



Greater Morris Park Downtown Revitalization Initiative

LPC Meeting #6

Tuesday, October 28, 2025



**Downtown
Revitalization
Initiative**

Agenda

1. Welcome and Disclosures
2. Project Updates
3. Project Discussion and Slate of Community Priority Projects
4. Next Steps
5. Public Comments

Welcome and Disclosures

LPC Meeting #6 Objectives

Today's Task:

Come to **Consensus** regarding a **Slate of Priority Projects** that the **GMP LPC submits to the State** for consideration of funding.

- Available DRI funding is **\$20M**, but total **DRI “ask”** is for **\$27M - \$30M**
- If there are priority projects that are not ready at this time, you can still include them in the final **GMP Strategic Investment Plan (SIP)** as a **“Pipeline Project”** with no DRI funding request.
- Each project should be considered based on the project information/ knowledge we have at this time.

Documenting Conflicts

- Reminder that all LPC Members must **act in the Public Interest** at all times and **disclose any conflicts** or potential conflicts prior to, or as soon as a matter arises where a potential conflict exists.
- A member **may not vote**, or attempt to influence a discussion or vote, where potential conflict exists.
- Members must identify a potential conflict at the first meeting in which the matter giving rise to the conflict is discussed and **sign a DRI recusal form**.
- All received **recusals will be announced** at the beginning of each LPC meeting and each recusal form will be maintained for the duration of the DRI planning process.

Recusal Forms Received: Are there any others?

Francina Frias

NY Public Library, Morris Park Branch

- A: Upgrade and Modernize the Pelham Parkway-Van Nest Library

Dr. Camelia Tepelus

Morris Park BID

- B: Revitalize Morris Park Avenue with Streetscape and Horticulture Improvements
- C: Install New Signage on Morris Park Avenue
- O: Establish a Façade Improvement Fund for Small Businesses

Anderson Torres

R.A.I.N. Total Care Inc

- H: Renovate R.A.I.N Mixed-Use Office and Resource Building
- I: Renovate R.A.I.N Work Space

Viviana Bianchi

Bronx Council on the Arts

- N: Establish the Greater Morris Park Public Art Fund

William Foster

Neighborhood Initiatives Development Corporation (NIDC)

- O: Establish a Façade Improvement Fund for Small Businesses

Megan Guy

Simone Development Corporation

- P: Create a New Hotel Serving Local Hospitals and Businesses
- Q: Enhance the Pedestrian Experience along Bassett Avenue
- R: Creating a Welcoming Pedestrian Node at Marconi Street and Waters Place
- S: Create a New Public Plaza at the Morris Park Metro-North Station (Metro Center Atrium Site)

LPC Roll Call

LPC CO-CHAIRS

Vanessa L Gibson
Bronx Borough President

Lisa Sorin
Bronx Chamber of Commerce

Amr Abozaid
Yemeni American Merchants Association

Megan Guy
Simone Development Corporation

Viviana Bianchi
Bronx Council on the Arts

Dr. Camelia Tepelus
Morris Park BID

Yasmin Cruz
Westchester Square BID

Anderson Torres
R.A.I.N. Total Care Inc

Matthew Cruz
Community Board 10

Frank Vignali
Morris Park Community Association

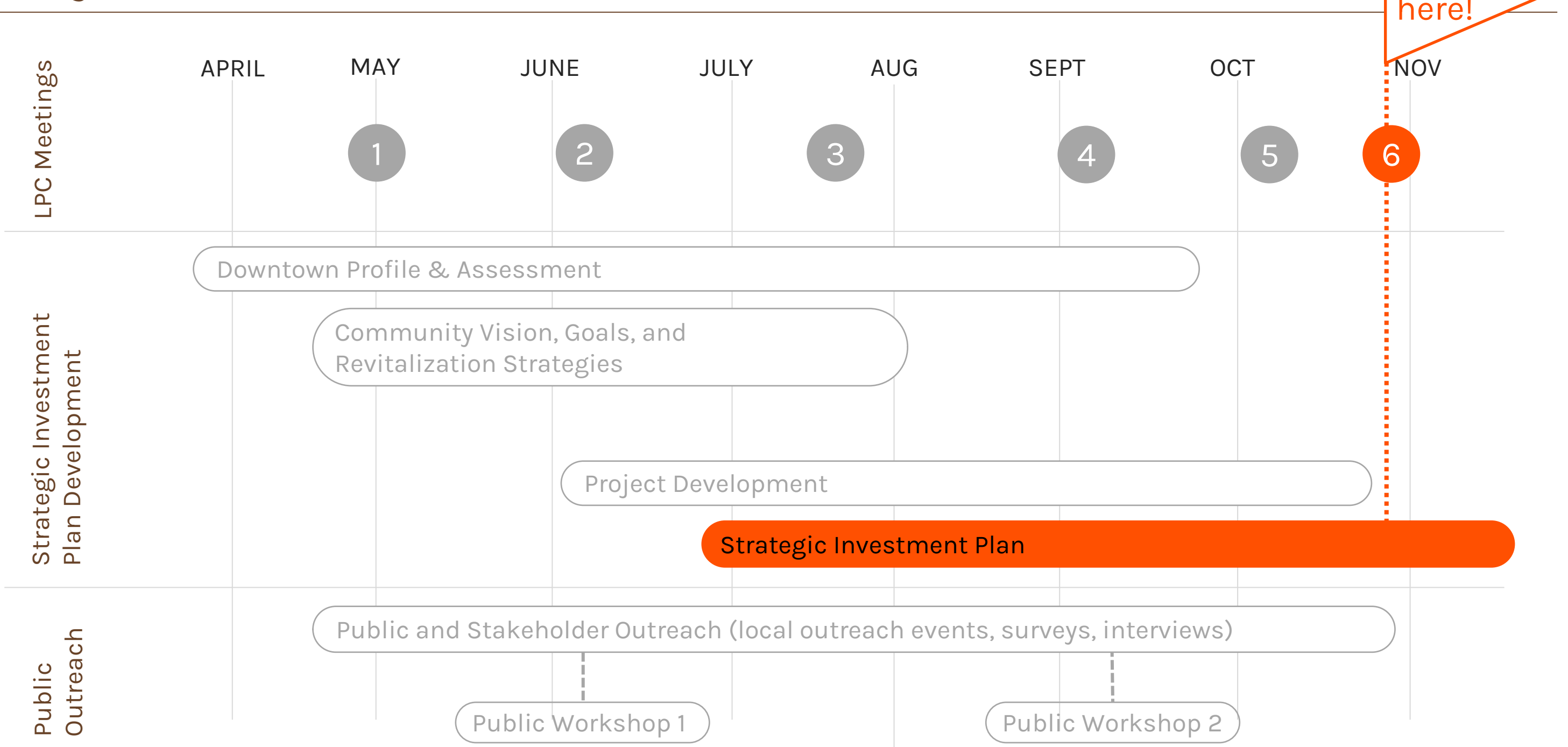
Bernadette Ferrara
Van Nest Neighborhood Alliance

