

Broome Street Development

Community Board 3 Land Use Committee Update



Chinese-American
Planning Council, Inc.





Manhattan Programs

Education

- Adult Literacy Program*
- CPC at High School for Dual Language and Asian Studies
- Early Childhood Center at Chung Pak
- Early Childhood Center at Garment Industry
- Early Childhood Center at Jacob Riis
- Early Childhood Center at Little Star
- Early Childhood Center at Tribeca
- Project Gateway College Counseling Center*
- Project Reach
- School-Age Child Care Center at PS 130
- School-Age Child Care Center at Chrystie Street
- School-Age Child Care Center at PS 2
- School-Age Child Care Center at PS 124

Family Support

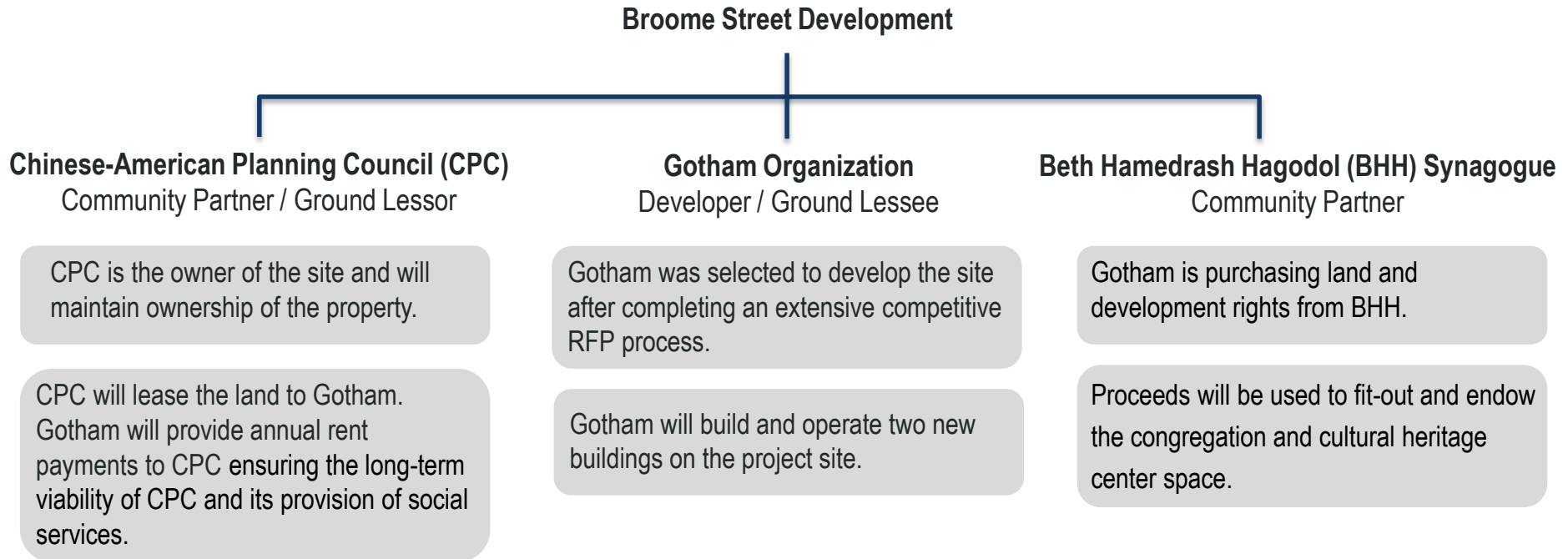
- Asian Child Care Resource and Referral Program*
- Asian Family Services*
- Chinatown Senior Center
- Meals on Wheels/Home Delivered Meals
- Multi-Social Services*
- Open Door Senior Center
- Special Needs Services in Manhattan*
- Community Health Services*

Community and Economic Empowerment

- BuildingWorks Pre-Apprenticeship Training Program
- Career Center*
- Manhattan Community Center*
- Legal Services*
- Lower East Side Employment Network*
- Lower East Side Youth Opportunity Hub*
- LVMH Fundamentals in Luxury Retail Training Program*
- Policy and Advocacy*
- Summer Youth Employment Program*
- Volunteer and Internship Program*
- Wellness at Hong Ning Housing for the Elderly

Development Partners

- The Chinese-American Planning Council (“CPC”), Gotham Organization (“Gotham”), and Beth Hamedrash Hagadol (“BHH”) have partnered to deliver a model intergenerational development with mixed income residential, community facility, and retail space generating construction and permanent jobs.



