

# SACK WERN COMMUNITY PLAN

JUNE 2024







Conceptual rendering image of 710 Noble Avenue



# ABOUT THIS PLAN

Completed in 1966 but acquired by the New York City Housing Authority (NYCHA) in 1977, Sack Wern Houses is home to seven residential buildings containing 410 apartments and 1 superintendent unit that serve nearly 800 residents.

In 2020, the New York City Housing Authority (NYCHA) included Sack Wern in the Permanent Affordability Commitment Together (PACT) Program in order to provide the community with much-needed building and apartment improvements and enhanced property management, public safety, and social services. PACT represents a significant opportunity to improve the lives of Sack Wern residents by bolstering comfort, security, and pride of place—while keeping rents affordable and preserving tenant protections.

NYCHA and the selected PACT partners—Douglaston Development, Asland Capital Partners, Breaking Ground, Clinton Management, and Levine Builders—worked closely with residents over the past several years to design every aspect of Sack Wern’s transformation. After months of resident meetings (virtual and in-person), in-home assessments, community events, surveying, and other activities, the plans for the large-scale renovation have been completed and are described in this document.

## RENOVATIONS & UPGRADES

Every apartment will receive comprehensive upgrades to bathrooms and kitchens; window replacement; free broadband internet; new flooring and painting; lead paint removal; and mold remediation. Buildings will receive comprehensive facade repairs; mechanical system modernization; new entryways, enhanced security, and access control; full lobby and common area upgrades; new roofs; and extensive site, landscaping, and outdoor amenity repairs and upgrades. Lastly, heating and cooling systems will be replaced with in-unit heat pumps in each living room and bedroom of every apartment, providing residents with reliable heat in the winter and cooling in the summer. Renovations will be overseen by Levine Builders, the general contractor.

## PROPERTY MANAGEMENT & SECURITY

A robust property management team led by Clinton Management will respond immediately to all maintenance and repair requests; regularly clean all common areas; manage trash collection; provide regular extermination services; and employ security staff who will be responsible for actively monitoring all cameras and promptly responding to public safety concerns.

## SOCIAL SERVICES

All residents of Sack Wern will have access to a wider range of improved social services overseen by BronxWorks. These services include individualized case management, along with recreation, job training, and food access programs, all addressing key needs identified through resident surveys. BronxWorks will continuously tailor programs and services based on resident feedback to effectively address the needs of the Sack Wern community.

## PROJECT TIMELINE

The PACT partner team will take over management responsibilities from NYCHA in June 2024. Construction will commence in July 2024 and conclude in July 2027. A full-time project manager assigned by the PACT partner team will monitor the project from predevelopment through construction completion to ensure a smooth transition from NYCHA management and the on-time and on-budget completion of the project.



Resident Engagement Meeting at Sack Wern, April 2023



Resident Engagement Meeting at Sack Wern, April 2023



# KEY PRIORITIES & PLANNED INVESTMENTS

The Sack Wern Community Plan reflects key resident priorities, including:



## SAFETY & SECURITY

The new property management team will include security guards dedicated to ensuring the safety of Sack Wern residents. A comprehensive security camera system will be installed throughout the site and buildings. Campus lighting will provide a warm and welcoming feeling throughout the property for all residents coming home after sundown.

*\*Image from completed PACT project at Williamsburg Houses*



## APARTMENT INTERIORS

New kitchens and bathrooms will be provided with modern cabinets and vanities, bathroom tile floors, kitchen backsplashes, stone countertops, energy-efficient appliances, and new plumbing fixtures. Plumbing and other upgrades will address current and prevent future leaks. Apartments will be fully painted, overhead lights will be provided, and new flooring will be installed.



## LANDSCAPE & SITE BEAUTIFICATION

Public spaces will be redesigned with new planted areas, sitting areas, playgrounds, and places set aside for seniors. Existing trees will be maintained for shading, and the plan will enhance the current network of walking paths and sitting areas.



## SOCIAL SERVICES

BronxWorks will provide on-site case management at a dedicated office within 1710 Lafayette Avenue. Residents can access a diverse range of programs within the community rooms at 1710 Lafayette Avenue, 715 Noble Avenue, and 740 Beach Avenue. These programs encompass recreation, job training, and food access, catering to a multitude of resident needs. BronxWorks will also prioritize continuous improvement by utilizing resident surveys to identify and address pressing community needs through the development of new programs and services.



