OUR MISSION

In full partnership with families and communities, we strive to make a life-altering difference with children, youth and families who are overcoming some of life’s most difficult challenges and obstacles, by helping to build a strong foundation for life: a safe, loving, permanent family and the opportunity and preparation to thrive in school and in the world.

IT BEGAN IN 1806 WITH SIX ORPHANED CHILDREN.

At a time when our country offered little protection to children, a group of women – including Isabella Graham and Eliza Hamilton, among America’s earliest philanthropists – opened New York City’s first private orphanage, which endures today as Graham Windham.
Family Success Initiative

For kids in foster care, our aim is clear – children and youth need to be in safe, loving, and permanent families. As often as possible, that means reuniting children with their own families.

This requires that we give families effective tools and support to be able to make lasting shifts in how they parent.

Family Coaches in the Family Success Initiative work with parents to help them develop new parenting skills, gain a network of peer support, and learn to believe in themselves, so that their children have stable, nurturing homes. The program continues even after families are reunited with children formerly in foster care, to ensure that they are supported for as long as they need us.

Your investment in this research-based program will enable us to reach three times more parents than we do now.

“This journey has taught me that my actions, my feelings and my words I show toward my daughter, will be the actions, feelings, and words that encourage her growth and self-confidence.”

“David”
(name changed for privacy)

EXPANDING LIFE-CHANGING PROGRAMS
Graham SLAM

We designed the innovative Graham SLAM program, the first program in the country to provide coaching and continued support for youth in foster care until age 26.

We aim to more than double this high impact program in five years so that over 1000 youth receive this springboard to life success.

The model is centered on one-on-one coaching from professional, full-time SLAM Coaches who are trained in evidence-supported models for working with young people. We also provide a range of educational and career supports – from tutoring to employment training and job placement – that level the playing field for our young people.

“My coach is like my hero. Without her, I feel like I wouldn’t have gotten so far. She has kept me on the right track, and has always stuck by my side, through the good and the bad. I love helping and giving back to the community, and I will never forget where I came from. My dream job is to work for the FBI – the sky is the limit! My message is to everyone is: “Difficult roads lead to beautiful destinations.”

-Carissa, college graduate and Honor Society student, with coach Samantha
100-Year History
PRIVATELY HELD 5TH GENERATION
OWNERSHIP WITH EXPERIENCE
BUILDING 40 MILLION SF OF SPACE
35,000 APARTMENT UNITS, OFFICE
BUILDINGS, HOSPITALS, SCHOOLS,
AND RETAIL CENTERS

Vertically integrated
DEVELOPMENT
ACCOUNTING
LEGAL SUPPORT
CONSTRUCTION MANAGEMENT
PROPERTY MANAGEMENT
LEASING, MARKETING, AND
BRANDING

Experience in high-
impact public / private
partnerships

Gotham West, New York, NY

The Ashland, Brooklyn, NY

The Forge, Long Island City, NY

The Inkwell, New York, NY
Portfolio of large-scale mixed-use developments
OWN & MANAGE MORE THAN 2.5 MILLION SQUARE FEET & 2,600 RESIDENTIAL UNITS, RETAIL, AND RESTAURANTS

Expertise in place-making
GOTHAM WEST MARKET
GOTHAM MARKET AT THE ASHLAND

Civic-minded developer
BEYER BLINDER BELLE

Founded in 1968

190 Staff

Three Offices
NEW YORK, NY
WASHINGTON, DC
BOSTON, MA

Multi-Disciplinary Firm
ARCHITECTURE
INTERIORS
PLANNING & URBAN DESIGN

Project Types
CIVIC
COMMERCIAL
CULTURAL
EDUCATION
HISTORIC PRESERVATION
INTERIORS
PLANNING & URBAN DESIGN
RESIDENTIAL
RETAIL

The Hendrik, New York, NY
Hahne & Company, Newark, NJ
Randall School, Washington, DC
500 East 14th Street, New York, NY
1055 Wisconsin Avenue, Washington, DC
Watchcase Factory Redevelopment, Sag Harbor, NY
Kirby Commons, Mount Kisco, NY
Harvard University, Winthrop, Cambridge, MA
Stonington Commons, Stonington, CT
SITE ACCESSIBILITY

POSSIBLE PEDESTRIAN / VEHICULAR SECONDARY ENTRY/EXIT

OLD CROTON TRAILWAY / STATE PARK

WARBURTON AVE

DUDLEY ST

DAVID LN

DUDLEY ST

N. BROADWAY

PRIMARY ENTRY/EXIT TO THE SITE

GRAHAM WINDHAM SCHOOL
JUNE 15, 2021
FREDERICK OLMSSTED - PARK

CENTRAL PARK, MANHATTAN

PROSPECT PARK, BROOKLYN

WARINANCO PARK, ELIZABETH NJ

WASHINGTON PARK, BROOKLYN

GRAHAM WINDHAM SCHOOL
JUNE 15, 2021
1. PRESERVE THE NATURAL TOPOGRAPHY, ACCESS AND CAMPUS-LIKE SETTING

2. PROVIDE PUBLIC ACCESS INTO THE SITE:
   CELEBRATE A REVAMPED GREAT LAWN

3. PRESERVE, REHABILITATE AND CELEBRATE THE ADMINISTRATION BUILDING FOR RESIDENTIAL AMENITY, COMMUNITY FACILITY AND/OR OFFICE USE

4. FOSTER A SENSE OF COMMUNITY AND CREATE A FOCAL POINT OF THE CAMPUS SETTING WITH AMENITIES AND ITS RELATIONSHIP TO OPEN SPACE AND VIEWS.

