

# EDENWALD HOUSES COMMUNITY PLAN

JUNE 2023







Conceptual rendering of Community Center exterior



# ABOUT THIS PLAN

Established in 1953, Edenwald Houses is one of the oldest and largest public housing developments in New York City and the largest public housing development in the Bronx. Its 40 residential buildings contain 2,035 apartments that serve over 5,000 residents.

In 2020, the New York City Housing Authority (NYCHA) included Edenwald in the Permanent Affordability Commitment Together (PACT) Program in order to provide the community with much-needed building and apartment improvements and enhanced property management, public safety, and social services. PACT represents a significant opportunity to improve the lives of Edenwald residents by bolstering comfort, security, and pride of place – while keeping rents affordable and preserving tenant protections.

NYCHA and the selected PACT partners – Camber Property Group, Stuart Alexander and Associates, Inc., and Henge Development – worked closely with residents over the past several years to design every aspect of Edenwald’s transformation. After months of resident meetings (virtual and in-person), in-home assessments, community events, surveying, and other activities, the plans for the large-scale renovation have been completed and are described in this document.

## RENOVATIONS & UPGRADES

Every apartment will receive comprehensive upgrades to bathrooms and kitchens; windows replacement; free broadband internet; new flooring and painting; lead paint removal; and mold remediation. Buildings will receive comprehensive façade repairs; mechanical system modernization; new entryways, enhanced security, and access control; full lobby and common area upgrades; new roofs; and extensive site, landscaping, and outdoor amenity repairs and upgrades. Lastly, heating system upgrades will provide consistent, stabilized heat in every apartment, and new, properly sized window air conditioning units will be provided for cooling in the summertime. Renovations will be overseen by L+M Builders Group, the general contractor.

## PROPERTY MANAGEMENT & SECURITY

A robust property management team led by C+C Apartment Management will respond immediately to all maintenance and repair requests; regularly clean all common areas; manage trash collection; provide regular extermination services; and employ security staff who will be responsible for actively monitoring all cameras and promptly responding to public safety concerns.

## SOCIAL SERVICES

Social services will be expanded through a partnership with Catholic Charities, which will offer counseling and case management services to all Edenwald households, with a particular focus on assistance with obtaining public benefits, academic enrichment, health and wellness, and financial literacy. In addition, the PACT partners will open a new on-site senior center operated by R.A.I.N., which will bring arts and creative activities, leisure activities, food services, and physical health programs to Edenwald’s senior community.

## PROJECT TIMELINE

The PACT partner team will take over management responsibilities from NYCHA in the summer of 2023, at which point the construction will also begin. The main campus and building repairs will take place over three years, while apartment renovations will take place in a phased manner over four years. Building construction will occur in clusters of five to six buildings. The PACT partners will work with residents directly on the specific timing of all work to be completed in their homes.



Photos from an Edenwald design workshop held on October 19th, 2022, focused on public space and safety improvements



# KEY PRIORITIES & PLANNED INVESTMENTS

The Edenwald Community Plan reflects key resident priorities, including:



## SAFETY & SECURITY

The new property management team will include 16 individuals dedicated to ensuring the safety of Edenwald residents. Over 2,000 security cameras will be installed throughout the site and buildings. Campus lighting will provide a warm and welcoming feeling throughout the property for all residents coming home after sundown. The site staff will work closely with the Resident Watch Program.



## APARTMENT INTERIORS

New kitchens and bathrooms will be provided with modern cabinets and vanities, bathroom tile floors, kitchen backsplashes, stone countertops, energy-efficient appliances, and new plumbing fixtures. Plumbing and other upgrades will address current and prevent future leaks. Apartments will be fully painted, overhead lights will be provided in all rooms, and new flooring will be installed.



## LANDSCAPE & SITE BEAUTIFICATION

Public spaces will be redesigned with new planted areas, basketball courts, sitting areas, dog parks, playgrounds, and places set aside for seniors. Existing trees will be maintained for shading, and the plan will enhance the current network of walking paths and sitting areas.



