

Artwork by: Riis resident, 2024

Jacob Riis Houses Community Planning Process – Resident Meetings: Meeting 7 on October 22 + Meeting 8 on October 29, 2024

Riis Tenants Association + BFJ Planning + New York City Housing Authority + Nelligan White Architects

Agenda

1. Introductions
2. Jacob Riis Houses – Existing Conditions Assessment
3. Site Analysis of Riis Campus (Issues & Opportunities)
4. Design Ideas
 - Campus Improvements
 - Building Improvements
 - Apartment Improvements
5. Open House – Preference of Choice



Introductions

Jacob Riis Tenants Association



Daphne Williams
President

Mary Cannon
1st Vice President

Sharon Stergis
2nd Vice President

Nilsa Owens
Treasurer

Diane Gomez
Secretary

Community Planning Process Resident Advisors

BFJ Planning Team



Jonathan Martin

Christine Jimenez

Nile Johnson

Evan Accardi

Suzanne Goldberg

Eshti Sookram

Nelligan White Architects

- Bruce Nelligan**
- Ester Martin Areste**
- Purvi Gargayan**
- Sonny Gonzalez**



Timeline of this Community Planning Process

1 Sharing Information (Door-drop materials, posters in common areas)
Mid-December (2023)

WINTER

2 Listen & Learn:
January - March (2024)

Goals:

- Launch planning process
- Clarify purpose & goals of the process
- Affirm resident rights and protections
- Surface key resident concerns and priorities
- Begin conducting building conditions assessments

SPRING / SUMMER

3 Design Options:
April - August (2024)

Goals:

- Reflect back & confirm resident concerns
- Share preliminary findings from building conditions assessments
- Define resident goals & objectives
- Develop design and program options

FALL

4 Consensus Building:
September - November (2024)

Goals:

- Create a shortlist of design & program options
- Affirm key principles & desired outcomes
- Build consensus around a desired direction
- Publish a Jacob Riis Houses Community Plan

Engagement Activities:

- Town Hall style meetings
- Workshop style meetings
- Open House style meetings
- Small group meetings
- Resident surveys
- Resident Subcommittees
- On-Site Riis Office Hours
- Site visits
- Interactive website

a Gather input around ideas/proposals + principles and guidelines +

b Develop Community Plan Document

c October Meetings
December Meetings

d Distribute Plan

e Community Voting Process in early 2025



Existing Conditions Assessment

An Existing Conditions Assessment for Jacob Riis Houses was recently completed and includes a comprehensive description of our findings.

We will discuss these key takeaways from our assessment:

- 1. Building Enclosures**
- 2. Buildings Systems**
- 3. Environmental Hazards**
- 4. Accessibility**
- 5. Apartments**
- 6. Lobbies and Common Spaces**
- 7. Conclusions**



Existing Conditions Assessment

BUILDING ENCLOSURE – Exterior Masonry

- Brick damage is extensive, more than usual due to the location.
- Some incremental brick repairs may be possible in places; in others, full brick replacement or over-cladding is required.
- The exterior walls have no insulation, making the buildings energy inefficient and difficult for residents to control interior temperatures.



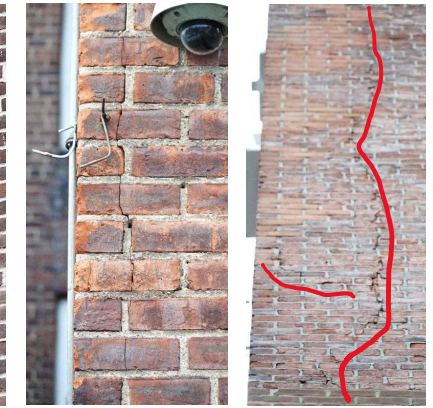
Building 5 (1141 FDR Drive) Damage Mapping



Pieces of brick spalls on the sidewalk



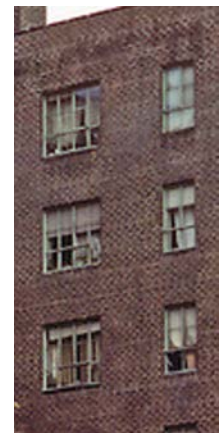
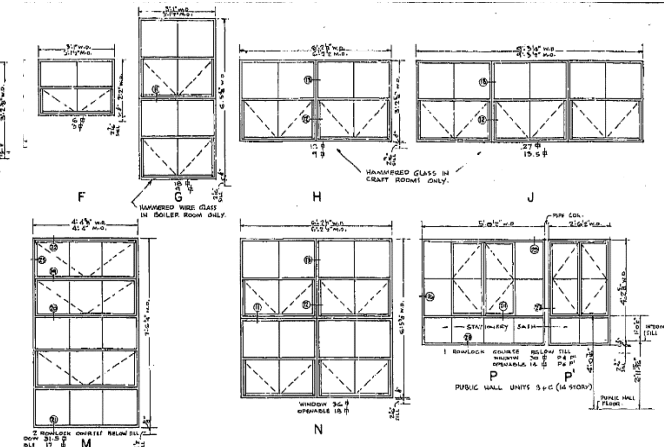
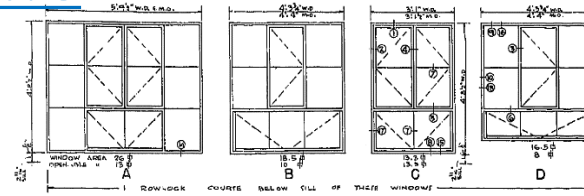
Building 2: Spalled brick at bathtub area



Existing Conditions Assessment

BUILDING ENCLOSURE - Windows

Windows were installed in 1982 and must be replaced with new windows that comply with current energy codes and match the original window appearance.



Riis Houses Windows Current Condition

Riis Houses Original Windows



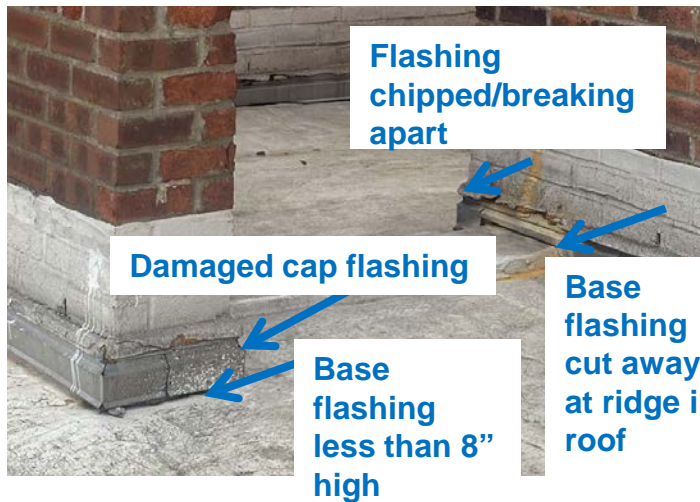
Existing Conditions Assessment

BUILDING ENCLOSURE – Roofs and Parapets

The roofs at Buildings 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, and 13 are guaranteed by Siplast for 30 years, valid until 12/29/2050. The roofs at Buildings 14, 15, 16, 17, 18, and 19 are guaranteed by Johns-Manville for 20 years, valid until 2036.

Most of the roofs have recently been replaced, but repairs are necessary to address ponding and leaks.

The source of leaks at top floors is from parapets. Parapets must be replaced.



Existing Conditions Assessment

BUILDING SYSTEMS

- Electrical, plumbing, and elevator systems are beyond their useful life and must be replaced.
- The steam heating system will likely require full replacement.
- There is opportunity to consider modern systems that incorporate, heating, cooling, and ventilation.



**Steam leak at Building 4
(1225 FDR Drive)**



**Steam to water generator and hot water
storage tank system in Building 9**



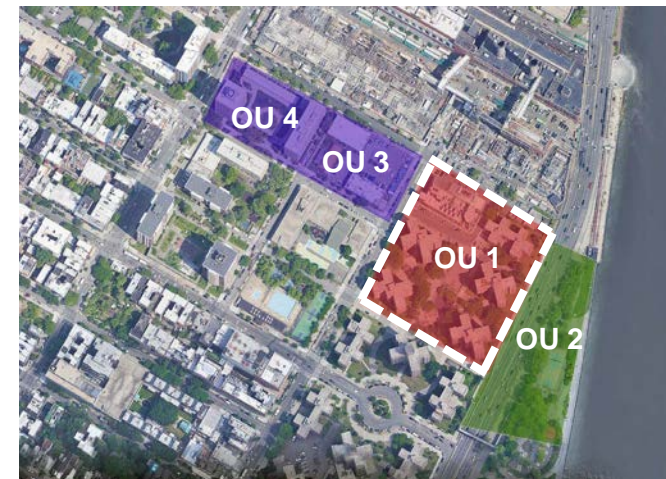
Existing Conditions Assessment

ENVIRONMENTAL

- Approximately 25% of apartments contain lead-based paint, which must be removed.
- Contaminated soil and underground coal tar must be remediated and coordinated with a larger investment plan.
- The entire development is in a flood plain and is vulnerable to inundation from stormwater and storm surge.



Area in cyan has an annual 1% chance of flooding.



Manufactured Gas Program (MGP)



Existing Conditions Assessment

ACCESSIBILITY

- Riis is not mobility accessible according to modern standards.
- Building and elevator dimensions limit the number of apartments that can be retrofitted to only 4 apartments.

NYCHA's goal is to have at least 7% of units be mobility accessible (124 units).

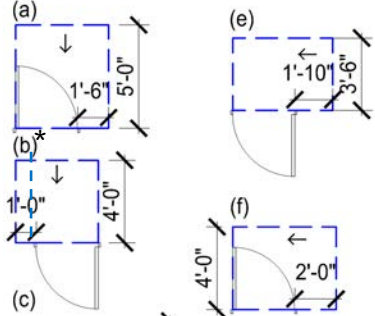
How do we achieve mobility-accessible units?

- Rehabilitating the existing units, which may result in a reduction of bedroom count and will incur significant construction costs.
- Construct a new building.
- If mobility-accessible units are not provided at Riis, Replacement Units (in another development) would be provided.

ACCESSIBILITY - CHALLENGES

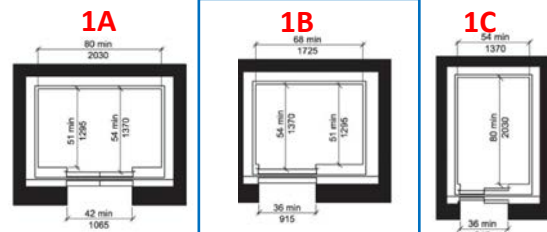
Maneuvering clearances

REFERENCE:
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS: ICC A117.1 FIG. 404.2.3.2



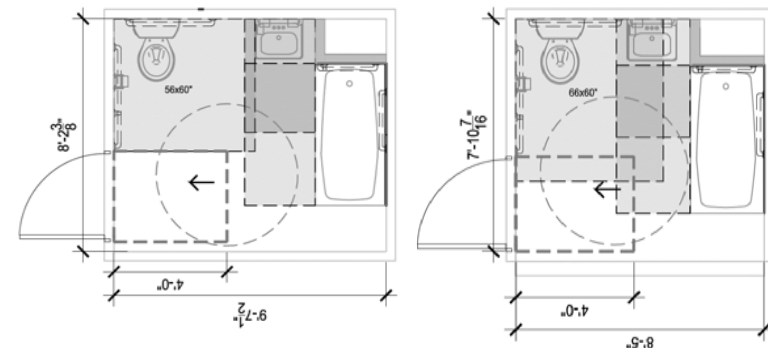
Elevators

407.4.1 Inside dimensions
Inside dimensions of elevator cars shall comply with Table 407.4.1.
Exception: Existing elevator car configurations that provide a clear floor area of 16 square feet (1.5 m²) minimum, and provide a clear inside dimension of 36 inches (915 mm) minimum in width and 54 inches (1370 mm) minimum in depth, shall be permitted.



