

***Columbia Pike
Neighborhoods Form Based Code
Draft Checklist***



***836 S. Greenbrier Street
N-FBC Development of Pike West***

09/04/2020

Part 3. Regulating Plans

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
1	301.A	Purpose	<p>1) The REGULATING PLAN sets the basic parameters and the standards for the application of this Code to each property, lot, BES Site, or DEVELOPMENT PROJECT and how each relates to its adjacent properties and STREET-SPACE. 2) The regulating plan designates the applicable Building Envelope Standard and delineates the public spaces. In addition, the regulating plan identifies: the boundaries for the Columbia Pike Neighborhoods Special Revitalization District Form Based Code; existing and planned new streets; the required building line and parking setback line; and the street-type specifications. 3) The regulating plan sets specific limitations or requirements for specific locations, and, where expressly stated, creates exceptions to the bes or other standards.</p>	Does the development project meet the general purposes of the Regulating Plans?		Yes	Yes
2	301.B.1	General Standards	<p>DEVELOPMENT PROJECTS built under the Form Based Code shall be planned and constructed according to the STREET-SPACE design and land development indicated on the REGULATING PLAN.</p>	Is the development project planned according to the street-space design and land development indicated on the Regulating Plan?	<i>Subject of 2019 Regulating Plan Amendment for planned streets</i>	Yes	No
3	301.B.2	General Standards	<p>The street grid and intersection alignments are regulated by this Code. Streets shown on the REGULATING PLAN shall be constructed in the location shown as part of DEVELOPMENT PROJECTS.</p>	Are streets that are part of the development project proposed to be constructed in the location and alignment shown on the Regulating Plan?	<i>Subject of 2019 Regulating Plan Amendment for planned streets</i>	Yes	No

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4	301.B.2	General Standards	Where provided for under Section 301.C.1. below, alternative location may be approved. Reconfigurations or adjustments to the street alignments may be allowed subject to the process and procedures in Part 2. Administration and the design standards in Section C. Streets, Blocks and ALLEYS and D. Regulating Plan Changes (below).	If alternative locations are proposed for streets associated with the development project, are they consistent with the process and procedures outlined in Part 2 and do the proposed reconfigurations or adjustments to the street alignments meet the design standards in Section 301.C. Streets, Blocks and Alleys and D. Regulating Plan Changes?	<i>Subject of 2019 Regulating Plan Amendment for planned streets (process was followed)</i>	Yes or N/A	Yes
5	301.B.3	General Standards	At the time of development, the developer is required to build streets within the DEVELOPMENT PROJECT where new streets, or portions of streets, are shown on the REGULATING PLAN.	Is the developer proposing to build new streets, or portions of streets, where such streets are shown on the Regulating Plan and required as part of the development project?	<i>Subject of 2019 Regulating Plan Amendment for planned streets</i>	Yes or N/A	No
6	301.B.3	General Standards	Where a phasing plan has been submitted and a DEVELOPMENT PROJECT occurs in phases, the developer is required to build all streets that abut buildings to be constructed during the same phase, as well as all other streets that provide access to and/or from existing streets and from and/or to new buildings. The Zoning Administrator shall determine whether such streets provide access as provided herein.	If a phasing plan has been submitted and a development project, is the developer proposing to build all streets that abut buildings to be constructed during the same phase as well as all other streets that provide access to and/or from existing streets and from and/or to new buildings?		Yes or N/A	Yes

