



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

Paul Rangel, Board Chair

Susan Stetzer, District Manager

Green Development/Housing Questionnaire

RE: _644 East 14th Street
(address)

Dear Applicants and Representatives,

Your housing program application has been placed on the agenda of the next meeting of the Land Use Committee of Manhattan Community Board 3. The Land Use Committee will meet on:

(date and time)

Virtual
(meeting location)

Please confirm your attendance at the meeting and email an electronic version of your application to mn03@cb.nyc.gov. Submitted materials will be posted to the website.

Please complete the following questionnaire and return it by email to mn03@cb.nyc.gov **five business days** prior to the meeting.

Either include electronic copies of the following documents with your questionnaire or bring them to the meeting:

- Site plan with neighboring building heights
- Elevations
- Renderings

Thank you for your help and cooperation. If there are any questions, please call the office.

Sincerely,

Susan Stetzer

District Manager

Green Development Questionnaire

Please note that not every question will be applicable to every development type (e.g. some are geared towards new construction developments, others towards retrofit). If not applicable to your development project, please write "n/a" and **briefly explain why it is not applicable**.

Green Building Certifications

Please indicate which, if any, of the following green building certifications you are abiding by and your score in each (if applicable).

Type of certification	Participation (yes/no)	Score (if applicable)
LEED (Leadership in Energy and Environmental Design)	No	
ENERGY STAR	TBD	
Enterprise Green Communities	No	
BREEAM	No	
Green Globes	No	
Living Building Challenge	No	
National Green Building Standard (NGBS)	No	
Other		

Resilient Communities

Are you conducting a multi-hazard/vulnerability assessment to identify critical risk factors of your property? If so, how are you implementing strategies that ensure the project adapts to, and mitigates, climate related risks? Please detail: **Building systems are currently being designed to be mostly electric including heating, cooling and cooking as a measure to decrease greenhouse gas emissions. Gas will only be used for the generator as well as the common building laundry facility.**

Are you incorporating ecosystem services/landscape in order to improve air quality or provide greenspace on and/or off-site?: **We intend to plant approximately 48 street trees around Campos Plaza's campus in addition to the approximately 5 street trees in front of our property. The planting of these street trees will improve both air quality and increase greenspace around Campos Plaza.**

Please list any standards you are following or any local, state, federal resources you are utilizing to make the building more resilient:

The proposed building would feature numerous flood protection and resiliency components. The ground floor would be elevated 2 feet above the Base Flood Elevation of 11' NAVD88 to a Design Flood Elevation 13' NAVD88; therefore, the ground floor would be elevated 6 feet above adjoining sidewalks. The proposed building would be setback 10 feet from the north property line fronting E. 14 Street and 10 feet from the east property line fronting Avenue C; these areas would feature stairs and ramps to mitigate portions of the grade change. Additional grade changes would define the interior of the building. These entries, located below the Design Flood Elevation, would be dry flood-proofed with deployable barriers. Additional resiliency features may include planted roofs capable of detaining storm water, as well as pervious surfaces within the ground floor setbacks between the building and the property line.

How will you be protecting the infrastructure of the building from flood damage? For example, will the building be floodproofed to the Base Flood Elevation (BFE)? Will there be an additional freeboard height?: The proposed building would feature numerous flood protection and resiliency components. The ground floor would be elevated 2 feet above the Base Flood Elevation of 11' NAVD88 to a Design Flood Elevation 13' NAVD88; therefore, the ground floor would be elevated 5 feet above adjoining sidewalks. The proposed building would be setback 10 feet from the north property line fronting E. 14 Street and 10 feet from the east property line fronting Avenue C; these areas would feature stairs and ramps to mitigate portions of the grade change. Additional grade changes would define the interior of the building.

Describe where equipment (such as boilers) will be placed so they are not damaged during a flood event: The current design based on local and federal flood-resistant construction standards has building mechanicals sitting above the Design Flood Elevation located on the first floor. This includes the main electric utility room, fire alarm and fire pump rooms, automatic transfer switch room for the generator and FDNY auxiliary radio communication system. There is no building boiler unit rather heating and cooling units will be installed in each apartment along with individual hot water heaters.