Most typical NYCHA elevator door location

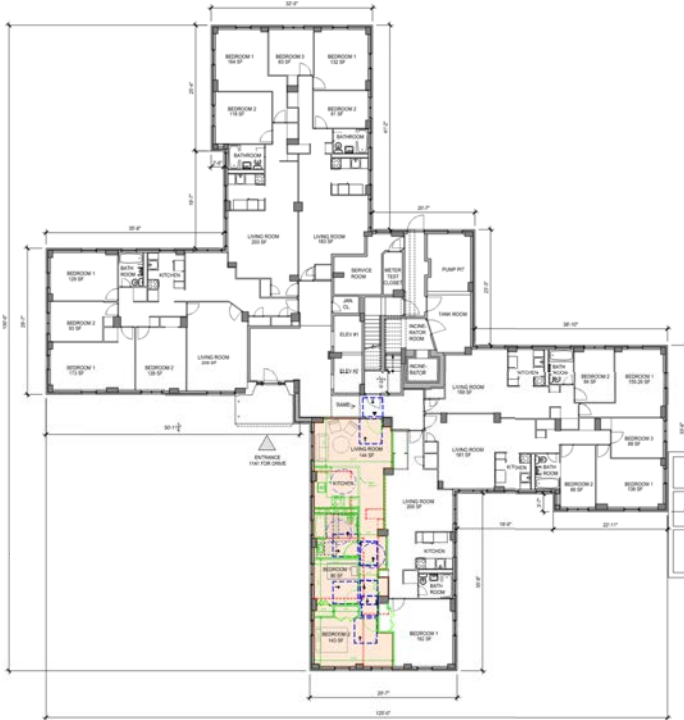
Bathrooms



Existing Conditions Assessment

APARTMENT INTERIORS - ACCESSIBILITY

Ground Floor Plan



Type B Building – ground floor units (2, 3, 5, 6, 13, 15, 18)

Only one unit per building can easily be made accessible, totaling **four**.



Type B Building – ground floor units (2, 3, 5, 6, 13, 15, 18)

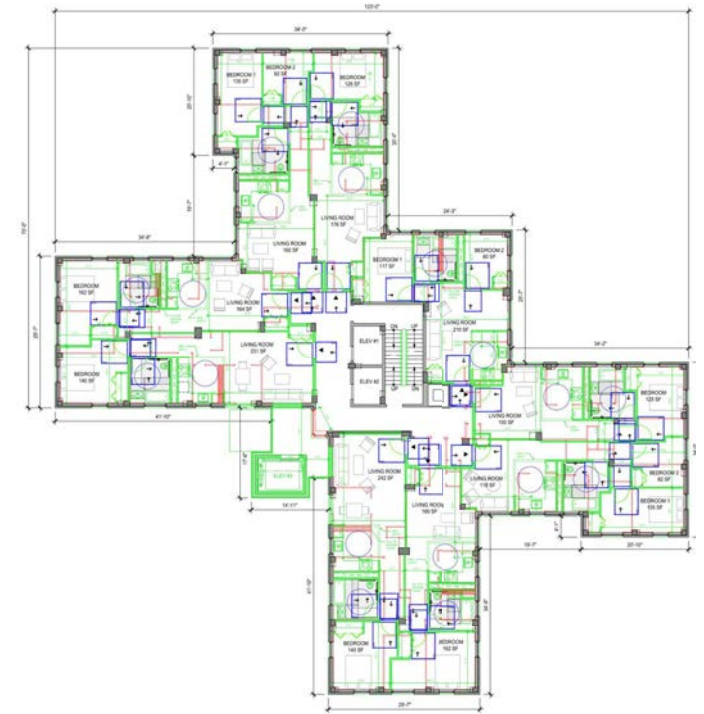
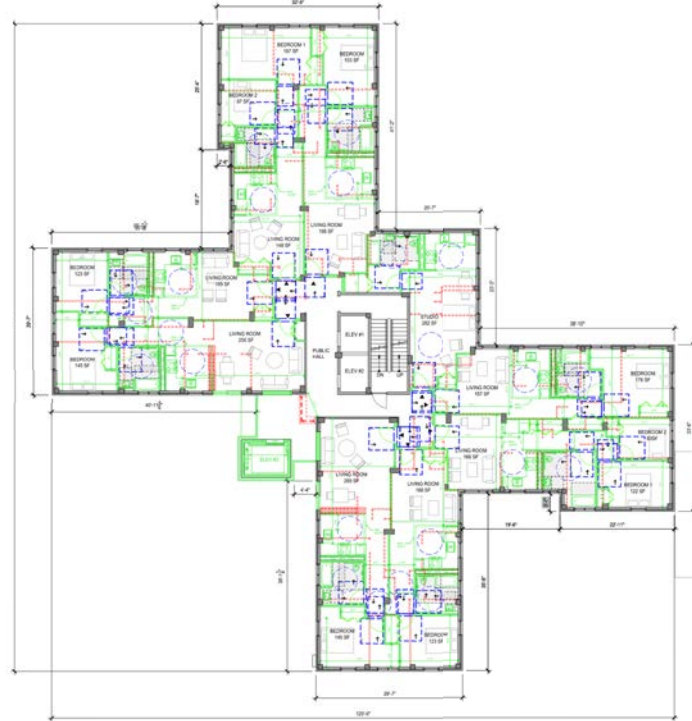
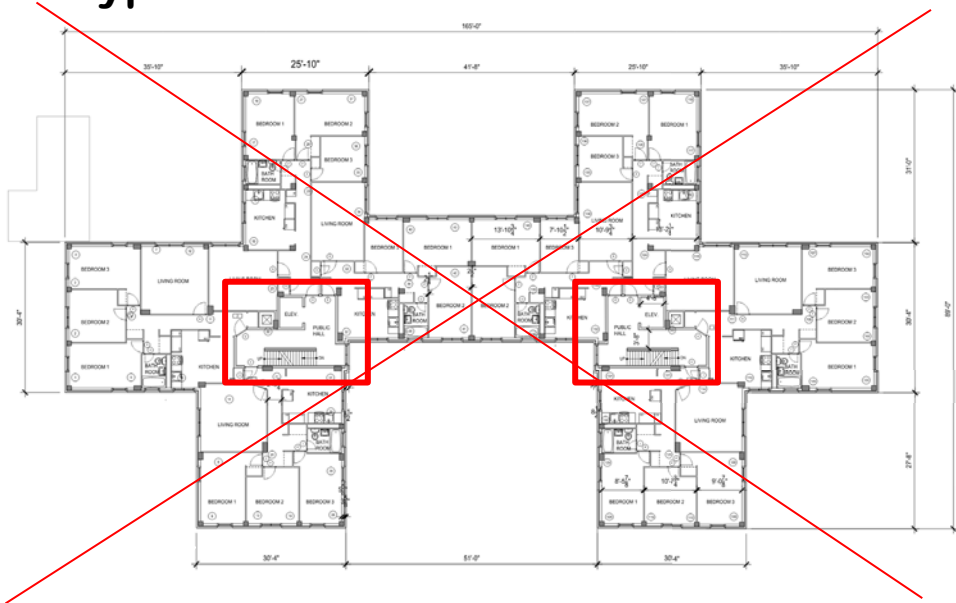
In total, **(28) units** could be made accessible on the ground floor of these buildings, by reconfiguring the entire layout.



Existing Conditions Assessment

APARTMENT INTERIORS - ACCESSIBILITY

Typical Floor Plan



Type A-AR Buildings (1, 4, 7, 9, 12, 16, 17)

Type B Buildings (2, 3, 5, 6, 13, 15, 18)

Type C Buildings (8, 10, 11, 14, 19)

These buildings are not practical to be converted.

Total of **(117) units** in each building could be made accessible by installing a new ADA elevator, and by reconfiguring the entire layout.



Existing Conditions Assessment

APARTMENT INTERIORS

- Kitchens and bathrooms must be replaced.
- Floors and walls must be waterproofed.
- Plumbing risers and pipes must be repaired or replaced.
- Electrical service will likely need to be upgraded.



BUILDING COMMON SPACES

Lobbies and corridors/hallways

- Lobby doors and intercom systems will require repair or replacement.
- New security systems must be installed.



Existing Conditions Assessment

CONCLUSION

- The physical **repair needs** at Riis Houses **are extensive, and rehabilitation will be costly.**
- Further analysis and community engagement is required to understand what investments are financially viable and desirable.
- **A detailed cost estimating exercise is now underway to help inform this analysis.**



Existing Site Conditions – Issues & Opportunities

Topics of interest...

- Riis History and Memory
- Open Space
- Tree Canopy Coverage
- Seating and Gathering Areas
- Neighborhood Programs and Resources
- Pedestrian Circulation Network
- Public Transit Network
- Vehicular Circulation and Parking
- Infrastructure and NYCHA Facilities
- Environmental Concerns
- Floodplains & Sandy Inundation



Riis History and Memory

Jacob Riis Houses Site Analysis



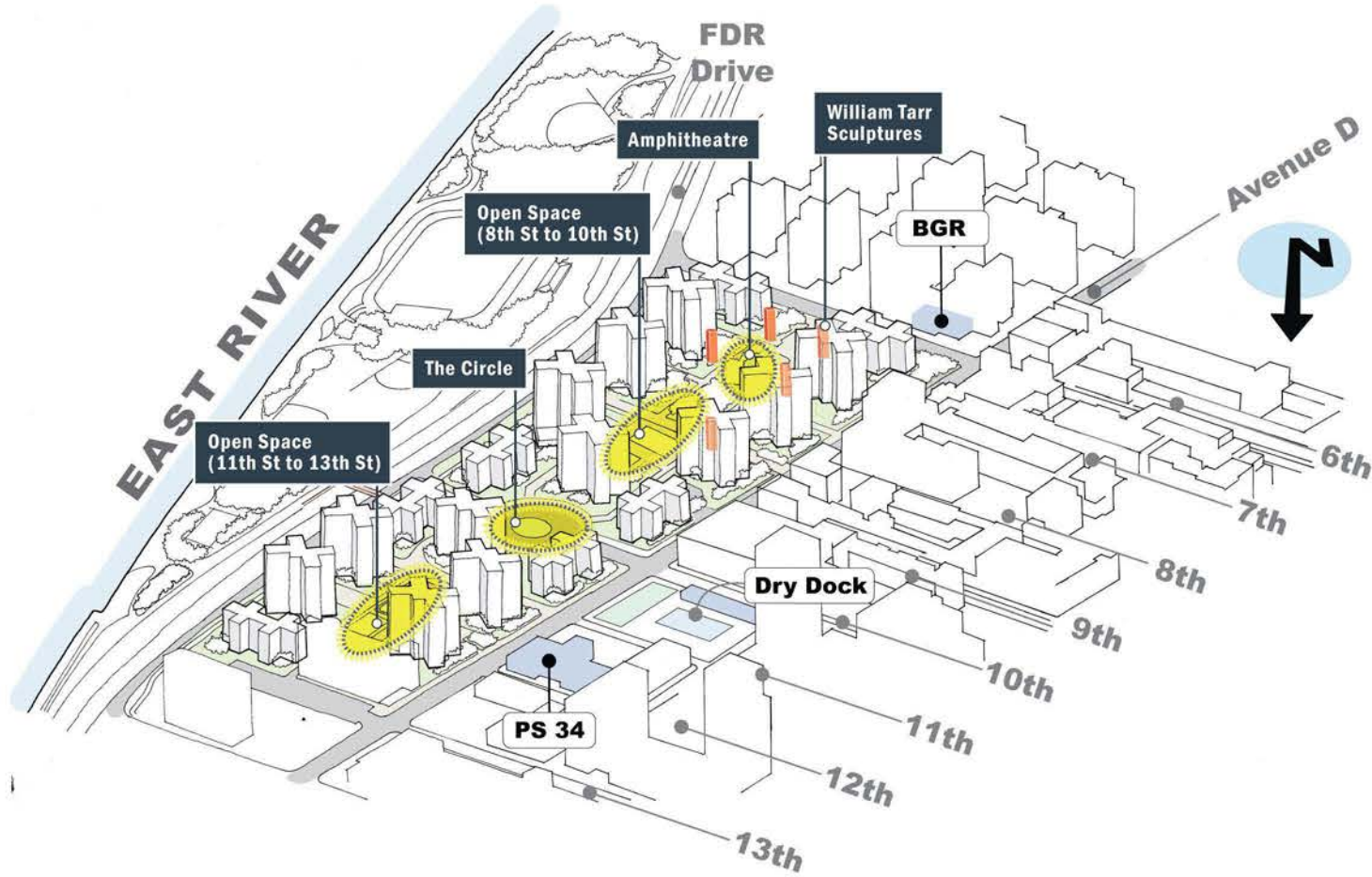
William Tarr Sculptures (Today)



