



Testimony of Gustavo Battle
In Opposition to the Proposed Rezoning of East 156th Street
Zoning and Franchise Committee, May 2, 2017

Good morning. My name is Gustavo Battle. I am a building service worker at Phipps Houses' Courtlandt Corners complex in the Bronx. I am here today to tell you a bit about my experience at a Phipps Houses building.

I have been working at Courtlandt Corners since August 2013. When I was hired by Phipps's contractor at Courtlandt Corners, my salary was \$11.50/ hour. After a year, it went up to \$11.79/hour. Since 2014, it has stayed at \$11.79/hour. So, this isn't a recent issue. My wages have been stuck in the same place for three years. As we all know, the cost of living has gone up in that time so it has gotten harder and harder for me to make ends meet.

My coworkers and I have struggled to get by on our salary. Many of us rely on Medicaid for health insurance because the insurance our employer offered was far too expensive on our salaries. We work in one of Phipps Houses' affordable housing complexes, and cannot afford to rent the majority of the units in the buildings where we work. One of my coworkers has lived in a shelter with his daughters for the last three years.

Over the past year, at hearings like these, Phipps has said repeatedly that the time to discuss workers' rights is after a development is built. I'm here to say that waiting until then is too late for the workers like me who could well be hired at poverty wages and have to spend years fighting to increase their pay.

Phipps Houses has a stated mission of helping the people of New York City build healthy, prosperous communities, but I am part of the community and Phipps has done nothing to make sure that I can prosper. The Committee should vote no on this project.

Thank you.



