

ALLEN MALL

FROM VACANT TO VITAL



LOWER EAST SIDE CULTURAL CENTER

Our mission is to preserve the Lower East Side's cultural heritage through year-round programming that supports local artists, families, youth, and community elders, while also providing public access to essential services and concessions.





CONTEXT

THE CITY IS EXPERIENCING ITS FIRST SUSTAINED DECLINE [OF THE ARTIST POPULATION IN DECADES* AND LES HAS THE HIGHEST RATE OF ECONOMIC INEQUALITY IN NEW YORK CITY*

The **affordability crisis** and **ongoing gentrification** mean lower-income, long-term, and immigrant residents have fewer and **fewer places to congregate** in the community. **Council Member Christopher Marte** has been motivated by personal experience to **combat displacement in the Lower East Side**, which is driven by unaffordable rent and exacerbated by **limited availability of free and low-cost third spaces** - areas outside the home and workplace where regular, voluntary, informal, and happily anticipated gatherings of individuals **contribute to community vitality and local democracy**. This is embedded in the **history of the Lower East Side**, which has the entry point for millions of immigrants from all over the world, as well as the **site of much art and activism** for which the city is renowned.

LOWER EAST SIDE CULTURAL CENTER (LESCC) ADDRESSES THE SYNERGISTIC NEED FOR PUBLIC SPACE & ARTIST OPPORTUNITIES IN AN INCREASINGLY PRIVATIZED NEIGHBORHOOD.

*CENTER FOR AN URBAN FUTURE & NYU FURMAN CENTER)





VISION & OFFERINGS

A MULTIDISCIPLINARY CULTURAL HUB OFFERING LOW-COST ARTS EDUCATION, COMMUNITY STORYTELLING, PERFORMANCES, HERITAGE PROGRAMMING & CREATIVE WORKSPACE ALONGSIDE A CAFE & PUBLIC RESTROOM

LESCC is built with the neighborhood for the neighborhood—placing local voices at the center of decision-making & impact. The project is **backed by experienced community partners and cultural organizers** including **Henry Street Settlement, University Settlement, and the Tenement Museum** with a demonstrated capacity to steward public space responsibly. The LESCCE engages in **the adaptive reuse of a historic public building** and **provides the following** amenities and programming in response to local need:

- **Multi-generational learning** in a Naturally Occurring Retirement Community (NERC) with 40.2% poverty rate for 65yrs+
- **Residencies for local artists** who cannot afford market-rate studios
- **Youth-centered after-school workforce initiative** in collaboration with ESL Emma Lazarus High School
- **Weekly workshops & monthly community events** celebrating diverse cultural traditions, led by local BIPOC, immigrant, and LGBTQ+ artists.
- **Free and low-cost programs** for underserved residents.
- **Affordable food concession & public restrooms**
- **Community garden** open to public.

SUPPORTED BY:





ALIGNMENT WITH NYC PARKS

THIS PROJECT DIRECTLY ALIGNS WITH NYC PARKS' GOALS OF REVITALIZING PUBLIC ASSETS, SUPPORTING COMMUNITY-SERVING USES, ENCOURAGING LOCAL ENGAGEMENT, AND ENSURING EQUITABLE ACCESS TO CULTURAL RESOURCES.

- LESCC will not be just a building, but a living cultural ecosystem grounded in **justice, belonging, and public access**.
- We guarantee **ADA access to public amenities and programming** as integral to the LESCC rather than as an afterthought.
- We prioritize **multilingual signage and outreach** as part of our inclusive design approach to the building and its programmatic offerings.
- We provide **generous fee waivers and scholarships** using profits from concessions and grants.
- We co-design the building and its programming with **input from local community partners**.
- Our design, operations, and procurement strategy **prioritizes circular and regenerative materials and appliances** in collaboration with local organizations, including the LES Ecology Center and Big ReUse.
- **Environmental and social justice** are integrated into the building design, program offerings, and concessions.
- Daily year round use **increases park activation and public safety**



COMMUNITY NEED

THE LOWER EAST SIDE HAS LONG BEEN A HOME TO IMMIGRANT COMMUNITIES, CREATIVES, AND GRASSROOTS CULTURAL MOVEMENTS. YET MANY SMALL ARTS ORGANIZATIONS AND INDEPENDENT ARTISTS FACE BARRIERS TO SPACE, STABILITY, AND RESOURCES.



RESIDENTS CONSISTENTLY CITE THE NEED FOR:

- Affordable cultural programming
- Intergenerational gathering spaces
- Free or low-cost arts education
- Accessible venues for cultural groups and neighborhood traditions



ABOUT THE APPLICANT

MYLES SMUTNEY IS A LOWER EAST SIDE BASED CULTURAL PRODUCER AND CURATOR



Myles Smutney is a New York City-based cultural producer, curator, and **founder of The FreeStore Project**, a community-led initiative focused on mutual aid, public programming, and equitable access to resources.

Through The Free Store Project, **Myles has built and sustained partnerships with artists, donors, and community organizations, generating both financial and in-kind support** through strategic outreach and relationship management. She has experience overseeing budgets, coordinating volunteers, and managing the day-to-day operations of public-facing initiatives.

She brings **over a decade of experience working across the arts and nonprofit sectors**, with a focus on activating shared spaces through inclusive, community-centered programming. As **Director of the ROAR! Summer Festival**, in partnership with University Settlement, she produced over **200 hours of free public programming** and coordinated more than 17 cultural events on the Lower East Side, working closely with artists, cultural organizations, and local stakeholders.

Her work is **grounded in stewardship, accessibility, and long-term community engagement**, with a commitment to maintaining safe, inclusive, and well-utilized public spaces.

She is a **David Prize finalist** and **District Leader candidate** for the Lower East Side (2023).



ABOUT THE APPLICANT

“I HAVE SPENT THE LAST SIX YEARS IMAGINING WHAT THIS BUILDING COULD BE”



I have attended every public hearing, visioning event and meeting related to the re-development of the Allen Mall.

In order to have my concept heard or considered, I've spoken with several DOT employees over the years, all who referenced a 2016/17 RFP already in place. At the CB3 meeting in 12/25, the announcement of the ULLRP presented an opportunity to actualize my vision for this abandoned facility. Since then, I have been on alert for updates and in contact with Concessions/Parks agents regarding the release date of this RFP.

Since its release, I have met with Councilman Marte's Budget Director, his Land Use & Zoning Officer, the Community Affairs Director for Senator Kavanaugh, the Community Relations Director for Assemblywoman Grace Lee and community stakeholders who have compiled and sent letters to support this initiative.

LEADERSHIP & ORGANIZATIONAL CAPACITY

LESCC will be managed by a team with experience in arts education, cultural programming, nonprofit administration, and community development.

An intergenerational Advisory Council, comprising community leaders, will guide program direction and ensure local representation.

EXAMPLES OF COMMUNITY WORK ON PAGES 36 TO 42. REQUIRED RESUME, REFERENCES AND LETTERS OF SUPPORT INCLUDED AT THE END OF THIS SUBMISSION FOR YOUR REVIEW AND CONSIDERATION.

PROGRAM KEYS

The building will be renovated into accessible creative spaces for workshops, visual arts, textiles, and performance, using storytelling to carry forward cultural knowledge and lived experience within a rapidly changing Lower East Side.

CAFE CONCESSION

A STAFFED COFFEE CONCESSION WITH AFFORDABLE MENU ITEMS FEATURING LOCAL ROASTER & SPECIALTY POPUPS

YOUTH LEARNING LAB

ARTS PROGRAMS, TEEN CREATIVE LEADERSHIP/WORKFORCE DEVELOPMENT INITIATIVES, WEEKEND WORKSHOPS, AND FAMILY-CENTERED ACTIVITIES.

CULTURAL HERITAGE ARCHIVE ROOM

A SMALL GALLERY AND DIGITAL ARCHIVE PRESERVING LES IMMIGRANT HISTORIES, ORAL TRADITIONS, AND NEIGHBORHOOD CULTURAL MEMORY.

COMMUNITY RESOURCE OFFICE

A STAFFED SPACE PROVIDING PARTNERSHIPS, VOLUNTEER COORDINATION, AND LOCAL OUTREACH. WORKING IN CONCERT WITH OTHER AREA ORGANIZATIONS TO OFFER HOUSING, LEGAL AID AND OTHER SOCIAL SERVICES.

EXHIBITION & EVENT HALL

A FLEXIBLE ROOM FOR SMALL PERFORMANCES, ROTATING EXHIBITIONS, FILM NIGHTS, COMMUNITY MEETINGS, AND NEIGHBORHOOD CELEBRATIONS.

COMMUNITY ARTS STUDIOS

LOW-COST SPACES FOR WORKSHOPS IN VISUAL ARTS, TEXTILES, PERFORMANCE, AND STORYTELLING.

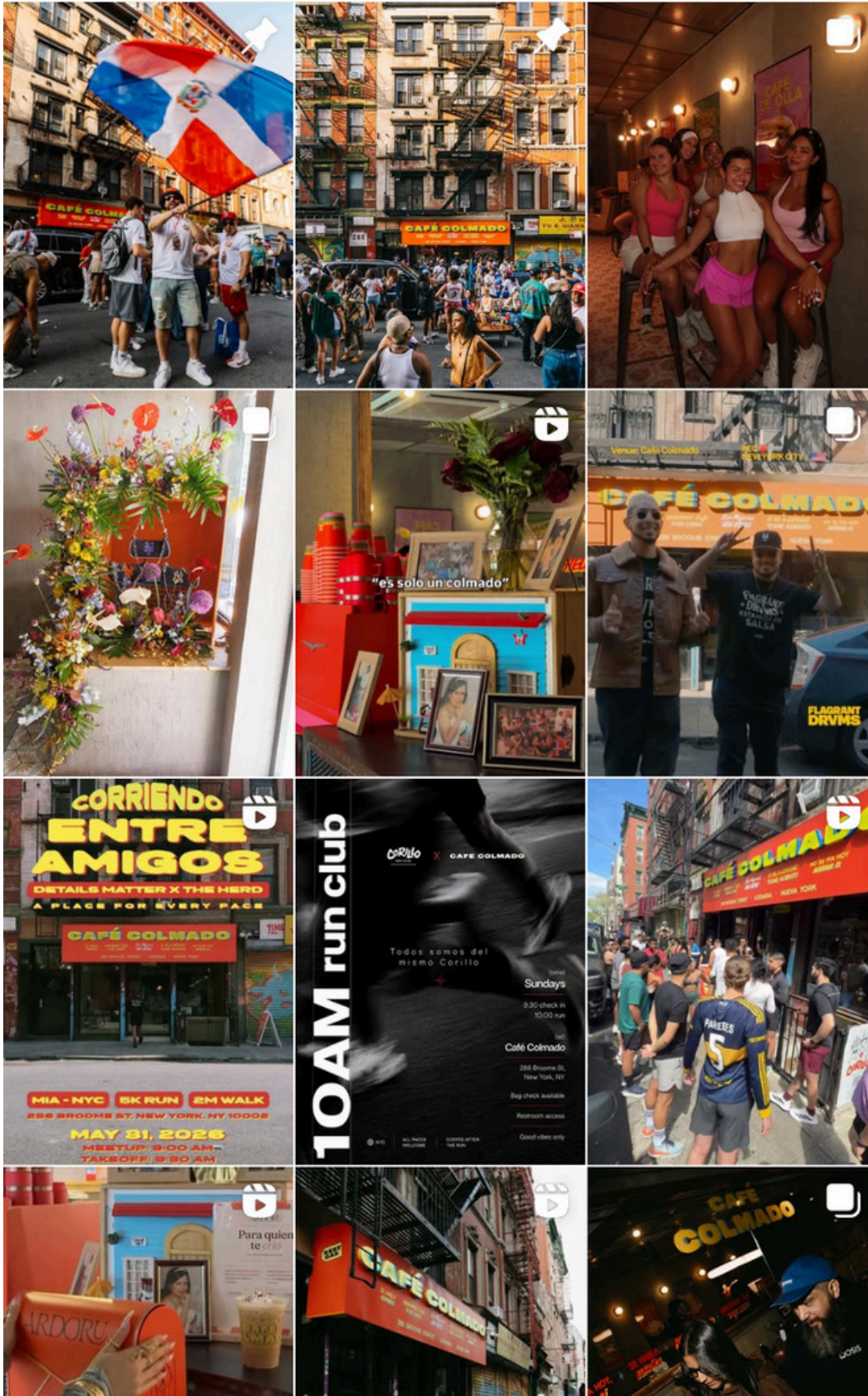
COMMUNITY GARDEN

PUBLICLY ACCESSIBLE, LOCALLY STEWARDED COMMUNITY GARDEN.

COFFEE CONCESSION



@CAFECOLMADO
286 BROOME ST



With CAFE COLMADO

COFFEE CONCESSION



COMMUNITY CAFE AT LESCC

The Lower East Side Cultural Center (LES CC) includes an affordable food concession operated in partnership with **local pop-ups that celebrate diverse food traditions** alongside a **long-term partnership with Cafe Colmado, a neighborhood café rooted in the cultural life** of the Lower East Side. Colmados, which translates to “grocery stores,” celebrates the Puerto Rican heritage of Loisada (the Lower East Side).



Founded with a **strong emphasis on community, accessibility, and neighborhood connection**, Cafe Colmado has become known not only as a café but as a gathering space for artists, students, longtime residents, and newcomers alike. Its **emphasis on affordability, hospitality, and local identity aligns with the broader mission of the proposed LESCC**. Through a partnership like this, the project aims to **support an existing small business already embedded in the neighborhood's social fabric** while creating a welcoming, community-oriented public amenity on the site itself.

With CAFE COLMADO

COFFEE CONCESSION



COMMUNITY CAFE AT LESCC

The concession is conceived not only as a café but also as a **youth-centered after-school workforce initiative aligned with the cultural center's larger mission**. By partnering with local schools and organizations, the concession will **offer early employment and targeted job training for local youth—especially ESL students at Emma Lazarus High School**.

Through paid training and work experience, students will gain practical skills in hospitality, customer service, food service, and teamwork in a supportive setting. The program aims to **deliver accessible career development for immigrant and multilingual youth** while deepening ties between the cultural center and the local community.

The café will **serve affordable drinks and light snacks** to visitors and attendees via the Allen Street corridor and nearby open space. Its operation will remain deliberately small-scale and is **designed to complement, not compete with, existing local businesses**.

Operations and procurement will prioritize reusable and compostable packaging, integrated with the LESCC waste systems. Supply chain and waste flows will be an important aspect of practical skill development.

Concession revenue will support the long-term stability of the cultural center, funding maintenance, programs, and public access while helping to activate the site throughout the day.





PLANNED OPERATIONS

COMMUNITY CAFE AT LESCC

This concession will prioritize affordability and accessibility.

Estimated pricing:

- Drip coffee: \$3.00–\$4.00
- Espresso beverages: \$4.00–\$6.00
- Tea and cold beverages: \$3.00–\$5.00
- Fruit, Pastries & snacks: \$3.00–\$7.00

GENERAL PROGRAM AT LESCC

Services and programming may include:

- Rotating cultural exhibitions, artist talks, and performances in collaboration with artists in residence and community groups
- Educational workshops and lectures by local activists, educators, organisers, and cultural leaders
- Youth and senior programming centred on inter-generational storytelling, including community gardening.
- Community meetings and civic programming to meet neighborhood needs
- Workforce development opportunities through operation of an affordable coffee concession.

All programming at LESCC is designed to be scalable, allowing growth over time. this Scalable model prioritizes long-term sustainability, public access, affordability, fair compensation for artists/staff and gradual expansion as funding stabilizes. The Center is assumed to operate as a nonprofit organization or fiscally sponsored project in its first years.

To ensure a satisfactory experience, LESCC Cafe will have customer service surveys available to enact changes leading to better engagement with the site.



PLANNED OPERATIONS

HOURS OF OPERATION

Hours of Operation are anticipated as follows:

Monday–Thursday: 8:00 AM – 8:00 PM

Friday–Saturday: 8:00 AM – 10:00 PM

Sunday: 9:00 AM – 6:00 PM

Hours may be adjusted seasonally, for special events, or in coordination with Parks and community needs.

STAFFING PLAN

LESCC is anticipated to employ a combination of full-time, part-time, and seasonal staff. Estimated staffing may include:

- Executive Director / Project Lead (1 full-time)
- Operations and Programming Manager (1 full-time)
- Café Manager (1 full-time)
- Baristas / Concession Staff (4–8 part-time and seasonal)
- Facilities and Maintenance Staff (1–2 part-time)
- Event and Programming Assistants (seasonal/part-time)
- Security Guard
- Interns and workforce development participants.

MAINTENANCE, CLEANING & RUBBISH REMOVAL

The facility will maintain a regular cleaning and maintenance schedule to ensure safe, sanitary, and welcoming conditions for all visitors. Plans include:

- daily interior and exterior cleaning;
- scheduled restroom maintenance;
- routine rubbish, recycling, and compost removal (in compliance with all applicable City and Parks regulations);
- regular inspection of equipment and building systems;
- and prompt graffiti and vandalism mitigation.

PROPOSED FACILITY USE

THIS IS A PRELIMINARY CONCEPTUALIZATION OF THE LOWER EAST SIDE CULTURAL CENTER -
PENDING ARCHITECTURAL REVIEW.

