

Public Meeting Guidelines

1. The following will not be tolerated and can result in **removal from meeting**:
 - use of obscenities
 - racist, classist, homophobic, or transphobic language
2. The majority of the time spent during this session will be heavily focused on the feedback you will be giving during the activities. If your questions are not answered in the intro presentation or during the activities, please email them to *stapletonarfp@hpd.nyc.gov*
3. This meeting is being recorded. By remaining in the meeting, you are consenting to being recorded.

Stapleton Urban Design Workshop
September 30, 2020

Agenda

1. Review Existing Conditions at Site A
2. Existing Waterfront Open Space & Planned Improvements
3. Flood Resilient Construction & Design
4. Activities
 - a. Introductions & Life on North Shore
 - b. What makes a successful place?
 - a. Define your design values
5. Whole Group Report-Back
6. Reminders, Questionnaire, and Upcoming

Existing Conditions at Site A

Current Conditions

- Site A ≈ 160,000 sf
- Zoned as a special district
 - C4-2/R6B
 - Denser residential use, max: 12 stories

Open Space Improvements (EDC)

- Site A: 1 acre, Site B1: 3.4 acres
- Flood resilient coastal infrastructure

Development Program

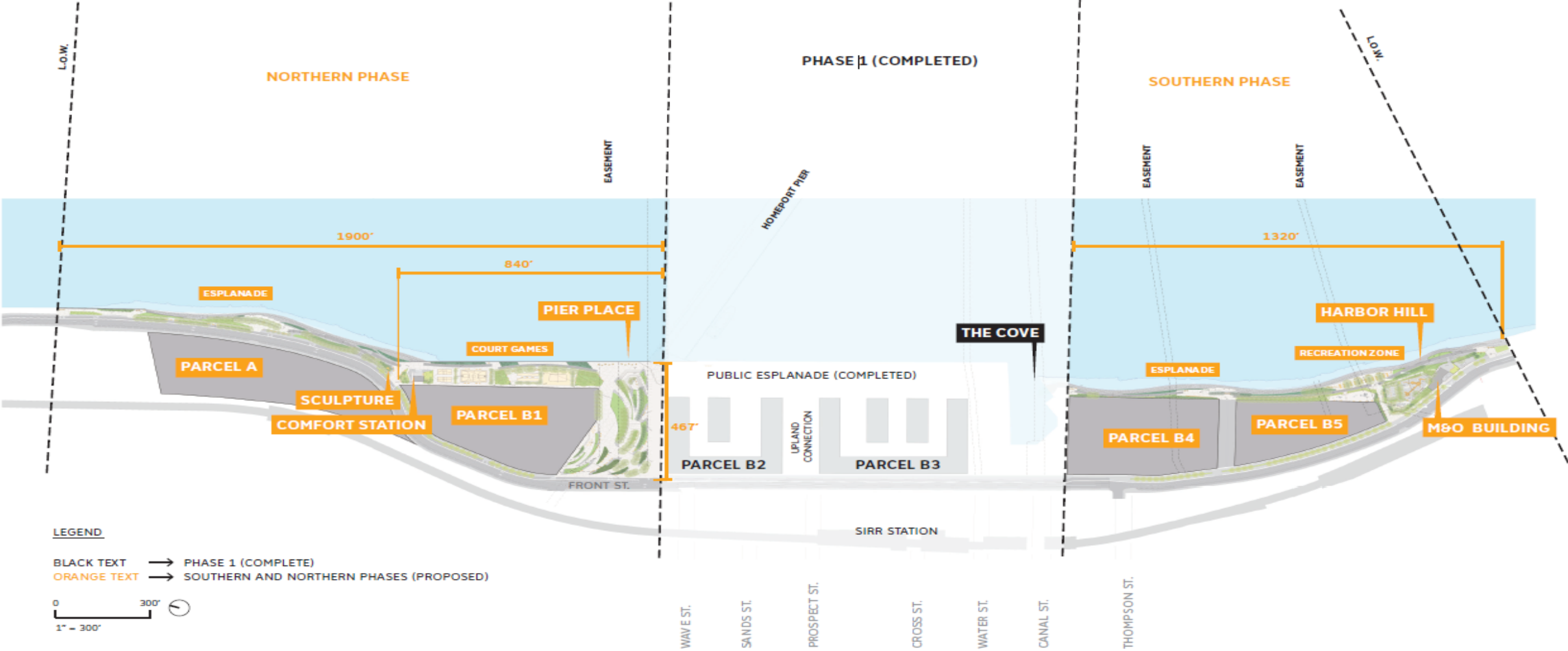
- Site A to be split into two: one-part for potential school, one-part for mixed use residential
- Ground Floor non-residential uses
 - Retail/Commercial
 - Office
 - Community Facility
- 100% Affordable Housing



