HAVEN GREEN: AGENDA

HPD Introduction (5 Minutes)
- Review purpose of presentation
- Provide brief description of Land Use Actions
- Provide brief description of Environmental Review
- Introduce development team

Development Team Presentation (20 Minutes)
- Project Overview
- Land Use and Zoning analysis
- Design Features
- Participatory Design & Community Engagement

Question & Answer Period Led by CB2
- CB2 Board Members
- Audience
HAVEN GREEN: HPD OVERVIEW

- Background/RFP Process
- Land Use Actions
- Environmental Review
HAVEN GREEN: DEVELOPMENT TEAM

- Lead developer
- Local office with activity across New York City + State
- 45+ years of experience in 16 states and DC
- 16,000 units developed in 200+ properties

- Co-developer, supportive service provider and property manager
- 40+ years of experience in NYC, beginning in 1973
- 3,000+ units developed, 2,000+ currently managed

- Co-developer and ground floor tenant
- 30+ years of experience in NYC
- Hundreds of affordable homes built and preserved
- History in the community, beginning with Mascot Flats
The shortage of high-quality affordable housing is a crisis abound in NYC. It traverses neighborhood lines and affects New Yorkers of all colors and creeds.

Accessible, safe, and well maintained public space are essential components of vibrant and healthy urban environments.

Well capitalized and engaged community facilities promote the health and well-being of their constituents, and celebrate the inimitability of those who otherwise go unnoticed.

Neighborhood retail activates street fronts, contributes to the local economic base, and enlivens street life.
Affordable housing is part of the bedrock of what makes New York City work. And yet today, **we face a crisis of affordability**.

In CB2 alone, there are **4,600 seniors** awaiting affordable housing. **Average wait time is currently 7 years.**

Since 2014, only 93 new units of affordable housing have been constructed in all of CB2.

The designated site for Haven Green is the **only currently developable site** within CB2 that is controlled by HPD.

Fair and equitable housing policy calls for all community districts, and all neighborhoods, to participate in alleviating the affordability crisis.
HAVEN GREEN: BEYOND HOUSING
SUPPORTIVE SERVICES + LGBTQ FRIENDLY

Senior housing coupled with integral on-site supportive services tailored to both an aging and LGBTQ population to foster housing security and stabilization, community building and quality of life.

RiseBoro, Habitat for Humanity NYC and Services and Advocacy for Gay Elders (SAGE) will work as service providers and community service facilitators to all building residents.

Entitlement Advocacy
- Ongoing case management
- Healthcare & other benefits

Wellness
- Yoga, Tai Chi and Zumba classes
- Fostering self-sufficiency
- Gardening classes
- Monthly social events
- Maintaining optimal health

Connectivity
- Computer classes
- Educational programming

Source: LiveOn NY
HAVEN GREEN: AFFORDABILITY

- **100% of units** with incomes at or below 60% AMI
- **80% of units** with incomes at or below 40% AMI
- **30% of units** set-aside for formerly homeless tenants with supportive services provided by RiseBoro

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>AMI</th>
<th>Rent</th>
<th>Income</th>
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<tbody>
<tr>
<td>37</td>
<td>&lt; 30%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>30%</td>
<td>$401</td>
<td>$18,774</td>
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<tr>
<td>25</td>
<td>40%</td>
<td>$558</td>
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<tr>
<td>26</td>
<td>60%</td>
<td>$871</td>
<td>$37,548</td>
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</tbody>
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*Formerly Homeless*

Figures above use the 2018 AMI for NYC and assumes a household of 1 person, with a household factor of 0.6 per HPD guidelines.
HAVEN GREEN: EXISTING ZONING
(MAP 12C)

Compliant with Existing Zoning

- Borough: Manhattan
- Block: 493, Lot: 30
- Lot Area: 20,045 SF
- Little Italy Special District Preservation Area “A”
- Zoning: C6-2
- Permitted FAR: 4.1
- Permitted Height: 7 Stories
- No Zoning Bonus Being Sought
- Open Space will not be POPS
HAVEN GREEN: BUILDING FEATURES

RESIDENTIAL – 77,600 SF

• 123 New Affordable Housing Units for Seniors
• Common Laundry Facilities on each floor
• 1,100+ SF Common Room
• 1,600 SF Exterior Terrace for Residents
• 300 SF Supportive Service Space
• 540 SF Case Manager Office
• Passive House Design for Energy Efficiency

COMMERCIAL – 4,400 SF

• Partitioned into Small-Scale Retail

COMMUNITY FACILITY – 11,200 SF
(5,200 SF at Street Level)

