

VISIONING SESSIONS

NextGen Neighborhoods at
Wyckoff Gardens

Visioning Session One

16 February 2016

Introduction:

Our Team:

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

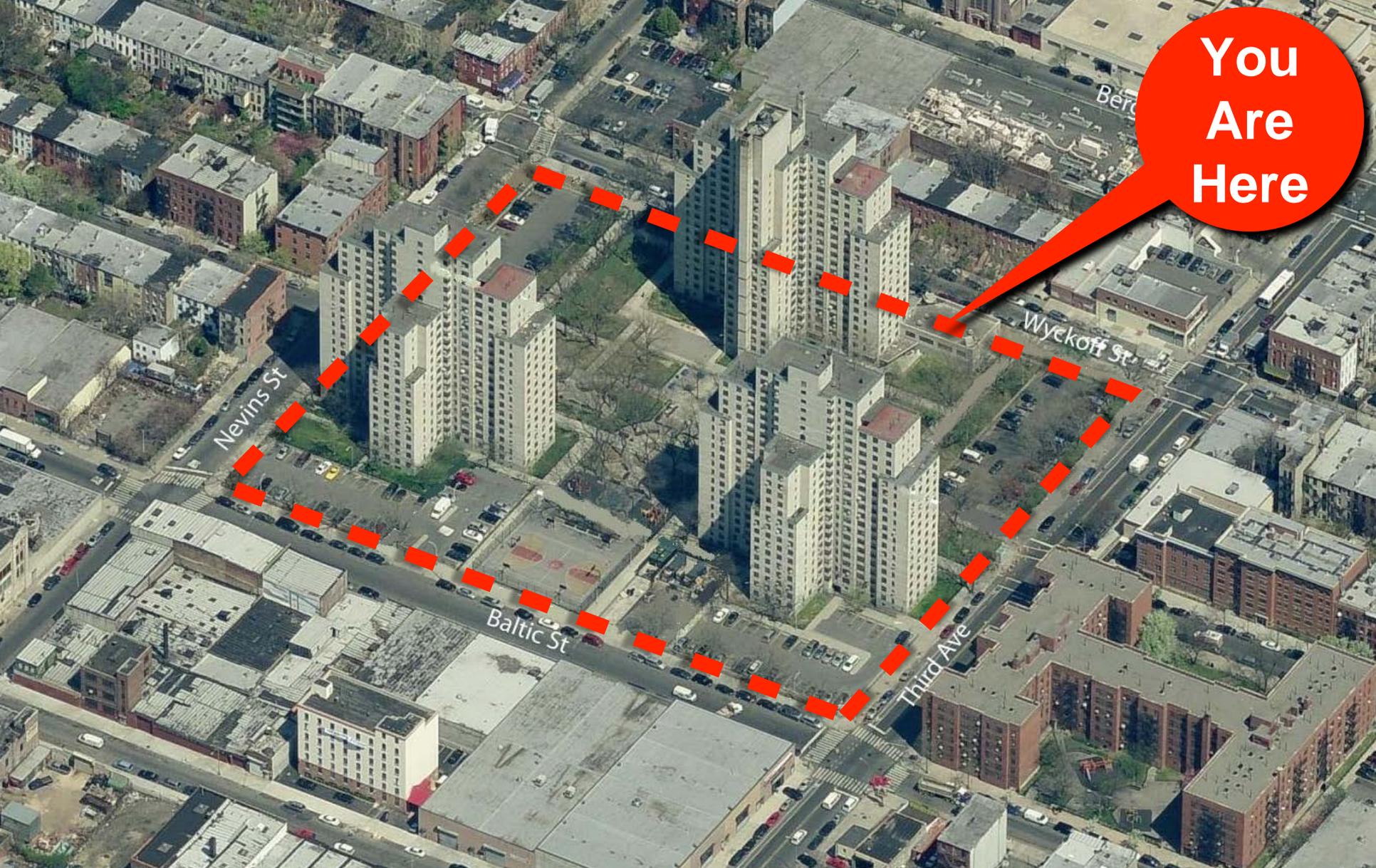
... and special thanks to the

- Wyckoff Gardens Resident Association

Community Rules:

1. Safe space
2. Treat everyone with respect
3. Keep an open mind

You
Are
Here





At Wyckoff Gardens, there is a Significant need for repairs:

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

\$38 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

This plan will:

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

Why Wyckoff Gardens?

Strong rental market

Need for affordable housing

Space available for new buildings

Significant need for repairs

Why Are We Here?:

- Before we can build a new building at Wyckoff Gardens, 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.

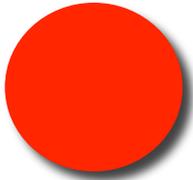
Here's what we DO know:

We need to build **550-650 units** of new housing in (up to) two buildings

- The units will be 50% Market-Rate and 50% Affordable (with a 25% NYCHA set-aside)
- There are **five possible** sites for the building(s)
- The building(s) can be anywhere from **8 to 36 floors** tall
- There is the possibility of stores & shops on the ground floor of the new building(s)
- There is the possibility of community space & amenities on the ground floor of the new building(s)
- There is the possibility of other site improvements

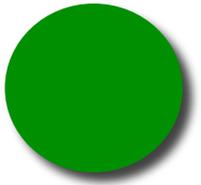
Let's Talk About:
**Improvements we'd like to see around Wyckoff
Gardens**

Question #1:



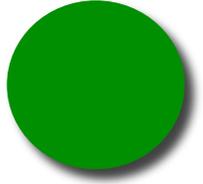
Where do you... **live?**

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(s)**

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?

