



# STUYVESANT GARDENS I & II

835 GATES AVENUE  
BROOKLYN, NY 11221

## NYCHA Play Space Masterplan

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

Bundle D

NYCHA Project Priority: 2

Project Size: Large 6.25 acres

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# CONTEXT

## KEY OBSERVATION

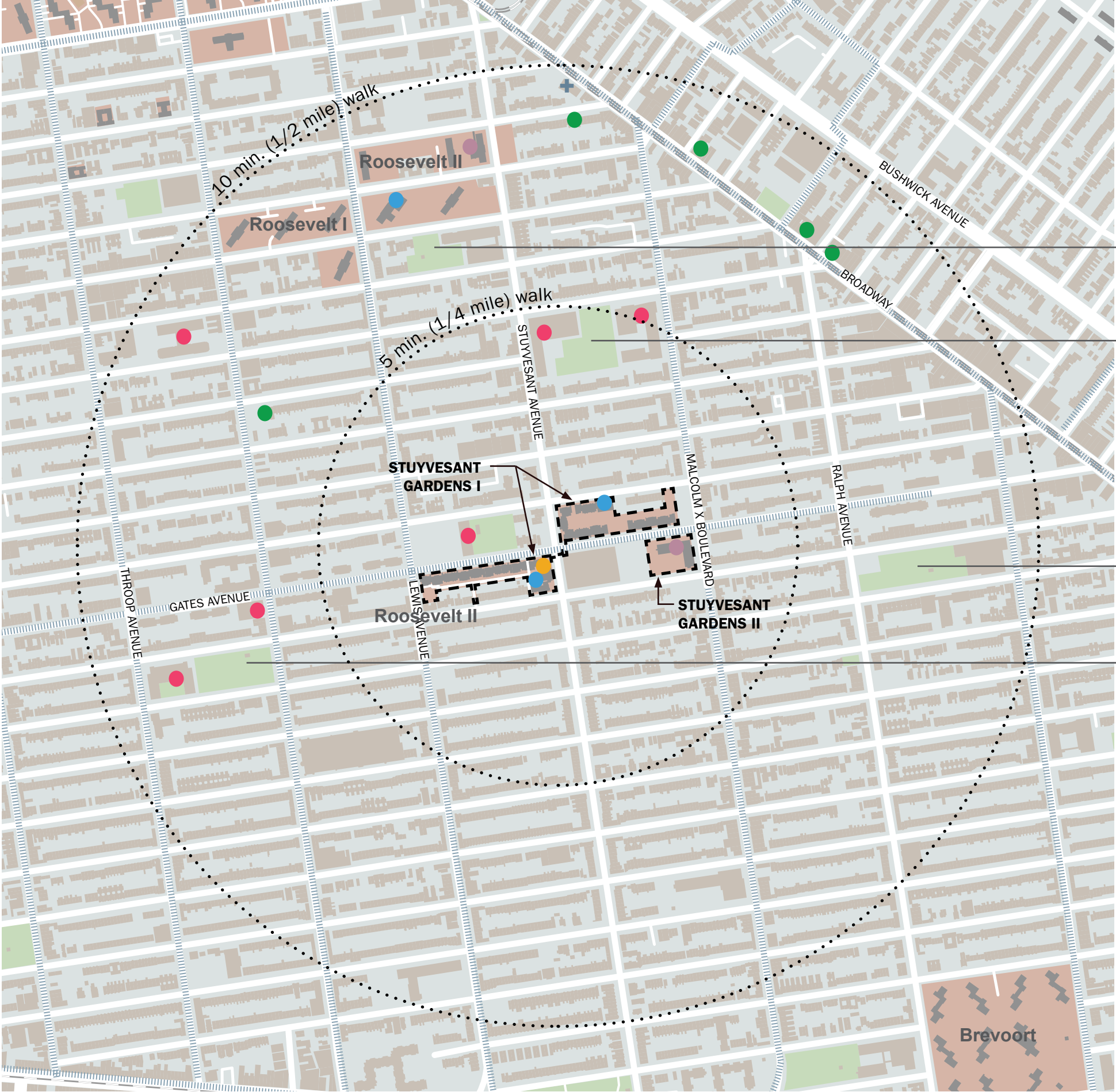
Campus is large Priority 2 site on 6.25 acres. Stuyvesant Gardens I consists of 5 4-story buildings completed in 1972. Stuyvesant Gardens II, built in 1986, is 7-story building exclusively for seniors. Heat Vulnerability Index 5 and medium frequency of street flooding.

