



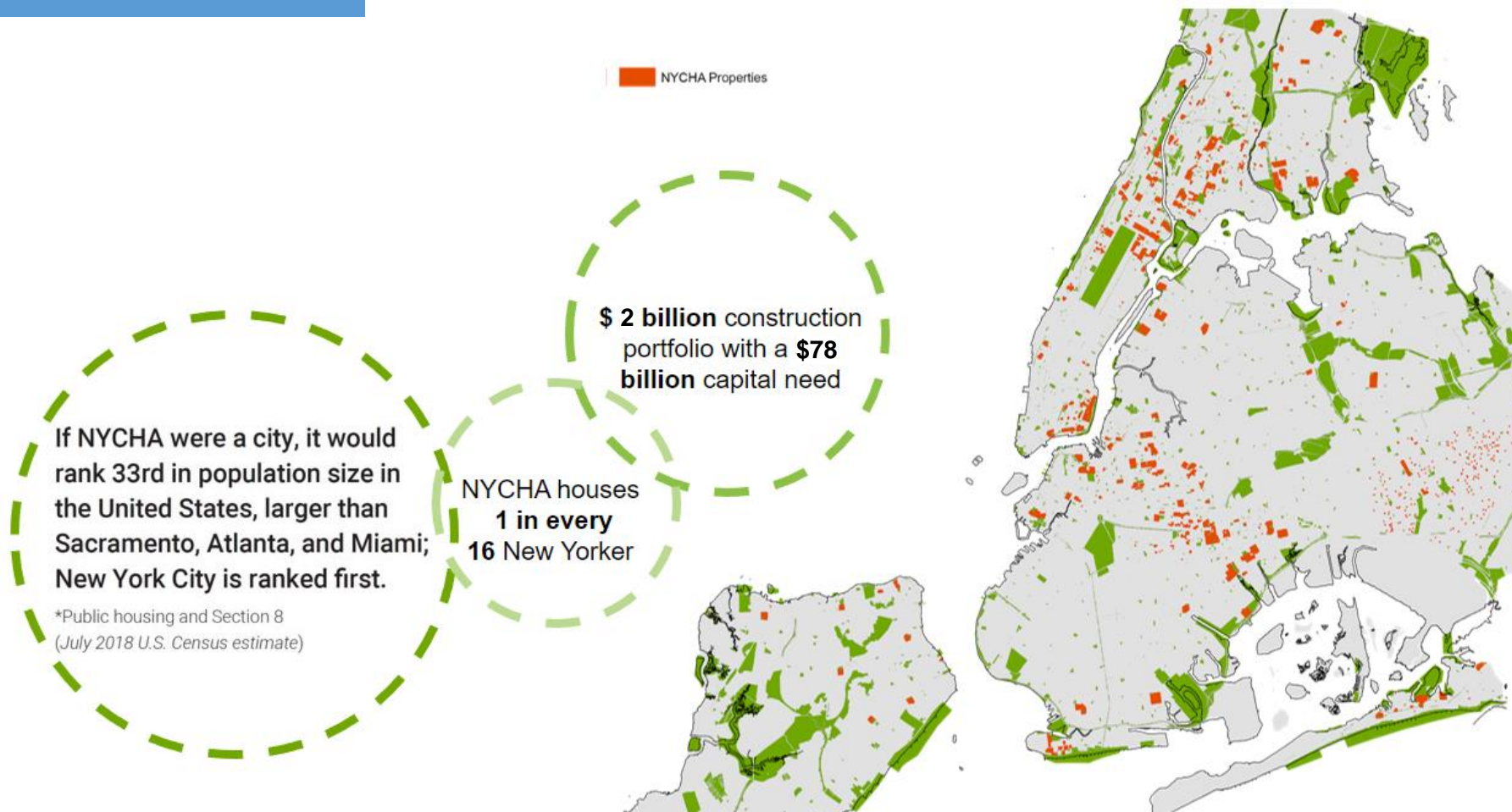
Open Spaces, Inclusive Places: NYCHA's Connected Communities Program

Presented by Vaidehi Mody

NYC DDC Town + Gown | Resilient People, Places and Projects #4

May 20, 2024

NYCHA: A City within a City



NYCHA: Typologies through time



PRE-WAR
TYPOLOGY

1900



EARLY TOWERS-IN-THE-PARK
TYPOLOGY

1935



TOWERS-IN-THE-PARK
TYPOLOGY

1945



SCATTERED SITE
TYPOLOGY

1970

1980

NYCHA: Built Environment Shapers and Stewards

Maintenance & Operations (7,000+)

Project Management/Capital Programs (400+)

Architecture and Engineering Services 70+
in-house architects, engineers, landscape architects, planners and urban designers

Subject Matter Experts/Programs –Energy & Sustainability, Comprehensive Modernization, Real Estate Development, Recovery & Resiliency

