

Kingsbrook Gardens JV  
c/o Monadnock Development LLC  
155 3rd Street  
Brooklyn, NY 11231

May 10th, 2018

Liz Bieber  
NYS Homes and Community Renewal  
415 Madison Avenue, 16th Floor  
NY, NY 10017

RE: Response to Clarification Questions for Vital Brooklyn RFP - Sites E,F,G,H

Below are answers to questions regarding the Kingsbrook Gardens JV submission for the Vital Brooklyn RFP – Sites E, F, G, H, as received by Kirk Goodrich on 05/06/19:

1. *Based on the zoning analysis provided in Tab J, there is 13,770sf of ZFA available for use on the site. Is it feasible to use this available floor area, while maintaining zoning compliance? If feasible, and if the team is willing to increase the size of the Project with the available ZFA, please demonstrate through a simplistic floor plan and building massing, brief narrative description, and revised Financing Proposal how the Project would be altered.*

**Response:** Our preliminary zoning analysis indicates approximately 13,770 of zoning floor area is not utilized in the original proposal. This is the result of several factors: the limitations of the maximum building envelope (base height of 45' and building height of 55'); the geometry of the site and the locations of existing buildings to remain; the goal of providing integrated and programmed open space at the inner courtyard; and the preference to provide on-site parking.

As an alternate approach, we have developed a variation that is “as-of-right” and still achieves most of our original proposal’s goals. This alternate approach includes eliminating the parking in the Tamarind building and relocating the PACE program to the base of that building. This proposal will use approximately 8,300 additional square feet of the available zoning floor area and provide 15 more units bringing the project’s total unit count to 264 apartments (including the super’s unit). This revised approach is indicated on the attached Revised Ground Floor Plan, GFA, ZFA, Unit Count Comparison Chart, and the revised Financing Proposal/Form F. The Ground Floor Plan and Comparison Chart can also be found at the conclusion of the letter.

This change does not affect the original proposal’s massing, but the inner courtyard’s landscape plan would need to be modified if this change is implemented. The overall concept of having the lush courtyard for passive and active recreation would remain intact, as we believe it significantly contributes to the project meeting the goals of the Vital Brooklyn initiative and would serve the resident population well.

We propose to discuss the above proposal with NYS HCR and other project stakeholders to study the advantages of this alternate design.

2. *Explain the decision to build 27 on-grade parking spaces. Is there a demonstrated community need for parking? If the parking were eliminated, what additional uses could be provided?*

**Response:** The originally proposed parking is not required but inclusion of it was based on our knowledge of the community and familiarity with the day-time parking demands around the hospital campus, particularly given that the supportive nature of the project will lead to many staff working on-site who will likely be in need of parking. Additionally, at the pre-proposal conference Assemblywoman Diana Richardson expressed the desire for the project to include parking and we wanted to be responsive to that statement of need by the community.

However, as noted in our response to Question 1, the team has presented a new scenario that eliminates the parking to utilize more of the zoning floor area available and increase the unit count.

3. *Please clarify why the studio and one-bedroom units in the Leviton Building on average are larger than the studio and one-bedroom units in the Naseberry and Tamarind buildings.*

**Response:** The Leviton Building is an existing building, and its footprint and unalterable window locations dictate the parameters for the unit sizes and layouts.

4. *Please explain how the Development Team arrived at a lot area of 102,050 sf for the campus.*

**Response:** The lot area estimated in the Preliminary Zoning Analysis in Tab J is based on the lot dimensions provided in the RFP, Dattner's familiarity with the KJMC campus from previous projects, and publicly available site data. All of the lot dimensions and areas will need to be confirmed with a professional survey. The Zoning and Area Plan illustrates the dimensions and lot areas utilized in our calculations, as attached and at the conclusion of this letter.

5. *The Proposal includes one elevator bank, with two elevators, in the Tamarind Building. Please clarify why this elevator bank location is necessary or propose an alternative design solution.*

**Response:** The Tamarind and Naseberry are separate buildings and have their own elevators and stairs. Combining the two buildings would result in excessively long corridors that we feel would not be appropriate for the future residents. Further, we feel the elevator is centrally located. Combining the 2 buildings would likely result in a need for three elevators and would not be that much more efficient than the current vertical circulation configuration.

