



Trinity Mid Bronx Development LLC
425 Grand Concourse

425 GRAND
CONCOURSE

TRINITY MID BRONX DEVELOPMENT LLC | DATNER ARCHITECTS

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) 0BRs, (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

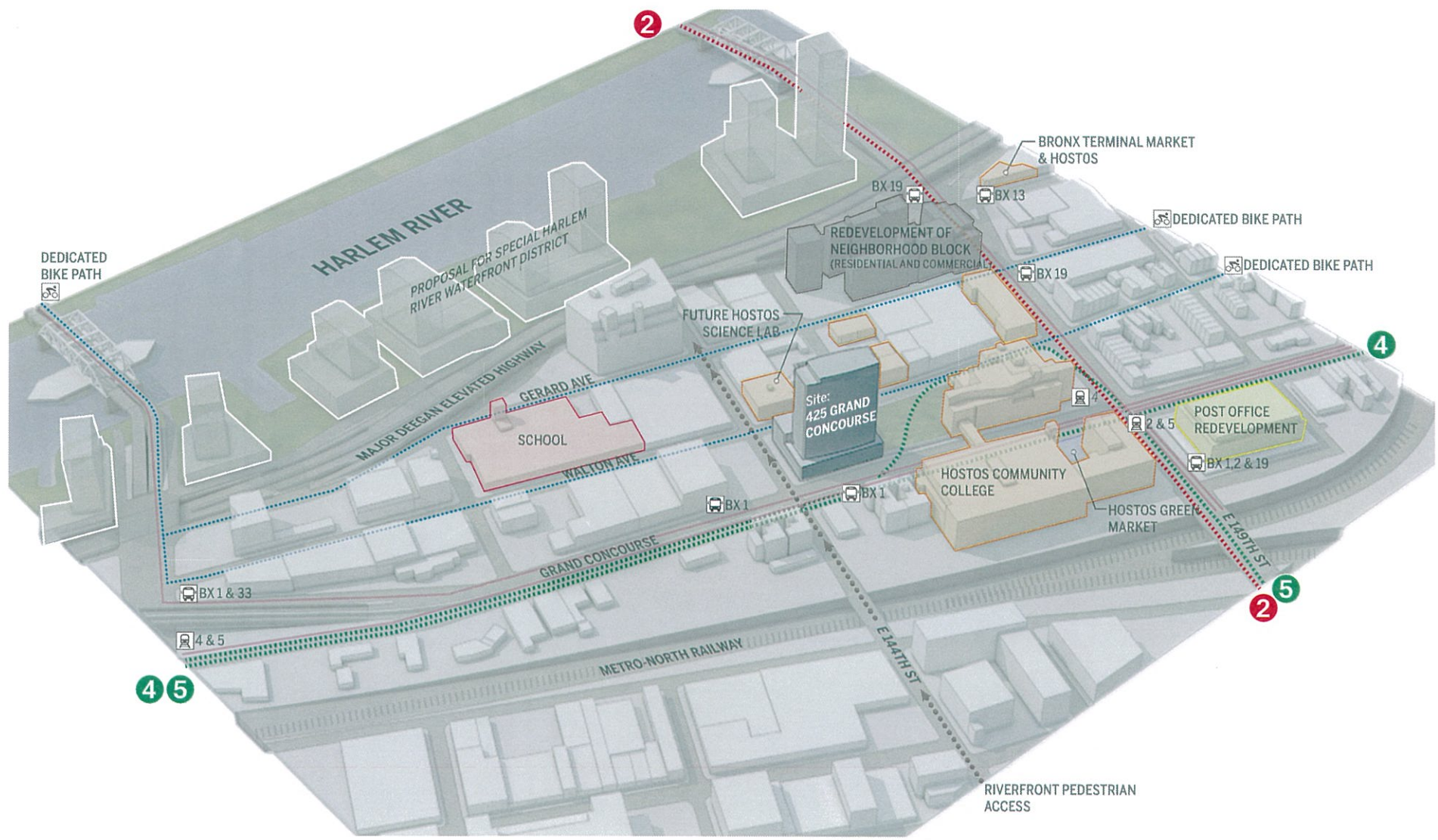
Green Design Features

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

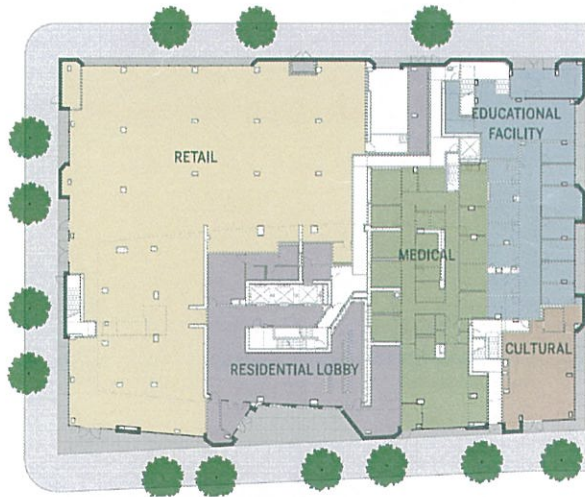
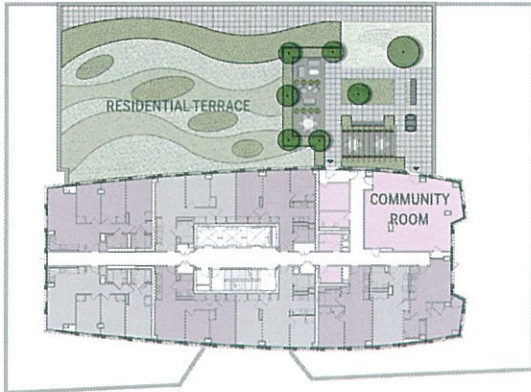
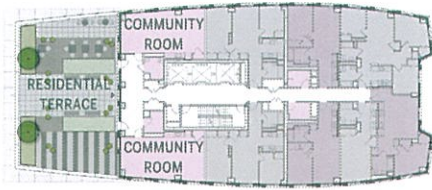


