

B Hypothetical infill model

Subsidized and NYCHA housing developments that were constructed under the 1961 “tower-in-the-park” regulations are very often under-built – that is, there is a differential between the amount of floor area allowed under current zoning and what has been built on the site. Many sites are upwards of 25 – 50% under-built under current zoning. Much of this unused floor area could be built if there were a minor text change to the Zoning Resolution that regards “height factor” zoning sites.

This information led to the hypothesis that the unused floor area could be used to construct new affordable housing on these sites. Not only would this approach ameliorate some of the demand for affordable housing but assuming the infill is done with care and sensitivity, could improve the quality of life for the residents and the developments relationship to its neighborhood context by:

- a) integrating the “tower-in-the-park” developments with low-rise perimeter block development characteristic of most New York City neighborhoods;
- b) reorganizing the undefined and ambiguous open space with defined, defensible, and usable open spaces where residents would have a sense of proprietorship;
- c) providing prototypical models for infill, since so many of “tower-in-the-park” sites are based on prototypical designs;
- d) providing housing for upwardly mobile and stable NYCHA families who would relocate on-site, reinforcing neighborhood stability and heterogeneity;
- e) providing affordable housing at a variety of tenures; and
- f) helping to make the infill housing affordable housing through low or no acquisition costs and potential cross subsidies.

All of this can be achieved by:

- 1) retaining or relocating existing recreation facilities and providing additional facilities to accommodate the new population;
- 2) creating private outdoor space in the form of terraces and backyards for both existing and new ground floor units;
- 3) redistributing existing parking from large centralized lots to smaller parking lots and on-street parking on the new private streets as well as provide for additional parking for sites that are not

within easy walking distance of a subway; which can be done to retain and conserve the existing landscapes and mature trees to the extent possible.

Figure X and X: Existing site

Typical “tower-in-the-park” site prime for infill.

Figure X and X: Proposed infill

The infill plan uses rowhouses, the predominant neighborhood building type. The new rowhouses all front reintroduced private streets with curbside parking that coincide with the former roadbeds of demapped streets. The rowhouse also recreates the grain the interval and rhythm of front doors and stoops typical of the neighborhood. The infill rowhouse use approximately 50% of the unused floor area.

