zAFEIRIADOU mARIA SMArchs [Architecture and Urbanism]
GUIDELINES west
1. The maximum number of uses per building is 3.
2. The maximum and minimum height of all buildings on a lot: 120 ft.
3. All buildings should have a continuous groundfloor at 18 ft.
4. On the site of the waterfront the property line is extended: 180 ft beyond the building line.
5. All buildings should reach the building line.
6. More than 50% of the building facade should be glass.

GUIDELINES east
1. All new buildings should reflect the height of the street.
2. The height of all new buildings extending above the ground floor over 120 ft.

WATERFRONT ENVELOPE
Two different strategies for each side of the waterfront are followed. On the East side, a manage process is followed since a great part of the waterfront is already built up. Interconnection of a more intimate scale base place both at the ground level as well as on the terraces of some buildings. New buildings take the form of additions themselves, interacting with their environments. The reclad building is one possible intermediate example of such a building. It's surface turning from waterfall to slightly changes in texture and materials creating intermediate public spaces. The west side is a solid, continuous urban edge in the design of the blocks. The guidelines for these blocks originate in facade studies being conducted during the semester. For these new blocks, fairly narrow lots of 40 ft are designed, which cannot be confused in more than two. The height is specific at 120 ft. Although zones in height creates more diversity on a streets and may be preferred, at this scale the uniform and continuous height still accentuates the fragmented opposite waterfront and define spaces.