

# Special GLUP Study Principles



Study Recommendation	Page	Compliance	Comment
<b>Principle 1</b> – Pedestrian Oriented Mixed Use	35	Complies	Project is a mix of uses, with below grade parking and solid streetwall
<b>Principle 2</b> – Transitions to Adjacent Residential	36	Complies	Project steps down towards adjacent residential and is highly articulated
<b>Principle 3</b> - Reinforce Residential Character of the Neighborhood	37	Complies	Designed so that residential abuts residential. Step downs provide a transition to the adjacent single family
<b>Principle 4</b> – Enhance the Streetscape	38	Complies	American Legion provides a retail equivalency on the Washington Boulevard façade. American Legion is retained.
<b>Principle 5</b> – Adequate On-Site Below Grade Parking	39	Complies	All parking is below grade and the amount of parking is adequate for these types of uses.
<b>Principle 6</b> – Balance the Creation of New Streets	40	Complies	The design addresses the connectivity recommendations in the Study
<b>Principle 7</b> – Incorporate Pedestrian Circulation, Preserve Trees and Provide Indoor and Outdoor Recreation	41	Complies	Pedestrian circulation through and around the site complies with the Study. Trees are preserved to the extent possible. No public indoor or outdoor spaces called for in the Study are on this site.
<b>Principle 8</b> – Provide a Mix of Market Rate and Affordable Housing	42	Complies	All units are affordable and a certain percentage will be set aside for veterans Housing

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<b>Principle 9</b> – Support Modernization to Important Civic Facilities	43	Complies	The Legion will occupy new quarters on the site that will be much more conducive to serving veterans
<b>Principle 10</b> – Preserve and Respect the Ball Family Burial Ground	44	N/A	This project has no impact on the Ball Family Burial Ground
<b>Principle 11</b> – Design Projects to Continue Development Pattern Where Density and Height Transition to Lower Density Residential	45	Complies	Building meets or exceeds that Study's recommendation in this regard.
<b>Principle 12</b> – Vertically Mix Residential Space Above Institutional Uses	46	Complies	American Legion occupies the ground floor along Washington Boulevard with residences above
<b>Principle 13</b> – Manage Additional Transportation Demands	47	Complies	Bike parking for residents and visitors is provided and a Transportation Demand Management strategy is being developed
<b>Principle 14</b> – Encourage Consolidation of Smaller Parcels	48	N/A	This site is not identified as a property to be consolidated with others
<b>Principle 15</b> – Thoughtfully Design All Facades to Enhance the Pedestrian Experience	49	Complies	All facades, whether facing sidewalks or paths, have been designed with the pedestrian experience in mind. Parking and loading accesses are minimized and are attractively detailed.

# Study Recommendations



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Circulation and Public Space	51	Complies	This project provides the recommended connections pedestrian and vehicular connections and intersection improvements. There is no public space identified for this parcel
Building Height and Form	53	Substantially Complies	The step downs recommended in the study are provided. The building is 7 floors. The building height exceeds the recommend 80 foot maximum by 2 feet, 2 inches which allows for the necessary height for commodious units, the extra height needed for the Legion and the clear height for the loading areas.
Land Use Concept Plan	54	Complies	This is a residential use with the Legion providing retail equivalency on Washington Boulevard