



INNOVATIVE URBAN LIVING

A New Urban Village Within East New York

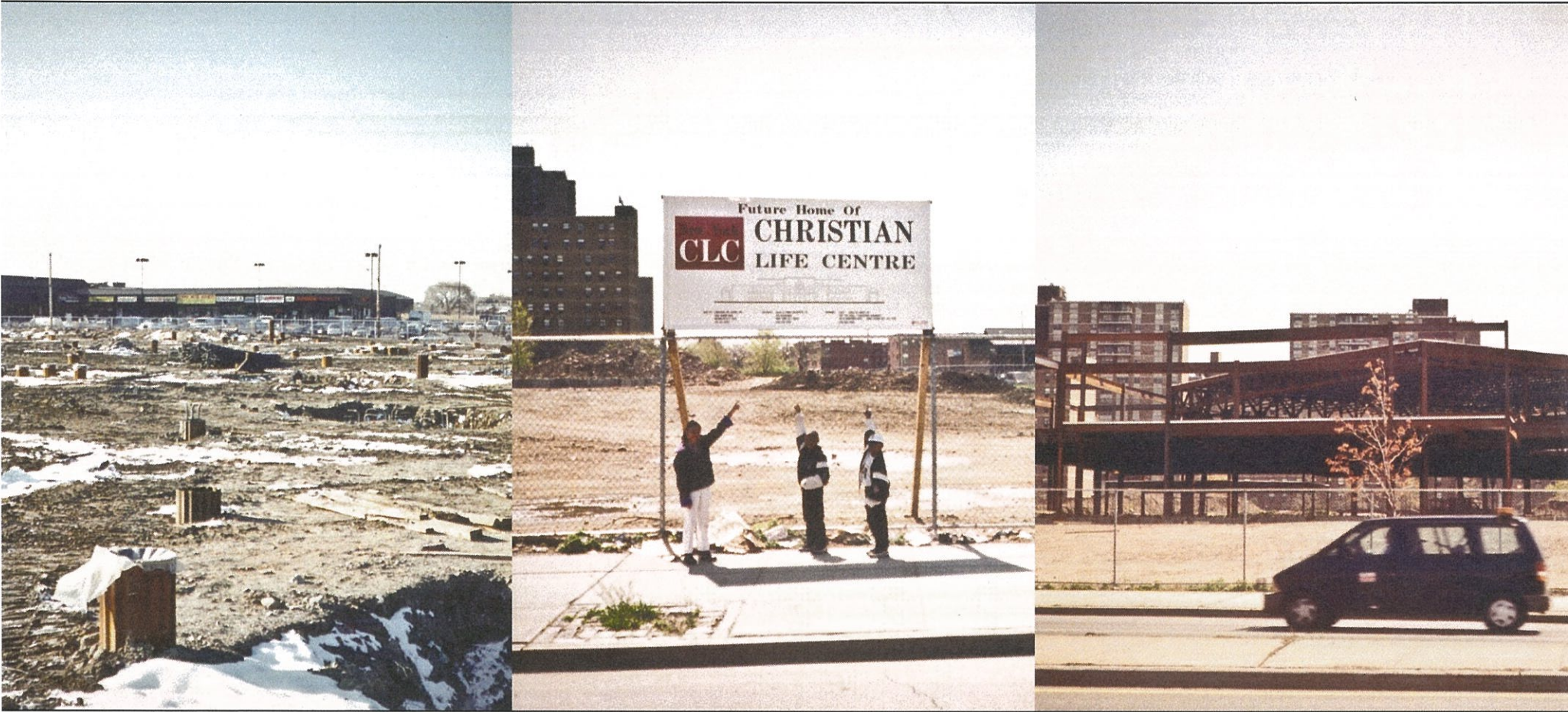
Innovative Urban Village (ULURP C 220311 ZSK, N 220313 ZRK, C 220312 ZMK, C 220311 ZSK)
10.25.22

NY City Council Zoning Subcommittee

"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."

CHRISTIAN CULTURAL CENTER

background



CHRISTIAN CULTURAL CENTER

background



GUIDING PRINCIPLES

pillars of the urban village

The Urban Village is envisioned as an ecosystem of opportunity in which community members can live, grow, and have access to the tools and amenities needed to truly thrive.

**INCOME-BASED /
INTER-GENERATIONAL
AFFORDABLE HOUSING**

**NEIGHBORHOOD
FOCUSED RETAIL**

**COMMUNITY FACILITIES
& AMENITIES**



EDUCATION & JOBS

GREEN LIVING

CULTURE & ARTS

OPEN SPACE

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Ladder to Economic Mobility

The key to prosperity for our community are opportunities that can serve us from birth through every stage of our lives.

