

NACTO Designing Cities: Leading the Way to World Class Streets
October 24, 2012

adAPT NYC

- Developing housing that meets the needs of how New Yorkers live today is critical to NYC's future economic success.
- In NYC there are **1.8 million households** made up of **1-2 people** and only **one million studios and one-bedrooms** to meet this housing demand.
- adAPT NYC is a competition that seeks proposals for the **design, construction, and operation of a rental building** composed primarily, or completely, of micro-units.
 - City-owned site located at 335 East 27th Street in the Kips Bay neighborhood of Manhattan
 - Private developers responded to City design guidelines
- A micro-unit is an innovative apartment model, which includes a **kitchen** and **bathroom**, that is smaller than what is currently allowed by zoning regulations.
 - Micro-units measure approximately **250 to 350 SF**.

Overview of Competition Guidelines

Design Guidelines

- At least **75%** of the units in this building must be constructed as micro-units.
- Guidelines encourage a **mixed-use** building with **exterior lighting, attractive common spaces, and substantial access to light and air** to create a sense of openness.
- The building's exterior design should be as innovative as its interior design.

Management Guidelines

- The proposals should consider the unique aspects of managing a building comprised primarily or entirely of micro-units.

Sustainability

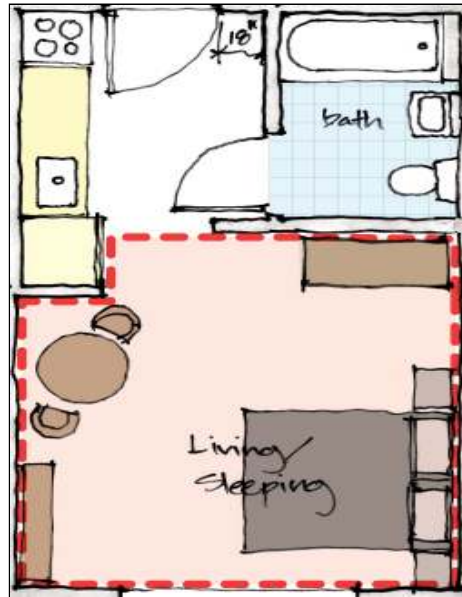
- Proposals must achieve certification through the **Enterprise Green Communities Program**.

Evaluation Criteria

- Innovation and Quality of Design Proposal (30%) – see the **adAPT NYC Design Guidelines**
- Programming and Affordability Mix (20%)
- Financial Feasibility of Proposal (20%) – no HPD/HDC subsidy
- Development Experience, Management, and Capacity (20%)
- Competitive Land Purchase Price (10%)

Illustrative Micro-Unit Layouts and Building Floor Plan

Sample wide unit (275 SF)



Sample narrow unit (275 SF)



East Midtown Rezoning

Aging building stock

- **80% over 50 years old**
- Office buildings have outdated structural features such as **low ceilings** and **interior columns**

Limited new development

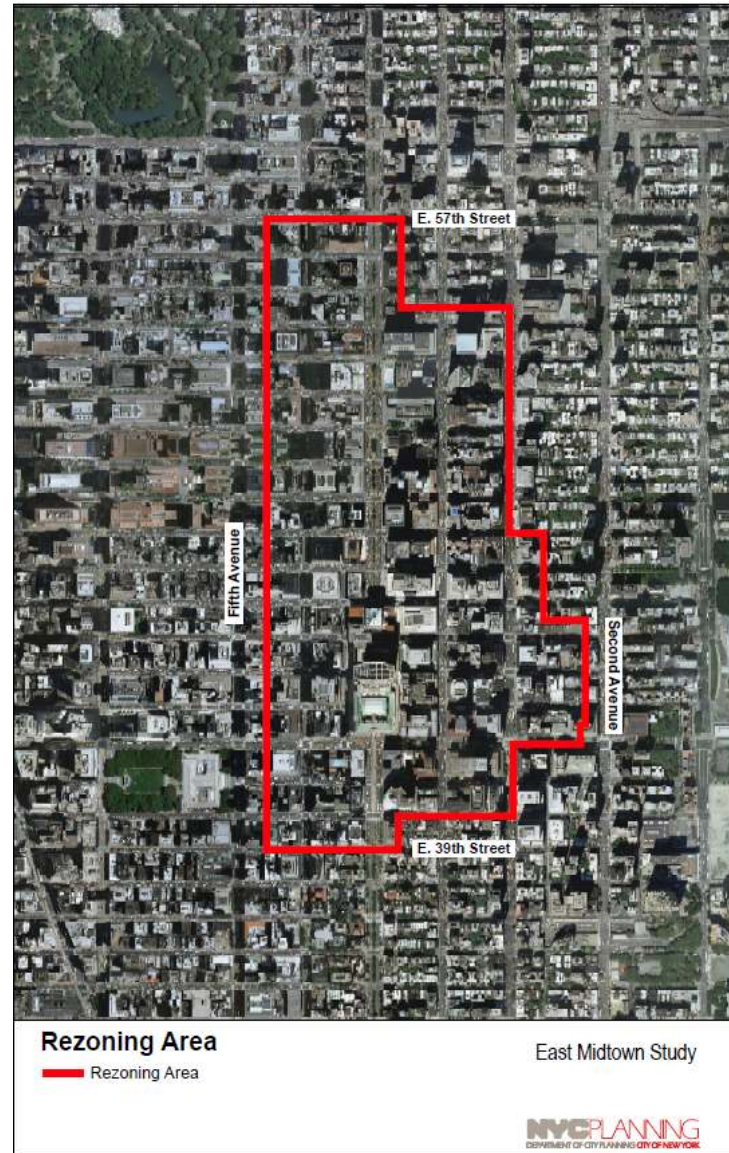
- Only **two** new office buildings in last decade