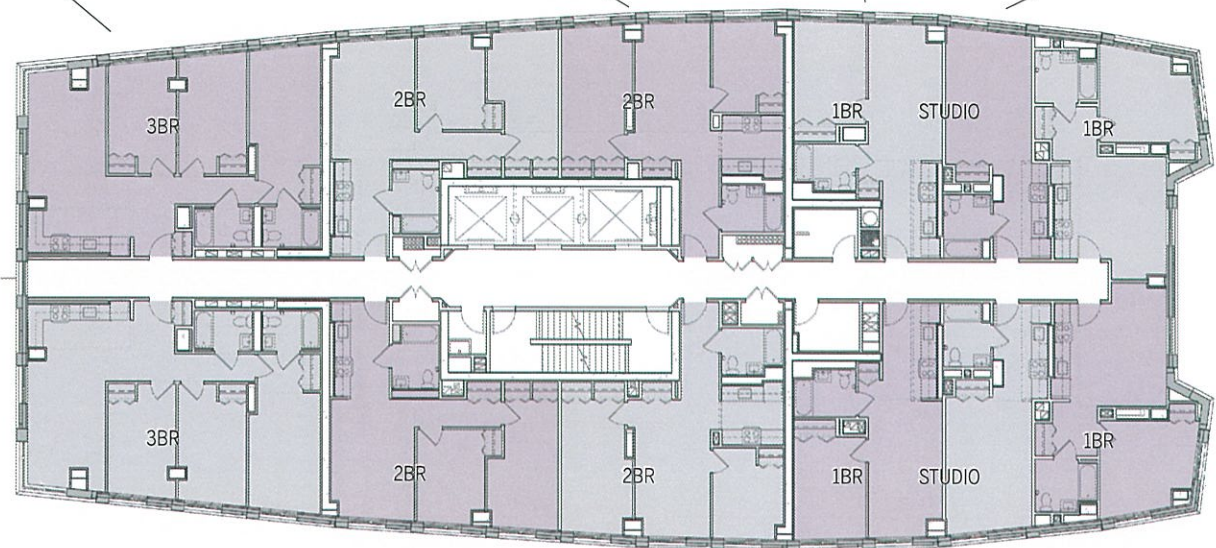
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