- **24/7 Daycare:**
 - Novel concept that can assist our working parents when they have overnight shifts or are working when school is dismissed.
- **Cyber Cafe:**
 - We need to eradicate the digital divide. Our kids can use the café to research school assignments, apply for colleges, and use remote learning tools.
- **Workforce Training Center**
 - Having the skills to enter the workforce serves as a tool to overcome barriers to economic mobility
 - The center will complement the vision of IUV by providing local community residents access to skills-based training and opportunities to work on the construction of this project and others in the area.





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development overview

- Master planned community on CCC's 10.5-acre East New York Campus consists of 10 new buildings, open space, and street network to be constructed in phases over an approximate 10-year period.
- Creation of approximately 1,975 units of 100% rent-stabilized, intergenerational, income-based workforce housing.
- The residential plan affords the plan a mix of new community facilities, neighborhood commercial, and recreational uses to create a 21st century urban community.



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development overview

- Convenience neighborhood retail including fresh food grocery.
- Cultural resources, including a Performing Arts Center.
- A focus on green living and increase in publicly accessible open space including children's playground, active rooftop recreation space, and central quad.
- Trade school for workforce development.
- 24/7 daycare and adjacent children's playground.
- Shuttle service to nearby subway stations to access public transportation.

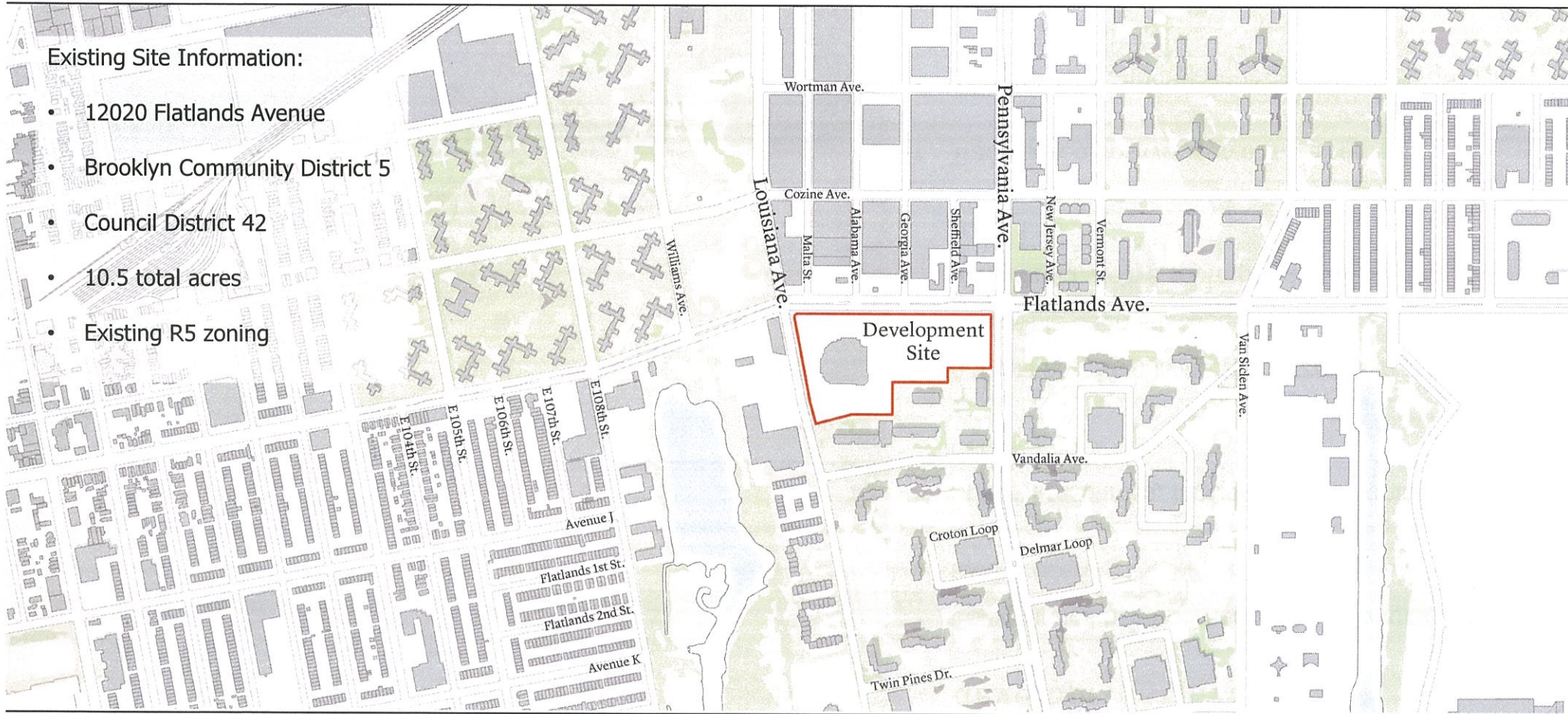
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CHRISTIAN CULTURAL CENTER

