



November 14-19, 2015 (revised December 6, 2016)

# Greenpoint Hospital Community Visioning Workshops Report



# 01 Introduction

## Why: Development, Informed by the Community

Between November 14-19, the Department of Housing Preservation and Development (HPD), with the help of the Department of City Planning (DCP), facilitated three community visioning workshops to gather community input on the future development of new affordable housing and neighborhood amenities on the former Greenpoint Hospital complex in Greenpoint-Williamsburg, Brooklyn Community District 1.

The purpose of the workshops was to enable meaningful and interactive participation, better understand community priorities, and gather ideas for future development from those who live and work in the neighborhood and are most familiar with the everyday lived experience.

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This public report summarizes the results of the three workshops and is available on HPD's website at <http://www1.nyc.gov/assets/hpd/downloads/pdf/community/greenpoint-hospital-workshop-report.pdf>. Applicants to the Request for Expressions of Interest (RFEI) for future development on the site are encouraged to consult it.

Greenpoint Hospital Community Visioning Workshop Report Back



**How: Community Visioning Workshops**

Of the three workshops, two were held at Progress High School on a weeknight and weekend, and one was held at the Cooper Park Senior Center on a weekday afternoon. A total of 91 different people participated, including families, seniors, Community Board 1 representatives, local groups, and elected officials.

HPD designed participatory and interactive activities to gather community input on needed and desired:

- housing types
- community facility uses
- retail types
- affordability levels
- site layout & urban design

Outreach for the three workshops included door-to-door canvassing and street flyering, phone calls, and email blasts to local organizations, community services, local schools, and NYCHA residents.

Workshop outreach and participation in numbers:

<b>200</b>	bilingual flyers distributed	<b>2</b>
<b>91</b>	community participants attended	
<b>71</b>	questionnaires collected	
<b>32</b>	City staff facilitated at 13 tables	

Come join us for a

# Greenpoint Hospital Site

Share your ideas for the development of new affordable housing & neighborhood amenities on the former hospital campus.

## Community Visioning Workshop

**WHEN:** Saturday, Nov. 14, 2015 from 1-3 p.m.  
Tuesday, Nov. 17, 2015 from 6-8 p.m.  
(choose one workshop)

**WHERE:** Progress High School Library  
850 Grand St, Brooklyn NY 11211  
Grand Street Stop on Train or B43 Bus  
or Q54/59 Bus to Bushwick Ave

Opening remarks by Council Member Antonio Reynoso  
Presentation & Interactive Activities  
Spanish Translation  
Snacks & Refreshments

**ALL ARE WELCOME!**

For Access-A-Ride transportation, please reserve 2 days in advance at (877) 337-2017

**NYC** **NYCPLANNING** Hosted by NYC Housing Preservation & Development (HPD) and the NYC Department of City Planning (DCP)

This event is not sponsored nor endorsed by the Department of Education

**ATTENTION RESIDENTS OF COOPER PARK HOUSES!**

Join us for a **community visioning workshop** for NYCHA residents of Cooper Park Houses to share your ideas on the development of **new affordable housing & neighborhood amenities** on the former

# Greenpoint Hospital Campus

**WHEN:** Thursday Nov. 19, 2015 from 1-2:30p.m.

**WHERE:** Cooper Park Senior Center Dining Hall

Two additional public visioning sessions will be held on Saturday, November 14 @1-3pm and Tuesday, November 17 @6-8pm at Progress High School Library (850 Grand Street). Open to all.

Remarks from Office of Council Member Antonio Reynoso  
Presentation about the project  
Interactive activities  
Spanish translation available

**NYC** **NYCPLANNING** Facilitated by NYC Housing Preservation & Development (HPD) and the NYC Department of City Planning (DCP)

**What: The Former Greenpoint Hospital Complex**

The development site is over 146,000 square feet in size, and encompasses vacant land, the vacant former Nurses' Residence Building, a Department of Homeless Services' (DHS) laundry distribution facility, and the former main Hospital Building, which currently serves as a men's homeless shelter facility. The laundry facility will be relocated off-site. The 200-bed shelter is anticipated to be redeveloped on site as part of the project.



