



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

Susan Stetzer, District Manager

**Two Bridges Large Scale Residential Development (LSRD) – Proposal Factsheet**

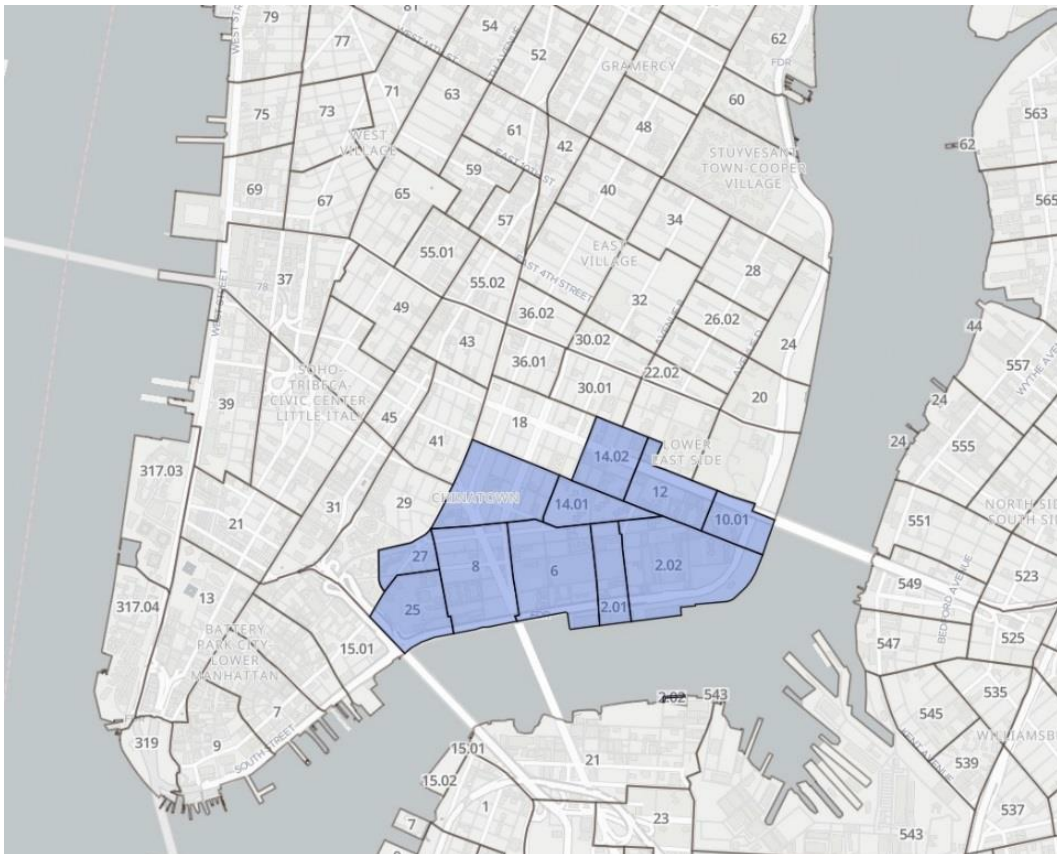
**What is being proposed?**

- 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 694 units are expected to have some affordability requirement
  - o These will be available to households earning between **\$37,560 – \$112,680/year**
  - o Median household income in Two Bridges is **\$30,771**
  - 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
- They are adjacent to:
  - o Extell building (One Manhattan Square)
  - o Two Bridges Houses (286 South Street)
  - o 80 Rutgers Slip
  - o Two Bridges Towers (82 Rutgers Slip)
  - o Land's End I (275 South Street)
  - o Land's End II (257 Clinton Street)
- They are across the street from:
  - o NYCHA Rutgers Houses
  - o NYCHA LaGuardia Houses
  - o NYCHA Two Bridges Houses (286 South Street)

