



Brownsville RFP: Site C

LIVONIA 4

ULURP Nos: 220429ZMK, N220430ZRK, 220427HAK, 220428HUK

New York City Council, Committee on Land Use
Subcommittee on Landmarks, Public Sitings, and Dispositions
Hon. Farah N. Louis, Chair
October 19, 2022

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

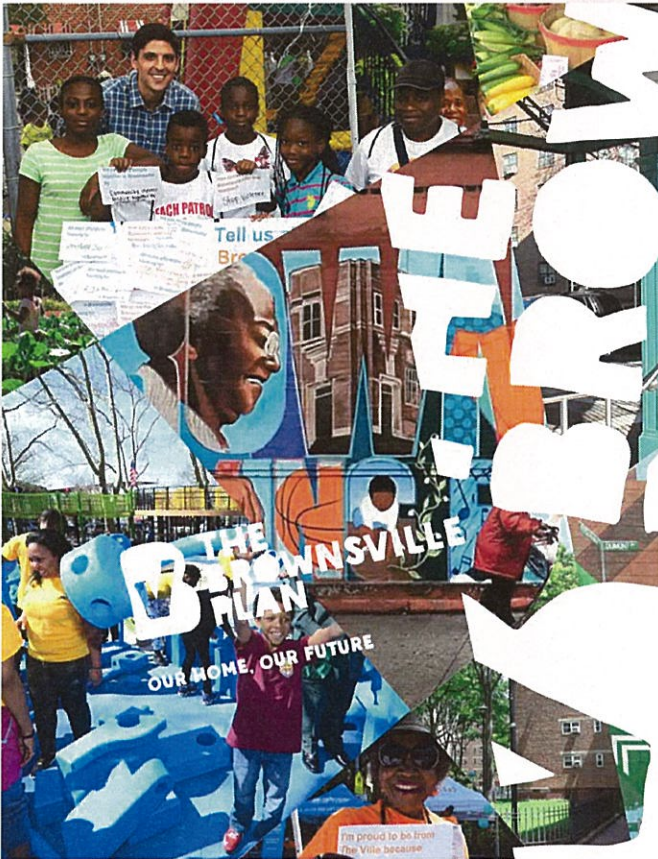


Introductions

Project Team:

- Magnusson Architecture & Planning: Brian Loughlin
- Akerman: Jaclyn Scarinci
- Catholic Charities Brooklyn & Queens: David Downs
- Brownsville Partnership: Kassa Belay, Noelle Meyers-Powell
- Radson Development: Jonathan Beuttler

HPD Brownsville Plan



- HPD launched a **collaborative community process** in 2016 with residents, community partners and elected officials → **Brownsville Plan** → HPD RFP for housing + programming to reflect community priorities: Arts and Culture (Site A), Innovation and Entrepreneurship (Site B), Healthy Living and Food Systems (Site C – 4 lots)
- **Livonia 4 Team** was selected to increase healthy food access, provide housing with social services, and bring multi-generational recreation space to Brownsville

Commitment to Engagement

The LIVONIA4 team is committed to ensuring our project meets the needs of the Brownsville neighborhood, and we continue to engage extensively with the community:

- **Brownsville Plan Update** Fall 2019 and Spring 2020
- **Hope Summits** 2020 and 2021
- Meetings with **Thomas Boyland Gardeners**
- **Stakeholder Series** 2021 (4 meetings)
- **Driveway meetings** February 2022
- **NYCHA** resident engagement 2019-2021
- **Door-to-door outreach** with nearby residents 2022
- Ongoing direct engagement with individual property owners to **amicably resolve encroachments**
- Future engagement with property owners for **site access and protection** during construction

Livonia Avenue
(L) Subway

Junius Street
(3) Subway

Nehemiah Homeowners Association

PS/IS 184



Van Dyke Playground

NYCHA

Our Lady of Mercy

Floyd Patterson Ballfields

Rockaway Avenue
(3) Subway

Little Rock Baptist Church



Betsy Head Park

Peoples Baptist Church

Existing Conditions

C1



C2



C3



C4





Community Benefits

- **Housing Affordability**
- **Economic Opportunity**
- **Community Empowerment**
- **Health & Wellness Programs**



Economic Opportunity

- **Recruitment and Training:** ~3-6 months before closing, team will rollout recruitment, training, and hiring campaign
- **Local Hiring Partners:** BP is partnering with Brownsville Workforce Development Alliance, convened by Central Brooklyn EDC, and will go above and beyond to make all job opportunities accessible to local Brownsville residents
- **Total Direct Employment Impact:**
 - 475** Construction Jobs,
 - 83** permanent retail and social service jobs,
 - 11** permanent building operations jobs
- **M/WBE Contracting:** Will exceed min. **25%** of project costs to be spent on M/WBE contracts.
- **Youth Career Readiness Program**
- **Green Jobs:** Entrepreneurship and Apprenticeship opportunities with **Project Eats**

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Project Overview:

C2

Brownsville Partnership /
SCO of Family Services
Approx. **81** units of Supportive Housing;
Family Support Center

C1

Radson Development
Approx. **226** units of Multifamily Housing
Grocery Store and Rooftop Farm
Partnership with
Isabahlia Ladies of Elegance and
Project EATS

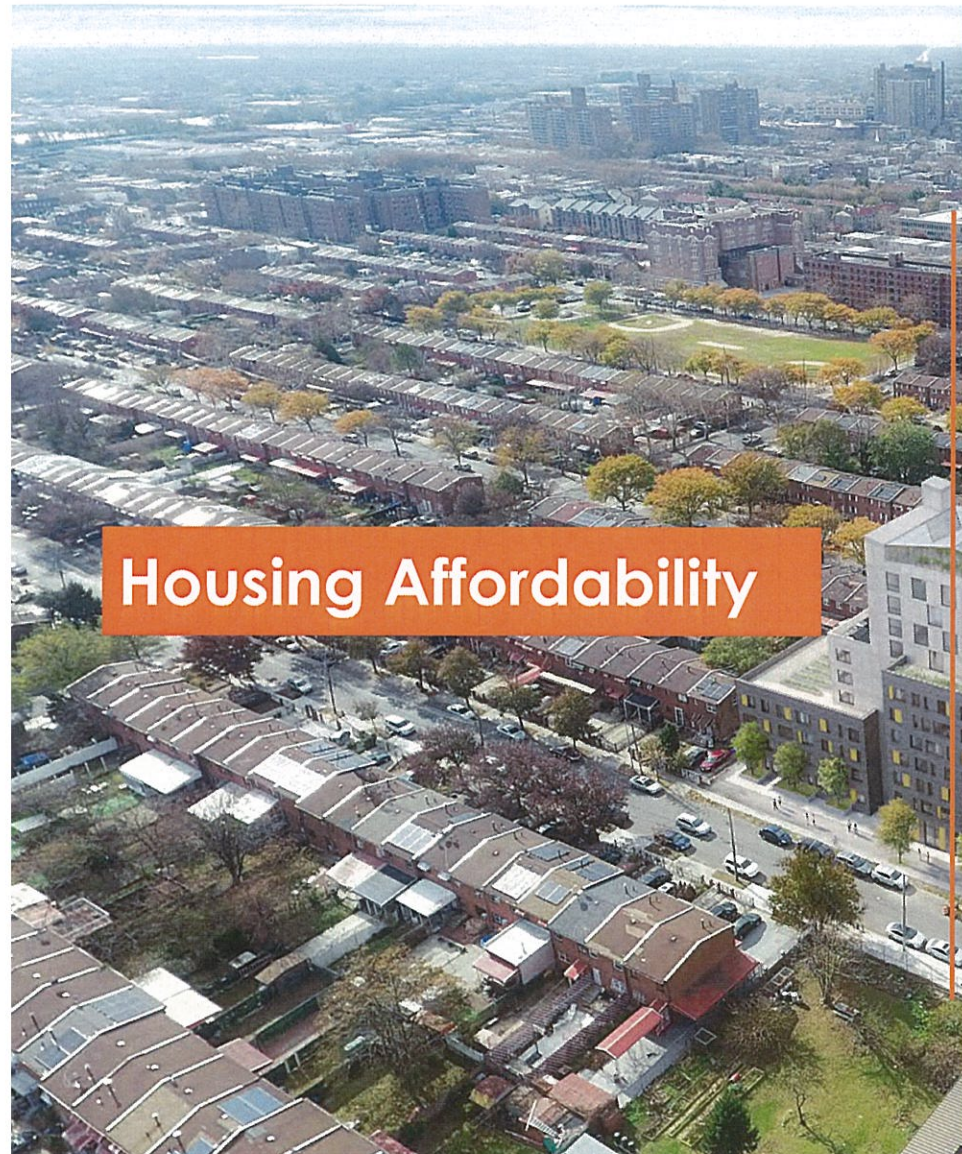
C4

Radson Development/
Brownsville Partnership
Approx. **55** units of
Multifamily Housing
Youth Recreation Center

C3

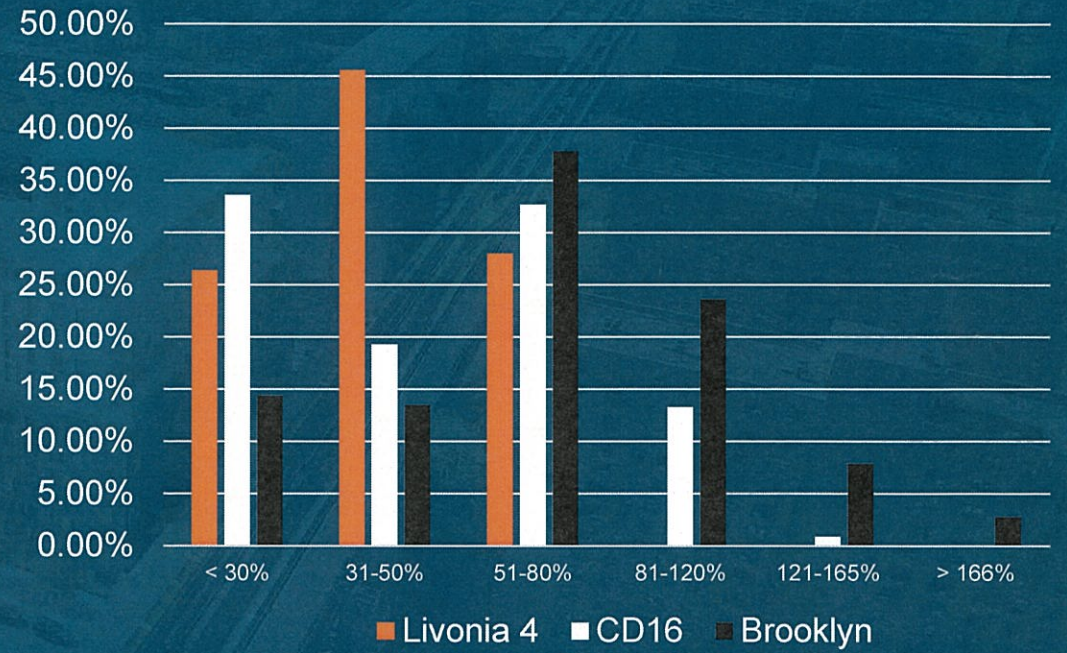
Catholic Charities
Approx. **140** units of Senior Housing
Senior Recreation Center