## LEGEND

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

## COMMUNITY FACILITIES

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

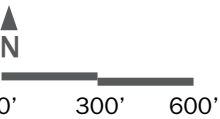


**ELEANOR ROOSEVELT PLAYGROUND**  
Basketball, Handball, Playground

**JESSE OWENS PLAYGROUND**  
Basketball, Handball, Outdoor Pool, Playground, Spray Shower

**P.O. REINALDO SALGADO PLAYGROUND**  
Basketball, Handball, Playground, Spray Shower

**RAYMOND BUSH PLAYGROUND**  
Basketball, Handball, Playground, Spray Shower



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# CONNECTIVITY

## KEY OBSERVATION

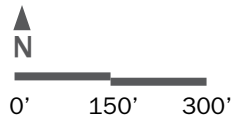
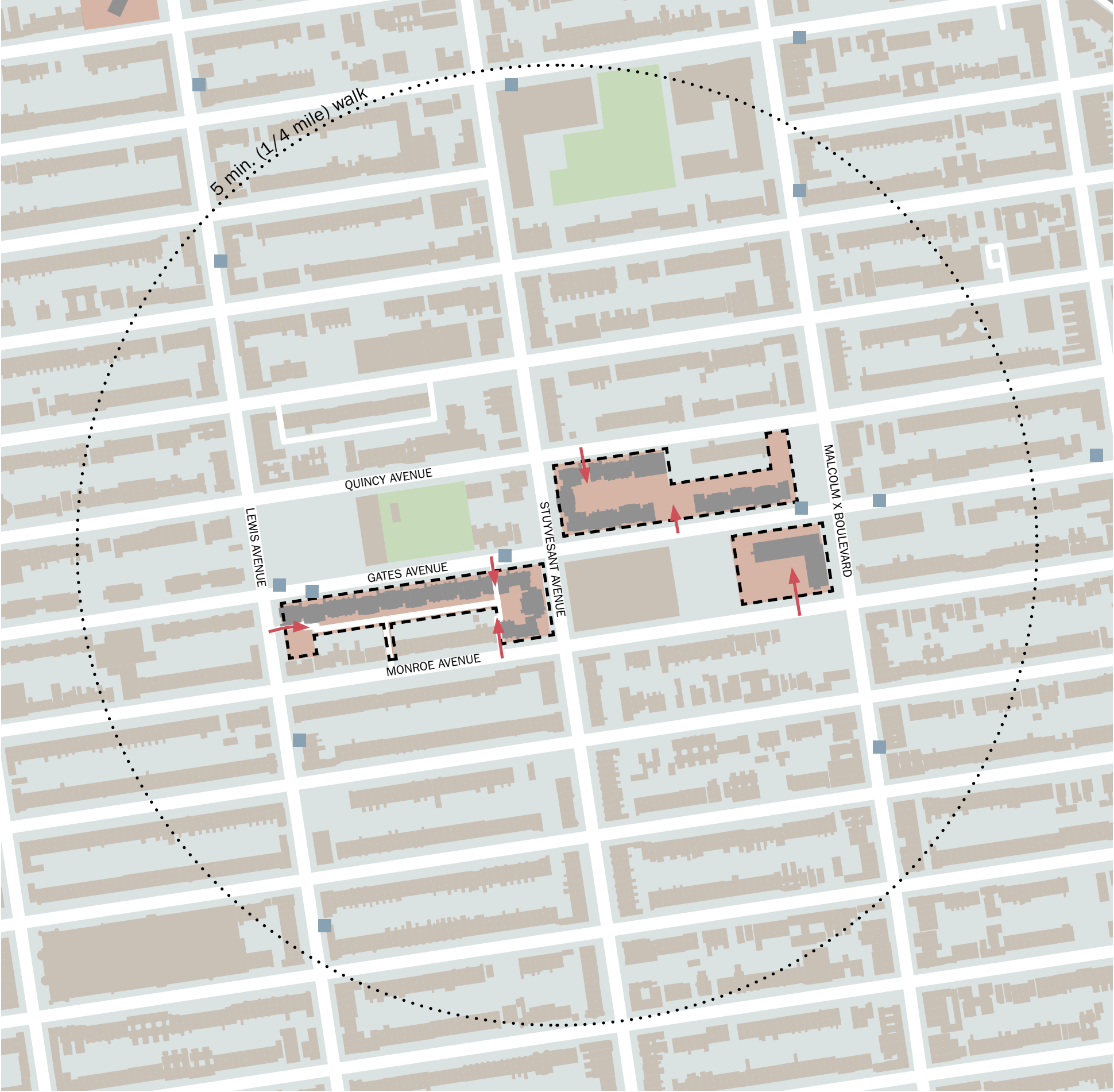
Campus spans 3 long blocks along Gates Avenue. Eastern portion of block shared with Uncommon Schools Bedford building and playground. Local playgrounds are Raymond Bush to west, Jesse Owens to north, and P.O. Reinaldo Salgado to east.

