

Cooper Square Committee

61 E. 4th Street, New York, N.Y. 10003
tel: (212) 228-8210; fax: (646) 602-2260
email: csc@coopersquare.org
website: www.coopersquare.org

The Cooper Square Committee and the Ali Forney Center are co-developing the Bea Arthur Residence project at 222 East 13th Street in Manhattan. The building, which is currently a city-owned townhouse that has been vacant for two decades, will provide transitional housing for 18 homeless LGBT youth, ages 18 – 24.

The Cooper Square Committee has sponsored the renovation and development of over 580 low income housing units in the East Village/Lower East Side since the early 1980s. More than 380 of these low income housing units are managed by a Mutual Housing Association that we created in 1991. The Ali Forney Center has been in existence since 2002, named after the young man who advocated for homeless LGBT youth, and who was murdered in 1997. The AFC assists nearly 1,400 youth per year through 10 housing sites and a multi-purpose drop in center. They provide a continuum of care for LGBT youth, many of them kicked out by their parents, to help them prepare for independent living.

In Fiscal Year 2013, CSC and AFC were awarded \$3 million in capital funds by the City Council, and \$300,000 by the Manhattan Borough President to fund this transitional housing project. We then assembled a development team, including the architectural firm Magnusson Architecture and Planning and the legal services of the Lawyers Alliance of New York, which helped us form the Bea Arthur Residence Housing Development Fund Corporation. The architectural plans call for enlarging the vacant 3 story, 4,900 sq. ft. building in the rear, adding over 1,100 sq. ft. so that we can provide three 3-bedroom apartments of about 1,150 sq. ft. each. Each apartment will provide affordable low income housing to 6 homeless LGBT youth. Each resident will pay a rent of \$200 per month. The AFC will occupy the basement space, and will provide case management services pursuant to a HUD contract, ensuring that each of the residents completes their High School education, and obtains employment. 75% of AFC's clients go on to college.

The building has been filed as a Building Code Use Group R-1 (Congregate Living). We have also made the building ADA compliant by including a lift at the entrance into the basement space, and a limited use limited access elevator or LULA from the basement to the first floor in order to make 1/3rd of the units fully accessible.

We have selected Builders R Us, a minority business enterprise, as the general contractor. They were the lowest qualified bidder with a \$2.503 million bid. When you add the 10% contingency requirement and soft costs, the total development cost comes to \$3,340,000. We have obtained a small \$40,000 loan from a private source to cover the funding gap. We will also be utilizing the services of the Weatherization Assistance Program, administered by the Northern Manhattan Improvement Corporation, which will install the energy efficient windows and provide the thermal insulation. They will ensure the building complies with Enterprise Green Communities criteria.

The project is expected to be completed in 12 months. We look forward to closing by the end of June. We thank the City Council for your generous support for this pioneering project, which aims to address the crisis of homelessness among young adults, particularly in the LGBT community, which comprises up to 40% of all homeless youth.

Cooper Square Community Development Committee
"Here Today...Here to Stay!"



221 W. 13th Street, 10th Fl. 10011
 New York, N.Y. 10001
 tel: (212) 228-8210 • fax: (212) 228-8211
www.ali-forney-center.org



61 E. 4th Street, New York, N.Y. 10003
 tel: (212) 228-8210 • fax: (646) 602-2260
[web: www.coopersquare.org](http://www.coopersquare.org)

A Plan for 222 East 13th Street:

The Cooper Square Committee, a housing preservation organization, and the Ali Forney Center, an organization that serves homeless LGBT youth, have a plan to renovate 22 East 13th Street in order to provide quality, safe, transitional housing for homeless LGBT teenagers and young adults, (ages 18 – 24).



There are an estimated 4,000 homeless teenagers in NYC. According to a 2008 Census survey, up to 40% (1,600 homeless teenagers) are LGBT. As LGBT youth come out earlier, unfortunately some of them face rejection by their parents and are forced out onto the streets. These otherwise high functioning young people are placed at risk.

They need a safe environment, which this housing will provide, so that they can prepare for adulthood.

