Sunset Park Library Expansion & New Affordable Housing

Presentation to Brooklyn CB 7 Land Use Committee
Thursday, November 3, 2016
I. Introduction
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Introduction: Proposed Actions

Applicants

- NYC Department of Housing Preservation and Development (HPD)
- NYC Department of Citywide Administrative Services (DCAS)
- Brooklyn Public Library (BPL)

Proposed ULURP Actions:

- Urban Development Action Area Project (UDAAP)
- Disposition of City-owned Land
- Acquisition of Property by the City
Library Challenges: Inadequate Space

Insufficient Space: Sunset Park Crowded Children’s Program
Inadequate Space: getting creative to make room for programs
BPL consists of 60 neighborhood libraries including Central library.

BPL has significant financial needs borough-wide, with nearly $300 million in outstanding capital needs.

On average, BPL receives between $15 and $20 million a year for capital funds.
Library Challenges: Proposed Redevelopment

• An updated and expanded library
  • Grow the library from 12,200 SF to nearly 21,000 SF – and more than double the publicly accessible space to 18,000 SF, making it the 3rd largest in our system
  • The developer pays for the core & shell of the new library
  • Optimized & flexible layout, with updated technology infrastructure
  • Brand new infrastructure – including a new HVAC, boiler and electrical systems
• 8 story building, 85’, 72,007 GSF

• Library unit: 20,755 GSF, most of cellar and 1st floors and a portion of 2nd floors

• Residential: 51,252 GSF, a portion of 2nd floor and 3rd through 8th floors

• 50 Apartments
  • 11 studio
  • 13 1 BR
  • 13 2 BR (+ 1 super’s unit)
  • 12 3 BR
Affordable Housing: Housing Need in CD7

- 2014 data from latest Furman Center report on CD7:
  - Median income was $48,112
  - 49.2% of low income households were *severely rent burdened* (more than 35% of gross income paid in rent)
  - 8.5% of residents were *severely overcrowded* (>1.5 people per room)
  - Vacancy rate was 3.5%
58% of CD7’s population, including low & moderate income families, will qualify for this affordable housing.
**Affordable Housing: Income Targeting**

<table>
<thead>
<tr>
<th># of Units Provided</th>
<th>Affordability Level</th>
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<tbody>
<tr>
<td>9 Units</td>
<td>30% AMI</td>
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<tr>
<td>9 Units</td>
<td>40% AMI</td>
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<tr>
<td>9 Units</td>
<td>50% AMI</td>
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<tr>
<td>12 Units</td>
<td>60% AMI</td>
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<tr>
<td>10 Units</td>
<td>80% AMI</td>
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- Studio to 3BR units are distributed throughout each income band
- 50% of units (25) will have a preference for CD7 residents
- Disabled or hearing / visually impaired will receive preference for 7 units
Affordable Housing: Rents

• Units will be *permanently* affordable

• 39 units offered below 60% AMI:
  • Studios  —  $532 to $850 per month (depending on income)
  • 1BR units  —  $572 to $912 per month
  • 2BR units  —  $697 to $1,105 per month
  • 3BR units  —  $800 to $1,271 per month

• 10 units offered at 80% AMI ($1,167 for studios to $1,742 for a 3BR) but still well below market rents, as part of the mixed-income strategy of this building
Affordable Housing: Education and Marketing

• FAC conducts extensive local outreach and affordable housing lottery marketing efforts to ensure a sizeable pool of local residents who are eligible apply for the affordable housing
• Affordable Housing Lottery 101 workshops

• Multilingual marketing – Spanish, Chinese and English
Project Design: Building
Project Design: Corner View of Library
Project Design: View South from 4th Avenue
Project Design: Floor Plans (Library)

• CELLAR PLAN

• 1ST FLOOR PLAN
Project Design: Floor Plans

- 2ND FLOOR PLAN
- TYPICAL FLOOR PLAN
Project Design: Sustainable and Active Design

- Compliance with Enterprise Green Communities 2015
- Energy Efficient Envelope
  - High Performance Thermal Windows/Doors
  - Continuous Insulation at all Walls and Roof Assemblies – Energy Performance 25% above ASHRAE 2013
- Landscaped Roof Terrace, with both Play and Adult Fitness Equipment
  - Cisterns for Stormwater Capture & Reuse for Irrigation and Other Uses
- Energy-Efficient Lighting
- Water Conserving Plumbing Fixtures
- Use of Recycled and/or Locally-Produced Materials
- Active Design Strategies in both Residential and Library Spaces
  - Stair Locations and Design to Encourage Frequent Use
  - Natural Light in Elevator Lobbies, with Views of Terrace
Next Steps: Library Community Planning Process

- BPL will engage in a community-driven planning process beginning this December, including planning workshops, in-branch and online feedback opportunities.

- BPL and FAC will work with Community Board 7 and neighborhood organizations to encourage broad participation in this discussion.

- Patron and stakeholder feedback will ensure the new library reflects what Sunset Park residents want in their library.
Next Steps: Example of Renovated Library

Mattapan (Boston Public Library – 21,000 SF)
Next Steps: Example of Modern Workspace

Shelby White & Leon Levy Information Commons (Brooklyn Public Library)
Next Steps: Example of Dedicated Children’s Area

Mulberry Street Library (New York Public Library 15,000 SF)
Next Steps: Temporary Library

• 4201 Fourth Avenue, 1st Floor – 8 blocks from current branch
• Approximately 5,000 SF
• Accessible

• All existing Library Program to continue operating
  • Library stacks and reading area
  • Comparable programming and classes
  • Flexible program / meeting room
  • Will have more computers than the existing branch library (currently 15 laptops and 2 children’s desktops)
### Next Steps: Timeline

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<th>Milestones</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
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<tbody>
<tr>
<td>1 Library Open at Current Location</td>
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<td>2 Library Open at Interim Location</td>
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<td>3 ULURP</td>
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<td>4 Community Planning Process for Library</td>
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<td>5 Construction</td>
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<td>6 Community Outreach for Housing Lottery</td>
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<td>7 Library Build-Out</td>
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<td>8 Residential Rent-Up</td>
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<td>9 New Library Opens</td>
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Thank you