

100 Essex St. New York. NY

Manhattan Community Board 3
July 2026



- 100 ESSEX IS PART OF SEWARD PARK / ESSEX CROSSING APPROVED MASTER PLAN A LARGER MIXED-USE REDEVELOPMENT ON THE LOWER EAST SIDE IN COLLABORATION WITH NYC EDC.
- THE PROJECT INCLUDES NEW RESIDENTIAL CONSTRUCTION, GROUND FLOOR COMMERCIAL SPACE AND INCLUDES A BUILD OUT OF SPACE FOR THE MTA TO EXPAND THEIR DELANCEY ST SUBWAY STATION TO PROVIDE BETTER ACCESSIBILITY.
- THE AFFORDABLE AND MARKET-RATE UNITS ARE FULLY INTEGRATED THROUGHOUT THE BUILDING, WITH COMPARABLE LAYOUTS, SQUARE FOOTAGE, AND AMENITY ACCESS, ULTIMATELY PROVIDING AN IDENTICAL RESIDENT EXPERIENCE.

INVOLVED TEAMS

DEVELOPMENT TEAM



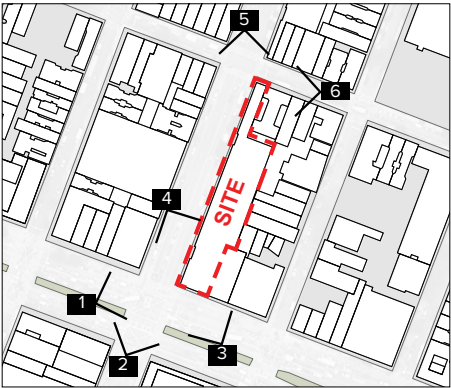
- FULL-SERVICE, REAL ESTATE DEVELOPMENT FIRM THAT CREATES COMMUNITY-FIRST, URBAN DEVELOPMENT SOLUTIONS.
- 40+ YEARS THAT BFC HAS BEEN AT THE FOREFRONT OF DEVELOPING HIGH QUALITY AFFORDABLE, MIXED-INCOME, AND MARKET RATE HOUSING
- BFC SEEKS TO BUILD INCLUSIVE DEVELOPMENTS IN VIBRANT AND CULTURALLY RICH NEIGHBORHOODS WITH AFFORDABLE HOUSING, DIVERSE RETAIL AND ENGAGING CULTURAL AMENITIES

