

M/WBE RFP: 516 Bergen Street + 542 Dean Street Report Back Meeting

January 19, 2021

Agenda

- 1. Review of:**
 - 1. Sites Context**
 - 2. Project Goals**
 - 3. Community Engagement**

- 2. Summary of Findings:**
 - 1. Neighborhood Conditions**
 - 2. Residential program**
 - 3. Non-residential programs**
 - 4. Open space**
 - 5. Building design**
 - 6. Urban design**

- 3. Next Steps**

02 Sites Context

542 Dean Street



516 Bergen Street



HPD is proposing to meet the 80-100 Seniors First commitment on 542 Dean Street and relocating the HPD parking and storage operations to 516 Bergen Street

01 Project Goals

Address disparities in minority and women-owned business enterprises' participation in affordable housing development industry

Develop a feasible and efficient affordable senior housing project to meet the Seniors First commitment

Further fair housing goals of providing New Yorkers an opportunity to live in this high opportunity district

- Especially for Extremely Low, Very Low, Low and Moderate-Income households

Provide space for community facility uses to address community needs

Expand open space on 542 Dean Street

Relocate HPD parking and storage on 516 Bergen Street

01 Community Engagement Goals

- 1. Inform community members about the options to develop the sites**
 1. Communicate key factors and conditions informing sites' development
 2. Consider how best to address community needs on these sites
- 2. Gather nuanced feedback on the community's vision for these sites and the housing needs of the greater community**
- 3. Deepen HPD's understanding of the impacts of COVID-19 and how these projects could mitigate such impacts in the future**
- 4. Draft a **Community Visioning Report** that synthesizes neighborhood priorities and effectively communicates them to prospective development teams**

01 Community Engagement Outreach

1. Public meetings

- Kick-off meeting 10/21
- CB 8 Housing + Land Use 11/10
- Urban Design workshop 11/17
- NPHA meeting 12/14
- CB 8 Report back meeting 1 12/17
- CB 8 Report back meeting 2 1/19

2. Questionnaires

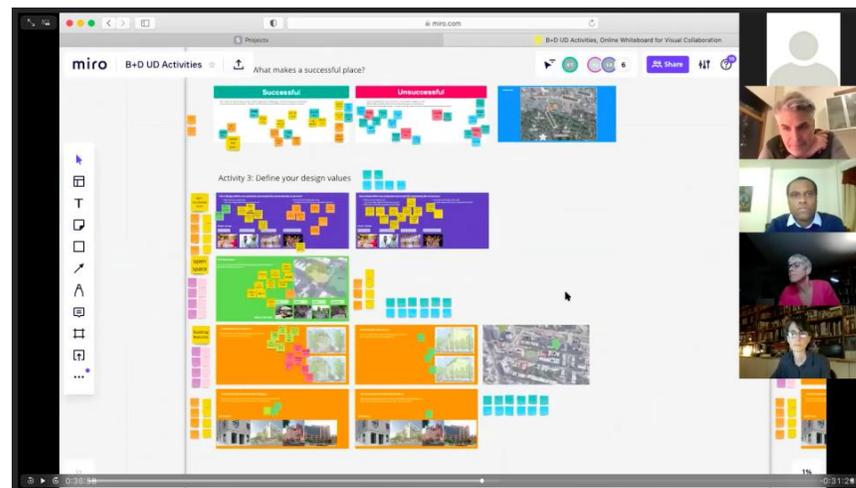
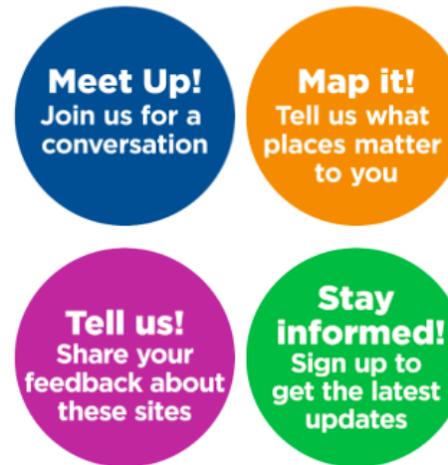
- 149 online and paper questionnaires

3. Comments

- Area mapping
- Emails
- Voicemails

Get Involved

Through this website, we will host workshops and interactive activities to gather your insight and comments on various aspects of HPD's affordable projects; including the affordability program, building design, and non-residential uses of the new buildings. As part of our outreach efforts we will host a series of meetings open to the public including a kickoff meeting where we will go over the projects and answer questions and a design workshop where we will discuss design features for the sites. We will also report back on the feedback we heard throughout this process at CB 8's December 17 meeting. Throughout this community engagement process you can also comment on the interactive map and complete a survey to let us know your visions for these developments. And to get the latest information about the projects and events, make sure to sign up for text and email updates.



