

247 Cherry Street

CB3 Community Presentation / 社区报告 / Presentación a la Comunidad CB3

September 26, 2016 / 2016年9月26日 / 26 de septiembre 2016

Agenda

概要

Agenda

1. The Two Bridges Large-Scale Residential Development Plan
2. The NYC Affordable Housing Challenge
3. The Plan
4. The Design
5. Building with the Neighborhood
6. Next Steps
7. About Us

The Two Bridges Large-Scale Residential Development Plan

两桥大厦大规模住宅发展计画

**Plan de Desarrollo Two Bridges
de Viviendas a Gran Escala**

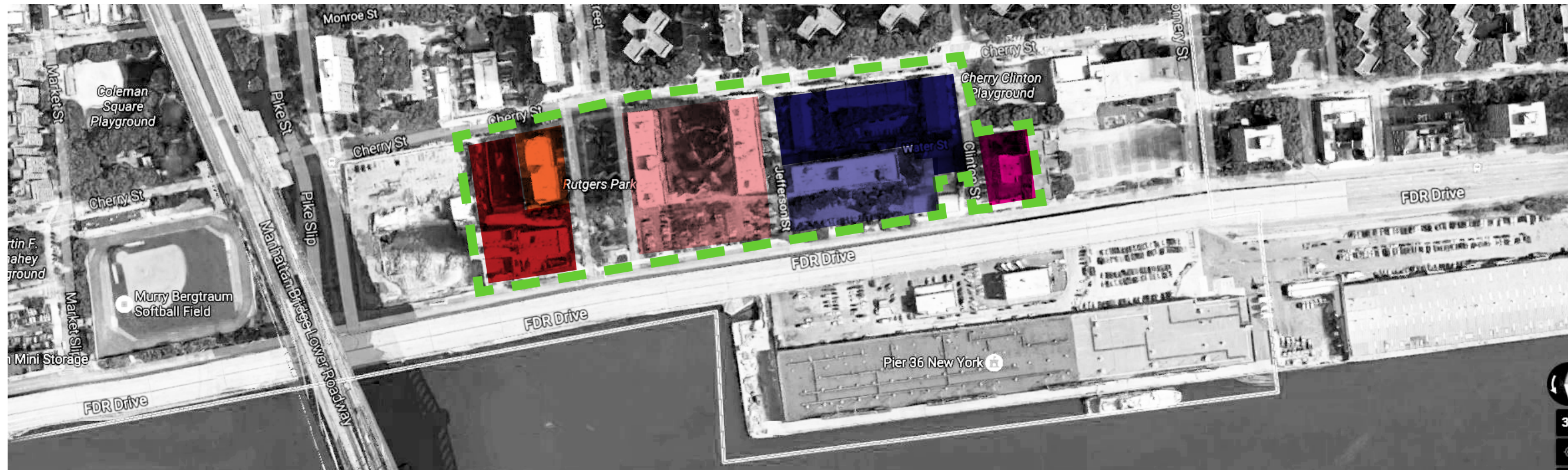
The Two Bridges Large-Scale Residential Development Plan

两桥大厦大规模住宅发展计画

Plan de Desarrollo Two Bridges de Viviendas a Gran Escala

Stages of the 1972 Approved Plan

<p>Existing Zoning Ordinance Approved 1961</p>	<p>Stage 1 286 South St. 1975 250 Units</p>	<p>Stage 2 283 South St. 1978 252 Units</p>	<p>Stage 3 275 Cherry St. 1979 490 Units</p>	<p>Stage 4 295-311 Cherry St. 253-257 Clinton St. 1986 57 Units</p>	<p>Stage 5 80 Rutgers Slip 1987 109 Units</p>	<p>Stage 6 82 Rutgers Slip 1995 (21 story) 1996 (1 story) 198 Units</p>
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The NYC Affordable Housing Challenge