Jeremy H. Warneke
Community Board 11

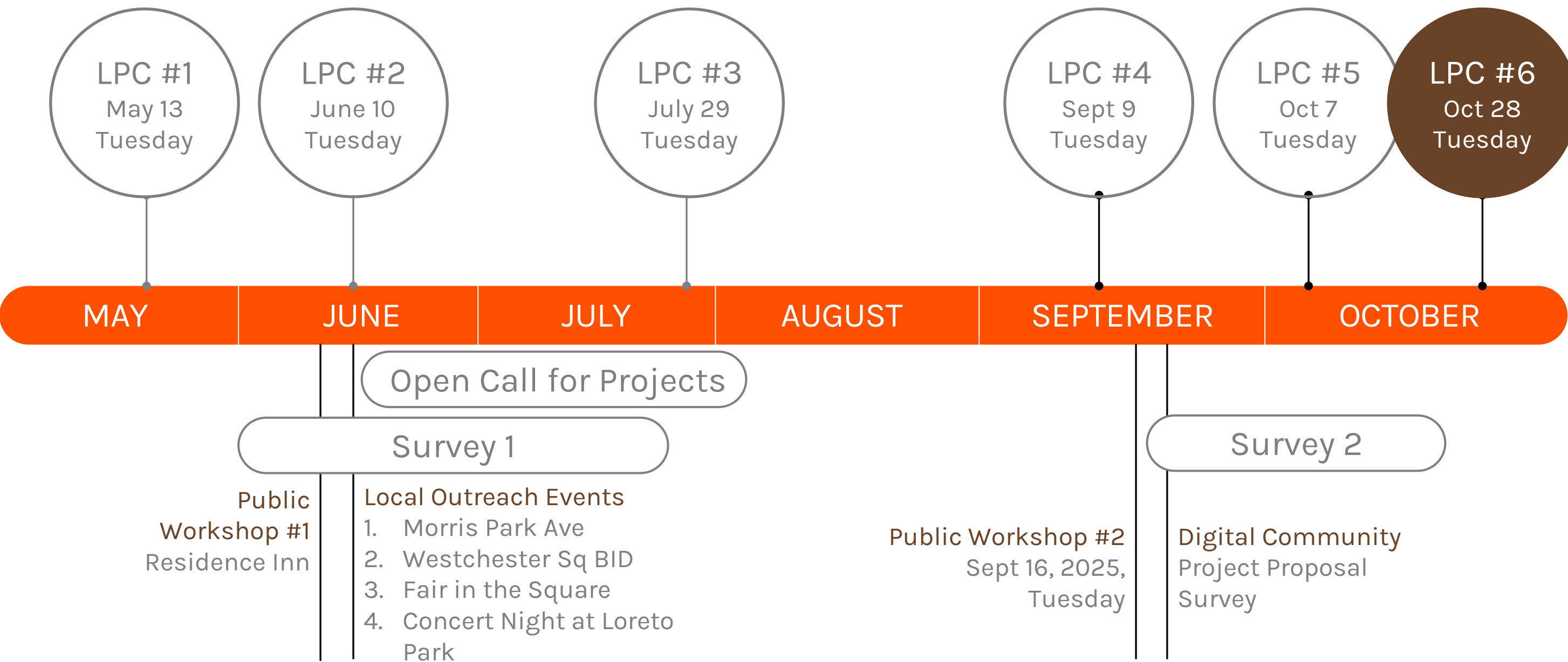
William Foster
Neighborhood Initiatives Development Corporation (NIDC)

Francina Frias
NY Public Library, Morris Park Branch

Project Timeline



Engagement Timeline



Community Outreach Initiatives

- **Two Large Format Public Workshop** in June and September to get feedback on Community Vision and Goals and Project Proposals.
- **Four Local Outreach** events held during the summer to gather feedback on Community Vision and Goals and get the word out about open call for projects.
- Conversations with **multiple stakeholders and City Agencies** to better understand the neighborhood.
- **Two Surveys** engaging residents, visitors, property and business owners across 3 BIDs (~150 responses).
- **Four “Office Hour” Meetings** in the summer to clarify the DRI process and Open Call for Project Application.
- **DRI Website** describing process, meeting updates, and interim project development details.
- **Email Blasts, Flyers, and Press Releases**, through multiple channels including Bronx’s BP’s Office, Chamber of Commerce, LPC Members, and participants in various outreach events.



Open Call for Projects

- Held between **June 13th, 2025 – August 08th 2025**.
- Promoted through Bronx BP's press release, Chamber of Commerce newsletter, email blasts, flyers, LPC channels, and website.
- 29 projects received through the open call were screened and consolidated into **19 projects** which were presented at LPC #4 and LPC #5 meetings.
- Projects were developed was done over **~ 12 weeks** (August – October) in multiple conversations with project sponsors, DOS, and the consultants team.

29

Screening and
Consolidation



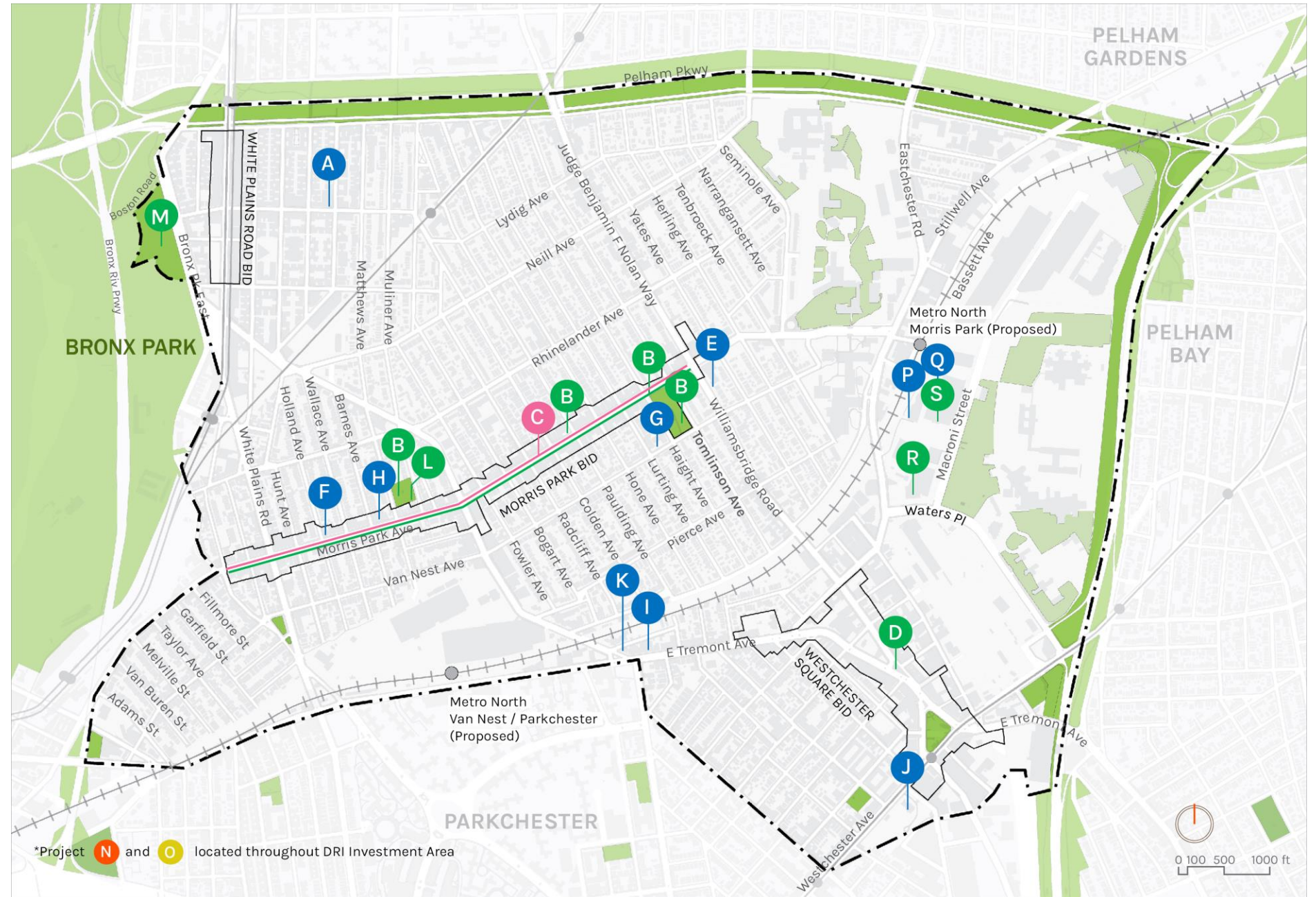
19

Total project costs:
\$137,109,000

Total DRI fund request:
\$38,159,000

GMP DRI Strategic Investment Area and Proposed Projects

- A. Upgrade and Modernize the Pelham Parkway-Van Nest Library
- B. Revitalize Morris Park Avenue with Streetscape and Horticulture Improvements
- C. Install New Signage on Morris Park Avenue
- D. Transform Westchester Square into a Cultural Destination
- E. Renovate Bronx Excellence Middle School
- F. Renovate Bronx Excellence Elementary School
- G. Convert the Former St. Francis Xavier into a Greater Morris Park Resource Hub
- H. Renovate R.A.I.N Mixed-Use Office and Resource Building
- I. Renovate R.A.I.N Work Space
- J. Establish St. Peter's Westchester Square Community Engagement Center
- K. Establish a Community Arts and Wellness Hub
- L. Enhance Matthews Muliner Playground
- M. Rebuild Ben Abrams Playground
- N. Establish the Greater Morris Park Public Art Fund
- O. Establish a Façade Improvement Fund for Small Businesses
- P. Create a New Hotel Serving Local Hospitals and Businesses
- Q. Enhance the Pedestrian Experience along Bassett Avenue
- R. Creating a Welcoming Pedestrian Node at Marconi Street and Waters Place
- S. Create a New Public Plaza at the Morris Park Metro-North Station (Metro Center Atrium Site)



