New Housing New York Legacy Project
1st Prize, Brooklyn
Beth Blostein, Bart Overly
1st Prize, Manhattan
Choi Law, Clinton Bristler, Melody Yiu
Announcing a request for proposals to design and build INNOVATIVE, SUSTAINABLE, and AFFORDABLE housing in the South Bronx.
Steering Committee
Steering Committee

Fredric Bell, FAIA, AIA New York Chapter
Lance Jay Brown, FAIA, City College
Rex Curry, City College Architectural Center
Beatriz De La Torre, NYC Department of Housing Preservation and Development
Simone Dennery, RA, NYC Department of Housing Preservation and Development
Steven Faicco, RA, NYC Department of Housing Preservation and Development
Dan Gorczynski, Granite Partners
Judy James Hernandez, NYC Department of Housing Preservation and Development
Mark Ginsberg, FAIA, Curtis + Ginsberg Architects
Karen Hu*, NYC Department of Housing Preservation and Development
Karen Kubey *, Curtis + Ginsberg Architects
Holly Leicht, NYC Department of Housing Preservation and Development
Thomas McMahon, TLM Associates
David Resnick, AIA, NYC Department of Design and Construction
Mary Elizabeth Rusz, AIA, NY Chapter Housing Committee
Tara Siegel *, Rose Fellow, Pratt Center for Community Development
Evan Supcoff, AIA, HNTB Architecture
Susan Wright, AIA, Gruzen Samton

* Co-Chairs
Co-sponsored by the American Institute of Architects New York Chapter and the New York City Department of Housing Preservation and Development (HPD), and organized by the interdisciplinary NHNY Steering Committee, the competition's explicit challenge was to create housing that would be "affordable, sustainable, and replicable."
## Modified Process

<table>
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<th>New Housing New York</th>
<th>Typical</th>
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<td>Two-Stage RFP/RFQ</td>
<td>One Stage RFP</td>
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<tr>
<td>Independent Jury of Design &amp; Construction Professions</td>
<td>In House HPD Staff</td>
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<td>Clear Criteria with values Emphasis on Design &amp; Sustainability</td>
<td>Criteria with no scoring system. No clear criteria for Design &amp; Sustainability.</td>
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<td>Stipend for designers</td>
<td>No Stipend</td>
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<td>Architect Developer Team</td>
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<td>Developer(s) owns / operates project.</td>
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Weighted Criteria

30%: Innovative design
30%: Economic feasibility
20%: Green building
10%: Replicability
10%: Team experience
Project Program

Affordable Living
- Rental and / or homeownership
- Mixed Income
- Minimum of 20% of the units must be affordable to families at or below 80% AMI ($56,720 / year for family of 4)

Sustainable Living
- Meet or exceed LEED Silver rating for the built portion of the project
- Comply with NYSERDA Multifamily High-Rise ENERGY STAR Simulation Guidelines

Healthy Living
- Create clean and safe places for residents to live, work, learn, and play
- Design should support activities that enhance the health and well-being of the project’s residents and the surrounding community

Community Living
- Engaging the South Bronx community in shaping the program for the site
- Proposals are expected to reflect the communities needs / wants
Community Workshop, May 2006
Community Priorities

• On-site power production
• Generous room sizes with more usable space to accommodate furniture comfortably, private dining room area
• A minimum of 50% of the units affordable to low-income people in the community
• Quality and beneficial mixed use: Healthy Foods Store, Good Supermarket, Bookstore
• Encourage affordable home ownership and diversity, civic pride and stability
• Build a showcase for sustainable design elements
• Building should blend in with neighborhood context, not a “new box”
• Windows in bathrooms and kitchens
• Recreation/community center space, daycare and programs for youth
• A beautiful and safe building and community
• Green space on interior and exterior
• Laundry for residents in each unit or floor, not in basement, with exterior views
• Light and open space
Independent Jury
Competition Timeline

1st Community Workshop ......................................... May 31, 2006
RFP Release ............................................................ June 12, 2006
Kick-Off Event ............................................................ June 19, 2006
Pre-submission Q&A Conference ................................. June 27, 2006
NYSERDA Overview Workshop ................................. July 2006
RFP Step 1 Qualifications Due ................................. July 24, 2006
Short-listed Finalists Announced ............................... September 8, 2006
2nd Community Workshop ................................... Mid September, 2006
NYSERDA Technical Workshop ................................. Late September, 2006
RFP Step 2 Full Proposals Due ................................. November 10, 2006
Winning Proposal Announced ................................ January 12, 2007
Project Predevelopment ............................................. FY 2007
Project Start Date ......................................................... FY 2008
Aerial view of the NHNY Legacy Project site
Midblock on Brook Avenue, looking southeast onto the site
Competition Results

