

**+** 957  
RESIDENTS

13.89  
ACRES

# BERRY

26 DONGAN HILLS AVENUE, STATEN ISLAND, NY

11.92  
ACRES  
OPEN SPACE

## NYCHA Playspace Masterplan

PHASE 1A CONDITIONS ASSESSMENT INVENTORY  
PHASE 1B DATA AND STRATEGY ANALYSIS

8  
BUILDINGS

BUNDLE A  
NYCHA PROJECT PRIORITY: 2  
PROJECT SIZE: LARGE  
JUNE, 2020

36  
SQUARE FEET  
USABLE OPEN SPACE/PERSON



GRAIN COLLECTIVE  
LANDSCAPE ARCHITECTURE & URBAN DESIGN PLLC

# 1 NEIGHBORHOOD CONTEXT

## Open Spaces Amenities

### KEY OBSERVATION

- Open space amenities do not provide enough diverse multi-generational recreation opportunities needed to serve the community.

### LEGEND

- NATURE TRAIL
- WATER PLAY
- PLAY EQUIPMENT
- BASEBALL FIELD
- BASKETBALL COURT
- SWIMMING POOL
- OTHER NYCHA SITE
- HANDBALL COURT
- DPR PARK/ NYC PARK

### AMENITIES CHECKLIST

Y / N 1/2 mile walking distance (10 min)

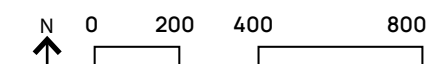
- 2 Public Parks
- 1 Playground
- 2 Public Schools
- 1 Medical Center
- 5 Grocery Stores
- 1 Senior Center
- 1 Library
- No Daycare
- No Community Center



Gen. Douglas MacArthur Park



Last Chance Pond Park



# 2 NEIGHBORHOOD CONNECTION

## Connectivity

### KEY OBSERVATION

- Lack of clear circulation connecting public transportation to access for senior center or SI Head Start through NYCHA campus.

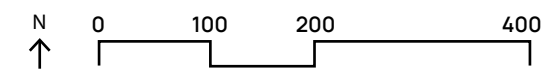
### LEGEND

- DPR PARK/ NYC PARK
- PROJECT SITE
- BUS STOP
- SUBWAY
- SCHOOL
- GROCERY STORE
- DAYCARE CENTER
- SENIOR CENTER
- MAJOR CIRCULATION
- MINOR CIRCULATION

### AMENITIES CHECKLIST

Y / N 1/4 mile walking distance (5 min)

- 2 Public Parks
- 1 Playground
- 2 Public Schools
- 1 Medical Center
- 2 Grocery Stores
- 1 Senior Center
- No Library
- No Daycare
- No Community Center



# 3 SITE INVENTORY

## Phase 1A

### KEY OBSERVATION

- Site design does not provide active recreation for family or adult use.

### LEGEND

- BUILDINGS 14.2%
- PERMEABLE OPEN SPACE 73.9%
- IMPERVIOUS SURFACE 11.9%

### RECREATION AREAS

- PLAYGROUNDS 18,338 sq. ft.
- SEATING AREA 15,791 sq. ft.
- SPRAY SHOWERS

### SITE CIRCULATION

- PRIMARY ENTRANCE
- SERVICE ENTRANCE
- VEHICULAR TRAFFIC
- RAMP

### GREEN INFRASTRUCTURE

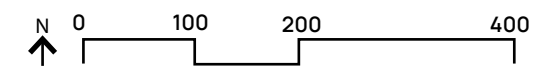
- 2017 Tree canopy coverage: 55.4%  
Tree canopy had a 17.4% increase from 2010 to 2017.
- Hurricane evacuation zone: 5
- Heat vulnerability: 1

### SITE PLAN



DPR Gen. Douglas MacArthur Park

\*Source:  
 1. PlaySpace\_ClimateVulnerabilities\_BUNDLE A+B  
 2. PNA Site Architectural Reports  
 3. Copy of Playground\_Issues 1\_10\_20 to 3\_20\_20  
 4. Google Earth



# DEMOGRAPHICS

## Development Statistics

### KEY OBSERVATION

! Lack of amenities catering to the needs of the **working age population**.

