

Seward Park Planning Process

John Shapiro

Eve Baron

Meeting 2: Monday, June 21st, 2010

Agenda

Review areas of agreement

Discuss use options

“Play” development game

Set the stage for next meeting



- HPD
- EDC
- DOT

Our goal: *Help bring the Committee one step closer to a plan that is not only worth doing, but will garner support from the constituencies that the Committee members align with*

- Maintain momentum to be ready for the market
- Aim for CB Resolution as precursor to ULURP and CEQR
- Provide consensus and predictability
- Avoid counter-productive level of detail
- Build on the Committee's excellent guidelines

Our time is defined

Spring 2009

July

September

December

January 2010

February

April (last meeting)

June (tonight)

July

Fall

Guiding Principles (Adopted by CB)

Size and scope

City process

Urban design, open space

Parking and retail

Cultural/community space

Goals, objectives, guidelines

Program trade-offs

Resolution of issues

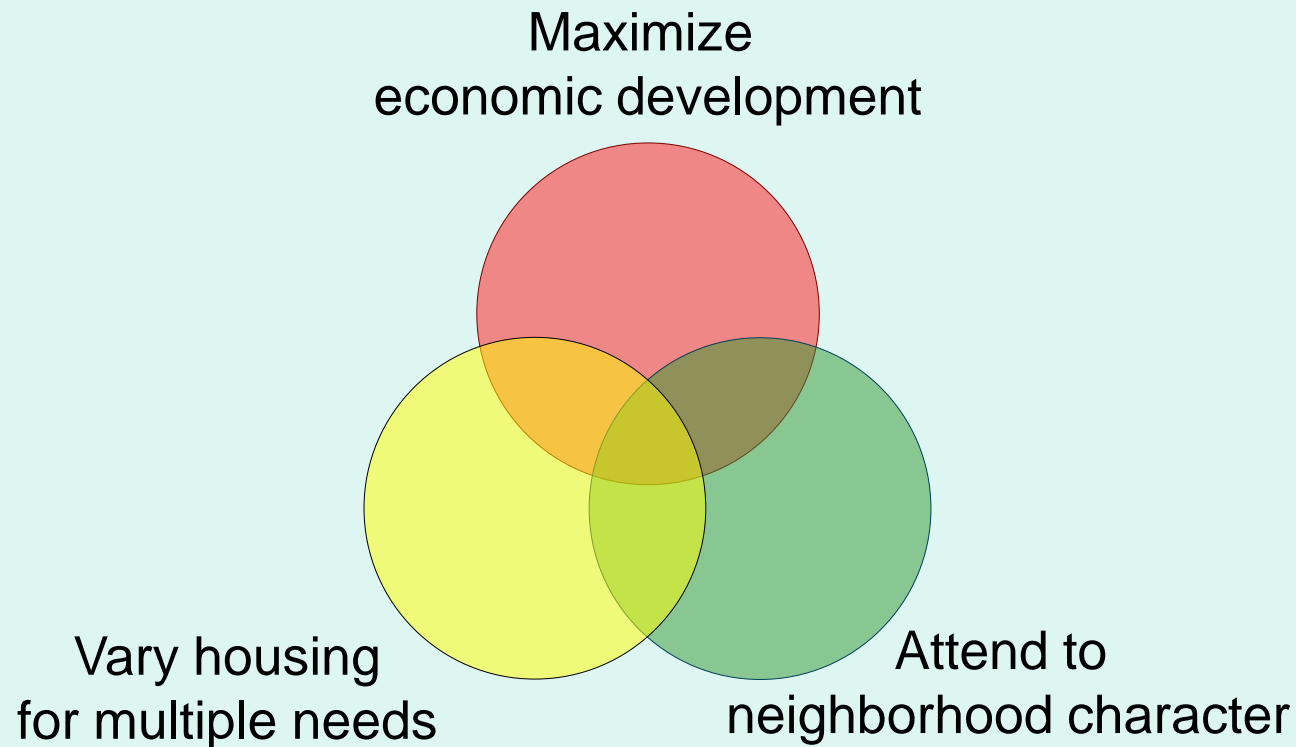
FIRST draft of a plan

Tonight we are focusing on the program

which corresponds with 3 Committee principles

- The urban design should complete the neighborhood
- Parking is secondary or supportive
- A variety of retail is possible and preferred
- Cultural and community uses are in the mix
- Optimize a range of affordable housing

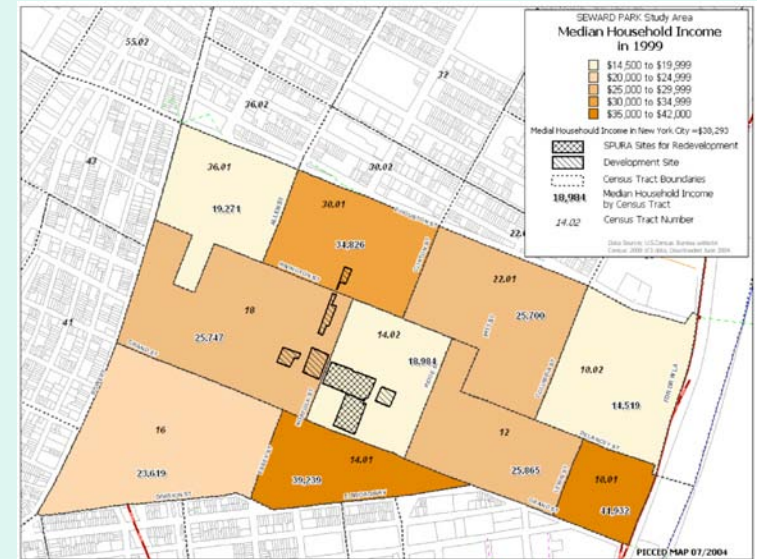
Working individually with committee members, we found significant agreement...