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7	301.B.3	General Standards	Where existing buildings are proposed to remain during a phase, and only a portion of the STREET-SPACE can be achieved due to site constraints associated with the existing building to remain, the applicant shall provide the following elements during the single phase: A minimum of two 10-foot-wide travel lanes; All required STREET-SPACE elements from the centerline, or interim centerline, to the proposed building FACADE including curb and gutter, TREE LAWN, STREET TREES, STREET LIGHTS, CLEAR SIDEWALK and DOORYARD; and A temporary sidewalk on the opposite side of the street with a minimum 6-feet wide CLEAR SIDEWALK and On-street parking spaces and the remaining STREET-SPACE improvements required on the opposite side of the street shall be provided in the phase in which the adjacent building is proposed to be constructed.	Where existing buildings are proposed to remain during a phase, and only a portion of the Street Space can be achieved due to site constraints, has the development project proposed to provide the aforementioned required elements of the Street Space?		Yes or N/A	Yes
8	301.C.1.a	Streets, Blocks, Alleys, and Other Public Spaces	Where new streets are shown on the REGULATING PLAN with a solid fill, the center line may be moved up to 25 feet in either direction, as long as: the street is entirely contained within one DEVELOPMENT PROJECT, and no new dead-end streets or off-set connections are created; no street intersection occurs within 100 feet of another street intersection or planned street intersection; the BLOCK configuration meets the standards defined in Section 301.C.2. Blocks, below; and, the REQUIRED BUILDING LINES corresponding to the planned street also shift and provide the same overall STREET-SPACE dimension as the original alignment.	If any new streets are proposed to be shifted up to 25' in either direction, are they entirely contained in one development project, no new dead-end streets or off-set connections are being created as a result, no street intersection occurs within 100' of another, the Block configuration continues to meet the standards defined in Section 301.C.2 and the corresponding RBLs also shift to provide the same overall street-space dimensions as the original alignment?	<i>Subject to 2019 Regulating Plan Amendment for planned streets</i>	Yes or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
9	301.C.1.b	Streets, Blocks, Alleys, and Other Public Spaces	Where new streets are shown with hatched fill and labeled as ALTERNATIVE STREET on the REGULATING PLAN, the alignment may be adjusted up to 25 feet in either direction, as long as: The ALTERNATIVE STREET alignment is a connected extension of the adjacent street; No new street intersection occurs within 100 feet of another street intersection or planned street intersection; The block configuration meets the standards defined in Section 301.C.2 below; and The RBLs or Lot Building Limit lines corresponding to the planned alternative street-space also shift and provide the same overall street-space dimension as the originally planned alignment.	If any new alternative streets are proposed to be shifted up to 25' in either direction, is their alignment still a connected extension of the adjacent street, no new street intersection occurs within 100' of another, the Block configuration meets the standards defined in Section 301.C.2 and the corresponding RBLs or LBLs correspond to the planned alternative street space and shift to provide the same overall street-space dimensions as the original alignment?		Yes or N/A	N/A
10	301.C.1.c	Streets, Blocks, Alleys, and Other Public Spaces	Where significant site constraints exist such as steep slopes in excess of 8 percent, the alternative street <u>may</u> be adjusted to only carry pedestrian and bicycle traffic.	Is an alternative street proposed to carry only pedestrian and bicycle traffic due to significant site constraints such as steep slopes in excess of 8 percent?		Yes or No or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
11	301.C.1.c	Streets, Blocks, Alleys, and Other Public Spaces	If the Alternative Street is proposed to carry bicycle and pedestrian traffic only, the ALTERNATIVE STREET shall be constructed according to Section 503.D., and the adjacent street with vehicle traffic shall provide a turn-around to accommodate emergency vehicles (i.e. hammerhead or cul-de-sac) and, accordingly, the adjacent RBLs shall be adjusted to shift around this vehicle turn-around by the minimum distance required to meet the turn-around design and provide the STREET-SPACE details required behind the curb as set forth in Part 5 Street-Space Standards.	If so, has the alternative street been constructed according to Section 503.D and has the adjacent street with vehicle traffic provided a turn around to accommodate emergency vehicles and have the adjacent RBLs been adjusted to shift around this turn-around by the minimum distance required to meet the turn-around design while providing the Street-Space details required behind the curb as set forth in Part 5 Street Space Standards?		Yes or N/A	N/A
12	301.C.1.d	Streets, Blocks, Alleys, and Other Public Spaces	Planned new streets shall be dedicated in fee to the County. Planned ALTERNATIVE STREETS shall be dedicated as public use and access easements to the County. All dedications of fee or easement shall comply with the provisions of Section 301.C.6. herein.	Does the development project include any planned new streets and if so, are they proposed to be dedicated in fee to the County. If the development project includes any planned alternative streets, are they proposed to be dedicated as public use and access easements to the County and do all dedications of fee or easement comply with the provisions of Section 301.C.6?	<i>Yes, the development includes planned new street. The applicant shall dedicate the new street to the County.</i>	Yes or N/A	Yes
13	301.C.1.e	Streets, Blocks, Alleys, and Other Public Spaces	Additional streets may be added to the regulating plan by a property owner during review process to create a smaller block pattern; however, no streets may be deleted without being replaced.	Has it been confirmed that the development project does not propose to delete any planned streets without replacing them?	<i>Streets are proposed to be replaced with enhanced alleys resembling similar cross-sections as streets.</i>	Yes	Yes

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14	301.C.1.e	Streets, Blocks, Alleys, and Other Public Spaces	All new streets shall meet the requirements of Section 301.C.1.a.i-iv above and all other requirements of this Code. No DEVELOPMENT PROJECT may be approved until amendment to this Code has been approved incorporating that street into the REGULATING PLAN.	If any new streets are proposed, do they meet the requirements of Section 301.C.1 and all other requirements of this Code and has the developer submitted an amendment to this Code to incorporate the new street into the Regulating Plan?	<i>The amendment will be considered at the same time as the redevelopment proposal</i>	Yes or N/A	Yes
15	301.C.1.f	Streets, Blocks, Alleys, and Other Public Spaces	Each BES SITE shall share at least one frontage line with a STREET-SPACE.	Does each BES site share at least one frontage with a street-space?		Yes	Yes
16	301.C.2.a	Streets, Blocks, Alleys, and Other Public Spaces	Blocks shall be measured at the Required Building Line (or where there is no RBL, along public rights-of-way, other public, conservative and private lands).	Has it been confirmed that the Blocks within the development project were measured only at the Required Building Line?		Yes	Yes
17	301.C.2.b	Streets, Blocks, Alleys, and Other Public Spaces	No block face shall have a length greater than 350 feet without an alley or pedestrian pathway providing through-access to another street-space, alley, or lot building limit.	Has it been confirmed that the development project does not include any block face greater than 350' in length without an alley or pedestrian pathway providing through-access to another street-space, alley or lot building limit?	<i>Applicant provided revised drawings demonstrating block face is 339.5'.</i>	Yes	Yes
18	301.C.2.b	Streets, Blocks, Alleys, and Other Public Spaces	Individual development projects with less than 100 feet of street-space frontage are exempt from the requirement to interrupt the block face; those development projects with over 200 feet of street frontage shall meet the requirement within their development projects, unless already satisfied within that block face.	Has the developer requested exemption from this requirement as a result of the street-space frontage equaling less than 100 feet or because this requirement has already been satisfied within that block face on development projects with over 200 feet of street frontage?	<i>Proposal has greater than 200 feet of street frontage and is meeting these requirements</i>	Yes or No or N/A	No