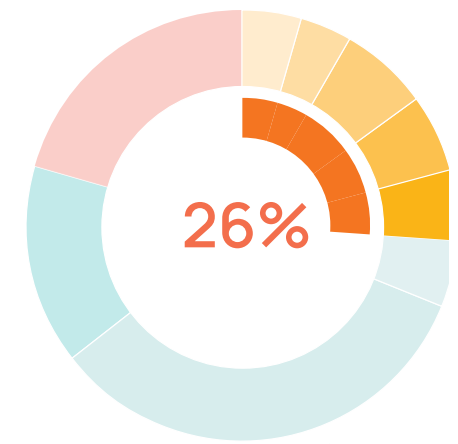


**11.53%**  
Household with early childhood children

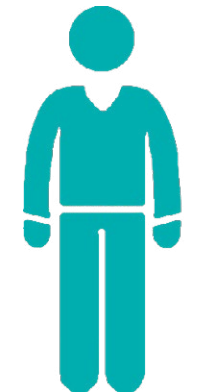
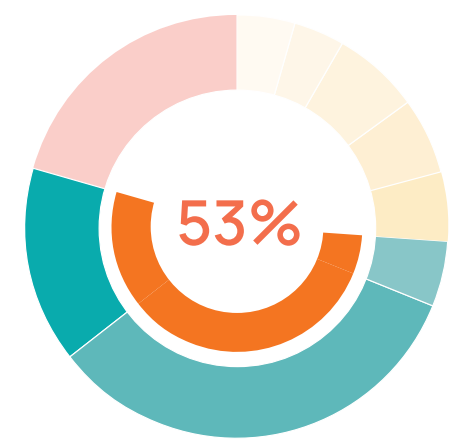
### AMENITIES CHECKLIST

Y / N Within NYCHA Property

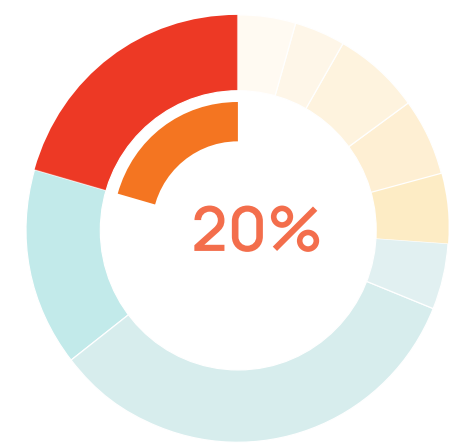
- 4 Playgrounds
- 1 Senior Center
- 6 Seating Area
- 2 Spray Showers
- No Court Games
- No Community Center
- No Community Garden
- No Dog Park



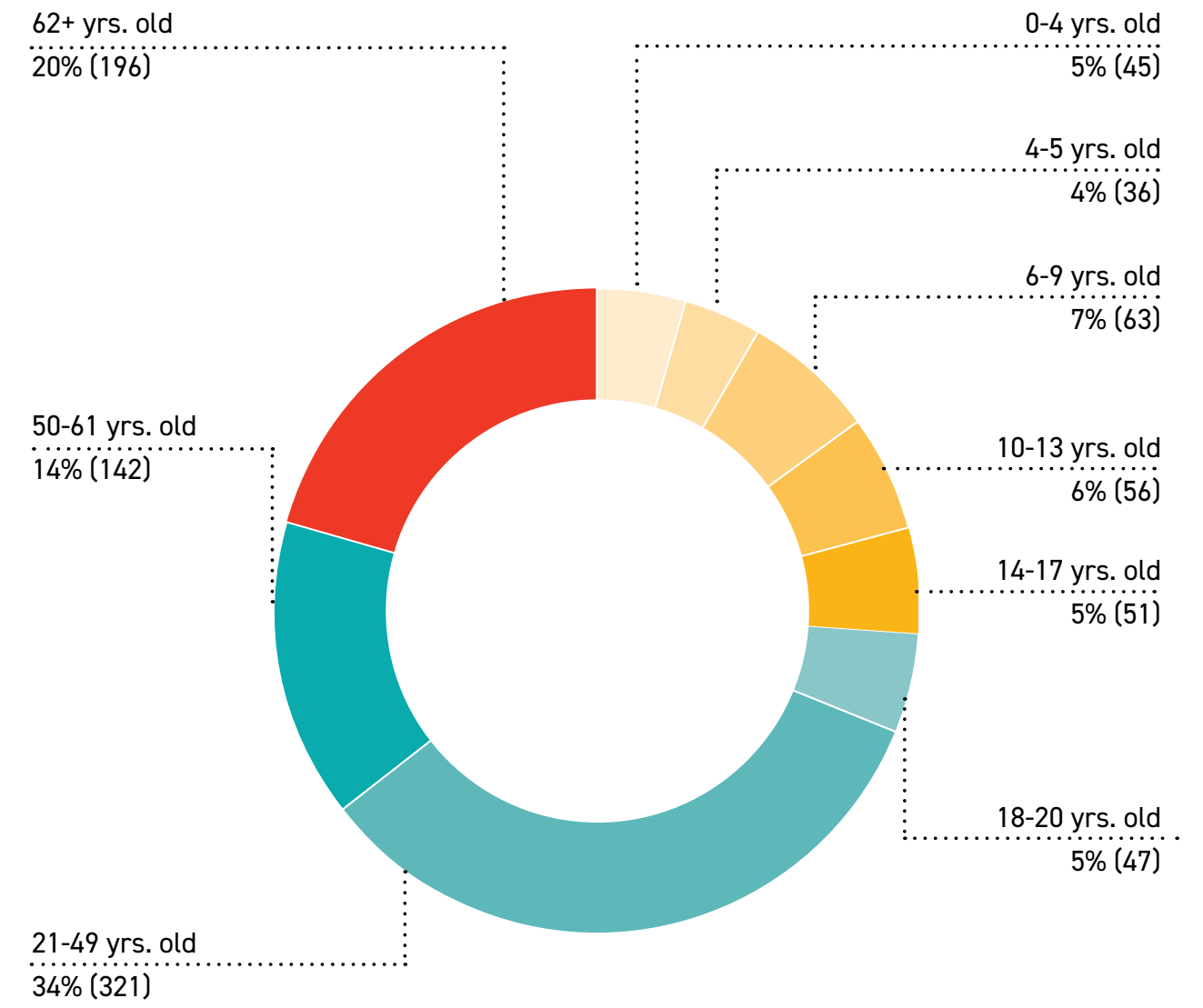
0-17 yrs old (251)