6. *The design narrative says that the Tamarind Building, "bends away from the existing synagogue in a respectful gesture to this important space." Does the building shape result in inefficiencies?*

**Response:** The building configuration and geometry utilizes this simple planning device which does not create more circulation and does not affect the building's efficiency.

**7. Please discuss how the existing synagogue will be carefully preserved during the demolition of the Blumberg and Lefrak buildings, and with entrances to the synagogue maintained throughout demolition and construction.**

**Response:** The synagogue's main entrance is from the Katz Building's ground floor circulation and not the project area. During demolition of the Blumberg and Lefrak buildings and construction of the Tamarind, the existing synagogue and other adjacent structures will be protected with scaffolding and other temporary safety structures. Also, the team will perform a pre-construction survey to assess the existing condition of the synagogue. The survey will be used to determine if any special protection measures might be needed. Also we will monitor the structure of the synagogue throughout construction.

**8. Please confirm that all of the affordable units will remain in the rent stabilization system for the duration of the Project's regulatory period, or as required by law, but in no case less than thirty (30) years.**

**Response:** Confirmed.

**9. While the proposal clearly describes the types of supportive housing populations proposed for the Project, and the number of units for each population, it is not clear what services both BCHS and HeartShare will be providing. Please detail the services provided by each organization. Additionally, please provide additional materials to describe HeartShare.**

**Response:**

**Social Service Provision Information:**

- BCHS will provide on-site social services for all supportive housing residents of The Leviton, The Naseberry, and The Tamarind. (See further detail on these services below.)
- Recognizing the special needs of the I/DD population, HeartShare Human Services, working with BCHS, will provide additional intensive community habilitation services for the I/DD population only, both on-site and through referral, at The Naseberry and The Tamarind. More detailed information about HeartShare Human Services can be found at the conclusion of this document. (See further detail on these targeted services below.)

**Services Detail:**

**BCHS Supportive Housing Services for The Leviton, The Naseberry, and The Tamarind:**

- Case Management (with a focus on housing stability, ensuring that rent, utilities and obligations of tenancy being met)
- Assessment of client needs, and development of service plan with goals
- Mental and behavioral health counseling and support groups
- Help with benefits and entitlements
- Substance Abuse counseling on-site and treatment referral
- On-site Nursing services
- Health and wellness activities
- Vocational training and employment skills development
- Assistance with escorting if needed
- Assistance for people who wish to re-connect with family

- Daily Recreation/Socialization activities, such as: Game and Movie Nights, Arts Activities, a Book Club, a Morning Coffee and News Discussion Group, Exercise and Wellness Sessions, a Computer Club, Holiday Celebrations, and Gardening
- A culture of healthy aging (frail/at-risk elderly)
- Linkages to community programs such as senior centers and home delivered meals providers (frail/at-risk elderly)
- Veterans support groups (military veterans)
- Trips to historic military sites (military veterans)

**HeartShare Human Services will provide Community Habilitation Services for the I/DD populations** at The Naseberry and The Tamarind, funded through Medicaid billing:

- Direct Support Professionals (DSPs) will conduct an I/DD related assessment for each I/DD resident, then work one-on-one to create a plan and set and achieve personal goals
- Life-skills training will be provided, including
  - personal care
  - managing a personal budget
  - learning household tasks like cooking, and
  - navigating public transportation
- Volunteer opportunities will be arranged at libraries, senior centers, day care centers and schools, as well as at Kingsbrook Gardens.
- Referrals will be made to nearby HeartShare Day Programs and to Pre-vocational, Employment, and Supported Employment programs as appropriate

**Additional BCHS Services** for residents from The Leviton, The Naseberry, and The Tamarind:

- Provided by BCHS at its other nearby locations – 105 Carlton Avenue, 25 Chapel Street, and 40 Vanderbilt Avenue – all within a short bus or subway ride
  - additional substance abuse and mental health counseling options
  - additional nursing and vocational services
  - agency wide holiday celebrations and events such as an annual Art and Talent Show, legal counseling, and additional Veterans services

10. *Please verify the cost of landscaping, which was included in the overall hard costs.*

**Response:** The cost for the landscaping is estimated at \$2,25,000.00.

11. *The Proposal states that the Leviton Ballroom will be preserved for community use; please also detail programming and/or services that could be provided in the Ballroom to engage residents.*

**Response:** The Kingsbrook Gardens team believes in creating a sense of community for all of the development's residents, and particularly the supportive housing population, as a way to promote socialization skills, reduce isolation, and foster maximum well-being and independence.