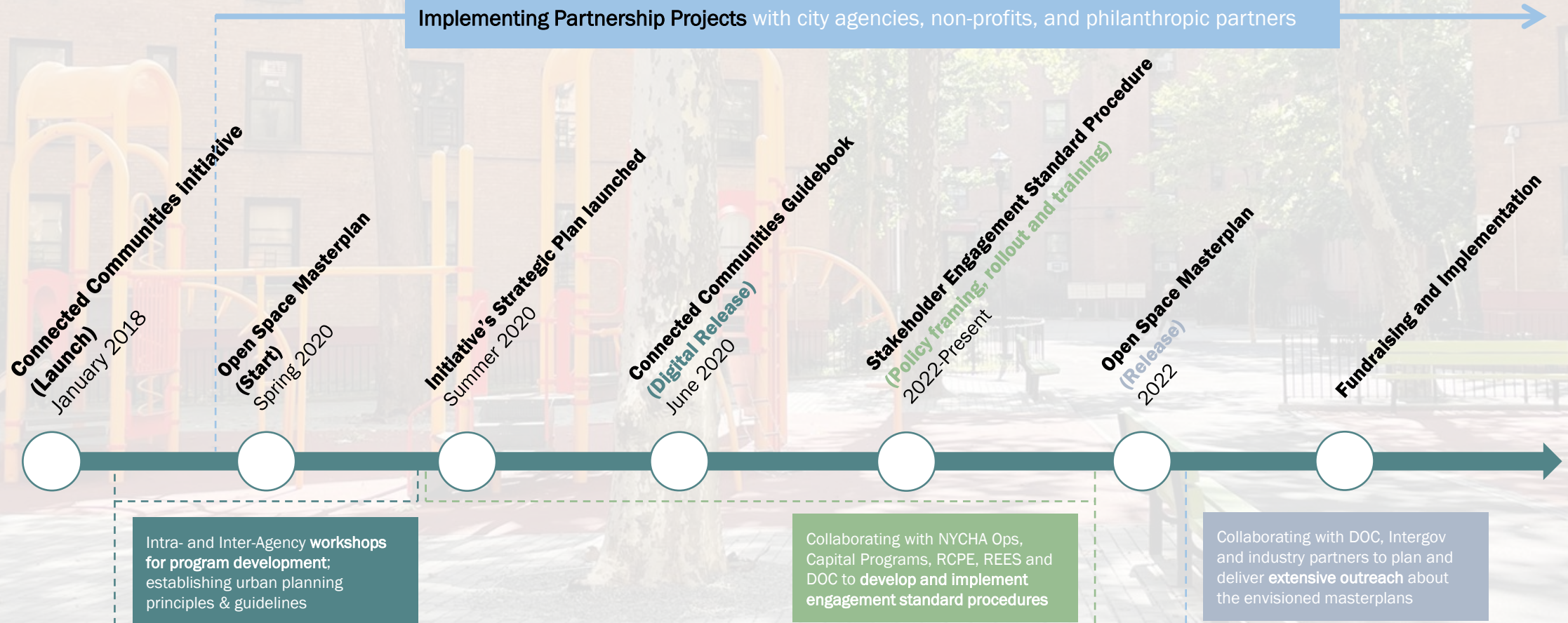


Connected Communities Program

NYCHA's urban design approach to activate and improve connections within the NYCHA community and to surrounding neighborhoods through policy development, participatory design, and partnerships projects

- 1 Defining need for planning of the urban realm across NYCHA campuses
- 2 Opportunities for capital improvement with shift towards increase project integration
- 3 Practices to foster increased trust and connection between residents, community, and NYCHA staff
- 4 Scaffolding NYCHA's engagement practices
- 5 Defining best practices for design of urban realm at NYCHA

Program Timeline



Collaboration Sphere

PUBLIC HOUSING
COMMUNITY FUND



NYC Parks

NYC
PLANNING



NYC
Health

NYC
Environmental
Protection

NYC DESIGN



NYC
DOB
TOWN
+GOWN

NYC Criminal
Justice

Pershing
Square
Foundation

THE
ANDREW W.
MELLON
FOUNDATION

Bloomberg
Philanthropies

KARP STRATEGIES
URBAN PLANNING ADVISORS

Center
for
Justice
Innovation

THE LEONA M. AND HARRY B.
HELMSLEY
CHARITABLE TRUST

CityParks
FOUNDATION

The
ROCKEFELLER
FOUNDATION



AIA
New York

FORD FOUNDATION

Booth Ferris Foundation



GREEN
CITY
FORCE

THE
TRUST
FOR
PUBLIC
LAND

DESIGN TRUST
FOR PUBLIC SPACE

HESTER ST

CENTER
FOR ACTIVE
DESIGN

URBAN
DESIGN
FORUM

The Nature
Conservancy



Program Focus Areas



Standard Procedures &
Engagement best
practices

Stakeholder
Engagement
&
Participatory
Design

Partnership
Projects

Planning +
Design
Excellence



Connected Communities
Guidebook & Open Space
Masterplan

A photograph of a park with large, mature trees with green leaves. A paved path leads through the trees, with several wooden benches on the left. A person is walking away from the camera on the path. In the background, there are brick buildings and a playground area with colorful equipment. A semi-transparent teal banner with white text is overlaid in the center of the image.

Stakeholder Engagement & Participatory Design

Stakeholder Engagement & Participatory Design

1990s-2005

2006-2010

2011-2015

2016-2020

2021-2025



Resident
Engagement
Department

BUILDING UPON EXISTING EFFORTS

Hurricane Sandy Recovery Efforts

Engagement
Coordinators

Standard
materials

403K Calls
6,800
Meetings

Connected Communities

Standard
Procedures

Open Space
Masterplan

Templates
and
Trainings

Sustainability & Real Estate Community Planning

Comprehensive Modernization

Borough
Liaisons

Standard
Procedures

Strategic Partnerships

Stakeholder Engagement & Participatory Design

Customized
Scopes
accommodate
Participatory
Design



Grounds,
Community
Centers, etc.

Typical
Scopes



Boiler Projects,
Elevators,
Heating, etc.

Baseline/
Informational



Facades, Roofing,
Crawl Spaces, etc.

Stakeholder Engagement & Participatory Design



NYCHA Capital Projects & Needs Tracker

Updated Every 2 Weeks (Last Updated February 24, 2024)

Select Language ▼



Home



Info & Definitions



Print PDF



Contact Us

To maintain NYCHA developments in good, livable condition, we regularly make capital investments to renovate and modernize apartments and building interiors, building systems and exteriors, and site security and grounds. NYCHA typically manages more than 500 active capital projects at any time. Learn more about the capital projects and capital needs at your development, in your district or borough, or throughout the city, by using this Capital Projects & Needs Tracker.

Information on developments that are converted or are converting through the Permanent Affordability Commitment Together (PACT) program can be found on NYCHA's [PACT Program page](#). Developments converting through PACT with active, ongoing capital projects are also included on this Tracker. If you cannot find information about a development or project, please [Contact NYCHA](#).

Search for a specific development

Or filter developments by the categories below

Borough ▼

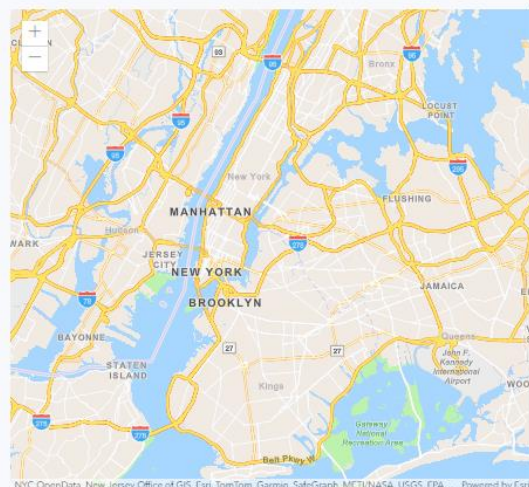
Council District ▼

Funding Source ▼

Project Status ▼

↻

Or click on a development from the list on the right



Developments

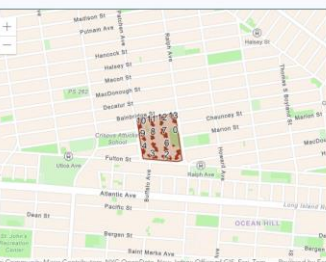
- 1162-1176 WASHINGTON AVENUE
- 1471 WATSON AVENUE
- 154 WEST 84TH STREET
- 303 VERNON AVENUE
- 45 ALLEN STREET
- 830 AMSTERDAM AVENUE
- ADAMS
- ALBANY
- ALBANY II
- AMSTERDAM
- AMSTERDAM ADDITION
- ASTORIA
- ATLANTIC TERMINAL SITE 4B

