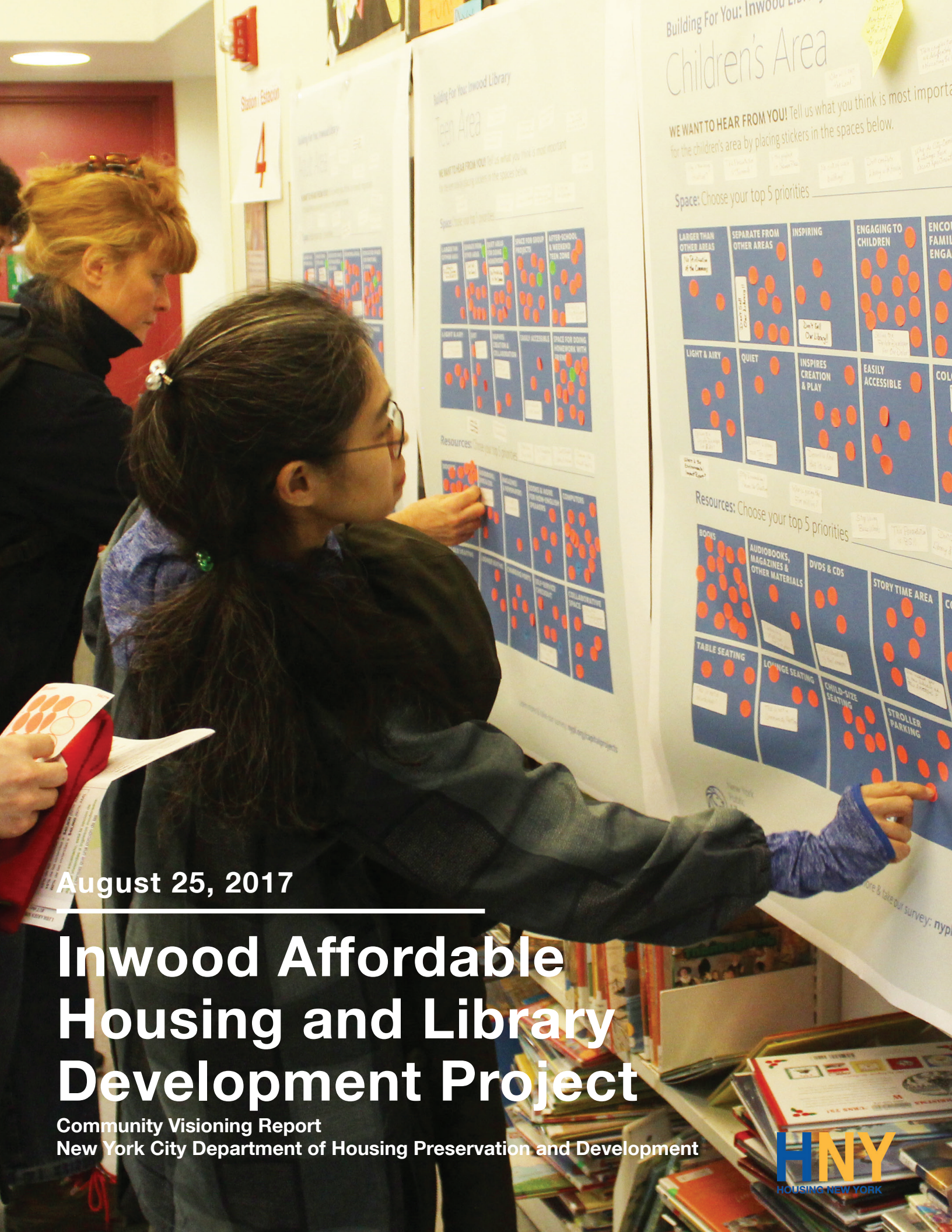




August 25, 2017

Inwood Affordable Housing and Library Development Project

Community Visioning Report
New York City Department of Housing Preservation and Development

Introduction

Development, Informed by the Community

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In January 2017, the New York City Department of Housing Preservation and Development (HPD), the New York Public Library (NYPL), and the Robin Hood Foundation facilitated three community visioning workshops to gather public input for the future development of new affordable housing and a new library at the site of the existing Inwood library branch. The purpose of the workshops was to facilitate meaningful community engagement, identify community priorities, and gather ideas from those who live and work in Inwood and have an intimate understanding of neighborhood conditions and needs.

This report summarizes the results of the workshops and shares additional feedback received through email, a questionnaire, and Community Board 12 meetings. This report is also available on HPD's website at www.nyc.gov/inwood-library. The final report will be attached as an addendum to the Request for Proposals (RFP) issued for this site. RFP respondents are encouraged to consult this report in developing their proposals and will be evaluated on how well they respond to community priorities and concerns.



