

Section IV: The Regulating Plans (Universal)

1 Regulating Plans: Understanding the Regulating Plan

AII.III.A.1.1

Statement: A Regulating Plan provides standards for the disposition of each property or Lot and how each relates to its adjacent properties and Streets. Following the adoption of the Columbia Pike Initiative-A Revitalization Plan in March 2002 and the Columbia Pike Urban Design Charrette and citizen planning workshops held in September 2002 and any future addenda, Regulating Plans have been produced for the Columbia Pike Special Revitalization District in Arlington County.

Question: No Question for this statement.

Compliant Answer: ---

Response: ---

Comments:

2 Regulating Plans: Rules for the Regulating Plan and New Development Plans

AII.III.B.1.1

Statement: All lots shall share a frontage line with a street.

Question: Does at least 1 lot share a frontage line with a street?

Compliant Answer: Yes

Response: **Yes**

Comments:

3 Regulating Plans: Rules for the Regulating Plan and New Development Plans

AII.III.B.1.2

Statement: All lots and/or all contiguous lots shall be considered to be part of a block for this purpose. No block face shall have a length greater than 400 feet without some separation. Lots with less than 75 feet of frontage are exempt; Lots with more than 250 feet of frontage shall meet the requirement within their Lot.

Question: "If the block is greater than 400 feet, has the applicant provided for separation?"

Compliant Answer: Yes or N/A

Response: **Yes**

Comments:

4 Regulating Plans: Rules for the Regulating Plan and New Development Plans

AII.III.B.1.3

Question: "How has the applicant provided for the separation? (Alley, Street, Pedestrian Pathway, Common Access Easement) with through-access to another Street, Alley or common access easement, or conservation restricted land?"

Compliant Answer: (Write in Type) or N/A

Response: **Yes**

Comments: **A pedestrian pathway is provided between the community center and the residential portion of the site.**

5 Regulating Plans: Rules for the Regulating Plan and New Development Plans

AII.III.B.1.4

Statement: Alleys shall provide access to the rear of all Lots. Alley construction is required as part of the redevelopment project within the rear setback, unless an alley already exists.

Question: Is there an alley already on the rear setback or has the applicant agreed to construct such an alley?

Compliant Answer: Yes or N/A

Response: **Yes**

Comments: **For this project, proposed 9th Road and Arlington Mill Drive serve as the alley required by FBC**

6 Regulating Plans: Rules for the Regulating Plan and New Development Plans

AII.III.B.1.5

Statement: Where an alley does not exist and is not constructed at the time of redevelopment, the developer is required to dedicate the alley right of way, and until the County builds the Alley, maintain the area.

Question: "Has the applicant dedicated the alley right of way? If so, has the developer agreed to maintain the area as specified?"

Compliant Answer: Yes or N/A

Response: **N/A**

Comments: **Alley provided**

7 Regulating Plans: Rules for the Regulating Plan and New Development Plans

AII.III.B.1.6

Statement: Curb cuts shall be limited to no more than 1 per 200 feet of street frontage on Main Street and Avenue sites.

Question: Has the applicant limited the number of curb cuts to no more than 1 per 200 feet of street frontage if he/she is on a Main Street or Avenue site?

Compliant Answer: Yes or N/A

Response: **Yes**

Comments:

8 Regulating Plans: Rules for the Regulating Plan and New Development Plans

AII.III.B.2.1

Statement: The maximum building floor-plate (footprint) is 30,000 square feet; beyond that limit a special exception is necessary. Large grocery stores may have a maximum ground floor floor-plate of 50,000 square feet.

Question: "Is the maximum building floor-plate less than or equal to 30,000 square feet or 50,000 square feet in the case of large grocery stores?"

Compliant Answer: Yes

Response: **No**

Comments: **No grocery store; Floor-plate is greater than 30,000 sf. Use Permit approval is required (and being pursued).**

9 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.2.2**

Statement: ---
 Question: "If the answer above is NO, has a use permit application been submitted?"
 Compliant Answer: Yes or N/A
 Response: **Yes**
 Comments:

10 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.2.3**

Statement: For each block, building(s) along the RBL shall represent a complete and discrete vertical façade composition (e.g., a new façade design) at a maximum average street frontage length of at least 60 feet. Each façade composition shall include a functioning primary street entry. Individual in-fill projects on Lots with frontage of less than 100 feet are exempt.
 Question: "Does the building along the RBL present a complete and discrete vertical facade composition (e.g. a new facade design) at a maximum average street frontage of 60 feet and does each facade composition include a functioning, primary street entry?"
 Compliant Answer: Yes
 Response: **Yes**
 Comments:

11 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.2.4**

Statement: Consistent BES sites shall front one another across streets. When separated by a square, civic green or park, building types from adjacent levels (1 level difference) may face one another, unless otherwise indicated on the regulating plan. For example, Local sites may face Neighborhood sites and/or Avenue sites across a civic green - but may not face Main Street sites, unless otherwise indicated on the Regulating Plan.
 Question: "Are consistent BES sites fronting one another across streets except when separated by a square, civic green or park, in which case building types from adjacent levels (1 level difference) may face one another, and unless otherwise indicated on the Regulating Plan?"
 Compliant Answer: Yes
 Response: **Yes**
 Comments:

12 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.2.5**

Statement: "When separated by an alley, common access easement, common lot line and/or when fronting different streets (e.g., a corner lot and its adjacent lot), BES types from any category may sit adjacent or share a common lot line, provided that they do not face across a street, unless otherwise indicated on the Regulating Plan."
 Question: Does the project conform to the aforementioned conditions?
 Compliant Answer: Yes or N/A
 Response: **Yes**
 Comments:

13 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.2.6**

Statement: When the Building Envelope Standard designation changes along the Street Frontage or at the Block Corner within a development proposal, the applicant has the option of applying either Building Envelope Standard (BES) for a maximum additional distance of 50 feet along that Street Frontage or around the Block Corner.
 Question: "In the instance when the Building Envelope Standard (BES) designation changes along a Street Frontage or at the Block Corner within a development proposal, has the applicant applied either BES designation for no more than an additional distance of 50 feet along that Street Frontage or around that Block Corner?"
 Compliant Answer: Yes or N/A
 Response: **Yes**
 Comments:

14 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.2.7**

Statement: Publicly-owned Civic Buildings and publicly owned Public Art are not subject to the BES prescriptions of this Code. The County Board may modify all other provisions of this Code for publicly-owned Civic Buildings located on County property which house a significant amount of public Civic Uses if it finds that the subject development has undergone a public review process and that, after the proposed modification(s), the subject development will better accomplish the purposes and intent of Section 20, and its corresponding Appendix A "CP-FBC," Columbia Pike - Form Based Code, of the Arlington County Zoning Ordinance than would the development without those modifications.
 Question: "Is this a publicly-owned Civic Building? And if so, are modifications proposed?"
 Compliant Answer: Yes or No or N/A
 Response: **No**
 Comments:

15 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.3.1**

Statement: Street trees shall be planted at the time of development and spaced 25 to 30 feet on center. Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants and other infrastructure elements.
 Question: "Have street trees been planted and spaced 25 to 30 feet on center, except where spacing allowances have been made to accommodate curb cuts, fire hydrants and other infrastructure elements?"
 Compliant Answer: Yes
 Response: **Yes**
 Comments:

16 Regulating Plans: Rules for the Regulating Plan and New Development Plans**All.III.B.3.2**

Statement: Street lights shall be installed on both sides of streets along the Street Tree Alignment Line and unless otherwise designated on the Regulating Plan, at no more than 60 foot intervals measured parallel to the street. At the time of development, the developer is only responsible for the installation of street lights on the side(s) of the street being developed.

Question: Have street lights been installed at the appropriate locations on the side(s) of the street being developed?

Compliant Answer: Yes

Response: **Yes**

Comments:

17 Regulating Plans: Rules for the Regulating Plan and New Development Plans**All.III.B.3.3**

Statement: At the time of development, the developer is required to install sidewalks. Sidewalks shall not be constructed entirely of plain poured concrete. However, a 6-foot wide "clear zone" of smooth concrete sidewalk shall be constructed and maintained free of obstruction for pedestrians at all times. A variety of paving materials, textures, and colors are allowed outside of the clear zone. All paving materials

Question: Have sidewalks been installed that meet the aforementioned width and materials requirements?

Compliant Answer: Yes

Response: **Yes**

Comments:

18 Regulating Plans: Rules for the Regulating Plan and New Development Plans**All.III.B.4.1**

Statement: Sites under 20,000 square feet in land area have no minimum parking requirements, except that on Local sites of less than 20,000 square feet in land area and with more than two dwelling units per Local Street Building, parking shall be provided for each dwelling unit, as required in Section III.B.4.C.

Question: "Is the site under 20,000 square feet in land area? If so, is any parking proposed? However, is the site a Local site with less than 20,000 SF with more than 2 dwelling units per Local Street Building? If so, has parking been provided as required in Section III.B.4.C?"

Compliant Answer: Yes or N/A

Response: **N/A**

Comments:

19 Regulating Plans: Rules for the Regulating Plan and New Development Plans**All.III.B.4.2**

Statement: All other sites not expressly covered by Section III.B.4.B. shall provide a minimum of 1 and 1/8 parking spaces per residential dwelling unit, of which a minimum of 1/8 parking spaces per residential unit shall be provided as Shared Parking. There are no maximum limits on Shared Parking.

Question: "Have a minimum of 1 and 1/8 parking spaces per residential unit been provided, with a minimum of 1/8 spaces per residential unit provided as Shared Parking? Has any additional shared parking been proposed?"

Compliant Answer: Yes or N/A

Response: **Yes**

Comments:

20 Regulating Plans: Rules for the Regulating Plan and New Development Plans**All.III.B.4.3**

Statement: All other sites not expressly covered by Section III.B.4.B. shall provide a minimum of 1 space per 1,000 square feet of non-residential GFA as shared parking; there are no maximum limits on Shared Parking.

Question: "Has a minimum of 1 space per 1,000 square feet of non-residential GFA been provided as Shared Parking per the aforementioned requirements? Has any additional shared parking been proposed?"

Compliant Answer: Yes or N/A

Response: **N/A**

Comments: **residential project**

21 Regulating Plans: Rules for the Regulating Plan and New Development Plans**All.III.B.4.4**

Statement: New on-street parking spaces created in conjunction with the development, which did not previously exist, may be counted toward the minimum requirement for Shared Parking.

Question: "Will any new on-street parking spaces be created? If so, has the developer counted them towards meeting the required shared spaces? These spaces may only count towards Shared Parking and may not be reserved spaces."

