



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

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CONTEXT








KEY OBSERVATION

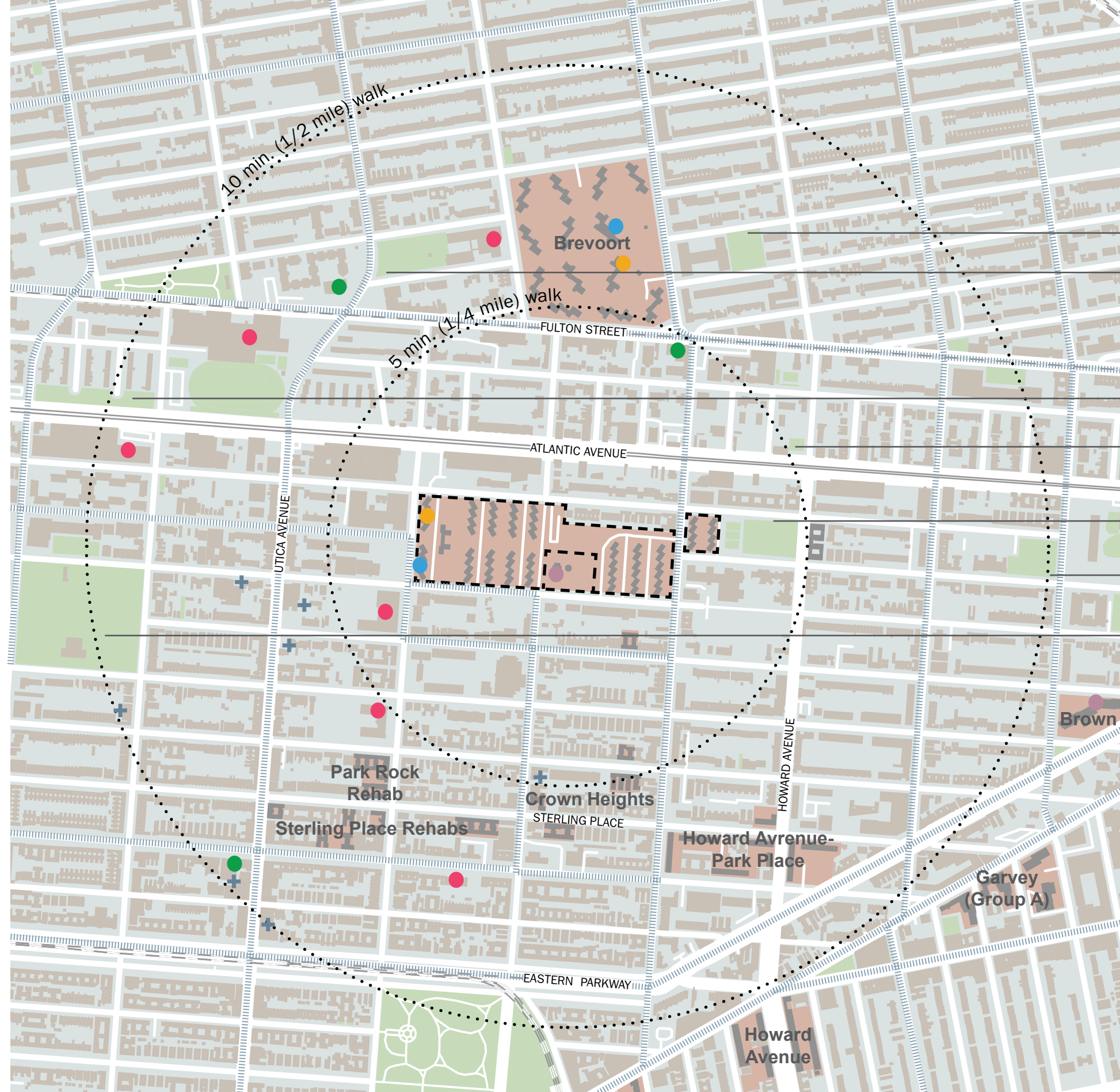
Kingsborough campus is large Priority 1 site on 15.97-acres. 16 buildings, 6-story tall completed in 1941. Extension is a senior-only tower 25 stories. Focal point is frieze, *Green Pastures: The Walls of Jericho*, 1938, by renowned artist Richmond Barthé, with community mural. Heat Vulnerability Index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

LEGEND

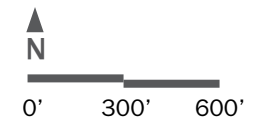
-  NYCHA DEVELOPMENTS
-  BUS ROUTE
-  RAILROAD TRACK
-  SUBWAY TRACK
-  PUBLIC PARKS

