

# Gateway Site 26A & Phase 5

## ULURP Application Numbers 220405HAK; 220406HUK

City Council Subcommittee hearing on Landmarks, Public Sitings, and Dispositions

September 20, 2022

10:00 AM

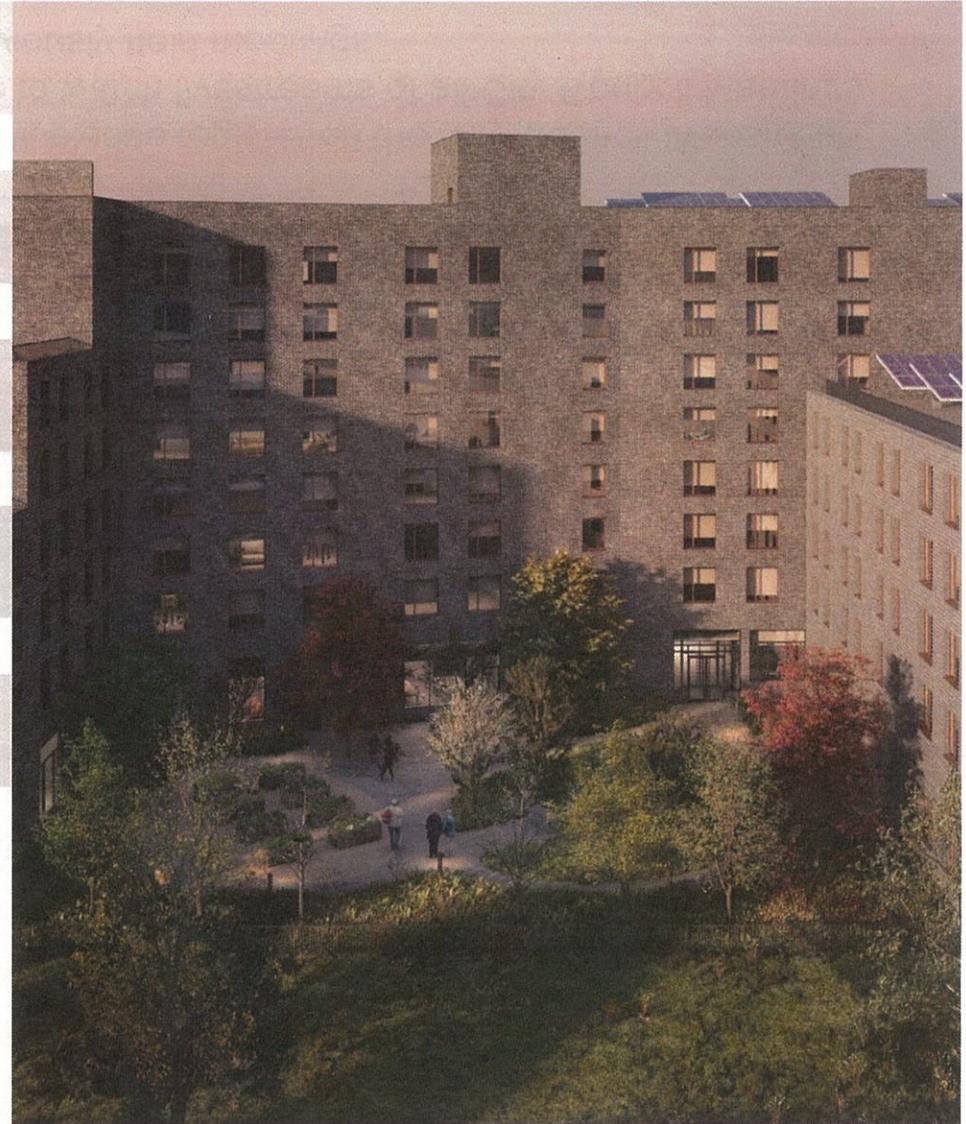


If you are a member of the public who wishes to testify, please register on the City Council Website at [council.nyc.gov](http://council.nyc.gov). Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.