纽约经济适用房挑战

El Reto de NYC de Vivienda Asequible

NYC Population Growth

纽约人口增长

Crecimiento de población en NYC

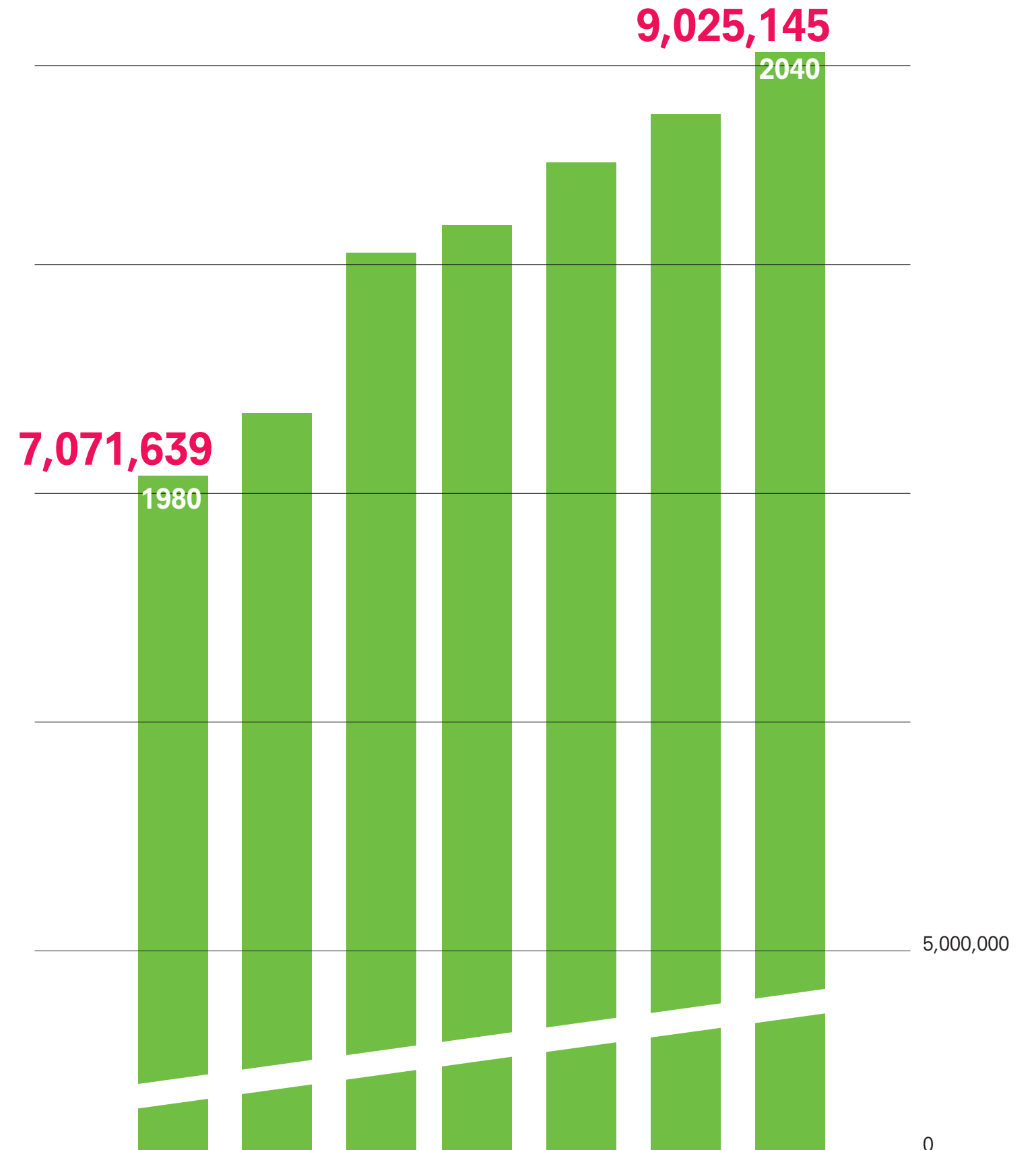


NYC Population Growth

2010-2040

+783,000

9.5%

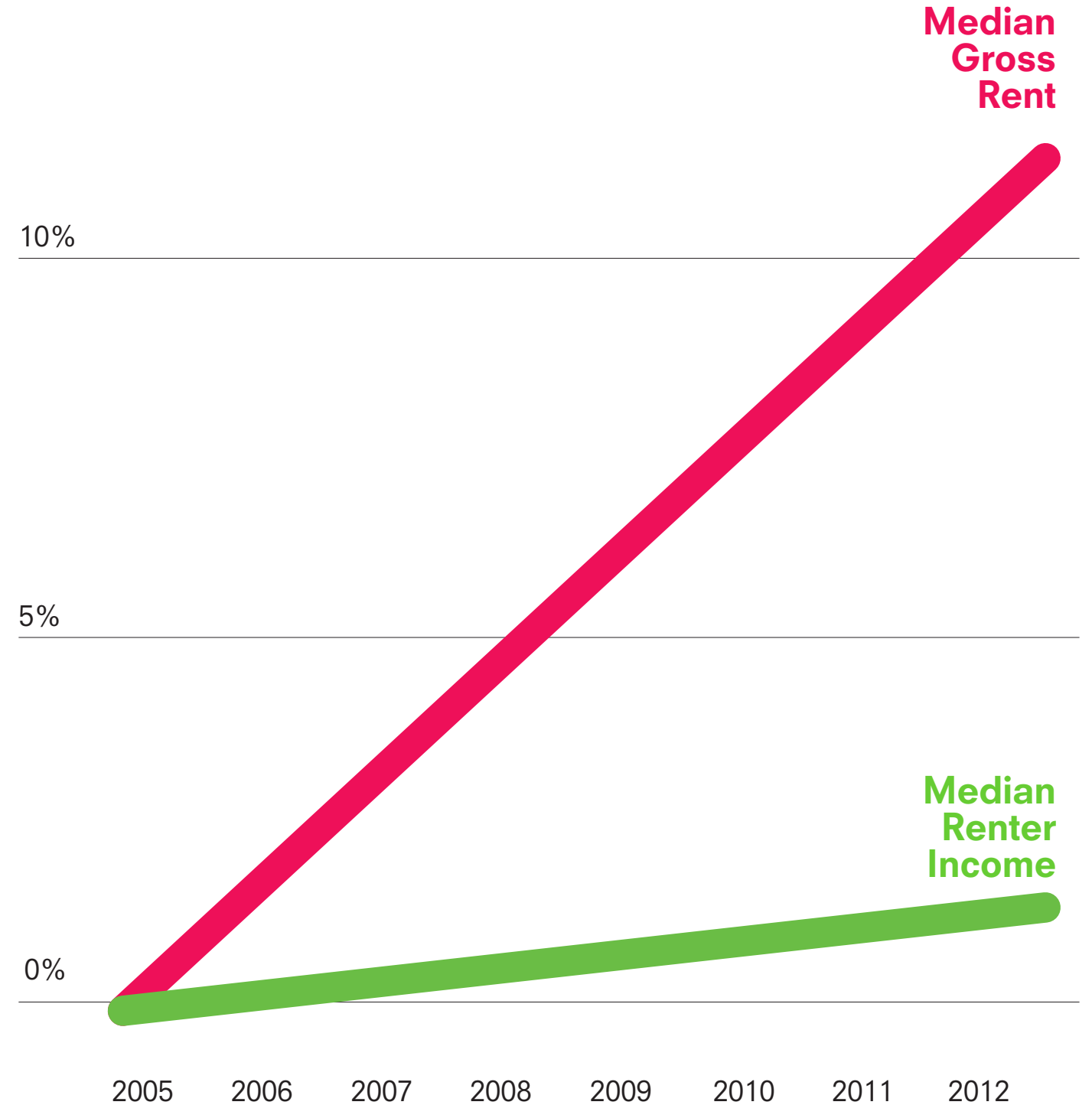


Rising Rents, Stagnant Wages

房租增长, 工资停滞不涨

Rentas que crecen, sueldos estancados

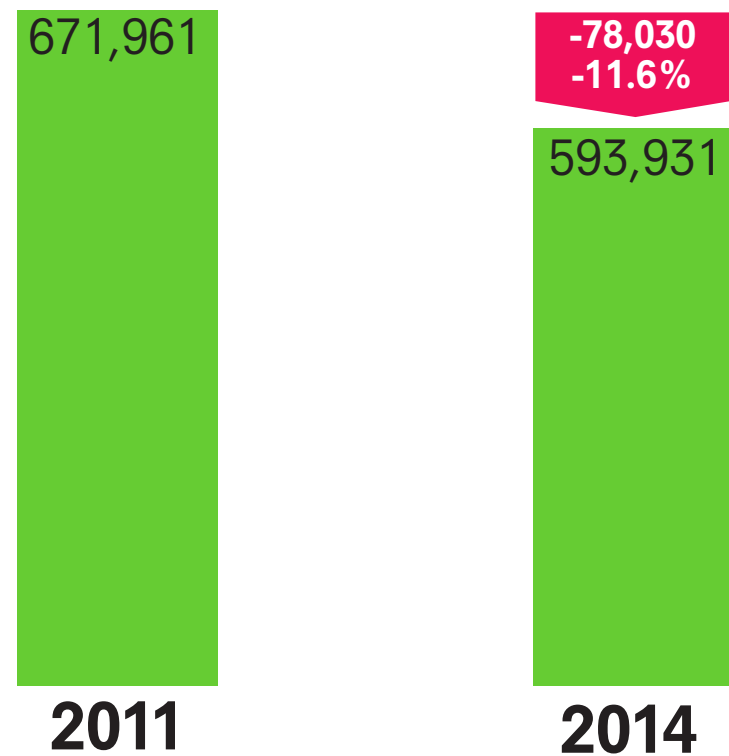
From 2005-2012,
Median Gross Rent
has gone up 12%
while **Median Renter Income**
has only increased by 1.5%



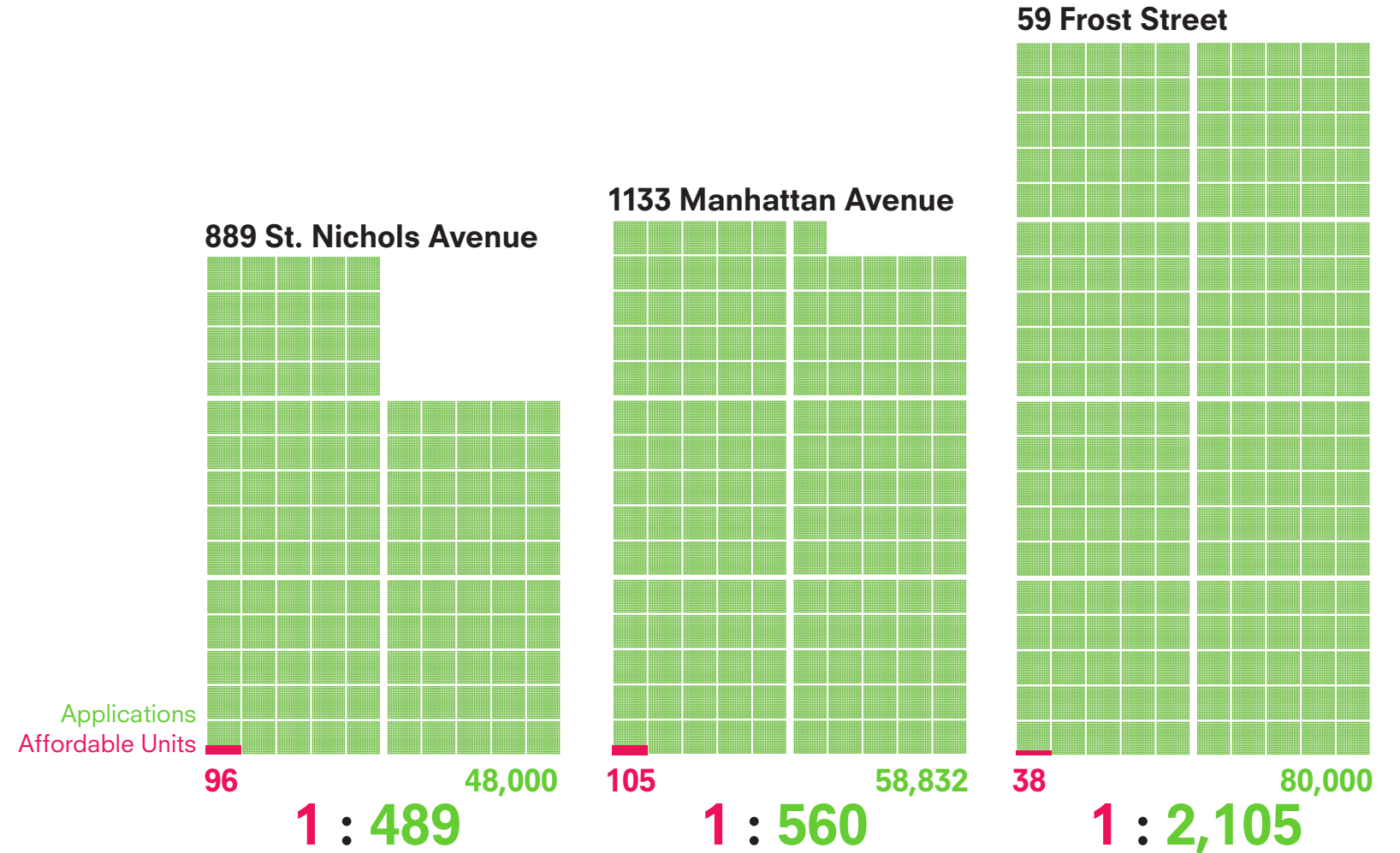
Loss of Affordable Housing

流失经济适用房
Perdida de Vivienda Asequible

NYC has lost 11.6% of its rent-stabilized housing since 2011



The odds of being selected for an Affordable Housing unit are as slim as...

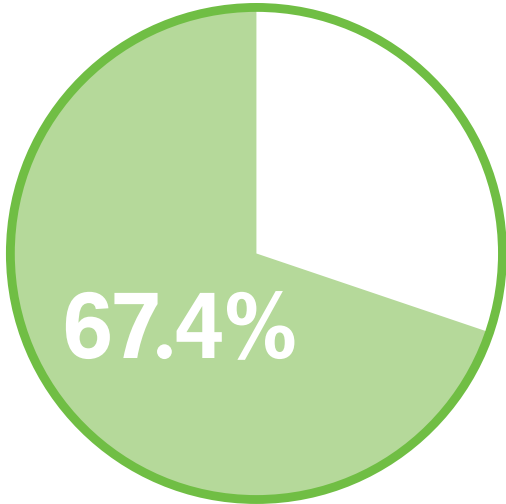


Renting in NYC

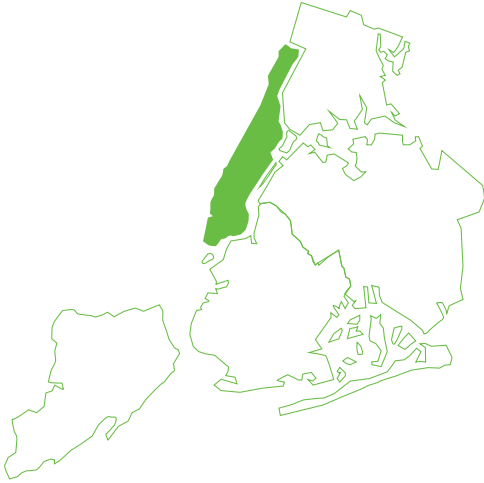
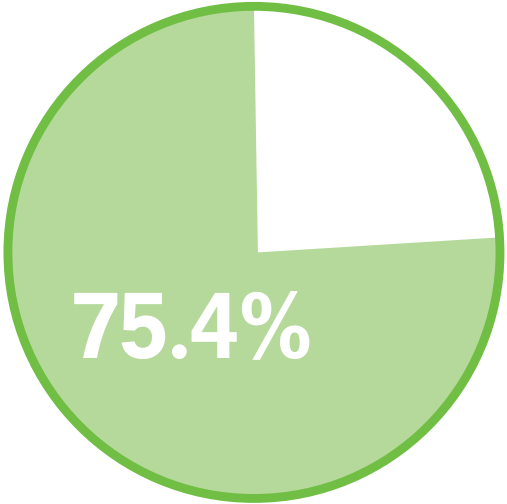
在纽约租屋

Alquilar en NYC

67.5% of NYC Residents are Renters



75.4% of Manhattan Residents are Renters



Building in Two Bridges

两桥大厦前期方案

Construir en Two Bridges



New Supermarket Sharpens Lower East Side Debate



By CRAIG WOLFF

Merchants fear it. Consumers like it. It is a vast supermarket at Cherry Street and Pike Slip, and it became a source of debate three years ago, when its construction was approved for the Two Bridges urban renewal area on the Lower East Side. A week and a half after its opening, the debate continues. "I'm afraid of that place," said the owner of the Madison Street Grocery, Felix Delacruz, as he cut the pastrami extra lean for a long-time customer. "That big store is going to change everything." But at the store, a Pathmark supermarket, three blocks away, Gloria Del Valle was expressing satisfaction. "We really needed this," said Mrs. Del Valle, who lives in the nearby Baruch Houses. "Now if I need milk for my baby at 3 in the morning, my husband doesn't have



The new Pathmark supermarket on Cherry Street with its closed parking lot. Felix Delacruz, above, owner of a grocery store three blocks away, says he is afraid. "Now I'll have to open at 7 A.M. and I'll close at midnight. I have no choice."

to go to the Bronx in the middle of the night." "What they're going to do," said Richard Lipsky, who as director of the Neighborhood Economic Stabilization Association, has represented the nearby merchants, "is to take people off the main strips and bring them to this store." The groceries and bodegas in the area do not compare in size or diversity to the Pathmark store, which will be open 24 hours. "Now I'll have to open at 7 A.M.," Mr. Delacruz said, "and I'll close at midnight. I have no choice." The new store claims another distinction — indoor and outdoor parking for 150 cars, a rare service for a Manhattan supermarket. But the parking has been a subject of controversy, not convenience. The City Planning Commission has not given Pathmark a permit for the parking area. The store has been limited by the city's offstreet parking regulations to 11 spots, 1 for every 4,000 square feet of store space. There are guards at both entrances to the lot and an iron gate blocking the garage. "Why do they need this lot?" Mr. Lipsky asked. "They will no longer be a neighborhood store." Although the merchants are apprehensive about the effects of a large store, consumers seem pleased. In an area removed from the hubbub of Grand and Delancey Streets, an all-purpose supermarket was welcomed. "Those smaller places don't always have everything you need," said Angel Talavera, a hospital worker who was shopping at Pathmark the other day. "And here, I'm able to save a penny here and a penny there." Mr. Talavera, who lives in the Gov. Alfred E. Smith Houses, said he still planned to shop in the smaller stores, when he needs one item in a hurry. "Naturally, there is a fear of price competition," said a spokesman for Pathmark, Bob Wunderle. "The store owners have a price structure that they're happy with." "But I see this as a 'win-win' situation. We can't do what they do. We don't do individual customer service. We don't perform cash-checking services. And by no means are we as convenient." The Madison Grocery plans to lay off two of its four workers. "I don't blame my customers," Mr. Delacruz said. "I can't sell a loaf of bread for 29 cents. They should go where they can get it. I blame the big corporation." Even without the parking spaces, Pathmark has been busy. At its grand opening Jan. 14, the store said it had 4,000 customers. "The crazy thing is," Mr. Wunderle said, "is that the community has wanted us from the very first. And still does. The merchants would have you believe it's the little guy against the corporate giant, but it's just not that way."

