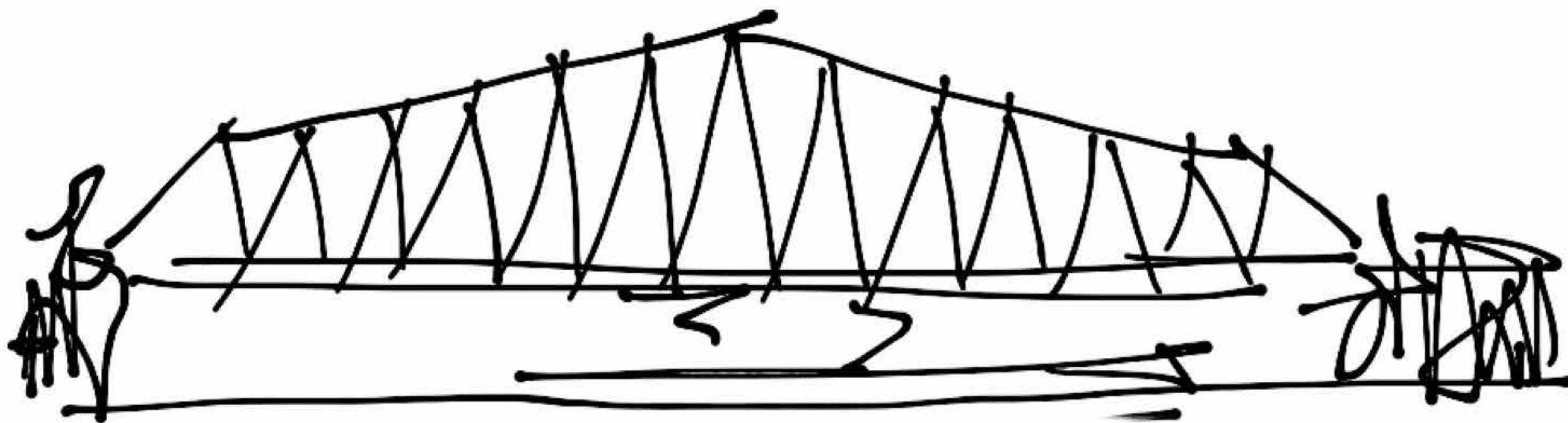


BRONX POINT



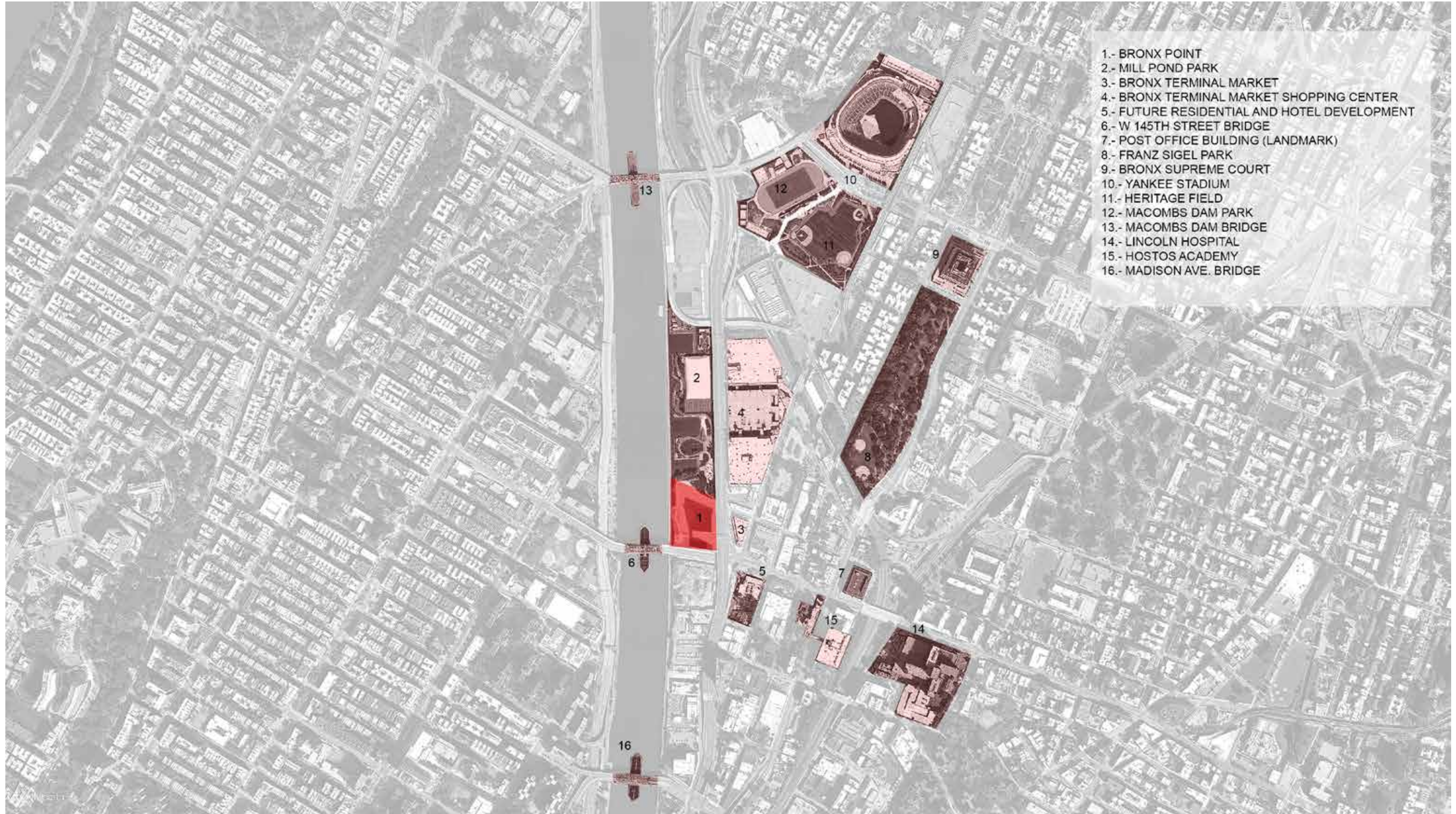


NIGHT VIEW. BRONX POINT.

The dynamic vision creates a thriving mixed-use, mixed-income development that strengthens and revitalizes the urban context by activating street life, creating job opportunities, and providing much needed quality affordable housing for hundreds of families.







EXPERIENCED TEAM

“...expertise is required in building and managing quality mixed-income affordable housing, in collaborating with community and cultural organizations and retail partners, and in taking a proactive approach to engaging the local, diverse community. Type A and L+M have a long history of excelling in these areas and will combine the depth and breadth of experience, capacity, and resources needed to successfully execute this large, complex and multi-faceted transformative project.”

BRONX POINT represents a unique opportunity to revitalize the urban fabric of the Lower Concourse area of the Bronx and jumpstart the development along the Harlem River waterfront. The large, multi-use, neighborhood-anchoring development envisioned requires a development team with a broad and creative vision, a depth of New York City development experience, a long track record of engaging successfully with community stakeholders, and a full range of real estate capabilities. This includes expertise in financing, construction, marketing, leasing, and property management. Additionally, expertise is required in building and managing quality mixed-income affordable housing, in collaborating with community and cultural organizations and retail partners, and in taking a proactive approach to engaging the local, diverse community. Type A and L+M have a long history of excelling in these areas and will combine the depth and breadth of experience, capacity, and resources needed to successfully execute this large, complex and multi-faceted transformative project.

We believe we bring many distinct advantages to this development.

- **EXPERIENCE WITH NYCEDC, HPD, HDC, AND AFFORDABLE HOUSING DEVELOPMENT:** We have successfully completed thousands of units in partnership with New York City partners throughout the years, for a variety of incomes and tenant populations. We have extensive experience with the city's financing programs and with the various approvals necessary to keep a project moving and get to the finish line on time. In particular, our thorough understanding of the ULURP process and its requirements will minimize rework and delays.

