

Harborview Terrace
Community Development Plan
Permanent Affordable Housing &
Open Space Improvements

Harborview Working Group

Harborview Working Group

Community Organizations:

Harborview Terrace Tenant Association

Maria Guzman, President

Manhattan Community Board 4

Jesse Bodine, District Manager

Erica Baptiste, Former Community Associate

Patricia Gouris, Community Associate

Robert Benfatto, Board public member

Christine Berthet, Board member

Betty Mackintosh, Board member

JD Noland, Board member

Joe Restuccia, Board member

Housing Conservation Coordinators

Sarah Desmond, Executive Director

Clinton Housing Development Company

Julie Lawrence, Deputy Director, Community Cultivation

Shanti Nagel, Project Consultant

Lizette Chaparro, Project Manager

Anna Huggins, Former Project Manager

Elected Officials:

Manhattan Borough President Gale Brewer

Andrew Lombardi, Community Liaison

Jefferson Mao, Urban Planner

Ahmed Tigani, Community Development Officer

Michael Sandler, Former Urban Planner

State Senator Brad Hoylman

Eli Szenes-Strauss, Deputy Chief of Staff

Robert Atterbury, Former Deputy Chief of Staff

Assembly Member Linda B. Rosenthal

Erica Overton, Director of Constituent Services

Paul Sawyer, Former Director of Community Affairs

Council Member Helen Rosenthal

Sean Fitzpatrick, Community Liaison

Ahmed Tigani, Former Community Liaison

Includes all participants from 2013-2016 (some have changed positions during that time)

Goals for Harborview Working Group

A Comprehensive Plan to Integrate a New Affordable Housing Building in the Existing Harborview Site

1. Open space on the entire site should be redesigned to create one integrated affordable housing complex.
2. The new affordable housing building should be responsive to the two existing Harborview buildings, have the bulk shifted to the west to maximize the central publicly-accessible open space, increase the number of affordable units, and step down toward the Family Building.
3. The Harborview Community Center should be renovated and re-equipped. The Center should be accessible to all Harborview resident organizations as well as other local community groups.
4. The new affordable housing building should accommodate facilities for consolidation of all Harborview parking, trash and recycling.
5. Harborview maintenance vehicles and heavy equipment should be stored in an enclosed or partially enclosed space with the least impact on current and future residents.

The Objective of Open Space Working Group

Execute a community design process to enable the Harborview Tenants Association to provide their recommendations for the future open space development of Harborview campus to be included in the upcoming affordable housing NYCHA Request for Proposals (NYCHA RFP)

Design Process Timeline

1969	Harborview Terrace site condemned for affordable housing as part of the former Clinton Urban Renewal Area (CURA)
1974	Harborview Terrace developed by NYCHA as part of a 3 building complex in a Large Scale Residential Plan. Reagan budget cuts result in only 2 buildings being built
2005	As part of the Hudson Yards Points of Agreement, the Mayor and City Council agree to develop 155 permanently affordable units of moderate and middle income housing on the remaining Harborview Site
2007	RFP issued by HPD for Harborview development, Atlantic Development Group selected as the developer
2008	MCB4 does not support the proposed project since it includes market rate housing, Inclusionary Housing (creating more bulk instead of mitigating the Hudson Yards rezoning), and senior housing instead of mostly family housing. ULURP is approved at City Council over MCB4's and Councilmember's objections
2010	Atlantic encounters legal issues and the project does not proceed
August 2013	As part of Chelsea Market rezoning, Council and Mayor agree to release new RFP by December 31, 2013
November 2013	HPD and CB4 agree to push RFP release date back to December 2014 to enable full community planning process to achieve community consensus on proposed development. Harborview Terrace Plan Working Group begins meeting in November

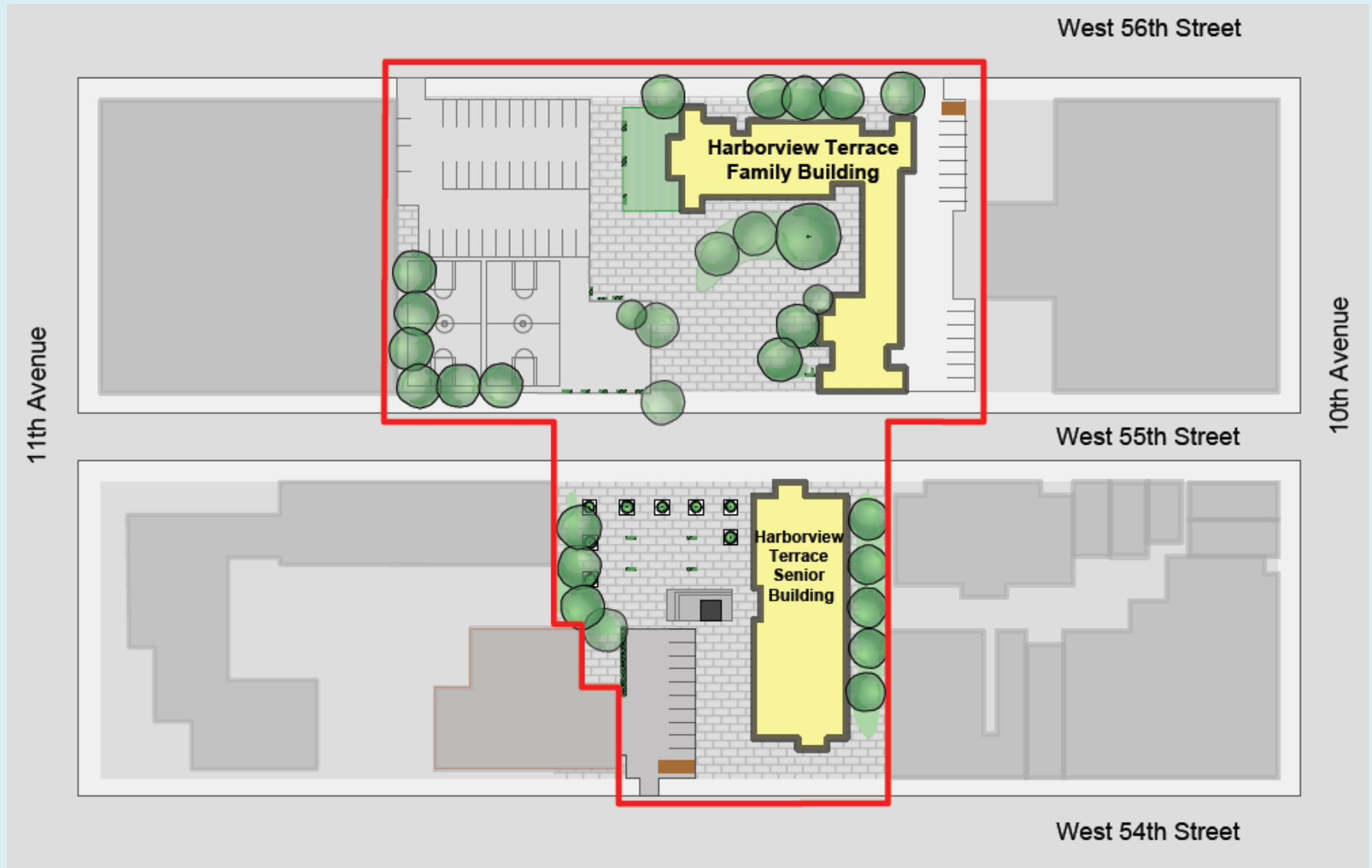
Design Process Timeline

December 2013	Harborview Terrace discussed at MCB4 Housing Committee
February 2014	Working Group meets with Harborview Tenants Association
May 2014	Working Group establishes goals for Harborview Plan; discussion of draft plan and permanent affordable housing building
June 2014	Working Group meets with Harborview Tenants Association
August 2014	MCB4 adopts Harborview Community Plan; Open Space Working Group first convenes
November 2014	Open space design process introduced to Harborview Tenants Association
February 2015	First Harborview Tenant open space design meeting is held
March 2015	Open space design document is completed based on information from first tenant design meeting
May 2015	Second Harborview tenant Open Space Working Group meeting is held; tenants review and give feedback on design document
August 2015	Open space design document is updated to reflect tenant feedback
January 2016	Open space design recommendations are presented to MCB4 for review and support
February 2016	MCB4 adopts the Open Space Design Plan

