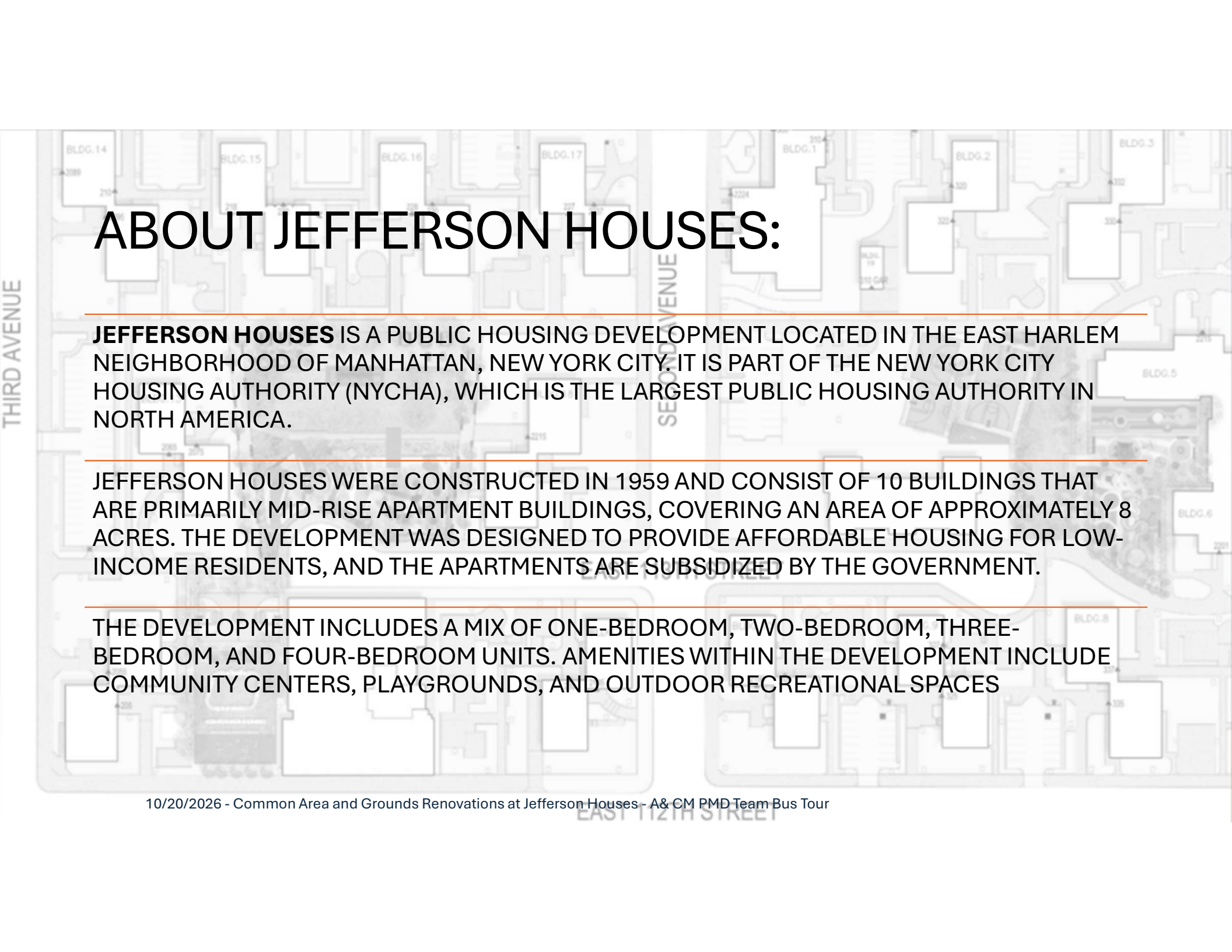




Jefferson Houses: Cloudburst and Common Area Renovations



ABOUT JEFFERSON HOUSES:

JEFFERSON HOUSES IS A PUBLIC HOUSING DEVELOPMENT LOCATED IN THE EAST HARLEM NEIGHBORHOOD OF MANHATTAN, NEW YORK CITY. IT IS PART OF THE NEW YORK CITY HOUSING AUTHORITY (NYCHA), WHICH IS THE LARGEST PUBLIC HOUSING AUTHORITY IN NORTH AMERICA.