The Ballroom at The Leviton is the perfect space to facilitate this approach and help achieve these goals. Activities, celebrations and special events will be held in the Ballroom on a nearly daily basis, and will include:

**Holiday Celebrations:** Holiday celebrations are an ideal way to promote community among residents. Kingsbrook Gardens residents, utilizing the Ballroom, will help design and lead activities focused on major holidays, such as Veterans Day, Halloween, Thanksgiving, Christmas, Kwanza, Chanukah and New Year's Eve and Day, Black History Month, Women's History Month, Easter, Passover, and Mother's and Father's Day. Residents will prepare and perform in skits, make decorations, sing and dance, and prepare and eat delicious meals together.

**Current Events, Games and Movies:** BCHS develops many activities to facilitate discussion about current events. Events focused on politics and history — including a speaker series and gatherings leading up to and including Election Day — bring up robust and surprising debates among residents, and will be held from time to time in The Ballroom. In addition, the BCHS activities staff will work with residents to set up regular Game Nights and Movie Nights, and residents will determine what films they want to see, and will be able to watch them on a large screen in The Ballroom.

**Personal Celebrations and Events:** Low-income and supportive housing residents are often not able to afford to go to a restaurant or rent space to celebrate birthdays, anniversaries, or even hold memorial services for loved ones who passed. Kingsbrook Gardens residents will have the opportunity to reserve The Ballroom with advance notice for these kinds of personal events.

12. As stated in the RFP, Proposals for Sites E, F, G & H must meet current as-of-right zoning.

- a. Please confirm whether or not the Proposal complies with current as-of-right zoning.

**Response:** Confirmed-the design of the project is as-of-right.

- b. If the Proposal does not comply with current as-of-right zoning, clearly outline the items that do not comply.

**Response:** Not applicable - see response to Question 12a.

- c. Of those items that do not comply, please describe why those items are necessary and/or important for the design, and/or if they can be changed to comply with as-of-right zoning.

**Response:** Not applicable - see response to Question 12a.

- d. Of the items that do not comply, but that are needed and important for the design, please describe the steps that the Development Team thinks need to be taken to construct the Project, as-proposed.

