

150-160 W 100th Street Redevelopment

Public Information Session #2

September 2025



New York
Public
Library



Agenda

- Site Context
- Bloomingdale Vision
- NYC Health
- NYPL Services
- Next Steps
- Projected Timeline
- Q&A

Site Context

Residential, mixed-income block with civic uses



Bloomington Vision



Project Partners



New York
Public
Library



**Future
Private
Developer**

Project Vision

Transforming a neighborhood anchor into a hub for learning, housing, and opportunity

- Part of *NYC's Living Libraries initiative* and *Executive Order 43*, this project transforms the existing site into a mixed-use development with a new library and housing.
- Enhanced by the *City of Yes*, the project replaces outdated civic infrastructure while helping address the City's urgent housing needs.

Housing Model

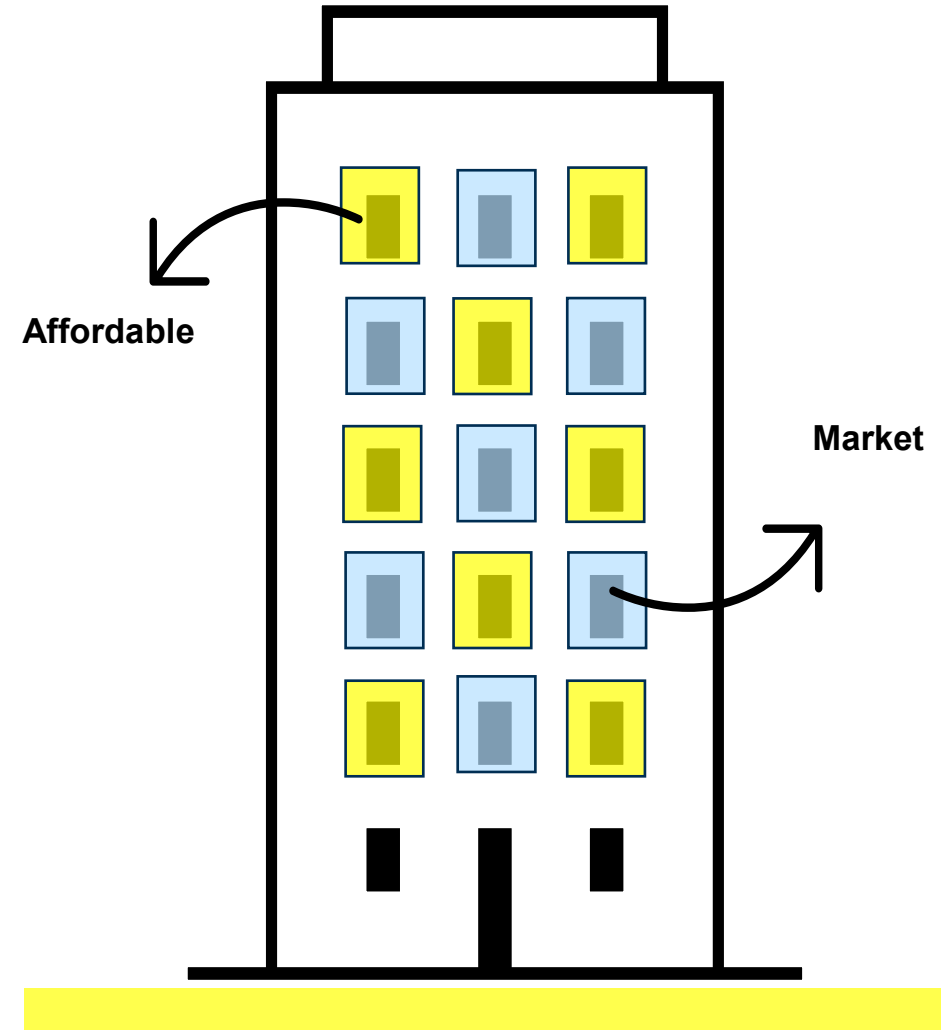
An approach to co-locating housing and civic infrastructure

- The proposed development includes an ~850-unit residential building above a new public library
 - Mandatory Inclusionary Housing (“MIH”) will apply, delivering permanently affordable housing units
 - The remainder of the units will be market-rate, which supports the financial feasibility of the project while enabling affordable housing delivery at scale.

