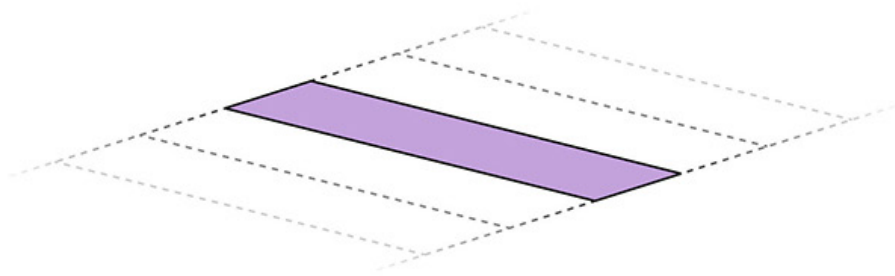


# Big Ideas for Small Lots NYC

## Housing Design Competition



## I. Introduction

The New York City Department of Housing and Preservation (HPD) and the American Institute of Architects, New York Chapter (AIA New York) seek architect-led design teams to respond to *Big Ideas for Small Lots NYC*, a design competition seeking proposals that demonstrate excellence in small-scale, urban infill affordable housing.

In November 2017, Mayor Bill de Blasio announced the Housing New York 2.0 plan (HNY 2.0), which builds on the success of the original Housing New York plan and furthers the City of New York's (the City's) bold commitment to increase the supply of affordable housing. HNY 2.0 sets a target of building or preserving 300,000 affordable homes by 2026. The plan proposes a variety of tools – financing, regulatory, and design – to increase the production of affordable housing. In support of HNY 2.0, HPD has aggressively moved through its inventory of vacant and underutilized City-owned land to create more affordable housing. Some of the remaining inventory includes lots that are challenging to develop due to their small size. *Big Ideas for Small Lots NYC* is a design competition to find housing solutions for such lots, and to explore their potential to contribute to citywide affordable housing options. In furtherance of the vision set out by HNY 2.0, the City, through HPD and in partnership with the AIA New York, is pleased to invite architects to participate in the design of small-scale housing through a two-stage competition described below.

## II. Goals of the Competition

The design competition seeks proposals with the goal of:

- Promoting excellence in urban infill design;
- Exploring design and construction strategies to inform quality, affordable, small-home development;
- Demonstrating feasible, replicable housing solutions across various site and neighborhood conditions; and
- Engaging and building capacity of architects to act as critical partners in the development of City-owned, vacant sites.

## III. Competition Format + Schedule

*Big Ideas for Small Lots NYC* is a two-stage design competition (Competition).

### Stage I

Stage I is an open affordable housing design competition. A jury (“Jury”) will review Stage I submissions (“Submissions”) entered by respondents (“Respondents”) and select up to five finalists (“Finalists”) based on three criteria (“Competitive Criteria”) as set forth below.

Submissions should address a site located on the northern side of West 136th Street in Manhattan (the “Subject Site”) and demonstrate how such design can be replicated across various site typologies as exemplified by the City-owned sites listed in the Appendix (see “Submission Requirements” as set forth below).

Finalists will be invited to enter Stage II of the competition, and (1) awarded by AIA New York a monetary stipend in the amount of \$3,000, (2) given the opportunity to participate in capacity building workshops, and (3) given the opportunity to be featured in an exhibition to be curated and hosted by AIA New York at the Center for Architecture (collectively, the “Award”).

### Stage II

Stage II will commence immediately after Finalists are announced. Finalists will be invited to further develop their Submissions into an affordable housing development proposal (“Proposal”) pursuant to requirements and criteria in a Stage II brief that will be provided by HPD at such date. HPD will assign one or more City-owned sites to each finalist according to their interest, capacity, and the appropriateness of their initial Submission.

