

---

# B-East | East 125<sup>th</sup> St. Development Opportunity

---

Information Session

August 4, 2026

---



# Housekeeping

- Info Session will be recorded for internal purposes only and will **NOT** be publicly distributed after the meeting.
- The presentation slide and list of attendees will be posted to the RFP webpage in the coming days.
- Questions will be held until after the presentation has been completed but feel free to drop questions in the chat.
- All questions and answers from today's session will be recorded and posted on the RFP webpage in the coming days.
- If there are additional questions, please email: [B-EASTRFP@EDC.NYC](mailto:B-EASTRFP@EDC.NYC)

**Note:** All renderings and massings in this presentation are illustrative **only** with respect to tower location and other design considerations.

# City's Commitment to New Housing Production

NYC's housing crisis is the **worst it's been in decades**, with a vacancy rate of **just 1.4%**. This administration is deeply committed to delivering new housing for New Yorkers.

On his first day in office, Mayor Mamdani signed Executive Order 4, creating the Land Inventory Fast Track (LIFT) Task Force to tackle this emergency.

Since then, LIFT has identified City-owned sites to support the creation of **25,000 new units over the next 10 years** — including **B-East**.

NYCEDC is excited to present the **B-East RFP** which will bring **critical housing and community resources** directly to this growing neighborhood.

Learn more about LIFT at [nyc.gov/LIFT](https://nyc.gov/LIFT).

# Block *by* Block

Mayor Zohran Kwame Mamdani

Deputy Mayor for Housing and Planning  
Leila Bozorg

May 2026

# B-East: Site Highlights



**Fully  
Entitled  
Program**

- C6-3 Rezoning and Disposition Approval obtained in 2008 as part of E125 Project
- 140 Units Can be Built on Site (due to constructed and planned units as part of the E125 Project)
- Site is development ready, after business terms approval, significant time savings versus typical City-owned sites
- Prime development opportunity, benefitting from multiple City investments in the Area

# Area Highlights



## Transit Dense

- 4/5/6 at 125/Lex and Future Q at 125/Lex-Park
- Metro North 125/Park
- M60 SBS 125/2<sup>nd</sup>



## Residential Development

- New developments on neighboring City and private sites since 2008 approvals
- Mix of affordable and market rate housing



## Increased Commercial Offerings

- Food Bazaar neighborhood grocer
- Newly formed BID, and neighborhood service retailers

---

# The Opportunity

Neighborhood and Site Context

# Time to Build



# Neighborhood on the Move



## Second Ave. Subway Extension

Connecting El Barrio & the UES to Harlem 125<sup>th</sup> Street Metro North to create an enhanced multi-model transit hub.

