

VISIONING SESSIONS

NextGen Neighborhoods at
Holmes Towers

Visioning Session Three

22 MARCH 2016

Our Team:

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

... and special thanks to the

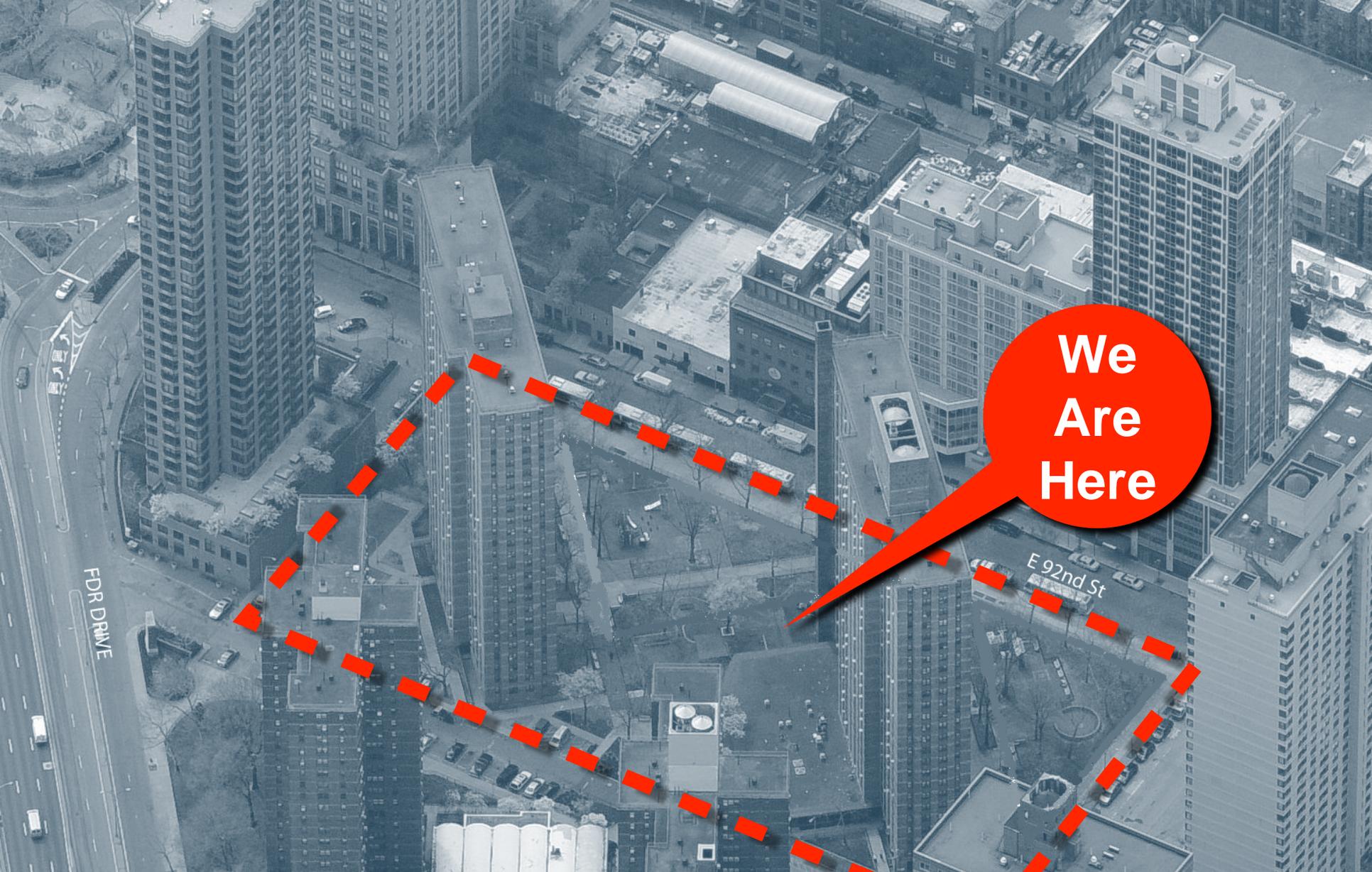
- Holmes Towers Resident Association

Community Rules:

1.Safe space

2.Treat everyone with respect

3.Keep an open mind



We
Are
Here

E 92nd St

FDR DRIVE

Why Are We Here?:

- To **recap** the two previous Visioning Sessions;
- Review the site we collectively identified for inclusion in the **Request for Proposals**;
- Explain what an RFP is and what it does;
- Detail what we would like to include in the RFP;
- Talk about forming the **Resident Stakeholder Committee**;
and
- Discuss **what comes next...**

Holmes Towers Visioning Sessions Recap:

Session One:

- You gave us input on WHERE the new building could go;
- You gave us input on WHAT else could go on the site;

Session Two:

- You gave us input on HOW big the new building could be;
- You gave us input on WHAT could go in the building.

Both Days:

- You expressed your Concerns and your Preferences.

Outdoor Amenities

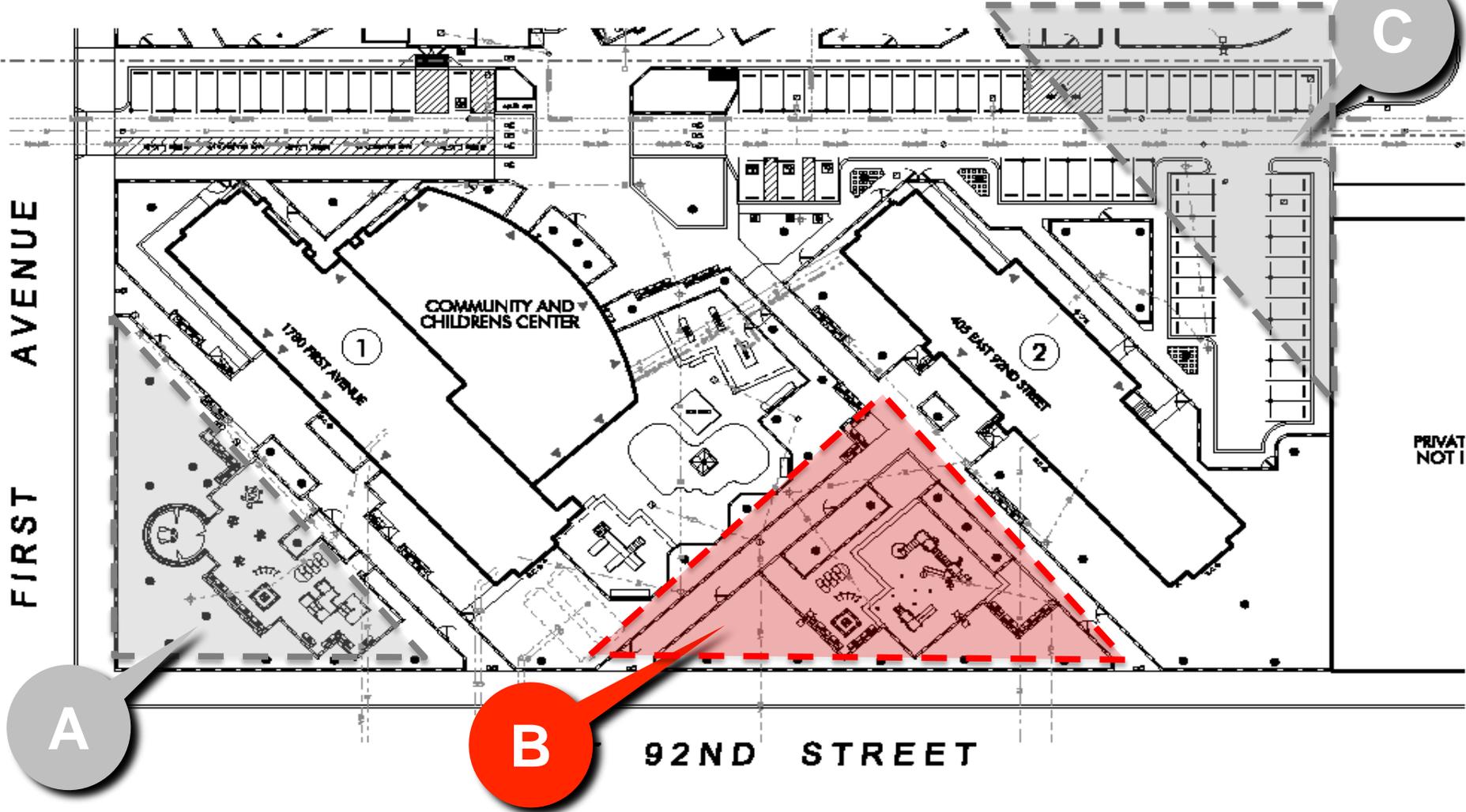
Top Choices:

1. Improved Seating Areas
2. Improved Gardening Areas
3. Improved Lighting

Also Mentioned:

1. Improved Playground
2. Parking

Possible Building Locations



We Heard You...

Day Two:

3 Sessions

9 Tables

37 Holmes Residents



Indoor Amenities

Top Choices:

1. **Affordable gym or fitness center**
2. **Healthcare facility**
3. **Job incubator**
4. **Community legal services**

Also Mentioned:

1. Laundromat
2. Space for vocational training
3. Food Co-op
4. Pre-K

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 three things:

1. It invites Developers to submit a **plan** (also known as a proposal) for a new building at Holmes Towers, including what the new building **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
2. Outlines affordability requirements for 50% of the new units, which must be at 60% of AMI or below
3. It tells Developers what NYCHA and the Residents of Holmes Towers would **prefer** to see in that *plan*

What Goes In the RFP?:

Visioning Sessions Executive Summary

- **Quality of Building & Urban Design**

Location for the new building

Massing for the new building

Outdoor Amenities

- **Program**

Indoor Amenities

- **Additional Concerns & Considerations**

Quality of Building & Urban Design:

Building Design & Massing Preferences

Holmes Towers Residents stated a preference for plans & proposals that include:

- A building that keep in the **scale, context, and character** of the existing buildings
- A building that enhance the existing site and not detract from it
- A building that minimizes the **loss of views** and the amount of **shadows**
- A building that maximizes the amount of **natural light & natural breezes**

Quality of Building & Urban Design:

Urban & Site Design Preferences

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

- Site designs that bolster the sense of community through enhanced common spaces
- Uniform design, symmetry, and like materials of new buildings that reflect the existing uniform look of the two existing Holmes buildings
- Improved site design for enjoyment of Holmes residents of all ages

Quality of Building & Urban Design :

Outdoor Amenity Preferences

- Enhanced security/improved lighting
- Improved seating areas
- Improved playground
- Improved gardening areas
- More parking

Program:

Community Facility Preferences

- Affordable gym or fitness center that serves Holmes residents of all ages
- Healthcare facility
- Job Incubator
- Community legal services

Competitive Selection Criteria

Five Scoring Categories:

- Return to NYCHA
- Financial Feasibility
- Quality of Building and Urban Design
- Program
- Development Experience

Additional Concerns & Considerations:

Safety & health concerns during construction

Affordability

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

NextGen Neighborhoods

Holmes Overview:

Site Selected:

Site B

Outdoor Amenity Preferences

Enhanced security/improved lighting

Improved landscaping

An improved playground

Community Facility Preferences

Affordable gym or fitness center

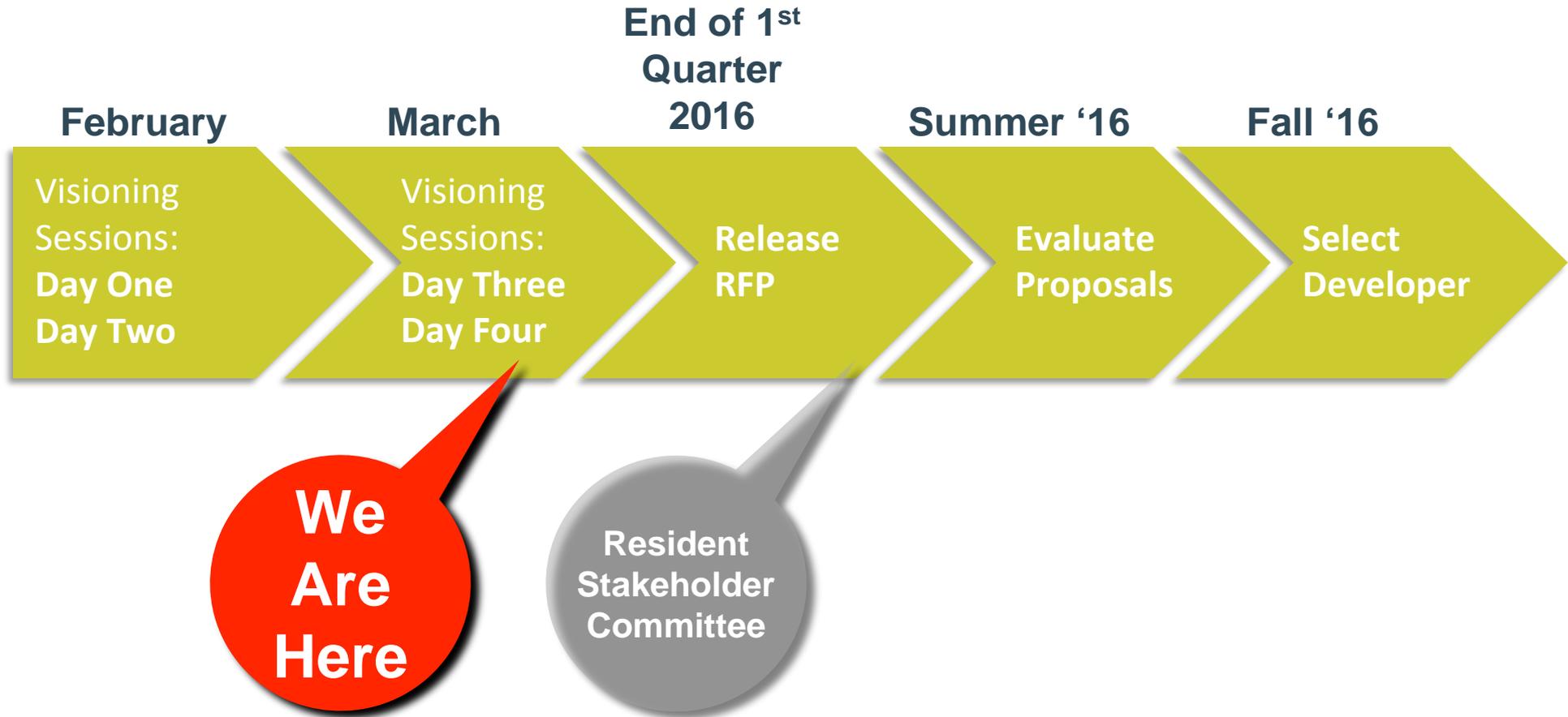
Healthcare facility

Job Incubator

Community legal services



Next Steps for RFP Release



Stakeholder Committee

What:

The Stakeholder Committee is an advisory group assembled to work directly the selected developer throughout the development process by representing the interests and concerns of their neighbors, constituents, and fellow NYCHA residents.



Stakeholder Committee

Who:

The Stakeholder Committee will be made up of...

- Holmes Towers Residents
- Community-based Organizations
- Elected Officials
- Other community stakeholders



Questions & Feedback