Subject to HPD review and approval, Finalists will be required to assemble a development team (“Development Team”) that is capable of performing duties carried out by developers and contractors as part of HPD’s development process. Such duties may include environmental and engineering review, construction management, and obtaining financing, as applicable. The Development Team must include a New York State registered architect or professional engineer. HPD, in conjunction with AIA New York, will organize a series of workshops and networking sessions for Finalists to facilitate the formation of Development Teams and aid Finalists in developing their Stage I Submissions into site-specific Proposals.

Development Teams will have approximately three months to submit Proposals pursuant to the terms of the Stage II brief. Proposals will be evaluated based on project feasibility and substantial compliance with the design vision presented in the Stage I Submission. At the end of Stage II, HPD may designate one or more Development Teams to develop their Proposals into affordable housing project(s).

## **Competition Schedule (subject to change)**

**February 1, 2019** | Competition Document Release

**February 22, 2019** | Questions Due

**March 8, 2019** | Q+A Addendum Release

**March 24, 2019** | Responses Due

**May, 2019** | Stage I Finalists Announced

**May - July, 2019** | Finalist Workshops and Meetings

**August 1 - November 2, 2019** | Exhibition at Center for Architecture

**September, 2019** | Finalists Submit Stage II Development Proposals

**November, 2019** | Site Designation(s)

## **Award**

AIA New York encourages the Finalists to use the monetary portion of the Award toward further developing their Submissions into Proposals. Finalists will be invited to participate in an exhibition and panel discussion on small-scale, infill housing to be held at the AIA New York Center for Architecture in the summer of 2019. Additionally, HPD, in conjunction with AIA New York, will organize a series of workshops and networking sessions for Finalists. HPD may choose to designate one or more Proposals formulated in Stage II to be constructed by the applicable Development Team(s) for affordable housing on City-owned land.

# Jury

The Jury will be composed of nine (9) individuals from the fields of architecture, urban design, real estate development, and public policy, and will include the following persons:



**Hayes Slade, AIA, IIDA**

Jury Chair; President, AIA New York; Principal, Slade Architecture



**Deborah Berke, FAIA, LEED AP**

Dean, Yale School of Architecture; Founder, Deborah Berke Partners



**Claudia Herasme**

Chief Urban Designer, NYC Department of City Planning



**Nick Lembo**

Chairman, Monadnock Construction, Inc.



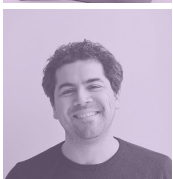
**Ruchika Modi**

Studio Director and Associate Partner, Practice for Architecture and Urbanism (PAU)



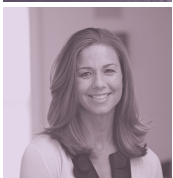
**Justin Garrett Moore, AICP**

Executive Director, NYC Public Design Commission



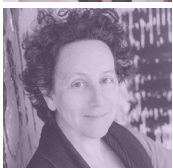
**AJ Pires**

President, Alloy Development



**Katherine W. Swenson**

Vice President of Design, Enterprise Community Partners



**Claire Weisz**

Principal in Charge, WXY architecture + urban design

## IV. Site Information

All Submissions must propose designs for the Subject Site and demonstrate how such design for the Subject Site can be adapted to a variety of site typologies as exemplified by the additional twenty-two sites in the attached appendix ("Appendix"). These typologies include: (1) *interior lots* that accommodate *attached buildings* ("Attached Interior"), (2) *corner lots* that accommodate *attached buildings* ("Attached Corner"), (3) *interior lots, through lots, or corner lots that accommodate detached, semi-detached, or zero lot line buildings* ("Detached"), and (4) *shallow interior lots* that accommodate *attached buildings* ("Shallow"). For guidance on the definition of the aforementioned italicized terms, please refer to the [New York City Department of City Planning's Glossary of Planning Terms](#). The Subject Site is an interior lot owned by the City and is located on the northern side of West 136th Street in Manhattan, between Adam Clayton Powell Jr. Boulevard and Malcolm X Boulevard. Information for other sites is provided in the Appendix.