### *Future Developments:*

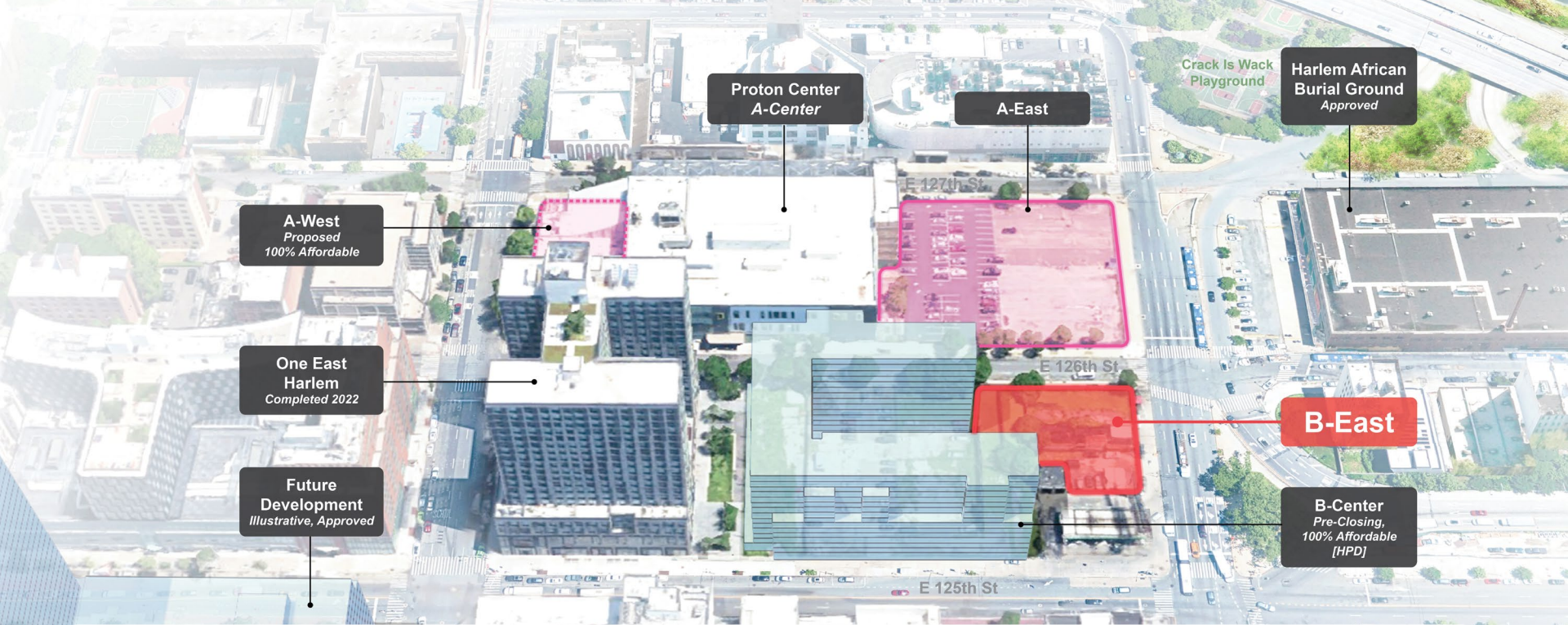
#### **MTA & Partners:**

New 400ft residential development associated with the improved Lexington ave. transit station hub.

#### **EDC/HPD:**

Harlem African Burial Ground redevelopment + E125 Projects





# E125 Projects Growing Residential Area

**453**  
Units  
Built

**639**  
Units  
Entitled

**B-Center**  
**499** Units  
[pre-closing]

**B-East**  
**140** Units

**1,000+**  
Units  
planned for  
A Block

# Development-Ready Site

**B-East is fully entitled** for up-to 140 units under the 2008 land-use approvals.

- **Block / Lots:** Block 1790, Lots 25–31
- **Ownership:** NYCEDC (Lot 31) + City-owned lots
- **Lot Size:** ~17,337 SF; L-shaped configuration
- **Zoning (As-Of-Right):** C6-3 (R9 equivalent) with ~156,379 ZFA
- **Context:** Part of the broader East 125th Street Development (E125), a multi-phase mixed-use district



# Land Use & Zoning

## Zoning District

Zoned: C6-3 / R-9 (equivalent)

## Maximum Permitted FAR

Residential: 7.52/9.02 (w/ qualifying affordable housing)

