

266 West 96th Street, Manhattan
Community Board 7 Housing and Land Use Committees
October 16, 2019



FETNER

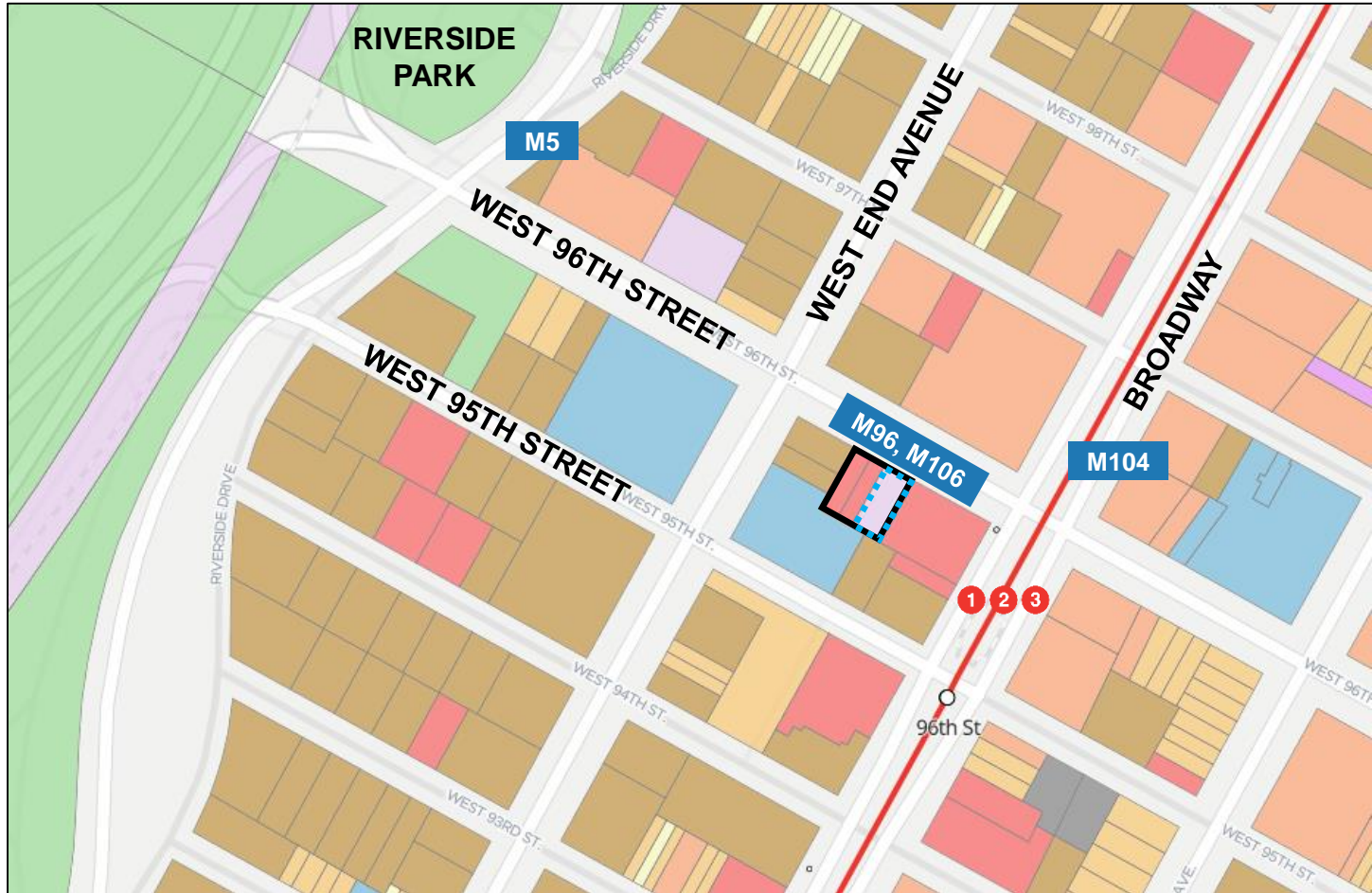
NYC

Housing Preservation & Development

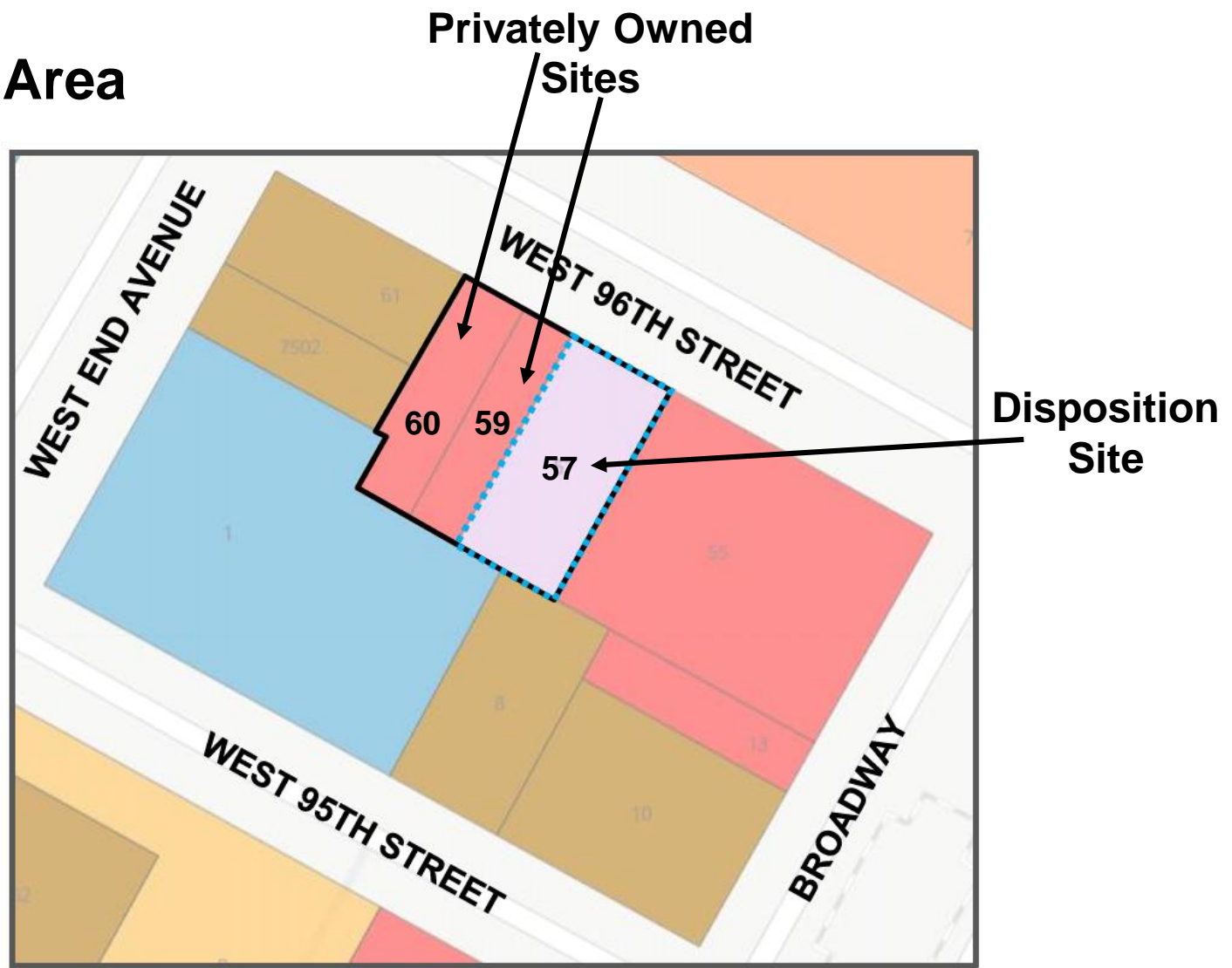
Development Team

- Fetner Properties
 - Privately held, multi-generational owner of approximately 1,000 units specializing in residential development, with a commitment to environmental sustainability
- SLCE Architects

Project Area

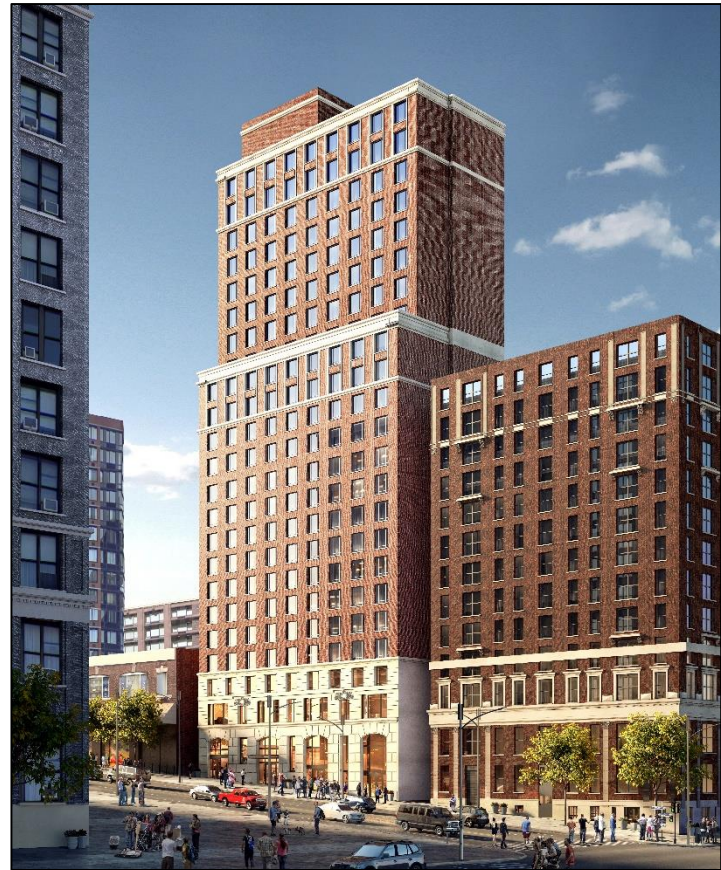


Project Area



Proposed Land Use Action

- Disposition of City-owned property



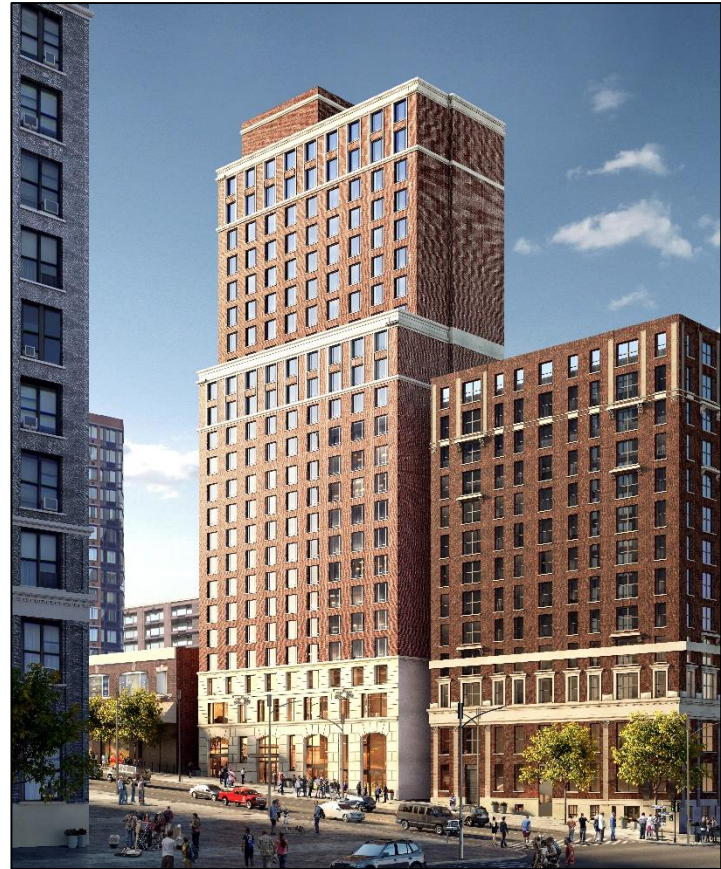
As-of-Right Zoning and Existing Conditions

- Zoning District: R10A
- FAR: 10.0, up to 12.0 through Inclusionary Housing
- Maximum Building Height: 235 feet / 23 stories