FIRST FLOOR (OPEN TO THE PUBLIC):

■ ENTRY / WELCOME AREA (FRONT FACING) ENTRY GLASS DOORS - DELANCEY STREET

- SECURITY GUARD
- SMALL SEATING AREA
- DISPLAY CASE/ BOOKSHELF/ INFO ABOUT PROGRAMMING
- COFFEE CONCESSION
- PUBLICLY ACCESSIBLE RESTROOM (ADA COMPLIANT)
- VISIBILITY INTO MAIN HALL
- NEIGHBORHOOD VISIBILITY - LARGE WINDOWS

■ FLEXIBLE EXHIBITION + EVENT HALL (CORE SPACE)

- | | | |
|------------------------------|-------|----------------------|
| • MAIN OPEN ROOM | USES: | • EXHIBITIONS |
| • MOVABLE WALLS / PARTITIONS | | • PERFORMANCES |
| • CAPACITY: ~40-75 PEOPLE | | • FILM NIGHTS |
| | | • COMMUNITY MEETINGS |

■ COMMUNITY PROGRAMMING (ARTS & EDUCATION) TWO SMALL ROOMS

- | | | | |
|-------|------------------|-------------------|----------------------------------|
| USES: | • WORKSHOPS | • REHEARSAL SPACE | • TEXTILES /PRINTMAKING |
| | • YOUTH PROGRAMS | • CLASSROOMS | • PARTNER ORG EVENTS/PROGRAMMING |

BASMENT (SEMI-PRIVATE):

■ COMMUNITY RESOURCE OFFICE/CULTURAL HERITAGE ARCHIVE ROOM

- | | | | |
|-------|----------------------------|------------------------------------|------------|
| USES: | • PARTNER ORG OFFICE HOURS | • ADMIN BASE | • ARCHIVES |
| | • CASE WORKERS/OUTREACH | • ORAL HISTORIES/LISTENING STATION | |

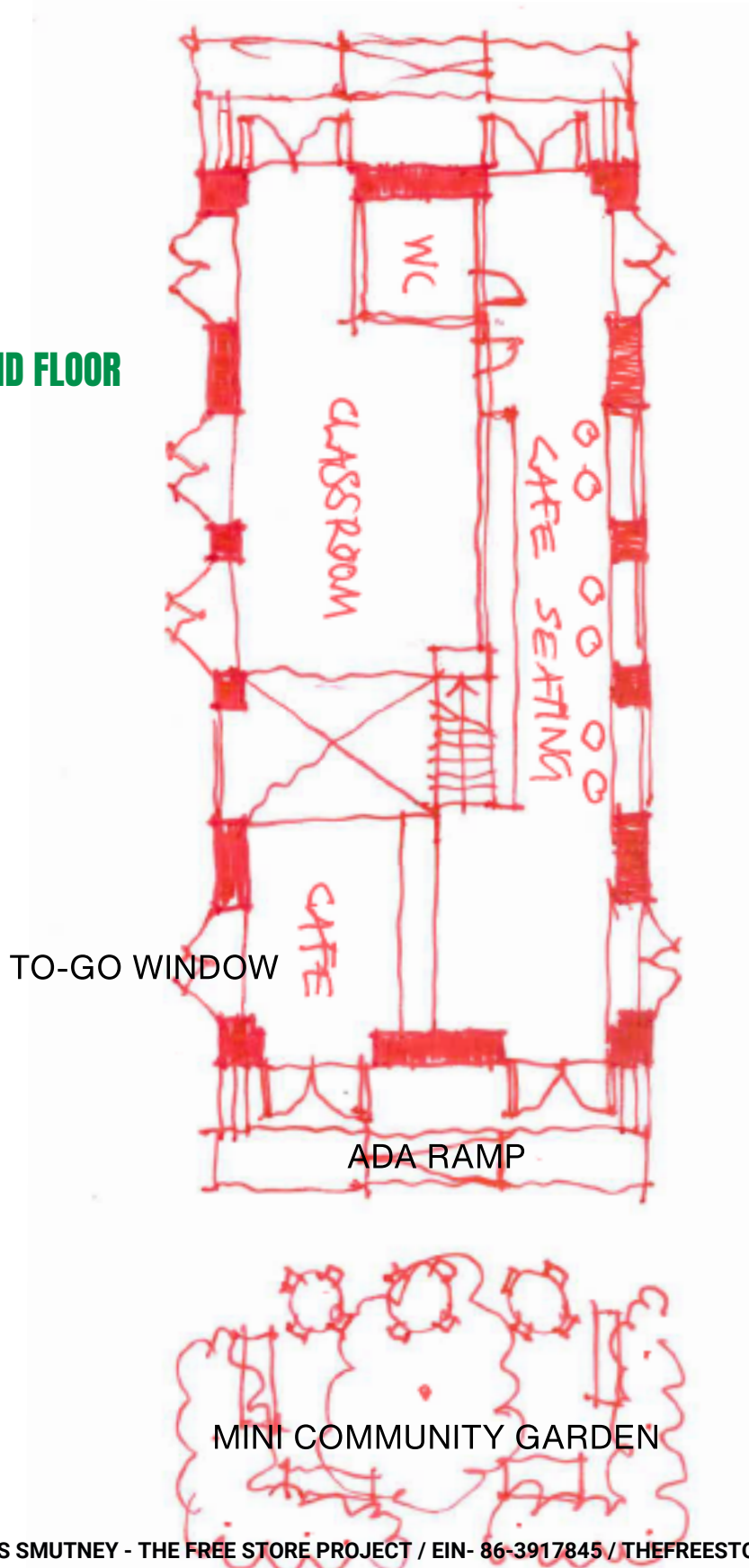
■ COMMUNITY ART STUDIOS (TWO)

TWO LOW-COST SPACES FOR WORKSHOPS IN VISUAL ARTS, TEXTILES, PERFORMANCE, AND STORYTELLING.

PROPOSED FACILITY USE

PRELIMINARY CONCEPTUALIZATION OF THE LOWER EAST SIDE CULTURAL CENTER - PENDING ARCHITECTURAL REVIEW.

GROUND FLOOR



ALLEN MALL

DELANCEY ST.



PROPOSED FACILITY USE

PRELIMINARY CONCEPTUALIZATION OF THE LOWER EAST SIDE CULTURAL CENTER - PENDING ARCHITECTURAL REVIEW.

BASEMENT



PROJECT OVERVIEW:

CONCEPTUAL LAYOUT FOR
PROGRAM & SPATIAL PLANNING -
SUBJECT TO
ARCHITECTURAL DEVELOPMENT.

Key:

- Solid lines for permanent walls
- Dashed lines for windows and movable walls
- Arrowed lines for pathways

CENTRAL CIRCULATION SPINE
CONNECTS ALL PROGRAM AREAS

[ENTRY / LOBBY]

[PUBLIC RESTROOMS]

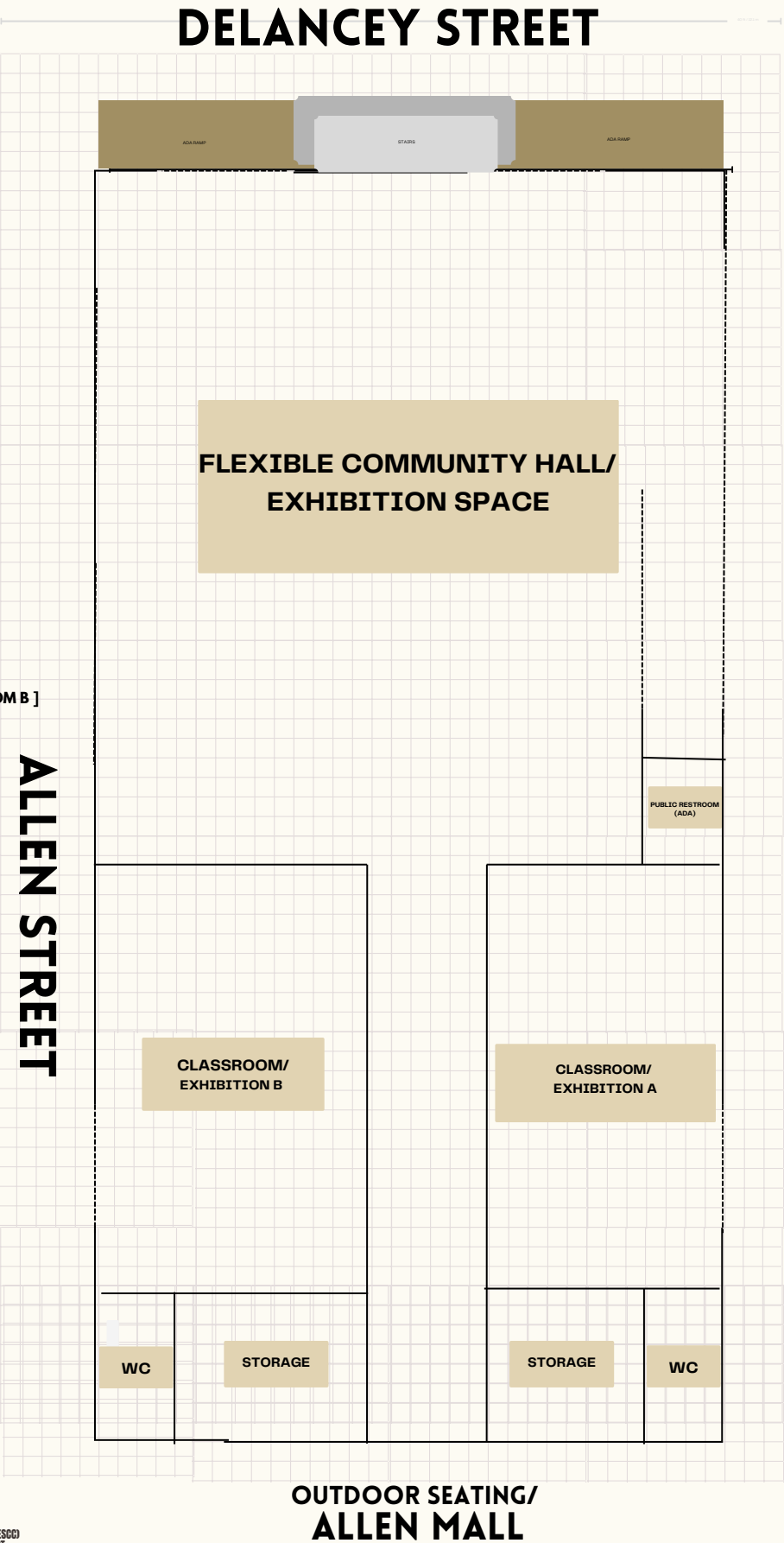
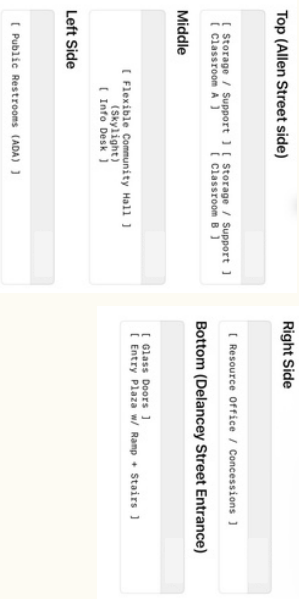
[FLEX EVENT / EXHIBITION HALL]

[RESOURCE / INFO DESK]

[FLEX CLASSROOM A] [FLEX CLASSROOM B]

[STORAGE x 2 / SLOP SINK]

[PRIVATE RESTROOMS]



PROJECT OVERVIEW:

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[RESOURCE / INFO DESK]

[FLEX CLASSROOM A] [FLEX CLASSROOM B]

[STORAGE x 2 / SLOP SINK]

[PRIVATE RESTROOMS]

Left Side

[Public Restrooms (ADA)]

Middle

[Flexible Community Hall]
[Info Desk]

Top (Allen Street side)

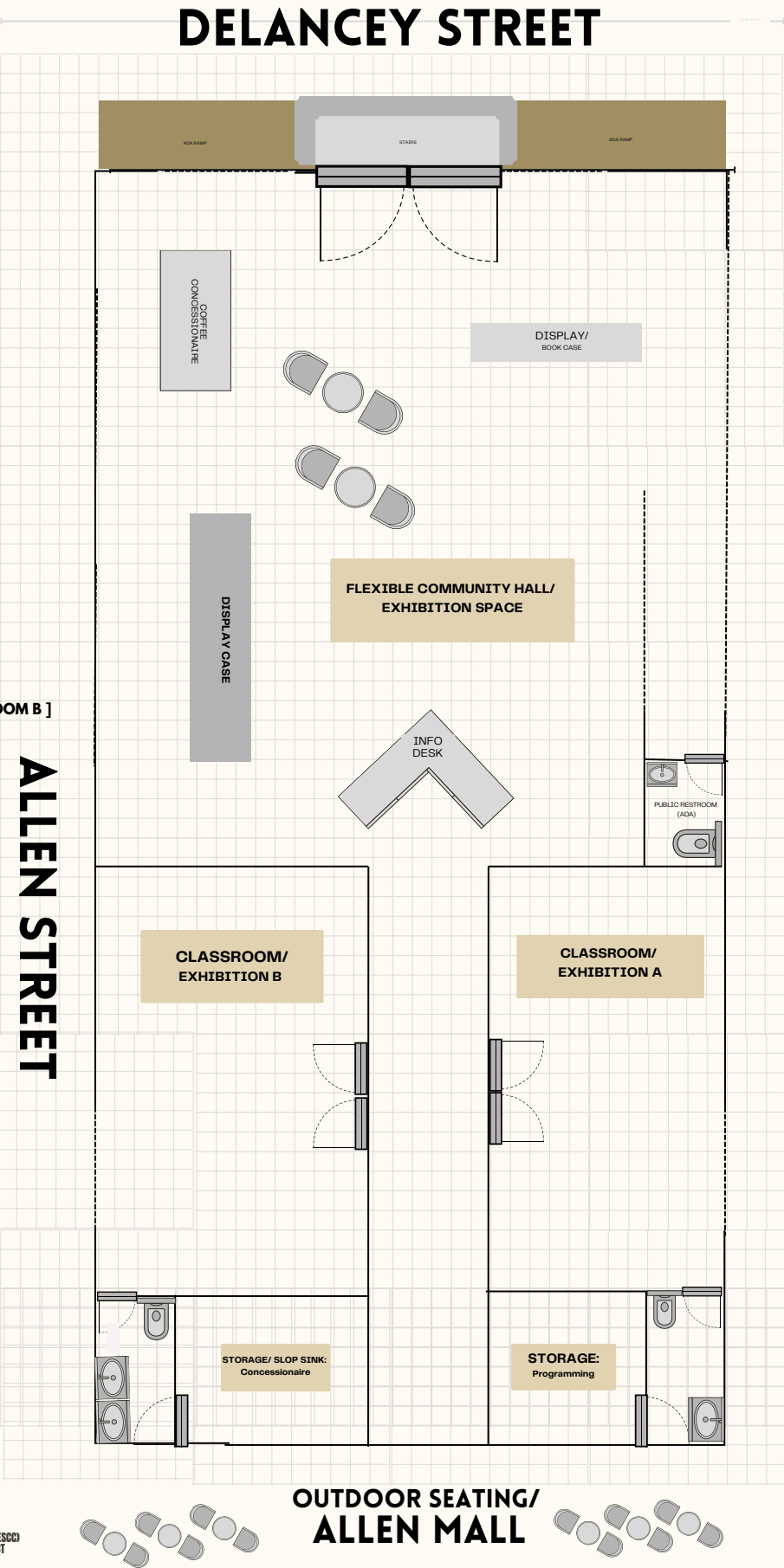
[Storage / Support] [Storage / Support]
[Classroom A] [Classroom B]

Right Side

[Resource Office / Concessions]

Bottom (Delancey Street Entrance)

[Glass Doors]
[Entry Plaza w/ Ramp + Stairs]



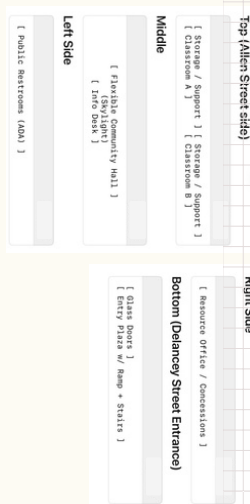
CONCEPTUAL SITE PLAN
PROJECT OVERVIEW:

[REAR ENTRY]
↓
[PRIVATE RESTROOM]
↓
[CONFERENCE TABLE]
↓
[EMPLOYEE DESKS]
[FLEX STUDIO A] [FLEX STUDIO B]

Toolkit

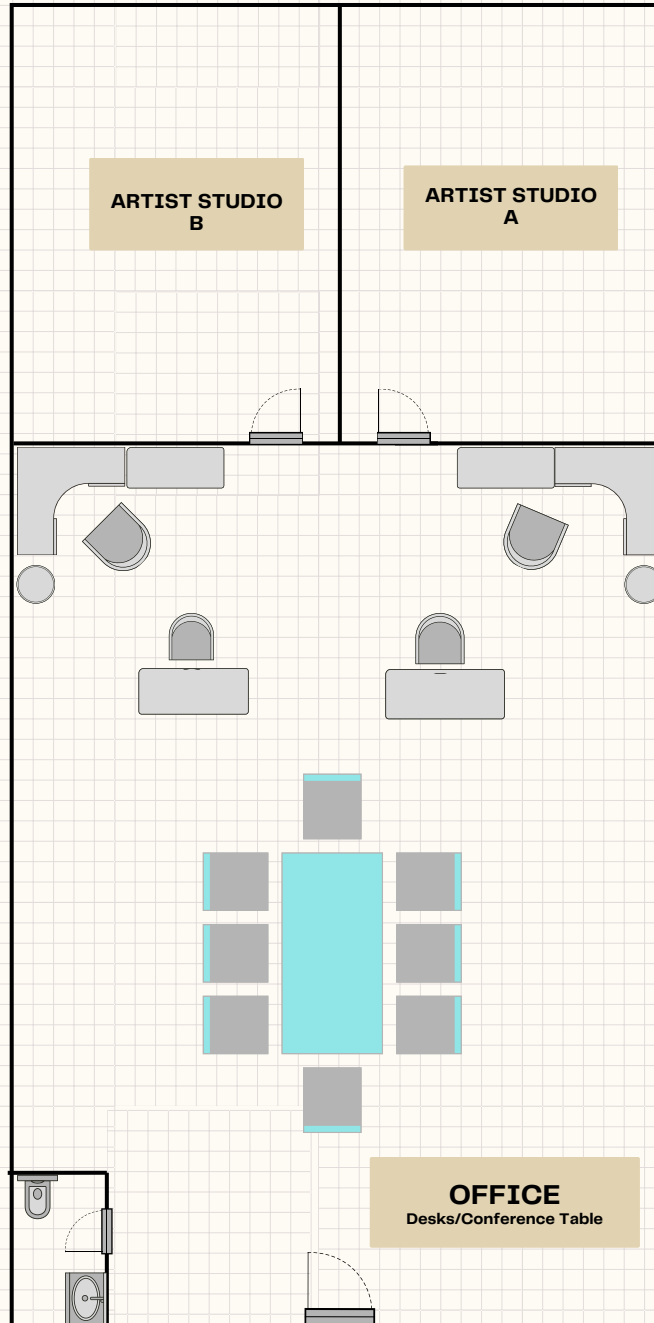
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CONCEPTUAL LAYOUT FOR
PROGRAM & SPATIAL PLANNING -
SUBJECT TO
ARCHITECTURAL DEVELOPMENT.