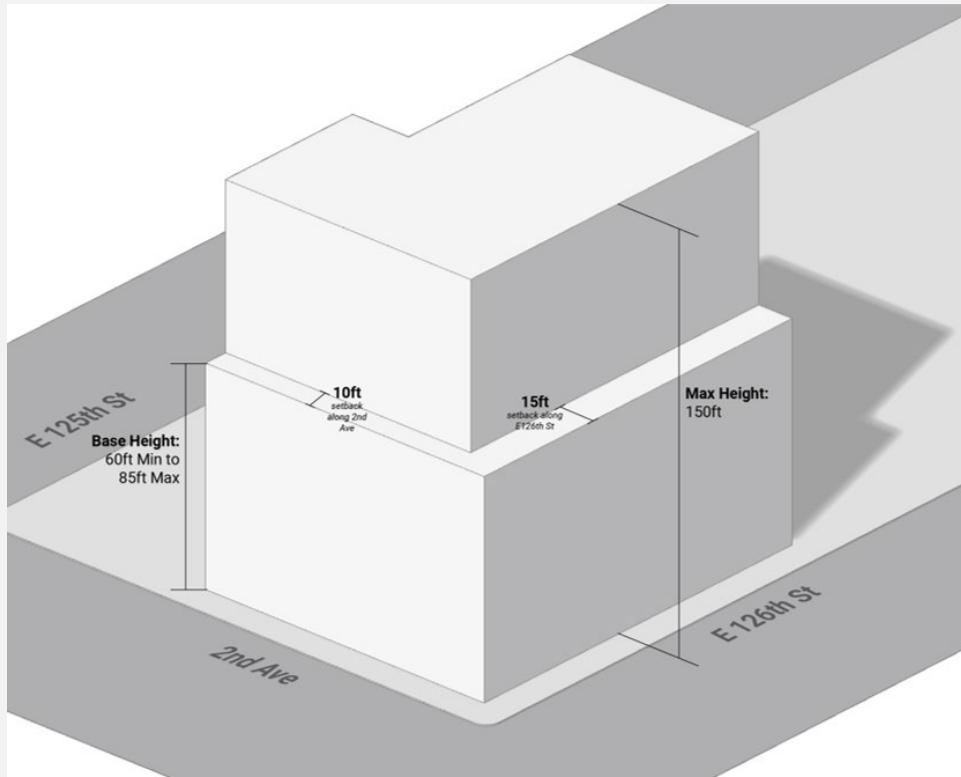
## Harlem East Harlem Urban Renewal Plan (HEHURP)

Building Height Restriction: 150 ft

## Existing Mayoral Zoning Override

May provide flexibility in site planning

***Proposals that comply with the underlying zoning and HEHURP requirements are strongly preferred.***



**Disclaimer:** It is Respondents' responsibility to review, interpret, and comply with all applicable zoning and land-use regulations, including the HEHURP

# RFP Details

## Project Goals



**Financially feasible**, 485-x compliant program, without public subsidy;



**Maximize the development square footage**, while delivering 140 units;



**Maximize the purchase price**;



Include an **active ground floor** with Local Retail + Community-Serving Uses;



**Promote sustainability**;



Deliver an **appealing, livable, and attractive building**;



Deliver a **comprehensive hiring and wage program**; and



Meet or exceed an **M/WBE goal of 30%**.

# Housing Program

- Compliant with 485-x with a minimum of **140 residential units**.
- Maximize the square footage of the building.
- Preference for **Family-Size Units**.
- **No public subsidy.**



# Active Ground Floor

§ Minimum **10,000 SF retail space** to meet Local Business Requirement (see definition in Points Of Agreement, provided in Site File)

