

Diego Beekman Neighborhood Plan



Diego Beekman Mutual Housing Association, HDFC

Urban Planning & Project Management

FORSYTH STREET

Urban Design & Architecture

CURTIS + GINSBERG ARCHITECTS LLP

Introduction



Diego Beekman is a non-profit affordable housing complex in Mott Haven that is home to over 1,200 households. After years of rebuilding the physical and social fabric of the complex, Diego Beekman is seeking new ways to further its mission by developing additional affordable housing and community development in the immediate neighborhood.

The Diego Beekman Neighborhood Plan

- An **integrated approach** to the surrounding neighborhood
- Builds on **existing community strengths** and **new opportunities**
- **Confronts key challenges** to the neighborhood, such as concentrated poverty levels and the overwhelming service demand placed on local providers

Community-Wide Strategies

Focused on **strengthening local anchor institutions** and making **transformational investments** in key institutions and physical spaces.

Site-Specific Strategies

Focused on **critical community-wide housing, employment, retail, and community service** needs by leveraging three underutilized, publicly-owned sites:

- 698-700 East 138th Street (MTA/NYCT)
- 351 Powers Avenue (DOE)
- 745 East 141st Street / 320 Concord Avenue (NYPD)

Diego Beekman — Background & History



Overview

- HDFC non-profit housing complex with a tenant-majority board.
- Comprised of 38 pre-war buildings scattered across twelve square city blocks in the heart of the Bronx's Mott Haven neighborhood.
- Contains 1,238 apartments that are home to approximately 4,950 residents.

History

- First established in 1974 as a Section 8 project in rehabilitated, pre-war buildings.
- After years of tenant organizing, HUD invested \$100 million to rehabilitate and secure the property and transferred it to the Diego Beekman Mutual Housing Association in 2003.
- The board, in partnership with the City of New York and a new property manager, has taken dramatic steps to successfully reposition the complex by restructuring debt and implementing a major twenty-year capital plan.

Diego Beekman at a Glance

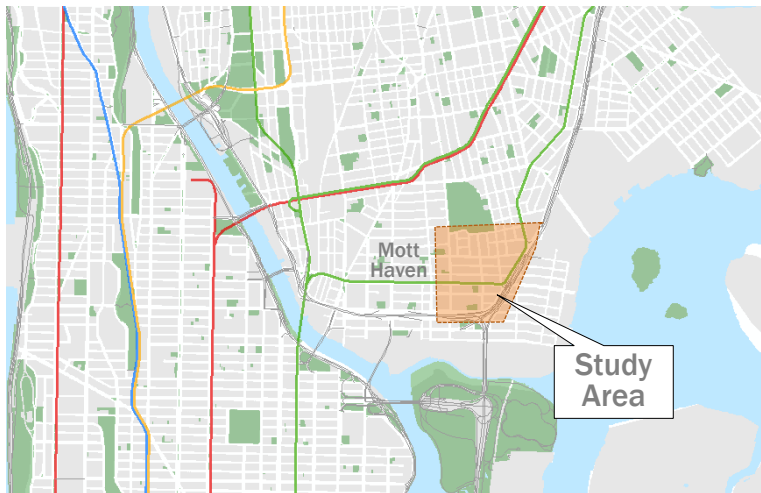
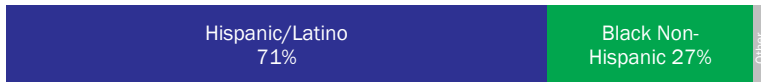
- Employs approximately 120 workers, 40 of which are 32BJ members.
- Is the single largest owner of commercial space in the neighborhood.
- Approximately nine in ten Diego Beekman households make below 50% of AMI.
- The median Diego Beekman households make 16% of AMI.

Neighborhood Context & Process

Neighborhood Context¹

- 51% of residents and 68% of children are living below the poverty line.
- 57% of households receive SNAP or WIC.
- 94% of households are renters.

Race / Ethnicity of Residents



1. All figures presented here are estimates from the 2010-2014 American Community Survey for Bronx County tracts 27.02 and 33. These two tracts together encompass all Diego Beekman buildings except for the building at E 141st Street and St. Ann's Avenue.

