

West 100th Street Development Opportunity

Manhattan Community Board 7

November 19th, 2025



New York
Public
Library



Agenda

- Refresher: Project Vision & Housing Model
- Community Engagement Process
- What We Heard
- Next Steps and Discussion
- Q&A

Project Vision

Transforming a neighborhood anchor into a hub for library services, 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- Enhanced by the **City of Yes**, the project replaces outdated civic infrastructure while helping address the City's urgent housing needs.



New York
Public
Library



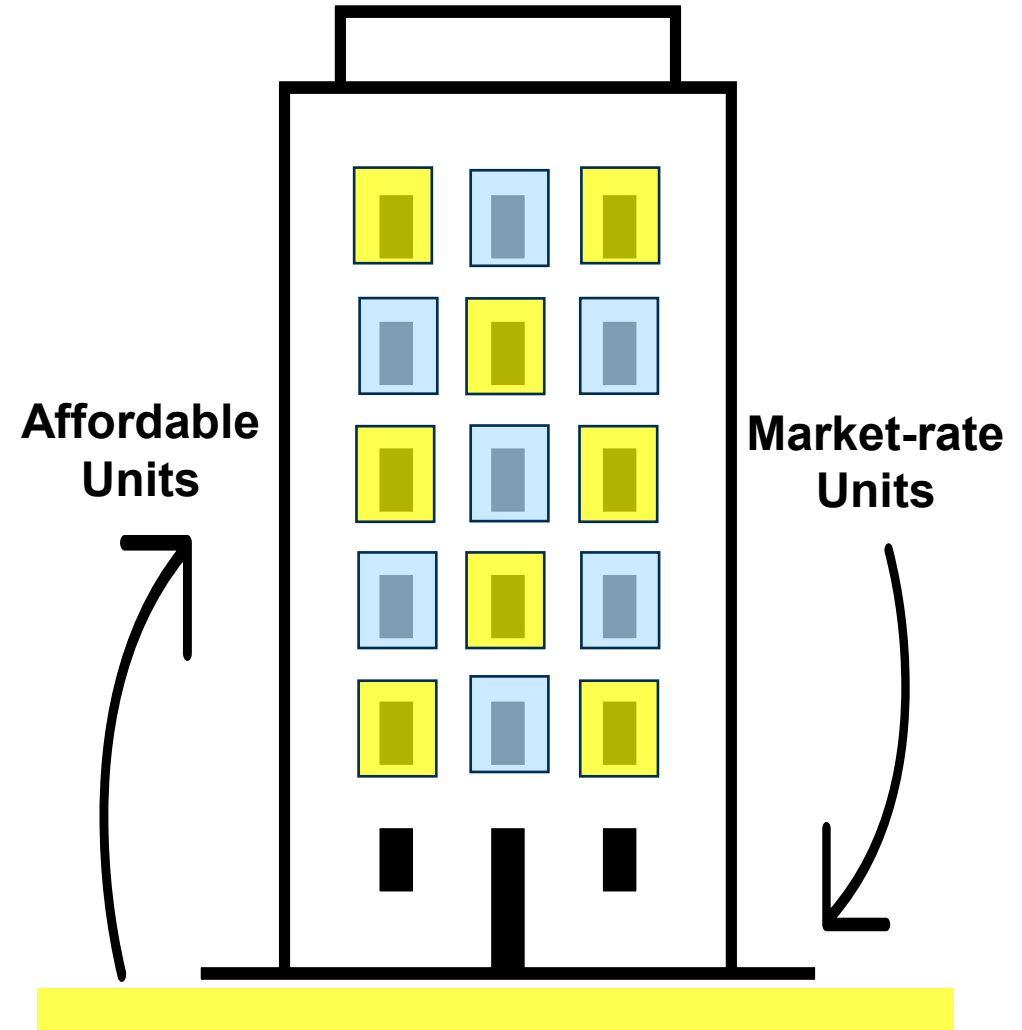
Housing Model

An approach to co-locating housing and civic infrastructure

- The proposed development includes an ~850-unit residential building above a new Bloomingdale 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?

The value of the market-rate units will help offset the lower rents on the affordable units and fund NYPL and 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 the delivery of affordable housing units by reducing strain on HPD pipeline.
- Reduces need for City subsidy, allowing for investment in other neighborhoods
- Leverages the neighborhood's housing market allowing market-rate units and land value to subsidize the affordable units on a permanent basis.

