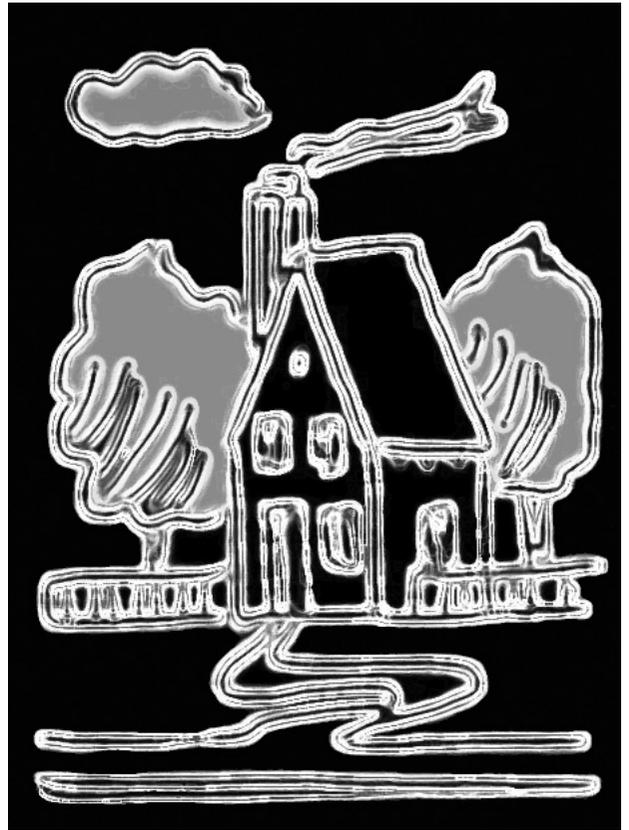




DESIGN GUIDELINES

Housing Finance Authority of Miami-Dade County

Design Guidelines



Housing Finance Authority of Miami-Dade County

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1. INTRODUCTION

The Housing Finance Authority (HFA) is a quasi-governmental agency created to alleviate the shortage of affordable housing in Miami-Dade County. In February of 2012, the HFA became an independent entity under the auspices of a Board of Directors. Each member of the Board of Directors is appointed by a sitting Miami-Dade County Commissioner.

The HFA established its Architectural Design and Review Advisory Committee (ADRAC) in 1998. The ADRAC is composed of a limited group of voluntary members who are elected by the Board of Directors on the basis of their professional credentials and expertise. The ADRAC typically includes professionals in the fields of: urban design, architecture, planning and construction, project development and finance, contract administration, and/or project management.

The ADRAC provides an environment of dialogue and guidance where discussions and assessments of design proposals ensure the production of superior affordable housing projects. The ADRAC engages time-proven principles of design and community building to warrant the health and welfare of the community and to provide a greater emphasis on site planning, landscape architecture, architectural detailing, space planning, and construction. The HFA has established that the ADRAC Design Guidelines and score systems below are the driving principles for the maximization of the minimum quality of life required for affordable housing residents while providing the basis of discussion and project assessment used for the allocation of mortgage revenue bonds and funding of any type of affordable housing project within Miami-Dade County including, but not limited to, new construction and rehabilitation.

The photographs and diagrams here included apply to both new construction and rehabilitation development proposals. They are not intended to portray a particular architectural style or development strategy. Please look at them carefully and use them as they are intended: as visual aids or points of departure during the process of design. The ADRAC welcomes innovations in affordable housing design and development methods.

2. PROJECT REVIEW

The Housing Finance Authority (HFA) entrusts its Architectural Design and Review Committee (ADRAC) with the review and assessment of all its applications for affordable housing multi-family mortgage revenue bond financing and funding. Applicants interested in securing these funds must demonstrate good faith in their attempt to comply with every step of the review process.

The project review process is a two-step friendly procedure that includes a preliminary review meeting and a final presentation. These meetings are conducted in the offices of the Housing Finance Authority and in the presence of the ADRAC members. Concise and clear presentations are of the essence. Following the presentations, the ADRAC members submit project score sheets to the HFA Board for consideration. The HFA Board is responsible for the approval or disapproval of the project's funding. Applicants are expected to possess a working knowledge of the Design Guidelines and to inform their design process accordingly.

2.1 A Preliminary Review Meeting: Applicants must schedule a Preliminary Review Meeting of their project proposals. This meeting is mandatory – exceptions, however, may be made on a case-by case basis. During the meeting, the ADRAC members will provide an initial assessment of the proposals and will suggest or discuss appropriate ways to comply with the minimum requirements established in these Design Guidelines. At the conclusion of this meeting, applicants should make every reasonable effort to satisfy the ADRAC Preliminary Review Meeting suggestions and input. Attendance at this meeting does not secure future funding.

2.2 A Final Review Meeting: Applicants must schedule a mandatory Final Review Meeting of their project proposals. During the Final Review Meeting, the ADRAC members will assess design proposals on the basis of these Design Guidelines and will allocate points in accordance with the score-sheets corresponding to the particular project category (New Construction or Rehabilitation). A project must score eighty (80) points or more for initial funding consideration.

2.3 A Clear Presentation: The applicant’s proposal should be organized in a manner that clarifies the goals and objectives of the New Construction or Rehabilitation Design Guidelines below. For scoring purposes, ADRAC suggests that the production and design of presentations follow the sequential order of the text below; please provide enough information for a clear assessment of the proposal’s conformity to the goals and objectives of these Design Guidelines. Graphic and oral presentations shall be clear and thorough and shall make every reasonable effort to include the submission requirements stipulated below. Applicants may be disqualified for deficiencies in the presentation of supporting material, for disorganized structure, lack of clarity, or non-compliance with the Design Guidelines – original and innovative projects are still welcome. If a line item in the Design Guidelines or the submission requirement is not applicable, or if it may become a cause of financial or legal burden, it should be supported with appropriate documentation and brought to the attention of ADRAC members for further consideration and fair scoring assessment.

FOLLOW THE SEQUENTIAL ORDER OF THESE GUIDELINES

2.4 Scoring Sheets: ADRAC members will assess and score the projects in accordance with the score sheets and requirements for each particular project category. Attending ADRAC members will

submit final scores to staff for final tabulation; staff will add the individual scores and divide by the number of score sheets submitted; upon completion of this procedure, staff will disclose the final score. If the project receives a score of eighty (80) points or more, the applicant will be invited to attend a Housing Finance Authority Board meeting. If the project receives a score of seventy-nine (79) points or less, the applicant, at HFA discretion, shall have the opportunity to incorporate recommended changes and re-submit for future approval.

2.5 HFA Board Approval: the HFA Board of Directors will take into consideration ADRAC’s final project scoring and recommendations. The HFA Board of Directors shall take a vote on the final score to move the applicant’s project into the next phase of the process. Upon approval, applicants must sign the affidavit in Appendix I (see page 77).



Espanola Way
Miami Beach, Fl.

3. NEW CONSTRUCTION

The Housing Finance Authority (HFA) has established Design Guidelines for the construction of new affordable housing projects. Members of the Architectural Design and Review Committee (ADRAC) score proposals for the construction of new affordable housing projects and produce recommendations to the HFA Board of Directors on the basis of the following Design Guidelines:

3.1 Applicability: New affordable housing projects should ensure the health and welfare of the community through the construction of buildings, spaces, and places encouraging civic participation and human engagement. Although innovative projects are highly encouraged, new affordable housing projects should be tied to existing communities and must make every reasonable attempt to blend with the local and historic character and scale of the area(s) where they are located and/or to advance the aesthetic aspirations of their residents. New affordable housing projects may include high-rise, mid-rise and/or low-rise buildings.

3.2 Public Participation: Applicants should make every possible effort to secure evidence of support from neighboring residents and property owners as well as from community leaders and stakeholders. Evidence of support may include, but should not be limited to, any of the following strategies:

3.2.1 A public workshop soliciting input from a substantial representation of residents and property owners in neighborhoods, commercial corridors, and/or districts adjacent to the project.

3.2.2 Responses to design suggestions: If necessary, the applicant could provide a list of design suggestions and responses generated after local presentations to residents and/or stakeholders.



Left:

Involving community members and local stakeholders during the design process is always a good idea

3.2.3 Letters of support: The applicant may provide letters of support from community leaders and/or property owners residing in areas adjacent to the proposed project.

3.2.4 Intention to build advertisement: The applicant may choose to publish a public announcement of their intention to build an affordable housing project in the proposed site. The advertisement piece should be published in a legal newspaper, local magazine, and/or radio venue.

3.2.5 Any other type document demonstrating evidence of public participation and support.

3.3 The region: The applicant should be able to demonstrate the challenges and opportunities generated by the location of the proposed project on the existing regional infrastructure of Miami-Dade County. The project proposal should take into consideration the following locational issues:

3.3.1 Location of employment centers for an affordable housing target market within a ten (10) mile radius of the geometric center of the proposed housing development.

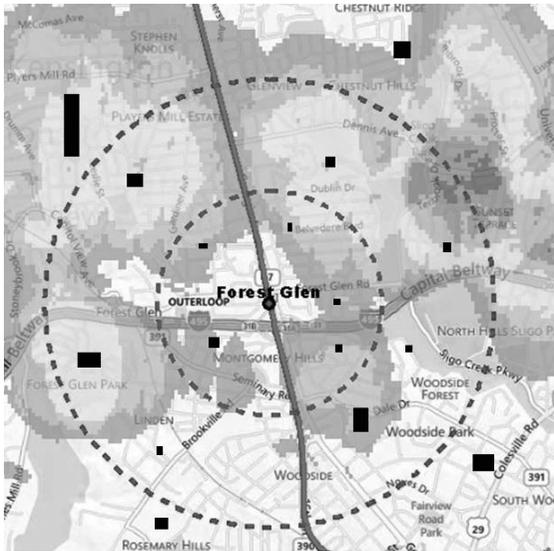
3.3.2 Location of emergency health centers and/or rapid care facilities within a ten (10) mile radius of the geometric center of the proposed housing development.

