

New Housing New York Legacy Project





NEW HOUSING NEW YORK DESIGN IDEAS COMPETITION

Sponsored by

The Council of the City of New York
American Institute of Architects New York Chapter
The City University of New York

In Partnership with

NYC Department of Housing Preservation and Development
NYC Department of Buildings
NYC Department of City Planning

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Design Awards Committee of the AIA New York Chapter

1st Prize, Brooklyn
Beth Blostein, Bart Overly



1st Prize, Manhattan

Choi Law, Clinton Bristler, Melody Yiu





NEW HOUSING NEW YORK

Announcing a request for proposals to design and build **INNOVATIVE, SUSTAINABLE, and AFFORDABLE** housing in the South Bronx.



New Housing
New York



New York City Department
of Housing Preservation
and Development



American Institute of Architects
New York chapter



New York State
Energy Research
and Development

Steering Committee





The New Housing Marketplace
CREATING HOUSING FOR THE NEXT GENERATION

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 Gorczyk, 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

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

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

Architects: Dattner Architects and Grimshaw Architects

seg Full Spectrum Hamlin Behnisch studioMDA



BRP Bluestone Rogers Marvel



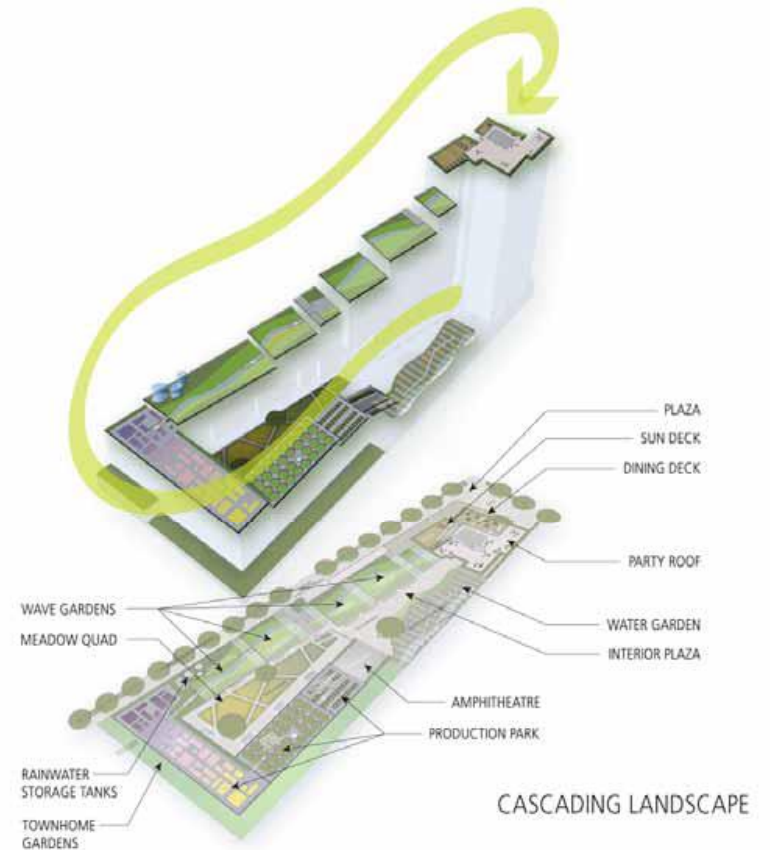
The Legacy Collaborative



WHEDCo Durst Cook+Fox



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)

