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architecture

INTERIOR DESIGN CONCEPT PRESENTATION

NYCHA | OHSG

STUY GARDENS I - COMMON AREAS

What Is PACT?

- NYCHA needs \$78.3 billion to fully renovate and modernize its housing, but the federal government has provided only a fraction of the funding needed.
- Through PACT, developments are included in the Rental Assistance Demonstration (RAD) and convert to a more stable, federally funded program called Project-Based Section 8.
- PACT unlocks funding to complete comprehensive repairs, while keeping homes permanently affordable and ensuring residents have the same basic rights as they possess in the public housing program.

PACT Investments & Improvements



Renovated apartment at Twin Parks West



Site improvements at Baychester



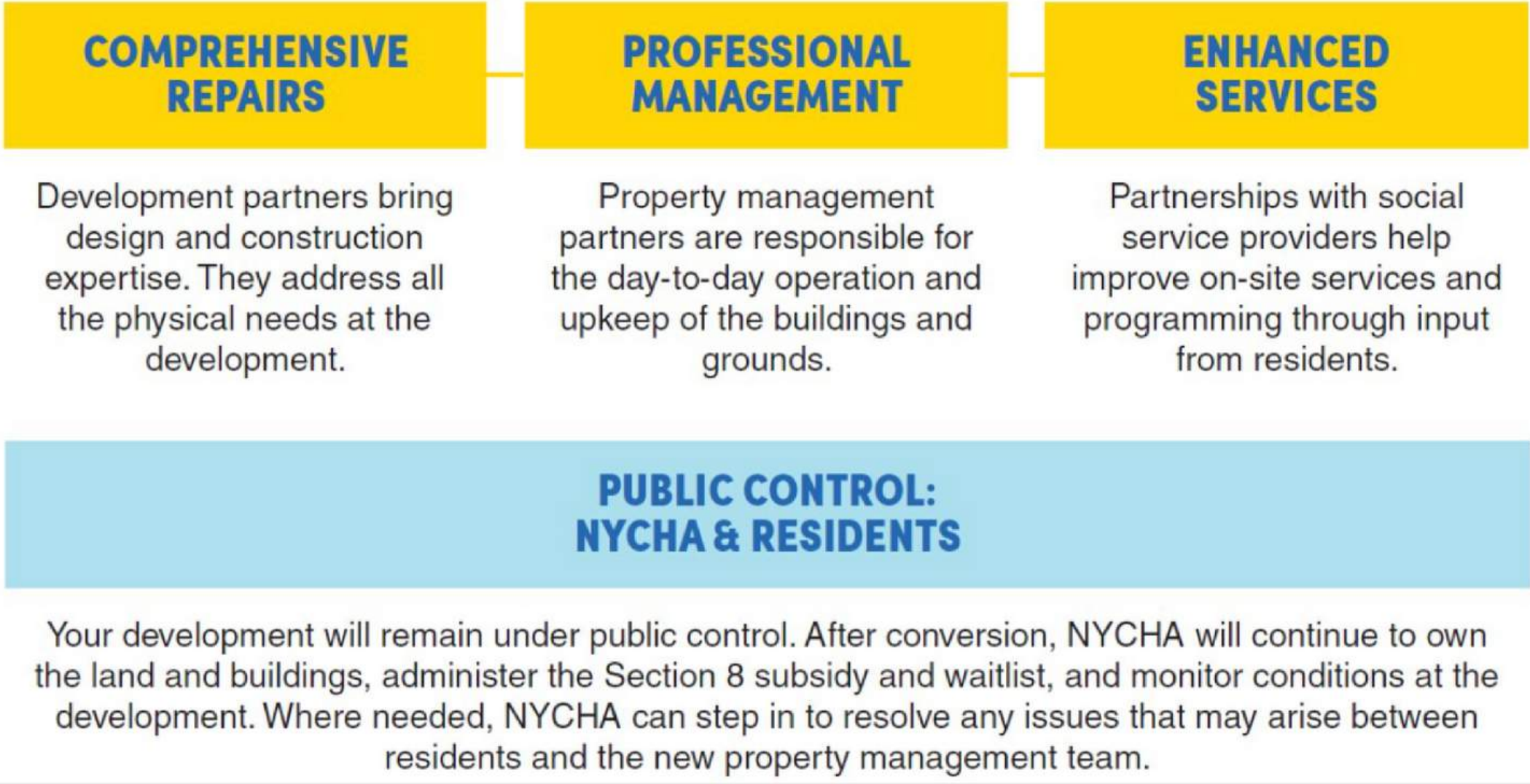
Repaired roof and solar panel system at Ocean Bay (Bayside)



Renovated building entrance at Ocean Bay (Bayside)

How PACT Works

PACT depends on partnerships with private and non-profit development partners, who are selected based on resident input.



Betances



Ocean Bay (Bayside)

* PACT uses the Rental Assistance Demonstration (RAD), which was designed to ensure that as developments transition to the Section 8 program, homes remain permanently affordable and residents have the same basic rights as they possess in the public housing program.

PACT Resident Protections

- All residents **continue to pay 30% of their adjusted gross household income*** towards rent.
- Residents do **not have to pay any additional fees or charges** that are greater than what they currently pay.
- Residents have the **right to remain** or, if temporary relocation is necessary, the **right to return** to the property.
- All existing households **automatically qualify** for the Project-Based Section 8 program and be offered a new PACT lease.
- Lease agreements **automatically renew every year**, and cannot be terminated except for good cause.
- All households who are over- or under-housed are required to **move into an appropriately sized apartment** when one becomes available.
- All **moving and packing expenses are covered** by the PACT partner.
- Residents can **add relatives** to their Section 8 households, and they will have **succession rights**.
- Residents have the right to initiate **grievance hearings**.
- Residents have the opportunity to **apply for jobs** created by PACT.

