

WHAT WE'VE HEARD

West Brighton I and II



PACT OVERVIEW

Developments selected to be a part of the Permanent Affordability Commitment Together (PACT) program will receive much needed renovations, professional property management, and enhanced on-site social services. Selected development teams will work closely with NYCHA and residents to develop detailed rehabilitation, management, and social service plans. These plans will reflect the goals and priorities of the communities that create them.

ABOUT THIS DOCUMENT

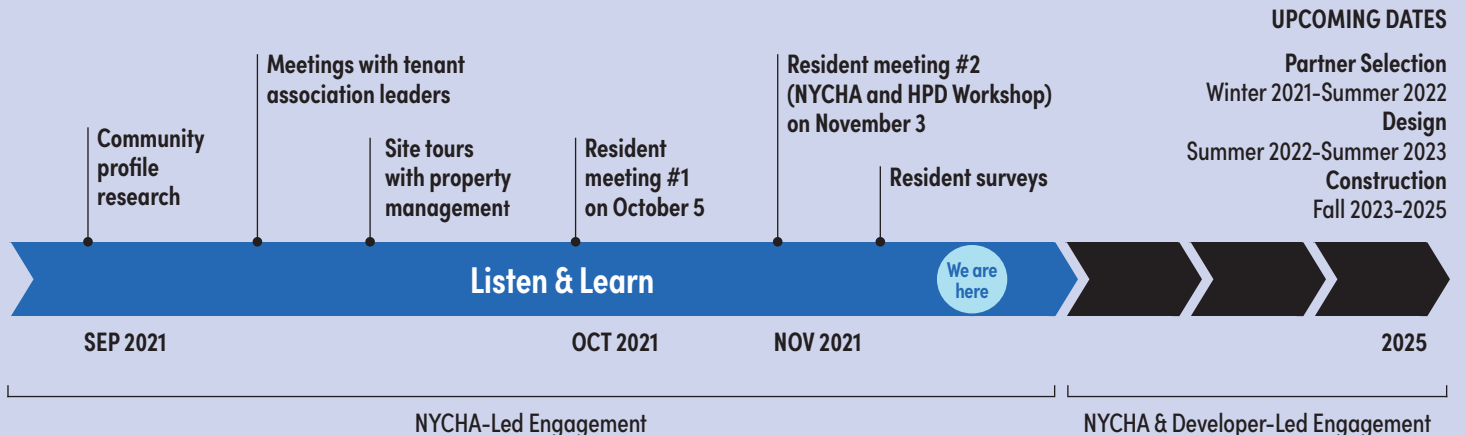
This document includes a summary of residents' priorities, ideas, challenges, and opportunities that have been identified through the planning process to date. The information comes from resident feedback gathered at a community design workshop and resident survey. The PACT Partner Team, NYCHA residents, and NYCHA should use this summary as a springboard for further conversations, meetings, and engagements to inform the PACT Partner Team's design, property management, and social services plans.

PACT PLANNING PROCESS TO-DATE

NYCHA launched the PACT planning process at West Brighton in September 2021. At West Brighton, there is an additional opportunity to advance community and City goals through the construction of new affordable housing and community facility space. On Alaska Avenue, just north of Castleton Avenue, there are two vacant buildings that will be demolished and redeveloped. Residents have expressed that these empty bungalows are unsightly and create safety concerns. On November 3, 2021, NYCHA and HPD partnered to host a community design workshop with residents of West Brighton I and West Brighton II. In total, 48 residents participated and shared their input. Additionally, from November 3 through November 5, a survey was administered to 99 households to gather additional feedback.