## Two Bridges – Environmental Impact Statement (EIS) Census Tracts



## Two Bridges LSRD Site Plan



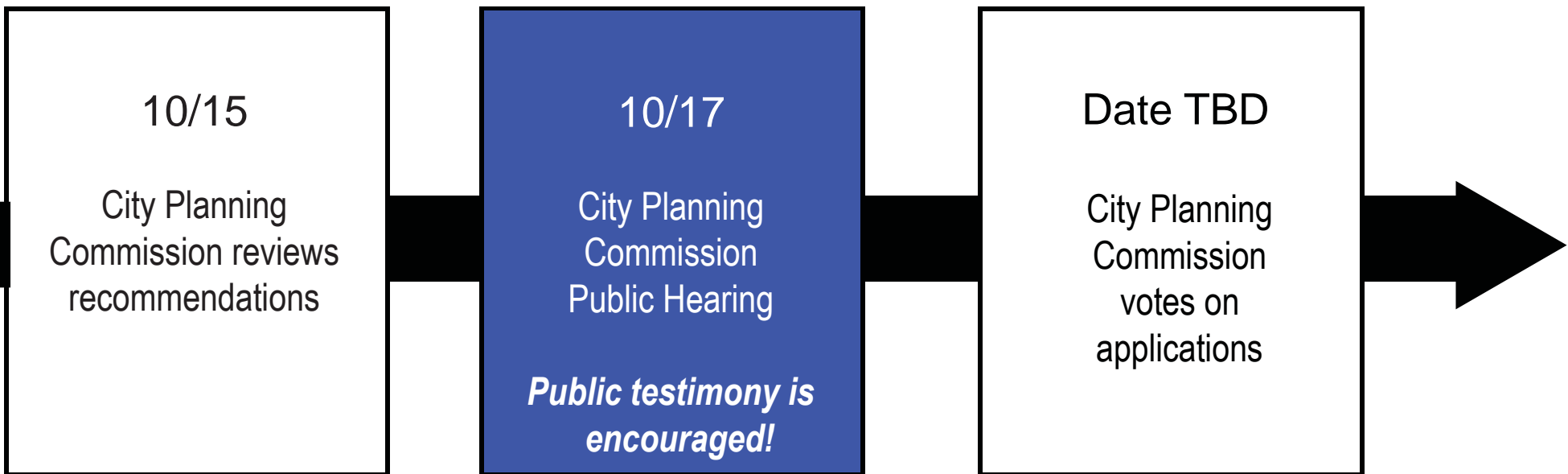
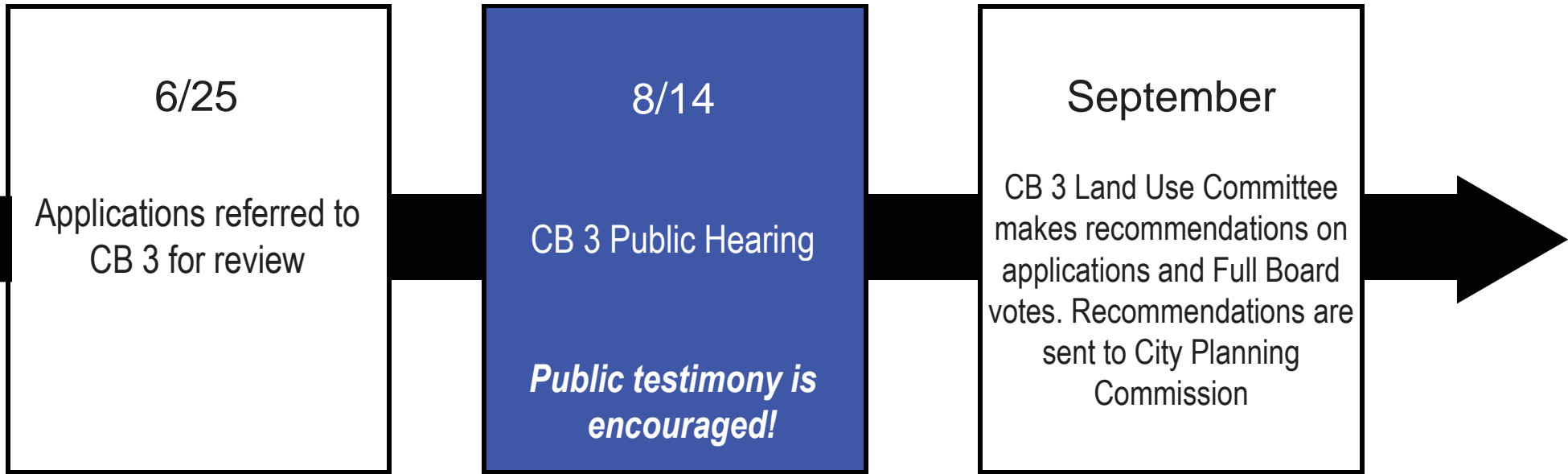
### Where can I get more information?

- Visit <http://www.cb3manhattan.org> for:
  - o Project Land Use Applications
  - o Draft Environmental Impact Statement
  - o Developers' Mitigation Proposals

### How can I get involved?

- We encourage you to attend the City Planning Commission hearing on **Wednesday, October 17<sup>th</sup> at 10:00 AM at 120 Broadway (concourse level)**. Members of the public can sign up to testify on the proposed projects' impacts, and will be allowed three minutes to speak in front of the City Planning Commissioners.

# Two Bridges Timeline



 = Opportunity for public testimony