

# OBJECTIVE DESIGN STANDARDS CHECKLIST

**APPLICANT RESPONSIBILITY**

Applicants are responsible for accurately responding to each objective design standard listed below by indicating whether each standard has been met or does not apply. Applicants shall indicate the sheet(s) within the project plans that show compliance with each objective design standard.

			A. SITE STANDARDS		SHEETS	STAFF RESPONSE	APPLICANT RESPONSE/JUSTIFICATION
YES	NO	N/A	A.1. Pedestrian Access				
			Objective Design Standard				
X			A.1.1	All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall be internally connected with a minimum four-foot-wide pedestrian pathway or pathway network that may include use of the public sidewalk. The pedestrian pathway network shall connect to the public sidewalk along each street.	L1.0, A2.0, A2.5, A2.6, and A2.7	Standard met.	See Sheet A2.0 and L1.0 for 5' wide ADA Accessible walkway and ramp leading from the public sidewalk to the main entry of the building. The main entry consists of two (2) 3' wide doors to form a 6' wide entry to the building. Once inside the building all interior doors (all 3' wide), corridors, elevator openings, and stairwells are accessible. All unit entry doors, doors to bike rooms and amenity rooms are a minimum dimension of 3' wide. Basement parking area has a minimum 4' wide accessible path from all accessible ADA stalls to the elevator lobby core in parking Option 1 and Option 2.
	X		A.1.2	Pedestrian pathways within internal parking areas shall be separated from vehicular circulation by a physical barrier, such as a grade separation or a raised planting strip, of at least six inches in height and at least six feet in width. A pedestrian pathway is exempt from this standard where it crosses a parking vehicular drive aisle.	A2.5, A2.6, and A2.7	Standard not met. Pathways are under six feet in width unless counting area of vehicular travel.	All accessible parking stalls have a 4' minimum path to the garage main lobby and elevator. This path is a raised 6" curb and sidewalk from vehicles for separation.
			A.2. Short-Term Bicycle Parking (Class II)				
X			Short-term bicycle parking (Class II bicycle parking facility) consists of racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.		A2.0, L1.0, L2.0, and L6.0	Standard met.	Short term bike racks for visitor parking include (4) racks which hold 8 bikes and are located on Main Street and High School Way (2 racks per each street). See Sheets A2.0 and L1.0 for location and Sheet L2.0 for bike rack detail.
X			A.2.1	Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	A2.0, L1.0, and L6.0	Standard met.	The 8 bike racks are located within 50' of the two building entries. 4 racks located on Main Street for the residential building and 4 racks on High School Way for the commercial space. The project requires 32 short term stalls and only 8 short term stalls have been provided. All other secure bike parking is in two(2) long term bike rooms. See description on standard A.3 for other bike parking.
	X		A.2.2	Short-term bicycle parking shall be provided at a rate of one space per dwelling unit and one space per 2,000 square feet of non-residential floor area.	A2.0	Standard not met. 32 short-term spaces required, while eight are proposed.	Due to space constraints, 32 short-term bicycle parking spaces could not be provided. However, the Project is meeting the Town's goal of promoting alternative modes of transportation by providing more long-term bicycle parking spaces than required.
	X		A.2.3	Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	L6.0	Standard not met. The proposed dimensions are instead six feet by two feet.	The Project's minor 1' deviation in short-term bicycle parking space length is justified in order to maximize the number of stalls in a constrained space. This deviation doesn't affect the overall useability or security of the spaces.
		X	A.2.4	If more than 20-short term bicycle spaces are provided, at least 50 percent of the spaces shall be covered by a permanent solid-roofed weather protection structure.	no sheet provided	Does not apply. Only eight short-term spaces are proposed.	
			A.3. Long-Term Bicycle Parking (Class I)				
			Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.				
	X		A.3.1	Long-term bicycles parking facilities shall be located on the ground floor and shall not be located between the building and the street.	A2.0, A2.6, A2.7, and A2.9	Standard not met. Some of the proposed long-term spaces would be below-grade.	The intent of the Project is to maximize residential space, which is helped by providing long-term bike parking adjacent to automobile parking, which the Project provides below grade. This minor deviation maximizes ground floor space for residential use and meets the intent of the standard by providing long-term bicycle parking on the lowest available floor of the Project.