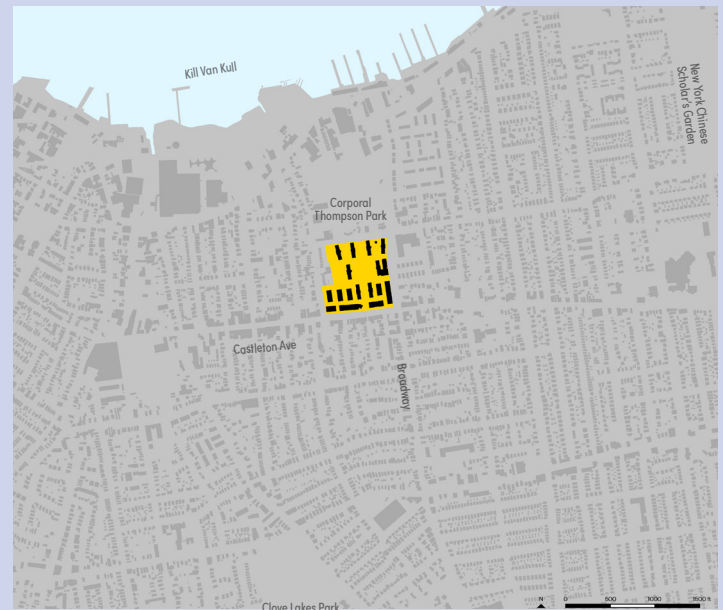
The goal of the workshop and survey was to gather feedback from NYCHA residents about their vision for the new building and public spaces across the West Brighton campus. We heard from residents about the design of the new building, the levels of affordability and populations to be served in the new housing, and any community, retail, or other amenity spaces that they would like to see included in the project. Input gathered at this workshop is summarized here and should be used to help potential development partners craft proposals to make repairs, build the new affordable housing, manage the property, and provide enhanced social services.

COMMUNITY ENGAGEMENT PROCESS



Campus and Building Improvements

During this activity, residents were presented cards illustrating different improvements that could be made around the campus. Cards included options for amenities and upgrades to the open and green spaces, campus lighting, community gathering places, apartments, and community programming. Some specific examples of the cards included: community gardens, dog run, water features for children, bike storage, seating, fitness center, and trash bins. First, residents were asked to prioritize what they would like to see included in the PACT project and where on the campus or within buildings they should be located. Facilitators provided additional prompts and follow-up questions, and notetakers recorded the residents' perspectives. The next page summarizes what was discussed during the exercise.



CAMPUS AND BUILDING IMPROVEMENTS

General Issues Related to the Campus

Site-wide improper disposal of waste, including but not limited to: large items, dog waste, and household waste of non-residents, which leads to unsightly conditions and attracts pests.

A lack of campus security promotes dangerous activity and uninvited access to buildings by non-residents.

Inadequate site lighting makes residents feel unsafe after dark.

Desired Improvements to Sites and Grounds

Improved site lighting throughout campus, potentially with integrated emergency call devices or security cameras.

Improved outdoor meeting spaces with seating areas (covered and uncovered) for residents to picnic and socialize.

Improved recreational spaces, including: upgraded playground equipment, splash pads, sensory equipment, permanent game tables for seniors, and integrated picnicking areas.

A formalized dog park or run, to hopefully reduce the number of roaming dogs and scattered dog waste throughout the campus.

More varied landscaping throughout campus, including shrubbery and flowers, in place of lawns for aesthetic reasons and storm-water absorption.

Desired Improvements to Interiors

Improved waste infrastructure through expanded trash and recycling chutes on every level.

Improved plumbing and ventilation within units and common spaces.

New, larger elevators with improved access for emergency medical services.

Most Desired Ground Floor Uses

Shared laundry facilities in each building, with natural light and ventilation.

A designated and secured mail and package room within each building.

An un-programmed, flexible space made available to residents for parties, meetings, classes, or other events.

A fitness facility or designated space to exercise indoors.

Improved and larger community center spaces with expanded programming for seniors and youth, potentially moving the seniors to the new development or the current tenant association office space while youth remain in the existing center across the street from the school on Broadway.

Priority Data*



*Filled circles indicate the number of tables (out of 8 total) that were in consensus regarding the indicated issue or desired improvement.

New Affordable Housing

During this activity, residents discussed how new affordable housing could integrate into and support the current West Brighton community. First, urban designers worked with residents to create a new building. Residents shared ideas on the height and shape of the new building, while the urban designers reconfigured the blocks to represent what residents were describing. Next, residents discussed what new community spaces (indoor and outdoor) could be created to support both new and existing residents across the West Brighton campus. Lastly, residents discussed how the new building can meet the housing needs of the surrounding community. Facilitators provided additional prompts and follow-up questions, and notetakers recorded the residents' perspectives. The next page summarizes what was discussed during the exercise.



NEW AFFORDABLE HOUSING

Main Resident Concerns

Residents were concerned with the height of the new building and wanted to ensure it would not tower over the bungalows. They requested that the new building not exceed the height of the existing towers at West Brighton II. Additionally, circulation and mobility for seniors living in and around West Brighton II was also a concern.

Desired Design Features and Uses

Designated outdoor space for planted courtyards or a community garden.

Senior center and gathering space relocated from the existing community center on Broadway.

