



## ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item  
Meeting of May 19, 2012

### SUPPLEMENTAL REPORT-REVISED CONDITIONS

**DATE:** May 16, 2012

**SUBJECT:** A. Z-2533-11-1 REZONING from "R-5" One-Family, Restricted Two-Family Dwelling Districts to "CP-FBC" Columbia Pike Form Based Code Districts. Property is approximately 20,767 sq. ft. and located at 3506 Columbia Pike (RPC# 26-001-019).

B. U-3334-12-1 USE PERMIT for the development of 247 multi-family dwelling units, 12 stacked flats, 44 townhouses and 15,079 square feet of retail; approval of a comprehensive sign plan; and modification of use regulations for alley location, location of building entrances and signs; all for property located at 3400, 3506, and 3514 Columbia Pike and 1100 and 1110 S. Glebe Road (RPC# 26-001-018, -019, -020, -071, and -072).

**DISCUSSION:** This supplemental report is in response to changes made following the May 7, 2012 Planning Commission meeting. Changes include modifications to sidewalk widths on Columbia Pike and Monroe Street, site lighting review, site access language, and parking ratio. The applicant has worked with staff to provide an appropriate cross section for Columbia Pike which results in slight modifications to sidewalk widths. Changes are reflected within the tables, and a modified Condition #16 for the sidewalk width. Other condition modifications include a change to Condition #14 for the width of the projects western alley, Condition #21 for street lighting requirements, and Condition #43 for applicable street lighting requirements. In addition, the parking ratio was modified to show the correct ratio for the North Block of the proposed development in the parking table.

County Manager:

*BMD/GA*

County Attorney:

*[Signature]*

Staff: Jason Beske, DCPHD, Planning Division

PLA-6180 sup

42.

The parking ratios in the following table from page five (5) of the May 11, 2012 staff report have been modified to show the correct ratios in regard to residential units to parking spaces proposed by the applicant.

	Allowed / Required	Proposed
<b>Parking</b>		
<u>North Block:</u> Residential		
Resident Parking	1 space / unit (257 spaces)	261 Residential Reserved
Shared Parking	<u>0.125 space / unit (32 spaces)</u>	<u>61 Residential Shared</u>
Total Parking	1.125 space / unit (289 spaces)	322 Proposed Residential = 1.25-sp/unit
Retail Parking	<u>1 space / 1,000 sq ft of retail=16 sp</u> 306 Required North Block	<u>16 retail (1 sp/965 sq ft)</u> 338 Proposed North Block
<u>South Block:</u> Residential		
Resident Parking	1 space / unit (44 spaces)	50 garage spaces
Shared Parking	<u>0.125 space / unit (6 spaces)</u>	<u>19 on-street spaces</u>
Total Parking	1.125 space / unit (50 spaces)	69 spaces = 1.57 sp/unit

The following table from pages five (5) and six (6) of the May 11, 2012 staff report illustrate the modified, minimum sidewalk widths along Columbia Pike. These changes are also reflected in the modified conditions in this report.

Street Name	Classification	Travel Lanes	Bike Access	On-street Parking	MTP Streetscape Minimums	FBC Streetscape Minimums	Proposed Streetscape Minimums
Columbia Pike	Arterial	2+ turning (one way) 4+ turning (two way)	Bike/Shared	Yes	10-16 ft. s/w 6 ft. furniture tree pits	Min. 6-ft clear concrete s/w 5-ft greenstrip	11.56ft s/w 8 ft clear 7.5 ft landscape strip
S. Glebe Road	Arterial	4+ turning (two way)	Bike Lane	Yes	6-8 ft s/w 6 ft green strip	Min. 6-ft clear concrete s/w 5-ft greenstrip	14 ft s/w 6 ft clear 5ft by 12 ft tree pit
11th Street S.	Local Street	2	Bike/Shared	Yes	6-8 ft s/w 4-6 ft green strip	Min. 6-ft clear concrete s/w 5-ft greenstrip	11 ft s/w 6 ft clear 5 ft by 12 ft tree pit
12th Street S.	Local Street	2	Bike/Shared	Yes	6-8 ft s/w 4-6 ft green strip	Min. 6-ft clear concrete s/w 5-ft greenstrip	11 ft s/w 6 ft clear 5 ft by 12 ft tree pit
S. Monroe Street	Local Street	2	Bike/Shared	Yes	6-8 ft s/w 4-6 ft green strip	Min. 6-ft clear concrete s/w 5-ft greenstrip	10.11 ft s/w 6 ft clear 5 ft by 12 ft tree pit
S. Lincoln Street ("New" St.)	Local Street	2	Bike/Shared	Yes	6-8 ft s/w 4-6 ft green strip	Min. 6-ft clear concrete s/w 5-ft greenstrip	11 ft s/w 6 ft clear 5 ft by 12 ft tree pit

The following text was included in the Planning Commission discussion portion of the May 11, 2012 staff report. Staff would like to further clarify that there will be one primary access route into the subject site from westbound Columbia Pike, not two primary means of site access as was previously stated.

- Project Access – The Planning Commission cited concerns of insufficient access to the subject site. Access is proposed to be provided by right in/right out turns from the proposed new segment of 11<sup>th</sup> Street South at South Glebe Road, as well as from the proposed north-south alley to Columbia Pike. The Commission’s particular concern was for traffic approaching the site on northbound S. Glebe Road. This traffic would, in the near term, have ~~two one means main of access left turns into the alley from westbound Columbia Pike or a~~ route west on one of the cross streets south of the site, then northbound on South Monroe Street, to Columbia Pike eastbound to reach the alley. While these movements are not ideal, they would provide adequate access to the site until 12<sup>th</sup> Street South is constructed through from South Glebe Road to South Monroe Street in the future. The Form Based Code anticipates construction of all planned streets to achieve its ultimate vision, but it was always understood that this would occur over time as properties redevelop. Construction of 12<sup>th</sup> Street South will occur after the Postal Service’s lease to use 12<sup>th</sup> Street South is either terminated, as the County is working to accomplish, or else expires in 2035. Construction of 11<sup>th</sup> Street South through to South Monroe Street in the future will permit additional options, particularly for access to southbound South Glebe Road from the site. This street will not be built until redevelopment of the adjacent bank property, however. The County has initiated discussions with the owners of that property, who are not interested in redeveloping at this time.

Revised Conditions:

The following revised Condition #14 reflects the final and proper widths for the western alleyway along the North Block, Main Street building and also allows for the proper transition of Columbia Pike from the subject block to the block east of Glebe Road.

**14. Pavement, Curb and Gutter Along All Frontages**

The developer agrees to show on the civil engineering plans pavement, curb and gutter along all frontages of this site in accordance with the then-current Arlington County Standard for concrete curb and gutter and the then-current standards for pavement and according to the following dimensions. The pavement, curb and gutter shall be constructed prior to issuance of the first Certificate of Occupancy for tenant occupancy in the North Block or prior to the issuance of the first Certificate of Occupancy for the last stick of townhouses located immediately adjacent to the frontage where the improvements are located in the South Block. The Zoning Administrator may, for good cause shown and through the administrative change process, allow modifications to the timing of this condition based on the season, weather, or other construction-related issues, which may not permit installation of these features by the required timing.

a. The developer agrees to design and construct pavement, curb and gutter along all site frontages, as listed below, in locations as determined at the time of the review of the civil engineering plan.

i. **Columbia Pike (North Block)** The developer agrees to construct a new curb and gutter along the south side of Columbia Pike, with a pavement width of approximately 56 feet in locations where parking is not provided and 64 feet in locations where parking is provided from the face of existing curb on the north side of Columbia Pike to the face of curb on the north block including travel lanes, as shown on the final engineering plan approved by the County Manager.

The developer further agrees to construct pedestrian nubs, crosswalks, and accompanying handicap ramps, built per Arlington County Standards on the south side of Columbia Pike at its intersection with South Glebe Road.

These cross sections may be modified in order to improve the transition of the travel lanes, and nubs to the adjacent block to the east of S. Glebe Road as approved on the civil engineering plan.

ii. **S. Glebe Road (North Block):** Subject to VDOT approval, the developer agrees to construct a new curb and gutter along the west side of S. Glebe Road, at approximately the existing location, with a pavement width of approximately 62.5 feet (four lane section) to match the existing location of the curb and 70 feet (five lane section) from face of curb to face of curb including parking lanes and travel lanes, as shown on the final engineering plan approved by the County Manager.

The developer further agrees to construct pedestrian nubs, and accompanying handicap ramps, built per Arlington County Standards on the west side of S. Glebe Road at its intersection with Columbia Pike and 11<sup>th</sup> Street South .

iii. **Alley – Western property line of North Block:** The developer agrees to construct a new curb along the west side of the alley beginning at Columbia Pike to the new segment of 11<sup>th</sup> Street S., as shown on the plans to include a concrete walk adjacent to the building, with a pavement width of a minimum of approximately 25 feet from face of curb to the western façade of the building, with a raised 5-foot-wide sidewalk along the eastern side of the alley marked for pedestrian access, and with a pinch point at the southern end of the alley to no less than 23.5 feet total, as shown on the final engineering plan approved by the County Manager.

iv. **11<sup>th</sup> Street South.** The developer agrees to construct a new segment of 11<sup>th</sup> Street South from the western property line east to South Glebe Road, including a new curb and gutter along the north and south sides of 11<sup>th</sup> Street S, consistent with the location shown on the plans dated April 19, 2012, with a pavement width of approximately 36 feet from face of curb to face of curb

including parking lanes and travel lanes, as shown on the final engineering plan approved by the County Manager.

The developer further agrees to construct pedestrian nubs, and accompanying handicap ramps, built per Arlington County Standards on the north and south side of 11<sup>th</sup> Street South at its intersection with South Glebe Road.

Timing of construction of interim/rough and final pavement, curb and gutter of 11<sup>th</sup> Street South shall be as described in Condition #4 (Phasing Plan).