**Community Engagement Timeline**



## 02 Summary of Findings

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Though there were many different visions for the site, the following were common threads that the majority of tables identified as priorities:

### Developer Characteristics

- Project ownership by a non-profit community organization
- Experience working in and with the neighborhood
- Will minimize neighborhood disruption during construction

### Programming & Affordability

- Rents affordable to a mix of household incomes, but particularly to extremely and very low income households
- Housing Types: Seniors, families, and supportive housing for special needs groups (especially disabled, veterans, grandparents raising kids, and formerly homeless)
- Marketing for senior units could be targeted especially to surrounding NYCHA developments, who are currently occupying family-sized units
- Community Facility: Health center (with an emergency room), senior and youth services, such as senior center, day care, recreational center, and even job training spaces

- Commercial: Pharmacy, fitness center/ gym, and fresh foods store

### Site Layout & Urban Design

- Honor the site's history
- Thoughtful heights, enabling sufficient affordable housing but preserving open air and respecting neighborhood context
- High quality materials and green features
- Skillman Avenue as a pedestrian-only pathway, except for emergency vehicles
- New connections from NYCHA Cooper Park Houses and Cooper Park
- Underground parking
- Active ground floor uses
- Street lights, trees, benches, and other public space amenities
- Safety and security, including the thoughtful incorporation of the existing 200 shelter beds

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These findings were presented to the Community Board 1 full board meeting on December 1, 2015. RFEI submissions will be evaluated based on the quality and feasibility of the proposals, as well as how they respond to the priorities articulated by the community.



**VISION**

- HOUSING FOR ALL LEVELS OF INCOME  
 SENIORS (NOT JUST FOR THEM)  
 MODERATE INCOME  
 LOW INCOME

MODERATE INCOME ONLY

- HOUSING FOR LOW INCOME New Yorkers  
 + PERMANENT

PREVIOUS COMMUNITY'S VISION!

ALL LEVELS OF INCOME

COMM GROUPS SHOULD BID IN RFP!

**VISION**

Seniors low income  
 Community under control

Affordable housing  
 for all  
 ownership

low income & low buildings

low income houses for families

family housing  
 Housing for fixed-income

TABLE 2  
 11/14/15

**VISION**

PERMANENT AFFORDABLE HOUSING - ESP FAMILY INTER-GEN + SENIORS

- SNR HOUSING FOR PUBLIC HOUSING BEEN HOMELESS LTRAB. COOPER PARK
- COMM EVENTS + PROGRAMMING FOR YOUNG PPL
- COMM. FACILITIES - CONF. CENTER
- EDUCATIONAL TRAINING + BUSINESS OPS FOR RESI
- AFF. FOR YOUNG POP - SINGLES
- VETS + DOM. VIOLENCE → HOUSING, SERVICES
- PREVENT LOCALS FROM BEING PUSHED OUT.
- BUILD COMMUNITY.
- DORMS

NOVEMBER 14, 2015

“ Affordable housing for all, but especially for seniors and low income families.

**VISION**

- AFFORDABLE HOUSING FOR THIS COMMUNITY WHICH IS A MIX
- PERMANENT AFFORDABLE HOUSING CONTROLLED BY THE COMMUNITY
- COMMUNITY DEVELOPER, > USE PROFIT FROM SITE TO BE INVESTED BACK IN THE NEIGHBORHOOD
- AFFORDABLE SENIOR HOUSING FOR SENIORS IN THIS COMMUNITY TO ADDRESS DISPLACEMENT IN CONTEXT N/NEIGHBORHOOD
- EDUCATIONAL COMPONENT FOR MINORITIES TO BE ABLE TO APPLY FOR AFFORDABLE HOUSING ON THIS SITE

