

# REQUEST FOR PROPOSALS: VITAL BROOKLYN



<b>Leviton Rehabilitation</b>	<b>(Site E)</b>
<b>Masin Building Site</b>	<b>(Site F)</b>
<b>Blumberg and Lefrak Rehabilitation</b>	<b>(Sites G &amp; H)</b>
<b>One Brooklyn Health Bishop Walker</b>	<b>(Site I)</b>
<b>East New York Avenue</b>	<b>(Site J)</b>
<b>Parking Lot</b>	<b>(Site K)</b>
<b>SUNY Clarkson</b>	<b>(Site L)</b>



**Homes and  
Community Renewal**



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## I. INTRODUCTION

Vital Brooklyn is New York State’s comprehensive community development initiative that addresses chronic social, economic, and health disparities in central Brooklyn, one of the most underserved areas in the State. It has been estimated that approximately 10% of an individual’s health can be attributed to the clinical care received, while the balance is a function of social and economic factors, personal choice, health behaviors and environmental factors. These nonclinical social determinants are critically important to the health of the communities of central Brooklyn, which have measurably higher rates of obesity, diabetes, and high blood pressure, limited access to healthy foods and opportunities for physical activity, high rates of violence and crime, wide economic disparities from unemployment, high poverty levels, inadequate access to quality healthcare and mental health services, and high emergency department utilization.

Vital Brooklyn is creating a stronger, more sustainable central Brooklyn by addressing these issues through the initiative’s eight integrated areas: (i) Open Space and Recreation; (ii) Healthy Food; (iii) Comprehensive Education & Youth Development; (iv) Economic Development & Job Creation; (v) Community-Based Violence Prevention; (vi) Community-Based Healthcare; (vii) Affordable Housing; and (viii) Resiliency. New York State Homes and Community Renewal (“HCR”) is releasing this Request for Proposals (“RFP”) for eight (8) Vital Brooklyn housing sites, which will contribute to the initiative’s goal of creating 3,000 new units of affordable housing. Affordable and safe housing can anchor a healthy community and is essential to improving the well-being and health of residents. Vital Brooklyn is leveraging State programs and resources in central Brooklyn to empower New Yorkers to improve their well-being.

New York State understands and embraces the idea that the transformation of the healthcare delivery system cannot occur in isolation; this is a unique opportunity to address social determinants of health. Spearheaded by a \$700 million capital appropriation, the State’s long-term investment in transforming central Brooklyn’s healthcare is estimated at more than \$2 billion. An important component of the healthcare transformation strategy is the State’s support for the establishment of One Brooklyn Health System Inc. (OBHS), an integrated healthcare system comprised of Interfaith Medical Center, Kingsbrook Jewish Medical Center, and Brookdale University Hospital and Medical Center. An imperative of OBHS and the community-based healthcare component of the Vital Brooklyn Initiative<sup>1</sup> is the development of a clinically comprehensive ambulatory care network.

To fulfill our commitment to producing healthy, affordable housing in central Brooklyn, HCR is releasing this RFP for the redevelopment of underutilized land on behalf of OBHS and the Health Science Center at Brooklyn Foundation.

The RFP includes eight development sites:

**I. Leviton Rehabilitation.** Leviton Rehabilitation (“Site E”), owned by OBHS, is located on Schenectady Avenue, to the south of Site F, near the southeast corner of the intersection of Rutland Road and Schenectady Avenue (Block 4602, Part of Lot 5) in the East Flatbush neighborhood of Brooklyn.

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<sup>1</sup> Please refer to [The Brooklyn Study: Reshaping the Future of Healthcare](#), which provides background research conducted for the Vital Brooklyn Initiative, and additional information on ambulatory care centers.



II. Masin Building Site. The Masin Building Site (“Site F”), owned by OBHS, is located on the southeast corner of the intersection of Rutland Road and Schenectady Avenue (Block 4602, Part of Lot 1) in the East Flatbush neighborhood of Brooklyn.

IV. Blumberg and Lefrak Rehabilitation. The Blumberg (“Site G”) and Lefrak Rehabilitation (“Site H”), owned by OBHS, is located on East 49<sup>th</sup> Street near the southwest intersection of Rutland Road and E 49<sup>th</sup> Street (Block 4602, Part of Lot 1) in the East Flatbush neighborhood of Brooklyn.

III. One Brooklyn Health Bishop Walker. OBHS Bishop Walker (“Site I”), owned by OBHS, is located on Park Place, between Classon Avenue and Franklin Avenue (Block 1163, Lot 10) in the Crown Heights and Prospect Heights neighborhoods of Brooklyn.

V. East New York Avenue. East New York Avenue (“Site J”), owned by OBHS, is located on the southwest corner of the intersection of East New York Avenue and Strauss Street (Block 3493, Lot 9) in the Brownsville neighborhood of Brooklyn.

VI. Parking Lot. The Kingsbrook Jewish Medical Center Parking Lot (“Site K”), owned by OBHS, is located between East 49<sup>th</sup> Street, Rutland Road, Utica Avenue, and Winthrop Street (Block 4603, Lot 1) in the East Flatbush neighborhood of Brooklyn.

VII. SUNY Clarkson. SUNY Clarkson (“Site L”), owned by the Health Science Center at Brooklyn Foundation, is located on Clarkson Avenue, between Nostrand Avenue and New York Avenue (Block 4828, Lot 21) in the Flatbush neighborhood of Brooklyn.

Respondents may submit proposals for one (1) or more Sites. HCR may consider a Respondent’s proposals for more than one (1) Site collectively or separately. HCR reserves the right to award a Developer any combination of the Sites for which a Respondent applies.





## II. DEFINITIONS

### **Area Median Income (AMI)**

The median income levels, as modified by household size, for the New York Metropolitan Statistical Area are determined by the U.S. Department of Housing and Urban Development (HUD). For 2018, 100% of the AMI is \$104,300 for a family of four and \$73,100 for an individual.

### **City**

The City of New York

### **Community Priorities**

Community Advisory Councils formed in assembly districts identified community priorities that complement the development objectives stated in the RFP for each site.

### **Developer or Respondent**

An individual, partnership, limited liability company, corporation, joint venture, or other entity that submits a Proposal in response to this RFP.

### **Designated Developer**

The person(s), entity or entities selected by HCR to commence negotiations regarding the development of the Sites offered through this RFP. The entity or entities will provide equity, secure financing, assemble a Development Team, design, develop, build, market, rent up, and manage the Project(s). HCR reserves the right to designate one Developer for one (1) or more Sites named in this RFP.

### **Development Team**

The Developer and other entities that bring the necessary expertise and experience to develop and manage the Project, such as experts in affordable housing development and finance, marketing and property management (residential and commercial, if applicable), design and construction, and community development. For purposes of scoring the experience of the Development Team, only members of the ownership structure will be considered.

### **ESA**

Environmental Site Assessments

### **ESD**

Empire State Development

### **FAR**

Floor Area Ratio

### **HCR**

New York State Homes and Community Renewal

### **HFA**

The New York State Housing Finance Agency

### **HPD**

The New York City Department of Housing Preservation and Development

**HUD**

The United States Department of Housing and Urban Development

**LIRR**

Long Island Rail Road

**M/WBE**

Minority and/or Women-owned Business Enterprise

**MTA**

The Metropolitan Transportation Authority

**Negotiation Letter**

The written notification sent by HCR to the Designated Developer selected under this Request for Proposals regarding the commencement of negotiations.

**OBHS**

One Brooklyn Health System: An integrated healthcare system comprised of Interfaith Medical Center, Kingsbrook Jewish Medical Center, and Brookdale University Hospital Medical Center.

**Owner**

Each property is owned either by the Hospital or a State Agency or affiliated foundation.

**Principal**

An individual, partnership, limited liability company, corporation, or other not-for-profit or for-profit entity that will act as the general partner, officer, or managing member of the Respondent, or any entity, known limited partner, or other member that has at least a 10% ownership interest in the Respondent.

**Project**

The development proposed for the Site(s), as further described in this RFP.

**Proposal**

The proposed Project from the Development Team in response to this RFP.

**Request or RFP**

Request for Proposals (RFP)

**SEQRA**

State Environmental Quality Review Act

**Site(s)**

The property, Site E, Site F, Site G, Site H, Site I, Site J, Site K, and/or Site L, as applicable, to be developed by a Developer selected under this Request.

**Zoning Resolution**

The Zoning Resolution of the City of New York, as in effect as of the date hereof and as amended or restated from time to time hereafter.



### III. RFP TIMELINE AND SUBMISSION INSTRUCTIONS

The following are significant dates under the RFP Process:

- RFP release for Sites E, F, G & H, I, J, K, L: **November 29, 2018**
- Pre-Submission Conference for ALL Sites at Kingsbrook Jewish Medical Center, Leviton Building Ballroom, with Site Tour to immediately follow for Sites E, F, G & H, and K. **December 19, 2018** at 10AM  
**RSVP required** to [VitalBrooklynRFP@nyshcr.org](mailto:VitalBrooklynRFP@nyshcr.org)
- Deadline to Submit Questions for Sites E, F, G & H, I: **January 11, 2019** at 5:00 PM
- Deadline to Submit Proposals for Sites E, F, G & H, I: **February 28, 2019** at 2:00 PM
- Deadline to Submit Questions for Sites J, K, L: **March 14, 2019** at 5:00 PM
- Deadline to Submit Proposals for Sites J, K, L: **April 30, 2019** at 2:00 PM

#### A. Proposal Submission

A complete Proposal should be submitted electronically on a USB flash drive (“USB”), along with **one** hard copy of Tab J- Architectural and Urban Design documents, to be hand-delivered to HCR by the due dates previously specified for each site, at the address, below. Binders will not be accepted. A label affixed to the outside of the USB, and to the folders within the USB, and on each page of the hard copy submission documents should read “Vital Brooklyn RFP [Site E, Site F, Sites G & H, Site I, Site J, Site K, or Site L] Respondent Name.”

New York State Homes and Community Renewal  
641 Lexington Ave, 4<sup>th</sup> Floor  
New York, NY 10022  
Attn: Liz Bieber

Re: Vital Brooklyn RFP [Site E, Site F, Sites G & H, Site I, Site J, Site K, or Site L] Respondent Name

#### B. Q&A

HCR will accept written questions via email from prospective Respondents regarding the RFP. Please submit questions to: [VitalBrooklynRFP@nyshcr.org](mailto:VitalBrooklynRFP@nyshcr.org).

Written questions must include the requestor’s name, e-mail address and the Respondent represented and should be received by the due dates previously specified for each site. Responses to all timely and appropriate questions will be posted on HCR’s website at: <http://www.nyshcr.org/Funding/VitalBrooklyn/VitalBK-Sites-E-L>.

**No contact related to this solicitation with HCR, the Health Science Center at Brooklyn Foundation (Foundation), One Brooklyn Health System (OBHS) board members, staff and employees, or consultants employed by HCR, OBHS, or the Foundation, other than emails to the designated email account for the solicitation at [VitalBrooklynRFP@nyshcr.org](mailto:VitalBrooklynRFP@nyshcr.org), will be permitted by Respondents or employed representatives of Respondent team members during the procurement period of this RFP. Any such contact will be grounds for disqualification.**



## IV. DESCRIPTION OF THE SITES AND SURROUNDING AREAS

### A. Leviton Rehabilitation (Site E)

#### Description of Site

Site E is located on Schenectady Avenue in Brooklyn Community District 9. The site contains a U-shaped building known as the Leviton Building, and is located near the southeast corner of the intersection of Rutland Road and Schenectady Avenue. The Site is located on the northwest corner of the Kingsbrook Jewish Medical Center campus and on the northern portion of Block 4602, Lot 5. Lot 5 will be subdivided. The Leviton building is four-stories, approximately 43,890sf (including a 9,310sf basement), and contains a ground floor ballroom/community room. Adjacent to Site E to the north will be Site F, and to the east is landscaped open space available for use by residents of Sites E, F, and G & H. Adjacent to the site to the south is Kingsbrook Jewish Medical Center's Rutland Nursing Home, and to the west of the site across Schenectady Avenue are two and three-story row homes. See Attachments 1 and 2 for Site visuals.

#### Neighborhood Context

Site E is located in the East Flatbush neighborhood of central Brooklyn, a residential neighborhood with a diverse population. The neighborhood is bounded on the north by Empire Boulevard and East New York Avenue, Rogers Avenue on the west, Avenue H on the south, and Rockaway Parkway on the east. Site E lies on the northern border of the East Flatbush neighborhood, near the adjacent Crown Heights neighborhood, and where the neighborhood's public facilities and institutions sit. The majority of East Flatbush is comprised of single and multifamily housing, with some light commercial and industrial use found on the southern border. More than half of East Flatbush residents spend more than 30% of their monthly gross income on rent, demonstrating the need for affordable housing in the neighborhood.<sup>2</sup>

#### Zoning and Land Use

Site E is currently zoned R6. The adjacent lots on the Kingsbrook Jewish Medical Center Campus and in the surrounding neighborhood are also zoned R6. The Site is located in an area that is eligible for zoning and discretionary tax incentives through the FRESH program. Additionally, Site E is located within a transit zone. Proposals for the Site need to meet current as-of-right zoning.