II. Community Engagement Overview

Community Engagement

Key Stakeholders

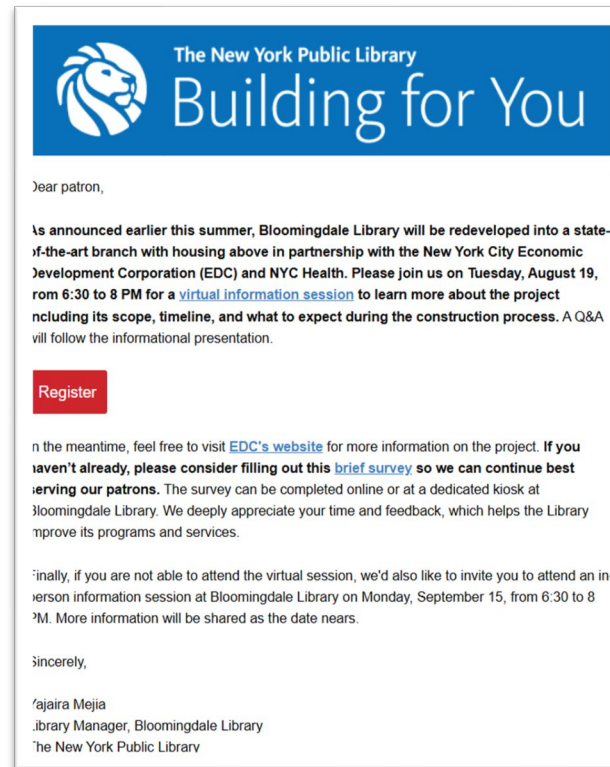
- Community members
- Library patrons
- Neighboring schools, institutions, and local orgs, and block associations
- Manhattan Community Board 7
- Local elected officials



Pictured: Bloomingdale Library Survey Stand

Community Engagement Engagement Strategy

- Project website
- Email blasts
- Tables and flyers
- Community Survey
- Information Sessions



