

COMMUNITY BOARD 9 HOUSING COMMITTEE

JANUARY 9, 2023



KINGSBORO

VITAL BROOKLYN



Empire State
Development



Homes and
Community Renewal



DOUGLSTON
DEVELOPMENT



JRM DEVELOPMENT CORP.



DEVELOPMENT TEAM



Largest supportive housing provider in New York State

Serves over 3,000 individuals annually through their street outreach program



**DOUGLASTON
DEVELOPMENT**

Developer, contractor, and manager with over 40 years of New York City development experience

Over 9,000 units developed



One of the longest serving non-profit, non-sectarian social service providers in NYC

Assists approximately 20,000 individuals in Brooklyn every year



JOBE DEVELOPMENT CORP.

Full-service M/WBE real estate development firm specializing in affordable homeownership in Brooklyn



MBE multifamily development and acquisitions company focused on providing homeownership opportunities in the Tristate Area



M/WBE development and construction company working in New York City for over 45 years

SITE CONTEXT



EXISTING SITE CONDITIONS



PROJECT GOALS



Affordable Rental & Homeownership



Supportive Services



Workforce Development



Health & Wellness



Access to Fresh Food



Youth Programming

KINGSBORO PROGRAM

Project Totals:

| | |
|------------------------------|---------------------|
| Buildings | 9 |
| FAR | 3.03 |
| Residential Units | 991 units |
| Supportive Housing Units | 297 units |
| Affordable Family Units | 296 units |
| Senior Housing Units | 306 units |
| Homeownership Units | 92 untis |
| Shelter Beds | 364 beds |
| Public Open Space | 2.13 acres |
| Gross Square Feet | 1,016,625 SF |
| Social Service Space | 65,371 SF |
| Fresh Food Suppliers | 8,562 SF |
| Workforce Development | 10,552 SF |
| Youth and Family Programming | 11,058 SF |

Please note square footages in the Draft Scope of Work document allow for flexibility for programmatic changes.

AFFORDABILITY BREAKDOWN

| | |
|---|---------------------------|
| Supportive & Family Housing (SHOP) | 60% of total units |
| Supportive Housing | 50% of units |
| Chronically Homeless Individuals | 21% of units |
| Individuals with Serious Mental Illness | 21% of units |
| Young Adults 18-25 | 4% of units |
| Youth Aging out of Foster Care | 4% of units |
| 40% AMI | 15% of units |
| 60% AMI | 21% of units |
| 80% AMI | 14% of units |
| Senior Housing | 31% of total units |
| Formerly Homeless Seniors | 30% of units |
| 40% AMI | 35% of units |
| 50% AMI | 35% of units |
| Homeownership | 9% of total units |
| 50% AMI | 9% of units |
| 60% AMI | 12% of units |
| 80% AMI | 79% of units |

Please note unit counts and percentages are subject to change.

DESIGN TEAM



Adjaye Associates

Award winning and globally known, Black-owned architecture firm
Largest commission to date is the Smithsonian National Museum of African American History



studio
zewde

Black woman-owned landscape architecture firm known for their innovative design methodology
Designs meaningfully for people and their stories in the context of contested development pressures



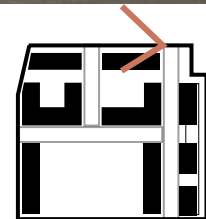
H | W

NYC-based architecture firm renowned for delivering excellence in the design and execution of residential, commercial and mixed-use buildings
Pragmatic and attuned to the forces that drive successful development