Westchester Mews

May 2, 2017

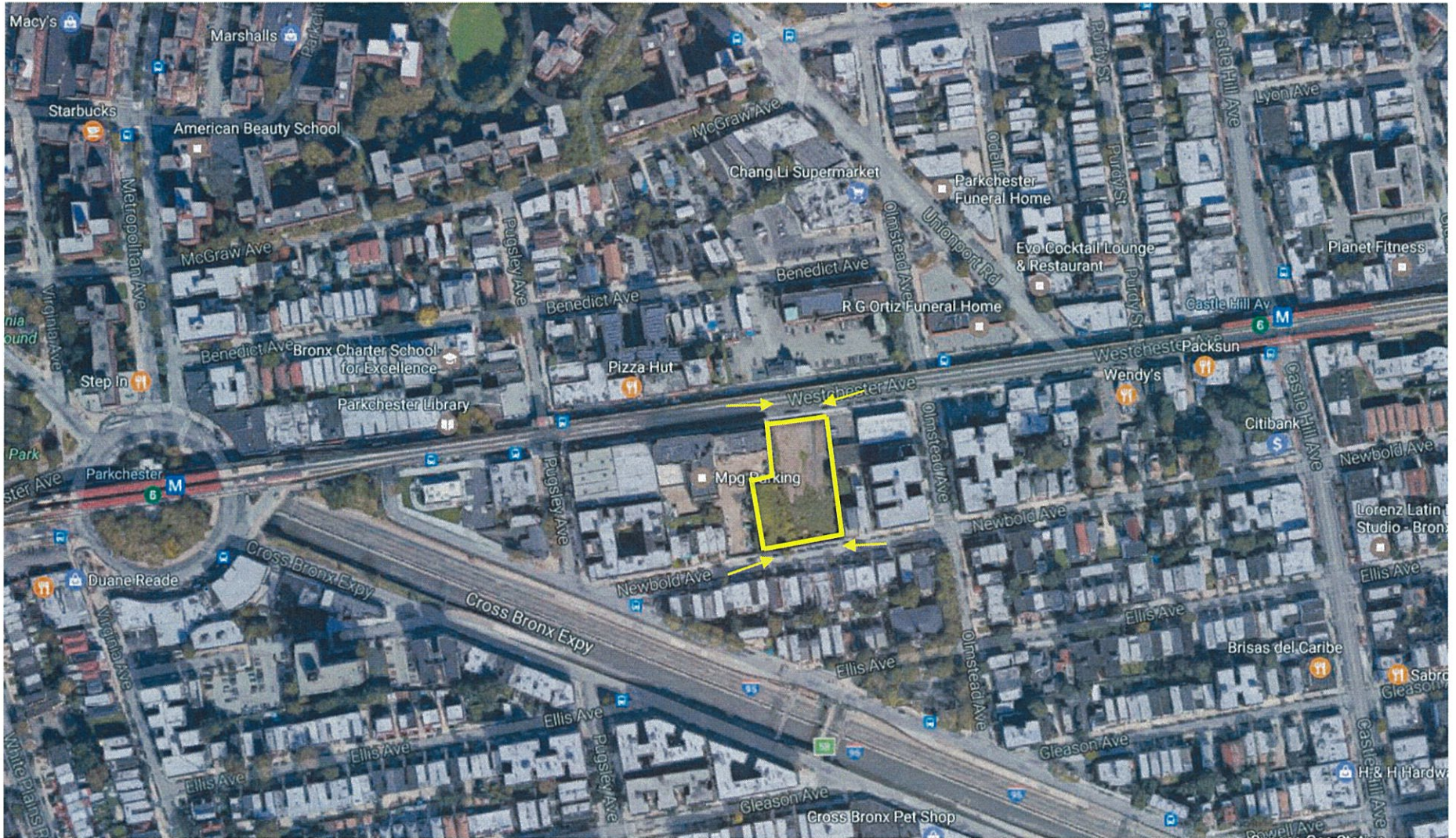
City Council Public Hearing

Procida

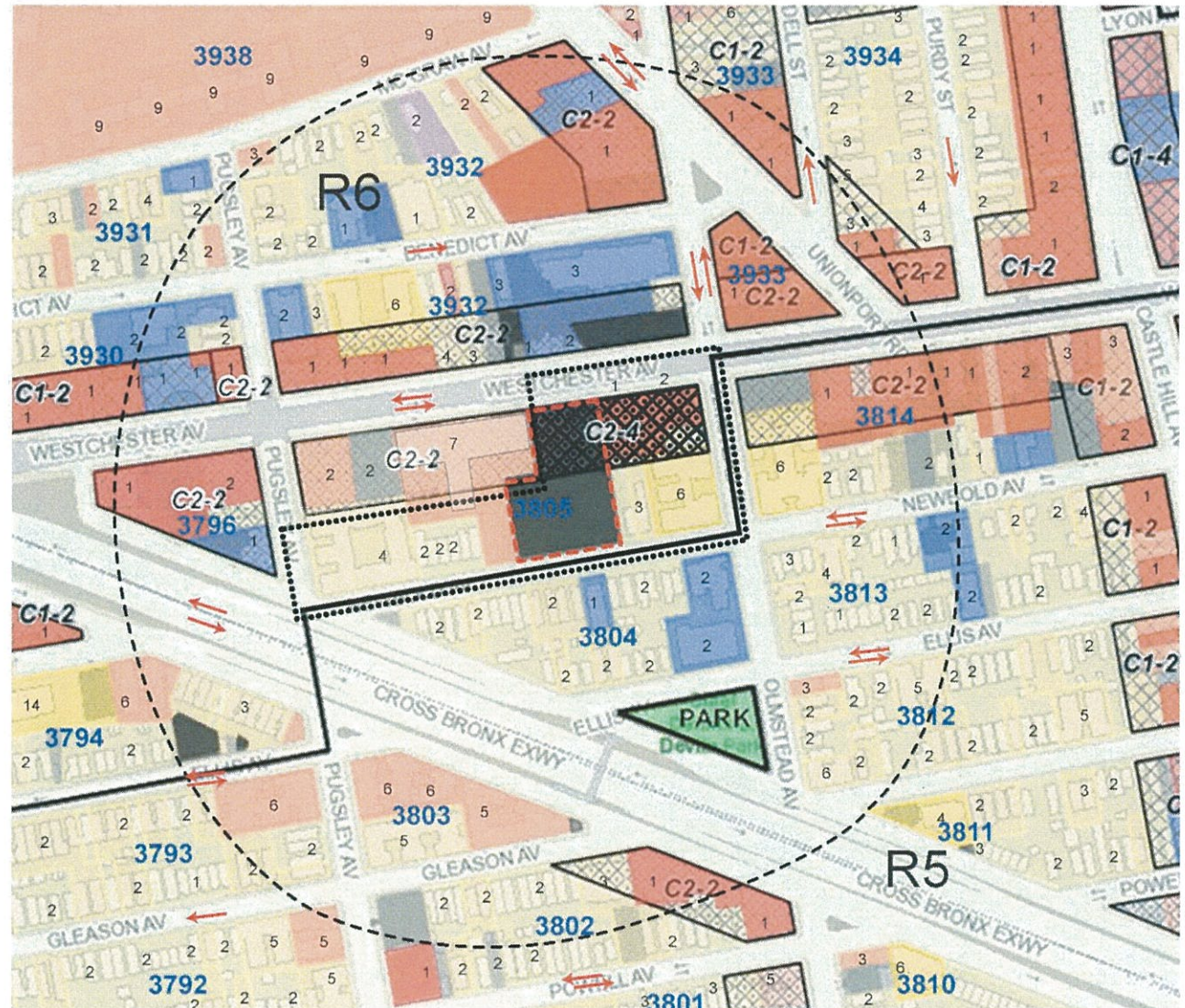
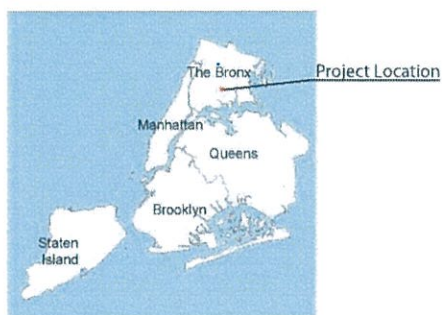
Project Summary

- Zoning Map Changes:
 - The proposed Zoning Map Amendment would change the zoning of that portion of Block 3805 that is currently zoned R5 to R6
 - The existing C2-2 overlay mapped from Westchester Avenue to the Mid-Block line in the area currently zoned R5 would be changed to C2-4
- Zoning Text Amendment:
 - Include Zoning Text Amendments to Zoning Resolution (“ZR”) 23-154 Inclusionary Housing, sub section b to enable increased FAR in R6 districts mapped within an MIH district
 - Include a Zoning Text Amendment to Zoning Resolution (“ZR”) 23-153 for Quality Housing Buildings
 - Creates a rational and desirable site plan that would benefit both residents and members of the community
 - These changes would apply to all future rezoning actions with a non-contextual R6 District with a MIH area and would require a public review process
 - Inclusionary Housing Designated Areas for Community District 9, Bronx to establish the area proposed for rezoning as a Mandatory Inclusionary Housing (“MIH”) Area – Option 1 & Option 2
- Develop 206 units of affordable housing under the HDC and HPD Mix and Match Program as well as the HPD Our Space Program across 2 lots in the Parkchester neighborhood of the Bronx
- Community Board: 9
- Council Member: Annabel Palma

Site Aerial View



Area Map



Existing Area



Eastward looking towards Olmstead Ave.



Westward looking towards Pugsley Ave.

Existing Area



Eastward looking towards Olmstead Ave.