ALLEN STREET

DELANCEY STREET



ALLEN STREET

OUTDOOR SEATING/
ALLEN MALL

PROJECT TITLE: LOWER EAST SIDE CULTURAL CENTER (LESCC)
APPLICANT: MYLES SMUTNEY - THE FREE STORE PROJECT

PROGRAMMING PRINCIPLES

PROGRAMS ARE DIVIDED INTO: CORE WEEKLY OFFERINGS, MONTHLY SIGNATURE PROGRAMS AND SEASONAL FESTIVALS. ROTATING EXHIBITIONS AND ACTIVE USE OF THE STUDIO SPACE OFFER OPPORTUNITIES FOR PROGRAMS TO REFLECT CURRENT WORLD EVENTS.

- **Community-driven** and responsive to neighborhood needs
- **Affordable:** minimum 40% free with sliding scale options)
- **Intergenerational & multilingual** classes and events
- **Artist-led** workshops, prioritizing local creators
- **Scalable**, allowing growth over time
- **Accessible and inclusive:** All events will integrate accessibility measures, including ASL interpretation for select programs, multilingual materials, and ADA-compliant layouts.

Strong priority on local creators



WEEKLY

CORE PROGRAMS (YEAR-ROUND)

COMMUNITY ARTS WORKSHOPS

- Visual arts (drawing, painting, collage)
- Textiles & fiber arts
- Printmaking & zines
- Creative writing & storytelling

Audience: Adults, seniors, intergenerational
Cost: Free–\$10 sliding scale

HIGH SCHOOL YOUTH INITIATIVES

- Early Workforce Development programs
- Media literacy & creative tech
- Mentorship with local artists
- Culminating youth showcases

Audience: Ages 14–17
Cost: Free

OPEN STUDIO HOURS

- Affordable workspace for artists
- Drop-in creative time
- Material-sharing library in partnership with Materials for the Arts

Drop-in workshops for caregivers + kids
Multilingual facilitation

HEALTH AND WELLNESS

- Community Yoga + Dance classes
- Somatic movement
- Senior-friendly mobility classes

Audience: Adults & seniors
Cost: Free–\$10

CULTURAL HERITAGE ARCHIVE HOURS

- Oral history recordings
- Photo scanning days
- Community storytelling sessions

Audience: All ages
Cost: Free

MONTHLY

SIGNATURE PROGRAMMING

A

FIRST FRIDAYS: LES OPEN HOUSE (MONTHLY)

Free exhibitions
Open studios
Performances
Community potluck or gathering

B

NEIGHBORHOOD VOICES SERIES (MONTHLY)

Artist talks
Author readings
Activist & elder storytelling
Panel discussions

C

FAMILY ART SATURDAYS (MONTHLY)

Drop-in workshops for caregivers + kids
Multilingual facilitation

D

PERSONAL • COMMUNITY FILM NIGHTS (MONTHLY)

Documentary screenings
Local filmmaker showcases
Post-film discussions

HERITAGE • COMMUNITY FOCUS/HIGHLIGHTS (MONTHLY)

Martin Luther King Jr. Day, Independence Day, Cinco De Mayo
Jewish & Yiddish Cultural Holidays Historically central to the Lower East Side, Latinx, Caribbean & Afro-Diasporic Holidays, Three Kings Day (Día de los Reyes), Afro-Latinx Heritage Month (October), Carnaval, Día de los Muertos, Emancipation Day (Caribbean communities), Black & African Diaspora Celebrations, Juneteenth, Lunar New Year, Lantern Festival, Ramadan (programming across the month), Eid al-Fitr, Christmas, Easter, Pride Month (June), Transgender Day of Visibility, Neighborhood Anniversaries & Oral History Days, Community Block & Park Days

SEASONAL

PROGRAMMING CALENDAR

WINTER

WINTER (JAN-MARCH)

Theme: Reflection, Heritage & Skill-Building

- Winter artist residencies
- Textile & craft intensives
- Oral history preservation project
- Black History observance
- Indoor performances & readings

SPRING

SPRING (APRIL-JUNE)

Theme: Renewal, Youth & Public Art

- Youth exhibitions
- Public art & mural workshops
- Neighborhood history walks
- School partnerships & field trips
- Community gardening & sustainability workshops

SUMMER

SUMMER (JULY-SEPTEMBER)

Theme: Celebration & Outdoor Activation

- Summer arts camps
- Outdoor performances (ROAR Fest)
- Cultural heritage festivals
- Teen creative & workforce fellowships
- Community markets & fairs

FALL

FALL (OCTOBER-DECEMBER)

Theme: Legacy, Storytelling & Gathering

- Artist showcases
- Intergenerational storytelling series
- Día de los Muertos / cultural remembrance events
- Year-end exhibitions
- Community harvest celebrations

METRICS & IMPACT TRACKING LESCC will track:
Attendance numbers + Percentage of free programs
Youth participation + Demographic reach
Local artist engagement + Community partner collaborations

This data will be shared with NYC Parks annually.

The proposed Lower East Side Cultural Center will prioritize sustainability as both a design principle and an operational commitment. The project seeks to transform a long-abandoned public structure into a healthy, energy-efficient, community-centered civic space that reduces environmental impact while improving quality of life for neighborhood residents and visitors. The proposal embraces an integrated sustainability strategy rooted in adaptive reuse, recognizing that preserving and revitalizing existing structures is itself an environmentally responsible practice that reduces demolition waste, minimizes embodied carbon, and preserves neighborhood character. Sustainability efforts will focus on reducing non-renewable energy consumption, conserving water, limiting landfill waste, improving indoor environmental quality, and creating resilient public infrastructure that can serve the Lower East Side for decades to come.

Sustainable Site & Design Strategies

The project team intends to incorporate sustainably integrated design elements throughout the site, including:

- Installation of energy-efficient LED lighting and Energy Star-rated appliances throughout the facility
- Motion-activated lighting and water fixtures in restroom and service areas to reduce unnecessary energy and water consumption
- Use of low-flow faucets, toilets, and water-saving plumbing fixtures
- Maximization of natural lighting wherever feasible to reduce daytime electricity use and improve indoor wellbeing
- Incorporation of biophilic design elements including natural materials, indoor vegetation, and increased visual connection to greenery and daylight
- Exploration of high-efficiency electric HVAC systems and sustainable climate-control technologies
- Prioritization of locally sourced, recycled, reclaimed, and environmentally preferable building materials whenever feasible
- Expansion of permeable surfaces and landscaped areas surrounding the structure to reduce stormwater runoff and heat island effects
- Evaluation of opportunities for stormwater management strategies, including rain gardens or passive water collection systems where feasible
- Installation of native and shade-producing plantings to support biodiversity and improve pedestrian comfort
- Provision of bicycle parking to encourage sustainable transportation options
- Inclusion of a comprehensive recycling and waste diversion program, with composting incorporated where operationally feasible

Because the project centers adaptive reuse rather than new construction, sustainability measures will also focus on extending the useful life of the existing structure while minimizing unnecessary material replacement and construction waste.

HEALTHY INDOOR ENVIRONMENTAL QUALITY

The Cultural Center will be designed to support the health and wellbeing of visitors, artists, staff, and community members through improved indoor environmental quality. The project will prioritize access to natural light, ventilation, non-toxic and low-VOC materials, and welcoming public spaces that encourage gathering, creativity, and civic participation.

Biophilic design strategies may include:

- indoor plantings and greenery
- natural wood and recycled materials
- increased daylight penetration
- visual and physical connections to outdoor public space
- calming and accessible communal environments

These strategies aim to create a civic space that feels restorative, inclusive, and rooted in the surrounding neighborhood fabric.

Sustainable Operations & Maintenance

Sustainability will also be integrated into the day-to-day operations of the facility. Operational goals include:

- **Tracking utility usage and waste diversion metrics annually**
- **Conducting periodic sustainability and energy performance reviews**
- **Utilizing environmentally preferable cleaning products and maintenance practices**
- **Reducing single-use materials whenever possible**
- **Encouraging recycling and compost participation among staff, vendors, and visitors**
- **Prioritizing partnerships with local vendors and community organizations to reduce transportation-related environmental impacts**
- **Exploring the future use of electric maintenance equipment and sustainable delivery systems as resources permit**

The project envisions sustainability not as a standalone feature, but as an ongoing organizational practice embedded into the daily life of the Cultural Center.

Overall, the proposal seeks to demonstrate how small-scale adaptive reuse projects can serve as models for environmentally responsible, community-driven development in New York City — preserving neighborhood identity while creating healthier and more resilient public infrastructure for future generations.



CAPITAL PLAN

RENOVATION SCOPE & CAPITAL PLAN

Previous capital planning efforts for the building identified a renovation scope in the range of \$1.2 million, for the building alone, directly reflecting the level of investment required to bring the structure into full, code-compliant use. This prior assessment demonstrates both the physical viability of the building and the City's historical recognition of its value as a public asset. Building on this precedent, LESCC proposes a phased capital and funding strategy that allows for early activation of the site while pursuing comprehensive capital improvements in partnership with public and private funders.

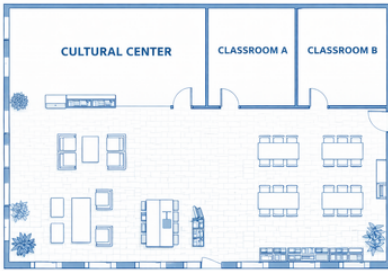
A phased renovation will upgrade the building into a safe, ADA-compliant, modern facility for the community.

IMPROVEMENTS INCLUDE:

- Structural and roof repairs.
- ADA ramp + accessible restrooms.
- Updated HVAC and electrical systems.
- Energy-efficient lighting.
- Flexible studio and exhibition partitions.
- Cosmetic interior + exterior upgrades.
- All work will follow NYC sustainability and historic preservation guidelines.

Exterior improvements that respect the historic character of the building

All renovation work will be guided by sustainability standards and overseen by licensed architects and contractors with experience in NYC public projects.



The building's history demonstrates long-standing community support, prior capital recognition at the \$2M+ level, and repeated identification of the comfort station as a viable community-use asset.

MOVING FORWARD

Prior capital assessments by NYC Parks indicate that a renovation budget of approx \$4M is appropriate for bringing the structure to full use. Our proposed cultural program offers a more flexible, phased capital plan that can begin activation at a significantly lower initial cost while pursuing supplemental capital in partnership with public and private funders. Prior funding attempts, restoration specs and capital recognition at the \$2M+ level has set important precedent for framing a \$4M renovation estimate (for this stretch of mall at Allen and Delancey) as a reasonable and historically grounded starting point.

An analysis of the building's footprint, anticipated program volume, and precedent investments in similarly scaled cultural facilities supports a \$4M renovation budget as an efficient, high-return investment in public access & community benefit.

Exterior improvements that respect the historic character of the building. All renovation work will be guided by sustainability standards and overseen by licensed architects and contractors with experience in NYC public projects.

FUNDING & ESTIMATES



As part of our long-term planning, we anticipate the need to pursue City Council discretionary capital funding in Fiscal Year 2027 to support phased renovation and activation of the site. Knowing the allotment is \$5M per year, we plan to ask for \$250K, with additional funding sought through a variety of outlets, all highlighted in these materials. We are developing a responsible capital strategy that allows for early public benefit while advancing toward full code-compliant improvements over time.

HARD COSTS (CONSTRUCTION)

- Abatement (asbestos/lead if present) - \$40K-\$220K
- Structural / roof repairs - \$75K-\$600K
- Exterior repairs / new doors & windows - \$40K-\$300K
- Accessibility (ramp, handrails, accessible restroom conversion) - \$185K-\$1.1M
- HVAC (mini-split systems + ducting) - \$75K-\$400K
- Electrical upgrade (service, lighting, outlets) - \$100K-\$600K
- Plumbing (rework, new drains, hand sinks, backflow prevention) - \$60K-\$300K
- Fire safety & alarms (detectors, panel; sprinklers if required) - \$75K-\$500K
- Interior buildout- Two stories; partitions, finishes, flooring, paint - \$60K-\$900K
- Sitework (fencing, signage, exterior lighting) - \$20K-\$185K

SOFT COSTS (OTHER)

- Architect / engineer / code analysis / schematic design - \$65K-\$300K
- Permits, DOB filings, inspections - \$25K-\$175K
- Expediter - \$3K-\$25K
- Project management / contingency - \$225K-\$1.5M
- Furniture, AV, basic equipment (portable seating (indoor/outdoor), projector, counters, shelving) - \$25K-\$185K
- Insurance, legal, community outreach materials - \$15K-\$90K

*Figures reflect 2023 consultation with independent contractor.

BALLPARK ESTIMATES

- **Mid-level cultural activation** (permanent conversion to small gallery / micro-studio / workshop space; moderate upgrades, HVAC, electrical, ADA access): \$650,000.
- **Full code-compliant reuse for public assembly / permanent cultural center** (major renovation: structural, full MEP, accessibility, fire protection, permits, months of work): \$750,000 – \$1.8M+.



Taken together, this history demonstrates long-standing community support, prior capital recognition at the \$2M+ level, and repeated identification of the comfort station as a viable community-use asset.

GREEN ENERGY ESTIMATES

Prior capital assessments by NYC Parks indicate that a renovation budget of approx \$5M is appropriate for bringing the structure to full use. Our proposed cultural program offers a more flexible, phased capital plan that can begin activation at a significantly lower initial cost while pursuing supplemental capital in partnership with public and private funders. Prior funding attempts, restoration specs and capital recognition at the \$1M+ level has set important precedent for framing a \$4M renovation estimate (for this stretch of mall at Allen and Delancey) as a reasonable and historically grounded starting point.

- **Structural / roof stabilization — \$500K**
- **Full HVAC system (code-compliant, assembly use) - \$400K**
- **Electrical overhaul (service, lighting, load capacity) - \$350K**
- **Plumbing (new restrooms, drainage, backflow) - \$250K**
- **Fire safety (sprinklers, alarms, egress systems) - \$500K**
- **ADA accessibility (ramps, doors, compliant restrooms) - \$400K**
- **Interior buildout (multi-room, finishes, flooring) - \$300K**
- **Exterior restoration (historic façade, windows, doors) - \$200K**

**Figures reflect 2023 consultation with independent contractor.*

RENOVATION & CAPITAL IMPROVEMENTS



We plan to partner with Paul A Castrucci Architects, 179 Rivington NY NY 10002

To bring the building up to modern standards, we anticipate a phased renovation.

EXPECTED COSTS

- Structural and roof repairs.
- New HVAC and energy-efficient systems.
- ADA accessibility upgrades, including ramps and compliant restrooms.
- Updated electrical and lighting suitable for creative use.
- Multi-room buildout.
- Installation of flexible, multi-use interior partitions.
- Full code compliance for performance/events/occupancy loads >50.
- Sprinklers/safety measures.

EXPECTED CHALLENGES

- **Change of use / occupancy type:** turning restrooms into a space used by the public (especially assembly) triggers much stricter code and fire-safety requirements.
- **Hazards & concealed conditions:** asbestos, lead paint, insect/deteriorated framing, or major roof/structural issues blow budgets quickly.
- **Accessibility:** ramps, widened doors, an accessible restroom or lift can be costly on a small footprint.
- **Mechanical systems:** original restroom houses often have no modern HVAC, insufficient electrical service, or aging plumbing. Adding HVAC and adequate electrical is expensive in tight spaces.
- **Site constraints:** narrow sidewalks, historic detail preservation, and Parks/land-use permitting add time and cost.