ABLE **VISION**

- ++ Affordable + Low income housing Low AMI
- + housing for disabled (community)
- ++ preserve the health clinic
- + preserve the affordable housing for the community
- ++ senior housing (low income)
- ++ concerns about private sector taking over the community.
- + family units needed (4, 5 + people)
- + supermarket, recreation center
- + no parking
- + services/supportive housing (domestic violence)
- + BETTER WASTE DISPOSAL

11.14.2015 SIMON/EVAN

TABLE 4  
 11/14/15

**VISION**

- AFFORDABLE HOUSING - AESTHETICALLY WELCOMING!
- FEWER THAN 400 UTILITIES - AFFORDABLE PARKING BELOW GROUND
- OPEN SPACE - PRESERVATION
- ARTISTS SPACE - CAFES MIXED
- 'LIVE WORK SPACE'
- EDOM MIXED INCOME HOUSING

TABLE 3  
 11/14/15

**VISION**

Difference between Low income & Affordability 50/50 Low income

Affordable Housing 30% + 130% AMI Even lower

Mix of all incomes

Commercial Components Activity/Recreation

Mix of income 50% for seniors Development for both

Control by local community

Local community developer

Senior Housing

Senior citizen facility

Affordable housing for families

Local developers to be involved & in RFP

**VISION**

- Low-moderate income housing/sec 8
- Low-income housing
- Low-income housing

25% SENIORS, 25% FAMILIES, 25% disabled, 25% - divided equally.

Low/mod inc. housing

TABLE 5  
 11-17-15

**VISION**

- 100% AFFORDABLE HOUSING
- SUPPORT FAMILIES, SENIORS TAKING CARE OF CHILDREN
- RETAIN SENIORS IN THE NEIGHBORHOOD
- NEW HOUSING

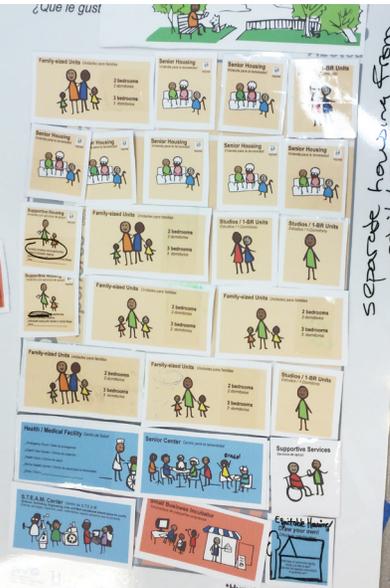
“ A developer who cares about this community, with experience working in and with this neighborhood.

\*due to time or space constraints, some tables verbally stated their vision and did not record on flip-chart paper

## 03 Desired Uses

As a warm up exercise, each participant filled out a questionnaire and defined their top three types of housing, community facilities, and retail uses still needed in the neighborhood. A total of 71 questionnaires in both English and Spanish were collected. At each table, participants shared and recorded in a few words their vision (pictured on the previous page). Then, each table worked together to design their ideal program for the site, using a hypothetical building activity. Participants used tiles with images of different types of housing, community facilities, and retail uses and prioritized the uses they wanted to see built. The results are summarized on page 8.





“ There are many seniors living in 3BR apartments in Cooper Park Houses. New senior housing should be built and marketed to them, so they can open up public housing units for low-income families, and still stay in this community.



Hypothetical Building Activity - Final Boards

## Types of Housing

Participants identified senior, family (2 and 3 bedrooms), and supportive housing for special needs as priority in the community. For special needs housing, participants those living with disabilities, veterans, grandparents raising kids, and formerly homeless. Housing for singles and young couples were also important, with a greater preference for one bedrooms over studios. Homeownership was also mentioned as desirable.