Agenda

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Project Updates

A Upgrade and Modernize the Pelham Parkway – Van Nest Library



Image by MUD Workshop for illustrative purposes only. Design will be finalized with community input.



Key Information

Sponsor: The New York Public Library
Total Project Cost: \$2,560,000
DRI Funding Request: \$2,260,000 (88% of total cost)

Project Feasibility

Site Control: NYPL owns the property
Project Timeline: Start: Spring 2026;
Total Timeframe: 11 months

Major Task	Timeframe
Design and Engineering	3-4 months
Permitting and Approvals	1 month
Construction	5-6 months

A

Upgrade and Modernize the Pelham Parkway – Van Nest Library

Project Feasibility (...cont)

- Sponsor Capacity
- With a workforce of over 3,000, NYPL operates more than 90 libraries across the Bronx, Manhattan, and Staten Island
 - Between 2014 and 2024, NYPL completed or funded 31 major renovations

Sponsor Financials

Has reserves to fund the project

Sources and Uses of Funds

Major Task	Amount	Source	Status
Major renovations	\$2,260,000	DRI	Requested
Additional costs (FFE, signage, permitting)	\$300,000	NYPL	Secured
Total project cost	\$2,560,000		
Total DRI funding	\$2,260,000		

Project Impact

- Downtown Revitalization and Economic Development
- Modernizes a community asset
 - Creates a more energy efficient facility
 - Enhances library operations and potentially expands programming (programming plans are still underway)
- Cost Effectiveness
- Leverages \$300,000 of non-DRI funds from NYPL to cover furnishing/equipment and permitting costs, requesting DRI funds to cover 88% of total project cost to make major building renovations
 - Takes advantage of current library closure and construction to deliver a more impactful renovation on an accelerated timeline

Goals Alignment

- Community Goals Alignment
- Improves and expands an intergenerational community amenity
 - Increases opportunity for greater social interaction
 - Offers improved space for indoor community exhibits
 - Improves building façade which in turn enhances the pedestrian experience

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
	Y	Y	Y	

B Revitalize Morris Park Avenue with Streetscape and Horticultural Improvements



Image by MUD Workshop for illustrative purposes only. Design will be finalized with community input.



Key Information
Sponsor: Morris Park Business Improvement District (MPBID)
Total Project Cost: \$785,000 – Needs updated info
DRI Funding Request: \$750,000 (96% of total cost)

Project Feasibility
Site Control: Properties are under DOT or DPR jurisdiction;
MPBID has experience coordinating with these agencies
Project Timeline: Start: Spring 2026;
Total Timeframe: 24 months

Major Task	Timeframe
Design and Engineering	6 months
Permitting and Approvals	6 months
Construction	12 months

B

Revitalize Morris Park Avenue with Streetscape and Horticultural Improvements

Project Feasibility (...cont)

- Sponsor Capacity
- Has staff that operates a horticulture and beautification program
 - Regularly coordinates with NYC DOT, DPR, and property owners to gain permits/approvals for horticulture and beautification work
 - Submitted an operations and maintenance plan
- Sponsor Financials
- Has a core budget of \$390,000 per year from property assessments and will pursue additional grants from NYC Council, NY State, and private donations to pre-fund the project costs

Sources and Uses of Funds

Major Task	Amount	Source	Status
Streetscape, horticulture, and other public amenities	\$750,000	DRI	Requested
Other project costs	\$30,000	Sponsor / NYC Council	Anticipated
Total project cost	\$785,000		
Total DRI funding	\$750,000		

Project Impact

- Downtown Revitalization and Economic Development
- Helps attract new businesses as well as residents and visitors
 - Encourages walkability along Morris Park Avenue by improving quality of pedestrian environment and perception of safety
 - Strengthens Morris Park community’s sense of identify by celebrating its history
- Cost Effectiveness
- Uses DRI funds to expand MPBID’s existing horticultural program, which currently does not cover the entire commercial corridor due to limited funding
 - Leverages \$30,000 from MPBID’s budget

Goals Alignment

Community Goals Alignment

- Enhances pedestrian experience along the neighborhood’s local commercial spine
- Improves pedestrian safety along a high-traffic, local commercial corridor
- Encourages social interaction by introducing public seating and street furniture
- Introduces signage and historical markers to celebrate local history

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	Y	Y	

C

Install New Signage on Morris Park Avenue



Image provided by sponsor for illustrative purposes only. Design will be finalized with community input.

Key Information

Sponsor: Morris Park Business Improvement District (MPBID)
Total Project Cost: \$100,000
DRI Funding Request: \$100,000 (100% of total cost)

Project Feasibility

Site Control: Received letter of interest from property owner of 975 - 985 Morris Park Ave; Current zoning would not permit rooftop signage

Project Timeline: Start: Spring 2026;
Total Timeframe: 9-12 months

Major Task	Timeframe
Design and Engineering	3 months
Permitting and Approvals	3 months
Construction	3 months

C

Install New Signage on Morris Park Avenue

Project Feasibility (...cont)

Sponsor Capacity

- Has completed two other large-scale installation projects, with \$100K and \$40K budgets
- Sponsor will work with designers/artists to design signage that meets DOB requirements

Sponsor Financials

Has a core budget of \$390,000 per year from property assessments and will pursue additional grants from NYC Council, NY State, and private donations to pre-fund the project costs

Sources and Uses of Funds

Major Task	Amount	Source	Status
Design and Production	\$76,000	DRI	Requested
Incidentals / contingency	\$24,000	DRI	Requested
Total project cost	\$100,000		
Total DRI funding	\$100,000		

Project Impact

Downtown Revitalization and Economic Development

- Bolsters community sense of cohesion and pride
- Grows social media recognition and visibility of Morris Park Avenue

Cost Effectiveness

- Does not leverage additional, non-DRI funds

Goals Alignment

Community Goals Alignment

- Showcases local art and celebrate cultural identity in publicly frequented places
- Improves the experience of local commercial corridors for patrons
- Creates a visual gateway into the community

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y		Y	

D Transform Westchester Square into a Cultural Destination



Image provided by sponsor for illustrative purposes only. Design will be finalized with community input.

