



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
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Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Public Hearing **Two Bridges Tower Proposals**

Date: Tuesday, August 14th

Time: 6:30 pm – 9:30 pm

Location: M.S. 131 Auditorium

100 Hester Street (btwn Forsyth & Eldridge)

The applications for three tower proposals on the Two Bridges waterfront have been referred to CB 3 for review. CB 3's recommendations will be presented to the City Planning Commission before they vote on the proposals.

We want to hear from community members before making recommendations on the tower proposals!

All members of the public will be allowed to speak for two minutes as time allows.

Two Bridges tower project applications, DEIS, and proposed mitigations are available at: <http://www.cb3manhattan.org>

What is being proposed?

- Three residential buildings with four towers (one building will include two towers on a connected base)
 - o 1,008 foot tower; 80-stories – 247 Cherry Street – JDS Development Group
 - o 798 foot tower; 69-stories (connected base) – 260 South Street – Two Bridges Associates LP (joint venture of CIM Group and L&M Development Partners)
 - o 748 foot tower; 62-stories (connected base) – 260 South Street – Two Bridges Associates LP (joint venture of CIM Group and L&M Development Partners)
 - o 730 foot tower; 62-stories – 259 Clinton Street – Starrett Development
- The new buildings will include 2,775 residential units
 - o Approximately 700 units are expected to have some affordability requirement
 - o Approximately 2,075 units will be market-rate
- When fully occupied, they could add upwards of 7,000 residents to the area
- Other aspects of the projects include:
 - o New retail on Cherry Street, South Street, and Rutgers Slip
 - o New flood protections along Rutgers Slip
- Proposed mitigations of project impacts by developers:
 - o Public open space along Rutgers Slip
 - o New subway entrance, replacement of staircases, and installation of ADA-accessible elevators at the East Broadway F Train station
 - o Upgrades at Coleman Playground, Captain Jacob Joseph Playground, and Little Flower Playground

Where is this being proposed?

- Three lots between Pike Slip and Clinton Street, from Cherry Street to the FDR drive

