

Appendix A: Design Guidelines

The new New Utrecht Library and affordable housing development should be a beacon of exemplary public architecture that thoughtfully responds to the urban context, contributes positively to the character of the surrounding neighborhood and streetscape, and serves as a civic asset for all New Yorkers. Designs will be evaluated based on their architecture and urban design approaches to enhance the public realm, deliver a safe and high-quality residential environment, increase sustainability and resiliency, and build upon the New Utrecht Community Visioning Report (Appendix B).

This Site is located in a zip code with a high Heat Vulnerability Index (HVI) and is at low risk for stormwater flooding. Respondents should comply with the HPD Design Guidelines for New Construction.

Submissions should comply with the HPD Design Guidelines for New Construction and prioritize cost containment, alignment with term sheet requirements, and the efficient use of public financing resources to customize the design of the Project while incorporating the following considerations:

Site Plan:

- Intentionally place and make distinct residential, library, community facility, and/or commercial entrances. Consider how various entrances are oriented toward public transit, pedestrian and vehicular street traffic, nearby attractions, community amenities, open spaces.
 - The main library entrance and public presence should front 86th Street.
- 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.
- Incorporate permeable surfaces and other stormwater retention best practices that meet or exceed requirements of the New York City Department of Environmental Protection Unified Stormwater Rule (DEP USWR).
- Design street walls to enhance the experiences of pedestrians on the sidewalk and respond to the surrounding context including street walls, setbacks, and/or sidewalk widths.

Massing and Form:

- The Proposal should assume conformance and compliance with the C4-5D and R6A zoning districts and Mandatory Inclusionary Housing (MIH), per the Project Snapshot section of the RFP and Appendix F.
- Create a dynamic building form that modulates the block scale and breaks up the mass of the building(s) by varying elements such as base heights, setbacks, façade depths, and fenestration schemes in response to surrounding context.
- Minimize the perceived building size from the street.
- Clearly articulate residential and non-residential entrances and/or building portions to differentiate uses, create pleasant and inviting entryways, and increase visual interest.

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.

- Plan for high quality residential, library patron, and building user experiences with appropriately sized and intentionally designed entryways and lobbies.
- 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.
- Include vegetated structures with native plants, such as shade trees, planters, and/or walls to reduce heat loading on paved horizontal or vertical surfaces and mitigate the urban heat island effect and potential stormwater flooding.
- Provide generous floor to ceiling heights and a high level of transparency for non-residential, street-facing uses to make indoor spaces visible and inviting to the surrounding community.
- Where appropriate, limit view of loading and service areas by incorporating screening strategies to avoid negative impacts on the quality of the public realm.
- Where appropriate, 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.

Building Envelope and Exterior:

- Provide a dynamic, durable, and sustainable building facade that responds to neighboring buildings, historic architecture, and neighborhood character.
- Design expressive, varied façade segments to create visual interest, minimize blank walls, and help break up the perceived scale of the building(s).
- Clearly differentiate library, non-residential, and residential entrances and building portions with façade elements such as signage, awnings, or varied façade colors and materials. Consider ways to highlight the civic library program.
- Thoughtfully consider how the top portions of the base and top floor are designed and articulated.
- Use materials, colors, and shapes that reflect their surroundings, while being mindful of maintenance needs to help manage long-term operational costs.
- Mitigate solar heat gain by incorporating façade elements such as adjustable solar shade structures or screens, cool material selection, and/or vegetated structures with native plants (with year-round maintenance plans).
- Consider the use of energy production systems (e.g., photovoltaic panels) and green/blue roofs as elements that, in addition to mitigating the effects of stormwater flooding, can create opportunities to better program terrace or roof spaces for residents.
- Consider façade systems that maximize airtightness and watertightness of the building envelope, that are cost-efficient and carbon-efficient, and that are easily constructable.

Interior and Floorplan:

- Provide high quality and strategically located indoor and outdoor residential amenity spaces that create safe and welcoming environments and that encourage amenity use.
- Plan for circulation and provide clear and legible navigation of shared resident spaces, including lobby, community space, mailroom, outdoor areas, etc.
- 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

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visitors.

- Consider strategically designed open space(s) as relevant to the goals of the RFP and Community visioning Report.