



Aura Blue Hill

Certificate of Appropriateness

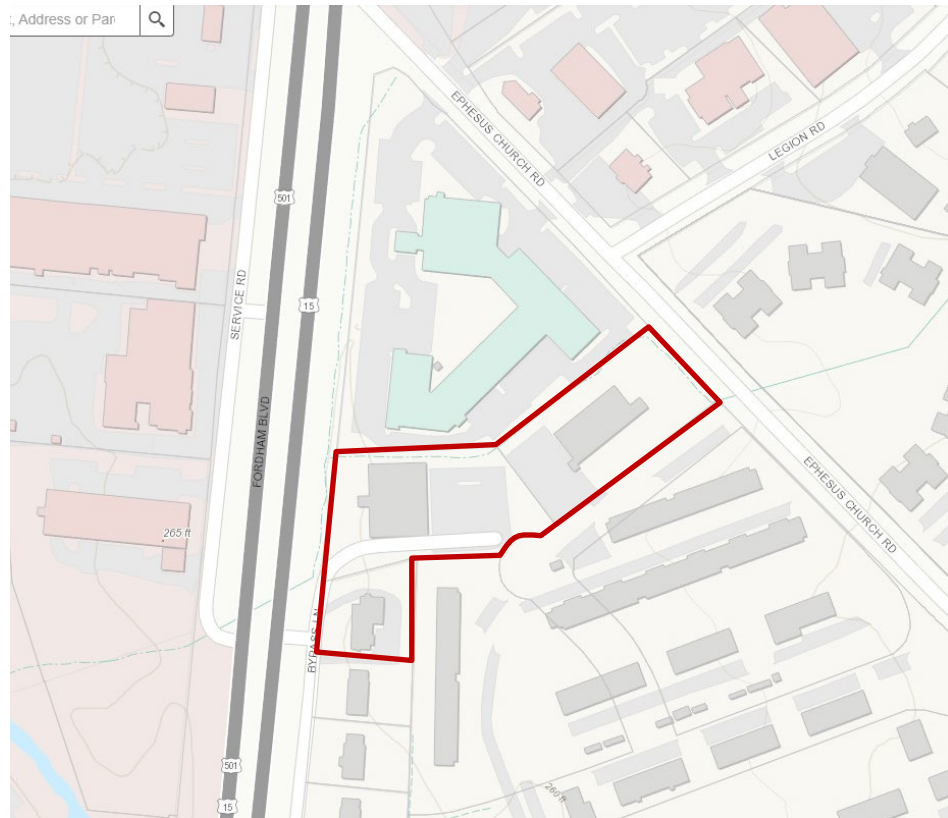


Overview of Review Elements



SITE OVERVIEW

- 1289 Fordham Blvd
- 3 parcels – existing commercial and single-family
- ~2.8 acres





COA REVIEW ELEMENTS

Review of **exterior architectural features** for **aesthetic quality**:

- Architectural style, general arrangement of exterior
- Cohesive design aesthetic of buildings and structures
- Kind and texture of building materials
- Orientation and treatment of building entrances
- Type and style of all windows, doors and light fixtures
- Building elements (balconies, stoops, arcades)
- Masonry walls, fences, steps and pavement
- Streetscape environment
- Pedestrian connectivity routes
- Outdoor amenity spaces



COA REVIEW ELEMENTS

Review of **exterior architectural features** for **aesthetic quality**:

- Appropriate transitions to surrounding development
- Screening of vehicular and service areas
- Above-ground, accessory utility features, including the screening of transformers and cabinet structures
- Structured parking visible from the public realm (architecturally compatible with the principal building)
- Appearance of visible stormwater control measures at grade – N/A
- Parking lot perimeter screening for Type C Frontage – N/A



ASSOCIATED DESIGN GUIDELINES

COA Elements	Design Guideline Topics
Architectural style	Building Placement & Setback Character Working with Topography Architectural Character Building Mass and Scale Architectural Features Four-Sided Design
General arrangement of exteriors	
Cohesive design aesthetic	





ASSOCIATED DESIGN GUIDELINES

COA Elements	Design Guideline Topics
Kind and texture of building materials	Building Materials
Orientation & treatment of entrances	Architectural Features
Type and style of all windows, doors and light fixtures	Windows Exterior Lighting





ASSOCIATED DESIGN GUIDELINES

COA Elements	Design Guideline Topics
Building elements (balconies, stoops, etc)	Building Elements
Masonry walls, fences, steps and pavement	Fences & Site Walls
Streetscape Environment	Public Streetscape Character Connectivity (vehicular)





ASSOCIATED DESIGN GUIDELINES

COA Elements	Design Guideline Topics
Pedestrian connectivity routes	Connectivity (ped & bike)
Outdoor amenity spaces	Outdoor Amenity Space
Appropriate transitions to surrounding development	Sensitive Transitions





ASSOCIATED DESIGN GUIDELINES

COA Elements	Design Guideline Topics
Screening of vehicular and service areas	Service Areas & Utilities
Above-ground, accessory utility features, including screening	
Structured parking visible from the public realm	Structured Parking