## LEGEND

- NYCHA DEVELOPMENTS
- BUS STOPS
- PUBLIC PARKS

## SITE CIRCULATION

- MAJOR CIRCULATION

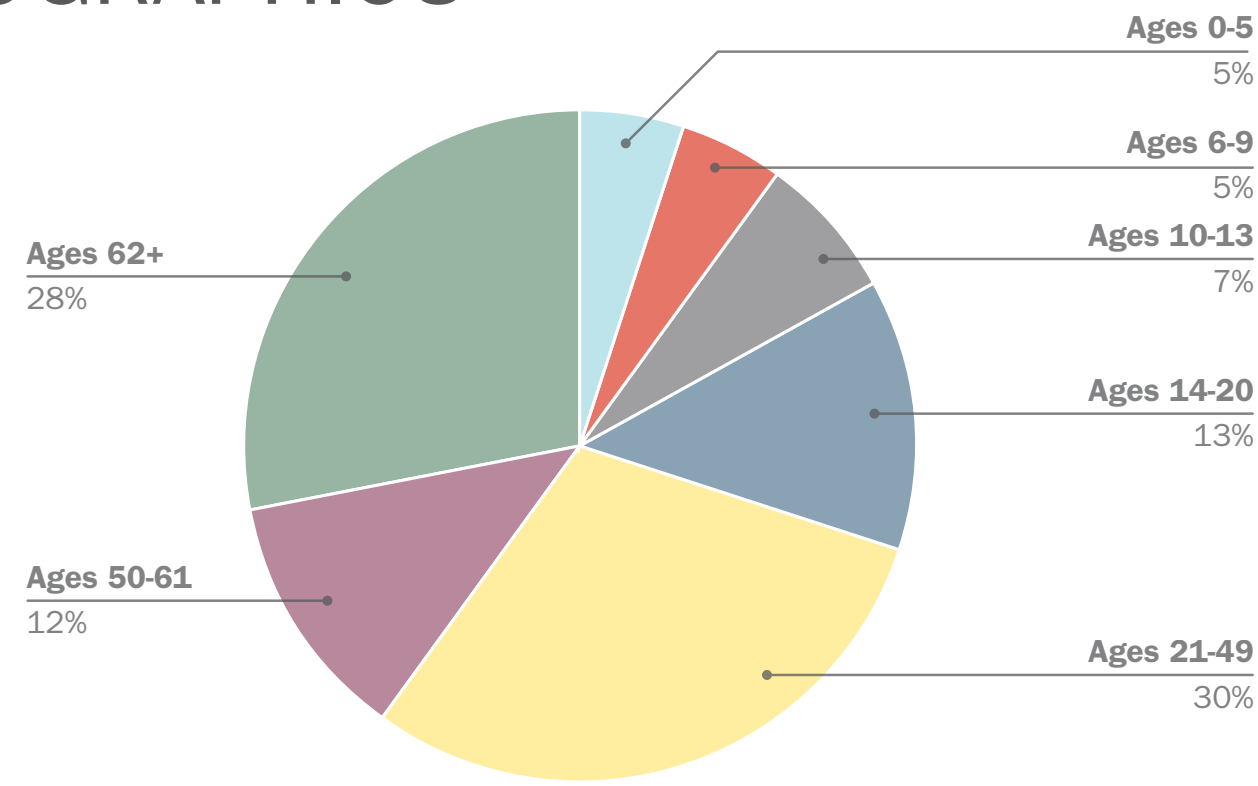


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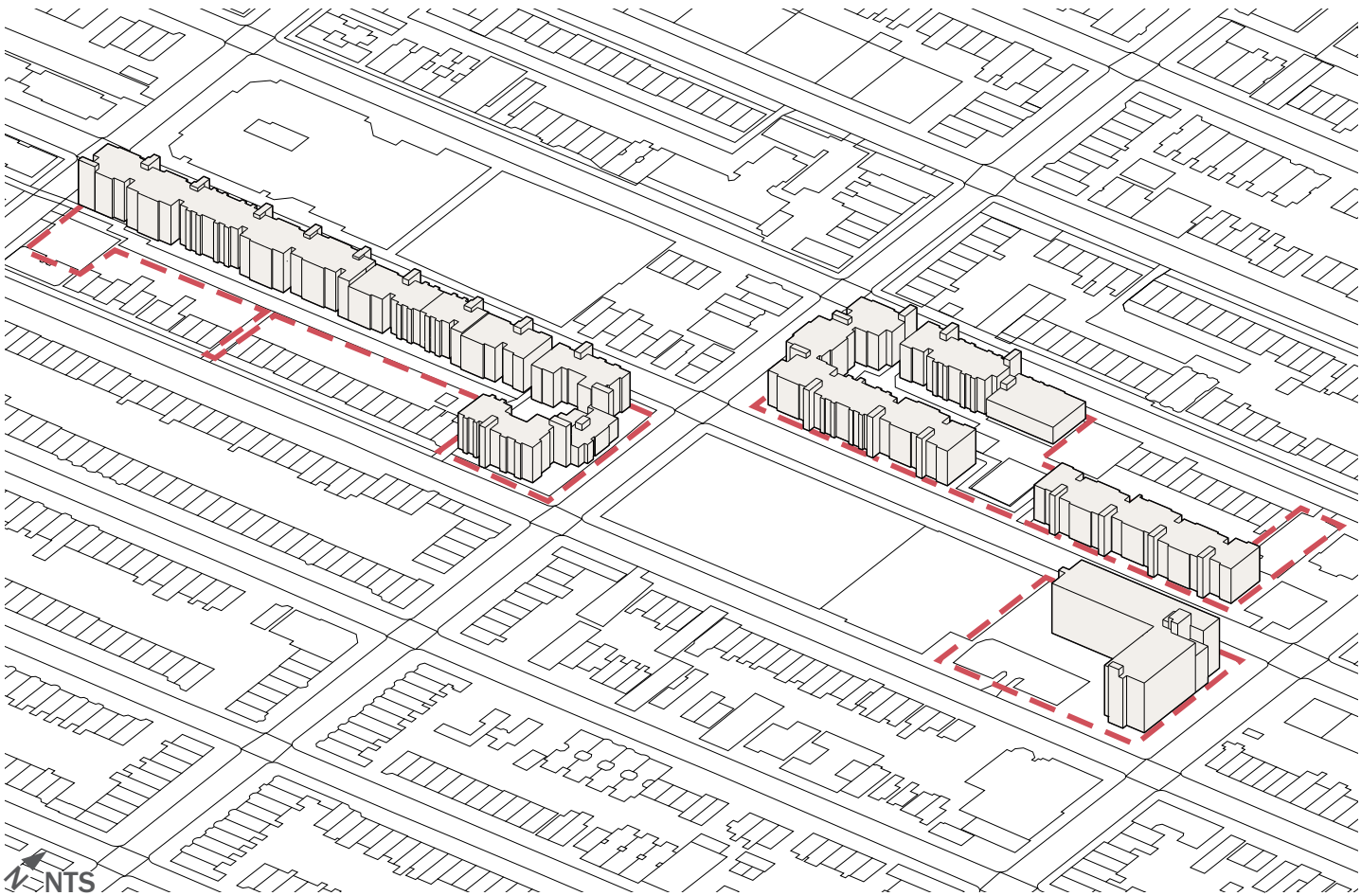
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# DEMOGRAPHICS



Total Population: 985



- IN 2019**

  - 476** Households
  - 365** Female head of household
  - 111** Male head of household
  - 236** Minors under 18
  - 0.7** Average number of minors per family
  - 96** One parent families with minors
  - 89** Female head of one parent families with minors
  - 7** Male head of one parent families with minors
  - 19.7** Average number of years in public housing
- 481** Apartments
  - 6.25** Acres
  - 6** Buildings
  - 4 & 7** Stories