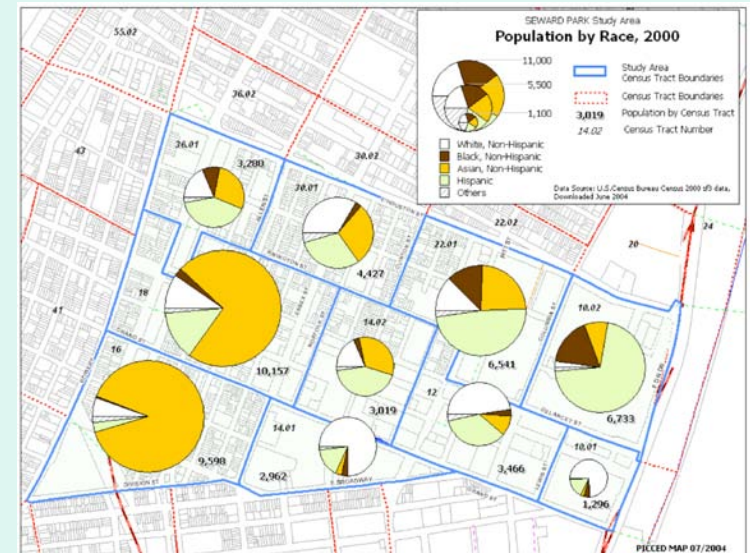
NEIGHBORHOOD CHARACTER

At the juncture of 3+ communities whose aspirations must be met

Block by block character is highly disparate

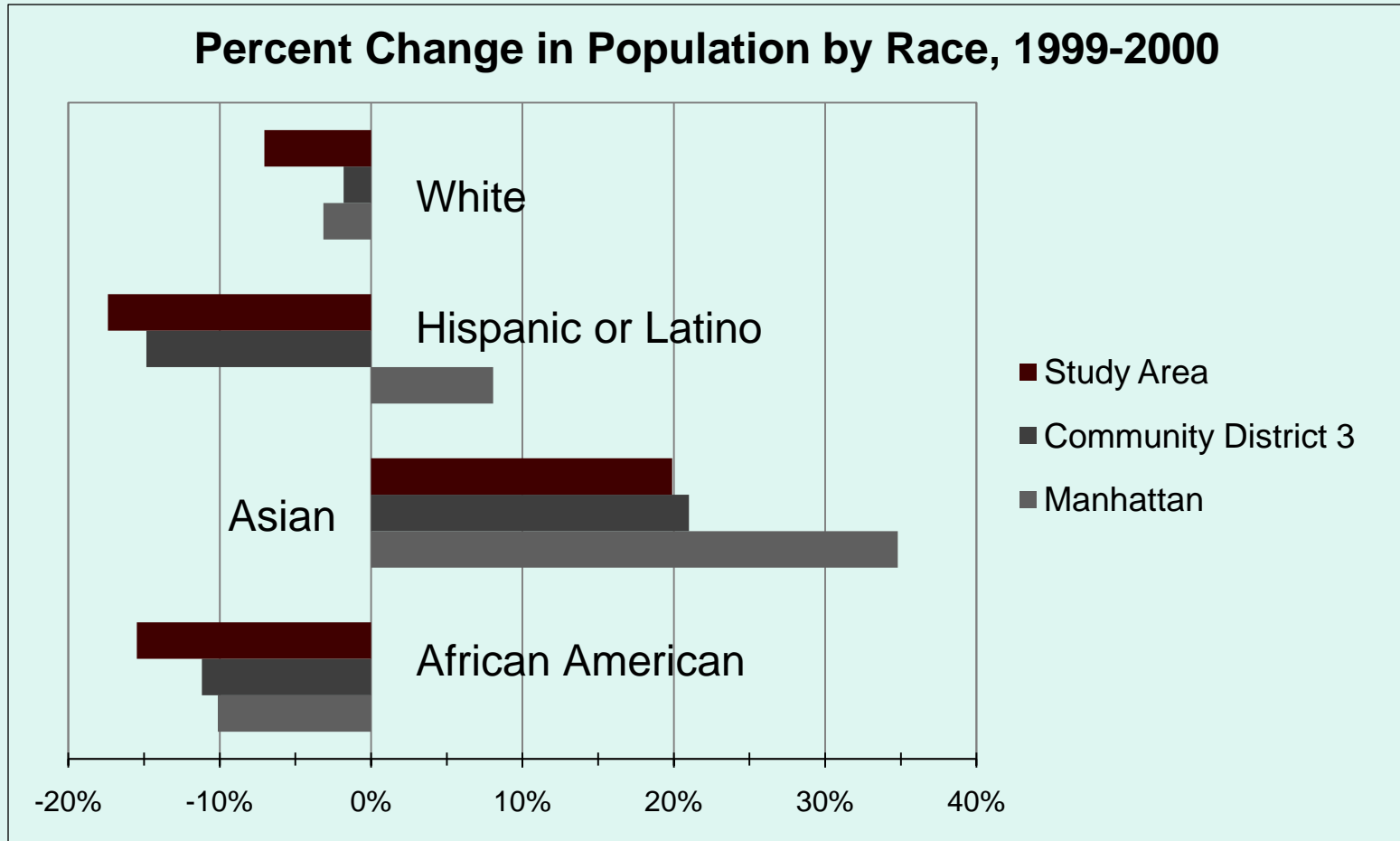


Income



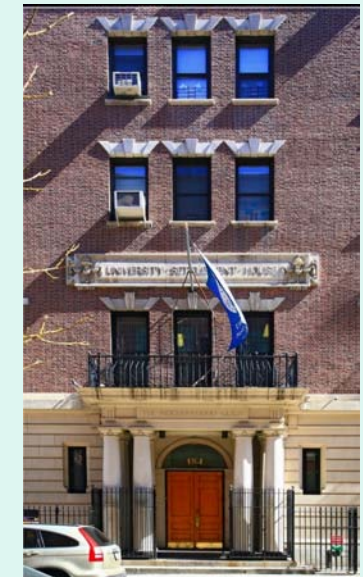
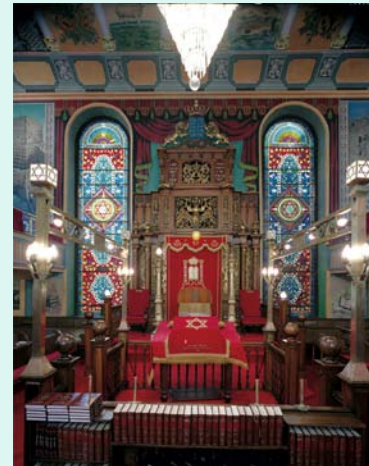
Race/ethnicity

Change is a constant in the LES



Study Area = Census tracts within a half mile radius of SPURA

Neighborhood character has much to do with shopping, cultural uses, public realm



Neighborhood character ideas we heard

Variety of retail layouts and rents

- Public market, local / community stores
- Mid-box to restore affordable shopping

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- Low, moderate, middle are all “below-market”
- Advocacy for former SPURA relocatees

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Maximize community space under zoning

- Up to ~100,000 sf under current zoning

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Community involvement in urban design

