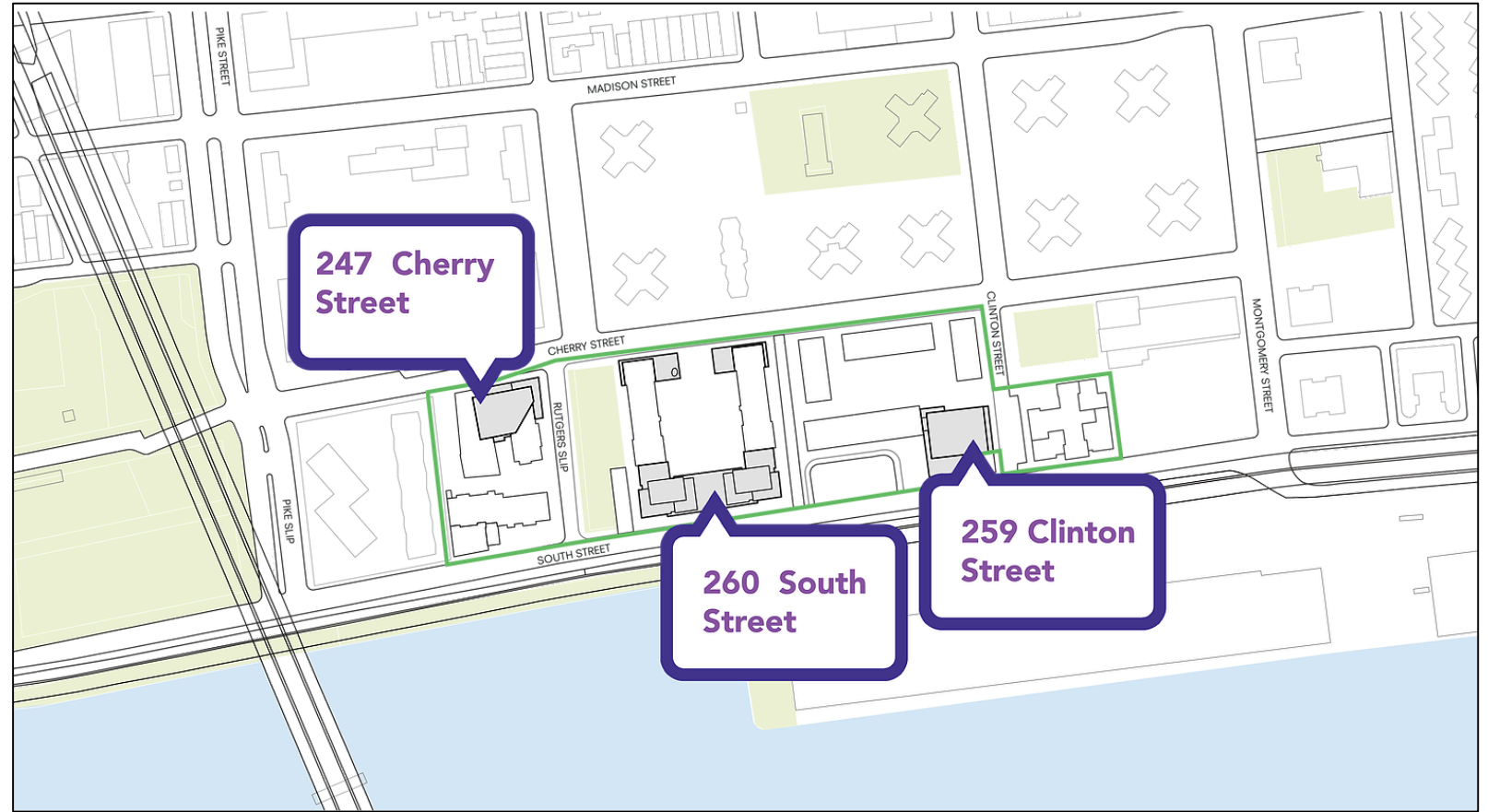


Two Bridges EIS

247 Cherry Street, 260 South Street, and 259 Clinton Street

Overview

Three mixed-income, mixed-use residential projects in the Two Bridges neighborhood with improved publicly accessible open space, resiliency improvements, and new neighborhood retail