## SOCIAL SERVICES

A Director of Social Services and Case Manager will be responsible for overseeing all resident support services and programs, as well as bringing a range of new activities into the community. In addition, Catholic Charities will serve as a new, on-site social service provider offering wrap-around services to all households in need.



## COMMUNITY CENTER & DAY CARE

Existing community facilities will be upgraded to modern standards and designed for enjoyment by residents of all ages. Upgrades to the Susan Wagner Day Care Center will include an outdoor play area and new flooring, among other much-needed repairs. Upgrades to the community center will include new painting and flooring and a new elevator, among other improvements.



## SENIOR CENTER

Space for senior programming is a key priority for Edenwald residents. Through this project, the previously active, but now unused, senior center will be re-opened. R.A.I.N. will operate the new center.



## FREE COMPLEX-WIDE WI-FI

To bridge the digital divide, Wi-Fi access points will be installed throughout the buildings to ensure every resident can benefit from free wireless internet.



## ENVIRONMENTAL REMEDIATION

All Edenwald apartments have been tested for lead, mold, and asbestos-containing materials. Where found, these hazards will be remediated to ensure healthy and safe living spaces.



# APARTMENTS

## KITCHEN RENOVATIONS

### 1 Appliances:

- Range with oven
- Under-cabinet range hood
- Top freezer refrigerator

\*All appliances will be stainless steel and ENERGY STAR certified\*

### 2 Fixtures:

- Single-handle pull-down kitchen faucet
- Stainless steel under-mount double bowl sink

\*All Section 504 Uniform Federal Accessibility Standards (UFAS) units will be getting Americans with Disabilities Act (ADA) compliant fixtures \*

### 3 Countertops: Engineered granite countertops

### 4 Backsplash: Glazed ceramic matte white tile

### 5 Cabinets: Durable solid wood and plywood cabinetry with soft-close hinges

### 6 Lighting: New energy-efficient LED light fixtures will be ceiling-mounted throughout apartments

### 7 Flooring: All flooring will be replaced with durable, waterproof flooring with an integrated underlayment

### 8 Baseboard: New baseboards will be provided in all rooms

### 9 Wall Paint: Moisture-resistant white paint

### Other apartment renovations will include:

- **Doors:** All doors will be replaced and include new doorknobs
- **Windows:** All windows and window screens will be replaced with high-quality, high-performance, custom-designed windows with panels for new, integrated air conditioners
- **Window treatments:** Blinds will be provided for all windows
- **Closets:** Renovated closets will include new shelving and hanging rods



Conceptual rendered image of apartment kitchen illustrating new and improved finishes, fixtures, appliances, and cabinetry. Design concepts shown are for illustrative purposes only and may change





# APARTMENTS

## BATHROOM RENOVATIONS

### 1 Fixtures:

- Floor-mounted toilet
- Single-handle stainless steel faucet
- Stainless steel shower arm, diverter tub spout, and drain trim
- Stainless steel hand shower (UFAS Apartments)

\*All Section 504 Uniform Federal Accessibility Standards (UFAS) units will be getting Americans with Disabilities Act (ADA) compliant fixtures and conserve water\*

### 2 Tub & Shower:

- New porcelain enamel white bathtub
- New non-tile fiberglass tub surround with waterproof, mold-resistant backer board
- All leaks will be repaired behind the walls before new tubs and tub surrounds are installed

### 3 Vanity: Durable, high-quality vanity with integrated porcelain sink bowl

### 4 Lighting: New energy-efficient LED sconce above medicine cabinet

### 5 Flooring: New large-format porcelain tile with 6-inch porcelain tile baseboard and marble door saddle

### 6 Wall Paint: Bathroom walls will be repainted with moisture-resistant paint

### 7 Bathroom Accessories: New towel bar, toilet paper holder, and medicine cabinet with frameless mirror

\*All designated UFAS units will have grab bars\*

## ENVIRONMENTAL REMEDIATION

If found, all environmental health hazards within apartments and buildings, including lead, mold, and asbestos, will be remediated and monitored during construction.