- Building massing; pedestrian experience; open space

To stakeholders, much depends on quality, not just the quantity of *xyz*

Variety of retail layouts and rents

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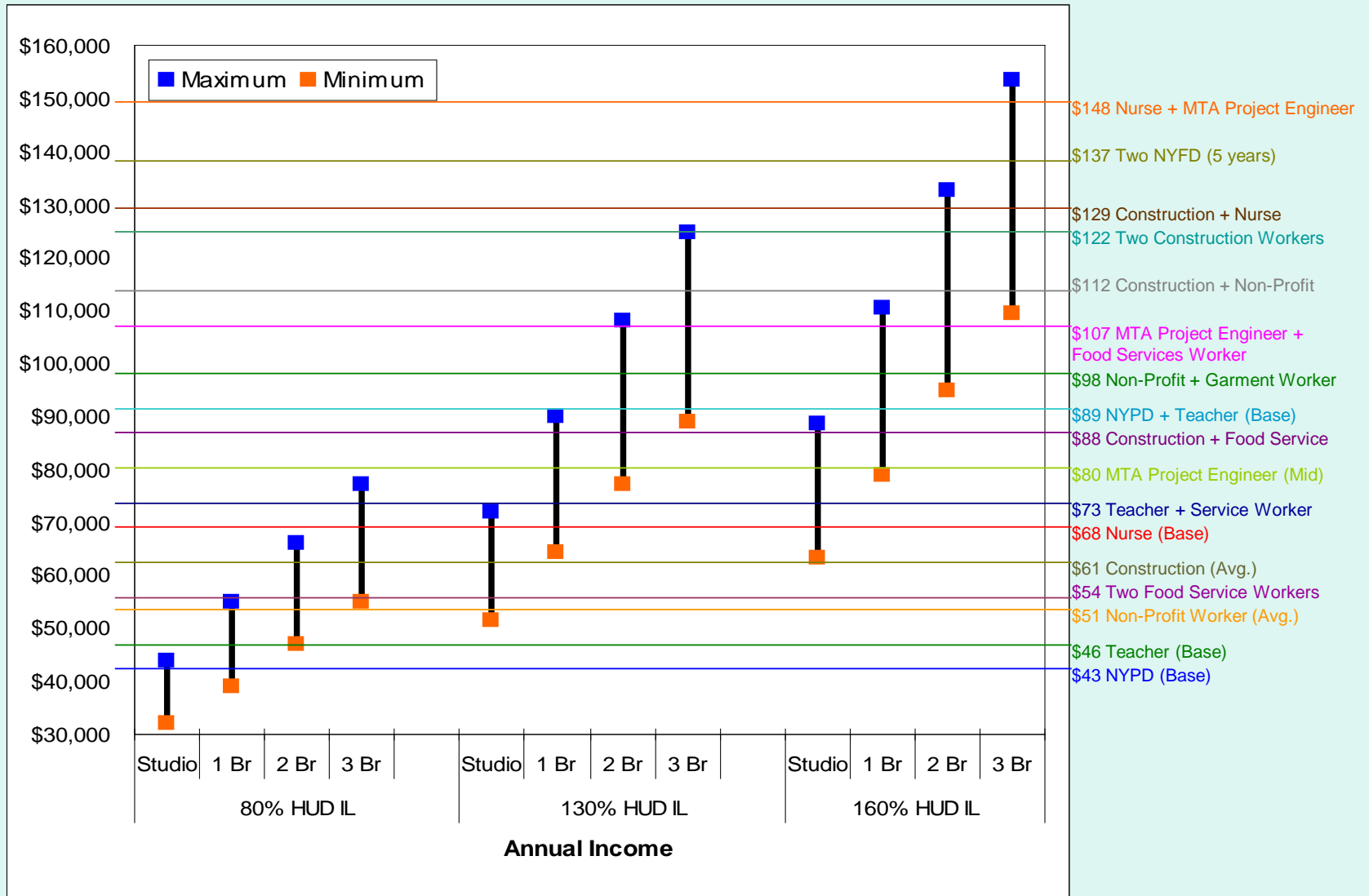
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- Building massing; **pedestrian** experience; open space

HOUSING: “Affordable” covers a lot of ground



Multiple sites provide the ability to satisfy a variety of housing needs

Income Band	% of AMI of \$80,000	Income	Monthly Rent	Sales Price
Market rate (new)	~ 300%	~ \$240,000	~ \$6,000	~ \$800,000
Middle income	130-165%	< \$130,000	< \$3,000	< \$400,000
Mod. income	60-130%	< \$100,000	< \$2,500	< \$300,000
Low income	< 60%	< \$ 50,000	< \$1,000	< \$150,000
Grand St Coops	~ 60%	\$ 50,000 (2000 inflated)	--	~ \$550,000
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.

Many ways to think about how to satisfy a variety of housing needs

Types of housing—there are different housing types for different constituencies:

Senior housing
Supportive housing
Special needs housing
Transitional housing
Large-unit housing
Small-unit housing
Rental housing
Ownership housing

Senior housing
(Jonathan Rose
Companies)



Affordable housing of today



100% below-market
(Jonathan Rose Companies,
Harlem)

50 / 30 / 20 middle
income housing
(The Tapestry, Lettire
Construction, East Harlem)



HDC very low / to low
with retail
(Nos Quedamos, South
Bronx)



“80/20” is what developers WANT to build



Barclay Tower, Financial District
(Glenwood Management)



Ludlow St, LES
(Edison Properties)



The Crossroads, Rutgers
St, LES (Hudson Companies)



11th Ave, Chelsea
(Steven B Jacobs)

Housing ideas we heard

Majority of units must be below-market, both...

- Low income families and seniors
- Moderate and middle income
- Some still want market-rate

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Not every site is the same

- Essex St and Williamsburg Br sites – each unique
- Delancey sites must complement Coops

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Implementation is part of the plan

- Every site must be implementable, from the outset
- Project has to be carefully phased

The devil is in the details, for housing

Majority of units must be below-market, both...

- **Low income families and seniors**
- **Moderate and middle income**
- **Some want market rate**

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- **Delancey sites must complement Coops**

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ECONOMIC DEVELOPMENT: The site provides an *excellent* opportunity

Community District 3

Population

170,000 residents

10% of Manhattan

~ size of Salt Lake City, UT

Density

99,000 people per sq mile

40% denser than Manhattan

6 x denser than San Francisco

Employment

78,000 workers

10% of all workers from Manhattan

20% more workers than in Stamford, CT

2 x more workers than in Wilmington, DE

Williamsburg Bridge

110,000 vehicles a day

~same traffic volume as Major Deegan Expwy

Retail ideas we heard

Pedestrian scale retail

Local (“mom and pop”) retail versus... Small shops, bars, restaurants, versus ... Chains and franchises

Different for Delancey, Essex, and side street (rent and value)



Primary retail

Delancey and Essex frontage
Site 2



Secondary retail

Grand, side streets

Retail ideas we heard

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Local (“mom and pop”) retail versus... Boutiques, bars, restaurants, versus ... Chains and franchises

Different for Delancey, Essex, and side street (rent and value)

Medium-box retail

Delancey versus other locations

1st and/or 2nd floors



Mid-Box'ers

Barnes & Noble
Bed Bath and Beyond
B&H Photo
Pathmark
David's
Modell's
Party City
Staples
Toys 'R Us

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Delancey versus other locations

1st and/or 2nd floor

Big-box

40,000+ square feet

1st floor to 3rd floor



Big-Box'ers

BJs

Costco

Jetro

Green Depot

Home Depot

IKEA

Sam's Club

Target

Wal-Mart

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Delancey versus other locations