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Housing Affordability

Unit Distribution by Area Median Income (AMI) Band



Land Use Actions

- Zoning map amendment from an R6 (and R6 with C2-4) zoning district to an **R7-2 (with C2-4) zoning district**
- Designate rezoning area as **Mandatory Inclusionary Housing Area**
- Designation as an **Urban Development Action Area**
- Approval as a **UDAAP**
- Disposition of **City-Owned property**
- Amendment to the Brownsville II Urban Renewal Plan to **permit residential use**

LIVONIA 4

Contact us: (929) 252-9295
livonia4@brownsvillepartnership.org

RADSON DEVELOPMENT



**CATHOLIC
CHARITIES**
Brooklyn &
Queens
ESTABLISHED 1899

**Brownsville
Partnership**

MAP

APPENDIX

LIVONIA 4



RADSON DEVELOPMENT



CATHOLIC CHARITIES
Brooklyn &
Queens
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Brownsville
Partnership





Community Benefits

- **Housing Affordability**
- **Economic Opportunity**
- **Community Empowerment**
- **Health & Wellness Programs**

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Affordability Breakdown

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C1:

Unit Type	Unit Count	Percentage
Studio	53	23%
One-Bedroom	85	38%
Two-Bedroom	79	35%
Three-Bedroom	8	4%
Super's Unit	1	0%
Total Units	226	100%

AMI Level	Annual Income Range*	# Units	% Units	Maximum Net Monthly Rent			
				Studio	1 BR	2 BR	3 BR
Formerly Homeless Units	DHS Referrals	34	15%	\$476	\$603	\$717	\$821
40% AMI	\$37,360-\$53,360	34	15%	\$676	\$853	\$1,017	\$1,168
50% AMI	\$46,700-\$66,700	44	19%	\$877	\$1,103	\$1,318	\$1,516
70% AMI	\$65,380-\$93,380	45	20%	\$1,277	\$1,603	\$1,919	\$2,209
80% AMI	\$74,720-\$106,720	68	30%	\$1,477	\$1,853	\$2,219	\$2,555
Super's Units	N/A	1	1%	N/A			
Total # of Units		226	100%				

* Based on a maximum household size of 4 persons.

Note: Illustrative only, subject to HPD approval and term sheet program changes. Income ranges and rents are based on 2022 data and are subject to change

C2:

Unit Type	Unit Count	AMI Level	Annual Income*	Maximum Net Monthly Rent	Max. Monthly Tenant Payment (30% of Income)
Studio	60	30% of AMI	SSI - \$28,020	\$1,437	\$215
Two-Bedroom	20	30% of AMI	SSI - \$36,030	\$1,714	\$425
Super's Unit	1	N/A	N/A	N/A	N/A
Total Units	81				

- 60% of the units will be targeted to vulnerable young adults and young parents aged 18-25
- 40% of the units will be for young adults at risk of homelessness and youth aging out of foster care

*A maximum household size of 1 person per studio and 3 persons per two-bedroom unit.

Note: Program is subject to further discussion. All units would be eligible for the NYC 15/15 program administered by HPD and would receive a rent subsidy. Rent information is based on 2022 data and is subject to change.

C3:

Unit Type	Unit Count	DHS Sect 8 (30% of Units)	Section 8 (70% of Units)	AMI Level	Annual Income*	Maximum Net Monthly Rent
Studio	84	25	59	Up to 50% AMI	SSI - \$46,700	\$1,168
One-Bedroom	55	16	39	Up to 50% AMI	SSI - \$53,400	\$1,335
Super's Unit	1	0	0	N/A	N/A	N/A
Total Units	140	42	98			

*A maximum household size of 1 person per studio and 2 persons per one-bedroom unit.

Note: Illustrative only, subject to HPD approval and term sheet program changes. Income ranges and rents are based on 2022 data and are subject to change.

C4:

Unit Type	Unit Count	Percentage
Studio	9	16%
One-Bedroom	26	47%
Two-Bedroom	13	24%
Three-Bedroom	6	11%
Super's Unit	1	2%
Total Units	55	100%

AMI Level	Annual Income Range*	# Units	% Units	Maximum Net Monthly Rent			
				Studio	1 BR	2 BR	3 BR
Formerly Homeless Units	DHS Referrals	8	15%	\$476	\$603	\$717	\$821
40% AMI	\$37,360-\$53,360	8	15%	\$676	\$853	\$1,017	\$1,168
50% AMI	\$46,700-\$66,700	10	19%	\$877	\$1,103	\$1,318	\$1,516
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80% AMI	\$74,720-\$106,720	17	30%	\$1,477	\$1,853	\$2,219	\$2,555
Super's Units	N/A	1	1%	N/A			
Total # of Units		55	100%				

* Based on a maximum household size of 4 persons.

Note: Illustrative only, subject to HPD approval and term sheet program changes. Income ranges and rents are based on 2022 data and are subject to change



Health & Wellness

- Rooftop Farm
- Super Market + Local Retail
- Resident Rooftop Gardens
- Resident Outdoor Amenity Space in each building
- Youth-, Family-, and Senior-focused supportive service and recreation centers



Zoning Map Changes

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Area Map: C1, C2, C3

Project Information

- 600' Radius
- Development Site
- Urban Renewal Areas
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

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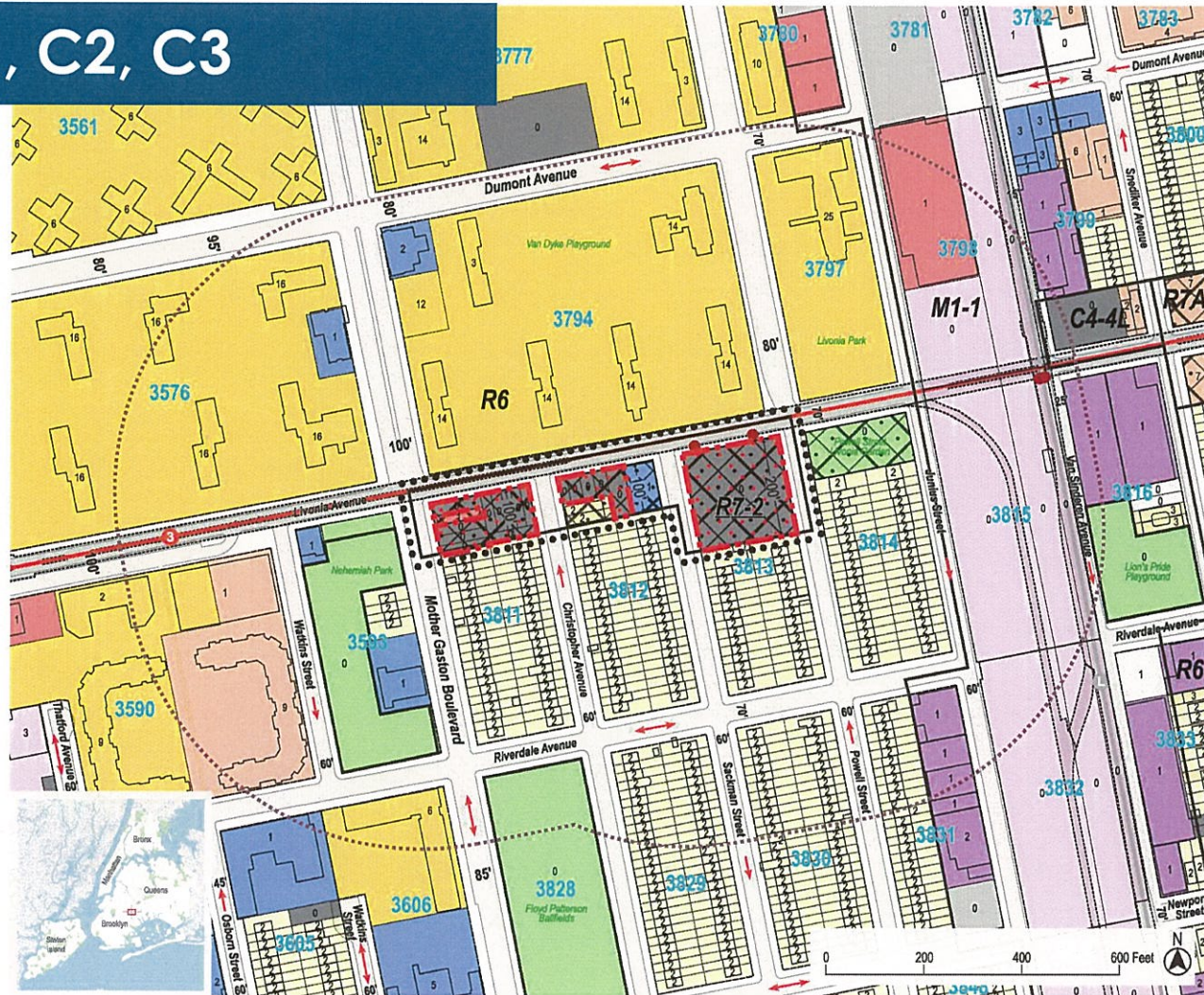
- Subway Entries
- 5037 Block Numbers
- Property Lines
- Number of Floors
- Elevated Rail Structure / Roadway Overpass

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

November 2019

Urban Cartographics



Area Map: C4

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

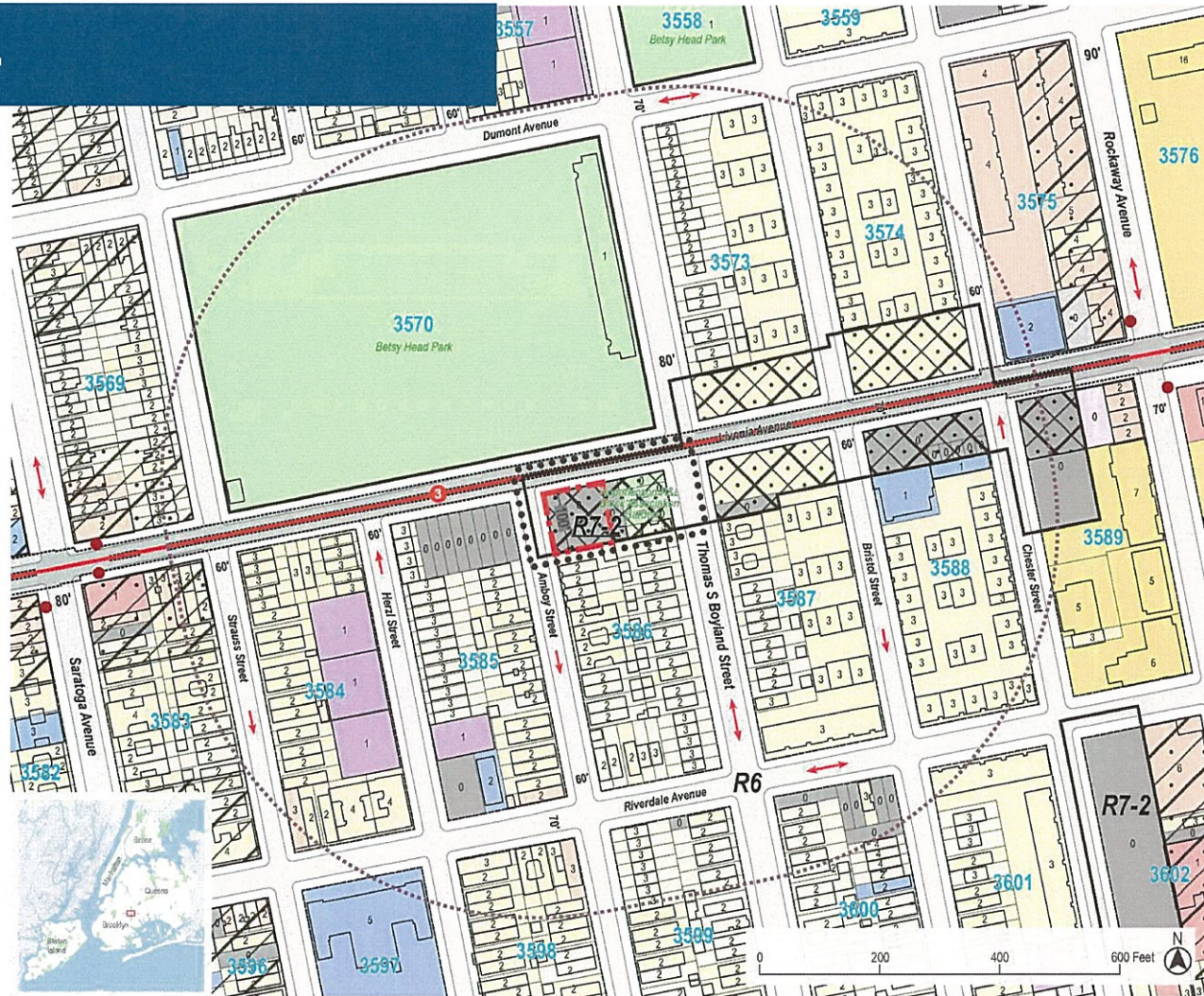
Existing Commercial Overlays & Zoning Districts