What is a cross-subsidy model?

A funding approach that uses the value of the land and market rate rents to pay for a new NYPL branch, NYC Health facilities, AND permanently affordable housing units

- ① The value achieved by the market rate units is reinvested into the project to fund the affordable units.
- ② The land value of this public site would allow the market-rate units to help offset the lower rents on the affordable units and fund new NYPL and NYC Health facilities

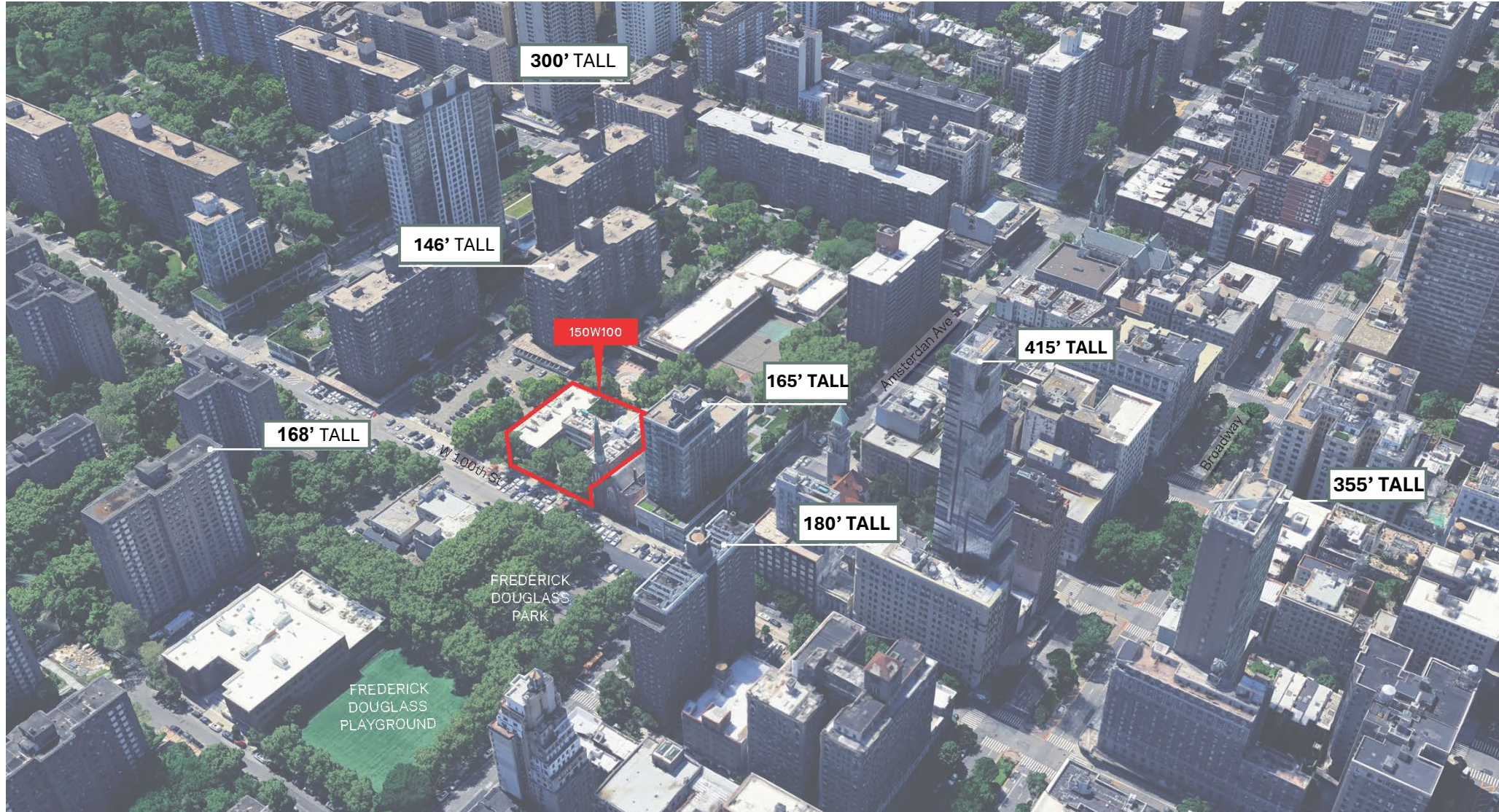


