

Seward Park Planning Process

Meeting 4: Wednesday, October 20th, 2010

Agenda

Answer outstanding Committee questions

Summarize development game and program progress to date

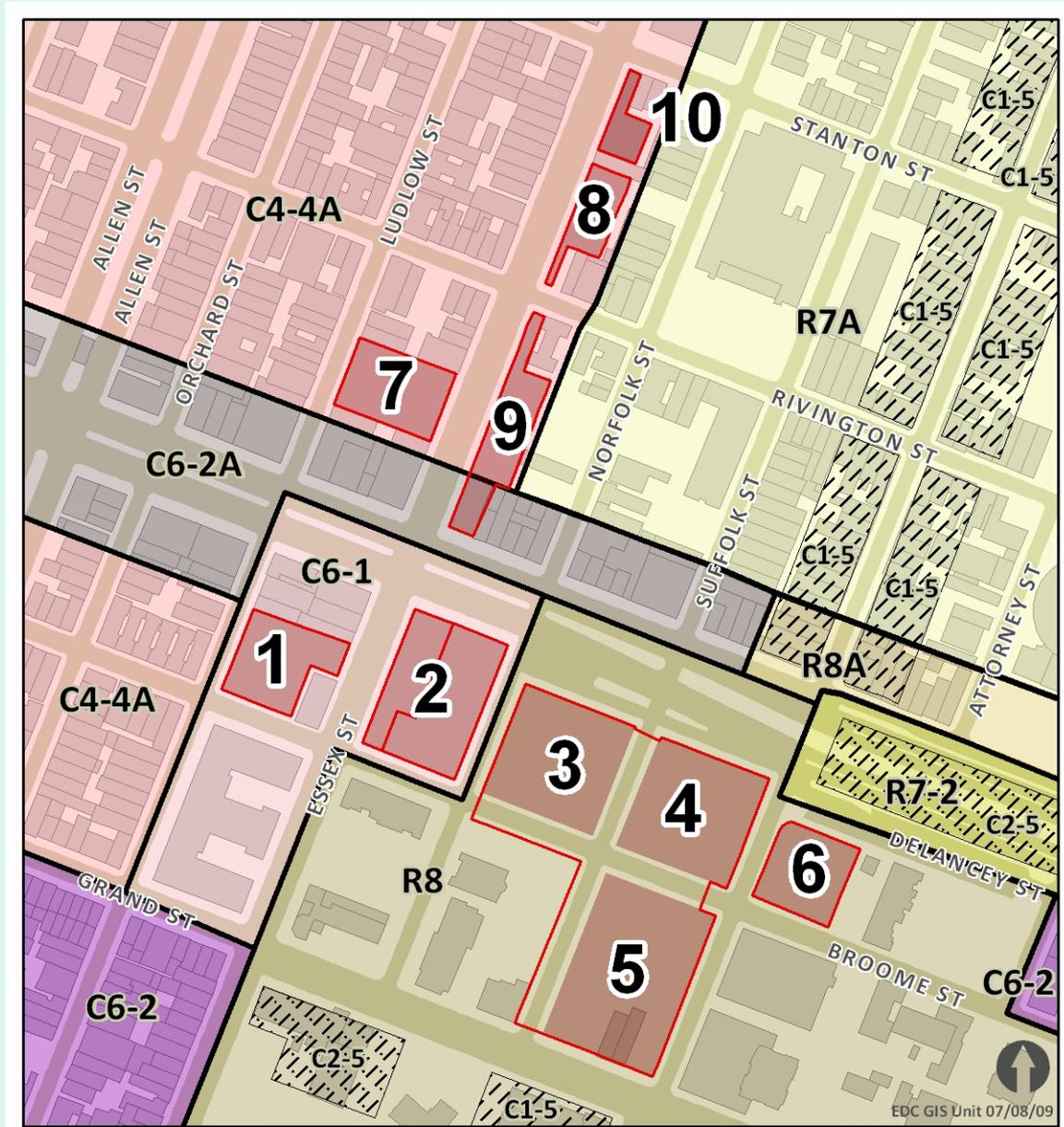
Housing Scenarios Discussion

Outstanding Questions

- Zoning (*Follow-up questions from last meeting*)
 - *What about Sites 1 and 2?*
 - Infrastructure implications
- Schools
- Homeownership

Zoning - Overview

- Sites 1-2: C6-1
- Sites 3 – 6: R8
 - Likely addition of a commercial overlay
- Sites 7 – 10: C4-4A
 - Recently rezoned as part of Lower East Side rezoning; unlikely to change

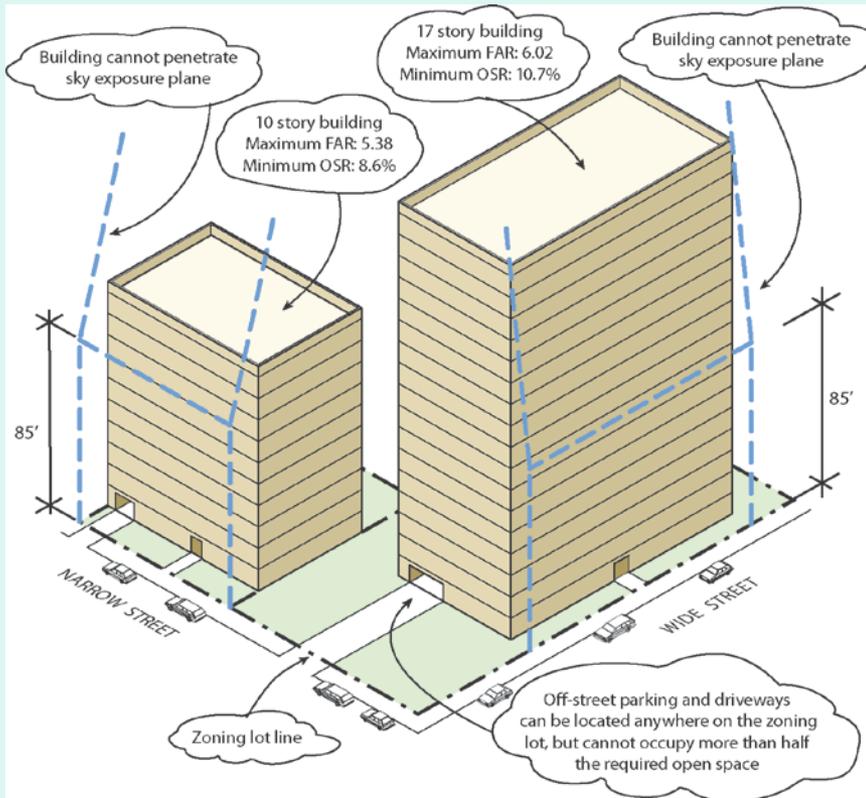




Sites 1 & 2, Existing Zoning: C6-1



R8 (C6-2 equivalent)