§ **Community-serving uses including:**

- § Childcare
- § Workforce space
- § Arts space
- § Cultural

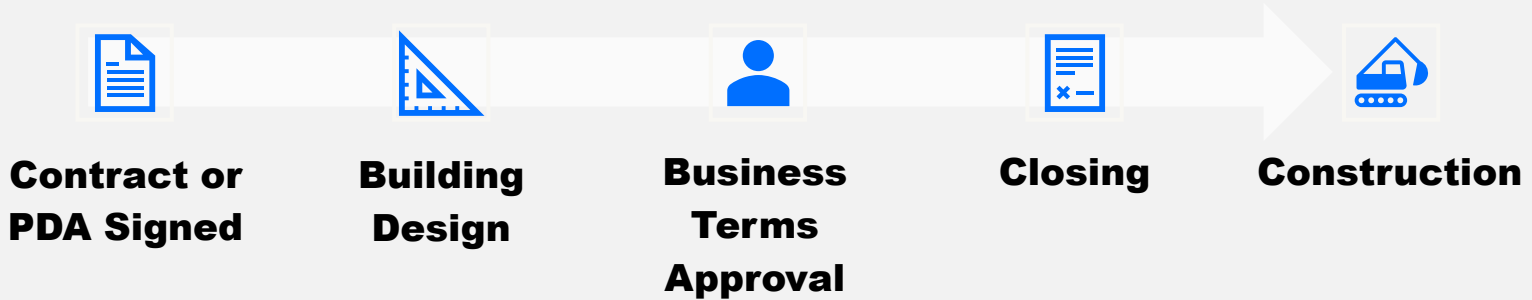


# M/WBE

- Minority and Women-Owned Business Enterprises (“M/WBE”)
- M/WBEs are certified by the Department of Small Business Services
- RFP has a target participation goal of a minimum of **30%**
- Respondents must submit a M/WBE Participation Plan as part of their Proposal indicating their proposed level of M/WBE participation and a plan for achieving this goal
- Final M/WBE goals will be incorporated into the transaction documents
- Use SBS directories to find M/WBEs in a specific field
- NYCEDC can assist in identifying M/WBEs
- Link to of NYC Certified Businesses: [NYC Online Directory](#)



# Transaction Process



# RFP Schedule

|                                            |                                                |
|--------------------------------------------|------------------------------------------------|
| <b>Release of RFP</b>                      | <b>July 20, 2026</b>                           |
| <b>Information Session</b>                 | August 4, 2026                                 |
| <b>Site Tour RSVP Deadline</b>             | <b>Friday, August 14, 2026</b><br>5:00pm EST   |
| <b>Site Visit</b>                          | Tuesday, August 18, 2026<br>10:00am EST        |
| <b>Deadline for Questions</b>              | September 25, 2026                             |
| <b>Final Question &amp; Answer Posting</b> | October 9, 2026                                |
| <b>Submission Date</b>                     | <b>Tuesday, October 20, 2026</b><br>4:00pm EST |

An aerial photograph of Lower Manhattan, New York City, showing the Hudson River, the East River, and the Financial District. Overlaid on the image are several colored lines representing transit routes: a blue line, a green line, and a yellow line. Several buildings are highlighted with colored outlines: a tall blue building, a purple building, a pink building, and a red building. A yellow circle with a 'Q' is also visible. The text 'Thank You!' is written in large, bold, blue letters across the center of the image.

# Thank You!

## Stay in touch!

Scan below to access  
the **B-East RFP**



Find us on social media at:  
[@nycedc](#) | [www.edc.nyc](#)



## B-East Parcel Residential Development Opportunity

DATE: August 4, 2026

TIME: 11:00AM

The following is a list of participants who identified themselves during the Information Session<sup>1</sup>