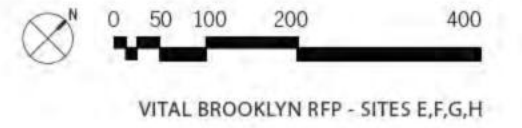
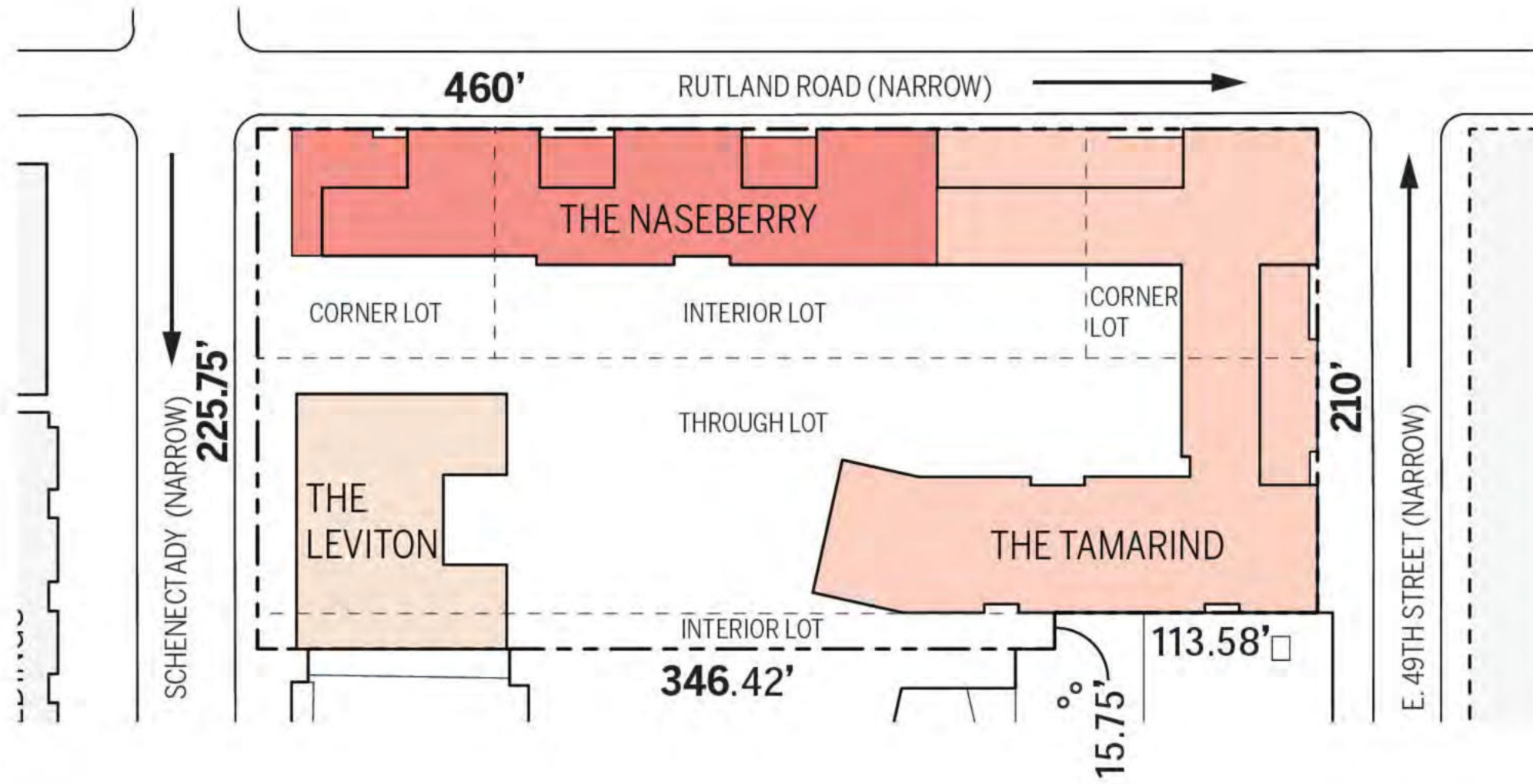
**Response:** Not applicable - see response to Question 12a.

Please do not hesitate to contact me should you have any further questions or require additional information. We look forward to the next steps in the selection process.