3.3.3 Location of public amenities and civic facilities including, but not limited to, public parks/open spaces, community buildings, police and fire services, within a five (5) mile radius of the geometric center of the proposed housing development.

3.3.4 Location of public and/or chartered high schools within a five (5) mile radius of the geometric center of the proposed housing development.

3.3.5 Location of established local retail and/or grocery stores within a one (1) mile radius of the geometric center of the proposed housing development.

3.3.6 Location of neighboring residential communities within a one (1) mile radius of the geometric center of the proposed housing development.



Left:

Example of a Regional Diagram

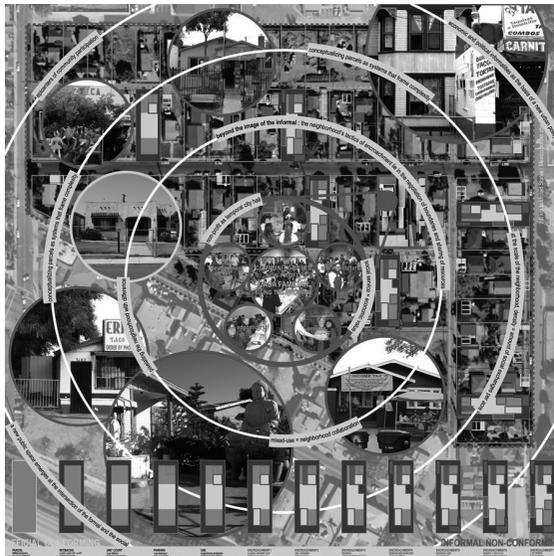
Bottom Left:

Example of a Neighborhood Diagram

(Estudio Teddy Cruz)

Bottom Right:

Example of a Connectivity Diagram showing a 1/4 mile radius



3.4 The neighborhood: The applicant should be able to demonstrate the challenges and opportunities generated by the location of the proposed development in the immediately adjacent neighboring areas. The proposed development should take into consideration the following:

3.4.1 Location of mass transportation lines, stops, and/or stations within a half (1/2) mile radius from the geometric center of the proposed project.

3.4.2 Location of public and/or chartered elementary schools within a one (1) mile radius from the geometric center of the proposed project.

3.4.3 Location of daycare facilities within a half (1/2) mile radius from the geometric center of the proposed project.

3.4.4 Location of public amenities and open space facilities within a half (1/2) mile radius or less from the geometric center of the proposed project.

3.4.5 Pedestrian and automobile connectivity to existing neighborhood thoroughfares and block structure.

3.5 The new construction site plan should be designed to demonstrate the relationship between public space and architecture and to support the creation of places where humans can achieve social, political and economic success. Evidence of this relationship and support can be substantiated with the provision of the following:

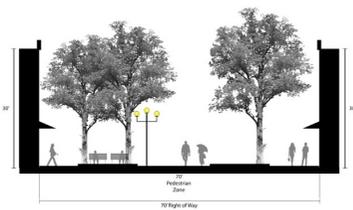
Top Diagram:

Typical thoroughfare section

Bottom:

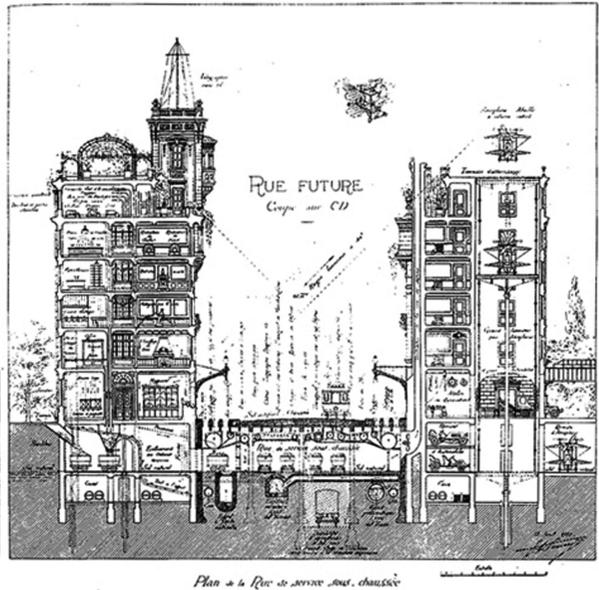
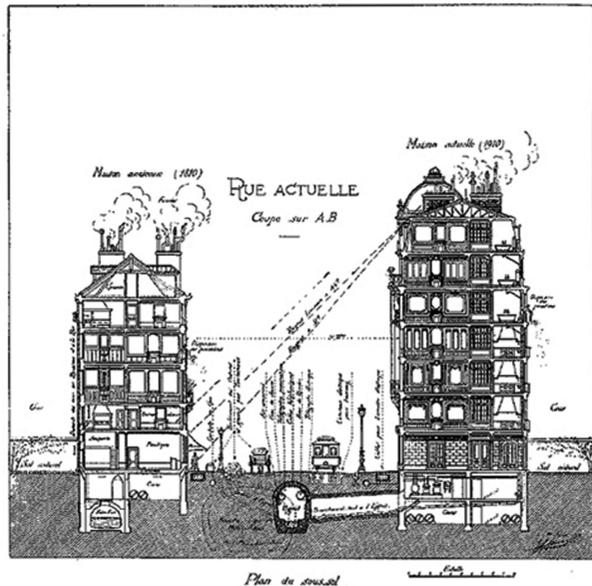
Before and after street sections

A useful precedent for contemporary street sections. Please notice the representation of proportion lines.

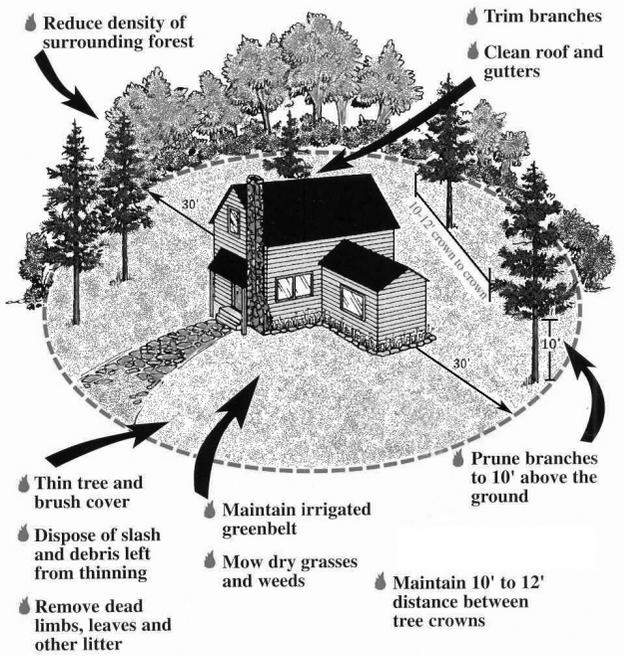


3.5.1 Land use mix: Providing a mix of land uses and/or including neighborhood support services, small scale commercial uses, and incubator work-space within the new affordable housing project may serve to enhance the goals and objectives established above.

3.5.2 Thoroughfare network and hierarchy: New affordable housing projects should arrange a clear hierarchy and organization of public, semi-public and private spaces in order to provide for spatial legibility, greater orientation, and enhancement of automobile and pedestrian traffic. Whenever possible, the proposed project should incorporate transit stop(s) and/or locate one of its project boundaries adjacent to an existing/proposed transit stop.



3.5.3 Defensible spaces: Building masses, landscape features, and walls delineate recognizable and defensible public, semi-public, and private spaces. This hierarchy can be reinforced with changes of material on sidewalks, pathways and entrances, with the avoidance of undefined common spaces or functions, with changes of grade, with fences, with spaces that are responsive to the different needs of the residents, and/or with other Crime Prevention Through Environmental Design (CPTED) tactics. Applicants should be able to demonstrate, graphically, the existence of defensible spaces. In order to dissuade potential criminal behavior, the avoidance of blank walls (vast amounts of wall areas without windows or doors) is highly recommended.



Right:
 Example of a Defensible
 Space diagram focused on
 landscape tactics

Bottom:

Building Types diversity digital.
Please compare to diagram on
Page 50.

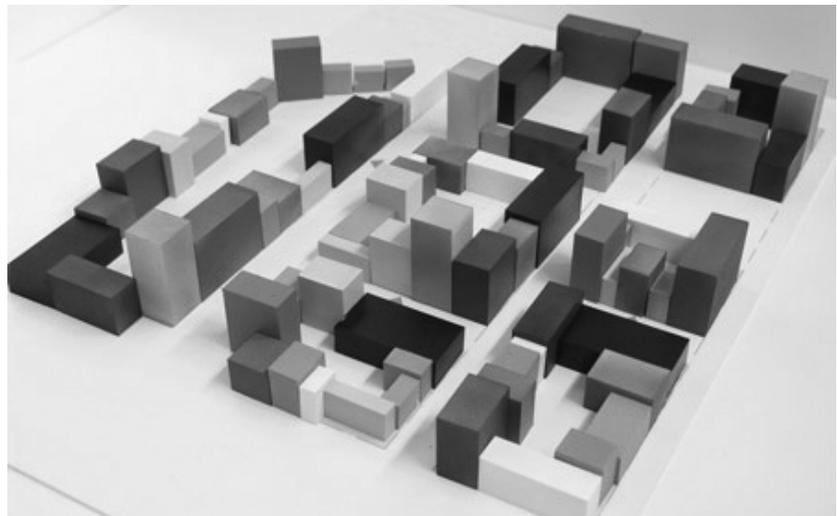
(Digital model by MVRDV)

Opposite:

Example of building type
diversity, sidewalk
connectivity, and front/rear
decorum in a typical
American city