- NHHY 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





Brook Av

E WAY

AFFORDABLE HOUSING
FOR NEW YORKERS

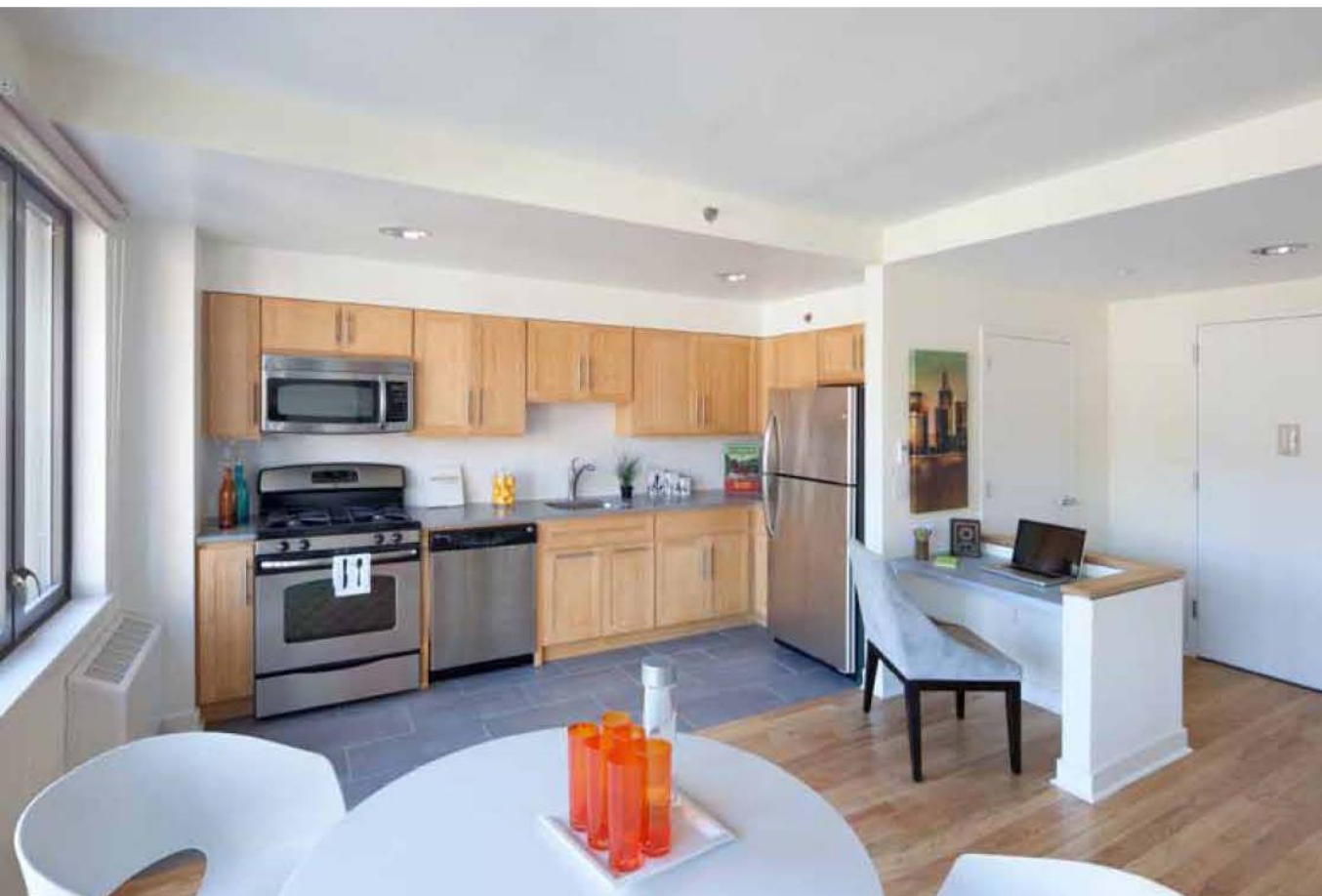
MVC

DESIGNATED
WALKWAY
AREA













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

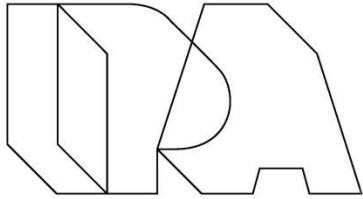
New Housing New York

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.



Karen Kubey

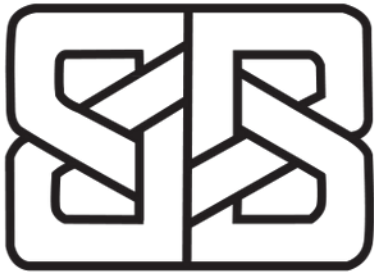
Executive Director

Institute for Public Architecture

karen@the-ipa.org

[@instpubarch](#)

[@karenkubey](#)



Anne-Marie Lubenau, AIA

Director

Rudy Bruner Award for Urban Excellence

Bruner Foundation

alubenau@brunerfoundation.org

[@rudybruneraward](#)