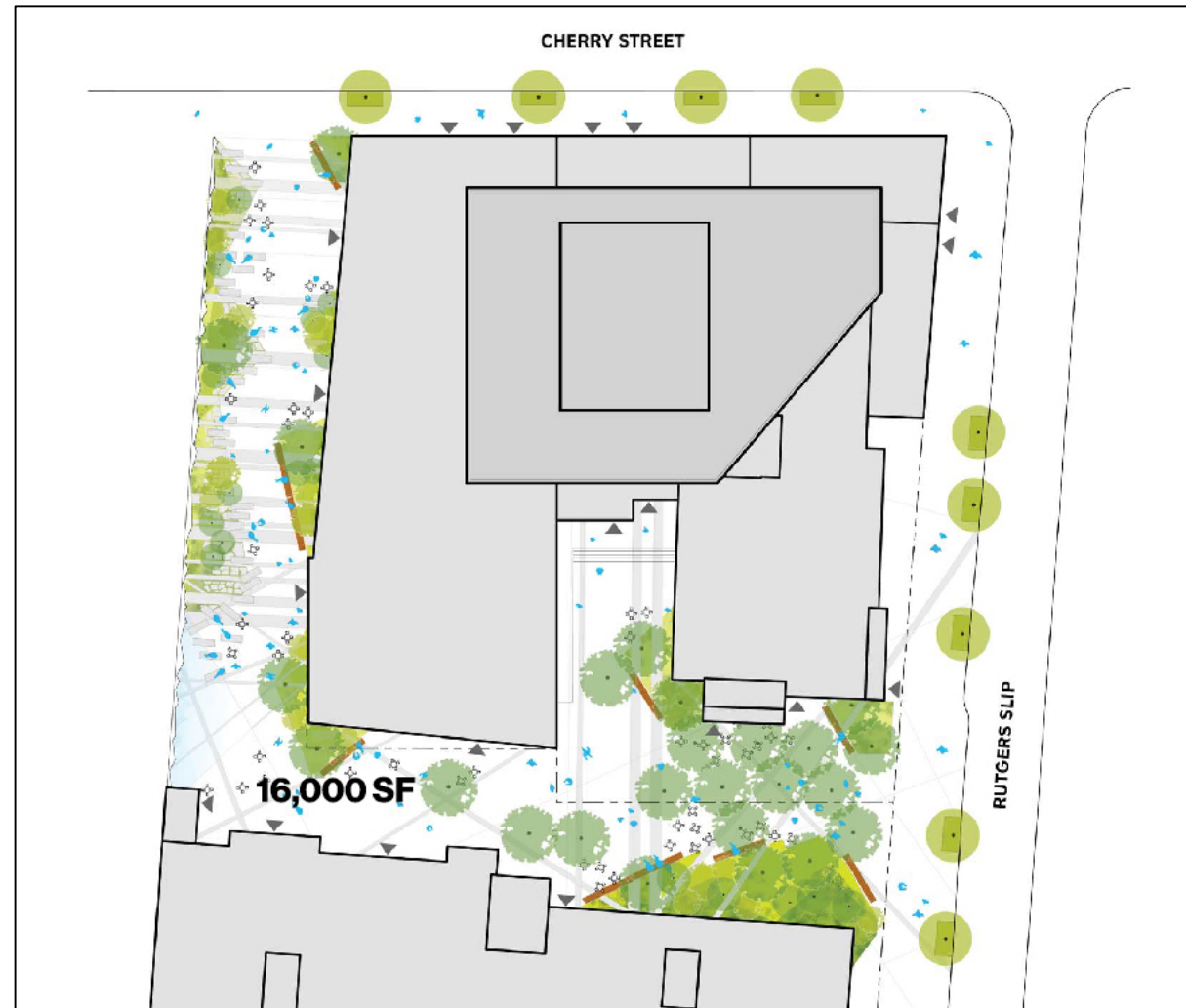


247 Cherry St

- **Location:** Cherry Street and Rutgers Slip, adjacent to 80 Rutgers Slip
- **Program:** New mixed-income residential rental building
- **Other Improvements:** New retail along Cherry Street and Rutgers Slip; open space enhancements; major upgrades to 80 Rutgers Slip, including flood and life safety improvements, and convenience upgrades
- **Developer:** JDS Development Group
- **Residential Units**
 - Total Number of Units: Up to 660 units
 - Permanently Affordable Units: 25%/ up to 165 units
- **Retail:** Approximately 3,000 square feet



247 Cherry St Open Space



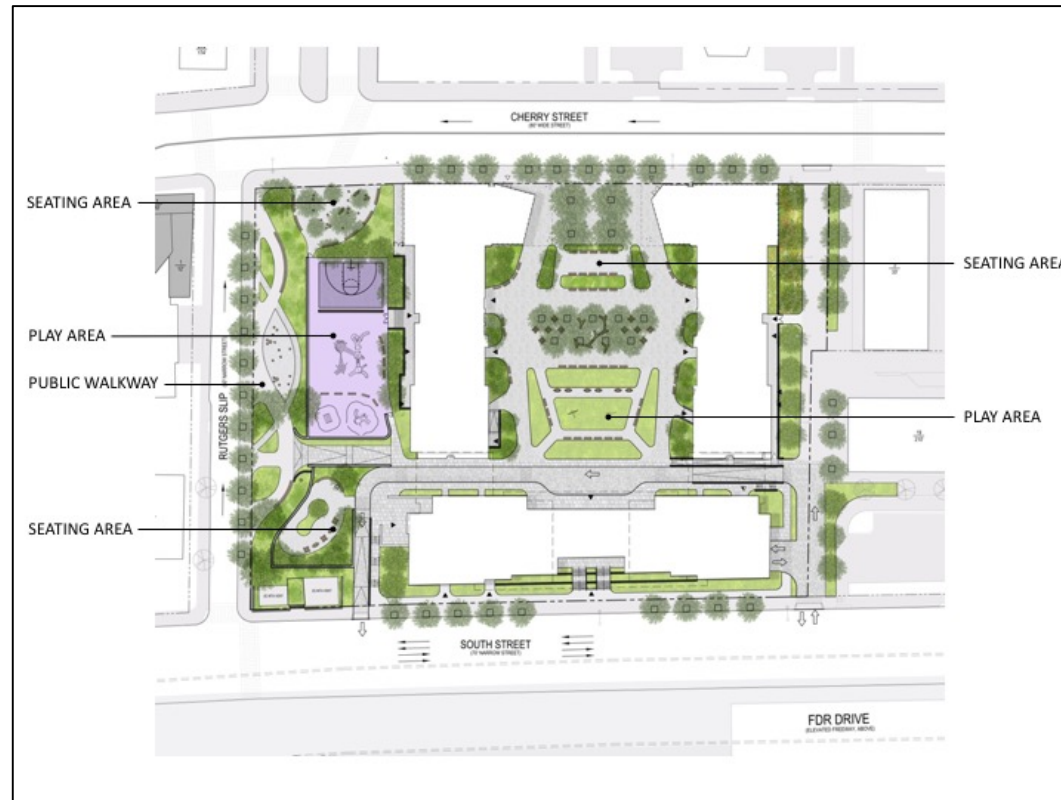
This project will include improvements to the existing approximately 16,000 sf (0.36 acres) of private open space would include new pavers, plantings, and seating.