Compliant Answer: Yes or N/A

Response: **N/A**

Comments:

22 Regulating Plans: Rules for the Regulating Plan and New Development Plans**All.III.B.4.5**

Statement: Any limitations on the shared parking (time limits or hours of the day) shall be subject to approval by the Zoning Administrator which shall be given upon a finding that at least 12 hours of public parking are provided in any 24-hour period and that at least 8 of those hours are provided during either business or nighttime hours depending on whether the Zoning Administrator determines that the primary public use will be for commercial or residential uses.

Question: Do the limits on the Shared Parking conform with the aforementioned requirements?

Compliant Answer: Yes or N/A

Response: **Yes**

Comments:

23 Regulating Plans: Rules for the Regulating Plan and New Development Plans**All.III.B.4.6**

Statement: A maximum of 1 space per 1,000 square feet of non-residential GFA or two spaces per residential dwelling unit may be made available for Reserved Parking.

Question: "Is no more than 1 space per 1,000 square feet of non-residential GFA or two spaces per residential unit designated for Reserved Parking?"

Compliant Answer: Yes or N/A

Response: **Yes**

Comments:

24 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.4.7**

Statement: Reserved Parking above the maximum may be provided upon payment to the County.
 Question: "If there is reserved parking above the maximum, has payment been provided to the County?"
 Yes or N/A
 Response: **N/A**
 Comments:

25 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.4.8**

Statement: Parking requirements may be met either on-site or within the parking zone in which the development is located.
 Question: Have the parking requirements been met on-site?
 Compliant Answer: Yes or N/A
 Response: **Yes**
 Comments:

26 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.4.9**

Statement: In lieu of minimum parking requirements, the County may accept a one-time payment per each space of Shared Parking. The County Manager shall establish the amount of payment annually based on the appropriate cost to build structured parking.
 Question: Has the developer chose to provide payment to the County in lieu of meeting the minimum parking requirements?
 Compliant Answer: Yes or No
 Response: **No**
 Comments: **no in lieu payment**

27 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.4.10**

Statement: Incentives from the Tax Increment Public Infrastructure Fund (TIPIF) may be used, in accordance with approved TIPIF policy, for eligible projects to meet Shared Parking requirements.
 Question: "Is this project eligible for Incentives from the Tax Increment Public Infrastructure Fund (TIPIF)? If so, does the developer intend on using the incentives?"
 Compliant Answer: Yes or N/A
 Response: **N/A**
 Comments: **no use of TIPIF**

28 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.4.11**

Statement: For office uses, the developer shall provide 1 employee bicycle parking space per 7,500 square feet of GFA and 1 visitor/customer bicycle parking space per 20,000 square feet of GFA. On-street bicycle parking spaces (as defined in Section VI.G.) may be counted toward the minimum customer/visitor bicycle parking requirement.
 Question: "For office uses, has the developer provided 1 employee bicycle parking space per 7,500 square feet of GFA and 1 visitor/customer bicycle parking space per 20,000 square feet of GFA? Are any required spaces provided as "on-street" space (i.e. along streetscape)?"
 Compliant Answer: Yes or N/A
 Response: **N/A**
 Comments:

29 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.4.12**

Statement: For residential uses the developer shall provide 1 tenant bicycle parking space per 3 units and 1 visitor bicycle parking space per 50 units. On-street bicycle parking spaces (as defined in Section VI.G.) may be counted toward the minimum customer/visitor bicycle parking requirement.
 Question: "For residential uses, has the developer provided 1 tenant bicycle parking space per 3 units and 1 visitor bicycle parking space per 50 units? Are any required spaces provided as "on-street" space (i.e. along streetscape)?"
 Compliant Answer: Yes or N/A
 Response: **Yes**
 Comments:

30 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.4.13**

Statement: For retail uses the developer shall provide 1 employee bicycle parking space per 5,000 square feet of GFA and 1 visitor/customer bicycle parking space per 25,000 square feet of GFA. On-street bicycle parking spaces (as defined in Section VI.G.) may be counted toward the minimum customer/visitor bicycle parking requirement.
 Question: "For retail uses has the developer provided 1 employee bicycle parking space per 5,000 square feet of GFA and 1 visitor/customer bicycle parking space per 25,000 square feet of GFA? Are any required spaces provided as "on-street" space (i.e. along streetscape)?"
 Compliant Answer: Yes or N/A
 Response: **N/A**
 Comments:

31 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.4.14**

Statement: For hotel uses, the developer shall provide 1 employee bicycle parking space per 10 guest rooms. On-street bicycle parking spaces (as defined in Section VI.G.) may be counted toward the minimum customer/visitor bicycle parking requirement.
 Question: "For hotel uses, has the developer provided 1 tenant bicycle parking space per 10 guest rooms? Are any required spaces provided as "on-street" space (i.e. along streetscape)?"
 Compliant Answer: Yes or N/A
 Response: **N/A**
 Comments:

32 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.4.15**

Statement: All tenant and employee bicycle parking facilities are to be highly visible to intended users and shall be protected from rain and snow within a structure, meeting Class 1 secure storage standards as contained in the Arlington County Master Transportation Plan's Bicycle Element (July 2008) and as may be subsequently amended. The bicycle parking facilities shall not encroach on any area in the public right of way intended for use by pedestrians, nor shall they encroach on any required fire egress.

Question: "Are the bicycle parking facilities highly visible to intended users, protected from the elements within a structure meeting Class 1 secure storage standards and located in such a way so as to not encroach on any area in the public right of way intended for use by pedestrians or fire egress?"

Compliant Answer: Yes

Response: **Yes**

Comments:

33 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.4.16**

Statement: Where tenant and employee bicycle parking cannot be accommodated within structured parking located on site, the design of the independent bicycle parking facility, also to be located on site, shall be screened from view of pedestrians along a Street and constructed using the same materials or materials appearing to be the same as those used on the primary building(s).

Question: "Does the project include an independent bicycle parking facility? If so, is it properly screened from view of pedestrians along a Street and constructed using the same materials or materials appearing to be the same as those used on the primary building(s)."

Compliant Answer: Yes or N/A

Response: **N/A**

Comments:

34 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.4.17**

Statement: Shared parking shall be designated by appropriate signage and markings as required by County policy.

Question: Is the shared parking designated by appropriate signage and marking as required by County policy?

Compliant Answer: Yes

Response: **Yes**

Comments: **Parking signage to be determined at a later time.**

35 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.4.18**

Statement: Proposed parking shall comply with Section 33 of the Arlington County Zoning Ordinance.

Question: "Do the proposed parking spaces comply with Section 33 of the Zoning Ordinance? (i.e. space and dimensions, drive aisle widths, etc)"

Compliant Answer: Yes

Response: **Yes**

Comments:

36 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.5.1**

Statement: Generally, retail is required on the ground story of Main Street Sites and to a lesser degree, on Local sites. If this is an Avenue site, retail is permitted when the underlying zoning is zoned commercial "C" or where properties are zoned "CP-FBC".

Question: Has retail been included on the ground story for this site?

Compliant Answer: Yes or No

Response: **No**

Comments: **no retail planned; site zoned S-3A**

37 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.5.2**

Statement: Unless otherwise noted, retail is an inclusive phrase that encompasses consumer comparison goods (general merchandise, apparel, furnishings and other types of similar merchandise-commonly referred to as GAFO categories in the retail industry-convenience goods, food/delis, gifts, drugstore items, personal care, cards/stationary), personal business services, preprofessional offices, restaurants, grocery stores, and hotel, theater, and other uses that provide visual interest and create active street life. Other uses, which in the judgment of the Zoning Administrator are of the same general character as those listed below and will not be detrimental to the district in which it is to be located, may be allowed.

Question: Does the proposed retail conform to the primary retail or secondary retail lists?

Compliant Answer: Yes or N/A

Response: **N/A**

Comments:

38 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.6.1**

Statement: Certain Historic Structures and Historic Facades are viewed as integral to the current and future identity of Columbia Pike.

Question: "Does the site contain an Historic Structure or Historic facade, as identified in the Form Based Code?"

Compliant Answer: Yes or N/A

Response: **N/A**

Comments:

39 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.6.2**

Statement: Note: Historic Structures and Historic Facade buildings have no minimum parking requirements (redevelopment is not required to obtain this exemption). Redevelopment projects incorporating Historic Structures and Historic Facades are exempt from the County's parking requirements for that portion of the project that includes the historic property. Siting and element requirements of the Building Envelope Standards can be modified for that portion of any redevelopment project that includes a Historic Structure or Historic Facade that is preserved. Developers are exempted from constructing certain Streetscape improvements, including: utility undergrounding, provision of street furniture; provision of public; provision of civic greens and squares. Sites containing Historic Structures may be redeveloped under the Form Based Code subject to any special provisions that apply to the site in the Regulating Plan AND administrative review by the Arlington Historical Affairs and Landmark Review Board (HALRB).

Question: "If the site contains a Historic Structure, has the application been reviewed by HALRB?"

Compliant Answer: Yes or N/A

Response: **N/A**

Comments:

40 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.6.3**

Statement: When located on any site that is redeveloped pursuant to the Form Based Code, Historic Structures shall be preserved in their entirety and shall not be subject to the BES prescriptions of this Code.

Question: "If the site contains a Historic Structure, has the Historic Structure been preserved in its entirety?"

Response: **N/A**

Comments:

41 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.6.4**

Statement: Sites incorporating Historic Facades may be redeveloped under the Form Based Code subject to any special provisions that apply to the site in the Regulating Plan or in this section and administrative review by HALRB.

Question: "If the site contains a Historic facade, has it been redeveloped according to the Code with administrative review by the HALRB?"

Compliant Answer: Yes or N/A

Response: **N/A**

Comments:

42 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.6.5**

Statement: When located on any site that is redeveloped pursuant to the Form Based Code, Historic Facades shall be preserved and shall not be subject to the BES prescriptions of this Code.

Question: "If this site contains a Historic facade, has it been preserved?"

Compliant Answer: YES or N/A

Response: **N/A**

Comments:

43 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.6.6**

Statement: Optional exception: Up to 2 additional stories with appropriate design and tapering, subject to HALRB review and approval, are permitted on the remainder of the site, provided overall building height is within the maximum (in feet) for the site.

Question: Have no more than 2 additional stories been added on the remainder of the site if a Historic Structure or facade has been preserved with appropriate design and tapering per review and approval by HALRB?

Compliant Answer: Yes or N/A

Response: **N/A**

Comments:

44 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.6.7**

Statement: Developers are required to obtain a Certificate of Appropriateness from the HALRB for projects involving the identified Historic Structures and Historic Facades prior to the application submission. Such Certificates of Appropriateness shall be governed by the processes, standards, and right of appeal as set forth in Section 31A of the Zoning Ordinance.

Question: Has the developer obtained a Certificate of Appropriateness from the HALRB if the project involves a Historic Structure or Historic facade?