Participants at a January workshop held at the Inwood Library.

Project Background

This project emerged from a collaboration between HPD and NYPL to both address the intense demand for affordable housing in Inwood and create a new, modern library that can serve the evolving needs of the community. With limited publicly-owned land in the area, it offers the opportunity to leverage existing City resources to achieve multiple goals in one location.

As part of the project, the City is proposing to demolish the existing library and develop a new structure that would include a brand new library space, affordable housing, and Universal Pre-K classrooms. The Robin Hood Foundation is donating \$5 million to help construct the new library, which will be matched with \$5 million from the City towards the library portion of the project, in addition to subsidies for the affordable housing component. During construction, NYPL will open a temporary brick-and-mortar space in the neighborhood to provide continuous service to community members. It will also partner with local organizations to conduct its programming. Once construction is completed, the new library will be owned and operated by NYPL.



The Inwood Library lot and a portion of the adjacent Department of Education parking lot are outlined in red.

The Inwood Library moved to its current location in 1952. It is open seven days per week and receives approximately 150,000 visits per year. A heavily used branch, the building last received upgrades in 2001 and is quickly growing out of date. A new, strategically designed library branch will be better equipped to serve residents' needs, with new spaces to accommodate community programs, youth and adult education, expanded technology services, and a more user-friendly layout.

HPD's mission is to promote the construction and preservation of affordable, high-quality housing for low- and moderate-income New Yorkers in thriving and diverse neighborhoods across the city. HPD offers a number of financing programs to facilitate the construction of new affordable housing for a variety of needs and income levels.

The existing two-story library is approximately 17,300 square feet and sits on an 11,825-square-foot lot owned by the City of New York. Approximately 6,000 square feet of the adjacent I.S. 32 parking lot, which is owned by the Department of Education, will be contributed to this project. The site is currently zoned R7-2 but is being contemplated for rezoning to a C4-4D district (R8A residential equivalent) as part of the Inwood NYC Planning Initiative.

Community Visioning Workshops and Questionnaire

HPD and NYPL gathered a wide range of feedback through workshops and questionnaire responses. Three workshops were held at the Inwood branch of the New York Public Library at 4790 Broadway. The workshops were scheduled for two week nights in 2017 (Wednesday, Jan. 25, from 4 to 8 p.m. and Tuesday, Jan. 31, from 5 to 9 p.m.) and a weekend (Saturday, Jan. 28, from 10 a.m. to 2 p.m.) so community members would have several opportunities to attend. Activities were conducted in both English and Spanish.

In all, more than 300 community members participated, including families, seniors, Community Board 12 representatives, local groups, and elected officials. In addition, 20 HPD staff members and 10 NYPL staff members attended the workshops to facilitate activities and discuss the site with the community. HPD and NYPL designed activities to gather community input on needed and desired:

- Library programming and design
- Housing affordability program
- Height and density
- Building design strategies for arts and culture, the environment, and urban design

With the help of local elected officials, Manhattan Community Board 12, and local community organizations and schools, HPD and NYPL conducted outreach to encourage participation in the workshop. Outreach efforts included canvassing and distributing flyers to businesses on Broadway, Dyckman Street, and 207th Street, as well as sending email blasts to local organizations. Additionally, NYPL sent emails to all Inwood Library patrons, and the branch manager announced the workshops and questionnaire at Community Board 12 meetings. For community members who were not able to attend, NYPL and HPD also created a paper and online feedback form with questions similar to those that were asked through activities at the workshop.

2,000 Flyers distributed in English and Spanish

300+ Community participants attended

30 HPD and NYPL staff facilitated three workshops

750+ Questionnaires collected

1,700+ Additional written comments submitted through workshop activities and questionnaire write-in responses



Engagement Timeline

January 4, 10	Community Board 12 Committee Briefings
January 25, 28, 31	Community Visioning Workshops
March 31	Questionnaire Closed
May 8	Community Board Committee Meeting/Draft Report Issued
May 31	Community Board Full Board Meeting/Final Report Issued
Summer 2017	RFP Release

Summary of Findings

This report summarizes findings from the questionnaire, workshop activities, and Community Board 12 meetings. The full results are also provided as an addendum to this report.

Through outreach conducted to date, respondents articulated their vision for the future development of the site. Residents had a broad range of viewpoints. However, priorities were primarily focused on ensuring the site continues to serve as a library in the neighborhood, providing robust programming to residents, and that affordable housing is targeted towards the needs of the Inwood community. Some community members also recommended that the library not be redeveloped to include affordable housing.

Most participants wanted the new library to remain in public ownership, with minimal disruption in library service during construction. They wanted the new library to be a modern space that better meets the needs of its patrons by increasing access to computers, Wi-Fi, books, and programming. Residents prioritized after-school and weekend teen zone spaces, an updated children's area, quiet adult space, and improved shared community spaces.

Most respondents wanted a new building to provide affordable housing that would serve a range of incomes, with a particular focus on matching the current incomes in the neighborhood, including homes for extremely low-income households. Many also stated a need to house seniors and the formerly homeless. Other common priorities included the creation of permanently affordable apartments and a preference for non-profit ownership and management.

Finally, many participants asked for a building that maintains the existing architectural and urban character of the surrounding neighborhood. Some asked to maximize the number of affordable apartments, while others asked for a shorter building that could be developed under existing zoning or with a contextual rezoning. Participants prioritized arts spaces and environmental responsibility as the most important design features in a new building.

Following is a sampling of responses that outline future visions for the Inwood Library site.



Describe your vision for new development at the Inwood Public Library site.

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Affordable housing is critically important for the life of a community. Elders, teens, family, business owners (small and large), relatives and neighbors all contribute to the well-being of everyone. How great it would be to have affordable housing along with the library as a service to all!

The focus must be placed on ensuring that those who have very low incomes, which happen to make up a good proportion of our community, are given the greatest level of priority in the creation of these new affordable housing units. In the selling of rights to build upon the land in which the library stands we, the community, should have the right to ensure what will happen with the land and be allowed to make sure developers are only given rights to build upon the land, not take ownership of it.

It would be great if the affordable housing was mixed affordability so that the building could be comprised of people of low to middle income. Additionally, it would be great if there was a path to homeownership. So many properties in Inwood are unaffordable to people who live here currently (many apartments to buy are 500K+).

Inwood – like the City as a whole – needs more affordable housing, but I hope that it does not come at the expense of the library's continued operation.

It should be contextual with the surrounding neighborhood and permanently affordable.

My vision for affordable housing development at the [Inwood Public Library] is that it is actually affordable for the majority of the people living in the area and not just affordable for the more affluent.

The housing should be developed and managed by a nonprofit or a community-based organization.

I would like it to be affordable housing for low-middle incomes. I want the building to fit the surrounding neighborhood in terms of style and size. I want to make sure that there are adequate infrastructures resources for the expansion.

I'd love a gathering space for all in the neighborhood that would promote reading and community. Adult and teen book clubs along with children's services sound very exciting.

Tearing down a library to put up affordable housing is not something you can undo and a public institution inside a private residence is not appropriate to either the public or the residents.

100% affordable housing for residents of THIS neighborhood. In other words, housing should be affordable for households who make \$30,000/year or under. The library should have a space for a tenant association to meet and organize. Housing development should commit to ethical treatment of its citizens so that Inwood/Washington Heights can continue to be a haven for immigrant families, artists, and students.

The functioning of the library must not be interfered with or diminished. The affordable housing should be affordable for community income levels. The building should not be taller than surrounding buildings and the current character of Inwood architecture (6-8 stories total).

Green space/ urban gardening, co-op or affordable ownership programs for Washington Heights/ Inwood residents, affordable childcare co-op or program, senior center/ networking opportunities for older adults, reservable common space (event room, artist studios, writing rooms, etc.).

Don't take away the library or make it smaller.

I believe it would be much better to use that space to make the library larger in terms of space for children adults and teens to work and meet/ workshops and classes for those that speak another language.

If the library is on public land and will be redeveloped as part of an affordable housing development the land should not only remain public, ensure the new NYPL library is of equal size or larger, but also be permanently affordable to census tract/ NTA level AMIs not MSA AMIs. Community Land Trusts and Community Land bank options should be explored. The units should be distributed proportionally: 50% of the units should target those below the AMI for deeper affordability and the other 50% for those at or above the median (capped at and up to a certain income level that makes sense for the area).

I like the idea of affordable housing, but I think that a way to keep the library opened would be a better solution. There is an empty lot a block away. Would it be possible for that property to be acquired. This property could be turned into affordable housing with the library on the ground floor, then the current library location could be developed once the library moves to the new location a block away. This could create two affordable housing buildings and not require the library to close for an extended period of time.



Library Design and Programming

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At the workshops, the library activity encouraged participants to rank their top five priorities for a new branch in the following categories: Teen Area, Teen Resources, Children's Area, Children's Resources, Adult Area, Adult Resources, and Community and Meeting Area. Each of these areas had 10 options to select from with the exception of the Community and Meeting Area grid, which included 20 options.

Although the preferences of participants varied, responses to the questionnaire as well as those received through the facilitated workshops demonstrate clearly that participants believe the Inwood library adds great value to the community. Also, the majority of questionnaire respondents have used the branch within the past three months.

Below are the top design and programming priorities for the Inwood Library as shared through the workshop activities.

Teen area	Teen resources	Children's area	Children's resources	Adult area	Adult resources	Community & meeting area
After-school & weekend teen zone	Computers	Engaging to children	Books	Quiet	Books	Community programs
Space for doing homework with friends	Books	Encourages family engagement	Story time area	Dedicated space for writing and work	Books for non-English speakers	Author talks
Quiet area for doing homework	Books for non-English speakers	Separate from other areas	Child size seating	Dedicated space for reading and research	Table seating	Family literacy workshops
Space for group projects	Charging ports	Inspires creation and play	Computers	Light and airy	Computers	Technology training
Separate from other areas	Table seating	Light and airy	Table seating	Easily accessible	Charging ports	Musical performances

The questionnaire asked participants to rank these spaces and the value they add both to the community and their families from one (not valuable) to five (very valuable). The three overlapping priorities for both community and families were dedicated children's space for story time/reading activities and programs, free public computers, and wireless internet access. However, when asked to rank the value these spaces may provide in the future, priorities varied slightly. Participants cited dedicated teen space and adult learning spaces for community classes, as well as grab and go areas to quickly browse books and reserve spaces for projects and community meetings.

Some additional comments are highlighted below:

"Inwood has no performance spaces, so a program room large enough for small performances would be very valuable."

More space as an adult to read in a comfortable chair or work with your own computer at a table in a quiet space."

"General beauty and excellence in design."

"It's a great branch, keep up the good work. The main thing missing from the current branch is a LARGE multi-program room for library and community events."

"I love the library the way it is now. It is the best. Do not change it a bit. Do not fix something that is NOT broken."

Respondents also expressed concern regarding any potential reduction to the size of the Inwood Library or the availability of the collections and materials currently available to patrons.

"I am legally blind and missing one eye, I need more access to large print books and help learning to read."

"It cannot be stressed enough how vitally important NYPL and this Inwood branch is to the local community. There can be absolutely no compromises in research and circulating materials, generosity of space and services offered at other branches that are so very badly needed in Inwood. We are talking about a bilingual community, and people living in the lowest tax brackets from young families to the elderly, that cannot afford access to books, wifi, community services, classes, etc. on their own. The needs of the local community must be put first."

"Very important to maintain the depth and breadth of the print collection, and not reduce the number & volume of books available onsite in the stacks, including books in Russian and Spanish, and other select languages, along with materials in large print for the elderly."

Through the questionnaire and workshop activities, participants shared priorities regarding programming for the potentially redeveloped Inwood Library branch. When asked what would most likely drive patrons' usage of the new branch, the majority of respondents replied (with the option to choose more than one): to get books and information, to attend exhibitions or lectures, bring children and teens to explore the collections and attend programs, use free public computers and wireless internet access, and meet and work with people.

Multiple participants were concerned about the loss of programming due to new construction, that construction will take several years, and that they will not have any access to the current programs. Respondents also expressed concern about the type and size of temporary library space during the closure of the Inwood Library during construction.

"It needs to re-open extremely quickly (9 months or less) because it is a community space on which we all rely - we don't just use it, we rely on it."

"The library is one of the reasons I decided to move to Inwood. There is no need for a 'redevelopment.'"

"The library is a valuable and essential resource for the community at large. We cannot have the library closed for a long period of time. We need our library. I do not support this 'redevelopment' project."

"Move the library to a temporary space in the neighborhood while you renovate. It's too valuable to the community to close for such a long time and too far for our seniors to go to another branch."



A new Inwood Library branch will provide opportunities for upgraded facilities, providing expanded technology services, better spaces to accommodate programming, and a user-friendly layout. Above are examples of new library spaces in Washington Heights and Battery Park City.

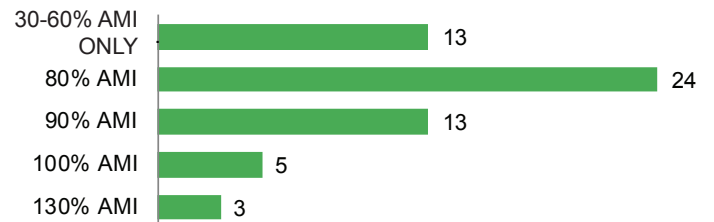
Housing and Affordability

Through the questionnaires and workshop activities, participants shared preferences for the incomes and needs that new affordable housing should serve. At the workshops, the affordability activity asked for feedback on what levels of affordability should be targeted in a new building. Participants were presented with information about neighborhood incomes and then walked through an affordability worksheet that detailed two options:

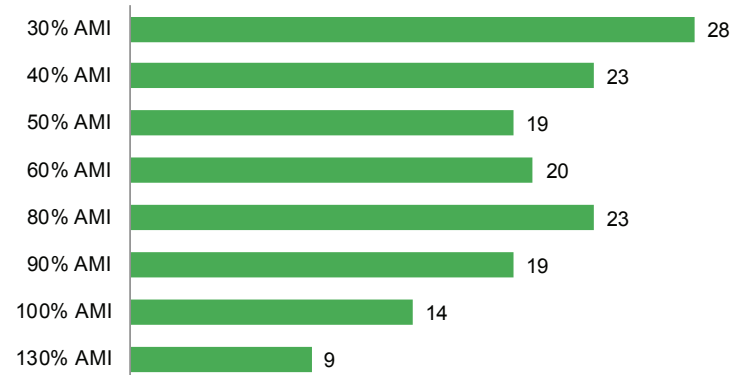
- Option A dedicated all of the apartments to low-income families earning between 30% and 60% of the Area Median Income (AMI), or between \$24,500 and \$49,000 for a family of three. However, it allowed participants to include a small tier of units for those earning slightly more.
- Option B dedicated half of the apartments for low-income households earning between 30% and 60% of AMI and half for those earning moderate incomes – up to 130% of AMI, or \$106,000 for a three-person household.

Slightly more than half of all workshop participants selected Option A (47 votes), serving predominantly low-income families earning a range of incomes between \$24,500 and \$49,000 for a three-person household. Among those who selected Option B (37 votes), the most common preference was to serve households earning 30% of AMI, or \$24,500 for a three-person family, on the low end and 80% of AMI, or \$65,000 for a three-person family, on the high end.

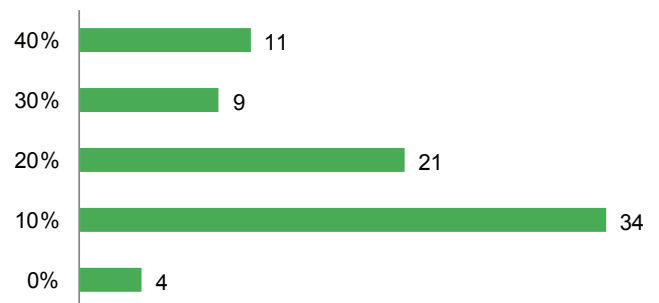
Additional Income Tiers Prioritized Under Option A: Low-Income (47 votes)



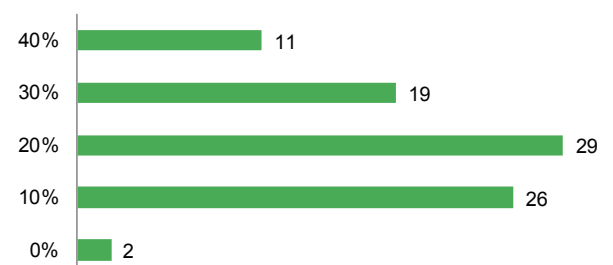
Income Tiers Prioritized Under Option B: Mixed-Income (37 votes)



Percentage of Units Desired for Formerly Homeless Households



Percentage of Units Desired for Seniors



Those who took the questionnaire were presented with more general options for income targeting and asked to select all that apply. Most questionnaire respondents selected the option to include low-income units, with a preference that some of the units should serve extremely low-income households earning 30% of AMI, or \$24,500 per year for a family of three.

“Lowest income should be top priority. There are too few currently and they are the hardest to get the market to offer.”

“Also include space for single individuals already in the community that make less than \$20,000.”

Those who requested a broader mix of incomes expressed concerns about the potential concentration of poverty. They wanted affordability levels to be driven by the demographics of the neighborhood, to achieve a mix of incomes that better reflects the community.

“Any community needs balance. Can’t be all low-income.”

The workshop activity also requested feedback on if, and how many, apartments should be set aside for seniors and the formerly homeless. Participants had the option of selecting 0%, 10%, 20%, 30%, or 40% of the units for senior and homeless units. Nearly all participants who provided feedback on the worksheet were in favor of setting aside at least a portion of the homes for seniors and formerly homeless individuals and families. The most commonly selected option for a senior set-aside was 20% of the units, with an average

across all votes of 18.5% of units set aside for seniors. For the homeless, participants most frequently selected a 10% set-aside, with an average across all votes of 14.7% of the units set aside for formerly homeless families and individuals. In the questionnaire, respondents also overwhelmingly selected seniors as a community within Inwood that is in need of housing, followed by survivors of domestic violence and those with physical or sensory disabilities. Respondents also recommended new housing should serve immigrants, single-parent households, and artists or entrepreneurs.

“We have a lot of working poor people in our community. They should be a priority.”

“Please prioritize low-income young women with children and LGBT youth who are facing domestic violence and/or homelessness.”

Through the questionnaire and during the workshops, many participants shared the fear that rents in the neighborhood will continue to rise, and that long-time residents are at risk of being displaced from the community. They noted that they would like to see a longer term of affordability than typically required under HPD’s financing programs. Workshop participants and questionnaire respondents also reiterated that this building must be 100% affordable, which the City has committed to providing.

“I am fearful that these units will convert to market rate homes in the near future and not protect those who have made this area their home for over 25-30 years. Please continue to develop services for those most disempowered, since wealthier individuals have access to a great many things throughout this city.”

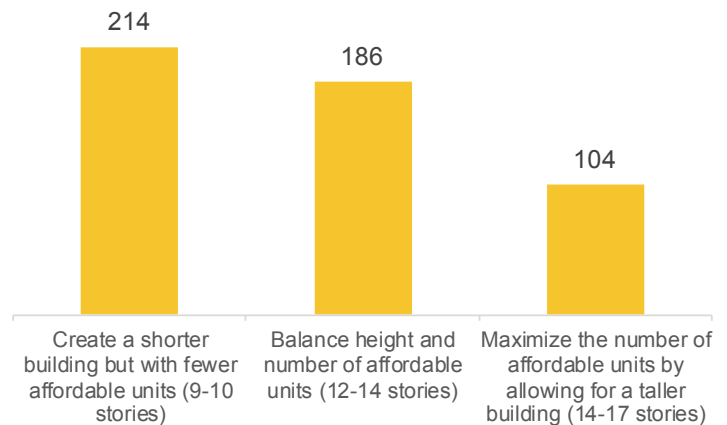
Height and Density

Through the workshop activities and questionnaire, residents were also asked for their opinions on height and density to understand how comfortable they would be with increased density on the library site and, if so, what level of density would be most appropriate. The activity also provided reference images of other buildings of various heights in Inwood to compare the densities presented in three scenarios: the first scenario presented a building with 90 units that could be 11 stories; the second scenario presented a building with 110 units that could be 14 stories; and the third scenario presented a building with 130 units that could be 17 stories. In response to community feedback, a fourth as-of-right scenario (70 units, eight stories) was provided at the second and third workshops. Regardless of responses on density, most participants agreed that it is important for any new building to reflect Inwood's unique existing built character, with many using "contextual" to describe how the building should feel in relation to the rest of the surrounding neighborhood.

Existing and Proposed Zoning

Many participants requested that the project be developed under existing zoning. At two of the three workshops, HPD included an as-of-right scenario, which received a large portion of the votes. On the height and density question on the questionnaire, about 50 respondents also wrote in that the zoning should remain the same or that a building with five to eight stories would better fit the character of the neighborhood.

Questionnaire Responses: Knowing that all units in the building would be affordable, of the priorities below, which is most important to you?



"Redevelop within the existing zoning envelope, whatever that means in terms of units."

"As of right height - of no more than 8 stories."

Several participants also felt that the rezoning of a single parcel would be inappropriate for Inwood because it would be out of context with the existing neighborhood character and might set a precedent for other one-off rezoning proposals west of Broadway.

“Again, it’s not just about the number of stories, it’s about the zoning precedent we set. If we allow spot rezoning here, it could happen elsewhere, and Northern Manhattan is already a likely target for developers who, quite frankly, have no interest in supporting or protecting our unique community and serving its needs...”

“As mentioned above, neighbors fear that if the building is taller, it paves the way for rezoning throughout the neighborhood. I wouldn’t be opposed to 12-14 stories if we could be ensured that this was only changed for THIS building, not for future development. The neighborhood can’t sustain the growth of changing the zoning for all buildings (parking, schools, park use, etc.).”

“We are excited about the prospect of a new library with affordable housing but do not want ANY spot re-zoning of the site.”

“No spot rezoning! We don’t want a 16-story building in the middle of a 6-story bldg. zone!”

Contextual Rezoning

Others asked for a rezoning of the site, but with the caveat that it respect the existing architectural context of the neighborhood. An R7A district was proposed, providing an opportunity to impose a height limit on a site that currently does not have one. On the questionnaire, “Creating a shorter building but with fewer affordable units” was also the most popular response.

“8 stories better for neighborhood, otherwise too dense.”

“A tower much above 7 stories would look odd.”

“I’m torn—I would like it to fit in with the neighborhood—six stories--but realize that we need affordable housing.”

Rezoning for More Density

Still others were comfortable with increased density, such as nine, 10, or 11 stories, but would prefer that the building not rise too much above the existing building heights in the neighborhood. Some participants also requested a building that would yield as many affordable units as possible, regardless of height, citing the need for more affordable apartments in Inwood.

“How about zoning tall buildings only if they include majority of low income units?”

“We live in MANHATTAN and there is a huge shortage of affordable housing. 17 stories is a START. I’d be in favor of 20-40 if it were an option.”

“Fabric be damned, we need more units. There is too much substandard housing in this neighborhood to sacrifice potential homes.”

“Please please please make it big. Don’t hold back. The one thing I know is that quantity of housing is the most important factor affecting housing costs. Please, let’s increase the supply.”

Infrastructure Concerns

Several workshop participants and questionnaire respondents were concerned with neighborhood infrastructure and essential services if new housing is introduced into the neighborhood. They want to be assured that ConEdison has enough capacity to serve new development; that the MTA can handle increased capacity and address any complications in developing over the A line; and that the Department of Sanitation will be able to handle increased waste from new residents. Residents also expressed that there needs to be coordination with the Department of Education to address the potential need for additional school seats in the neighborhood. As part of the formal review process for the Inwood NYC initiative, a full environmental review of potential adverse impacts resulting from the various proposed actions will be conducted. This review will include an analysis of potential impacts to infrastructure.

“Create a shorter building—9-10 may be too tall given the site and context. This needs to be studied and accurate renderings made. Impact of that number of new units must be assessed in light of nearby neighborhood resources; transportation, schools, parking, etc.”

“The building should not be taller than other buildings currently in the neighborhood and should not create any traffic congestion in this already (extremely) congested area. Also, an environmental impact study must be done before any design is considered.”

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A participant asks a question at the Height and Density station at a January workshop.

Design Elements

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In the design elements activity at the workshops, participants were asked to think about their priorities for incorporating arts, environment, and housing design principles into a new building. Residents reiterated the need for the creative incorporation of open space, such as publicly accessible green space at the ground floor level or on the rooftop, and the intentional incorporation of spaces that encourage the display of and gathering around arts and performances. Overall, the top three design strategies that received the most votes were solar panels, exhibition space, and contextual building design.

The top three priorities for each category were as follows:

Arts, Culture, and Placemaking

- 1 Exhibition spaces
- 2 Art installations
- 3 Street art

Environment

- 1 Solar panels
- 2 Green roofs
- 3 Urban/rooftop farm

Quality Housing Design

- 1 Responds to architectural/urban context
- 2 Passive House
- 3 Active ground floor

Arts, Culture, and Placemaking

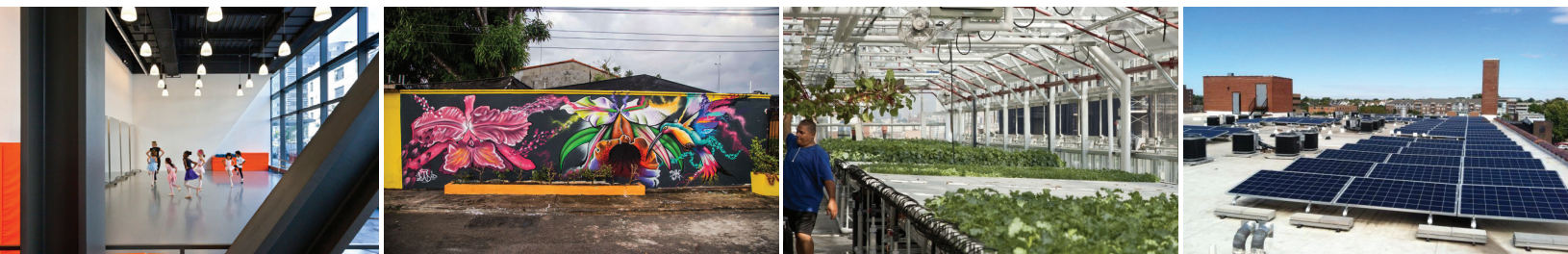
Within the Arts, Culture, and Placemaking section, participants selected their top three preferred strategies from: street art, creative wayfinding, art installations, street seats, exhibition spaces, street banners, pavement design, and street benches.

“Dedicated space for arts and cultural activity for local artists and community groups; performances, meetings, exhibitions, studio/residences/workspace.”

“One of the most important (and mostly unrecognized) traits of this community is its unique Lenape history and current ecological importance. Somehow, this new building needs to recognize the indigenous history and geography in which this unique collaboration is happening. ... Whether the structure has Lenape names on it of artwork (perhaps a mural?) inspired by the Lenape culture and made by a Lenape New Yorker. The ideas are endless, but the crux of it is acknowledging and being proud of a land with such rich history.”