"Merchants fear it. Consumers like it. ...It became a source of debate... when its construction was approved... A week and a half after its opening, the debate continues."

- The New York Times - January 26, 1984

The Plan

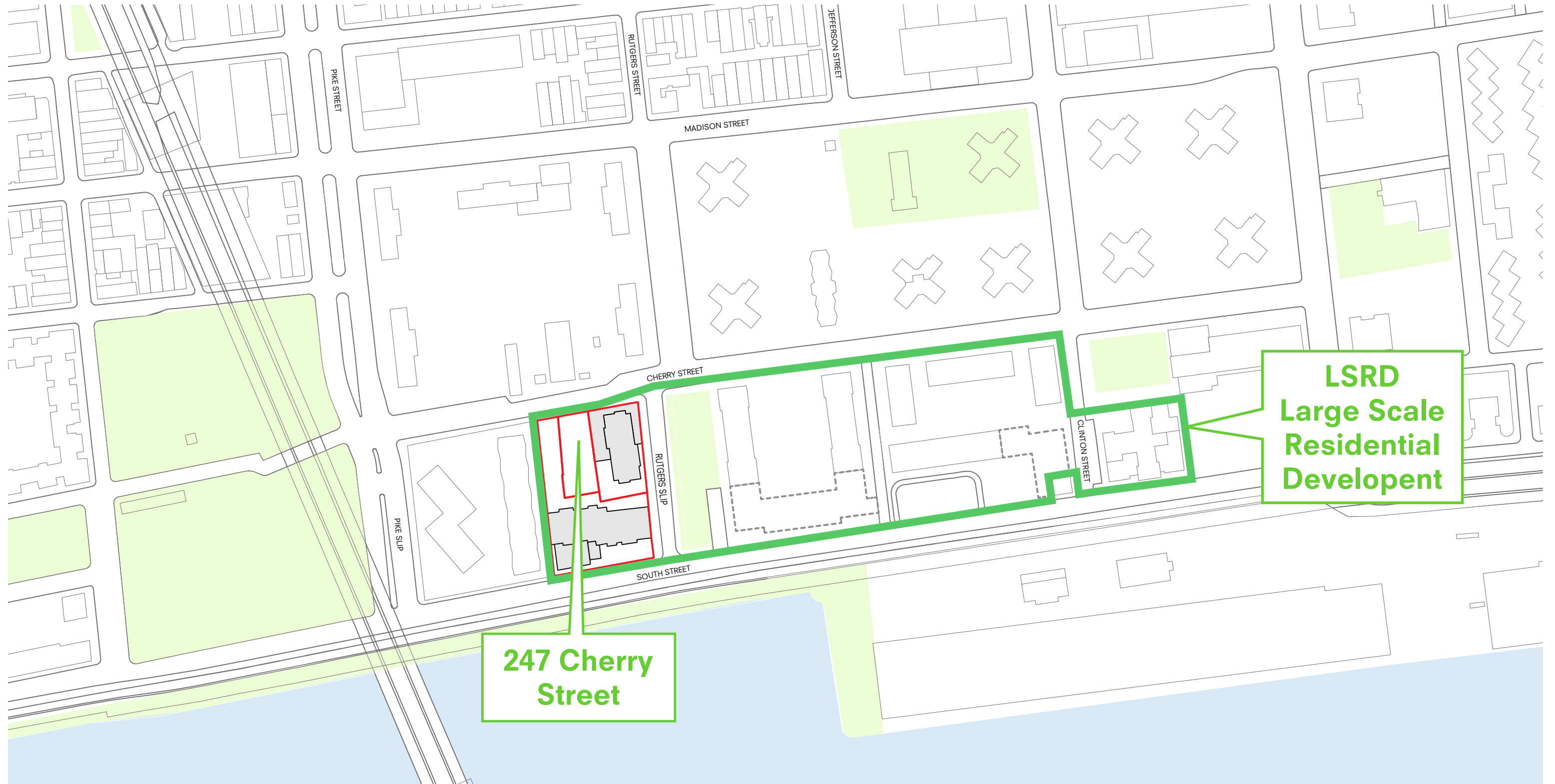
平面图

EI Plan

Site Plan

场地总平面图

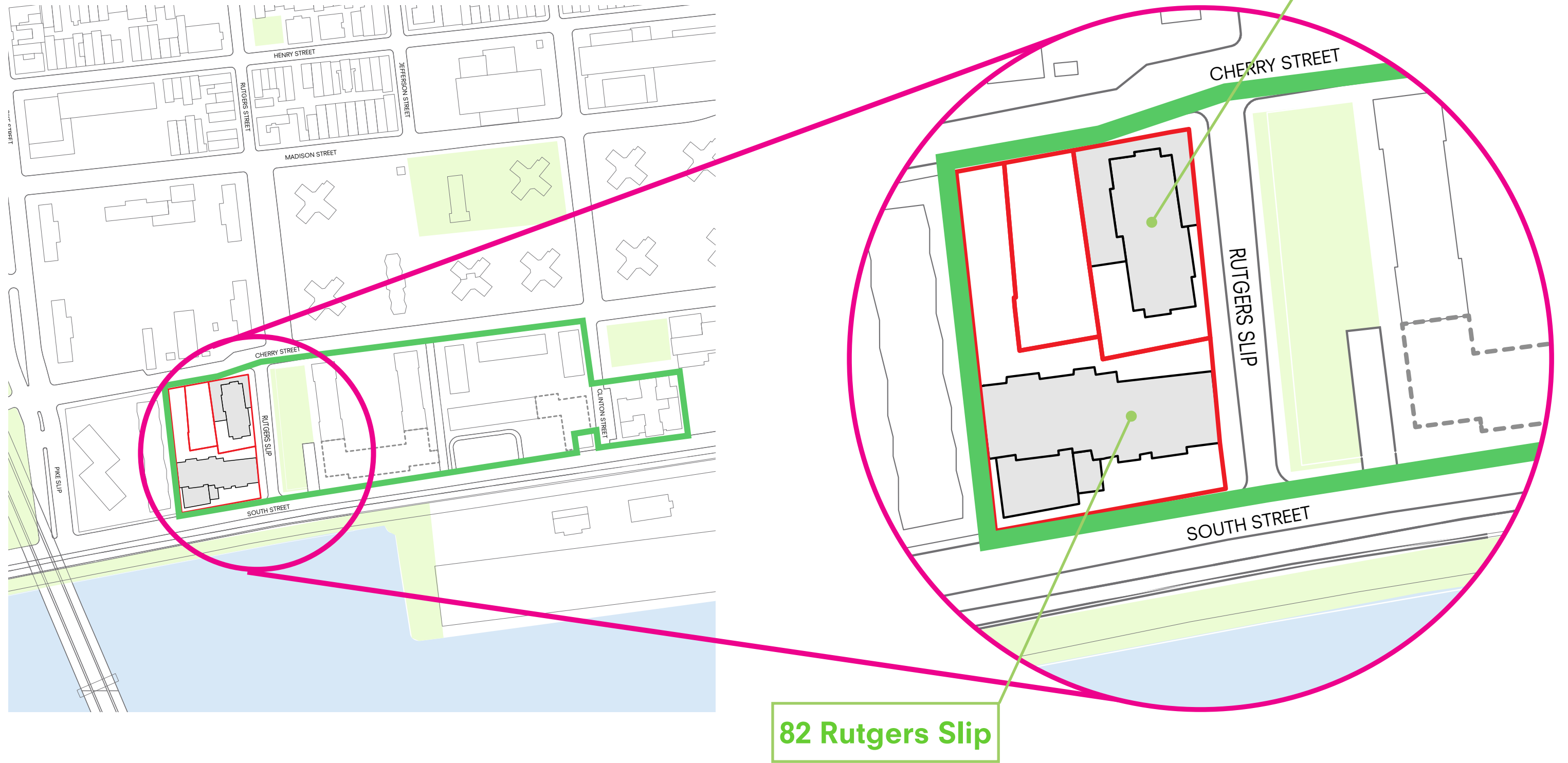
Emplazamiento



The Plan

平面图

EI Plan





639 Mixed-Income Rental Units
77-Story Residential Building
25% Permanently Affordable Units
Affordable Units Integrated Throughout Building
Major Upgrades to 80 Rutgers Slip
New Neighborhood Retail



