DESIGN CONSIDERATIONS CHECKLIST

BUILDING APPEARANCE – *A building should look good to residents and neighbors.*

Image
Avoid creating a building that look strange or out of place in its neighborhood. Consider a building image that that fits in with the image of middle income housing in the community where the project is located.

Visual Complexity
Consider providing visual and architectural complexity as possible to the building's appearance. Consider breaking a large building into smaller units or clusters. Consider variations in height, color, setback, materials, texture, trim, and roof shape. Consider variations in the shape and placement of windows, balconies and other façade elements. Consider using landscape elements to add variety and differentiate units from each other.

Windows
Maximize window number and size (within budget constraints) to enhance views and make spaces feel larger. Use minimum number of different size windows, but consider varying where and how they are used. Consider ways to screen and physically separate ground floor windows from walkways – through screens or plantings - to provide privacy.

Front Doors
Pay careful attention to the design and detailing of front doors. Consider what the front doors convey about the quality of the project and its residents. To the extent possible, respect the placement and detailing of good quality front doors in neighboring homes.

Facade
Relate the character of the new building façade to the façades of similar, good quality buildings in the surrounding neighborhood or region. Horizontal buildings can be made to relate to more vertical adjacent structures by breaking the façade into smaller components that individually appear more vertical. Avoid strongly horizontal or vertical façade expression unless compatible with the character of the majority of the structures in the immediate area.

Roof Shape
Consider relating the roof forms of the new building to those found in similar, good quality buildings in the neighborhood or region. Avoid introducing roof shapes, pitches or materials not found in the neighborhood or region.

Size and Rhythm of Openings
Respect the rhythm, size and proportion of openings - particularly on the street facades – of similar, good quality buildings in the neighborhood or surrounding area. Avoid introducing drastically new window patterns and door openings inconsistent with similar, good quality buildings in the neighborhood or surrounding area.

Trim and Details
Trim and details can provide warmth and character to a building's appearance, particularly on street facades. Carefully consider the design of porch and stair railings, fascia boards, corners, and areas where vertical and horizontal surfaces meet – for example where a wall meets the roof. Generally put trim around windows. Consider adding simple pieces of trim to the top and bottom of porch columns.

Materials and Color
Use materials and colors for the façade (including foundation walls) and roofing that are compatible with those in similar, good quality buildings in the surrounding neighborhood or region. Avoid introducing drastically different colors and materials than those of the surrounding area. Consider using materials that do not require repeated or expensive maintenance, especially those that residents can easily maintain themselves. Consider using materials with high levels of recycled content where possible.

Individual Identity
To the extent possible, provide individual identities and addresses for each dwelling unit. Consider ways to break large, repetitive structures into smaller, individually identifiable clusters. Ensure that all dwelling units have clear, individual addresses. Consider design strategies that allow residents to enhance and individualize the exterior appearance of their own units.