

PHASE 1H RESIDENTIAL BUILDING DESIGN STANDARDS REVIEW

O. Residential flats, loft flats, townhouses, multifamily buildings, duplex lofts, live/work units

2. GENERAL DESIGN CRITERIA		
REQUIRED	PROVIDED	COMPLIANT
a) Permitted commercial uses up to 2,000 square feet gross leasable area shall be permitted on the first or ground floors of residential buildings permitted in the section provided said use has an outside entrance accessible from a public sidewalk.	No commercial spaces provided	N/A
(b) The building shall be a minimum of three stories in height.	3 Stories	Yes
(c) The gross floor area of any finished floor located above 75 feet in height above finished grade shall be no greater than 20,000 square feet.	No floors above 75'	N/A
(d) Any parking structure within the block shall not exceed the eave height of any residential building within 75 feet.	No parking structure within the block	N/A
(e) Fenestration shall be between 30% and 70% for all RBL building facades measured between three feet and nine feet above the finished floor.	Required fenestration provided	Yes
(f) Blank lengths of wall greater than 30 linear feet shall be prohibited.	No blank walls greater than 30'	Yes
(g) Off-street surface parking or garage parking shall be at least 20 feet from any RBL on a street. Garage or surface parking is permitted within six feet of any alley.	Garage/surface parking provided per site plan	Yes

3. BUILDING DESIGN STANDARDS		
a. Materials and Colors		
REQUIRED	PROVIDED	COMPLIANT
[1] Exterior building materials and colors should be compatible with materials and colors to be utilized throughout the transit-oriented mixed-use development shown in § 205-76.1Y(4).	Colors are compatible with surrounding uses.	Yes
[2] Predominant exterior building materials on the primary facade shall be quality materials, including, but not limited to, brick, sandstone, native stone veneer, cultured stone and stone veneer, stucco, composite siding, and tinted/textured concrete masonry units.	Primary façade is cultured stone/stone veneer, composite siding and vinyl	Yes
[3] Building materials on the secondary facade may be those permitted on the primary facade and painted, concrete masonry units, and vinyl siding.	Secondary façade materials are stone veneer and vinyl	Yes.
[4] Predominant facade colors shall be low reflectance, subtle, neutral or earth tone colors provided in § 205-76.1Y(4). The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.	Colors comply	Yes
[5] Building trim and accent areas may feature brighter colors, including primary colors as provided in § 205-76.1Y(4).	No accent colors anticipated	N/A
[6] Building trim may be brick, stone, cast stone, cultured stone, painted or treated metal, composite materials, high-density plastic, fiberglass-reinforced polyurethane, grid-reinforced cement and equivalent materials, and painted or stained wood.	Trim to be composite materials and vinyl	Yes
[7] Roof materials may be architectural asphalt shingles, metal panels, metal, tile, slate and solar shingles or tiles.	Architectural asphalt shingles	Yes
[8] Permitted signs of all types may utilize corporate or trademarked color schemes in addition to those colors permitted in § 205-76.1Y(4).	No signs anticipated	N/A

b. Entryways. Entry design elements and variations shall give orientation and identity to the building and uses within		
REQUIRED	PROVIDED	COMPLIANT
[1] Each residential building shall have a clearly defined, visible visitor and/or resident entrance(s).	Each entrance has a portico	Yes
[2] Each building entrance shall feature no fewer than three of the following: [a] Canopies or porticos; [b] Overhangs; [c] Recesses/projections; [d] Arcades; [e] Raised cornice parapets over the door; [f] Peaked or arched roof forms; [g] Awnings; [h] Architectural details such as tile work and moldings which are integrated into the building structure and design.	Porticos, recess, peaked roof form, detail moldings.	Yes

c. Roofs		
REQUIRED	PROVIDED	COMPLIANT
Roof features should be used to complement the character of the mixed-use retail and residential buildings on the transit-oriented mixed-use development. Variations in rooflines shall be used to add visual interest to, and reduce the scale of, large buildings. Roofs shall have no less than two of the following features; [1] Parapets concealing flat roofs; [2] Overhanging eaves, extending no less than two feet past supporting walls; [3] Sloping roofs that do not exceed the average height of supporting walls; § 205-76.1 § 205-76.1:64 [4] Three or more roof planes; [5] An articulated cornice at the eave line or parapet line a minimum of two feet in height and projecting a minimum of one foot from the facade.	Sloping roofs that do not exceed the height of supporting walls, three or more roof planes	Yes

4. MECHANICAL EQUIPMENT. The following equipment shall be placed away from any RBL and be screened from view from the street on which the building fronts:

REQUIRED	PROVIDED	COMPLIANT
(K.4.a) Air compressors.		N/A
(K.4.b) Mechanical pumps.		N/A
(K.4.c) Exterior water heaters.		N/A
(K.4.d) Water softeners.		N/A
(K.4.e) Utility and telephone company meters or boxes.		N/A
(K.4.f) Garbage cans for individual uses.		N/A
(K.4.g) Storage tanks.		N/A
(K.4.h) Roof-mounted equipment and safety rails shall be placed away from the RBL frontage and be screened from view from the street.		N/A

5. Appurtenances (porches, stoops, screening, bay windows)

REQUIRED	PROVIDED	COMPLIANT
(a) Solar screens, awnings and arcades may be used to provide user comfort, energy conservation and design unity.		
(b) Architecture may reflect the difference between public vs. private doors and entries.	Only private doors	N/A
(c) The use of prominent corner elements and features is encouraged.		