Aerial view of site looking south

Waterfront Open Space Project Background

New open space, waterfront access, affordable housing, and connectivity



LEGEND
 BLACK TEXT → PHASE 1 (COMPLETE)
 ORANGE TEXT → SOUTHERN AND NORTHERN PHASES (PROPOSED)



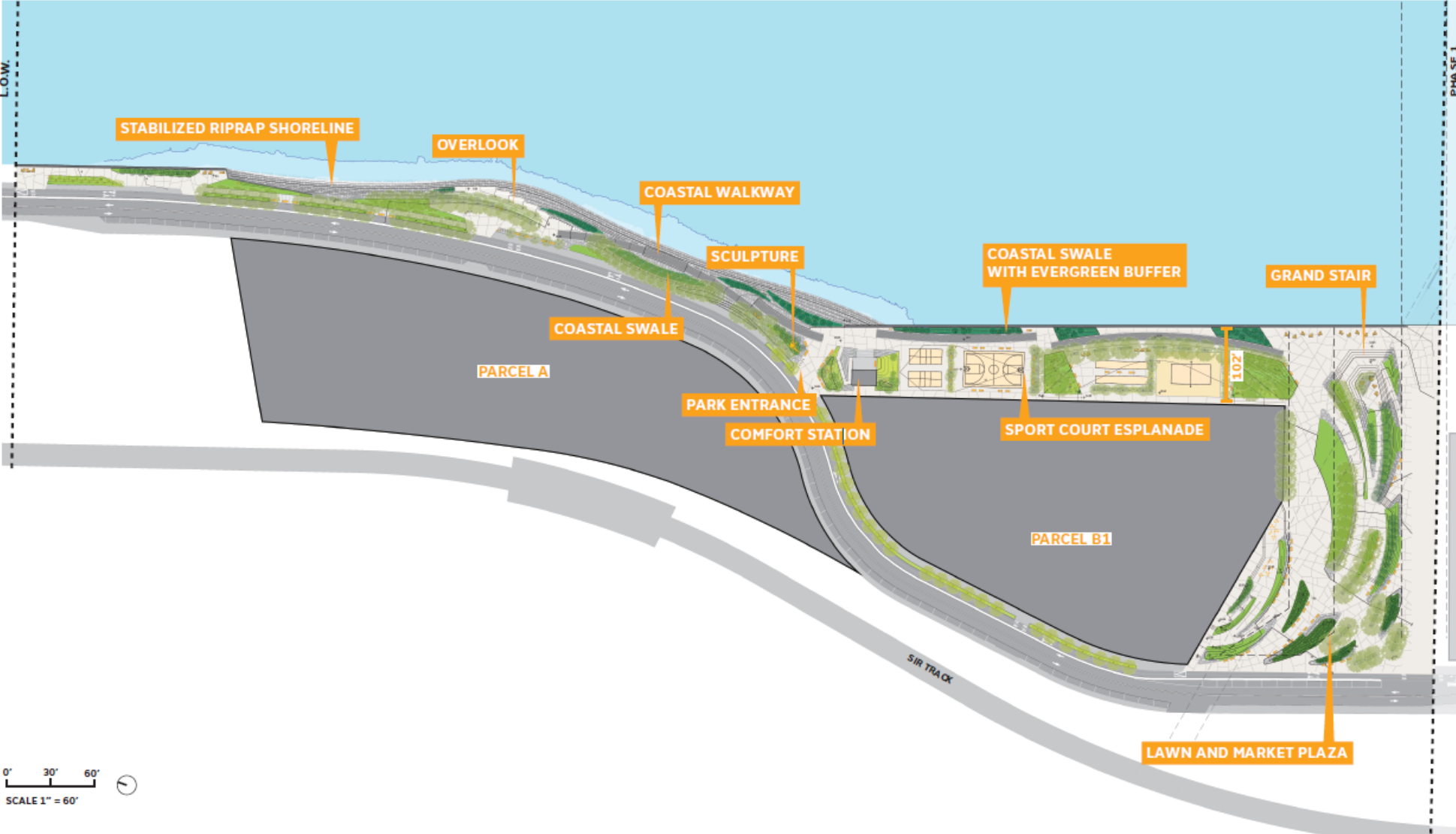
Phase 1 - Complete

5 acres of new waterfront open space



Northern Phase Preliminary Design

Waterfront esplanade with sport courts, comfort station, public art and market plaza

