



CONSTRUCTION & DESIGN

Jonathan Rose, L+M to build nation's largest passive housing development in East Harlem

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A development team led by Jonathan Rose Companies and including L+M Development Partners has been tapped to build a 655-unit affordable passive house development in East Harlem.

The new development will include Harlem YMCA, Mount Sinai, Union Settlement, a supermarket, a restaurant with a workforce development component, and a new 85,000 charter school.

New York City Department of Housing Preservation and Development (HPD) Commissioner Maria Torres-Springer and Housing Development Corporation (HDC) President Eric Enderlin announce the designation of the SustaiNYC, East 111th Street development plan for what will become the largest passive house in the nation.

It will be a mixed-use, highly sustainable development constructed in three phases that will bring 655 affordable apartments to the East Harlem community. Mandatory Inclusionary Housing rules mean 163 of the total 655 affordable apartments will be permanently affordable. Twenty percent of the total units will extremely low-income households and nearly sixty percent of the total units will serve low-income households. The development will feature 79 affordable apartments for seniors.

“Today we move forward with a plan for a dynamic, mixed-use development that will provide affordable homes, job opportunities, and vibrancy to the East Harlem community,” said Torres-Springer.



MARIA TORRES-SPRINGER

“With over 650 affordable apartments, including housing for seniors and the lowest income New Yorkers, space for a school, retail, community organizations, and public gardens, this proposal speaks to many of the priorities identified by the community for the site.”

Passive House is a building standard that significantly reduces a building’s energy consumption. This development is expected to use 60-70 percent less energy than a standard building of its kind.

The development design will also integrate four existing community gardens in an effort to promote green spaces and activity, as well as preserve an important community resource.

“We and our community partners are so pleased to have been selected to develop a comprehensive model of a community of opportunity in East Harlem, integrating green affordable and mixed income housing, community based health care, superb education, senior services, recreation, community gardens, and neighborhood serving retail,” said Jonathan F.P. Rose , President, Jonathan Rose Companies.

“We are very grateful to Mayor de Blasio for his ambitious commitment to affordable housing and City Council Speaker Melissa Mark Viverito’s passionate commitment to East Harlem which gave rise to this visionary RFP.”

“Along with Jonathan Rose Companies and our community partners, we look forward to bringing more affordable housing and a mix of neighborhood-focused uses, including educational, recreational and social services to East Harlem,” said Ron Moelis, CEO and Co-Founder of L+M Development Partners. “Our vision is one that combines mixed-income and senior housing, with green design and a new emphasis on health and wellness for residents and the wider community.”



JONATHAN ROSE

The development will include an 85,000 s/f Harlem RBI/Dream Charter School which will have a cafeteria, access to two exercise pools and gymnasium, dance studio and classrooms, as well as access to the extensive public-private open space in this development’s central courtyard. The main entrance to the school will sit on the corner of E 112th Street and Park Avenue.

A Union Settlement will have an 11,000 s/f community space to provide programs that include Early Childhood Education, Youth Programs, Adult Education, Senior Services, Mental Health, Small Business Development, and Policy and Advocacy.



RON MOELIS

A new Harlem YMCA facility will occupy 29,000 s/f with access to the inner courtyard. This YMCA Healthy Living Center will work in conjunction with Mount Sinai to provide medically integrated health and wellness programs to prevent and treat chronic illnesses. Their space will include gym and spa equipment, including therapeutic pools, and will support the project’s mission of creating healthy, vibrant communities.

In collaboration with the YMCA, Mount Sinai Hospital will open a wellness center at the development site that will provide the neighborhood with localized preventative care such as health coaching, cardiac rehab, stroke recovery, diabetes prevention, and weight loss and nutrition education. This facility of 26,000 square feet will become the Mount Sinai East Harlem Community Health Center.

A fresh foods grocery store will occupy approximately 7,500 s/f of space along Madison Ave. and the non-profit arm of Two Boots Pizza will launch its first fully operational community pizzeria. The profits of the

pizzeria will go back to the non-profit entity to support community services such as job training and mentorship.

Two Boots will also use this location for its Pizza Academy, which will provide locals and high school students with job training and placement opportunities in order to better prepare them for a job after graduation.