HAVEN GREEN OVERVIEW - DECEMBER 5th, 2018

Community Board 2 – Working Group Presentation

PENNROSE
Bricks & Mortar | Heart & Soul

Habitat for Humanity® New York City

RiseBoro COMMUNITY PARTNERSHIP

CURTIS + GINSBERG ARCHITECTS LLP

PAUL A. CASTRUCCI ARCHITECT
A PASSIVE HOUSE CERTIFIED DESIGN FIRM

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)

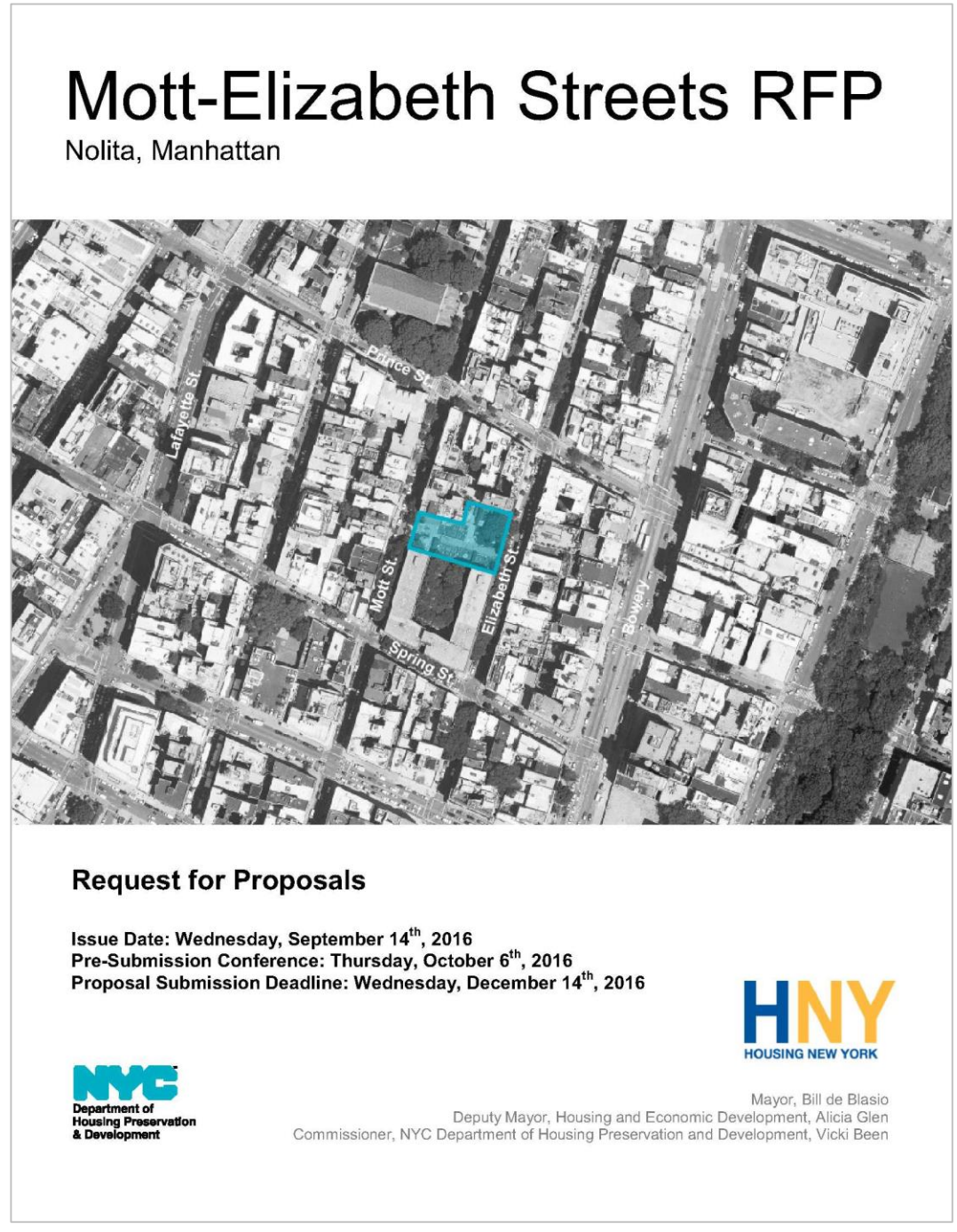
- Project Overview
- Land Use and Zoning analysis
- Design Features
- Participatory Design & Community Engagement

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**

PENNROSE
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- 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

RiseBoro
COMMUNITY PARTNERSHIP

- 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

Habitat for Humanity® New York City

- 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

HAVEN GREEN: **PROJECT PROGRAMS**

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.

123 affordable rental
Senior Residences

8,400 GSF of
Public Space
(6,700 GSF open to sky
1,700 GSF covered space)

15,600 GSF of
Community Facility & Retail Space

HAVEN GREEN: **PROJECT PROGRAM**

AFFORDABLE HOUSING FOR SENIORS

- 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** <u>currently</u> 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.

