Former Lincoln Correctional Facility Redevelopment Project

31-33 West 110th Street, New York, NY

Draft Design Guidelines

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1.0 General Project Goals and Objectives

1.1 Project Description and Intent

The Former Lincoln Correction Facility Redevelopment Project (the Project) will transform the underutilized, State-owned facility at 31-33 West 110th Street into a vibrant, mixed-use development that will provide affordable housing and economic opportunity to benefit residents and the Harlem community. The Project, the result of a Request for Proposals published by Empire State Development (ESD) in collaboration with NY State Homes and Community Renewal (HCR), is being effectuated through a General Project Plan (GPP) under the New York State Urban Development Corporation Act (UDC Act).

The Project will be constructed on an approximately 10,000 square foot site (the Project Site) that will be developed into a dynamic, mixed-use building comprised of approximately 110 affordable homeownership units for households earning 80% and 100% of the Area Median Income (AMI) with an array of resident amenity spaces. The Project will also include ground floor community facility spaces that will activate the streetscape and provide community-centric uses to support residents and the broader Harlem community.

1.2 Purpose of Design Guidelines

To allow for the implementation of the Project, ESD will override the New York City Zoning Resolution (Zoning Resolution) in accordance with the UDC Act and as further discussed in the GPP. The GPP and these Design Guidelines shall control in lieu of the Zoning Resolution, except where the Zoning Resolution is incorporated herein by reference.

ESD's review of development plans for the Project with respect to compliance with the Project GPP and the Design Guidelines will replace zoning compliance review by the New York City Department of Buildings (DOB). However, DOB will review compliance with the New York City Building Code, New York City Energy Conservation Code and New York State Multiple Dwelling Law. The process outlining ESD review of the development plans will be memorialized in a Restrictive Declaration, an enforceable document that will be recorded in the public land records, thereby providing public notice of the conditions and restrictions that are continuously binding on the property.

These Design Guidelines contain text as well as site plans and illustrative diagrams. These diagrams, which complement the text, are hereby incorporated, and made part of these Design Guidelines and are equally binding as if fully described in the text.

1.3 Definitions

Certain terms used in these Design Guidelines are also contained in the Zoning Resolution. Unless otherwise stated, such terms shall have the meaning as set forth in the Zoning Resolution and shall be incorporated by reference in these Design Guidelines. Terms that require definition are listed below.

Building Base Plane: The plane from which the height of a building is measured as specified by the Zoning Resolution.

Community Facility Use: Any of the community facility uses set forth in Use Group III of the Zoning Resolution except philanthropic or non-profit institutions with sleeping accommodations.

Design Flood Elevation (DFE): An elevation above the base flood elevation that incorporates freeboard or other adjustments to provide increased protection and minimize damage, as specified in Appendix G of the NYC Building Code.

Gross Floor Area: shall mean the sum of the gross areas of the several floors of a building or buildings, measured from the exterior faces of exterior walls.

Parcel: A tract of land intended for development, defined by lot lines or street lines.

Permitted Obstructions: A structure or object that may penetrate a height limit or a required yard. Permitted Obstructions shall include any Permitted Obstruction above maximum building height permitted in the Zoning Resolution.

Private Open Space: An area of a building which is open and unobstructed from its lowest level to the sky and is accessible to persons occupying an apartment on the *Parcel*.

Public Open Space: An area of a building which is open and unobstructed from its lowest level to the sky and is publicly accessible.

Residential Use: A residential use as set forth in Use Group II of the Zoning Resolution.

Story: Part of a building between the surface of a floor and the ceiling immediately above. However, a cellar shall not be considered a story.

Street: A way established on the City Map.

Street Wall: A wall or portion of a wall of a building facing a street.

2.0 Site Plan and Organization

The Project Site consists of a single *Parcel* (refer to “Figure 1: Site Plan”). Unless otherwise noted, building walls or frontages are not required to coincide with the *Parcel* boundary. The Project Site is currently one Tax Lot. The Project shall not require the subdivision or reapportionment of the existing Tax Lot.

3.0 Project Program, Use/Density, Gross Floor Area

The GPP establishes the Project Uses and Density as per Table A below. The Project will be in conformance with the GPP provided the following conditions are met:

- Maximum Program *Gross Floor Area* amounts in Table A are not exceeded.
- The building envelope (as illustrated in “Figures 4-6: Building Envelope Diagrams”) is not exceeded.

Zoning Review typically conducted by the New York City Department of Buildings in conjunction with an application for New Building permit shall instead rely on a determination of the building's conformance with these Design Guidelines.