516 Bergen Street and 542 Dean Street

Submitted Comments

New Comment

Events

Ab

We want to hear from you!
Tell us about the neighborhood by adding a comment on the map. Comment on the map to tell us about places that can connect to

- Community garden/farm with produce giveaways, composting, educational programs, and a 3 year waitlist for plots
- Small but very lush community garden
- Mixed-use building on a prime corner. Has been vacant and in a state of disrepair/construction for years. What a waste!
- Parking lot / junkyard. It's an eyesore and a waste of valuable space.
- The fire-damaged building on this corner is a travesty, but the construction fence around it has been turned into Underhill Walls, a wonderful public art project that brings new, colorful murals to the neighborhood every month. Thanks to local resident Jeff Beler for organizing it!
- This corner building was ravaged by fire years ago, and while the owner has kept the site relatively clean, he doesn't seem to have enough money to repair it. I would love to see it turned into a community space of some sort -- perhaps artist studios, a playground, and/or a community garden? Housing would be welcome here, too.
- Extremely popular playground for young children, with a water play area in the summertime. Members of the community leave toys here for all children to use.
- Best pie in NYC

02 Neighborhood Conditions

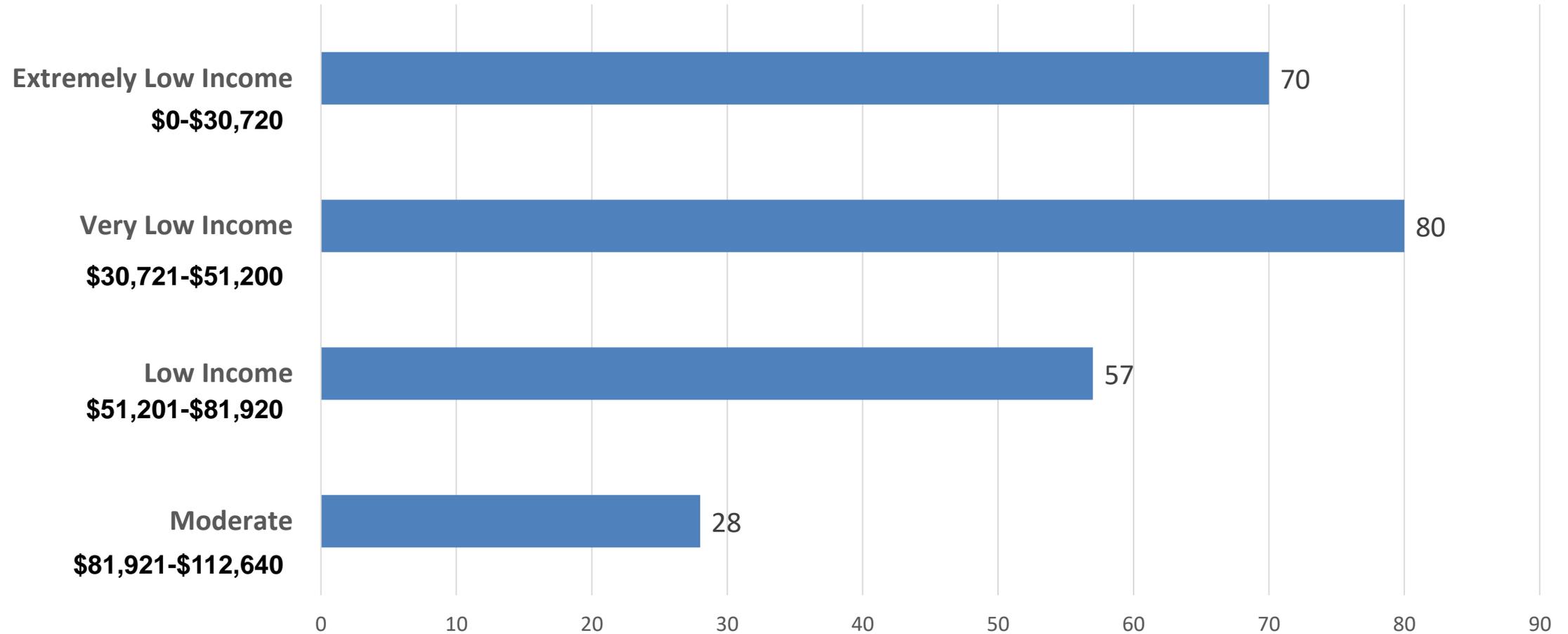
Assets	Challenges
<p>Neighborhood amenities</p> <ul style="list-style-type: none">• “Main Street” with diverse retail• Lots of food and dining options• Subway access, biking infrastructure <p>Sense of community</p> <ul style="list-style-type: none">• Places to gather• Neighbors helping neighbors <p>Community history and pride</p> <ul style="list-style-type: none">• Community led initiatives• Neighborhood featured on shows <p>Cultural amenities</p> <ul style="list-style-type: none">• Public art• Cultural Row Block Association	<p>Parked cars on sidewalks and its impacts</p> <ul style="list-style-type: none">• Dirty streets and trash not picked up• Traffic congestion <p>Safety concerns due to traffic conditions</p> <ul style="list-style-type: none">• Lack of infrastructure for pedestrians and bicyclists• Gridlock, long wait times at intersections <p>Existing strain on neighborhood infrastructure</p> <ul style="list-style-type: none">• Need for more open space esp. for influx of new students and Atlantic Yards residents <p>Ongoing construction</p>