Project Program

- Project of approximately 462,000 GSF with:
 - A **40,000 GSF condominium unit conveyed to CPC** by Gotham that will house CPC's new headquarters and will enable the organization to continue to maintain its identity in the Lower East Side community, consolidating many of its operations under one roof.
 - A **4,000 GSF condominium unit conveyed to BHH** by Gotham where BHH will operate a congregation and cultural heritage center space.
 - Approximately **400,000 GSF residential space of 488 total mixed income rental units** with 43% affordability at a deep skew average of approximately 53% AMI.
 - **18,750 GSF small format retail space**, extending the Broome Street retail corridor.
- Separate from the proposed project, the owner of adjacent lot at 384 Grand Street (Lot 95) would retain the existing building and construct additional commercial space totaling approximately 4,750 gsf.



Project Update Since Previous Presentation (January 2018)

- Following the development team's last meeting with the Land Use Committee in January 2018, the following progress has occurred:

Program Update:

- 27 additional low income senior housing units added.

Land Use Application and Environmental Review Process

- Formally filed EAS Form & Draft Scope of Work ("DSOW") on Dec. 31st with Positive Declaration issued thereafter.
- Public Scoping Meeting held February 26th with Public Comment Period expiring March 8th.
- Draft EIS will be published along with Final Scope of Work in preparation for ULURP process.
- First step in ULURP process will be Community Board review of Application and DEIS.

Site Overview



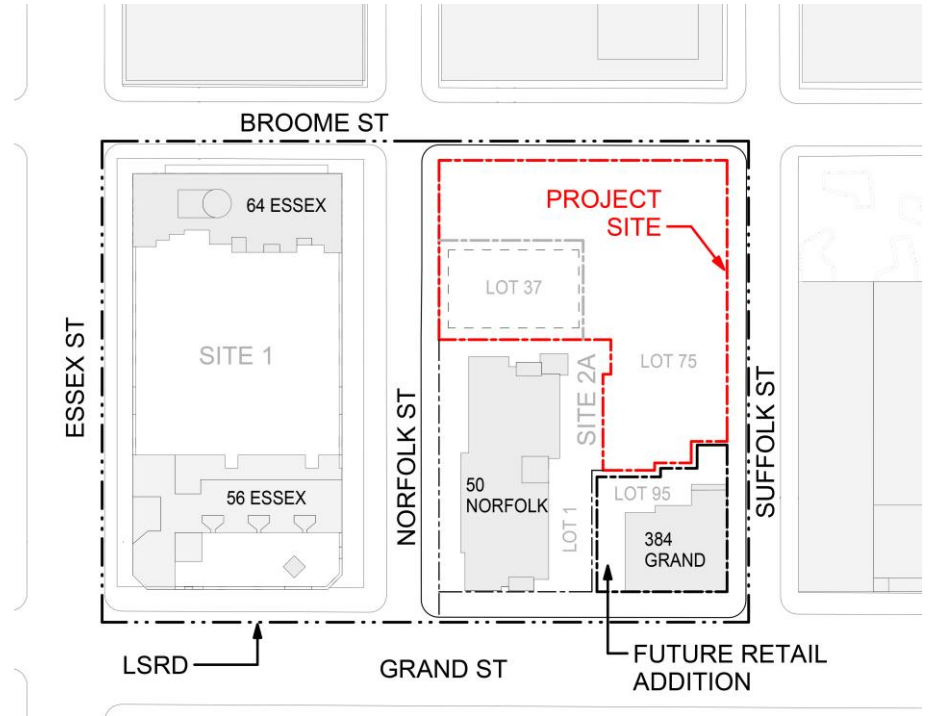
View from corner of Broome Street and Norfolk Street (Lot 75)



Current BHH condition (Lot 37)

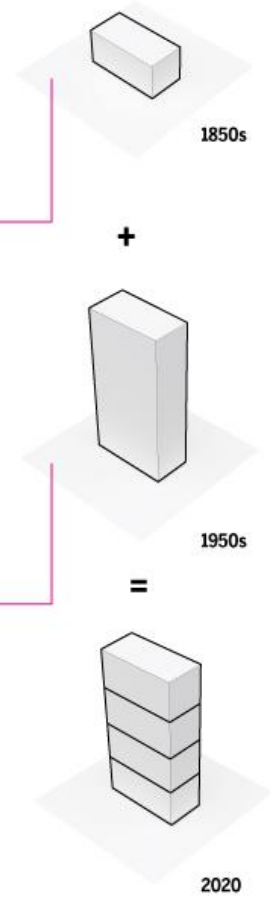


Existing Hong Ning Building (Lot 1)



