

CHAPTER 3. SITE

PERFORMANCE OBJECTIVES

- 3-1. GENERAL. Project sites shall be consistent with the MPS and provide a safe, functional and attractive living environment for tenants as follows:
- a. Emergency and standard access to all buildings and site activities;
 - b. Safe access to and use for the project site that discourages abuse directed towards people and property;
 - c. An environment free from potential hazards to health and safety;
 - d. Site definition to establish a residential quality throughout the project; and
 - e. Incorporation of energy conservation measures where appropriate and cost-efficient.

3-1

2/85

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SECTION 1: MANDATORY STANDARDS

- 3-2. VEHICULAR ACCESS. Permanent public (dedicated) or PHA-owned or private vehicular access shall be provided to the project site and to buildings as required. Where PHA-owned, this access shall have a paved (in urban areas) or all-weather surface (in rural areas). For technical requirements for paving, see paragraph 10-4. The use of private streets for this purpose shall be protected by a permanent easement.
- a. Emergency Access. Fire protection and health emergency vehicles and equipment shall have access over roads or across site to buildings.
 - b. Road Separation. Wheel stops or other appropriate barriers shall be provided to prevent vehicular encroachment beyond driveways and service areas; however, these methods of road confinement shall not prevent access by emergency vehicles.
- 3-3. PEDESTRIAN ACCESS. Permanent walks and paths shall be provided for safe and convenient all-weather circulation throughout the project site. Where need for pedestrian access exists, paved access shall be provided to all residential buildings, community facilities, site developments, and service entrances. When new or replacement walks are installed, project walks shall be provided with adequate radius at intersection of walks to avoid pedestrian wear when corners are cut. Widths of new walks shall accommodate pedestrian traffic so that adjacent lawns, vegetation or fencing are not abused. New principal entrance walks shall be a maximum of 6 ft. wide for high-rise

buildings and 4 ft. wide for low-rise buildings. New minor and service walks shall be a minimum of 3 ft. wide. Existing walks shall not be removed to comply with this standard when they are in good condition, can be economically repaired or are adequately serving their intended function.

3-4. PARKING FACILITIES.

- a. Safety. For safety or visual or acoustic separation as required, wheel stops or other appropriate barriers shall be provided and suitably placed to prevent unwanted vehicular encroachment beyond parking area limits.

2/85

3-2

- b. Location. On-site and adjacent off-site public parking shall be conveniently located, and shall not be located in secluded or unsafe areas. Public street parking where permitted shall be counted, as appropriate, to minimize the extent of expanded parking area on site. Where new parking spaces are provided, whenever possible, the maximum walking distance from the new parking spaces to a public entrance of buildings should take into account the intended use of follows:

- (1) 250 ft. for non-elderly tenant parking; and

- (2) 150 ft. for elderly tenant parking.

- c. Garages and Carports. New garages and carports may be provided only when required by local building codes or ordinances for existing buildings. Repair and replacement may be provided, as needed, for existing carports and garages.
- d. Lighting. Permanent night lighting shall be provided at all collective parking areas and access paths to and from these areas to dwelling units and community facilities. New site lighting shall be mounted on existing buildings or existing utility poles to the extent feasible. Underground wiring shall not be installed unless required by local code.

3-5. HEALTH AND SAFETY. Existing site and adjacent features shall not contain potentially hazardous conditions. Project sites and buildings shall be free of excessive air pollution and noise caused by on site conditions.

- a. Dumping. No portion of the project site shall be used for dumping.
- b. Infestation Control. The project site and structures shall be effectively protected against infestation from rodents, termites or other vermin. For technical requirements, see paragraph 2-5.
- c. Vacant Structures. Abandoned nondwelling structures

serving no useful purpose or in a deteriorating condition shall be secured or demolished in accordance with HUD regulations.

d. Lead-Based Paint. See paragraph 10-6a.

3-6. SITE SANITATION. Waste receptacles shall be provided throughout the project site.

3-3

2/85

3-7. SITE DEFINITION. Project site boundaries shall be defined to deter trespassing. Sites that border on industrial, commercial or sanitation activities shall be permanently screened. For technical requirements, see paragraphs 10-3 and 10-5.

3-8. SITE DEVELOPMENT. Large open spaces that cannot be maintained or supervised shall be developed, reallocated, redeveloped or disposed of through appropriate sales procedures required under HUD regulations and the Annual Contributions Contract.

3-9. GRADING AND DRAINAGE. Grading and drainage shall provide for immediate diversion of water away from buildings, paved surfaces and recreation areas, and disposal from the site, by methods of disposal that shall not create unsafe conditions or severely limit use of outdoor areas.

3-10. RECREATION. Outdoor recreation space for children and adults shall be provided subject to availability of land, at family project sites including adult recreation and tot lots. Suitable outside areas for active and passive recreational activities for elderly tenants shall be provided at elderly projects and, as needed, at family projects.

NOTE: Nearby publicly owned and maintained parks, playgrounds, and school play areas that are readily available for use by project tenants may be considered to fulfill the required recreation areas for adults and children over the age of 5 years. Tot lots for children younger than 5 must still be provided on-site, unless the public park is close to the project without barriers to safe access. Surfaced area to accommodate organized and unorganized games shall be provided for each project.

a. Location of Play Areas. Play and sports areas shall not be located in secluded or unsafe areas or too close to dwelling areas to prevent disturbing tenants in neighboring units by the noise.

b. Play Area Definition. Play areas shall have sufficient barriers from streets, trafficked areas, or other hazardous areas that are unsafe or prevent enjoyable use of the areas.

