

Parcel E Design Guidelines

Appendix A: Parcel E 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 Hunter's Point South Parcel E Community Visioning Report (Appendix B). 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 and building massing that accounts for current and future stormwater and coastal flood risk. Protect against flood risks through strategies such as site grading, permeable surfaces, flood-resistant materials, nature-based retention, and other approaches that enhance flood resiliency and stormwater management.
- 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.
- Develop a site plan that accounts for and responds to the linear park open space to the north of the Site with thoughtful programming that complements neighborhood conditions.

Massing & Form:

- Create dynamic building forms through varying base heights, setbacks, articulation, fenestration, and materiality to create visual interest and integrate the new building(s) 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.

Ground Level:

- Activate the ground floor through strategies that are responsive to the pedestrian scale and enhance the pedestrian experience such as transparency, active program and uses, and building entrances.
- Special attention should be given to the building's interaction with the linear park along the northern lot line.
- Promote accessibility with building entrances that are legible, attractive, and welcoming.
- Mitigate impact of blank street walls by 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 with native plants, such as shade trees, planters, and/or walls to

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reduce heat loading on paved horizontal or vertical surfaces and mitigate the effects of stormwater flooding.

- Design ground floors to be resilient while remaining welcoming and accessible to all building users in consideration to risk of current or future coastal flooding.

Building Envelope/Exterior:

- Prioritize durable, sustainable, and attractive building materials that enhance neighborhood architecture.
- Mitigate building damage due to flooding by considering approaches such as waterproofing, flood barriers, and water-resistant finishes.
- 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.

Interior and Floorplan:

- 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.