

Form Based Code Survey

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Survey: Village Center

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
1	All.III.A.1.1	Understanding the Regulating Plan	"A Regulating Plan provides standards for the disposition of each property or Lot and how each relates to its adjacent properties and Streets. Following the adoption of the Columbia Pike Initiative-A Revitalization Plan in March 2002 and the Columbia Pike Urban Design Charrette and citizen planning workshops held in September 2002 and any future addenda, Regulating Plans have been produced for the Columbia Pike Special Revitalization District in Arlington County."	No Question for this statement.			
2	All.III.B.1.1	Rules for the Regulating Plan and New Development Plans - Part 1	All lots shall share a frontage line with a street.	Does at least 1 lot share a frontage line with a street?		Yes	Yes
3	All.III.B.1.2	Rules for the Regulating Plan and New Development Plans - Part 1	All lots and/or all contiguous lots shall be considered to be part of a block for this purpose. No block face shall have a length greater than 400 feet without some separation. Lots with less than 75 feet of frontage are exempt; Lots with more than 250 feet of frontage shall meet the requirement within their Lot.	"If the block is greater than 400 feet, has the applicant provided for separation?"	less than 400'	Yes	N/A

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4	All.III.B.1.3	Rules for the Regulating Plan and New Development Plans - Part 1		"How has the applicant provided for the separation? (Alley, Street, Pedestrian Pathway, Common Access Easement) with through-access to another Street, Alley or common access easement, or conservation restricted land?"	less than 400'	Yes	N/A
5	All.III.B.1.4	Rules for the Regulating Plan and New Development Plans - Part 1	"Alleys shall provide access to the rear of all Lots. Alley construction is required as part of the redevelopment project within the rear setback, unless an alley already exists."	Is there an alley already on the rear setback or has the applicant agreed to construct such an alley?	2 alleys	Yes	Yes
6	All.III.B.1.5	Rules for the Regulating Plan and New Development Plans - Part 1	"Where an alley does not exist and is not constructed at the time of redevelopment, the developer is required to dedicate the alley right of way, and until the County builds the Alley, maintain the area."	"Has the applicant dedicated the alley right of way? If so, has the developer agreed to maintain the area as specified?"	alleys will be provided	Yes	N/A
7	All.III.B.1.6	Rules for the Regulating Plan and New Development Plans - Part 1	Curb cuts shall be limited to no more than 1 per 200 feet of street frontage on Main Street and Avenue sites.	Has the applicant limited the number of curb cuts to no more than 1 per 200 feet of street frontage if he/she is on a Main Street or Avenue site?	1 curb cut on Col Pike & 1 on George Mason Dr	Yes	Yes
8	All.III.B.2.1	Rules for the Regulating Plan and New Development Plans - Part 2	"The maximum building floor-plate (footprint) is 30,000 square feet; beyond that limit a special exception is necessary. Large grocery stores may have a maximum ground floor floor-plate of 50,000 square feet."	"Is the maximum building floor-plate less than or equal to 30,000 square feet or 50,000 square feet in the case of large grocery stores?"	Bldg footprint >30,000 sf; grocer =50,000 sf	No	No

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9	All.III.B.2.2	Rules for the Regulating Plan and New Development Plans - Part 2		"If the answer above is NO, has a use permit application been submitted?"		Yes	Yes
10	All.III.B.2.3	Rules for the Regulating Plan and New Development Plans - Part 2	"For each block, building(s) along the RBL shall represent a complete and discrete vertical fatade composition (e.g., a new fatade design) at a maximum average street frontage length of at least 60 feet. Each fatade composition shall include a functioning primary street entry. Individual in-fill projects on Lots with frontage of less than 100 feet are exempt."	"Does the building along the RBL present a complete and discrete vertical fatade composition (e.g. a new fatade design) at a maximum average street frontage of 60 feet and does each fatade composition include a functioning, primary street entry?"	4 facades along the Pike; 4 on east (plaza), 3 on south (plaza); 3 along George Mason Dr	Yes	Yes
11	All.III.B.2.4	Rules for the Regulating Plan and New Development Plans - Part 2	"Consistent BES sites shall front one another across streets. When separated by a square, civic green or park, building types from adjacent levels (1 level difference) may face one another, unless otherwise indicated on the regulating plan. For example, Local sites may face Neighborhood sites and/or Avenue sites across a civic green - but may not face Main Street sites, unless otherwise indicated on the Regulating Plan."	"Are consistent BES sites fronting one another across streets except when separated by a square, civic green or park, in which case building types from adjacent levels (1 level difference) may face one another, and unless otherwise indicated on the Regulating Plan?"		Yes	Yes

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12	All.III.B.2.5	Rules for the Regulating Plan and New Development Plans - Part 2	"When separated by an alley, common access easement, common lot line and/or when fronting different streets (e.g., a corner lot and its adjacent lot), BES types from any category may sit adjacent or share a common lot line, provided that they do not face across a street, unless otherwise indicated on the Regulating Plan."	Does the project conform to the aforementioned conditions?		Yes	Yes
13	All.III.B.2.6	Rules for the Regulating Plan and New Development Plans - Part 2	"When the Building Envelope Standard designation changes along the Street Frontage or at the Block Corner within a development proposal, the applicant has the option of applying either Building Envelope Standard (BES) for a maximum additional distance of 50 feet along that Street Frontage or around the Block Corner."	"In the instance when the Building Envelope Standard (BES) designation changes along a Street Frontage or at the Block Corner within a development proposal, has the applicant applied either BES designation for no more than an additional distance of 50 feet along that Street Frontage or around that Block Corner?"	Main St for entire subject site	Yes	N/A

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14	All.III.B.2.7	Rules for the Regulating Plan and New Development Plans - Part 2	"Publicly-owned Civic Buildings and publicly owned Public Art are not subject to the BES prescriptions of this Code. The County Board may modify all other provisions of this Code for publicly-owned Civic Buildings located on County property which house a significant amount of public Civic Uses if it finds that the subject development has undergone a public review process and that, after the proposed modification(s), the subject development will better accomplish the purposes and intent of Section 20, and its corresponding Appendix A ""CP-FBC,"" Columbia Pike - Form Based Code, of the Arlington County Zoning Ordinance than would the development without those modifications."	"Is this a publicly-owned Civic Building? And if so, are modifications proposed?"	Private development	Yes	N/A
15	All.III.B.3.1	Rules for the Regulating Plan and New Development Plans - Part 3	"Street trees shall be planted at the time of development and spaced 25 to 30 feet on center. Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants and other infrastructure elements."	"Have street trees been planted and spaced 25 to 30 feet on center, except where spacing allowances have been made to accomodate curb cuts, fire hydrants and other infrastrucutre elements?"	w/ break for bus stop along George Mason Dr; Alternating on-st parking & street trees along Columbia Pike	Yes	Yes

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16	All.III.B.3.2	Rules for the Regulating Plan and New Development Plans - Part 3	"Street lights shall be installed on both sides of streets along the Street Tree Alignment Line and unless otherwise designated on the Regulating Plan, at no more than 60 foot intervals measured parallel to the street. At the time of development, the developer is only responsible for the installation of street lights on the side(s) of the street being developed."	Have street lights been installed at the appropriate locations on the side(s) of the street being developed?		Yes	Yes
17	All.III.B.3.3	Rules for the Regulating Plan and New Development Plans - Part 3	"At the time of development, the developer is required to install sidewalks. Sidewalks shall not be constructed entirely of plain poured concrete. However, a 6-foot wide clear zone of smooth concrete sidewalk shall be constructed and maintained free of obstruction for pedestrians at all times. A variety of paving materials, textures, and colors are allowed outside of the clear zone. All paving materials shall be compliant with ADA accessibility guidelines. "	Have sidewalks been installed that meet the aforementioned width and materials requirements?		Yes	Yes
18	All.III.B.4.1	Rules for the Regulating Plan and New Development Plans - Part 4	"Sites under 20,000 square feet in land area have no minimum parking requirements, except that on Local sites of less than 20,000 square feet in land area and with more than two dwelling units per Local Street Building, parking shall be provided for each dwelling unit, as required in Section III.B.4.C."	"Is the site under 20,000 square feet in land area? If so, is any parking proposed? However, is the site a Local site with less than 20,000 SF with more than 2 dwelling units per Local Street Building? If so, has parking been provided as required in Section III.B.4.C?"	Site is over 40,000 sf	Yes	N/A