Harborview Terrace



Harborview Terrace Plan – Existing Buildings and Facilities



Harborview Terrace Plan – Goals

Main Goal:

Develop a plan for additional permanent affordable housing which includes a comprehensive plan for public open space improvements for the entire Harborview Terrace campus

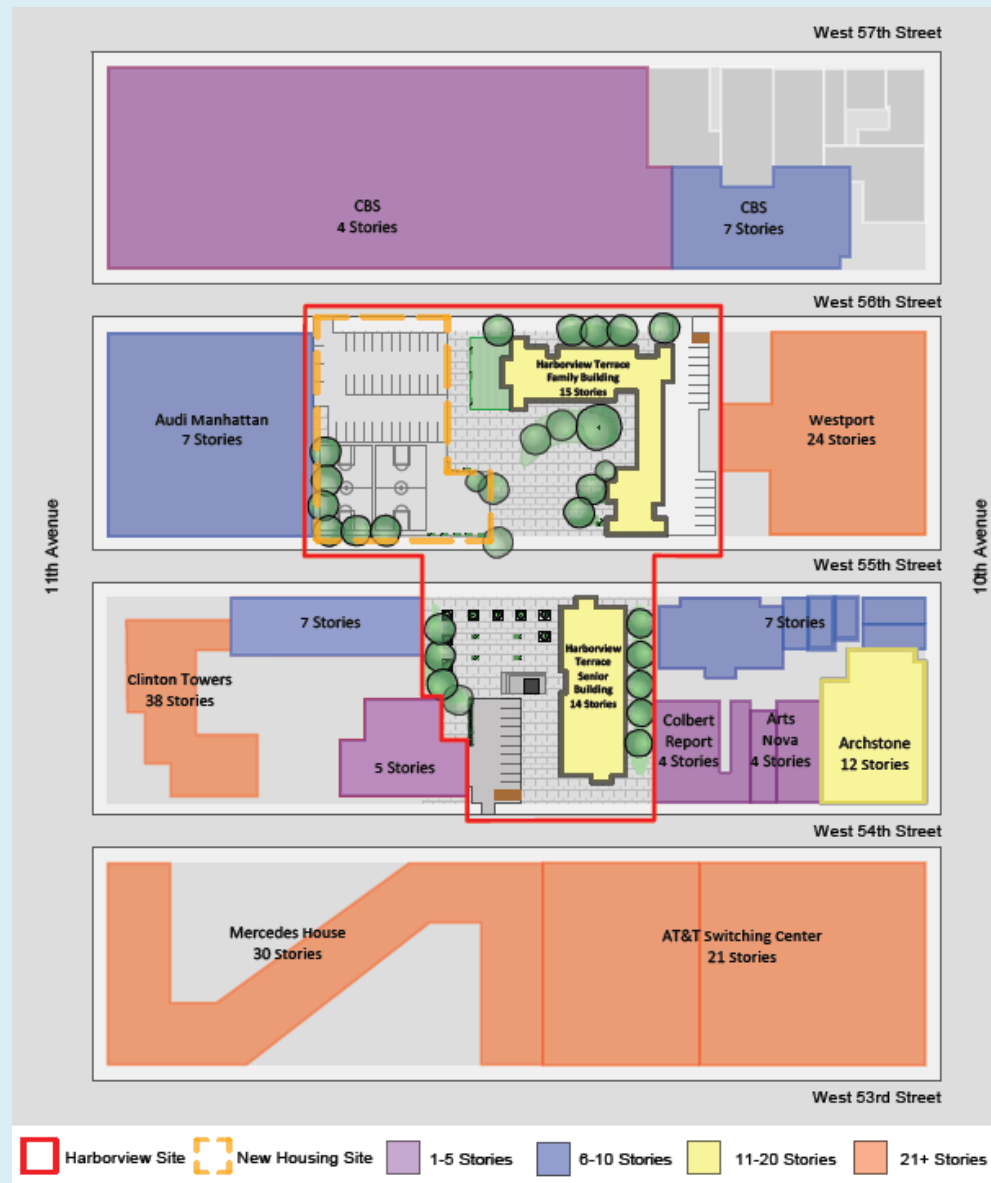
The plan will address the following areas;

- **Built Form** for additional permanent affordable housing;
- **Consolidation of Service Areas** (garbage and parking);
- **Community facilities**; Ongoing **Maintenance** of public open space; and
- Design and layout of **Public Open Space**

New Building Site



Harborview Terrace Plan – Adjacent Buildings



Developing a Massing Plan for Harborview

Concerns:

- Footprint and bulk of building should respond to the existing Harborview family building
 - Provide enough separation while limiting height and increasing bulk
- Move bulk to the western side of the site

Result:

The building form that was chosen by the Working Group accomplished these goals and **increased the number of affordable apartments.**