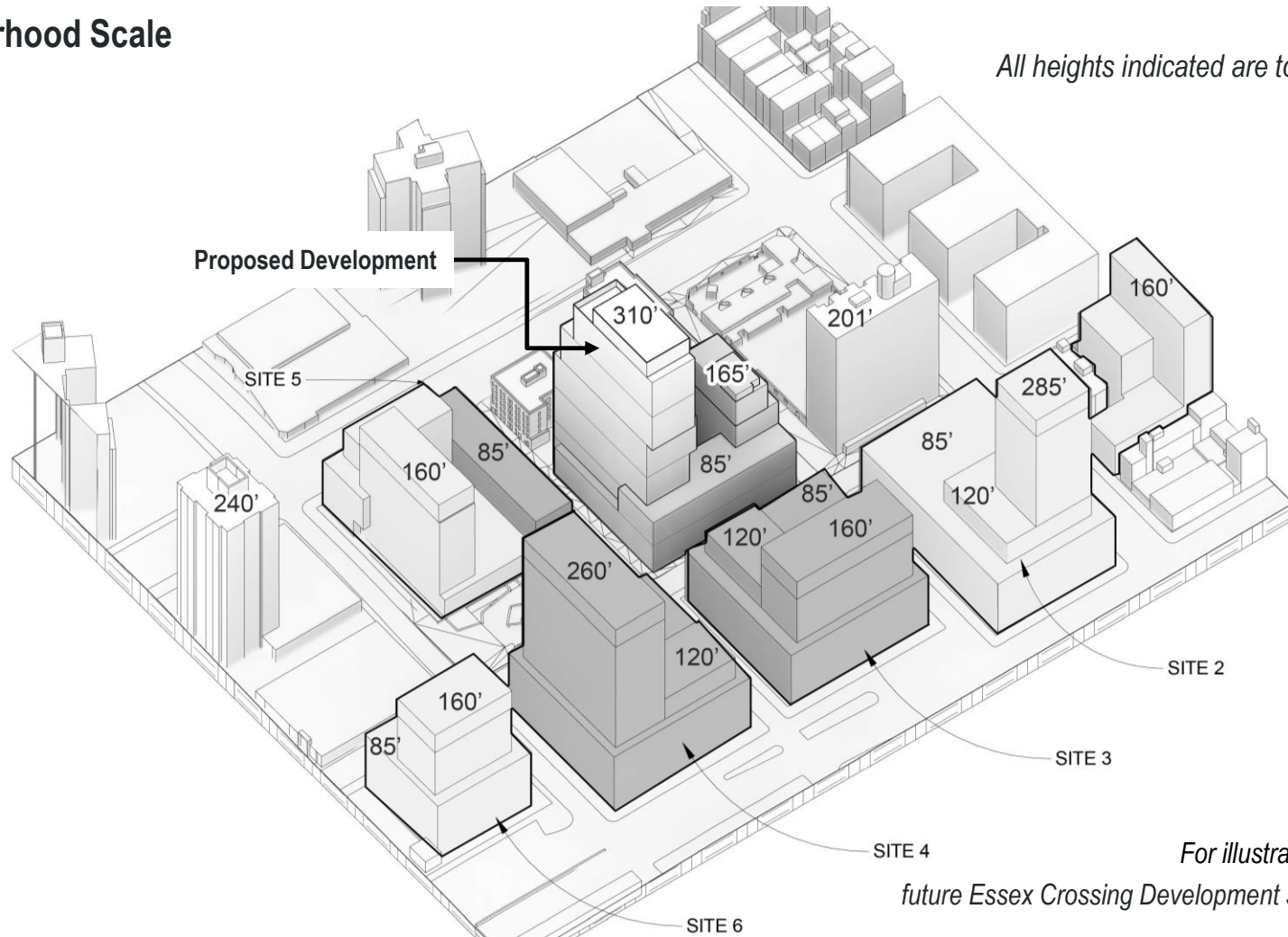
Large Scale Residential Development Site Map
(for illustrative purposes only)

