

+ 1,695
RESIDENTS

5.60
ACRES

CLINTON

1505 PARK AVE, NEW YORK, NY 10029

4.43
ACRES
OPEN SPACE

NYCHA Playspace Masterplan
PHASE 1A CONDITIONS ASSESSMENT INVENTORY
PHASE 1B DATA AND STRATEGY ANALYSIS

8
BUILDINGS

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

18
SQUARE FEET
USABLE OPEN SPACE/PERSON



GRAIN COLLECTIVE
LANDSCAPE ARCHITECTURE & URBAN DESIGN PLLC

1 NEIGHBORHOOD CONTEXT

Open Spaces Amenities

KEY OBSERVATION

- 1/2 mile neighborhood character is dominated by
- NYCHA Campuses.

LEGEND

- | | |
|------------------|--------------------|
| GARDENING | TENNIS COURT |
| FISHING | SOCCER FIELD |
| BIKE PATH | BASKETBALL COURT |
| WATER PLAY | ICE SKATING |
| PLAY EQUIPMENT | HANDBALL COURT |
| HORSE RIDING | FITNESS AREA |
| BASEBALL FIELD | VOLLEYBALL COURT |
| OTHER NYCHA SITE | DPR PARK/ NYC PARK |

AMENITIES CHECKLIST

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

13 Public Parks

8 Playgrounds

10 Daycares

17 Grocery Stores

5 Senior Centers

5 Community Centers

4 Libraries

7 Public Schools

2 Medical Centers



Peter Minuit Playground



Mae Grant Playground



103rd Street Community Garden



Central Park



James Weldon Johnson Playground
Martin Luther King, Jr. Playground



Chenchitas' Group Garden
110th Street Block Association
Herb Garden El Catano Community Garden
The Modesto Flores Garden



Poor Richard's Playground
White Playground



Sunshine Playground



2 NEIGHBORHOOD CONNECTION

Connectivity

KEY OBSERVATION

- ! Campus is fragmented but well located.
- ! Situated between central park and Lexington Ave
- ! Ave there are many shopping and recreation opportunities within a short walk.

LEGEND

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

AMENITIES CHECKLIST

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

- 11 Public Parks
- 4 Playgrounds
- 3 Daycares
- 10 Grocery Stores
- 2 Senior Centers
- 2 Community Centers
- 4 Public Schools
- No Medical Center
- No Library








3 SITE INVENTORY

Phase 1A





KEY OBSERVATION

- Limited accessible open space in relation to resident population. Increase opportunities for active and passive recreation.





LEGEND

	BUILDINGS 20.9%		BARE SOIL
	PERMEABLE OPEN SPACE 50.6%		FLOOD LINE
	IMPERVIOUS SURFACE 28.5%		


RECREATION AREAS

	COURT GAMES 7,985 sq. ft.
	PLAYGROUNDS 14,546 sq. ft.
	SEATING AREA 8,251 sq. ft.
	SPRAY SHOWERS

SITE CIRCULATION

	PRIMARY ENTRANCE
	SERVICE ENTRANCE
	VEHICULAR TRAFFIC
	RAMP

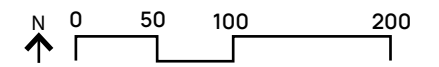
GREEN INFRASTRUCTURE

	2017 Tree canopy coverage: 39.5% Tree canopy had a 19.2% increase from 2010 to 2017.		Hurricane evacuation zone: 4
	Heat vulnerability: 4		

SITE PLAN



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



DEMOGRAPHICS

Development Statistics

KEY OBSERVATION

- Evenly distributed age range. Relatively large senior population would benefit from on site recreation opportunities.

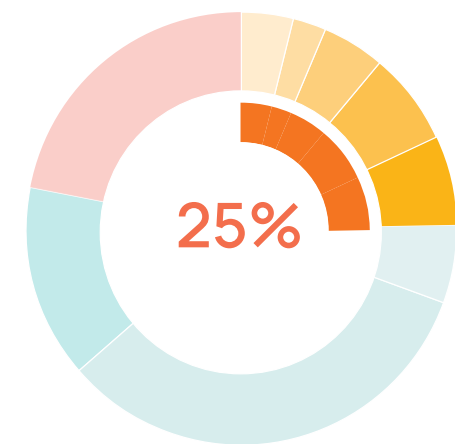


8.96%
Household with early childhood children

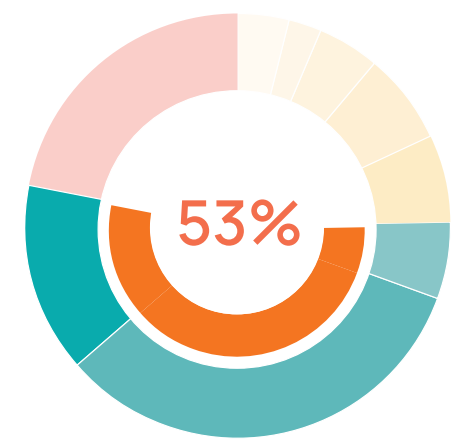
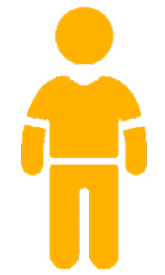
AMENITIES CHECKLIST

