



HOLLAND GARDENS VISIONING PROCESS

RESIDENT MEETING #3/ MARCH 19 - 6PM
HOLLAND GARDENS COMMUNITY CENTER - JERSEY CITY, NJ

THIS EVENING

- ▶ MEETING #1 (01/28): Listening Session / Existing Conditions
- ▶ MEETING #2 (02/19): Programming / Unit and Site Parameters
- ▶ **MEETING #3 (03/19): Review Development Scenarios**
- ▶ MEETING #4 (04/16): Review Development Concepts
- ▶ MEETING #5 (05/21): Review Final Vision Plan

Welcome and Thank you!

Development Priorities

Recap Open House Session

Other Priorities

Potential approaches to revitalization

Rehabilitation

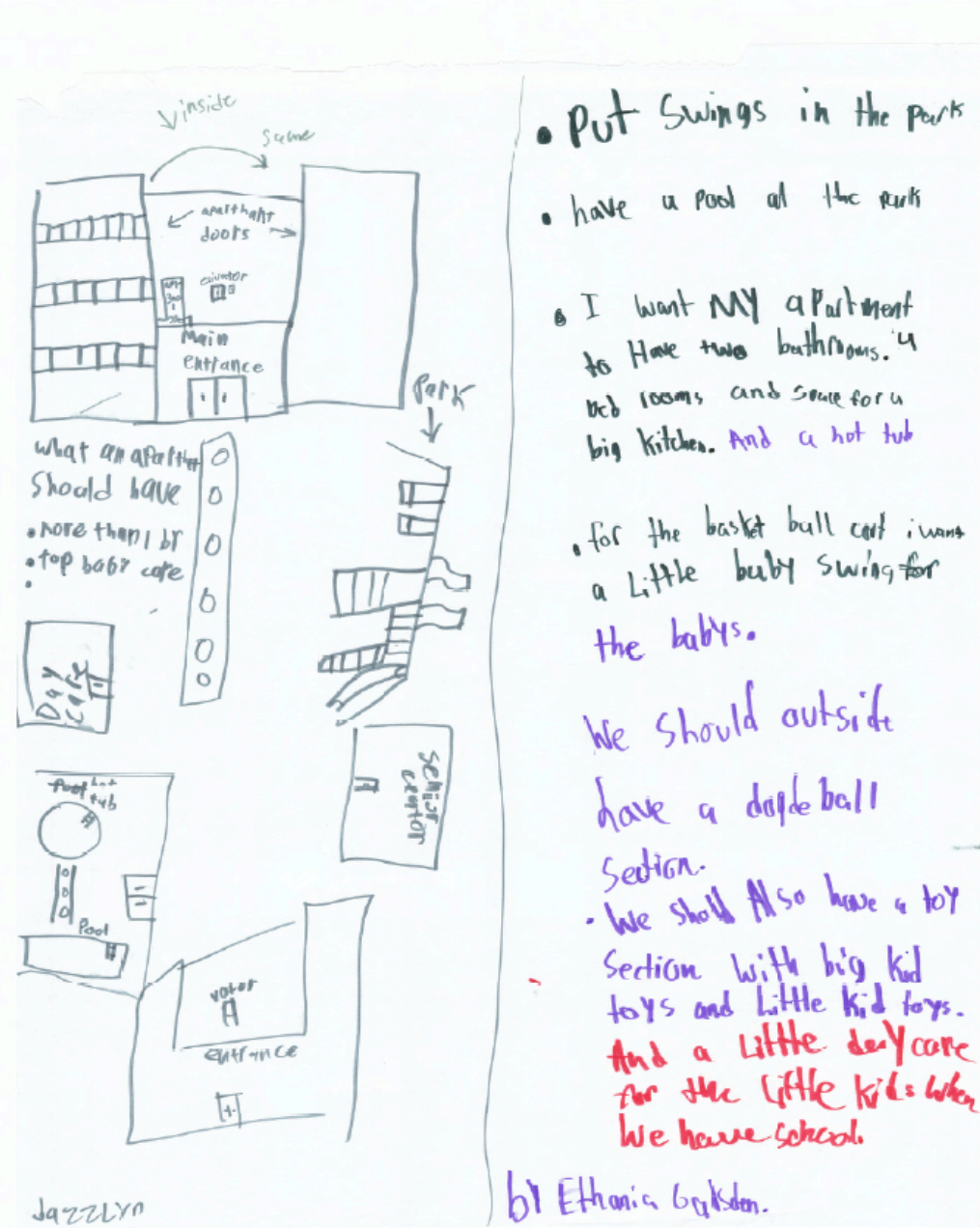
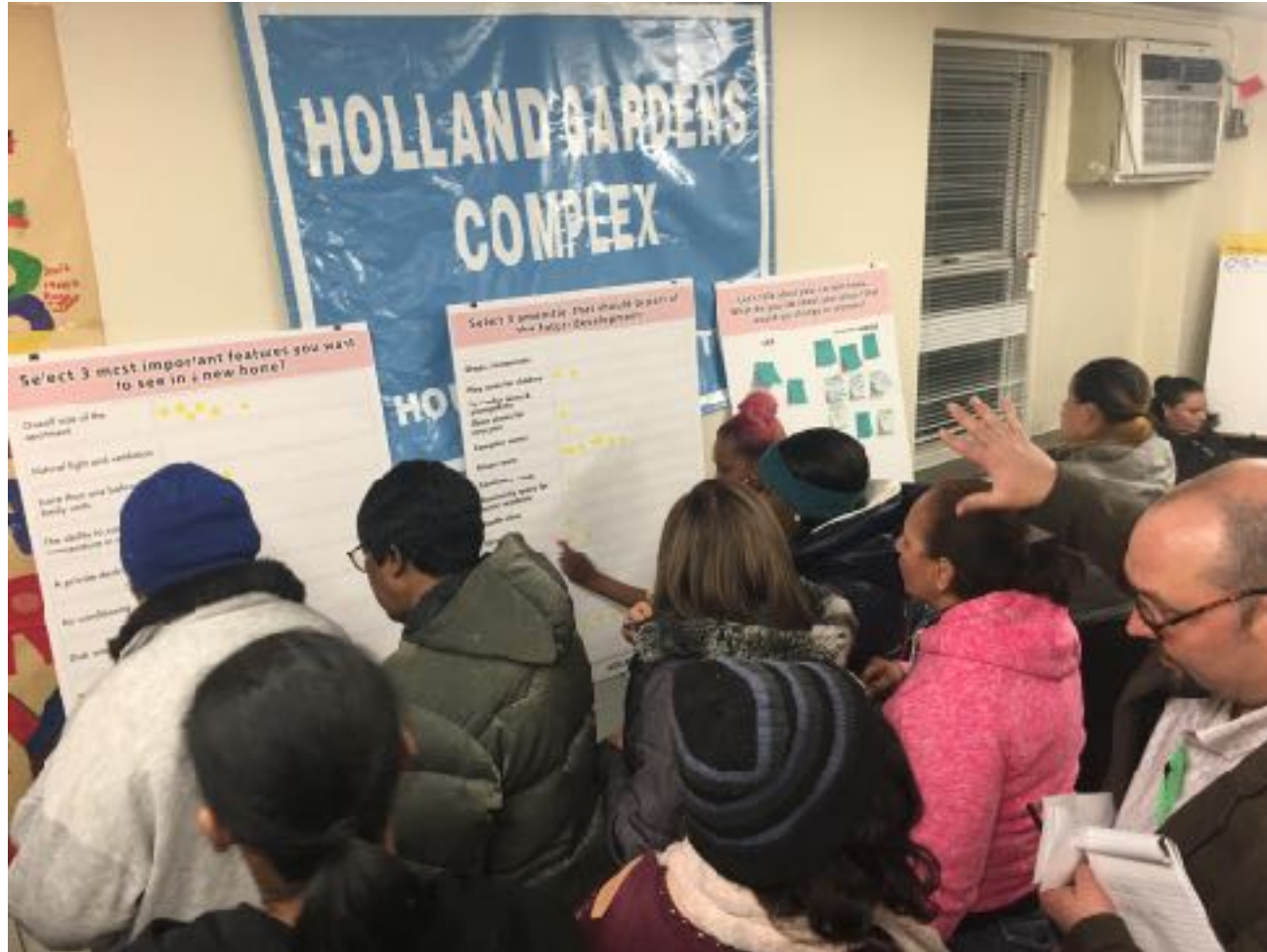
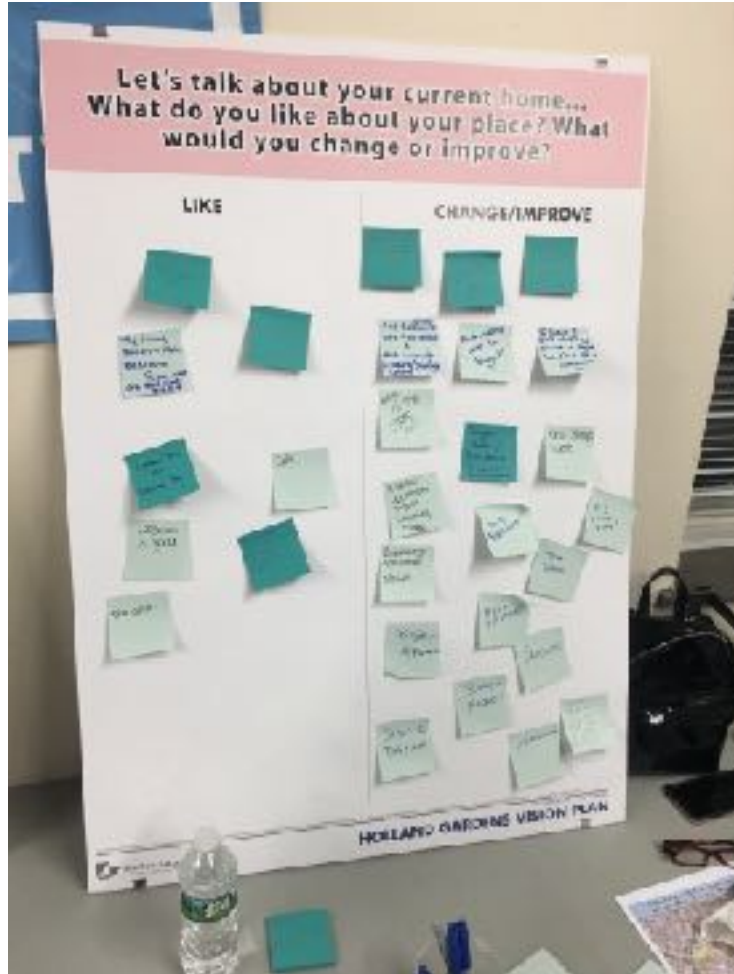
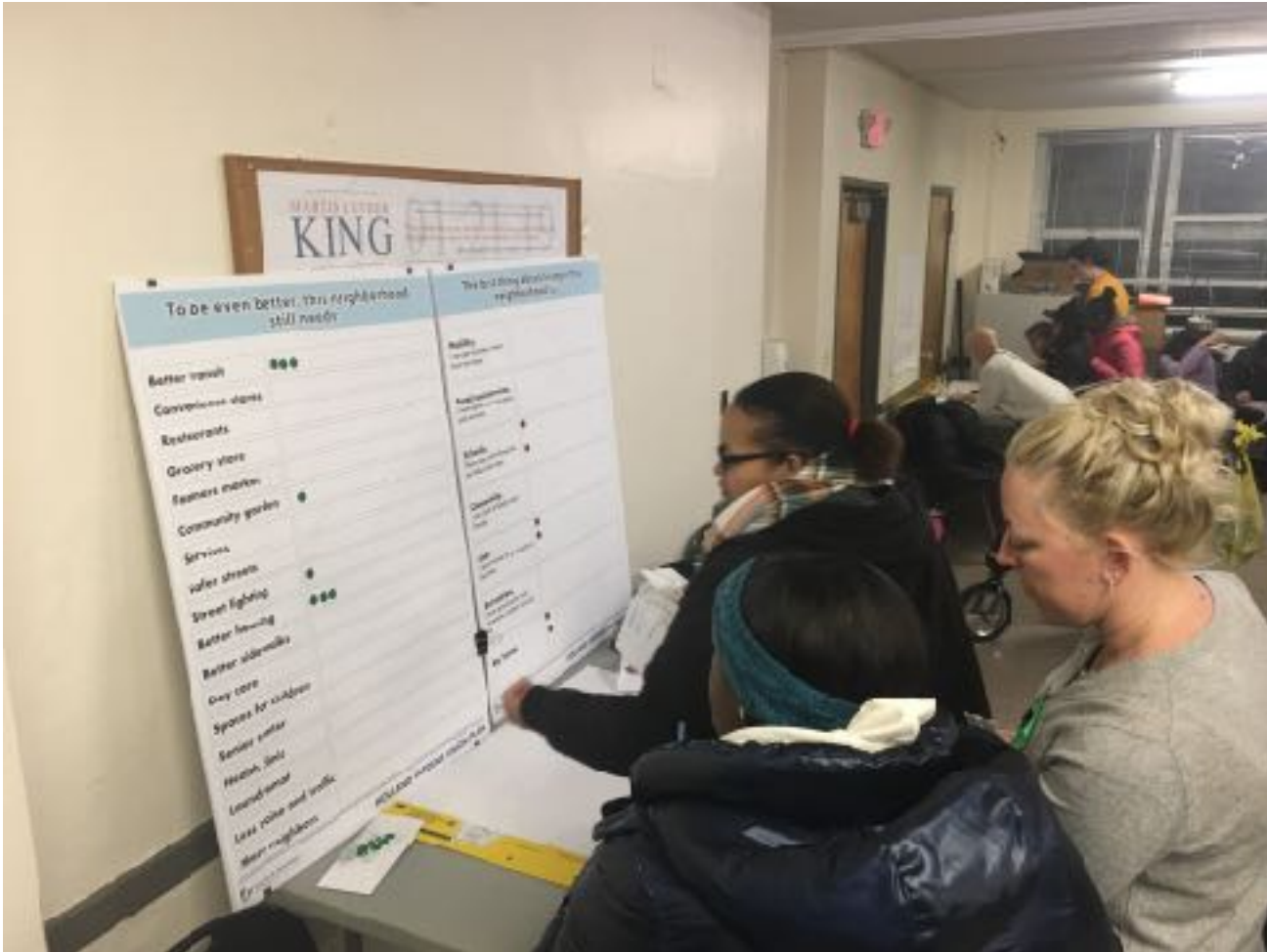
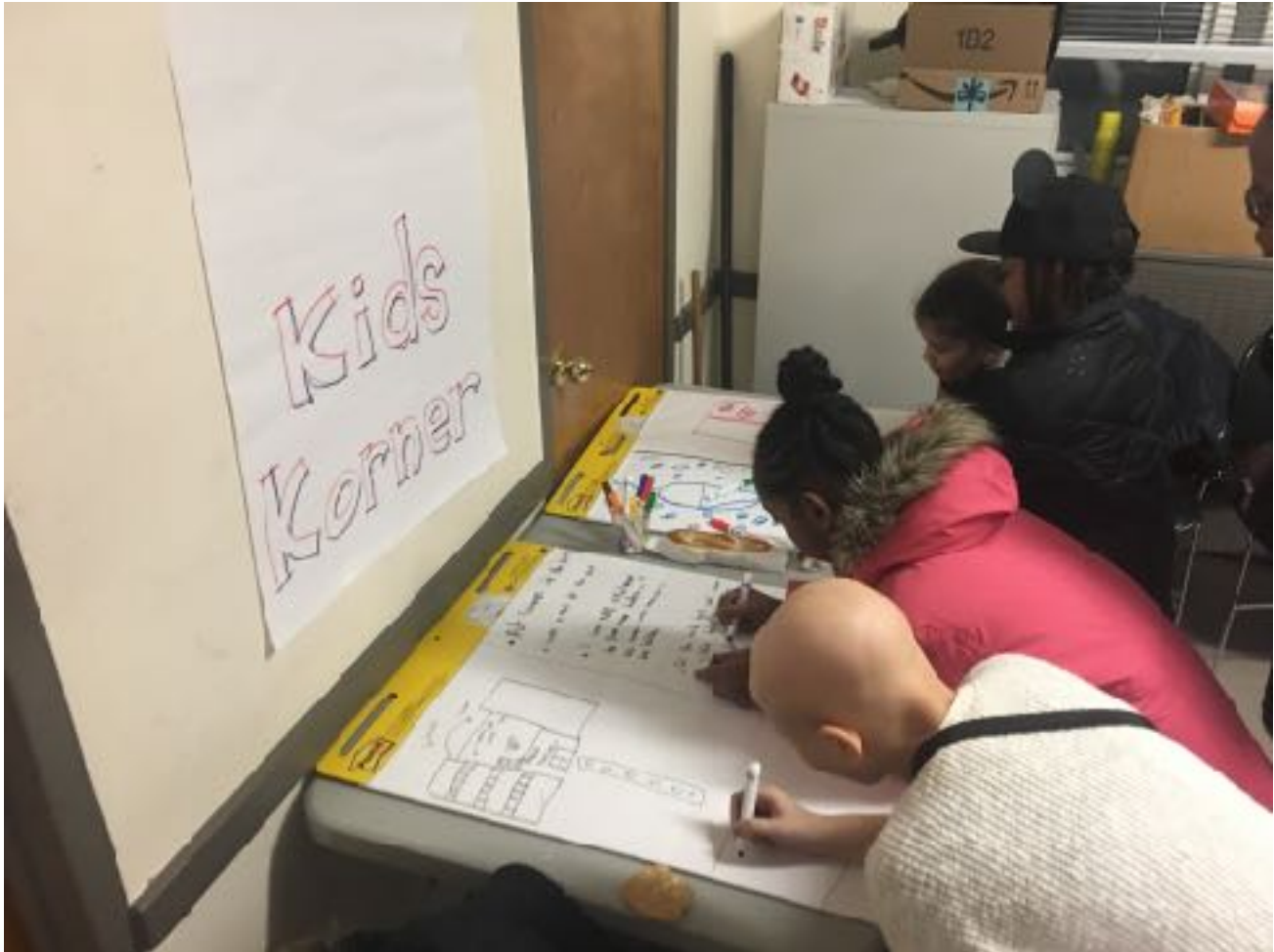
New Construction

