

Open Space Masterplan

Capital Projects Division

October 2021



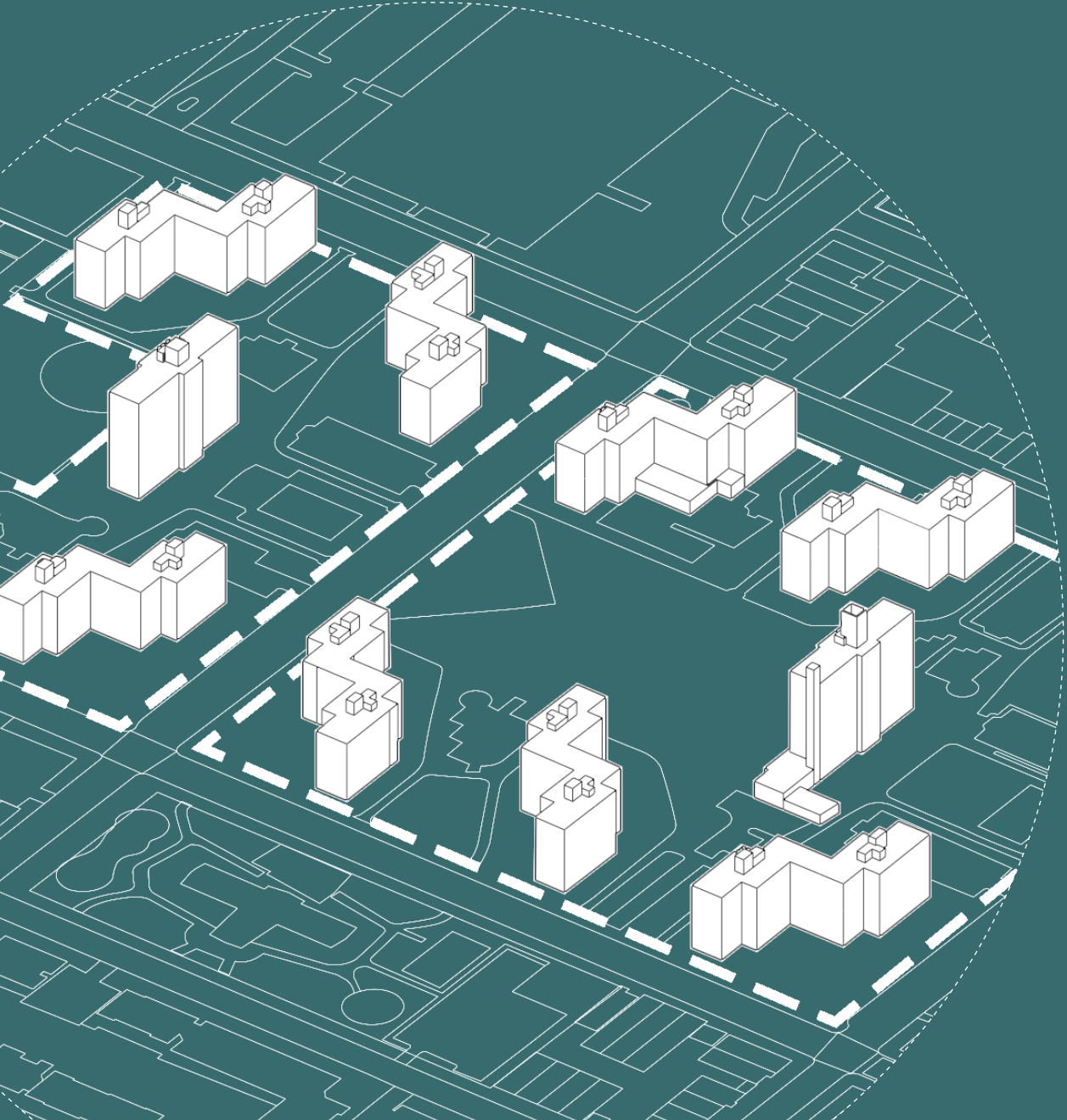


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Ravenswood Houses, Queens

1/Introduction

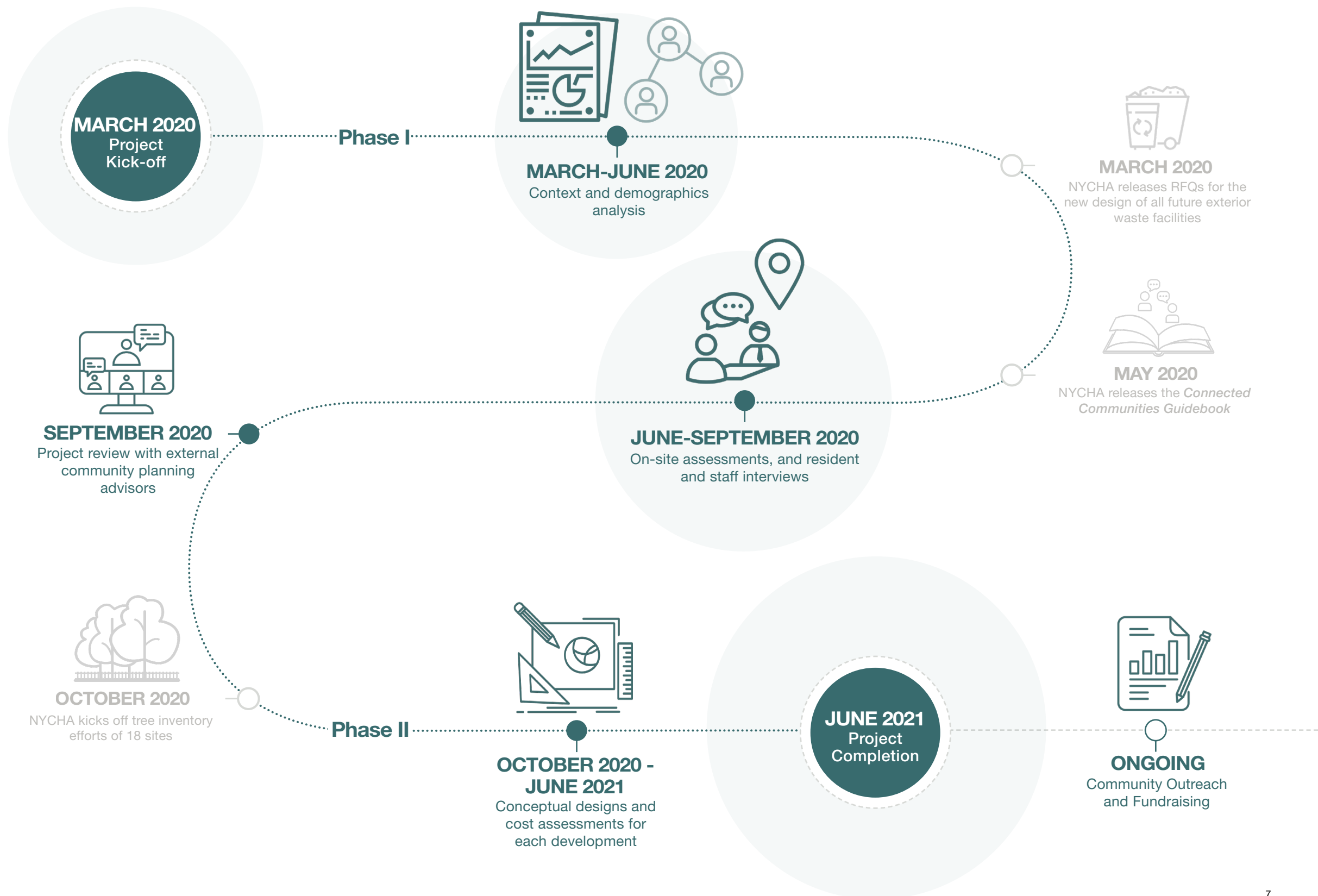
Connected Communities

Since its inception in 2018, NYCHA's Connected Communities program has highlighted the impact open space design and activation have in public housing communities. The [Connected Communities Guidebook](#), NYCHA's urban design guidelines, was released in May 2020 amidst the COVID-19 pandemic, which only increased the need and opportunity to transform open space into places where New Yorkers can thrive.

Through its urban design program, NYCHA has facilitated partnerships with over 35 public, private, and non-profit organizations around improving open space at NYCHA developments. This has resulted in over \$35 million in investment in open spaces across 46 developments where residents were able to directly inform the designs. Through Connected Communities initiatives, over 100,000 NYCHA residents now benefit from improved access to amenities like sports courts, play areas, artwork, and more.

Open Space Masterplan

In March of 2020, NYCHA partnered with landscape architecture and planning firms Nancy Owens Studio and Grain Collective to undertake the herculean task of creating a masterplan for 133 developments in the NYCHA portfolio. This effort, conducted through the pandemic and finalized in June 2021, provided a comprehensive vision of what open spaces could look like to reflect both the residents' demographics and the needs of today. The Open Space Masterplan (OSM) does not assume a replacement-in-kind strategy for spaces that currently exist, but rather a comprehensive reevaluation of what the open space can look like in the densest city in the country.



2/Project Methodology

The Open Space Masterplan consisted of two phases. The first phase was data collection from desktop analyses and on-the-ground field research, including resident and staff interviews, and site assessments. The second phase of the project consisted of the two teams incorporating their findings into a revised concept design framework for every site that reflects best practices in urban design today. Along with these concepts, the teams provided high-level cost estimates for reference on what projects at different scales would cost.

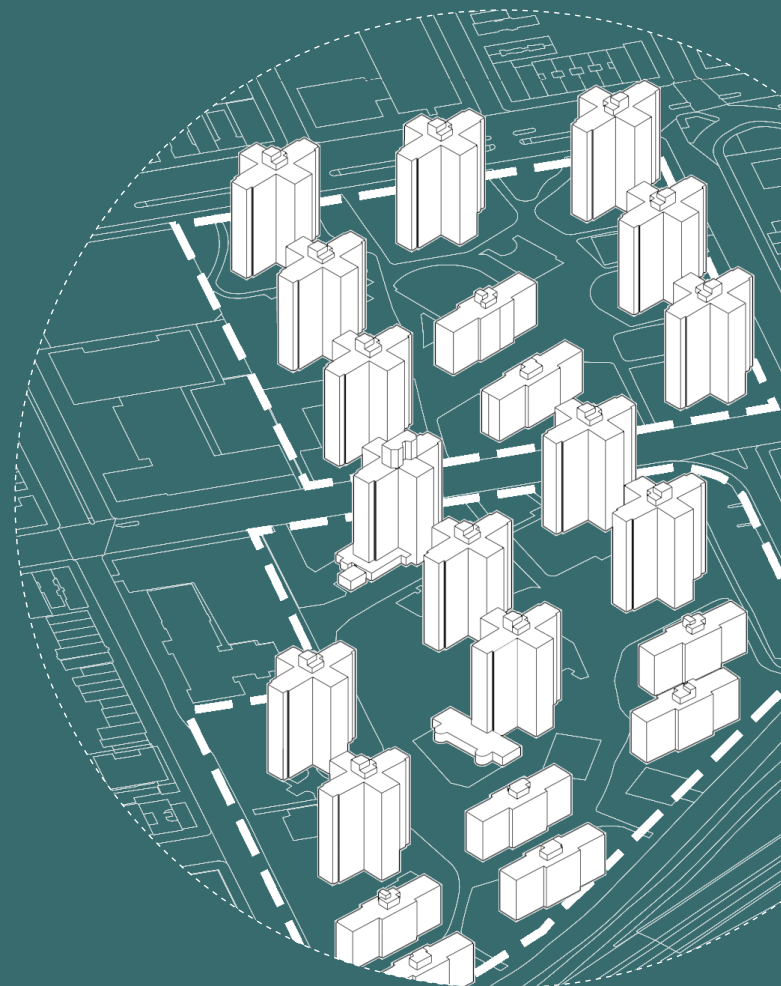
The masterplans are not meant to be final site designs. They are meant to be studies of what is physically and financially feasible at the different developments. They will require fundraising, extensive community outreach, and full design and construction services to be implemented. Our hope is that the Open Space Masterplan will help bring us one step closer to making the vision of a safer, cleaner, healthier, and more connected NYCHA a reality for all New Yorkers living in public housing.

2.1/Data Collection and Analysis

Context and Surrounding Assets

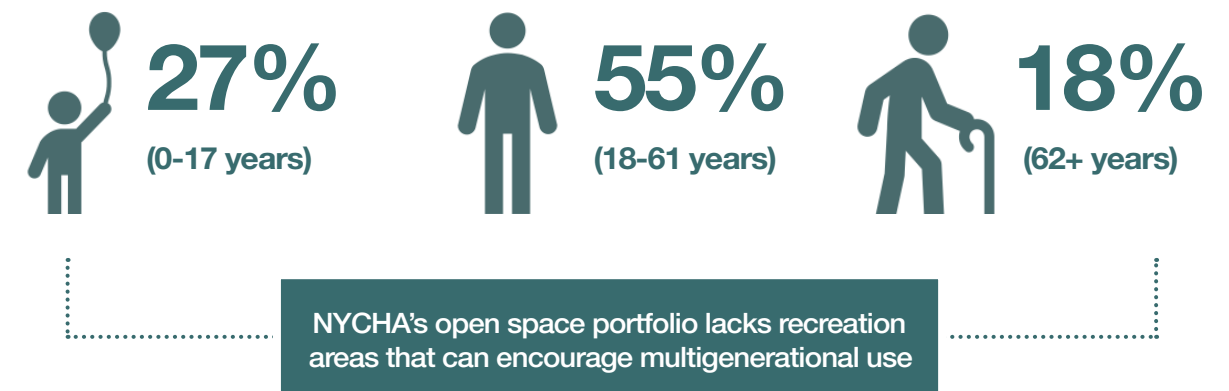
Starting in the spring of 2020, both consultant teams analyzed the assets surrounding the developments such as public parks, programmed active space, transit, community centers, schools, and grocery stores. They mapped what was within a five-minute walk (.25 mi) and ten-minute walk (.5 mi) from the development.

The data indicated a trend that in the city's lower-income neighborhoods the quality or number of assets surrounding the developments decreased. Developments that were in historically underinvested parts of the city saw more limited access to public parks and transit opportunities. Many of these areas were also still suffering from the significant health impacts of the COVID-19 pandemic in July 2020 (when this study was being conducted).

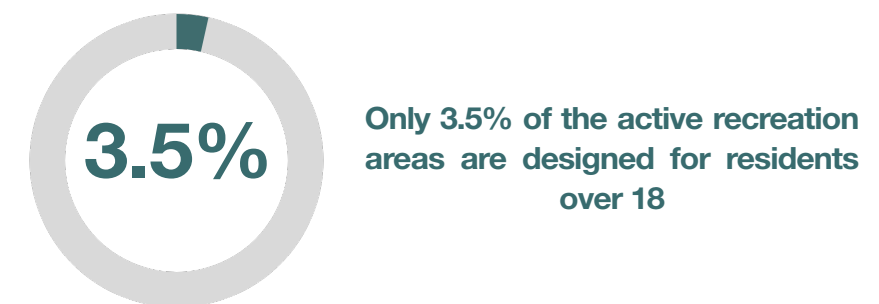


Demographic Review

The demographic analysis conducted for the OSM revealed a dramatic misalignment between the residents who currently live in public housing and the types of open spaces available to them. Currently, 73 percent of NYCHA residents are over the age of 18, but most of the active spaces available are for children under the age of 12. There are few spaces that are dedicated for the use of teenagers, adults, or elders to be physically active within their communities.