18-61 yrs old (510)



62+ yrs old (196)



# 5 ASSETS AND CONSTRAINTS

## Site Photos and Summary

### ASSETS

#### NEIGHBORHOOD

- Potential connection to Ocean via greenway
- Proximity to MacArthur Park and Last Chance Pond Park
- Close to Transit - bus tops
- Close to all basic amenities like groceries, schools etc

#### SITE

- Large open spaces
- Matured trees
- Good ratio of open space to number of residents

### CONSTRAINTS

#### SITE LAYOUT

- Perimeter fences disrupt pedestrian permeability to site open spaces. Consider redefining site boundary with plazas/seating areas where appropriate.
- Circulation needs hierarchy
- Paths divide the open spaces

#### AMENITIES

- Lack of multigeneration open spaces
- Playground too close to buildings and need repairs
- Large unused open spaces
- Missed opportunity to bring neighbors through campus to access neighborhood amenities housed within.



Playground with Spray Shower



Central Lawn with Matured Trees

# 6 FACILITY CONDITION ASSESSMENT

Assessment summary

## Playgrounds Conditions Assessment

- This chart summarizes the 2016/17 Berry Physical Needs Assessment (PNA) for each playground and the NYCHA Playground Maps showing if bare soil is present.
- Based on the PNA, four components were assessed (benches, matting, play equipment and water sprays) for their condition based on a Condition Ratings scale of 1 - 5, ranging from Condition Ratings 1= Good; 2 = Between Good and Fair; 3 Fair; 4 = Between Fair and Poor; and 5 = Poor.

|                         | <b>52.03</b><br>Near<br>Building 3 | <b>52.04</b><br>Near<br>Building 4 | <b>52.08</b><br>Near<br>Building 1 | <b>Key Observations:</b> <ul style="list-style-type: none"> <li>• Benches, play equipment, and water sprays were rated between Good and Fair (2), should be considered for an upgrade because 3 years+ have passed. Playground was rated as Poor.</li> <li>• Matting was rated in fair condition therefore will need to be replaced.</li> </ul> |
|-------------------------|------------------------------------|------------------------------------|------------------------------------|---|
| Playground Area (in SF) | 1800 SF                            | 3600 SF                            | 1200 SF                            |   |
| Condition Rating        |                                    |                                    |                                    |   |
| <b>Benches</b>          | 2                                  | 2                                  | 2                                  |   |
| <b>Matting</b>          | 3                                  | 3                                  | 3                                  |   |
| <b>Play Equipment</b>   | 2                                  | 2                                  | 3                                  |   |
| <b>Water Sprays</b>     | 2                                  | None                               | None                               |   |
| <b>Bare Soil</b>        | <b>No</b>                          | <b>No</b>                          | <b>No</b>                          |   |