- | | | | | | |
|--|------|--|------|--|-------------------|
| | C1-1 | | C2-1 | | Zoning Districts |
| | C1-2 | | C2-2 | | Special Districts |
| | C1-3 | | C2-3 | | |
| | C1-4 | | C2-4 | | |
| | C1-5 | | C2-5 | | |

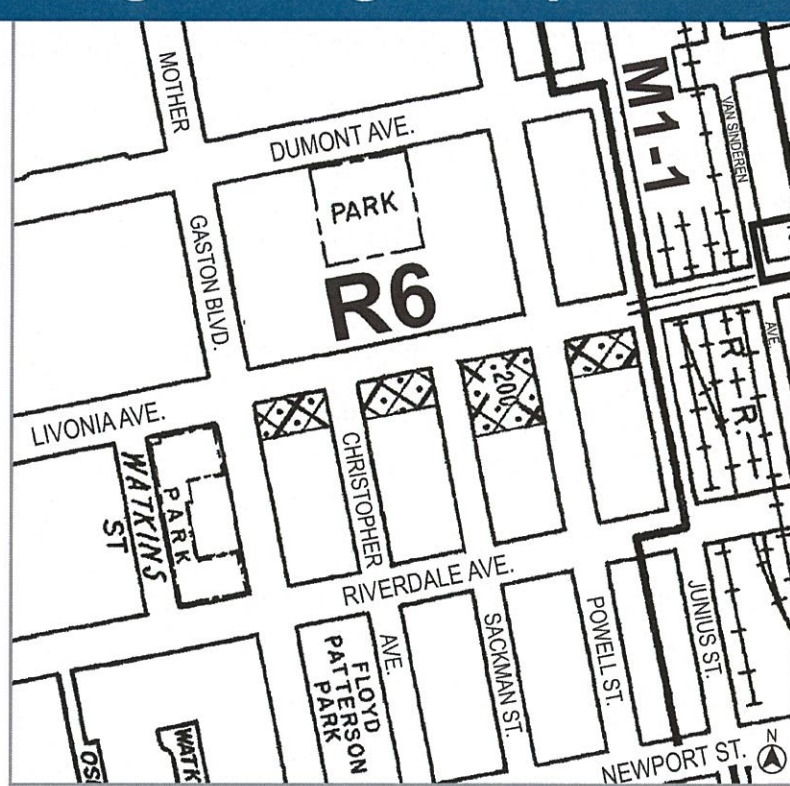
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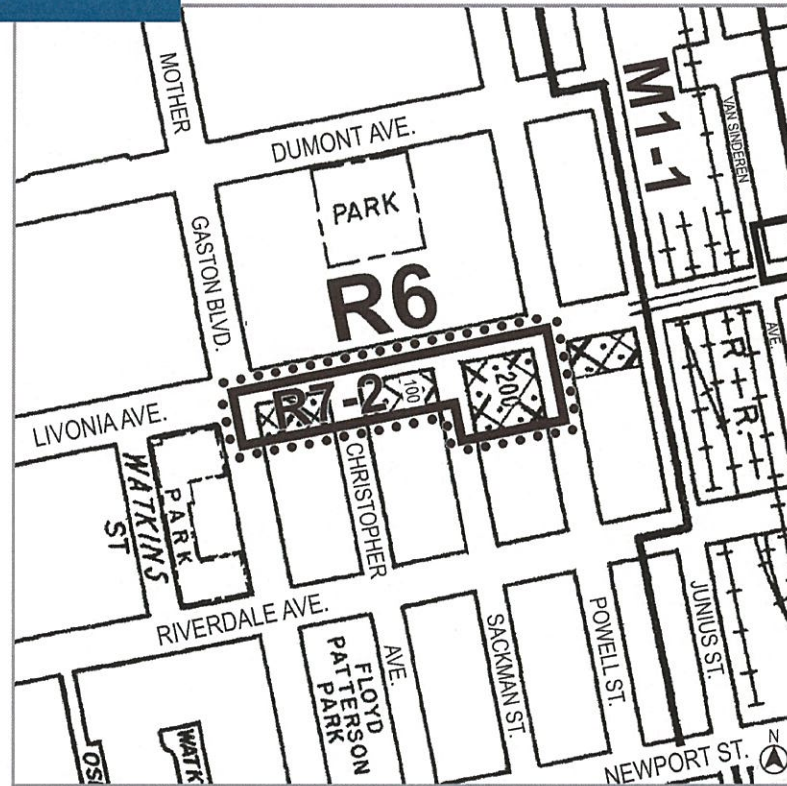
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- Parking Facilities
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Zoning Change Map: C1, C2, C3

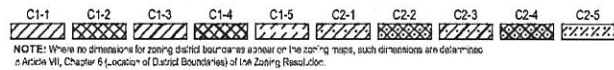


Current Zoning Map (17d)

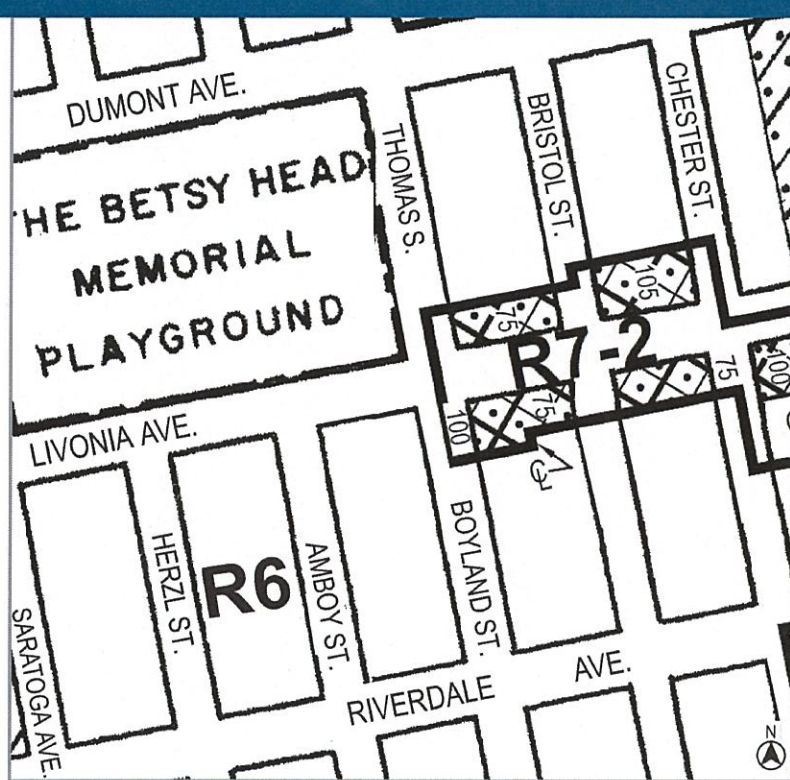


Proposed Zoning Map (17d) - Area being rezoned is outlined with dotted lines

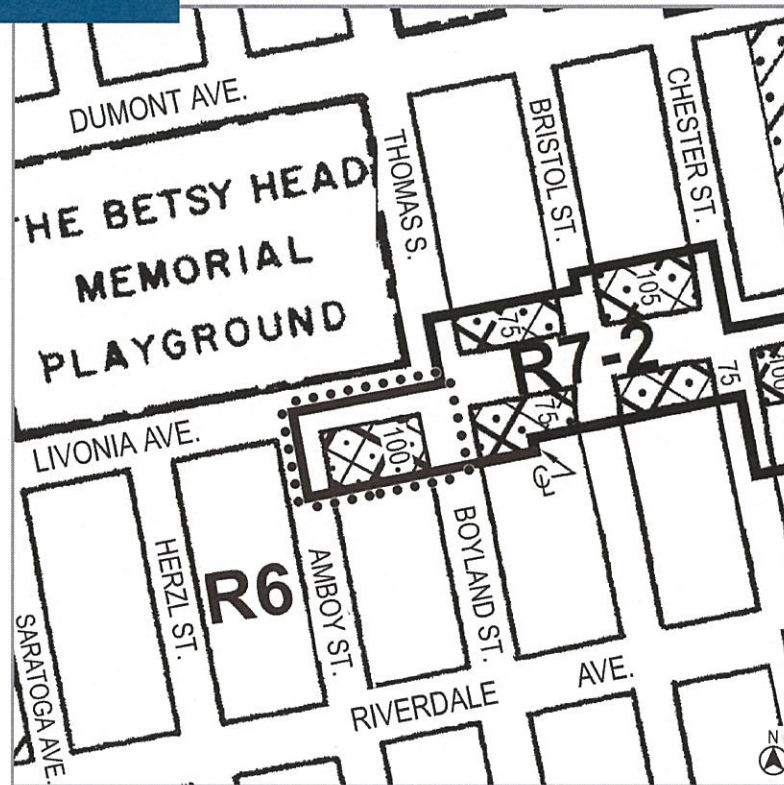
Rezoning from R6/C2-4 to R7-2/C2-4



Zoning Change Map: C4



Current Zoning Map (17d)



Proposed Zoning Map (17d) - Area being rezoned is outlined with dotted lines

Rezoning from R6 to R7-2/C2-4

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



Marketing Strategy

50% preference for Community District residents

Outreach to local organizations

Host and partner to provide workshops to prepare residents for *Housing Connect*

Maximize local applications for a successful lottery process

Maintain pre-marketing notification list

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Building & Urban Design

Strategies:

- Promote an active mixed-use corridor
- Activate the streetscape through ground floor uses
- Improve connections through the neighborhood
- Create active and safe open space
- Support healthy lifestyles

Mixed Use Corridor:

- Street scape activated by programming
- High transparency at ground floor
- Pedestrian-friendly amenities
- Intentional adjacencies

