

An aerial, grayscale photograph of Lower Manhattan, New York City. The image shows a dense grid of skyscrapers and buildings. The Hudson River is visible on the left, and the East River is on the right. A large, dark blue rectangular area is overlaid on the image, containing the text '260 SOUTH STREET' in white. This area highlights a specific location in the city. The overall tone is professional and architectural.

# 260 SOUTH STREET



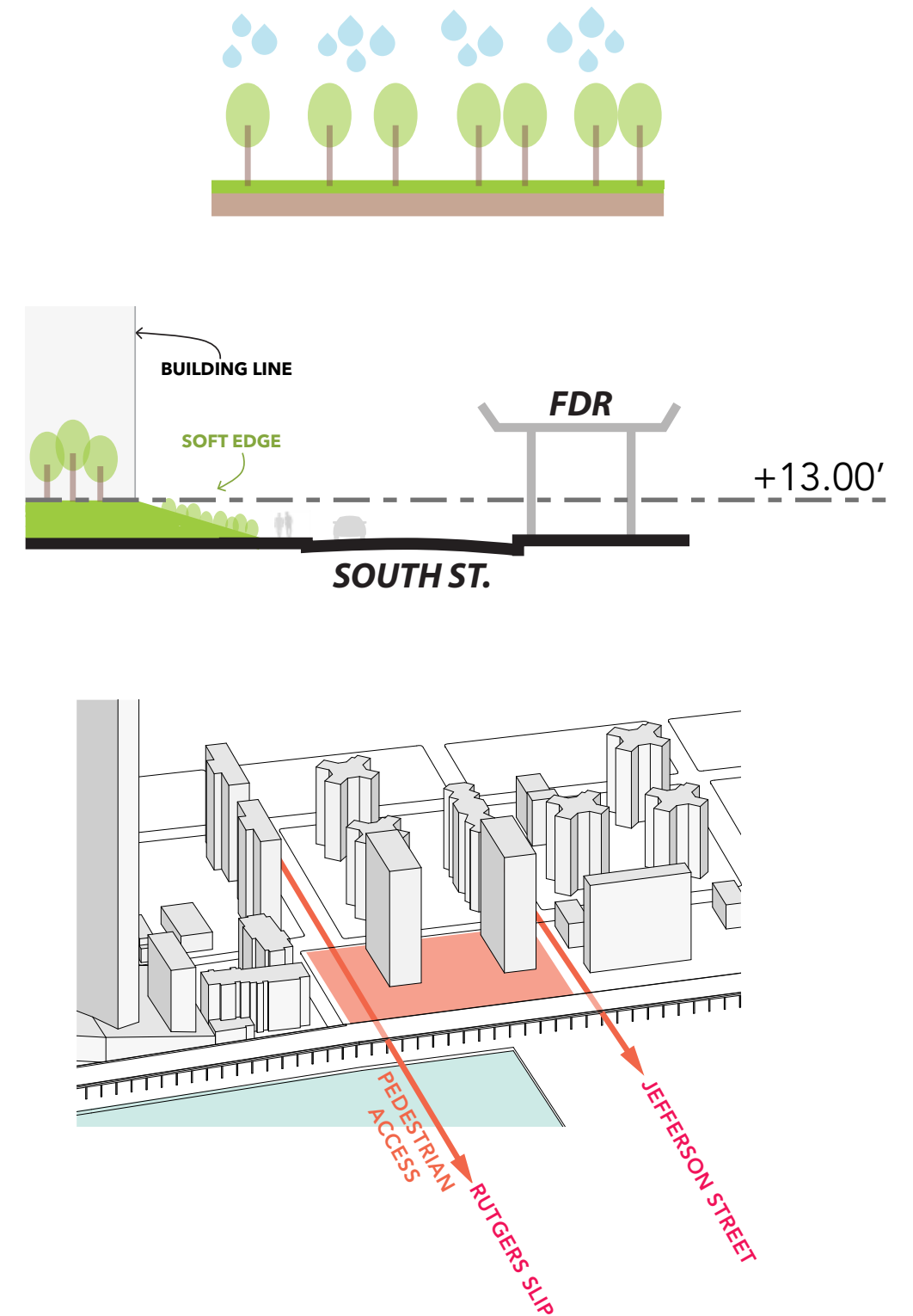
# OWNERSHIP INTRODUCTION

## TWO BRIDGES ASSOCIATES, L.P.

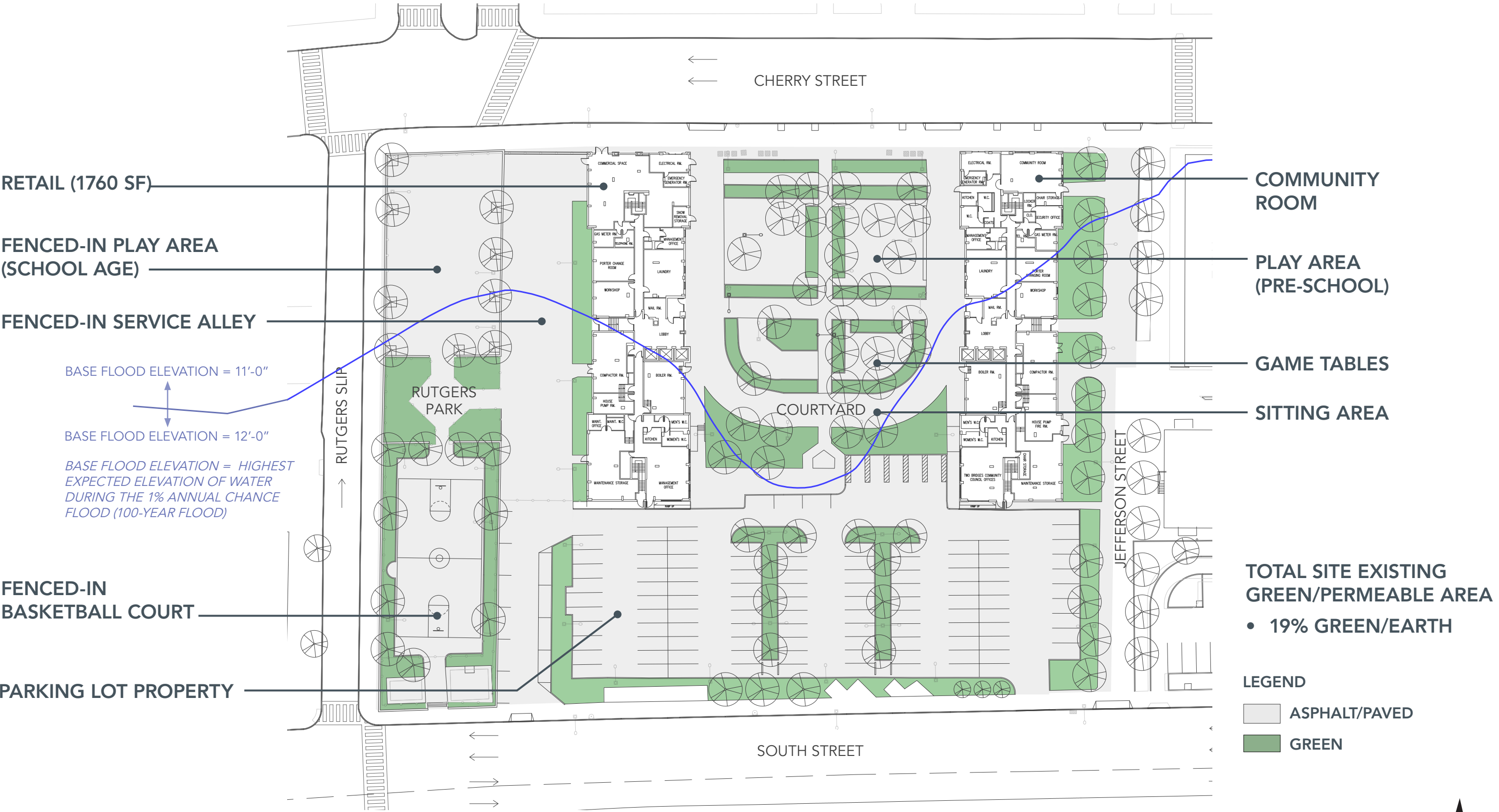
- JOINT VENTURE: CIM GROUP & L+M DEVELOPMENT
- NOVEMBER 2013:  
ACQUIRED 265 AND 275 CHERRY STREET IMMEDIATELY  
ENGAGING WITH RESIDENTS TO ADDRESS ONGOING  
CONCERNS
- MAY 2014:  
ACQUIRED THE PARKING LOT AND ASSOCIATED  
DEVELOPMENT RIGHTS
- JUNE 2014:  
WORKED WITH CITY TO PRESERVE AFFORDABILITY AT 265  
AND 275 CHERRY STREET FOR 40 YEARS
- FEBRUARY 2015:  
C&C MANAGEMENT BEGAN MANAGEMENT OF 265 AND  
275 CHERRY STREET