Have you evaluated occupancy patterns, and then applied daylight, HVAC and lighting sensors in appropriate locations? The building is currently in the design process, but these items can be evaluated for their feasibility within the final design for the building

Residence Centered: Accessibility and Emergency Preparedness

Describe your project's evacuation plan/how it will protect the building and its residents in the event of an emergency (such as flood, power outage, extreme heat, etc.): Life safety systems include a written and filed Fire Protection Plan in accordance with DOB and FDNY, fire alarm system with visual strobes, annunciators, required emergency exit signage and onsite generator.

How will the community be involved in emergency planning, response, and annual drills? How can you as developers encourage residents to contribute in keeping their building safe?: **The building will have an emergency preparedness guide that will inform all residents of the plans in event of an emergency**

How will you be disseminating emergency and evacuation plans to residents (in case of flood, power outage, an extreme heat event, etc.)?: **Emergency plans will be communicated through postings in common areas along with digital communication to all tenants through the building management system.**

How will you ensure water and/or electricity continues to run throughout the entire building in the event of an emergency? For example, will the building be equipped with emergency battery operated hallway lighting in the event of a power outage?: **The building will have a gas fired emergency/standby generator to support code required systems including elevators, fire alarm, egress lighting, domestic water pump.**

Will you work with LES Ready to promote disaster preparedness planning programs?: **We can discuss the potential to work on this project with LES Ready to promote disaster preparedness planning programs.**

Community Relations

Are you integrating various neighborhood perspectives and seeking input from local clubs and associations, religious groups, community leaders, and/or municipal government officials? If yes, please detail: **The team has been working directly with the Campos Plaza I and Campos Plaza II Tenants' Associations, with NYCHA, and with community representatives for the past two years and MRC has already incorporated feedback from the Campos Plaza I and II Tenants' Associations into the current design for the project including offering a community facility space with the option of a daycare facility or other community-serving use, working with NYCHA's Resident Economic Empowerment & Sustainability (REES) office on a NYCHA resident hiring plan, and reducing the as-of-right building height, as measured from the reference plane, at the Campos Plaza I and Campos Plaza II tenants' request. MRC will continue to work with the Campos Plaza I and Campos Plaza II Tenants' Associations moving forward.**

In addition to the ongoing outreach with the Campos Plaza I and Campos Plaza II Tenants' Associations and representatives from NYCHA, as of May 2022, our team has had outreach or detailed discussions about the project with the following community representatives:

- Susan Stetzer, District Manager, Community Board 3
- Paul Rangel, Chair, Community Board 3
- Jacky Wong, former Chair of the Land Use, Zoning, Public & Private Housing Committee and current Board Member, Community Board 3
- Susan Steinberg, President, Stuy-Town/Peter Cooper Village Tenants Association
- Chris Raup, President, 14BC Coop
- Lizette Chaparro, Office of Manhattan Borough President Mark Levine
- Erik Ceullo, Office of Manhattan Borough President Mark Levine
- Tricia Shimamura, Office of Manhattan Borough President Mark Levine

- Isabelle Chandler, CM Rivera’s Office
- Aura Olaverra, AM Epstein’s Office
- David Garza, Executive Director, Henry Street Settlement
- Robert Cordero, Executive Director, Grand Street Settlement
- Melissa Aase, Executive Director, University Settlement

Are you conducting multilingual outreach to increase accessibility of project plans? If so, in what language(s)?:
 As part of the joint engagement on this project and the concurrent PACT outreach at Campos Plaza II, NYCHA conducted multilingual outreach in the form of door to door distribution of printed informational material, and hosted community meetings virtually and in-person at the Campos Plaza II Community Center gymnasium, where details of the project were shared in English, Spanish, Cantonese, and Mandarin.

Promoting Public Health and a Clean and Safe Environment

Describe how you will be minimizing disturbance during the construction process:

The Site will be fully enclosed within a code compliance construction fence to isolate the project site and protect the general public. A sidewalk shed will be constructed in accordance with New York City Building Code to protect the general public. Department of Transportation Permits will be obtained with stipulations adhered to project the general public. A Site Safety Plan as required by the Department of Buildings will be prepared and maintained throughout the project. Dust and Noise Mitigation will be maintained at all times as required by the Department of Environmental Protection.