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19	All.III.B.4.10	Rules for the Regulating Plan and New Development Plans - Part 4	"Incentives from the Tax Increment Public Infrastructure Fund (TIPIF) may be used, in accordance with approved TIPIF policy, for eligible projects to meet Shared Parking requirements."	"Is this project eligible for Incentives from the Tax Increment Public Infrastructure Fund (TIPIF)? If so, does the developer intend on using the incentives?"	not requested	Yes	N/A
20	All.III.B.4.11	Rules for the Regulating Plan and New Development Plans - Part 4	"For office uses, the developer shall provide 1 employee bicycle parking space per 7,500 square feet of GFA and 1 visitor/customer bicycle parking space per 20,000 square feet of GFA. On-street bicycle parking spaces (as defined in Section VI.G.) may be counted toward the minimum customer/visitor bicycle parking requirement."	"For office uses, has the developer provided 1 employee bicycle parking space per 7,500 square feet of GFA and 1 visitor/customer bicycle parking space per 20,000 square feet of GFA? Are any required spaces provided as ""on-street"" space (i.e. along streetscape)?"	no office use proposed	Yes	N/A
21	All.III.B.4.12	Rules for the Regulating Plan and New Development Plans - Part 4	For residential uses the developer shall provide 1 tenant bicycle parking space per 3 units and 1 visitor bicycle parking space per 50 units. On-street bicycle parking spaces (as defined in Section VI.G.) may be counted toward the minimum customer/visitor bicycle parking requirement.	"For residential uses, has the developer provided 1 tenant bicycle parking space per 3 units and 1 visitor bicycle parking space per 50 units? Are any required spaces provided as ""on-street"" space (i.e. along streetscape)?"	122 resident + 7 visitor	Yes	Yes

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22	All.III.B.4.13	Rules for the Regulating Plan and New Development Plans - Part 4	"For retail uses the developer shall provide 1 employee bicycle parking space per 5,000 square feet of GFA and 1 visitor/customer bicycle parking space per 25,000 square feet of GFA. On-street bicycle parking spaces (as defined in Section VI.G.) may be counted toward the minimum customer/visitor bicycle parking requirement."	"For retail uses has the developer provided 1 employee bicycle parking space per 5,000 square feet of GFA and 1 visitor/customer bicycle parking space per 25,000 square feet of GFA? Are any required spaces provided as ""on-street"" space (i.e. along streetscape)?"	6 employee + 15 visitor	Yes	Yes
23	All.III.B.4.14	Rules for the Regulating Plan and New Development Plans - Part 4	"For hotel uses, the developer shall provide 1 employee bicycle parking space per 10 guest rooms. On-street bicycle parking spaces (as defined in Section VI.G.) may be counted toward the minimum customer/visitor bicycle parking requirement."	"For hotel uses, has the developer provided 1 tenant bicycle parking space per 10 guest rooms? Are any required spaces provided as ""on-street"" space (i.e. along streetscape)?"	no hotel uses proposed	Yes	N/A
24	All.III.B.4.15	Rules for the Regulating Plan and New Development Plans - Part 4	"All tenant and employee bicycle parking facilities are to be highly visible to intended users and shall be protected from rain and snow within a structure, meeting Class 1 secure storage standards as contained in the Arlington County Master Transportation Plan's Bicycle Element (July 2008) and as may be subsequently amended. The bicycle parking facilities shall not encroach on any area in the public right of way intended for use by pedestrians, nor shall they encroach on any required fire egress."	"Are the bicycle parking facilities highly visible to intended users, protected from the elements within a structure meeting Class 1 secure storage standards and located in such a way so as to not encroach on any area in the public right of way intended for use by pedestrians or fire egress?"		Yes	Yes

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25	All.III.B.4.16	Rules for the Regulating Plan and New Development Plans - Part 4	"Where tenant and employee bicycle parking cannot be accommodated within structured parking located on site, the design of the independent bicycle parking facility, also to be located on site, shall be screened from view of pedestrians along a Street and constructed using the same materials or materials appearing to be the same as those used on the primary building(s)."	"Does the project include an independent bicycle parking facility? If so, is it properly screened from view of pedestrians along a Street and constructed using the same materials or materials appearing to be the same as those used on the primary building(s)."	bicycle parking located in below ground garage	Yes	N/A
26	All.III.B.4.17	Rules for the Regulating Plan and New Development Plans - Part 4	Shared parking shall be designated by appropriate signage and markings as required by County policy.	Is the shared parking designated by appropriate signage and marking as required by County policy?		Yes	Yes
27	All.III.B.4.18	Rules for the Regulating Plan and New Development Plans - Part 4	Proposed parking shall comply with Section 33 of the Arlington County Zoning Ordinance.	"Do the proposed parking spaces comply with Section 33 of the Zoning Ordinance? (i.e. space and dimensions, drive aisle widths, etc)"			
28	All.III.B.4.2	Rules for the Regulating Plan and New Development Plans - Part 4	"All other sites not expressly covered by Section III.B.4.B. shall provide a minimum of 1 and 1/8 parking spaces per residential dwelling unit, of which a minimum of 1/8 parking spaces per residential unit shall be provided as Shared Parking. There are no maximum limits on Shared Parking."	"Have a minimum of 1 and 1/8 parking spaces per residential unit been provided, with a minimum of 1/8 spaces per residential unit provided as Shared Parking? Has any additional shared parking been proposed?"	365 reserved + 46 shared	Yes	Yes

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29	All.III.B.4.3	Rules for the Regulating Plan and New Development Plans - Part 4	"All other sites not expressly covered by Section III.B.4.B. shall provide a minimum of 1 space per 1,000 square feet of non-residential GFA as shared parking; there are no maximum limits on Shared Parking."	"Has a minimum of 1 space per 1,000 square feet of non-residential GFA been provided as Shared Parking per the aforementioned requirements? Has any additional shared parking been proposed?"	193	Yes	Yes
30	All.III.B.4.4	Rules for the Regulating Plan and New Development Plans - Part 4	"New on-street parking spaces created in conjunction with the development, which did not previously exist, may be counted toward the minimum requirement for Shared Parking."	"Will any new on-street parking spaces be created? If so, has the developer counted them towards meeting the required shared spaces? These spaces may only count towards Shared Parking and may not be reserved spaces."	4 new on-st spaces along Col Pike	Yes	Yes
31	All.III.B.4.5	Rules for the Regulating Plan and New Development Plans - Part 4	Any limitations on the shared parking (time limits or hours of the day) shall be subject to approval by the Zoning Administrator which shall be given upon a finding that at least 12 hours of public parking are provided in any 24-hour period and that at least 8 of those hours are provided during either business or nighttime hours depending on whether the Zoning Administrator determines that the primary public use will be for commercial or residential uses.	Do the limits on the Shared Parking conform with the aforementioned requirements?		Yes	Yes

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32	All.III.B.4.6	Rules for the Regulating Plan and New Development Plans - Part 4	"A maximum of 1 space per 1,000 square feet of non-residential GFA or two spaces per residential dwelling unit may be made available for Reserved Parking."	"Is no more than 1 space per 1,000 square feet of non-residential GFA or two spaces per residential unit designated for Reserved Parking?"		Yes	Yes
33	All.III.B.4.7	Rules for the Regulating Plan and New Development Plans - Part 4	Reserved Parking above the maximum may be provided upon payment to the County.	"If there is reserved parking above the maximum, has payment been provided to the County?"	reserved parking is below the maximum	Yes	N/A
34	All.III.B.4.8	Rules for the Regulating Plan and New Development Plans - Part 4	Parking requirements may be met either on-site or within the parking zone in which the development is located.	Have the parking requirements been met on-site?		Yes	Yes
35	All.III.B.4.9	Rules for the Regulating Plan and New Development Plans - Part 4	"In lieu of minimum parking requirements, the County may accept a one-time payment per each space of Shared Parking. The County Manager shall establish the amount of payment annually based on the appropriate cost to build structured parking."	Has the developer chose to provide payment to the County in lieu of meeting the minimum parking requirements?	met on site	No	N/A
36	All.III.B.5.1	Rules for the Regulating Plan and New Development Plans - Part 5	"Generally, retail is required on the ground story of Main Street Sites and to a lesser degree, on Local sites. If this is an Avenue site, retail is permitted when the underlying zoning is zoned commercial ""C"" or where properties are zoned ""CP-FBC""."	Has retail been included on the ground story for this site?		Yes	Yes

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37	All.III.B.5.2	Rules for the Regulating Plan and New Development Plans - Part 5	"Unless otherwise noted, retail is an inclusive phrase that encompasses consumer comparison goods (general merchandise, apparel, furnishings and other types of similar merchandise-commonly referred to as GAFO categories in the retail industry-convenience goods, food/delis, gifts, drugstore items, personal care, cards/stationary), personal business services, professional offices, restaurants, grocery stores, and hotel, theater, and other uses that provide visual interest and create active street life. Other uses, which in the judgment of the Zoning Administrator are of the same general character as those listed below and will not be detrimental to the district in which it is to be located, may be allowed."	Does the proposed retail conform to the primary retail or secondary retail lists?		Yes	Yes
38	All.III.B.6.1	Rules for the Regulating Plan and New Development Plans - Part 6	Certain Historic Structures and Historic Facades are viewed as integral to the current and future identity of Columbia Pike.	"Does the site contain an Historic Structure or Historic Fatade, as identified in the Form Based Code?"	not historic	No	No

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39	All.III.B.6.2	Rules for the Regulating Plan and New Development Plans - Part 6	<p>"Note: Historic Structures and Historic Facade buildings have no minimum parking requirements (redevelopment is not required to obtain this exemption). Redevelopment projects incorporating Historic Structures and Historic Facades are exempt from the County's parking requirements for that portion of the project that includes the historic property. Siting and element requirements of the Building Envelope Standards can be modified for that portion of any redevelopment project that includes a Historic Structure or Historic Facade that is preserved. Developers are exempted from constructing certain Streetscape improvements, including: utility undergrounding, provision of street furniture; provision of public; provision of civic greens and squares. Sites containing Historic Structures may be redeveloped under the Form Based Code subject to any special provisions that apply to the site in the Regulating Plan AND administrative review by the Arlington Historical Affairs and Landmark Review Board (HALRB)."</p>	"If the site contains a Historic Structure, has the application been reviewed by HALRB?"	not historic	Yes	N/A

