

The Peninsula, Hunts Point, Bronx (Community District 2)



Project Goal:

Redevelop the former Spofford Juvenile Detention Center site into a vibrant, mixed-use campus, bringing together affordable housing, health care & wellness, artisanal food manufacturing, visual and performing arts, retail and open space for the Hunts Point community and the South Bronx.

Work closely with community residents and other Hunts Point stakeholders to ensure *The Peninsula* development is an inclusive, welcoming place that supports the local economy and creates quality, living wage, and career-oriented jobs.

Location:

Redevelopment of the former Spofford Juvenile Detention Center and adjacent property bound by Tiffany Street (west), Spofford Avenue (south), Manida Street (east) and Lafayette Avenue / Corpus Christi Monastery / Hunts Point Recreation Center / Julio Carballo Fields (north)

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Project Team:

- Development Team: Gilbane Development Company, The Hudson Companies, Inc., and MHANY Management Inc.
- Community Sponsors: Urban Health Plan (UHP), The Point CDC
- Workforce Partners: Urban Health Plan, BronxWorks, Sustainable South Bronx

Project Phasing:

- The project will be developed in three phases. Phase 1: Buildings 1A and 1B; Phase 2: Buildings 2A and 2B; Phase 3: Building 3
- Demolition of the existing Spofford facility will commence upon ULURP completion, projected Spring 2018
- Phase 1 is projected to start construction January 2019

Housing:

- 740 new apartments, Project 100% affordable, at a minimum CB2 residents have 50% preference per HPD policy
- Phase 1 - Building 1B: 183 units; Phase 2 - Building 2A: 223 units and Building 2B: 140 units; Phase 3 - Building 3: 194 units (unit distribution among buildings may change)
- Studio, 1, 2, 3 and 4-bedroom rental apartments for very low, low and moderate-income residents per the HPD ELLA Term Sheet
- 80% of units for households earning 30, 40, 50, 60% Area Median Income (AMI); 20% of units for households earning 61-90% AMI
- 25% of apartments created under Mandatory Inclusionary Housing at average 60% AMI with 10% at 40% AMI
- 10% of units will set aside for formerly homeless families as required by HPD
- Lottery for housing will be done per building through NYC Housing Connect.

Parking:

- Approximately 260 underground parking spaces will be provided on site for residents and their guest, commercial tenants and the community

Non-Residential Program:

- **50,000 SF** light industrial spaces in Building 1A (businesses include: Lightbox, Il Forno Bakery, Bascom Catering, Hunts Point Brewery)
- **15,000 SF** commercial space (new grocery store with fresh food in Building 3 and Spring Bank in Building 1B)
- **53,500 SF** community facility space
 - Existing ACS Head Start Facility to be relocated into new expanded center with private exterior play space in building 2A
 - Spaces for artists (SpaceWorks/The Point) and Bronx Academy of Art and Dance (BAAD!) in Buildings 1B and 2B
 - New health and wellness center to be operated by Urban Health Plan in Building 3
- **More than 52,000 SF** of publicly accessible open space across all three phases of development

Employment:

- The development team is participating in the City's HireNYC program that facilitates connections between job-seekers and businesses hiring for construction and permanent jobs
- The development team has a goal to hire 30% locally. Outreach currently underway to build a local hiring pipeline.
- The development team has a goal to fill 35% of all consulting and contracting work with M/WBEs
- The development team is working with Veterans Affairs to identify local hiring and other opportunities
- Maintenance staff at The Peninsula will be covered under contract with 32BJ