Context

Existing Site Information:

- 12020 Flatlands Avenue
- Brooklyn Community District 5
- Council District 42
- 10.5 total acres
- Existing R5 zoning



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site concept



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urban diversity and street activation



- **Mixed Use**
 - Multiple, community-focused uses ensures street activity throughout the day.
- **Small Blocks**
 - Breaks down scale and creates options for pedestrians.
- **Mix of Existing & New**
 - New residential and community program builds neighborhood character anchored by existing CCC.
- **Activated Streetscapes**
 - Transparent frontages and multiple entrances.



PUBLICLY ACCESSIBLE OPEN SPACE

open space

▪ **Connectivity**

- New streets as extension of existing grid
- Interconnectedness of open spaces

▪ **Walkability**

- Design that allows for choice in pedestrian routes

▪ **Publicly accessible open space totals:**

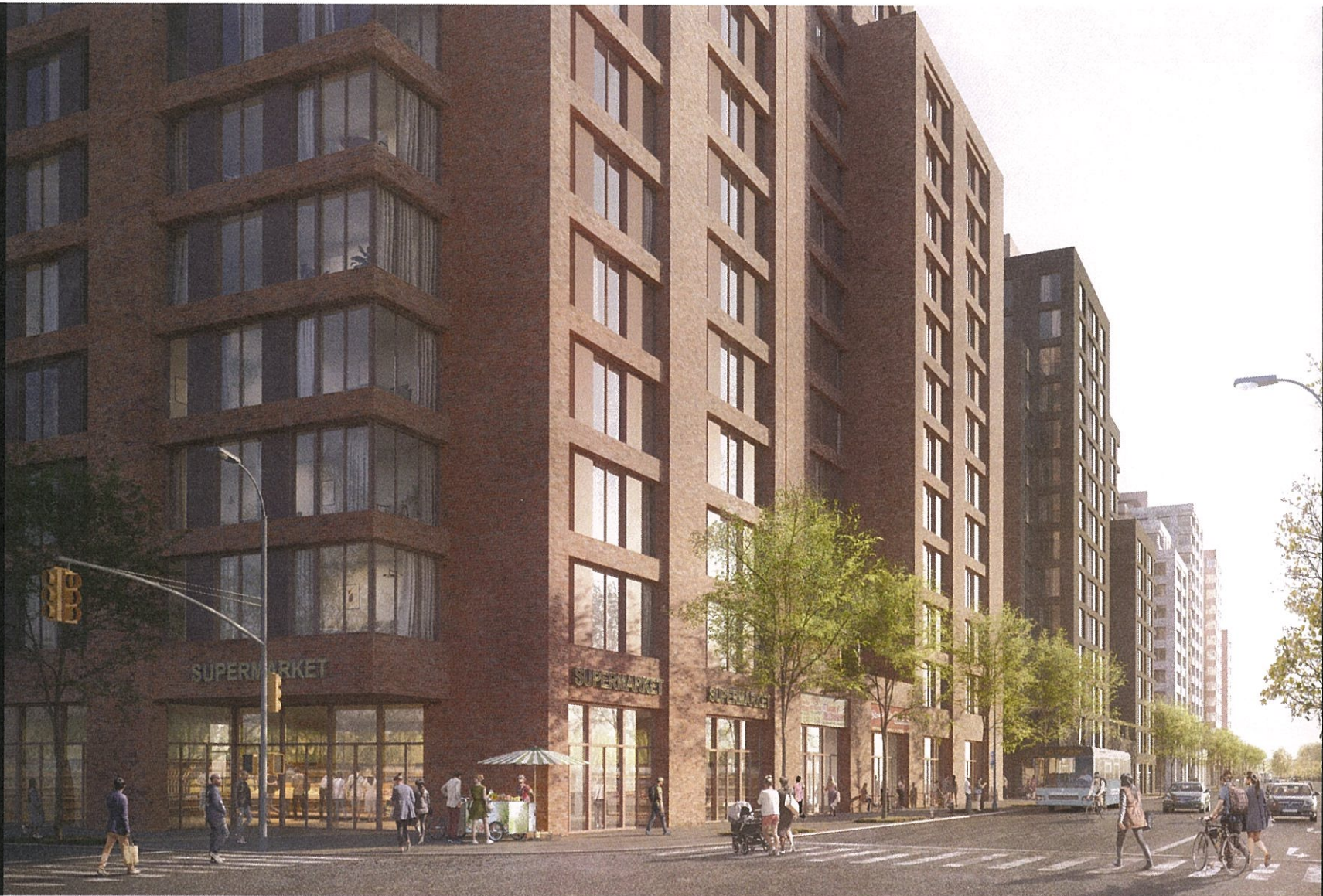
- Nearly 3 acres (excluding internal streets and sidewalks)
- 6 acres open to the sky (no building coverage).