#### Transportation Access

Site E has access to multiple MTA bus routes. MTA bus routes run along Utica Avenue, Clarkson Avenue, and East New York Avenue. The Site is .8 miles from the Utica Avenue MTA Subway Station served by the 2, 3, 4, and 5 trains, and MTA Select Bus Service along Utica Avenue provides quick access to the MTA Subway Station.

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<sup>2</sup> Please refer to the New York City Department of Health and Mental Hygiene's 2015 report, "[Community Health Profiles: East Flatbush](#)" for more information.



## B. Masin Building Site (Site F)

### Description of Site

Site F is located on Rutland Road in Brooklyn Community District 9. Site F contains the northern portion of Block 4602, Lots 1 and 5 on the Kingsbrook Jewish Medical Center campus. Site F has a lot size of 57,000sf. Lots 1 and 5 will be subdivided. The existing Masin Building is located on Site F, at the southwest corner of Rutland Road and E 49<sup>th</sup> Street. The 6-story U-shaped Masin Building is approximately 74,295sf (including a 10,570sf basement). The existing Masin Building can be demolished or preserved as an adaptive reuse by the Designated Developer. Additional new construction buildings may also be located on Site F. At least 10,000sf of landscaped open space will be maintained and made available for use by residents of Sites E, F, G, and H. To the east of Site F across E 49<sup>th</sup> Street is Site K, and adjacent to Site F to the south are Sites E and G & H. North of the Site across Rutland Road is a 7-story multi-family residential building. See Attachments 1 and 2 for Site visuals.

### Neighborhood Context

Site F is located in the East Flatbush neighborhood of central Brooklyn, a residential neighborhood with a diverse population. The neighborhood is bounded on the north by Empire Boulevard and East New York Avenue, Rogers Avenue on the west, Avenue H on the south, and Rockaway Parkway on the east. Site F lies on the northern border of the East Flatbush neighborhood, near the adjacent Crown Heights neighborhood, and where the neighborhood's public facilities and institutions sit. The majority of East Flatbush is comprised of single and multifamily housing, with some light commercial and industrial use found on the southern border. More than half of East Flatbush residents spend more than 30% of their monthly gross income on rent, demonstrating the need for affordable housing in the neighborhood.<sup>3</sup>

### Zoning and Land Use

Site F is currently zoned R6. The adjacent lots on the Kingsbrook Jewish Medical Center Campus and in the surrounding neighborhood are also zoned R6. The Site is located in an area that is eligible for zoning and discretionary tax incentives through the FRESH program. Additionally, Site F is within a transit zone. Proposals for the Site need to meet current as-of-right zoning.

### Transportation Access

Site F has access to multiple MTA bus routes. MTA bus routes run along Utica Avenue, Clarkson Avenue, and East New York Avenue. The Site is .8 miles from the Utica Avenue MTA Subway Station served by the 2, 3, 4, and 5 trains, and MTA Select Bus Service along Utica Avenue provides quick access to the MTA Subway Station.

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<sup>3</sup> Please refer to the New York City Department of Health and Mental Hygiene's 2015 report, "[Community Health Profiles: East Flatbush](#)" for more information.





## C. Blumberg and Lefrak Rehabilitation (Sites G & H)

### Description of Site

Sites G & H are located on E 49<sup>th</sup> Street in Brooklyn Community District 9. Sites G & H together contain two adjacent U-shaped buildings known as the Blumberg and Lefrak buildings, and are located on E 49<sup>th</sup> Street near the intersection at Rutland Road. Sites G & H are located on the northeast corner of the Kingsbrook Jewish Medical Center campus, and on the northeastern portion of Block 4602, Lot 1. Lot 1 will be subdivided. The Lefrak building is located directly on E 49<sup>th</sup> Street. This 4-story building is approximately 37,420sf (including a 9,970sf basement). The Blumberg building is directly adjacent to the west of the Lefrak building. This 6-story building is approximately 48,655sf (including a 5,395sf basement). South of Sites G & H is a single-story fenced-in loading, storage and garbage space, and the Kingsbrook Jewish Medical Center power plant. To the east of Sites G & H across E 49<sup>th</sup> Street is Site K, and adjacent to Sites G & H to the north is the existing Masin Building. Adjacent to Sites G & H to the west is a central courtyard and open space for use by residents of Sites E, F and G & H. See Attachments 1 and 2 for Site visuals.

### Neighborhood Context

Sites G & H are located in the East Flatbush neighborhood of central Brooklyn, a residential neighborhood with a diverse population. The neighborhood is bounded on the north by Empire Boulevard and East New York Avenue, Rogers Avenue on the west, Avenue H on the south, and Rockaway Parkway on the east. Sites G & H lie on the northern border of the East Flatbush neighborhood, near the adjacent Crown Heights neighborhood, and where the neighborhood's public facilities and institutions sit. The majority of East Flatbush is comprised of single and multifamily housing, with some light commercial and industrial use found on the southern border. More than half of East Flatbush residents spend more than 30% of their monthly gross income on rent, demonstrating the need for affordable housing in the neighborhood.<sup>4</sup>

### Zoning and Land Use

Sites G & H are currently zoned R6. The adjacent lots on the Kingsbrook Jewish Medical Center Campus and in the surrounding neighborhood are also zoned R6. The Site is located in an area that is eligible for zoning and discretionary tax incentives through the FRESH program. Additionally, Sites G & H are within a transit zone. Proposals for the Site need to meet current as-of-right zoning.

### Transportation Access

Sites G & H have access to multiple MTA bus routes. MTA bus routes run along Utica Avenue, Clarkson Avenue, and East New York Avenue. The Sites are .8 miles from the Utica Avenue MTA Subway Station served by the 2, 3, 4, and 5 trains, and MTA Select Bus Service along Utica Avenue provides quick access to the MTA Subway Station.

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<sup>4</sup> Please refer to the New York City Department of Health and Mental Hygiene's 2015 report, "[Community Health Profiles: East Flatbush](#)" for more information.



## D. Interfaith Bishop Walker (Site I)

### Description of Site

Site I is a rectangular parcel located at 528 Prospect Place in Brooklyn Community District 8. It consists of the southern portion of Block 1163, Lot 10 fronting Park Place and is approximately 13,300 square feet. Lot 10 will be subdivided; as shown in the tax lot map in Attachment 1, Site I will measure 102 feet to the east and west and 131 feet to the north and south. The site is located on Park Place, between Classon Avenue and Franklin Avenue. Adjacent to the site on the north is the three-story Bishop Orris G. Walker, Jr. Health Center; to the east and south of the site are three, four and five-story row homes, and to the west of the site is the five-story Center for Nursing and Rehabilitation. Site I is currently used as a 40-space surface parking lot for the Health Center. See Attachment 1 for Site visuals.

### Neighborhood Context

Site I is located within Community District 8, which contains the Prospect Heights and Crown Heights neighborhoods; both are residential neighborhoods with thriving commercial corridors. Community District 8 is bounded by Atlantic Avenue to the north, Ralph Avenue to the east, Eastern Parkway to the south, and Flatbush Avenue to the west. Site I is located one block from an elementary school and playground and is located between two commercial corridors on both Classon Avenue and Franklin Avenue, which are lined with restaurants, grocery stores, and retail shops. The neighborhoods are characterized by late-19<sup>th</sup>-century brick and brownstone townhouses, as well as larger multi-unit apartment buildings. As the neighborhood experiences exponential growth, there is an increased need for affordable housing.

### Zoning and Land Use

Site I is currently zoned R6B. The adjacent lots along Prospect Place and Classon Avenue are zoned R6A, and the adjacent lots to the east of Site I along Park Place are zoned R6B. The Site is located in an area that is eligible for zoning and discretionary tax incentives through the FRESH program. Additionally, Site I is within a transit zone. Proposals for the Site need to meet current as-of-right zoning. Site I is a portion of Block 1163 Lot 10, a larger zoning lot. For the purposes of calculating floor area, the entire zoning lot should be used, including unbuilt floor area. Block 1163, Lot 10 is located in two zoning districts: R6B and R6A. The northern half of Block 1163, Lot 10 is in an R6A zoning district, and Site I is in an R6B zoning district. The proportions of the site that are in each zoning district are used to calculate a blended FAR: 2.635. With a 2.635 FAR, Site I generates 35,208 buildable sf. Additionally, the northern half of Block 1163, Lot 10 generates 31,092sf of unbuilt FAR. The maximum zoning floor area of Site I is 66,300sf.

### Transportation Access

The Site is well served by public transportation. The Park Place MTA Subway Station on the Franklin Avenue Line is less than one block from the Site, and the Franklin Avenue 2/3/4/5 MTA Subway Station and The Eastern Parkway Brooklyn Museum 2/3/4/5 MTA Subway Station are both approximately a half-mile from the Site. MTA bus routes run along Classon Avenue, Franklin Avenue, Sterling Place, and Bergen Street.



## E. East New York Avenue (Site J)

### Description of Site

Site J is located at 1366 East New York Avenue in Brooklyn Community District 16. The site is bounded by Strauss Street and East New York Avenue. Site J consists of Block 3493, Lot 9, and is approximately 16,269 square feet. The Site is located on the southwest corner of the intersection of East New York Avenue and Strauss Street. Adjacent to Site J to the west are three-story row homes and a four-story apartment building with ground floor retail. Adjacent to Site J to the south is a row of two- and three-story retail businesses along Pitkin Avenue, with the New York City Housing Authority Marcus Garvey development located across Strauss Street to the east. The Site is currently utilized by a single-story One Brooklyn Health Medical Center administration building, and a five-car surface level parking lot. See Attachment 1 for Site visuals.

### Neighborhood Context

Site J is located in the Brownsville neighborhood of central Brooklyn, a primarily residential neighborhood. Brownsville is approximately bound by East New York Avenue to the north, Van Sinderen Avenue to the east, Linden Boulevard to the south, and Rockaway Parkway to the west. Site J is located on the northern border of the Brownsville neighborhood near the Pitkin Avenue commercial corridor. Many Brownsville households receive income support, and spend 35% or more of their income on rent, demonstrating the need for affordable housing in the community.<sup>5</sup> Community District 16 considers affordable housing the most pressing need in the community, above crime prevention and health care services, to meet the increasing needs of senior citizens, families, and single adults with minimum wage jobs.<sup>6</sup>

### Zoning and Land Use

Site J is currently zoned C4-3 (R6 equivalent). The adjacent lots to the south along Pitkin Avenue are also zoned C4-3. Adjacent lots north, east, and west of East New York Avenue are zoned R6, and lots to the east of Site J have a C2-3 commercial overlay. The Site is located in an area that is eligible for zoning and discretionary tax incentives through the FRESH program. Additionally, Site J is within a transit zone. Proposals for the Site need to meet current as-of-right zoning.

### Transportation Access

Site J is well served by MTA Bus routes, which run along East New York, Pitkin, and Saratoga Avenues. The site is a half mile from the Sutter Avenue-Rutland Road MTA Subway Station served by the 2, 3, and 4 trains which is located to the west of the Site, the Rockaway Avenue C MTA Subway Station is  $\frac{3}{4}$  of a mile to the north, and Long Island Rail Road and MTA Subway L Train service is available  $\frac{3}{4}$  of a mile to the east at the East New York and Atlantic Avenue stations respectively.

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<sup>5</sup> Please refer to the New York City Department of City Planning [Community District Profile for Brooklyn Community District 16](#) for more information.

<sup>6</sup> Please refer to the [Annual Statement of Community District Needs for Brooklyn Community District 16](#) for more information.



## F. Parking Lot (Site K)

### Description of Site

Site K is located on E 49<sup>th</sup> Street in Brooklyn Community District 9. The site is bounded by Utica Avenue to the east, E 49<sup>th</sup> Street to the west, and Rutland Road to the north. Site K consists of Block 4603, Lot 1, and is approximately 62,800 square feet. The Site currently functions as a surface parking lot for Kingsbrook Jewish Medical Center. Adjacent to the site on the northeast is a one-story gas station; to the east across Utica Avenue are one to three story commercial storefronts and a church. Adjacent to the south is a church, several retail businesses, and approximately two dozen two-story row homes fronting E 49<sup>th</sup> Street. To the west of the site across E 49<sup>th</sup> street is the Kingsbrook Jewish Medical Center, and the location of Sites E, F, G, and H. See Attachments 1 and 2 for Site visuals.