Key Information

Sponsor: Westchester Square Business Improvement District (WSBID)

Total Project Cost: \$2,500,000

DRI Funding Request: \$2,500,000 (100% of total cost)

Project cost could not be verified with the sponsor

Project Feasibility

Site Control: Property is under DOT jurisdiction

Project Timeline: Total Timeframe: 12-14 months

DOT coordination requirements and impact on project timeline could not be verified with the sponsor

Major Task	Timeframe
Design and Engineering	4 months
Permitting and Approvals	2-3 months
Construction	6-7 months

D Transform Westchester Square into a Cultural Destination

Project Feasibility (...cont)

Sponsor Capacity

- Has 4 FTE and 1 PTE
- Has coordinated with NYPD to install security cameras throughout the BID with ~\$100k
- Has a sanitation subcontractor in place to ensure maintenance services are performed regularly and consistently
- Does not have permanent executive director

Sponsor Financials

- Would require bridge loan

Sources and Uses of Funds

Major Task	Amount	Source	Status
Concept Design & Community Engagement	\$105,000	DRI	Requested
Design/engineering Costs	\$195,000	DRI	Requested
Construction Cost	\$2,155,000	DRI	Requested
Soft Costs	\$45,000	DRI	Requested
Total project cost	\$2,500,000		
Total DRI funding	\$2,500,000		

Project Impact

Downtown Revitalization and Economic Development

- Fosters a sense of pride in being part of the Bronx
- Highlights the historical significance of the district
- Serves as a central point where people can access information through an interactive barcode

Cost Effectiveness

- Does not leverage additional, non-DRI funds

Goals Alignment

Community Goals Alignment

- Improves public space with high-quality, interactive lighting and signage
- Enhances the Square through public art and storytelling of local history
- Provides a new gathering and educational space thereby improving opportunities for social interaction

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	Y		

E Renovate Bronx Excellence Middle School



Image by MUD Workshop for illustrative purposes only. Design will be finalized with community input.



Key Information

Sponsor: Excellence Community Schools

Total Project Cost: \$5,020,000

DRI Funding Request: \$3,730,000 (74% of total cost)

Project Feasibility

Site Control: ECS has a long-term lease and prior approval from the property owner

Project Timeline: Start: Earliest Q3 2026;

Total Timeframe: 36 months

Major Task	Timeframe
Design and Engineering	12 months
Permitting and Approvals	12 months
Construction	12 months

Project Feasibility (...cont)

Sponsor Capacity

- Has staff dedicated to real estate operations and projects
- Has completed several multimillion-dollar capital projects across multiple properties

Sponsor Financials

- Intends to fund twenty-six percent of the total project costs and has the funds already secured
- Able to fully fund the project up front from internal reserves

Sources and Uses of Funds

Major Task	Amount	Source	Status
General Construction including kitchen construction	\$3,187,000	DRI	Requested
Sprinkler System	\$305,000	DRI	Requested
Soft Costs	\$238,000	DRI	Requested
	\$635,000	ECS	Secured
Contingency	\$655,000	ECS	Secured
Total project cost	\$5,020,000		
Total DRI funding	\$3,730,000		

Project Impact

Downtown Revitalization and Economic Development

- Serves as a local neighborhood anchor
- Provides inclusive social activities that strengthens community
- Fosters a sense of stability and joy for GMP’s youth

Cost Effectiveness

- Leverages \$1.3 million of non-DRI funds, requesting DRI funds for 74% of the total project cost to cover the full construction and renovation work

Goals Alignment

Community Goals Alignment

- Creates event/ communal spaces that can accommodate a wider range of community events, especially for children and teenagers
- Catalyzes safer sidewalks and crosswalks through the school’s presence that requires traffic calming measures such as speed zones and signage
- Has the potential to increase/ direct foot traffic to commercial corridors through hosting events

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y		Y	Y	

F

Renovate Bronx Excellence Elementary School



Image by MUD Workshop for illustrative purposes only. Design will be finalized with community input.



Key Information
Sponsor: Excellence Community Schools
Total Project Cost: \$1,520,000
DRI Funding Request: \$1,140,000 (75% of total cost)

Project Feasibility
Site Control: ECS has a long-term lease and prior approval from the property owner
Project Timeline: Start: Earliest Q3 2026;
Total Timeframe: 36 months

Major Task	Timeframe
Design and Engineering	12 months
Permitting and Approvals	12 months
Construction	12 months

F Renovate Bronx Excellence Elementary School

Project Feasibility (...cont)

Sponsor Capacity

- Has staff dedicated to real estate operations and projects
- Has completed several large capital projects across multiple properties

Sponsor Financials

- Intends to fund twenty-five percent of the total project costs and has the funds already secured
- Able to fully fund the project up front

Sources and Uses of Funds

Major Task	Amount	Source	Status
General Construction	\$157,000	DRI	Requested
Gym HVAC	\$167,000	DRI	Requested
Kitchen Renovation	\$578,000	DRI	Requested
Cafeteria Renovation	\$162,000	DRI	Requested
Soft Costs	\$76,000	DRI	Requested
	\$182,000	ECS	Secured
Contingencies	\$198,000	ECS	Secured
Total project cost	\$1,520,000		
Total DRI funding	\$1,140,000		

Project Impact

Downtown Revitalization and Economic Development

- Serves as a local neighborhood anchor
- Provides inclusive social activities that strengthens community
- Fosters a sense of stability and joy for GMP's youth

Cost Effectiveness

- Leverages \$380,000 of non-DRI funds, requesting DRI funds for 75% of the total project cost to cover the full construction/renovation work and some soft costs

Goals Alignment

Community Goals Alignment

- Creates event/ communal spaces that can accommodate a wider range of community events, especially for children and teenagers
- Catalyzes safer sidewalks and crosswalks through the school's presence that requires traffic calming measures such as speed zones and signage
- Has the potential to increase/ direct foot traffic to commercial corridors through hosting events

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y		Y	Y	

G Convert the Former St. Francis Xavier into a Greater Morris Park Resource Hub



Image by MUD Workshop for illustrative purposes only. Design will be finalized with community input.



Key Information

Sponsor: East Side House, Inc.
Total Project Cost: \$10,424,000
DRI Funding Request: \$3,500,000 (34% of total cost)

Project Feasibility

Site Control: The Archdiocese of New York owns the site. East Side House is securing a long-term lease to renovate and operate the community hub
Project Timeline: Start: March 2026;
Total Timeframe: 22 months

Major Task	Timeframe
Design and Engineering	10 months
Permitting and Approvals	10 months (concurrent with the design stage)
Construction	9 months
Occupancy & Program Launch	3 months

G Convert the Former St. Francis Xavier into a Greater Morris Park Resource Hub

Project Feasibility (...cont)

Sponsor Capacity

- Has managed complex, multi-phase capital renovations in partnership with government agencies, including 2 this past year
- Administers >\$30 million annually in public and private funding, including grants from U.S. DOE, DYCD, HRA, HUD, and NYSED

Sponsor Financials

- Intends to raise an additional \$1M in private funds
- May leverage investment account

Sources and Uses of Funds

Major Task	Amount	Source	Status
General Construction	\$4,399,000	Private Funders/Other	Secured/Undetermined
	\$2,736,000	DRI	Requested
ADA Upgrades	\$216,000	DRI	Requested
Mechanical / HVAC	\$540,000	DRI	Requested
Structural Upgrades	\$360,000	Private Funders/Other	Requested (\$8,000)/Secured (\$352,000)
Contingencies	\$2,173,000	Private Funders/Other	Secured
Total project cost	\$10,424,000		
Total DRI funding	\$3,500,000		

Project Impact

Downtown Revitalization and Economic Development

- Expands educational equity and enhances neighborhood health, safety, and resilience
- Restores a historic asset in the neighborhood
- Fosters intergenerational connection

Cost Effectiveness

- Leverages nearly **\$7 million of non-DRI funds** for general building upgrades (ADA, HVAC, structural), requesting DRI funds for 35% of the total project cost to cover majority of the new construction costs

Goals Alignment

Community Goals Alignment

- Supports economic revitalization by preparing residents for new job opportunities tied to the Medical Hub
- Offers space for cultural events, community-led performances, local artists, and literacy initiatives,
- Activates a long-vacant property into a community anchor, creating indoor space for year-round recreation, programming, and social interaction

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
		Y	Y	Y

H Renovate R.A.I.N Mixed-Use Office and Resource Building



Image by MUD Workshop for illustrative purposes only. Design will be finalized with community input.