Y / N Within NYCHA Property

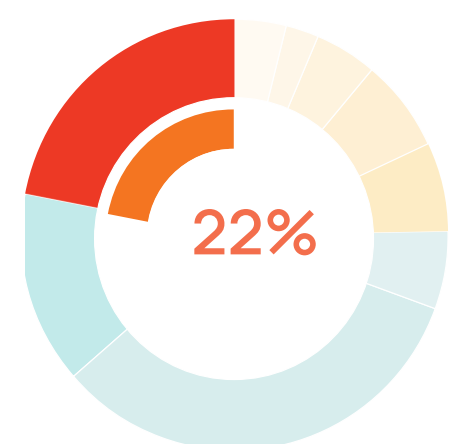
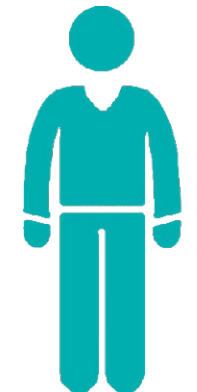
- 1 Community Center
- 5 Playgrounds
- 2 Court Games
- 4 Seating Areas
- No Spray Shower
- No Senior Center
- No Community Garden
- No Dog Park



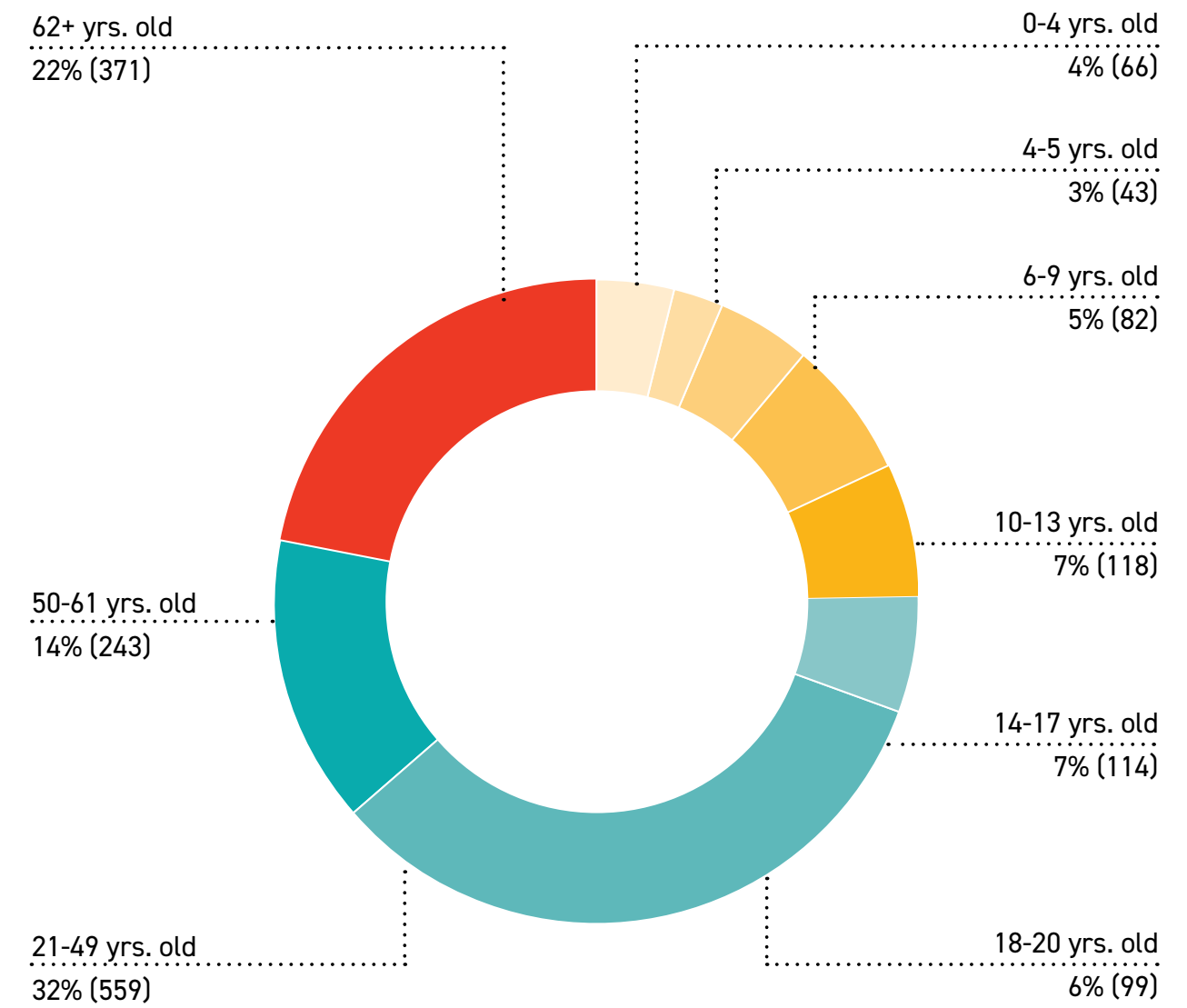
0-17 yrs old (423)