Or click on a development from the list on the right



Project Progress (Delivery Type: Design Bid Build)

Planning 100%	Design 100%	Procurement 100%	Construction 22%
<div></div>	<div></div>	<div></div>	<div></div>
Planned Start Date: 04/2020	Planned Start Date: 07/2020	Planned Start Date: 04/2022	Planned Start Date: 04/2023
Actual Start Date: 04/2020	Actual Start Date: 07/2020	Actual Start Date: 04/2022	Actual Start Date: 04/2023
Planned End Date: 04/2020	Planned End Date: 04/2022	Planned End Date: 04/2023	Planned End Date: 04/2025
Actual End Date: 04/2020	Actual End Date: 04/2022	Actual End Date: 04/2023	Current Estimated End Date: 06/2025



Project Location:

- 1- 292 Ralph Avenue
- 2- 1865 Fulton Street
- 3- 1839 Fulton Street
- 4- 233 Patchen Avenue
- 5- 1841 Fulton Street
- 6- 1851 Fulton Street
- 7- 254 Ralph Avenue
- 8- 311 Patchen Avenue
- 9- 309 Patchen Avenue
- 10- 291 Patchen Avenue
- 11- 302 Bainbridge Street

Project Budget:

Estimated Budget: \$36,912,391

Funding Sources:

Federal, State

Project Staff:

Project Manager:
Mikhail Sevastopolskiy

Construction Field Inspector or
Manager:
Stv Construction Inc.
[Contact NYCHA](#)

Project Vendors:

Architectural/ Engineering:
Wesler-Cohen Associates
Consulting

General Contractor:
Kordun Construction Corp

Language
Inclusivity-
Info available
in 100+
languages

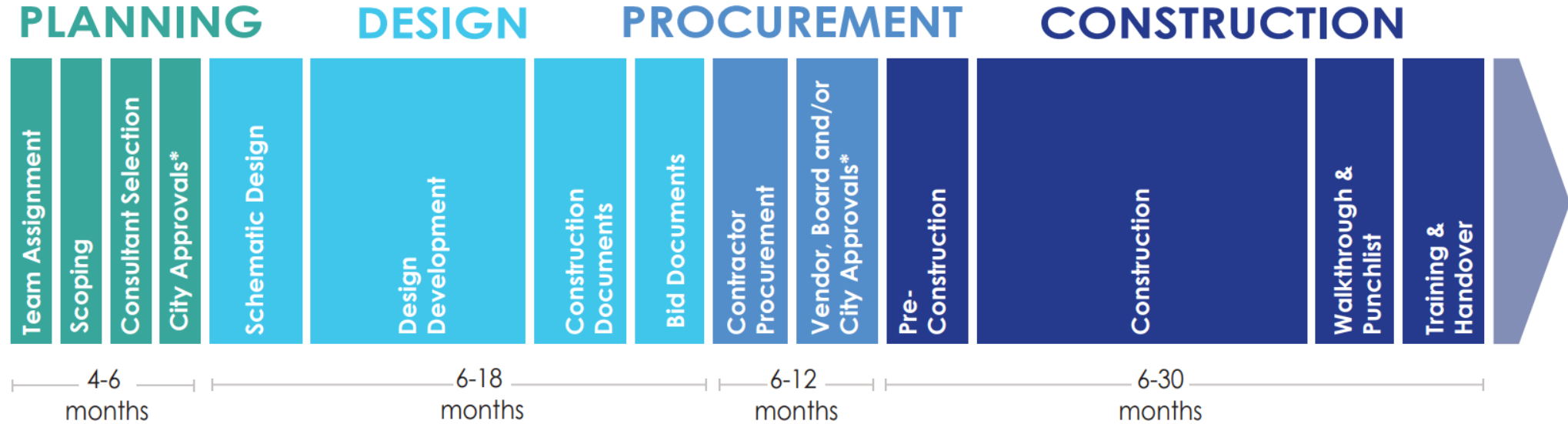
Integrating
Capital needs
and projects
in one tracker

Tracker
design
informed by
stakeholder
engagement

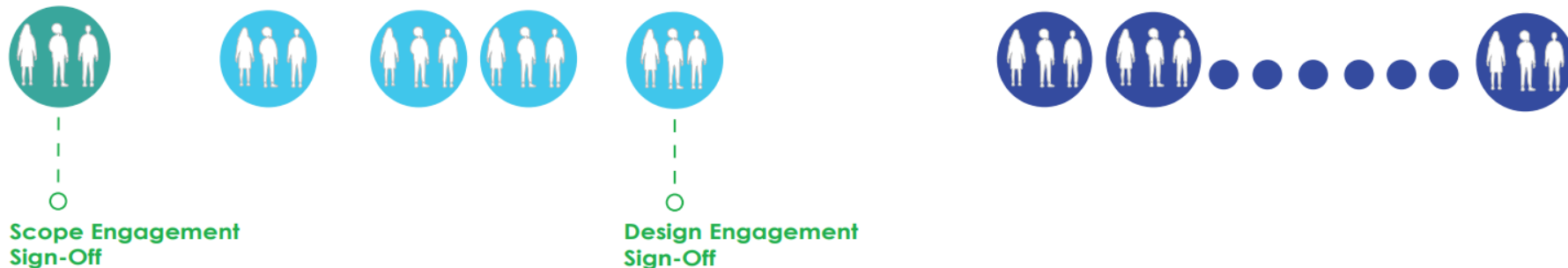
'Contact
NYCHA' portal
to address
stakeholder
inquiries



Stakeholder Engagement & Participatory Design



RESIDENT ENGAGEMENT TOUCHPOINTS **



Source: NYCHA Capital Projects & Needs Tracker



Planning + Design Excellence

Connected Communities Guidebook

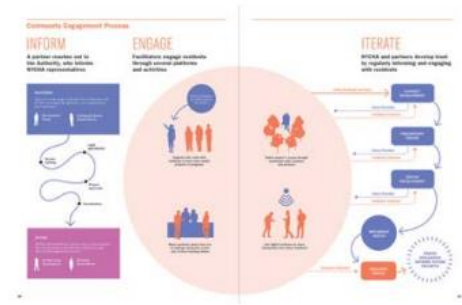
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THE NEW YORK CITY HOUSING AUTHORITY IN CONTEXT



