VISIONING SESSIONS

NextGen Neighborhoods at Holmes Towers

Visioning Session One

17 February 2016

NEW YORK CITY HOUSING AUTHORITY

OUR VISION FOR NEXTGENERATION NYCHA
SAFE, CLEAN, AND CONNECTED COMMUNITIES

Introduction:

Our Team:

- Real Estate Development Department
- Manhattan Property Management
- Department of Communications
- Department of Community Programs and Development

… and special thanks to the

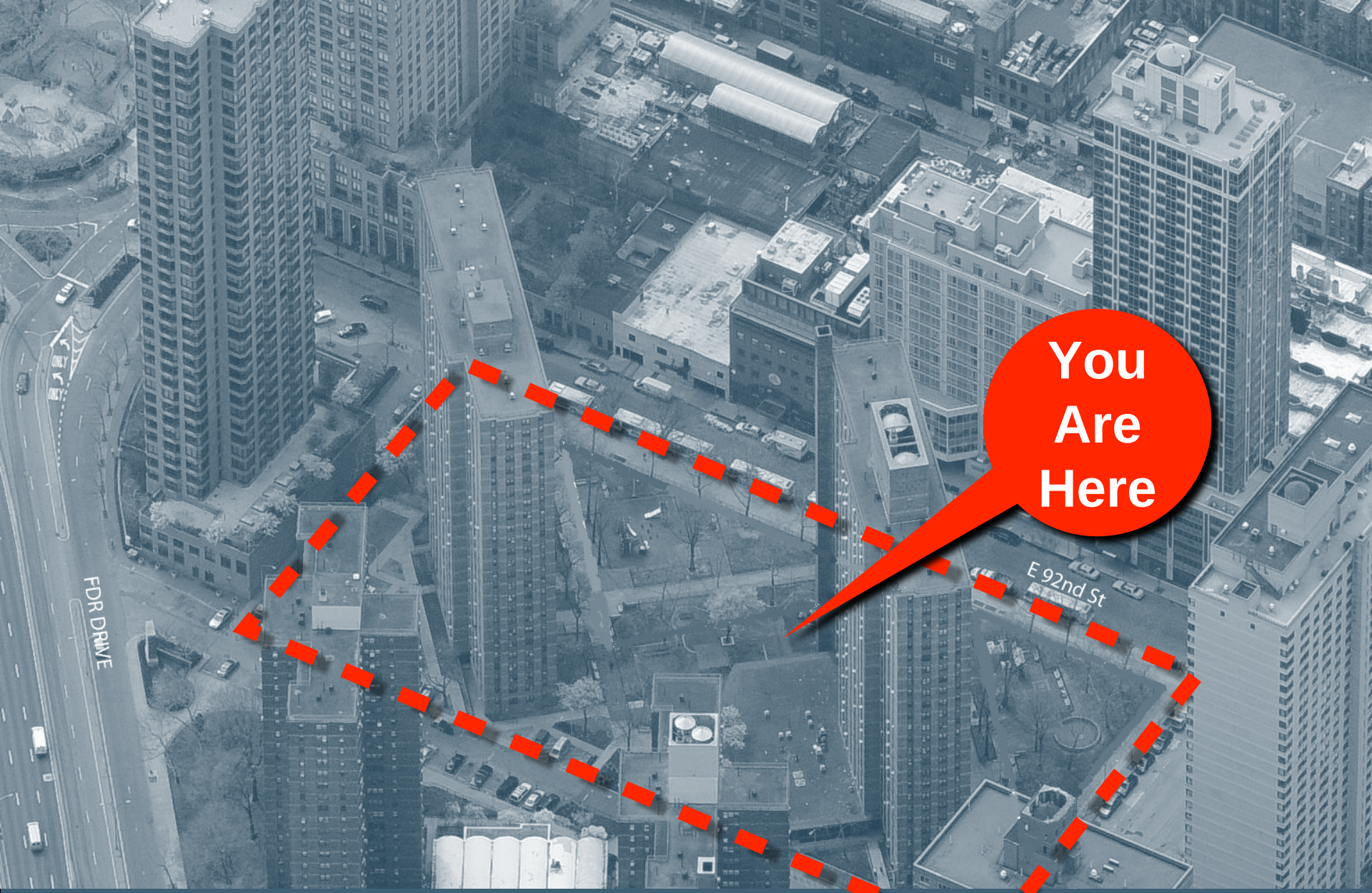
- Holmes Towers Resident Association

Community Rules:

1. Safe space

2. Treat everyone with respect

3. Keep an open mind



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Significant need for repairs:

Over the next 5 years, it is estimated that NYCHA needs over

$33 MILLION

for capital repairs at

Holmes Towers

Since 2001, Federal government has cut funding by more than $1 Billion

Why NextGen Neighborhoods?

- Preserve public housing
- Make repairs
- Market rate ability
- Funding for your development
- Available space
- Improve quality of life

This plan will:

- **NOT** raise NYCHA residents' rent
- **NOT** move NYCHA families
- **NOT** privatize your buildings
- **NOT** demolish public housing

Why Holmes Towers?

- Strong rental market
- Need for affordable housing
- Space available for a new building
- Significant need for repairs

Why Are We Here?:

- Before we can build a new building at Holmes Towers, we need to **pick a developer**
- Before we can pick a developer, we need to write a **Request For Proposals**
- Before we can write a Request for Proposals, we need to decide **what we want to ask for…**

Why Are You Here?:

Because we want your input on **what we are asking for** in our Request for Proposals:

Session One:

- To help us decide **WHERE** we want the new building to go;
- To help us decide **WHAT** we want to see on the site;

Session Two:

- To help us decide **HOW** tall we want the new building to be;
- To help us decide **WHAT** we want to go in the new building.

Here's what we DO know:

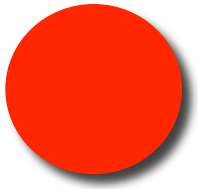
We need to build **250 to 350 units** of new housing in a single building

- The units would be 50% Market-Rate and 50% Affordable (with a 25% NYCHA set-aside)
- There are **three** possible sites for the building
- The buildings could be anywhere from **30 to 60 floors** tall
- There is the *possibility* of **community space & amenities** on the ground floor of the new building
- There is also the *possibility* of other **site improvements** to your development

Let’s Talk About:

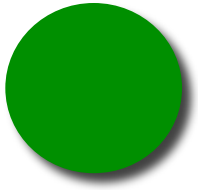
Improvements we’d like to see around Holmes Towers

Question #1:



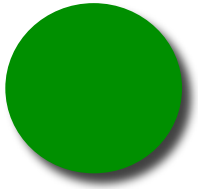
Where do you… **live?**

Question #2:



Where do you… **go?**

Things to consider; Questions to ask…



1. What are some of the things these places have in common?
2. What do you like to do when you go there?
3. Is there any place on your development that you don't like to go?
4. What are some of the things these places have in common?

Break-out Session:

Outdoor improvements we'd like to see around the new building

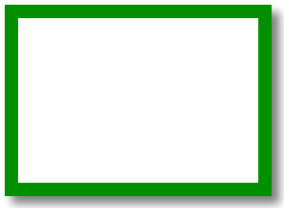
Question #3:

What would you like to see improved on your development?

What would you like to see added?