All improvements to curb, gutter, sidewalks and streets for pedestrian and/or vehicular access or circulation shall be in full compliance with applicable laws and regulations. The developer further agrees that all improvements to curb, gutter, sidewalks, crosswalks, and streets for pedestrian and/or vehicular access or circulation shall be as determined by the County Manager on the final Site Development and Landscape Plan and on the **final** Civil Engineering Plan, in accordance with the Columbia Pike Form Based Code Streetscape Standards in effect at the time of Civil Engineering Plan Approval; provided, however, that the provision of such improvements shall not increase the projected cost anticipated for such improvements as shown on the use permit drawings dated April 19, 2012 unless the County provides additional funding to offset such increased cost.

The following revised Condition #16 provides the final and proper widths for the sidewalk along Columbia Pike adjacent to the Main Street building. The revised width allows the proper street cross-section along this portion of Columbia Pike.

**16. Sidewalk Design and Improvements**

The developer agrees that the final sidewalk pattern/design and final selection of materials and colors to be used shall be as determined by the County Manager on the final landscape plan and final civil engineering plan, in accordance with the Arlington County Streetscape Standards or other applicable urban design standards approved by the County Board and in effect at the time of the final landscape plan approval. The clear pedestrian zone of all public sidewalks shall also be indicated.

The sidewalk clear zones along the street frontages of this development shall be consistent with the Columbia Pike Form Based Code Streetscape Standards and shall be placed on a properly-engineered base approved as such by the Department of Environmental Services. The developer agrees that the clear pedestrian zone sidewalk shall:

- a. Continue across all driveway aprons for loading and garage entrances along all frontages of the use permit, and there shall be no barriers to impede the flow of pedestrian traffic.
- b. Not be less than six feet wide at any point.
- c. Allow pinch-points only under the provisions of the Arlington County Streetscape Standards.

- d. Use plain, un-tinted, concrete or, scored or brushed concrete.
- e. Not contain joints or use patterns that create gaps of ¼-in depth or greater at spacings of less than 30.”

The developer further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first Certificate of Occupancy for tenant occupancy for the North Block or the first Certificate of Occupancy for the last stick of townhouses located immediately adjacent to where the improvements are located in the South Block

The sidewalks shall contain street trees placed in either tree pits, tree grates or planting strips, consistent with the Columbia Pike Form Based Code, and as specified below. Placement, planting and root enhancement options shall be consistent with the Columbia Pike Form Based Code, and as specified below. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. The developer, or any subsequent owner, also agrees to maintain and replace the street trees and sidewalks for the life of the use permit. The sidewalk sections and street tree species shall be as follows:

- i. **Columbia Pike (North Block)**– a minimum ~~14.5~~**11.5**-foot wide sidewalk measured from the back of curb, maintaining a minimum 8-foot wide clear sidewalk, including 5-foot by 12-foot minimum tree pits or 5-foot wide planting strips, planted with 4 - 4 ½ inch caliper Red Maple street trees, or as otherwise in compliance with the Columbia Pike FBC at the time of final landscape plan approval, placed 25 to 30 feet on center and the tree pits located at the back of curb.

The overall sidewalk width may be reduced as needed to accommodate a travel lane transition as described in Condition #14 a(i), provided the overall sidewalk width does not fall below ~~12.5~~**11.5** feet at any point.

The following revised Conditions #21 and #43 reflect minor changes to the condition language that adequately reflect the proper engineering plan to be submitted for the review of street lighting and the proper lighting standard for that review.

- 21. Street Lighting Requirements** The developer agrees to show on the **site** civil engineering plans street lighting along all frontages of the site prior to the issuance of the Excavation/Sheeting and Shoring Permit, in accordance with the Form Based Code in effect as of the date of the County Board's approval of this use permit. The plans shall include the height and color of the street light poles. The height of the street lights shall be 16 feet on Columbia Pike and S. Glebe Road and 12 feet on all other frontages where standard street lighting is installed, measured from the sidewalk to the base of the luminaires.

The developer agrees to remove all standard thoroughfare lights from the site, unless the County decides that one or more are required to provide adequate lighting for street safety purposes at intersections. The developer agrees to pay the cost of moving existing

or installing additional standard thoroughfare lights if required below. If at the time of construction, the County has installed new street lights on Columbia Pike, the developer agrees, at its cost, to relocate, and if necessary, to replace street lighting on Columbia Pike in accordance with the existing County standards for Columbia Pike Form Based Code in effect as of the date of the County Board's approval of this use permit, unless the Form Based Code is amended as described in the paragraph below.

In the event that the Form Based Code is amended to require fewer street lights either prior to the approval of the ~~site~~ civil engineering plans, or within ninety days of the approval of the civil engineering plan, the developer agrees to purchase and install street lighting in accordance with the amended Form Based Code. In no event shall a pending amendment to the Form Based Code preclude the approval of the ~~site~~ civil engineering plans with street lighting shown in accordance with the Form Based Code in effect as of the date of the County Board's approval of this use permit. If the Form Based Code is amended after approval of the civil engineering plan, the applicant ~~will~~ agrees to submit a revised civil engineering plan for administrative approval showing the revised street lighting in accordance with the amended Form Based Code.

In the event that the Form Based Code is not amended prior to the approval of the site civil engineering plan, or by May 1, 2013, the developer agrees, at its cost, to purchase and install approved Arlington County street lighting in accordance with the Form Based Code in effect as of the date of the County Board's approval of this use permit along the frontages of the site and furnish and install all conduit and junction boxes necessary for the lighting system prior to the issuance of the Shell and Core Certificate of Occupancy to meet Arlington County standards.

**43. Lighting Plan for Public Areas**

The developer agrees to include a lighting plan for all internal and external public areas, including parking areas, as part of the final civil engineering plan and the final landscape plan. This lighting plan shall be subject to review by the County Manager, including street lighting as described in Condition #21 above. The developer shall include in the civil engineering plan and in the final landscape plan certification that the lighting plan meets the minimum standards of the Zoning Ordinance, Section 2, Subsection H, and the Illumination Engineering Society of North America Standards. The developer agrees to obtain the approval of all lighting from the County Manager, and to install approved lighting, before the issuance of the First Certificate of Occupancy in the North Block or the first Certificate of Occupancy for the last stick of townhouses located immediately adjacent to the frontage where the street lighting is located in the South Block.

# Form Based Code Survey

Survey: Rosenthal Site

May 5, 2012

## UNIVERSAL QUESTIONS

### 1. Regulating Plans: Understanding the Regulating Plan

AII.III.A.1.1

Question: No Question for this statement.  
Compliant Response:  
Response:  
Comments:

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### 2. Regulating Plans: Rules for the Regulating Plan and New Development Plans -

AII.III.B.1.1

Question: Does at least 1 lot share a frontage line with a street?  
Compliant Response: Yes  
Response: Yes  
Comments:

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### 3. Regulating Plans: Rules for the Regulating Plan and New Development Plans -

AII.III.B.1.2

Question: "If the block is greater than 400 feet, has the applicant provided for separation?"  
Compliant Response: Yes or N/A  
Response: Yes  
Comments:

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### 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 Response: Yes or N/A  
Response: Yes  
Comments:

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### 5. Regulating Plans: Rules for the Regulating Plan and New Development Plans -

AII.III.B.1.4

Question: Is there an alley already on the rear setback or has the applicant agreed to construct such an alley?  
Compliant Response: Yes or N/A  
Response: No  
Comments: Subject to Modification

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### 6. Regulating Plans: Rules for the Regulating Plan and New Development Plans -

AII.III.B.1.5

Question: "Has the applicant dedicated the alley right of way? If so, has the developer agreed to maintain the area as specified?"  
Compliant Response: Yes or N/A  
Response: N/A  
Comments:

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### 7. Regulating Plans: Rules for the Regulating Plan and New Development Plans -

AII.III.B.1.6

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 Response: Yes or N/A  
Response: Yes  
Comments:

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### 8. Regulating Plans: Rules for the Regulating Plan and New Development Plans -

AII.III.B.2.1

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 Response: Yes  
Response: No  
Comments: Process issue, not a compliance issue

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### 9. Regulating Plans: Rules for the Regulating Plan and New Development Plans -

AII.III.B.2.2

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

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

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 Response: Yes

Response: Yes

Comments:

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

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 Response: Yes

Response: Yes

Comments:

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

Question: Does the project conform to the aforementioned conditions?

Compliant Response: Yes or N/A

Response: Yes

Comments:

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

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 Response: Yes or N/A

Response: Yes

Comments:

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

Question: "Is this a publicly-owned Civic Building? And if so, are modifications proposed?"

Compliant Response: Yes or N/A

Response: N/A

Comments: No civic buildings

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

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 Response: Yes

Response: Yes

Comments:

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

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

Compliant Response: Yes

Response: Yes

Comments:

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

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

Compliant Response: Yes

Response: Yes

Comments:

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

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 Response: Yes or N/A

Response: N/A

Comments: The site is 204,031 s.f.

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

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 Response: Yes

Response: N/A

Comments: Plan meets shared parking requirements.

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<b>20. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>	<b>All.III.B.4.11</b>
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 Response:	Yes or N/A
Response:	<b>N/A</b>
Comments:	<b>This plan does not include office use.</b>
<b>21. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>	<b>All.III.B.4.12</b>
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 Response:	Yes or N/A
Response:	<b>Yes</b>
Comments:	
<b>22. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>	<b>All.III.B.4.13</b>
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 Response:	Yes or N/A
Response:	<b>Yes</b>
Comments:	
<b>23. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>	<b>All.III.B.4.14</b>
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 Response:	Yes or N/A
Response:	<b>N/A</b>
Comments:	<b>The plan does not include hotel use.</b>
<b>24. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>	<b>All.III.B.4.15</b>
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 Response:	Yes
Response:	<b>Yes</b>
Comments:	
<b>25. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>	<b>All.III.B.4.16</b>
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 Response:	Yes or N/A
Response:	<b>N/A</b>
Comments:	<b>Bike parking is in garage and on the street</b>
<b>26. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>	<b>All.III.B.4.17</b>
Question:	Is the shared parking designated by appropriate signage and marking as required by County policy?
Compliant Response:	Yes
Response:	<b>Yes</b>
Comments:	
<b>27. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>	<b>All.III.B.4.18</b>
Question:	"Do the proposed parking spaces comply with Section 33 of the Zoning Ordinance? (i.e. space and dimensions, drive aisle widths, etc)"
Compliant Response:	Yes
Response:	<b>Yes</b>
Comments:	
<b>28. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>	<b>All.III.B.4.2</b>
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 Response:	Yes or N/A
Response:	<b>Yes</b>
Comments:	<b>Required residential spaces - 259</b>
<b>29. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>	<b>All.III.B.4.3</b>
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 Response:	Yes or N/A
Response:	<b>Yes</b>
Comments:	<b>Required - 16</b>

**30. Regulating Plans: Rules for the Regulating Plan and New Development Plans - AII.III.B.4.4**

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 Response: Yes or N/A

Response: **Yes**

Comments: **19 On-street spaces**

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**31. Regulating Plans: Rules for the Regulating Plan and New Development Plans - AII.III.B.4.5**

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

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

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**32. Regulating Plans: Rules for the Regulating Plan and New Development Plans - AII.III.B.4.6**

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 Response: Yes or N/A

Response: **Yes**

Comments:

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

Question: "If there is reserved parking above the maximum, has payment been provided to the County?"