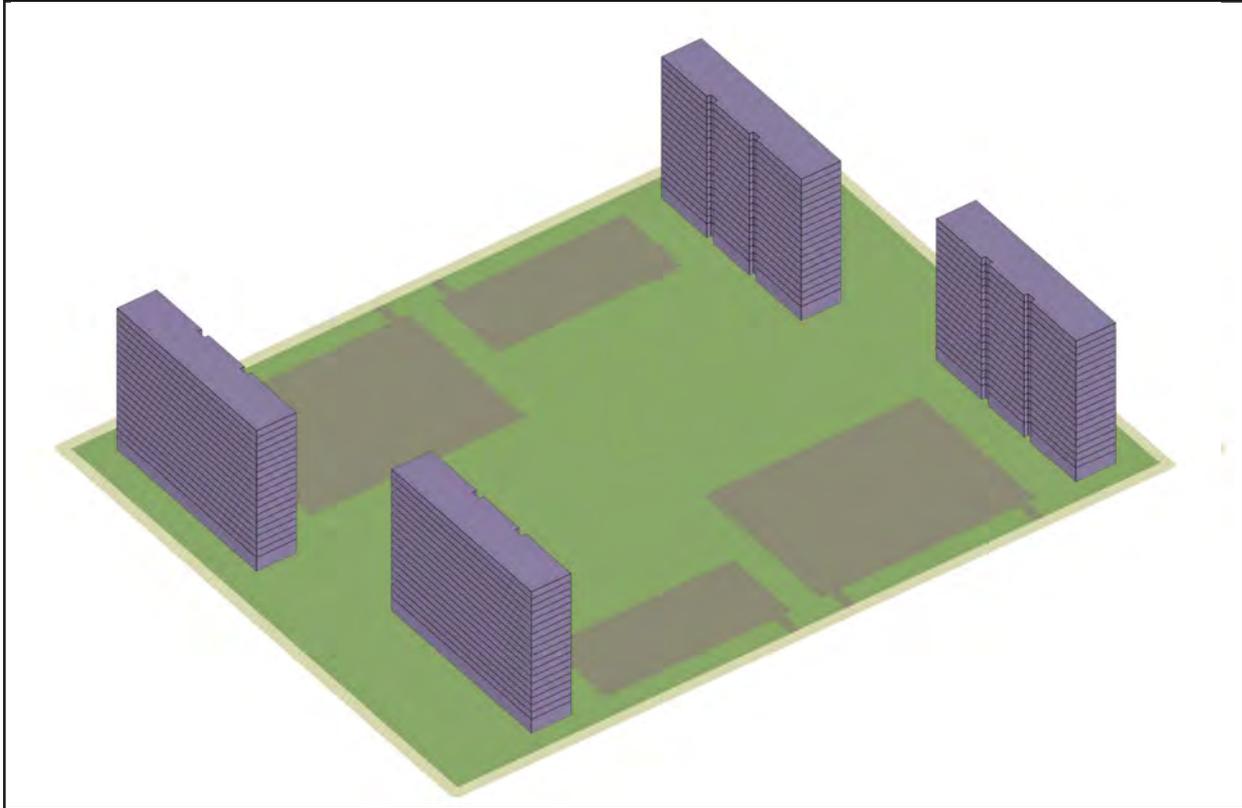


Figure 110: Existing site -Axonometric plan



Figure 111: Existing site -Eye-level view

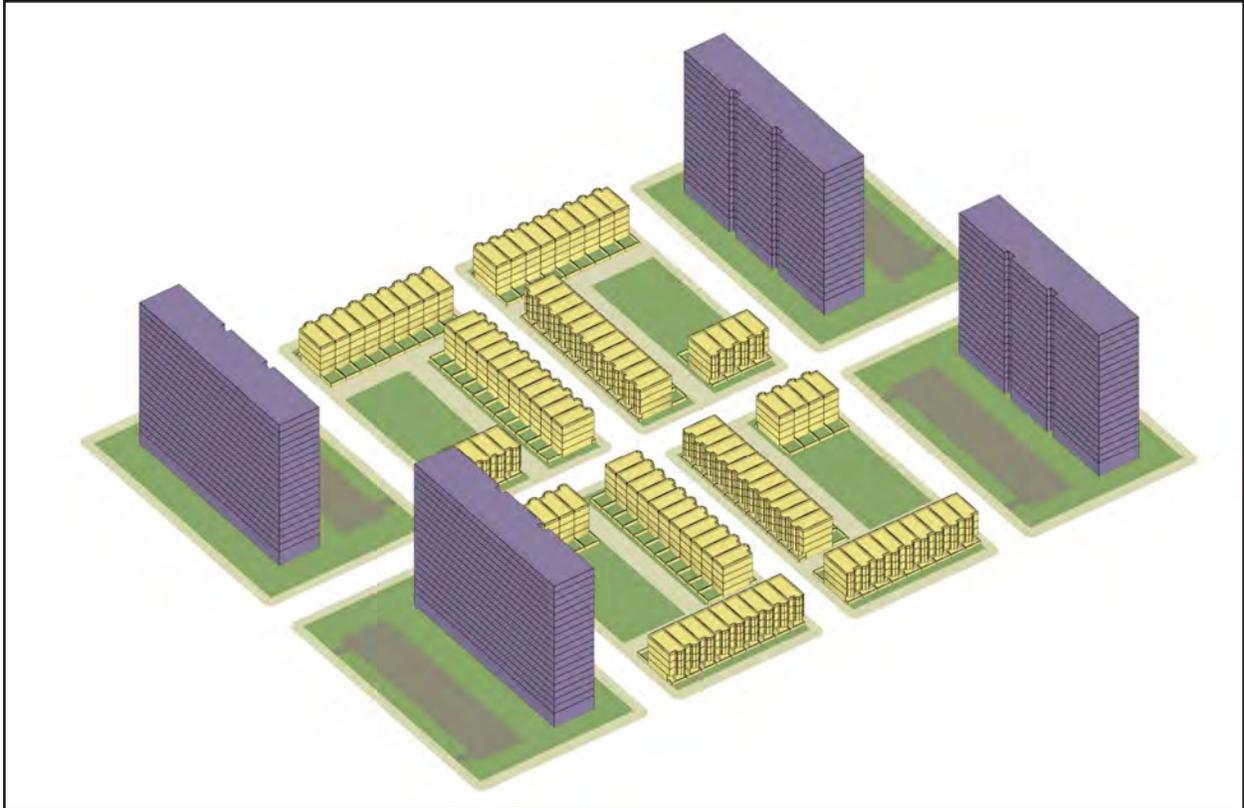


Figure 112: Proposed infill -Axonometric plan



Figure 113: Proposed infill -Eye-level view

Table 32: Infill Yields

<i>Infill Housing on a "Tower-in-the-Park" Site</i>		
Lot Area	686,128	sq.ft. (722.24' x 950.00')
Zoning District	R6	
Maximum Floor Area Ratio at HF 13-15 s	2.43	
Maximum Zoning Floor Area	1,667,291	ZFA
Gross Floor Area	1,717,310	GFA (ZFA + 3% mech)
TOTAL EXISTING ZFA	1,044,816	ZFA (ZFA x 4)
Typical Floor / GFA	14,160	GFA
Typical 19s Building / GFA	269,040	GFA
Typical 19s Building / ZFA	261,204	ZFA (GFA - 3% mech)
Existing HF	19	
Floor Area Ratio at HF 19s	2.39	
Maximum ZFA at 2.39	1,639,846	ZFA
Gross Floor Area	1,689,041	GFA (ZFA + 3% mech)
Open Space Ratio at HF 19 / FAR 2.39	36.5	
Required Open Space at FAR 2.39	616,500	sq.ft.
Existing Building Coverage	56,640	sq.ft. (14,160 s.f. x 4)
Open Space Provided	629,488	sq.ft.
Excess Open Space at FAR 2.39 / HF 19 / OSR 36.5	12,988	sq.ft.
Existing Unused ZFA	595,030	sq.ft.
<i>Yield with Proposed Infill</i>		
Gross Floor Area Generated with Four Story Row Houses	300,800	GFA
Units @ 900 GFA per Unit	334	Housing Units
Zoning Floor Area Generated	291,776	(3% mech Deduction)
Unused ZFA after Proposed Infill	303,254	sq.ft.
<i>Parking</i>		
New on-street parking	525	Spaces (approx)
New on-site parking	200	Spaces (approx)
Existing on-site parking lost	682	Spaces (approx)
Net change in parking	43	Spaces (approx)

C. Geographic options in New York City: Case-study: Sumner

i. Existing Conditions

