

100 Gold Street

February 2025

NYC / EDC

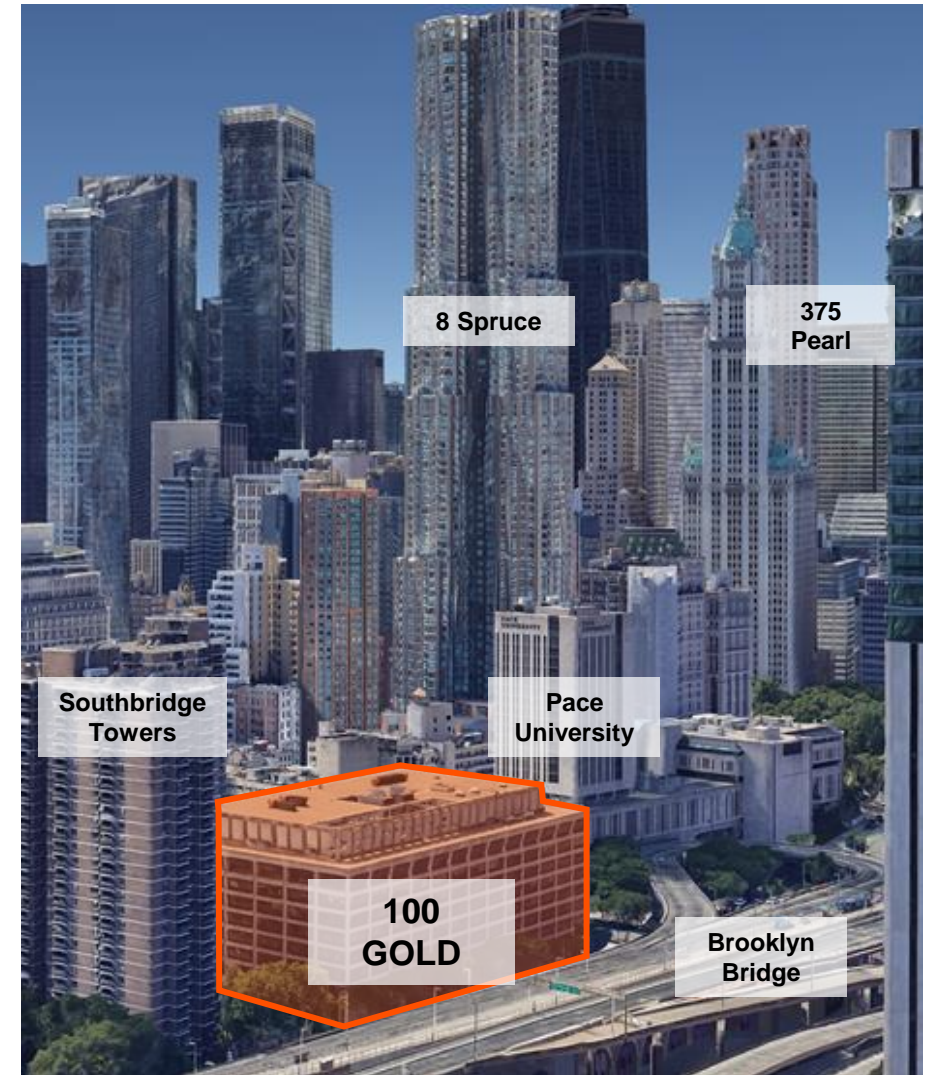
100 Gold Today



Overview and Context

100 Gold is home to many agencies

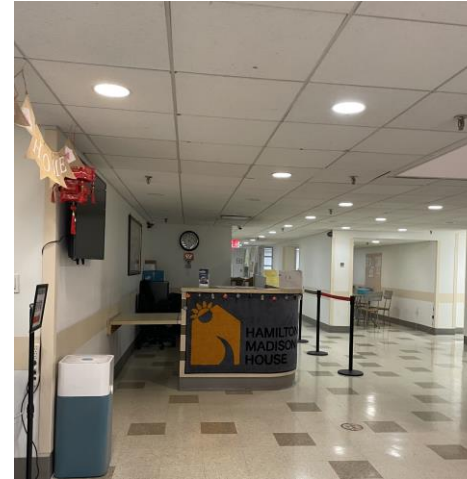
Program	Occupancy (USF)*
Housing Preservation & Development (HPD)	363k SF
Mayor's Office	68k SF
Department of Education (DOE)	28k SF
Department of Citywide Administrative Services (DCAS)	18k SF
Hamilton Madison House Older Adult Center (NYC Aging)	18k SF
Department of Parks and Recreation (DPR)	11k SF
GrowNYC	10k SF
Office of Collective Bargaining (OCB)	9k SF
Total	525k SF



