

# DESIGN GUIDELINES

*A set of inspirational design principles that inform the desired sense of neighborhood.*

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- Introduction
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  - Tower

# DESIGN GUIDELINES: Introduction

The ‘Hunter’s Point South Design Guidelines’ are a set of guiding principles created in order to achieve the architectural character envisioned for this new neighborhood. The guidelines should inspire the massing and exterior design of all buildings within the development. Most importantly, each building developed on the Hunter’s Point South site should aspire to the ‘design excellence’ standards reflecting the City’s interest in quality urban design architecture, and sustainability.

The primary goal of these guidelines is to inspire distinctive character for each building, while encouraging design innovation and facilitating appropriately-scaled and appealing architectural details. When fully developed, Hunter’s Point South should evoke variety, appearing like many buildings designed and built over time, avoiding the ‘superblock’ architectural expression common in housing developments of this scale. The suggested massing and detailed guidelines will shape the physical environment into a pleasant and distinctive pedestrian neighborhood. The design guidelines allow buildings to be designed and executed with common and available materials that express the contemporary culture and technology in which they are built.

The design guidelines address three points of view of experiencing the site: from the view of persons walking within the development (the block/ street scale), from the adjacent public spaces, (the neighborhood scale), and from further distances (the city scale). These perspectives correspond to three scales of discussion; the Upper Base, the Lower Base, and the Tower. This document will begin with the Upper Base since it is primary in setting the scale and rhythm of the larger development, move to the Lower Base, which is critical in establishing the pedestrian realm, and finish with the Tower, which defines the character and skyline as seen from afar.

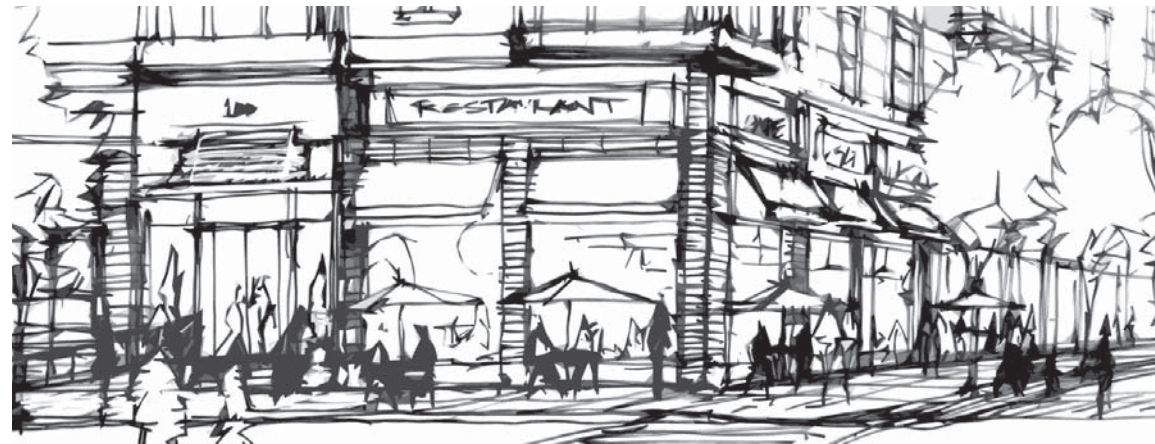
The guidelines establish an aesthetic design standard that sets a precedent for future development, serves to enhance the value of the property and protects the investment of each developer. They have been drawn up to amplify and complement the site’s specialized zoning regulations.