Process

- Gathered neighborhood priorities and needs through resident survey with 151 responses in March-April 2016.
- Conducted May 2016 visioning session at St. Ann's Church with roughly 60 participants.
- Stakeholder conversations with elected officials, agencies, Diego Beekman board, and others.

Priority Issues from Resident Survey



Community-Level Strategies

1 **Build a new service collaborative focused on the neighborhood**

- Convene providers to work together to fill key missing functions in the community.
- Prioritize family crisis management, youth development, job training and linkages, public health interventions and violence intervention programs.

2 **Invest in community anchor institutions and physical infrastructure**

- Target P.S. 65 for enhanced family support services.
- Invest in St. Mary's Park and Recreation Center to create a stronger, safer community hub.
- Improve public safety through physical design at subway stations, in public spaces, and through a new police substation.
- Increase greenery and accessibility.

Site-Based Strategies

3 Preserve and grow housing opportunities

- Create a total of 711 apartments targeted at low-and moderate-income households with 20% in a dedicated senior building.

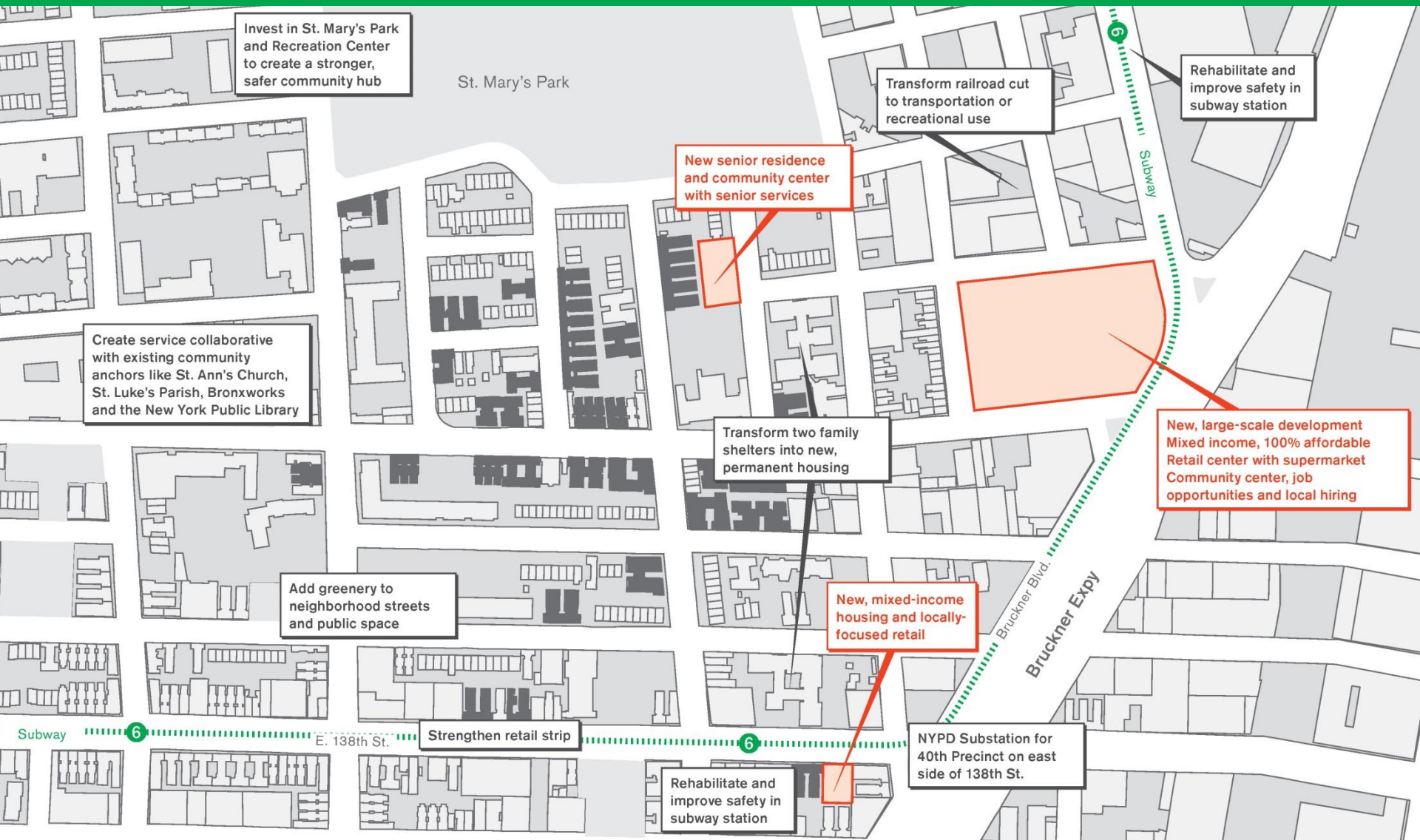
4 Build locally-rooted economic opportunities