18-61 yrs old (901)



62+ yrs old (371)



5 ASSETS AND CONSTRAINTS

Site Photos and Summary

ASSETS

NEIGHBORHOOD

- Part of vibrant residential neighborhood
- Proximity to Central Park
- Close to all basic amenities like groceries, schools etc

SITE

- Large common open space overlooking every unit
- Matured trees

CONSTRAINTS

SITE LAYOUT

- Property is divided into several parts
- No clear sightlines within properties
- No active street frontage segregates campus from community and decreases visibility to open spaces

AMENITIES

- Lack of multigeneration open spaces
- Playground are closed
- Large open unused spaces
- High percentage of impervious surface



Spray Shower



Playground

6 FACILITY CONDITION ASSESSMENT

Assessment summary

Playgrounds Conditions Assessment

- This chart summarizes the 2016/17 Clinton 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.

	123.01 Near Building 1	123.02 Near Building 2	123.03 Near Building 3	123.05 Near Building 5	123.06 Near Building 6	Key Observations: <ul style="list-style-type: none"> • Benches, play equipment, and water sprays were rated between Good and Fair (2), should be considered for an upgrade because 3 years+ have passed. Playground was rated as Poor. • Matting 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)	1500 SF	1650 SF	1512 SF	2100 SF	1700 SF	
Condition Rating						
Benches	52	2	2	2	2	
Matting	3	3	3	3	3	
Play Equipment	2	2	2	2	2	
Water Sprays	None	None	None	None	None	
Bare Soil	No	No	Yes	Yes	No	

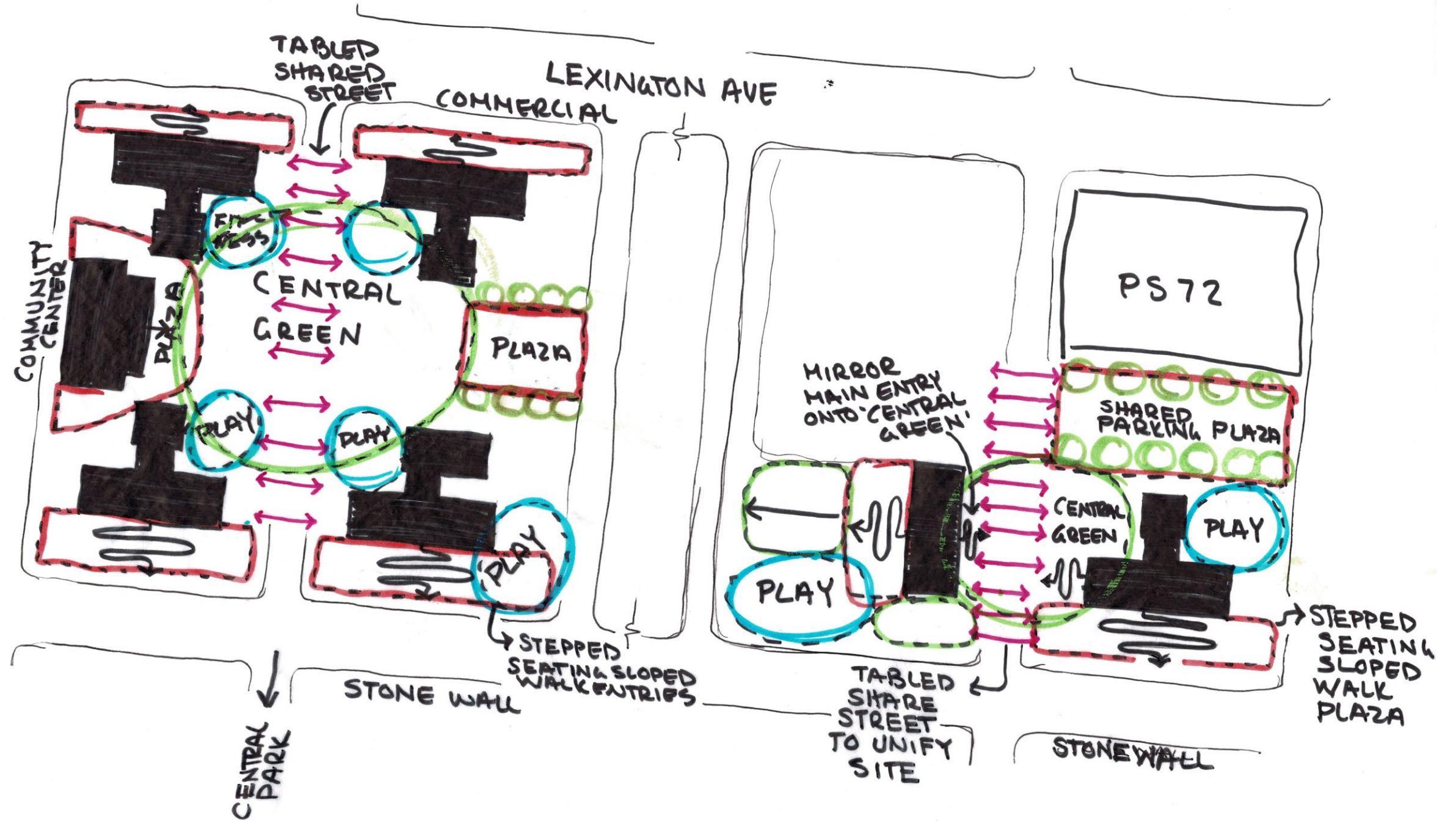
Sources: [Clinton Encounter Report Site Architectural](#) (PNA)
[NYCHA Playground Maps – Manhattan](#) (Bare Soil)

