



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

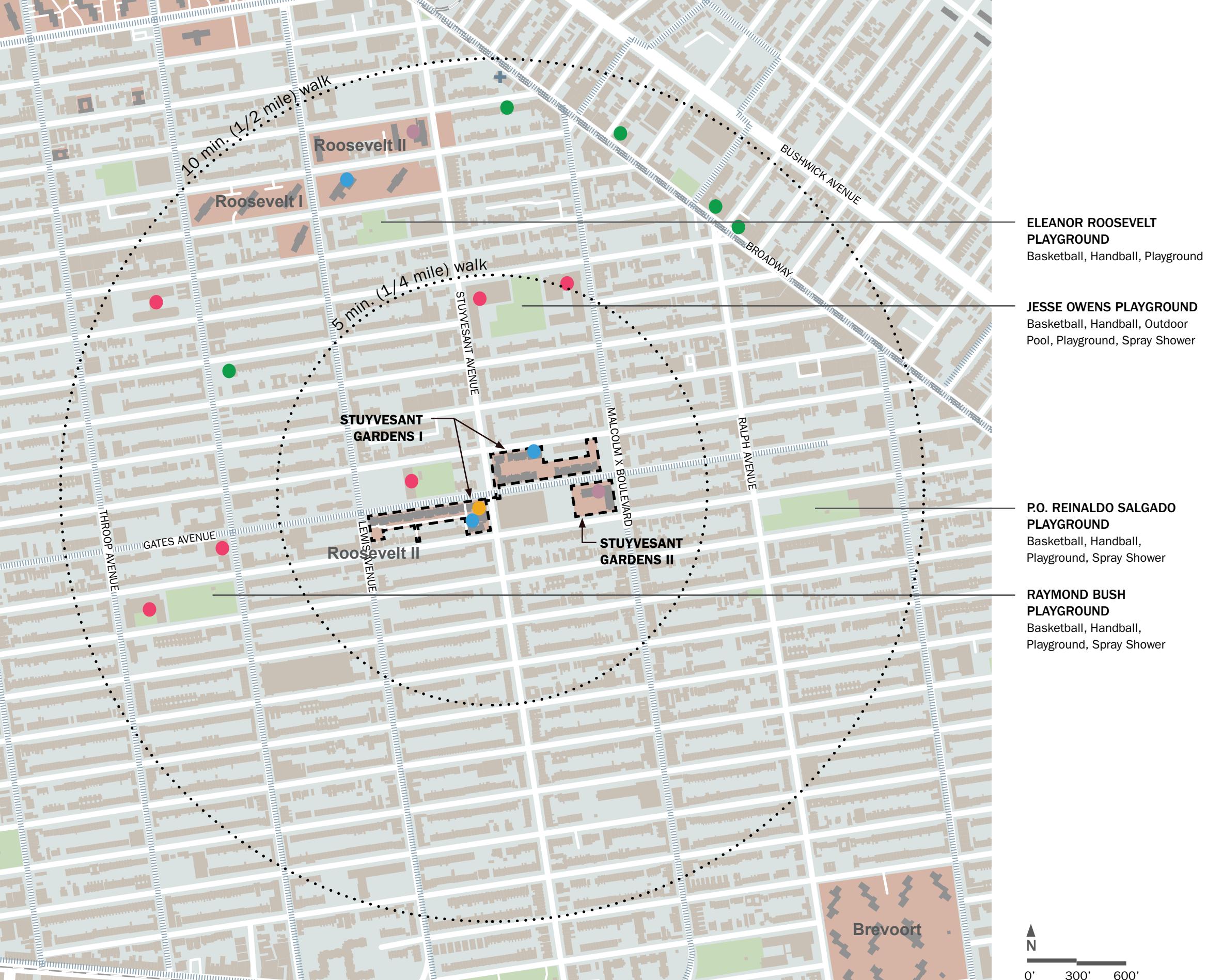
Campus is large Priority 2 site on 6.25 acres. Stuyvesant Gardens I consists of 5 4-story buildings completed in 1972. Stuyvesant Gardens II, built in 1986, is 7-story building exclusively for seniors. Heat Vulnerability Index 5 and medium frequency of street flooding.