- Build career path training and local hiring programs.
- Create a new, multi-story manufacturing building housing 100-200 jobs.

5 Attract new community and retail services

- Working with service collaborative partners, create new senior, youth, and early childhood centers in new developments.
- Create a new retail center with a 34,000 square foot anchor supermarket.
- Explore establishing a Business Improvement District.

Transformational Community Investments



Proposed Development Plans for Three Key Sites

351 Powers Avenue (DOE site)

145 senior apartments with community facility

- City Planning approval for large-scale residential development
- Sole source designation
- Accommodate DOE parking need in new facility

698-700 East 138th Street (MTA/NYCT Site)

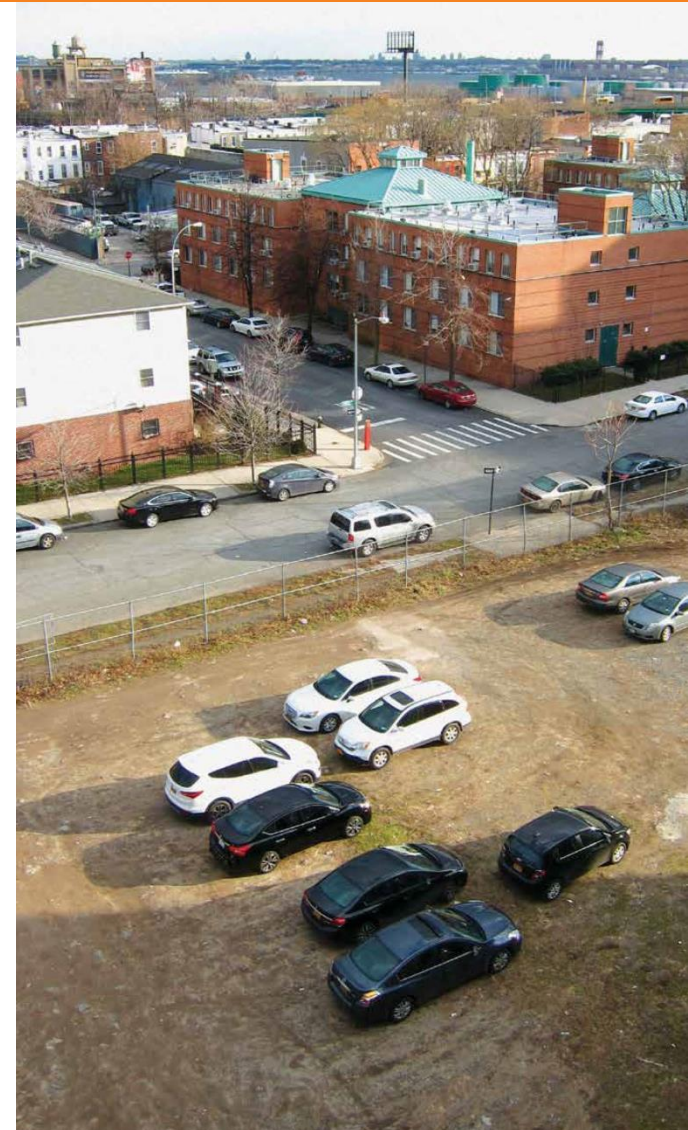
33 mixed-income apartments with local retail