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



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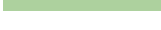
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CONNECTIVITY

KEY OBSERVATION

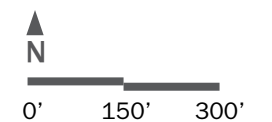
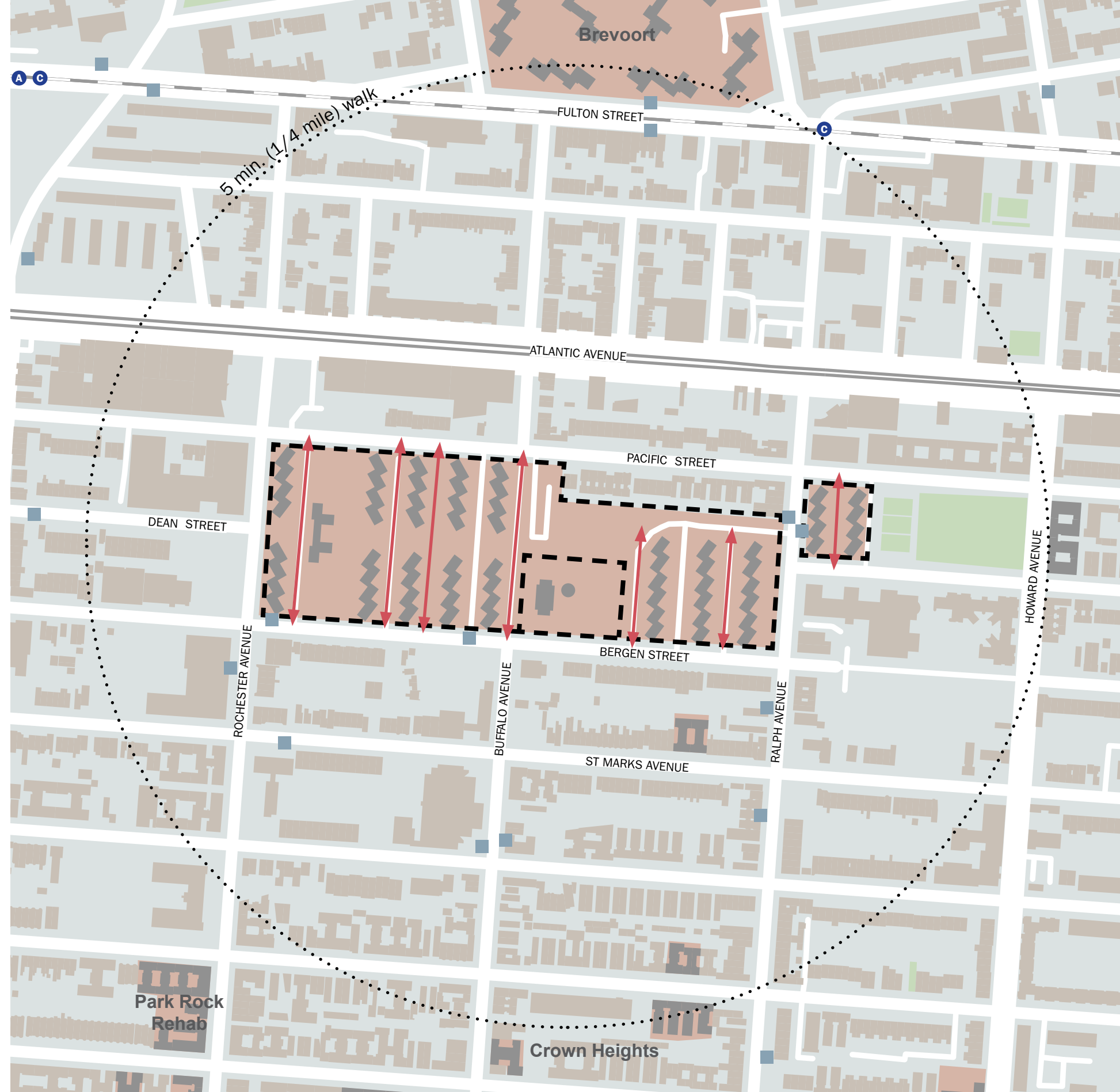
Atlantic Avenue one block north, with elevated MTA tracks and industrial blocks. To east is St. John's Park and to west, South Pacific Playground. Across Bergen St are PS 335, Woods Playground, and Weeksville Heritage Center, an important cultural amenity.