C1
Grocery Store
Rooftop Farm

C2
Family Support Center

C3
Senior Recreation Center

C4
Youth Recreation Center

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C1



C3

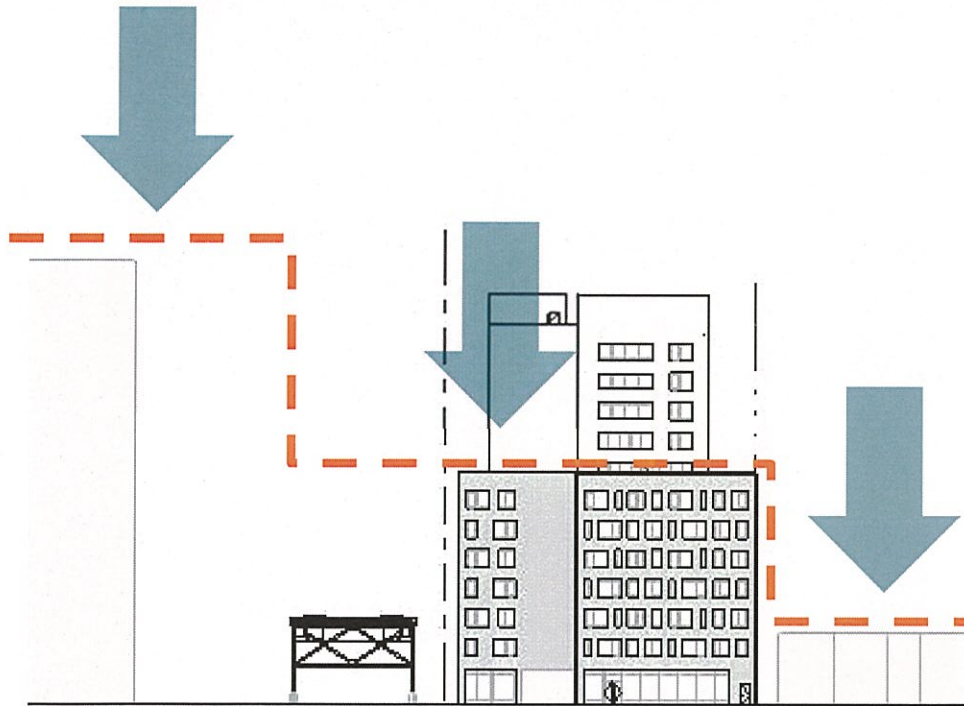


C2

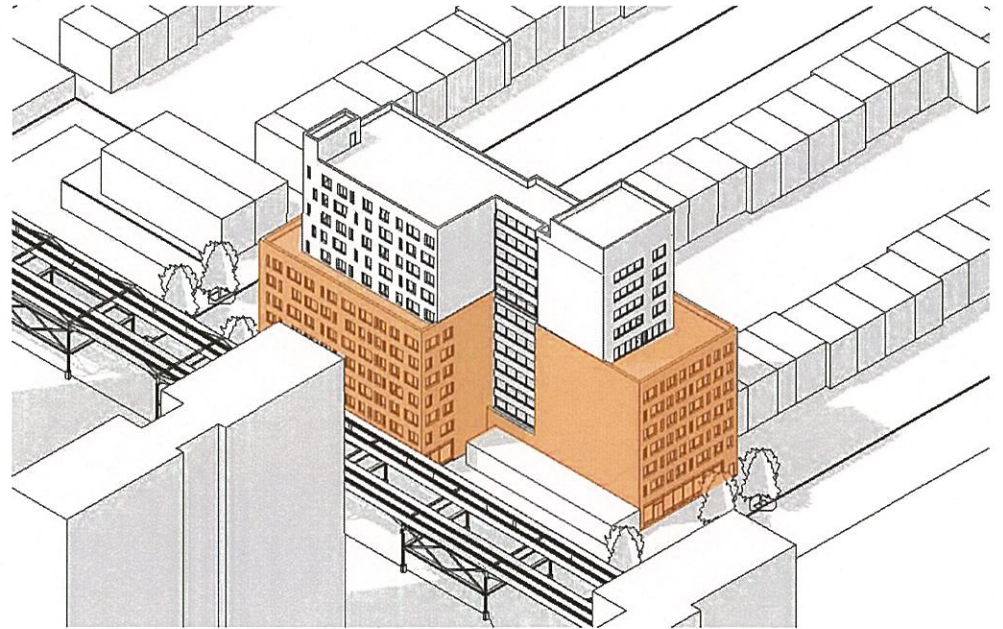


C4

Neighborhood connections:



Stepping down...



Smaller volumes...

Open space:

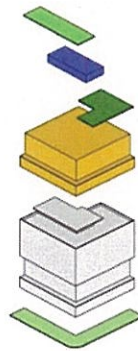
1. Terraces for residents on upper floors
2. Public open space created along sidewalks
3. Site buildings to enhance open space on adjacent properties



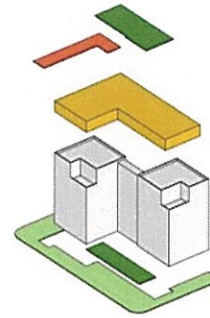
Distributed Amenities:

- FOOD SYSTEMS
- COMMUNITY GARDENS
- PEDESTRIAN PLAZA / OPEN SPACE
- COMMUNITY SPACE
- FINANCIAL HEALTH
- LEARNING CENTERS

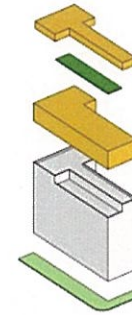
SITE C4



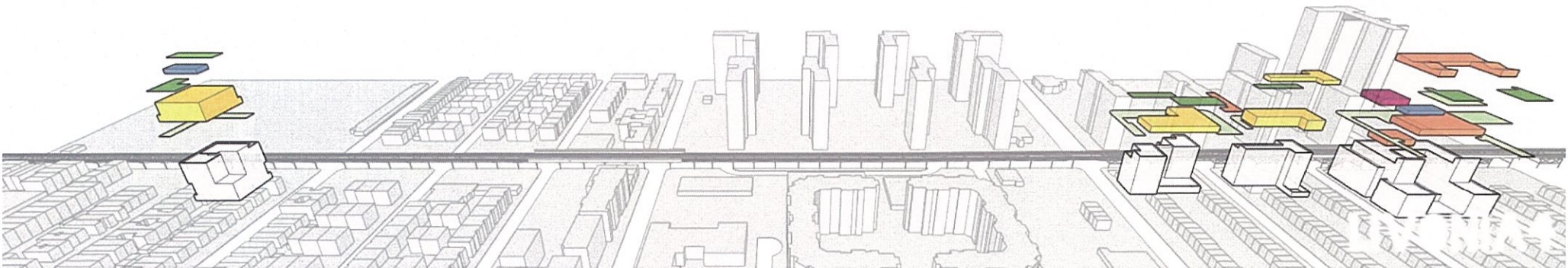
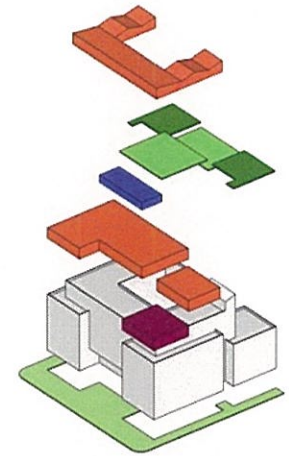
SITE C3



SITE C2



SITE C1





Building by Building

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C1: Radson Development

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C1: Radson Development



Health & Wellness:

- Community Rooftop Farm (10,000 sf)
- Resident Outdoor Amenity Space

Economic Opportunity:

- Supermarket (9,000 sf)
- Local Retail Space (4,000 sf)

Housing Affordability:

- Approx. 225 units of multifamily housing
- Affordable to a range of households, including formerly homeless, extremely low-, very low- and low-income households

C1: Tax Map

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NEW YORK
MARTHA E. STARK
COMMISSIONER