Outdoor Amenities

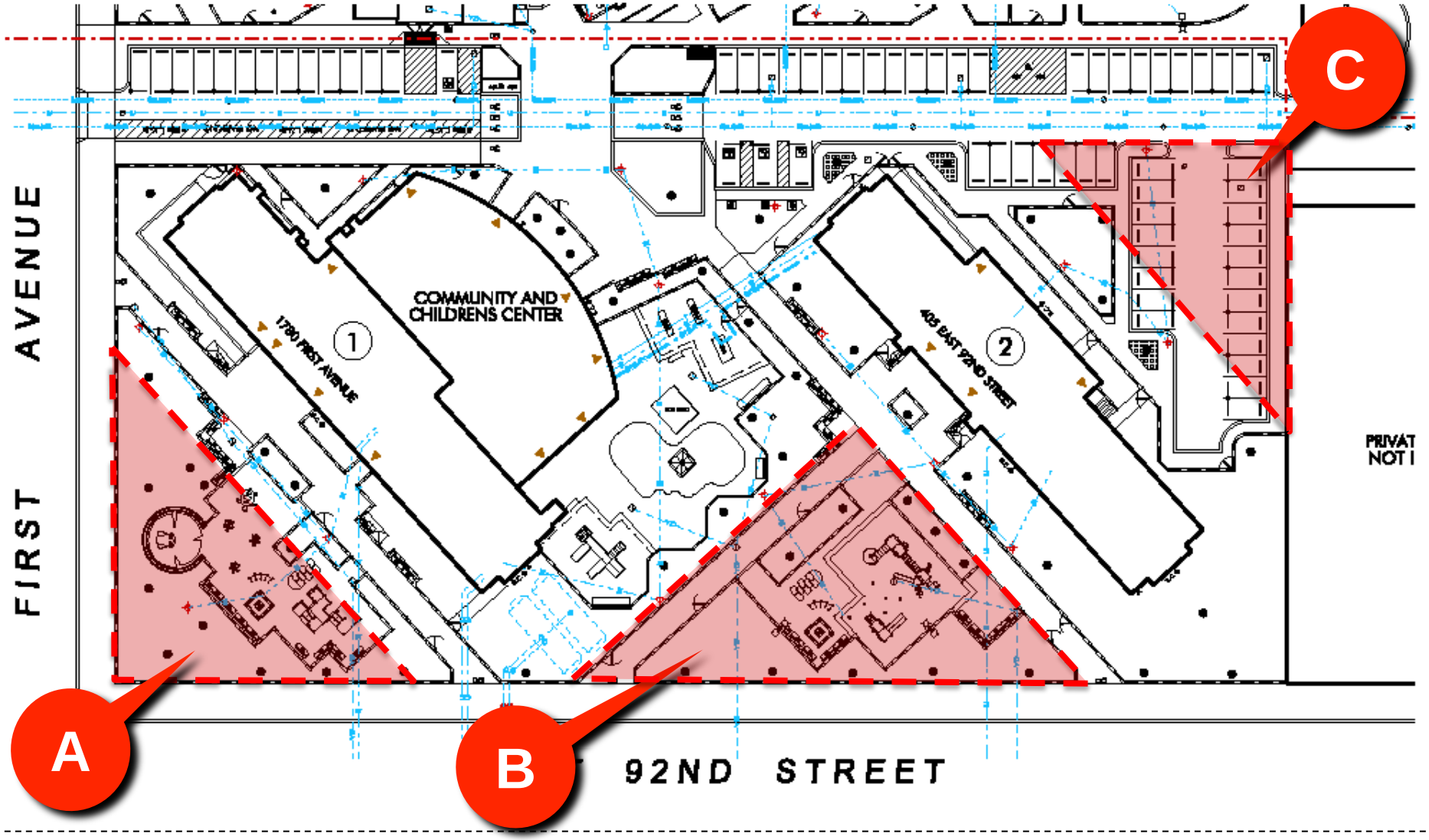
Things to consider; Questions to ask…



1. Where should these amenities be placed?
2. Who will use them? What are some of the things these places have in common?
3. What are some of the things these amenities have in common?
4. Is there anything you don't want to see improved or added?
5. Is there anything you would like to see removed?

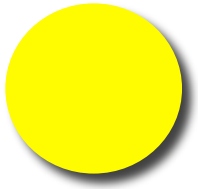
Break-out Session:

Where could the new building go?


C
FIRST AVENUE
COMMUNITY AND CHILDRENS CENTER
1780 FIRST AVENUE
1
2
405 EAST 92ND STREET
PRIVAT
NOT I
A
B
92ND STREET

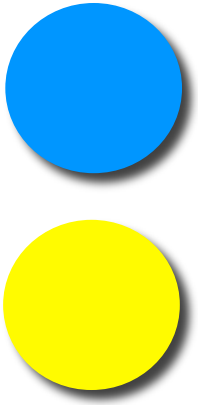
Question #4:
Where could the building go?

Places where we would like to see the building



Places where we would <u>NOT</u> like to see the building

Things to consider; Questions to ask…



1. Light and shade
2. What would need to be displaced? (Does it need to be replaced?)
3. Can it have a community space?
4. Does it allow enough space between buildings?
5. Is it close to a street?
6. Does it block any views?