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40	All.III.B.6.3	Rules for the Regulating Plan and New Development Plans - Part 6	"When located on any site that is redeveloped pursuant to the Form Based Code, Historic Structures shall be preserved in their entirety and shall not be subject to the BES prescriptions of this Code."	"If the site contains a Historic Structure, has the Historic Structure been preserved in its entirety?"	not historic	Yes	N/A
41	All.III.B.6.4	Rules for the Regulating Plan and New Development Plans - Part 6	Sites incorporating Historic Facades may be redeveloped under the Form Based Code subject to any special provisions that apply to the site in the Regulating Plan or in this section and administrative review by HALRB.	"If the site contains a Historic Fatade, has it been redeveloped according to the Code with administrative review by the HALRB?"	not historic	Yes	N/A
42	All.III.B.6.5	Rules for the Regulating Plan and New Development Plans - Part 6	"When located on any site that is redeveloped pursuant to the Form Based Code, Historic Facades shall be preserved and shall not be subject to the BES prescriptions of this Code."	"If this site contains a Historic Fatade, has it been preserved?"	not historic	Yes	N/A
43	All.III.B.6.6	Rules for the Regulating Plan and New Development Plans - Part 6	"Optional exception: Up to 2 additional stories with appropriate design and tapering, subject to HALRB review and approval, are permitted on the remainder of the site, provided overall building height is within the maximum (in feet) for the site."	Have no more than 2 additional stories been added on the remainder of the site if a Historic Structure or Fatade has been preserved with appropriate design and tapering per review and approval by HALRB?	not historic	Yes	N/A

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44	All.III.B.6.7	Rules for the Regulating Plan and New Development Plans - Part 6	"Developers are required to obtain a Certificate of Appropriateness from the HALRB for projects involving the identified Historic Structures and Historic Facades prior to the application submission. Such Certificates of Appropriateness shall be governed by the processes, standards, and right of appeal as set forth in Section 31A of the Zoning Ordinance."	Has the developer obtained a Certificate of Appropriateness from the HALRB if the project involves a Historic Structure or Historic Fatade?	not historic	Yes	N/A

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45	All.III.B.7	Rules for the Regulating Plan and New Development Plans - Part 7	"Note: Within the Columbia Pike Special Revitalization District, the developer/property owner is required to construct and maintain all Streetscape improvements according to the Streetscape Standards in Section V. as part of the redevelopment project. Examples of streetscape improvements required as part of redevelopment include: Installing sidewalks, to include curbs and gutters, as indicated by the Regulating Plan and in the Columbia Pike Street Space Planning Task Force Report; Undergrounding utilities, where not already done; Installing street furniture; benches, trash receptacles, bicycle racks, etc; Installing street trees and street lights as prescribed herein; Constructing other public spaces, such as greens and squares or alleys, where indicated on the Regulating Plan; Dedicating public access easements; Providing public art, as indicated in the Public Art Master Plan."	Is the development project consistent with the public improvements requirements identified in the Regulating Plan?		Yes	Yes
46	All.III.C.1.1	Regulating Plans - Part 1		"Does the project require a rezoning to utilize the FBC (i.e. to ""CP-FBC"")? If no, skip the next question."		Yes	Yes

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47	All.III.C.1.2	Regulating Plans - Part 1		"If Yes to above, have all necessary documents been submitted to the Zoning office for re-zoning?"		Yes	Yes
48	All.III.C.1.3	Regulating Plans - Part 2	The site will have adequate access for emergency vehicles allowing necessary movement and turning radii.	Does the project have appropriate access for emergency vehicles?	Col Pike; George Mason Dr; both alleys	Yes	Yes
49	All.III.C.1.4	Regulating Plans - Part 2		Do the lanes indicated as emergency routes meet the minimum width required for emergency vehicles?		Yes	Yes
50	All.III.C.1.5	Regulating Plans - Part 2		"Does the project have an adequate amount and placement of fire hydrants and FDC standpipes, if needed?"		Yes	Yes

51	All.V.A.1	General Principles and Intent	<p>"General Principles and Intent: The Street and building facade shall receive more attention than the rest of the building. Streetscape elements, such as brick pavers, benches and waste-bins, throughout the Columbia Pike Special Revitalization District must be consistent within a project and should be consistent from project to project within an activity node (i.e. Town Center). Street Trees are part of an overall Streetscape plan designed to give special character to each Street and coherence to each area. The desired aesthetic shall be achieved through the use of native/proven, hardy, adapted species where reasonable. Public Art shall be provided in accordance with the Arlington County Public Art policy and the Public Art Master Plan. Building Facades are the public ""face"" or every building. Owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines along the area in front of their buildings within the ""shy zone"", which is the area on the sidewalk within 2 feet of the building face. The private, rear portions of the Lots (toward the Alley) allow commercial operators to utilize these spaces as efficient working environments unseen by the public and allow residents to have private and semi-private (for apartment and condominium buildings) open space."</p>	Does the project conform to the above mentioned Principles and Intent?		Yes	Yes
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52	All.V.B.1.1	Minimum Standards - Part 1	"Each street shall have canopy shade trees (street trees). Wherever the regulating plan does not show specific street tree placement, street trees shall be planted along the Street Tree Alignment Line at an average spacing not greater than 25 to 30 feet on center (measured per block face)."	Have street trees been planted in the proper locations?		Yes	Yes
53	All.V.B.1.2	Minimum Standards - Part 1	"Required tree planting area widths are specified on the typical street cross sections in the Master Transportation Plan û Part I. However, open soil surface area shall be not less than 60 square feet per isolated tree, and connected (tree strip) planting areas are encouraged. The planting area's minimum dimension shall be 5 feet or as indicated in Arlington County Landscape Standards, Section II.B. Tree Pit Size/Planting Strip Size."	Do the tree planting areas meet the aforementioned size requirements?		Yes	Yes
54	All.V.B.1.3	Minimum Standards - Part 1	"At planting, trees shall be at least 4 to 4.5 inches in diameter (4 feet above grade) and at least 12 feet in overall height"	Are the trees at least 4 to 4.5 inches in diameter (4 feet above grade) and at least 12 feet in overall height?	3/5" diameter = new standard	Yes	Yes
55	All.V.B.1.4	Minimum Standards - Part 1	Tree species shall be selected from the Columbia Pike Special Revitalization District Street Tree List.	Have the street trees planted by the developer been selected from the Columbia Pike Special Revitalization District Street Tree List?		Yes	Yes

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56	All.V.B.1.5	Minimum Standards - Part 1	Any unpaved ground area fronting the lots (to the curb) shall be planted with groundcover or flowering vegetation.	Is the unpaved ground area fronting the lots (to the curb) planted with groundcover or flowering vegetation?		Yes	Yes
57	All.V.B.1.6	Minimum Standards - Part 1	Street trees shall be ðlimbed upö so as to not interfere with pedestrian or auto/truck travel (minimum 7 feet clear over the sidewalk and 14 feet over the travel lanes of the street).	Are the street trees ðlimbed upö so as not to interfere with pedestrian or auto/truck travel?		Yes	Yes
58	All.V.B.1.7	Minimum Standards - Part 2	Low metal fencing or railing that is attractive and durable shall be installed around street tree pit areas to prevent pedestrian damage to planting materials. Consistency of fencing design is required within a project and within a block face. (Tree fencing shall not be required in locations where the clear sidewalk area is less than 6 feet in width.)	Has low metal fencing or railing been installed around street tree pits areas?	detail and note will be added to landscape plans	No	Need More Information
59	All.V.B.2.1	Minimum Standards - Part 2	"On Local and Neighborhood Sites only, at least 1 canopy shade tree per 550 square feet of the required open (unpaved) area shall be planted in the rear lot area and no closer than 5 feet to any common lot line. Such trees shall be at least 4 to 4.5 inches caliper (4 feet above grade) and 10 feet in overall height. Species shall be selected from the Columbia Pike Special Revitalization District Street Tree List."	"For Local and Neighborhood Sites only, has at least 1 canopy shade tree, selected from the Columbia Pike Special Revitalization District Street Tree list, per 550 square feet of the required open (unpaved) area shall be planted in the rear lot and no closer than 5 feet to any common lot line and are these trees at least 4 to 4.5 inches in caliper adn 10 feet in overall height?"	main st site	Yes	N/A