## COMMUNITY SPACES

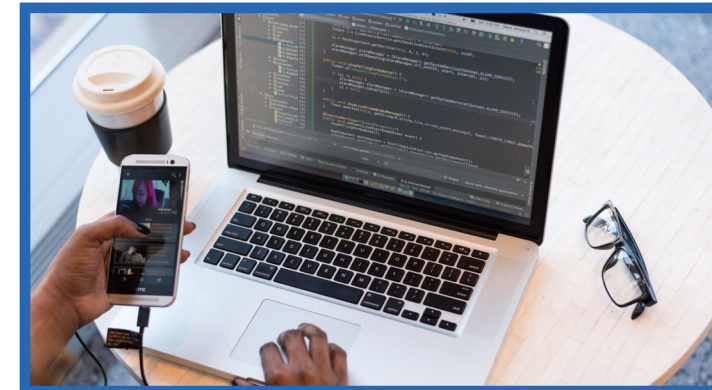
Existing community rooms at 1710 Lafayette Avenue, 715 Noble Avenue, and 740 Beach Avenue will be upgraded to modern standards and designed for enjoyment by residents of all ages. Upgrades to community spaces will include new painting, flooring, and lighting, among other improvements.



## LAUNDRY ROOMS

New, modern laundry rooms will be provided at 1710 Lafayette Avenue, 715 Noble Avenue, and 740 Beach Avenue within Sack Wern. These buildings will be equipped with washing machines and dryers at an accessible location within building basements and first floors.

*\*Image from completed PACT project at Twin Parks West*



## FREE COMPLEX-WIDE WI-FI

Wi-Fi access points will be installed throughout the buildings to ensure every resident can benefit from free wireless internet.