This 4 story city-owned building has been vacant for nearly 20 years. It is an eye-sore on an otherwise solid, attractive block. Our organizations have raised \$3.3 million in City funds, and have filed renovation plans with the NYC Department of Buildings. The building, which is about 4,900 sq. ft., will be enlarged in the rear to create a 6,000 sq. ft. building.



It will contain basement programming space provided by the Ali Forney Center, and three 3-bedroom apartments, each of which will house 6 LGBT youths, for a total of 18 residents.

The renovation of 222 East 13th Street will restore this historic building, dating from 1851, and provide 18 young adults with a safe, secure home where they can live free of stigma, and make plans for their future.

BEA ARTHUR RESIDENCE

A Supportive Housing Residence

100% HPD Submission July 31, 2014

Architect: Magnusson Architecture & Planning, PC
 42 W. 39th Street 15th Floor
 New York, NY 10018
 Tel: (212) 253-7820 Fax: (212) 253-1276



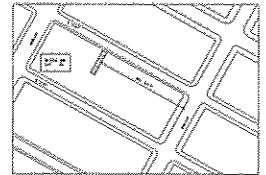
Bea Arthur Residence

222 East 13th Street
 New York, NY 10003

Client:
 Cooper Square Community
 Development Committee

61 East 4th Street, New York, NY 10003

DOB Number:



Site Key Plan:

Scale:

NO.	DATE	DESCRIPTION
1	08.14.12	HPD SUBMISSION
2	01.08.13	DAE INITIAL DESIGN REVIEW
3	02.28.13	DAE SECOND DESIGN REVIEW
4	02.28.13	DAE THIRD DESIGN REVIEW
5	03.03.14	DOB SUBMISSION
6	08.19.14	DOB OBJECTION REVIEW
7	07.31.14	100% HPD SUBMISSION
8	09.25.14	ADDENDUM No. 2
9	10.08.14	ADDENDUM No. 3
10	11.21.14	ADDENDUM No. 4

Architect:

MAG
 Magnusson Architecture & Planning PC
 42 W. 39th Street 15th Floor
 New York, NY 10018
 Tel: (212) 253-7820 Fax: (212) 253-1276
 Structural Engineer:
 Nash Associates Structural Engineers LLC
 344 Grand Street, Suite 108
 Jersey City, NJ 07310
 Tel: (201) 548-5449
 MEP Engineer:
 Abraham Jozefow PC
 45 W. 14th Street Suite 1151
 New York, NY 10003
 Tel: (212) 736-2286 Fax: (212) 736-0241
 Landscape Architect:
 Terrain NYC Landscape Architecture
 600 Park Avenue South, Suite 1805
 New York, NY 10003
 Tel: (212) 537-6282 Fax: (212) 537-6279

PROJECT
 Bea Arthur Residence
 222 East 13th Street
 New York, NY 10003

COVER SHEET

SCALE & SIGNATURE:	DATE:	DATE:
	PROJECTED BY: 1/18/12	
	DRAWN BY: SS	
	CHECK BY: PV	
	DATE:	
	DATE:	
	T-001.00	

GENERAL CONSTRUCTION NOTES

1. ANY WOOD STRUCTURAL MEMBER CRACKED, DEFLECTED MORE THAN 1", NOTCHED MORE THAN 1/4 OF THE DEPTH OR NOTCHED MORE THAN 4" SHALL BE REPLACED.
2. ALL DIMENSIONS ARE TO FINISHED SURFACES UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
4. PROVIDE NEW OPERABLE WINDOW GUARDS (OMG) WHERE MOUNTED ON ELEVATIONS.
5. PROVIDE FIRE STOPPING AS REQUIRED.
6. CONTRACTOR SHALL DEFINE ALL WINDOW DIMENSIONS ON SITE AND FABRICATE ALL NEW WINDOWS BASED ON THESE DIMENSIONS.
7. PROVIDE 3/4" SOUND ATTENUATION FIRE BLANKET (S.A.F.B.) IN ALL FLOORS.

CONSTRUCTION NOTES-CELLAR

1. PROVIDE NEW STEEL FRAME AND COVER FOR HOUSE TRAP PIT.
2. PROVIDE TWO (2) LAYERS OF 8" MP, 80.41 CELLAR CEILING THROUGHOUT. LOCATE 100% INTERIOR OF ALL EXISTING TRIBLE STONE AT FOUNDATION WALLS.