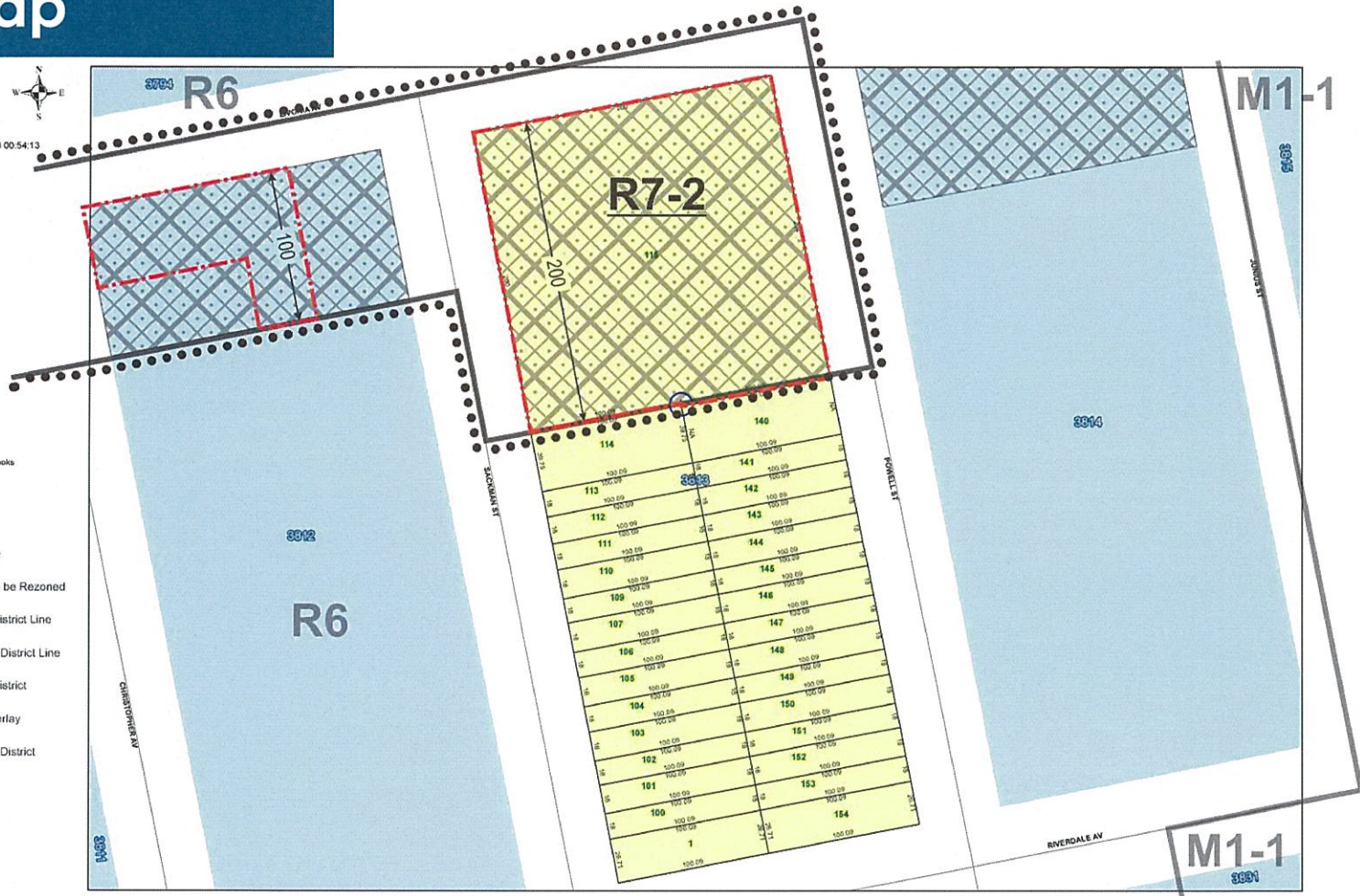


NYC Digital Tax Map

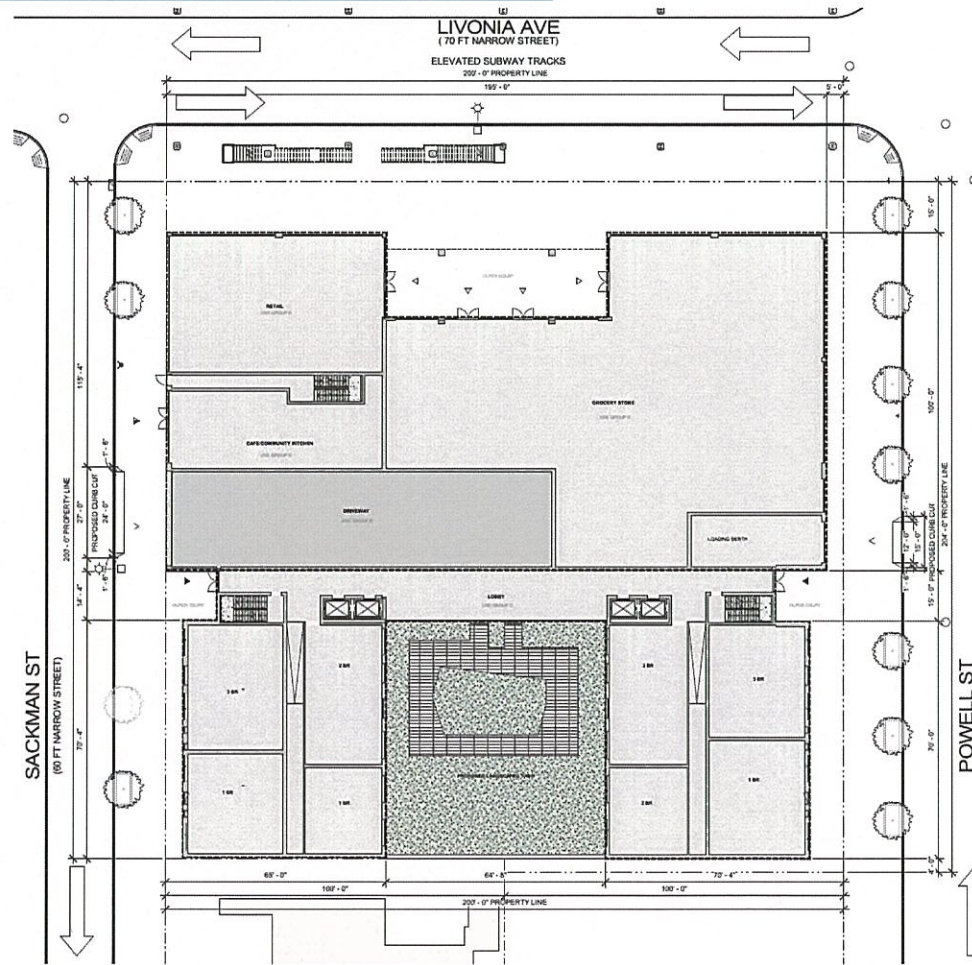
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Legend

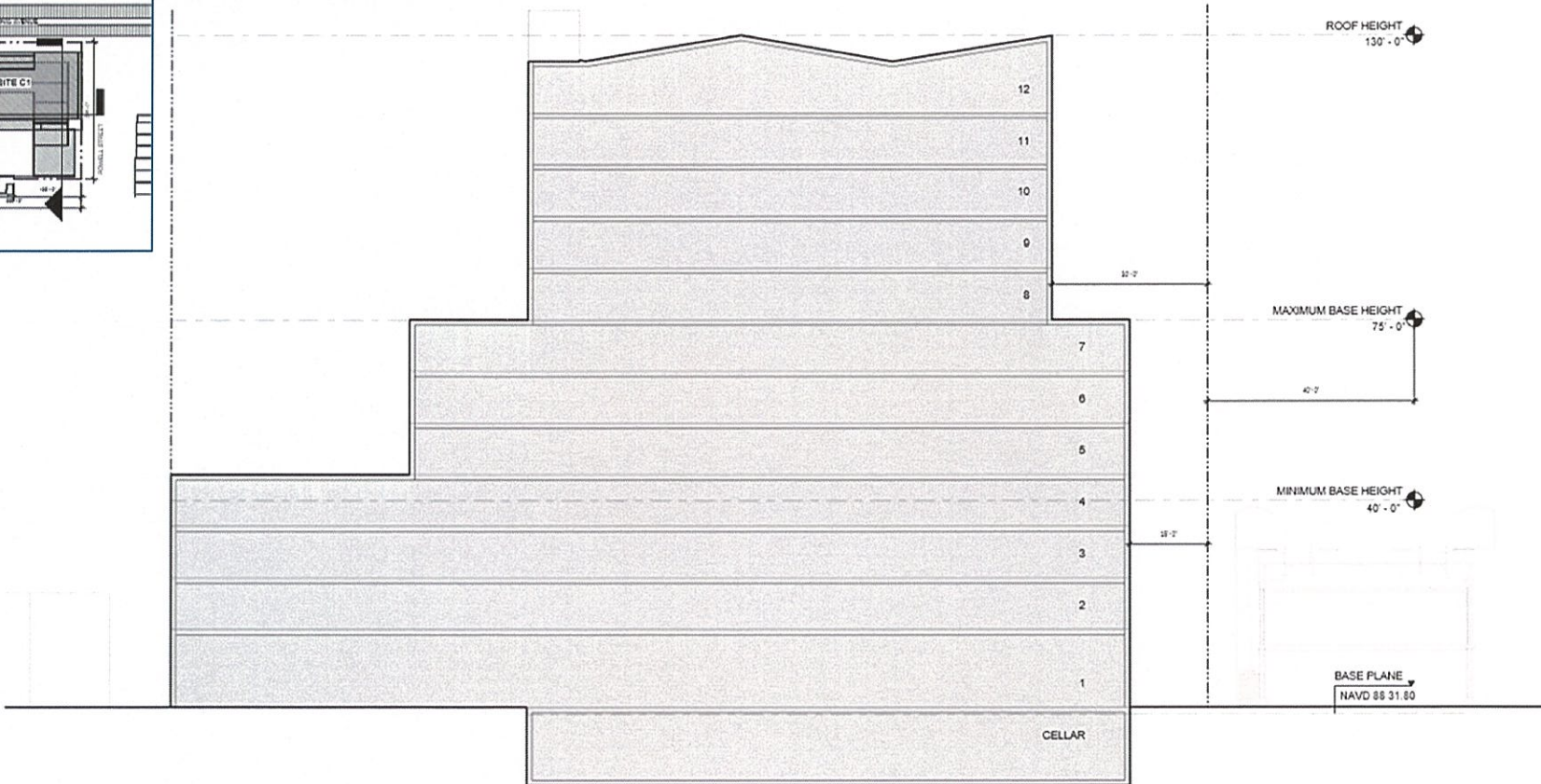
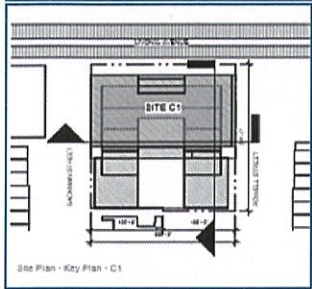
- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R6 Existing Zoning District
- Existing C2-4 Overlay
- R7-2 Proposed Zoning District



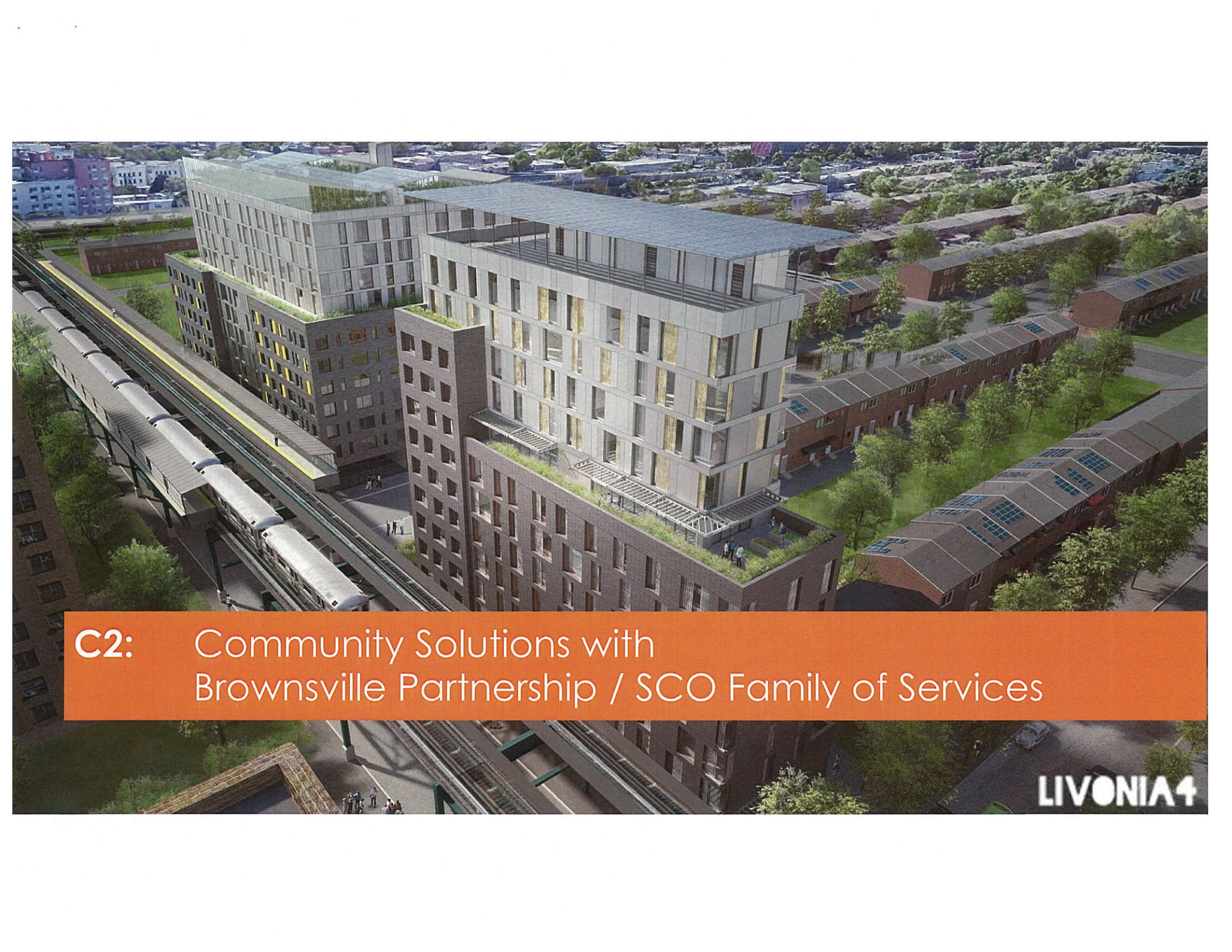
C1: Ground Floor Plan



C1: Section Diagram



① SITE C1 - SECTION - 01
1/16" = 1'-0"

An aerial photograph of a modern urban development. The central focus is a large, multi-story building with a grey facade and numerous windows. To its left, a train is visible on an elevated track. The surrounding area includes other buildings, green spaces, and trees. The overall scene depicts a vibrant, integrated community environment.

C2: Community Solutions with
Brownsville Partnership / SCO Family of Services

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Health & Wellness:

- Resident Rooftop Gardens
- Resident Open Space

Community Empowerment:

- Family Support Center
- Larger Network of Family Support Services

Economic Opportunity:

- Brownsville Community Land Trust
- Job Readiness Training Center

Housing Affordability:

- Approx. 80 units of supportive housing with on-site services*
- 60% of units for vulnerable young adults and young parents (ages 18-25)
- 40% of the units for young adults at risk of homelessness and youth aging out of foster care.

