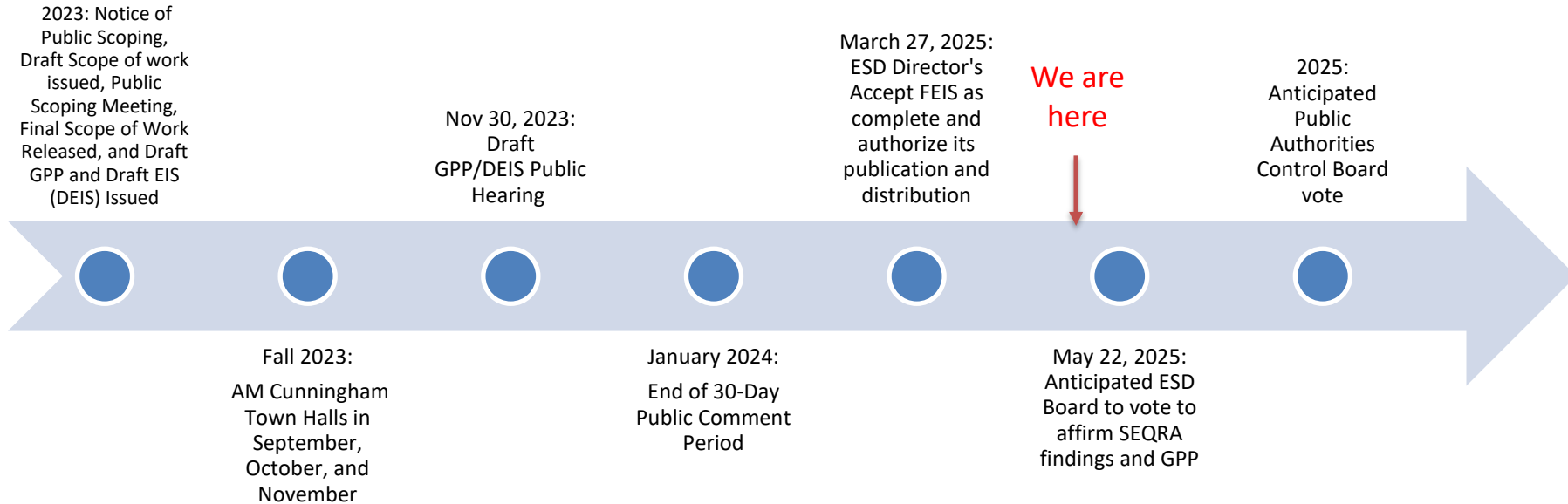




**Empire State
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The Kingsboro Psychiatric Center Mixed-Use Project

General Project Plan Timeline



Kingsboro Psychiatric Center Mixed-Use Project

The project envisions the comprehensive redevelopment of a site consisting of approximately **7.2 acres**.

- Up to approximately **1,081 new units** of permanently affordable housing for households earning from 40 to 80 percent AMI.
- Approximately **63,071 sf of community facility space** (including a Service Employees International Union “SEIU” facility, an emergency food provider, a ballet studio, grocery store, and resident social service space); 46 on-site surface parking and **2.16 acres of publicly accessible open space**.
- Approximately 9% of the units would be **homeownership opportunities for low- and moderate-income households** earning from 40 to 80 percent AMI.
- The existing two homeless shelters will be replaced by two new state-of-the-art homeless shelters, with no increases to the existing 364 beds.
- **It is anticipated that the first phase will commence in late 2025**, new units to come onboard in 2029, and the final phase to be completed 2034, with full occupancy as early as 2034.

Affordable Housing Types & Number of Units

Housing Types	Number of Units
Affordable Housing	436
Affordable Senior Citizen Housing	337
Supportive Housing	308
Total	1081

Program Modifications Reflecting Public Feedback

- 9 additional multi-bedroom affordable housing units for low- and moderate-income families.
- 18 fewer supportive housing units.
- 31 more on-site surface parking for a total of 46.
- Added a publicly accessible community garden to the proposed open space.
- Added 660 sf of new storage space for steel pan drum equipment.
- Added three electric vehicle charging stations.
- Implementation of a traffic monitoring plan.

Developer Commitments Post Public Approval

- The developer would provide **on-site security**.
- Extensive **security camera systems** installed and security and services staff to monitor and secure the Project Site.
- The developer would be required to create a **Community Advisory Board** to meet and discuss the new development.
- The Community Advisory Board members would include representatives from local elected officials and the community board, police officers from the 71st Precinct, as well as representatives from community-based organizations and other local stakeholders.