The Circle (Today's Design)



Lighting (Former Design)
Credit: Friends of SDARCH



Amphitheatre (Former Design)



Amphitheatre (Former Design)



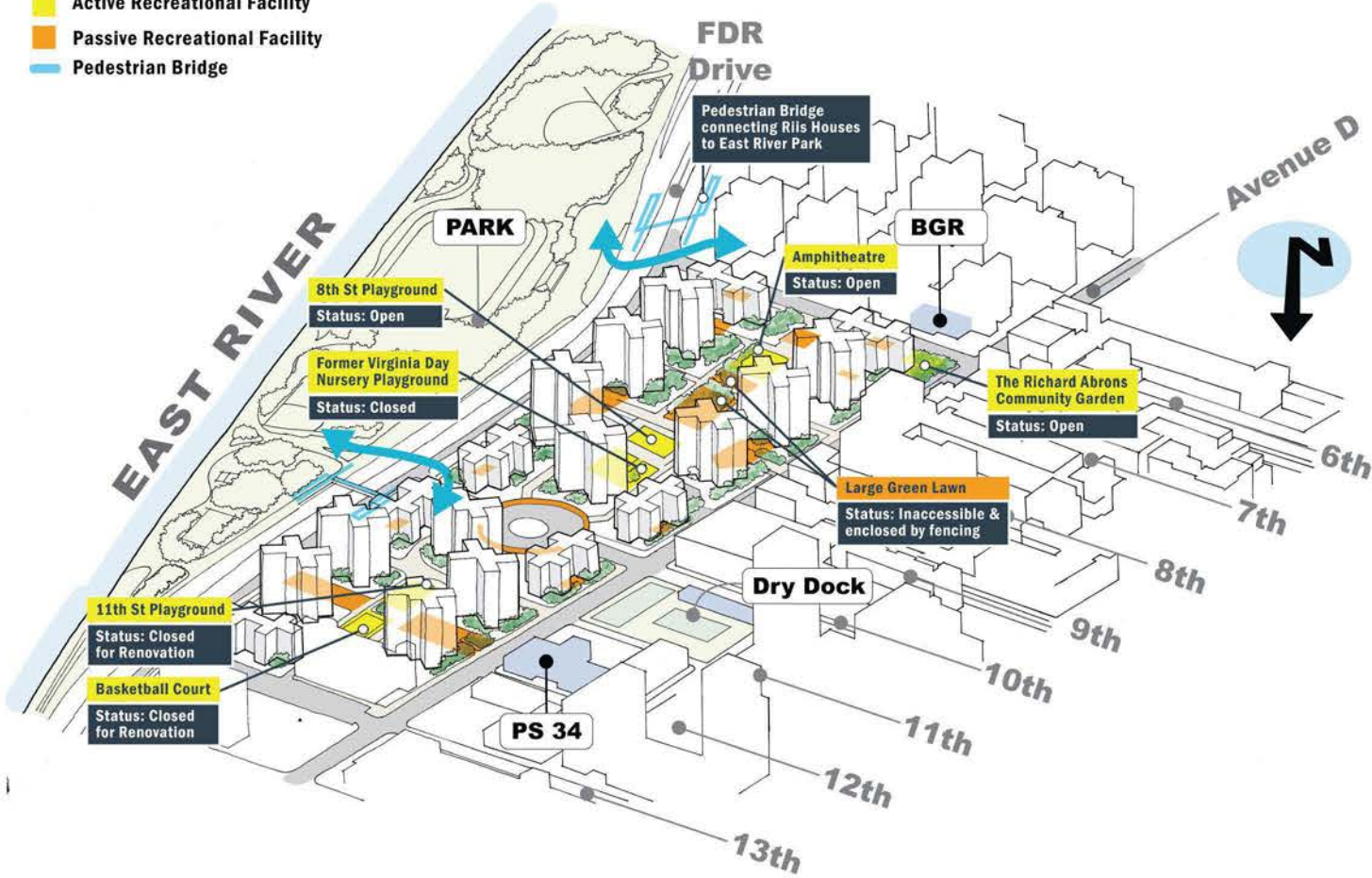
Amphitheatre (Today's Design)



Existing Open Spaces

Jacob Riis Houses Site Analysis

- Active Recreational Facility
- Passive Recreational Facility
- Pedestrian Bridge



10th St Seating Area



11th St Playground



Basketball Court



Amphitheatre



Large Green Lawn



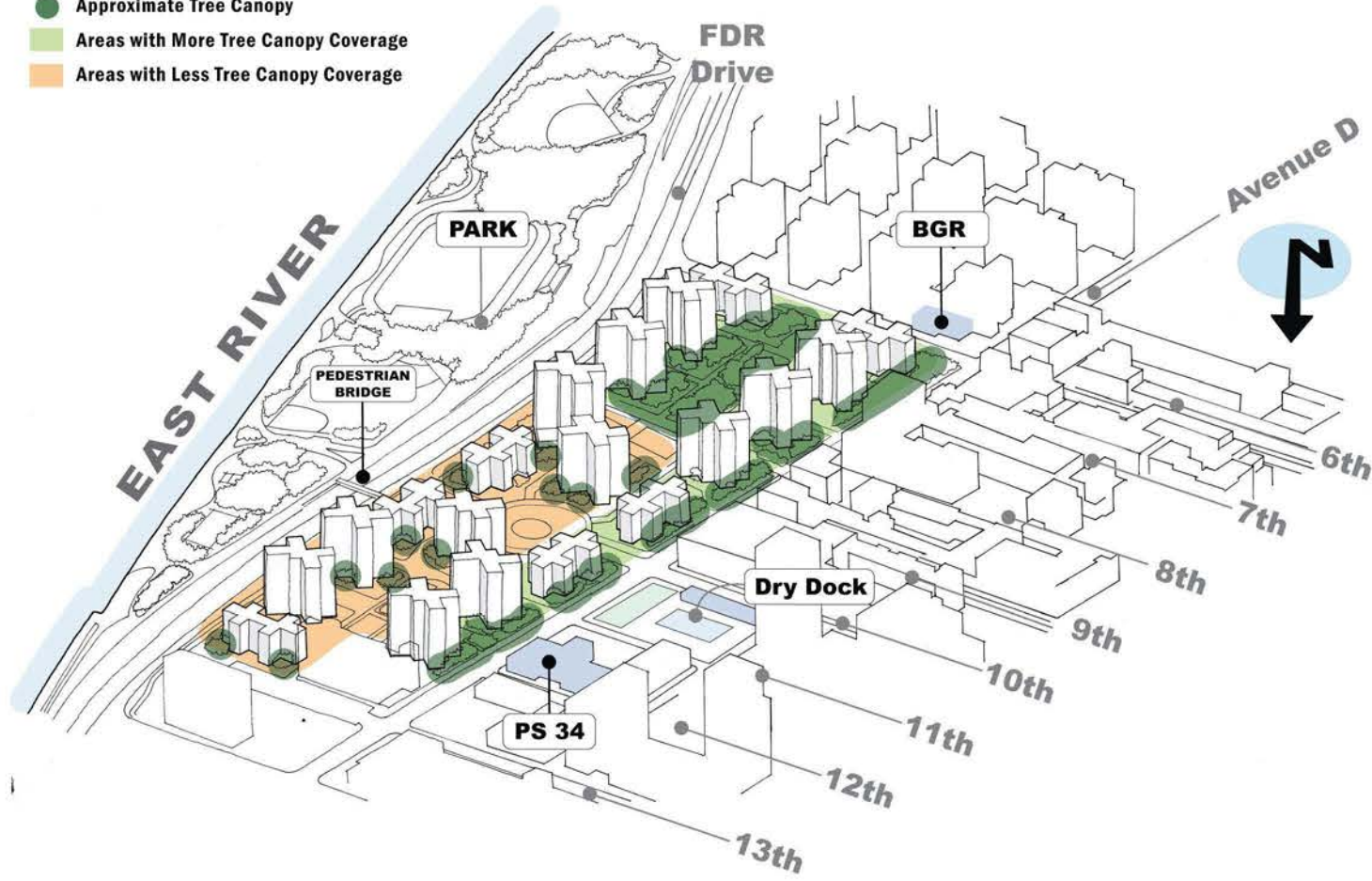
8th St Playground



Existing Tree Canopy Coverage

Jacob Riis Houses Site Analysis

- Approximate Tree Canopy
- Areas with More Tree Canopy Coverage
- Areas with Less Tree Canopy Coverage



8th St Tree Canopy



The Circle Tree Canopy



11th St Tree Canopy



6th Street Tree Canopy



Amphitheatre Tree Canopy



Avenue D Tree Canopy



Existing Neighborhood Programs + Resources

Jacob Riis Houses Site Analysis



Cornerstone Community Center

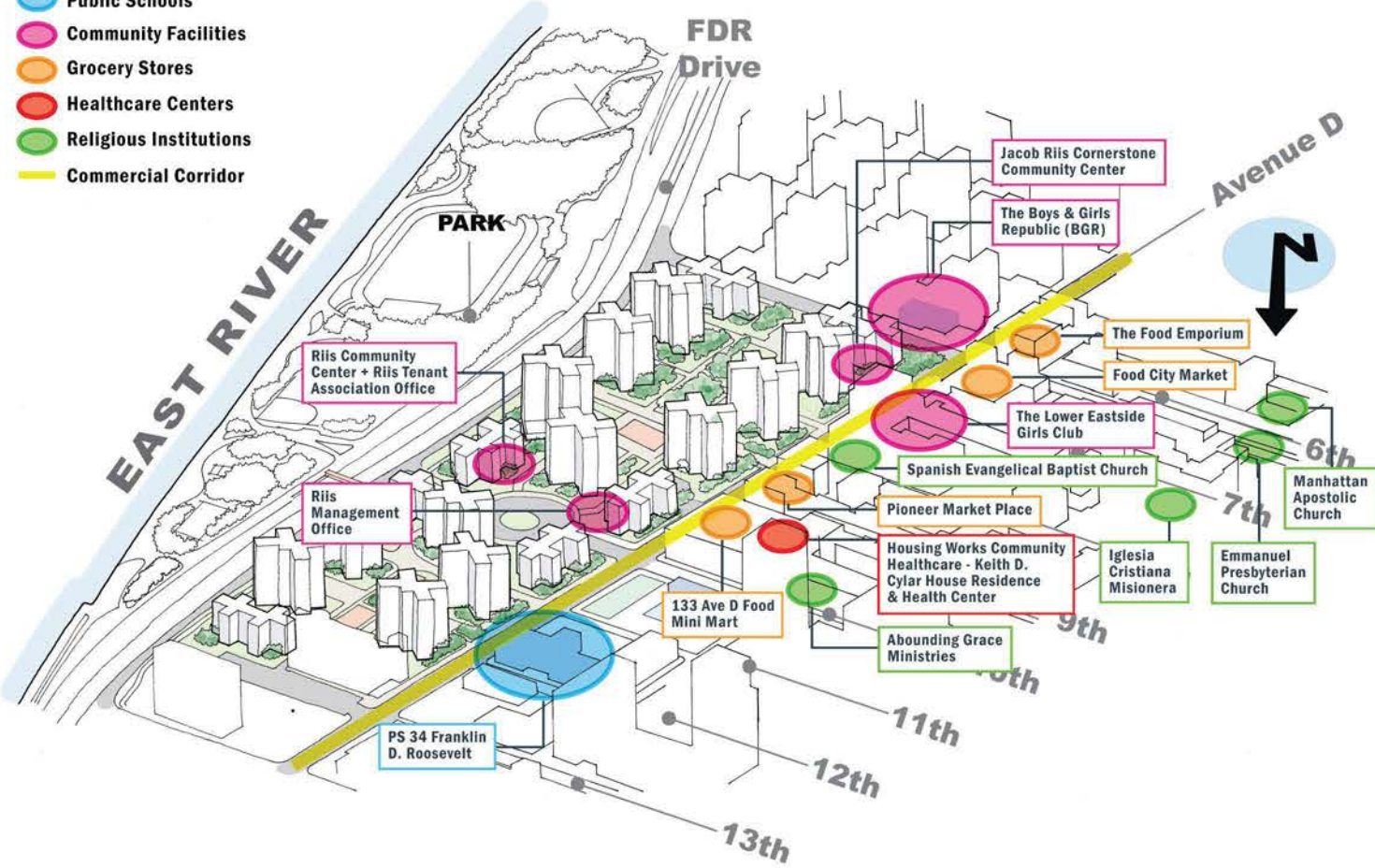


Riis Management Office



Pioneer Market Place

- Public Schools
- Community Facilities
- Grocery Stores
- Healthcare Centers
- Religious Institutions
- Commercial Corridor



