



LINO RIOS
CHAIR
JAVIER LLANO
DISTRICT MANAGER

COMMUNITY BOARD ELEVEN
BOROUGH OF MANHATTAN
55 EAST 115TH STREET
NEW YORK, NEW YORK 10029-1101
TEL: (212) 831-8929/30
FAX: (212) 389-3571
www.cb11n.org

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**Taskforce on the Development of the Site Located between
East 125th Street and East 127th Street, from Second to Third Avenues
Elements of Consensus – July 27, 2006**

Housing Mix Scenarios

- Subsidies should not be provided to build housing at 200% of Area Median Income as market opportunities are available for those households
- The housing mix should resemble the following:

	Low			Moderate		Middle	
	40% AMI	50% AMI	60% AMI	80% AMI	100% AMI	130% AMI	150% AMI
LAMP			160				
New HOP				100	40		
Mixed Income	6	34			60	100	
Co-op				125	100	175	100

Total: 200 Low
425 Moderate
375 Middle

Massing Models

- Massing models should only include one (1) tower at a maximum height of 210 feet, located along Second Avenue between East 126th Street and East 127th Street, where it will have a minimal impact on sun light
- The residential composition of the tower should be mixed-income
- The inclusion of a tower will allow a massing model which includes significant open space within the project
- The remainder of the development should not exceed 150 feet in height

Possible Build Program

- The proposed build program should not include a hotel component
- The build program should resemble the following:
 - 7.0 FAR = approx. 1.7 million square feet total
 - Residential – up to 1,000 units
 - Media Office/Production/Post-Production – up to 200,000 sq. ft.
 - Anchor Retail – up to 250,000 square feet total
 - Maximum individual business size: 125,000 sq. ft.
 - Small/Local Retail – 50,000 square feet total
 - Maximum individual business size: 5,000 sq. ft.
 - Cultural /Non-Profit – 80,000 sq. ft.
 - Specialty Retail (e.g. Cinema/Restaurant/Café) – 120,000 sq. ft.