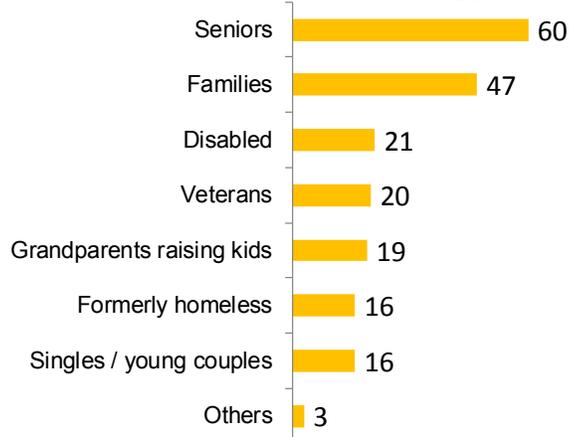
The chart below compiles the results from the hypothetical building board activity (pictured on the previous page), summarizing the aggregate proportions of each type of housing desired on site:

Housing type	Range at tables <sup>1</sup>	Average proportion <sup>1</sup>
Senior	20-57%	33%
Family	14-47%	24% <sup>2</sup>
Singles / Couples	16-37%	23% <sup>2</sup>
Supportive	15-24%	15% <sup>2</sup>
Other	0-27%	4%

<sup>1</sup>Percent of total "housing" tiles placed on boards

<sup>2</sup>One outlier table indicated 0 of this unit type, and this was accounted in average proportion across all tables

### Questionnaire: Top 3 Housing Types



**IDEA:** Several tables suggested developing supportive housing for homeless individuals that would enable existing shelter residents to transition into permanent affordable housing on-site.

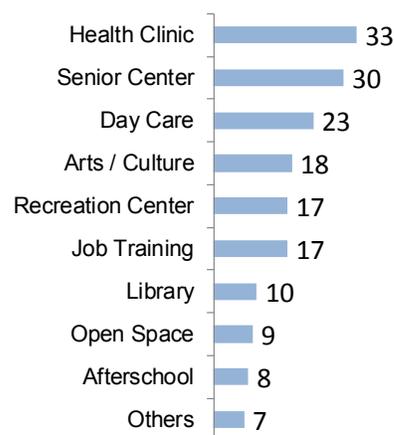
## Types of Community Facilities

A health clinic with an emergency or urgent care center was identified as a top priority by individuals at the workshop. Senior and youth care / recreation centers were also priorities.



**IDEA:** Many tables identified a need for creative multi-purpose spaces, such as combined arts / cultural and recreational spaces that could also be intergenerational. There was also interest in an innovative youth educational and job training center, such as a S.T.E.A.M. Center (Science, Technology, Engineering, Arts, and Mathematics).

### Questionnaire: Top 3 Community Facilities



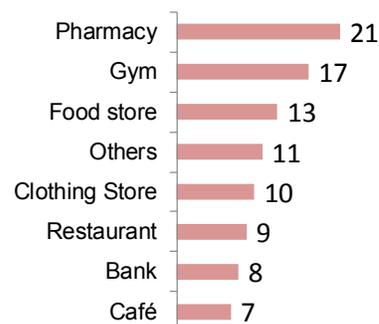
## Types of Commercial / Retail

Though not as many participants expressed a need for retail, those who did indicated the need for a pharmacy, gym or fitness center, and food store.



**IDEA:** Other creative commercial uses were recommended, such as kiosks, mini-markets, ice cream parlors, theaters, laundromats, banks, and more. Parking was also identified as a need.

### Questionnaire: Top 3 Retail Uses



## 04 Affordability

The second activity simulated the challenges associated with making an affordable housing project work - to not only build affordable housing but also maintain it over the long term, using scarce public resources. We asked participants, within these parameters, “What mix of affordability levels are most important in the neighborhood?”