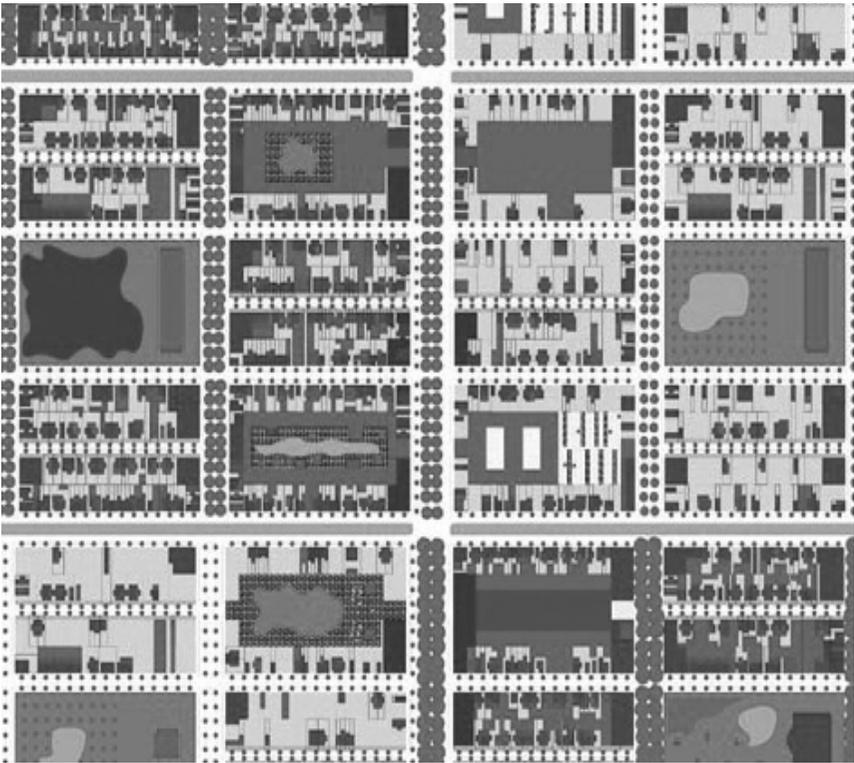
3.5.4 Building types: A variety of building configurations and unit types should accommodate a wide spectrum of potential occupants and should increase the social mix and livability of any project. In order to secure a mix of incomes and an unprejudiced social mix, affordable housing projects should have a balanced mix of more than two (2) building types including, but not limited to: townhouses, courtyard houses, side-yard houses, detached houses, duplexes, double-porch houses, father-son-holy ghost types, townhouse-over-apartments, peripheral doughnut blocks, low rise, mid-rise or high-rise apartment buildings (see diagram on page 50).

3.5.5 Sidewalks: A site plan should show evidence of walkability through the location and interconnectivity of proposed sidewalks. Sidewalks should provide a continuous pedestrian friendly environment. In residential areas, sidewalks are generally no less than four (4) feet in width and,



in commercial areas, no less than nine (9) feet. Nevertheless, the width of residential and commercial sidewalks should conform to the specifications contained in local codes and local development regulations.

3.5.6 Building fronts and building rears should be clearly identifiable. It is a sign of urban politeness that building fronts face another building front or that building rears face another building rear. For clarity of purpose, the front and rear facade of any building should be immediately recognizable.



3.5.7 On-street parking should be limited to parallel parking configurations for residential/amenity areas and parallel or diagonal parking for commercial/workshop areas.

3.5.8 Off-street parking shall not be visible from any public thoroughfare. Vast amounts of off-street parking occupying the front of any building should be avoided – whenever possible, locate off-street parking at the rear of buildings or within parking courts. Sheltered rear surface parking is highly encouraged. If the production of a parking garage is necessary, it should be lined with a usable building layer occupying the proposed ground floor of the parking deck on any side visible from the public right-of-way.

3.5.9 Curb cuts and driveways: Small curb cuts or driveways are highly encouraged. Large curb cuts interrupt pedestrian fluidity and may be rather unsafe. Therefore, the smaller the curb cuts, and the more space between them, the more beneficial and conducive to pedestrian activity.

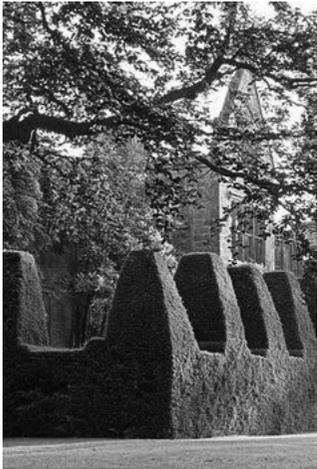
3.5.10 Frontage fences and hedges: For the purpose of space legibility, unoccupied frontages should be enclosed with garden walls, fences or landscape hedges – excluding chain-link. It is highly recommended that walls, fences or hedges have a minimum of forty-two inches (42”) in height at time of installation.

3.5.11 Landscape planting: The proposed site plan should show the approximate canopy and location of existing and proposed shade trees and palm trees as well as an overall idea



of its landscape planting plan and furnishings. Exotic landscape species are discouraged.

3.5.12 Mechanical equipment and public furniture: If available at time of submission, the site plan should show the location of the proposed public lighting and furnishing including, but not limited to, benches, trash and recycle bins, fire hydrants, electric meters, backflow preventers, etc. Every possible effort should be made to hide any type of mechanical equipment from the public right-of-way.

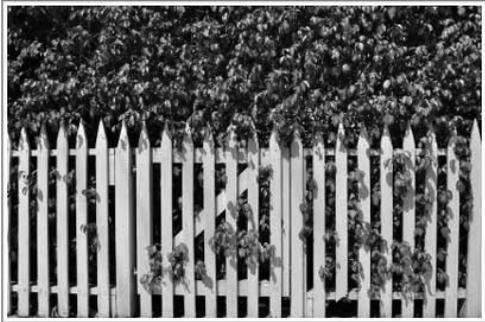


Right:

Examples of creative hedges and fences

Opposite:

Master plan figure-ground diagram



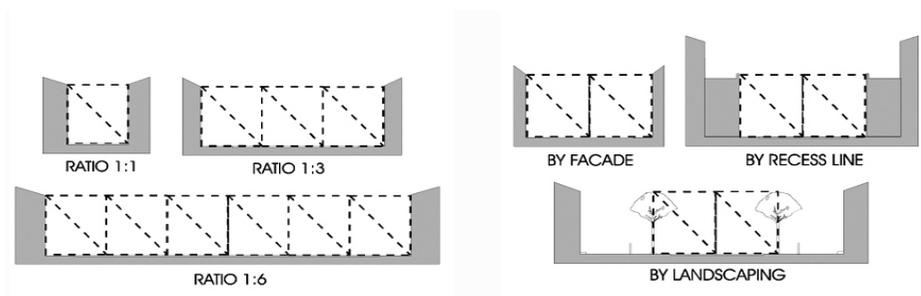
3.6 Thoroughfare standards should include the location and configuration of medians, traffic lanes, parking, swales, sidewalks, arcades, galleries, porches, fences, front setbacks and/or loggias or additional setbacks and control lines. The following design standards for new construction should be taken into consideration:

3.6.1 Proportions: The applicant should demonstrate, with clear diagrams, the proposed geometric relationship between the height of the proposed buildings and the overall thoroughfare section width.

3.6.2 Medians should be a minimum of eight (8) feet in width. Nevertheless, local codes and development regulations should take precedence over this requirement.

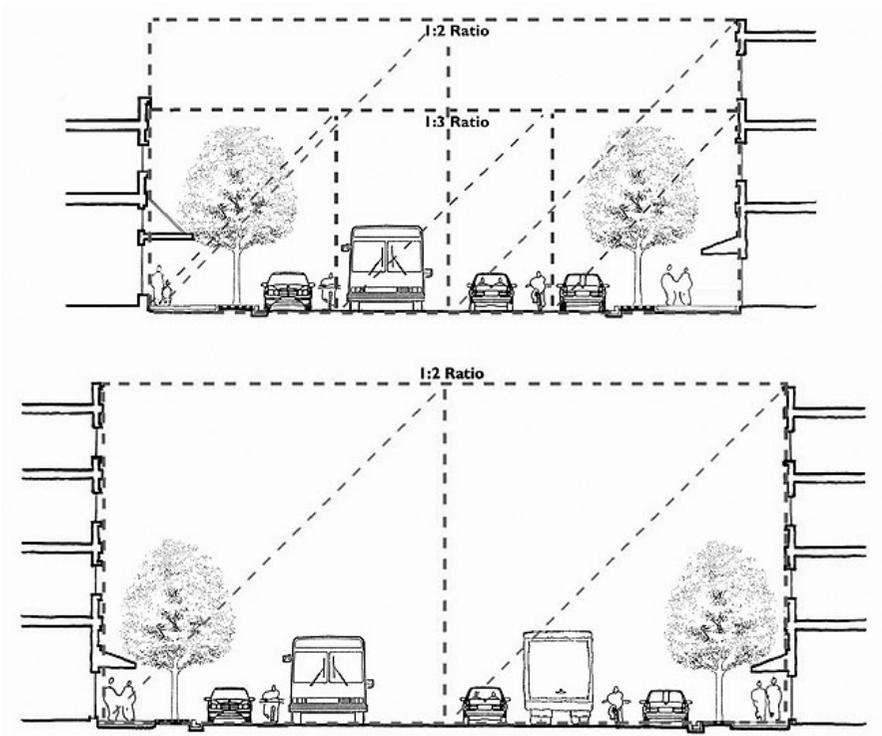
3.6.3 Traffic lanes should not exceed ten (10) feet in width. Nevertheless, local codes and development regulations should take precedence over this requirement.

3.6.4 Parking should be limited to parallel parking configurations for residential/amenity areas and parallel or diagonal parking for commercial/workshop areas. Parallel and diago-



nal parking must be designed in accordance with local codes and development regulations. If not applicable, parallel parking should not exceed nine (9) feet in width and twenty (20) feet in length while diagonal parking shall be planned at a thirty (30) degree angle.

3.6.5 Swales and tree grates should be no less than five (5) feet in width. Nevertheless, local codes and development regulations should take precedence over this requirement.



