

Appendix A: Zoning, Site Plan, and Building Design Guidelines

General Design Guidelines

SITE PLAN and URBAN DESIGN

Respondents must develop a thoughtful site plan that connects the Site with and responds to the surrounding neighborhood. Designs will be evaluated based on their architecture and urban design approaches that enhance the neighborhood and delivers safe and high-quality residential environments.

This project is located in an area with the highest Heat Vulnerability Index (HVI) and, therefore, respondents should incorporate the new Mayor's Office Climate Resiliency Design Guidelines (CRDG).

Plan:

- Develop a site planning and building massing that minimizes solar heat gain.
- Identify strategies to "break" the massing to provide visual interest, including stepping back, from the ground floor, portions of the façade to provide relief from the extensive length.

BUILDING DESIGN

Envelope/Exterior

- Architectural designs will be evaluated on façade, fenestration, setbacks, heights, massing, materials, projections and articulations (e.g. entrance and egress), scale and other architectural elements that build upon, enhance, or strengthen existing neighborhood context and character.
- Conceptual Building Elevations.
 - Building materials will be evaluated on their aesthetic quality, as well as durability. The implementation of light-colored pavement and facade materials is encouraged to mitigate the HVI levels of the site.
 - Roof lines, floor lines, and top of parapets will be evaluated on their contextual relationship with adjacent buildings and surrounding neighborhood.
 - Consider heat-mitigating elements in façade such as exterior window shades (retractable to not lose beneficial solar heat gain in winter).
- The massing and articulation must be varied throughout the building. Special care must be given to the articulation of corners and blank walls should be avoided.

Bulk

- New construction must be integrated with the neighborhood context. The design of the buildings must provide for variety and visual interest while maintaining a coherent quality with the buildings on the block. Please consider the following:
 - Use design strategies to relate the new bulk to the surrounding context. Be mindful of the existing residential fabric, street grid and location of the lot.

- Provide a variation or architectural strategies such as within base heights, setbacks, fenestration, dormers and materiality.
- Bulkheads must be located and designed to reduce their impact on the surrounding context.

Street/Ground Level Façades:

- The lower portions of the façade must enhance the pedestrian experience. The ground floor must address the pedestrian scale by a variety of fenestration, transparency, active program and uses, articulation and building entries where possible.
 - Take advantage of opportunities for placemaking using elements like seating, planting, lighting, and/or streetscape materiality.
 - Find ways for the open space programming to relate to and reinforce the amenity spaces.
 - Consider including vegetated structures, such as shade trees, planters, and walls (to reduce heat loading on paved horizontal or vertical surfaces).
 - Reduce visibility of parking from the street. Active uses are encouraged along the street front with parking located at the back of the ground floor. If that is not feasible, parking should be screened by incorporating design strategies that can include vegetation and/or architectural elements.
 - Streetscape: Enhance the existing streetscape through new street trees and/or plantings. Consider strategies to mitigate heat-island effect through planting and shading structures.

Plans/Interior:

- Common Space within the Proposed Building
 - Connection to, as well as quality and environmental comfort of, shared amenities, including lobby, community space, mailroom, outdoor areas, etc.
 - Circulation effectiveness for controlled access (private and public), including security, visibility, etc.
 - Circulation quality of experience, and efficiency and accessibility of circulation patterns.
 - Quality of resident and visitor experience – accessibility, clear egress/ingress and circulation.
 - Consider providing shade structures in outdoor areas exposed to high-levels of solar gain.
 - Consider incorporating a green roof with the possibility of including solar panels.