7 OPPORTUNITIES

Diagram

KEY OBSERVATION

- 1. Building entrances are set above street level. Widening and celebrating these entrances with a seating plaza and sloped walk supports community building and integration of campus into public realm.
- 2. Share use between parking areas and plaza boulevards to connect site open spaces to public streetscape.
- 3. Tabled shared street on 109th would provide safe crossing and enlarged feeling of central green.



CLINTON

NYCHA Masterplan Priority 2 - Grain Collective recommends Priority 2

Number of playgrounds: 5, Number of sports courts: 2, Number of spray showers: 1, Number of passive areas: 2

PLAYGROUND

- Playgrounds - Urgency of Action - See FCA*
- Rust and visible wear on play equipment
- Drainage issues in the spray shower area
- Broken safety tiles
- Bare soil at playground
- Part of Comptroller's report

*FCA = Facility Condition Assessment.

SITE

- Level 4 Heat Vulnerability Index
- Open/available land - 20.9% Building/Land Coverage
- High density over 1695 residents on 4 blocks, 303 Density (Population/Acre)
- Almost half the site is hardscape - 49.4% Impervious coverage (Buildings + Ground)
- Based on 2019 numbers, 5 playgrounds for 309 residents under 13 (19%) - roughly 62 children per playground
- Unleashed dogs running in the lawn area

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 playground.
- Renovate basketball courts.

Budget between 250K-500K

- Provide new destination play ground for multigeneration age group.
- Provide artificial turf 'central green' for communal use.
- Provide seating/play platforms around play grounds.

LONG-TERM

- Provide an entry plaza and sloped walk at the main entrance to the building supports community building and integration of campus into public realm
- Share use between parking areas and plaza boulevards to connect site openspaces to public streetscape
- Tabled shared street on 109th would provide safe crossing and enlarged feeling of central green
- Create playgrounds for residents in different age groups



