
CITY ANNOUNCES NEW MIXED-INCOME DEVELOPMENT AT BRIG SITE

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Three-Quarters of the More Than 400 Residential Units Will Be Affordable



Department of Housing Preservation and Development (HPD) Commissioner Shaun Donovan announced today the selection of Navy Green Joint Venture, a partnership of Dunn Development Corporation and L&M Equity Participants, Ltd, for the redevelopment of the Navy Brig site in Wallabout, Brooklyn. The redevelopment of this 103,000 square foot former prison site will create a unique mixed-use community, consisting of 434 residential units, commercial space, open space and a community facility. To oversee the development of the site's master plan, design and LEED certification, Navy Green Joint Venture has selected the architectural team of FXFowle Architects, Curtis + Ginsberg Architects LLP and Architecture in Formation. By combining affordable rental and homeownership units with market-rate co-ops, townhouses and supportive housing, the redevelopment of the Brig will result in an unprecedented mixed-income community.

Approximately 77 percent of the residential units will be affordable to

families earning between 30 percent and 130 percent of the Area Median Income (AMI), which is equivalent to a salary range of \$21,250 to \$92,170 for a household of four or \$14,900 to \$64,480 for a single household. The affordable units will be part of Mayor Bloomberg's ten-year New Housing Marketplace Plan to build and preserve 165,000 units of affordable housing for 500,000 New Yorkers, more than the entire population of Atlanta. The Mayor's Plan is the largest municipal affordable housing initiative in the nation's history.

"The City has selected a redevelopment proposal that will transform the Brig site into a vibrant mixed-use and mixed-income community and will provide affordable and supportive housing, as well as much needed community and open spaces to the Wallabout neighborhood," said HPD Commissioner Shaun Donovan. "By developing mixed communities through the Mayor's New Housing Marketplace Plan, the City is preserving the diversity and affordability of our neighborhoods, which is critical to our city's economic future. This development proposal would not have been possible without the insight and support of the Wallabout residents and their elected officials."

Out of the 434 residential units:

- 203 units will be for homeownership, of which 179 will be co-op apartments and 24 will be townhouse units:
 - 75 percent of the co-op units will be affordable to households earning up to 130 percent of AMI, which is equivalent to \$92,170 for households of four or \$64,480 for single households. The remaining co-op units will be sold at market-rate.
 - 20 percent of the townhouses will be affordable to households earning up to 130 percent of AMI, which is equivalent to \$92,170 for households of four or \$64,480 for single households. The remaining townhouse units will be sold at market-rate.
- 231 units will be rentals ranging in affordability as follows:
 - 97 rental units will be for supportive housing affordable to individuals earning up to 60 percent of AMI, which is equivalent to \$29,760.
 - 67 rental units will be affordable to households earning up to 60 percent of AMI, which is equivalent to \$42,540 for households of four or \$29,760 for single households.
 - 30 rental units will be affordable to households earning up to 80 percent of AMI, which is equivalent to \$56,700 for households of four or \$39,700 for single households.
 - The remaining 37 rentals, which will be part of the townhouses, will be market-rate.

The site's community facility will include a visual arts center and a day care center. It is anticipated that a café, restaurant and/or an environmentally-friendly dry cleaner will occupy the site's commercial space.

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 continue the dialogue with area residents, community representatives and elected officials. The task force met five times and its members approved the Request for Proposals (RFP). The task force played a critical role in the selection of the development team.

"Thanks to the creativity and hard work of HPD and the community task force, the mixed-use development of the Brig site will be contributing to the vitality of this growing area of Brooklyn," said Borough President Marty Markowitz. "I have been proud to help make the site's affordable-housing component a reality, which will help preserve the ethnic and economic diversity that makes us strong. When it comes to adding more affordable housing, Brooklyn says, 'Brig it on!'"

"At the outset, I want to thank Commissioner Donovan and the community task force for the dedication of their time and talent to this wonderful project which represents an excellent example of high-quality sustainable design, community planning and affordable housing," said Council Member Letitia James.

As a pilot for New York City's Design and Construction Excellence Initiative, this project will serve as an outstanding example of high-quality, sustainable design and construction that is financially feasible and responsive to the community. All buildings in the project will achieve Leadership in Energy and Environmental Design (LEED) certification. LEED is a green building rating system, developed by the [US Green Building Council](#) that provides a list of standards for environmentally-sustainable construction. The redevelopment proposals were reviewed by HPD with input from the New York City Department of Design and Construction (DDC). The Navy Green team proposed the most comprehensive plan that emphasized design excellence while including the greatest number of affordable units. The proposal received the support of the community task force, community groups and local electeds.

"HPD is to be congratulated for once again demonstrating that the City's Design and Construction Excellence Program can bring high-quality design and construction to the successful and affordable development of New York City neighborhoods. FXFOWLE, Curtis and Ginsburg, and Architecture in Formation are design leaders and will develop a thoughtful, sustainable housing environment for the Wallabout community," said DDC

Commissioner David Burney.

The 103,000 square foot 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-September 11th cleanup effort. HPD completed demolition of the Brig building and site clearance in August 2005. Construction is anticipated to begin in the late spring or early summer of 2008.

The New York City Department of Housing Preservation and Development's (HPD) mission is to promote quality housing and viable neighborhoods for New Yorkers. The department is the nation's largest municipal housing development agency and is implementing Mayor Bloomberg's New Housing Marketplace Plan to build and preserve 165,000 units of affordable housing over ten years. The New Housing Marketplace Plan is the largest municipal affordable housing effort in the nation's history. HPD also encourages the preservation of affordable housing through education, outreach, loan programs and enforcement of housing quality standards.