### Neighborhood Context

Site K is located in the East Flatbush neighborhood of central Brooklyn, a residential neighborhood with a diverse population. The neighborhood is bounded on the north by Empire Boulevard and East New York Avenue, Rogers Avenue on the west, Avenue H on the south, and Rockaway Parkway on the east. Site K lies on the northern border of the East Flatbush neighborhood, near the adjacent Crown Heights neighborhood, and where the neighborhood's public facilities and institutions sit. The majority of East Flatbush is comprised of single and multifamily housing, with some light commercial and industrial use found on the southern border. More than half of East Flatbush residents spend more than 30% of their monthly gross income on rent, demonstrating the need for affordable housing in the neighborhood.<sup>7</sup>

### Zoning and Land Use

Site K is currently zoned R6 and C8-2. The blocks along Utica Avenue are zoned C8-2, and to the west of the site are zoned R6. The Site is located in an area that is eligible for zoning and discretionary tax incentives through the FRESH program. Additionally, Site K is within a transit zone. Proposals for the Site should assume an R7 zoning with a C2-5 commercial overlay. Proposals should assume an override to the existing zoning, which requires a separate discretionary approvals process through Empire State Development (“ESD”). A discretionary approvals process would include separate terms and conditions from this RFP process, including but not limited to full reimbursement to ESD for staff time and all costs associated with ESD's involvement in the transaction and a full indemnification. If ESD is involved it is anticipated that ESD would have an interest in the property at closing.

### Transportation Access

Site K has access to multiple MTA bus routes. MTA bus routes run along Utica Avenue, Clarkson Avenue, and East New York Avenue. The Site is .8 miles from the Utica Avenue MTA Subway Station served by the 2, 3, 4, and 5 trains, and MTA Select Bus Service along Utica Avenue provides quick access to the MTA Subway Station.

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<sup>7</sup> Please refer to the New York City Department of Health and Mental Hygiene's 2015 report, "[Community Health Profiles: East Flatbush](#)" for more information.



## G. SUNY Clarkson (Site L)

### Description of Site

Site L is a U-shaped parcel located at 329 Clarkson Avenue in Brooklyn Community District 9. Site L consists of Block 4828, Lot 21, and is approximately 54,756 square feet. The site fronts Clarkson Avenue, on a block bordered by New York Avenue to the east, Nostrand Avenue to the west, and Parkside Avenue to the north. Located adjacent to the SUNY Downstate Medical Center campus, the remainder of the block is comprised of mixed uses, including a playground and gas station to the east, and commercial and medical facilities along with several three-story row homes to the west. Site L is currently used as a SUNY Downstate Medical Center single-story parking garage. See Attachment 1 for Site visuals.

### Neighborhood Context

Site L is located in the Flatbush neighborhood of central Brooklyn, a residential neighborhood with a diverse population largely comprised of African-American populations. The neighborhood is bounded on the north by Empire Boulevard, New York Avenue to the east, Clarkson Avenue to the south, and Ocean Avenue/Prospect Park to the west. Site L is located adjacent to the SUNY Downstate Medical Campus and across New York Avenue from Kings County Hospital Center. The South Crown Heights and Lefferts Gardens community, inclusive of the Prospect Lefferts Neighborhood, has the highest percentage of homes with maintenance defects in the city, contributing to negative health outcomes and demonstrating a need for new healthy and affordable housing in the neighborhood.<sup>8</sup>

### Zoning and Land Use

Site L is currently zoned R6 and M1-1. The adjacent lots are a mix of R6, R7-1 and R7A with commercial overlays along Nostrand Avenue. Site L is located in an area that is eligible for zoning and discretionary tax incentives through the FRESH program. Additionally, Site L is located within a transit zone. Proposals for the Site should assume an R7A zoning. Proposals should assume an override to the existing zoning, which requires a separate discretionary approvals process through Empire State Development (“ESD”). A discretionary approvals process would include separate terms and conditions from this RFP process, including but not limited to full reimbursement to ESD for staff time and all costs associated with ESD’s involvement in the transaction and a full indemnification. If ESD is involved it is anticipated that ESD would have an interest in the property at closing.

### Transportation Access

Site L is one block away from the Winthrop Street MTA Subway Station served by the 2 and 5 trains. Several MTA bus routes also run adjacent to the site, including the B12 along Clarkson Avenue, and B44 and B44 Select Bus Service along Nostrand Avenue.

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<sup>8</sup> Please refer to the New York City Department of Health and Mental Hygiene’s 2015 report, [“Community Health Profiles: South Crown Heights and Lefferts Gardens”](#) for more information.





## V. DEVELOPMENT OBJECTIVES

### **Free Wi-Fi Initiative**

As part of the State's efforts to reverse the chronic social, economic, and health disparities in Central Brooklyn, HCR considers the provision of free Wi-Fi in affordable housing developments to be a key component. Vital Brooklyn's new model of community development and wellness involves linking housing with access to healthcare, jobs, and healthy food; internet connectivity can play a large part.

Proposals should consider providing free Wi-Fi for residents for Sites E, F, G & H, I, J, K, and L, with Wi-Fi available either throughout the entire Project or at least available inside residential units. If free Wi-Fi is included, discuss the plan for Wi-Fi in the Project Narrative (Tab B), include a price quote from a provider in Tab F, and include associated costs in the Development Budget and Operating Costs tabs of the Financing Proposal (Form F). Development Teams may consider partnerships with external funding partners for this initiative.



## **A. Leviton Rehabilitation (Site E)**

Proposals should strive to develop the Site into a residential development that benefits the surrounding community with affordable housing. Proposals should incorporate health-oriented, sustainable and green building practices, and address the criteria set forth in the Community and Hospital Priorities, below. Proposals should comply with the following program requirements and preferences:

### **Residential Component**

- All housing units must be affordable and should include a range of affordability tiers.
- Proposals should have a mix of studio and one-bedroom units.
- Proposals should prioritize housing for seniors.
- Proposals may assume the use of Project-Based Section 8 Vouchers; however, Project-Based Section 8 Vouchers are subject to a separate procurement process.

### **Commercial and Community Facility Space**

- The Project should utilize the ground floor space known as “the ballroom/social hall,” which is currently an open programmable space that contains a curtained stage.
- The “ballroom/social hall” may be used as a community space for residents only or may be used as a community facility open to outside users. If used as a community facility, the space should provide local services that will add to and enhance the current inventory of community facility spaces available in the neighborhood.
- An emphasis should be placed on health and wellness-oriented uses.

### **Design Objectives**

The rehabilitation of the Leviton Building, currently containing office spaces and a ground floor ballroom/community room, represents an exciting opportunity for innovation in design.

Proposals should include:

- An effective utilization of “the ballroom/social hall” for a community space.
- Preservation of some exterior façade and materials, such as the arched windows, to maintain the building’s historical features. Preservation work should be done to the best of the abilities of the Development Team and with consideration of cost, while preserving the building’s safety and structural integrity.
- Preservation of some interior façade and materials, such as the unique light fixtures on the ground floor, archways, and crown molding, to maintain the building’s historical features. Preservation work should be done to the best of the abilities of the Development Team and with consideration of cost, while preserving the building’s safety and structural integrity.
- Consideration for how the building contributes to the sustainability, resiliency and health of its residents and the broader neighborhood.

### **Open Space and Parking**

Parking and open space for all uses must comply with the current New York City Zoning Resolution for the proposed zoning mix.



## SITE E: COMMUNITY AND HOSPITAL PRIORITIES

As part of the Vital Brooklyn Initiative, with the support of State Assembly Members, Community Advisory Councils were convened across Central Brooklyn to hear directly from communities. Bringing nearly 100 key community stakeholders to the table through focused discussions with implementing agencies, Central Brooklyn communities are directing the first round of State resources, while elevating unmet needs in improving overall wellness. The State is working to capture and leverage the following valuable input into additional action. From this engagement process the 43<sup>rd</sup> Assembly District's Community Advisory Council identified the following development priorities:

### **AFFORDABILITY MIX MUST INCLUDE:**

- Very Low-Income units
- Low Income units

### **FOCUS ON SENIOR HOUSING + CREATIVE AMENITIES**

- Prioritize Senior housing.
- A focus on serving elderly individuals with special needs, with on-site supportive services.
- Green roof with solar panels.

### **THE 43<sup>rd</sup> ASSEMBLY DISTRICT COMMUNITY:**

- Serving a variety of income ranges:
  - Units serving households at 30% of AMI should be included to capture low-income populations.
- Housing should offer services to support the population on-site.

### **HOSPITAL PRIORITIES**

Proposals will need to address the future separation of the Leviton building from the adjacent nursing/rehabilitation facility.



## **B. Masin Building Site (Site F)**

Proposals should strive to develop the site into a mixed-use development that benefits the surrounding community with affordable housing, commercial and/or community facilities, and public and health and wellness-oriented amenities including open space. Proposals should incorporate health-oriented, sustainable and green building practices, and address the criteria set forth in the Community and Hospital Priorities, below. Proposals should comply with the following program requirements and preferences:

### **Residential Component**

- All housing units must be affordable and should include a range of affordability tiers.
- Proposals should have a mix of studio, one-bedroom, two-bedroom, and three-bedroom units.

### **Community Facility Space**

- A 7,000 sf ground floor and/or below-grade core and shell build-out for use as a Program of All-Inclusive Care for the Elderly (PACE). The space will serve as one of Vital Brooklyn's 32 Ambulatory Care Centers. Ambulatory Care Center Design Guidelines in the Appendix must be followed.

### **Design Objectives**

Site F presents an opportunity to creatively redevelop a site that contains an existing building and open space; the Development Team will be responsible for important planning, development, and design decisions. The existing Masin Building may be demolished or used as an adaptive reuse building; additional new construction building(s) may be developed on Site F. The decision to demolish or preserve the existing Masin Building will be made at the discretion of the Designated Developer. Proposals should include clear reasoning behind the decision to demolish or preserve the existing Masin Building, including but not limited to cost, safety, environmental, practical, and design factors. The Proposal should consider contextuality, site planning, and design to Sites E and G & H.

Proposals should include:

- Consideration for light and air quality for neighboring residents along the southern lot line, which includes Sites E and G & H. This could include building setbacks or alternative design solutions.
- Streetscaping along the side of the building with the main residential entrance that enhances the public realm, such as street lights or street furniture, to create a safe and welcoming space for residents and community facility users.
- Consideration for how the building contributes to the sustainability, resiliency and health of the broader neighborhood.
- A design contextual to the Kingsbrook Jewish Medical Center campus, acknowledging the character of adjacent buildings both in façade and overall design.

### **Open Space and Parking**

Parking and open space for all uses must comply with the current New York City Zoning Resolution. Proposals must include landscaping and redesign of a minimum 10,000sf of open space available for use by residents of Sites E, F and G & H.



## SITE F: COMMUNITY AND HOSPITAL PRIORITIES

As part of the Vital Brooklyn Initiative, with the support of State Assembly Members, Community Advisory Councils were convened across Central Brooklyn to hear directly from communities. Bringing nearly 100 key community stakeholders to the table through focused discussions with implementing agencies, Central Brooklyn communities are directing the first round of State resources, while elevating unmet needs in improving overall wellness. The State is working to capture and leverage the following valuable input into additional action. From this engagement process the 43<sup>rd</sup> Assembly District's Community Advisory Council identified the following development priorities:

### **AFFORDABILITY MIX MUST INCLUDE:**

- Very Low-Income units
- Low Income units

### **A SITE WITH AMENITIES:**

- Make amenities such as gyms and activity areas part of housing development solicitations.
- Integrate outdoor rehabilitation activity and therapeutic green space for senior residents from Site E (outdoor green space to be landscaped and designed for use by residents of Sites E, F, and G & H)
- Incorporate green and energy efficient elements in design, such as solar power.

### **THE 43<sup>rd</sup> ASSEMBLY DISTRICT COMMUNITY:**

- Serving a variety of income ranges:
  - Units serving households at 30% AMI should be included to capture low-income populations.
  - However, the bulk of housing should be reserved for units serving households earning 50% AMI and below.
- Include supportive housing, prioritizing and offering on-site supportive services for the following populations:
  - Military Service with Disabilities
  - Developmentally Disabled

### **HOSPITAL PRIORITIES:**

One Brooklyn Health System (OBHS) must fulfill its commitment to expand community-based ambulatory care in the Assembly District as envisioned in the Vital Brooklyn Initiative. To that end, Site F must include a 7,000 sf ground floor and/or below-grade core and shell build-out for use as a Program of All-Inclusive Care for the Elderly (PACE). The space will serve as one of Vital Brooklyn's 32 Ambulatory Care Centers. Ambulatory Care Center Design Guidelines in the Appendix must be followed.





## **C. Blumberg and Lefrak Rehabilitation (Sites G & H)**

Proposals should strive to develop the sites into a residential development that benefits the surrounding community with affordable housing and health and wellness-oriented amenities. Proposals should incorporate health-oriented, sustainable and green building practices, and address the criteria set forth in the Community and Hospital Priorities, below. Proposals should comply with the following program requirements and preferences:

### **Residential Component**

- All housing units must be affordable and should include a range of affordability tiers.
- Proposals may have a mix of studio, one-bedroom, two-bedroom, and three-bedroom units.

### **Community Facility Space**

- None required.

### **Design Objectives**

Sites G & H, the Blumberg and Lefrak buildings, are two buildings with an adjoining wall that should be rehabilitated into one building. The buildings are currently connected interiorly.