CONSTRUCTION NOTES-BASEMENT

1. REPLACE DETRIMENTALLY DAMAGED, CRACKED, DEFLECTED BASEMENT FLOOR JOISTS. ALLOW 30% OF JOISTS TO BE REMOVED FOR NEW STRUCTURE.

CONSTRUCTION NOTES-1ST-3RD FLOORS

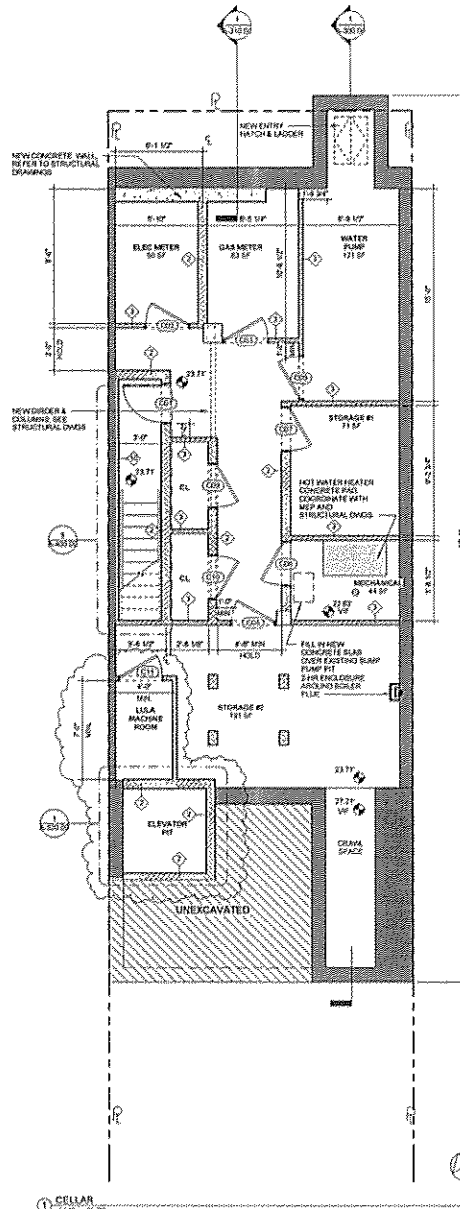
1. REPLACE DETRIMENTALLY DAMAGED, CRACKED, DEFLECTED 1ST-3RD FLOOR JOISTS. ALLOW 30% OF JOISTS TO BE REMOVED FOR NEW STRUCTURE.

CONSTRUCTION NOTES-ROOF

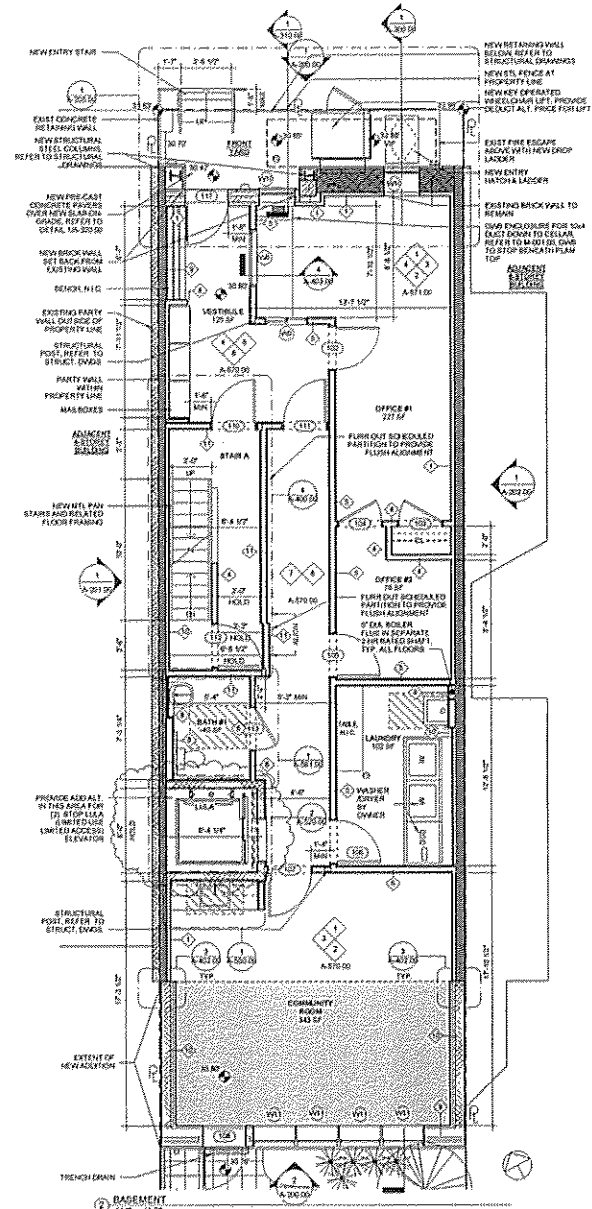
1. REPLACE DETRIMENTALLY DAMAGED, DEFLECTED ROOF JOISTS. ALLOW 30% OF JOISTS NOT REMOVED FOR NEW STRUCTURE.