Q&A / Next Steps



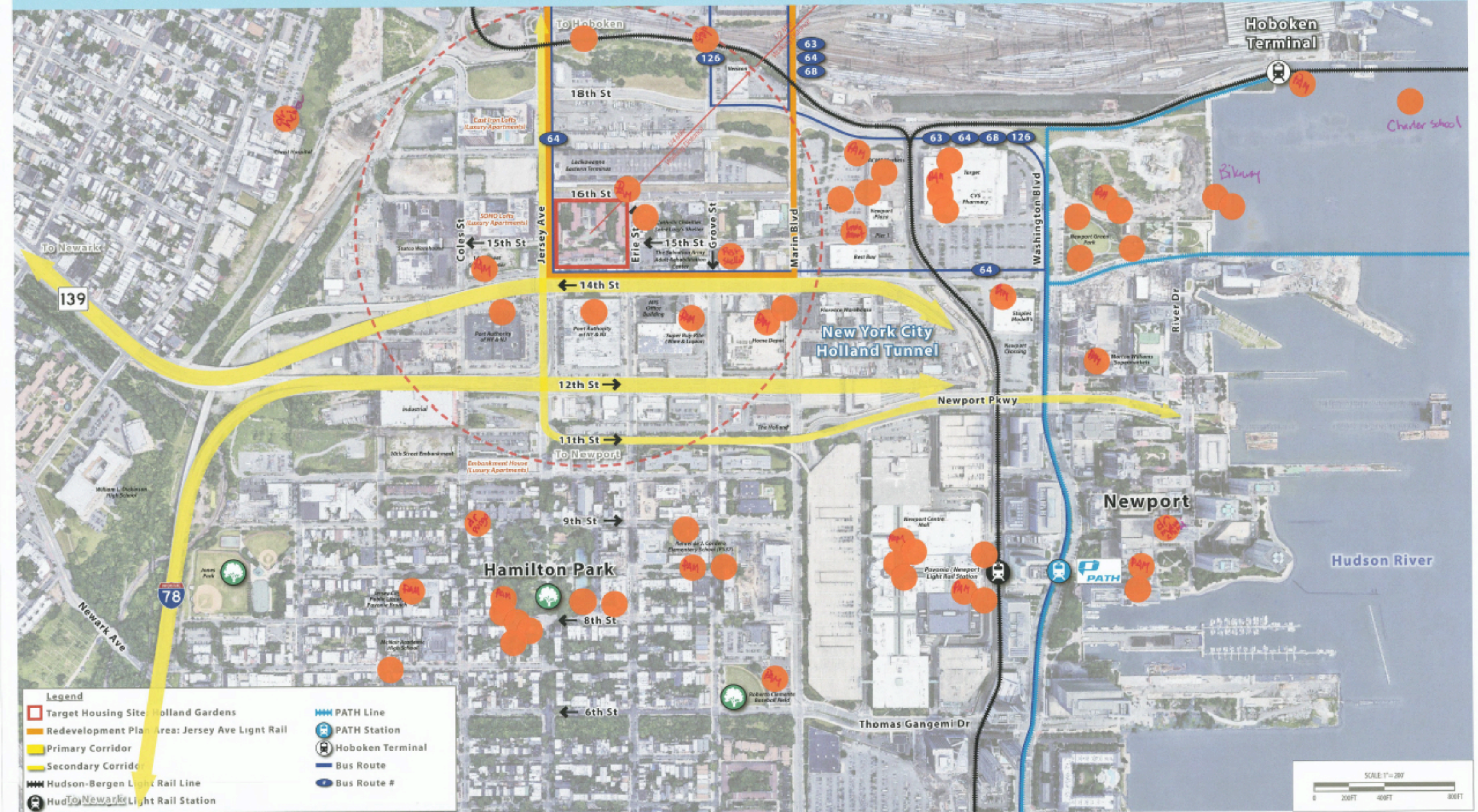
OPEN HOUSE SESSION REVIEW

OPEN HOUSE SESSION / WHAT WE LEARNED










What is your favorite place in the neighborhood?








- ▶ HOME
- ▶ Schools
- ▶ Parks and Recreation
- ▶ Retail
- ▶ Restaurants
- ▶ Medical offices
- ▶ Downtown services
- ▶ Library



The best thing about living in this neighborhood is...

Mobility. I can get anywhere I want from my home.		3
Retail and Services. I have good access to stores and services.		6
Schools. There are good schools for my kids in this area.		1
Community. I am close to family and friends.		4
Jobs. I have access to good jobs in this area.		5
Recreation. I have good parks and recreation centers around me.		5
My home.		2

The best thing about living in this neighborhood is...

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My home.		2

To be even better, this neighborhood still needs:

Better transit	
Convenience stores	
Restaurants	
Grocery store	
Farmers market	
Community garden	
Services	
Safer streets	
Street lighting	
Better housing	
Better sidewalks	
Day care	
Spaces for children	
Senior center	
Health clinic	
Laundromat	
Less noise and traffic	
More neighbors	

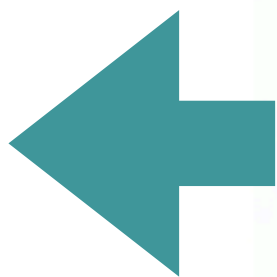
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1

LIKE

Safety

Location



Let's talk about your current home...
What do you like about your place? What would you change or improve?

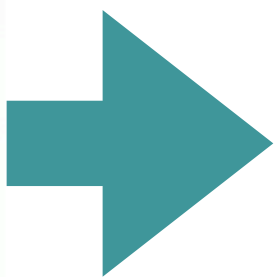
LIKE

CHANGE/IMPROVE

CHANGE

Unit Sizes

& Layout

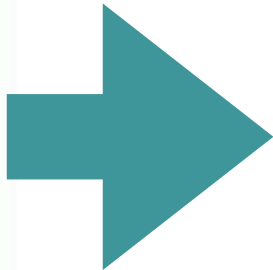


(Bedrooms too small, bigger kitchens, bigger bathrooms, more storage space, bigger living rooms, more space..)

“ I have two girls who share a room the size of a closet”

Select 3 amenities that should be part of the future development:

Shops / restaurants	
Play areas for children	● ● ● ●
Spaces for teens & young adults	●
Open spaces for everyone	●
Computer center	● ● ●
Fitness room	● ● ● ● ● ● ● ● ● ●
Community room	
Community space for senior residents	● ● ● ● ● ●
Health clinic	
Elevators	● ● ● ● ● ●
Parking ●	● ● ● ● ● ● ● ● ● ●
Access to internet	●
Community garden	● ●
BBQ or picnic area	● ● ●
Daycare	● ● ● ● ● ●
Laundry room	● ● ● ● ● ● ● ● ● ●
Views	●
Others?	



SITE PRIORITIES

- 1. **PARKING / FITNESS ROOM / LAUNDRY ROOM** (9 each)
- 2. Community Space for Senior Residents (6)
- 3. Elevators / Daycare (5)
- 4. Play areas for children (4)
- 5. Computer Center / BBQ or Picnic Area (3)
- 6. Community Garden
- 7. Spaces for teens / Open Spaces / Internet access / Views