Existing Building Context & Massing Concept



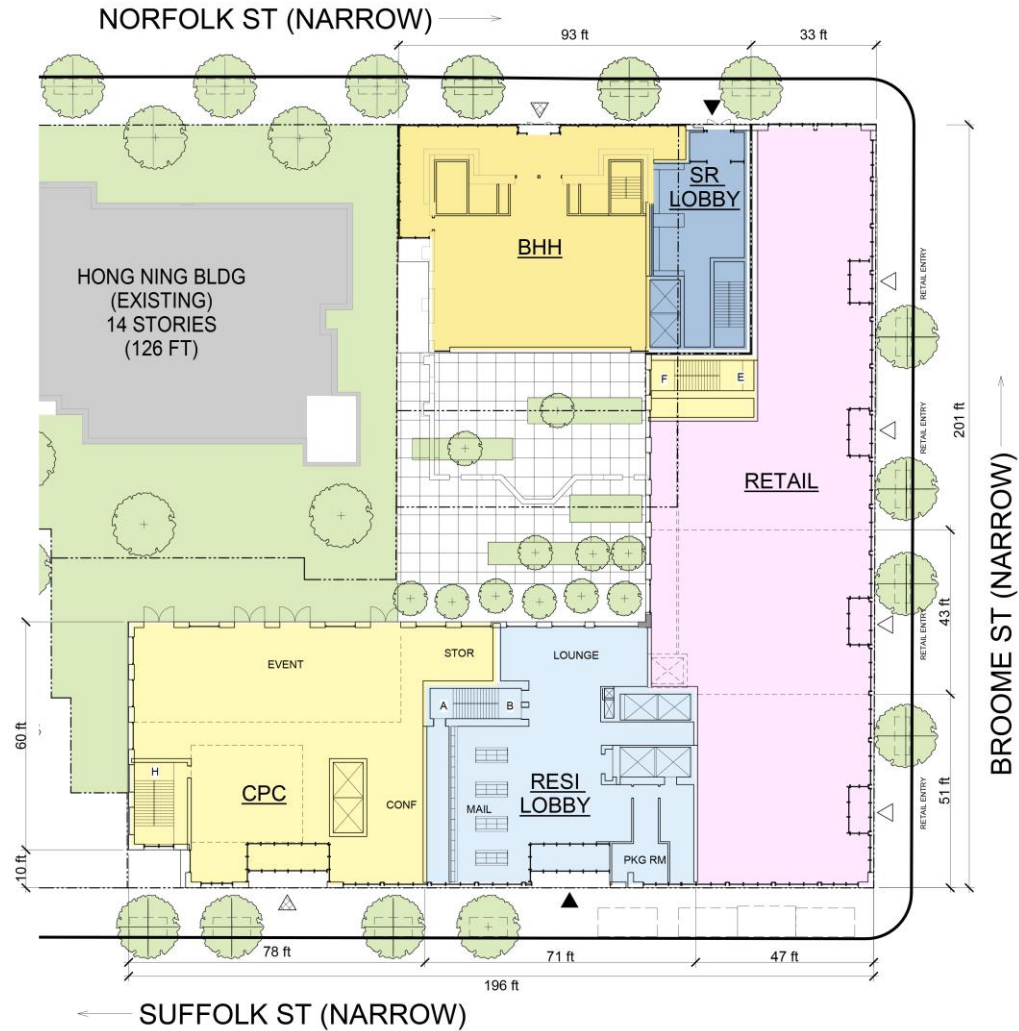
Neighborhood Scale

All heights indicated are top of roof heights.