Sincerely



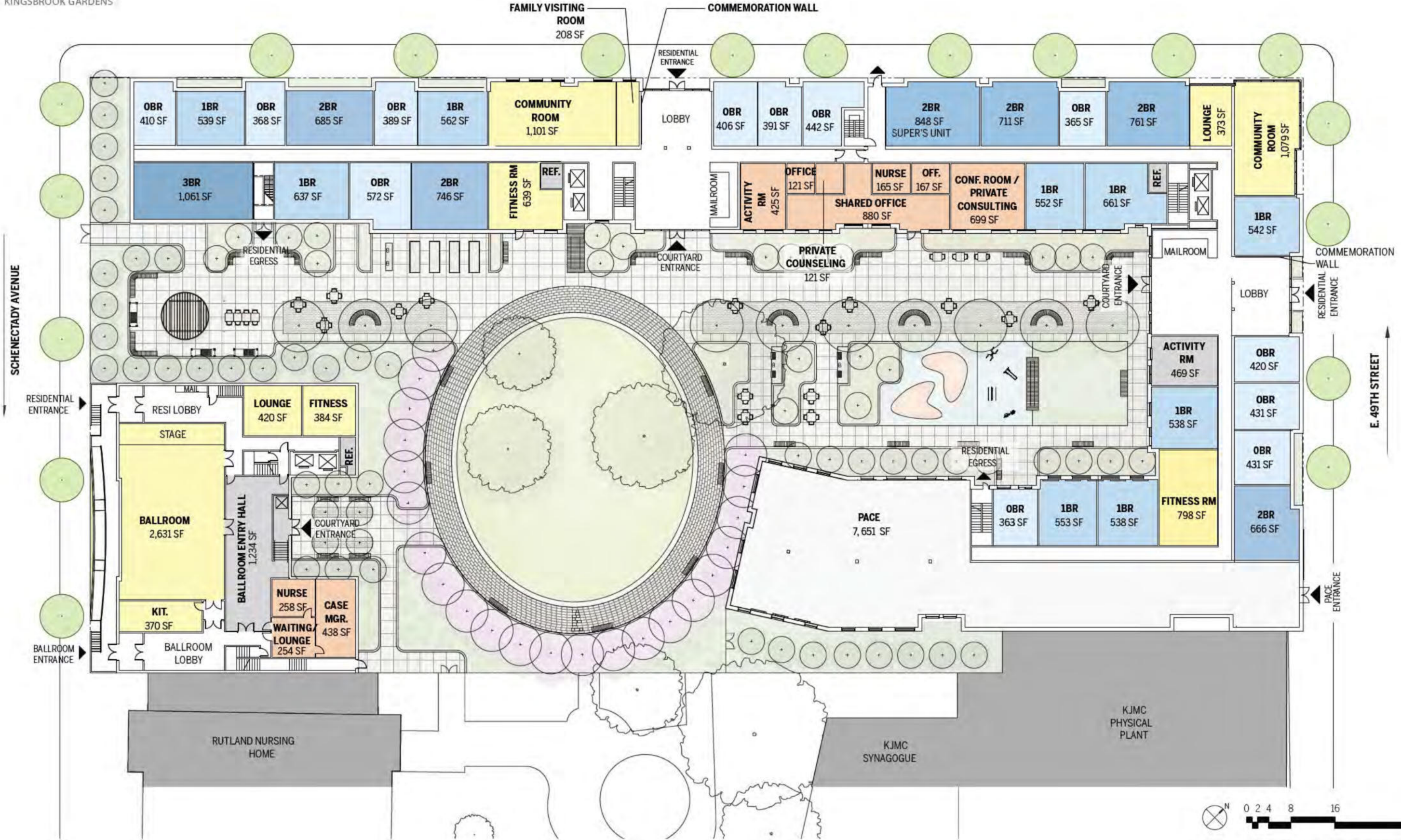
Kirk Goodrich  
On behalf of  
Kingsbrook Gardens JV





KINGSBROOK GARDENS

RUTLAND ROAD



VITAL BROOKLYN RFP - SITES E,F,G,H



CURRENT BREAKDOWN

Unit Summary - Naseberry Building (Site F1)					
Floor	OBR	1BR	2BR	3BR	Units / Floor
5	3	4	4	2	13
4	6	7	5	2	20
3	6	7	5	2	20
2	6	7	5	2	20
1	3	0	0	0	3
<b>Total</b>	<b>24</b>	<b>25</b>	<b>19</b>	<b>8</b>	<b>76</b>

Unit Summary - Tamarind Building (Sites F2, G, H)					
Floor	OBR	1BR	2BR	3BR	Units / Floor
5	7	11	8	1	27
4	10	14	9	2	35
3	10	14	9	2	35
2	9	14	8	2	33
1	3	4	3	0	10
<b>Total</b>	<b>39</b>	<b>57</b>	<b>37</b>	<b>7</b>	<b>140</b>

Unit Summary - Leviton Building (Site E)					
Floor	OBR	1BR	2BR	3BR	Units / Floor
4	7	4	0	0	11
3	7	4	0	0	11
2	7	4	0	0	11
1	0	0	0	0	0
<b>Total</b>	<b>21</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>33</b>

<b>Total</b>	<b>84</b>	<b>94</b>	<b>56</b>	<b>15</b>	<b>249</b>
	34%	38%	22%	6%	

Floor Area Analysis Summary	GSF	ZFA*
Total Lot Area	102,050	
Total Lot Coverage	42,532	
	42%	
Proposed GSF (Leviton Site E)	44,890	
Proposed ZFA (Leviton Site E)		34,241
Proposed GSF (New Buildings)	224,064	
Proposed ZFA (New Buildings)		176,499
<b>Total Existing &amp; Proposed</b>	<b>268,954</b>	<b>210,740</b>
Max FAR	2.20	
Permitted ZFA		224,510