Opposite:
Proportional techniques

Right:
Applications of a proportional system to a proposed thoroughfare section

Bottom:

Examples of thoroughfare frontage types

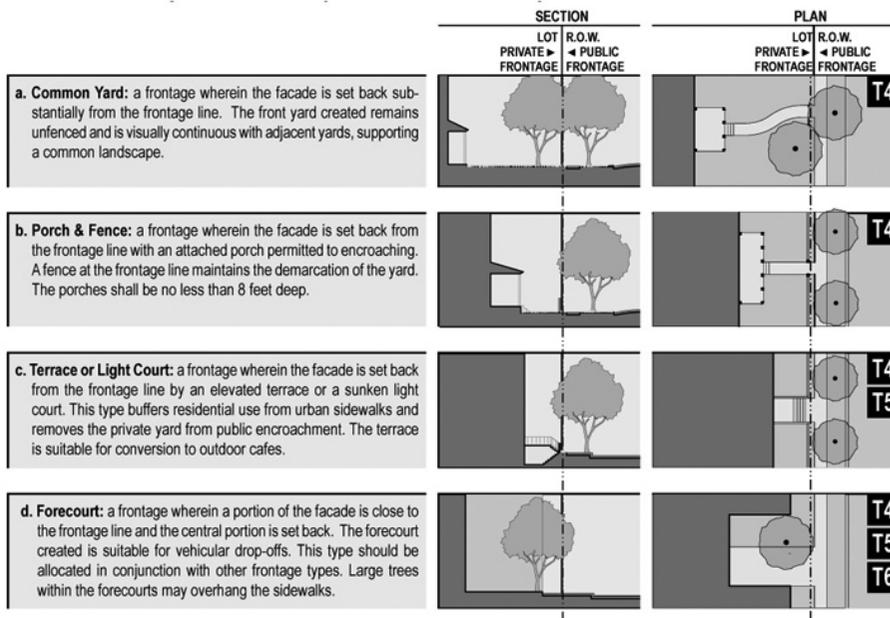
(Smart Code by DPZ)

Opposite:

Tree canopies serve to shade pedestrian paths and define/repair the proportions of the public realm

3.6.6 Sidewalks: In residential areas should be no less than four (4) feet in width and in commercial areas no less than nine (9) feet of unobstructed width. Nevertheless, local codes and development regulations should take precedence over this requirement.

3.6.7 Arcades, galleries, and porches: Unless prohibited by local codes and development regulations, the provision of arcades and galleries is highly encouraged in commercial areas while usable porches are highly encouraged in residential buildings. For the sake of social interaction, porches should be no less than eight (8) feet in depth. Arcades and galler-



ies shall cover the sidewalk area and may be understood as encroachments on the public right-of-way. The distance between columns (intercolumniation) should generate distinguishable geometric proportions in elevation.

3.6.8 Landscape: Thoroughfare standards should show the approximate canopy and location of proposed shade trees and/or palm trees at time of maturity. Tree canopies should provide spaces conducive to pedestrian activity under shade.

3.6.9 Garden walls, fences, and hedges should be depicted as part of the thoroughfare section and plan (see 3.5.10).



3.7 Environmental standards: A certain degree of project self-sufficiency and sustainability are highly encouraged. The following elements may form part of an appropriate environmental plan narrative:

3.7.1 Construction materials: Whenever possible, the applicant should use recycled construction materials. Provisions for trash reduction, reusing and recycling are highly encouraged.

3.7.2 Sustainable energy sources: The production of reusable energy sources is highly encouraged. The use of passive energy systems (wind or solar), porches, cross-ventilation and habitable daylight, etc. should be taken into consideration.

3.7.3 Water: The harvesting of potable water and the reuse and clean-up of sewage within the project site should be highly encouraged.

3.7.4 Local food production: The location, development and maintenance plan for community gardens, roof gardens, compost areas, and local agriculture within the project site will be scored with bonus points.

3.7.5 Wetlands and endangered species: The protection of wetlands and endangered species within the project site are highly encouraged.

3.7.6 Crime prevention: Applications emphasizing the provision of Crime Prevention Through Environmental Design (CPTED) tactics are recommended (see 3.5.3).



Top:

Allotment gardens occupying the rear yards of affordable housing units

3.7.7 Historic preservation: the protection, preservation, and restoration of existing historic structures, material culture and landscapes in accordance with the Secretary of Interior Standards for Historic Preservation are highly encouraged.

3.7.8 Passive tropical architecture: passive and climate responsive architectural elements including, but not limited to, deep eaves, operable louvers, cross-ventilation, pitched roofs, porches, light chromatic colors, etc., are highly encouraged.

3.7.9 Floor-to-ceiling height: to allow for the circulation of hot air away from human habitation, the provision of a minimum

of nine (9) feet finished floor-to-ceiling height in residential units is encouraged, unless prohibited by local codes and development regulations.

3.7.10 Indoor environmental quality: Residential units should provide distinction in indoor air quality and access to daylight. The provision of energy efficient windows, doors, and appliances/fixtures is highly encouraged.

3.8 Building floor plan design: Showing plans of all existing and/or proposed building types. The following Design Guidelines should be taken into consideration:

3.8.1 Floor plans should depict the location of the main entrance(s), hallways, balconies, public loggias, terraces, doors, windows, and/or unit spatial configurations for each proposed building type. Ideally, buildings should have no fewer than two (2) Unit Types. Whenever possible, public residential areas (living room, family room, and/or kitchen) should face public thoroughfares and private residential spaces (bedrooms, study rooms and/or bathrooms) should face parking areas or semi-public and private areas. Balconies, loggias, and terraces can face either direction.

3.8.2 Building articulations and/or building projections should be kept to a minimum for the purpose of formal clarity, economy, and spatial legibility.

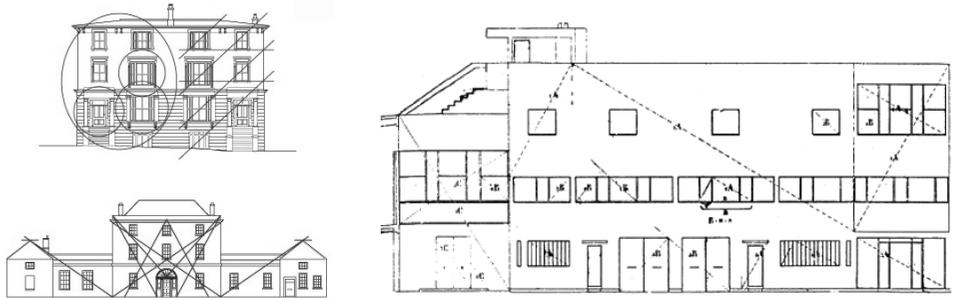
Right:

Facade regulating lines applied to traditional and modern architecture
(Le Corbusier)

3.9 Building elevations should include elevations of all existing and/or proposed building types and their overall assemblage facing all public right-of-ways. Applicants should take the following design standards into consideration:

3.9.1 Façade massing: Any proposed building shape and size should be fitted to the surrounding community context, character, increment, and scale. Building typologies should be selected on the basis of a potential match with surrounding neighboring buildings and community character. If the applicant proposes contrasting architectural responses to the existing context, supporting evidence must be provided to demonstrate the intrinsic virtues of the proposal.

3.9.2 Façade composition: The composition of a building façade should be studied in relationship to human scale, geometric proportions, and size and location of the building components. Evidence of the provision of proportional façade compositions and/or façade regulating lines is highly encouraged.



3.9.3 Entrance features: Buildings should provide an entrance along the main building frontage and/or along the public right-of-way side of any building. Building entrances should be clearly demarcated. Residential units on the ground floor should provide clearly demarcated individual unit entrances –sliding glass doors do not qualify in fulfillment of this objective. For security purposes a multiplicity of entrances and windows on the ground floor are highly encouraged (“*eyes on the street*”).



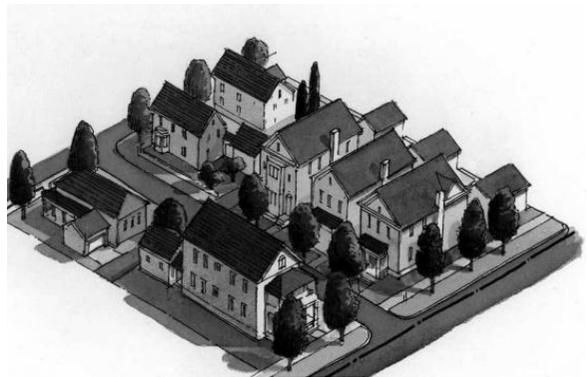
Left:

Multiple entrances on a traditional high density mixed-use area

Bottom:

Multiple entrances on a residential development

(Smart Code diagram by DPZ)



3.9.4 Lighting: Building and individual unit entrances should have adequate lighting.

3.9.5 Windows, shutters, and doors: All windows, shutters, and doors should be operable (non-decorative). For security purposes, blank walls should not be allowed (see 3.5.3).

3.9.6 Roofs: Due to the challenges of the South Florida climate, pitched roofs and projecting eaves are highly encouraged. Whenever flat roofs are deemed necessary, they should have a parapet or provide a substantial projecting eave, unless prohibited by local codes and development regulations. “Clip-on” roofs are highly discouraged.

Right:

Traditional building showing deep eaves and rafters, ample porches, balconies, small windows, viewing towers and imaginative parapets. The appropriate combination of these architectural elements contribute to the suitability of climatic responses in the harsh Florida weather.





3.10 Samples of typical building and landscape materials should be provided.

3.10.1 Construction materials: Evidence of proposed construction materials is necessary during the final scoring of the project. The use of local construction materials or materials produced and/or manufactured in the State of Florida is highly encouraged.

3.10.2 Native plants and landscape material: The use of native Florida plants and water tolerant landscape materials is highly recommended.

**Opposite Left Top
and Bottom:**

Digital simulation
and mixed media
rendering/photo-
montage
(LRK Architectus)

Opposite Right Top:

Watercolor (free-
hand drawing)
(DPZ Architects)

**Opposite Right Bot-
tom:**

Ink on paper drawing

3.11 Perspective drawings should depict the character of the proposal with sufficient detail to represent the design.

3.11.1 Eye-level views: It is highly recommended to depict perspectival views at a pedestrian level (eye-level views). These views provide a great sense of character and give an emotional sensation regarding the feeling and perception of the proposed spaces.