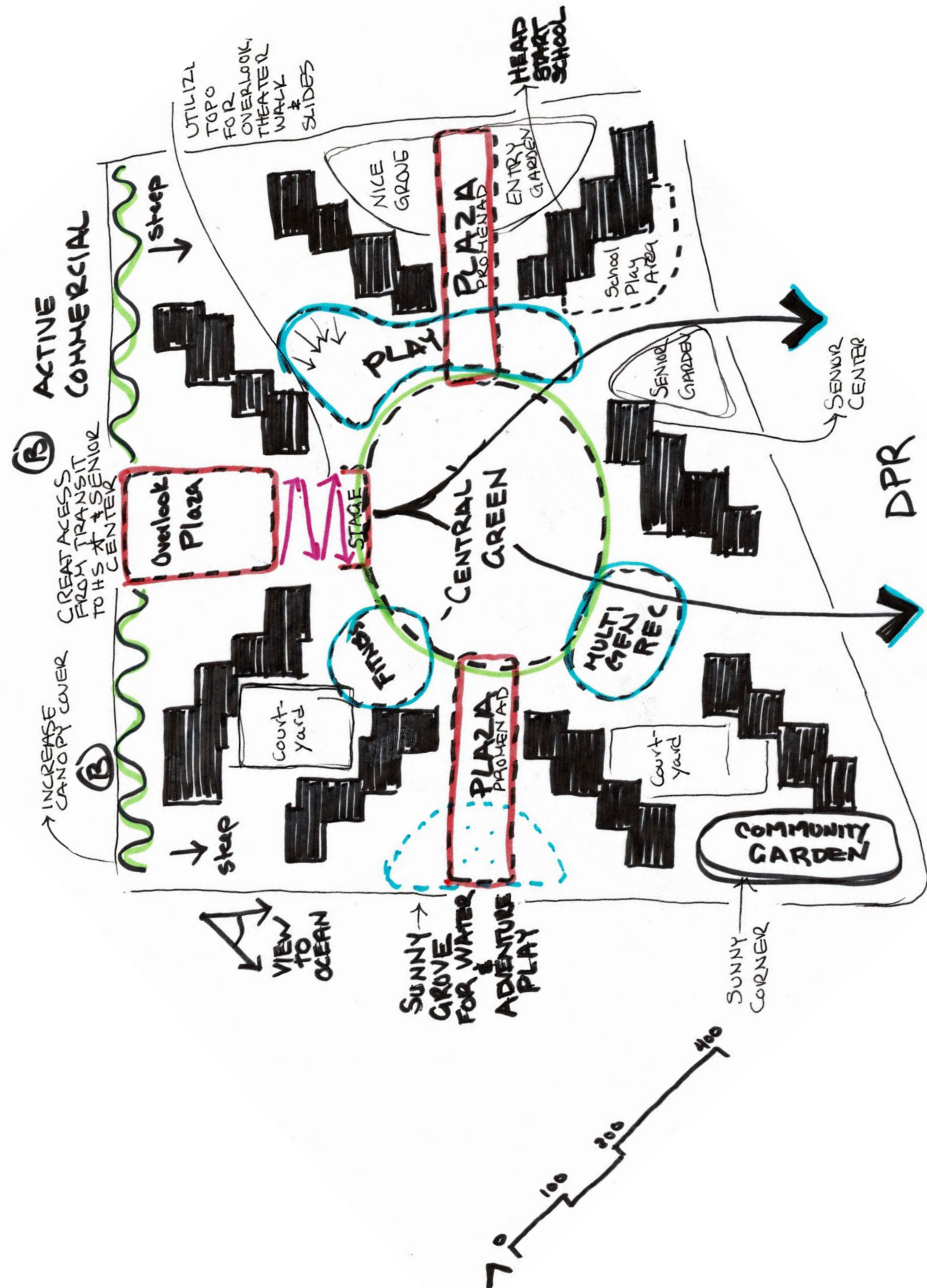
Sources: [Berry Encounter Report Site Architectural](#) (PNA)  
[NYCHA Playground Maps – Staten Island](#) (Bare Soil)

# 7 OPPORTUNITIES

## Diagram

### KEY OBSERVATION

- ! Density of user to scale of potential open space is small. Current layout lends to a well organized central green.
- Opportunities to take advantage of topography can create multiple distinct experiences within the site, transitioning from an urban plaza overlook into a passive green at the heart of the site. Campus appears to be well maintained. Updated amenities and destination play could attract the community in and make this property into a community asset .residents can be proud of





# 8 SUMMARY

## Site Issues and Recommendations

### BERRY

#### NYCHA Masterplan Priority 1 - Grain Collective recommends Priority 2

Number of playgrounds: 4, Number of sports courts: 0, Number of spray showers: 2, Number of passive areas: 6

### PLAYGROUND

- Playgrounds - Urgency of Action - See FCA\*
- Weeds coming out of the safety tile gaps
- Minor rust on play equipment
- Painted games are faded

\*FCA = Facility Condition Assessment.