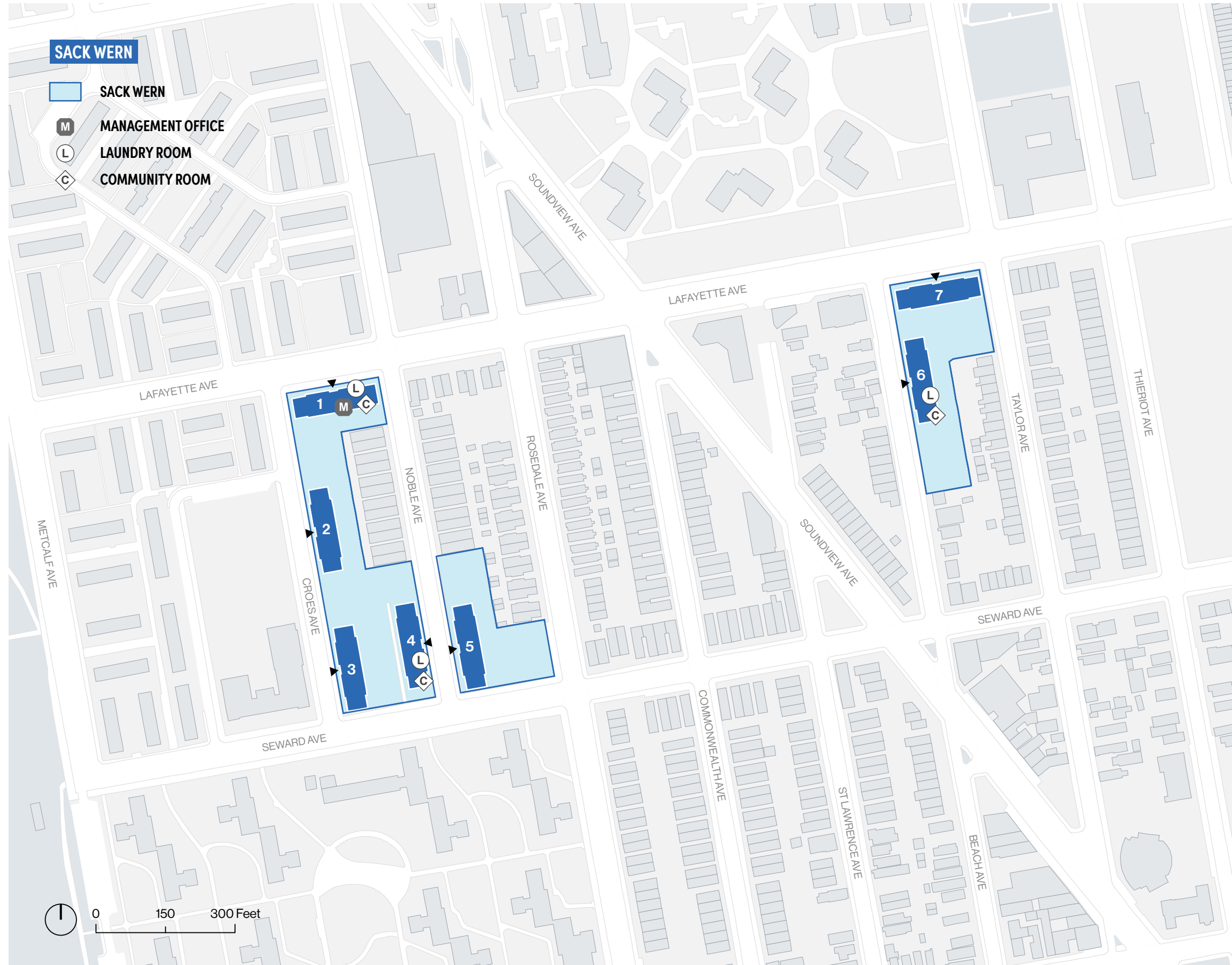


## ENVIRONMENTAL REMEDIATION

Sack Wern apartments have been tested for environmental hazards including lead, mold, and asbestos-containing materials. Testing will continue for the apartments where access was not granted during the predevelopment phase. All identified hazards will be remediated to ensure healthy and safe living spaces.



# SITES OVERVIEW



## CONTEXT

**Borough:** Bronx  
**Neighborhood:** Soundview

## BUILDINGS

- 1 1710 LAFAYETTE AVE**  
57 apartments, 6 stories  
Property Management Office  
Laundry Room  
Community Room  
BronxWorks Office for Case Management
- 2 750 CROES AVE**  
59 apartments, 6 stories
- 3 710 CROES AVE**  
59 apartments, 6 stories
- 4 715 NOBLE AVE**  
59 apartments, 6 stories  
Laundry Room  
Community Room
- 5 710 NOBLE AVE**  
59 apartments, 6 stories
- 6 740 BEACH AVE**  
59 apartments, 6 stories  
Laundry Room  
Community Room
- 7 1810 LAFAYETTE AVE**  
59 apartments, 6 stories



# APARTMENTS

## KITCHEN RENOVATIONS

- 1 Stainless steel and EnergyStar-certified appliances:**
  - Electric range with five stove-top burners and oven
  - Under-cabinet range hood
  - Top freezer refrigerator
- 2 New water-conserving fixtures:**
  - Low-flow sink and faucet
- 3 Countertops:** High-quality and durable quartz countertops
- 4 Backsplash:** Easy to clean, durable ceramic tile
- 5 Cabinets:** Durable, wall-hung solid wood and plywood cabinetry

## APARTMENT RENOVATIONS

- 6 Flooring:** All flooring will be replaced with durable, waterproof flooring with an integrated underlayment.
- 7 Paint:** Moisture-resistant white paint
- 8 Lighting:** New energy-efficient LED light fixtures will be ceiling-mounted throughout the apartments.

### Other apartment renovations will include:

- **Doors:** All front doors will be replaced and have new doorknobs; interior doors will be replaced or repaired or as need
- **Windows:** All windows and window screens will be replaced with high-quality, high-performance, casement windows
- **Closets:** Renovated closets will include new or replaced shelving and hanging rods
- **Heat Pumps:** Heat pumps will be installed in units to provide reliable, resident-controlled heating and cooling





# APARTMENTS

## BATHROOM RENOVATIONS

### 1 Fixtures:

- Floor-mounted toilet
- Single-handle stainless steel faucet
- Stainless steel shower arm, diverter tub spout, and drain trim
- Stainless steel hand shower within specified accessible apartments

\*Within specified accessible apartments, fixtures will comply with the Uniform Federal Accessibility Standards (UFAS) and Americans with Disability Act (ADA) rules.

### 2 Tub & Shower:

- New porcelain enamel white bathtub
- New non-tile fiberglass tub surround with waterproof, mold-resistant backer board
- All leaks will be repaired behind the walls before new tubs and tub surrounds are installed