NYPL Patron Notice on Information Session & Survey



NYPL & EDC tabling at NYPD National Night Out

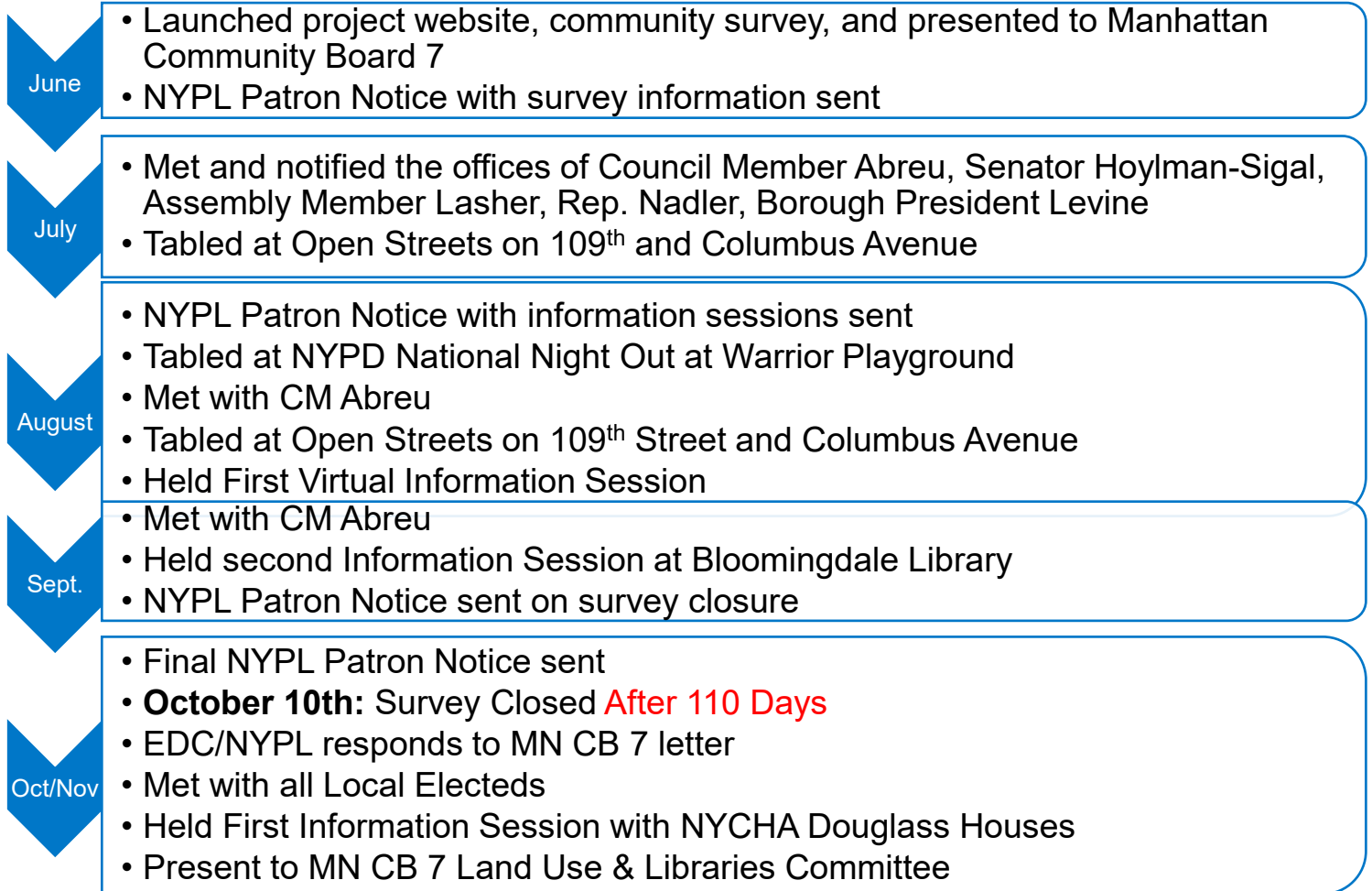


NYPL & EDC tabling during Open Streets

Community Engagement

Timeline and Highlights

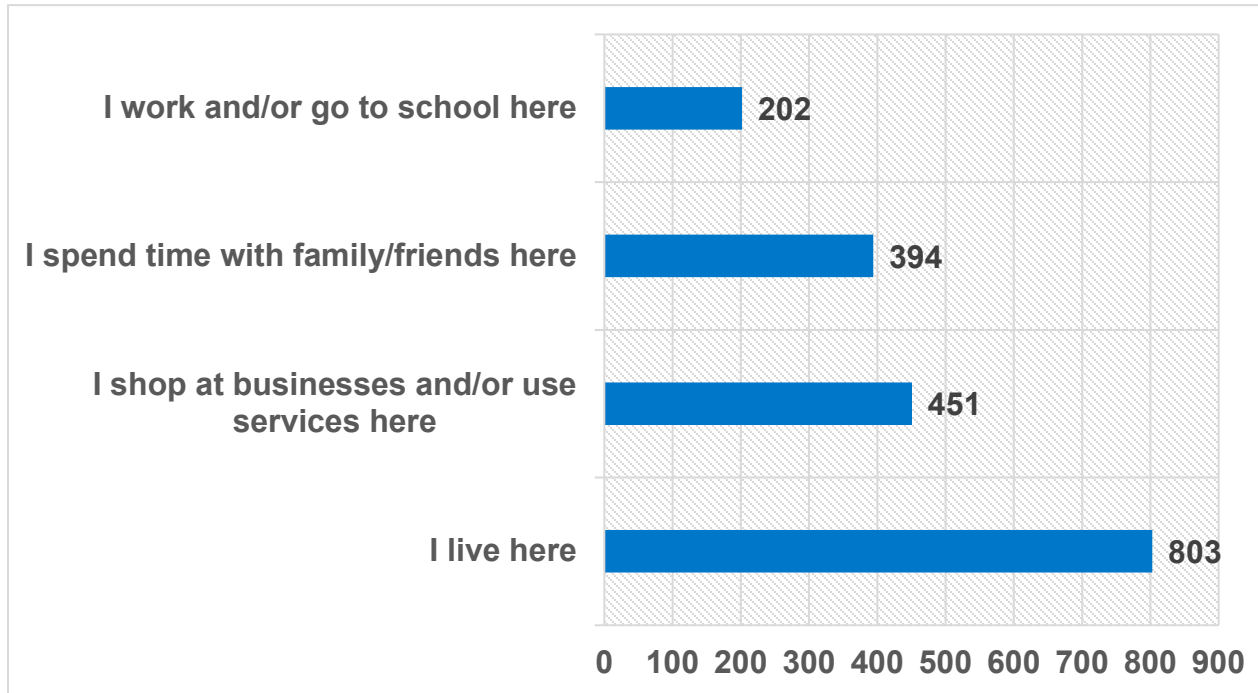
6 Tabling &
Info Sessions
100+ Info Session
Participants
925 Survey
Responses



