

GRAHAM WINDHAM SCHOOL

CONCEPT PLANNING
JUNE 15TH 2021

GOTHAM
DEVELOPER OWNER MANAGER

**BEYER
BLINDER
BELLE**



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.



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.

EXPANDING LIFE-CHANGING PROGRAMS

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)

300

parents in Family
Success Initiative
each year

81

children reunited last
year with families
participating in Family
Success Initiative

900+

parents to be served
annually by growing
this program over
the next five years

900+

young people to
be served
annually by
growing this
program over
the five years.

90%

of young people in
Graham SLAM
typically complete high
school by age 21
(compared with 22% in
NYC who aged out of
foster care)

50+

students attend college
each year on average

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



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



Harlem USA, New York, NY



Gotham West Market, New York, NY



Gotham West Market, New York, NY



The Ashland & Gotham Market at the Ashland, Brooklyn, NY



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



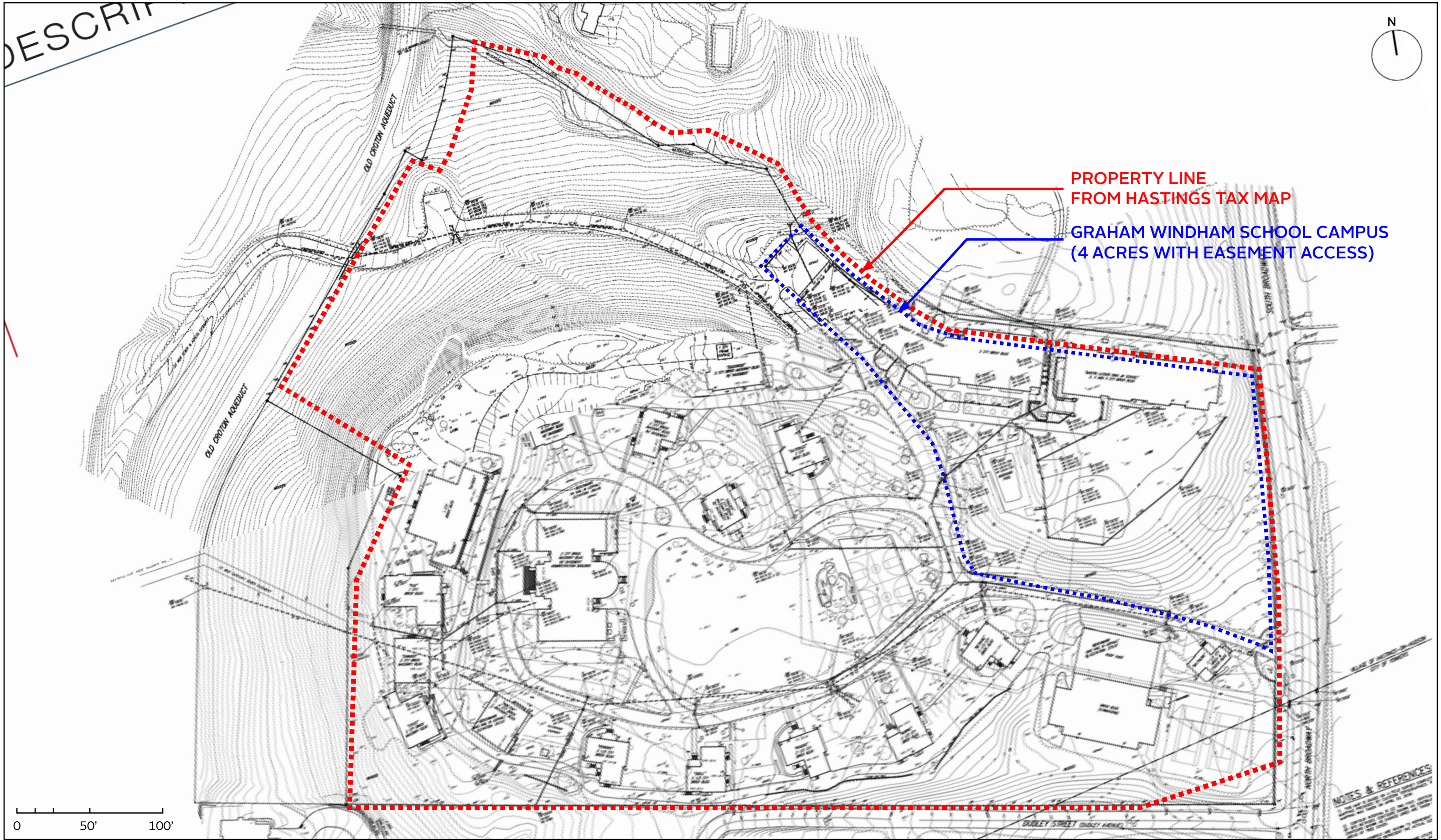
Kirby Commons, Mount Kisco, NY



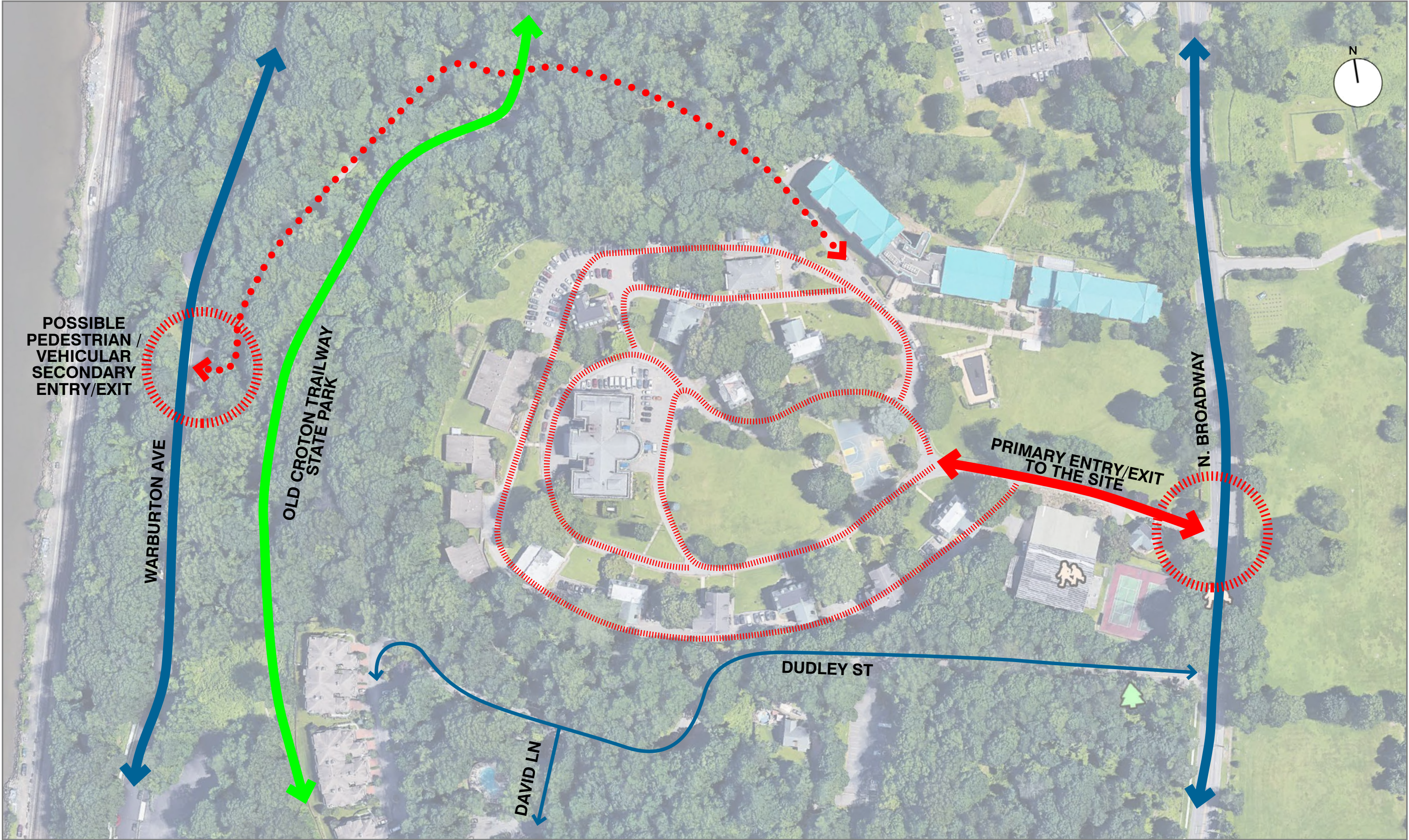
Harvard University, Winthrop, Cambridge, MA