  - 33.6%** Building/Land Coverage
  - 140** Density (Population/Acre)
  - 57.55%** Impervious coverage (Buildings + Ground)
  - 1** Senior Center
  - 1** Community Center
  - 2** Day Care
  - 10,715** Playground area (Square Feet)
  - 9** Playgrounds
  - I: 1972, II: 1986** Year built

**SOURCES**  
PlaySpace\_ClimateVulnerabilities\_BUNDLE C+D  
NYCHA Development Data Book 2020  
NYCHA Resident Data Book 2019  
MyNYCHA Developments





# SITE INVENTORY

## KEY OBSERVATION

Site has low-scale buildings allowing open space for outdoor spaces. On west block, open space is limited due to community and rear gardens of rowhouses on south edge. Space on east block for neighborhood pocket park.

## LEGEND

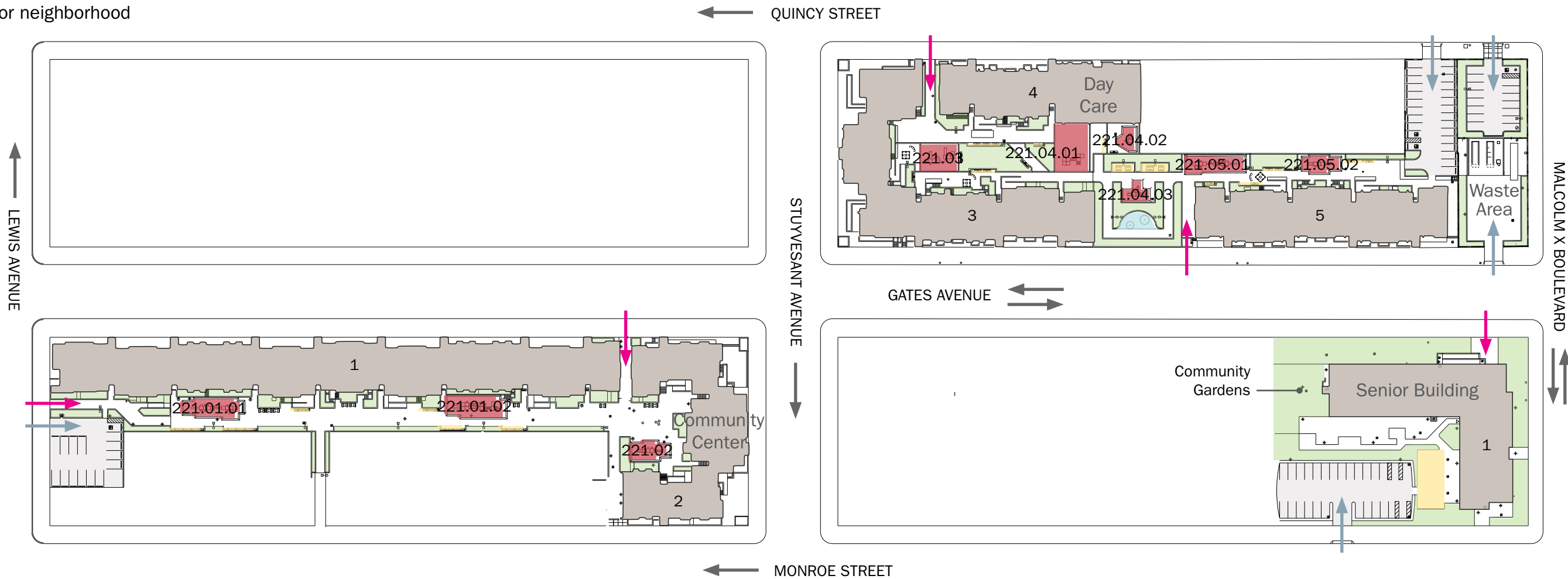
- BUILDING
- NYC PARKS
- OPEN SPACE
- BARE SOIL