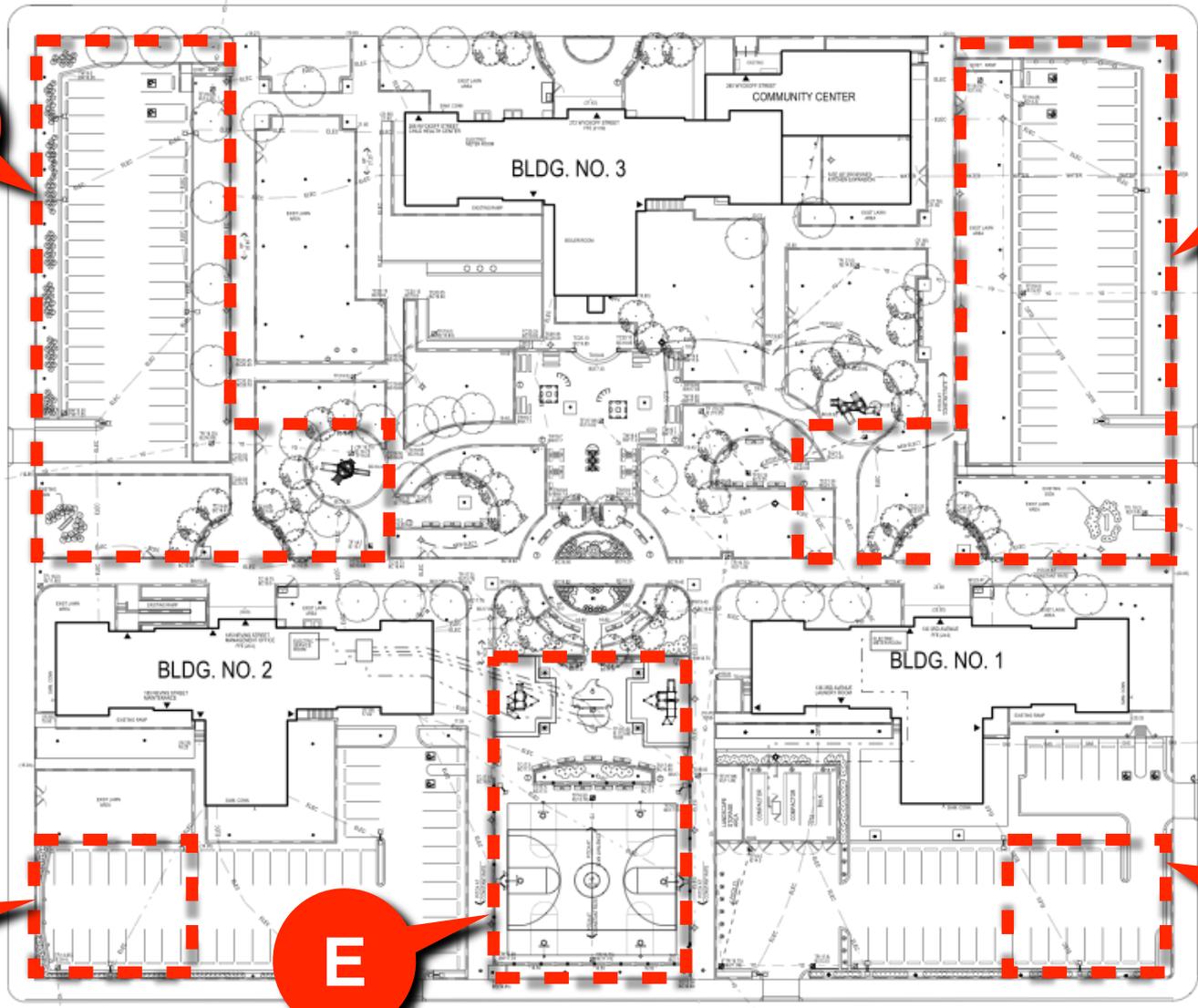
Break-out Session:
Where could the new building(s) go?

B

A

NEVINS STREET

THIRD AVENUE



BLDG. NO. 2

BLDG. NO. 3

BLDG. NO. 1

COMMUNITY CENTER

C

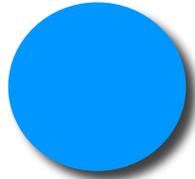
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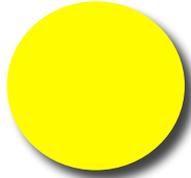
BALTIC STREET

Question #4:

Where could the building(s) go?

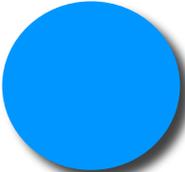
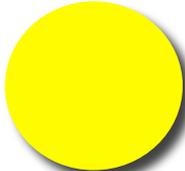


Places where we would like to see the building(s)



Places where we would NOT like to see the building(s)

Things to consider; Questions to ask...

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

Tell us what you talked about:

Table 1

Table 2

Table 3

Table 4

See you next week!