Why use a cross-subsidy model?

A cross-subsidized approach will deliver much-needed affordable housing and civic uses without additional City financing

- Accelerates affordability by reducing strain on HPD pipeline
- Reduces City subsidy, allowing for affordability on other sites
- The strength of this neighborhood's housing market allows market-rate units to subsidize the affordable units.

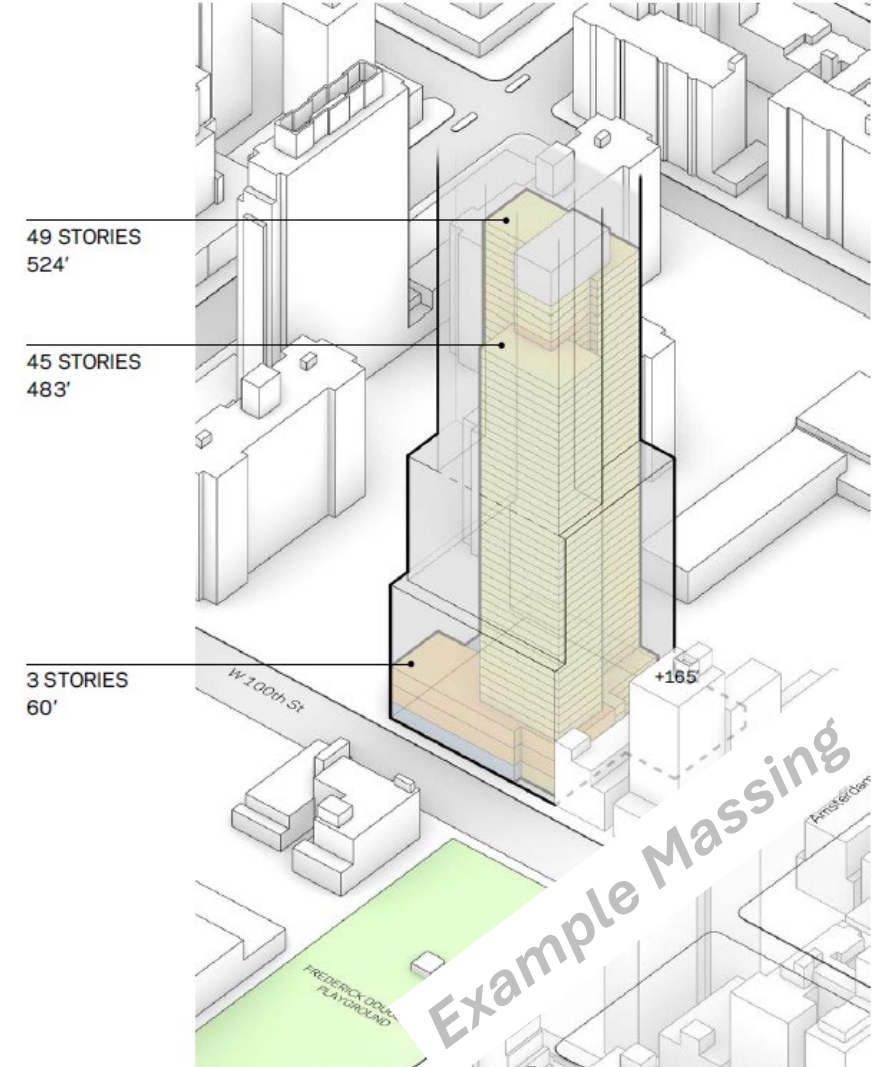
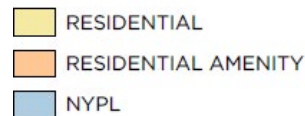
Project Context