# PROJECT GOALS: ENTIRE BLOCK

- PRESERVE LONG-TERM AFFORDABILITY AT LANDS END II COMPLEX AND BUILD NEW MIXED-INCOME HOUSING
- PROTECT EXISTING BUILDINGS ON SITE FROM FLOODING BY IMPLEMENTING RESILIENCY STRATEGY
- INCREASE GREEN AREAS AND REDUCE IMPERMEABLE PAVING
- PROVIDE PASSIVE AND ACTIVE RECREATIONAL SPACES
- IMPROVE AND EXPAND RETAIL PRESENCE ALONG CHERRY STREET
- PROVIDE SECURE COVERED PARKING
- UPGRADE COMMUNITY ROOM
- MAINTAIN SIGHT LINES FROM CHERRY STREET AND COURTYARD TO WATER
- MITIGATE DISRUPTION DURING CONSTRUCTION THROUGH COMMUNICATION WITH RESIDENTS
- SET BEST EFFORTS LOCAL HIRING GOAL DURING CONSTRUCTION

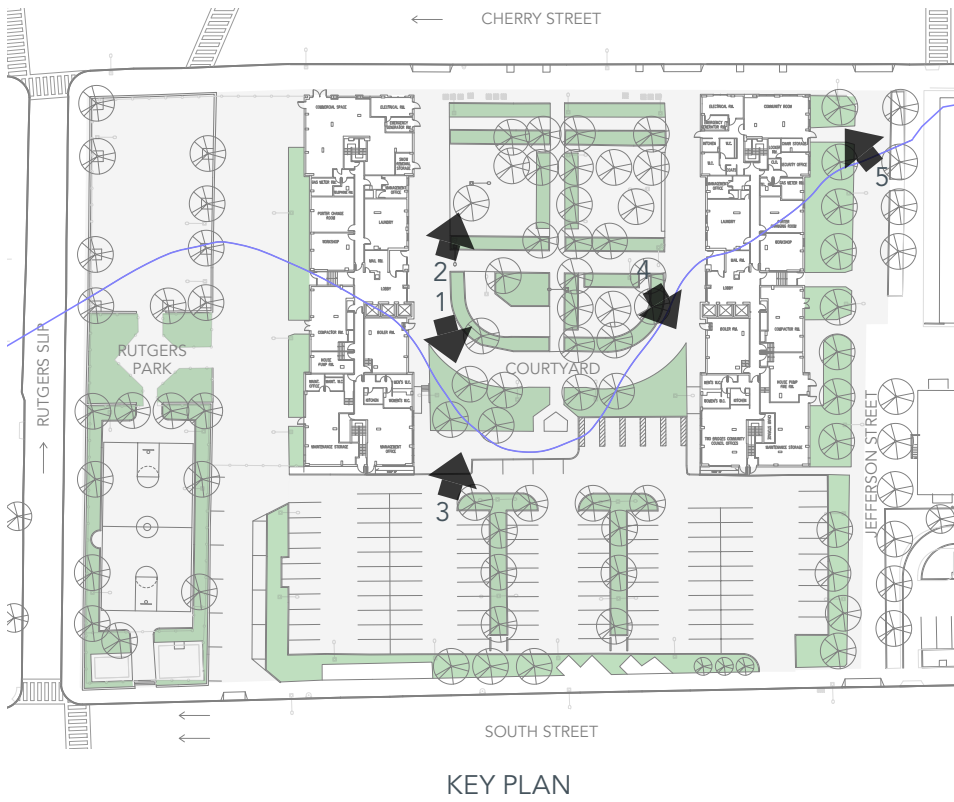


# EXISTING SITE CONDITIONS AND USES





EXISTING OUTDOOR SPACES





EXISTING RETAIL



VIEW 1



VIEW 2



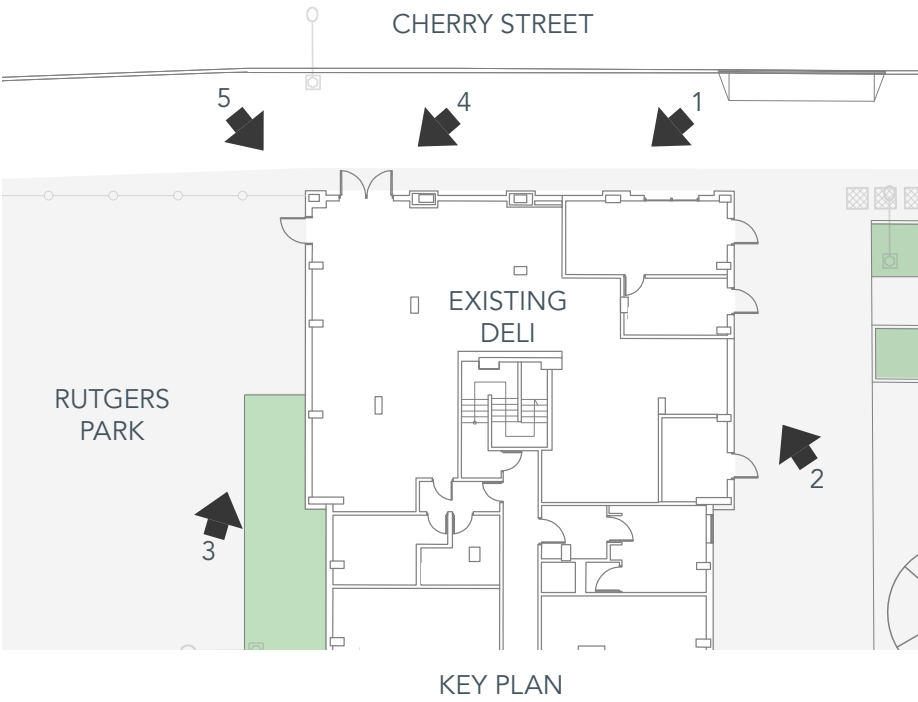
VIEW 3



VIEW 4

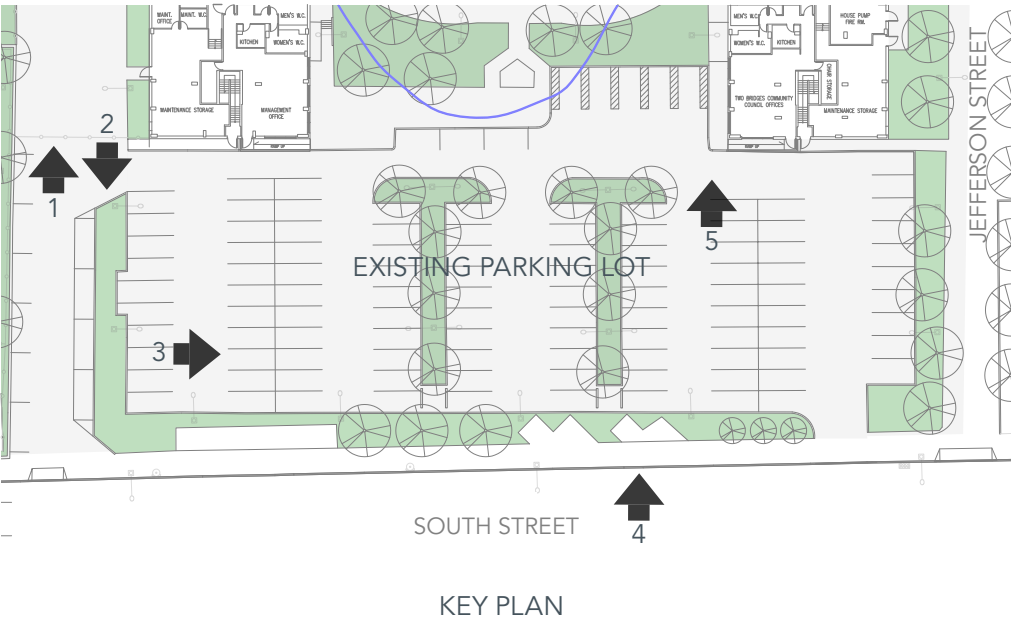


VIEW 5



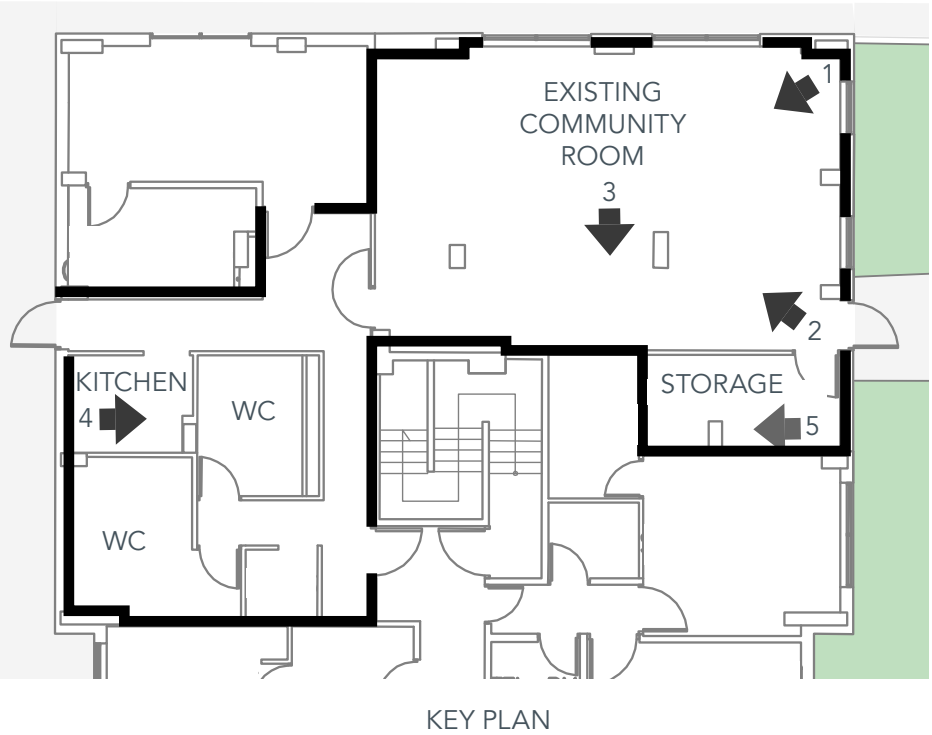


EXISTING PARKING



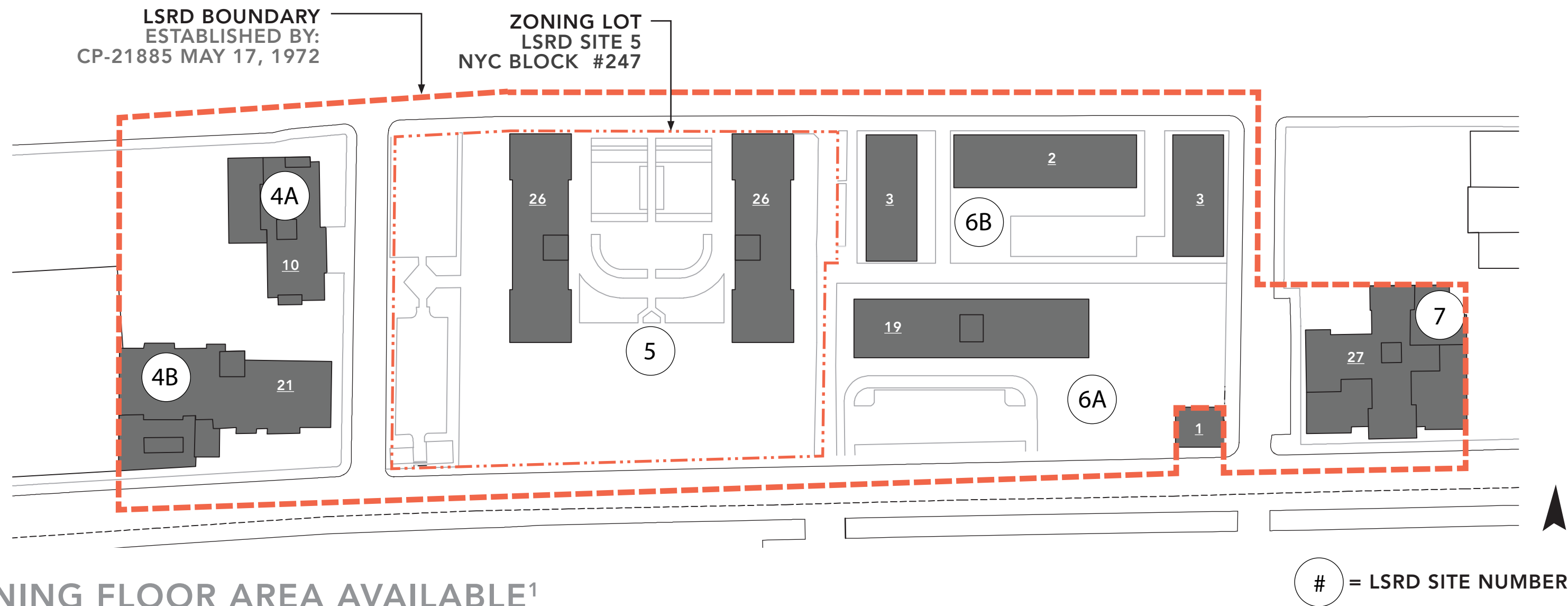


EXISTING COMMUNITY ROOM





FLOOR AREA SUMMARY:



ZONING FLOOR AREA AVAILABLE<sup>1</sup>

LSRD SITE 5: ZONING LOT AREA = 145,031 SF @ 12 FAR = 1,740,372 ZFA PERMITTED  
SUBTRACT FLOOR AREA USED = 615,071 ZFA (265-275 Cherry St.)  
1,125,301 ZFA AVAILABLE

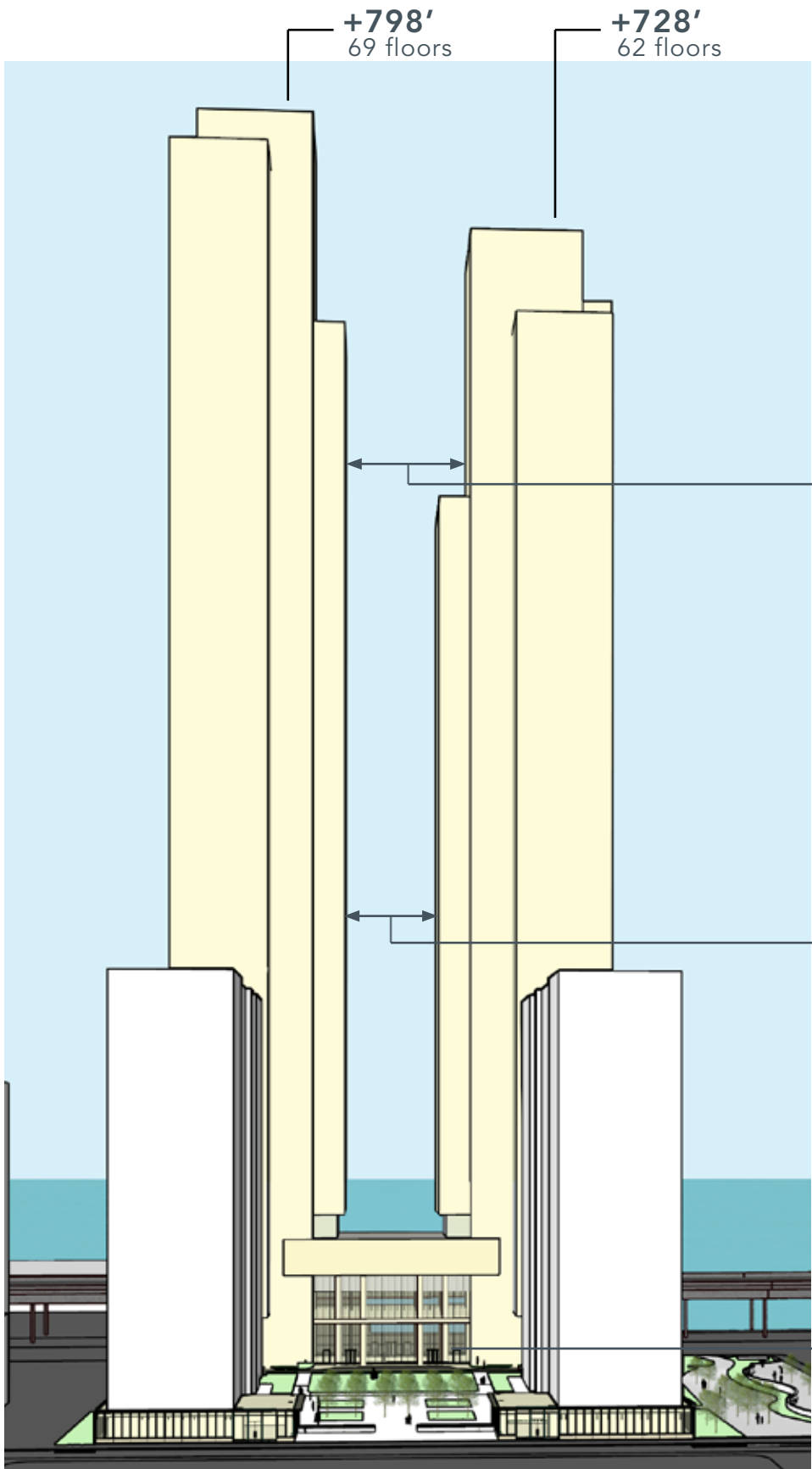
FOOTNOTE:

1. AS PERMITTED BY EXISTING C6-4 ZONING WITH INCLUSIONARY HOUSING BONUS



PROPOSED DESIGN

COURTYARD VIEW LOOKING SOUTH



75 FEET BETWEEN VOLUMES AT UPPER PORTION

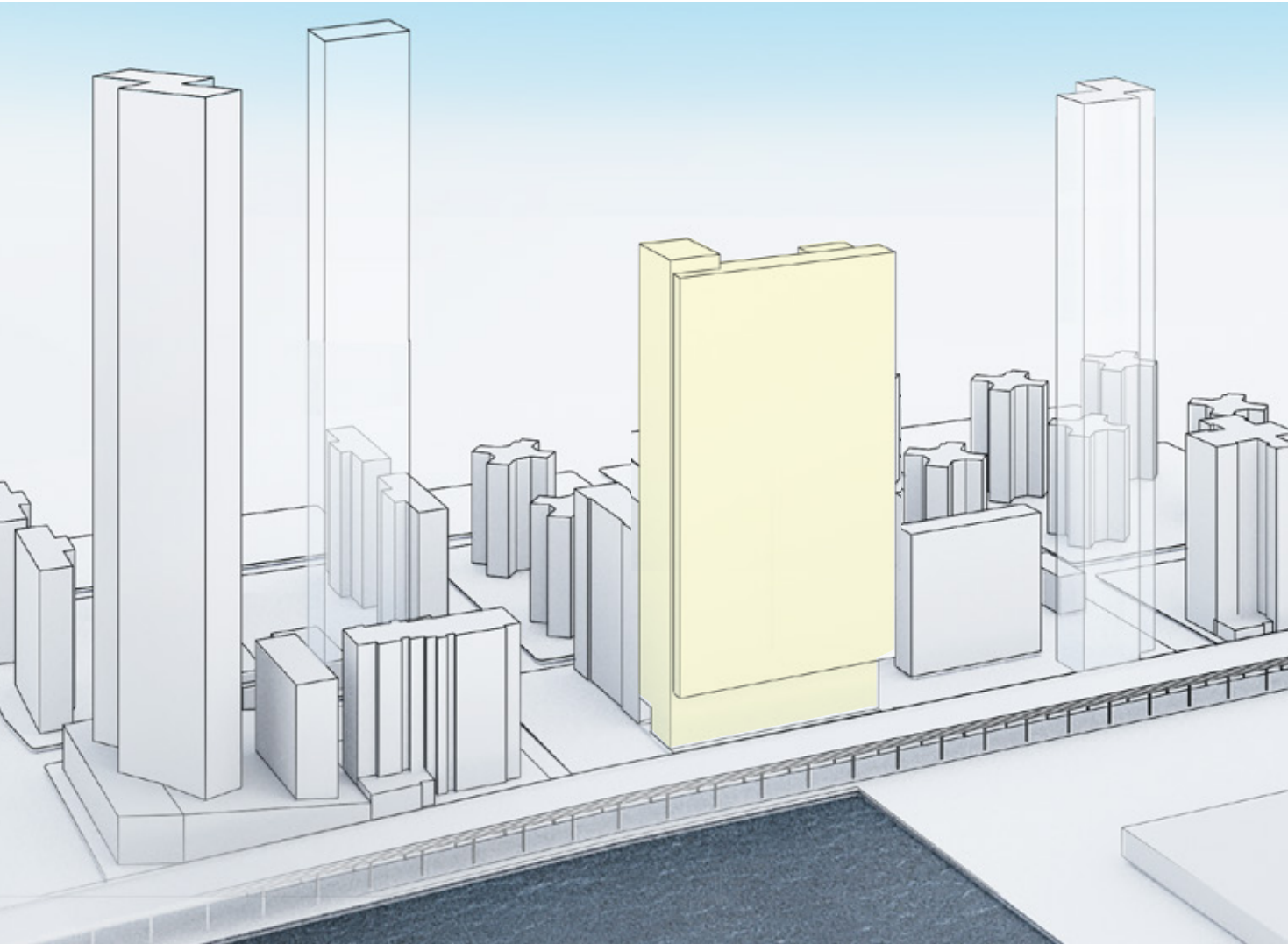
60 FOOT MINIMUM DISTANCE BETWEEN VOLUMES RETAINS VIEWS AND ALLOWS FOR LIGHT PENETRATION INTO COURTYARD