1st and/or 2nd floors

Big-box

40,000+ square feet

1st to 3rd floors

Specialty

Essex Street market

Community retail



The retail options can be combined, if wanted

Pedestrian scale retail

- All frontages
- Prime: Delancey + Essex

“Medium-box” retail

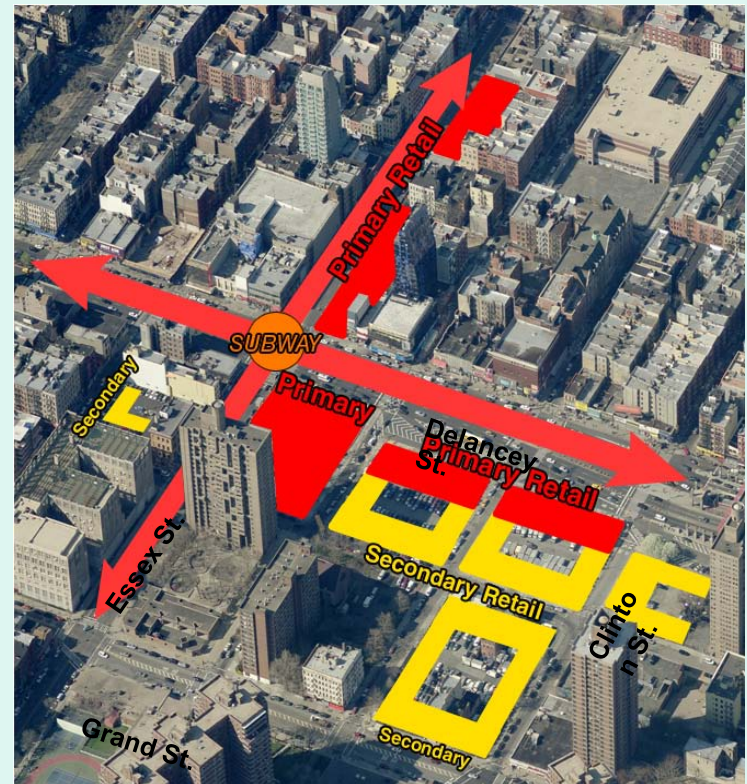
- 2nd flr on Delancey

“Big-box”

- 2+ flr on Delancey
- Supermarket: Grand

Specialty

- Public market: Subway
- Community retail: side streets



Other commercial ideas we heard

Hospitality and entertainment

Movie theater

Catering hall

Hotel

Entertainment complex

Entrepreneur driven

Movie theater



Catering hall



Pod hotel



Residency hotel

Other commercial ideas we heard

Hospitality and cultural

Offices

Non-profit office space

Medical clinic

Anchor office building

Spec office building

Deal driven



ANCHOR OR SPEC OFFICE

Existing office market is older buildings with lower rents

However, peak rent is down and average time to rent space is up

New office space may only fill slowly and require cross subsidies

Non-profit ideas we heard

Offices

Non-profit, medical clinic

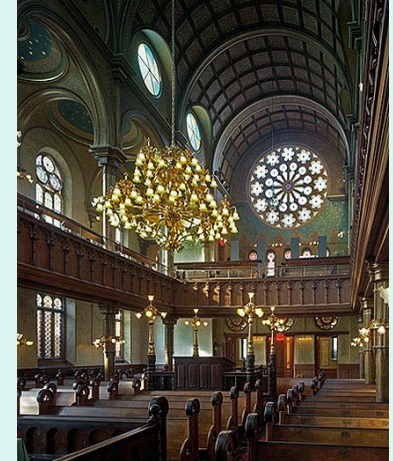
Cultural

“Turnkey” (vanilla) space

Outdoor space

Cultural destination

Fundraising driven



Non-profit ideas we heard

Offices
Cultural

School
Elementary
Charter



District 1 is under-capacity
District 2 is at-capacity
District 2 is building schools
Requires further discussions with DOE/SCA

Open space ideas that we heard

Park


½ to 1 acre on Grand or Broome
Program depends on site use

Plaza

½ to 1 acre on Delancey
Location depends on program




ALTOGETHER: Where more work needs to be done to reach agreement...



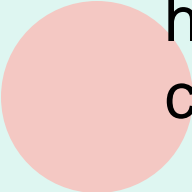
decide on
housing
income
bands?




how to maximize
economic
development?



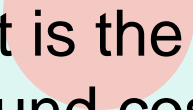
develop now,
or wait?



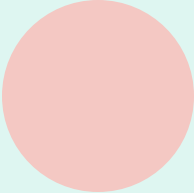
how to spend the
cross-subsidy?



how much and what
types of community
uses and amenities to
subsidize?



what is the
“ground cost”?



rezone to max
out unit count?

Two questions are technical

decide on housing income bands?

how to maximize economic development?

develop now, or wait?

how to spend the cross-subsidy?

how much and what types of community uses and amenities to subsidize?

what is the “ground cost”?

rezone to max out unit count?