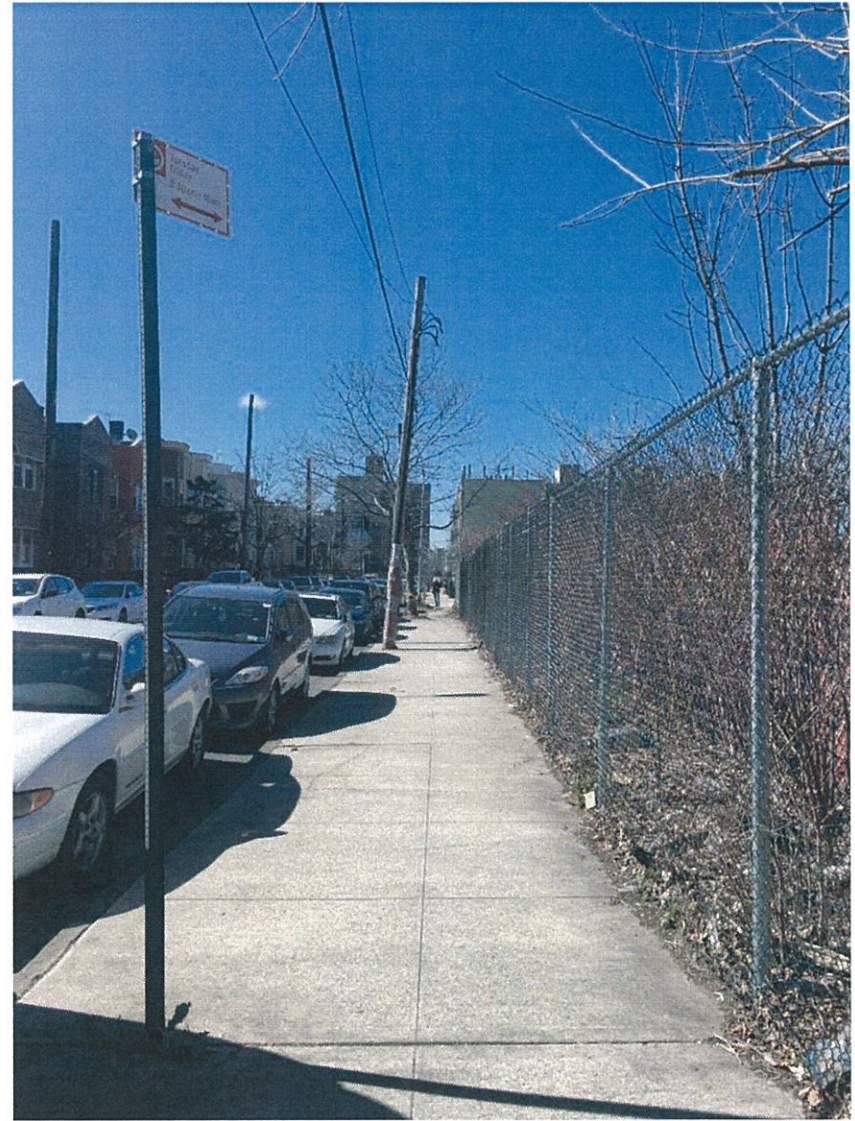


Westward looking towards Pugsley Ave.

Existing Area



Eastward looking on Newbold Ave.

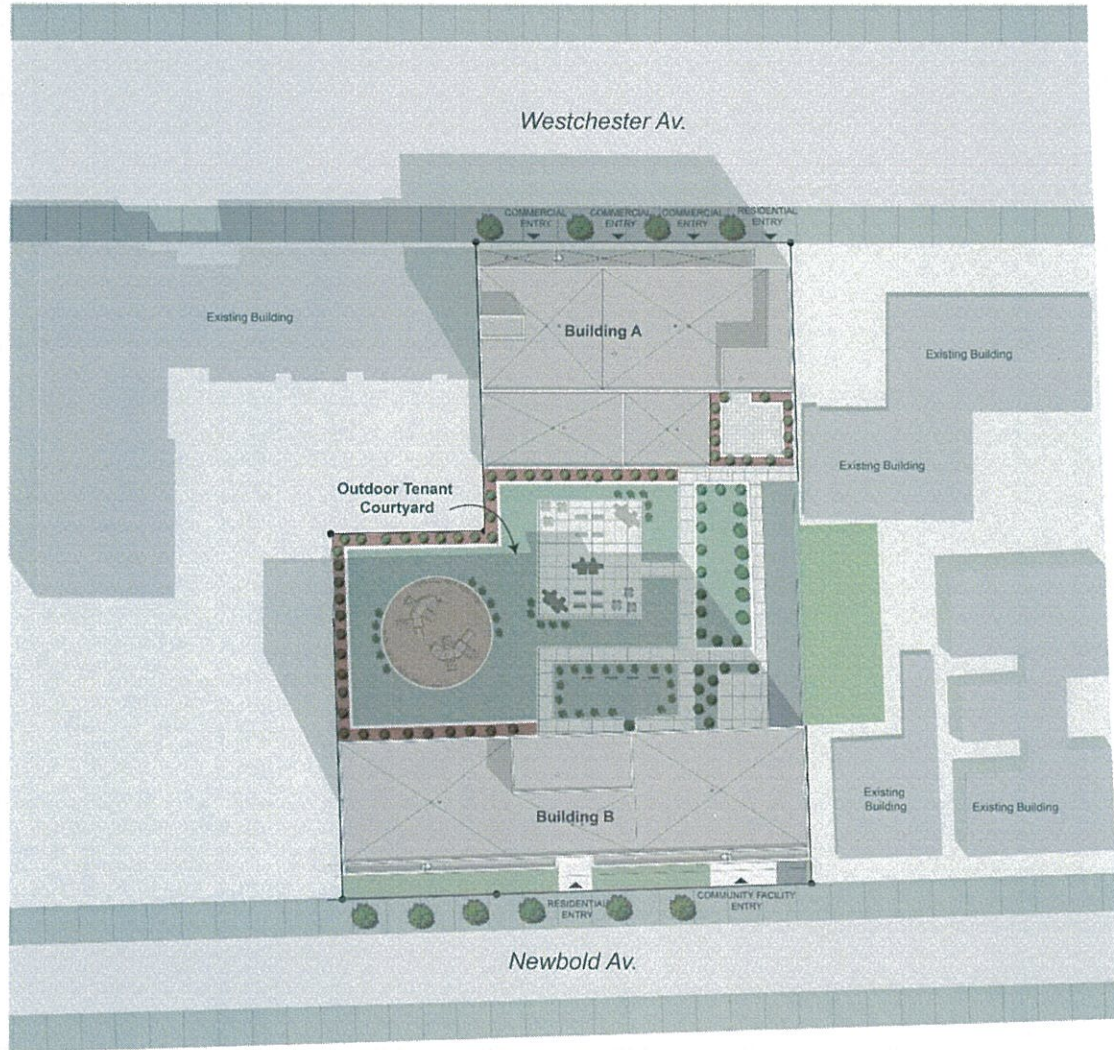


Westward looking on Newbold Ave.