DESIGN TEAM

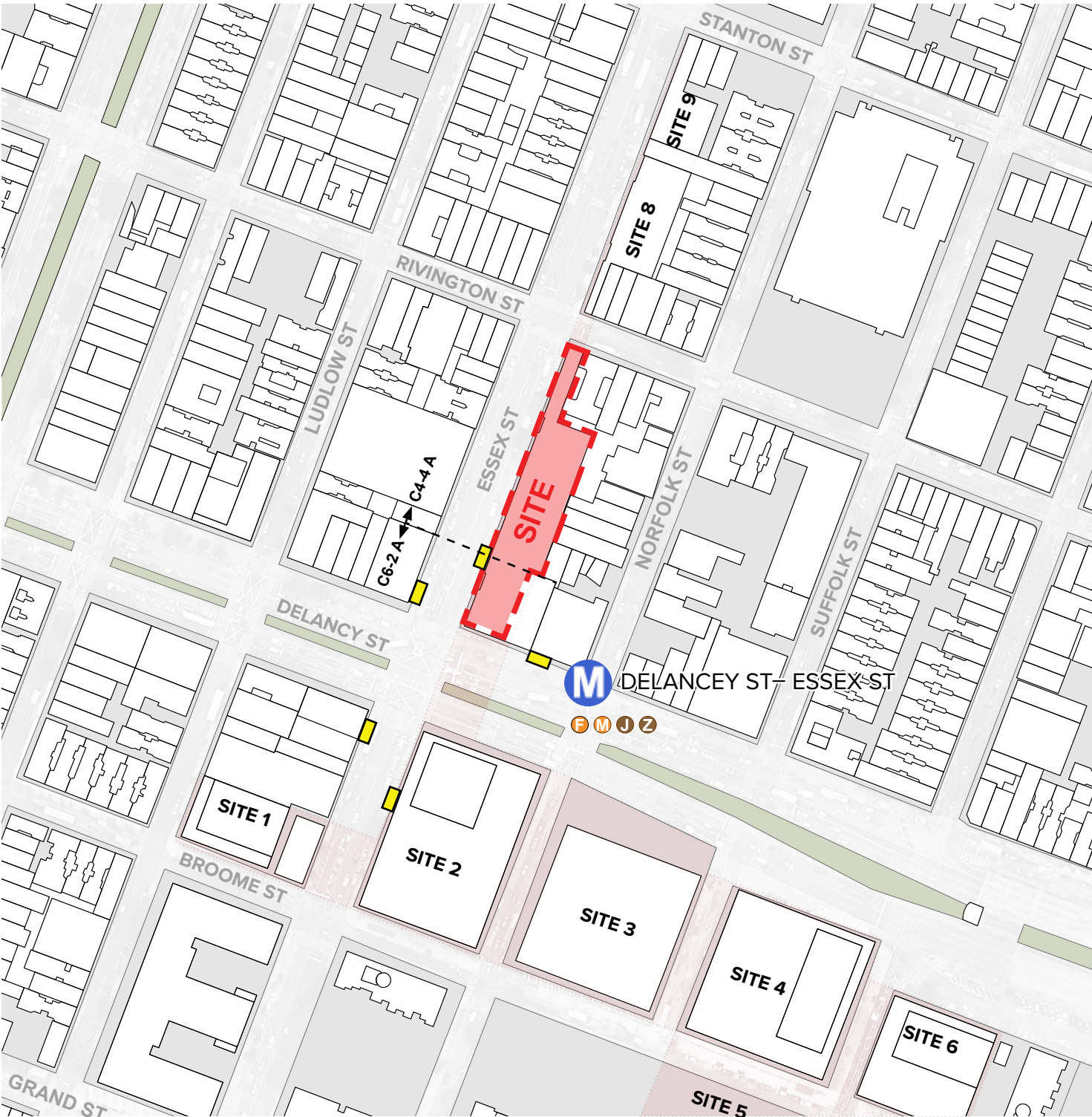


- NEW YORK CITY-BASED, AWARD-WINNING ARCHITECTURE AND INTERIOR DESIGN PRACTICE.
- SPECIALIZING IN MULTIFAMILY AND MIXED-USE DEVELOPMENTS, WITH 10,000+ RESIDENTIAL UNITS COMPLETED OR IN DESIGN.

PROJECT AREA PHOTOS



SITE OVERVIEW



ZONING DISTRICT

SPLIT C4-4A_(R7A EQUIVALENT) / C6-2A_(R8A EQUIVALENT)