Ground costs need to be covered by development

Infrastructure costs could run from \$20M to \$50M

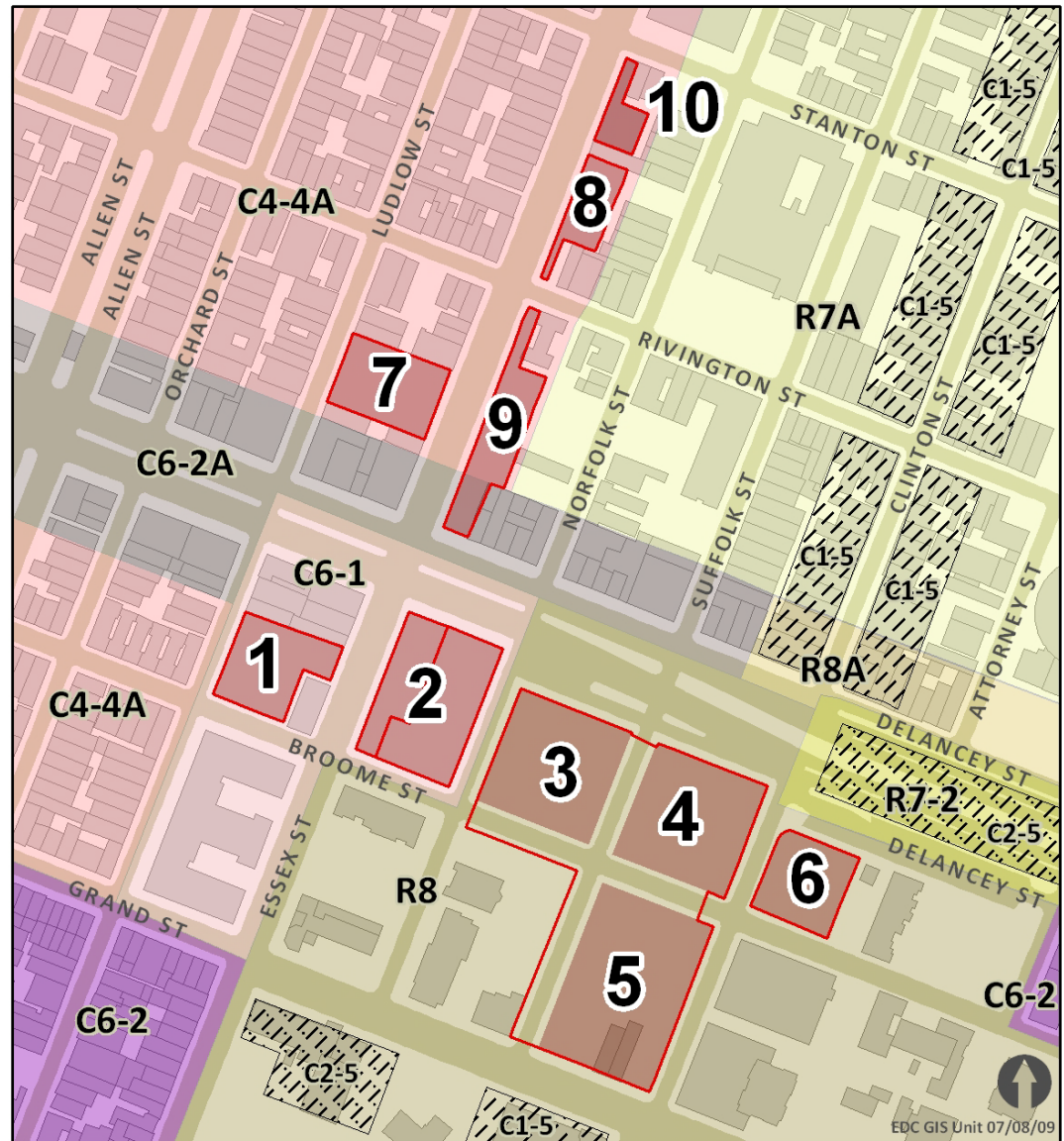
- Street upgrades (pedestrians, sidewalk, etc)
- Utility work (sewers, water, electrical lines, etc)
- Improved subway entrances
- Subway tunnel protection and monitoring
- Stormwater management

Other contingencies included in ground costs

- Market unknowns at time of development (changes in value)
- Some return to City
- Design contingencies
- Construction cost increases
- Unforeseen construction conditions

Total development potential ~ 1.4 million sf

Site	Approx. maximum sf (with efficiency reductions)
1	75,000 – 100,000
2	150,000 – 200,000
3	250,000 – 300,000
4	250,000 – 300,000
5	300,000 – 325,000
6	50,000 – 100,000
8	30,000 – 50,000
9	75,000 – 100,000
10	25,000 – 30,000



Zoning changes (other than adding retail) has significant financial and timing implications

Adding more square feet (upzoning) would:

Require more extensive improvements

- More density triggers DEP to require an amended drainage plan and more extensive sewer upgrades
- Additional commercial space means greater traffic mitigation costs
- More built space means higher stormwater mitigation requirements

Could add \$10-30M in infrastructure costs

Add significant time delays

- These added costs would also need to be covered by development

One is fundamental to each stakeholder and constituency

decide on housing income bands?

how to maximize economic development?

develop now, or wait?

how to spend the cross-subsidy?

how much and what types of community uses and amenities to subsidize?

what is the “ground cost”?

rezone to max out unit count?

Choice should be mindful of the basic tradeoff:
current ugly condition vs. unique opportunity

Reminder

- 1.4 million sf + enormous value = can satisfy variety of aspirations
- Hard work of past year engaging multiple constituencies
- Unusual level of inter-agency cooperation (EDC, HPD, DCP)
- Political leadership is known quantity, and supportive if community unites

Next time we can discuss trade-offs in terms of...

- Key locations / urban design impacts
- Impact on internal economics
- Impact on stakeholders and community

For a sense of proportion: SP is almost twice the size as the Cooper Square development

Seward Park

- ~ 6 acres
- ~ 1.4 million sf
- ~ 600,000 – 750,000 sf non-residential
- ~ 800 - 1000 units

Avalon's 3 main sites
at Cooper Square

Cooper Square

- ~ 4 acres
- ~ 0.8 million sf
- ~ 200,000 sf non-residential
- ~ 700 units



Four have to do with consensus...and tonight's work

decide on housing income bands?

how to maximize economic development?

how to allocate the cross-subsidy?