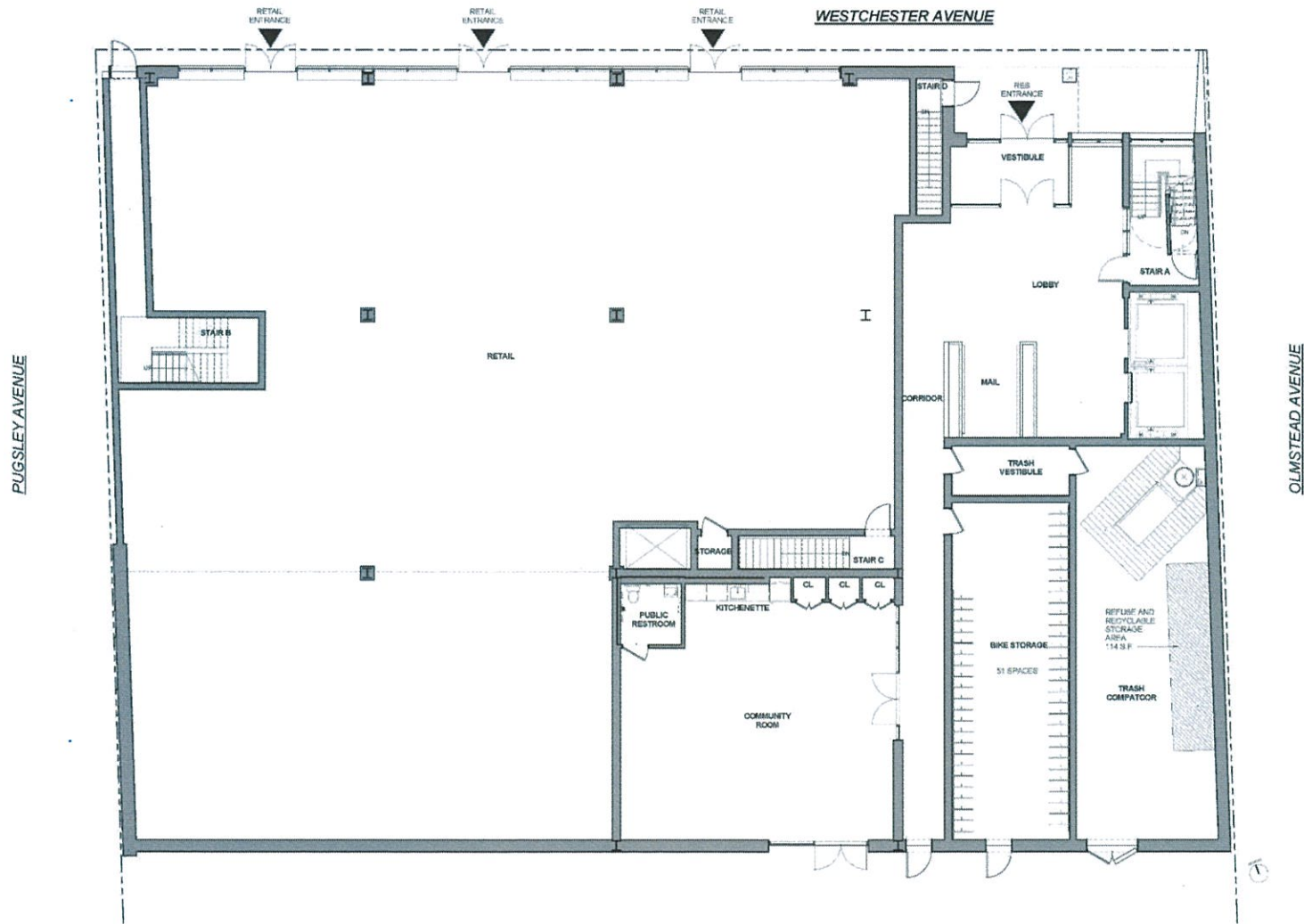
Unit Distribution

- Unit Distribution
 - 47 Studios
 - 60 1BR Apartments
 - 64 2BR Apartments
 - 34 3BR Apartments
 - 1 Super's Unit (2BR)
 - 206 Total Units
- Building A (Westchester Avenue)
 - 82 Units
 - ~95,000 GSF
 - ~7,900 GSF Commercial
 - ~87,000 GSF Residential
- Building B (Newbold Avenue)
 - 124 Units
 - ~116,000 GSF
 - ~1,200 GSF Community Facility
 - ~114,000 GSF Residential