Open Space Portfolio Review



Site Inventories and Condition Assessments

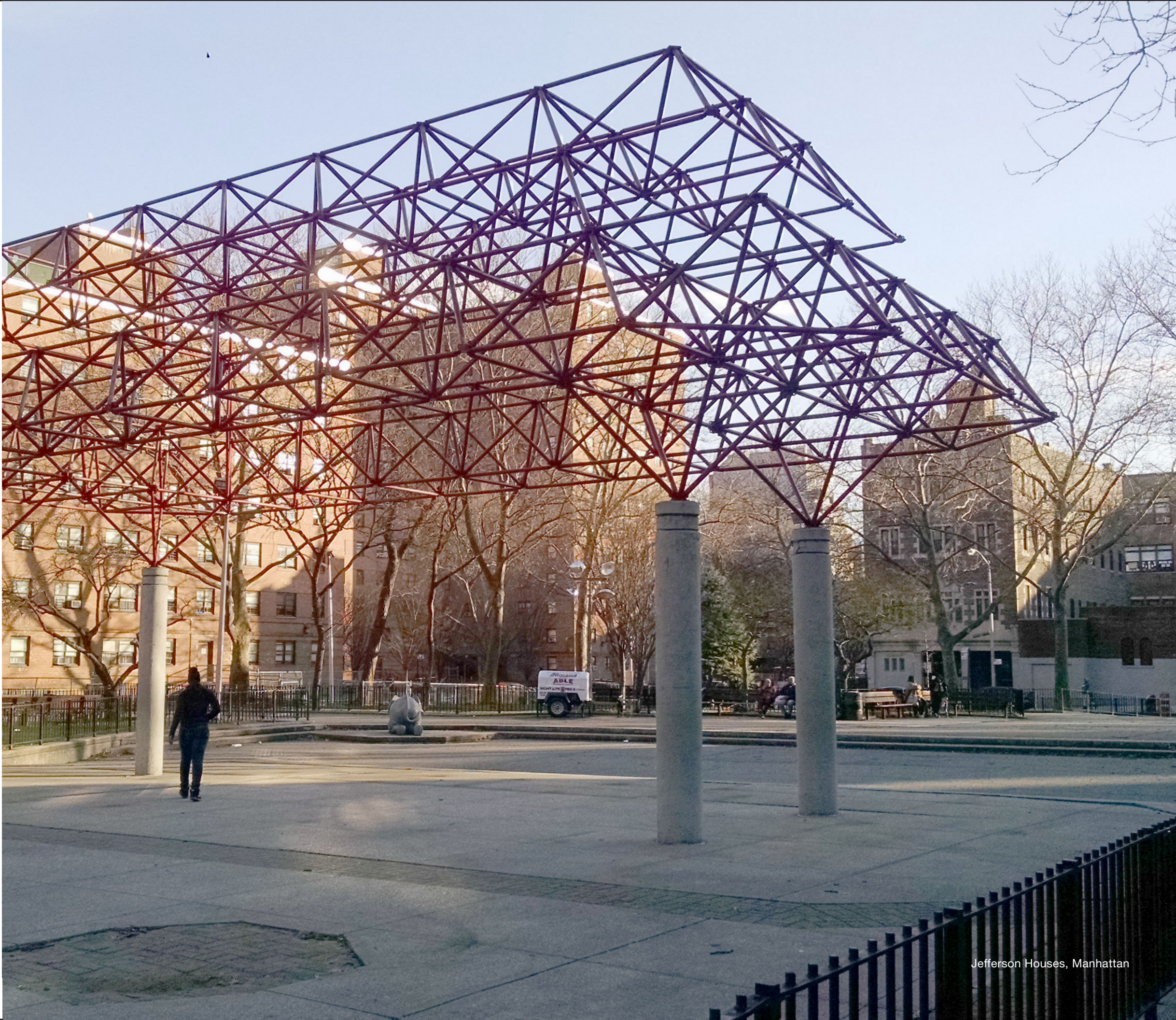
The OSM catalogs the different types of spaces and assets that NYCHA has on each site. From seating areas to play equipment to sports courts, the information was collected to better understand the gaps in programming as well as redundancy in types of spaces. As these spaces were visited, both teams inspected the condition from 1 to 5 (1 representing Good and 5 representing Poor). This was based on the visual inspections that the NYC Department of Parks and Recreation does on their sites.

Each team was certified by the National Recreation and Parks Association (NRPA) to inspect play equipment according to the Certified Playground Safety Inspector (CPSI) standards. The results of these facility condition assessments are summarized on NYCHA's Open Space Masterplan interactive map and will be updated periodically according to NYCHA's Capital Division's Physical Needs Assessment (conducted every five years).

Staff and Resident Interviews

Both teams were charged with interviewing staff and residents to better understand the needs of the community regarding their open space. Some of the major themes that arose were:

- Open spaces are critical to building a sense of community
- Spending time outdoors in NYCHA campuses helps strengthen trust and social ties
- Lighting and visibility help improve perceptions of neighborhood safety
- Waste management can contribute to the open space being uninviting
- Pets need designated outdoor space and residents must steward their pet waste
- Outdoor food events (harvests, cook-outs, events, etc.) help build community
- Engaging children and teenagers can be difficult but must be a priority
- Elders can feel isolated and should have spaces for improved socialization



Jefferson Houses, Manhattan

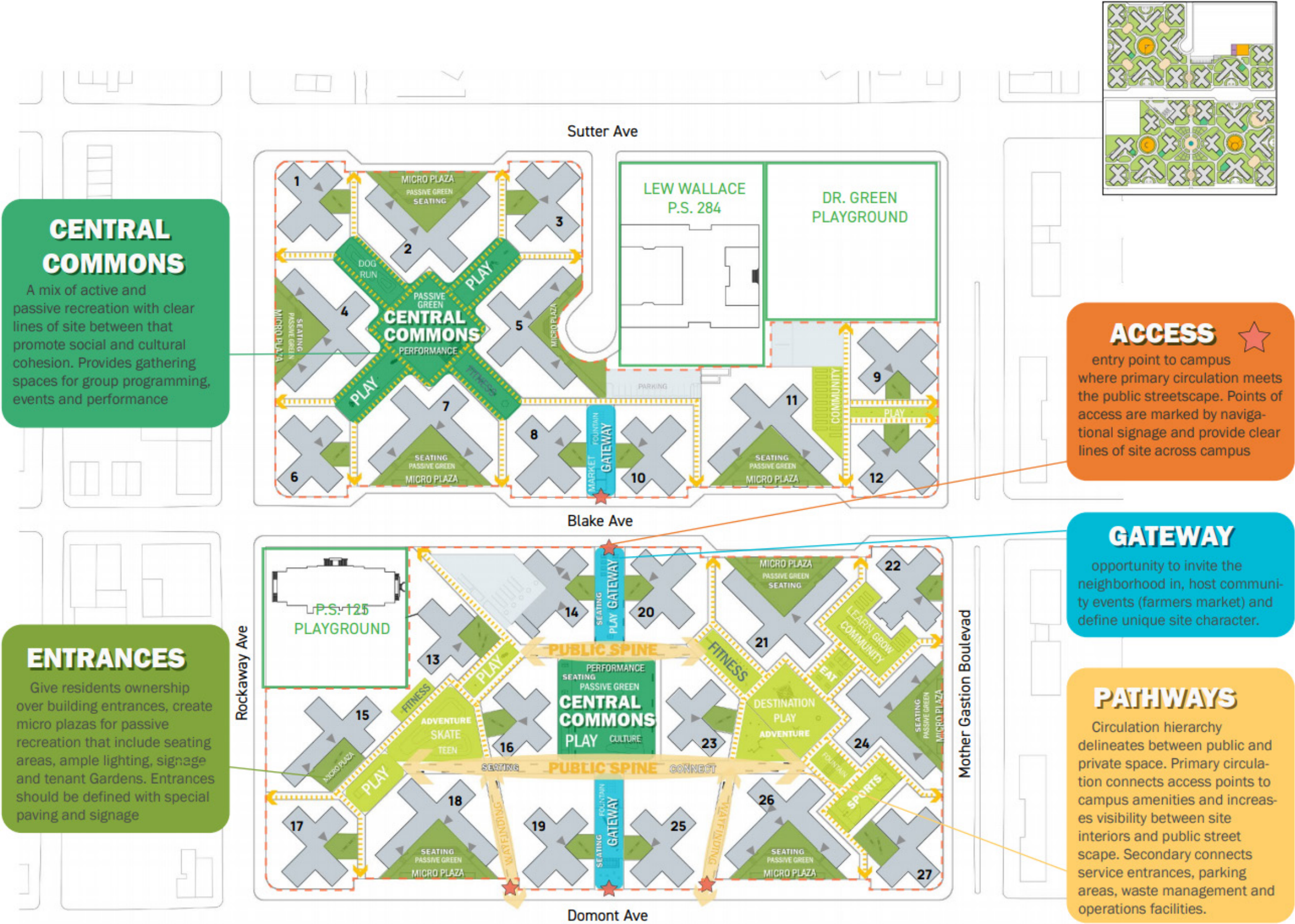
2.2/Concept Design

Site Analysis

The second phase of the Open Space Masterplan was to have all the research and data collected inform a specific concept plan for every site. Both teams analyzed the surrounding site landmarks, transit connections, overall circulation, and existing capital investment as they proposed a new design concept that better met the current needs of these communities. Many of the redundant programmed spaces were consolidated or varied to address often overlooked populations, such as teenagers or the elderly. An emphasis on the quality, safety, and resilience of these spaces was integrated into each approach.

Concept Plans and Cost Estimates

The goal of the concept plans was to have a data-informed vision for urban design at each development. These concept plans will serve as a feasibility study to determine what investment is necessary for a comprehensive renovation of an open space. **These concept plans are not final** – they are flexible in nature and are a launching point for fundraising and larger community outreach that would help inform any final designs for implementation. All concept masterplans include projects that the teams designed to increase intergenerational, safe, activated, and resilient spaces across all sites.



Conceptual Design
Brownsville Houses, Brooklyn



Jefferson Houses, Manhattan

3/Summary of Findings

Through the year-long analysis of the sites, both landscape teams came up with characteristics of NYCHA developments that they considered assets and constraints. In each of the proposed concept plans, the consultant teams addressed the site constraints and leveraged the site's assets to create a site-specific proposal to meet community needs.

3.1/Assets

Open Space

Most NYCHA developments have ample outdoor space available for different types of active or passive programming. In one of the densest cities in the country, having the majority of the land portfolio consist of open space is one of NYCHA's greatest assets.

Refuge

NYCHA developments that are nestled within busy New York City neighborhoods can provide refuge from the bustling activity of the surrounding area. NYCHA campuses also provide a refuge from the urban heat island effect as well as areas of respite that can benefit mental health.

Community

The average tenancy of a NYCHA resident is currently 22 years. Therefore, NYCHA residents in a specific neighborhood can be long-time (if not generational) habitants of the area. These residents are often very committed and supportive of their neighbors and community.

Nature

NYCHA developments throughout the city have different natural resources available. Most developments have mature trees that produce a large canopy which provides shade, mitigates heat, and provides environmental benefits, such as carbon capture and stormwater management. Other natural assets that are seen across the portfolio are large lawns, varying topography, and rock outcroppings.

Culture

In neighborhoods across New York City, public housing is an integral part of the history and culture of the area. Oftentimes developments can be large enough to encompass major parts of a neighborhood, and their physical and social characteristics have an impact on the dynamics of the community. NYCHA residents are a diverse population and bring a plethora of cultures, backgrounds, and languages to an area. This can influence the "sense of place" through different aspects of the community such as food, arts, and activities.

3.2/Challenges

Incomplete Streetscape

The streetscape at NYCHA developments often seems incomplete or uninviting. This may be due to what is physically on the street, such as parking, fencing, or scaffolding – elements that do not generally foster a pedestrian-friendly entrance to a campus.

Waste Management

Waste disposal and collection at NYCHA developments has a significant impact on the quality and use of the open space. Since the majority of waste is collected outside entryways, on curbs, or in large exterior waste yards, residents can feel like they are constantly walking around refuse. This discourages use of outdoor space and impacts the residents' quality of life through exposure to rodents, smells, and unsightly garbage.

Programming

The spaces that are accessible to residents are very similarly programmed across the development. There is redundancy in the type and design of open space, which can add to the confusion and lack of wayfinding around the site. Unprogrammed paved areas also encourage vehicular use of what are primarily meant to be pedestrian thoroughfares. This can cause unsafe circulation conditions for people walking or biking around the development.

Similar Site Character

To those visiting a development for the first time, the character may seem monotonous since there are oftentimes building types that are repeated across a campus. The ubiquitous concrete pathways, black steel bar fencing, and green lawns make it hard to differentiate where one is on a large campus.

Maintenance

NYCHA's capital and operating deficits have impacted the ability to consistently maintain the open spaces. NYCHA's understaffed maintenance teams must keep up with the continuous maintenance needs of play equipment, street furniture, and site infrastructure.

Climate Vulnerability

NYCHA developments are at risk of climate events now and in the future. The landscape provides an opportunity to build resilience to flooding and heat events. Research shows that low-income communities are more impacted by climate change and therefore should be better prepared to confront these challenges. NYCHA's aging infrastructure needs to be updated to build resilience in public housing communities.

