



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

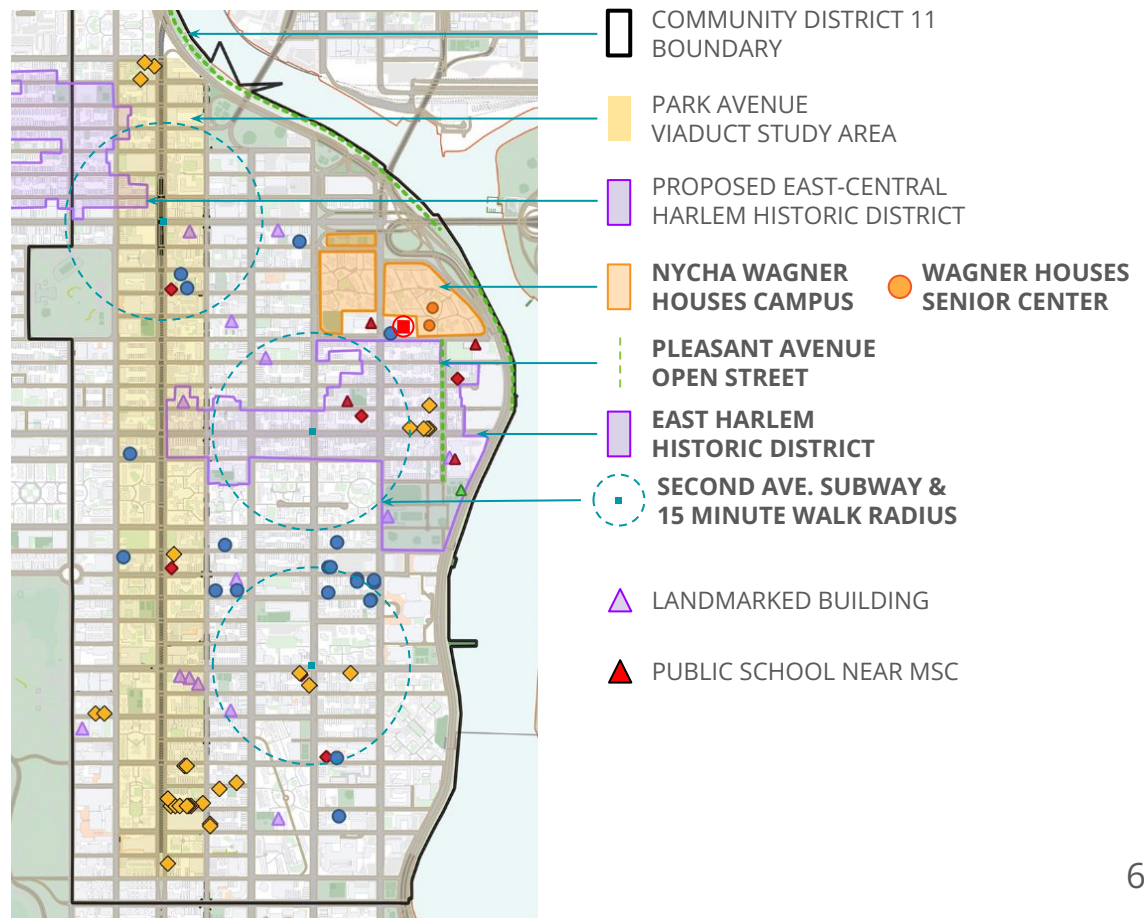


ASCENDANT
NEIGHBORHOOD DEVELOPMENT

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 & Affordability Distribution

