



adAPT NYC Pre-Submission Conference

July 31st 2012, 2pm

www.nyc.gov/HPD/adAPT

adAPTnycRFP@hpd.nyc.gov

 @NYChousing #adAPT #microunits

Introduction

- 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.
- 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**.
 - We are looking for your creativity to design the smallest possible **compliant and livable** unit.



Regulatory Waivers

- NYC's housing laws are shaped by City, State, and federal law.
- Under this pilot program, the City will override the following **zoning regulations**:
 - Density regulations that limit the number of units one can build on a site based on the site's size and zoning district.
 - Minimum dwelling unit size (if applicable)

This will make it possible to build an entire building of small units.

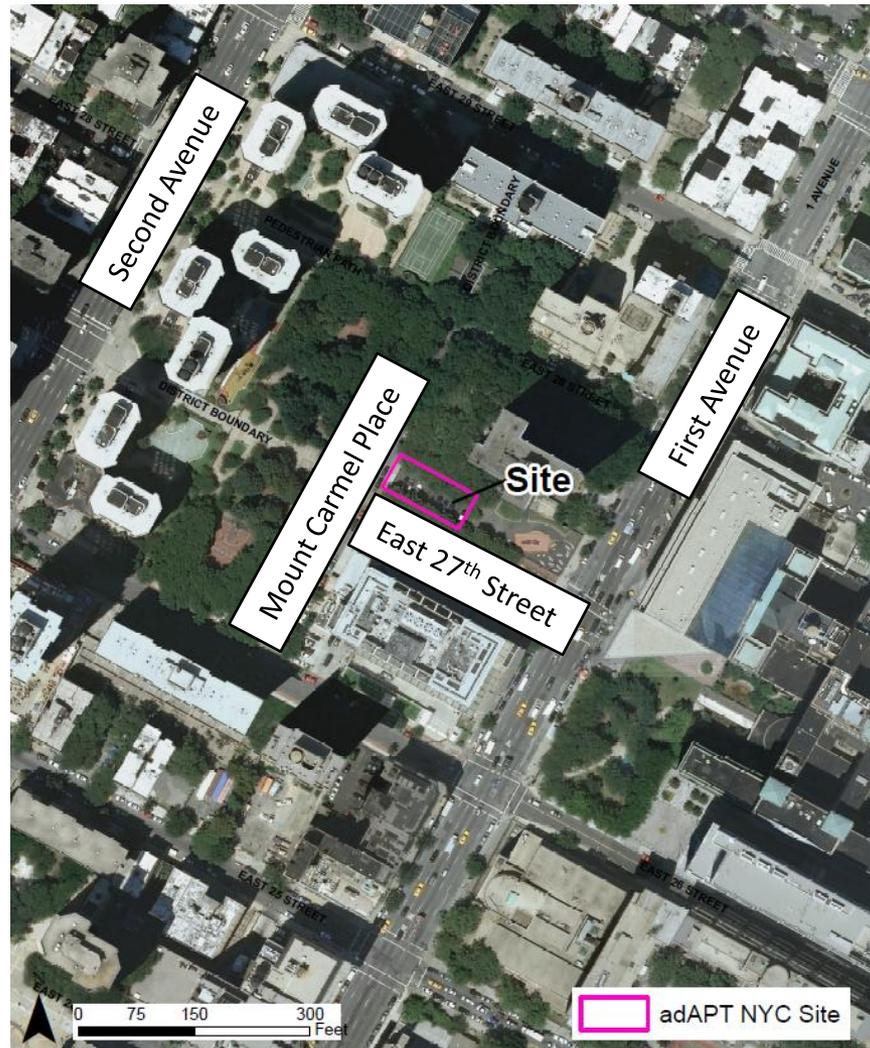
- Proposals **must adhere to NYC Building Code regulations** and other applicable laws, **including accessibility regulations**.