PHASED OPERATIONS

PROPOSED CAPITAL INVESTMENT, IMPROVEMENTS AND DESIGN

Delancey Street Comfort Station Adaptive Reuse Proposal

The proposed project will consist of the adaptive reuse and rehabilitation of the existing historic comfort station structure located on the Delancey Street median, transforming the currently vacant site into a publicly accessible Lower East Side Cultural Center with integrated cultural programming, community space, workforce development opportunities, concessions, and public amenities.

The project is anticipated to proceed in multiple phases over an estimated 18–30 month implementation period following award, approvals, and permitting.

PHASE 1

PHASE 1 — PROJECT PLANNING, DESIGN & COMMUNITY ENGAGEMENT

Estimated Duration:

3–6 months

Estimated Cost:

\$150,000–\$350,000

Scope:

- architectural and engineering assessments;
- code and ADA compliance review;
- environmental and structural evaluation;
- schematic design and conceptual planning;
- community engagement and stakeholder meetings;
- operational planning and partnership development;
- permitting coordination and agency review;
- preparation of construction documents.

This phase will focus on refining the project scope, ensuring feasibility, and incorporating community and agency feedback into the final design approach.

PHASED OPERATIONS

PHASE 2

PHASE 2 — SITE STABILIZATION & CORE INFRASTRUCTURE IMPROVEMENTS

Estimated Duration:

4–8 months

Estimated Cost:

\$1,000,000–\$2,000,000

Scope:

- structural stabilization and rehabilitation;
- utility upgrades (electrical, plumbing, HVAC);
- waterproofing and envelope restoration;
- accessibility improvements and ADA compliance;
- restroom infrastructure installation or rehabilitation;
- fire safety and life safety systems;
- energy-efficient systems upgrades;
- interior demolition and preparation.

This phase will prioritize restoring the long-vacant structure to safe and functional operating condition while modernizing essential infrastructure systems.

PHASE 3

PHASE 3 — INTERIOR BUILD-OUT & PUBLIC SPACE IMPROVEMENTS

Estimated Duration:

4–6 months

Estimated Cost:

\$1,000,000–\$1,750,000

Scope:

- interior construction and finish work;
- exhibition and programming space build-out;
- café/concession installation;
- lighting and audiovisual systems;
- public seating and flexible-use infrastructure;
- workforce training and operational spaces;
- installation of energy-efficient appliances and fixtures;
- exterior facade improvements and signage.

This phase will transform the rehabilitated structure into an operational cultural facility capable of supporting exhibitions, workshops, educational programming, and concessions.



PHASED OPERATIONS

PHASE 4

PHASE 4 — LANDSCAPE, STREETScape & EXTERIOR IMPROVEMENTS

Estimated Duration:

2–4 months

Estimated Cost:

\$250,000–\$750,000

Scope:

- landscaping and planting installations;
- exterior seating and gathering areas;
- lighting and safety improvements;
- bicycle parking and pedestrian amenities;
- rubbish and recycling infrastructure;
- public art and interpretive elements;
- integration with surrounding Allen Street corridor improvements.

Landscape and exterior improvements will prioritize accessibility, safety, neighborhood integration, and long-term site stewardship.

PHASE 5

Phase 5 — Operational Launch & Workforce Development Activation

Estimated Duration:

1–3 months

Estimated Cost:

\$100,000–\$250,000

Scope:

- staffing and operational onboarding;
- workforce development training programs;
- concession launch in partnership with Cafe Colmado;
- installation of exhibitions and programming infrastructure;
- systems testing and final inspections;
- soft-opening and public launch programming.

This phase will focus on activating the space through public programming, operational readiness, and community partnerships.

FUNDING PIPELINE

The Lower East Side Cultural Center (LESCC) will be supported through a diversified and sustainable funding model that combines public investment, private philanthropy, earned revenue, and community support. This approach ensures both near-term feasibility and long-term operational stability. We are not submitting taxes at this time.

FINANCIAL SUSTAINABILITY

The LESCC will be supported through:

- Philanthropic grants
- Government funding
- Program fees + space rentals
- Sponsorships
- Community fundraising events



Source	Example	Notes
FOUNDATIONS	Mellon, Ford, LMCC, NY Community Trust, LMDC	Area offices of Cultural Affairs
GOVERNMENT	DCLA, DYCD, NYSCA, City Council Discretionary (\$250K x Districts 1 & 2)	Grants/Mayoral support/Funding already available
DONORS	Local philanthropists, LES patrons, Bronfmans	Board Members or LES institutions
REVENUE	Rentals, advanced classes, memberships	Early gifts and registry

Based on the building's square footage, projected annual public utilization, and comparable City-funded cultural facility activations, \$250K of District 1 & 2 Discretionary Funds are a right-sized investment to safely renovate, activate, and steward this footprint as a year-round, high-impact community asset.



ESTIMATED YEARLY OPERATING BUDGET

The LESCC budget is intentionally conservative, diversified, and scalable, demonstrating fiscal responsibility while allowing for program growth over time. The model prioritizes long-term sustainability, public access/ affordability and gradual expansion as funding stabilizes

ASSUMPTIONS

- Facility size: ~4,000–6,000 sq ft (adjustable)
- NYC Parks lease/concession fee: nominal or percentage-based
- Year 1 includes partial programming ramp-up
- Staff size grows modestly over 5 years
- At least 40% of programs remain free

YEAR 1 OPERATING BUDGET (START-UP YEAR) EXPENSES

Personnel

- Executive Director (FT): \$85,000
- Program Manager (PT): \$35,000
- Teaching Artists & Facilitators: \$40,000
- Operations / Facilities (PT): \$25,000
- Payroll taxes & benefits: \$18,000

Total Personnel: \$203,000

Facility & Administrative

- Utilities: \$30,000
- Insurance: \$12,000
- Maintenance & cleaning: \$18,000
- Office & technology: \$10,000
- Accounting, legal & audit: \$15,000
- Marketing & outreach: \$10,000

Total Facility/Admin: \$95,000

Program Expenses

- Art supplies & materials: \$20,000
- Exhibitions & performances: \$15,000
- Youth program costs: \$12,000
- Community events & festivals: \$10,000

Total Program Expenses: \$57,000

TOTAL YEAR 1 EXPENSES: \$355,000

YEAR 1 REVENUE

- Foundation & government grants: \$180,000
- Individual donations: \$50,000
- Program fees (sliding scale): \$45,000
- Space rentals & memberships: \$60,000
- Fundraising events: \$60,000

TOTAL YEAR 1 REVENUE: \$395,000

5 YEAR OPERATIONAL BUDGET YEAR/EXPENSES REVENUE

5-YEAR FINANCIAL PROJECTION SUMMARY

Surpluses are directed to reserves, capital replacement, and program expansion.

YEAR	EXPENSES	REVENUE
1	355,000	395,000
2	385,000	405,000
3	420,000	430,000
4	460,000	475,000
5	505,000	520,000

REVENUE MIX (ONGOING) This diversified mix reduces reliance on any single funding source.

- Grants (public + private): 45–50%
- Earned income (classes, rentals, memberships): 30–35%
- Individual giving & events: 15–20%

CAPITAL & RENOVATION FUNDING (SEPARATE FROM OPERATIONS) Estimated renovation range: \$850,000–\$1.5M, depending on building condition.

Capital improvements will be funded through:

- City capital allocations
- Private foundation grants
- Individual major gifts
- Corporate sponsorships

FINANCIAL CONTROLS & OVERSIGHT

- Board Finance Committee oversight
- Annual independent audit or review
- Segregated operating and capital accounts
- Regular reporting to NYC Parks

FINANCIAL SUSTAINABILITY STATEMENT

The Lower East Side Cultural Center is designed to operate responsibly within its means while steadily expanding public benefit. Diversified revenue streams ensure LESCC's long-term viability as a public-serving cultural institution.



Department Of the Treasury
Internal Revenue Service
Philadelphia, PA 19255-0023
Important Information - Please Read



IRS Notice CP575A

MY LES CULTURAL CENTER INC
116 KINGSLAND AVE
BROOKLYN, NY 11222

May 01, 2026

We assigned you an employer identification number (EIN)

Your EIN is **42-2284552**. The name control associated with this EIN is **MYLE**.

What you need to do

- If you did **not** apply for this EIN, visit [IRS.gov/EINNotRequested](https://www.irs.gov/EINNotRequested).
- Use this EIN and your name exactly as they appear above when you fill out your tax returns. Otherwise, it may cause delays. Keep a copy of this notice for your records because we'll only send it to you once. You can share a copy with future officers of your organization or anyone asking for proof of your EIN. If your name or address is incorrect as shown, send the correct information to the address at the top of this notice.
- You must file the following forms by the dates shown.

Form	Due Date
1120	04/15/2027

What you need to know

If you need to pay certain types of taxes, like employment or corporate income taxes, we'll send you a package with instructions. The package will tell you how to pay your taxes online using the Electronic Federal Tax Payment System (EFTPS). We'll also send you a personal identification number (PIN) separately. Be sure to activate your PIN when you receive it, so you can start using the EFTPS. To learn more about EFTPS, refer to Publication 966, Electronic Choices to Pay All Your Federal Taxes.

If you qualify as a small business corporation and plan to file Form 1120-S, U.S. Income Tax Return for an S Corporation, you must first file Form 2553, Election by a Small Business Corporation, to elect to be treated as an S corporation. Refer to the instructions for the Form 2553 for more information.

Additional Information

- Refer to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business, for tips on keeping your EIN safe.
- Find tax forms or publications by visiting [IRS.gov/Forms](https://www.irs.gov/Forms) or by calling 800-TAX-FORM (800-829-3676).
- Call us at 800-829-4933 if you can't find what you need online. If you prefer, you can write to the address at the top of this notice.

Founder & Director - The Free Store Project

New York City - 2020-Present

Founded and led a grassroots network of 15+ community kiosks across New York City that distributed free resources, clothing, and care supplies to thousands of residents.

- Recruited, trained, and coordinated 180+ volunteers; built partnerships with NYC Parks, NYCHA, Housing Works, and mutual-aid groups citywide.
- Organized community events, clean-ups, and resource-sharing drives emphasizing dignity, accessibility, and sustainability.
- Oversaw all communications and public outreach: managed social media, wrote newsletters, liaised with press, and developed on-site signage and storytelling that amplified community participation.
- Balanced daily operations, fundraising, and long-term strategy — experience directly applicable to managing neighborhood outreach and constituent engagement.

Director, ROAR! Summer Festival — University Settlement

New York, NY | 2023-2024

Produced and promoted 17+ cultural satellite events on top of over 200 hours of weekly free programming in the Lower East Side, collaborating with artists, vendors, and city partners.

- Led community outreach campaigns, developed marketing materials, and coordinated a street team that distributed flyers and built word-of-mouth excitement.
- Strengthened relationships with local residents and organizations to ensure programming reflected community priorities.
- Managed on-site event logistics and volunteer operations with a focus on accessibility and safety.

Mentor - Apple/Women Who Create

New York City - 2020-2022

Selected by Apple to mentor emerging women creators of color through creative strategy. Provide ongoing guidance through weekly meetings and collaborative planning, helping participants refine their project goals, develop brand identity, and establish sustainable creative practices.

- Provide mentorship and professional development for emerging BIPOC artists and small-business founders.
- Guide participants through project planning, marketing, and resource-building strategies.

-
- STRENGTHS**
- Deeply rooted in NYC's mutual-aid and creative-community networks.
 - Experienced working across government agencies, nonprofits, and grassroots groups.
 - Committed to housing justice, accessibility, and creative problem-solving in public service.
 - Community Outreach & Organizing
 - Event & Program Coordination
 - Volunteer Management
 - Public Communications & Social Media
 - Partnership Building
 - Constituent Services
 - Crisis-Response Logistics
 - Inclusive Storytelling

COMMUNITY & RECOGNITION

Featured in Local & National Press (NBC, CBS, Pix11, NY Mag, BBC), Winner Muse Health & Wellness "HandsOn Movement" 2020, Grant Recipient "Innovative Leaders of 2020", Grant Recipient NYFA City Arts Corps Grant 2021, Grant Recipient Citizens Committee 2020/2021/2023, Panelist Brooklyn Chamber of Commerce "Best Practices in Resiliency & Sustainability" alongside NY Presbyterian Hospital, 651 Arts, Weeksville Institute & the YMCA - Staples, NYPD, NYS Parks Dept, Conbody, StreetWork Harm Reduction Centers, Ali Forney, Creative Time, Imm Social Services, NYCHA, Nickelodeon, PS18, Emma Lazurus High School, Brooklyn Chamber of Commerce, Sylvia Rivera Law Project, Bluestockings, Housing Works, UGGS, Bloomingdale's, Planned Parenthood, Materials for the Arts, Catholic Charities, ArtBridge, Citizens NYC Sidenote: Ran for District Leader 2023 Assembly District 65, Zone A

EDUCATION

School of Visual Arts

New York City
Bachelors of Fine Arts

School of the Art Institute of Chicago

Chicago
Fiber & Materials Studies

MYLES SMUTNEY
347.738.8298
MYLES.SMUTNEY@GMAIL.COM

ROAR

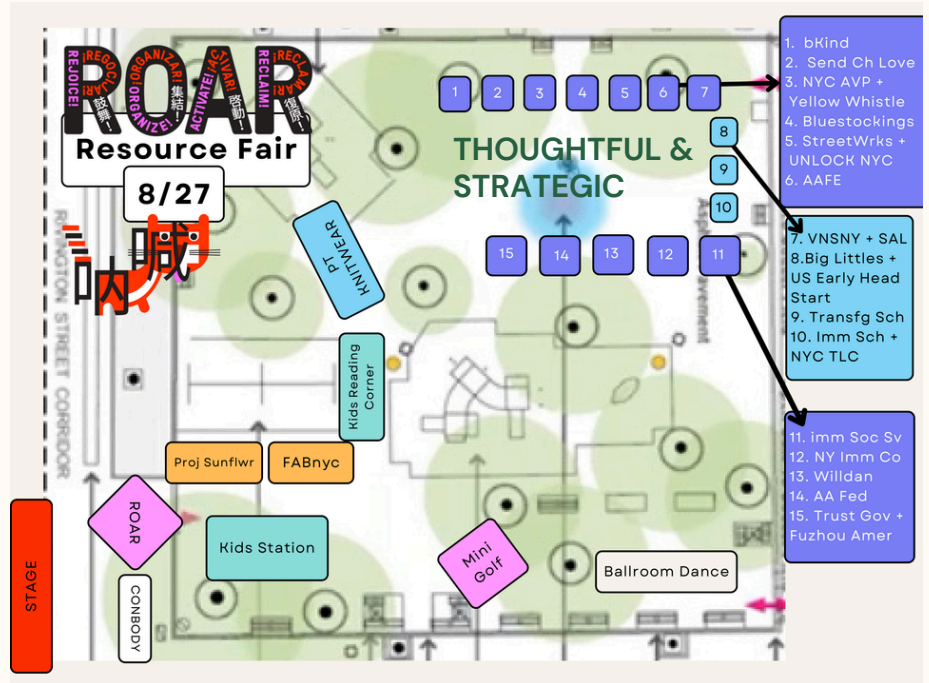
RESOURCE FAIR

CLOSING CEREMONIES



ROAR RESOURCE FAIR

ORGANIZATION SEATING CHART- SDR PARK - 24 RENTED TABLES WERE MANED BY REPRESENTATIVES OF VARIOUS LOCAL COMMUNITY ORGANIZATIONS, SCHOOLS & CIVIC CENTERS.



JOIN US AT THE RESOURCE FAIR!

Meet & greet representatives from over 25 incredible organizations

SAT AUGUST 27TH, 12-5PM

Learn about harm reduction, immigrant rights, social services, area Arts and mentorship programs, climate justice, fair housing & more!

LIVE PERFORMANCE BY PINCLOUDS 3PM
DJ @ISAACLICKES_ 4PM

PARTICIPANTS INCLUDE:

- Bluestockings Bookstore Collective
- StreetWorks NYC
- Asian Americans For Equality
- Mencius Society for the Arts
- UNLOCK NYC
- Transfiguration School
- NY Immigrant Coalition
- Ray's Bar (Chrystie St)
- Send Chinatown Love
- PT Knitwear & Podcasts
- Trust for Governor's Island

CELEBRATE COMMUNITY • ROAR WITH US!
JOIN THE CITY CLEAN-UP & SCAVENGER HUNT W/@CONBODY AT 12PM

ROAR SARA D ROOSEVELT PARK • @ROARWITHUSNYC
RIVINGTON STREET BTWN CHRYSIE & FORSYTH



UNIVERSITY SETTLEMENT INVITES YOU TO

Join Us for the ROAR RESOURCE FAIR!

12PM-5PM

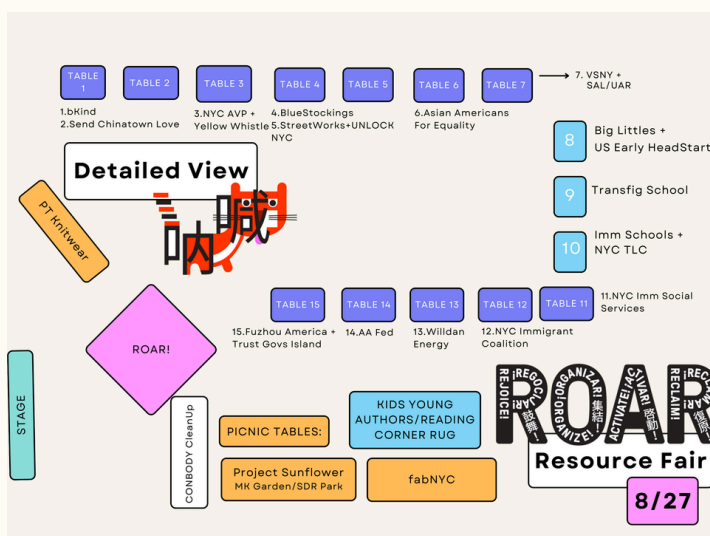
Learn about harm reduction, immigrant rights, social services, local Arts & mentorship programs, climate justice & more!