Stonington Commons, Stonington, CT











SITE ENTRY & EXISTING BUILDINGS



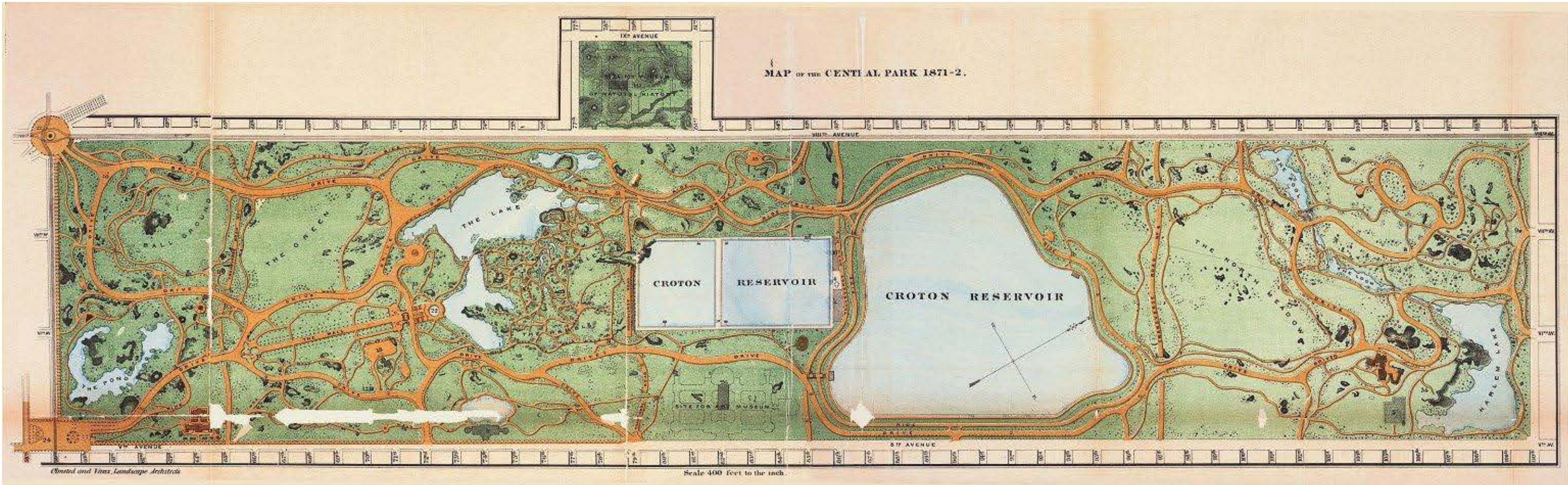
HUDSON RIVER VIEW, LOOKING NORTH WEST



