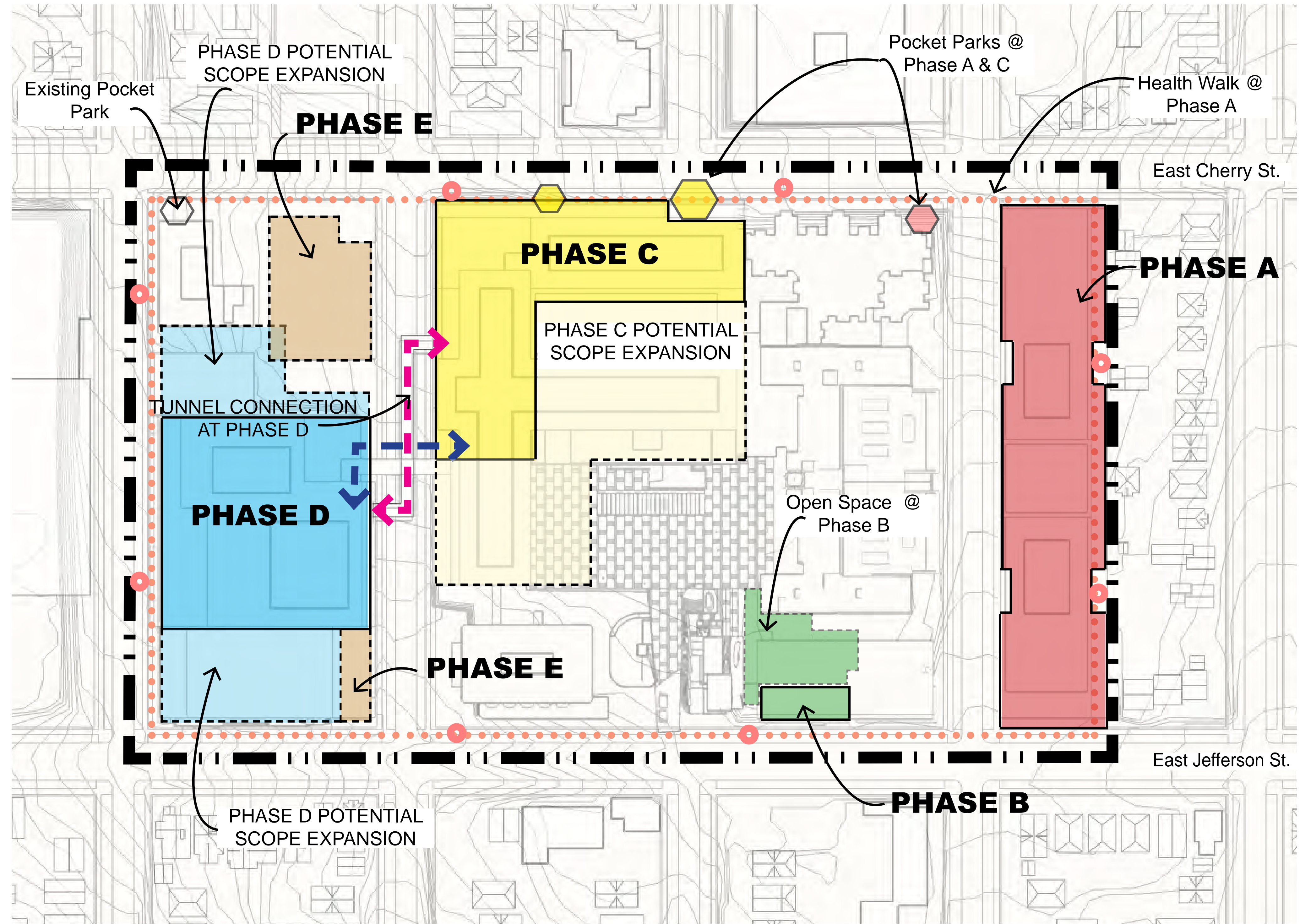


# SAC MEETING AGENDA

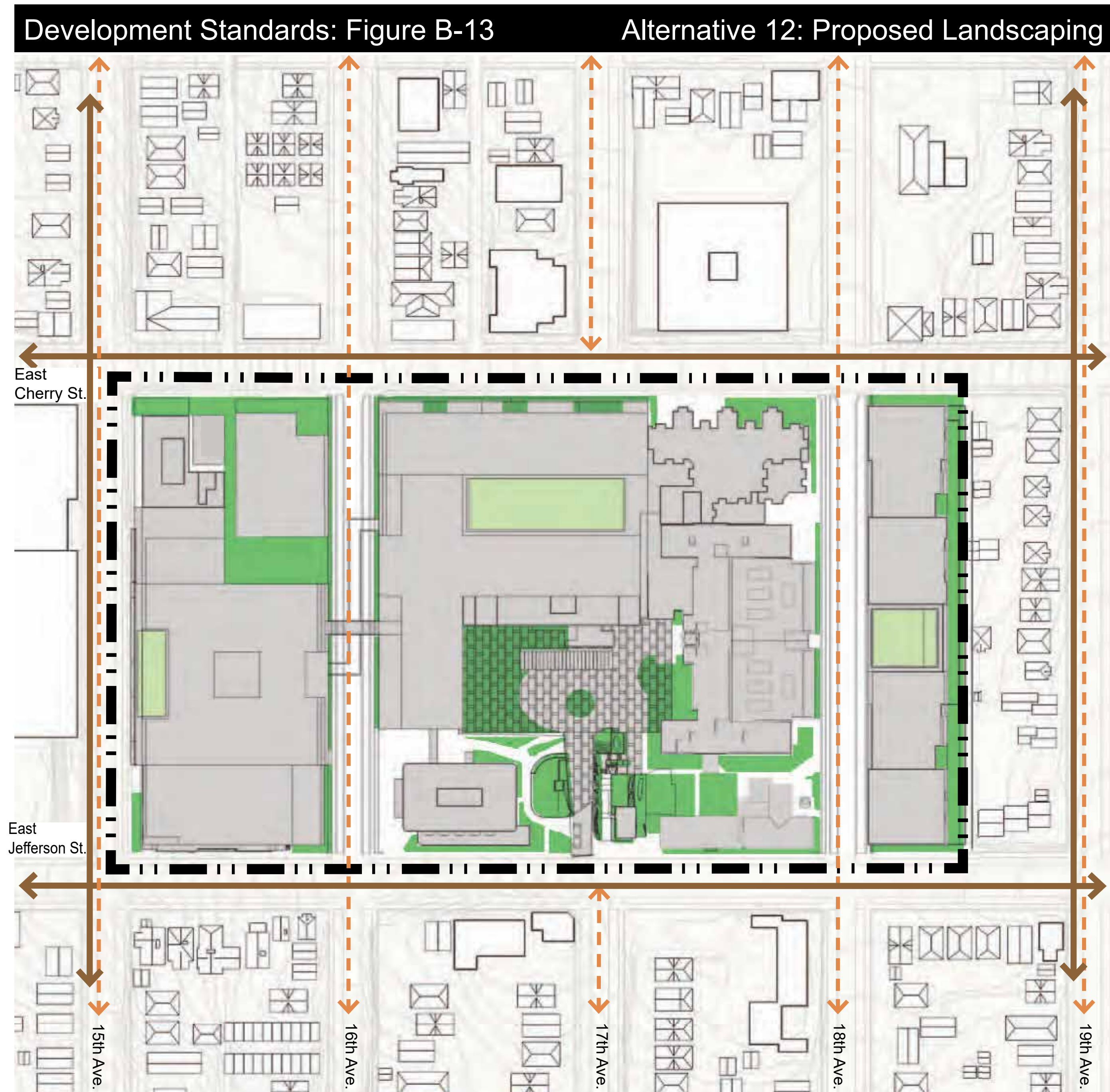
## 01 Cherry Hill MIMP Overview

## 02 Proposed Development (Phase A)

- Neighborhood/Site Context
- MIMP Design Guidelines
- Streetscape and Landscape
- Site and Building Plan
- Entry Plaza
- Massing and Concept