Compliant Response: Yes or N/A

Response: **N/A**

Comments:

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

Question: Have the parking requirements been met on-site?

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

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

Question: Has the developer chose to provide payment to the County in lieu of meeting the minimum parking requirements?

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **Minimum parking requirements have been met.**

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

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

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

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

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

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

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

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

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **No historic structures**

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<b>39. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>		<b>AII.III.B.6.2</b>
Question:	"If the site contains a Historic Structure, has the application been reviewed by HALRB?"	
Compliant Response:	Yes or N/A	
Response:	<b>N/A</b>	
Comments:	<b>No historic structures</b>	
<b>40. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>		<b>AII.III.B.6.3</b>
Question:	"If the site contains a Historic Structure, has the Historic Structure been preserved in its entirety?"	
Compliant Response:	Yes or N/A	
Response:	<b>N/A</b>	
Comments:	<b>No historic structures</b>	
<b>41. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>		<b>AII.III.B.6.4</b>
Question:	"If the site contains a Historic Facade, has it been redeveloped according to the Code with administrative review by the HALRB?"	
Compliant Response:	Yes or N/A	
Response:	<b>N/A</b>	
Comments:	<b>No historic structures</b>	
<b>42. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>		<b>AII.III.B.6.5</b>
Question:	"If this site contains a Historic Facade, has it been preserved?"	
Compliant Response:	Yes or N/A	
Response:	<b>N/A</b>	
Comments:	<b>No historic structures</b>	
<b>43. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>		<b>AII.III.B.6.6</b>
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 Response:	Yes or N/A	
Response:	<b>N/A</b>	
Comments:	<b>No historic structures</b>	
<b>44. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>		<b>AII.III.B.6.7</b>
Question:	Has the developer obtained a Certificate of Appropriateness from the HALRB if the project involves a Historic Structure or Historic Facade?	
Compliant Response:	Yes or N/A	
Response:	<b>N/A</b>	
Comments:	<b>No historic structures</b>	
<b>45. Regulating Plans: Rules for the Regulating Plan and New Development Plans -</b>		<b>AII.III.B.7</b>
Question:	Is the development project consistent with the public improvements requirements identified in the Regulating Plan?	
Compliant Response:	Yes or N/A	
Response:	<b>Yes</b>	
Comments:		
<b>46. Regulating Plans: Regulating Plans - Part 1</b>		<b>AII.III.C.1.1</b>
Question:	"Does the project require a rezoning to utilize the FBC (i.e. to "CP-FBC")? If no, skip the next question."	
Compliant Response:	Yes or No	
Response:	<b>Yes</b>	
Comments:		
<b>47. Regulating Plans: Regulating Plans - Part 1</b>		<b>AII.III.C.1.2</b>
Question:	"If Yes to above, have all necessary documents been submitted to the Zoning office for re-zoning?"	
Compliant Response:	Yes or N/A	
Response:	<b>Yes</b>	
Comments:		

<b>48. Regulating Plans: Regulating Plans - Part 2</b>		<b>AII.III.C.1.3</b>
Question:	Does the project have appropriate access for emergency vehicles?	
Compliant Response:	Yes	
Response:	<b>Yes</b>	
Comments:		
<b>49. Regulating Plans: Regulating Plans - Part 2</b>		<b>AII.III.C.1.4</b>
Question:	Do the lanes indicated as emergency routes meet the minimum width required for emergency vehicles?	
Compliant Response:	Yes	
Response:	<b>Yes</b>	
Comments:		
<b>50. Regulating Plans: Regulating Plans - Part 2</b>		<b>AII.III.C.1.5</b>
Question:	"Does the project have an adequate amount and placement of fire hydrants and FDC standpipes, if needed?"	
Compliant Response:	Yes	
Response:	<b>Yes</b>	
Comments:		
<b>51. Streetscape Standards: General Principles and Intent</b>		<b>AII.V.A.1</b>
Question:	Does the project conform to the above mentioned Principles and Intent?	
Compliant Response:	Yes	
Response:	<b>Yes</b>	
Comments:		
<b>52. Streetscape Standards: Minimum Standards - Part 1</b>		<b>AII.V.B.1.1</b>
Question:	Have street trees been planted in the proper locations?	
Compliant Response:	Yes	
Response:	<b>Yes</b>	
Comments:		
<b>53. Streetscape Standards: Minimum Standards - Part 1</b>		<b>AII.V.B.1.2</b>
Question:	Do the tree planting areas meet the aforementioned size requirements?	
Compliant Response:	Yes	
Response:	<b>Yes</b>	
Comments:		
<b>54. Streetscape Standards: Minimum Standards - Part 1</b>		<b>AII.V.B.1.3</b>
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 Response:	Yes	
Response:	<b>Yes</b>	
Comments:		
<b>55. Streetscape Standards: Minimum Standards - Part 1</b>		<b>AII.V.B.1.4</b>
Question:	Have the street trees planted by the developer been selected from the Columbia Pike Special Revitalization District Street Tree List?	
Compliant Response:	Yes or N/A	
Response:	<b>Yes</b>	
Comments:		
<b>56. Streetscape Standards: Minimum Standards - Part 1</b>		<b>AII.V.B.1.5</b>
Question:	Is the unpaved ground area fronting the lots (to the curb) planted with groundcover or flowering vegetation?	
Compliant Response:	Yes	
Response:	<b>Yes</b>	
Comments:		

**57. Streetscape Standards: Minimum Standards - Part 1**

**All.V.B.1.6**

Question: Are the street trees limbed up so as not to interfere with pedestrian or auto/truck travel?  
Compliant Response: Yes  
Response: Yes  
Comments:

---

**58. Streetscape Standards: Minimum Standards - Part 2**

**All.V.B.1.7**

Question: Has low metal fencing or railing been installed around street tree pits areas?  
Compliant Response: Yes  
Response: Yes  
Comments:

---

**59. Streetscape Standards: Minimum Standards - Part 2**

**All.V.B.2.1**

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 Response: Yes or N/A  
Response: Yes  
Comments:

---

**60. Streetscape Standards: Minimum Standards - Part 2**

**All.V.B.3.1**

Question: Are sidewalks at least 5 feet wide and constructed to meet all County specifications?  
Compliant Response: Yes  
Response: Yes  
Comments:

---

**61. Streetscape Standards: Minimum Standards - Part 2**

**All.V.B.3.2**

Question: Are walkways in unpaved areas no greater than 6 feet wide and at least 8 feet from any street line?  
Compliant Response: Yes or N/A  
Response: Yes  
Comments:

---

**62. Streetscape Standards: Minimum Standards - Part 2**

**All.V.B.3.3**

Question: Are clear zones at least 6 feet wide and constructed of plain poured concrete?  
Compliant Response: Yes  
Response: Yes  
Comments:

---

**63. Streetscape Standards: Minimum Standards - Part 2**

**All.V.B.3.4**

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

---

**64. Streetscape Standards: Minimum Standards - Part 2**

**All.V.B.3.5**

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

---

**65. Streetscape Standards: Minimum Standards - Part 2**

**All.V.B.4.1**

Question: "Is visible turf sodded, or is groundcover provided?"  
Compliant Response: Yes or N/A  
Response: Yes  
Comments:

---

**66. Streetscape Standards: Minimum Standards - Part 2**

**All.V.B.4.2**

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 Response: Yes or N/A  
Response: **N/A**  
Comments: **It does not appear that there are portions of the street between the lot lines and back of curb, etc. that would need to be maintained by the owner.**

---

**67. Streetscape Standards: Minimum Standards - Part 3**

**All.V.B.5.1**

Question: Are nubs incorporated into the sidewalk consistent with the Master Transportation Plan?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**68. Streetscape Standards: Minimum Standards - Part 3**

**All.V.B.5.2**

Question: Are parking spaces constructed to allow proper drainage?  
Compliant Response: Yes  
Response: **Yes**  
Comments: **Will be reviewed at permitting stage**

---

**69. Streetscape Standards: Minimum Standards - Part 3**

**All.V.B.5.3**

Question: Are parking spaces constructed according to County standards to ensure accessibility for street cleaning vehicles?  
Compliant Response: No  
Response: **Yes**  
Comments: **Will be reviewed at permitting stage**

---

**70. Streetscape Standards: Minimum Standards - Part 4**

**All.V.B.6.1**

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

---

**71. Streetscape Standards: Minimum Standards - Part 4**

**All.V.B.6.2**

Question: Is 1 bench provided for every 50 feet of street frontage on a Main Street or Avenue site project?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

**72. Streetscape Standards: Minimum Standards - Part 4**

**All.V.B.6.3**

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 Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**73. Streetscape Standards: Minimum Standards - Part 4**

**All.V.B.6.4**

Question: "Are the standard waste bins provided the Victor Stanley óBethesda Seriesó 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 Response: Yes  
Response: **Yes**  
Comments:

---

**74. Streetscape Standards: Minimum Standards - Part 4**

**All.V.B.6.5**

Question: Is at least 1 waste bin provided at each block corner or building corner?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**75. Streetscape Standards: Minimum Standards - Part 5****All.V.B.6.6**

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 Response: Yes or N/A

Response: **Yes**

Comments:

---

**76. Streetscape Standards: Minimum Standards - Part 5****All.V.B.6.7**

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 Response: Yes

Response: **Yes**

Comments:

---

**77. Streetscape Standards: Minimum Standards - Part 5****All.V.B.6.8**

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 Response: Yes

Response: **Yes**

Comments:

---

**78. Streetscape Standards: Minimum Standards - Part 6****All.V.B.7.1**

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 Response: Yes

Response: **Yes**

Comments:

---

**79. Streetscape Standards: Minimum Standards - Part 6****All.V.B.7.2**

Question: Has the developer agreed to remove all invasive exotic species found anywhere on the lot?