Environment

In the Environment section, participants selected their top three preferred strategies from: bike racks, green roofs, bioswales, solar panels, slow zones, green wall/art in lobby, and urban/rooftop farms.



Sample design strategies presented at the workshops.

“Please incorporate greenery and natural light as much as possible. There’s evidence on many benefits to this for residents, and could also help beautify Broadway, which is much needed in the community.”

“Energy efficient!”

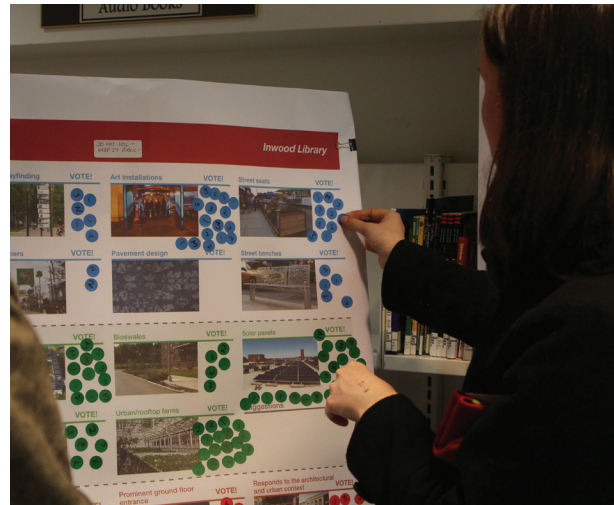
“It should have a courtyard with trees, a garden and parking for bicycles. The building should look aspirational, not institutional. It also should be as energy-efficient as possible.”

Quality Housing Design

From the Quality Housing Design section, participants selected their top three preferred strategies from: active, transparent ground floor; building setbacks; prominent ground floor entrance; responds to the architectural and urban context; active design, varied color, texture, and materials; and Passive House.

“Make architectural choices to make the building and apartments welcoming and vibrant, not a sad, cold place like many other new apartment buildings.”

“I have worked with developers on similar projects. A major liability of these projects is that the architecture ends up feeling cold and institutional. I think one of the most important things you can do for the residents of the building and of the neighborhood is to imbue



Participants ranked priorities for design elements in a new development at the January workshops.

the building with a feeling of warmth and residential qualities.”

“Make the building attractive so people want to enter and use it. Make it easy to see into the ground floor with inviting attractions visible from the street. Put street trees outside to make the street in front more inviting. Make the building as “green” as practical.”

“Maintain original Inwood Library Branch architecture (at least some).”

Other responses on the questionnaire included requests for additional considerations in the development of a new building, such as laundry facilities and security.

Additional Community Facility Space

Ownership and Development Structure

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The questionnaire solicited preferences for a health clinic, day care center, senior center, arts and/or cultural space, small business incubator, and/or technology training center if there were an opportunity to provide additional community facility space within the development. Respondents overwhelmingly expressed interest in an arts and/or cultural space. A senior center, technology training center, and day care center were also favored. Others commented that they would not like to see any additional community facility space and instead focus attention on the redevelopment of the library space to be sure the square footage is not sacrificed or that it end up in the basement of the building.

Residents commented that the adjacent, privately owned car wash should be included in the development, stating that some feel the parcel is underutilized or a hazard for children walking to the library and school. Some also identified the vacant, privately owned site across the street at 4849 Broadway as an additional opportunity. Participants presented various ideas for how to use the sites, including:

- Using the car wash or 4849 Broadway as an alternative development site
- Incorporating the car wash into the larger development site so the building would not have to be as tall to achieve a significant number of housing units
- Together with the car wash, take advantage of a larger street frontage to provide the library with a significant ground floor presence

Additionally, while the library branch itself will remain in either City or NYPL ownership, nearly all workshop participants across the three sessions and throughout questionnaire responses agreed that the library and the land are both public assets that should remain in public ownership. Participants presented various methods for retaining the development as a public good, including:

- Enter into a ground lease with a developer instead of using HPD's traditional land disposition process
- Once construction is completed, the new library will be owned and operated by NYPL.

"As mentioned above, please do not sell

the land. Instead, enter into a ground lease between any developer and the city/NYPL.”

- Place the land in a community land trust

“We must think of another way to add affordable housing to our community without losing ownership of the land the library is on. What about a Community Land Trust? A nonprofit developer?”

- Require all units to be permanently affordable

*“The new affordable housing should be **PERMANENT**, not limited to a certain time period.”*

Some participants also expressed interest in prioritizing non-profit developers and including local partners on the designated development team; they requested that the RFP not be exclusively offered to minority- and women-owned businesses as this would automatically disqualify some non-profit developers from submitting responses. The City will also accept proposals that include a community land trust ownership structure.



Residents viewed current neighborhood income information at the January workshops.