Hamilton Madison House Older Adult Center

Challenges and Opportunities

- A **vital community resource** currently operating in a suboptimal space
 - Underground, with no natural light or direct street access
 - Constrained and fragmented layout
 - Unmet needs (e.g. mental health counseling rooms)
- Relocation offers an opportunity to **provide updated, purpose-built space for the Older Adult Center**, addressing both existing needs and future opportunities



City Agency Office Space

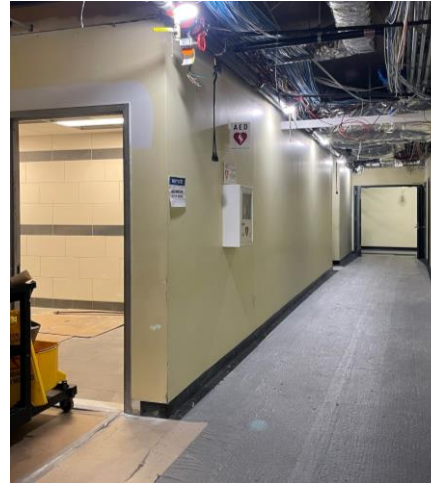
Challenges and Opportunities

- City agencies are operating in **over-crowded, fragmented, and outdated spaces**
- **High expectations and increasing demands** on City agencies (particularly HPD) necessitate **improved work environments** for both staff and the public they serve
- By **investing in modern, tailored office spaces**, we can empower City employees with the tools they need to adapt to current and future needs



Significant Capital Required to Remain

- Per DCAS estimates, OMB has allocated **over \$50M** for critical repairs, like elevators, sprinklers, and ADA bathrooms
- DCAS estimates an additional **~\$180M** is needed for further repairs, including windows, electrical systems, and energy retrofits
- Altogether, it could cost **over \$230M** to bring building to a state of good repair – a significant expense compared to the broader opportunities offered by redevelopment



100 Gold Vision



100 Gold Vision

This project will bring homes and community improvements to CB1

- Improve the surrounding streetscape with inviting and attractive sidewalks, active ground floor uses, vibrant landscaping, and street furniture (e.g., benches, bike racks, public art)
- Build upon an **underutilized and underbuilt site**, leveraging valuable City-owned space



Project Partners



- Collaborate with the Department of Housing Preservation and Development (HPD) to release a Request for Proposals (RFP) for the redevelopment of 100 Gold Street
- Facilitate the transition of the property into a residential development, aligning with broader City planning goals



Housing Preservation & Development

- Collaborate on release of RFP
- Manage housing lottery for affordable units
- Monitor and enforce affordable housing commitments



Citywide Administrative Services

- Manage City office space and relocation
- Search for availability within existing portfolio



- Manage older adult center



City's Relocation Plans

Relocate existing uses with no disruption of service

Relocation Costs

- Proceeds from the disposition of 100 Gold are needed to facilitate relocation and thus unlock the site for housing development
- Acquisition of new office space will not occur for multiple years (after public review), so cost is subject to market forces; current prices are depressed due to high vacancy in office buildings downtown

Older Adult Center

- Relocate the older adult center into an upgraded facility designed to meet the needs of the community and remain close to its current location
- Collaborate with NYC Aging to address critical requirements and support smooth transition

Agency Office Space

- Move City agencies into modern, tailored office spaces within existing buildings

