

Development Team

Developer

Trinity Financial, Inc.

MBD Community Housing Corp.

Architect

Dattner Architects D.C.P

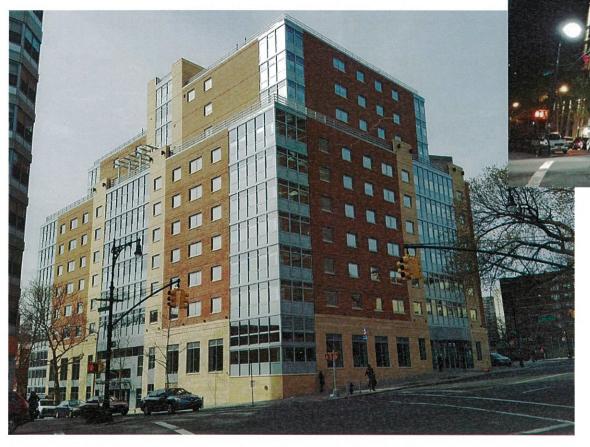
General Contractor

Monadnock Construction, Inc.

Management

- To Be Determined

Trinity in NYC: 855 Courtlandt Ave, Bx



Project Overview

- Lot Size 29,161 sf
- Approx. 312,500 sf, 27- story development
- 277 Units of affordable housing
 - (45) OBRs, (92) 1BRs, (94) 2BRs, (46) 3BRs
 - Mixed-use Building with Community Components:
 - Medical Facility
 - Retail
 - Educational Facility
 - Cultural Facility
- Projected Construction Start July 2018
- Projected Construction Completion December 2020
- Total Development Cost \$160 Mio (\$105 Mio Construction Cost)

ULURP Actions

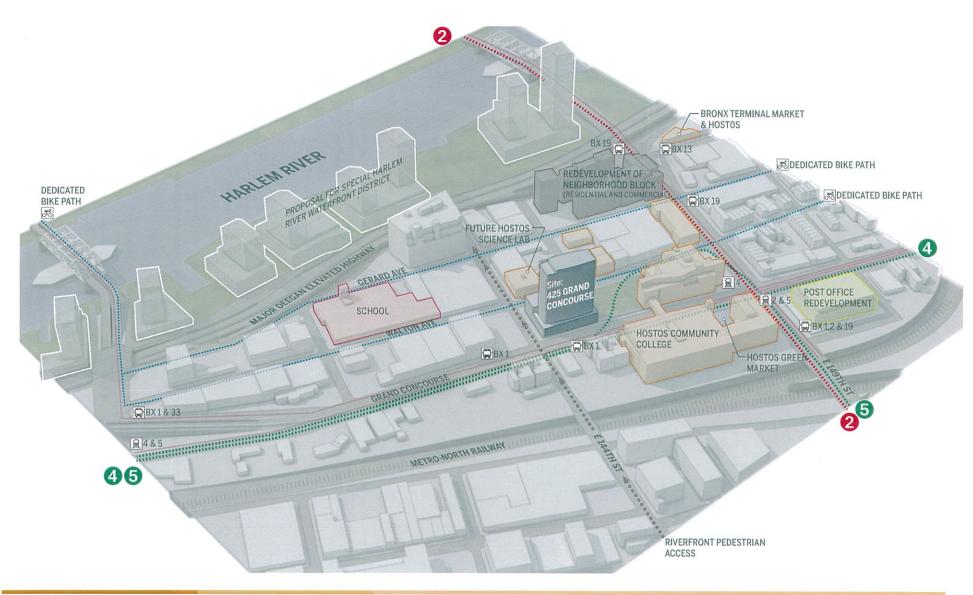
- Land Disposition
- Rezoning from C4-4 to C6-3
- Zoning Text Amendments (addressed by NYC DCP)
- Mandatory Inclusionary Housing
- No zoning variances

Green Design Features

- Enterprise Green Communities
- Passive House Standard
- NYSERDA Multifamily Performance Program
- Active, healthy design features / programming
- Resilient Design



