

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

SITE PLAN and URBAN DESIGN

For the Nevins Site, the Third Avenue Site, or both, Respondents must develop a thoughtful site plan that connects the Site(s) with and responds to the surrounding neighborhood. Designs will be evaluated based on their architecture and urban design approaches to enhance the neighborhood and deliver safe and high-quality residential environments.

The Sites are located in an area with a medium Heat Vulnerability Index (HVI) and a high stormwater flood risk. Therefore, Respondents should incorporate the Mayor's Office Climate Resiliency Design Guidelines (CRDG) and comply with the HPD Design Guidelines for New Construction.

Site Plan

- Develop a site plan and building massing that minimizes solar heat gain. Consider providing vegetation, canopy trees, and shade structures in outdoor areas exposed to high levels of solar gain.
- Develop a site plan and building massing that accounts for current and future stormwater flood risk.
- Identify strategies to "break up" the massing to provide visual interest, such as setback portions of the ground floor to announce building entries, or setback and articulation of the façade.
- Plan for safe and comfortable pedestrian access and experience around the Site.

BUILDING DESIGN

Envelope/Exterior

- Architectural designs will be evaluated on façade, fenestration, setbacks, heights, massing, materials, projections and articulations (e.g. entrance and egress), scale, and other architectural elements that respond to and build upon the existing neighborhood context and character.
- Conceptual Building Elevations.
 - Building materials will be evaluated on their aesthetic quality, as well as durability. The implementation of light-colored pavement and facade materials is encouraged to mitigate the HVI levels of the Site.
 - Consider heat-mitigating elements in façade such as exterior window shades (retractable to not lose beneficial solar heat gain in winter).
- The massing and articulation must create a dynamic building form. Special care must be given to the articulation of building corners, and blank walls should be avoided.
 - Design with the ground floor pedestrian experience in mind to activate the street frontage, particularly where non-residential uses and/or entrances are located.
 - **Third Avenue Site:** Consider design strategies to avoid blank façade walls along the side lot lines.
 - Where blank walls are unavoidable, their impacts should be mitigated through

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strategies such as greening, artwork/murals, material treatments, and screening.

- Consider the use of energy production systems (e.g., photovoltaic panels) and/or green roofs as elements that, in addition to providing larger climate benefits, can create opportunities to better program terrace or roof spaces for residents.

Bulk

- New construction must be integrated with the neighborhood context. The design of the building must provide variety and visual interest while maintaining a coherent quality with the buildings on the block. Please consider the following:
 - **Nevins Site:** Concentrate bulk and/or height on the southern portion of the Site to minimize light and shadow impacts on neighboring properties to the north.
 - Vary base heights, setbacks, fenestration, dormers, and materiality in such a way that is responsive to the surrounding neighborhood context.
- Bulkheads must be located and designed to reduce their visual impact on the surrounding context.

Street/Ground Level Façades

- The lower portions of the façade must enhance the pedestrian experience. The ground floor must address the pedestrian scale by including a variety of fenestration, transparency, active program and uses, articulation, and building entries where possible.
 - Provide generous floor to ceiling heights and a high level of transparency to make indoor spaces visible and inviting to the surrounding community.
 - Take advantage of opportunities for placemaking using elements like seating, planting, lighting, streetscape materiality, and/or public art.
 - Consider including vegetated structures, such as shade trees, planters, and walls (to reduce heat loading on paved horizontal or vertical surfaces).
 - Streetscape: Enhance the existing streetscape by adding street trees, plantings, bio-swales, and/or rain gardens. Consider strategies to mitigate heat-island effect through planting and shading structures.
 - When creating private spaces for residents on the ground level, make use of the abovementioned design strategies to enhance the pedestrian experience while maintaining privacy.

Plans/Interior

- Common space within the proposed building:
 - Connection to, as well as quality and environmental comfort of, shared amenities, including lobby, community space, mailroom, outdoor areas, etc.
 - Circulation quality of experience, efficiency and accessibility of circulation patterns, and effectiveness for controlled access (private and public) including security, visibility, etc.
 - Quality of resident and visitor experience – accessibility, control of privacy between private and common areas, clear egress/ingress, and circulation.