Maximum FAR – 6.02 (7.2)
Found in – Clinton, Morningside Heights, Downtown Brooklyn

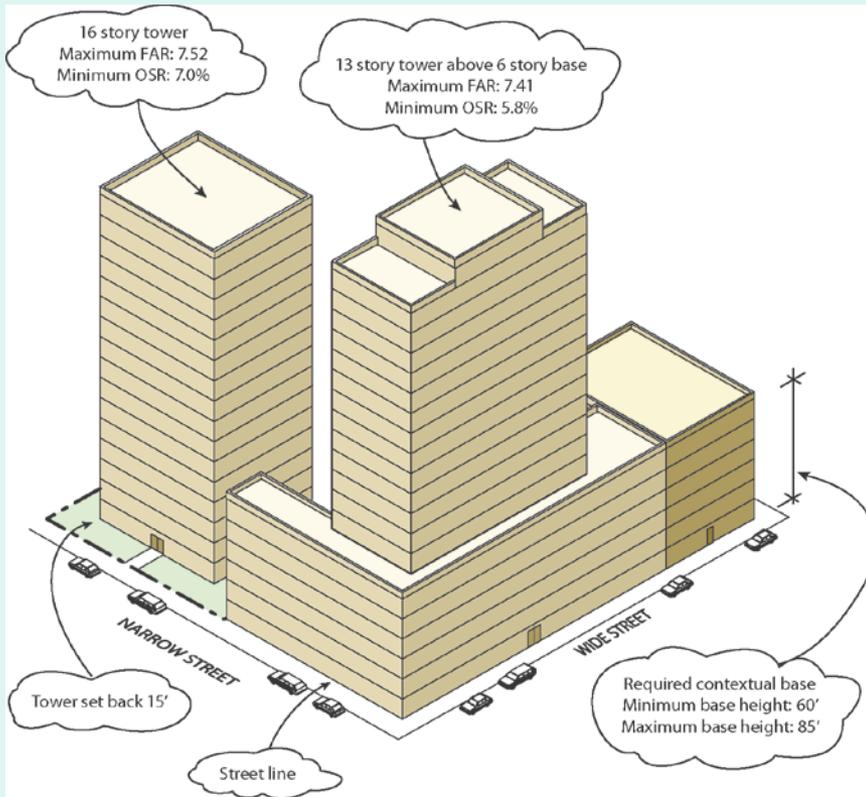


Seward Park Houses
21 floors



Downtown Brooklyn
11 floors

R9 (C6-3 equivalent)



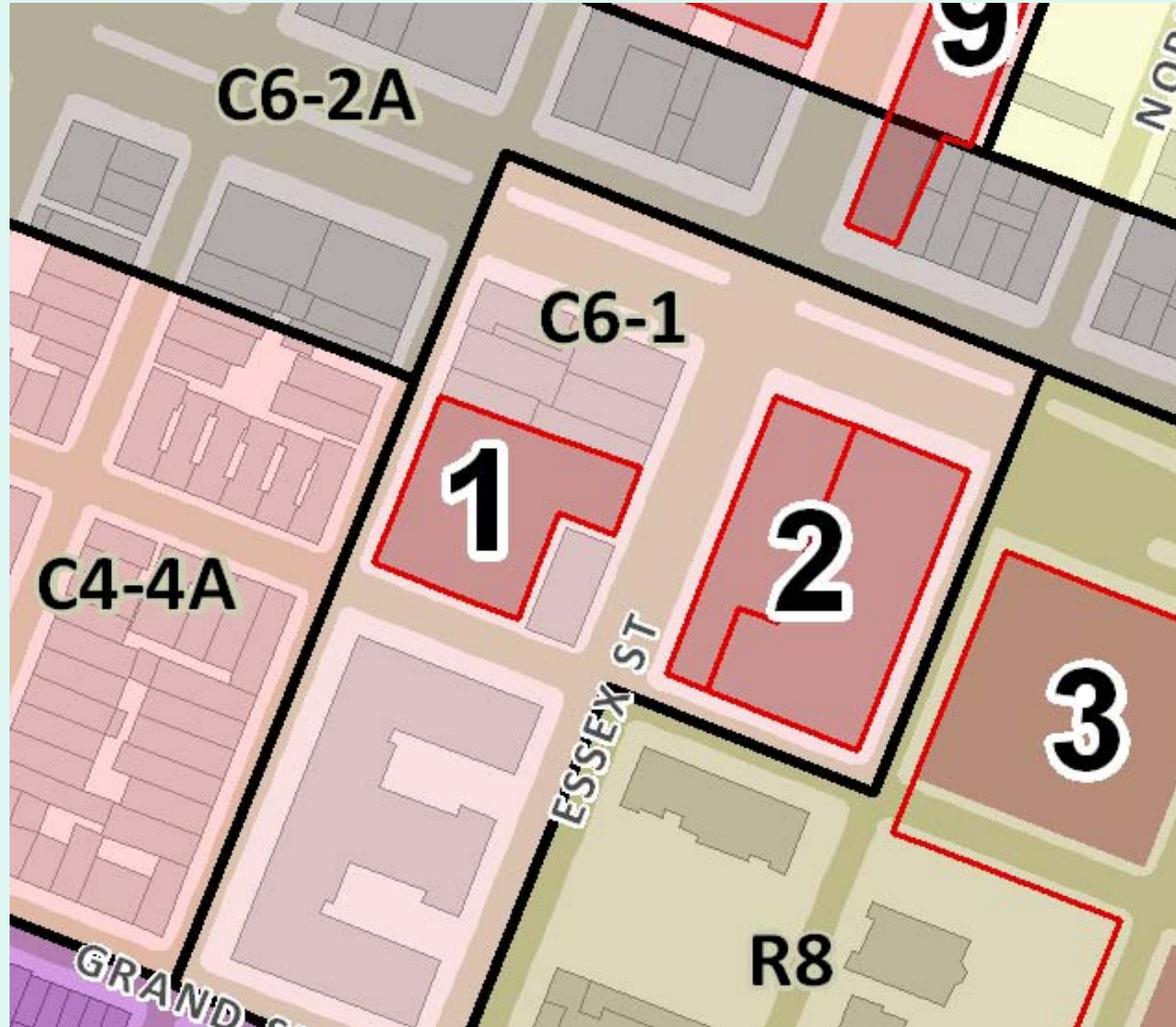
*Upper West Side
Height – 140'
14 floors*