ZICCOLELLA ELEMENTARY SCHOOL & GREEN SPACE



ADMINISTRATION BUILDING



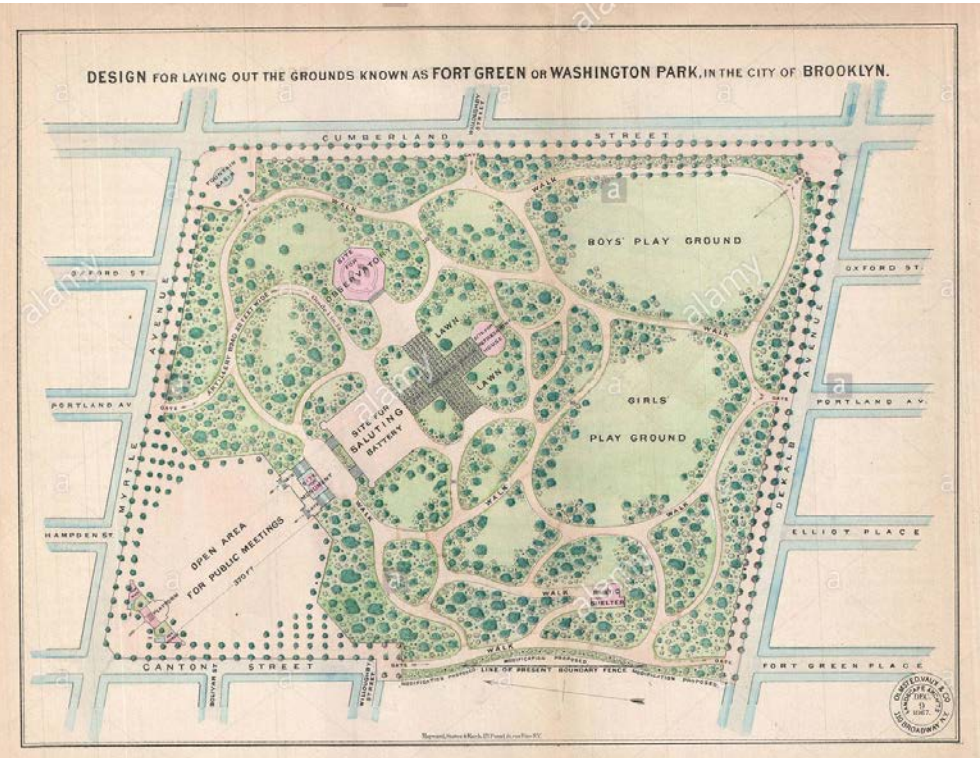
CENTRAL PARK, MANHATTAN



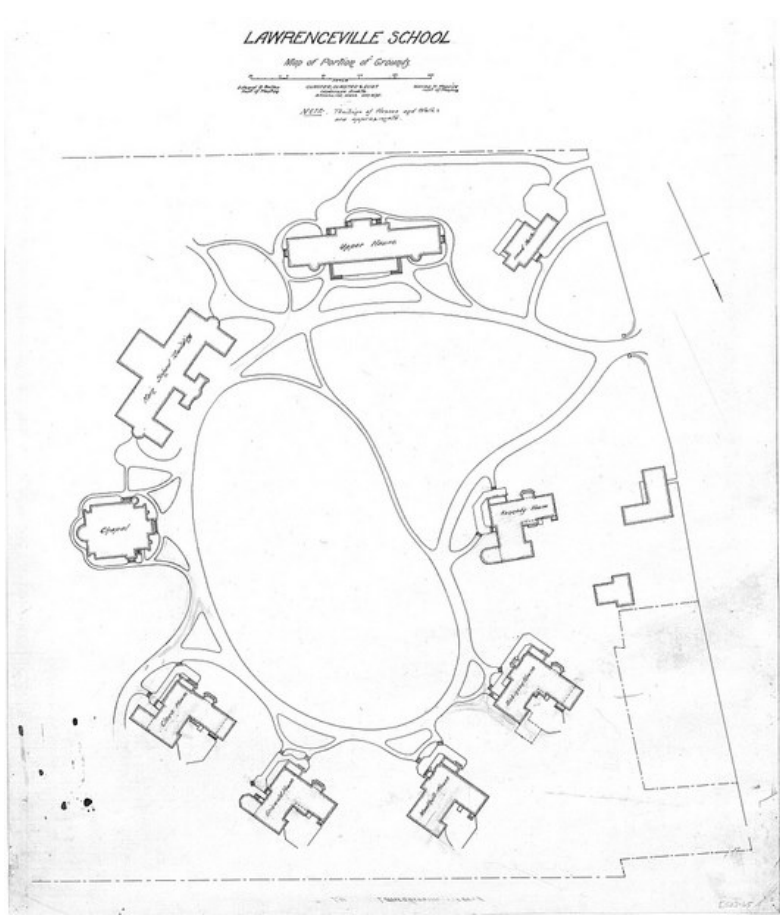
PROSPECT PARK, BROOKLYN