Harborview Terrace Plan – Built Form

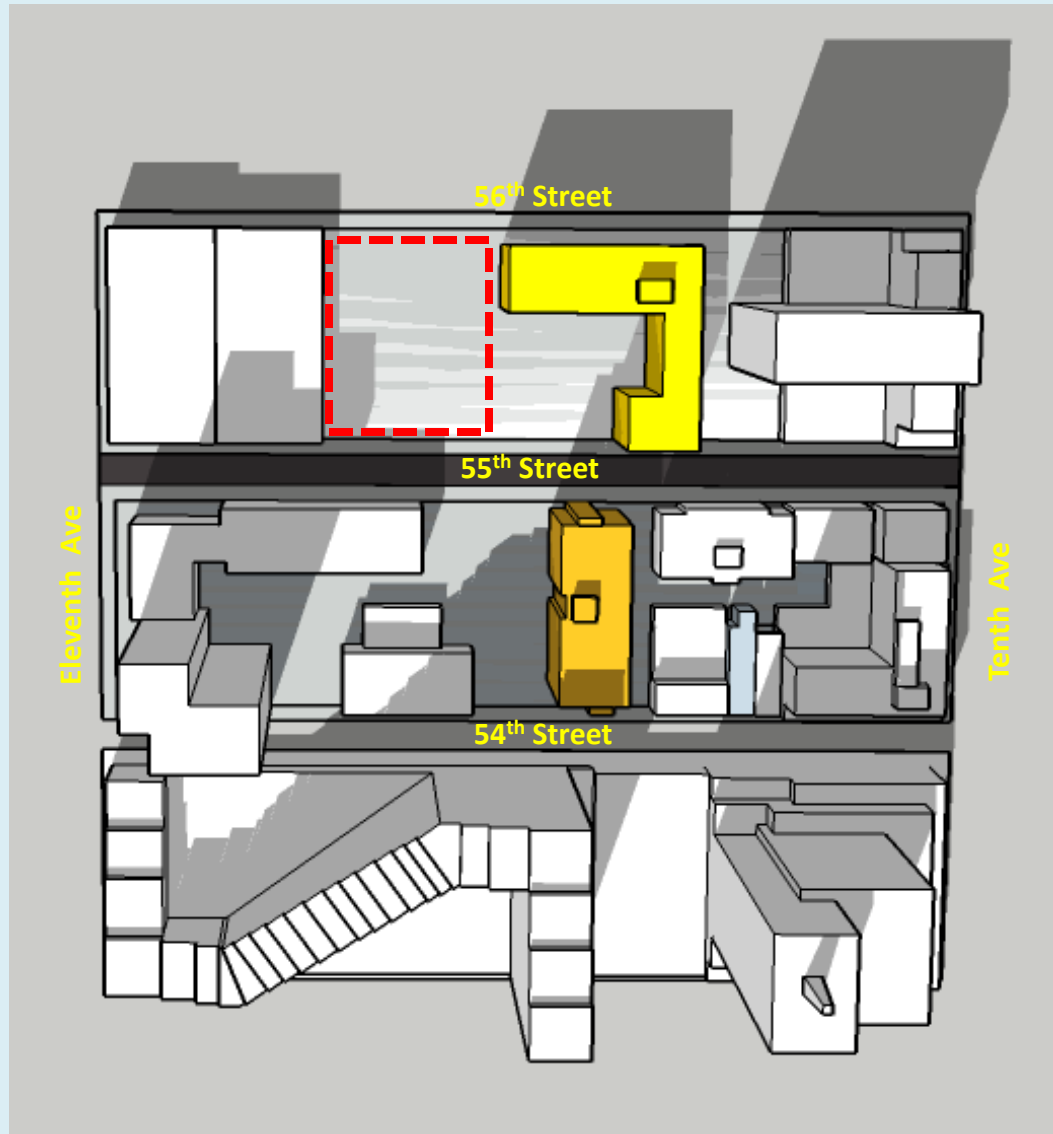
Goals: Built Form

- Increase number of permanently affordable apartments for low, moderate & middle income families & individuals (more than original 155)
- Building design to form relationship with existing Harborview buildings
- Additional building design to shift the building bulk to the west of site
- Building design to provide ease of movement throughout the site
- Sustainable elements incorporated