Sumner houses is located in Brooklyn's Bedford-Stuyvesant neighborhood. The surrounding context is a mélange of fragments of traditional Brooklyn streetscapes of small apartments, rowhouses and semi-detached houses, interspersed with modernist superblocks and tower-in-the-park site plans and building forms.

The estate is built on two contiguous blocks beginning west of the retail shopping on Broadway (see the existing site plan that follows). The western half of the estates was developed simultaneously with the public school and adjoining playground and schoolyard. Sumner was developed using two housing types: the high-rise slab and the six-to seven-story linear crank-shaft (which predominates). The buildings are all oriented north-south along a central, gently sloping, open space all framed by two high-rise slabs. The estate is landscaped and well-maintained, containing many play and sitting areas.

ii. Proposed conditions

The alternative site plan interventions utilize the four-story rowhouse and free-standing pavilion in recognition of the need to develop a humanly-scaled and open urban landscape which can mediate between the urban fragments of a haphazard and disparate neighborhood (see the alternative site plan that follows). The new housing is always oriented toward a public sidewalk or either of the two east-west pedestrian/vehicular parking streets which divide the superblock into thirds. Groups of pavilions are arranged between the "parallels" (long sides) formed by the existing buildings, demarking the boundaries between public, semi-private, and private space by their grouping in combination with walls, gates and fences.