III. Survey Results

Who We Heard From

Relationship to the Upper West Side



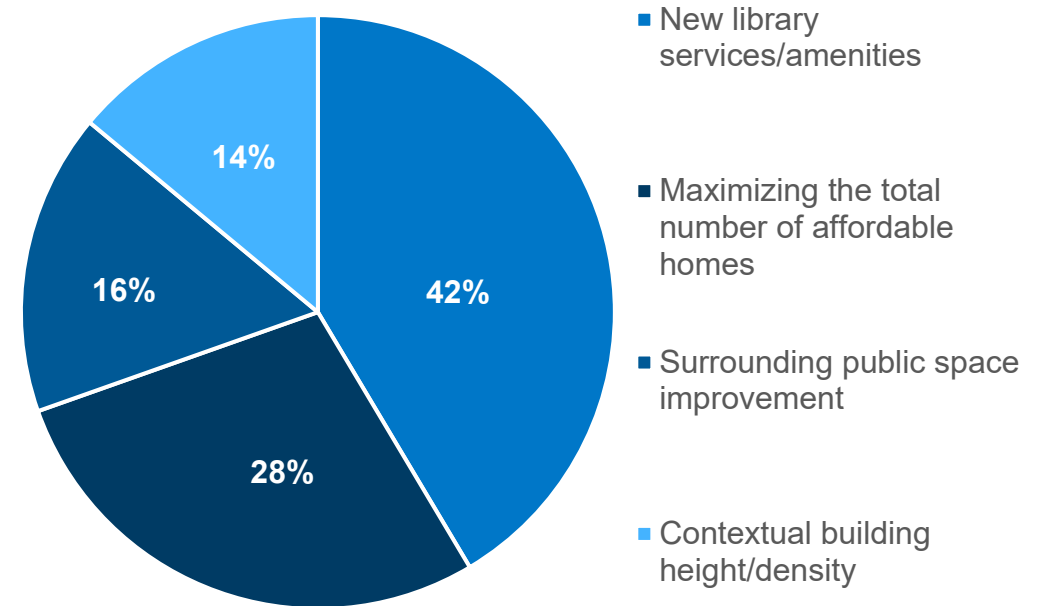
**Respondents were allowed to select multiple options*

43.4% Reported
Living In
Neighborhood
86.9% Reported
Living in Zip Code
(10025)

What We Heard

Housing Priorities

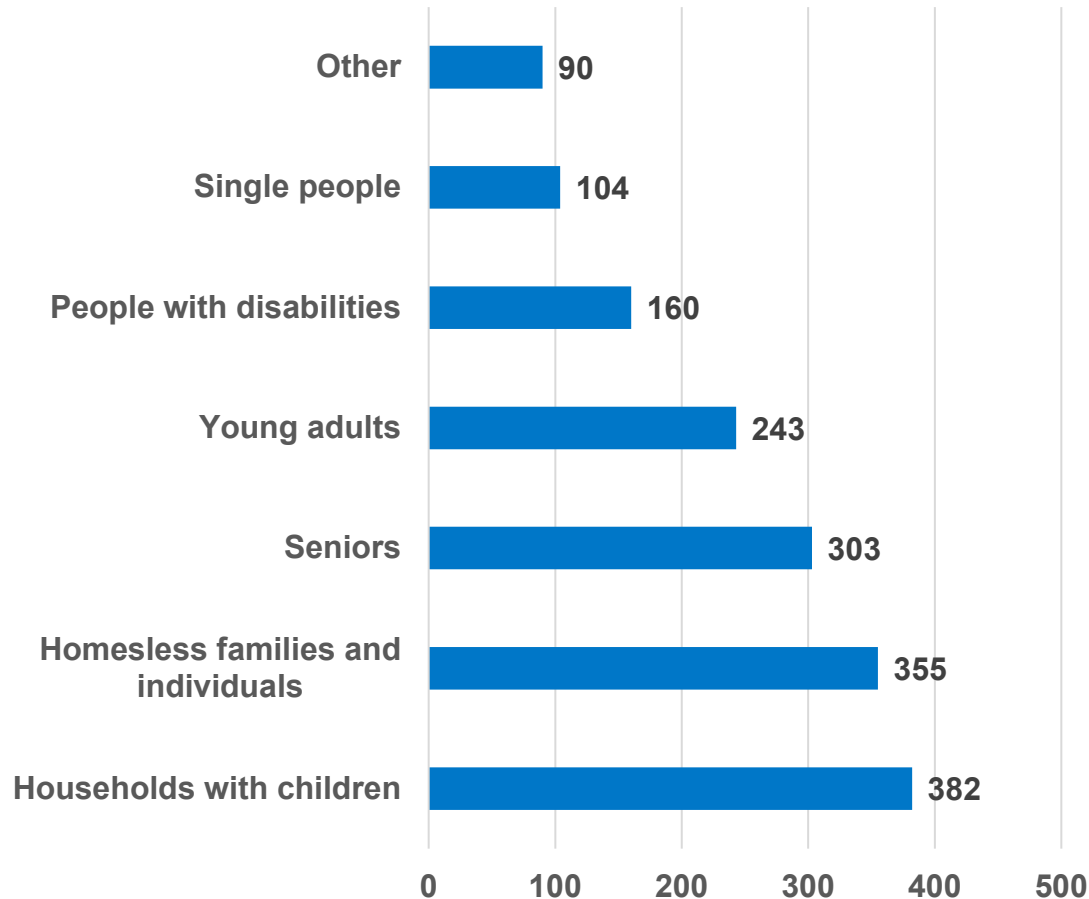
1. 42% of respondents identified new library services/amenities as their greatest priority for this redevelopment
2. 28% of respondents identified maximizing the total number of affordable homes
3. 16% of respondents identified surrounding public space improvement as their priority
4. 14% of respondents identified contextual building height/density