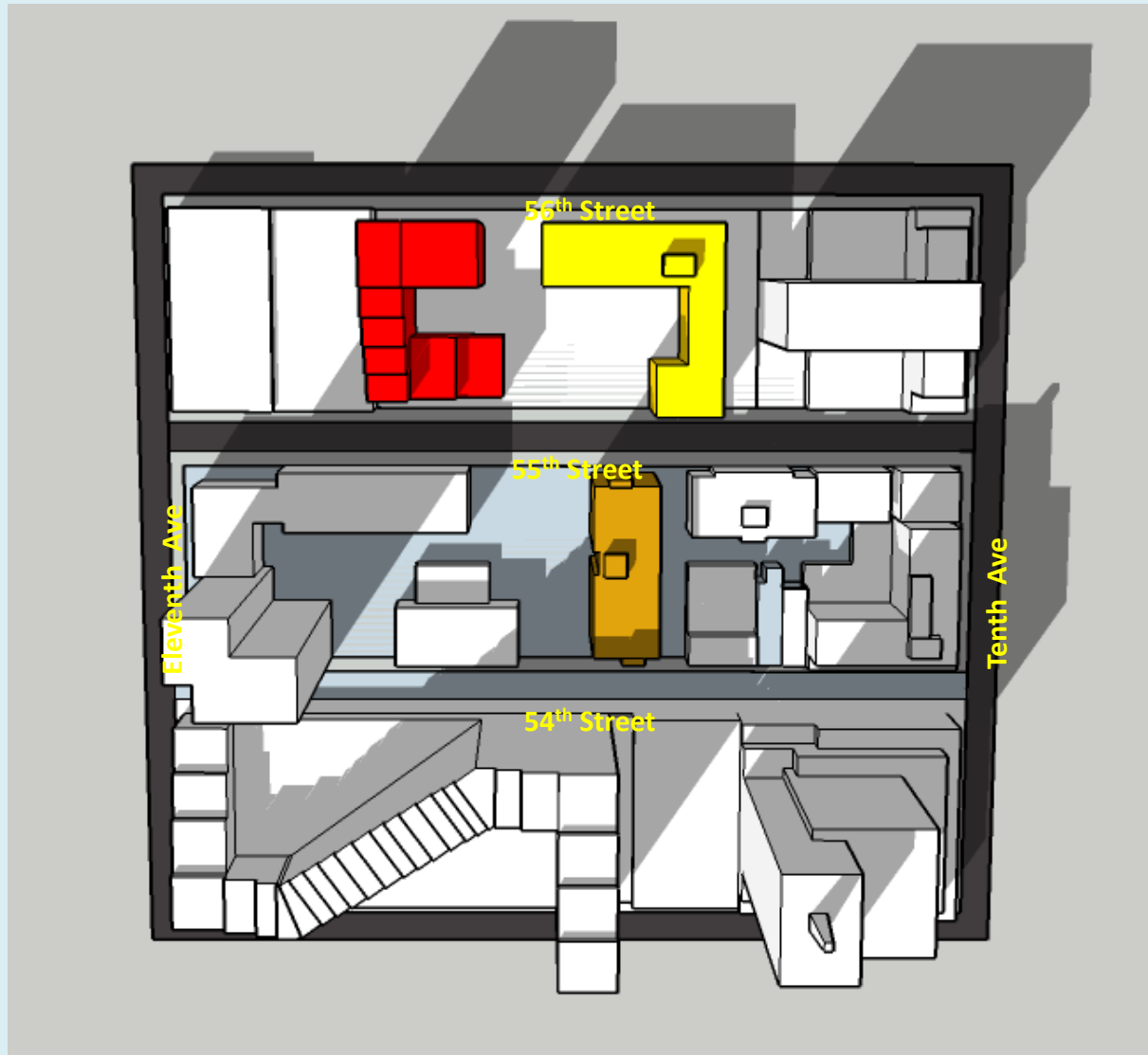
Existing Seniors & Family Building

Harborview Terrace Plan – Existing Building Layout



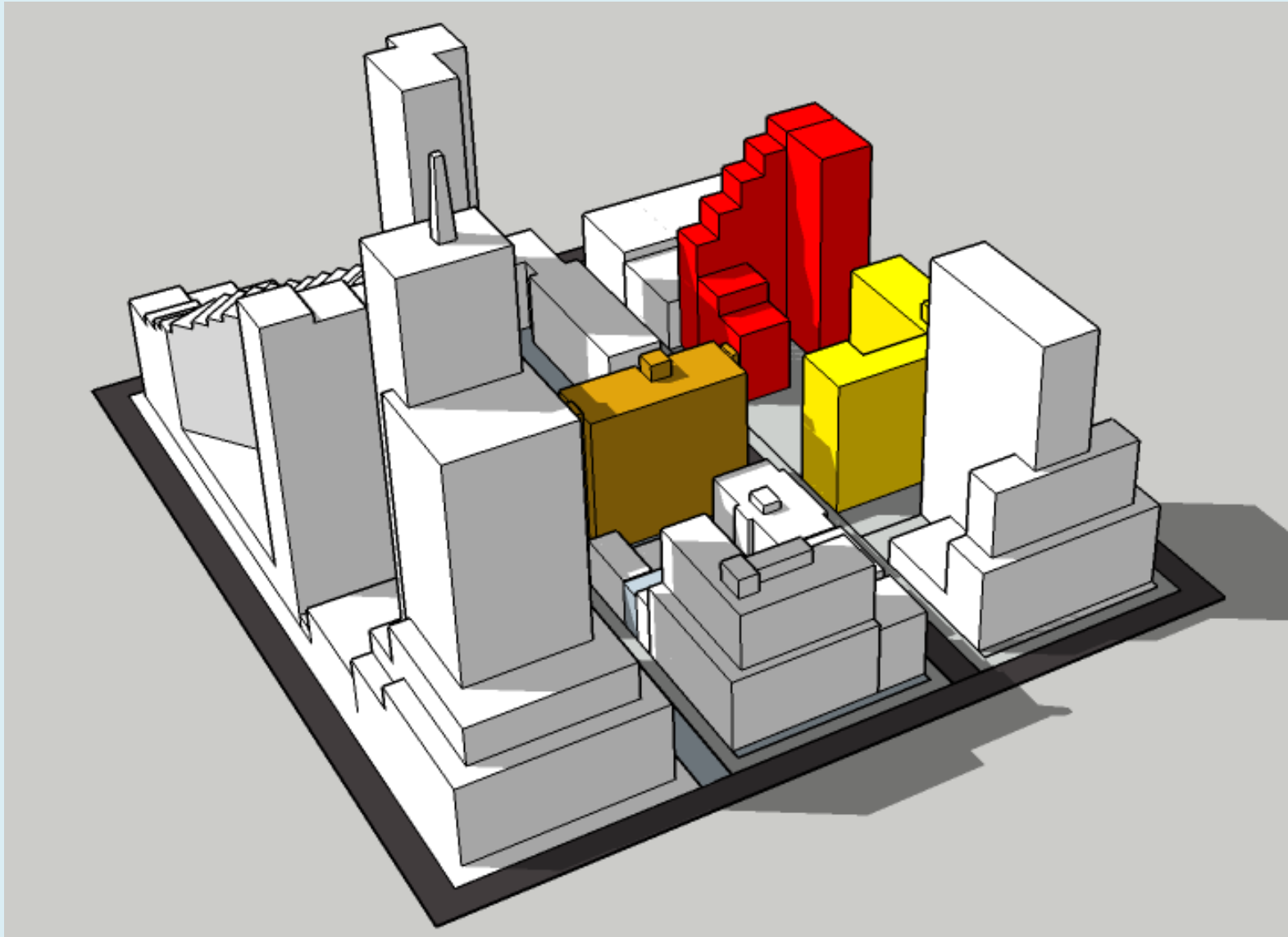
Harborview Terrace Plan – Additional 230 Apartments

STEPPED DESIGN



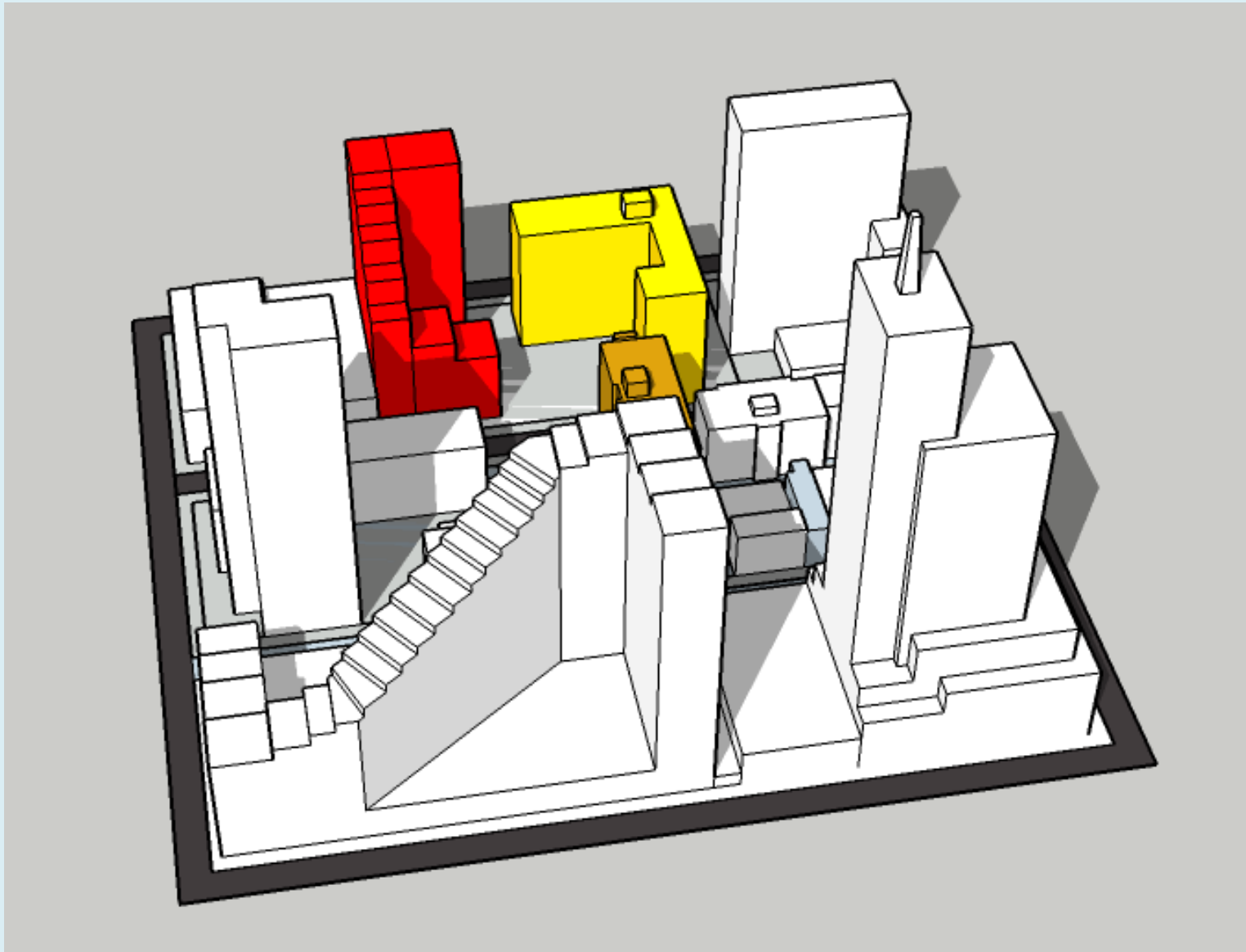
Harborview Terrace Plan – Additional 230 Apartments

STEPPED DESIGN



Harborview Terrace Plan – Additional 230 Apartments

STEPPED DESIGN



Harborview Terrace Plan – Consolidation of Service Areas

Goals: Consolidation of Services Areas (garbage and parking)

- Consolidation of garbage/dumpster areas within new building
- Consolidation of all parking lots (tenant and staff parking) into parking garage in new building
- Parking plan during construction
 1. Restripe existing parking to accommodate more spaces
 2. Obtain temporary on-street parking from DOT for Harborview staff
 3. Harborview tenants and staff to park on-street during construction