SITE PRIORITIES

► PARKING



18 SPACES ON SITE

51 SPACES FOR
192 UNITS. OR 1
SPACE FOR
EVERY 4 UNITS.

33 SPACES ON SITE

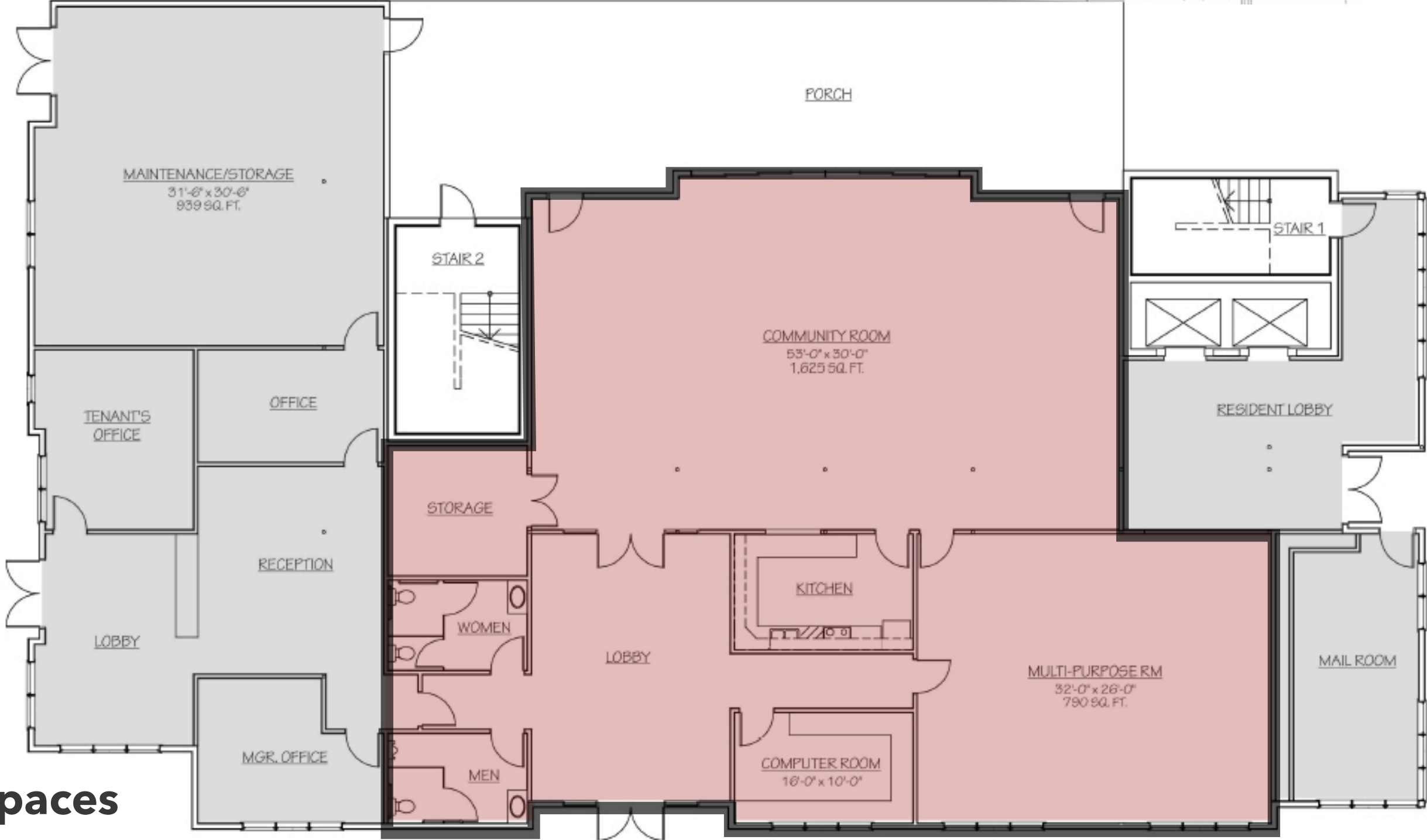
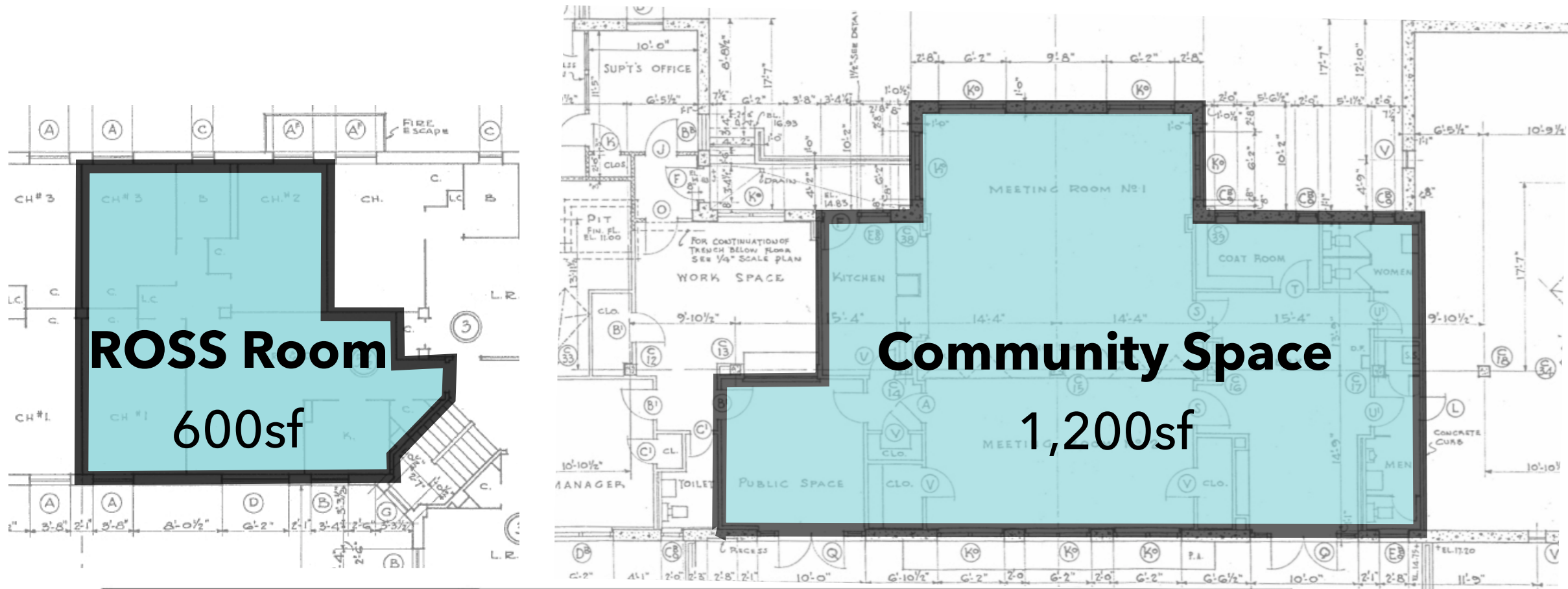
SITE PRIORITIES

- ▶ **FITNESS ROOM**
- ▶ **LAUNDRY ROOM**

Community amenities at
Holland Gardens today:

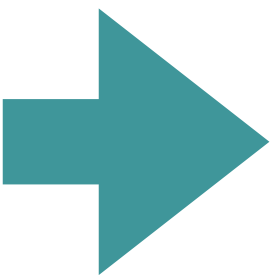
Community Space/
ROSS Room (1,800sf)

**Gloria Robinson: Over
3,000sf of community spaces**



Select 3 most important features you want to see in a new home?

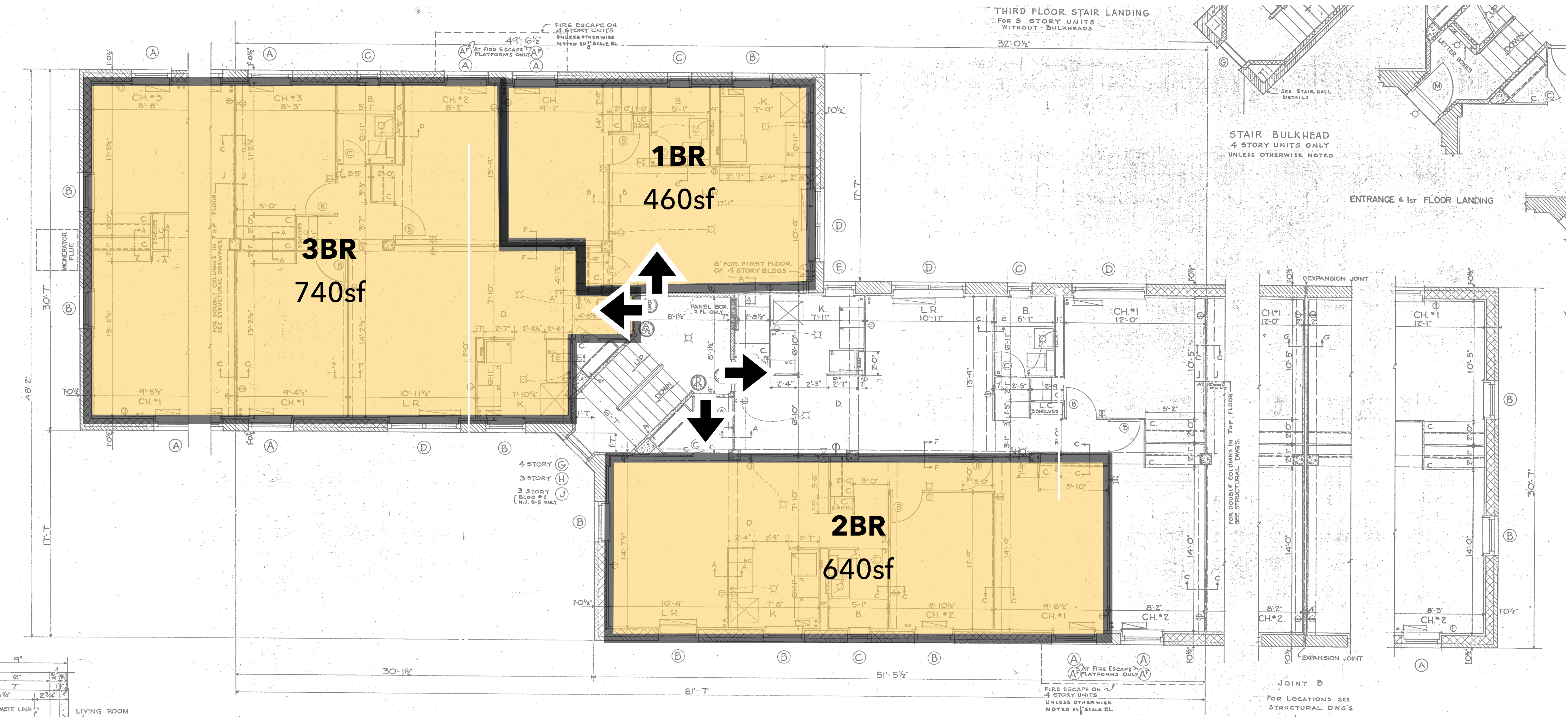
Overall size of the apartment.	
Natural light and ventilation	
More than one bathroom at family units.	
The ability to control room temperature in my home.	
A private deck or balcony	
Air conditioning	
Dish washer / microwave	
Washer & dryer in my unit.	
The option to stay in my home if I have a physical disability.	
The option to get a package or pizza delivered to my place.	
The option to control visitors getting in and out of my place without leaving home.	
Views to the city.	



