

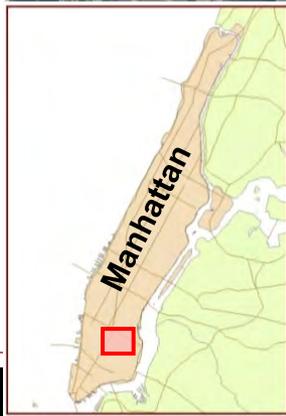
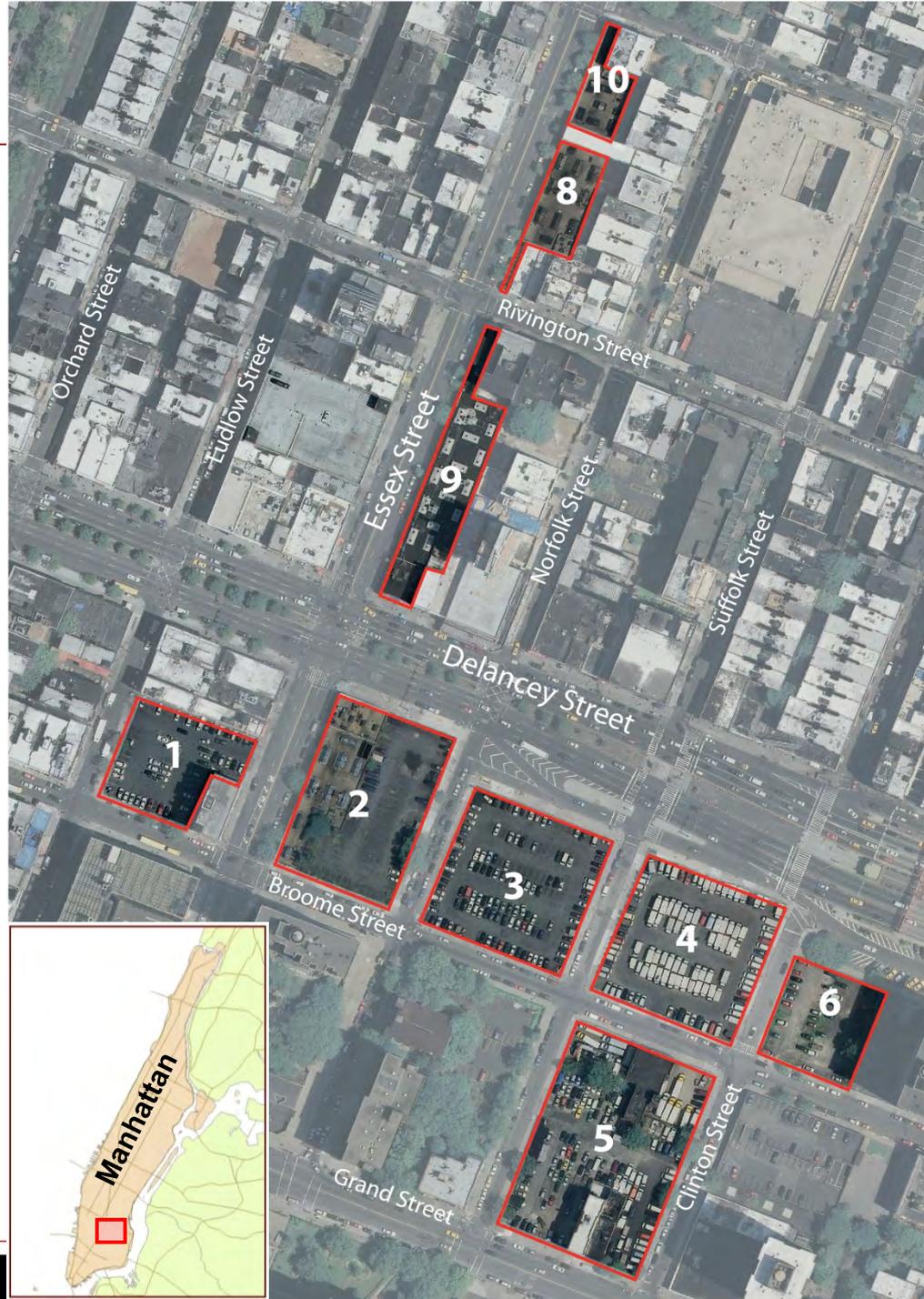