Benefits from Remaining Value

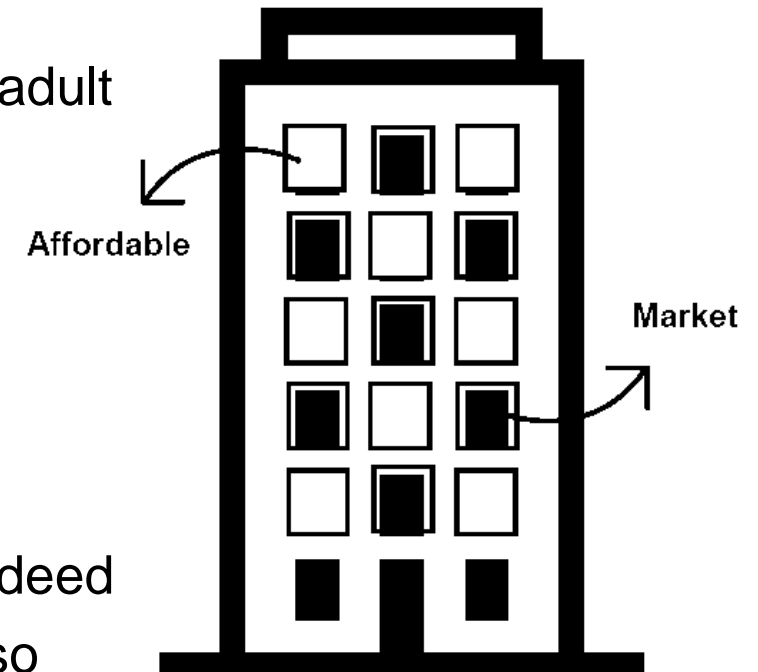
Relocation needed to unlock site; additional value put towards public benefits

Relocation

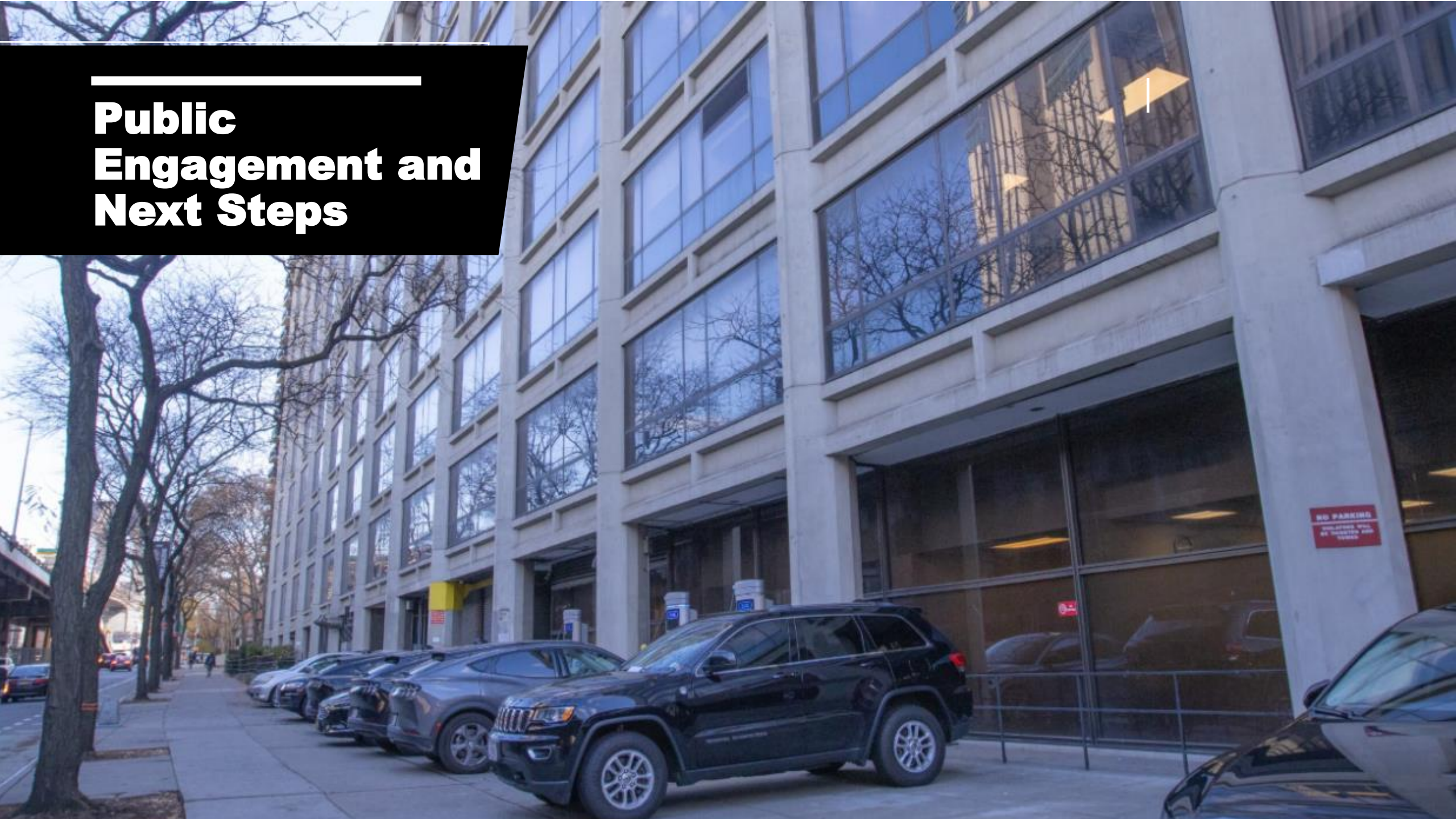
- Relocation is required to unlock the site for development
- Sales proceeds will need to cover the cost of relocating the older adult center and offices, or site cannot be redeveloped into housing

