

VISIONING SESSIONS

NextGen Neighborhoods at
Wyckoff Gardens

Visioning Session Three

15 MARCH 2016

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

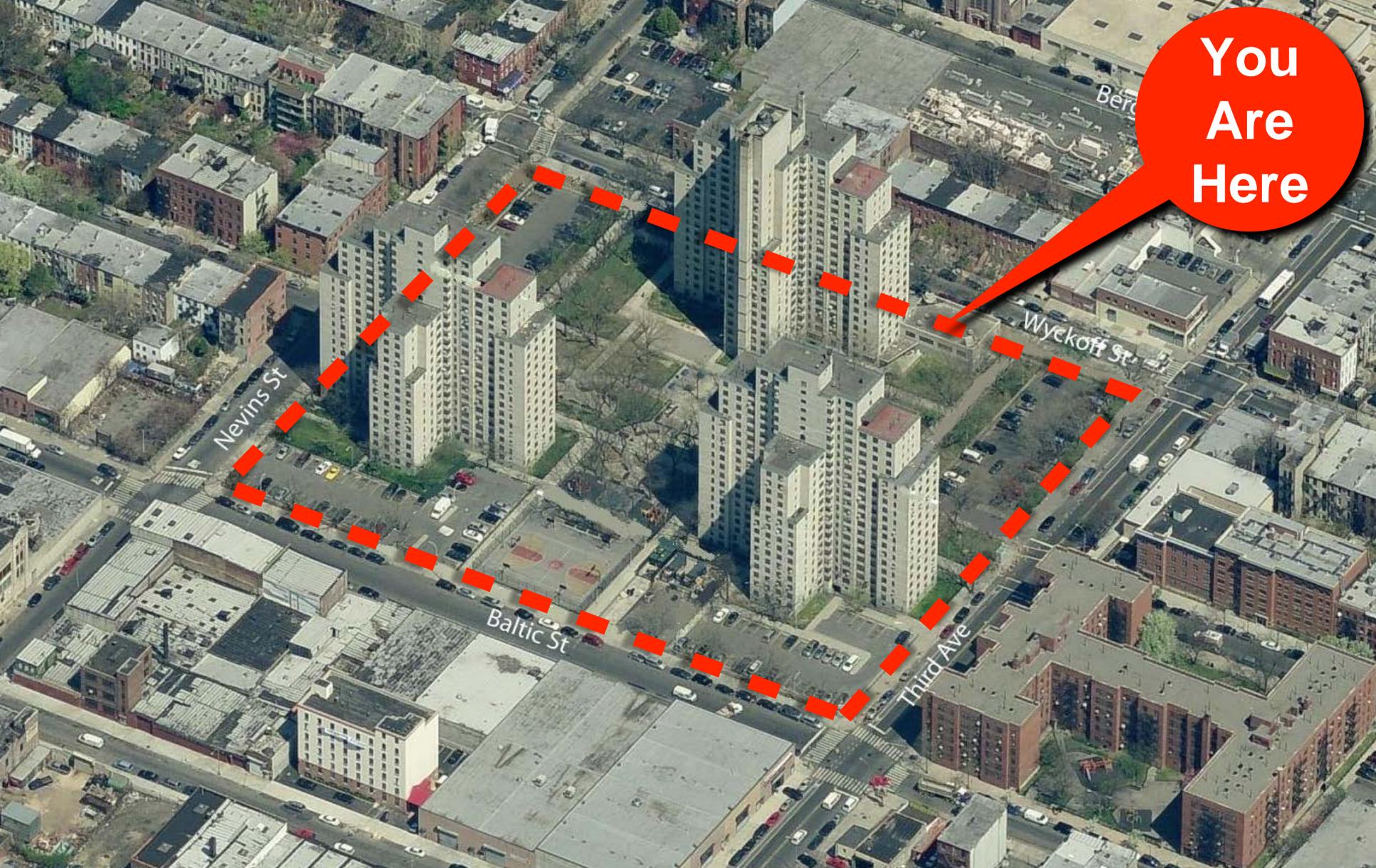
Community Rules:

1.Safe space

2.Treat everyone with respect

3.Keep an open mind

You
Are
Here



Why Are We Here?:

- To **recap** the two previous Visioning Sessions
- Outline the site we collectively identified in the **Request for Proposals** as well as the selection criteria
- Explain the next steps for forming the **Resident Stakeholder Committee**

Wyckoff Gardens Visioning Sessions Recap:

Session One:

- You told us WHERE the new building should go;
- You told us WHAT else should go on the site;

Session Two:

- You told us HOW tall and wide you want the new buildings;
- You told us WHAT else should go in the building.

Both Days:

- You told us your Concerns and your Preferences.

We Heard You...