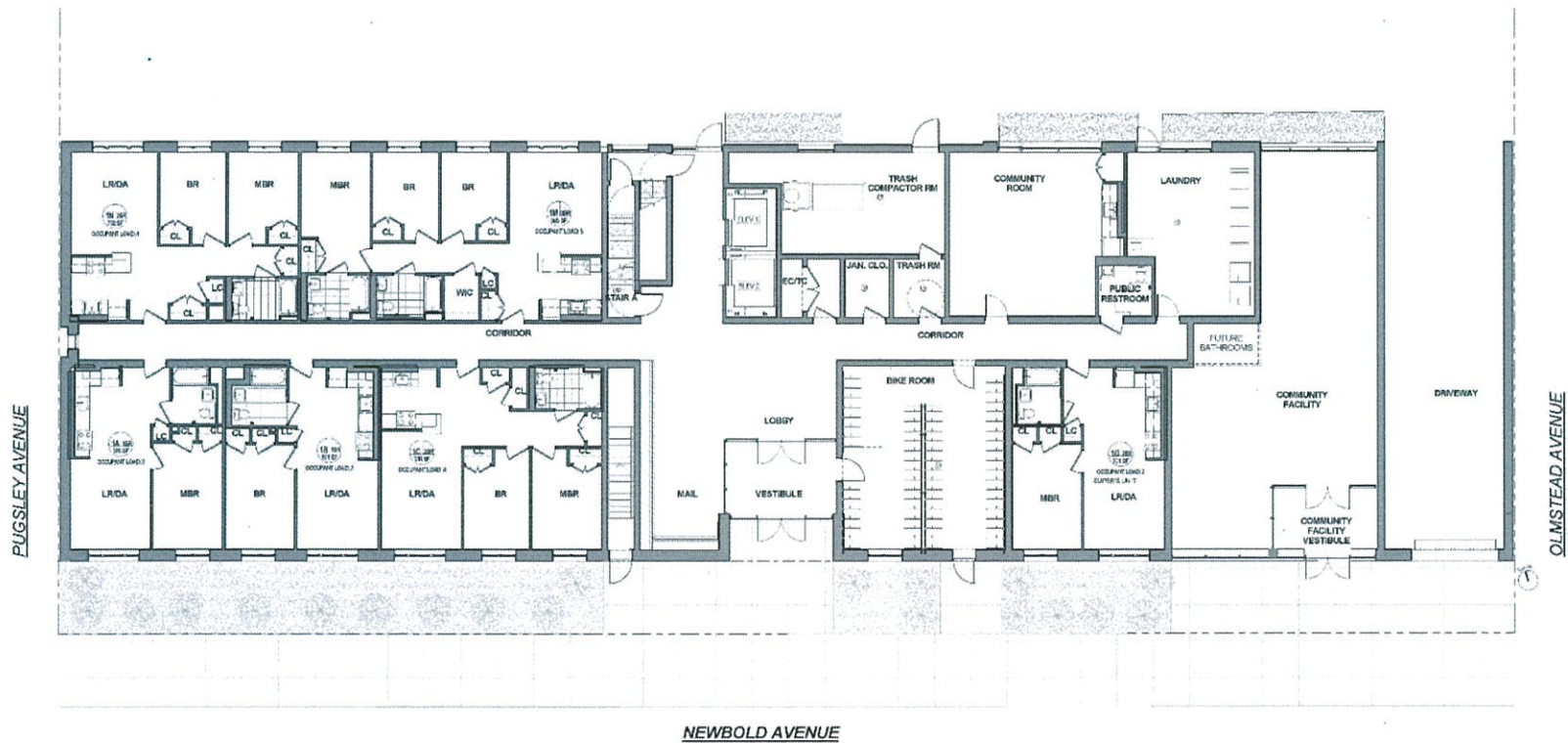
Site Plan



Westchester Ave – Ground Floor Plan



Newbold Ave— Ground Floor Plan



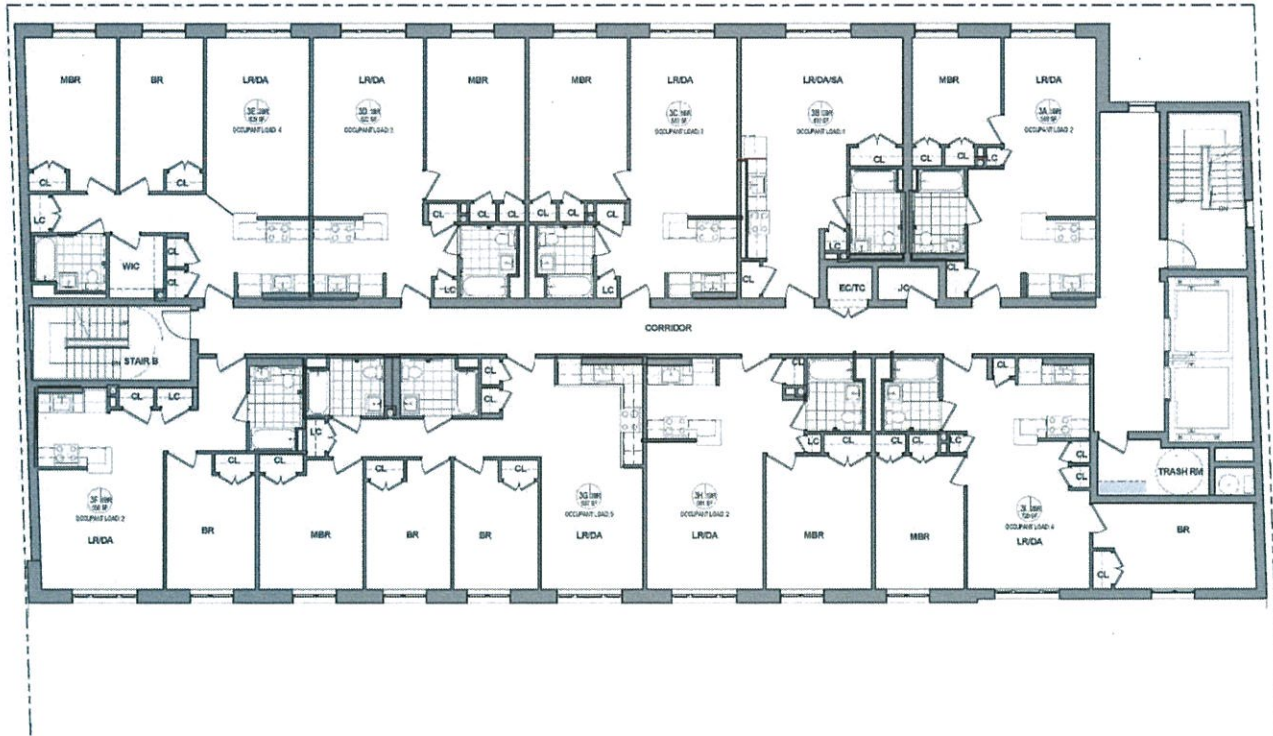
WESTCHESTER MEWS BUILDING B

2020: NY-WHCH 13-AVR-FB1-
 DRONX, NEW YORK 10462

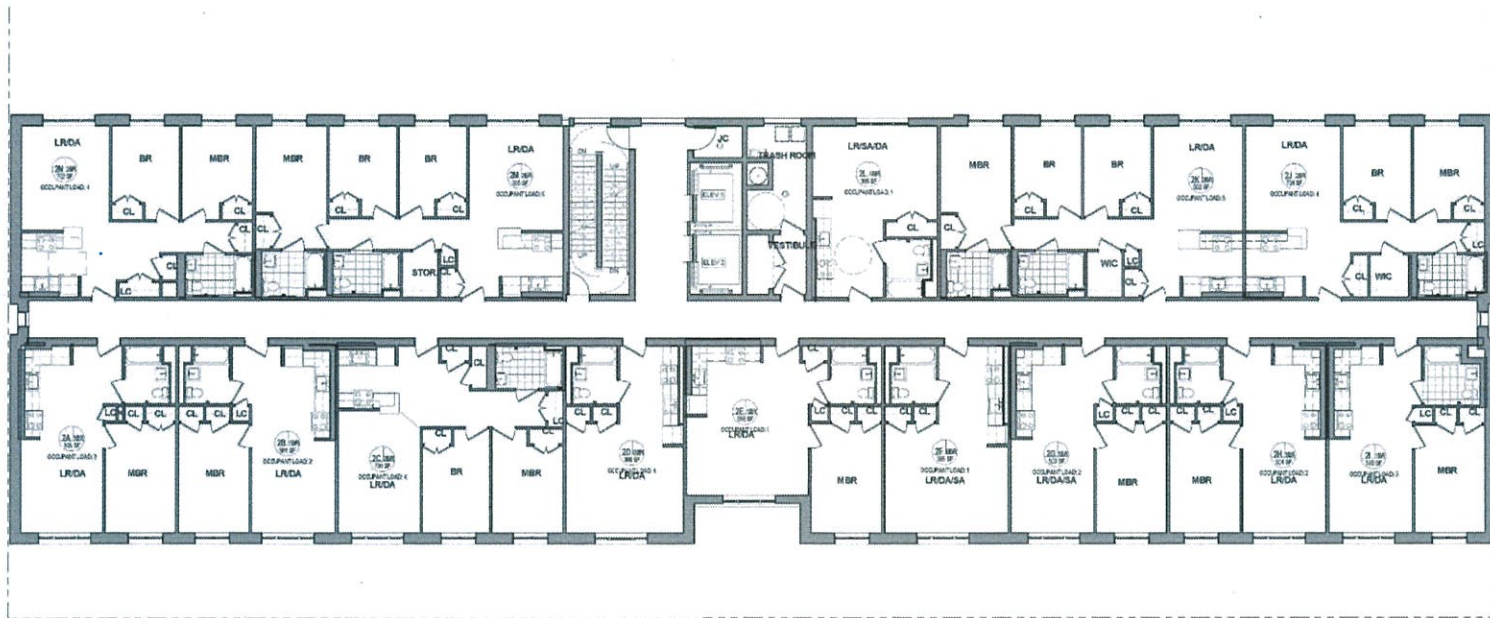
SHEET 3: GROUND FLOOR PLAN
 1/11/20
 1/11/20

A03

Westchester Ave – Typical Floor Plan



Newbold Ave – Typical Floor Plan



Site Rendering



MAA **Museum Architecture and Planning PC**
1000 Broadway, Suite 1200
New York, NY 10003

