

## 2009 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. Narrative

1. 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.

#### B. 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 and a diagram of any proposed water catchment systems.
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.
12. Provide photographs, including and aerial photo if available, of the site and adjacent properties for context.

#### 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 a pedestrian friendly building layout focusing on privacy; create accessible walks linking buildings to each other, to common areas and to parking.
2. Propose a site plan that contributes to public streetscape and minimizes the visibility of parking.
3. Propose site amenities including playgrounds, gazebos, garden spots, walking trails, picnic areas, ball fields, basketball/tennis courts and exercise rooms.
4. Provide natural areas with trees between buildings (for new construction); use large open spaces for recreational activities.
5. Demonstrate design and amenities appropriate for the intended population.
6. Include a well-designed entry to the site with attractive signage, lighting and landscaping, and outside mail collection and distribution centers.
7. Propose a landscaping plan that incorporates xeriscaping and/or rainwater collection.

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

### **B. Building design:**

1. Propose creative and versatile architectural elements which are designed to be proportional to the human scale. Depending on the design and architectural style, some ways to achieve this are: broken roof lines, front gables, dormers or front extended facades, wide banding and vertical and horizontal siding applications, creative use of materials, masonry accents, front porches, courtyards, portals, bancos, attractive deck rail patterns, and building and window placement. However, the appropriateness of certain elements in terms of overall design and site context will be taken into consideration.
2. Consider shade, light, natural heating and cooling, and privacy.
3. Propose an attractive building focusing on visual appeal. Keep in mind qualities of massing, proportion, space, architectural style, textures, color tone and articulations.

### **C. Contextual and Spatial design:**

1. Propose how the architectural style and planning design themes and massing supports the area.
2. Propose a design which embodies healthy human environments including varying interior and exterior spatial environments, which incorporates aspects of open plan design, long sightlines to increase spatial dimension, and which incorporates creative use of natural lighting to add spatial differentiation and dimension.

### **D. Floor Plan Design:**

1. Propose how the design not only supports the function and use but also exceeds the minimum design requirements. This may include such things as open flowing floor plans for flexible use if desirable, rooms that exceed minimum square footages, bedrooms that are located away from parking or street noise, kitchens that provide an abundance of counter top working space and cabinets, and availability of extra storage space.

### **E. 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.

**F. Construction characteristics:**

1. Propose low maintenance, high durability, high quality materials, and quality components. Examples include: High-grade flooring in kitchens, bathrooms, entryways, and laundry areas.
2. Propose to use quality, low maintenance exterior finishes.
3. Describe how the residents will be supported by specific building qualities, including but not limited to the use of Universal Design concepts.
4. 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.

**G. 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.

**H. Previous submissions of the same project:**

If a project was previously submitted to the design competition in a prior round and was not selected, it should not resubmit in a subsequent round unless changes have been made to the project design and construction that would warrant reconsideration.