



Design Scorecard

FNA ZONING COMMITTEE

Project
Date
Developer
Architect

2221 MEMPHIS ST
10/16/18
SSWHILL'S (OWNERS)
STUDIO 11 ARCHITECTURE

For strategies serving as neighborhood assets, award 1 point. For strategies that are deficits to the neighborhood, subtract 1 point. For strategies that are neither assets nor deficits or do not apply (neutral), award no points. For more information on the below strategies, see the "Design Guidelines."

Comments

Neighborhood Context		Deficit	Neutral	Asset
Use	Is the proposed building use appropriate to the site and surrounding neighborhood?	-1	0	1
Density	Is the density created by the project acceptable? Consider adjacent public transit, noise, and congestion.	-1	0	1
Open Space	Does the proposed open space meet code?	-1	0	1
Amenities	Are any public amenities provided or enhanced (such as plazas, gardens, or community space)?	-1	0	1
Existing Structures	Are existing on-site or nearby structures incorporated into the design?	-1	0	1
Environmental Impact	Have green roofs, storm water runoff and light pollution been considered? Construction practices?	-1	0	1
Environmental Leadership	Is LEED or an alternative green building certification being pursued?	-1	0	1

SINGLE FAMILY EXG USE -
PROPOSE REAR ROOF
DECK @ 3RD FLOOR
NO OTHER PROPOSED
CHANGES.

Street Life		Deficit	Neutral	Asset
Street Activity	Will the appearance of activity within the building be visible from the street and enhance safety?	-1	0	1
Street Edge	Does the building strengthen the existing street edge or positively interrupt it?	-1	0	1
Vegetation	Are existing trees maintained and would new trees be added? Planters?	-1	0	1
Parking	Are multiple off-street parking spaces achieved with one curb cut?	-1	0	1
Garages	Are garage doors located off public street fronts or avoided completely?	-1	0	1
Servicing	Are meters and waste areas well hidden?	-1	0	1

Building Character		Deficit	Neutral	Asset
Height	Does the height respond to the surrounding buildings? Are important views respected?	-1	0	1
Massing	Is the shape of the building appropriate to its context?	-1	0	1
Roof	Are mechanical units, pilot houses and downspouts successfully incorporated into the design?	-1	0	1
Composition	Are the scale and alignments of the door and window openings appropriate to the surrounding buildings?	-1	0	1
Materials	Are building materials contextual, sustainable and durable? Are the number of different types minimized?	-1	0	1

Development Team		Deficit	Neutral	Asset
Neighborhood Experience	Positive past experiences? If new to the area, was an effort made to understand the neighborhood identity?	-1	0	1
Community Involvement	Has the team proactively engaged neighbors and responded to their concerns?	-1	0	1

Subtotals	0	0	2
Total Score	2		

Scores below 5 to revise & return for an additional design review before meeting with the community.

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