Compliant Answer: Yes or N/A

Response: **N/A**

Comments:

45 Regulating Plans: Rules for the Regulating Plan and New Development Plans**AII.III.B.7**

Statement: Note: Within the Columbia Pike Special Revitalization District, the developer/property owner is required to construct and maintain all Streetscape improvements according to the Streetscape Standards in Section V. as part of the redevelopment project. Examples of streetscape improvements required as part of redevelopment include: Installing sidewalks, to include curbs and gutters, as indicated by the Regulating Plan and in the Columbia Pike Street Space Planning Task Force Report; Undergrounding utilities, where not already done; Installing street furniture; benches, trash receptacles, bicycle racks, etc; Installing street trees and street lights as prescribed herein; Constructing other public spaces, such as greens and squares or alleys, where indicated on the Regulating Plan; Dedicating public access easements; Providing public art, as indicated in the Public Art Master Plan.

Question: Is the developer project consistent with the public improvements requirements identified in the Regulating Plan?

Compliant Answer: Yes or N/A

Response: **Yes**

Comments:

46 Regulating Plans: Regulating Plans

AII.III.C.1.1

Question: "Does the project require a rezoning to utilize the FBC (i.e. to ""CP-FBC"")? If no, skip the next Question:on."
 Compliant Answer: Yes or N/A
 Response: **No**
 Comments: **No it is currently Zone S-3A - Acceptable per Section 20 of the ACZO**

47 Regulating Plans: Regulating Plans

AII.III.C.1.2

Question: "If Yes to above, have all necessary documents been submitted to the Zoning office for re-zoning?"
 Compliant Answer: Yes or N/A
 Response: **N/A**
 Comments:

48 Regulating Plans: Regulating Plans

AII.III.C.1.3

Statement: The site will have adequate access for emergency vehicles allowing necessary movement and turning radii.
 Question: Does the project have appropriate access for emergency vehicles?
 Compliant Answer: Yes or No
 Response: **Yes**
 Comments:

49 Regulating Plans: Regulating Plans

AII.III.C.1.4

Statement: ---
 Question: Do the lanes indicated as emergency routes meet the minimum width required for emergency vehicles?
 Compliant Answer: Yes or No
 Response: **Yes**
 Comments:

50 Regulating Plans: Regulating Plans

AII.III.C.1.5

Statement: ---
 Question: "Does the project have an adequate amount and placement of fire hydrants and FDC standpipes, if needed?"
 Compliant Answer: Yes or No
 Response: **Yes**
 Comments:

Section V: Streetscape Standards (Universal)**51 Streetscape Standards: General Principles and Intent**

AII.V.A.1

Statement: "General Principles and Intent: The Street and building facade shall receive more attention than the rest of the building. Streetscape elements, such as brick pavers, benches and waste-bins, throughout the Columbia Pike Special Revitalization District must be consistent within a project and should be consistent from project to project within an activity node (i.e. Town Center). Street Trees are part of an overall Streetscape plan designed to give special character to each Street and coherence to each area. The desired aesthetic shall be achieved through the use of native/proven, hardy, adapted species where reasonable. Public Art shall be provided in accordance with the Arlington County Public Art policy and the Public Art Master Plan. Building Facades are the public ""face"" or every building. Owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines along the area in front of their buildings within the ""shy zone"", which is the area on the sidewalk within 2 feet of the building face. The private, rear portions of the Lots (toward the Alley) allow commercial operators to utilize these spaces as efficient working environments unseen by the public and allow residents to have private and semi-private (for apartment and condominium buildings) open space."
 Question: Does the project conform to the above mentioned Principles and Intent?
 Compliant Answer: Yes
 Response: **Yes**
 Comments:

52 Streetscape Standards: Minimum Standards

AII.V.B.1.1

Statement: Each street shall have canopy shade trees (street trees). Wherever the regulating plan does not show specific street tree placement, street trees shall be planted along the Street Tree Alignment Line at an average spacing not greater than 25 to 30 feet on center (measured per block face).
 Question: Have street trees been planted in the proper locations?
 Compliant Answer: Yes
 Response: **Yes**
 Comments: **installed by others**

53 Streetscape Standards: Minimum Standards

AII.V.B.1.2

Statement: Required tree planting area widths are specified on the typical street cross sections in the Master Transportation Plan – Part I. However, open soil surface area shall be not less than 60 square feet per isolated tree, and connected (tree strip) planting areas are encouraged. The planting area's minimum dimension shall be 5 feet or as indicated in Arlington County Landscape Standards, Section II.B. Tree Pit Size/Planting Strip Size.
 Question: Do the tree planting areas meet the aforementioned size requirements?
 Compliant Answer: Yes
 Response: **Yes**
 Comments: **installed by others**

54 Streetscape Standards: Minimum Standards

AII.V.B.1.3

Statement: At planting, trees shall be at least 4 to 4.5 inches in diameter (4 feet above grade) and at least 12 feet in overall height
 Question: Are the trees at least 4 to 4.5 inches in diameter (4 feet above grade) and at least 12 feet in overall height?
 Compliant Answer: Yes
 Response: **Yes**
 Comments: **installed by others**

55 Streetscape Standards: Minimum Standards	All.V.B.1.4
Statement:	Tree species shall be selected from the Columbia Pike Special Revitalization District Street Tree List.
Question:	Have the street trees planted by the developer been selected from the Columbia Pike Special Revitalization District Street Tree List?
Compliant Answer:	Yes or N/A
Response:	Yes
Comments:	installed by others
56 Streetscape Standards: Minimum Standards	All.V.B.1.5
Statement:	Any unpaved ground area fronting the lots (to the curb) shall be planted with groundcover or flowering vegetation.
Question:	Is the unpaved ground area fronting the lots (to the curb) planted with groundcover or flowering vegetation?
Compliant Answer:	Yes
Response:	Yes
Comments:	
57 Streetscape Standards: Minimum Standards	All.V.B.1.6
Statement:	Street trees shall be "limbed up" so as to not interfere with pedestrian or auto/truck travel (minimum 7 feet clear over the sidewalk and 14 feet over the travel lanes of the street).
Question:	Are the street trees "limbed up" so as to not interfere with pedestrian or auto/truck travel?
Compliant Answer:	Yes
Response:	Yes
Comments:	installed by others
58 Streetscape Standards: Minimum Standards	All.V.B.1.7
Statement:	Low metal fencing or railing that is attractive and durable shall be installed around street tree pit areas to prevent pedestrian damage to planting materials. Consistency of fencing design is required within a project and within a block face. (Tree fencing shall not be required in locations where the clear sidewalk area is less than 6 feet in width.)
Question:	Has low metal fencing or railing been installed around street tree pits areas?
Compliant Answer:	Yes
Response:	Yes
Comments:	installed by others
59 Streetscape Standards: Minimum Standards	All.V.B.2.1
Statement:	On Local and Neighborhood Sites only, at least 1 canopy shade tree per 550 square feet of the required open (unpaved) area shall be planted in the rear lot area and no closer than 5 feet to any common lot line. Such trees shall be at least 4 to 4.5 inches caliper (4 feet above grade) and 10 feet in overall height. Species shall be selected from the Columbia Pike Special Revitalization District Street Tree List.
Question:	"For Local and Neighborhood Sites only, has at least 1 canopy shade tree, selected from the Columbia Pike Special Revitalization District Street Tree list, per 550 square feet of the required open (unpaved) area shall be planted in the rear lot and no closer than 5 feet to any common lot line and are these trees at least 4 to 4.5 inches in caliper and 10 feet in overall height?"
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
60 Streetscape Standards: Minimum Standards	All.V.B.3.1
Statement:	Sidewalks not otherwise designated on the typical street cross sections in the Master Transportation Plan – Part I are a minimum of 5 feet wide and shall be constructed to meet all County specifications.(i.e. sidewalks that are not along streets)
Question:	Are sidewalks at least 5 feet wide and constructed to meet all County specifications?
Compliant Answer:	Yes
Response:	Yes
Comments:	
61 Streetscape Standards: Minimum Standards	All.V.B.3.2
Statement:	Where an area is unpaved, owners may place pavers and/or stepping stone walks between the curb and the sidewalk and between the sidewalk and entry/steps. Within the street the width of such walkways shall not exceed 6 feet and walkways shall not be located less than 8 feet from any street tree.
Question:	Are walkways in unpaved areas no greater than 6 feet wide and at least 8 feet from any street line?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	no unpaved areas
62 Streetscape Standards: Minimum Standards	All.V.B.3.3
Statement:	Sidewalks along Columbia Pike are divided into zones. Clear zones (no less than 6 feet in width) are to be plain poured concrete.
Question:	Are clear zones at least 6 feet wide and constructed of plain poured concrete?
Compliant Answer:	Yes
Response:	Yes
Comments:	

63 Streetscape Standards: Minimum Standards

All.V.B.3.4

Statement: Sidewalks in shy zones (at least 2 feet in width) are encouraged to have a variety of paving materials, textures and colors. Paving designs are to be consistent within a project.

Question: "Are shy zones at least 2 feet in width and varied, yet consistent within a project?"

Compliant Answer: Yes

Response: **Yes**

Comments:

64 Streetscape Standards: Minimum Standards

All.V.B.3.5

Statement: Furniture zones (up to 6 feet in width) are encouraged to have a variety of paving materials, textures and colors. Paving designs are to be consistent within a project.

Question: "Are furniture zones at no greater than 6 feet in width and varied, yet consistent within a project?"

Compliant Answer: Yes

Response: **Yes**

Comments:

65 Streetscape Standards: Minimum Standards

All.V.B.4.1

Statement: Where visible from the street and along the alley, all turf grass must be solidly sodded at installation. In place of sod, groundcovers may be used.

Question: "Is visible turf sodded, or is groundcover provided?"

Compliant Answer: Yes or N/A

Response: **N/A**

Comments:

66 Streetscape Standards: Minimum Standards

All.V.B.4.2

Statement: The portion of the street between the owner's lot lines and the back of curb and the portion of the alley between the lot lines and the edge of pavement are to be maintained by the owner.

Question: "Are the portions of the street between the lot lines and back of curb, as well as the portion of the alley between the lot lines and edge of pavement maintained by the owner?"

Compliant Answer: Yes

Response: **Yes**

Comments:

67 Streetscape Standards: Minimum Standards

All.V.B.5.1

Statement: On-street parking nubs are to be incorporated into the sidewalk in a pattern consistent with the Master Transportation Plan. The parking space and tree planting pattern may be interrupted by existing or proposed new driveways, streets, alleys, and transit stops or stations.

Question: Are nubs incorporated into the sidewalk consistent with the Master Transportation Plan?

Compliant Answer: Yes

Response: **Yes**

Comments: **constructed by others**

68 Streetscape Standards: Minimum Standards

All.V.B.5.2

Statement: Parking spaces shall be constructed to allow proper drainage toward a valley gutter at the curb line.