260 South St

- **Location:** Parking lot adjacent to 265-275 Cherry Street, along South Street
- **Program:** New mixed-income, mixed-use residential building with parking
- **Other Improvements:** Expansion of retail within 265 & 275 Cherry Street; new community facility space; enhancements to courtyard and dedicated publicly accessible open space along Rutgers Slip; flooding protection for 265-275 Cherry St
- **Developer:** Two Bridges Associates
- **Residential Units**
 - Total Number of Units: Up to 1,350
 - Permanently Affordable Units: 25%/ up to 338 Units
- **Parking:** Relocation of 103 current spots below grade
- **Retail:** Addition of up to 5,300 square feet



260 South St Open Space



This project will enhance and enlarge the private **Rutgers Slip Open Space** as dedicated publicly accessible open space totaling approximately 33,550 sf (approximately 0.77 acres).

In addition, the existing approximately 29,664-sf private courtyard between 265 and 275 Cherry Street would be enlarged by approximately 2,649 sf, totaling approximately 32,313 sf (0.74 acres).

Above: Rutgers Slip Open Space;
Left: site plan

259 Clinton St

- **Location:** Corner of South Street and Clinton Street
- **Program:** New mixed-income residential building
- **Other Improvements:** New retail along South Street and creation of new private open space and enhancements to the streetscape
- **Developer:** Starrett Development
- **Residential Units**
 - Total Number of Rental Units: Up to 765 units
 - Permanently Affordable Units: 25%/ up to 191 units
- **Retail:** Approximately 2,500 square feet



259 Clinton St Open Space Plan



Approximately 3,200 sf of new private open space would be created through this project.

Project Review Under EIS

- The three proposed projects require modifications to the Two Bridges Large Scale Residential Development (LSRD) plan, but comply with the underlying zoning
- The three projects are subject to environmental review under City Environmental Quality Review (or CEQR) and are being analyzed together for environmental review purposes in a single Environmental Impact Statement (EIS) because all three sites are located within the Two Bridges LSRD and would be developed during the same construction period
- This approach ensures that the potential environmental impacts of the three proposed projects are considered cumulatively.

Timeline

- **Winter 2016 – Summer 2017:** Developers hosted four public community feedback sessions (December 2016, January 2017, March 2017, June 2017)
- **May 2017:** Public Scoping Meeting on Draft Scope of Work for EIS
- **June 2018:** Publication of Final Scope of Work + Draft EIS; DCP referral of applications and DEIS for Community Board review
- **June – October 2018:** Community Board review and comment
- **October 17, 2018:** Expected date of City Planning Commission public hearing
- **Fall:** Final EIS issued
- **Fall:** City Planning Commission to vote and release findings on Final EIS

Process

The Environmental Impact Statement (EIS) Process
What's Next in the Process?

Significant Impacts and Proposed Mitigations

Significant Impact and Proposed Mitigations: Transit

- **Significant Impact:** Due to increased ridership, significant impacts are anticipated to the subway stairs at the NE corner of Rutgers and Madison Streets, including the stairs from the street to mezzanine level and mezzanine to platform level
- **Mitigations:** Significant upgrades to the East Broadway F Train station including:
 - A new entrance at the corner of Rutgers and Madison streets
 - Replacement of staircase at mezzanine/platform levels at Madison Street
 - Installation of new elevators at the intersection of East Broadway and Rutgers Street providing service from street level to mezzanine, and mezzanine to platform
 - Improvements estimated to cost \$40 million and would make this station ADA accessible for the first time
- Implementation of subway station mitigation measures at Rutgers and Madison will be required prior to occupancy of the first building
- Station and existing entrances to remain open during construction of subway improvements