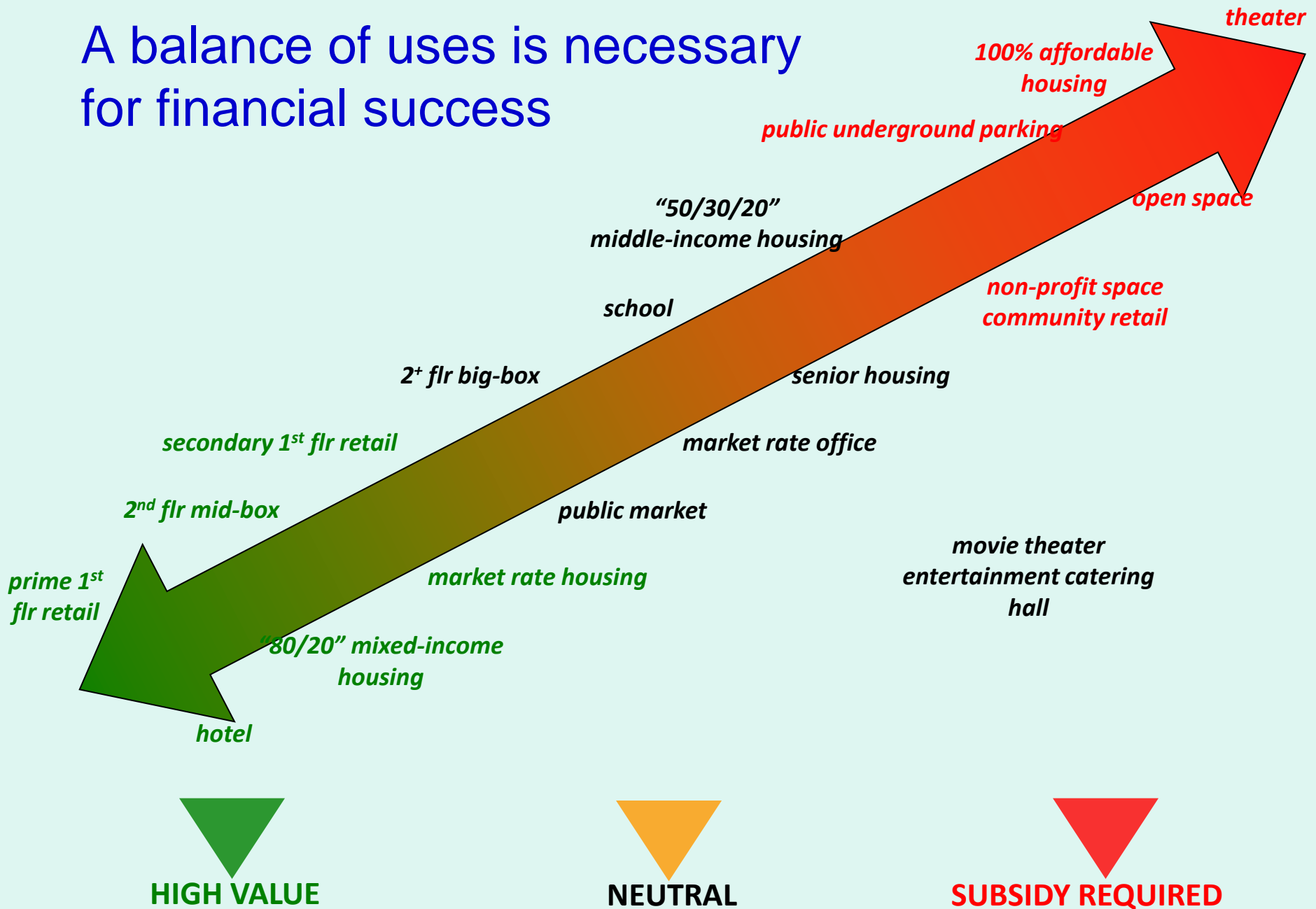
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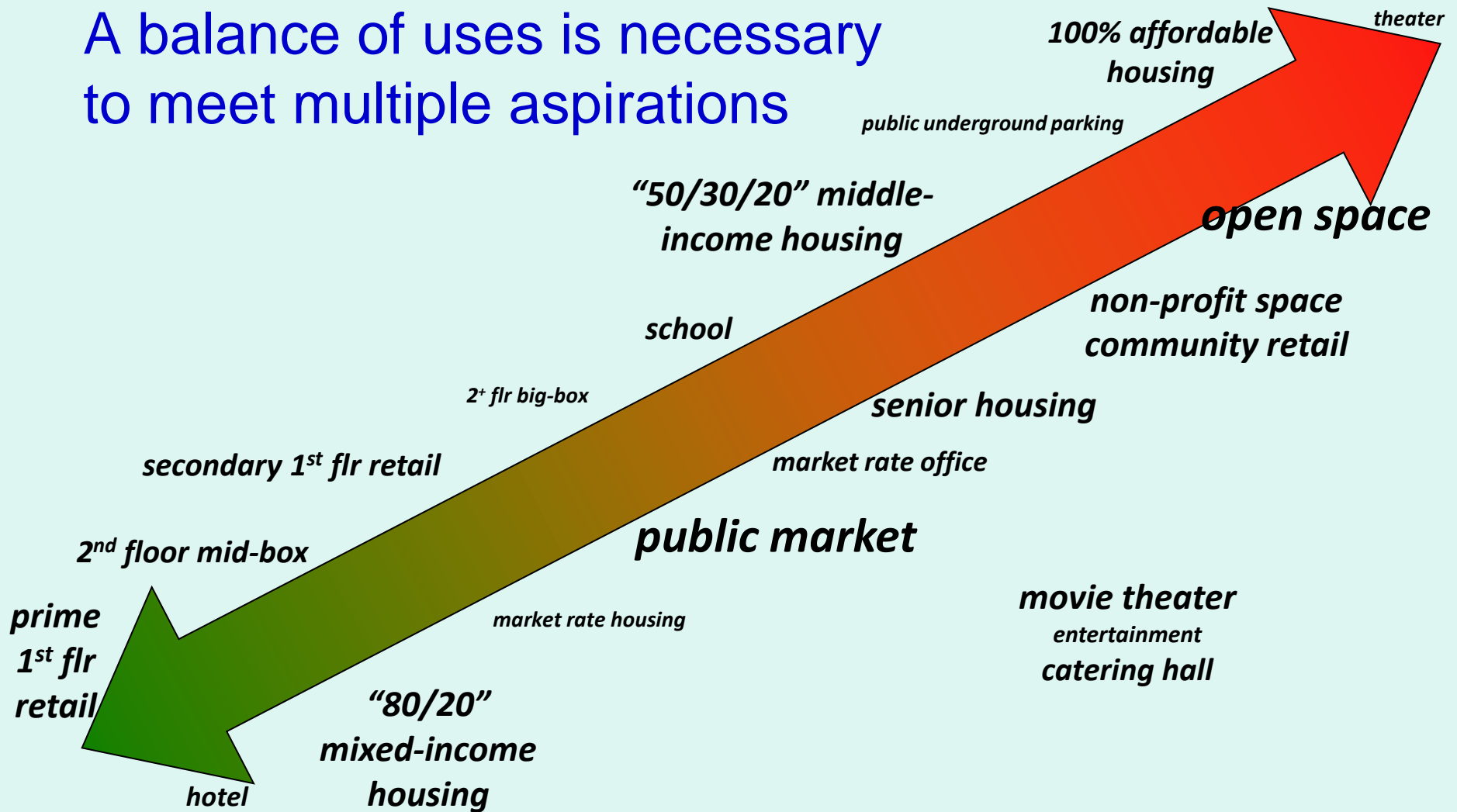
what is the "ground cost"?

rezone to max out unit count?

A balance of uses is necessary for financial success



A balance of uses is necessary to meet multiple aspirations



**PROVIDES
X-SUBSIDY?**

**TAKES UP SPACE BUT
WORTH IT?**

WORTH THE X-SUBSIDY?

To better understand the trade-offs and priorities, we've developed a planning game

The game will

- Provide a way to prioritize different uses
- Better understand tradeoffs involved in the program

The game will not

- Create exact development scenarios
- Address physical design issues

We're going to ask each of you to build a program equal to 1.5 million sf, then balance the values

Each player will receive a set of cards corresponding to different types of uses

Each card is equal to 50,000 sf and has a value attached to the specific use

MIXED INCOME HOUSING

80 / 20 Equivalent - 55 Units

3

PRIMARY RETAIL

6

OFFICE

Market rate

First two cards = 1

Any subsequent cards = 0

**COMMUNITY /
INSTITUTIONAL USES**

-2

We're going to ask each of you to build a program equal to 1.5 million sf, then balance the values

Allocate 1.5M sf
= 30 cards

The game board will help organize the program

Eventually, the program value should balance out

50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	Parking 3 (Not in Total Sq Ft)
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	Parking 2 (Not in Total Sq Ft)
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	Parking 1 (Not in Total Sq Ft)
HOUSING	HOUSING	RETAIL	OTHER COMMERCIAL	COMMUNITY USES/ OPEN SPACE	PARKING

The “Cheat sheet” and score sheet will help you visualize the uses and do the math