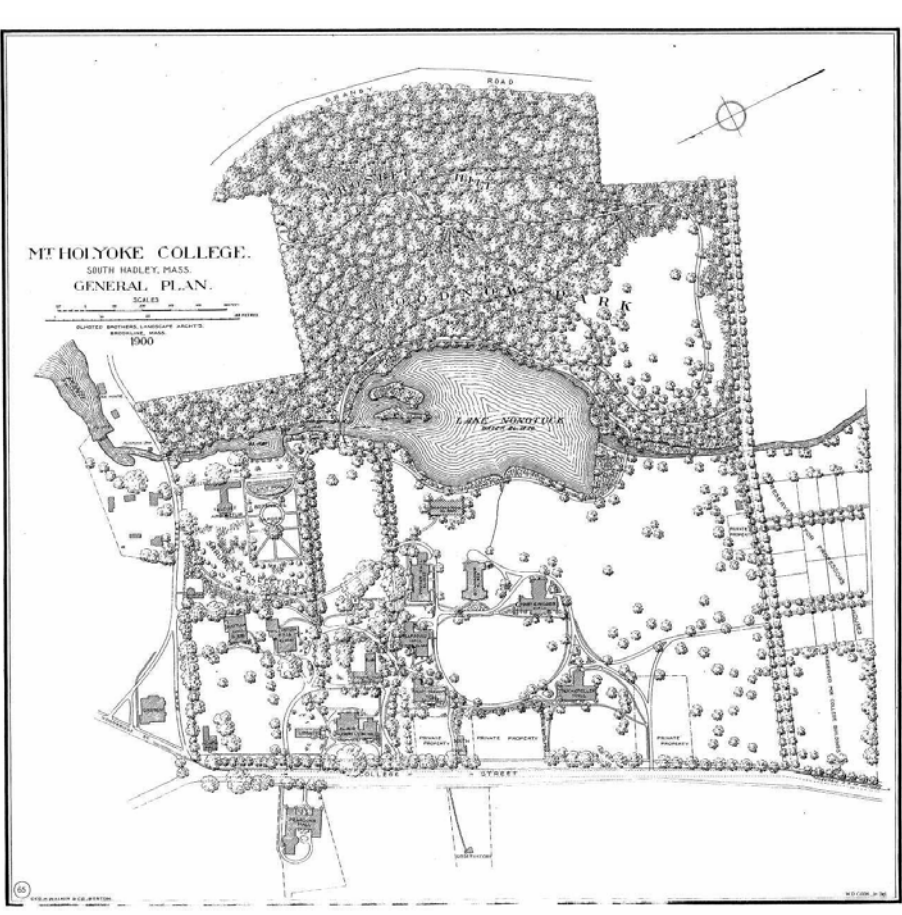
WARINANCO PARK, ELIZABETH NJ



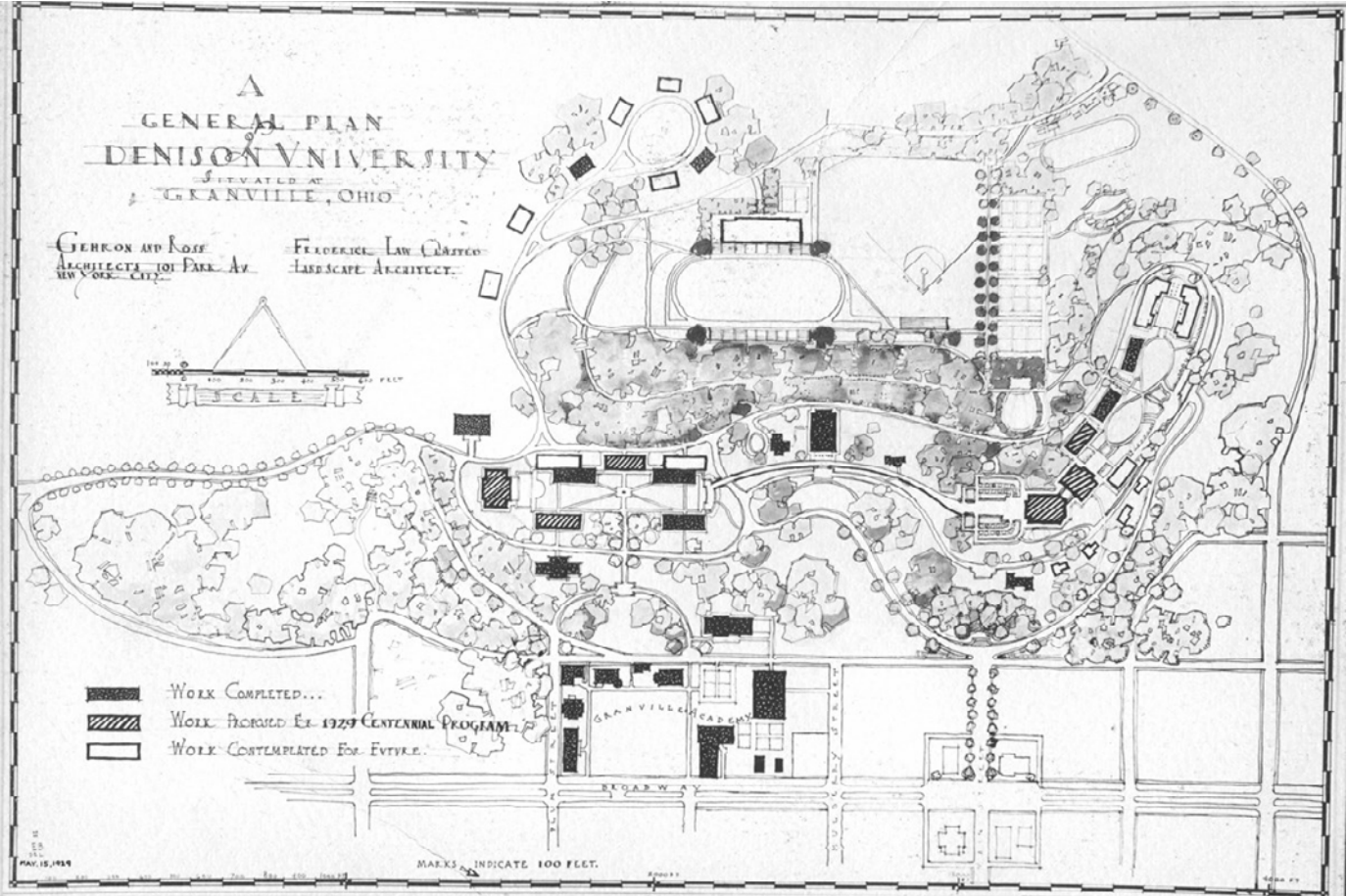
WASHINGTON PARK, BROOKLYN



LAWRENCEVILLE SCHOOL, NJ