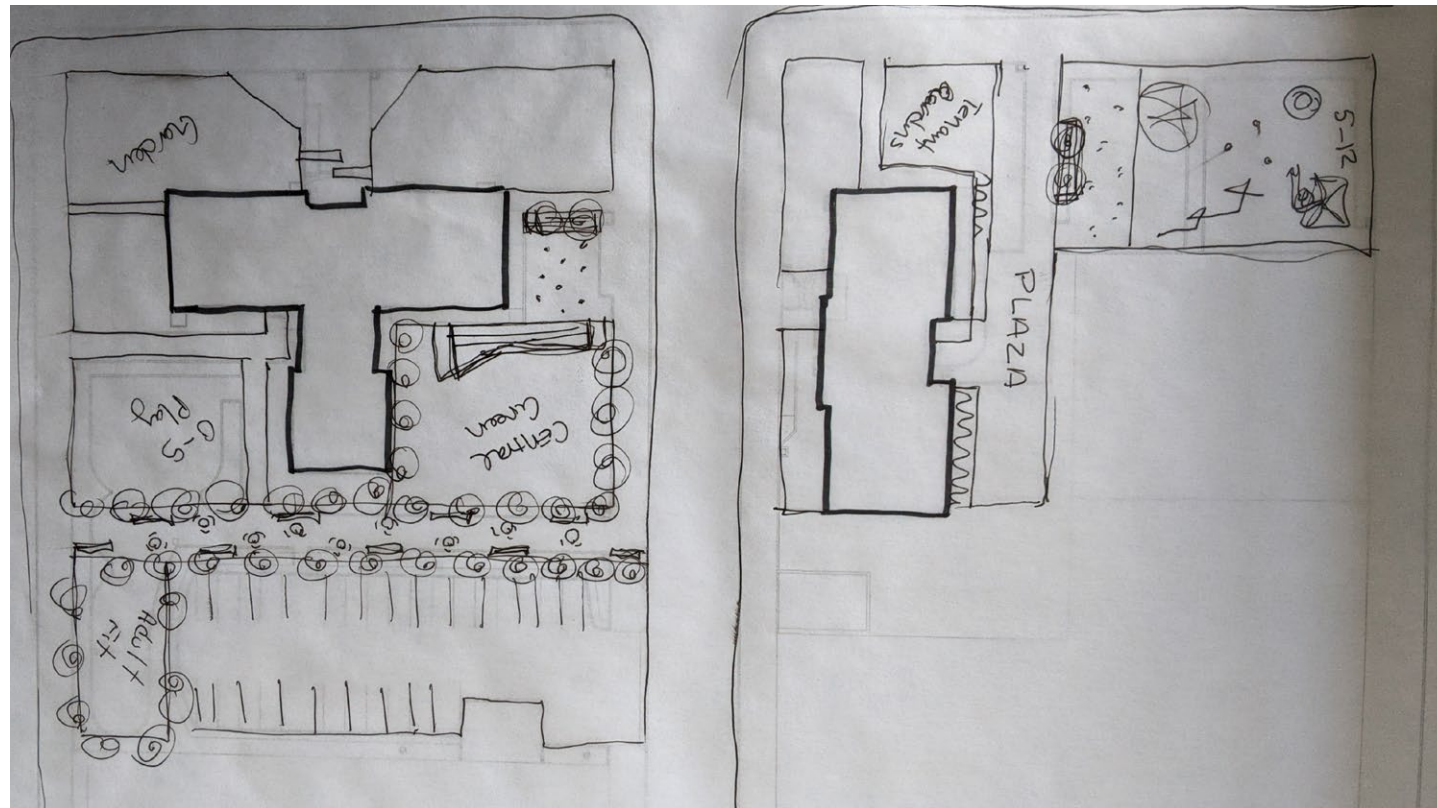
PLAYGROUND 123.01



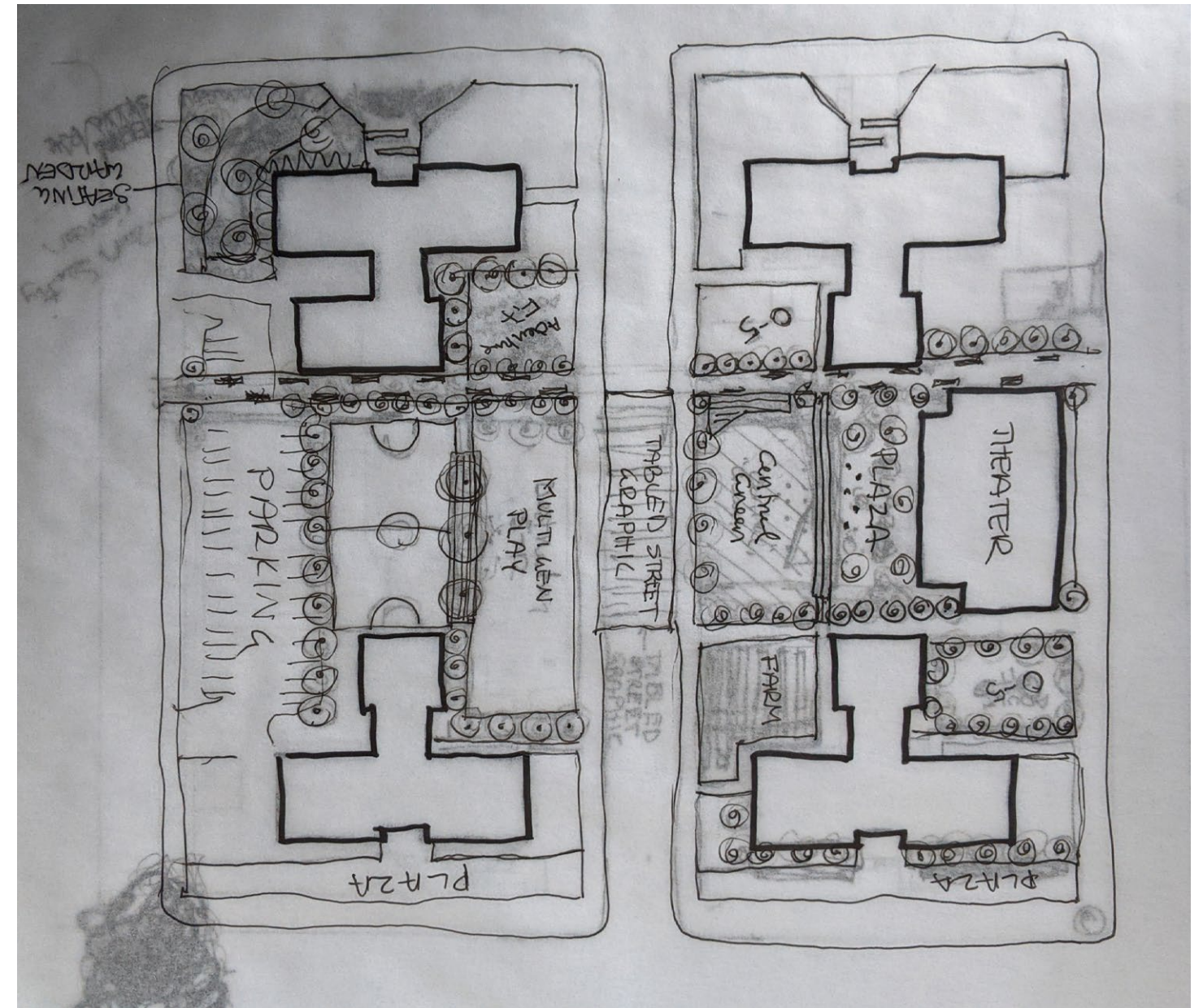
COMMUNITY GARDEN

