

# The Beacon

Community Board 11 -  
Joint Meeting of Land  
Use, Landmarks, &  
Planning Committee and  
Economic Development  
& Culture Committee

January 19, 2022



THE  COMMUNITY  
BUILDERS

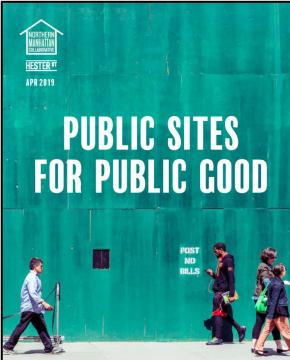


- Introduction
- Project Summary and Land Use Actions
- Affordability
- Site and Building Design
- Programs
- Local Hiring





THE **COMMUNITY**  
**BUILDERS**



# ASCENDANT

NEIGHBORHOOD DEVELOPMENT

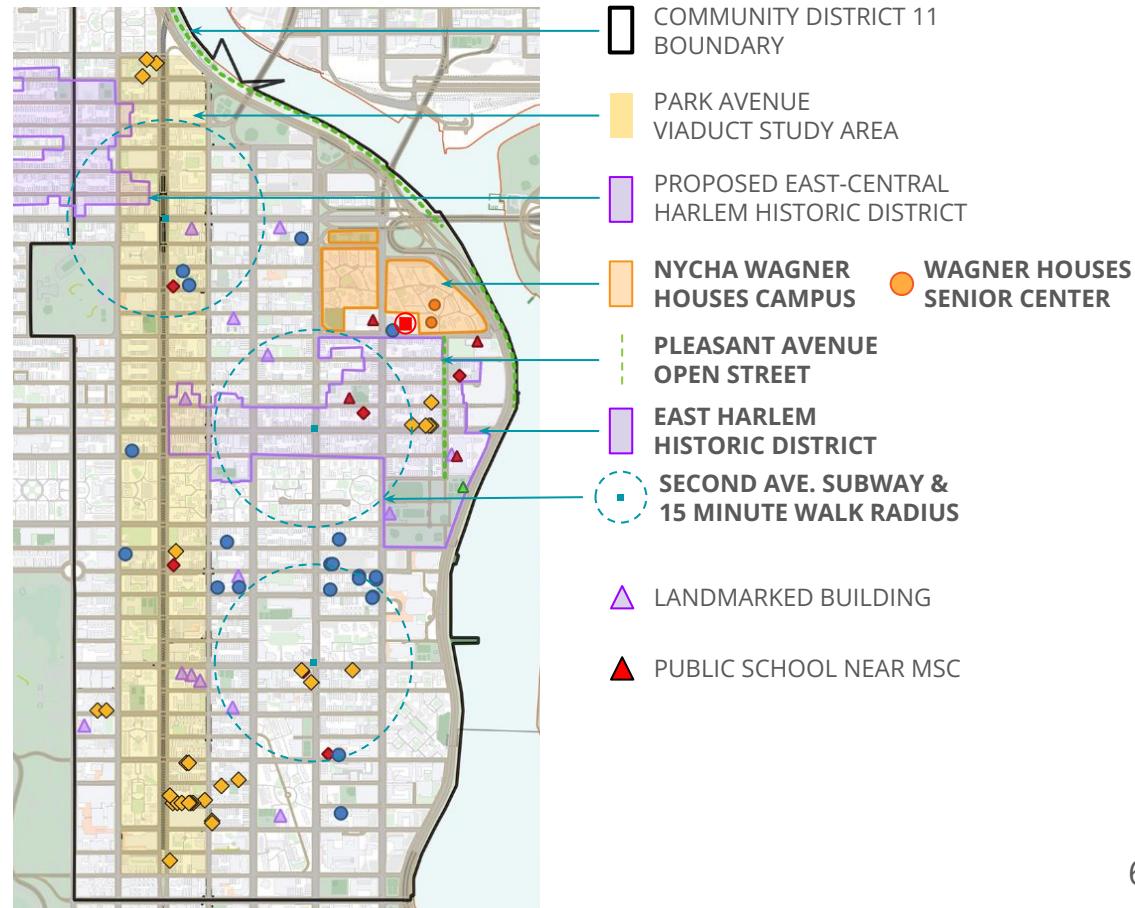
BUILDING HOMES,  
RAISING UP  
COMMUNITIES

