

To: Richard Giovanni, Head Architect, Reconstruction NYC
From: Aboubakary Nimaga, Real Estate Developer
Date: June 11th, 2023
Subject: New Homeless Shelter at 409 Canal Pl, NY 10454

The purpose of this memo is to present a plan for a new homeless shelter at 409 Canal Pl, NY In place of the abandoned building. This will bring about a decrease in the number of homeless people living out on the streets from that area to Third Avenue - East 149th Street.

SUMMARY:

This abandoned building and the provided lot have been between Canal Street and East 144th Street with no actual records of any use. I suggest that it is time we place a homeless shelter in the place of the abandoned building. Located near Third Avenue - East 149th Street, it is the perfect place to build a homeless shelter. Through the usage of solar panels and durable materials and not using any natural gasses, we will be able to create energy of our own.

DISCUSSION:

With every coming year, we can see climate change increasing, due to the pollution that comes with us humans and our technology. Newer buildings should be engineered to have the aspects of “green architecture” incorporated into them. If we had people be more aware of the potential architecture would have if they used these components, they would see a significant difference in how we consume and produce energy.



Figure 1. View of the abandoned building and lot from 226 E 144th ST



Figure 2. View of the abandoned building and lot from 440 Canal Pl

This new homeless shelter would be taking the place of this abandoned building and the empty lot connected to it. We can only guess that the building was originally used for residents, but I do not know why and when the building was put out of use. However, we do know that, since then, nothing was done to the property to this day, as shown in the photographs I took of the property above. As seen in Figures 1, and 2, the building alone admittedly is somewhat small, but if we add in the extra space provided by the empty lot, we could fit in some more room. After tearing down the old building, we will be able to build an eco-friendly homeless shelter building with an added medical clinic and soup kitchen. This neighborhood features many great resources, such as the nearby Lincoln Hospital, schools like KIPP NYC College Prep High School and P.S. 018 John Peter Zenger Elementary, delis, and stores like CVS to fill one's everyday needs. In addition to these, there are multiple bus stops and the 149th Street - Grand Concourse train station a few blocks away.

I propose using the space to build a 6-story homeless shelter with 50 apartments in total. For the apartments, I would like to ask if you can provide 24 one-bedroom apartments with one bathroom, 20 three-bedroom apartments with one full bathroom and one-half bathroom, and 6 two-bedroom apartments with one bathroom. The building will also have a soup kitchen, basement, laundry room, and storage units for durable materials. The building's roof can incorporate solar panels or photovoltaic tiles to help generate the power needed for the building. It is beneficial as it is modern because it has low maintenance costs, reduces your energy bill, and can improve home value making the building worth \$15 thousand dollars more than its neighbors at most as said on constellation.com. As to considering water conversation, dual flush model toilets, high-efficiency washing machines, and low-flow faucet aerators will be installed in the building. According to Eartheasy, dual-flush model toilets will use 70% less water, a high-efficiency washer use as little as 30%-50% less water and 50% less energy per load, and low-flow faucet aerators use less than 2.5 gallons per minute.

On the back of the building, there will be three balconies on each floor starting from the third floor and varying from one apartment to the next. This is because people always want their own private outdoor space no matter how much limited space it provides. Another suggestion to help

make the building attractive and eco-friendly would be to add a rooftop garden with plants and vegetables that are easy to maintain. With this feature, expenses for food would be cut down and will keep the building cool.

As for the empty lot, I request making it into an outdoor space for residents. The outdoor space will have seating areas to relax and enjoy. Lamps in the garden can be powered by the energy collected from the solar panels. My goal for creating a shelter for homeless people is to allow the less fortunate to live with a roof over their heads.

Despite making money from donations and fundraising, the shelter will be funded by the state to help pay for all the necessary expenses.

RECOMMENDATION:

My team and I had finished up all the paperwork needed to occupy this plot of land and build the shelter. I would devotedly appreciate your input on this plan, especially in terms of materials and design features. You can reach me at my office number: 1(929) 360 8608 or email me at aboubakary.nimaga1125@gmail.com. This project could have a positive effect on the neighborhood as well as start an eco-friendly change to it and I hope you and I can work together to make this happen.

WORK CITED

<https://learn.eartheasy.com/guides/45-ways-to-conserve-water-in-the-home-and-yard/>

<https://www.constellation.com/energy-101/energy-innovation/solar-energy-pros-and-cons.html>

Photography was done by the author.