KINGSBORO PROGRAM



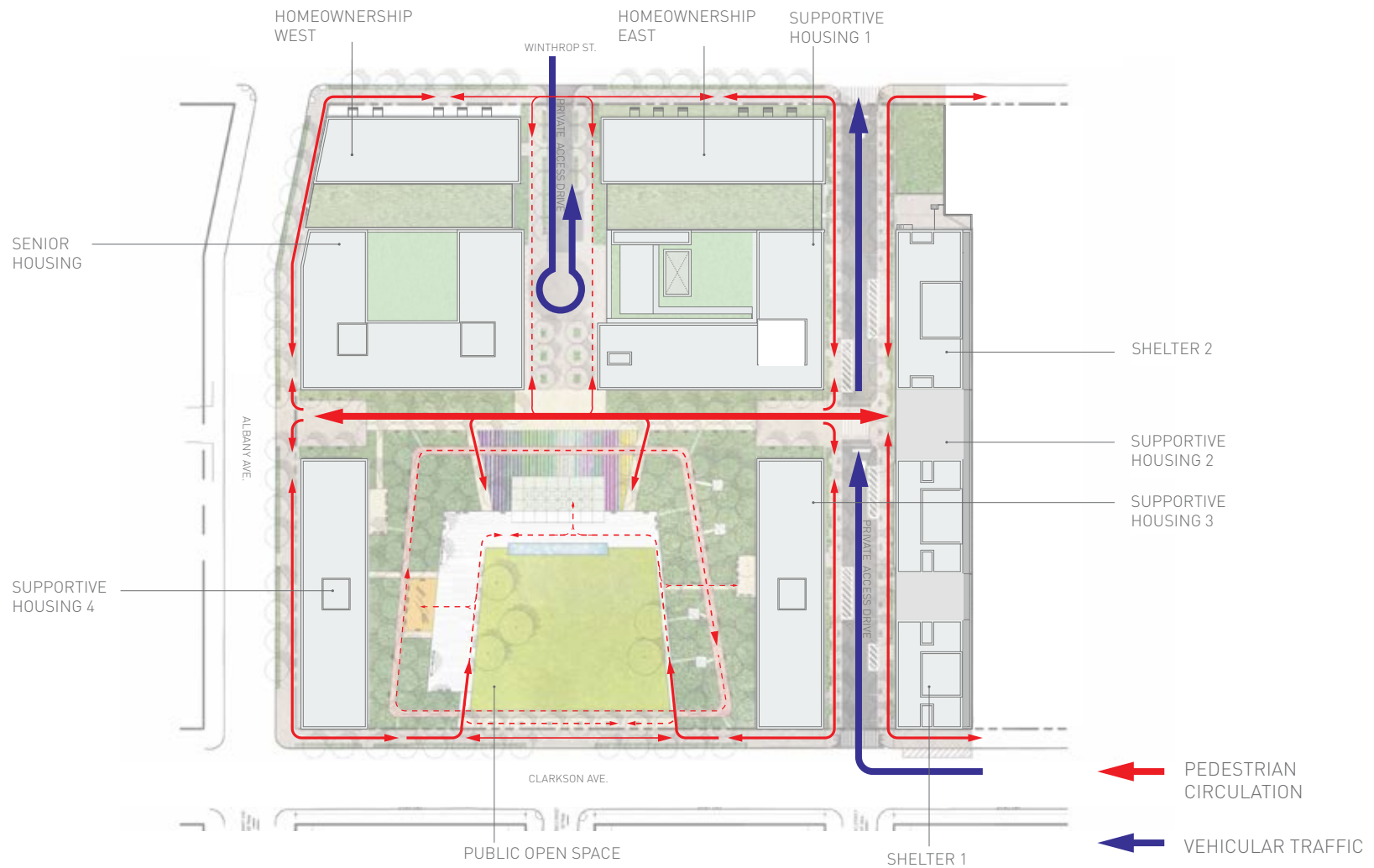
HOMEOWNERSHIP VIEW



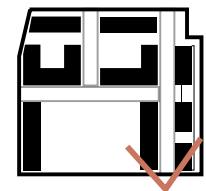
SITE PLAN



TRAFFIC, PARKING & PEDESTRIAN SITE PLAN



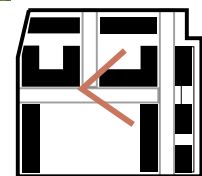
VIEW FROM PRIVATE ACCESS DRIVE



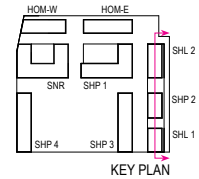
KINGSBORO GROUND FLOOR PLAN



PEDESTRIAN THROUGHWAY VIEW



SUSTAINABILITY STANDARDS



PASSIVE HOUSE WALL

- AIR TIGHT BUILDING ENVELOPE WITH THERMAL COMFORT & PASSIVE SURVIVABILITY.
- OPTIMIZING THE BUILDING'S THERMAL INSULATION PROPERTIES, REDUCING HEAT LOSS AND GAINS.