02 Neighborhood Conditions

General Concerns	Needs exacerbated by COVID
Further strain on neighborhood infrastructure, especially open space	Lack of open space and green space
Influx of high rises and new development different from neighborhood context	Affordable homes/rents, homelessness
More clarity about development process and increased coordination across government agencies	Lack of food security/affordable food options
Impacts of new construction	Sanitation services
<ul style="list-style-type: none">Affordability and Environmental	Jobs/employment
	Access to health services

02 Residential Program at 516 Bergen Street

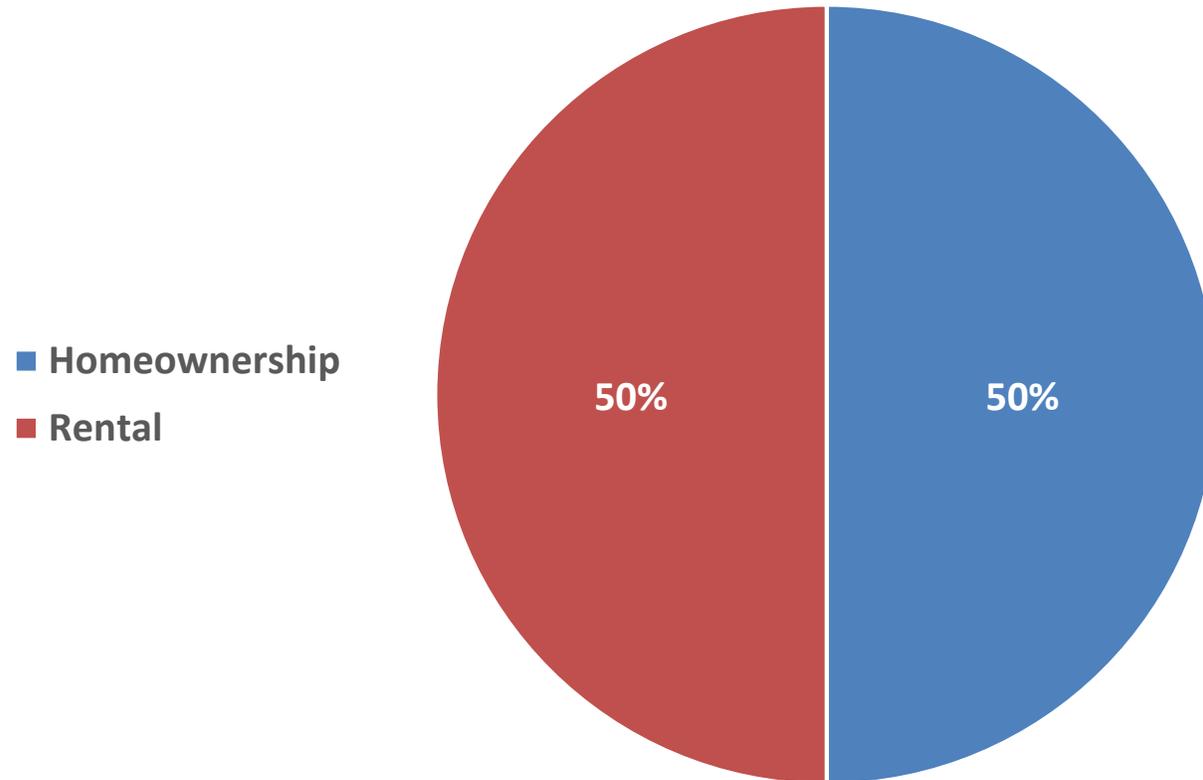
Which household incomes should be prioritized on 516 Bergen Street?



