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# EASTCHESTER GARDENS COMMUNITY PLAN

MARCH 2025

**PLANNING  
FOR PACT**







## ABOUT PACT

The New York City Housing Authority (NYCHA) has included Eastchester Gardens in the Permanent Affordability Commitment Together (PACT) Program to provide the community with much-needed building and apartment improvements and enhanced property management, public safety, and social services. PACT represents a significant opportunity to improve the quality of life for Eastchester Gardens residents, while keeping rents permanently affordable and preserving tenant protections.

## ABOUT THIS PLAN

NYCHA and the selected PACT partner team - MDG Design + Construction, Infinite Horizons, and Wavecrest Management - have worked closely with the residents of Eastchester Gardens to understand its 74-year history. Together, they have envisioned a future that honors this legacy by building on the community's strengths, addressing challenges, and creating a plan that reflects and fulfills residents' hopes and aspirations for the future of their homes. Residents have been empowered to actively make decisions to shape the future of their homes and community.

## PROJECT SUMMARY

Established in 1950, Eastchester Gardens is one of the oldest public housing developments in New York City and the second oldest public housing development in the Bronx. Eastchester Gardens is home to over 1,850 residents living in 10 residential buildings, with a senior center and community center.

The Eastchester Gardens Community Plan reflects the culmination of months of resident-wide meetings, resident surveying, apartment and building inspections, community events, design committee meetings, landscape committee meetings, social services committee meetings, youth committee meetings, and other activities geared towards developing a revitalization plan for Eastchester Gardens in partnership with residents.

### Apartments & Buildings

Renovations will deliver improvements to all aspects of the Eastchester Gardens campus. Apartments will be upgraded with new kitchens, bathrooms, windows, flooring, appliances, hydronic radiators, and in-window AC units, while addressing environmental hazards and providing free Wi-Fi. Building improvements will include façade and structural repairs, modernized mechanical systems, enhanced security, new entryways, and lobby upgrades. Outdoor spaces will feature new landscaping, amenities and playgrounds. Construction will be overseen by MDG Design + Construction, the general contractor.

### Property Management & Security

Upon conversion into the PACT Program, Wavecrest Management will be the property manager for Eastchester Gardens. The new management team will oversee all property maintenance and operations. The team will handle resident inquiries, perform maintenance tasks, and manage security measures. Prior to conversion, the PACT partner hosted a community meeting to share details on new procedures, including submitting repair requests, rent payments, and reporting issues. The management office will be located at 1130 Burke Avenue, Bronx, NY 10469.

### Social Services

Eastchester Gardens residents will continue to receive services at the Eastchester Gardens Community Center and Senior Center, which are operated by Neighborhood Initiatives Development Corp. (NIDC) and Regional Aid for Interim Needs (R.A.I.N.), respectively. Additionally, residents will now also have access to wraparound services, and supportive programming tailored to the needs of Eastchester Gardens residents through a new partnership with BronxWorks. BronxWorks will operate out of a newly constructed social services and resident programming office at 1216 Burke Avenue.

### Project Timeline

In spring 2025, the PACT partner will assume management responsibilities and begin renovations. The construction, led by MDG Design + Construction, is expected to conclude by the end of 2028. MDG's team will work in tandem with Housing Opportunities Unlimited, who will serve as the on-site relocation coordinator throughout this project to ensure residents are informed and supported during the construction process. Work in each apartment is expected to take 10-12 weeks, during which time residents will temporarily relocate to a vacant unit on the campus.

The materials, finishes, and plans outlined in this Community Plan reflect the current Eastchester Gardens revitalization plan based on available information. However, adjustments may be necessary due to unforeseen factors such as supply chain disruptions. Any changes will be communicated with resident leadership to ensure continued collaboration and alignment with our shared vision for the future of Eastchester Gardens. Additionally, there will be regular construction updates as well as building-specific updates throughout the process.



Resident Design Committee reviews design options, April 2024.



Resident Design Committee reviews design options, April 2024.

## EASTCHESTER DAYS: A COMMUNITY WITH A HISTORIC LEGACY

Eastchester Gardens was built in the late 1940s as part of a wave of federally funded housing initiatives aimed at providing safe, modern, and affordable homes for working-class families in response to the post-World War II housing shortage. The 15-acre campus was completed on June 1, 1950, featuring a “tower in the park” design with ten cruciform brick towers carefully arranged to maximize light, air, and open space. The development’s mature trees, winding walkways, playgrounds, and green spaces reflect intentional design efforts to create a vibrant residential community. Demand for housing was immense: when applications opened, NYCHA received over 39,500 submissions. Over its history, Eastchester Gardens has provided thousands of families with stable housing, serving as an anchor for generations of residents. Many current residents have lived at Eastchester Gardens for decades, with some families calling it home since the 1950s.

As one of New York City’s earliest public housing complexes, Eastchester Gardens played a critical role in shaping the city’s approach to public housing, offering residents high-quality living conditions at a time when overcrowded and substandard tenements were common.

Due to its architectural and historical significance, Eastchester Gardens is being listed on the National Register of Historic Places, recognizing both its design legacy and its lasting impact on public housing policy. This designation will also allow the development to receive federal historic tax credits, which will help fund the comprehensive repairs coming to the campus—to ensure that Eastchester Gardens can provide safe, affordable housing for families for decades to come.





*View of Eastchester Gardens, October 23, 1967*

## RESIDENT COMMITTEES

Direct collaboration with the Eastchester Gardens Residents Association and the wider resident body has been central to developing this plan. The result of this partnership, where residents actively participate in decisions about the future of their homes and community, is a robust transformation plan that reflects residents' priorities and aspirations. Resident committees have played a key role in this approach.

At Eastchester Gardens, the following committees were implemented:



### **Design Committee**

Selected apartment finishes to create modern, functional interiors.



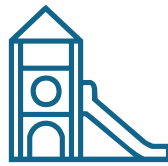
### **Social Services Committee**

Analyzed survey results to shape impactful programming.



### **Landscaping Committee**

Guided decisions on outdoor spaces, including building entrances, amenities, and green spaces.



### **Youth Committee**

Contributed to playground designs and youth-focused programming.





Town Hall Meeting,  
Fall 2023



Town Hall Meeting,  
Winter 2025

The Eastchester Gardens Community Plan reflects key resident priorities, including:



### Safety & Security

The campus will benefit from a comprehensive security plan including secure access-controlled lobbies with phone and video intercom systems, expanded monitored camera coverage throughout the campus and in buildings, and new LED lighting. The security plan will also include the introduction of on-site security personnel.

### Responsive Property Management

Property management will be responsive to resident needs, ensuring timely completion of repairs through on-site staff and live-in superintendents. By addressing maintenance issues proactively and enforcing house rules, management will work to uphold and improve residents' quality of life, fostering a safe and well-maintained Eastchester Gardens community.



### Reliable Heating & Cooling

To enhance residents' thermal comfort, new hydronic radiators will be installed in all apartments, supported by a completely upgraded heating distribution system. For cooling, every household will receive in-window air conditioning units, integrated into sleeves designed to fit the new casement windows.

### Leak Prevention

Existing plumbing is in very poor condition and results in frequent leaks across the campus. To resolve these issues, all sanitary and domestic water piping will be completely replaced with new plumbing infrastructure. Additionally, water leak detection devices will be installed to enhance monitoring and early detection.



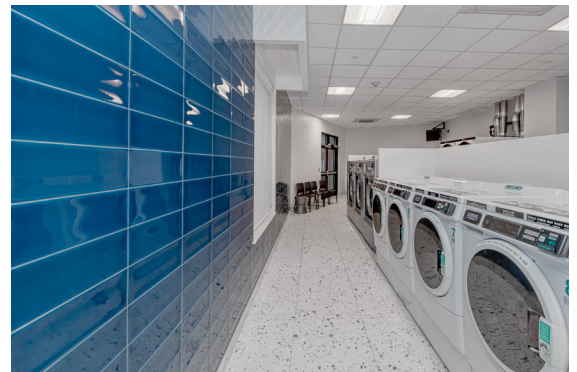


## Redesigned Open Spaces

The campus grounds will be transformed with upgraded playgrounds, a dedicated outdoor senior relaxation and recreation area, a revitalized central lawn with a new center tree designed to host community celebrations, reimagined building entrances, custom campus banners, and a new dog park.

## Resident Amenity Spaces

Renovations of existing and under-utilized indoor community spaces will provide residents with enhanced and modern amenities. This includes a redesigned resident association office, a new on-site laundry room with modern equipment, and a new social services and resident programming office.



## Social Services

Social Services will be expanded through the introduction of an on-site social service provider, BronxWorks, that will offer individual case management and group programming addressing identified community needs, including senior care, youth activities, and employment training. Residents will also be connected with appropriate services offered by existing on-site providers and local organizations.

## Apartment Interiors

Apartments will be transformed with new kitchens and bathrooms with modern cabinets and vanities, flooring, kitchen backsplashes, quartz countertops, energy efficient appliances, and new plumbing fixtures. Plumbing and other upgrades will address current and prevent future leaks. Apartments will be fully painted, and overhead lights will be provided.



All apartments will undergo a comprehensive renovation, providing residents with a complete aesthetic transformation while also ensuring a safer living environment with the abatement of environmental hazards and by addressing underlying conditions such as leaking pipes and pests through comprehensive renovations. Additionally, units designated for accessibility will be fully upgraded to comply with the Americans with Disabilities Act (ADA). All finishes, fixtures, and appliances meet NYCHA PACT Program requirements to ensure healthy materials and energy efficiency.



#### TAKE A VIRTUAL TOUR

Scan the QR code to the left using your mobile device to take a virtual tour of a renovated model unit!

- 1 Lighting**
  - Energy-efficient LED lighting with additional overhead light fixtures
- 2 Flooring**
  - New non-toxic, PVC-free flooring with a wood aesthetic and new wooden baseboards
- 3 Paint**
  - New VOC-free paint on walls, doors, and ceilings
- 4 Windows**
  - New energy-efficient, historically accurate, custom casement windows



1



4



3



2

- 1 Appliances**
  - Stainless steel, EnergyStar-certified appliances
  - Top freezer refrigerator
  - Gas stove
  - Range hood
- 2 Fixtures**
  - Chrome single handle high arc faucet
  - Stainless steel double bowl undermount sink
- 3 Countertops**
  - Durable, water-resistant quartz countertops
- 4 Backsplash**
  - White herringbone ceramic tile
- 5 Cabinets**
  - Durable, smokey gray-stained solid wood cabinets with chrome square pull hardware
- 6 Laundry**
  - Laundry connection box. All current Eastchester Gardens residents will receive a gift of a washer dryer combo
- 7 Walls**
  - New chase walls, VOC free paint, moisture resistant drywall, and kitchen soffit





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- 1 Fixtures**
  - Floor-mounted ADA height toilet
  - Chrome faucet with pop-up drain
  - Chrome single-handle tub and shower trim
- 2 Tub & Shower**
  - New bathtub with new surround tiling
  - Grab bars will be installed upon request for any household and will be included in all ADA-compliant units
  - Stainless steel shower arm, diverter tub spout, and drain trim
- 3 Vanity**
  - New solid wood vanity with integrated marble sink
- 4 Flooring**
  - White matte porcelain tile with marble saddle
- 5 Walls**
  - New soffit enclosure for newly replaced pipes, new moisture resistant drywall, and VOC-free paint
- 6 Lighting**
  - LED vanity lighting
- 7 Accessories**
  - Toilet paper holder
  - Mirrored medicine cabinet
  - Retractable clothesline
  - Polished chrome soap and toothbrush holders

Other apartment renovations will include:

- Doors**
  - All doors will receive new lock sets and be painted
- Fire Safety**
  - All apartments will receive new hardwired carbon monoxide and smoke detectors, as well as gas detectors in kitchens







5

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Building systems will be significantly upgraded to improve comfort, safety, and functionality across the campus. These improvements will ensure a modern, efficient, and long-lasting infrastructure for Eastchester Gardens.

- 1 Building Envelope**
  - Façade repairs will include color-matched brick and mortar
  - All windows will be replaced with new energy efficient casement windows, designed to align with Eastchester Gardens' original historical window style
- 2 Electrical**
  - New electrical panels will be installed in apartments with GFCI outlets in kitchens and bathrooms
- 3 Domestic Hot Water & Plumbing**
  - NYCHA will complete a new energy-efficient geothermal heating system to provide domestic hot water
  - Full water, sanitary, and gas pipe replacement will address existing issues and prevent future leaks
- 4 Heating & Cooling**
  - NYCHA's recently completed steam boiler plant will be upgraded with a new efficient hydronic heating system and distribution network including temperature control measures; all existing radiators will be replaced with hydronic radiators
  - Cooling for all households will be provided through new in-window air conditioning units; each household will receive one air conditioner per living area and bedroom
- 5 Elevators**
  - Elevators will undergo modernization to ensure reliability
- 6 Ventilation**
  - Corridor ventilation will be improved, and first floor interior bathrooms will receive ventilation improvements
- 7 Security**
  - New security infrastructure will include secure lobby doors, key fob access control for building entries, video and phone intercom systems, comprehensive camera coverage throughout the buildings, and upgraded LED lighting to improve visibility and safety

Other building renovations will include:

- Wi-fi**
- Broadband infrastructure will be added to provide Wi-Fi free of charge to all residents
- Stairs**
- All staircases, including treads, risers and railings will be replaced



## Environmental Remediation

The PACT partner team conducted extensive testing at Eastchester Gardens for environmental hazards such as lead-based paint, asbestos-containing materials (ACM), mold, and radon. During construction, lead-based paint will be fully abated, making all buildings Lead-Free. In addition, any mold will be removed, and the underlying causes of leaks will be repaired; ACM will also be remediated. These hazards will be addressed to ensure the health and well-being of residents for decades to come.

Lobbies and common areas will be thoughtfully redesigned to create welcoming, vibrant, and secure spaces for residents and guests.

- 1 Building Lobbies & Entrances**

  - New secure entry doors with heavy-duty magnets and key fob access control
  - Enhanced phone intercom system with video functionality
  - Updated energy-efficient LED lighting for both interiors and exteriors
  - New wall finishes, featuring wallpaper, artwork, and fresh paint
  - Restoration of the historic terrazzo flooring
  - Installation of new ADA mailboxes and parcel boxes
  - New drop ceiling with recessed lighting
- 2 Hallways**

  - All hallways will receive new energy-efficient LED light fixtures, new flooring, new trash chutes, and fresh paint for improved design
- 3 Laundry**

  - A new centralized laundry room will be introduced at Building 3 (1216 Burke Avenue), providing residents with a modern, convenient, and accessible space for their laundry needs
- 4 Resident Association Office & Design Center**

  - In spring 2024, the existing Resident Association office was redesigned and upgraded into a modern, multifunctional space. This improved facility provides a dedicated area for the Resident Association to host community events, hold meetings, and foster engagement. Additionally, it serves as a hub for resident committees, empowering residents to actively participate in decision-making and shaping the implementation of the PACT program at Eastchester Gardens

Other improvements to common areas will include:

- Social Services Office Center**

  - A new dedicated social services office will be created in Building 3 (1216 Burke Avenue), providing a centralized and accessible space to support residents' needs and ensure effective service delivery. The new on-site social services provider, BronxWorks, will operate out of this space
- Community Center**

  - The community center will receive key upgrades, including modern HVAC systems, new plumbing, energy-efficient LED lighting, electrical improvements, and minor aesthetic improvements
- Senior Center**

  - The senior center will benefit from a new HVAC system, new plumbing, electrical upgrades, and a new redesigned outdoor space



The redesign of Eastchester Gardens’ outdoor spaces will create vibrant, welcoming, and functional spaces for residents.

**Redesigned Building Entry Courtyards** • Entry courtyards will be transformed into new inviting spaces with new plantings and walkways that enhance the overall resident experience and create a welcoming sense of arrival

**Playgrounds** • Both existing playgrounds will be redesigned with modern play equipment catering to children of various ages along with new seating and planting

**Dog Park** • A new dog park with benches and a water fountain will provide a safe, off-leash environment for residents and their pets to exercise and socialize

**Senior Center Outdoor Leisure Space** • A dedicated outdoor area will be created for senior residents, offering seating, shaded spaces, and opportunities for socializing and relaxation

**Big Green** • A central green pathway will connect to the center of the “big green,” which will feature seating and a new evergreen community tree

**Lighting, Signage & Campus Banners** • Upgraded LED lighting and the installation of new light poles will illuminate the campus, eliminating dark areas to enhance visibility and promote safety throughout the community.  
• New signage such as wayfinding and building entrance signage will be introduced  
• New banners featuring the community logo and inspirational sayings will be installed on light poles throughout the campus, adding a sense of pride and enhancing the outdoor spaces

**Removal of Exterior Fencing** • The removal of existing exterior fencing inside will open up the campus, replacing the current “institutional” feel with a more welcoming and connected atmosphere; fencing will remain in place around the dog park, the senior center outdoor leisure space, and along the perimeter of the campus

**New Campus Entrances** • Aesthetic enhancements at campus entry points will include the installation of new pavers

**Planting** • New plantings will be introduced throughout the campus, including in front of buildings, around playgrounds, and in the senior center outdoor space, bringing added color and vibrancy to the campus

See the map on the following page for key improvements



- 1 Redesigned Building Entry Courtyards
- 2 Playgrounds
- 3 Dog Park
- 4 Senior Center Outdoor Leisure Space
- 5 Big Green
- 6 Lighting
- 7 Site Signage
- 8 Campus Banners
- 9 New Campus Entrances
- 10 Community Center
- 11 Senior Center
- 12 Residents Association Office
- 13 Property Management Office
- 14 NYC Parks Department Playground

YATES AVENUE





BURKE AVENUE



BOUCK AVENUE

ADEE AVENUE

In 2025, Wavecrest Management will assume responsibility for all aspects of the maintenance and operations at Eastchester Gardens.

The new management team will be established to address resident inquiries, perform maintenance tasks, and manage security measures.

Regular cleaning and extermination services will be a part of the routine. Prior to the transition, the Eastchester Gardens PACT partner will distribute information on new management procedures, including how to make rent payments and report maintenance issues. The team will operate from the existing management office at 1130 Burke Avenue.

## MANAGEMENT OFFICE LOCATION & HOURS

1130 Burke Avenue,  
Bronx, NY 10469

Monday to Friday,  
9AM - 5PM

## STAFF

### Staff working out of the management office will include:

#### 1 General Manager

Oversees the overall operations of Eastchester Gardens, including administrative, financial, and maintenance functions. They ensure all departments work collaboratively to maintain compliance, meet performance goals, and provide an excellent resident experience.

#### 1 Assistant General Manager

Supports the General Manager in overseeing Eastchester Gardens operations, including assisting with staff coordination and resident relations. They play a hands-on role in daily operations, troubleshooting issues, and ensuring smooth communication between departments.

#### 2 Administrative Assistants

Provide clerical and organizational support to the property management team, handling resident inquiries, maintaining records, processing paperwork, and coordinating meetings.

#### 3 Housing Coordinators

Assist in the resolution of tenancy problems, respond to complaints, collect rental payments, and conduct outreach to residents in arrears. Housing coordinators also help residents with their annual and interim recertifications; inform residents of property management rules, regulations, and requirements; and follow up with the general manager on open work tickets.

#### 1 Receptionist

The first point of contact for residents and visitors at the management office, they manage phone calls and in-person visitors, maintain records, and assist with administrative tasks to support campus operations.

### Maintenance staff will include:

#### 2 Superintendents

Responsible for the overall maintenance, safety, and functionality of the buildings and grounds, ensuring all systems and amenities operate efficiently. They oversee the maintenance team, address emergency repairs, and coordinate with contractors as needed.

#### 4 Handymen

Reporting directly to the Superintendents, they are responsible for performing routine maintenance and repairs. Tasks include addressing work orders, resolving minor plumbing, electrical, and carpentry issues, and assisting with upkeep of common areas.

#### 17 Porters

Porters are responsible for maintaining cleanliness and sanitation throughout buildings, ensuring all common areas, hallways, and outdoor spaces are kept in good condition. They perform routine cleaning tasks and remove trash.

#### 2 Garbage Collectors

Responsible for managing waste disposal throughout the development, they ensure timely removal of garbage to the on-site wasteyard. They work closely with porters and maintenance staff to maintain cleanliness and prevent sanitation issues.