Tell us what you talked about:

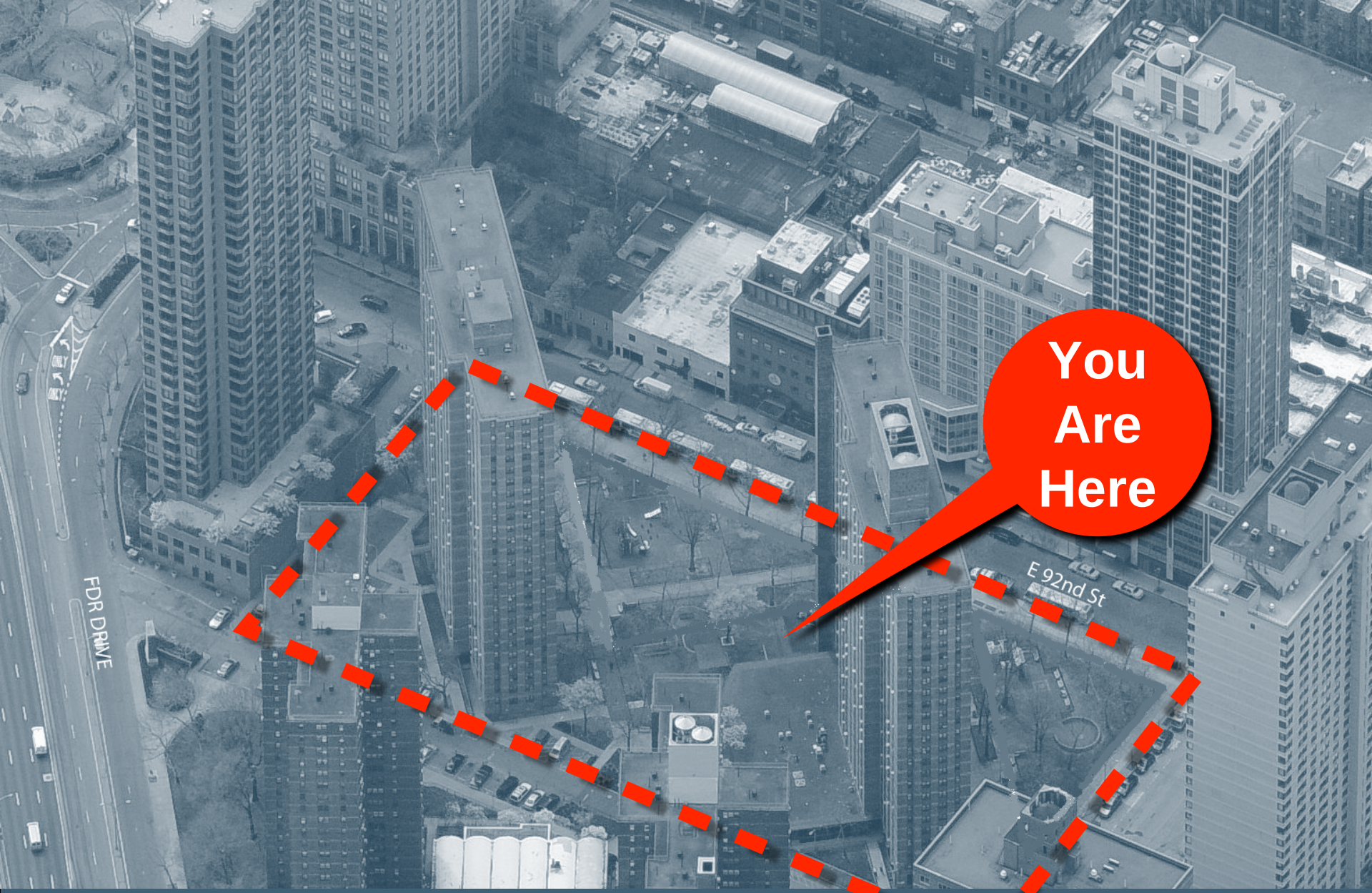
Table 1

Table 2

Table 3

Table 4

See you next week!



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