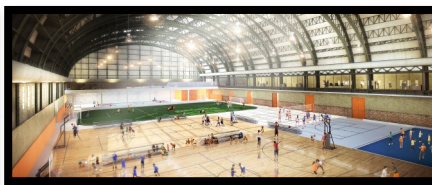
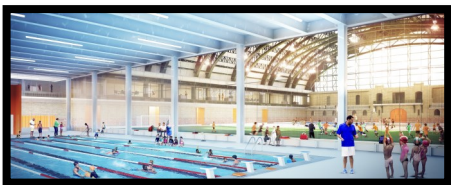


# Bedford-Union Armory Community Newsletter

Welcome to the first edition of our newsletter on revitalizing the Bedford-Union Armory and providing new recreational and community facilities, affordable housing and affordable office space. This newsletter is available to all Crown Heights residents and our mission is to gain additional community feedback and keep you informed on upcoming public meetings and important status updates regarding the project.

Each newsletter will include details on what to expect at the new Armory and how you can stay involved in making it a success for all Crown Heights families. Additionally, we will provide information for potential commercial tenants and contracting opportunities for minority- and women-owned businesses (MWBs) as part of our ongoing commitment to promote MWBs throughout all phases of development.

Thank you for reading and we look forward to working with you to provide these new resources for the Crown Heights community. If you would also like this newsletter delivered to you via email, please send us a message at [info@bedfordcourts.com](mailto:info@bedfordcourts.com).



## Revitalizing the Bedford Union Armory

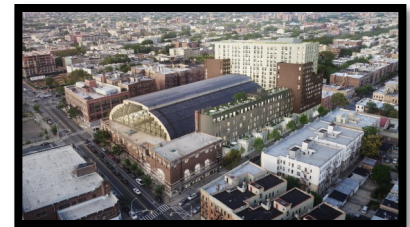
Revitalizing the historic and long-vacant Bedford-Union Armory will respond to the Crown Heights community's growing demand for new athletic and recreational facilities, event space, affordable housing and affordable office space. Led by BFC Partners, our team is working closely with Community Board 9 and other Crown Heights stakeholders to engage sports leagues, afterschool programs, senior service providers and other groups, while prioritizing public access and discounts for local and low-income families.

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### Armory Highlights

- ◇ The new 25,000 square feet of office and community center space will serve non-profits, small businesses and local neighborhood-based organizations.
- ◇ The new 60,000 square foot recreational facility will provide much-needed opportunities for youth sports leagues, after-school programming and senior programs that will serve a growing community.
- ◇ Sports activities include basketball, soccer, swimming, tennis, cardio & strength training equipment and more!



### Past Meeting Dates

Community Board 9

September 14, 2016

May 12, 2016

Bedford Courts

Through the City's RFP process, Bedford Courts LLC, a division of BFC Partners was selected to develop the Bedford Union Armory site. Under a long-term ground lease from the City, the partnership will bring over 175 units of affordable housing, a multi-sport recreational facility, community event space, office space and commercial space to Crown Heights, Brooklyn. CAMBA, a Brooklyn-based non-profit organization, will operate and provide associated programming for the recreational facility and community event space. Planned in close coordination with community and local elected officials, Bedford Courts will activate the vacant building, which was built in 1903.

MWBE and Bedford Courts

MWBE's represent 25% of the Bedford Union Court project, a goal that the project has taken seriously from its earliest stages. There are many types of MWBEs — Minority and Woman Owned Businesses—firms ranging from architects, engineers, electricians, plumbers, security companies, suppliers, and much more. As part of the project's commitment to the Crown Heights community, Bedford Courts conducted two outreach events in Spring 2016 that focused on certified MWBE firms located in zip code 11225 and the surrounding zip codes of Central Brooklyn. After this outreach Bedford Courts moved its focus to non-certified MWBE firms of the Central Brooklyn area. Through neighborhood flyers, meetings, and hundreds of phone calls the project identified 80 MWBE firms. Next the project sponsored a "Get Certified" event in mid-September resulting in over two dozen firms on a path to get city-certified.

For questions regarding MWBE contracting, please contact Manny Burgos of BTN Consulting. Phone: 718-683-3710 extension 402. Email: [manny@btn-consulting.com](mailto:manny@btn-consulting.com).

Bedford Courts

150 Myrtle Avenue  
Brooklyn, New York 11201  
Phone: 718-422-9999 \*164  
E-mail: [ewoodlin@bfcnyc.com](mailto:ewoodlin@bfcnyc.com)

## Revitalizing the Bedford Union Armory

Whether you're a student athlete or small business owner, join us in restoring the Armory to its rightful place as a unique community resource for generations to come. The proposed re-development intends to maintain the Armory as the "Crown Jewel" of Crown Heights by preserving not only the Armory's iconic Drill Hall and Head House, but also its role as a community resource. The renovated Drill Hall will become a recreational facility containing multi-sport courts and a 25-meter six lane swimming pool. The Head House will serve as a community facility, with space reserved for community based organizations and a community event space capable of accommodating up to approximately 500 individuals.

On the eastern end of the lot will be a mixed-income rental apartment with approximately 330 units, half of which will be at varying affordability levels. The residential building will sit on top of a parking structure. Along President Street, the former stables will become a new residential condominium building. Of these condominiums, 20% will be set aside as income restricted units.

## Meet Our Team



**BFC Partners** Over the past 30 years, BFC Partners activities have been the acquisition, development, financing, construction, marketing and management of affordable and market-rate housing, including government subsidized low, middle and moderate rentals and home ownership. BFC has concluded over 5,500 units in acquisition and construction projects since the firm's inception and have over 2,605 units and 2.5 million square feet of commercial projects currently in development. BFC's team provides project management services, equity capital, project guarantees, general contracting, marketing and overseeing of project lease-up, and is generally responsible for the overall development process. BFC has extensive experience working with a variety of City agencies and has successfully completed numerous ULURP applications.

**CAMBA** makes New York City a vibrant and safe place to live by helping 45,000 New Yorkers in need obtain jobs, find affordable housing and raise happy, healthy families each year. CAMBA is a Brooklyn based non-profit that was created in 1977 and has grown today to encompass over 160 programs at 80 locations in New York City.



We offer innovative, evidence-based initiatives in 6 program areas: Economic development, Education and Youth development, family support, health, housing, and legal services. Contact: [www.camba.org](http://www.camba.org)

## Share Your Thoughts

The Armory's auditorium holds upwards of 500 guests for many types of engagements. Send us your thoughts on what types of events you would like to see in the auditorium. Email us at [info@bedfordcourts.com](mailto:info@bedfordcourts.com).

