



CB2 Land Use Committee

March 11, 2026



NYC Parks



Agenda

- Project Team
- Building Programming
- Design Concept
- Next Steps
- Q&A



Hudson Mosaic Project Team

- **Camber Property Group** lead developer
- **Services for the UnderServed** co-developer and supportive service provider
- **Essence Development** co-developer
- **Herzog & de Meuron** design consultant
- **Curtis+Ginsberg Architects** architect of record and residential unit designer



Our proposal for Hudson Mosaic is guided by three primary goals:

Delivering Affordable Housing and Services for a Wide Range of Households & Incomes

Achieving Exceptional, Sustainable and Resilient Design

Responding to Local Stakeholders and Community Needs



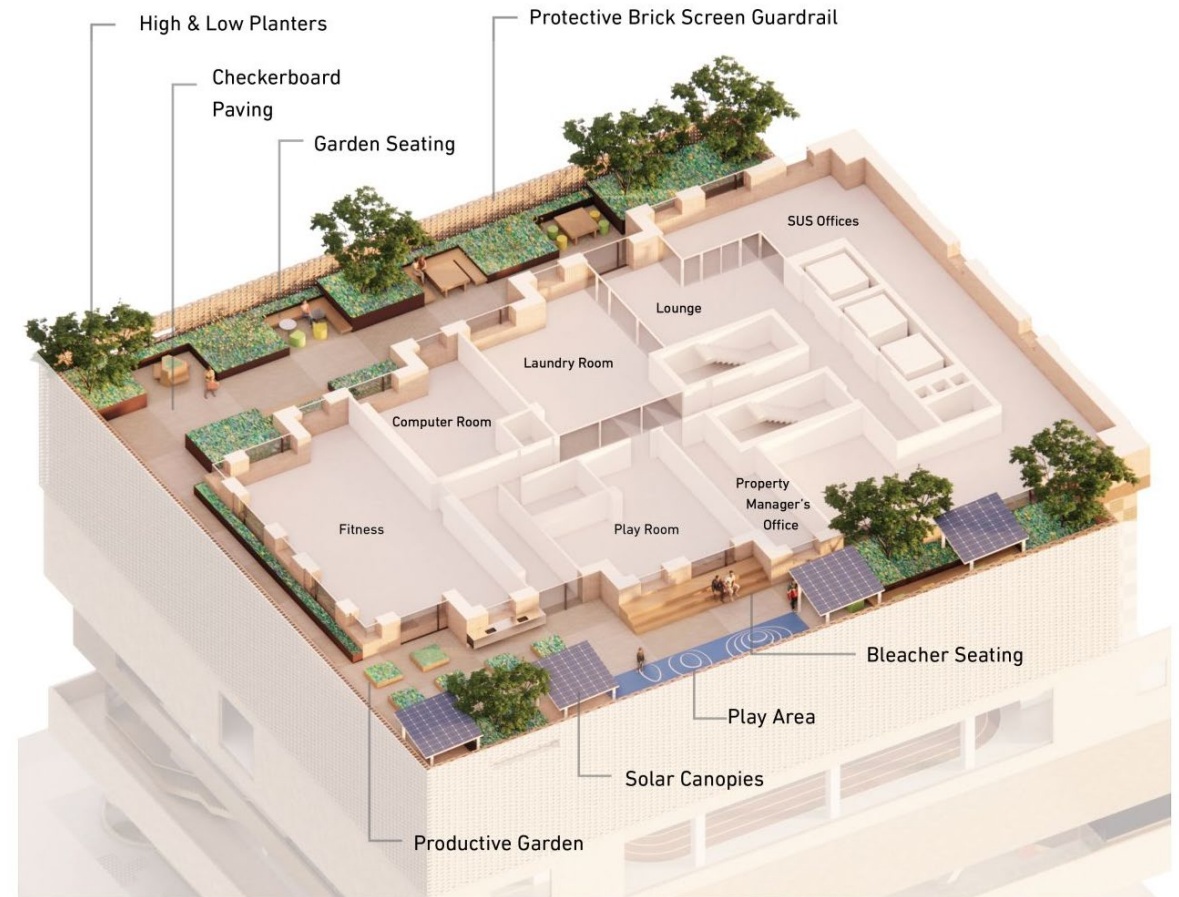
Housing Program

- 278 units of permanently affordable rental housing (+1 super's unit)
- AMIs ranging 40% to 100%
- 40% of units sized for families (2BRs & 3 BRs)
- 30% of units to be supportive housing for individuals and families with services provided by S:US
- Entrance on Clarkson Street



Housing Program

- Amenities for ALL residents
- 6th Floor:
 - Computer room
 - Fitness room
 - Laundry facilities
 - Children's playroom
 - Landscaped terrace
- 35th Floor:
 - Common lounge