LEGEND

	NYCHA DEVELOPMENTS
	BUS ROUTE
	SUBWAY TRACK
	PUBLIC PARKS

COMMUNITY FACILITIES

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



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CONNECTIVITY

KEY OBSERVATION

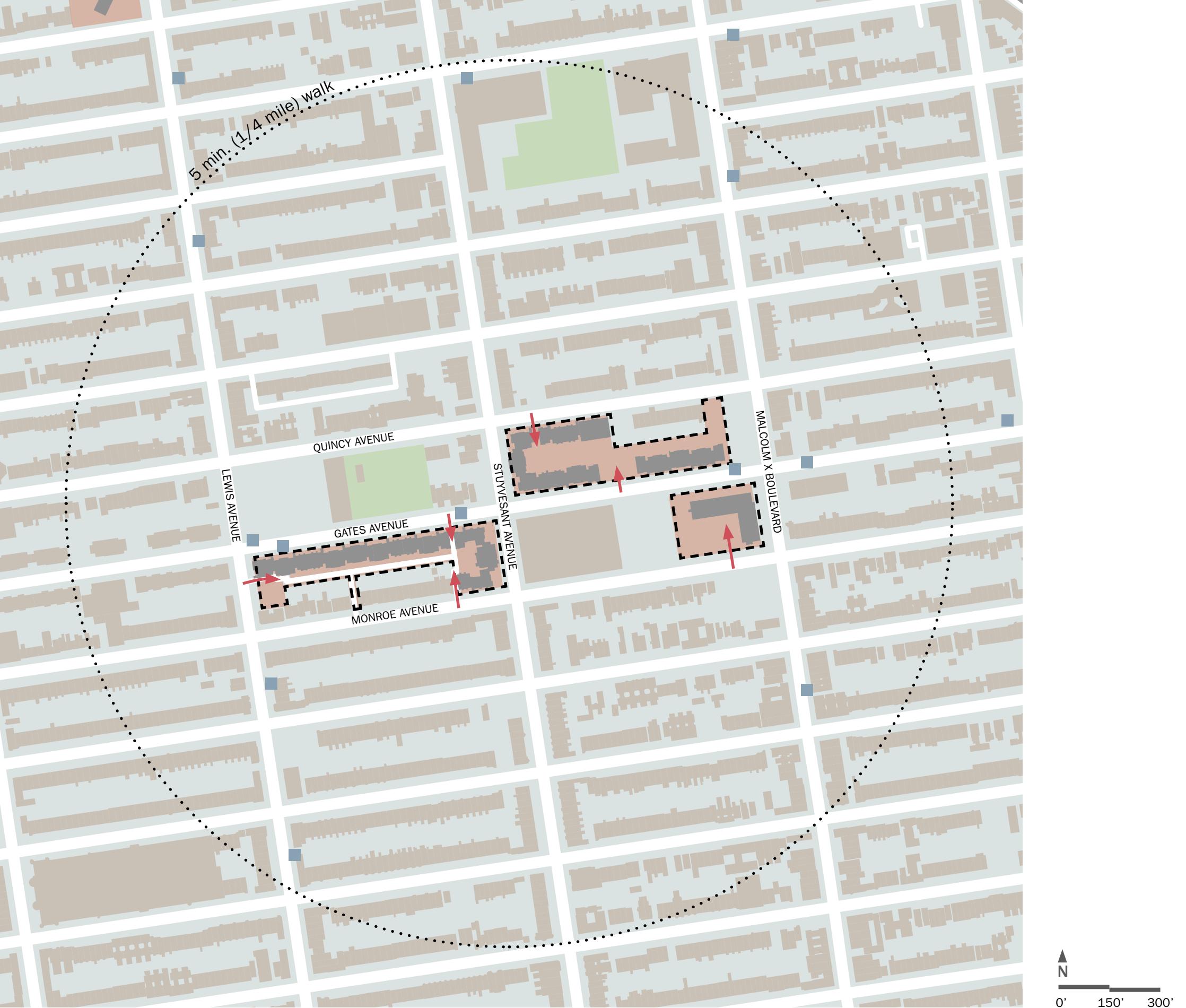
Campus spans 3 long blocks along Gates Avenue. Eastern portion of block shared with Uncommon Schools Bedford building and playground. Local playgrounds are Raymond Bush to west, Jesse Owens to north, and P.O. Reinaldo Salgado to east.