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60	All.V.B.3.1	Minimum Standards - Part 2	Sidewalks not otherwise designated on the typical street cross sections in the Master Transportation Plan û Part I are a minimum of 5 feet wide and shall be constructed to meet all County specifications.(i.e. sidewalks that are not along streets)	Are sidewalks at least 5 feet wide and constructed to meet all County specifications?	along rear alley leading toward terrace	Yes	Yes
61	All.V.B.3.2	Minimum Standards - Part 2	"Where an area is unpaved, owners may place pavers and/or stepping stone walks between the curb and the sidewalk and between the sidewalk and entry/steps. Within the street the width of such walkways shall not exceed 6 feet and walkways shall not be located less than 8 feet from any street tree."	Are walkways in unpaved areas no greater than 6 feet wide and at least 8 feet from any street line?		Yes	Yes
62	All.V.B.3.3	Minimum Standards - Part 2	Sidewalks along Columbia Pike are divided into zones. Clear zones (no less than 6 feet in width) are to be plain poured concrete.	Are clear zones at least 6 feet wide and constructed of plain poured concrete?		Yes	Yes
63	All.V.B.3.4	Minimum Standards - Part 2	"Sidewalks in shy zones (at least 2 feet in width) are encouraged to have a variety of paving materials, textures and colors. Paving designs are to be consistent within a project."	"Are shy zones at least 2 feet in width and varied, yet consistent within a project?"	applicant to demonstrate Col Pike streetscape zones	Yes	Yes
64	All.V.B.3.5	Minimum Standards - Part 2	"Furniture zones (up to 6 feet in width) are encouraged to have a variety of paving materials, textures and colors. Paving designs are to be consistent within a project."	"Are furniture zones at no greater than 6 feet in width and varied, yet consistent within a project?"		Yes	Yes

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65	All.V.B.4.1	Minimum Standards - Part 2	"Where visible from the street and along the alley, all turf grass must be solidly sodded at installation. In place of sod, groundcovers may be used."	"Is visible turf sodded, or is groundcover provided?"	none proposed	Yes	N/A
66	All.V.B.4.2	Minimum Standards - Part 2	The portion of the street between the owner's lot lines and the back of curb and the portion of the alley between the lot lines and the edge of pavement are to be maintained by the owner.	"Are the portions of the street between the lot lines and back of curb, as well as the portion of the alley between the lot lines and edge of pavement maintained by the owner?"		Yes	Yes
67	All.V.B.5.1	Minimum Standards - Part 3	"On-street parking nubs are to be incorporated into the sidewalk in a pattern consistent with the Master Transportation Plan. The parking space and tree planting pattern may be interrupted by existing or proposed new driveways, streets, alleys, and transit stops or stations."	Are nubs incorporated into the sidewalk consistent with the Master Transportation Plan?		Yes	Yes
68	All.V.B.5.2	Minimum Standards - Part 3	Parking spaces shall be constructed to allow proper drainage toward a valley gutter at the curb line.	Are parking spaces constructed to allow proper drainage?		Yes	Yes
69	All.V.B.5.3	Minimum Standards - Part 3	Parking spaces shall be constructed according to County standards to ensure accessibility for street cleaning vehicles.	Are parking spaces constructed according to County standards to ensure accessibility for street cleaning vehicles?		Yes	Yes

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
70	All.V.B.6.1	Minimum Standards - Part 4	"Benches in the Columbia Pike corridor shall be the Victor Stanley ""Streetsites"" model # R-B 28 or equivalent. Benches will have backs and arm rests. Benches located in the Furniture Zone, and oriented perpendicular to the street, shall be 4 feet in length. Benches located in the Furniture Zone but not perpendicular to the Street may be longer so long as their length does not conflict with the placement of other streetscape elements or obstruct necessary pedestrian movement."	"Do the proposed benches meet the aforementioned requirements? If a different model is proposed, do you concur with the selection?"	detail will be added to the landscape plans	No	Need More Information
71	All.V.B.6.2	Minimum Standards - Part 4	"For each Main Street and Avenue site, 1 bench shall be provided for every 50 feet of street frontage. (Use ratio to calculate total # of benches required; bench location/placement may be varied)"	Is 1 bench provided for every 50 feet of street frontage on a Main Street or Avenue site project?	benches located near building entrances and throughout the public square	Yes	Yes
72	All.V.B.6.3	Minimum Standards - Part 4	"For each Local site that is built to a Live/Work standard, one bench shall be provided for every 100 feet of street frontage. Local sites that are not built to a Live/Work standard and Neighborhood sites are exempt from the bench requirement. (Use ratio to calculate total # of benches required; bench location/placement may be varied)"	Is 1 bench provided for every 100 feet of street frontage on a Local site project that is built to a Live/Work standard? Do you concur with the proposed bench location?	main st site	Yes	N/A

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
73	All.V.B.6.4	Minimum Standards - Part 4	The standard waste bin is the Victor Stanley ôBethesda Seriesö model #S-42 or equivalent.	"Are the standard waste bins provided the Victor Stanley ôBethesda Seriesö model #S-42 or equivalent? If a different model is proposed, do you concur with the selection? Do you concur with the proposed trash location?"		Yes	Yes
74	All.V.B.6.5	Minimum Standards - Part 4	"At a minimum, one waste bin shall be provided at each block corner or building corner."	Is at least 1 waste bin provided at each block corner or building corner?		Yes	Yes
75	All.V.B.6.6	Minimum Standards - Part 5	Bike racks (2-space capacity) for the Columbia Pike corridor shall be an inverted "U" in galvanized steel with a baked-on black paint finish.	"If bike racks are provided, are they the standard inverted "U" in galvanized steel with a baked-on black paint finish? Do you concur with the proposed bike rack location?"		Yes	Yes
76	All.V.B.6.7	Minimum Standards - Part 5	"Bike racks (2-space capacity) shall be installed on both sides of the Street, along the Street Tree Alignment Line or within the furniture zone (not to interfere with the placement of Street Trees or Street Lights). At the time of the development, the developer is only responsible for the installation of bicycle racks on the side(s) of the Street being developed."	Has the developer installed bicycle racks in the appropriate locations on the side of the street he/she is developing? Do you concur with the proposed bike rack location?		Yes	Yes

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
77	All.V.B.6.8	Minimum Standards - Part 5	"Where feasible and not in conflict with other streetscape elements, at least 50% of visitor/guest bike racks shall be located within 50 feet of the primary residential/office building entrance and shall be located in groups of two or more. In all other locations, bike racks shall be distributed within a project either as a single rack or in groups of two."	Is at least 50% of visitor/guest bike racks located within 50 feet of the primary residential/office building entrance and in groups of two? Are the remaining bike racks distributed within a project either as a single rack or in groups of two? Do you concur with the proposed guest bike rack location?		Yes	Yes
78	All.V.B.7.1	Minimum Standards - Part 6	All plant material (including trees) shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.	Does all plant material (including trees) conform to the standards of the American Association of Nurserymen and has passed any inspections required under State regulations?	note will be added to landscape plans	No	Need More Information
79	All.V.B.7.2	Minimum Standards - Part 6	Invasive exotic species found anywhere on the lot shall be removed.	Has the developer agreed to remove all invasive exotic species found anywhere on the lot? (Will need condition)	note will be added to landscape plans	No	Need More Information
80	All.V.B.7.3	Minimum Standards - Part 6	"Mechanic and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within any "street" (as defined by the FBC), with the exception of water pumps not visible."	Is mechanical and electrical equipment stored or located outside of a street?		Yes	Yes

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81	All.V.B.7.4	Minimum Standards - Part 7	Street lighting shall be placed along the Street Tree Alignment Line or within the Furniture Zone as shown in the Master Transportation Plan.	Is street lighting placed along the Street Tree Alignment Line or within the Furniture Zone?		Yes	Yes
82	All.V.C.1.1	Squares and Civic Greens	"If a square is required, it must have a minimum of 30% pervious surface area (turf, groundcover, soil, or mulch)."	Does the square have a minimum of 30% pervious surface?		Yes	Yes
83	All.V.C.1.2	Squares and Civic Greens	The remaining balance may be any paved surface including a maximum 30% impervious paved surface.	Is the maximum amount of impervious paved surface provided 30%?		Yes	Yes
84	All.V.C.1.3	Squares and Civic Greens	A public art project (as defined in the Form Based Code or in the Arlington County Public Art policy) is required for squares.	"For the square, is public art provided?"		Yes	Yes
85	All.V.C.1.4	Squares and Civic Greens	"Paved surfaces within squares, including the cartway (where motorized vehicles travel), shall have a coordinated, distinctive pattern that calls attention to the pedestrian nature of the area."	"Are paved areas designed with a coordinated, distinctive pattern?"		Yes	Yes
86	All.V.C.2.1	Squares and Civic Greens	"If a civic green is required, it must have a minimum of 60% pervious surface area (turf, groundcover, soil, or mulch)."	Does the civic green have a minimum of 60% pervious surface?	square	Yes	N/A
87	All.V.C.2.2	Squares and Civic Greens	The remaining balance may be any paved surface including a maximum 30% impervious paved surface.	Is the maximum amount of impervious paved surface provided 30%?	square	Yes	N/A
88	All.V.C.2.3	Squares and Civic Greens	A public art project (as defined in the Form Based Code or in the Arlington County Public Art policy) is required for civic greens.	"For the civic green, is public art provided?"	square	Yes	N/A