The full 6th Floor will be dedicated to resident amenities

Services for the UnderServed (S:US)

Our programs are extremely effective:
95% of S:US' permanent housing residents
have **maintained stable housing.**

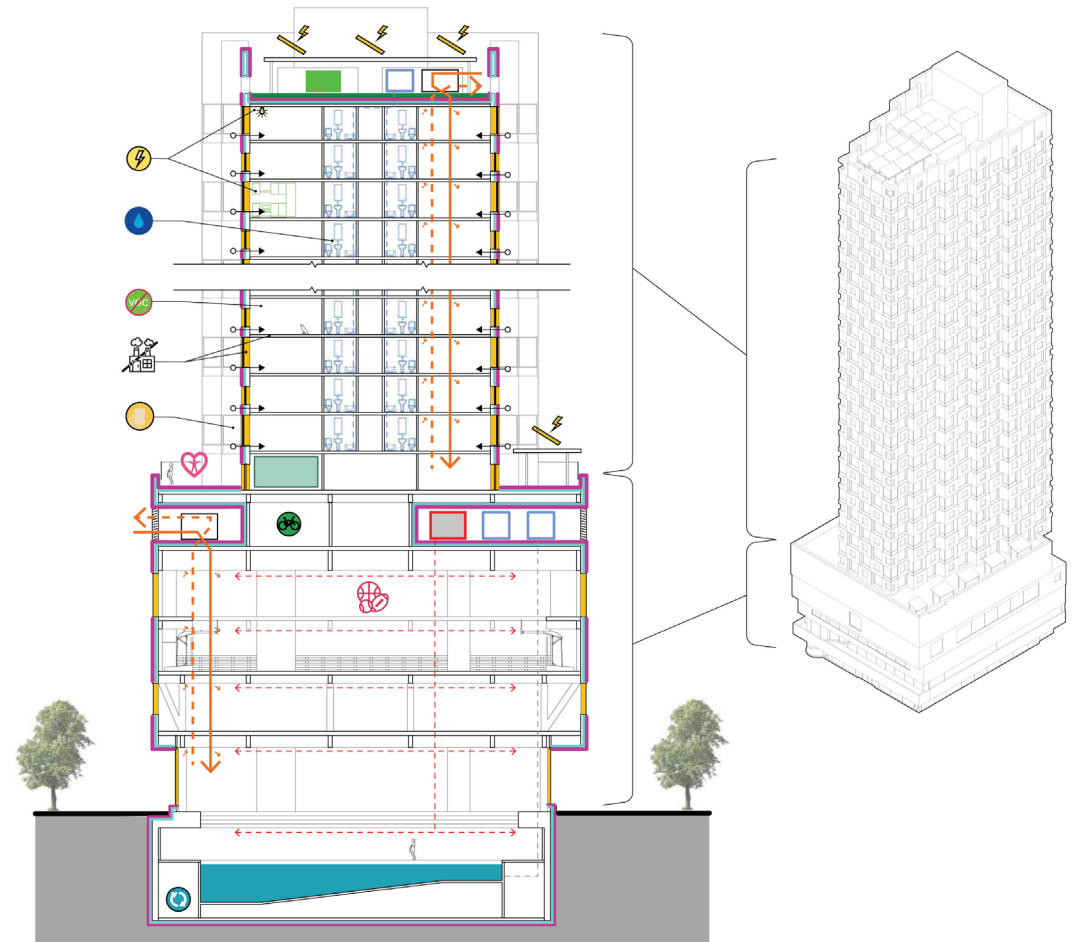


S:US on-site staff is trained to provide and offer tenants a wide-range of services, including:

- Recovery oriented case management services
- Wellness Self-Management
- Daily Life Skills Training
- Employment Services
- Entitlements Assistance
- Budgeting and Financial Literacy
- Recreation/Social Support
- Family Services
- Substance Use Services

Sustainability

- Hudson Mosaic is pursuing **Passive House** certification, an ultra energy efficient building standard designed to significantly reduce energy consumption
- Benefits of Passive House include:
 - Enhanced indoor air quality
 - Lower utility costs
 - Long-term building durability
 - Quieter interior environment
 - Low flow plumbing fixtures
 - LED lighting & Energy Star appliances
- Resi component is also designed to **Enterprise Green Communities** standards
- Rec Center is designed to meet **LEED GOLD** standards



NYC Parks Program

State-of-the-art **LEED Gold** and **fully accessible** Recreation Center managed & operated by NYC Parks