Housing NYC projects located in CB2

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

Source: LiveOn NY

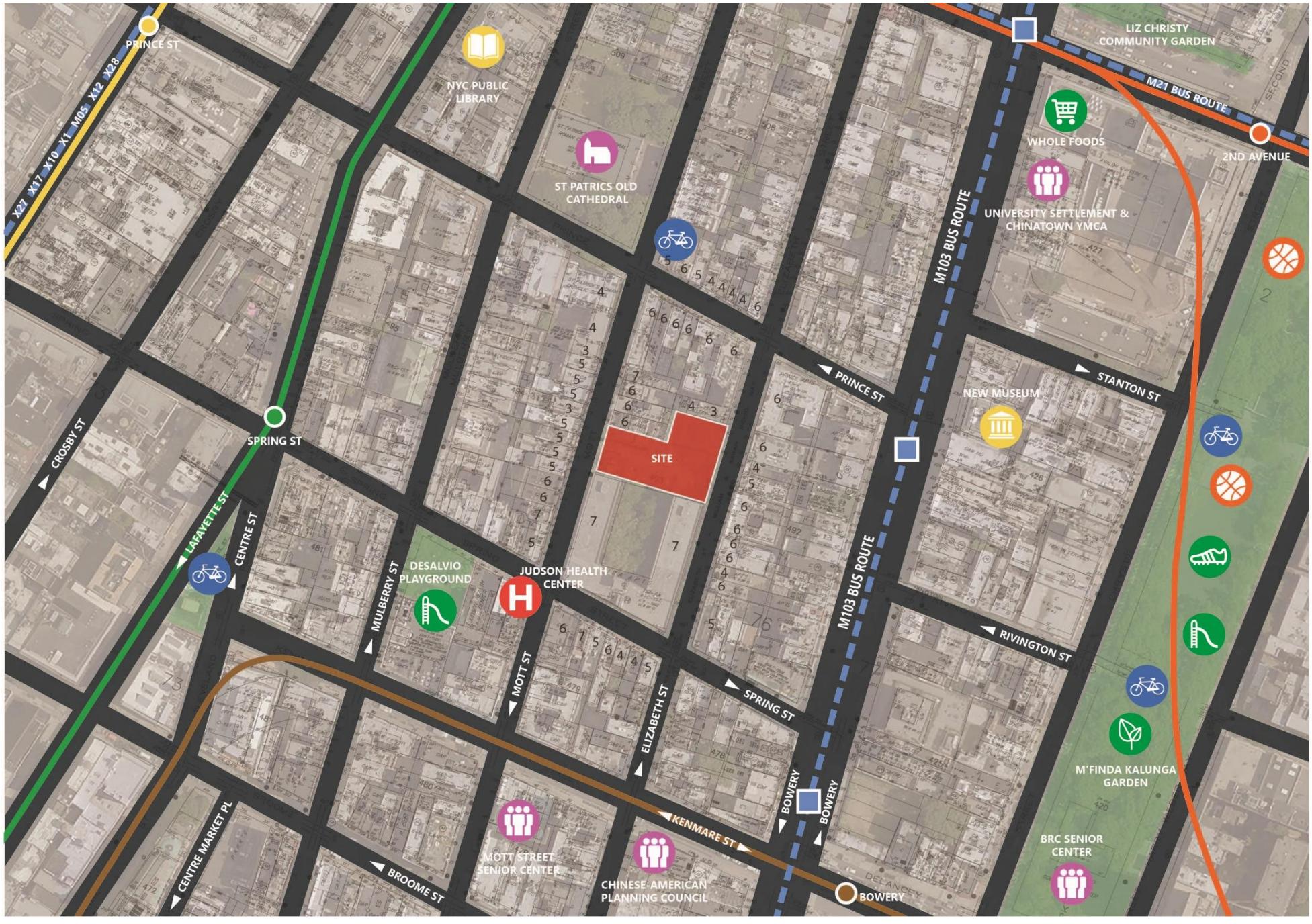
HAVEN GREEN: **AFFORDABILITY**

- **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

Number of Units	AMI	Rent	Income
37	< 30%	*Formerly Homeless*	
35	30%	$401	$18,774
25	40%	$558	$25,032
26	60%	$871	$37,548

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: **SITE ANALYSIS**



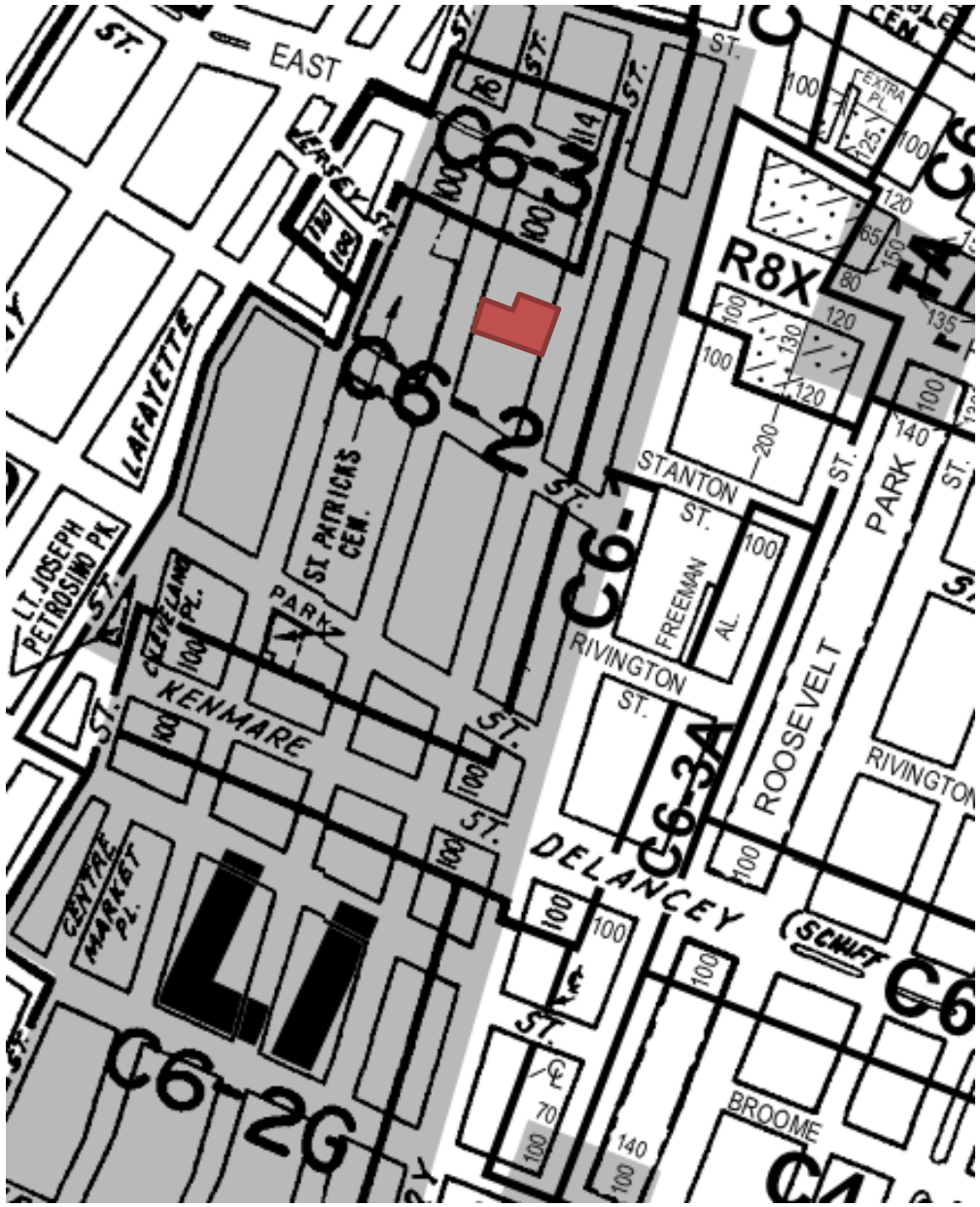
Map Legend

- Site Location
- Park
- Museum
- Library
- CitiBike
- Supermarket
- Health Center
- Church
- Community Center
- Soccer Field
- Basketball Court
- Community Garden
- Subway Station (J, Z)
- Subway Station (6)
- Subway Station (F)
- Subway Station (R,W)
- Bus Stop
- 7 Building Height
- Street Direction