LOT AREA

20,840 SF

MAX FAR

5.48

MAX BUILDING HEIGHT

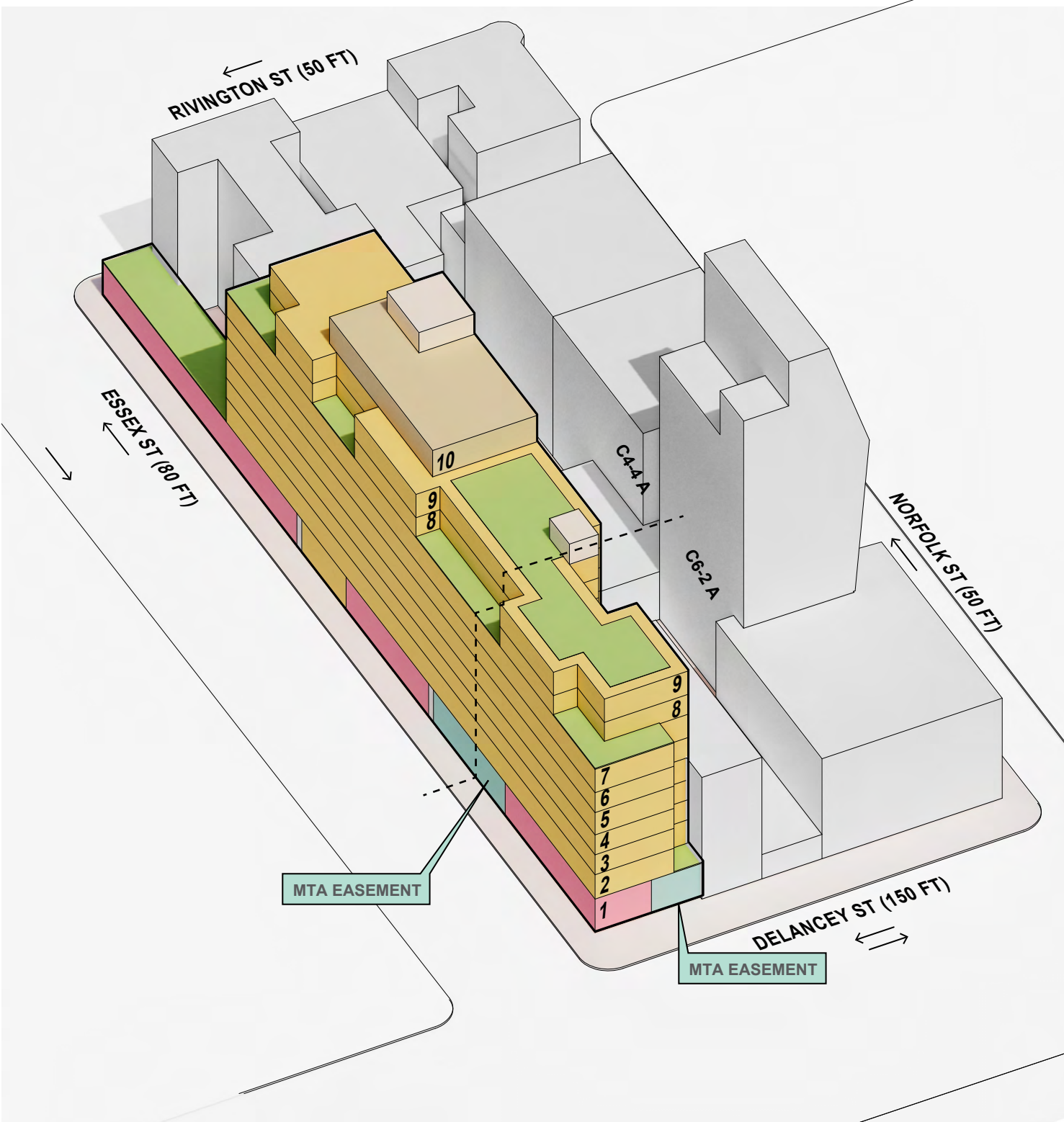
C4-4A: 115 FEET

C6-2A: 145 FEET

 BLOCK 353, LOT 44

 ESSEX CROSSING DEVELOPMENT

BUILDING MASSING AND PROGRAM



TOTAL SF

APPRX. 114,000 SF

HEIGHT

10 STORIES, 115'

UNITS

99 TOTAL UNITS OF WHICH
(26 AFFORDABLE UNITS)

UNITS MIX

- 0-BED : 15
- 1-BED : 35
- 2-BED : 35
- 3-BED : 14

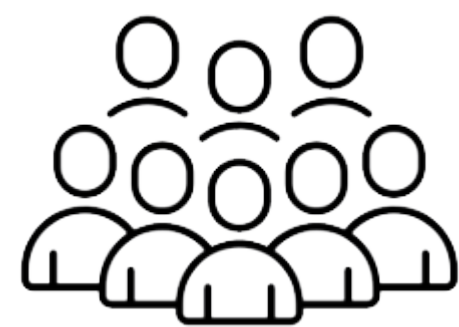
AMENITIES

IN UNIT LAUNDRY, FITNESS ROOM,
CHILDREN'S PLAY ROOM, BIKE ROOM,
PET SPA, CO-WORKING AREA, LOUNGE,
COMMON OUTDOOR AREAS, GOLF SIMULATOR