# DEVELOPMENT STANDARDS (MIMP page 40)

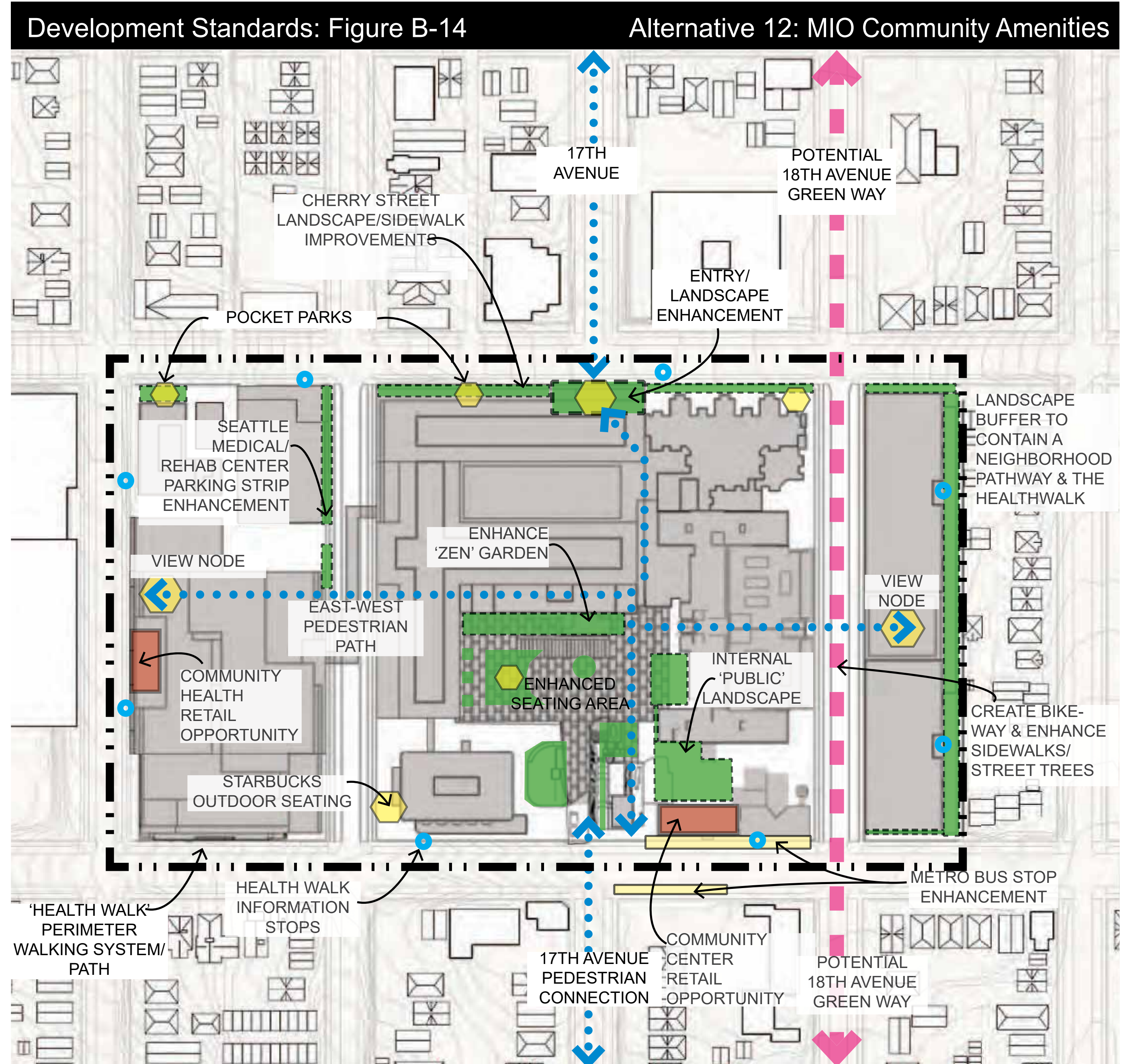


- Legend**
- Ground Level Landscaping
  - Rooftop Gardens
  - Neighborhood Pedestrian
  - Neighborhood Vicinity Circulation
  - MIO Site Boundary