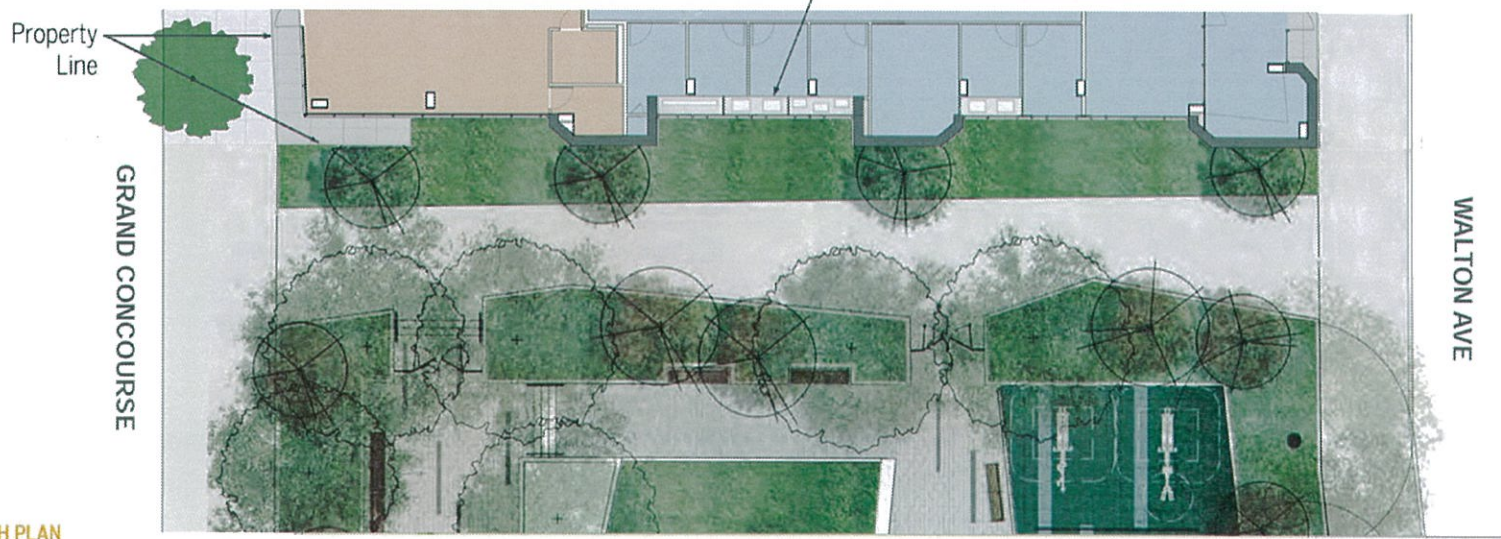
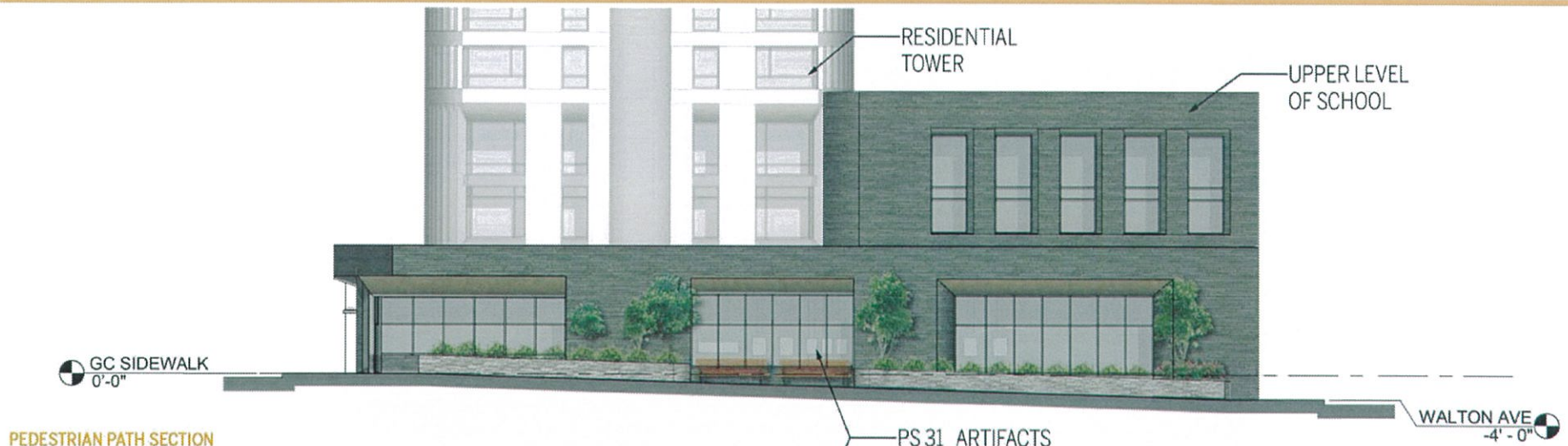