Seward Park Mixed-Use Development Project

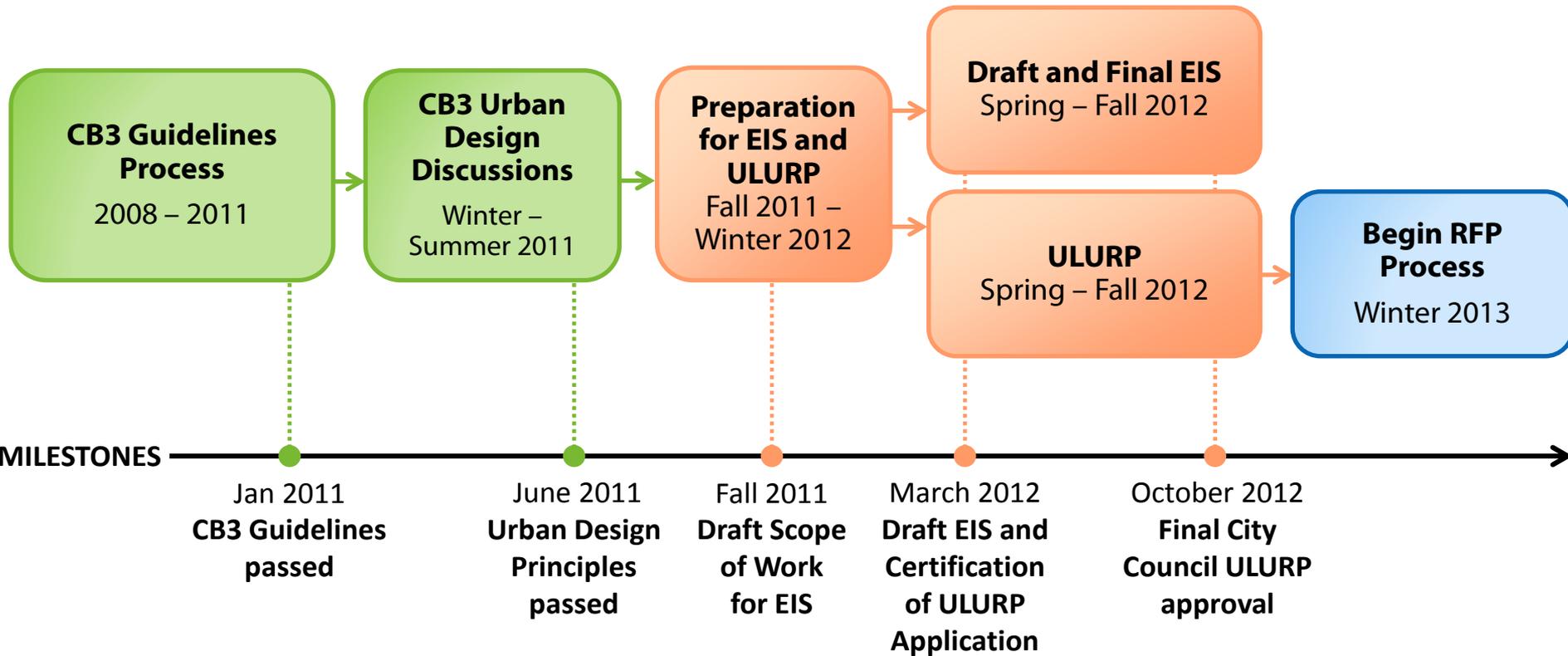
**CB 3 Land Use, Zoning, Public & Private Housing Committee Meeting
October 16, 2012**



Site Map



Project Timeline



Housing

- The ratio of residential to commercial will be 60/40.
- 1,000 units of housing, of which 50% would be permanently affordable.
 - 10% middle income
 - 10% moderate income
 - 20% low income
 - 10% senior housing
- HPD will continue working with CM Chin, CB3, and local stakeholders to identify former site tenants, who will be notified of affordable housing opportunities they may be eligible for.