5. MODERATE INCOME WORKFORCE HOUSING: COMMIT TO NO LESS THAN 15% OF THE HOMES TO BE INCOME RESTRICTED FOR MODERATE INCOME
CONCEPT SKETCH - SITE PLAN

6-STORY RESIDENTIAL
(70 UNITS, 111 PARKING SPACES)

ADMIN. BUILDING
(AMENITIES & COMMUNITY SPACE)

GREAT LAWN
(APPROX. 5 ACRES)

SURFACE PARKING
(42 SPACES)

PROPERTY LINE
FROM HASTINGS TAX MAP

ZICCOLELLA ELEMENTARY
SCHOOL

MARTIN LUTHER KING JR.
HIGH SCHOOL

8 TOWNHOUSES

GRAHAM WINDHAM SCHOOL
JUNE 15, 2021
CONCEPT SKETCH - AERIAL VIEW FROM SOUTHWEST
CONCEPT SKETCH - AERIAL VIEW FROM NORTHEAST
## AREA SUMMARY

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW RESIDENTIAL BUILDINGS</td>
<td>192 UNITS</td>
</tr>
<tr>
<td>NEW TOWNHouses</td>
<td>8 UNITS</td>
</tr>
<tr>
<td><strong>RESIDENTIAL TOTAL</strong></td>
<td><strong>200 UNITS</strong></td>
</tr>
<tr>
<td>PARKING UNDER NEW RESIDENTIAL BUILDINGS</td>
<td>314 SPACES</td>
</tr>
<tr>
<td>SURFACE PARKING PROVIDED</td>
<td>58 SPACES</td>
</tr>
<tr>
<td><strong>AMENITIES OR COMMUNITY SPACE IN ADMIN. BUILDING</strong></td>
<td>28,500 GSF</td>
</tr>
<tr>
<td><strong>TOTAL OPEN SPACE (AROUND CENTRAL LAWN)</strong></td>
<td>4.99 ACRES</td>
</tr>
<tr>
<td><strong>TOTAL SITE ACREAGE</strong></td>
<td>20 ACRES</td>
</tr>
</tbody>
</table>
SUSTAINABILITY

This project can incorporate many elements of sustainability—Graham Windham site can be a model of healthy and sustainable living for its residents and community.

- **Building Design Components**
  Building envelope systems

- **Site Improvements**
  Landscaping, green roofs, streetscape, minimizing impervious surfaces, and reducing water runoff

- **Water Conservation**
  From plumbing fixtures to water reuse for irrigation

- **Energy Efficiency**
  Building envelope design, insulation, lighting controls, mechanical systems, and EnergyStar appliances

- **Materials**
  Selecting materials to create a healthy and sustainable living environment

- **Operations and Maintenance**
  Design elements and environmental strategies documented for maintenance and operations of the buildings
BFJ Planning, a foremost consulting firm in this field, conducted a study of the impact Gotham’s development would have on the Hastings school district utilizing two different methodologies:

- Study accounted for unit distribution (small v. larger residences)
- Income levels (market rate v. income based moderate income housing)
- Proximity to transportation centers (within ½ mile v. not)
- Low rise, mid rise. High rise
- Local comparative as-built student generation statistics in Westchester to have a back up to the widely accepted Rutgers approach

The first methodology, Residential Demographic Multipliers produced by Rutgers University, projects an additional 20 school children.

The second methodology, an evaluation of comparable developments in the region, projects an additional 15 school children.
PRELIMINARY LIST OF LAND USE ACTIONS

- Zoning Change
  - ✓ Existing zoning allows for residential development; actions required for proposed development to address moderate density (inclusive of 15% moderate income)

- Subdivision of Gotham subject property and Graham Windham School to effectuate land transaction and allow for Graham Windham to continue to operate as a day school

- Site plan approval

- IDA benefits
<table>
<thead>
<tr>
<th>Objective</th>
<th>Proposed Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>Gotham will make several acres available to the public, much of which will be open green space</td>
</tr>
<tr>
<td>Affordable Housing</td>
<td>Gotham will set aside 15% of the units for affordable housing</td>
</tr>
<tr>
<td>Requisite Parking for Housing</td>
<td>Gotham intends to provide all requisite parking to comply with zoning</td>
</tr>
<tr>
<td>Trailways</td>
<td>Gotham will work with the Village to facilitate a pedestrian trail through our development onto Warburton Ave to connect with the trails along the Hudson River</td>
</tr>
<tr>
<td>Clustered Development</td>
<td>The Graham Windham School was identified as one of the few sites that should target greater density in order to generate greater tax revenue</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>The Administration Building, the first structure erected for the Graham Windham School dating to 1912, will be upgraded and preserved for use as a residential amenity and potential office and / or community facility space</td>
</tr>
</tbody>
</table>