X			A.3.2	Multi-family residential and residential mixed-use buildings shall provide one long-term bicycle parking space per dwelling unit. Developments such as townhomes that include individual garages for each unit shall not be required to provide long-term bicycle parking.	A2.6, A2.7	Standard met.	Total of 72 long-term secure bike parking spaces for Option 1 (extra 42). Total of 41 long-term secure bike parking spaces for Option 2 (extra 11).
			A.3.3	Bicycle locker minimum requirements:			
		X	a.	Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.	A2.9	Does not apply. Bike lockers are not proposed.	
		X	b.	Must withstand a load of 200 pounds per square foot.	A2.9	Does not apply. Bike lockers are not proposed.	
		X	c.	Opened door must withstand 500-pound vertical load.	A2.9	Does not apply. Bike lockers are not proposed.	
			A.3.4	Bicycle rooms with key access minimum requirements:			
X			a.	Bicycle rooms shall have a minimum ceiling height of seven feet.	A2.9	Standard met.	Ceiling height of all secure enclosed bike rooms will be 9'-0" clear. See written note Detail 2 on Sheet A2.9.
	X		b.	Bicycle rooms shall contain racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.	A2.9	Standard not met. Two points of support are not proposed.	The Project's one-point connection is justified as a minor deviation that doesn't affect the overall integrity, strength, or security of the racks and therefore doesn't make a significant difference to usability.

	X			c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.	A2.9	Standard not met. The bike room on the ground floor would have an aisle width of 5'-9". The basement bike room would comply.	This minor 3" deviation on the first floor (below-grade bike rooms are size-compliant) is justified because it does not impact the maneuverability, accessibility, or safety of the long-term bicycle parking spaces, ensuring that residents can still easily store and retrieve their bicycles. The slightly smaller size was necessary due to constraints in the Project.	
	X			d. Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking spaces	A2.9	Standard not met. Maneuverability space not provided on the ground floor.	This minor deviation is justified because it maximizes bike parking in a constrained space while allowing more residential space to be provided. Even with this minor deviation on the first floor (below-grade bike rooms are size-compliant), the available maneuverability space is sufficient for residents to store and retrieve their bicycles without significant inconvenience.	
	X			e. Each horizontal long-term bicycle parking space shall be a minimum of seven feet in length, two feet in width, four-and one-half feet in height. Each vertical long-term bicycle parking space shall be a minimum of three-and one-half feet in length, two feet in width, and seven feet in height.	A2.9	Standard not met. Length and width not met.	Each vertical long-term bicycle parking space has 39" in length, 16" in width and 108" in height. This minor deviation is justified because the design enables the accommodation of a variety of bicycle types in a compact and secure manner, ensuring that residents have access to convenient and safe bicycle parking. The slightly smaller size was necessary due to space constraints in the Project.	
				<b>A.4. Vehicular Access</b>				
	X			A.4.1 Off-street parking lots shall have vehicular circulation using an internal vehicular network that precludes the use of a public street for aisle-to-aisle internal circulation.	no sheet provided	Does not apply. No off-street parking proposed.		
				<b>A.5. Parking Location and Design</b>				
	X			A.5.1 Surface parking lots and carpools shall not be located between the primary building frontage and the street.	no sheet provided	Does not apply. No surface parking lots or carpools proposed.		
	X			A.5.2 Uncovered parking rows with at least 15 consecutive parking spaces shall include a landscape area of six feet minimum width at intervals of no more than 10 consecutive parking stalls. One tree shall be provided in each landscape area.	no sheet provided	Does not apply. No uncovered parking rows proposed.		
				<b>A.6. Parking Structure Access</b>				
X				A.6.1 Any vehicular entry gate to a parking structure shall be located to allow a minimum of 18 feet between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.	A1.0 and A2.0	Standard met. A 20-foot setback is proposed.		
	X			A.6.2 A parking structure shall not occupy more than 50 percent of the building width of any street-facing façade, and it shall be recessed a minimum of five feet from the street-facing façade of the building.	no sheet provided	Does not apply. Parking structure is below-grade.		
	X			A.6.3 For projects with five or more residential units and that have a vehicle access gate to the parking structure, a pedestrian gate shall also be provided.	A2.0	Standard not met. No pedestrian gate proposed.	This deviation is justified because the Project's parking is provided below grade and residential access to the garage is provided from the ground floor lobby and not from the garage entrance, which enhances the security of the garage area and resident/visitor safety on the access/egress ramp.	