Mold prevention will be addressed through the repair of old or damaged plumbing, roofs, and façades. Improved ventilation will prevent the buildup of mold.

Where apartments contain lead-based paint, temporary moves will be required to ensure resident health and safety during the remediation process. All households will have the right to return to their home following the renovation. The PACT partner team has enlisted a team of experts to assist in this process and ensure it is as seamless as possible. The PACT partner team will pay for all associated costs, including packing supplies and movers.



Conceptual rendered image of apartment bathroom illustrating new and improved finishes, fixtures, accessories, and vanity. Design concepts shown are for illustrative purposes only and may change





# BUILDINGS

## BUILDING SYSTEMS

### ■ Heating and Cooling:

- Campus-wide and in-unit improvements will be made to the space heating system to repair leaks, improve efficiency, add in-unit temperature control, and ensure consistent heat
- Cooling will be provided through window-integrated air conditioners in living spaces; new energy-efficient air conditioners will be provided to all households as part of the renovation

- **Domestic Hot Water:** New domestic hot water heaters and storage tanks will be installed in every building with pressure boosters to regulate water pressure and ensure consistent hot water deliver

- **Roofs:** Roofs will be fully replaced, and with added insulation preventing future leaks and providing enhanced insulation

- **Ventilation:** Improvements will include cleaning and air-sealing of all ducts; air-sealing building facades and apartments; cleaning, repair, and replacement of all exhaust grills; and repair of rooftop exhaust fans, which will contribute to improved indoor air quality, mold prevention, and reduced air transfer between apartments and hallways

- **Elevators:** Elevators will be fully modernized with new elevator cabs and mechanical equipment

- **Windows:** All windows will be replaced with new, historically compatible casement windows with operable louvers and integrated panels for air conditioning units

- **Facades:** Brick facades will be cleaned and repaired to prevent water infiltration and seal the building to allow for more efficient heating and cooling; repairs will include new color-matched brick and mortar

- **Wi-Fi:** Building-wide Wi-Fi will be available for free to all households

- **Solar Panels:** Photovoltaic panels will be installed on some rooftops to reduce Edenwald's carbon footprint