# Agenda

- ① ULURP Actions
- ② Background
- ③ Team Introduction
- ④ Site 26A Project
- ⑤ Phase 5 Project



# ① ULURP Actions

- **ULURP Certification - April 25, 2022**
- **Community Board recommendation – August 8, 2022**
- **Borough President recommendation – August 9, 2022**
- **City Planning Commission vote – September 7, 2022**
- **Site 26A - ULURP Actions**
  - Designation of Urban Development Action Area and Approval of Urban Development Action Area project (UDAAP)
  - Disposition of City-owned land
  - Amendment to the Fresh Creek Urban Renewal Plan (FCURP)
    - Change from Public/Semi-public to Residential
    - Modification to total allowable units with the Fresh Creek Urban Renewal Area (FCURA) from 2,477 to 2,668. Table A appended to the FCURP will also be updated to reflect 191 units on Site 26A.
    - Addition of Site 26A to list of locations for which height restrictions defined in the FCURP do not apply (allowing 26A to be 8-stories tall).
- **Phase 5 - ULURP Action**
  - Amendment to the Fresh Creek Urban Renewal Plan (FCURP)
    - Merge Sites 3a and 3b to form Site 3a/b, and Sites 3e and 3f to form Site 3e/f;
    - Reflect proposed dwelling units for merged URP Sites 3a/b and 3e/f and 3d;
    - Reflect minimal changes to the acreage of Sites 6a and 7a from 0.53 acres and 0.84 acres to 0.55 acres and 0.85 acres, respectively; and
    - An amendment to the Project Summary of the Gateway Estates II UDAAP.

## ② Nehemiah Spring Creek Background

- Nehemiah Spring Creek is a multi-phase effort to transform 45-acres of city-owned land that was formerly wetlands and landfill into a robust mixed-income, mixed-use neighborhood.
- This investment has already resulted in ~1,600 units of affordable housing and the Gateway Shopping Center, which includes several major commercial anchors including Target, Home Depot, Best Buy, and BJ's Wholesale Club.



*Octet buildings along Gateway Drive with entrance to Gateway Shopping Center*



*Aerial view of Nehemiah homes looking from Gateway Shopping Center*

# ③ Team Introduction: Developer & Consultants

## Developer



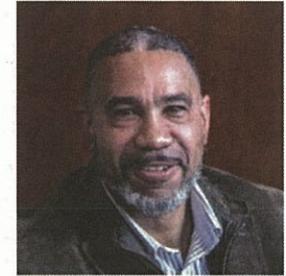
Rev. David Brawley  
Member & Sr. Pastor of St. Paul's  
Community Baptist Church



Aaron Graff  
Executive Director  
Nehemiah HDFC



Nick Lembo  
Chairman



Kirk Goodrich  
President

## Site 26A Consulting Team



Project Architect



Sustainability Consultant



MEP Engineer



Structural Engineer



Property Manager & Social Service Provider

## Phase 5 Consulting Team



Project Architect



Environmental Engineer



Civil Engineer



General Contractor

## ④ Nehemiah Site 26A Project

- **Monadnock, East Brooklyn Congregations (EBC) and Nehemiah HDFC are seeking financing to develop 189 units (including 1 super's unit) of affordable housing for seniors through HPD's Senior Affordable Rental Apartments program.**



*View from Erskine St. facing building's front facade*

# ④ Nehemiah Site 26A Map



Source: NYC Dept of City Planning

## ④ Site 26A: Development Program

- **26A will be an 8-story, 189-unit building (including 1 super's unit), rented to seniors**
- **100% of the units will benefit from project-based Section 8 vouchers**
  - All tenants will pay 30% of their incomes towards rent.
- **Social welfare space for building residents**
  - Community room
  - Fitness room
  - Counseling offices
- **10 onsite parking spaces – This is an update to the design that incorporates community feedback**
- **On-site security and 24/7 Cameras**
- **Social services for formerly homeless residents supported by an HRA service contract procured by Breaking Ground (Property Manager & service provider)**
- **3,000 SF Community Facility**
- **4,477 SF Landscaped Courtyard will include walking paths, seating, and raised planting beds for tenants**
- **Laundry Room**
- **Sustainability Features:**
  - 50kW solar array
  - Green roof



*View of the Community Facility from Vandalia Ave.*



# ⑤ Phase 5: Aerial Map



Source: NYC Dept of City Planning

## ⑤ Phase 5

- Phase 5 will include approximately 560 units.
- Building typology will shift from 70 octet (8-unit) buildings to 9 buildings.
- Each new building will either include approximately 40 units or 80 units. Height will remain at 4-stories.
- Consolidating sites will allow for building efficiencies and amenities.
- Increased building amenities
  - Space for community rooms and fitness rooms
  - Buildings can include elevators
- Construction & Operational efficiencies
  - Streamlined building systems (fire alarm, phone, water/sewer, sprinkler)
  - Consolidated waste management
- The Project will be financed through HPD's Extremely Low and Low Income (ELLA) term sheet.\*
  - Approximately 15% of units will be set aside for homeless individuals or families.
  - All units will be rented to individuals or families earning approximately 80% of AMI or less, with 50% of units for families and individuals earning 50% of AMI or less.