Maximum FAR – 7.52
Found in – Upper Fifth Avenue, Upper
West Side

Zoning - Overview

- Sites 1-2: C6-1

- Site 1: Adjacent to East Village/Lower East Side rezoning area (C4-4A)
- Site 1: Strong streetwall context, bounded by narrow streets
- Site 1: Irregular configuration in relation to rest of block



view to the north along
Ludlow Street



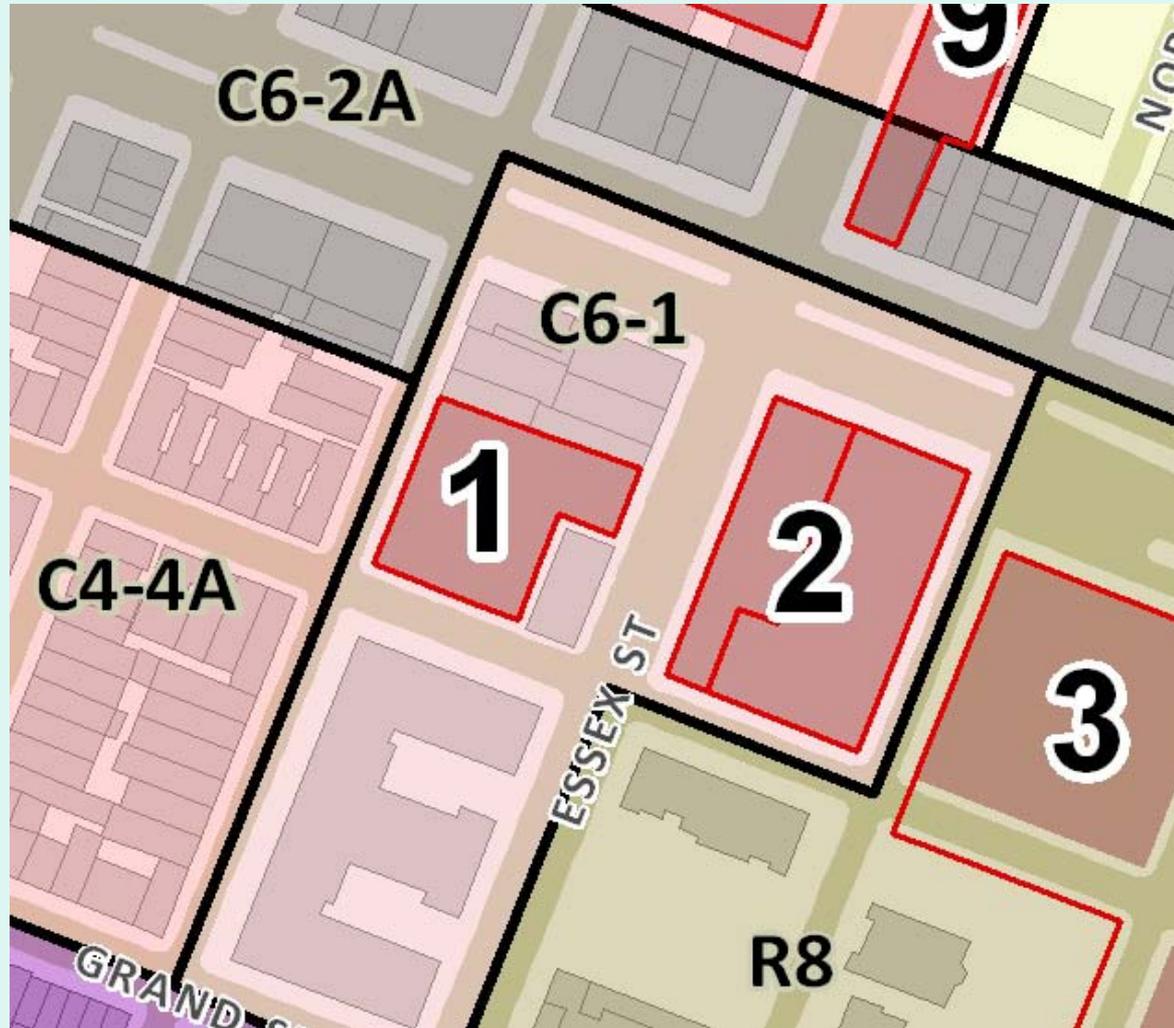
view to the west along Broome Street



Site 1, Existing Zoning: C6-1

Zoning - Overview

- Sites 1-2: C6-1
 - Site 2: Adjacent to Sites 3-6, existing R8 district
 - Site 2: Less definition / context in relation to bounding street widths
 - Site 2: Includes Delancey Street frontage



view to the southeast at
Delancey and Essex Street



Site 2

Site 2, Existing Zoning: C6-1

Zoning

- Rezoning Site 1 is not a viable option
- Site 2 could potentially be rezoned after further study

Zoning Changes – Drainage Plan

- DEP will require an Amended Drainage Plan with rezonings that increase square feet/density
 - Jamaica rezoning triggered re-examination of policy (2007)
- An Amended Drainage Plan (ADP)
 - Examines the topography of the surrounding area
 - Involves extensive review of existing capacity for sewer, water and stormwater lines
 - Requires calculations based on anticipated increase in flow rates
 - Potentially results in additional required infrastructure work throughout neighborhood