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19	301.C.2.c	Streets, Blocks, Alleys, and Other Public Spaces	Unless otherwise expressly specified on the Regulating Plan, no curb cut is permitted within 75 feet of another curb cut, intersection, or driveway along the same BLOCK FACE. This requirement shall not apply to alleys.	Has it been confirmed that no new curb cut (except for an alley) is proposed within 75 feet of another curb cut, intersection, or driveway along the same block face?		Yes	Yes
20	301.C.2.d	Streets, Blocks, Alleys, and Other Public Spaces	If a street location is adjusted or added as permitted in Section 301.C.1.a. above, the average perimeter of the newly created BLOCKS shall not exceed 1,300 feet.	If a planned street location has been adjusted or added as permitted in Section 301.C.1.a, does the resulting average perimeter of the newly created Block not exceed 1,300 feet?	<i>Applicant provided revised drawings demonstrating block perimeter average is 1,052 linear feet.</i>	Yes or N/A	Yes
21	301.C.3.a	Streets, Blocks, Alleys, and Other Public Spaces	ALLEYS shall be constructed so that all BES SITES have rear access, except where a BES SITE is on a perimeter common to a PRESERVED NATURAL AREA or CONSERVATION AREA designated on the REGULATING PLAN, or where a BES SITE has streets on three sides and the absence of an ALLEY would not deprive any adjacent neighbor of rear access.	Do proposed alleys provide rear access for all BES Sites, except where a BES site is adjacent to a preserved natural area or conservation area, or if it is surrounded by streets on three sides?		Yes or N/A	Yes
22	301.C.3.b	Streets, Blocks, Alleys, and Other Public Spaces	For new ALLEYS or portions thereof, public access, public utility, and drainage easements shall be dedicated to the County in a form acceptable to the County Manager.	If a new alley or portion thereof is proposed, are public access, public utility, and drainage easements proposed to be dedicated to the County in a form acceptable to the County Manager?		Yes or N/A	Yes
23	301.C.3.c	Streets, Blocks, Alleys, and Other Public Spaces	ALLEYS may be incorporated into parking lots as standard drive aisles provided all requirements for ALLEYS are met for the subject drive aisle.	If a proposed alley is incorporated into parking lot as a standard drive aisle, are all the requirements for alleys still met for the subject drive aisle?		Yes or N/A	N/A

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24	301.C.3.c	Streets, Blocks, Alleys, and Other Public Spaces	Connections from ALLEYS to ALLEYS on all adjacent properties shall be maintained.	If connections from alleys to alleys are proposed, does the developer agree to maintain their properties that are adjacent to said connections?		Yes or N/A	N/A
25	301.C.3.d	Streets, Blocks, Alleys, and Other Public Spaces	Where an ALLEY does not exist and it is not feasible to construct the ALLEY or a portion thereof at the time of redevelopment of any property, the applicant is required to dedicate the ALLEY right-of-way, as provided in 3.a above, to the County (for future construction) and maintain the area within the rear setback by, at a minimum: Providing routine landscape maintenance to the area; and Keeping the area clear of debris, stored materials, and stored or parked vehicles.	Where an alley is not proposed or is not feasible to construct at the time of redevelopment, is the applicant dedicating the alley right-of-way as provided in 301.C.3.a to the County and agreeing to provide routine landscape maintenance and keeping the area clear of debris, stored materials and stored/parked vehicles?		Yes or N/A	N/A
26	301.C.5.a	Streets, Blocks, Alleys, and Other Public Spaces	DEVELOPMENT PROJECTS with PRESERVED NATURAL AREAS shall: Delineate the PRESERVED NATURAL AREAS through verified surveys completed by the applicant at the time of the FBC application. The survey shall delineate the PRESERVED NATURAL AREAS as shown on the Regulating Plan, with the boundaries terminating at half the length of the critical root zone of the outermost mature (having a caliper over 3 inches) trees. The resulting line will be treated as the limit of maximum disturbance, protecting the natural areas during construction of the DEVELOPMENT PROJECT.	If the development site includes a preserved natural area, are all such areas delineated through verified surveys with boundaries terminating at half the length of the critical root zone of the most mature trees and treated said line as the limit of maximum disturbance?		Yes or N/A	N/A
27	301.C.5.b	Streets, Blocks, Alleys, and Other Public Spaces	DEVELOPMENT PROJECTS with PRESERVED NATURAL AREAS shall: Retain the PRESERVED NATURAL AREAS as undeveloped and natural, conforming to the standards as defined in the Chesapeake Bay Preservation Ordinance and the Urban Forestry Master Plan.	If the development site includes a preserved natural area, is such area proposed to be retained as undeveloped and natural, conforming to the standards defined in the Chesapeake Bay Preservation Ordinance and the Urban Forestry Master Plan?		Yes or N/A	N/A