1 CLINTON

Concept Sketch



Area 1

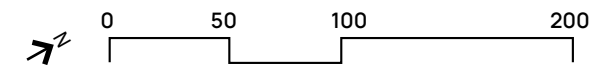
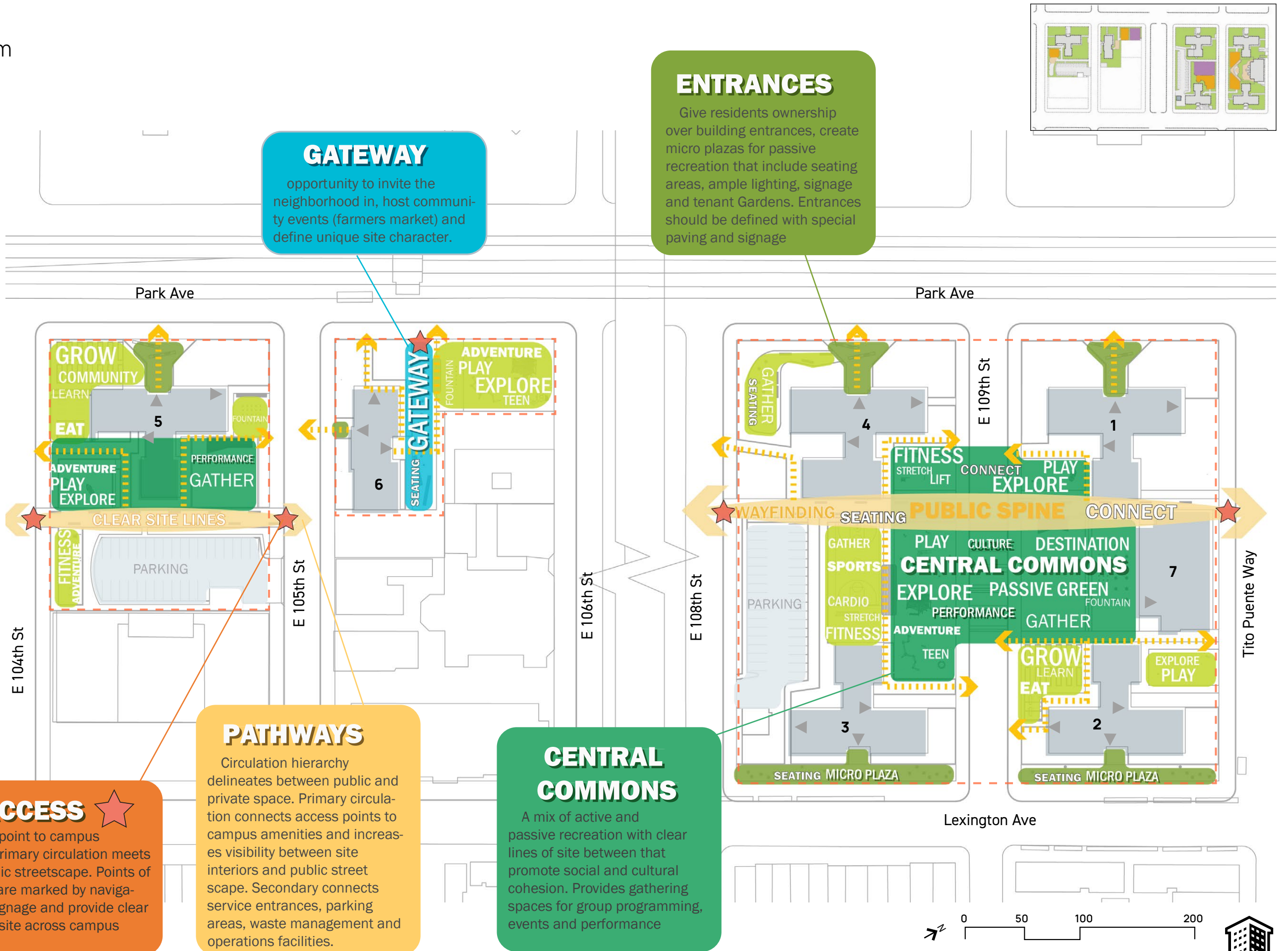