Participants include:

- Bluestockings Collective
- NY Immigrant Coalition
- Mencius Society for the Arts
- Willdan Energy Solutions
- Transfiguration School
- UNLOCK NYC
- StreetWorks
- Send Chinatown Love
- Minid Kalunga Garden
- Asian Americans For Equality
- PT Knitwear & Podcasts
- The Yellow Whistle

SATURDAY AUGUST 27TH
Live performance by Pinc Lounds + DJs, raffles, prizes & more!

Sara D Roosevelt Park
Rivington Street btwn Chrystie & Forsyth



THE FREE STORE PROJECT

ALL FREE STORE PROJECT EVENTS
ARE ROOTED IN MUTUAL AID,
ACCESSIBILITY & COLLECTIVE CARE.



COMMUNITY EVENTS

The Free Store Project produced and hosted community-based events including free book fairs, food and essential-goods distributions, clothing swaps, community cleanups, artist-led workshops, and pop-up mutual aid activations. Each event was designed to meet immediate neighborhood needs while creating welcoming, dignified spaces for connection, care & resource sharing.

THE FREE STORE PROJECT

COMMUNITY INITIATIVE OF FREE-STANDING "ALT-MARKET" KIOSKS BUILT ACROSS NYC



THEFREESTOREPROJECT.COM

Formed during the pandemic, The Free Store Project is a community-centered initiative aimed to solve economic inequality while addressing climate change. We set out to restore hope and neighborhoods with freestanding alt-markets. Sharing hubs that are open and accessible to the public 24/7. Free Stores provide resources in a dignified "shopping" experience to all who visit. Through our many events, engagement, and community outreach- we strive to make a positive impact with all of our pursuits.





ABOUT THE TEAM

LUCY TUCHMAN

Overview: Civic engagement and public policy consultant with experience in municipal policy research, nonprofit and government program operations, community engagement, project supervision, and fundraising. Engaged community member with a longstanding commitment to building inclusive institutions and empowered communities. Wharton School Awarded..

Lucy Tuchman is a public policy strategist, researcher, and project manager whose work focuses on strengthening public systems, expanding civic infrastructure, and advancing community-centered solutions across the United States. With a background in community organizing and public administration, Lucy specializes in managing complex projects that bring together government agencies, nonprofits, community stakeholders, and residents to address challenges related to workforce development, housing, education, economic opportunity, public health, and civic engagement.

Lucy currently manages and supports large-scale strategy and research initiatives across the country through her work with Public Works LLC, where she leads stakeholder engagement, policy research, strategic planning, facilitation, and report development for public sector and nonprofit clients. Her work has included projects involving workforce systems, community development, government modernization, data and performance analysis, and public engagement processes in both major metropolitan areas and rural communities.

She holds a Master of Public Administration from the Colin Powell School for Civic and Global Leadership, where she graduated at the top of her class. Her academic work focused on the relationship between public investment and outcomes in low-income communities of color, particularly in the areas of health, education, and public safety. She also earned a Bachelor of Arts in Sociology and was recognized as a scholar and fellow through the Holleran Center for Public Policy & Community Action.

In addition to her policy and strategy work, Lucy has extensive experience in coalition building, facilitation, survey development, focus groups, and community-based research. She is passionate about creating spaces and initiatives that foster belonging, creativity, intergenerational connection, and community empowerment.

EDUCATION

- Certificate in Accelerated Entrepreneurship, The Wharton School, University of Pennsylvania
- M.P.A. Colin Powell School for Civic and Global Leadership at City College of New York
- B.A. Sociology, Connecticut College
Certificate in Public Policy and Community Action, Holleran Center

EXPERTISE



Stakeholder Engagement



Research and Evaluation



Project Management

LUCY TUCHMAN

SENIOR ANALYST

PROFILE

Policy and research analyst with expertise in municipal policy advising, government strategy, and community development.

RELEVANT EXPERIENCE

Senior Policy Analyst

Public Works LLC | 2021 - present

- Manage a team of consultants on local government review projects
- Conduct interviews and focus groups with key stakeholders
- Conduct best practice research and develop performance metrics and strategy solutions for government agencies

Graduate and Undergraduate Teaching Assistant

Colin Powell School for Civic and Global Leadership | 2023-2024

- Curated content and facilitated discussions for students for the following classes: Strategic Management of Public Organizations; The Immigrant Youth Movement; Advanced Quantitative Methods

Consultant

Colin Powell School for Civic and Global Leadership MPA Program | 2023-2024

- Conducted both qualitative and quantitative research to determine the strategic direction and core competencies for the MPA Program.

ACT NOW

Associate Manager of Program Services | 2022- 2023

- Met with stakeholders in major U.S. cities and rural towns. Gained an understanding of the issues plaguing communities and helped them organize and address service gaps and overlaps.
- Strategized and developed programming aligned with the mission of building civic space by helping communities organize around systemic issues of poverty, racism, criminal justice, and social inequality.
- Evaluated organizational efficiency & efficacy through internal reports, surveys, and program evaluation.

ABOUT THE TEAM

PAUL A CASTRUCCI ARCHITECTS

Paul A. Castrucci Architects (PCA) is a mission-driven firm on the leading edge of sustainable, equitable, and community-centered architecture. Based in New York City's Lower East Side, Paul A. Castrucci Architects (PCA) is a mission-driven firm on the leading edge of sustainable, equitable, and community-centered architecture.

Situated at the intersection of affordable housing, climate resilience, and community activism, our work is driven by the need to create impactful change. For over 30 years, PCA has tackled systemic challenges with thoughtful, holistic solutions, designing human-centered environments that uplift and sustain communities of all sizes. They specialize in designing healthy, high-performance buildings, integrating Passive House principles to foster environmental restoration, renewal, and a legacy of stewardship within the urban fabric.

Our work has been featured in respected publications such as The New York Times, Oculus, Dwell, The Architect's Newspaper, Inhabitat, and Green Building Advisor. Among our accolades are three New York State Energy Research and Development Authority (NYSERDA) Buildings of Excellence Awards, honoring our dedication to designing resilient, climate-friendly multifamily buildings that prioritize health, equity, and sustainability for residents and their communities.



May 16, 2026

Lindsay Schott

Office of the Concessions Division

City of New York Parks, The Arsenal - Central Park

830 Fifth Avenue - Room 407, New York, New York 10065

RE: SOLICITATION # M4-SB-2026 – Allen Street Project / Lower East Side Cultural Center

Dear Ms. Schott,

We at Paul A. Castrucci Architects are pleased to submit this proposal for architectural design and consulting services for the Allen Street Project, and its evolution into the Lower East Side Cultural Center. We have proudly called the Lower East Side home for over 30 years, and its vibrant culture continues to inspire our sustainable, equitable, and community-centered design work. Said work includes ABC No Rio, a new Lower East Side cultural facility and NYC EDC's first passive house project, opening to the public this August.

In 2015, we delivered NYC's first certified Passive House and Net Zero multifamily building. In 2024, we bested that with the city's first Passive House modular affordable housing building. We recognize you are prioritizing sustainable building for this project, and Passive House standards are more rigorous than LEED, typically exceeding standard green building requirements.

Our portfolio spans master planning, ground-up construction, adaptive reuse, and deep energy retrofits. We are the proud recipients of 3 NYSERDA Buildings of Excellence awards and 2 US Dept of Buildings Better Project Awards. Clients commend our designs for being **"beautiful and contextual but not boring,"** and recognize our commitment to **pushing boundaries while remaining grounded in respect for budget and context.** Finally, we are well-versed in working with city agencies including DDC, EDC, and HPD.

Our team of 14 architects is led by myself, Paul A. Castrucci. Since the firm's inception, I have focused on historic preservation, low-income housing, cultural institutions, and private residences while **prioritizing context, sustainable materials, and renewable energy.** Our firm has deep experience in envelope upgrades, electrification, energy recovery ventilation, heat pump systems, and on-site renewables. Where feasible, we will incorporate these systems and upgrades to reduce energy use and improve comfort for all who frequent the Allen Street Project. These measures will deliver stable temperatures, continuous fresh air, and at least 60-75% less energy use compared to a conventional rehab, translating into **a healthier, more comfortable, and more efficient space for all who visit this future cultural center.**

We are committed to revitalizing the Allen Street Project in a way that honors your vision, so Lower East Side residents can gather, learn, and grow with dignity, health, and comfort for years to come. Thank you for your consideration.

Sincerely,



Paul A. Castrucci, RA, AIA

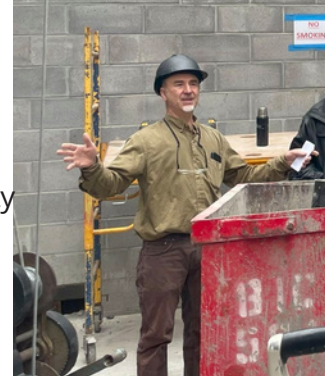
Founding Principal, Paul A. Castrucci Architects PLLC

paul@castrucciarchitect.com | 212.254.7060 ext 601 | 179 Rivington Street, Suite 1A, New York, NY 10002

PAUL A. CASTRUCCI, R.A. **FOUNDER / PRINCIPAL**

Paul A. Castrucci, R.A. is a Registered Architect with the State of New York and New Jersey and has over thirty years of experience in architectural design, planning and construction. He's been involved in projects located throughout New York State, from interior finishes to historic preservation for low income community groups, government agencies as well as private residences.

Mr. Castrucci is a leader in Passive House implementation in New York City, having completed the City's first Passive House Net Zero building (R-951 Residence). Mr. Castrucci's architectural work stresses the importance for building design being responsive to the culture in which it will be situated, and to sustainable construction materials and energy efficient design. Throughout his career, Mr. Castrucci has promoted the inclusion of energy responsible design, he believes that where practicable buildings should generate all or portion of its energy needs through passive or active solar heating, geothermal, photo-voltaic electric generation and natural day lighting and ventilation schemes.



REPRESENTATIVE PROJECTS

- Bethany Terraces, Multi-Family/Passive House, Brooklyn, NY
- Woodlawn Senior Housing, Senior Housing/Passive House, Bronx, NY
- 179 Rivington Street, Multi-Family/Passive House, New York, NY
- Habitat Net Zero, Various Locations, Borough of Queens, NY
- Milton P. Browne Community Square, Multi-Family/Passive House, Far Rockaway, Queens, NY
- 97 West 169th Street, Multi-Family/Passive House/Senior Housing, Bronx, NY
- R-951 Multi-Family/Passive House, Brooklyn, NY
- Umbrella House Rooftop Garden Retrofit, New York, NY
- Sunnyside Gardens Home, Passive House/Historical Renovation, Queens, NY
- ABC No Rio, Passive House/Cultural, New York, NY
- 158 Clifton Place, Residential/Passive House, Brooklyn, NY

EDUCATION

Bachelor of
Architecture
New York Institute of
Technology
New York, NY

LOFT CONVERSIONS AND RETROFITS

- 377 East 10th Street, New York, NY
- Warehouse Conversion (39 Lawrence Street), Yonkers, NY
- 179 Rivington Street, New York, NY
- Umbrella House (Rooftop Garden), New York, NY
- 541 West 25th Street (Box Studios/KiDS Creative), New York, NY
- 12th Street Residential Loft, New York, NY
- Queens Loft conversion (4002 Broadway), Astoria, NY
- 428 Saint Nicholas Avenue, New York, NY
- Douglass Street Office (Box Studios/KiDS Creative, New York, NY
- 544 East 13th Street, New York, NY
- 430 St. Nicholas Avenue, New York, NY
- 434 St. Nicholas Avenue, New York, NY
- 39 West 126th Street, New York, NY
- 44 West 126th Street, New York, NY

PAUL A. CASTRUCCI, R.A. FOUNDER / PRINCIPAL

LOFT CONVERSIONS AND RETROFITS (CONTINUED)

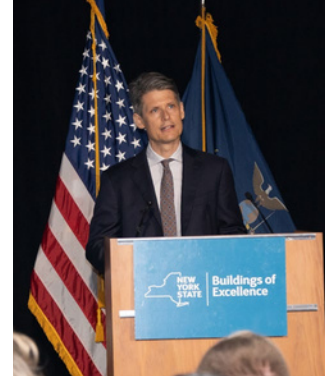
- 122 West 119th Street, New York, NY
- 164 West 130th Street, New York, NY
- 452 St. Nicholas Avenue, New York, NY
- 361 West 126th Street, New York, NY
- 363 West 126th Street, New York, NY
- 364 West 126th Street, New York, NY
- 366 West 126th Street, New York, NY
- 367 West 126th Street, New York, NY
- 646 Ninth Avenue, New York, NY
- 712 East 5th Street, New York, NY
- 1102 Simpson Avenue, Bronx, NY
- 419 East 157th Street, Bronx, NY
- 123-125 East 102nd Street, New York, NY
- 166 West 122nd Street, New York, NY

AWARDS

- 2026 US Department of Energy Better Project Award, Bethany Terraces Senior Housing
- NYSERDA Building of Excellence Competition (Round 2), Blue Ribbon Recipient, Bethany Terraces Senior Housing
- Brooklyn Chamber of Commerce, 18th Annual Building Brooklyn Award, Historic Restoration, 158 Clifton Place
- NYSERDA, Trailblazing Project Award for New Construction of a Low-Rise Residential, 951 Pacific Street (aka R-951)
- Brooklyn Chamber of Commerce, 2016 Building Brooklyn Award, Residential Low-Rise, R-951 Pacific
- AIA New York, COTE Awards 2015, Residential Low-Rise, Honor Award, R-951 Pacific

GRAYSON JORDAN, R.A., CPHC **PRINCIPAL**

Grayson Jordan is a Certified Passive House Consultant (CPHC) and Registered Architect practicing in the States of New York and Massachusetts. He has worked on a wide range of project types and scales in and around the New York City area. His work within the firm has been focused on energy efficiency and sustainability. Mr. Jordan was the project architect for the City's first Passive House Net Zero building (R-951 Residence) and the NYSERDA Buildings of Excellence Blue Ribbon Winning Bethany Senior Terraces, an affordable housing building for seniors. He has worked closely with developers, individual clients, the DOB, DDC, DCA, HPD, Landmark's Commission, DEP, City Planning, and other city agencies.



Outside of the office, Mr. Jordan is a member of the AIA COTE Social Equity Committee and has focused on advocating for the use of community engagement in the design process. He is an active member of the NYC Energy Code advisory board, and he frequently presents the firm's work in Passive House, sustainability and modular construction to the general public, students and fellow professionals.