HEALTHY FINISH MATERIALS

- LOW/ NO VOC FINISHES AND SEALANTS
- LOW/ NO FORMALDEHYDE IN COMPOSITE WOODS
- FLOORS CORE CERTIFIED FLOORING

RESILIENCY

- ROOFTOP MECHANICALS OUT OF FLOOD ZONE
- AREAS OF REFUGE FOR SENIOR AND SHELTER RESIDENTS
- BACK-UP GENERATOR
- ON-SITE BATTERY STORAGE

HIGH EFFICIENCY HVAC

- ALL ELECTRIC AIR SOURCE HEAT PUMP FOR HEATING AND COOLING
- VENTILATION SUPPLIED TO COMMON AREAS THROUGH ENERGY RECOVERY VENTILATORS
- VENTILATION SUPPLIED TO RESIDENTIAL UNITS THROUGH CENTRAL ENERGY RECOVERY VENTILATORS (ERVS)

EFFICIENT LIGHTING

- ALL LED LIGHTING
- BI-LEVEL LIGHTING IN ALL COMMON SPACES
- OCCUPANCY SENSORS IN ALL COMMON SPACES
- PHOTOCELL OR ASTRONOMICAL CLOCKS FOR EXTERIOR LIGHTING

OUTDOOR SPACE

- OUTDOOR AMENITY PROVIDING SAFE GATHERING SPACE, IMPROVING USER HEALTH AND WELLNESS.

EFFICIENT PLUMBING SYSTEMS

- HIGH EFFICIENCY CENTRAL WATER HEATING
- LOW FLOW AND WATER-SENSE CERTIFIED PLUMBING FIXTURES
- INSULATION ON ALL DOMESTIC HOT WATER PIPING

ELECTRIFIED, EFFICIENT APPLIANCES

- ALL ENERGY STAR APPLIANCES
- ELECTRIC DRYERS AND INDUCTION STOVE TOPS

GREEN ROOF SYSTEMS

- REDUCE HEAT ISLAND EFFECT & STORM WATER RUNOFF SURGE.