LEGEND

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

SITE CIRCULATION

-  MAJOR CIRCULATION

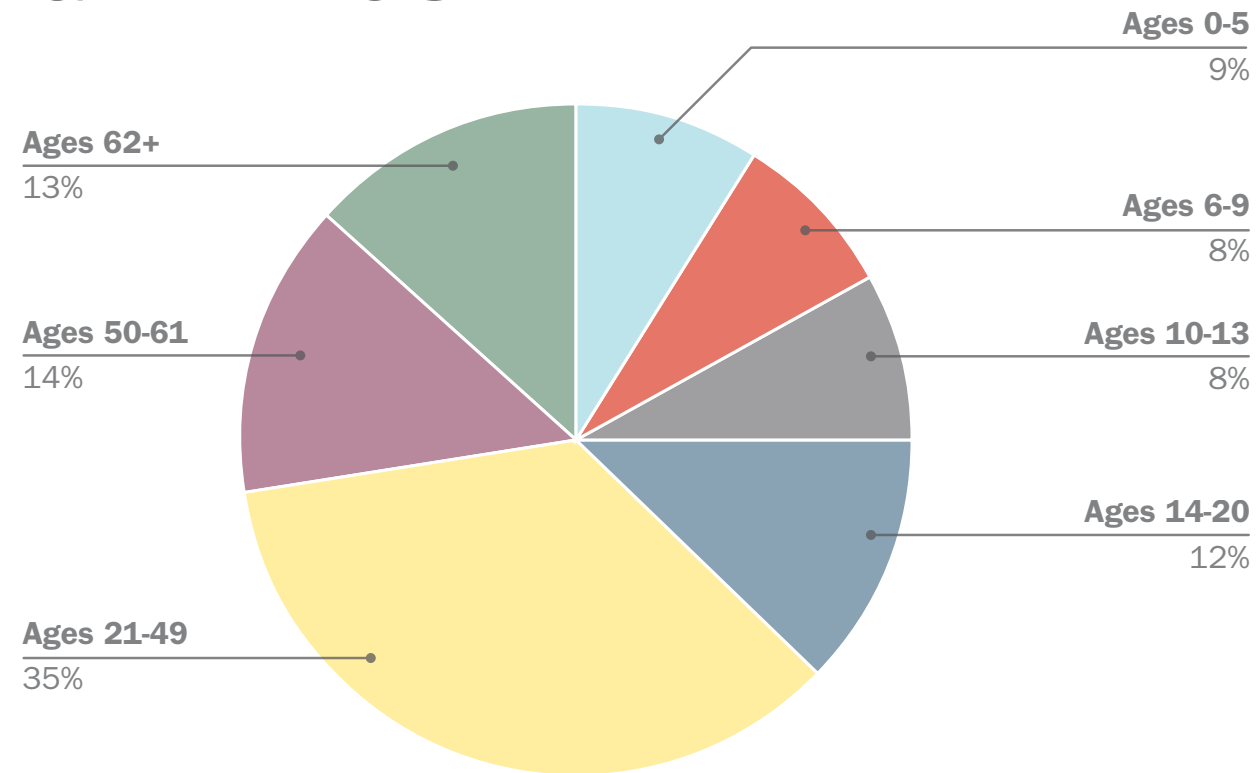


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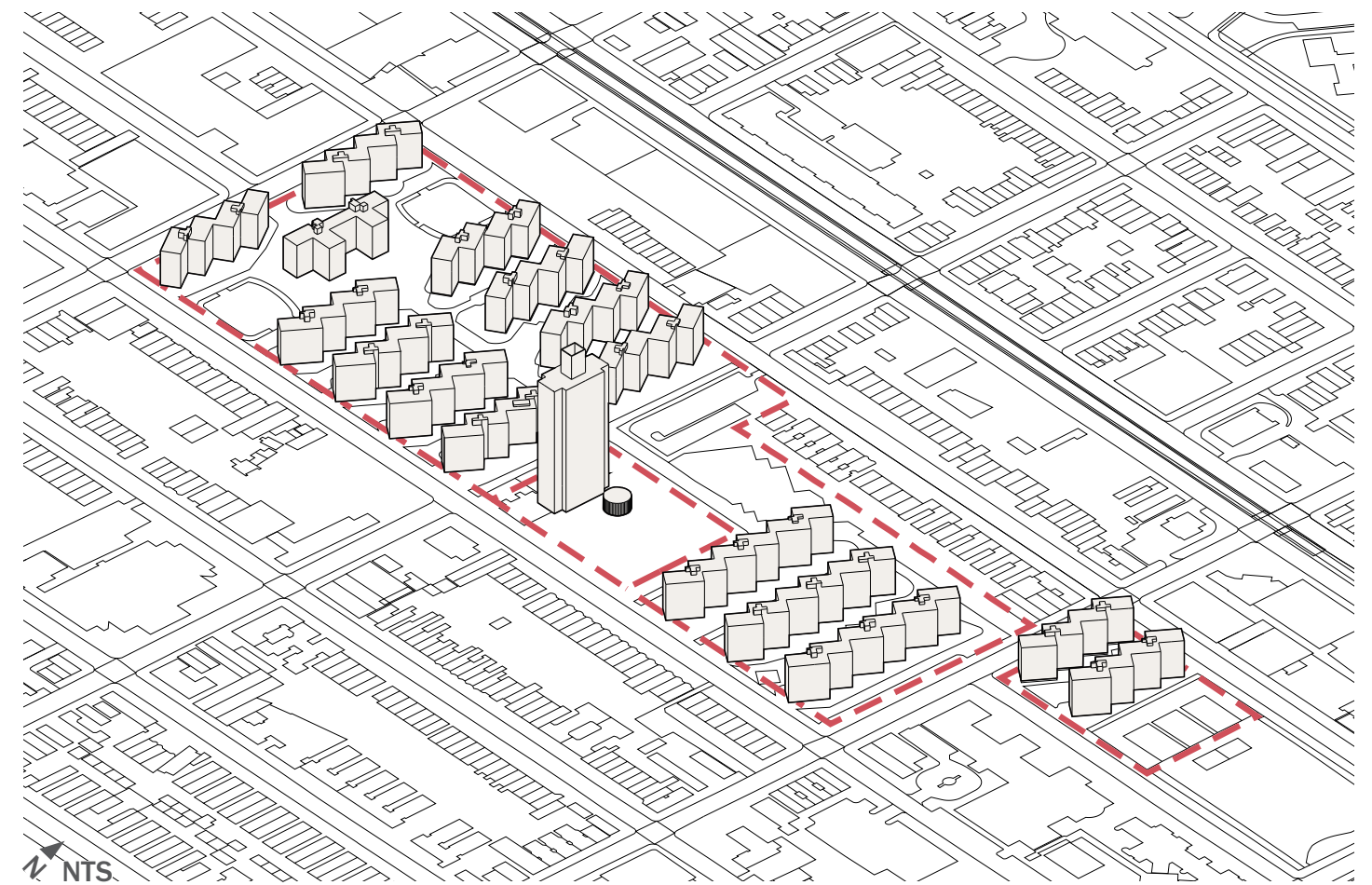
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DEMOGRAPHICS



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