- Rezoning to R7A with MIH
- Sole source designation

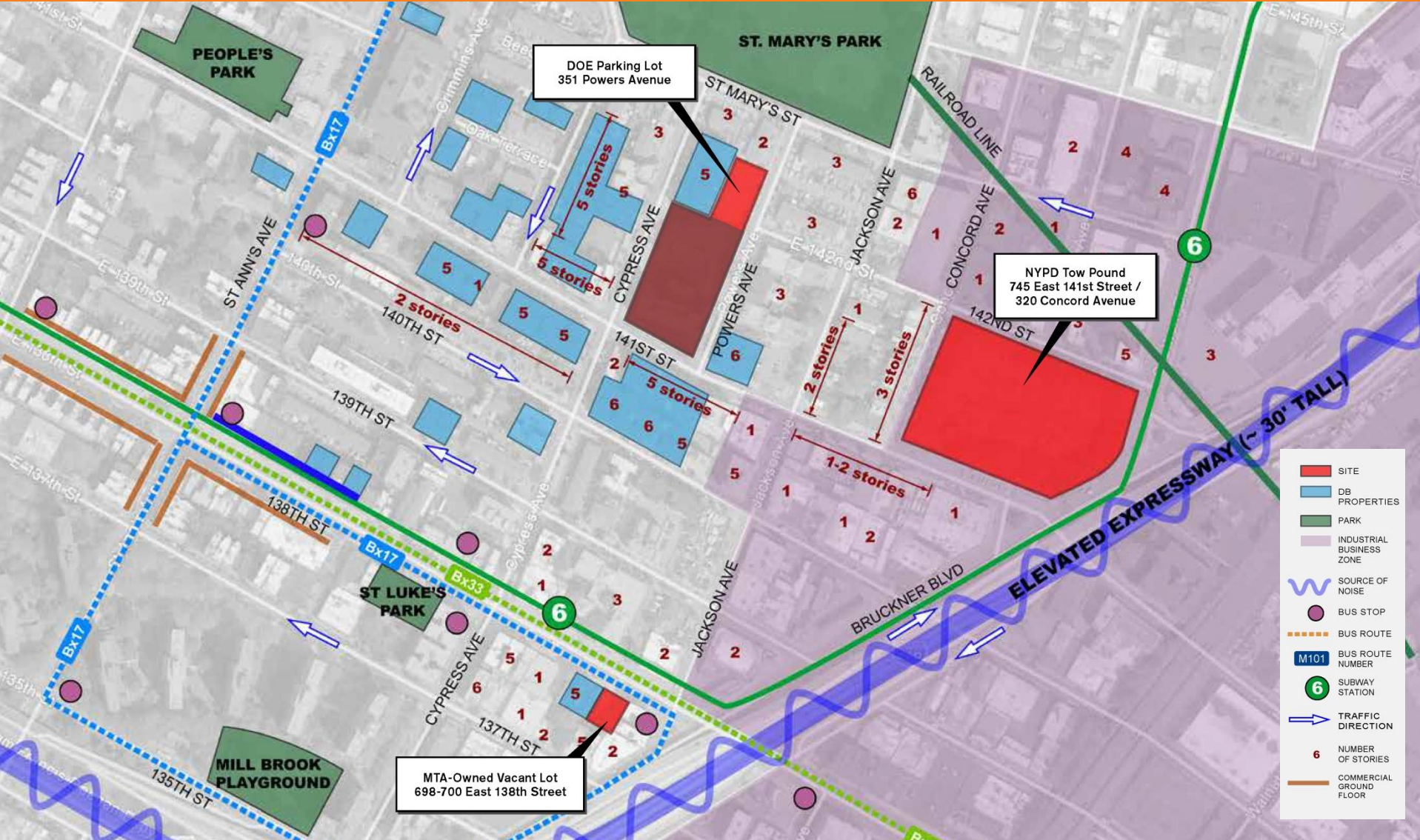
745 East 141st Street / 320 Concord Avenue (NYPD Site)

Transformative mixed-use development

- ULURP that incorporates development plan parameters
- Issue RFP for development
- City investment in infrastructure
- Commitment to relocate tow pound or accommodate on site



Proposed Development Plans for Three Key Sites



698-700 East 138th Street (MTA/NYCT Site)

33 Mixed-Income Apartments with Local Retail



100% affordable building with mix of 33 apartments at 30%, 60%, and 80% of AMI.

6,000 s.f. of ground floor commercial space, with the goal of locating locally-desirable retail and completing the interrupted streetscape.

