

Fishtown Design Guidelines Checklist

The checklist below is a simplified version of the FNA's "Design Guidelines" document that is given to prospective developers. The purpose of the list is to help community members consider the pros and cons of a project; the list is not intended to be a mandate.

Administrative and Zoning Considerations

1.	Does the developer have a copy of his or her zoning application and ZBA refusal?
2.	Is it clear as to what the property is currently zoned?
3.	Is it clear as to what variances the developer is seeking from the city's zoning code?
4.	Does the developer have clear drawings to adequately depict their project? Drawings should include site plans, floor plans, exterior elevations & building sections.
5.	Are there 3-dimensional renderings depicting the project in neighborhood context?
6.	Does the project meet or exceed open space requirements at ground level?

Design Considerations

7.	Is the project's proposed use appropriate for the particular site and the neighborhood?
8.	Would the development enhance the neighborhood in some way?
9.	Does the project promote pedestrian activity, scale, and connections?
10.	Are there any historical considerations for the site or existing structures?
11.	Would the project preserve and enhance any natural resources while minimizing its own environmental impact?
12.	Would the development maintain or strengthen the existing street edge?
13.	Does the project include any streetscaping or landscaping?
14.	Is the height and size of the building appropriate for the project's location?
15.	Is the design of the street façade and roofline appropriate for the neighborhood?
16.	Are the building materials used appropriate for the neighborhood?
17.	Does the project use "green building principles?"

Practical Concerns

18.	Is there adequate infrastructure to support the project's density? Public transportation, stores, and other commercial spaces nearby?
19.	Is parking adequately addressed? On-street parking, off-street parking, underground parking, or parking garage?
20.	Can service trucks or vehicles loading and unloading be handled adequately?
21.	Is trash removal adequately addressed?

Developer Background

22.	Has the developer completed other, similar projects?
23.	Does the developer have a credible reputation?