* Programming is subject to further discussion

C2: Community Solutions





C2: Goals & Objectives

Health & Wellness:

- Resident Rooftop Gardens
- Resident Open Space

Community Empowerment:

- Family Support Center
- Larger Network of Family Support Services

Economic Opportunity:

- Brownsville Community Land Trust
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Housing Affordability:

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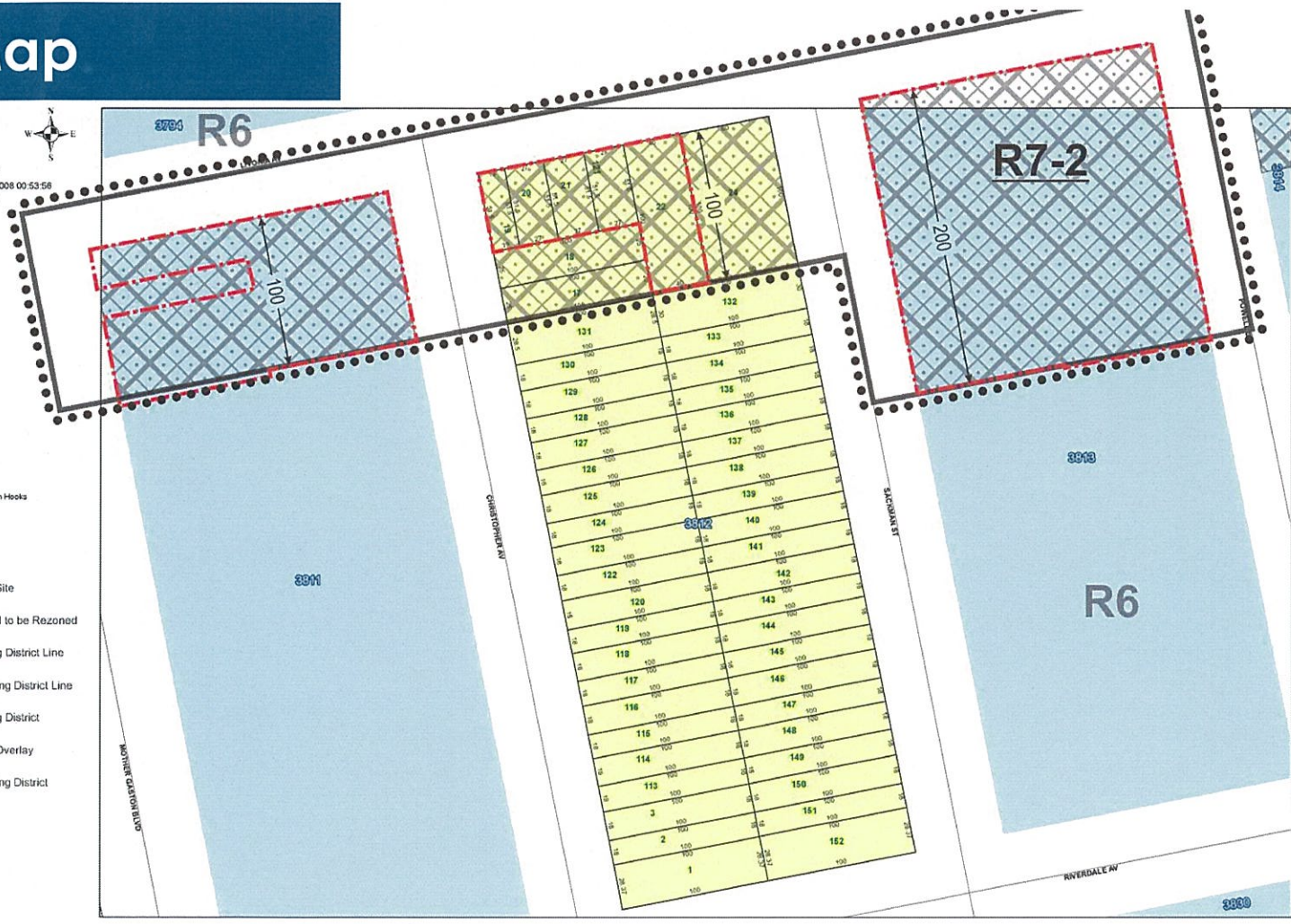
C2: Tax Map

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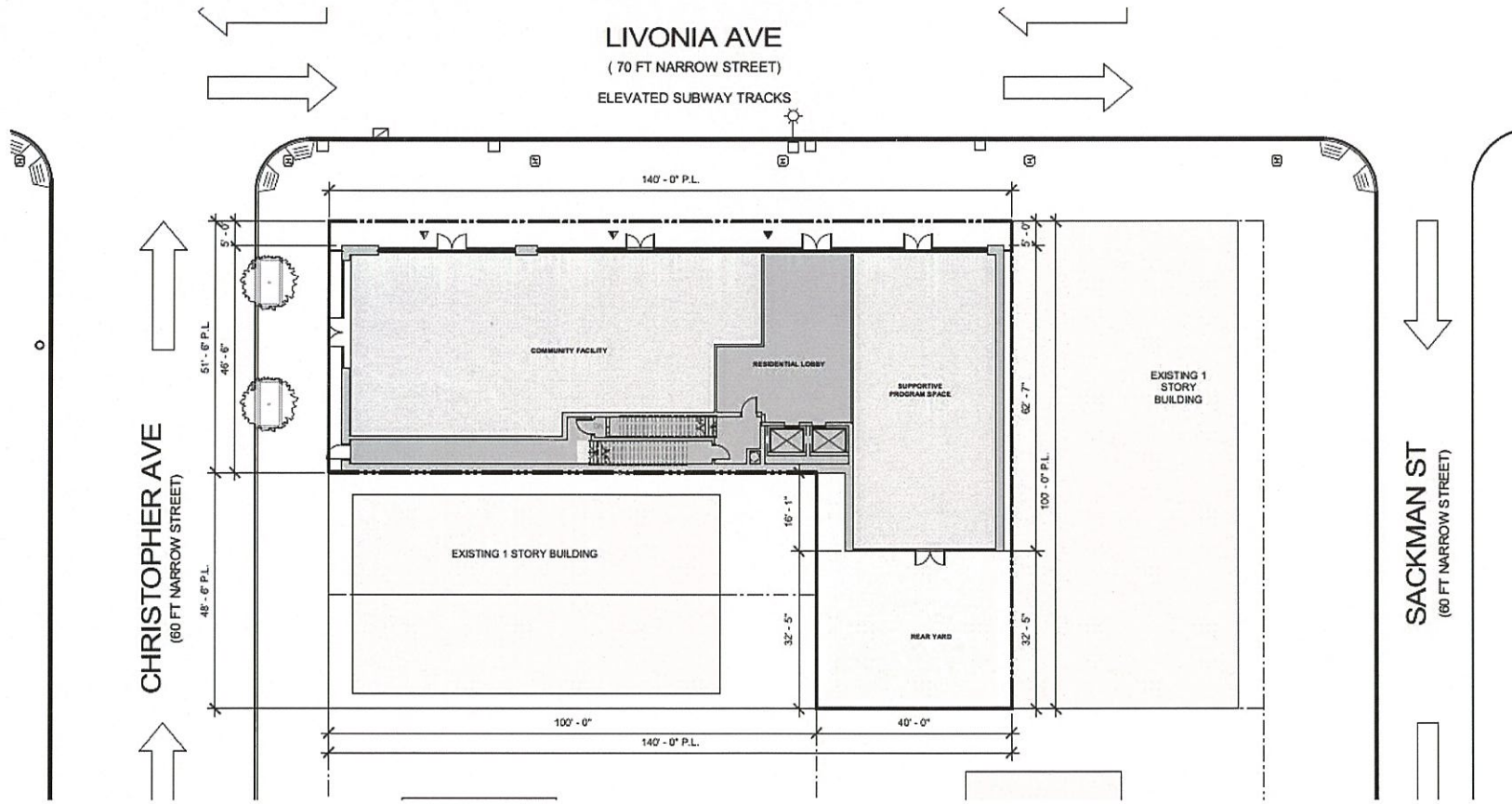
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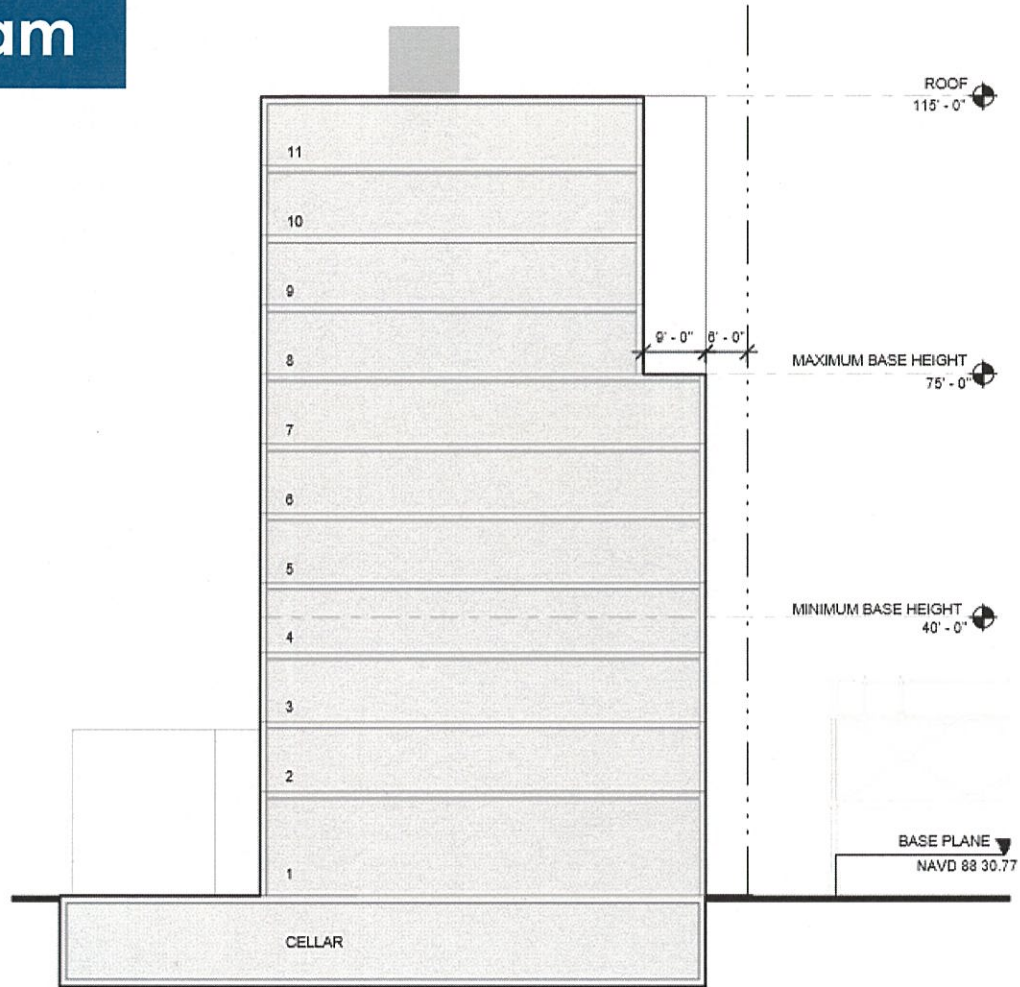
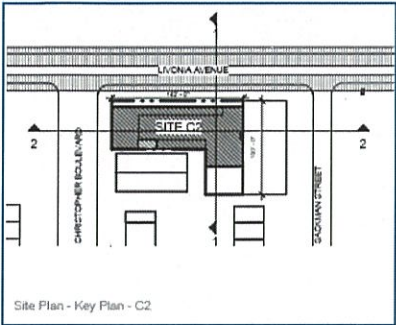
- Legend**
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 - Area Proposed to be Rezoned
 - Existing Zoning District Line
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 - R6 Existing Zoning District
 - Existing C2-4 Overlay
 - R7-2 Proposed Zoning District