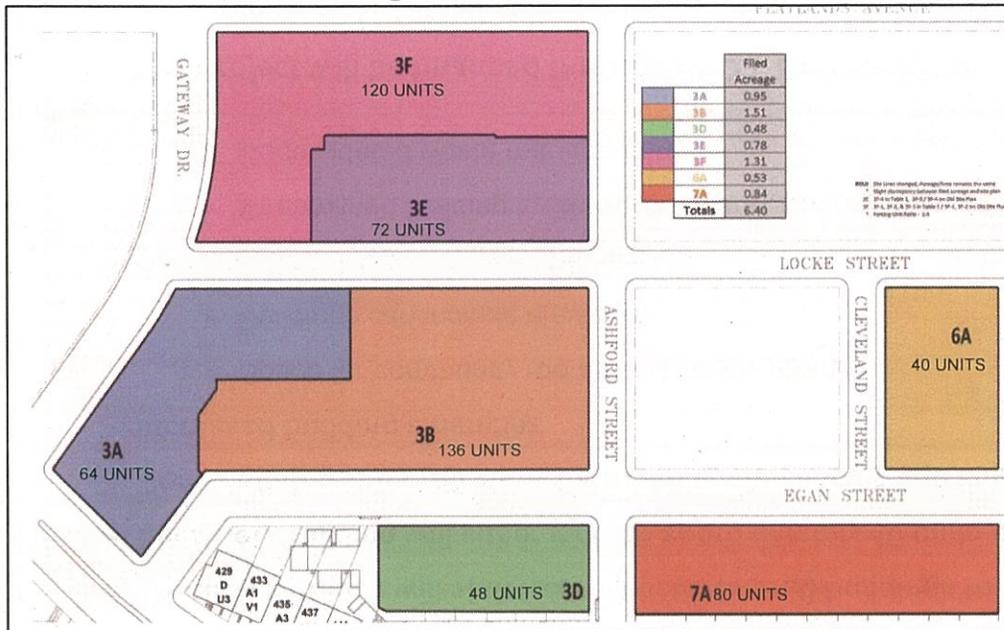
*\*The ELLA term sheet is subject to change.*