Limited Active and Passive Recreation

The majority of the open space at NYCHA (over 75 percent) is not accessible for use by the residents or the public. It is composed largely of lawn areas with mature trees that are surrounded by steel bar or chain link fencing that discourage use. This often results in spaces being used for unsanctioned purposes such as for pets or waste collection

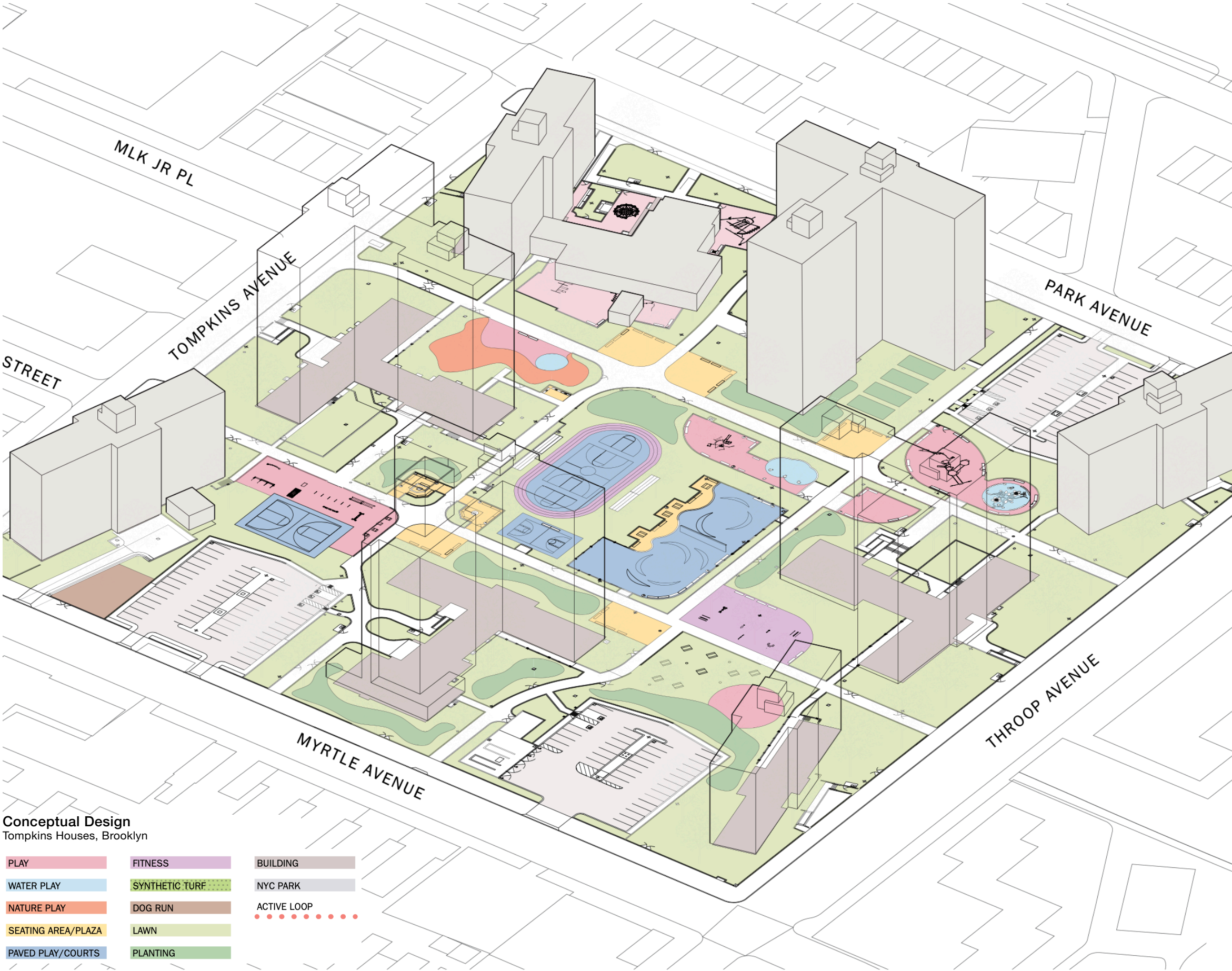
3.3/Design Recommendations

The design recommendations outlined by NYCHA's partners in the Open Space Masterplan will be incorporated into NYCHA's Rehabilitation Design Guidelines 2022 update. This report focuses on how and why the OSM was conducted and how it will be used in the future to spearhead improvements across NYCHA's open space.

All design recommendations that the teams compiled fall under the following categories.

- Design for the Current and Shifting Demographics
- Adapt NYCHA Landscapes to the Changing Climate
- Design and Activate Safe Spaces

The many design recommendations provided by the landscape firms after their analysis were used in their development of the concept masterplans. Each of the 133 analysis and concept plan documents can be found on NYCHA's Capital Projects Divisions (CPD) website in an interactive [Open Space Masterplan interactive map](#). Two sample sites are included at the end of this report for reference.



4/Implementing the Open Space Masterplan

4.1/Incorporating into Authority-wide Planning Efforts

NYCHA's 2017 Physical Needs Assessment (PNA) reflected a capital need of over \$870 million for NYCHA grounds. The landscape firms' assessments affirmed that need – a need that NYCHA alone will not be able to address. After a year-long effort and interviews with resident leaders, development staff, and open space experts, the landscape teams provided NYCHA with overall recommendations, a conceptual vision for each site, and a high-level cost estimate for the funding required. This document summarizes the findings from that analysis and NYCHA's strategy for implementation in the future.

The Open Space Masterplan quantified a capital need superseding the amount outlined in the PNA for comprehensive public realm improvements. It is a need that will have to be addressed incrementally, with the partnership and resources of many organizations. The OSM provides NYCHA with a data-driven approach to investment in the grounds, with a clear goal and a framework for how to achieve it. The OSM is at its core a fundraising tool to bring clarity, urgency, and vision to the need for investment in NYCHA's open spaces.

NYCHA is engaged in multiple planning and implementation efforts which affect the public realm. NYCHA is investing half a billion dollars in waste management infrastructure — much of which will be built outside, changing the physical landscape of the development permanently. The OSM will help guide the site planning and design goals for these investments to ensure that infrastructure promotes the goals of design excellence.

NYCHA is also releasing its Climate Adaptation Roadmap in the fall of 2021. The NYCHA landscape is a large asset to leverage in mitigating flooding and heat risks in the future. Along with other standard infrastructure improvements (such as new boiler buildings and ground-floor renovations) which influence the public realm, NYCHA will use the OSM as a guide for thoughtful site planning for capital projects.

The interactive [Open Space Masterplan map](#) on CPD's website makes all of the masterplan documents readily available to residents, elected officials, and other partners who are interested in potentially completing a project. This will improve coordination efforts across NYCHA as well as with other City, State, and federal agencies.



ABOUT

This web mapping application displays data pertaining to NYCHA's Open Space Masterplan. Masterplan sites are symbolized by their facilities condition, which is based on an assessment of open space assets located at NYCHA developments.

Click on a site to view further information and to find a link to that site's Open Space Master Plan Report.

Use the FILTER pane below to identify sites based on particular attributes.

Use the LAYER LIST/LEGEND pane to the right to turn map layers on and off.

LEGEND/LAYER LIST

FILTER

Open Space Masterplan Sites by Facilities Condition

- 1 GOOD
- 2 GOOD/FAIR
- 3 FAIR
- 4 FAIR/POOR
- 5 POOR

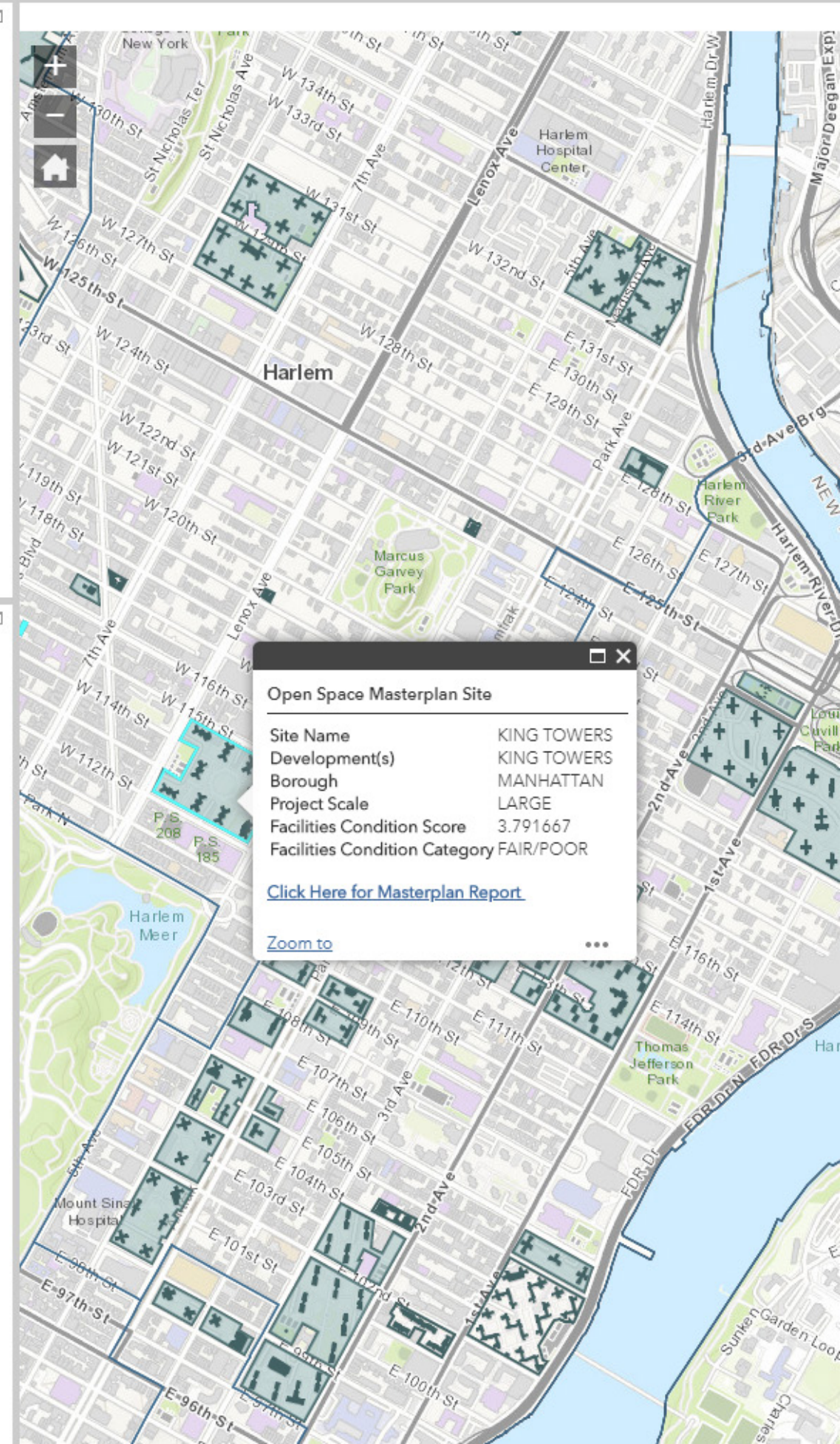
NYCHA Buildings

Open Space Masterplan Sites

NYCHA Developments

NYC City Council Districts

NYC Borough Boundaries



4.2/Funding

Leverage Private, Public, and Non-Profit Funding

Partnerships are key to implementing the masterplan in the future. NYCHA aims to build new connections to partner organizations, strengthen and scale existing relationships, and continue to evaluate and improve the partnership process. NYCHA has executed several pilots over the past few years from which lessons have been learned about the most effective way to fund, design, and build open space interventions. NYCHA is also working on legal agreements such as Memoranda of Understanding (MOU) that help facilitate partnerships with potential for scalability. Through the following sources, NYCHA hopes to continue working towards meeting the capital needs of the open space landscape, and improving residents’ quality of life.

Public Funding

Currently, the majority of public funding for grounds improvement work comes from City Capital discretionary funding. NYCHA expects similar allocations in the future and sees the OSM as a tool for better informing elected officials of the needs in the areas they represent. The City has committed to green space and COVID-19 recovery goals which target low-income communities of color, and the OSM provides a vision for helping to meet those goals. These readily available masterplans will allow residents, organizations, and public servants to advocate for the public funding they want to see invested in the open space within public housing. It can also serve as a resource for constituents who have access to participatory budgeting for projects in their community.

Non-Profit Partners

NYCHA also benefits from partnering with various non-profit organizations whose missions align with investing in open space in public housing communities. These organizations have been able to fundraise and build many different types of interventions (ranging from urban farms, to fitness zones, to performing arts stages). One successful example is Green City Force’s Eco Hub model which combines the improvement of

physical infrastructure, with employment opportunities, and building community sustainability and resilience. NYCHA continues to work towards streamlining partnerships with non-profit organizations that work with residents to meet the open space needs of the local community.

Non-profit organizations are also key stewardship partners when it comes to the maintenance, activations, and consistent usage of open space at NYCHA. It is critical to partner with advocacy, service, and stewardship organizations, like Partnerships for Parks, Green City Force, and New Yorkers for Parks; but oftentimes lacks the connection to some organizations due to not being designated parkland. Nevertheless, NYCHA serves as a public asset for all New Yorkers and should be considered when building green space equity and access across the city.

Private Partners and Foundations

As NYCHA moves forward with its Permanent Affordability Commitment Together (PACT) housing preservation program, the Open Space Masterplan can help serve as a resource for data and analysis for site planning at the beginning of the process. Through PACT, development partners renovate a development and take over the management of the site. This often results in the physical transformation of the developments, including the grounds and site amenities.

NYCHA has also engaged private foundations throughout the years to help support investment in the open space. Through NYCHA’s non-profit, The Fund for Public Housing, there is continued opportunity for private grants and donations help implement projects outlined in the Open Space Masterplan. This funding mechanism allows for more flexibility in innovation around projects, piloting temporary or tactical urban projects before committing them to NYCHA design standards.

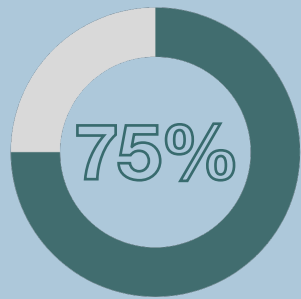


Wald Houses, Manhattan

4.3/Participatory Design

Once projects in the masterplan have funding for implementation, there will be a community design process for ensuring stakeholder involvement in the design of the project. The masterplans are communication tools to raise funds and awareness of the need to invest in NYCHA’s open spaces. NYCHA established standard procedures and tools for outreach for open space projects in order to design with community members.

NYCHA’s Open Space Masterplan is a significant step towards leveraging the power of community design in public housing. It creates opportunities and a vision for spaces that promotes health, safety, and social resilience in some of the most vulnerable New York City neighborhoods. A cornerstone for equitable urban planning for New York City, the OSM sets a framework for partners to collaborate towards improving public housing through investment in the public realm. The OSM provides adaptable, holistic, and diverse design concepts across the NYCHA portfolio that can help improve residents’ quality of life today and well into the future.



of NYCHA’s land across New York city is **open space**



\$35M invested in participatory open space upgrades and activation projects



over **100,000** residents served by a participatory open space project



Douglass Houses, Manhattan

Acknowledgements

Landscape Architecture and Urban Design Firms

Nancy Owens Studio Landscape Architecture + Urban Design PLLC
Grain Collective Landscape Architecture + Urban Design PLLC

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The Columbia School of International and Public Affairs. Capstone Project (Spring 2021): [*A Roadmap for Equitable Open Space Planning for the New York City Housing Authority: The Public Impact of Public Space*](#)

Photographs are provided by:

Nancy Owens Studio Landscape Architecture + Urban Design PLLC
Grain Collective Landscape Architecture + Urban Design PLLC
NYCHA Photography and Publications



Bushwick Houses, Brooklyn



Carver Houses, Manhattan

Appendix

In the following pages are two sample masterplan reports that were created as a part of the project. All the analysis and concept plan documents can be found on NYCHA's Capital Projects Divisions (CPD) website in the interactive [Open Space Masterplan map](#).