### SITE

- Level 1 Heat Vulnerability Index
- Open/available land - 14.2% Building/Land Coverage
- Medium density over 951 residents on 1 block, 69 Density (Population/Acre)
- Less than 1/3 of the site is hardscape - 26.1% Impervious coverage (Buildings + Ground)
- Based on 2019 numbers, 4 playgrounds for 200 residents under 13 (22%) - roughly 50 children per playground
- Overall nice environment and maintenance within the campus with large lawn spaces and matured trees
- Spontaneous community garden maintained by residents
- 

### RECOMMENDATIONS

#### SHORT-TERM

Budget under 100K

- Playgrounds - Repair/remove/maintain play spaces as per FCA
- Improve fencing, add green buffers, understory trees to playgrounds
- Provide better trash areas in playspaces and at building perimeters, away from entrances

Budget between 100K-250K

- Provide new play equipment for 0-5 age group.
- Relocate Trash area at the existing 'central green'.
- More seating options for seniors.

Budget between 250K-500K

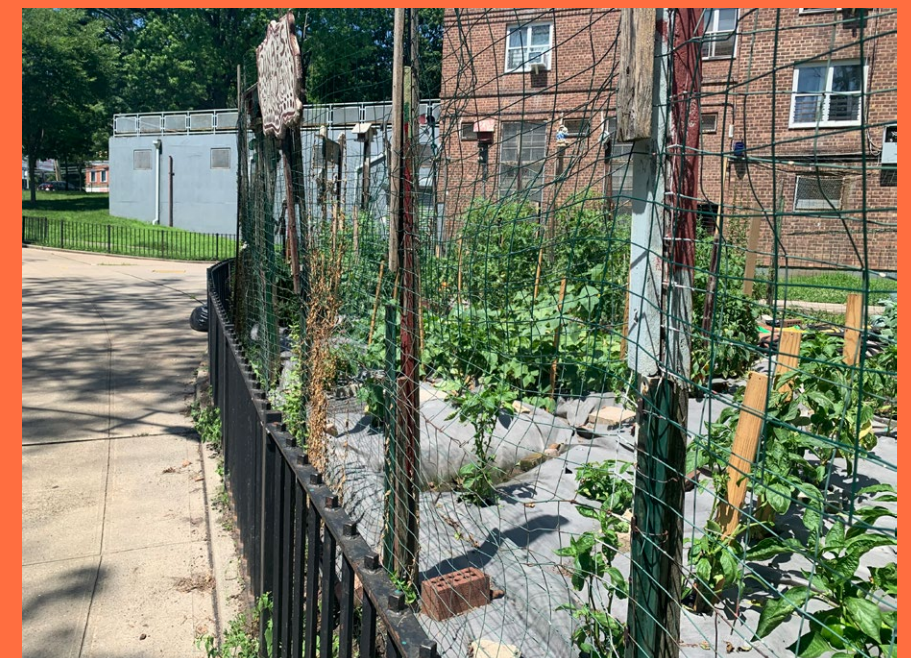
- Provide new play ground for 0-5 age group.
- Provide Adult Fitness equipment.
- Remove fences around 'Central Green'