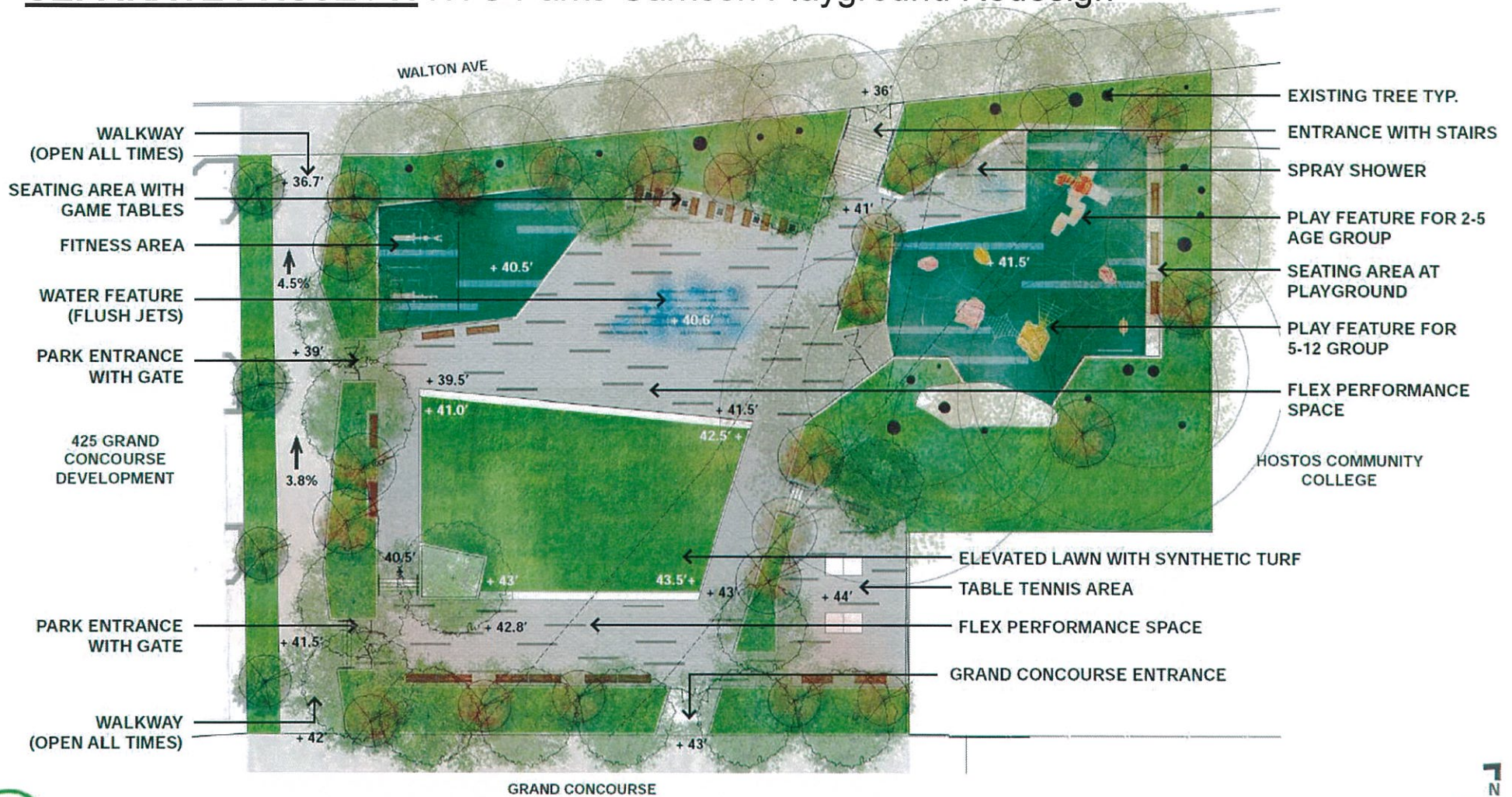
TYPICAL FLOOR



PEDESTRIAN PATH