# 5 Phase 5

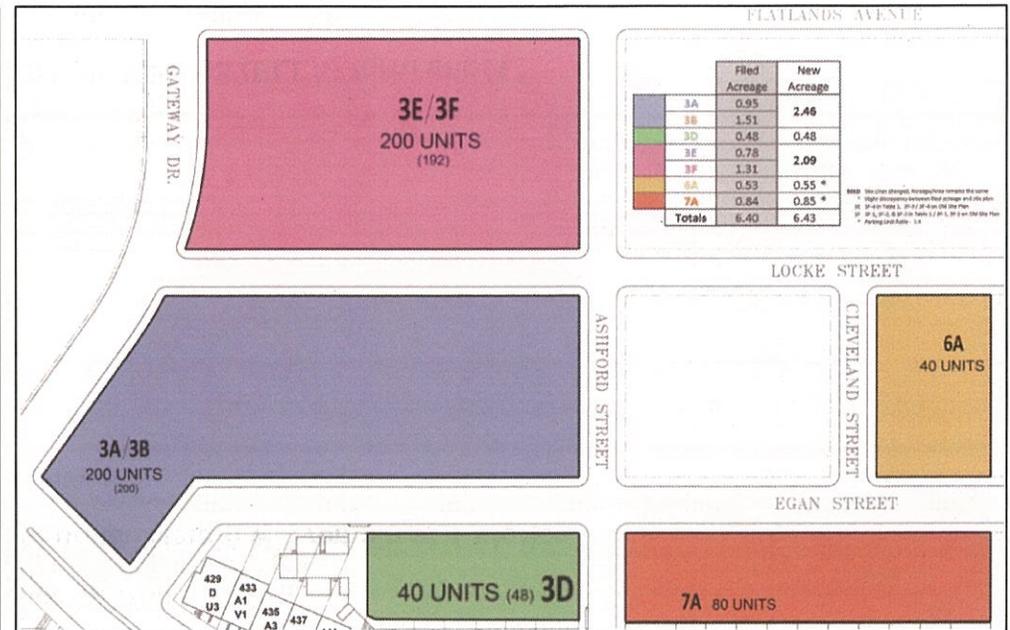
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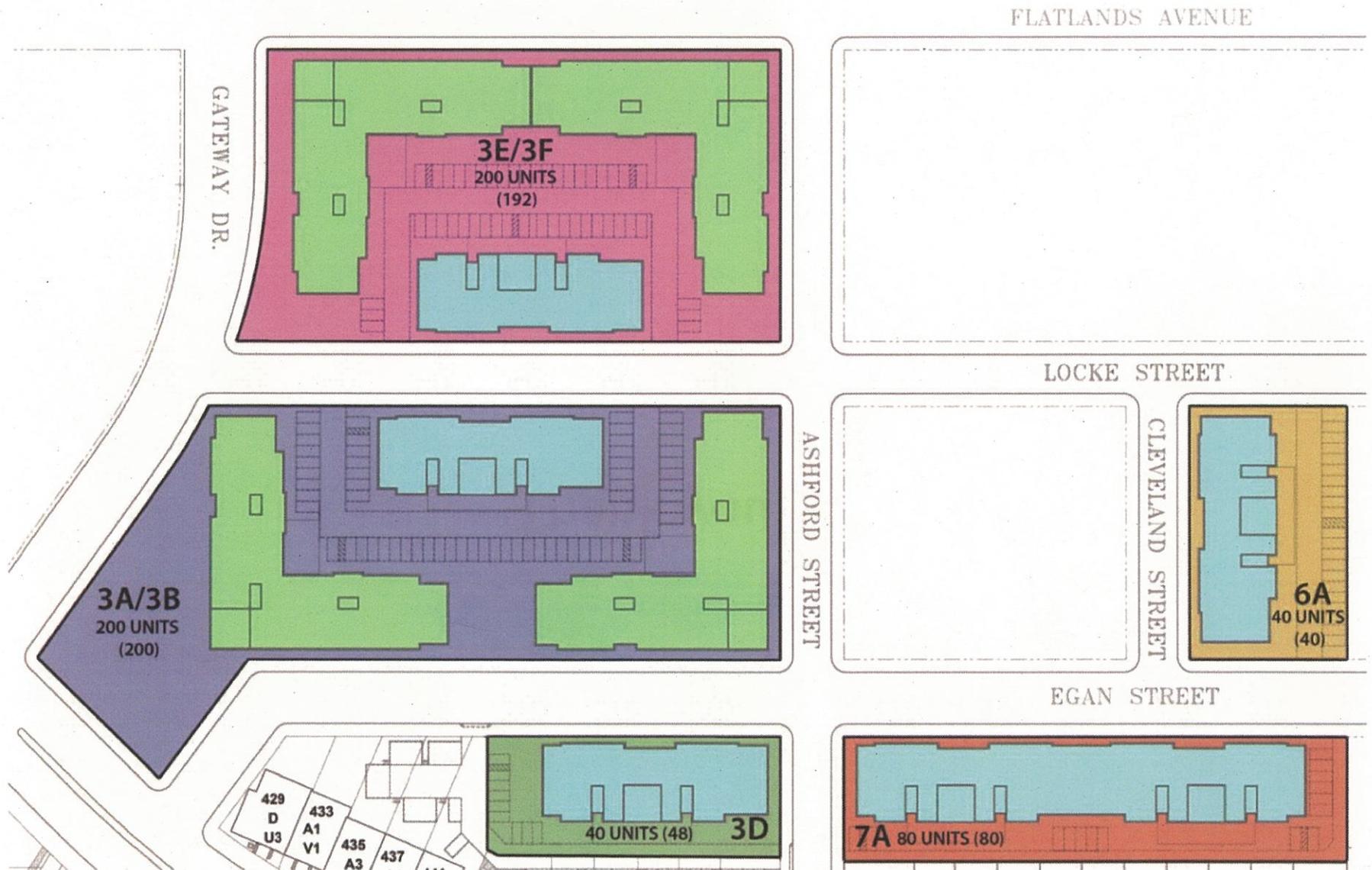
**Original FCURP sites**