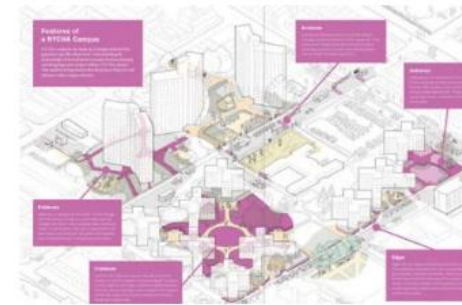
②

COMMUNITY ENGAGEMENT



③

DESIGN GUIDELINES FOR NYCHA OPEN SPACES



④

DESIGN GUIDELINES FOR PRESERVATION AND NEW CONSTRUCTION



Connected Communities Guidebook

Community Engagement Strategies

1. Broaden the spectrum of resident input



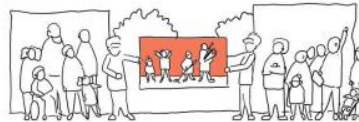
2. Engage around positive events that the community cares about



3. Partner with local organizations

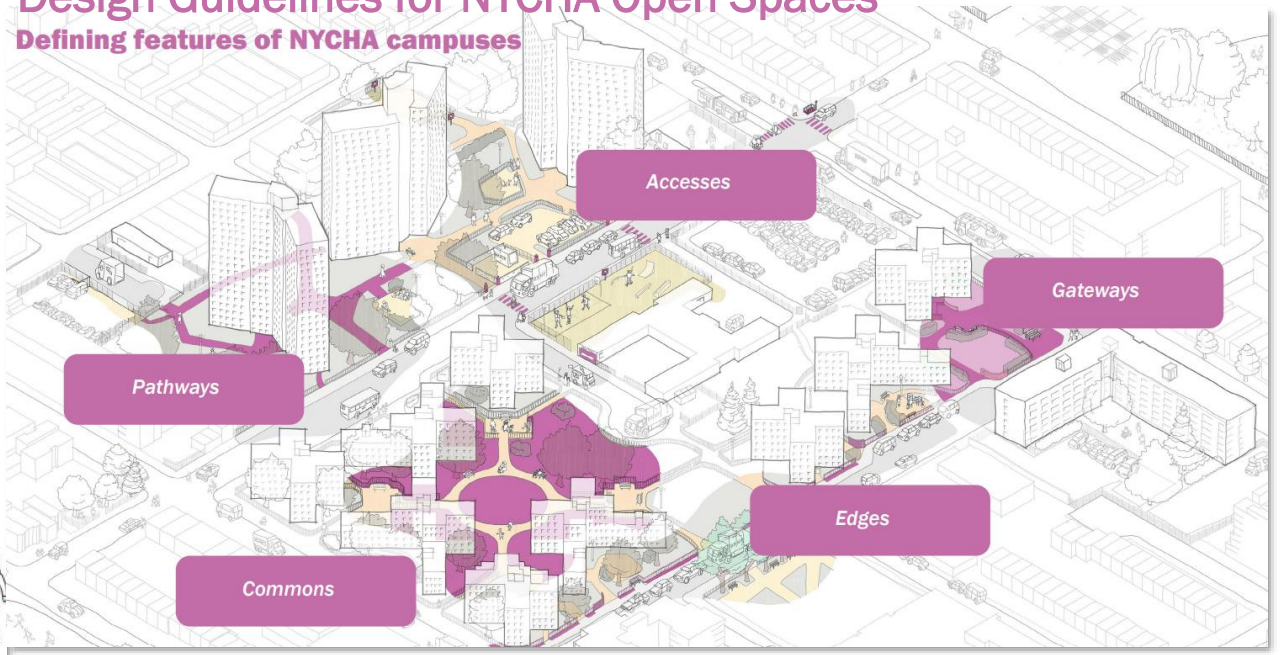


4. Show residents the outcome and the effect of their feedback



Design Guidelines for NYCHA Open Spaces

Defining features of NYCHA campuses



Preservation & New Construction

Principles

1. Understand the context



2. Connect from the ground up



3. Build up with responsive design



Open Space Masterplan



Framework for design for NYCHA's open space in a time of transformation

The **first comprehensive master plan** in NYCHA's recent history

A **site assessment** of the current condition of NYCHA's grounds

Trend analysis showing changing demographics and different programmatic needs

An **update to best practice in landscape design**, including intergenerational play, accessible design, and climate adaptation

A **holistic and strategic approach** for NYCHA to repair, replace, or consolidate its outdoor programmed spaces

A **funding tool** for grants, public-private partners, elected officials, and more!

Open Space Masterplan

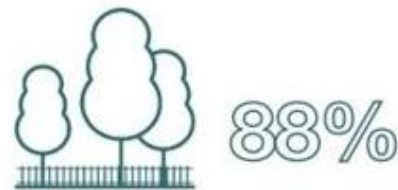


NYCHA's open space portfolio lacks recreation areas that can encourage multigenerational use



Only 3.5% of the active recreation areas are designed for residents over 18

Open Space Portfolio Review



Lawns with mature trees highly valuable to green infrastructure--largely fenced off and **inaccessible** to residents