Construction schedule

Phase 1: Oct 2025 to Sept 2028	Phase 2: Jan 2029 to Jan 2032	Phase 3: Dec 2031 to Jan 2034
Demolition/site preparation in Phase 1 area.	Demolition of existing buildings.	Demolition of existing buildings.
Completion of buildings #1a (Shelter 1), #1b (Shelter 2), #1c (Residential), and #1d (Residential).	Completion of buildings #2a (Residential), #2b (Residential), and #2c (Residential).	Completion of buildings #3a (Homeownership West) and #3b (Homeownership East).



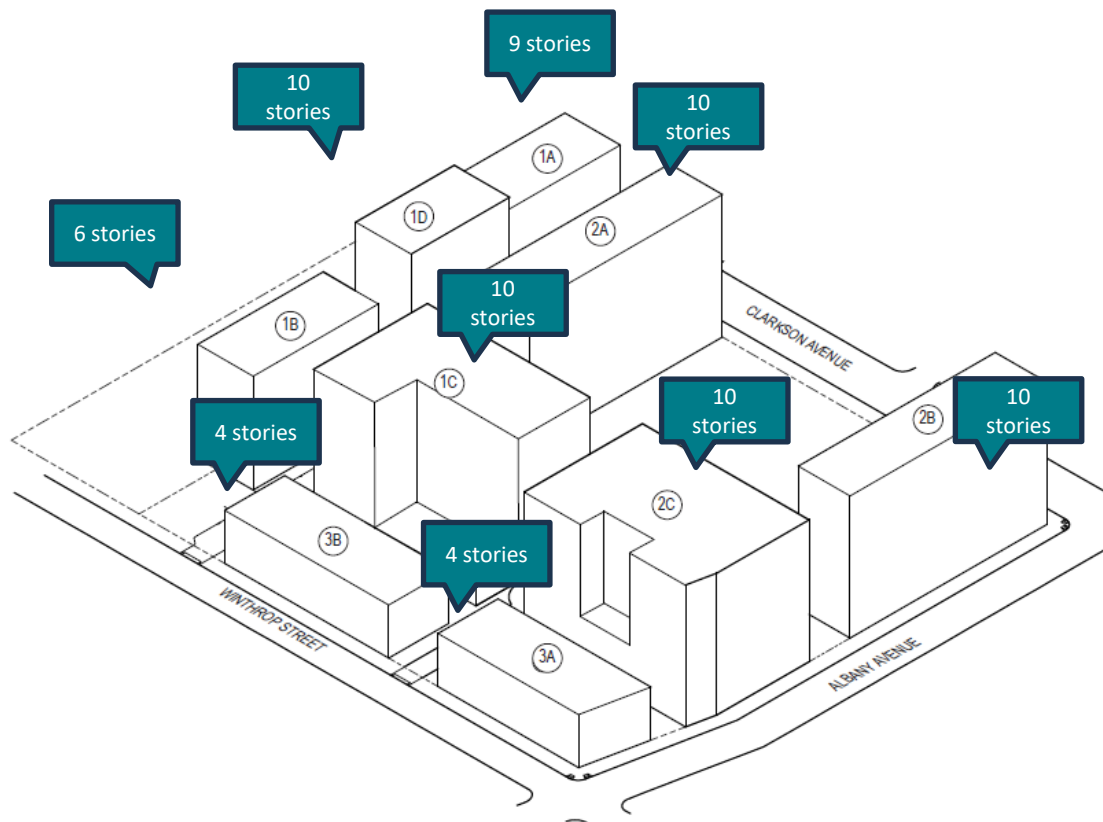
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Q&A