The playgrounds and tot lots have been decentralized with each courtyard containing one, while sports requiring playing fields use the schoolyard. A large park is created in the eastern block, bounded on three sides by low-and mid-rise buildings and a twelve-story slab to the east. The western end of the park is defined by an internal, publicly-accessible north-south pedestrian street.

Figure 114: Sumner: Existing

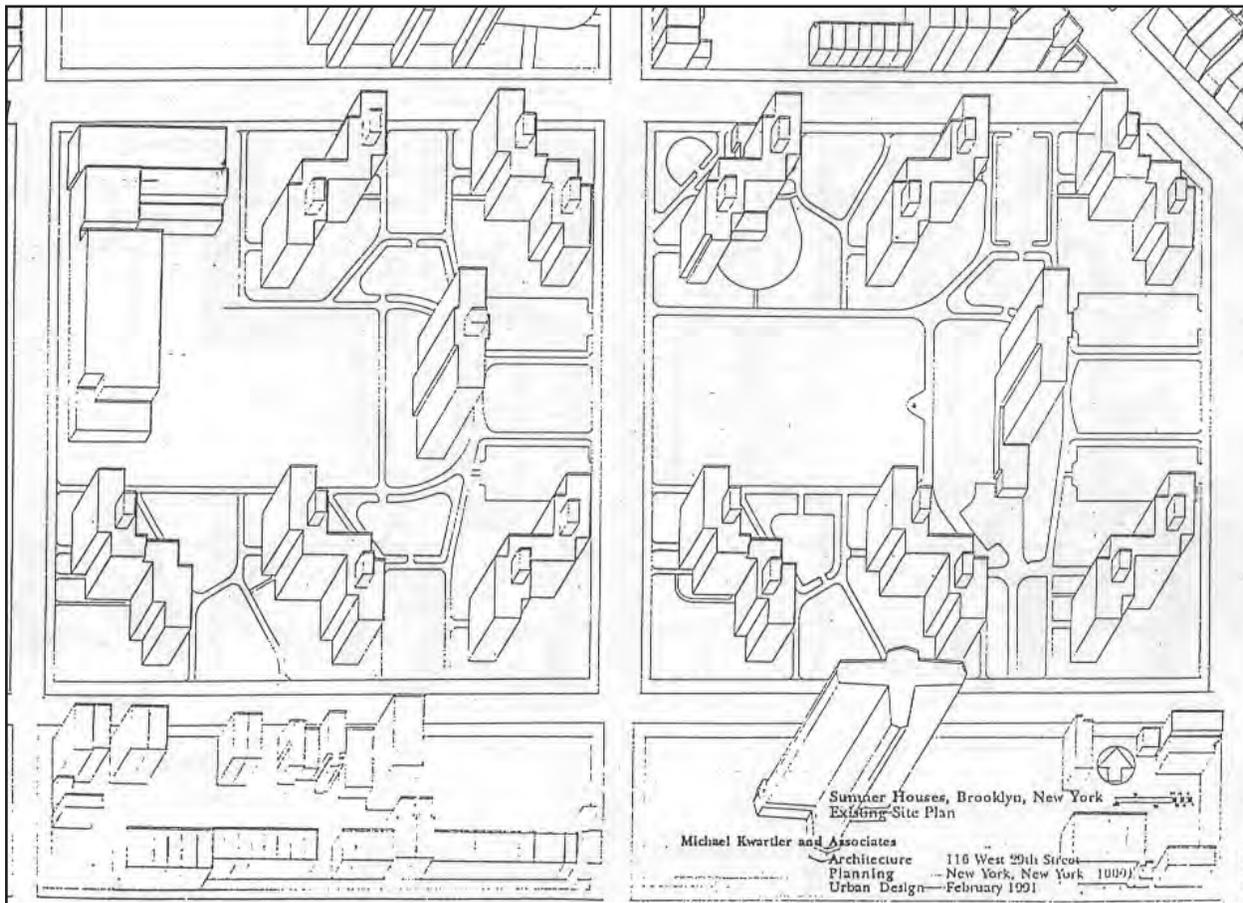


Figure 115: Sumner: Proposed infill