▪ **Publicly accessible open space**

includes:

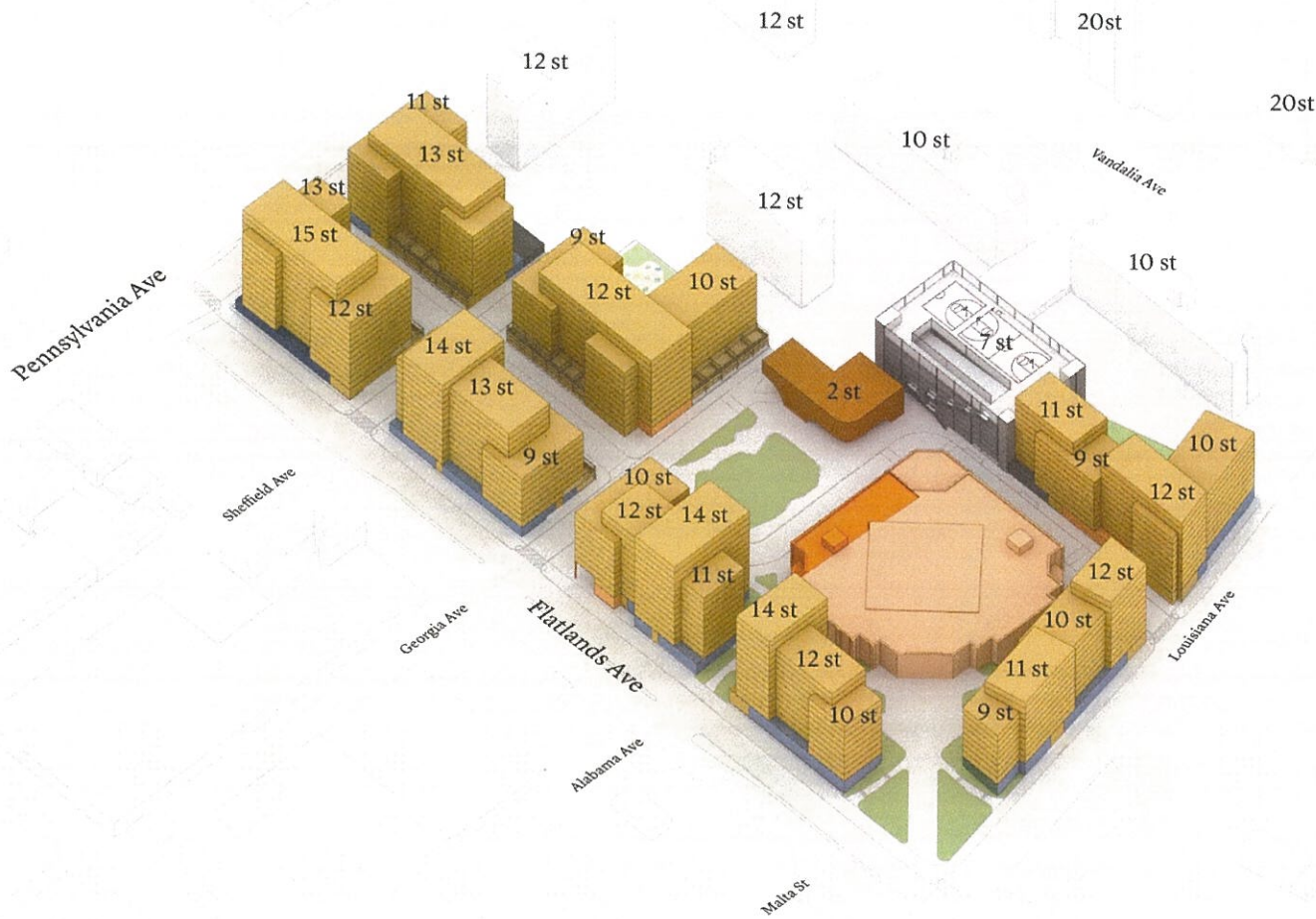
- CCC Entry Plaza
- Arcade Entry
- Central Quad
- Children's Playground
- Rooftop Recreation Area