- ✓ Indoor pool
- ✓ Gymnasium with basketball court
- ✓ Cardio and weight rooms
- ✓ Indoor track
- ✓ Media lab
- ✓ Flexible multipurpose rooms for a range of programming which may include dance and afterschool





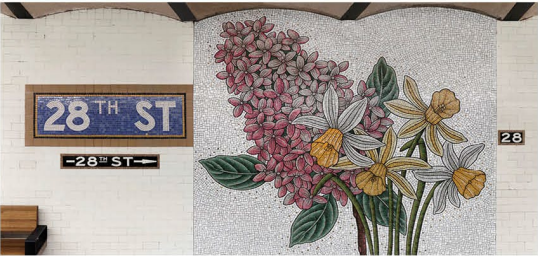
Concept rendering of the public recreation center's six-lane pool, which may accommodate a wide range of programming and includes spectator seating. Pool is oriented north-south, allowing for ample natural light and visual connection to JJ Walk Park and Hudson Houston Plaza. Source: The Hudson Mosaic Development Team



Concept rendering of the public recreation center's full court, high school regulation size gym for recreational and competitive play with abundant natural light, spectator seating, and a walking/running track on the mezzanine level. Source: The Hudson Mosaic Development Team

Percent for Art

The Recreation Center presents an opportunity to include public artwork through DCLA's **Percent for Art** program



'Roaming Underfoot' at 28th St. Station
by Nancy Blum



'Stationary Figures' at 23rd St. Station
by William Wegman



Lefrak Center's Blue Canopy in Prospect Park



Kunstmuseum Basel



'Brick House' at the Highline by Simone Leigh



'Rose III' at Zuccotti Park
by Isa Genzken



Meeting Community Needs

- Responsiveness to Community Visioning Report
 - AMIs ranging 40% to 100%
 - 40% of units sized for families (2BRs & 3 BRs)
- Job outreach for local hiring
- M/WBE participation
- Career Exposure Initiative
 - Partnership with Broome Street Academy
 - ACE Mentorship





WEST VILLAGE
LOW RISE RESIDENTIAL

LEROY ST

TONY DAPOLITO
RECREATION CENTER

POOL

225 VARICK ST
(OFFICES)

JAMES J WALKER PARK

CITY AS SCHOOL

PRINTING HOUSE
(EQUINOX FITNESS)

CLARKSON ST

SITE

FUTURE PUBLIC PLAZA

201 VARICK ST
(OFFICES)

379 HUDSON ST
(OFFICES)

HUDSON ST

W 405TH ST

SAATCHI & SAATCHI
(OFFICES)

HUDSON ST



Conceptual rendering of the public recreation center



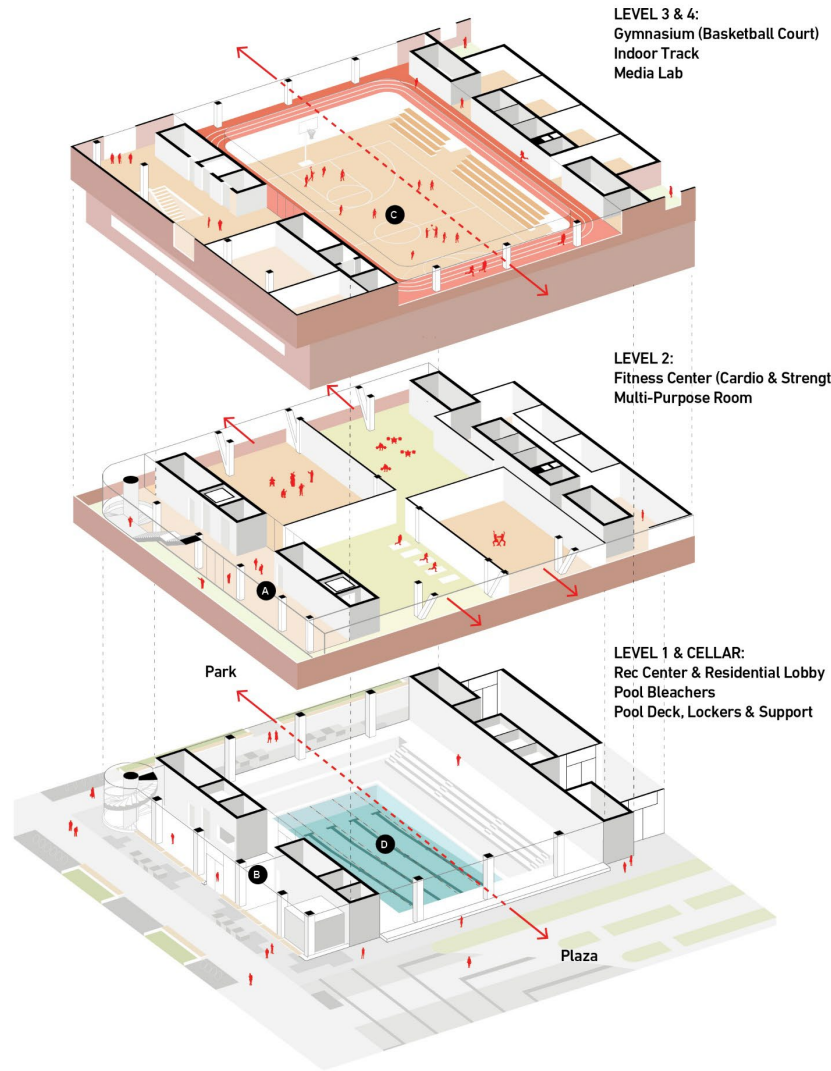
Conceptual rendering of the public recreation center