### 3 Vanity: Durable, high-quality vanity with integrated porcelain sink bowl

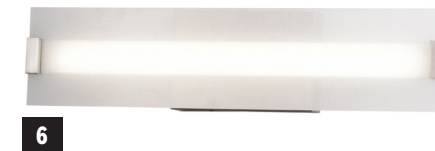
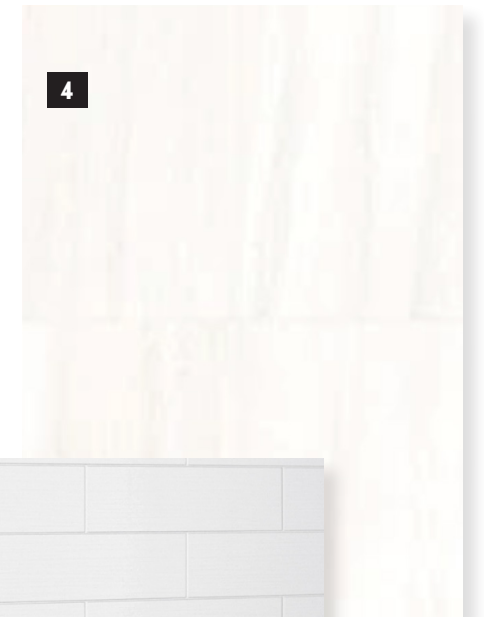
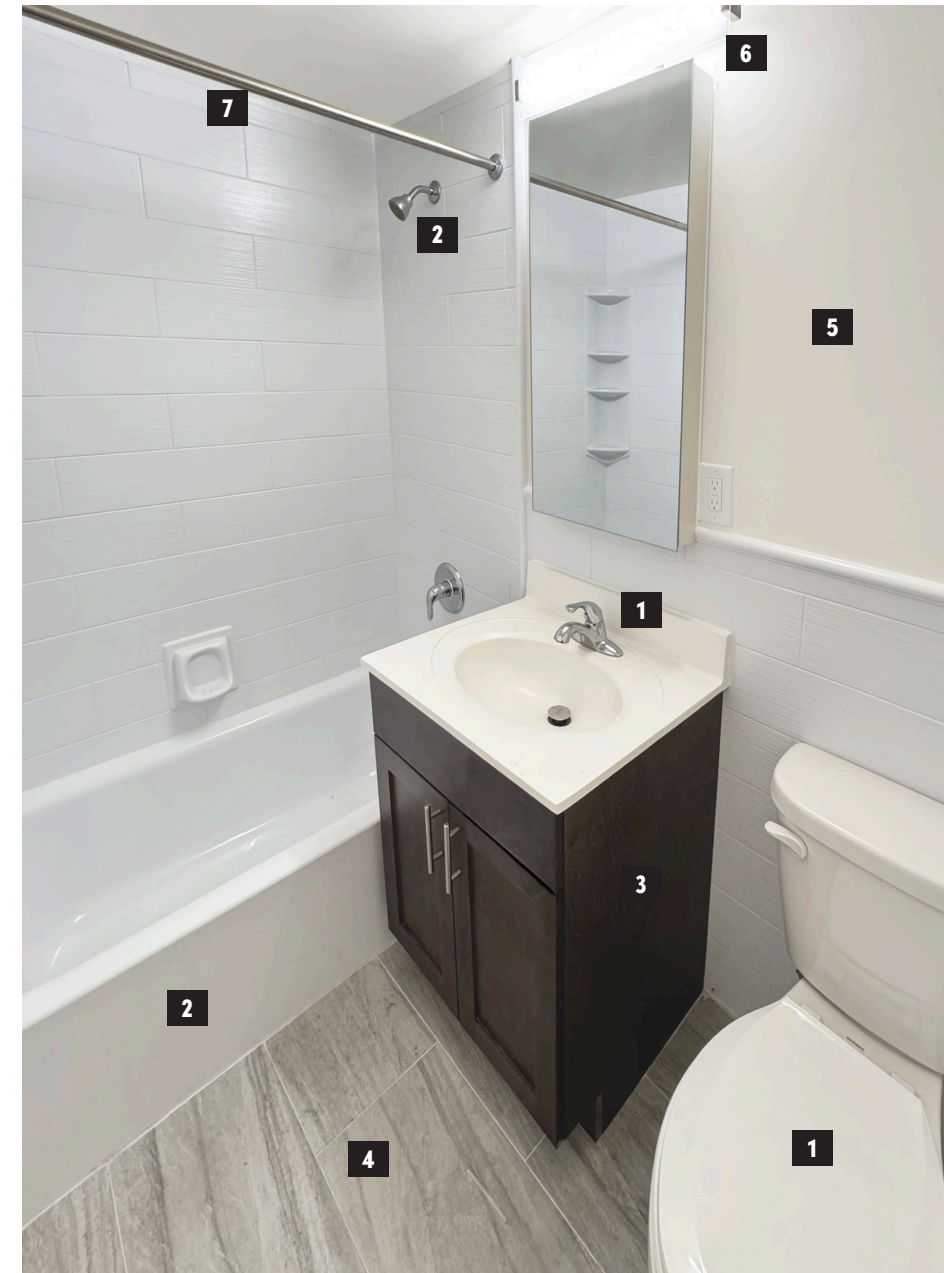
### 4 Flooring: New large-format porcelain tile

