

# Big Ideas for Small Lots NYC Housing Design Competition

## Q+A Addendum 1

**Competition Launch Date:** February 1, 2019  
**Q+A Addendum 1 Release Date:** February 15, 2019

Questions and Answers – Due to the number of questions received in the first two weeks since the release of the Design Brief, HPD and AIANY are releasing a first Q+A Addendum. Final questions are due on February 22, 2019, and a second addendum will be released on or before the originally scheduled date of March 8, 2019. Enclosed are questions and answers that were sent to [BISLNYC@hpd.nyc.gov](mailto:BISLNYC@hpd.nyc.gov) up to and including February 14, 2019.

### **Could you clarify the final submission deadline?**

As per section V of the Design Competition Brief, the submission deadline for Stage I is 11:59PM on March 24th.

### **How can I connect with architects that are submitting for this competition? Are there architects that could benefit or need MEP/lighting design, energy efficiency, or financing expertise? What would you recommend?**

There is no formal mechanism that we can suggest to connect with architects at this time. All Finalists from Stage I will be announced publicly, so there could be an opportunity to connect at that point.

### **Would it be possible to send the codes listed in the Design Competition Brief?**

These links are now posted on the [Big Ideas for Small Lots NYC website](#).

### **Are there any CAD dimensional drawings available for the existing site(s) and neighboring buildings? Is there a survey of the lot available?**

No CAD dimensional drawings or site surveys are available at this time. We encourage interested Respondents to refer to NYC Zoning and Land Use Application (ZoLa) for publicly available site information.

**Would I be able to submit a proposal without being a registered architect in NY State, and then - if fortunate enough to make it through to Stage II - bring onboard a registered architect at that time?**

You may submit a proposal without being a registered architect in NY State, and then bring onboard a NY State registered architect or professional engineer for the second stage, if you are selected as a Finalist.

**Can a team include two or more architects?**

Yes.

**Can I participate if I am submitting by myself and not as part of a firm?**

Yes.

**Can the team composition change between Stage I and Stage II?**

Yes.

**Are undergraduate architecture students allowed to submit a proposal?**

Respondents must include at least one team member who has completed a professional degree in architecture (e.g. B. Arch, M. Arch, or an equivalent professional degree from outside the United States of America).

**Our firm, which focuses on structural and façade engineering and sustainability, would like to enter the Competition as a Respondent, but we would also like to know if we were allowed to be in multiple teams, as co-designers and consultants to the lead architects (not our firm)?**

A firm may submit as a Respondent and a consultant on separate projects.

**As per section 23-32 of the NYC Zoning Resolution, the subject site does not appear to meet the minimum lot size of 1700 sq. ft. nor the minimum width of 18ft. Does this mean that no “residences” of any type can be developed or built on this lot “as-of-right”?**

For the purpose of this competition, Respondents should assume that the zoning lot was owned separately and individually from all other adjoining tracts of land on December 15, 1961 (and on the date of application for any future building permit). Therefore, per section 23-33 of the New York City Zoning Resolution (Special provisions for Development of Existing Small Lots), zoning lots that do not meet the minimum lot size or width may be developed with one single- or two-family residence. Respondents may also propose more than two units if they provide a reasonable justification and an explanation as to how doing so strengthens the proposal’s ability to satisfy the Competitive Criteria.

**Could you clarify whether micro-units or multi-family units can be proposed on some of the lots that technically are below the minimum required lot size per the Zoning Resolution?**

Respondents may propose more than two units and/or units that do not meet the size of dwelling units or density requirements per section 23-20 of the NYC Zoning Resolution. Respondents that do so must provide a reasonable justification and an explanation as to how any proposed zoning non-compliance strengthens the proposal's ability to satisfy the Competitive Criteria.

**Is there a required minimum number of units/amount of residents to design for per apartment?**

There is no minimum number of units required or amount of residents to design for.

**Is there a limit to page/sheet quantity after the 5 sheet 11x17 narrative?**

Please refer to Section V, Required Materials sub-section of the Design Competition Brief for detailed requirements. The Project Narrative may be up to five 11" by 17" pages but need not include the required drawings (i.e. the required drawings are in addition to the Project Narrative). While there is no page/sheet limit for the Required Drawings, there is a limit to the number of drawings submitted as detailed under the aforementioned Required Drawings sub-section. This number varies depending on how many levels you propose for the Subject Site, and how many drawings are provided to demonstrate replicability across one or more sites from the Appendix.

**Should the drawings be 2d hardline drawings, or is mixed media allowed (i.e. Renders)?**

Renderings are permitted.

**Is it acceptable to submit the required drawings at 1/8"=1'-0" scale?**

Applicants may submit drawings at any scale between 1/8"=1'0" to 1/16"=1'0".

**Is there a file naming convention for the submission?**

Yes. When you login to OpenWater and click on my applications, there is a number between the program name and category. This number is a unique identifier and should be used as the file name.

**Correction:** In addition to the questions and answers above, please also note that Section VII of the Design Competition Brief was incorrectly labeled "Competitive Criteria." On February 7, 2019, the Design Competition Brief document accessible through the webpage was updated to correct this error and label Section VII "Terms and Conditions."