LEGEND

- NYCHA DEVELOPMENTS
- BUS STOPS
- PUBLIC PARKS

SITE CIRCULATION

- ↔ MAJOR CIRCULATION

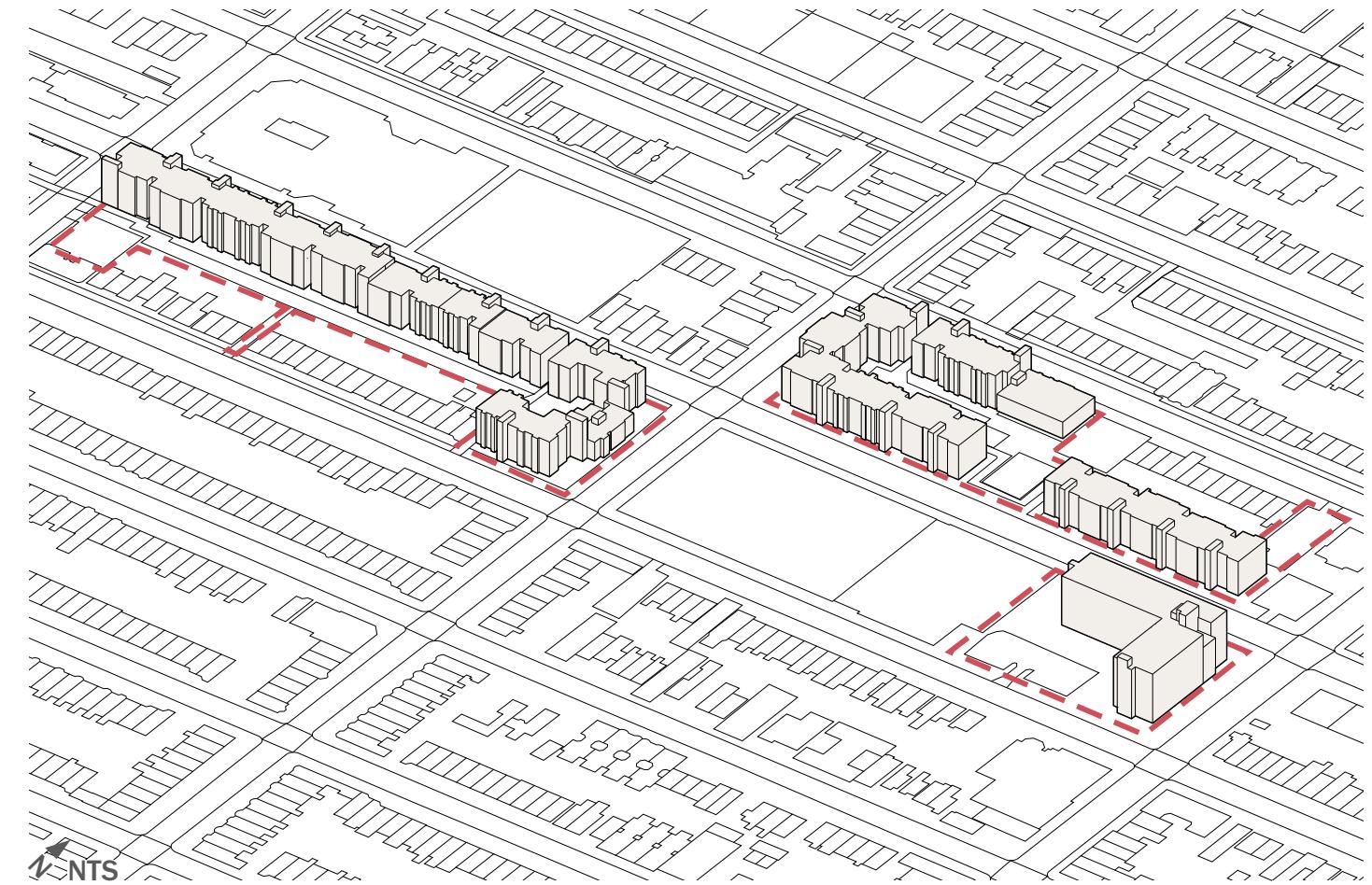
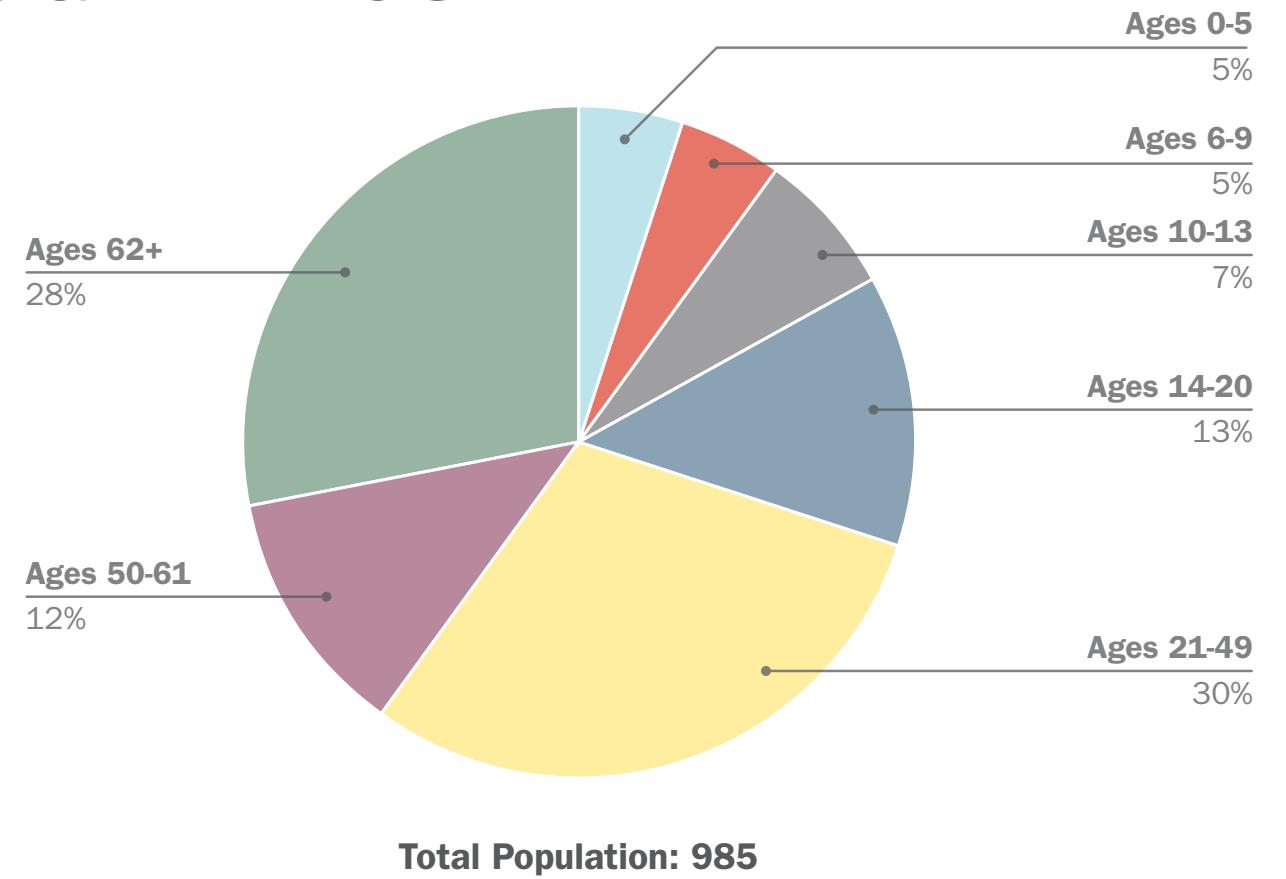


