

Appendix A: Zoning, Site Plan, and Building Design Guidelines

Respondents must develop a thoughtful site plan that connects the Site with and responds to the surrounding neighborhood. Designs will be evaluated based on their architecture and urban design approaches to enhance the neighborhood, deliver a safe and high-quality residential environment, increase sustainability and resiliency, and build upon the Grand Concourse Community Visioning Report (Appendix B). This Site is located in an area with the highest Heat Vulnerability Index (HVI), and is at low risk for stormwater flooding. Respondents should comply with the HPD Design Guidelines for New Construction. Successful Responses should incorporate the following considerations to the maximum extent feasible:

Site Plan:

- Plan for a safe, comfortable, and inviting pedestrian experience around the Site by incorporating amenities such as seating, planting, lighting, play spaces, public art, and quality materials.
- Develop a site plan that minimizes impact on vehicular traffic patterns and congestion on the adjacent streets.
- Develop a site plan that minimizes solar heat gain and mitigates the urban heat island effect, through strategies such as native vegetation, canopy trees, and shade structures in outdoor areas exposed to high levels of solar gain.
- Meet DEP USWR requirements by incorporating stormwater retention best practices.
- Strategically separate and clearly differentiate between the residential and library building entrances.

Massing and Form:

- The Proposal should assume conformance and compliance with the R9X zoning district and UAP, per the Project Snapshot section of the RFP.
- Create a dynamic building form through varying base heights, setbacks, articulation, fenestration, and materiality to create visual interest, be responsive to neighboring buildings and narrow streets, and integrate the new building with the surrounding neighborhood.
- Locate and design bulkheads to be integrated into the overall building design and to reduce their visual impact on the surrounding context.
- Strategically separate and clearly differentiate between the residential and library building entrances.

Ground Level:

- Activate the ground floor through strategies that are responsive to the pedestrian scale and the pedestrian experience such as transparency, active program and uses, and building entrances.
- Promote accessibility with building entrances that are legible, attractive, and welcoming.
- Provide generous floor to ceiling heights and a high level of transparency to make indoor spaces visible and inviting to the surrounding community.
- Mitigate impact of blank street walls by considering incorporating visual interest with amenities such as planting, seating, art, wall treatment, surface texture, or otherwise.
- Limit view of loading and service areas by incorporating screening strategies to avoid negative impacts on the quality of the public realm.
- Ensure any private spaces provided for residents on the ground level maintain privacy while still enhancing the ground level pedestrian experience through strategies outlined above.
- Include vegetated structures by considering strategies such as shade trees, planters, and/or walls to

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reduce solar heat gain on paved horizontal or vertical surfaces and mitigate the urban heat island effect.

- Design ground floors to be resilient while remaining welcoming and accessible to all building users.

Building Envelope and Exterior:

- Prioritize durable, sustainable, and attractive building materials that enhance neighborhood architecture.
- Clearly differentiate between the residential and library building entrances.
- Implement heat-mitigating elements for the façade by considering strategies such as adjustable solar shade structures and cool material selection.
- Use materials, colors, and shapes that reflect their surroundings, while being mindful of maintenance needs to help manage long-term operational costs.
- Consider the use of energy production systems (e.g., photovoltaic panels) and green/blue roofs as elements that, in addition to providing larger climate benefits, can create opportunities to better program terrace or roof spaces for residents.
- Propose the reinstallation of the Lorrie Goulet sculpture in a respectful and prominent manner that enhances its historical significance and aesthetic value.

Interior and Floor Plan:

- To the extent practicable, minimize the footprint of residential uses on the first and second floors of the building in order to maximize the square footage of the library.
- Ensure dwelling units, building egress, and critical utility systems are designed and sited consistent with the resiliency requirements within HPD's Design Guidelines for New Construction.
- Plan for circulation and provide clear and legible navigation of shared resident spaces, including lobby, community space, mailroom, outdoor areas, etc.
- Create a welcoming and comfortable environment within common spaces.
- Integrate necessary operational access and security requirements, and consider accessibility, control of privacy between private and common areas, and clear egress/ingress in a manner that still provides a welcoming environment to residents and visitors