### 5 Paint: Bathroom walls will be repainted with moisture-resistant paint

### 6 Lighting: New energy-efficient LED sconce above medicine cabinet

### 7 Bathroom Accessories: New towel bar, toilet paper holder, and medicine cabinet with frameless mirror

\*All designated accessible units will have grab bars\*





# BUILDINGS

## BUILDING SYSTEMS

- **Heating and Cooling:** Heating and cooling will be provided via electric heat pumps installed through the perimeter wall in living rooms and bedrooms; these new energy-efficient heat pumps will be provided to all households as part of the renovation.
- **Domestic Hot Water:** New domestic hot water heaters and storage tanks will be installed in every building with pressure boosters to regulate water pressure and ensure consistent hot water delivery.
- **Roofs:** Roofs will be fully replaced, with added insulation preventing future leaks and providing enhanced protection.
- **Facades & Building Envelope:** Brick facades will be cleaned and repaired to prevent water infiltration and seal the building to allow for more efficient heating and cooling.
- **Ventilation:** Improvements will include cleaning and air-sealing of all ducts; air-sealing building facades and apartments; cleaning, repair, and replacement of all exhaust grills; and systems upgrades to provide additional airflow in hallways and repair of rooftop exhaust fans. These upgrades will contribute to improved indoor air quality, mold prevention, and reduced air transfer between apartments and hallways.
- **Windows:** All windows will be replaced with new casement windows that help keep conditioned air in units and make spaces more comfortable for residents.
- **Elevators:** Elevators will be fully modernized with new elevator cabs and mechanical equipment.
- **Broadband:** Free broadband Internet will be provided to all apartments. Households will have the opportunity to upgrade their services with a monthly fee.
- **Solar Panels:** Photovoltaic panels will be installed on rooftops to reduce Sack Wern's carbon footprint.



## ENVIRONMENTAL REMEDIATION

If found, environmental health hazards within apartments and buildings, including lead, mold, and asbestos, will be remediated and monitored during construction. Mold prevention will be addressed through the repair of old or damaged plumbing, roofs, and facades. Improved ventilation and weather-tight building envelopes will prevent the future buildup of mold.

Where apartments contain environmental hazards, temporary moves will be required to ensure resident health and safety during the remediation process. All households will have the right to return to their home following the renovation. The PACT partner team has enlisted a team of experts to assist in this process and ensure it is as seamless as possible. The PACT partner team will pay for all associated costs, including packing supplies and movers.



# COMMON AREAS & COMMUNITY SPACES

## 1 Lobbies and Entrances:

- All building entries will be completely renovated, with new expanded windows, doors, vestibules, lighting, security measures, and accessibility upgrades.
- Lobby upgrades will include new porcelain tile flooring and wall finishes.
- Video intercoms and electronic door access controls will be installed at each lobby entrance.

**2 Elevators:** At each building, elevators will be modernized to improve service, provide new elevator cabs, and reduce the amount of elevator outages. The mechanical equipment will be replaced and upgraded as needed to provide safe, reliable service at Sack Wern.

**3 Mail Area:** Large, accessible mail areas will be created in all building lobbies, with new mailboxes with built-in parcel lockers.

**4 Hallways:** All existing corridors will receive new energy-efficient LED light fixtures, new flooring, and cleaned and repaired wall finishes.

**5 Stairwells:** Existing stairs will be repaired and repainted; sections of the stair beyond repair will be fully replaced, as needed.