MTA

TWO MTA ACCESS POINTS WITHIN
THE BUILDING FOOTPRINT

INCOME MIX



INCOME MIX

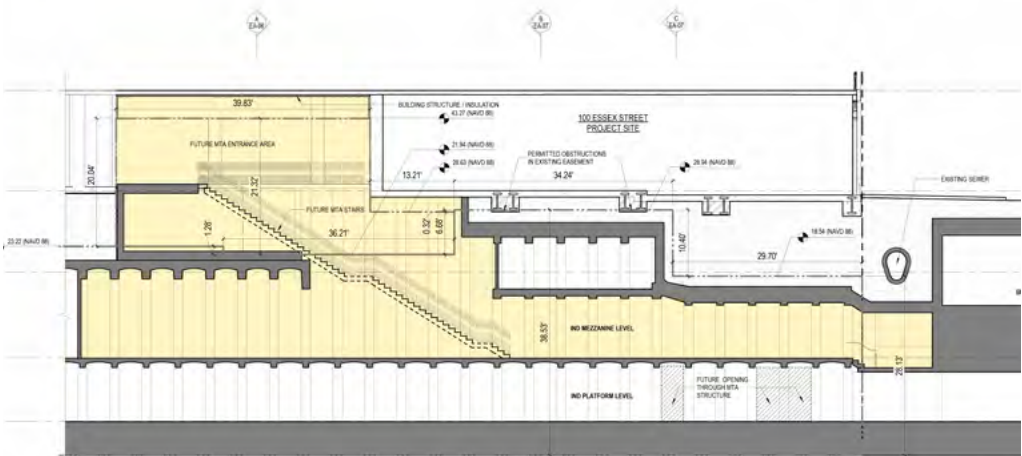
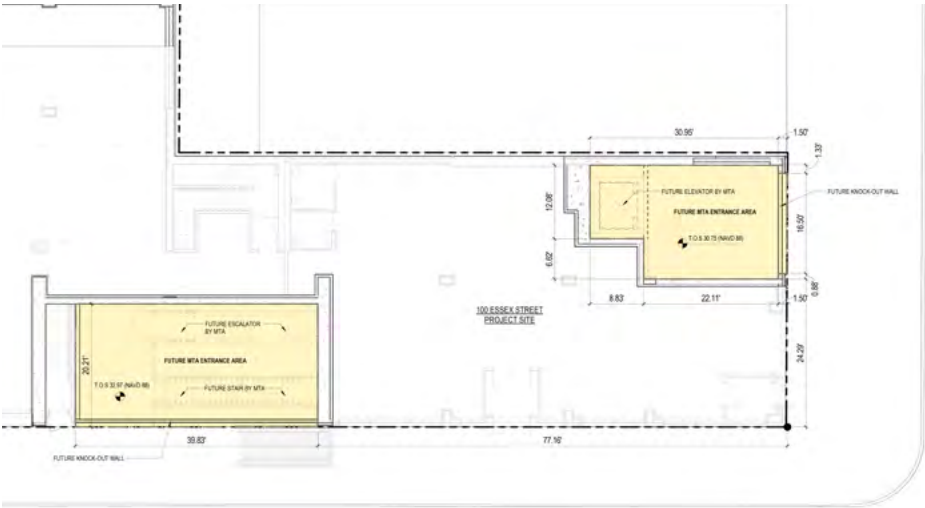