*Exceptions may apply to households who pay flat rent, are current tenant-based Section 8 participants, or a mixed family, as defined by HUD.

Look at Your New Kitchens & Bathrooms!

Model apartments expected
July 2024



Basic Bathroom Render



Basic Kitchen Render

Waste & Maintenance Feedback Summary

Waste + Pest Management

- **Trash Collection:** residents would like to see more collection points closer to the rear exits of the doors.
 - During COVID, trash bins were located near rear exits and there were more of these collection points; residents reported that this worked better than the alleyway collection areas
 - Residents like the container with a lift-able lid; but concerned for elderly and children who may not be able to reach
- **Improper disposal** was the primary grievance for residents.
 - Trash is often left immediately outside the rear exit, on the ground outside, hallways and it can take days for it to finally be removed
 - Trash thrown out of windows
 - Residents want more cameras to catch improper disposal
- **Pest Management**
 - Huge rodent problem; discouraging residents from using outdoor spaces

Active Security + Site Safety

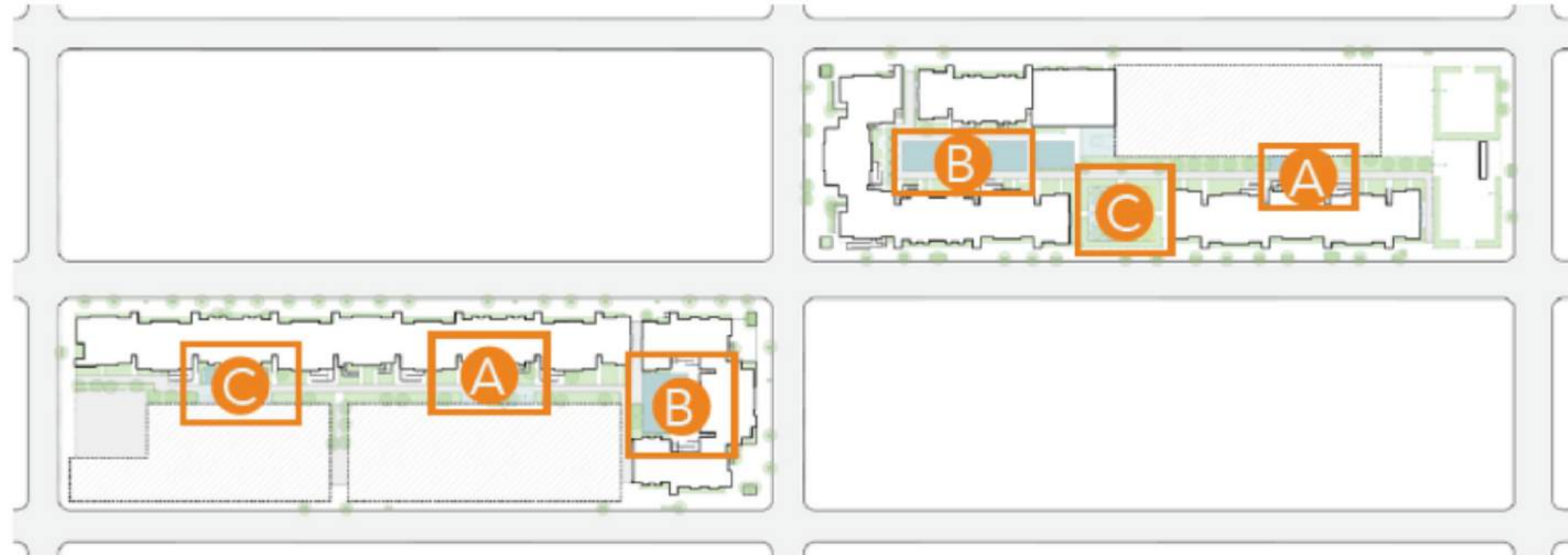
- **Safety, Security & Enforcement:**
 - Residents responded in favor of 24/hr surveillance
 - Concern about the ease of roof access - where people can easily access the roof and move from building to building
- **Lighting**
 - Residents expressed dark spots and inefficient lighting in courtyards; some exterior lights are not in working order
- **Courtyard Security:** residents want to see a new fob access at the entry points to the courtyards
 - Want a way to lock up the amenities (especially at night) - citing instances of people sleeping in the courtyards at night
 - Concerns of safety for children playing; would like to see secure playgrounds

STUYVESANT GARDENS I • DESIGN WORKSHOP

Landscape Feedback Summary

A Linear Park

- Limited interest in outdoor fitness
- Numerous complaints about rodent issues, which drastically reduce residents' willingness and ability to use outdoor spaces
- Overwhelming interest in shade structures and additional shade in outdoor spaces
- Desire for space to host children's events
- Support for dog run but concern about continued littering of dog waste around the outdoor spaces.



