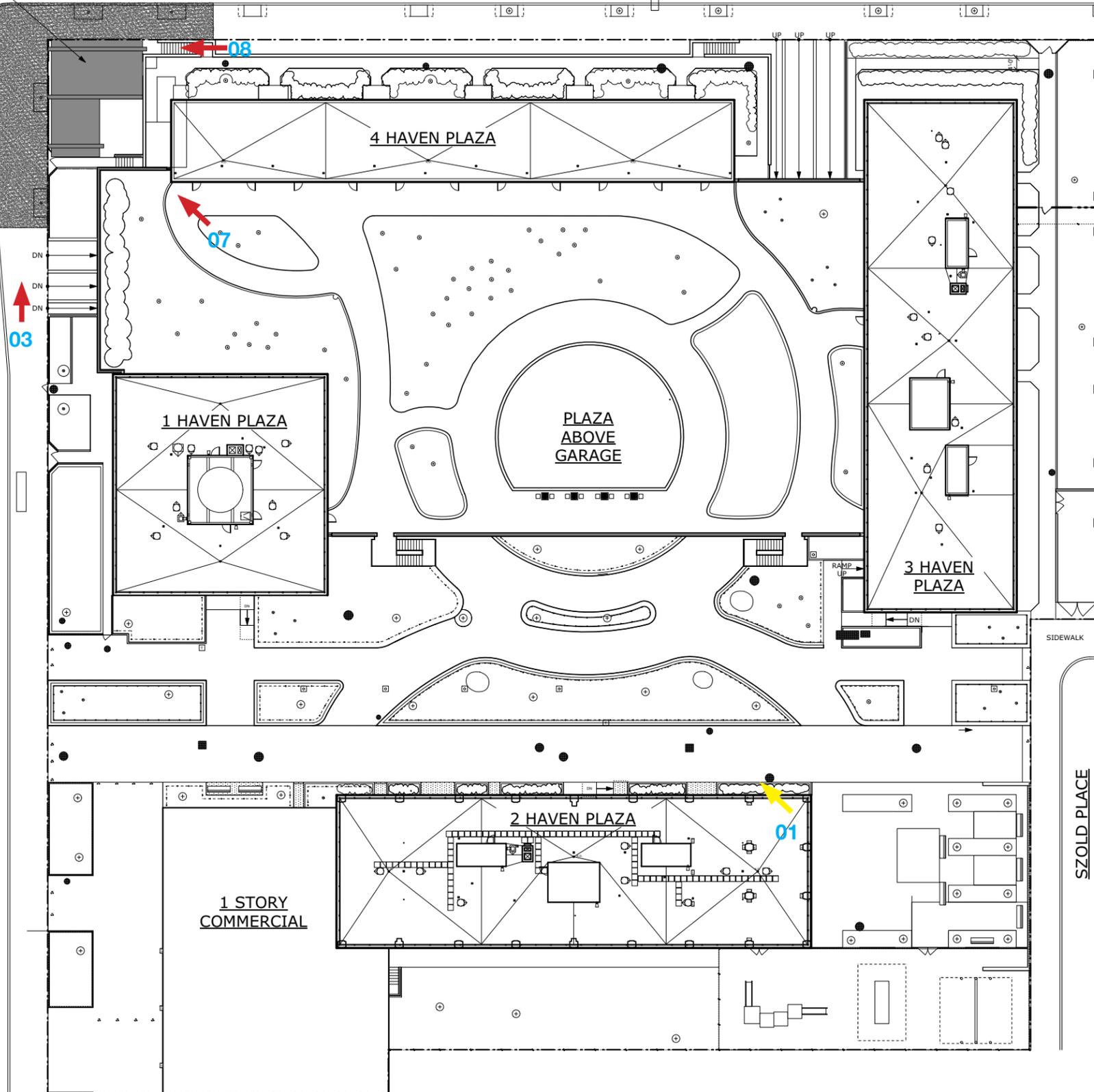
0 HAVEN PLAZA  
NEW MECHANICAL  
BUILDING FOR HAVEN  
PLAZA COMPLEX.

