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

WYCKOFF STREET

NEVINS STREET

THIRD AVENUE

BALTIC STREET

BLDG. NO. 3

COMMUNITY CENTER

BLDG. NO. 2

BLDG. NO. 1

A

B

C

D

E
We Heard You...
Session Two:
3 Sessions
7 Tables
46 Wyckoff Residents
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
  - Visioning Sessions: 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