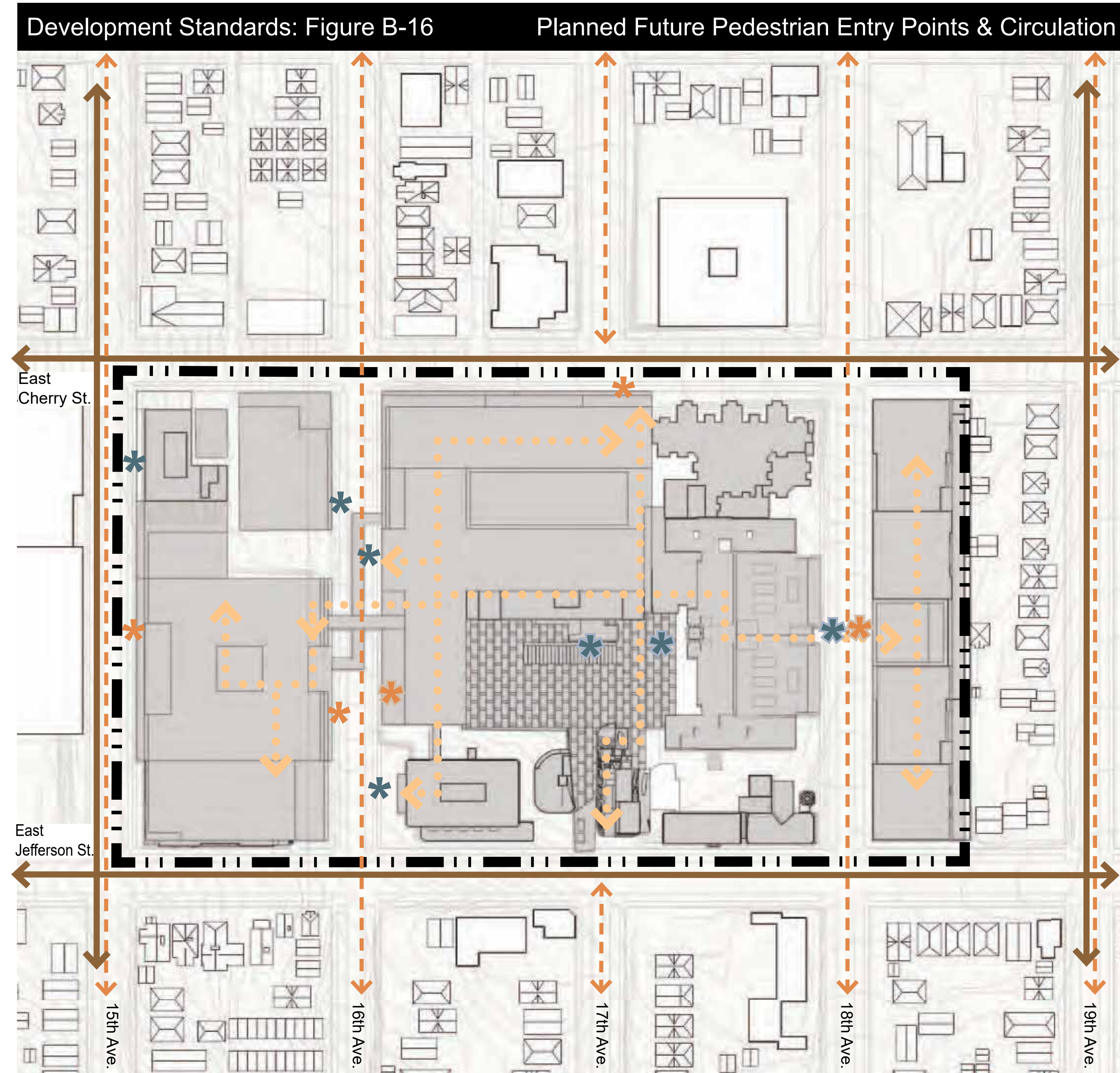


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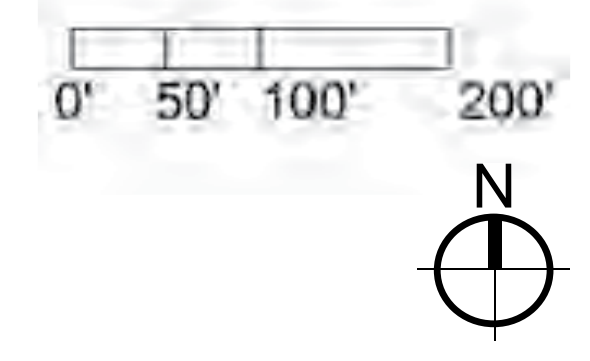
# DEVELOPMENT STANDARDS (MIMP page 41)



# DEVELOPMENT STANDARDS (MIMP page 45)



- Legend**
- Internal Public Circulation
  - Neighborhood Pedestrian Circulation
  - Neighborhood Vicinity Circulation
  - Primary Building Entry Points
  - Future Primary Building Entry Points
  - MIO Site Boundary



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# DESIGN GUIDELINES

(MIMP page 145)

## ARCHITECTURAL CHARACTER

### Height, Bulk, Scale

#### B2.1.1 Statement of Intent

Design buildings with materials that help visually reduce the scale and form of the buildings into smaller scaled elements and that complement the existing historic architecture and neighboring structures within the same visual field

#### B2.1.2 General Guidelines

- Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.
- Consider creating recesses or indentations in the building envelope; adding facade details that create shadows along the surface.
- Punched or projecting windows, porches, canopies or other elements; and/or highlighting building entries.
- Consider stepping down the building to reduce the mass of the building.
- Definition of Scale: Pedestrian Scale, Street Scale, Building Block Range
- Protect Privacy for adjacent residences
- Design fenestration (windows) and balconies or other outward looking features, to minimize viewing from the campus buildings into adjacent residences
- Street Scale - Include elements within one's field of vision along the street level.
- Regular placement and composition of street tree planting.
- Consistent architectural treatment of facades, but not necessarily uniform.
- Setback of building facades above the first couple of floors.

#### B2.1.3 Architectural Facade

Design all building facades and visible roofs considering the composition and architectural expression of the building as a whole. Avoid large blank walls along visible façades wherever possible.

#### B2.1.4 Secondary Architectural Features

Modulation

Visual Depth and Interest

Dual Purpose Elements

Fit with Neighboring Buildings

## Architecture Elements and Features

#### B2.2.1 Statement of Intent

Integrate new buildings with the existing architecture to establish a new cohesive whole for the campus

#### B2.2.2 Color and Materials

Overall, the architecture should use materials that achieve a backdrop for building entries and public spaces on the Street Front Edges. Architectural design should be visually integrated with existing campus while mitigating visual impacts to surrounding residential neighborhood.