- **EXPERIENCE WITH TRANSFORMATIVE BRONX DEVELOPMENTS:** L+M has a long history of collaborating with Bronx stakeholders, having developed, managed, and/or owned over 3,500 units in the borough over 27 years. Most recently, L+M began construction on St. Barnabas Wellness Care & Affordable Housing, a \$156mm mixed-use health system campus consisting of 314 units in the Belmont section of the Bronx. Additionally, L+M's Bronx portfolio also includes the \$92mm Story Avenue East development located in Soundview, which consists of 212 affordable units with incomes ranging from 57%-95% AML. Moreover, individually, the principals of Type A have decades of experience building community facilities, affordable residential, commercial and mixed-use projects in New York City, with a deep commitment to the Bronx. Nearly 200,000 square feet of the more than 1,000,000 square feet of public school buildings they developed as founding principals of Civic Builders are located in the Bronx including Bronx Charter School for the Arts, Bronx Lighthouse, Hyde Leadership Academy, PS/MS498, and Icahn Charter School 2. Type A's current Bronx work includes the reconstruction of the NYC Parks Department's Patterson Playground in partnership with Harlem RBI and pre-development on a new high school facility for DREAM Charter High School both located in Mott Haven.

- **EXPERIENCE WITH LARGE-SCALE DEVELOPMENT:** We have a track record of partnering with the City of New York and engaging community stakeholders to successfully develop large, transformative projects. As an example, L+M partnered with New York City, Taconic Investment Partners, and BFC Development Partners on Essex Crossing, a six-acre site that when completed will include

1,000 units of rental and for-sale housing, approximately 744,000 square feet of commercial space, and 66,000 square feet of community facilities.

- **COMMUNITY-BASED RETAIL:** L+M has a portfolio of nearly 600,000 square feet of retail space in both emerging and established neighborhoods. We have successfully collaborated with communities and local business owners to ensure that the mix of retail at each individual property is uniquely designed to fit within the fabric of the neighborhood.

- **DEVELOPER-BUILDER-MANAGER TEAM:** As a team with an affiliated construction firm, Type A and L+M's interests are aligned and we have the ability to move quickly. Our pre-construction team will begin working with our development and design teams from day one of the pre-development phase to identify and address key construction issues early. We have more visibility and control of our construction costs, which reduces our reliance on subsidy. The team also has an affiliated management team that manages over 12,000 units and has a deep understanding of complying with fair housing and tax credit regulations.

**FOR LETTERS OF INTEREST FROM COMMUNITY FACILITY AND COMMERCIAL PARTNERS,
PLEASE REFER TO TAB 3**

**BRONX
POINT**

TEAM MEMBER BACKGROUND

Type A Real Estate Advisers

is Certified Woman-Owned Business Enterprise (WBE) emerging developer dedicated to building affordable and inspiring places to live, work, learn, play and grow and guided by the principal that every project is an opportunity to open doors and impact lives in a lasting and transformative way. Type A was formed in 2013 to capitalize on the decades of nonprofit, commercial, institutional and mixed-use development experience of three women who are individually and collectively focused on creating vibrant and affordable communities that underpin the diverse fabric of NYC.

Building on individual histories of managing development and retention of more than 750 units of affordable housing, driving the creation of over 1,000,000 SF of state-of-the-art public schools, and completing the commercial adaptive reuse of millions of square feet of high quality, affordable, light manufacturing space in Long Island City, Greenpoint, Bushwick and Sunset Park, Type A remains committed to impactful, civic-based projects and partnerships that support NYC's neighborhoods and communities. Please see enclosed Emerging Developer Narrative Form.

L+M Development Partners

is an established full service real estate development firm with expertise in taking projects from conception and planning through completion and management. Since 1984, L+M has been an innovator in developing quality affordable, mixed income and market rate housing, while improving the neighborhoods in which they build. L+M has created or preserved more than 15,000 high quality residential units, representing more than \$4 billion of development, investment, and construction. On the commercial side, L+M maintains a portfolio that consists of more than 600,000 square feet of commercial properties with tenants ranging from national retail chains to local neighborhood businesses whose uses include retail, restaurants, and community facilities.

In addition to a consistent track record of excellence, L+M stands out from other development firms in that they are a double bottom line company, measuring their success not only in financial returns but also by the positive impact L+M makes in communities. L+M has developed housing for a wide range of income levels, from 30% of AMI to luxury market rate, and for a range of tenant populations and needs including workforce housing, supportive housing, and housing for veterans and seniors. In particular, L+M has experience in mixing many different income levels within projects, creating a diverse tenant mix for a vibrant residential community.