Optional

- We are also seeking **suggestions for regulatory changes** that would facilitate future housing models (see RFP pg. 28). *What would the ideal micro-unit look like if you could change regulations?*



Site



Overview of Competition Guidelines

- Applicants must assemble a complete **development team** that includes a **contractor**, an **architect**, a **marketing agent**, and a **managing agent**.

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%)



Key Dates

- **August 3, 2012**: release of the first RFP addendum (answers to questions received at the pre-submission conference and via e-mail).
- **August 14, 2012**: deadline to submit additional written questions. Answers will be included in the second RFP addendum.
E-mail: adAPTnycRFP@hpd.nyc.gov
- **Mid-August 2012**: release of the second RFP addendum.
- **September 14, 2012 - 4pm**: deadline to deliver proposals to HPD.
- **December 2012**: select competition winners and designate the developer.
- **May 2013**: certification into the Uniform Land Use Review Procedure (ULURP).
- **December 2013**: project closing.



Questions Received

1. Is there a way to be put on a list of interested architects who may want to be teamed up with interested developers for the adAPT NYC RFP?
2. Must teams contain a "Registered Architect" that is registered in the United States?
3. Will proposals for the adAPT NYC RFP need to comply with uniform federal accessibility standards (UFAS)?
4. Can proposals utilize Tax-Exempt Bonds?
5. Is there a parking requirement?
6. Are there any requirements regarding use of union or prevailing wage labor for the construction?





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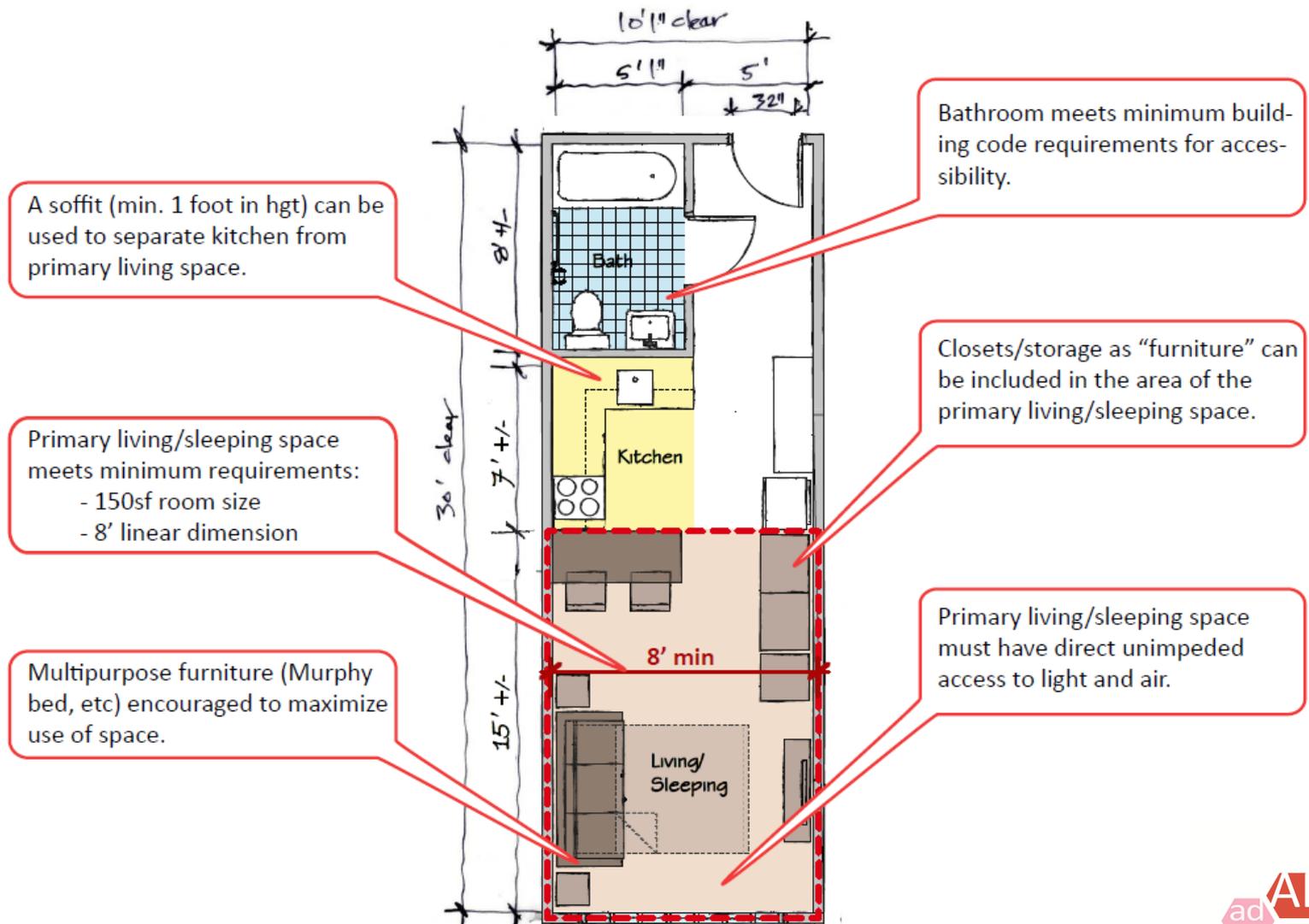
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Illustrative Micro-Unit Layout (300 SF)