## Rooftops

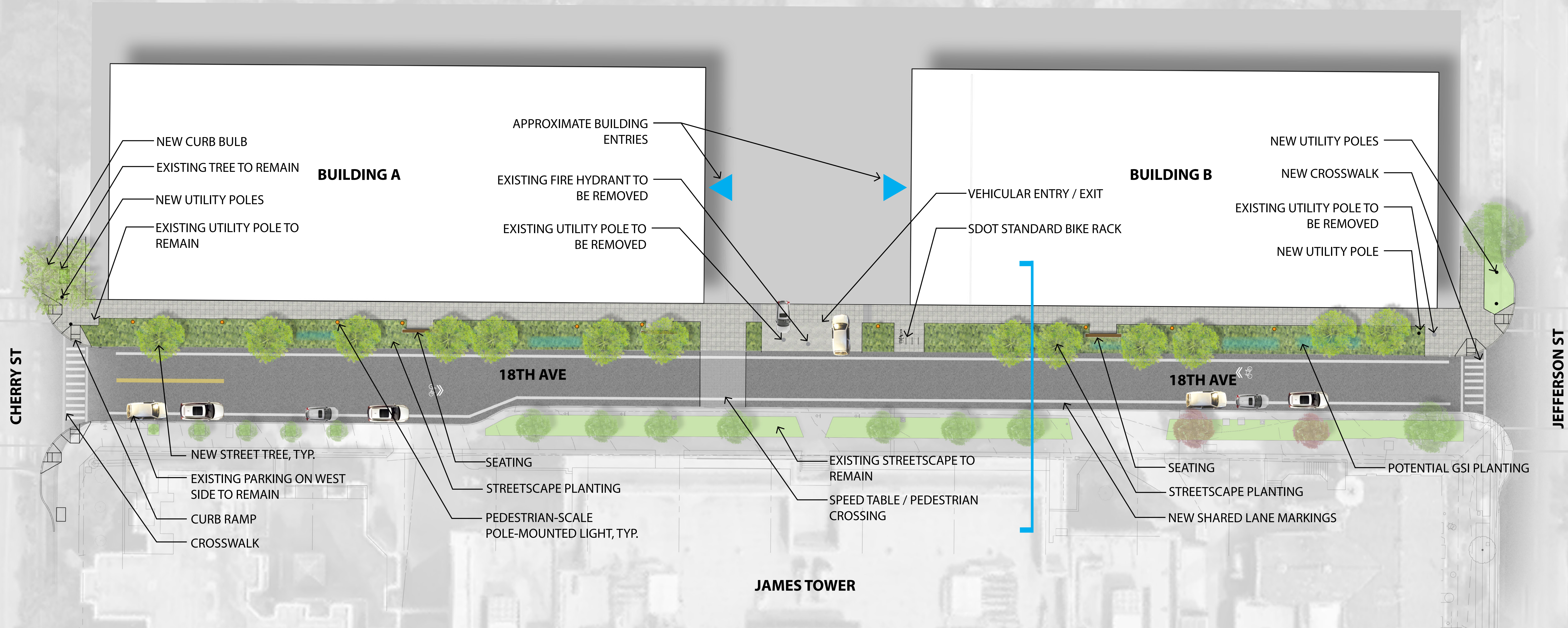
#### B2.3.1 Statement of Intent

Where rooftops are visible from locations beyond the hospital campus, rooftops are a design element and should be designed to be attractive.

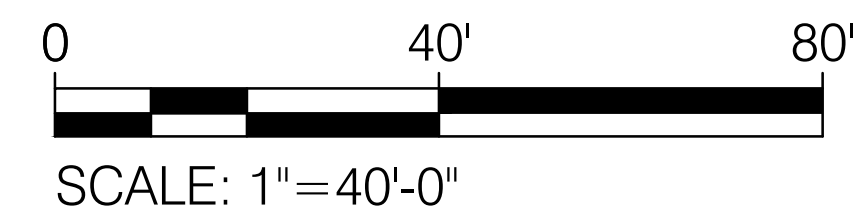
#### B2.3.2 Rooftop Design Guidelines

Designs should show attention to public views of rooftops from the adjacent neighborhoods.