Session One:

4 Sessions

13 Tables

51 Wyckoff Residents



Outdoor Amenities

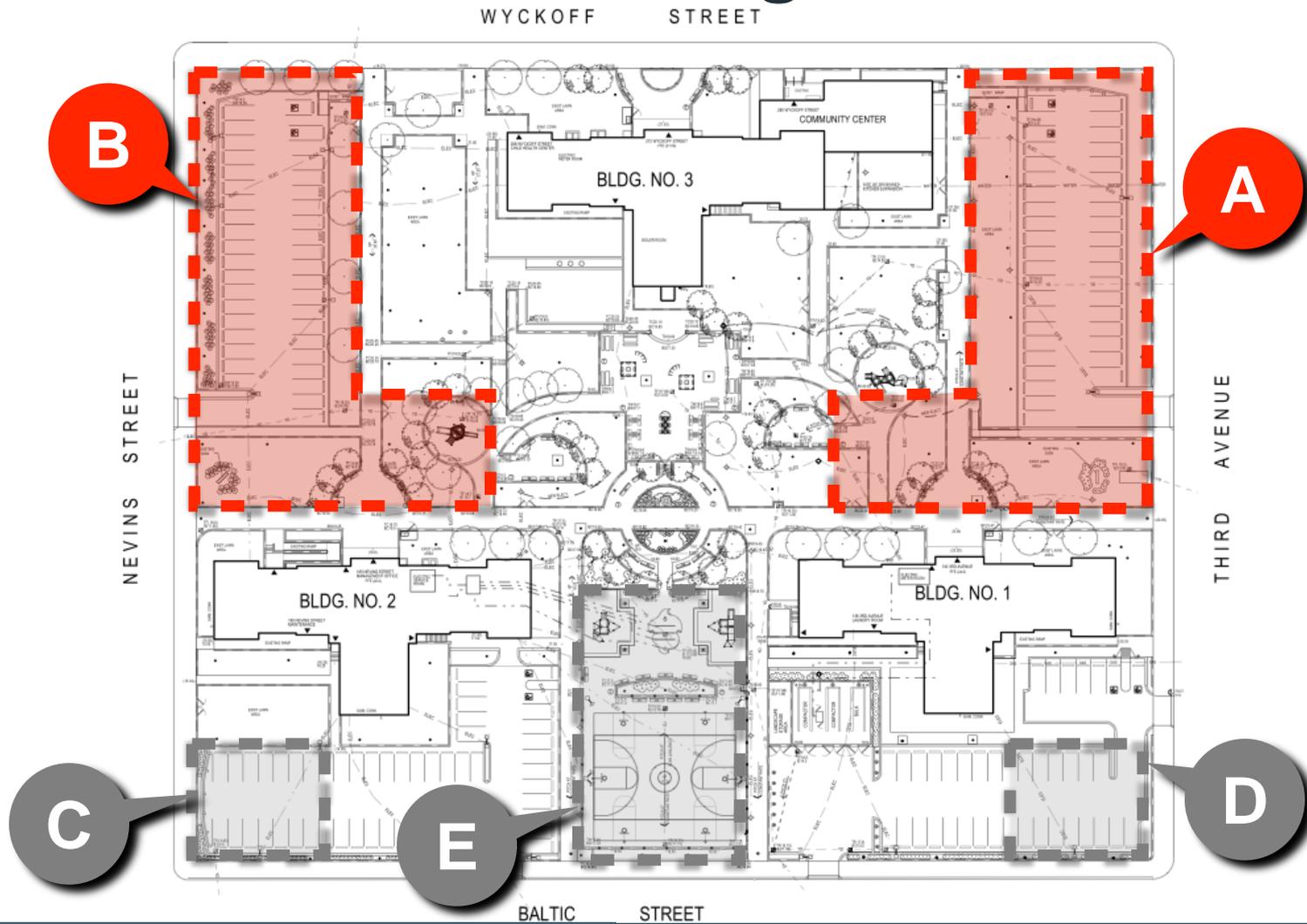
Top Choices:

- **Enhanced Security**
- **Improved Lighting**
- **Dog Walk Area**
- **Improved Seating Area**

Also Mentioned:

- Improved Playgrounds
- Picnic Area
- Improved Gardening Areas
- Parking
- Improved Landscaping

Possible Building Locations



We Heard You...

