

## HPD: Prison plan best mixed-used development bar none

Navy Green Joint Venture, a partnership of Dunn Development Corporation, L&M Equity Participants, Ltd and Pratt Area Community Council, has been selected to transform a former Navy prison site in Brooklyn into what's being hailed as an unprecedented mixed income community.

The redevelopment of the 103,000 s/f Navy Brig site in Wallabout will create 434 residential units that will combine affordable rental and homeownership units with market-rate co-ops, town-houses and supportive housing as well as commercial space, open space and a community facility.

As a pilot for New York City's Design and Construction Excellence Initiative, the project will serve as an example of high-quality, sustainable design and construction that is financially feasible and responsive to the community, according to the City's Department of Housing Preservation and Development (HPD) which 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.

The site is bounded by Flushing Avenue to the north, Park Avenue to the south, Clermont Avenue to the east, and Vanderbilt Avenue to the west. The Brig was built in the early 1940s and served as a naval prison. After the closing of the Brooklyn Navy Yard in 1966, the U.S. Immigration and Naturalization Service used the Brig as a detention center until 1984 when, faced with severe overcrowding in its prisons, New York City sought ownership of the prison for its lower risk prisoners. The Brig served as a minimum-security prison until it was closed in December 1994. The last occupants of the Brig were volunteer workers involved in the post 9/11 cleanup.

HPD completed demolition of the Brig building and site clearance in August 2005 and construction for the new development is anticipated to begin in the spring of 2008.

FXFowle Architects, Curtis + Ginsberg Architects LLP and Architecture in Formation will oversee the development of the site's master plan, design and LEED certification.



Work on the Navy Green development is expected to get underway in the spring of 2008.