Proposals should include:

- Consideration for how the building contributes to the sustainability, resiliency and health of the broader neighborhood.
- Preservation of some exterior façade and materials, such as the white columns and arches with the engraved building name, to maintain the building's historical features. Preservation work should be done to the best of the abilities of the Development Team and with consideration of cost, while preserving the building's safety and structural integrity.

### **Open Space and Parking**

Parking and open space for all uses must comply with the current New York City Zoning Resolution.



## SITES G & H: COMMUNITY AND HOSPITAL PRIORITIES

As part of the Vital Brooklyn Initiative, with the support of State Assembly Members, Community Advisory Councils were convened across Central Brooklyn to hear directly from communities. Bringing nearly 100 key community stakeholders to the table through focused discussions with implementing agencies, Central Brooklyn communities are directing the first round of State resources, while elevating unmet needs in improving overall wellness. The State is working to capture and leverage the following valuable input into additional action. From this engagement process the 43<sup>rd</sup> Assembly District's Community Advisory Council identified the following development priorities:

### **AFFORDABILITY MIX MUST INCLUDE:**

- A range of incomes from very low- to middle-income units.

### **A SITE WITH AMENITIES:**

- Proposal should incorporate creative amenities focused on health and wellness in order to provide a healthy living experience for residents.
- Incorporate green and energy efficient elements in design, such as solar power.

### **THE 43<sup>rd</sup> ASSEMBLY DISTRICT COMMUNITY:**

- Serving a variety of income ranges:
  - Units serving households at 30% of AMI should be included to capture low-income populations.
  - However, the bulk of housing should be reserved for units serving households earning 50% AMI and below.
- Include supportive housing, prioritizing and offering on-site supportive services for the following populations:
  - Military Service with Disabilities
  - Developmentally Disabled

### **HOSPITAL PRIORITIES:**

None.



## **D. One Brooklyn Health Bishop Walker (Site I)**

Proposals should strive to develop the site into a new mixed-use development that benefits the surrounding community with affordable housing, commercial and/or community facilities, and public and health and wellness-oriented amenities including open space. Proposals should incorporate health-oriented, sustainable and green building practices, and address the criteria set forth in the Community and Hospital Priorities, below. Proposals should comply with the following program requirements and preferences:

### **Residential Component**

- All housing units must be affordable and should include a range of affordability tiers.
- Proposals may have a mix of studio, one-bedroom, two-bedroom, and three-bedroom units.

### **Community Facility Space**

- Approximately 12,000 sf of the ground floor and/or below-grade requires a core and shell build-out for use as a Women's, Children's, and Teen's Health Center. The space will serve as one of Vital Brooklyn's 32 Ambulatory Care Centers. Additional information is included in the Community and Hospital Priorities, below.
- Ambulatory Care Center Design Guidelines in the Appendix must be followed.

### **Design Objectives**

Site I presents an opportunity to provide urban infill on a block that includes low-density residential alongside higher-density residential and medical facilities, in between two vibrant commercial corridors. The proposal should consider how to enhance Park Place's pedestrian realm, while providing residents with privacy from the adjacent Center for Nursing and Rehabilitation and the Bishop Walker Health Center's parking lot adjacent to the north of the site.

Proposals should include:

- An active ground-floor use with a healthcare facility.
- Consideration for light and air quality for neighboring residents along the east lot line, which include row homes. This could include building setbacks or alternative design solutions.
- Streetscaping along Park Place that enhances the public realm, such as street lights or street furniture, to create a safe and welcoming space for residents and community facility users.
- Consideration for how the building contributes to the sustainability, resiliency and health of the broader neighborhood.

### **Open Space and Parking**

Proposals should address up to 40 parking spaces for Health Center employees and patients that currently exist on the Site with a feasible plan for replacement. Challenges related to this requirement can be described in a narrative and included with the proposal. Parking and open space for all uses must comply with the current New York City Zoning Resolution.



## SITE I: COMMUNITY AND HOSPITAL PRIORITIES

As part of the Vital Brooklyn Initiative, with the support of State Assembly Members, Community Advisory Councils were convened across central Brooklyn to hear directly from communities. Bringing nearly 100 key community stakeholders to the table through focused discussions with implementing agencies, central Brooklyn communities are directing the first round of State resources, while elevating unmet needs in improving overall wellness. The State is working to capture and leverage the following valuable input into additional action. From this engagement process the 57<sup>th</sup> Assembly District's Community Advisory Council identified the following development priorities:

### **AFFORDABILITY MIX MUST INCLUDE:**

Units serving households earning up to:

- 30% of AMI
- 60% of AMI
- 90% of AMI or above

### **HOUSING MUST PRIORITIZE:**

- Units for recent/new parents or guardians and their babies/children who are homeless or at risk of homelessness.
- Units for families (with a range of incomes).
- Units for young adults who were formally homeless and/or in foster care.

### **PARKING**

The Project must include 40 replacement parking spaces on-site for hospital employees. Challenges related to this requirement can be described in a narrative and included with the proposal.

### **HOSPITAL PRIORITIES**

One Brooklyn Health System (OBHS) must fulfill its commitment to expand community-based healthcare in the 57th Assembly District as envisioned in the Vital Brooklyn Initiative. To that end, and as a condition of making its Bishop Walker parking lot available for mixed-use development, OBHS requires a 12,000 square foot core and shell build-out for a comprehensive Women's, Children's and Teen's Health Center, including space for local community wellness practitioners (e.g. yoga, meditation or nutritional coaches). OBHS will only pay for the utilities necessary to operate the space.



## **E. East New York Avenue (Site J)**

Proposals should strive to develop the site into a new mixed-use development that benefits the surrounding community with affordable housing and public and health and wellness-oriented amenities including open space. Proposals should incorporate health-oriented, sustainable and green building practices, and address the criteria set forth in the Community and Hospital Priorities, below. Proposals should comply with the following program requirements and preferences:

### **Residential Component**

- All housing units must be affordable and should include a range of affordability tiers.
- Proposals should have a mix of unit sizes.

### **Community Facility Space**

- Approximately 3,000sf of the ground floor requires a core and shell build-out for use as a replacement of the existing administrative office space on-site. Additional information is included in the Community and Hospital Priorities, below.

### **Design Objectives**

Site J is a corner lot located at a busy intersection, which presents some challenges and opportunities for unique design.

Proposals should include:

- An active ground-floor use with the healthcare facility fronting East New York Avenue
- A separate residential entrance.
- Consideration for noise reduction strategies due to the busy intersection.
- Consideration for how the building contributes to the sustainability, resiliency and health of the broader neighborhood.
- Streetscaping or enhancement along East New York Avenue and Strauss Street to create an inviting entrance for community facility users and residents.

### **Open Space and Parking**

Proposals should address the 5 parking spaces for users of the administrative office space that currently exist on the Site with a feasible plan for replacement. Parking and open space for all uses must comply with the current New York City Zoning Resolution.





## SITE J: COMMUNITY AND HOSPITAL PRIORITIES

As part of the Vital Brooklyn Initiative, with the support of State Assembly Members, Community Advisory Councils were convened across Central Brooklyn to hear directly from communities. Bringing nearly 100 key community stakeholders to the table through focused discussions with implementing agencies, Central Brooklyn communities are directing the first round of State resources, while elevating unmet needs in improving overall wellness. The State is working to capture and leverage the following valuable input into additional action. From this engagement process the 55<sup>th</sup> Assembly District's Community Advisory Council identified the following development priorities:

### A SITE WITH AMENITIES:

- Ground floor space should be available for nonprofit use, providing wrap-around services for formerly incarcerated individuals, such as: employment training and placement; healthcare access; and legal services.
- Provide opportunities for physical fitness.
- Include green spaces.
- Support community gathering opportunities in the design.
- Incorporate green and energy efficient elements in design, such as solar power.
- Preference for nonprofit or M/WBE developers.

### AFFORDABILITY MIX MAY INCLUDE:

This site will be a mixed-income site which should include very low- and low-income housing. Units serving households earning up to:

- 30% of AMI
- 60% of AMI

### HOUSING SHOULD PRIORITIZE:

- Housing for vulnerable populations:
  - Very Low-Income Households
  - Low-Income Households
  - Formerly Incarcerated Individuals
- Permanent, not temporary housing

### HOSPITAL PRIORITIES:

One Brooklyn Health System (OBHS) must fulfill its commitment to expand community-based ambulatory care in the Assembly District as envisioned in the Vital Brooklyn Initiative. To that end, as a condition of providing this hospital-owned parcel for housing development, OBHS requires a 3,000sf core and shell build-out for the relocation of the administrative office space in the existing building. OBHS will pay for the utilities necessary to operate the space. The costs of space design, fit-out and equipment will be assumed by OBHS. In addition, the development must also propose the replacement of 5 surface parking spaces.



## F. Parking Lot (Site K)

Proposals should strive to develop the site into a new mixed-use development that benefits the surrounding community with affordable housing, community facilities, and public and health and wellness-oriented amenities including open space. Proposals should incorporate health-oriented, sustainable and green building practices, and address the criteria set forth in the Community and Hospital Priorities, below. Proposals should comply with the following program requirements and preferences:

### Residential Component

- All housing units must be affordable and should include a range of affordability tiers.
- Proposals should have a mix of studio, one-bedroom, two-bedroom, and three-bedroom units.

### Commercial and Community Facility Space

- The Project should include ground floor commercial and community facility uses that promote health and wellness and add to and enhance the current inventory of commercial and community spaces available in the neighborhood.
- 10,000 sf on the ground floor and/or below-grade requires a core and shell build-out for use as a Dialysis Center. The space will serve as one of Vital Brooklyn's 32 Ambulatory Care Centers. Additional information is included in the Community and Hospital Priorities, below. Ambulatory Care Center Design Guidelines in the Appendix must be followed.
- Proposals must include a detailed commercial and/or community facility plan that is feasible and responsive to the tenant mix.
- The Development Team may propose a partnership with a party responsible for the leasing and management of the commercial space. The costs and sources to support such an arrangement should be detailed in the Proposal.

### Design Objectives

Site K is a large and vacant development site which presents an opportunity for innovation in design.

Proposals should include:

- An active ground-floor use with community facility and commercial space(s).
- Commercial entrance fronting Utica Avenue.
- Consideration for light and air quality for neighboring residents along the south lot line, which include three and four-story row homes. This could include building setbacks or alternative design solutions.
- Streetscaping along E 49th Street that enhances the public realm, such as street lights or street furniture, to create a safe and welcoming space for residents and community facility users, while providing residents with privacy from the Hospital Campus across E 49th Street.
- Streetscaping along Utica Avenue that enhances the public realm, such as street lights or street furniture, to enhance and create a vibrant commercial corridor.
- Consideration for how the building contributes to the sustainability, resiliency and health of the broader neighborhood.
- A plan to provide open space that is attractive, usable and accessible to residents. This could include ground floor and/or rooftop green space.



### **Open Space and Parking**

Parking and open space for all uses must comply with the current New York City Zoning Resolution. Proposals must replace the 270 parking spaces for Hospital employees that currently exist on the Site. An interim parking plan for the period of construction should be included. Refer to VI. Financing Information and Conditions for more detail.



## SITE K: COMMUNITY AND HOSPITAL PRIORITIES

As part of the Vital Brooklyn Initiative, with the support of State Assembly Members, Community Advisory Councils were convened across Central Brooklyn to hear directly from communities. Bringing nearly 100 key community stakeholders to the table through focused discussions with implementing agencies, Central Brooklyn communities are directing the first round of State resources, while elevating unmet needs in improving overall wellness. The State is working to capture and leverage the following valuable input into additional action. From this engagement process the 58<sup>th</sup> Assembly District's Community Advisory Council identified the following development priorities:

### AFFORDABILITY MIX MUST INCLUDE:

Units serving households earning up to:

- 30% of AMI
- 60% of AMI
- 90% of AMI or above

### HOUSING SHOULD PRIORITIZE:

- Senior Residents
- Middle class and middle-income residents in order to support community stability

*Does not say target  
Homeless Housing*

### ON-SITE AMENITIES:

- Creatively design development building(s) to best serve prioritized populations above.
- Incorporate creative amenities supporting the health and wellness of seniors and families.
- Work to address a shortage of community gathering spaces with ground floor commercial space use and outdoor gathering areas.
- Consider including affordable healthy food options, such as a grocery store, because the area is lacking in healthy food options.
- Integrate green and energy efficient elements in design, such as solar power.

### HOSPITAL PRIORITIES:

One Brooklyn Health System (OBHS) must fulfill its commitment to expand community-based ambulatory care in the Assembly District as envisioned in the Vital Brooklyn Initiative. To that end, as a condition of providing this hospital-owned parcel for housing development, OBHS requires a 10,000sf core and shell build-out on the ground floor and/or below-grade for the relocation of a Dialysis Center. OBHS will pay for the utilities necessary to operate the space. The costs of space design, fit-out and equipment will be assumed by OBHS.