## RECREATION AREAS

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

## SITE CIRCULATION

- PRIMARY ENTRANCE
- SERVICE ENTRANCE
- RAMP
- VEHICULAR TRAFFIC



PLAYGROUND SF:	
221.01.01: 1460 SF	221.04.02: 540 SF
221.01.02: 1650 SF	221.04.03: 635 SF
221.02: 915 SF	221.05.01: 1375 SF
221.03: 1335 SF	221.05.02: 860 SF
221.04.01: 1945 SF	



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# ASSETS + CONSTRAINTS



VIEW OF STUYVESANT AVENUE AND GATES AVENUE

**ASSETS**

**SITE**

- 3 Active Gardens

**PARKS**

- Raymond Bush, Jesse, & P.O. Reinaldo Salgado Playgrounds

**SCHOOLS & COMMUNITY FACILITIES**

- Community center on site
- Child Care centers on site
- Uncommon Schools Bedford
- PS 308 Lara Caldwell School

**TRANSIT**

- Nassau St Local Line Gates Av station

**MARKETS**

- Malcolm X Boulevard

**CONSTRAINTS**

- Heat Vulnerability Index 5
- Medium frequency of street flooding
- Limited open space

**SOURCES**

NYCHA Community Engagement & Partnership Map  
MyNYCHA Development  
Google maps



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# EXISTING SITE CONDITIONS



Gates Avenue streetscape



Central walk towards Lewis Avenue



Gated lawn area



Parking and waste area facing Malcolm X Boulevard



Seating Plaza near Building 1



Monroe Street parking and plaza



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# EXISTING PLAY SPACE CONDITIONS



Playground 221.01.01



Playground 221.01.02



Playground 221.02



Playground 221.03



Playground 221.04.01



Playground 221.04.03



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# FACILITY CONDITIONS ASSESSMENT SUMMARY

Stuyvesant Gardens I & II: NYCHA Preliminary Masterplan Priority 2 - NOS recommends 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



Playground 221.02

## SITE ISSUES

### PLAYGROUND

- Playgrounds - Urgency of Action 1
- Refer to Facility Conditions Assessment (FCA) for detailed playground issues
- Based on 2019 numbers, 9 playgrounds for 166 residents under 13 (20%)
- High number of playgrounds relative to smaller development
- Playgrounds listed in Comptroller's report

### SITE

- Long linear interior space with redundant play and seating areas

## SITE RECOMMENDATIONS

### SHORT-TERM

- Address playground deficiencies as per FCA
- Consolidate number of playgrounds - make Playground 221.04.03 premier play space