### Subject Site



#### 113 West 136th Street

**Borough:** Manhattan

**Typology:** Attached Interior

**Block/Lot:** 1921/0124

**Lot Area (approximate):** 1,665 sq. ft.\*

**Lot Frontage:** 17 ft.\*

**Lot Depth:** 100 ft.\*

**Zoning District:** R7-2

**Council District:** 9

**Community District:** Manhattan 10

\*All site measurements are approximate.

## V. Submission Requirements

All Submissions must propose designs for the Subject Site and consider how such proposed designs could be adapted and replicated for different lot typologies as exemplified by the City-owned sites listed in the Appendix.

### Required Materials

#### Project Narrative

Submissions must include a narrative ("Project Narrative") consisting of text and images not to exceed 1,000 words, and limited to five 11" by 17" pages. The Project Narrative should describe the concept, core design vision, budget and key design features. In doing so, respondents must address:

- Design intention;
- Replicability across one or more sites from the Appendix that represent a different typology from the Subject Site;
- Materiality and construction;
- Budget, including total construction costs and construction costs per square foot;
- Building performance and sustainability measures;
- Construction methods, as applicable; and
- Any other pertinent submission characteristics.

#### Required Drawings

Required drawings for the Subject Site must be shown at a scale of 1/16" = 1'-0" with feet and inches as the standard measurement unit. These drawings shall include:

- **Floor plans for each level** that show key dimensions, square footage, and illustrate apartment planning, circulation, and egress, including a ground floor plan that illustrates the site planning considerations, adjacent conditions, and relationship to the street;
- **One building section** along a line perpendicular to the front and rear lot lines, indicating building-to-grade relationship, floor-to-floor and floor-to-ceiling height, and key wall, floor, and roof section elements that illustrate envelope materials, fenestration, and approach to sustainable development;
- **One front elevation**, clearly indicating proposed fenestration and materials, ceiling heights, floor elevations, and total building height;
- **One exterior perspective** rendering of the proposal in context of the site;
- **One axonometric** illustrating the overall building; and
- **One table** illustrating zoning conformance and compliance.



Additionally, at least one but no more than four additional drawings should be provided to demonstrate replicability across one or more sites from the Appendix that represent a different typology from the Subject Site.

## Proposal Obligations

1. Designs may only contain residential uses.
2. Finalists that do not include a New York State registered architect or professional engineer will be required to do so in order to participate in Stage II.
3. Submissions must comply with all current regulations, codes, and ordinances, including, but not limited to:
  - New York City Construction Codes;
  - New York City Housing Maintenance Code;
  - New York State Multiple Dwelling Law, as applicable;
  - Fair Housing Act, as applicable;
  - Section 504 of the Rehabilitation Act of 1973, as applicable;
  - Americans with Disabilities Act, as applicable; and
  - Any other applicable regulations.
4. Submissions must comply with the existing zoning regulations for the proposed Subject Site, or must provide a reasonable justification and explain how such modifications strengthen the proposal's ability to satisfy the Competitive Criteria.

## Instructions

All interested Respondents must register with OpenWater through [nyc.gov/smalllots](https://nyc.gov/smalllots) in order to submit. There is no registration fee. Respondents will be asked to provide contact and background information regarding their practice when submitting. Such information will not be reviewed or considered by the Jury in their evaluation of submission materials. Submission Materials must be submitted as a single PDF file not to exceed thirty (30) megabytes and uploaded electronically through OpenWater by 11:59 PM on March 24, 2019. Submissions received after the deadline will not be accepted. Note that all submission text must be in English with legible font. Submission Materials must not include names, logos or any other identifying feature.

All communications regarding this Competition are to be directed in writing to Josh Saal at: [BISLNYC@hpd.nyc.gov](mailto:BISLNYC@hpd.nyc.gov). All questions regarding the Competition must be submitted by February 22, 2019. An addendum with responses to all questions will be posted to the Competition website by March 8, 2019.