The Design

设计

El Diseño

The Urban Fabric

城市肌理
El tejido urbano



Juxtaposition of Low- and High-Rise Buildings

Waterfront High-Rise

滨水高楼

Altura en el frente del río



Waterfront High-Rise

滨水高楼

Altura en el frente del río



CONT. 43: #72: APRIL 21, 1952: LOOKING NORTH FROM RUTGERS SLIP AT PILE

Before



After

Merge Tradition and New

传统与创新的融合

Mezclando lo tradicional y lo nuevo



Neighborhood-Defining Texture and Form

邻近建筑界定的材料和外形特色

Textura y forma que definen un barrio



BAYARD CONDUCT BUILDING

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WOOLWORTH BUILDING

247 Cherry Street | Community Presentation

FLATIRON BUILDING

New York Green Hues

纽约的绿色调

Tonalidades de Nueva York en verde



SINGER BUILDING



LOWER EAST SIDE



LOWER EAST SIDE



STATUE OF LIBERTY

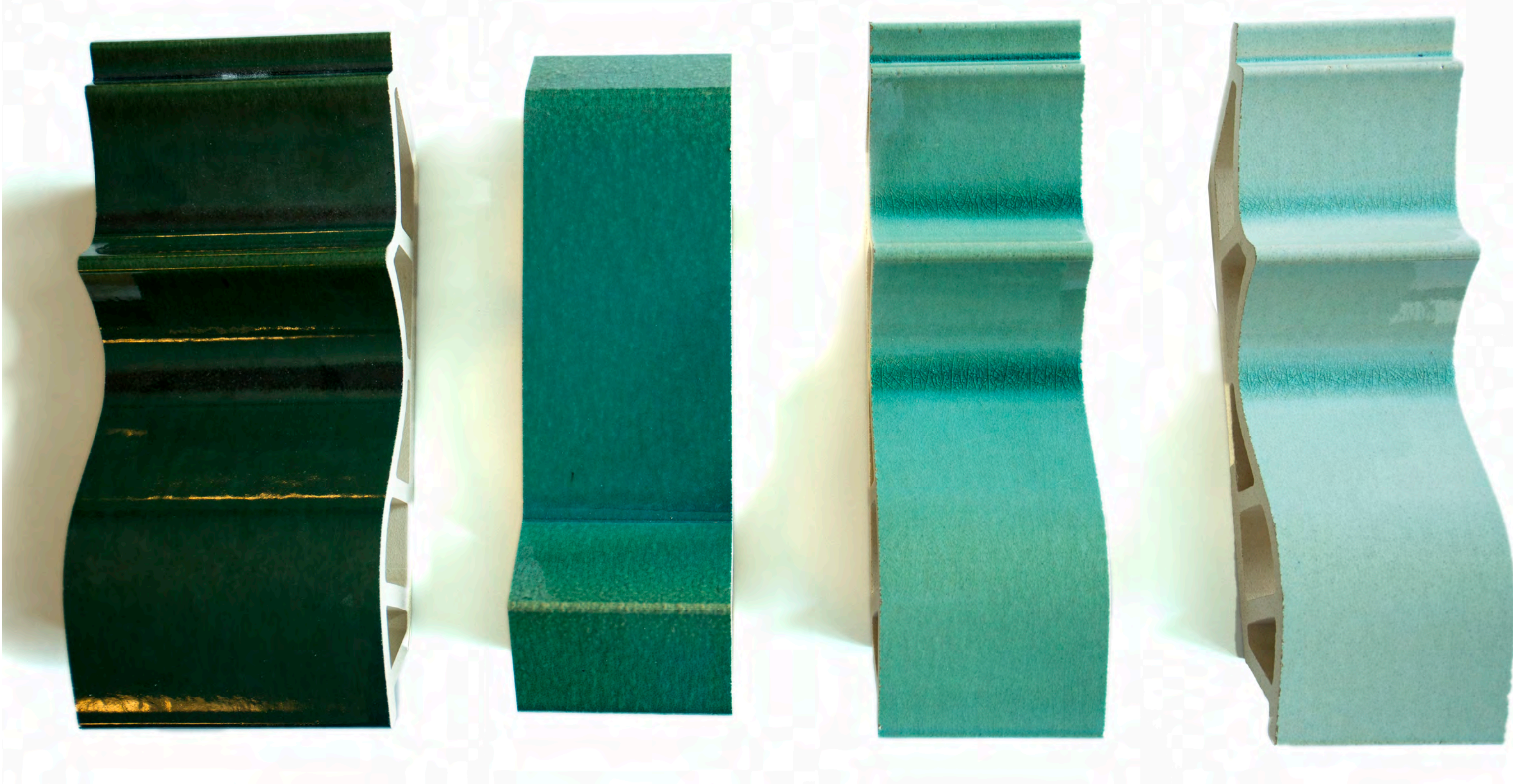


WOOLWORTH BUILDING



DIME SAVINGS BANK

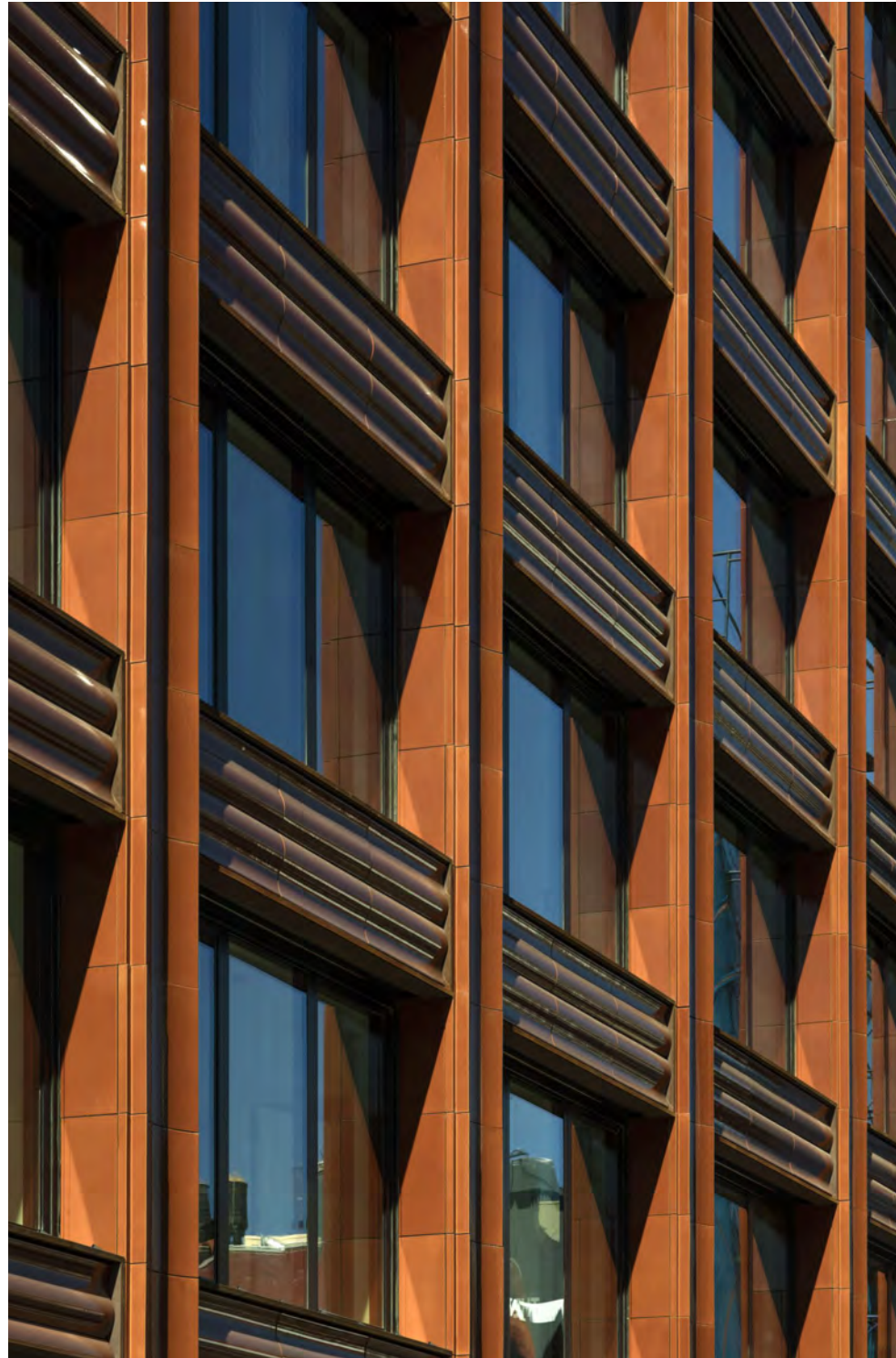
Green Terracotta
绿陶土
Terracotta Verde



Material References

材料参考

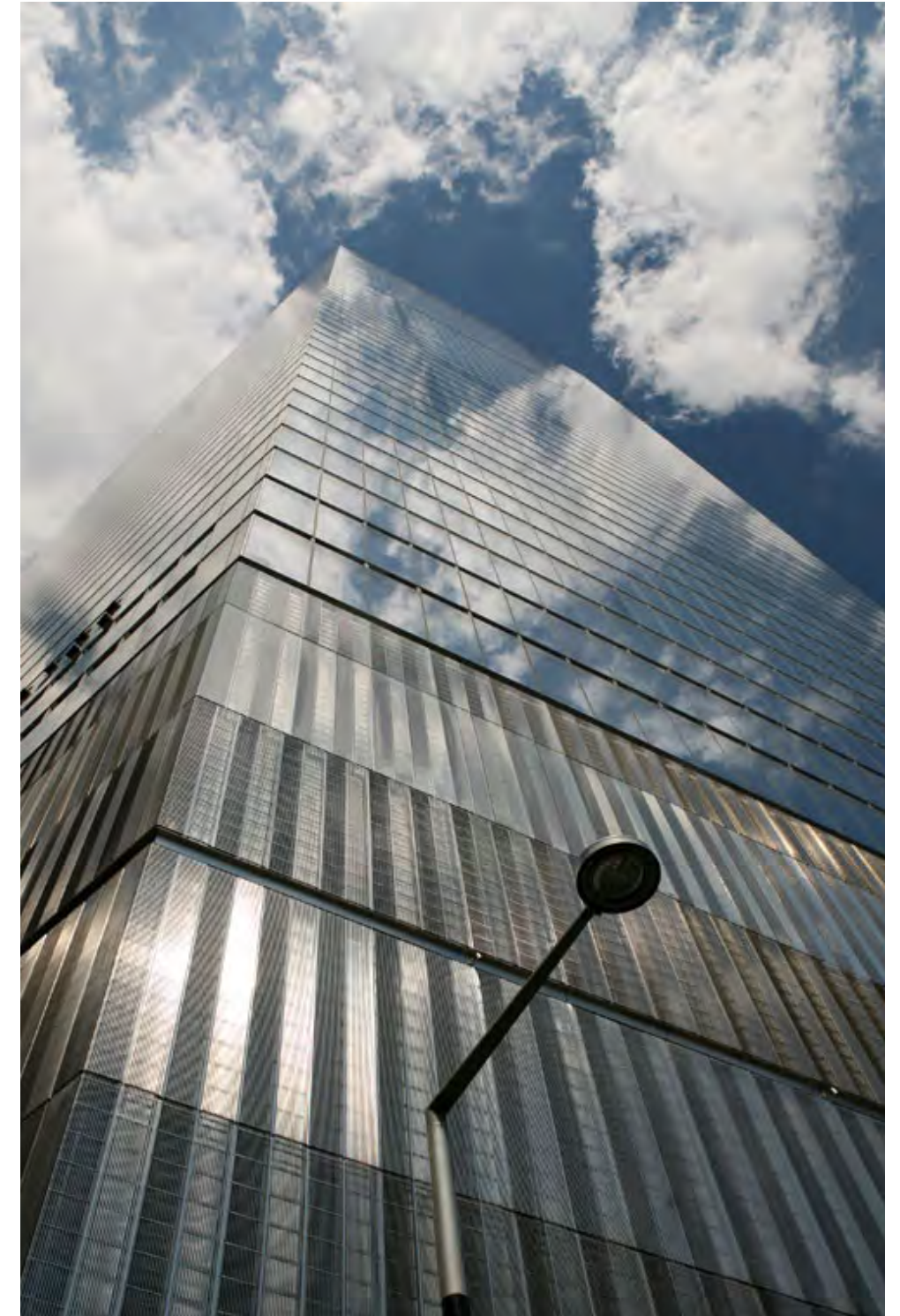
Referencias de materiales



TERRACOTTA / 10 BOND STREET / SELLDORF ARCHITECTS



TERRACOTTA / 111 WEST 57TH / SHOP

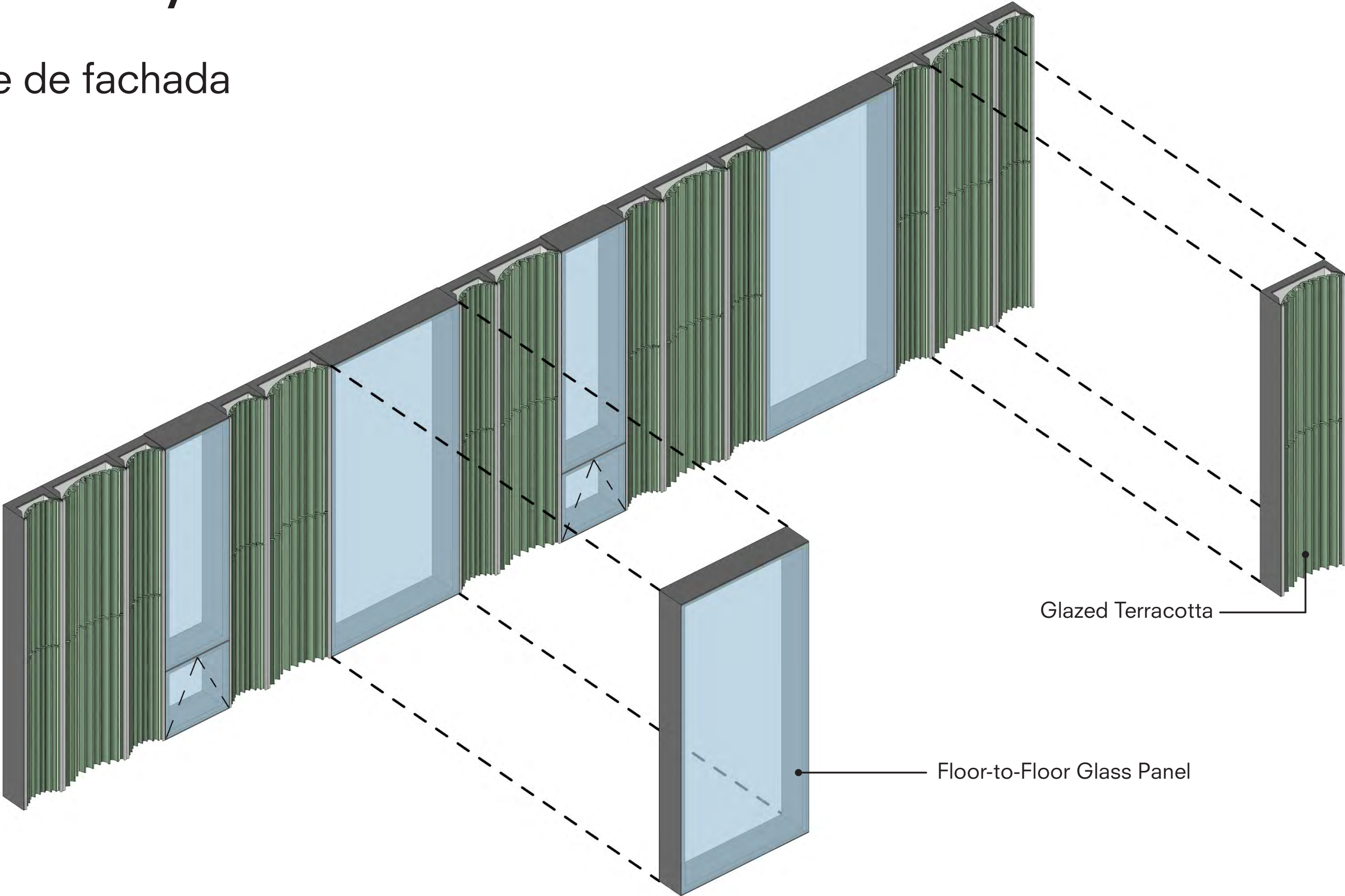


GLASS/ 7WTC / JAMES CARPENTER / SOM

Facade Assembly

楼面组装

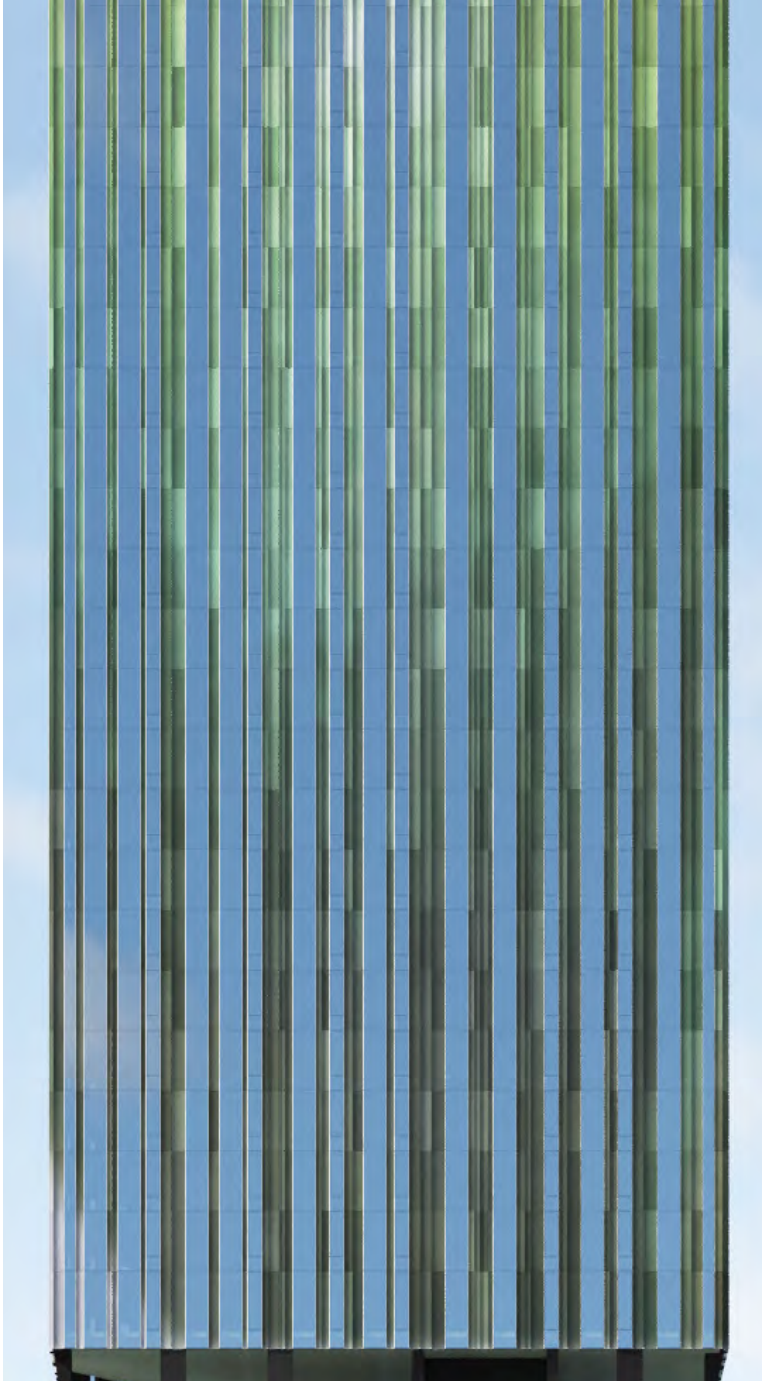
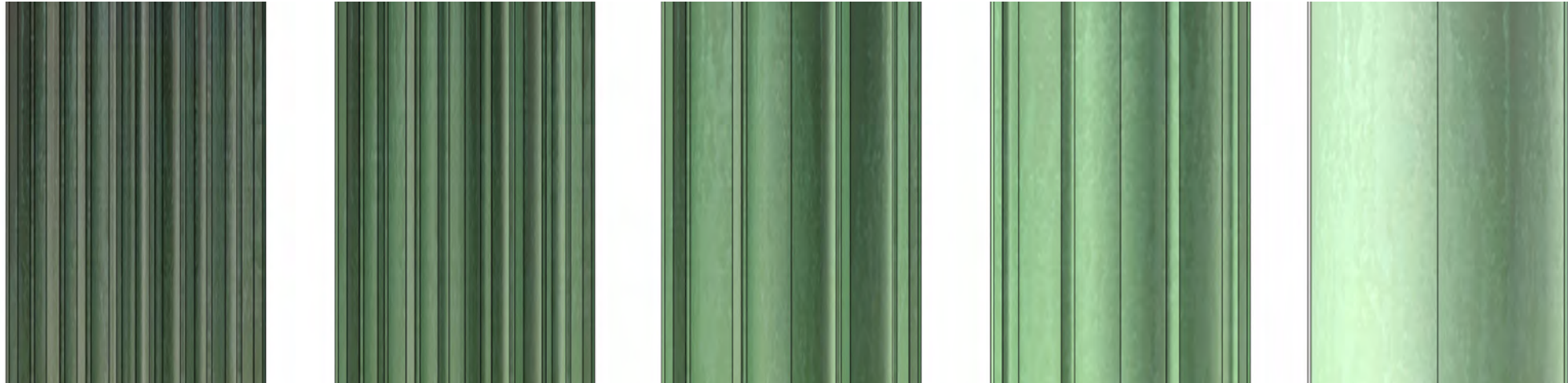
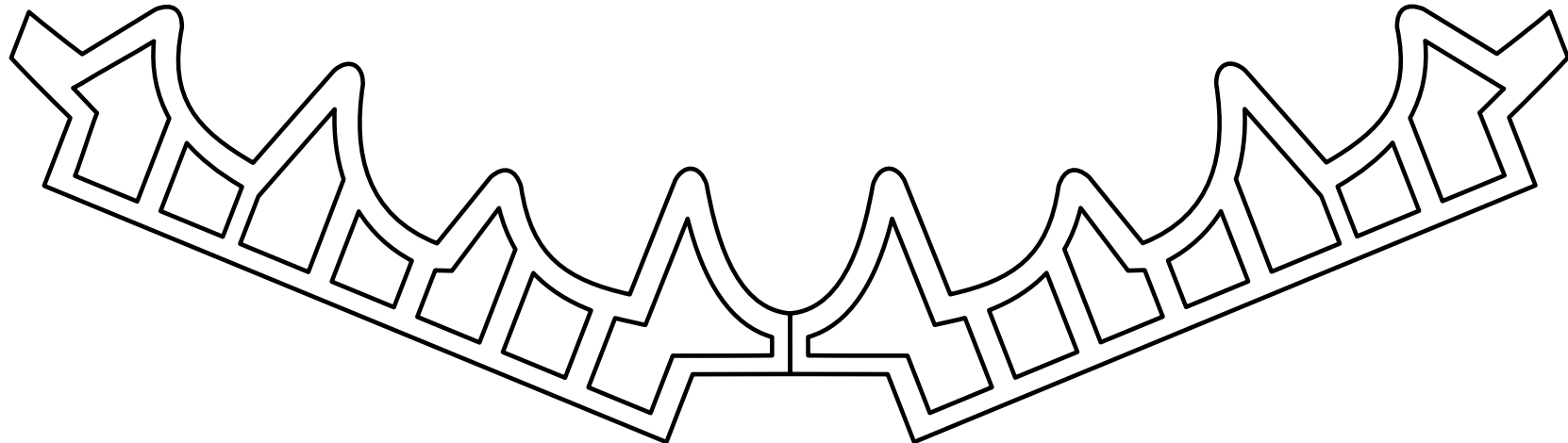
Ensamble de fachada