AIR SOURCE HEAT PUMP -ASHP DOMESTIC HOT WATER HEATING

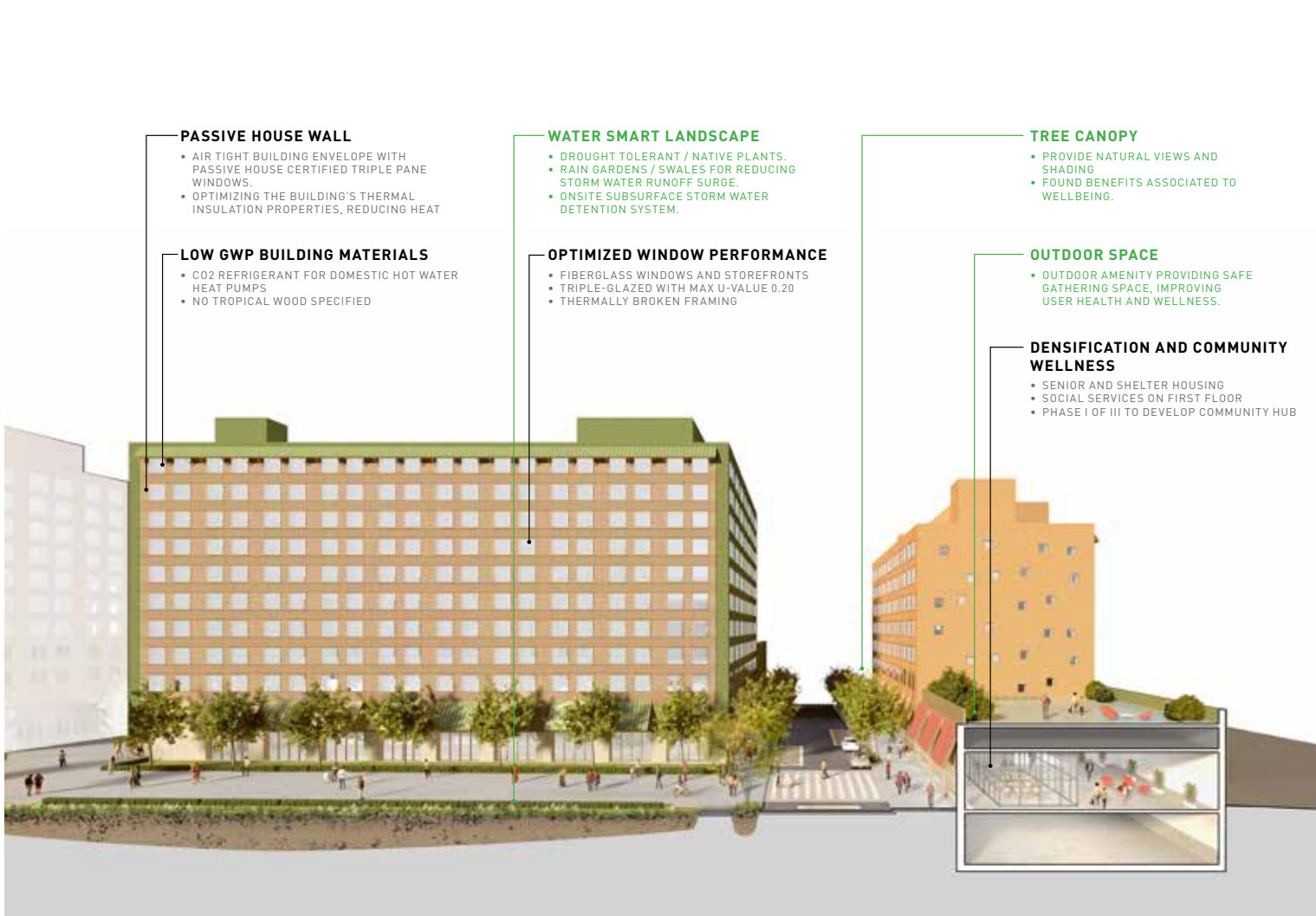
- ROOFTOP AIR SOURCE HEAT PUMP HOT WATER HEATERS EXTRACT HEAT FROM THE AIR TO HEAT THE DOMESTIC HOT WATER

SOLAR PHOTO VOLTAIC PANELS

- LOW MAINTENANCE RENEWABLE ENERGY SYSTEM, OPERATING SILENTLY AND WITHOUT MOVING PARTS.
- PV'S RECOUPS THE INVESTED ENERGY FOR ITS MANUFACTURING AND INSTALLATION WITHIN 0.7 TO 2 YEARS AND PRODUCES ABOUT 95 PERCENT OF NET CLEAN RENEWABLE ENERGY OVER A 30-YEAR SERVICE LIFETIME.



SUSTAINABILITY STANDARDS



PASSIVE HOUSE WALL

- AIR TIGHT BUILDING ENVELOPE WITH PASSIVE HOUSE CERTIFIED TRIPLE PANE WINDOWS.
- OPTIMIZING THE BUILDING'S THERMAL INSULATION PROPERTIES, REDUCING HEAT

LOW GWP BUILDING MATERIALS

- CO2 REFRIGERANT FOR DOMESTIC HOT WATER HEAT PUMPS
- NO TROPICAL WOOD SPECIFIED

WATER SMART LANDSCAPE

- DROUGHT TOLERANT / NATIVE PLANTS.
- RAIN GARDENS / SWALES FOR REDUCING STORM WATER RUNOFF SURGE.
- ONSITE SUBSURFACE STORM WATER DETENTION SYSTEM.

OPTIMIZED WINDOW PERFORMANCE

- FIBERGLASS WINDOWS AND STOREFRONTS
- TRIPLE-GLAZED WITH MAX U-VALUE 0.20
- THERMALLY BROKEN FRAMING

TREE CANOPY

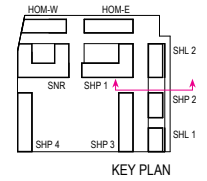
- PROVIDE NATURAL VIEWS AND SHADING
- FOUND BENEFITS ASSOCIATED TO WELLBEING.

OUTDOOR SPACE

- OUTDOOR AMENITY PROVIDING SAFE GATHERING SPACE, IMPROVING USER HEALTH AND WELLNESS.