Designed to be in scale with surrounding development at eight stories, with the top level set back from the streetwall.

Designed to preserve the light and air for the near-lot-line windows of adjacent Diego Beekman building.

Financing plan uses NYS HCR programs — development program is financially feasible working with existing programs.

Requires rezoning to R7A with MIH

351 Powers Avenue (DOE site) 145 Senior Apartments with Community Facility

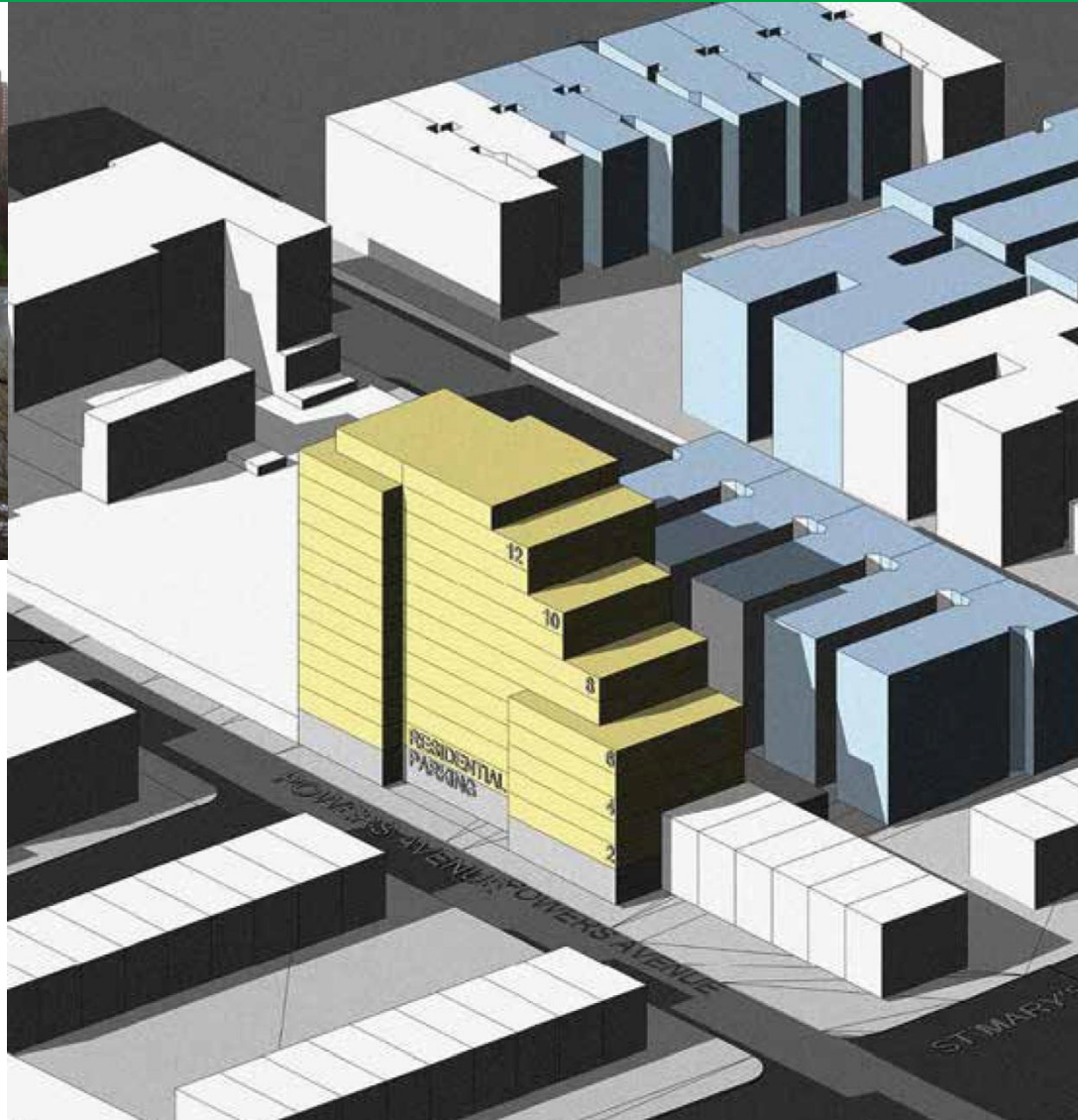


Underutilized 17,400 s.f. parcel with close proximity to St. Mary's Park offers opportunity to create a community asset.