Area 2

2 CLINTON

Campus Feature Diagram

Celebrate the community theater as a gathering space with seating plaza and water feature that descends into central green with stage to accommodate outdoor performance and flexible seating. Make use of linear space with an active recreation corridor catering to multiple generations. Introduce a tabled street mural on the low traffic 109th street between central green and destination play to strengthen campus connection and signal this crossing zone to drivers. Game plaza introduces an stimulating form of passive recreation that appeals to teens and young adults.







3 CLINTON Concept Design






LEGEND

OPEN SPACES

Active Recreation
Existing: 22,531 sq ft Proposed: 31,812 sq ft






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

Passive Recreation
Existing: 8,251 sq ft Proposed: 53,502 sq ft









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


CIRCULATION

Permeable Surface
Existing: 123,431 sq ft Proposed: 92,984 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 Community Theater
-  4 Promenade
-  5 Game Plaza
-  6 Water Play
-  7 Seating Platform
-  8 Theater Plaza

 1 Enlargement Plan







4 CLINTON Concept Design






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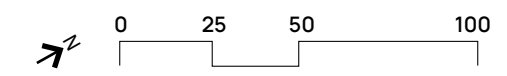
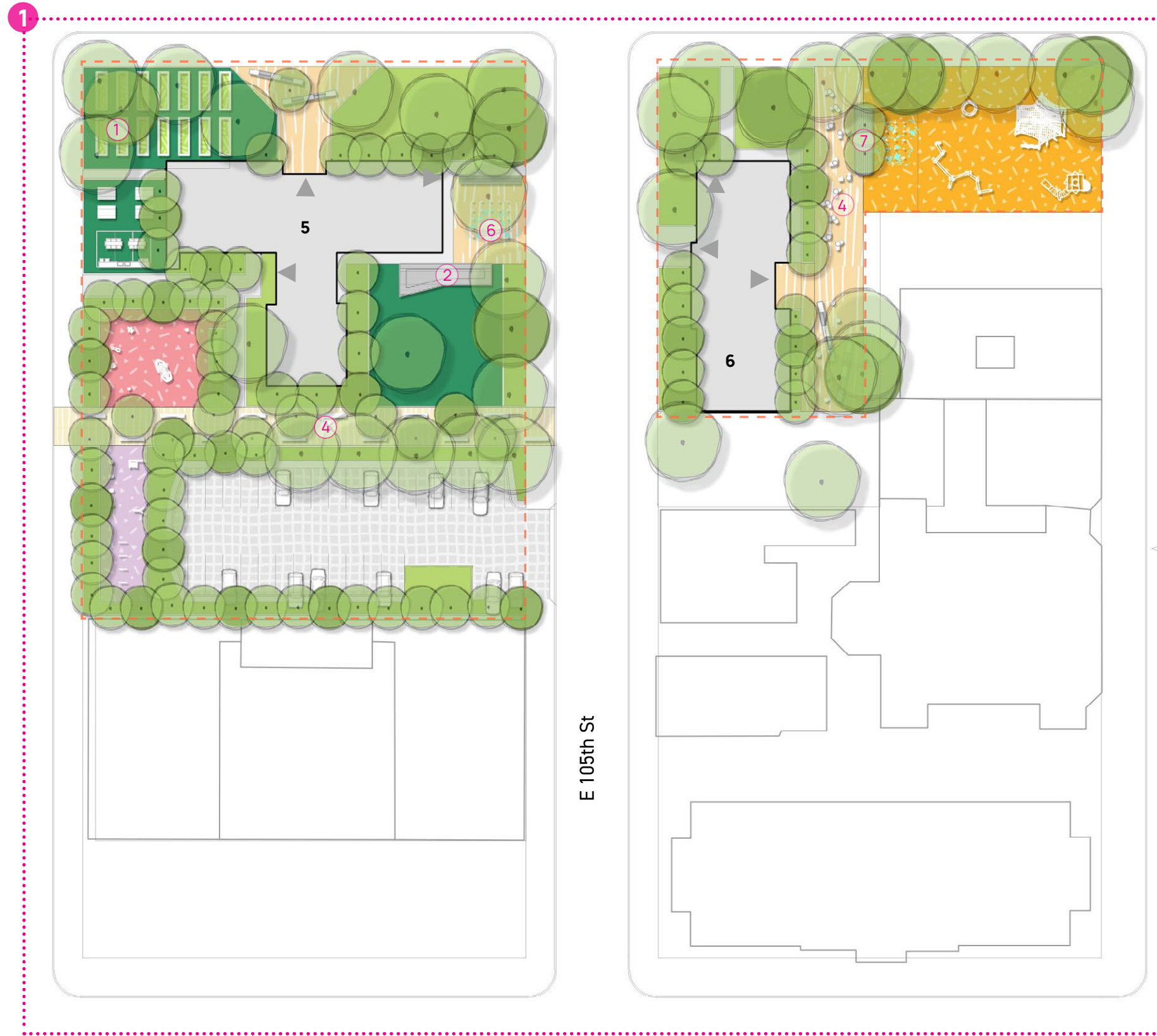
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5 CLINTON