C2: Ground Floor Plan



C2: Section Diagram



① SITE C2 - SECTION - 01
1/16" = 1'-0"



C3: Catholic Charities Brooklyn & Queens

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C3: Catholic Charities Brooklyn & Queens

Health & Wellness:

- Community Pedestrian Plaza
- Resident Gardens
- Resident Outdoor Amenity Space
- Units Designed for Aging-in-Place

Community Empowerment:

- Senior Center (8,500 sf approx.)
- Larger Network of Senior-focused Community Health & Wellness Services

Housing Affordability:

- Approx. 139 units of housing affordable to seniors
- 30% of the units set aside for formerly homeless seniors

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C3: Goals & Objectives

Health & Wellness:

- Community Pedestrian Plaza
- Resident Gardens
- Resident Outdoor Amenity Space
- Units Designed for Aging-in-Place

Community Empowerment:

- Senior Center (8,500 sf approx.)
- Larger Network of Senior-focused Community Health & Wellness Services

Housing Affordability:

- Approx. 139 senior affordable housing units, 30% of the units set aside for formerly homeless seniors

C3: Tax Map

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COMMISSIONER



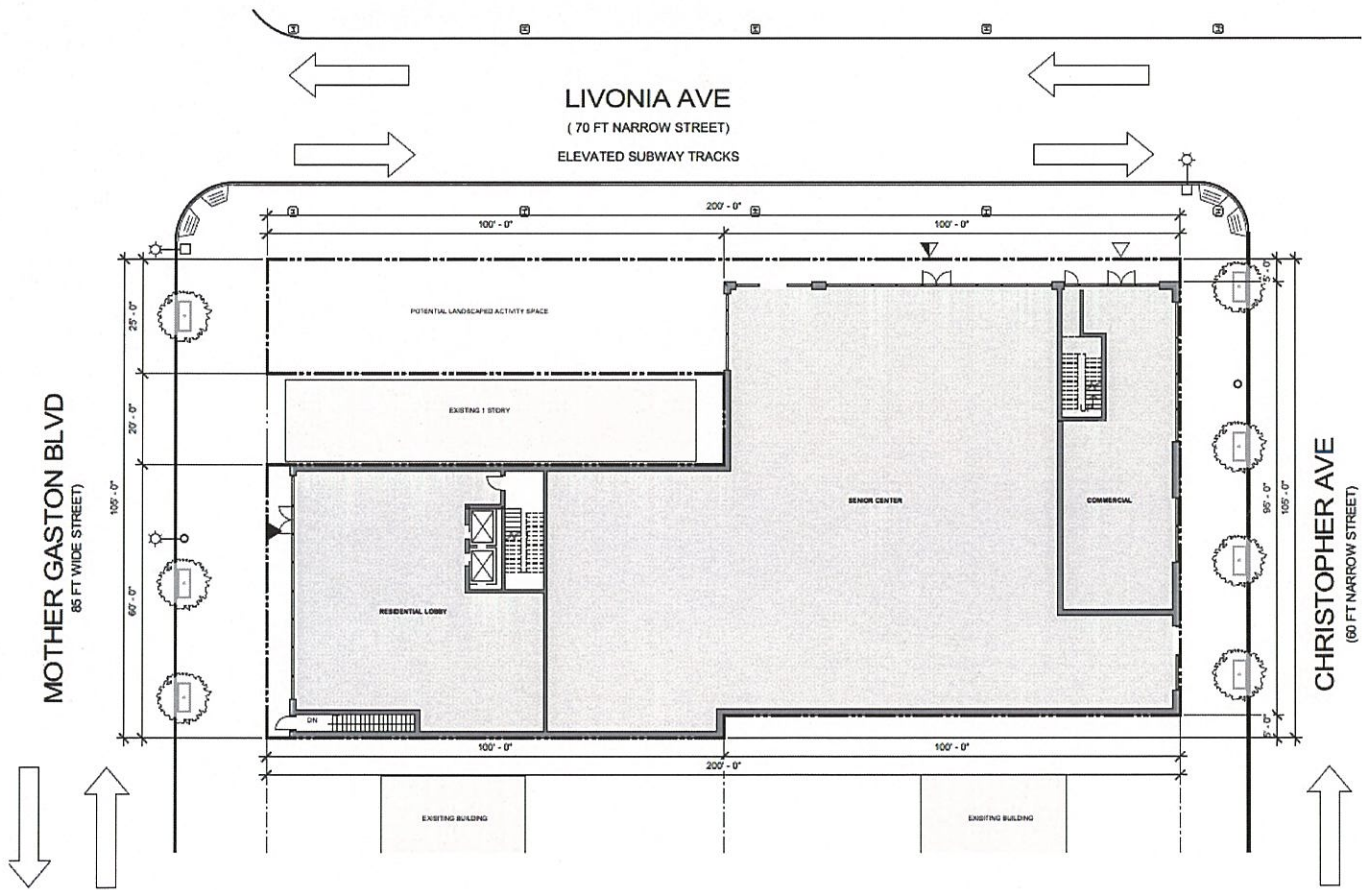
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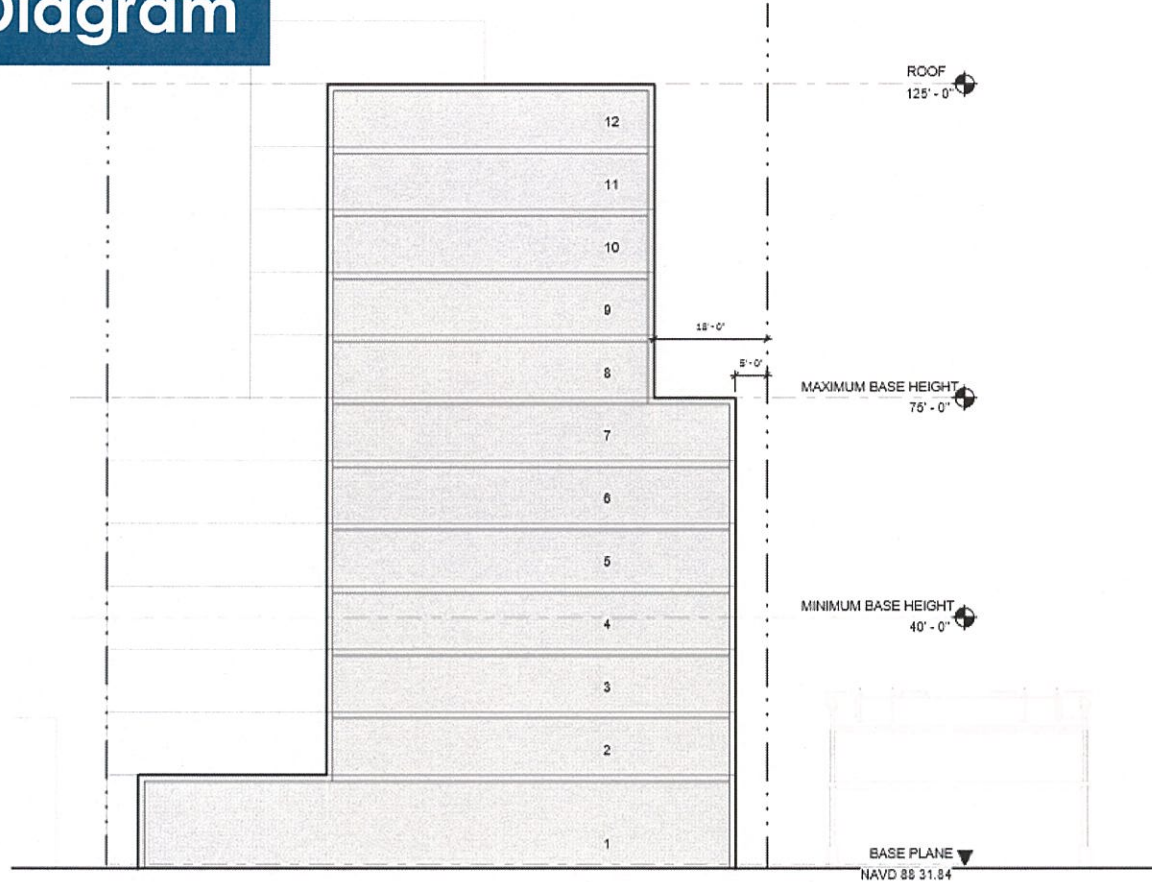
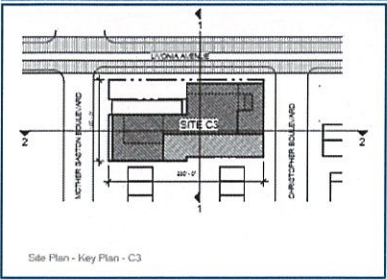
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C3: Ground Floor Plan



C3: Section Diagram



① SITE C3 - SECTION - 01
1/16" = 1'-0"

An aerial photograph of a city neighborhood. A prominent feature is a new, modern multi-story building with a grey facade and blue-tinted windows, situated next to a transit line with multiple tracks. The surrounding area is filled with older, multi-story brick and concrete buildings. There are trees and a street with cars and a yellow taxi visible in the foreground. A semi-transparent orange banner with white text is overlaid on the left side of the image.

C4: Radson Development

Health & Wellness:

- Resident Rooftop Gardens
- Resident Outdoor Amenity Space

Community Empowerment:

- Community Youth Recreation Center (25,000 sf approx.)
- Larger network of Youth-focused Recreation Programs

Housing Affordability:

- Approx. 54 units of multifamily housing
- Affordable to a range of households, including formerly homeless, extremely low-, very low- and low-income households

C4: Radson Development





C4: Goals & Objectives

Health & Wellness:

- Resident Rooftop Gardens
- Resident Outdoor Amenity Space

Community Empowerment:

- Community Youth Recreation Center (25,000 sf)
- Larger network of Youth-focused Recreation Programs

Housing Affordability:

- Approx. 54 units of multifamily housing
- Affordable to a range of households, including formerly homeless, extremely low-, very low-, and low-income households