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89	All.V.C.2.4	Squares and Civic Greens	"Paved surfaces within civic greens, including the cartway, shall have a coordinated, distinctive pattern that calls attention to the pedestrian nature of the area."	"Are paved areas designed with a coordinated, distinctive pattern?"	square	Yes	N/A
90	All.V.C.3.1	Squares and Civic Greens	"Whenever the Regulating Plan does not show specific street tree placement, street trees shall be planted along the Street Tree Alignment Line at an average spacing not greater than 25 to 30 feet on center."	"Are street trees spaced no greater than 25 to 30 feet on center, unless shown otherwise on the Regulating Plan?"		Yes	Yes
91	All.V.C.3.2	Squares and Civic Greens	The ground surface elevation shall be between 0 and 18 inches above the top of the adjacent curb.	Is the ground surface elevation between 0 and 18 inches above the top of the adjacent curb?		Yes	Yes
92	All.V.C.3.3	Squares and Civic Greens	"Except for tree trunks, street lights, civic buildings, public art or monuments, there shall be a clear view between 2 and 10 feet above grade. The foliage of newly planted trees may intrude into this area until the tree has sufficient growth to allow such a clear trunk height."	"Is there a clear view between 2 and 10 feet above grade, except for tree trunks, street lights, civic buildings, public art, or monuments?"	with the exception of existing topography on this site	Yes	Yes
93	All.V.C.3.4	Squares and Civic Greens	Trees shall be selected from the Columbia Pike Special Revitalization District Street Tree List.	Are the trees species selected from the Pike Special Revitalization District Street Tree List?		Yes	Yes
94	All.V.C.3.5	Squares and Civic Greens	"Asphalt is prohibited on sidewalks, but may be incorporated in cartway design"	Is asphalt absent from sidewalks?		Yes	Yes

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
95	All.V.C.3.6	Squares and Civic Greens	"The curb return radii on all block corners shall be 15 feet, where possible."	"Are curb return radii on all block corners 15 feet, where possible?"		Yes	Yes
96	All.V.D.1.1	Street Tree List	Invasive exotic tree species may not be used anywhere on lots or other areas within the Columbia Pike Special Revitalization District.	Has it been confirmed that there are no invasive exotic tree species used anywhere on the lots or other areas within the Columbia Pike Special Revitalization District?		Yes	Yes
97	All.V.D.1.2	Street Tree List	"Species in bold type in the Columbia Pike Special Revitalization District Street Tree List are specified (first preference) for placement along the Street Tree Alignment Line, as specified in the Regulating Plan."	Have appropriate tree species been planted along the Street Tree Alignment Line?		Yes	Yes
98	All.V.D.1.3	Street Tree List	"Species marked with an asterisk shall be used in limited areas such as larger open landscaped areas, rather than for street tree use."	Have appropriate tree species been planted along the Street Tree Alignment Line?		Yes	Yes

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
99	Ma.IV.A.1	General Guiding Principles	"BES General Guiding Principles - A. Buildings should be aligned and close to the street. Property lines are to be physically defined by buildings or street walls. B. Streetscape must demonstrate coherent building forms and create clear community identity. C. Buildings must have active uses along the street front to promote vitality. D. Sites must have clearly defined public and private spaces. E. Buildings should direct views to the urban streetscape and to courtyards and public spaces. F. Vehicle storage, refuse containers, and mechanical equipment should not be visible and must be kept away from street fronts. G. Retail should be located along the ground floor to promote vitality and active use. H. Off-street parking should be shared by multiple users to maximize resources and alleviate on-street parking. I. Any structures which have historic character must be preserved and the proposed design must complement and incorporate historic structures within the site."	Is the project consistent with the appropriate BES shown on the Regulating Plan?	compliant	Yes	Consistent
100	Ma.IV.B.1.1	Height Specifications	"Heights are measured in stories and buildings are to be between 3 and 6 stories, except where noted elsewhere or in the Regulating Plan."	"Is the building between 3 and 6 stories, except where noted elsewhere or in the Regulating Plan?"	6	Yes	Yes

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
101	Ma.IV.B.1.10	Height Specifications	"Any unbuilt alley and/or common lot line frontage shall have a street wall, 7 feet in height, as measured from the adjacent sidewalk or the ground elevation when not fronting a sidewalk."	"Does any unbuilt alley and/or common lot line frontage have a street wall, 7 feet in height, as measured from the adjacent sidewalk or the ground elevation when not fronting a sidewalk?"	2 alleys	Yes	Yes
102	Ma.IV.B.1.11	Height Specifications	"Where a Main Street site is within 40 feet of a Local Site, Neighborhood Site or a single-family home, the maximum height for that portion is 32 feet to the eaves or parapet."	"Where any part of a Main Street Site is within 40 feet of a Local Street, Neighborhood Site, or single family home, is the maximum height for that portion 32 feet to the eaves or parapet?"	no single family homes adjacent to the site	Yes	Yes
103	Ma.IV.B.1.2	Height Specifications	No parking structure within the block shall exceed the eave height of any building (built after 2002) within 50 feet of parking structure.	Are all parking structures within the block no greater in height than the eave of any building (built after 2002) that is within 40 feet?		Yes	Yes
104	Ma.IV.B.1.3	Height Specifications	The ground story floor elevation shall be between 6 inches below and 24 inches above the sidewalk elevation at the front of the building.	Is the ground story floor elevation between 6 inches below and 24 inches above the sidewalk elevation at the front of the building?	subject of requested modification	No	No
105	Ma.IV.B.1.4	Height Specifications	The maximum floor-to-floor story height limit for the ground floor is 24 feet.	Is the maximum floor-to-floor story height for the ground floor 24 feet?		Yes	Yes
106	Ma.IV.B.1.5	Height Specifications	The ground floor shall have at least 15 feet clear (floor to ceiling) height for at least 1/3 of its area contiguous to RBL frontage.	Does the ground floor have at least 15 feet clear (floor to ceiling) height for at least 1/3 of its area contiguous to RBL frontage?		Yes	Yes

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107	Ma.IV.B.1.6	Height Specifications	The maximum floor-to-floor story height limit for upper stories is 14 feet.	Is the maximum floor-to-floor story height for all upper stories 14 feet?		Yes	Yes
108	Ma.IV.B.1.7	Height Specifications	At least 80 percent of the upper stories shall each have at least 9 feet clear (floor to ceiling) height and the uppermost story shall have at least 10 feet clear height.	Do the upper stories each have at least 9 feet clear (floor to ceiling) height and does the uppermost story have at least 10 feet clear height for at least 80% of their areas?		Yes	Yes
109	Ma.IV.B.1.8	Height Specifications	Mezzanines greater than 2/3 of the floor area footprint shall be counted as a full story.	"Are there any mezzanines greater than 2/3 of the floor area footprint? If no, skip next question."	compliant	Yes	No
110	Ma.IV.B.1.9	Height Specifications		"If yes, have they been counted as an additional story?"	no mezzanines	Yes	N/A
111	Ma.IV.B.2.1	Siting Specifications	"The street fatade shall be built to not less than 75 percent of the overall RBL. However, the ground floor portions of the street fatade within 7 feet of a block corner are exempt from this requirement in order to allow special corner treatments in these areas."	Is the street fatade built to not less than 75 percent of the overall RBL where exceptions are permitted for the ground floor within 7' of a block corner?		Yes	Yes
112	Ma.IV.B.2.10	Siting Specifications	Garage doors shall not face (be at an angle of less than 90 degrees from the RBL or right of way) the RBL.	Have the garage doors been situated in such a way that they do not face the RBL?	west alley garage entrance is 150 ft away from RBL	Yes	Yes

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
113	Ma.IV.B.2.11	Siting Specifications	Vehicle parking areas (except where a street wall exists or parking is enclosed within an ancillary building) on private property shall not be located within 25 feet of the RBL. These requirements are not applicable to on-street parallel parking.	"Are the vehicle parking areas, except where a street wall exists or parking is enclosed within an ancillary building, on private property not located within 25 feet of the RBL? "		Yes	Yes
114	Ma.IV.B.2.12	Siting Specifications	"On sites with no alley access, there shall be a 25-foot setback from the rear lot line."	Does this site have alley access?		Yes	Yes
115	Ma.IV.B.2.13	Siting Specifications	"On sites with no alley access, there shall be a 25-foot setback from the rear lot line."	"If no above, has a 25-foot setback from the rear lot line been provided?"	alley access provided	No	N/A
116	Ma.IV.B.2.14	Siting Specifications	Corner lots shall be treated as having street frontage on both the front and side streets (or RBLs).	Is this a corner lot?		Yes	Yes
117	Ma.IV.B.2.15	Siting Specifications		"If yes above, have the corner lots been treated as having street frontage on both the front and side streets (or RBLs)?"		Yes	Yes
118	Ma.IV.B.2.16	Siting Specifications	"Any unbuilt RBL shall have a street wall along it, between 6 feet and 10 feet in height. Street walls may also be constructed along any unbuilt common lot line."	Is there an unbuilt RBL or unbuilt common lot line?	compliant	Yes	No
119	Ma.IV.B.2.17	Siting Specifications	"Any unbuilt RBL shall have a street wall along it, between 6 feet and 10 feet in height. Street walls may also be constructed along any unbuilt common lot line."	"If yes to above, does the unbuilt RBL have a street wall along it, between 6 feet and 10 feet in height?"	all RBLs are built to	Yes	N/A

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
120	Ma.IV.B.2.2	Siting Specifications	"That portion of a fatade that is required to be built to the RBL shall be composed as a simple plane (limited jogs less than 24 inches are considered a simple plane within this requirement) interrupted only by Porches, Stoops, Bay Windows, shopfronts, and Balconies."	"Is that portion of the fatade that is required to be built to the RBL shall be composed as a simple plane (as defined above) interrupted only by porches, stoops, bay windows, shopfronts, and balconies?"		Yes	Yes
121	Ma.IV.B.2.3	Siting Specifications	Buildings shall occupy only the area of the lot specified in the siting specifications of the BES as Buildable Area.	Does the building occupy only the area of the lot specified in the siting specifications of the BES as a buildable area?		Yes	Yes
122	Ma.IV.B.2.4	Siting Specifications	"No part of any building excepting overhanging eaves and BES permitted balconies, bay windows, stoops, and shopfronts shall encroach into the street beyond the RBL."	"Are all parts of the building, with the exception of BES permitted balconies, bay windows, stoops and shopfronts, within the RBL?"		Yes	Yes
123	Ma.IV.B.2.5	Siting Specifications	"No part of any building (excepting overhanging eaves, balconies, stoops, and small and unroofed garden structures) shall occupy the remaining Lot area. The minimum open contiguous area shall comprise at least 15% of the total buildable area and can be located anywhere within the buildable area of the site."	Does the building satisfy these requirements and does the minimum open contiguous lot area comprise at least 15% of the total buildable area?		Yes	Yes
124	Ma.IV.B.2.6	Siting Specifications	There are no required side lot line setbacks unless shared with an existing single-family house.	Does the property share a side lot line with a single family house?	no single-family homes adjacent to site	Yes	No

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
125	Ma.IV.B.2.7	Siting Specifications	An 8-foot setback is required along a side lot line where shared with an existing single-family house.	"If yes above, is there a minimum setback of 8 feet provided along side lot line (s)?"	no sf homes	No	N/A
126	Ma.IV.B.2.8	Siting Specifications	Garage/parking entrances shall be no closer than 50 feet from any Building Corner or 100 feet from any Block Corner (except where otherwise designated on the Regulating Plan).	Is the garage/parking entrance (s) no closer than 50 feet from any Building Corner or 100 feet from any Block Corner (except where designated on the Regulating Plan)?		Yes	Yes
127	Ma.IV.B.2.9	Siting Specifications	Designated Garage Entries and Alleys shall be the sole means of automobile access to a site.	Has the automobile access been provided from designated garage entries and alleys?		Yes	Yes
128	Ma.IV.B.3.1	Elements Specifications	The ground story fatade shall have between 60 percent and 90 percent fenestration (measured as a percentage of the fatade that is between 2 and 10 feet above the fronting sidewalk). Awnings and overhangs are encouraged (except where otherwise designated on the Regulating Plan).	"Does the ground story fatade have between 60 percent and 90 percent fenestration, as measured per these requirements?"	Average is 55% for ground stories (need to increase to 60% minimum)	No	No
129	Ma.IV.B.3.2	Elements Specifications	Upper story facades shall have between 30 percent and 70 percent fenestration (measured for each story as a percentage of the fatade that is between 3 and 9 feet above the finished floor).	"Do the upper story facades have between 30 percent and 70 percent fenestration, as measured per these requirements?"	Average is 35%	Yes	Yes
130	Ma.IV.B.4.1	Use Specification	The ground story shall house retail uses as defined in section III. B. 5. Retail as well as lobby and access for upper story uses.	Does the ground story house appropriate retail uses and provide lobby space and access for upper story uses?		Yes	Yes

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
131	Ma.IV.B.4.2	Use Specification	There shall be functioning entry door (s) along the street fatade at intervals not greater than 60 feet within any site.	Are there functioning entry door(s) along the street fatade at intervals not greater than 60 feet within any site?		Yes	Yes
132	Ma.IV.B.4.3	Use Specification	Retail uses are not permitted on the upper stories (except those of less than 900 square feet and/or second stories as an extension of the ground story use and with direct Columbia Pike frontage.) Second story restaurants do not violate this rule.	"If there are retail uses on the upper stories, do they conform with the aforementioned standards?"	no retail on upper stories	No	N/A
133	Ma.IV.B.4.4	Use Specification	"Business and professional offices including medical, legal, insurance, philanthropic, real estate, banking, and other offices which in the judgement of the Zoning Administrator with a recommendation from the Administrative Review Team are of the same general character as those listed above may be located on all floors of Main Street sites."	"Are these types of uses proposed? If alternative uses are proposed, does the Zoning Administrator and Administrative Review Team consider the proposed type of office use is of the same general character as others listed?"	not proposed	No	N/A

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
134	Ma.VI.A.1	General Principles and Intent	"These standards favor an aesthetic that is traditional in a broad sense. They specify an architecture language of load-bearing walls and regional materials. The standards also specify certain details, such as column and pier spacing, window proportions, roof or cornice configurations, storefronts, and overhangs. The intent behind these standards is to utilize a discipline of form when designing new buildings in order to foster a coherent Columbia Pike aesthetic. All building materials to be used shall express their specific properties. For example, stronger and heavier materials (masonry) support lighter materials (wood)."	Does the project generally conform to these principles?		Yes	Yes
135	Ma.VI.A.2	General Principles and Intent	"While only materials, techniques, and product types prescribed here are allowed, equivalent or better practices and products are encouraged. They shall be submitted to the Administrative Review Team and may be added to the approved list after proper review by the County."	"Have any new products or materials been proposed that require review by the Administrative Review Team? If so, are they considered acceptable to the Administrative Review Team?"	PP-1: Phenolic Panel (Wood Simulation Pattern) is considered acceptable by Admin Review Team	Yes	Yes

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
136	Ma.VI.A.3	General Principles and Intent	"LEED (Leadership in Energy and Environmental Design) standards, or an equivalent standard, should be incorporated into the building design including the submission of a LEED scorecard in the administrative review process."	Has a LEED scorecard been submitted and what is the score? Has it been reviewed by DES (Joan Kelsch)?	scorecard to be submitted by applicant	No	Need More Information
137	Ma.VI.A.4	General Principles and Intent	"Many of these standards apply only in conditions Where Clearly Visible From The Street. Note that the definition of Street includes parks, Civic Squares, and Civic Greens. These controls therefore concentrate on the public space/views from the public space and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a Street Wall is not Clearly Visible From The Street."	Does the project generally conform to these standards where clearly visible from the street (i.e. within 30 feet of the street)?		Yes	Yes
138	Ma.VI.B.2.1	Building Walls (Exterior)	"Only certain building materials are permitted which include: brick and tile masonry; stucco (cementitious finish); native stone (or synthetic equivalent); pre-cast masonry (for trim and cornice elements only); Gypsum Reinforced Fiber Concrete (for trim elements only); metal (for beams, lintels, trim elements and ornamentation only); split-faced block (only for piers, foundation walls and chimneys); wood lap siding; Hardie-Plank equivalent or better siding."	Has the developer used only permitted building materials where visible from the street?		Yes	Yes

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
139	Ma.VI.B.2.2	Building Walls (Exterior)	"Wall openings shall not span vertically more than 1 story, shall correspond to interior space and not span across building structure, shall be consistent horizontally (except for chimneys and piers) and shall be made within a constructional logic."	Do the walls conform to the aforementioned standards?		Yes	Yes
140	Ma.VI.B.2.3	Building Walls (Exterior)	Wood siding/wood simulation materials must be horizontal in configuration and smooth or rough-sawn in finish (no faux wood grain).	Is the wood siding/simulated wood siding horizontal in configuration and smooth or rough-sawn in finish?		Yes	Yes
141	Ma.VI.B.2.4	Building Walls (Exterior)	Stucco may have only a smooth or sand finish (no ôcake icingö finish).	Does the stucco have a smooth or sand finish?	no stucco	No	N/A
142	Ma.VI.C.2.1	Roofs and Parapets	"The following roofing materials are permitted: clay or concrete (faux clay); tile (barrel or flat roman); slate (equivalent synthetic or better); metal (standing seam 5-v crimp, equivalent or better); dimensional asphalt shingles; cornices or soffits may be a combination of wood, vinyl and/or metal."	Has the developer used only permitted roofing materials where visible from the street?	not visible from the street	No	N/A
143	Ma.VI.C.2.10	Roofs and Parapets	"Buildings without visible roof surfaces and overhanging eaves may satisfy the overhang requirement with a cornice projecting horizontally between 6 and 12 inches beyond the building walls. For buildings 3 stories or taller, the cornice projection shall increase an additional 6 to 12 inches per story."	Does the building meet the aforementioned cornice requirements?		Yes	Yes