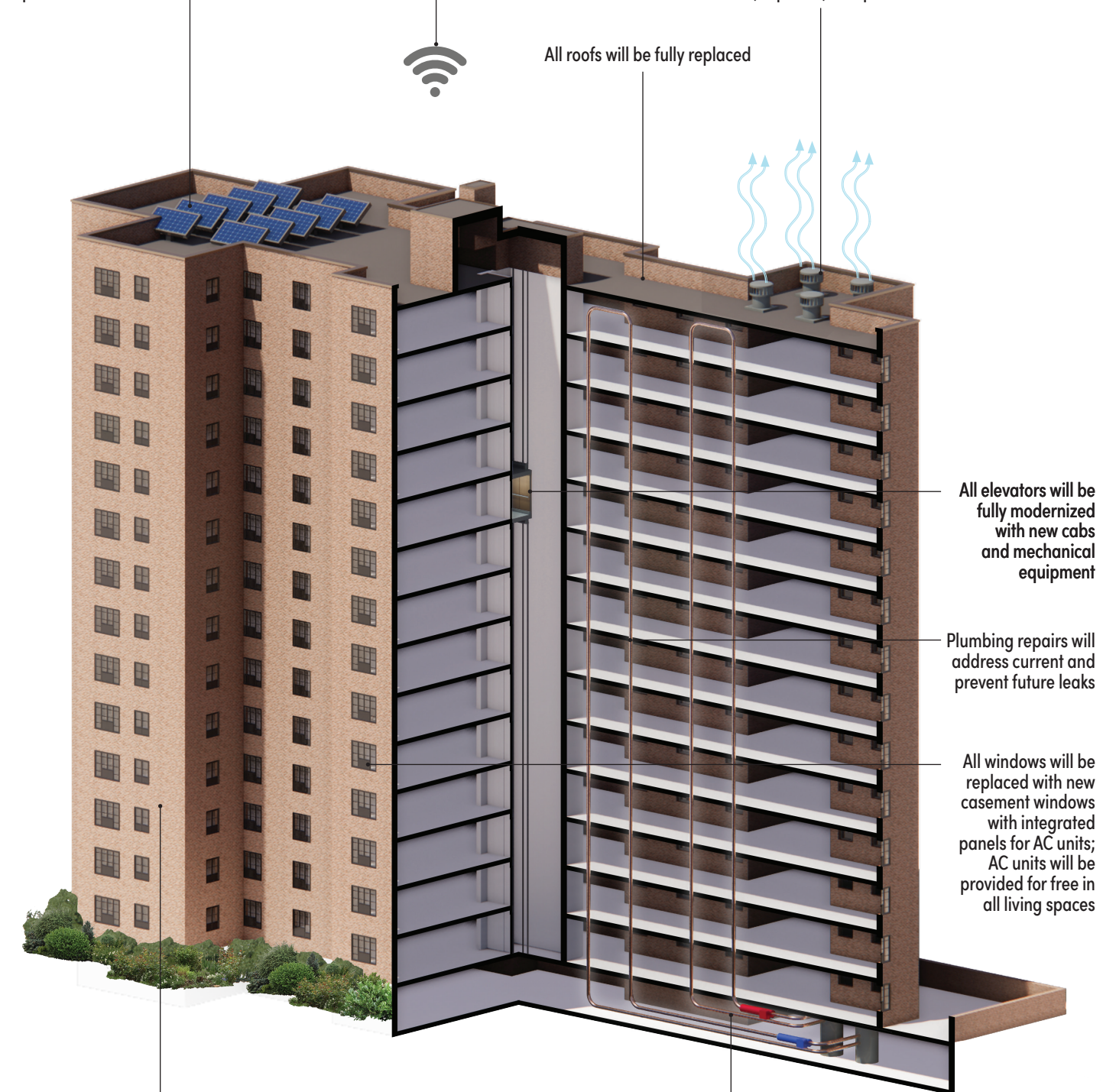
- **Security:** New security infrastructure will be installed in and around all buildings, including cameras, lighting upgrades, and access controls with key fobs and intercoms

Solar panels will be installed on some rooftops, reducing Edenwald's carbon footprint

Wi-Fi will be available free-of-charge to all households

Ventilation systems, including ducts, exhaust grills, and rooftop fans, will be cleaned, repaired, or replaced

All roofs will be fully replaced



All elevators will be fully modernized with new cabs and mechanical equipment

Plumbing repairs will address current and prevent future leaks

All windows will be replaced with new casement windows with integrated panels for AC units; AC units will be provided for free in all living spaces

Brick facades will be cleaned and repaired to prevent water penetration and support more efficient heating and cooling

New domestic hot water heaters will be installed in every building with pressure boosters to regulate pressure and temperature



# BUILDINGS

## COMMON AREAS & COMMUNITY SPACES

### 1 Building Entrances:

- All buildings entries will be completely renovated, with new floor-to-ceiling windows, vestibules, lighting, security measures, and accessibility upgrades
- Lobby upgrades will include new porcelain tile flooring and wall finishes
- Historic canopies will be preserved

### 2 Mail Area: Large, accessible mail areas will be created in all building lobbies, with new mailboxes with built-in parcel lockers