\* Excludes Parking, QH, & Mechanical Deductions

PROPOSED BREAKDOWN

Unit Summary - Naseberry Building (Site F1)					
Floor	OBR	1BR	2BR	3BR	Units / Floor
5	3	4	4	2	13
4	6	7	5	2	20
3	6	7	5	2	20
2	6	7	5	2	20
1	7	3	2	1	13
<b>Total</b>	<b>28</b>	<b>28</b>	<b>21</b>	<b>9</b>	<b>86</b>

Unit Summary - Tamarind Building (Sites F2, G, H)					
Floor	OBR	1BR	2BR	3BR	Units / Floor
5	7	11	8	1	27
4	10	14	9	2	35
3	10	14	9	2	35
2	9	14	8	2	33
1	5	6	4	0	15
<b>Total</b>	<b>41</b>	<b>59</b>	<b>38</b>	<b>7</b>	<b>145</b>

Unit Summary - Leviton Building (Site E)					
Floor	OBR	1BR	2BR	3BR	Units / Floor
4	7	4	0	0	11
3	7	4	0	0	11
2	7	4	0	0	11
1	0	0	0	0	0
<b>Total</b>	<b>21</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>33</b>

<b>Total</b>	<b>90</b>	<b>99</b>	<b>59</b>	<b>16</b>	<b>264</b>
	34%	38%	22%	6%	

Floor Area Analysis Summary	GSF	ZFA*
Total Lot Area	102,050	
Total Lot Coverage	42,532	
	42%	
Proposed GSF (Leviton Site E)	44,890	
Proposed ZFA (Leviton Site E)		34,241
Proposed GSF (New Buildings)	224,064	
Proposed ZFA (New Buildings)		184,787
<b>Total Existing &amp; Proposed</b>	<b>268,954</b>	<b>219,028</b>
Max FAR	2.20	
Permitted ZFA		224,510

\* Excludes QH, & Mechanical Deductions

PROPOSED GSF (NO CHANGE)

GSF - Naseberry (Site F1)	
Floor	GSF
5	12,152
4	15,711
3	15,711
2	15,711
1	15,539
Cellar	8,312
<b>Total</b>	<b>83,136</b>

GSF - Tamarind (Sites F2, G, H)	
Floor	GSF
5	24,449
4	26,679
3	26,679
2	26,679
1 (Includes 7,651 SF of PACE)	26,993
Cellar	9,449
<b>Total</b>	<b>140,928</b>

<b>Total (New) GSF</b>	<b>224,064</b>
------------------------	----------------

GSF - Leviton (Site E)	
Floor	GSF
Bulkheads	640
4	8,220
3	8,220
2	9,220
1 (Includes 5,245 SF of Ballroom & Related Spaces)	9,280
Basement	9,310
<b>Total (Existing) GSF</b>	<b>44,890</b>

<b>Grand Total Project GSF</b>	<b>268,954</b>
--------------------------------	----------------

**SOCIAL SERVICE PROVIDER FOR THE I/DD POPULATION  
HEARTSHARE**



The mission of HeartShare Human Services is to nurture and support, with dignity and respect, children, adults and families in order to expand opportunities and enhance lives.

HeartShare and its Family of Services have always believed in the power of human potential. We believe in protecting and advancing basic human rights and freedoms. We empower with education, housing, training, employment, health care, counseling and personalized supports. In 1972, horrific abuses inflicted upon people with intellectual and developmental disabilities (I/DD) at The Willowbrook State School on Staten Island were exposed. By 1977, following the signing of the Willowbrook Consent Judgment, HeartShare responded by opening its first group home in the community for people with I/DD. In the years since, HeartShare has continued to open numerous programs for people with disabilities in response to community and family needs.