HAVEN GREEN

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

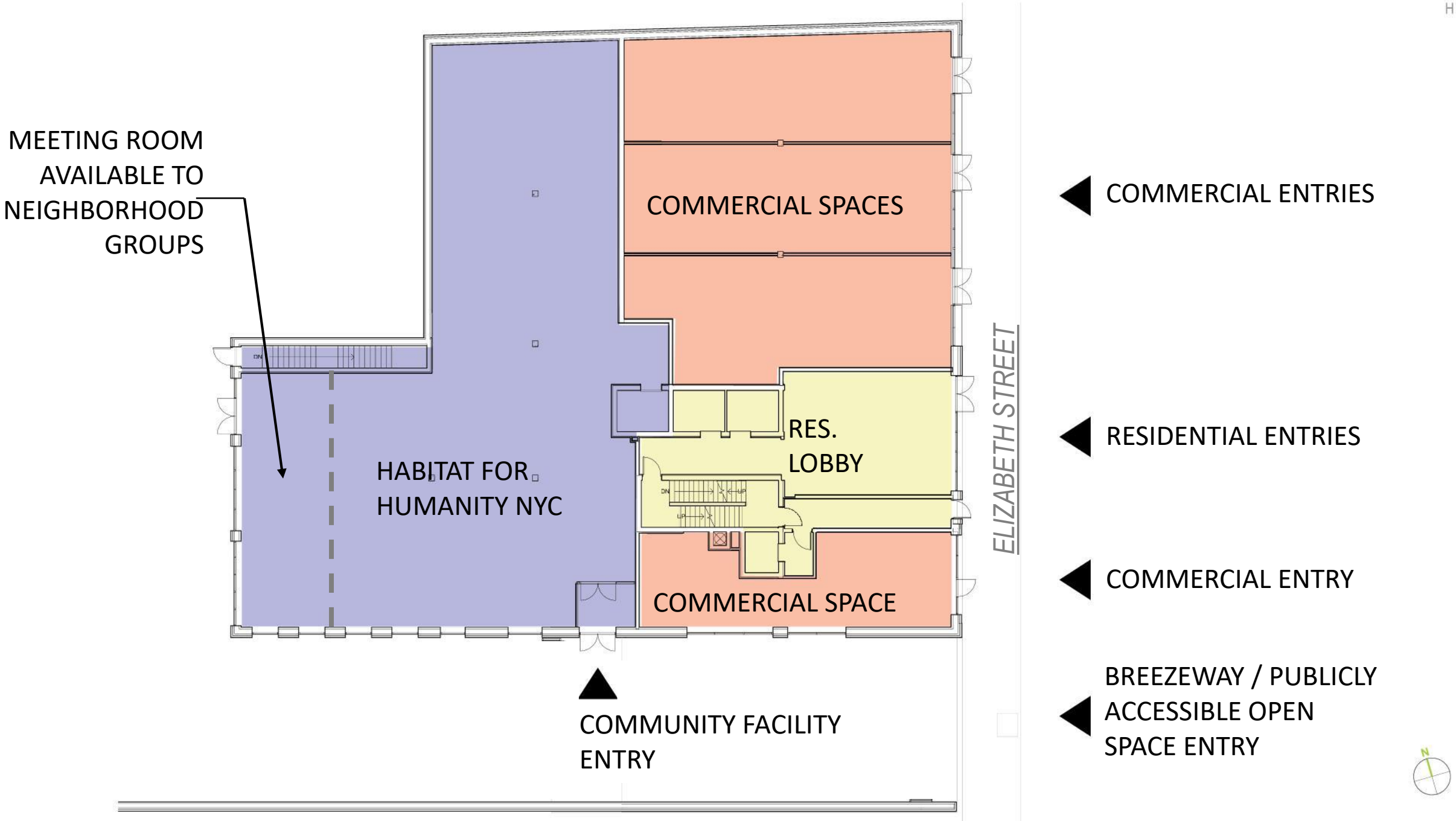
COMMERCIAL – 4,400 SF

- 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

