

East Clarke Place II

Bronx, New York

Project Description

This urban in-fill new construction project is a multi-family residential building with 102 units of affordable housing. Convenient to public transportation and area shopping, this contemporary 13-story facility continues the neighborhood renewal started several years earlier by the adjacent Mountco sister project on the block.



Project Summary

Building Type:

Multi-Family, Mid-Rise Residential

Market Category:

Affordable Family Housing

Total Square Footage:

121,000 sq. ft.

Units:

102 units

Type of Construction:

New Construction: Concrete Block and Plank Construction with Face Brick and Stone Veneer Façade

Owner/Developer:

East Clarke Place Associates II, LLC
Scarsdale, NY

Architect:

Hugo Subotovsky, AIA
Suffern, NY

Project Financing:

JP Morgan Chase
NYC Housing Development Corp.

Features

The façade of this building is attractive multi-tone brick facing and contrasting pre-cast stone veneer panels, with an array of setbacks adding visual interest. A covered entranceway flanked by modern columns offers shelter and convenient access from the parking area beneath the building. An on-site ground floor daycare center and a colorful, fully fenced outdoor playground area are welcome amenities for residents with small children.

The design of the building's exterior complements the 8-story Mountco building next door, forming a strong anchor for the block and neighborhood. Located near Yankee Stadium in the Bronx, this project and its adjacent sister project provide much needed affordable housing for low-income families in the area.

Challenges and Solutions

This vacant inner city site, purchased from New York City for \$1.00, posed several construction challenges. Materials delivery was scheduled during off-peak hours to avoid conflicts with the heavy vehicular and pedestrian traffic in the area. The narrow, sloped street and multiple surrounding structures in close proximity to the site required careful coordination of construction equipment to hoist and set the block and plank structural elements.

Mountco partnered with the local non-profit organization Neighborhood Association for Intercultural Affairs (NAICA) to continue to support renewal efforts in the community. Financing for the project was achieved through a tax exempt bond, tax credits and other program funds, enabling this affordable housing facility concept to become a reality.

"We have been managing two buildings developed by Mountco – East Clarke Place and East Clarke Place II – for the past 7 years. We are still impressed by the quality of construction and levels of amenities provided to the tenants by Mountco."

-Joe Zitolo, Vice President, Lemle and Wolff