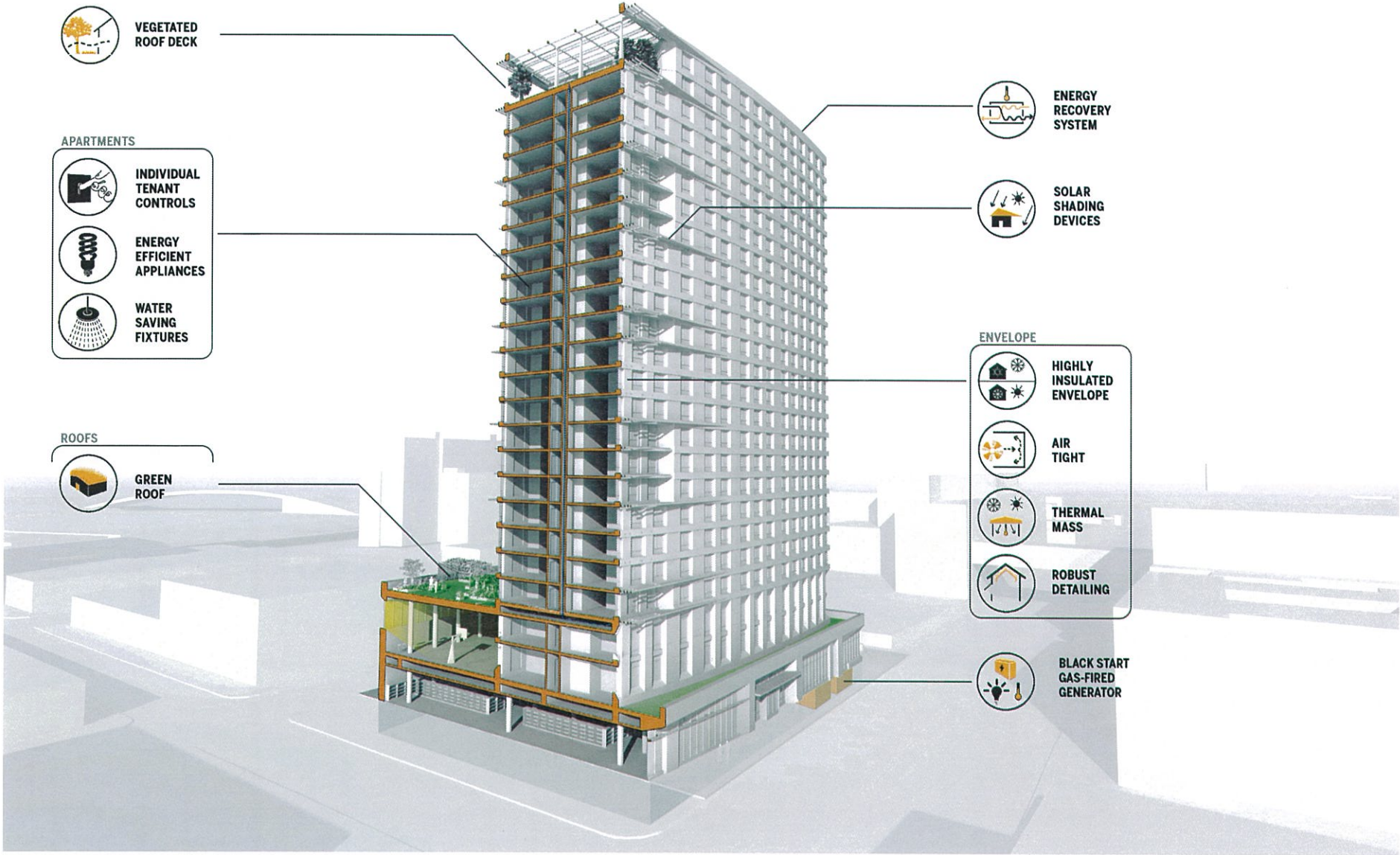
SEPARATE PROJECT: NYC Parks Garrison Playground Redesign