| REPRESENTATIVE          | COMPANY NAME                                | EMAIL                          |
|-------------------------|---------------------------------------------|--------------------------------|
| Dorhyne Blanchard       | AARIS Design Architects                     | dpb@aarisny.com                |
| Justine Buchanan        | Alexander Gorlin Architects                 | justine@gorlinarchitects.com   |
| Dhesh Padiachey         | Almat Urban                                 | dp@audevco.com                 |
| Marcel Dupuy d'Angeac   | Altanova                                    | mdangeac@altanova.io           |
| Ernesto Vigoreaux       | Apex Building Group                         | ernesto@apexbuilds.com         |
| Dwan Stark              | Apex Building Group                         | dstark@apexbuilds.com          |
| Pippa Lee               | Apex Building Group                         | plee@apexbuilds.com            |
| Katia Rakitskaya        | BFC Partners                                | krakitskaya@bfcnyc.com         |
| Harpreet Dhaliwal       | BKSK Architects LLP                         | hdhaliwal@bksk.com             |
| Michael Tarricone       | BKSK Architects LLP                         | mtarricone@bkskarch.com        |
| Marino Grlic            | BRAVO Group                                 | marino.grlic@bravoinc.com      |
| Christian Jo            | BRAVO Group                                 | christian.jo@bravoinc.com      |
| Mary Serafy             | BRP Companies                               | mserafy@brpcompanies.com       |
| Sam Olsen               | Centurion Real Estate Partners              | olsen@centurionrep.com         |
| Marc Loeb               | Cirrus Real Estate                          | mloeb@cirrusrep.com            |
| Ray Wong                | CityScape Engineering PLLC                  | rwong@cityscapeengineering.com |
| Debra Sauerman          | Construction Information Systems            | debras@cisleads.com            |
| Melinda Schenk          | Cooper Recycling                            | mschenk@coopertank.com         |
| Alice Hintermann        | Crosswalk Collaborative                     | alice@crosswalkco.com          |
| Emmanuel Damore         | Damore Studio                               | emmanuel@damorearch.com        |
| John Woelfling          | Dattner Architects                          | jwoelfling@dattner.com         |
| David Cunningham        | David Cunningham Architecture Planning PLLC | david@dcapny.com               |
| Taso Vassiliou          | DP Group                                    | tvassiliou@dpgroupgc.com       |
| Dominick DiPietrantonio | DP Group                                    | dominick@dpgroupgc.com         |

<sup>1</sup> This list may not be comprehensive as NYCEDC was unable to identify some participants.

|                       |                                            |                               |
|-----------------------|--------------------------------------------|-------------------------------|
| Brian Peters          | East Harlem El Barrio Community Land Trust | bpeters@ehbc.lt.nyc           |
| Suzan Sharifan        | EnTech Engineering                         | ssharifan@entech.nyc          |
| Mehdi Sameti          | EnTech Engineering                         | msameti@entech.nyc            |
| Hunter Tura           | Entro                                      | hunter@entro.com              |
| Randy Wood            | ESKW Architects                            | rwood@eskwarchitects.com      |
| Kimberly Murphy       | ESKW Architects                            | kmurphy@eskwarchitects.com    |
| Sarah FitzMaurice     | Fast+Epp                                   |                               |
| Krystal Yee           | Fast+Epp                                   | kyee@fastepp.com              |
| Joel Kane             | Fleming Lee Shue                           | joel@flemingleeshue.com       |
| Kyra Ching            | Fleming Lee Shue                           | kyra@flemingleeshue.com       |
| Bakhtiyor Isoev       | Fourstay INC                               | ibr@4stay.com                 |
| Matthew Micksin       | Freestone Property Group                   | mmicksin@freestonepg.com      |
| Laura Lee             | Genesis Companies LLC                      | llee@genesiscpanies.com       |
| Gustavo Rodriguez     | GR Design Lab                              | gustavo@grdesignlab.com       |
| Pattyann Bryant       | H2M Architects + Engineers                 | pbryant@h2m.com               |
| Kelly Greenfield      | H2M Architects + Engineers                 | kgreenfield@h2m.com           |
| Thomas Hagos          | HAQI Partner                               | thomas.hagos@haqipartners.com |
| Samantha Lane         | Hausman Development                        | samantha@hausmandev.com       |
| Ayanna Oliver-Taylor  | Henge Development LLC                      | ayanna@hengedevelopment.com   |
| Eric Ball             | Henning Larsen                             | eball@henninglarsen.com       |
| Roe Wiczak            | Heron Real Estate Corp                     | roe@heronre.com               |
| David Brown           | HKS Architects                             | dbrown@hksinc.com             |
| Lisa Goldsmith        | HKS Architects                             | lgoldsmith@hksinc.com         |
| Gregory Mitchell      | Hollis Public Affairs                      | greg@hollispublicaffairs.com  |
| Marc Brewer           | JGM INC                                    | mbrewer@jgminc.com            |
| Lorinda Karoff        | Karoff Consulting                          | lkaroff@karoffconsulting.com  |
| Paul McMahon          | Langan                                     | pmcmahon@langan.com           |
| Atena Vladu           | Langan                                     | avladu@langan.com             |
| David Ni              | LMXD                                       | dni@lmsd.com                  |
| Ashley Cotton         | MAG Partners                               | acotton@magpartners.com       |
| Joseph Moyer          | Magnusson Architecture & Planning          | jmoyer@maparchitects.com      |
| Annya Ramirez Jimenez | Marvel                                     | aramirez@marveldesigns.com    |