Do you have a plan to optimize the recycling and reuse of demolition debris and construction waste to minimize waste sent to landfills?:_ While we they have not brought on a firm to manage waste and recycling at this point and time, we are committed to achieving these goals related to reuse of construction waste to minimize waste sent to landfills

Good Green Neighbors: Community Enhancement

Are you improving the local neighborhood’s built environment by enhancing and strengthening existing infrastructure (i.e. local roads, sidewalks, light fixtures, subway access, etc.)? If yes, please detail:

This intersection has been a dark, vacant corner in the neighborhood for the past 10 years. This redevelopment will activate the ground floor and pedestrian experience with retail planned for the ground floor. Additionally, the sidewalk surrounding the building along 14th Street and Avenue C will be widened to encourage more pedestrian use and improve safety by acting as a wider buffer between traffic and pedestrians. We intend to plant approximately 48 street trees around Campos Plaza’s campus in addition to the approximately 5 street trees in front of our property. The planting of these street trees will beautify the surrounding streets of East 12th, East 14th, Avenue B and Avenue C and improve both air quality and increase greenspace around Campos Plaza and the surrounding neighborhood. Additionally, the development will revitalize the economy of the street where the vacant site sat empty and undeveloped for years. The proposed ground floor retail will activate the pedestrian experience at the intersection of 14th Street and Avenue C. The team has also committed to the New

York State Brownfield Cleanup Program, which will voluntarily cleanup and remediate this historically contaminated property and revitalize a blighted site, which is an overall benefit to improve the neighborhood.

Is the community you're building in vulnerable to extreme heat according to the DOHMH Heat Vulnerability Index (HVI)? If so, how will you be addressing this (i.e. cooling centers, increased green space or vegetation, white painted roof, etc.)?: The neighborhood has a DOHMH Heat Vulnerability Index of 3 (on a scale of 1-5). This project will include the planting of a total of 53 street trees, which will contribute to the mitigation of urban heat conditions.

How do you plan to measure the performance of the building regularly?:

The building's performance will comply with Local Law 97's emission standards in addition to Local Law 84's benchmarking requirements. A third party firm will be used to measure and analyze utility data every quarter to benchmark and improve performance.

How will you use the property's energy and water data to improve utilization and performance up to required standards? : The team is in the early stages of planning for the development and will consider how the property's energy and water data to improve utilization and performance up to required standards.

Are you willing to provide technical equipment to neighboring properties to help with data collection to enhance neighborhood data transparency and sustainable operations (i.e. for emissions, energy use, water use, etc.)? If a plan is presented to ownership, ownership would consider all options.

Are you using a cool roof, green roof, or any other means as ways to reduce heat island effect and stormwater runoff?: The current design of the building excludes a sustainable roofing zone due to rooftop areas being occupied by mechanical equipment with the remainder being used for recreational use. Any un-used space will have a green roof system.

Transportation

Will the development be accessible to diverse transportation options (i.e. public transit, bicycle lanes, pedestrian networks, etc.)? Please detail: The Development Site is well-served by public transportation options. MTA New York City Transit recently completed construction of an additional entrance to the First Avenue subway station on the L-train line, located approximately 2 blocks west of the Development Site at E. 14 Street and Avenue A. Two bus lines, the M9 and M14, respectively provide north-south and east-west service, with stops located directly across the street from the Development Site. Additionally, the Stuyvesant Cove North Ferry Station is located within ½ mile of the Development Site. The site will include bicycle storage for tenants. Additionally, there are multiple Citi Bike, official bike sharing stations, that run along Avenue C, with the closest sharing station just two blocks away from the Site at East 12th and Avenue C.

How will you mitigate transportation congestion and fossil fuel usage through amenities that incentivize biking mobility or access to transit?: Overall, the team made a decision not to provide on-site parking to encourage the use of public transportation and bicycle infrastructure that is existing within the neighborhood. As noted in the previous question, the building is located along East 14th Street and Avenue C where multiple buses and access to public transit are already available. Additionally, it is only a few blocks from multiple subway lines. The site will include bicycle storage for tenants. Additionally, there are multiple Citi Bike, official bike sharing stations, that run along Avenue C, with the closest sharing station just two blocks away from the Site at East 12th and Avenue C.

Water Conservation/Reuse and Energy Efficiency

Are you recommissioning all energy and water systems to determine if they are operating at optimal performance? If not, are you upgrading energy and water systems to minimize consumption?: As a new building all mechanical equipment will have an initial commissioning in compliance with building code.