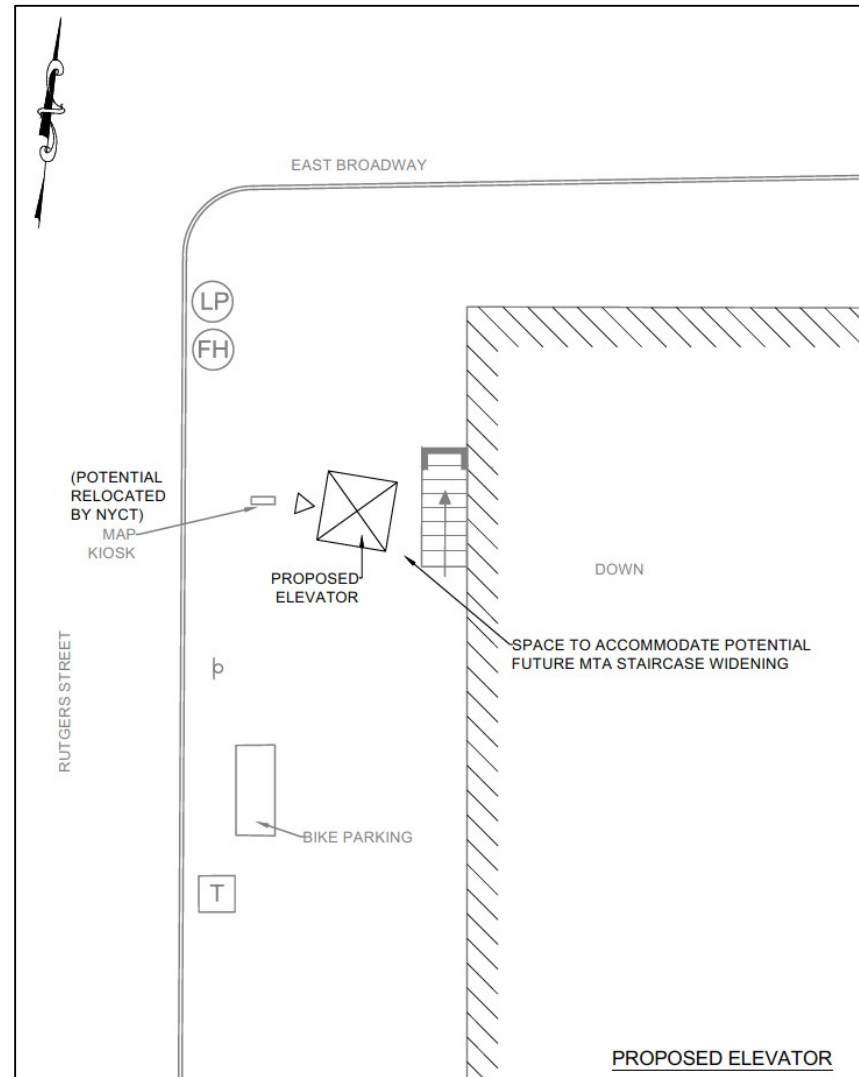
Mitigations: Transit Accessibility

- Only 25% of subway stations in NYC are accessible
- Nearest accessible station for the F train is the Broadway-Lafayette-Bleecker station — 3 stops away
- Currently, the nearest accessible stations on other lines are Brooklyn Bridge City Hall and Canal Street



★ = locations of proposed projects

Mitigations: Elevators



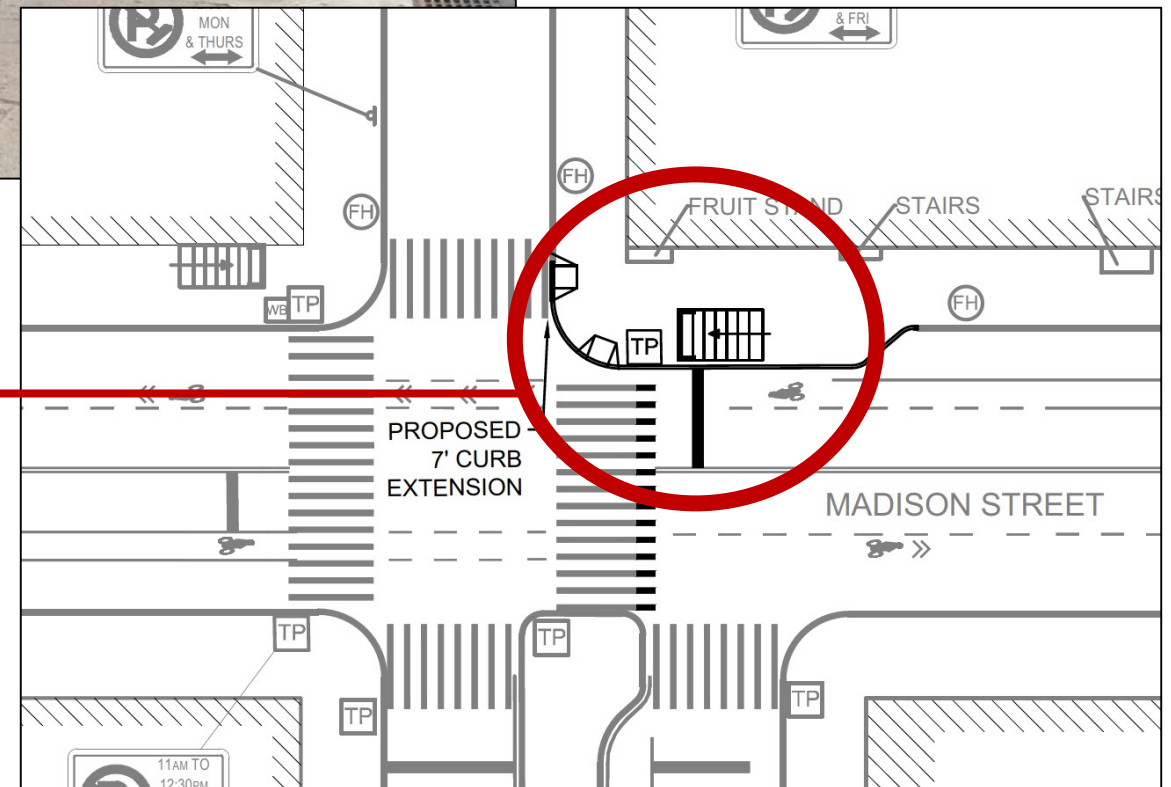
Southeast corner of East Broadway
and Rutgers Street