## MAINTENANCE

Maintenance and repairs will be managed by on-site staff using a centralized work order system, ensuring all resident requests are addressed promptly. Residents can make requests through the following methods:

**Online:** Online submission via the resident portal website at [wavecrestmanagement.com](http://wavecrestmanagement.com).

**Phone:** By calling property management's 24/7 phone number at 718-692-7178.

**In Person:** By visiting the management team at the office. Appointments are not required.

Confirmation of requests will be automatic, and appointments will be set to suit resident convenience. Satisfaction checks will be completed before closing any work order.

## SECURITY

Security at Eastchester Gardens will be upgraded through new security infrastructure improvements and security personnel. These improvements will improve site safety and residents' quality of life.

### Upgrades to security will include:

- Increased security camera coverage across the campus, including common areas such as hallways and stairwells, as well as outdoor spaces, to enhance comprehensive property visibility.
- Cameras will be monitored

- New entry doors with heavy-duty magnetic locks and key fob systems for secure access
- Modern phone intercom system with video capabilities
- New LED lighting for both interior and exterior spaces
- On-site security personnel during key hours

## RESIDENT RELATIONS

### Open Communication:

An open-door policy will be encouraged between residents and property management where residents feel comfortable discussing concerns, suggestions, or complaints.

### Resident-Management Partnership:

Resident Association and property management leadership will be in frequent and close contact to resolve urgent concerns and larger community issues.

## WASTE & PEST MANAGEMENT

Waste management will prioritize environmental sustainability and cleanliness, and include:

- Daily collection of trash, organic waste, and recycling collection from buildings
- Secured bins for trash, organic waste, and recycling outside each building
- Screened, redesigned wasteyard with new equipment
- Enlarged trash chute doors and new interior compactors

We will enhance recycling services to ensure responsible waste disposal. Regular trash removal will be conducted to keep properties clean and prevent buildup. Pest-proof and secure waste containment systems will be implemented to maintain hygiene standards. Regular inspections will guarantee that common areas remain pristine and free of pests, ensuring a comfortable living environment for all residents.

As part of the Eastchester Gardens transformation through the PACT program, new social services and community programs will be brought directly on-site and tailored to meet the diverse needs of residents based on feedback provided through the Social Service Needs Assessment and the Social Service Committee. The PACT partner and BronxWorks have established a plan to address the social needs identified by residents as priorities.

### Case Management

BronxWorks will provide on-site case management services to Eastchester Gardens residents, offering counseling, mental health referrals, benefits enrollment assistance, and material support. Case managers will also help residents navigate and connect them with resources available within BronxWorks and other partner organizations.

### Financial Literacy & Job Readiness

Offering financial education, employment training, and job placement assistance to improve economic stability.

### Healthy Food Access & Nutrition Resources

Helping residents access healthy food options, food pantries, and nutrition education programs.

### Older Adult Services

Providing programs and support services tailored to seniors, promoting engagement and independent living.

### Youth & Family Services

Delivering educational support and programming, and resources for families to foster a safe and thriving environment.

### Healthcare & Mental Health Referrals

Connecting residents with healthcare providers, mental health resources, and wellness initiatives.

### Location & Hours

Programs will be offered in a newly created social services office at Eastchester Gardens (1216 Burke Avenue) and additional spaces on the campus. BronxWorks will provide a detailed program schedule, including specific days and times, as services are rolled out.





## TEMPORARY RELOCATION

Due to the environmental remediation and infrastructure work, all households will be required to temporarily relocate during construction. Temporary moves will be required to ensure resident health and safety during the renovation. Households will move to vacant apartments within the Eastchester Gardens campus for approximately 12 weeks while renovations take place in their home. All households will have the right to return to their home following the renovation.

To ensure a smooth relocation process, the on-site relocation coordinator, Housing Opportunities Unlimited, will assist all residents throughout construction. The team will work closely with each household to plan their temporary move, providing clear notices and consistent updates to keep residents informed about moving timelines. They will also offer support with packing supplies, coordinate moves and storage, and address individual needs to ensure a seamless and stress-free process. The PACT Partner will pay for all associated costs, including packing supplies and movers.



*Rendering of the newly designed and renovated bedrooms.*



*Ribbon cutting ceremony for the new Design Center.*

## CONTACT US

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