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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

**THE COUNCIL
THE CITY OF NEW YORK**

AMP
9 Fort
Washington

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 1/23/18

(PLEASE PRINT)

Name: Ismene Speliotis

Address: 1 Metro Tech N. Bldg NY 11261

I represent: MHAMY (Moral Housing Association of NY)

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Fort Washington

Appearance Card

[Empty box]

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: HPD

Address: 100 Gold

**THE COUNCIL
THE CITY OF NEW YORK**

425 Grand Concourse
9 Fort Washington

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 1/23/18

(PLEASE PRINT)

Name: Jordan Press

Address: _____

I represent: HPD

Address: 100 Gold

**THE COUNCIL
THE CITY OF NEW YORK**

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Appearance Card

[Empty box]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Christine Retzlaff O'Connell

Address: _____

I represent: HPD

Address: 100th Blvd

**THE COUNCIL
THE CITY OF NEW YORK**

Please complete this card and return to the Sergeant-at-Arms

Appearance Card

425 Grand Concourse

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: BRYANT BROWN

Address: 25 W. 18th Street

I represent: 32BT SEIU

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

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Appearance Card

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I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Derrica A. Lovett

Address: 1789 Southern Blvd, Bronx, NY

I represent: MBD Community Housing Corp.

Address: SAME

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THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Thomas Brown

Address: 1350 Broadway N.Y. N.Y. 10018

I represent: 425 Grand Concourse

Address: 425 Grand Concourse, Bronx N.Y.

◆ Please complete this card and return to the Sergeant-at-Arms ◆

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THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 1/23/18

(PLEASE PRINT)

Name: CHRISTOPH STUMP

Address: 1350 BROADWAY #2203, NEW YORK, NY 10018

I represent: TRINITY FINANCIAL

Address: SAME

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: TED WEINSTEIN

Address: ~~HPD~~

I represent: HPD

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

425 Grad
course

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: William Woodruff

Address: 758 BRADY Ave

I represent: UFT

Address: 52 BROADWAY

Please complete this card and return to the Sergeant-at-Arms