LEGEND

- EXIST MASONRY WALL TO REMAIN
- EXIST MASONRY PARTY WALL TO REMAIN
- NEW EXTERIOR WALL
- NEW INT. ST. & INT. PARTITION
- EXIST MASONRY WALL WITH NEW INS. STUCCO AND SHIP FLOORING



1 CELLAR 1/4" = 1'-0"



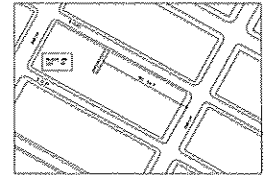
2 BASEMENT 1/4" = 1'-0"

Bea Arthur Residence

222 East 13th Street
New York, NY 10003

Client:
Cooper Square Community Development Committee
91 East 4th Street, New York, NY 10003

DOB Number:



Rev. No. Date

NUMBER	DATE	DESCRIPTION
1	09.14.12	IFPD SUBMISSION
2	01.09.13	DAE INITIAL DESIGN REVIEW
3	05.20.13	DAE SECOND DESIGN REVIEW
4	09.26.13	DAE THIRD DESIGN REVIEW
5	02.03.14	DOB SUBMISSION
6	05.10.14	DOB COLLECTION REVIEW
7	07.31.14	100% IFPD SUBMISSION
8	09.25.14	ADDENDUM No. 2
10	11.21.14	ADDENDUM No. 4

Resident:
Approved:
STATE
Magnuson Architecture & Planning PC
42 W. 20th Street, 10th Floor
New York, NY 10011
Tel: (212) 557 7603 Fax: (212) 557 1174

Structural Engineer:
Nash Associates Structural Engineers LLC
34 One World, Suite 110
New York, NY 10020
Tel: (212) 548 5447

MEP Engineer:
Abraham J. Jadow PC
45 W. 20th Street, Suite 110
New York, NY 10011
Tel: (212) 736 2384 Fax: (212) 736 0511

Serviceable Architect:
Terran-NYC Landscape Architecture
200 York Avenue, Suite 1405
New York, NY 10003
Tel: (212) 512 4000 Fax: (212) 512 6077