## **G. SUNY Clarkson (Site L)**

Proposals should strive to develop the site into a new mixed-use development that benefits the surrounding community with affordable housing, commercial and/or community facilities, and public and health and wellness-oriented amenities including open space. Proposals should incorporate health-oriented, sustainable and green building practices, and address the criteria set forth in the Community and Hospital Priorities, below. Proposals must comply with the Flatbush Station Site Management Plan, included as RFP Attachment 3. Proposals should comply with the following program requirements and preferences:

### **Residential Component**

- All housing units must be affordable and should include a range of affordability tiers.
- Proposals should have a mix of studio, one-bedroom, two-bedroom, and three-bedroom units.

### **Community Facility Space**

- The ground floor should contain a Community Hub, which will be used as a one-stop-shop community facility providing services such as:
  - Childcare;
  - Adult Education;
  - Employment Training;
  - Financial Literacy;
  - Small Business Support; and
  - Youth-Centric Services, with a focus on violence prevention and mediation.
- A partnership with the 1199SEIU Training and Employment Fund may be utilized as an anchor tenant for the Community Hub.
- Connect the community to affordable healthy food options.
- Work to address a shortage of community gathering spaces.
- Provide amenities such as gyms and activity areas, including youth spaces.

### **Design Objectives**

Site L presents an opportunity to provide urban infill on a block that includes primarily low and medium-density commercial uses.

Proposals should include:

- Consideration for light and air quality for neighboring residents. This could include building setbacks or alternative design solutions.
- Streetscaping along Clarkson Avenue that enhances the public realm, such as street lights or street furniture, to create a safe and welcoming space for residents and community facility users.
- Consideration for how the building contributes to the sustainability, resiliency and health of the broader neighborhood.

### **Open Space and Parking**

Parking and open space for all uses must comply with the current New York City Zoning Resolution.



## SITE L: COMMUNITY AND HOSPITAL PRIORITIES

As part of the Vital Brooklyn Initiative, with the support of State Assembly Members, Community Advisory Councils were convened across Central Brooklyn to hear directly from communities. Bringing nearly 100 key community stakeholders to the table through focused discussions with implementing agencies, Central Brooklyn communities are directing the first round of State resources, while elevating unmet needs in improving overall wellness. The State is working to capture and leverage the following valuable input into additional action. From this engagement process the 43<sup>rd</sup> Assembly District's Community Advisory Council identified the following development priorities:

### **CENTRAL BROOKLYN COMMUNITY HUB (CBCH SOUTH):**

- The ground floor should contain a Community Hub, which will be used as a one-stop-shop community facility, providing services, such as:
  - Childcare;
  - Adult Education;
  - Employment Training;
  - Financial Literacy;
  - Small Business Support; and
  - Youth-Centric Services, with a focus on violence prevention and mediation.
- A partnership with the 1199SEIU Training and Employment Fund may be utilized as an anchor tenant for the Community Hub.
- Connect the community to affordable healthy food options.
- Work to address a shortage of community gathering spaces.  
Provide amenities such as gyms and activity areas, including youth spaces.

### **THE 43<sup>rd</sup> ASSEMBLY DISTRICT COMMUNITY PRIORITIES:**

- Serving a variety of income ranges:
  - Low income and workforce housing.
  - Units serving households at 30% of AMI should be included to capture low-income populations.
  - AMIs should also reflect a range of incomes including higher-income professionals with units serving households earning up to 70% AMI.
  - However, the bulk of housing should be reserved for units serving households earning 50% AMI and below.
- Include supportive housing, prioritizing and offering on-site supportive services for the following populations:
  - Youth Aging Out of Foster Care
  - Homeless Young Adults
  - Formerly Incarcerated Individuals
- Incorporate green and energy efficient elements in design, such as solar power.



## VI. FINANCING INFORMATION AND CONDITIONS

- Proposals must comply with all terms of the HCR subsidy program utilized. Please refer to the [NYS HFA's Affordable Rental Housing Term Sheet & Financing Guide](#) and <http://www.nyshcr.org/funding/openwindow/2018/> for program term sheets.
- The Senior Housing Program Term Sheet will be eligible for use in New York City for this RFP and should be referred to for program guidelines, however, for this RFP the Per Residential Unit Maximum Award (as defined in the Senior Housing Program Term Sheet) shall be defined as follows: "Up to \$150,000 per senior housing unit with a household income limit of up to 60% AMI." If senior housing funds are leveraged from the City of New York, the Per Residential Unit Maximum Award shall be limited to, "up to \$75,000 per senior housing unit with a household income limit of up to 60% AMI." The total subsidy received from HCR should not exceed the total subsidy contributed by the City. The financing term sheets may be amended from time to time and the terms of the most recent term sheet shall take precedence.
- Proposals must include at least one financing scenario that does not include competitive financing sources from Federal, State or City governments, including, but not limited to, HCR or HPD 9% Low Income Housing Tax Credits.
- As-of-right 4% tax credits, Project-Based Section 8 Vouchers **only for Site E**, and Proposals leveraging local subsidy will not be considered competitive. Proposals must comply with all terms of any governmental subsidy program utilized.
- Proposals providing affordable housing for a mix of incomes with the least amount of subsidy will be rated favorably.
- The financing of the residential component of the project should not rely on any rental income generated from ambulatory care facilities.
- Hard costs attributable to parking *only* used by Hospital and Health Care Center employees and hard costs attributable to ambulatory care centers should be listed as separate line items in the Development Budget tab of Form F.
- Landscaping for the open space on Site F is to be designed and provided by the Designated Developer for Site F (the Masin Building). Costs for landscaping and on-going maintenance of the open space are to be subdivided among Designated Developers for Sites E, F and G & H.
- For the purposes of this RFP, Site K (Parking Lot), should assume parking income of \$275/monthly per space for all 270 spaces.
- As part of the Vital Brooklyn initiative goals of high-quality jobs, through the competitive evaluation process, HCR will give preference to proposals that include union labor for residential building service employees or a robust local hiring plan.





## Real Property Taxes

The Sites are subject to New York City real property taxes and charges. Property tax exemptions may be available for eligible projects. Specific benefits may vary depending on characteristics of the project. For details of each tax exemption program, it is necessary to consult the relevant statute and rules. Applicants should indicate in the project narrative which tax exemption program(s), if any, they plan to utilize. It is the responsibility of a Developer to apply for and meet the requirements of the specific tax benefit program(s).

## Site Disposition

Disposition of the Site(s) to the Designated Developer will be subject to the following:

- Receipt of all public approvals required for disposition and development of the Site.
- Delivery of all documents, as determined by HCR, necessary to complete the disposition process within a time period specified by HCR.
- Upon the conveyance of the Site(s), the Designated Developer shall obtain a bona fide construction loan and provide evidence to HCR of sources of capital sufficient to complete the development of the Site(s) in accordance with the approved Project.
- The completion of restricted-use appraisals for Sites E, F, G, H, and K. The acquisition price for Sites E, F, G, H, and K will be equal to the appraised value for the restricted use for each Site. For the purposes of this RFP, underwriting of the acquisition price for each Site shall assume the following estimated values:
  - Site E: \$1,800,000.
  - Site F: an acquisition price equal to \$40 per buildable square foot.
  - Sites G & H (combined value): \$3,800,000.
  - Site K: an acquisition price equal to \$40 per buildable square foot.
- Upon conveyance of Sites E, F, G, H, I, J, K, and L, the Designated Developer will deliver an enforcement note and mortgage in an amount equal to the appraised value of the land, which may be payable at maturity.
- Site I, Site J and Site L will be conveyed for a nominal acquisition price, \$1.00 per Site.



## VII. PROPOSAL CONTENT AND COMPLETENESS

Each Respondent must submit a complete Proposal in response to this RFP using the forms and supporting documentation described below. All required proposal content is listed below in the Tabs. HCR reserves the right, in its sole discretion, to reject any and all Proposals for any reason or for no reason, and to proceed (or not proceed) with the development of the Site (either by itself or in conjunction with one or more third-party entities) without completing this RFP process.

### **Proposal Modifications**

Modifications received after the proposal deadline due date will not be considered. If HCR determines, upon review of a Proposal, that any items are missing and/or incomplete, HCR, by written notification to the Respondent, may permit the Respondent to provide or clarify such items. Failure to provide complete information by designated deadlines could result in rejection of the Proposal.

### **Addenda and Extensions**

Proposals must conform to any amendments to the RFP issued by HCR. HCR will advise each respondent of any amendments, modifications, clarifications, or revisions of the RFP. HCR, in its sole discretion, may extend any submission deadline and such extension will be granted to all Respondents.

### **References and Requests for Further Information**

A Proposal constitutes permission from the Respondent for HCR to make such inquiries concerning the Respondent as HCR deems necessary. HCR may communicate with any of the Respondents, but HCR is not obligated to do so. HCR may discuss the Proposals of any Respondent concurrently or sequentially, as HCR may determine. No Respondent has any rights against HCR arising from any such invitation to a discussion, or from any negotiations that may arise pursuant to the discussions.

Respondents must comply with all Requests for Information (“RFIs”) and, if requested by HCR, appear for presentations or discussions. If a Respondent fails to comply with HCR’s request within the allotted time period set by HCR, then HCR may deem this as a failure to comply and an act of non-compliance, which will permit HCR to select another Respondent or to solicit new Proposals. In furtherance and not in limitation of the foregoing, before a final selection is made, a Respondent may be required to produce more detailed information concerning the professional background of those persons who own and manage such Respondent, a report on the financial background of such Respondent, and information concerning the nature and status of any past, pending or threatened charges or actions (including lawsuits, criminal or disciplinary actions, administrative proceedings by any governmental or regulatory agency or bankruptcy action) against such Respondent or any of its partners, directors, officers, employees, shareholders, subsidiaries, or affiliates, as the case may be.

### **Proposal Content**

- Proposals must contain all content listed in each tab, below.
- Proposals must be submitted electronically on a USB, except for architectural plans which must also be submitted as a hard copy, as outlined below in Tab J.



- Proposals must include (a) one document saved in PDF format of all compiled tabs, in the order specified below, and (b) A PDF document of each Tab (A-L) saved separately.
- Forms A-1, A-2, C-1, C-2, D-1, D-2, G, and K are all compiled in one workbook, which is available for download from: <http://www.nyshcr.org/Funding/VitalBrooklyn/>. All Forms must be submitted in the Excel workbook provided, with any necessary attachments clearly labeled *within* the same workbook. Forms must also be included within the complete PDF proposal. Facsimile and electronic signatures (e.g. PDF) on "Form A-2"; "Form C-1"; and "Form C-2" shall be deemed original signatures for all purposes.
- Form F: The Financing Proposal (pro forma) is provided in a separate excel workbook, to be completed as instructed in Tab F, and available for download from: <http://www.nyshcr.org/Funding/VitalBrooklyn/>.
- If the members of a development team are identical for Respondents that are submitting proposals for more than one (1) site, then Form G and Tabs C, D and I need only be completed and submitted once.

TAB	CONTENTS	FORMS
A	Completeness Checklist and Respondent's Letter	A-1, A-2
B	Project Narrative and Proposal Summary	
C	Developer Respondent Description	C-1, C-2
D	Development Team Experience and Capacity	D-1, D-2
E	Development Schedule/Phasing Plan	
F	Financing Submission	F
G	Credit Report, References, and Financing Letters of Interest	G
H	Commercial and/or Community Facility Plan & Experience	
I	Design Team Experience and Narrative	
J	Architectural and Urban Design Drawings	
K	Sustainability	K
L	EEO, M/WBE and Local Hiring	

**TAB A – Completeness Checklist and Respondent's Letter**

- Form A-1: Completeness Checklist*
- Form A-2: Respondent's Letter.* Electronically signed by an authorized representative.

**TAB B – Project Narrative and Summary**

- Project Narrative.* Must introduce and provide an overview of the salient elements of the RFP Proposal, including the elements that distinguish the proposed Project, the qualifications of the Respondent and the Development Team, as well as how the project will advance the Development Objectives and program goals of the Vital Brooklyn initiative, specifically including health and wellness objectives, as set forth in this RFP. Must be concise and introduce all aspects of the Proposal. Optional: If free Wi-Fi is included, discuss the plan for Wi-Fi.

**TAB C – Developer Respondent Description**

- Form C-1: Development Team Information*
- Form C-2: Respondent Questionnaire.* Must be electronically signed by the Principal (if joint venture, the principal of each entity must sign).



- *Organizational Structure.* Chart or diagram of structure of partnership or joint venture, including percentages of ownership and investment, with a brief description of the type of entity or joint venture and the roles and responsibilities of each party.