HAVEN GREEN: **GROUND FLOOR BLOCKING PLAN**



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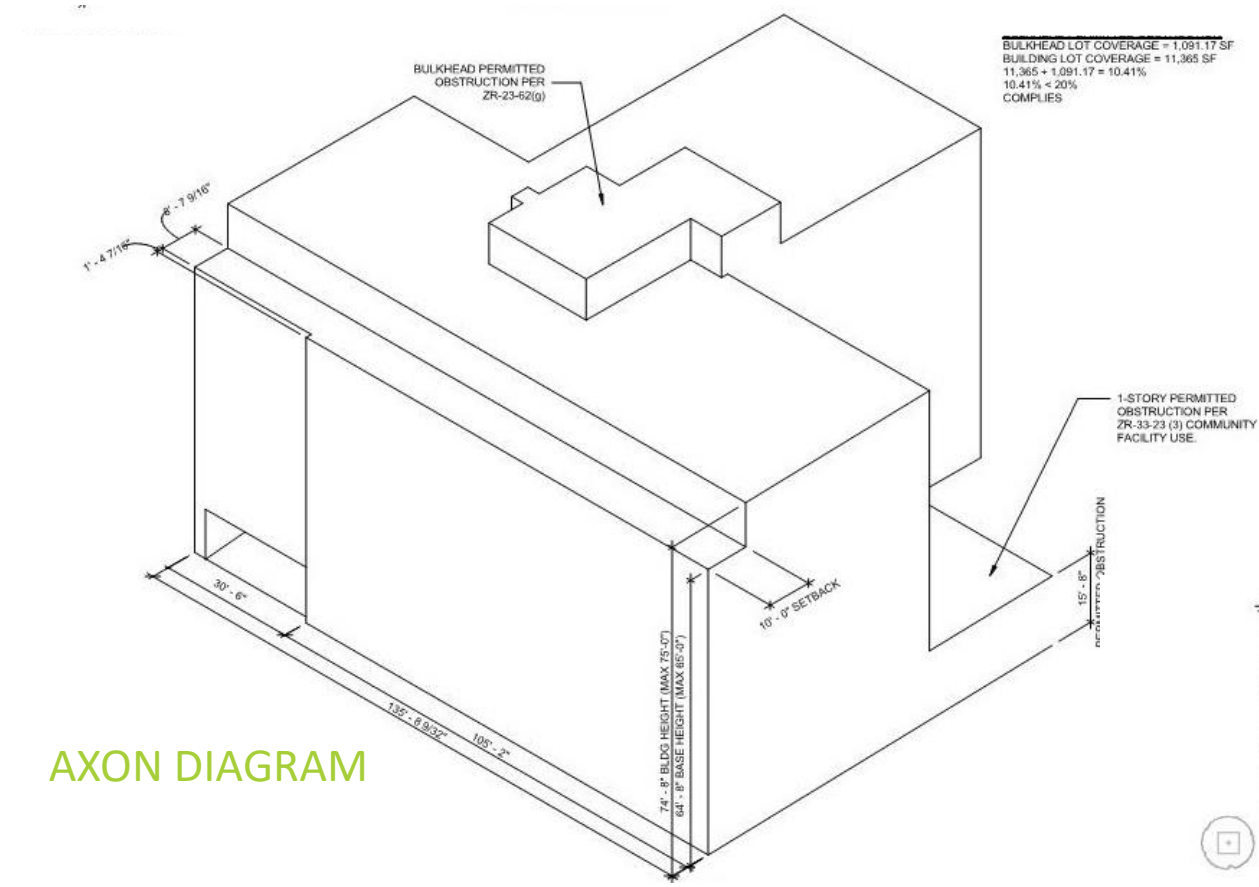
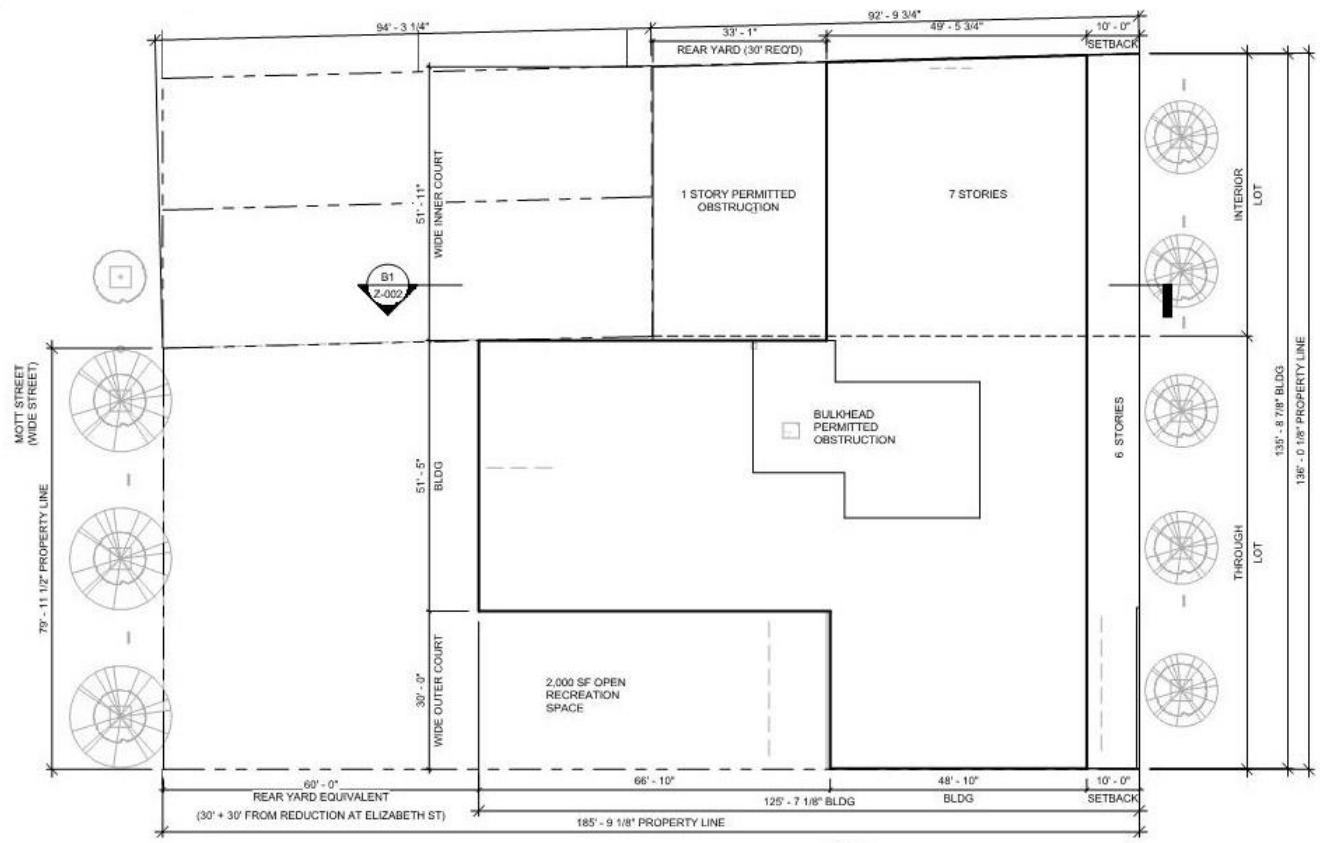