Existing garbage compact area

Harborview Terrace Plan – Community Facility

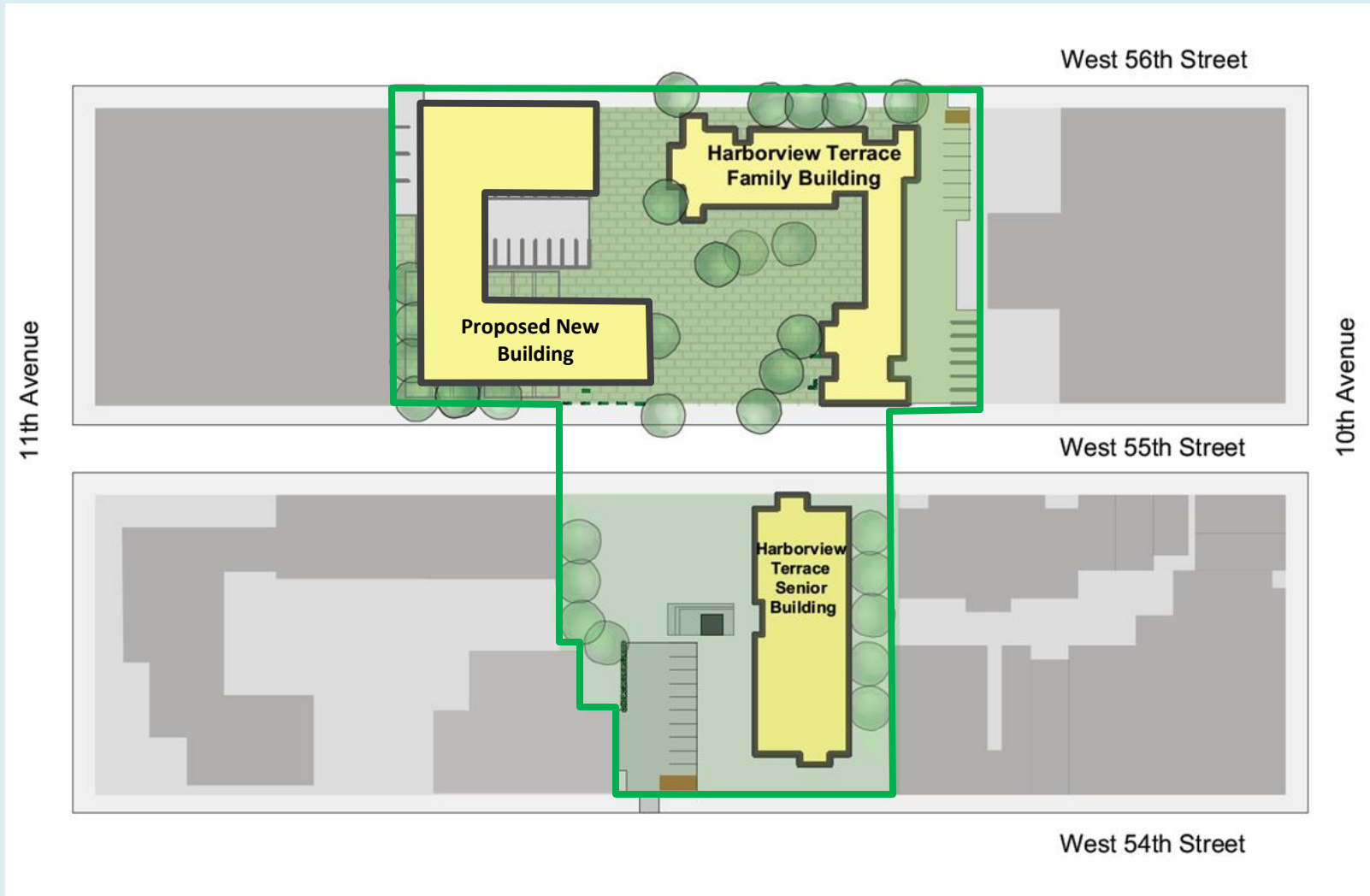
Goals: Community Facility

- State of the art communal space which will serve as a focal point for tenant life and activities
- Community Center to be outfitted to hold various events from general tenant meetings, community gatherings or be available for reservations to celebrate private celebrations
- Capability to provide a genuine resource for the Clinton/Hells Kitchen Community

Community meeting room inspirations:



Open Space Site



2.77 Acres of Land

Harborview Terrace Plan – Public Open Space

Goals: Public Open Space

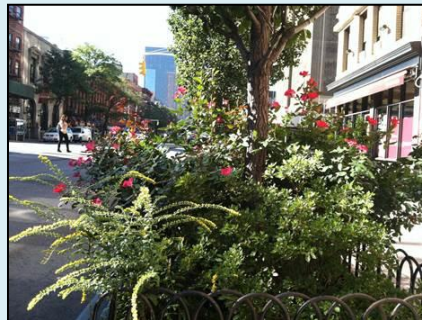
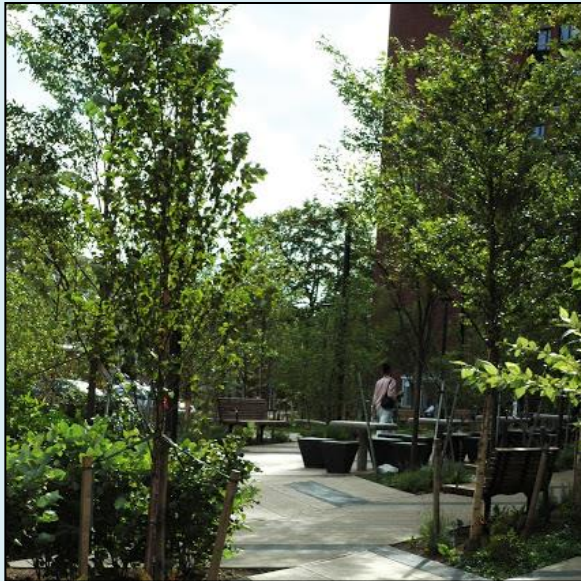
- Consolidation of existing service areas
- Connectivity through the Harborview blocks
- Pedestrian friendly design
- Elements that generate activity and interest from the street
- Improved and consistent lighting plan
- Redesign open space to provide areas for specific use:
 - Adults and elderly
 - Teenagers
 - School age children
 - Toddlers



Existing Public Open Space

Harborview Terrace Plan – Public Open Space

Goals: Public Open Space- Inspiration



Need for Open Space Design Meetings

- November 2013: First Harborview Working Group Meeting
- Subsequent Open Space Design Meetings:
 - August 2014 – Open Space Working Group meeting
 - November 2014 - Harborview Tenants Association design process meeting
 - February 2015 – First Harborview Tenant Open Space design meeting
 - May 2015 - Second Harborview Tenant Open Space design meeting
- January 2016: Open Space Design Recommendations based on tenant meetings presented to MCB4
- February 2016: MCB4 adopts Open Space Design Recommendations

Harborview Tenant Open Space Design Meeting

Harborview tenants came together to brainstorm, share ideas and dreams and build consensus around a plan for the open space



Harborview Tenant Open Space Design Meeting

Harborview tenants came together to review and approve design documents.



Open Space Design Recommendations

Harborview Terrace Tenant Group

Recommendations for Open Space Use

Design Recommendations

1. Children's Playground



Newly designed children's playground with water feature.

2nd children's play area on Senior block



2. Large Open Multi Purpose Space



Multi purpose space designed for community events, family day, outdoor movies, etc.. Outfit with power outlets, water fountain and lighting

3. Seating Area



Comfortable outdoor seating able to accommodate groups larger than four as well as strollers and wheel-chairs access. Some shade option.