The activity began with an overview of Area Median Income (AMI), the neighborhood’s income distribution, and rents considered affordable to families of different household sizes and incomes. Then, each person received a limited number of tickets, which represented City subsidy that could be traded for different colored stickers, each representing units affordable to families of various incomes and available at different “costs.” In general, more tickets were needed for deeper affordability, and higher rent units could help subsidize affordable units. Participants had to fill their buildings with stickers using their limited number of tickets, designing their mix of affordability levels. See the next page for activity board and rules. After the exercise, we asked people to share their concerns, as well as their ideal affordability mix if there were no rules.

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Greenpoint Hospital Community Visioning Workshop Report Back



“ A mix of affordable incomes, but prioritizing families that earn the lowest incomes.”

Participants at the different tables expressed a need for housing that served a variety of incomes. While some tables envisioned housing on site to serve a mix of extremely low- to low- income households, others envisioned a mix of low to moderate / middle income households. Overall, the majority desired 100% affordable housing, prioritizing those earning below 60%<sup>1</sup> of AMI. Most also emphasized the urgency for housing to serve households earning at or below 30% and 40% of AMI.



1 For households earning approximately \$15,000-\$46,620 (for a household size of 1-3 persons)  
2 For households earning approximately \$15,000-31,090 (for a household size of 1-3 persons)

## Affordable Housing for Whom?

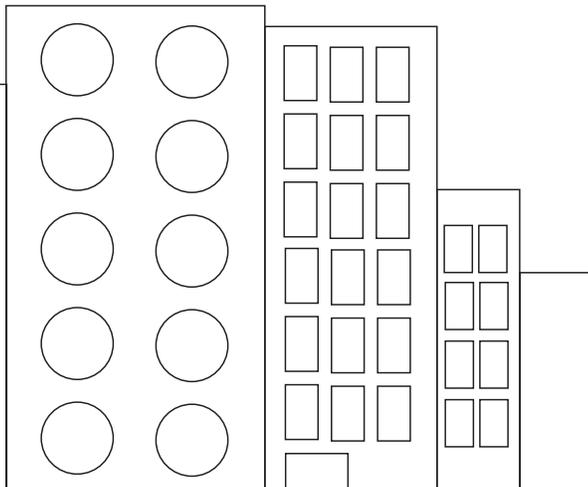
### Instructions

1. Each person has 15 tickets, which represent a limited amount of “city subsidy.”
2. Trade in your tickets for stickers, which represent “units” affordable for a range of incomes.
3. Each “unit” differs in cost; in general, you need more tickets to subsidize deeper affordability.
4. You must fill up your building (10 stickers in total), but you don’t have to use all of your tickets.
5. In the box underneath, tell us why.

#### Of the total Households in Greenpoint-Williamsburg (CB1)

- 27% earn 100%+ AMI
- 9% earn 81-100% AMI
- 15% earn 51-80% AMI
- 18% earn 31-50% AMI
- 31% earn <30% AMI

Source: U.S. Census Bureau ACS 5 Year Estimates 2011-2014



Briefly tell us why you decided on this set of affordability levels:

### Units & Affordability Levels\*:

For a household of 3 in a 2-bedroom apartment.  
Please refer to AMI cards for other family and unit sizes