MOUNT HOLYOKE COLLEGE, MASS



DENISON UNIVERSITY, OHIO



LAWRENCEVILLE SCHOOL, NJ



MOUNT HOLYOKE COLLEGE, MASS

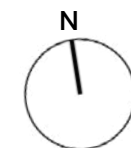
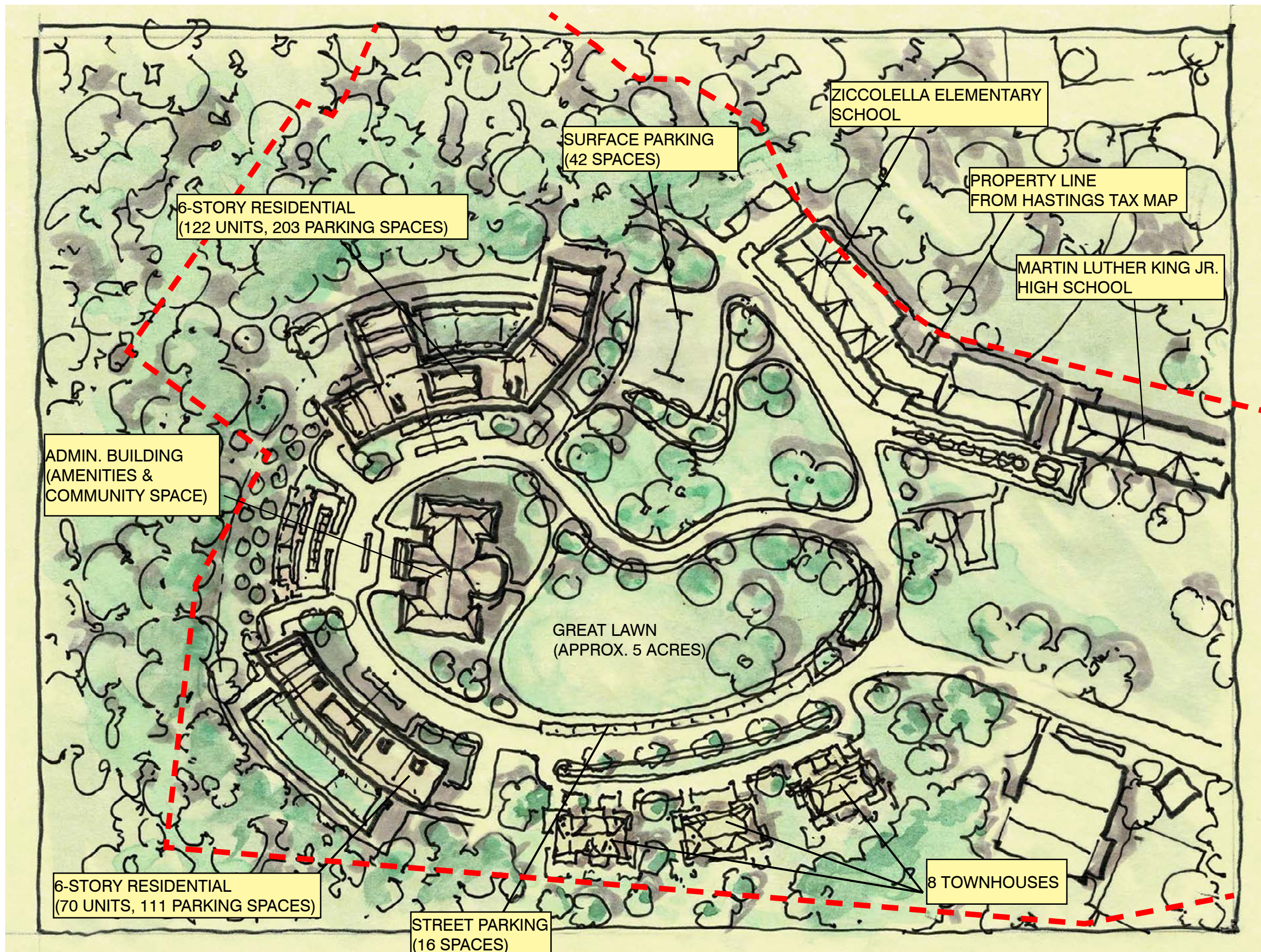


DENISON UNIVERSITY, OHIO

DESIGN PRINCIPLES

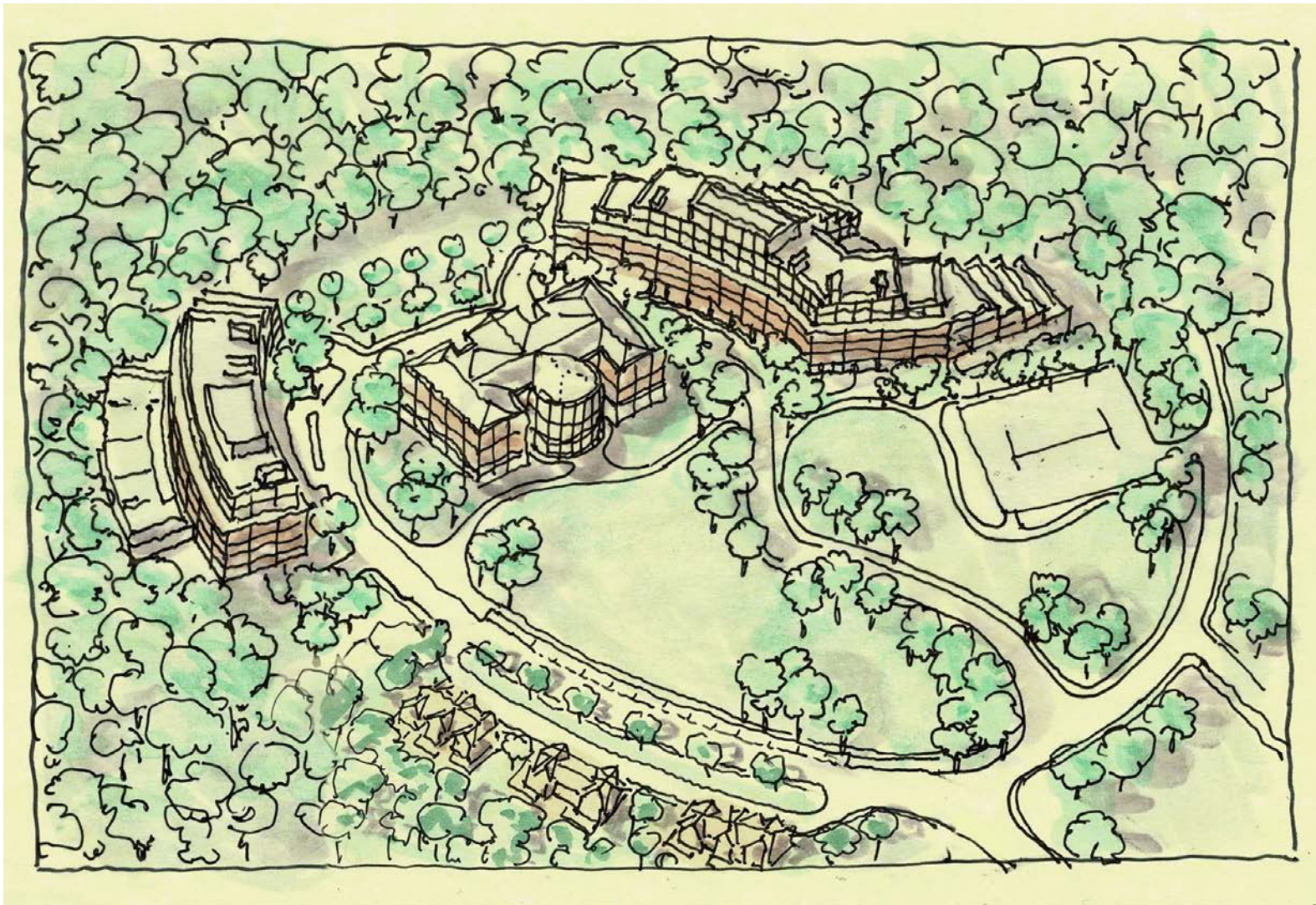
1. PRESERVE THE NATURAL TOPOGRAPHY, ACCESS AND CAMPUS-LIKE SETTING
2. PROVIDE PUBLIC ACCESS INTO THE SITE:
CELEBRATE A REVAMPED GREAT LAWN
3. PRESERVE, REHABILITATE AND CELEBRATE THE ADMINISTRATION BUILDING FOR RESIDENTIAL AMENITY, COMMUNITY FACILITY AND/OR OFFICE USE
4. FOSTER A SENSE OF COMMUNITY AND 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







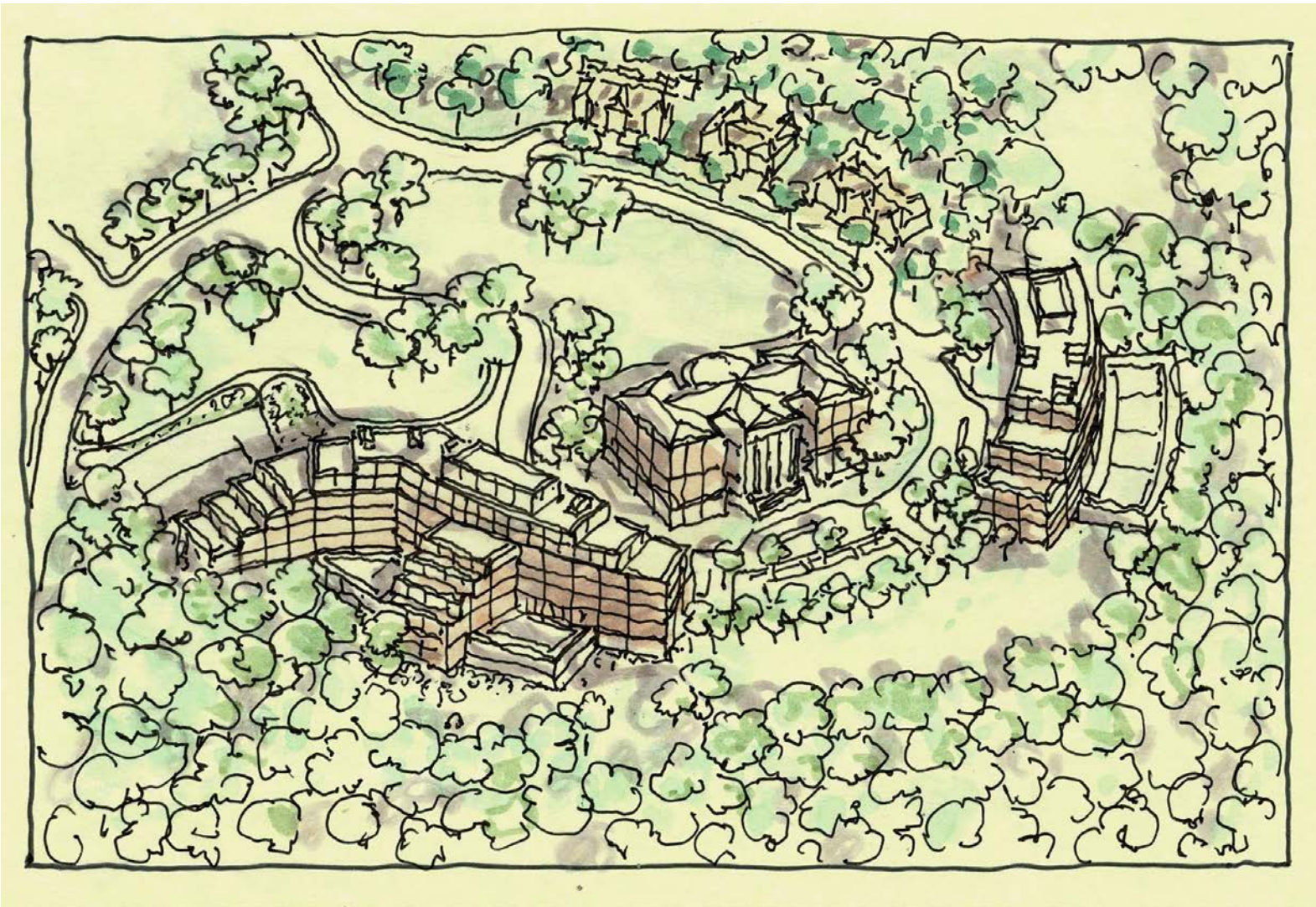
EXISTING CONDITION



PROPOSED



EXISTING CONDITION



PROPOSED

AREA SUMMARY

NEW RESIDENTIAL BUILDINGS	192 UNITS
NEW TOWNHOUSES	8 UNITS
RESIDENTIAL TOTAL	200 UNITS
PARKING UNDER NEW RESIDENTIAL BUILDINGS	314 SPACES
SURFACE PARKING PROVIDED	58 SPACES
AMENITIES OR COMMUNITY SPACE IN ADMIN. BUILDING	28,500 GSF
TOTAL OPEN SPACE (AROUND CENTRAL LAWN)	4.99 ACRES
TOTAL SITE ACREAGE	20 ACRES

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



SCHOOL IMPACT

- 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

COMPREHENSIVE PLAN

Objective	Proposed Development
Open Space	Gotham will make several acres available to the public, much of which will be open green space
Affordable Housing	Gotham will set aside 15% of the units for affordable housing
Requisite Parking for Housing	Gotham intends to provide all requisite parking to comply with zoning
Trailways	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
Clustered Development	The Graham Windham School was identified as one of the few sites that should target greater density in order to generate greater tax revenue
Historic Preservation	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