Zoning Changes – Drainage Plan

- Recent projects which have required amended drainage plans:
 - Hunter's Point South
 - Hudson Yards
 - Hunts Point
- Conducting an ADP can take from 1 to 3 years, with extensive review by DEP

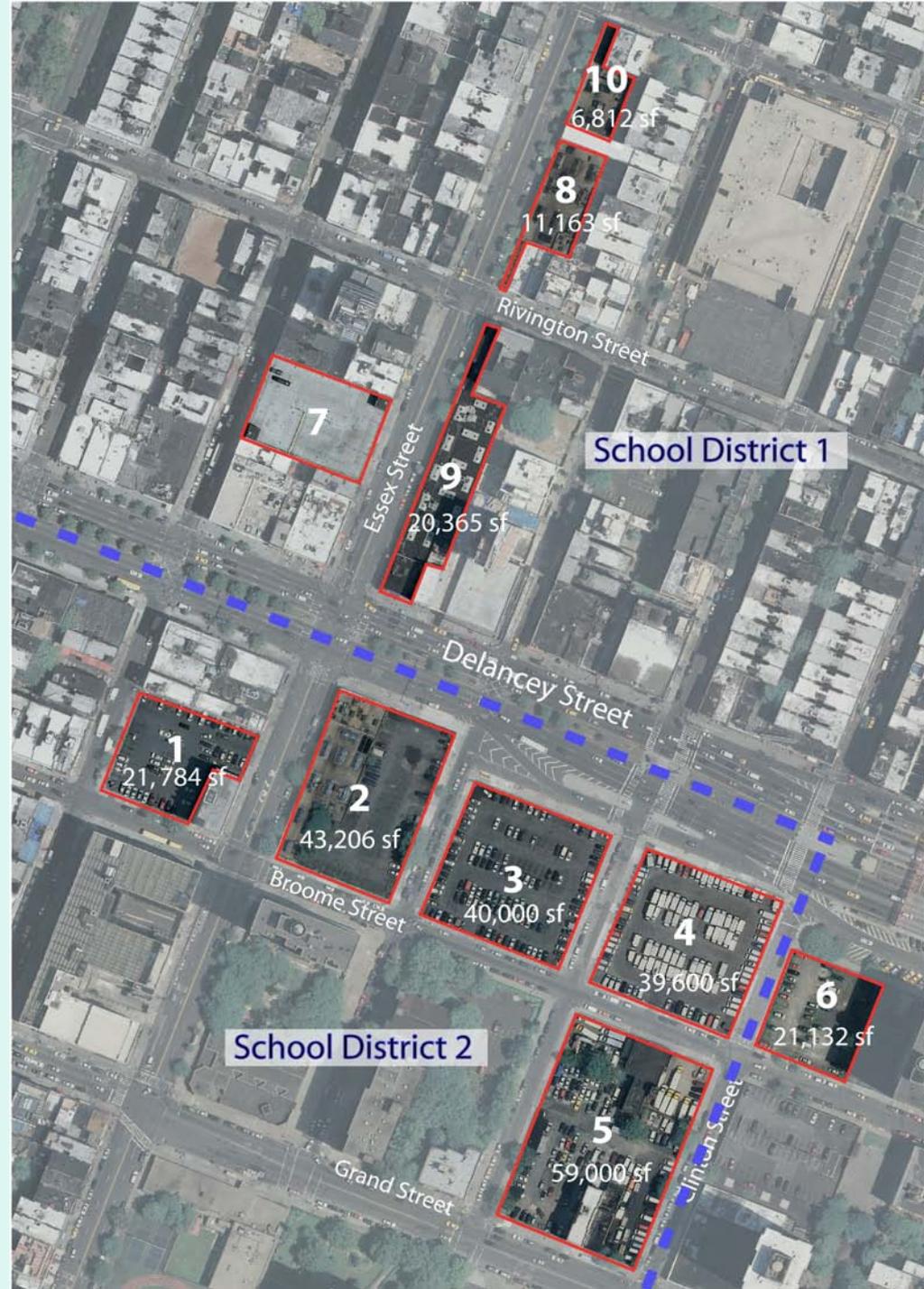
Zoning Changes – Ground Costs

- Revenue from additional units would have to cover increased costs (~\$40M, conservative estimate)
 - Infrastructure
 - Construction
- Rezoning Sites 2-6 to the R9 (or equivalent) could add:
 - ~ 450,000 sf of residential
 - Significantly reduces commercial options on Site 2
- In order to generate enough revenue to cover the increased costs:
 - R9 development (or equivalent): ~70% of new units need to be market rate
 - More affordable units could not cover the added infrastructure costs