GLASS AT GROUND FLOOR MAINTAINS VISUAL CONNECTION TO RIVER FROM COURTYARD



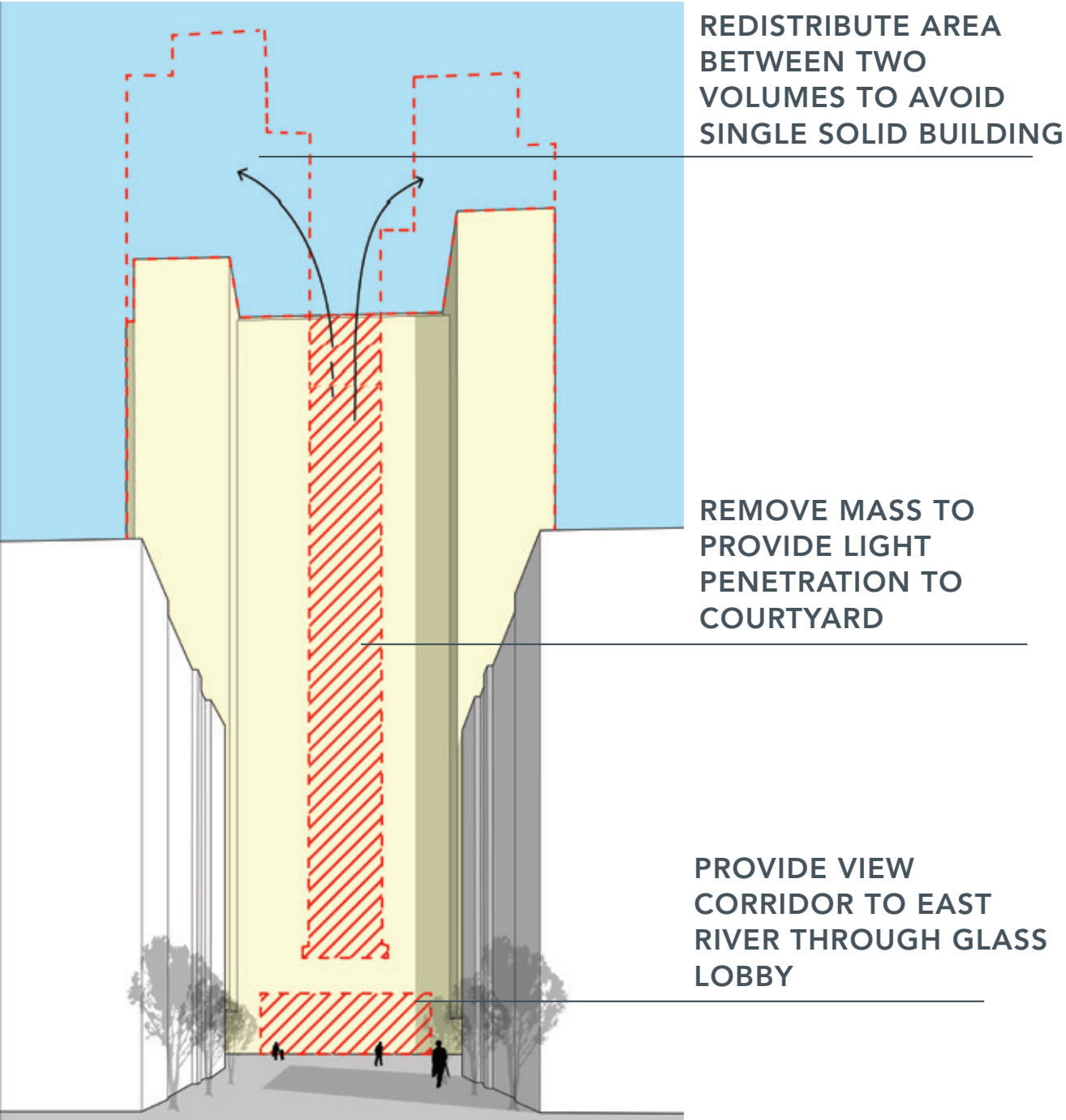
# PROJECT MASSING

## REJECTED MASSING



VIEW FROM SOUTHWEST

## PROPOSED MASSING





# PROPOSED SITE LANDSCAPING AND PROGRAMMING

TOTAL SITE PROPOSED  
GREEN/PERMEABLE AREA

- 33% GREEN/EARTH



\*BASED ON AMENITIES  
REQUESTED IN RESIDENT SURVEY



# PROPOSED SITE RESILIENCY DESIGN ELEMENTS



BERMS



FLOOD WALLS



GRADE CHANGE



BERMS



FLOOD WALLS



DEPLOYABLE FLOOD GATES AND BARRIERS



# PROPOSED RUTGERS PARK LANDSCAPE AND PROGRAMMING



GARDEN



DOROTHY STRELSIN GARDEN



DOROTHY STRELSIN GARDEN

SEATING AND RECREATIONAL AREA FOR SENIORS