#### LONG-TERM

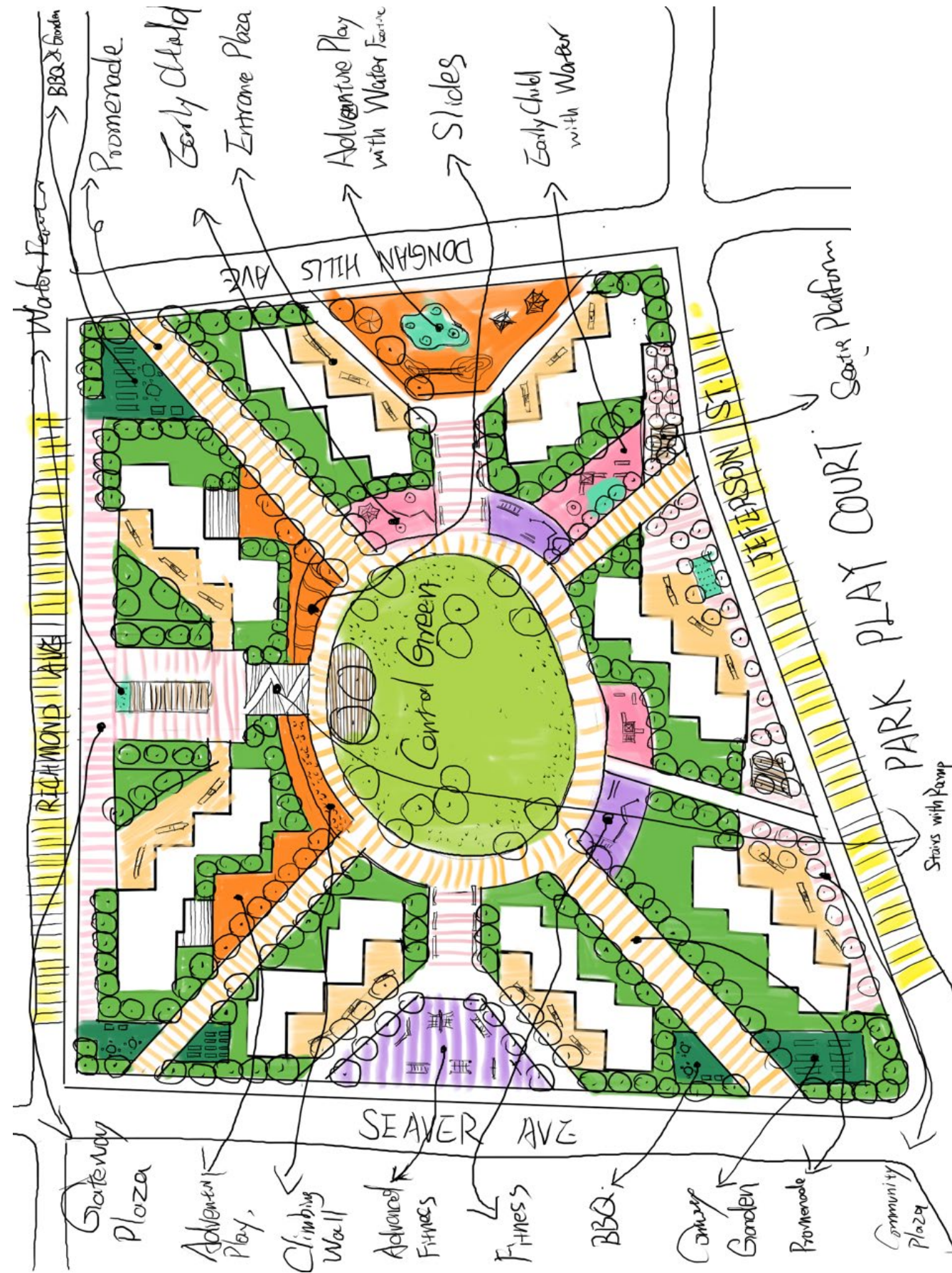
- Provide a central green, transitioning from an urban plaza over look into a passive green at the heart of the site
- Update amenities and destination play
- Provide promenade to connect the central green from both sides of the entrance into site from Streets.



PLAYGROUND 337.02



COMMUNITY GARDEN

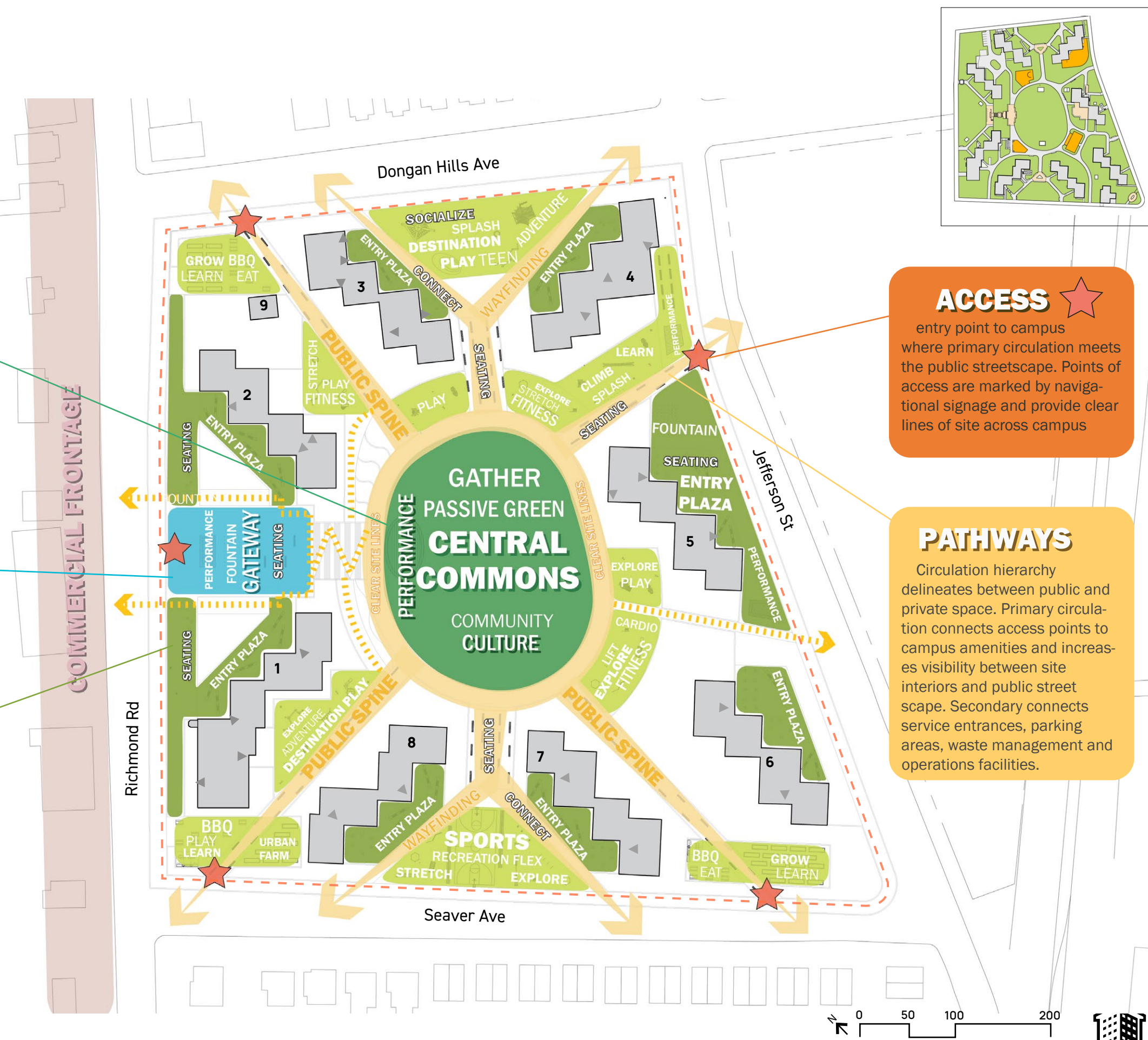


Preserve the central green as the focal point of the campus. Open this to residents as a passive quad and locate active recreation areas along its loop. A gateway plaza receives residents from commercial activity on Richmond Rd providing a variety of seating. The plaza descends into the central green through a stepped seat ramp, making use of the elevation change as an amphitheater that looks into a water feature and central stage.

**CENTRAL COMMONS**  
A mix of active and passive recreation with clear lines of site between that promote social and cultural cohesion. Provides gathering spaces for group programming, events and performance

**GATEWAY**  
opportunity to invite the neighborhood in, host community events (farmers market) and define unique site character.

**ENTRANCES**  
Give residents ownership over building entrances, create micro plazas for passive recreation that include seating areas, ample lighting, signage and tenant Gardens. Entrances should be defined with special paving and signage



**ACCESS** ★  
entry point to campus where primary circulation meets the public streetscape. Points of access are marked by navigational signage and provide clear lines of site across campus

**PATHWAYS**  
Circulation hierarchy delineates between public and private space. Primary circulation connects access points to campus amenities and increases visibility between site interiors and public street scape. Secondary connects service entrances, parking areas, waste management and operations facilities.





# BERRY

## Concept Design






### LEGEND

#### OPEN SPACES

Active Recreation  
Existing: 18,338 sq ft Proposed: 62,110 sq ft





-  Early childhood Playground
-  Destination Multi-generational Playground
-  Adventure Fitness
-  Sports Courts and Regular Fitness

Passive Recreation  
Existing: 15,791 sq ft Proposed: 221,190 sq ft








-  Entry Plaza
-  Tenant Garden
-  Planting Area
-  Water Feature
-  Passive Green Space

#### CIRCULATION

Permeable Surface  
Existing: 447,130 sq ft Proposed: 197,836 sq ft

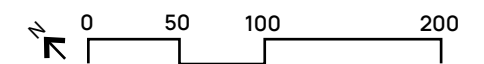
-  Parking Area w/ Green Infrastructure
-  Primary Circulation w/ Special Paving
-  Secondary Circulation
-  Property Line

#### PROGRAMMING

-  1 Urban Farm and BBQ Area
-  2 Outdoor Stage
-  3 Gateway Plaza
-  4 Farmers Market/Event Space
-  5 Promenade
-  6 Stepped Seat Ramp
-  1 Fitness Circuit 1/5 mile