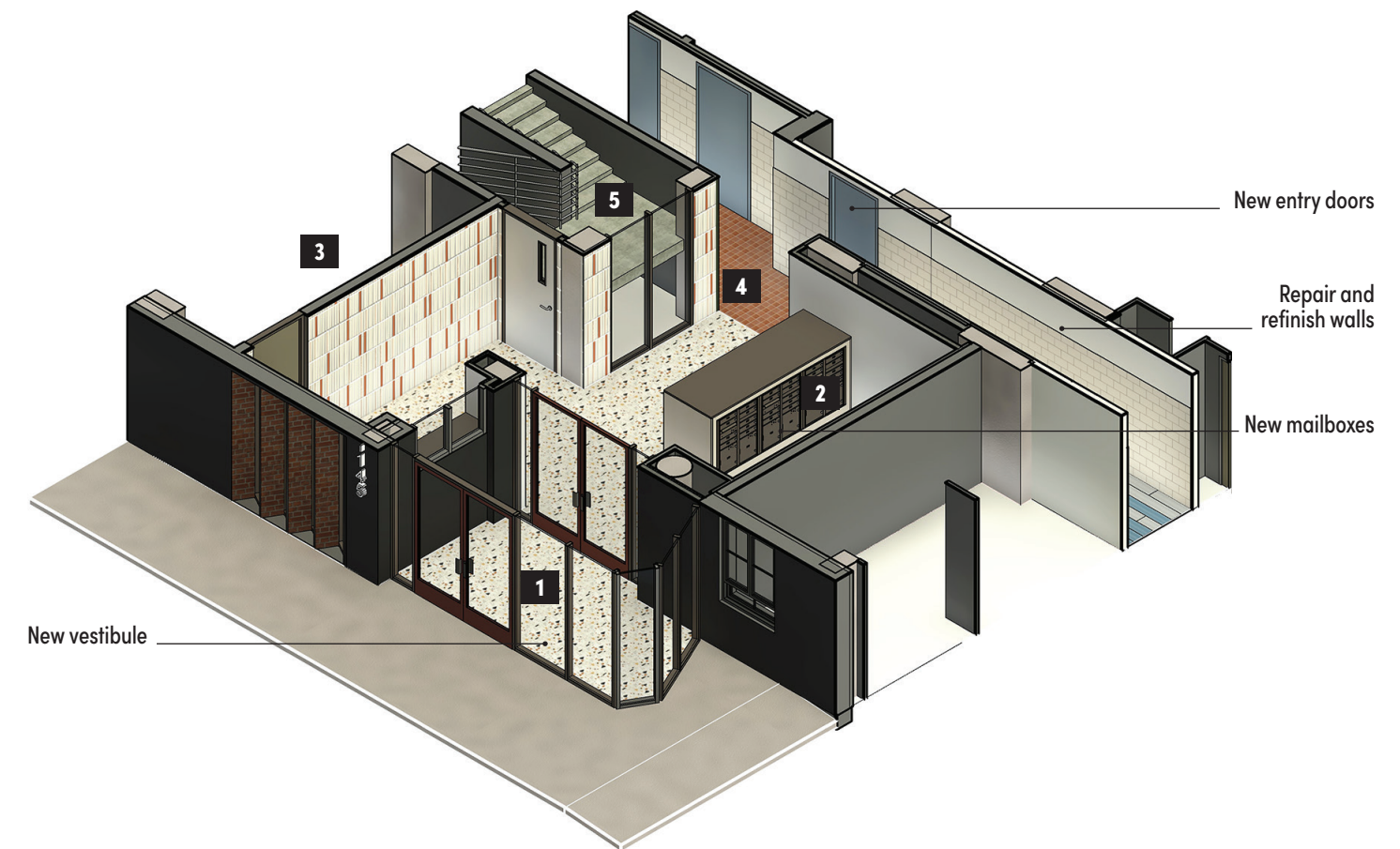
### 3 Trash/Recycling Room: Perambulator rooms will be converted into large, accessible, well-ventilated trash and recycling rooms and access will be controlled by a key fob; also, trash chute openings will be expanded to accommodate a larger pull door

### 4 Hallways: All existing corridors will receive new energy-efficient LED light fixtures, new flooring, and cleaned and repaired wall finishes

### 5 Stairwells: Existing stairs will be repaired and repainted; sections of the stair beyond repair will be fully replaced, as needed