DENSIFICATION AND COMMUNITY WELLNESS

- SENIOR AND SHELTER HOUSING
- SOCIAL SERVICES ON FIRST FLOOR
- PHASE I OF III TO DEVELOP COMMUNITY HUB



LANDSCAPE DESIGN MOTIVATION

Open Spaces in a 20 minute walk radius



LANDSCAPE DESIGN MOTIVATION

Open Spaces in a 20 minute walk radius of the site are exclusively Athletic Fields and Playgrounds

Wingate Park (1955)
5.89 Acres



Athletic Fields

Playground

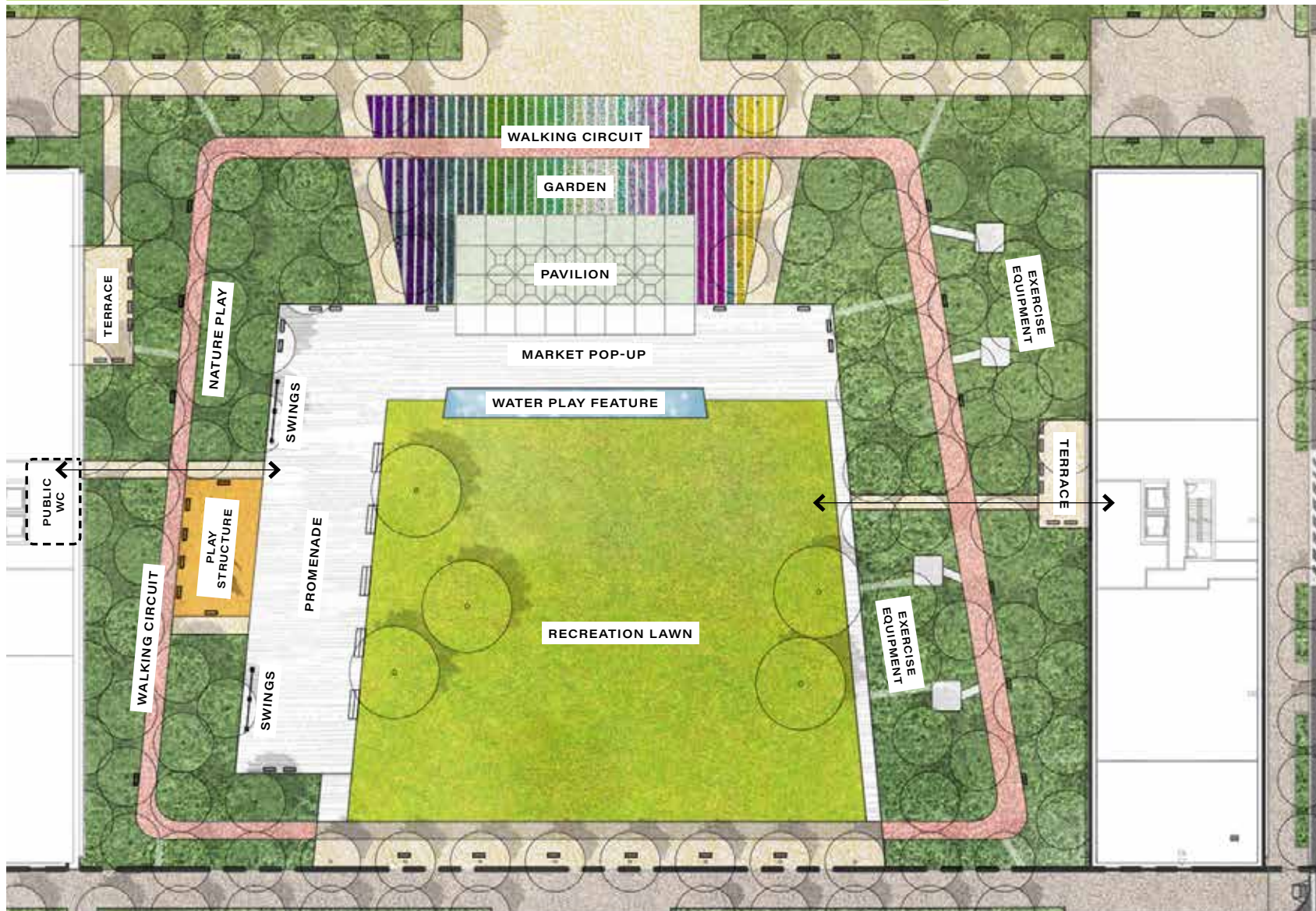
Hamilton-Merz Park (1906)
2.11 Acres



Rolph Henry Playground (1930)
0.21 Acres