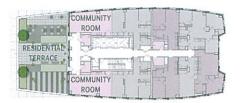
425 GRAND CONCOURSE

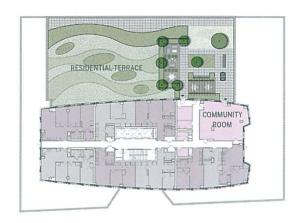


425 GRAND CONCOURSE

AREA PLAN

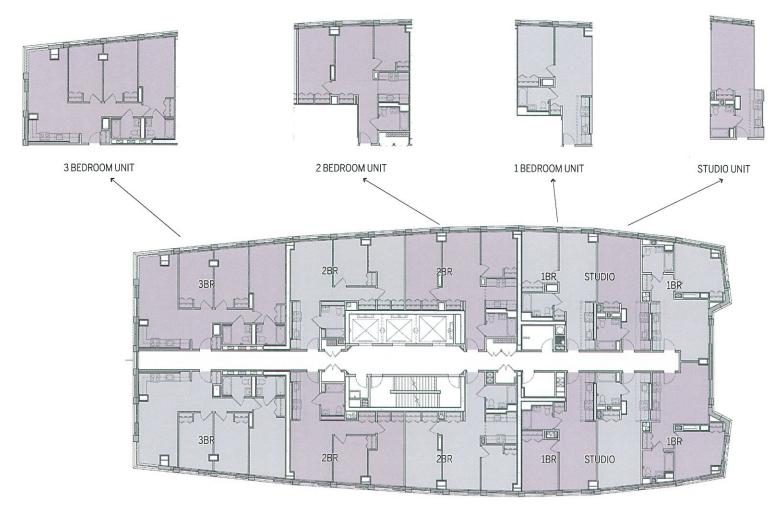












TYPICAL FLOOR





PEDESTRIAN PATH



SEPARATE PROJECT: NYC Parks Garrison Playground Redesign WALTON AVE + 36 EXISTING TREE TYP. WALKWAY **ENTRANCE WITH STAIRS** (OPEN ALL TIMES) SPRAY SHOWER **SEATING AREA WITH GAME TABLES** PLAY FEATURE FOR 2-5 AGE GROUP FITNESS AREA 41.5 + 40.5' **SEATING AREA AT** 4.5% **PLAYGROUND** WATER FEATURE (FLUSH JETS) PLAY FEATURE FOR **5-12 GROUP** + 39" PARK ENTRANCE WITH GATE + 39.5 FLEX PERFORMANCE 41.0 + 41.5 SPACE 425 GRAND CONCOURSE HOSTOS COMMUNITY DEVELOPMENT 3.8% COLLEGE **ELEVATED LAWN WITH SYNTHETIC TURF** 43.5'+ **TABLE TENNIS AREA** PARK ENTRANCE FLEX PERFORMANCE SPACE WITH GATE **GRAND CONCOURSE ENTRANCE** WALKWAY (OPEN ALL TIMES) **GRAND CONCOURSE**



GARRISON PLAYGROUND | Schematic Plan

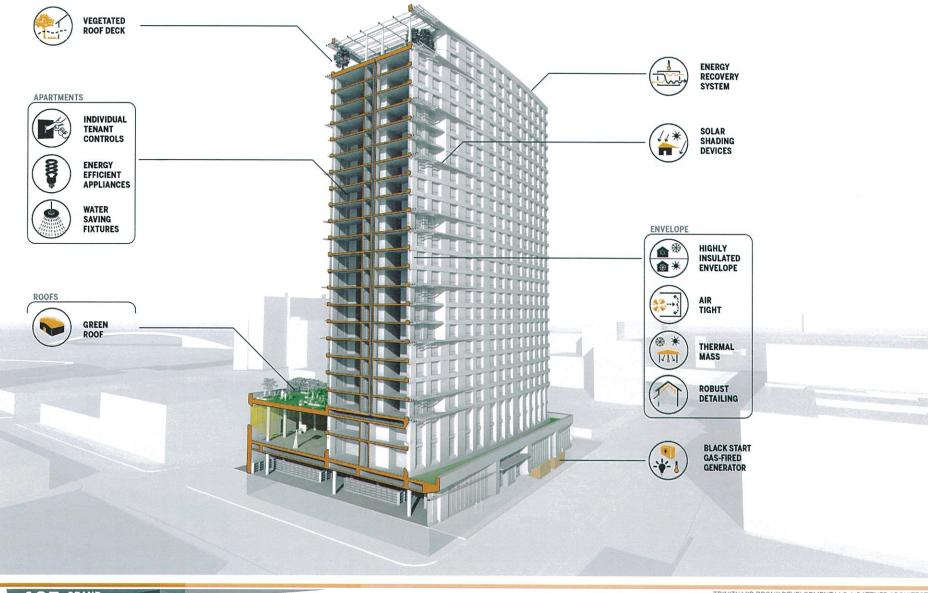
SHEET 20 / 37

0' 10' 20'



425 GRAND CONCOURSE

TRINITY MID BRONX DEVELOPMENT LLC | DATTNER ARCHITECTS



Residential Unit Mix / Affordability

Unit Type	30% AMI	40% AMI	60% AMI	80% AMI	100% AMI	Super's Unit	Total
Studio	5	5	13	11	11	0	45
One Bedroom	9	9	28	23	23	0	92
Two Bedroom	9	9	28	23	24	1	94
Three Bedroom	5	4	14	12	11	0	46
Total Units	28	27	83	69	69	1	277
Total %	10%	10%	30%	25%	25%		
Max Income - Individual:	\$20,040	\$26,720	\$40,080	\$53,440	\$66,800		
Max Income - Family of Four:	\$28,620	\$38,160	\$57,240	\$76,320	\$95,400		