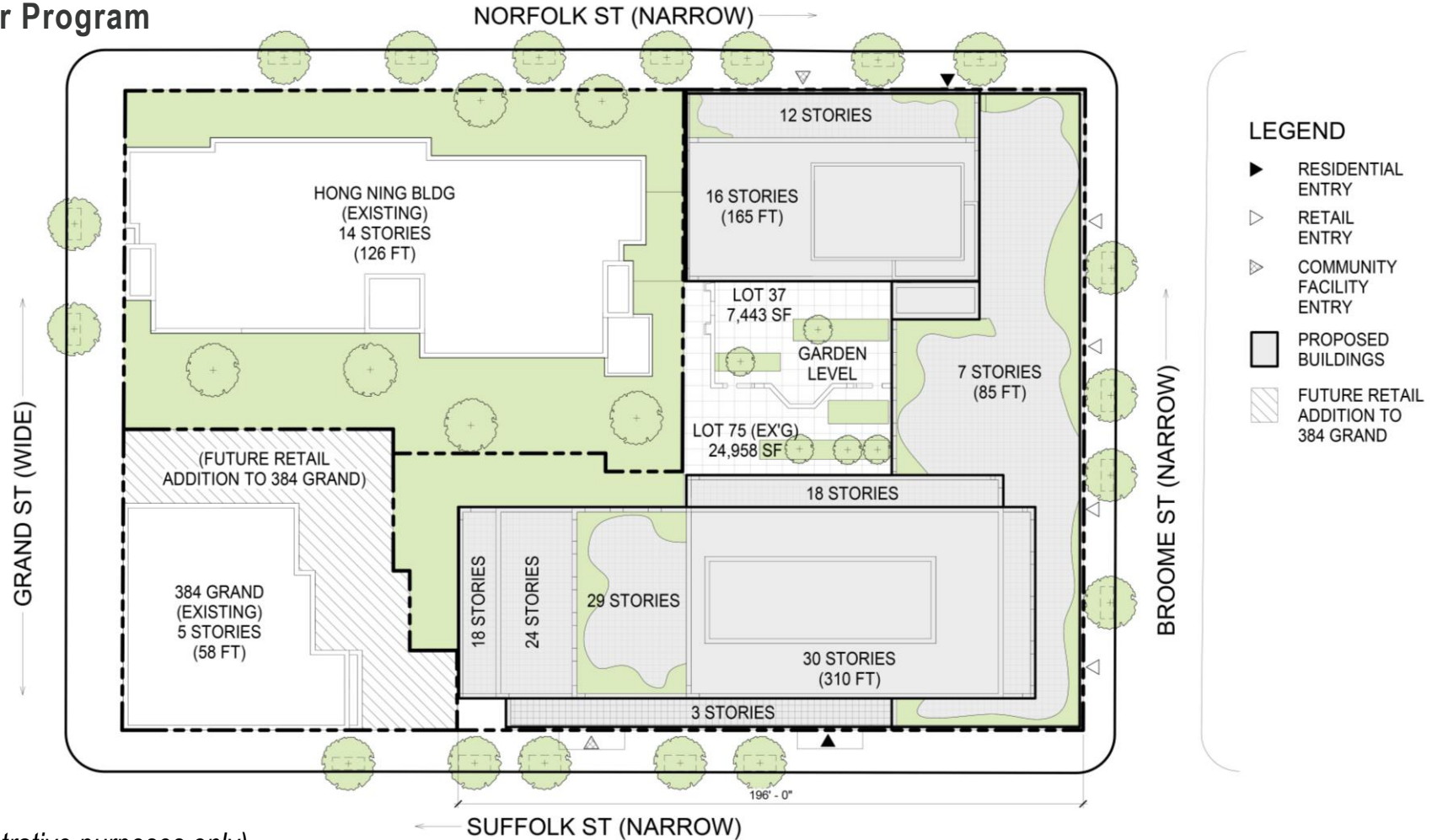
For illustrative purposes only;
future Essex Crossing Development sites shown in gray

Site Planning



(for illustrative purposes only)

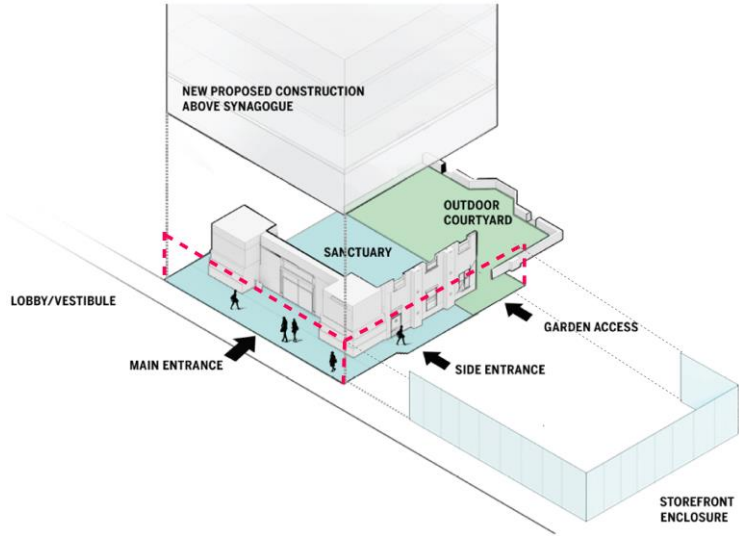
Outdoor Program



(for illustrative purposes only)

Beth Hamedrash Hagadol Cultural Heritage Center

- Integration of existing synagogue remains into new project



Rendering provided for illustrative purposes only.