06

EAST 13 STREET



04



 EXISTING  
CONDITION  
 PROPOSED  
BUILDING



A EXISTING VIEW AT AVENUE C



B PROPOSED SOUTH ELEVATION



A EXISTING VIEW AT AVENUE C FROM ACROSS STREET



B PROPOSED WEST ELEVATION



A EXISTING VIEW AT AVENUE C FROM CORNER



B PROPOSED WEST ELEVATION



A EXISTING NORTH VIEW FROM EAST 13TH STREET



B PROPOSED NORTH ELEVATION



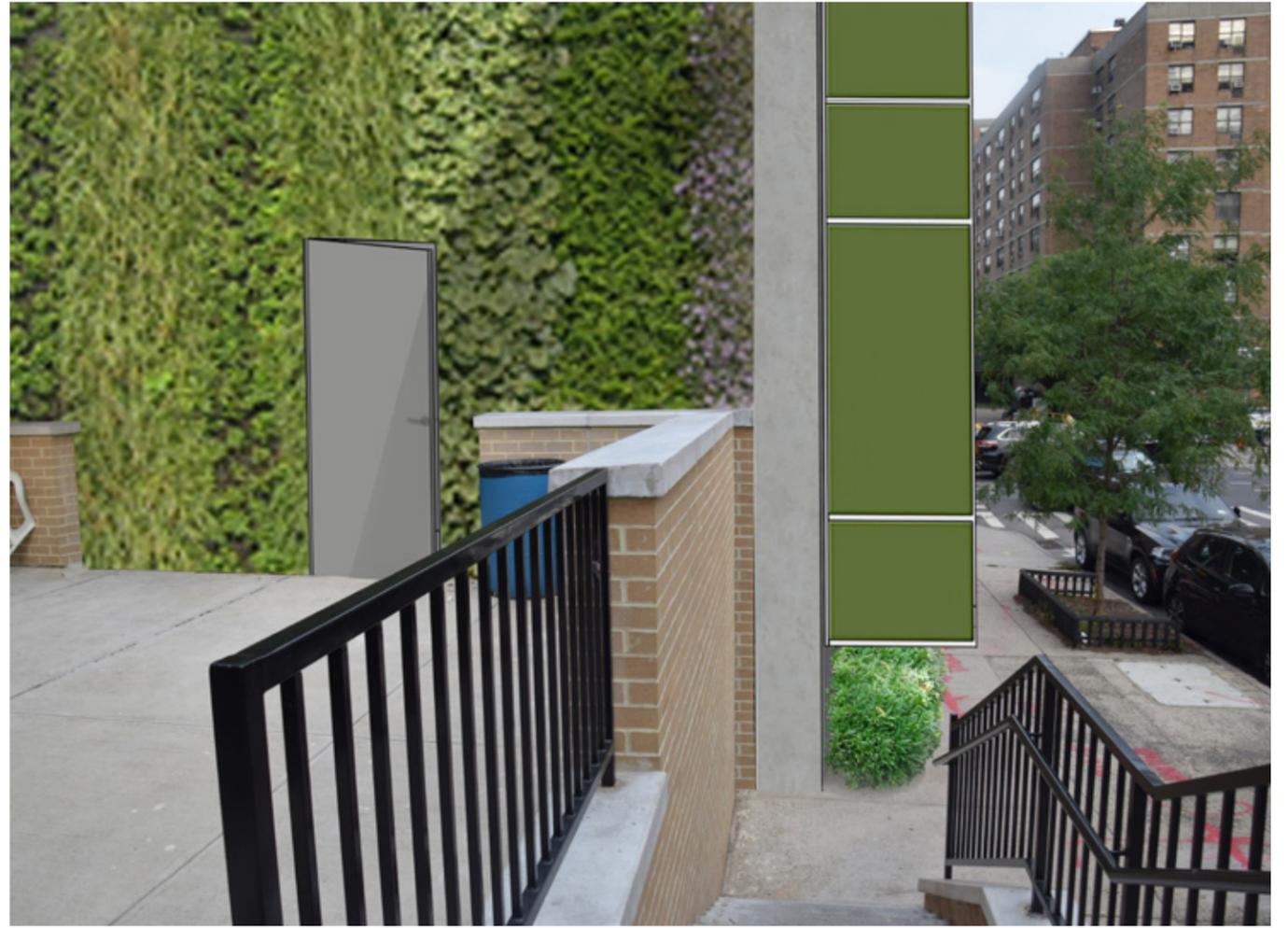
A EXISTING NORTH VIEW AT PLAZA WALKING WEST