• Habitat for Humanity NYC
• 600+ SF Meeting Room Available to Neighborhood Groups
**Zoning Compliance**

- Consistent with Zoning Regulations, including Little Italy Special District Requirements
- Design Reviewed and Certified by DCP
- Height restricted by Little Italy Special District Requirements
• Designed for functionality of outdoor public space
• Building sited at north/east portion of site for solar exposure to outdoor space
• Public access from both Mott Street and Elizabeth Street
HAVEN GREEN: SITE LAYOUT

2ND FLOOR – Resident Access

PUBLIC ACCESS to Open Space

MAXIMIZE Access to Sunlight

Public PARTICIPATORY DESIGN of Open Space
HAVEN GREEN: ILLUSTRATIVE RENDERINGS

ILLUSTRATIVE RENDERING FACING ELIZABETH STREET
HAVEN GREEN: ILLUSTRATIVE RENDERINGS

ILLUSTRATIVE RENDERING AT PUBLIC BREEZEWAY ENTRY
HAVEN GREEN: ILLUSTRATIVE RENDERINGS

ILLUSTRATIVE RENDERING AT PUBLIC BREEZEWAY - LANDSCAPE DESIGN TO BE UPDATED WITH COMMENTS FROM PUBLIC DESIGN AND REVIEW PROCESS
HAVEN GREEN: ILLUSTRATIVE RENDERINGS

ILLUSTRATIVE RENDERING OF PUBLIC OPEN SPACE & MOTT ST ENTRANCE - LANDSCAPE DESIGN TO BE UPDATED WITH COMMENTS FROM PUBLIC DESIGN AND REVIEW PROCESS
HAVEN GREEN: PARTICIPATORY DESIGN OVERVIEW

Charrette exercise during participatory design meeting

Group discussion during design charrette

Participants discuss design ideas

Design meeting #1
HAVEN GREEN: COMMUNITY ENGAGEMENT

Community Outreach & Participatory Design

May / June
- CB2 Working Group Presentation
- Introduce Team and Project to Community

April / September
- Grassroots Relationship-building meetings and participation in garden activities
- Smaller meetings between Dev. Team and community stakeholders

September – Participatory Design Meetings
- Design Meeting 1: 9/5/2018
- Design Meeting 2 (YMCA): 9/12/2018
- Design Meeting 3: 9/15/2018
- Design Meeting 4: 9/24/2018

1500 FLYERS distributed throughout neighborhood. 850+ EMAILS to community contacts for each of the 4 design meetings.

Local gardeners we met during outreach
HAVEN GREEN: PARTICIPATORY DESIGN

PREFERENCE BOARDS

Participants working with preference boards

Completed preference boards

Preference board data on plants from the Participatory Design Report
HAVEN GREEN: PARTICIPATORY DESIGN

STORYTELLING

Stories from participants

PARTICIPANT STORIES

"I like coming to this garden when taking a break from work. It's a nice place to collect my thoughts."

"Yes - fell in love there."

"Yesterday I found a sitting place to read."

"I noticed the space since I first moved to NYC 20 years ago and lived nearby. I longingly looked through the fence. It was such a treasure to behold when it opened to the public and has become even more so. The plantings are very inspiring. It's a magical space. My dad and his wife created such beauty around the garden as well. Your (ESG) efforts are impressive and an inspiration to those of us who belong to other gardens."

"I had left my job as a teacher and I was back looking for a job as an informal Environmental Educator. A former colleague said that Elizabeth Street Garden was looking for help to do environmental education with a neighborhood school, so I volunteered and got my hands back in the soil at the garden. It was good for me to get back into the work, and great for the students to experience the sights, sounds, smells, and feel of the garden away from their overly urbanized environment."

"I found a seat secluded from the rest - I put my feet up and read a book and had a snack - I could hear only wind chimes in the trees and a soft murmur of other visitors."

"No personal memory but I want to reiterate my support for this project. The neighborhood (and the city) need affordable housing for seniors. Thank you for your commitment to housing and open space."

"Just pleasant sitting there."

"Discovery - chance encounters, and opportunities for genuine engagement create memorable public spaces."

"Each and every neighborhood in NYC should be open to caring for our elderly, because, as a city, we collectively should be responsible for our most vulnerable."

"I came to New York 3-5 years ago alone and have found a family in the people who strive to protect the garden. I can meet people of different ages, backgrounds, ambitions, and religions and work with them to build a sustainable community project."