1. Kingsborough Houses, Brooklyn by Nancy Owens Studio Landscape Architecture + Urban Design PLLC

2. Morris I and II Houses, Bronx by Grain Collective Landscape Architecture + Urban Design PLLC



KINGSBOROUGH & EXTENSION

1880 PACIFIC STREET
BROOKLYN, NY 11233

NYCHA Play Space Masterplan

PHASE 1A Conditions Assessment
PHASE 1B Data + Strategy Report
PHASE 2 Concept Design + Phasing

Bundle C

NYCHA Project Priority: 1

Project Size: Large 17.42 acres

Nancy Owens Studio

LANDSCAPE ARCHITECTURE + URBAN DESIGN PLLC



CONTEXT

KEY OBSERVATION

Kingsborough campus is large Priority 1 site on 15.97-acres. 16 buildings, 6-story tall completed in 1941. Extension is a senior-only tower 25 stories. Focal point is frieze, *Green Pastures: The Walls of Jericho*, 1938, by renowned artist Richmond Barthé, with community mural. Heat Vulnerability Index 5 and medium frequency of street flooding.

LEGEND

- NYCHA DEVELOPMENTS
- BUS ROUTE
- RAILROAD TRACK
- SUBWAY TRACK
- PUBLIC PARKS

COMMUNITY FACILITIES

- DAY CARE CENTERS
- SCHOOLS
- SENIOR CENTERS
- COMMUNITY CENTERS
- MARKETS
- HOSPITALS
- MEDICAL CENTERS



- CARVER PLAYGROUND**
Basketball, Handball, Playground
- JACKIE ROBINSON PARK PLAYGROUND**
Basketball, Handball, Tennis, Fitness Equipment, Playground, Spray Shower
- HARMONY PARK**
- WEEKSVILLE PLAYGROUND**
- SOUTH PACIFIC PLAYGROUND**
Basketball, Playground, Spray Shower
- HILLTOP PLAYGROUND**
Playground, Spray Shower
- ST. JOHN'S PARK**
Baseball, Basketball, Handball, Soccer, Indoor Pool, Playground, Spray Shower



Nancy Owens Studio

LANDSCAPE ARCHITECTURE + URBAN DESIGN PLLC

KINGSBOROUGH & EXTENSION | NYCHA PLAY SPACE MASTER PLAN

CONNECTIVITY

KEY OBSERVATION

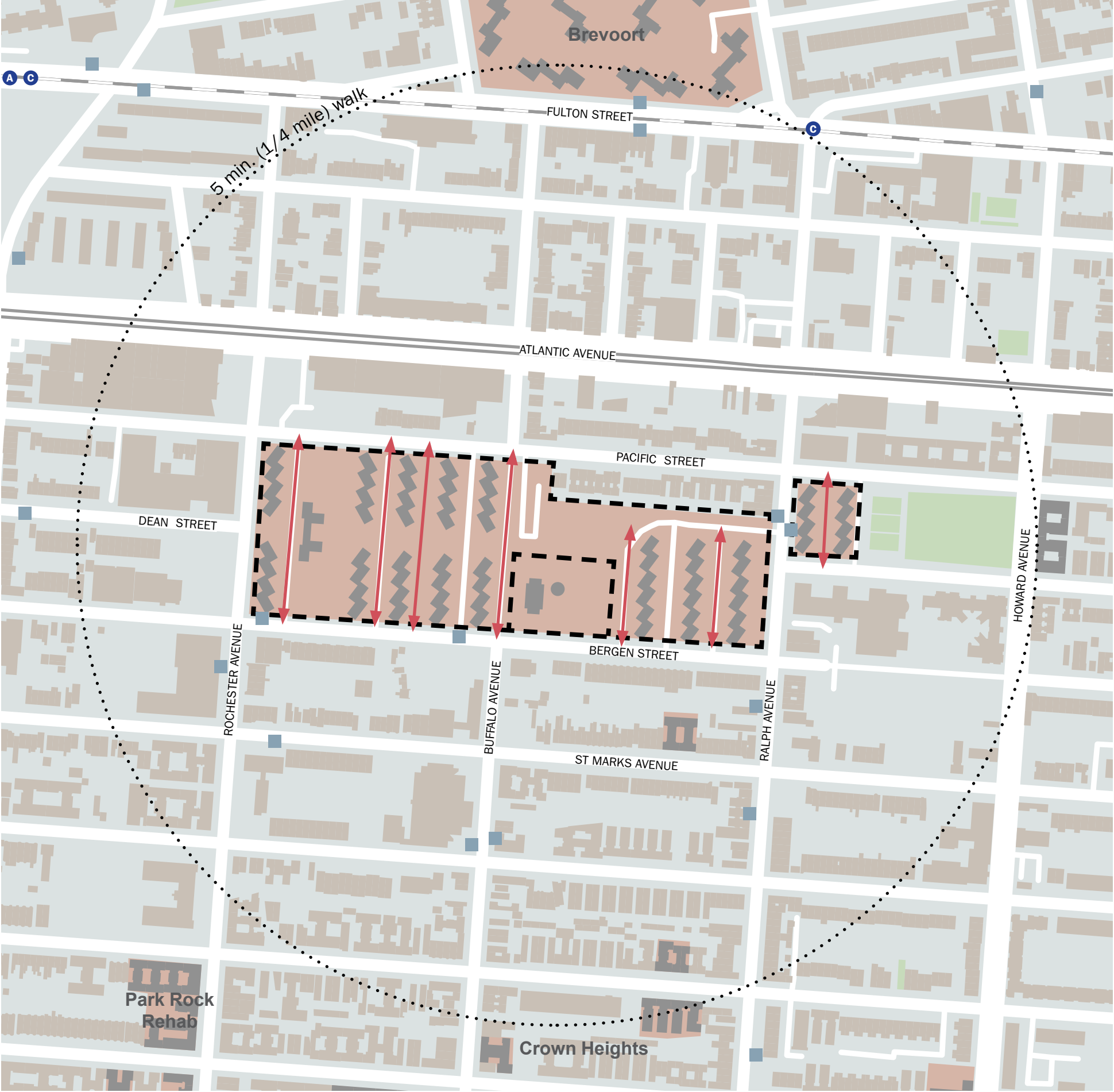
Atlantic Avenue one block north, with elevated MTA tracks and industrial blocks. To east is St. John's Park and to west, South Pacific Playground. Across Bergen St are PS 335, Woods Playground, and Weeksville Heritage Center, an important cultural amenity.

LEGEND

- NYCHA DEVELOPMENTS
- RAILROAD TRACK
- SUBWAY TRACK
- BUS STOPS
- SUBWAY STATIONS
- PUBLIC PARKS

SITE CIRCULATION

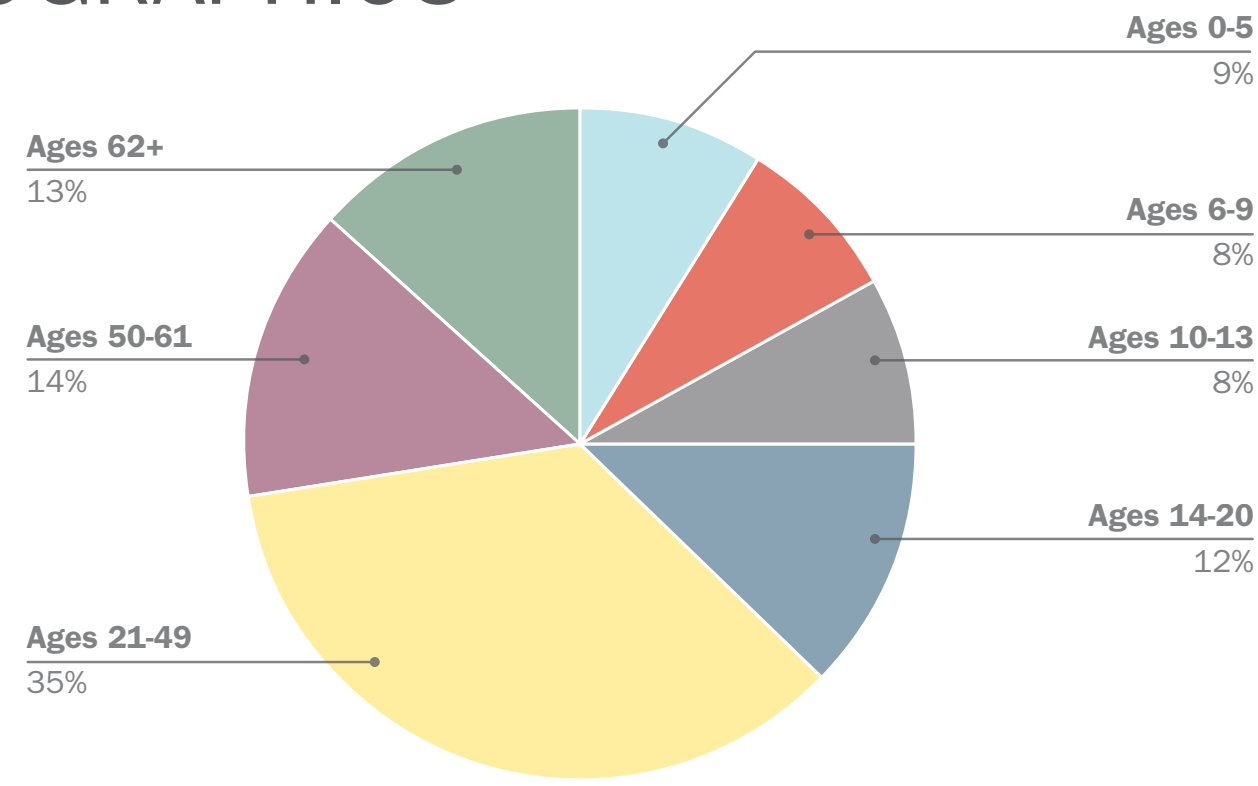
- MAJOR CIRCULATION



Nancy Owens Studio

LANDSCAPE ARCHITECTURE + URBAN DESIGN PLLC | KINGSBOROUGH & EXTENSION | NYCHA PLAY SPACE MASTER PLAN

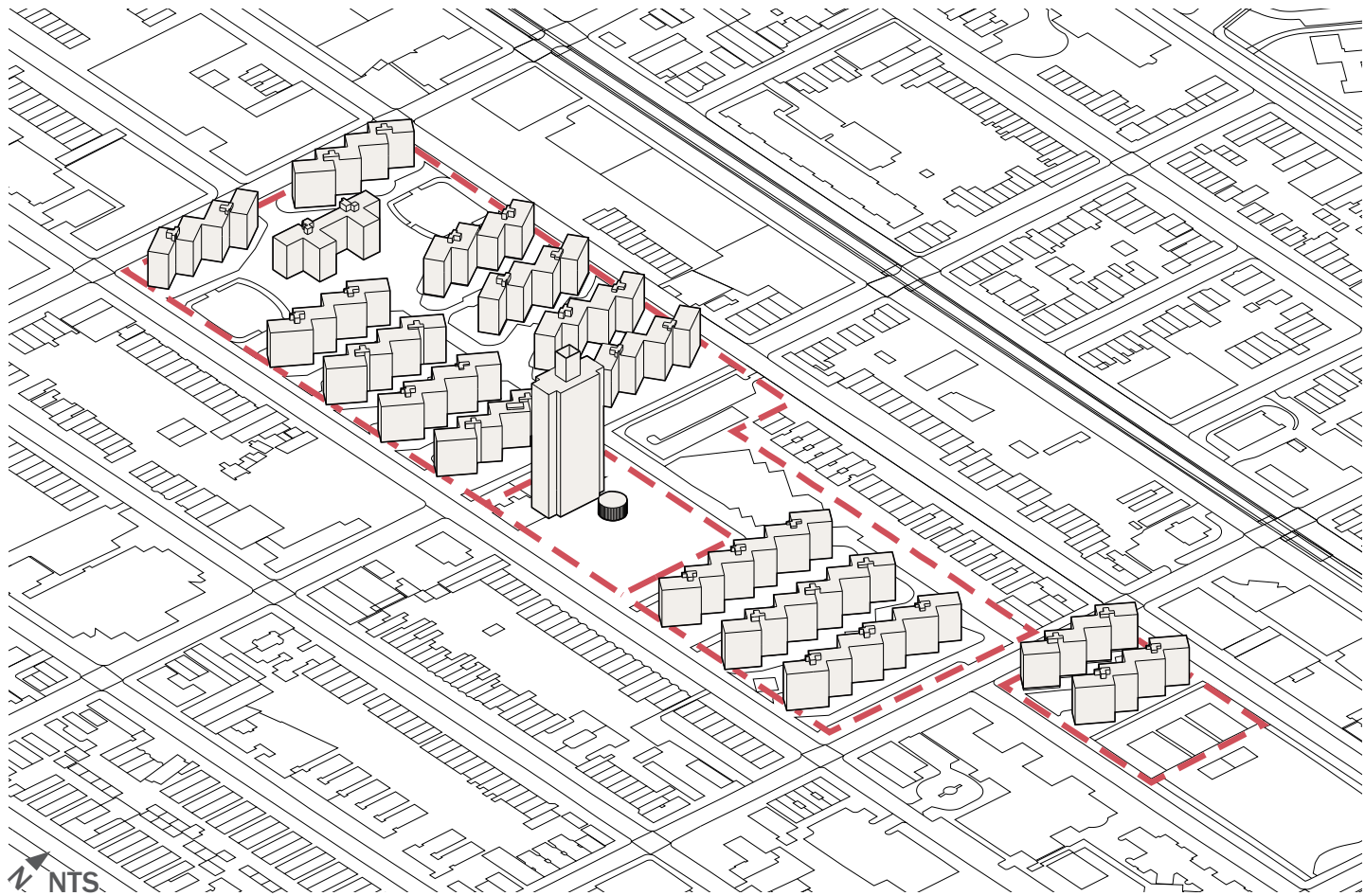
DEMOGRAPHICS



Total Population: 2,405

- IN 2019**
- 1,301** Households
 - 1,039** Female head of household
 - 262** Male head of household
 - 781** Minors under 18
 - 0.7** Average number of minors per family
 - 290** One parent families with minors
 - 284** Female head of one parent families with minors
 - 6** Male head of one parent families with minors
 - 17.05** Average number of years in public housing

- 1,349** Apartments
- 17.42** Acres
- 17** Buildings
- 16** Stories
- 14.09%** Building/Land Coverage
- 145** Density (Population/Acre)
- 40.45%** Impervious coverage (Buildings + Ground)
- 1** Senior Center
- 1** Community Center
- 1** Day Care
- 45,445** Playground area (Square Feet)
- 4** Playgrounds
- 1941** Year built



SOURCES
PlaySpace_ClimateVulnerabilities_BUNDLE C+D
NYCHA Development Data Book 2020
NYCHA Resident Data Book 2019
MyNYCHA Developments



Nancy Owens Studio

SITE INVENTORY

KEY OBSERVATION

Campus follows east-west circulation spine. Buffalo Ave does not run through. Buildings zigzag perpendicular, with secondary walks off of main route. Sculpture and supporting wall with community murals at west end. Play areas to either side. Recreation spaces limited.