Terracotta Profiles

陶土外观

Perfiles de Terracotta





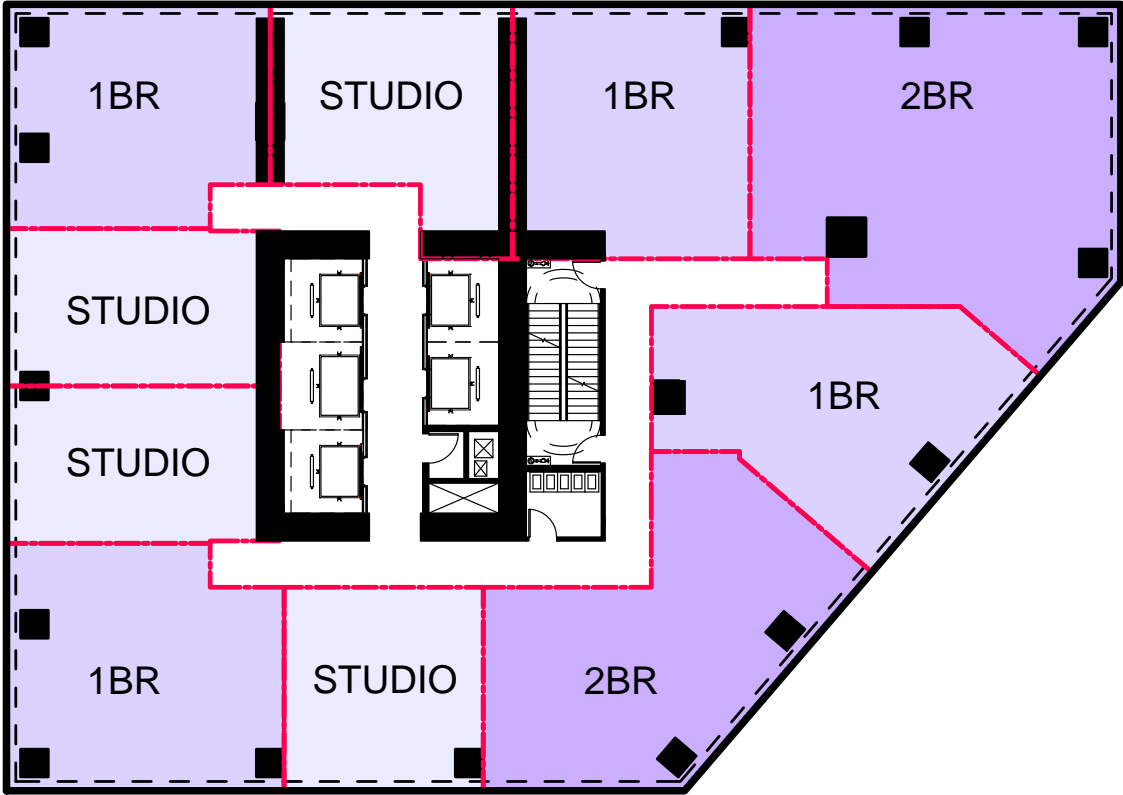


247 Cherry Street Units

247 櫻桃街 的公寓单元

Apartamentos en 247 Cherry Street

Typical Floor Affordable Units Distributed Throughout



Building with the Neighborhood

建立社区

Construyendo con la Comunidad

Building with the Neighborhood

建立社区

Construyendo con la Comunidad

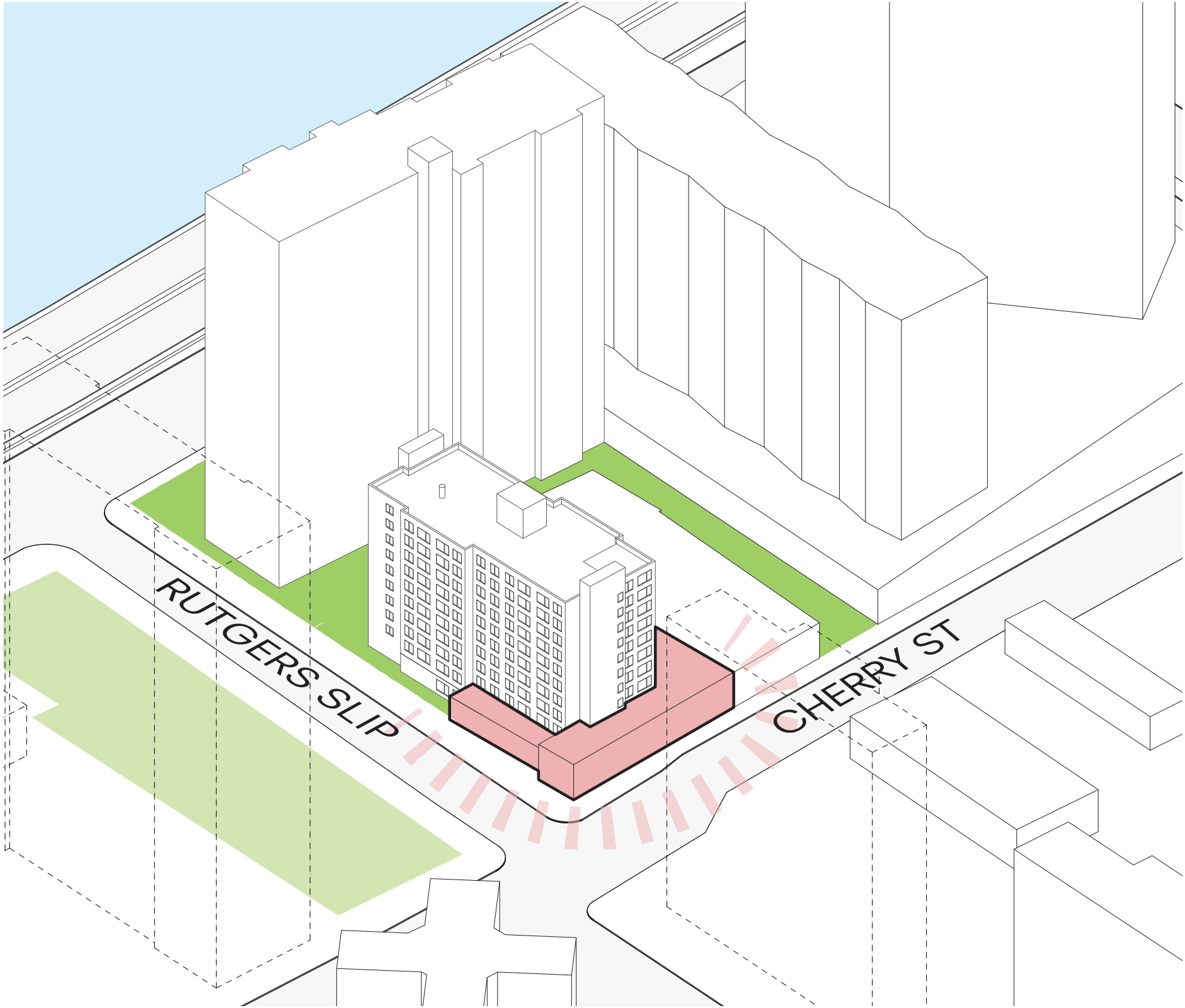
Storm Protection and Upgrades at 80 Rutgers Slip Public Space Improvements Comprehensive Study – The EIS Process



80 Rutgers Slip Improvements: Renovated Lobby and Neighborhood Retail

80号罗格斯道 的改善: 翻新大厅和社区商业

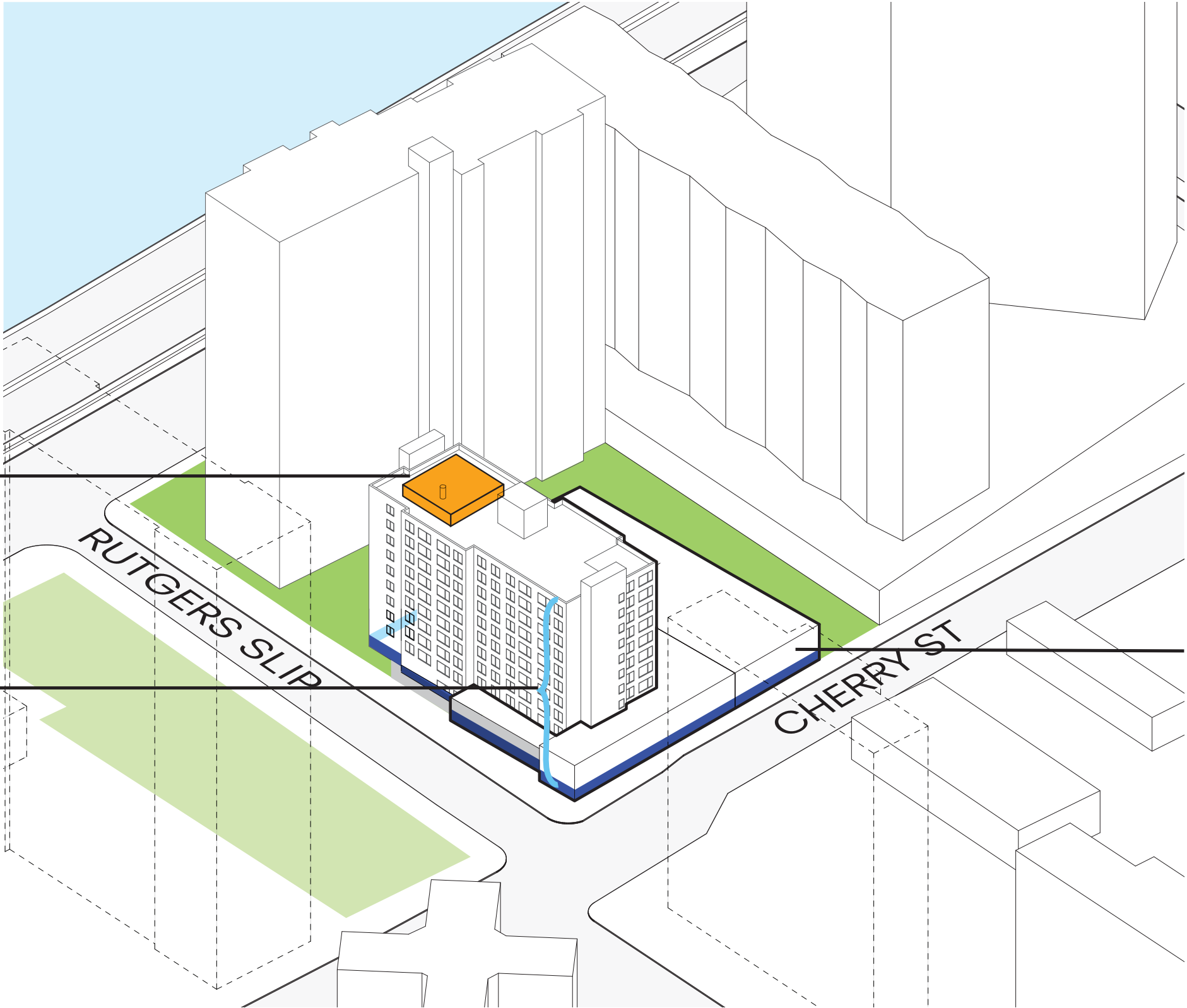
Mejoras a 80 Rutgers Slip: lobby renovado y comercios de barrio



80 Rutgers Slip Improvements

80号罗格斯道 的改善

Mejoras a 80 Rutgers Slip



Critical building systems to be relocated out of the flood plain. Emergency power to be installed



New laundry rooms to be added on every floor



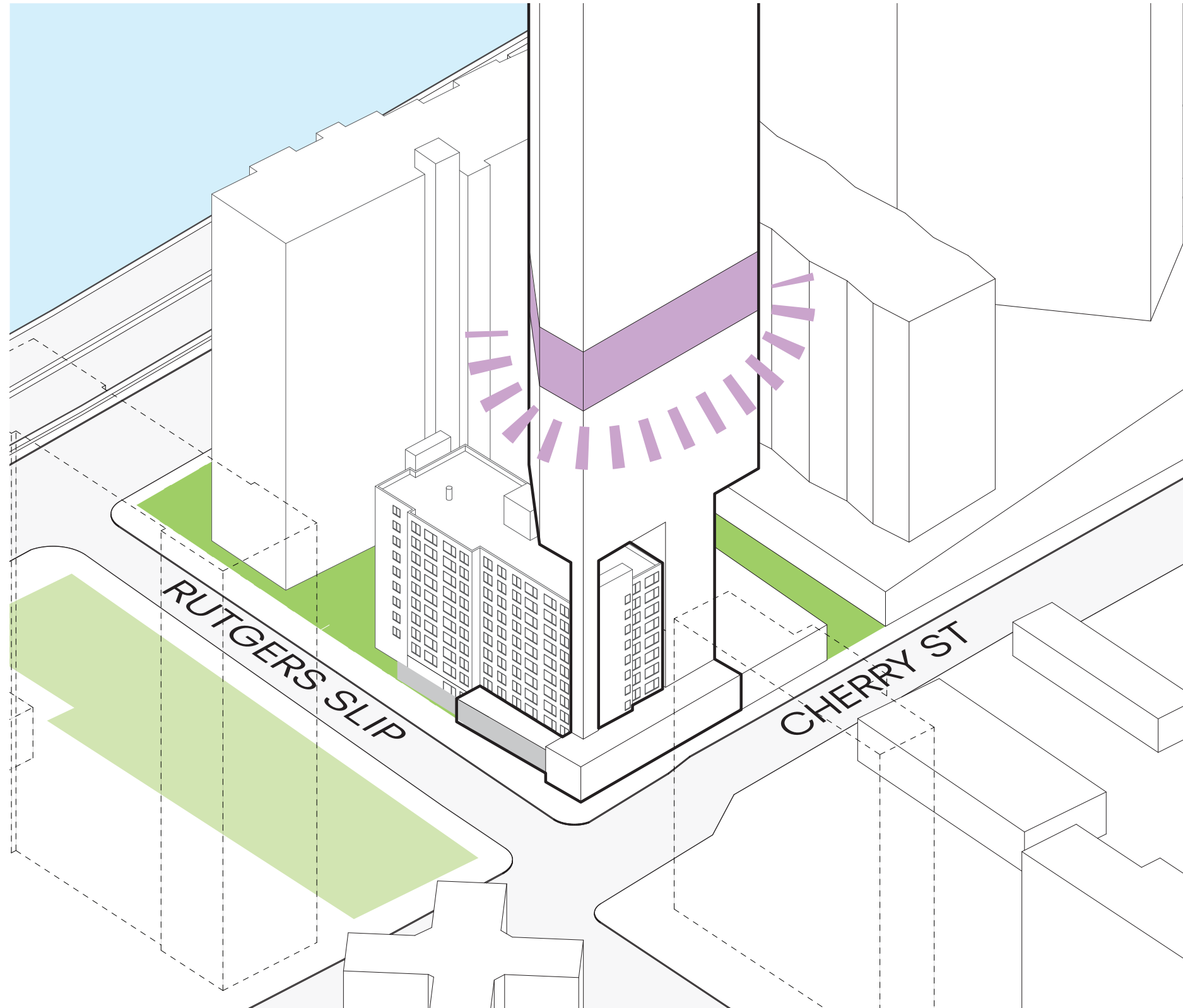
New building and renovations designed to provide continuous flood protection