				<b>A.7. Utilities</b>				
	X			A.7.1 Pedestrian-oriented lighting shall be provided along all pedestrian paths in community recreation spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 12 feet in height. Light fixtures shall be placed along the pedestrian path at a spacing of no more than 30 linear feet.	A1.0	Does not apply. No outdoor community recreation space proposed.		
	X			A.7.2 Exterior lighting shall be fully shielded and restrain light to a minimum 30 degrees below the horizontal plane of the light source. Lighting shall be arranged so that the light will not shine directly on lands of adjacent residential zoned properties. Uplighting is prohibited.	A3.0, A3.1, and A3.3	Standard not met. Exterior lighting would not be fully shielded.	This minor deviation in lighting is justified by the Project's overall design aesthetic and because the lighting proposed meets the intent of the regulation as it will not spill over into adjacent properties.	
X				A.7.3 Street-level views of ground level utility cabinets, mechanical equipment, trash, and service areas shall be screened from sight with landscape planting, fencing, or a wall, as allowed by the Town Code. The screening shall be at least the same height as the item being screened and screening that is not landscape material shall be constructed with one or more of the materials used on the primary building.	C3.0, L3.0, A2.0, A3.0, A3.1, and A5.0	Standard met.	Trash enclosure is located on A2.0 with details on A5.0. All trash bins are concealed from public streets. Utility equipment is located on the corner of High School Way and Church. See Sheet L3.0 for plant material used for screening these devices. The trash wall is 8' high which screens all trash bins that are not taller than 5' high.	
X				A.7.4 Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.	A2.4	Standard met. See General Notes on A2.4.		
				<b>A.8. Landscaping and Screening</b>				
	X			A.8.1 At least 50 percent of the front setback area shall be landscaped.	L1.0, L3.0 and A0.6	Standard not met.	This minor deviation is justified by the small size of the front setback area (only 1,183 square feet) and the Project's landscape design, which enhances the aesthetic appeal and environmental quality of the development, contributing positively to the neighborhood.	
	X			A.8.2 A minimum 10-foot-wide landscape buffer shall be provided along the full length of the shared property line between multi-family or Residential Mixed-Use development and abutting residential properties. The buffer shall include the following: a. A solid masonry wall with a six-foot height, except within a street-facing setback where walls are not permitted; and b. Trees planted at a rate of at least one tree per 30 linear feet along the shared property line. Tree species shall be selected from the Town of Los Gatos Master Street Tree List and shall be a minimum 15-gallon size.	A2.0, L1.0 and L3.0	Does not apply. Property does not share a property line with residential use.		

		X	A.8.3	Surface parking lots shall be screened from view of the street with landscaping or a wall with a minimum three-foot height to screen the parking lot when not already screened by a primary building. When located in a street-facing setback, screening may not exceed a height of three feet.	no sheet provided	Does not apply. No surface parking lots proposed.	
			<b>A.9. Fencing</b>				
	X		A.9.1	Fences, walls, and gates within required setbacks along all street frontages are prohibited unless used to screen on-site parking spaces from view from the street.	A2.0	<b>Standard not met.</b> Trash screening fence is within required setback along Church Street.	<i>This minor deviation is justified by the Project's commitment to maintaining a clean and organized environment for residents and visitors. The screening fence is strategically placed to ensure that trash and waste management areas are concealed from public view within this large rear setback, thereby enhancing the overall aesthetic and hygienic quality of the development.</i>
X			A.9.2	Chain link fencing is prohibited.	no sheet provided	Standard met.	<i>This project is not proposing to use chain-link fencing anywhere in the project.</i>
	X		A.9.3	Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.	A5.0	<b>Standard not met.</b> The vehicular gate would exceed this limitation.	<i>This minor deviation in the height of the perimeter barrier gate is justified to enhance the safety and security of the development, ensuring that unauthorized access is reasonably prevented.</i>
X			A.9.4	Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.	A3.0 and A5.0	Standard met.	<i>Vehicular gate to parking garage complies with 50% open view as shown on Sheet A3.0 and A5.0.</i>
			<b>A.10. Retaining Walls</b>				
X			A.10.1	Retaining walls shall not exceed five feet in height. Where an additional retained portion is necessary, multiple-terraced walls shall be used. Terraced walls shall set back at least three feet from the lower segment.	L1.0, L3.0 and L6.0	Standard met.	<i>There are no retaining walls above grade. The project proposes 18"-24" raised landscape planter walls at the entry on East Main Street and Church Street. See Sheets L1.0, L3.0 and L6.0 for planter wall details.</i>
X			A.10.2	Retaining walls shall not run in a straight continuous direction for more than 50 feet without including the following: a. A break, offset, or landscape pocket in the wall plane of at least three feet in length and two feet in depth; and b. Landscaping at a minimum height of three feet at the time of installation along a minimum of 60 percent of the total length of the retaining wall.	L1.0, L3.0 and L6.0	Standard met.	<i>There are no retaining walls above grade. The project proposes 18"-24" raised landscape planter walls at the entry on East Main Street and Church Street. See Sheets L1.0, L3.0 and L6.0 for planter wall details.</i>
			<b>A.11. Landscaped, Private, and Community Recreation Spaces</b>				
			A.11.1	The landscaped, private, and community recreation spaces listed below are required for all qualifying projects. Community recreation spaces and private recreation spaces are calculated independent of each other. Landscaped areas within community recreation spaces can contribute to required minimums for both landscaped area and community recreation space.			
