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

Privately Owned Sites

Disposition Site

WEST END AVENUE

WEST 96TH STREET

60 59 57

WEST 95TH STREET

BROADWAY
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

West 96th Street

- Salvation Army Entry
- Comm. Fac. Entry
- Residential Entry
- Service Entry

COMMUNITY FACILITY
(SALVATION ARMY)
3,449 SQ. FT.

COMMUNITY FACILITY
4,141 SQ. FT.

RESIDENTIAL LOBBY
31'-6" x 31'-6"

RESIDENTIAL

COMM. FAC.
Development Program: Cellar

West 96th Street

- Mechanical Space: 1805 SQ. FT.
- Compactor Room: 538 SQ. FT.
- Back of House: 1134 SQ. FT.
- Residential Health Club: 2719 SQ. FT.
- Community Facility (Salvation Army): 2118 SQ. FT.

- Residential
- Commercial Facility
- Tenant Amenity
Development Program: Unit Mix

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

<table>
<thead>
<tr>
<th></th>
<th>Affordable</th>
<th>Market-Rate</th>
<th>Total</th>
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<tbody>
<tr>
<td>Studio</td>
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<td>45</td>
<td>80</td>
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<tr>
<td>1 BR</td>
<td>14</td>
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<tr>
<td>2 BR</td>
<td>19</td>
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<td>3 BR</td>
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<td>8</td>
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<tr>
<td>Total</td>
<td>68</td>
<td>103</td>
<td>171</td>
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## Development Program: Affordable Housing

<table>
<thead>
<tr>
<th>AMI</th>
<th>1-2 Bedrooms</th>
<th>Studio</th>
<th>Total</th>
<th>Percentage of All Units</th>
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<td>50%</td>
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<td>5</td>
<td>10</td>
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<td>70%</td>
<td>14</td>
<td>15</td>
<td>29</td>
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<td>130%</td>
<td>14</td>
<td>15</td>
<td>29</td>
<td>17.0%</td>
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<tr>
<td>Total</td>
<td>33</td>
<td>35</td>
<td>68</td>
<td>39.8%</td>
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October 16, 2019
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