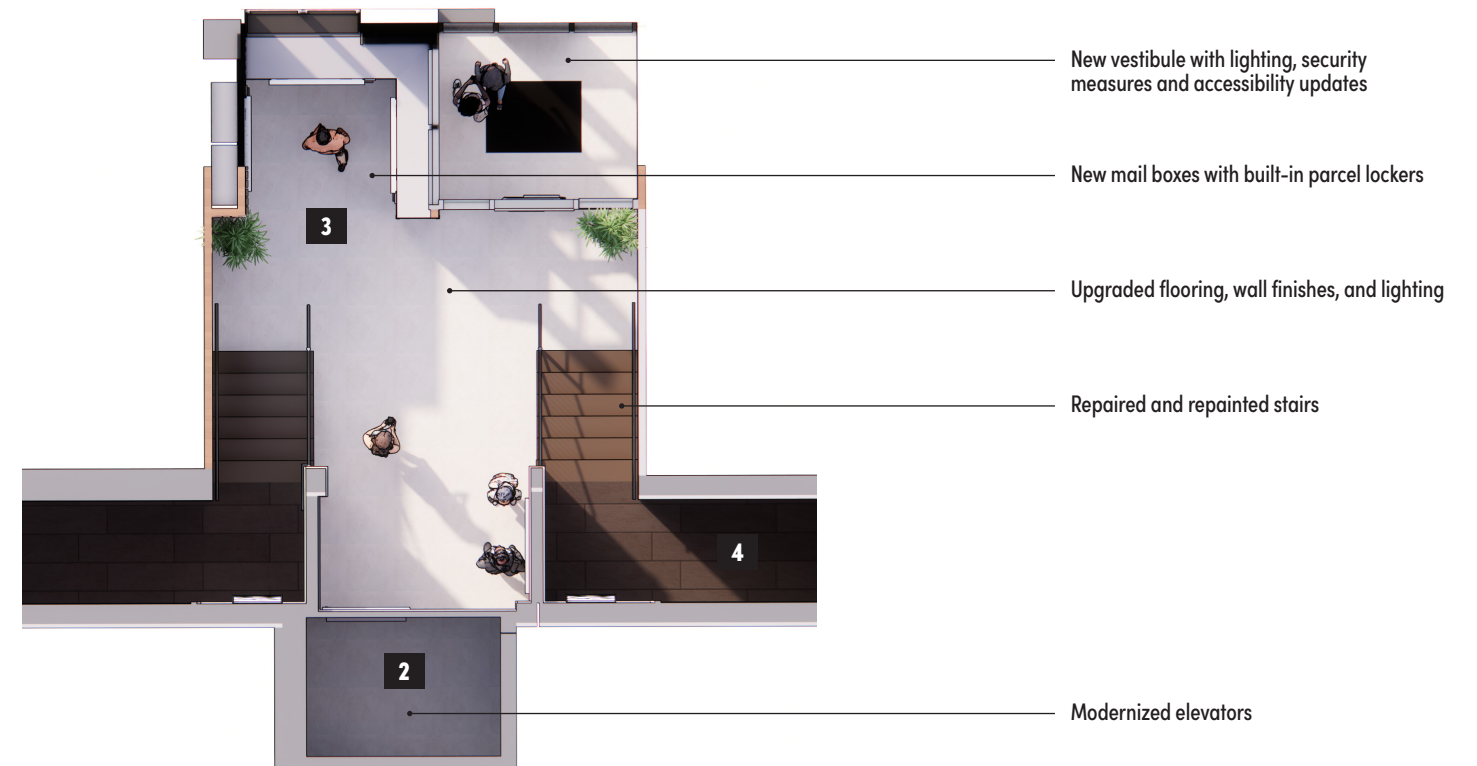
### Other community space improvements will include:

■ **Laundry:** Laundry rooms will be provided in three buildings throughout the site with commercial washers, dryers, folding tables, and seating areas. All laundry rooms will be renovated to ensure they are fully accessible.

■ **Resident Association Office:** The Resident Association space will be upgraded to include meeting space and storage, including a renovated kitchenette with new appliances, countertops, cabinets, and finishes.

■ **Community Rooms:** Upgrades will include new finishes including paint, flooring, lighting, and new windows. Expanded community rooms will exist in three buildings with programming selected by residents. These expanded spaces will be available to everyone living at Sack Wern to enhance the amenity offerings across the campus.

■ **Trash/Recycling Room:** Available basement spaces will be converted into large, accessible, well-ventilated trash and recycling rooms, and access will be controlled by a key fob; also, trash chute openings will be expanded to accommodate a larger pull door.