Pedestrian Network Challenges

- Above- and below-grade

Competitor Cities

- Replacing outdated office space in existing office core districts



Competitor Cities



East Midtown (avg age 73, 80% over 50)



The City, London (avg age 43)

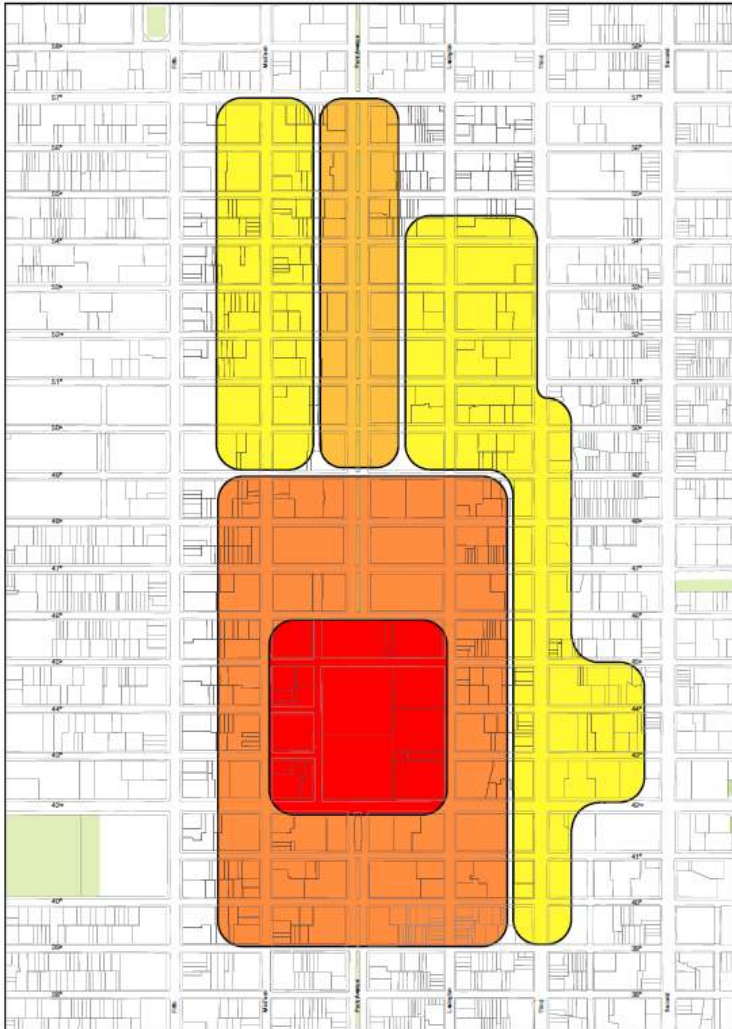


The Loop, Chicago (54% over 50)



Marunouchi, Tokyo (11% over 50)