Remaining Value

- Cross-subsidy model will leverage the value of the market rate component to generate affordable housing without subsidy
- RFP only provides a baseline to understand value, not the actual percentage of affordability that may be eventually written into the deed
- Respondents will compete on their ability to provide more value, so that community benefits can be increased after the cost of relocation



Public Engagement and Next Steps



What is an RFP? What is ULURP?

RFPs and ULURP: Planning NYC's Future

Request for Proposals ("RFP")

NYC's invitation to developers to propose plans for publicly-owned sites, which must align with community goals and city priorities

Uniform Land Use Review Procedure ("ULURP")

NYC's process for reviewing and approving changes to land use and zoning, ensuring public input and thoughtful decision-making on projects. Before ULURP, projects must go through Environmental Review

RFP

A first step in the process

- Proposals will be required to show how they will mitigate impacts on the community during construction
- Proposals will be carefully reviewed and compared during the selection process
- Selected proposal will then receive **additional feedback from the community during the ULURP, a community and elected review process**

Environmental Review Process

NYC's process to understand and address impacts of new projects

- The City Environmental Quality Review (CEQR) is NYC's process to **assess how proposed projects** may **impact** the environment and **quality of life**
- It ensures decision-makers and the public understand these impacts *before* projects move forward
- **CEQR requires public hearings** where the community will have an opportunity to provide input and feedback
- The results of the CEQR process are **publicly accessible**