3.11.2 Before and after photo-realistic digital simulations are highly encouraged.

SCORES

New Construction

PUBLIC PARTICIPATION	3%
Proof of Public Participation	3 points
THE REGION	9%
Employment centers within a 10 mile radius	2 point
Emergency health centers and rapid care facilities within a 10 mile radius	1 point
Public amenities and civic facilities within a 5 mile radius	1 point
Public or chartered high schools within a 5 mile radius	1 point
Retail and grocery stores within a 1 mile radius	2 points
Neighboring residential communities within a 1 mile radius	2 points
THE NEIGHBORHOOD	9%
Mass transportation lines, stops, and/or stations within a 1/2 mile radius	3 points
Public/chartered elementary schools within a 1 mile radius	2 points
Licensed daycare facilities within a 1/2 mile radius	1 point
Public amenities and open space facilities within a 1/2 mile radius	1 point
Pedestrian and automobile connectivity to existing neighborhoods	2 point
TOTAL NUMBER OF POINTS ON THIS PAGE	21 points

THE NEW CONSTRUCTION SITE PLAN	27%
Land use mix	3 points
Demonstration of thoroughfare network and hierarchy	2 points
Transit stops within or adjacent to the boundaries of the project area	1 point
Provision of defensible spaces and CPTED principles	2 points
Two (2) or more residential Building Types (BT)	5 points
Interconnectivity of sidewalks	2 points
Building fronts face building fronts and building rears face building rears	2 points
On-street parking limited to parallel/diagonal parking	2 points
Off-street parking not visible from public thoroughfares or Parking garages lined with a 20 feet layer of habitable space	3 points
Small curb cuts (do not exceed 20 feet in width)	1 point
Unoccupied frontages enclosed with hedges or fences at least 42 inches in height	1 point
Shade trees at small intervals along pedestrian areas and sidewalks	2 points
Mechanical equipment not visible from public thoroughfares	1 point
THOROUGHFARE STANDARDS	7%
Demonstration of proportional relationships on thoroughfares (building height to ROW width)	2 points
Thoroughfare elements meet minimum standards	5 points
TOTAL NUMBER OF POINTS ON THIS PAGE	34 points

ENVIRONMENTAL STANDARDS	19%
Use of recycled materials in construction	1 point
Trash reduction, recycling and reuse areas provided for tenants	2 points
Harvesting of sun and/or wind energy	2 points
Harvesting of potable water on site	1 point
Clean-up and/or recycling of sewage within the project	1 point
Provides edible gardens and production of food within the project	2 points
Protection of wetlands and endangered species	2 points
Preservation and restoration of historic buildings, structures, landscape, and/or material culture	2 points
Use of passive tropical architecture	2 points
Meets minimum floor-to-ceiling height standards	2 points
Provides distinction in interior air-quality and access to daylight	1 point
Provides energy efficient appliances and fixtures	1 point
BUILDING FLOOR PLAN DESIGN	10%
Building floor plans are clearly depicted, explained, and sufficiently detailed	3 points
Provision of two (2) or more residential Unit Types (UT)	3 points
Living room areas (public) face public areas and bedrooms (private) face private areas	1 point
Minimization of building articulations and building projections	1 point
Innovative building design (innovation tactics must be substantiated)	2 points
TOTAL NUMBER OF POINTS ON THIS PAGE	29 points

BUILDING ELEVATIONS	12%
Building massing sympathetic to the surrounding community context, character, and scale	3 points
Evidence of façade composition regulating lines	1 point
Entrances are clearly demarcated	1 point
Multiplicity of entrances on the ground floor (including separate entrances to ground floor units)	3 points
Operable windows, doors, and shutters	2 points
Absence of blank walls	1 point
Appropriate roof responses (parapets, deep projections, and eaves)	1 point

SAMPLES OF BUILDING AND LANDSCAPE MATERIALS	1%
Evidence of construction and landscape materials	1 point

PERSPECTIVE DRAWINGS	3%
Quality and information provided in perspective drawings and renderings	3 points

TOTAL NUMBER OF POINTS ON THIS PAGE **16 points**

COMPLETE CALCULATIONS

Public Participation	3 points
The Region	9 points
The Neighborhood	9 points
The New Construction Site Plan	27 points
Thoroughfare Standards	7 points
Environmental Standards	19 points
Building Floor Plan Design	10 points
Building Elevations	12 points
Samples of Materials	1 point
Perspective Drawings	3 points
TOTAL NUMBER OF POINTS	100 points

Note: New Construction proposals must score a minimum of 80 points for initial qualification

4. REHABILITATION

The Housing Finance Authority (HFA) has established Design Guidelines for the rehabilitation of affordable housing projects. Members of the Architectural Design and Review Committee (ADRAC) shall score proposals for the construction and rehabilitation of affordable housing projects and shall produce recommendations to the HFA Board of Directors on the basis of the following design guidelines:

4.1 Applicability: The construction and rehabilitation of affordable housing projects should ensure the health and welfare of the community through the production and repair of existing and proposed buildings, spaces, and places encouraging civic participation and human engagement. Although the ADRAC encourages the production of highly innovative proposals, rehabilitation projects should be tied to existing communities and must make every reasonable attempt to blend with the local and historic character of the area(s) where they are located and/or to advance the aesthetic aspirations of their residents. Rehabilitation projects may include the production and/or repair of high-rise, mid-rise and/or low-rise buildings.

4.2 Public Participation: Applicants should make every possible effort to secure evidence of support from existing residents (if any), neighboring residents, and property owners as well as from community leaders and stakeholders. The applicant should be prepared to talk about a viable resident's relocation plan for the time period of the building rehabilitation process. Evidence of support may include, but should not be limited to, any of the following strategies:

4.2.1 A public workshop soliciting input from a substantial representation of tenants and residents and property owners in neighborhoods, commercial corridors, and/or districts adjacent to the project.

Bottom:

Involving community members, local residents and stakeholders during the design process is always a good idea

4.2.2 Responses to design suggestions: If necessary, the applicant could provide a list of design suggestions and responses generated after local presentations to existing and potential tenants, residents of adjacent communities, and/or stakeholders.

4.2.3 Letters of support: The applicant may provide letters of support from existing residents (if any), or from community leaders and/or property owners residing in areas adjacent to the proposed project or within the project itself.



4.2.4 Intention to build advertisement: The applicant may choose to publish a public announcement of their intention to rehabilitate an affordable housing project in the proposed site. The advertisement piece should be published in a legal newspaper, local magazine, or radio venue.

4.2.5 Any other type document demonstrating evidence of public participation and support.

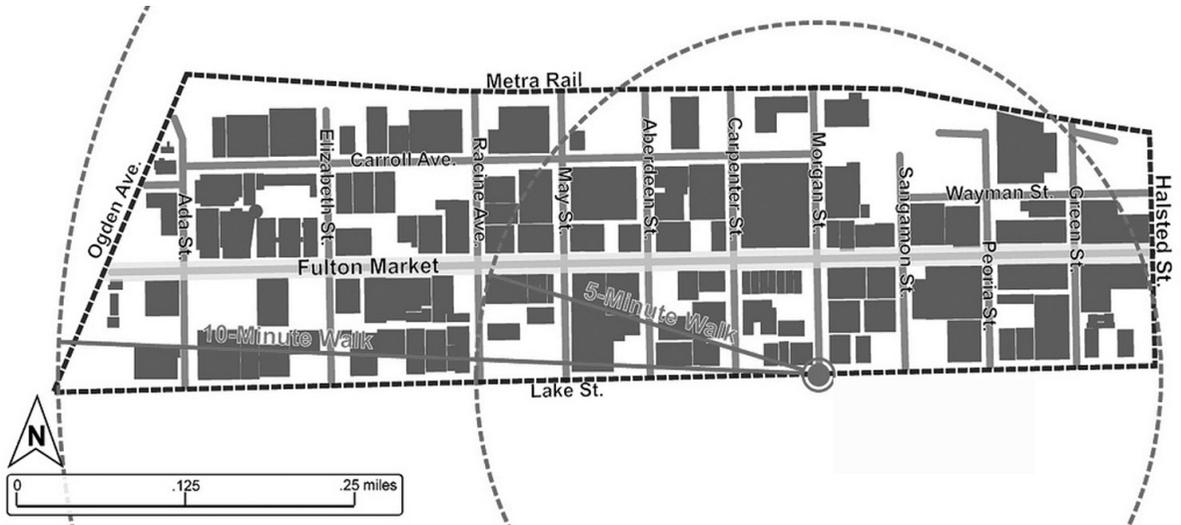
4.3 The region: The applicant should be able to demonstrate the challenges and opportunities generated by the location of the development proposal on the existing regional infrastructure of Miami-Dade County. The rehabilitation proposal should take into consideration the following locational issues:

4.3.1 Location of employment centers for an affordable housing target market within a ten (10) mile radius of the geometric center of the proposed project.

4.3.2 Location of emergency health centers and/or rapid care facilities within a ten (10) mile radius of the geometric center of the proposed development.

4.3.3 Location of public amenities and civic facilities including, but not limited to, public parks/open spaces, community buildings, police and fire services, within a five (5) mile radius of the geometric center of the rehabilitation project.

4.3.4 Location of public and/or chartered high schools within a five (5) mile radius of the geometric center of the proposed rehabilitation project.



4.3.5 Location of established local retail and/or grocery stores within a one (1) mile radius of the geometric center of the proposed project.

4.3.6 Location of neighboring residential communities within a one (1) mile radius of the geometric center of the proposed project.

4.4 The neighborhood: The applicant should be able to demonstrate the challenges and opportunities generated by the location of the rehabilitation project onto the immediately adjacent neighboring areas. The project proposal should take into consideration the following locational issues:

4.4.1 Location of mass transportation: Lines, stops, and/or stations within a half (1/2) mile radius from the geometric center of the rehabilitation project.

4.4.2 Location of public or chartered elementary schools within a one (1) mile radius from the geometric center of the rehabilitation project.

4.4.3 Location of daycare facilities within a half (1/2) mile radius from the geometric center of the proposal.

4.4.4 Location of public amenities and open space facilities within a half (1/2) mile radius or less from the geometric center of the rehabilitation project.