AMI TIER	INCOME (FAMILY OF 4)	PERCENT
37%	\$ 62,752	9%
57%	\$ 96,672	9%
77%	\$ 130,592	7%
130%	\$ 220,480	1%

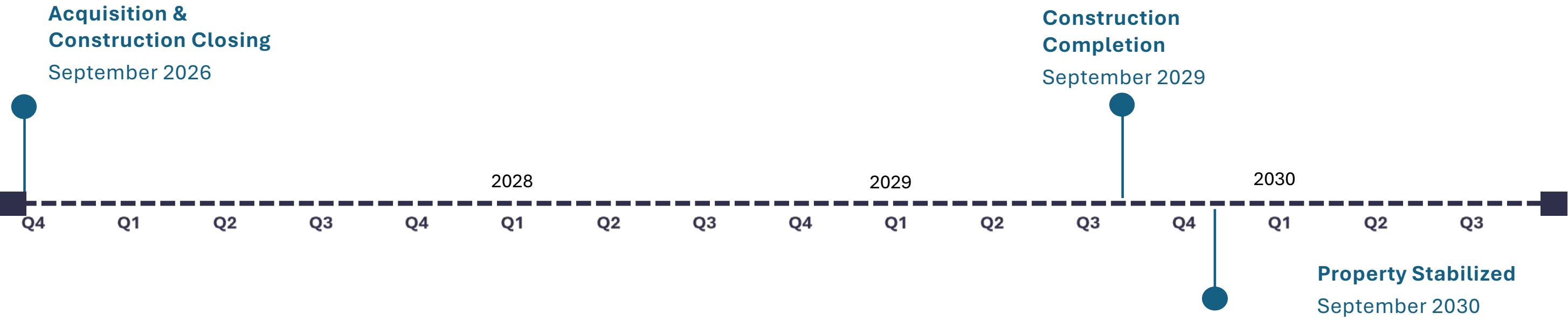
MTA OVERVIEW



- EXISTING DELANCEY STREET SUBWAY STATION EASEMENT ON THE PROPERTY IS TO BE ENLARGED FOR THE MTA BY BFC AT THE COMMENCEMENT OF THE PROJECT
- LOCATED AT THE SOUTH END OF THE BUILDING, THE NEW EASEMENT AREA WILL ACCOMMODATE TRANSIT IMPROVEMENTS, SUCH AS A NEW ESCALATOR AND STAIRWAY, AND AN ELEVATOR FOR ADA ACCESSIBILITY
- BFC IS TO PROVIDE STRUCTURE ONLY; MTA TO PERFORM FIT-OUT