Commercial/Community Facility Uses

- Range of possible uses, with the potential for a fully commercial building.
- A portion of Site 5 will be reserved for a potential future school.
- The ULURP includes a number of measures to promote dynamic street-life, including:
 - At least two storefronts/block are required on Delancey Street and at least three/block on Broome Street.
 - Sidewalks will be widened to 15 feet on the sites south of Delancey Street.
 - The ground floor façade must maintain 50% transparency levels.
 - Loading/unloading will be on side streets.
 - A new Essex Street Market on Site 2.



Essex Street Market

- A new, expanded Essex Street Market facility could be built on Site 2.
 - It would remain a public market with a variety of vendors, products and price points.
 - Vendors at existing public market would be given the first opportunity to relocate to the new market facility.
 - Rents in the new facility for existing vendors would be commensurate with rents and planned increases at the time of the move.
 - Existing facility would not be closed until the new facility was ready for occupancy.
- Updates
 - NYCEDC would pay all reasonable moving-related expenses for vendors.
 - NYCEDC is working with the vendors to understand their design needs for a new facility.



Urban Design / Parking



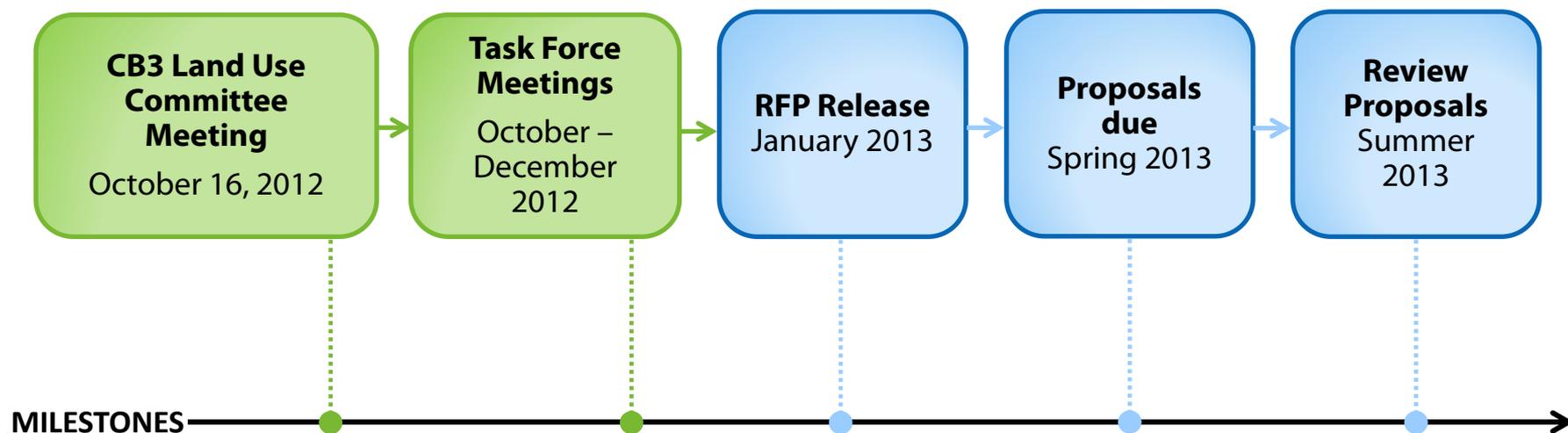
- 15,000 sf of open space located on the Broome Street side of Site 5.
 - A public process will be established to incorporate community input into the design.
- Buildings have height limits in line with CB3 guidelines:
 - Approximately 24 stories on Sites 2 and 4; approximately 14 stories on Sites 1, 3, 5 and 6.
- Up to 500 underground parking spaces will be allowed.

RFP Components

- The RFP will include:
 - Preference to proposals that include a local partner.
 - The option to respond to all nine sites, one site, or a subset of sites.
 - HireNYC requirements.
 - One of the RFP selection criteria will be that the Task Force preferences will be considered in the final selection.



Next Steps - Community Board Task Force



- RFP release – early January 2013
- The City will work with the CB3 Task Force over the next three months to:
 - Identify and prioritize community preferences to be included in the RFP
 - Review the RFP goals and selection criteria
- After the proposals have been received, the task force will review summaries of the proposals, and provide feedback.