4.4.5 Location of pedestrian and automobile connectivity to existing neighborhood thoroughfares and block structure.

Opposite Top:

Aerial photo showing concentric pedestrian/automobile sheds and location of infrastructure

Opposite Bottom:

Pedestrian shed diagram.

(Five minute walking distance)

4.5 The rehabilitation site plan should be designed to demonstrate a clear relationship between public spaces and architecture and to support the repair and creation of places where humans can achieve social, political, and economic success. Evidence of this relationship and support can be substantiated by:

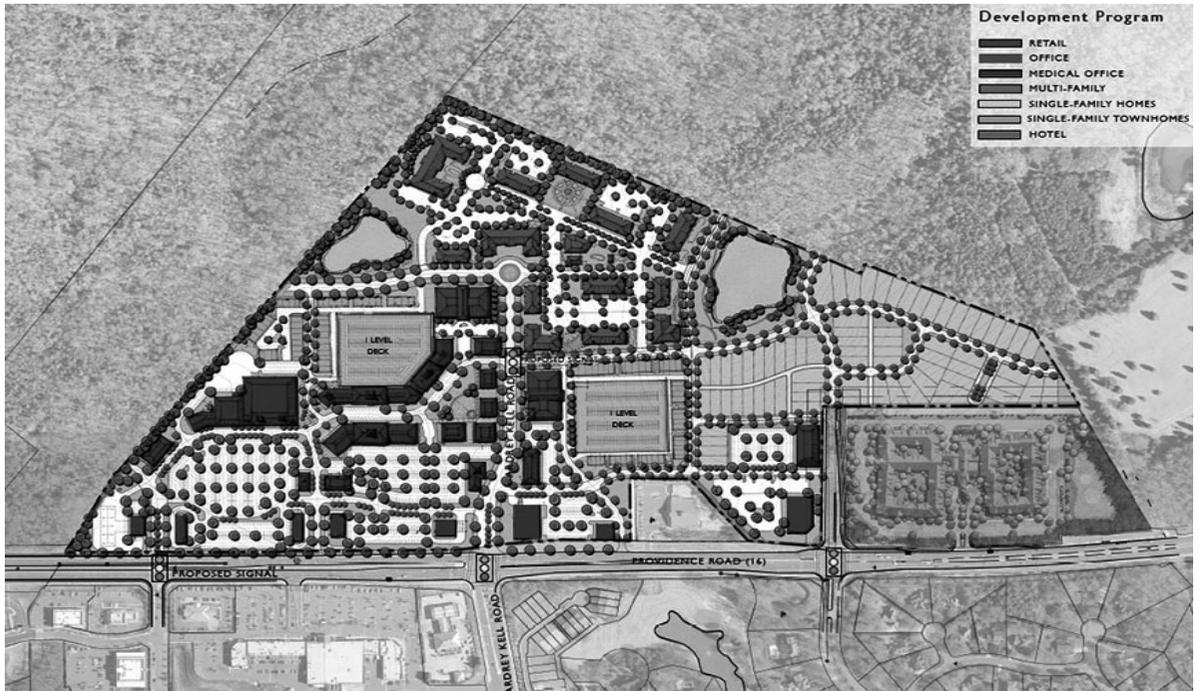
4.5.1 Land use mix: Providing a mix of land uses and/or including neighborhood support services, small scale commercial uses, and incubator work-space within the confines of the rehabilitation project may serve to enhance the goals and objectives established above.

4.5.2 Thoroughfare network and hierarchy: The rehabilitation project should arrange a clear hierarchy and organization of public, semi-public, and private spaces in order to provide for spatial legibility, greater orientation, and enhancement of automobile and pedestrian traffic and safety. Whenever possible, the rehabilitation project should incorporate transit stop(s) and/or provide a transit stop(s) adjacent to its boundaries.

4.5.3 Defensible spaces: Building masses, landscape features, and walls delineate recognizable and defensible public, semi-public, and private spaces. This hierarchy can be reinforced with changes of material on sidewalks, pathways and entrances, with the avoidance of undefined common spaces or functions, with changes of grade, with fences, with spaces that are responsive to the different needs of the residents, and/or with other Crime Prevention Through Environmental Design (CPTED) tactics. The applicant should be able to demonstrate, graphically, the existence and repair of defensible spaces. In order to evade potential criminal behavior,

Opposite Left:

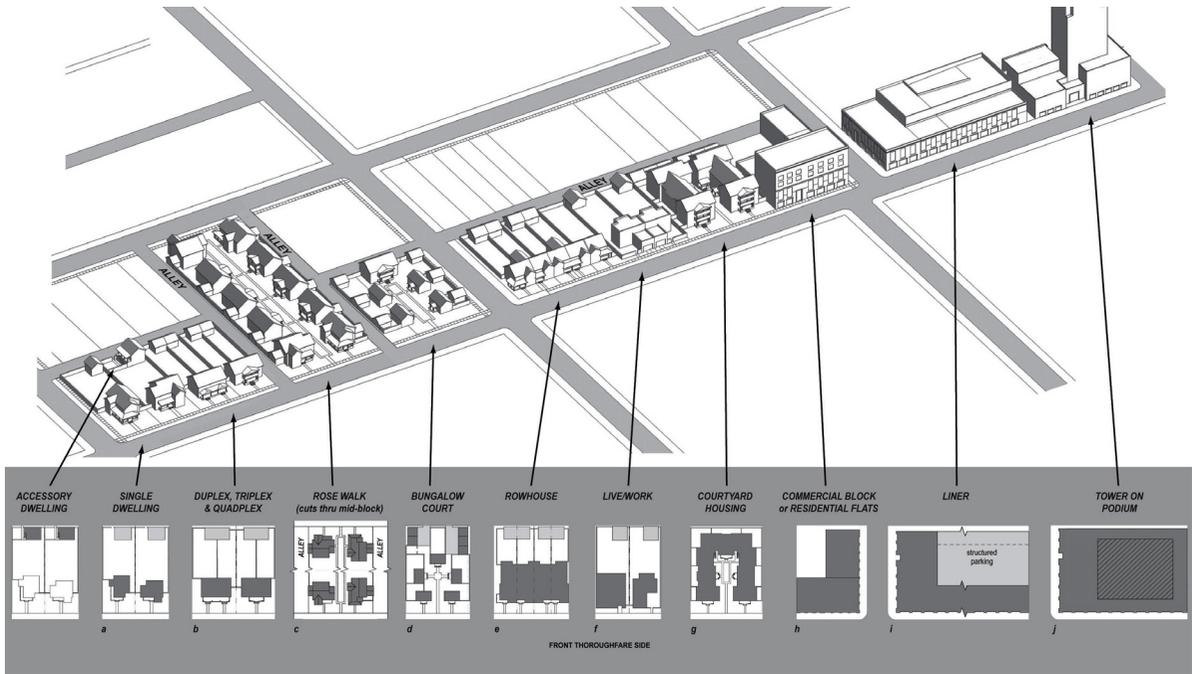
Land use map
combined with
proposed
development
program



the avoidance of blank walls (vast amounts of wall areas without windows or doors) is highly recommended (in particular those facing any and all public right-of-ways).

4.5.4 Building types: The rehabilitation project should provide a variety of multi-family building types to accommodate a wide spectrum of potential unit type occupants and to increase the social mix and livability of the project. In order to secure a mix of incomes and an unprejudiced social mix, rehabilitation project should have a balanced mix of buildings and unit types.

4.5.5 Sidewalks: The rehabilitation site plan should show evidence of walkability through the location and interconnectivity



of proposed sidewalks. Sidewalks should provide a continuous pedestrian friendly environment. In residential areas, sidewalks are generally no less than four (4) feet in width and, in commercial areas, no less than nine (9) feet. Nevertheless, the rehabilitation design proposal should conform to the specifications contained in local codes and local development regulations.

Top:

Building types repertoire

(from rural areas on the left to urban areas on the right)

4.5.6 Building fronts and building rears should be clearly identifiable. It is a sign of urban politeness that building fronts face another building front or that building rears face another building rear. For clarity of purpose, the front and rear facade of any building should be immediately recogniz-



able. In the absence of these conditions, the design of a rehabilitation project should provide for a clear legibility and repair of the existing front/rear ailments.

4.5.7 On-street parking should be limited to parallel parking configurations for residential/amenity areas and parallel or diagonal parking for commercial/workshop areas.

4.5.8 Off-street parking shall not be visible from any public thoroughfare. Vast amounts of off-street parking occupying the front of any building should be avoided and repaired – if possible, locate off-street parking at the rear of buildings or within parking courts. Sheltered rear surface parking is highly encouraged. If the production of a new parking garage or the rehabilitation of an existing one is necessary, it should be lined with a usable building layer occupying no less than 20 feet of the proposed ground floor frontage of the parking deck on any side visible from the public right-of-way.



4.5.9 Curb cuts and driveways: Small curb cuts and driveways are highly encouraged. It should be explained that large curb cuts interrupt pedestrian fluidity and may become rather unsafe. Therefore, the smaller the curb cuts, and the more space between them, the more beneficial and conducive to pedestrian activity.

4.5.10 Frontage garden walls, fences, and hedges: For the purpose of space legibility, unoccupied frontages should be enclosed with garden walls, fences or hedges – excluding chain-link. Garden walls, fences, and hedges (at time of installation) should be a minimum of forty-two inches (42”) in height.

Top:

Master plan
model and
figure-ground
diagram

Bottom:

Hiding mechanical equipment

4.5.11 Landscape planting: The proposed rehabilitation site plan should show the canopy and location of existing and proposed shade trees and palm trees as well as an overall idea of its landscape planting plan and furnishings. Exotic landscape species are discouraged.

4.5.12 Mechanical equipment and public furniture: If available at time of submission, the rehabilitation site plan should show the location of the proposed public lighting and furnishing including, but not limited to, benches, trash and recycling bins, fire hydrants, electric meters, backflow preventers, etc. Every possible effort should be made to hide any type of mechanical equipment from the public right-of-way.