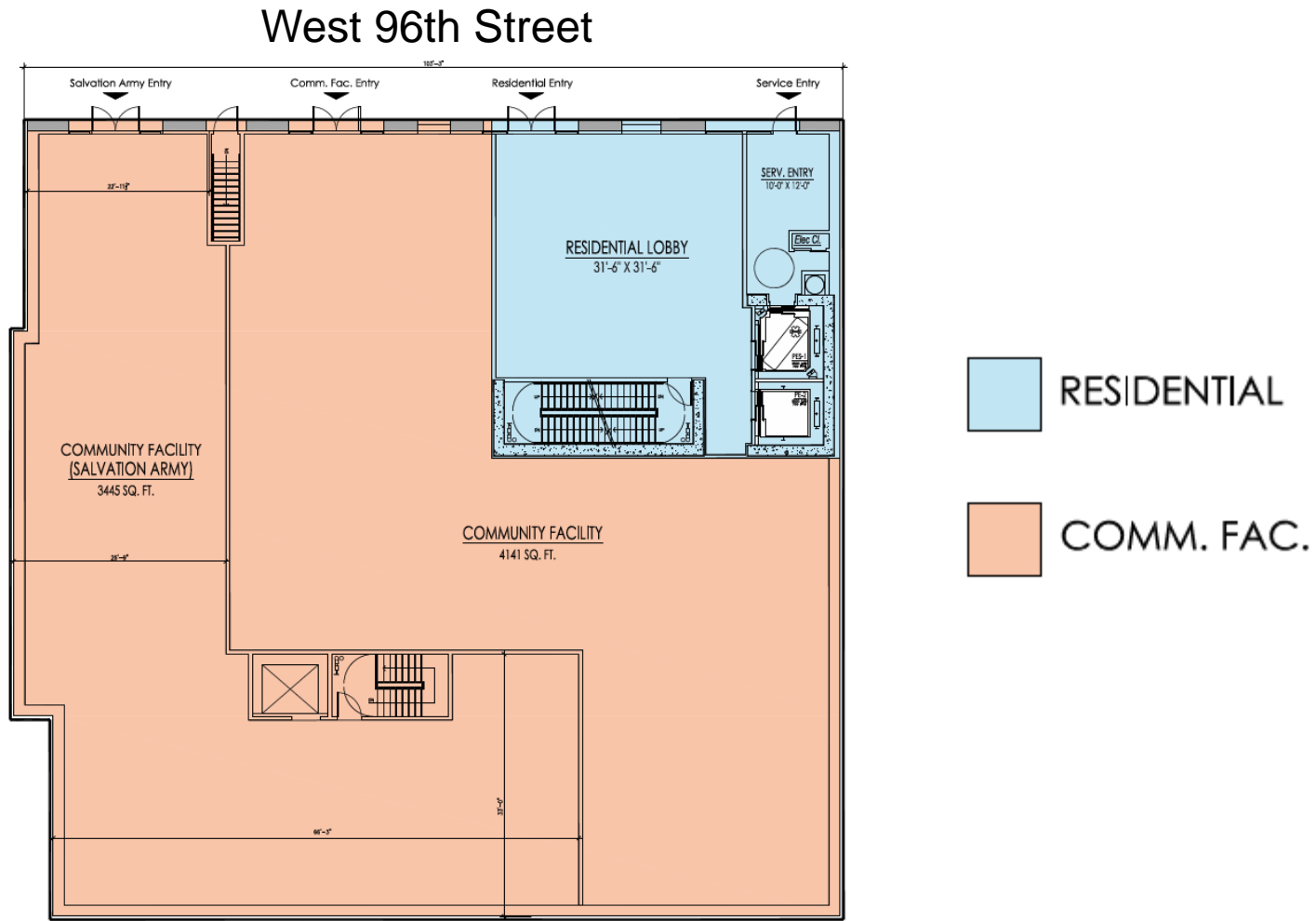


Development Program

- 171 residential units
 - 68 (40%) units permanently affordable to households earning up to 50, 70, and 130 percent of AMI
- 23 stories (235 feet)
- Ground-floor and below-grade community facility space (10,500 SF)
 - Salvation Army: 6,500 SF