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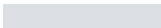


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SITE INVENTORY

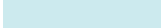




KEY OBSERVATION

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

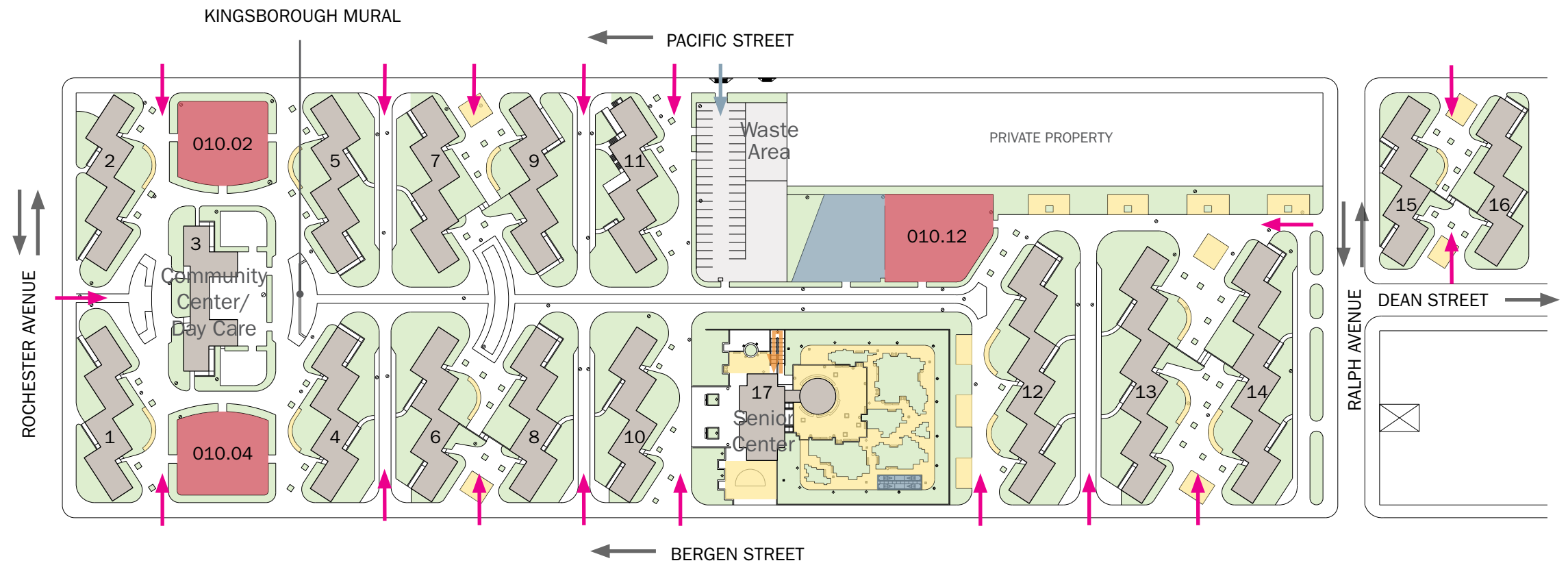
-  BUILDING
-  NYC PARKS
-  OPEN SPACE
-  BARE SOIL