#### **TAB D – Development Team Experience and Capacity**

- *Form D-1: Residential Development Experience and Current Workload*
- *Form D-2: Residential Management Experience and Current Workload*
- *Development Team Narrative.* A brief narrative (two-pages maximum) describing:
  - Experience that makes the Development Team uniquely suited to overcome the challenges posed by the Site.
  - Experience developing and managing high-quality mixed-use urban projects.
  - Experience managing commercial and/or community facility spaces in mixed-use urban projects.
  - If Proposal includes on-site supportive services, then experience providing senior and/or supportive services in previous projects.
- *Affirmative Capacity Statement.* Describes the Development Team’s ability to develop, finance, construct, manage, and complete the Project within the proposed Schedule, including, but not limited to, the Developer Obligations, as well as the Terms, Conditions, and Limitations and Conflicts of Interest, included in this RFP.

#### **TAB E – Development Schedule / Phasing Plan**

- *Development Schedule and Phasing Plan.* Schedules are to assume the following key benchmarks:
  - Predevelopment commencement within 60 days of the date of HCR issuance of the Negotiation Letter.
  - Schematic Design phase and HCR approval of plans and drawings within 6 months of the Negotiation Letter.
  - Construction commencement within 18 to 36 months from the date of the Negotiation Letter.
  - List and schedule industry standard activities, including, at a minimum:
    - a) Community planning
    - b) Concept, Schematic, Design Development, Bidding and Construction documents
    - c) Governmental planning approvals and construction/building permits
    - d) Site due diligence and preparation
    - e) Bidding
    - f) Financing and financial closing
    - g) Construction commencement, completion, and close-out
    - h) Marketing and lease-up
    - i) Occupancy
    - j) Development Phasing Plan, if applicable

#### **TAB F – Financing Submission**

- Financing Submission Requirements:



- In addition to the affordability requirements described throughout this RFP, any subsidy programs that are utilized will determine any additional affordability requirements, as applicable.
  - Specific information about the superintendent's unit(s) must be included, as applicable. If the superintendent's unit is not located on-site, a letter explaining alternative provisions for on-site janitorial services that satisfy the requirements of the Housing Maintenance Code and Multiple Dwelling Law must be included.
  - Submissions must indicate which tax exemption program(s) the Project plans to utilize, if any.
  - Units must remain in the rent stabilization system in accordance with the terms of the regulatory agreement, but in no case less than thirty (30) years. The Developer may propose a strategy to extend the affordability period for an additional number of years in this Tab. Submissions must explain any future financial and other resources needed from the State to extend affordability beyond the regulatory period and indicate how the Submission budgets for future capital needs.
  - Optional: If free Wi-Fi is included, provide a price quote from a provider.
- *Form F: Financing Proposal.* If elements of the Project are separately financed, the Submission must provide separate financial proposals for each portion. If Project elements are financially inter-related, a comprehensive Financing Proposal showing the financing for the whole Project, with each element delineated, may also be submitted. A Proposal Summary tab has been included in Form F; if any cells linked to the financing model are altered, the Respondent must include a note. Information for all cells not linked to the financing model must be manually entered, as denoted by the blue shading. Optional: If free Wi-Fi is included, provide associated costs in the Development Budget and Operating Costs tabs.
- *Financing Narrative.* The Financing Narrative must clearly explain the financing structure of the Project, and explicitly identify proposed subsidy/financing programs. If the Financing Proposal includes competitive financing sources, the Financing Narrative should explain the feasibility of obtaining the proposed sources and/or describe the Respondents' history of successfully applying for the proposed sources.
- *Market Comparables.* Submissions must include a Market Study in the form of detailed rental listings of at least three properties/projects within a mile of the Site and with similar operations, for all underwritten income assumptions.

#### **TAB G – Credit Report, References, and Financing Letters of Interest**

- *Form G: Credit Report.* The information requested will be used to obtain a credit report and a Lexis/Nexis report.
- *References.* Provide references of banks, investors, or other lenders that have financed previous and similar development projects.
- *Financing Letters of Interest.*
- **Private Financing.** If private financing is proposed, a letter, or letters of interest, from a private lender or lenders must be included. Letters must be dated no earlier than sixty (60) days from the date of submission of the Developer's proposal. Applicants may use different private lenders for construction and permanent financing. The letters must be provided on the



lender's letterhead, signed by a representative of the lender, and must state the amount and terms of the financing. The letter(s) must indicate a willingness to provide construction and permanent financing in amounts and with terms consistent with the proposal, and must include the following:

- Construction Loan
  - The amount of financing that the lender would consider based on the lender's preliminary determination of feasibility, based on expected development costs, operating income/expenses, and associated residential rent levels; and
  - The interest rate (fixed or variable), the equity requirement, applicable fees, and other terms under which the lender would provide construction financing.
- Permanent Loan
  - The amount of financing that the lender would consider based on the lender's preliminary determination of feasibility, based on expected development costs, operating income/expenses, and associated residential rent levels; and
  - The interest rate (fixed or variable), the equity requirement, applicable fees, and other terms under which the lender would provide permanent financing; and
  - The maximum loan to value ratio and other underwriting criteria, including treatment of rental income, minimum maintenance and operating expenses, and debt service coverage requirements.
- LIHTC Syndication
  - If LIHTC financing is proposed, a syndication letter of interest must be provided.
- Public Financing. If HFA bond financing is proposed, a letter of interest from a credit enhancer acceptable to HFA must be provided and must include underlying credit terms including, as applicable, the amount of the proposed letter of credit, the terms of agreement, applicable fees and any other conditions. A letter of interest from HFA is NOT required.

#### **TAB H– Commercial and/or Community Facility Plan & Experience**

- *Plan for Commercial and/or Community Facility use.* Proposals that *only* include ambulatory care centers do not need to submit Tab H.
  - Narrative including reason for choosing specific commercial or community facility uses, and how those uses enrich the development site and serve the needs of the community.
  - A letter or letters of interest from prospective Commercial or Community Facility tenants must be provided, exclusive of ambulatory care centers.
  - Respondents should describe prior experience operating projects with Commercial or Community Facility Uses in comparable markets, including the neighborhoods, square footage, and key highlights of the tenant mix.
  - Market Comparables in the form of detailed rental listings of at least three retail spaces within less than a mile of the Site or a comparable retail location with similar retailer types, must be provided. If the Proposal includes a retailer not currently found in the area, provide estimated rents that can be feasibly achieved at the Site.





### **TAB I – Design Team Experience and Design Narrative**

- *One-Page Summary of the Design Team.* Highlighting featured projects of the last ten (10) years, qualifications, and detailing applicable residential and mixed-use development experience. The summary can include hyperlinks to applicable materials.
- *Design Narrative.* Provides a clear and comprehensive description of the preliminary design and succinctly articulates the design approach to achieving the Project vision and goals. Narrative must cite all elements submitted in Tab J: Architectural and Urban Design Drawings, as described below.
  - *Area Plan and Photos.* How the design concept was informed by neighborhood physical, cultural, historical and/or socio-economic characteristics, as well as the Site conditions.
  - *Zoning Analysis and Building Code.* How the proposed Project complies with, or requires a variance from, applicable zoning and other legal requirements, as well as any known environmental concerns and how the Respondent intends to address them.
  - *Site Capacity and Program Evaluation.* How the planning and design approach addresses any significant Site features, and the capacity (opportunities and challenges) of the Site to incorporate the various components of the development program.
  - *Site Plan and Urban Design.* How the Site plan and urban design approach creates safe and active urban residential environments, connects the Site to the surrounding neighborhood, enhances the public and pedestrian realm, and fosters sustainable development.
  - *Building Design.* Highlight major and/or unique design approaches to the building envelope and façade, floor plans and unit layouts, building systems, construction type, and sustainable development.
  - *Design and Construction.* Identify proposed construction type and any cost containment concepts to achieve quality design within proposed budget and schedule parameters, and consistent with the development program.
  - *Design Excellence.* Describe other design features proposed for the Project, such as Active Design, Universal Design, and/or arts to be incorporated into the Project.
  - *Sustainability.* A description of sustainable building practices or features that will be incorporated into the Project during construction/renovation and operation of the improvements on the Site.

### **TAB J – Architectural and Urban Design Drawings**

- Proposal completeness requirements:
  - Plans and drawings are to be at a concept design level typically included as part of the preliminary Schematic Design phase for architectural services.
  - Design submissions should utilize standard materials and construction practices which will yield an attractive and appealing project that can be efficiently built at reasonable costs, and then operated and maintained with routine and proactive maintenance.
  - Preliminary plans and drawings must provide a clear understanding and comprehensive illustration of the design approach.





- All drawings must be prepared by a Registered Architect or Professional Engineer.
- All materials must be submitted electronically, and the following sections and materials within must be submitted as a hard copy, on paper sized 24"x36": Zoning Analysis and Building Code, Site Plan and Urban Design, and Building Design.

#### **Area Plan and Photos**

- Photos: Images of the Site and the Site's relation to surrounding buildings, streets, sidewalks, and open spaces. Proposals should include photos of neighborhood and community characteristics and conditions that informed the designs.
- Neighborhood Area Plan: A neighborhood context plan(s) indicating circulation patterns, significant land uses, transportation networks, landmarks, and other neighborhood infrastructure and community amenities.

#### **Zoning Analysis and Building Code**

- Zoning Analysis: Zoning map for the Site, and a detailed zoning computation with an analysis to demonstrate compliance with the assumed zoning. The analysis must cite pertinent sections of the zoning resolution.
- Site Zoning Study: Site plan detailing adjacent street widths, setbacks, encroachments, easements, lot size, tax lot and zoning lot boundaries, and other relevant zoning and Site conditions and features.
- Building Zoning Study: Massing diagram detailing building(s) uses, size, height, and other relevant zoning and Site conditions and features.

#### **Site Plan and Urban Design**

- Site Plan: Site plan indicating all components of the development program.
- Circulation and Open Space Plan: Site plan with walkways, sidewalks, garage and parking areas, curb cuts, building entrance/egress points, streetscape improvements, landscapes, lighting, easements, and encroachments.

#### **Building Design**

- Floor Plans: Ground level concept plans clearly indicating distribution of the development program and circulation patterns.
- Typical Dwelling Unit Plans: Typical unit floor plans that provide residential unit uses and separation of spaces, circulation and entrance/exit, key dimensions and square footage, access to light and air, and unique features and amenities.
- Elevation Drawings: Elevations clearly indicating proposed fenestration and materials, ceiling heights, floor elevations, and total building height.
- Building Section Drawings: Building section indicating building to grade relationship and floor-to-floor and floor-to-ceiling height; and, key wall, floor, and roof section indicating envelope materials, fenestration, and approach to sustainable development.
- Illustrative Drawings: Conceptual diagram, sketch, or rendering illustrating the intent and approach to the design and development of the Site. Simple visualization to communicate design aesthetic, scale and relationship of the Project components, and a general sense of space from the pedestrian perspective/ experience.



### **TAB K – Sustainability**

- Form K: Enterprise Green Communities Criteria Certification Overlay*
- Sustainability Narrative.* Describe sustainability, Active Design, and resiliency elements included in the Proposal. Proposals can include additional optional certifications (LEED, NYSEERDA, NGBS), but they are not required.
- Signed contracts with qualified energy consultants to specifically document and insure that project will meet the standards of the EPA Energy Star Program selected.

### **TAB L – EEO, MWBE and Local Hiring**

- The proposed project will receive financing from HCR. As a condition of this financing, meaningful participation of Minority and Women-owned Business Enterprises (MWBE) and Service-Disabled Veteran-Owned Businesses (SDVOB) will be required. HCR's Office of Economic Opportunity & Partnership Development is responsible for the monitoring and reporting of MWBE and SDVOB activity, quarterly on all projects. HCR encourages the use of MWBE/SDVOB firms in both soft and hard cost categories, as well as MWBE/SDVOB suppliers to achieve successful participation. As a part of this proposal, please provide a narrative on your firm's plan to achieve meaningful MWBE and SDVOB participation levels.



## VIII. SELECTION PROCESS

Proposals may be reviewed by HCR and representatives of the One Brooklyn Health System and the Health Science Center at Brooklyn Foundation. The development teams will be selected through an open, competitive selection process consisting of three stages:

1) **Completeness Review:** The Proposal must contain each Tab with all requested Forms and supporting documents. Proposals that are not complete or do not conform to the requirements of this RFP will be eliminated from further consideration, unless HCR permits the Respondent to correct the omission or provide further information through a Request for Information (RFI).

2) **Threshold Review:** HCR will review each Proposal according to the threshold requirements (“Threshold Requirements”) listed below.

3) **Competitive Review:** Proposals that meet all Threshold Requirements will be comprehensively evaluated and rated according to the competitive selection criteria (“Competitive Criteria”) listed below. When evaluating Proposals, the following selection criteria will be considered with the accompanying weightings used to calculate an overall Proposal score.