The Boys & Girls Republic



The Lower Eastside Girls Club



Food City Market

Existing Infrastructure & NYCHA Facilities

Jacob Riis Houses Site Analysis



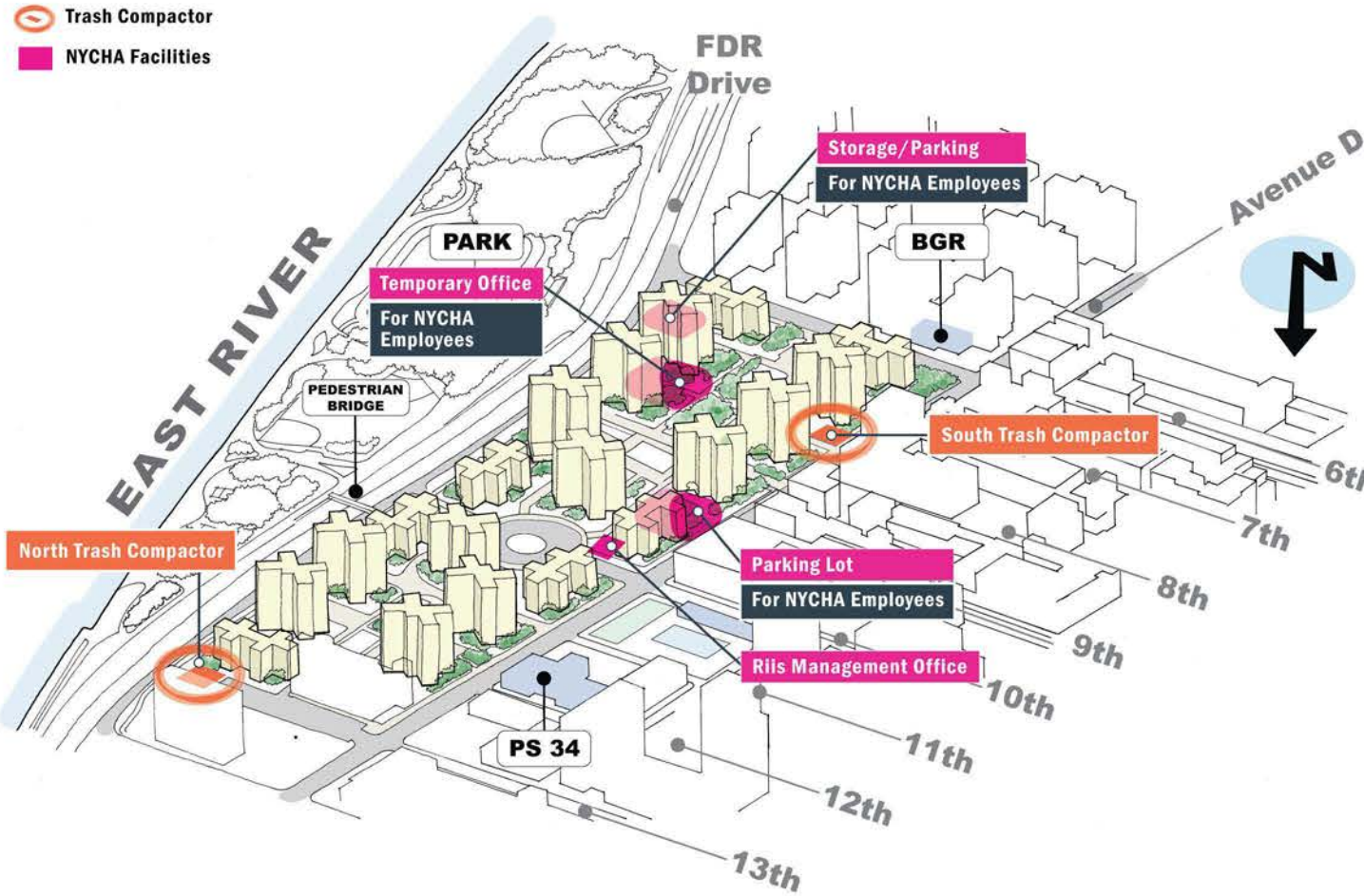
North Trash Compactor



NYCHA Temporary Office



NYCHA Storage/Parking



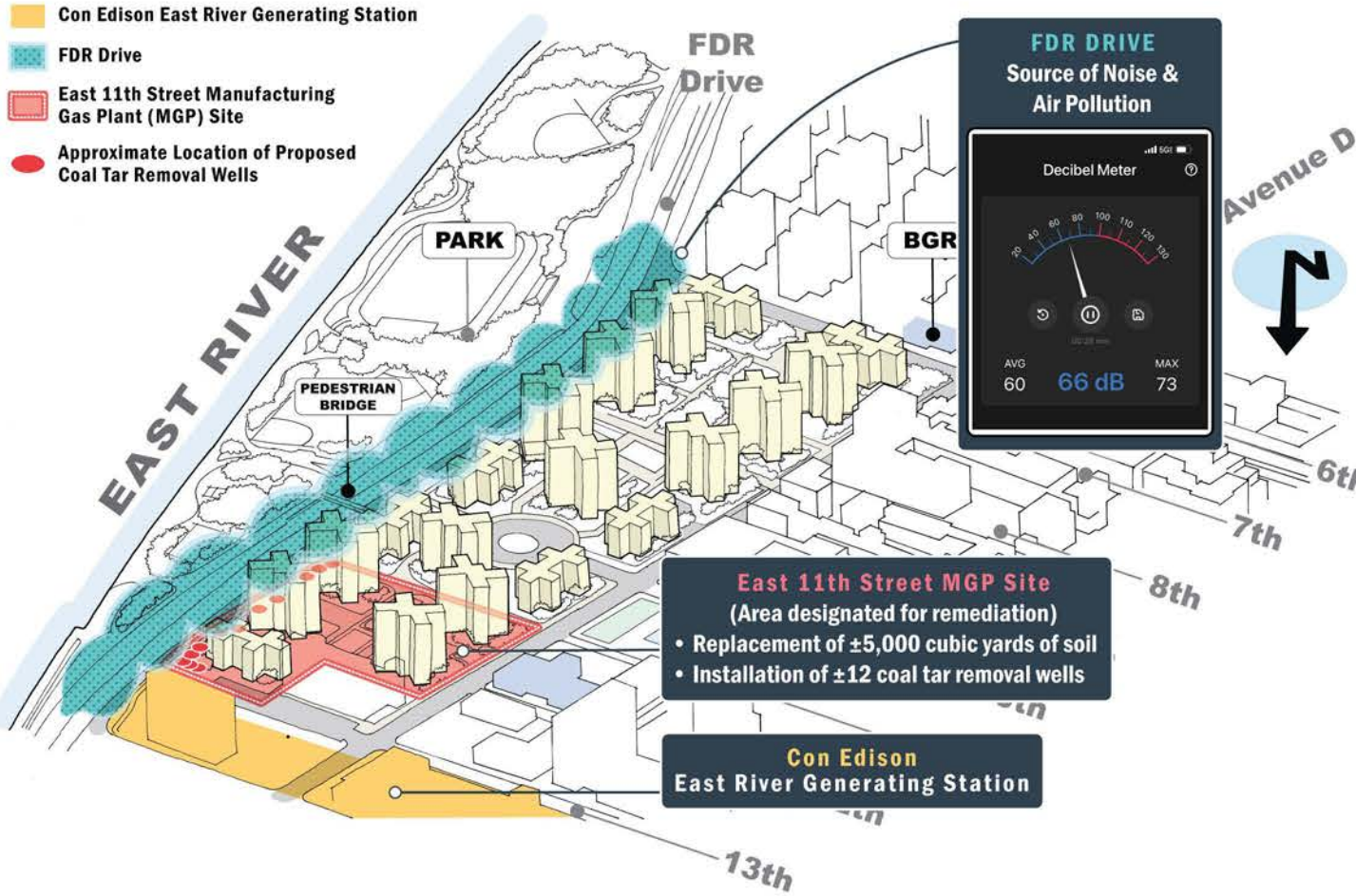
Utility Annexes Constructed at Riis



Flood Walls Installed at Riis

Existing Environmental Concerns

Jacob Riis Houses Site Analysis



FDR Drive (Looking South)



FDR Drive (Looking North)



East 11th St MGP Site (Portion)



Con Edison East River Generating Station



Existing Floodplains (2015 FIRM Map)