B Playground

- Overwhelming interest in outdoor seating
- Positive reaction to the splash pad and landform renderings

C Social Plaza

- Overwhelming interest in grills to support birthdays, cookouts, family day, and other social events
- Picnic tables and power hookups were noted for inclusion to design to support these events

Landscape Feedback Summary

Other / General Feedback

SECURITY

- **Locked gates are extremely important to residents.**
- **Desire for locking up the public spaces at night, as well as fob access for everything (including to property, building, floor, and individual apartment)**
- **Residents noted that security had been lacking in the past, including at roof level**
- **Residents need a safe place for packages to be delivered**

LIGHTING

- **Broken lighting fixtures, both inside and outside, leave the property dark at night**
- **This added to issues with trash disposal, as well as making the site feel unsafe**

GROUNDS

- **Complaints regarding rodents living in the rubble**
- **Residents have concerns with uneven pavements + trip hazards**

STUYVESANT GARDENS I

Reminder of Proposed Improvements

- **Kitchen & Bath Renovations**
- **Roof Replacement**
- **Security Upgrades**
- **Open Space & Community Facilities**
- **Building System Modernization**
- **Upgrade Electrical Systems & HVAC**
- **Replaced Windows**
- **Lobby & Common Area Beautification**
- **New Landscaping**
- **Repaired Sidewalks & Fences**
- **Accessibility Upgrades**
- **Elevator Modernization**

DESIGN CONCEPT

STUY GARDENS 1 - Artistic Mosaic of Cultures

Brooklyn is a melting pot of cultures. This concept celebrates this diversity through vibrant colors, patterns, and textures from various cultures.



Stuyvesant Gardens 1 (Historic Designation) - ARTISTIC MOSAIC OF CULTURES

Building: #1: 245 LEWIS AVE -245, 714, 720, 730, 734, 740, 744, 750, 760

Area(s): VESTIBULE AND TYP. CORRIDOR + MAIL AREA

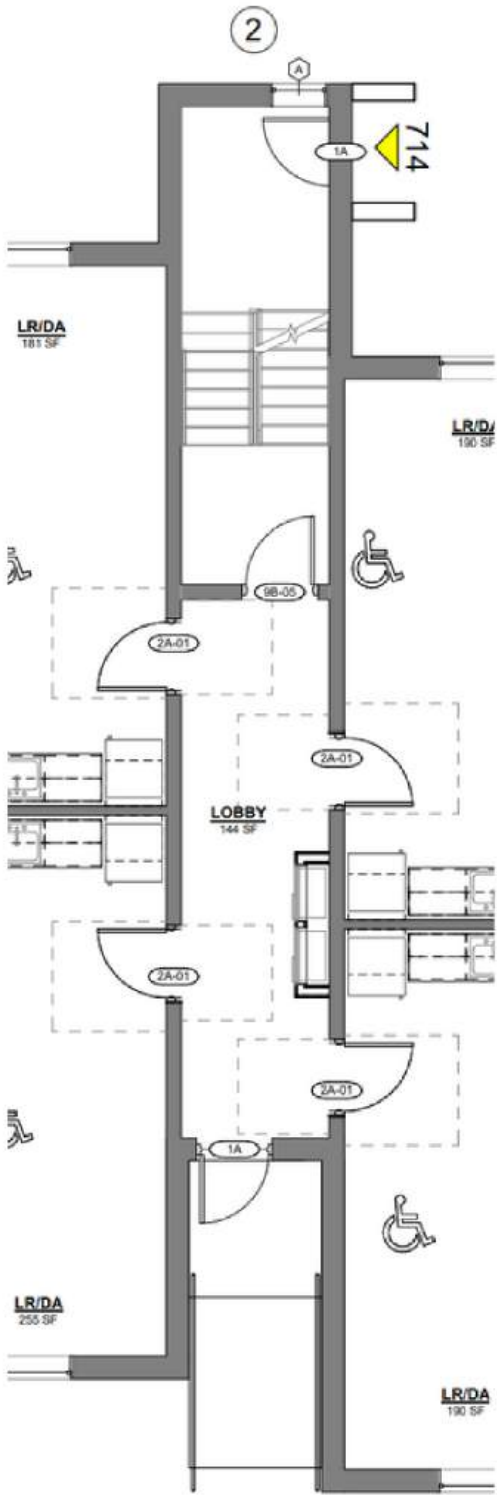
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STAIR LANDING



APARTMENT CORRIDOR + MAIL AREA

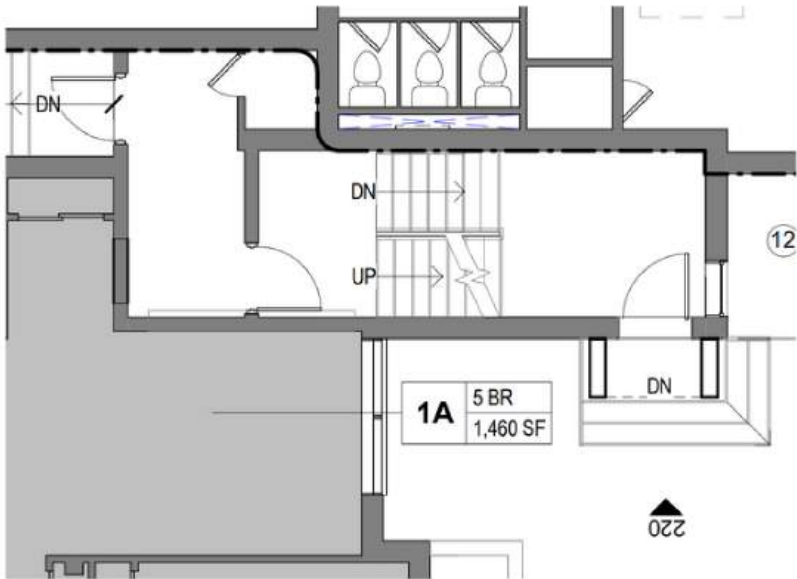


FLOOR PLAN

Stuyvesant Gardens 1 (Historic Designation) - ARTISTIC MOSAIC OF CULTURES

Building: #2: 770 GATES AVE: 770, 210, 220, 585, 212 (CAMBA + EARLY CHILDHOOD)