AXON DIAGRAM

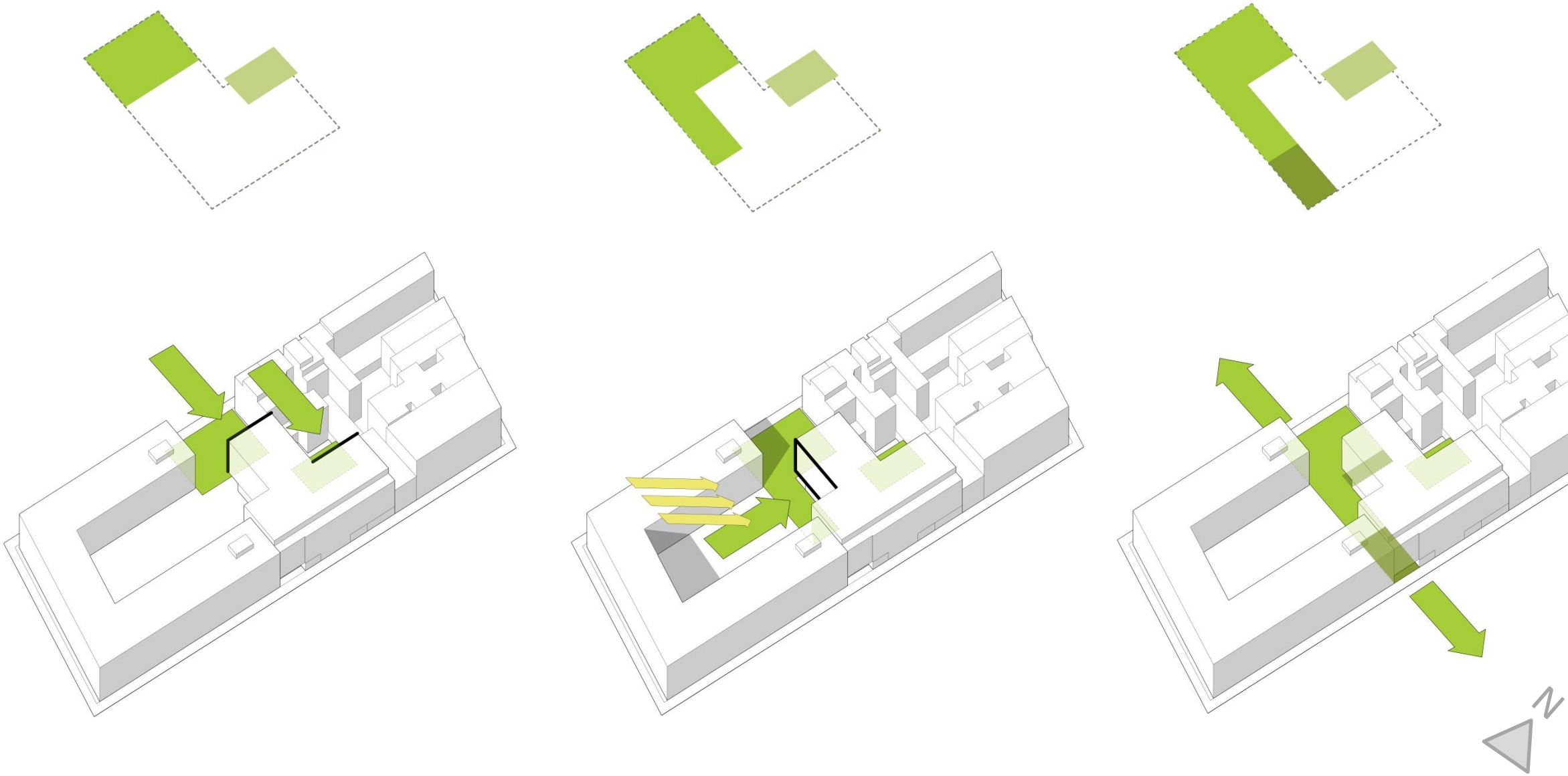
Zoning Compliance

- Consistent with Zoning Regulations, including Little Italy Special District Requirements
- Design Reviewed and Certified by DCP
- Height restricted by Little Italy Special District Requirements



PLOT PLAN

HAVEN GREEN: **SITE LAYOUT**

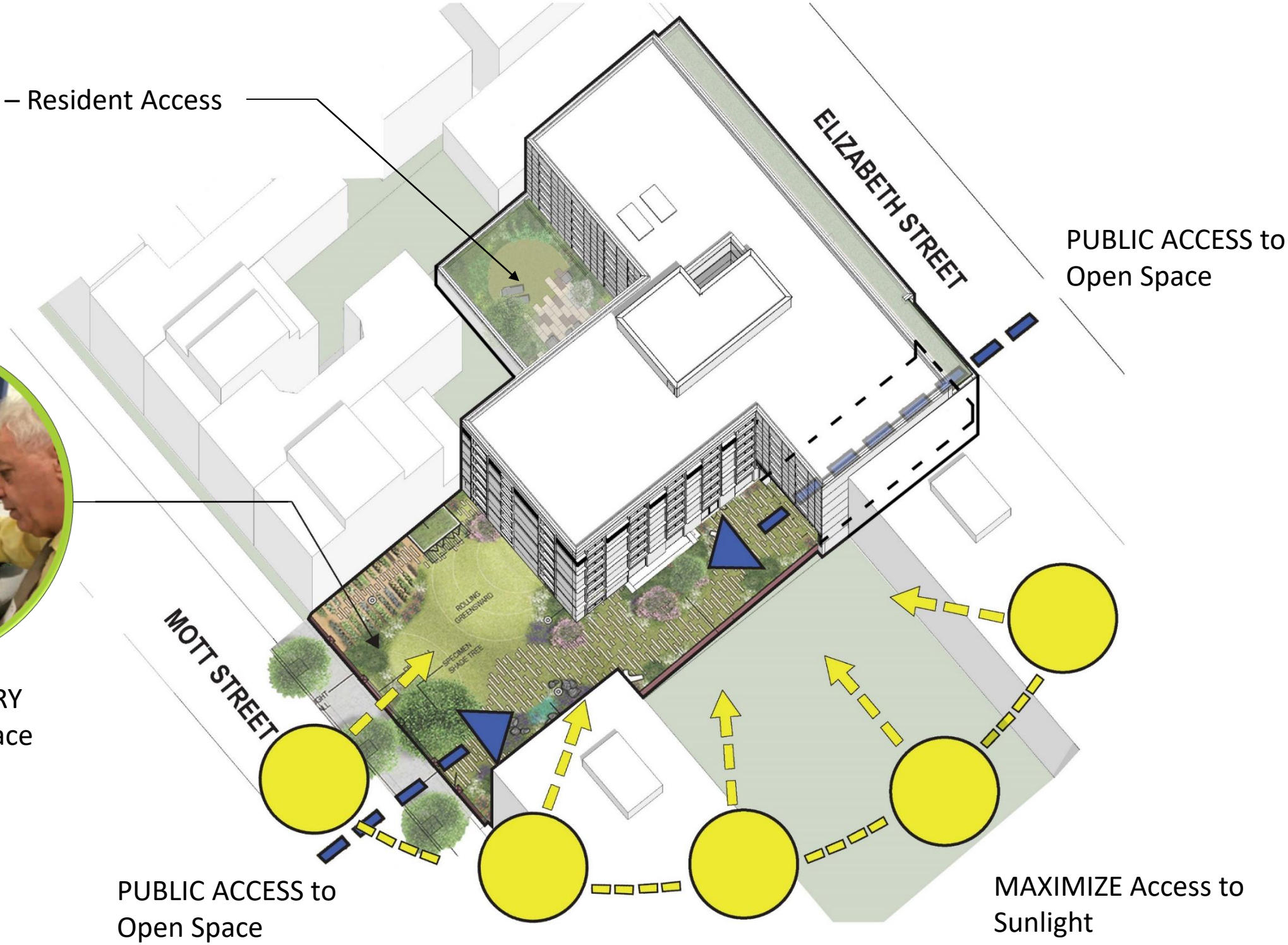


- Designed for functionality of outdoor public space
- Building sited at north/east portion of site for solar exposure to outdoor space
- Public access from <u>both</u> Mott Street and Elizabeth Street