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DEMOGRAPHICS



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



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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

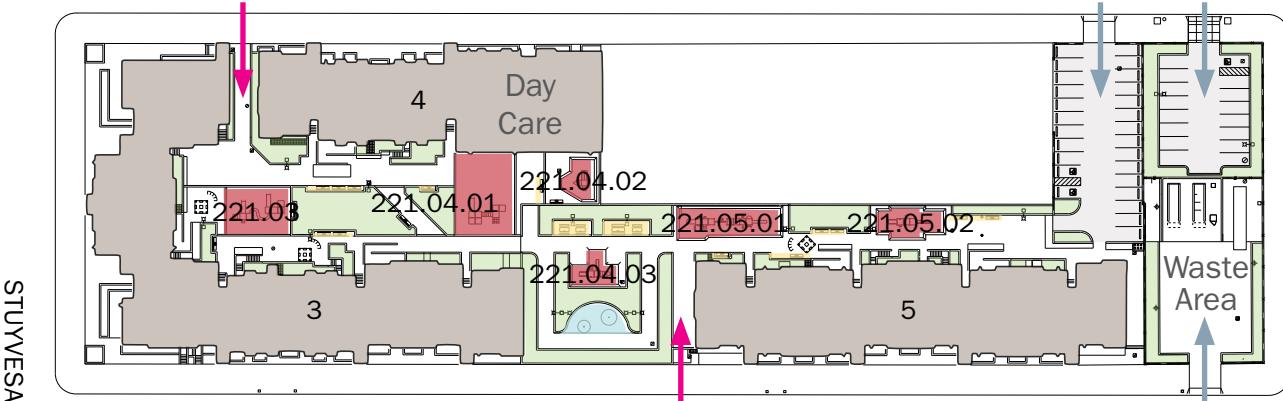
RECREATION AREAS

	SPRAY SHOWER
	PLAY AREA
	COURT GAMES
	SEATING AREA
	ATHLETIC FIELD

SITE CIRCULATION