## VI. Competitive Criteria

The Jury will evaluate Stage I Submissions according to the following criteria:

### Excellence in Design - 50%

The design will be evaluated on its ability to respond to site conditions and how well the proposed materials, massing, fenestration, façade articulation, and other design elements respond to the neighborhood context.

The design and program will also be evaluated on their ability to meet the needs of the households and individuals through:

- Attention to detail and resident experience;
- Apartment planning and the relationship between interior and exterior spaces;
- Circulation, daylight, and overall functionality; and
- How well the mechanical systems provide environmental comfort, and high level of durability; and
- How the design and materials selection facilitate superior building performance to further City policy goals to reduce water and energy consumption as well as manage storm water and heat island impacts.

### Replicability - 25%

The design will be evaluated on its ability to adapt to different site conditions and needs while still retaining the core design vision and being sensitive to a variety of neighborhood contexts. Criteria for replicability include:

- Adaptability of building layout to different site conditions and lot types;
- Transferability of design vision across neighborhood contexts; and
- Adaptability of unit layout to different users.

### Construction Feasibility - 25%

The construction methods and materials will be evaluated on design value and their ability to:

- Produce exemplary buildings;
- Leverage construction cost savings; and
- Maintain consistency between the design and the proposed construction budget.



## VII. Terms and Conditions

### Eligibility

The Competition is open to all architects and designers. There is no entry fee. Current City of New York employees are not eligible to participate in this Competition. No member of the Jury may compete in the Competition, assist a Competitor, or act in any other capacity to advise or aid a Competitor in the development or presentation of their Submission. No partner, associate, or employer/employee of a Jury member may participate.

### Disqualification

Any Submission that is received after the Submission Deadline, is incomplete, or violates any provisions of the Competition Terms and Conditions, will be disqualified. Respondents shall not communicate in any manner with any member of the Jury regarding this Competition prior to the public announcement of the results of Stage I. Upon evidence of any infraction of the competition conditions, the Respondent shall be informed, in writing, of disqualification. The Respondents shall comply with all applicable provisions of federal, state, or local laws, rules, and regulations during the term of this Competition. By entering this Competition, Respondents will be declaring that the designs in their Submission have been developed solely for the purposes of this Competition and represent no infringement on any existing copyright or patent.

### Intellectual Property

The Respondents, by virtue of their Submissions, agree that the City and the AIA New York may use their Submissions for purposes of exhibition and publication and/or any other noncommercial purpose. The Respondents will be credited for such use. The City and the AIA New York shall bear no responsibility for any unauthorized use of Submissions by any third party.

### Other Conditions

The City is not obligated to pay, nor shall in fact pay, any costs or losses incurred by any Respondent at any time, including the cost of responding to the Competition. This Competition and subsequent submissions do not represent any obligation or agreement whatsoever on the part of the City. Notwithstanding the Jury's selection of Finalists, all determinations regarding this Competition are at the sole discretion of HPD and AIA New York.



## 1612 Lexington Avenue

**Borough:** Manhattan

**Typology:** Attached Corner

**Block/Lot:** 1629/59

**Lot Area:** 1,350 sq. ft.\*

**Lot Frontage:** 18 ft.\*

**Lot Depth:** 75 ft.\*

**Zoning District:** R7-2, C1-5

**Council District:** 8

**Community District:** Manhattan 11



## West 119th Street

**Borough:** Manhattan

**Typology:** Attached Interior

**Block/Lot:** 1718/29

**Lot Area:** 1,150 sq. ft.\*

**Lot Frontage:** 14 ft.\*

**Lot Depth:** 84 ft.\*

**Zoning District:** R7-2

**Council District:** 9

**Community District:** Manhattan 10

\*All site measurements are approximate.