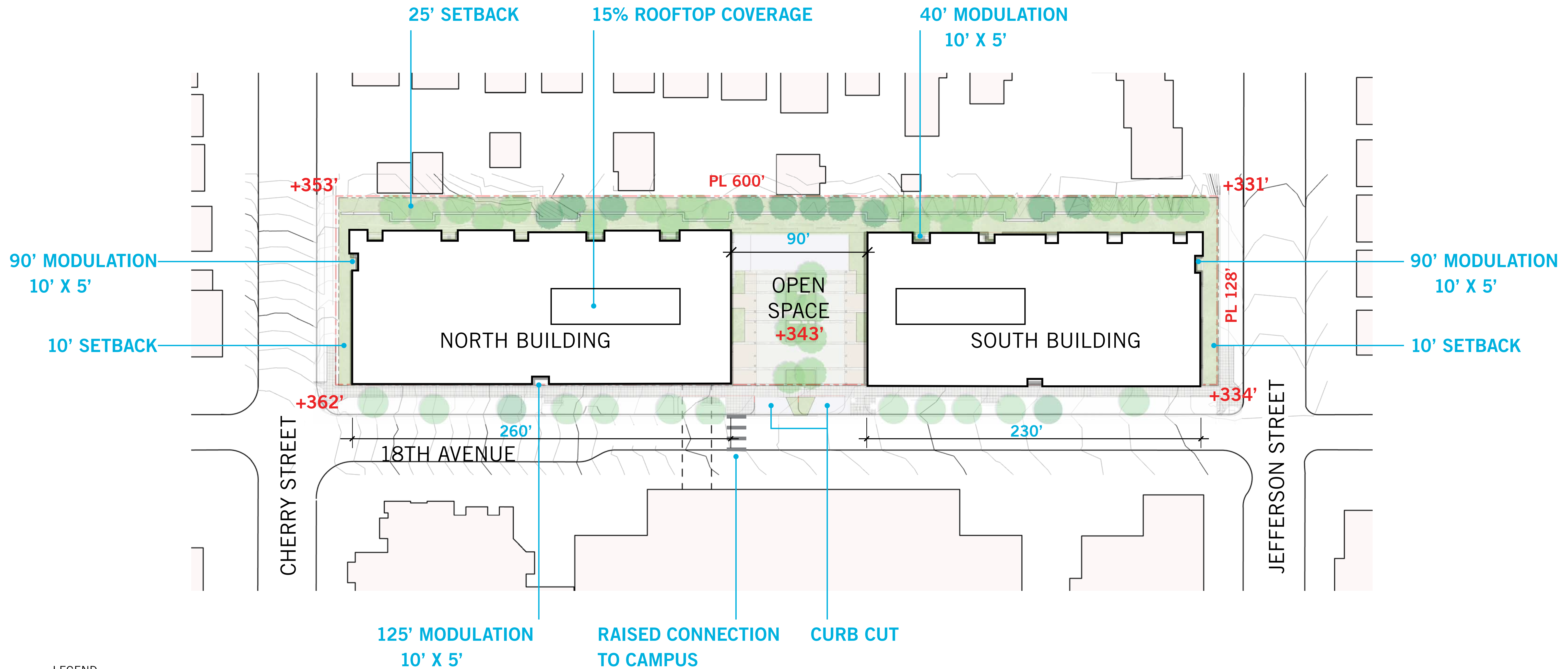
# STREETSCAPE PLAN



Previously Presented to the SAC on 11.28.2017



# SITE + MIMP ENVELOPE CONDITIONS