\*Market Rate



Income: \$128,205 +  
Rents: \$3,025 +

0 tickets  
+BONUS1



Income: \$101,010  
Rents: \$2,525

0 tickets



Income: \$77,700  
Rents: \$1,942

1 ticket



Income: \$62,150  
Rents: \$1,553

2 tickets



Income: \$46,620  
Rents: \$1,165

1 ticket



Income: \$38,850  
Rents: \$971

3 tickets



Income: \$31,080  
Rents: \$777

3 tickets



Income: \$23,350  
Rents: \$583

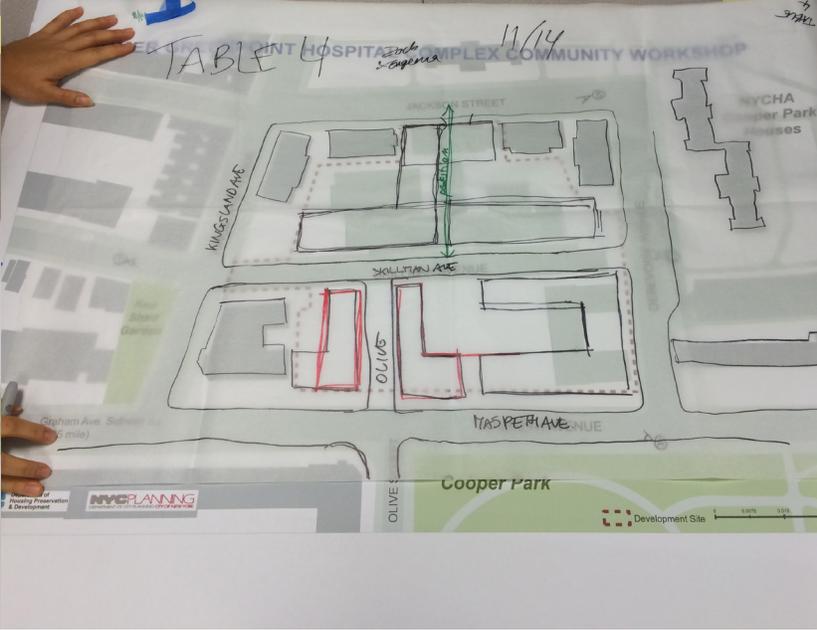
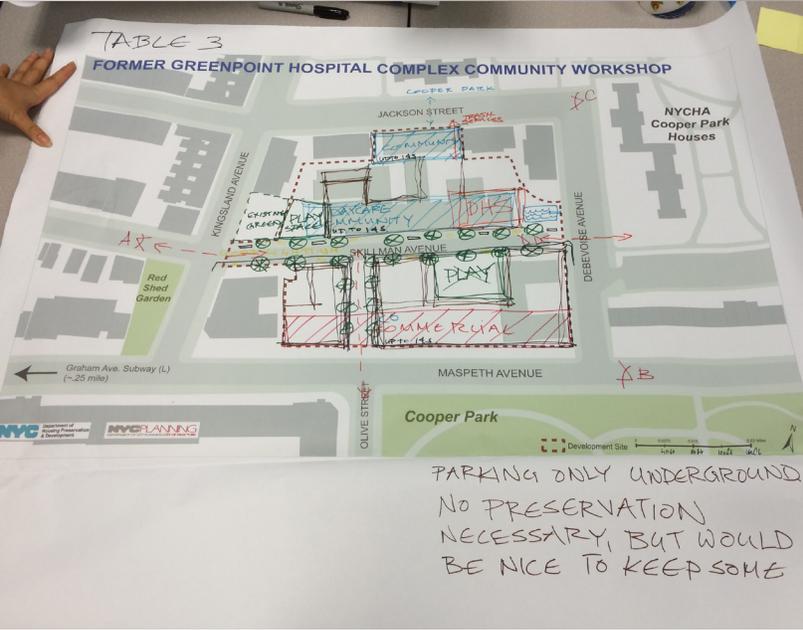
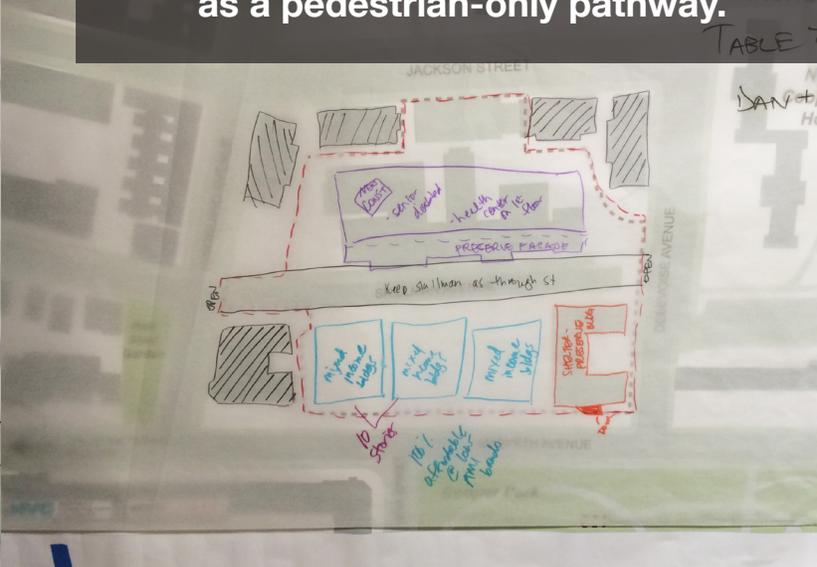
4 tickets

