

VISIONING SESSIONS

NextGen Neighborhoods at
Wyckoff Gardens

Visioning Session Two

24 February 2016

Introduction:

Our Team:

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

... and special thanks to the

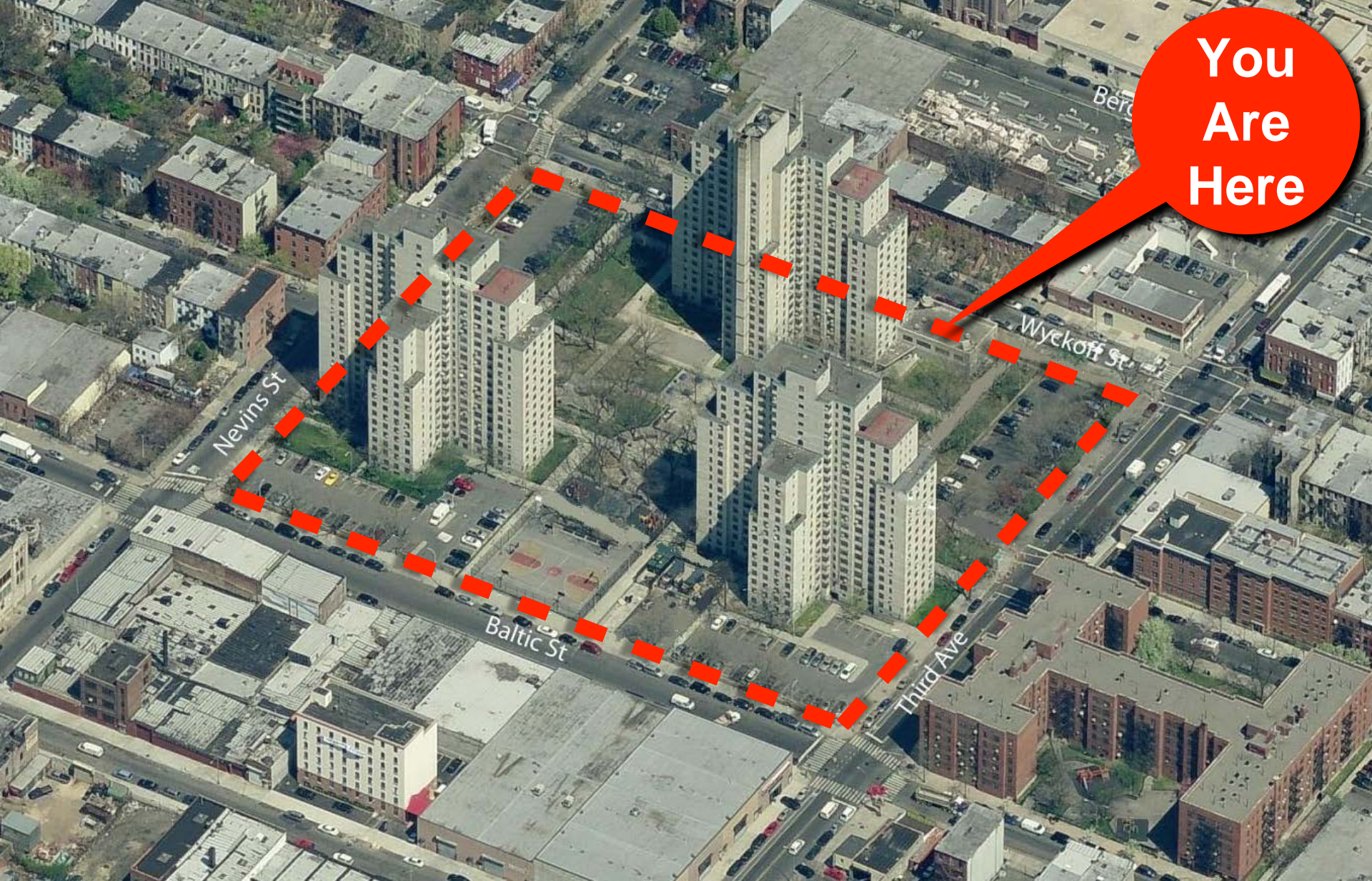
- Wyckoff Gardens Resident Association

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

Implementing NextGen Neighborhoods

IF we add new buildings, 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 Wyckoff Residents
- Keep Wyckoff Residents in their apartments, and
- Keep NYCHA running

so... HOW do we add new buildings that:

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

In order to do this:

We need to build **550 to 650 units** of new housing in a **maximum of two buildings**

- The units will be **50% Market-Rate** and **50% Affordable** (*with a 25% NYCHA preference*)
- There are **five possible sites** for the buildings
- The buildings can be anywhere from **12 to 36 floors** in height
- There is the possibility of **stores & shops** on the ground floor
- There is the possibility of **community space & amenities** on the ground floor
- There is the possibility of other **site improvements**

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:

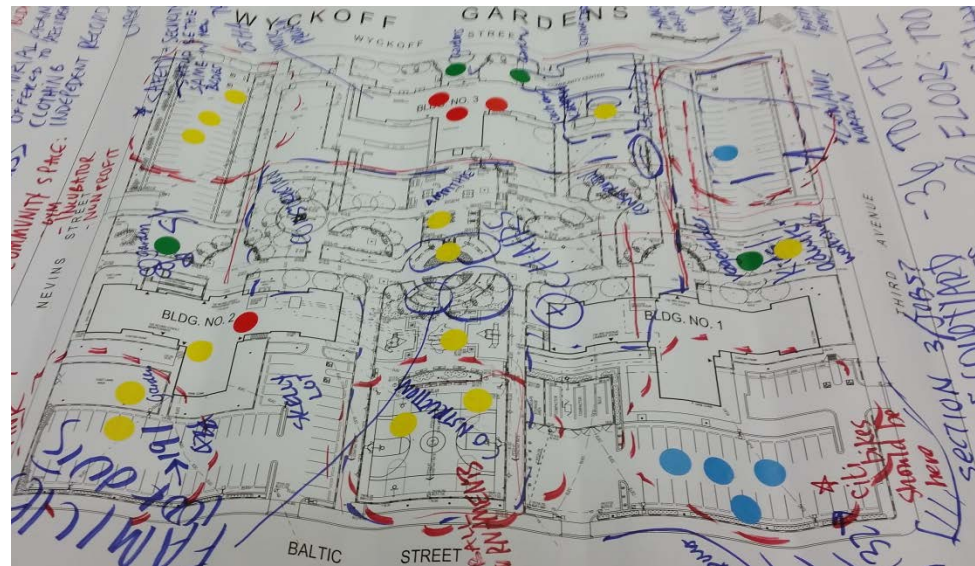
- To help us decide **HOW** tall we want the new building to be;
- To help us decide **WHAT** we want to go in the new building.

We Heard You:

4 Sessions

13 Tables

51 Wyckoff Residents



What We Heard:
**Improvements you'd like to see around
Wyckoff Gardens**

Outdoor Amenities

Top Choices:

1. Enhanced Security
2. Improved Lighting
3. Dog Walk Area
4. Improved Seating Area

Also Mentioned:

1. Improved Playgrounds
2. Picnic Area
3. Improved Gardening Areas
4. Parking
5. Improved Landscaping
6. *New Community Center*