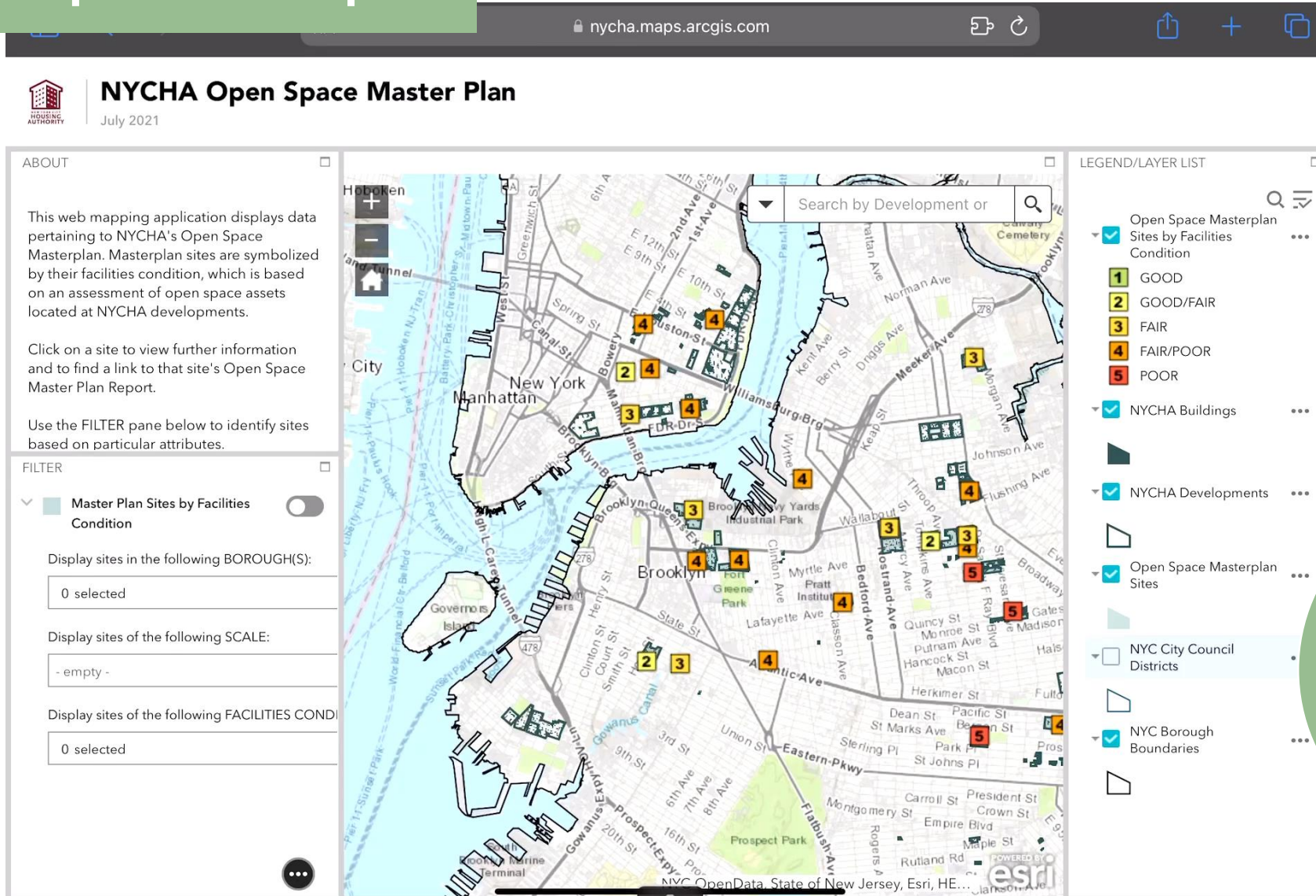


Active recreation areas mostly consist of playgrounds and sports courts



Passive recreation and sitting areas are limited around the developments

Open Space Masterplan



Incorporated
in 2023 PNA

Leveraged in
\$84 million
Cloudburst
Program
Funding

Informed enhanced
discretionary city-
funding for grounds
projects and led to
several grant-
funding allocations

A photograph of a park area. In the foreground, there is a paved area with a grey brick pattern. To the left, there is a playground with yellow and red equipment. In the center, there is a large tree. To the right, there are green benches. In the background, there are brick apartment buildings with many windows. A blue banner with white text is overlaid in the center of the image.

Partnership Projects



PARTNERS

There is a wide range of groups that collaborate with NYCHA, including City Agencies, civic organizations and institutions.

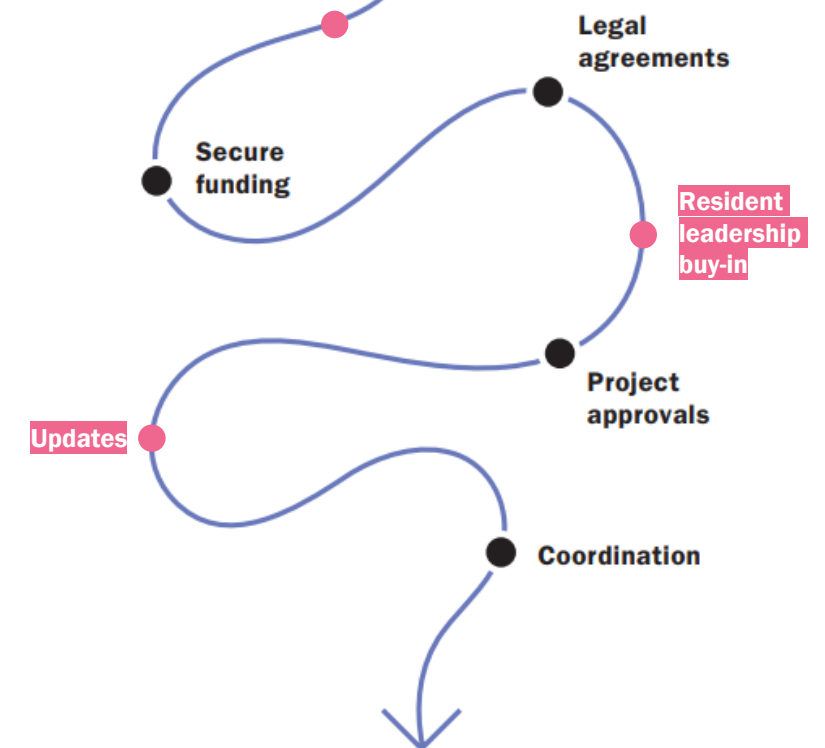


Development
Teams
/ Funders



Community-Based
Organizations

Resident leadership buy-in



Partnership Project Kickoff

Pilot Demonstration at Pomonok Houses

Helmsley Charitable Trust



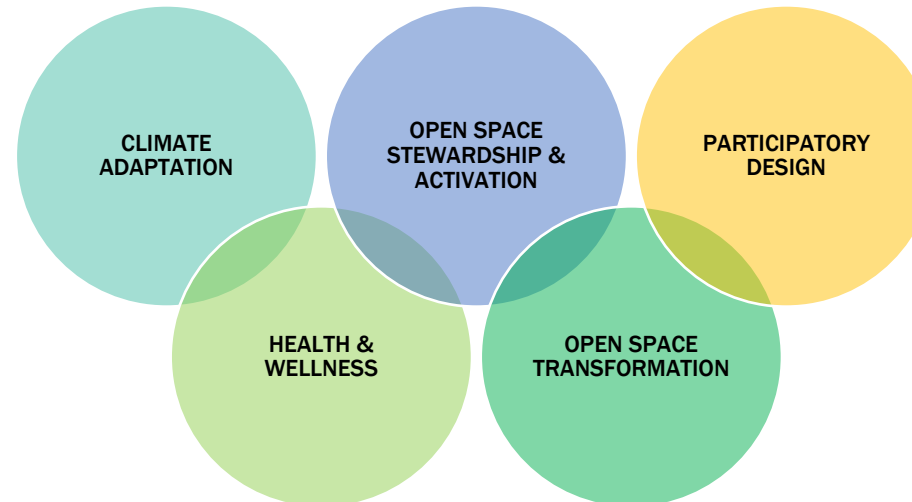
Green Space Connections Program

Helmsley Charitable Trust



Fund for Public Housing Receives \$3.2 Million from Helmsley Charitable Trust to Launch Green Space Connections for 14,000 NYCHA Residents in Brooklyn and the Bronx