Question: Are parking spaces constructed to allow proper drainage?

Compliant Answer: Yes

Response: **Yes**

Comments: **constructed by others**

69 Streetscape Standards: Minimum Standards

All.V.B.5.3

Statement: Parking spaces shall be constructed according to County standards to ensure accessibility for street cleaning vehicles.

Question: Are parking spaces constructed according to County standards to ensure accessibility for street cleaning vehicles?

Compliant Answer: Yes

Response: **Yes**

Comments: **constructed by others**

70 Streetscape Standards: Minimum Standards

All.V.B.6.1

Statement: Benches in the Columbia Pike corridor shall be the Victor Stanley "Streetsites" model # R-B 28 or equivalent. Benches will have backs and arm rests. Benches located in the Furniture Zone, and oriented perpendicular to the street, shall be 4 feet in length. Benches located in the Furniture Zone but not perpendicular to the Street may be longer so long as their length does not conflict with the placement of other streetscape elements or obstruct necessary pedestrian movement.

Question: "Do the proposed benches meet the aforementioned requirements? If a different model is proposed, do you concur with the selection?"

Compliant Answer: Yes

Response: **Yes**

Comments: **installed by others**

71 Streetscape Standards: Minimum Standards**All.V.B.6.2**

Statement: For each Main Street and Avenue site, 1 bench shall be provided for every 50 feet of street frontage. (Use ratio to calculate total # of benches required; bench location/placement may be varied)

Question: Is 1 bench provided for every 50 feet of street frontage on a Main Street or Avenue site project?

Compliant Answer: Yes or N/A

Response: **Yes**

Comments: **installed by others.**

72 Streetscape Standards: Minimum Standards**All.V.B.6.3**

Statement: For each Local site that is built to a Live/Work standard, one bench shall be provided for every 100 feet of street frontage. Local sites that are not built to a Live/Work standard and Neighborhood sites are exempt from the bench requirement. (Use ratio to calculate total # of benches required; bench location/placement may be varied)

Question: Is 1 bench provided for every 100 feet of street frontage on a Local site project that is built to a Live/Work standard? Do you concur with the proposed bench location?

Compliant Answer: Yes or N/A

Response: **N/A**

Comments:

73 Streetscape Standards: Minimum Standards**All.V.B.6.4**

Statement: The standard waste bin is the Victor Stanley "Bethesda Series" model #S-42 or equivalent.

Question: "Are the standard waste bins provided the Victor Stanley "Bethesda Series" model #S-42 or equivalent? If a different model is proposed, do you concur with the selection? Do you concur with the proposed trash location?"

Compliant Answer: Yes or N/A

Response: **Yes**

Comments: **installed by others**

74 Streetscape Standards: Minimum Standards**All.V.B.6.5**

Statement: At a minimum, one waste bin shall be provided at each block corner or building corner.

Question: Is at least 1 waste bin provided at each block corner or building corner?

Compliant Answer: Yes or N/A

Response: **Yes**

Comments: **installed by others**

75 Streetscape Standards: Minimum Standards**All.V.B.6.6**

Statement: Bike racks (2-space capacity) for the Columbia Pike corridor shall be an inverted "U" in galvanized steel with a baked-on black paint finish.

Question: "If bike racks are provided, are they the standard inverted "U" in galvanized steel with a baked-on black paint finish? Do you concur with the proposed bike rack location?"

Compliant Answer: Yes or N/A

Response: **Yes**

Comments:

76 Streetscape Standards: Minimum Standards**All.V.B.6.7**

Statement: Bike racks (2-space capacity) shall be installed on both sides of the Street, along the Street Tree Alignment Line or within the furniture zone (not to interfere with the placement of Street Trees or Street Lights). At the time of the development, the developer is only responsible for the installation of bicycle racks on the side(s) of the Street being developed.

Question: Has the developer installed bicycle racks in the appropriate locations on the side of the street he/she is developing? Do you concur with the proposed bike rack location?

Compliant Answer: Yes

Response: **Yes**

Comments:

77 Streetscape Standards: Minimum Standards**All.V.B.6.8**

Statement: Where feasible and not in conflict with other streetscape elements, at least 50% of visitor/guest bike racks shall be located within 50 feet of the primary residential/office building entrance and shall be located in groups of two or more. In all other locations, bike racks shall be distributed within a project either as a single rack or in groups of two.

Question: Is at least 50% of visitor/guest bike racks located within 50 feet of the primary residential/office building entrance and in groups of two? Are the remaining bike racks distributed within a project either as a single rack or in groups of two? Do you concur with the proposed guest bike rack location?

Compliant Answer: Yes

Response: **Yes**

Comments:

78 Streetscape Standards: Minimum Standards**All.V.B.7.1**

Statement: All plant material (including trees) shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.

Question: Does all plant material (including trees) conform to the standards of the American Association of Nurserymen and has passed any inspections required under State regulations?

Compliant Answer: Yes

Response: **Yes**

Comments:

79 Streetscape Standards: Minimum Standards	All.V.B.7.2
Statement:	Invasive exotic species found anywhere on the lot shall be removed.
Question:	Has the developer agreed to remove all invasive exotic species found anywhere on the lot? (Will need condition)
Compliant Answer:	Yes
Response:	Yes
Comments:	
80 Streetscape Standards: Minimum Standards	All.V.B.7.3
Statement:	Mechanic and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within any "street" (as defined by the FBC), with the exception of water pumps not visible).
Question:	Is mechanical and electrical equient stored or located outside of a street?
Compliant Answer:	Yes
Response:	Yes
Comments:	
81 Streetscape Standards: Minimum Standards	All.V.B.7.4
Statement:	Street lighting shall be placed along the Street Tree Alignment Line or within the Furniture Zone as shown in the Master Transportation Plan.
Question:	Is street lighting placed along the Street Tree Alignment Line or within the Furniture Zone?
Compliant Answer:	Yes
Response:	Yes
Comments:	installed by others
82 Streetscape Standards: Squares and Civic Greens	All.V.C.1.1
Statement:	If a square is required, it must have a minimum of 30% pervious surface area (turf, groundcover, soil, or mulch).
Question:	Does the square have a minimum of 30% pervious surface?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
83 Streetscape Standards: Squares and Civic Greens	All.V.C.1.2
Statement:	The remaining balance may be any paved surface including a maximum 30% impervious paved surface.
Question:	Is the maximum amount of impervious paved surface provided 30%?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
84 Streetscape Standards: Squares and Civic Greens	All.V.C.1.3
Statement:	A public art project (as defined in the Form Based Code or in the Arlington County Public Art policy) is required for squares.
Question:	"For the square, is public art provided?"
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
85 Streetscape Standards: Squares and Civic Greens	All.V.C.1.4
Statement:	Paved surfaces within squares, including the cartway (where motorized vehicles travel), shall have a coordinated, distinctive pattern that calls attention to the pedestrian nature of the area.
Question:	"Are paved areas designed with a coordinated, distinctive pattern?"
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
86 Streetscape Standards: Squares and Civic Greens	All.V.C.2.1
Statement:	If a civic green is required, it must have a minimum of 60% pervious surface area (turf, groundcover, soil, or mulch).
Question:	Does the civic green have a minimum of 60% pervious surface?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
87 Streetscape Standards: Squares and Civic Greens	All.V.C.2.2
Statement:	The remaining balance may be any paved surface including a maximum 30% impervious paved surface.
Question:	Is the maximum amount of impervious paved surface provided 30%?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
88 Streetscape Standards: Squares and Civic Greens	All.V.C.2.3
Statement:	A public art project (as defined in the Form Based Code or in the Arlington County Public Art policy) is required for civic greens.
Question:	"For the civic green, is public art provided?"
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	

89 Streetscape Standards: Squares and Civic Greens	All.V.C.2.4
Statement:	Paved surfaces within civic greens, including the cartway, shall have a coordinated, distinctive pattern that calls attention to the pedestrian nature of the area.
Question:	"Are paved areas designed with a coordinated, distinctive pattern?"
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
90 Streetscape Standards: Squares and Civic Greens	All.V.C.3.1
Statement:	Whenever the Regulating Plan does not show specific street tree placement, street trees shall be planted along the Street Tree Alignment Line at an average spacing not greater than 25 to 30 feet on center.
Question:	"Are street trees spaced no greater than 25 to 30 feet on center, unless shown otherwise on the Regulating Plan?"
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
91 Streetscape Standards: Squares and Civic Greens	All.V.C.3.2
Statement:	The ground surface elevation shall be between 0 and 18 inches above the top of the adjacent curb.
Question:	Is the ground surface elevation between 0 and 18 inches above the top of the adjacent curb?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
92 Streetscape Standards: Squares and Civic Greens	All.V.C.3.3
Statement:	Except for tree trunks, street lights, civic buildings, public art or monuments, there shall be a clear view between 2 and 10 feet above grade. The foliage of newly planted trees may intrude into this area until the tree has sufficient growth to allow such a clear trunk height.
Question:	"Is there a clear view between 2 and 10 feet above grade, except for tree trunks, street lights, civic buildings, public art, or
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
93 Streetscape Standards: Squares and Civic Greens	All.V.C.3.4
Statement:	Trees shall be selected from the Columbia Pike Special Revitalization District Street Tree List.
Question:	Are the trees species selected from the Pike Special Revitalization District Street Tree List?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
94 Streetscape Standards: Squares and Civic Greens	All.V.C.3.5
Statement:	Asphalt is prohibited on sidewalks, but may be incorporated in cartway design
Question:	Is asphalt absent from sidewalks?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
95 Streetscape Standards: Squares and Civic Greens	All.V.C.3.6
Statement:	The curb return radii on all block corners shall be 15 feet, where possible.
Question:	"Are curb return radii on all block corners 15 feet, where possible?"
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
96 Streetscape Standards: Street Tree List	All.V.D.1.1
Statement:	Invasive exotic tree species may not be used anywhere on lots or other areas within the Columbia Pike Special Revitalization District.
Question:	Has it been confirmed that there are no invasive exotic tree species used anywhere on the lots or other areas within the Columbia Pike Special Revitalization District?
Compliant Answer:	Yes or N/A
Response:	Yes ACGJsmith3
Comments:	
97 Streetscape Standards: Street Tree List	All.V.D.1.2
Statement:	Species in bold type in the Columbia Pike Special Revitalization District Street Tree List are specified (first preference) for placement along the Street Tree Alignment Line, as specified in the Regulating Plan.
Question:	Have appropriate tree species been planted along the Street Tree Alignment Line?
Compliant Answer:	Yes
Response:	Yes ACGJsmith3
Comments:	installed by others

98 Streetscape Standards: Street Tree List

Av.V.D.1.3

Statement: Species marked with an asterisk shall be used in limited areas such as larger open landscaped areas, rather than for street tree use.

Question: Have appropriate tree species been planted along the Street Tree Alignment Line?