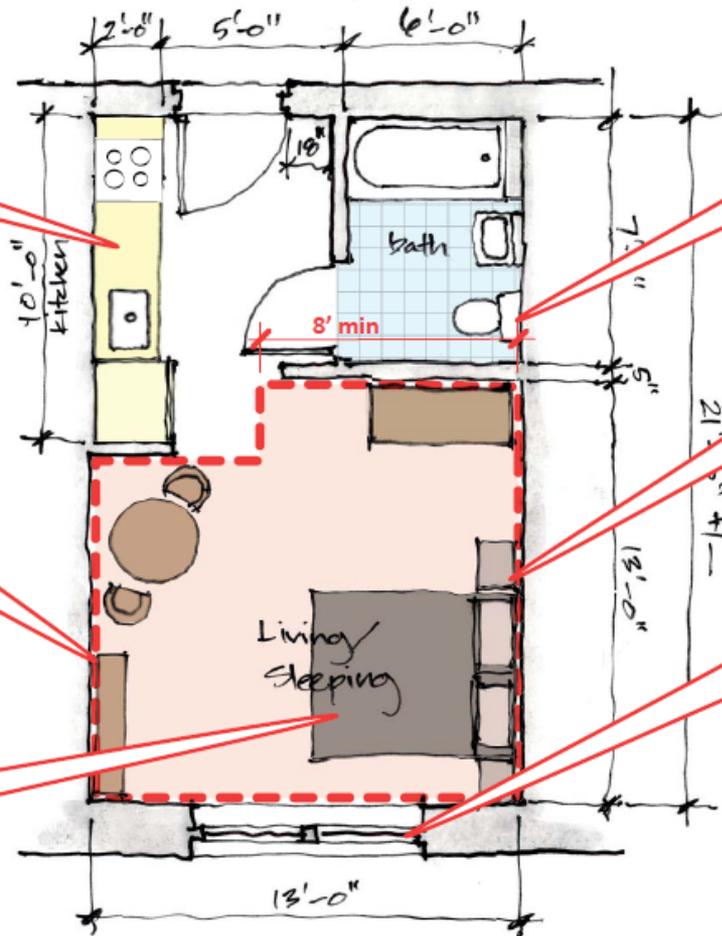


Illustrative Micro-Unit Layout (275 SF)

A soffit (min. 1 foot in hgt) can be used to separate kitchen from primary living space.

Closets/storage as "furniture" can be included in the area of the primary living/sleeping space.

Innovative multipurpose interior design (e.g. Murphy bed, built-ins, etc) encouraged to maximize use of space.