**Proposed Amendment**



# ⑤ Phase 5 – Proposed site plan



**Thank you!**

# APPENDIX

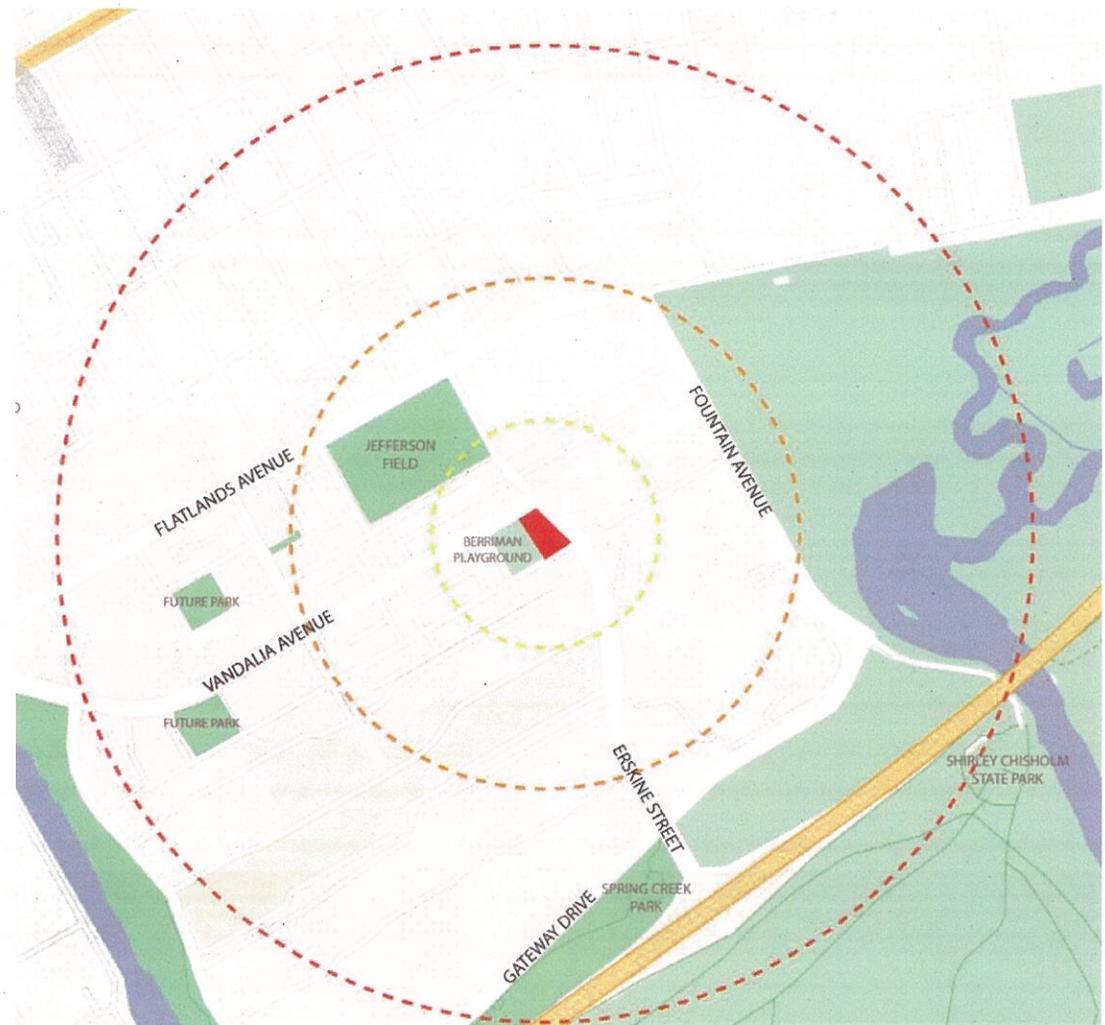
# Site 26A – Open Spaces in Surrounding Area

## ➤ Within 600 Feet

- Berriman Playground is directly adjacent to the Development Site – it is approximately 0.96 Acres in area containing a comfort station, a playground, and walking paths

## ➤ Within 0.5 Mile

- Two future parks within the Fresh Creek Urban Renewal Area
- Spring Creek Park with amenities such as walking paths and a cricket oval
- Shirley Chisholm State Park



- 600 Ft radius
- 0.25 Mi radius
- 0.50 Mi radius



September 19, 2022

City Council for the City of New York  
Land Use Committee  
250 Broadway  
New York, NY 10007

**RE: ULURP Action: Nehemiah Spring Creek Site 26a and Phase 5**

During this third week of September, St. Paul's Community Baptist Church is commemorating its 28<sup>th</sup> MAAFA. The MAAFA is an annual remembrance of the millions of Africans lost in the Trans-Atlantic Slave Trade and a reflection of the historic and continued disregard for Black life in America. Due to our MAAFA, I am unable to testify in-person. However, I am pleased to express my support through this letter for this ULURP application and the actions therein that cover Site 26a ("Site 26a") and Phase 5 ("Phase 5" and together with Site 26a, the "Project", or the "Development") of Nehemiah Spring Creek.

Having advanced thus far through ULURP, the Project has been presented to Brooklyn Community Board 5, the Brooklyn Borough President's Office, and the NYC City Planning Commission. All of the aforementioned parties have voted affirmatively in support of the Project.

It gives me tremendous honor to support and play a role in the creation of affordable housing in our great City and especially in East New York. This Development builds on decades of tireless work by residents and local leaders. I ask that you vote in favor of this Project so that we may continue to build extremely needed affordable housing.

Sincerely,

Rev. David K. Brawley, DMin  
Lead Pastor