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Navy Green Transforming Former Brig into Housing



Thursday, 31 October 2013 10:49

City and State officials joined with for-profit and nonprofit developers and service providers to mark the first stage in transforming a former navy prison into affordable and supportive housing yesterday. Navy Green is the 103,000-sq.-foot site of a former prison -- "The Brig" -- adjacent to the Brooklyn Navy Yard. The first phase of this development includes two mixed-income multifamily buildings and one supportive housing development with a combined total of 314 units of mixed income housing. The development of Navy Green represents a successful collaborative public-private effort, guided by the local community's vision for the site, to transform a formerly underutilized, industrial block into a thriving, mixed-income, mixed-use development that helps meet the area's need for affordable housing and which brings critical services to the community.

On hand for yesterday's celebration were New York State Homes and Community Renewal (HCR) Commissioner/ CEO Darryl C. Towns, New York City Department of Housing Preservation and Development (HPD) Commissioner RuthAnne Visnaukas, New York City Housing Development Corporation (HDC) President Marc Jahr, Dunn Development Corp., L+M Development Partners, Pratt Area Community Council (PACC), Housing Partnership Development Corporation and Brooklyn Community Housing and Services, Inc. celebrated the completion of Navy Green's first development phase.

One of Navy Green's multifamily buildings is located at 7 Clermont Avenue, and is a 12-story mixed-income rental building. The building includes 112 units, with 22 studios, 32 one-bedrooms, 47 two-bedrooms—one of which will be reserved for an onsite superintendent—and 11 three-bedrooms, totaling approximately 110,640-square-feet of residential floor area. The building also includes approximately 5,916-square-feet of ground floor retail/community facility space.

Twenty-one percent of the units are affordable to households with incomes at or below 40% of Area Median Income (AMI).

The other multifamily building located at 45 Clermont Avenue, and is an eight-story, low-income rental building. The building includes 101 units, with a mix of 33 studios, 36 one-bedrooms, and 32 two-bedrooms. Twenty percent of the units will be affordable to households with incomes at or below 40% of Area Median Income equivalent to \$33,200 for a family of four; and 80% of the units will be affordable to households with incomes at or below 60% AMI, which is equivalent to \$49,800 for a family of four.

The PACC Supportive Housing building, located at 40 Vanderbilt Avenue, is a 98 unit building that provides housing and onsite services, such as access to medical care, recreation and vocational training, to formerly homeless single adults and low-income single adults through a partnership with Brooklyn Community Housing and Services, Inc. as part of the City and State's New York/New York III initiative.

The Navy Green common green is a central connection point for all buildings and forms the heart of the development. This 32,000 square foot landscaped green is open to residents and their guests from all of the Navy Green buildings and provides a beautiful shared amenity that includes active and passive recreation areas, an open lawn, a children's play area, and plaza seating.

The final phases of development will add mixed income homeownership components to the Navy Green project. Construction is scheduled to start in December 2013 on 8 Vanderbilt Avenue and the Navy Green Townhouses. 8 Vanderbilt Avenue will be a twelve-story building consisting of 98 for-sale condominium units plus one superintendent's apartment, with 74 units at sales prices affordable to moderate and middle-income households and 24 units sold at market rates. The building will also contain roughly 1,600 square feet of commercial/community facility space on Flushing Avenue. The Navy Green Townhouses will consist of twenty-three market rate single family homes constructed mid block on Clermont and Vanderbilt Avenues.

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HOME VISIT

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rate single family homes constructed mid-block on Clermont and Vanderbit Avenues to complete the development.

The total development cost of the PACC Supportive Housing building is \$21.9 million. Funding sources include \$12.2 of HPD HOME funds and \$718,000 of City Capital. The Brooklyn Borough President provided \$200,000 in Reso A funds. The project received \$132,190 from NYSERDA's Multifamily Performance Program, and \$8.6 million of tax credit equity provided by Enterprise Community Investment, a subsidiary of Enterprise Community Partners Inc. (Enterprise).

The team of L+M Development Partners and Dunn Development Corp., operated as co-developers for the Navy Green project. In addition, Pratt Area Community Council (PACC) developed the 99-unit Supportive Housing building, as well serving as the community consultant on the overall Navy Green development. The design team includes master planner and architect FX Fowle Architects, Curtis + Ginsberg Architects LLP as architect, Architecture in Formation as design architect of the Supportive Housing building and Brooklyn-based Todd Rader and Amy Crews Landscape Architecture LLC as the landscape architect.

HPD hosted an International Design Workshop in December 2003 to create a vision for the redevelopment of the site. Community residents, local business and community-based organization leaders, elected officials, and staff from HPD and other City agencies participated. The three-day workshop resulted in a set of planning principles, a tentative development program, and a conceptual site plan. Following the workshop, HPD established a 14-member community task force to help the City refine the site plan, and its members approved the Request for Proposals (RFP). The task force played a critical role in the selection of the development team.

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Spence-Chapin
Services to
Family and
Children's
Adoption
Information
Webinar

04/09 - 06/30
GSS Human
Services
Workshops

04/27 - 06/22
Fortune Society's
"The Castle
Spring Art
Series"

05/01
Jawonio 2014
Kidz Express

05/01
Jawonio Kidz
Express 2014 and
Tricky Tray
KidzApalooza

05/01 - 05/31
Women's Center
of Huntington
Calendar of
Events May 2014

05/01
NYAM Event:
Integrating
Mental Health
and Health Care

05/01
JASA Elder
Abuse Training
Institute
Presents:
Physical Health
and Mental
Health
Perspectives

05/01
Fountain Gallery:
Outsider?
Opening
Reception

Capitol Region

05/01
Dining to Benefit
Vanderheyden
Hall at Ninety
Nine Restaurant



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05/02
St. Catherine's
6th Annual
SCCCript &
SCCCreen
Fundraising Gala

05/02
Senior Services of
Albany's 18th
Annual "Third
Age Achievement
Awards"

05/06
2014 Schenectady
ARC Annual
Meeting

05/08 - 05/10
NYSCCC 25th
Annual Foster
Care and
Adoption
Conference:
Celebrating
Strengths

05/15
Big Brothers Big
Sisters of the
Capital Region's
Spring Open
House

07/19
Saratoga Bridges
Annual Gala "The
White Party" and
Auction