- c. Play Equipment. Moving equipment such as swings and slides shall be located and arranged where they do not cause injury to playground participants or interfere with circulation past the area. Equipment shall be in good condition, safe to operate, and free of conditions hazardous to the health and safety of the users.
- d. Outdoor Seating. Existing outdoor seating shall be stable, have properly anchored members and be free of splintering, rust or deterioration.

3-11. RESERVED.

3-5

2/85

SECTION 2: PROJECT SPECIFIC STANDARDS

3-2B. VEHICULAR ACCESS.

- a. Reserved.
- b. Road Separation. When needed for tenant safety and security, roads adjacent to or through the project site may be separated from pedestrian areas by sturdy barriers, such as fencing, railings, etc., or land areas. For technical requirements for fencing, etc., see paragraph 10-5. Since noise may be associated with the use of roads, especially high speed roads, the requirements of HUD's noise abatement regulations (24 CFR Part 50) shall be considered concurrently.

3-3B. PEDESTRIAN ACCESS.

- a. Security. Where security is a problem, walks from public streets may be provided with greater illumination. Whenever possible, locate new walks in locations that are easily surveyed from a trafficked street or project building. For technical requirements for paving, see paragraph 10-4.
- b. Circulation. Pedestrian circulation that is unsafe or difficult to traverse due to extreme wind patterns may be protected by appropriate dividers, fencing or screening. For technical requirements, see paragraph 10-5.
- c. Safety. Exterior site handrails may be provided as required for greater ease of movement by the handicapped or the elderly.

3-4B. PARKING FACILITIES. Where replacement or additional space is needed, the amount of parking shall not exceed that required by local code. In the absence of applicable code, the amount of parking should be adequate for residents, guests, staff and service vehicles, but shall not exceed one vehicular space per unit.

- a. Vandalism. When vandalism within parking areas has been a recurrent problem, unauthorized access to parking areas may be limited by enclosing the area and assigning parking spaces to individual tenants. Appropriate signage may be installed for reinforcement of assignment.

2/85

3-6

NOTE: Parking areas that are visible from dwelling units or highly trafficked areas have natural surveillance.

- b. Surveillance. Site spaces between parking areas and dwelling units may be developed for needed recreation to increase natural surveillance while providing amenities for tenants.

3-5B. RESERVED.

3-6B. RESERVED.

3-7B. SITE DEFINITION. Fencing, vegetation, berming, level change or other forms of definition may be used as physical or symbolic site definitions or barriers. Use of symbolic barriers may indicate to entrants that they are crossing into a supervised area.

3-8B. SITE DEVELOPMENT.

- a. Open space. When requiring definition or reallocation, open space may be developed for security as follows:

- (1) Fencing, vegetation or raising or lowering of the elevation of land may be used to cluster buildings such as for the establishment of a single common entry point to increase security.
- (2) Unused outdoor space may be enclosed to create communal yards for low-rise buildings and semi-public recreation spaces for larger and high-rise buildings. Where possible, access to shared outdoor tenant spaces should be through dwelling units or semi-private spaces only.

NOTE: These enclosures will create zones of influence that will encourage residents to use and supervise the area, and feel greater responsibility and identity for the area. Tenant surveillance may deter crime.

- (3) Private and semi-private front or back yards may be created for low-rise or first floor dwelling units that will provide outdoor recreation space, limit accessibility to dwelling unit windows and doors, and provide a transition or buffer area between private and public spaces.
- (4) Large projects without interior streets may be

subdivided by streets, where necessary, for greater security. The provision of through-streets may provide the following:

3-7

2/85

- (a) A measure of safety resulting from the increased activity, by bringing vehicular and pedestrian traffic into the project;
- (b) Easier patrolling and access by police or security personnel; and
- (c) Easier and more direct access to buildings and site activities.

b. Energy Conservation. All new site development, including structures, fencing, walls, vegetation and berming, may be considered from an energy conservation point of view. Deflection of prevailing winds, summer shading of windows and other glazed areas, protection of entrances from winter wind penetration and utilization of solar radiation in winter may be considered.

3-9B. RESERVED.

3-10B. RECREATION. Sitting areas may be provided for in family and elderly projects, such as adjacent to building entrances, community facilities, major circulation paths and children's play areas.

- a. Use of Local Streets. When additional play space for children cannot be provided at the project site to comply with the mandatory standards, local streets may be closed for this purpose when relevant zoning and codes permit with the approval of the local government.
- b. Multiple Playgrounds. More than one playground may be provided at a project site, for a variety of play experiences. Select equipment that is appropriate for the age groups to be served.

3-11B. LIGHTING. There are no mandatory requirements to light recreational facilities; however, night lighting may be provided for sports and play areas. Night lighting for playgrounds provides recreational amenities while potentially increasing site security by increased activity and visual exposure. Where night lighting is provided, it shall meet standards established in paragraph 7-5. Where it is impossible to provide adequate lighting from existing poles and buildings, new poles may be considered if safety or security is at issue.

2/85

3-8