◆ AND: 28 existing buildings

◆ AND: 6 pipeline sites

● UBC/Lettire: 22 existing  
buildings

● Site A: MSC is situated among  
many other successful East  
Harlem developments from our  
team's collaborations



## Existing Site Conditions



## COMMUNITY FACILITY REHABILITATION:

5 stories + rooftop greenhouse

Updated space for current MSC tenants

Rooftop educational greenhouse + recreation/activity space

## RESIDENTIAL NEW CONSTRUCTION:

8 stories (bldg b) + 17 stories (bldg c)

249 Residential Units + 1 Supers Unit

Affordability: 40AMI - 80AMI

Homeless: 75 Units (30% of Residential Units)

## SITE:

Green corridor connection to Wagner Houses

Sustainable passive house design standards

Solar pv array

Active design

## LAND USE ACTIONS:

Re-zoning (R7X/R7-2 to R8)

Disposition of City-owned Land



Unit Size*					
Studio	1BR	2BR	3BR	Super	Total
65	110	51	23	1	250

Affordability*						
Formerly Homeless	40% AMI	50% AMI	60% AMI	80% AMI	Super	Total
75	25	25	62	62	1	250

\*The Unit and affordability distributions are approximate and subject to change by ongoing review with HPD

## Connected Community

guidelines integrates Wagner Houses with larger community

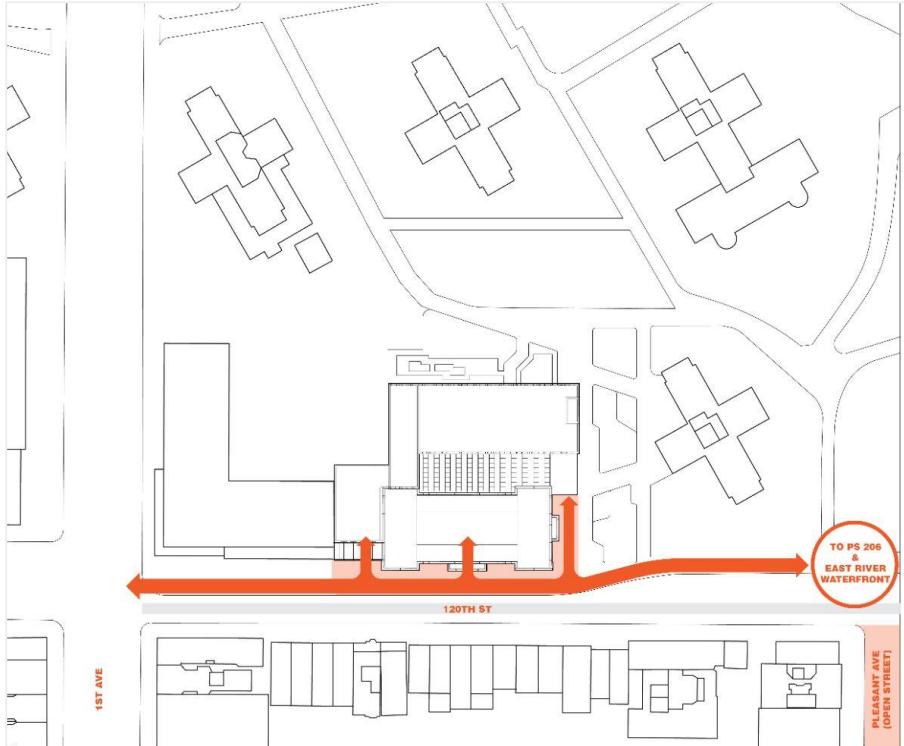
Design provides a  
**transformative green corridor**  
between MSC and Wagner  
Houses via the Wagner Walk

