

CREATIVE COMMUNITY
COLLECTIVE



*Transforming a Historic Landmark into a Dynamic Hub for
Arts, Education, and Community Service*

February 18, 2025

Presentations by:

**BEYER
BLINDER
BELLE**



QImpactSolutions
Transforming Potential Into Impact

**DENHAM
WOLF**



AGENDA

- Q Impact Solutions LLC
 - Key Objectives
 - Community Engagement
 - Emerging Themes
- Beyer Blinder Belle
 - History & Condition of the Building
 - Reuse - Possibilities & Parameters
- Denham Wolf
 - Building Economics
 - Capital Expenditures - Potential Costs
 - Operations Expenditures - Ongoing Operational Costs
- Q&A





QImpactSolutions

Transforming Potential Into Impact

POSTED JUNE 20, 2018 BY HARRY BUBBINS

The former Public School 64, which once housed the CHARAS community and cultural center, was designed by master school architect C.B.J. Snyder in the French Renaissance Revival style in 1904-06. And on June 20, 2006 Landmarks Preservation Commission designated it an official New York City landmark, saving it from planned demolition by its developer/owner.

The Villager

A clear case of projection at former CHARAS/El Bohio

am By amNY

Post

NEWS

New Yorkers rally to turn derelict school building back into community space

Judge orders developer to sell old P.S. 64 as two-decade-long fight to reclaim building still going strong

JANUARY 1, 2023

EV Grieve

News about the East Village of NYC

Thursday, December 29, 2022

Gregg Singer's reign as owner of the former of P.S. 64 is said to be over

Development dispute over P.S. 64 in the East Village continues, two decades later

By [Andrew Berman of Village Preservation](#) July 20, 2018



September 13, 2023 01:43 PM

Controversial former public school site in East Village headed to auction block

MARIO MARROQUIN



EV Grieve

News about the East Village of NYC

Sunday, November 20, 2022

New murals depict LES history outside the long-empty CHARAS/El Bohio Community Center

Foreclosure Ordered for East Village's Former P.S. 64/CHARAS-El Bohio Community Center as Neighborhood Demands Landmarked Building's Return

January 6, 2023

Mayor Announces Plan to Buy Vacant East Village School That's Not For Sale



By [Allegra Hobbs](#) | October 13, 2017 6:15pm |

Updated on October 15, 2017 8:06pm

[@AllegraEHobbs](#)

The Guardians' logo.



Guardians of CHARAS unite to save derelict building

SEPTEMBER 28, 2022

Key Objectives



Help shape a vision for a space to serve the current and future needs of the community by centering the voices of the community



Secure immediate and long-term capital funding necessary to stabilize and improve the current health of the building and achieve the mission of the building once determined



Identify the governance and operational management structure, and program recommendations, considering present and future needs

Community Engagement / Research



CREATIVETIME

LMCC

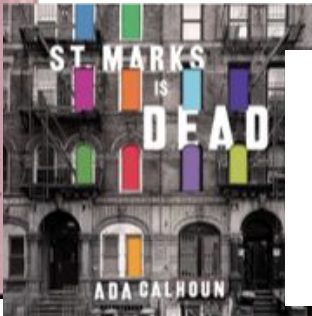
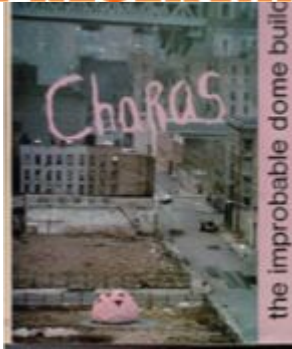


Third Street
Music School
Settlement



The
Clemente

Center for an
Urban
Future



FAB
NYC



HENRY STREET
SETTLEMENT

GOOD OLD LOW

GOLES



THE LOWER EASTSIDE
GIRLS CLUB
The Village Sun
REAL NEWS FOR THE COMMUNITY
www.thevillagesun.com



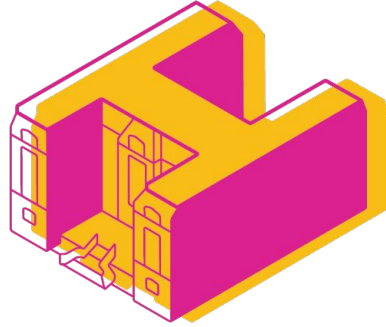
NYC / EDC



VISION

To reimagine the building as a vibrant, **multi-use arts, educational, and publicly accessible community hub** that reflects the cultural, collaborative, and experimental spirit of the Lower East Side and serves the broader needs of New York City and beyond.