LEGEND

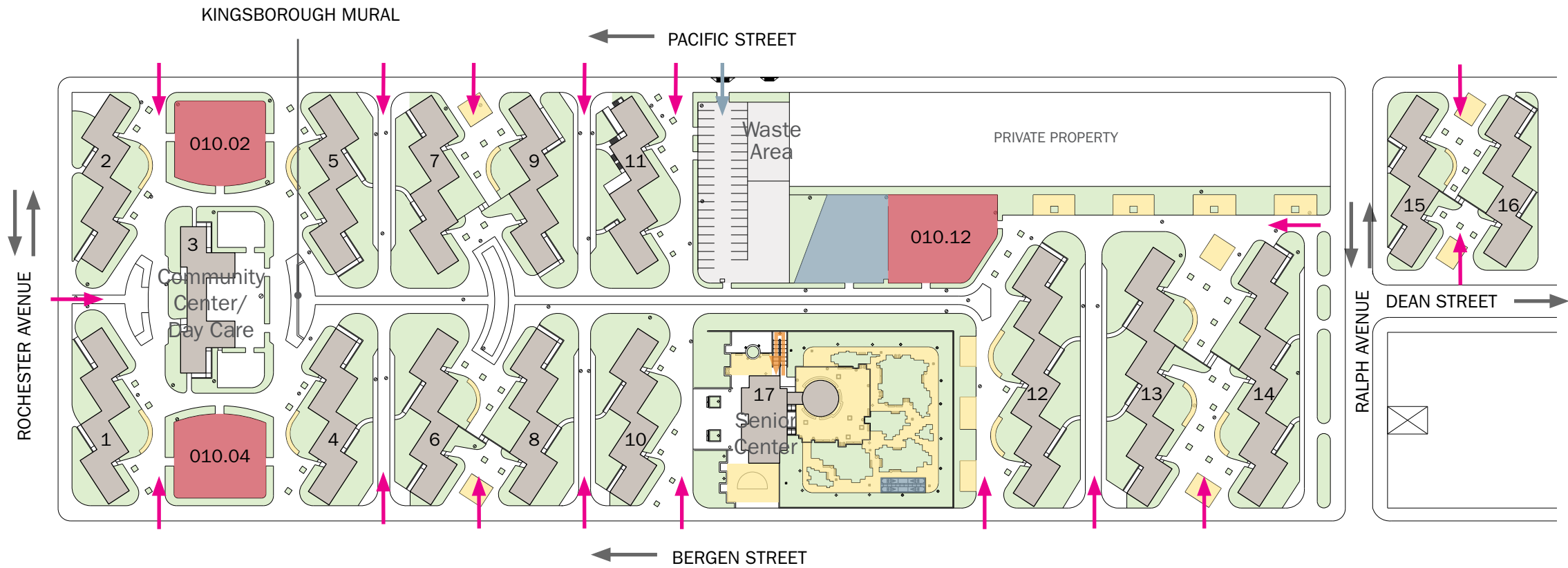
- BUILDING
- NYC PARKS
- OPEN SPACE
- BARE SOIL

RECREATION AREAS

- SPRAY SHOWER
- PLAY AREA
- COURT GAMES
- SEATING AREA
- ATHLETIC FIELD

SITE CIRCULATION

- PRIMARY ENTRANCE
- SERVICE ENTRANCE
- RAMP
- VEHICULAR TRAFFIC



PLAYGROUND SF:
010.02: 10850 SF
010.04: 10870 SF
010.12: 12975 SF



Nancy Owens Studio

LANDSCAPE ARCHITECTURE + URBAN DESIGN PLLC | KINGSBOROUGH & EXTENSION | NYCHA PLAY SPACE MASTER PLAN

ASSETS + CONSTRAINTS



VIEW OF KINGSBOROUGH INTERIOR

ASSETS

SITE

- Kingsborough Sculpture, 1938, by artist Richmond Barthé
- Kingsborough Mural

PARKS

- South Pacific Playground

SCHOOLS & COMMUNITY FACILITIES

- Senior Center on site
- PS 191 Paul Robeson
- PS 12
- Launch & Explore Empower Charter Schools

TRANSIT

- A & C Line Utica Av & Ralph Av Stations

CONSTRAINTS

- Heat Vulnerability Index 5
- Medium frequency of street flooding

SOURCES

NYCHA Community Engagement & Partnership Map
MyNYCHA Development
Google maps



Nancy Owens Studio

LANDSCAPE ARCHITECTURE + URBAN DESIGN PLLC | KINGSBOROUGH & EXTENSION | NYCHA PLAY SPACE MASTER PLAN

EXISTING SITE CONDITIONS



Plaza between Building 4 and artwork



Artwork and plaza



Central Walk view east



Seating plaza



Central Walk view to artwork



Plaza next to Playground 010.04



EXISTING PLAY SPACE CONDITIONS



Playground 010.02



Playground 010.04



Playground 010.12



Spray Shower 010.02



Spray Shower 010.04



Basketball court near Building 12



Nancy Owens Studio

LANDSCAPE ARCHITECTURE + URBAN DESIGN PLLC | KINGSBOROUGH & EXTENSION | NYCHA PLAY SPACE MASTER PLAN

FACILITY CONDITIONS ASSESSMENT SUMMARY

Kingsborough & Extension: NYCHA Preliminary Masterplan Priority 1

Urgency of Action: Priority 1 = Immediate (requires action from Management staff); Priority 2 = Address within 12 months; Priority 3 = Address within 5 years



Mural

SITE ISSUES

PLAYGROUND

- Playgrounds - Urgency of Action 1
- Refer to Facility Conditions Assessment (FCA) for detailed playground issues
- Based on 2019 numbers, 3 playgrounds for 620 residents under 13 (26%)
- Playgrounds listed in Comptroller's report

SITE

- DEP Green Infrastructure funding for subsurface detention

SITE RECOMMENDATIONS

SHORT-TERM

- Address playground deficiencies as per FCA
- Wall and plaza restoration by NYCHA and GI installations by DEP
- Playground 010.02 and 010.04 (closed) to be redesigned by NYC Parks

LONG-TERM

- Integrate play spaces with forecourt to Barthe frieze and new oval path system
- More seating and features along central mall and connecting walks



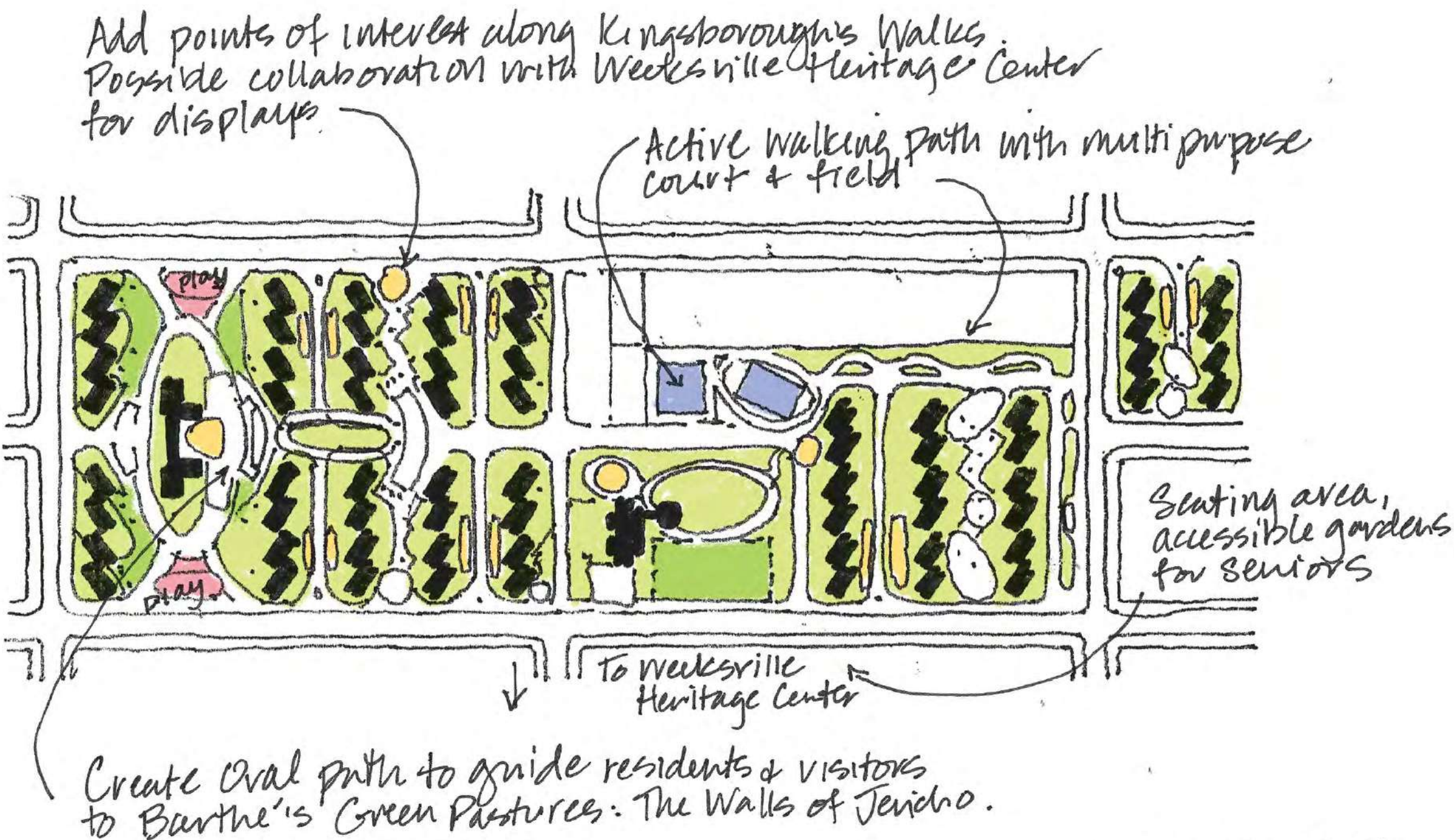
Nancy Owens Studio

LANDSCAPE ARCHITECTURE + URBAN DESIGN PLLC

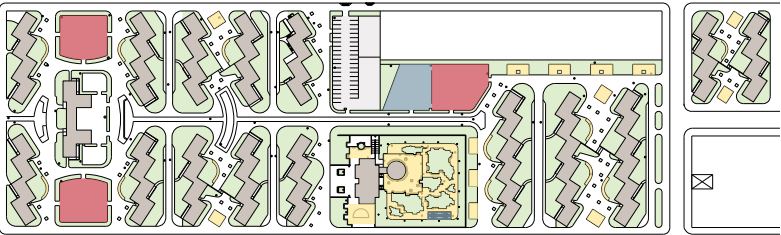
| KINGSBOROUGH & EXTENSION | NYCHA PLAY SPACE MASTER PLAN

OPPORTUNITIES

- Enhance site entrances and circulation to encourage viewing of Barthe's frieze & community mural by residents and visitors
- Artwork should be viewed in respectful setting and courtyard space made special by paving & planting
- Differentiate and create different identities for north-south axis walks between buildings with color, furnishing, and paving



EXISTING PLAN



Restore bluestone pavers & create forecourt & a respectful space to view sculpture & mural.