Area(s): MAIL AREA (#220)



FLOOR PLAN



FLUSHMOUNT



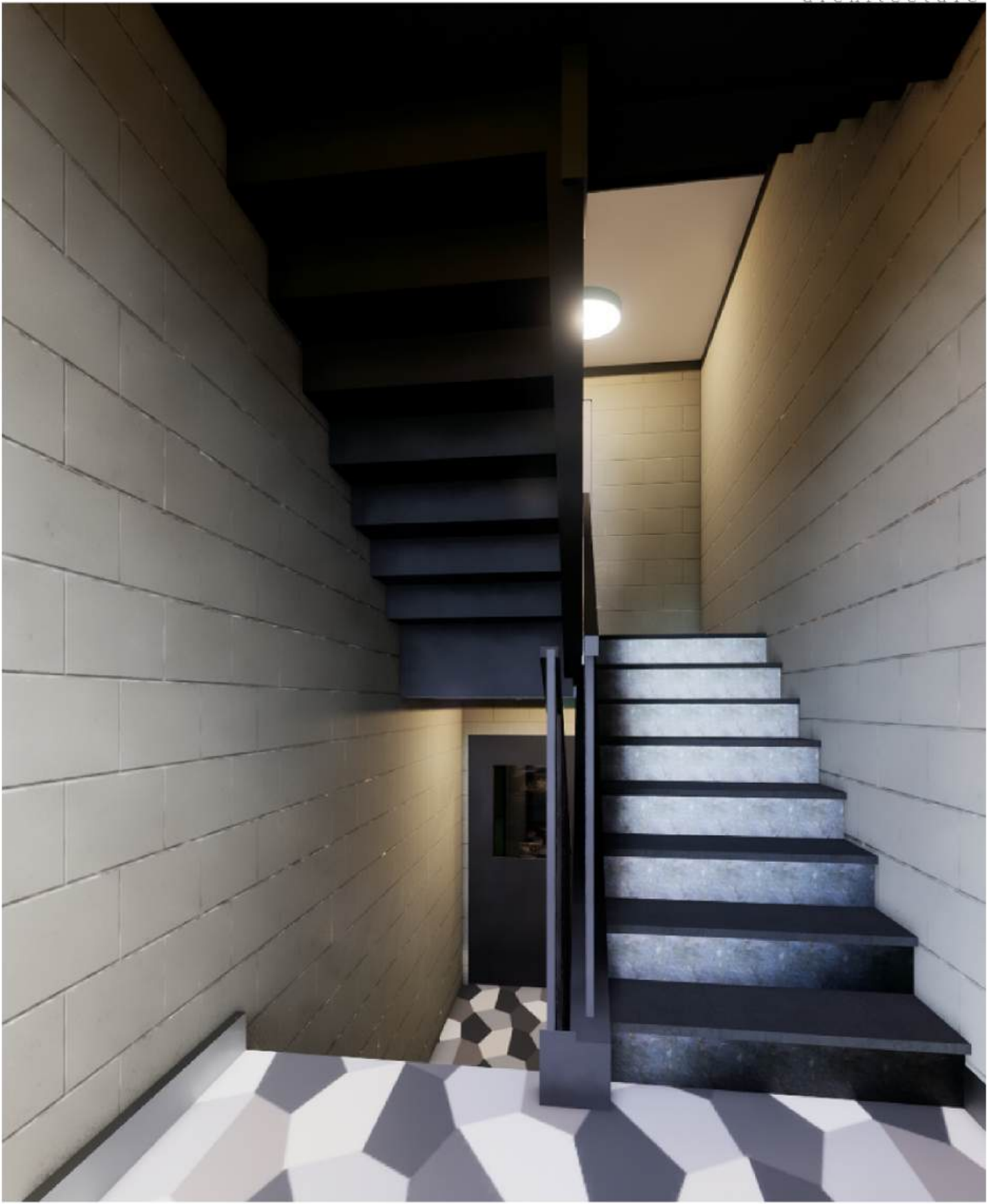
8" x 8"
FLOOR TILE



WALL PAINT
COLOR



ENTRY VESTIBULE / MAIL AREA



STAIR LANDING

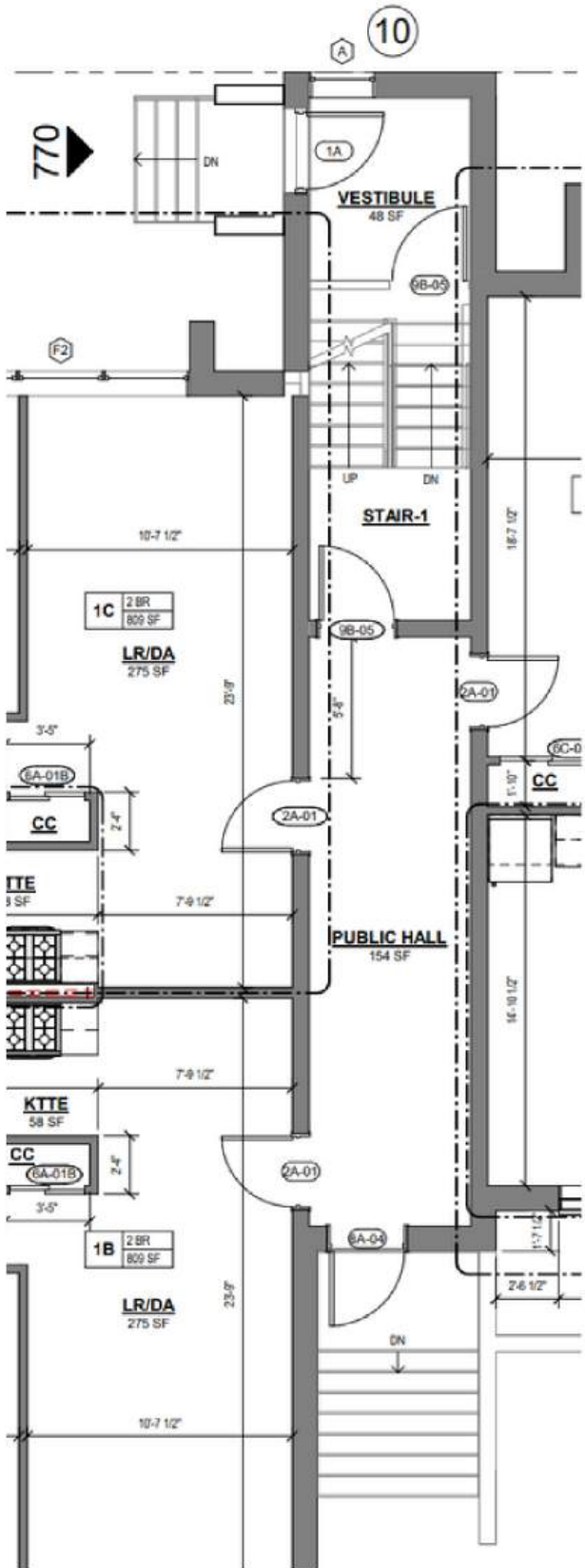
Stuyvesant Gardens 1 (Historic Designation) - ARTISTIC MOSAIC OF CULTURES

Building: #2: 770 GATES AVE: 770, 210, 220, 585, 212 (CAMBA + EARLY CHILDHOOD)

Area(s): VESTIBULE AND TYP. CORRIDOR



APARTMENT CORRIDOR

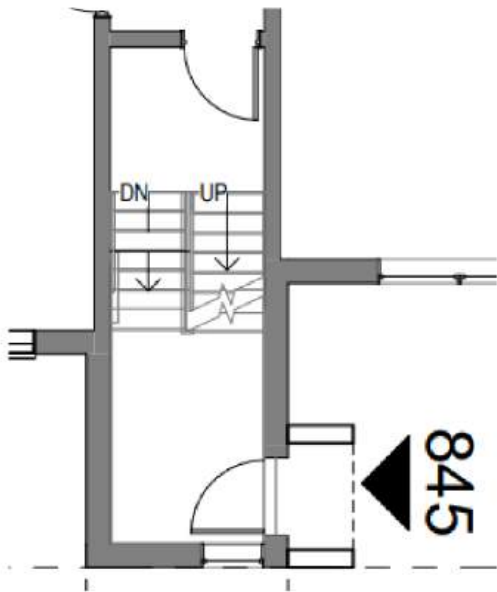


FLOOR PLAN

Stuyvesant Gardens 1 (Historic Designation) - ARTISTIC MOSAIC OF CULTURES