Shares tax lot with P.S. 65, significant unused FAR.

Currently used as gravel parking lot by school.

Adjacent to Diego Beekman buildings at rear, Nehemiah homes to North, above-grade school playground to South



351 Powers Avenue (DOE site) 145 Senior Apartments with Community Facility



Preliminary Rendering

100% affordable building with 145 one bedroom and studio apartments for voucher-eligible seniors.

Meets local housing need through 30% set-aside for formerly homeless seniors and ability to accommodate seniors with “right-sized” vouchers currently living in Diego Beekman.

12,700 s.f. community center on ground floor to provide much-needed services for the neighborhood.

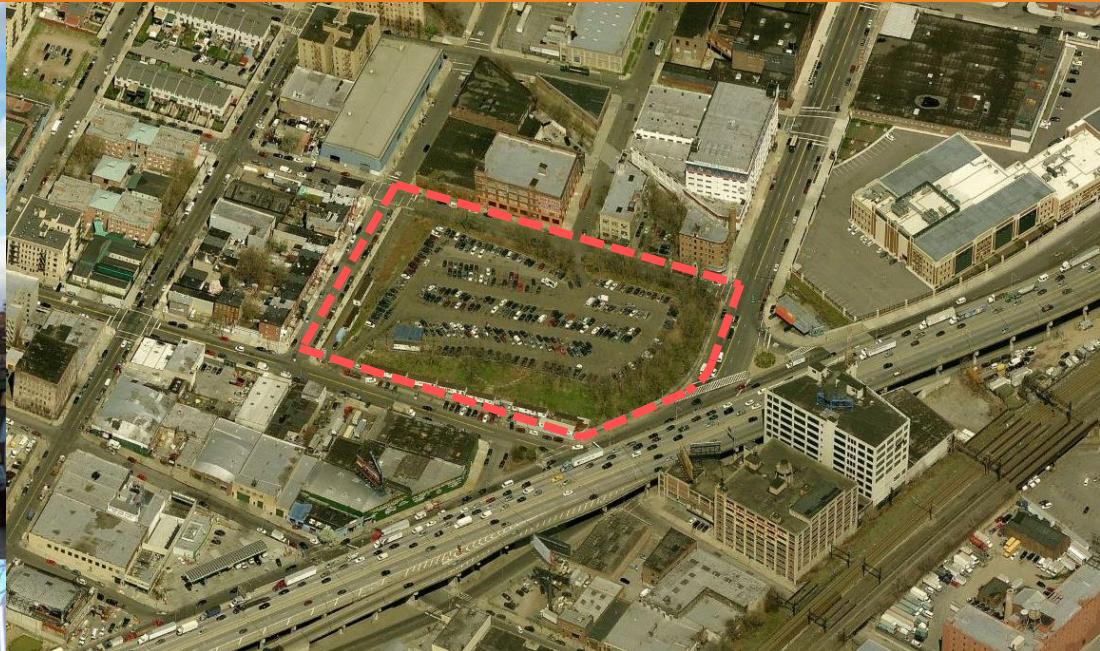
Accommodates DOE parking need within below-grade garage.

Designed to respect the scale of adjacent low-rise houses and six-story Diego Beekman buildings.

Financing plan uses HPD SARA program, HDC tax-exempt bonds, 4% LIHTC, and allocation of project-based vouchers — development program is financially feasible working with existing programs.

Uses existing FAR on school lot, requiring large-scale residential plan.