RECREATION AREAS

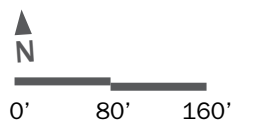
-  SPRAY SHOWER
-  PLAY AREA
-  COURT GAMES
-  SEATING AREA
-  ATHLETIC FIELD

SITE CIRCULATION

-  PRIMARY ENTRANCE
-  SERVICE ENTRANCE
-  RAMP
-  VEHICULAR TRAFFIC



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



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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



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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



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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



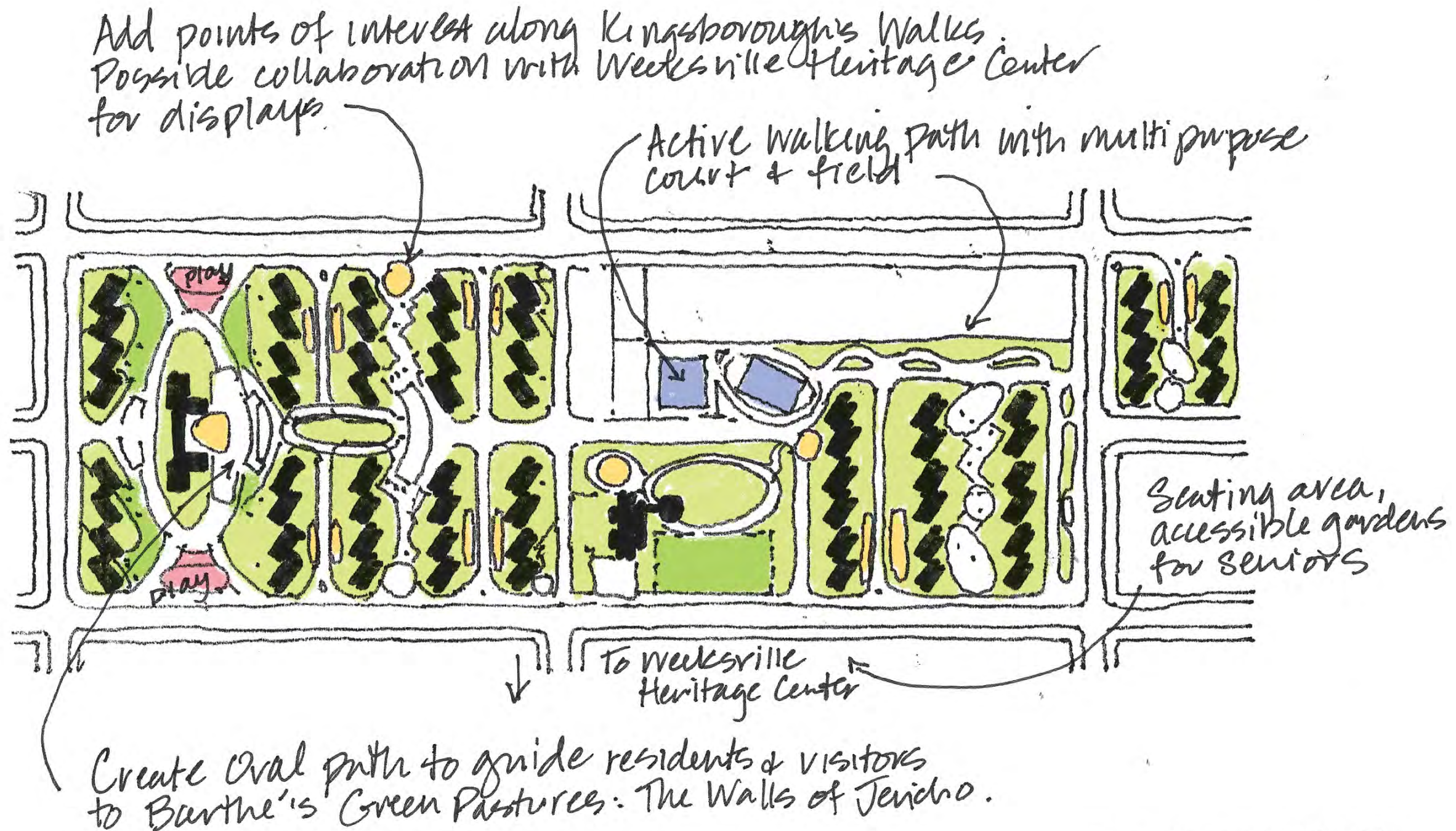
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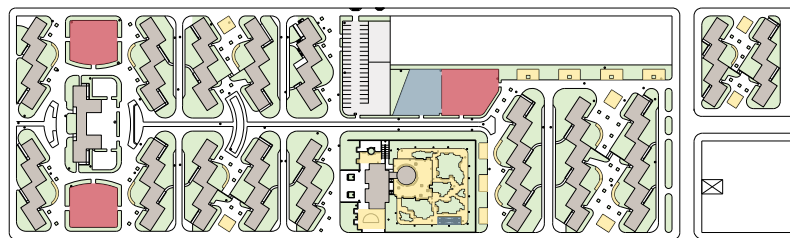
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OPPORTUNITIES