Concept Design






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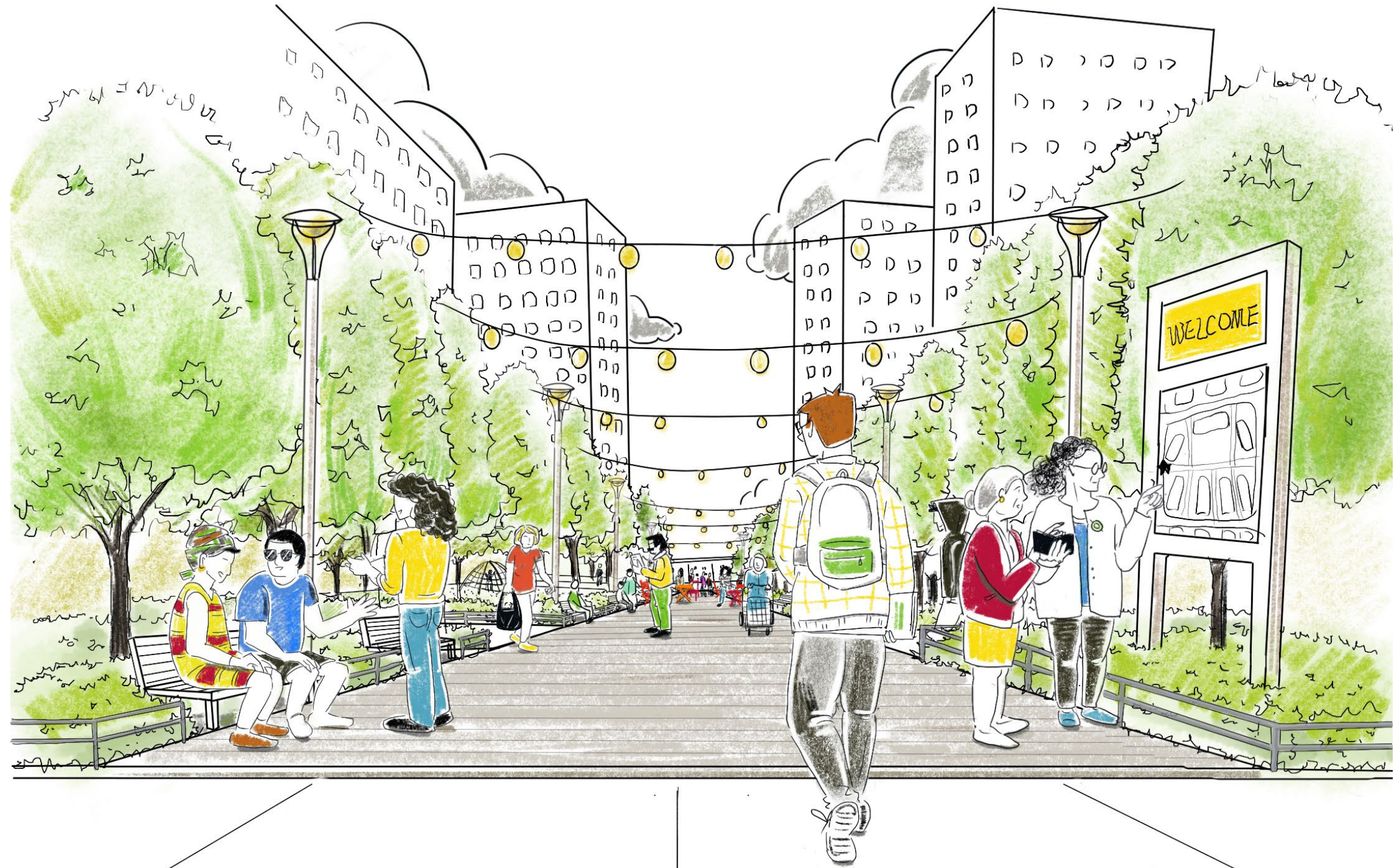
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 1 Enlargement Plan





Central Green



Promenade



Destination Play

Central Green



Game Plaza



Water Plaza



Lawn



Central Green



Urban Farm/
Community garden



Picnic Area



Painted Game



Ping Pong Table



Platform Seating



Picnic Area



Lighting