### LONG-TERM

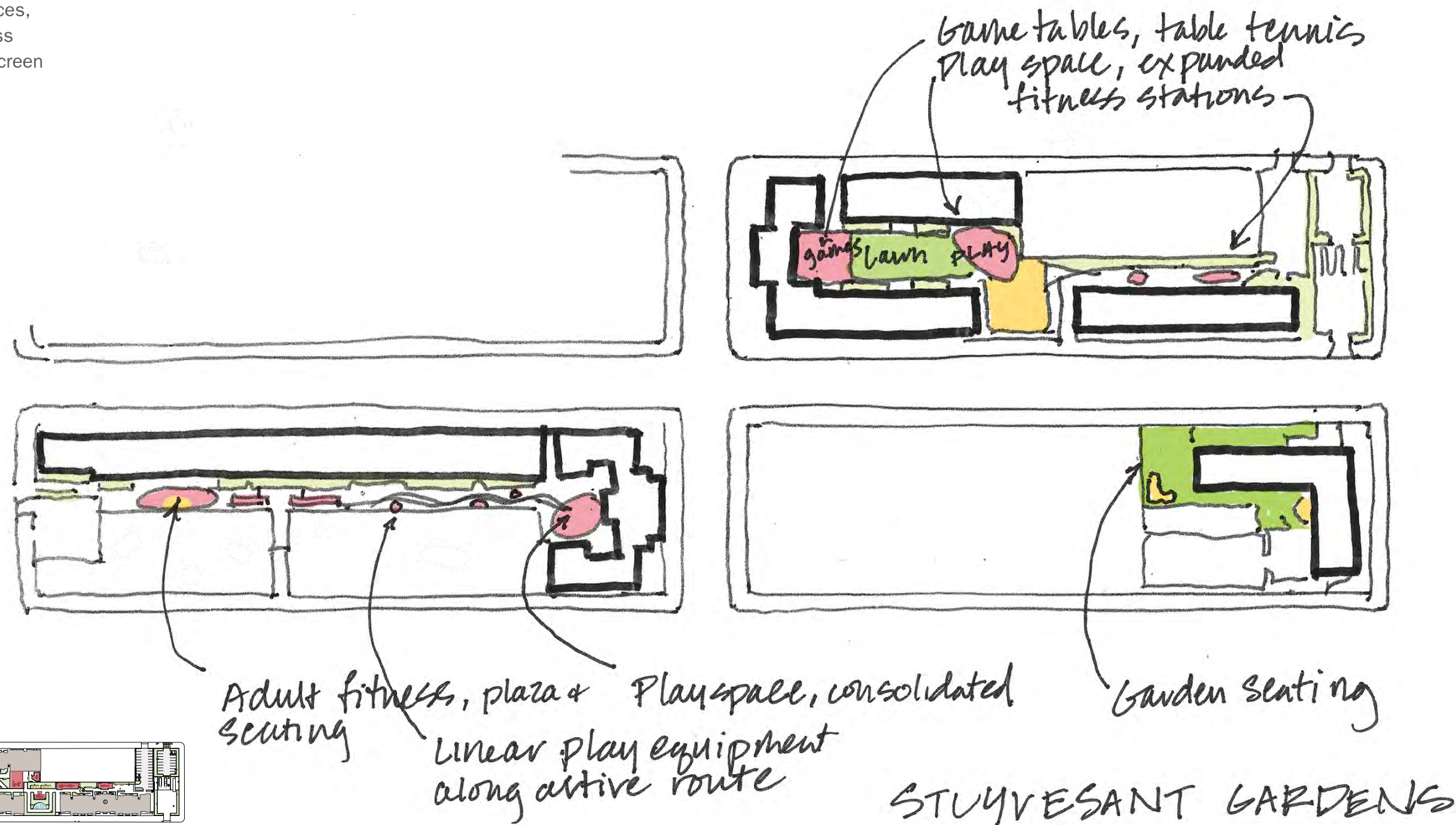
- Add more active recreational uses
- Enhance existing BBQ area with shade pavilions and picnic tables





# OPPORTUNITIES

- Provide variety of differentiated play spaces, like an adventure course and adult fitness
- Make site entrances more inviting and screen parking