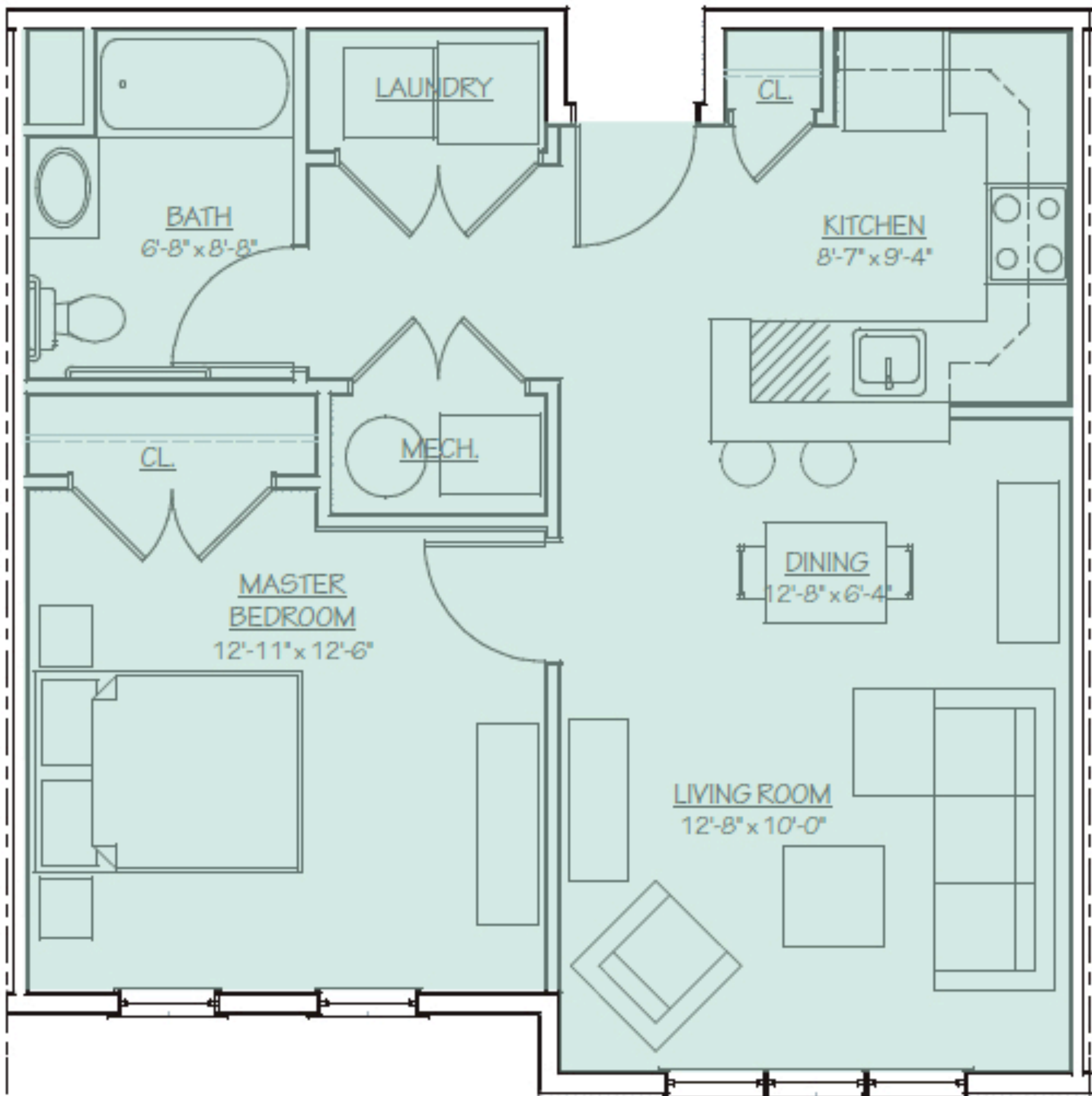
UNIT PRIORITIES

- 1.OVERALL SIZE OF THE APARTMENT (11)
- 2.Air conditioning (7)
- 3.More than one bathroom at family units (6)
- 4.The ability to control room temperature at home (6)
- 5.Private deck or balcony (6)
- 6.Washer / dryer in my unit (5)
- 7.The option to stay in my home if I have a disability (3)
- 8.Dishwasher/microwave / natural light and ventilation (2)
- 9.Views to the City (1)

EXISTING APARTMENTS AT HOLLAND GARDENS

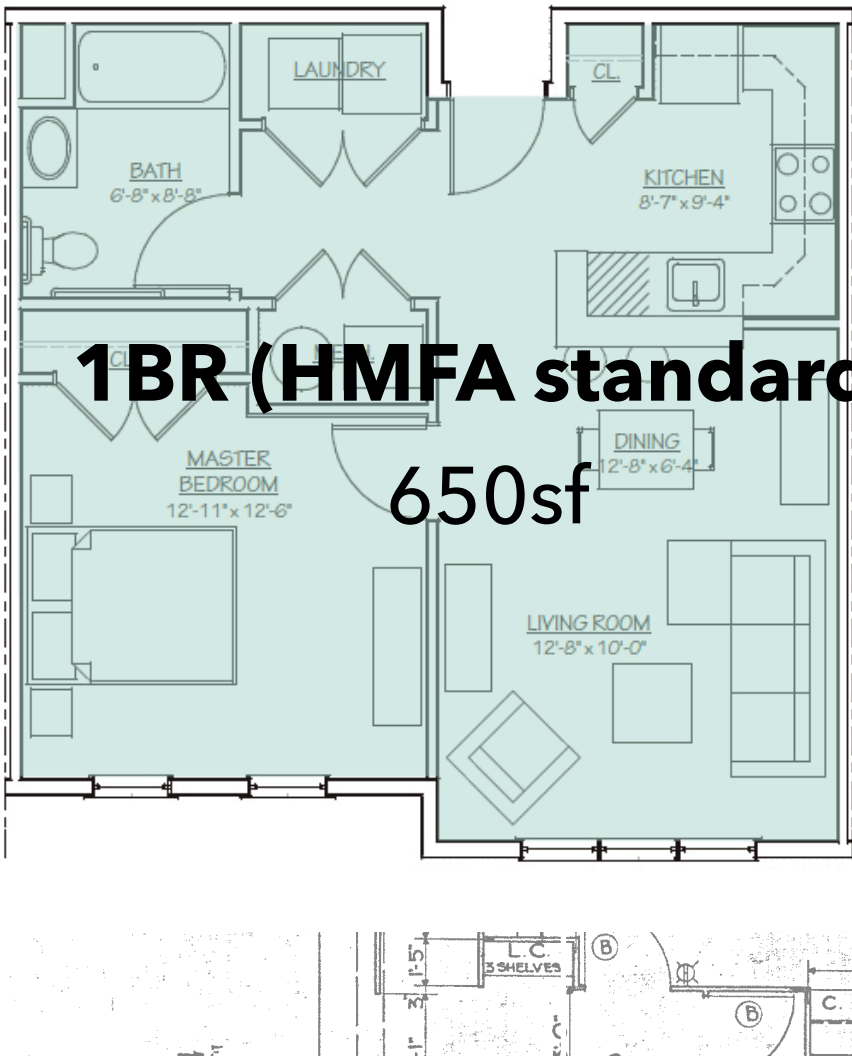
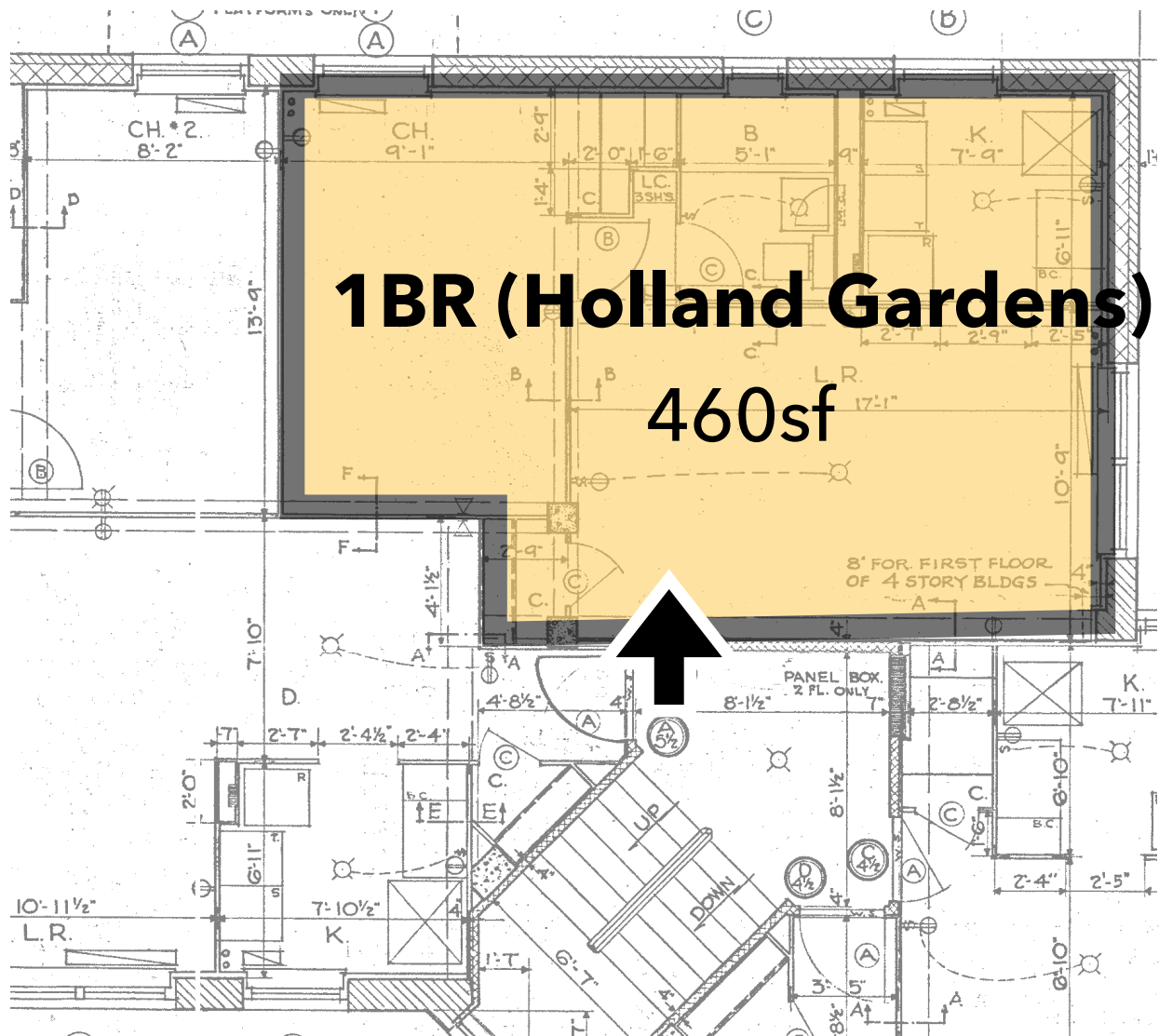