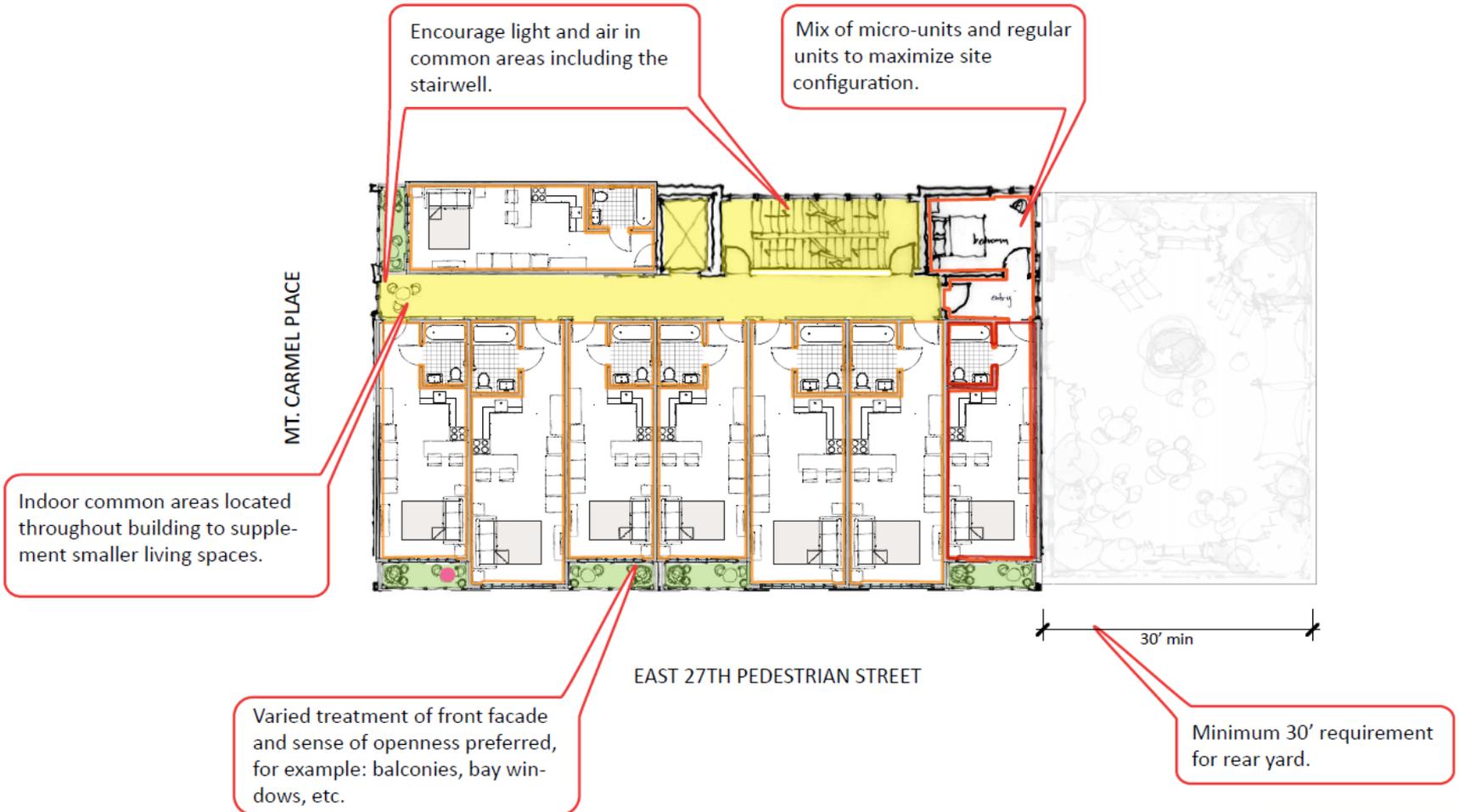


Bathroom meets minimum building code requirements for accessibility.