HAVEN GREEN: **SITE LAYOUT**

2ND FLOOR – Resident Access

Public PARTICIPATORY DESIGN of Open Space



PUBLIC ACCESS to Open Space

PUBLIC ACCESS to Open Space

MAXIMIZE Access to Sunlight

HAVEN GREEN: **ILLUSTRATIVE RENDERINGS**

ILLUSTRATIVE RENDERING FACING ELIZABETH STREET

HAVEN GREEN

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CB2 Working Group Committee Presentation – December 5th, 2018

HAVEN GREEN: **ILLUSTRATIVE RENDERINGS**

ILLUSTRATIVE RENDERING AT PUBLIC BREEZEWAY ENTRY

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HAVEN GREEN: **ILLUSTRATIVE RENDERINGS**

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

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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

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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.*

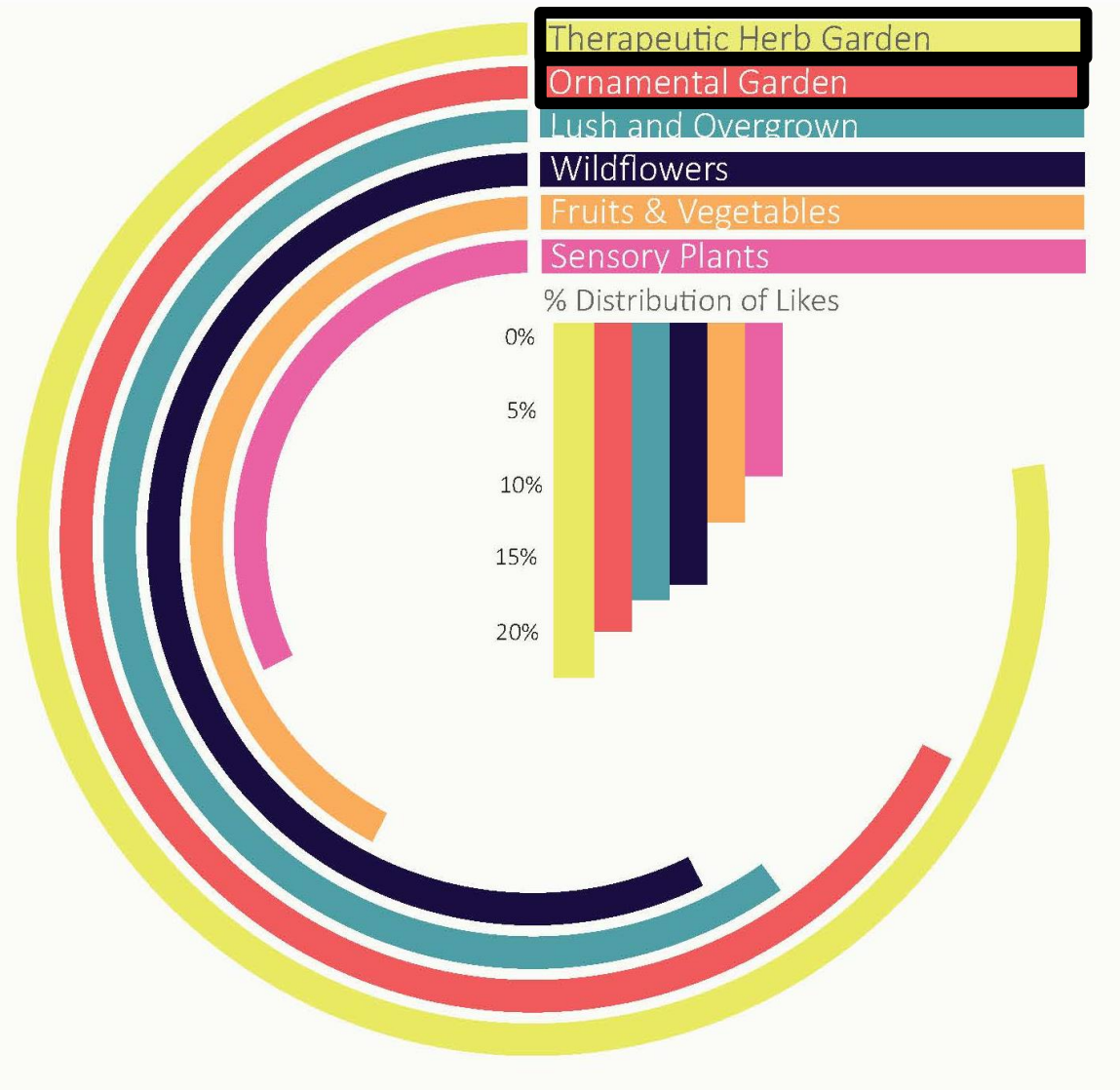
Local gardeners we met during outreach

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

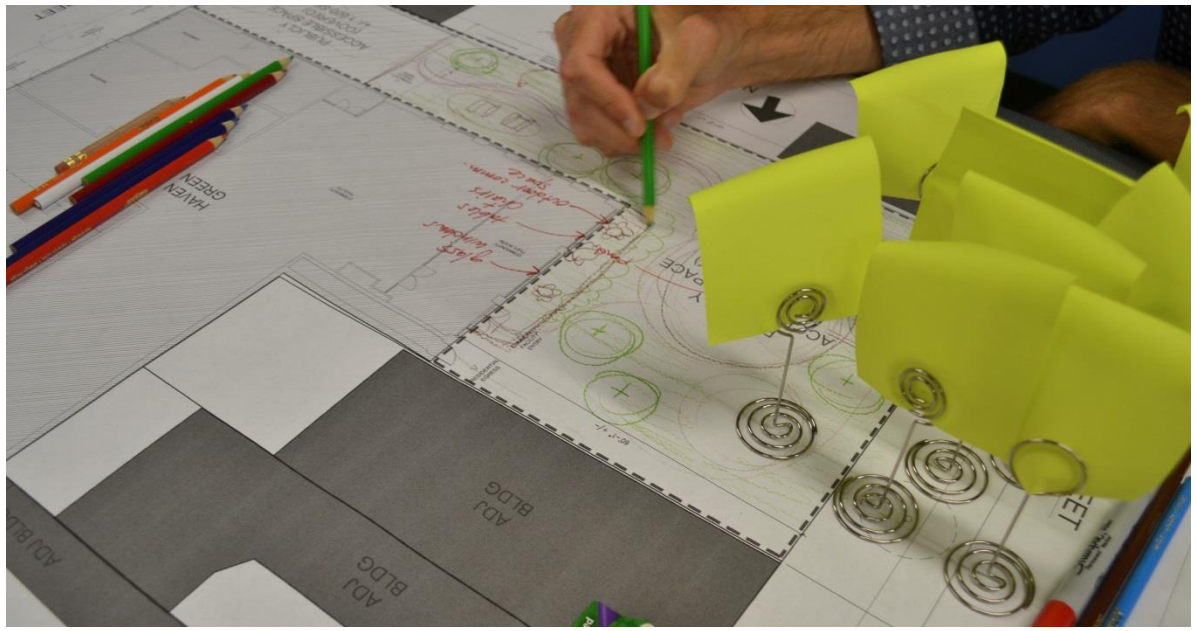
Stories from participants

Stories from participants

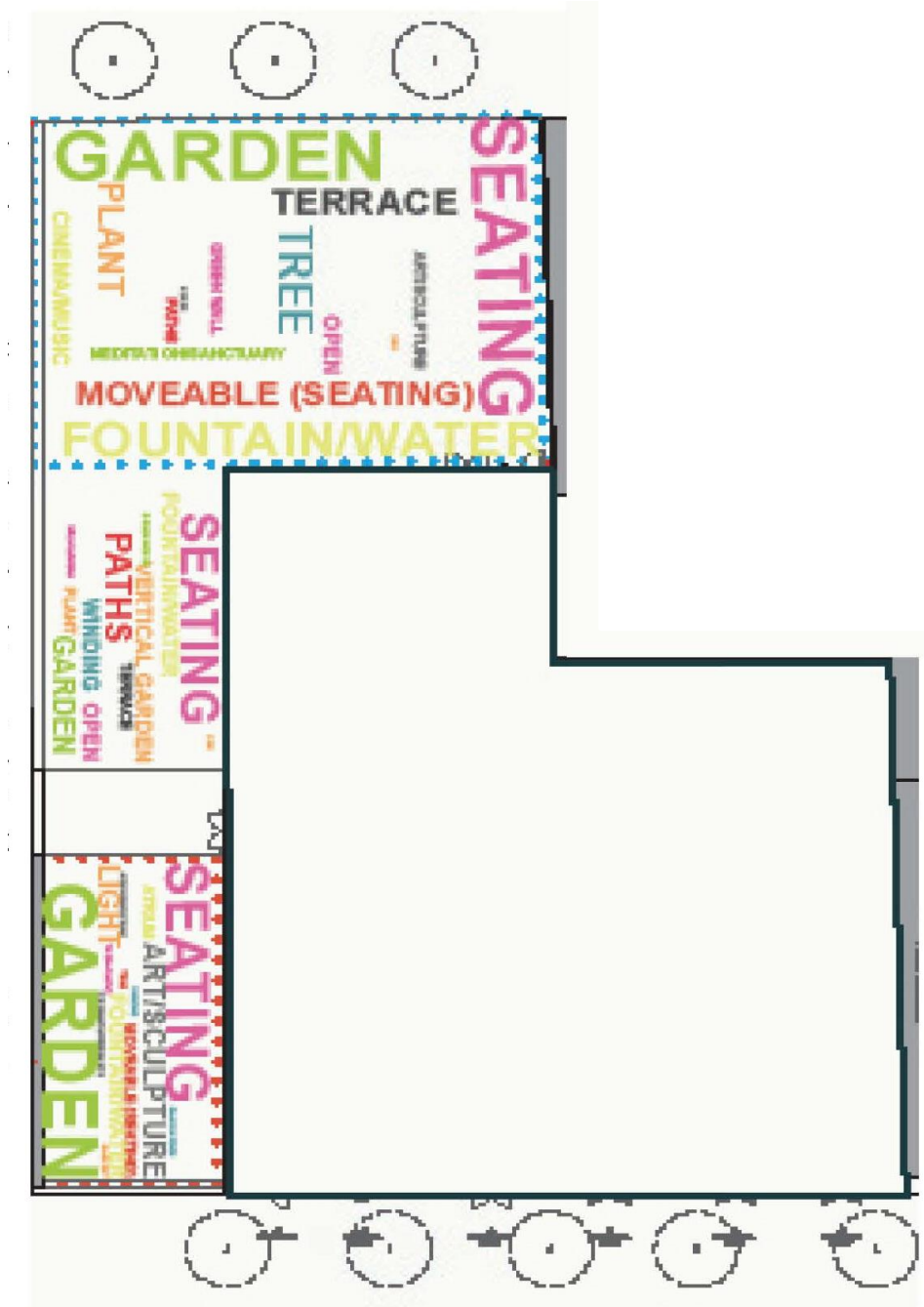
HAVEN GREEN: **PARTICIPATORY DESIGN**

DESIGN CHARRETTES

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

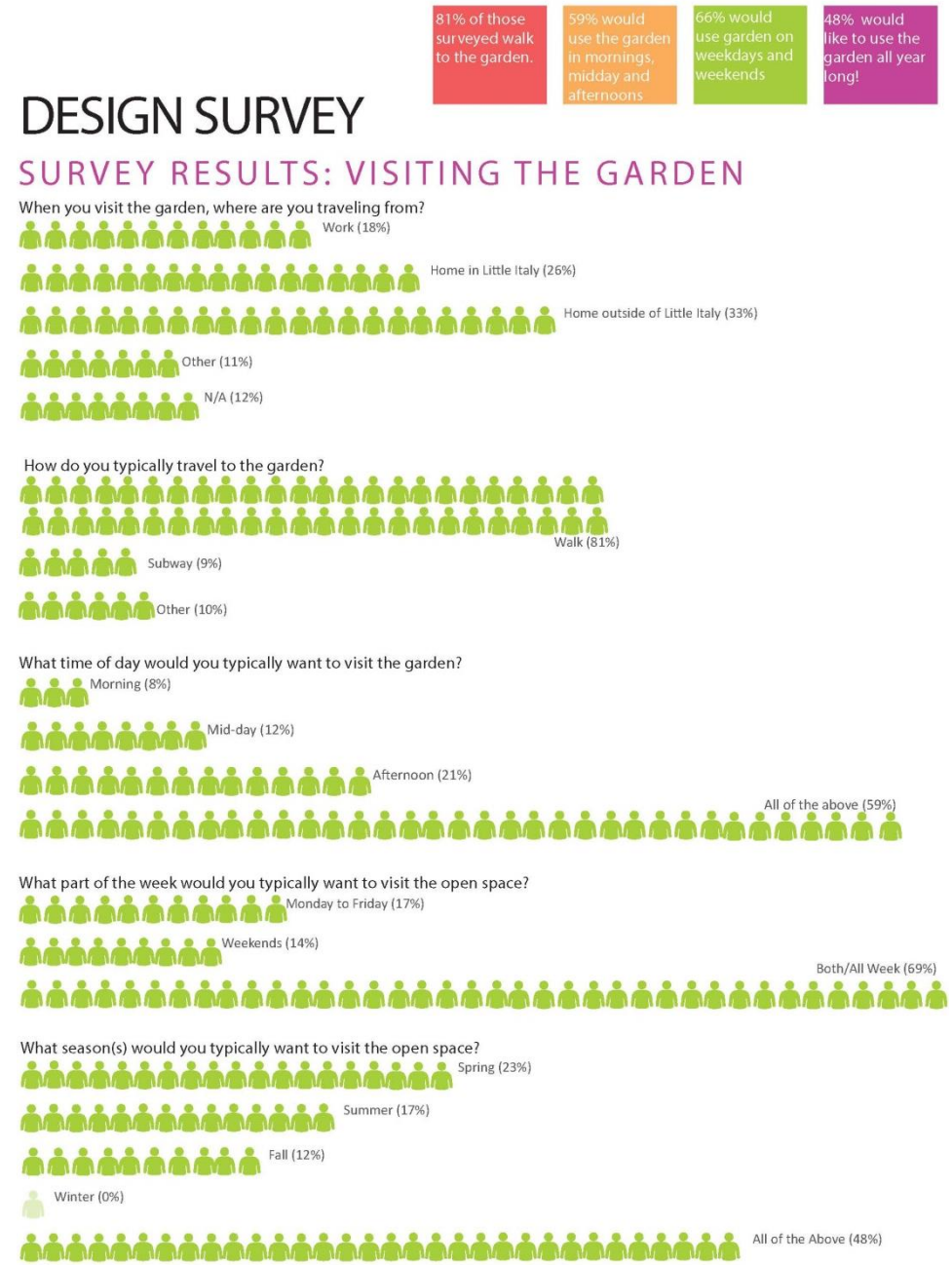
   _____Subway

   _____Bus

   _____Other (please specify)_____

   _____Not Applicable

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.