**Respondents were asked to select one item*

What We Heard

Housing: Who Needs Housing



23% of respondents identified households with children as in most need of housing followed by 21.7% who identified homeless families and individuals

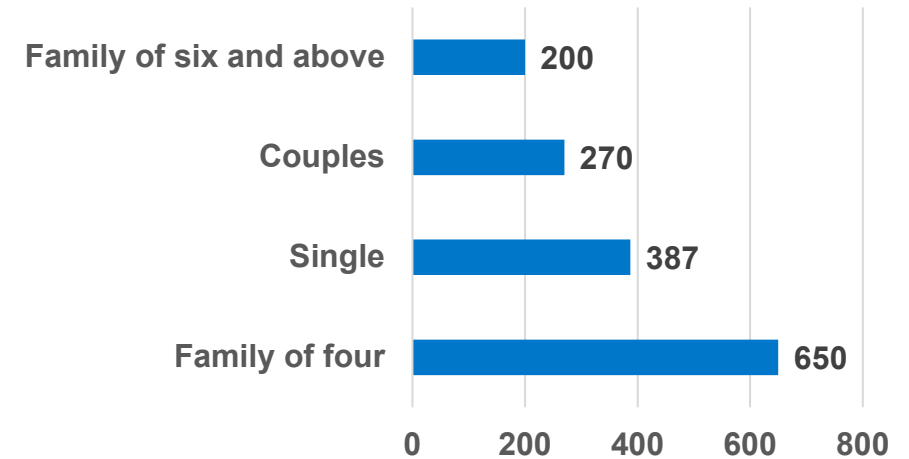
**Respondents were asked to select up to two groups*

What We Heard

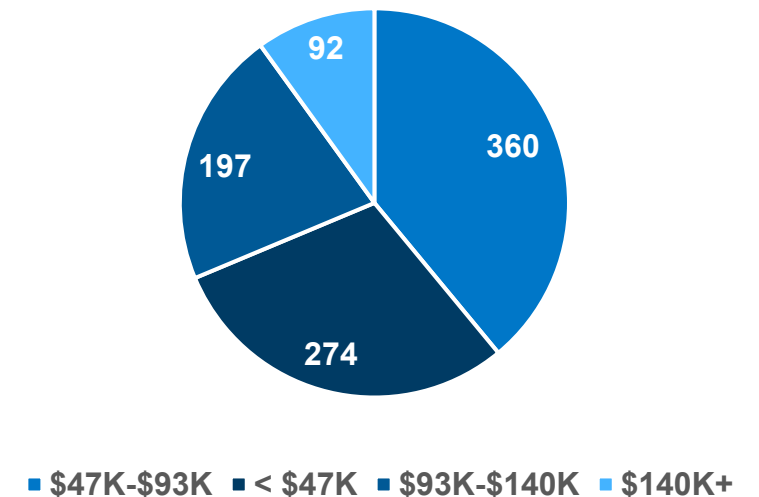
Housing: Sizes & Incomes In Need

43.1% of respondents identified household **families of four** as in most need for housing followed by **25.7%** identifying **single people**.