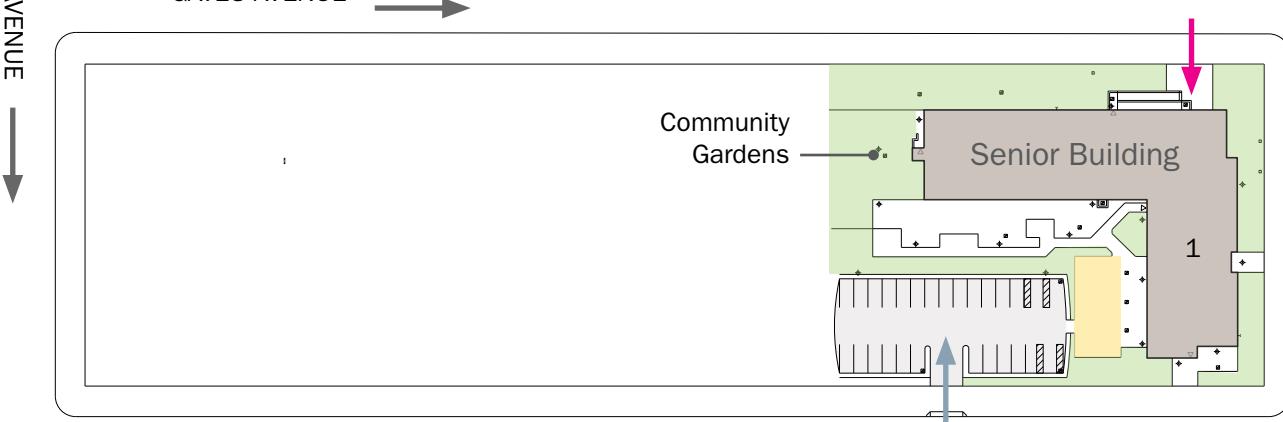
	PRIMARY ENTRANCE
	SERVICE ENTRANCE
	RAMP
	VEHICULAR TRAFFIC

← QUINCY STREET



STUYVESANT AVENUE ↓

← GATES AVENUE



← MONROE STREET

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, & PO. 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



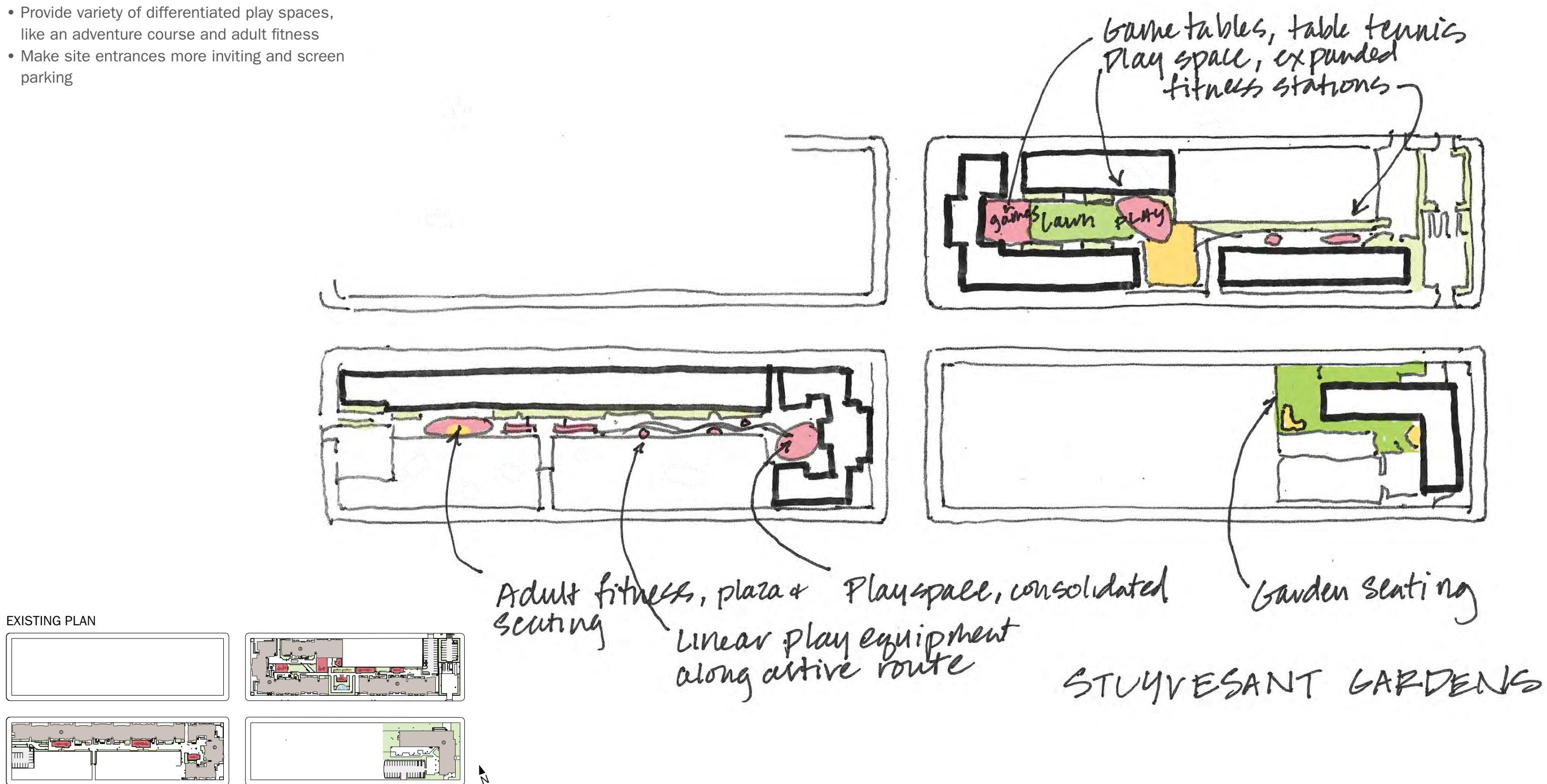
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OPPORTUNITIES