## West 126th Street

**Borough:** Manhattan

**Typology:** Attached Interior

**Block/Lot:** 1953/24

**Lot Area:** 1,665 sq. ft.\*

**Lot Frontage:** 17 ft.\*

**Lot Depth:** 100 ft.\*

**Zoning District:** R7-2

**Council District:** 9

**Community District:** Manhattan 10



## West 129th Street

**Borough:** Manhattan

**Typology:** Attached Interior

**Block/Lot:** 1914/22

**Lot Area:** 1,249 sq. ft.\*

**Lot Frontage:** 13 ft.\*

**Lot Depth:** 100 ft.\*

**Zoning District:** R7-2

**Council District:** 9

**Community District:** Manhattan 10

\*All site measurements are approximate.





## West 130th Street

**Borough:** Manhattan

**Typology:** Attached Interior

**Block/Lot:** 1914/40

**Lot Area:** 1,665 sq. ft.\*

**Lot Frontage:** 17 ft.\*

**Lot Depth:** 100 ft.\*

**Zoning District:** R7-2

**Council District:** 9

**Community District:** Manhattan 10

*Central Harlem Historic District designation*



## 829 Freeman Street

**Borough:** Bronx

**Typology:** Shallow

**Block/Lot:** 2971/56

**Lot Area:** 663 sq. ft.\*

**Lot Frontage:** 17 ft.\*

**Lot Depth:** 35 ft.\*

**Zoning District:** R7-1

**Council District:** 16

**Community District:** Bronx 3

\*All site measurements are approximate.



## 463 East 159th Street

**Borough:** Bronx

**Typology:** Attached Interior

**Block/Lot:** 2381/64

**Lot Area:** 1,667 sq. ft.\*

**Lot Frontage:** 17 ft.\*

**Lot Depth:** 101 ft.\*

**Zoning District:** R7-2

**Council District:** 17

**Community District:** Bronx 3



## 405 East 161st Street

**Borough:** Bronx

**Typology:** Attached Interior

**Block/Lot:** 2383/48

**Lot Area:** 1,671 sq. ft.\*

**Lot Frontage:** 24 ft.\*

**Lot Depth:** 66 ft.\*

**Zoning District:** R8, C1-4

**Council District:** 17

**Community District:** Bronx 3

\*All site measurements are approximate.



## 706A Hancock Street

**Borough:** Brooklyn

**Typology:** Attached Interior

**Block/Lot:** 1662/137

**Lot Area:** 1,667 sq. ft.\*

**Lot Frontage:** 16 ft.\*

**Lot Depth:** 100 ft.\*

**Zoning District:** R6B

**Council District:** 36

**Community District:** Brooklyn 3



## 708 Hancock Street

**Borough:** Brooklyn

**Typology:** Attached Interior

**Block/Lot:** 1662/38

**Lot Area:** 1,667 sq. ft.\*

**Lot Frontage:** 16 ft.\*

**Lot Depth:** 100 ft.\*

**Zoning District:** R6B

**Council District:** 36

**Community District:** Brooklyn 3

\*All site measurements are approximate.





## Putnam Avenue

**Borough:** Brooklyn

**Typology:** Attached Interior

**Block/Lot:** 1996/25

**Lot Area:** 1,333 sq. ft.\*

**Lot Frontage:** 13 ft.\*

**Lot Depth:** 100 ft.\*

**Zoning District:** R6B

**Council District:** 36

**Community District:** Brooklyn 3



## 406 Nostrand Avenue

**Borough:** Brooklyn

**Typology:** Attached Corner

**Block/Lot:** 1817/50

**Lot Area:** 1,125 sq. ft.\*

**Lot Frontage:** 15 ft.\*

**Lot Depth:** 75 ft.\*

**Zoning District:** R6A, C2-4

**Council District:** 36

**Community District:** Brooklyn 3

\*All site measurements are approximate.