## DESIGN GUIDELINES: Key Principles

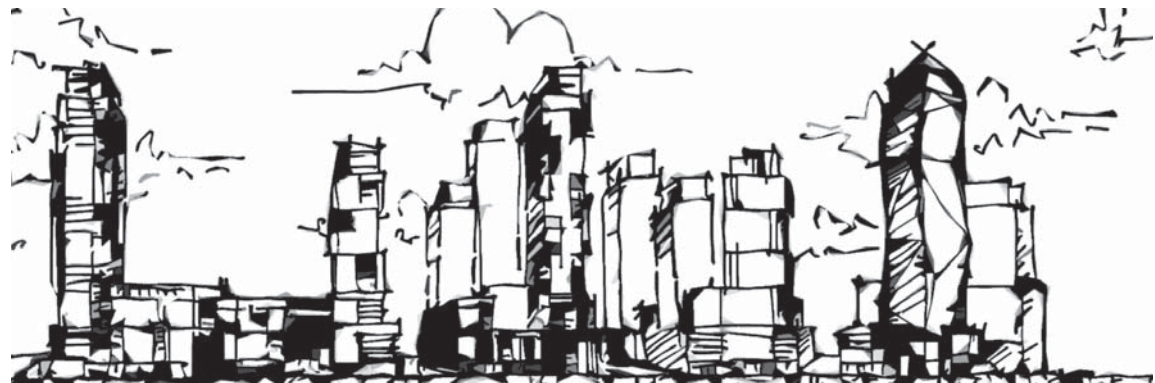
*“Encourage diverse and distinctive building forms”*



*“Ensure a varied yet continuous pedestrian experience”*



*“Inspire an exceptional skyline that is a worthy addition to NYC”*



### UPPER BASE GUIDELINES

1. Modulating Scale of Block Massing
2. Enhancing Facade Segment Expression
3. Increasing Lightness and Transparency
4. Defining the Top of the Upper Base
5. Integrating Sustainable Design

### LOWER BASE GUIDELINES

1. Including Frequent Retail and Community Facility Entries
2. Creating Frequent Ground Floor Residential Entries & Openings
3. Inspiring a Continuous Base Expression and Encouraging Increased Architectural Detail

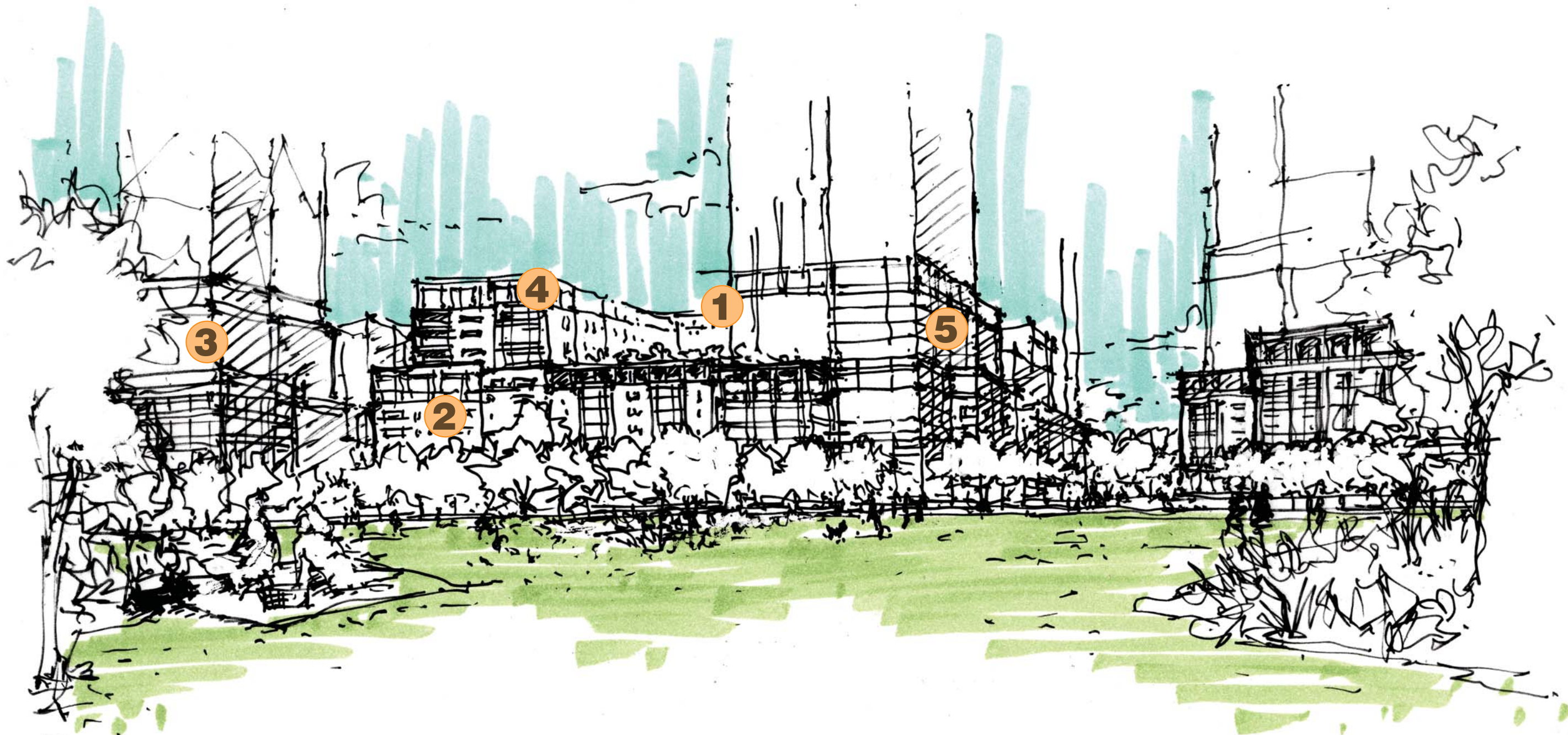
### TOWER GUIDELINES

1. Ensuring Tower Variety and Uniqueness
2. Inspiring Distinctive Tower Tops
3. Integrating Sustainable Design



## DESIGN GUIDELINES: Upper Base

The Upper Base is the portion of the building above the Lower Base (the lowest one to two stories) and below the Tower, including the upper portion of the street wall as well as any mid-rise elements. It produces the greatest effect in shaping a building's character since it is primary in setting the scale and rhythm of the larger development. These portions of the buildings are vital in defining a strong street wall, shaping the overall mass, scale and rhythm of the block, and transitioning the bulk from the lower base to the tower.



Pedestrian view looking east from waterfront park



1

## MODULATING SCALE OF BLOCK MASSING:

Achieving multiple distinctive massings along the Upper Base of each block will ensure a more varied streetscape. This is a critical objective when a single building might take up an entire city block. Distinctive massings are achieved by introducing divisions along each block frontage, attainable by a number of measures such as a visible shift in plane, change in material, façade design, and so forth. This produces façade segments that help the block frontage appear as multiple buildings. An appropriately scaled vertical rhythm is thus established, breaking down the scale of a building/ block that could otherwise appear as a 'superblock'.



2

## ENHANCING FACADE SEGMENT EXPRESSION :

The divisions along each block front as described above result in a number of façade 'segments'. Each segment should contain a variety of scales, materials, patterns, and window types/arrangements to ensure it differs from the segment adjacent to it. This differentiation in the upper base creates visual interest to further break down the scale of the building, but also allows for a variety of patterns, depths and rhythms to be expressed along the block. To achieve this smaller scale of articulation, each façade 'segment' should contain multiple 'sub-segments'.



3

## INCREASING LIGHTNESS AND TRANSPARENCY:

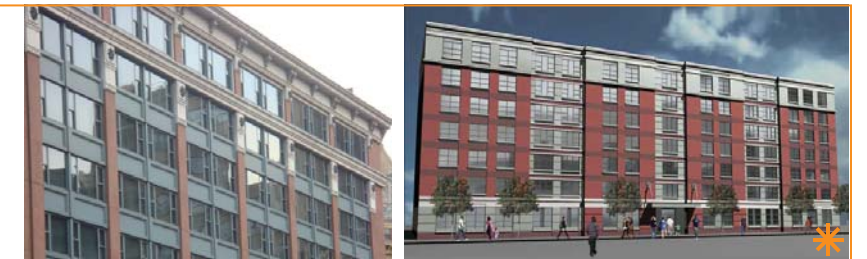
In order to create contemporary, sun-lit living spaces, the design must achieve transparency through the use of as much glass as feasible. Designs should also use materials and detailing in order to promote variation within the block scale and prevent a monolithic quality for the overall development. Building corners are encouraged to be detailed so that they differ from the predominant material treatment of the rest of the building, increasing the variation of fenestration and material character of the development.



4

## DEFINING THE TOP OF THE UPPER BASE:

The top floor that brings the building to the maximum base and mid-rise height should have architectural definition such that it creates a prominent or distinct building edge against the sky. The massing and architectural treatment of this profile edge should also reinforce the smaller scale segments of each building and block.



5

## INTEGRATING SUSTAINABLE DESIGN :

A building's skin is the single most important factor for energy efficiency. Sustainable design practices could be emphasized and integrated into the design of a building wall's section and elevation, without appearing as an add-on. Wall systems could vary in response to solar orientation and should maximize energy efficiency. Any variation suggested by an environmental response should coordinate with and reinforce the variation sought in the street wall.





## DESIGN GUIDELINES: Lower Base

The Lower Base is the one- or two-story portion at the base of a building which distinguishes the building at the street level and is most important in defining the pedestrian experience. Frequent retail and residential entries rendered in a zone of increased transparency and architectural detail ensure more vibrant streets. Special materials, details or changes in color or texture should distinguish it from the rest of the base, while still tying together and emphasizing the massing goals of the Upper Base.



Pedestrian view along Center Blvd looking south



## 1

### INCLUDING FREQUENT RETAIL AND COMMUNITY FACILITY ENTRIES:

Frequent entries and diverse storefronts are desired to animate the pedestrian experience along retail corridors.



## 2

### CREATING FREQUENT GROUND FLOOR RESIDENTIAL ENTRIES & OPENINGS:

Where retail is not provided, multiple residential entries and windows directly on the street are preferred. This helps to create a 'New York Streetscape' and provide a sense of security and neighborliness along the street. Where multiple entries are not possible, apartment windows or residential accessory use windows (gym, lobby, laundry, etc.) should face the streets to keep the building bases more animated.



## 3

### INSPIRING A CONTINUOUS BASE EXPRESSION AND ENCOURAGING INCREASED ARCHITECTURAL DETAIL:

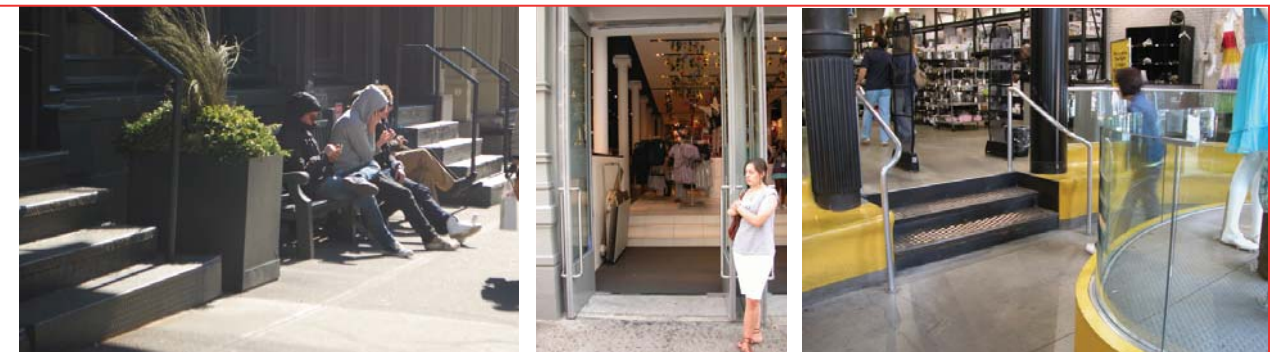
The Lower Base should contain continuous variety. It should be designed to tie together the various and disparate building features (i.e., entries, façade segments of upper base) and transition between different building massings along each block front. The lower base should be made up of coordinated building materials that are selected purposely due to their visual proximity to the pedestrian. Increasing architectural detail in this zone helps to create visual interest and pedestrian scaled buildings.