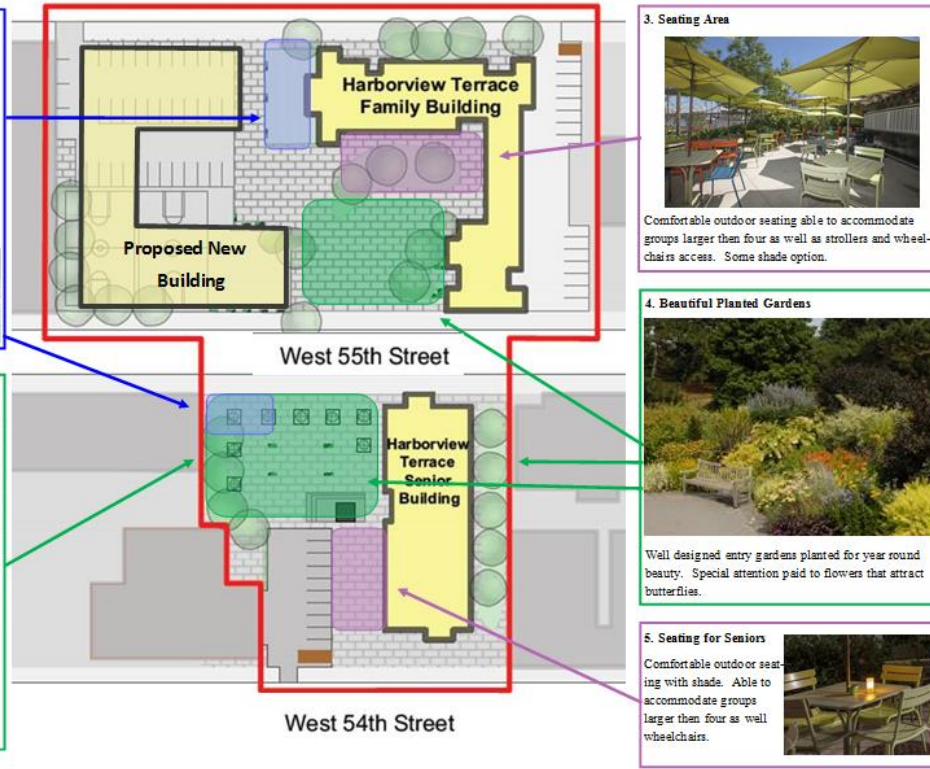
4. Beautiful Planted Gardens



Well designed entry gardens planted for year round beauty. Special attention paid to flowers that attract butterflies.

5. Seating for Seniors

Comfortable outdoor seating with shade. Able to accommodate groups larger than four as well wheelchairs.



1. Play area for children
2. Flexible Plaza (moveable chairs & tables, events and programs)
3. Shaded seating with umbrellas
4. Fully planted gardens
5. Senior seating area
6. Safety concerns
7. Long term maintenance

Open Space Design Recommendations

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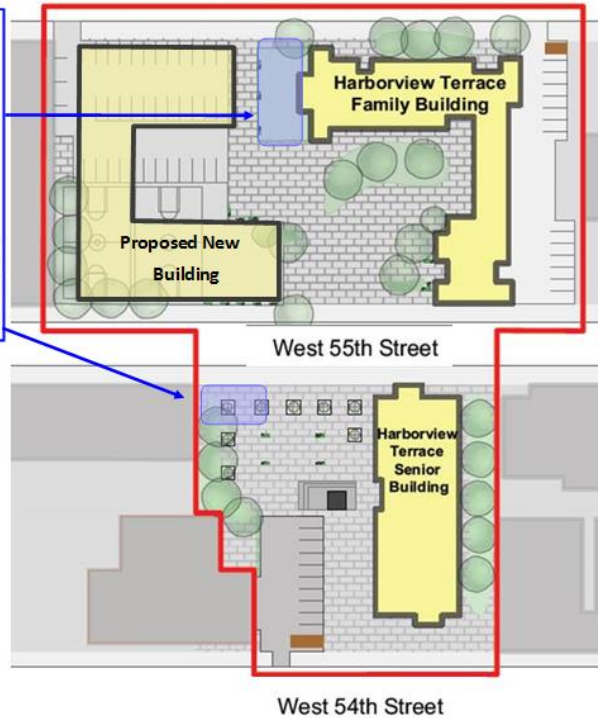
Design Recommendations

1. Children's Playground



Newly designed children's playscape with water feature.

2nd children's play area on Senior block



1. **Play area for children**
2. **Flexible Plaza (moveable chairs & tables, events and programs)**
3. **Shaded seating with umbrellas**
4. **Fully planted gardens**
5. **Senior seating area**
6. **Safety concerns**
7. **Long term maintenance**

Children's Playground: Current Conditions

Harborview



Children's Playground: Design Inspiration

Central Park



Children's Playground: Design Inspiration

Brooklyn Bridge Park



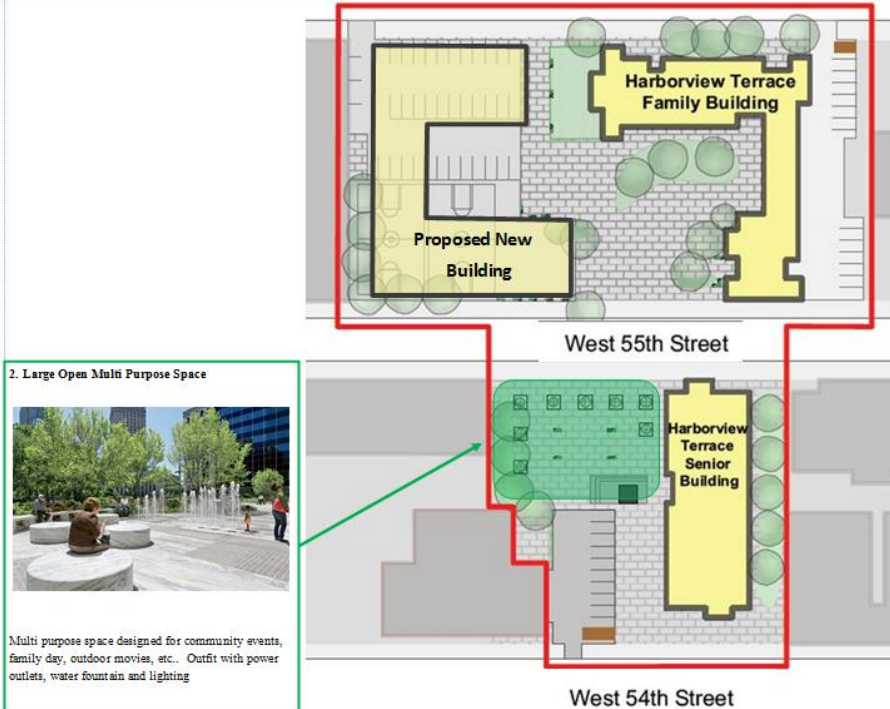
Children's Playground: Design Inspiration

Fort Washington Park



Open Space Design Recommendations

Harborview Terrace Tenant Group



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Multi Purpose Event Space: Current Conditions