- 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



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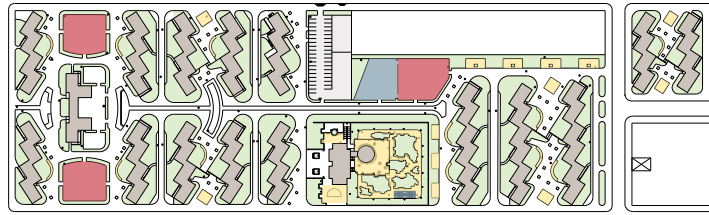


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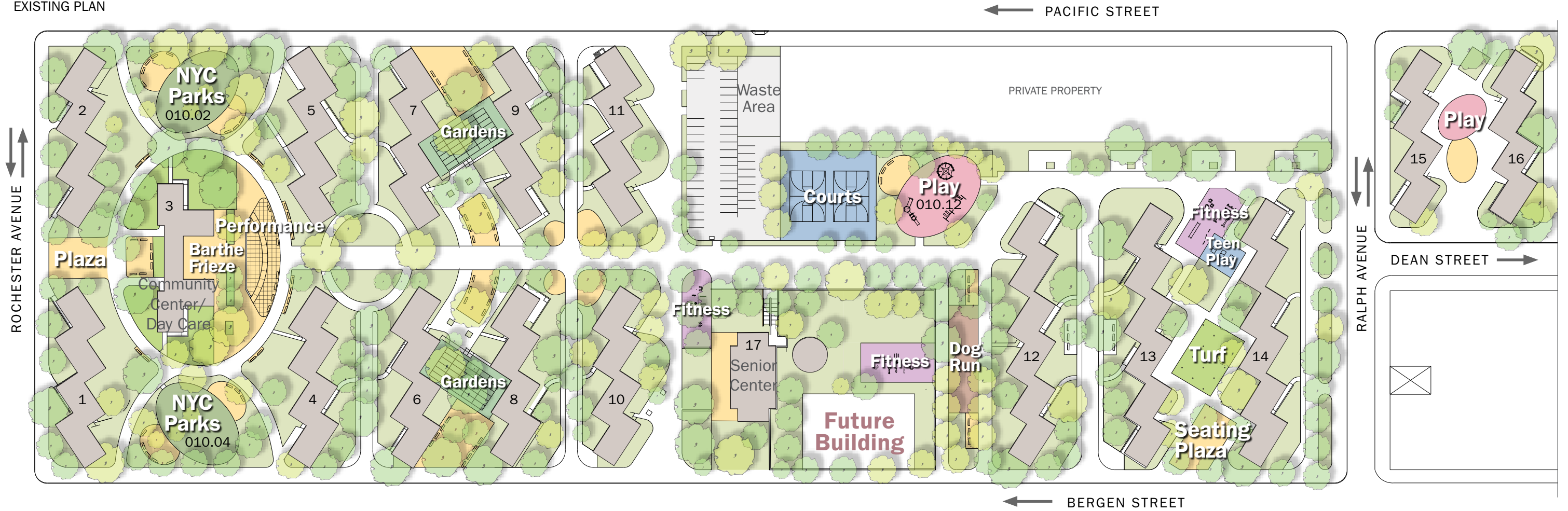
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CONCEPT DESIGN