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28	301.C.5.c	Streets, Blocks, Alleys, and Other Public Spaces	In coordination with the County staff , the developer shall: design and construct PEDESTRIAN PATHS or BIKEWAYS as shown on the REGULATING PLAN.	If the development site includes a preserved natural area, is the developer designing and constructing pedestrian paths or bikeways as shown on the Regulating Plan?		Yes or N/A	Yes
29	301.C.5.c	Streets, Blocks, Alleys, and Other Public Spaces	In coordination with the County staff , the developer shall: grant a public access easement to the County over any existing trail or proposed PEDESTRIAN PATH or BIKEWAY through the PRESERVED NATURAL AREA.	If the development site includes a preserved natural area, is the developer granting a public access easement to the County over any existings trail or propoed pedestrian path or bikeway through the preserved natural area?		Yes or N/A	Yes
30	301.C.6.a	Streets, Blocks, Alleys, and Other Public Spaces	No excavation, sheeting and shoring permit shall be issued for any phase of development under this Code, until after the developer submits for approval of all plats, deeds of dedication, deeds of conveyance and deeds of easement required to meet the provision of this Code.	Has the developer agreed to submit all required plats, deeds of dedication, deeds of conveyance and deeds of easement for approval prior to the issuance of excavation, sheeting and shoring permits?		Yes	Yes
31	301.C.6.b	Streets, Blocks, Alleys, and Other Public Spaces	The first partial certificate of occupancy for any building or portion thereof for a phase of development under this Code shall not be issued until after the developer records all required dedications and conveyances required by this Code among the land records of the Circuit Court of Arlington County.	Has the developer agreed to record all required dedications and conveyances prior to issuance of the first partial certificate of occupancy for the development?		Yes	Yes
32	301.C.6.c	Streets, Blocks, Alleys, and Other Public Spaces	All real estate interests required to be dedicated or conveyed to the County by this Code in fee simple shall be dedicated or conveyed to the County free and clear of all liens and encumbrances at the time of conveyance.	Are all real estate interests required to be dedicated or conveyed to the County in fee simple free and clear of all liens and encumbrances at the time of conveyance?		Yes	Yes

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33	301.C.6.d	Streets, Blocks, Alleys, and Other Public Spaces	The developer shall obtain the subordination of all liens and encumbrances on all real estate interests to be dedicated or conveyed to the County under this Code by easement (including by public access easement).	Has the developer obtained the subordination of all liens and encumbrances on all real estate interests to be dedicated or conveyed to the County by easement?		Yes or N/A	Yes
34	301.C.6.e	Streets, Blocks, Alleys, and Other Public Spaces	No dedication or conveyance (which shall be in fee simple) of any PLAZA or NEIGHBORHOOD PARK shall occur until: The developer obtains a Phase I Environmental Assessment report, a Phase II Environmental Assessment report (if required by the results of the Phase I Environmental Assessment report), and a title report for all real property interests;	Has the developer agreed to obtain a Phase I Environmental Assessment report, a Phase II Environmental Assessment report (if required), and a title report for all real property interests prior to the dedication or conveyance of any plaza or neighborhood park?		Yes or N/A	N/A
35	301.C.6.e	Streets, Blocks, Alleys, and Other Public Spaces	No dedication or conveyance (which shall be in fee simple) of any PLAZA or NEIGHBORHOOD PARK shall occur until: All remediation measures to mitigate the existence of any hazardous materials identified in the results of any Environmental Assessment report on any real estate interests, are performed by the developer.	Has the developer agreed to perform all remediation measures to mitigate the existence of any hazardous materials identified in the results of an Environmental Assessment report prior to the dedication or conveyance of any plaza or neighborhood park?		Yes or No or N/A	N/A
36	301.C.6.e.ii	Streets, Blocks, Alleys, and Other Public Spaces	In the event the County Manager determines that the use proposed for the property will be unaffected by the existence of hazardous materials, then the County Manager may permit the dedication or conveyance without such remediation measures.	If not, has the County Manager determined that the use proposed for the property will be unaffected by the existence of hazardous materials?		Yes or N/A	N/A
37	301.D	Regulating Plan Changes	Any amendment or change to the REGULATING PLAN, beyond those specified above, will require approval by the County Board of an amendment of this Code. See Part 2. Administration.	Does the development project require an amendment or change to the Regulating Plan, beyond those specified above?	<i>FBC/MTP amendments for the relocated street and reclassifications to alleys were noted above.</i>	Yes or No	No

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
38	402.A	Transitions	When the BES designation changes along the STREET-SPACE FRONTAGE or at the BLOCK CORNER within a DEVELOPMENT PROJECT or BES SITE, the applicant has the option of applying either BES for a maximum additional distance of 50 feet along that STREET-SPACE FRONTAGE or around that BLOCK CORNER.	Does the development project include a BES designation change along the Street-Space Frontage or at the Block Corner? If so, which BES designation has the applicant applied for a maximum distance of 50 feet along that Street-Space Frontage or around that Block Corner?	<i>No, not for this phase of development (all Urban Residential)</i>	Yes or N/A	N/A
39	402.B.1	Façade Composition	Façade compositions should create building facades which bring out changes in plane, material texture and detail through the interplay of light and shadow. Façade Compositions should also provide comfort and interest of the pedestrian environment through the provision of human-scaled architectural character and avoid large areas of undifferentiated or blank building facades.	Do the proposed façade compositions meet the intent of this section?		Yes	Yes
40	402.B.2.a	Façade Composition	Building facades shall be designed so that each Block Corner encompasses a distinct Complete and Discrete Vertical Façade Composition.	Has each block corner been included as part of a Complete and Discrete Vertical Façade?		Yes or N/A	Yes
41	402.B.2.b	Façade Composition	The length of the Complete and Discrete Vertical Façade Compositions along a Façade on a Block Face shall have a ratio of no more than 2:1 (Average Building Height:Façade Composition length) and no less than 25 feet for all BES frontages.	Do the proposed façade compositions meet these standards?	<i>Yes. 3 facades on Greenbrier, 2 on new (east/west) street.</i>	Yes or N/A	Yes
42	402.B.2.b	Façade Composition	Development projects with STREET-SPACE frontage of less than 150 feet on a BLOCK FACE are exempted from the COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION requirement for that BLOCK FACE. Provided, however, that the Development Project does not encompass more than one Block Corner. COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITIONS maximum length requirements above do not apply to buildings within Adjacent to Conservation Areas.	With the exception for buildings within Adjacent to Conservation Areas, does the development projects have less than 150 feet of STREET-SPACE frontage on a BLOCK FACE and as a result is exempt from the COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION requirement for that BLOCK FACE?		Yes or N/A	N/A