Key Information

Sponsor: Regional Aid for Interim Needs Inc. (R.A.I.N.)
Total Project Cost: \$800,000
DRI Funding Request: \$800,000 (100% of total cost)

Project Feasibility

Site Control: R.A.I.N. owns the property
Project Timeline: Start: Spring 2026;
Total Timeframe: 29 months

Major Task	Timeframe
Design and Engineering	12 month
Permitting and Approvals	In progress
Construction	17 months

H Renovate R.A.I.N Mixed-Use Office and Resource Building

Project Feasibility (...cont)

Sponsor Capacity

- Operates 13 facilities and regularly manages capital improvement projects at these sites (e.g., HVAC replacement, painting, elevator replacement)
- Managed NY State Office for the Aging (SOFA) grants for 3377 White Plains Road project

Sponsor Financials

- Has \$1M in private reserves that will be leveraged to pre-fund the project; no loans will be used

Sources and Uses of Funds

Major Task	Amount	Source	Status
Permitting, soft costs, admin	\$43,000	DRI	Requested
Building renovation and construction	\$82,000	DRI	Requested
Roof improvements	\$288,000	DRI	Requested
Mural	\$27,000	DRI	Requested
HVAC	\$95,000	DRI	Requested
Contingencies	\$265,000	DRI	Requested
Total project cost	\$800,000		
Total DRI funding	\$800,000		

Project Impact

Downtown Revitalization and Economic Development

- Improves building façade to enhance pedestrian experience on commercial corridor
- Creates a more energy efficient building
- Creates more visibility for employment opportunities
- Encourages growth and vibrancy of a valued local business

Cost Effectiveness

- Does not leverage non-DRI funds
- Would not happen without DRI funds

Goals Alignment

Community Goals Alignment

- Improves pedestrian experience on commercial corridors through façade and lighting improvements on the commercial corridor
- Modernizes and improves a community amenity
- Enable local businesses to improve their spaces, investment in modern equipment, and expand

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	-	-	Y	-

I Renovate R.A.I.N Work Space



Image by MUD Workshop for illustrative purposes only. Design will be finalized with community input.



Key Information

Sponsor: Regional Aid for Interim Needs Inc. (R.A.I.N.)
Total Project Cost: \$740,000
DRI Funding Request: \$740,000 (100% of total cost)

Project Feasibility

Site Control: R.A.I.N owns the property
Project Timeline: Start: Spring 2026;
Total Timeframe: 27 months

Major Task	Timeframe
Design and Engineering	12 month
Permitting and Approvals	In progress
Construction	15 months

I Renovate R.A.I.N Work Space

Project Feasibility (...cont)

Sponsor Capacity

- Operates 13 facilities and regularly manages capital improvement projects at these sites (e.g., HVAC replacement, painting, elevator replacement)
- Managed NY State Office for the Aging (SOFA) grants for 3377 White Plains Road project

Sponsor Financials

- Has \$1M in private reserves that will be leveraged to pre-fund the project; no loans will be used

Sources and Uses of Funds

Major Task	Amount	Source	Status
Permitting, soft costs, admin	\$38,000	DRI	Requested
Building renovation and construction	\$144,000	DRI	Requested
Roof improvements	\$195,000	DRI	Requested
HVAC	\$95,000	DRI	Requested
Mural	\$30,000	DRI	Requested
Insurance, overhead	\$238,000	DRI	Requested
Total project cost	\$740,000		
Total DRI funding	\$740,000		

Project Impact

Downtown Revitalization and Economic Development

- Increases job opportunities by creating dedicated space for workforce development programs (currently have about 600 trainees; expected to add up to 400 trainees)

Cost Effectiveness

- Does not leverage non-DRI funds
- Would not happen without DRI funds

Goals Alignment

Community Goals Alignment

- Renovates a vacant building for workforce development programming
- Increases access to job training and skill building activities for local residents
- Improve pedestrian experience through façade and lighting improvements

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y			Y	

Establish St. Peter’s Westchester Square Community Engagement Center



Image by MUD Workshop for illustrative purposes only. Design will be finalized with community input.



Key Information

Sponsor: St. Peter’s Episcopal Church, Wardens and Vestry
Total Project Cost: \$1,875,000
DRI Funding Request: \$938,000 (50% of total cost)

Project Feasibility

Site Control: St. Peter’s Episcopal Church and the Episcopal Diocese of New York have full control of the site
Project Timeline: **Start: Q1 2026; Total Timeframe: 22 months**

Major Task	Timeframe
Design and Engineering	7 months
Permitting and Approvals	3 months
Construction	12 months



Establish St. Peter’s Westchester Square Community Engagement Center

Project Feasibility (...cont)

Sponsor Capacity

- Has experience with grant administration
- Constructed a twelve-story residential building with development partner leveraging HPD funds

Sponsor Financials

- Has approximately \$750k that could be leveraged to pre-fund the project
- Will also leverage a bridge loan

Sources and Uses of Funds

Major Task	Amount	Source	Status
Community Center Repairs	\$838,000	DRI	Requested
	\$237,000	Endowment and Loan	Anticipated
Arts Center Repairs	\$100,000	DRI	Requested
	\$450,000	Endowment and Loan	Anticipated
Soft Costs	\$250,000	DRI	Requested
Total project cost	\$1,875,000		
Total DRI funding	\$938,000		

Project Impact

Downtown Revitalization and Economic Development

- Revitalizes and expands outreach services that will include food security, referrals to medical, educational, housing, and other social service resources
- Has the potential to direct foot traffic/ patrons to commercial corridors through hosting events

Cost Effectiveness

- Leverages \$725,000 of non-DRI funds

Goals Alignment

Community Goals Alignment

- Revitalizes and improves a historic asset
- Provides cultural enrichment programming such as concerts, a youth chorus, afterschool art, music and dance
- Creates additional events spaces to accommodate a wider range of programming for the neighborhood

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
	Y	Y		

K

Establish a Community Arts and Wellness Hub



Image provided by sponsor for illustrative purposes only. Design will be finalized with community input.



Key Information

Sponsor: Marina’s Heart Inc.
Total Project Cost: \$4,200,000
DRI Funding Request: \$4,200,000 (100% of total cost)

Project Feasibility

Site Control: Pursuing ownership of 1506 Bronxdale Avenue
(Provided agreement with broker, but pending term sheet from property owner)

Project Timeline:
Start: Spring 2026; Total Timeframe: 16-17 months

Major Task	Timeframe
Design and Engineering	4 months
Permitting and Approvals	4-5 months
Construction	8 months

K

Adapt a Mixed-Use Building in Westchester Sq. into a Community Arts and Wellness Hub

Project Feasibility (...cont)

- Sponsor Capacity
- Previously received and managed a \$5,000 City Artists Corps Grant
 - This is Marina’s Heart’s first capital project of this scale

- Sponsor Financials
- Sponsor has \$150,000 in private reserves
 - Pursuing philanthropic funds to cover acquisition costs
 - Current status of all funding sources could not be verified

Sources and Uses of Funds

Major Task	Amount	Source	Status
Construction & Build-Out	\$2,000,000	DRI	Requested
Equipment & Furnishings	\$1,000,000	DRI	Requested
Professional Services & Permit	\$1,200,000	DRI	Requested
Total project cost	\$4,200,000		
Total DRI funding	\$4,200,000		

Project Impact

- Downtown Revitalization and Economic Development
- Creates a new community gathering and event space
 - Opens a new business on the Bronxdale Avenue to bolster commercial corridor

- Cost Effectiveness
- Does not leverage any confirmed non-DRI funds
 - Would not happen without DRI funds

Goals Alignment

- Community Goals Alignment
- Creates an intergenerational space and activates a visible corner property with wellness and cultural uses
 - Revitalizes an underutilized commercial corner into a catalytic anchor that attracts new businesses
 - Creates new opportunities and programming for social gatherings

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
	Y	Y	Y	

L Enhance Matthews Muliner Playground



Image by MUD Workshop for illustrative purposes only. Design will be finalized with community input.