Mitigations: Subway Entrance



Left: Existing Entrance
at NW Corner of
Rutgers and Madison
Streets

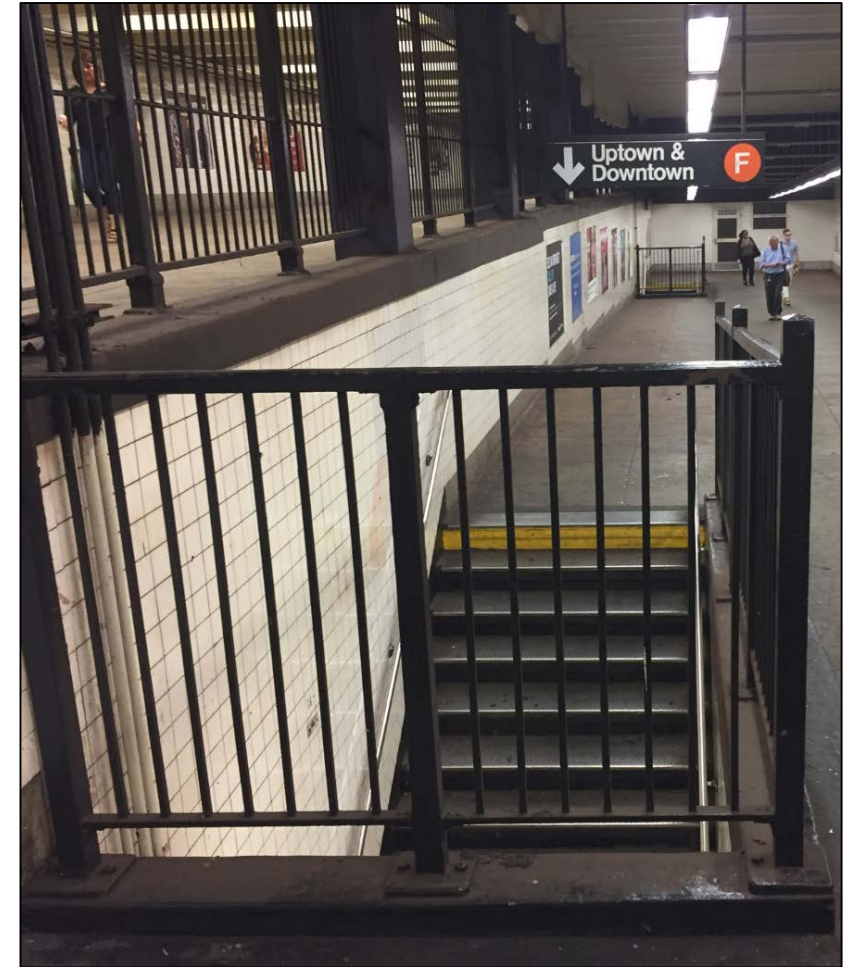
Right: Proposed
Location of New
Entrance at NE Corner
of Rutgers and
Madison Streets



