

CONSTRUCTION PROTECTION PLAN
FOR
KINGSBROOK ESTATES
REDEVELOPMENT
EAST FLATBUSH
KINGS COUNTY, NEW YORK
OPRHP #25PRO66366

Prepared for:

Kingsbrook Estates Owner LLC
240 Huntington Street, 3rd Floor
Brooklyn, NY 11231

Prepared by:

Historical Perspectives, Inc.
P.O. Box 529
Westport, CT 06881

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A. INTRODUCTION

The proposed Vital Brooklyn Kingsbrook Estates development aka Sites EFGH (the Proposed Project) is located within the Kingsbrook Jewish Medical Center campus in the East Flatbush neighborhood in Brooklyn. The medical complex encompasses eight buildings that are dispersed over a 324,502 square foot area on Block 4602, Lots 1, 2, 3, and 5 and is generally bounded by Rutland Road to the north, Schenectady Avenue to the west, Winthrop Street to the south, and East 49th Street to the east (Figure 1). The Proposed Project will require demolition of 5 existing structures on the campus. The new 354,680 gross square foot (gsf) building will step from 6 to 12-stories (plus cellar) and contain 402 affordable units - including 142 supportive units and 2 super units. The Proposed Project would also include construction of a 1,940 gsf greenhouse for on-site food production and horticulture therapy in partnership with One Brooklyn Health System.

In 2020, a prior version of the Vital Brooklyn Kingsbrook Estates development was proposed for the site, at which time the New York State Historic Preservation Office (SHPO) within the Office of Parks, Recreation and Historic Preservation (OPRHP) concluded that all buildings on the Kingsbrook Jewish Medical Center campus were eligible for listing on the National Register of Historic Places (NRHP-eligible). The 2020 project proposed demolition and replacement of four buildings: the Masin Pavilion, Blumberg Pavilion, Leviton Pavilion, and Lefrak Pavilion. As requested by SHPO in July 2021 (Brazee), Historical Perspectives, Inc. (HPI) completed and submitted an Alternatives Analysis (AA) exploring alternatives to demolition of the four historic buildings on the North Campus. SHPO approved the AA (Brazee 11/17/2021) and a Letter of Resolution (LOR) was developed and signed by all parties (1/2021). The LOR stipulated the preparation of a Construction Protection Plan (CPP) prior to demolition. That project, however, was never realized.

The currently Proposed Project expands on the earlier plan and now includes the Former Kitchen Building. An updated AA was submitted to and accepted by SHPO (McIvor 12/5/2025), and a revised LOR has been executed (3/11/2026). This revised CPP has been prepared to meet the stipulations of the 2026 LOR.

As per the Department of Buildings (DOB) Technical Policy and Procedure Notice (TPPN) #10/88, a CPP is required for the purposes of avoiding adverse impacts to New York City Landmarks (NYCLs) and State/National Register of Historic Places (S/NRHP)-listed architectural resources that are located within 90 feet of the proposed demolition activities. Further, the New York State Historic Preservation Act (SHPA) of 1980 requires that all state agencies seek to avoid or mitigate adverse impacts to all S/NRHP-listed and -eligible properties. Since the Former Kitchen Building abuts both the NRHP-eligible Linen Building and Synagogue Building, and the Leviton Pavilion abuts the NRHP-eligible David Minkin Rehabilitation Institute (DMRI)/Rutland Building, this CPP was prepared to ensure that damage and adverse impacts are mitigated.

This CPP meets the requirements of SHPO by developing a monitoring plan that adheres to the applicable provisions of:

- New York City Department of Buildings (DOB) *Technical Policy and Procedure Notice #10/88*, regarding procedures for the avoidance of damage to historic structures resulting from adjacent construction
- New York City Landmarks Preservation Commission (LPC) guidelines described in *Protection Programs for Landmark Building and Guidelines for Construction Adjacent to a Historic Landmark*; and

- National Park Service's *Preservation Tech Notes, Temporary Protection Number 3: Protecting a Historic Structure During Adjacent Construction*.

Implementation of this CPP will be overseen by a Monitoring Engineer who will be a New York State (NYS) Licensed Professional Engineer and will monitor vibrations in the vicinity of each identified historic structure with a combination of vibration and optical survey monitoring to verify they are not damaged by demolition activity. In addition, the Monitoring Engineer will prepare weekly/monthly monitoring reports, which will be submitted to Monadnock Development and then made available to SHPO upon request.

The applicant must have adequate insurance to the extent available at reasonable rate to cover said expenses of restoration and/or replacement of any historic structures damaged by demolition operations, or alternative provisions must be made to provide sufficient funds to cover said expenses of restoration and/or replacement.