Compliant Response: Yes

Response: **Yes**

Comments: **Note provided on plans.**

---

**80. Streetscape Standards: Minimum Standards - Part 6****All.V.B.7.3**

Question: Is mechanical and electrical equipment stored or located outside of a street?

Compliant Response: Yes

Response: **Yes**

Comments:

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**81. Streetscape Standards: Minimum Standards - Part 7****All.V.B.7.4**

Question: Is street lighting placed along the Street Tree Alignment Line or within the Furniture Zone?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**82. Streetscape Standards: Squares and Civic Greens****All.V.C.1.1**

Question: Does the square have a minimum of 30% pervious surface?

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **NA**

---

**83. Streetscape Standards: Squares and Civic Greens****All.V.C.1.2**

Question: Is the maximum amount of impervious paved surface provided 30%?

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **NA**

---

**84. Streetscape Standards: Squares and Civic Greens****All.V.C.1.3**

Question: "For the square, is public art provided?"

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **NA**

---

**85. Streetscape Standards: Squares and Civic Greens**

**All.V.C.1.4**

Question: "Are paved areas designed with a coordinated, distinctive pattern?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **NA**

---

**86. Streetscape Standards: Squares and Civic Greens**

**All.V.C.2.1**

Question: Does the civic green have a minimum of 60% pervious surface?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **NA**

---

**87. Streetscape Standards: Squares and Civic Greens**

**All.V.C.2.2**

Question: Is the maximum amount of impervious paved surface provided 30%?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **NA**

---

**88. Streetscape Standards: Squares and Civic Greens**

**All.V.C.2.3**

Question: "For the civic green, is public art provided?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **NA**

---

**89. Streetscape Standards: Squares and Civic Greens**

**All.V.C.2.4**

Question: "Are paved areas designed with a coordinated, distinctive pattern?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **NA**

---

**90. Streetscape Standards: Squares and Civic Greens**

**All.V.C.3.1**

Question: "Are street trees spaced no greater than 25 to 30 feet on center, unless shown otherwise on the Regulating Plan?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **NA**

---

**91. Streetscape Standards: Squares and Civic Greens**

**All.V.C.3.2**

Question: Is the ground surface elevation between 0 and 18 inches above the top of the adjacent curb?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **NA**

---

**92. Streetscape Standards: Squares and Civic Greens**

**All.V.C.3.3**

Question: "Is there a clear view between 2 and 10 feet above grade, except for tree trunks, street lights, civic buildings, public art, or monuments?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **NA**

---

**93. Streetscape Standards: Squares and Civic Greens**

**All.V.C.3.4**

Question: Are the trees species selected from the Pike Special Revitalization District Street Tree List?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **NA**

---

**94. Streetscape Standards: Squares and Civic Greens**

**All.V.C.3.5**

Question: Is asphalt absent from sidewalks?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **NA**

---

**95. Streetscape Standards: Squares and Civic Greens**

**All.V.C.3.6**

Question: "Are curb return radii on all block corners 15 feet, where possible?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **NA**

---

**96. Streetscape Standards: Street Tree List**

**All.V.D.1.1**

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 Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**97. Streetscape Standards: Street Tree List**

**All.V.D.1.2**

Question: Have appropriate tree species been planted along the Street Tree Alignment Line?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**98. Streetscape Standards: Street Tree List**

**All.V.D.1.3**

Question: Have appropriate tree species been planted along the Street Tree Alignment Line?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

**LOCAL FRONTAGE QUESTIONS**

---

**99. Building Envelope Standards: General Guiding Principles**

**Loc.IV.A.1**

Question: Is the project consistent with the appropriate BES shown on the Regulating Plan?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**100. Building Envelope Standards: Height Specifications**

**Loc.IV.D.1.1**

Question: "Is the building between 2 and 3 stories, except where noted elsewhere or in the Regulating Plan?"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**101. Building Envelope Standards: Height Specifications**

**Loc.IV.D.1.10**

Question: Do the upper stories each have at least 9 feet clear height (floor to ceiling) for at least 80 percent of its area?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**102. Building Envelope Standards: Height Specifications**

**Loc.IV.D.1.11**

Question: "Are there any mezzanines greater than 2/3 of the floor area footprint? If no, skip next question."  
Compliant Response: Yes or No  
Response: **No**  
Comments: **no mezzanines**

---

**103. Building Envelope Standards: Height Specifications**

**Loc.IV.D.1.12**

Question: "If yes, have they been counted as an additional story?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **no mezzanines**

---

**104. Building Envelope Standards: Height Specifications**

**Loc.IV.D.1.13**

Question: "Do all unbuilt RBLs have a street wall built along them and do all unbuilt common lot lines have a privacy fence along them, 7 feet in height?"  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**105. Building Envelope Standards: Height Specifications**

**Loc.IV.D.1.14**

Question: "Are the street wall heights measured accurately, relative to the adjacent sidewalk or ground elevation when not fronting a sidewalk?"  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**106. Building Envelope Standards: Height Specifications**

**Loc.IV.D.1.15**

Question: Is the site within 40 feet of a Neighborhood Site existing single family use dwelling?  
Compliant Response: Yes or No  
Response: **N/A**  
Comments: **site is not within 40 feet of a Neighborhood Site and is compliant**

---

**107. Building Envelope Standards: Height Specifications****Loc.IV.D.1.16**

Question: Is the maximum height for any structure on that portion of the site within 40 feet of a Neighborhood Site existing single family use dwelling 32 feet to the eaves or parapet?

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **Not within 40 feet of a Neighborhood Site**

---

**108. Building Envelope Standards: Height Specifications****Loc.IV.D.1.2**

Question: Does the attic story conform to the aforementioned specifications?

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

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**109. Building Envelope Standards: Height Specifications****Loc.IV.D.1.3**

Question: Is the first story finished elevation of any residential unit between 36 and 60 inches above the fronting sidewalk?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**110. Building Envelope Standards: Height Specifications****Loc.IV.D.1.4**

Question: Is Live/Work development permissible and planned for this site?

Compliant Response: Yes or N/A

Response: **Yes**

Comments: **Live/Work is permissible, but not planned**

---

**111. Building Envelope Standards: Height Specifications****Loc.IV.D.1.5**

Question: "If so, Is the finished floor elevation for the Live-Work development between 0 and 18 inches above the fronting sidewalk?"

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **Live/Work not planned for this site**

---

**112. Building Envelope Standards: Height Specifications****Loc.IV.D.1.6**

Question: "And if so, does the Ground Story have at least a 12 foot clear height for a depth of at least 1/3 of its floor area contiguous to each frontage adjacent to an RBL?"

Compliant Response: Yes

Response: **N/A**

Comments: **Live/Work not planned for this site**

---

**113. Building Envelope Standards: Height Specifications****Loc.IV.D.1.7**

Question: Is the maximum floor-to-floor story height for the ground floor 14 feet?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**114. Building Envelope Standards: Height Specifications****Loc.IV.D.1.8**

Question: Does the ground story have at least 9 feet in clear height for at least 80% of its area?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**115. Building Envelope Standards: Height Specifications****Loc.IV.D.1.9**

Question: Is the maximum floor-to-floor story height for all upper stories 12 feet?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**116. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.1**

Question: Is the street facade built to not less than 75 percent of the overall RBL where exceptions are permitted for the ground floor within 7' of a block corner?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**117. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.10**

Question: Have the garage doors been situated in such a way that they do not face the RBL?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**118. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.11**

Question: Does this site have alley access?  
Compliant Response: Yes or No  
Response: **Yes**  
Comments:

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**119. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.12**

Question: "If no above, is there a 12-foot setback from the rear lot line?"  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**120. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.13**

Question: Is this a corner lot?  
Compliant Response: Yes or No  
Response: **Yes**  
Comments:

---

**121. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.14**

Question: "If yes above, have the corner lots been treated as having street frontage on both the front and side streets (or RBLs)?"  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**122. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.15**

Question: Is the lot/dwelling unit width between 16 and 32 feet?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**123. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.16**

Question: Are no more than 1/3 of the Local Street Buildings within a development proposal be less than 18 feet wide?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**124. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.17**

Question: Is there a maximum of 7 Local Street Buildings or 150 feet contiguous as a single attached group of Local Street Buildings?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**125. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.18**

Question: Is there shall be a 10 foot gap (gated) between groups of Local Street Buildings.  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**126. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.2**

Question: "Is that portion of the facade that is required to be built to the RBL composed as a simple plane (as defined above) interrupted only by porches, stoops, bay windows, shopfronts, and balconies?"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

**127. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.3**

Question: Does the building occupy only the area of the lot specified in the siting specifications of the BES as a buildable area?  
Compliant Response: Yes  
Response: Yes  
Comments:

---

**128. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.4**

Question: "Are all parts of the building, with the exception of BES permitted balconies, bay windows, stoops and shopfronts, within the RBL?"  
Compliant Response: Yes  
Response: Yes  
Comments:

---

**129. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.5**

Question: Does the building satisfy these requirements and does the minimum open contiguous area comprise at least 15% of the total buildable area?  
Compliant Response: Yes  
Response: Yes  
Comments:

---

**130. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.6**

Question: Does the property share a side lot line with a single family house?  
Compliant Response: Yes or N/A  
Response: N/A  
Comments:

---

**131. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.7**

Question: "If yes above, is there a minimum setback of 8 feet provided?"  
Compliant Response: Yes or N/A  
Response: N/A  
Comments: **Not adjacent to single family**

---

**132. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.8**

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 private wall?"  
Compliant Response: Yes  
Response: Yes  
Comments:

---

**133. Building Envelope Standards: Siting Specifications****Loc.IV.D.2.9**

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 Response: Yes  
Response: Yes  
Comments:

---

**134. Building Envelope Standards: Elements Specifications****Loc.IV.D.3.1**

Question: Does each lot/unit include a stoop of not more than 5 feet deep and 6 feet wide (plus steps) which is located in the appropriate location?  
Compliant Response: Yes or N/A  
Response: Yes  
Comments:

---

**135. Building Envelope Standards: Elements Specifications****Loc.IV.D.3.2**

Question: "Does each Stoop, Porch or shy zone include no more than two entries providing access to a Vestibule? Are there no entries below the Ground Story on the RBL side of Local Street Buildings with a Ground Story finished floor elevation of 0 to 5 inches above the fronting sidewalk?"  
Compliant Response: Yes or N/A  
Response: Yes  
Comments:

---

**136. Building Envelope Standards: Elements Specifications****Loc.IV.D.3.3**

Question: "Is there a fence or garden wall proposed and, if so, does it meet the aforementioned requirements?"  
Compliant Response: Yes  
Response: **N/A**  
Comments: **No fence or garden walls are proposed**

---

**137. Building Envelope Standards: Elements Specifications****Loc.IV.D.3.4**

Question: "Does each story's facade have between 30 percent and 70 percent fenestration, as measured per these requirements?"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**138. Building Envelope Standards: Elements Specifications****Loc.IV.D.3.5**

Question: Has it been confirmed that there are no blank lengths of wall along any RBL facade of more than 15 linear feet?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**139. Building Envelope Standards: Use Specification****Loc.IV.D.4.1**

Question: "If the site is designated Live-Work and there are small professional office, building lobby, building manager's office, ancillary retail grocery or ca/T uses, are such uses each less than 1,200 sf?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **Not used as Live/Work**

---

**140. Building Envelope Standards: Use Specification****Loc.IV.D.4.2**

Question: "Are the upper stories used exclusively for residential and home occupations, as defined by the County, except if it is designated Live-Work on the Regulating Plan, in which case there may also be small professional office uses?"  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**141. Building Envelope Standards: Use Specification****Loc.IV.D.4.3**

Question: "Does the Local Street Building contain no more than two dwelling units and an English Basement, provided that no stairway or corridor, except a Vestibule, shall serve as common access for multiple dwelling units."  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**142. Building Envelope Standards: Use Specification****Loc.IV.D.4.4**

Question: Is there no more than one English basement or accessory unit?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**143. Building Envelope Standards: Use Specification****Loc.IV.D.4.5**

Question: Are parking and accessory unit (maximum 650 sf) uses relegated to the building area at the rear of the lot?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**144. Building Envelope Standards: Use Specification****Loc.IV.D.4.6**

Question: "Is the garage/parking for vehicles (autos, trailers, boats, etc.) located at least 25 feet away from any RBL (except basement garages)?"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**145. Building Envelope Standards: Use Specification****Loc.IV.D.4.7**

Question: "For a Live-Work site, is the ground story finished floor elevation between 0 and 19 inches above the adjacent sidewalk elevation and does the ground story have a clear height of between 12 and 19 feet."  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **Not used as Live/Work**

---

**146. Architecture Standards: General Principles and Intent****Loc.VI.A.1**

Question: Does the project generally conform to these principles?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**147. Architecture Standards: General Principles and Intent****Loc.VI.A.2**

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 Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**148. Architecture Standards: General Principles and Intent****Loc.VI.A.4**

Question: Does the project generally conform to these standards where clearly visible from the street (i.e. within 30 feet of the street)?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**149. Architecture Standards: Building Walls (Exterior)****Loc.VI.B.2.1**

Question: Has the developer used only permitted building materials where visible from the street?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**150. Architecture Standards: Building Walls (Exterior)****Loc.VI.B.2.2**

Question: Do the walls conform to the aforementioned standards?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**151. Architecture Standards: Building Walls (Exterior)****Loc.VI.B.2.3**

Question: Is the wood siding/simulated wood siding horizontal in configuration and smooth or rough-sawn in finish?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**152. Architecture Standards: Building Walls (Exterior)****Loc.VI.B.2.4**

Question: Does the stucco have a smooth or sand finish?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**153. Architecture Standards: Roofs and Parapets****Loc.VI.C.2.1**

Question: Has the developer used only permitted roofing materials where visible from the street?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**154. Architecture Standards: Roofs and Parapets****Loc.VI.C.2.10**

Question: Does the building meet the aforementioned cornice requirements?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

<b>155. Architecture Standards: Roofs and Parapets</b>		<b>Loc.VI.C.2.11</b>
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 Response:	Yes or N/A	
Response:	<b>N/A</b>	
Comments:		
<b>156. Architecture Standards: Roofs and Parapets</b>		<b>Loc.VI.C.2.12</b>
Question:	Has the developer employed green roof technologies and designed vegetative cover or solar panels?	
Compliant Response:	Yes or No	
Response:	<b>No</b>	
Comments:	<b>Green roof not designated</b>	
<b>157. Architecture Standards: Roofs and Parapets</b>		<b>Loc.VI.C.2.2</b>
Question:	Does the primary ridge beam run parallel to the street?	
Compliant Response:	Yes or N/A	
Response:	<b>N/A</b>	
Comments:		
<b>158. Architecture Standards: Roofs and Parapets</b>		<b>Loc.VI.C.2.3</b>
Question:	Does the pitch of the roof conform to the aforementioned requirements?	
Compliant Response:	Yes or N/A	
Response:	<b>N/A</b>	
Comments:		
<b>159. Architecture Standards: Roofs and Parapets</b>		<b>Loc.VI.C.2.4</b>
Question:	Do the eaves overhang at least 24 inches on the primary structure?	
Compliant Response:	Yes or N/A	
Response:	<b>N/A</b>	
Comments:		
<b>160. Architecture Standards: Roofs and Parapets</b>		<b>Loc.VI.C.2.5</b>
Question:	Do the rakes overhang at least 18 inches?	
Compliant Response:	Yes or N/A	
Response:	<b>N/A</b>	
Comments:		
<b>161. Architecture Standards: Roofs and Parapets</b>		<b>Loc.VI.C.2.6</b>
Question:	"Do the eaves and rakes on accessory buildings, dormers and other smaller structures overhang at least 8 inches?"	
Compliant Response:	Yes or N/A	
Response:	<b>N/A</b>	
Comments:		
<b>162. Architecture Standards: Roofs and Parapets</b>		<b>Loc.VI.C.2.7</b>
Question:	Are the soffits perpendicular to the building wall?	
Compliant Response:	Yes or N/A	
Response:	<b>N/A</b>	
Comments:		
<b>163. Architecture Standards: Roofs and Parapets</b>		<b>Loc.VI.C.2.8</b>
Question:	Are the timber eaves and balcony brackets a minimum of 5.5 inches in dimension?	
Compliant Response:	Yes or N/A	
Response:	<b>N/A</b>	
Comments:		
<b>164. Architecture Standards: Roofs and Parapets</b>		<b>Loc.VI.C.2.9</b>
Question:	Is the parapet roof material visible from any adjacent street on this site?	
Compliant Response:	No	
Response:	<b>No</b>	
Comments:		

<b>165. Architecture Standards: Street Walls</b>	<b>Loc.VI.D.2.1</b>
Question:	If there is a street wall associated with this project, is the street wall comprised only of permitted materials?
Compliant Response:	Yes
Response:	<b>Yes</b>
Comments:	
<b>166. Architecture Standards: Street Walls</b>	<b>Loc.VI.D.2.2</b>
Question:	Are the street walls along unbuilt RBL 7 feet above the adjacent ground?
Compliant Response:	Yes or N/A
Response:	<b>Yes</b>
Comments:	
<b>167. Architecture Standards: Street Walls</b>	<b>Loc.VI.D.2.3</b>
Question:	Has hardy species of climbing vine been planted along any stucco street walls?
Compliant Response:	Yes or N/A
Response:	<b>N/A</b>
Comments:	<b>No stucco street walls</b>
<b>168. Architecture Standards: Street Walls</b>	<b>Loc.VI.D.2.4</b>
Question:	Do the copings on the street walls project between 1 and 4 inches from the face of the wall?
Compliant Response:	Yes or N/A
Response:	<b>Yes</b>
Comments:	
<b>169. Architecture Standards: Windows and Doors</b>	<b>Loc.VI.E.2.1</b>
Question:	Are the windows constructed only of permitted materials?
Compliant Response:	Yes
Response:	<b>Yes</b>
Comments:	
<b>170. Architecture Standards: Windows and Doors</b>	<b>Loc.VI.E.2.10</b>
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 Response:	Yes or N/A
Response:	<b>Yes</b>
Comments:	
<b>171. Architecture Standards: Windows and Doors</b>	<b>Loc.VI.E.2.11</b>
Question:	"If there is an office use, are the panes no greater than 48 inches by 40 inches horizontal?"
Compliant Response:	Yes or N/A
Response:	<b>N/A</b>
Comments:	<b>No office use</b>
<b>172. Architecture Standards: Windows and Doors</b>	<b>Loc.VI.E.2.12</b>
Question:	Are egress windows required to meet the building code?
Compliant Response:	Yes or N/A
Response:	<b>N/A</b>
Comments:	<b>Will be evaluated during permit review.</b>
<b>173. Architecture Standards: Windows and Doors</b>	<b>Loc.VI.E.2.13</b>
Question:	Are all of the shopfront/ground floor single panels of glass less than 6 feet by 4 feet?
Compliant Response:	Yes or N/A
Response:	<b>N/A</b>
Comments:	<b>No Live/Work units</b>
<b>174. Architecture Standards: Windows and Doors</b>	<b>Loc.VI.E.2.14</b>
Question:	Do ground floor windows conform to the aforementioned standards?
Compliant Response:	Yes
Response:	<b>N/A</b>
Comments:	<b>No Live/Work units</b>