JEFFERSON HOUSES WERE CONSTRUCTED IN 1959 AND CONSIST OF 10 BUILDINGS THAT ARE PRIMARILY MID-RISE APARTMENT BUILDINGS, COVERING AN AREA OF APPROXIMATELY 8 ACRES. THE DEVELOPMENT WAS DESIGNED TO PROVIDE AFFORDABLE HOUSING FOR LOW-INCOME RESIDENTS, AND THE APARTMENTS ARE SUBSIDIZED BY THE GOVERNMENT.

THE DEVELOPMENT INCLUDES A MIX OF ONE-BEDROOM, TWO-BEDROOM, THREE-BEDROOM, AND FOUR-BEDROOM UNITS. AMENITIES WITHIN THE DEVELOPMENT INCLUDE COMMUNITY CENTERS, PLAYGROUNDS, AND OUTDOOR RECREATIONAL SPACES

Project Team

Managed By: NYCHA PMT2



A/E: Grain Collective & Hazen and Sawyer **Grain Hazen**

CM: TYLin **TYLin**

GC: Deborah Bradley Construction



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Project Overview

Scope of Work:

- Installation of a combination of cloud burst and storm water retention subsurface infrastructure.
- Grounds Renovations includes installation of new playground equipment, benches, pavement markings, rubber safety surfacing, swings, climbing equipment, and slides; and installing new water sprays, spray shower, and drainage.

Schedule:

- Notice To Proceed: 05/19/2025
- Project Completion: 05/19/2027
- Contract Duration: 730 CCDs
- % Complete to Date: 54%

Construction Budget:

- \$8.1 Million

What is a **cloudburst**?

A cloudburst is a sudden, intense rainfall event that can overwhelm drainage systems and cause water to collect on streets and open spaces.

- 1. Heavy Rainfall:** A large amount of rain fall in a short time
- 2. Drainage Pressure:** Water can arrive faster than conventional drainage can handle
- 3. Resilient Design:** Stormwater infrastructure helps collect and manage runoff



Why Stormwater Management Matters?



- Approximately 60% of NYC's sewer system is combined, which means it combines sewage, and stormwater flows during rain events.
- When the sewer is at full capacity, a diluted mixture of rainwater and sewage is released into local waterways. This is called a combined sewer overflow (CSO)
- We have all seen how one flash storm can flood a street that wasn't designed for it.

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Site Improvements:

- **East Side Senior Garden:** new seating area, resin bonded aggregate and poured in place surfaces, new exercise equipment, new trees and potted plants.
- **East Side Central Green:** Asphalt Pavement, picnic tables and benches, sprayer shower, artificial turf
- **West Side – Central Green / Playground:** storm water chamber system, new play equipment and seating, asphalt pavement
- **West Side Basketball Court:** storm water chamber system,



Building climate resilience, improving community spaces

- **A project designed to manage stormwater during heavy rain while creating welcoming outdoor spaces for residents.**

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How the **Jefferson Houses** project manages stormwater?

- 1 Rain falls**

Rainwater reaches roofs, paved areas, and open spaces.
- 2 Runoff is collected**

Site drainage features convey water toward the stormwater system.
- 3 Water is managed**

Subsurface retention / chamber infrastructure helps manage stormwater.
- 4 Community spaces remain**

Landscaping, play areas, and recreation facilities are restored or improved.

Jefferson Houses West Side Basketball Court

- **Subsurface - Installation of the stormwater detention chambers**
- **Restored basketball court**



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What does this mean for residents?

- **Reduced Flood Risk:** Infrastructure designed to improve management during heavy rainfall
- **More Inviting Outdoor Areas:** Refreshed gardens, new seating and gathering spaces
- **Opportunities to Play and Connect:** Updated playgrounds and basketball facilities
- **Long-term Community Resilience:** Improvements intended to support residents today and in future storms



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Progress Photos:



East Side Senior Garden



East Side Playground

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Progress Photos:



West Side – Central Green / Playground



West Side Basketball Court

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What to look for on today's tour?

East Side Senior Garden: new seating areas with tables, benches, games and exercise equipment

East side Central Green: recreation improvements in progress – turf installation, play equipment

West Side Central Green / Playground: excavation and trenching in progress

West Side Basketball Court: restored court post subsurface stormwater chamber installation



QUESTIONS?

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