REPRESENTATIVE PROJECTS

- Bethany Terraces, Multi-Family/Passive House/Senior Housing, Brooklyn, NY
- Woodlawn Senior Housing, Senior Housing/Passive House, Bronx, NY
- R-951 Multi-Family Multi-Family/Passive House, Brooklyn, NY
- Milton P. Brown Community Square, Multi-Family/Passive House, Far Rockaway, Queens, NY
- 97 West 169th Street, Multi-Family/Passive House/Senior Housing, Bronx, NY
- Habitat Net Zero, Various Locations, Borough of Queens, NY
- Queens Loft Conversion (4002 Broadway), Astoria, NY
- Haven Green Participatory Design, New York, NY
- ABC No Rio, Passive House/ Cultural, New York, NY
- 158 Clifton Place, Residential/Passive House, Brooklyn, NY

EDUCATION

Bachelor of
Architecture, Carnegie
Mellon University,
Pittsburgh, PA

LOFT CONVERSIONS AND RETROFITS

- 544 East 13th Street, New York, NY
- 377 East 10th Street, New York, NY
- Warehouse Conversion, 39 Lawrence Street, Yonkers,
- NY 179 Rivington Street, New York, NY
- Umbrella House, Rooftop Garden, New York, NY
- Box Studios/KiDS Creative, New York, NY
- 12th Street Loft, New York, NY

CERTIFICATIONS

Certified Passive
House Consultant
(CPHC), Passive
House Institute US

AWARDS

- US Department of Energy Better Project Award, Bethany Terraces Senior Housing, 2026
- NYSERDA Building of Excellence Competition (Round 2), Blue Ribbon Recipient, Bethany Terraces Senior Housing, 2021

GRAYSON JORDAN, R.A., CPHC **PRINCIPAL**

AWARDS (CONTINUED)

- Brooklyn Chamber of Commerce, 18th Annual Building Brooklyn Award, Historic Restoration, 158 Clifton Place, 2018
- NYSERDA, "Trailblazing Project," Low-rise Residential (New Construction), 951 Pacific Street, 2014/2015
- Brooklyn Chamber of Commerce, 2016 Building Brooklyn Award, Residential Low Rise, R-951 Pacific
- AIA New York, COTE Awards 2015, Residential Low Rise, Honor Award, R-951 Pacific

LECTURES

- "Designing with Carbon in Mind" New York Build (2026)
- "Designing Better Supportive Housing with Passive House Principles" Supportive Housing Association of New Jersey Conference (2025)
- "First Modular Passive House Building in NYC" Northeast Sustainable Energy Association (NESEA) Pro-Tour (2025)
- "Pathways to Affordable Electrification: Geothermal, Passive House, and Beyond" Passive House Accelerator Webinar (2025)
- "Passive House Affordable Housing" North American Passive House Alliance Conference (2021)
- "Passive House Affordable Housing: Modular vs. Traditional Project Delivery" New York Passive House Architect's Focus Series (2021)
- "Affordable Housing: Modular Project Delivery" New York Housing Preservation and Development Learning Series (2021)
- "Passive House and Affordability" Parson's School of Design (2020)

PUBLICATIONS

- "An Artists' Squat Fought New York City for Decades. Did It Just Win?" featuring ABC No Rio, The New York Times (2025)
- "With New York's Help, a Center of Art and Protest to Get a New Home" featuring ABC No Rio, The New York Times (2025)
- "Communities Work to Create Lasting Affordability Through Local Development" featuring The Beacon, Propmodo (2025)
- "This Brooklyn apartment complex was built like a Lego set" featuring Bethany Terraces, Fast Company (2024)
- "A Passive House Grows in Brooklyn" featuring R-951, Dwell Magazine (2015)
- "An Active Market for Passive" featuring R-951, pg. 30-32, Oculus (2015)
- "Passivhaus is Blooming in Brooklyn" featuring R-951, Green Building Advisor (2014)
- "Brooklyn's First Passive House Condo Rises in Prospect Heights" featuring R-951, Inhabitat (2014)
- Jordan, Grayson. Energy Modeling and Today's Architectural Practice, Environmental Design and Construction (2012)
- "Rio Grande" featuring ABC No Rio, The Architect's Newspaper (2011)

Relevant Experience



THE BEACON

LOCATION: East Harlem, NY
PROGRAM: Extremely Low & Low-Income Housing, Community Facility
TOTAL AREA: 269K SF residential, 66.5K SF community/commercial
CLIENTS: Ascendant Neighborhood Development
The Community Builders
OUR ROLE: Architect of Record



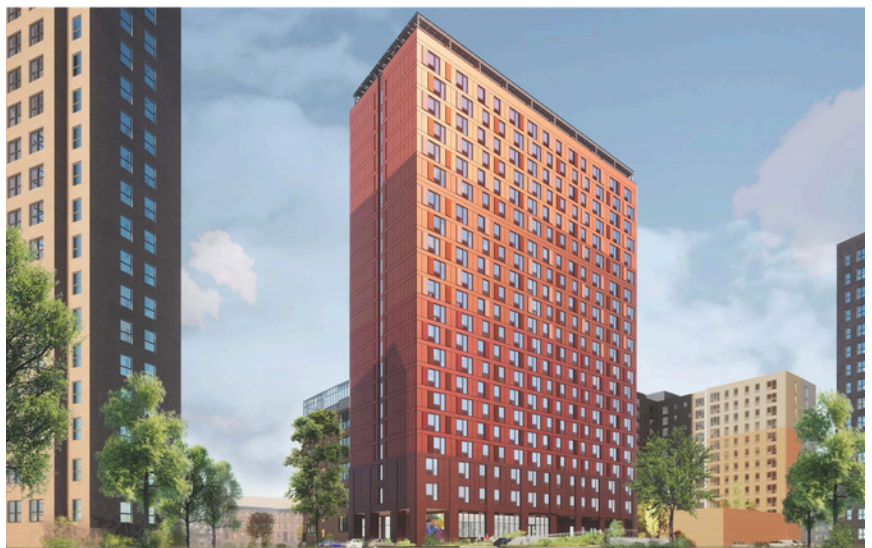
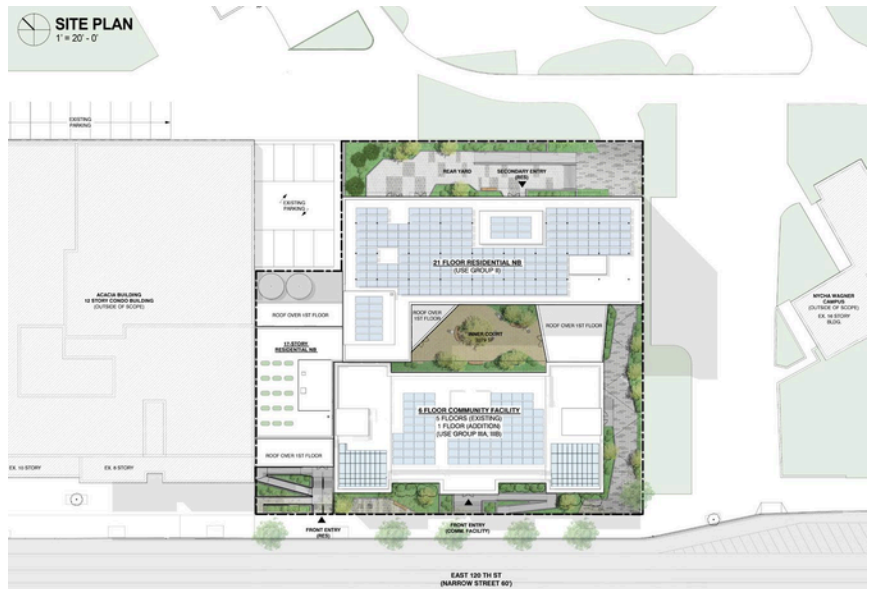
Buildings of Excellence
Award Winner

FLOOD RESILIENT PASSIVE HOUSE AFFORDABLE HOUSING + COMMUNITY SPACE

PCA leads the design and energy consulting for this 282-unit Affordable Housing development (0-80% AMI, with 15% units for formerly homeless individuals) and nearby adaptive reuse Community Facility. The Passive House-designed residential towers feature studios to 3-bedrooms shaped by the community-driven ULURP process, while its Multi-Service Center will continue hosting local nonprofits. Each are connected via Wagner Walk, a pathway embedding both facilities into the neighborhood, and incorporating a nearby NYCHA campus.

Flood resilience drove critical design choices: raising first floors and implementing native flood-adapted landscaping, an oversized stormwater detention tank, and elevated mechanical equipment (including a 100 kW solar array on the 21st floor), ensuring uninterrupted operation in the event of an East River flood.

Additional sustainability features include a recreation-level green roof (18th floor), PHIUS certification, and a rooftop greenhouse. Every detail prioritizes long-term affordability, energy efficiency (superior air quality, reduced utility costs), and dignity—creating a place where residents can thrive for generations.



CLIENT CONTACTS:

The Community Builders
Kristin Nelson, Director of Design/Construction Services,
8 W 38th St #1102, New York, NY 10018
P: 646.661.7460 | E: kristin.nelson@tcbinc.org

Ascendant Neighborhood Development
Chris Cirillo, Executive Director, President
421 East 116th Street, New York, NY 10029
P: 855.756.8326 | E: cirilloc@ascendant.nyc

**SCOPE OF SERVICES:**

- Architectural design and consulting
- Planning and land use analysis
- Planning & Zoning Board presentations (underwent ULURP process)
- LEED/Green building (Passive House, flood resilience, solar array)
- Exterior restoration (adaptive reuse of existing building into community facility)
- Master plan development (part of larger neighborhood integration including Wagner Walk)
- Interior design
- Site planning
- New construction (282-unit residential tower)
- Alterations/renovations (adaptive reuse of community facility)

ABC NORIO

LOCATION: Lower East Side, New York, NY

PROGRAM: Community Arts Center

AREA: 10,000 SF

COMPLETION: August 2026 (expected)

CLIENT: ABC No Rio & NYC Department of Cultural Affairs

OUR ROLE: Architect of Record

PASSIVE HOUSE, ARTS, ACTIVISM, + COMMUNITY SPACE

"The New York art world is full of origin stories, and some of them are true. One begins on a winter night on the Lower East Side, with a bolt cutter in a guitar case, a snipped lock and a guerrilla art show in an abandoned building."

- John Leland, The New York Times

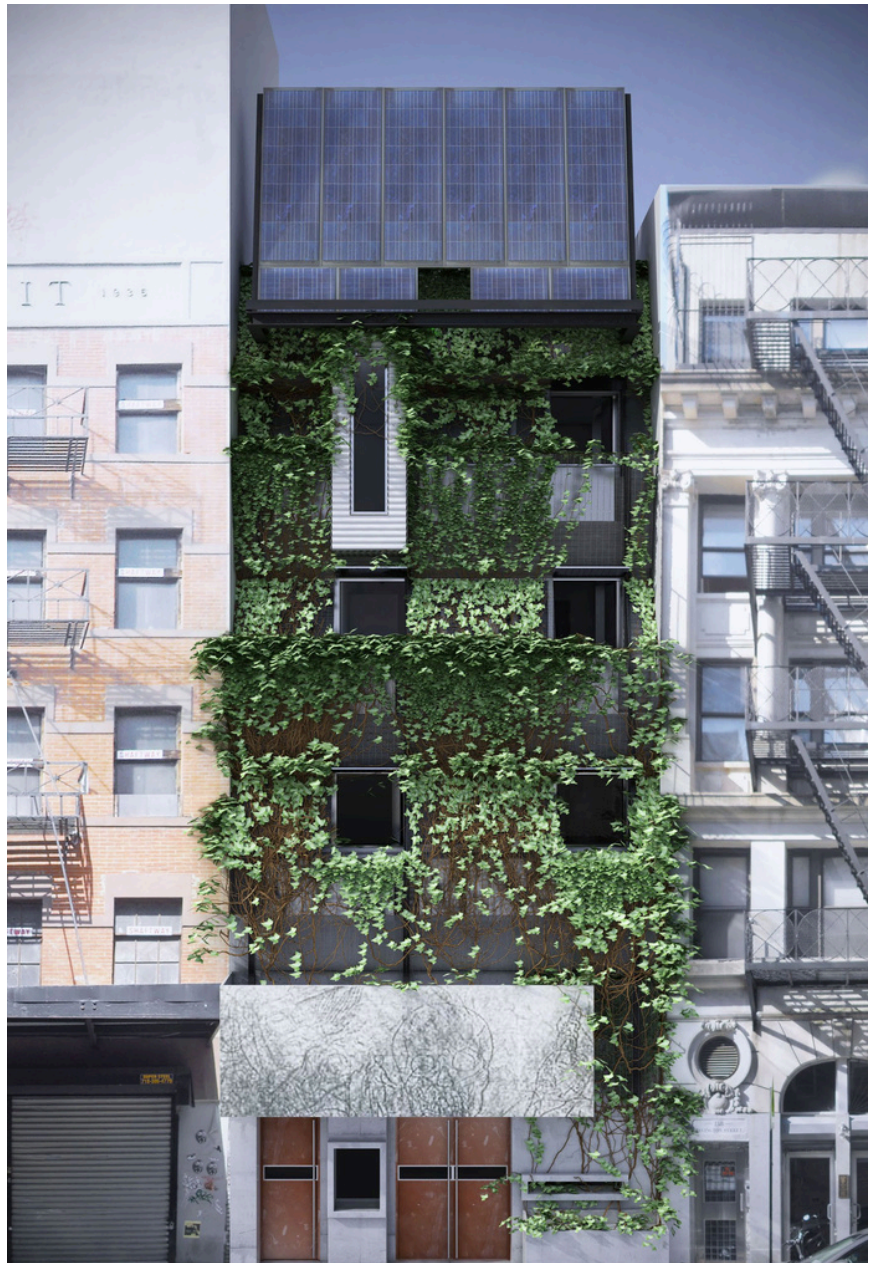
From that 1979 break-in, ABC No Rio became a haven for radical art and politics. Paul A. Castrucci Architects is designing the organization's new home: a four-story, 10,000 SF building that performs as boldly as its mission.

The building is NYCEDC's first project designed to meet both Passive House and LEED Silver standards. It will be:

(1) all-electric, with no fossil fuel use on site, (2) powered by a rooftop solar array generating 53% of its energy, (3) sealed with a high-performance envelope and triple-pane windows, and (4) equipped with heat pumps and ERV systems. Together, these measures make it 50% more efficient than current code.

For the legendary nonprofit's artistic community, the building will house exhibition and performance spaces, artist workshops, a darkroom, zine library, green roof, and food justice programming.

Construction began July 2024. The building is set to open August 2026.

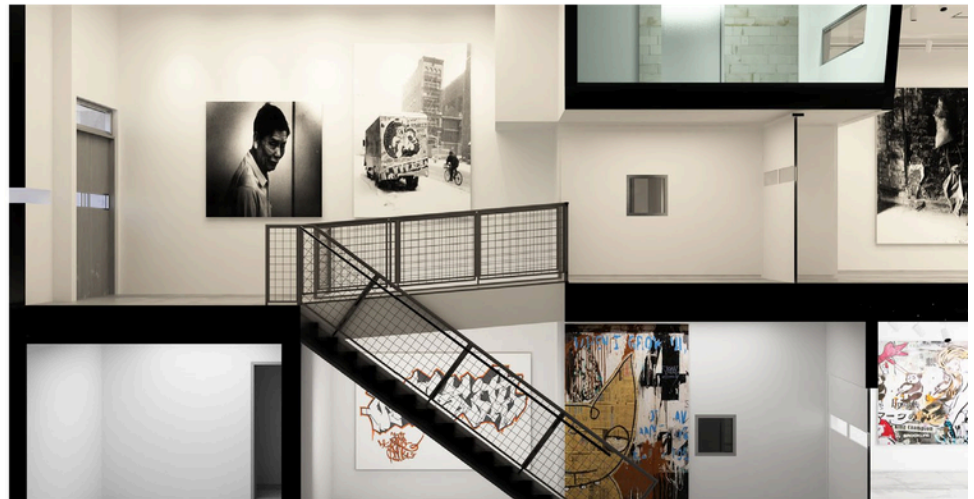


CLIENT CONTACT:

ABC NoRio
Gavin Marcus, Executive Director
107 Suffolk Street, #305
New York, NY, 10002
P: 917.442.9802

SCOPE OF SERVICES:

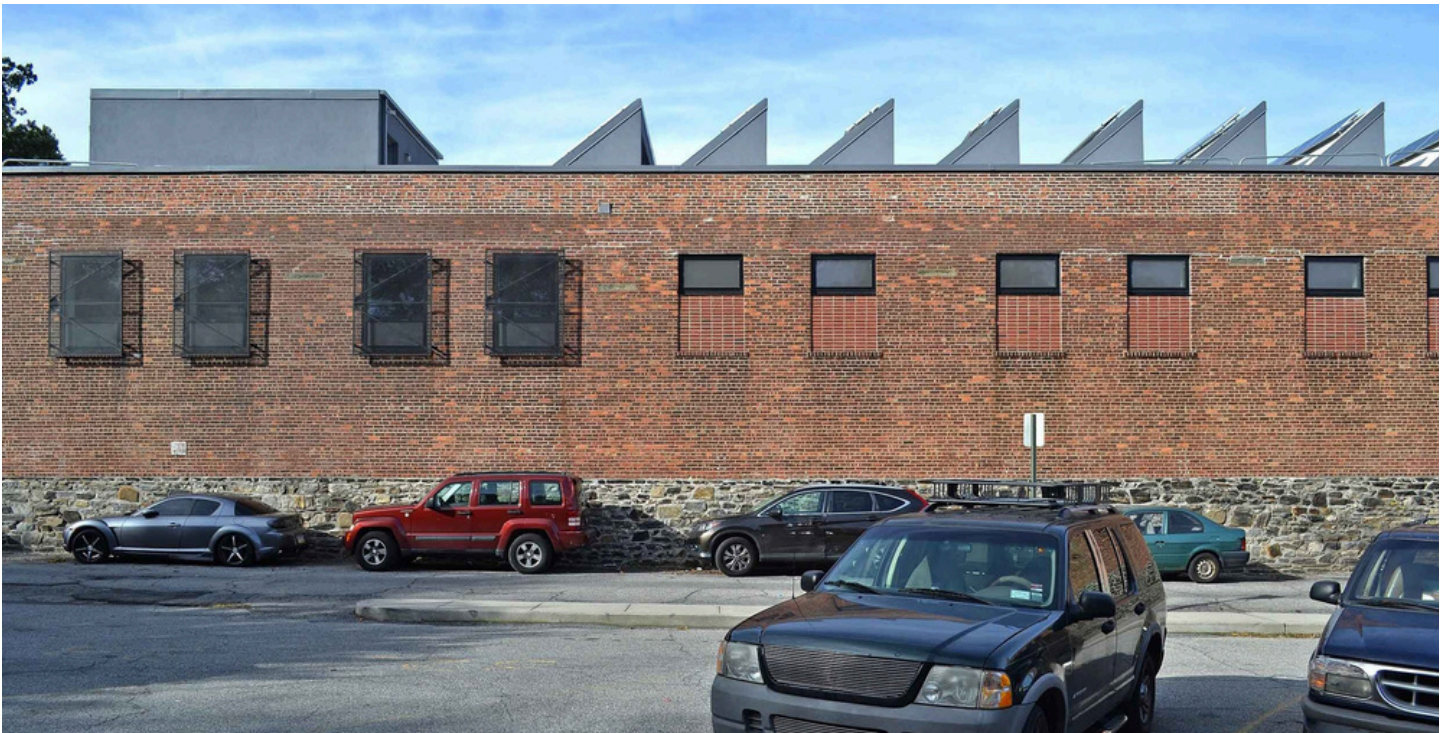
- Architectural design and consulting
- Planning and land use analysis
- Planning & Zoning Board presentations (NYCEDC project)
- Adaptive reuse of historical buildings (former industrial building)
- LEED/Green building (LEED Silver + Passive House)
- Exterior restoration
- Interior design
- Site planning
- New construction (10,000 SF new building)
- Alterations/renovations



YONKERSEXHIBITION HALL + STUDIO

LOCATION: Yonkers, NY
PROGRAM: Live-Work, Gallery
AREA: 30,000 SF
COMPLETION: 2018
CLIENT: Duchamp LLC
OURROLE: Architect of Record

ADAPTIVE REUSE, PASSIVE HOUSE, DAYLIGHTING + LIVE-WORK GALLERY



Originally a turn-of-the-century industrial factory, 39 Lawrence Street had been adapted into a workspace, gallery, and residence for an artist couple. They approached PCA with a goal: make it more livable without losing the texture and atmosphere that made it special.