Jacob Riis Houses Site Analysis

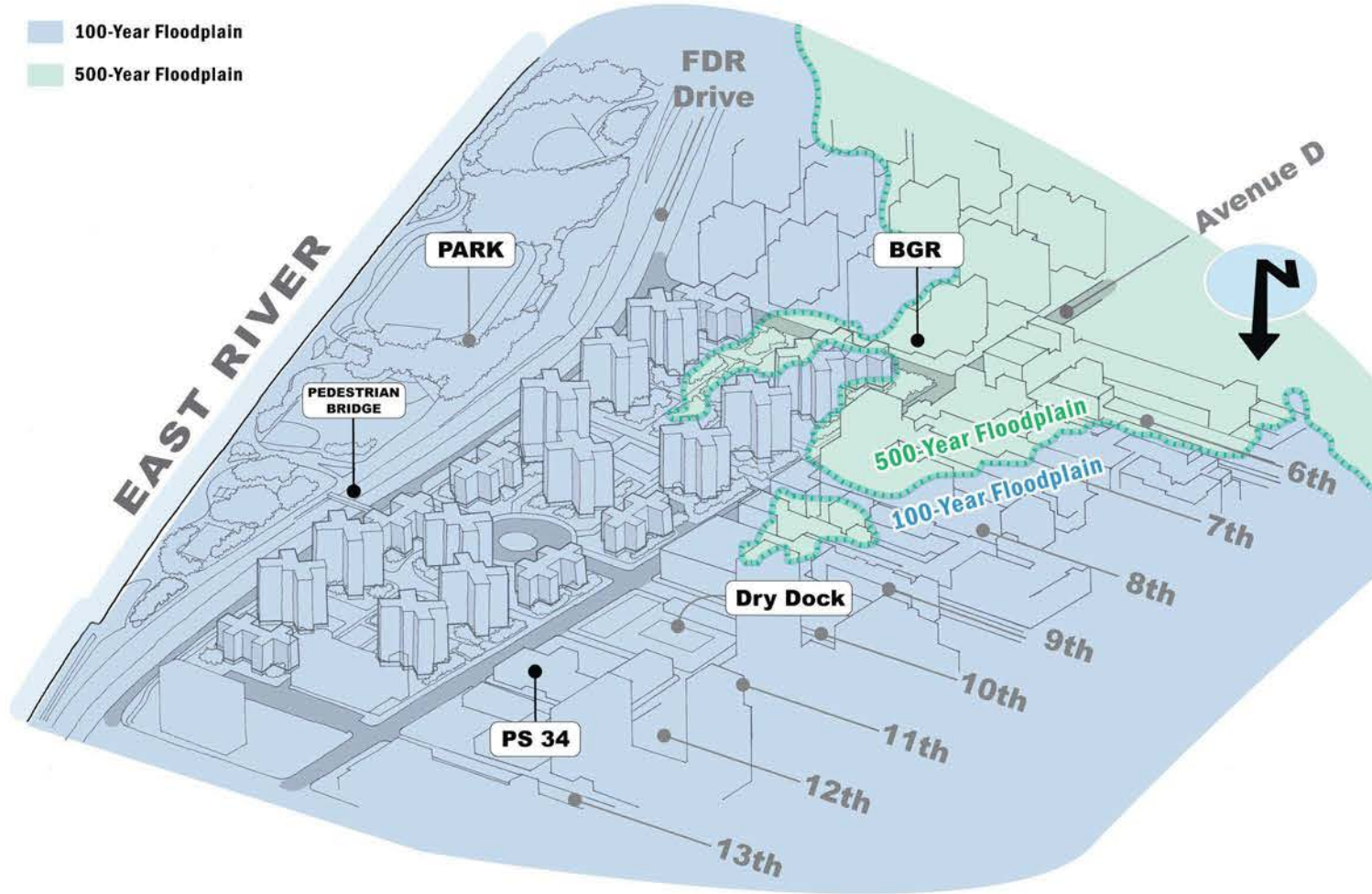


Flood Protection at Riis Houses

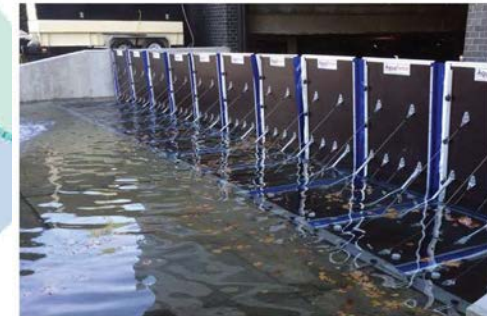


Flood Protection at Riis Houses

- 100-Year Floodplain
- 500-Year Floodplain



Flood Planks

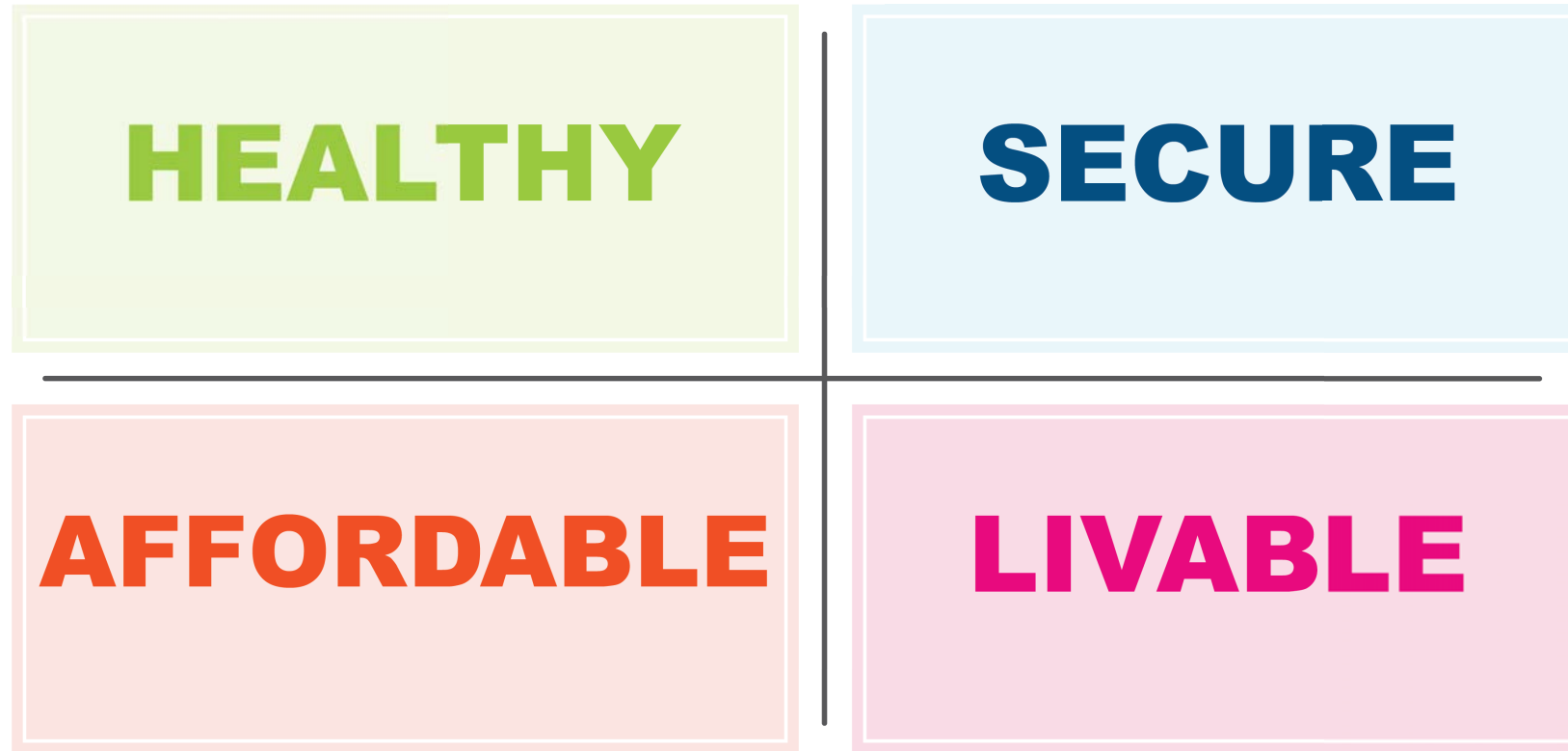


Example of Flood Planks Installed to Control Flooding



Four Guiding Principles

Maintain what residents cherish about Jacob Riis Houses, while thinking and planning for the future. Jacob Riis Houses should be...



Building Lobbies and Community Spaces

Riis Houses will be a place to build community, with upgraded amenities, community spaces, and access to social services. Expanded ground floors could create more welcoming and modern lobbies and building amenities.

- Increased access to **fresh food and other local shopping**.
- **Expanded lobbies** could include facilities for resident use, such as package lockers, bike storage, resident lounges, and co-working facilities.
- **Social service provision** that meets resident needs.
- Community spaces that meet residents' diverse needs, such as for **seniors, childcare, adult education, and other programs**.



Building Lobbies and Community Spaces

Street Connection

Existing Plan

1

Disconnected Fabric

Existing building layout is removed from sidewalk, isolating Riis from the rest of the neighborhood.

2

Insufficient Lobby Space

Existing lobbies are small, lacking security features and generally insufficient for 21st century needs.

3

Underutilized Space

There are opportunities to reprogram the ground floor to better serve residents.

4

Entry

The existing entry sequence does not permit a zone for residents to gather.



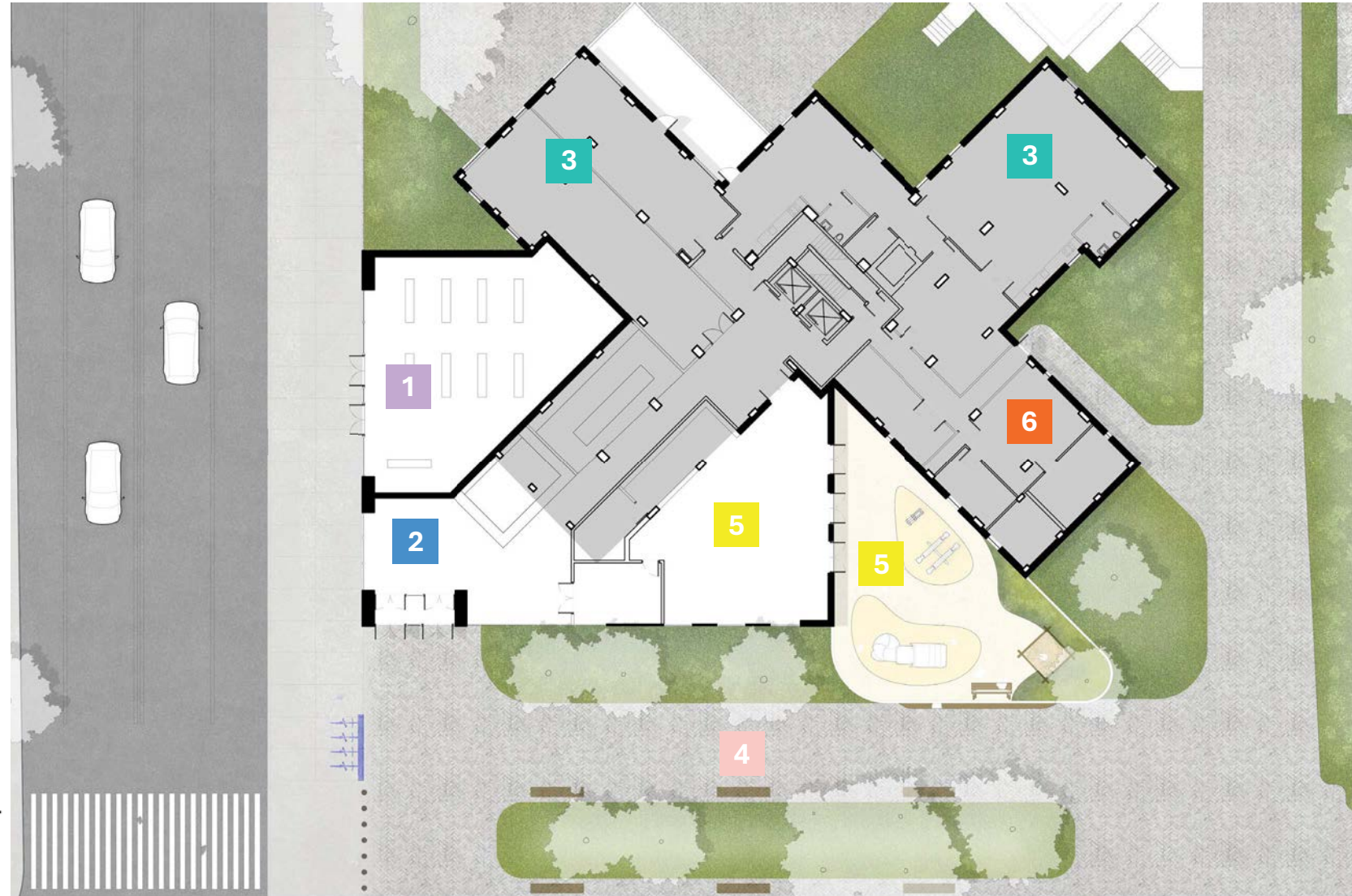
Building Lobbies and Community Spaces

Renderings are for illustrative purposes only and do not reflect actual proposed designs.