Should the architect or engineer designated for Controlled Inspection of Construction Required for or Affecting the Support of Adjacent Properties or Buildings identify the beginnings of any damage to the historic building foundations and/or the building structures during demolition, immediate steps will be taken for the Engineer to notify the Construction Manager to review the conditions. After review, the engineer will determine if a change in means and methods is required to mitigate or if increased monitoring frequency is sufficient to mitigate damage to the historic structures. Work on site will be allowed to recommence once the Monitoring Engineer has identified the source of vibrations that may have caused the damage and deems that appropriate steps have been taken to prevent further damage. Any structural damage will be documented and repair plans, if required, shall be submitted to SHPO for approval prior to starting repair work. This specific remedial work on the NRHP-eligible structures will be done only in accordance with approval by SHPO.

B. RESOURCES TO BE MONITORED

Two of the five buildings to be demolished are within 90 feet of four properties that are eligible for listing in the NRHP. The properties are listed below and shown on the accompanying figure (Attachment A).

- a. The Former Kitchen Building abuts both the NRHP-eligible Linen Building and the NRHP-eligible Synagogue and is within 90 feet of the NRHP-eligible Katz Pavilion.
- c. The Leviton Pavilion abuts the NRHP-eligible DMRI/Rutland Building.

As currently designed, general demolition activities will be dictated by the DOB approvals and would likely use small remote demolition robots for the more detailed work at the top each building until the setback requirements set forth in the code are reached. At that point work will transition to full mechanical demolition with large equipment. The existing shared wall between the Leviton Pavilion and the DMRI/Rutland Building will be left in place to minimize disruptions to the Rutland building envelope.

Demolition work is a common source of vibrations that can affect adjacent structures. The tools and methods used in demolition produce vibrations that may be transmitted to the historic structure. Vibrations may also be caused by increased truck traffic accompanying demolition work. In all cases, the force of the vibrations reaching the abutting historic structure depends upon the activity generating the vibrations, the distance between the source and the existing structure, and the type of soil or pavement found between the two.

C. CONSTRUCTION PROTECTION PLAN REQUIREMENTS

This CPP is designed to address and mitigate any potential structural impacts on the historic properties listed above (the “architectural resources”) during demolition. Therefore, the following protective measures will be implemented during demolition when any work is underway within 90 feet of each of the above listed resources:

1. Pre-demolition inspections and visual surveys of the architectural resources will be performed under the supervision of a NYS Licensed Professional Engineer, who as the Monitoring Engineer will visually ascertain any visible pre-existing damage, visual existing structural distress, and visually evident weakness in the above-listed architectural resources. These inspections will include all exterior areas from the ground floor to roof levels, and will include all sidewalks, curbs, parapets, and coping. In addition, interior pre-demolition surveys will be performed by the Monitoring Engineer prior to the start of demolition (i.e., where the owners’ prior permission has been granted), and will include all accessible ground floor areas, e.g., lobbies, and subgrade areas and upper floors as appropriate (and subject to accessibility).
2. Written existing conditions survey reports will be prepared for each historic architectural resource by the Monitoring Engineer documenting all observed pre-demolition building conditions and identifying any visually apparent potential weakness or structural distress in the buildings. After completion of the visual survey of the architectural resources, the Monitoring Engineer will make any additional recommendations for any supplemental monitoring required to adequately monitor, document, and assess ground and building deformations (i.e., movements) over the entire duration of demolition, along with any recommended protocols and procedures to adequately protect and preserve the integrity of the structures during the demolition activities. These existing conditions survey reports will include digital photo documentation with photographs indexed to a “key” map or plan to adequately document pre-demolition building conditions, including any existing cracks. The existing conditions survey reports will be submitted to Monadnock and in a format that is suitable for submission to SHPO review (see also item #10, below).
3. In accordance with contract drawings and from the results of the pre-construction survey reports, instrumentation will be installed on surface of, or nearby to, existing structures. In some instances, this will include instrumentation installed within the property as well as on the external surfaces of the property.
4. Controls on demolition vibration will be implemented as per the DOB approved structural demolition filing. DOB requirements are for a maximum peak particle velocity of 0.5 inches per second for historic structures. For the purposes of this CPP, these guidelines will be adhered to and monitored for the preservation of the historic resources.
5. The detailed review and interpretation of all monitoring data will be made in order to determine whether movements, settlements, and vibrations have reached a critical level. These critical levels (known as ‘Response Levels’) are defined as ‘Review Levels’ and ‘Alert Levels.’ The definition of the required action must be taken should any instrument achieve such a level defined in Table 1 below:

Table 1: Required Action for ‘Review Level’ or ‘Alert Level’

Response Level	Required Action
Review Level	The value of the instrumentation reading at which the Project Team and Contractor jointly assess the necessity of either or all of the following: • Altering the method of demolition • Altering the rate of demolition • Altering the sequence of demolition • Increasing frequency of monitoring of affected instrument
Alert Level	The value of the instrumentation reading at which the Project Team can order the Contractor to: • Cease the demolition operations • Make site and affected properties secure • Take necessary predetermined measures to mitigate movements and assure the safety of the public and the Work. The Alert Level for each instrument presents the absolute maximum permissible ground or structure movement and the maximum permissible vibration

In the event that a ‘Review Level’ is reached:

<i>If a Review Level is reached</i>	The Contractor must meet with the Project Team to discuss the need for response actions.
	The Contractor may be required to provide a response action to the Project Team. If so, within 24 hours of receiving the instrumentation data, the Contractor must submit a detailed specific plan of action (based on the generalized plan of action)
	If directed by the Project Team, the Contractor must implement the response actions within 24 hours of submitting a detailed specific plan of action so that the Alert Level is not reached.
	Increase monitoring frequency of affected instrumentation and install additional instruments if directed by the Project Team.

In the event that a 'Alert Level' is reached:

<i>If an Alert Level is reached</i>	The Contractor must meet with the Project Team to discuss the need for response actions.
	The Contractor may be required to provide a response action to the Project Team. If so, within 12 hours of receiving the instrumentation date, the Contractor must submit a detailed specific plan of action (based on the generalized plan of action)
	If directed by the Project Team, the Contractor must implement the response actions within 24 hours of submitting a detailed specific plan of action so that the Alert Level is not exceeded further.
	Install additional instruments if directed by the Project Team.

'Review Levels' and 'Alert Levels' for each instrument with respect to movement, settlement, and vibrations are presented on Table 2, which defines generic criteria for the protection of historic resources/structures.

Table 2: Review and Alert Levels for the Various Criteria

Criteria	Response Level	Limiting Criteria
Movement	Review	0.125"
	Alert	0.25"
Settlement	Review	0.125"
	Alert	0.25"
Vibration	Review	0.40 in/sec
	Alert	0.50 in/sec

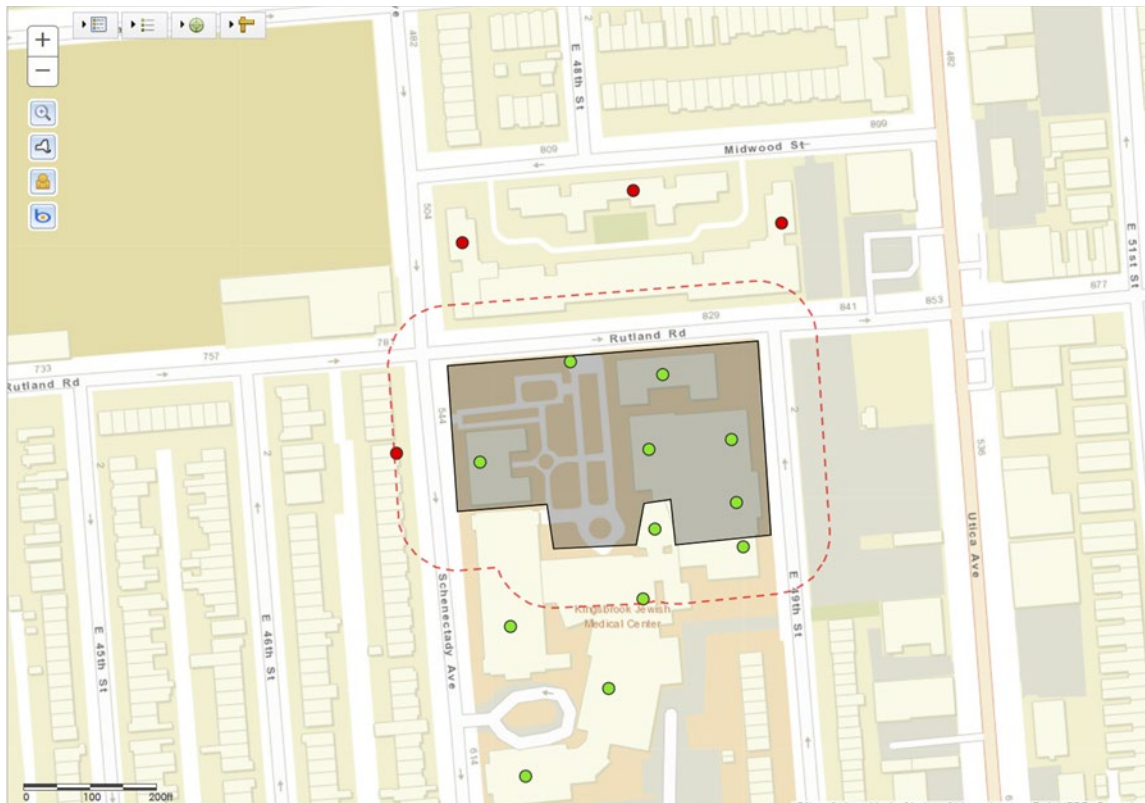
6. The Construction Manager overseeing the Demolition Contractor work will ensure that the appropriate vibration limits and any other criteria deemed appropriate by the Monitoring Engineer are incorporated into the contracts for the demolition work, which may include use of heavy machinery and demolition vehicle traffic in near proximity to the architectural resources. The Demolition Contractor will be responsible for monitoring these controls with periodic inspection by the Monitoring Engineer.
7. Under the supervision of the Monitoring Engineer, continuous vibration monitoring will be provided at the architectural resources. These vibrations will be measured with appropriate equipment installed at pre-established locations that have been reviewed and accepted by the Monitoring Engineer, outside and/or within each historic building. These devices will measure both vertical and lateral ground vibrations and will be located so they are accessible throughout demolition. Vibrations will be monitored and recorded continuously throughout the workday and routinely checked by the Monitoring Engineer. Prior to the start of demolition, equipment will be installed and tested to ensure that they are in working order and to enable the taking of baseline readings. In addition, the Monitoring Engineer will prepare weekly/monthly monitoring reports, which will be submitted to Monadnock and then made available to SHPO upon request.