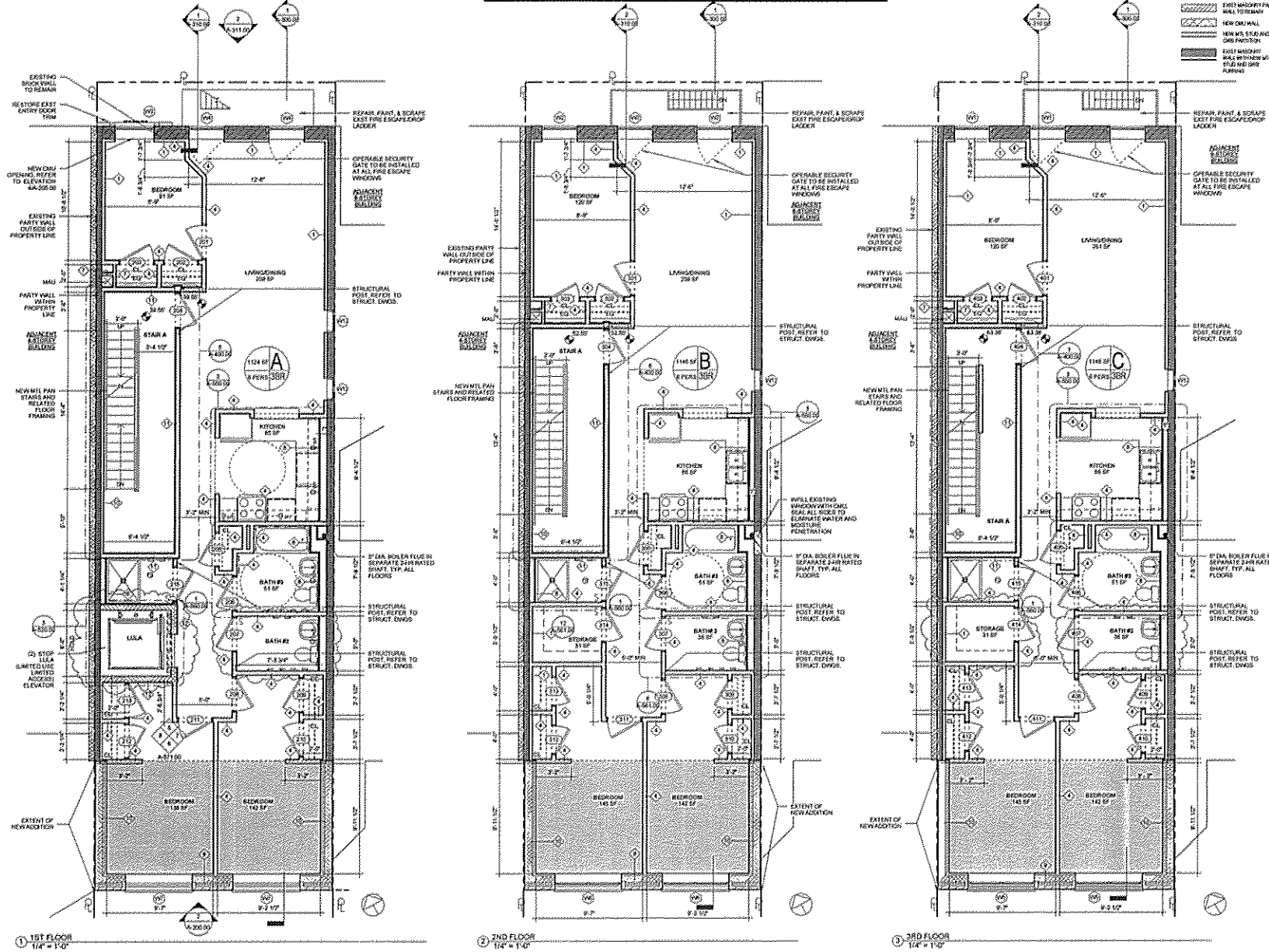
DO NOT SCALE PLANS
Contractor to provide field Architect of any material conditions between field conditions and existing conditions as indicated in marked dimensions.

PROJECT
Bea Arthur Residence
222 East 13th Street
New York, NY 10003

CELLAR AND BASEMENT CONSTRUCTION PLANS

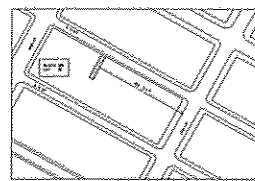
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	PROJECT No: 11012.00
	DRAWN BY: DS
	CHECKED: PWS
	DATE: 09/16/12
	A-100.00

REFER TO SHEET A-100.00 FOR CONSTRUCTION NOTES



Bea Arthur Residence
 222 East 13th Street
 New York, NY 10003

Client:
Cooper Square Community Development Committee
 61 East 4th Street, New York, NY 10003