Compliant Answer: Yes

Response: **Yes** ACG\Jsmith3

Comments: **installed by others**

Section IV: Building Envelope Standards (Avenue Site)

99 Building Envelope Standards: General Guiding Principles

Av.IV.A.1

Statement: BES General Guiding Principles - A. Buildings should be aligned and close to the street. Property lines are to be physically defined by buildings or street walls. B. Streetscape must demonstrate coherent building forms and create clear community identity. C. Buildings must have active uses along the street front to promote vitality. D. Sites must have clearly defined public and private spaces. E. Buildings should direct views to the urban streetscape and to courtyards and public spaces. F. Vehicle storage, refuse containers, and mechanical equipment should not be visible and must be kept away from street fronts. G. Retail should be located along the ground floor to promote vitality and active use. H. Off-street parking should be shared by multiple users to maximize resources and alleviate on-street parking. I. Any structures which have historic character must be preserved and the proposed design must complement and incorporate historic structures within the site.

Question: Is the project consistent with the appropriate BES shown on the Regulating Plan?

Compliant Answer: CONSISTENT

Response: **Consistent**

Comments:

100 Building Envelope Standards: Height Specifications

Av.IV.C.1.1

Statement: Heights are measured in stories and buildings are to be between 2 and 5 stories, except where noted elsewhere or in the Regulating Plan.

Question: "Is the building between 2 and 5 stories, except where noted elsewhere or in the Regulating Plan?"

Compliant Answer: Yes

Response: **Yes**

Comments:

101 Building Envelope Standards: Height Specifications

Av.IV.C.1.2

Statement: No parking structure within the block shall exceed the eave height of any building (built after 2002) within 50 feet of parking structure.

Question: Are all parking structures within the block no greater in height than the eave of any building (built after 2002) that is within 50 feet?

Compliant Answer: Yes or N/A

Response: **Yes**

Comments:

102 Building Envelope Standards: Height Specifications

Av.IV.C.1.3

Statement: The ground story finished floor elevation of any residential unit shall be no less than 36 inches above the fronting sidewalk.

Question: Is the ground story finished floor elevation of any residential unit no less than 36 inches above the fronting sidewalk?

Compliant Answer: Yes

Response: **Yes**

Comments:

103 Building Envelope Standards: Height Specifications

Av.IV.C.1.4

Statement: The maximum floor-to-floor story height limit for the ground floor story is 24 feet.

Question: Is the maximum floor-to-floor story height for the ground floor 24 feet?

Compliant Answer: Yes

Response: **Yes**

Comments:

104 Building Envelope Standards: Height Specifications

Av.IV.C.1.5

Statement: No less than 80 percent of the ground floor story shall have at least 12 feet in clear height.

Question: Does the ground floor story have at least 12 feet in clear height for at least 80 percent of ?

Compliant Answer: Yes

Response: **Yes**

Comments:

105 Building Envelope Standards: Height Specifications

Av.IV.C.1.6

Statement: The maximum floor-to-floor story height limit for upper stories is 14 feet.

Question: Is the maximum floor-to-floor story height for all upper stories 14 feet?

Compliant Answer: Yes

Response: **Yes**

Comments:

106 Building Envelope Standards: Height Specifications	Av.IV.C.1.7
Statement:	At least 80 percent of the upper stories shall each have at least 9 feet clear (floor to ceiling) height and the uppermost story shall have at least 10 feet clear height.
Question:	Do the upper stories each have at least 9 feet clear (floor to ceiling) height and does the uppermost story have at least 10 feet clear height for at least 80 percent of their areas?
Compliant Answer:	Yes
Response:	Yes
Comments:	
107 Building Envelope Standards: Height Specifications	Av.IV.C.1.8
Statement:	Mezzanines greater than 1/3 of the floor area footprint shall be counted as a full story.
Question:	"Are there any mezzanines greater than 1/3 of the floor area footprint? If no, skip the next Question."
Compliant Answer:	Yes or No
Response:	No
Comments:	
108 Building Envelope Standards: Height Specifications	Av.IV.C.1.9
Statement:	Mezzanines greater than 1/3 of the floor area footprint shall be counted as a full story.
Question:	"If so, have they been counted as an additional story?"
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
109 Building Envelope Standards: Height Specifications	Av.IV.C.1.10
Statement:	Where any part of an Avenue site is within 40 feet of a Local Site, Neighborhood Site, or single-family home, the maximum height for that portion is 32 feet to the eaves or parapet.
Question:	"Where any part of an Avenue site is within 40 feet of a Local Site, Neighborhood Site, or single-family home, is the maximum height for that portion 32 feet to the eaves or parapet?"
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
110 Building Envelope Standards: Siting Specifications	Av.IV.C.2.1
Statement:	The street façade shall be built to the RBL not less than 10 percent of the RBL.
Question:	Has the street facade been built to the RBL not less than 10 percent of the RBL?
Compliant Answer:	Yes
Response:	Yes
Comments:	
111 Building Envelope Standards: Siting Specifications	Av.IV.C.2.2
Statement:	That portion of a façade that is required to be built to the RBL shall be composed as a simple plane (limited jogs less than 18 inches are considered a simple plane within this requirement) interrupted only by Porches, Stoops, Bay Windows, Shopfronts, and Balconies.
Question:	"Is that portion fo the facade that is required to be built to the RBL composed as s simple plane (as defined above interrupted only by porches, stoops, bay windows, shopfronts, and balconies)?"
Compliant Answer:	Yes
Response:	Yes
Comments:	
112 Building Envelope Standards: Siting Specifications	Av.IV.C.2.3
Statement:	Buildings shall occupy only the area of the lot specified in the siting specifications of the BES as a buildable area.
Question:	Does the building occupy only the area of the lot specified in the siting specifications of the BES as a buildable area?
Compliant Answer:	Yes
Response:	Yes
Comments:	
113 Building Envelope Standards: Siting Specifications	Av.IV.C.2.4
Statement:	No part of any building excepting overhanging eaves and BES permitted balconies, bay windows, stoops, and shopfronts shall encroach into the street beyond the RBL.
Question:	"Are all parts of the building, with the exception of BES permitted balconies, bay windows, stopps and shopfronts, within the RBL?"
Compliant Answer:	Yes
Response:	Yes
Comments:	
114 Building Envelope Standards: Siting Specifications	Av.IV.C.2.5
Statement:	No part of any building (excepting overhanging eaves, balconies, stoops, and small and unroofed garden structures) shall occupy the remaining lot area. The minimum open contiguous area shall comprise of at least 30% of the total buildable area and can be located anywhere within the buildable area of the site.
Question:	Does the building satisfy these requirements and does the minimum open contiguous area comprise at least 30% of the total buildable area?
Compliant Answer:	Yes
Response:	Yes
Comments:	

115 Building Envelope Standards: Siting Specifications	Av.IV.C.2.6
Statement:	There are no required side lot line setbacks unless shared with an existing single-family house.
Question:	Does the property share a side lot line with a single family house?
Compliant Answer:	Yes or No
Response:	No
Comments:	
116 Building Envelope Standards: Siting Specifications	Av.IV.C.2.7
Statement:	An 8-foot setback is required along a side lot line where shared with an existing single-family house.
Question:	"If yes above, is there a minimum setback of 8 feet provided along side lot lines?"
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
117 Building Envelope Standards: Siting Specifications	Av.IV.C.2.8
Statement:	Any garage and/or parking areas for vehicles (autos, trailers, boats, etc.) – except where parking is located in an ancillary structure, enclosed in a rear-loading town-house garage, or in a below grade garage – on private property shall not be located within 25 feet from any RBL and shall be screened from the Street by a Street Wall.
Question:	"Are all garage and/or parking areas for vehicles on private property, with the exceptions enumerated above, located at least 25 feet from any RBL and are they screened from the street by a street wall?"
Compliant Answer:	Yes
Response:	Yes
Comments:	
118 Building Envelope Standards: Siting Specifications	Av.IV.C.2.9
Statement:	Parking access shall be from an alley where present. Designated garage entries and alleys shall be the sole means of automobile access to a site, unless otherwise approved by the Zoning Administrator with a recommendation from the Administrative Review Team.
Question:	"Is the parking access from an alley, if present, and are the designated garage entries and alleys the sole means of automobile access to the site?"
Compliant Answer:	Yes
Response:	Yes
Comments:	
119 Building Envelope Standards: Siting Specifications	Av.IV.C.2.10
Statement:	Garage doors shall not face (be at an angle of less than 90 degrees from the RBL or right of way) the RBL.
Question:	Have the garage doors been situated in such a way that they do not face the RBL?
Compliant Answer:	Yes
Response:	Yes
Comments:	
120 Building Envelope Standards: Siting Specifications	Av.IV.C.2.11
Statement:	On sites with no alley access, there shall be a 25-foot setback from the rear lot line.
Question:	Does this site have alley access?
Compliant Answer:	Yes or No
Response:	Yes
Comments:	
121 Building Envelope Standards: Siting Specifications	Av.IV.C.2.12
Statement:	On sites with no alley access, there shall be a 25-foot setback from the rear lot line.
Question:	"If no above, has a 25-foot setback from the rear lot line been provided?"
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
122 Building Envelope Standards: Siting Specifications	Av.IV.C.2.13
Statement:	Corner lots shall be treated as having street frontage on both the front and side streets (or RBLs).
Question:	Is this a corner lot?
Compliant Answer:	Yes or No
Response:	No
Comments:	
123 Building Envelope Standards: Siting Specifications	Av.IV.C.2.14
Statement:	---
Question:	"If yes above, have the corner lots been treated as having street frontage on both the front and side streets (or RBLs)?"
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
124 Building Envelope Standards: Siting Specifications	Av.IV.C.2.15
Statement:	Any unbuilt RBL shall have a garden wall along it, between 2 feet and 3 feet in height.
Question:	Is there an unbuilt RBL?
Compliant Answer:	Yes
Response:	Yes
Comments:	

125 Building Envelope Standards: Siting Specifications

Av.IV.C.2.16

Statement: ---
Question: "If yes above, does the unbuilt RBL have a garden wall along it, between 2 feet and 3 feet in height?"
Compliant Answer: Yes
Response: **Yes**
Comments:

126 Building Envelope Standards: Siting Specifications

Av.IV.C.2.17

Statement: Any unbuilt rear or common lot line that is located more than 15 feet behind the RBL may have a privacy fence along it that is 7 feet in height.
Question: "If a privacy fence has been constructed per this regulation, is it no more than 7 feet in height?"
Compliant Answer: Yes or N/A
Response: **N/A**
Comments:

127 Building Envelope Standards: Siting Specifications

Av.IV.C.2.18

Statement: The BES for Local Sites may be utilized on Avenue Sites.
Question: Have the BES for either Avenue or Local Sites been applied to this project?
Compliant Answer: Yes
Response: **Yes**
Comments: **Avenue**