**175. Architecture Standards: Windows and Doors****Loc.VI.E.2.15**

Question: Does the shopfront extend no more than 24 inches beyond the facade (RBL) into the street?  
 Compliant Response: Yes or N/A  
 Response: **N/A**  
 Comments: **No Live/Work units**

**176. Architecture Standards: Windows and Doors****Loc.VI.E.2.16**

Question: Do all of the entryways span no more than 1 story?  
 Compliant Response: Yes or N/A  
 Response: **N/A**  
 Comments: **No Live/Work units**

**177. Architecture Standards: Windows and Doors****Loc.VI.E.2.17**

Question: Do the doors meet the aforementioned requirements regarding how far they are recessed and the clearance view?  
 Compliant Response: Yes or N/A  
 Response: **N/A**  
 Comments: **No Live/Work units**

**178. Architecture Standards: Windows and Doors****Loc.VI.E.2.18**

Question: Has it been confirmed that there are no roll-down security gates or doors?  
 Compliant Response: Yes  
 Response: **Yes**  
 Comments:

**179. Architecture Standards: Windows and Doors****Loc.VI.E.2.2**

Question: Do the windows conform to the aforementioned standards?  
 Compliant Response: Yes or N/A  
 Response: **N/A**  
 Comments: **No Live/Work units**

**180. Architecture Standards: Windows and Doors****Loc.VI.E.2.3**

Question: Are the window screens black or gray and do the frames either match the window frame or are they black anodized?  
 Compliant Response: Yes  
 Response: **Yes**  
 Comments:

**181. Architecture Standards: Windows and Doors****Loc.VI.E.2.4**

Question: "Are the doors of wood, clad wood or steel?"  
 Compliant Response: Yes  
 Response: **Yes**  
 Comments:

**182. Architecture Standards: Windows and Doors****Loc.VI.E.2.5**

Question: Are the windows ganged horizontally?  
 Compliant Response: Yes  
 Response: **Yes**  
 Comments:

**183. Architecture Standards: Windows and Doors****Loc.VI.E.2.6**

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 Response: Yes  
 Response: **Yes**  
 Comments:

**184. Architecture Standards: Windows and Doors****Loc.VI.E.2.7**

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 Response: Yes

Response: Yes

Comments:

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**185. Architecture Standards: Windows and Doors****Loc.VI.E.2.8**

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

Compliant Response: Yes or N/A

Response: N/A

Comments:

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**186. Architecture Standards: Windows and Doors****Loc.VI.E.2.9**

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 Response: Yes

Response: Yes

Comments:

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**187. Architecture Standards: Signage****Loc.VI.F.2.1**

Question: Do the wall signs conform to these requirements?

Compliant Response: Yes or N/A

Response: N/A

Comments: No Live/Work units

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**188. Architecture Standards: Signage****Loc.VI.F.2.10**

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

Compliant Response: Yes or N/A

Response: N/A

Comments: No Live/Work units

---

**189. Architecture Standards: Signage****Loc.VI.F.2.11**

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 Response: Yes or N/A

Response: N/A

Comments: No Live/Work units

---

**190. Architecture Standards: Signage****Loc.VI.F.2.12**

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 Response: Yes or N/A

Response: No

Comments: No Live/Work units

---

**191. Architecture Standards: Signage****Loc.VI.F.2.14**

Question: "Is external lighting proposed and if so, is it energy efficient?"

Compliant Response: Yes or N/A

Response: N/A

Comments: No Live/Work units or signage

---

**192. Architecture Standards: Signage****Loc.VI.F.2.15**

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 Response: Yes or N/A

Response: N/A

Comments: No Live/Work units

---

**193. Architecture Standards: Signage****Loc.VI.F.2.16**

Question: "Are the awnings of canvas cloth or the equivalent, metal or glass?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **No Live/Work units**

---

**194. Architecture Standards: Signage****Loc.VI.F.2.17**

Question: Is the awning/overhang internally illuminated?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **No Live/Work units**

---

**195. Architecture Standards: Signage****Loc.VI.F.2.18**

Question: Is the lettering and/or logo limited to 5 inches tall on the vertically hanging fabric at the curbside of the awning?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **No Live/Work units**

---

**196. Architecture Standards: Signage****Loc.VI.F.2.19**

Question: Are there no one-quarter cylinder configurations?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **No Live/Work units**

---

**197. Architecture Standards: Signage****Loc.VI.F.2.4**

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 Response: Yes or N/A  
Response: **N/A**  
Comments: **No Live/Work units**

---

**198. Architecture Standards: Signage****Loc.VI.F.2.5**

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 Response: Yes or N/A  
Response: **N/A**  
Comments: **No Live/Work units**

---

**199. Architecture Standards: Signage****Loc.VI.F.2.6**

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 Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**200. Architecture Standards: Signage****Loc.VI.F.2.7**

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 Response: Yes or N/A  
Response: **N/A**  
Comments: **No Live/Work units**

---

**201. Architecture Standards: Signage****Loc.VI.F.2.8**

Question: Is the blade sign internally illuminated?  
Compliant Response: No  
Response: **N/A**  
Comments: **No Live/Work units**

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**202. Architecture Standards: Signage****Loc.VI.F.2.9**

Question: Does the company name or logo occupy no more than one-half of the square footage within the blade sign?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **No Live/Work units**

---

**203. Architecture Standards: Lighting and Mechanical Equipment****Loc.VI.G.2.1**

Question: Are the street lights of the appropriate style and is the light directed downward?  
Compliant Response: Yes  
Response: **N/A**  
Comments: **Will be evaluated at permit review**

---

**204. Architecture Standards: Lighting and Mechanical Equipment****Loc.VI.G.2.10**

Question: Does the parking garage lighting satisfy CPTED standards?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **No parking garage for the local frontage**

---

**205. Architecture Standards: Lighting and Mechanical Equipment****Loc.VI.G.2.11**

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 Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**206. Architecture Standards: Lighting and Mechanical Equipment****Loc.VI.G.2.12**

Question: "Has it been confirmed that none of the aforementioned mechanical equipment, etc is stored or located within any street or within view from any street?"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**207. Architecture Standards: Lighting and Mechanical Equipment****Loc.VI.G.2.13**

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

---

**208. Architecture Standards: Lighting and Mechanical Equipment****Loc.VI.G.2.14**

Question: Has the developer installed bicycle racks in the appropriate locations on the side of the street he/she is developing?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**209. Architecture Standards: Lighting and Mechanical Equipment****Loc.VI.G.2.2**

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 Response: Yes  
Response: **Yes**  
Comments:

---

**210. Architecture Standards: Lighting and Mechanical Equipment** **Loc.VI.G.2.3**

Question: Are the exterior lights at the front of the building mounted between 6 feet and 14 feet above adjacent grade?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**211. Architecture Standards: Lighting and Mechanical Equipment** **Loc.VI.G.2.4**

Question: Do the alley lights meet these aforementioned requirements?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **Will be evaluated at permit review**

---

**212. Architecture Standards: Lighting and Mechanical Equipment** **Loc.VI.G.2.5**

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 Response: Yes or N/A  
Response: **N/A**  
Comments: **Will be evaluated at permit review**

---

**213. Architecture Standards: Lighting and Mechanical Equipment** **Loc.VI.G.2.6**

Question: Has it been confirmed that there is no floodlighting illuminating the building walls?  
Compliant Response: Yes or N/A  
Response: **No**  
Comments: **Will be evaluated at permit review**

---

**214. Architecture Standards: Lighting and Mechanical Equipment** **Loc.VI.G.2.7**

Question: Does the site lighting illuminate only the lot?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**215. Architecture Standards: Lighting and Mechanical Equipment** **Loc.VI.G.2.8**

Question: Has the lighting plan been approved by the Administrative Review Team?  
Compliant Response: Yes  
Response: **N/A**  
Comments: **Will be evaluated at permit review**

---

**216. Architecture Standards: Lighting and Mechanical Equipment** **Loc.VI.G.2.9**

Question: "Is it confirmed that there is no flashing, traveling, animated or intermittent lighting visible from the exterior of any building?"  
Compliant Response: Yes  
Response: **N/A**  
Comments: **Will be evaluated at permit review**

---

**217. Architecture Standards: Signage** **Loc.VI.F.2.2**

Question: Is the lettering on the wall signs less than 18 inches in height or width and 3 inches in relief?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **No Live/Work units provided**

---

**218. Architecture Standards: Signage** **Loc.VI.F.2.3**

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 Response: Yes or N/A  
Response: **N/A**  
Comments: **No Live/Work units provided**

---

**219. Architecture Standards: General Principles and Intent** **Loc3.VI.A.3**

Question: Has a LEED scorecard been submitted and what is the score? Has it been reviewed by DES (Joan Kelsch)?  
Compliant Response: Yes  
Response: **Yes**  
Comments: **24**

**MAIN STREET FRONTAGE QUESTIONS**

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**220. Building Envelope Standards: General Guiding Principles**

**Ma.IV.A.1**

Question: Is the project consistent with the appropriate BES shown on the Regulating Plan?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**221. Building Envelope Standards: Height Specifications**

**Ma.IV.B.1.1**

Question: "Is the building between 3 and 6 stories, except where noted elsewhere or in the Regulating Plan?"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**222. Building Envelope Standards: Height Specifications**

**Ma.IV.B.1.10**

Question: "Does any unbuilt alley and/or common lot line frontage have a street wall, 7 feet in height, as measured from the adjacent sidewalk or the ground elevation when not fronting a sidewalk?"  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**223. Building Envelope Standards: Height Specifications**

**Ma.IV.B.1.11**

Question: "Where any part of a Main Street Site is within 40 feet of a Local Street, Neighborhood Site, or single family home, is the maximum height for that portion 32 feet to the eaves or parapet?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **The site is within 40 feet of a Local Street, but a Live-Work\* site is excluded from the adjacency height requirement.**

---

**224. Building Envelope Standards: Height Specifications**

**Ma.IV.B.1.2**

Question: Are all parking structures within the block no greater in height than the eave of any building (built after 2002) that is within 40 feet?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**225. Building Envelope Standards: Height Specifications**

**Ma.IV.B.1.3**

Question: Is the ground story floor elevation between 6 inches below and 24 inches above the sidewalk elevation at the front of the building?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**226. Building Envelope Standards: Height Specifications**

**Ma.IV.B.1.4**

Question: Is the maximum floor-to-floor story height for the ground floor 24 feet?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**227. Building Envelope Standards: Height Specifications**

**Ma.IV.B.1.5**

Question: Does the ground floor have at least 15 feet clear (floor to ceiling) height for at least 1/3 of its area contiguous to RBL frontage?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**228. Building Envelope Standards: Height Specifications**

**Ma.IV.B.1.6**

Question: Is the maximum floor-to-floor story height for all upper stories 14 feet?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**229. Building Envelope Standards: Height Specifications****Ma.IV.B.1.7**

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% of their areas?