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
144	Ma.VI.C.2.11	Roofs and Parapets	Skylights and roof vents are permitted only on the roof plane opposite the primary street or RBL or when shielded from street view by the building's parapet wall.	Are the skylights and roof vents located only on the roof plane opposite the primary street or RBL or are they shielded from the street view by a parapet wall?	none proposed	Yes	N/A
145	Ma.VI.C.2.12	Roofs and Parapets	Green roof technologies are encouraged. Vegetative cover should be considered for flat roofs and solar panels should be considered for integration into pitched roof structures.	Has the developer employed green roof technologies and designed vegetative cover or solar panels?	compliant	Yes	No
146	Ma.VI.C.2.2	Roofs and Parapets	"For pitched roofs, the primary ridge beam shall run parallel to the street."	Does the primary ridge beam run parallel to the street?	flat roof	Yes	N/A
147	Ma.VI.C.2.3	Roofs and Parapets	"The pitch of the roof (exclusive of roofs behind parapet walls) shall be between 6:12 and 12:12 for simple hip and gable roofs and between 4:12 and 7:12 for shed roofs, attached to the main structure."	Does the pitch of the roof conform to the aforementioned requirements?	flat roof	Yes	N/A
148	Ma.VI.C.2.4	Roofs and Parapets	Eaves must overhang at least 24 inches on the primary structure.	Do the eaves overhang at least 24 inches on the primary structure?	flat roof	Yes	N/A
149	Ma.VI.C.2.5	Roofs and Parapets	Rakes (gable end) must overhang at least 18 inches.	Do the rakes overhang at least 18 inches?	flat roof	Yes	N/A
150	Ma.VI.C.2.6	Roofs and Parapets	"Eaves and rakes on accessory buildings, dormers and other smaller structures must overhang at least 8 inches."	"Do the eaves and rakes on accessory buildings, dormers and other smaller structures overhang at least 8 inches?"	flat roof	Yes	N/A

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
151	Ma.VI.C.2.7	Roofs and Parapets	"Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes)."	Are the soffits perpendicular to the building wall?	flat roof	Yes	N/A
152	Ma.VI.C.2.8	Roofs and Parapets	Timber eaves and balcony brackets must be a minimum of 5.5 inches in dimension.	Are the timber eaves and balcony brackets a minimum of 5.5 inches in dimension?	flat roof	Yes	N/A
153	Ma.VI.C.2.9	Roofs and Parapets	"Parapet roofs are allowed for Main Street, Avenue and Live/Work sites where the roof material is not visible from any adjacent street only."	Is the parapet roof material visible from any adjacent street on this site?	compliant	Yes	No
154	Ma.VI.D.2.1	Street Walls	"The following materials are permitted for the construction of street walls: native/regional stone or equivalent imitation stone; metal (wrought iron, welded steel and/or aluminum [black] for gates only); brick; stucco on concrete block (or poured) only with brick or stone coping; a combination of materials (eg. stone piers with brick infill panels)."	"If there is a street wall associated with this project, is the street wall comprised only of permitted materials?"	no street walls proposed	No	N/A
155	Ma.VI.D.2.2	Street Walls	Street walls along any unbuilt RBL shall be built to a height of 7 feet above the adjacent ground.	Are the street walls along unbuilt RBL 7 feet above the adjacent ground?	no unbuilt RBL	No	N/A
156	Ma.VI.D.2.3	Street Walls	Stucco street walls shall have a hardy species of climbing vine planted along them.	Has hardy species of climbing vine been planted along any stucco street walls?	no stucco	No	N/A
157	Ma.VI.D.2.4	Street Walls	Copings on street walls shall project between 1 and 4 inches from the face of the wall.	Do the copings on the street walls project between 1 and 4 inches from the face of the wall?	no street walls	No	N/A

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
158	Ma.VI.E.2.1	Windows and Doors	The following window materials are permitted: anodized aluminum; wood; clad wood; vinyl; steel.	Are the windows constructed only of permitted materials?		Yes	Yes
159	Ma.VI.E.2.10	Windows and Doors	Upper story windows: For residential buildings/floors: panes of glass no larger than 36 inches vertical by 30 inches horizontal are permitted.	"If the building is residential or has a residential floor, are the panes of glass no larger than 36 inches vertical by 30 inches horizontal?"		Yes	Yes
160	Ma.VI.E.2.11	Windows and Doors	Upper story windows: The maximum pane size for office uses is 48 inches vertical by 40 inches horizontal.	"If there is an office use, are the panes no greater than 48 inches by 40 inches horizontal?"	no office	No	N/A
161	Ma.VI.E.2.12	Windows and Doors	Egress windows may be installed according to the appropriate building code.	Are egress windows required to meet the building code?	compliant	No	No
162	Ma.VI.E.2.13	Windows and Doors	Shopfront/Ground Floor windows and doors: Single panels of glass may not be larger than 6 feet in heights by 4 feet in width.	Are all of the shopfront/ground floor single panels of glass less than 6 feet by 4 feet?		Yes	Yes
163	Ma.VI.E.2.14	Windows and Doors	Ground Floor windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space) and shall allow a minimum 60 percent of surface view into the building for a depth of at least 20 feet.	Do ground floor windows conform to the aforementioned standards?		Yes	Yes
164	Ma.VI.E.2.15	Windows and Doors	Shopfront/Ground Floor windows and doors: Shopfronts may extend up to 24 inches beyond the fatade (RBL) into the street.	Does the shopfront extend no more than 24 inches beyond the fatade (RBL) into the street?		Yes	Yes

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
165	Ma.VI.E.2.16	Windows and Doors	Double-height entryways (those that span more than 1 story) are not allowed.	Do all of the entryways span no more than 1 story?		Yes	Yes
166	Ma.VI.E.2.17	Windows and Doors	"Doors shall not be recessed more than 3 feet behind the shopfront windows and, in any case, shall have a clear view and path to a 45 degree angle past the perpendicular from each side of the door."	Do the doors meet the aforementioned requirements regarding how far they are recessed and the clearance view?		Yes	Yes
167	Ma.VI.E.2.18	Windows and Doors	Roll-down security gates and doors are prohibited.	Has it been confirmed that there are no roll-down security gates or doors?		Yes	Yes
168	Ma.VI.E.2.2	Windows and Doors	"Window glass shall be clear, with light transmission at the ground story at least 90% and for the upper stories 75% (modification as necessary to meet any applicable building code requirements). Specialty windows may utilize stained, opalescent or glass block (1 per facade minimum)."	Do the windows conform to the aforementioned standards?	note needed on plans	No	Need More Information
169	Ma.VI.E.2.3	Windows and Doors	Window screen shall be black or gray and the screen frames shall match the window frame material or be dark anodized.	Are the window screens black or gray and do the frames either match the window frame or are they black anodized?		Yes	Yes
170	Ma.VI.E.2.4	Windows and Doors	"Doors shall be of wood, clad wood or steel."	"Are the doors of wood, clad wood or steel?"		Yes	Yes

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171	Ma.VI.E.2.5	Windows and Doors	"Windows may be ganged horizontally (maximum 5 per group) if each grouping is separated by a mullion, column, pier or wall section that is at least 7 inches wide."	Are the windows ganged horizontally?		Yes	Yes
172	Ma.VI.E.2.6	Windows and Doors		"If the windows are ganged horizontally, are there a maximum of 5 per group and is each group separated by a mullion, column, pier or wall section that is at least 7 inches wide?"		Yes	Yes
173	Ma.VI.E.2.7	Windows and Doors	Windows shall be no closer than 30 inches to building corners (excluding bay windows and where the building corner is also a corner block).	Are the windows no closer than 30 inches to the building corners (excluding bay windows and where the building corner is also a corner block)?		Yes	Yes
174	Ma.VI.E.2.8	Windows and Doors	"Exterior shutters, if applied shall be sized and mounted appropriately for the window (one-half the width), even if operable."	Are the exterior shutters sized and mounted appropriately for the window (one-half the width)?	no shutters	No	N/A
175	Ma.VI.E.2.9	Windows and Doors	"Upper story windows: Windows shall be double-hung, single-hung, awning or casement windows. Fixed windows are permitted only as a component of a system including operable windows within a single wall opening."	"Are the windows double-hung, single-hung, awning or casement style or are they fixed windows that are a component of a system including operable windows within a single wall opening? Specify the window type here_____."		Yes	Yes

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176	Ma.VI.F.2.1	Signage	"Wall signs (placed against a wall) are permitted only within the area above the Ground Story windows and below the second Story windows, within a horizontal band not to exceed 2 feet in height. This band shall not be located higher than 18 feet or lower than 12 feet above the adjacent sidewalk."	Do the wall signs conform to these requirements?		Yes	Yes
177	Ma.VI.F.2.10	Signage	Only one blade sign shall be permitted per tenant per Street Frontage and only for tenants occupying the Ground Floor or second Story.	Are no more than 1 blade sign per tenant per street frontage provided for tenants occupying Ground Floor or Second Story spaces?		Yes	Yes
178	Ma.VI.F.2.11	Signage	"One graphics sign, such as, but not limited to restaurant menus or building directories, may be displayed in a permanently mounted display box of not more than 3 square feet on the surface of the building adjacent to the entry. Graphics signs shall not be exposed to the elements. A graphics sign is a sign designed to be read only from a distance of less than 3 feet away."	Is there no more than one graphics sign displayed in a permanently mounted display box of not more than 3 square feet on the surface of the building adjacent to the entry and is it protected from the elements? And is it designed to be read from a distance of not more than 3 feet?		Yes	Yes