S9 Architecture

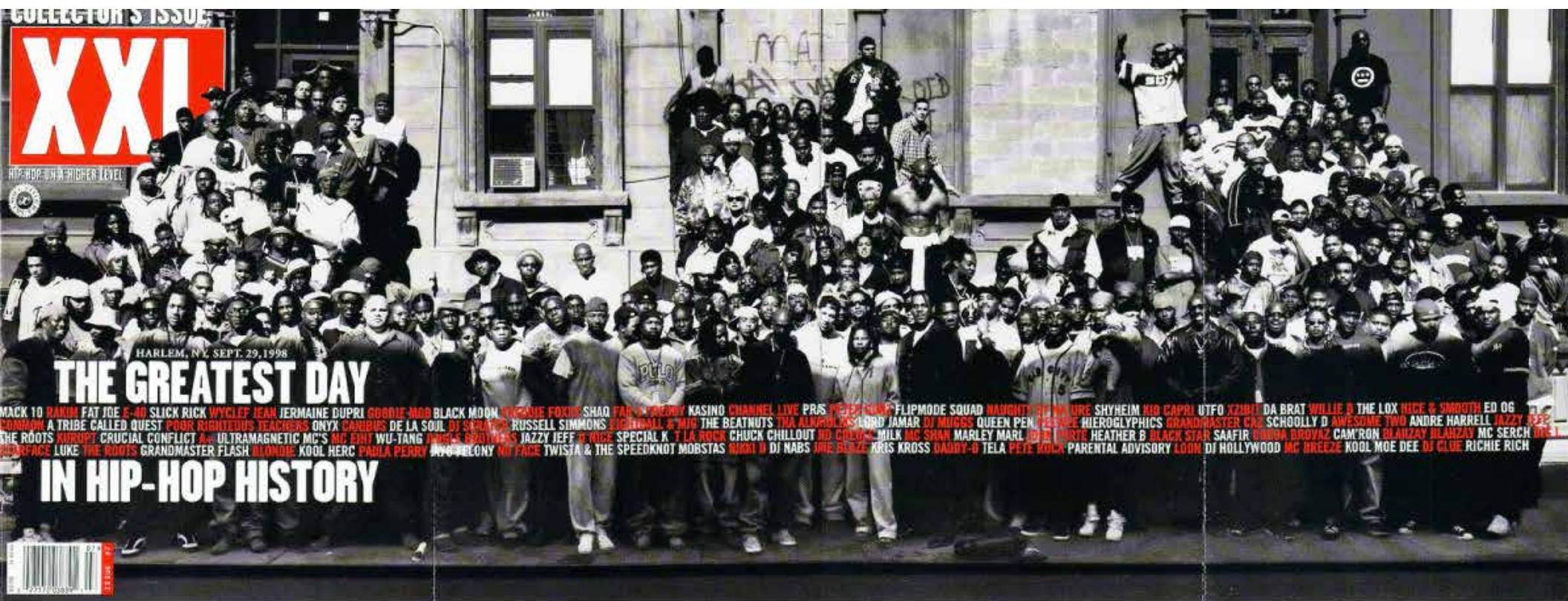
is dedicated to giving form to clients' pragmatic needs, with a unique design approach rooted in "modern contextualism" and inspired by urban narratives. Rejecting pre-conceived ideas and stylistic preoccupations, each design solution is informed by programmatic, physical, environmental, economic and contextual forces. S9 projects are designed to be part of a larger whole, acting as glue that helps bind and enhance their context for human experiences.

L+M Builders Group

will act as general contractor for the project construction. Builders, a subsidiary of L+M Development Partners, has experience in the most complex construction projects—from conceptual planning through design, value engineering, construction, and finally to occupancy. L+M Builders Group has built and renovated thousands of residential units and hundreds of thousands of square feet of commercial space throughout the New York metropolitan area, from mid to high-rise structures, as well as transformed abandoned and unsightly buildings into attractive, affordable multi-family dwellings. Some of the historic rehabilitation work that the team has undertaken has received awards for its quality and attention to detail.

PROGRAM

Bronx Point represents an investment in the history and residents of the Bronx. The components of the project merge to serve the community; provide arts, culture, and entertainment; activate the Bronx waterfront with constant pedestrian activity; deliver job and business opportunities; invigorate the local economy; provide quality permanently affordable housing; and enrich the natural environment. The project delivers these themes through a thoughtful, iconic design that provides quality mixed-income housing, exciting commercial/retail programming, and educational services for the community. The team brings deep community and development understanding to ensure the site's successful future.