8. If the specified monitoring indicates that the project-specific vibration threshold criteria have been exceeded, the Monitoring Engineer will verify the accuracy of the equipment and evaluate the possibility of any measurement errors. In addition, the Monitoring Engineer will attempt to correlate the recorded event to specific demolition activities, which were likely the direct cause of said event. If the measurement is verified and correlates to specific demolition activities, and the recorded measurement exceeds the specified threshold criteria, the Construction Manager will be notified, who will direct the Demolition Contractor to stop the work causing the excessive vibration. The architectural resource(s) will then be surveyed to determine if there are any possible structural impacts that may have resulted from the measured excess vibration event. If any damage to a resource is sustained, it will be secured, and the work that caused any damage will be modified to reduce the vibration levels to within acceptable limits. If there is evidence of damage to the structure, demolition activities can only resume with the authorization of the Monitoring Engineer. Any repairs that can be reasonably attributed to the Project's vibration activities will be undertaken in consultation with SHPO, and with the permission of the owner(s) of the architectural resources.
9. The Construction Manager will supervise demolition to verify that underground utilities serving the architectural resources are protected from damage, and that utility services and connections to each of the historic resources remain operational during demolition. In the event that recorded measurements exceed specified threshold criteria, the Monitoring Engineer will consult with the building manager to verify that existing utilities servicing the building are not impacted.
10. Based on the pre-demolition inspection, and subject to property accessibility, crack monitors will be installed as necessary across existing cracks deemed by the Monitoring Engineer to warrant monitoring, and to allow any changes in crack width to be measured. The crack monitors will be routinely monitored, as deemed appropriate by the Monitoring Engineer. Should any existing cracks widen during demolition activities, the crack monitors will be evaluated at least on a weekly basis, and more frequently if required, until the Monitoring Engineer deems the cracks to be stable. Should any new cracking occur, crack monitors will be installed over each crack and monitored in the same manner.
11. All other provisions of the New York City Building Code applicable to demolition activities, protection of adjacent structures and utilities, and specific sections dealing with excavation and foundation operations must be met. Therefore, demolition of the buildings in the Project Site will be performed in a safe manner with visual inspections as required that will include, but will not be limited to, monitoring structural stability and foundations of the listed structures. To that end, the Monitoring Engineer is required to be present monthly during these and other demolition operations to monitor the progress and conformance with these obligations.
12. A final documentation report will be prepared by the Monitoring Engineer stating the pre- and post-demolition condition of the above referenced resources and submitted to Monadnock for submission to SHPO.

ATTACHMENT A

**Historic Architectural Resources Location Map
Kingsbrook Estates
East Flatbush, Kings County, New York
Block 4602, Lot 3**

Construction Protection Plan, Kingsbrook Estates Redevelopment, Brooklyn, New York



90-foot Area of Potential Effect shown around the project site. Historic resources are indicated by a green dot.