Table A – Summary of Gross Floor Areas and Use Controls

	MAXIMUM GROSS FLOOR AREA*	**USE CONTROLS**
RESIDENTIAL	152,374 SF	*Residential Use* as defined herein.
COMMUNITY FACILITY	7,626 SF	*Community Facility Use* as defined herein.
TOTAL	*160,000 SF*	

**Gross Floor Area* may be combined and viewed in the aggregate when undergoing plan review by ESD.

4.0 Bulk/Building Envelope

4.1 Heights

The Project shall not exceed 240'-0" as measured from the *Building Base Plane*. The following are *Permitted Obstructions* which may penetrate the maximum building height unless otherwise indicated: chimneys or flues; elevator and stair bulkheads; roof water tanks or cooling towers (including enclosures); parapet walls; transparent fences; mechanical rooms, mechanical equipment, and energy renewable equipment. Refer to "Figures 4-6: Building Envelope Diagrams." For graphic clarity, the building envelope figures omit *Permitted Obstructions* on the building rooftops, unless otherwise noted.

4.2 Setbacks

The Project Base Height shall not exceed the 95'-0", above which a minimum 10'-0" setback shall be provided. The twenty-first floor shall contain setbacks at the southeast and southwest corners measuring a minimum width of 7'-0" from the edge of the east and west façades and a minimum width of 5'-0" from the edge of the south façade. Refer to "Figures 4-6: Building Envelope Diagrams."

4.3 Street Level Articulation

Up to 30 percent of the *Street Wall* shall be recessed at the primary residential entrance for architectural effect. The *Street Wall* recess at the primary residential entrance shall not exceed a maximum depth of 5'-0" measured perpendicular to the *Street Wall*. All other building entrances shall be recessed such that doors do not extend more than 18" beyond the property line in compliance with the New York City Building code. Canopies may be provided at building entrances. Refer to "Figure 2: Building Entrances & Street Wall Recess Plan."

4.4 Required Yards, Courts, and/or Distances

A 30'-0" rear yard is provided. *Community Facility Uses* that they do not exceed one *Story* nor 23'-0" in height are considered *Permitted Obstructions* in the rear yard. Refer to "Figure 3: Yard & Roof Diagram."

4.5 Roofs

The Project will contain roof terraces accessible to residents at the ninth and twenty-second floors. The building will contain roofs that are not accessible to residents on the second floor and above the twenty-second floor. All roofs may be provided with plantings. Refer to "Figure 3: Yard & Roof Diagram."

4.6 Ground Floor Activation

The Project will contain spaces for *Community Facility Use* and *Residential Use* at the ground floor level of the building. Residential units shall not be located at the ground floor level.

4.7 Transparency

The ground floor level *Street Wall* may be glazed with transparent materials which may include transom windows or glazed portions of doors. Such transparent materials shall occupy at least 60 percent of the surface area of such ground floor *Street Wall* between a height of two and twelve feet as measured from the adjoining sidewalk.

4.8 Façade Materials

Variation in the façade coloration, materials, and architectural expression shall be utilized to articulate the facades. A transition consisting of a change in cladding material, color and/or texture shall be incorporated above the Project Base Height on the north, south, east, and west facades. Articulation consisting of a change in texture which utilizes rotated and proud bricks shall be incorporated on the east and west facades above the Project Base Height to aesthetically improve lot-line façades. Articulation consisting of a change in color shall be incorporated at the southeast and southwest corners above the Project Base Height for a minimum width of 7'-0" from the edge of the east and west façades and a minimum width of 5'-0" from the edge of the south façade. Refer to "Figures 4-6: Building Envelope Diagrams."

5.0 Building Performance and Sustainability

5.1 Program and/or Certification

The Project shall be designed to meet Enterprise Green Communities certification and Passive House certification for residential building performance.

5.2 Building Decarbonization

The Project shall be 100% electric with the exception of a backup emergency generator provided for life safety and resiliency in compliance with the New York City Building Code.

6.0 Climate Resiliency

6.1 Flood Resilience

Minimum *Design Flood Elevation* is 17'-2" (NAVD88). Minimum *Design Flood Elevation* shall be designed to the 500-Year Flood Event in 2080, exceeding the New York City Climate Resiliency Guidelines (Version4.0, September 2020) and Appendix G of the New York City Building Code.

