

Jan. 14, 2010

3469 Cannon Place, Bronx County

Questions for Urban Pathways and Developer¹

1. **Identification of Parties:** Please identify (by name and address) the principals (officers, directors and those with any beneficial interest in excess of 5%) of both Urban Pathways and its Developers.
2. **Interests:** Please identify the financial, contract or other beneficial interest (contingent or otherwise) that Urban Pathways, the Developer and the principals of them have in 3469 Cannon Place (the "Site"). If by Contract, please specify the nature of the contract (option to purchase or lease, ownership, etc) and, unless subject to a written confidentiality clause, please forward one copy.
3. **Site Location Efforts.** Please set forth in detail the efforts made to locate another site –other than 3469 Cannon Place –prior to initiating these proceedings and identify each other site then receiving serious consideration.
4. **Cost Estimates:** Please state the estimated soft and hard costs for the proposed project and the amount of money that will be sought in public (Federal, State and Municipal) for soft costs and hard costs, including site acquisition and development.
5. **Submissions to Governmental Entities:** If any writing has been submitted to any public agency or authority respecting the project, please provide a copy.
6. **Authorizations:** If the Board of Directors, Trustees or other governing or Committee of Urban Pathways has been asked to grant any authorizations or approvals for the proposed construction that in any way describes the proposed project, its dimensions, occupancy, size, cost, funding or other matter relevant to proposed construction on the Site, please provide a copy.
7. **Proposed Project:** Please attach the proposed plans (in a draft for comprising the essential details for a filing with either or both the NYC Department of Housing Preservation & Development and/or the NYC Department of Buildings. If no such plans currently exist, please set forth with specificity:

¹ All documents submitted in response to these requests that are designated and reasonably believed to be Confidential shall be treated as such and not disclosed to other than the Members of the Land Use Committee of Community Board 8.

- a.** The dimensions of the proposed construction, including height, elevation, zoning calculations, number of units (stating their breakdown in numbers of bedrooms), room sizes, number of parking spaces and all other relevant details that would be included in preliminary plans and if any drawings have been prepared reflecting any of the foregoing please provide a copy;
- b.** Please set forth in the greatest possible detail the present estimate of the occupancy-population breakdown of the proposed project, (e.g., number of units devoted to supportive or for affordable housing, whether housing for the homeless is contemplated and to what degree; whether any segment of the occupancy is projected to have or have had mental or addiction concerns, etc) and whether any segment of such occupancy is contemplated to be transient (and, if so, please describe).. Additionally , please state whether any security and/or medical capacities or facilities are intended to be included and whether the person or persons involved will be around the clock or on what shifts.
- c.** If it is proposed to construct the project on top of the existing rock, please state the resultant elevation from the highest point in the rock and any platform or other base to the top of uppermost point of the proposed building, stating as well how such elevation compares with the comparable elevation if measured from the bed of the street at (i) Ft Independence Avenue and (ii) Cannon Place. If there exist any drawing reflecting such information, please provide a copy.
- d.** Please advise whether and, if so, where off-street parking and the number of spots to be provided (attended or unattended).
- e.** Whether consideration has been given to the construction of the project in a form that would include a lesser number than the 92 units stated to date and, if so, state what numbers have been considered and the consideration received. State the minimum number of units that will, in your current estimation, be required to make the project financially sustainable and whether any studies have been conducted in that regard (if so, please attach).
- f.** The proposed occupancy breakdown (number of units intended for affordable housing, supportive housing, transient housing for addicted, mentally challenged or otherwise challenged persons, homeless persons, etc); and

- g.** All details that in the view of Urban Pathways and/or the Developer that enter into considering the public purposes to be served by the project .²

² It has been stated that no details can be provided in response to items 4 and 7 until full Community input and approval has been received. The Land Use Committee of Community Board 8 is not able to or prepared to address vague and at best an ill defined proposed project the terms of which have seemingly changed over the course of the several meetings that have been held concerning this matter. If Urban Pathways and//or its Developer maintain that the project is in a state of flux and thus the requested details cannot be provided, the matter may be deferred until such time as definitive written information can be provided, without prejudice to modification that does materially increase either the bulk, configuration, or occupancy of the proposed construction.

It should also be noted that, while the Land Use Committee has urged Community input and participation in the planning for the project, neither the Land Use Committee nor Community Board are in any way bound by any actions or views other than those duly taken by the Land Use Committee and the Community Board as a whole).