Schools

- CD 1: Sites 6 – 10
- CD 2: Sites 1 – 5

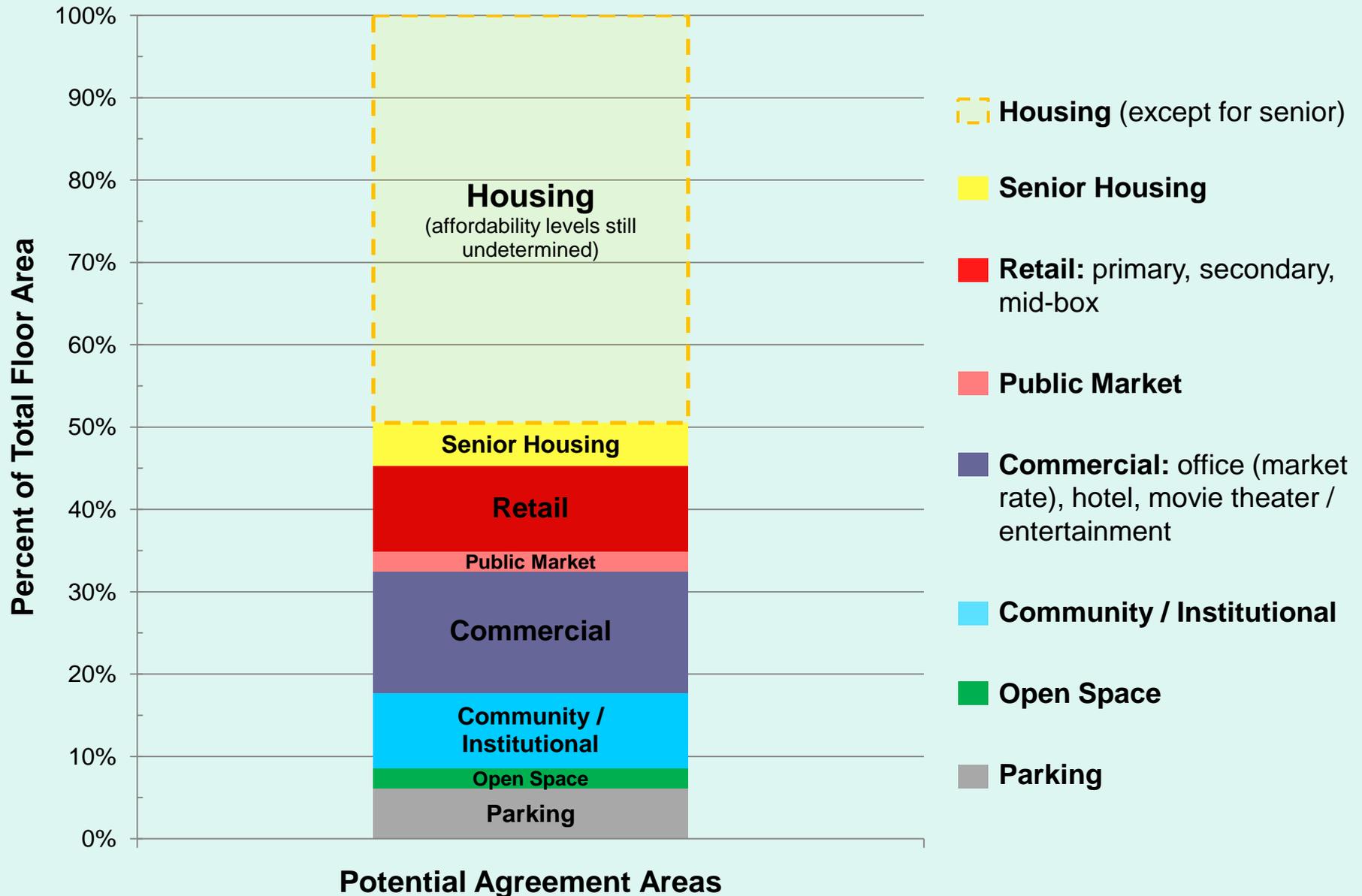
- Typical elementary school construction: ~ \$60 – 70M



Homeownership

- Current economic conditions do not support construction of new homeownership units
- Longer-term planning for the site could include homeownership, when feasible
- Property-tax incentives encourage homeownership developments to include 20% of the units at 125% of AMI
- Depending on financing, a mix of middle and moderate income homeownership units may be feasible