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Original Building Heights



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Reduced Building Heights



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Resiliency and Sustainability

- Massing, orientation, and external shading optimized to maximize useful daylight



- Reduction of embodied and operational carbon/energy use



- Water conservation through low-flow plumbing fixtures



- Brownfield cleanup



- Landscaping to minimize impervious surfaces and catchment areas to reduce storm water runoff



- Low Volatile Organic Compounds (VOC) and no-added-urea-formaldehyde products
- Building materials composed of post-consumer recycled content



- Increased roof insulation
- Spectrally-selective low-e glazing



- Green and/or white roofs
- Sustainably sourced materials



- ENERGY STAR appliances



- Lighting with low power density and low mercury content, with occupancy sensors in common areas





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Residential Affordability

2022 ULURP Certification

AMI Range	% of Homes
30-60% AMI	50%
60-80%AMI	25%
80-100%AMI	25%

- After community feedback received prior to ULURP certification the 100-120% AMI bracket was eliminated.
- At ULURP certification, 50% of units were in the 30-60% AMI bracket

Post Certification

- At the May 27th Community Board meeting, we heard from the Councilmember and the Board that more homes should be less than 60% AMI.
- We heard that rental homes at the 100% AMI band is still too high for the district.



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Residential Affordability

Our Commitment

- The plan provides for approximately 1,975 total affordable housing units including approximately 200 senior housing units and 100 homeownership units.
- Following communication with the Community Board during the ULURP process, the framework of income levels for the overall project are as follows with AMI's ranging from 30-80% AMI:

AMI Range	% of Homes	Total Rentals	Type of Home
30-50% AMI	60%	1,125	Rental
50-60% AMI	15%	281	Rental
60-80% AMI	25%	469	Rental
80-100% AMI	N/A	0	N/A
Total	100%	1,875	

- Sitewide affordable homeownership plan is as follows:

AMI Range	% of Homes	Total Condos	Type of Home
80-100% AMI	100%	100	Homeownership
Total	100%	100	

- 50% of the homeownership units are up to 90% AMI, priced at 83% AMI
- 50% of the homeownership units are up to 100% AMI, priced at 93% AMI



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residential affordability framework

- Within CB5, the following statistics are notable from the Final Environmental Impact Statement (FEIS):
 - Approximately 50% of households with annual household income of \$25,000-\$100,000.
 - The average household income is approx. \$56,103 and the median household income is \$39,163, inclusive of all family sizes.

No less than 60% of homes at **30% AMI to 50% AMI**

- Approx. 1,125 homes.

15% of homes at **50% AMI to 60% AMI**

- Approx. 281 homes.

No more than 25% of homes at **60% AMI to 80% AMI**

- Approx. 469 homes.

Family Size	30% of AMI	40% of AMI	50% of AMI	60% of AMI	70% of AMI	80% of AMI	90% of AMU	100% of AMI
1	\$28,020	\$37,360	\$46,700	\$56,040	\$65,380	\$74,720	\$84,060	\$93,400
2	\$32,040	\$42,720	\$53,400	\$64,080	\$74,760	\$85,440	\$96,120	\$106,80
3	\$36,030	\$48,040	\$60,050	\$72,060	\$84,070	\$96,080	\$108,090	\$120,10
4	\$40,020	\$53,360	\$66,700	\$80,040	\$93,380	\$106,720	\$120,060	\$133,40
5	\$43,230	\$57,640	\$72,050	\$86,460	\$100,870	\$115,280	\$129,690	\$144,10
6	\$46,550	\$61,920	\$77,400	\$92,880	\$108,360	\$123,840	\$139,320	\$154,80
7	\$49,650	\$66,200	\$82,750	\$99,300	\$115,850	\$132,400	\$148,950	\$165,50
8	\$52,830	\$70,440	\$88,050	\$105,660	\$123,270	\$140,880	\$158,490	\$176,10

