

APPENDIX J – DESIGN PRINCIPLES

1. Architectural Considerations

- a) Design should support a harmonious relationship among the developments on the Expanded Block 644 including the Project, Adjacent Site Uses and Proposed Open Space. The design should consider the adjacent High Line, and the Meatpacking District context, and the Proposed Open Space which is expected to serve as an entrance to the Proposed Museum Space, and a potential venue for art displays and programming.
- b) Create an architecturally significant building demonstrating design excellence through thoughtful articulation (e.g., setbacks, recesses, etc.) and materiality, with special attention given to the lower portion of the building in relation to the streetscape, surrounding context and Proposed Adjacent Site Uses, including the Proposed Open Space.
- c) Ensure mechanical bulkheads are integrated into the overall building design and massing, and are screened or otherwise situated as to not be visible from the Proposed Open Space or public rights of way generally.
- d) The ground floor of the proposed housing development should promote and enhance the public realm on the Site for the benefit of the surrounding community, New Yorkers, and visitors. Activate the ground floor through strategies that are responsive to pedestrian scale with attention to detail, amenities, and visual interest at the lower portion of the building facing Little West 12th Street and West Street/10th Avenue, such as transparency, active program and uses, and building entrances.
- e) For the building façades facing the Proposed Open Space (note this publicly accessible open space will be owned, constructed, and maintained by the Adjacent Museum Developer):
 - Design treatments, especially at the ground floor, should ensure a harmonious relationship with the Proposed Open Space. Design the residential building with the understanding that the Proposed Open Space will front two facades (“Open Space Facades” and see Exhibit A) of the residential building and is expected to serve as an entrance to the museum and a potential venue for public and educational programming.
 - The selected Developer must coordinate with the Adjacent Museum Developer on the design of the southern and eastern façades of the proposed housing development facing the Proposed Open Space up to a height of 23 feet from grade (“Open Space Facades”) with respect to wall treatments, articulation, surface textures, etc. The Open Space Facades are to be treated as a “canvas” for items such as art installations, surface materials or plantings. Any doorways, windows, or other openings on the Open Space Facades require Adjacent Museum Developer’s approval. The selected Developer should avoid any condition not permitted on a lot line. The goal is to support the Proposed Open Space’s intended programming and enjoyment and the harmony of the larger Expanded Block 644 redevelopment’s design, including the Adjacent Site Uses and Proposed Open Space
 - The selected Developer and Adjacent Museum Developer will coordinate so that reflective surfaces, lighting, or other features resulting in light up to a height of 23 feet from grade will not adversely affect the public enjoyment of the Proposed Open

Space, the Adjacent Museum Developer's intended use of the Proposed Open Space, or the Museum.

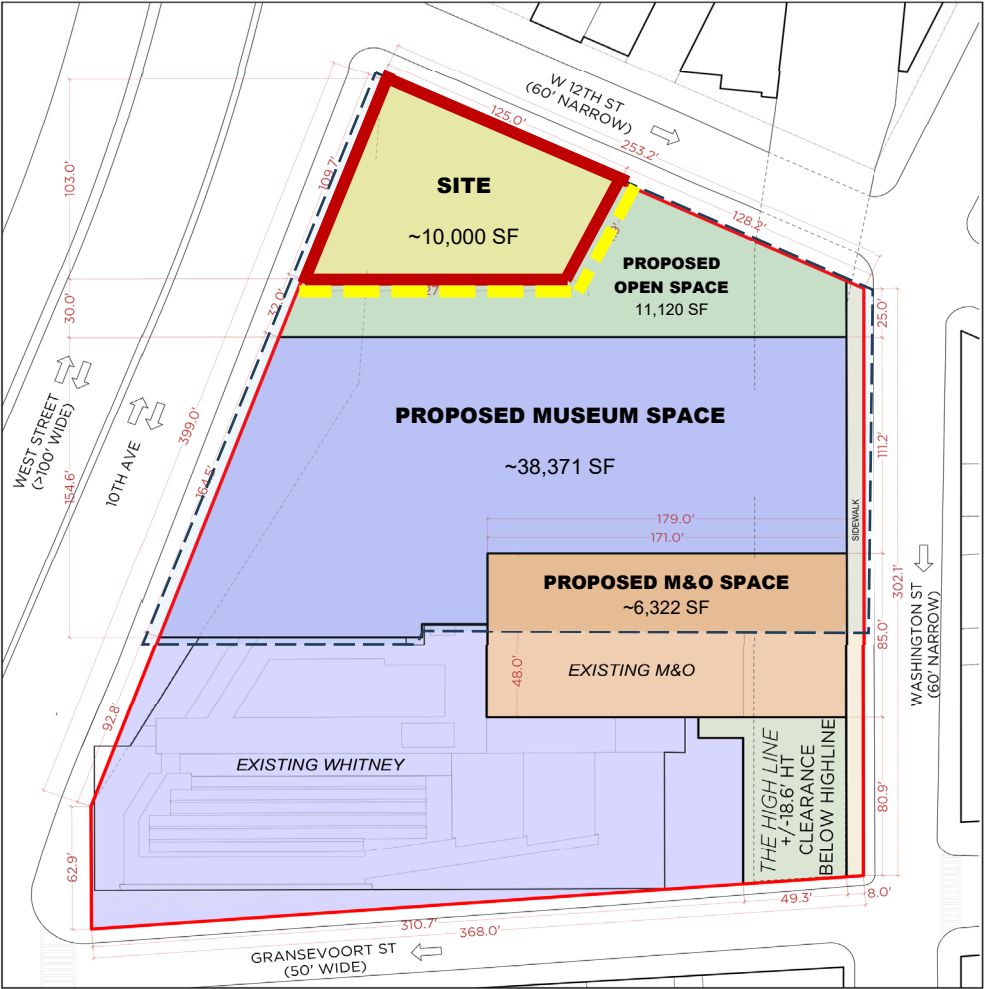
- Supporting infrastructure, such as (i) garbage storage/disposal, and (ii) below 23 feet, mechanical equipment, must not face the Proposed Open Space.
- Design should strive to limit the visibility of loading and service areas by incorporating screening strategies to avoid negative impacts on the quality of the public realm. Loading and servicing should not face or open onto the Proposed Open Space.

f) Any building design is subject to required approvals, including ULURP and, to the extent required, PDC, and compliance with law.



2. Sustainability & Resiliency

- a) Strive to go above and beyond minimum code requirements to better prepare for the climate risks of today while creating a more resilient environment for the future.
- b) Protect against current and future stormwater flood risk through strategies and approaches that enhance stormwater management; the selected Developer and the Adjacent Museum Developer will coordinate so that the approaches are compatible.
- c) Reduce the urban heat island effect through strategies such as adjustable solar shade structures, cool material selection, vegetation, and increased tree canopy.
- d) Incorporate energy production systems such as photovoltaic panels and green roofs as elements that, in addition to providing significant climate benefits, can create opportunities to better program terrace or roof spaces for residents

Exhibit A



Legend

-  Open Space Facades
-  Site Boundary