LANDSCAPE PLAN

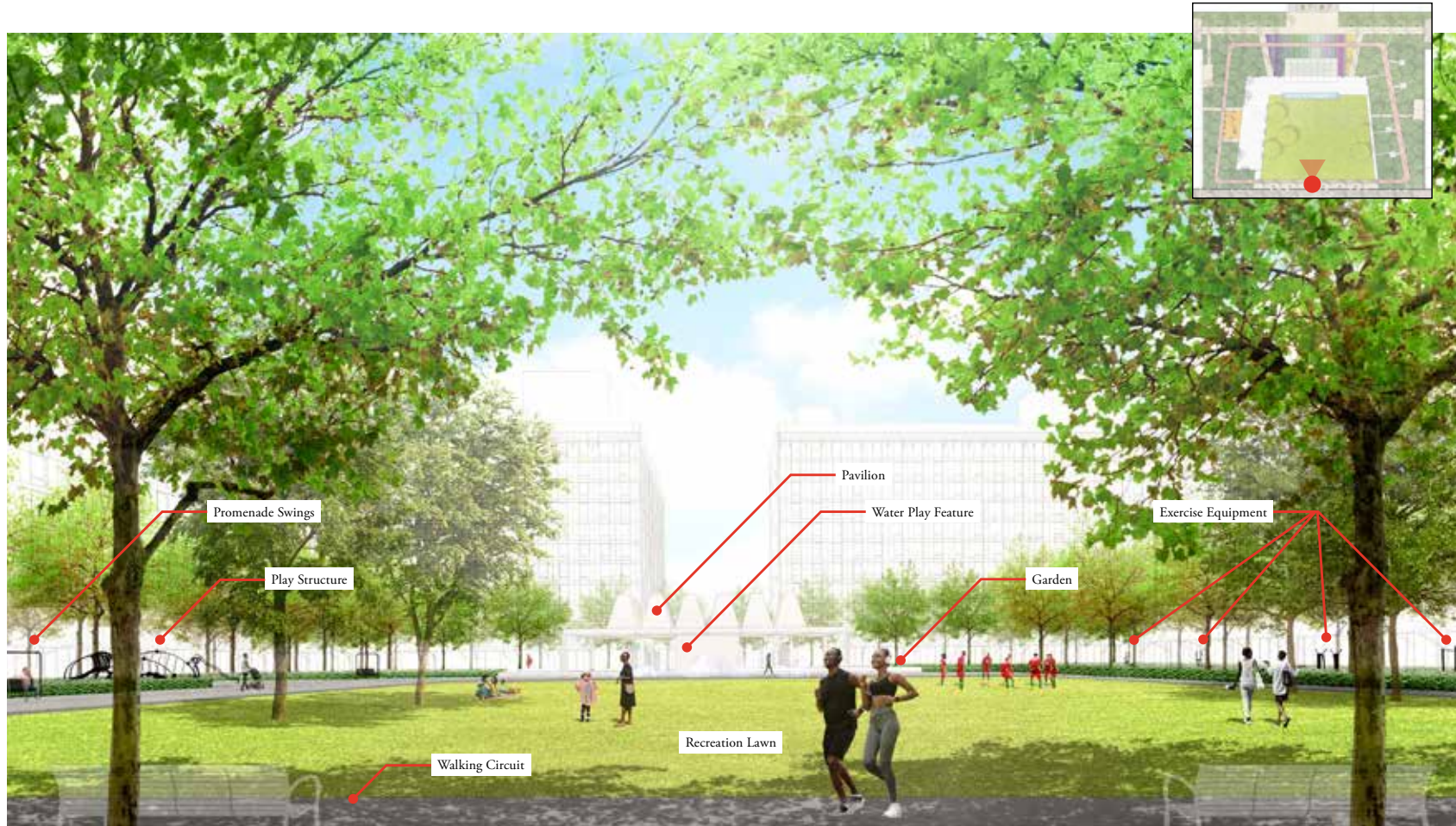


COMMITMENT TO HEALTH AND WELLNESS



- ❶ Walking Circuit
- ❷ Exercise Equipment
- ❸ Accessible Play Structure
- ❹ Water Play Feature
- ❺ Natural Play Elements
- ❻ Sports & Recreation Lawn
- ❼ Community Promenade
- ❽ Community Pavilion
- ❾ Native Garden
- ❿ Therapeutic Garden w/
Mental Health Benefits:
Garden Color, Scents, Tactility
- ⓫ Green Frame:
Heat Island Effect reduced
by Generous Canopy

OPEN SPACE VIEW



OPEN SPACE VIEW



KINGSBORO PHASING PLAN

Phase I