Revision Log

NUMBER	DATE	DESCRIPTION
1	01.14.12	HPD SUBMISSION
2	01.09.13	D&E INITIAL DESIGN REVIEW
3	06.20.13	D&E SECOND DESIGN REVIEW
4	09.28.13	D&E THIRD DESIGN REVIEW
5	02.03.14	DOB SUBMISSION
6	05.19.14	DOB COLLECTION REVIEW
7	07.31.14	100% HPD SUBMISSION
8	09.25.14	ADDENDUM No. 2
10	11.21.14	ADDENDUM No. 2

Architect:
NYC
Megerson Architecture & Planning PC
 42 W. 14th Street, 5th Floor
 New York, NY 10018
 Tel (212) 253 7695 Fax (212) 253 1174

Structural Engineer:
Nich Associates Structural Engineers LLC
 34 Gowanus, Suite 109
 Jersey City, NJ 07310
 Tel (201) 548 5647

MEP Engineer:
Abramson-Jacobson PC
 45 W. 14th Street, Suite 110
 New York, NY 10018
 Tel (212) 734 1584 Fax (212) 734 0141

Landscape Architect:
Terrapin-ABC Landscape Architecture
 300 Park Avenue South, Suite 1405
 New York, NY 10017
 Tel (212) 537 6099 Fax (212) 537 5677

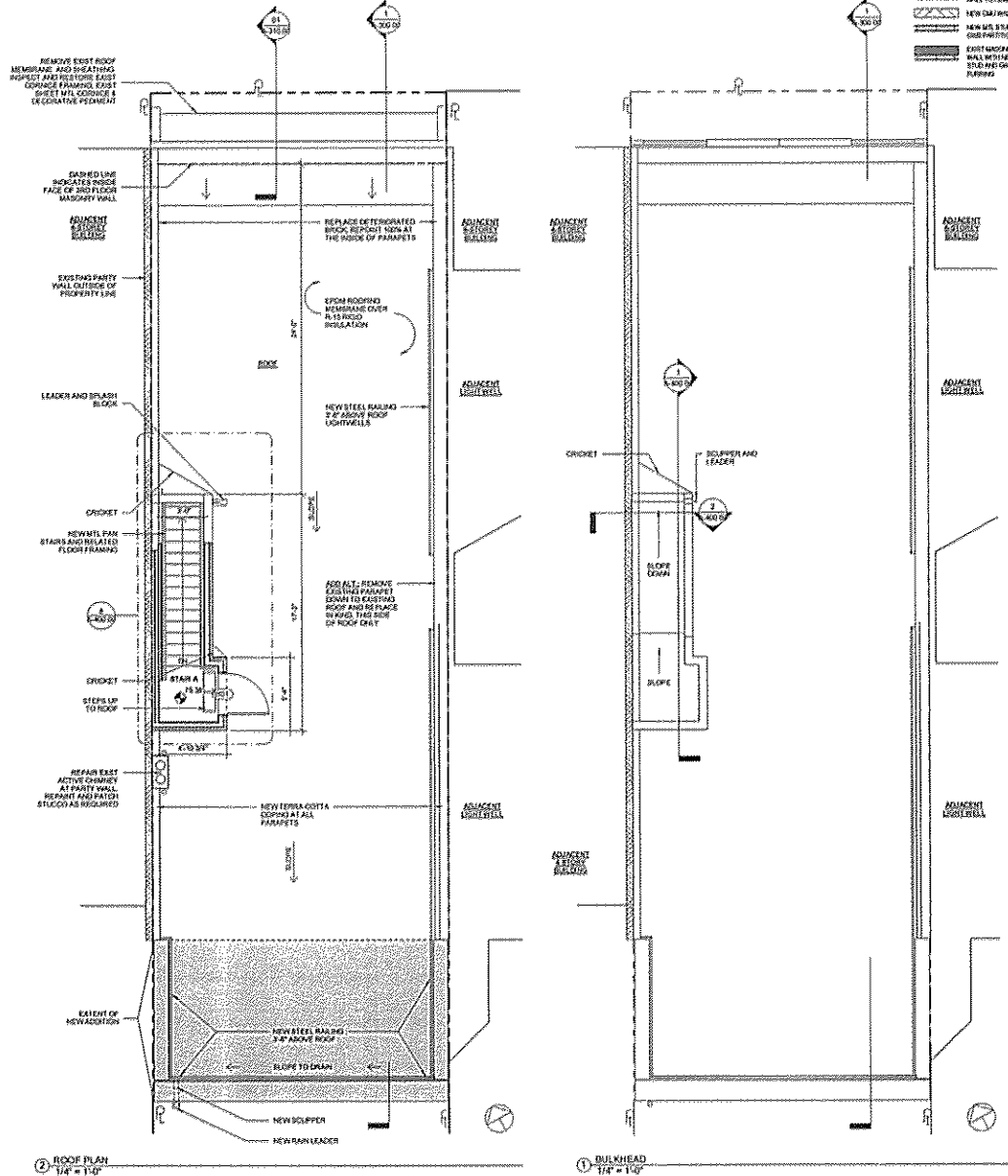
PROJECT
Bea Arthur Residence
 222 East 13th Street
 New York, NY 10003