Multi Purpose Event Space: Design Inspiration



Multi Purpose Event Space: Design Inspiration

Berlin, Germany

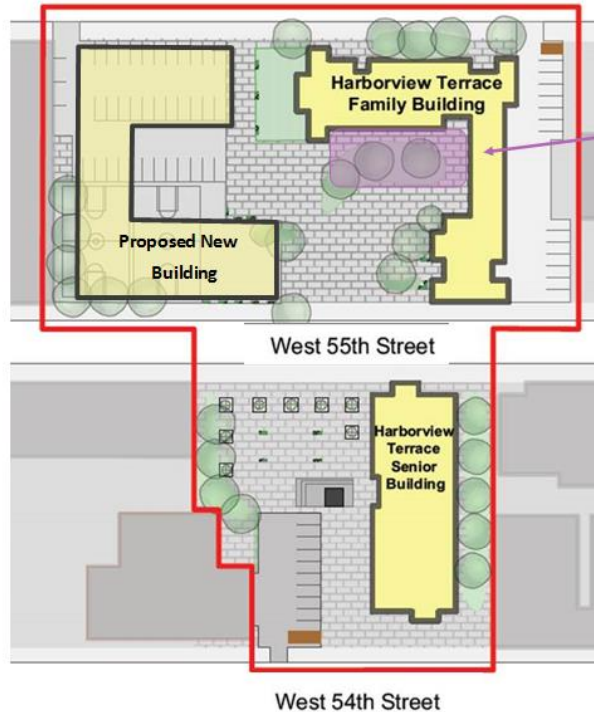


Open Space Design Recommendations

Harborview Terrace Tenant Group

Recommendations for Open Space Use

Design Recommendations



3. Seating Area



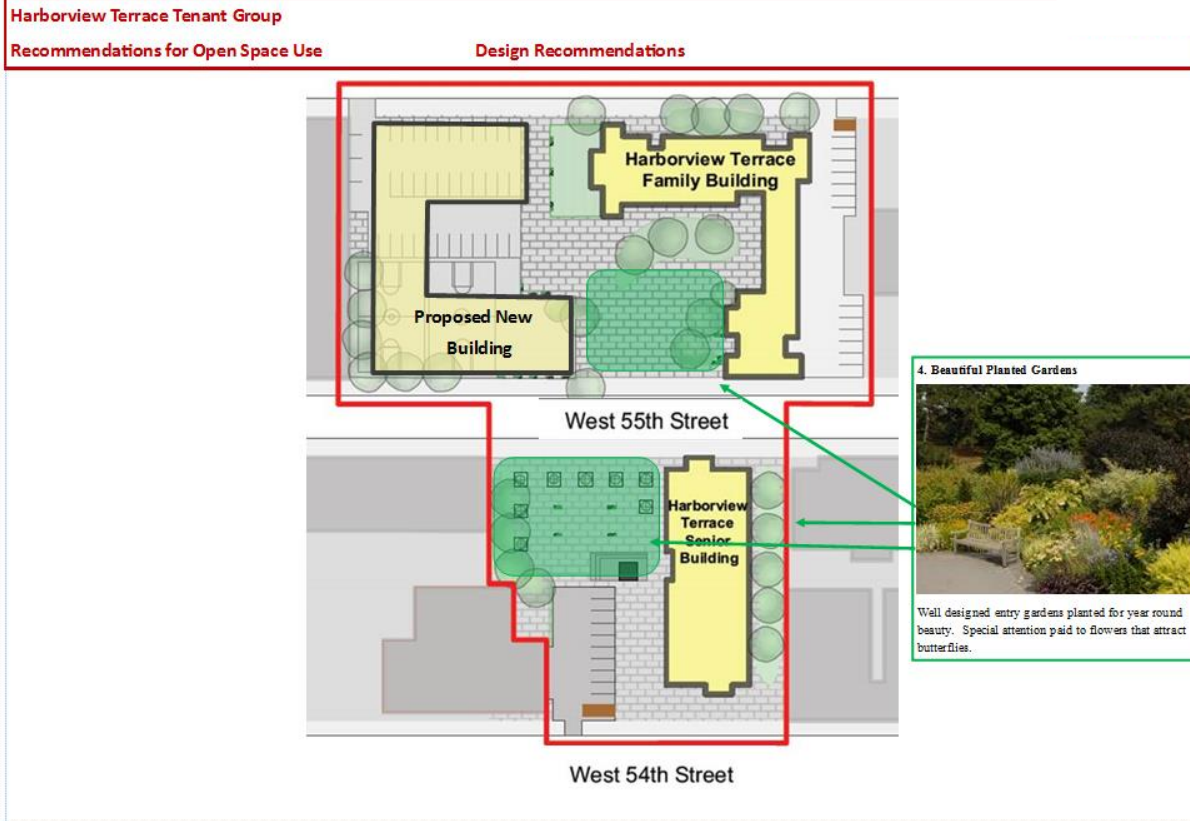
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Seating Area with Shade: Design Inspiration