UNIT SIZE AND LAYOUT / ONE BEDROOM TYPE

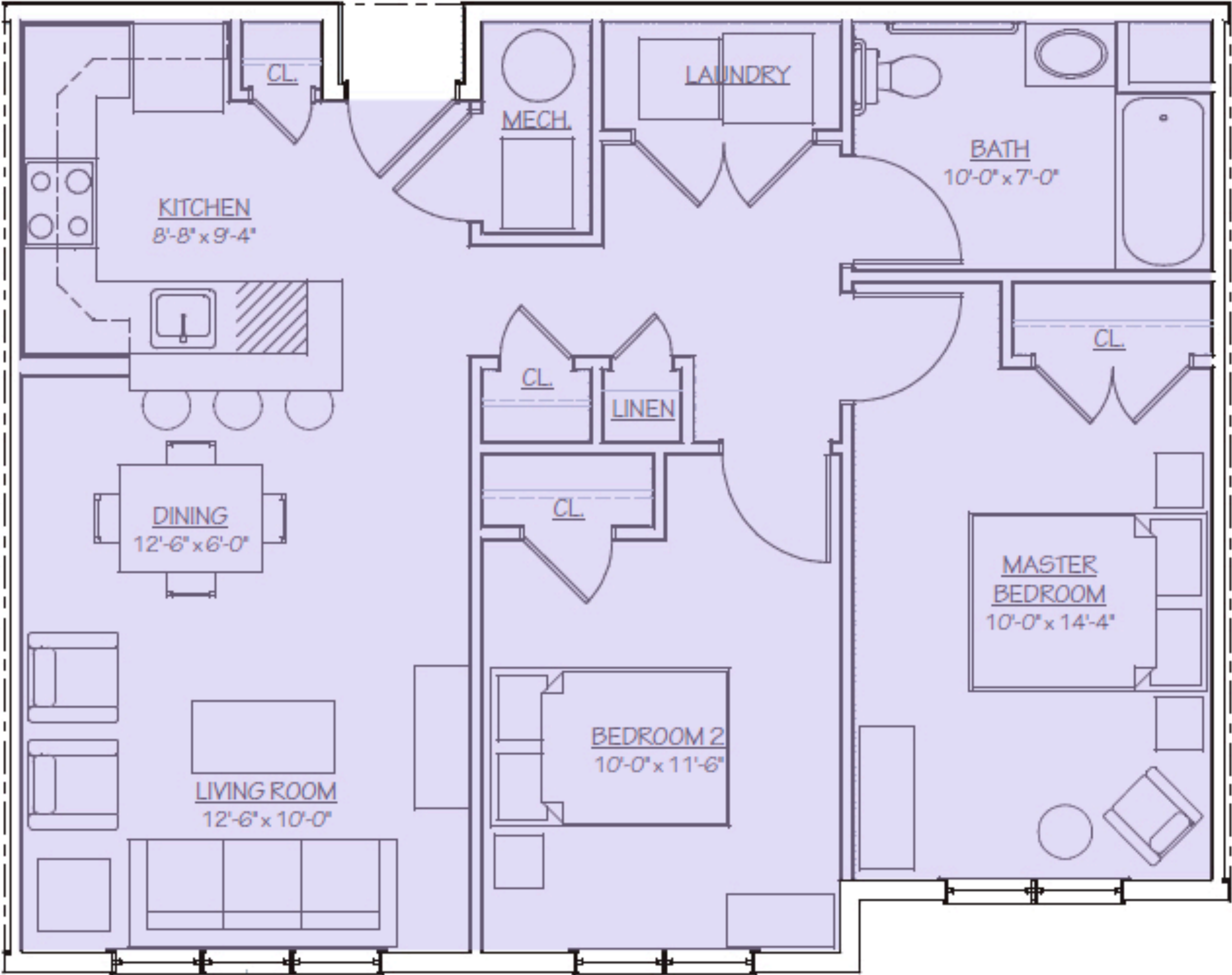


TYPICAL ONE BEDROOM APARTMENT

650 to 800sf

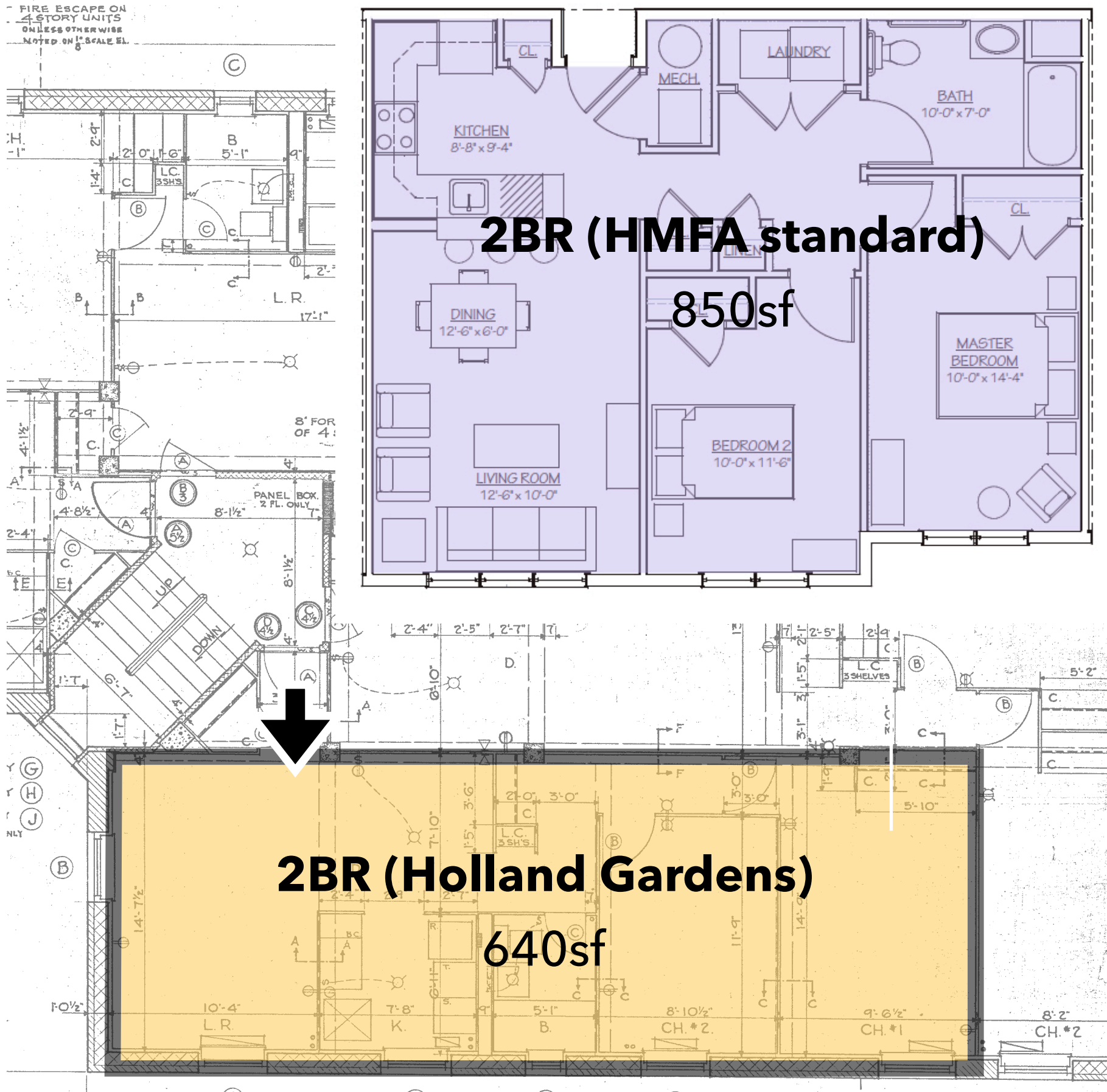


UNIT SIZE AND LAYOUT / TWO BEDROOM TYPE

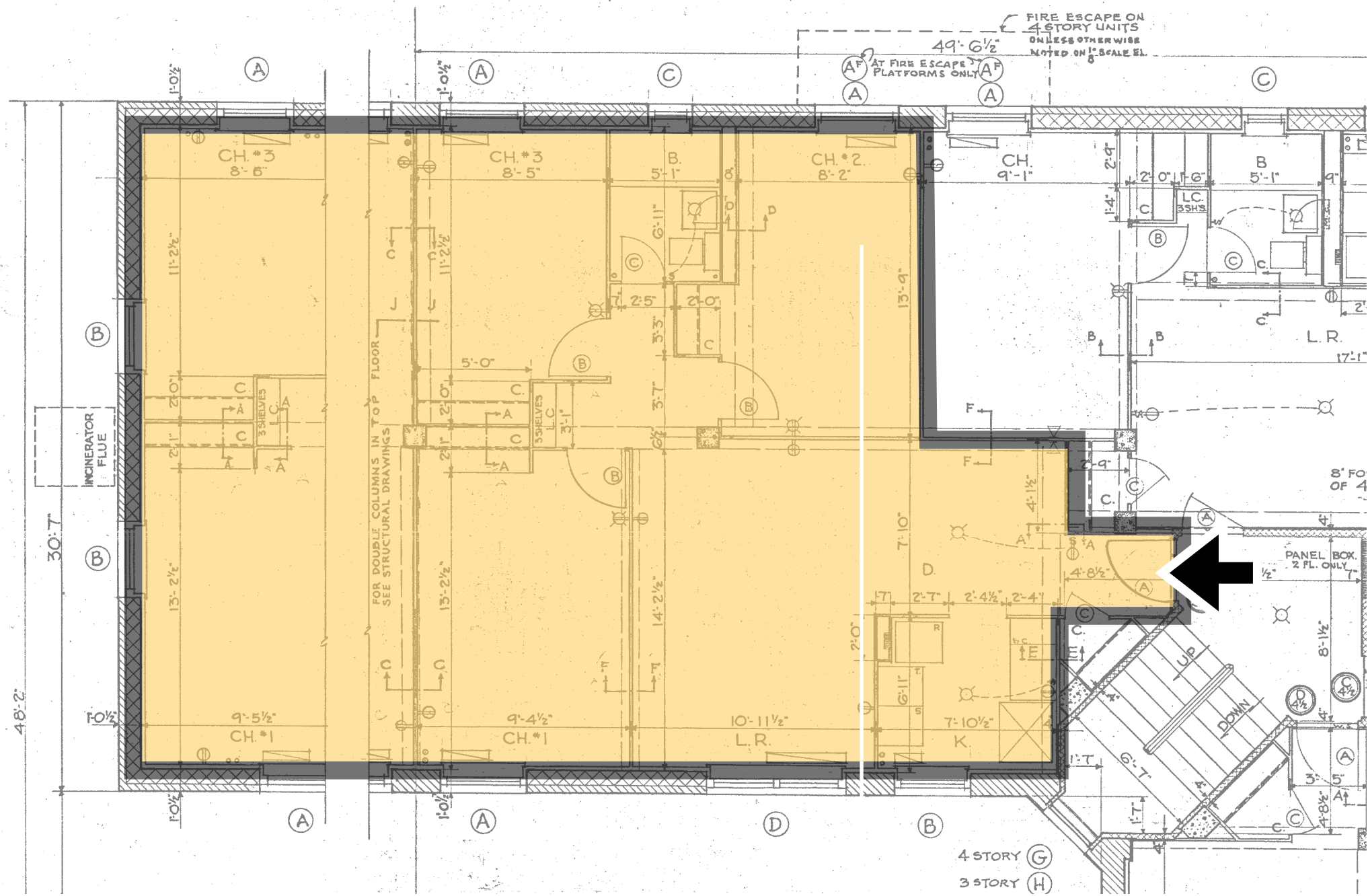


TYPICAL TWO BEDROOM APARTMENT

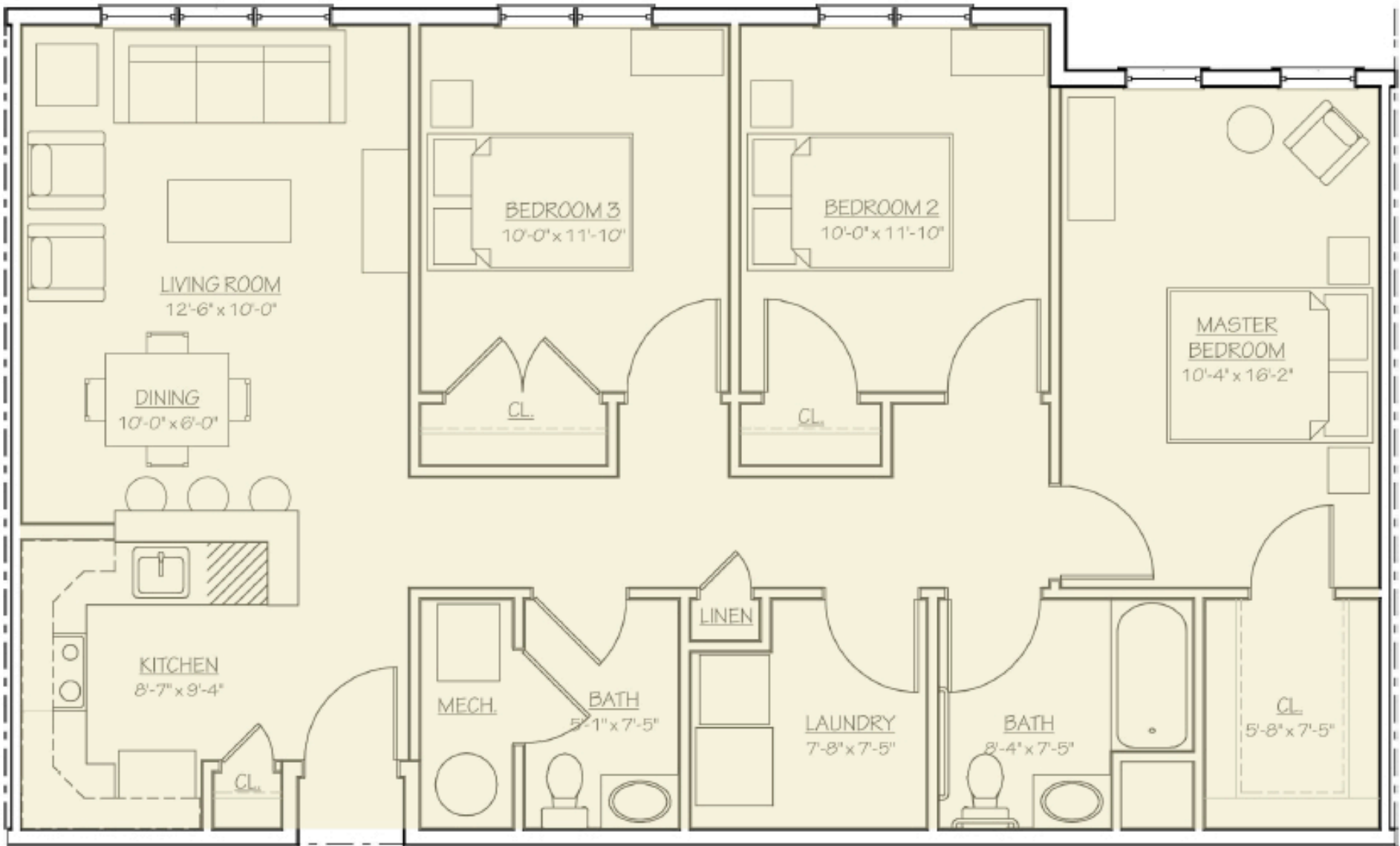
850 to 1,000sf



UNIT SIZE AND LAYOUT / THREE BEDROOM TYPE

