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CPC and Gotham Org. to build mixed-use development on the Lower East Side; Designed by Dattner Architects

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Rendering of Chinese-American Planning Council (CPC)'s new headquarters, Broome Street - Manhattan, NY

Manhattan, NY The Chinese-American Planning Council (CPC) and the Gotham Org. have moved forward with its plans to build a new 40,000 s/f headquarters for CPC, entering the city's uniform land use review procedure (ULURP). The proposed development will bring additional social services to the Lower East Side neighborhood with a larger, more accessible facility for CPC on Broome St., between Norfolk and Suffolk Sts. The plan also includes two new residential buildings, which are expected to create 488 new rental units, including 208 permanently affordable units with 115 units dedicated to affordable senior housing in direct response to the community's growing need.

The development plans, designed by Dattner Architects, incorporate the remains of the former Beth Hamedrash Hagadol Synagogue into the base of the 16-story Norfolk building, located at the corner of Broome and Norfolk Sts. The new congregation space and cultural heritage center will be created and opened to public access, including community events and programming. Approximately 18,600 s/f of retail space for small-scale retailers is included within the 30-story Suffolk building. The retail is envisioned as an extension of the existing Broome St. commercial corridor with small format retail that will serve the local community.

CPC was founded in the Lower East Side over 50 years ago and has been a community-based social services organization working to provide education, family support and economic empowerment to families and individuals across New York City. CPC's partnership with the Gotham Org. originated following an extensive RFP process in 2016. The Broome St. development is necessary to further enhance CPC's ability to empower Asian American, immigrant, and low-income communities throughout New York City by expanding its programming. The new headquarters will not only provide expanded office and support spaces for CPC's existing and future employees, but also an increased capacity for its services, including walk-in services such as social benefit support and education and career training programs. The expanded headquarters is expected to grow the number of individuals served by CPC to 25,000 residents, up from its current 15,000 capacity. The organization is the nation's largest Asian American social services organization and is the trusted partner to more than 60,000 individuals and families.

“CPC has a 54-year history of serving the Lower East Side community and, in partnership with Gotham and BHH, we have envisioned a well-rounded plan that will not only expand but also sustain our services for our neighborhood’s most vulnerable populations,” said Wayne Ho, president and CEO of CPC. “Our hope is to create the foundation for a dynamic neighborhood that thrives well into the future.”

CPC completed the RFP process in 2017 when it chose the Gotham Org. as its partner to help plan and build the desired services, while maintaining its ongoing ownership of the property. The Broome Street development plan is the result of more than two years of community engagement with CPC and the Gotham Organization. As a result of community input and ongoing conversations between community leaders, CPC and the Gotham Org., the plans are responsive to the city-wide housing crisis and considers the unique housing challenges faced by the Lower East Side’s growing senior population. The residential component of the development will provide for approximately 43% affordability at a deep skew average of nearly 53% AMI. Of the 208 permanently affordable residences, 115 will be permanently dedicated to seniors and will be supported through an ongoing joint venture between CPC and the Gotham Organization. This will allow for residents to age in place and help foster a more diverse, inclusive community. Community outreach will continue throughout the ULURP process.

“We are excited to be part of such an important project to the Lower East Side community and appreciate the robust feedback we’ve received from Community Board 3 and its constituents,” said Gotham executive VP of development Bryan Kelly. “With this plan, we expect to not only expand the affordability and diversify the housing options in the area, but also leverage our ongoing relationship with CPC to create a service-rich environment that benefits CPC, its members and the Lower East Side community at large.”

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