### Threshold Requirements

- **Completeness**
  - Proposal passes Completeness Review by including all required tabs and accompanying forms and responds promptly to the RFI if items are missing.
- **Development Team Experience and Capacity**
  - No adverse findings found.
  - Development and management experience demonstrated for comparable projects.
  - Development Team demonstrates available capacity to develop the Site.
  - For purposes of scoring the experience of the Development Team, only members of the ownership structure will be considered.
- **Programming**
  - Residential: Project has all affordable units which remain in the rent stabilization system in accordance with the terms of the regulatory agreement, but in no case less than thirty (30) years.
  - Open Space and Parking: Project includes some amount of accessible open space and, if applicable, addresses the parking spaces that currently exist on the site as specified in the *Development Objectives*.
  - Commercial/Community Space: Site is developed with some ground-floor commercial or community facility space fronting the street specified in each site’s *Development Objectives*.
- **Financing**
  - Letter or letters of interest from a private lender or lenders are included, dated no earlier than two months from the date of submission.
  - If HFA bond financing is proposed, a letter of interest from a credit enhancer acceptable to HFA must be provided.
  - If LIHTC is proposed, a syndicator letter is provided.
  - At least one financing scenario that does not include competitive financing.



## Competitive Criteria

### Acknowledgement of Community and Hospital Priorities (15%)

- Community Priorities reflected through building design, programming, or the project narrative. Hospital Priorities acknowledged through the proposal of an ambulatory care center, if applicable.

### Quality of Building, Urban Design, and Programming (30%)

- Overall Concept
  - A high-quality mix of affordable housing, ground-floor commercial or community facility space, public health and wellness-oriented amenities, and sustainable and green building practices.
- Residential Program
  - Proposed tenant mix that meets the *Development Objectives* for each site.
- Commercial and Community Facility Space
  - Ground-floor commercial, community facility use, and/or ambulatory care center that is feasible and responsive to the proposed tenant mix, with a clear explanation and justification of the concept.
- Building Design Objectives and Urban Design
  - Signature building that showcases an exemplary design while demonstrating cost containment measures. Building design that serves the tenant mix and is responsive to the surrounding sites and neighborhood. Design objectives followed, including building massing, streetscape, parking design and placement, and open space.
- Sustainability
  - Evaluation of Enterprise Green Communities Criteria, other sustainability proposals (e.g. LEED), and Active Design Guidelines elements.
- Building Construction
  - Building materials, feasibility of plan, interior layouts, street wall elevations, construction methodology and building systems will be evaluated.
- Objectives outlined throughout the RFP focused on health and wellness-oriented amenities are met and exceeded.

### Development Experience, Management, and Capacity (20%)

- Previous development experience evaluated as it reflects the Respondent's demonstrated ability to successfully carry out a quality project of this type, size, and complexity in a timely manner.
- Pursuant to New York State Executive Law Article 15-A, the Agencies recognize their obligation to promote opportunities for maximum feasible participation of certified MWBEs, and the employment of minority group members and women in the performance of Agency contracts. The Agencies encourage minority developers that are MWBE certified to submit proposals in response to this RFP. The Agencies are committed to achieving significant MWBE participation on these development sites. Firms that are not MWBEs responding to this RFP are strongly encouraged to consider partnering, or other joint venture arrangements, with a certified MWBE developer.
- For purposes of scoring the experience of the Development Team, only members of the ownership structure will be considered.



### **Financing and Affordability (35%)**

- Evaluation of the reasonableness of the estimated development and operating costs, proposed rents and other income, demonstrated financial condition to complete the Project, the feasibility and terms of the financing sources proposed to finance the Project, and the ability to support operating expenses, capital costs, and debt service.
- Proposals providing 100% affordable units to a range of incomes that contribute to the economic diversity and strength of the neighborhood with the least amount of subsidy will be rated favorably.

Prior to selecting the Designated Developer, HCR reserves the right to remove Respondents from competitive consideration throughout the solicitation based on the Competitive Criteria or a failure to achieve minimum satisfaction of the Development Objectives. In order to remain in competitive consideration, Respondents will be encouraged to present their most competitive Proposal terms at each stage of the solicitation. Respondents may be asked to modify their Proposals during the solicitation process if HCR determines that such modifications will result in an improved Project for the State under the Competitive Criteria and Development Objectives in this RFP.

HCR reserves the right to conduct interviews with or pose questions in writing to individual Respondents in order to clarify the content of their proposals and to ensure a full and complete understanding of each proposal. HCR shall undertake to pursue uniformity in the questions it asks to Respondents to the extent practicable, but HCR may ask different or additional questions to different Respondents in the context of any individual interview or in writing. HCR shall convene a committee of staff who shall be permissible contacts for the purpose of such interviews, and Respondents who are invited will receive additional instructions upon their invitation.

HCR reserves the right to elect to dispose of the Site via sale, long-term lease, or a combination thereof. Determination of whether HCR will elect to dispose of the Site by sale, lease or a combination thereof will depend on the offers received, HCR's obligations to comply with Federal tax rules applicable to tax-exempt bond financing, and HCR's assessment of the best interests of the State.

### **Selection**

Selection of one or more Developers under this Request means only that HCR will commence negotiations with such Respondent(s) regarding the Proposal for the Site(s).

### **Negotiation Letter**

Upon such selection, HCR will send written notification ("Negotiation Letter" or "Letter") to a Developer regarding the commencement of negotiations. This Negotiation Letter will set forth certain information regarding the Project and procedures that will form the basis for such negotiation. Form A-2 is a Respondent's Letter that describes this process. Each Proposal must include this letter signed on behalf of the Respondent by a Principal. HCR may terminate negotiations with or without cause after the issuance of such Negotiation Letter.

Each Developer who receives a Negotiation Letter from HCR must thereafter disclose all previous participation with State and City-assisted projects. Such Developer(s) and each of its



Principals, and officers and related entities will be required to submit completed Disclosure Statements. HCR will provide copies of these forms upon request to any Respondent.



## IX. DEVELOPER OBLIGATIONS

### A. “As Is, Where Is” Condition

Respondents should assume that the Site, including land, improvements, and any supporting building infrastructure, will be sold and/or long-term leased “AS IS” and “WHERE IS” without representation, warranty, or guaranty as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the Respondent’s purpose (*i.e.*, conveyed by quitclaim).

Respondents must rely on their own research and investigations for all matters, including costs, title, survey, development, financing, construction, and remediation. HCR will post information regarding the RFP on the RFP website <http://www.nyshcr.org/Funding/VitalBrooklyn/>; Respondents are encouraged to check back for updates. HCR makes no representation or warranty concerning the accuracy or utility of information posted or otherwise provided to the potential Respondents or to the Respondents. Prospective Respondents should notify HCR of their interest as soon as possible in order to ensure that they receive all updates associated with this solicitation by sending an email to [VitalBrooklynRFP@nyshcr.org](mailto:VitalBrooklynRFP@nyshcr.org).

### B. Development Team

The Designated Developer will be responsible for assembling a Development Team, including at a minimum, a general contractor, architect/planner, marketing agent, and managing agent (if applicable). The Development Team will design, construct, and lease (and/or sell) the completed units. A consultant will not be considered part of the Development Team. • For purposes of scoring the experience of the Development Team, only members of the ownership structure will be considered.

### C. Schedule

The Designated Developer will be responsible for arranging timely commencement and completion of the Project, will be held accountable for the schedules outlined in the Proposal and agreed upon with HCR, and will be required to submit ongoing status reports regarding Project development, financing, marketing, leasing, and management.

### D. Community Outreach

The Designated Developer will participate in required public forums, hearings, and briefings with community groups, elected officials, governmental agencies, and other organizations, as needed.

### E. Design and Construction

Within six (6) months of selection the Designated Developer must complete a set of schematic site plans, floor plans, and elevations that include any modifications to the original plans included in the Proposal in response to this RFP, as agreed upon by HCR and the Designated Developer, and submit them to HCR for review and approval. Prior to disposition, the Developer must submit a complete set of final site plans, floor plans, elevations, samples of exterior building materials, and detailed specifications to HCR for review.

### F. Environmental Documents and Review

The Designated Developer will be responsible for preparing and submitting, depending upon agency involvement, either a New York City Environmental Assessment Statement (EAS) or a





New York State Full Environmental Assessment Form – Part 1 in order to comply with CEQR/SEQRA requirements. Upon submittal of all required CEQR/SEQRA documents, a determination will be made as to whether HCR or a New York City agency will serve as the lead agency for purposes of the CEQR/SEQRA review. The Designated Developer will be responsible for retaining a reputable environmental consultant, preparing and submitting all CEQR/SEQRA documents, as well as all documents to comply with federal NEPA requirements, if required, and funding the cost of the studies and analysis required for completion of CEQR/SEQRA. In addition, the Designated Developer will be responsible for preparing associated environmental studies which could include, but are not limited to Phase I and Phase II Environmental Site Assessments (ESA), Phase IA archaeological assessments and noise/acoustical studies. To the extent the project includes any HUD funds, a federal environmental review (NEPA) performed in accordance with 24 CFR 58 must be completed and approved by HCR and HUD prior to any choice-limiting activities. The Developer will be solely responsible for any mitigation measures identified as a result of the CEQR/SEQRA/NEPA review. HCR does not make any representation or warranty whatsoever regarding the condition of the property or the suitability of the property for the uses contemplated by this RFP.

## **G. Equity and Financing**

The Designated Developer must provide an equity contribution in the form of cash and/or payment of predevelopment costs, secure necessary construction and permanent financing, provide guarantees if required, and meet any other terms and conditions as required by HCR, other lenders, and/or investors. It is the responsibility of the Designated Developer to obtain construction and permanent financing from lenders in amounts consistent with the Proposal. Developers may use different lenders for construction and permanent financing. The amount of the Designated Developer's equity will be determined by the lender(s). The Designated Developer will be required to submit a term sheet and letter of intent from a lender indicating willingness to lend an amount for construction financing of the Project.

## **H. Taxes**

The Designated Developer [**may**] pay all transfer taxes associated with the conveyance of the Site, and all transfer and recording taxes associated with project financing.

## **I. Marketing, Sales and/or Leasing**

Marketing of the rental, retail and sale of the homeownership units, if applicable, is the sole responsibility of the Development Team. In carrying out these functions, the Designated Developer must comply with HCR's marketing requirements, which are designed to ensure that the availability of the units is disseminated as widely and fairly as possible. Once designated, the Designated Developer must comply with HCR's [Affirmative Fair Housing Marketing Plan Guide](#) and requirements. If Proposal includes financing from HPD, please also refer to the HPD Marketing Guidelines; HCR will provide guidance for sign-off.



## X. REGULATIONS and GUIDELINES

### A. Fair Housing Requirements

The Designated Developer is required to comply with all applicable Federal, State, and local laws, orders, and regulations prohibiting housing discrimination. Preference will be given to Proposals that strive to foster inclusive communities and affirmatively further fair housing including, but not limited to, those that, coupled with providing an investment in housing, provide community-based investments and amenities to revitalize distressed areas.

### B. Rent Stabilization

Initial rents will be established in accordance with the regulatory agreement consistent with the income requirements outlined in this RFP. Prior to initial occupancy all units must be entered into the New York State Rent Stabilization system at rents specified in the regulatory agreement. Units must remain in the system for the duration of the Project or as required by law, but in no case less than thirty (30) years. The Designated Developer may submit a proposal to extend the affordability period for an additional number of years. Preference will be given to Proposals with a feasible plan for extended affordability.

### C. Warranty Coverage

Units must be sold with a warranty that is the same as the housing merchant implied warranty described in Section 777(a) of the New York State General Business Law. The warranty shall be applied to all units, regardless of the number of stories of the building in which they are located, and may not be limited, modified, or excluded by the methods provided for in Section 777(b).

### D. Accessibility

Construction of the project must comply with the accessibility requirements of all applicable laws including, without limited to the New York City Building Code, the Fair Housing Act, the Americans with Disabilities Act, and Section 504 of the Rehabilitation Act of 1973.

### E. Section 3 Clause

The project resulting from this RFP may be subject to Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and the implementing regulations at 24 CFR part 135. If applicable to the project, (i) to the greatest extent feasible, opportunities for training and employment arising in connection with the planning and carrying out of the project must be given to "Section 3 Residents" as such term is defined in 24 CFR 135.5; and (ii) to the greatest extent feasible, contracts for work to be performed in connection with any such project must be awarded to "Section 3 Business Concerns" as such term is defined in 24 CFR part 135.5.

### F. Local Hiring Plan

Once designated, the developer should consider local hiring plans, and the proposal should reflect consideration of the local municipality's requirements.



## **G. Design Objectives**

Proposals should aspire to design excellence and standards reflecting the State's interest in quality architectural projects. Proposals must conform to the current New York City Zoning Resolution for the proposed zoning mix, the Multiple Dwelling Law, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Accessibility Requirements. If Proposals include local subsidy, then Proposals must conform to Design Guidelines required by the local agency.

## **H. Sustainability Requirements**

All Proposals must submit the 2015 Enterprise Green Communities Criteria Certification. Though the Enterprise Green Criteria includes U.S. Environmental Protection Agency (EPA) Energy Star Program standards for the energy efficiency portion, projects must also use those standards to be certified by the Climate Bond Initiative (CBI) with Green Bonds. To fulfill the criteria for low carbon emissions established by CBI, respondents should include signed contracts with qualified energy consultants to specifically document and insure that project will meet the standards of the EPA Energy Star Program selected. Additionally, Respondents should consider optional criterion 1.2b, the [Enterprise Health Action Plan](#).