- **Renovation and activation across 4 sites: Marlboro, Roosevelt, Patterson & Castle Hill (2022-25)**
- **‘Evaluation and Scalability’ plan underway**
- **Advisory Committee comprised of public-sector leadership, cross-sector partners and experts**

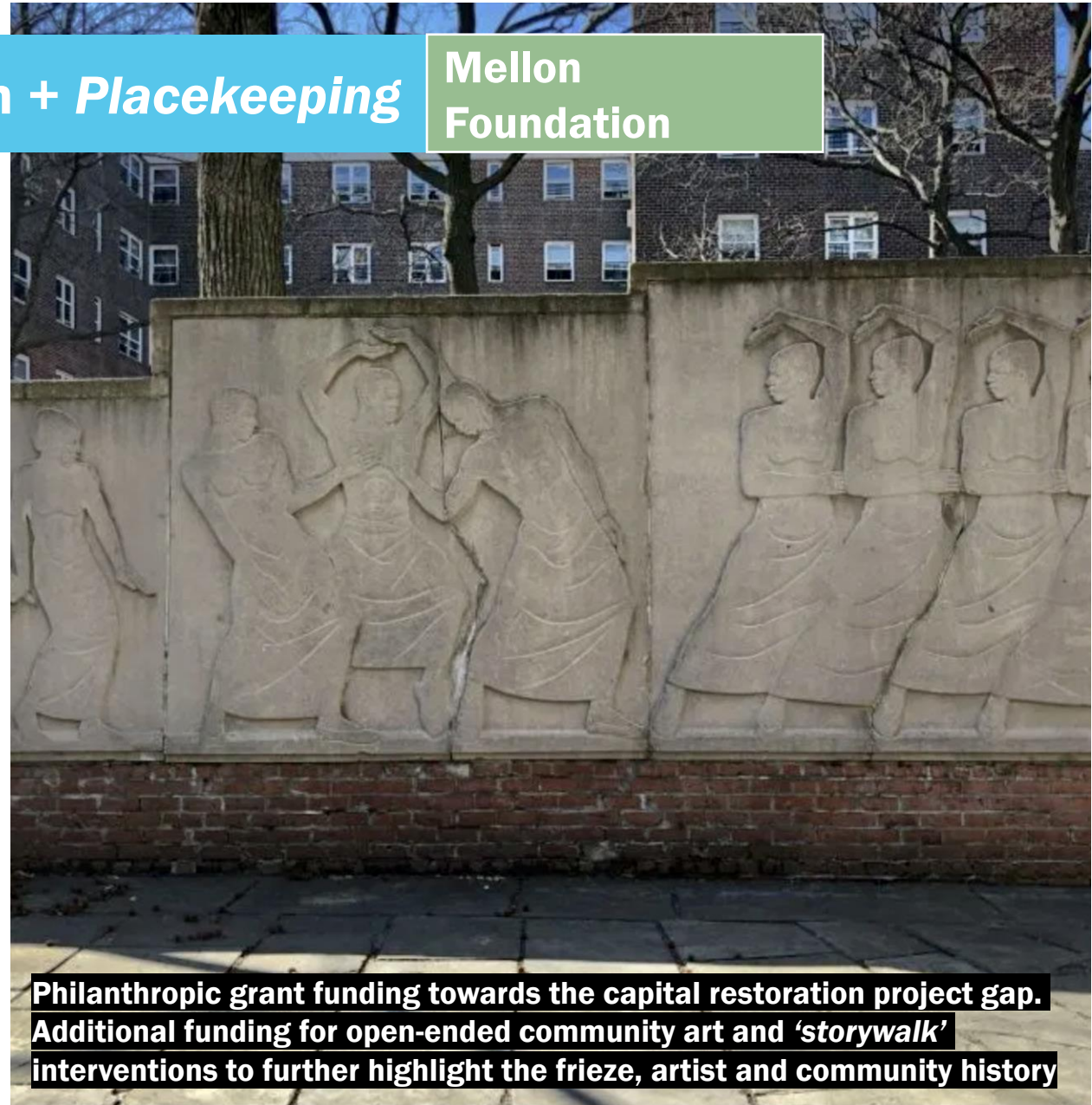
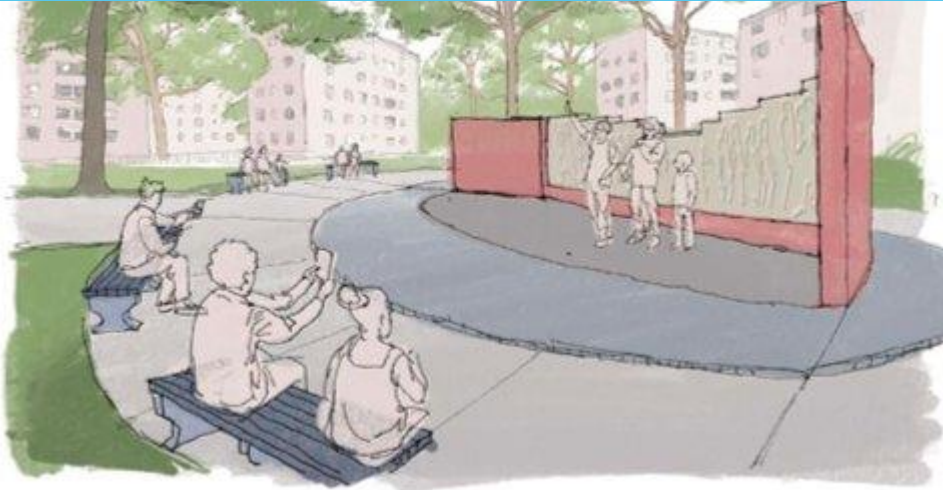


Groundbreaking initiative to activate open spaces utilizes urban design principles introduced in NYCHA's Connected Communities Program as well as a successful pilot completed this year at Pomonok Houses in Queens

New York, November 2, 2022 — The Leona M. and Harry B. Helmsley Charitable Trust announces a grant of \$3.2 million over three years for the Fund for Public Housing to create and activate green space at four New York City Housing Authority (NYCHA) public housing developments. Led by the Fund for Public Housing in collaboration with NYCHA's Asset & Capital Management Division, the program, called *Green Space Connections*, utilizes the award-winning *Connected Communities* methodology as a framework, which