WESTCHESTER MEWS BUILDING B
2015 N 100th St
BRONX, NEW YORK 10452

DATE: 10/15/14
SCALE: 1/8" = 1'-0"
DRAWN BY: [unintelligible]

A02

Westchester Ave – Rendering



MAA Manhattan Architecture and Planning PC
200 West 11th Street, New York, NY 10011
Tel: 212.250.1100

WESTCHESTER MEWS BUILDING A
7044 WEST CHESTER AVENUE
BRONX, NEW YORK 10462

DATE: 10/15/18
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8"=1'-0"

A-01

Newbold Ave – Rendering



ATAK **Higginson Architecture and Planning PC**
1000 Broadway, Suite 1200
New York, NY 10003
Tel: 212.486.1200
Fax: 212.486.1201

WESTCHESTER MEWS BUILDING B
200 WESTCHESTER AVE
BRONX, NEW YORK 10462

DATE: 12/15/16
BY: J. HIGGINSON
A01

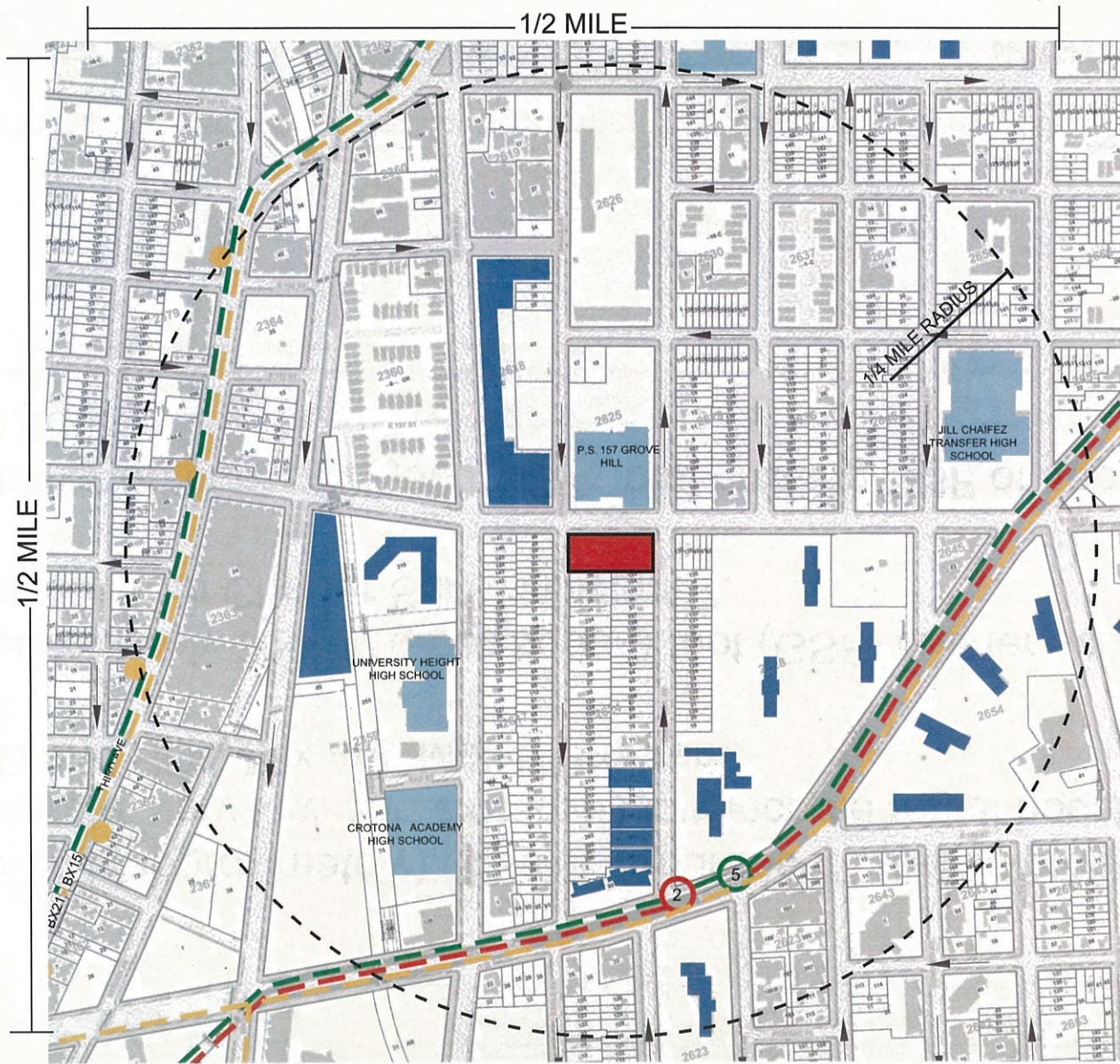


CURTIS + GINSBERG ARCHITECTS LLP

- Developer: Phipps Houses: Developer, owner, and manager of over 7,600 affordable housing units, approx. 2,000 of which are in the Melrose vicinity, located in Bronx Community Boards 1 and 3.
- Architect: Curtis + Ginsberg, experienced designer of affordable housing and community facility spaces.
- Contractor: Experienced affordable housing general contractor will be selected by competitive process.
- Property Manager: Phipps Houses Services, Inc. (PHSI), which manages over 7,600 apartments in New York City.
- Charter School Developer: Civic Builders, whose 21 schools serve over 11,000 students with over 1 million square feet of real estate developed and over \$500M invested in the communities they serve.

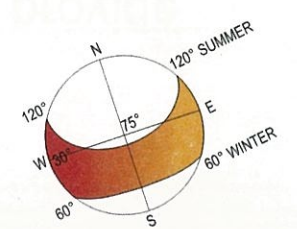


- 175-unit (approximately), 12-story apartment building proposed to provide moderate, very low, and extremely low income rental housing under the HPD and HDC Mix and Match Program.
- Approximately 31,400 gross square foot (GSF) charter school serving K-4 students from Charter School District 7.
- Building footprint of 22,000 GSF; total building GSF of approximately 210,000.