6.2 Stormwater Management

The proposed stormwater management system for the Project shall comply with the New York State Stormwater Management Design Manual (NYSSMDM), the Rules of the City of New York (RCNY) Title 15 Chapter 19.1, and the New York City Department of Environmental Protection (NYCDEP) Stormwater Design Manual and Unified Stormwater Rule.

6.3 Heat Mitigation

The Project shall be designed and constructed to provide cooling to all residents in habitable rooms. Roof design shall be in compliance with New York City Building Code requirements for reflectance.

7.0 Parking and Loading

7.1 Parking Lots and Screening

No parking shall be provided as part of the Project.

7.2 Loading Areas or Docks

No loading areas or docks shall be provided as part of the Project.

7.3 Bike Parking

The Project shall provide a minimum of 1 bicycle parking space for every 2 dwelling units for residential use. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one bicycle space. Bicycle parking spaces shall be located in an interior bike room.

7.4 Waste Management

The Project shall provide waste chutes, chute access rooms, and chute discharge rooms constructed in compliance with the New York City Building Code.

8.0 Roads

No new roads or bike lanes shall be provided as part of the Project. There are no existing roads or bike lanes on the Project Site.

9.0 Open Space

The Project shall provide *Private Open Space* in the form of roof terraces at the ninth and twenty-second floors for passive recreation. A minimum of 2,000 square feet of *Private Open Space* shall be provided. *No Public Open Space* shall be provided.

10.0 Trees

The Project shall provide one street tree, pre-existing or newly planted, for every 25 feet of street frontage. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. All street trees shall conform to City of New York Parks and Recreation, Street Tree Planting Standards for New York City, dated 2016. Where such street tree plantings are infeasible adjacent to the zoning, alternate compliance shall be permitted in accordance with 26-41 of the Zoning Resolution.

11.0 Security

11.1 Lighting

Exterior lighting at entrances shall be provided in compliance with the New York State Multiple Dwelling Law and the New York City Building Code.

12.0 Signage

All exterior signage shall be in compliance with Appendix H of the New York City Building Code.

12.1 Signage for Residential Uses

Signage for *Residential Use* entrances shall comply with this section. One building or canopy mounted building identification sign is permitted above, or adjacent to, the primary residential entrance. A building number and address sign shall also be permitted in addition to the building identification sign. Flashing or animated signs are not permitted.

12.2 Signage for Community Facility Uses

Signage for *Community Facility Use* entrances shall comply with this section. One building or canopy mounted identification sign is permitted above each community facility entrance. One building number and address sign shall also be permitted in addition to the building identification sign above each community facility entrance. *Community Facility Use* signage shall be differentiated clearly between the *Residential Use* application. Flashing or animated signs are not permitted.

13.0 Amenity Programs

13.1 Minimum Areas

The minimum dimension of any recreation space may be less than 15 feet. The minimum size of any outdoor recreation space shall be 225 square feet (excluding private residential balconies) and the minimum size of any indoor recreation space shall be 200 square feet.

14.0 Historic Preservation of Existing Building Elements

Historic decorative elements of the original Lincoln Correctional Facility may be salvaged and reintegrated into the *Street Wall*, *Residential Use* and *Community Facility Use* entrances and/or *Residential Use* lobby if deemed feasible during demolition.