## 4

### MITIGATING IMPACTS OF FLOOD ELEVATIONS:

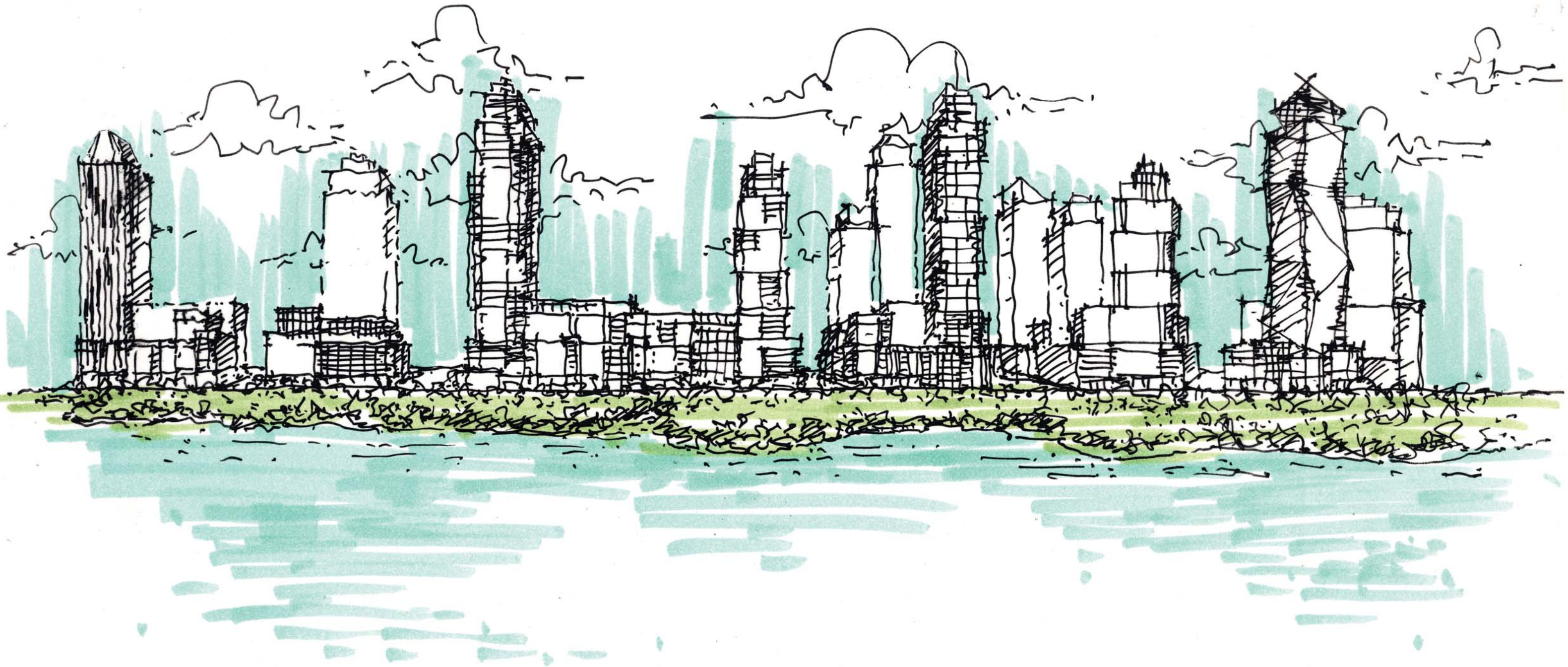
Where ground floor commercial use must be elevated for flood control and sidewalk levels are unable to be raised to match, great care should be taken to maintain a human scale in the detailing. Level changes are ideally accommodated on the interior of the store, and blank walls should be treated from the finished sidewalk level up to base flood elevation with planting, seating, artwork, flood proof glazing etc to maintain an activated street.





## DESIGN GUIDELINES: Towers

The Tower is the portion of the building which continues above the Upper Base. Tower locations, maximum heights and maximum dimensions are fixed by zoning. By definition, towers should have distinctive profiles and expressions from each other. Towers should be designed with attention to the long views, from within the site and from afar, but should be architecturally integrated into the bases of the buildings to keep a coherent pedestrian streetscape experience.



View looking east from Manhattan: Sculptural variety



1

## ENSURING OVERALL TOWER VARIETY AND UNIQUENESS:

In the New York tradition, a varied and highly sculpted skyline is desired and the zoning text has created the structure for this variety of towers. Architectural expression should further provide this definition. Tower design must be considered as a visible 'sculptural' element with multiple sides. Due to solar orientation, the architectural expression may change from side to side, but the design for each side must be considered as a part of the whole.



2

## INSPIRING DISTINCTIVE TOWER TOPS:

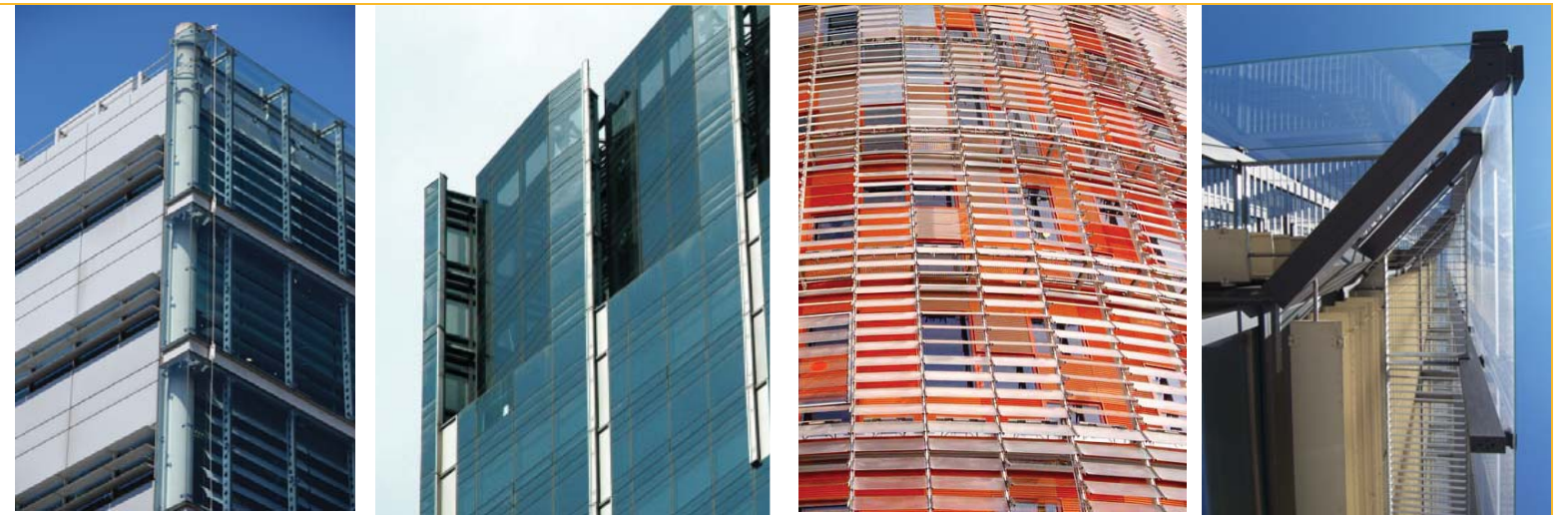
The best tower tops emphasize verticality, are well integrated into the design and materiality of the tower shaft and are distinctively shaped to meet the sky. Special Southern Hunters Point District zoning requires the top 40 feet of a tower to be set back on all four sides and establishes a maximum floor plate for the tower top. The design should however ensure integration between mechanical and occupiable areas at the top of a tower, and contain at least a small percentage of continuous materials, top to bottom to encourage visual integration vertically. The profile of the tower top should be shaped both above and below the top occupiable floor to promote distinctive forms and a unique reading at the skyline scale.



3

## INTEGRATING SUSTAINABLE DESIGN:

A building's skin is the single most important factor for energy efficiency. Sustainable design practices should be emphasized in the tower's wall system design. Wall systems could vary in response to solar and thermal efficiency considerations without reliance solely on glazing. The environmental design responses, such as shading elements, solar spandrels, light shelves or other elements that function to adapt the building to its environment can be visible solutions that contribute to the uniqueness of the tower.





# Tower Top Rule

A method to ensure continuity between tower top and shaft is to define a tower top zone as 15% of the height of the building to the top of the structure including the bulkhead. This zone is divided into an upper and lower zone, with the top of slab of the uppermost occupiable floor being the division line. When viewed from any four sides, the upper zone should have a minimum of 20% area open to beyond; the lower zone a minimum of 10%. To emphasize the material connection between top and shaft, a minimum of 10% of the surface area of the entire zone should be of the same material, stretching from top to bottom continuously except for construction joints.