39% of respondents identified **\$47K-\$93K** as the income band in most need of housing followed by **< \$47K** at **29.7%** and **\$93K-\$140K** at **21.3%**



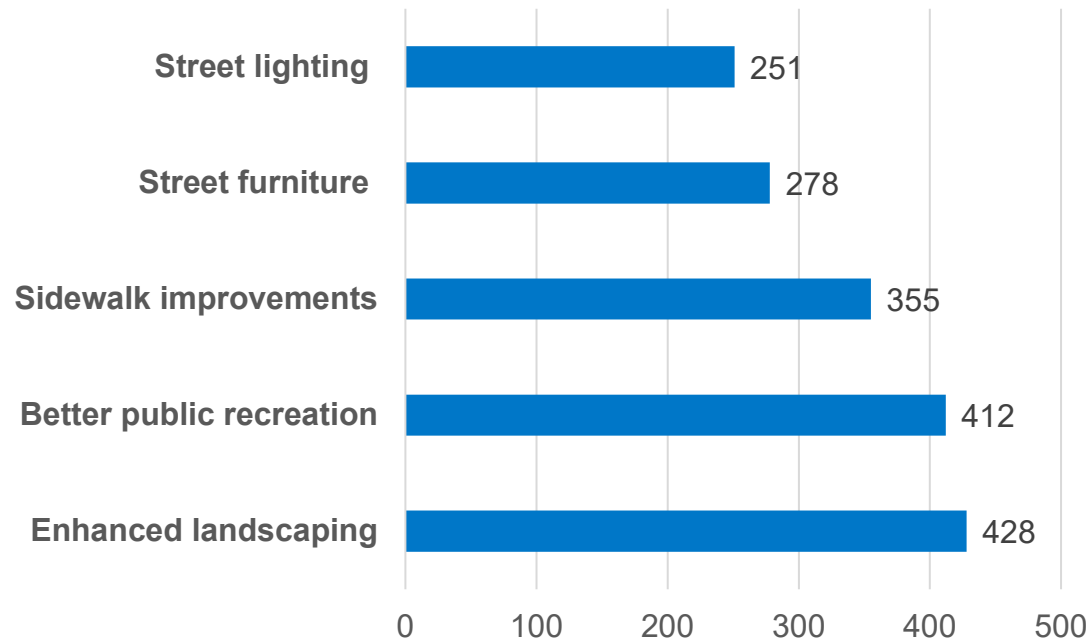
**Respondents were able to select up to two responses*