Expanded Community Room for 80 Rutgers Slip in the Tower

80号罗格斯道 大厦公共活动室的擴充

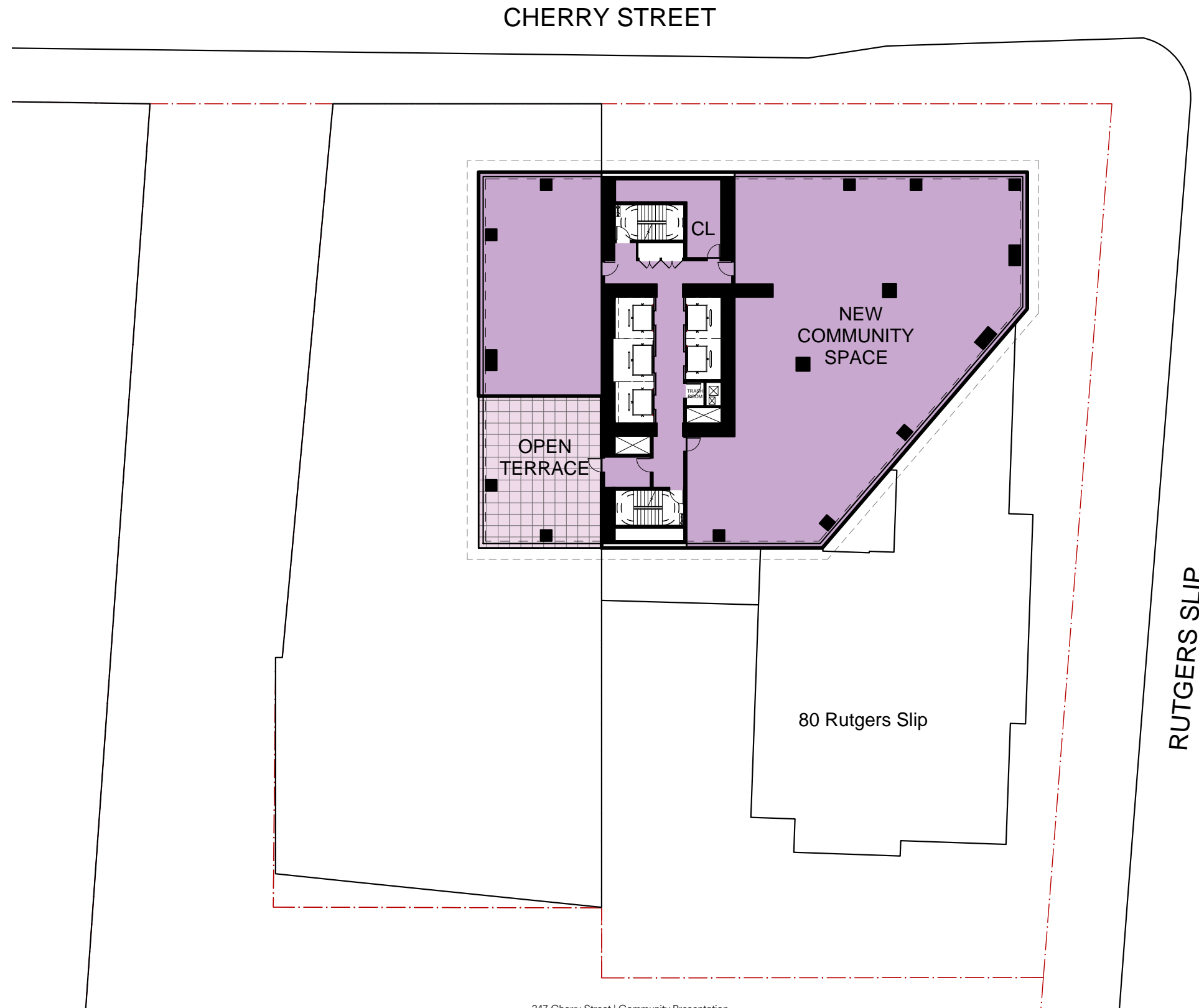
Salón Comunitario ampliado para 80 Rutgers Slip en la torre