Building: : #3: 835 GATES AVE - 835, 175, 185, 841, 845, 855, MANAGEMENT OFFICE, TA OFFICE, 710 - DAYCARE CENTER

Area(s): TYP. MAIL AREA (#845)



FLOOR PLAN



FLUSHMOUNT



8"x 8"
FLOOR TILE



WALL PAINT
COLOR



ENTRY VESTIBULE / MAIL AREA



STAIR LANDING

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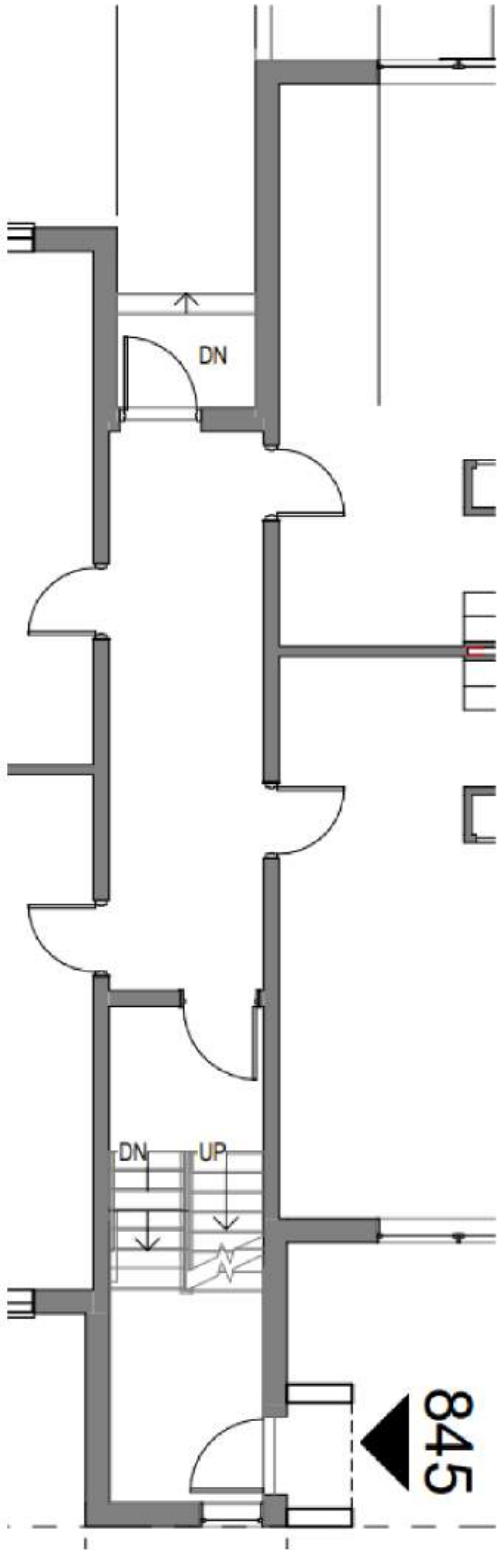
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Building : #3: 835 GATES AVE - 835, 175, 185, 841, 845, 855, MANAGEMENT OFFICE, TA OFFICE, 710 - DAYCARE CENTER