Key Information

Sponsor: NYC Department of Parks and Recreation
Total Project Cost: \$8,000,000
DRI Funding Request: \$4,000,000 (50% of total cost)

Project Feasibility

Site Control: This site is NYC DPR property
Project Timeline: Start: Total Timeframe: 33-42 months

Major Task	Timeframe
Design and Engineering	12-18 months
Procurement	9-12 months
Construction	12 months

L Enhance Matthews Muliner Playground

Project Feasibility (...cont)

- Sponsor Capacity
- Manages a portfolio of 30,000 acres of land, which includes 1,000 playgrounds
 - Designs, procures, and constructs playgrounds and public restrooms
 - Has extensive experience with grant administration, including in other DRI projects

- Sponsor Financials
- Working to gain funds from elected officials in coming months

Sources and Uses of Funds

Major Task	Amount	Source	Status
Hard Costs: Construction	\$1,600,000	DRI	Requested
	\$4,000,000	Elected Officials	Requested
Design Procurement	\$2,400,000	DRI	Requested
Total project cost	\$8,000,000		
Total DRI funding	\$4,000,000		

Project Impact

- Downtown Revitalization and Economic Development
- Fosters community and improve mental and physical health
 - Enhances quality of life and furthers neighborhood resiliency
 - Grows the local property tax base
- Cost Effectiveness
- Leverages \$4 million of non-DRI investment
 - Requests 20% of the total available DRI funds

Goals Alignment

- Community Goals Alignment
- Improves and expands much needed open space to serve existing and new residents and visitors
 - Fosters community-building by providing quality public spaces

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
		Y		

M Rebuild Ben Abrams Playground



Image by MUD Workshop for illustrative purposes only. Design will be finalized with community input.



Key Information

Sponsor: NYC Department of Parks and Recreation
Total Project Cost: \$10,000,000
DRI Funding Request: \$5,000,000 (50% of total cost)

Project Feasibility

Site Control: This site is NYC DPR property
Project Timeline: Start: Total Timeframe: 33-42 months

Major Task	Timeframe
Design and Engineering	12-18 months
Procurement	9-12 months
Construction	12 months

M

Rebuild Ben Abrams Playground

Project Feasibility (...cont)

Sponsor Capacity

- Manages a portfolio of 30,000 acres of land, which includes 1,000 playgrounds
- Designs, procures, and constructs playgrounds and public restrooms
- Has extensive experience with grant administration, including in other DRI projects

Sponsor Financials

- Working to gain funds from elected officials in coming months

Sources and Uses of Funds

Major Task	Amount	Source	Status
Hard Costs: Construction	\$2,000,000	DRI	Requested
	\$3,500,000	Elected Officials	Requested
	\$1,500,000	Elected Officials	Anticipated
Soft Construction	\$3,000,000	DRI	Requested
Total project cost	\$10,000,000		
Total DRI funding	\$5,000,000		

Project Impact

Downtown Revitalization and Economic Development

- Foster community and improve mental and physical health
- Enhance quality of life and further neighborhood resiliency
- Grow the local property tax base

Cost Effectiveness

- Leverages \$5 million of non-DRI investment
- Requests 25% of the total available DRI funds

Goals Alignment

Community Goals Alignment

- Improves and expands much needed open space to serve existing and new residents and visitors
- Fosters community-building by providing quality public spaces

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
		Y		

N

Establish the Greater Morris Park Public Art Fund



Image by MUD Workshop for illustrative purposes only. Design will be finalized with community input.



Key Information

Sponsor: The Bronx Economic Development Corporation
Total Project Cost: \$1,000,000
DRI Funding Request: \$1,000,000 (100% of total cost)

Project Feasibility

Site Control: BXEDC received two letters of interest expressing willingness to participate in the fund
Project Timeline: Round 1: Completed within 8 months of execution; Round 2: Completed within 14 months of execution

Major Task	Timeframe
Secure site control and call for projects	2 months
Project selection	1 month
Pre-implementation	2 months
Implementation	6 months
Close out and reporting	1 month

N

Establish the Greater Morris Park Public Art Fund

Project Feasibility (...cont)

Sponsor Capacity

- Has managed complex DRI projects that integrate public space improvements, community engagement, and grant-funded implementation, such as the 2836 Third Avenue mural project and the 161st Street Storefront Improvement Project

Sponsor Financials

- Sponsor has an annual budget of approximately \$3.5M, primarily from State and local grants

Sources and Uses of Funds

Major Task	Amount	Source	Status
Grant Admin	\$50,000	DRI	Requested
Program Administration	\$100,000	DRI	Requested
Site Preparation	\$100,000	DRI	Requested
Design and Installation	\$750,000	DRI	Requested
Total Project Cost	\$1,000,000		
Total DRI Funding	\$1,000,000		

Project Impact

Downtown Revitalization and Economic Development

- Boosts local business visibility and attracts visitors to Morris Park
- Supports local artist to create for and in their community
- Enhances public safety
- Fosters civic pride by creating vibrant spaces

Cost Effectiveness

- Does not leverage non-DRI funds

Goals Alignment

Community Goals Alignment

- Enhances the pedestrian experience by introducing art in the public realm for residents and visitors to enjoy alike
- Showcases local art and celebrate cultural identity
- Improves the overall experience of the local commercial corridors thereby supporting local businesses

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y		Y	

O Establish a Façade Improvement Fund for Small Businesses



Image by MUD Workshop for illustrative purposes only. Design will be finalized with community input.



Key Information

Sponsor: The Bronx Economic Development Corporation

Total Project Cost: \$1,213,000

DRI Funding Request: \$1,000,000 (82% of total cost)

Project Feasibility

Site Control: BXEDC received 12 letters of interest expressing willingness to participate in the fund

Project Timeline: Start: March 2026;

Total Timeframe: 17 months

Major Task	Timeframe
Program Development	2 months
Application Period + Review	3 months
Design Phase	3 months
Construction	7 months
Project Completion	2 months

O Establish a Façade Improvement Fund for Small Businesses

Project Feasibility (...cont)

Sponsor Capacity

- Has managed complex DRI projects that integrate public space improvements, community engagement, and grant-funded implementation, such as the 2836 Third Avenue mural project and the 161st Street Storefront Improvement Project

Sponsor Financials

- Sponsor has an annual budget of approximately \$3.5M, primarily from State and local grants

Sources and Uses of Funds

Major Task	Amount	Source	Status
Grant Administration	\$80,000	DRI	Requested
Program Administrator	\$5,000	DRI	Requested
Outreach	\$15,000	DRI	Requested
Design Services	\$50,000	DRI	Requested
Capital Cost	\$850,000	DRI	Requested
Local Match	\$213,000	Grantees	Anticipated
Total Project Cost	\$1,213,000		
Total DRI Funding	\$1,000,000		

Project Impact

Downtown Revitalization and Economic Development

- Boosts local property values and reduces vacancy
- Fosters community pride
- Attracts new investment

Cost Effectiveness

- Leverages \$200,000 of non-DRI funds from sub-grantees

Goals Alignment

Community Goals Alignment

- Enhances storefronts to improve commercial vitality
- Supports small businesses
- Creates welcoming public realm

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y			Y	

P Create a New Hotel Serving Local Hospitals and Businesses



Image provided by sponsor for illustrative purposes only. Design will be finalized with community input.