Stories from participants
HAVEN GREEN: PARTICIPATORY DESIGN

DESIGN CHARRETTE

Participants discuss design ideas during a design charrette

A facilitator sketches participant ideas

Word mapping from the design charrettes
HAVEN GREEN: PARTICIPATORY DESIGN SURVEYS

Haven Green Open Space Design Survey

1. Have you visited the existing Elizabeth Street Garden?
   ____ YES
   ____ NO

2. When you visit the existing garden, where are you usually traveling from?
   ____ From work
   ____ From my home in Little Italy
   ____ From my home outside of Little Italy
   ____ From my friends’ home/work
   ____ Other (please specify) _______________________________
   ____ Not Applicable

3. How do you typically travel to the existing garden?
   ____ Walk
   ____ Subway
   ____ Bus
   ____ Other (please specify) _______________________________
   ____ Not Applicable

DESIGN SURVEY

SURVEY RESULTS: VISITING THE GARDEN

When you visit the garden, where are you travelling from?

- Work (30%)
- Home in Little Italy (25%)
- Home outside of Little Italy (13%)
- NA (17%)

How do you typically travel to the garden?

- Walk (30%)
- Subway (9%)
- Car (10%)
- Other (10%)

What time of day would you typically want to visit the garden?

- Morning (35%)
- Midday (12%)
- Afternoon (11%)
- Evening (21%)
- All of the above (19%)

What part of the week would you typically want to visit the open space?

- Weekend (19%)
- Both/All Week (50%)
- Both (41%)

What season(s) would you typically want to visit the open space?

- Winter (29%)
- Summer (17%)
- Fall (12%)
- Spring (33%)
- All of the Above (18%)

Sample survey page

Sample survey results from Participatory Design Report
HAVEN GREEN: PARTICIPATORY DESIGN

WHAT WE LEARNED

‘ESSENTIAL IDEAS’

These ‘Essential Ideas’ are concepts and suggestions that recurred throughout the public input process.

no.1 The space should provide a sense of sanctuary from the street. One approach could be to use dense plantings to create a sense of privacy and separation from the street (the ‘secret garden’ approach).

no.2 The space should include a water element. The water element should engage the senses and be used in support of creating an ambient environment that is a sanctuary from the street.

no.3 The space should provide a grass lawn area.

no.4 Where possible, save existing mature trees. Where not possible, re-plant at least as many trees (as mature as feasible) as being taken away.

no.5 The space should use native, drought resistant plants that attract birds, butterflies, bees and other wildlife.

THE FULL PARTICIPATORY DESIGN REPORT IS AVAILABLE AT:
https://www.havengreencommunity.nyc/

‘GREAT IDEAS’

These ‘Great Ideas’ include a range of exciting design ideas. Although these ideas weren’t as recurrent as the ‘Essential Ideas’, there was enough support for these concepts to warrant strong consideration.

no.1 Consider bringing aspects of the existing garden — specifically the sculptures — into the new garden.

no.2 Consider providing new sculptures throughout the garden. Arrange the sculptures on the perimeter so that garden space is still maximized.

no.3 Where existing trees must be removed, consider utilizing them to make furniture for the new garden. For example, craft a large communal dining table from the wood of the existing site trees.

no.4 Consider extending the garden area onto the sidewalk with planters, benches, canopies and art signage.

no.5 Consider minimizing pathways. Where possible, consider grass or permeable paver ADA paths wherever appropriate to maximize green space.

no.6 Consider using movable seats and chairs.

no.7 Consider implementing terraced seating to create opportunities for meeting and small outdoor performance.

no.8 Consider locating some of the permanent seating on the north side of the Central Garden to capture winter sun.

no.9 Consider implementing a therapeutic herb garden or herb spiral on the site.

no.10 Consider implementing vertical gardening to extend the garden up the building walls (both the Haven Green building and neighboring buildings).

no.11 Consider providing a ‘demonstration’ garden that highlights a gardening/sustainability feature such as vegetable growing, composting, rainwater collection and re-use, etc.

no.12 Consider extending the garden into the ‘overpass’ area with plantings, green wall, and similar path material.

no.13 Consider implementing a ‘rain garden’ or other rainwater collection strategy in the garden.

no.14 Consider strategies for controlling ‘cut-through’ foot traffic of the garden space by pedestrians. Consider implementing a winding path with intermediate plant area ‘barriers’ that encourage a meandering route through the site rather than a direct ‘cut-through’.

Conclusions of the participatory design process
HAVEN GREEN: PARTICIPATORY DESIGN

NEXT STEPS

SITE DESIGN TO BE INFORMED BY THE PUBLIC PROCESS
Thank you

For more information on Haven Green please visit:

https://www.havengreencommunity.nyc/