***HeartShare has over 100 programs throughout NYC***

These include:

- 45 supervised residences and 50 supportive apartments supporting nearly 400 individuals
- 12 adult day and employment programs supporting over 700 individuals
- 4 preschools and an evaluation center serving over 900 special needs and UPK children annually
- a school age program serving 60 students on the autism spectrum
- community habilitation services in family homes, independent apartments and in community settings for over 40 individuals
- an Article 16 Clinic providing long-term therapies to over 600 people
- a variety of family support programs (respite recreation, overnight respite, family reimbursement and clinical evaluations) serving over 700 children and adults annually
- support brokerage services for 35 individuals who have chosen to self-direct their services

Today, HeartShare continues this work because everyone deserves safety, security and opportunity. Everyone deserves a chance at the life they want. Everyone deserves their independence. That's how we continue to change the world—one person at a time.

**HEARTSHARE TEAM**



**WILLIAM R. GUARINELLO, M.S.** | President and Chief Executive Officer

William Guarinello, President and CEO of HeartShare since 1993, joined the agency as a foster care caseworker in 1970. He was named Executive Director in 1985 and Executive Vice President in 1987. Bill's "ahead of the curve" management style has contributed greatly to the growth of HeartShare over the past decades, making it one of the larger human services organizations in New York City and a leading provider of services to individuals with intellectual and developmental disabilities (I/DD). In 2014, Mr. Guarinello led the effort to bring St. Vincent's Services (now HeartShare St. Vincent's Services) into the HeartShare family of services. Today, HeartShare provides services to more than 35,000 at-risk New Yorkers annually in New York City and beyond.

In addition to his position at HeartShare, Mr. Guarinello chairs the Board of the New York Integrated Network (NYIN), an innovative not-for-profit collaboration of I/DD agencies preparing for the transition to managed care, and is a member of the management committee for Care Design NY. As a volunteer, he chairs Brooklyn Community Board 11 and other local organizations. He holds a B.A. in Psychology from St. Francis College and an M.S. in Counseling Psychology from Nova Southeastern University. He is a graduate of Columbia University's Institute for Non-Profit Management and the recipient of numerous awards from local civic and professional organizations.