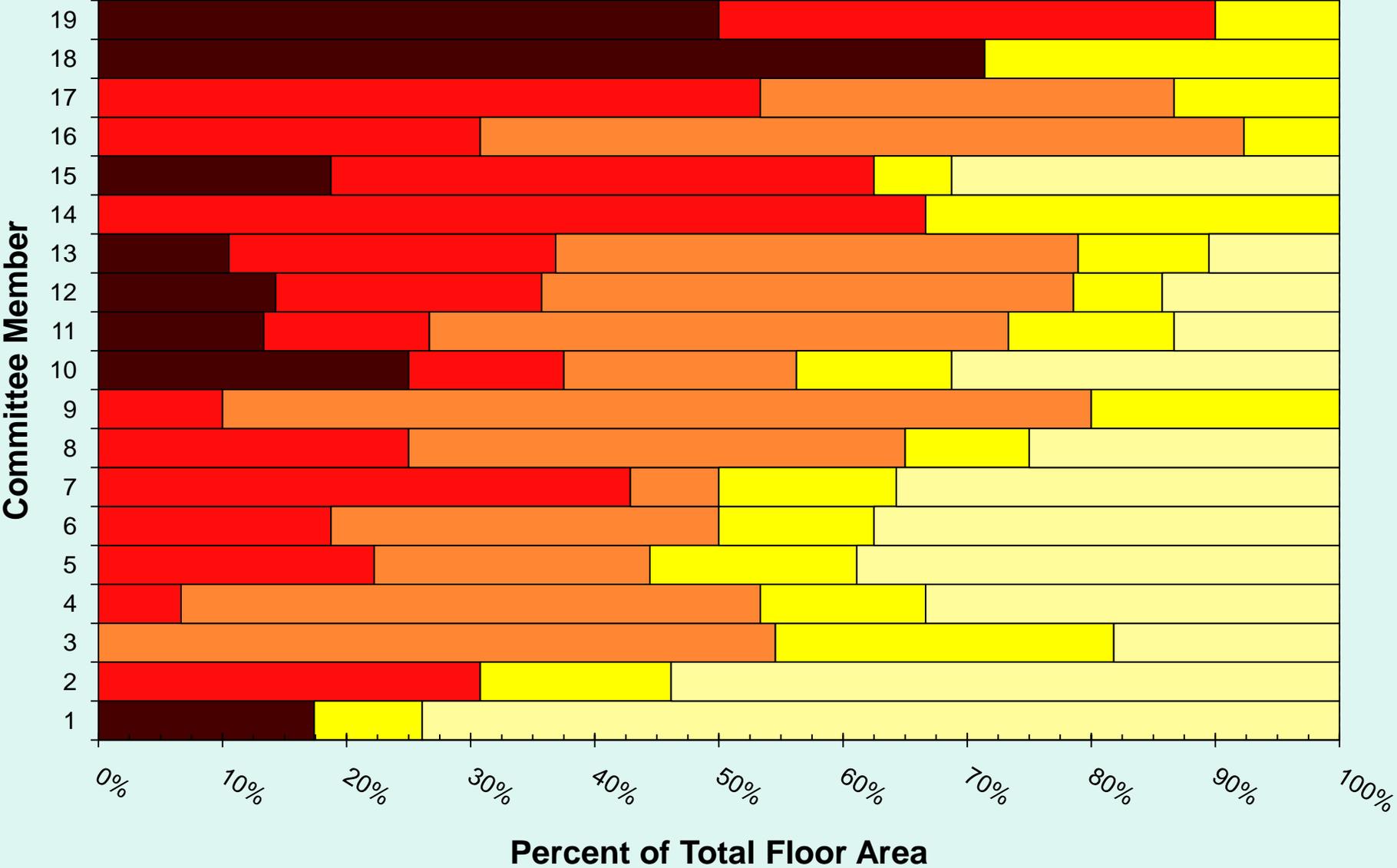
Potential Program: Non-Residential Uses



Note: Estimates are approximations and without full site and zoning analyses

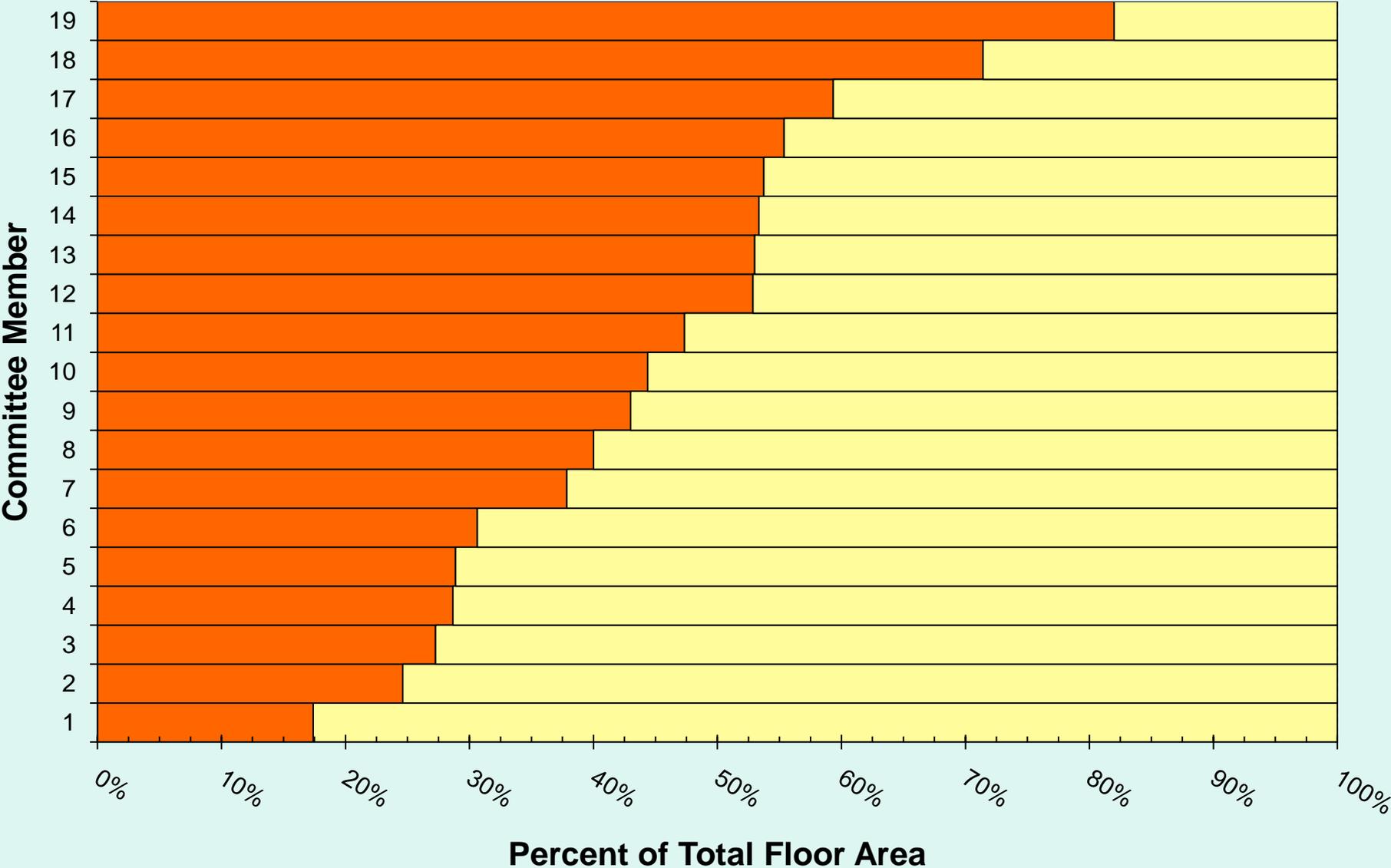
Game Results: Housing

100% Market 80/20 50/30/20 Senior Housing 100% Affordable



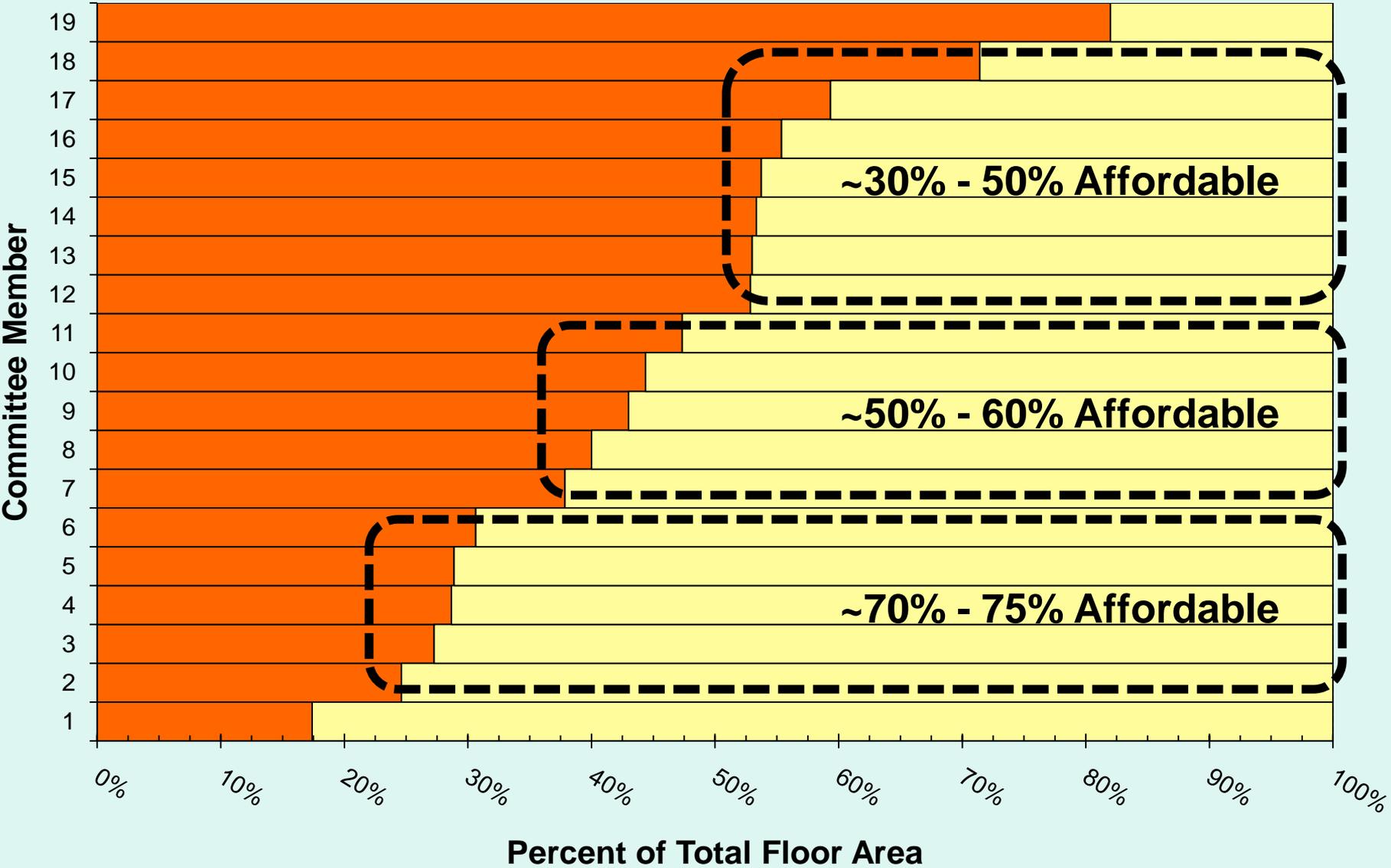
Game Results: Housing

Market Rate Affordable

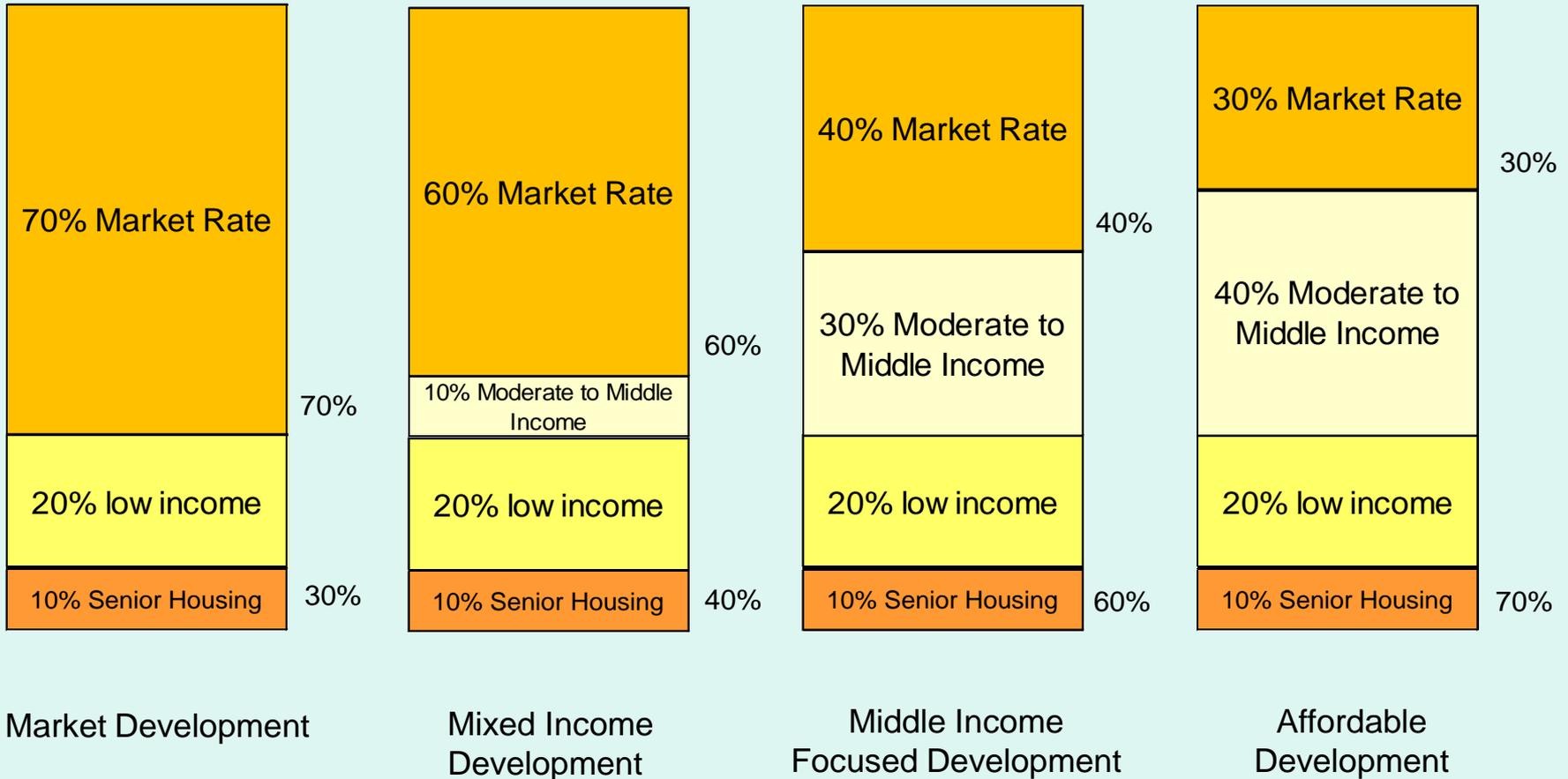


Game Results: Housing

Market Rate Affordable



Generic Housing Scenarios

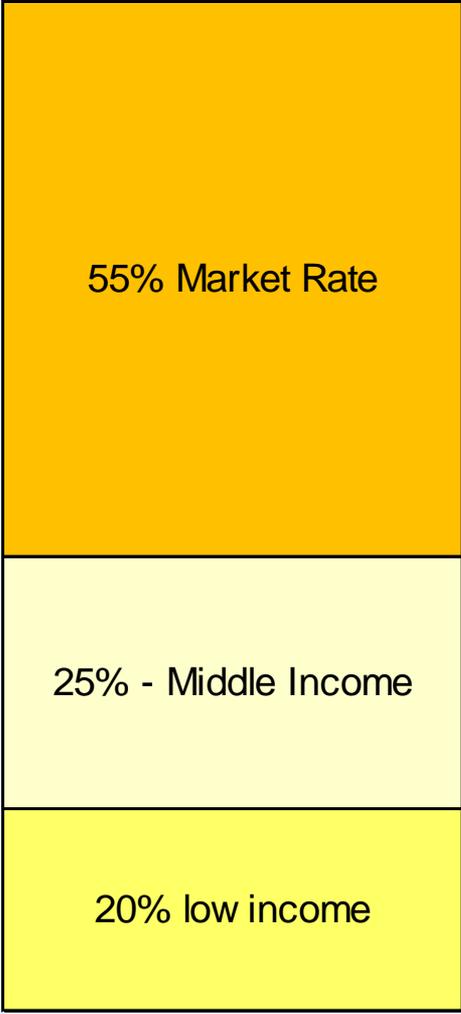