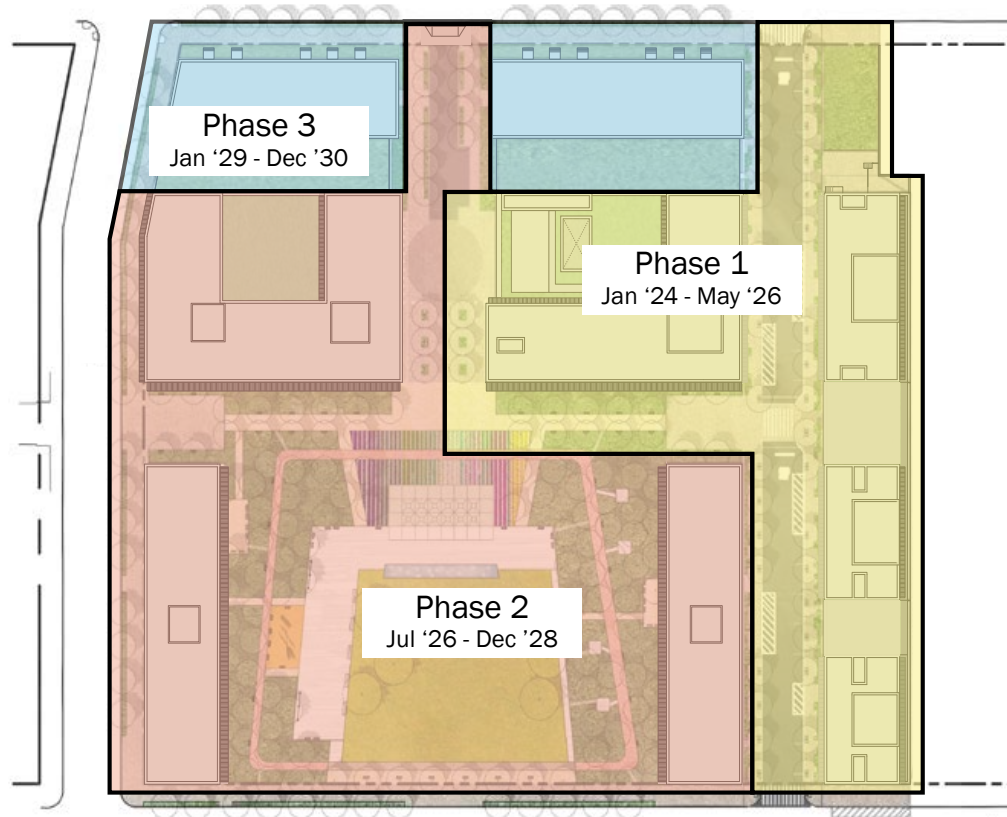
- 330,221 GSF
- 2 Supportive Housing and Family buildings (270 units)
- 2 homeless shelters (364 beds)
- Construction of the private access drive connecting Clarkson Ave and Winthrop Street

Phase II

- 471,509 GSF
- 2 Supportive Housing and Family buildings (324 units)
- 1 Affordable Senior Housing Building (306 units)
- 2.13 acres of public open space
- Construction of the private driveway

Phase III

- 82,230 GSF
- 2 Homeownership buildings (92 units)



DEVELOPMENT TIMELINE