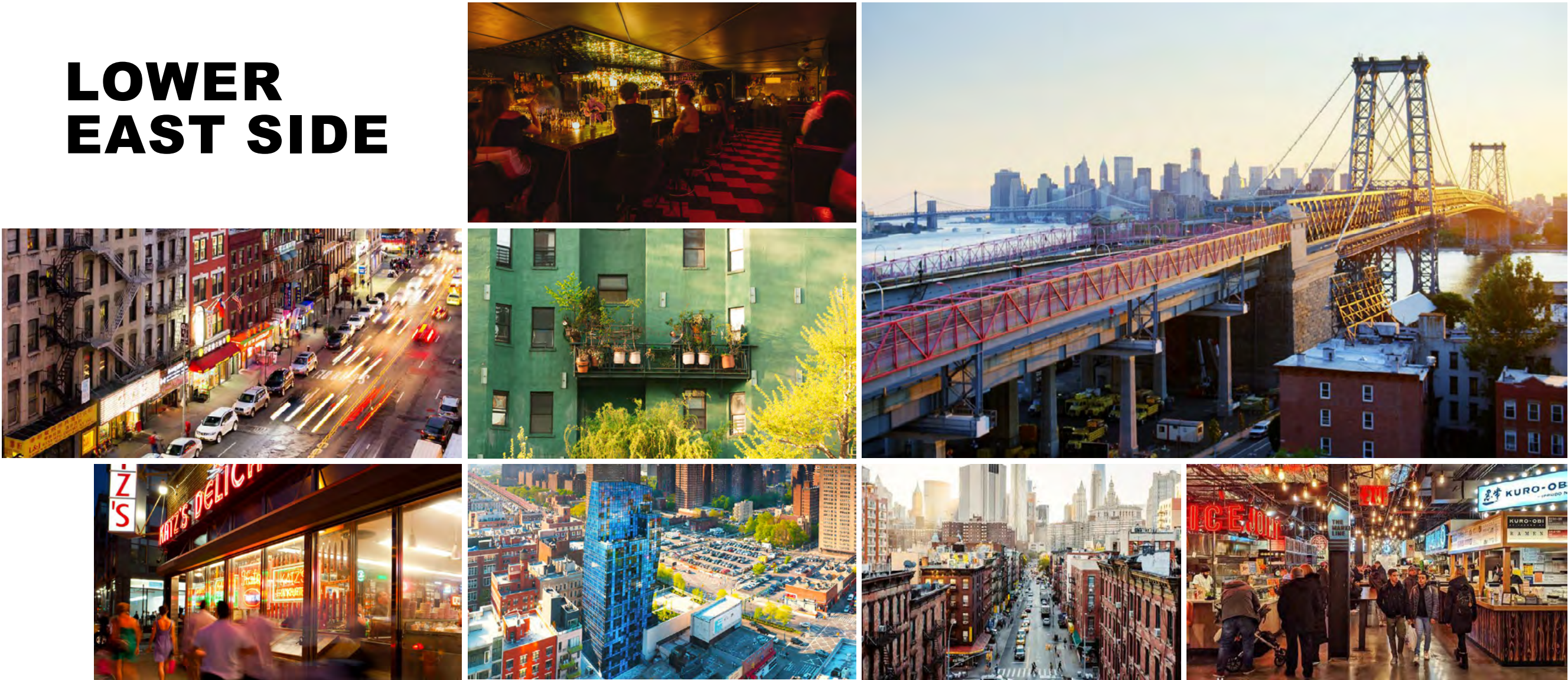
KEY MILESTONES



DESIGN INSPIRATION



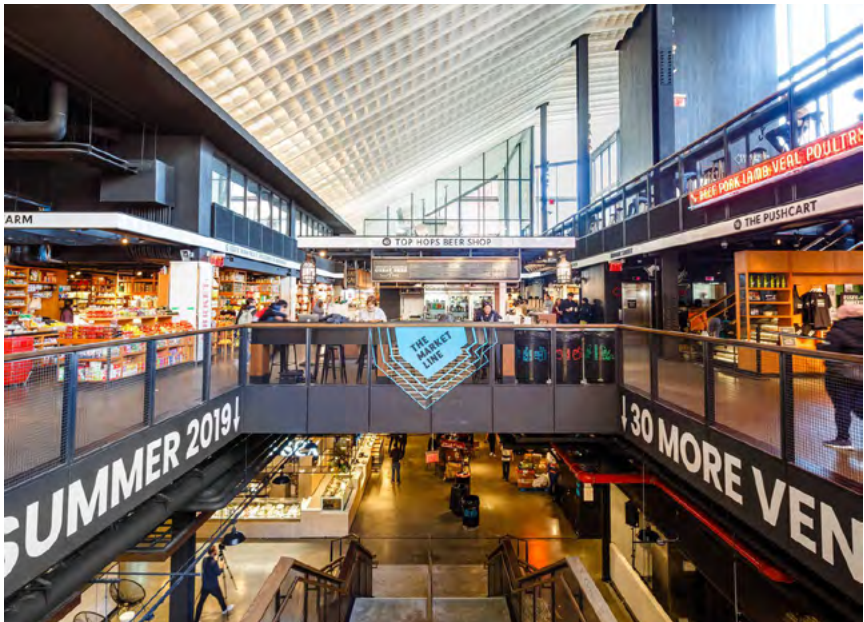
LOWER
EAST SIDE



DESIGN INSPIRATION



**ESSEX
CROSSING
DEVELOPMENT**

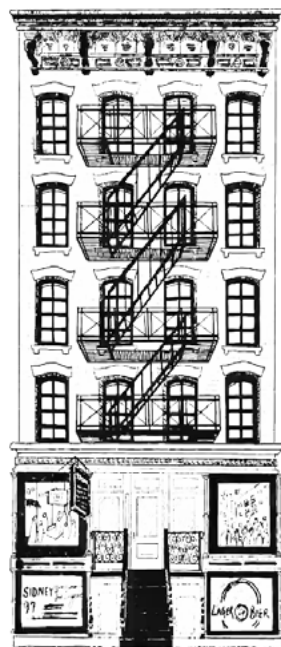


BUILDING DESIGN

BUILDING AS AN EXPRESSION OF MERGING CONDITION OF URBAN FABRIC

THE SITE SITS AT THE INTERSECTION OF THE CONTEXTUAL
NEIGHBORHOOD AND THE NEW DEVELOPMENT,
WHERE A MAJOR URBAN ARTERY MEETS A SMALLER-SCALE NEIGHBORHOOD