Benefits to Community

- Much needed Mixed-Income Housing
- Diverse Community Components providing Educational, Medical and Cultural Services
- Active, Vibrant Ground Floor Uses on Grand Concourse, Walton Avenue and East 144th Street
- At least 50% of Project Apartments (at least 138 Units) Targeted for CB1 Residents through the Community Board Marketing Preference
- Added Security with Building Activity, Exterior Lighting and Security Cameras
- Commitment to Employment of M/WBE and Local Workers Businesses
- Passive House Design with Resiliency Components with greatly reduced Energy Consumption and Air Pollution. Shelter-in-Place Capability
- Distinctive Architectural Design
- Improving and securing Garrison Park Pedestrian Walkway

Appearance Card
I intend to appear and speak on Int. No Res. No
in favor in opposition
Date: 22 8
Name: (PLEASE PRINT)
Address: 1 Methode N. Blo M 126
I represent: MHAM (Muhal Abusin, Association of N
Address:
THE COUNCIL
THE CITY OF NEW YORK
Appearance Card Fort Washington
I intend to appear and speak on Int. No Res. No
in favor in opposition
Date: 1/23/18
(PLEASE PRINT)
Name: Jordan
Address:
I represent: TPU
Address: 100 67 A
THE COUNCIL SECOND OF
THE CITY OF NEW YORK
16.00
Appearance Card 9 Fort Washington
I intend to appear and speak on Int. No Res. No
in favor in opposition Date: 1/23/19
Date: 1/23/19 (PLEASE PRINT)
Name: Jodn Piess
Address:
I represent:
Address: 100 Gold



elegendar contractor de la contractor		a for was year			
	Appearance Card				
I intend to appear and	speak on Int. No.	Res. No.			
a stardyna social section .	in favor in opposition	on which was the same			
	Date:				
Name: Christin	Retalit O'Comell				
Address:	0				
I represent: HP		and the same said of the grant of the same said.			
Address:	rold				
Please complete	THE COUNCIL	reent-orders " (a			
THE COUNCIL THE CITY OF NEW YORK					
THE	CITT OF NEW 1	URA GIANA			
4 4 5 Mar 2	Appearance Card	475 MISE			
I intend to appear and	speak on Int. No.	Res. No			
	in favor in oppositio	n - Barrell Tolk and the			
	Date:				
Name: BRYANT	(PLEASE PRINT)				
Name: BRYANT BROWN Address: 25 W. 18th Stieft					
	SELV.				
Address:) Charles				
Audress.					
	THE COUNCIL				
THE	CITY OF NEW YO	ORK			
vertical design to the second	Appearance Card				
I intend to appear and s	peak on Int. No.	Res No			
	in favor in opposition	1			
Date:					
Name: Destin A Love +					
Address: 1789 Southon Blud Brank INY					
I represent: MBD Campunity Haveing Carl					
Address: Same					
Plans	his and a discount of				

Appearance Card					
I intend to appear and speak on Int. No Res. No					
in favor in opposition					
Date:					
(PLEASE PRINT)					
Name: I homas Brown					
Address: 1350 Broadway (V. 4. N.4. 10018					
I represent: 425 Grand Concourse					
Address: 425 Board Concourse Bronx N. 4.					
Please complete this card and return to the Sergeant-at-Arms					
The series of th					
THE COUNCIL					
THE CITY OF NEW YORK					
THE CITY OF NEW YORK Appearance Card					
Appearance Card I intend to appear and speak on Int. No Res. No in favor in opposition					
Appearance Card I intend to appear and speak on Int. No Res. No					
I intend to appear and speak on Int. No Res. No in favor in opposition Date:					
Appearance Card I intend to appear and speak on Int. No Res. No in favor in opposition Date:					
I intend to appear and speak on Int. No Res. No in favor in opposition Date:					
Appearance Card I intend to appear and speak on Int. No Res. No in favor in opposition Date:					
I intend to appear and speak on Int. No Res. No in favor in opposition Date: 1/23/13 (PLEASE PRINT) Name: CHRISTOPH STUMP Address: 1350 BROADWAY \$2203 New YORK NY 10018					

	Appearance Card				
I intend to appear and speak on Int. No Res. No					
in favor in opposition					
	Date:				
Name: TED	(PLEASE PRINT) WEINSTEIN				
Address:	1				
I represent:	11				
Address:					
Please complete	this card and return to the Sergeant-at-Arms				
I intend to appear and s	THE COUNCIL CITY OF NEW YORK Appearance Card peak on Int. No Res. No in favor in opposition Date:				
Address: 758 BR	(PLEASE PRINT) ADY ALE				
Address: TE BRI I represent: UFT Address: 52 BRI	(PLEASE PRINT) Of WAR				