Area(s): TYP. CORRIDOR (#845)



APARTMENT CORRIDOR



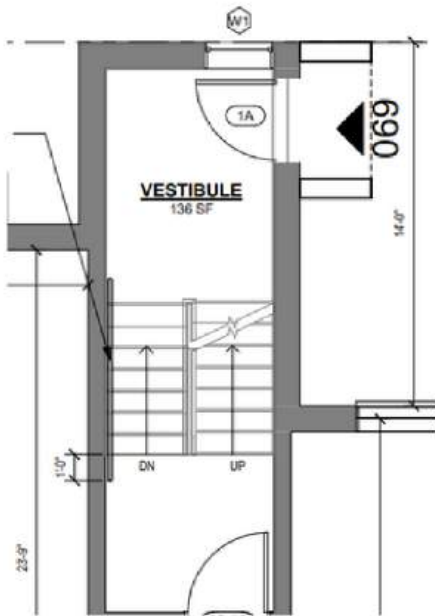
FLOOR PLAN

Stuyvesant Gardens 1 (Historic Designation) - ARTISTIC MOSAIC OF CULTURES

Building: #4: 690 QUINCY ST - 690 & 700

Area(s): TYP. MAIL AREA

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FLOOR PLAN



FLUSHMOUNT



8"x 8"
FLOOR TILE



WALL PAINT
COLOR



ENTRY VESTIBULE / MAIL AREA



STAIR LANDING

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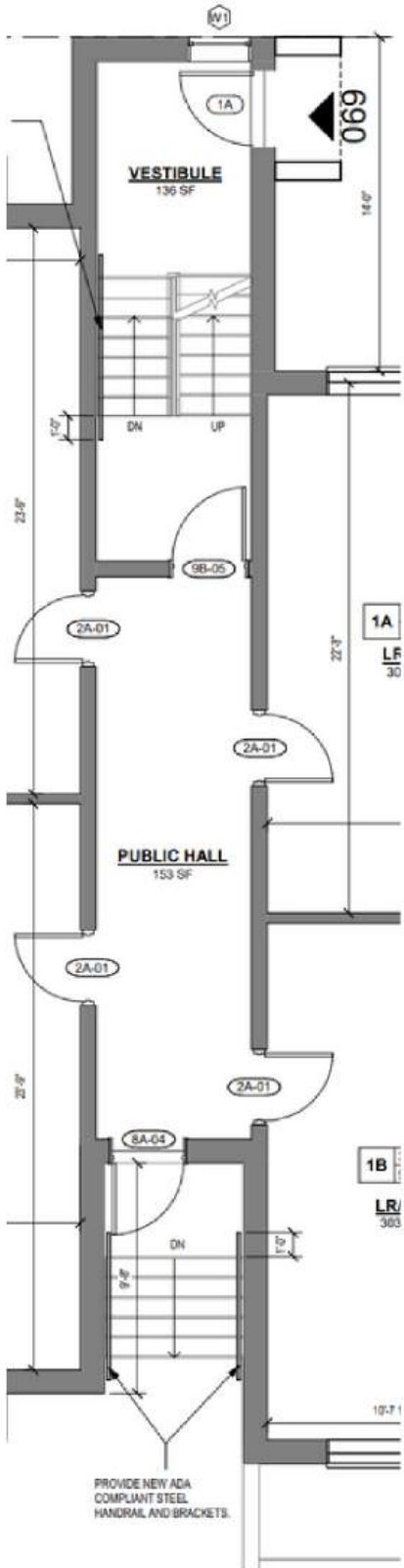
Stuyvesant Gardens 1 (Historic Designation) - ARTISTIC MOSAIC OF CULTURES