5 Proposals: Four Finalists + One Winner

seg Full Spectrum Hamlin Behnisch studioMDA
*Developers*: seg, Full Spectrum of New York, Hamlin Ventures
*Architects*: Behnisch Architekten, studioMDA

BRP Bluestone Rogers Marvel
*Developers*: BRP Development Corporation, The Bluestone Organization, Mid-Bronx Desperadoes
*Architect*: Rogers Marvel Architects
*Engineers* : Buro Happold

The Legacy Collaborative
*Developers*: The Dermot Company, Nos Quedamos, Melrose Associates
*Architects*: Magnusson Architecture and Planning, Kiss + Cathcart

WHEDCo Durst Cook+Fox
*Developers*: Women’s Housing & Economic Development Corporation (WHEDCo), Durst Sunset
*Architect*: Cook+Fox Architects

Phipps, Rose Dattner Grimshaw
*Developers*: Phipps Houses Group, Jonathan Rose Companies
*Architect*: Dattner Architects and Grimshaw Architects
BRP Bluestone Rogers Marvel
The Legacy Collaborative
Winning Team:
Phipps Rose Dattner Grimshaw
New Housing New York Legacy Project

*From Idea to Reality*
Recognizing Quality Affordable Housing - POWERHOUSE
NHNY Exhibition
NHNY Exhibition - Series of Panel Discussions

POWERHOUSE
New Housing New York
Panel Discussion with Winning and Honorable Mention Teams

Sponsored by: National Endowment for the Arts and Enterprise Community Partners
Organized by:
AIA New York Chapter, New Housing New York Steering Committee and the
New York City Department of Housing Preservation and Development with the
additional support of the AIA New York Chapter Housing Committee
The Joint Review Committee (JRC)

- NHNY Steering Committee
- NYC Department of Buildings (DOB)
- NYC Department of Housing Preservation and Development (HPD)
- New York State Energy Research and Development Authority (NYSERDA)
- NYC Housing Authority (NYCHA)
- NYC Department of City Planning (DCP)
Purpose of the JRC:

- To review design and construction documentation to ensure compliance with the design intent of the winning proposal.
- To coordinate various agencies’ comments, for approvals on design and construction documents (i.e. Department of Housing Preservation & Development, Department of City Planning, Department of Buildings).

Review Process of the JRC:

- JRC sign-off required at 30%, 60%, and 90% completion phases of the design and construction documents.
- The sign-offs occur concurrently with required agency approvals at HPD, DCP, and DOB (but on slightly different timescales). This corresponds with securing HPD sign-off on plans, DCP & ULURP approvals, and DOB permits.
Each phase of sign-off is subject to the following process:

1. Team PRDG presents and submits documentation in a meeting.
2. JRC reviews documentation.
3. JRC meets to discuss any issues and comments, and coordinates a joint comment list incorporating all parties' comments.
4. JRC meets with Team PRDG to present the coordinated comments.
5. Repeat #1-4 subsequent to Team PRDG submitting revised design and construction documentation based on the coordinated comments.
“The Joint Review Committee is a unique and valuable part of the Via Verde design process. It consists of organizing members of the NHNY Legacy Project competition and representatives from the key agencies that have regulatory oversight for the project. The JRC has provided constructive comments to the design team, which have helped to improve the design. The Committee has also consolidated comments that are typically received separately from the various public review agencies. The NHNY members have been advocates for the innovative goals of the Legacy Project, and the JRC has given the public agency representatives opportunities to communicate and coordinate their input to the project. While it might be difficult to replicate the Joint Review Committee structure on all projects, the JRC offers a model for inter-agency cooperation and public input in the design process. It’s been refreshing for the design team to work with a review committee whose approach to an innovative project is ‘how can we make this work.’”

- William Stein, FAIA
  Principle, Dattner Architects
Via Verde Groundbreaking, May 2010
Via Verde "makes as good an argument as any new building in the city for the cultural and civic value of architecture."

-- Michael Kimmelman, *New York Times*
The Legacy Project
New Housing New York
Best Practices in Affordable, Sustainable, Replicable Housing Design
The NHNY publication is an effort to:

• Illuminate the people, projects, and policies that fuel the affordable housing landscape in New York City,

• to reinforce that If we are to make our communities equitable places for all socio-economic levels, innovative ideas ought to be part-and-parcel of public policy agendas as well as housing development and design,

• to demonstrate that NHNY, an AIA150 Blueprint for America Initiative, is an example of the progressive thinking required to push beyond business as usual,

• and to spark public and professional dialogue about the best way to meet the city’s housing needs and to document this historic project for future study.
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