Key Information
Sponsor: Simone Development Companies (SDC)
Total Project Cost: \$77,405,000
DRI Funding Request: \$2,000,000 (3% of total cost)

Project Feasibility
Site Control: Property is owned by 1776 Unit 2 Owner LLC, an affiliate of SDC
Project Timeline: Start: Spring 2026;
Total Timeframe: 33 months

Major Task	Timeframe
Design and Engineering	6 months
Permitting and Approvals	3 months
Construction	24 months

P

Create a New Hotel Serving Local Hospitals and Businesses

Project Feasibility (...cont)

- Sponsor Capacity
- Has delivered and manages multiple properties in NYC and the Bronx
 - Manages a portfolio of 7 million square feet across over 150 properties
- Sponsor Financials
- Received LOI from bank confirming financing

Sources and Uses of Funds

Major Task	Amount	Source	Status
Design	\$3,300,000	Sponsor	Secured
Permitting/Inspections	\$200,000	Sponsor	Secured
Construction Costs	\$55,305,000	Bank	Anticipated
	\$2,000,000	DRI	Requested
Soft Costs	\$16,600,000	Bank	Anticipated
Total project cost	\$77,405,000		
Total DRI funding	\$2,000,000		

Project Impact

- Downtown Revitalization and Economic Development
- Attracts more business activity by providing high-quality accommodation and event spaces
 - Increases competitiveness of surrounding medical and research institutions, supporting job creation
 - Expands opportunities for local businesses
 - Enhances connectivity to the Medical Hub
- Cost Effectiveness
- Leverages \$75 million of private investment from SDC, which will cover 97% of total project cost
 - Requesting DRI funds to cover the remaining 3% of the total project cost, which will pay for the construction of design upgrades added to the new hotel development
 - Any cost overages will be covered by SDC

Goals Alignment

- Community Goals Alignment
- Improves pedestrian experience along Bassett Avenue
 - Creates more street-level activity and business opportunities near Hutch Metro Center
 - Creates more jobs and connects residents to employment opportunities in the Medical Hub

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y		Y	Y

Q Enhance the Pedestrian Experience along Bassett Avenue



Image provided by sponsor for illustrative purposes only. Design will be finalized with community input.



Key Information

Sponsor: Simone Development Companies (SDC)
Total Project Cost: \$2,910,000
DRI Funding Request: \$1,500,000 (52% of total cost)

Project Feasibility

Site Control: Property is owned by 1776 Eastchester Realty LLC, an affiliate of SDC
Project Timeline: Start: Spring 2026;
Total Timeframe: 32 months

Major Task	Timeframe
Design and Engineering	6 months
Permitting and Approvals	3 months
Construction	24 months

Q Enhance the Pedestrian Experience along Bassett Avenue

Project Feasibility (...cont)

Sponsor Capacity

- Has delivered and manages multiple properties in NYC and the Bronx
- Manages a portfolio of 7 million square feet across over 150 properties

Sponsor Financials

- Will leverage private reserves to pre-fund the project costs

Sources and Uses of Funds

Major Task	Amount	Source	Status
Façade Screening	\$1,225,000	DRI	Requested
Fence/Guardrail Improvements	\$275,000	DRI	Requested
	\$30,000	Sponsor	Secured
Landscaping, Wayfinding, Lighting	\$150,000	Sponsor	Secured
Security Cameras	\$20,000	Sponsor	Secured
Stormwater Management	\$121,000	Sponsor	Secured
Permitting & Inspections	\$20,000	Sponsor	Secured
Design	\$300,000	Sponsor	Secured
Construction Admin	\$70,000	Sponsor	Secured
Contingencies	\$699,000	Sponsor	Secured
Total project cost	\$2,910,000		
Total DRI funding	\$1,500,000		

Project Impact

Downtown Revitalization and Economic Development

- Enhances pedestrian experience by beautifying streetscape and adding security cameras for safety concerns

Cost Effectiveness

- Leverages \$1.4M of private investment from SDC, which will cover 48% of total project cost
- Requesting DRI funds to cover the remaining 52% of the total project cost, which will pay for aesthetic façade improvements to the building
- Any cost overages will be covered by SDC

Goals Alignment

Community Goals Alignment

- Improves pedestrian experience along Bassett Avenue, a connector between new Metro-North Station, Hutch Metro Center, and Eastchester Road
- Improves safety and visibility through cameras and improved lighting
- Improves façade and street appeal of the structured parking garage encouraging foot traffic
- Enhances walkability of Bassett Avenue, a connector to the medical hub area and Hutch Metro Center

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y			Y	Y

R Create a Welcoming Pedestrian Node at Marconi Street and Waters Place



Image provided by sponsor for illustrative purposes only. Design will be finalized with community input.



Key Information

Sponsor: Simone Development Companies (SDC)

Total Project Cost: \$568,000

DRI Funding Request: \$251,000 (44% of total cost)

Project Feasibility

Site Control: Property is owned by 1720 Eastchester Realty LLC, an affiliate of SDC

Project Timeline: Start: Spring 2026;

Total Timeframe: 12 months

Major Task	Timeframe
Design and Engineering	4 months
Permitting and Approvals	2 months
Construction	4 months

R

Install Public Art at Marconi Street and Waters Place

Project Feasibility (...cont)

Sponsor Capacity

- Has delivered and manages multiple properties in NYC and the Bronx
- Art installation is dependent on the implementation of the BXEDC Arts Fund

Sponsor Financials

The sponsor will leverage private reserves to pre-fund the project costs.

Sources and Uses of Funds

Major Task	Amount	Source	Status
Construction	\$251,000	DRI	Requested
	\$201,000	Sponsor	Secured
Permitting	\$15,000	Sponsor	Secured
Security Cameras	\$20,000	Sponsor	Secured
Design	\$30,000	Sponsor	Secured
Contingencies	\$51,000	Sponsor	Requested
Total project cost	\$568,000		
Total DRI funding	\$251,000		

Project Impact

Downtown Revitalization and Economic Development

- Improves streetscape, pedestrian experience, and safety enhancing connectivity to Hutch Metro Center

Cost Effectiveness

- Leverages \$317,000 in private investment from SDC, which will cover 56% of total project cost
- Requesting DRI funds to cover the remaining 44% of the total project cost, which will pay for the site preparation and landscaping costs of the project
- Any cost overages will be covered by SDC

Goals Alignment

Community Goals Alignment

- Enhances pedestrian experience and creates a recognizable gateway by adding greenery, seating, and potentially art along a major entryway/ gateway to the Medical Hub and Hutch Metro Center districts
- Improves connection between the major employment nodes and local commercial corridors

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y		Y	Y

S Create a New Public Plaza at the Morris Park Metro-North Station (Metro Center Atrium Site)



Image by MUD Workshop for illustrative purposes only. Design will be finalized with community input.



Key Information
Sponsor: Simone Development Companies (SDC)
Total Project Cost: \$5,489,000
DRI Funding Request: \$2,750,000 (50% of total cost)

Project Feasibility
Site Control: Property is owned by 1776 Eastchester Realty LLC, an affiliate of SDC.
Project Timeline: Start: Spring 2026;
Total Timeframe: 24 months

Major Task	Timeframe
Design and Engineering	6-9 months
Permitting and Approvals	6 months
Construction	6-9 months

S

Create a New Public Plaza at the Morris Park Metro-North Station (Metro Center Atrium Site)

Project Feasibility (...cont)

Sponsor Capacity

- Has delivered and manages multiple properties in NYC and the Bronx
- Actively coordinating with MTA to match construction timeline
- MTA is supportive of the project

Sponsor Financials

- Will leverage private reserves to pre-fund the project costs

Sources and Uses of Funds

Major Task	Amount	Source	Status
Construction	\$2,750,000	DRI	Requested
	\$850,000	Sponsor	Secured
Contingency	\$1,206,000	Sponsor	Secured
Permitting	\$45,000	Sponsor	Secured
Design	\$638,000	Sponsor	Secured
Total project cost	\$5,489,000		
Total DRI funding	\$2,750,000		

Project Impact

Downtown Revitalization and Economic Development

- Creates walkable connections to the new Morris Park Metro-North station, attracting foot traffic to local businesses and employment centers

Cost Effectiveness

- Leverages \$2.7M in private investment from SDC, which will cover half of the total project cost
- Requesting DRI funds to cover the remaining half of the total project cost, which will pay for the large-scale construction work as well as lighting and signage that can improve streetscapes/connectivity
- Any cost overages will be covered by SDC