Conceptual rendering and floor plan of typical building lobby



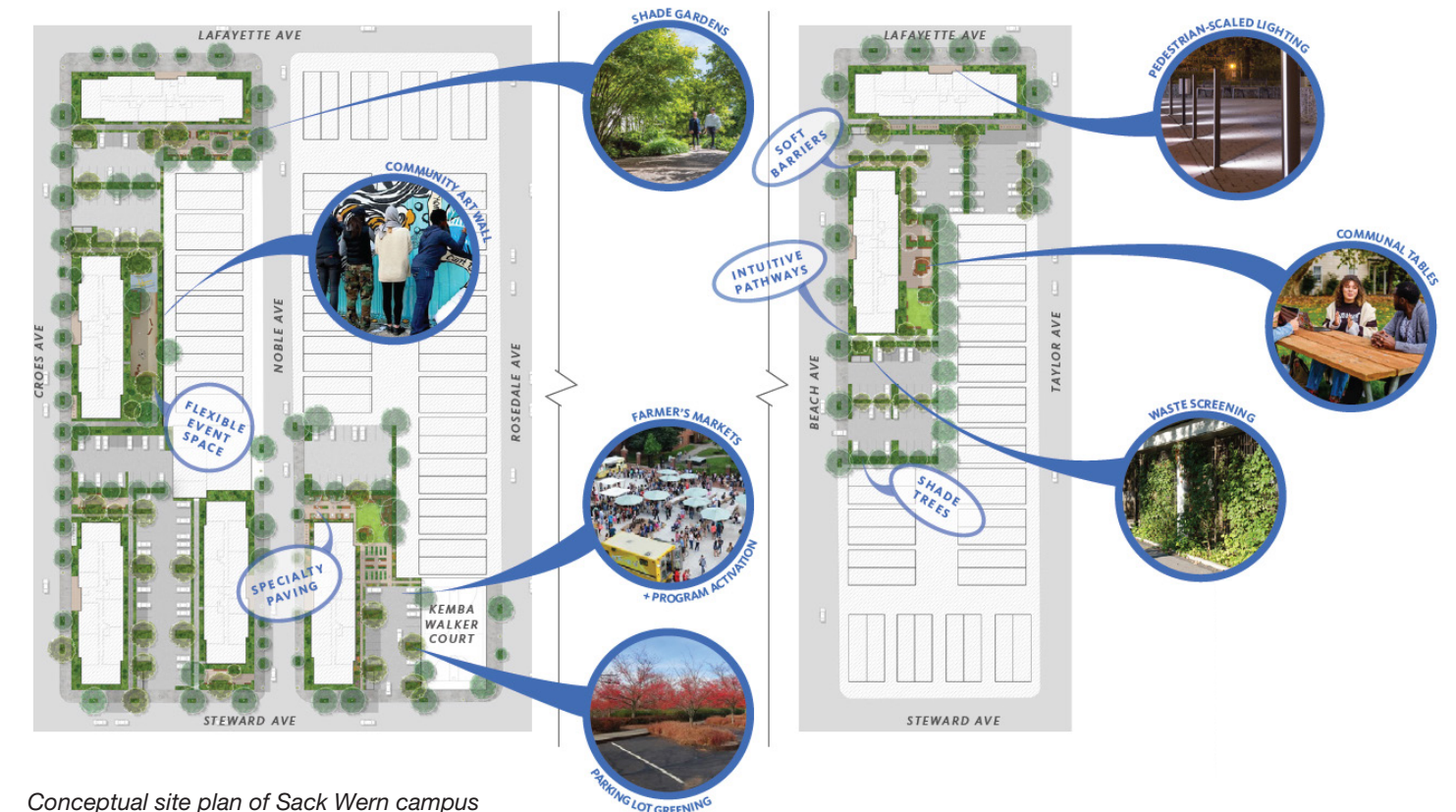
# SITES & GROUNDS

- 1 **Pathways:** Walking paths will be repaved or created.
- 2 **Landscaping:** New native plantings will be installed across the campus and along public streets, including shade trees, evergreen trees, small flowering trees, and grass.
- 3 **Fencing:** Fences will be lowered or removed to allow access to landscaped areas.
- 4 **Seating areas:** New seating areas with benches will be created outside of buildings.

## Other public space improvements will include:

- **Courts:** The basketball court will be upgraded.
- **Playgrounds:** Existing play areas will be renovated, and new play areas will be provided for the Sack Wern community.
- **Accessible Ramps & Stairs:** New ramps, stairs, pathways, and grading across the site will provide greater accessibility for residents with mobility challenges.
- **Parking:** Existing parking lots will be repaved and restriped.
- **Signage:** Large building numbers and clear signage will improve the experience of navigating the campus and buildings.
- **Wayfinding:** Campus maps will be located at key points throughout the site to help direct visitors and deliveries.
- **Safety & Security:** Security personnel will patrol and monitor CCTV locations at every building interior and exterior and throughout the grounds.
- **Lighting:** New lighting located throughout the campus will provide improved security and safety.

Sack Wern West



Conceptual site plan of Sack Wern campus



Conceptual rendering of community garden at the corner of Seward Avenue and Noble Avenue



# PROPERTY MANAGEMENT & SECURITY

Property management will be enhanced by Clinton Management, which will be responsible for all aspects of the property's maintenance and operations. Clinton Management understands the PACT program and manages other PACT sites. Prior to the transition, NYCHA and Clinton Management distributed welcome packets with details on new management procedures, such as making rental payments or reporting maintenance and repair issues.

The staffing plan includes approximately 20 personnel who will be on-site and responsible for management, maintenance, and security.

## OFFICE LOCATION

The management office will be redesigned and continue to be located at 1710 Lafayette Avenue.