Project Name: Creative Community Collective



CREATIVE COMMUNITY
COLLECTIVE

The Creative Community Collective aims to:

- Establish a one-of-a-kind hub where ideas take flight, creativity flourishes, and innovation thrives
- Inspire collaboration between individuals, nonprofits, artists, and educators to build and do extraordinary things
- Cement the Lower East Side as a beacon of bold ideas, making it a go-to destination for cultural and creative leadership and opportunities
- Celebrate inclusivity and access by offering a space for individuals and organizations to engage in bold, visionary pursuits

Themes



Artist studios and
gallery space



Dance rehearsal
space



Music rehearsal
space



Performance
theater/auditorium



Courtyard



Artist housing



Office space for
nonprofits

Potential Options: Voices From The Community



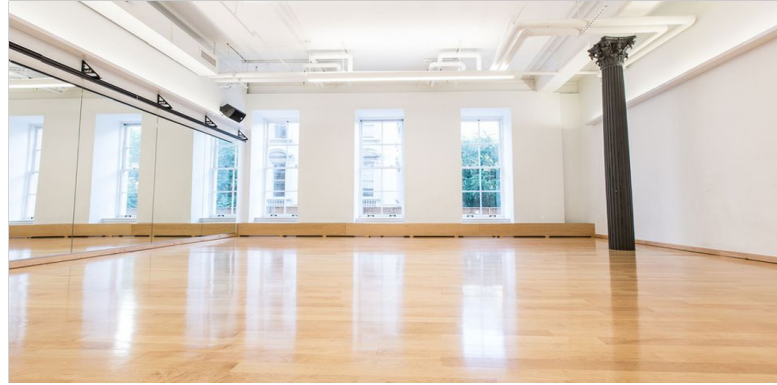
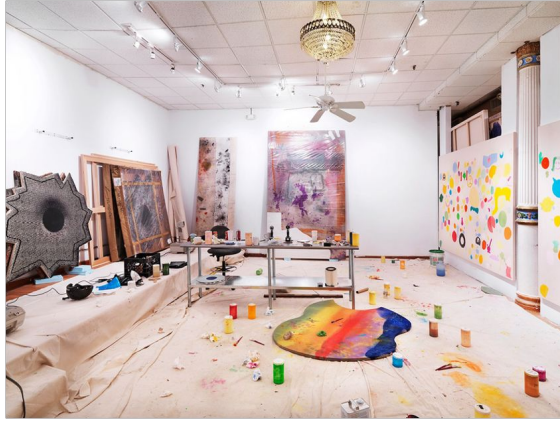
Potential Functional Use: Basement & 1st - 5th Floors



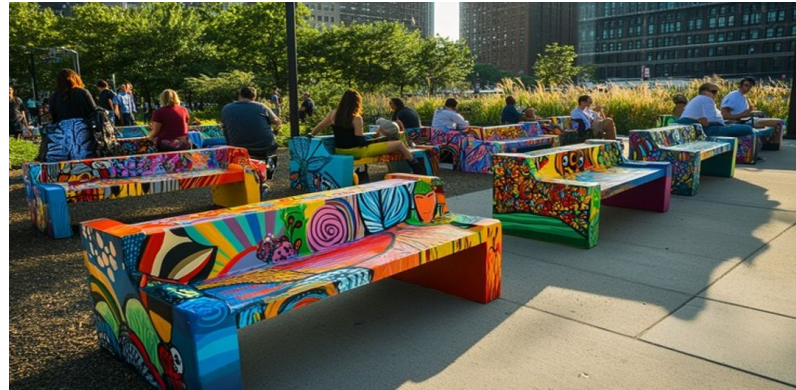
Potential Functional Use: 1st - 5th Floors