Are renewable energy options that can offset the purchase of fossil fuel-based energy being used?: The building will run almost exclusively on electricity. The only gas in the building will be for the emergency generator and common building laundry facility.

If not already metered, are you planning on installing meters for electric, gas, water and other utilities? If yes, are they smart meters or submeters? The building will have smart meters for each service.

How are you conserving water and reducing total indoor water consumption compared to the baseline indoor water consumption that is mandated? If so, by how much?: The team is in the early stages of planning for the development and will consider how water can be conserved above what is currently required by local laws.

Are you reusing non-potable water by reusing, harvesting, or treating rainwater and/or greywater? If so, how much?: The project is in the early design phase, and has not yet determined whether these options are feasible for the proposed development.

Preserving and Building Upon Distinctive Community Features

Will the design of the development strengthen local culture (i.e. by taking inspiration from local landmarks, neighborhood designs, and/or local traditions)?: Yes, the team worked closely with our architectural team to consider the built form in the surrounding neighborhood. As noted above, at the request of the Campos Plaza I and Campos Plaza II Tenants' Associations, the design was reduced in height to respond to the existing built form. Additionally the design of the building will take inspiration from the neighborhood in the use of building materials and is setback so as to create widened sidewalks to improve the overall pedestrian experience. We intend to plant approximately 48 street trees around Campos Plaza's campus in addition to the approximately 5 street trees in front of our property. The planting of these street trees will beautify the surrounding streets

of East 12th, East 14th, Avenue B and Avenue C and improve both air quality and increase greenspace around Campos Plaza and the surrounding neighborhood. The team also will provide ground floor retail that will activate the ground floor at this intersection of East 14th Street and Avenue C for pedestrians.

If the building is historic, are you updating systems appropriately to maintain a balance between the need for energy and water savings with the character of the original building fabric?:**The site is vacant.**

Other

Notes for any additional green development, resiliency, or sustainability features:

Housing Checklist and Questionnaire

Applicant (Owner): **644 East 14th Street Owner LLC**

Contact Person and relationship to applicant: **Zachary Kadden, Authorized Signatory**

Telephone: _____

E-Mail: zkadden@madisonrealtycapital.com

Address of site: **644 East 14th Street**

Location (between Streets/Aves): **Avenue C & 14th Street**

Block and Lot Numbers: **Block 396, Lot 29**

Current Zoning: **C1-5**

Architect: **FX Collaborative Architects**

Project Description

Please give overview of Application/Project, including general uses such as residence type (rental, condo, micro-units, co-living, etc.): **A rental building (70% market rate, 30% affordable). The first floor will have a commercial space as well as a community facility.**

Project information, both allowable and proposed (if applicable)

Gross Floor Area: **Approximately 162,971 GSF**

Number of stories: **Approximately 24**

Building height in feet (base and tower, if applicable): **Not to exceed 234 feet measured from reference place in accordance with the New York City Zoning Resolution**

Will there be usable outdoor space (i.e. roof or terrace, courtyard)? Please specify what it is and the size: **a portion of the 2nd floor setback and roof will be an amenity for residents of the building.**

Type of Request

Please identify the type of land use action you are bringing before Community Board 3 (ULURP—zoning map change, disposition of real property, special permits including 74-711 and 74-79); zoning resolution text amendment; UDAA/UDAAP; BSA special permit, modification or amendment; IH application, new construction, preservation, or MIH ; 421-a; etc.): **The requested land use action is a non-ULURP modification to the previously approved Campos Plaza Large Scale Residential Development (LSRD) plan to enlarge the zoning lot so that NYCHA can sell and transfer their excess development rights to our site. Our proposed building is as-of-right and there are no requested zoning waivers or increase in the degree of waivers from the previously granted large scale plan.**

List any prior land use actions associated with this project that CB 3 has previously reviewed. Has this project previously appeared before another committee? Are there any deed restrictions or regulatory agreements in place? Please detail:

The Pedro Albizu Campos Plaza is comprised of a 199,105 square foot zoning lot with a total of 493 dwelling

units across Campos Plaza I (269 units) and Campos Plaza II (224 units). The original special permit was part of a series of land use approvals granted by the City Planning Commission to NYCHA to facilitate the development of Campos I & II, a federally-aided public housing development. On November 26, 1969, the CPC approved the original special permit that facilitated the development of residential, community facility and commercial buildings. There were some other minor amendments and modifications to the large scale plan that are further documented in the land use application.