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
43	402.B.2.c	Façade Composition	Each Façade Composition shall be separated by an interruption in the building wall along the RBL which meets the following standards: i) interruptions in Façade Compositions shall run the full vertical height of the building from the Clear Sidewalk to the top of the wall plate; and ii) interruptions in Façade Compositions shall span between 3 feet and 8 feet in width (as measured parallel to the RBL) and shall be at least 5 feet in depth (as measured perpendicular to the RBL)	Is each Façade Composition appropriately separated to meet these standards?		Yes or N/A	Yes
44	402.B.2.d	Façade Composition	No single Façade Composition shall encompass more than one Block Corner	Has it been confirmed that no more than one Block Corner is included in each Façade Composition?		Yes or N/A	Yes
45	402.B.2.e	Façade Composition	The average distance between STREET-SPACE entry doors shall be no greater than 60 feet for each Façade. Provided, however, that each COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION shall include at least one functioning entry door from the STREET-SPACE.	Is the average distance between STREET-SPACE entry doors no greater than 60 feet for each Façade, provided, however, that each COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION includes at least one functioning entry door from the STREET-SPACE?		Yes	Yes
46	402.C.1	Building Size	The maximum footprint for a building other than a parking structure is 25,000 gross square feet.	Is the footprint for any building within the development project (other than a parking structure) no more than 25,000 gross square feet?	<i>The applicant is requesting a modification to the maximum footprint. Proposed footprint is 62,000 sq. ft.</i>	Yes	No
47	402.C.2	Building Size	The maximum continuous facade along a single rbl is 200 feet.	Is the continuous facade along any single RBL no more than 200 feet?		Yes	Yes

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
48	402.D.1.a	Neighborhood Manners	For Urban Mixed-Use and Urban Residential frontages, the following apply to the BES Site: Where a BES Site has a common lot line with a Small Apartment Building/Townhouse BES or Detached BES, and where any portion of a structure is more than 80 feet from any RBL and less than 40 feet from any common lot line, that portion of the structure shall have a maximum height of 4 stories and an Ultimate Building Height of 64 feet.	For Urban Mixed-Use and Urban Residential frontages, where a BES Site has a common lot line with a Small Apartment Building/Townhouse BES or Detached BES, and where any portion of a structure is more than 80 feet from any RBL and less than 40 feet from any common lot line, does that portion of the structure have a height of no more than 4 stories and an Ultimate Building Height of no more than 64 feet?		Yes or N/A	N/A
49	402.D.1.b	Neighborhood Manners	Where a bes site has a common lot line with a lot in an R-district or with an RA district occupied by a one-family detached dwelling: There shall be a setback of at least 20 feet from the common lot line	Where a BES site has a common lot line with a lot in an R-district or with an RA district occupied by a one-family detached dwelling, is there a setback of at least 20 feet from the common lot line?		Yes or N/A	N/A
50	402.D.1.b	Neighborhood Manners	Where any portion of structure is within 50 feet of the common lot line, and within 80 feet of any rbl, that portion of the structure shall have an Ultimate Building Height of 30 feet. This requirement supersedes any applicable minimum story requirement.	Where any portion of structure is within 50 feet of the common lot line, and within 80 feet of any rbl, does that portion of the structure have an Ultimate Building Height of no more than 30 feet?		Yes or N/A	N/A
51	402.D.1.b	Neighborhood Manners	Where any portion of a structure is more than 80 feet from any rbl and within 50 feet of the common lot line, that portion of the structure shall have a maximum height of 1 story with an Ultimate Building Height of 12 feet.	Where any portion of a structure is more than 80 feet from any rbl and within 50 feet of the common lot line, does that portion of the structure have a height of no more than 1 story with an Ultimate Building Height of no more than 12 feet?		Yes or N/A	N/A
52	402.D.1.b	Neighborhood Manners	A garden wall at least 6 feet in height shall be constructed within one foot of the entire length of the common lot line.	Is a garden wall of at least 6 feet in height proposed to be constructed within one foot of the entire length of the common lot line?		Yes or N/A	N/A