Expanded Community Room for 80 Rutgers Slip in the Tower

80号罗格斯道 大厦公共活动室的擴充

Salón Comunitario ampliado para 80 Rutgers Slip en la torre



Expanded Community Room for 80 Rutgers Slip in the Tower

80号罗格斯道 大厦公共活动室的擴充

Salón Comunitario ampliado para 80 Rutgers Slip en la torre



Public Space and Landscape Improvements

公共室外空间和景观的改善

Espacio Público y Mejoras al Paisajismo

Return to the East River: East River Esplanade near Pier 11

回到东河: 东河大道11号码头

Regreso al Río East: Esplanada del East River cerca del Muelle 11



Before



After

Return to the East River: East River Esplanade near Pier 15

回到东河: 东河大道15号码头

Regreso al Río East: Esplanada del East River cerca del Muelle 15



Before



After

Return to the East River: East River Esplanade near Pier 35

回到东河: 东河大道35号码头

Regreso al Río East: Esplanada del East River cercano al Muelle 35



Before

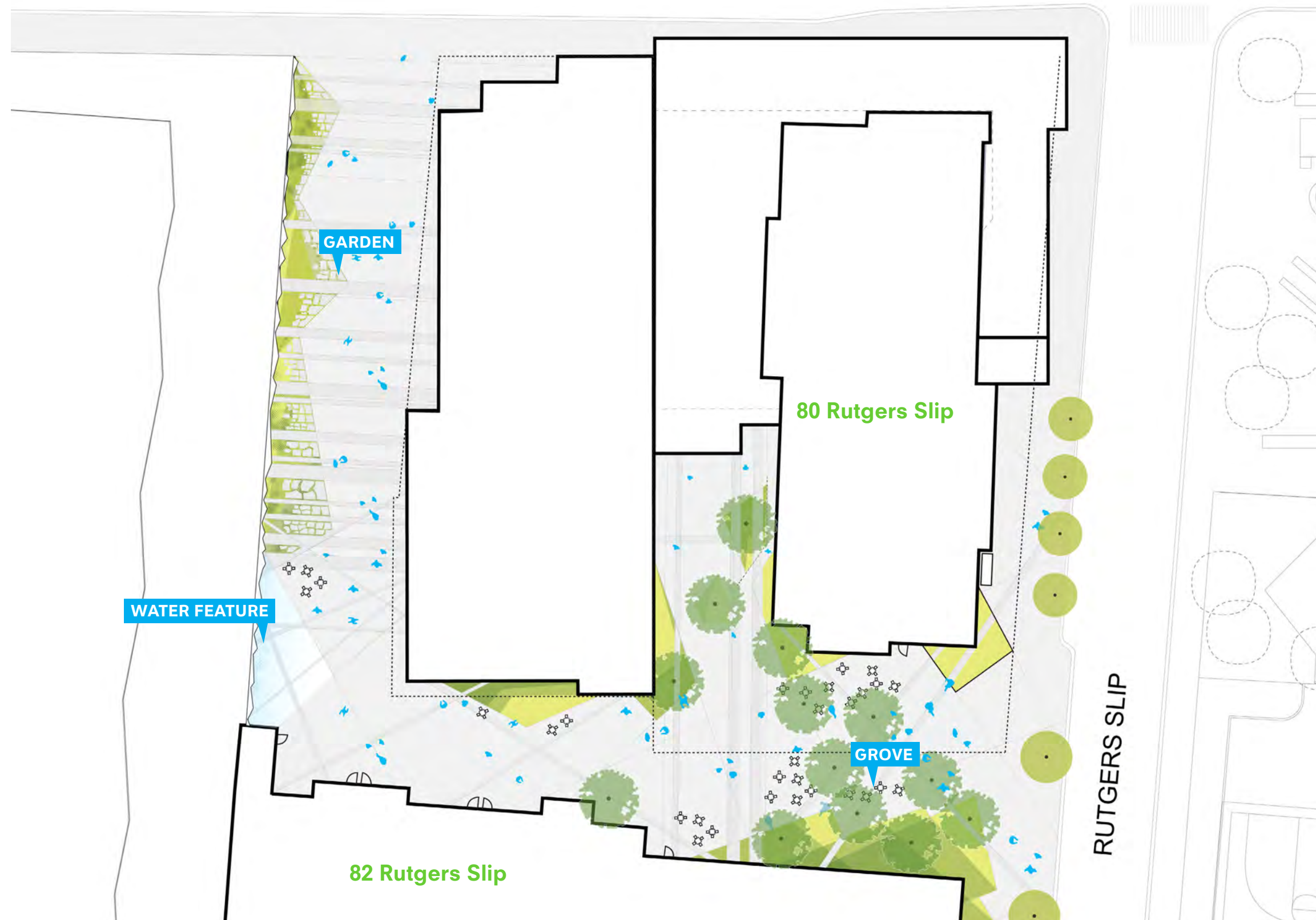


After

Landscaped Outdoor Space

景观和户外空间

Espacio al aire libre con paisajismo





Corner of Rutgers Slip and Cherry Street

罗格斯道 和樱桃街 的转角

Esquina de Rutgers Slip y Cherry Street



Next Steps

下一步

Próximos Pasos

The EIS Process

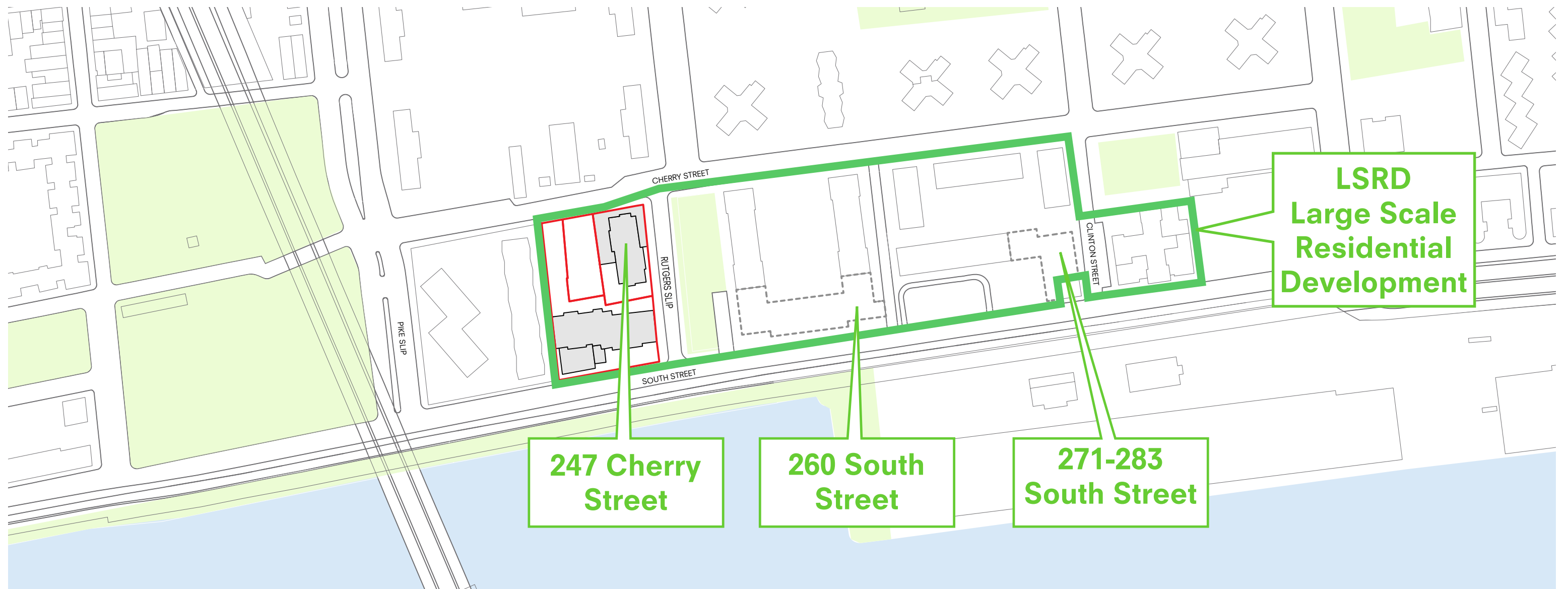
环境影响步骤

EI proceso EIS

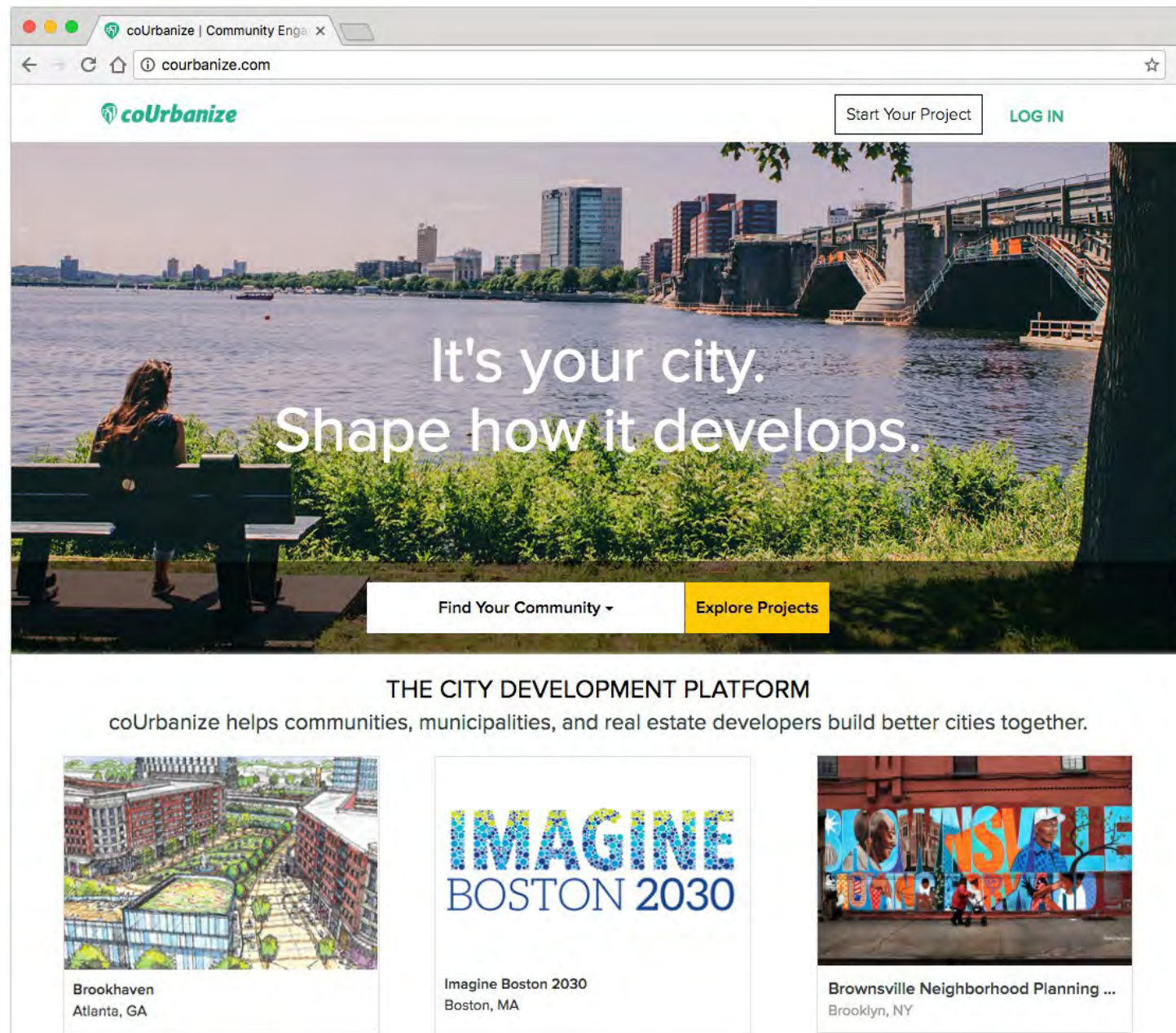
The EIS Process will review:

-Each individual project

-The 3 projects combined



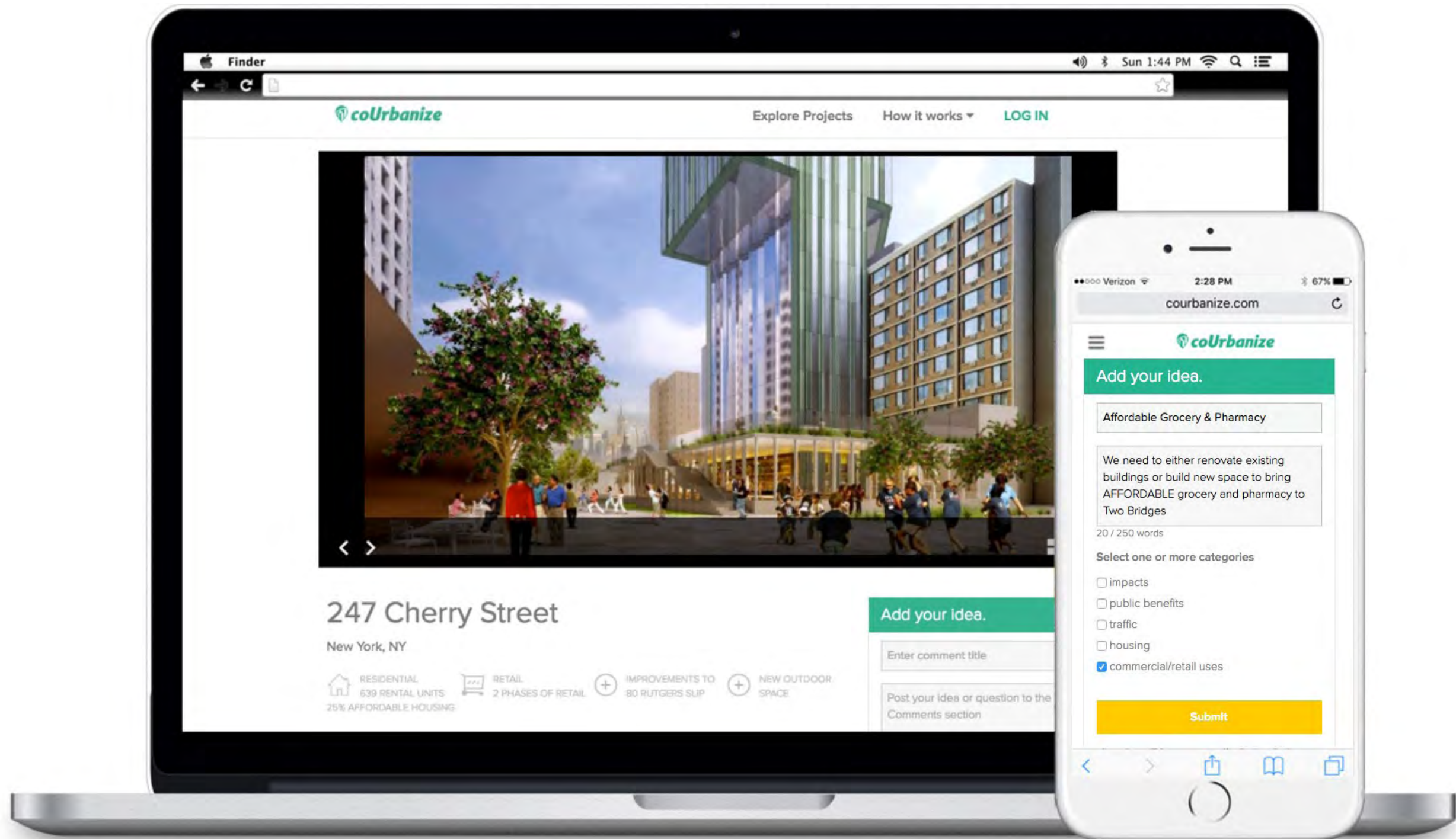




Platform developed and managed by professional city planners and neighborhood advocates

- Anyone can access accurate, up-to-date information on the project any time, anywhere.
- Submit ideas and discuss the project transparently.
- Learn about upcoming events, view current project timeline, download presentations and other project documents.
- Sign-up for updates and announcements.

www.courbanize.com/247cherry



About Us

关于我们

Sobre Nosotros

Architect: SHoP Architects
关于 SHoP
Arquitecto: SHoP Architects



Barclays



Hunters Point South



East River Waterfront Pier 15



East River Waterfront Esplanade

Builder: JDS Development Group
关于 JDS Development Group
Constructor: JDS Development Group



The Fitzroy



Walker Tower



Baltic



Stella Tower

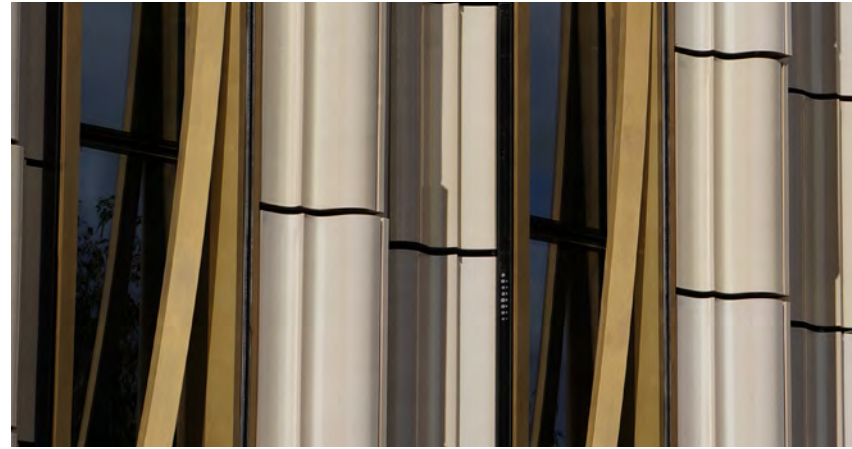
JDS Development Group + SHoP Architects

JDS Development Group 和 SHoP Architects

JDS Development Group y SHoP Architects



American Copper Buildings



9 DeKalb



111 West 57th Street

Thank you

謝謝

Gracias

JDS
DEVELOPMENT
GROUP

+

sh p

 **coUrbanize**

www.CoUrbanize.com/247Cherry