Figure 1: Site Plan – Parcel Boundary and Permitted Uses

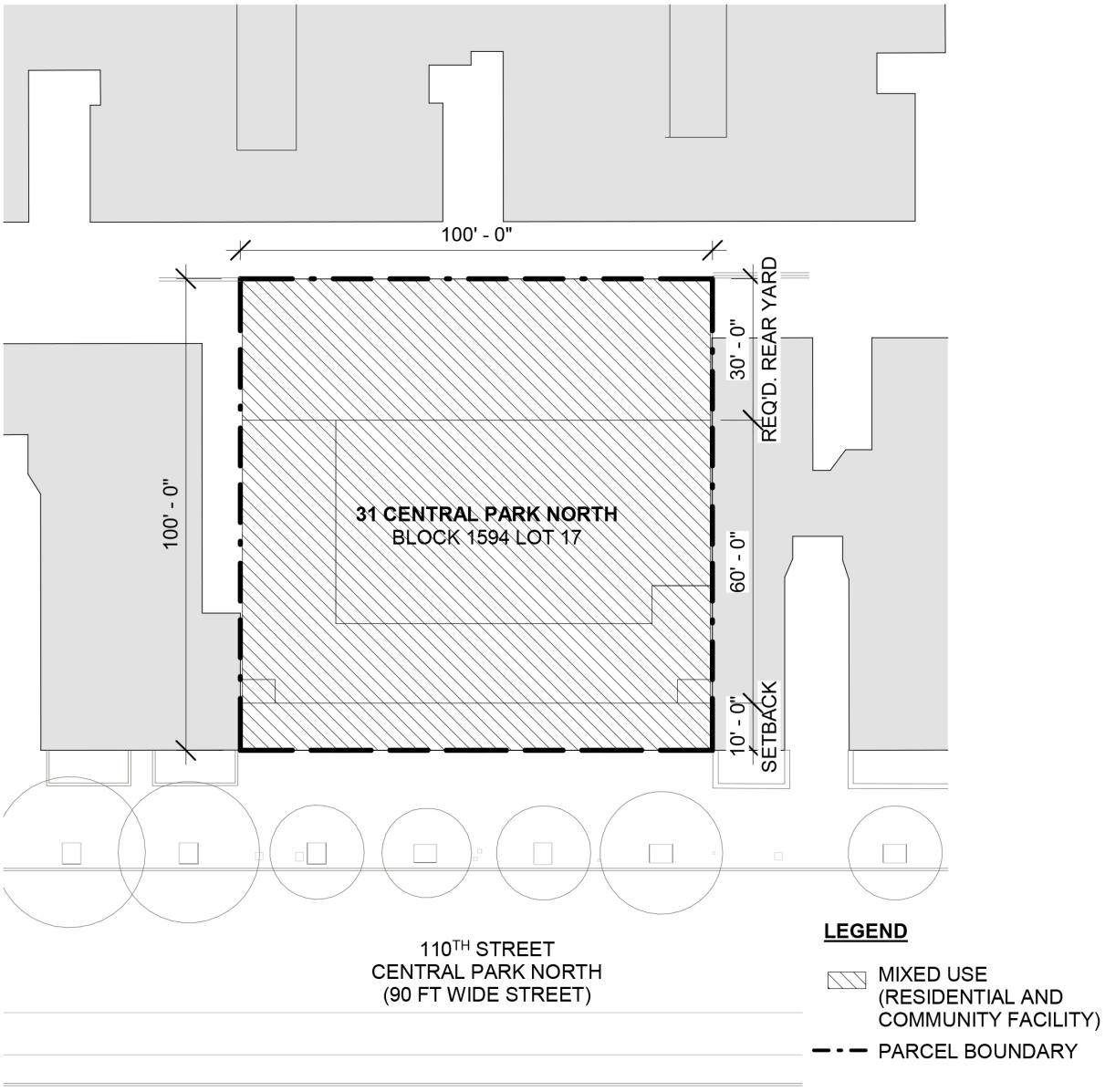


Figure 2: Building Entrances & Street Wall Recess Plan