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

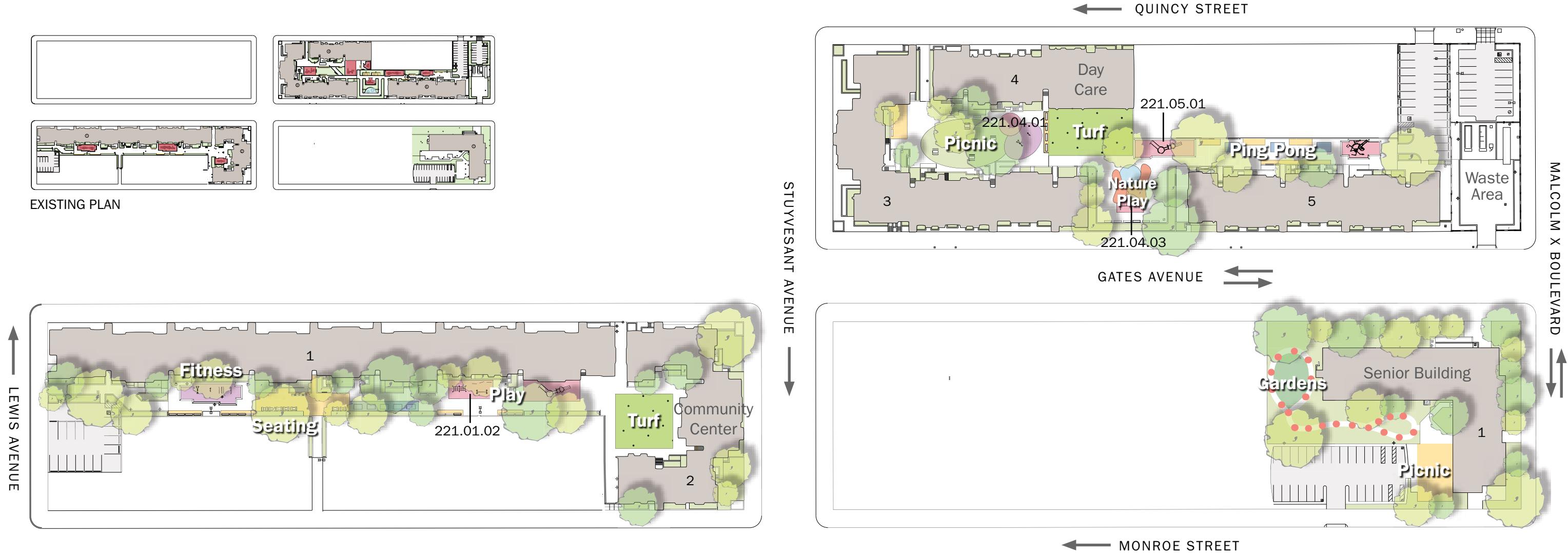


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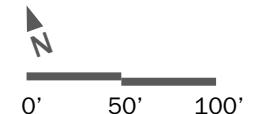
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CONCEPT DESIGN



- Convert Playgrounds 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



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CONCEPT DESIGN



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