## **I. Benchmarking Requirement**

HCR requires that all properties use benchmarking software services to provide automated energy usage data directly from utility companies. This monthly collected utility data is to include fuel, electricity and water usage, and is to be uploaded to an EPA ENERGY STAR Portfolio Manager® account designated by HCR and reported to HCR on an annual basis. This reporting requirement will continue throughout the duration of the project's HCR regulatory agreement as part of asset management. Proposals shall include documentation of the benchmarking service provider that will be utilized.

## **J. Active Design Requirement**

The goal of Active Design is to create a healthy indoor and outdoor environment for occupants through integrated design, best practices and emerging technologies. As part of the Vital Brooklyn Initiative, HCR requires the use of Active Design, which uses architectural and urban design strategies to promote public health and increase physical activity in daily life. Active Design Guidelines can be found at: <http://centerforactivedesign.org/guidelines/>.

## **K. MWBE, EEO, and SDVOB**

The developer is responsible for complying with the Minority and Women-Owned Business Utilization and Service-Disabled Veteran-Owned Business Agreement and all provisions therein, once designated, found at: <http://www.nyshcr.org/assets/documents/MWBE-Utilization-Agreement.pdf>.

HCR encourages Minority and Women-Owned Business Enterprises (MWBEs) and Service-Disabled Veteran-Owned Business Enterprises (SDVOBs) to participate in agency-funded projects and strives to be a valued partner to MWBEs, SDVOBs and the development community. HCR recognizes its obligation to promote opportunities for maximum feasible participation of certified MWBEs, and the employment of minority group members and women in the performance of HCR contracts. HCR encourages minority developers that are MWBE-certified to submit proposals in response to this RFP, and non-MWBE respondents are strongly



encouraged to consider partnering, or engaging in joint venture arrangements, with a certified MWBE developer.

NYS Executive Law Article 15-A and 5 NYCRR parts 142-144 were signed into law to promote employment and business opportunities on State contracts for minority and women-owned businesses. The regulations cover all State contracts:

- in excess of \$25,000 for labor, services, equipment, materials or any combination.
- in excess of \$100,000 for real property renovations and construction.

## **L. Vendor Responsibility**

All Respondents to this RFP must be “responsible,” which in this context means that they must have the requisite financial ability, organizational capacity and legal authority to carry out its obligations under this RFP, and in addition must demonstrate that both the Respondent and its principals have and will maintain the level of integrity needed to contract with New York State entities such as HCR. Further, the Respondent must show satisfactory performance of all prior government contracts. Accordingly, the contract to be entered into between HCR and the Designated Developer, if any, shall include clauses providing that the Designated Developer remain “responsible” throughout the term of the contract, that HCR may suspend the contract if information is discovered that calls into question the responsibility of the contracting party, and that HCR may terminate the contract based on a determination that the contracting party is non-responsible. On request, model language to this effect will be provided to any Respondent to this RFP.

To assist in the determination of responsibility, HCR requires that all finalists of this RFP register in the State's Vendor Responsibility System (“VendRep System”). HCR will notify the Respondent if/when they are selected as a finalist. This information is not required as part of the Respondent's initial submission. The VendRep System allows business entities to enter and maintain their Vendor Responsibility Questionnaire information in a secure, centralized database. New York State Procurement Law requires that state agencies award contracts only to responsible vendors. Respondents are to file the required Vendor Responsibility Questionnaire online via the VendRep System or may choose to complete and submit a paper questionnaire. Please include a copy of your VendRep submission receipt with your proposal. If you submit a paper questionnaire please submit it using certified mail and provide a copy of the return receipt.

To enroll in and use the VendRep System, see the System Instructions available at [www.osc.state.ny.us/vendrep](http://www.osc.state.ny.us/vendrep) or go directly to the VendRep system online at <https://portal.osc.state.ny.us>. For direct VendRep System user assistance, the Office of the State Comptroller's Help Desk may be reached at 866-370-4672 or 518-408-4672 or by email at [helpdesk@osc.state.ny.us](mailto:helpdesk@osc.state.ny.us).

Respondents opting to file a paper questionnaire can obtain the appropriate questionnaire from the VendRep website [http://www.osc.state.ny.us/vendrep/forms\\_vendor.htm](http://www.osc.state.ny.us/vendrep/forms_vendor.htm) and execute accordingly pertaining to the company's trade industry. Per the website, respondents are to “Select the questionnaire which best matches the business type (either For-Profit or Not-For-Profit) and business activity (Construction or Other).” For HCR RFPs concerning the purchase and redevelopment of real estate, it is most common for a Respondent to complete the form as a “Non-Construction” company. Unless the Respondent is primarily a Construction firm, the Respondent should thus fill out the Vendor Responsibility Questionnaire as a “Non-



Construction” entity, either as a For-Profit or Not-For-Profit entity, depending on the Respondent organization type.

### **M. Encouraging the Use of NYS Businesses in Contract Performance Form**

New York State businesses have a substantial presence in State contracts and strongly contribute to the economies of the State and the nation. In recognition of their economic activity and leadership in doing business in New York State, Respondents are strongly encouraged and expected to consider New York State businesses in the fulfillment of the requirements of the contract. If selected as a finalist, HCR requires that the Respondent complete [the Vendor Information Form](#). HCR will notify the Respondent if/when they are selected as a finalist. This information is not required as part of the Respondent’s initial submission.

### **N. Project Sunlight**

This procurement is subject to the Public Integrity Reform Act of 2011. Under the Public Integrity Reform Act of 2011, “appearances” (broadly defined and including any substantive interaction that is meant to have an impact on the decision-making process of a State entity) before a public benefit corporation such as HCR by a person (also broadly defined) for the purposes of procuring a State contract for real property (as contemplated in this RFP) must be reported by HCR to a database maintained by the New York State Office of General Services that is available to members of the public. If in doubt as to the applicability of Project Sunlight, Respondents and their advisors should consult the Laws of 2011, Ch. 399 for guidance.



## XI. GENERAL PROVISIONS

The issuance of this RFP or the acceptance of any Proposal by HCR does not obligate HCR in any manner whatsoever. HCR reserves the right to:

- amend, modify, or withdraw this RFP;
- revise any requirements of this RFP;
- require supplemental statements or information from any responsible party;
- accept or reject any or all Proposals;
- extend the deadline for submission of Proposals;
- negotiate potential contract terms with one (1) or more Respondents;
- negotiate and dispose of the Site(s) on terms other than those set forth herein (including to parties other than those responding to this RFP);
- communicate with any Respondent to correct and/or clarify Proposals which do not conform to the instructions contained herein;
- cancel, or reissue in whole or in part, this RFP, if HCR determines in its sole discretion that it is its best interest to do so;
- extend the term of any agreement on terms consistent with this RFP.

HCR, at its sole discretion, may exercise the foregoing rights at any time without notice and without liability to any responding firm or any other party for its expenses incurred in the preparation of Proposals hereto or otherwise. All costs associated with responding to this RFP will be at the sole cost and expense of each Respondent.

This Request does not represent any obligation or agreement whatsoever on the part of HCR. Any obligation or agreement on the part of HCR may only be incurred after HCR and the Developer enter into a written agreement approved as to form by HCR's counsel. HCR may use the Proposals pursuant to this RFP as a basis for negotiation with Respondents. HCR has the right to waive compliance with or change any of the terms and conditions of this RFP, entertain modifications or additions to selected Proposals, or withdraw or add property from or to this Request.





## XII. INSURANCE REQUIREMENTS

Designated Developer shall maintain the following insurance coverages in limits satisfactory to HCR. HCR reserves the right to require additional insurance coverages or waive any of the requirements listed below.

Insurance policies shall be issued by such insurance companies licensed to do business in the State of New York and having a rating of “A-” or better and a financial class of “IX” or better as rated by A.M. Best’s Insurance Guide (or any successor publication of comparable standing). HCR and any other party designated by HCR shall be named as additional insured(s). All insurance policies will otherwise be in a form acceptable to HCR.

Such insurance coverages shall include the following:

- (1) Comprehensive general liability insurance (including garage liability, if applicable) against claims for bodily injury, death and property damage occurring on, in or about the Site and the adjoining streets, sidewalks and passageways. Such insurance shall include a personal injury endorsement with no employee exclusion. If the coverage is provided under a blanket policy, then a per location aggregate endorsement is required.
- (2) All risk, special causes of loss coverage on the Site on a replacement cost basis with either an agreed amount clause or waiver of coinsurance. The policy limits should be one hundred percent (100%) of the replacement cost of the insurable value improvements.
- (3) During any period of construction, repair or restoration:
  - (a) Comprehensive general liability coverage, including Owners and Contractors Protective Liability coverage.
  - (b) Builder’s Risk - Completed Value Form insurance policy which shall contain a New York Standard Mortgagee Clause (non-contributing) showing loss, if any.
- (4) Loss of rents coverage on an Actual Loss Sustained basis, or equal to one hundred percent (100%) of the annual gross receipts of the Site.
- (5) Earthquake insurance for one hundred percent (100%) of the replacement cost of the Site.
- (5) Flood insurance, if the Site is located in Flood Zones A or V. Flood insurance shall be at least the amount available through the National Flood Insurance Program (“NFLIP”) or such amounts as the HCR deems appropriate.
- (6) Boiler and Machinery insurance in an amount equal to 100% of the replacement cost of the improvements.
- (7) A fidelity bond in an amount equal to at least two months gross rental income covering the Designated Developer and any managing agent or operator for the Site and their employees. HCR, or its designee, must be named as the joint loss payee.
- (8) Worker’s Compensation Insurance, disability benefits insurance, employer’s liability insurance and every other form of insurance which the Designated Developer, its contractor or any sub-contractor is required by law to provide, covering loss resulting from injury, sickness, disability or death of employees of the Designated Developer, its contractor or any sub-contractor who are located at or assigned to the Site.





(9) Automobile, automobile liability insurance for bodily injury or death and property damage. Such insurance shall include comprehensive and/or collision coverage.

(10) Non-owned or hired automobile liability insurance for bodily injury or death and property damage.

Upon request, Designated Developer shall furnish HCR with a certified copy of each policy. Any additional insurance obtained by the Designated Developer or any increase of the liability limits beyond those required HCR will be at the Designated Developer's sole cost and expense.



## XIII. APPENDIX

### Ambulatory Care Center Design Guidelines

The following general requirements shall be met for the design and construction of the ambulatory care centers, which include the exterior shell and building core:

- 1. Utilities:** Utilities shall be dedicated and separate from other tenancies. Required: Electric, Water, Sanitary sewer, Storm water sewer, Cable, Gas, Fiber optic communication lines.
- 2. Occupancy Classification:** B-1 Business Occupancy
- 3. Construction Type:** Type 1 or Type 2 non-combustible.
- 4. Tenant separation:** 2-hour separation from adjacent occupancies.
- 5. Handicap accessibility:** Parking areas and building entrances shall be fully handicap accessible.
- 6. Electrical requirements:** Normal power for primary care and specialty services. 480V power and Emergency power for Ambulatory Surgery and Imaging programs. Dedicated Fire Alarm system. Designated Developer shall provide for the availability of suitable electrical power source at the building. One Brooklyn Health System will provide for switch gear, distribution, equipment and other devices as part of the interior build-out.
- 7. HVAC/Mechanical Equipment:** Dedicated hospital grade Air Handler Units and related mechanical equipment will be provided by OBH as part of the interior build-out. Developer shall allocate a suitable location within the building for housing the equipment.
- 8. Plumbing:** Dedicated Back Flow Preventers/RPZ to be provided by OBH as part of the interior build-out. Developer shall allocate a suitable location within the building for housing the equipment.
- 9. Vertical transportation:** Vertical transportation (stairs, elevators) shall be dedicated to ambulatory care center occupancies. The preference would be a first-floor occupancy so that this regulatory requirement would be unnecessary.
- 10. Floor to floor heights:** The floor to floor heights shall be approximately as follows – Primary Care & Specialty Clinics: 14'-0". Ambulatory Surgery and Radiology: 16'-0".
- 11. Building entrances:** Building entrances used to reach the health facilities shall be at grade level, clearly marked, well-lit and located so that patients need not go through other activity areas. Shared lobbies shall not be permitted. In addition to the main entrance, there shall be provisions for a separate service entrance providing access for supplies and waste removal. The Ambulatory Surgery program shall have provisions for ambulance access.
- 12. Regulatory requirements:** NYS/NYC Building Code, NFPA 101 Life Safety Code, Facility Guidelines Institute (FGI) version 2014, Local zoning codes.

### Attachments Descriptions

RFP Attachment 1: Visuals for Sites E, F, G & H, I, J, K, and L. Includes site maps, tax lot maps, and zoning and land use maps.

RFP Attachment 2: Drawings of Sites E, F, G & H.

RFP Attachment 3: Flatbush Station Site Management Plan for Site L.