

## MEMORADUM

To:	Urban Design Advisory Committee
From:	Cathy Puskar
Date:	November 30, 2018
RE:	DSUP #2018-0014 - 600 N. Royal Street Maple Multi-Family Land SE, L.P d/b/a Trammel Crow Residential (the “Applicant”)

To assist in UDAC’s review of the Applicant’s proposed development of 600 N. Royal Street (the “Subject Property”), this Memorandum has been provided to demonstrate the proposal’s compliance with the Old Town North Design Guidelines (the “Guidelines”).

### 2.1 Site Design, Guidelines

#### Orientation, Frontage and Setback Standards:

1. Buildings shall be sited parallel to the street. Irregular spacing between buildings shall be avoided or minimized at the setback line, except in cases where variation is needed for gateway elements as required. In general, buildings shall include as much frontage as possible.

**Response: Project complies.**

2. Mews units may be considered as part of the development review process if the remainder of the units for each of the block frontages (e.g. Printers Row) front onto the adjoining street-public right-of way or the ground floor use for each frontage is a commercial use.

**Response: Not applicable. No mews units are proposed.**

#### Guidelines:

1. The streetwall height should generally be a minimum of 30 feet as shown in Figure 2.1 and Figure 2.03a.

**Response: Project complies. See the submitted elevations.**

2. 20-25% of the total street frontage for residential, office, and hotel buildings should be setback 2-10 feet from the property line, excluding courtyards (as shown in Figure 2.02a).

**Response: Project complies.**

3. Where courtyards are provided, total building setbacks including the courtyard should not exceed 35% of the total street frontage (as shown in Figure 2.02b). The depth of the courtyard shall be determined as part of the development review process.

**Response: Project Complies. The depth of the proposed plaza on N. Pitt Street does not exceed 35% of the N. Pitt Street frontage.**

4. Where ground floor retail, art and/or cultural spaces are located, building setbacks should be a maximum of 15% of the total street frontage.

**Response: Not applicable. No ground floor retail, arts or cultural spaces are proposed.**

5. Architectural elements and entrances should be used to provide visual interest, enliven the streetscape for the pedestrian, and promote streetscape activity.

**Response: Project Complies. A variety of architectural elements and building entrance types are proposed. The two sections of the proposed building will be connected by two enclosed pedestrian bridges visible from N. Pitt Street and N. Royal Street. These bridges are enclosed in glass, to provide visual interest in the building and porosity into the site. AA tower element at the intersection of N. Royal and Wythe Streets will serve as a focal feature of the building, and the rooftop terrace at this location will provide residents with views of the Potomac River and into Old Town. The Wythe Street façade is activated by the presence of the main building entrance and ground-level amenity spaces within the building that will be visible from the right of way. Individual unit entrances are proposed for the ground-level units along N. Pitt and Pendleton Streets, consistent with the townhouse character of the surrounding area.**

6. Building stepbacks above the streetwall (as depicted in Figure 2.03b) are encouraged where retail and/or art uses are provided on the ground floor.

**Response: Not applicable No retail is proposed.**

## **2.2 Height Transitions**

### **Transition Standards:**

1. Building height transitions shall be required at the locations shown on Figure 2.04 and shall utilize approaches such as building setbacks, stepbacks, building shoulders, landscape buffers and/or courtyards, but not limited to those depicted in Figure 2.05.

**Response:** As illustrated in Figure 2.04 of the Guidelines, building height transitions are required along the N. Pitt and Pendleton Street frontages of the Subject Property. The building complies with the intent of the Transition Standards. Building height along these streets varies between three and four stories, including a three story section at the intersection of N. Pitt and Pendleton Streets. In lieu of a courtyard, an at-grade plaza is proposed on N. Pitt Street near its intersection with Pendleton Street. The building complies with the maximum height requirements of the Guidelines. Finally, the proposal meets the affordable housing recommendations of the Old Town North Small Area plan through the provision of 12 on-site affordable units, without requesting an increase in the maximum permitted building height. The Applicant has worked closely with staff throughout the process to ensure that appropriate transitions are provided.

2. Transitions may be required at other locations for the redevelopment sites if deemed necessary as part of the development review process.

**Response:** See previous response.

3. The type and configuration of the required building transition will be determined as part of the development review process based on the context of each site.

**Response:** See previous response.

### 2.3 Building Heights - Variety

#### Standards:

4. Each multi-family building (excluding 2/2 stacked townhouses) shall provide a minimum of 15% to 25% of the building footprint below the maximum provided height (Figure 2.06). The specific allocation of the variation shall be determined as part of the development review process.

**Response:** The proposal meets the intent of this standard by providing a variation in building height throughout the block. The building ranges in height between 3 and 4 stories along N. Pitt and Pendleton Streets, and between 4 and 6 stories along N. Royal and Wythe Streets. The building provides the height variation envisioned by the Guidelines and Small Area Plan and adds 12 units to the City's affordable housing stock, while also complying with the maximum permitted building height requirements.

5. Office and hotel buildings shall provide a variety of height which shall be determined through the development review process.

**Response:** Not applicable.

6. For townhouses and 2/2 stacked townhouses, a variety of heights shall be provided within each row of townhouses. This can be achieved through variation in roof form, setbacks and height. The location and amount of variation will be determined as part of the development review process.

**Response: Not applicable.**

7. For the former power plant site, design standards shall be required to address variety of building heights, spacing, coverage, and envelopes, as part of the Coordinated Development District (CDD) Concept Plan approval process, to ensure a unique and dynamic skyline for the site, both from the neighborhood and from the Potomac River.

**Response: Not applicable.**

## 2.4 Gateway Elements – Vistas

### Standards:

1. Views to the Potomac River shall be maintained. Incorporate public vistas through the configuration of the buildings and the design of open space in the locations generally depicted in Figure 2.07.

**Response: Project complies. The viewshed to the Potomac River is maintained by the generous setback along Wythe Street, which includes landscaped open space and seating areas.**

2. Gateway elements shall be provided for new buildings at visually prominent locations within the plan area as shown in Figure 2.07.

**Response: Project complies. The building includes a tower feature near the main building entrance at the intersection of N. Royal Street and Wythe Street. This feature will draw focus to this prominent location on the Subject Property.**

### Guidelines:

1. Gateway buildings should exhibit the highest level of architectural design and detail and utilize high quality materials.

**Response: Not applicable. The proposed building is not identified as a gateway building in the Guidelines.**

2. Gateway buildings should provide special elements at street terminations to frame views. This may include public art, special landscaping and/or building forms.

**Response: Not applicable. See previous response.**

3. Gateway elements should be proportioned to the size and scale of the building.

**Response: Not applicable. See previous response.**

4. Excluding the buildings on Washington Street, required gateway element(s) should provide distinctive three-dimensional forms, unique shapes and materials to reinforce the significance of each location.

**Response: Not applicable. See previous response.**

5. Buildings along Washington Street in the locations depicted in Figure 2.07 should provide site design elements that foster a sense of place and arrival to Old Town North.

**Response: Not applicable.**

## **2.5 Parking and Service Areas**

### Standards

1. Parking for each building (excluding townhouses and stacked townhouses) shall be located entirely below grade or entirely screened with an active use. The screening of the parking with active uses shall be provided for each level of the entire perimeter of each street, park, and/or open space frontage.

**Response: Project complies. All parking is below grade.**

2. Surface parking lots are prohibited.

**Response: Project complies. All parking is below grade.**

3. The parking for each townhouse shall be provided from a rear alley. Front loaded garages for townhouses are prohibited.

**Response: Not applicable.**

4. Loading service docks should not be accessed from the Retail Corridors (North Saint Asaph and Montgomery Streets) and should be located on secondary streets where feasible.

**Response: Project complies. The garage and loading dock entrances are not located on Retail Corridors. They have been located on N. Royal Street to minimize impacts on the nearby townhomes, and given the presence of the existing loading entrance for the multifamily building to the east.**

5. Bicycle racks shall be provided from the City of Alexandria's pre-approved types.

**Response: Project complies.**

### Guidelines:

1. Parking garage entrances should be minimized. Garage entrances should be located on secondary streets yet be adequately visible and accessible to the public if public parking is provided.

**Response: Project complies.**

2. Loading dock and garage access should be combined where possible but sized to not dominate the building or block frontage. The doors should also be designed to provide architectural interest for the pedestrian and be complementary to the overall building design.

**Response: Project complies.**

3. Where alleys are provided, they should be designed to minimize visibility into the alley and the garage doors from the public right-of-way.

**Response: Not applicable. No alleys are proposed.**

4. Curb cuts for parking access and alleys should be minimized for the demonstrable needs of new development.

**Response: Project complies. Only two curb cuts are proposed for the entire site.**

5. Service areas should be out of view or screened from the public right-of-way by adequate landscape or architectural elements.

**Response: Project complies. The internal loading area is screened by a door.**

6. Bicycle parking should be provided in a safe, accessible and convenient location, within 100 feet of the building entrance.

**Response: Project complies.**

## 2.6 Utilities

### Standards:

6. No transformers are allowed in the public right-of-way.

**Response: Project complies. The transformers are located on the Subject Property.**

7. Transformers shall be concealed from the public right-of-way with adequate screening such as evergreen plantings, an enclosure, or within the building.

**Response: Project complies. The transformers are located underground and concealed with landscaping.**

### Guidelines:

1. Utility locations should be selected to avoid conflict with street trees.

**Response: Project complies.**

2. New construction should provide pad mounted, indoor, or underground transformers within the building footprint; otherwise, transformers should be located adjacent to an alley or at the rear of the property where feasible.

**Response: Project complies. The transformers will be located in underground vaults and concealed with landscaping.**

### **3.1 Massing and Form (Building Character)**

Standards:

1. Building design and construction materials will be of high quality and will contribute to the unique character of Old Town North and promote a sense of community and livability.

**Response: Project complies. High quality building materials are proposed. The proposed building will be compatible with the surrounding area in Old Town North and contribute to the sense of vibrancy in this area of the City.**

Guidelines:

1. Where changes in the wall planes and architectural elements are provided or required, they should comply with Figure 3.01 Massing elements such as projections and/or recesses are provided to avoid flat building façades.

**Response: Project complies. The design of the building includes townhouse scaled bays along N. Pitt and Pendleton Streets, as well as hyphen elements in the form of pedestrian bridges along N. Pitt and N. Royal Streets. These elements and other architectural techniques contribute to the articulation of all four facades.**

### **3.2 Multifamily Standards**

#### **Building Character and Materials Standards:**

1. Unless required for the function of the building, blank walls in excess of 30 feet in length or height are prohibited.

**Response: Project complies. The building contains no blank walls.**

2. Where ground floor commercial, retail, and/or arts and cultural uses are not provided, and where stoops are provided, they shall be designed in a way that does not obstruct the sidewalk and public-right-of-way.

**Response: Project complies. The proposed stoops do not obstruct the sidewalk or the right-of-way.**

3. Building materials for each façade should consist of the following:
  - i. Brick, glass, stone, wood, precast ceramic panels and/or metal
  - ii. Fiber cement board and/or siding and/or panels (or comparable) shall be limited to a maximum of 20% of the materials used on the building façade visible from a street or park/open space.

- iii. Mirrored reflective, frosted reflective or darkly tinted glass is prohibited.

**Response: The project complies with these standards.**

4. Prohibited materials include synthetic stucco, and vinyl siding.

**Response: Project complies. None of these materials are proposed.**

5. Sides and rears of buildings that are visible from an adjoining street and/or park shall be designed in a compatible manner utilizing a similar architectural treatment as the primary façade.

**Response: A variety of architectural techniques have been utilized to avoid a monolithic scale and give the building the appearance of several smaller buildings. For example, the facades along N. Pitt and Pendleton Streets have been broken into townhouse-scaled bays to maintain compatibility with the existing townhouses on these streets, while the facades along N. Royal and Wythe Streets have the appearance of a multifamily building. All four sides of the building have been carefully designed to complement the surrounding area.**

6. Blank façades shall be prohibited for any street and/or frontage.

**Response: Project complies. There are no blank facades.**

#### **Building Massing Standards:**

7. Building designs shall incorporate modulation and articulation such as massing reveals, changes of textures, materials, and/or colors, or shifts of the façade plane in order to create a pedestrian scaled façade.

**Response: Project complies. See the building elevations and massing exhibits.**

#### **Multi-Family Guidelines**

1. Individual and functional entries at 20 to 30 feet intervals are desired for the multi-family buildings with “townhouse-scale” elements.

**Response: Project complies. The N. Pitt and Pendleton Street facades include at-grade entrances or stoops to provide access to the ground level units, consistent with the townhouse character of the surrounding neighborhood.**

2. Reasonable building breaks should be provided for larger multi-family



buildings to avoid long, monolithic façades.

**Response: Project complies. Building breaks have been provided on the N. Pitt and N. Royal Street frontages.**

- a. Where retail/commercial use is provided or required on the ground floor a building break should occur above the first-floor retail-commercial use.

**Not applicable.**

- b. There may be a connector between the building break. **Project complies. There are pedestrian bridges located above each building break.**

3. Buildings should generally provide a vertical fenestration pattern.

**Response: Project complies.**

4. The solid to void ratio (or wall to window) should consist of a minimum of 30% void for each building facade on a primary street which shall exclude ground floor commercial-retail areas where provided. A higher percentage should be provided where feasible.

**Response: Project complies.**

5. Windows should be used as an element that helps to articulate the building's character and designed to reveal the thickness/depth of the wall.

**Response: Project complies.**

6. Windows should be well-proportioned and operable, if feasible.

**Response: Project complies.**

7. Windows should be grouped to establish rhythms across the façade and hierarchies at important places on the façade.

**Response: Project complies.**

8. Window and door placement should provide a high degree of transparency at the lower levels the building to maximize visibility of active uses and provide a human- scaled architectural pattern. A rhythm of individual windows and exterior openings within building façades should be established to provide a greater variety of scale through material variation, detail and surface relief.

**Response: Project complies.**

9. Buildings should be architecturally differentiated through the use of color and materials within each block.

**Response: Project complies. As stated in previous responses, a variety of architectural treatments and techniques have been utilized to differentiate the facades and avoid a monolithic appearance. The townhouse-scaled bays along N. Pitt and Pendleton Streets are compatible with the existing townhouses on these streets, while the portions of the building along Wythe and N. Royal Streets are compatible with the multifamily residential buildings to the north and east. A variety of colors and materials are utilized throughout the building.**

10. HVAC, mechanical, and telecommunications equipment should be integrated into the overall building design and should not be visible from an adjoining street and/or park. Wall units or vent should recessed within a balcony or integrated with the design of the building.

**Response: Project complies.**

### **3.2 Residential Uses At-Grade**

#### Standards:

1. Residential buildings shall provide a front setback of 2-10 feet from the required sidewalk to provide space for individual front yards, plantings, landscaping, fences, stoops, and similar elements, unless art and/or live work spaces are provided.

**Response: Project complies.**

2. Where stoops are provided, they shall be designed in a way that does not obstruct the sidewalk and public right-of-way.

**Response: Project complies. Stoops do not obstruct the sidewalk or right of way.**

3. Ground floor levels for all residential uses shall be elevated a minimum of 12 inches

and maximum of 4 feet above the adjoining sidewalk. 2-3 feet is desired. Where at-grade accessible units are needed or required, alternatives will be considered as part of the development review process.

**Response: The majority of the project complies except for units located along Pitt Street and Pendleton Street frontages where it is not possible to comply due to grade constraints. Landscaping has been added at the street level to provide screening for those units and stoops are provided consistent with the homes across the streets.**

Guidelines:

1. For multi-family buildings, where ground floor commercial space is not provided, townhouse-scale elements with individual and functional entries are encouraged.

**Response: Project complies. Townhouse scale elements are provided along the N. Pitt and Pendleton Street frontages, including individual entries to the ground level units.**

### 3.3 Building Entries

Standards:

1. The primary pedestrian entrance shall front the adjoining primary public street.

**Response: Project complies. The building lobby is on Wythe Street.**

2. Enhanced level of architectural design and treatment are required, and, where appropriate, landscape treatment shall emphasize the primary entrance as focal point.

**Response: Project complies. See the previously submitted landscape plan.**

3. For required retail frontages, the width of residential and/or office lobbies shall be the minimum necessary.

**Response: Not applicable.**

Guidelines

1. Building entrances should be given prominence on the street frontage. The size and scale of the entrance should be appropriate for the scale of the building and include a change in material, wall plane, and/or color.

**Response: Project complies. See the previously submitted Wythe Street elevations illustrating the visual prominence of the main building entrance.**

2. Awnings or canopies are encouraged for building entrances or first floor retail uses.

These add color and vibrancy to the streetscape and protection from the weather for the pedestrian. Awnings and signage should be in compliance with the City's sign regulations under the Zoning Ordinance.

**Response: Not applicable.**

3. Residential and commercial entrances in mixed-use buildings should be architecturally differentiated.

**Response: Not applicable.**

4. Entries should provide protection from the elements, with canopies, recesses, or roof overhangs.

**Response: Project complies. Canopies are provided over the main building entrance on Wythe Street and above the ground level unit entries on N. Pitt Street.**

### 3.4 Building Roofs

#### Guidelines:

1. Buildings with flat roofs should have green rooftops that may be utilized as high quality outdoor open spaces for the building's users and as an extension of the building's common areas.

**Response: Project complies. The building includes three different roof terrace areas that will serve as functional and usable open space for future residents. Green roofs are also provided on certain areas of the roof.**

2. The design of rooftop gardens should be integrated within the overall architecture of the building.

**Response: Project complies. The design of the rooftop terraces is compatible with the overall building design, and will include amenities such as seating areas and rooftop gardens.**

3. Parapets on flat roofs should be minimum of 2 feet in height above the roof, or as needed to conceal mechanical equipment.

**Response: Project complies. Two foot parapets are provided.**

4. Rooftop equipment (including elevator equipment, HVAC equipment, etc.) should be concealed in penthouse structures and/or designed as an integral part of the building and/or adequately screened parapet. Mechanical penthouses and roof top equipment should be designed as an extension of the building, employing building materials and design treatments consistent with the exterior of the building when

visible from a public street or open space.

**Response: Project complies. Rooftop mechanical equipment will be adequately screened by the parapets.**

5. Where visible from the street, roof penetrations such as vents, attic ventilators, flues, etc. should be placed to limit their visibility from the street. The material and color should match the color of the roof, except those made of metal, which may be left natural.

**Response: Project complies.**

6. Sloped roofs should be metal, slate, tile, or other comparable high-quality material.

**Response: Not applicable.**

### 3.5 Walls, Fences, and Railings

#### Standards:

1. The height, length, and visual impact of walls and fences shall be pedestrian scale and in no case shall they exceed 3.0 feet in height in the front or side yards. In the rear yards, 6 feet privacy fences may be provided, if approved as part of the development review process. Additional screening may be permitted if located adjacent to industrial uses.

**Response: Project complies.**

2. Materials for walls shall be brick and/or stone. Garden screen wall and/or retaining walls should be constructed of brick, stone, architectural precast or other highly finished appropriate material.

**Response: Project complies.**

3. Materials for fences shall be decorative metal or wood. Railing shall be metal to match the architectural character of the building.

**Response: Project complies. The metal gates below the pedestrian bridge on N. Pitt Street are compatible with the character of the building.**

#### Guidelines:

1. Green walls and living walls are strongly encouraged.

**Response: No green walls are proposed, however, green roofs are provided.**

2. No walls, fences, or railings should be constructed in the right-of-way.

**Response: Project complies. None of these features are proposed in the right-of-way.**

3. The size and species selection of landscape materials in green walls or hedges should be carefully considered. Landscape elements which are likely to impede pedestrian travel or use of sidewalks should not be installed.

**Response: See the landscape plan and plant selection on Sheets L1.01 and L2.10.**

#### 4.1 Streets

##### Standards:

1. All new and reconfigured streets and sidewalks within the plan area shall be consistent with the attached street cross-sections in the Appendix I.

**Response: Project complies. All streets and sidewalks comply with the cross sections included in Appendix I.**

##### Guidelines:

1. All streets within the plan area are intended to be public streets, dedicated to the City unless otherwise approved as part of the redevelopment review process. Unless otherwise noted, the property line is assumed to be at the edge of the public right of- way.

**Response: No new streets are proposed.**

#### 4.2 Block Sizes

##### Standards:

1. As part of the development review process, all overhead utilities serving that site for the entire site frontage shall be located underground.

**Response: Project complies. All utilities fronting the site will be relocated underground.**

##### Guidelines:

2. Developers and property owners are encouraged to work together to achieve a greater extent of under-grounding through coordinated design.

**Response: Noted.**

**a. Street Trees Guidelines:**

3. Provide street trees in missing locations for better streetscape and environmental benefits.

**Response: Project complies. Street trees will be provided along all four street frontages.**

4. The size of canopy should fit to the site and conditions.

**Response: Project complies. The Applicant's landscape architect has selected trees that are compatible with the site and surrounding conditions.**

5. The placement of trees should take into account the growth pattern and mature size of the selected trees and the effect of canopy spread on pedestrian traffic, views of and from adjacent buildings, conflicts with the buildings themselves, and light dispersion from streetlights.

**Response: Project complies.**

6. Diversify the street tree population. Projects should be encouraged to utilize street tree species that are not commonly found in the plan area but environmentally suited to the site's growing conditions and lower maintenance requirements.

**Response: Project complies. A variety of tree species are proposed. Final species selection shall be determined at the time of site plan. See Sheet L2.10.**

7. For larger developments which make improvements to substantial street frontages, a diverse approach to species selection should be encouraged, including some variation in species selection along a single block face.

**Response: See previous response.**

8. The soil volume for the street trees and trees will comply with all applicable provisions of the Landscape Guidelines.

**Response: Project complies. Soil volumes will comply with the requirements.**

- a. **Street Furniture Standards** – Application meets all city standards.

**Response: Acknowledged.**

**b. Lighting Standards:**

1. The street light fixtures on Washington Street shall be the George Washington Memorial Parkway Lighting (Figure 4.02).

**Response: Not applicable.**

2. All street light fixtures shall be single black Colonial lighting fixture (except Washington Street) with a standard black finish. (Figure 4.04).

**Response: Acknowledged. Street lights will comply with City requirements.**

3. Street lighting shall utilize LED technology and conform to City's design standards for lighting fixtures.

**Response: Acknowledged. Street lighting will comply with City requirements.**

Lighting Guidelines:

1. Street lights should be placed to avoid conflict with street trees, and should not be located within the sidewalks but rather be placed between and in-line with the street trees.

**Response: Project complies.**

2. Consideration for adequate lighting should be given for pedestrian/ bicycle trails and parks to maximize safety and comfort of parks and trail users.

**Response: Not applicable. No trails or parks are located in the vicinity of the property. All lighting will comply with City requirements.**

3. All street lights should be designed to minimize light spillover. Where located next to residential uses, street lights should include shielding as needed to prevent lighting from directly entering residential windows or adjoining public parks.

**Response: Acknowledged. Street lighting will comply with City requirements.**

**a. Historic Interpretation**

Standards:

1. All development and redevelopment sites will include some form of historic interpretation whether as a site-specific installation or part of a broad thematic approach.



**Response: Project complies. The Applicant and its archaeological consultant have met with staff and identified a location for a historic interpretation element in the plaza on N. Pitt Street.**

Guidelines :

2. Creative approaches to historic interpretation are encouraged. Interpretive elements may be incorporated into the site and building design, and/or mobile/digital resources dedicated to the neighborhood. The OTN Historic Interpretation Guide offers strategies in Section V: Catalogue.

**Response: See previous response.**

#### **4.4 Streetscape Improvements – Green Infrastructure**

Guidelines:

1. For the Green Streets, reconfigured sidewalks and streetscape areas, green infrastructure improvements should be implemented to the extent feasible. The scale of the improvements to the right-of-way should be broadly commensurate with the scale of the project. For example:

Projects that are improving an entire block face or greater should treat the stormwater for the adjacent right-of-way (sidewalk and cartway) through green infrastructure as approved through the development review process.

Green Streets should include a higher level of green infrastructure facilities such as streetscape BMP facilities, large street trees, high proportions of pervious area, and enhanced planting.

**Response: Project complies. The proposed development meets the Green Streets standards of the Guidelines. Bioretention tree planting pits are provided along all four of the property's street frontages.**

2. Smaller scale projects should incorporate improvements such as permeable paving or other facilities where feasible.

**Response: Not applicable, as this is a large scale project.**

3. Projects with frontages on Green Streets should consider the feasibility of green infrastructure from an early stage of design, with an intent that the streetscape design incorporate green infrastructure elements.

**Response: Project complies. See previous response regarding the presence of bioretention pits along all four street frontages.**

4. Green infrastructure should be integrated into the streetscape design and should form an inherent element of the street rather than visually appearing as a retrofitted aspect.

**Response: Project complies. See previous response regarding the presence of bioretention pits along all four street frontages. The bioretention pits are well-integrated into the streetscape design.**

5. Adjacent projects are encouraged to coordinate green infrastructure improvements.

**Response: So noted.**

6. Locations for green infrastructure may include the sidewalk amenity zone, and in particular curb extensions (bulb out areas).

**Response: Project complies. See previous response regarding the presence of bioretention pits along all four street frontages.**

## **Sidewalks and Pedestrian Access General**

### Standards:

1. All streets shall provide adjacent parallel parking spaces, as depicted in the attached cross sections in Appendix I, unless otherwise infeasible.

**Response: Project complies. Parallel parking spaces are provided along all four streets.**

2. The sidewalks on Washington Street and the Required Retail Corridors as shown in the OTN SAL shall be City standard brick. The remainder of the sidewalks within the plan area will be City Standard Concrete.

**Response: Project complies.**

### Guidelines:

1. Sidewalk widening should be achieved through utilizing narrower travel lanes (where feasible, and in conjunction with the Complete Streets Guidelines) and by locating sidewalks on or partly on private property in consultation with the property owner.

**Response: Project complies.**

2. Where sidewalks are located on or partly on private property, perpetual public access and maintenance easements should be provided.

**Response: Not applicable. All sidewalks are within the right of way.**