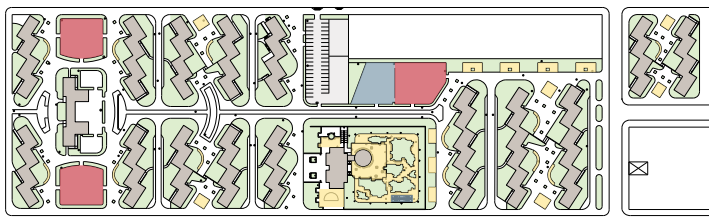
KINGSBOROUGH
& EXTENSION



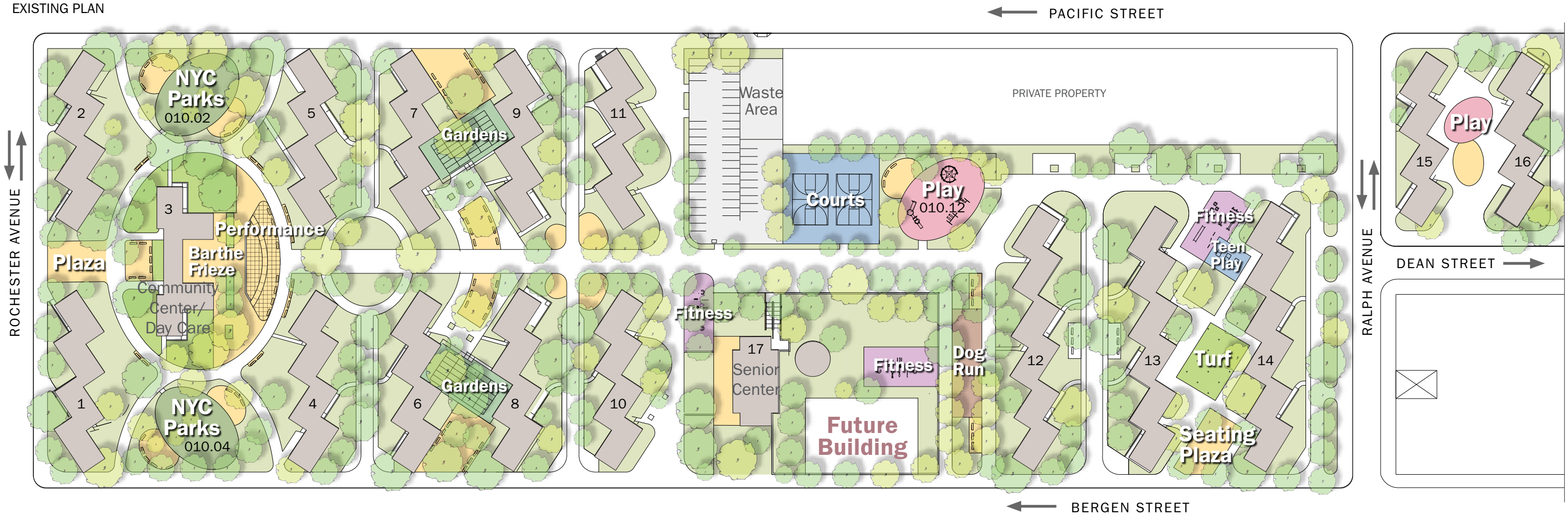
Nancy Owens Studio

LANDSCAPE ARCHITECTURE + URBAN DESIGN PLLC | KINGSBOROUGH & EXTENSION | NYCHA PLAY SPACE MASTER PLAN

CONCEPT DESIGN

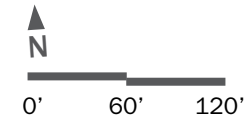


EXISTING PLAN

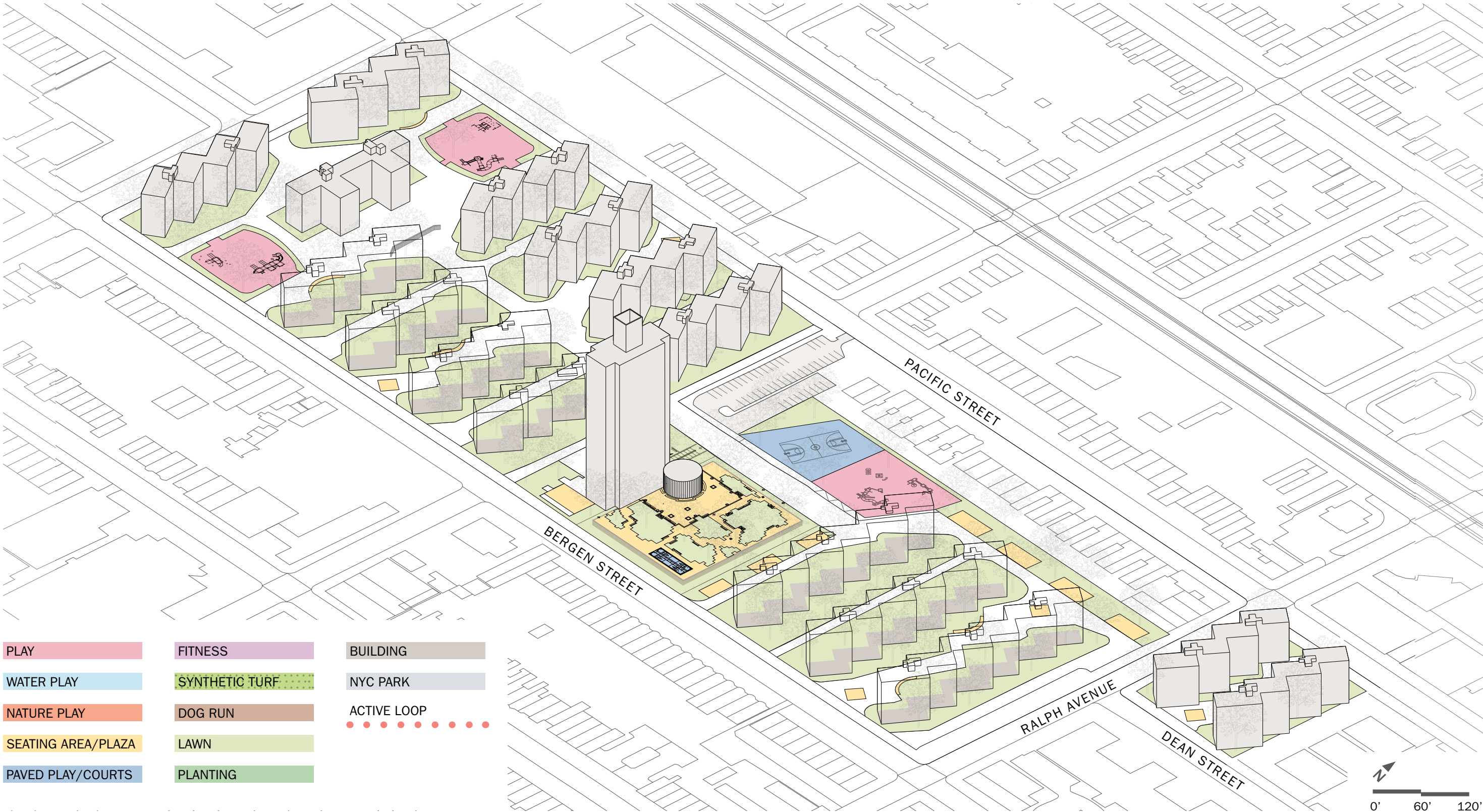


PLAY	FITNESS	BUILDING
WATER PLAY	SYNTHETIC TURF	NYC PARK
NATURE PLAY	DOG RUN	ACTIVE LOOP
SEATING AREA/PLAZA	LAWN	
PAVED PLAY/COURTS	PLANTING	

- Coordinate overall site improvements with 2 proposed NYCHA playgrounds by DPR
- New seating area for performances in front of Barthe sculptural wall
- Reinforce central mall and Walks with play, seating, and planting



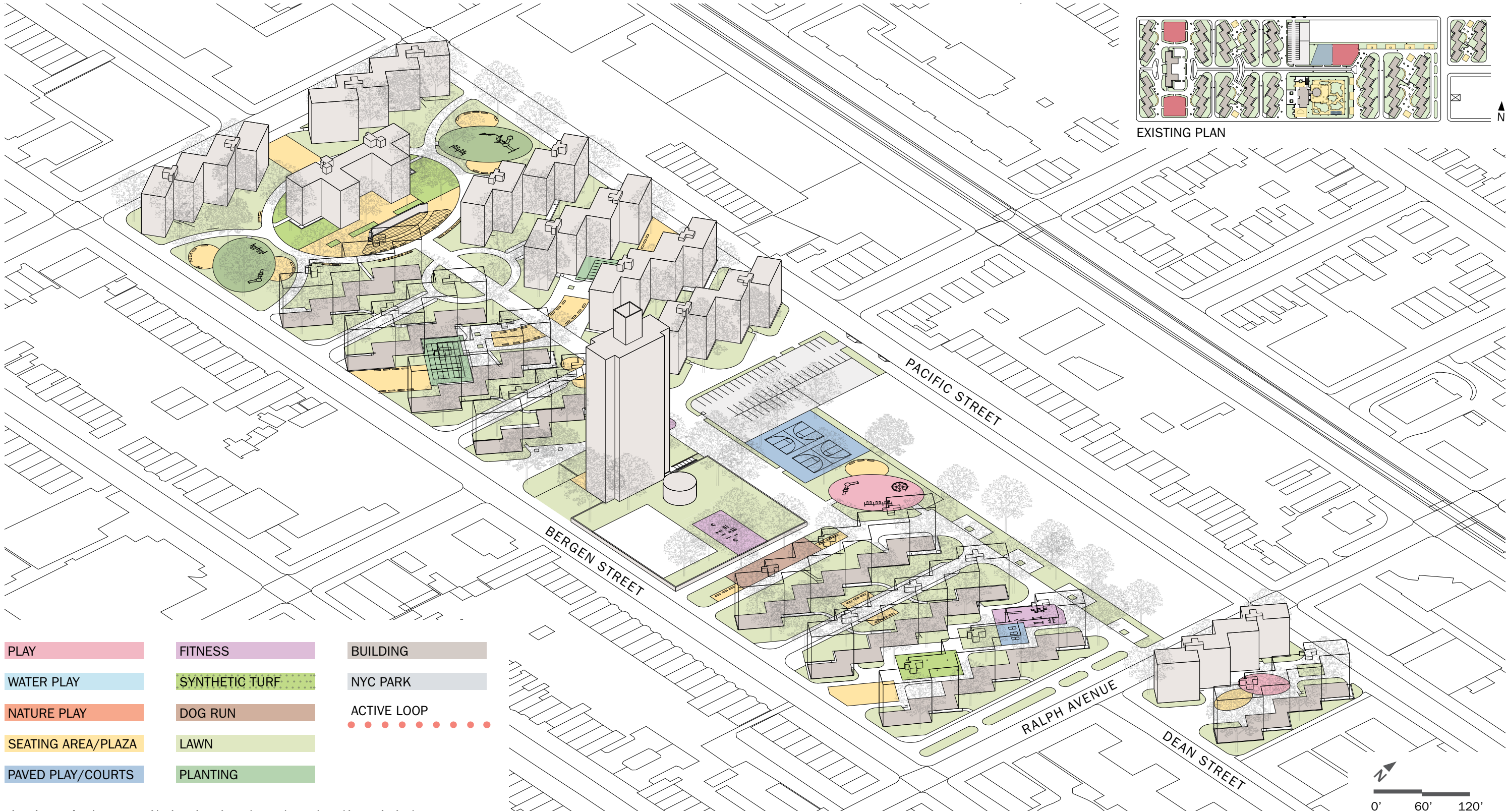
EXISTING DESIGN



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CONCEPT DESIGN



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4,779
RESIDENTS

16.81
ACRES

MORRIS I&II

1385 WASHINGTON AVE, THE BRONX, NY 10456

NYCHA Playspace Masterplan

PHASE 1A CONDITIONS ASSESSMENT INVENTORY
PHASE 1B DATA AND STRATEGY ANALYSIS

BUNDLE A
NYCHA PROJECT PRIORITY: 2
PROJECT SIZE: LARGE
DECEMBER, 2020

14.98
ACRES
OPEN SPACE

17
BUILDINGS

21
SQUARE FEET
USABLE OPEN SPACE/PERSON



GRAIN COLLECTIVE
LANDSCAPE ARCHITECTURE & URBAN DESIGN PLLC

1


NEIGHBORHOOD CONTEXT


Open Spaces Amenities


KEY OBSERVATION


- Limited access to Claremont Park due to fencing and traffic patterns on Park Avenue


LEGEND


-  GARDENING


 WATER PLAY


 PLAY EQUIPMENT


 DOG PARK


 BBQ AREA


 FISHING


 SOCCER FIELD


 OTHER NYCHA SITE


 TENNIS COURT


 BASEBALL FIELD


 BASKETBALL COURT

 SWIMMING POOL

 HANDBALL COURT

 FITNESS AREA

 FOOTBALL FIELD

 DPR PARK/ NYC PARK

AMENITIES CHECKLIST

Y / N 1/2 mile walking distance (10 min)

☒ ☐ 11 Public Parks

☒ ☐ 7 Playgrounds

☒ ☐ 10 Daycares

☒ ☐ 14 Grocery Stores

☒ ☐ 3 Senior Centers

☒ ☐ 3 Community Centers

☒ ☐ 1 Library

☒ ☐ 12 Public Schools

☒ ☐ 5 Medical Centers

Claremont Park

-  
-  

Grant Park

-  
- 

Crotona Park

-  
-  
-  
-  
-  
-  

Jardin De La Familia
Clay Ave
Community Garden



Little Claremont



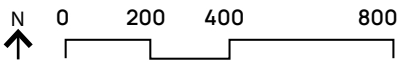
Gouverneur Playground
Drew Playground



Reverend Lena Irons
Unity Park
Estella Diggs Park



Morgan Playground















2 NEIGHBORHOOD CONNECTION

Connectivity

KEY OBSERVATION

Only amenities to the east of site are accessible by pedestrians.

LEGEND

- | | |
|--|---|
|  DPR PARK/ NYC PARK |  SENIOR CENTER |
|  PROJECT SITE |  MEDICAL CENTER |
|  BUS STOP |  COMMUNITY CENTER |
|  SUBWAY |  MAJOR CIRCULATION |
|  SCHOOL |  MINOR CIRCULATION |
|  GROCERY STORE | |
|  DAYCARE CENTER | |

AMENITIES CHECKLIST

Y / N 1/4 mile walking distance (5 min)

- | | | |
|-------------------------------------|-------------------------------------|--------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8 Public Parks |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4 Playgrounds |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 Daycare |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5 Grocery Stores |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 Senior Center |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 Community Center |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2 Medical Centers |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4 Public Schools |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | No Library |



N 0 200 400 800

SITE INVENTORY

Phase 1A

Morris I

KEY OBSERVATION

- Campus orientation turns its back on inactive street front of Park Avenue. Washington Ave is focus of pedestrian experience.

LEGEND

- BUILDINGS 18.5%
- PERMEABLE OPEN SPACE 55.4%
- IMPERVIOUS SURFACE 26.1%
- BARE SOIL

RECREATION AREAS

- COURT GAMES 14,522 sq. ft.
- PLAYGROUNDS 35,692 sq. ft.
- SEATING AREA 1,928sq. ft.
- SPRAY SHOWERS

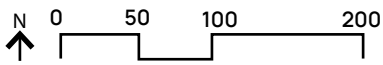
SITE CIRCULATION

- PRIMARY ENTRANCE
- SERVICE ENTRANCE
- VEHICULAR TRAFFIC
- RAMP

GREEN INFRASTRUCTURE

- 2017 Tree canopy coverage: 45.2%
Tree canopy had a 21.7% increase from 2010 to 2017.
- Hurricane evacuation zone: N/A
- Heat vulnerability: 5

*Source:
1. PlaySpace_ClimateVulnerabilities_BUNDLE A+B
2. PNA Site Architectual Reports
3. Copy of Playground_Issues 1_10_20 to 3_20_20
4. Google Earth



KEY OBSERVATION

- ! Campus orientation turns its back on inactive street front of Park Avenue. Washington Ave is focus of pedestrian experience.

LEGEND

- BUILDINGS 12.5%
- PERMEABLE OPEN SPACE 60.8%
- IMPERVIOUS SURFACE 26.7%
- BARE SOIL

RECREATION AREAS

- COURT GAMES 17,010 sq. ft.
- PLAYGROUNDS 26,538 sq. ft.
- SEATING AREA 4,329 sq. ft.
- SPRAY SHOWERS

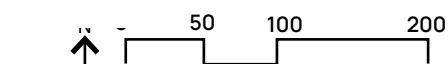
SITE CIRCULATION

- PRIMARY ENTRANCE
- SERVICE ENTRANCE
- VEHICULAR TRAFFIC
- RAMP

GREEN INFRASTRUCTURE

- 2017 Tree canopy coverage: 47.9%
Tree canopy had a 15.8% increase from 2010 to 2017.
- Hurricane evacuation zone: N/A
- Heat vulnerability: 5

*Source:
1. PlaySpace_ClimateVulnerabilities_BUNDLE A+B
2. PNA Site Architectual Reports
3. Copy of Playground_Issues 1_10_20 to 3_20_20
4. Google Earth



KEY OBSERVATION

! Densely populated campus with limited recreation opportunities available in the surrounding neighborhood.