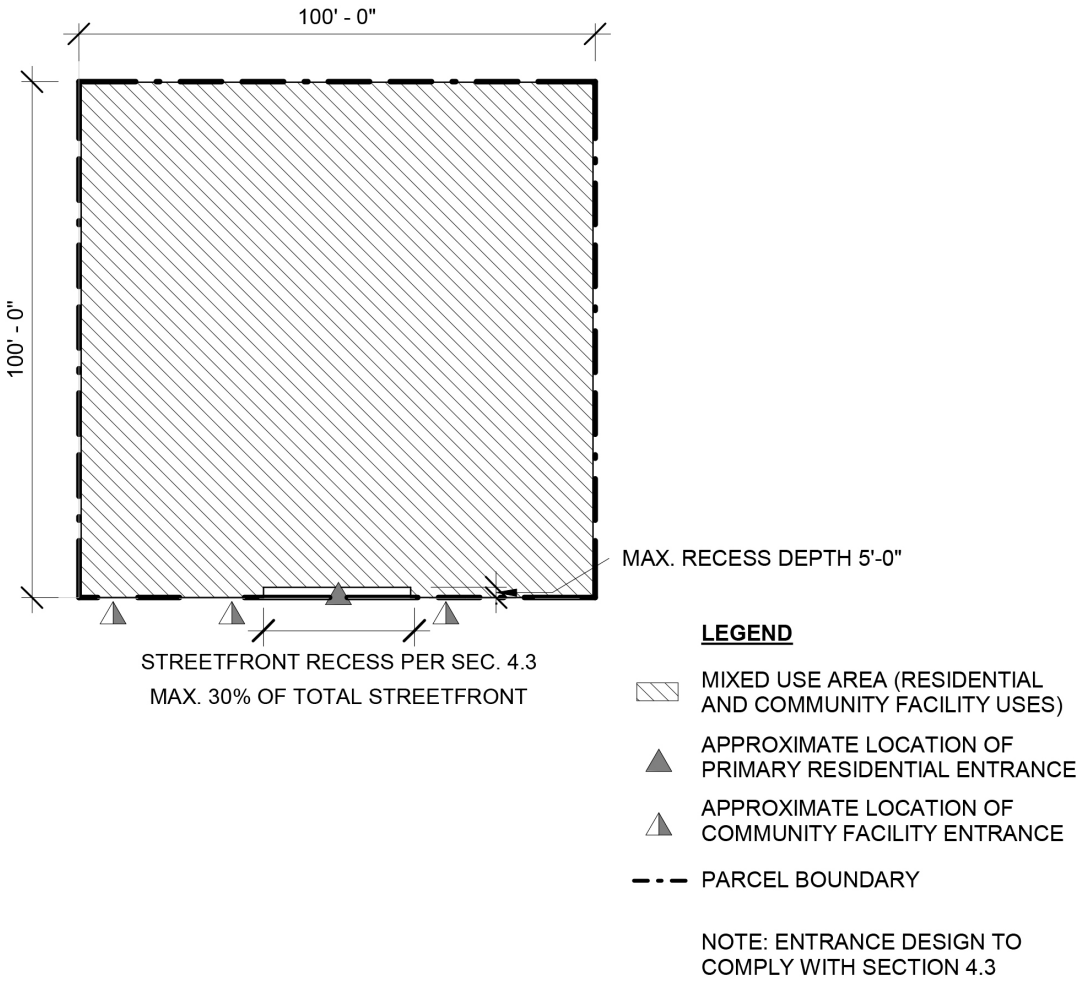


Figure 3: Yard & Roof Diagram

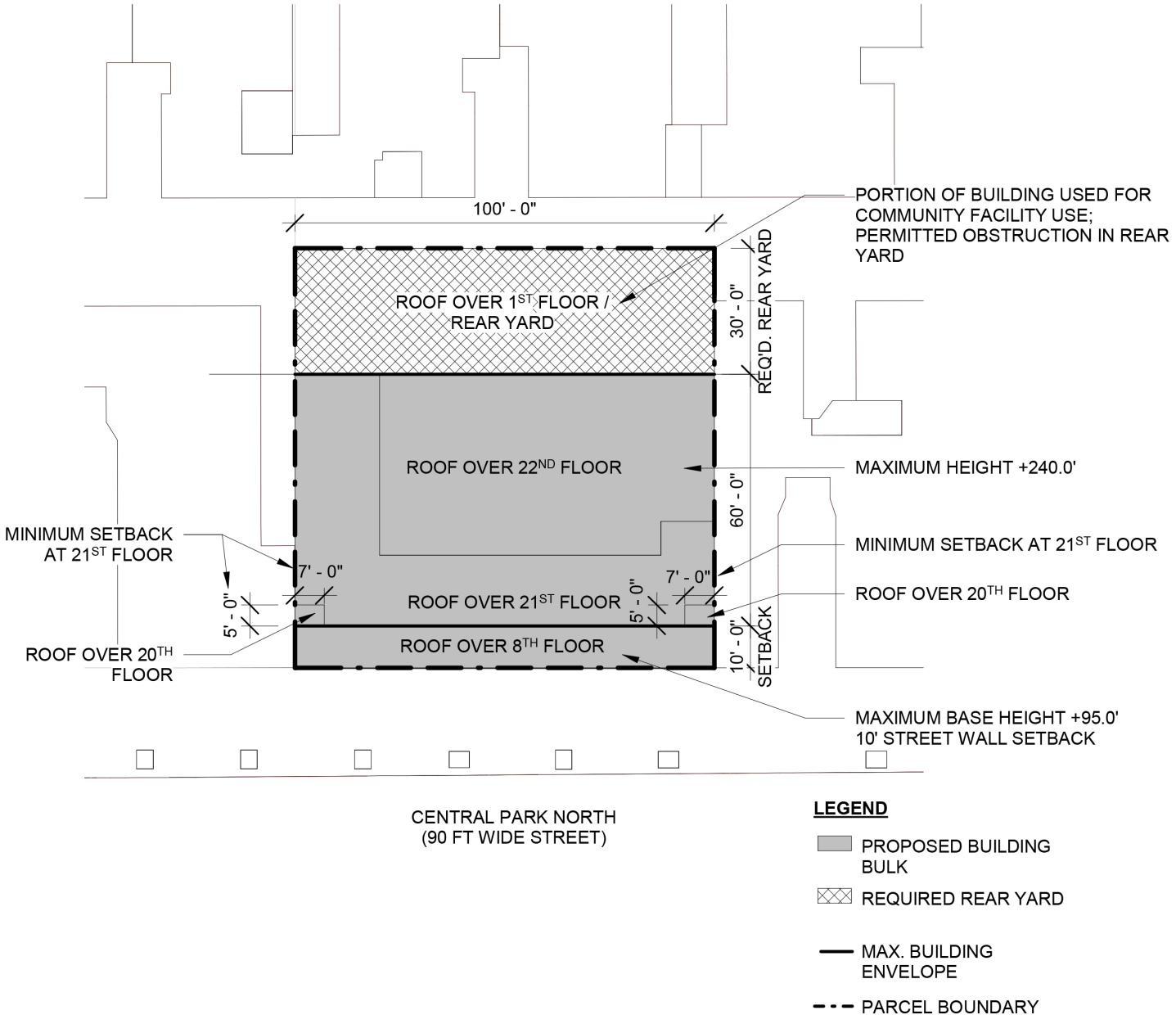


Figure 4: Building Envelope Diagram – Axonometric from South East

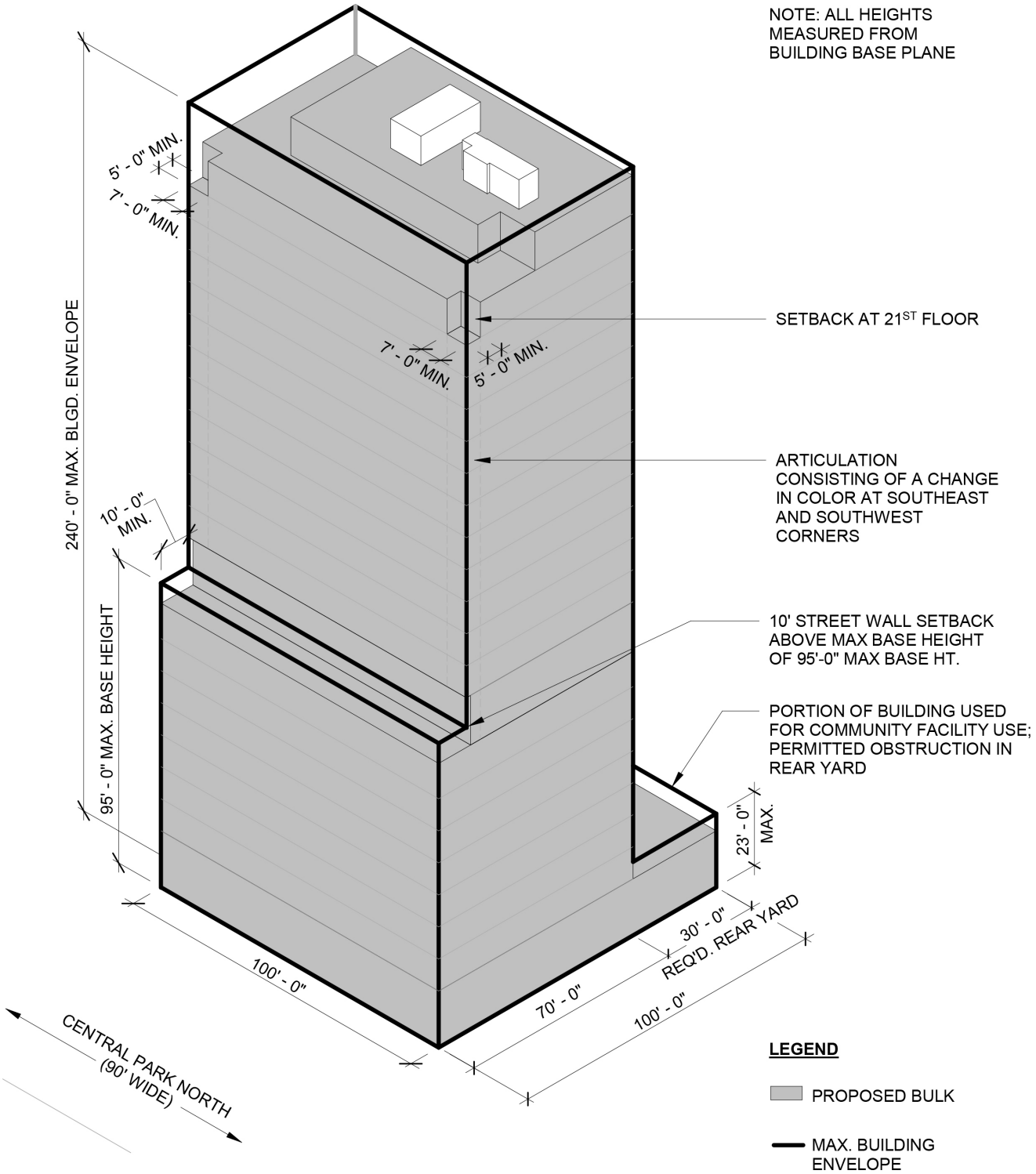


Figure 5: Building Envelope Diagram – Axonometric from North West

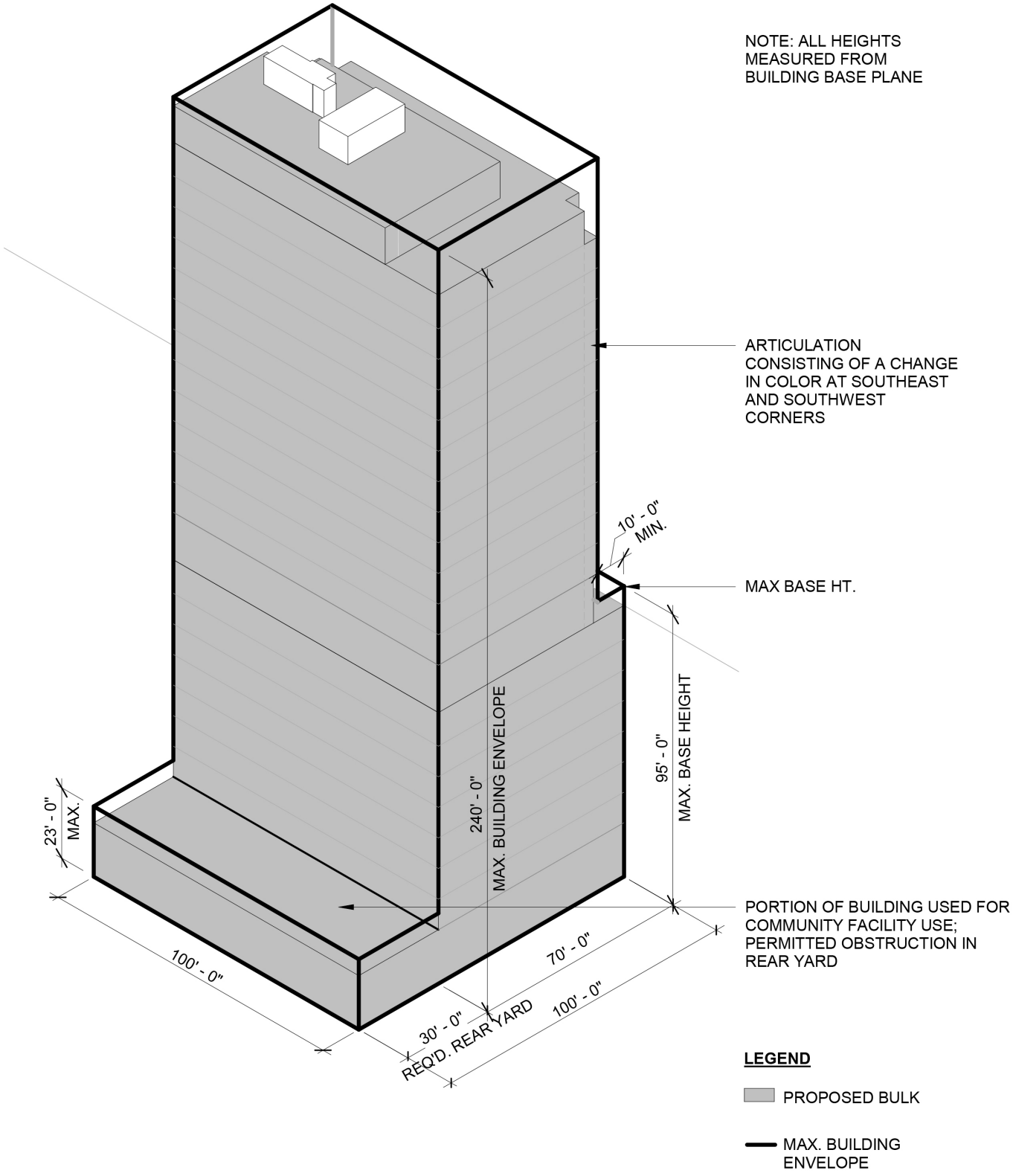