**Mild grade walking path**  
promotes active design concepts

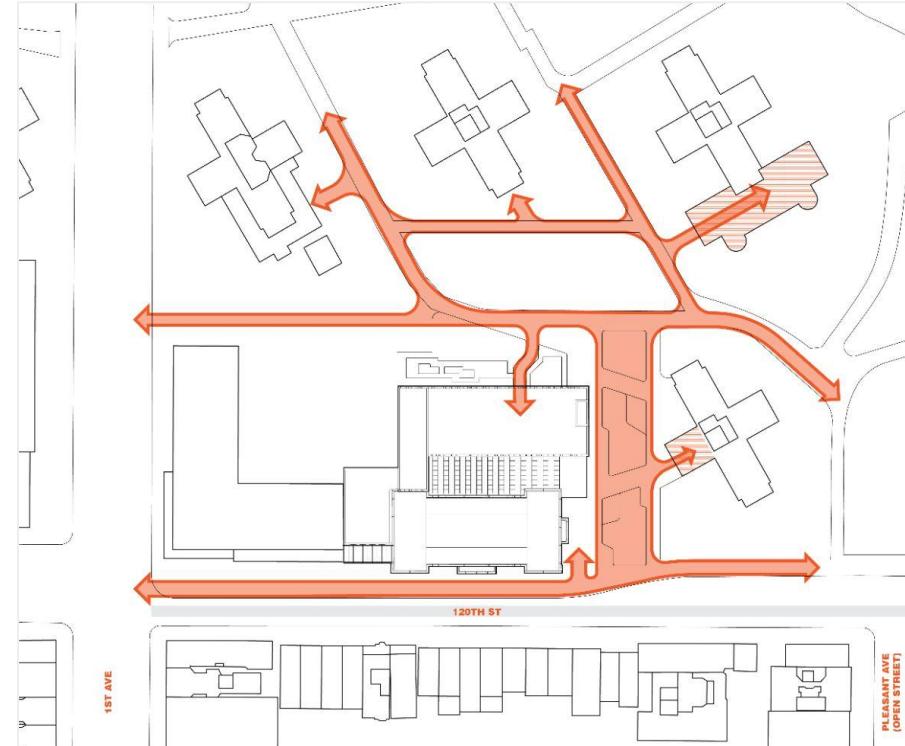
**Increased lighting** improves  
night-time visibility

**Diverse landscaping** provides  
calming outdoor spaces





**Residential + Community Facility  
Access**



**Site Connections**

## Building Design

### Floor Plans

Community Service Center  
and Residential Building  
Ground Floor

#### LEGEND

- Lobby / Amenity
- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- Community Facility



0 10' 20' 40' 80'

Educational Greenhouse

NY Sunworks and PS 206 – designed and operated jointly

Enhances school's science curriculum and connects nature to culture

Students grow food, learn about nutrition, water resource management, land use, climate change, biodiversity, conservation, contaminants and pollution, waste management, sustainable development



## Basketball Court

Provides activity space for PS 206 students, who don't currently have access to courts and want to restart a school basketball team

Full-sized

Multi-purpose, can be used as event space



The team will require contractors and subcontractors will share job opening information and interview all qualified candidates.

The team will participate in the M/WBE build UP Program with the goal of exceeding the participation requirement for construction.



M/WBE BUILD UP



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NEIGHBORHOOD DEVELOPMENT

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HOMES,  
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# Affordability / Unit Distribution

<b>Total Project Size</b>	Residential SF	200,468	77.17%
	Comm Fac	59,296	22.83%

**Total Project SF** 259,764

<b>Unit Breakdown</b>	Total Units	unit dist %
Studio	65	26.00%
One Bedroom	110	44.00%
Two Bedroom	51	20.40%
Three Bedroom	23	9.20%
<b>Sub total</b>	<b>249</b>	
Super's Unit	1	
<b>Total</b>	<b>250</b>	

<b>Unit Affordability</b>	Homeless	37% AMI	47% AMI	57% AMI	77% AMI
Studio	40	3	3	10	9
One Bedroom	25	13	13	29	30
Two Bedroom	10	6	6	15	14
Three Bedroom	0	3	3	8	9

# units by affordability 75 25 25 62 62

% units by affordability 30% 10% 10% 25% 25%