ENCOURAGING ACTIVITY AND CONNECTIONS WITH UNPARALLELED MAGNETIC ATTRACTIONS

Universal Hip Hop Museum

The powerful connection between history, art, open space and high-quality communities is realized and celebrated in several high profile components of Bronx Point. Among the most exciting is the introduction of the first and only brick and mortar location of the Universal Hip Hop Museum ("UHHM") that will anchor Parcel A in a nearly 60,000 square foot facility that will feature an interactive museum experience with immersive exhibits, live performances, film screenings, seminars, and demonstration labs. The UHHM educates the public about the history of Hip Hop culture, music, dance, and art. The mission of the museum is dedicated to the preservation, documentation, and celebration of the culture's global history.

The UHHM maintains a broad collection of artifacts, recordings, films, artwork, historical documents, photographs, magazines, and memorabilia that will now have a permanent home at Bronx Point. There is evidence that the story of Hip Hop is one waiting to be told as demonstrated by the recent Net-

flix Original Series *The Get Down*, the Museum of the City of New York's 2015 Hip-Hop Revolution exhibit, and its 2016 follow up film series *Picturing the Bronx on Film*, as well as the Forbes 15-minute feature video entitled *Bronx to Billions: The Forbes Guide to Hip-Hop History* that maps the cultural and economic impacts of Hip Hop. The UHHM at Bronx Point will advance the story of Hip Hop and be the only year-round location where people from around the world can come to learn about and experience the subgenre's global permeation.

To view the Forbes video, please refer to the following link:

<http://www.forbes.com/video/5114775553001/>

State of The Art Cinemas

Socio-economic inclusion also means providing entertainment venues that appeal to a range of customers. The partnership is pleased to have secured a highly-supportive commitment from Regal Cinemas, Manhattan's premier theater operator, indicating significant interest in opening a state of the art movie theater on Parcel A near the intersection of Exterior Street and a new east-west street. Regal Cinemas is excited and eager to bring a theater to the area and provide the community with an excellent entertainment option at an accessible price. The presence of Regal Cinemas at Bronx Point will generate significant pedestrian traffic and enhance neighborhood security and activity, especially in the evening.



Neighborhood Food and Beverage Hall by Anna Castellani

Type A and L+M are pleased to have secured the participation of Anna Castellani of the Dekalb Market Hall to operate a food vendor incubator similar to her highly successful 35,000 square foot food hall in Downtown Brooklyn. Leveraging the presence of the Universal Hip Hop Museum, Regal Cinema, and additional retail and community uses that will drive local and tourist foot traffic throughout the site, Castellani will bring an expanded seven-day-a-week locally curated food hall that will also serve as an economic development vehicle

for small businesses in the Bronx. With the active family food scene of Mill Pond Park as inspiration, the food hall at Bronx Point will provide local vendors with the infrastructure needed to easily land their businesses in the heart of the South Bronx in a river-front, purpose-built environment akin to other successful City-wide foodie environments. The hall will be anchored by a sit down restaurant that will serve as a complement to the 25-30 pre-engineered stalls for a diversity of local food businesses, as well as a community dining room in support

of family dining. The gastronomic emporium of over 11,000 square feet will help local chefs and food vendors debut their talents to the community in a casual, festival-like setting that will be a destination for Bronx locals and New Yorkers alike. By housing this programming indoors, with summer time access and programming outdoors, we hope to provide vendors with a much needed year-round home for their businesses.



Commissary Kitchen by Marcus Samuelsson



Marcus Samuelsson, one of the world's most innovative and celebrated chefs, will operate a commissary kitchen, adding to Bronx Point's network of culinary excellence. As Marcus Samuelsson Group has grown, with several restaurants, cafes, and events that celebrate culinary culture, there is a need for additional kitchen space to better serve additional customers. The kitchen will serve as a base to reach the Bronx community and provide local employment. It will also provide opportunities for other, local restaurateurs to use the kitchen to expand their businesses and serve customers throughout New York City without the added costs of a fully built-out restaurant and commercial kitchen.



A WIDE RANGE OF IMPACTFUL COMMUNITY SERVICES

BronxWorks

BronxWorks is a key community partner at Bronx Point. This impactful organization has been serving people in the Bronx with life-changing services for over 40 years. The BronxWorks space will include educational programs for children, workforce development for adults, and social services for low-income families. A teaching kitchen will also complement the numerous food uses at Bronx Point. Programming will be flexible to ensure that the community's most important needs are being covered at the time of opening. BronxWorks will be a critical partner in having an ongoing dialogue with neighbors and supporting organizations to maintain a pulse on the community's needs.