- BHH intends to establish a congregation and cultural heritage center space to provide resources to facilitate research and reading, open regularly to the public and graduate and post graduate students.
- Lectures will be delivered; events and exhibits will be arranged and displayed.

Chinese-American Planning Council New Headquarters

- New CPC Headquarters will be accessed via a new entrance on Suffolk Street.
- Project will provide CPC with approximately 6,000 sf at the ground floor with an additional 34,000 sf on the second and third floors facing Suffolk and Broome Street.



Rendering provided for illustrative purposes only.

Mixed Income Intergenerational Housing

- 488 total mixed income rental homes in two buildings:
 - Norfolk Building (“Affordable Senior Building”):
 - 115 Affordable Independent Residences for Seniors (AIRS)
 - Suffolk Building (“High Rise”)
 - 93 Mandatory Inclusionary Housing units (MIH)
 - 280 market rate rental units
- Unit mix as follows (all approximate based on initial planning):

Unit Mix High Rise		
Unit Type	# of Units	% of Total
Studio	125	34%
1BR	154	41%
2BR	87	23%
3BR	7	2%
Total	373	100%

Unit Mix Affordable Senior Building		
Unit Type	# of Units	% of Total
Studio	80	70%
1BR	35	30%
2BR	-	0%
3BR	-	0%
Total	115	100%

Mixed Income Intergenerational Housing

- 43% permanent affordability at a deep skew average of nearly 53% AMI as follows:
 - 115 low income permanently affordable senior rental residences (AIRS) at household income levels at 30-80% AMI. Example income bands as follows:
 - 30% AMI (\$22,410-\$25,620)¹
 - 40% AMI (\$29,880-\$34,160)¹
 - 50% AMI (\$37,350-\$42,700)¹
 - 60% AMI (\$44,820-\$51,240)¹
 - 80% AMI (\$59,760-\$68,320)¹
 - Approximately 93 affordable rental residences (MIH), equivalent to 25% of the non senior residential floor area, at household income levels at:
 - 40% AMI (\$29,880-\$46,120)²; equivalent to 37 units
 - 50% AMI (\$37,350-\$57,650)²; equivalent to 37 units
 - 100% AMI (\$74,700-\$115,300)²; equivalent to 19 units
 - Balance of units are market rate rental units.
1. Assumes Studio and One Bedroom residences
2. Assumes Studio to Three Bedroom Residences

Proposed Land Use Actions

In order to effectuate the Development, the following land use actions are being sought:

- Zoning map amendment to change an R8 District to an R9-1 district with a C2-5 overlay;
- Zoning text amendment:
 - Amend Appendix F of the Zoning Resolution to designate a Mandatory Inclusionary Housing Area;
 - Amend ZR Sections 23-011, 28-01, and 78-03 to allow the use of the Quality Housing Program;
- A modification of the Seward Park Extension West Large-Scale Residential Development, which would include a special permit pursuant to ZR Section 78-312 to allow for distribution of floor area without regard to zoning lot lines and modifications of the regulations governing height and setback and minimum distance between buildings on the same zoning lot; and
- An authorization pursuant to ZR Section 13-443 to reduce required parking spaces from 33 to zero.

Regulatory Actions

- HPD approval to remove Lot 75 from the regulatory agreement governing the Hong Ning building's Article XI tax exemption.

Project Construction

- With all requisite approvals obtained, project construction of both buildings anticipated to begin Summer 2020.
- Development team will provide focused commitment to:
 - Safety
 - Dust and Noise control
 - Community Communication:
 - Construction logistics, including notification to the community of any partial lane closures
 - Project construction status and schedule updates
 - Website with contact information

Next Steps

- 3rd Quarter 2019:** Certification of ULURP Application by Department of City Planning
- +60 days:** Community Board Review Period
- +30 days:** Borough President Review Period
- +60 days:** City Planning Commission Review Period
- +50-75 days:** City Council Review Period
- 1st Quarter 2020:** Final Approval

Project Benefits

- A cohesive master plan consisting of multiple buildings and program types, creating a diverse community within the Lower East Side.
- Mixed income intergenerational housing (including senior affordable housing), with a commitment to overall permanent affordability of 43% of the homes at a deep skew average of nearly 53% AMI.
- New Chinese-American Planning Council headquarters and intergenerational community center, to sustain CPC's robust services and programs
- Redevelopment of the BHH Synagogue property providing a new Cultural Heritage Center for use by students, the public, and the BHH congregation.
- Small format retail space, extending the Broome Street corridor.
- For further information, visit project website at communityatbroome.com

