



All proposals and architectural plans submitted in response to the Request for Proposal will be evaluated in part according to the following criteria.

1. PUBLIC OPEN SPACE/FARMERS' MARKET - Usable public outdoor space for a farmers' market must be included in the project on the ground level. The area should be planned and designed for compatibility with continued operation of a seasonal farmers market. A public access easement may be required to ensure access during daylight hours.
2. DESIGN CHARACTER - The building and site characteristics should fit the established, urban character of Riverwest in terms of building proportions, storefront design, roof design, etc. The building design can incorporate innovative and forward thinking architectural elements if complementary to the Riverwest neighborhood.
3. OPEN AREAS – Site improvements must complement building design and should incorporate environmental sustainability. Site improvements must complement the neighborhood context in terms of quality lighting, fence design, landscaping, refuse container screening and site drainage.
4. BUILDING MATERIALS - High quality materials must be used for the façade -- brick, stone, wood, and appropriate metals. Materials such as vinyl siding, utility block, and simulated stucco (ie. EFIS) are discouraged.
5. LOT COVERAGE – Maximum coverage is 2/3's of the site unless a unique and well-planned and well-programmed public open space is incorporated in the building. Minimum coverage is 1/3 of the site. Underground structures such as parking or basement do not count toward lot coverage.
6. ORIENTATION - The building and open spaces should be oriented toward and clearly address the primary street -- Locust. A Locust entrance door is required by the zoning code. The Bremen façade should also be addressed, but not to the extent as is required on Locust.
7. STREET EDGES - Delineate the street edges with building façade, landscaping or a garden wall/decorative fencing.
8. PRIMARY SETBACK - Zero setback from Locust Street and five feet or less from Bremen is required by the zoning code. However, the community public space may be placed at the corner if a strong presence is given to such space and the overall project is compatible with the surrounding properties.
9. SECONDARY/REAR SETBACK - A minimum 10-foot setback is needed from the south property line for all principle structures. Accessory structures, fencing and landscaping may be considered in this area if appropriately placed and if designed to be sensitive to adjacent houses. A setback from the alley is not required.

10. BUILDING HEIGHT - Minimum height is 22 feet and the maximum height is the 45-foot limit specified in the zoning code. The building should be balanced in terms of width versus height (i.e. not tall and skinny or short and wide) and complementary to surrounding structures. Window groupings and vertical pilaster or other architectural elements are desirable to divide building mass into smaller elements.
11. FACADE DETAILS - The exterior walls facing the street and adjacent houses should be detailed in order to avoid a monolithic appearance. The area where the first floor commercial base meets the second floor residential or other use should be clearly defined with a strong cornice, sign band or other significant element. The south façade should be sensitive to adjacent houses.
12. WINDOWS & DOORS - Required glazing is at least 60% on Locust and 15% on Bremen. Traditional storefront windows and design should be used on the Locust façade. Double-hung windows are desirable on upper floors.
13. CURB CUTS - Vehicular access must be from the alley or from Bremen at the south end of the lot. A curb cut to Locust is prohibited.
14. PARKING - Surface parking and driveways should be kept to a minimum. Enclosed ground-level parking is permitted as long as the parking is not visible from Locust Street. Pervious paving should be used where possible.
15. ENVIRONMENTAL SUSTAINABILITY - A minimum of two sustainable or "green" elements is required. Certification by Leadership in Energy and Environmental Design (LEED®) Green Building Rating System is highly encouraged. The development must employ current best practices in storm water management and a storm water detention pond is prohibited. Sustainable elements include pervious paving, landscaping integrated with the building, green roofs and underground water retention.