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## **DRAFT**

### **Taskforce on the Development of the Site Located between East 125<sup>th</sup> Street and East 127<sup>th</sup> Street, from Second to Third Avenues Elements of Consensus – April 20, 2006**

#### **Local Ownership**

- Local developer could be included to represent the interests of the community and keep the wealth produced through this project within the community
- As designated developer never won an RFP to build housing (originally a commercial development) housing could be partly or fully developed by a local developer
- Community will assist in the process of selecting and qualifying a potential local developer with the capacity to partner with designated developer
- Community Board 11 will conduct outreach to local developers and identify criteria for their selection, which include:
  - Presence in the community (including an office)
  - Proven track record of previous developments
  - Length of time in community
  - Financial capacity to contribute to the construction or development of site
    - Ability to secure financing through bank or public subsidy
    - Secure letter of interest from financial institution or subsidy source detailing the maximum developer can contribute to project

#### **City Services**

- More city services must be provided by all relevant city agencies to accommodate increased population
  - More police, sanitation, and possibly reopen East 125<sup>th</sup> Street firehouse
- Accommodate increased population of children
  - Day care facility
  - K-12 school needed
  - Increase capacity of existing schools in area