### Other community space improvements will include:

- **Laundry Room:** The four offline laundry rooms will be fully renovated and updated with commercial washers, dryers, folding tables, and seating areas
- **Bike Room:** In high-rise building lobbies, new bike storage rooms will be created; access will be controlled and monitored to ensure bike rooms are secure
- **Resident Association Office:** A new space for the Resident Association will include meeting space and storage, including cold food storage for the Food Pantry
- **Community Center:** Upgrades will include exterior masonry repairs, new roof, new windows, upgrades to the mechanical systems, and new painting and flooring as necessary; a new elevator will be installed for accessibility to the second level of programming space
- **Senior Center:** The historic senior center will undergo full renovation including recreational areas, a commercial kitchen and dining hall, and a new private meeting space
- **Day Care Center:** The day care center will receive updated heating and cooling systems and upgrades including new flooring and paint, windows, environmental hazard remediation, new fixtures, and an outdoor play area



Conceptual 3D axonometric view of a typical lobby level



Conceptual rendering of typical building lobby and material swatches



# SITES & GROUNDS



- 1** Basketball Courts
- 2** Athletic Track & Field
- 3** BBQ Area & Large Lawn
- 4** Playground & Seating Plaza
- 5** Playground, Community Garden & Seating Area
- 6** Dog Parks
- 7** Social Seating & Tree Lawn