\*To describe affordability for different household incomes and family sizes, HPD uses the federal government’s Area Median Income (AMI) figure. For the New York Metro Area, AMI is defined at \$77,700 for a family of 3. Families that earn less than this amount are categorized as a percentage of that AMI. For example, a family of 3 earning half of that figure (\$38,850) is categorized as 50% of AMI.





“ Skillman Ave should be opened as a pedestrian-only pathway.”



# 05 Site Layout & Urban Design

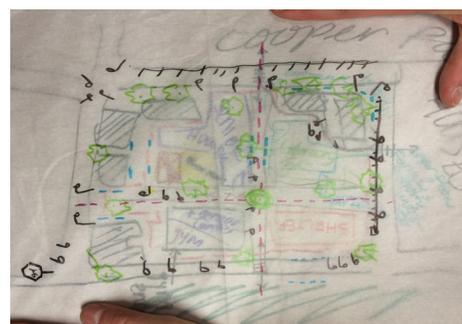
The third activity brought urban designers from the Department of City Planning to help visualize what participants envisioned in terms of urban form and public realm improvements. The facilitators asked participants: “How should the buildings and streets be laid out? What, if anything, should be preserved? Where could the shelter go? How should the site be connected to the park and surrounding area? What could it feel like walking down the street? What public amenities would you like to see?” Each table completed a site diagram (see pages 11-12) and street-view sketches (see page 14).

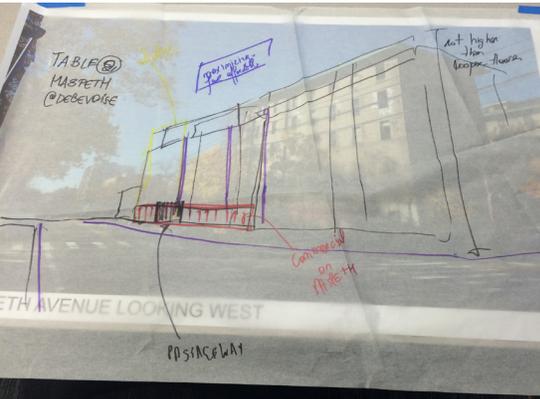
There was disagreement among participants about whether to preserve or demolish the existing buildings. However, there was a strong desire across all tables to honor the history of the site in some way, whether through preservation of the facade, reuse of materials, or replication of the architectural style. There were also different perspectives on the appropriate height and density of new buildings, with some calling for no more than six stories, and others amenable to 14 stories. Generally, all tables asked for heights that would enable a sufficient amount of affordable housing, but would respect the surrounding neighborhood context and existing light and views.

A majority of tables envisioned Skillman Avenue as a pedestrian-only pathway, with the exception of emergency vehicles, which could better connect the NYCHA Cooper Park Houses to the park and surrounding area. Participants asked that the site be dotted with street lights, trees, benches, and other public amenities, to enable walkability, gathering, and safety and security. Security around the homeless shelter was also a central theme to site layout.