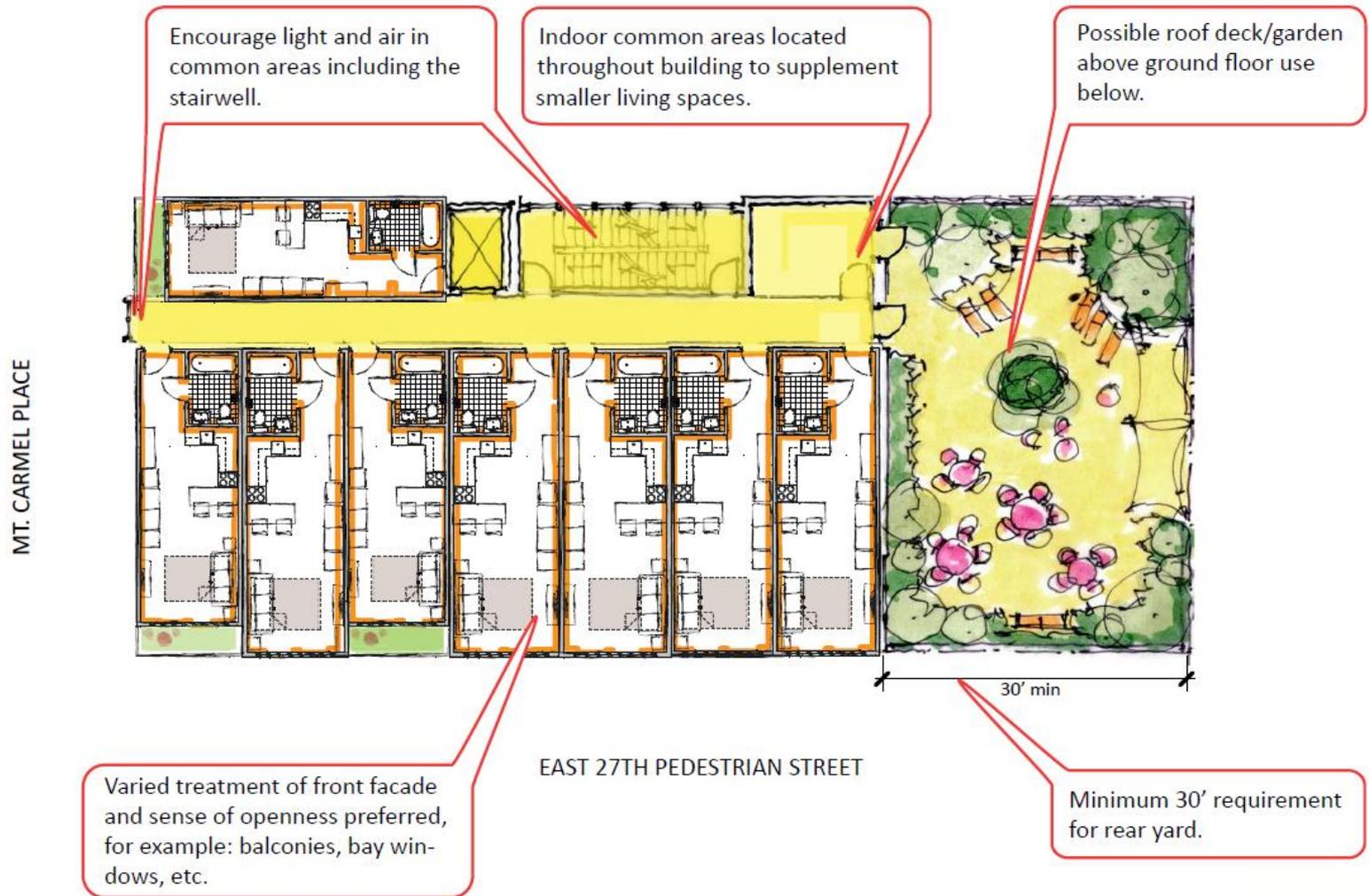
Primary living/sleeping space meets minimum requirements:
- 150sf room size
- 8' linear dimension

Primary living/sleeping space must also have direct unimpeded access to light and air.