- 8** Laundry Terrace: Seating area outside of laundry facilities for residents to use while waiting
- 9** Management Plaza
- 10** Seating Plaza & Main Stairs
- 11** Laundry Terrace, Playground & Basketball Court
- 12** Playground
- 13** Adult Exercise Equipment Area
- ADA-Accessible Sidewalk & Building Entrances
- Laundry Facilities
- Senior Center
- Day Care Center
- ✕** Community Center
- ★** Management Office
- Police Service Area 8

**\*ALL AREAS TO BE IMPROVED, UPGRADED, OR REPLACED\***



# SITES & GROUNDS

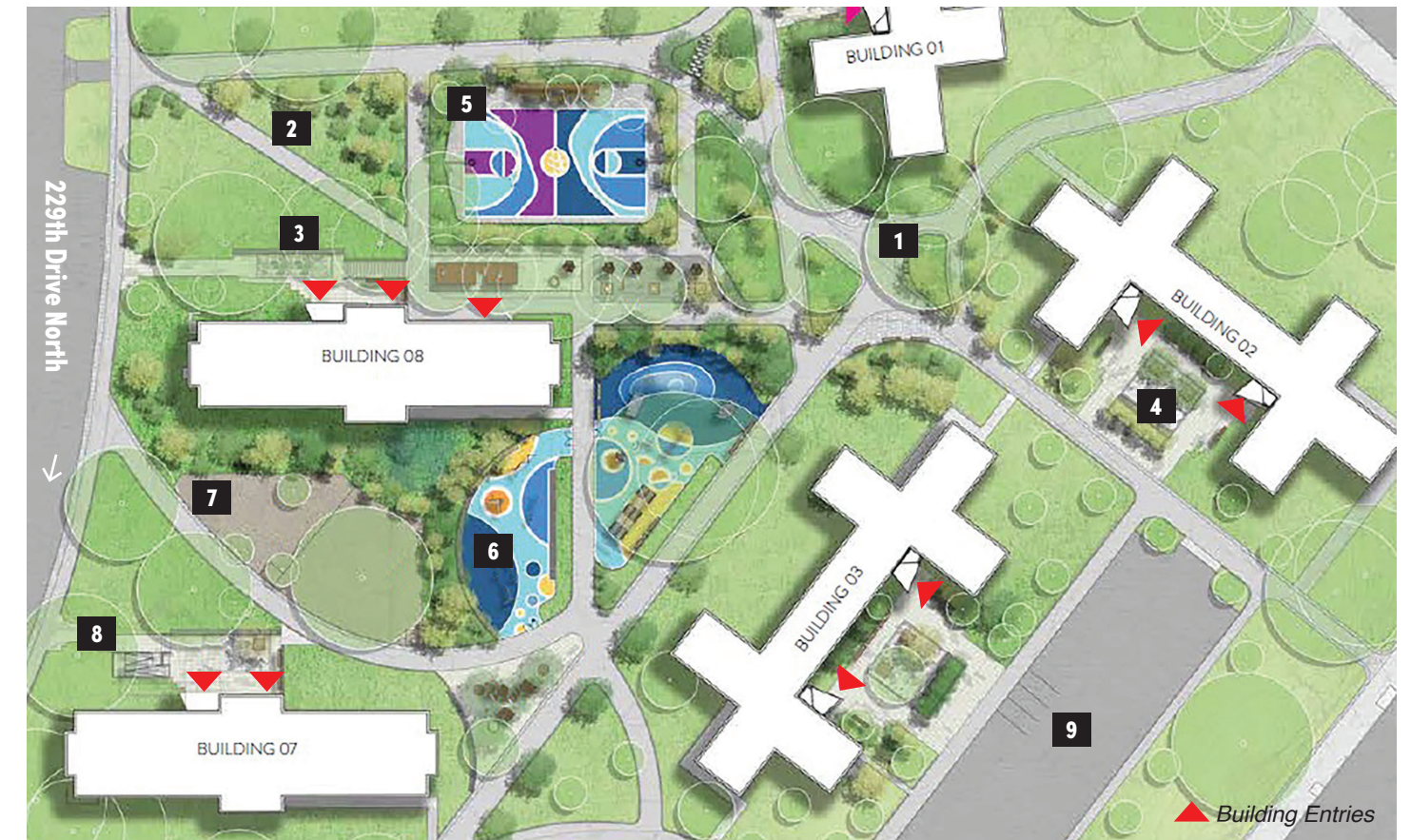
- 1 **Pathways:** Walking paths will be repaved or created, and stone curbs will be installed
- 2 **Landscaping:** New native plantings will be installed across the campus and along public streets, including shade trees, evergreen trees, small flowering trees, and grass
- 3 **Fencing:** Fences will be lowered or removed to allow access to landscaped areas
- 4 **Seating Areas:** New seating areas with benches will be created outside of buildings
- 5 **Courts & Fields:** Basketball courts and the track and field area will be upgraded
- 6 **Playgrounds:** Existing play areas will be renovated, and new play areas will be provided throughout the campus
- 7 **Dog Parks:** Dog parks will be created on either side of East 229th Street
- 8 **Accessible Ramps & Stairs:** New ramps, stairs, pathways, and grading across the site will provide greater accessibility for residents with mobility challenges
- 9 **Parking:** Existing parking lots will be repaved and restriped