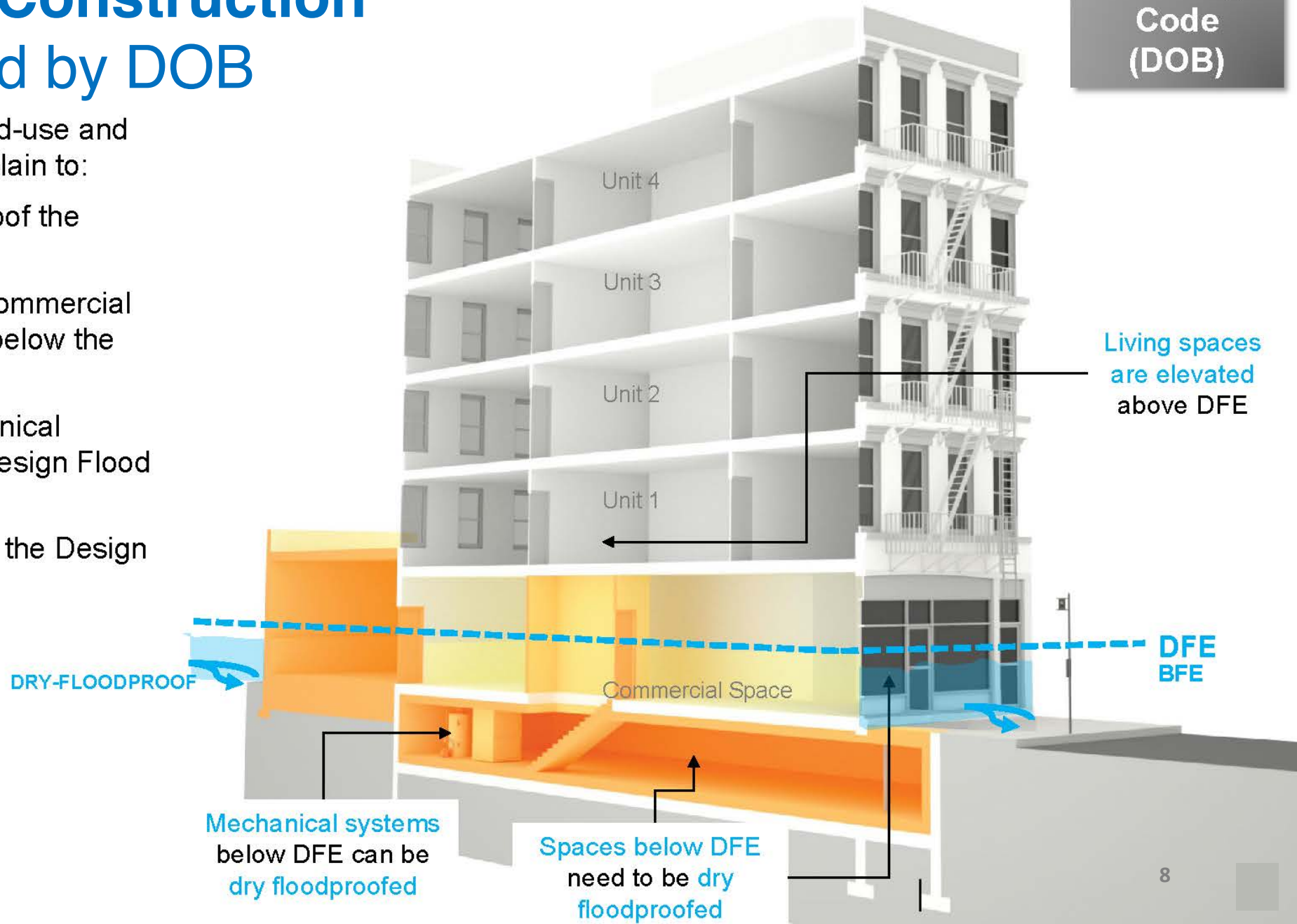


Flood Resilient Construction

Currently required by DOB

NYC Building Code requires mixed-use and commercial buildings in the floodplain to:

- Wet flood proof or dry flood proof the ground floor
- Dry flood proofing allows the commercial space to be located at grade, below the Design Flood Elevation (DFE)
- If dry flood proofed, the mechanical equipment can be below the Design Flood Elevation (DFE).
- elevate all living spaces above the Design Flood Elevation (DFE)



Flood Resilient Streetscape Design

Some examples of good streetscape elements are:

Transparency makes the building frontage inviting

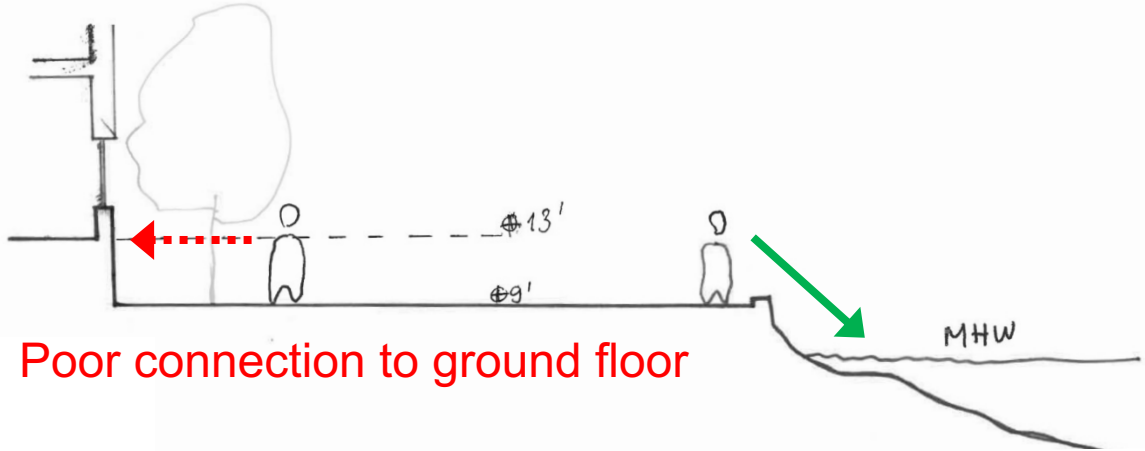
Seating is provided for an active street presence