128 Building Envelope Standards: Elements Specifications

Av.IV.C.3.1

Statement: Fenestration shall be between 30 percent and 70 percent of all RBL building facades (when measured as a percentage of the area of each façade and story between 3 and 9 feet above the finished floor).
Question: "Does each story's facade have between 30 percent and 70 percent fenestration, as measured per these requirements?"
Compliant Answer: Yes
Response: **Yes**
Comments:

129 Building Envelope Standards: Elements Specifications

Av.IV.C.3.2

Statement: Blank lengths of wall along any RBL façade of more than 20 linear feet are prohibited.
Question: Has it been confirmed that there are no blank lengths of wall along any RBL facade of more than 20 linear feet?
Compliant Answer: Yes
Response: **Yes**
Comments:

130 Building Envelope Standards: Elements Specifications

Av.IV.C.3.3

Statement: When provided, balconies are required to be a minimum of 5 feet deep and 8 feet wide (except where the RBL is within 8 feet of a right of way).
Question: Are balconies provided for upper story units and do they meet the required dimensions?
Compliant Answer: Yes
Response: **Yes**
Comments:

131 Building Envelope Standards: Use Specification

Av.IV.C.4.1

Statement: A ground floor may include residential uses and have small professional office, building lobby, or building manager's/maintenance offices (each less than 1,000 square feet). [Retail uses are permitted on a ground floor where the underlying zoning is zoned commercial "C" or where properties are zoned "CP-FBC".]
Question: Has residential uses been proposed for the ground floor?
Compliant Answer: Yes or No
Response: **Yes**
Comments:

132 Building Envelope Standards: Use Specification

Av.IV.C.4.2

Statement: ---
Question: "If yes to above, does the underlying zoning permit retail uses, or has a rezoning application been filed?"
Compliant Answer: Yes or N/A
Response: **N/A**
Comments:

133 Building Envelope Standards: Use Specification

Av.IV.C.4.3

Statement: Retail uses are not permitted on upper stories. However, business and professional offices including medical, legal, insurance, philanthropic, real estate, banking and other office which in the judgement of the Zoning administrator with a recommendation from the Administrative Review Team are of the same general character as those listed above may be located on the second floor.
Question: Is it confirmed that no retail uses are proposed on the upper stories?
Compliant Answer: Yes
Response: **Yes**
Comments:

134 Building Envelope Standards: Use Specification

Av.IV.C.4.4

Statement: ---
 Question: Have business and professional offices been proposed on the second floor; and if so are the uses permitted by the zoning administrator?
 Compliant Answer: Yes or No or N/A
 Response: **No**
 Comments:

Section VI: Architecture Standards (Avenue Site)**135 Architecture Standards: General Principles and Intent**

Av.VI.A.1

Statement: "General Principles and Intent: The Street and building facade shall receive more attention than the rest of the building. Streetscape elements, such as brick pavers, benches and waste-bins, throughout the Columbia Pike Special Revitalization District must be consistent within a project and should be consistent from project to project within an activity node (i.e. Town Center). Street Trees are part of an overall Streetscape plan designed to give special character to each Street and coherence to each area. The desired aesthetic shall be achieved through the use of native/proven, hardy, adapted species where reasonable. Public Art shall be provided in accordance with the Arlington County Public Art policy and the Public Art Master Plan. Building Facades are the public "face" or every building. Owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines along the area in front of their buildings within the "shy zone", which is the area on the sidewalk within 2 feet of the building face. The private, rear portions of the Lots (toward the Alley) allow commercial operators to utilize these spaces as efficient working environments unseen by the public and allow residents to have private and semi-private (for apartment and condominium buildings) open space."
 Question: Does the project generally conform to these principles?
 Compliant Answer: Yes
 Response: **Yes**
 Comments:

136 Architecture Standards: General Principles and Intent

Av.VI.A.2

Statement: While only materials, techniques, and product types prescribed here are allowed, equivalent or better practices and products are encouraged. They shall be submitted to the Administrative Review Team and may be added to the approved list after proper review by the County.
 Question: "Have any new products or materials been proposed that require review by the Administrative Review Team? If so, are they considered acceptable to the Administrative Review Team?"
 Compliant Answer: Yes or No
 Response: **No**
 Comments:

137 Architecture Standards: General Principles and Intent

Av.VI.A.3

Statement: LEED (Leadership in Energy and Environmental Design) standards, or an equivalent standard, should be incorporated into the building design including the submission of a LEED scorecard in the administrative review process.
 Question: Has a LEED scorecard been submitted and what is the score? Has it been reviewed by DES (Joan Kelsch)?
 Compliant Answer: Yes
 Response: **Yes**
 Comments: **An Earthcraft Multi-family form has been submitted.**

138 Architecture Standards: General Principles and Intent

Av.VI.A.4

Statement: Many of these standards apply only in conditions Where Clearly Visible From The Street. Note that the definition of Street includes parks, Civic Squares, and Civic Greens. These controls therefore concentrate on the public space/views from the public space and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a Street Wall is not Clearly Visible From The Street.
 Question: Does the project generally conform to these standards where clearly visible from the street (i.e. within 30 feet of the street)?
 Compliant Answer: Yes
 Response: **Yes**
 Comments:

139 Architecture Standards: Building Walls (Exterior)

Av.VI.B.2.1

Statement: Only certain building materials are permitted which include: brick and tile masonry; stucco (cementitious finish); native stone (or synthetic equivalent); pre-cast masonry (for trim and cornice elements only); Gypsum Reinforced Fiber Concrete (for trim elements only); metal (for beams, lintels, trim elements and ornamentation only); split-faced block (only for piers, foundation walls and
 Question: Has the developer used only permitted building materials where visible from the street?
 Compliant Answer: Yes
 Response: **Yes**
 Comments: **Staff will review final details during Façade Plan approval.**

140 Architecture Standards: Building Walls (Exterior)

Av.VI.B.2.2

Statement: Wall openings shall not span vertically more than 1 story, shall correspond to interior space and not span across building structure, shall be consistent horizontally (except for chimneys and piers) and shall be made within a constructional logic.
 Question: Do the walls conform to the aforementioned standards?
 Compliant Answer: Yes
 Response: **Yes**
 Comments:

141 Architecture Standards: Building Walls (Exterior)

Av.VI.B.2.3

Statement: Wood siding/wood simulation materials must be horizontal in configuration and smooth or rough-sawn in finish (no faux wood grain).
Question: Is the wood siding/simulated wood siding horizontal in configuration and smooth or rough-sawn in finish?
Compliant Answer: Yes or N/A
Response: **N/A**
Comments:

142 Architecture Standards: Building Walls (Exterior)

Av.VI.B.2.4

Statement: Stucco may have only a smooth or sand finish (no "cake icing" finish).
Question: Does the stucco have a smooth or sand finish?
Compliant Answer: Yes or N/A
Response: **N/A**
Comments:

143 Architecture Standards: Roofs and Parapets

Av.VI.C.2.1

Statement: The following roofing materials are permitted: clay or concrete (faux clay); tile (barrel or flat roman); slate (equivalent synthetic or better); metal (standing seam 5-v crimp, equivalent or better); dimensional asphalt shingles; cornices or soffits may be a combination of wood, vinyl and/or metal.
Question: Has the developer used only permitted roofing materials where visible from the street?
Compliant Answer: Yes
Response: **Yes**
Comments:

144 Architecture Standards: Roofs and Parapets

Av.VI.C.2.2

Statement: For pitched roofs, the primary ridge beam shall run parallel to the street.
Question: Does the primary ridge beam run parallel to the street?
Compliant Answer: Yes or N/A
Response: **N/A**
Comments:

145 Architecture Standards: Roofs and Parapets

Av.VI.C.2.3

Statement: The pitch of the roof (exclusive of roofs behind parapet walls) shall be between 6:12 and 12:12 for simple hip and gable roofs and between 4:12 and 7:12 for shed roofs, attached to the main structure.
Question: Does the pitch of the roof conform to the aforementioned requirements?
Compliant Answer: Yes or N/A
Response: **N/A**
Comments:

146 Architecture Standards: Roofs and Parapets

Av.VI.C.2.4

Statement: Eaves must overhang at least 24 inches on the primary structure.
Question: Do the eaves overhang at least 24 inches on the primary structure?
Compliant Answer: Yes or N/A
Response: **N/A**
Comments:

147 Architecture Standards: Roofs and Parapets

Av.VI.C.2.5

Statement: Rakes (gable end) must overhang at least 18 inches.
Question: Do the rakes overhang at least 18 inches?
Compliant Answer: Yes or N/A
Response: **N/A**
Comments:

148 Architecture Standards: Roofs and Parapets

Av.VI.C.2.6

Statement: Eaves and rakes on accessory buildings, dormers and other smaller structures must overhang at least 8 inches.
Question: "Do the eaves and rakes on accessory buildings, dormers and other smaller structures overhang at least 8 inches?"
Compliant Answer: Yes or N/A
Response: **N/A**
Comments:

149 Architecture Standards: Roofs and Parapets

Av.VI.C.2.7

Statement: Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).
Question: Are the soffits perpendicular to the building wall?
Compliant Answer: Yes or N/A
Response: **N/A**
Comments:

150 Architecture Standards: Roofs and Parapets

Av.VI.C.2.8

Statement: Timber eaves and balcony brackets must be a minimum of 5.5 inches in dimension.
Question: Are the timber eaves and balcony brackets a minimum of 5.5 inches in dimension?
Compliant Answer: Yes or N/A
Response: **N/A**
Comments:

151 Architecture Standards: Roofs and Parapets	Av.VI.C.2.9
Statement:	Parapet roofs are allowed for Main Street, Avenue and Live/Work sites where the roof material is not visible from any adjacent street
Question:	Is the parapet roof material visible from any adjacent street on this site?
Compliant Answer:	No
Response:	No
Comments:	
152 Architecture Standards: Roofs and Parapets	Av.VI.C.2.10
Statement:	Buildings without visible roof surfaces and overhanging eaves may satisfy the overhang requirement with a cornice projecting horizontally between 6 and 12 inches beyond the building walls. For buildings 3 stories or taller, the cornice projection shall increase an additional 6 to 12 inches per story.
Question:	Does the building meet the aforementioned cornice requirements?
Compliant Answer:	Yes or N/A
Response:	Yes
Comments:	18"
153 Architecture Standards: Roofs and Parapets	Av.VI.C.2.11
Statement:	Skylights and roof vents are permitted only on the roof plane opposite the primary street or RBL or when shielded from street view by the building's parapet wall.
Question:	Are the skylights and roof vents located only on the roof plane opposite the primary street or RBL or are they shielded from the street view by a parapet wall?
Compliant Answer:	Yes or N/A
Response:	Yes
Comments:	
154 Architecture Standards: Roofs and Parapets	Av.VI.C.2.12
Statement:	Green roof technologies are encouraged. Vegetative cover should be considered for flat roofs and solar panels should be considered for integration into pitched roof structures.
Question:	Has the developer employed green roof technologies and designed vegetative cover or solar panels?
Compliant Answer:	Yes or No
Response:	Yes
Comments:	Green roof technologies; no vegetative roof
155 Architecture Standards: Street Walls	Av.VI.D.2.1
Statement:	The following materials are permitted for the construction of street walls: native/regional stone or equivalent imitation stone; metal (wrought iron, welded steel and/or aluminum [black] for gates only); brick; stucco on concrete block (or poured) only with brick or stone coping; a combination of materials (eg. stone piers with brick infill panels). The following materials are permitted for the construction of street walls: native/regional stone or equivalent imitation stone; metal (wrought iron, welded steel and/or aluminum [black] for gates only); brick; stucco on concrete block (or poured) only with brick or stone coping; a combination of materials (eg. stone piers with brick infill panels).
Question:	"If there is a street wall associated with this project, is the street wall comprised only of permitted materials?"
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
156 Architecture Standards: Street Walls	Av.VI.D.2.2
Statement:	Street walls along any unbuilt RBL shall be built to a height of 7 feet above the adjacent ground.
Question:	Are the street walls along unbuilt RBL 7 feet above the adjacent ground?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
157 Architecture Standards: Street Walls	Av.VI.D.2.3
Statement:	Stucco street walls shall have a hardy species of climbing vine planted along them.
Question:	Has hardy species of climbing vine been planted along any stucco street walls?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
158 Architecture Standards: Street Walls	Av.VI.D.2.4
Statement:	Copings on street walls shall project between 1 and 4 inches from the face of the wall.
Question:	Do the copings on the street walls project between 1 and 4 inches from the face of the wall?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
159 Architecture Standards: Windows and Doors	Av.VI.E.2.1
Statement:	The following window materials are permitted: anodized aluminum; wood; clad wood; vinyl; steel.
Question:	Are the windows constructed only of permitted materials?
Compliant Answer:	Yes
Response:	Yes
Comments:	Vinyl

160 Architecture Standards: Windows and Doors**Av.VI.E.2.2**

Statement: "Window glass shall be clear, with light transmission at the ground story at least 90% and for the upper stories 75% (modification as necessary to meet any applicable building code requirements). Specialty windows may utilize stained, opalescent or glass block (1 per facade minimum)."

Question: Do the windows conform to the aforementioned standards?

Compliant Answer: Yes

Response: **Yes**

Comments:

161 Architecture Standards: Windows and Doors**Av.VI.E.2.3**

Statement: Window screen shall be black or gray and the screen frames shall match the window frame material or be dark anodized.

Question: Are the window screens black or gray and do the frames either match the window frame or are they black anodized?

Compliant Answer: Yes

Response: **Yes**

Comments: **Black screen.**

162 Architecture Standards: Windows and Doors**Av.VI.E.2.4**

Statement: Doors shall be of wood, clad wood or steel.

Question: "Are the doors of wood, clad wood or steel?"

Compliant Answer: Yes

Response: **Yes**

Comments: **Steel**

163 Architecture Standards: Windows and Doors**Av.VI.E.2.5**

Statement: Windows may be ganged horizontally (maximum 5 per group) if each grouping is separated by a mullion, column, pier or wall section that is at least 7 inches wide.

Question: Are the windows ganged horizontally?

Compliant Answer: Yes

Response: **Yes**

Comments:

164 Architecture Standards: Windows and Doors**Av.VI.E.2.6**

Statement: ---

Question: "If the windows are ganged horizontally, are there a maximum of 5 per group and is each group separated by a mullion, column, pier or wall section that is at least 7 inches wide?"

Compliant Answer: Yes or N/A

Response: **Yes**

Comments:

165 Architecture Standards: Windows and Doors**Av.VI.E.2.7**

Statement: Windows shall be no closer than 30 inches to building corners (excluding bay windows and where the building corner is also a corner block).

Question: Are the windows no closer than 30 inches to the building corners (excluding bay windows and where the building corner is also a corner block)?

Compliant Answer: Yes

Response: **Yes**

Comments:

166 Architecture Standards: Windows and Doors**Av.VI.E.2.8**

Statement: Exterior shutters, if applied shall be sized and mounted appropriately for the window (one-half the width), even if operable.

Question: Are the exterior shutters sized and mounted appropriately for the window (one-half the width)?

Compliant Answer: Yes or N/A

Response: **N/A**

Comments:

167 Architecture Standards: Windows and Doors**Av.VI.E.2.9**

Statement: Upper story windows: Windows shall be double-hung, single-hung, awning or casement windows. Fixed windows are permitted only as a component of a system including operable windows within a single wall opening.

Question: "Are the windows double-hung, single-hung, awning or casement style or are they fixed windows that are a component of a system including operable windows within a single wall opening? Specify the window type here _____."

Compliant Answer: Yes

Response: **Yes**

Comments: **single-hung**

168 Architecture Standards: Windows and Doors**Av.VI.E.2.10**

Statement: Upper story windows: For residential buildings/floors: panes of glass no larger than 36 inches vertical by 30 inches horizontal are permitted.

Question: "If the building is residential or has a residential floor, are the panes of glass no larger than 36 inches vertical by 30 inches horizontal?"

Compliant Answer: Yes or N/A

Response: **Yes**

Comments:

169 Architecture Standards: Windows and Doors	Av.VI.E.2.11
Statement:	Upper story windows: The maximum pane size for office uses is 48 inches vertical by 40 inches horizontal.
Question:	"If there is an office use, are the panes no greater than 48 inches by 40 inches horizontal?"
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	No office use.
170 Architecture Standards: Windows and Doors	Av.VI.E.2.12
Statement:	Egress windows may be installed according to the appropriate building code.
Question:	Are egress windows required to meet the building code?
Compliant Answer:	Yes or N/A
Response:	Yes
Comments:	To be confirmed during Permit review.
171 Architecture Standards: Windows and Doors	Av.VI.E.2.13
Statement:	Shopfront/Ground Floor windows and doors: Single panels of glass may not be larger than 6 feet in heights by 4 feet in width.
Question:	Are all of the shopfront/ground floor single panels of glass less than 6 feet by 4 feet?
Compliant Answer:	Yes or N/A
Response:	Yes
Comments:	
172 Architecture Standards: Windows and Doors	Av.VI.E.2.14
Statement:	Ground Floor windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space) and shall allow a minimum 60 percent of surface view into the building for a depth of at least 20 feet.
Question:	Do ground floor windows conform to the aforementioned standards?
Compliant Answer:	Yes or N/A
Response:	Yes
Comments:	
173 Architecture Standards: Windows and Doors	Av.VI.E.2.15
Statement:	Shopfront/Ground Floor windows and doors: Shopfronts may extend up to 24 inches beyond the façade (RBL) into the street.
Question:	Does the shopfront extend no more than 24 inches beyond the facade (RBL) into the street?
Compliant Answer:	Yes or N/A
Response:	Yes
Comments:	
174 Architecture Standards: Windows and Doors	Av.VI.E.2.16
Statement:	Double-height entryways (those that span more than 1 story) are not allowed.
Question:	Do all of the entryways span no more than 1 story?
Compliant Answer:	Yes
Response:	Yes
Comments:	
175 Architecture Standards: Windows and Doors	Av.VI.E.2.17
Statement:	Doors shall not be recessed more than 3 feet behind the shopfront windows and, in any case, shall have a clear view and path to a 45 degree angle past the perpendicular from each side of the door.
Question:	Do the doors meet the aforementioned requirements regarding how far they are recessed and the clearance view?
Compliant Answer:	Yes or N/A
Response:	Yes
Comments:	
176 Architecture Standards: Windows and Doors	Av.VI.E.2.18
Statement:	Roll-down security gates and doors are prohibited.
Question:	Has it been confirmed that there are no roll-down security gates or doors?
Compliant Answer:	Yes
Response:	Yes
Comments:	
177 Architecture Standards: Signage	Av.VI.F.2.1
Statement:	"Wall signs (placed against a wall) are permitted only within the area above the Ground Story windows and below the second Story windows, within a horizontal band not to exceed 2 feet in height. This band shall not be located higher than 18 feet or lower than 12 feet above the adjacent sidewalk."
Question:	Do the wall signs conform to these requirements?
Compliant Answer:	Yes or N/A
Response:	Yes
Comments:	
178 Architecture Standards: Signage	Av.VI.F.2.2
Statement:	Letters on wall signs shall not exceed 18 inches in height or width and 3 inches in relief.
Question:	Is the lettering on the wall signs less than 18 inches in height or width and 3 inches in relief?
Compliant Answer:	Yes
Response:	Yes
Comments:	

179 Architecture Standards: Signage**Av.VI.F.2.3**

Statement: Wall signs shall not come closer than 2 feet to an adjacent common lot line or the boundary of the area permitted to be used by the retail or office tenant and shall not exceed 20 feet in length.

Question: Are the wall signs no more than 2 feet from an adjacent common lot line or the boundary of the area permitted to be used by the retail or office tenant and are they no more than 20 feet in length?

Compliant Answer: Yes

Response: **Yes**

Comments:

180 Architecture Standards: Signage**Av.VI.F.2.4**

Statement: Window signs are permitted to be placed or painted within Ground Floor or second Story office and retail windows and the entire window sign shall fit within a rectangle of 8 square feet.

Question: Are the window signs (company logos or names) able to fit in a rectangle of 8 feet square and within the ground floor or second story windows?

Compliant Answer: Yes or N/A

Response: **N/A**

Comments:

181 Architecture Standards: Signage**Av.VI.F.2.5**

Statement: One masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/parapet wall or under the eaves, and above the upper story windows. Any such plaque shall be no larger than a rectangle of 8 square feet.

Question: Is the masonry or bronze plaque bearing the owner's or building's name appropriately located and no larger than a rectangle of 8 square feet?

Compliant Answer: Yes or N/A

Response: **N/A**

Comments:

182 Architecture Standards: Signage**Av.VI.F.2.6**

Statement: Street address signs may be placed at street entry doors using 6-8 inch tall, non-cursive type lettering. Such letters shall be located between 6 feet and 10 feet above grade.

Question: Is the street address sign placed at the street entry doors using 6-8 inch tall non-cursive type lettering and is it located between 6 and 10 feet above grade?

Compliant Answer: Yes

Response: **No**

Comments: **Need modification; 18' above grade to top of sign.**

183 Architecture Standards: Signage**Av.VI.F.2.7**

Statement: Blade type shop signs are encouraged, and shall be permitted for retail and office tenants. They shall be not more than 6 square feet and shall be located so that there is a minimum of 9 feet clear height above the sidewalk and below the blade type sign. Blade signs may be hung from an overhang or Awning.