745 East 141st Street / 320 Concord Avenue (NYPD Site) Transformative Mixed-Use Development

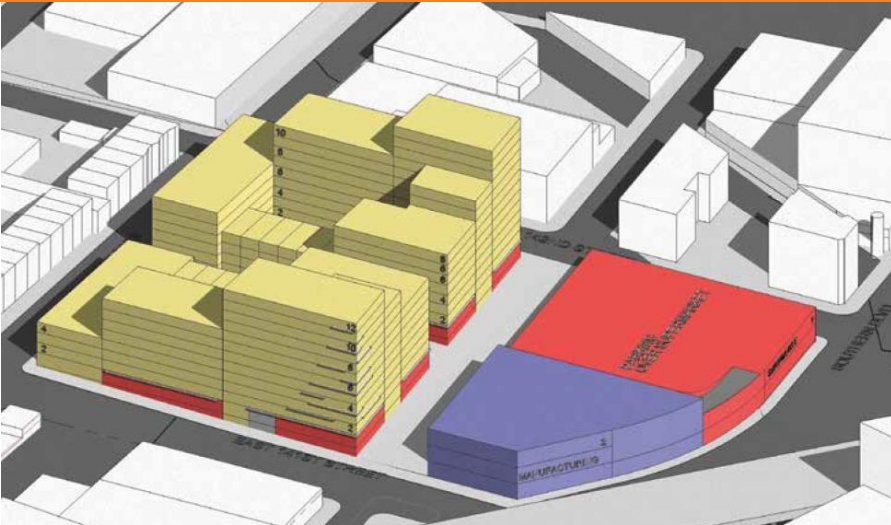


Historic site of Lincoln Hospital

NYPD operates a tow pound on this 183,000 s.f. city-owned lot

Mix of debris from hospital demolition and bedrock presents potentially challenging development conditions

745 East 141st Street / 320 Concord Avenue (NYPD Site) Transformative Mixed-Use Development



533 affordable residences from 30% to 120% AMI.

A mix of building scales from duplex townhouses and 4-6 story building along Concord Avenue, rising up to 13 stories in the center of the development.

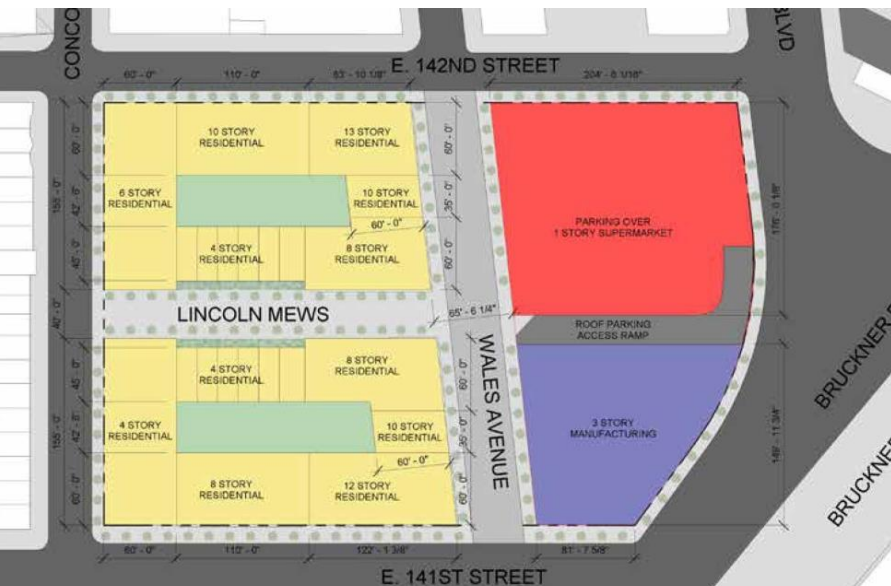
A walkable street grid and robust public realm through the creation of two new, interior streets.

75,000 s.f. of retail and community facility space, including a **large, regionally-significant supermarket**.

58,000 s.f. of manufacturing space in a **new, multi-story, light industrial building**, potentially housing an estimated 100–200 jobs.

The site would be developed potentially in several phases.

The financing envisions utilizing New Markets Tax Credits, LIHTC, NYCEDC, and AHC funding, as well as the following HPD/HDC programs: Mix & Match, M2, ELLA, and NIHOP.



745 East 141st Street / 320 Concord Avenue (NYPD Site) Transformative Mixed-Use Development

Preliminary Rendering



Mixed-income development that provides a healthy shopping option and new services for the community.

Knits fabric of the neighborhood together by creating a unique urban place 100 steps from an underutilized subway station.

Adds 533 housing units for low and moderate income families and new job opportunities to the neighborhood.