BUILDING DESIGN



HISTORIC LOWER EAST SIDE TENEMENT FACADE —————> LOWER EAST SIDE TENEMENT FACADE RE INTERPRETED TO REFLECT THE DYNAMISM OF THE NEIGHBORHOOD

BUILDING DESIGN



EXISTING CONDITION



PROPOSED CONDITION

BUILDING DESIGN



CORNER OF DELANCEY ST & ESSEX ST LOOKING NORTH



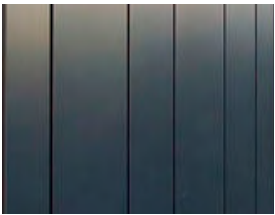
CORNER OF ESSEX ST & RIVINGTON ST LOOKING SOUTH



GLAZED BRICK

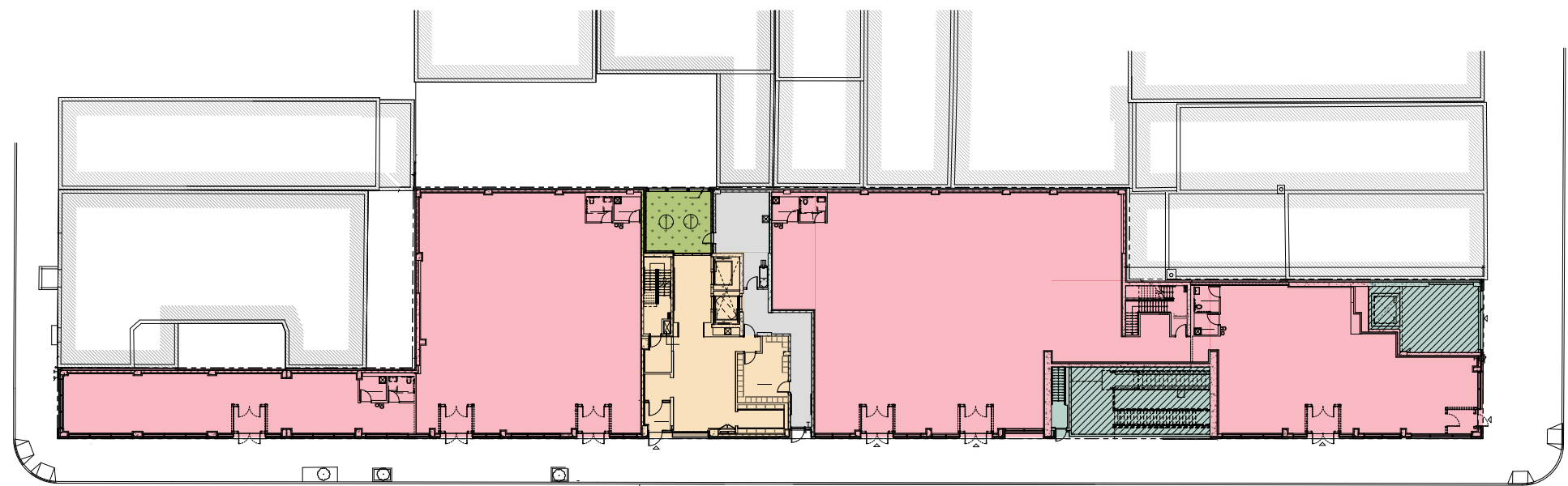


DARK GRAY BRICK



METAL

GROUND FLOOR PLAN



RETAIL RESIDENTIAL ENTRY SERVICE MTA STATION ENTRY OUTDOOR AREA



BUILDING DESIGN



DELANCEY ST LOOKING NORTH

QUESTIONS?