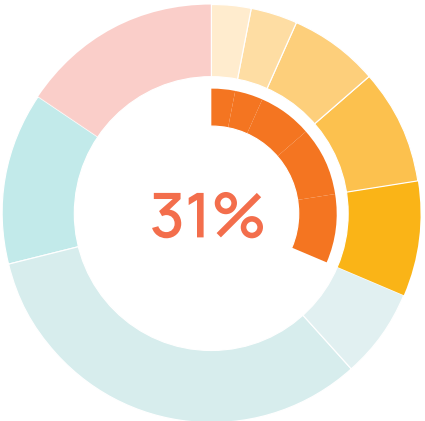
17.27%

Household with early childhood children

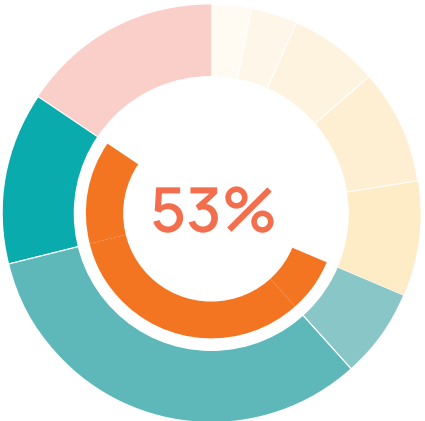
AMENITIES CHECKLIST

Y / N Within NYCHA Property

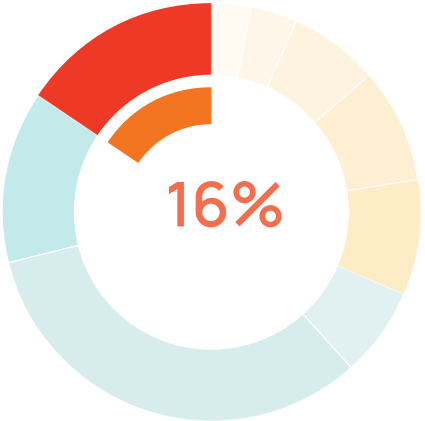
- ☒ ☐ 2 Community Centers
- ☒ ☐ 10 Playgrounds
- ☒ ☐ 5 Court Games
- ☒ ☐ 15 Seating Areas
- ☒ ☐ 14 Spray Showers
- ☐ ☒ No Senior Center
- ☐ ☒ No Community Garden
- ☐ ☒ No Dog Park



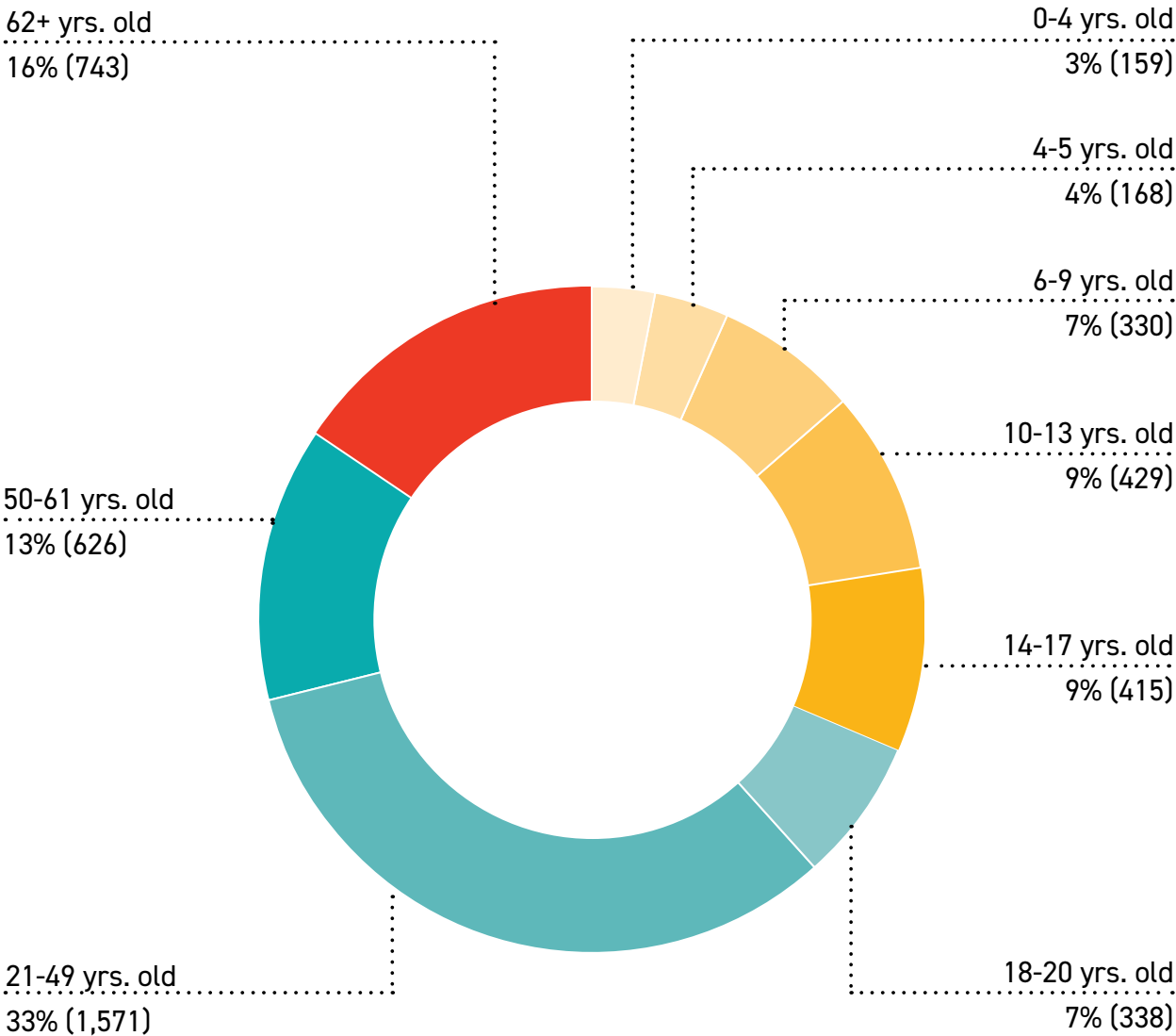
0-17 yrs old (1501)



18-61 yrs old (2535)



62+ yrs old (743)



6 ASSETS AND CONSTRAINTS

Site Photos and Summary

ASSETS

NEIGHBORHOOD

- Proximity to Claremont Park and Crotona Park
- Close to Transit - bus tops
- Close to all basic amenities like groceries, schools etc

SITE

- Large open spaces
- Matured trees
- Good ratio of open space to number of residents

CONSTRAINTS

SITE LAYOUT

- Site is divided into several parts
- Circulation needs hierarchy
- Parking creates barrier with street edges.

AMENITIES

- Lack of multigeneration open spaces
- Playground too close to buildings and need repairs
- Large unused open spaces
- Missed opportunity to bring neighbors through campus to access neighborhood amenities housed within.



Playground



Seating Area

Playgrounds Conditions Assessment

- This chart summarizes the 2016/17 92 Morris Physical Needs Assessment (PNA) for each playground and the NYCHA Playground Maps showing if bare soil is present.
- Based on the PNA, four components were assessed (benches, matting, play equipment and water sprays) for their condition based on a Condition Ratings scale of 1 - 5, ranging from Condition Ratings 1= Good; 2 = Between Good and Fair; 3 Fair; 4 = Between Fair and Poor; and 5 = Poor.

	102.07 Near Building 6 & 8	102.01 Near Building 1 & 3	102.01 Near Building 1	102.05 Near Building 5	102.05 Near Building 3 & 5	102.10 Near Building 10	Key Observations: <ul style="list-style-type: none">Some Benches and water features were rated between Good and Fair (2), should be considered for an upgrade because 3 years+ have passed. Some Play equipment, benches and water sprays were rated as poorMatting was rated in fair condition therefore will need to be replaced.Bare Soil at Playgrounds indicates high usage, poor drainage, or combination of factors.
Playground Area (in SF)	1120 SF	1100 SF	1700 SF	1750 SF	1060 SF	1200 SF	
Condition Rating							
Benches	2	5	5	3	2	2	
Matting	3	3	3	3	3	3	
Play Equipment	5	2	5	2	2	2	
Water Sprays	5	None	2	2	None	5	
Bare Soil	No	Yes	No	No	No	No	

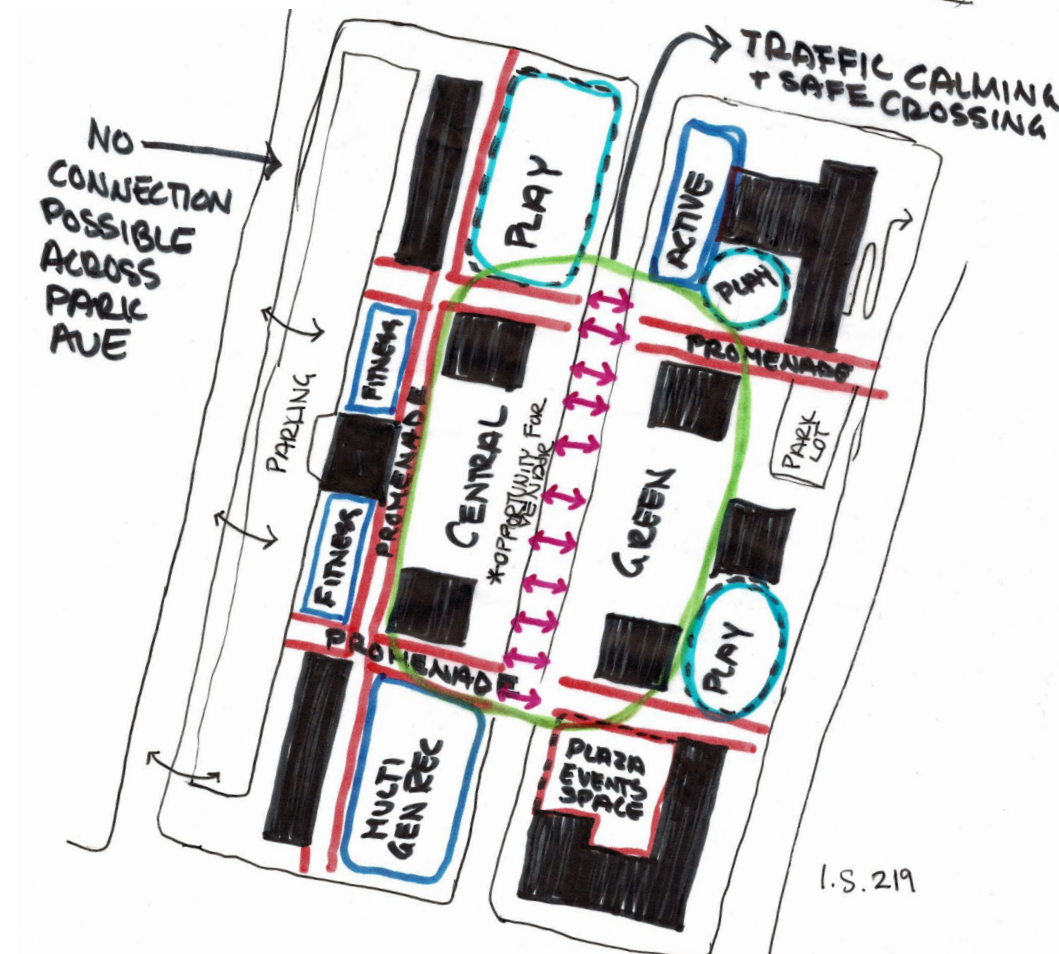
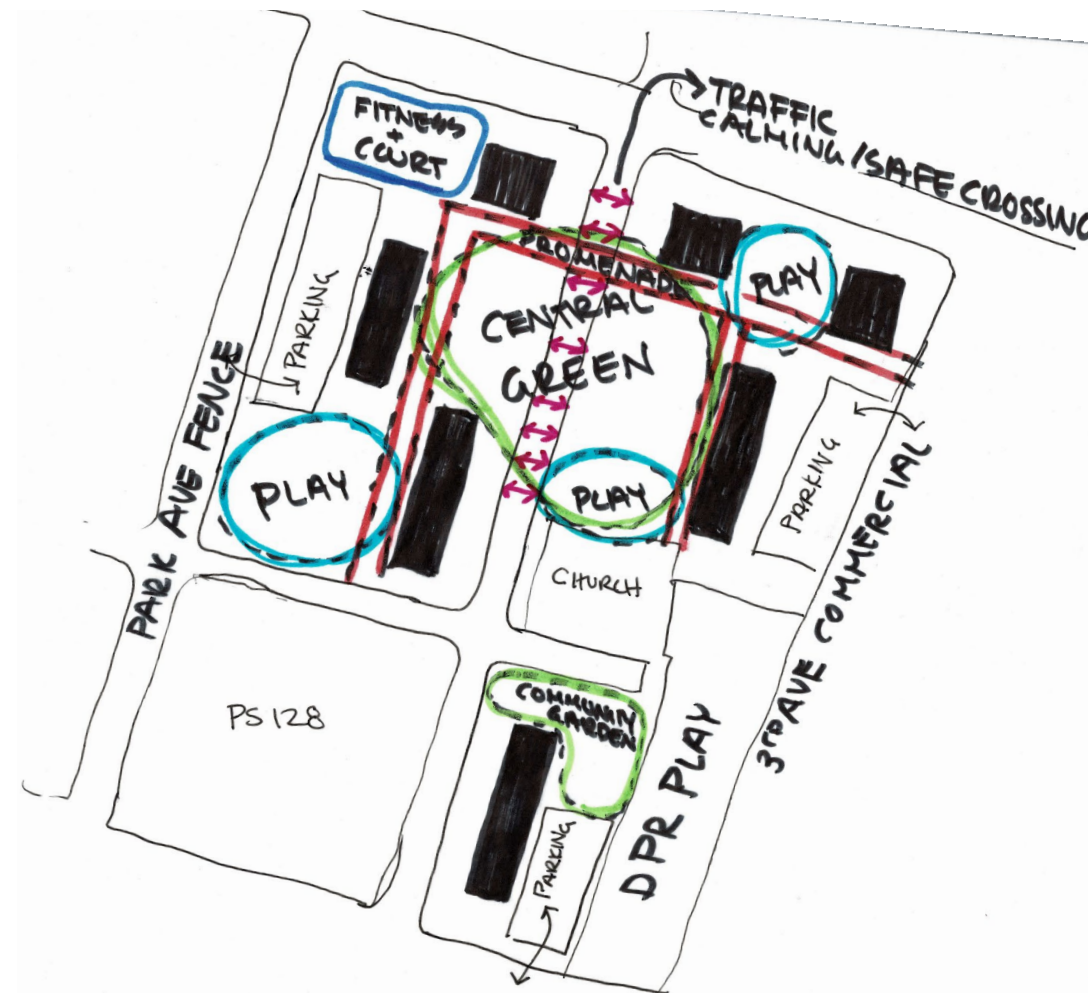
Sources: [92 Morris Encounter Report Site Architectural](#) (PNA)
[NYCHA Playground Maps – Bronx](#) (Bare Soil)

OPPORTUNITIES

Diagram

KEY OBSERVATION

1. Campus architecture focuses on Washington Ave. Work with DOT to repave and table this street to become a shared amenity within the campus.
2. All available open space should be accessible and designed to meet the diverse needs of resident population. Passive and active recreation areas for adults and seniors are important for mental health.
3. Quality play spaces that meet needs at developmental milestones are not available in this community. Unique destination play spaces are needed to promote physical and mental development in youth population neighborhood. Large population of youth ensure they will be well used.



10 SUMMARY

Site Issues and Recommendations

Morris I & II

NYCHA Masterplan Priority 2 - Grain Collective recommends Priority 1

Number of playgrounds: 10, Number of sports courts: 5, Number of spray showers: 2, Number of passive areas: 0

PLAYGROUND

- Playgrounds - Urgency of Action - See FCA*
- Weeds coming out of the safety tile gaps
- Broken safety tiles
- Rust, rot, splinters, missing parts, and breaks on play equipment
- Lack of early childhood play equipment
- Scaffolding all across site
- Bare soil at playgrounds

*FCA = Facility Condition Assessment.