EXISTING PLAN



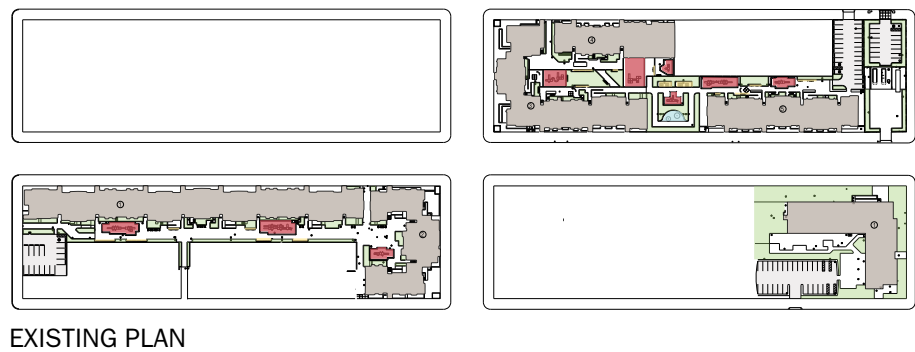
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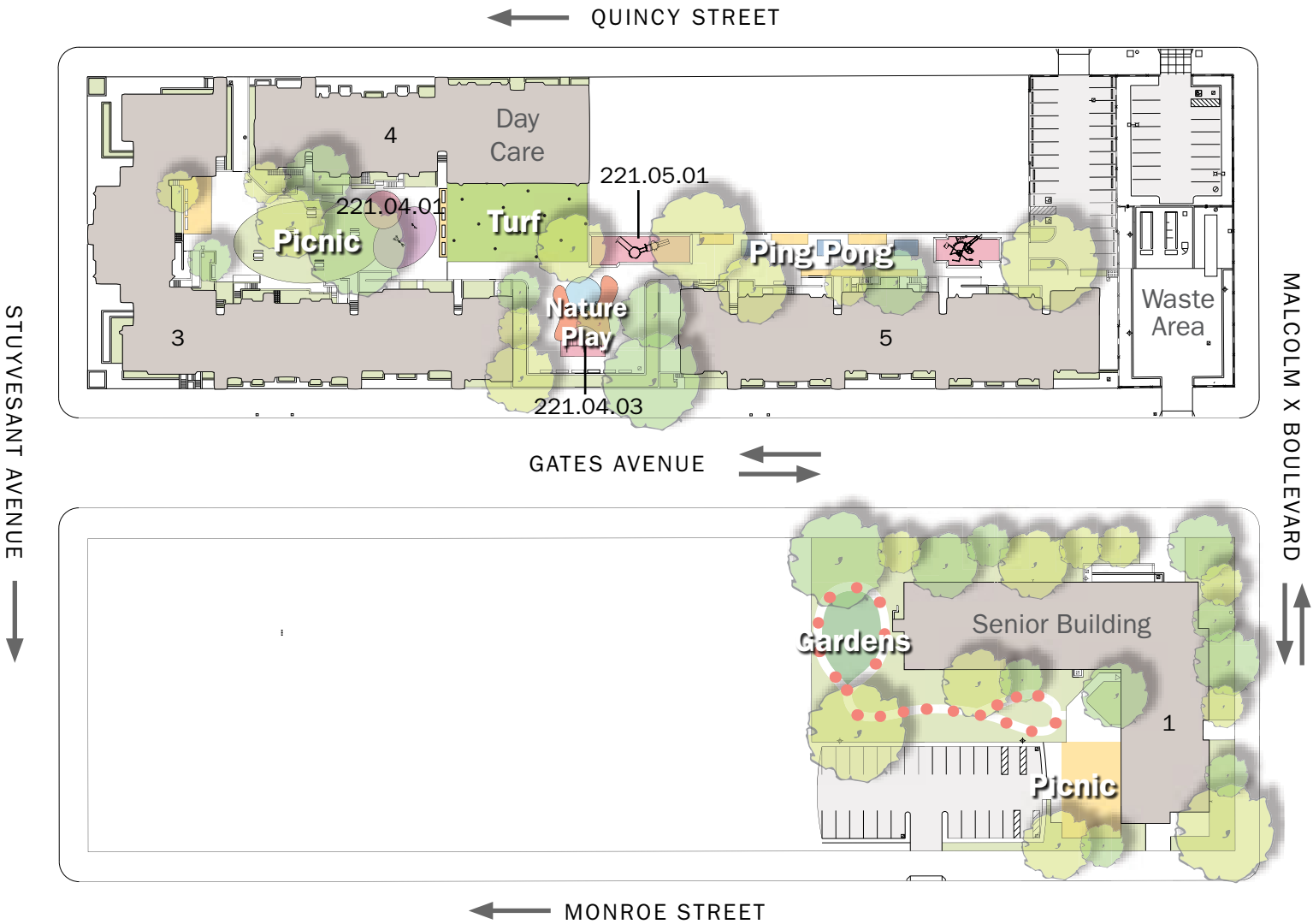
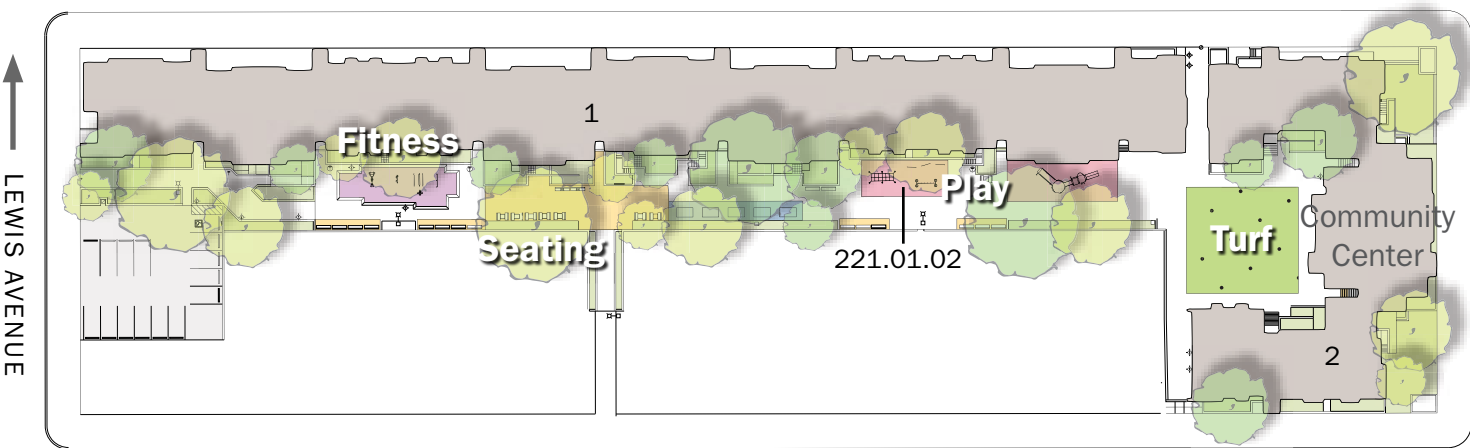
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# CONCEPT DESIGN