A supermarket with fresh and healthy groceries.

A free and public health clinic that is designated for resident use.

Shared rooftop space for community access, with enhanced security in order to prevent abuse of the space.

Green, sustainable, and resilient design.

Active and healthy design.

Arts incorporated into the architecture and urban design.

Desired Affordability Mix

According to the resident survey and feedback during the workshop, residents seem to be in agreement that the new building should serve senior and elderly households as well as low- to extremely low-income households. Some residents described a need for housing for single mothers and people with special needs. Some residents also expressed a desire for apartments that are affordable to moderate-income households.

Seniors and elderly households

Formerly homeless individuals and families with special needs

People with special needs

Extremely low-income households (earning up to \$32,220 for a household of 3)

Very-income households (earning \$33,290-\$53,700 for a household of 3)

Low-income households (earning \$54,774-\$85,920 for a household of 3)

Moderate-income households (earning \$86,994-\$128,880 for a household of 3)

Incomes ranging from extremely low- (earning up to \$32,220 for a household of 3) to moderate-income households (earning up to \$128,880 for a household of 3)

Priority Data*



47% of Survey Respondents**

39% of Survey Respondents**

36% of Survey Respondents**

*Filled circles indicate the number of tables (out of 8 total) that were in consensus regarding the indicated issue or desired improvement.