C4: Tax Map



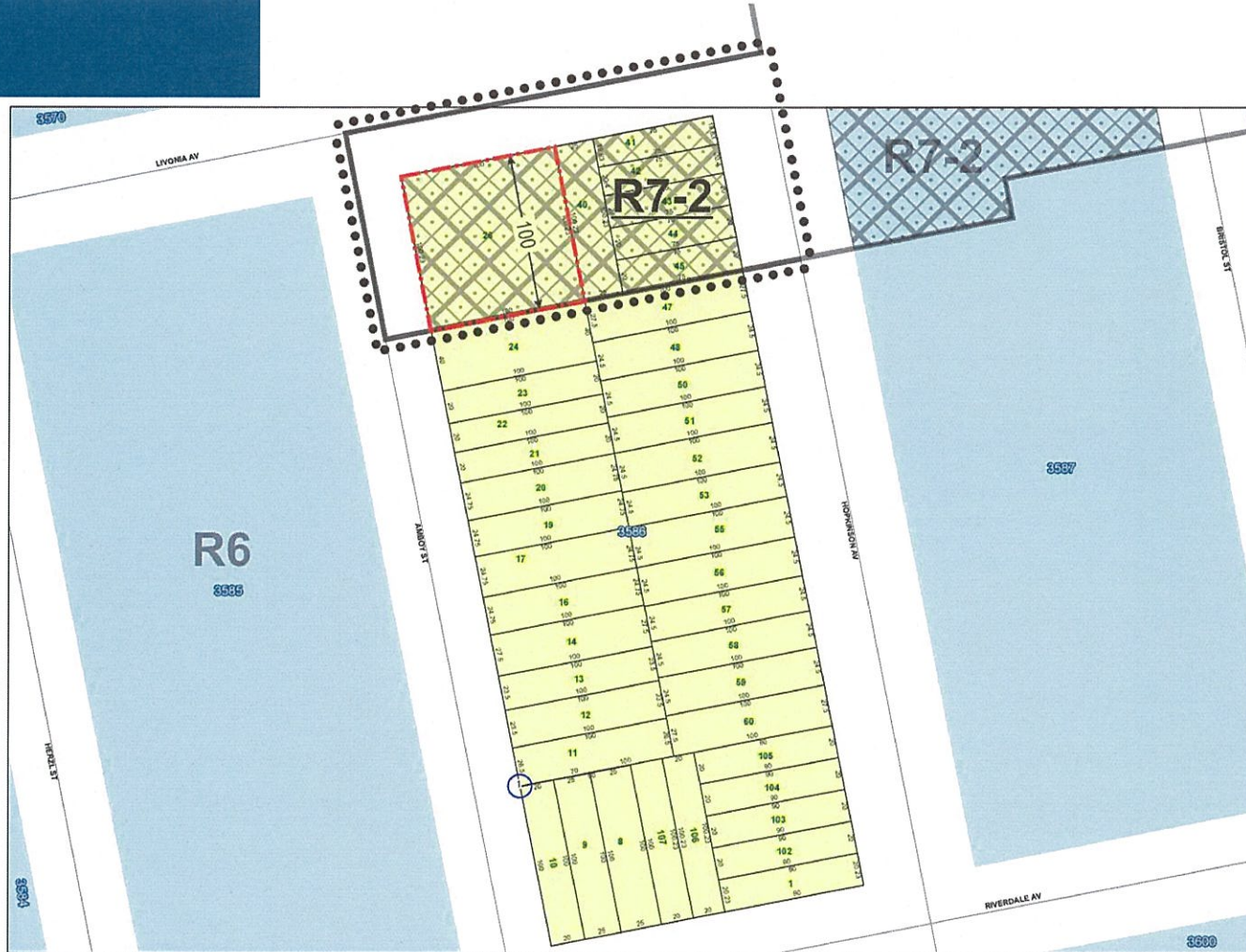
NYC Digital Tax Map

Effective Date : 04-07-2010 12:35:57
 End Date : Current
 Brooklyn Block: 3586



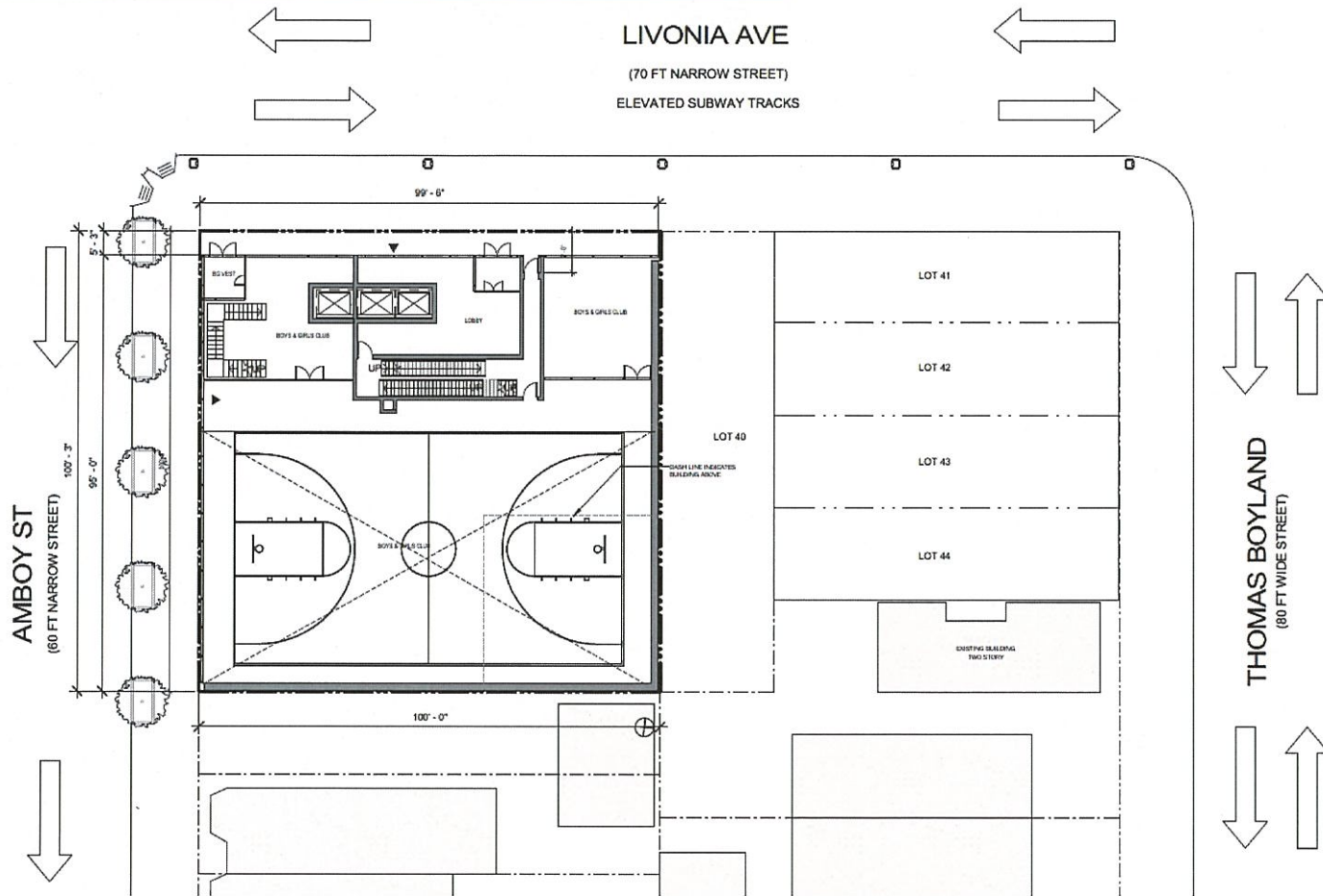
Legend

- Streets
- ⌵ Miscellaneous Text
- ⌵ Possession Hooks
- Boundary Lines
- ⌵ Lot Face Possession Hooks
- Regular
- Underwater
- Yellow Tax Lot Polygon
- Blue Tax Lot Polygon
- Blue Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R6 Existing Zoning District
- Existing C2-4 Overlay
- R7-2 Proposed Zoning District

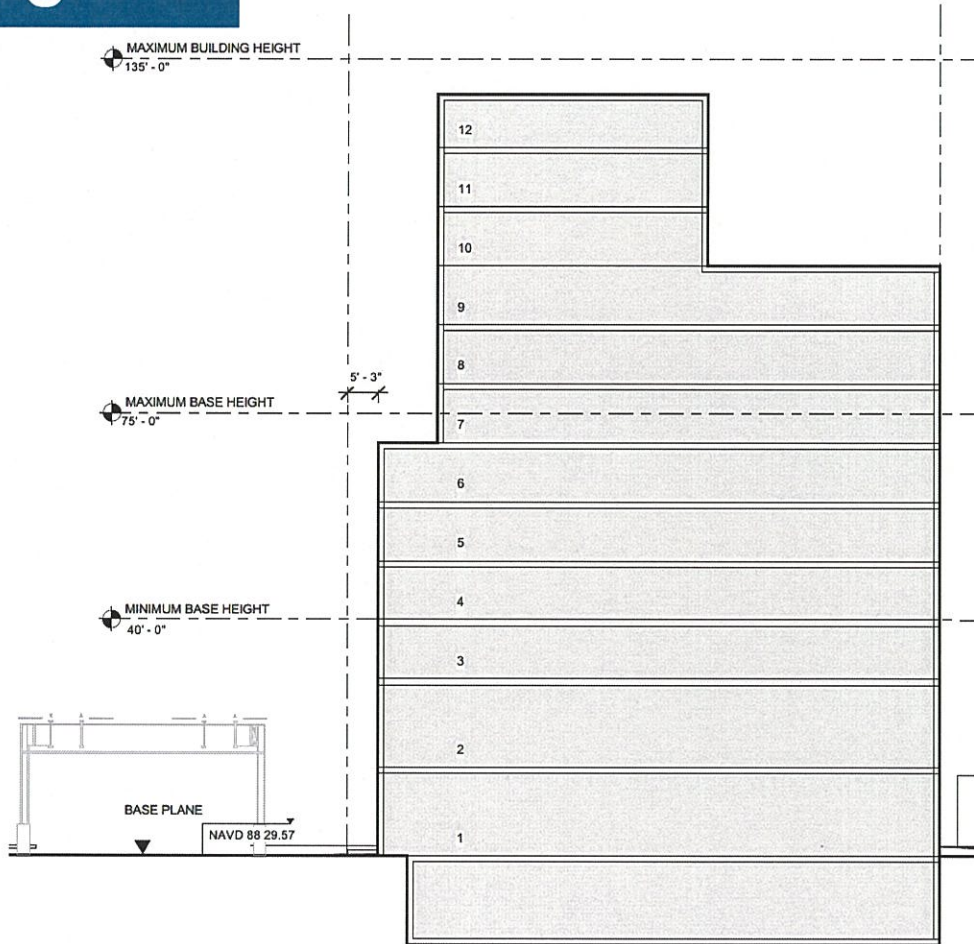
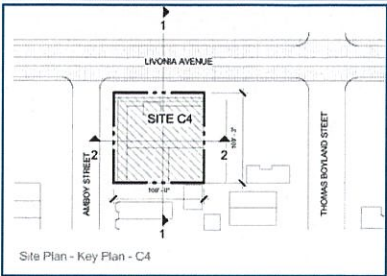


0 5 10 20 30 40 Feet

C4: Ground Floor Plan



C4: Section Diagram



① SITE C4 - SECTION - 01
1/16" = 1'-0"

Applicant Team.
**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 10/19/22.

(PLEASE PRINT)

Name: Joclyn Scanni

Address: Akerman LLP

I represent: The Development Team of Livonia 4

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Livonia 4 Res. No. _____
 in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: David Downes

Address: _____

I represent: Catholic Charities CPOP

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 10.19.2022

(PLEASE PRINT)

Name: BRIAN LOUGHLIN

Address: 42 W 39th St NY, NY 10018

I represent: LIVONIA 4 Development Team

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Hallah Saleh

Address: Russell St

I represent: HPD Bk Planning

Address: 100 Gold Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

0175

I intend to appear and speak on Int. No. _____ Res. No. ⁰¹¹⁴ _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Rosa Kelly

Address: 100 Gold St. New York, NY 10007

I represent: NYC HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Amy Pivak

Address: 100 Gold Street

I represent: HPD

Address: 100 Gold Street