Some values are positive and some are negative – the total program must be greater than zero

Everyone (in the room) can use the cheat sheet and game board to build their own program also

PRODUCT TYPE	DESCRIPTION	50,000 sf is equal to...
MIXED INCOME HOUSING 50 / 30 / 20 Equivalent – 55 Units -1	<ul style="list-style-type: none"> Half are market rate and half are affordable Affordable units targeted at a range of income levels 	Approximately 55 housing units that range from studios to 3 bedrooms
MIXED INCOME HOUSING 80 / 20 Equivalent – 55 Units +3	<ul style="list-style-type: none"> 80% are market rate and 20% are affordable Affordable units targeted at a range of income levels 	Approximately 55 housing units that range from studios to 3 bedrooms
HOUSING 100% Affordable – 55 Units -8	<ul style="list-style-type: none"> All are affordable All are targeted at a range of income levels 	Approximately 55 housing units that range from studios to 3 bedrooms
HOUSING Market Rate – 55 Units +2	<ul style="list-style-type: none"> All are market rate 	Approximately 55 housing units that range from studios to 3 bedrooms
HOUSING Senior - 55 Units First five cards 0 Any subsequent card - 7	<ul style="list-style-type: none"> All are affordable and only for seniors Often supported by federal through the 202 Program* *202 would only be available for a limited number of units 	Approximately 55 housing units that range from studios to 2 bedrooms* *smaller units than other housing programs
PRIMARY RETAIL 6	<ul style="list-style-type: none"> Small ground floor retail, usually not a chain retailer Each retailer occupies no more than 10,000 sf and could be a local shop, small café, or restaurant 	Approximately: 4 cafes/small stores (2,000sf per) and 4 book/convenience stores (15,000 sf per) and 2 clothing stores (6,000sf per)
SECONDARY RETAIL / MIDBOX RETAIL 3	<ul style="list-style-type: none"> Larger ground floor retail, or two floor retail Usually on main avenue or corner Each retailer occupies more than 10,000sf and could be a chain retail stores, chain drug store, or retail branch of a bank 	Approximately: 1 chain clothing store (25,000sf per) and 1 chain drug store (25,000sf per)
BIG BOX RETAIL 1.5	<ul style="list-style-type: none"> Large retailer, at least two floors with one on ground floor Usually a chain clothing, furniture, or supermarket Often in the center of an avenue block, or corner 	Approximately: 1 chain home/furniture store (50,000sf)
PUBLIC MARKET 1	<ul style="list-style-type: none"> Public indoor market, similar to Essex Street Market 	Approximately 3x the size of existing Essex Street Market
OFFICE First two cards 1 Any subsequent card 0	<ul style="list-style-type: none"> Small to mid-size market rate office tenants All tenants share an entrance and elevator bank 	Approximately: 3 small companies (10,000sf per) and 1 mid-size office (20,000sf)
HOTEL 4	<ul style="list-style-type: none"> Small neighborhood hotel or larger event hotel 	Approximately 1 small neighborhood hotel with less than 100 rooms OR 1/4 of one large event hotel with over 200 rooms
PERFORMANCE THEATER -30	<ul style="list-style-type: none"> Capacity for a variety of performances, including Broadway and Off-Broadway productions 	Approximately: 2 Off-Off-Broadway theaters (each 25,000sf) with 75-100 seats each OR 1 small Off-Broadway theater (50,000sf) with 425 seats
MOVIE THEATER / ENTERTAINMENT Unknown	<ul style="list-style-type: none"> Local community movie theater, entertainment space, or movie theater 	Approximately 2 local movie theater (5 screens per theater)
COMMUNITY / INSTITUTIONAL USE -2	<ul style="list-style-type: none"> Community medical office, not-for-profit office, or local community group space 	Approximately: 3 small organizations (10,000sf per) and 1 mid-size medical office (20,000sf)
SCHOOL 0	<ul style="list-style-type: none"> Public elementary school 	Approximately 1 small Pre-K to 5 th grade school, with 350-375 seats
OPEN SPACE -3	<ul style="list-style-type: none"> Public green space, passive open space 	Approximately 1/3 of Seward Park OR Approximately same as Gulick Playground
PARKING -2	<ul style="list-style-type: none"> Public underground parking 	Approximately 140 -145 parking spaces

We will then mount the results on the wall so everyone can see them all together...

ALL OF THE PLANS ARE CONFIDENTIAL
(put your name on the back)

Housing uses

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HOUSING 100% Affordable – 55 Units - 6	<ul style="list-style-type: none"> • All are affordable • All are targeted at a range of income levels 	Approximately 55 housing units that range from studios to 3 bedrooms
HOUSING Market Rate – 55 Units + 2	<ul style="list-style-type: none"> • All are market rate 	Approximately 55 housing units that range from studios to 3 bedrooms
HOUSING Senior - 65 Units First two cards 0 Any subsequent card – 7	<ul style="list-style-type: none"> • All are affordable and only for seniors • Often supported by federal through the 202 Program* • *202 would only be available for a limited number of units 	Approximately 65 housing units that range from studios to 2 bedrooms* *Smaller units than other housing programs

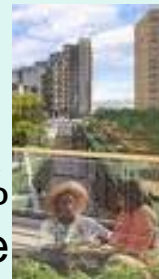


50/30/20



80/20

100%
affordable



senior



Retail uses

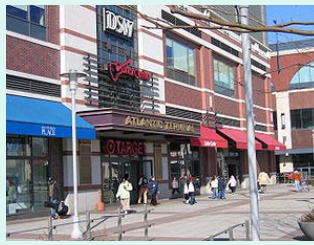
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<p>PUBLIC MARKET 1</p>	<ul style="list-style-type: none"> • Public indoor market, similar to Essex Street Market 	<p>Approximately 3x the size of existing Essex Street Market</p>



Primary
(Delancey
+ /or Essex)



Secondary
(side st.s)



Mid-box
(2nd flr)



Big-box
(2nd flr)



Public market
(at subway)

Other commercial uses

<p>OFFICE First two cards 1 Any subsequent card 0</p>	<ul style="list-style-type: none"> • Small to mid-size market rate office tenants • All tenants share an entrance and elevator bank 	<p>Approximately: 3 small companies (10,000sf per) and 1 mid-size office (20,000sf)</p>
<p>HOTEL 4</p>	<ul style="list-style-type: none"> • Small neighborhood hotel or larger event hotel 	<p>Approximately 1 small neighborhood hotel with less than 100 rooms OR ¼ of one large event hotel with over 200 rooms</p>
<p>PERFORMANCE THEATER -30</p>	<ul style="list-style-type: none"> • Capacity for a variety of performances, including Broadway and Off-Broadway productions 	<p>Approximately: 2 Off-Off-Broadway theaters (each 25,000sf) with 75-100 seats each OR 1 small Off-Broadway theater (50,000sf) with 425 seats</p>
<p>MOVIE THEATER / ENTERTAINMENT Unknown</p>	<ul style="list-style-type: none"> • Local community movie theater, entertainment space, or movie theater 	<p>Approximately 2 local movie theater (5 screens per theater)</p>