Planting is provided to mitigate blank walls



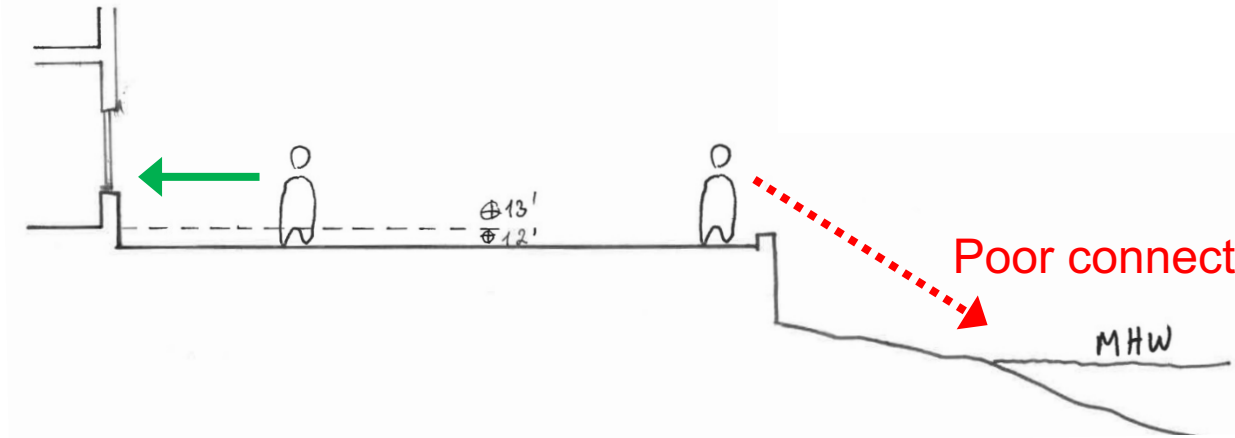
Flood Resilient Waterfront Design

Common flood adaptation constraints



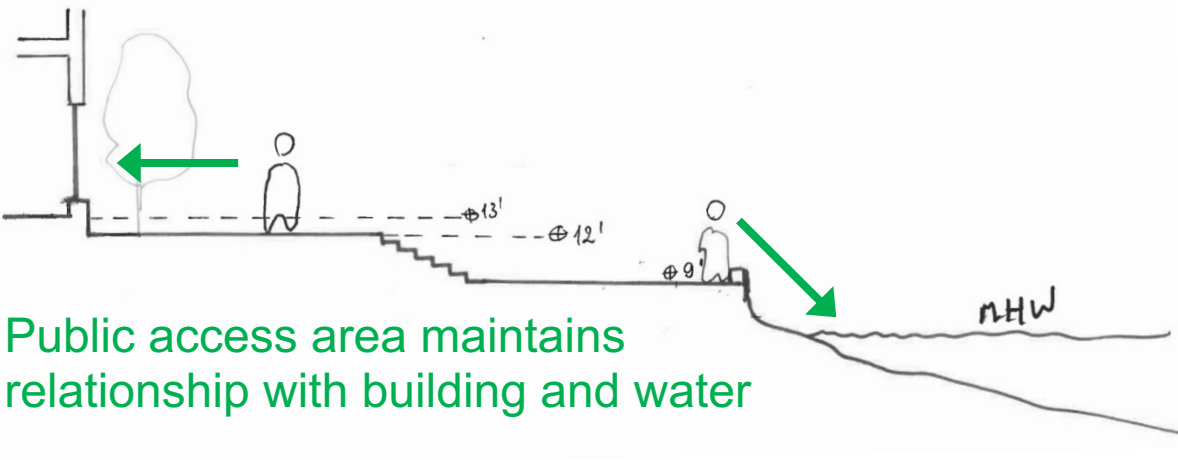
Poor connection to ground floor

OR



Poor connection to the water

Core goal for waterfront resilient design



Public access area maintains relationship with building and water

Activities

Format

Each Team will have a Facilitator, Navigator and a Notetaker. Your Facilitator will be walking your team through a series of discussions that will help you create a brainstorming board for your team. You will have ~1 hour to complete the activities.

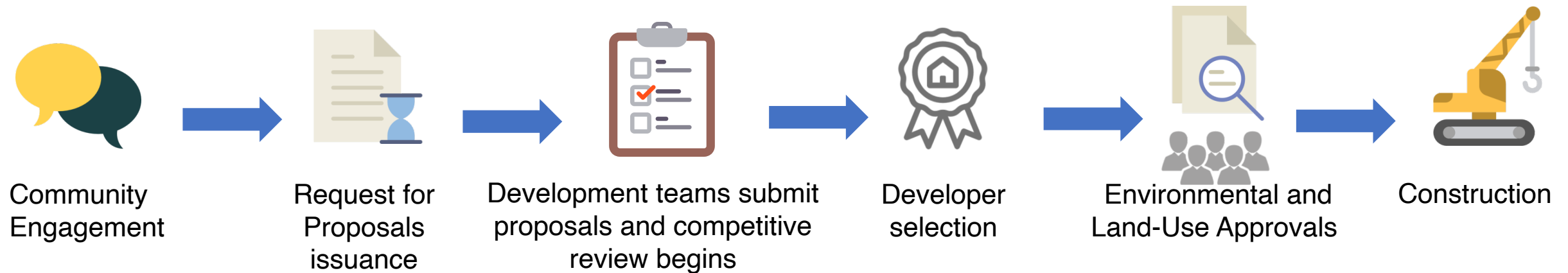
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2. The breakout room discussion may be recorded but will not be made public.
3. Community Agreements
 - **Respect everyone's opinions** – We are not here to debate with anyone, though it's okay to disagree, as there are no right or wrong answers. Please avoid hurtful comments.
 - **Use "I" statements** and describe personal experiences. If you need to use "we" or "they," be clear on who you're talking about, but please avoid making broad assumptions about specific groups.
 - **Move forward and move back** – If you notice you are talking a lot, make sure to give others a chance to speak and give yourself a chance to listen. If you are someone is usually quiet, push yourself to speak up or submit your comments in the breakout room chat.
 - **One microphone** – Only one person speaks at a time. If you would like to speak next, raise the reactions to signal your facilitator.
 - **Be mindful of time** – We have a lot to cover, so we may jump in and wrap up a topic to keep the conversation going. If topics come up that are not directly connected to the discussion, or if there are questions that were not answered, please email us or submit your comments through the chat. If we have time at the end, we'll answer any lingering questions.

Report Back

Development of Publicly-Owned Land

Development on City-owned land is conducted through a competitive review process called a Request for Proposals (RFP).



Next Steps

Questionnaire

When?

- Wednesday, September 23rd – Friday, October 9th

Where to Access?

- Online
- In-Person

Report Back Presentation

When?

- Tentatively, mid-October
- Check engagement site for up to date details

Contacts

Questions about engagement or the project website or RFP process?

- Leave a comment via the engagement website
- Email the project team at StapletonArfp@hpd.nyc.gov
- Text or leave a voice mail at 929.475.1382

Stapleton Engagement Website

NYC.gov/stapleton-site-a

- Continue the conversation, give more feedback about this topic
- Complete online activities
- Catch up on previous materials
- Access additional housing resources

Thank You!