Policy Goals



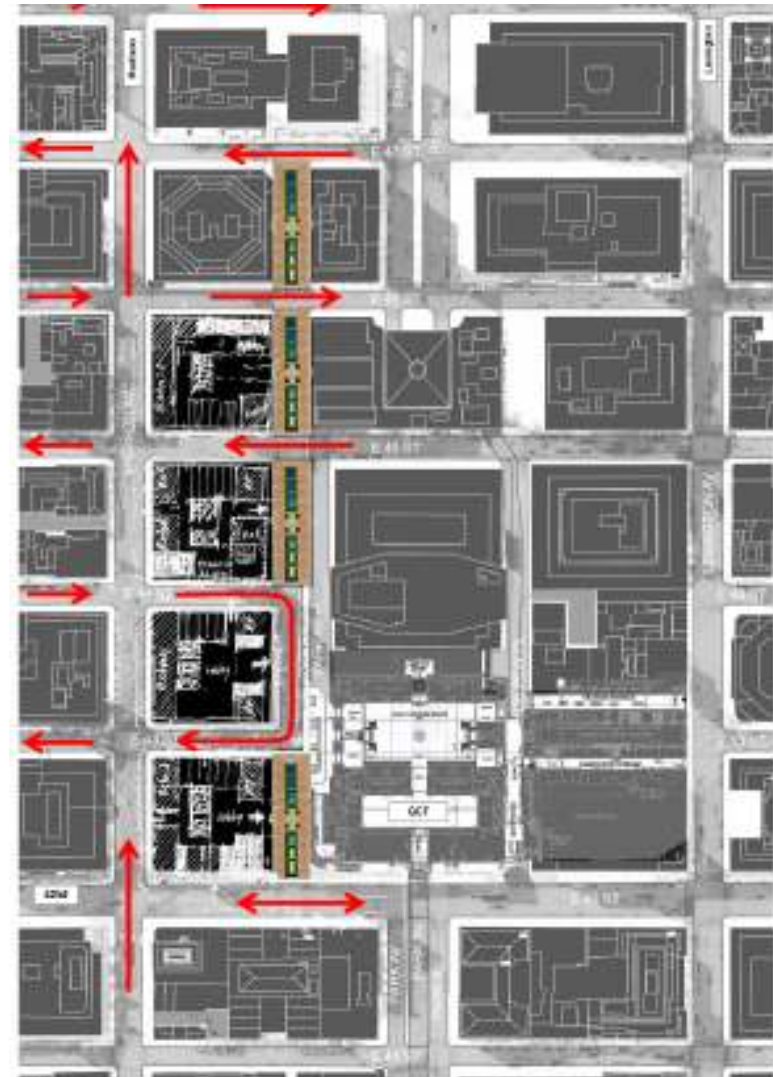
- Support higher density in areas most suited for growth and transportation
- Build upon extensive transportation infrastructure for **transit oriented development (TOD)**
- Improve the **area's pedestrian, transportation and built environments**
- Protect and strengthen East Midtown as one of the **world's premier business addresses** and **key job center** for the City and region
 - 70 million SF office space
 - 200,000 jobs
 - Major regional transit hub
- Seed the area with new modern and sustainable office buildings to maintain its preeminence as a Class A office district.

District Improvement Bonus

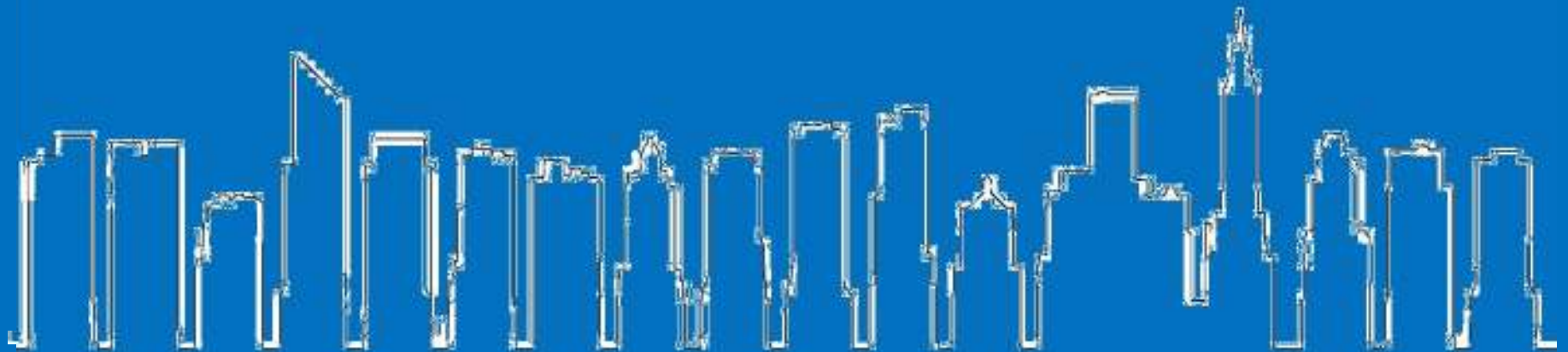
- Higher maximum FAR permitted as-of-right through **contribution to fund for area-wide** pedestrian network implements

Possible Improvements

- Re-envisioning of Vanderbilt Avenue as a **pedestrian space and gateway** to Grand Central Terminal
- Reconfigured Mezzanine level
- Additional **connections to Lexington (4,5,6) and Flushing (7) line platforms** from Mezzanine level



Vanderbilt Avenue Concept



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Density Allocations