CHESS TABLES : WASHINGTON SQUARE



SEATING : COLUMBUS PARK

PLAY AREA FOR SCHOOL AGE KIDS



PLAYGROUND : WEST THAMES PARK



PLAYGROUND : NEWPORT GREEN



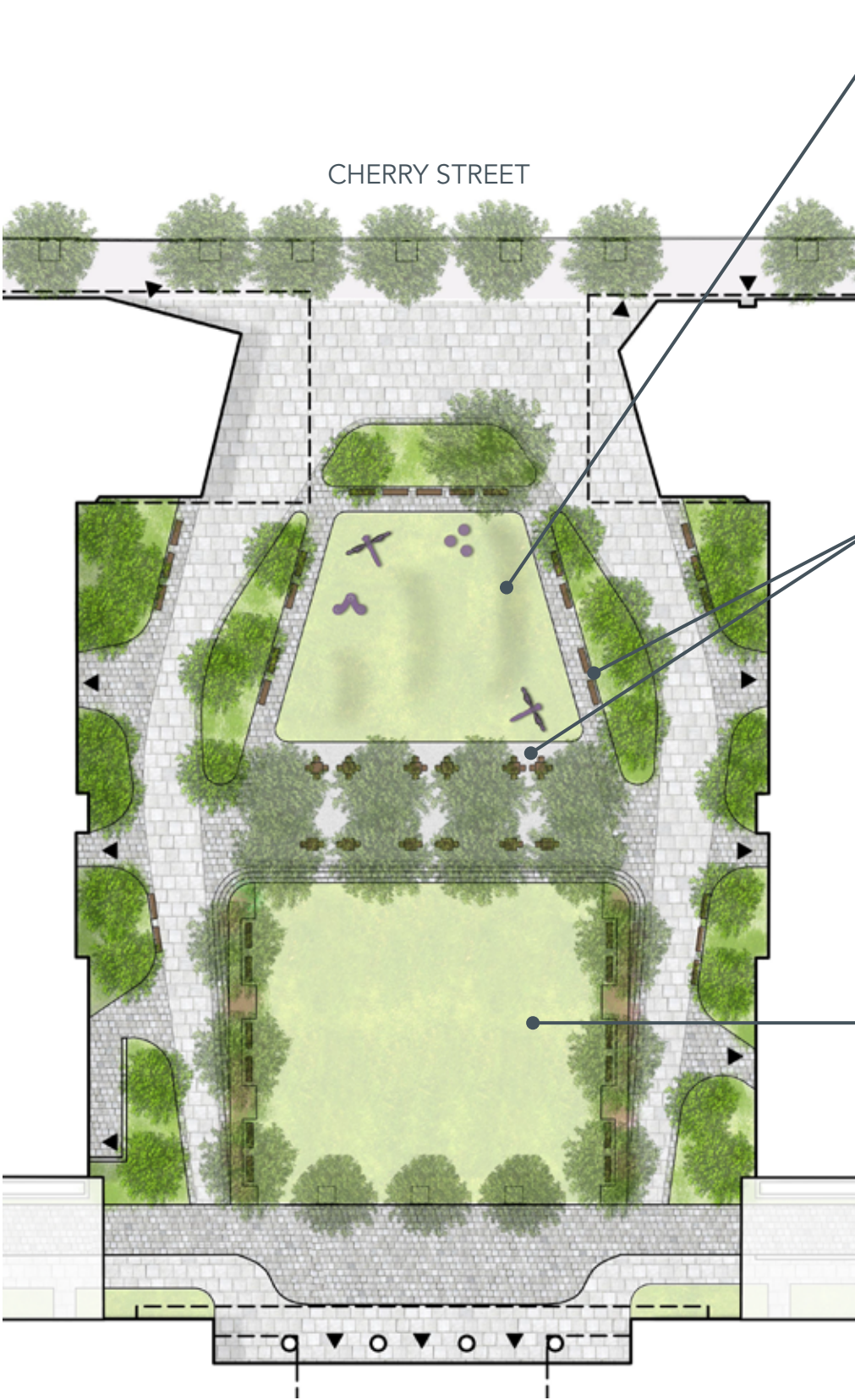
# PROPOSED RUTGERS PARK RENDERING



VIEW FROM CHERRY STREET



# PROPOSED COURTYARD LANDSCAPE AND PROGRAMMING



PLAY AREA FOR TODDLERS



CHILDRENS PLAY EQUIPMENT



ROLLING PLAY LAWN: WASHINGTON SQUARE PARK

SEATING AND RECREATIONAL AREA FOR SENIORS



CHESS TABLES : WASHINGTON SQUARE



TAI CHI : LOWER EAST SIDE

MULTIPURPOSE LAWN



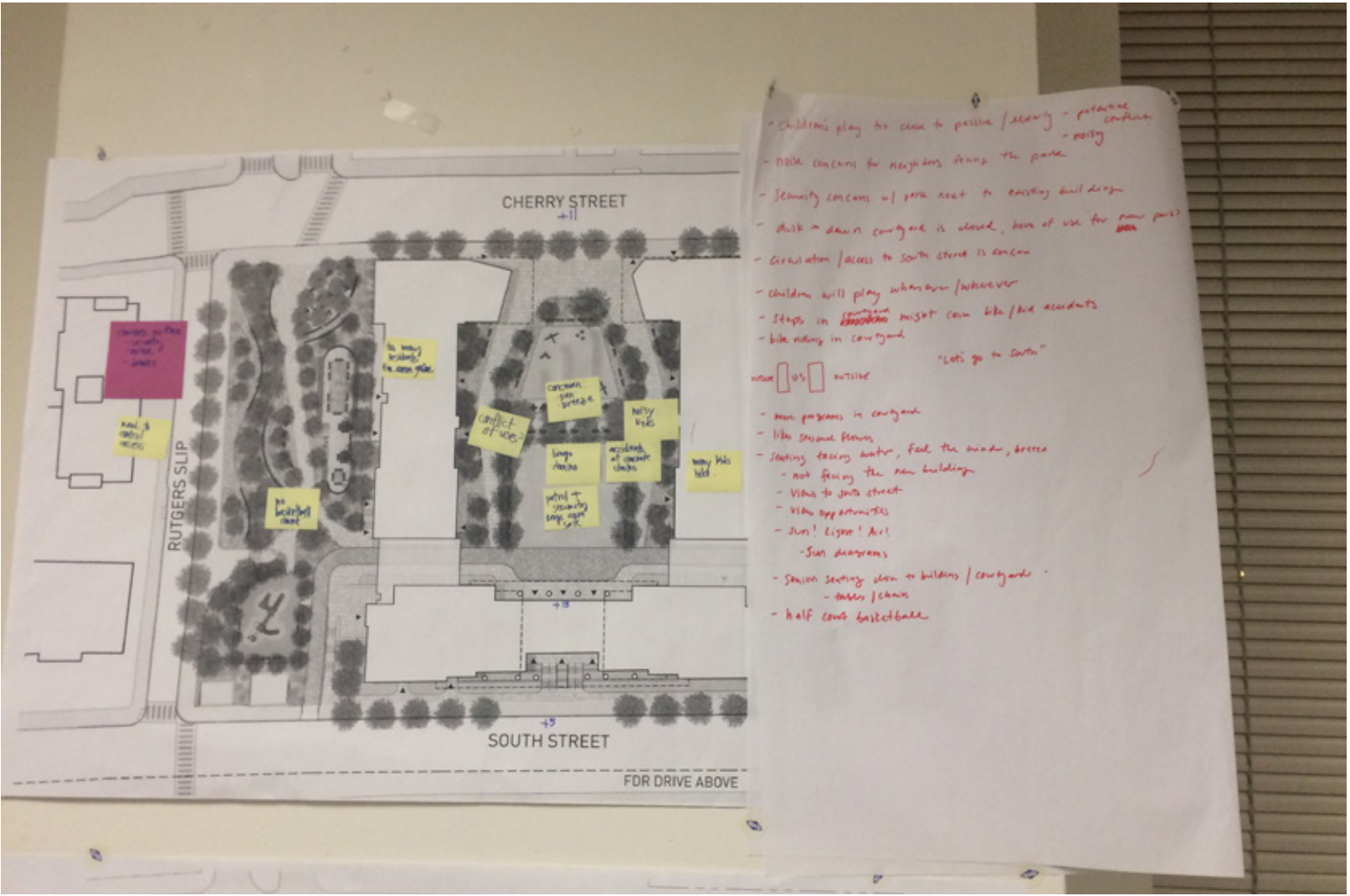
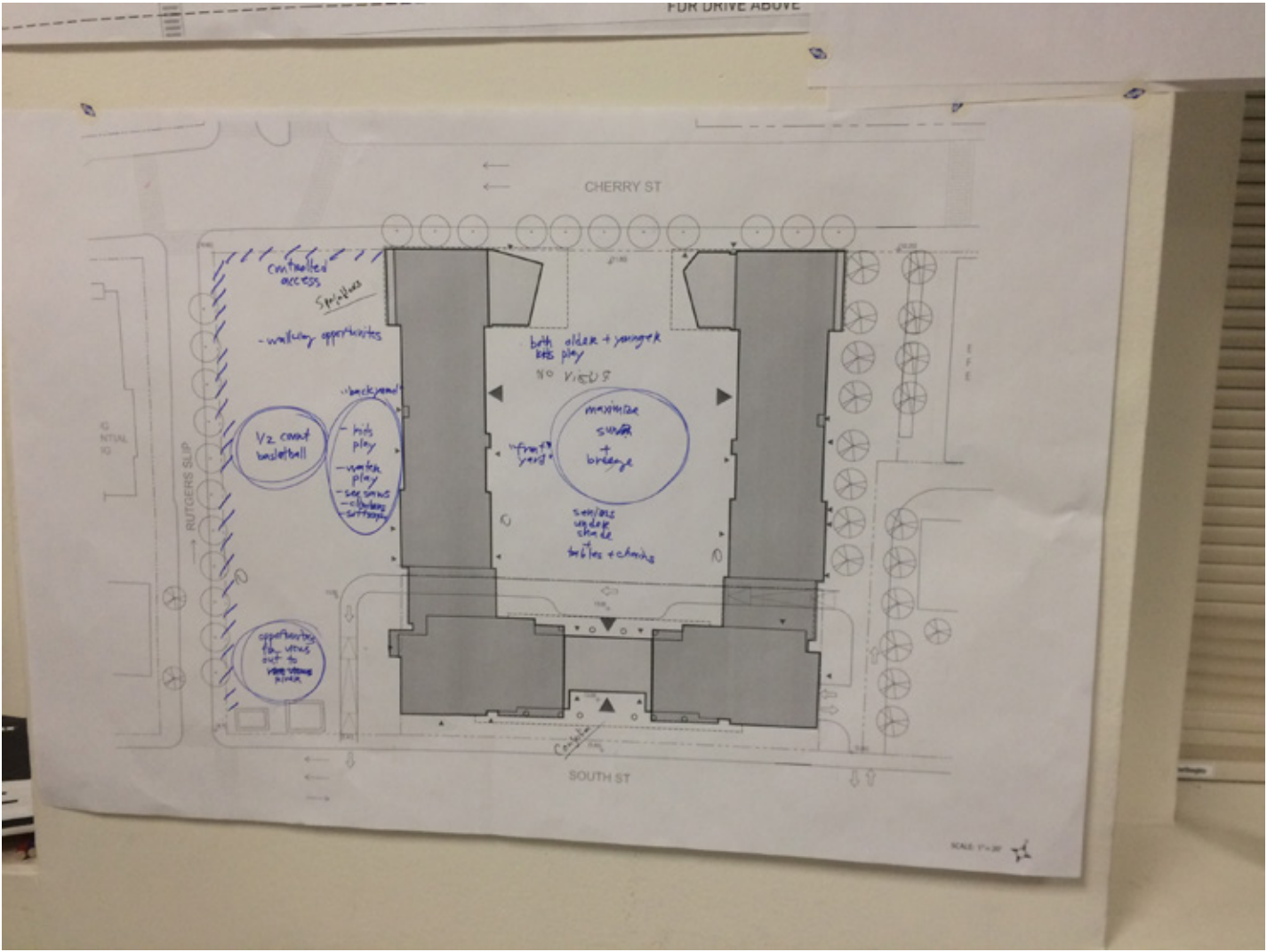
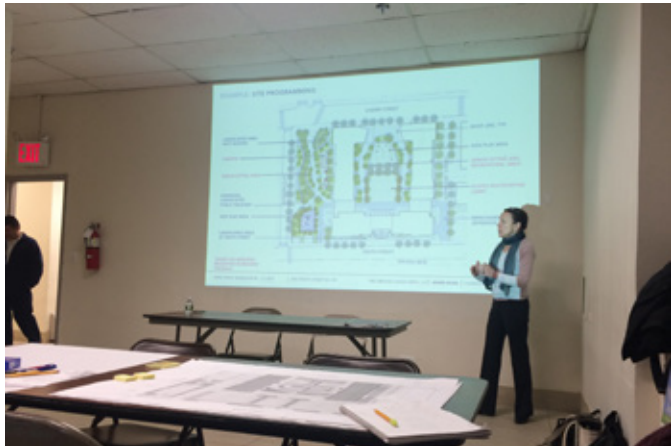
FAMILY SPORTS: SOUTH END AVE