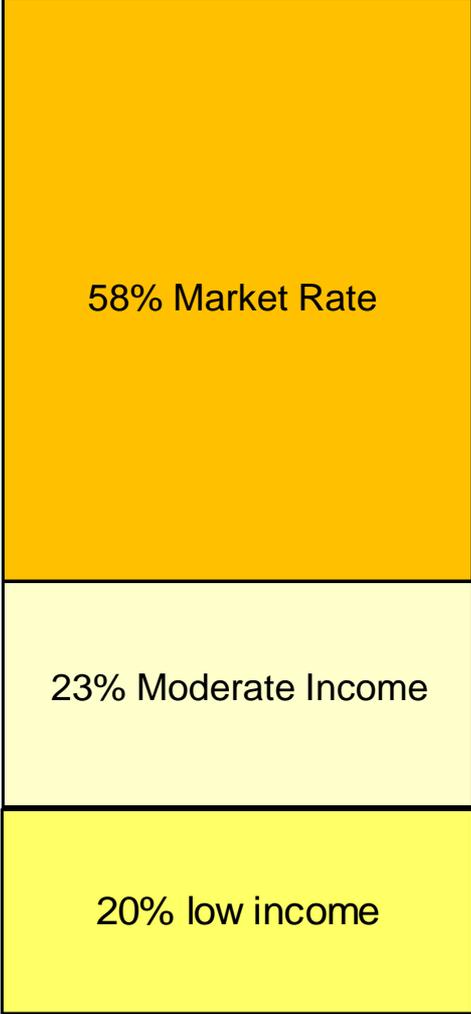
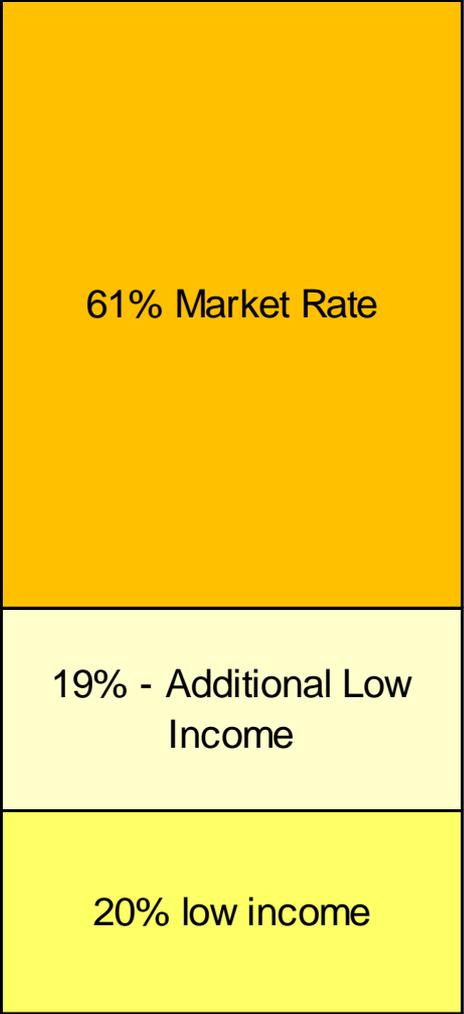


Generic Housing Scenarios

Income Band	% of AMI of \$80,000	Income	Monthly Rent	Typical Family Income
Market rate (new)	~ 300%	~ \$240,000	~ \$6,000	Engineer & Doctor
Middle income	130-165%	< \$130,000	< \$3,000	Construction worker & Nurse
Mod. income	60-130%	< \$100,000	< \$2,500	Police officer & Teacher
Low income	< 60%	< \$ 50,000	< \$1,000	2 Food Service workers
Grand St Coops	~ 60%	\$ 50,000 (2000 inflated)	--	--
Housing Authority	~ 25%	\$ 20,000	\$ 400	--

Assumes 2-bedroom apartment for a family of four for the first four rows; Grand St coops based on 2000 census, inflated using CPI; NYCHA figure is citywide; market rate rental is the average of Avalon Christie and prevailing rent; market rate coop based on Seward Park Coops.

Affordable Bands



Next Steps

- Finalize Committee's program recommendations
- Preliminary urban design discussion

Potential Schedule



Contact info

Contact information

Eve Baron

eve_baron@yahoo.com

John Shapiro

johnshapiro1@me.com

Website

www.nycedc.com/sewardpark