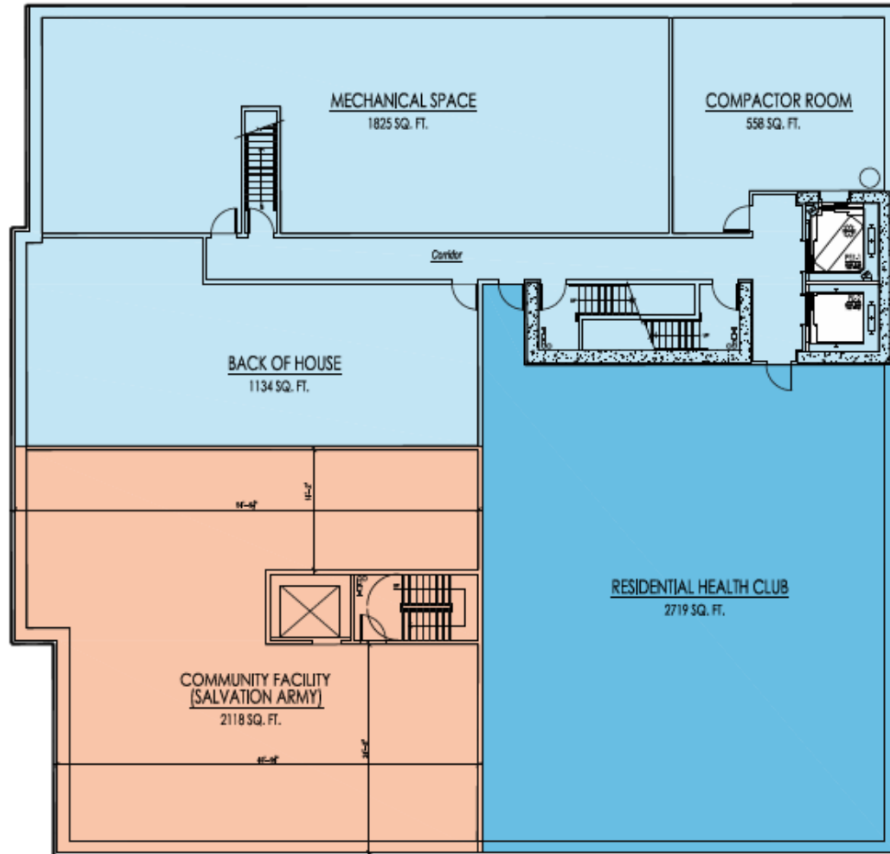





Development Program: Ground Floor



Development Program: Cellar

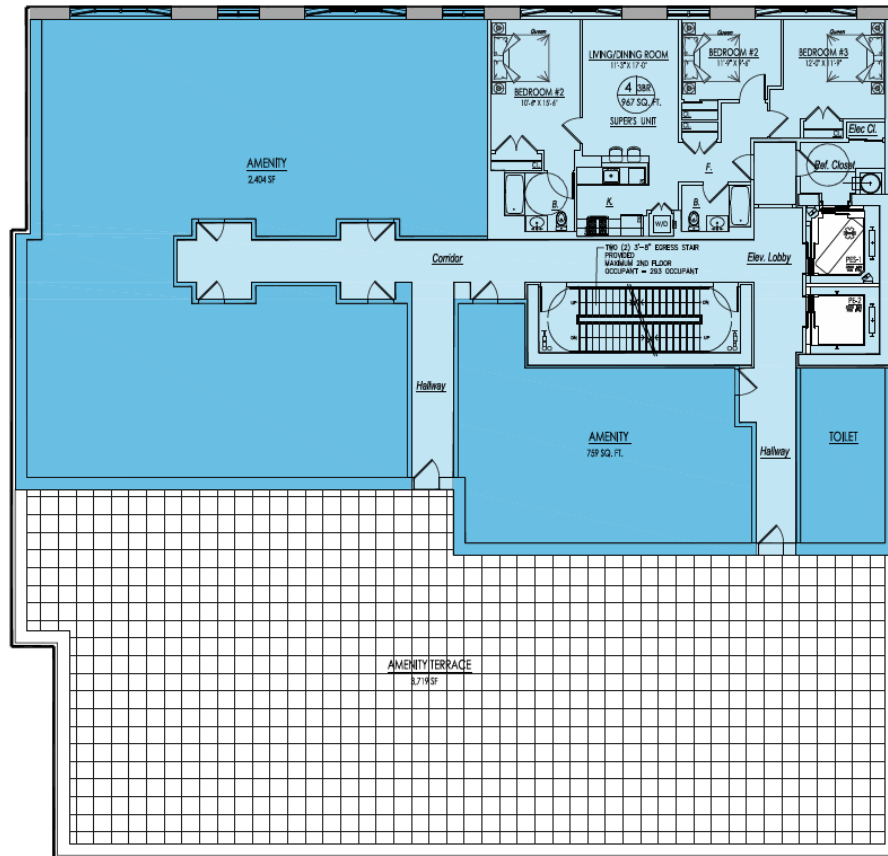
West 96th Street



-  RESIDENTIAL
-  COMM. FAC.
-  TENANT AMENITY

Development Program: Second Floor

West 96th Street



RESIDENTIAL



TENANT AMENITY

Development Program: Unit Mix

- 80 furnished compact/micro-studios
- 91 one, two, and three-bedroom apartments

	Affordable	Market-Rate	Total
Studio	35	45	80
1 BR	14	22	36
2 BR	19	28	47
3 BR	0	8	8
Total	68	103	171

Development Program: Affordable Housing

AMI	1-2 Bedrooms	Studio	Total	Percentage of All Units
50%	5	5	10	5.8%
70%	14	15	29	17.0%
130%	14	15	29	17.0%
Total	33	35	68	39.8%

Building Design



Environmental Review

- Environmental Assessment Statement (EAS) completed in spring 2019
- Public scoping session for a targeted Environmental Impact Statement (EIS) held June 6, 2019
- Draft EIS and Notice of Completion are available at <https://www1.nyc.gov/site/hpd/developers/environmental-review.page>

Next Steps

- ULURP certification anticipated on October 28
- Construction financing anticipated in summer 2020
- Construction commencement anticipated by end of 2020