1ST-3RD FLOOR THRU ROOF CONSTRUCTION PLANS

SCALE & SIGNATURE:

DATE:	09/14/15
PROJECT No.:	11012.00
DRAWING BY:	ES
CHECK BY:	PJV
DATE:	
A-101.00	

REFER TO SHEET A-100.00 FOR CONSTRUCTION NOTES

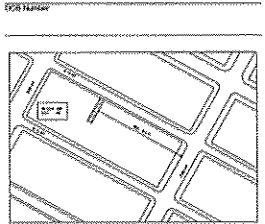


Bea Arthur Residence

222 East 13th Street
New York, NY 10003

Cooper Square Community
Development Committee

81 East 4th Street, New York, NY 10003



Site Key Plan

NUMBER	DATE	DESCRIPTION
1	09.14.12	HPD SUBMISSION
2	01.08.13	DAE INITIAL DESIGN REVIEW
3	06.28.13	DAE SECOND DESIGN REVIEW
4	09.26.13	DAE THIRD DESIGN REVIEW
5	02.03.14	DOB SUBMISSION
6	06.19.14	DOB OBJECTION REVIEW
7	07.31.14	100% HPD SUBMISSION
8	09.25.14	ADDENDUM No. 2
10	11.21.14	ADDENDUM No. 4

PLANNING

PLANNING
 Pflugman Architecture & Planning PC
 41 W. 70th Street 15th Floor
 New York NY 10018
 Tel (212) 253 7659 Fax (212) 253 1276
 Principal Engineer

MECHANICAL
 Nash Associates Structural Engineers LLC
 314 Green Street, Suite 100
 Jersey City NJ 07302
 Tel (212) 545 5149
 MEP Engineer

ELECTRICAL
 Abramson Joudylov PC
 45 W. 30th Street Suite 1101
 New York NY 10018
 Tel (212) 736 2304 Fax (212) 736 9541
 Landscape Architect

LANDSCAPE ARCHITECTURE
 Terrain+NYC Landscape Architecture
 200 Park Avenue South Suite 1405
 New York NY 10003
 Tel (212) 512 4000 Fax (212) 512 4679
 NOT NOT SCALE PLANS
 Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in contract documents.

PROJECT
Bea Arthur Residence
 222 East 13th Street
 New York, NY 10003

**ROOF AND BULKHEAD
CONSTRUCTION PLANS**

DATE	DESCRIPTION
DATE:	09/14/12
PROJECT No:	18182.01
DRAWN BY:	Auftr
CHECKED:	Cheney
DATE:	09/14/12

A-102.00

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 218 Res. No. _____

in favor in opposition

Date: 5/5/2015

(PLEASE PRINT)

Name: Steve Herrick

Address: Cooper Square Committee

I represent: ↓ 61 E 4 St

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 218 Res. No. _____

in favor in opposition

Date: 5/5/18

(PLEASE PRINT)

Name: Thehia Walters, Director of Manhattan

Address: _____ Planning

I represent: HPD

Address: 100 Gold Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 218 Res. No. _____

in favor in opposition

Date: 5/5/18

(PLEASE PRINT)

Name: Baabe Halny, Asst. Comm of Governmental

Address: _____ Relations

I represent: HPD

Address: 100 Gold Street

Please complete this card and return to the Sergeant-at-Arms