Session Two:

3 Sessions

7 Tables

46 Wyckoff Residents



Indoor Amenities

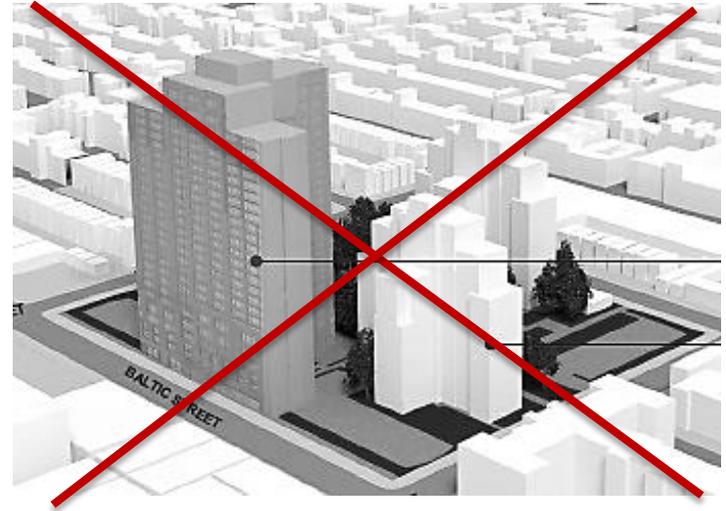
Top Choices for Commercial Uses :

- Pharmacy
- Grocery store (with a fish market) or Food Co-op that is affordable to low-income residents
- Laundromat
- Bank
- Other neighborhood retail

Top Choices for Community Facility Programs:

- Event Space (with affordable rental rates)
- Cultural Center
- Early Education Facility
- Small Business Incubator & Vocational training
- Community Legal Services
- Fitness center

Possible Building Massings



What is an RFP?:

An **RFP**, or a **Request For Proposals**, is a document issued by NYCHA with our partners at HPD, which primarily does two things:

1. It invites Developers to submit a **plan** (also known as a proposal) for two new buildings at Wyckoff Gardens, including what the new buildings **could look like**, what sort of **programs** would go on the ground floor, what sort of **improvements** could be made around the site, and how much of a **return** they would give to NYCHA; and
2. It tells Developers what NYCHA and the Residents of Wyckoff Gardens would **prefer** to see in that plan.

What Goes In the RFP?:

Visioning Sessions Executive Summary

- **Quality of Building & Urban Design**

Locations for the new buildings

Massing for the new buildings

Outdoor Amenities

- **Program**

Indoor Amenities

- **Additional Concerns & Considerations**

Quality of Building & Urban Design:

Building Design & Massing Preferences

Wyckoff Gardens Residents stated a preference for plans & proposals that included:

- Buildings that keep in the **scale, context, and character** of the existing buildings
- Buildings that enhance the existing site and not detract from it
- Buildings that minimize the **loss of views** and the amount of **shadows**
- Buildings that maximize the amount of **natural light & natural breezes**
- Buildings that are **shorter** than the three existing buildings

Quality of Building & Urban Design:

Urban & Site Design Preferences

Residents also expressed a preference for plans & proposals that included:

- Site Designs which create a sense of a **unified community** across the development
- Site Designs which revitalize and improve the **central walkway** through the development
- Site Designs which reactivate **common spaces** (including the “Pit”)
- Site Designs which encourage new buildings to **face the existing buildings** and don’t “turn their backs” to the community
- Site Designs which minimize the **loss of parking spaces**
- Site Designs which maximize **access** to the grounds year-round

Quality of Building & Urban Design :

Outdoor Amenity Preferences

- Enhanced security/improved lighting
- New dog walk area
- Improved seating areas
- Improved playground
- Picnic areas
- Improved gardening areas
- More parking
- Improved landscaping.

Program:

Commercial Preferences

- Pharmacy
- Grocery Store (including a good fish market)
- Laundromat
- Bank
- Other neighborhood-based retail

Community Facility Preferences

- Event Space
- Cultural Center
- Early Education Facility
- Small Business Incubator & Vocational Training Program
- Community Legal Services

Additional Concerns & Considerations:

Safety & Security

- Improved security
- Better lighting
- Minimize disruption to playgrounds and routes to school

Affordability

- Long-term leases to preserve long-term affordability
- Deep affordability reaching below 60% of AMI to Very Low-Income Households

NextGen Neighborhoods RFP

Wyckoff Overview:

Site Selected:

Sites A & B

600 Units

Two buildings

Shorter than the existing buildings

Outdoor Amenity Preferences:

Enhanced Security

Improved Lighting

Dog Walk Area

Improved Seating Area

Commercial Use Preferences:

Pharmacy

Grocery store (with a fish market)

Laundromat

Bank

Other neighborhood retail



Community Facility Use Preferences:

Event Space

Cultural Center

Early Education Facility

Small Business Incubator & Vocational training

Community legal services

Next Steps for RFP Release

February

Visioning
Sessions:
Day One
Day Two

March

Visioning
Sessions:
Day Three

April

Release
RFP

Summer '16

Evaluate
Proposals

Fall '16

Select
Developer

**We
Are
Here**

Resident
Stakeholder
Committee

Stakeholder Committee

We are looking for residents who:

- Would like to stay actively involved in the project by giving NYCHA feedback
- Can raise concerns on behalf of your neighbors and the community
- Will attend meetings with the development team every **Three Months**



Questions & Feedback