SITE

- Level 5 Heat Vulnerability Index
- Open/available land - 15.7% Building/Land Coverage
- High density over 4779 residents on 2 blocks, 284 Density (Population/Acre)
- Almost half the site is hardscape - 42.1% Impervious coverage (Buildings + Ground)
- Based on 2019 numbers, 2 playgrounds for 1086 residents under 13 (23%) - roughly 109 children per playground
- A DPR playground is within the block where the campus is located in.

RECOMMENDATIONS

SHORT-TERM

Budget under 100K

- Playgrounds - Repair/remove/maintain play spaces as per FCA.
- Improve fencing, add green buffers, understory trees to playgrounds
- Provide better trash areas in playspaces and at building perimeters, away from entrances

Budget between 100K-250K

- Provide new play equipment for existing playground.
- Install new safety surface at existing playground.
- Renovate basketball court.

Budget between 250K-500K

- Provide new destination play ground for multi-generation age group.
- Provide outdoor stage for performances & dancing at the open lawn area.
- Provide new artificial turf for the athletic field.

LONG-TERM

- Provide an entry plaza at the main entrance to the building
- Create well organized central green as an organization framework
- Create a promenade with festoon lighting, and movable tables and chairs for flexible uses
- Updated amenities and destination play could attract the community in
- Work with DOT to repave and table Washington Ave. to become a shared amenity within the campus.
- Create a destination play for residents in different age groups.
- Add adult/senior fitness, seating areas near the basketball court.



Seating Area

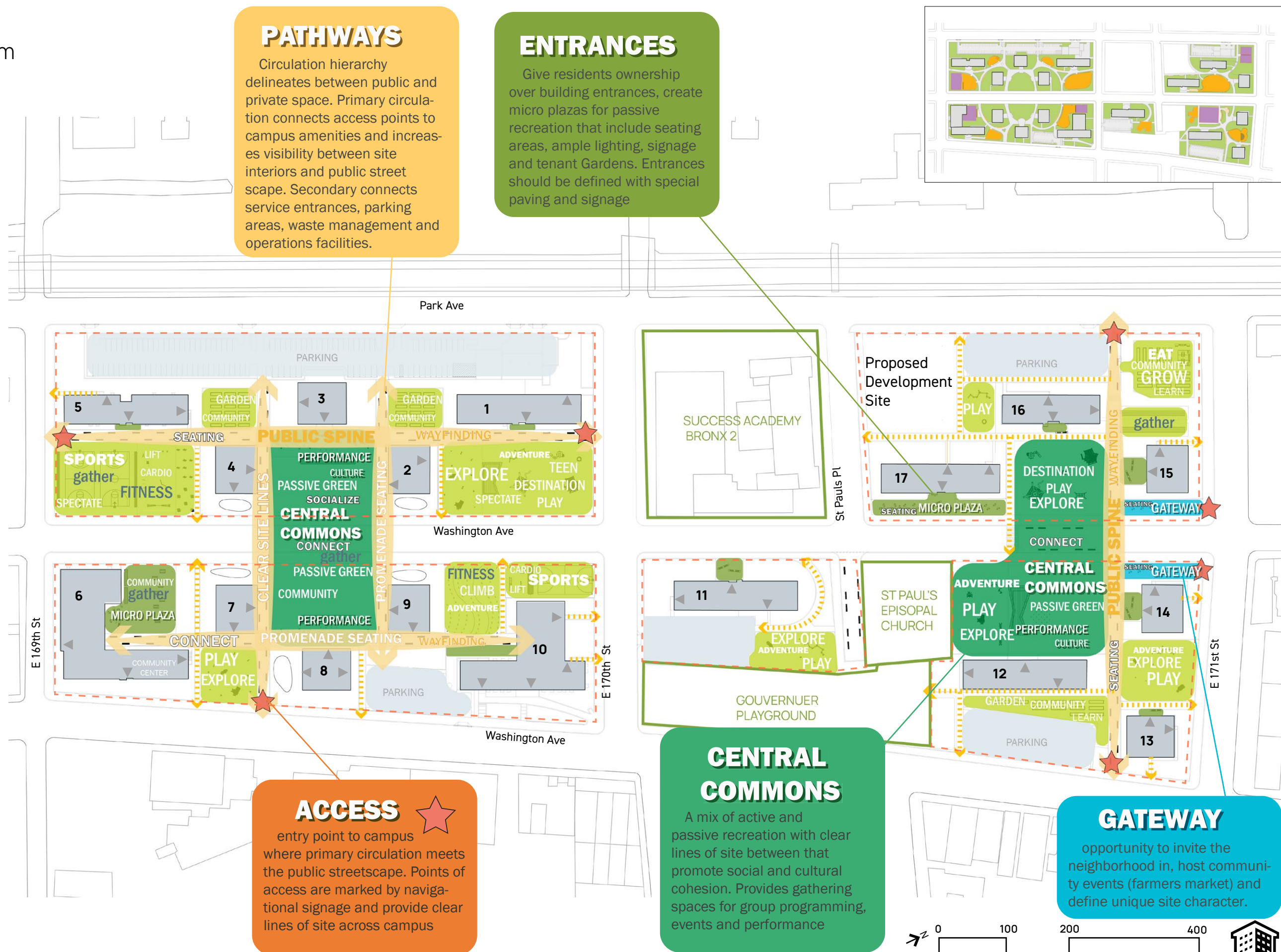


Handball Court

2 MORRIS I&II

Campus Feature Diagram

Use hierarchy of circulation and way finding design language to link campus across Washington Ave with tabled street mural. Provide amenities off of public spine that offer active and passive recreation opportunities for all ages. Create a smaller commons on satellite campus to provide immediate access to recreation for buildings 6-11.



3 MORRIS I&II

Concept Design

LEGEND

OPEN SPACES

Active Recreation
Existing: 30,297 sq ft Proposed: 122,590 sq ft

- Early childhood Playground
- Destination Multi-generational Playground
- Adventure Fitness
- Sports Courts and Adult Fitness

Passive Recreation
Existing: 15,003 sq ft Proposed: 92,093 sq ft

- Entry Plaza
- Planting Area
- Passive Green Space
- Tenant Garden
- Water Feature

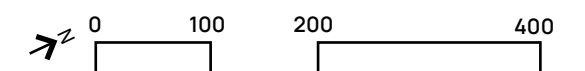
CIRCULATION

Permeable Surface
Existing: 39,109 sq ft Proposed: 251,018 sq ft

- Parking Area w/ Green Infrastructure
- Primary Circulation w/ Special Paving
- Secondary Circulation
- Tabled Street
- Property Line

PROGRAMMING

- 1 Urban Farm and BBQ Area
- 2 Outdoor Stage
- 3 Promenade
- 4 Gateway Plaza
- 5 Senior Center
- 6 Boulder Climbing Wall
- 1 Enlargement Plan



GRAIN COLLECTIVE
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4 MORRIS I&II Concept Design

LEGEND

OPEN SPACES

Active Recreation

- Early childhood Playground
- Destination Multi-generational Playground
- Adventure Fitness
- Sports Courts and Adult Fitness

Passive Recreation

- Entry Plaza
- Planting Area
- Passive Green Space
- Tenant Garden
- Water Feature

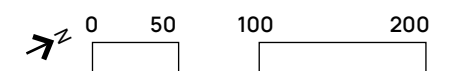
CIRCULATION

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5 MORRIS I&II

Concept Design

LEGEND

OPEN SPACES

Active Recreation

- Early childhood Playground
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- Adventure Fitness
- Sports Courts and Adult Fitness

Passive Recreation

- Entry Plaza
- Planting Area
- Passive Green Space
- Tenant Garden
- Water Feature

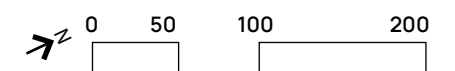
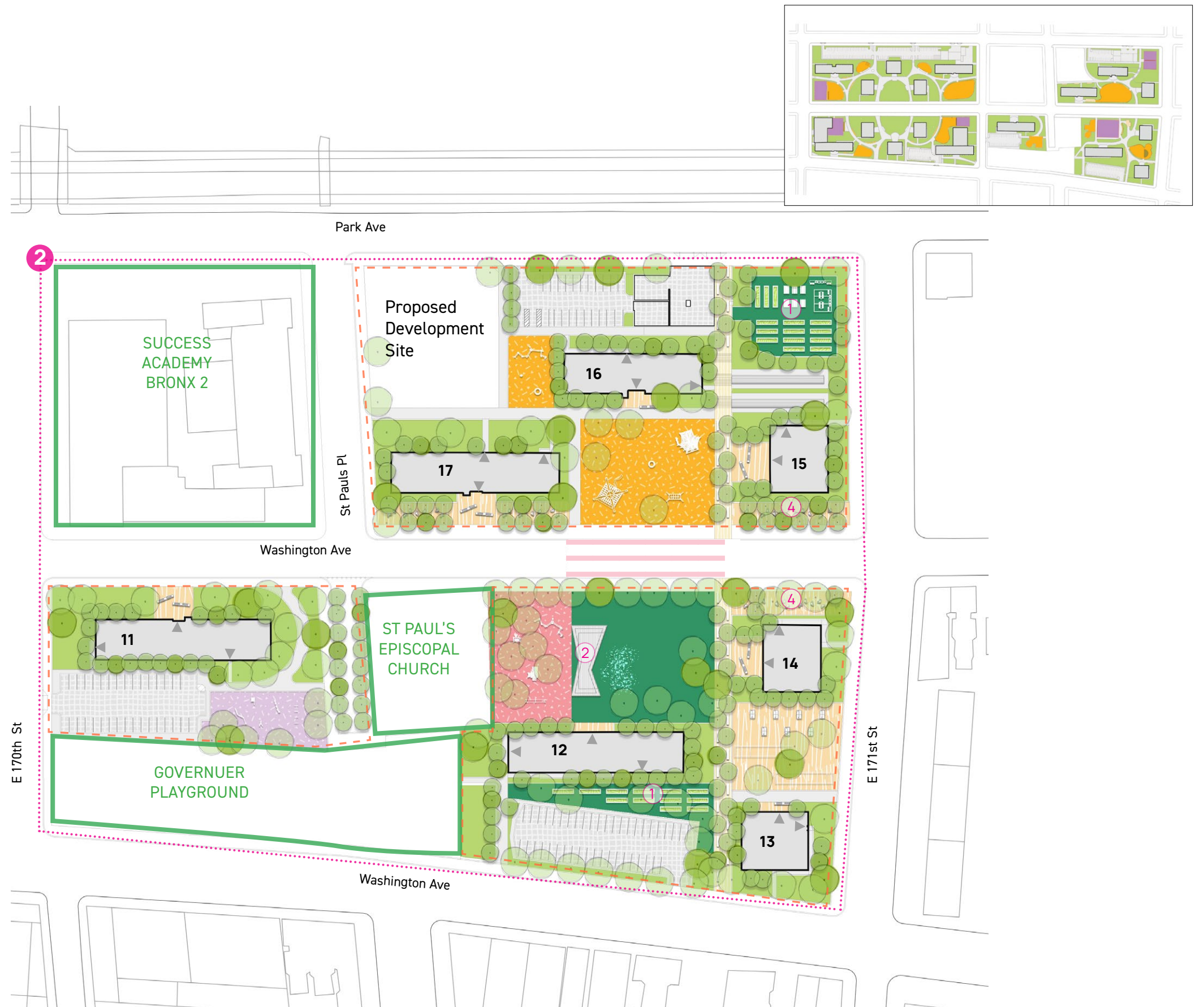
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- 1 Enlargement Plan



GRAIN COLLECTIVE
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Central Green



Destination Play

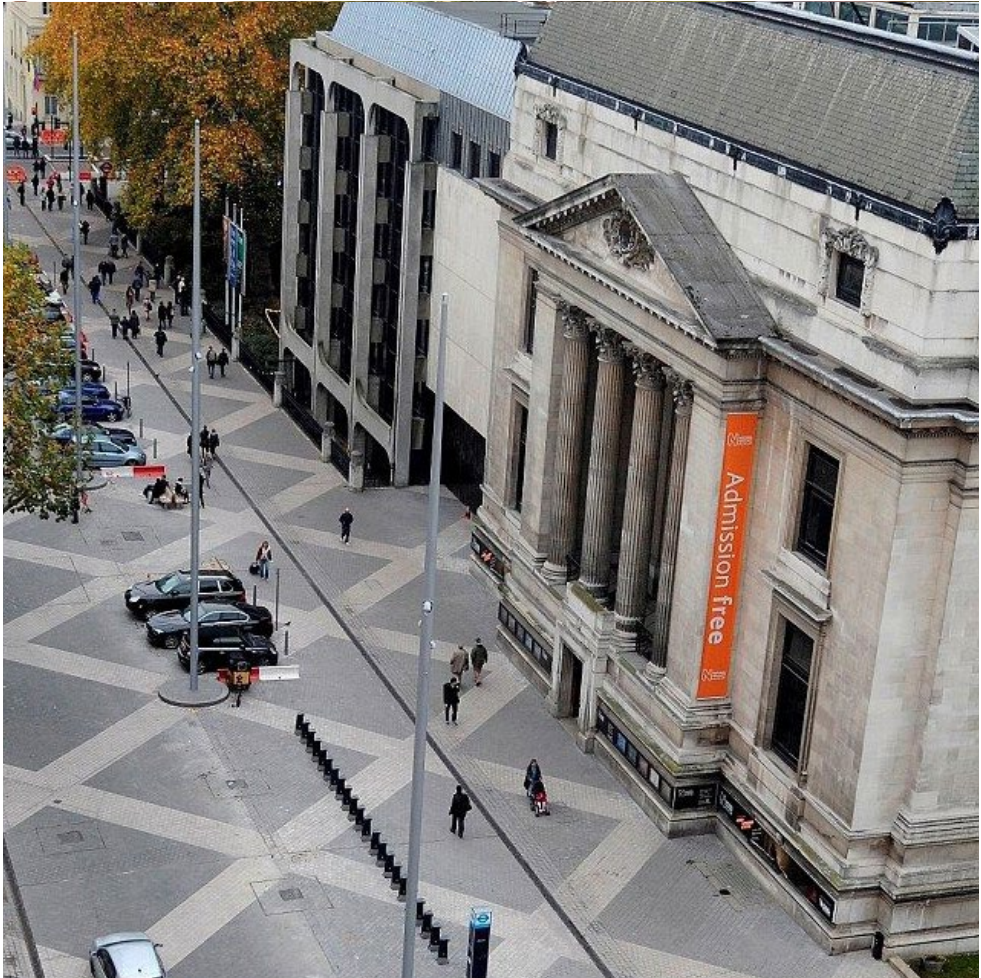


Promenade

Central Green



Shared Street



Embankment Slides



Central Green w/ Stage



Destination Play



Early Childhood Play



Wayfinding



Picnic Area



Lighting



Shaded Seating



Destination Play



Early Childhood Play

