

# Baldwin Commons

## Project Description

Baldwin Commons will be an all-affordable workforce housing development. It is located at 785 Merrick Road. The site consists of a 3,200 square foot vacant diner situated on a half-acre parcel of land. The property is within the Grand Avenue Urban Renewal Area. This Urban Renewal Area was established in 2008. For a variety of reasons, the redevelopment of this area failed to progress. Baldwin Commons could be the first development in the Grand Avenue Urban Renewal Area.

The proposed project will include the demolition of the existing structure and construction of a well-designed 33-unit residential building. Baldwin Commons will be a 4-story building that will consist of a 3-story wood frame structure built on a single-story concrete podium. The ground floor will consist of amenity space, including rental office, mechanical systems, maintenance office, fitness room, laundry and community room. The residential portion will include 11 units per floor. There will be 27 one-bedroom units and 6 two-bedroom units. Parking will be located at grade. Some parking will be located under the podium structure. The newly constructed four-story building will be designed to meet the energy efficiency standards established by the Enterprise Green Communities program, by offering Energy Star Appliances, Energy Star and Lighting. Baldwin Commons was designed to meet the zoning of the proposed B-MX Overlay District. Amendments to the final version of the that code may require certain variances to implement Baldwin Commons.

Baldwin Commons will be affordable to households at 60% of the Area Median Income. There is a significant unmet demand for work-force housing in the Town of Hempstead.

Conifer and its partner CDCLI have developed over 800 units in 10 communities on Long Island and has another 273 units in its pipeline. This extensive experience in developing and building on Long Island provides a basis for financial projections in both development and operations.

## Benefits

Baldwin Commons will provide multiple benefits to the Baldwin Community. Perhaps most importantly it will signal the start of a renaissance of the Merrick Road/Grand Avenue neighborhood. Conifer completed Copiague Commons in the nearby Town of Babylon in 2017. Since its completion several new marketrate apartments and retail developments have progressed. Baldwin Commons will serve as a catalyst for new investment in the area.

There is a significant lack of affordable workforce housing in the area. This makes it challenging for households of all ages to remain in the community. Approximately 30% of non-age restricted affordable apartments are leased by seniors. New households at Baldwin Commons will support the retail establishments along Grand Avenue and Merrick Road. The site is located less than ½

mile from the LIRR. The site at the intersection of Grand Avenue and Merrick Road is served by both north/south and east/west bus routes. This unique access to public transportation will be a tremendous benefit for the residents of Baldwin Commons.

### Photo of the Site