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
53	402.D.2.a	Neighborhood Manners	For TOWNHOUSES and Small Apartment frontages, the following apply where a bes site has a common lot line with a lot in an R district: A setback of at least 20 feet from the common lot line adjacent to the R district shall be provided, unless an Alley, 26-feet-wide, is provided.	For TOWNHOUSES and Small Apartment frontages, where a BES site has a common lot line with a lot in an R district, has a setback of at least 20 feet from the common lot line adjacent to the R district been provided or has an Alley, 26-feet-wide, been provided instead?		Yes or N/A	N/A
54	402.D.2.b	Neighborhood Manners	A Privacy Fence, as specified in the Townhouse/Small Apartment Building BES, shall be provided along the Common Lot Line and shall be constructed of opaque materials.	Has a Privacy Fence, as specified in the Townhouse/Small Apartment Building BES, been provided along the Common Lot Line and is it proposed to be constructed of opaque materials?		Yes or N/A	N/A
55	402.D.2.c	Neighborhood Manners	Where a Townhouse is on a lot within 30 feet of the common lot line, that Townhouse shall have a maximum height of 2 stories with an ultimate building height of 32 feet.	Where a Townhouse is on a lot within 30 feet of the common lot line, does that Townhouse have a maximum height of no more than 2 stories with an ultimate building height of no more than 32 feet?		Yes or N/A	N/A
56	402.D.2.d	Neighborhood Manners	Where any portion of a Small Apartment building is within 40 feet of the Common Lot Line that portion of the Small Apartment building shall have a maximum height of 2 stories with an ultimate building height of 32 feet.	Where any portion of a Small Apartment building is within 40 feet of the Common Lot Line, does that portion of the Small Apartment building have a maximum height of no more than 2 stories with an ultimate building height of no more than 32 feet?		Yes or N/A	N/A
57	402.D.3.a	Neighborhood Manners	For BES Sites in Adjacent to Conservation Areas: There shall be a setback of at least 20 feet from walls of the existing buildings within the Conservation Area; and	For BES Sites in Adjacent to Conservation Areas: has a setback of at least 20 feet from walls of the existing buildings within the Conservation Area been provided?		Yes or N/A	N/A
58	402.D.3.a	Neighborhood Manners	Where any portion of a structure is within 50 feet of the walls of existing buildings within the Conservation Area that portion of the structure shall have an Ultimate Building Height of 30 feet.	Where any portion of a structure is within 50 feet of the walls of existing buildings within the Conservation Area, is that portion of the structure have an Ultimate Building Height of no more than 30 feet?		Yes or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
59	402.E.1	Height	The height of all buildings is regulated in stories, with an ultimate building height measured in feet. The minimum length and height of the faCade that is required at the RBL is shown on the appropriate building envelope standard.	Does the development project measure the height of all buildings in stories, while measuring the ultimate building height in feet?		Yes	Yes
60	402.E.2	Height	An attic story is not included in the ULTIMATE BUILDING HEIGHT measurement or in the maximum STORY limit.	Has it been confirmed that an attic story is not included in the ULTIMATE BUILDING HEIGHT measurement or in the maximum STORY limit?		Yes or N/A	N/A
61	402.E.3	Height	Where any part of a parking structure constructed or approved under this Code is located within 30 feet of another building constructed or approved under this Code that portion of the parking structure shall be no taller than the allowable height for that building's primary roof ridge or parapet height.	Where any part of a parking structure is located within 30 feet of another building constructed or approved under this Code, is that portion of the parking structure no taller than the allowable height for that building's primary roof ridge or parapet height?		Yes or N/A	N/A
62	402.E.4	Height	A mezzanine is internally accessible from, and a continuation of, the ground story use. Any Story above the Ground Story that does not meet the definition of a mezzanine shall be considered a Story.	If proposed, is a mezzanine internally accessible from, and is a continuation of, the ground story use? Are any Stories above the Ground Story that does not meet the definition of a mezzanine considered a Story?		Yes or N/A	N/A
63	402.E.5	Height	The prescribed minimum clear height for an individual story shall be met by at least 80 percent of that individual story area.	Is the prescribed minimum clear height for an individual story met by at least 80 percent of that individual story's area?		Yes	Yes
64	402.E.6	Height	The ground story height for Urban Mixed-Use and Urban Residential buildings is measured from the average elevation of the fronting clear sidewalk to the second story floor.	Is the ground story height for Urban Mixed-Use and Urban Residential buildings measured from the average elevation of the fronting clear sidewalk to the second story floor?		Yes or N/A	Yes
65	402.E.7	Height	Roof access for amenities is permitted (and does not count against maximum Story limit or Ultimate Building Height of their BES). Occupiable space for associated amenities, building code requirements or other common area space are permitted within the penthouse enclosure.	Does the development project include roof access for amenities, any occupiable space for associated amenities, building code requirements or other common area space within the penthouse enclosure?		Yes or N/A	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
66	402.F.1	Siting	Building facades shall be built-to the rbls as prescribed in the bes.	Have the building facades been built-to the RBLs as prescribed in the BES?		Yes	Yes
67	402.F.2	Siting	Building facades shall be built-to the rbls within 30 feet of a block corner, unless otherwise specified in the bes.	Have building facades been built-to the RBLs within 30 feet of a block corner, unless otherwise specified in the BES?		Yes	Yes
68	402.F.3	Siting	The ground story finished floor elevation requirements for each use shall be met for all points within 30 feet of any rbl.	Have the ground story finished floor elevation requirements for each use been met for all points within 30 feet of any RBL?		Yes	Yes
69	402.F.4	Siting	A street wall shall be required along any rbl frontage that is not otherwise occupied by a facade. Fenestration requirements shall apply to Street walls.	For any RBL frontage not occupied by a façade, has a street wall been proposed and does it meet fenestration requirements?		Yes or N/A	N/A
70	402.F.5	Siting	The rbl incorporates an offset area (or depth) behind and in front of that line allowing for jogs, façade articulation (detail and composition), etc. unless otherwise designated herein. For Urban Mixed Use and Urban Residential sites, the offset area is 48 inches, for Townhouse/Small Apartment and Detached sites, the offset area is 24 inches. Therefore, where the facade is placed within that 30-inch zone, it is considered to be “built to” the rbl.	Does the development project place its facades within the permitted zones on the site (allowing for jogs, façade articulation)?		Yes	Yes
71	402.F.6	Siting	No part of any building may be located outside of the buildable area except overhanging eaves, awnings, shopfronts, bay windows, stoops, steps, balconies, canopies, or ramps.	Has it been confirmed that only overhanging eaves, awnings, shopfronts, bay windows, stoops, steps, balconies, canopies, or ramps are located outside of the buildable area?		Yes or N/A	Yes
72	402.F.6	Siting	Stoops, steps and ramps shall not be located within the clear sidewalk.	Has it been confirmed that stoops, steps and ramps are not located within the clear sidewalk?		Yes	Yes
73	402.F.6	Siting	For appropriate Commerce and Retail uses, in addition to the above elements otherwise permitted, temporary displays or cafe seating may be placed within the Dooryard.	For appropriate Commerce and Retail uses, in addition to the above elements otherwise permitted, have temporary displays or cafe seating been proposed within the Dooryard?		Yes or No or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
74	402.F.7	Siting	No part of any building may be located outside of any designated lot building limit except overhanging eaves, bay windows or solar shades, or canopies. Where designated on the Regulating Plan, the LOT BUILDING LIMIT shall delineate the minimum setback, superseding the minimum setback identified in the subject BES.	Has it been confirmed that only overhanging eaves, bay windows or solar shades, or canopies are located outside of any designated lot building limit which delineates the minimum setback, superseding the minimum setback identified in the subject BES?		Yes or N/A	Yes
75	402.F.8	Siting	There is no required setback from alleys except as otherwise indicated in the bes. For locations identified on the regulating plan for future alley construction, a minimum 13-foot wide area along the width of the rear of the lot shall be preserved for future alley construction and shall be maintained in a clean condition.	For locations identified on the regulating plan for future alley construction, has a minimum 13-foot wide area along the width of the rear of the lot been preserved for future alley construction and has the developer agreed to maintain it in a clean condition?		Yes or N/A	Yes
76	402.F.8	Siting	The developer shall dedicate an easement for purposes of the future shared alley, with easement dedication, to serve development projects along either side of the future alley.	Has the developer agreed to dedicate an easement for purposes of the future shared alley, with easement dedication, to serve development projects along either side of the future alley?		Yes or N/A	Yes
77	402.F.9	Siting	The parking setback line is 30 feet behind the rbl and extends, vertically from the first floor level as a plane, unless otherwise indicated on the regulating plan or in the bes. Vehicle parking shall be located behind the parking setback line, except where parking is provided below grade, on-street, or as otherwise indicated on the regulating plan or in the BES.	Are all surface parking areas located at least 30 feet behind the RBL?		Yes or N/A	Yes
78	402.F.10	Siting	Corner lots and through lots shall satisfy the build-to requirements for all rbl frontages, and the dooryard, front yard and Private Open Area requirements for each designated bes, and shall meet the Buildable Area restrictions for each designated BES.	Does the development project include any corner lots and through lots?		Yes or No	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
79	402.F.10	Siting	Corner lots and through lots shall satisfy the build-to requirements for all rbl frontages, and the dooryard, front yard and Private Open Area requirements for each designated bes, and shall meet the Buildable Area restrictions for each designated BES.	If so, do they satisfy the build-to requirements for all rbl frontages, the dooryard, front yard and Private Open Area requirements for each designated bes, and meet the Buildable Area restrictions for each designated BES?		Yes or N/A	Yes
80	402.F.10	Siting	For such lots, garbage bins and pick-up locations and loading docks shall be located behind the Parking Setback Line.	For such lots, have garbage bins and pick-up locations and loading docks been located behind the Parking Setback Line?		Yes or N/A	Yes
81	402.G.1	Private Open Area	Any required private open area shall have at least 1 tree per 800 square feet, of at least 3 1/2 inches in diameter at 4 feet above grade and eight feet in overall height. Where new trees are planted to meet this required, they shall be no closer than five feet to any common lot line.	Do any required private open areas have at least 1 tree per 800 square feet, of at least 3 1/2 inches in diameter at 4 feet above grade and eight feet in overall height and are new trees proposed to be planted no closer than five feet to any common lot line?		Yes	Yes
82	402.G.1	Private Open Area	Urban Mixed-Use BES sites that are reusing existing structures with no ground level private open area are exempt from this requirement.	Does the development project include an Urban Mixed-Use BES site that is reusing existing structures with no ground level private open area and is therefore exempt from this requirement?		Yes or N/A	N/A
83	402.G.2	Private Open Area	Species must be selected from a list approved by the County's urban forester. Trees listed on the Arlington County's Invasive Species list are prohibited from private open areas.	Have proposed species been selected from a list approved by the County's urban forester and exclude any trees listed on the Arlington County's Invasive Species list from private open areas?		Yes	Yes
84	402.G.3	Private Open Area	Any BES Site that includes either a PUBLIC SPACE or a PRESERVED NATURAL AREA shown on the REGULATING PLAN may reduce the required PRIVATE OPEN AREA by a percent of the total required Public Open Area.	Does the development project include a BES Site with either a PUBLIC SPACE or a PRESERVED NATURAL AREA shown on the REGULATING PLAN?	<i>Phase 2 will include an Urban Plaza fronting Columbia Pike</i>	Yes or No	No