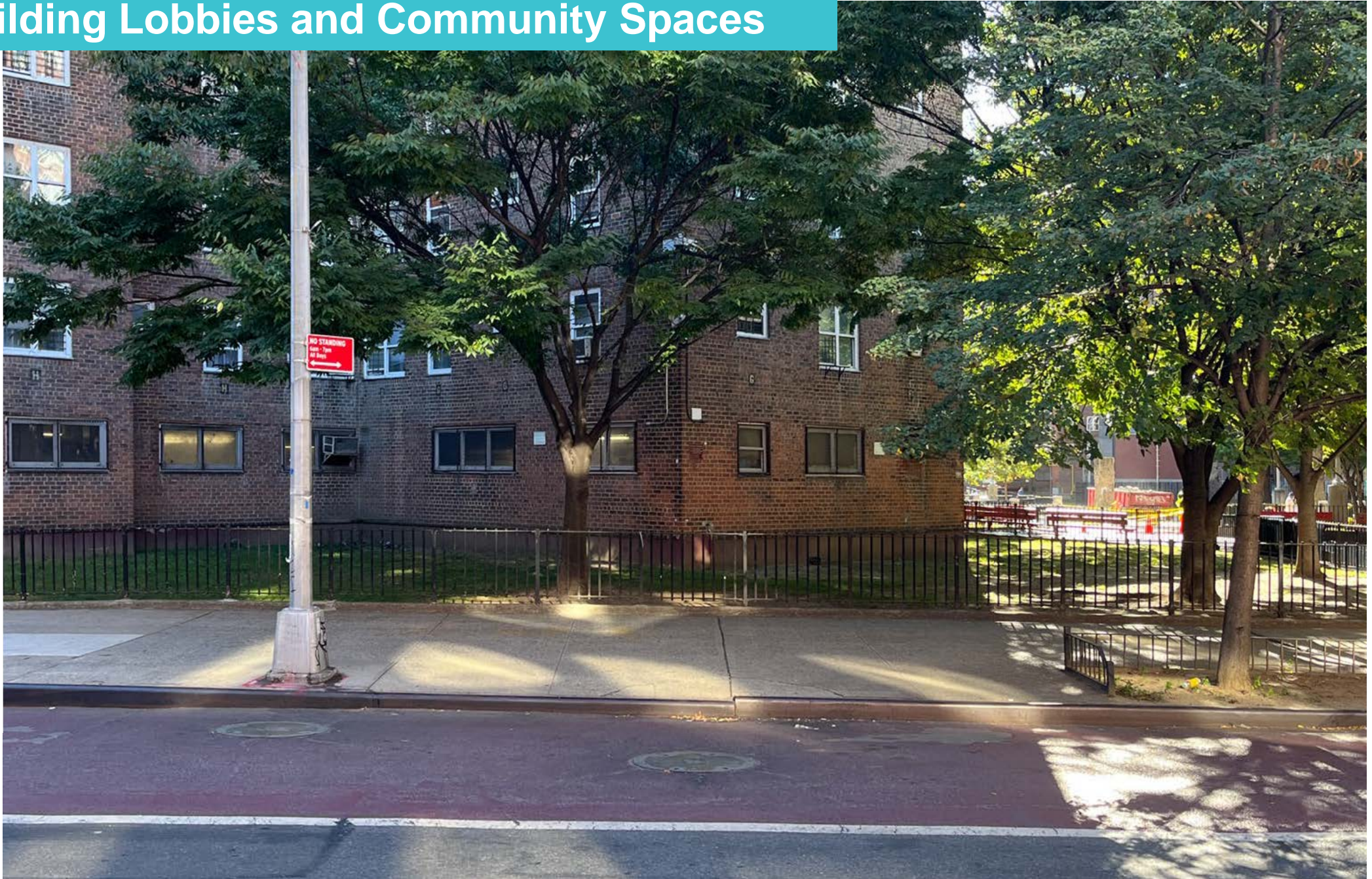
Street Connection

Proposed Program Updates

- 1 New Commercial Programming**
Bring building edge to the street to engage with neighborhood and introduce new programming opportunities.
- 2 Expanded Lobby**
Offer updated mail, package, security facilities.
- 3 Resident Focused Programming**
Reprogram the ground floor to better serve residents with laundry, TA space, management office & bike storage.
- 4 Entry**
Upgraded entry plaza with new paved paths and seating.
- 5 New Community Services**
Added daycare and playground to serve residents.
- 6 Back of House Upgrades**



Building Lobbies and Community Spaces



Building Lobbies and Community Spaces



Environmental Remediation and Resiliency

Measures will be taken to minimize sources of soil, water, noise and air pollution that Riis residents currently face, creating a healthier environment.

- **Remediation of contaminated soil.**
- Natural green barriers to **ease noise and air pollution** from nearby traffic.
- Creating a **more storm-resilient campus** through the installation of landscaping to manage flooding.



Environmental Remediation and Resiliency

Vegetative Buffer

Existing Plan

1

Proximity to Highway and River

The lobby's location adjacent the highway results in elevated noise levels and increased air pollution, impacting resident comfort and well-being.

2

Existing Lobby

Existing lobbies are small, lacking security features, and difficult to access.

3

Pedestrian Sidewalk

The existing sidewalk is exposed to the elements and immediately adjacent to the highway.

4

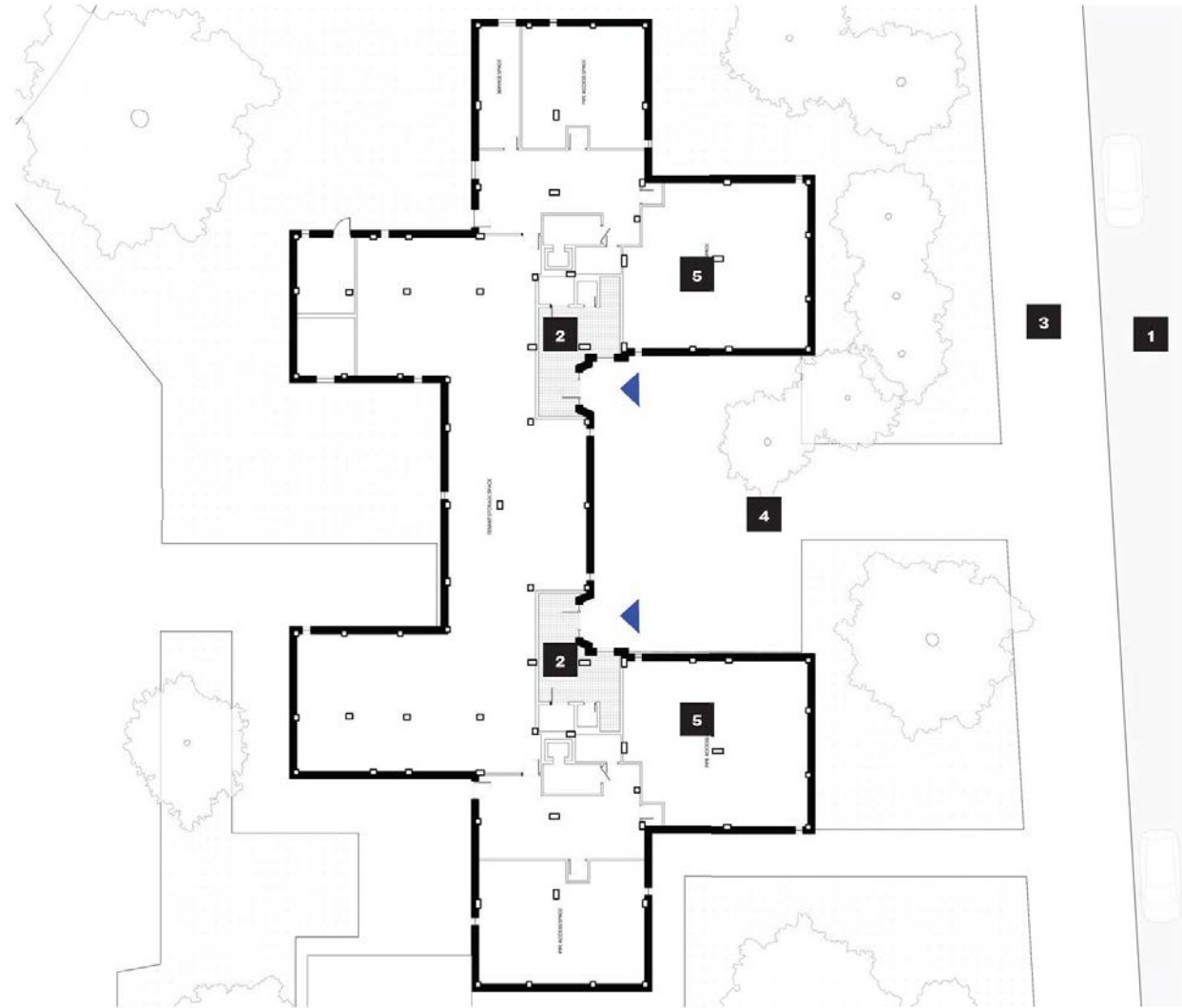
Exterior Space

The current entryway lacks warmth and fails to provide an inviting gathering area for residents.

5

Underutilized Space

There are significant opportunities to reprogram the ground floor to better meet residents' needs and create more usable spaces.



Environmental Remediation and Resiliency

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Vegetative Buffer

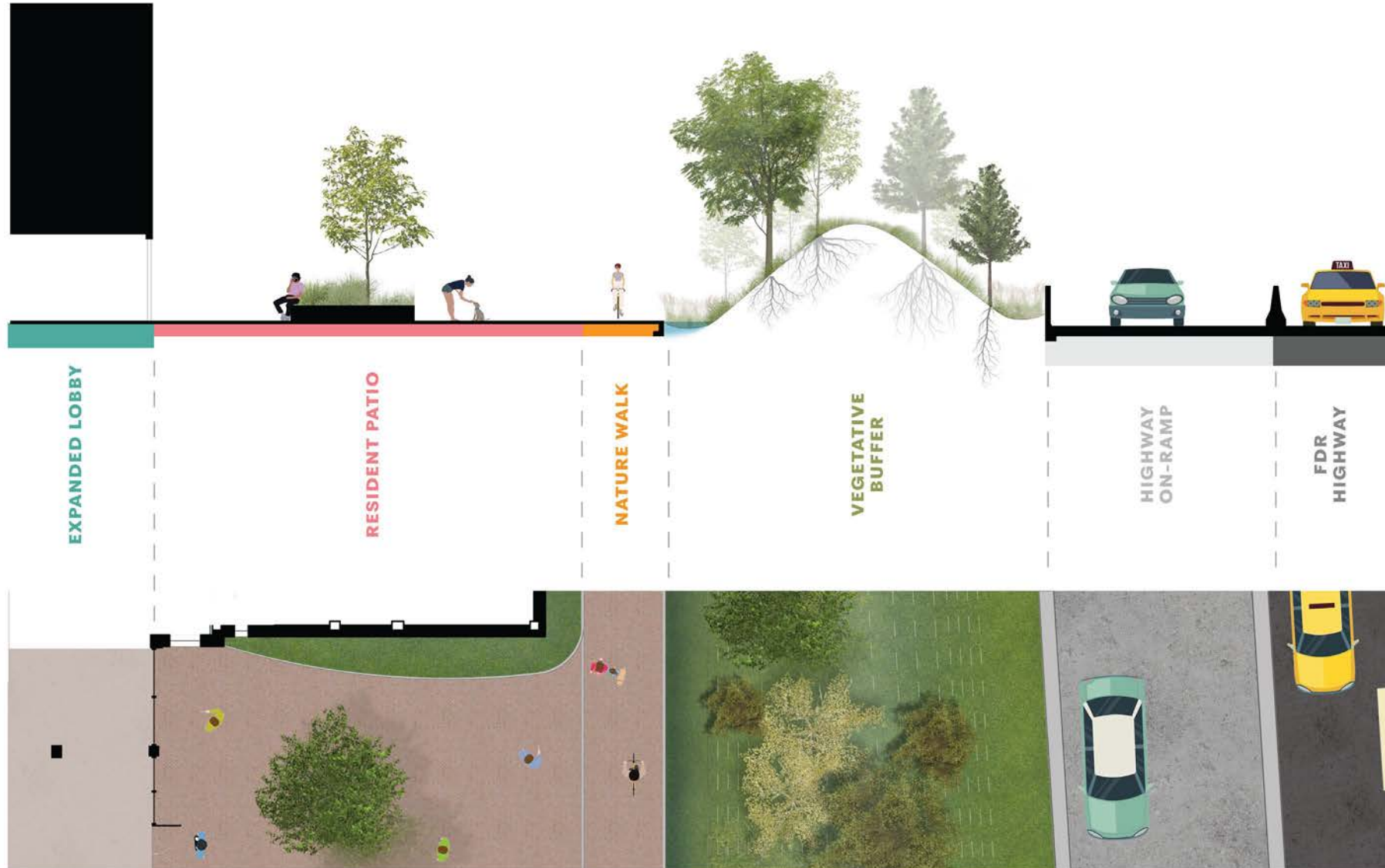
Proposed Program Updates

- 1 Vegetative Buffer**
Building up the side of the road and planting dense shrubs can protect residents from the pollution of the FDR.
- 2 Lobby and Entry**
Enlarged lobby allows for mail & package rooms as well as a new security desk. The lobby opens up to outdoor patios, allowing space for gathering.
- 3 Nature Walk Path**
Shifting the sidewalk inboard of the vegetative buffer shields residents from the highway.
- 4 Enhanced Resident Program**
Better utilizing the ground floor can open opportunities for resident amenities such as a Senior Center, laundry room, tenant storage and more.
- 5 Community Amenities**
Additional space may be available to offer community benefits like a food pantry or job training facility.
- 6 Security and Mail**
- 7 Back of House Upgrades**



Environmental Remediation and Resiliency

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Environmental Remediation and Resiliency



Environmental Remediation and Resiliency



Public Spaces and Safety

Building entrances and public spaces will be beautified, and enhancing public safety will be a priority.