	X			a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.	A0.6	<b>Standard not met.</b> Approximately 13% proposed.	<i>Despite the minor deviation in landscaped space provided, the Project has maximized ground floor space on the site for residential use and the remaining space is significantly landscaped. By replacing an underutilized restaurant and parking lot, the Project significantly improves the site, offering a more attractive, functional, and activated urban space. Reducing the landscaped space to 13% is also necessary to achieve the targeted residential density.</i>
X				b. Private recreation space: The minimum horizontal dimension is six feet in any direction and a minimum area of 60 square feet. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible from the residential unit. Landscaped sections of private recreation space shall not count towards required landscaping requirements.	A2.0, A2.1, A2.2, and A2.3	Standard met.	<i>Each unit has a minimum of 66SF of private open space on floors 1-3 and a maximum of 803SF per unit on the fourth floor of the project. See Sheets A2.0-A2.3 for calculations and dimensions of each private open space attached to each unit within the project. These open space areas have a minimum vertical clearance of 8'. See Sheet A3.0 general note.</i>
	X			i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.	A2.0	<b>Standard not met.</b> Private space for ground floor units ranges from 66sf to 102 sf.	<i>The Project has maximized ground-floor residential space while still providing some usable private recreation spaces. The design ensures that the private recreation spaces, although smaller than required, are sufficient to create a pleasant and functional living environment for residents and justifies the minor deviation in the size of private recreation spaces.</i>
X				ii. Each dwelling unit above the ground floor shall have a minimum of 60 square feet of usable private recreation space. Where multiple balconies are provided for a single unit, the 60-square-foot minimum can be an aggregate of all balconies, provide each balcony meets the requirements for minimum horizontal dimensions.	A2.1, A2.2, and A2.3	Standard met.	<i>Floors 2-4 meet the minimum 60 square feet of private recreation space. See Sheets A2.1-A2.3.</i>
	X			c. Community recreation space: The minimum dimensions are 10 feet by six feet. A minimum of 60 percent of the community recreation space shall be open to the sky and free of permanent solid-roofed weather protection structures. Community recreation space shall provide shading for a minimum 15 percent of the community recreation space by either trees or structures, such as awnings, canopies, umbrellas, or a trellis. Tree shading shall be calculated by using the diameter of the tree crown at 15 years maturity. Shading from other built structures shall be calculated by using the surface area of the overhead feature.	A0.6	<b>Standard not met.</b> No outside community recreation space proposed.	<i>The Project has maximized its space for residential uses. The absence of a designated community recreation space is justified by the Project's amenity spaces on the third and fourth floors and its strategic downtown location, which offers residents easy access to nearby public parks, schools, and recreational facilities.</i>

	X			i. Community recreation space shall be provided in Residential Mixed-Use developments at a minimum of 100 square feet per residential unit plus a minimum of two percent of the non-residential square footage.	A0.6	Standard not met. 3,048 sf required, while 1,010sf of indoor, amenity space is proposed.	Despite this deviation, the Project maximizes its space for residential uses while also providing private amenity spaces for residents, which justifies the lack of an on-site community recreation space. The Project utilizes space for residential uses and its strategic location offers residents convenient access to existing public recreational facilities, thereby justifying the lack of an on-site community recreation space.
		X		ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.	A0.6	Does not apply. The project is a mixed-use development (see standard above).	
		X		iii. A project with four or less residential units is exempt from community recreation space requirements.	no sheet provided	Does not apply. More than four residential units proposed. Therefore, the community recreation requirement is applicable.	
		X		iv. Landscaped roof space can satisfy both required landscaping requirements and community recreation space requirements. Landscaped roof space may not be used to satisfy more than 50 percent of the required landscaping for the site.	A0.6	Does not apply. No outdoor, landscaped community recreation space proposed.	
<b>A.12. Building Placement</b>							
X			A.12.1	To ensure buildings provide a continuous frontage along sidewalks, development in commercial zones shall place at least 75 percent of any ground floor street-facing façade on or within five feet of the setback line designated in the Town Code.	A1.0 and A2.0	Standard met.	
	X		A.12.2	A Residential Mixed-Use project with a ground-floor non-residential use shall provide site amenities on a minimum of 15 percent of the ground plane between the building and the front or street-side property line. The site amenities shall be comprised of any of the following elements:	A0.6	Standard not met. See subsections "a-d" below. The required 15% is not proposed.	By replacing an underutilized restaurant and parking lot, the Project significantly improves the site, offering a more attractive and functional urban space. The Project design, despite the minor deviation in site amenities, still ensures that the provided site amenities are sufficient to create a pleasant and inviting environment, supporting the Town's goals of promoting sustainable and visually appealing urban development while addressing housing needs.
				a. Landscape materials or raised planters;	L1.0, L3.0 and L6.0	Standard not met.	
				b. Walls designed to accommodate pedestrian seating, no higher than 36 inches;	L1.0, L3.0 and L6.0	Standard not met.	
				c. Site furnishings, including fountains, sculptures, and other public art; or	L1.0, L3.0 and L3.0	Standard not met.	
				d. Tables and chairs associated with the ground floor use.	L1.0	Standard not met.	

B. BUILDING DESIGN				SHEETS	STAFF RESPONSE	APPLICANT RESPONSE/JUSTIFICATION	
YES	NO	N/A	B.1. Massing and Scale				
			<b>Objective Design Standard</b>				
	X		B.1.1	Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a <u>minimum of three</u> of the following solutions along the combined façade area of all primary buildings facing the street:	A3.0 and A3.1	Standard not met. Two solutions are proposed, but not three. See below.	Despite the minor deviation, the Project design ensures that the building façade still achieves a high standard of aesthetic quality and urban integration, supporting the Town's goals of promoting sustainable and visually appealing urban development.
	X			a. A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least five feet;	A2.3, A3.0 and A3.1	Standard not met.	The second and third floors do not step back a minimum of 5 feet. The fourth floor does step back a minimum of 5 feet to reduce building mass.
	X			b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet;	A2.0, A2.1, A2.2, A2.3, A3.0 and A3.1	Standard not met.	There are changes in the façade plane of at least two feet, not to exceed 30 feet in length on levels 2 and 3. See Sheet A2.1 and A2.2 for dimensions of these projections. The fourth floor would have a change of plane with the trellis feature on all four units shown on the plans.
X				c. Recessed façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet. Where an awning or entry covering is provided, it can extend beyond the wall plane;	A2.0, A3.0 and A3.1	Standard met.	Both the East Main Street and Church Street elevations have recessed entries that exceed 24 square foot minimum. See floor plan Sheet A2.0 for square footage calculations.
	X			d. An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet. For a façade 50 feet or greater, the	A3.0 and A3.1	Standard not met.	No arcade is proposed.
	X			e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	A2.0 and A3.0	Standard not met.	Despite the minor deviation, the Project still achieves a high standard of aesthetic quality and urban integration, supporting the Town's goals of promoting sustainable and visually appealing urban development. The maximized residential space on this smaller parcel made consistency with this standard infeasible.
X				f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.	A2.0, A2.1, A2.2, A2.3, A3.0 and A3.1	Standard met.	Vertical elements that project minimum of 1 foot are located along all street frontages on floors 1-3. See floor plan sheets for dimensions.
	X		B.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	A2.2, A2.3, A3.0, and A3.1	Standard not met.	The third floor is not stepped back 5 feet. The fourth floor is stepped back a minimum of 5 feet. See Sheet A2.3. This minor deviation is justified by the Project's overall design, which aims to balance the need for efficient space utilization with the provision of a visually appealing building form and therefore meets the intent of the standard.

B.2. Parking Structure Design							
		X	B.2.1	The ground-floor façade of a parking structure facing a street or pedestrian walkway shall be fenestrated on a minimum of 40 percent of the façade.	no sheet provided	Does not apply. The parking is below-grade.	
		X	B.2.2	Façade openings on upper levels of a parking structure shall be screened at a minimum 10 percent and up to 30 percent of the opening to prevent full transparency into the structure.	no sheet provided	Does not apply. The parking is below-grade.	
		X	B.2.3	Parking structures facing a street and greater than 40 feet in length shall include landscaping between the building façade and the street, or façade articulation of at least 25 percent of the façade length. The façade articulation shall be implemented by <u>one</u> of the following solutions:	no sheet provided	Does not apply. The parking is below-grade.	
		X		a. An offset of the façade plane with a depth of at least 18 inches for a minimum of eight feet in horizontal length; or	no sheet provided	Does not apply. The parking is below-grade.	
		X		b. A different building material covering the entire façade articulation.	no sheet provided	Does not apply. The parking is below-grade.	
B.3. Roof Design							
X			B.3.1	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using <u>at least one</u> of the following strategies:	A3.0 and A3.1	Standard met. See below.	
	X			a. Gables;	A3.0 and A3.1	<b>Standard not met.</b> Only one of items "a" through "e" are required. <i>There is only one(1) gable proposed on the East Main Street and Church Street elevations.</i>	
X				b. Building projection with a depth of a minimum of two feet;	A2.1, A2.2 and A2.3	Standard met. Therefore, B.3.1 is complied with as only one of items "a" through "e" are required. <i>Building balcony projections occur on levels 2 and 3. See floor plans for projection dimensions.</i>	
	X			c. Change in façade or roof height of a minimum of two feet;	A3.0 and A3.1	<b>Standard not met.</b> Only one of items "a" through "e" are required. <i>There is no change in roof height.</i>	
	X			d. Change in roof pitch or form; or	A3.0 and A3.1	<b>Standard not met.</b> Only one of items "a" through "e" are required. <i>There is no change in roof pitch.</i>	
	X			e. Inclusion of dormers, parapets, and/or varying cornices.	A3.0 and A3.1	<b>Standard not met.</b> Only one of items "a" through "e" are required. <i>There are no dormers or varying cornices proposed.</i>	
	X		B.3.2	Skylights shall have a flat profile rather than domed.	no sheet provided	Does not apply. No skylights are proposed.	
		X	B.3.3	The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.	no sheet provided	Does not apply. No dormers are proposed.	
		X	B.3.4	Carport roof materials shall be the same as the primary building.	no sheet provided	Does not apply. No carports are proposed.	
B.4. Façade Design and Articulation							
	X		B.4.1	Buildings greater than two stories shall be designed to differentiate the base, middle, and top of the building on any street-facing façade. Each of these elements shall be distinguished from one another using <u>at least two</u> of the following solutions:	A3.0 and A3.1	<b>Standard not met.</b> <i>This minor deviation is justified by the Project's overall design, which employs alternative architectural strategies to create a visually distinct and cohesive building form. The design meets the intent of the standard and incorporates elements such as varied materials, colors, and window patterns to achieve a similar effect, enhancing the architectural character and visual interest of the building.</i>	
	X			a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;	A2.0, A2.1, A2.2, A2.3, A3.0 and A3.1	<b>Standard not met.</b> <i>The façade has not been recessed a minimum of two feet in all locations.</i>	
	X			b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;	A2.0	<b>Standard not met.</b> <i>Ground floor entry balconies do not project two feet.</i>	
	X			c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing façade;	A3.0 and A3.1	<b>Standard not met.</b> <i>The awnings proposed do not meet 20 percent length on all street facing facades.</i>	
	X			d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	A3.0 and A3.1	<b>Standard not met.</b> <i>At least four materials (stucco, brick, precast concrete and glass) make up the exterior facades. They do not provide a minimum of 20 percent on all street frontages.</i>	
	X			e. The upper floor shall implement a façade height that is a minimum of two feet greater than the façade height of the floor immediately below. The greater façade height shall be made evident by taller windows or arrangement of combined windows.	A3.0 and A3.1	<b>Standard not met.</b>	
X			B.4.2	All façade materials, such as siding, window types, and architectural details, used on the street-facing façade shall be used on all other building façades.	A3.0 and A3.1	Standard met. <i>Building materials used on street facing façade are used on all other elevations as well. See Sheets A3.0 and A3.1.</i>	
	X		B.4.3	Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a <u>minimum of 16 points</u> : Architectural features, such as:	A3.0 and A3.1	<b>Standard not met.</b> 11 points achieved when 16 required. <i>The Project's design ensures that the building façade still achieves a high standard of aesthetic quality and urban integration, supporting the Town's goals of promoting sustainable and visually appealing urban development. Therefore, while the full 16 points is not achieved, the design is consistent with the intent of the standard.</i>	
	X			o Arcade or gallery along the ground floor;	8 points	A2.0	<b>Standard not met.</b> <i>There is no gallery or arcade proposed on the ground floor.</i>
	X			o Awnings or canopies on all ground floor windows of commercial space;	6 points	A3.0 and A3.1	<b>Standard not met.</b> Not all commercial ground floor windows have awnings.
X				o Building cornice;	5 points	A3.0 and A3.1	Standard met. <i>A continuous precast cast concrete cornice is proposed. See Sheets A3.0 and A3.1.</i>
	X			o Façade sconce lighting at a minimum of one light fixture per 15 linear feet.	3 points	A2.0, A3.0 and A3.1	<b>Standard not met.</b> <i>Façade sconce lighting is not located at every 15 linear feet.</i>

	X			▪ Bay or box windows projecting a minimum of 18 inches from the façade plane and comprising a minimum of 20 percent of the fenestration on the upper floors of the façade;	6 points	A3.0 and A3.1	Standard not met.	There are no bay windows proposed.
	X			▪ Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the façade;	5 points	A2.1, A2.2, A2.3, A3.0 and A3.1	Standard not met.	Balconies do not occur on 40 percent of the building façade.
	X			▪ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the façade;	5 points	A2.1, A2.2, A2.3, A3.0 and A3.1	Standard not met.	The proposed trellis feature on the fourth floor does not make up 65 percent of the wall façade.
X				▪ Materials and color changes;	3 points	A3.0 and A3.1	Standard met.	Material and color changes occur. See Sheets A3.0 and A3.1.
	X			▪ Eaves that overhang a minimum of two feet from the façade with supporting brackets;	3 points	A3.0 and A3.1	Standard not met.	The eaves at the upper floor project two feet, but the main entry feature on East Main and Church Street do not project a minimum of two feet.
	X			▪ Window boxes or plant shelves under a minimum of 60 percent of the fenestration on the upper floors of the façade; or	3 points	A3.0 and A3.1	Standard not met.	There are no window boxes proposed.
	X			▪ Decorative elements such as molding, brackets, or corbels	3 points	A3.0 and A3.1	Standard met.	Decorative elements (moldings) are proposed on all elevations. See Sheets A3.0 and A3.1.
	X			<b>TOTAL</b>	<b>16 points</b>	11 points	Standard not met. 11 points achieved when 16 required.	The Project's design ensures that the building façade still achieves a high standard of aesthetic quality and urban integration, supporting the Town's goals of promoting sustainable and visually appealing urban development. Therefore, while the full 16 points is not achieved, the design is consistent with the intent of the standard.
		X	B.4.4	Garage doors shall be recessed a minimum of 12 inches from the façade plane and along the street-facing façade shall not exceed 40 percent of the length of the building façade.		A2.0	Does not apply. No garage doors are proposed.	
	X		B.4.5	Changes in building materials shall occur at inside corners.		A2.0	Standard not met.	The building materials do not change at inside corners. The Project design employs a consistent material palette to create a cohesive and visually appealing building form. The design incorporates other architectural elements, such as varied textures and colors, to achieve a similar effect, enhancing the visual interest and character of the building.
	X		B.4.6	A primary building entrance shall be provided facing a street or community recreation space. Additionally, all development shall meet the following requirements:		A3.0 and A3.1	Standard not met. Part "a" is met, but not part "b". See below.	Providing another primary building entrance along Church Street would reduce the amount of first floor residential space and create a dysfunctional ground-floor building layout considering the small size of the parcel.
	X			a. Pedestrian entries to ground-floor and upper-floor non-residential uses shall meet at least one of the following standards:		A2.0, A3.0, and A3.1	Standard met. See below. Subsection "i" is complied with.	
	X			i. The entrance shall be recessed in the façade plane at least three feet in depth; or		A2.0, A3.0, and A3.1	Standard met.	All residential entries on the ground floor are recessed a minimum of 6'-9" and a maximum of 8'-10". See Sheet A2.0 for dimensions.
	X			ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.		A2.0, A3.0, and A3.1	Standard not met.	The covered entries to residential units are 6'-9" or 8'-10" deep. These entries do not project a minimum of three feet. The entrance to the commercial space is a covered area approximately 13' deep with the second and third floors above.
	X			b. For ground-floor commercial uses, façades facing a street shall include windows, doors, or openings for at least 60 percent of the building façade that is between two and 10 feet above the level of the sidewalk.		A2.0, A3.0, A3.1, and A4.2	Standard not met. Per the figure on A4.2, only one of the street facing façades would hit 60 percent, while the other two would be 41 and 44 percent.	See drawings A4.2 which show the dimensions to calculate the required percentages.
	X		B.4.7	Pedestrian entries to buildings shall meet minimum dimensions to ensure adequate access based on use and development intensity. Building entries inclusive of the doorway and the facade plane shall meet the following minimum dimensions:		A2.0, A3.0, and A3.3	Standard met. See "a" through "c" below.	
	X			a. Individual residential entries: five feet in width		A2.0 and A3.0	Standard met.	Entries to residential units on the ground floor are 11'6" wide.
	X			b. Single entry to multiple residential unit building, including Residential Mixed-Use buildings: eight feet in width		A2.0 and A3.0	Standard met.	Main entry to the building is 14' wide. See Sheet A2.0.
	X			c. Storefront entry: six feet in width		A2.0	Standard met.	Storefront entry to commercial building is 6' wide doors which provide the only entrance to the commercial space. See Note #16 on Sheet A2.0.
	X		B.4.8	Mirrored windows are prohibited.		A3.3	Standard met.	No mirrored glass is proposed.
			B.4.9	Awnings shall be subject to the following requirements:				
	X			a. A minimum vertical clearance of eight feet measured from the pedestrian pathway;		A3.0 and A3.1	Standard met.	Awnings at the commercial space are a minimum vertical clearance of 8' from the pedestrian path. See Note #6 on Sheet A3.0.
	X			b. Shall not extend beyond individual storefront bays; and		A3.0 and A3.1	Standard met.	See Sheets A3.0 and A3.1.
	X			c. Shall not be patterned or striped.		A3.3	Standard met.	Awnings are a solid color black or yellow. See Sheet A3.3.
		X	B.4.10	For buildings abutting a single-family zoning district or existing single-family use, no part of a rooftop or upper floor terrace or deck shall be closer than five feet from the facade plane of the lower floor, to prevent views into adjacent residential uses.		no sheet provided	Does not apply. Building does not abut an existing single-family zone or use.	
	X		B.4.11	Balconies are allowed on facades facing the street and those facades facing existing non-residential uses on abutting parcels. Such balconies shall be without any projections beyond the building footprint.		A2.1 and A2.2	Standard not met.	Balconies project beyond the footprint. The projecting balconies are thoughtfully designed to minimally project beyond the building footprint to offer residents usable private outdoor areas.

X			B.4.12	Residential Mixed-Use buildings shall provide at least one of the following features along street-facing façades where the façade exceeds 50 feet in length:	A2.0, A2.1, A2.2, A2.3, A3.0 and A3.1	Standard met. See below.	
	X			a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;	A2.0, A2.1, A2.2, A2.3, A3.0 and A3.1	<b>Standard not met.</b> Only one of items "a" through "c" are required.	<i>Façade plane is not offset a minimum of five feet.</i>
X				b. Multiple pilasters or columns, each with a minimum width of two feet; or	A2.1, A2.2, A3.0 and A3.1	Standard met.	<i>All pilasters are 2' wide and their dimension is shown on Sheets A2.1 and A2.2.</i>
	X			c. Common open space, such as a plaza, outdoor dining area, or other spaces.	A2.0 and A3.0	<b>Standard not met.</b> Only one of items "a" through "c" are required.	An outdoor seating plaza at the corner of Main Street and High School Way is shown on Sheets A2.0 and L1.0. The seating area is approximately 200SF. The projected setback along Church Street includes landscaping, walkways and raised planters. It does not include open space or a seating area because the street is not a major pedestrian corridor. The open space is located on the corner of High School Court and East Main Street which is a major pedestrian connection. <b>This standard is met.</b>
X			B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.	A3.0 and A3.1	Standard met.	<i>There are no blank facades on any of the proposed elevations.</i>

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