4.6 Thoroughfare standards should include the location and configuration of medians, traffic lanes, parking, swales, sidewalks, arcades, galleries, porches, fences, front setbacks, and/or loggias or additional setbacks and control lines. In the case of rehabilitation projects, whenever possible, the ADRAC encourages the repair of existing conditions. The following design guidelines for the rehabilitation of existing developments shall be taken into consideration:

4.6.1 Proportions: The applicant should be able to demonstrate, graphically, the proposed geometric relationship between the height of the proposed buildings and the overall thoroughfare section width. If the thoroughfare proportions are inharmonious, the applicant should propose some sort of design tactic to accomplish a better thoroughfare (see diagrams on page 24-25).

4.6.2 Medians should be a minimum of eight (8) feet in width. Local codes and development regulations should take precedence over this requirement.

4.6.3 Traffic lanes should not exceed ten (10) feet in width. Local codes and development regulations should take precedence over this requirement.

4.6.4 Parking should be limited to parallel parking configurations for residential/amenity areas and parallel or diagonal parking for commercial/workshop areas. Parallel and diagonal parking must be designed in accordance with local codes and development regulations. In their absence, parallel parking should not exceed nine (9) feet in width and twenty (20) feet in length while diagonal parking shall be planned at a thirty (30) degree angle.

4.6.5 Swales and tree grates should be no less than five (5) feet in width. Local codes and development regulations should take precedence over this requirement.

4.6.6 Sidewalks in residential areas should be no less than four (4) feet in width and in commercial areas no less than nine (9) feet of unobstructed width. The ADRAC encourages the location and repair of continuous sidewalks within the right-of-way. Local codes and development regulations should take precedence over this requirement.

4.6.7 Arcades, galleries, and porches: Unless prohibited by local codes and development regulations, the provision of arcades and galleries is highly encouraged in commercial areas while porches are highly encouraged in residential buildings. For the sake of social interaction, porches should be no less than eight (8) feet in depth. Arcades and galleries shall cover the sidewalk area and may be understood as encroachments on the public right-of-way. The distance between columns (intercolumniation) should generate distinguishable geometric proportions in elevation.

4.6.8 Landscape: Thoroughfare standards shall show the approximate canopy and location of proposed shade trees and/or palm trees at time of maturity. Tree spacing should provide pedestrians with adequate and consistent shade.

4.6.9 Garden walls, fences, and hedges should be depicted as part of the thoroughfare section and plan.



Above (Left and Right):

Arcades and galleries in
New Orleans.

Right:

Arcades and galleries in
historic downtown Miami.



4.7 Environmental standards: A certain degree of project self-sufficiency and sustainability are highly encouraged. The following elements may form part of an appropriate environmental plan narrative for a rehabilitation project:

4.7.1 Construction materials: Whenever possible, the applicant could use recycled construction materials. Provisions for trash reduction, reusing, and recycling are highly encouraged.

4.7.2 Sustainable energy sources: The production of reusable energy sources is highly encouraged. The use of passive energy systems (wind or solar), habitable porches, cross ventilation, and day-lighting should be taken into consideration.





Opposite Left:

The innovative use of renewable materials is highly encouraged

Opposite Right:

An example of allotment gardens and local food production in affordable housing developments

Top:

Three examples of the use of renewable energy sources and sustainable architecture

4.7.3 Water: The harvesting of potable water and the reuse and clean-up of sewage within the project site should be highly encouraged.

4.7.4 Local food production: The location, maintenance plan and development of community gardens, roof gardens, compost areas, and local agriculture within the project site will be scored with bonus points.

4.7.5 Wetlands and endangered species: The meaningful protection of wetlands and endangered species within the project site are highly encouraged.

4.7.6 Crime prevention: Applications emphasizing the provision of Crime Prevention Through Environmental Design (CPTED) tactics are recommended (see 4.5.3).

4.7.7 Historic preservation: The protection, preservation, and restoration of existing historic structures, material culture and landscapes in accordance with the Secretary of the Interior Standards for Historic Preservation are highly encouraged.



4.7.8 Passive tropical architecture: Passive and climate responsive architectural elements including, but not limited to, deep eaves, operable louvers, cross-ventilation, porches, pitched roofs, light chromatic colors, etc. are highly encouraged.

4.7.9 Floor-to-ceiling height: To allow for the circulation of hot air away from human habitation, the provision of a minimum of nine (9) feet finished floor-to-ceiling height in residential units is encouraged, unless prohibited by local codes and development regulations. It is understood that rehabilitation projects may not be able to comply with the floor-to-ceiling requirements here proposed. Please make ADRAC members aware of your intention to remediate existing conditions or your reasons for non-compliance.

4.7.10 Indoor environmental quality: Residential units should provide distinction in indoor air quality and access to daylight. The provision of energy efficiency windows, doors, and appliances/fixtures are highly encouraged.

Top:

Example of contemporary tropical architecture

(increased floor to ceiling heights and excellent indoor environmental qualities)

4.8 Building floor plan design should include plans of all existing and/or proposed building types. The following design standards should be taken into consideration:

4.8.1 Floor plans should depict the location of the main entrance, hallways, balconies, public loggias, terraces, doors, windows, and/or unit spatial configurations for each proposed building type. Buildings should have no fewer than two (2) unit types. Public residential areas (living room, family room, and/or kitchen) should face public thoroughfares. Private residential spaces (bedrooms, study rooms and/or bathrooms) should face parking areas or semi-public and private areas. Balconies, loggias, and terraces can face either direction.

4.8.2 Building articulations and/or building projections should be kept to a minimum for the purpose of formal clarity, economy, and spatial legibility.

4.8.3 Before and after floor plans: The applicant should show a graphic diagram superimposing the proposed building plan onto the existing floor plans. This diagram will provide a better understanding of the extent of the rehabilitation intervention.

4.9 Building elevations showing elevations of all existing and/or proposed building types and their overall assemblage facing the public-right-of-way. Applicants should take the following design standards into consideration:

4.9.1 Façade massing: Any proposed building rehabilitation should fit the surrounding community context, character, and scale. Building typologies should be modified or selected on the basis of a potential match with neighboring buildings and community character. If the applicant proposes contrasting architectural responses to the existing context, support evi-

dence should be provided to demonstrate the intrinsic urban design virtues of the proposal.

4.9.2 Façade composition: The composition of a building façade should be studied in relationship to human scale, geometric proportions, and size and location of the building components. Evidence of the provision of proportional façade compositions and/or façade regulating lines is highly encouraged.

4.9.3 Entrance features: Buildings should provide entrances along the main building frontage or along the public right-of-way side of the building. Building entrances should be clearly demarcated. For security purposes, a multiplicity of entrances and windows on the ground floor are highly encouraged (“*eyes on the street*”). Residential units on the ground floor should provide separate identifiable entrances directly from the public right-of-way – sliding glass doors do not qualify for this purpose.

4.9.4 Lighting: Building and unit entrances should have adequate lighting.

4.9.5 Windows, shutters, and doors: All windows, shutters, and doors should be operable (non-decorative). For security purposes, blank walls should not be allowed. If they exist, a remediation plan should be presented for consideration.

4.9.6 Roofs: Due to the harshness of the South Florida climate, pitched roofs and projecting eaves are highly encouraged. Whenever flat roofs are deemed necessary, they should have a parapet or provide a substantial projecting eave, unless prohibited by local codes and development regulations. “Clip-on” roofs are highly discouraged.

4.10 Samples of typical building and landscape materials should be provided.

4.10.1 Construction materials: Evidence of proposed construction materials is necessary during the final scoring of the rehabilitation project. The use of local construction materials or materials produced/manufactured in the State of Florida are highly encouraged.

4.10.2 Native plants and landscape material: The use of native Florida plants and water tolerant landscape materials are highly recommended.

4.11 Perspective drawings should depict the character of the proposal with sufficient detail to represent the design.

4.11.1 Eye-level views: It is highly recommended to depict perspectival views at a pedestrian level (eye-level views). These views provide a great sense of character and give an emotional sensation regarding the feeling and human perception of the proposed spaces (see page 34).

4.11.2 Before and after photo-realistic digital simulations are highly encouraged.

SCORES

Rehabilitation

PUBLIC PARTICIPATION	3%
Proof of Public Participation	3 points
THE REGION	9%
Employment centers within a 10 mile radius	2 points
Emergency health centers and rapid care facilities within a 10 mile radius	1 point
Public amenities and civic facilities within a 5 mile radius	1 point
Public or chartered high schools within a 5 mile radius	1 point
Retail and grocery stores within a 1 mile radius	2 points
Neighboring residential communities within a 1 mile radius	2 points
THE NEIGHBORHOOD	9%
Mass transportation lines, stops, and/or stations within a 1/2 mile radius	3 points
Public/chartered elementary schools within a 1 mile radius	2 points
Licensed daycare facilities within a 1/2 mile radius	1 point
Public amenities and open space facilities within a 1/2 mile radius	1 point
Pedestrian and automobile connectivity to existing neighborhoods	2 points
TOTAL NUMBER OF POINTS ON THIS PAGE	21 points

THE REHABILITATION SITE PLAN	27%
Land use mix	3 points
Demonstration of thoroughfare network and hierarchy	2 points
Transit stops within or adjacent to the boundaries of the project area	1 point
Provision of defensible spaces and CPTED principles	2 points
Two (2) or more residential Building Types (BT)	5 points
Interconnectivity of sidewalks	2 points
Building fronts face building fronts and building rears face building rears	2 points
On-street parking limited to parallel/diagonal parking	2 points
Off-street parking not visible from public thoroughfares or Parking garages lined with a 20 feet layer of habitable space	3 points
Small curb cuts (do not exceed 20 feet in width)	1 point
Unoccupied frontages enclosed with hedges or fences at least 42 inches in height	1 point
Shade trees at small intervals along pedestrian areas and sidewalks	2 points
Mechanical equipment not visible from public thoroughfares	1 point
 THOROUGHFARE STANDARDS	 7%
Demonstration of proportional relationships on thoroughfares (building height to ROW width)	2 points
Thoroughfare elements meet minimum standards	5 points
 TOTAL NUMBER OF POINTS ON THIS PAGE	 34 points