Residential Units – Approximately 166 total units units with 30% of the units restricted as affordable in accordance with the current 421-a Option B. The unit mix is still being developed.

	Number of All Units (market rate + affordable)	Number of Affordable Units	Size of Units (square feet)	Proposed Rent/Sale Cost – Market Rate	Proposed Rent/Sale Cost – Affordable
Studio Apts:				\$	\$
1-Bedroom Apts:				\$	\$
2-Bedroom Apts:				\$	\$
3-Bedroom Apts:				\$	\$
Total # of Units:					

If no affordable units are provided, please provide the reason for exclusion: **N/A**

What are the income levels of the affordable units?: **10% of the units will be restricted at 70% AMI and 20% - of the units will be restricted at 130% AMI**

Describe the distribution of affordable units in the project: **The above distribution is based on the current 421A Option B.**

What is the term (duration) of affordability?: **35 years from the completion of construction.**¹

What priority/preference will residents of CB 3 have, if any?: **Subject to compliance with the Fair Housing Act and any other legal requirements, there will be a preference for current NYCHA residents to occupy 25% of the affordable units, or otherwise as approved by NYC Department of Housing Preservation Department (“HPD”) pursuant to a HPD approved lottery.**

Amenities

Commercial Parking (number of spaces): **N/A**

Residential Parking (number of spaces): **N/A**

Exterior Amenities: **The 2nd floor setback and roof will be an outdoor amenity for building residents.**

Interior Amenities: **Gym, the programming has not been fully developed**

¹ All affordable housing units subject to the 421-a Program must remain rent stabilized for the duration of the benefit period. The 421-a Program further provides that tenants occupying the affordable units at the expiration of the 35-year period shall have the right to remain as rent stabilized tenants for the duration of their occupancy.

Rooftop Amenities/Hours Open: **The building's quiet hours, including the roof amenity terrace and roof, will be from 11:00PM through 9:00am.**

Other Amenities: Common laundry facility.

Community room or any amenities available to the public: The team is working with the community to identify a potential community facility space in the base of the building.

Will there be a charge for use of amenities? **No**

Will amenities be fully/equally available to the affordable occupants? **Yes**

Additional Uses

Will the project include community facilities, commercial, retail, or office space within the building?: **Yes, the building will have both a ground floor community facility and a commercial space.**

If so, what is the proposed square footage of each?: **Community facility (approximately 2,258 SF) | Retail (approximately 1,198SF)**

If commercial, what is the rent per square foot (include ranges if rent will vary)?: **TBD**

If commercial, what is the proposed type of commercial tenant?: **TBD**

What efforts will be made to consider retail diversity and community needs when determining these publicly accessible uses?: **The new building is expected to have approximately 3,456 square feet of non-residential space, comprised of approximately 2,258 square feet of ground floor retail and approximately 1,198 square feet of community facility space. During the Tenants' Association engagement process, there was a request that MRC pursue reasonable best efforts to provide a potential daycare facility.**

Will the site be fully accessible to persons with disabilities?: **Yes**

Financing

Please list all subsidies and tax exemption programs being applied for, and list terms and conditions of each program (i.e. 421-a; Inclusionary; Low Income Housing Tax Credits; Article 11; HFA loans; J-51; 80/20; Section 8; purchase or sale of development rights and easements, etc.): **421A Option B**

Has funding been obtained for this project?: **The project will be privately funded.**

What are the rates of return on this project in 10, 15 and 30 years, respectively?

We cannot share the pro forma at this time, but note the proposed new building is solely privately financed, with no government subsidy requested for the construction or ongoing maintenance of the proposed building.

Please provide your pro forma financial statements for the board to review: As noted above the pro forma for the project cannot be shared at this time .**This project will purchase the development rights from NYCHA and construct the proposed new building solely with private financing and no government subsidy is requested for the construction or ongoing maintenance of the proposed building.**

Sources

[Enterprise Green Communities](#)

[Retrofitting Existing Buildings To Improve Sustainability And Energy Performance - Whole Building Design Guide](#)

[EPA Equitable Development Report](#)

Acknowledgements

Questionnaire and accompanying workbook created by [Maia Roseval](#), Community Planning Fellow at the Fund for the City of New York.