|                             |                                        |                                         |
|-----------------------------|----------------------------------------|-----------------------------------------|
| Hank Minskoff               | Minskoff Development                   |                                         |
| Ahmed Attia                 | Mirmax Engineering                     | ahmed@mirmaxengineering.com             |
| Srinivas Yenamandra         | Mueser Rutledge Consulting Engineers   | syenamandra@mrce.com                    |
| Joy Resor                   | NYC HPD                                | resorj@hpd.nyc.gov                      |
| Melanie Rodrigo             | NYC HPD                                | rodrigom@hpd.nyc.gov                    |
| Maggie Davies               | NYU Wagner                             | maggie.davies@nyu.edu                   |
| Jennifer Lee                | OBRA Architects                        | jennifer@obraarchitects.com             |
| Kamila Altman               | Purpose by Design Architects           | kaltman@pxdarchitects.com               |
| Iris Wang                   | PXD Architects                         | iwang@pxdarchitects.com                 |
| Marques Bouyer              | Quinlan Development Group              | mbouyer@quinlandev.com                  |
| Christina Kruise            | Rafael Viñoly Architects               | christina@vinoly.com                    |
| Shii-Anna Mudie             | Resolument Vert Solutions              | smudie@resvertsolutions.com             |
| Lee Altman                  | SCAPE Landscape Architecture           | lee@scapestudio.com                     |
| Dawa Sherpa                 | Sherpa Construction Consulting         | dawak@sherpagcm.com                     |
| Shaneekua Henry             | SLM Architecture PC I Design Solutions | shenry@thinkslm.com                     |
| Sakeenah Saleem             | SLM Architecture PC I Design Solutions | ssaleem@thinkslm.com                    |
| Jeff Spiritos               | Spiritros Properties                   | jeff@spiritrosproperties.com            |
| Andrea Lamberti             | Studio Seilern Architects              | alamberti@studioseilern.com             |
| Stephen Hayes               | The Carey Group LLC                    | shayes@careyllc.com                     |
| George Ross                 | The Sovereign Project                  | ross.george.ii@gmail.com                |
| Kendall Baldwin             | Trahan Architects                      | kbaldwin@trahanarchitects.com           |
| Bradley DeBose              | Urbahn Architects                      | deboseb@urbahn.com                      |
| Jorge Chang                 | Urban Architectural Initiatives        | jchang@uai-ny.com                       |
| Guarav Khanna               | Val-Add Real Estate Partners           | gkhanna@val-add.com                     |
| Daniel Hernandez            | Val-Add Real Estate Partners           | dhernandez@val-add.com                  |
| Andrew Shavrin              | Verdant Realty Capital                 | andrew.shavrin@verdantrealtycapital.com |
| Jauher Nasir                | Ware Malcomb                           |                                         |
| Robert Judice               | Westhab                                | robert.judice@westhab.org               |
| Natalie Connor              | Wilmot                                 | nconnor@wilmotinc.com                   |
| Ella Sprick                 | WXY Architecture + Urban Design        | esprick@wxystudio.com                   |
| Jacob Dugopolski            | WXY Architecture + Urban Design        | jacob@wxystudio.com                     |
| Nigel-Ann La Qua Williamson | YAAD Group                             | nigel-ann@yaadgroup.com                 |