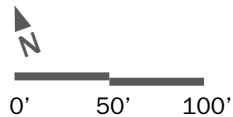


EXISTING PLAN



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

- Convert Playground 221.01.01 and 221.04.02 to fitness areas, 221.02 and 221.04.02 to synthetic turf, and 221.05.02 to game tables
- Consolidate playgrounds from 9 to 4
- Add active loop connecting gardens and senior picnic area



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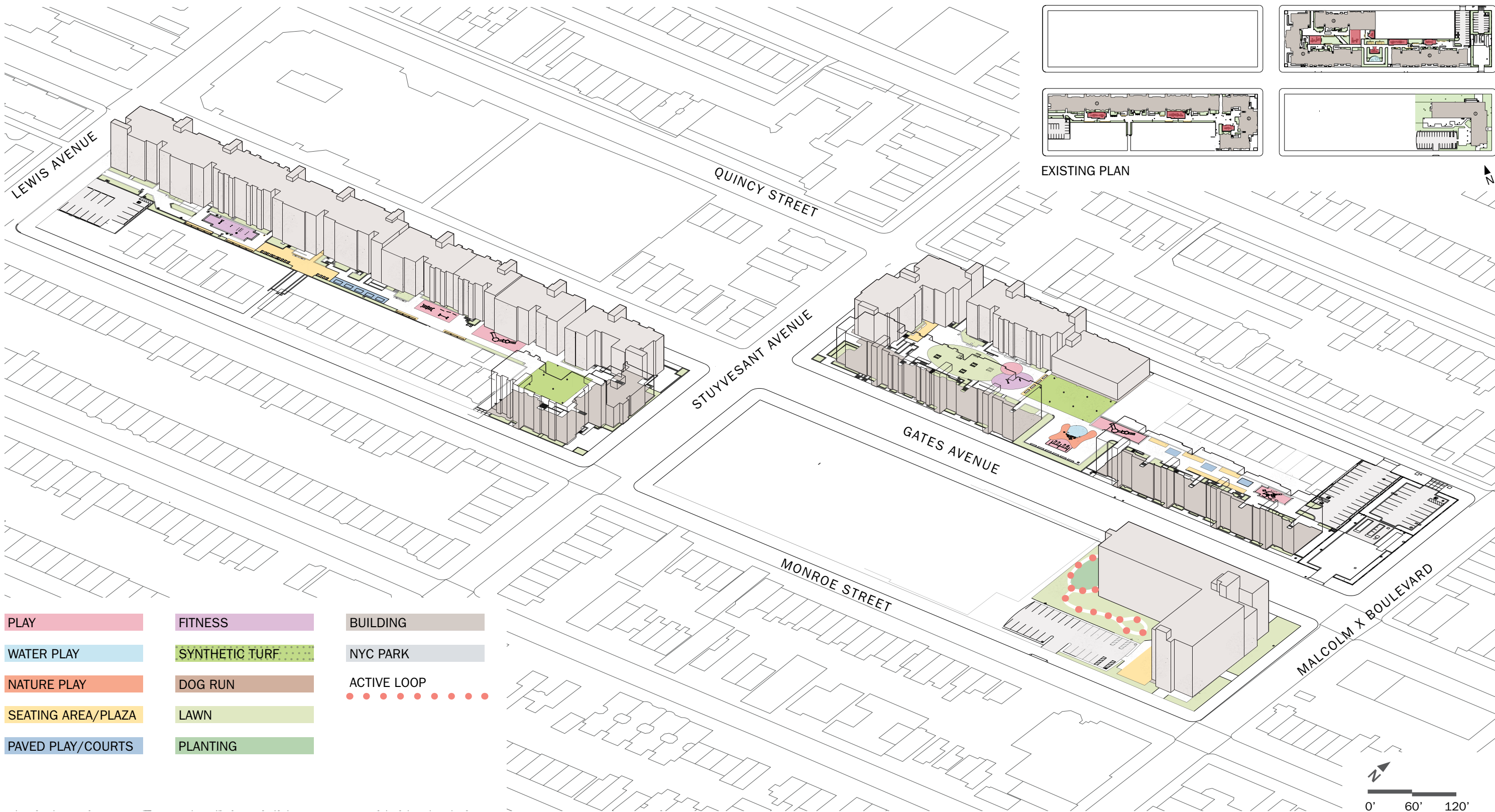


# EXISTING DESIGN





# CONCEPT DESIGN



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