

# VISIONING SESSIONS

NextGen Neighborhoods at  
Holmes Towers

## Visioning Session Two

23 February 2016

# Introduction:

# Our Team:

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

... and special thanks to the

- Holmes Towers Resident Association

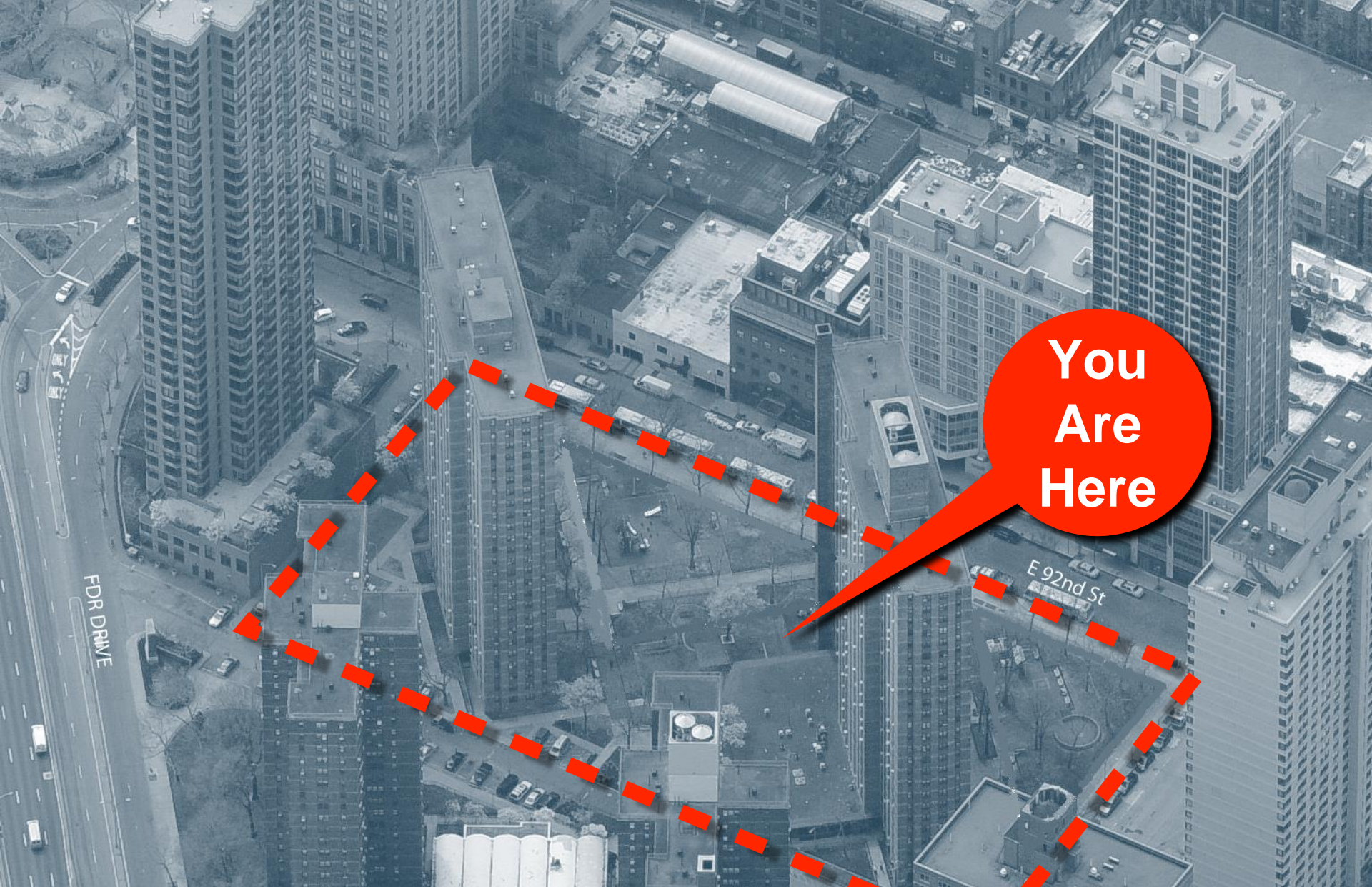
# Community Rules:

1.Safe space

2.Treat everyone with respect

3.Keep an open mind





You  
Are  
Here

E 92nd St

FDR DRIVE

# At Holmes Towers, there is a Significant need for repairs:

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

**\$33 MILLION**

for capital repairs

*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

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This plan will:

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

# Implementing NextGen Neighborhoods

IF we add a new building, we can:

- Capitalize on Available Space
- Make half of the units market-rate
- Create affordable housing with the other half of the units
- Make as many of the repairs in the 5-year PNA as possible
- Improve the Quality of Life for Holmes Residents
- Keep Holmes Residents in their apartments, and
- Keep NYCHA running

so... HOW do we add a new building that:

- Minimizes the inconvenience to all Holmes Residents?, and
- Maximizes the benefit to all Holmes Residents?



# In order to do this:

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

# 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.

You  
Are  
Here



# We Heard You:

4 Sessions

12 Tables

38 Holmes Residents



What We Heard:

# Improvements you'd like to see around Holmes Towers

# Outdoor Amenities

## Top Choices:

1. Enhanced Security
2. Improved Landscaping
3. Improved Playground

## Also Mentioned:

1. Improved Seating Areas
2. Improved Gardening Areas
3. Improved Lighting
4. Parking

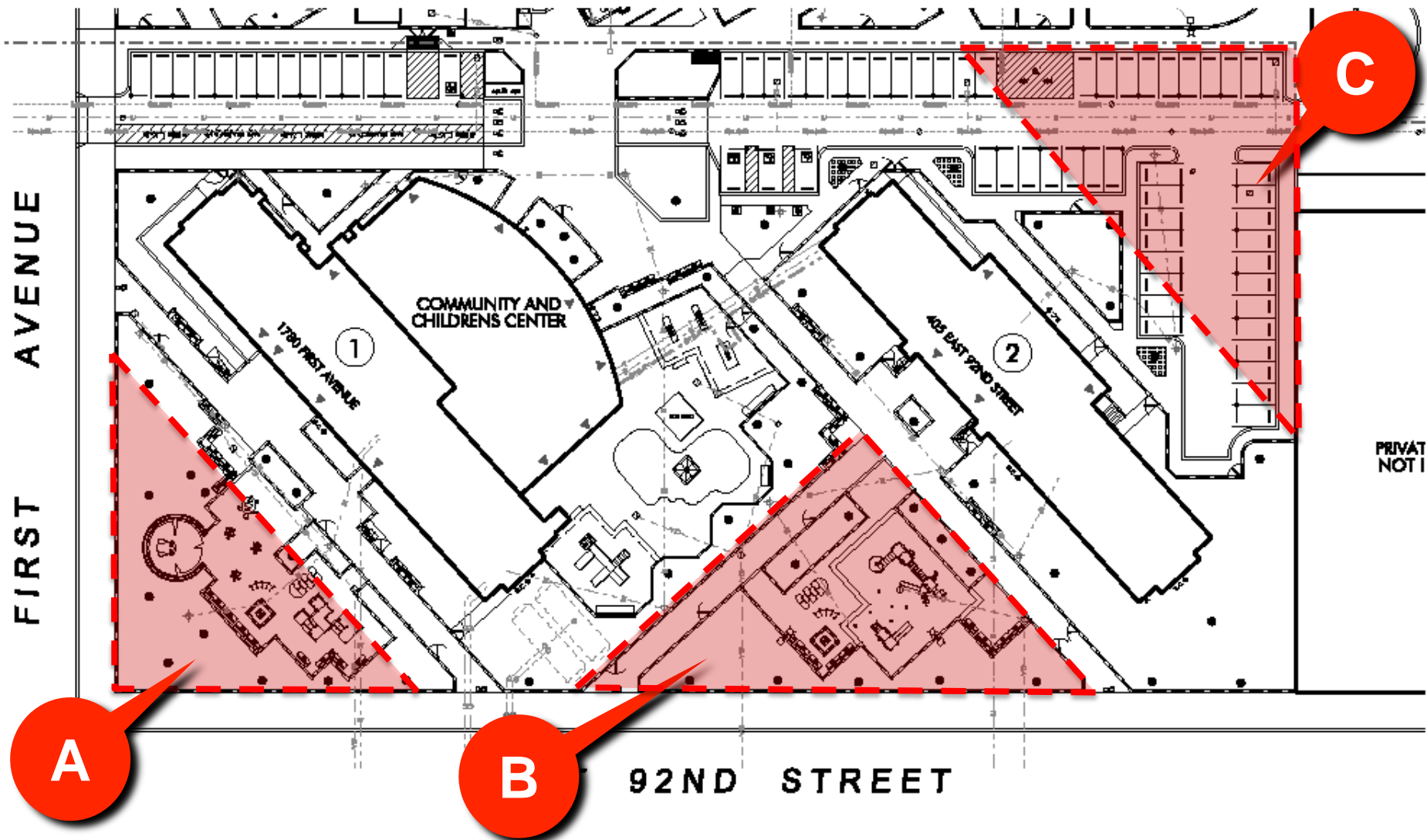
## Indoor Amenities:

1. *New Performance Space*
2. *Repairs in the Apartments*
3. *Basketball Courts*



What We Heard:

**Pros & Cons to possible locations  
for a new building**

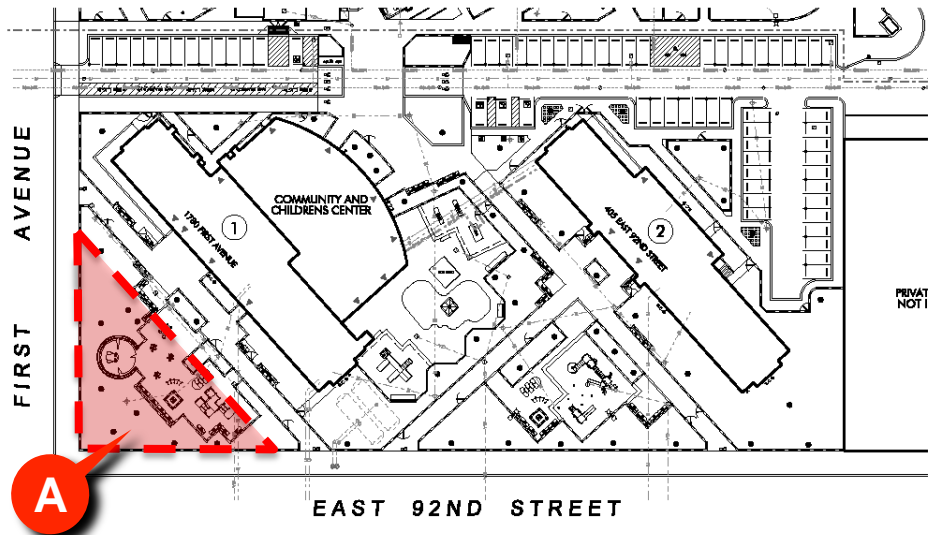


Break-out Session:

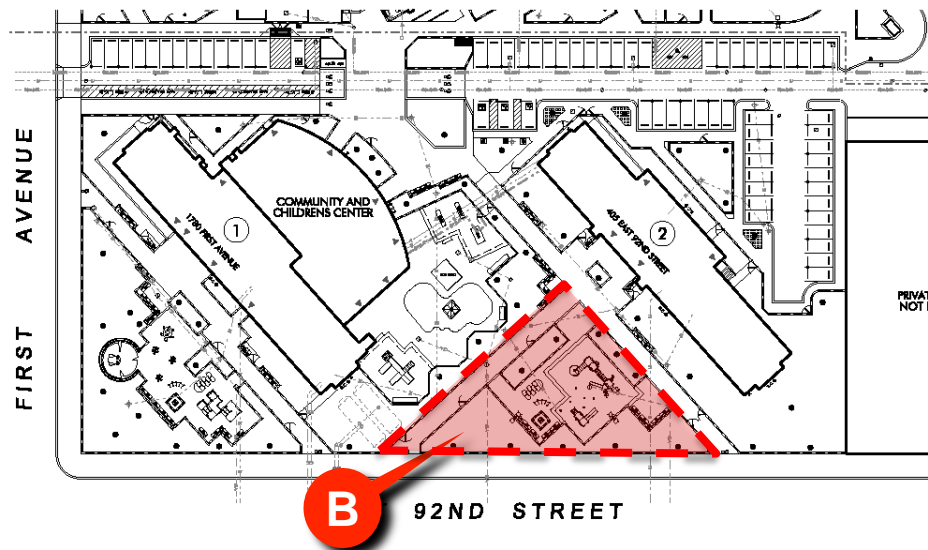
# How tall could the new building be?



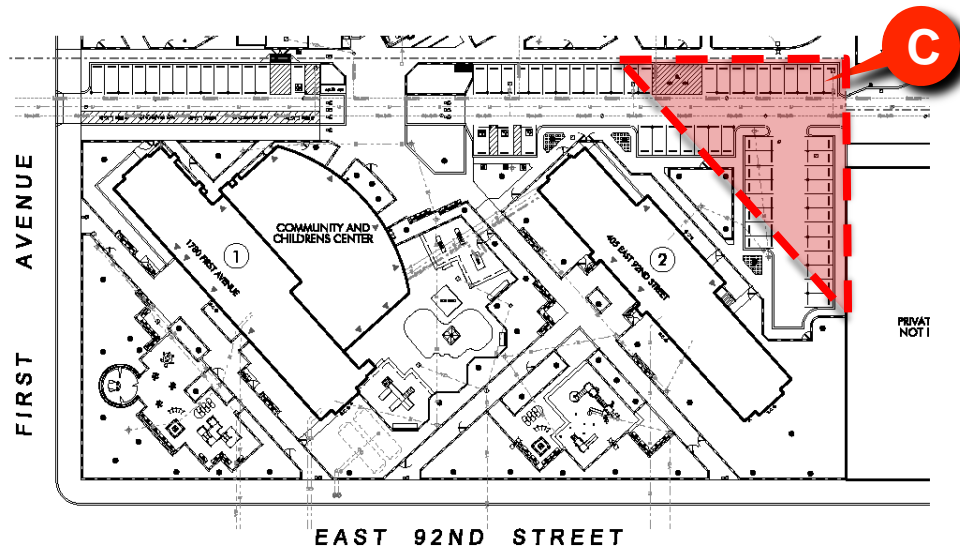
# Option #1: 306 Units, in a 52 Story Tower, on Site A



# Option #2: 300 Units, in a 38 Story Tower, on Site B



# Option #3: 300 Units, in a 52 Story Tower, on Site C



Question #1:

**What are the Pros and Cons to each Option?**  
**Are there other options we should consider?**

# 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?
7. Does it help to foster a sense of community?



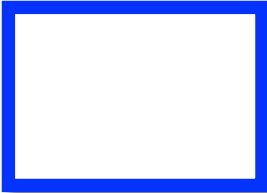
**Break-out Session:**  
**Indoor amenities & ground floor uses**  
**we'd like to see inside the**  
**new building**

Question #2:

**What Indoor Amenities would you like to see in the new building?**

Indoor  
Amenities

# Things to consider; Questions to ask...

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1. Where should these amenities be placed?
  2. Who will use them?
  3. What are some of the things these amenities have in common?
  4. Is there anything you don't want to see included?

# Tell us:

1. What **Option(s)** you think we should ask for,
2. What **Indoor Amenities** you think we should ask for, and
3. Why?:

# See you next month!