

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 frequent stormwater flooding and a moderate Heat Vulnerability Index (HVI) and, therefore, respondents should incorporate the new Mayor's Office Climate Resiliency Design Guidelines (CRDG).

Site Plan:

- Develop a site plan and building massings that minimize solar heat gain and mitigate potential stormwater flooding.
- Identify strategies to "break" the massing to provide visual interest responding to a context of small-scale buildings and surrounding topography. Strategies such as ground floor setbacks or creating visual corridors through the site could help reduce the perception of a large-scale development.
- Align buildings at or beyond the Victory Boulevard widening line, and design a public open space located adjacent to the southbound bus stop on the intersection of Jersey Street and Victory Boulevard. The minimum area of this open space should be 4,200 SF without including the existing sidewalk outside the property boundary.
 - An active use and/or lobby access should front on the public open space.
- Effectively balance accessory parking, tree planting, non-residential ground floor uses, and passive and active open space on the site.
- Locate buildings, programs, and vehicular entrances to the site with awareness of the neighboring scale and uses adjacent to and across the street from the development site.
 - In particular, strategically use the segment of the site fronting Pike Street to achieve the goals of the development while designing contextually to the adjacent buildings and uses.
- Plan for safe and comfortable pedestrian access and experience around and through the site.
- Teams are encouraged to think creatively about how to represent the history and legacy of the site in their development.
- Teams are encouraged to effectively program the interior of the lot to provide planted areas and/or open space amenities for residents without necessarily reducing the parking count, in such a way that meets the tree and planting goals of the Special Hillside Preservation District.

BUILDING DESIGN

Envelope/Exterior

- Architectural designs should consider 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 should be chosen with consideration of 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 parapets should be designed in consideration of their contextual relationship with adjacent buildings and surrounding neighborhood.
 - Heat-mitigating elements should be considered in façade design, such as exterior window shades (retractable to not lose beneficial solar heat gain in winter).
- The massing and articulation must be varied throughout the buildings. 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 a variety and visual interest while maintaining a coherent quality with the buildings on the block. Please consider the following:
 - A variation 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).

Jersey Street RFP: Design Guidelines

- Reduce visibility of parking from the street. Active uses are required along the street front with parking located at the back of the ground floor.
- Streetscape: Enhance the existing streetscape through new street trees and/or plantings. Consider strategies to mitigate the 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.