We began with the belief that the existing structure is a layered historical artifact—its narrative a resource and inspiration for both the creation and viewing of art. Our challenge was clear: maintain, and even amplify, the spatial and textural qualities of the original building while upgrading it into a world-class gallery and living space.

Our architectural intervention focused on careful insertions and incisions into the existing fabric: introducing dramatic daylight, improving functional efficiency, and serving new programmatic needs. At the same time, we brought Passive House design standards to a large-scale existing warehouse, proving that deep sustainability and historic character can coexist.

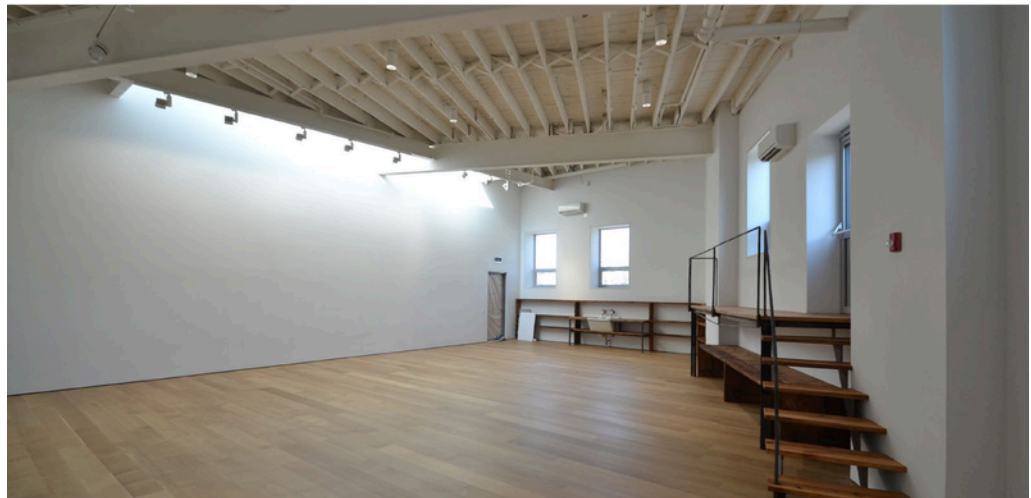
CLIENT: Duchamp LLC
Owner info is private.

Note: We are respecting the artist's privacy and his request to blur his works in all materials that can be publicly viewed.

SCOPE OF SERVICES:

Architectural design and consulting

- Adaptive reuse of historical buildings (turn-of-the-century industrial factory)
- LEED/Green building (Passive House standards applied to existing warehouse)
- Exterior restoration
- Interior design
- Site planning
- Alterations/renovations



521 WEST25THSTREET

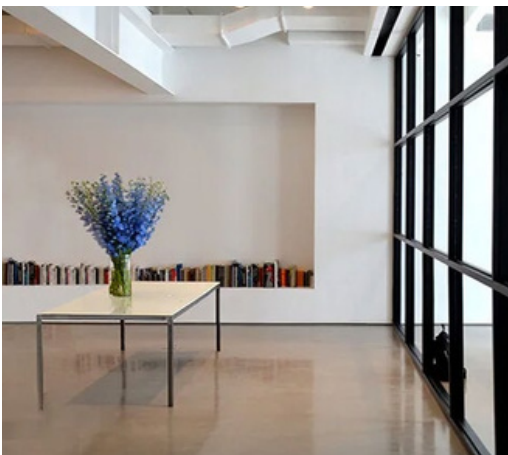
LOCATION: New York, NY
PROGRAM: Office
AREA: 6,200 SF
COMPLETION: 2018
CLIENT: Box Studios/KiDS Creative
PARTNERS: Guth-DeConzo Engineers, RDG Engineers

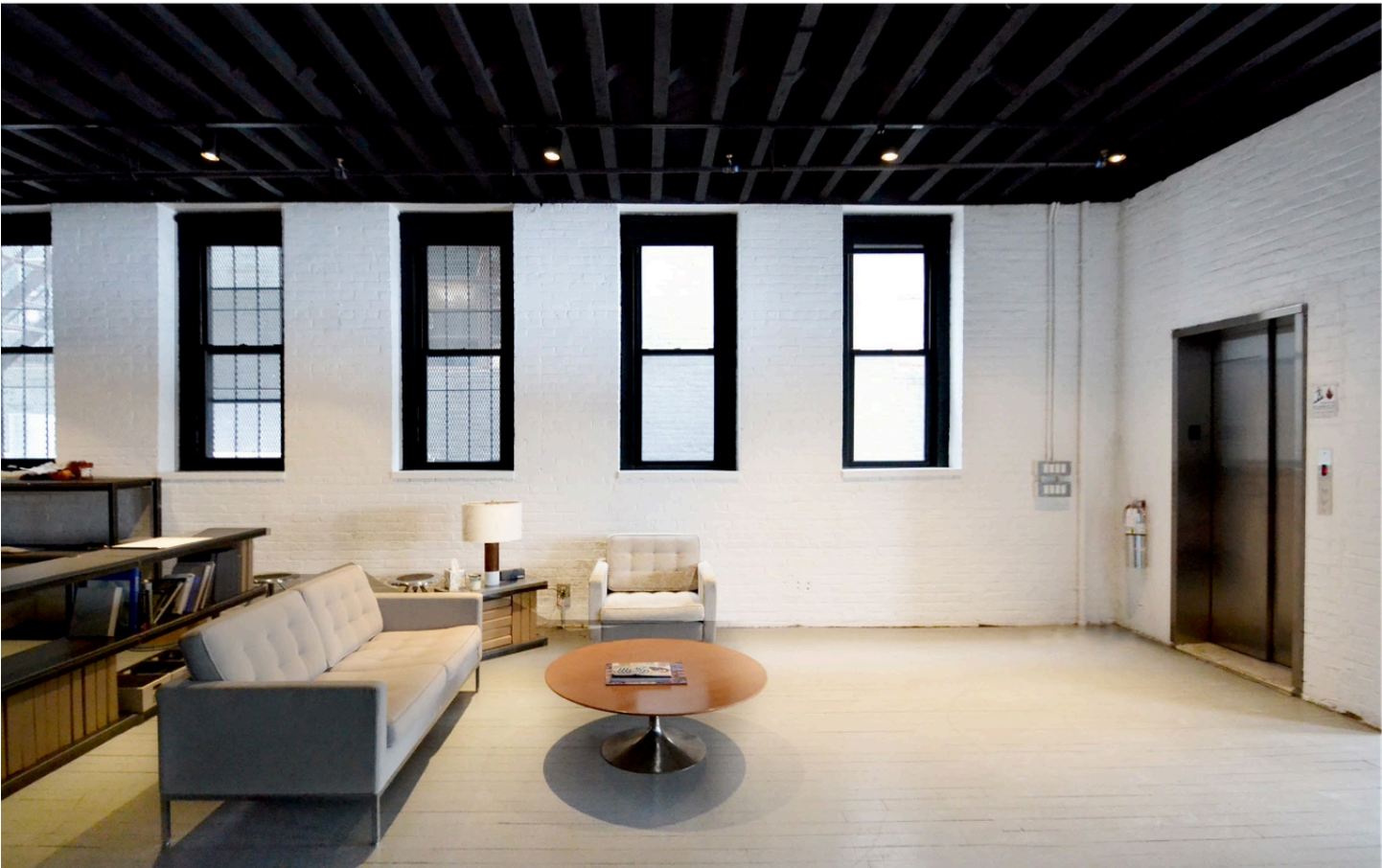
LANDMARKED BUILDING, OPEN OFFICE SPACE, + MECHANICAL INTEGRATION

521 W. 25th Street is the main office for Box Studios/KiDS Creative, a creative agency located in the landmarked Reynolds Wrap aluminum factory, a centenarian structure.

The client's desire for an open, clean office space was often at odds with updating the necessary mechanical equipment within the existing structure. To strike a balance, Paul A. Castrucci Architects coordinated with several subcontractors and tradespeople to meet rigorous aesthetic standards.

Ultimately, the project achieves its aims: a minimal, blank canvas of an office space that preserves the building's historic character while upgrading the systems required for it to function.







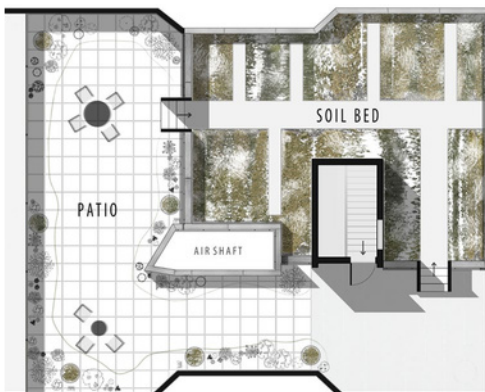
UMBRELLA HOUSE COMMUNITY GARDEN

LOCATION: New York, NY
PROGRAM: Residential Rooftop Garden
AREA: 1,000 SF
REALIZED: 2015
BUDGET: \$190,000 (projected) \$210,000 (final)
CLIENT: 21 Avenue C HDFC
PARTNERS: Umbrella House Community

SELF-SUSTAINING, PARTICIPATORY-DESIGNED, ECOLOGICALLY RESPONSIVE URBAN GARDEN

The 1,000 SF rooftop garden project sits atop Umbrella House, an HDFC low income cooperative of 32 residents. Working with the tenants in a collaborative process, Paul A. Castrucci Architects helped develop a project that includes structural steel framing consisting of 14x6" beams and concrete planking to support the raised 8" planting beds. A stormwater management strategy utilizes a mixture of gravel with the planting soil and will hopefully serve as an example for future urban gardens across the city.

The first planting was Spring 2015 and so far the garden has produced zucchini, tomatoes, okra, broccoli, spinach, beets, peas, eggplant, lettuce and swiss chard, among other vegetables and bountiful flowers and herbs.





PAUL A. CASTRUCCI ARCHITECTS

CARMEN PABON DEL AMANECER COMMUNITY GARDEN

LOCATION: Lower East Side New York, NY
PROGRAM: Community Garden
AREA: 3,100 sf
REALIZED: 2019
CLIENT: Carmen Pabon del Amanecer Community Garden

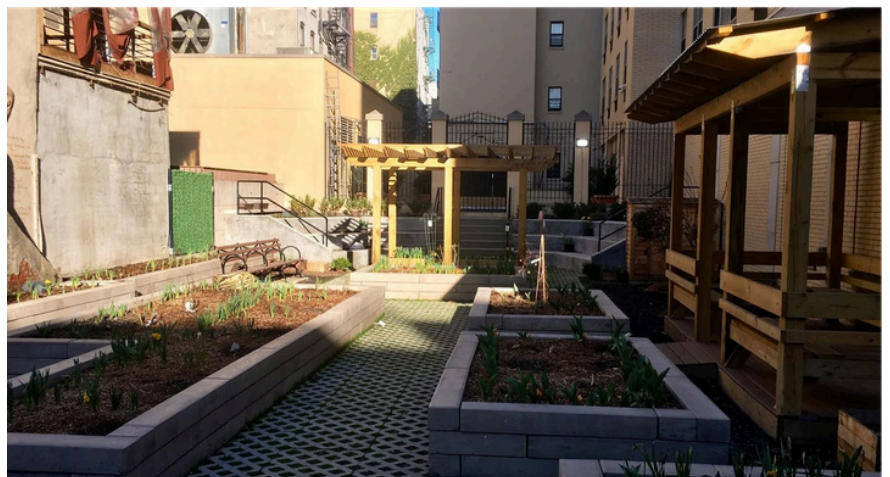
PARTICIPATORY-DESIGNED, ECOLOGICALLY RESPONSIVE COMMUNITY GARDEN

Community gardens are part of the Lower East Side's rich tapestry, enlivening the neighborhood while offering quiet respite from city life. After years of neglect, the Carmen Pabon Community Garden has been brought back to life.

Before designing, our team met with the community garden group to understand their needs. The garden's axial path leads from the entry gate on Avenue C to a raised terrace on the west side. Existing steps and a terrace serve as a backdrop for new stepped seating, where performances and talks can take place. New raised planters and trellises define the main axis and its branching paths. The team worked with gardeners to select regional plant species for year-round color.

Open pavers with grass line the main path, allowing drainage and softening the hardscape. Two trees were planted in the sunny northwest corner, and a gazebo on the north side provides a shaded gathering space. On the south side, an existing mural and two sculptures were restored, honoring the garden's history in the community.

Carmen Pabon was a Puerto Rican activist who uplifted her neighborhood for six decades. She founded the garden in 1984. When the city sold the land to a private developer in the 1990s, she fought fiercely to save it. In 1999, the NYC Council declared it a permanent community garden and awarded her a 99-year lease.



JERSEY GROVE

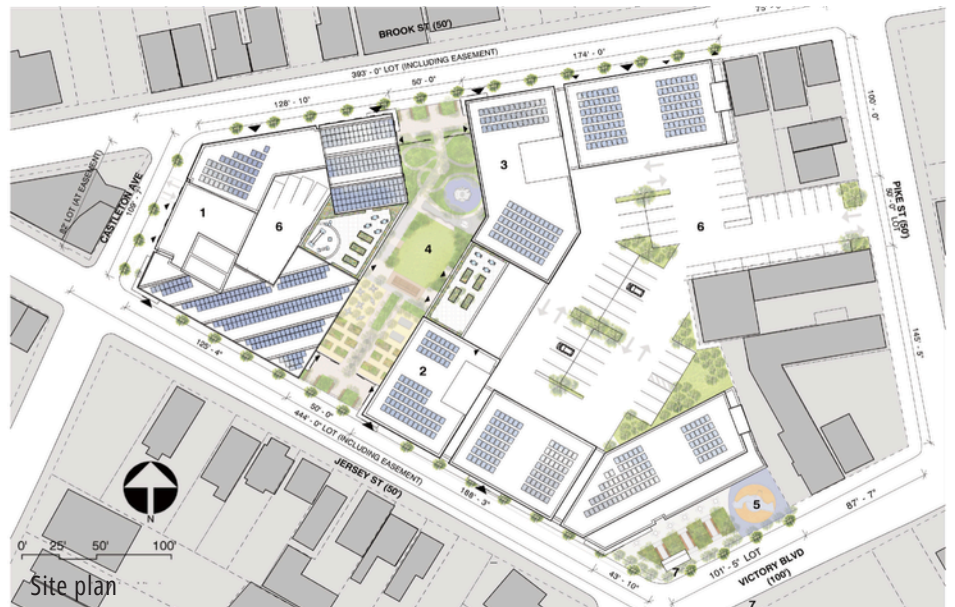
LOCATION: Staten Island, NY
PROGRAM: Senior Affordable, Extremely Low & Low-Income Housing, Commercial/Community use
AREA: 187.2K SF Resi, 16.4K SF Commercial/Community
CLIENT: Douglaston Development

PASSIVE HOUSE, AFFORDABLE HOUSING, RETAIL + PUBLIC SPACES

Jersey Grove transforms a former Staten Island sanitation site into a dynamic neighborhood hub, creating vital connections between the St. George, New Brighton and Tompkinsville communities. This 223-unit mixed-use development - including 90 residences for seniors - brings together essential housing, community-focused retail, and sustainable design. The ground floor activates the streetscape with a much-needed FRESH grocery store and continuous retail frontage along Jersey Street and Victory Boulevard, while a new 4,200 SF public plaza and pedestrian corridor foster social connections and neighborhood vitality.



Designed to Passive House standards, the development exceeds NYC's Local Law 97 requirements through its fully electric systems, geothermal heating, and rooftop solar array. Though ultimately not selected after being named an HPD finalist, this project exemplifies PCA's commitment to reimagining underutilized urban sites as sustainable community anchors. Jersey Grove represents our vision for creating spaces that simultaneously address housing needs, neighborhood connectivity, and climate resilience - principles we continue to bring to all our work.



CLIENT CONTACT:

Jessica Sherman, Senior Vice President, Affordable Development
7 Penn Plaza, Suite 600, New York, NY 10001
P: 212.991.4567 x567 | E: 212.991.4567 x567



Ground floor plan



REFERENCES

FATIMA ASHRAF - (917) 312-8936 - CALL FOR REFERENCE

Having worked under Mayor Bloomberg, her twenty year career in government, politics, academia, and philanthropy started as a researcher with the NYC Department of Health and Mental Hygiene. After moving into the Mayor's Office she became a Senior Policy Advisor overseeing interagency coordination between DOE, CUNY, DYCD, DOHMH, HHC, and NYCHA. She co-led the Young Men's Initiative and designed the credible messenger infrastructure that exists today as the NYC Crisis Management System. After 10 years in government, Fatima moved into philanthropy as a senior advisor at the Open Society Foundations where she pushed unrestricted support of organizations working to redefine public safety and abolish the prison industrial complex. She taught public health, public policy, and history at the City College of New York for over a decade. Today, Fatima helps to end mass incarceration and end militarism and imperialism all over the world.