Kingsborough Artwork Restoration + *Placekeeping*

Mellon
Foundation



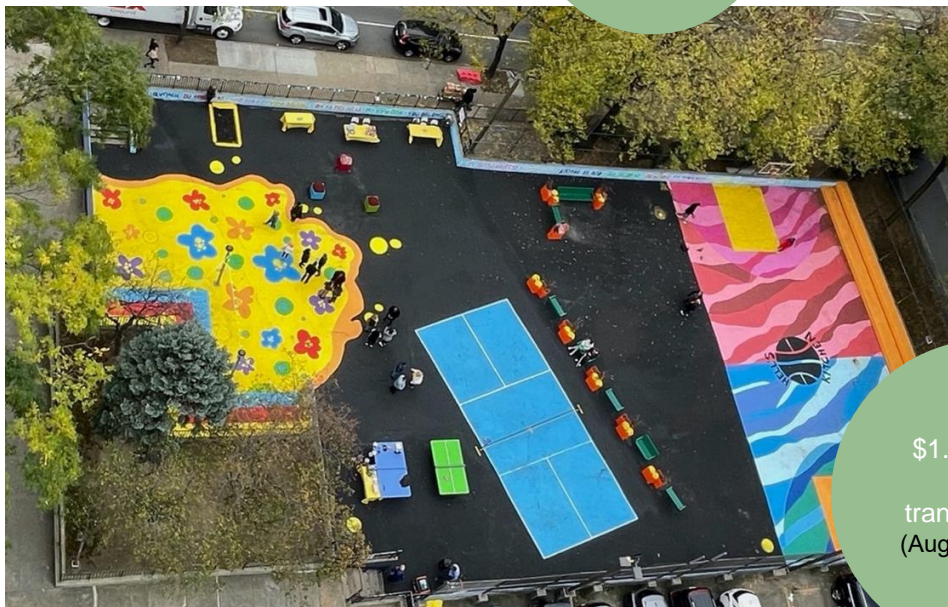
**Philanthropic grant funding towards the capital restoration project gap.
Additional funding for open-ended community art and 'storywalk'
interventions to further highlight the frieze, artist and community history**

Harborview Terrace Open Space Transformation

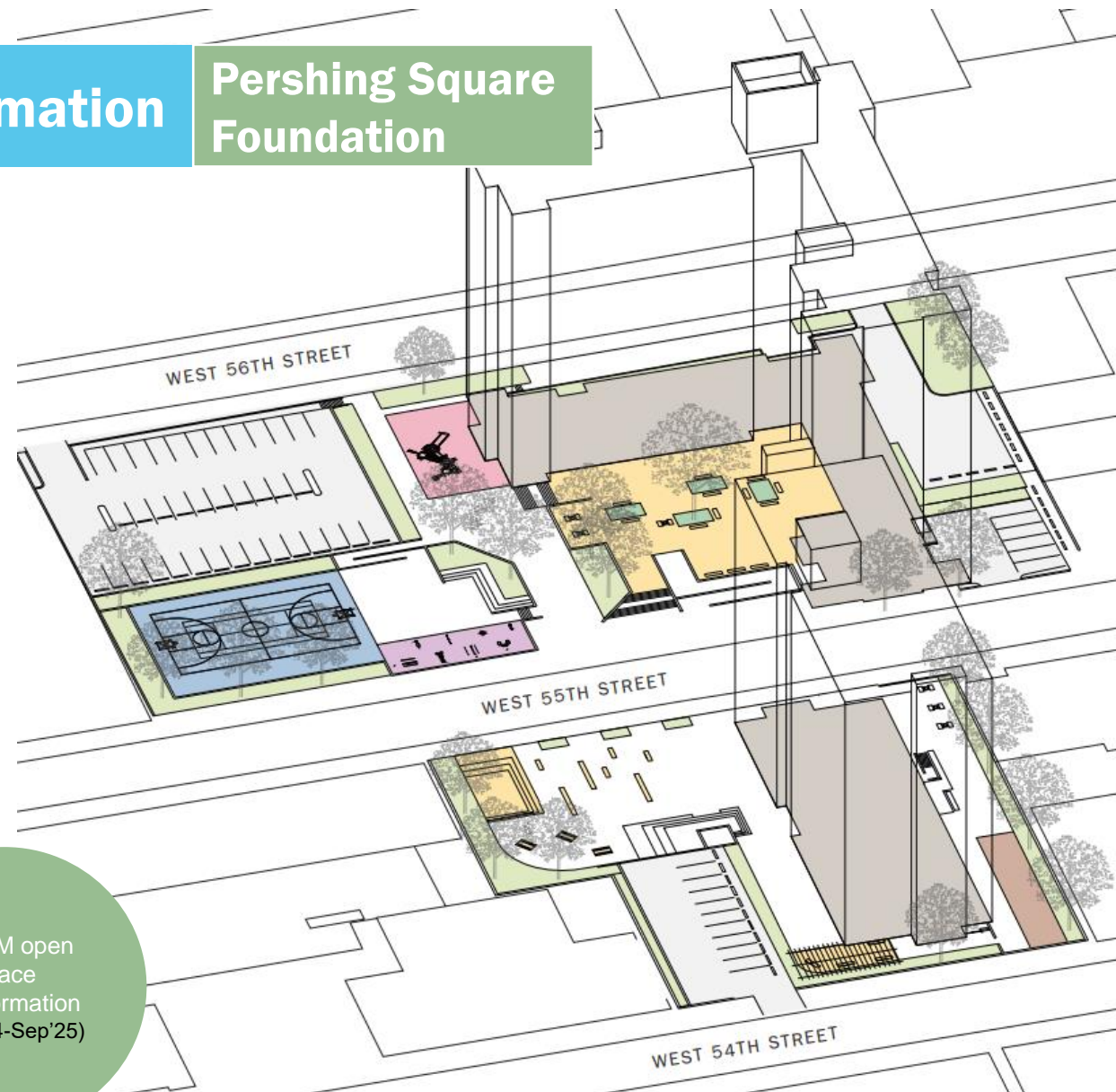
Pershing Square Foundation



\$250K
tactical
activation
(Jul-Dec '23)