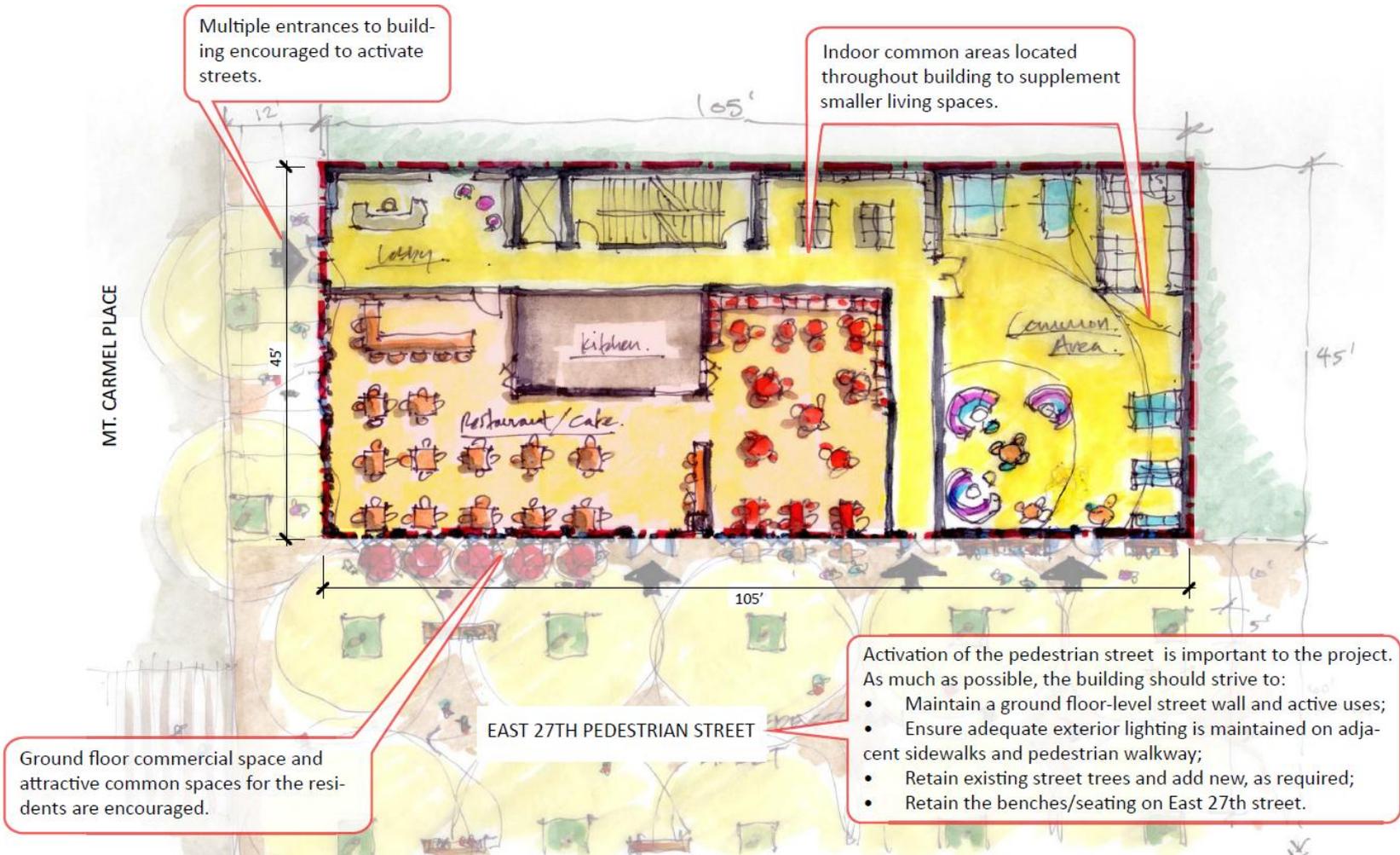
Illustrative Building Layout (Upper Floor)



Illustrative Building Layout (Second Floor)



Illustrative Building Layout (Ground Floor)



Illustrative Perspective Sketch