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

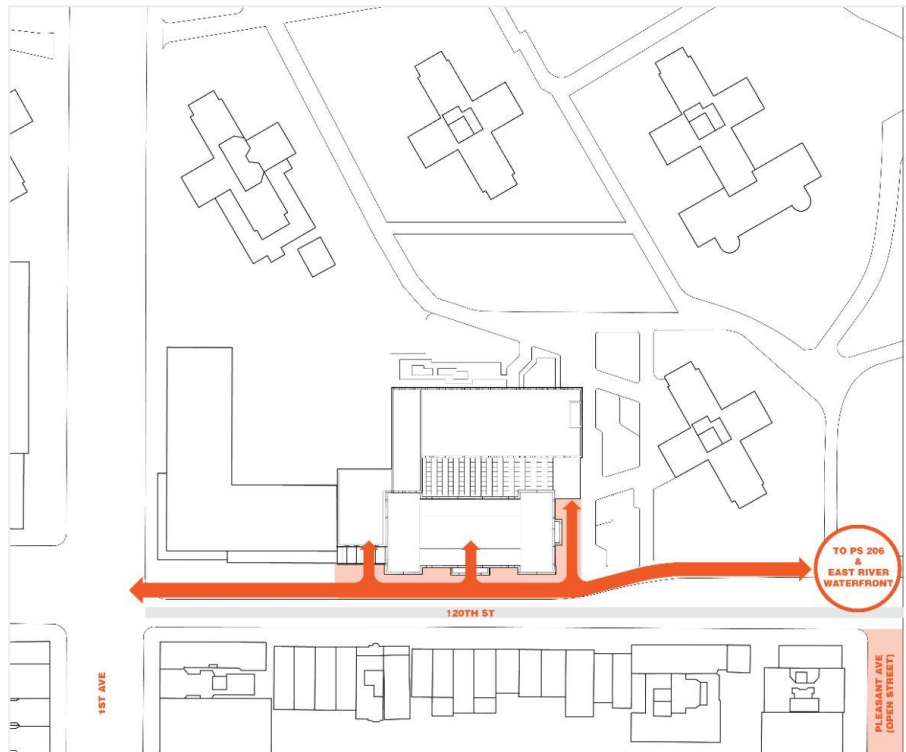
Mild grade walking path

promotes active design concepts

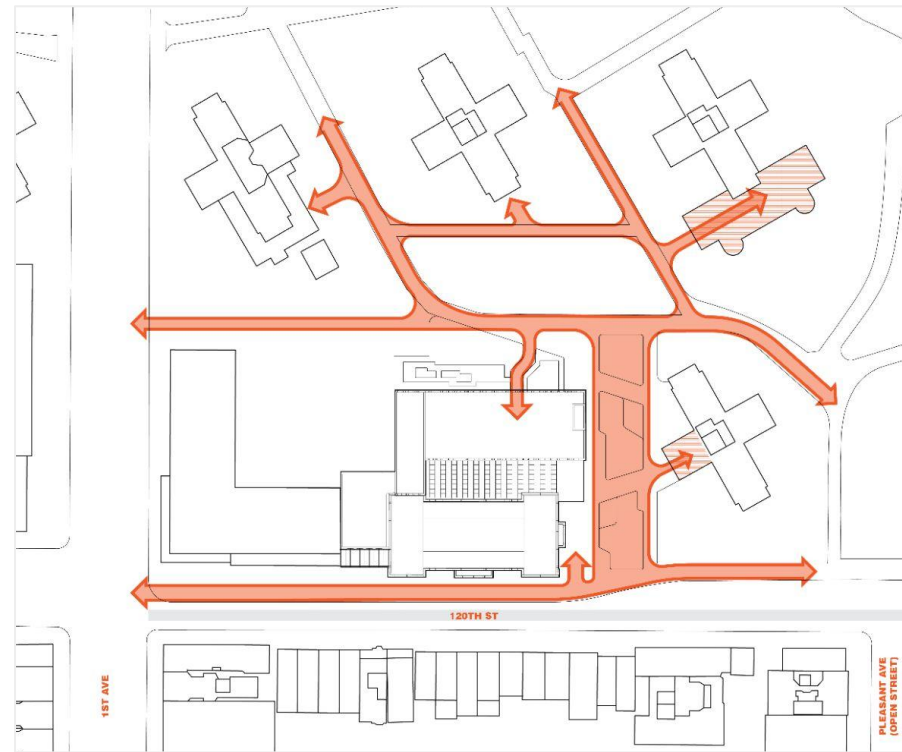
Increased lighting improves night-time visibility

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



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.





Affordability / Unit Distribution

Total Project Size	Residential SF	200,468	77.17%
	Comm Fac	59,296	22.83%

Total Project SF 259,764

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

Unit Affordability	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
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% units by affordability	30%	10%	10%	25%	25%
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