Conclusions of the participatory design process

THE FULL PARTICIPATORY DESIGN REPORT IS AVAILABLE AT:

https://www.havengreencommunity.nyc/

‘GREAT IDEAS’

These ‘Great Ideas’ include a range of exciting design ideas. Though 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.

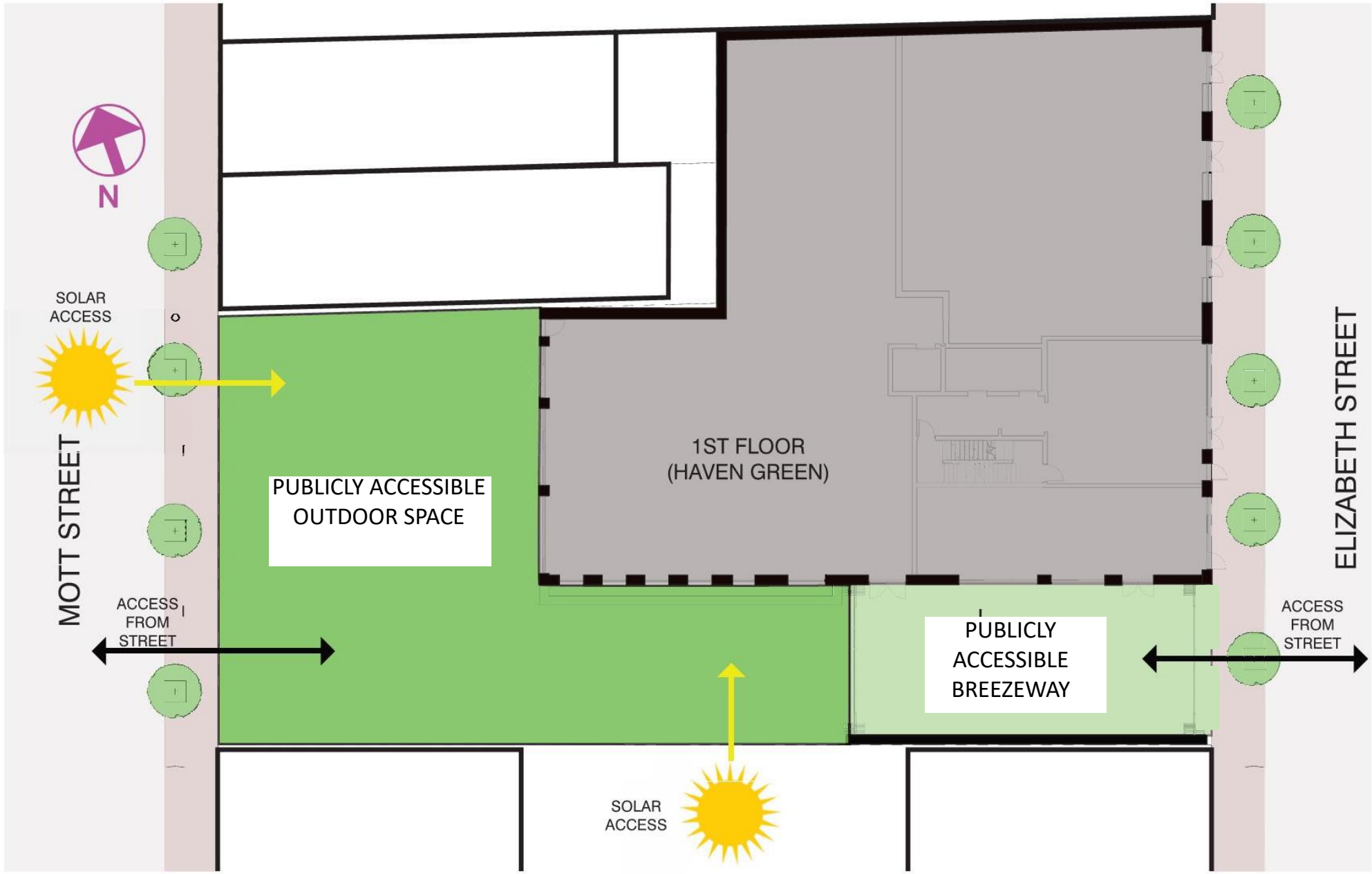
no.13 Consider implementing a ‘rain garden’ or other rainwater collection strategy in the garden.

no.14 Consider strategies for controlling ‘cut-through’ foot traffic of the garden space by pedestrians. Consider implementing a winding path with intermediate planting 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/