Household incomes for household of 3
Respondents selected top 2 choices; 149 Respondents, 97% responded to this question

02 Residential Program at 516 Bergen Street

Would you prefer rental or homeownership affordable housing for this site?



149 survey respondents, 97% responded to this question

02 Residential Program at 516 Bergen Street

What other priorities should be incorporated when considering who this project should serve?

Populations

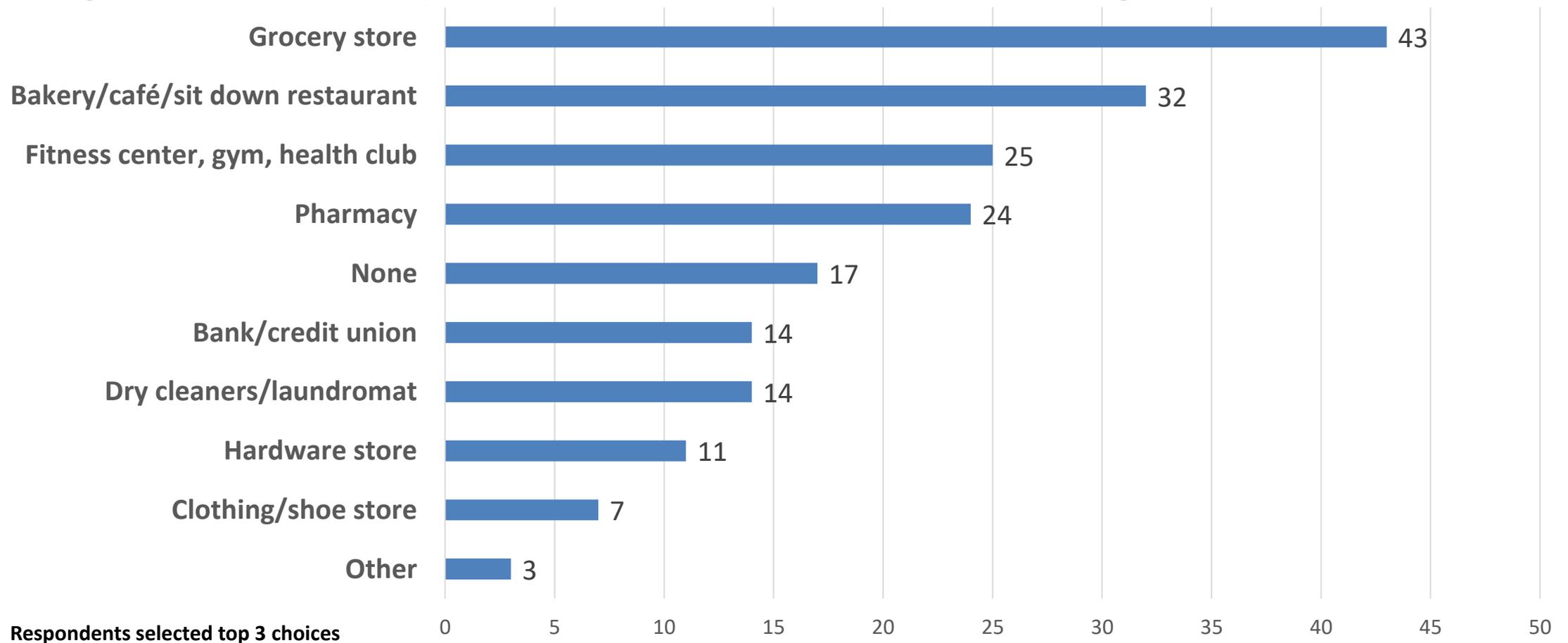
- **Homeless households**
- **Survivors of domestic abuse and violence**
- **Working family households**

Uses

- **Community gathering spaces**
- **Homeless and senior supportive services**
- **Open space**

02 Non-Residential Program

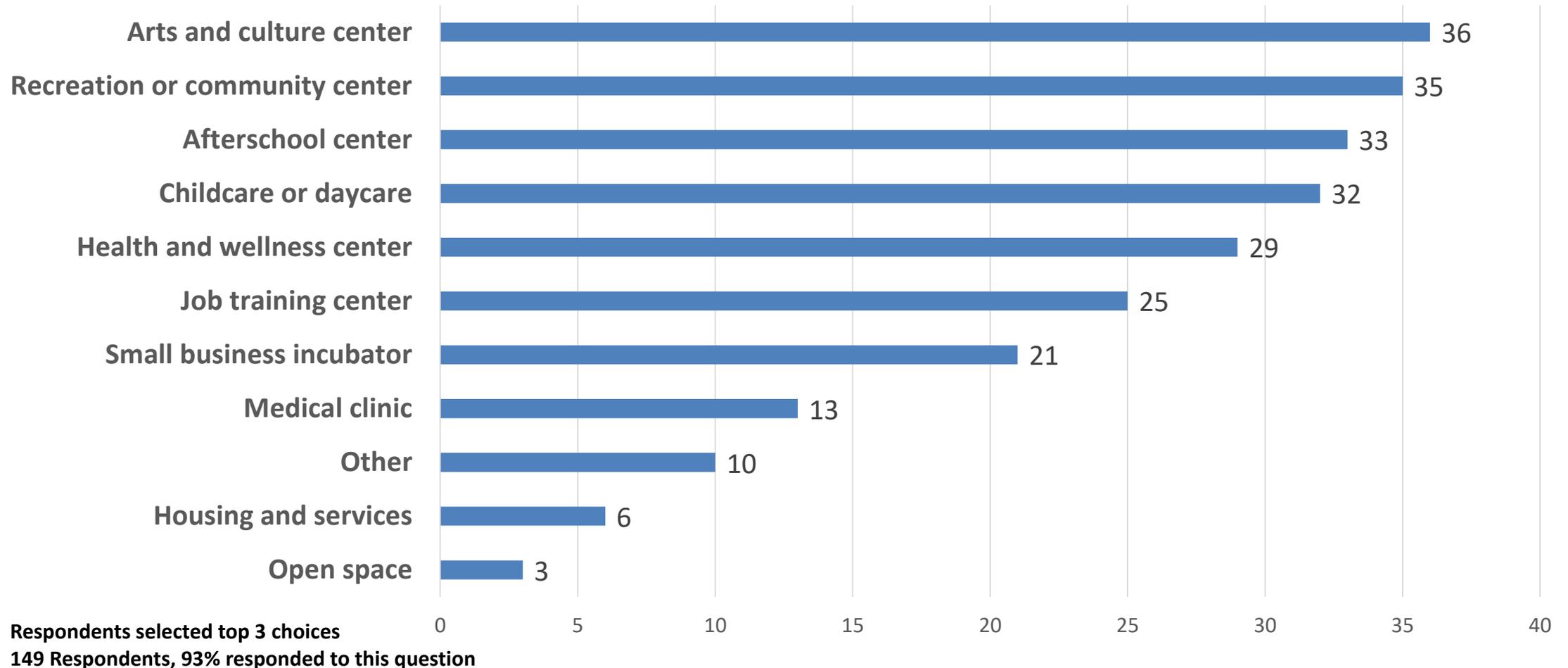
What type of retail and commercial businesses are needed in the neighborhood that you would like to see on 516 Bergen Street?



Respondents selected top 3 choices
149 Respondents, 90% responded to this question

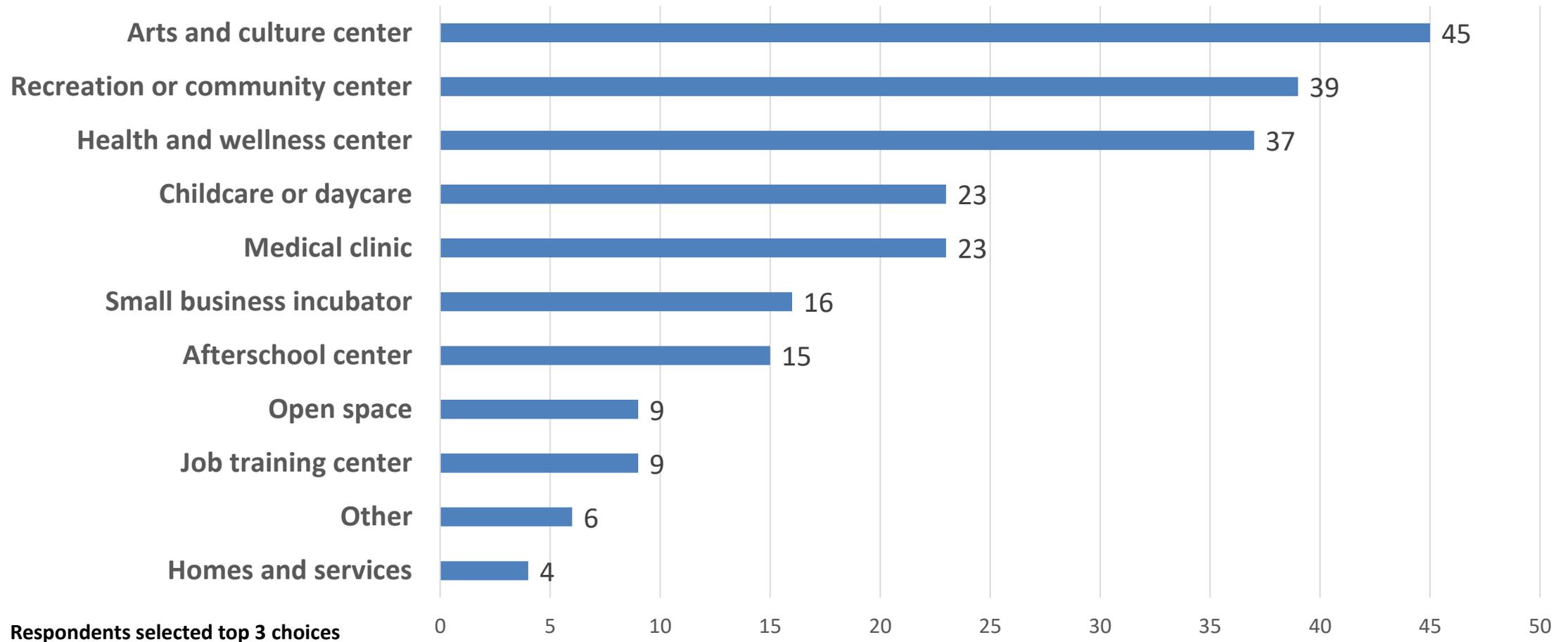
02 Non-Residential Program

What type of community spaces and services are needed in the neighborhood that you would like to see on 516 Bergen Street?



02 Non-Residential Program

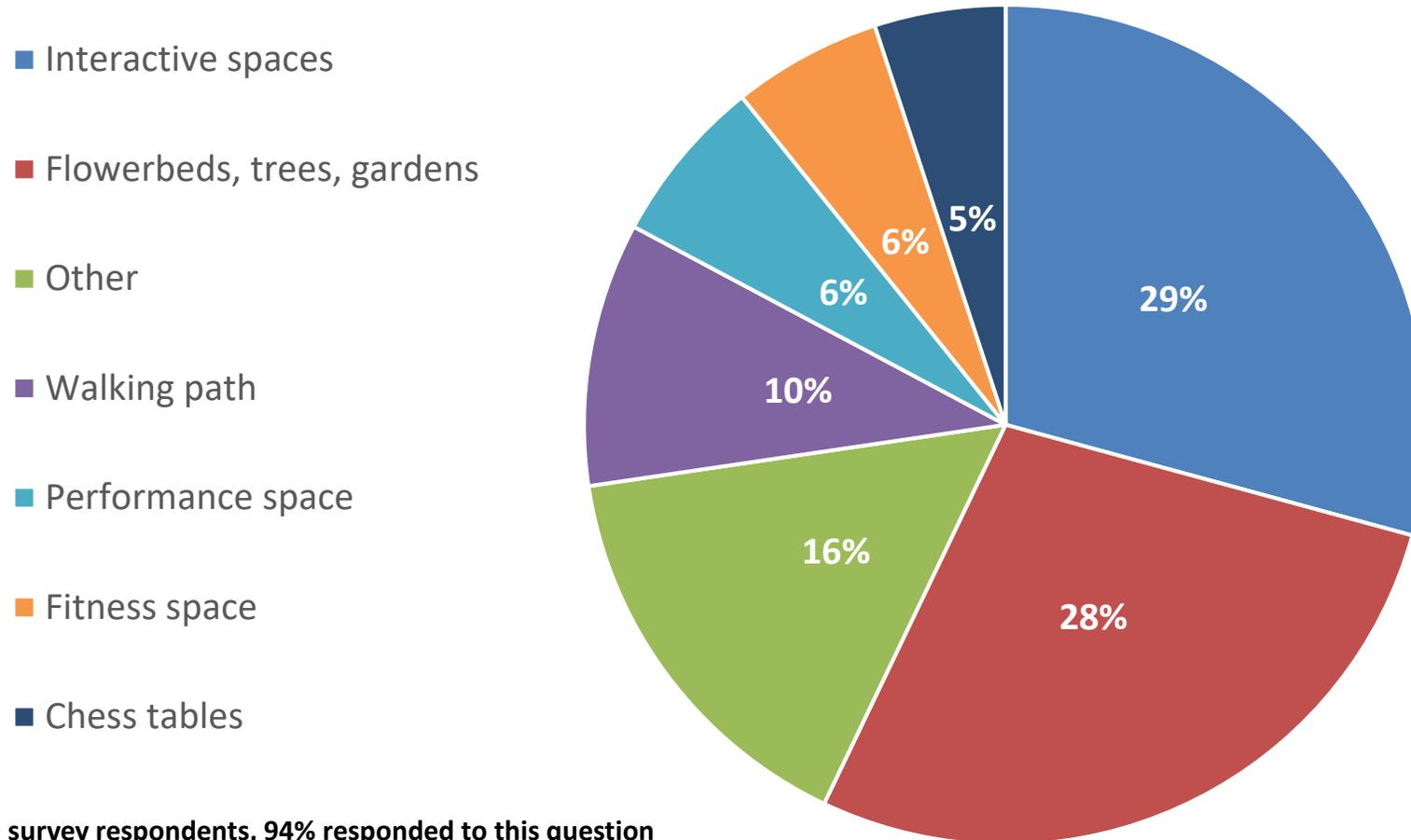
What type of community spaces and services are needed in the neighborhood that you would like to see on 542 Dean Street?



Respondents selected top 3 choices
149 Respondents, 92% responded to this question

02 Open Space at 542 Dean Street

If some of the site is dedicated to open space how should this space be passively programmed?