Mitigation Needed: Subway Stairs



Stair at platform



Stair at mezzanine

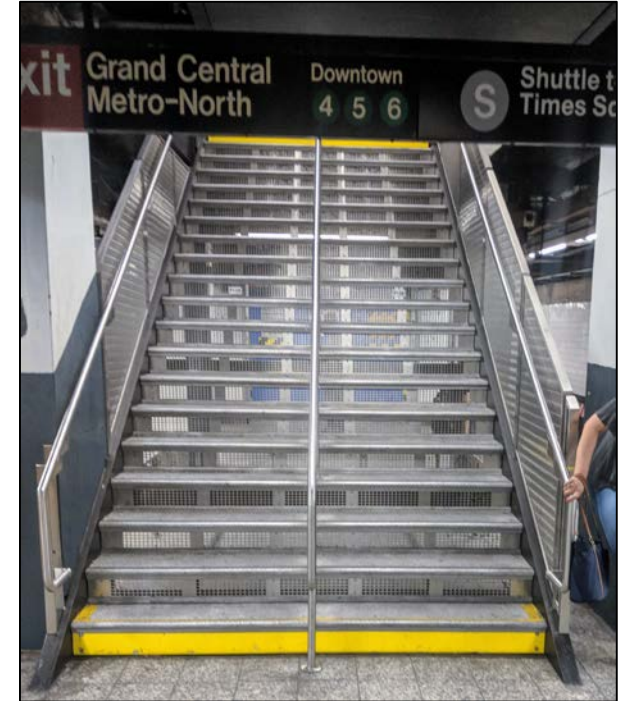
Representative Examples of Mitigations



New Elevator



New Entrance



New Stairs

Significant Impact and Potential Mitigations: Pedestrian and Traffic

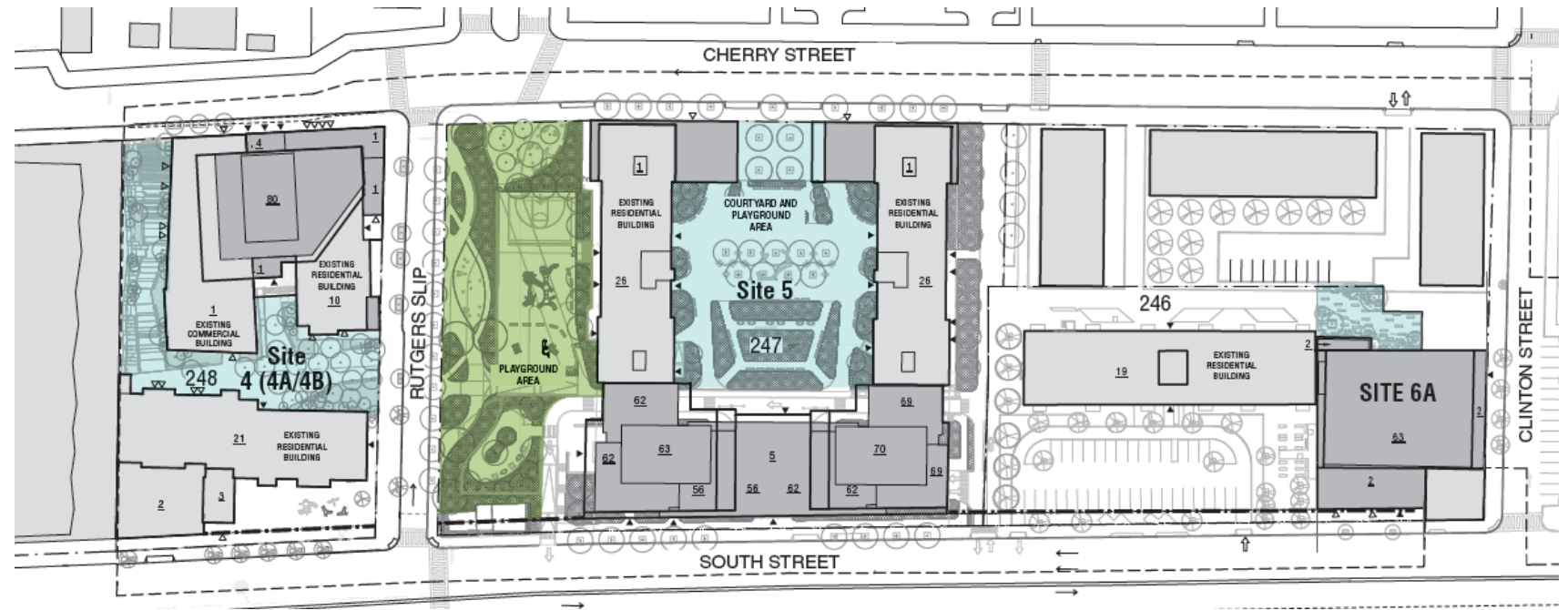
- **Significant Impacts:**
 - Up to 10 traffic intersections and 4 pedestrian elements (i.e., sidewalks and crosswalks) would be impacted
- **Mitigations:**
 - Nearly all traffic impact locations would be mitigated by adjusting signal timing and restriping lanes
 - Only two traffic impact locations would remain unmitigated
 - All pedestrian impacts would be mitigated through changes to signal timing and widening crosswalks
- Mitigation measures will be implemented prior to occupancy of the buildings (except that certain measures may be implemented during construction in order to mitigate construction period impacts)

On-Site Open Space Improvements

As part of the proposed projects the following open space improvements will be made:

- **At 247 Cherry Street,** the pathway connecting Cherry Street and Rutgers Slip will be redesigned to include additional green space and amenities for resident and community use
- **At the 260 South Street Site,** the open space at Rutgers Slip will be enlarged by 11,110 sf to 33,550 sf, made ADA-accessible, permanently dedicated for public use and improved with new play equipment, a half-basketball court, walking paths, seating and
- **At the 260 South Street Site,** the resident courtyard will be improved with new landscaping, seating and play areas; design was done with resident input
- **At 259 Clinton Street,** streetscape modifications on Clinton and South Street

On-Site Open Space Improvements, Site Plan



Significant Impact and Proposed Mitigations: Open Space

- **Significant Impact:** Indirect impacts to open spaces in the study area are anticipated due to the increased residential population
- **Mitigation Sites:**



Proposed Mitigations: Open Space

- **Mitigations:** Extensive upgrades to Coleman Playground, Captain Jacob Joseph Playground, and Little Flower Playground that are estimated to cost \$15 million:
- **At Coleman Playground,** proposed upgrades include: installation of a new turf playing field, lighting, new playground equipment and seating areas, a dog run, and improvements to paths



Above: Coleman Playground Current Conditions



Grass -> Turf +
Lighting

Reconstruct
Playground

Dog Run

Passive Seating
Plaza

Interior Pathways

Replace
Sidewalks

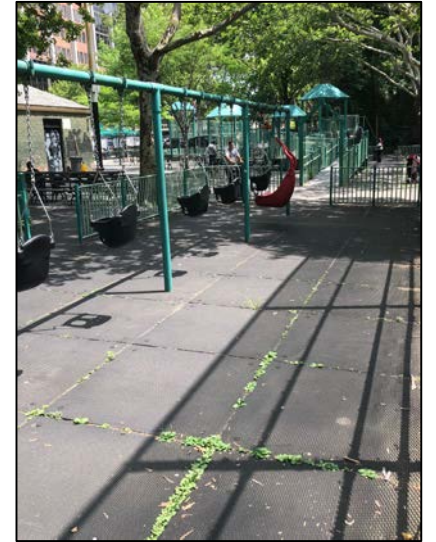
Above: Coleman Playground Planned Upgrades