LEGEND

- SITE
- INSTITUTIONS
- OPEN PARK
- HIGH RISE BUILDINGS
- METRO NORTH
- EXPRESSWAY
- BUS AND SUBWAY PATH
- BX6 BUS ROUTE
- 2 SUBWAY LINE
- TRANSIT STOP
- DIRECTION OF TRAFFIC





 Site

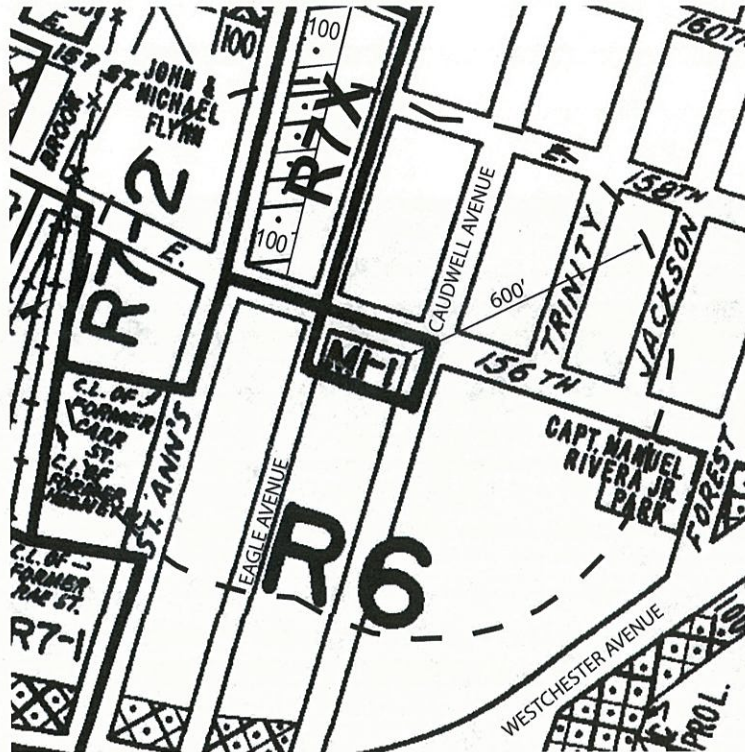
Site Context: Aerial View



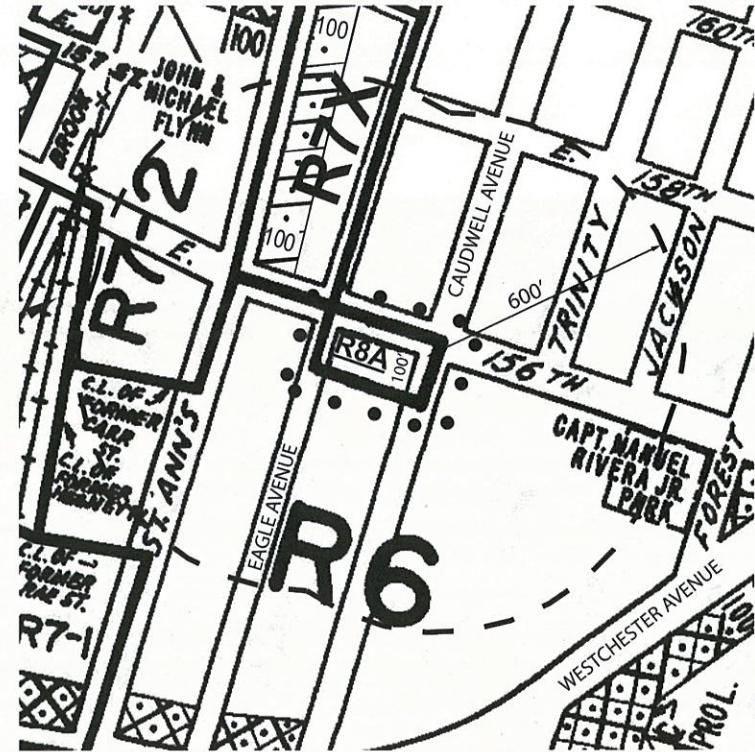
Presentation: May 02, 2017

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ARCHITECTS LLP



CURRENT ZONING MAP



PROPOSED ZONING MAP
Rezoning M1-1 to R8A

..... AREA OF REZONING

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5
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NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Proposed zoning map change: M1-1 to R8A

Proposed zoning text change: Designation of Mandatory Inclusionary Housing Area with Program Option 1



Zoning Change



Presentation: May 02, 2017

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ARCHITECTS LLP



Rendering: E. 156th & Eagle Ave



CIVIC BUILDERS

Presentation: May 02, 2017

CURTIS + GINSBERG

ARCHITECTS LLP



Street Level View at E. 156th St.



Presentation: May 02, 2017

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- | | | |
|--|---|---|
| Classroom | Storage/ Utility | Toilet |
| Specialized Instruction | Residential | Emergency Exits |
| Administration | Gymnasium/ Multi-Purpose | |

Cellar (Lower Level) Plan



CIVIC BUILDERS

Presentation: May 02, 2017

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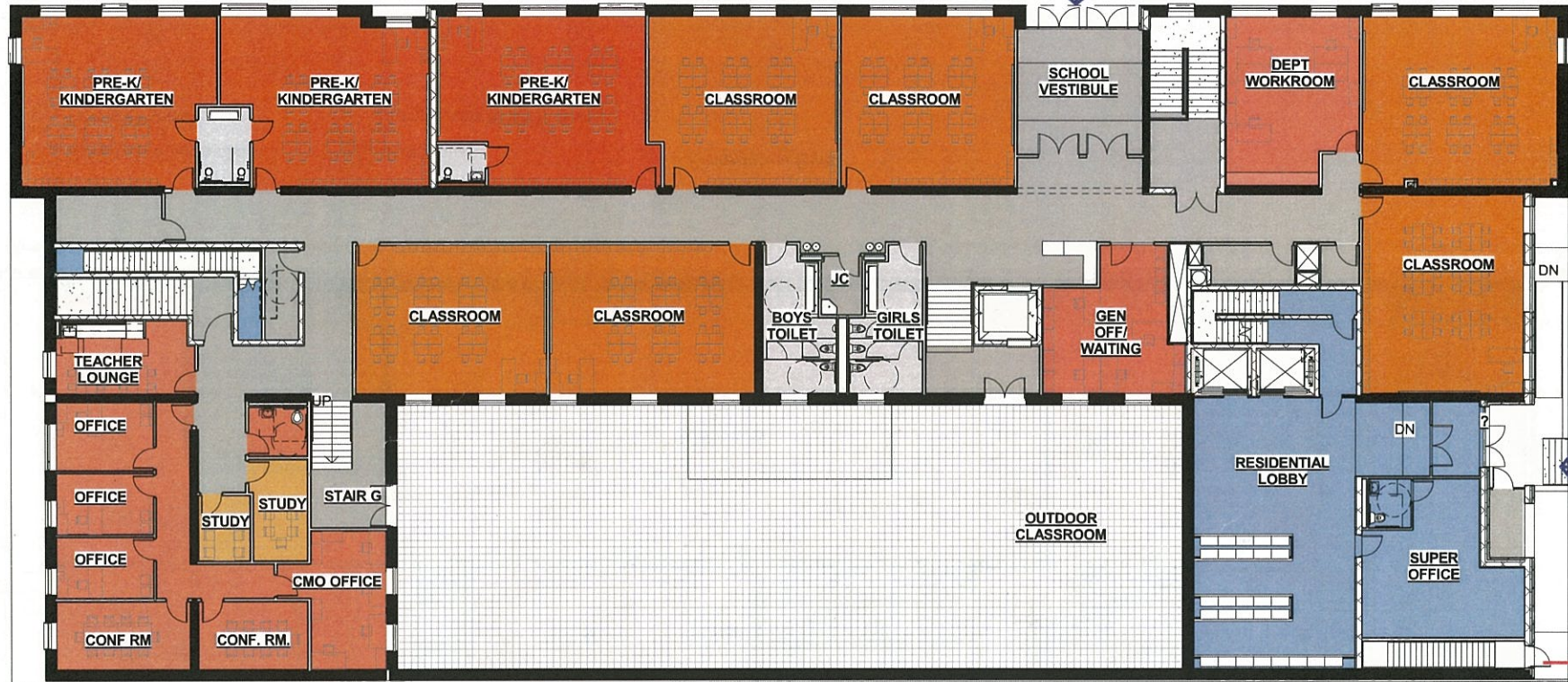
EAST 156TH STREET