Open Space Design Recommendations



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Garden: Current Conditions



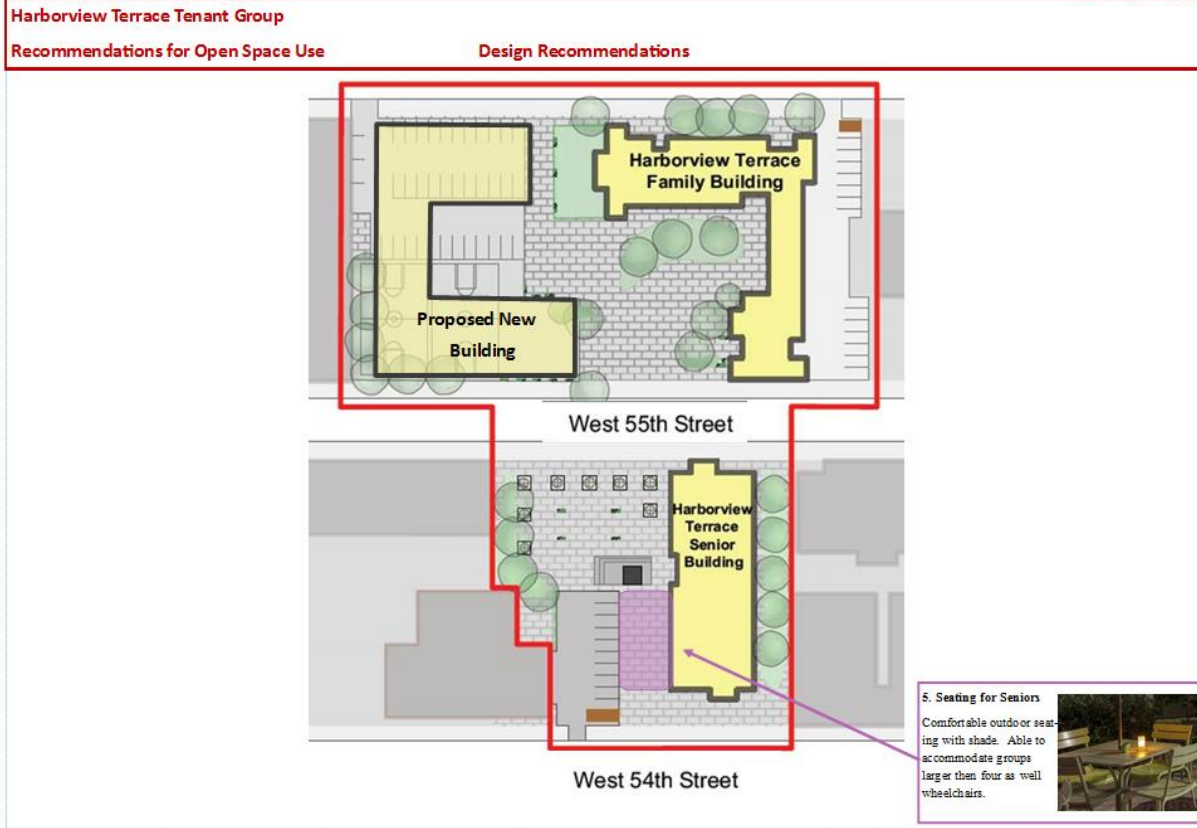
Garden: Design Inspiration



Garden: Design Inspiration



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Seating & Shade: Current

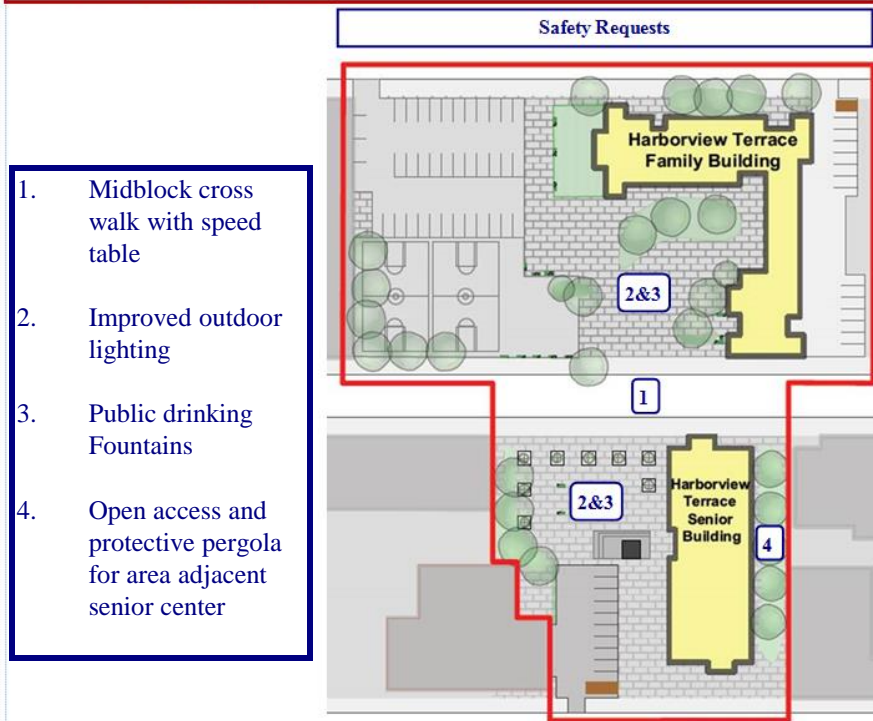


Seating & Shade: Design Inspiration



Open Space Design Recommendations

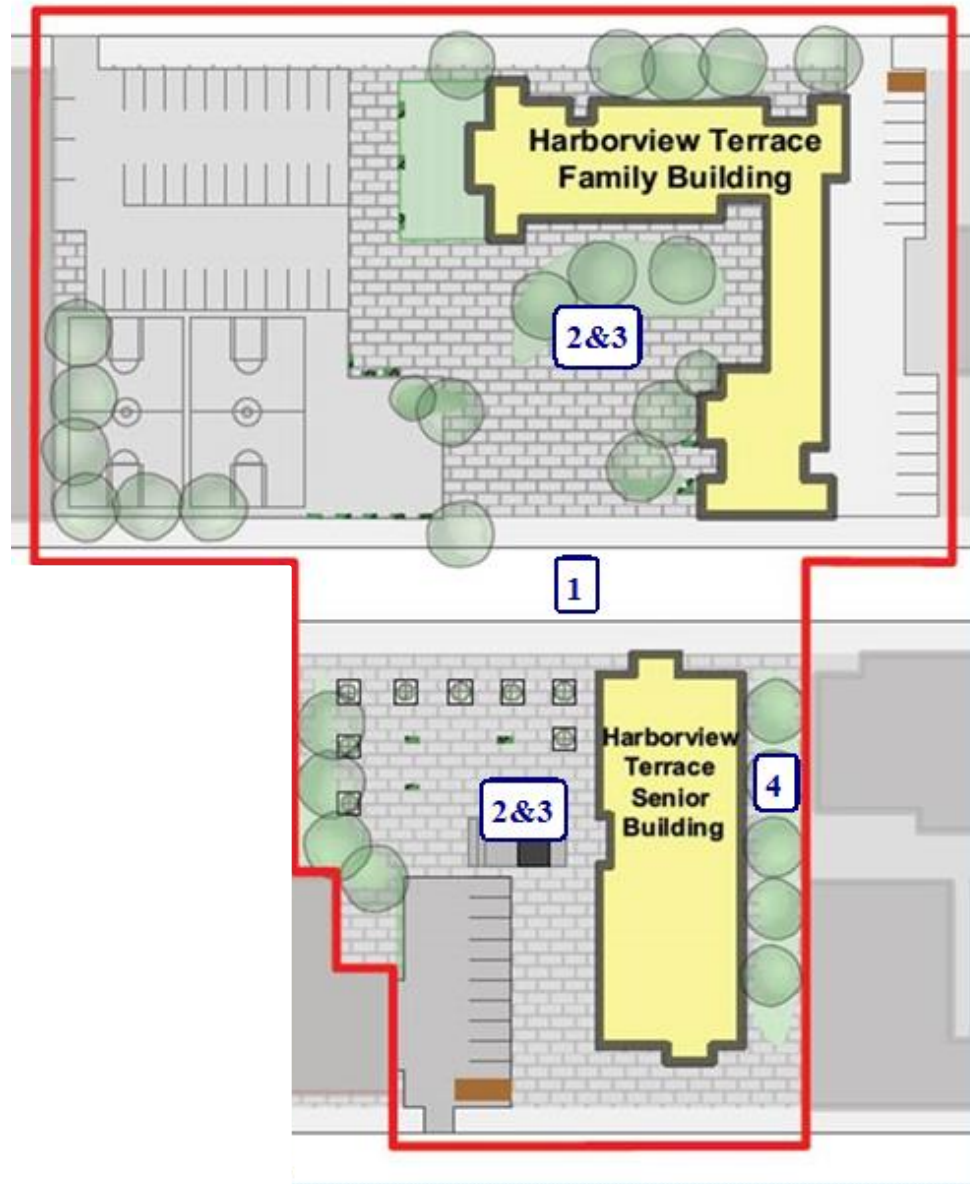
Harborview Terrace Tenant Group Recommendations for Open Space Use



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Safety Recommendations

1. Midblock cross walk with speed table
2. Improved outdoor lighting
3. Public drinking Fountains
4. Open access and protective pergola for area adjacent to senior center



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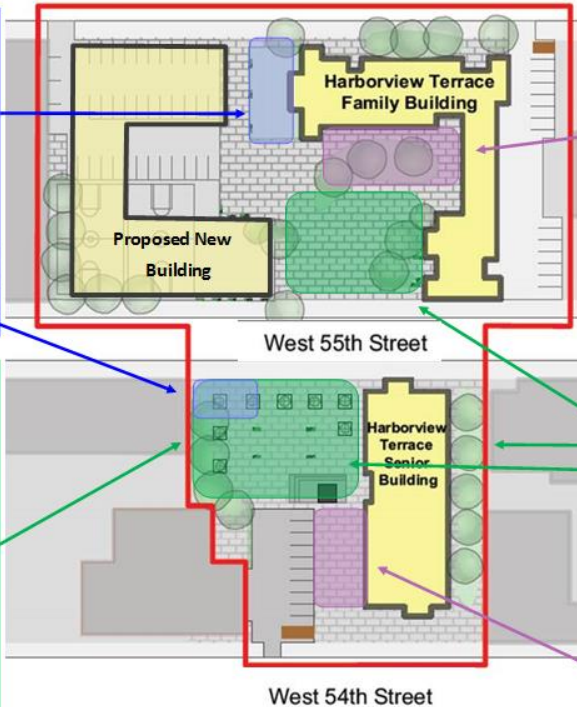
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Long Term Maintenance

Including:

- **A full time gardener**
- **A part time maintenance worker**



Harborview Terrace Plan—Recommendations

Housing Program

- Increase maximum amount of permanently affordable housing from 155 to 230 units
- Add 50% and 60% AMI income bands to proposed 80%/125%/165% unit mix

Site Planning

- New permanently affordable housing building to be located with bulk massed to the west of the site
- Design building with ‘set back and step-down’ maximizing bulk while limiting height
- Create maximum first floor coverage to accommodate consolidated parking and service areas for Harborview Terrace existing NYCHA buildings

Open Space and Community Amenities

- Consolidation of parking and service areas
- Improved design and layout of all public open space including former service areas
- Access and improvement to Community Facility space
- Maintenance plan for improved public open space

Appendix

MCB4 Documents Pertaining to Harborview Development

[Hudson Yards Points of Agreement, dated January 10, 2005](#)

[MCB4 Letter re: NYCHA Sites, dated October 10, 2006](#)

[MCB4 Letter re: Development of Harborview Site, dated April 2, 2008](#)

[MCB4 Letter re: Harborview ULURP Applications, dated July 11, 2008](#)

[MCB4 Letter re: Harborview RFP, dated January 13, 2014](#)

[MCB4 Letter re: Community consensus on Harborview RFP, dated August 13, 2014](#)

[MCB4 Letter re: Harborview Open Space Recommendations, dated February 18, 2016](#)