

Application #: **C 200061 ZSM**

CEQR Number: 19DCP119M

Project Name: **Go Broome Street Development**

Borough(s): Manhattan

Community District Number(s): 03

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 78-312 of the Zoning Resolution to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings), in connection with a proposed mixed use development on property located on the southerly side of Broome Street between Norfolk Street and Suffolk Street (Block 346, Lots 1, 37 & 75), within an existing large-scale residential development bounded by Broome Street, Suffolk Street, Grand Street and Essex Street (Block 346, Lots 1, 37, 75 & 95; and Block 351, Lot 1), in R8 and R9-1/C2-5* Districts, Borough of Manhattan, Community District 3.

*Note: The site is proposed to be rezoned by changing an existing R8 District to an R9-1/C2-5 District under a concurrent related application for a change in the Zoning Map (C 200064 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

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| Applicant(s): GO Broome LLC 432 Park Avenue South, 2 nd Floor, New York, NY 10016 The Chinatown Planning Council Housing Development Fund Company, Inc. 150 Elizabeth Street, New York, NY 10012 | | Applicant's Representative: Elise Wagner, Esq. Kramer Levin Naftalis & Frankel LLP 1177 Avenue of the Americas New York, NY 10036 |
| Recommendation submitted by: Manhattan Community Board 3 | | |
| Date of public hearing: 09/17/2019 | | Location: 59 East 4th Street |
| Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i> | | |
| Date of Vote: 09/24/2019 | | Location: PS 20 - 166 Essex Street, New York, NY |
| RECOMMENDATION <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions | | |
| Please attach any further explanation of the recommendation on additional sheets, as necessary. | | |
| Voting # In Favor: 30 # Against: 0 # Abstaining: 9 Total members appointed to the board: 48 | | |
| Name of CB/BB officer completing this form Jim Shelton | Title Assistant District Manager | Date 10/23/2019 |



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - mn03@cb.nyc.gov

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

At its September 2019 monthly meeting, Community Board 3 passed the following resolution:

TITLE: ULURP No. 200064 ZMM - GO Broome Street Development

WHEREAS, GO Broome LLC and the Chinatown Planning Council Housing Development Fund Company, Inc. are seeking approvals for a project in the area bounded by Broome Street to the north and Grand Street to the south, between Essex Street and Suffolk Street, including the site of the landmarked but fire-damaged Beth Hamedrash Hagodol synagogue (BHH); and

WHEREAS, the Chinese-American Planning Council (CPC) would be the owner of the site and will lease the land to Gotham Organization, who is also purchasing land and development rights from BHH to complete the development site assemblage; and

WHEREAS, as ground lessees, Gotham Organization would develop the site as well as operate two new buildings in partnership with CPC and BHH; and

WHEREAS, the two new buildings—the Norfolk Building and the Suffolk Building—would include general mixed-income housing, 100% affordable senior housing, program and office space for CPC, space for the BHH congregation to establish a cultural heritage center, and ground floor retail space; and

WHEREAS, in total, the project would include 488 mixed-income rental units, with 208 permanently affordable units (43% of the total units); and

WHEREAS, with respect to the Norfolk Building:

- It would be a 16-story, approximately 165-foot tall residential building
- Its residential component would consist exclusively of 115 Affordable Independent Residences for Seniors ("AIRS" rental units)
- It would include 80 studio units and 35 1-bedroom units
- The AIRS units would be targeted at household income bands ranging between 30-80% AMI (\$22,410 to \$68,320 annual household income maximum); and
- It would include approximately 3,800 square feet of community facility gross square feet to be owned by BHH Synagogue as a worship and cultural heritage space; and

WHEREAS, this includes 27 additional affordable senior housing units from the version of the project the development team first presented to the Community Board 3 Land Use Committee in January 2018; and

WHEREAS, with respect to the Suffolk Building:

- It would be a 30-story, approximately 310-foot tall, mixed-use building;
- It would consist of 280 market-rate rental units and 93 affordable Mandatory Inclusionary Housing (MIH) rental units;
- 37 MIH units would be targeted at households earning 40% of AMI (\$29,880-\$46,120 annual household income maximum);
- 37 units would be targeted at households earning 50% AMI (\$37,350 to \$57,650 annual household income maximum);
- 19 units would be targeted at households earning 100% AMI (\$74,700 to \$115,300 annual household income maximum);
- The unit mix would have roughly 25% of the total building units set-aside for 2-bedroom and 3-bedroom apartment layouts;
- It would include approximately 40,000 gross square feet of community facility space to house the new CPC consolidated headquarters;
- It would include approximately 18,750 gross square feet of ground floor retail space on Broome Street; and

WHEREAS, to facilitate this development several land use actions are necessary, including:

- A zoning map amendment to change an R8 district to an R9-1 district with a C2-5 overlay;
- A zoning text amendment to designate a Mandatory Inclusionary Housing area; and allow the use of the Quality Housing Program;
- A City Planning Commission authorization to eliminate 33 required accessory off-street parking spaces;
- A modification of the Seward Park Extension West Large-Scale Residential Development (LSRD) to update site plan and changes to the zoning lots, an authorization to modify the regulations governing height and setback regarding the existing Hong Ning building, and Special Permits to modify height, setback and streetwall requirements in the LSRD; and

WHEREAS, the CPC community facility space would allow the organization to consolidate various offices, services, and programming under one roof; and

WHEREAS, the new BHH space would incorporate some salvaged elements of the historic landmarked synagogue and will be reserved for BHH use as a cultural heritage center; and

WHEREAS, the proposed development would include a shared, landscaped interior courtyard to be used by the CPC and the BHH Heritage and Cultural Center, and would be accessible to residents of both buildings; and

WHEREAS, the proposed project would include some unmitigated environmental impacts, including traffic impacts at the Delancey Street and Essex Street intersection during the weekday PM peak hour, and Grand Street and Clinton Street intersection during all peak hours; and

WHEREAS, construction activities would generate additional traffic impacts, including unmitigated impacts at the Grand and Clinton Streets intersection during the PM construction peak hours, particularly due to the cumulative trips generated by concurrent construction projects at Essex

Crossing (180 Broome Street and 202 Broome Street) and Grand Street Guild; and

WHEREAS, Gotham organization has committed to equitably contribute to an independent traffic planning consultant to study the cumulative traffic impacts generated by recently completed and projected development in the immediate area, and propose an alternative traffic master plan to mitigate these growing safety and congestion problems; and

WHEREAS, construction, traffic congestion created by it, and the resulting energy consumption by residents and businesses all contribute to the urban heat island effect and general use of non-renewable energy sources, all of which are known contributors to climate change;

THEREFORE BE IT RESOLVED, there must be regular coordinating meetings between the New York City Department of Transportation, the NYPD 7th Precinct, the GO Broome development and property management teams, the development and property management teams at Essex Crossing and Grand Street Guild, adjoining private development, the Community Board, and other relevant stakeholders to address traffic management, staging, and parking concerns during both the construction and operation period of the project; and

THEREFORE BE IT FURTHER RESOLVED, the design of the Community at Broome buildings should integrate modern sustainable measures that reduce the carbon foot print these buildings create; in addition to sustainability standards required by Law, the developers should strive for net zero carbon emissions through intentionally designing for and utilizing any renewable energy and sustainable construction incentives and methods; and

THEREFORE BE IT FURTHER RESOLVED, Community Board 3 recommends to approve the GO Broome Street Development (ULURP # C 200064 ZMM) with additional conditions as follow:

- Ensure to build at least overall 50% affordable units and designate additional units for families with moderate and middle incomes.
- Attract former site tenants from all SPURA sites
- Ensure any costs for amenities to affordable units be consistent with percentage of reduced rent for those affordable tenants
- Commit to enhance trees and open space within the project site and on surrounding sidewalks
- Study scenarios to lower the overall building height and bulk. At minimum locate all mechanical and other services elsewhere on the site.

Please contact the Community Board office with any questions.

Sincerely,



Alysha Lewis-Coleman, Chair
Manhattan Community Board 3



Jacky Wong, Chair
Land Use Zoning, Public & Private Housing