Building: #4: 690 QUINCY ST - 690 & 700

Area(s): VESTIBULE AND TYP. CORRIDOR



APARTMENT CORRIDOR



FLOOR PLAN

Stuyvesant Gardens 1 (Historic Designation) - ARTISTIC MOSAIC OF CULTURES

Building: #5: 885 GATES AVE - 885, 865, 875, 881

Area(s): TYP. MAIL AREA



FLOOR PLAN



FLUSHMOUNT



8" x 8"
FLOOR TILE



WALL PAINT
COLOR



ENTRY VESTIBULE / MAIL AREA



STAIR LANDING

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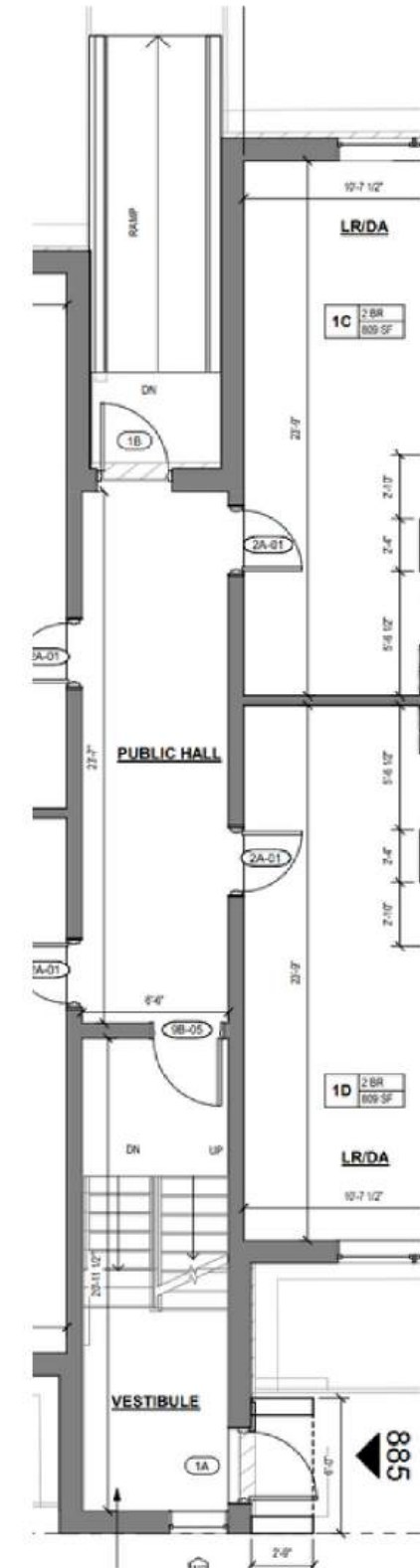
Stuyvesant Gardens 1 (Historic Designation) - ARTISTIC MOSAIC OF CULTURES

Building: #5: 885 GATES AVE - 885, 865, 875, 881

Area(s): VESTIBULE AND TYP. CORRIDOR



APARTMENT CORRIDOR



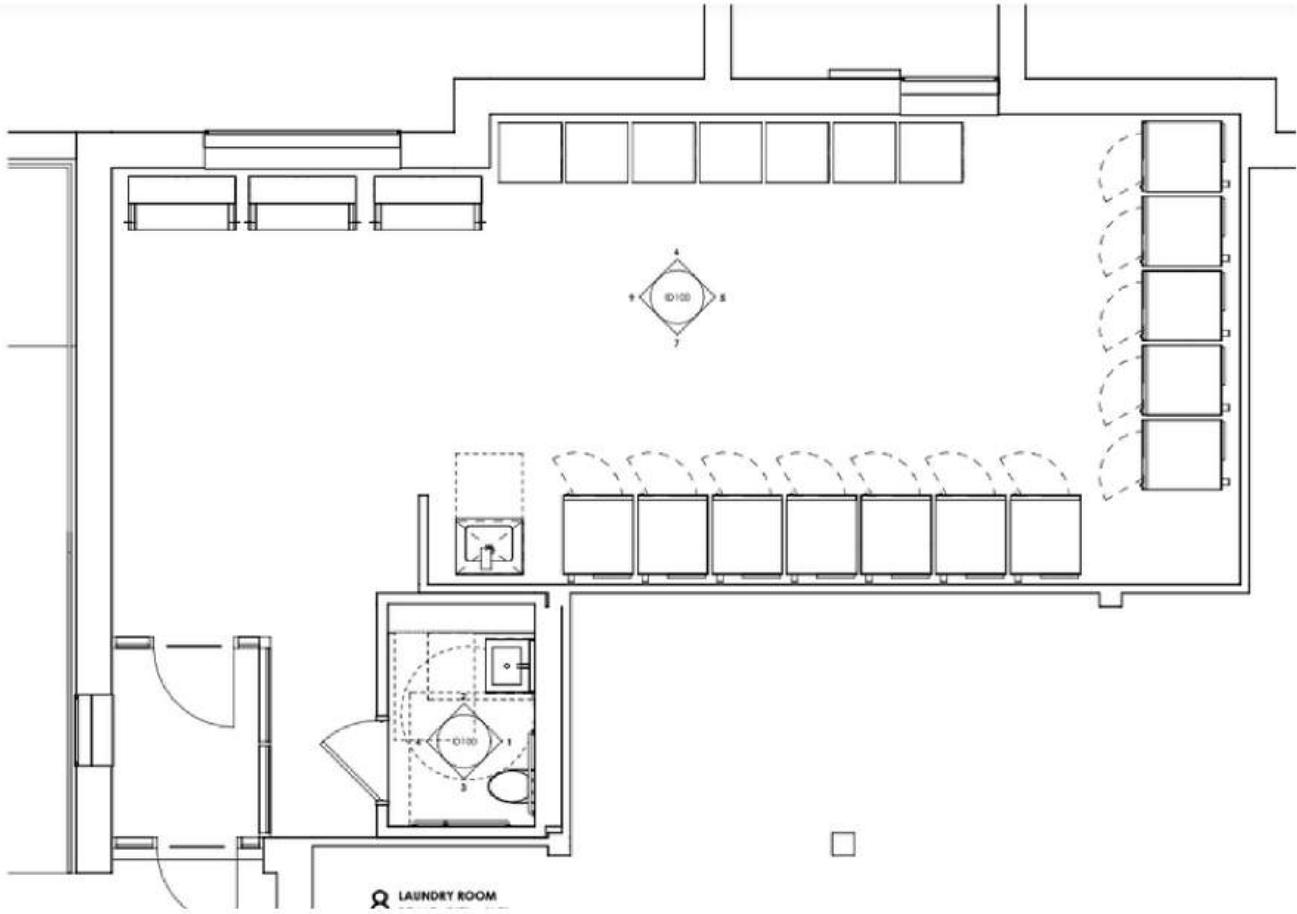
FLOOR PLAN

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Stuyvesant Gardens 1 (Historic Designation) - ARTISTIC MOSAIC OF CULTURES