A Upper Level Lobby



B Rec Center Lobby



A Indoor Gymnasium



B Indoor Pool



Conceptual rendering of the public recreation center

LEVEL 3 & 4:

- GYMNASIUM (BASKETBALL COURT)
- INDOOR TRACK
- MEDIA LAB

LEVEL 1 & CELLAR:

- REC CENTER & RESIDENTIAL LOBBY
- POOL BLEACHERS
- POOL DECK, LOCKERS & SUPPORT

LEVEL 2:

- FITNESS CENTER (CARDIO & STRENGTH)
- MULTI-PURPOSE ROOM





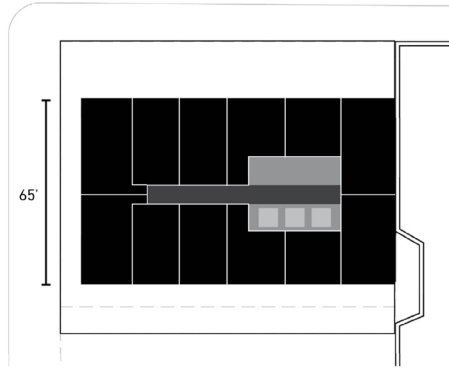
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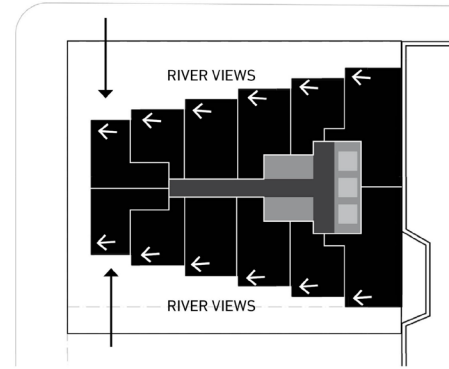
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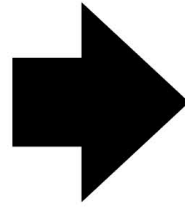
Conceptual rendering of Hudson Mosaic



TYPICAL DOUBLE LOADED TOWER



TRAPEZOIDAL TOWER



LOOKING AT NEIGHBORHOOD MATERIALITY & COLORS

RED-TONED BRICK

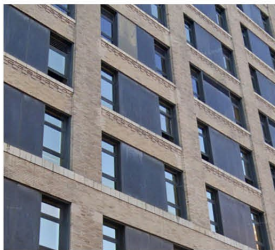


*Adjacent
City As School*



*West Village Brownstones
to the North*

TAN & PALE BRICK OR MASONRY



*201 Varick St
Greater New York
Federal Building*



*421 Hudson St
The Printing House*

**MODULE A:
DEEP COLOR & TEXTURED,
WITH RELIEF & SHADOWS**



**MODULE B:
LIGHTER COLOR & GLAZED BRICK,
REFLECTING THE CONTEXT**

INTEGRATING A DIVERSITY OF TEXTURES

TEXTURED BRICK

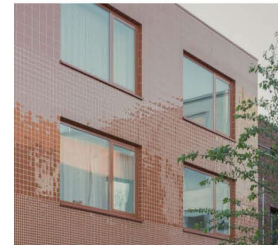


*Unterlinden Museum
Herzog & de Meuron*



*Royal College of Art
Herzog & de Meuron*

GLAZED, REFLECTIVE BRICK



*Housing in Utrecht
Space Encounters*



*Glazed Brick Wall
Reclaimed Brick Company*



Conceptual rendering of the façade



Conceptual rendering of the public recreation center

Next Steps

Milestone	
Initial Stakeholder Engagement	Spring 2026
Rec Center Community Input Meeting	Spring 2026
Environmental Review (CEQR)	Spring 2026 – Summer 2027
ULURP	Summer 2027 – Winter 2027

Note: Dates are subject to change



Thank you!