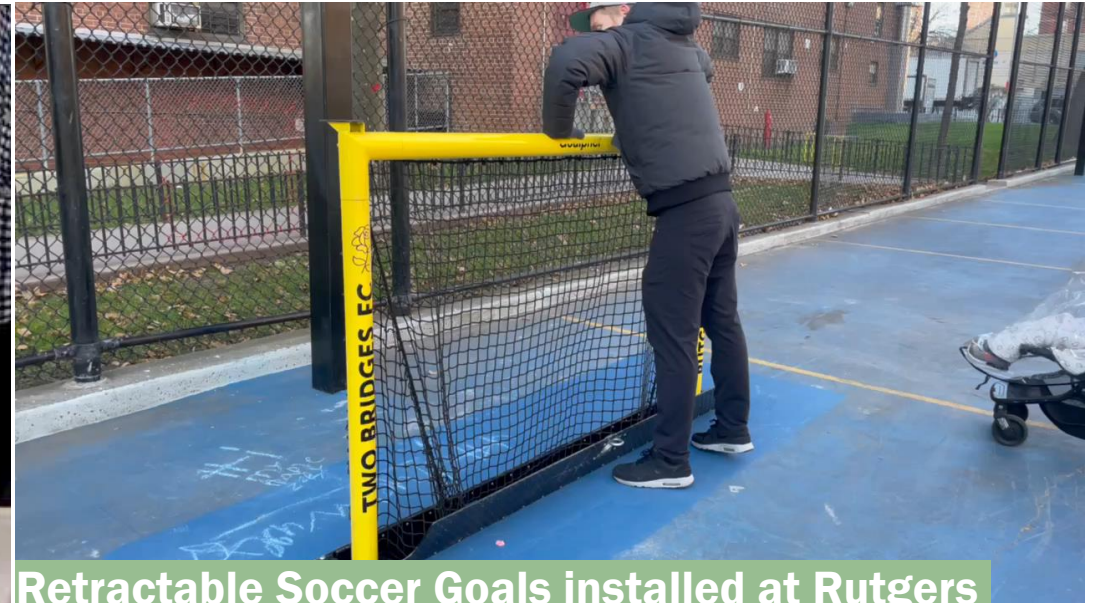
\$1.85M open
space
transformation
(Aug '24-Sep'25)



Other Non-Profit Partnership Projects



Open space transformation and programming at Wald Houses by **Design Trust for Public Space**



Retractable Soccer Goals installed at Rutgers and Butler Houses by **Over Under Initiative**



Other Non-Profit Partnership Projects



**First ever *Outdoor Fitness Area* at Carver Houses by
Trust for Public Land**

Funded by Mount Sinai Hospital



***Fitness Hub* at Pink Houses by
East New York Restoration**



Funded by DFTA; Maimonides Medical Center; Assembly Member Barron; BP Adams

DPR: 'Walk to a Park' Program



Investments by NYC Department of Parks and Recreation towards renovating NYCHA open spaces in neighborhoods with deficient park access

Parks to maintain the renovated spaces in perpetuity

Sites: Watson, Kingsborough, Sotomayor, Pomonok, Redfern and Woodside Houses



NYC Office of Neighborhood Safety: 'Mayor's Action Plan' Program



Polo Grounds Towers



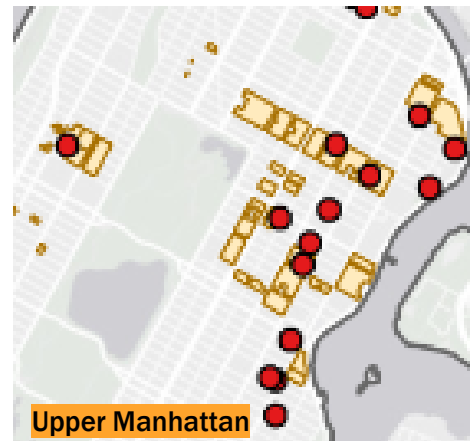
Wagner Houses




Boulevard Houses


- \$100M exterior lighting investment followed by tactical physical space improvements and programming for enhanced safety
- Program expanded to 30 developments this year

Academic Collaborations



- **Open Schools x NYCHA research by The New School in 2020**
- **Proximity between NYCHA open spaces and schools with no outdoor recreation spaces**

 COLUMBIA | SIPA
School of International and Public Affairs



**A Roadmap for Equitable Open Space Planning
for the New York City Housing Authority:
The Public Impact of Public Space**

Capstone Project

<p>Capstone Team:</p> <p>Joseph Garcia Jorge Jimenez Katarina Piasevoli Max Scherzer Yaojia Ding Yuchen Wu</p>	<p>Faculty Advisor:</p> <p>Thomas P. Quaranta</p> <p>Clients:</p> <p>New York City Housing Authority Town+Gown: NYC</p>
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Spring 2021

- **Client advisory through DDC's *Town + Gown* program**
- **Cost-benefit analysis of investing in NYCHA open spaces by Columbia University public-policy students**
- **Analyzed the OSM project costs**
- **Leveraged in fundraising through grants for projects**

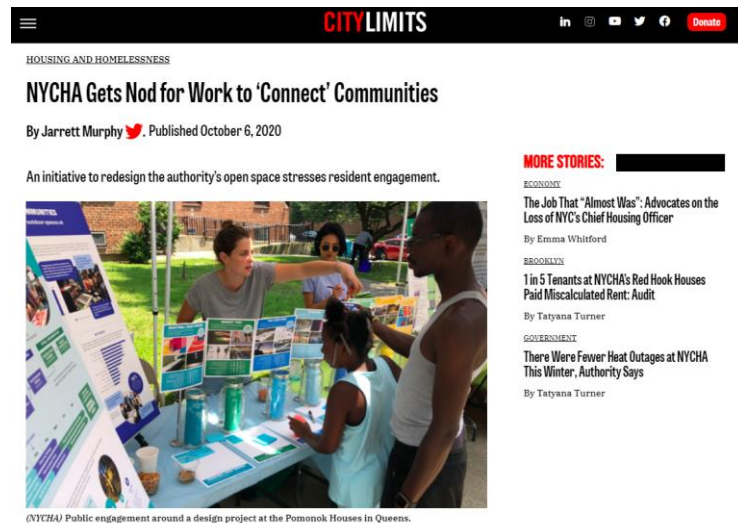
Awards & Recognition



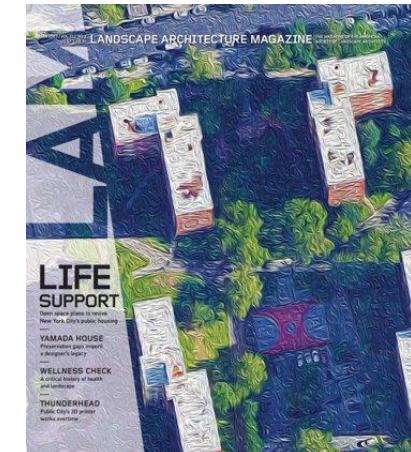
2020 Wellbeing Cities Award 2020 (International)



2023 American Institute of Architects (AIA-NY) Honor Award



2022 ASLA-New York Merit Award



2022 American Society of Landscape Architects (ASLA) National Award

Reach beyond NYC



The Housing Authority of the City of Los Angeles



Network for regeneration, housing, infrastructure and economic development practitioners



Chicago Department of Transportation

Thank You!



NEW YORK CITY
**HOUSING
AUTHORITY**

Vaidehi Mody

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