**Respondents were asked to select one*

What We Heard

Public Space Improvements

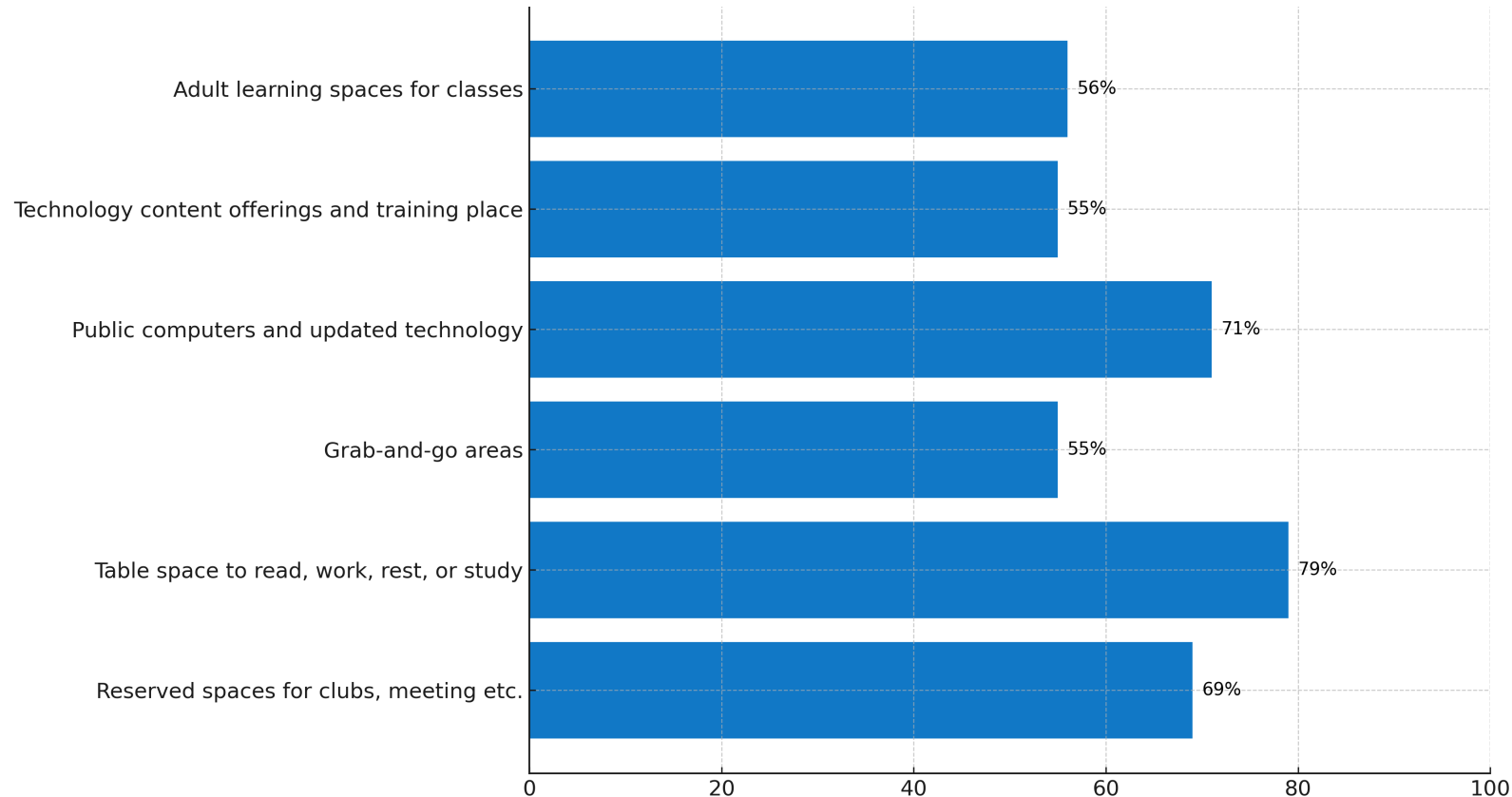


**Respondents were able to select as many options*

Respondents identified **enhanced landscaping (23.3%)**, **better public recreation (22.4%)**, and **sidewalk improvements (19.3%)** as top priorities for public space improvements.