## STAFF

Staff working out of the management office will include:

- **1 Leasing and Compliance Staff**
- **2 Case Managers**
- **1 Security Director**

## CONTACT INFORMATION

Please contact us with any questions or concerns at the Sack Wern hotlines below:

- Website: [www.sackwernpact.com](http://www.sackwernpact.com)
- Email: [info@sackwernpact.com](mailto:info@sackwernpact.com)
- Voicemail: (347) 287-3000

## MAINTENANCE

The property maintenance plan takes the scattered nature of Sack Wern into consideration and ensures that the campus will have a dedicated superintendent, handymen, and porters.

Total maintenance staff includes:

- **2 Superintendents:** Oversee maintenance teams and general apartment repairs.
- **13 Porters/Handymen:** Provide general apartment repairs and upkeep, clean common areas and grounds, and handle trash removal.

## SECURITY

The security plan revolves around three key components:

### Security Cameras:

- A comprehensive system of security cameras will be installed throughout the site and within each building, including in hallways, stairways, and elevators.
- Cameras will be monitored by the security team 24/7.

### Building Access:

- New doors at all building lobbies will have modern intercoms and key fob systems, limiting access to authorized residents and their guests only.

**Security Team:** Staff dedicated to security at the site will include:

- **1 Director of Security:** Supervises all security operations at the property; works with residents to resolve disputes.
- **Security Guards:** Patrol the Sack Wern campus to ensure residents are safe.

## WASTE MANAGEMENT

Large, accessible, and well-ventilated waste and recycling rooms will be installed in the cellar. These rooms will be equipped with new waste and recycling bins for residents to dispose of household trash. Access will be controlled by a key fob. In addition, all existing trash chute openings will be upgraded to accommodate standard household trash bags.

There will be a sanitation team responsible for site cleanup, curbside collection, and transportation of trash to the designated waste yard within the development, which will be redesigned with new equipment. Curbside collection will take place once in the morning and once in the afternoon. The New York City Department of Sanitation (DSNY) currently provides curbside trash pick-up three days a week and will continue to provide these services moving forward. The PACT partner team will provide a new outdoor trash compactor where the waste will be collected and held in containers between pick-ups. The team will also be responsible for maintaining the waste yard.

Residents will be provided with a Waste Management Guide that will identify the nearest waste drop points for trash, metal/glass/plastic, cardboard and paper, bulk items, organics (when collection begins in the Bronx in 2024), e-waste, and textiles. In addition to these waste management efforts, which will help reduce pests, third-party exterminating services will be provided regularly.



# SOCIAL SERVICES & COMMUNITY SUPPORT

The Sack Wern PACT partners plan to work with BronxWorks, a local non-profit organization, to provide robust social services on-site. BronxWorks has developed a Social Services Plan based on the feedback received from the Resident Needs Survey.

Initial social service programs will be focused on Food Access & Nutrition, Health & Wellness, Financial & Career Empowerment, Mental Health, and Senior Services. As needs shift over time, programmatic offerings can shift to include youth services, such as tutoring, computer access, or referrals to off-site childcare programs, afterschool programs, and summer youth employment opportunities. Senior services will take place in the on-site community rooms, open space areas at Sack Wern, or the BronxWorks Older Adult Center located a short distance away. BronxWorks' financial literacy workshops will be facilitated as pop-up sessions throughout the year. For physical health, BronxWorks will provide workshops on topics such as SNAP-Ed, diabetes prevention, nutrition, and related topics. For mental health, BronxWorks has ongoing linkages with a host of counseling, education, family support, and other mental health services for which they will provide referrals. BronxWorks will also provide housing retention services, during which they will help residents with annual recertifications, mediation of any possible landlord-resident disputes, and more.

- **Case Management:** BronxWorks will provide daily on-site case management services to Sack Wern residents, such as assistance with administrative processes and obtaining public benefits, connecting with material assistance (e.g. food, clothing), and any identified needs not listed above.
- **Economic Empowerment:** Residents will have the opportunity to enroll in a free credit building program provided by Esusu Financial, which uses on-time rental payments to establish and build credit scores. On-site programming will also promote training in financial literacy and wealth building.
- **Additional Programming:** The PACT partners will work closely with resident leaders to bring more services on-site as construction nears completion. Plans for these programs include job training and workforce development, wellness and behavioral health, and more.
- **Locations and Hours:** Programs will be offered in renovated, fully accessible community spaces within the Sack Wern campus (1710 Lafayette Avenue, 715 Noble Avenue, and 740 Beach Avenue). A variety of programs will be available Monday through Friday from 9 am to 5 pm. BronxWorks will provide the program schedule for specific days and times. There will also be staff on hand at a dedicated BronxWorks office at 1710 Lafayette Avenue, and BronxWorks will participate in community meetings and activities.






PS107 Career Day with Sack Wern TA and PACT partners, April 2023



Design charette, April 2023



# CONTACT US!

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