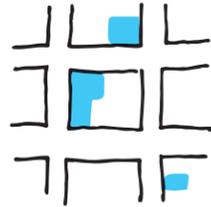


1. Site Planning



The most impactful design decisions are often made during the site planning phase, laying the groundwork for a project that positively contributes to the lives of its residents and to its neighborhood, and creating the framework for the rest of the design development. The placement and positioning of a project should respond to neighborhood context, adjacent infrastructure and activities, and, in some cases, consider flexibility for future development. Design and development teams, City agencies, and community partners must coordinate site planning early in project development to ensure that projects integrate with existing built fabric and work to further enhance neighborhoods.

- Consider vehicular, bike, and pedestrian circulation through and around the site...
- Consider prominent view corridors and physical intersections...
- At corner or full block developments, consider concentrating any commercial activities along main thoroughfares and allow for residential and more passive uses along side streets...
- At midblock or infill sites, consider small-scale strategies, such as orientation and screening, to mitigate suboptimal conditions, such as noise, traffic, and unpleasant views...

2. Massing



The mass of a building—its form and size—accommodates interior program while also providing a sense of identity and presence on the street. Massing articulations, such as varied building heights and setbacks, can visually connect a building to adjacent structures and respond to a neighborhood's character and scale. Thoughtful and well-designed massing can help to make even a large residential building sensitive to the pedestrian scale and feel like home. Working within zoning constraints, the mass of a building should be designed to take advantage of a site's best features—including views and connections to neighboring buildings—while also mitigating any challenging conditions.

- Consider breaking up the scale of overall massing to relate to lower or adjacent building heights...
- Consider using setbacks to optimize views and public outdoor spaces, such as yards and terraces...
- Consider the relationship of building height and setbacks to street width and pedestrian experience on the sidewalk...
- At corner or full block developments, consider concentrating bulk adjacent to existing buildings with height, and integrating lower heights adjacent to open spaces and pedestrian thoroughfares...
- At midblock or infill sites, consider concentrating bulk at the center of the building, and stepping down toward adjacent lower buildings and the street...

Both aesthetic and functional, building materials can enhance a development's massing and façade strategy, while also contributing to overall building identity. Materials also contribute to a development's environmental impact, constructability, and durability. By selecting sustainable materials as part of a high-performance building envelope, designers can reduce environmental impact and energy costs. Materials should be selected with local construction expertise in mind, noting that a well-designed building requires quality construction. Durable, easily-maintained materials can contribute to the longevity of a building; up-front investment in materials and construction details often results in cost savings over time by reducing the need for renovations.

- Consider materials that complement rather than strictly match adjacent buildings...
- Consider using a combination of materials to help articulate the façade, enhance massing, and distinguish programs at the interior...
- Consider materials with low environmental impact that are easily maintained...
- Consider the life expectancy of a building, and how materials selected will change over time...

3. Materiality



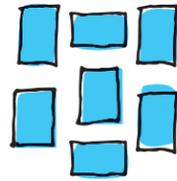
Façades are a building's "faces" to the neighborhood, bringing together massing and material decisions to create presence and character. While a street-facing façade can help to create a welcoming identity for the building and its residents, buildings often have visible rear and side façades, giving additional opportunities for design. The façades of a building should be designed with colors, materials, and articulations that form a coherent image. Different faces should be designed in response to interior programs and site conditions. It may be appropriate, for instance, to have distinct and complementary façade designs for street- and rear-facing sides of a building. A beautiful façade can help give residents and neighbors a sense of dignity and feeling of home.

- Consider how façade design can help enhance a building's character and identity both in the existing community and for its residents...
- Consider how each façade uniquely responds to adjacent programs and conditions...
- Consider avoiding co-planar material connections to further break down the overall massing...
- Consider using functional components, such as sunshades or window frames, to provide depth and shadow lines...

4. Façade



5. Windows and Doors



While windows and doors are primarily functional, they also help to establish visual connections between interior programs and the surrounding site, and can contribute to a sense of security. A central challenge is to maximize access to natural light and air while meeting energy efficiency goals and providing a sense of privacy for areas like bedrooms and bathrooms. Fenestration—the arrangement of windows and doors on the façade of a building—should be designed to enhance a building’s light control and energy efficiency. The location of windows and doors on the façade directly affects the quality of light and flexibility of space at the interior. These elements should be designed to promote visual connections between the sidewalk and interior shared spaces while also providing privacy at private and support areas.

- Consider how placement of windows and doors can promote visual and physical connections between the interior and exterior...
- Consider impacts of the patterning, size, and geometry of windows and doors on interior spaces and programs...
- Consider window size, frames, and sunshades as both functional and decorative elements...
- Consider integrating HVAC louvers into window framing to simplify detailing...

6. Ground Floor Condition



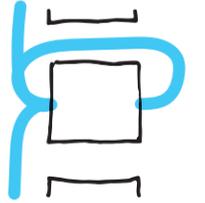
The ground floor is where a building meets the street, where residents enter their home, and where neighbors interact with a development. Whether a building contains retail and public programs on the ground floor, or is purely residential, the ground floor should be as welcoming as possible. The design of a ground floor, including fenestration, landscaping, and materials, should enhance a building’s presence on the street and accommodate interior programs. Ground floors should be programmed to be as activated as possible, considering shared spaces for residents and visual connections to the street. If a building is in a flood zone, the ground floor should integrate flood resilient strategies and materials.

- Consider a welcoming arrival threshold with a space designed for residents to gather...
- Consider large windows to promote visual connections between the ground-floor activity and the street...
- Consider shared residential or public ground floor usages that enhance presence and street life...
- Consider plantings or unique design elements to buffer the street wall...
- Consider integrated screening of trash and service areas, and if security screening is necessary, consider designs that connect the screening to the overall building character...

The paths that allow people to move through and around a development can help form well-used public and shared spaces, and provide visual connections between interior programs or between buildings and the street. Often viewed as secondary space, circulation can be used to promote healthy living by making it easier or more inviting to walk, exercise, or climb stairs. Through-site pedestrian circulation can encourage connections between new developments and existing neighborhood communities. Integrating with larger-scale transit infrastructure, such as subway lines and bike lanes, can connect a development’s pathways with larger circulation systems.

- Within a development, consider vehicular, bike, and pedestrian circulation through and around the site...
- Within a building, consider integrating circulation, such as stairs, into shared and public spaces to encourage active use and enhance the visual connection between spaces...
- Consider using warm and welcoming materials, natural lighting, and educational graphics to promote use...
- Consider that visual connections promote physical connections, and use visual corridors to highlight through-site and through-building circulation...

7. Circulation



Outdoor open spaces are critical amenities for residents, and can also provide benefits to the general public. Extending from interior common spaces, front and rear yards, as well as other kinds of open space, such as terraces, are vital design components that can help connect a new building with adjacent development and existing urban fabric. Front yards often provide a semi-public threshold between a private development and the street, while rear yards, courtyards, terraces, and rooftops are typically favorite places for residents to gather. Open spaces should be designed and landscaped to accommodate residents’ and neighbors’ desired uses, and to contribute to sustainability and resiliency goals.

- Consider plantings to strategically buffer from street activity and adjacent lot line building walls, and to provide privacy where needed at the ground floor...
- Consider seating to connect various programmed areas or to help create distinct zones...
- Consider places for tot play and passive seating for seniors...
- At terraces, consider programmatic and visual connections to link to larger open spaces adjacent or below...
- At large open spaces, consider designs that maximize flexible use...

8. Open Space Design