What We Heard:
**Pros & Cons to possible locations
for new buildings**

NEVINS STREET

THIRD AVENUE

BALTIC STREET

B

A

C

E

D

BLDG. NO. 3

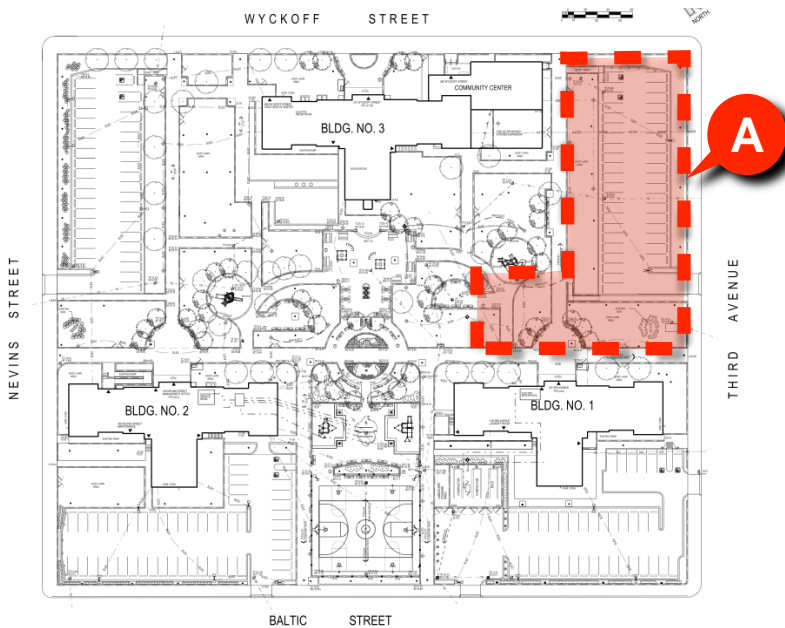
BLDG. NO. 2

BLDG. NO. 1

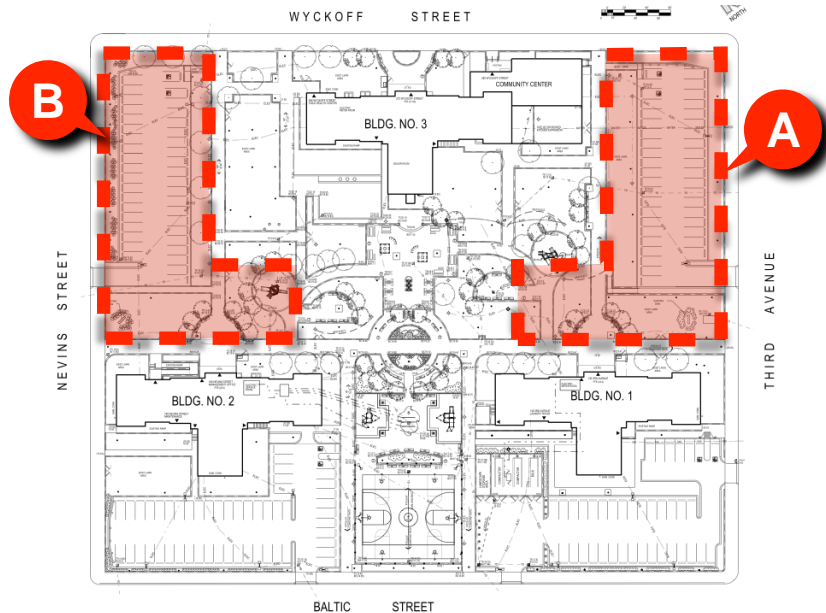
COMMUNITY CENTER

Let's Talk About:
How tall the new buildings could be...

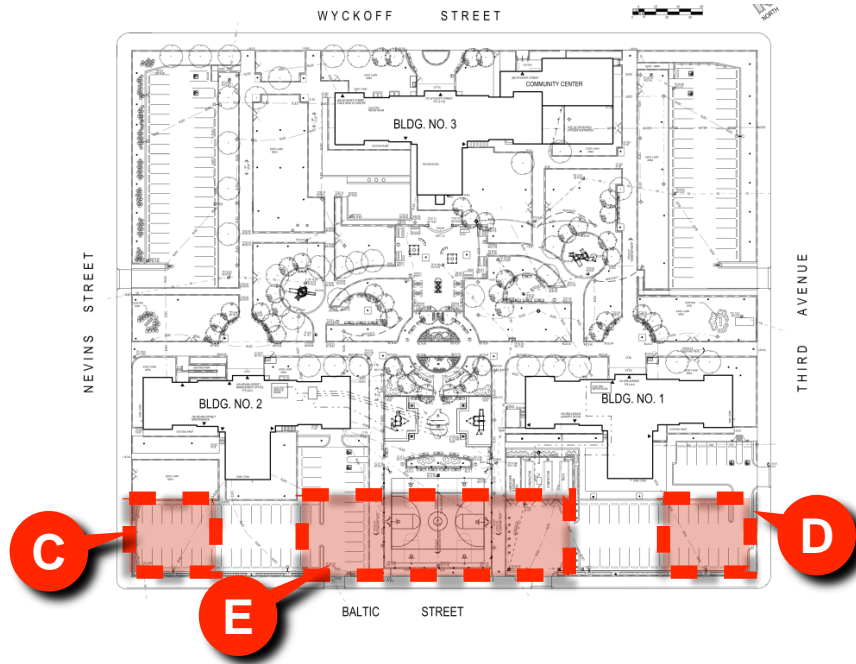
Option #1: 600 Units, in 1 Tower, 35 Stories, on Site A