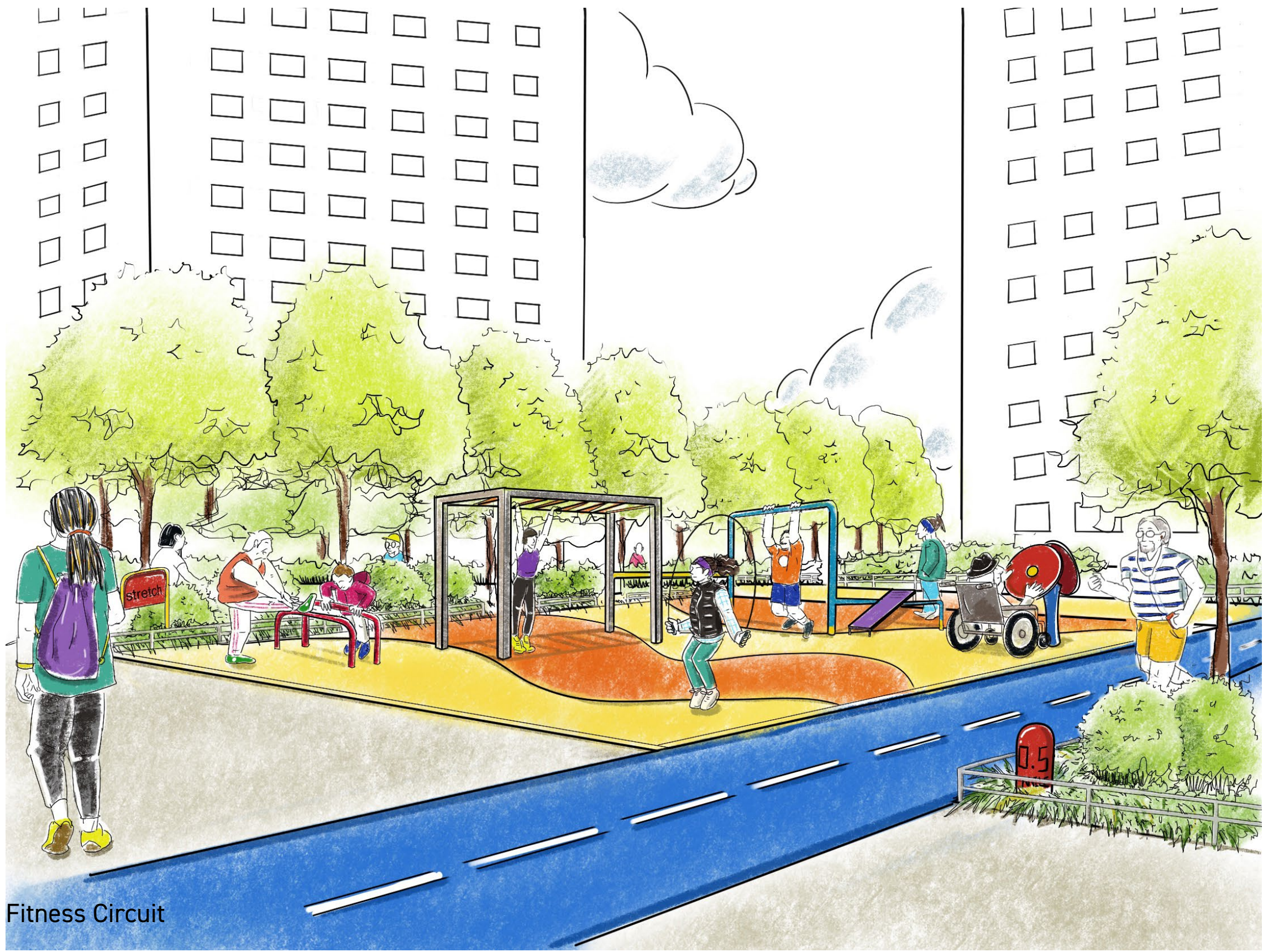


DPR GEN. DOUGLAS  
MACARTHUR PARK



GRAIN COLLECTIVE  
LANDSCAPE ARCHITECTURE & URBAN DESIGN PLLC





Fitness Circuit



Destination Play



Central Green

Promenade



Central Stage



Water Plaza



Wayfinding



Picnic Area



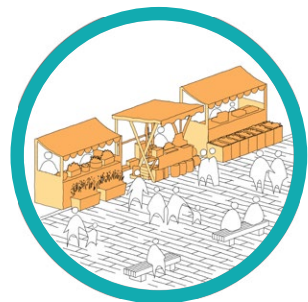
Lighting



Lawn



Central Green



Urban Farm/  
Community garden



Platform Seating



Picnic Area



Lighting