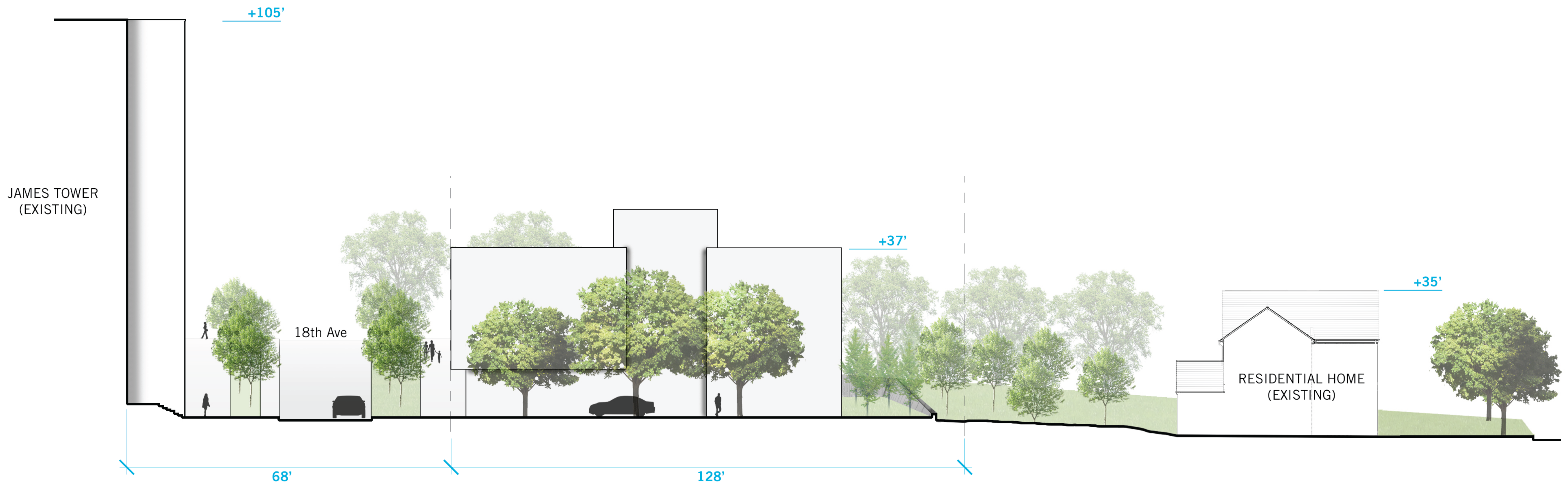


**LEGEND**

- MIMP GUIDELINES
- SITE CONDITIONS



# SITE SECTION

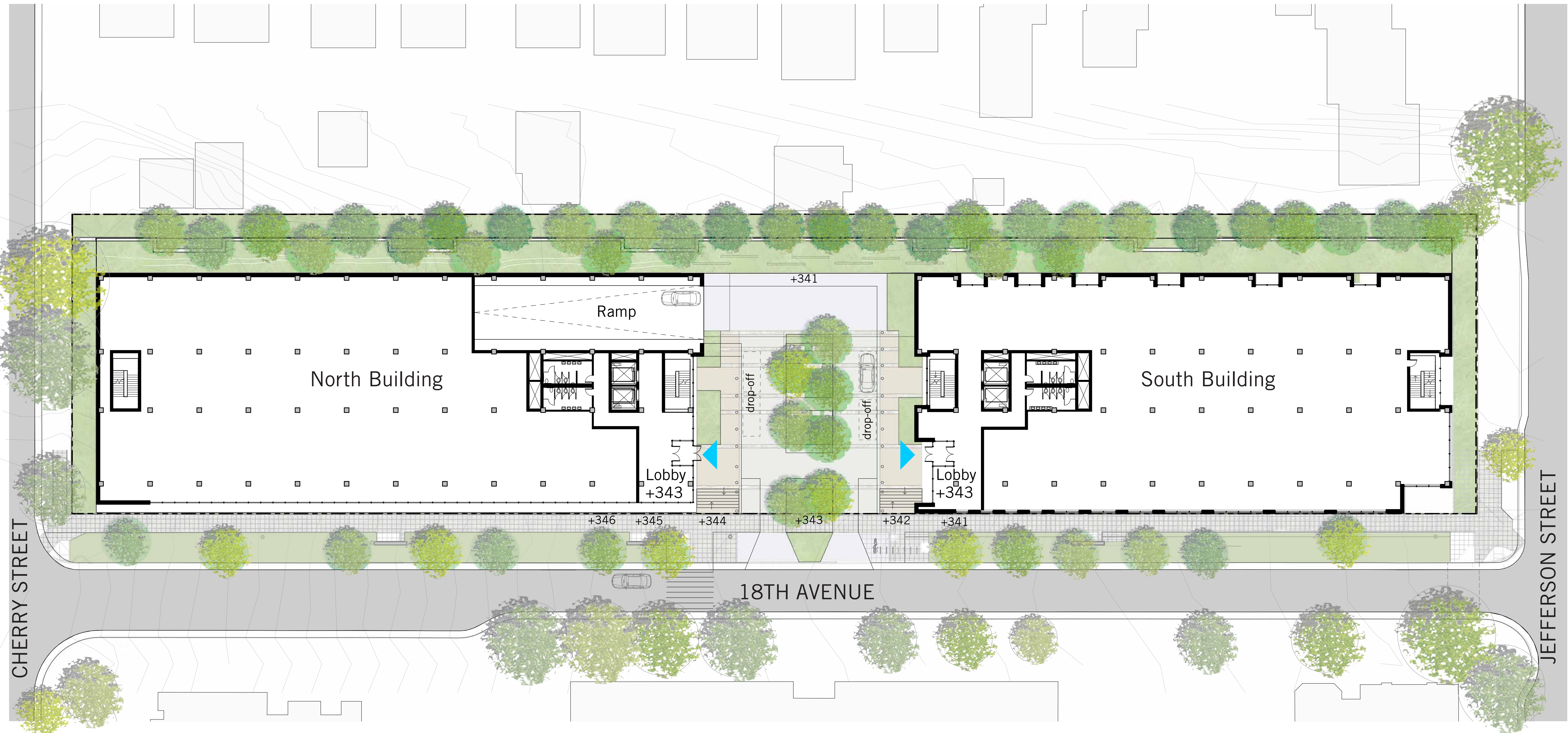




