

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
CHAPTER 2: SITE DESIGN (p. 12)		
2.1 Building Orientation, Frontage, & Setbacks (Streetwall)		
<i>Standards:</i>		
1. Site buildings parallel to the street and include as much frontage as possible. Avoid/minimize irregular spacing between buildings at the setback line unless variation is needed for gateway elements.	Yes	
2. Mew units may be considered if the remainder of the units for each block frontage front onto adjoining street public R-O-W, or if the ground floor use for each frontage is commercial.	n/a	
<i>Guidelines:</i>		
1. Streetwall height should generally be 30' min. as shown in Figures 2.01 & 2.03a (p. 13-14).	Yes	
2. 20-25% total street frontage for residential, office, and hotel buildings should be setback 2-10' from property line, excluding courtyards as shown in Figure 2.02b (p. 14).	Yes	
3. Where courtyards are provided, total building setback should not exceed 35% of total street frontage per Figure 2.02b; courtyard depth will be determined during review.	Yes	
4. Building setbacks should be 15% max. of total street frontage where ground floor retail, art, or cultural spaces are located.	n/a	
5. Architectural elements and entrances should provide visual interest, enliven streetscape for pedestrians, and promote streetscape activity.	Yes	
6. Building setbacks above streetwall as depicted in Figure 2.03b (p. 14) are encouraged where ground floor retail/arts uses are provided.	n/a	
2.2 Building Heights – Transitions (p. 15)		
<i>Standards:</i>		
1. Building height transitions are required at the locations shown on Figure 2.04 (p. 15) and shall utilize the transition approaches included, but not limited to those depicted in Figure 2.05 (p.16).	n/a	
2. Transitions may be required at other locations for redevelopment sites if determined applicable during the review process.	Yes	
3. The type and configuration of the required building transition will be determined based on the context of each site.	Yes	
2.3 Building Heights – Variety (p. 17)		
<i>Standards:</i>		
1. Each multi-family building (except 2/2 stacked townhouses) shall provide a minimum of 15%-25% of building footprint below the max. provided height shown on Figure 2.06 (p. 17); the specific allocation of the variation is determined during review.	Yes, via requested Master Plan Amendment, including change to Figure 2.06.	With amendments as proposed to Figure 2.06, the resulting development maintains a minimum of 43% of building footprint below the amended maximum height. See included attachment.

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2. Office and hotel buildings shall provide a variety of height as determined through development review.	n/a	
3. Townhomes and 2/2 stacked townhouses shall provide a variety of height within each row through variation in roof form, setbacks, and height; location and variation amount will be determined during review.	n/a	
4. For the former power plant site, design standards shall be required to address building height variety, spacing, coverage, and envelopes as part of the Coordinated Development District (CDD) Concept Plan approval process.	n/a	
Gateway Elements – Vistas (p. 18)		
Standards:		
1. To maintain views to the Potomac River, incorporate public vistas through configuration of the buildings and design of open spaces in the locations generally depicted in Figure 2.07 (p. 19).	Yes	
2. Provide gateway elements for new buildings at visually prominent locations within the plan area as shown in Figure 2.07 (p. 19).	n/a	
Guidelines:		
1. Gateway buildings should exhibit the highest level of architectural design/detail and utilize high-quality materials.	n/a	
2. Gateway buildings should provide special elements at street terminations to frame views including public art, special landscaping, and/or building forms.	n/a	
3. Gateway elements should be proportioned to the size and scale of the building.	n/a	
4. Required gateway elements should provide distinctive 3-dimensional forms, unique shapes, and materials to reinforce the significance of each location (excluding buildings on Washington St).	n/a	
5. Buildings along Washington St in locations depicted in Figure 2.07 (p. 19) should provide site design elements to foster a sense of place and arrival to Old Town North.	n/a	
2.5 Parking and Service Areas (p. 20)		
Standards:		
1. Parking for each building (excluding all townhouses) shall be located entirely below grade or screened w/ an active use; provide screening for each level of the entire perimeter of each street, park, and/or open space frontage.	Yes	

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2. Surface parking lots are prohibited.	Yes	
3. Parking for each townhouse shall only be provided from a rear alley.	n/a	
4. Loading service docks should not be accessed from the Retail Corridors (N. St. Asaph & Montgomery St) and should be located on secondary streets where feasible.	Yes	
5. Bicycle racks shall be provided from the City's pre-approved types.	Yes, but see note.	Not currently shown, but Applicant intends to fulfill in subsequent submission.

Guidelines:

1. Minimize parking garage entrances; garage entrances should be located on secondary streets yet be visible and accessible to the public if public parking is provided.	Yes	
2. Loading dock/garage access should be combined where possible without dominating building or block frontage; design doors to provide architectural interest for pedestrians that complements overall building design.	Yes, but see note.	Combined loading dock/garage access shown. Design of doors TBD.
3. Design alleys to minimize visibility into the alley and garage doors from public R-O-W.	n/a	
4. Minimize curb cuts for parking access and alleys for demonstrable needs of new development.	Yes	
5. Service areas should use landscape or architectural elements to screen view from public R-O-W.	Yes, but see note.	Not currently shown, but Applicant intends to fulfill in subsequent submission.
6. Provide bicycle parking in a safe, convenient, and accessible location within 100' of the building entrance.	Yes, but see note.	Not currently shown, but Applicant intends to fulfill in subsequent submission.

2.6 Utilities (p. 21)

Standards:

1. No transformers are allowed in the public R-O-W.	Yes	
2. Transformers shall be concealed from the public R-O-W w/ adequate screening such as evergreen plantings, an enclosure, or within the building.	Yes	

Guidelines:

1. Utility locations should be selected to avoid conflict w/ street trees.	Yes	
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 when feasible.	Yes	

Chapter 3: BUILDING DESIGN (p. 24)

3.1 Massing and Form (Building Character)

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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
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Standards:

1. Building design/construction materials will be of high quality, contribute to the unique character of Old Town North, and promote a sense of community/livability.	Yes, but see note.	Applicant continues to work with staff on identifying materials consistent with this requirement. See attachment.
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Guidelines:

2. Where changes in the wall planes and architectural elements are provided/required, they should comply w/ Figure 3.01 (p. 24); massing elements such as projections or recesses are provided to avoid flat building facades.	Yes	
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3.2 Building Types (p. 25)

I. Townhouse and Stacked Townhouse Buildings

a. Townhouse - Building Character & Materials Standards:

1. Each unit shall be subject to the residential uses at grade requirements per Section 3.2 V.	n/a	
2. Building designs for a row of townhouses shall incorporate modulation/articulation such as massing reveals or shifts of the façade plane in order to create a pedestrian scaled façade; amount, location, and depth of variation is determined during review.	n/a	
3. Building materials for each façade shall consist or brick, glass, stone, wood, metal, precast ceramic panels, or similar durable materials; fiber cement siding and panels (or comparable) may be provided at limited locations.	n/a	
4. Prohibited materials include synthetic stucco and vinyl siding.	n/a	
5. Sides/rears of buildings visible from a street or park shall use the same architectural treatment and materials as the primary façade.	n/a	
6. Mirrored/frosted reflective or darkly tinted glass is prohibited.	n/a	

b. Townhouse - Building Massing Standards:

7. Each townhouse shall comply w/ allowable heights under the Height District Map in the OTN SAP as well as height variation and transition standards described in this matrix.	n/a	
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c. Townhouse - Building Fenestration Standards:

8. At least 25% of each façade adjacent to a primary street or open space and 10% adjacent to a secondary street shall be devoted to transparent windows and doors to allow maximum visual interaction to between sidewalk areas and the unit. Higher % is encouraged where feasible.	n/a	
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Townhouse Guidelines:

1. The first level should be designed w/ the highest quality material and detailing.	n/a	
2. Residential uses of townhouse scale should provide entrances at approx. 20' intervals.	n/a	
3. A building break should be provided to ensure that groupings of townhouses do not exceed 8-10 units in a single structure; units	n/a	

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should be architecturally differentiated through use of color and materials within each block.		
4. Upper floor exterior terraces are permitted at the rear façade. They may be permitted at the front façade at the discretion of the Director of Planning & Zoning during review.	n/a	
5. Buildings should generally provide a vertical fenestration pattern.	n/a	
6. Windows should be well-proportioned, operable, and used as an element that helps to articulate façade character and designed to reveal the thickness/depth of the façade wall.	n/a	
7. For the rear of townhouse units and within internal alleys, add landscaping to minimize visual impact to adjoining homes where feasible, paving materials should be designed for durability, and elements such as balconies and projecting bays should be added where feasible.	n/a	
8. Blank facades should be prohibited for street, park, publicly accessible open space, and trail frontages.	n/a	
3.2 - II. Multi-Family (p. 27)		
a. Multi-Family - Building Character and Materials Standards:		
1. Unless required for the function of the building, blank walls exceeding 30' in height or length are prohibited.	Yes	
2. Where stoops are provided and where ground floor commercial, retail, or arts/cultural uses are not, their design shall not obstruct the sidewalk and public R-O-W.	Yes	
3. Building materials for each façade should consist of brick, glass, stone, wood, precast ceramic panels, or metal; fiber cement board, siding, and panels (or comparable) shall be limited to 20% max of the materials used on the building façade visible from a street or open space.	Yes	See attached exhibit.
4. Prohibited materials include synthetic stucco, vinyl siding, and mirrored/frosty reflective or darkly tinted glass.	Yes	
5. Sides/rears of buildings visible from a street or park shall use the same architectural treatment and materials as the primary façade.	Yes	
6. Blank facades are prohibited for any street or frontage.	Yes	
b. Multi-Family - Building Massing Standards:		
7. Building designs shall incorporate modulation/articulation such as massing reveals, changes of textures/materials/colors, or shifts of the façade plane to create a pedestrian scaled façade.	Yes	
Multi-Family Guidelines:		
1. Individual and functional entries at 20-30' intervals are desired for multi-family buildings w/ "townhouse-scale" elements.	Yes	
2. Reasonable building breaks should be provided for larger multi-	Yes	

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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
family buildings to avoid long monolithic facades.		
3. Buildings should generally provide a vertical fenestration pattern.	Yes	
4. The solid-void (wall to-window) ratio should consist of 30% min. void for each building façade on a primary street excluding ground floor commercial-retail areas; provide a higher % where feasible.		
5. Windows should be used as an element to help articulate building character and designed to reveal the thickness/depth of the wall.	Yes	
6. Windows should be well-proportioned and operable if feasible.	Yes	
7. Windows should be grouped to establish rhythms across the façade and hierarchies at important places on the façade.	Yes	
8. Window/door placement should provide a high degree of transparency at lower levels of 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 facades should be established to provide a greater variety of scale through material variation, detail, and surface relief.	Yes	
9. Buildings should be architecturally differentiated through use of color and materials within each block.	Yes	
10. HVAC, mechanical, and telecom equipment should be integrated into the overall building design and should not be visible from an adjoining street or park. Wall units/vents should be recessed within a balcony or integrated with the building design.	Yes	

3.2 - III. Office and Hotel Buildings (p. 29)

Office and Hotel - Building Character and Materials

Standards:

1. Building materials for each façade shall consist of brick, glass, stone, wood, precast ceramic panels, metal, or similar durable materials.	n/a	
2. Prohibited materials include synthetic stucco and vinyl siding.	n/a	
3. Sides and rears of buildings visible from an adjoining street or park shall be design in a compatible manner utilizing similar architectural treatment as the primary façade; blank walls are prohibited for any frontage.	n/a	

Office and Hotel Building Character and Materials

Guidelines:

1. Window/door placement should provide a high degree of transparency at lower levels to maximize visibility of active uses and provide human-scaled architectural pattern. Establish a rhythm of individual windows and exterior openings within building facades.	n/a	
2. Buildings should generally provide a vertical fenestration pattern.	n/a	

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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
3. Solid-void (wall-window) ratio should consist of 30% min. void for hotels, 35% void for office buildings, and may include spandrels (higher percentage included where feasible); mirrored, frosted reflective, and darkly tinted glass is prohibited.	n/a	
4. Use windows to help articulate façade character and to reveal the depth/thickness of the façade wall.	n/a	
5. Windows should be well-proportioned and operable if feasible.	n/a	
6. Group windows to establish rhythms across the façade and hierarchies at significant places.	n/a	
7. Buildings should be architecturally differentiated through use of color and materials.	n/a	

3.2 - IV. Ground Floor Uses (p. 30)

Ground Floor Retail Use/Storefront Standards:

1. Min. depth shall be 35' (50' preferred) for the entire building frontage length along all streets, open spaces, courtyards, and park frontages. Floor-ceiling height shall be 15' min (18' preferred).	n/a	
2. Retail storefront design will be administratively approved subject to standards required herein.	n/a	
3. Generally provide transparent windows for 70% min of the ground floor retail area; flexibility may be considered based on creativity, compatibility, and storefront design character if it meets the intent of the Design Standards and Guidelines (subject to approval by Director of P&Z).	n/a	
4. Storefront materials shall consist of stone, metal, glass, or wood w/ high craftsmanship construction detail. Storefronts shall be predominantly glass to provide views into store; translucent composite materials may be reviewed and accepted by City staff.	n/a	

Ground Floor Retail Use/Storefront Guidelines:

1. Corner storefronts are encouraged to extent at least 35' along the side street or open space and should be expressed in the architecture.	n/a	
2. Window groupings/material changes/columns of the principal façade should be used to accentuate individual storefronts and denote a smaller increment of building bays to support pedestrian-scaled design.	n/a	
3. Design storefronts to create a comfortable yet highly animated pedestrian environment by utilizing a rhythm of multiple retail entrances; blank walls w/o glazing/architectural articulation is prohibited.	n/a	
4. Consider how the storefront fits into the building architecture, relationship to varying grades/flexibility to adjust store entries, visibility, sidewalk space for outdoor display/dining, sign requirements, and design of awnings for protection.	n/a	

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Ground Floor Arts and Cultural Use Standards:

1. Arts/cultural uses are subject to all applicable requirements of the Zoning Ordinance and associated regulations.	n/a	
2. Floor-ceiling height shall be 15' min. (18' preferred). Min. depth of each space shall be 20' or greater where feasible.	n/a	

Ground Floor Arts and Cultural Use Guidelines:

1. Each ground floor arts/cultural use should provide a min. of 40% transparency (doors, garage doors, windows) at street level.	n/a	
2. Garage door or comparable sized openings should be provided for each space or every 20-30'. Garage/roll up doors should be glass and metal.	n/a	
3. Flexibility may be granted for exhaust, fans, and vents on primary building facades that support the building use; final location/treatment is determined during review.	n/a	
4. Adequate loading, access, refuse collection, and noise attenuation should be addressed during review.	n/a	

3.2 - V. Residential Uses at Grade (p. 32):

Standards:

1. Residential buildings shall provide a 2-10' setback from the sidewalk to provide space for front yards, landscaping, fences, stoops, and similar elements unless art or live-work spaces are provided.	Yes	
2. Stoops shall be designed in a way that does not obstruct sidewalk and public R-O-W.	Yes	
3. Ground floor levels shall be elevated 12" min., 4' max. above adjoining sidewalk (2-3' is desired); alternatives will be considered during review where at-grade accessible units are required.	Yes	

Guidelines:

1. Townhouse scale elements w/ individual and functional entries are encouraged for multi-family buildings w/o ground floor commercial space.	Yes	
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3.3 Building Entry Standards (p. 33):

Standards:

1. Primary pedestrian entrance shall front the adjoining primary public street.	Yes	
2. Enhanced level of architectural design/treatment are required; landscape treatment (where appropriate) shall emphasize the primary entrance as focal point.	Yes	
3. Width of residential or office lobbies shall be the min. necessary for required retail frontages.	Yes	

Guidelines:

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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
1. Entrances should be given prominence on street frontage. Size/scale of the entrance should be appropriate for the building scale and include a change in material, wall plane, or color.	Yes	
2. Awnings/canopies in compliance with City sign regulations are encouraged for building entrances or ground floor retail.	Yes	
3. Residential and commercial entrances in mixed-use buildings should be architecturally differentiated.	Yes	
4. Entries should use canopies, recesses, or roof overhangs to provide protection from the elements.	Yes	

3.4 Building Roofs (p. 34):

Guidelines:

1. Buildings w/ flat roofs should have green roofs that may be utilized as outdoor open spaces for users/an extension of the common areas.	Yes	
2. Design of rooftop gardens should be integrated within the overall architecture.	Yes	
3. Parapets on flat roofs should be 2' min. height above the roof or as needed to conceal mechanical equipment.	Yes.	
4. Equipment (elevator, HVAC, etc.) should be concealed in penthouse structures or designed as an integral part of the building/be adequately screened. Mechanical penthouses should be designed as a building extension employing building materials/design treatments consistent w/ building exterior when visible from a public street or open space.	Yes, but see note.	Not currently shown, but Applicant intends to fulfill in subsequent submission.
5. Vents, attic ventilators, flues, etc. should be placed to limit/deplete street visibility. Material/color should match the roof (except metal, which may be left natural).	Yes, but see note.	Not currently shown, but Applicant intends to fulfill in subsequent submission.
6. Sloped roofs should be metal, slate, tile, or comparable high-quality material.	n/a	

3.5 Wall Fence, and Railings (p. 35):

Standards:

1. Height, length, and visual impact of walls/fences shall be pedestrian scale and not exceed 3' height in front/side yards; 6' privacy fences may be provided in rear yards if approved during review along w/ additional screening located adjacent to industrial uses.	Yes.	
2. Wall material shall be brick or stone. Garden screen/retaining walls should be brick, stone, architectural precast, or comparable highly finished material.	Yes.	
3. Fence materials shall be decorative metal or wood. Railing shall be metal to match the building's architectural character.	Yes.	

Guidelines:

1. Green/living walls are strongly encouraged.	n/a	
2. No walls, fences, or railing are permitted in the R-O-W.	Yes	

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3. Carefully consider size/species selection of landscape materials in green walls/hedges. Do not install landscape elements which impede pedestrian use.	Yes	
Chapter 4: PUBLIC REALM-STREETScape (p. 38)		
4.1 Streets		
Standards:		
1. New/reconfigured streets and sidewalks shall be consistent w/ the street cross-sections referenced in Appendix I.	Yes	
Guidelines:		
1. All streets are intended for public use and dedicated to the City unless otherwise approved. Assume the property line is at the edge of the public R-O-W unless otherwise noted.	Yes	
4.2 Block Sizes (p. 39)		
Standards:		
1. Block sizes shall have 1,600' max. to maintain permeability of all blocks in order to facilitate pedestrian movement and accommodate other urban design goals. It will be measured as the right-of-way perimeter adjacent to public streets/dedicated easements.	n/a	
Guidelines:		
1. Non-standard paving materials in public alleys should be approved by Transportation & Environmental Services.	n/a	
4.3 Streetscape Improvements - General (p. 40)		
A. Overhead Utilities Standards:		
1. All overhead utilities serving the subject site for the entire frontage shall be located underground.	Yes	
A. Overhead Utilities Guidelines:		
1. Developers and property owners are encouraged to work together to achieve a greater extent of under-grounding through coordinated design.	Yes	
B. Street Trees Guidelines:		
1. Provide street trees in missing locations for better streetscape and environmental benefits.	Yes	
2. Canopy size should fit to the site conditions.	Yes	
3. Tree placements should consider growth pattern and mature size of selected trees as well as the canopy spread's effect on pedestrian traffic, views of/from adjacent buildings, building conflicts, and light dispersion from streetlights.	Yes	
4. Projects are encouraged to utilize street tree species not commonly found in the plan area but environmentally suited to the site's growing conditions and lower maintenance requests.	Yes	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
5. Larger developments making substantial street frontage improvements should take a diverse approach to species selection w/ variation along a single block face.	Yes	
6. Soil volume will comply w/ all applicable provisions of the Landscape Guidelines.	Yes	
C. Street Furniture Standards:		
1. Each project shall provide street and on-site furniture/amenities for public use such as benches, bicycle racks, and trash receptacles where required.	Yes.	
2. Benches shall be the Victor Stanley Classic Series CR-96/any updated City Standard version located on public streets.	Yes, but see note.	Not currently shown, but Applicant intends to fulfill in subsequent submission.
3. Bike racks in conformance w/ City standards shall be provided and grouped at convenient, safe, well-lit paved areas in the building/curb zone as well as in parking garages and appropriate park amenities.	Yes, but see note.	Not currently shown, but Applicant intends to fulfill in subsequent submission.
4. Trash/recycling receptacles must be the Iron Site Bethesda Series w/ domed lid (model SD-42) by Victor Stanley w/ black powder coat finished or comparable approved material.	Yes, but see note.	Not currently shown, but Applicant intends to fulfill in subsequent submission.
D. Lighting Standards:		
1. Street light fixtures on Washington St shall be the George Washington Memorial Pkwy Lighting demonstrated on Figure 4.02 (p.41).	n/a	
2. All street light fixtures not on Washington St shall be single black Colonial lighting fixture w/ a standard black finished per Figure 4.04 (p. 42).	Yes, but see note.	Not currently shown, but Applicant intends to fulfill in subsequent submission.
3. Street lighting shall utilize LED technology and conform to City design standards for lighting fixtures.	Yes	
D. Lighting Guidelines:		
1. Street lights should be placed to avoid conflict w/ street trees and be placed between/in-line w/ them (not within sidewalks).	Yes	
2. Consider adequate lighting for pedestrian/bike trails and parks to maximize user safety/comfort.	Yes	
3. All street lights should be designed to minimize light spillover; include shielding for prevention of light entering residential windows or adjoining public parks in residential use areas.	Yes	
E. Historic Interpretation Standards:		
1. All redevelopment/development sites will include some form of historic interpretation whether as a site-specific installation or part of a broad thematic approach.	Yes, but see note.	Not currently shown, but Applicant intends to fulfill in subsequent submission.
E. Historic Interpretation Guidelines:		
1. Creative approaches are encouraged; interpretive elements may be incorporated into the site/building design or mobile/digital resources dedicated to the neighborhood. Refer to Section V:	Yes, but see note.	Not currently shown, but Applicant intends to fulfill in subsequent submission.

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Catalogue of the OTN Historic Interpretation Guide.		
F. Existing Blank Wall/Surface Parking Lot Enhancement Guidelines:		
1. Enhancements to existing blank walls and lobbies include installing living vegetated walls, interactive lighting/display walls, public art, color/texture, and signage (where permitted).	n/a	
2. Enhancements to activate ground floors and surface parking lots include landscape screening of surface lots, ground floor retail, infill of surface lots, outdoor seating, and public art.	n/a	
4.4 Streetscape Improvements - Green Infrastructure (p. 43)		
Green Infrastructure Guidelines:		
1. Reconfigured sidewalks/streetscape areas and green infrastructure improvements should be implemented to the extent feasible for the Green Streets; projects improving an entire block face should treat stormwater for the adjacent R-O-W; BMP facilities, large street trees, high proportions of pervious area, and enhances planting should be included on Green Streets.	Yes, but see note.	See PDSUP Plan Submission associated with the project, dated 8/25/2023.
2. Smaller scale projects should incorporate permeable paving or other facilities where feasible.	n/a	
3. Projects w/ Green Street frontages should consider the feasibility of streetscape green infrastructure elements from an early stage of design.	Yes	
4. Streetscape design green infrastructure should form an inherent element of the street rather than visually appearing as a retrofitted aspect.	Yes	
5. Adjacent projects are encouraged to coordinate green infrastructure improvements.	Yes	
6. Green infrastructure locations may include the sidewalk amenity zone and curb/bulb out extensions.	Yes	
4.5 Sidewalks (p. 44)		
I. General Sidewalk/Pedestrian Access Standards:		
1. All streets shall provide adjacent parallel parking spaces as depicted in the cross sections in Appendix I unless otherwise infeasible.	Yes	
2. Sidewalks on Washington St and the Required Retail Corridors as shown in the OTN SAL shall be City standard brick; remaining sidewalks in the plan area will be City Standard Concrete.	n/a	
I. General Sidewalk/Pedestrian Access Guidelines:		
1. Widening should be achieved through use of narrower travel lanes where feasible, compliant w/ the Complete Streets Guidelines, and by locating sidewalks on/partly on private property per property owner cooperation.	Yes	

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2. Provide perpetual public access and maintenance easements where sidewalks are located on/partly on private property.	Yes	
Curb Extension/Bulb out Sidewalk/Pedestrian Access Standards:		
1. Curb extensions shall be consistent w/ City's Complete Streets Guidelines w/ a general width of 1' < that of the adjacent parking lane. Curb extension width of bus stops will be approved during review. Figure 4.05 (p. 46) shows examples.	Yes	
2. Provide curb extensions at intersections on Green Streets and blocks w/ required retail frontages.	Yes	
Curb Extension/Bulb out Sidewalk/Pedestrian Access Guidelines:		
1. Locate curb extensions at crosswalk intersections where feasible and where parallel parking is provided.	Yes	
2. Design curb extensions as an inherent element of the streetscape and incorporate bus stops, green infrastructure, street trees, or enhanced planting where appropriate.	Yes	
3. Locate curb extensions to minimize impact for on-street parking areas where feasible.	Yes	
4. Pair curb extensions where space permits and where feasible; single curb extensions are allowable when appropriate.	Yes	
5. Where Green Streets or blocks w/ required retail frontages intersect, pair curb extensions in both directions. Figure 4.09 (p. 51) shows Green Street locations.	n/a	
6. Consider mid-block bulb-outs on Green Streets w/ landscaping/tree canopy to replace impervious surfaces.	Yes	
4.6 Street Frontages (p. 48)		
I. Residential Street Frontages Standards:		
1. New/reconfigured sidewalks shall meet the general dimensions of the Residential Frontage section or in Appendix I for specific redevelopment sites/streetscape improvement areas.	Yes	
I. Residential Street Frontages Guidelines:		
1. Select tree wells/landscape strips per the context of the street.	Yes	
2. Green Infrastructure and BMPs should be per City Green Sidewalks Guidelines where feasible.	Yes	
3. Amenity zones/landscape zone between curb and sidewalk should be 5-8' wide.	Yes	
II. Retail Corridor Frontages (Montgomery St & N St Asaph St) Standards:		
1. New/reconfigured sidewalks in the Retail/Arts/Cultural Areas shall comply w/ Figure 4.07 (p. 50) or w/ the dimensions in	n/a	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
Appendix I sections for specific redevelopment/streetscape improvement areas.		
2. Sidewalks shall be City standard brick paving in running bond w/ header courses at the curb edge and around tree wells/landscape strips.	n/a	
3. City standard brick paving shall be installed across drive aisles and loading areas.	n/a	
4. On-street parallel parking shall be provided for Retail/Arts/Cultural Areas.	n/a	
5. Tree wells shall be provided for Retail/Arts/Cultural Areas.	n/a	

II. Retail Corridor Frontages (Montgomery St & N St Asaph St) Guidelines:

1. Sidewalks should be designed to maximize vibrant street uses such as gathering spaces/outdoor dining and pedestrian access w/ a wider clean area and landscape layout.	n/a	
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III. Green Streets (Royal, Wythe, Second, and Washington St) Standards:

1. New/reconfigured sidewalks shall contain significant areas devoted to green landscape elements including wide street tree amenity zone/environmental improvements as shown on Figure 4.10 (p. 52); dimensions in the street sections of Appendix I apply to specific redevelopment/streetscape improvement areas.	Yes	
2. Landscape improvements on Green Streets shall incorporate environmental improvements that add to the visual character, stormwater management, or habitat/urban biodiversity where feasible. Street tree BMPs or landscape strips shall be incorporated into green streets at new/retrofitted locations.	Yes	
3. Refer to the City's Green Sidewalks Guidelines for allowable street BMP materials.	Yes	

III. Green Streets (Royal, Wythe, Second, and Washington St) Guidelines:

1. Trees/underplanting should be native species including seasonal and evergreens when feasible.	Yes	
2. The ultimate size of planting should be considered from an early stage w/ street tree size maximized.	Yes	
3. Alignment of street trees at curb extensions may be offset from the predominant alignment to visually increase the tree canopy when viewed from travel lanes where feasible.	Yes	
4. Provide curb extensions/green infrastructure features/other streetscape improvements for Green Streets excluding Washington St.	Yes	

IV. Washington Street Guidelines:

1. The appearance of the Memorial Circle should be enhanced through a double row of tree plantings.	n/a	
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
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2. Maximize the pedestrian clear sidewalk on E Abingdon Dr to accommodate pedestrians/bicyclists w/ enhanced landscape and street trees; see street sections in Appendix I for dimensions.	n/a	
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3. Dimensions in Appendix I sections should be met for specific redevelopment/streetscape improvement areas.	n/a	
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Sidewalk Standards:

1. Sidewalks shall comply w/ Figure 4.11 (p. 53). Specific redevelopment/streetscape improvement areas shall comply with the Appendix I street sections dimensions.	n/a	
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Sidewalk Guidelines:

1. At the back of sidewalk a 6' min. wide landscaped screening area should be provided adjacent to existing surface parking lots.	n/a	
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2. Minimize curb cuts.	n/a	
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Materials Standards:

1. Sidewalks shall be brick paving in running bond w/ header courses at the curb edge and around tree wells/landscape strips.	n/a	
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2. Granite curbs shall be installed to replace concrete curbs.	n/a	
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3. Drive aisles shall be brick paved w/ same material as the adjoining sidewalk.	n/a	
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4. Existing historic streetscape materials shall be retained.	n/a	
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Materials Guidelines:

1. Pedestrian curb ramps should be consistent in design w/ those installed in the Washington St Improvements from Gibbon St S.	n/a	
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2. Subject to T&ES and NPS approval, consider a more visually distinctive material for pedestrian crosswalks for the intersections w/ Montgomery and Wythe St to demarcate the walking/retail corridor.	n/a	
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Planting and Landscape Guidelines:

1. Apply special design/construction techniques to protect existing large scale street trees deemed in good condition by the City Arborist.	n/a	
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2. Install street trees w/ large canopies at 30-35' on center.	n/a	
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3. Screen existing surface parking lots using evergreen planting material w/ additional planting for seasonal interest; landscape screening should be between 2-4' in height.	n/a	
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4. Streetscape landscape should generally be installed in landscape strips to preserve green elements on Washington St. Large tree wells may be used where streets transition to more urban/retail use areas.	n/a	
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Lighting Standards:

1. New/replacement lighting shall be the GWMP Parkway Streetlight shown in Figure 4.03 (p. 42).	n/a	
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4.7 Signage (p. 56)

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
Design Standard or Guideline		
Standards:		
1. Free standing signs are prohibited.	n/a	
2. Retail shall provide projecting signs at the pedestrian level of the building.	n/a	
Guidelines:		
1. Signs should relate in placement and size but not obscure other building elements such as windows, cornices, or decorative details.	Yes, but see note.	Not currently shown, but Applicant intends to fulfill in subsequent submission.
Chapter 5: OPEN SPACE (p. 58)		
5.1 Existing Open Space		
Standards:		
1. Public Open spaces will be designed for the need of seasonal shade through landscaping/shade structures of comparable elements.	n/a	
Guidelines:		
1. Improvements to existing Waterfront open spaces/connectivity between old spaces should follow the Waterfront Plan Schematic Design and Waterfront Common Elements.	n/a	
2. Improvements to Montgomery Park should follow the Neighborhood Park planning process.	n/a	
3. Identify opportunities to incorporate historic/cultural interpretation into public open space in conjunction w/ improvements to adjacent public/private space.	n/a	
4. Identify opportunities to activate existing parks/open spaces through installing public art and special events in compliance w/ the City's Special Events Policies and Procedures.	n/a	
5. Study under-utilized existing open space for redesign/revision to improve space usability and the relationship to other open spaces.	n/a	
6. Maintain and enhance (where appropriate) the tree canopy.	n/a	
7. Enhance the habitat-potential by converting areas of low biological diversity into "Green Corridors" w/ richer planting diversity to attract wildlife insect populations.	n/a	
8. Selection of materials, furnishings, systems/improvements, and maintenance to existing open space shall comply w/ The Park Facility Standards Manual and applicable City policies.	n/a	
5.2 New Public Open Space/Access Easements (p. 59).		
Open Space, Pathways, and Connections Standards:		
1. The former power plant sites shall provide 2-4 min. acres of add'l open space adjacent to the existing waterfront park and 1-2 min. acres adjacent to the existing rail corridor. Design elements will consider existing utilities and easements.	n/a	
2. Design public open spaces for the need of seasonal shade	Yes	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
through landscaping, shade structures, and comparable elements.		
3. Selection of materials, furnishings, and systems shall meet the City Park Facility Standards Manual and all applicable standards for publicly owned/maintained areas.	Yes	

Open Space, Pathways, and Connections Guidelines:

1. Design open spaces for their intended function (plazas w/ adequate amount of hardscape, electrical/water connections to accommodate public gatherings, minimize hardscape in parks/green areas dominated by native vegetation and landscaping); design pedestrian/vehicular areas to withstand the intended loading on paved or green surfaces.	Yes	
2. Open space should incorporate significant green/pervious elements, offer shade relief, and contribute to the City's tree canopy goals where feasible.	Yes	
3. Design landscapes w/ sustainable plant selection that are horticulturally acclimated to the Mid-Atlantic/DC Capital regions, require minimal maintenance/non-organic treatment, utilize rainwater for natural irrigation, and provide natural pest control.	Yes	
4. Select durable materials that are appropriate for the scale and context of the plan area. They should be typical types used in urban construction and suitable for significant pedestrian use w/ quality/appearance reflective of their importance as open space within the public realm.	Yes	
5. Retaining/garden screen walls should be constructed of brick, stone, architectural precast, or other highly finished material. Pavement in open space should be brick, stone, or concrete/concrete pavers.	Yes	
6. Design open space w/ consideration of climate/sun exposure throughout the year and provide opportunities for recreational activities in wind-protected/shaded/sunny areas where appropriate.	Yes	
7. Defined open spaces should have high visibility from sidewalks, streets, and buildings unless constrained by natural conditions as well as be directly accessible from the street.	Yes	
8. Public plazas/public open space extending beyond the sidewalk but directly in front of the lobby/some portion of building frontage should be clearly designed/designated as public space without reducing visibility to the lobby/public entrance or accessibility from the public right of way; plazas should also be successfully integrated as part of a recognizable block/street form; open space	Yes	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
should not be fenced/demarcated such that public use is prohibited except for playgrounds, pools, and dog parks.		
9. Public open spaces/parks should include adequate amenities such as restrooms, storage, facilities, and parking where feasible.	n/a	
10. Plantings should be consistent w/ the City's Landscape Guidelines and policy recommendations.	Yes	
11. Provide mid-block pedestrian passages to promote porosity in the urban grid and enhance the street-level experience for pedestrians.	n/a	
12. Paving of pathways should consist of pervious materials to minimize stormwater runoff.	Yes	
13. Pathways and connections should utilize appropriate lighting for enhances pedestrian safety/comfort.	Yes	
14. Outdoor seating and other passive/active uses should be permitted in areas w/ public access easements to promote vibrancy.	Yes	
15. Children of all ages should have easy access to appropriately located, designed, and landscaped outdoor play areas suited to their development/play needs.	n/a	
16. Large expanses of concrete w/o details, scoring patterns, or brick/stone banding are prohibited.	Yes	

Linear Park Guidelines:

1. The design/implementation of the linear park should incorporate the following elements:

a. The space should predominantly function/appear as a linear park.	n/a	
b. The design should incorporate elements allowing for both recreational/active uses (i.e. bicycle commuting).	n/a	
c. Separated pedestrian and bicycle facilities.	n/a	
d. A flexible layout which does not preclude future transit use.	n/a	
e. Crossing points for any street extensions into the former power plant site which maximize the safety of park users and a physical/aesthetic appearance complimenting the park design.	n/a	
f. Physical and visual connections to the existing trail system/to the former power plant site (particularly at areas of adjacent open space and pedestrian/bicycle connection points).	n/a	
g. Additional screening as necessary (particularly for adjacent existing residential use).	n/a	
h. Selective clearing of vegetation/grade changes to allow physical/visual connections.	n/a	
i. Enhance the tree canopy/underplanting w/ additional planting, species diversity, and the creation of visually stimulating landscape which includes strong seasonal interest.	n/a	
j. Drainage/sustainable stormwater management improvements.	n/a	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
k. Incorporate historic interpretation related to the railroad and industrial heritage into the park design both functionally/aesthetically.	n/a	

Former Power Plant Site Guidelines:

1. The design/implementation of the open space should incorporate the following elements:

a. A mixture of active/passive uses.	n/a	
b. Substantial open space areas along the waterfront at the SE portion of the site.	n/a	
c. Separated pedestrian and bicycle facilities along the waterfront which tie into the existing trail system.	n/a	
d. High quality-designed and environmentally sensitive areas of open space which take visual and physical advantage of the waterfront.	n/a	
e. Areas of open space should reinforce the site distinction/character as a former industrial site through historic interpretation; this may involve utilizing large-scale industrial elements to creative adaptive re-use storytelling. These elements should help to merge the open space/built development on site and take advantage of the waterfront/reflect the large-scale character.	n/a	
f. Identify suitable areas of the site for fast growing/large canopy tree species to implement the OTN SAP's Eco-District goals to maximize tree canopy to improve carbon sequestration/stormwater retention. Select species based on environmental performance.	n/a	

5.3 New Development - Private Open Space (p. 62)

Guidelines:

1. Public open space in residential development should be visible and clearly accessible from the street.	Yes	
2. New development/redevelopment sites should offer a mix of ground-level and rooftop open space.	Yes	
3. Residential development should consider including publicly accessible open space (ideally ground level).	Yes	
4. Recreational open/public spaces are encouraged to be provided by individual properties for the use of building occupants. Design features should include common indoor/outdoor spaces for resident use; roof gardens, balconies, terraces, decks, and recreation rooms; options for individual/group enjoyment.	Yes	
5. Rooftop amenity space areas on buildings in close proximity to adjoining properties should be designed in a compatible manner to prevent adverse effects of noise/light.	Yes	
6. Explore providing a community meeting space as part of new	Yes	Explored, not feasible. Space is needed for resident services and amenities.

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
multi-family, office, or hotel buildings.		

Chapter 6: SUSTAINABILITY (p. 64)

6.1 Guidelines for Site Design:

1. Prioritize energy efficiency/green building practices to reduce overall carbon footprint.	Yes	
2. Incorporate green/solar roofs and high reflectance building materials to mitigate heat island effect, reduce building energy consumption, and manage stormwater.	Yes	
3. Implement opportunities for rainwater harvesting/reuse within building systems; low-flow fixtures and water reuse strategies should be used to conserve water.	Yes	Low-flow fixtures will be used to conserve water use. Rainwater will be controlled by green roofs and bioretention planters on site, as well as a below grade vault to retain excessive stormwater.
4. New parking facilities should include parking spaces dedicated to electric vehicles.	Yes	