Example Illustrative Massing

Depicting one potential zoning strategy under City of Yes

- Example illustrative massing includes an ~850 unit residential building above a new public library
- The RFP will allow respondents to propose their own design and corresponding zoning strategy



NYC Health



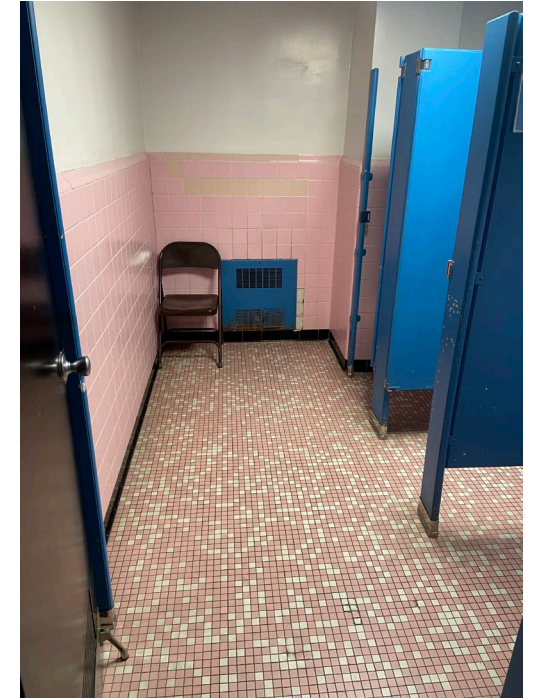
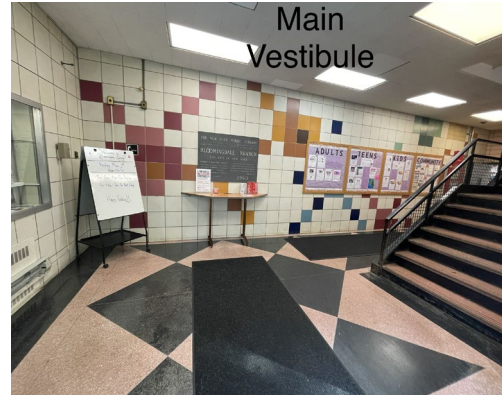
NYC Health Academy

- The NYC Health Academy provides training and courses to the public where certification is required by law
- Training and courses include:
 - *Animal care and handling*
 - *Carriage horse drivers*
 - *Food Protection Courses for Restaurants*
 - *Mobile Food Vendors, Soup Kitchen and Camp Workers*
 - *Infection Control Training for Tattoo Artists*
- Approximately 65,000 registrants for all courses
- Approximately 1,170 courses offered

The New York Public Library



About the Bloomingdale Library

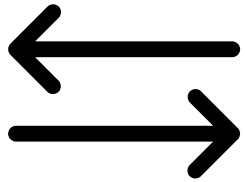


Improvements Needed...

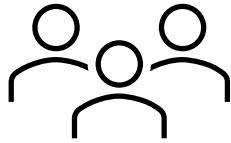
- Accessibility upgrades (ramp, restrooms)
- Wider variety of program spaces and smaller work areas
- Updated technology (more outlets, energy efficient building)

A *New* Bloomingdale Library

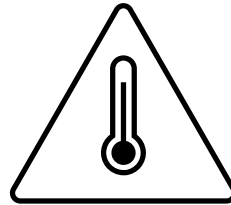
The new state-of-the-art library will include:



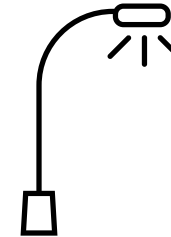
Improved layout for patrons that is easy to navigate and more efficient operations for staff



