

HOUSING

- Maximize the amount of new housing to address the current and projected affordability challenges faced by the neighborhood and the City.
- Offer a mix of residential unit types, sizes, and levels of affordability to serve a diversity of households and a range of income levels.

TRANSPORTATION

- Create a transit-oriented development that incentivizes and encourages the use of sustainable modes of transportation.
- Manage parking availability for onsite residents while managing parking to meet City College enrollment goals and coordinating with City parking policies for the surrounding neighborhoods.
- Maximize safe pedestrian and bicyclist connections to transit and throughout the site.
- Design site access and circulation to minimize the project's impact on traffic congestion within and near the site.

PROJECT'S RELATIONSHIP TO CITY COLLEGE

- In coordination with City College, provide public benefits that serve the City College community and surrounding neighborhoods, such as providing faculty housing.
- In coordination with City College, design and implement the project's TDM program in such a way that also creates new sustainable transportation opportunities for City College students, faculty, and staff.
- Continue coordinating with the City College's Master Planning effort.

PUBLIC REALM

- Develop a network of the public realm that connects transit, gathering places, commercial destinations, and residences on the site and beyond and that consists of walkable streets and a range of programmed and unprogrammed spaces.
- Design open spaces to support functional, recreational, and social activities for diverse neighbors of all ages, visitors to the site, and City College affiliates.
- Design the public realm as a useful, safe, and welcoming part of experiencing the neighborhood. The Public realm should include generous landscaping, lighting, and greenery as appropriate to the scale and use of buildings and the site.

URBAN DESIGN & NEIGHBORHOOD CHARACTER

- Create a varied and visually interesting neighborhood that connects and relates to the surrounding fabric of streets, blocks, buildings and open spaces.
- Design the site and the public realm to express neighborhood character, celebrate cultural history, and align with neighborhood activities.

SUSTAINABILITY

- Incorporate environmental sustainability frameworks and practices to conserve energy and water, manage stormwater, and improve ecology and air quality.

ADDITIONAL PUBLIC BENEFITS

- Accommodate a childcare facility and additional youth-friendly elements within the project.
- Maximize active ground-floor uses to activate the public realm, create vibrancy, complement the neighborhood's existing retail and ground-floor uses, and avoid vacancies within any ground-floor space.