

## 10B: PREPARING FOR REVIEW OF TWO SITE PLANS

After the cut-out activity, translate participant input into a site graphic that reflects feasibility issues such as costs, zoning regulations, building codes, site constraints, and constructability. Generate two draft-site plan options that reflect both participant input and site constraints.

### Goals

- » Integrate multiple project guidelines into feasible site plan options.
- » Begin to envision the aesthetics of the development.

### Outcome

- » Generate two viable site plan options to present to the community for their feedback and edits.
- » Select a representative group of images from similar projects that the participants can vote on to determine the general architectural style of the development.

### Materials

Affordable Housing Design Advisor

[www.designadvisor.org](http://www.designadvisor.org)

The Architect's Handbook of Professional Practice, 17.3 Site Analysis

AIA D200–1995 Project Checklist

Applicable zoning/building codes

## IN ACTION...

With the wealth of information from the cutout activity, we gathered and analyzed the data from the site plans generated by each of the small groups, notes from workshop, evaluations, and moderator's notes. From the analysis we defined two general areas of participant interest: activities within the building and building design features. Participant suggestions were grouped into these two general areas. We then identified which of these participant interests were feasible or challenging.

Once the participant suggestions from the previous session had been organized, we prepared a site analysis to better understand the constraints of the site. The analysis included; reviewing the zoning regulations for this site such as yard setbacks, maximum allowable heights, and parking requirements.

An initial feasibility analysis determined that, in order to meet the financing and site constraints, we would have to request a) an increase in the allowed density – amount of units allowed on the site, b) an increase in the allowable building height to accommodate an additional building story to fit the number of units that would make the project financially feasible, and c) a reduction in the number of parking spaces required by the zoning code.

The next step was to present two draft site plan options to participants based on their initial designs and the feasibility analysis. Both draft site plan options were represented with drawings of massing or box-like buildings. The height and overall configuration of the buildings were drawing to the actual expected height and arrangement on the site; however, they did not yet have an architectural style associated to them.