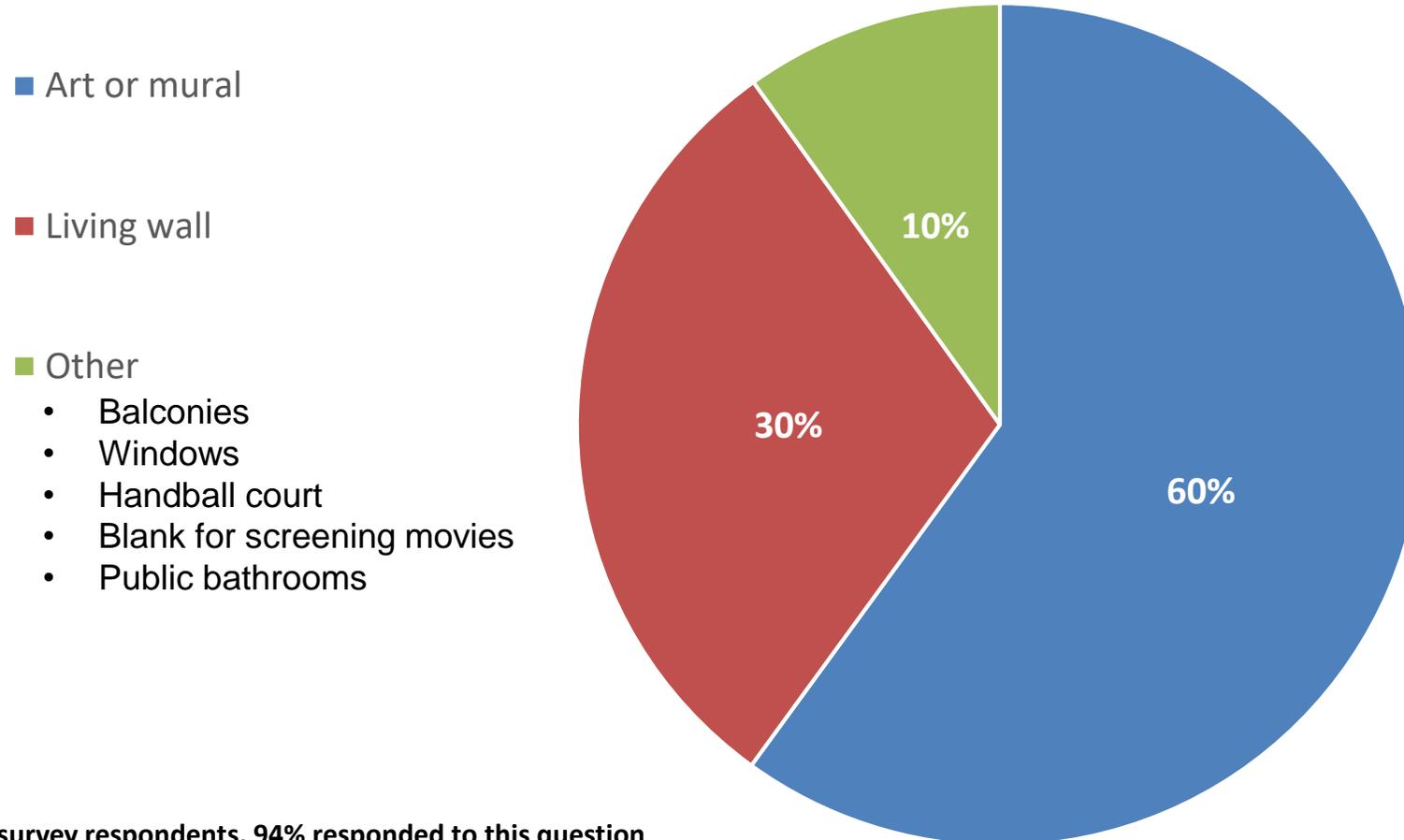
Other

- No parking
- Parking
- Dog runs
- No dog runs
- Playground
- Community garden

149 survey respondents, 94% responded to this question

02 Open Space at 542 Dean Street

How can the wall facing Dean Playground contribute to park users/residents/ community members?



149 survey respondents, 94% responded to this question

02 Building Design

Trends

- **If designed as typical HPD building, prefer the option to break up the face of the building to look like surrounding buildings over option to preserve lower heights along the street wall**
- **Design the building to be the same scale as surrounding buildings to match neighborhood context and historic district**
- **Design the buildings to accommodate as many affordable homes as possible**



02 Urban Design

Public Space Amenities

1. **Street trees and more greenery in general** (grass, parks, green paths)
2. **Additional lighting**
3. **Benches**
4. **Bike racks and protected bike lanes**
5. **Other: infrastructure to improve pedestrian and bicyclist safety and prevent cars parking on the sidewalk**

Arts + Culture In/Near the Sites

1. **Programming such as literature readings and/or screenings**
2. **Street art**
3. **Studio space and/or multipurpose rooms**
4. **Art or installation in lobby**
5. **Other: meeting areas, fountains, sculpture garden**

02 Other comments

- **Some community members preferred development of open space instead of housing**
- **Develop within the current zoning**
- **Do not support locating HPD parking and storage on these sites**

03 Request for Proposals

HPD will draft a **Request for Proposals (RFP)** to call for Applicants to submit development proposals that respond to a set of **defined goals and guidelines** in order to ensure the development of high-quality affordable housing.

Competitive criteria include:

- Thoughtful response to community feedback
- Residential and non-residential program
- Financial feasibility
- Quality of design and creativity
- Development team experience



03 Next Steps: CVR + RFP



Anticipated dates, subject to change

Thank you

Visit **nyc.gov/mwberfp2**

Leave a voicemail or text **917-613-8472**

Email **mwberfp@hpd.nyc.gov**

Virtual Tenant Resource Fair

January 21 6pm-8pm