DAVID GARZA - (917) 667-9992

Born and raised on the Lower East Side, David Garza is the President and CEO of the Henry Street Settlement, a historic social service, arts, and health care organization on New York's Lower East Side. A Harvard graduate raised by a single mother, he dedicated his career to urban activism, previously directing the Settlement's Workforce Development Center.

COSS MARTE - (917) 327-2958

Born and raised on the Lower East Side, Coss launched CONBODY, a prison style bootcamp that has gained over 70,000+ clients and has hired 50+ formerly incarcerated individuals to teach fitness classes. Since the launch of his company he's been featured in over 200 major media outlets such as NBC, CNN, The New York Times, Men's Health and has been a 3 time TED Talk Speaker. He's also won major pitch competitions such as Pitch for Good by TOM's shoes and the YPO shark tank competition, which combined raised \$2,000,000. Today Coss co-founded a non-profit organization called Second Chance Studios, which trains and helps employ formerly incarcerated individuals to become experts in audio engineering, video production, and podcasting.



265 Henry Street
New York, NY
10002-4808
ph: 212.766.9200
fx: 212.791.5710
henrystreet.org

LETTER OF SUPPORT

May 20, 2026

To Whom It May Concern,

I am writing on behalf of Henry Street Settlement to express our support for the proposed Lower East Side Cultural Center planned for the decommissioned Parks building located at Allen Street and Delancey Street on the Allen Street Mall.

We believe the proposal presents a strong opportunity to create an accessible, community-serving cultural space that supports neighborhood arts, education, and public programming while thoughtfully activating an underutilized public site.

Henry Street Settlement was founded in 1893 by social work and public health pioneer Lillian Wald. The Settlement's administrative offices are still located in the original federal row houses on Henry Street while programs are now operated out of 18 sites throughout the Lower East Side, all within significant proximity to the proposed project. Each year, the Settlement provides more than 50,000 New Yorkers with a comprehensive continuum of services including: Education & Employment, Transitional & Supportive Housing, Health & Wellness, and Visual & Performing Arts.

The mission and goals of the proposed Cultural Center align closely with our organization's commitment to serving Lower East Side communities through arts programming, youth engagement, cultural preservation, and community services. We are particularly encouraged by the project's emphasis on inclusive programming, neighborhood partnership, and long-term stewardship.

Should the proposal move forward through the New York City Department of Parks and Recreation RFP process, we would welcome the opportunity to collaborate through programming, workshops, community events, and other public-facing cultural activities appropriate to the space, outside or within the proposed facility.

We believe Lower East Side Cultural Center project has the potential to become a valuable and lasting cultural resource for the neighborhood and support its continued development.

Sincerely,

David Garza

President & CEO

1 (917) 667-9992





LETTER OF SUPPORT

PRESIDENT
Annie Polland

May 21st, 2026

BOARD OF TRUSTEES
Mohammed H. Badi
Andrew S. Berkman
Marco Carrión
Margaret M. Chin
Tom Dye
Bruce Geismar
Christina M. Greer
Suk Han
Gary E. Handel
Nicole Howe Buggs
Phillip S. Kleweno, *Treasurer*
Peter Levin
Helene Liss
Scott Metzner
Michele Mirman
Ron Moelis
Stuart Nachmias
James Newlands
Mae M. Ngai
Sandra Panem
Eleanor Pelta, *Secretary*
Harvey M. Ross
Michael Smith
Jill Totenberg
Evan Wagowski
Christopher P. Willcox
Alice Yurke, *Co-Chair*
Merryl Snow Zegar, *Co-Chair*
Cooper B. Zelnick

NYC Department of Parks and Recreation
c/o Lindsay Schott

To Whom It May Concern,

The Tenement Museum is pleased to offer our strong support for the proposal submitted by Myles Smutney for the adaptive reuse of the abandoned public restroom facility located on Delancey Street as part of a new community-rooted Cultural Center.

As an institution dedicated to preserving and interpreting the immigrant and migrant history of the Lower East Side, the Tenement Museum's tours share the histories of everyday families and community, but also the history of innovative and bold grassroots and government-supported public spaces for recreation, education, and community connection in the 20th Century. Ms. Smutney's proposal continues in the rich history of Lower East Side residents imagining and acting to transform abandoned spaces to make the neighborhood a better place.

We are especially encouraged by the proposal's commitment to transforming an underutilized public asset into a welcoming, accessible, and socially engaged space that reflects the needs and identities of the surrounding community. We are excited by the project's emphasis on inclusive workforce development partnerships, particularly those that engage local residents and English language learners. Initiatives like this align with the Museum's own efforts to support workforce development and adult education, and invite the possibility of partnership initiatives.

We view this proposal as a meaningful contribution to ongoing efforts to activate public infrastructure in ways that prioritize dignity, access, and neighborhood vitality. We run walking tours which pass by this location, and understand the need to create meaningful and community-oriented public spaces that add to the social as well as physical infrastructure of immediate area and the wider neighborhood.

We respectfully encourage the consideration of this proposal and look forward to seeing how it may continue to evolve in dialogue with local stakeholders and city agencies.

Sincerely,

HONORARY TRUSTEES
Senator Kirsten E. Gillibrand
Senator Charles E. Schumer
Manhattan Borough President
Mark Levine

Kathryn Lloyd
Vice President of Programs
Tenement Museum
KLloyd@tenement.org
646-518-3010

LETTER OF SUPPORT

5-19-2026

To Whom It May Concern,

I am proud to support Myles Smutney's proposal to adaptively reuse the long-abandoned public restroom structure on Allen and Delancey Streets as a new community-rooted Cultural Center for the Lower East Side.

As someone born and raised on the Lower East Side, I understand firsthand how important it is to create spaces that invest in people rather than displacement. Our neighborhood has always been defined by resilience, creativity, immigrant history, and grassroots organizing. Projects like this help ensure that spirit is not erased. What stands out to me about Myles's vision is that it is not simply about restoring a building — it is about restoring purpose. The proposal combines public amenities, cultural programming, workforce development, and opportunities for local artists and small businesses in a way that directly serves the surrounding community. It reflects the kind of practical, people-first thinking our city needs more of.

I especially appreciate the project's emphasis on accessibility and opportunity for working-class New Yorkers, immigrants, young people, and historically overlooked communities. The Lower East Side deserves spaces where culture, wellness, entrepreneurship, and community support can exist together under one roof.

Myles has shown a genuine commitment to organizing local support and building a coalition around this effort. Her passion for the neighborhood is clear, and I believe this project has the potential to become a meaningful community asset for years to come. I strongly encourage consideration and support for this proposal.

Sincerely,



Coss Marte
Founder, CONBODY
(917) 327-2958

CONBODY

LETTER OF SUPPORT

Dear Lindsay, Chris & Parks Department leadership,

I am writing in support of the Lower East Side Cultural Center project, at the old Parks building at Allen and Delancey Sts.

I used to live at 77 Delancey St at this intersection, above the Grey Lady across the street. This is a very difficult, car-centric intersection. The addition of the bike island and bike lanes has helped calm traffic and create a safer environment, but much more is needed.

I believe that the LES Cultural Center is a missing piece. This project will reshape this block from a blighted city-owned property to a vibrant community center, and will be a model for non-profit partnerships with the Parks department moving forward.

The LES CC will help to fight against the growing gentrification and displacement in the neighborhood, and create a safe space for youth and neighbors to gather in support of the arts and creative community.

I have known Myles Smutney for many years, and I can attest to her dedication to community efforts. I have full confidence in her leadership and coordination for this project.

The LES CC will be a great addition to the neighborhood, and will help preserve and cultivate the best of our community.

Thank you,

Dr. Tom LaGatta
Democratic Party County Committee Member, AD 65, ED 009
35 Essex St, Apt 7B
tlagatta@gmail.com
646-797-1018



Joy. Power. Possibility.

The Lower Eastside Girls Club connects girls and young women to healthy and successful futures. Our state-of-the-art center offers a safe haven with programs in the arts, sciences, leadership, entrepreneurship, and wellness for middle and high school girls. Programs are offered at no cost to girls and their families.

101 AVENUE D • NEW YORK, NY 10009 • 212-982-1633 • WWW.GIRLSCLUB.ORG

LETTER OF SUPPORT

Thursday May 21st, 2026

To Whom It May Concern,

On behalf of The Lower Eastside Girls Club, I am proud to offer this letter of support for Myles Smutney's proposal to adaptively reuse the abandoned public bathroom building on Delancey Street as a new Lower East Side Cultural Center.

The Lower East Side has always been defined by creativity, resilience, and community-led organizing. Community-led organizing is how Lower Eastside Girls Club started 30 years ago in a neighborhood with three Boys Clubs and we are eager to partner with Myles and continue the tradition. We believe this proposal reflects those same values by envisioning a long-neglected public structure as a vibrant cultural resource rooted in accessibility, education, preservation, and neighborhood engagement.

We are especially encouraged by Myles' commitment to developing a space that serves local residents and organizations while honoring the cultural history of the Lower East Side. The proposal recognizes the importance of creating gathering spaces where art, education, intergenerational exchange, and community programming can thrive. Projects like this are essential to preserving the identity of our neighborhood amid rapid change and displacement. Throughout this process, Myles has demonstrated persistence, thoughtfulness, and a genuine willingness to engage with stakeholders across the community. Her outreach to local organizations, cultural leaders, and residents reflects a collaborative spirit that we believe is critical to the long-term success of a project of this scale.

We support continued exploration of this proposal and believe the adaptive reuse of this currently vacant structure presents a meaningful opportunity to create a lasting public benefit for the Lower East Side.

Sincerely,
Jenny Dembrow
Executive Director
The Lower Eastside Girls Club

LETTER OF SUPPORT

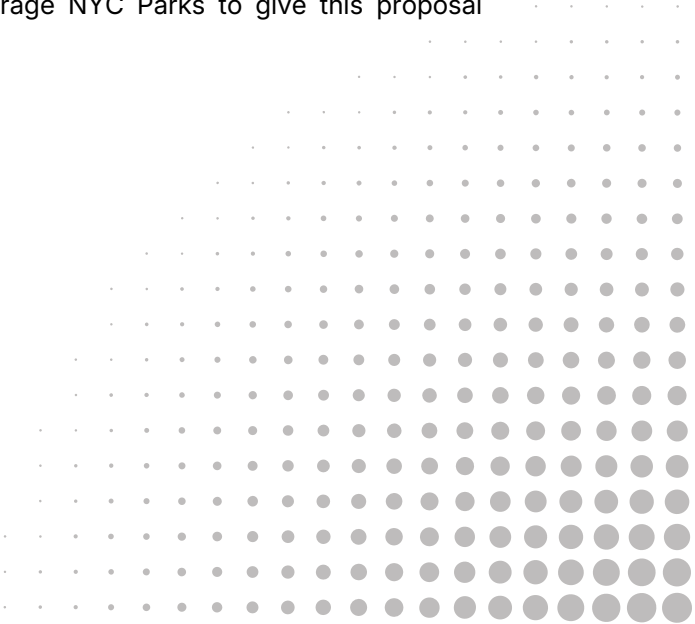
To Whom It May Concern,

I am writing in strong support of Myles Smutney’s proposal in response to the NYC Parks RFP for the adaptive reuse of the abandoned structure at Allen and Delancey on the Lower East Side. As an artist working under the name Claw Money, and as someone who has been deeply embedded in the creative fabric of the Lower East Side for decades, I have witnessed this neighborhood evolve in ways that have both strengthened and, at times, diminished its cultural identity. What has always made the Lower East Side vital is its artists, its young people, and its history as a place where creativity and community intersect.

At a critical moment when creative and community spaces are disappearing from the neighborhood, this proposal offers a meaningful alternative: a project rooted in public access, cultural preservation, and long-term community benefit. Rather than imposing something onto the community, this vision creates opportunities for local artists, organizers, and residents to actively shape and participate in the space. This proposed center represents a rare opportunity to strengthen the neighborhood’s creative ecosystem. Like the work of organizations such as Girls Project and Henry Street Settlement, it would provide an accessible space for artistic expression, education, mentorship, and community engagement, resources that are essential to fostering opportunity, connection, and resilience.

From my experience working alongside artists, youth, and community members, I can say with certainty that there is a real need for a space that prioritizes creativity, cultural preservation, and public access. Without spaces like this, we risk losing not only emerging talent, but also the spirit that has long made the Lower East Side a global cultural landmark. We do not need another venue centered around consumption. We need spaces that give back, spaces that allow people to create, gather, and see themselves reflected in their community. I believe this project has the potential to become an important cultural and civic resource for the neighborhood for years to come, and I strongly encourage NYC Parks to give this proposal serious consideration.

Sincerely,
Claw Money
Artist & Community Advocate
Lower East Side, NYC



LETTER OF SUPPORT

To Whom It May Concern,

I am writing in strong support of Myles Smutney's proposal to transform the long-vacant public restroom building at Allen and Delancey into a new Lower East Side Cultural Center rooted in community access, neighborhood history, and public service.

The Lower East Side has always been a place shaped by immigrants, artists, organizers, working-class families, and people fighting to preserve the character of this neighborhood in the face of constant change. What makes this proposal so compelling is that it directly responds to those realities while creating something genuinely useful and welcoming for the community.

Myles's vision combines public restrooms, cultural programming, local partnerships, workforce development opportunities, and affordable community-centered gathering space in a way that feels thoughtful, practical, and deeply connected to the neighborhood itself. Rather than allowing another city-owned structure to remain abandoned, this proposal gives the space new life and purpose.

I have seen firsthand the amount of care, outreach, and coalition-building Myles has put into this effort. He has worked to engage local residents, small businesses, artists, educators, and community organizations to ensure this proposal reflects the needs and spirit of the Lower East Side.

Projects like this matter because they help preserve spaces for real community use in a neighborhood that continues to lose accessible public infrastructure and cultural spaces. I believe this Cultural Center would become a meaningful asset for residents of all backgrounds and generations.

I strongly encourage support and consideration for this proposal.

Sincerely,

Destiny Mata on behalf of The Lower East Side Yearbook

Lower East Side Resident- Artist/Activist

LETTER OF SUPPORT

5-20-26

To Parks Dept/Whom It May Concern,

I am writing because I believe that Myles Smutney's proposal to adaptively reuse the abandoned public restroom building at Allen and Delancey into a new Lower East Side Cultural Center is an incredible idea for a space that hasn't been used in decades.

In my time living and organizing on the Lower East Side for over a decade, I've seen how the neighborhood has lost countless community spaces, affordable gathering places, and pieces of neighborhood history to disinvestment and speculation. Proposals like Myles' are visionary and essential in centering the public and giving them a hub for culture, education and neighborhood programming. In short, this cultural center will be a bastion against the soulless development sites that have long plagued this neighborhood.

Local artists, educators, small businesses, and community organizations are emphasized in this proposal and this is the kind of forward thinking planning that is needed in lower Manhattan now more than ever.

Myles has been very intentional in her process and has connected with neighbors, local artists and organizations, and small businesses and listened to their feedback while making her proposal, an effort that exemplifies her thoughtfulness and care for this project.

This building has been unused for far too long and it is centrally located in the heart of the Lower East Side. It is long overdue that this changes and I hope that the proposal to transform it into a Lower East Side Cultural Center succeeds.

I strongly encourage support for this project.

Sincerely,

Illapa Sairitupac
Lower East Side community organizer and resident



THANK YOU

RE: ALLEN ST. RFP & ADAPTATION OF PARKS DEPT BUILDING

Thank you for taking the time to review these materials.

We appreciate the opportunity to share our vision for the Lower East Side Cultural Center and Cafe. We welcome any feedback that may help.

The Lower East Side Cultural Center is intended as a community-centered, public-serving use for this site, and we look forward to the possibility of continuing this conversation as things progress.

We appreciate your time and consideration during this RFP process.

With sincere appreciation,

Myles Smutney

Founder

The Free Store Project

EIN- 86-3917845

TheFreeStoreProject@gmail.com

347.738.8298

Doing Business As/DBA:

My LES Cultural Center

EIN: 42-2284552



EIN: 86-3917845

Non-profit organization.

Please circle or fill out where applicable and include this form as the cover page of your proposal

Name of Proposer Myles Smutney

Solicitation # M4-SB-2026

Yes/No

Yes/No You have included the following information:

Proposer's Name M Smutney Address 116 Kingsland Ave
Brooklyn NY
11222

Solicitation #: M4-SB-2026

Proposal Due Date and Time:

Friday, May 22, 2026

Yes/No

If submitting a hard copy proposal you have submitted four (4) copies of your proposal.

N/A

Yes/No



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City of NY Parks
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Yes/No

Yes/No

Yes/No

Yes/No

Yes/No

Yes/No

You have submitted a detailed operational plan for the entire Licensed Premises

You have included a financial statement or statements prepared in accordance with standard accounting procedures.

You have identified the intended source of all funds proposed to be invested in the Licensed Premises

If submitting a hard copy proposal

BUSINESS CHECK FOR RFP

THE FREE STORE PROJECT INC
282 BROOME ST
NEW YORK, NY 10002

234

1-1367/260
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5/20/2024
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