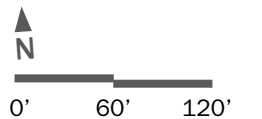


EXISTING PLAN



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

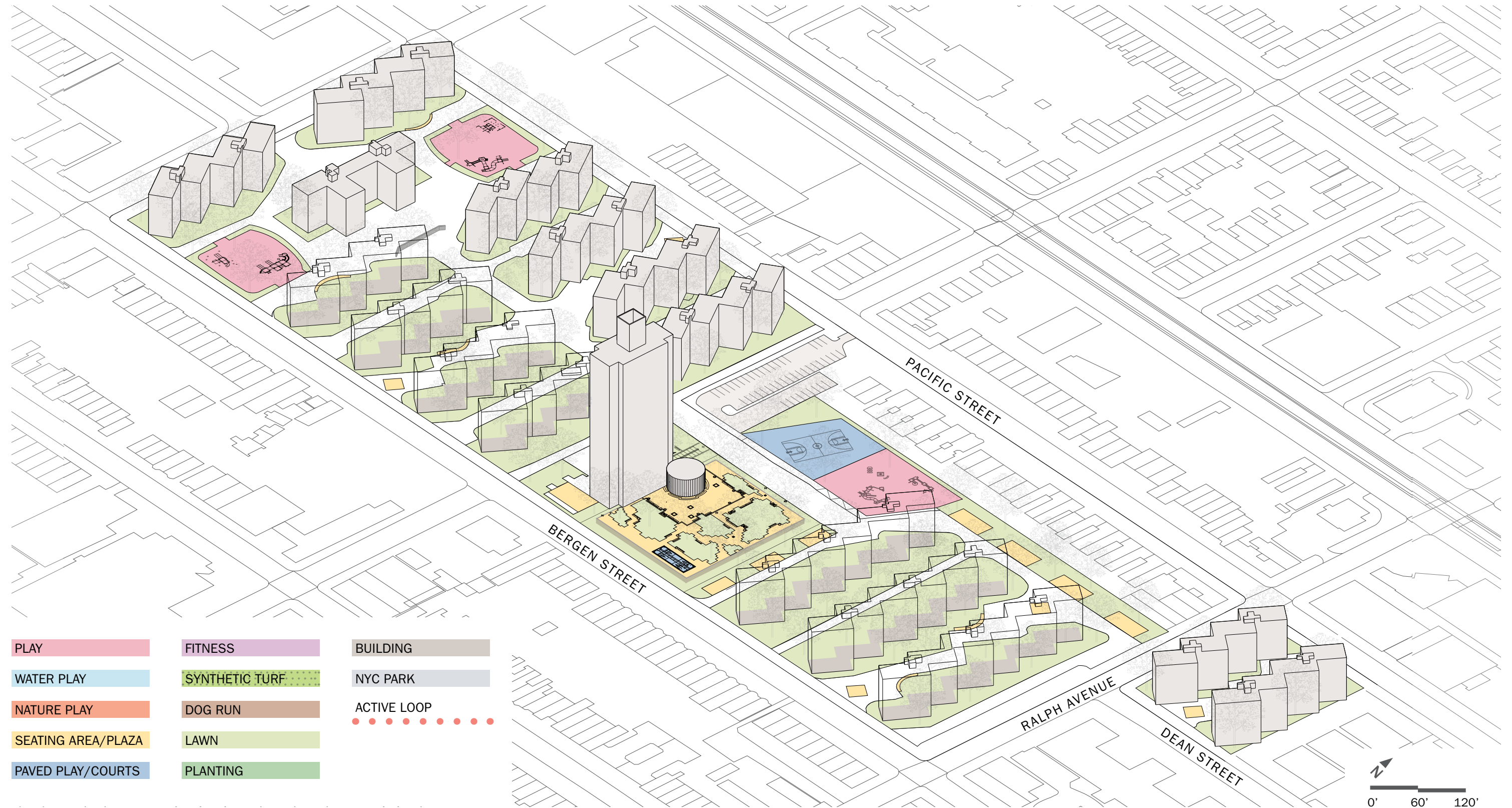