Contact: kpceis@esd.ny.gov

Illustrative Massing

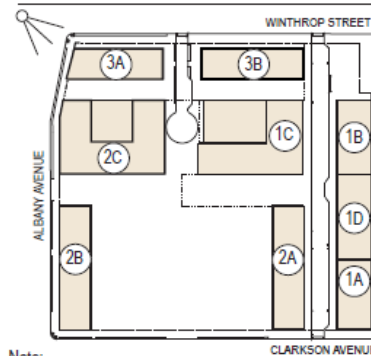
FIGURE: C
NW SITE AXONOMETRIC - ILLUSTRATIVE MASSING



LEGEND

- MAXIMUM BUILDING ENVELOPE
- PROPERTY LINE

KEY PLAN



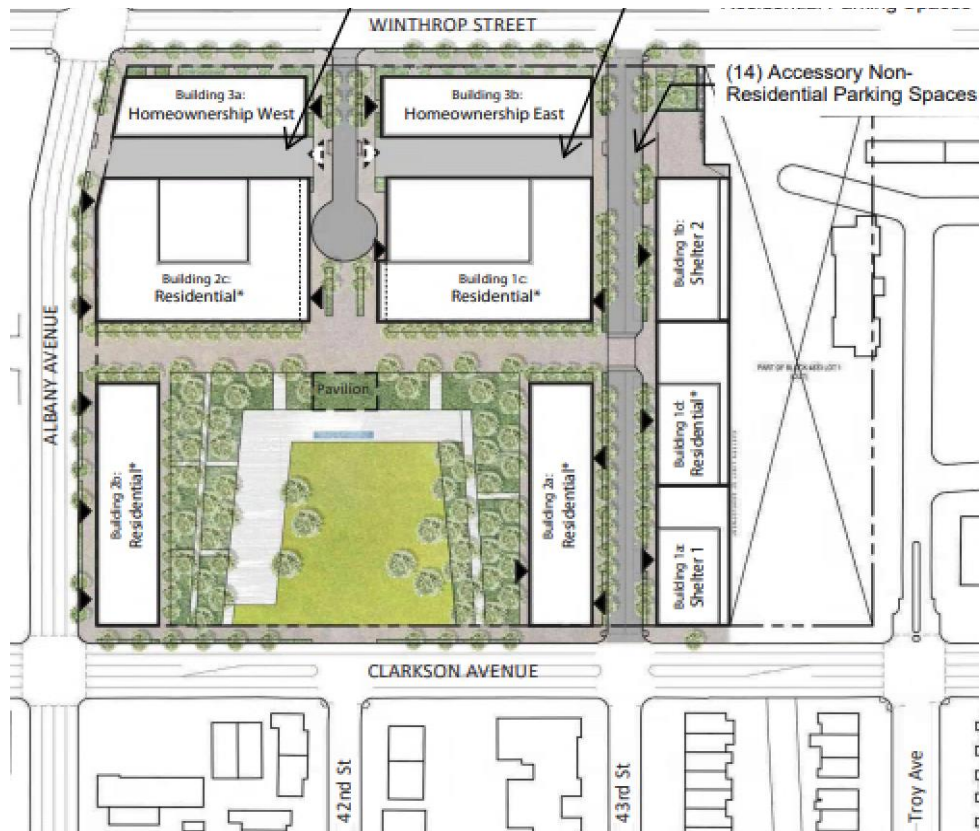
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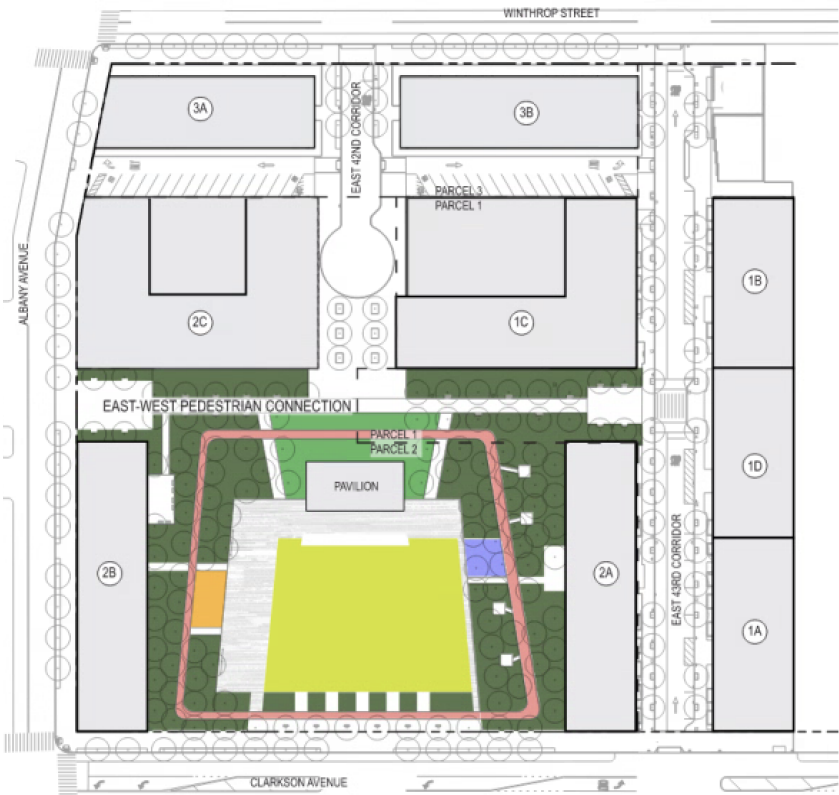
* Illustrative massing is illustrative and permitted to change.



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Non-Residential Parking Spaces





- LEGEND
- PARCEL BOUNDARY
 - - - PROPERTY LINE
 - # PARCEL DESIGNATION

- OPEN SPACE LEGEND
- PLANTING
 - RECREATION LAWN
 - PROMENADE
 - WALKING CIRCUIT
 - GARDEN
 - PLAY AREA
 - COMMUNITY GARDEN

Note:
* Elements of public space (including trees, paving and other improvements) are illustrative. Exact layout and improvements are permitted to change.