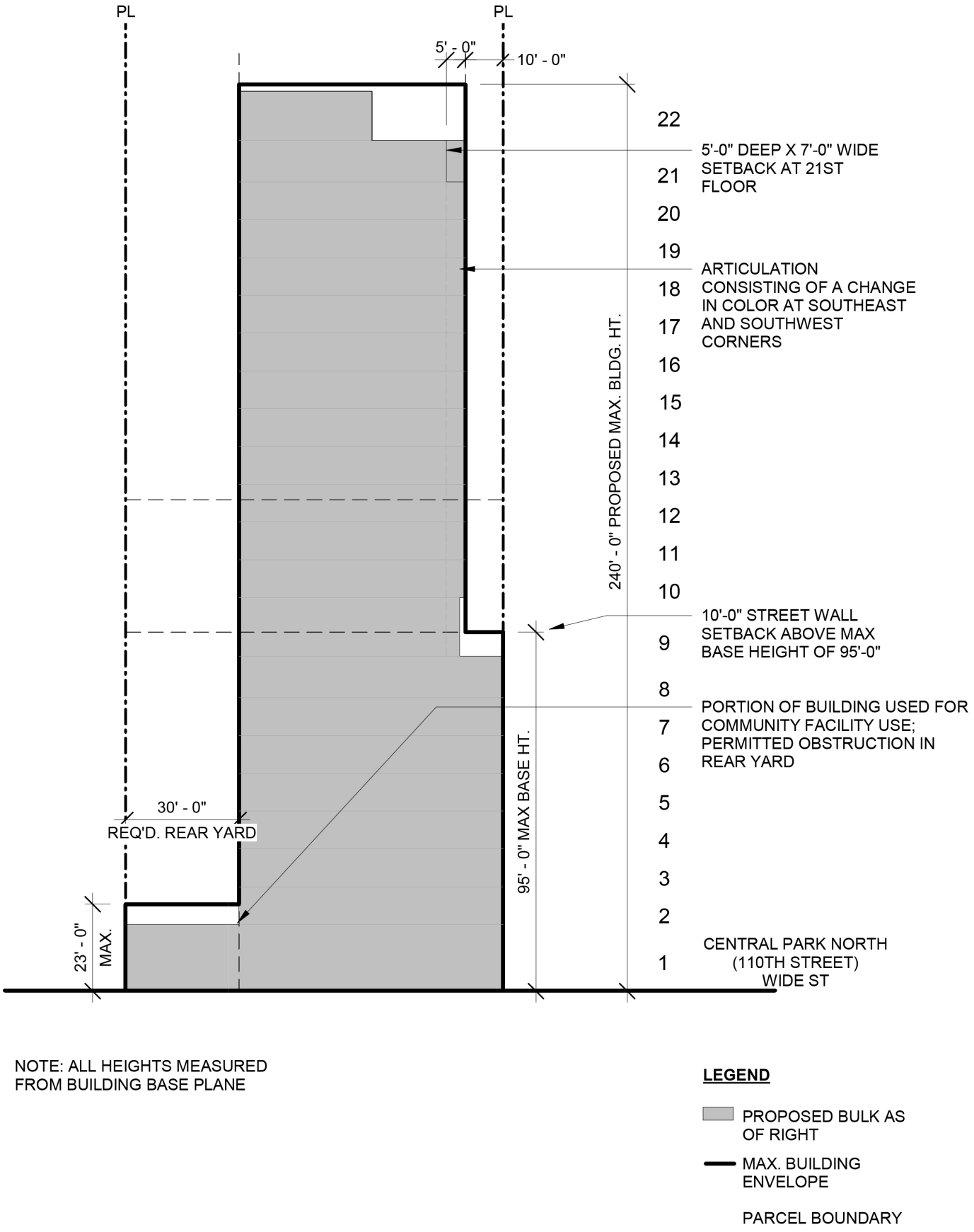


Figure 6: Building Envelope Diagram –Section North/South



NOTE: ALL HEIGHTS MEASURED FROM BUILDING BASE PLANE

LEGEND

PROPOSED BULK AS OF RIGHT

MAX. BUILDING ENVELOPE

PARCEL BOUNDARY

INFINITE HORIZON, L+M, URBANE, LEMOR
CURTIS + GINSBERG ARCHITECTS