Compliant Response: Yes

Response: Yes

Comments:

---

**230. Building Envelope Standards: Height Specifications****Ma.IV.B.1.8**

Question: "Are there any mezzanines greater than 2/3 of the floor area footprint? If no, skip next question."

Compliant Response: Yes or N/A

Response: N/A

Comments:

---

**231. Building Envelope Standards: Height Specifications****Ma.IV.B.1.9**

Question: "If yes, have they been counted as an additional story?"

Compliant Response: Yes

Response: N/A

Comments: No mezzanines

---

**232. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.1**

Question: Is the street faCade built to not less than 75 percent of the overall RBL where exceptions are permitted for the ground floor within 7' of a block corner?

Compliant Response: Yes

Response: Yes

Comments:

---

**233. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.10**

Question: Have the garage doors been situated in such a way that they do not face the RBL?

Compliant Response: Yes

Response: Yes

Comments:

---

**234. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.11**

Question: "Are the vehicle parking areas, except where a street wall exists or parking is enclosed within an ancillary building, on private property not located within 25 feet of the RBL? "

Compliant Response: Yes or N/A

Response: N/A

Comments:

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**235. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.12**

Question: Does this site have alley access?

Compliant Response: Yes or No

Response: Yes

Comments:

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**236. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.13**

Question: "If no above, has a 25-foot setback from the rear lot line been provided?"

Compliant Response: Yes or N/A

Response: N/A

Comments: Has alley access

---

**237. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.14**

Question: Is this a corner lot?

Compliant Response: Yes or No

Response: Yes

Comments:

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**238. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.15**

Question: "If yes above, have the corner lots been treated as having street frontage on both the front and side streets (or RBLs)?"  
 Compliant Response: Yes or N/A  
 Response: **Yes**  
 Comments:

---

**239. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.16**

Question: Is there an unbuilt RBL or unbuilt common lot line?  
 Compliant Response: Yes or No  
 Response: **No**  
 Comments:

---

**240. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.17**

Question: "If yes to above, does the unbuilt RBL have a street wall along it, between 6 feet and 10 feet in height?"  
 Compliant Response: Yes or N/A  
 Response: **N/A**  
 Comments:

---

**241. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.2**

Question: "Is that portion of the faCade that is required to be built to the RBL shall be composed as a simple plane (as defined above) interrupted only by porches, stoops, bay windows, shopfronts, and balconies?"  
 Compliant Response: Yes  
 Response: **Yes**  
 Comments:

---

**242. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.3**

Question: Does the building occupy only the area of the lot specified in the siting specifications of the BES as a buildable area?  
 Compliant Response: Yes  
 Response: **Yes**  
 Comments:

---

**243. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.4**

Question: "Are all parts of the building, with the exception of BES permitted balconies, bay windows, stoops and shopfronts, within the RBL?"  
 Compliant Response: Yes  
 Response: **Yes**  
 Comments:

---

**244. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.5**

Question: Does the building satisfy these requirements and does the minimum open contiguous lot area comprise at least 15% of the total buildable area?  
 Compliant Response: Yes  
 Response: **Yes**  
 Comments:

---

**245. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.6**

Question: Does the property share a side lot line with a single family house?  
 Compliant Response: Yes or No  
 Response: **No**  
 Comments: **No shared lot line**

---

**246. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.7**

Question: "If yes above, is there a minimum setback of 8 feet provided along side lot line(s)?"  
 Compliant Response: Yes or N/A  
 Response: **N/A**  
 Comments:

---

**247. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.8**

Question: Is the garage/parking entrance(s) no closer than 50 feet from any Building Corner or 100 feet from any Block Corner (except where designated on the Regulating Plan)?  
 Compliant Response: Yes  
 Response: **Yes**  
 Comments:

---

**248. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.9**

Question: Has the automobile access been provided from designated garage entries and alleys?  
Compliant Response: Yes  
Response: Yes  
Comments:

---

**249. Building Envelope Standards: Elements Specifications****Ma.IV.B.3.1**

Question: "Does the ground story facade have between 60 percent and 90 percent fenestration, as measured per these requirements?"  
Compliant Response: Yes  
Response: Yes  
Comments:

---

**250. Building Envelope Standards: Elements Specifications****Ma.IV.B.3.2**

Question: "Do the upper story facades have between 30 percent and 70 percent fenestration, as measured per these requirements?"  
Compliant Response: Yes  
Response: Yes  
Comments:

---

**251. Building Envelope Standards: Use Specification****Ma.IV.B.4.1**

Question: Does the ground story house appropriate retail uses and provide lobby space and access for upper story uses?  
Compliant Response: Yes  
Response: Yes  
Comments:

---

**252. Building Envelope Standards: Use Specification****Ma.IV.B.4.2**

Question: Are there functioning entry door(s) along the street facade at intervals not greater than 60 feet within any site?  
Compliant Response: Yes  
Response: No  
Comments: **One entrance is not provided on Glebe due to drop in grade. To be addressed as a modification.**

---

**253. Building Envelope Standards: Use Specification****Ma.IV.B.4.3**

Question: "If there are retail uses on the upper stories, do they conform with the aforementioned standards?"  
Compliant Response: Yes or N/A  
Response: N/A  
Comments: **No retail uses specified in upper stories**

---

**254. Building Envelope Standards: Use Specification****Ma.IV.B.4.4**

Question: "Are these types of uses proposed? If alternative uses are proposed, does the Zoning Administrator and Administrative Review Team consider the proposed type of office use is of the same general character as others listed?"  
Compliant Response: Yes or N/A  
Response: Yes  
Comments:

---

**255. Architecture Standards: General Principles and Intent****Ma.VI.A.1**

Question: Does the project generally conform to these principles?  
Compliant Response: Yes  
Response: Yes  
Comments:

---

**256. Architecture Standards: General Principles and Intent****Ma.VI.A.2**

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 Response: Yes or N/A  
Response: N/A  
Comments:

---

**257. Architecture Standards: General Principles and Intent****Ma.VI.A.3**

Question: Has a LEED scorecard been submitted and what is the score? Has it been reviewed by DES (Joan Kelsch)?  
Compliant Response: Yes  
Response: Yes  
Comments:

---

**24****258. Architecture Standards: General Principles and Intent****Ma.VI.A.4**

Question: Does the project generally conform to these standards where clearly visible from the street (i.e. within 30 feet of the street)?  
Compliant Response: Yes  
Response: Yes  
Comments:

---

**259. Architecture Standards: Building Walls (Exterior)****Ma.VI.B.2.1**

Question: Has the developer used only permitted building materials where visible from the street?  
Compliant Response: Yes  
Response: Yes  
Comments:

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**260. Architecture Standards: Building Walls (Exterior)****Ma.VI.B.2.2**

Question: Do the walls conform to the aforementioned standards?  
Compliant Response: Yes  
Response: Yes  
Comments:

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**261. Architecture Standards: Building Walls (Exterior)****Ma.VI.B.2.3**

Question: Is the wood siding/simulated wood siding horizontal in configuration and smooth or rough-sawn in finish?  
Compliant Response: Yes or N/A  
Response: N/A  
Comments:

---

**262. Architecture Standards: Building Walls (Exterior)****Ma.VI.B.2.4**

Question: Does the stucco have a smooth or sand finish?  
Compliant Response: Yes or N/A  
Response: N/A  
Comments:

---

**263. Architecture Standards: Roofs and Parapets****Ma.VI.C.2.1**

Question: Has the developer used only permitted roofing materials where visible from the street?  
Compliant Response: Yes  
Response: Yes  
Comments:

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**264. Architecture Standards: Roofs and Parapets****Ma.VI.C.2.10**

Question: Does the building meet the aforementioned cornice requirements?  
Compliant Response: Yes or N/A  
Response: Yes  
Comments:

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**265. Architecture Standards: Roofs and Parapets****Ma.VI.C.2.11**

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 Response: Yes or N/A  
Response: Yes  
Comments:

---

<b>266. Architecture Standards: Roofs and Parapets</b>	<b>Ma.VI.C.2.12</b>
Question:	Has the developer employed green roof technologies and designed vegetative cover or solar panels?
Compliant Response:	Yes or No
Response:	<b>Yes</b>
Comments:	<b>There is a courtyard on top of the 2nd level and a green dog run and rooftop terrace on the roof</b>
<b>267. Architecture Standards: Roofs and Parapets</b>	<b>Ma.VI.C.2.2</b>
Question:	Does the primary ridge beam run parallel to the street?
Compliant Response:	Yes or N/A
Response:	<b>N/A</b>
Comments:	
<b>268. Architecture Standards: Roofs and Parapets</b>	<b>Ma.VI.C.2.3</b>
Question:	Does the pitch of the roof conform to the aforementioned requirements?
Compliant Response:	Yes or N/A
Response:	<b>N/A</b>
Comments:	
<b>269. Architecture Standards: Roofs and Parapets</b>	<b>Ma.VI.C.2.4</b>
Question:	Do the eaves overhang at least 24 inches on the primary structure?
Compliant Response:	Yes or N/A
Response:	<b>N/A</b>
Comments:	
<b>270. Architecture Standards: Roofs and Parapets</b>	<b>Ma.VI.C.2.5</b>
Question:	Do the rakes overhang at least 18 inches?
Compliant Response:	Yes or N/A
Response:	<b>N/A</b>
Comments:	
<b>271. Architecture Standards: Roofs and Parapets</b>	<b>Ma.VI.C.2.6</b>
Question:	"Do the eaves and rakes on accessory buildings, dormers and other smaller structures overhang at least 8 inches?"
Compliant Response:	Yes or N/A
Response:	<b>N/A</b>
Comments:	
<b>272. Architecture Standards: Roofs and Parapets</b>	<b>Ma.VI.C.2.7</b>
Question:	Are the soffits perpendicular to the building wall?
Compliant Response:	Yes or N/A
Response:	<b>N/A</b>
Comments:	
<b>273. Architecture Standards: Roofs and Parapets</b>	<b>Ma.VI.C.2.8</b>
Question:	Are the timber eaves and balcony brackets a minimum of 5.5 inches in dimension?
Compliant Response:	Yes or N/A
Response:	<b>N/A</b>
Comments:	
<b>274. Architecture Standards: Roofs and Parapets</b>	<b>Ma.VI.C.2.9</b>
Question:	Is the parapet roof material visible from any adjacent street on this site?
Compliant Response:	No or N/A
Response:	<b>No</b>
Comments:	
<b>275. Architecture Standards: Street Walls</b>	<b>Ma.VI.D.2.1</b>
Question:	"If there is a street wall associated with this project, is the street wall comprised only of permitted materials?"
Compliant Response:	Yes or N/A
Response:	<b>N/A</b>
Comments:	

**276. Architecture Standards: Street Walls****Ma.VI.D.2.2**

Question: Are the street walls along unbuilt RBL 7 feet above the adjacent ground?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

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**277. Architecture Standards: Street Walls****Ma.VI.D.2.3**

Question: Has hardy species of climbing vine been planted along any stucco street walls?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**278. Architecture Standards: Street Walls****Ma.VI.D.2.4**

Question: Do the copings on the street walls project between 1 and 4 inches from the face of the wall?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

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**279. Architecture Standards: Windows and Doors****Ma.VI.E.2.1**

Question: Are the windows constructed only of permitted materials?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**280. Architecture Standards: Windows and Doors****Ma.VI.E.2.10**

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 Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**281. Architecture Standards: Windows and Doors****Ma.VI.E.2.11**

Question: "If there is an office use, are the panes no greater than 48 inches by 40 inches horizontal?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**282. Architecture Standards: Windows and Doors****Ma.VI.E.2.12**

Question: Are egress windows required to meet the building code?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **Will evaluate at permit review**

---

**283. Architecture Standards: Windows and Doors****Ma.VI.E.2.13**

Question: Are all of the shopfront/ground floor single panels of glass less than 6 feet by 4 feet?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**284. Architecture Standards: Windows and Doors****Ma.VI.E.2.14**

Question: Do ground floor windows conform to the aforementioned standards?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**285. Architecture Standards: Windows and Doors****Ma.VI.E.2.15**

Question: Does the shopfront extend no more than 24 inches beyond the facade (RBL) into the street?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**286. Architecture Standards: Windows and Doors****Ma.VI.E.2.16**

Question: Do all of the entryways span no more than 1 story?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**287. Architecture Standards: Windows and Doors****Ma.VI.E.2.17**

Question: Do the doors meet the aforementioned requirements regarding how far they are recessed and the clearance view?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**288. Architecture Standards: Windows and Doors****Ma.VI.E.2.18**

Question: Has it been confirmed that there are no roll-down security gates or doors?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**289. Architecture Standards: Windows and Doors****Ma.VI.E.2.2**

Question: Do the windows conform to the aforementioned standards?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**290. Architecture Standards: Windows and Doors****Ma.VI.E.2.3**

Question: Are the window screens black or gray and do the frames either match the window frame or are they black anodized?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **No window screens specified**

---

**291. Architecture Standards: Windows and Doors****Ma.VI.E.2.4**

Question: "Are the doors of wood, clad wood or steel?"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**292. Architecture Standards: Windows and Doors****Ma.VI.E.2.5**

Question: Are the windows ganged horizontally?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**293. Architecture Standards: Windows and Doors****Ma.VI.E.2.6**

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 Response: Yes or N/A

Response: **Yes**

Comments:

---

**294. Architecture Standards: Windows and Doors****Ma.VI.E.2.7**

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 Response: Yes

Response: **Yes**

Comments:

---

**295. Architecture Standards: Windows and Doors****Ma.VI.E.2.8**

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

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **No shutters**

---

**296. Architecture Standards: Windows and Doors****Ma.VI.E.2.9**

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 Response: Yes

Response: **Yes**

Comments: **Variety of windows that meet the standard**

---

**297. Architecture Standards: Signage****Ma.VI.F.2.1**

Question: Do the wall signs conform to these requirements?

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **Will be reviewed at permitting stage**

---

**298. Architecture Standards: Signage****Ma.VI.F.2.10**

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

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

---

**299. Architecture Standards: Signage****Ma.VI.F.2.11**

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 Response: Yes or N/A

Response: **N/A**

Comments:

---

**300. Architecture Standards: Signage****Ma.VI.F.2.12**

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 Response: Yes or N/A

Response: **Yes**

Comments: **The applicant has submitted a Comprehensive Sign Plan and is asking for a number of modifications**

---

**301. Architecture Standards: Signage****Ma.VI.F.2.14**

Question: "Is external lighting proposed and if so, is it energy efficient?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **Will be reviewed at permitting stage**

---

**302. Architecture Standards: Signage****Ma.VI.F.2.15**

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 Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**303. Architecture Standards: Signage****Ma.VI.F.2.16**

Question: "Are the awnings of canvas cloth or the equivalent, metal or glass?"  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**304. Architecture Standards: Signage****Ma.VI.F.2.17**

Question: Is the awning/overhang internally illuminated?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments: **No lighting is specified**

---

**305. Architecture Standards: Signage****Ma.VI.F.2.18**

Question: Is the lettering and/or logo limited to 5 inches tall on the vertically hanging fabric at the curbside of the awning?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments: **Will be reviewed at permitting stage**

---

**306. Architecture Standards: Signage****Ma.VI.F.2.19**

Question: Are there no one-quarter cylinder configurations?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**307. Architecture Standards: Signage****Ma.VI.F.2.2**

Question: Is the lettering on the wall signs less than 18 inches in height or width and 3 inches in relief?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments: **Will be reviewed at permitting stage**

---

**308. Architecture Standards: Signage****Ma.VI.F.2.3**

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 Response: Yes or N/A  
Response: **Yes**  
Comments: **Will be reviewed at permitting stage**

---

**309. Architecture Standards: Signage****Ma.VI.F.2.4**

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 Response: Yes or N/A  
Response: **N/A**  
Comments: **No window signage specified**

---

**310. Architecture Standards: Signage****Ma.VI.F.2.5**

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 Response: Yes or N/A

Response: **N/A**

Comments: **Will be evaluated at permit review**

---

**311. Architecture Standards: Signage****Ma.VI.F.2.6**

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 Response: Yes or N/A

Response: **No**

Comments: **The applicant has submitted a Comprehensive Sign Plan and is asking for a number of modifications**

---

**312. Architecture Standards: Signage****Ma.VI.F.2.7**

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 Response: Yes or N/A

Response: **No**

Comments: **The applicant has submitted a Comprehensive Sign Plan and is asking for a number of modifications**

---

**313. Architecture Standards: Signage****Ma.VI.F.2.8**

Question: Is the blade sign internally illuminated?

Compliant Response: No

Response: **No**

Comments:

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**314. Architecture Standards: Signage****Ma.VI.F.2.9**

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

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

---

**315. Architecture Standards: Lighting and Mechanical Equipment****Ma.VI.G.2.1**

Question: Are the street lights of the appropriate style and is the light directed downward?

Compliant Response: Yes

Response: **Yes**

Comments: **Will be evaluated at permit review**

---

**316. Architecture Standards: Lighting and Mechanical Equipment****Ma.VI.G.2.10**

Question: Does the parking garage lighting satisfy CPTED standards?

Compliant Response: Yes

Response: **Yes**

Comments: **Will be reviewed at permitting stage**

---

**317. Architecture Standards: Lighting and Mechanical Equipment****Ma.VI.G.2.11**

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 Response: Yes or N/A

Response: **Yes**

Comments:

---

**318. Architecture Standards: Lighting and Mechanical Equipment****Ma.VI.G.2.12**

Question: "Has it been confirmed that none of the aforementioned mechanical equipment, etc is stored or located within any street or within view from any street?"

Compliant Response: Yes

Response: **Yes**

Comments:

---

**319. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.13**

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

---

**320. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.14**

Question: Has the developer installed bicycle racks in the appropriate locations on the side of the street he/she is developing?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**321. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.2**

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 Response: Yes  
Response: **Yes**  
Comments:

---

**322. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.3**

Question: Are the exterior lights at the front of the building mounted between 6 feet and 14 feet above adjacent grade?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**323. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.4**

Question: Do the alley lights meet these aforementioned requirements?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**324. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.5**

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 Response: Yes or N/A  
Response: **Yes**  
Comments: **Will be evaluated at permit review**

---

**325. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.6**

Question: Has it been confirmed that there is no floodlighting illuminating the building walls?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **Will be evaluated at permit review**

---

**326. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.7**

Question: Does the site lighting illuminate only the lot?  
Compliant Response: Yes  
Response: **Yes**  
Comments: **Will be evaluated at permit review**

---

**327. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.8**

Question: Has the lighting plan been approved by the Administrative Review Team?  
Compliant Response: Yes  
Response: **Yes**  
Comments: **Will be evaluated at permit review**

---

**328. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.9**

Question: "Is it confirmed that there is no flashing, traveling, animated or intermittent lighting visible from the exterior of any building?"  
Compliant Response: Yes  
Response: **Yes**  
Comments: **Will be evaluated at permit review**