

2005 HOUSING TAX CREDIT DESIGN COMPETITION SUMMARY

I. Design Documentation

The following required documents must be prepared by an architect licensed to do business in the State of New Mexico. All materials must be submitted as a part of the Initial Application Package. Failure to provide the documentation to the specifications listed below may result in disqualification from the competition.

A. Site Plan

1. Scale must be: 1" = 10' for site under 1.0 acres;
 1" = 20' for site of 1 to 5 acres; and
 1" = 40' for site over 5 acres.
2. Use a north arrow.
3. Show and label existing locations of buildings, roadways, and parking areas, and surrounding properties uses.
4. Show existing site and zoning restrictions including setbacks, rights of ways, boundary lines, wetlands and any flood plains. Provide zone atlas map if available.
5. Show all proposed changes to existing buildings, parking, utilities, and landscaping, and plans for all such elements of new projects.
6. Show existing and proposed topography of site.
7. Show finished floor height elevations.
8. Show landscaping and planting areas, and include a plant list.
9. Show locations of playground(s), gazebos, walking trails, garden spots, tennis and basketball courts, swimming pool, refuse collection areas, postal facilities, site entrance signage, benches, covered shaded areas, patios, decks, exterior lighting and other site amenities.
10. Identify designated handicapped accessible units, accessible routes, and handicapped parking spaces.
11. Provide a Building Schedule, listing, for each building, building number, numbers of each unit type, total gross square footage, number of stories, height, and square footage of ground floor plan.

B. Floor Plans

1. Use scale of 1/8" = 1 foot for typical units.
2. For projects involving renovation and/or demolition of existing structures, show proposed changes to building components and design, identifying removal and new construction components.
3. Show room/space layout. Use 1/8" scale. Include dimensions and gross heated square footage of halls, living areas, bedrooms, bathrooms, kitchen, and dining area. Indicate gross heated square footage for each typical unit.
4. Show all built-ins.
5. Provide a typical wall section at 1/2" = 1" scale. Call out major components.

C. Elevations for New Construction

1. Use scale of 1/8" = 1 foot. Include front and one contiguous side elevation of each building type.
2. Identify all materials to be used on building exteriors.

II. DESIGN REVIEW CONSIDERATIONS

A. Site plan considerations:

1. Propose an attractive, pedestrian friendly building layout focusing on visual appeal and privacy;
2. Propose site amenities including playgrounds, gazebos, garden spots, walking trails, picnic areas, ball fields, basketball/tennis courts and exercise rooms; provide natural areas with trees between buildings (for new construction); create accessible walks linking buildings to each other, to common areas and to parking; use large open spaces for recreational activities; include a well-designed entry to the site with attractive signage, lighting and landscaping, and outside mail collection and distribution centers with roof overhang to protect residents from the elements.
3. Propose a landscaping plan that incorporates xeriscaping and/or rainwater collection.
4. Propose site plan that contributes to public streetscape and minimizes the visibility of parking.

The items above must be clearly indicated on the site drawings.

B. Building and floor plan design:

1. Propose creative and versatile architectural designs, appropriate to the targeted community and integrated in context of the surrounding community. Examples of exterior building design elements include broken roof lines, front gables, dormers or front extended facades, wide banding and vertical and horizontal siding applications, some masonry accents, front porches, courtyards, portals, bancos, attractive deck rail patterns, and building and window placement taking into account proportions, shade, light, natural heating and cooling, and privacy. Include a narrative describing how the project design will fit into the context of the neighborhood, why the design is appropriate for that specific community and/or how the community involvement in the design process will assist in evaluation of building design.
2. Propose open, flowing floor plans. Examples include spacious kitchens, bathrooms, living rooms and dining rooms, dwelling units that exceed minimum square footages, bedrooms that exceed minimum square footages and/or are located away from parking or street noise, bathrooms that are large with vanities and open floor spaces, kitchens that provide an abundance of counter top working space and cabinets, availability of storage space other than bedroom closets, minimize long hallways, and adequate closet space, including large walk-in closets.
3. Propose the use of Universal Design concepts in a portion of the units and/or design of the project.

C. Rehabilitation Projects:

Applications must propose a defined scope of work appropriate to the building(s), as reflected in the Capital Needs Assessment, but should not involve unnecessary work. Proposals must address the elements outlined in the MFA Mandatory Design Standards for rehabilitation Projects. Additional consideration will be given to Projects that go beyond the minimum requirements. For example, projects that propose adding or improving project amenities and/or the addition of services for the existing tenant base.

D. Construction characteristics:

1. Propose low maintenance, high durability, energy efficient products, and quality components. Examples include: High-grade flooring in kitchens, bathrooms, entryways, and laundry areas.
2. Propose energy efficient components that exceed Agency and/or building code minimum standards.
3. Higher efficiency, insulated windows and exterior doors.
4. Propose to use quality, low maintenance exterior finishes.
5. Propose to use natural and low emission finishes for improved air quality.
6. Incorporate into the construction of the units the wiring of a network system that would

enable the owner to provide high-speed, low- or no-cost Internet access to the tenants.

E. Completion of previously approved projects:

Points will not be awarded for projects of owners or Principals who failed to build prior projects in accordance with the plans and specifications provided for such projects.