2022 AMI for the New York City region

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Residential Affordability

- Senior units will be allocated between studios (65-75%) and 1BRs (25-35%).
- The non-senior rentals are targeting the following range of apartment-type allocations:
 - 20-25% Studios: 420-480 gross SF, 350-400 Net SF (HPD)
 - 30-35% 1BRs: 600-660 gross SF, 500-550 net SF (HPD)
 - 30-35% 2BRs: 780-870 gross SF, 650-725 net SF (HPD)
 - 10-15% 3BRs: 1,020-1,140 gross SF, 850-950 net SF (HPD)
- All rental apartments will be proportionally allocated across the income bands
- Note: Unit distributions are subject to City and State Agency (HPD, HCR, etc.) requirements.
- Rental assistance can support resident eligibility whose incomes do not meet the thresholds ensuring access to those that are most vulnerable.
- 50% Community Board preference per current HPD policy.



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unit sizes and HPD rents

HPD Units Design Standards (Unit SF Range)*

Studio: 350-400 SF
1BR: 500-550 SF
2BR: 650-725 SF
3BR: 850-950 SF

*Units designed to the UFAS may exceed target net area by up to 25sf

HPD's Tenant Pays Utility Allowance (Electric Only)

Studio: \$86
1 BR: \$98
2 BR: \$130
3 BR: \$162

27% (30% AMI) Net of Utility Allowance Monthly Rents

Studio: \$540
1 BR: \$675
2 BR: \$810
3 BR: \$936

80% AMI Net of Utility Allowance Monthly Rents

Studio: \$1,602
1 BR: \$2,002
2 BR: \$2,402
3 BR: \$2,775

37% (40% AMI) Net of Utility Allowance Monthly Rents

Studio: \$740
1 BR: \$925
2 BR: \$1,110
3 BR: \$1,283

47% (50% AMI) Net of Utility Allowance Monthly Rents

Studio: \$941
1 BR: \$1,176
2 BR: \$1,411
3 BR: \$1,630

57% (60% AMI) Net of Utility Allowance Monthly Rents

Studio: \$1,141
1 BR: \$1,426
2 BR: \$1,711
3 BR: \$1,977

Note: Based on NYC 2022 AMI.

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zoning actions

- **Zoning Map Amendment:** change the existing R5 district to R7-2 with a C2-4 commercial overlay
- **Zoning Text Amendments:**
 - Appendix F: to make the rezoned area a Mandatory Inclusionary Housing (MIH) area, Option 1
 - Appendix I: to expand the Transit Zone to include the Rezoning Area
- **Special Permits**
 - ZR 74-743(a)(2): to allow limited modifications to yard, distance between buildings, and height and setback regulations for the proposed project
 - ZR 74-512: to permit a public parking garage with 500 spaces, including rooftop parking
- **ULURP**
 - Community Board 5-Received Approval w/ conditions on 8.8.22
 - Borough President- Received Approval w/ conditions on 8.19.22
 - City Planning Commission- Received Approval on 10.11.22



View from Flatlands & Pennsylvania Avenues
With Neighborhood Retail



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Development Summary

- CCC is a long-term stakeholder in the neighborhood
- No direct or indirect displacement
- 100% income-based workforce housing
- Income-based affordability and rent stabilization allows for families to stay and grow in the community
- Integration of affordable housing, community facility services, and retail.

Thank you!



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: _____

(PLEASE PRINT)

Name: A.R. Bernard

Address: 12020 Flatlands Ave Brooklyn NY

I represent: Christian Cultural Center

Address: ABOVE

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: _____

(PLEASE PRINT)

Name: William Wilkins

Address: 80 Jamaica Ave

I represent: LDCENY

Address: _____

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THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 2304/2305 Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Melanie Meyers

Address: Fred Frank One NY Plaza

I represent: Applicant

Address: 432 Park Ave South

Imitative Work
2304-2305

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

2304 &
2305

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

in favor in opposition

presenter

Date: 10/25/22

(PLEASE PRINT)

Name: Bryan Kelly clo Gotham

Address: 432 Park Avenue South, NY, NY

I represent: Gotham Organization

Address: same as above

**THE COUNCIL
THE CITY OF NEW YORK**

10V

2304

Appearance Card

2305

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

in favor in opposition

Date: 10/21/22

(PLEASE PRINT)

Name: ~~WILLIAM CHARLES~~

Address: 153rd St 11231

I represent: _____

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: 10/25/22

(PLEASE PRINT)

Name: KIRK GODRIC H

Address: 153rd St 11231

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms