

White Plains Housing Authority

Winbrook Apartments Redevelopment - Brookfield Commons Transformation

In our March newsletter, we provided some information about the White Plains Housing Authority (WPHA) plan to revitalize its housing assets. This month, we'd like to continue that discussion and focus on the city's largest public housing site, Winbrook.

The 450-unit Winbrook housing development is located in the downtown district. The 9.3-acre site is advantageously located in walking distance to regional and local transit stations, shopping centers, medical facilities, hospital, parks, and commerce. The development, which was designed as traditional post-war public housing, was built in 1949. Operated entirely as a multi-family residential public housing project, the fully occupied property consists of five 10-story residential structures, each with ninety units and the WPHA's administrative offices. The site also includes open space and limited parking for residents. The majority of Winbrook residents work in the area, their children attend the highly regarded White Plains schools and the development has a very low crime rate. Winbrook's public housing units serve a critical need for affordable housing.

The WPHA developed a set of guiding principles for the redevelopment of Winbrook, now to be known as Brookfield Commons:

- **Ensure No Permanent Resident Displacement.** Retain the current 450 units on site.
- **Mixed-Use.** Integrate multi-family and senior residential units with commercial and retail components at the street level and community services, training and health/recreation facilities located on or tangent to the site.
- **Mixed-Income.** Increase the unit distribution from 450 PHA units targeted from 0-50% of Area Median Income (AMI) to over 1,000 units targeted to income ranges between 0 and 120% of AMI and up to market rate to foster income diversity and de-concentrate poverty.
- **Energy Efficient, Sustainable Development.** Redevelop utilizing the latest in green energy efficient methods and technology. Promote the use of programs such as LEED, Enterprise Green Communities, Energy Star rated appliances and car sharing.
- **Re-Connect with the wider community.** Integrate the site into White Plains and its immediate neighborhood. Design a Seamless Revitalized Community. Provide a Catalyst for broader neighborhood revitalization. Specifically,
 - Cultivate housing, commercial/retail, jobs and service opportunities
 - Foster Collaborative Partnerships and Community Involvement
 - Provide open communication between WPHA, residents, neighborhood, city and civic officials

The Prelude at Brookfield Commons – Winbrook Phase 1

The Prelude, as its name reflects, is a grand \$42 million dollar beginning to a Green, Mixed-Use, Mixed-Income Reconnected Community, that has been dubbed a national transformation demonstration. Through this project WPHA made a commitment to drastically shift the negative paradigms that have stigmatized public housing and its families for generations. This commitment to transformation leads WPHA to develop environmentally friendly buildings with

architectural designs that blend within the City of White Plains' neighborhoods. In the end, the City of White Plains will be able to take pride in this housing and WPHA residents and families will keep hope that through this experience their children will be lifted, grow and prosper.

The Overture at Brookfield Commons – Winbrook Phase 2

The White Plains Housing Authority and Trinity Financial, Inc. are partnering to redevelop the next several phases of the Winbrook Apartments transformation into Brookfield Commons. As presently envisioned, Brookfield Commons will consist of the new construction of up to 750 high quality, modern apartments over five buildings, to be developed over multiple phases. The existing Winbrook Houses will be demolished in phases and the new buildings will include affordable housing units for the existing Winbrook residents and the community. This redevelopment will have a transformative and reinvigorating effect on the neighborhood through features such as the reintroduction of the prior Brookfield and Winchester Streets along with the creation of a new East-West through street to break up the existing superblock. Community activation to be achieved through active and passive recreational uses and green spaces.

The current \$68 million dollar phase of this vibrant development, The Overture at Brookfield Commons, will be located at 141 South Lexington Avenue. It will consist of the demolition of 135 South Lexington Avenue and the new construction of a 129-unit building. The building will contain affordable and workforce units for the existing Winbrook residents and the overall community. The Overture will also feature active, healthy and sustainable design through-out the residential units, resident amenities, community spaces and resident parking.

The development team has and continues to have a robust dialogue with community stakeholders and is committed to employment of M/W/VBE firms and local hiring. More information on M/W/VBE and local hiring can be obtained by contacting the M/W/VBE coordinator at mwbebrookfield2@dackconsulting.com.