Proposed Mitigations: Open Space

- **At Captain Jacob Joseph Playground,** installation of new lighting, seating, landscaping and water fountains; reconstruction of fencing and walls; and repair, refurbishment and replacement of playground equipment
- **At Little Flower Playground,** renovation of the comfort station; repair of play equipment, fencing and benches; installation of BBQ pits, picnic tables, drinking fountain and new plantings
- Park improvements would be required prior to occupancy of the buildings



Captain Jacob Joseph Playground



Little Flower Playground



Captain Jacob Joseph Playground

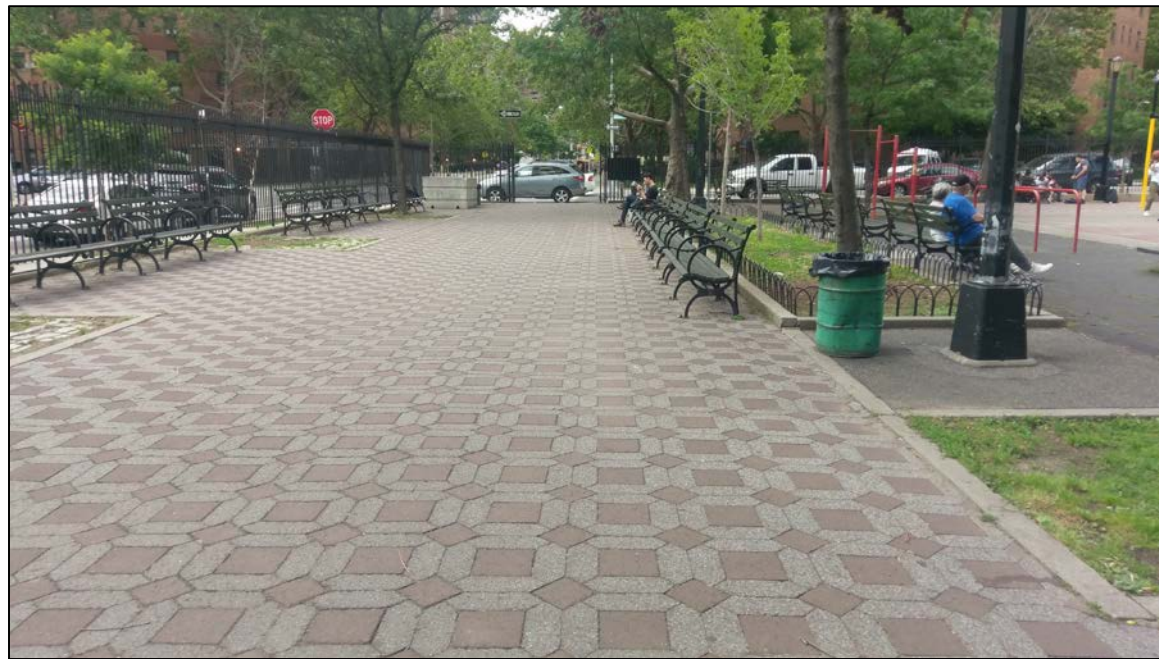
Significant Impact and Proposed Mitigations: Shadows

- **Significant Adverse Impact:** Shadows from the new buildings are anticipated to reduce direct sunlight to Lillian D. Wald Playground and Cherry Clinton Playground
- **Mitigations:** Two parks would receive additional maintenance to mitigate shadow impacts
- Mitigation measures include dedicated funding for enhanced maintenance to mitigate the impact to the users and the trees of the Cherry Clinton Playground, and the users of the Lillian D. Wald Playground
- Payments of \$25,000 for 10 years per park will be made for enhanced maintenance, which could include lighting or improved landscaping – will begin upon construction of the first building to result in an impact to each park

