

# REAL ESTATE WEEKLY

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## Construction & DESIGN

SECTION B



### Community Campus

Construction kicks off for 172,000 s/f school/neighborhood center (left) on Jerome Avenue in New York's most northern borough.

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## *Jerome Avenue project begins*



Celebrating the culmination of two decades of unstinting commitment to the rehabilitation of the Mt. Eden neighborhood of the Bronx, the Settlement Housing Fund and New Settlement Apartments, joined with the New York City School Construction Authority, the Department of Education and New York Lt. Governor Richard Ravitch to begin construction of the New Settlement Community Campus, a new pre-K – 12th grade public school with a community center, complete with an extraordinary indoor swimming facility.

To be completed in 2012, the four-story, 172,000 s/f school and center, located at 1501 Jerome Avenue be-

tween West 172nd Street and Goble Place, represents new construction on a street dominated by auto body shops and used car lots.

It is expected to be hailed as an architectural icon in a section of the city that was devastated by property abandonment and arson in the late 1970s.

The project was co-developed by Settlement Housing Fund and the New York City School Construction Authority. Total development cost for the school, pool and center is approximately \$83 million. New Settlement Apartments will operate the community center, its swimming pool, and its array of family and youth

programs. The Department of Education will own the school, which will offers pre-K through high school grades at a single location. New Settlement Apartments will provide facilities management for both the school and the community center.

The public school is funded by the New York City School Construction Authority. The Community Center with pool is funded by Settlement Housing Fund Board of Directors, Federal, New York City and State governments, LISC/NEF, and philanthropic contributions. A loan from FJC, a foundation of philanthropic funds, allows construction to take place while Settlement Housing Fund seeks other philanthropic support.

Carol Lamberg, CEO of the Settlement Housing Fund, said, "Overarching its significant value as a new school, swimming facility and community center in an under-served neighborhood, the New Settlement Community Campus symbolizes the unified hard work of neighborhood residents."