Question: Are the blade type shop signs not more than 6 feet square and do they provide a minimum 9 foot clearance above sidewalk?

Compliant Answer: Yes or N/A

Response: **No**

Comments: **Need modification for residential blade sign @ 34 sq. ft.**

184 Architecture Standards: Signage**Av.VI.F.2.8**

Statement: Blade signs shall not be internally illuminated.

Question: Is the blade sign internally illuminated?

Compliant Answer: No or N/A

Response: **No**

Comments:

185 Architecture Standards: Signage**Av.VI.F.2.9**

Statement: For blade signs, the company name or logo may occupy no more than one-half of the square footage within the blade sign. Creative art, graphics or materials is encouraged in the area of the blade sign not containing the company name or logo.

Question: Does the company name or logo occupy no more than one-half of the square footage within the blade sign?

Compliant Answer: Yes or N/A

Response: **Yes**

Comments:

186 Architecture Standards: Signage**Av.VI.F.2.10**

Statement: Only one blade sign shall be permitted per tenant per Street Frontage and only for tenants occupying the Ground Floor or second Story.

Question: Are no more than 1 blade sign per tenant per street frontage provided for tenants occupying Ground Floor or Second Story spaces?

Compliant Answer: Yes or N/A

Response: **Yes**

Comments:

187 Architecture Standards: Signage	Av.VI.F.2.11
Statement:	One graphics sign, such as, but not limited to restaurant menus or building directories, may be displayed in a permanently mounted display box of not more than 3 square feet on the surface of the building adjacent to the entry. Graphics signs shall not be exposed to the elements. A graphics sign is a sign designed to be read only from a distance of less than 3 feet away.
Question:	Is there no more than one graphics sign displayed in a permanently mounted display box of not more than 3 square feet on the surface of the building adjacent to the entry and is it protected from the elements? And is it designed to be read from a distance of not more than 3 feet?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
188 Architecture Standards: Signage	Av.VI.F.2.12
Statement:	"The following signs are prohibited unless otherwise permitted by the County Board by Special Exception: canopy signs, marquees, signs located above a height of 35 feet except for masonry or bronze plaques as permitted above, freestanding signs, painted window signs other than those described above, and signs painted on the exterior walls of buildings. "
Question:	"Are any of these types of signs proposed? If so, are they reasonable, appropriate and recommended? Has a use permit application been submitted?"
Compliant Answer:	Yes or No or N/A
Response:	No
Comments:	
189 Architecture Standards: Signage	Av.VI.F.2.13
Statement:	Under no circumstances shall flashing , traveling, animated, or intermittent lighting be on the exterior of any building whether such lighting is of temporary or long term duration, and under no circumstances shall the County Board permit portable or wheeled signs and advertising devices located outside any building, billboards, any kind of animation or signs specified in Section 34.C. of the Zoning Ordinance.
Question:	"Can the developer verify that he/she has no prohibited signs?"
Compliant Answer:	Yes or N/A
Response:	Yes
Comments:	
190 Architecture Standards: Signage	Av.VI.F.2.14
Statement:	External lighting directed towards signage that is not internally illuminated is permitted. The energy efficiency of lighting should be considered.
Question:	"Is external lighting proposed and if so, is it energy efficient?"
Compliant Answer:	Yes or No or N/A
Response:	Need More Information
Comments:	Details will be reviewed at time of Façade Plan approval.
191 Architecture Standards: Signage	Av.VI.F.2.15
Statement:	Awnings must be a minimum 10 feet clear height above the sidewalk and project a minimum 6 feet out from the building façade (maximum to curb or tree-planting strip/furniture zone, whichever is closer).
Question:	Are the awnings a minimum of 10 feet clear above the sidewalk and project a minimum 6 feet out from the building facade?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
192 Architecture Standards: Signage	Av.VI.F.2.16
Statement:	Awnings must be of canvas cloth or equivalent (no shiny or reflective materials), metal or glass.
Question:	"Are the awnings of canvas cloth or the equivalent, metal or glass?"
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
193 Architecture Standards: Signage	Av.VI.F.2.17
Statement:	In terms of awnings, there will be no internal illumination through the awning/overhang.
Question:	Is the awning/overhang internally illuminated?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
194 Architecture Standards: Signage	Av.VI.F.2.18
Statement:	Lettering and/or logos on awnings are limited to 5 inches tall on vertically hanging fabric at the curbside of the awning.
Question:	Is the lettering and/or logo limited to 5 inches tall on the vertically hanging fabric at the curbside of the awning?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	
195 Architecture Standards: Signage	Av.VI.F.2.19
Statement:	In terms of awnings, there will be no one-quarter cylinder configurations.
Question:	Are there no one-quarter cylinder configurations?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	

196 Architecture Standards: Lighting and Mechanical Equient	Av.VI.G.2.1
Statement:	Street lights shall be the single black 16 foot "Carlyle" luminaire, or other street lights as the County specifies. Light should be directed downward.
Question:	Are the street lights of the appropriate style and is the light directed downward?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	Street lights to be installed by others
197 Architecture Standards: Lighting and Mechanical Equient	Av.VI.G.2.2
Statement:	Street lights shall be located 16 feet above grade with a maximum average spacing (per block face) of 60 feet on center located on the Street Tree Alignment Line or within the furniture zone on each side of the street and travel lanes (unless otherwise indicated on the Regulating Plan).
Question:	Are your street lights 16 feet above grade with a maximum average spacing (per block face) of 60 feet on center located on the Street Tree Alignment Line or within the furniture zone on each side of the street and travel lanes?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	Street lights to be installed by others.
198 Architecture Standards: Lighting and Mechanical Equient	Av.VI.G.2.3
Statement:	At the front of the building, exterior lights shall be mounted between 6 feet and 14 feet above adjacent grade.
Question:	Are the exterior lights at the front of the building mounted between 6 feet and 14 feet above adjacent grade?
Compliant Answer:	Yes
Response:	Yes
Comments:	
199	Av.VI.G.2.3
Statement:	All lots with alleys shall have lighting fixtures within 5 feet of the alley right of way. This fixture shall illuminate the alley, shall be between 9 and 14 feet in height, and shall not cause glare in adjacent lots.
Question:	Do the alley lights meet these aforementioned requirements?
Compliant Answer:	Yes or N/A
Response:	N/A
Comments:	street lighting to be installed by others
200 Architecture Standards: Lighting and Mechanical Equient	Av.VI.G.2.5
Statement:	Floodlights or directional lights (maximum 75-watt bulbs) may be used to illuminate alleys, parking garages and working (maintenance) areas, but must be shielded or aimed in such a way that they do not shine into other lots, the street, or direct light out of the Columbia Pike Special Revitalization District.
Question:	Do the floodlights or directional lights have no greater than 75-watt bulbs and are they directed in such a way that they do not shine into other areas?
Compliant Answer:	Yes or N/A
Response:	Need More Information
Comments:	Details will be reviewed later at time of Façade Plan or Landscape Plan approval.
201 Architecture Standards: Lighting and Mechanical Equient	Av.VI.G.2.6
Statement:	Floodlighting shall not be used to illuminate building walls (ie. no up-lighting).
Question:	Has it been confirmed that there is no floodlighting illuminating the building walls?
Compliant Answer:	Yes or N/A
Response:	Yes
Comments:	
202 Architecture Standards: Lighting and Mechanical Equient	Av.VI.G.2.7
Statement:	Site lighting shall be of a design and height and shall be located so as to illuminate only the lot.
Question:	Does the site lighting illuminate only the lot?
Compliant Answer:	Yes
Response:	Yes
Comments:	Details will be reviewed later at time of Façade Plan or Landscape Plan approval.
203 Architecture Standards: Lighting and Mechanical Equient	Av.VI.G.2.8
Statement:	An exterior lighting plan must be approved as consistent with these standards by the Administrative Review Team.
Question:	Has the lighting plan been approved by the Administrative Review Team?
Compliant Answer:	Yes
Response:	Need More Information
Comments:	Details will be reviewed later at time of Façade Plan or Landscape Plan approval.
204 Architecture Standards: Lighting and Mechanical Equient	Av.VI.G.2.9
Statement:	No flashing, traveling, animated, or intermittent lighting shall be visible form the exterior of any building whether such lighting is of temporary or long-term duration.
Question:	"Is it confirmed that there is no flashing, traveling, animated or intermittent lighting visible from the exterior of any building?"
Compliant Answer:	Yes
Response:	Yes
Comments:	

205 Architecture Standards: Lighting and Mechanical Equient

Av.VI.G.2.10

Statement: Lighting for parking garages shall satisfy Crime Prevention Through Environmental Design (CPTED) standards.
Question: Does the parking garage lighting satisfy CPTED standards?
Compliant Answer: Yes
Response: **Need More Information**
Comments: **To be confirmed during Permit review.**

206 Architecture Standards: Lighting and Mechanical Equient

Av.VI.G.2.11

Statement: Traffic signal mast arms shall be the black Columbia Pike decorative model with a "tear drop" light fixture. The bell cover at the base shall not be installed in such a way as to infringe on the required clear zone within the sidewalk.
Question: Are the traffic signal mast arms of the appropriate style and have they been installed in such a way so as to not to infringe on the required clear zone within the sidewalk?
Compliant Answer: Yes or N/A
Response: **N/A**
Comments:

207 Architecture Standards: Lighting and Mechanical Equient

Av.VI.G.2.12

Statement: The following shall be placed away from any RBL, not be sotred or located within any street, and be screened from view from the street air compressors; mechanical pumps; exterior water heaters; water softeners; utility and telephone company transformers, meters or boxes; garbage cans, storage tanks and the like may not be stored or located within any that are considered a street under the Form Based Code.
Question: "Has it been confirmed that none of the aforementioned mechanical equient, etc is stored or located within any street or within view from any street?"
Compliant Answer: Yes
Response: **Yes**
Comments:

208 Architecture Standards: Lighting and Mechanical Equient

Av.VI.G.2.13

Statement: Roof mounted equipment shall be placed away from the RBL and be screened from view from the street.
Question: Has all roof mounted equient been placed away from the RBL and has it been screened from view from the street?
Compliant Answer: Yes or N/A
Response: **Yes**
Comments:

209 Architecture Standards: Lighting and Mechanical Equient

Av.VI.G.2.14

Statement: Bicycle racks (2-bike capacity) shall be installed on both sides of the street, along the Street Tree Alignment Line or within the furniture zone at no more than 60 foot intervals (not to interfere with the placement of street trees or street lights) measured parallel to the street.
Question: Has the developer installed bicycle racks in the appropriate locations on the side of the street he/she is developing?
Compliant Answer: Yes
Response: **Yes**
Comments:
