



Jonathan Rose Companies



The Tapestry
East 124th Street
New York, New York

A joint venture between Jonathan Rose Companies (JRCo) and Urban Builders Collaborative (UBC) developed The Tapestry, a gateway community to Manhattan at the foot of the Triborough Bridge. The project balances a mix of affordability between market rate, middle income, and low income in its 185 units. In addition to its smart growth location near services and mass transit, The Tapestry includes water efficiency systems such as green roofs, energy efficient mechanical systems, renewable material selection, and high quality indoor air. The project received a LEED rating of Silver is designed to meet Enterprise Green Communities Criteria. The Tapestry supports the health of its residents and is cognizant of the natural environment, thereby promoting overall community improvement.

The project site was a composite of privately held and city owned lots. The completed building is a 12-story block and plank structure with underground parking. The Tapestry was developed as part of the 125th Street River to River Rezoning; a multi-city agency rezoning effort to infuse the area with cultural, retail, entertainment, and residential uses. JRCo and UBC worked closely with the Borough President’s Office, the local city council member, Community Board 11, and the Department of City Planning to appropriately integrate The Tapestry into the River to River Rezoning initiative.



JRCo & UBC Roles:
Co-Developers
Mark Alexander, Principal in UBC

Project Type:
Residential
▪ Mixed-Income Rental
▪ Multi-unit with ground floor
maisonette units and commercial
space

Construction Type:
New Construction
Masonry & Poured In Place Concrete

Owner / Developer:
East 124th Street LLC

Development Team:
Architect: MHG Architects, P.C.
Pei Cobb Freed & Partners
Contractor: Urban Builders
Construction

Development Profile:
185 Residential Units
8,000 s.f. Retail Space
120 Parking Units
Rezoned to 7.2 FAR
▪ Amenities: Accessible green roofs,
children’s room, in-unit laundry,
green finishes, underground
parking, doorman, concierge, bike
storage
▪ Compliant with Enterprise Green
Communities Criteria and LEED

Development Budget:
\$65,000,000 Tax-exempt Bond
Financing, Low Income Housing Tax
Credits, NYSERDA Multifamily
Performance Program

Status:
Completed 2010