EAGLE AVENUE

CAULDWELL AVENUE

School Entrance

Residenti: Entrance



- Pre-K/ Kindergarten
- Classroom
- Small Instructional Space
- Administration
- Storage/ Utility
- Residential
- Toilet
- Emergency Exits

Ground (Upper Level) Plan



Presentation: May 02, 2017

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Street Level along Cauldwell Ave.



Presentation: May 02, 2017

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- Total Development Cost (TDC) estimated at \$86.6 million, including construction contract of \$59.4 million.
- Sustainable Design: Enterprise Green Communities certification, high energy efficiency, solar power.
- Construction employment opportunities overseen by general contractor; property maintenance and school employment overseen by Phipps and charter school. All parties will seek to utilize minority and women-owned businesses and hire local residents.

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: 5/2/17

(PLEASE PRINT)

Name: Jordan Pres

Address: 100 Gold Street

I represent: HPD

Address: _____

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THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. L00608-2017 Res. No. _____

in favor in opposition

Date: 5/2/2017

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Name: MICHAEL WADMAN

Address: 754 RUBY RD, BLDGM, NY

I represent: SPONSOR - PHIPPS HOUSES

Address: 902 BROADWAY, NY, NY

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THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. L00606²⁰¹⁷ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Adam Weinstein

Address: 90 Phipps, 902 Bway NYC 10010

I represent: Phipps Houses

Address: 902 Bway 10010

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I intend to appear and speak on Int. No. _____ Res. No. 616-611

in favor in opposition

Date: _____

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Name: Royal Brown

Address: 25 West 14th St, New York NY 10011

I represent: SEIU 32BJ

Address: _____

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in favor in opposition

Date: 5/2/17

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Name: Jordan Press, Exec. Director *Development Gov. Relations and Planning*

Address: 100 Gold Street

I represent: HPD

Address: _____

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THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 5/2/2017

in favor in opposition

Date: Ln 6/2-13/17

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Name: DREW VANDERBURG - RIDGEWOOD BUSHWICK

Address: _____

I represent: ATLANTIC EAST AFFILIATES LLC

Address: 1860 EASTERN PARKWAY BROOKLYN NY

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THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. LU 612-13/17
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: EMILY KURTZ - RIDGENOOD BUSHWICK SENIOR
CITIZENS COUNCIL

Address: _____

I represent: ATLANTIC EAST AFFILIATES LLC

Address: 1860 EASTERN PARKWAY BROOKLYN NY

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THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. LU 612-13/17
 in favor in opposition

Date: 5/2/17

(PLEASE PRINT)

Name: SUMNER ALHAMASH, HERITAGE ARCHITECTURE

Address: _____

I represent: ATLANTIC EAST AFFILIATES LLC

Address: 1860 EASTERN PARKWAY BROOKLYN NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. LU 612-13/17
 in favor in opposition

Date: 5/2/2017

(PLEASE PRINT)

Name: ERICKA - KELLEK WALA, BRISA EVERGREEN

Address: /

I represent: ATLANTIC EAST AFFILIATES LLC

Address: 1860 EASTERN PARKWAY BROOKLYN NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. W612-13/17

in favor in opposition

Date: 5/2/2017

(PLEASE PRINT)

Name: FRANK ST. JACQUES, SHELDON LOBEL PC

Address: 18 E 41ST ST 5TH FL NYC 10017

I represent: ATLANTIC EAST AFFILIATES LLC

Address: 1860 EASTERN PARKWAY BROOKLYN NY

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THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. W612-13/17

in favor in opposition

Date: 5/2/2017

(PLEASE PRINT)

Name: RICHARD LOBEL, SHELDON LOBEL PC

Address: 18 E 41ST ST 5TH FL NYC 10017

I represent: ATLANTIC EAST AFFILIATES LLC

Address: 1860 EASTERN PARKWAY BROOKLYN NY

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THE CITY OF NEW YORK**

Appearance Card

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in favor in opposition

Date: 5/2/2017

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Name: ERIC SELIGER

Address: 158 WAIN ST #216A

I represent: 600 E 156TH ST NY

Address: CIVIC BUILDERS

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THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 5979

in favor in opposition

Date: 5-2-14

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Name: Peter Proide

Address: 496 E 173rd St Bronx, NY

I represent: Proide

Address: _____

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THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 5979 Res. No. _____

in favor in opposition

Date: 5.02.17

(PLEASE PRINT)

Name: MARIO PROCIDA

Address: _____

I represent: PROCIDA DEVELOPMENT GROUP

Address: 496 E 173 ST BRONX

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THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 2017 Res. No. _____

in favor in opposition

Date: 5/21/2017

(PLEASE PRINT)

Name: Sharon Monaghan ex-husband Battle

Address: 35 CRWN STREET

I represent: SEIU 32BJ

Address: 25 W 18TH STREET

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THE CITY OF NEW YORK**

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in favor in opposition

Date: 5/2/17

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Name: Suzanne Kahn for Gustavo Battle

Address: _____

I represent: SEIU 32BJ

Address: 25 W 18th Street

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THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 2017 Res. No. _____

in favor in opposition

Date: 5/2/2017

(PLEASE PRINT)

Name: Marcos Morillo

Address: _____

I represent: SEIU 32BJ

Address: 25 W 18th Street

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