

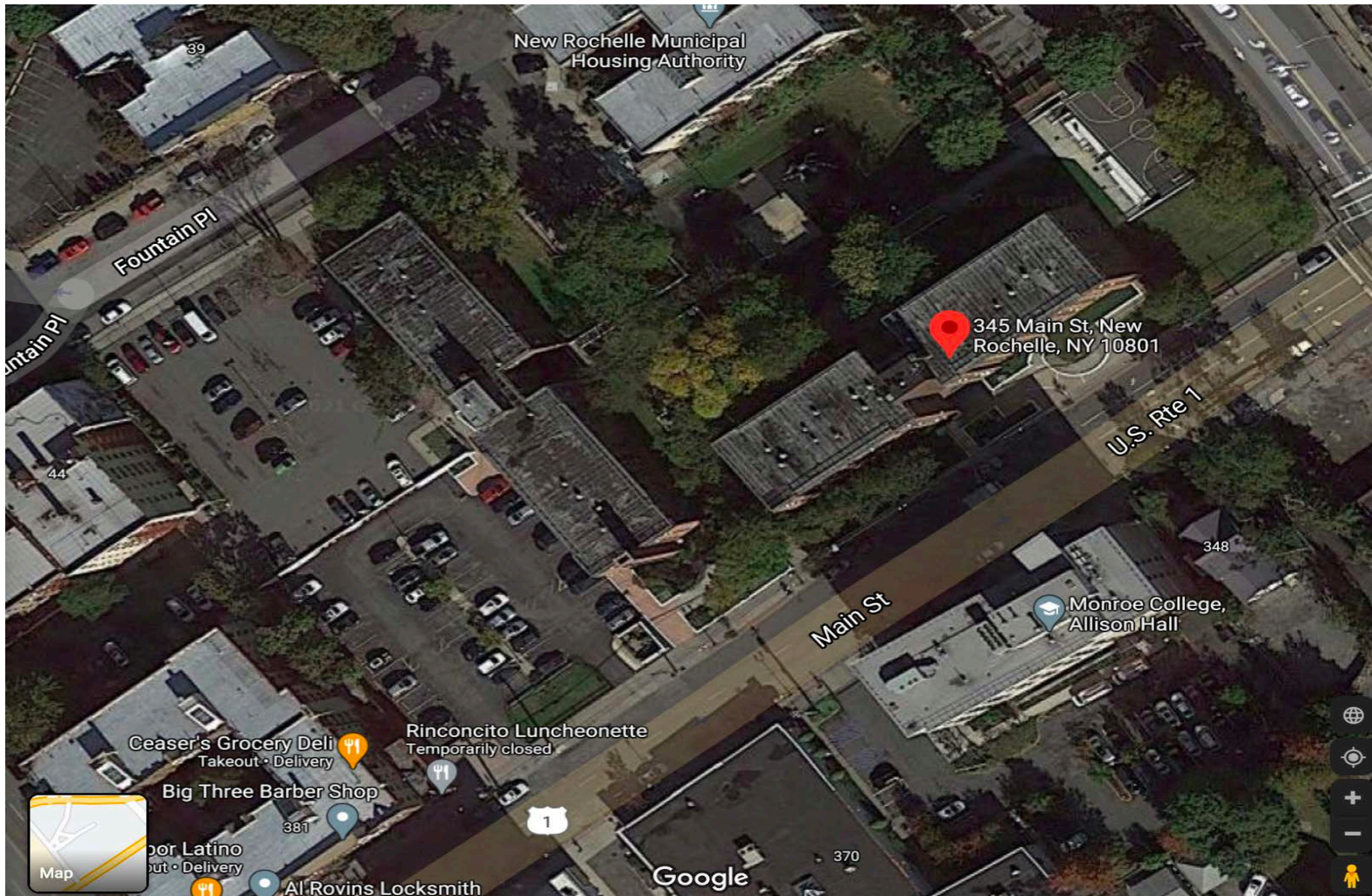
Welcome to



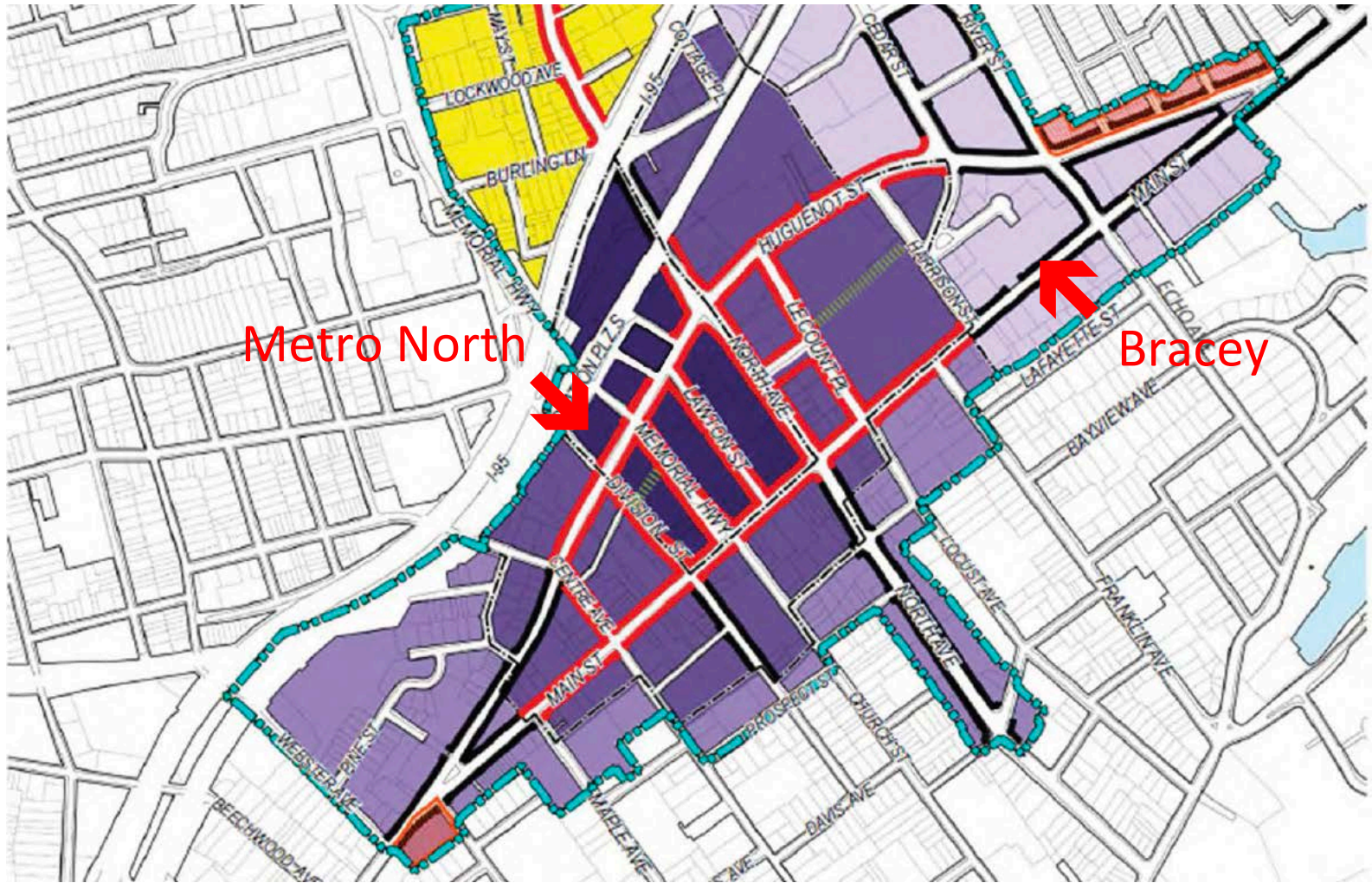
Built in 1964

3.05 acres

100 units: 24 1-BR, 18 2-BR, 26 3-BR, 26 4-BR, 6 5-BR

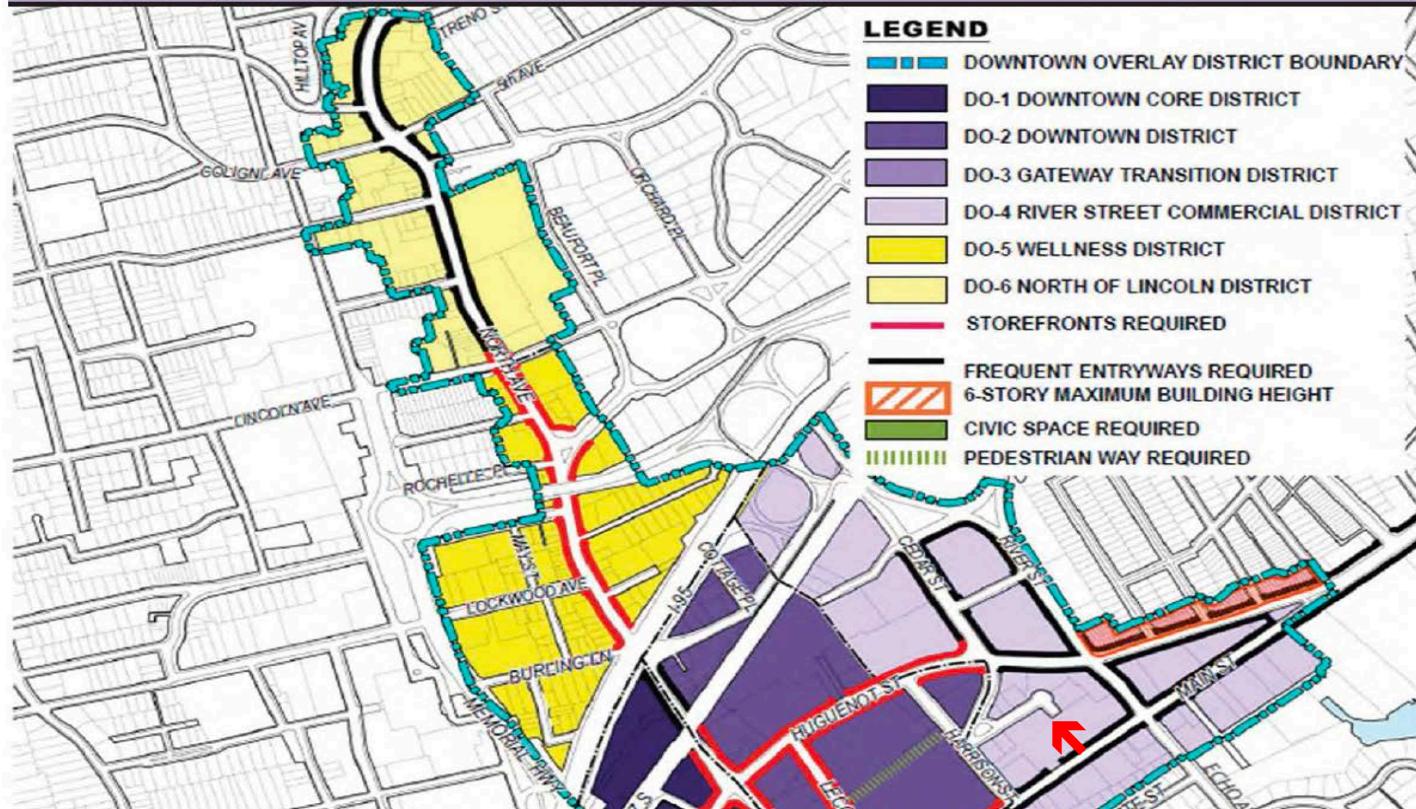


345 – 361 Main Street, New Rochelle, NY 10801
3.05 acres
2020 New Rochelle Tax Data/Full Market Value: \$8,119,658



Located close to downtown, 0.7 miles from Metro North train station

175.08G DOWNTOWN OVERLAY ZONES DISTRICT MAP



Zoning: Downtown Overlay Zone 4 (DO-4)

Allows for 8 stories/85 ft. height, an additional 4 stories/125 ft. with bonus

The City of New Rochelle recently amended zoning to allow for an additional 200 residential units in DO-4.

Goal

Redevelop Bracey Houses to meet needs of current residents and other low-income New Rochelle residents (increase housing, health center, community event space, small business incubator, commercial space, a low-income limited-equity cooperative) and to leverage the high value of this site to amass funds for additional low-income housing (developer fee, commercial leases, possibly including some middle-income or market units if that could yield funds to create more truly low-income housing in the city).

The Work

Last year, the Community Economic Development Clinic, Lincoln Square Legal Services prepared:

“Bracey Houses Redevelopment Options: A Report to the New Rochelle Municipal Housing Authority.”

The Harvard Graduate School of Design student project:

“Bracing Peter Bracey, Community Development Through Housing Design.”

The Work

These two reports lay the groundwork for continued exploration of different development options.

Thank You!