ENVIRONMENTAL STANDARDS	19%
Use of recycled materials in construction	1 point
Trash reduction, recycling and reuse areas provided for tenants	2 points
Harvesting of sun and/or wind energy	2 points
Harvesting of potable water on site	1 point
Clean-up and/or recycling of sewage within the project	1 point
Provides edible gardens and production of food within the project	2 points
Protection of wetlands and endangered species	2 points
Preservation and restoration of historic buildings, structures, landscape, and/or material culture	2 points
Use of passive tropical architecture	2 points
Meets minimum floor-to-ceiling height standards	2 points
Provides distinction in interior air-quality and access to daylight	1 point
Provides energy efficient appliances and fixtures	1 point
BUILDING FLOOR PLAN DESIGN	10%
Building floor plans are clearly depicted, explained, and sufficiently detailed	3 points
Provision of two (2) or more residential Unit Types (UT)	3 points
Living room areas (public) face public areas and bedrooms (private) face private areas	1 point
Minimization of building articulations and building projections	1 point
Innovative building design (innovation tactics must be substantiated)	2 points
TOTAL NUMBER OF POINTS ON THIS PAGE	29 points

BUILDING ELEVATIONS	12%
Building massing sympathetic to the surrounding community context, character, and scale	3 point
Evidence of façade composition regulating lines	1 point
Entrances are clearly demarcated	1 point
Multiplicity of entrances on the ground floor (including separate entrances to ground floor units)	3 points
Operable windows, doors, and shutters	2 points
Absence of blank walls	1 point
Appropriate roof response (parapets, deep projections, and eaves)	1 point
 SAMPLES OF BUILDING AND LANDSCAPE MATERIALS	 1%
Evidence of construction and landscape materials	1 point
 PERSPECTIVE DRAWINGS	 3%
Quality and information provided in perspective drawings and renderings	3 points
 TOTAL NUMBER OF POINTS ON THIS PAGE	 16 points

COMPLETE CALCULATIONS

Public Participation	3 points
The Region	9 points
The Neighborhood	9 points
The Rehabilitation Site Plan	27 points
Thoroughfare Standards	7 points
Environmental Standards	19 points
Building Floor Plan Design	10 points
Building Elevations	12 points
Samples of Materials	1 point
Perspective Drawings	3 points
TOTAL NUMBER OF POINTS	100 points

Note: Rehabilitation proposals must score a minimum of 80 points for initial qualification

5. REQUIREMENTS

The Housing Finance Authority (HFA) has established Design Guidelines for submission requirements during preliminary and final presentations to the Architectural Design and Review Committee (ADRAC). Every reasonable attempt shall be made to provide the following drawings, diagrams, and information:

5.1 Proof of Community Support: Applicants should make every reasonable effort to inform a substantial representation of surrounding residents, property owners, and stakeholders of their intention to build or rehabilitate an affordable housing project within their community. Applicants should bring one or several of the following documents: letters of support, proof of delivery of “intention to build” or “intention to rehabilitate” announcements, a public meeting agenda with a list of names and addresses of the attendees, a written report addressing the public’s comments or suggestions for project improvement, or any other document demonstrating community support.

5.2 A regional map or digitally manipulated aerial photo showing the proposed project connections to potential places of employment, civic buildings, schools, retail, and public amenities. Draw three (3) concentric circles equivalent to radiuses of one (1), five (5), and ten (10) miles with a center point at a location equivalent to the geometric center of the proposed project. These three concentric circles will allow ADRAC members to assess the proximity of the project to regional services.

5.3 A neighborhood map or digitally manipulated aerial photo showing the proposed project connections to existing and/or proposed thoroughfare networks, the location of existing and/or proposed lines of public transportation, the location of existing and/or proposed mass transportation stations and bus stops, the location of existing and/or proposed retail and work areas, the location of existing and/or proposed



- Top:** The clarity of the submittal is essential to achieve high scores
- Right:** The scale of the drawings must be large enough to assess design details
- public services, schools, and civic buildings, and/or the location of existing and/or proposed public amenities. The boundaries of the neighborhood map should not exceed an area equivalent to two (2) miles in diameter from the geometric center of the project location. Please draw one (1) concentric circle with a radius of one half (1/2) mile with a center point at a location equivalent to the geometric center of the proposed project. This circle will allow ADRAC members to assess the walkability of the project to local neighborhood services.

5.4 Site survey: The applicant should make every reasonable effort to provide a survey of the existing conditions. The ideal survey should include: the project boundaries, the existing building footprints (if any), the location of existing tree trunks, the configuration of existing thoroughfares, topography, location of the Coastal Construction Line (if applicable), location of wetlands, location of exiting fire hydrants and light poles, and location of any other feature(s) affecting the potential distribution of buildings on the site. For all practical purposes, a basic site boundary survey of the property and its built improvements will be sufficient.



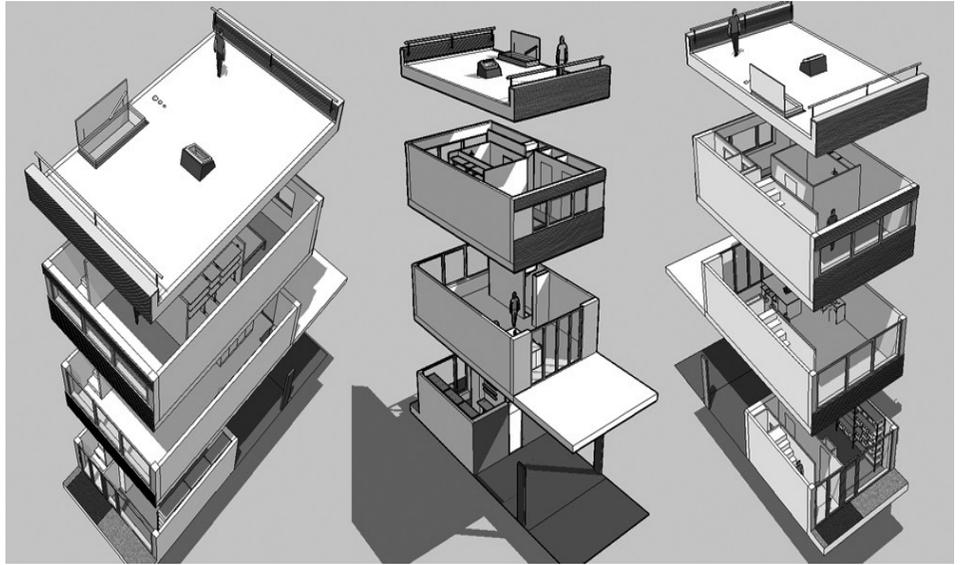
Right:

Exploded digital models are very informative means of project representation.

5.5 An existing and a proposed site plan showing existing and proposed land uses, streets, building footprints, sidewalks, parking areas, building and project entrances, fences, landscape features, public amenities, connections to neighboring properties and location of trash and recycling bins. The existing and the proposed site plans shall be represented at the same scale and should match the boundaries identified in the site survey described above.

5.6 Thoroughfare sections and plans showing existing and/or proposed street standards. The representational clarity of the thoroughfare sections and plans is fundamental. Whenever possible, thoroughfare sections and plans shall include the complete repertoire of right-of-way improvements including but not limited to: sidewalks, swales, landscape features, on-street parking, lanes of traffic, medians, light poles, bus stops, etc. The thoroughfare sections and plans shall be drawn to include a diagrammatic section of the first twenty (20) feet of buildings on both sides of the right-of-way (if applicable). To facilitate their assessment, please draw this information at a scale that allows understanding of their appropriate proportions and detailing; diagram thoroughfare sections above thoroughfare plans.

5.7 An environmental strategy narrative or diagram demonstrating a potential enhancement or preservation of existing and/or proposed environmental conditions as well as a relative continuity to adjacent sites. The applicant should make every reasonable effort to warrant a certain degree of project self-sufficiency and sustainability. The environmental plan may include but should not be limited to issues of recycling, reuse, and reduction of trash and construction materials; production of renewable energy sources; harvesting of potable water; gray water and/or sewage reuse and clean-up; local agriculture and/or food production; protection of wetlands and endangered species; historic preservation; interior environmental quality; and any other items demonstrating environmental consciousness on the part of the applicant.



5.8 Plans of all existing and/or proposed building types showing the spatial distribution and location of public entrances and hallways as well as the plans and measurements of all Unit Types existing and/or proposed, as applicable.

5.9 Complete building elevations of all existing and/or proposed building types depicting the architectural composition, proportions, materials, and detailing of the existing and/or proposed building façades, as applicable.

5.10 Samples of proposed building and landscape materials shall be formatted as technical specification cut-sheets, photographs of similar building or landscape materials, and/or actual materials.

5.11 Eye-level perspective drawings or before and after photo-realistic simulations depicting the general character and ambiance of the proposed project.

APPENDIX TWO

Acknowledgments

This project was accomplished with a generous grant from the Housing Finance Authority of Miami-Dade County. The project was designed as a collaborative initiative between faculty and students at the University of Miami's Office of Civic and Community Engagement, the Center for Urban and Community Design, and the School of Architecture.

We would like to thank and acknowledge the participation and professional criticism of Patricia Braynon and Mary Aguiar at the Housing Finance Authority, the members of the HFA-ADRAC for their criticism and implementation insights, the support of Assistant Provost and Professor Robin Bachin at the Office of Civic and Community Engagement, the collaboration of Research Assistant Professor Sonia Chao at the Center for Urban and Community Design of the School of Architecture, the insights of University of Miami Professor Frank Martinez, and the friendly criticism provided by Ana Gelabert-Sanchez and Mary Means from the Loeb Fellowship at Harvard University. Special thanks to Professor Richard John and to Andres Correa for their last minute copy-editing contributions.

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Ruoli Zhou

NOTES

“Letters do not achieve their true beauty when done in haste and discomfort, nor when done with diligence and pain, but only when they are created with love and passion.”

Giambattista Bodoni (1740-1813)

This book was designed by:

Jaime Correa

in Bodoni MT

Bodoni MT is a type designed by:

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