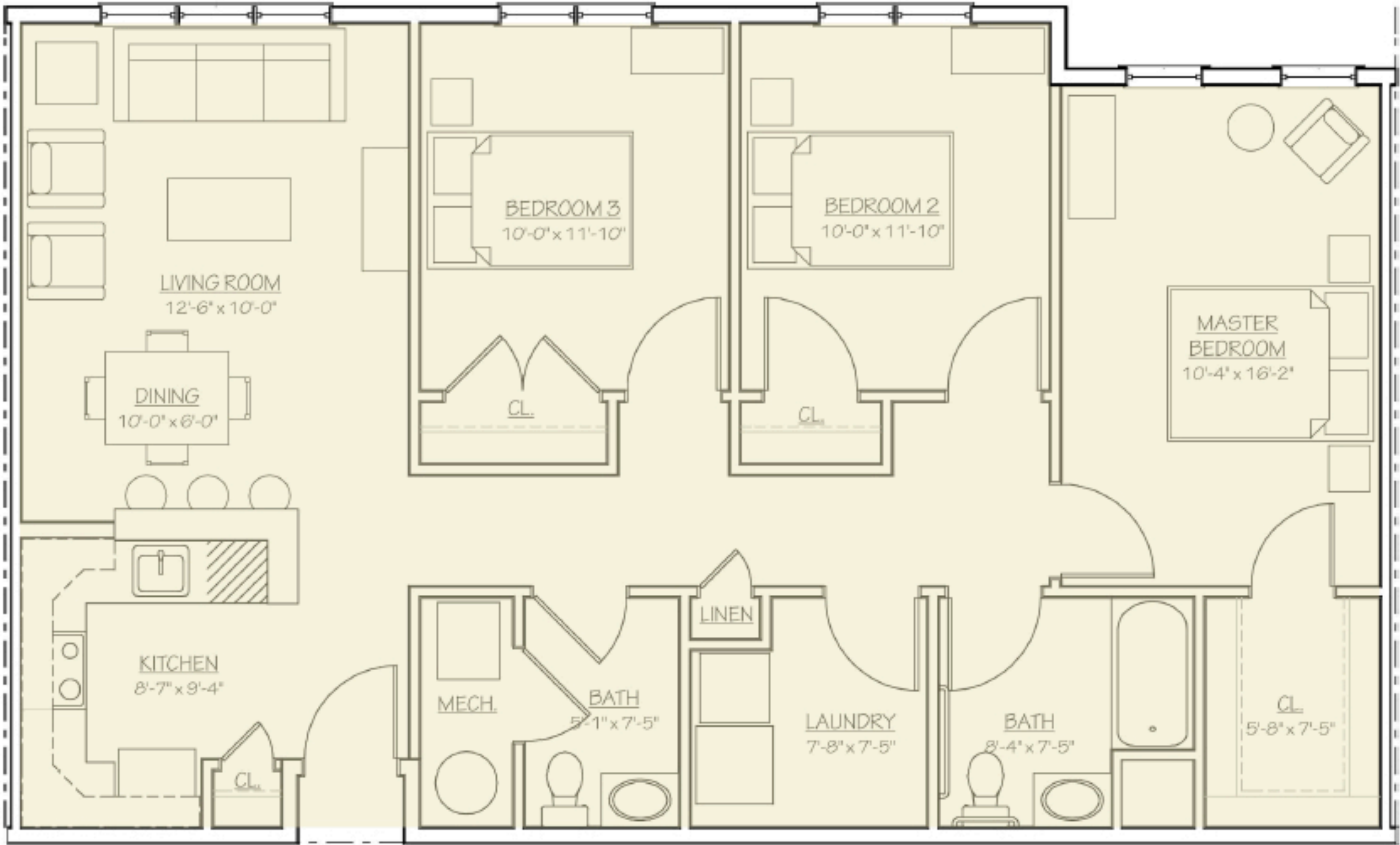


3BR (Holland Gardens)
740sf



3BR (HMFA standard)
1,150sf

UNIT SIZE AND LAYOUT / THREE BEDROOM TYPE



TYPICAL THREE BEDROOM APARTMENT

1,150 to 1,500sf

OTHER DEVELOPMENT PRIORITIES

1. Systems and Infrastructure

1. Address aging infrastructure
2. Minimize the impact of flooding
3. Long term resiliency against flooding
4. Implement green infrastructure