CityScience

CityScience is a placed-based program that uses the natural and built environments of NYC as laboratories for active learning. Since 2010, CityScience has worked with 60 schools and over 1,000 educators to transform teaching, engage PreK-8th grade students in STEM education, and inspire meaningful exploration of urban environments. CityScience operates on the belief that science is best learned in connection to the communities in which we live. Situated as it is, along the Harlem River, adjacent to the inlets at Mill Pond Park, and in close proximity to the future home of the Bronx Children's Museum, Bronx Point presents a unique opportunity to further the organization's mission to raise the quality of science education and support environmental stewardship.

A CityScience children's "maker space" at Bronx Point will house a range of age appropriate materials from craft projects to digital printing, and serve as a home-base for competitive elementary and middle school LEGO First teams. In addition, CityScience will develop STEM explorations all around the Lower Concourse site and surrounding area that focus on architecture, engineering, urban forestry, and explorations of the waterfront. The organization also plans to maximize partnership opportunities with the Bronx Children's Museum, the Billion Oyster Project, and other onsite and local institutions to jointly program their space and take full advantage of the adjacent park and waterfront.



Bronx Children's Museum

In 2018, the Bronx Children's Museum will open its permanent location at the north end of Mill Pond Park in the NYC Parks Department's Powerhouse Building. The new 12,800 square foot facility will house interactive exhibits exploring the richness of the Bronx in arts, culture, community, natural resources, greening and energy. Since opening as a "museum without walls" in 2005, the Bronx Children's Museum has been one of the borough's few cultural institutions geared toward young children, especially those who cannot afford or would not normally visit a museum.

Just a short walk from the Lower Concourse site, the museum's proximity offers an exciting opportunity to partner with CityScience and other community organizations and cultural institutions at Bronx Point. A collaborative children's "maker space" where visitors can experiment and create with materials and ideas inspired by exhibits at the museum, or a lab space building on the museum's "Rivers on the Go!" exhibit using the Harlem River waterfront as a real time teaching tool are among the ideas to maximize programming for the 75,000 anticipated museum visitors each year.





The Billion Oyster Project



The Billion Oyster Project ("BOP") is a long-term, large scale plan to restore one billion live oysters to New York Harbor and waterways over the next twenty years and in the process train thousands of NYC's young people to restore the ecology and economy of their local marine environment. Working in collaboration with the NYC Department of Environmental Protection, the NYS Department of Environmental Conservation and the Army Corps of Engineers, BOP is a partnership of schools, businesses, nonprofits and individuals all working together to make our city a healthier and more resilient place

to live with cleaner water, greater biodiversity, and a more stable waterfront. Since its inception, BOP has worked with 54 schools and more than 3,000 middle and high school students to grow 19.5 million oysters, restore 1.05 acres of reef, and recycle 300,000 pounds of shells from 53 restaurants. At Bronx Point, BOP will work with the partnership, CityScience, and local volunteers to install and monitor Oyster Restoration Stations, with the goal of ultimately building a full scale Community Reef.

Spaceworks

Spaceworks is a nonprofit cultural community development organization dedicated to expanding the supply of long-term, affordable rehearsal and studio space for artists working in New York City. Originally begun as an initiative of the NYC Department of Cultural Affairs, Spaceworks became an independent, nonprofit organization in 2012 and now hosts a variety of visual and performing artists at four facilities in Brooklyn and Queens. Current institutional partners include the BxArts Factory, Brooklyn Conservatory of Music, Brooklyn Public Library, Queens Theatre, and Arts Gowanus.

In addition to low-cost studio and rehearsal space, at Bronx Point Spaceworks envisions collaborating with both the Universal Hip Hop Museum and the Bronx Children's Museum as well as other local arts and culture organizations to offer free and low cost programming for the community. Across their existing portfolio, Spaceworks offers classes, workshops, and programs on music, dance, visual arts, creative writing, acting, improv, and filmmaking for adults and children.