- Upgrades that encourage all residents to **utilize public spaces**.
- A network of **actively monitored security cameras and security kiosks** will provide peace of mind for residents concerned about their safety on campus.
- **Increased site lighting and well-maintained landscaping.**



Public Spaces and Safety

Town Square

Existing Plan

1

Commercial Road on Residential Block

The Riis roundabout serves as a busy thoroughfare for vehicles accessing the FDR from Manhattan, causing significant traffic in a residential area. Ongoing construction makes this space currently unusable for residents.

2

Building Entry

The building's current entryway is undersized and lacks the welcoming atmosphere needed to enhance resident and visitor experiences.

3

Security and Site Access

There are currently no security measures in place to regulate access to the Riis site, leaving the area vulnerable.

4

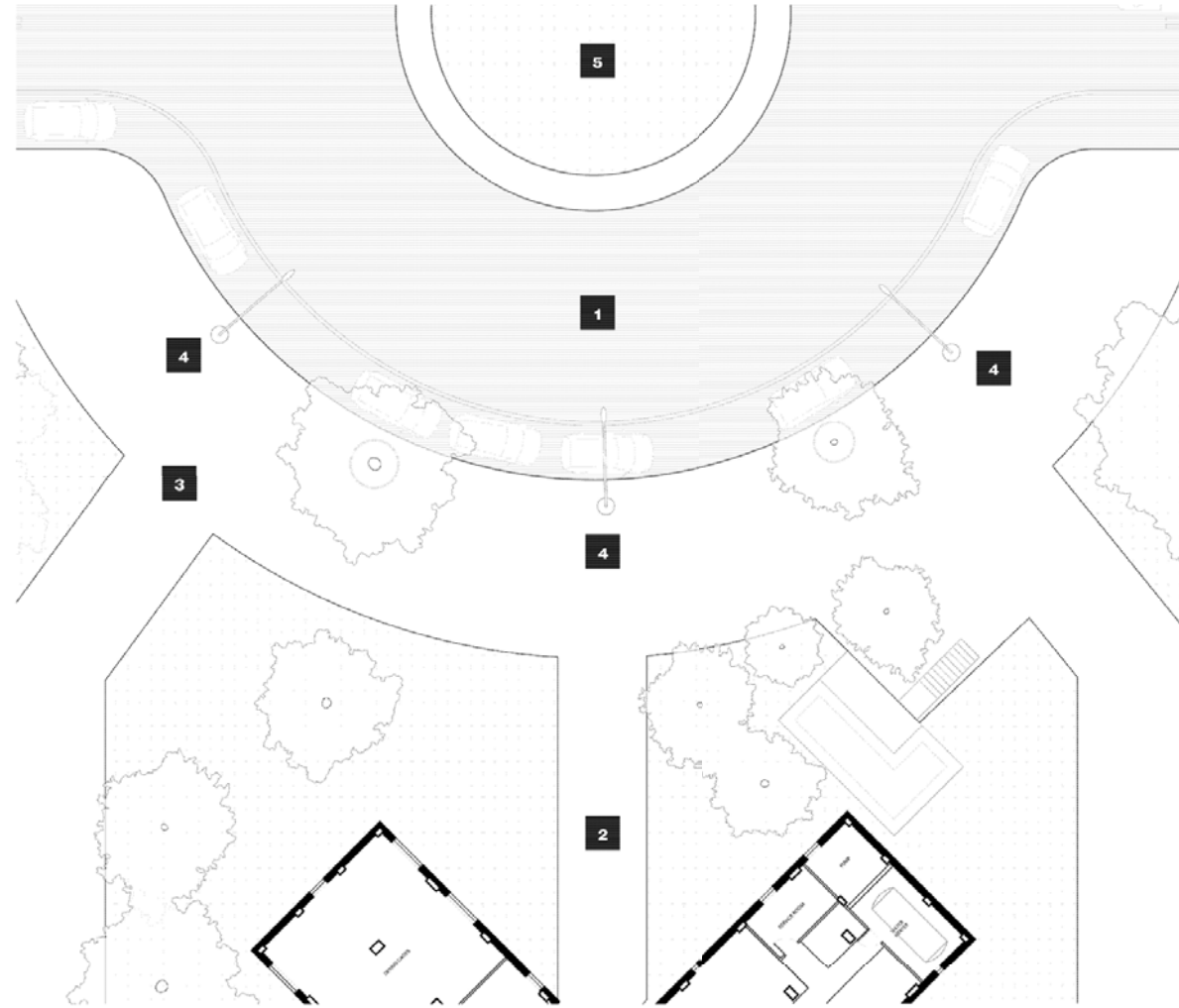
Inadequate Lighting

The only lighting provided is few standard street lighting intended for roadways.

5

Community Circle and Flag Pole

The community circle and flag pole area has been damaged due to on-going construction activities.



Public Spaces and Safety

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Town Square

Proposed Program Updates

- 1 Traffic Calming**
Implementing measures like speed bumps and landscaped plant beds can effectively reduce vehicle speeds and create a safer environment.
- 2 Protected Bike Lane**
Designating a protected bike lane can enhance cyclist safety while also creating a wider buffer between pedestrian entrances and the roadway.
- 3 Security Booth and Bollards**
A staffed security booth, combined with strategically placed bollards, can provide enhanced oversight and control over site access.
- 4 Building Entry**
Extending the building's entry outward toward the street can create additional amenity space for residents and improve the connection to the street.
- 5 Landscape Improvements**
New planting to enhance public gathering spaces and residential entries.
- 6 Improved Site Lighting**
Upgrading the site lighting can improve visibility and safety, especially during evening hours.



Public Spaces and Safety



Public Spaces and Safety



Historic Preservation

Historical elements of the Riis campus will be modernized, and intentional landscaping and site design will create a vibrant, unique, and usable set of community spaces.

- **Community character will be prioritized** in site design and upgrades.
- New property management maintenance staff will have the resources to **upkeep new landscape elements**.
- **New or restored landscape features** will show off the unique character of the Riis community.



Historic Preservation

Amphitheater Historic Restoration

Existing Plan

1

A Place for Gathering

The amphitheater is a site for the community to gather outdoors.

2

Historic Element Removal

The historic trellis and residential site lighting have been removed from the amphitheater area, eliminating the memory of the space.



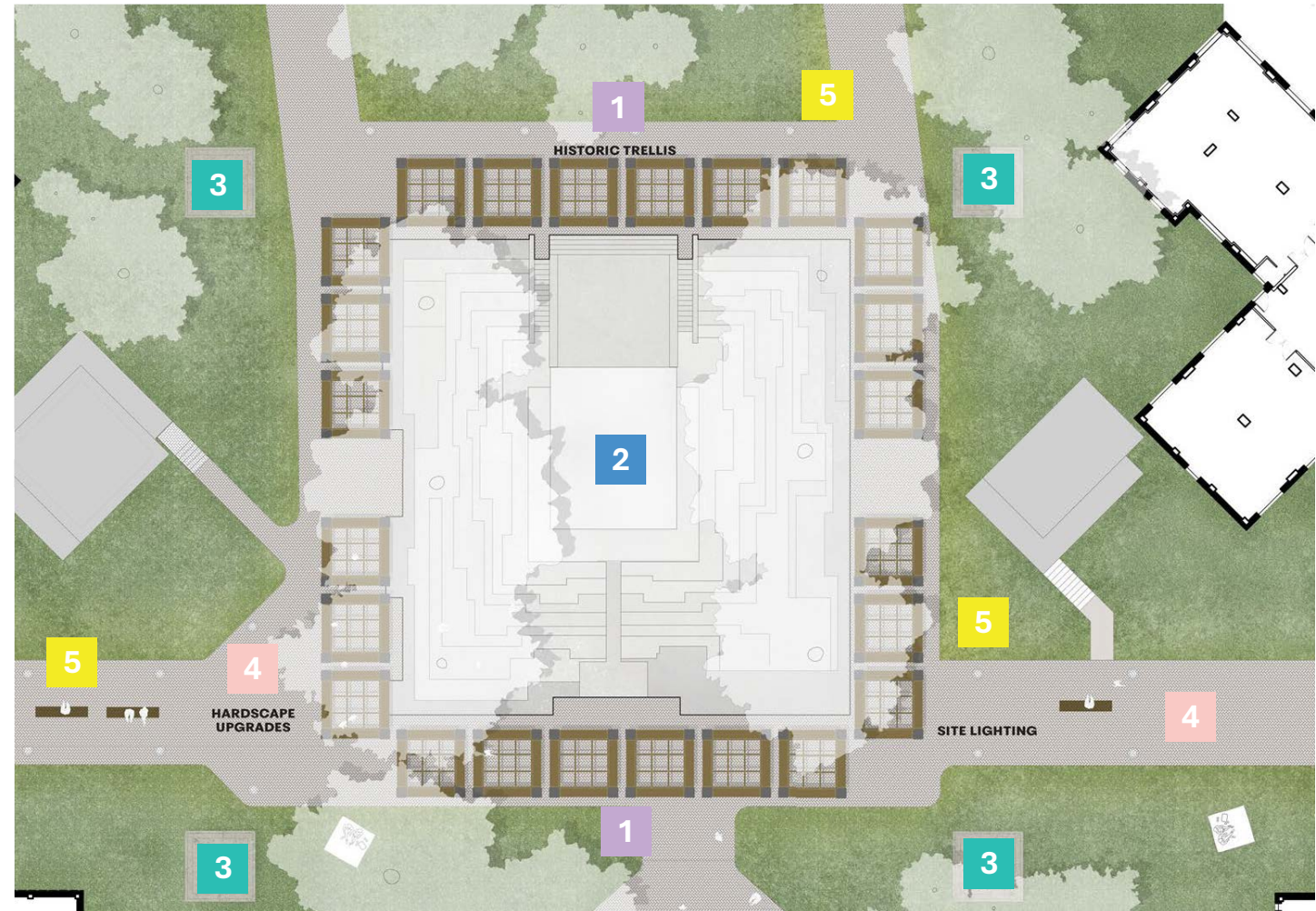
Historic Preservation

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Amphitheater Historic Restoration

Proposed Program Updates

- 1 Trellis**
Consider restoring the historic trellis to its original location at the amphitheater, enhancing both the site's charm and functionality.
- 2 Amphitheater**
Clean and refurbish the existing amphitheater, focusing on improvements that revitalize its appearance and accessibility.
- 3 Sculpture Restoration**
Thoroughly clean and preserve the site's existing sculptures, maintaining their artistic and cultural value.
- 4 Hardscape Enhancements**
Improve paths for both accessibility and visual appeal throughout the site.
- 5 Site Lighting**
Install new, residential-style lighting that enhances the ambiance while paying tribute to the original design.