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179	Ma.VI.F.2.12	Signage	"The following signs are prohibited unless otherwise permitted by the County Board by Special Exception: canopy signs, marquees, signs located above a height of 35 feet except for masonry or bronze plaques as permitted above, freestanding signs, painted window signs other than those described above, and signs painted on the exterior walls of buildings. "	"Are any of these types of signs proposed? If so, are they reasonable, appropriate and recommended? Has a use permit application been submitted?"	none proposed	No	N/A
180	Ma.VI.F.2.14	Signage	External lighting directed towards signage that is not internally illuminated is permitted. The energy efficiency of lighting should be considered.	"Is external lighting proposed and if so, is it energy efficient?"	applicant to confirm	No	Need More Information
181	Ma.VI.F.2.15	Signage	"Awnings must be a minimum 10 feet clear height above the sidewalk and project a minimum 6 feet out from the building fatade (maximum to curb or tree-planting strip/furniture zone, whichever is closer)."	Are the awnings a minimum of 10 feet clear above the sidewalk and project a minimum 6 feet out from the building fatade?	no awnings proposed	No	N/A
182	Ma.VI.F.2.16	Signage	"Awnings must be of canvas cloth or equivalent (no shiny or reflective materials), metal or glass."	"Are the awnings of canvas cloth or the equivalent, metal or glass?"	no awnings	No	N/A
183	Ma.VI.F.2.17	Signage	"In terms of awnings, there will be no internal illumination through the awning/overhang."	Is the awning/overhang internally illuminated?	no awnings	No	N/A
184	Ma.VI.F.2.18	Signage	Lettering and/or logos on awnings are limited to 5 inches tall on vertically hanging fabric at the curbside of the awning.	Is the lettering and/or logo limited to 5 inches tall on the vertically hanging fabric at the curbside of the awning?	no awnings	No	N/A

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185	Ma.VI.F.2.19	Signage	"In terms of awnings, there will be no one-quarter cylinder configurations."	Are there no one-quarter cylinder configurations?	no awnings	No	N/A
186	Ma.VI.F.2.2	Signage	Letters on wall signs shall not exceed 18 inches in height or width and 3 inches in relief.	Is the lettering on the wall signs less than 18 inches in height or width and 3 inches in relief?		Yes	Yes
187	Ma.VI.F.2.3	Signage	Wall signs shall not come closer than 2 feet to an adjacent common lot line or the boundary of the area permitted to be used by the retail or office tenant and shall not exceed 20 feet in length.	Are the wall signs no more than 2 feet from an adjacent common lot line or the boundary of the area permitted to be used by the retail or office tenant and are they no more than 20 feet in length?		Yes	Yes
188	Ma.VI.F.2.4	Signage	Window signs are permitted to be placed or painted within Ground Floor or second Story office and retail windows and the entire window sign shall fit within a rectangle of 8 square feet.	Are the window signs (company logos or names) able to fit in a rectangle of 8 feet square and within the ground floor or second story windows?		Yes	Yes
189	Ma.VI.F.2.5	Signage	"One masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/parapet wall or under the eaves, and above the upper story windows. Any such plaque shall be no larger than a rectangle of 8 square feet."	Is the masonry or bronze plaque bearing the owner's or building's name appropriately located and no larger than a rectangle of 8 square feet?		Yes	Yes

#	Outline Id	Sub Section	Statement	Question	Comments	Compliant Response	Response
190	Ma.VI.F.2.6	Signage	"Street address signs may be placed at street entry doors using 6-8 inch tall, non-cursive type lettering. Such letters shall be located between 6 feet and 10 feet above grade."	Is the street address sign placed at the street entry doors using 6-8 inch tall non-cursive type lettering and is it located between 6 and 10 feet above grade?		Yes	Yes
191	Ma.VI.F.2.7	Signage	"Blade type shop signs are encouraged, and shall be permitted for retail and office tenants. They shall be not more than 6 square feet and shall be located so that there is a minimum of 9 feet clear height above the sidewalk and below the blade type sign. Blade signs may be hung from an overhang or Awning."	Are the blade type shop signs not more than 6 feet square and do they provide a minimum 9 foot clearance above sidewalk?		Yes	Yes
192	Ma.VI.F.2.8	Signage	Blade signs shall not be internally illuminated.	Is the blade sign internally illuminated?	compliant	Yes	No
193	Ma.VI.F.2.9	Signage	"For blade signs, the company name or logo may occupy no more than one-half of the square footage within the blade sign. Creative art, graphics or materials is encouraged in the area of the blade sign not containing the company name or logo."	Does the company name or logo occupy no more than one-half of the square footage within the blade sign?		Yes	Yes
194	Ma.VI.G.2.1	Lighting and Mechanical Equipment	"Street lights shall be the single black 16 foot ôCarlyleö luminaire, or other street lights as the County specifies. Light should be directed downward."	Are the street lights of the appropriate style and is the light directed downward?	photometric analysis reviewed	Yes	Yes
195	Ma.VI.G.2.10	Lighting and Mechanical Equipment	Lighting for parking garages shall satisfy Crime Prevention Through Environmental Design (CPTED) standards.	Does the parking garage lighting satisfy CPTED standards?	to be reviewed post-approval	Yes	Yes

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196	Ma.VI.G.2.11	Lighting and Mechanical Equipment	Traffic signal mast arms shall be the black Columbia Pike decorative model with a ôtear dropö light fixture. The bell cover at the base shall not be installed in such a way as to infringe on the required clear zone within the sidewalk.	Are the traffic signal mast arms of the appropriate style and have they been installed in such a way so as to not to infringe on the required clear zone within the sidewalk?		Yes	Yes
197	Ma.VI.G.2.12	Lighting and Mechanical Equipment	"The following shall be placed away from any RBL, not be sotred or located within any street, and be screened from view from the street; air compressors; mechanical pumps; exterior water heaters; water softeners; utility and telephone company transofrmers; meters or boxes; garabe cans; storage tanks and the like may not be stored or located within any are considered a street under the Form Based Code."	"Has it been confirmed that none of the aforementioned mechanical equipment, etc is stored or located within any street or within view from any street?"	on rooftop	Yes	Yes
198	Ma.VI.G.2.13	Lighting and Mechanical Equipment	Roof mounted equipment shall be placed away from the RBL and be screened from view from the street.	Has all roof mounted equipment been placed away from the RBL and has it been screened from view from the street?		Yes	Yes
199	Ma.VI.G.2.14	Lighting and Mechanical Equipment	"Bicycle racks (2-bike capacity) shall be installed on both sides of the street, along the Street Tree Alignment Line or within the furniture zone at no more than 60 foot intervals (not to interfere with the placement of street trees or street lights) measured parallel to the street."	Has the developer installed bicycle racks in the appropriate locations on the side of the street he/she is developing?		Yes	Yes

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200	Ma.VI.G.2.2	Lighting and Mechanical Equipment	Street lights shall be located 16 feet above grade with a maximum average spacing (per block face) of 60 feet on center located on the Street Tree Alignment Line or within the furniture zone on each side of the street and travel lanes (unless otherwise indicated on the Regulating Plan).	Are your street lights 16 feet above grade with a maximum average spacing (per block face) of 60 feet on center located on the Street Tree Alignment Line or within the furniture zone on each side of the street and travel lanes?	compliant with current FBC lighting standards	Yes	Yes
201	Ma.VI.G.2.3	Lighting and Mechanical Equipment	"At the front of the building, exterior lights shall be mounted between 6 feet and 14 feet above adjacent grade."	Are the exterior lights at the front of the building mounted between 6 feet and 14 feet above adjacent grade?	applicant to confirm if any proposed	No	Need More Information
202	Ma.VI.G.2.4	Lighting and Mechanical Equipment	"All lots with alleys shall have lighting fixtures within 5 feet of the alley right of way. This fixture shall illuminate the alley, shall be between 9 and 14 feet in height, and shall not cause glare in adjacent lots."	Do the alley lights meet these aforementioned requirements?	applicant to confirm if any proposed	No	Need More Information
203	Ma.VI.G.2.5	Lighting and Mechanical Equipment	"Floodlights or directional lights (maximum 75-watt bulbs) may be used to illuminate alleys, parking garages and working (maintenance) areas, but must be shielded or aimed in such a way that they do not shine into other lots, the street, or direct light out of the Columbia Pike Special Revitalization District."	Do the floodlights or directional lights have no greater than 75-watt bulbs and are they directed in such a way that they do not shine into other areas?	applicant to confirm if any proposed	No	Need More Information
204	Ma.VI.G.2.6	Lighting and Mechanical Equipment	Floodlighting shall not be used to illuminate building walls (ie. no up-lighting).	Has it been confirmed that there is no floodlighting illuminating the building walls?	applicant to confirm if any proposed	No	Need More Information

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205	Ma.VI.G.2.7	Lighting and Mechanical Equipment	Site lighting shall be of a design and height and shall be located so as to illuminate only the lot.	Does the site lighting illuminate only the lot?	add note/label	Yes	Yes
206	Ma.VI.G.2.8	Lighting and Mechanical Equipment	An exterior lighting plan must be approved as consistent with these standards by the Administrative Review Team.	Has the lighting plan been approved by the Administrative Review Team?	lighting for public square not provided yet	No	Need More Information
207	Ma.VI.G.2.9	Lighting and Mechanical Equipment	"No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration."	"Is it confirmed that there is no flashing, traveling, animated or intermittent lighting visible from the exterior of any building?"	applicant to confirm if any proposed	No	Need More Information