Goals Alignment

Community Goals Alignment

- Improves pedestrian experience through greenery, lighting, and raised cross-walks
- Creates more ground-floor retail space for neighborhood conveniences
- Incorporates public art and cultural elements (e.g., food trucks) that celebrate diversity
- Adds public seating and shaded areas creating new third spaces
- Creates 24-hour, ADA-accessible connectivity between new station and Hutch Metro Center

Welcoming and Safe Pedestrian Environments	Celebrating Local History, Arts, and Culture	Community-Building Spaces	Thriving Commercial Corridors	Medical Hub and Metro-North Station Area Economic Opportunity and Connectivity
Y	Y	Y	Y	Y

Agenda

1. Welcome and Disclosures
2. Project Updates
3. Project Discussion and Slate of
Community Priority Projects
4. Next Steps
5. Public Comments

Project Discussion and
Slate of Community
Priority Projects

Project Evaluation - Key Considerations

GOALS ALIGNMENT

Aligns with the Community Vision and Goals and has strong support from community:

- Achieves one or more community goals and strategies
- LPC members have expressed strong support
- Community has expressed strong support at public workshops

PROJECT IMPACT

Considerations include:

- Extent to which the project will catalyze downtown revitalization and economic development
- Project cost effectiveness
- Leverages additional public or private funding

PROJECT FEASIBILITY

Project/ Sponsor are required to demonstrate:

- Site Control
- Capacity to Implement the Project
- Financial Ability to cover project costs prior to the State's DRI fund reimbursements
- Reliability to begin and complete project within the DRI timeline.

Project Evaluation - Key Consideration 1:

GOALS ALIGNMENT

Aligns with the Community Vision and Goals and has strong support from community:

- Achieves one or more community goals and strategies
- LPC members have expressed strong support
- Community has expressed strong support at public workshops

Project Evaluation - Key Consideration 2:

PROJECT IMPACT

Considerations include:

- Extent to which the project will catalyze downtown revitalization and economic development
- Project cost effectiveness
- Leverages additional public or private funding


Project Evaluation - Key Consideration 3:


PROJECT FEASIBILITY


Project/ Sponsor are required to demonstrate:


- Site Control
- Capacity to Implement the Project
- Financial Ability to cover project costs prior to the State's DRI fund reimbursements
- Reliability to begin and complete project within the DRI timeline.


Final Slate for Projects Recommended in the SIP


#A / Upgrade and Modernize the Pelham Parkway – Van Nest Library


#B / Revitalize Morris Park Avenue with Streetscape and Horticulture Additions


#C / Install New Signage on Morris Park Avenue


#D / Transform Westchester Square into a Cultural Destination


#E / Renovate Bronx Excellence Middle School


#F / Renovate Bronx Excellence Elementary School


#G / Convert the Former St. Francis Xavier into a Greater Morris Park Resource Hub


#H / Renovate R.A.I.N Mixed-Use Office and Resource Building


#I / Renovate R.A.I.N Work Space


#J / Establish St. Peter's Westchester Square Community Engagement Center


#K / Establish a Community Arts and Wellness Hub


#L / Enhance Matthews Muliner Playground


#M / Rebuild Ben Abrams Playground


#N / Establish the Greater Morris Park Public Art Fund

#O / Establish a Façade Improvement Fund for Small Businesses

#P / Create a New Hotel Serving Local Hospitals and Businesses

#Q / Enhance the Pedestrian Experience along Bassett Avenue

#R / Create a Welcoming Pedestrian Node at Marconi Street and Waters Place

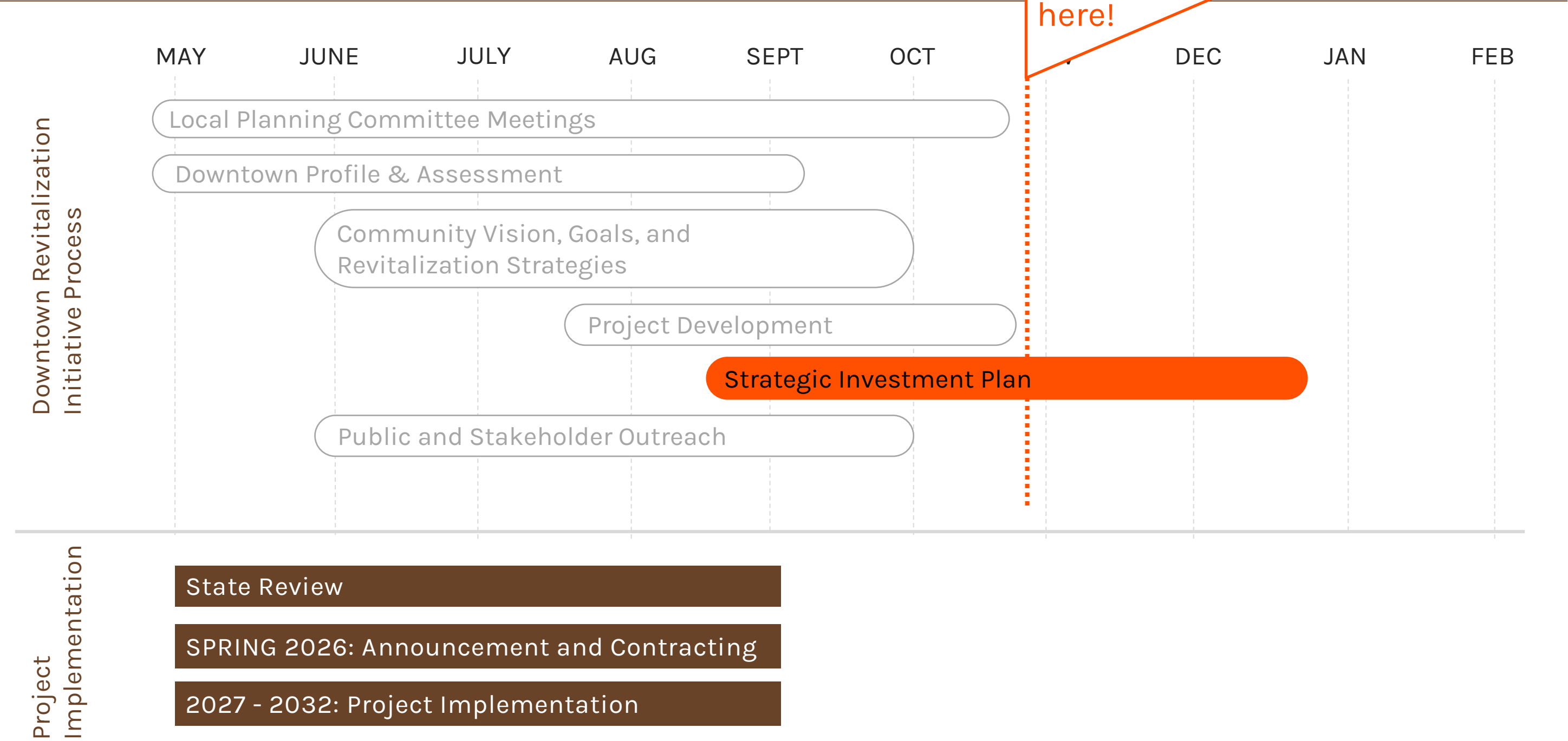
#S / Create a New Public Plaza at the Morris Park (Metro Center Atrium Site)

Agenda

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4. Next Steps
5. Public Comments

Next Steps

Next Steps



Agenda

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Public Comments

Thank You!

Visit www.gmpdri.com for updates

Greater Morris Park Downtown Revitalization Initiative

DRI Process

Meetings and Events

Community Vision and Goals

Proposed Projects

Contact



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Greater Morris Park will receive \$20 million in funding as the New York City region winner of DRI Round 8.

The Governor's Downtown Revitalization Initiative (DRI) is a New York State grant program that invests in downtown economic development. After submitting a winning application, the Greater Morris Park community will work with the State to develop a Strategic Investment Plan (SIP) that identifies community priority projects that could benefit from DRI funding and help achieve the local community's vision for its downtown. A call for project submissions to be funded by the \$20M is now open.