Historic Preservation

Amphitheater Historic Restoration

Historic Photos



AMPHITHEATER WITH WATER FEATURE



ORIGINAL TRELLIS



AERIAL OF TRELLIS



Historic Preservation

Amphitheater Historic Restoration Precedents



WATER FEATURE



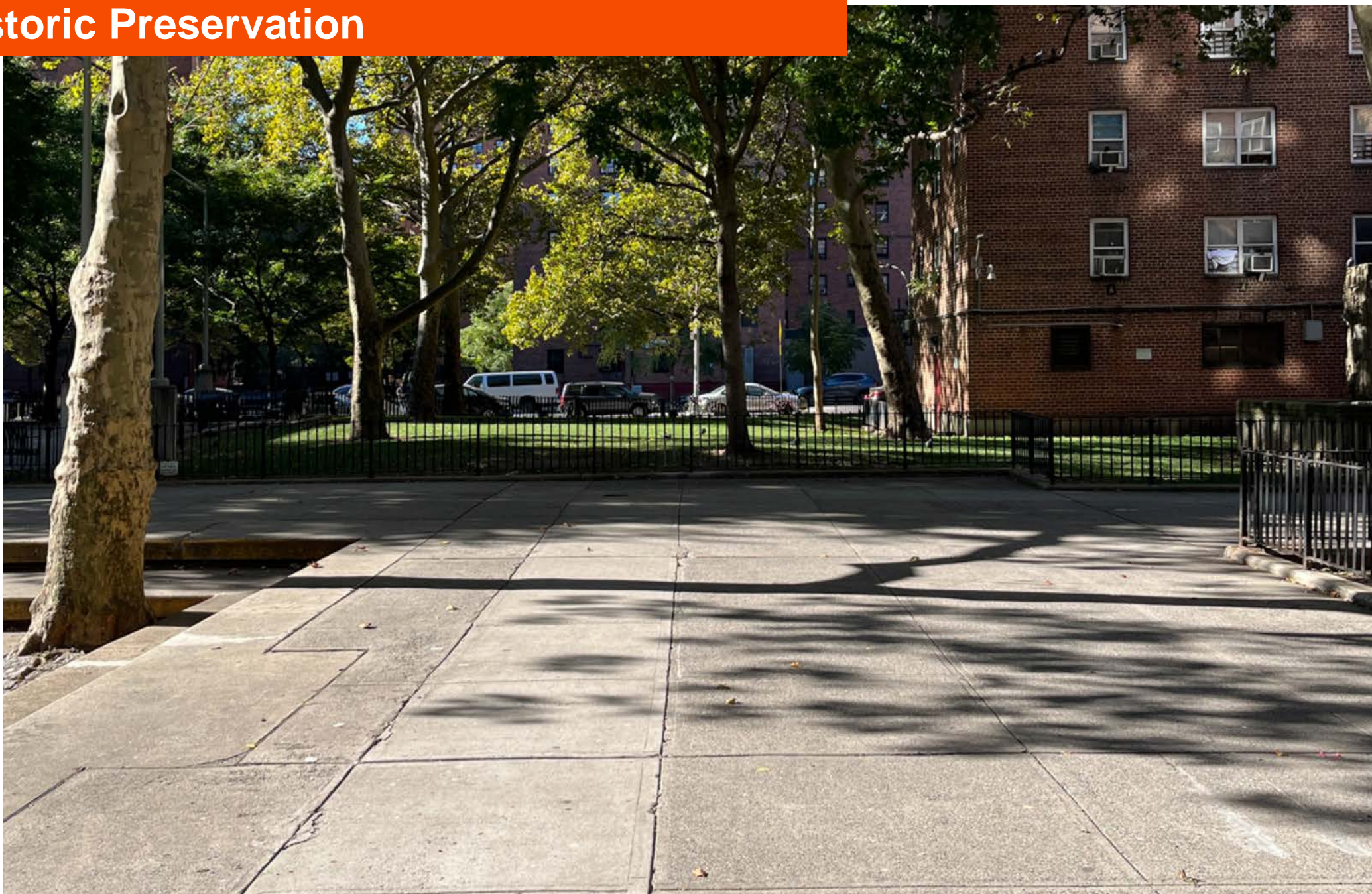
LANDSCAPE ADJACENT



IMMERSIVE ENGAGEMENT



Historic Preservation



Historic Preservation



New Construction to Provide Modern Residential Living

The construction of new buildings can provide modern homes and amenities, with accessible apartments for seniors and families and spaces for community activities.

- **Brand new homes for Riis residents in modern, environmentally friendly buildings** that can provide electric heating and cooling, mechanical ventilation in apartments and common areas, in-unit washers and dryers, mailrooms, and storage.
- Buildings that can **better accommodate seniors, disabled residents, and others who have accessibility needs.**
- Ground floor amenity spaces that can **meet the need for community centers, senior amenities, day care, laundry, library, and more.**



Examples of New Residential Buildings at Other NYCHA Developments



Betances



Morris Houses



Sumner Houses

Above are images of new residential buildings at various NYCHA developments.



New Construction to Provide Modern Residential Living



New Construction to Provide Modern Residential Living



Buildings and Campus Security

Buildings will be safe, modern, and clean, free from heating and elevator outages, façade deterioration, pests, and other building-wide issues.

- **Elevators** will be fully modernized.
- **Water, heating, and electrical systems** will promote resident comfort and safety.
- **Security cameras, new lobby doors, and intercom systems** will be added.
- **Trash chutes will be cleaned** and waste collection improved.
- **Lobbies will be welcoming**, and all common areas will be regularly cleaned.



Buildings and Campus Security

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ENTRY



Before



After

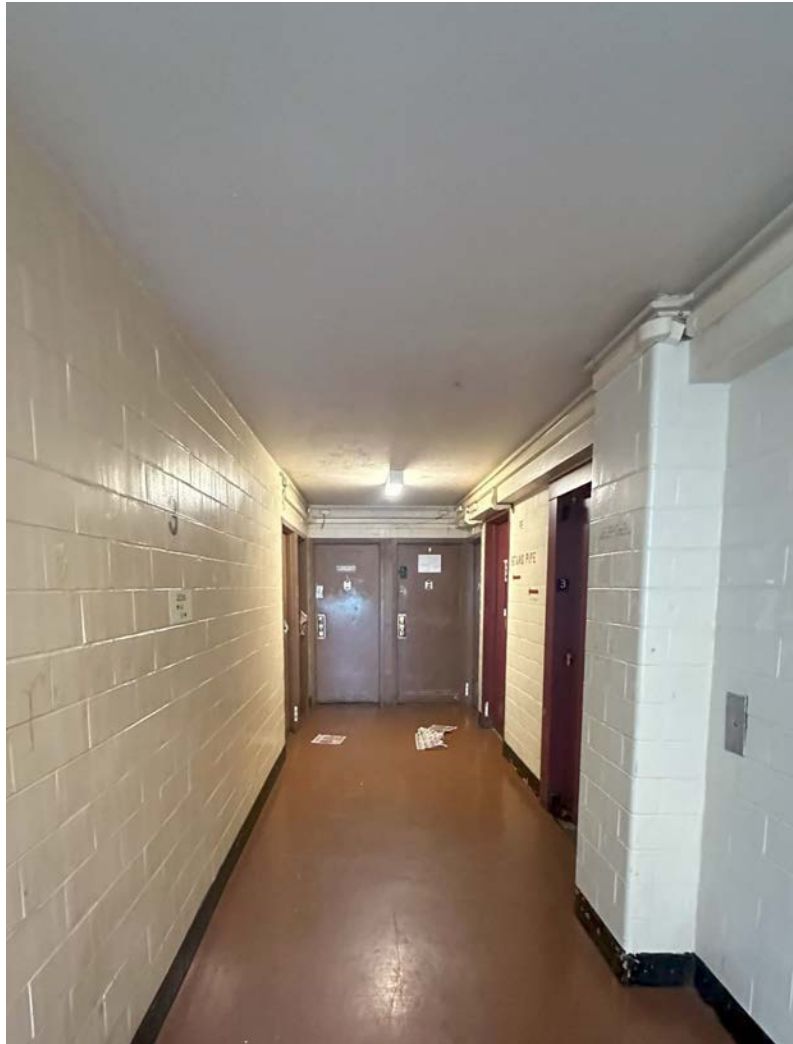
These images show before-and-after photo and example rendering of a fully renovated building lobby interior, including new flooring, wall treatment, lighting and mailboxes.



Buildings and Campus Security

Renderings are for illustrative purposes only and do not reflect actual proposed designs.

HALLWAY



Before



After

These images show before-and-after example photo and rendering of a fully renovated building hallway, including new flooring, wall treatment, doors and lighting.



Apartment Interiors

Apartments will be safe from environmental hazards, functional, and modern, creating comfort and peace of mind for Riis residents.

- **Increased responsiveness** of property management to apartment concerns.
- Brand new **appliances and modern finishes**.
- **Mitigation of environmental hazards** such as mold, lead, and asbestos.
- Addressing issues with **electrical, heating, and plumbing** systems behind apartment walls.



Apartment Interiors

Renderings are for illustrative purposes only and do not reflect actual proposed designs.

KITCHEN



Before



After

These images show before-and-after photo and example rendering of a fully renovated apartment, including new flooring, appliances and kitchen cabinets along with electrical and plumbing upgrades.



Apartment Interiors

Renderings are for illustrative purposes only and do not reflect actual proposed designs.

KITCHEN



Before



After

These images show before-and-after photo and example rendering of a fully renovated apartment, including new flooring, appliances and kitchen cabinets along with electrical and plumbing upgrades. The pink wall could potentially be removed to open the apartment and create a more modern floor plan.



Apartment Interiors

Renderings are for illustrative purposes only and do not reflect actual proposed designs.

BATHROOM



Before



After

These images show before-and-after photo and example rendering of a fully refurbished bathrooms with new plumbing fixtures, flooring and cabinets.

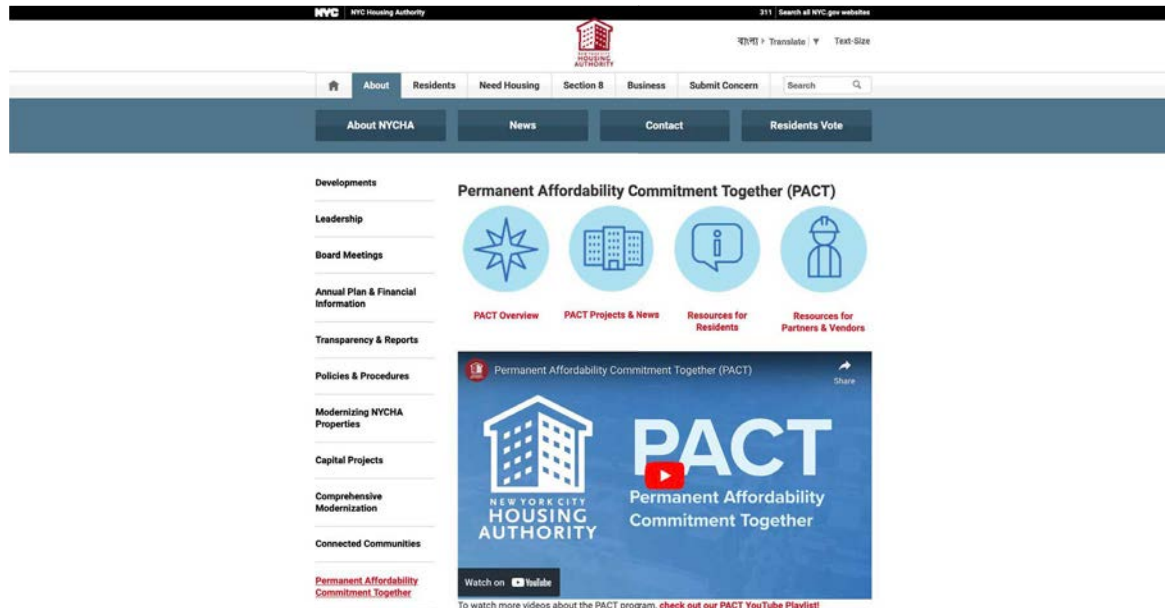


Additional Information:

NYCHA PACT Website:
<http://on.nyc.gov/nycha-pact>

Have Questions? Contact us!

PACT Hotline: 212-306-4036 | Email: PACT@nycha.nyc.gov



Project Website:
www.JacobRiisCommPlan.com



Directions: Around the space and in the corridors, there are stations with large boards that show the information and ideas presented this evening. Each station has a staff member ready to answer questions, discuss your ideas and hear new thoughts and suggestions. Please, let us know what you think!

- 1 Visit Stations** – To ask questions, share your thoughts on the ideas presented, or to suggest alternative ideas.
- 2 Interactive Activity** – Place dots to illustrate ideas that you love (**green dots**) and those that you do not like (**orange dots**). Use sticky-notes to leave notes on the board with additional comments and ideas.





Jacob Riis Houses Community Planning Process – Resident Meetings: Meeting 7 on October 22 + Meeting 8 on October 29, 2024

Riis Tenants Association + BFJ Planning + New York City Housing Authority + Nelligan White Architects