



EDENWALD HOUSES

LANDSCAPE DESIGN CHARRETTE - 2022.10.19

terrain | L&M Property Management | Camber Group

INTRODUCTION

AGENDA

WORKSHOP AGENDA 11:00AM-1:15PM

11:00-11:15 AM INTRODUCTION BY DEVELOPMENT TEAM

11:15-11:30 AM INTRODUCTION OF THE TERRAIN TEAM & THE PROJECT

- Introducing the firm and role on the project
- Review of site conditions and scope of revitalization
- Resident Survey

11:30AM - 12:15PM BREAKOUT SESSIONS

- Residents will discuss needs, desires, and site improvements in small groups at breakout tables
- Notes to be pinned up on Wall Boards
- Breakout tables will note topics on the plans for the design team to review

12:15-1:00PM RESIDENT SPEAKERS

- Each breakout table will delegate a resident as representative to share the main topics of their discussion with the larger workshop group

1:00-1:15PM WRAP-UP & CLOSING COMMENTS

- Terrain will summarize conversations heard today & how to proceed
- Residents are reminded to please turn in their Resident Surveys, drawing notes, and to add their comments to the Wall Boards
- Closing comments from development team



INTRODUCTION

AGENDA

VIRTUAL WORKSHOP AGENDA 6:00PM-8:15PM

- 6:00-6:15PM INTRODUCTION BY DEVELOPMENT TEAM
- 6:15-6:30PM INTRODUCTION OF THE TERRAIN TEAM & THE PROJECT
- Introducing the firm and role on the project
 - Review of site conditions and scope of revitalization
 - Resident Survey (Online)
- 6:30-7:30PM BREAKOUT SESSIONS
- Residents will discuss needs, desires, and site improvements in small groups at breakout rooms
 - 1-2 members of the design team will be assigned to each breakout room to facilitate the conversation
- 7:30-8:15PM RESIDENT SPEAKERS
- Each breakout room will delegate a resident as representative to share the main topics of their discussion with the larger workshop group
- 8:15-8:30PM WRAP-UP & CLOSING COMMENTS
- Terrain will summarize conversations heard today & how to proceed
 - Residents are reminded to please fill in the Online Resident Survey
 - Closing comments from development team



INTRODUCTION



WEBSTER AVENUE, BRONX

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MORNINGSIDE GARDENS, MANHATTAN

INTRODUCTION

BAYCHESTER HOUSES, BRONX

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BAYCHESTER HOUSES, BRONX



HOW DO YOU FEEL...

- WHEN YOU WALK OUTSIDE YOUR BUILDING?
- WHEN YOU VISIT THE PLAYGROUND?
- WHEN YOU SIT OUTSIDE & RELAX?
- WHEN YOU TAKE YOUR DOG FOR A WALK?

SITE OVERVIEW
URBAN CONTEXT



SITE OVERVIEW

EXISTING SITE PLAN

SUMMARY

- 28 low rise residential buildings
- 12 high rise residential buildings
- 1 community center
- 1 daycare facility
- 1 senior center
- 2,039 units
- 4,783 residents



WHAT DO YOU LOVE ABOUT THE SITE...?

- OPEN SPACES
- PLAYGROUNDS
- ATHLETIC COURTS
- CONNECTION TO THE NEIGHBORHOOD
- DAYCARE/COMMUNITY CENTER
- TREES /GREEN SPACE