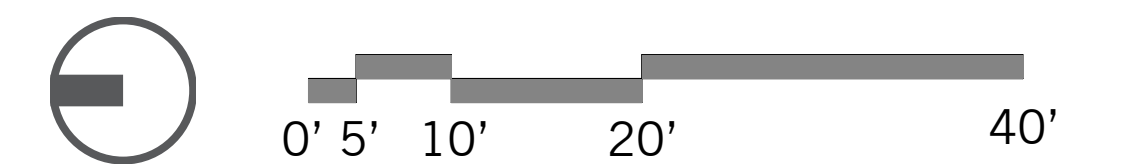
# PLAZA SECTION



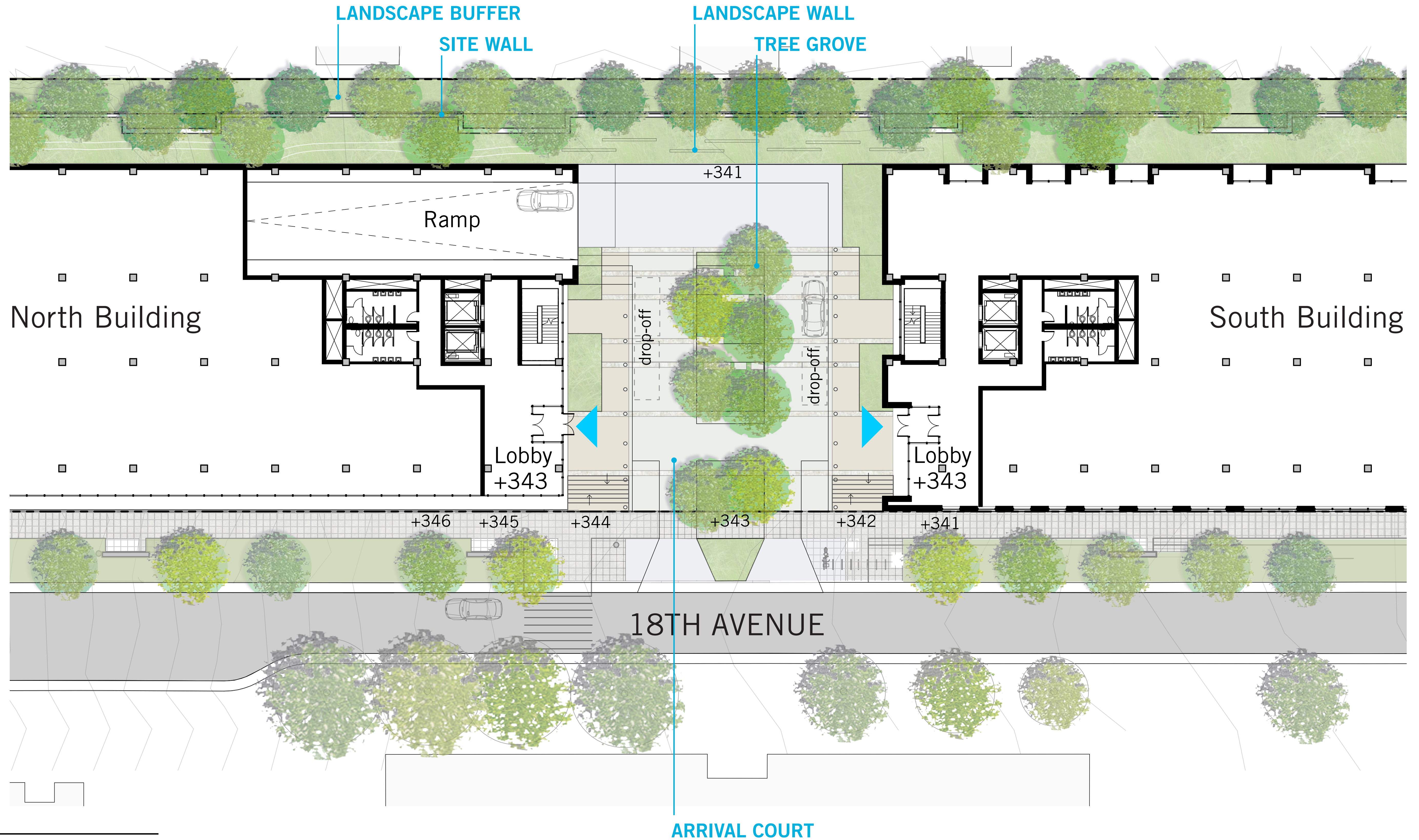
# ARRIVAL



## LEGEND



# ARRIVAL



## LEGEND