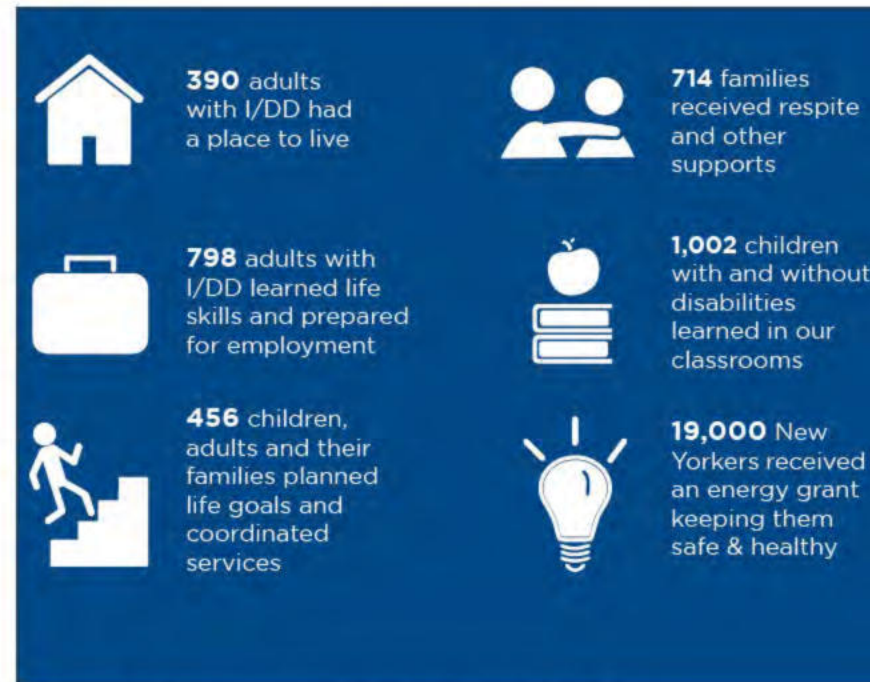


**LINDA TEMPEL, M.S., M.B.A** | Executive Director,  
Developmental Disabilities Services

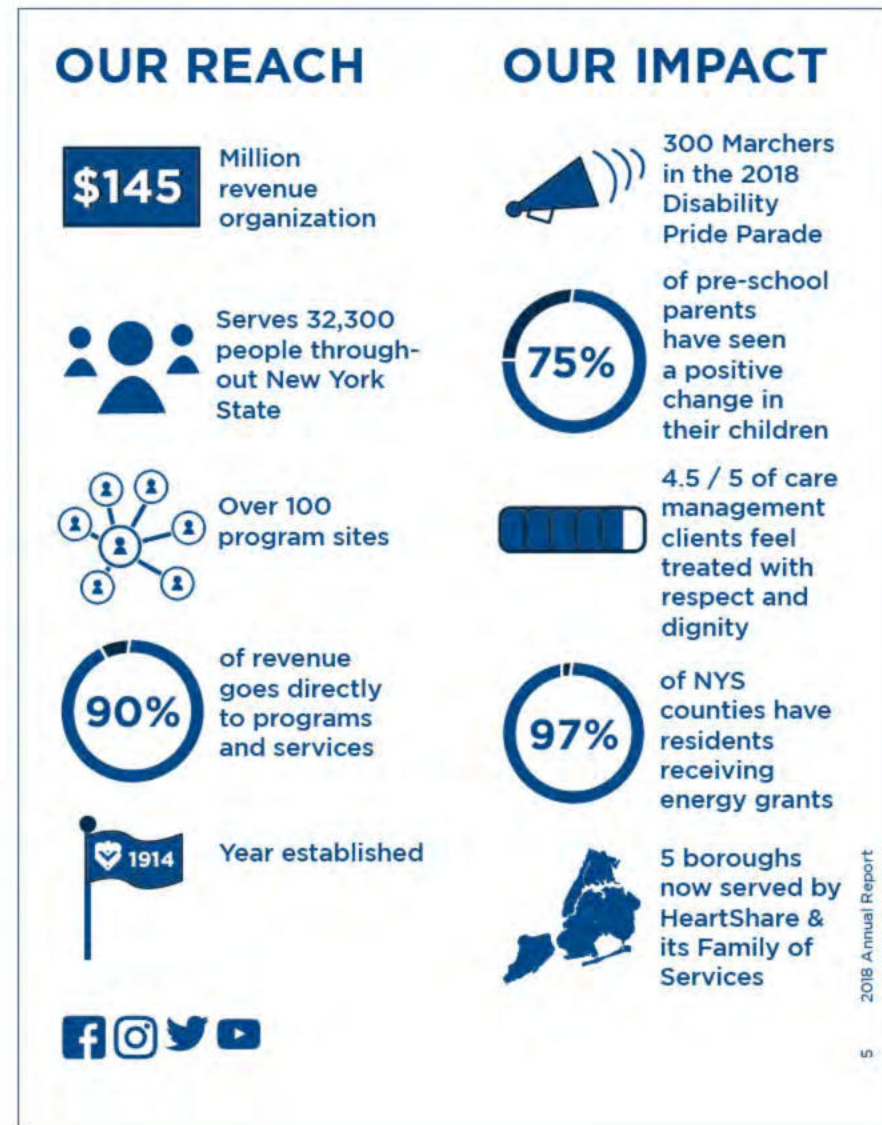
Since 2002, Linda Tempel has overseen a continuum of services at HeartShare Human Services (residential, day habilitation, employment, community habilitation, preschool/school age education, clinical, respite, and family support services) supporting over 4,000 individuals with intellectual and developmental disabilities (I/DD) annually. She has worked in the developmental disabilities field since 1978 and is a strong proponent of person-centered services that provide creative solutions to support the needs and dreams of people with I/DD.

Professionally, Ms. Tempel is Vice President of the Board of Directors for both the Interagency Council of Developmental Disabilities Agencies and Metro Community Health Centers (a Federally Qualified Health Center). She also is a member of the leadership group for the New York Integrated Network and serves on the Legislative Committee for the New York Alliance for Inclusion and Innovation. In 2014, Ms. Tempel was instrumental in launching a new non-profit venture—Meaningful NY Initiatives for People with Disabilities, Inc.—which provides jobs for people with I/DD and supports self-directed services.

Ms. Tempel has an M.S. degree from Columbia University School of Social Work, an M.B.A. from NYU Stern School of Business, and a BA degree in Sociology and French from St. Mary's College, Notre Dame, IN.



Excerpts for HeartShares's Annual Report 2018



2018 Annual Report