SITE OVERVIEW

EXISTING LANDSCAPE PROGRAM

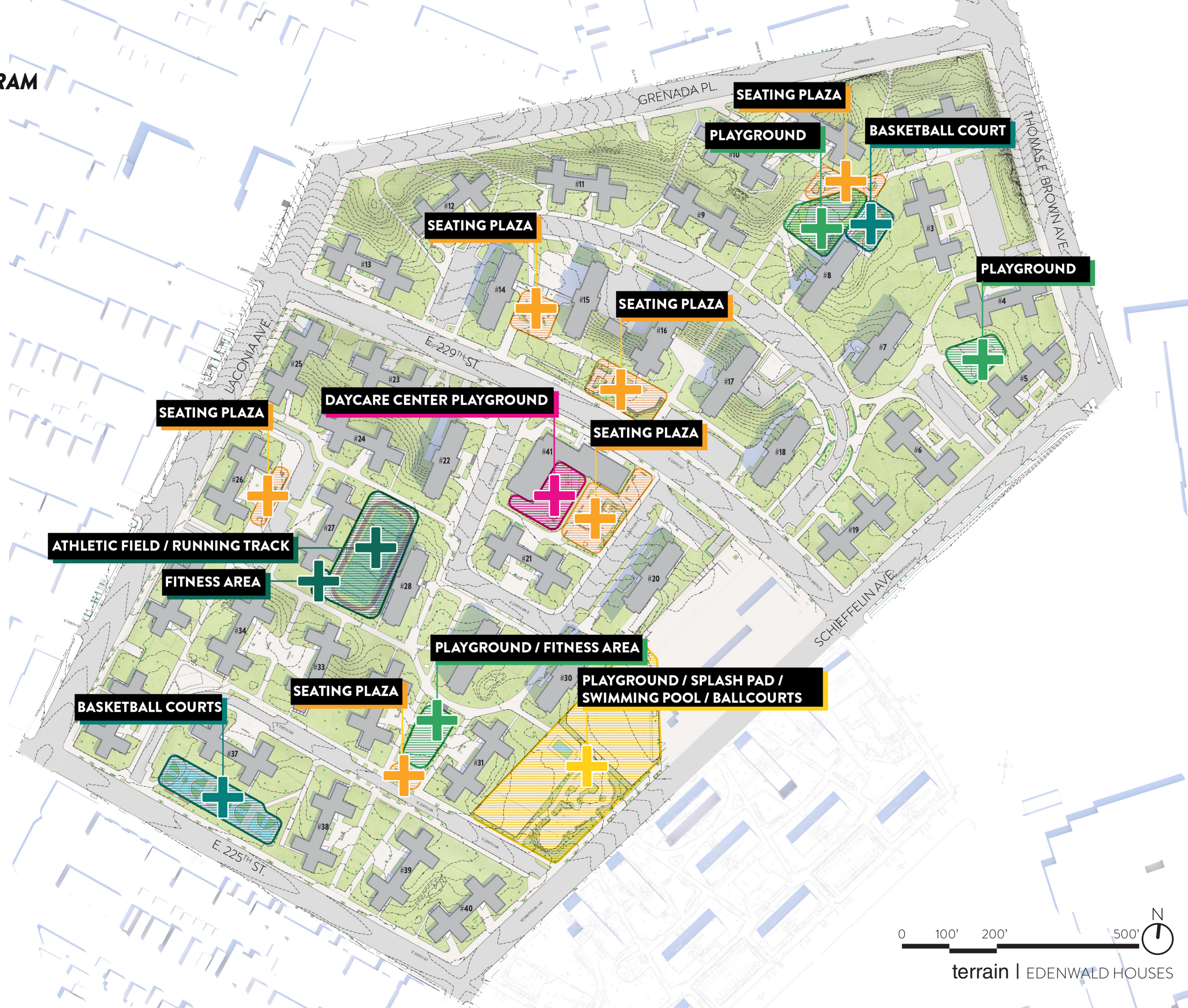
SUMMARY

North side 229th St.

- 3 seating plazas
- 2 playgrounds
- 1 basketball court

South side 229th St.

- 3 seating plazas
- 1 playground
- 1 daycare center playground
- 2.5 basketball courts
- 2 fitness areas
- 1 athletic field & running track



MASTER PLAN VISION

SITE VISION

APPROACH

Our goal for Edenwald Houses is to redevelop the site landscape spaces to promote function, safety, beautification & resiliency.

In doing so, we have identified three overarching focus groups for re-design and capital improvement investments.

Each of focus areas identifies elements for redevelopment and/or redesign, and will collectively transform the campus of Edenwald Houses.

THE PATIOS



1. BUILDING ENTRIES

- Create new building courtyards emphasizing community, safety & socializing

2. COMMUNAL FACILITIES

- Develop open & inviting terraces to accompany shared facilities

THE WALKS



3. CIRCULATION

- Define major & minor pathways through new paving, lighting, and planting strategies

4. URBAN EDGE

- Develop planting & paving strategies to emphasize connection to urban edge

5. SEATING AREAS

- Design moments for seating & relaxing along the campus' main walkways

THE COMMONS



6. COMMUNITY SPACES

- Devise a series of intimate & inviting plaza spaces for individuals & group gatherings

7. RECREATION SPACES

- Study the existing ball courts & athletic fields to propose improvements

8. PLAYGROUND SPACES

- Conceive the community playground spaces as centers for activity, play, learning, & adventure

WHAT COULD BE BETTER...?