EVENTS FOR CHILDREN

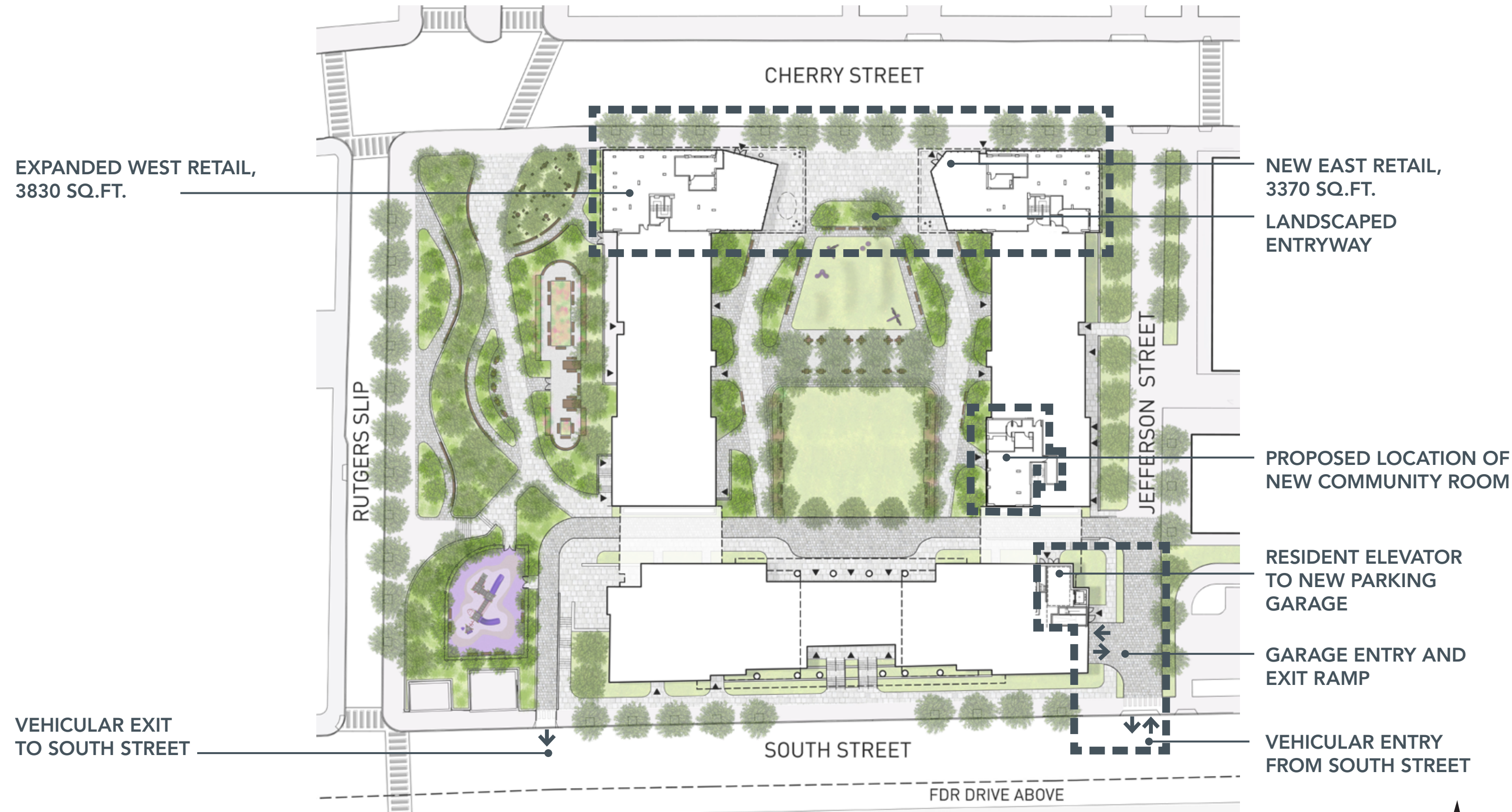


# INITIAL OPEN SPACE WORKSHOP



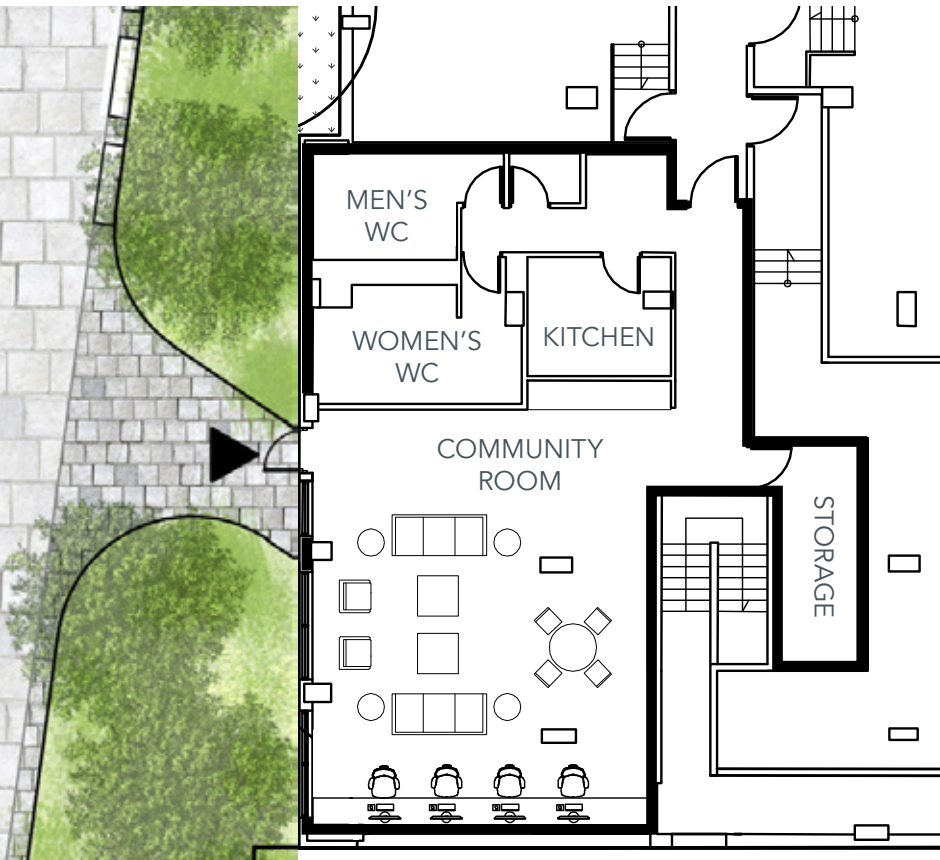


# PROPOSED CHERRY STREET RETAIL AND PARKING





PROPOSED COMMUNITY ROOM



COMMUNITY ROOM SAMPLE LAYOUT

COMMUNITY ROOM DESIGN EXAMPLES



# PROPOSED CHERRY STREET RETAIL RENDERING



VIEW FROM CHERRY STREET

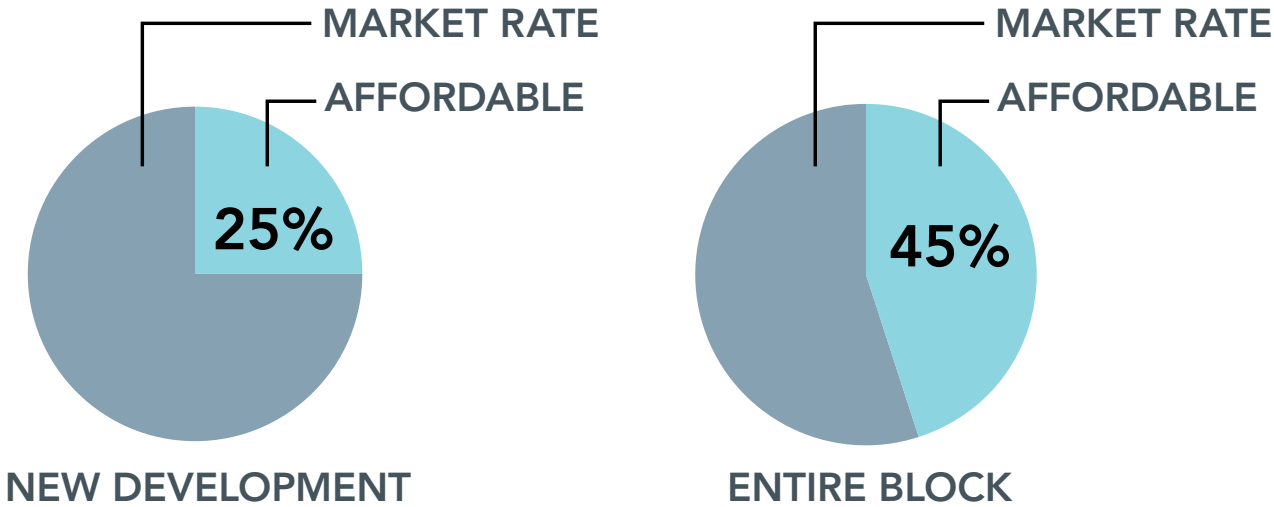


# AFFORDABILITY SUMMARY

- 490 EXISTING APARTMENTS AT 265 AND 275 CHERRY STREET TO REMAIN AFFORDABLE FOR 40 YEARS PER THE 2014 REGULATORY AGREEMENT
- UP TO 1,350 NEW APARTMENTS TO BE BUILT<sup>1</sup>
- COMMITMENT THAT 25% OR UP TO 338 OF THE NEW APARTMENTS WILL BE AFFORDABLE<sup>2</sup>
- UPON COMPLETION OF CONSTRUCTION, APPROXIMATELY 45% OF THE APARTMENTS ON THE BLOCK WILL BE AFFORDABLE

FOOTNOTES:

- 1. TOTAL NUMBER OF APARTMENTS MAY VARY AS DESIGN DEVELOPS
- 2. PERCENTAGE OF AFFORDABLE UNITS ASSUMES 421A PROGRAM OR EQUIVALENT





# EFFORTS DURING CONSTRUCTION

- REGULAR UPDATES TO RESIDENTS AND COMMUNITY ABOUT CONSTRUCTION STATUS AND PROGRESS
- BEST EFFORTS LOCAL HIRING GOAL
- ASSISTANCE WITH CREDIT COUNSELING AND AFFORDABLE HOUSING LOTTERY APPLICATIONS





An aerial, grayscale photograph of Lower Manhattan, New York City. The image shows a dense urban landscape with numerous skyscrapers and buildings. Overlaid on this background are several 3D architectural models of proposed buildings. One prominent model is a tall, slender tower located near the center of the image, adjacent to a large body of water (likely the Hudson River). Other smaller, more complex models are visible further to the right. The overall tone is professional and architectural.

# THANK YOU

260 SOUTH STREET NY, NY

TWO BRIDGES ASSOCIATES, L.P. | **MATHEWS NIELSEN** | **HANDEL ARCHITECTS** LLP