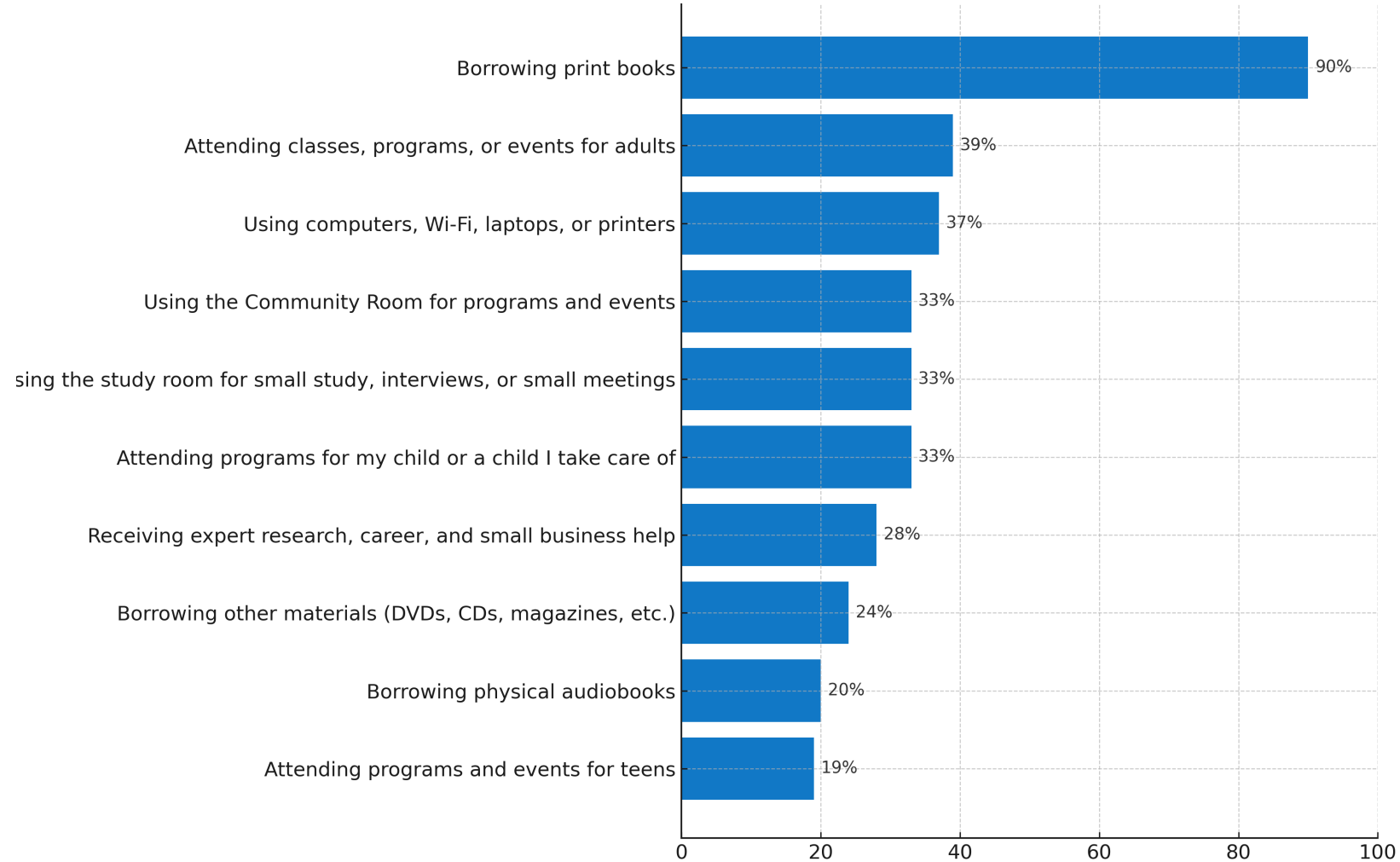
What We Heard

Library Spaces Rated as "Most Important"



What We Heard

Library Services Rated as "Most Important"



What We Heard

How can a *new* Bloomingdale Library best serve the community's needs?

- Dedicated program areas for teens, children, and adults as well as having more space to read, work, study, and use computers.
- Adding private study rooms for adults and teens and increasing the number of electrical outlets
- Updating the branch's layout to be more accessible to families with children
- Expanding the current print collection and extending current library hours, including during construction
- Multifunctional outdoor space to host music, reading, gardening, and wellness programs.

MN CB 7 Letter

Other Top Feedback & Responses

- ***Is there a way to realize this program in less than 9 years?***
 - *Response: The proposed timeline is subject to selection of a Developer and completing required City review processes, like ULURP and Environmental Review.*
- ***Who owns the land when the development is completed?***
 - *Response: The City will evaluate responses for both a 99-year ground lease or a sale. Disposition structure will be evaluated holistically together with other components of each proposal.*
- ***Can the DOHMH site be deprioritized?***
 - *Response: The DOH site is expected to be permanently relocated off-site.*
- ***Density & Height***
 - *Response: The specific building design is not yet determined; respondents will be required to propose an approach that delivers our target goal of 850 units while thoughtfully addressing community input around scale, neighborhood context, and overall site impact.*
- ***Temporary relocation of Library & building program***
 - *Response: Yes, there will be a temporary space for the library during construction. Feedback on building program will be included in the RFP.*

IV. Next Steps

RFP

A second 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

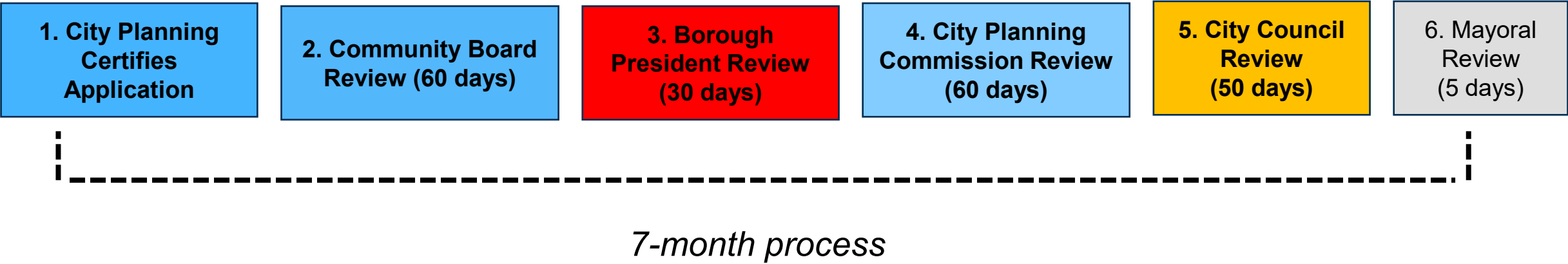


Other Impacts

Uniform Land Use Review Process (ULURP)

Community and elected official review process

ULURP Timeline



Targeted Timeline

Ongoing opportunity for community input

2025	2026	2027-28	2029-30	2033-34
•Q4: RFP release	•Q2: RFP submission deadline •Q4: Developer selection	•Environmental Review •ULURP	• Demolition and construction begins on site	• Construction completes

 *Continued community engagement and review process*

Q&A

NYC / EDC