

Blue Hill Design Guidelines: Quick Reference for COA Review Elements

Project Name: Sheraton Hotel-Europa Drive

Guideline		Page	Applicable Code Ref.*	Criteria for Applicability	Applicable?	Meets Guideline?	Notes
BUILDING DESIGN				BUILDING PROPOSED			
Architectural Character							
4.1	Innovative new designs that draw upon local and regional design traditions are preferred.	84		Widely applicable	<input type="checkbox"/>	<input type="checkbox"/>	
Architectural Features (Design Elements)							
4.22 (b)	Design a building facade to enhance community image. Use high-quality building materials on visible facades.	97	2.7.R	Widely applicable	<input type="checkbox"/>	<input type="checkbox"/>	
4.23	Design a building facade to be compatible with its context.	97	2.6; 2.7.O; 2.7.R	Widely applicable	<input type="checkbox"/>	<input type="checkbox"/>	
4.24	Design a building facade to convey visual interest.	97	2.6	Widely applicable	<input type="checkbox"/>	<input type="checkbox"/>	
4.25	Design the ground floor to engage the public realm and promote pedestrian activity.	99	2.6; 2.7.O; 2.7.P	Widely applicable	<input type="checkbox"/>	<input type="checkbox"/>	
4.26	Use building materials to define the ground floor and add visual interest.	99	2.7.R	Widely applicable	<input type="checkbox"/>	<input type="checkbox"/>	
4.27 (a)	Design the main entrance to be clearly identifiable. Use an architectural element(s) to highlight an entrance, and to provide weather protection, where feasible.	101	2.7.Q	Widely applicable	<input type="checkbox"/>	<input type="checkbox"/>	
4.31	Locate an iconic design feature to maximize its visibility and impact.	102	2.7.Q; 2.7.I.3	Iconic design feature included	<input type="checkbox"/>	<input type="checkbox"/>	
Four-sided Building Design							
4.32	Design a building to provide interest on all sides that will be viewed from the public realm.	103	1.1; 4.1.B.4	Multiple frontages	<input type="checkbox"/>	<input type="checkbox"/>	
Building Elements							
4.34	Design a forecourt to enhance the pedestrian experience-engage the street, provide interest and activity.	106	2.6.G	Forecourt included	<input type="checkbox"/>	<input type="checkbox"/>	
4.36	Encourage consistency in arcade design.	107	2.6.E	Arcade included	<input type="checkbox"/>	<input type="checkbox"/>	

*Numeric references are to subsections of the Form-Based Code, **Section 3.11.xx** of the LUMO.

In addition to references for individual guidelines, **Sec. 3.11.4.7.D.1** serves as a reference for all COA Review Elements.

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4.37	Design an arcade to improve the pedestrian experience.	107	2.6.E	Arcade included	<input type="checkbox"/>	<input type="checkbox"/>	
4.39	Incorporate building elements that are visually consistent with elements on adjacent, new buildings.	107	2.6	Widely applicable if adjacent site has redeveloped	<input type="checkbox"/>	<input type="checkbox"/>	
Building Materials							
4.40	Incorporate building materials that contribute to the visual continuity of the District.	108	2.7.R	Widely applicable	<input type="checkbox"/>	<input type="checkbox"/>	
4.41	Develop simple combinations to retain the overall composition of the building.	108	2.7.R	Widely applicable	<input type="checkbox"/>	<input type="checkbox"/>	
4.42	Use high quality, durable building materials.	108	2.7.R	Widely applicable	<input type="checkbox"/>	<input type="checkbox"/>	
4.44	Utilize traditional masonry materials such as stone, concrete and brick, where feasible.	109	2.7.R	Widely applicable	<input type="checkbox"/>	<input type="checkbox"/>	
4.47	Architectural glass may be considered as a primary material.	109	2.7.R	Architectural glass proposed	<input type="checkbox"/>	<input type="checkbox"/>	

Windows						
4.48	Design a window to create depth and shadow on a facade.	110	2.7.O	Widely applicable	<input type="checkbox"/>	<input type="checkbox"/>
4.50	Use durable window materials.	110	2.7.O	Widely applicable	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Lighting						
4.52	Use exterior lighting to highlight the distinctive features of a site.	111	4.4.H	Widely applicable	<input type="checkbox"/>	<input type="checkbox"/>
4.55	Coordinate fixture designs with abutting properties to establish a sense of continuity.	111	4.4.D; 4.4.H	Widely applicable if adjacent site has redeveloped	<input type="checkbox"/>	<input type="checkbox"/>

General Notes							

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