## St. Mark's Avenue and East New York Avenue

**Borough:** Brooklyn

**Typology:** Shallow

**Block/Lot:** 1445/62 and 61

**Lot Area:** 1,800 sq. ft.\*

**Lot Frontage:** 48 ft.\*

**Lot Depth:** 72 ft.\*

**Zoning District:** M1-1

**Council District:** 41

**Community District:** Brooklyn 16



## 2334 Tilden Avenue

**Borough:** Brooklyn

**Typology:** Attached Interior

**Block/Lot:** 5135/16

**Lot Area:** 2,613 sq. ft.\*

**Lot Frontage:** 27 ft.\*

**Lot Depth:** 98 ft.\*

**Zoning District:** C4-2

**Council District:** 40

**Community District:** Brooklyn 17

\*All site measurements are approximate.



## Rockaway Boulevard

**Borough:** Queens

**Typology:** Shallow

**Block/Lot:** 11750/55 and 56

**Lot Area:** 1,008 sq. ft.\*

**Lot Frontage:** 24 ft.\*

**Lot Depth:** 42 ft.\*

**Zoning District:** R3-2, C1-2

**Council District:** 28

**Community District:** Queens 10



## 113th Avenue

**Borough:** Queens

**Typology:** Detached

**Block/Lot:** 12170/33

**Lot Area:** 1,672 sq. ft.\*

**Lot Frontage:** 19 ft.\*

**Lot Depth:** 88 ft.\*

**Zoning District:** R3A

**Council District:** 28

**Community District:** Queens 12

\*All site measurements are approximate.





## Highview Avenue

**Borough:** Staten Island

**Typology:** Detached

**Block/Lot:** 59/51

**Lot Area:** 1,400 sq. ft.\*

**Lot Frontage:** 18 ft.\*

**Lot Depth:** 80 ft.\*

**Zoning District:** R3X, HS

**Council District:** 49

**Community District:** Staten Island 1



## Metropolitan Avenue

**Borough:** Staten Island

**Typology:** Detached

**Block/Lot:** 255/24

**Lot Area:** 1,400 sq. ft.\*

**Lot Frontage:** 18 ft.\*

**Lot Depth:** 80 ft.\*

**Zoning District:** R3X, HS

**Council District:** 49

**Community District:** Staten Island 1

\*All site measurements are approximate.



## Harbor Road

**Borough:** Staten Island

**Typology:** Detached

**Block/Lot:** 1236/117

**Lot Area:** 3,900 sq. ft.\*

**Lot Frontage:** 16 ft.\*

**Lot Depth:** 246ft.\*

**Zoning District:** R3A

**Council District:** 49

**Community District:** Staten Island 1



## Tanglewood Drive

**Borough:** Staten Island

**Typology:** Detached

**Block/Lot:** 4500/1

**Lot Area:** 1,500 sq. ft.\*

**Lot Frontage:** 15 ft.\*

**Lot Depth:** 100 ft.\*

**Zoning District:** R3-2, SRD

**Council District:** 51

**Community District:** Staten Island 3

\*All site measurements are approximate.



## South Railroad Street (A)

**Borough:** Staten Island

**Typology:** Detached

**Block/Lot:** 6253/part of 9

**Lot Area:** 4,000 sq. ft.\*

**Lot Frontage:** 45 ft.\* (South Railroad Street)  
54 ft.\* (Buffington Avenue)

**Lot Depth:** 100 ft.\* (West)  
75 ft.\* (East)

**Zoning District:** R3X, SRD

**Council District:** 51

**Community District:** Staten Island 3



## South Railroad Street (B)

**Borough:** Staten Island

**Typology:** Detached

**Block/Lot:** 6253/part of 9

**Lot Area:** 3,500 sq. ft.\*

**Lot Frontage:** 100 ft.\* (South Railroad Street)  
122 ft.\* (Buffington Avenue)

**Lot Depth:** 70 ft.\* (West)

**Zoning District:** R3X, SRD

**Council District:** 51

**Community District:** Staten Island 3

\*All site measurements are approximate.