

# THE BEACON

## East Harlem Multi-Service Center (MSC)

### FAQ Sheet

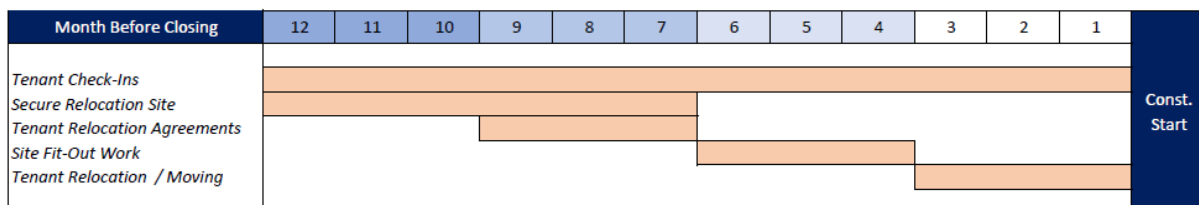
*This FAQ aims to address some common questions and provide clarity regarding changes to the MSC as part of The Beacon development project.*

*If you have additional questions, we are available for in-person meetings, virtual Zoom sessions, or phone calls to discuss relocation, programming changes, or any other project-related concerns.*

### Frequently Asked Questions (FAQs) – Temporary Relocation

#### When will relocation happen?

The development team is committed to temporarily relocating the MSC programs that were present at the time of HPD project designation in 2021, have remained at the Center, and wish to return upon completion of the renovation. While the schedule and renovation start remains subject to further confirmation from HPD, the development team anticipates that relocation will proceed in the phases detailed below. Each phase may be shorter or longer than what is shown, but throughout the process, regular updates and direct communication with each tenant about needs, location, and leases will occur before any moving begins.



#### Will there be parking at the temporary relocation site?

Parking is not expected at the temporary relocation sites. While on-site parking cannot be guaranteed, we are committed to sharing nearby parking options and resources.

**Will there be storage at the temporary relocation site?**

Temporary relocation spaces will be sized to accommodate existing programming, which means tenants can bring all current furniture. Additional storage space will not be provided. Any furniture or supplies not being relocated can be left behind at the MSC and will be disposed of by the general contractor during construction. This process will be outlined in the relocation agreements.

**Will there be cleaning and maintenance at the temporary relocation site?**

Cleaning and maintenance services will be coordinated by the development team and paid out of the project's temporary relocation budget.

**What are the relocation agreements?**

Prior to temporary relocation, the development team will execute an agreement with each tenant that wishes to temporarily move and return after renovation completion. This agreement will include, but is not limited to, terms regarding the relocation site, rent payments, tenant and development team responsibilities, and return to the renovated space.

**What's my rent and when do we have to pay it?**

Before relocating, tenants will provide 30-day notice to end their HRA agreements. During the two-year temporary relocation period, tenants will continue to pay MSC-level rents.

**Frequently Asked Questions (FAQs) – MSC Renovation****Has The Beacon project received zoning approval?**

The Beacon successfully completed the ULURP process in March and is currently awaiting final confirmation from the NYC Department of Housing Preservation & Development (HPD) to begin tenant relocation.

**What will the renovated building's operational hours be?**

The development team intends for the renovated building hours to mirror the MSC's current operational hours of Monday through Friday, 8:00 AM to 6:00 PM

**Will there be on-site security at the renovated building?**

There will be a reception desk in the entrance lobby staffed by security during operational hours.

**Will the renovated building be ADA accessible?**

Yes, all spaces in the renovated MSC are designed to be handicapped accessible.

**What shared common spaces will be available?**

The renovation will create flexible conference rooms on the 1st floor, and a new 6th floor with an educational greenhouse and a multi-purpose event space with a pantry that includes a full-sized youth basketball court. The conference rooms are intended for occasional meetings hosted by the MSC tenants and/or hourly reservation by smaller local organizations or resident associations. The new 6th floor gym is intended to host both recreational activities and larger events, with the 5th floor pantry designed to accommodate meal preparation serving such events. Access and use of these shared common areas – such as the gym and meeting rooms – will be subject to house rules, a reservation process, and applicable fees (fees TBD).

**Will there be a cafeteria in the newly renovated MSC?**

There will be no common use cafeteria at the renovated MSC. A new warming pantry on the 5th floor will be available as a support space to events occurring in the 6th floor multipurpose space and will be subject to the reservation process described above. Tenants who require dedicated kitchenette or cafeteria space must coordinate separately with the development team to discuss their program suite layout.

**Will there be parking after the renovations?**

There will be no tenant parking available at the MSC site or on the Wagner Houses campus post-renovation. The development team intends to work with the NYC Department of Transportation (DOT) to explore the possibility of a designated loading zone in front of the renovated MSC.

**Will there be cleaning and maintenance at the renovated MSC?**

Upon return to the renovated MSC, maintenance staff will ensure continued upkeep of common areas in the building.

**What will the rent structure be, and how will tenants be charged for shared common spaces and utilities**

The development team is continuing to discuss the rent structure and operating budget for the future building with HPD. Rent increases will be communicated in advance, giving tenants sufficient time to plan for the changes in their budgets and contracts. While the upgraded building will not be priced at the current MSC rent of \$28 per square foot—an amount already significantly below market for East Harlem—the development team is committed to setting rents, inclusive of any common area and utility charges, as affordably as possible while ensuring the long-term operational stability of the building.

**Will there be Wifi at the renovated building?**

The development team will be contracting with Andrena for broadband infrastructure in the renovated MSC and free wifi for guests and clients in the MSC common spaces. Every tenant can either contract with Andrena for service through the existing wired connection or engage with a different internet service provider (ISP). ISPs will often offer their own infrastructure free of charge if there is the potential for multiple interested clients in a building.

**What is the Wagner Way?**

Wagner Way is a new pedestrian pathway connecting the residential building and the community multi-service center, ensuring seamless accessibility. This is a walkway and will NOT serve as a vehicle drive or parking area post-renovations.

## CONTACT US

We want to help answer any questions you may have throughout the entire development process. We are available for an in-person meeting, virtual Zoom meeting, or phone conversation to discuss tenant programming changes, relocation concerns, or any other project-related questions.

We are continuing to work closely with MSC Building Manager, Nilsa Orama, to ensure your needs are being overseen by a trusted party and development team communications remain clear and transparent throughout the entire project, as well as after you are successfully relocated back to the new multi-service center.

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