Potential Functional Use: 1st - 5th Floors



Potential Functional Use: Courtyard & 1st - 5th Floors



**BEYER
BLINDER
BELLE**

QUICK ARCHITECTURAL FACTS

- **Total Area:** approx. 111,000 Gross Square Feet
- **Year Completed:** 1906
- **Architect:** Charles B. Snyder, Superintendent of School Buildings
- **Original Client:** NYC Board of Education
- **Stories:** Five, plus a half below-grade basement
- **Materials:** Brick, limestone, terra cotta, slate mansard roof
- **Architectural Style:** French Renaissance Revival
- **Vacant Since:** 2001
- **Designated as an Individual Landmark by LPC:** 2006



North Facade from 10th Street, 1940 (NYC Department of Records & Information Services)

THE BUILDING TODAY



WINDOWS AND DORMERS RECENTLY BOARDED UP AND NETTED (9TH STREET SIDE)



(10TH STREET SIDE)

THE BUILDING TODAY

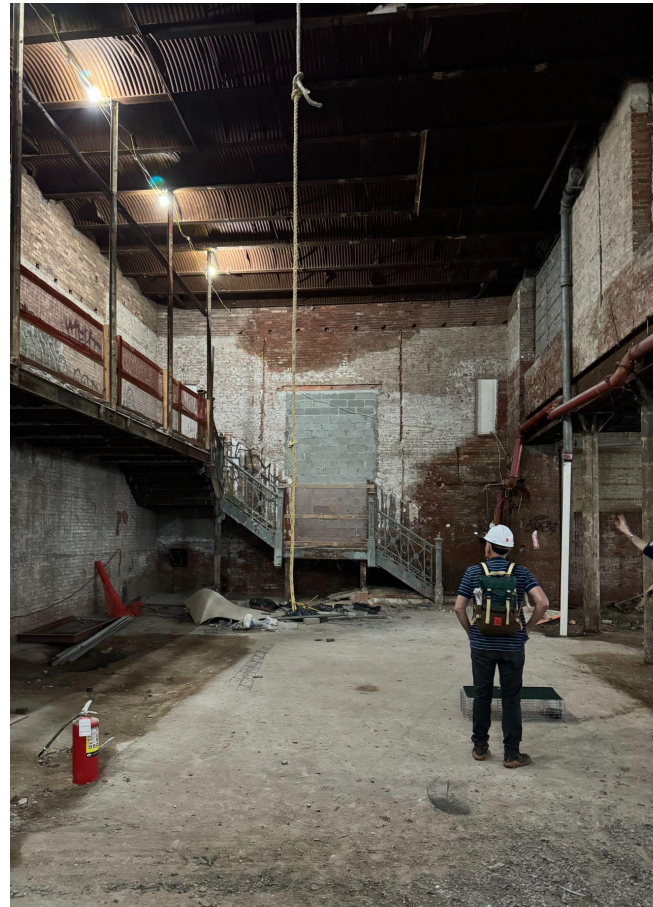


INTERIOR OF TYPICAL FLOOR, CENTER BAR LOOKING WEST

THE BUILDING TODAY



5TH FLOOR, SOUTHEAST WING



BASEMENT, FORMER AUDITORIUM LOBBY

EXTERIOR CONDITIONS SURVEY, SEPTEMBER 2024



SURVEYING CONDITIONS FROM AN AERIAL LIFT, SOUNDING TERRA COTTA UNITS WITH A Mallet TO DETERMINE CONDITION

DENHAM
WOLF

Building Stabilization & Financials

- 1. Curing long standing violations & improving site conditions**
- 2. Façade investigation & immediate repairs**
- 3. Capital expenses: base building vs. occupancy**
- 4. Access to capital for non-profits**
- 5. Anticipate 4-6 years timeline for capital expenses north of \$1,200 Psf**

Immediate Next Steps

- Share regular project updates via **creativecommunitycollective.org**
- Continue building assessment and stabilization work
- Continue identifying and hopefully securing near-term public and private funding to support building development

How you can help? [Connect us with potential funding partners to advance the project.](#)

Q/A



Thank You!