Mitigation Sites: Shadows



Mitigations: Shadows

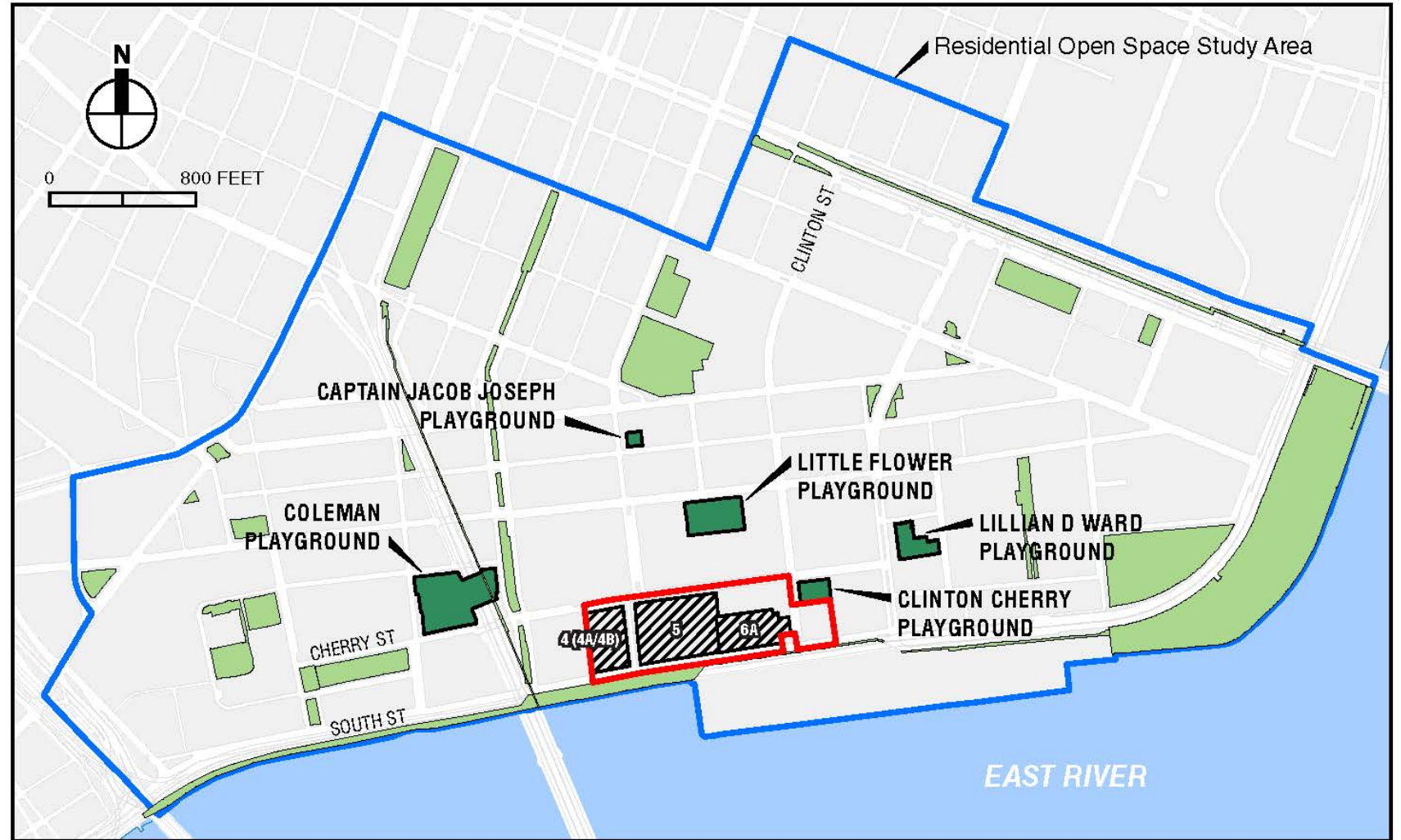


Left: Cherry
Clinton
Playground



Left: Lillian D.
Wald Playground

Proposed Mitigations: Open Space and Shadows



Potential Impact and Mitigations: Community Facilities

- **Potential Impact:**
 - 200 units of senior housing are proposed as part of the projects. If the projects are developed without senior housing, there would be potential impacts to elementary schools and publicly funded child care
- **Mitigations:**
 - School mitigations to increase capacity by 16 elementary seats. School mitigations may include increasing classroom space by moving administrative functions off site or reprogramming existing school space, or making other space within the district available to DOE
 - Child care mitigations to increase capacity by 19 slots. Child care mitigations may include funding or making improvements to existing facilities, or the provision of space on or off site for a child care center

Construction Commitments, Impacts and Proposed Mitigations

- **Construction Duration:** Construction of each building is anticipated to take between 30 and 36 months
- **Commitments:**
 - Noise – Quieter equipment will be required, heavy equipment will be shielded, and portable noise barriers and acoustical tents will be used when practical
 - Air Quality – Ultra-low sulfur diesel and low emissions equipment will be used, diesel particulate filters will be required, dust control measures will be implemented, and vehicle idle times will be restricted
 - Traffic – A Maintenance and Protection of Traffic Plan must be approved prior to construction to ensure pedestrian and traffic safety; traffic mitigation measures could be implemented early at the discretion of DOT to address traffic impacts during construction.
 - Rodents – Will ensure proper protocol is followed to ensure pests and rodents are managed appropriately
- **Significant Impacts:** Even with the above measures in place, significant noise and traffic impacts are anticipated during the periods of heaviest construction
- **Mitigation:** Construction traffic impacts can be mitigated by early implementation of mitigation measures for operational traffic
- **Community Contact:** Teams will create construction hotline, email address, and website to answer questions and share updates

Additional Project Benefits: Affordable Housing

- The creation of up to **700-units** of permanently affordable housing across the three projects (25% of each project)
- Development teams will **assist local residents** in applying for the affordable housing lotteries
- Up to 200 units of the affordable housing are proposed for **senior housing**

Additional Project Benefits: Community Space

- 10,000 square feet of small-format, **neighborhood retail** will be developed across the three sites
- 17,000 square feet of **new community facility space** will be provided at 260 South Street, which is intended to accommodate community facility uses serving the needs of current and future residents
- The **community room** at 275 Cherry Street (Site 5) will be relocated within the building and upgraded

Additional Project Benefits: Resiliency

- 80 Rutgers Slip will be upgraded to **prevent flooding** using flood barriers and emergency backup generators will be installed
- 265 & 275 Cherry Street will be upgraded to **prevent flooding** through landscaping and using deployable flood barriers
- In the new buildings, residential units and critical **infrastructure will be elevated** and lower levels will be designed to accommodate deployable flood barriers or to flood and quickly recover

Additional Project Benefits: Local Hiring and Workforce

- The project teams will undertake best efforts for **local hiring** during and after construction, working with local workforce development organizations
- Each of the developers have committed to using **32BJ union workers** upon occupancy

Next Steps

- Community Board 3 to hold public hearing and issue recommendation
- City Planning Commission to hold hearing (expected on October 17th)
- DCP to issue Final EIS considering comments received during the public review
- City Planning Commission to vote

Questions or Comments?

Contact our team at twobridgeseis@gmail.com or
646-504-1482.