Building: #3: 835 GATES AVE - 835, 175, 185, 841, 845, 855, MANAGEMENT OFFICE, TA OFFICE, 710 - DAYCARE CENTER

Area(s): CELLAR LAUNDRY ROOM



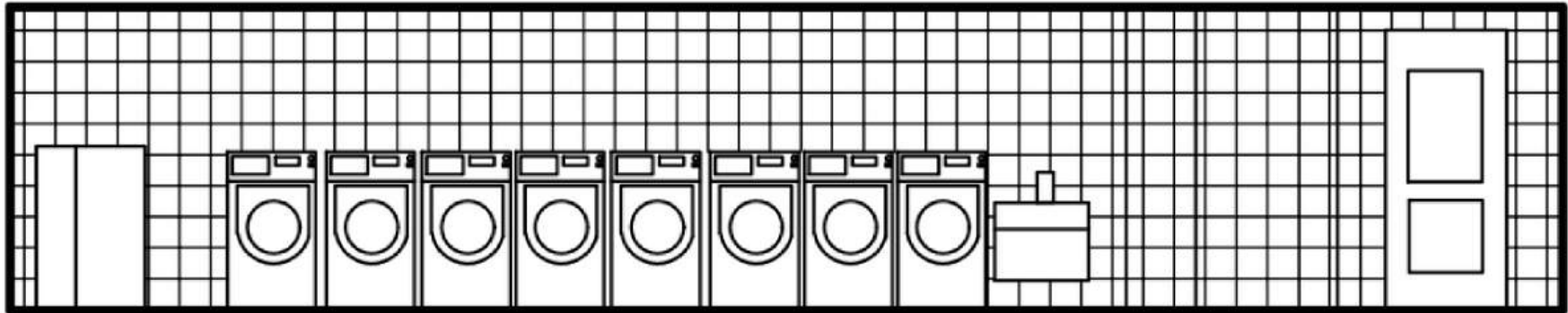
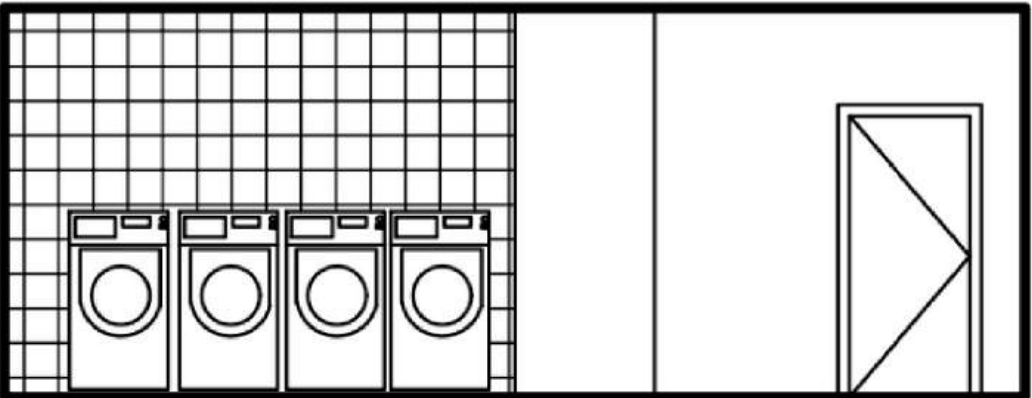
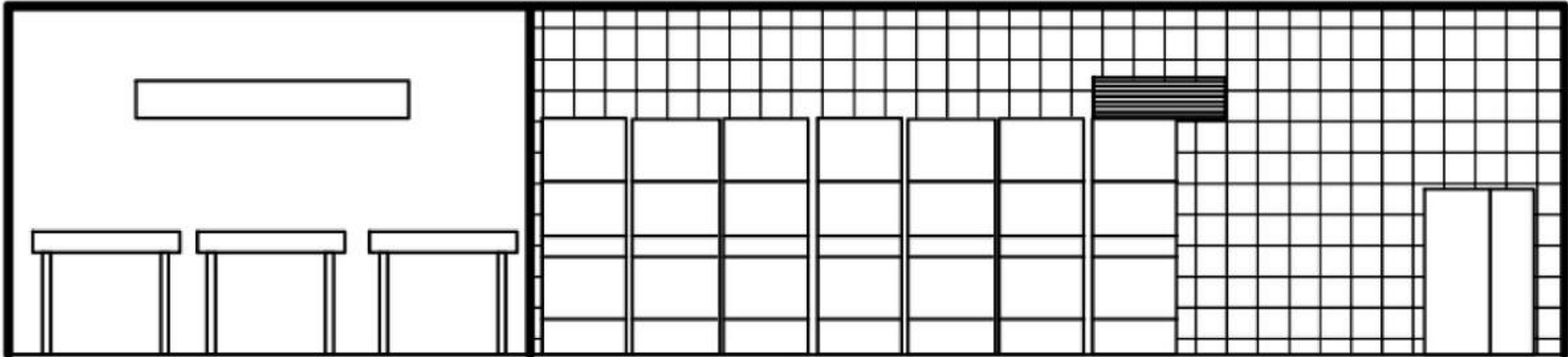
WALL PAINT
COLOR



8x8
WALL TILE



HERRINGBONE
MOSAIC FLOOR TILE



Stuyvesant Gardens 1 (Historic Designation) - ARTISTIC MOSAIC OF CULTURES

Building: #3: 835 GATES AVE - 835, 175, 185, 841, 845, 855, MANAGEMENT OFFICE, TA OFFICE, 710 - DAYCARE CENTER

Area(s): CELLAR LAUNDRY ROOM

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VESTIBULE / TYPICAL CORRIDOR

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