- SITE ACCESSIBILITY
- SECURITY/LIGHTING
- PLAY/ATHLETIC SPACES
- WASTE MANAGEMENT
- DRAINAGE
- PARKING

SITE ENHANCEMENT SEATING PLAZAS

SUMMARY

- Existing seating plazas are found at relatively larger open spaces between buildings, at intersections in main circulation paths, or near areas with additional programming.
- Our goal is to develop open and inviting terraces to accompany the shared community facilities and provide residents with inviting areas of respite.



SITE ENHANCEMENT
SEATING PLAZAS

EXISTING



POTENTIAL DESIGN IDEAS



- Introduction of playful and multi-use landscape features



- Enhanced paving and furnishings with new materials and color



- Dynamic plantings & integrated, multi-purpose seating configurations

SITE ENHANCEMENT
PAVING & CURBS

EXISTING



POTENTIAL DESIGN IDEAS



- Updated paving with new patterns and materials

- Addition of new bike racks and street furnishings

- Integrated and multi-purpose landscape seating

SITE ENHANCEMENT BUILDING ENTRANCES

SUMMARY

- Building entrances serve as main resident entry points and can be found either street-facing or between buildings along sidewalks or seating plazas.
- These spaces double as areas of informal resident gathering.
- Enhancements can be made to the typical building entries that will emphasize socialization, foster community, and promote resident safety.



SITE ENHANCEMENT
BUILDING ENTRANCES

EXISTING



POTENTIAL DESIGN IDEAS



- Enhanced plantings and paving at building entrances
- More organized waste management



- Enhanced plantings and paving at seating plazas



- Added planting at pedestrian stairs and ramps

SITE ENHANCEMENT PLAY + ATHLETIC SPACES

SUMMARY

- Distribution of existing play and athletic spaces are unevenly scattered throughout the site.
- Upgrading the spaces can be accomplished by introducing new playground and fitness equipment and by repairing the existing ground surfaces with new, safer, and more colorful material.



SITE ENHANCEMENT
PLAY SPACES

EXISTING



POTENTIAL DESIGN IDEAS



- Providing opportunities for nature play



- Updated play equipment and safe, colorful rubberized play mounds



- Updated play equipment for multiple ages

SITE ENHANCEMENT
PLAY SPACES - SPLASH PAD

EXISTING



POTENTIAL DESIGN IDEAS



- Improve drainage and intergrate seating/play elements

- Resurfacing play areas and incorporating waterplay

- Waterplay and rubberized play mounds

SITE ENHANCEMENT
ATHLETIC AREAS

EXISTING



POTENTIAL DESIGN IDEAS



- Fitness Field for multi-generational active use



- Basketball Court featuring colorful painted surfaces and bleacher seating for users



- Smooth and safe track with clear lane markings
- Sufficient seating for resting and spectators

SITE ENHANCEMENT TREES & PLANTINGS

SUMMARY

- Most existing trees on site are canopy trees which provide shade.
- There is a general lack of understory plantings (shrubs, perennials, and groundcovers).
- Major existing tree species: London planetree / American sycamore, Silver maple, Red maple, Pin oak, White oak, Willow oak, Zelkova, Honey locust, Sweet gum, Beech, Birch.



SITE ENHANCEMENT
TREES & PLANTING

EXISTING



POTENTIAL DESIGN IDEAS



- Canopy trees with enhanced understory layer of shrubs and perennials



- Rain Garden to mitigate stormwater runoff



- Introducing stepping stones on grassy meadow lawns

THANK YOU!

WHAT IS YOUR VISION FOR THE FUTURE
LANDSCAPE AT EDENWALD HOUSES?

CONCLUSION
RESIDENT REFLECTION

PLEASE COMPLETE THE DESIGN SURVEY
PRIOR TO LEAVING!
[HTTPS://BIT.LY/3S5QWRZ](https://bit.ly/3s5qwrz)