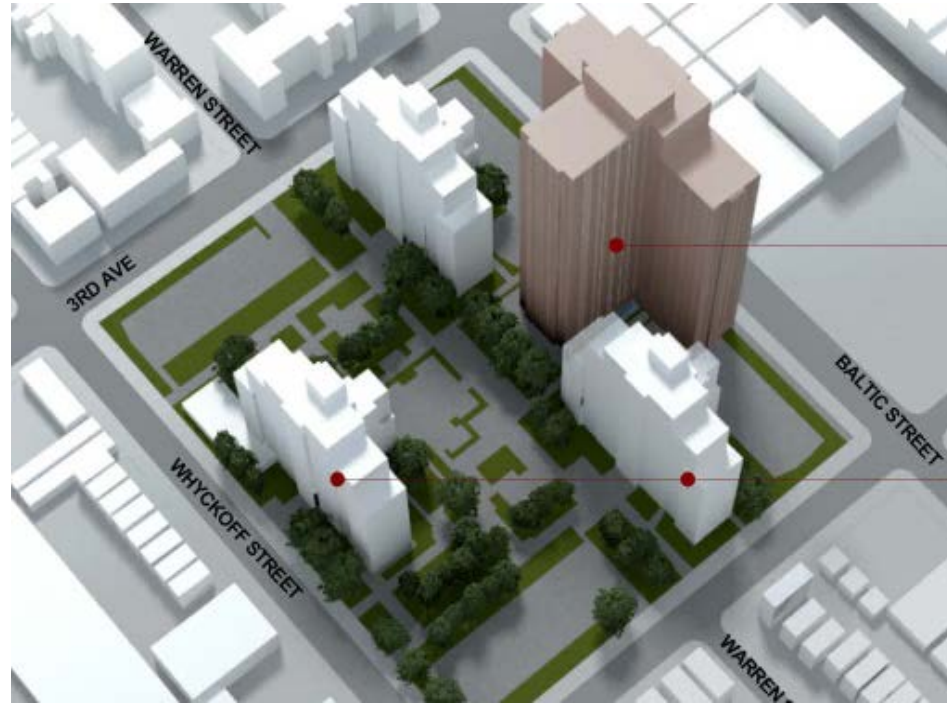
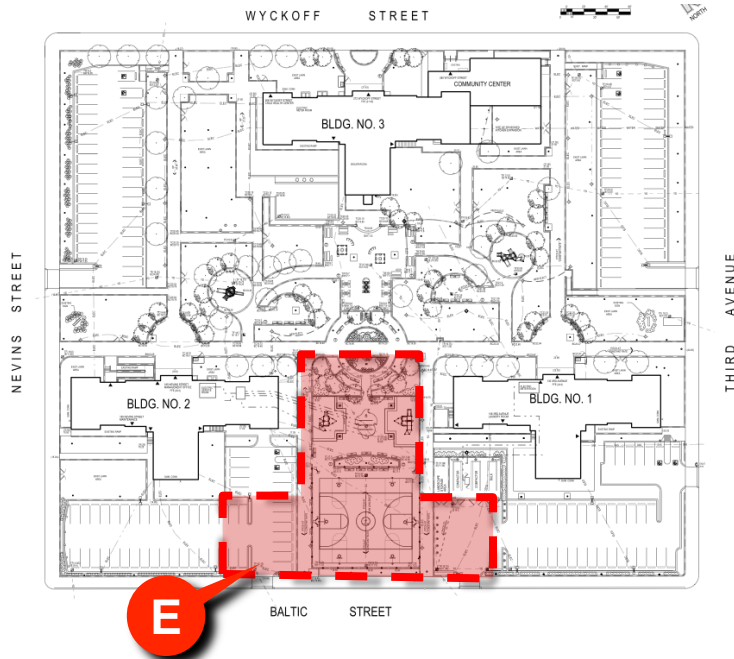
Option #2: 600 Units, in 2 Towers, 18 Stories each, on Sites A & B



Option #3: 600 Units, in 3 Towers, 19 & 22 Stories, on Sites C, D, & E



Option #4: 600 Units, in 1 Tower, 36 Stories, on Site E



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. Can it have commercial space?
5. Does it allow enough space between buildings?
6. Is it close to a street?
7. Does it block any views?
8. Does it help connect the community?

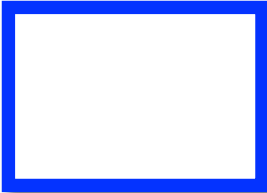
Break-out Session:
Indoor amenities & ground floor uses
we'd like to see inside the
new buildings

Question #2:

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

Indoor
Amenities

Things to consider; Questions to ask...

- 
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!