Impacts Reviewed by CEQR



Traffic & Transportation

Possibility of congestion, longer travel times, blocked roads



Air Quality & Noise

Possibility of pollution or increased noise for residents



Open Space

Access to parks and recreational areas



Housing & Neighborhood

Change in availability or affordability of local housing



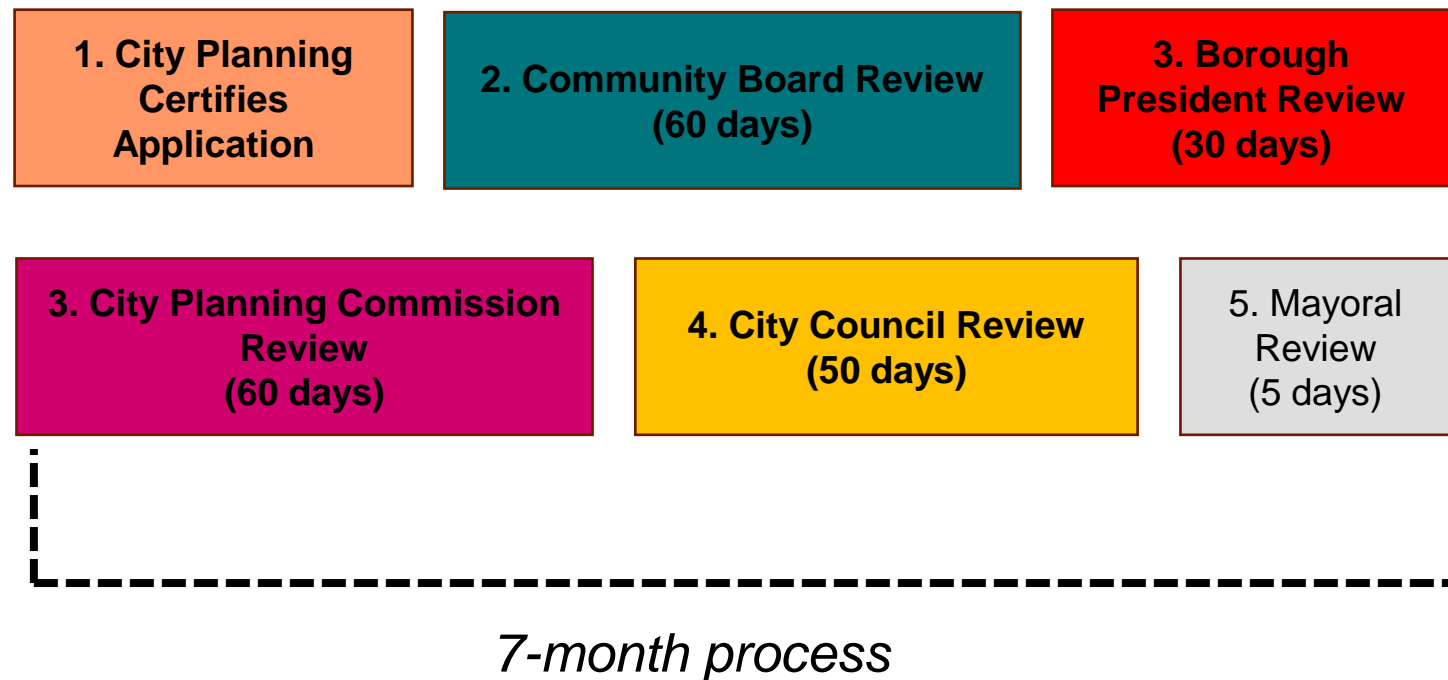
Other Impacts

Infrastructure, energy use, cultural resources, and more

Uniform Land Use Review Process (ULURP)

Community and elected official review process

ULURP Timeline



Overview of Process

Ongoing opportunity for community input

2025	2026	2027	2028	2029	2030
<ul style="list-style-type: none">• January: Public Engagement• March: RFP Release• May: RFP Closes• EOY: Developer Selection	<ul style="list-style-type: none">• Environmental Review	<ul style="list-style-type: none">• Certify into ULURP	<ul style="list-style-type: none">• ULURP Approval• Closing• Acquisition of new office and identification of portfolio space	<ul style="list-style-type: none">• Complete fit out of acquisition and portfolio space• Begin relocating agencies	<ul style="list-style-type: none">• Complete relocating agencies• Construction commences on residential development

Four-year Community engagement and review process

Public Input



Ground Floor Activation

What would you like to see at the ground floor of 100 Gold?

Possible commercial uses

- Pharmacy
- Bodega or corner store
- Restaurant
- Grocery store
- Small scale retail or specialty store



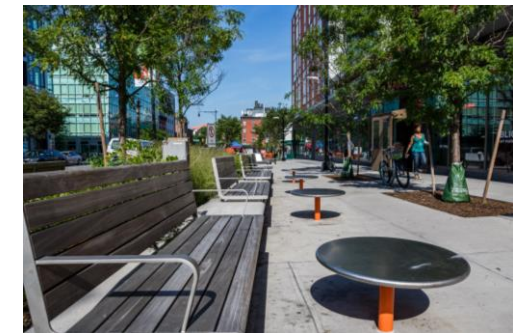
Possible community spaces

- Arts or cultural
- Indoor recreation
- Childcare/daycare
- After school programs
- Older adult programs
- Job training/education



Possible public realm improvements

- New and wider sidewalks
- Enhanced landscaping
- Street furniture (e.g., benches, bike racks, trash cans, etc.)
- Street lighting
- Public art



Public Engagement Opportunities

Public Engagement Session #2 (Virtual)

February 26th, 6:00-7:30PM

Zoom:

<https://nycedc.zoom.us/j/98954915832>

Survey

Take our survey and let us know what you would like to see at 100 Gold!

[100 Gold St RFP Questionnaire -
Formstack](#)

Scan to RSVP to our virtual session and to take our survey on your priorities for the 100 Gold Development



For More Information

For more information, please reach out to:
100gold@edc.nyc or visit our project landing page:
<https://edc.nyc/project/100-gold-street>