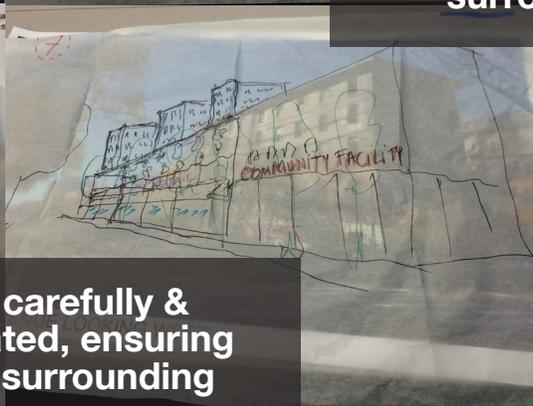
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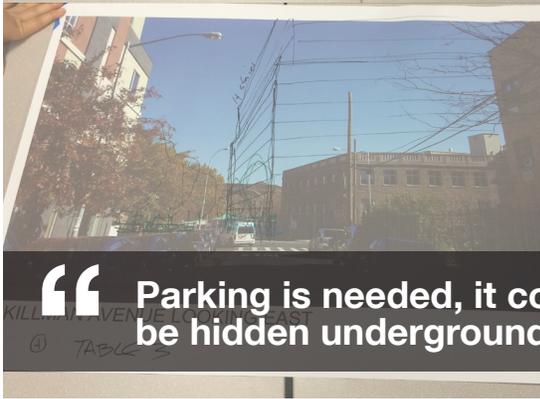
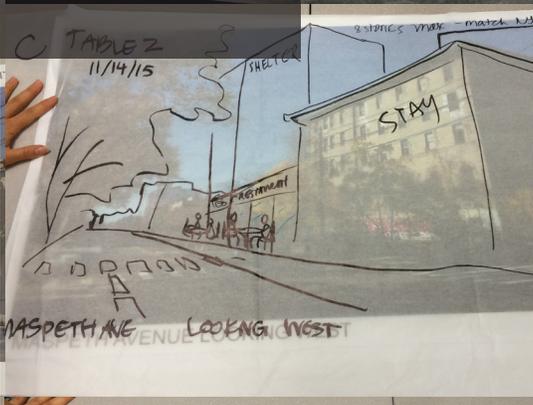
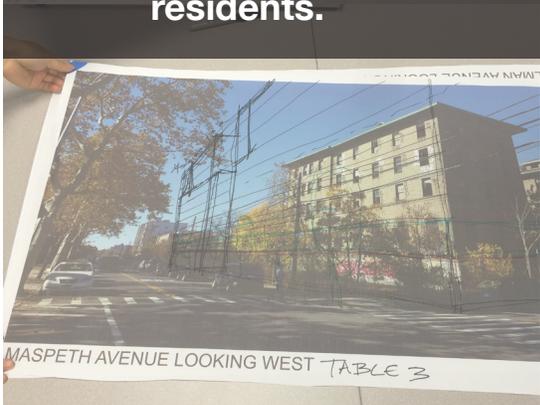




**“ Building design and heights should be respectful of the surrounding context.**



**“ The shelter should be carefully & thoughtfully incorporated, ensuring safety and security of surrounding residents.**



**“ Parking is needed, it could be hidden underground.**

# Acknowledgments

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We would like to thank all of the community groups and participants of the three workshops for helping with outreach and taking the time to share their concerns and ideas with us regarding the future development of the site. We would also like to thank Council Member Antonio Reynoso's Office for his opening remarks and his staff's help with outreach. Finally, we thank the volunteer staff from the Department of Housing Preservation and Development (HPD) and the Department of City Planning (DCP) who helped to make the workshops possible.



Greenpoint Hospital Community Visioning Workshops - Report Back

# Revision History

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December 6, 2016 - This report was revised to update references to HPD's competitive developer designation process from "Request for Proposals (RFP)" to "Request for Expressions of Interest (RFEI)". In addition the Community Engagement Timeline on Page 3 was revised to reflect the development of the RFEI and the new anticipated release date.