B PROPOSED SOUTH ELEVATION



A EXISTING EAST VIEW AT TERRACE WALKING WEST



B PROPOSED EAST ELEVATION

OWNER  
 WAVECREST MANAGEMENT TEAM, INC.  
 87-14 116TH STREET  
 RICHMOND HILL, NY 11418

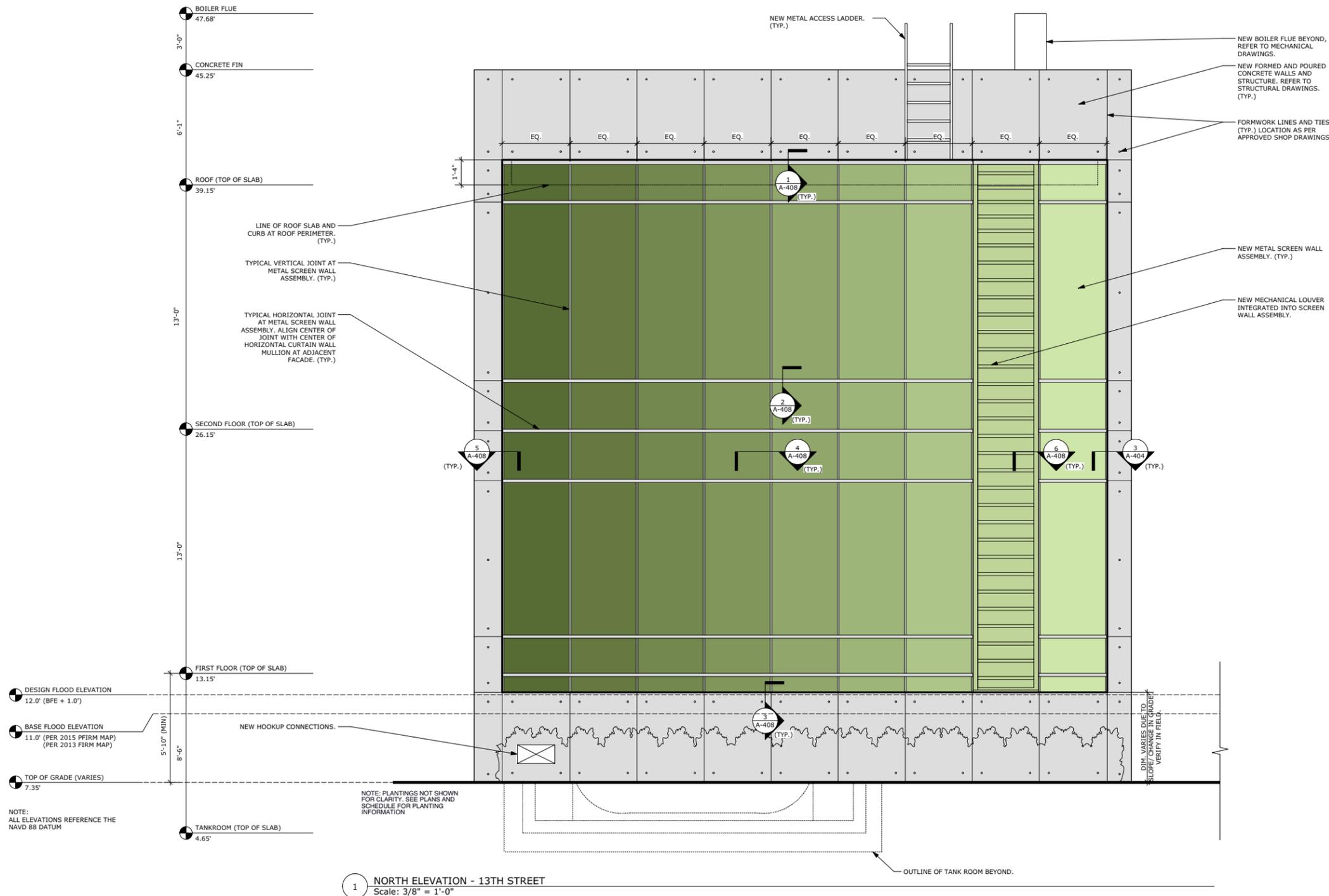
MEP ENGINEER  
 COLLADO  
 2 HOLLAND AVENUE  
 WHITE PLAINS, NY 10603

GEOTECHNICAL ENGINEER  
 LANGAN  
 21 PENN PLAZA  
 360 WEST 31ST STREET, 8TH FLOOR  
 NEW YORK, NY 10001

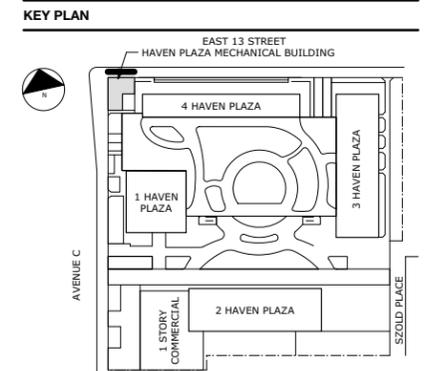
ELEVATOR CONSULTANT  
 HUBERT H. HAYES, INC.  
 1953 86TH STREET  
 BROOKLYN, NY 11214

STRUCTURAL ENGINEER  
 SILMAN  
 32 OLD SLIP  
 10TH FLOOR  
 NEW YORK, NY 10005

DATE	REVISION	NO.
05/20/2016	SCHEMATIC DESIGN	1
06/17/2016	DESIGN DEVELOPMENT - HDC ENGINEER REVIEW	2
07/25/2016	DOB FILING SET	3
08/25/2016	HDC REVIEW SET	4
09/02/2016	ISSUE FOR BID	5

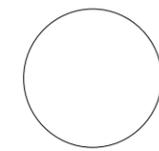


1 NORTH ELEVATION - 13TH STREET  
 Scale: 3/8" = 1'-0"



PROJECT:  
**HAVEN PLAZA RESILIENCY PROJECT**  
**HAVEN PLAZA MECHANICAL BUILDING**  
**NEW YORK, NY 10009**

DRAWING TITLE:  
**NORTH ELEVATION**

SEAL & SIGNATURE:	DATE: 02 SEPTEMBER 2016
	PROJECT No: 15474
	DRAWING BY: LBM/TT
	CHECKED BY: DA & TJ
	DWG No:
<b>A-200.00</b>	
CADD FILE No: 15474	7 of 25