2. Environmental

1. Address lead paint / asbestos
2. Minimize Noise
3. Improve air quality

3. Sustainability / Energy efficiency

1. Reduce energy consumption and costs
2. Reduce water consumption
3. Improve building envelope

4. Neighborhood Context

1. Smart growth / TOD
2. Promote view corridors to NY and Palisades
3. Integrate into network of public spaces
4. Create new open spaces in the neighborhood
5. Promote neighborhood retail
6. Improve parking conditions



POTENTIAL APPROACHES TO REVITALIZATION

1. REHABILITATION

- ▶ **Existing site and buildings are preserved**
 - ▶ Extend building life for 20 years
 - ▶ Upgraded or reconfigured residential units
- ▶ **Upgrade (as needed)**
 - ▶ ADA site improvements
 - ▶ Updated amenities as needed
 - ▶ New kitchen and bathrooms
 - ▶ Systems upgrades
 - ▶ Same layout, same unit sizes
 - ▶ New HC units
 - ▶ Minimal loss in unit count
 - ▶ Requires temporary displacement



1. REHABILITATION

- ▶ **Total Reconfiguration**
 - ▶ Preserve structure and exterior walls
 - ▶ Reconfigure interior units with larger sizes and better layouts
 - ▶ Systems upgrades
 - ▶ Improved community spaces
 - ▶ New handicap accessible units
 - ▶ Substantial loss in unit count
 - ▶ Requires displacement



2. LOW DENSITY NEW CONSTRUCTION

- ▶ **Density similar to current Holland Gardens (60DUs/AC)**
 - ▶ 4-story elevator building
 - ▶ Yields approx. 200 units in 3.3 acres
- ▶ **Four residential floors**
 - ▶ Shared lobby, elevator and circulation
 - ▶ ADA compliant and accessible units
 - ▶ Ground floor residential with limited opportunities for non-residential spaces for community use.
- ▶ **Outdoor amenities**
 - ▶ Trade-off between amenities and parking
 - ▶ If parking: 1 space for every 3 units



3. MEDIUM DENSITY NEW CONSTRUCTION

- ▶ **5 to 10-story elevator building**
 - ▶ Yields up to 400 units in 3.3 acres
- ▶ **Residential**
 - ▶ Shared lobby, elevator and circulation
 - ▶ ADA compliant and accessible units
 - ▶ Opportunities for some residential ground floor and non-residential uses such as amenities, shops and services.
- ▶ **Outdoor amenities**
 - ▶ Accommodates parking (structured) and outdoor amenities (play area, plaza, picnic, BBQ areas)



3. HIGH DENSITY NEW CONSTRUCTION

- ▶ **11+ story elevator building**
 - ▶ Yields over 500 units in 3.3 acres
- ▶ **Residential**
 - ▶ Shared lobby, shared package & delivery service, elevator and circulation
 - ▶ ADA compliant and accessible units
 - ▶ Opportunities for some residential ground floor and non-residential uses such as community amenities, shops and services.
- ▶ **Outdoor amenities**
 - ▶ Accommodates parking (structured) and outdoor amenities (play area, public plaza, picnic, BBQ areas)



REVITALIZATION SCENARIOS

1. REHABILITATION

Preserve existing site and buildings

Upgrade existing units



2. LOW DENSITY

4-story elevator building

Ground floor residential

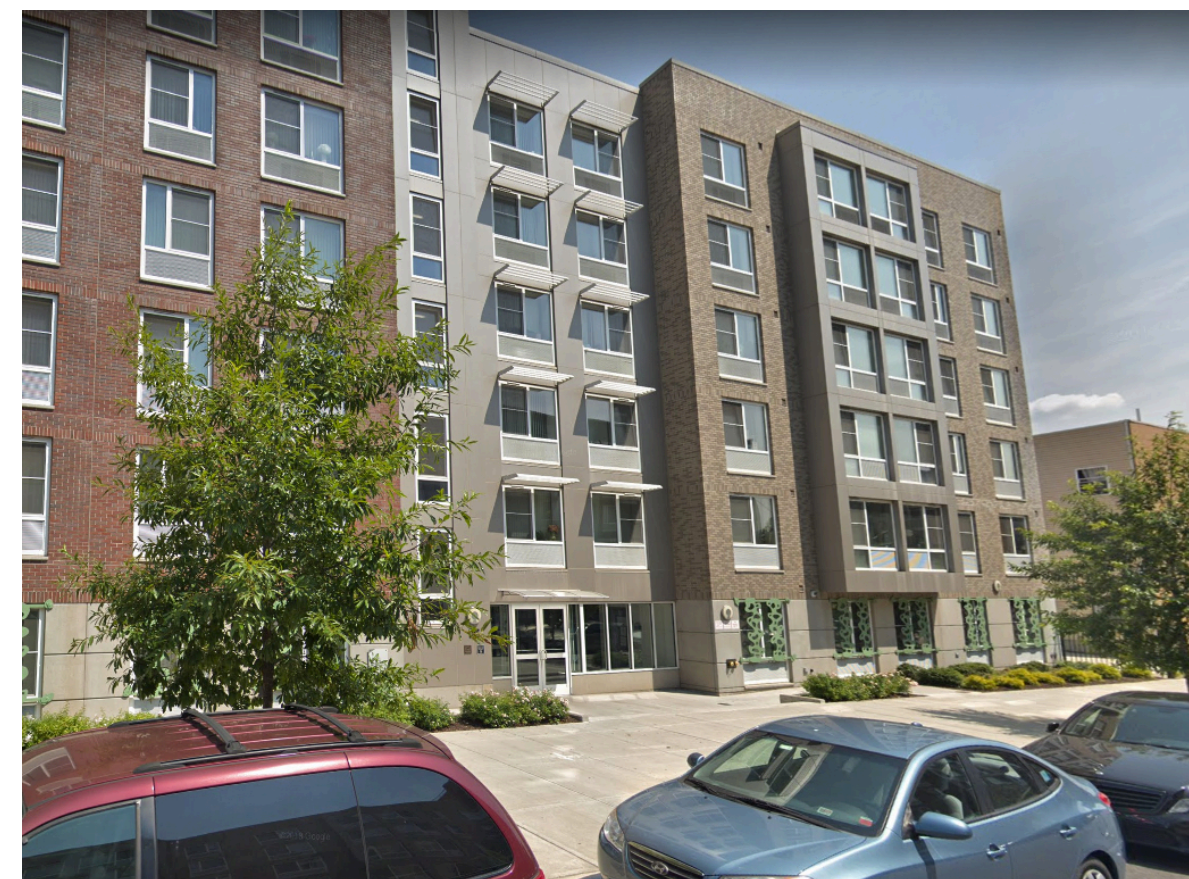
Surface Parking



3. MEDIUM DENSITY

5 to 10 story elevator building

Partial or non-residential ground floor



4. HIGH DENSITY

11+ story elevator building

Partial or non-residential ground floor

Structured parking



DEVELOPMENT MATRIX

HOLLAND GARDENS REVITALIZATION Development Matrix					
DEVELOPMENT PRIORITIES	RESIDENTIAL DENSITY	Scenario 1: Rehabilitation of existing buildings (62DUs/acre)	Scenario 2: New construction with 4-story mid-rise apartment buildings. Ground floor residential. Surface parking. (Gloria Robinson Homes)	Scenario 3: New construction with 5 to 10-story apartment buildings. Non-residential ground floor. (Parking, community and retail spaces)	Scenario 4: New construction with high-rise apartment buildings. Non-residential ground floor. Structured parking. (11+ stories)
Basic Development Priorities	One-to-one replacement (192 units)				
	ADA Compliance/Accessibility				
Resident Input: Neighborhood Priorities	Stay in the neighborhood				
	Better transit				
	Safety				
Resident Input: Site Amenities	Parking				
	Elevators				
	Community space for senior residents				
	Park/open space				
	Laundromat				
	Fitness Room				
	Retail				
	Daycare				
Resident Input: Building and Unit Amenities	Unit size and layout				
	# of bathrooms at family units				
	Independent HVAC systems				
	Air conditioning				
	Private decks / balconies				
	Washer / dryer				
	Mail and food delivery				
Environmental and Infrastructure Parameters					
	Mold				
	Lead paint / asbestos				
	Air quality				
	Noise				
Other Parameters	Energy efficiency / utility costs				
	Development costs / funding				