## Other public space improvements will include:

- **Signage:** Large illuminated building numbers and clear signage will improve the experience of navigating the campus and buildings
- **Wayfinding:** Campus maps will be located at key points throughout the site to help direct visitors and deliveries
- **Safety & Security:** Security personnel will patrol and monitor CCTV locations 24/7 at every building exterior and throughout the grounds
- **Lighting:** New lighting located throughout the campus will provide improved security and safety
- **Additional Programmed Areas:** Other amenity spaces will include recreation areas, a large great lawn area, adult fitness areas, and a plaza with picnic tables and shade for community events



Conceptual rendering of campus entry pathway



Conceptual site plan showing a new Laundry Terrace outside Building 8, playgrounds, a basketball court, and a dog park



# PROPERTY MANAGEMENT & SECURITY

Property management will be enhanced by C+C Apartment Management, which will be responsible for all aspects of the property's maintenance and operations. C+C understands the PACT program and manages several other PACT sites. Prior to the transition, NYCHA and C+C will distribute welcome packets with details on new management procedures, such as making rental payments or reporting maintenance and repair issues.

The staffing plan includes almost 100 personnel who will be on-site and responsible for management, maintenance, and security.

## MANAGEMENT OFFICE

The management office will be redesigned and continue to be located at 1145 East 229th Street. Staff working out of the management office will include:

- 1 Regional Manager
- 1 General Manager
- 1 Property Manager
- 1 Assistant Property Manager
- 5 Administrative Assistants
- 1 Leasing/Compliance Manager
- 3 Leasing/Compliance Specialists
- 1 Maintenance Manager
- 1 Social Services Director
- 1 Case Manager

## MAINTENANCE

The property maintenance plan includes a five-zone approach. Each zone will have a dedicated superintendent, handymen, and porters. Total maintenance staff includes:

- **5 Superintendents:** Oversees of their teams and general apartment repairs
- **15 Handymen:** Provides general apartment repairs and upkeep
- **45 Porters:** Cleans common areas and grounds, and handles trash removal

## SECURITY

The security plan revolves around three key components:

### Security Cameras

- Thousands of cameras will be installed throughout the site and within each building, including in hallways, stairways, and elevators
- Cameras will be monitored by the security team 24/7

### Building Access

- New doors at all building lobbies will have modern intercoms and key fob systems, limiting access to authorized residents and their guests only

### Security Team

- There will be **16 staff** dedicated to security at the site, including:
  - **1 Director of Security:** Supervises all security operations at the property; works with residents to resolve disputes
  - **1 Assistant Director of Security:** Oversees all daily security operations and patrol team performance
  - **14 Tour Commanders:** Patrols buildings and grounds in assigned zones; documents and reports security incidents
- Site security will work closely with the Resident Watch Program

## WASTE & PEST MANAGEMENT

In all building lobbies, perambulator rooms will be converted into large, accessible, and well-ventilated waste and recycling rooms. These rooms will be equipped with new waste and recycling bins for residents to dispose of household trash. Access will be controlled by a key fob. In addition, all existing trash chute openings will be upgraded to accommodate standard household trash bags.

There will be a dedicated sanitation team solely responsible for site cleanup, curbside collection, and transportation of trash to the designated waste yards within the development, which will be redesigned with new equipment. Curbside collection will take place once in the morning and once in the afternoon. The team will also be responsible for maintaining the exterior compactors and any additional equipment in each waste yard.

In addition to these waste management efforts, which will help reduce pests, third-party exterminating services will be provided frequently.



# SOCIAL SERVICES & COMMUNITY PROGRAMS

As part of Edenwald's transformation through the PACT program, new social services and community programs will be brought directly on-site and tailored to meet the diverse needs of Edenwald residents. C+C will employ a Social Services Director and Case Manager to manage the provision of all services, events, and activities across the development. In collaboration with resident leaders, they will partner with local organizations to bring new, engaging programs into the Edenwald community, with a focus on programs such as youth development and education, workforce development, health and well-being, and social justice for all age groups.

Catholic Charities will also provide direct assistance to families and individuals. Case Managers will support residents with a range of services, including those who may have fallen behind on rent, who may be struggling with a health condition, or who require connections to outside services.

Lastly, the Bronx-based organization, R.A.I.N., will operate the newly renovated senior center at 1153 East 229th Drive South. The senior center will provide arts and creative activities, leisure activities, food services, and physical health programs. These new offerings will complement the range of youth-focused programs and activities currently available at the Community Center and Susan Wagner Day Care Center. All community facilities will receive a range of physical upgrades to ensure providers can achieve their missions.

- **Case Management:** Catholic Charities will provide daily on-site case management services to Edenwald residents, such as assistance with administrative processes and obtaining public benefits, connecting with material assistance (e.g., food, clothing), and any identified need not listed above.
- **Seniors Wellness:** R.A.I.N. will promote the well-being of older adults through organized educational, recreational, and social activities at a new on-site senior center.
- **Afterschool Activities & Youth Programs:** The Cornerstone Program at the Community Center will continue to be funded for children and youth.
- **Economic Empowerment:** C+C will partner with Esusu Financial, providing residents the opportunity to participate in a credit-building program. Residents will have the opportunity to enroll with Esusu free of charge as a means of establishing and building their credit. On-site programming will also promote training in financial literacy and wealth building.
- **Additional Programming:** The PACT partners will work closely with resident leaders to bring more services on-site as construction nears completion. Plans for these programs include job training and workforce development, wellness and behavioral health, and more.

*If required, any significant changes to the Edenwald Community Plan, including programming, design, rehabilitation scope, or staffing, will be communicated to residents in writing.*



*Conceptual rendering of campus entry*



# CONTACT US!

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