Artist-Based Playground

Working with local arts organizations, with the goal of providing active open-space uses for the community, the partnership has begun dialogue with local arts groups to design a water-front playground for children. Building on the success of Type A's park collaborations at Blake Hobbs Park in East Harlem and Seaview Children's Playground on Fire Island, this play space will create a community asset and extend the rich and deep cultural community we are building on site. The playground will be a welcoming visual for pedestrians as they arrive from the shore public walkway or from a new east-west street connecting Exterior Street to the water.



ARCHITECTURAL PLANS

Proposed development square footage (gross and rentable, including basement(s), if applicable) broken down by use/type;

*Residential units broken down by affordability, homeownership/rental and unit distribution;
Description and location of all public improvements, including open space and landscaping, if applicable;*

*Building height and massing diagram /plan;
Stacking plan showing proposed uses by floor
Site plan /street level floor plan showing all components of the Project, means of egress, and any other uses*



PARCEL	PROGRAM	AREA (ZSF)	AREA (SF)
A	UNIVERSAL HIP HOP MUSEUM	55,844	57,519
A	REGAL CINEMA	37,780	38,913
A	FOOD AND BEVERAGE HALL	11,088	11,421
A	CITY SCIENCE/ BX CHILDREN'S MUSEUM	7,435	7,658
A	LOCAL RETAIL	1,514	1,559
A	RESIDENTIAL (416 UNITS)	349,920	360,418
B	COMMISSARY KITCHEN	8,000	8,240
B	SPACEWORKS	16,752	17,255
B	BRONXWORKS	5,000	5,150
B	LOCAL RETAIL	3,511	3,616
B	RESIDENTIAL (274 UNITS)	233,486	240,491
	TOTAL	730,330	752,240

GROUND FLOOR LEVEL



- MUSEUM
- RETAIL
- THEATER
- RESIDENTIAL
- COMMUNITY FACILITY
- OPEN SPACE



- ① STEPPED PUBLIC SPACE
- ② FOOD VENDORS 11,068 SF
- ③ MUSEUM 18,012 SF
- ④ THEATER LOBBY 1,904 SF
- ⑤ RESIDENTIAL (PARCEL A) 3,510 SF
- ⑥ RETAIL 1,514 SF
- ⑦ COM.FAC (PARCEL A) 7,435 SF
- ⑧ RESIDENTIAL (PARCEL B) 2,474 SF
- ⑨ COM.FAC (PARCEL B) 6,173 SF
- ⑩ RETAIL 3,511 SF
- A 149TH B STREET
- B RED RIBBON
- C PLAYGROUND
- D MUSEUM ENTRY

MUSEUM LEVEL



- MUSEUM
- RETAIL
- THEATER
- RESIDENTIAL
- COMMUNITY FACILITY
- OPEN SPACE



- ① MUSEUM 37,632 SF
- ② THEATER MEZZANINE 1,906 SF
- ③ RESIDENTIAL CORE (PARCEL A) 926 SF
- ④ COMMUNITY FACILITY 12,533 SF
- ⑤ RESIDENTIAL CORE (PARCEL B) 631 SF
- A MUSEUM TERRACE/STAGE
- B MUSEUM ENTRY
- C BRIDGE PROMENADE STAIRS
- D MUSEUM ENTRY

THEATRE LEVEL



- MUSEUM
 - RETAIL
 - THEATER
 - RESIDENTIAL
 - COMMUNITY FACILITY
 - OPEN SPACE
- ① THEATER 33,970 SF
② RESIDENTIAL CORE (PARCEL A) 928 SF
③ COMMUNITY FACILITY 11,046 SF
④ RESIDENTIAL CORE (PARCEL B) 631 SF
⑤ BRIDGE PROMENADE 9,134 SF
- Ⓐ BRIDGE PROMENADE/OUTDOOR ART GALLERY
Ⓑ MILL POND PARK BELVEDERE
Ⓒ BRIDGE PROMENADE STAIRS

TYPICAL RESIDENTIAL LEVEL 1



- MUSEUM
 - RETAIL
 - THEATER
 - RESIDENTIAL
 - COMMUNITY FACILITY
 - OPEN SPACE
- ① RESIDENTIAL (PARCEL A) 27,329 SF
② RESIDENTIAL COURTYARD (PARCEL A) 12,199 SF
③ RESIDENTIAL (PARCEL B) 8,705 SF

TYPICAL RESIDENTIAL LEVEL 2



TYPICAL RESIDENTIAL LEVEL 3





NIGHT VIEW. BRONX POINT.

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