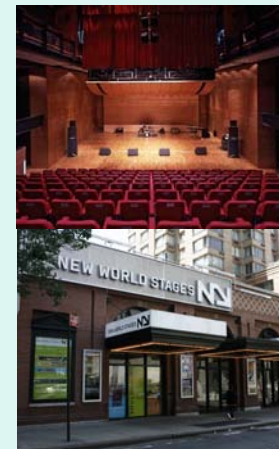


Offices



Hotel
(transient, residency, pod)

Catering hall



Performance
theater

Movie
theater

Community uses (please specify)

<p>COMMUNITY / INSTITUTIONAL USE -2</p>	<ul style="list-style-type: none"> Community medical office, not-for-profit office , or local community group space 	<p>Approximately: 3 small organizations (10,000sf per) and 1 mid-size medical office (20,000sf)</p>
<p>SCHOOL 0</p>	<ul style="list-style-type: none"> Public elementary school 	<p>Approximately 1 small Pre-K to 5th grade school, with 350-375 seats</p>
<p>OPEN SPACE -3</p>	<ul style="list-style-type: none"> Public green space, passive open space 	<p>Approximately 1/3 of Seward Park OR Approximately same as Gulick Playground</p>
<p>PARKING -2</p>	<ul style="list-style-type: none"> Public underground parking 	<p>Approximately 140 -145 parking spaces</p>



If you have other uses or want to specify uses:

Write them on the cards

If you don't want a certain use: write that too (but on the back of the card)

College

Family housing

Whole Foods

Art Museum

Congregate Care

Pod hotel

Movie theater

Catering hall

Adventure
playground

Flower market

We're going to ask each of you to build a program equal to 1.5 million sf, then balance the values

Each card:

Is one type of use

= 50,000 sf

Has its own value

Each person will get to pick...

Thirty cards for their own program

Each program must total at least zero

Values on cards and score sheet

All answers are confidential

PRODUCT TYPE	DESCRIPTION	50,000 sf is equal to...
MIXED INCOME HOUSING 50 / 30 / 20 Equivalent – 68 Units -1	<ul style="list-style-type: none"> Half are market rate and half are affordable Affordable units targeted at a range of income levels 	Approximately 55 housing units that range from studios to 3 bedrooms
MIXED INCOME HOUSING 80 / 20 Equivalent – 55 Units +3	<ul style="list-style-type: none"> 80% are market rate and 20% are affordable Affordable units targeted at a range of income levels 	Approximately 55 housing units that range from studios to 3 bedrooms
HOUSING 100% Affordable – 55 Units -6	<ul style="list-style-type: none"> All are affordable All are targeted at a range of income levels 	Approximately 55 housing units that range from studios to 3 bedrooms
HOUSING Market Rate – 55 Units +2	<ul style="list-style-type: none"> All are market rate 	Approximately 55 housing units that range from studios to 3 bedrooms
HOUSING Senior - 55 Units First two cards 6 Any subsequent card - 7	<ul style="list-style-type: none"> All are affordable and only for seniors Often supported by federal through the 202 Program* * 202 would only be available for a limited number of units 	Approximately 55 housing units that range from studios to 2 bedrooms* (includes units than other housing programs)
PRIMARY RETAIL 6	<ul style="list-style-type: none"> Small ground floor retail, usually not a chain retailer Each retailer occupies no more than 10,000 sf and could be a local shop, small café, or restaurant 	Approximately: 4 cafes/small stores (2,000sf per) and 4 book/convenient stores (15,000 per) and 2 clothing stores (6,000sf per)
SECONDARY RETAIL / MIDBOX RETAIL 3	<ul style="list-style-type: none"> Larger ground floor retail, or two floor retail Usually on main avenue or corner Each retailer occupies more than 10,000sf and could be a chain retail stores, chain drug store, or retail branch of a bank 	Approximately: 1 chain clothing store (25,000sf per) and 1 chain drug store (25,000sf per)
BIG BOX RETAIL 1.5	<ul style="list-style-type: none"> Large retailer, at least two floors with one on ground floor Usually a chain clothing, furniture, or supermarket Often in the center of an avenue block, or corner 	Approximately: 1 chain home/furniture store (50,000sf)
PUBLIC MARKET 1	<ul style="list-style-type: none"> Public indoor market, similar to Essex Street Market 	Approximately 3x the size of existing Essex Street Market
OFFICE First two cards 1 Any subsequent card 0	<ul style="list-style-type: none"> Small to mid-size market rate office tenants All tenants share an entrance and elevator bank 	Approximately: 3 small companies (10,000sf per) and 1 mid-size office (20,000sf)
HOTEL 4	<ul style="list-style-type: none"> Small neighborhood hotel or larger event hotel 	Approximately 1 small neighborhood hotel with less than 100 rooms OR 1/2 of one large event hotel with over 200 rooms
PERFORMANCE THEATER -30	<ul style="list-style-type: none"> Capacity for a variety of performances, including Broadway and Off-Broadway productions 	Approximately: 2 Off-Off-Broadway theaters (each 25,000sf) with 75-100 seats each OR 1 small Off-Broadway theater (50,000sf) with 425 seats
MOVIE THEATER / ENTERTAINMENT Unknown	<ul style="list-style-type: none"> Local community movie theater, entertainment space, or movie theater 	Approximately 2 local movie theater (5 screens per theater)
COMMUNITY / INSTITUTIONAL USE -2	<ul style="list-style-type: none"> Community medical office, not-for-profit office, or local community group space 	Approximately: 3 small organizations (10,000sf per) and 1 mid-size medical office (20,000sf)
SCHOOL 0	<ul style="list-style-type: none"> Public elementary school 	Approximately 1 small Pre-K to 5 th grade school, with 350-375 seats
OPEN SPACE -3	<ul style="list-style-type: none"> Public green space, passive open space 	Approximately 1/3 of Seward Park OR Approximately same as Gullick Playground
PARKING -2	<ul style="list-style-type: none"> Public underground parking 	Approximately 140 -145 parking spaces

Reminder: The purposes are to...

- Help people to better understand the trade-offs
- See where there is consensus and divergence
- Inform further conversations
- Prepare for our next meeting to move to site specific discussions

50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	Parking 3 (Not on Total Sq Ft)
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	Parking 2 (Not on Total Sq Ft)
50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	50K Sq Ft	Parking 1 (Not on Total Sq Ft)
HOUSING	HOUSING	RETAIL	OTHER COMMERCIAL	COMMUNITY USES/ OPEN SPACE	PARKING



Contact info

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Websites:

<http://www.nyc.gov/html/mancb3/html/landuse/landuse.shtml>

www.nycedc.com/sewardpark