Restoring West Farms: One Year Later

The restoration of West Farms began in Spring 2011. Since then, the 8 buildings and the surrounding grounds have undergone extensive renovations, and we are proud to share with you the vast transformation in this special edition newsletter. With the cooperation from West Farms residents who graciously welcomed construction crews, architects, and development sponsors into their homes, all 526 apartment interiors have been renovated.

The exterior grounds of West Farms now contain recreational and community space. Once largely chained off and unusable space, the grounds now have open walkways and planted areas for residents to enjoy. Two of the three planned playgrounds have been completed and are in use by summer programming organized by Fordham Bedford Community Services. Playground Area 2 (pictured above) is equipped with an in-ground sprinkler system for kids to cool off on hot summer days.
Playground Area 2 was transformed from an abandoned handball court enclosed by a barbed wire-topped fence into a recreational space now open to West Farms children. The whale in the picture below was incorporated into the new playground design at the request of tenants who grew up at West Farms and wanted to keep it as a piece of history.

The chain-link fences that once lined Bryant Avenue have been removed and replaced with resident walkways and landscaped areas. Benches will soon be installed for residents to relax and enjoy the grounds.
Storefront windows were incorporated into the design to allow natural light into the lobbies and increase visibility. The semi-transparent, glass block windows were replaced with larger, clear windows.
Each of the eight building lobbies were renovated with ceramic wall and floor tiles and new lighting.

Hallways and indoor common areas received new lighting, paint and flooring.
The stairwells received a fresh coat of paint and steps were repaired where necessary.

New high-efficiency boilers were installed in each building to replace the less efficient, central boiler system that was once housed in Building 3.
During Phase 1 of apartment interior construction, every resident’s bathroom was restored with new sinks, toilets, and tiling. Low-flow faucets and showerheads were installed to reduce wasted water. This phase also involved the replacement of some light fixtures and closet doors in bedrooms, hallways, and livingrooms.
Phase 2 included comprehensive kitchen renovations. New stoves, cabinets, floors, countertops, and Energy Star rated refrigerators were installed in each kitchen. Major electrical upgrades were conducted during this phase to bring the buildings up to standard. In addition, a submeter was installed in each apartment to track energy use at the unit level.

The final phase, Phase 3, involved the replacement of broken floor tiles, fresh paint in apartment interiors, and the installation of hydronic baseboards with thermostats to control the temperature.
Pointing was completed on the exterior façade of all the buildings to ensure that water and other elements do not damage the building envelope.

The old security booth in front of Building 2 was replaced with a new booth at the East 178th Street entrance.
A new community room (pictured below) was constructed in Building 2 to host children and adult programming for the West Farms community. With the construction of recreational and community space, along with the addition of children’s programming, West Farms is becoming the vibrant community that it once was.

Longtime resident Elsie LeCour shares this sentiment saying, “I have enjoyed living here since 1973 and I am looking forward to good and new things here at West Farms.”

All renovations are expected to be completed by Fall 2012.

Above: The cool roof on Buildings 4 and 5 was applied in Fall 2011 to lower cooling costs and energy usage.

Right: Playground Area 1, behind Building 1 is now open to residents.
The restoration of West Farms Square was made possible through the contributions of the following partners.

- Not-for-profit Sponsors:
  
  ![Fordham Bedford Housing Corporation](image1)
  ![University Neighborhood Housing Program](image2)

- Funding Partners:
  
  **NYC Housing Development Corporation**
  New Issue Bond Program and Recycled Bond Program

  **NYC Housing Preservation and Development**
  HUD Multifamily Loan Program

  **US Department of Housing and Urban Development**
  Project-Based Section 8

  **Enterprise Community Partners**

  **JPMorgan Chase**

- Architect: **Oaklander, Coogan & Vitto Architects**
- General Contractor: **Notias Construction**

For more information on the project sponsors, visit [www.fordham-bedford.org](http://www.fordham-bedford.org) and [www.unhp.org](http://www.unhp.org)