**Data collected from a November 2021 survey of 99 resident respondents.

54% of Survey Respondents**

35% of Survey Respondents**

37% of Survey Respondents**

47% of Survey Respondents**

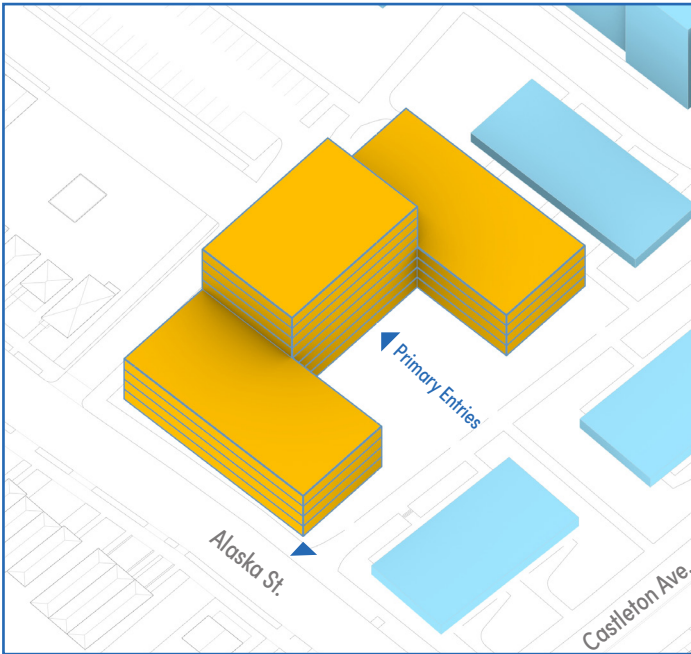
29% of Survey Respondents**

28% of Survey Respondents**

5% of Survey Respondents**

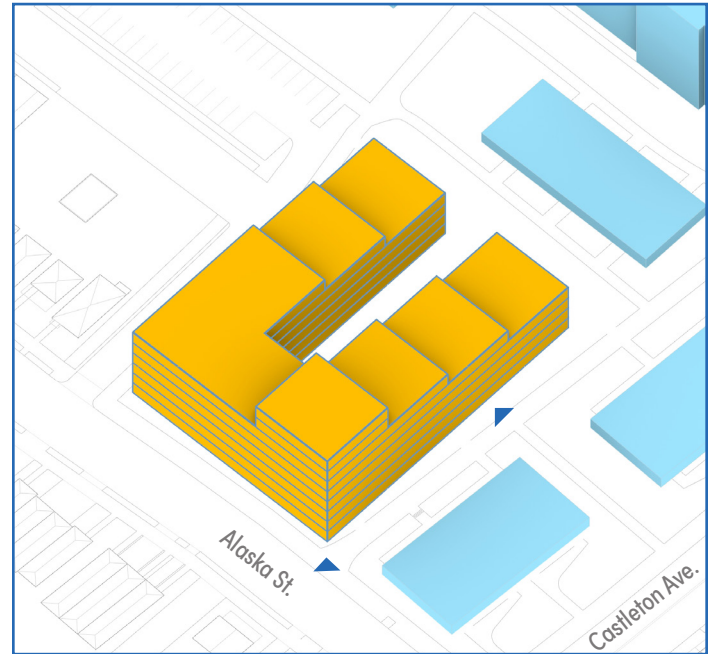
14% of Survey Respondents**

NEW AFFORDABLE HOUSING BUILDING DESIGN RECOMMENDATIONS



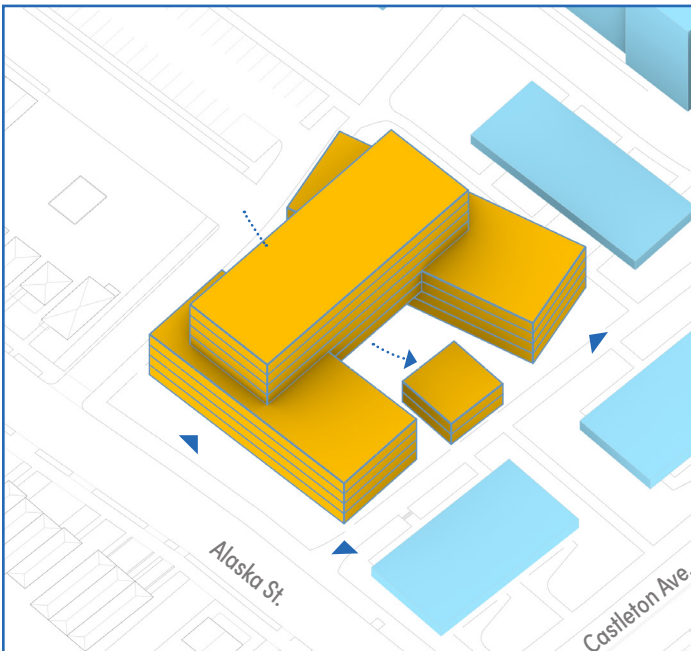
U-Shaped Building (South Opening)

Two-tiered massing scaled down towards Castleton Avenue, with primary entry points off of Alaska Street and the open courtyard facing the bungalows.



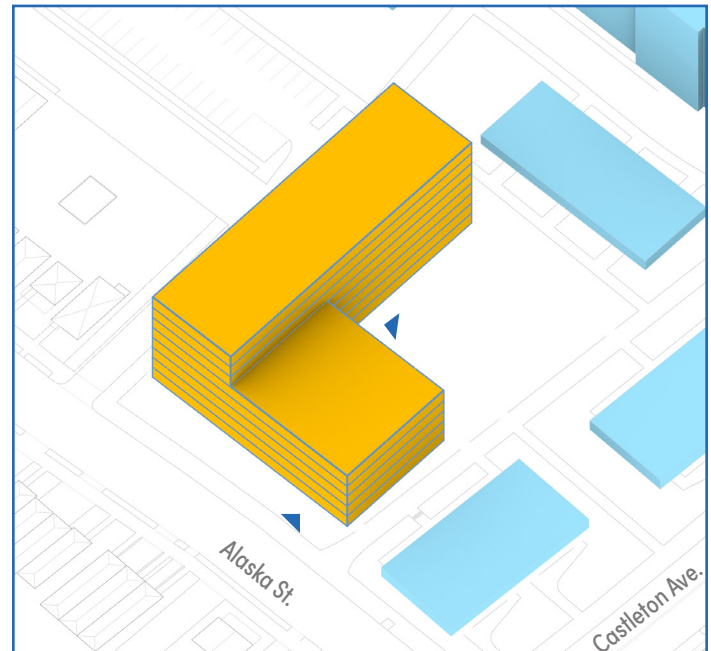
U-Shaped Building (East Opening)

Tiered massing that is tallest near the corner of Alaska Street and Castleton Avenue, gradually stepping down towards the back and interior of the campus. Primary entries at the southwest building corner and along the footpath from Castleton Avenue.



Skewed Courtyard Building

Skewed courtyard massing with an underpass and floating public program space. Set back with an entry plaza from Alaska Street and additional primary entries off the southern building corners.



L-Shaped Building

Two-tiered massing that is tallest facing the parking lot, opening towards the interior of the site and Castleton Avenue. Primary entries from Alaska Street and the interior corner of the courtyard.

The key takeaways outlined in this document should inform and guide your team's approach to the PACT project. To find more information, or to ask questions, contact us at PACT.Partners@nycha.nyc.gov or attend an upcoming pre-submission conference.

We look forward to your participation.