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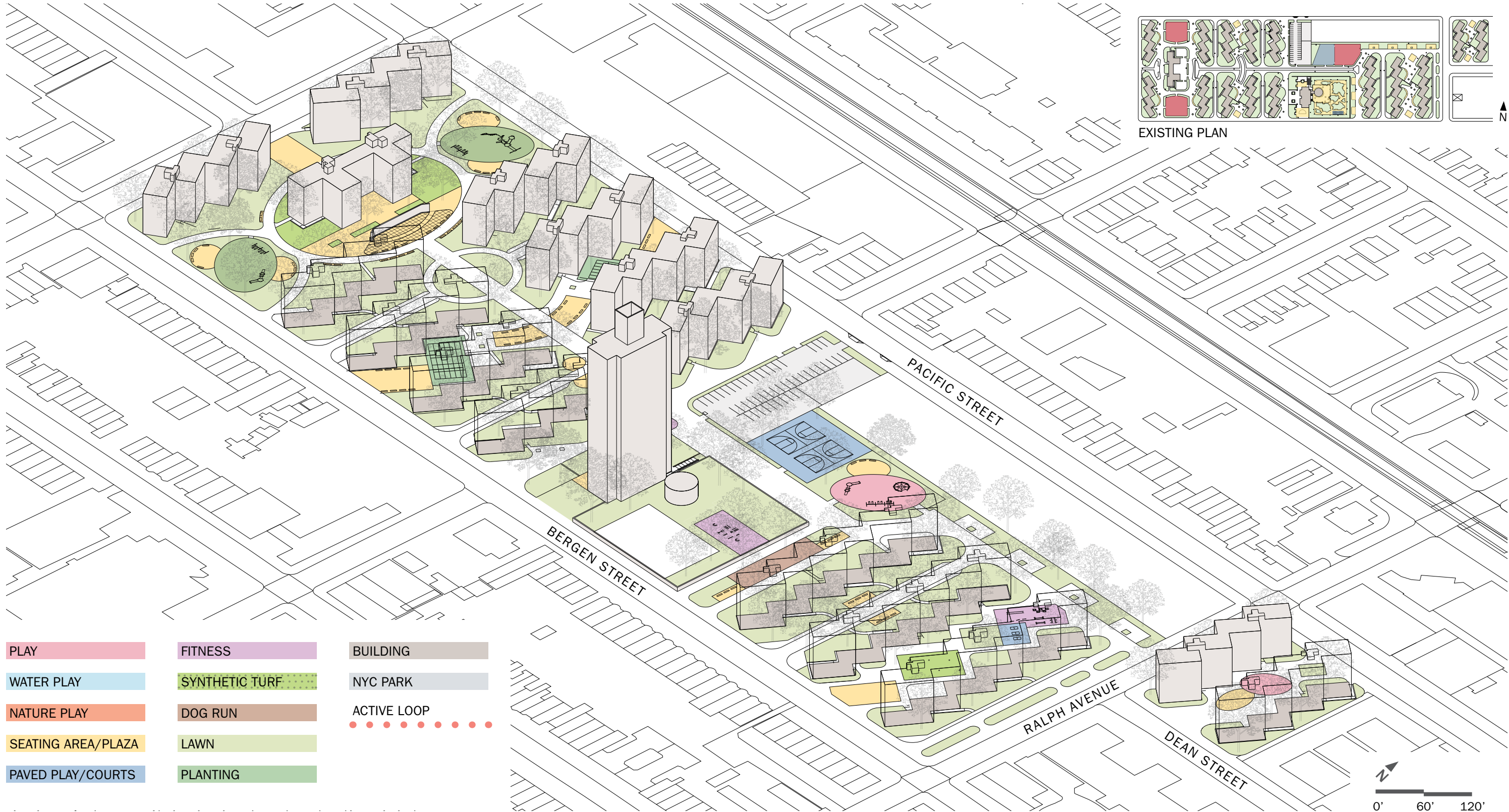


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