

Piano District  
to rise in  
Mott Haven

BY STEVEN GOODSTEIN

The south Bronx is changing, and soon, it will be the location of the new Piano District.

The Piano District, an upcoming project which will be built in Mott Haven, will provide luxury living and world-class dining on the Harlem River's waterfront for its future residents.

The planned two 25-story residential tower complex, which will also include fashion, art as well as ground-floor retail, will be built at two Mott Haven sites, 2401 Third Avenue and 101 Lincoln Avenue.

Both waterfront sites were purchased by the Chetrit Group and Somerset Partners for a combined \$58 million in the past year. According to Somerset Partners, the project's construction will begin sometime in 2016.

Amidst the new project to revamp the neighborhood, many residents of the area have expressed concern with the upcoming complex, stating that this is an example of gentrification in their neighborhood.

These concerns were recently expressed at a Community Action for Safe Apartments hearing, which took place at 851 Grand Concourse on Thursday, November 12.

However, one of the project's leaders, Somerset's founder Keith Rubenstein believes that, with time, local residents will understand the group's commitment to the community and realize their goal of neighborhood preservation.

"We (Somerset) understand that new developments bring new questions," said Rubenstein. "However, we're confident that as the local community hears more about our vision and we hear more from the community, it will

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**PB RESIDENTS NIX THE P.S. 71 ANNEX**

Public hearing attendees blast location as factor

BY ROBERT WIRSING

A proposed P.S. 71 annex raised concerns among the Pelham Bay community at a public hearing last week.

Community Board 10, Community Education Council District 8 and concerned neighbors attended the Thursday, November 12 hearing to discuss the proposed early learning annex with the School Construction Authority.

Only a dozen parents attended the informational meeting.

The city owned site under review for the proposed \$30 million 270-seat facility is a 28,000 square foot lot at the southwest corner of Continental Avenue and Hutchinson River Parkway East, formerly a parking lot for the defunct Pelham Bay General Hospital, and would take three to four years to

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Veterans Honored At Peace Plaza Memorial

The annual Veterans' Day ceremony at Rudy Macina Peace Memorial Plaza included a prayer service to our armed forces veterans and a wreath presentation on Wednesday, November 11 at the 11th hour. Attending the ceremony were John Fraiser Bryan Post 19 American Legion members: (l-r) Edward Deglomini, James Hector, John Pucci, Joshua Adams from Assemblyman Michael Benedetto's office, post commander Cirino Lotta, Robert J. De Silvia and Earl Minard, Jr. More veteran photos on pages 9 and 13.

Photoby Silvio Pacifico

*New Wales Avenue Residence opens in south Bronx*

BY ROBERT WIRSING

A new supportive housing complex in the south Bronx is providing shelter to those who need it the most.

Located at 592 Wales Avenue, the residence designed by Gran Kriegel Associates, Architects + Planners for Volunteers of America-Greater New York and funded in part by the New York

State Office of Mental Health, serves as a supportive housing facility for at-risk of homelessness young adults aging out of foster care and chronically homeless adults with special needs.

Opened in April 2015, Wales Avenue Residence contains 47 efficiency apartments and ten two-bedroom units which can

accommodate 67 individuals who will have on-site access to social services improving their quality of life.

The facility provides residents with lounge areas, a common dining room, teaching kitchen, computer classroom, counseling rooms, administrative offices, a recreation room, laundry facilities and two roof

terraces.

A day-light filled lobby welcomes residents while directing them to their respective wing served by separate elevators.

Each resident group has access to lounge areas with floor-to-ceiling windows and apartments separated by group-specific floors to best provide

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# New Wales Avenue Residence opens in south Bronx

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for the unique needs of each population.

Color aids in creating a vibrant atmosphere at Wales Avenue Residence, whose exterior displays blue glazed bricks, accent tiles and vividly painted resident lounge areas.

This residence's individual spacious apartments contain dark wood floors and cabinets, neutral colored tiles, paint tones with open kitchens and large windows.

This is made possible by the Volunteers of America who furnish each unit and equips its residents with linens, cooking and cleaning supplies.

A landscaped rear yard offers residents a peaceful natural environment to relax and cultivate plant beds for community gardening while the residence's roof terraces provide additional space for socialization.

Founded in 1965, New York City-based full-service architecture and planning firm, Gran Kriegel Associates, specializes in supportive housing, education facilities and public projects.

"Our goals in designing this kind of housing is not only to provide durable, high quality housing, but to also provide residents with the services they need as well as provide a variety of ways they can socialize with each other," said David Kriegel, Gran Kriegel managing principal. "The residents in this building have all of the support they are going to need for independent living and we believe this will be successful project."

Kriegel added, the Queens and Bronx Building Association has nominated the Wales Avenue Residence for the 2015 QBBA Building & Design Award for Residential and



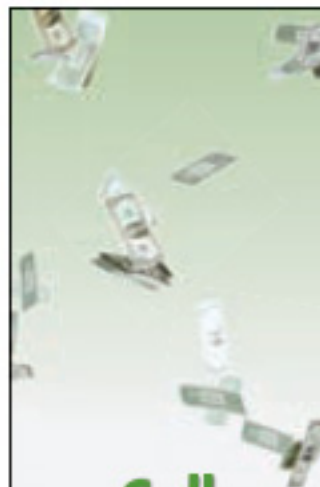
Wales Avenue Residence features a landscaped rear yard offering a relaxing environment for resident groups as well as raised planting beds to accommodate community gardening. Photo by Michael Grimm

the annual QBBA awards ceremony set for Saturday, December 5 from 6 to 11 p.m. at Douglaston Manor.

He said Gran Kriegel

is also collaborating with Comunifit and NYC Department of Housing Preservation and Development on the El Rio Residence, an eight story,

65-unit single studio supportive housing complex for homeless adults and low-income seniors from the community located at 1041 E. 179th Street.



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