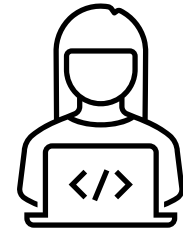
Improved **spaces for children, teens, and adults**, as well as **community rooms** designed to address program needs



New mechanical systems to **better heat and cool the library** for improved patron and staff comfort



New finishes, including **lighting, flooring, and furniture**



Technology and power upgrades

Temporary NYPL Services

Building For You



Services During Closure

- Bookmobile Service
- Partnerships with local community organizations
 - Storytime
 - Senior Centers
- Temporary Site
 - Library will work with the City and the developer to identify a suitable site (e.g, storefront, city owned property or co-located at a community organization.
 - Temporary site will provide key library services.

Precedents: Inwood

- Partnership between NYPL and the City delivered housing and a new branch
- Construction completion in Spring 2024
- Dedicated areas for adults, kids, and teens—including flexible community spaces for a wide variety of programs and classes, as well as quiet study rooms, updated technology and systems, and new collections



Next Steps & Public Engagement



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

- *Note: The RFP will include an appendix that summarizes the community engagement process so that respondents can understand community priorities & concerns*
- Proposals will include their own design and corresponding zoning strategy
- Proposals will be required to show how they will address disruptions in 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 board 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 any impacts *before* projects move forward
- **CEQR may require public hearings** where the community will have an opportunity to provide input and feedback
- The results of the CEQR process are **publicly accessible**

Potential CEQR Technical Areas



Traffic & Transportation



Air Quality & Noise



Open Space



Housing & Neighborhood

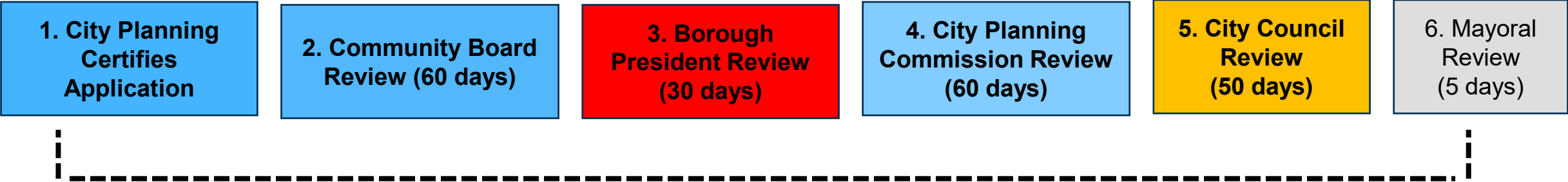


Other Impacts

Uniform Land Use Review Process (ULURP)

Community and elected official review process

ULURP Timeline



7-month process

Targeted Timeline

Ongoing opportunity for community input

2025	2026	2027-28	2029-30	2033-34
<ul style="list-style-type: none">• Summer-Fall: Community Engagement• 9/15: In-Person Information Session• 9/19: Survey closes• Q4: RFP release	<ul style="list-style-type: none">• Q1: RFP submission deadline• Q4: Developer selection	<ul style="list-style-type: none">• Environmental Review• ULURP	<ul style="list-style-type: none">• Demolition and construction begins on site	<ul style="list-style-type: none">• Construction completes



Public Input

What would you like to see at this site?

New Library Amenities

- Quiet Rooms
- Improved layout
- More technology
- Increased programming

Possible Public Realm Improvements

- Enhanced landscaping
- Street furniture (e.g., benches, bike racks, trash cans, etc.)
- Street lighting
- Public art
- Open Spaces

Public Engagement Opportunities

Survey

Take our survey and let us know what you would like to see at the Bloomingdale Library!

Need More Information?

For more information, visit our project landing page:
www.edc.nyc/project/bloomingdale-library

Scan to take our survey on your priorities for the Bloomingdale Library:



Q&A

NYC / EDC

Appendix