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
85	402.G.3	Private Open Area	This percentage shall be equal to the percent of the total site area occupied by the required PUBLIC SPACE and/or PRESERVED NATURAL AREA.	If so, has the developer requested to reduce the required PRIVATE OPEN AREA by a percent of the total required Public Open Area which is equal to the percent of the total site area occupied by the required PUBLIC SPACE and/or PRESERVED NATURAL AREA?		Yes or No or N/A	N/A
86	402.H.1	Garage and Parking	Curb cuts and driveways, except those along alleys, shall be located at least 75 feet away from any block corner or parking garage entry on the same block face.	Have curb cuts and driveways, except those along alleys, been located at least 75 feet away from any block corner or parking garage entry on the same block face?		Yes	Yes
87	402.H.2	Garage and Parking	No development project may create any new curb cuts on Columbia Pike.	Has it been confirmed that the development project has not created any new curb cuts on Columbia Pike?		Yes or N/A	Yes
88	402.I.1	Elements	No window may face (be at an angle of less than 90 degrees from) a Common lot line within 20 feet, or within 10 feet for BES sites designated as Detached, unless: The view from that window is screened within the bes site, between the window and the common lot line (e.g. by a privacy fence or garden wall), or The window sill is at least 6 feet above its finished floor level.	Has it been confirmed that no windows face (be at an angle of less than 90 degrees from) a Common lot line within 20 feet, or within 10 feet for BES sites designated as Detached, unless the view from that window is screened within the bes site, between the window and the common lot line, or the window sill is at least 6 feet above its finished floor level?		Yes or N/A	N/A
89	402.I.2	Elements	Neither balconies nor stoops may project to within 5 feet of a common lot line. BALCONIES may encroach within the public right-of-way.	Has it been confirmed that neither balconies nor stoops project to within 5 feet of a common lot line?		Yes or N/A	Yes
90	402.I.3	Elements	Neither BALCONIES nor Stoops shall be enclosed above a height of 44 inches from their floor, except with insect screening and/or columns/posts supporting a roof or connecting with a Balcony above.	Has it been confirmed that neither BALCONIES nor Stoops have been enclosed above a height of 44 inches from their floor, except with insect screening and/or columns/posts supporting a roof or connecting with a Balcony above?		Yes or N/A	Yes
91	402.I.3	Elements	Balconies may be a single floor platform or multiple platforms stacked at the upper story levels.	Are any proposed balconies designed as a single floor platform or multiple platforms stacked at the upper story levels?		Yes or N/A	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
92	402.1.3	Elements	In order to be counted towards the required private open area, a balcony shall have a minimum occupiable area of 40 square feet, with no dimension less than 5 feet.	If counted towards the required private open area, do balconies have a minimum occupiable area of 40 square feet, with no dimension less than 5 feet?		Yes or N/A	N/A
93	402.1.4	Elements	Attic stories are permitted within all bes frontages. On the rbl/facade side of the roof-pitch (block interior elevations are not restricted), windows in attic stories may be located only in dormers and/or windows in gable-ends.	On the rbl/facade side of the roof-pitch (block interior elevations are not restricted), are windows in attic stories located only in dormers and/or windows in gable-ends?		Yes or N/A	N/A
94	402.1.5	Elements	At least one functioning entry door shall be provided along each ground story façade. No ground story facade may include a section greater than 75 feet without a functioning entry door, unless otherwise specified in the bes.	Has at least one functioning entry door been provided along each ground story façade and does no ground story facade include a section greater than 75 feet without a functioning entry door, unless otherwise specified in the BES?		Yes	Yes
95	402.1.6	Elements	Privacy fences may be constructed along all common lot lines, except those that are forward of an RBL, and along alleys. Privacy fences shall have a maximum height of 7 feet.	Have privacy fences only been proposed along common lot lines, except those that are forward of an RBL, and along alleys and do they have a maximum height of 7 feet?		Yes or N/A	Yes
96	402.1.7	Elements	Bay windows shall create an opening of between four and eight feet in the main wall and shall project no more than 42 inches beyond the rbl.	If proposed, do bay windows create an opening of between four and eight feet in the main wall and project no more than 42 inches beyond the rbl?		Yes or N/A	N/A
97	402.1.8	Elements	DORMERS are permitted so long as they do not break the primary eave line, are individually less than 15 feet wide, and their collective width is not more than 60 percent of the REQUIRED BUILDING LINE façade length. dormers do not constitute a Story when they meet the foregoing standards.	If proposed, do DORMERS not break the primary eave line, are individually less than 15 feet wide, and their collective width is not more than 60 percent of the REQUIRED BUILDING LINE façade length (and therefore do not constitute a Story)?		Yes or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
98	402.I.9	Elements	ground story awnings and Canopies shall maintain a minimum horizontal clearance of 4 feet from any point where the tree lawn meets the clear sidewalk and shall maintain a clear height of at least 10 feet above the clear sidewalk.	If proposed, do ground story awnings and Canopies maintain a minimum horizontal clearance of 4 feet from any point where the tree lawn meets the clear sidewalk and do they maintain a clear height of at least 10 feet above the clear sidewalk?		Yes or N/A	N/A
99	402.I.10	Elements	All FRONT PORCHES shall be completely covered, either by a roof, or by being inset into the main body of the building.	If proposed, are FRONT PORCHES completely covered, either by a roof, or by being inset into the main body of the building?.		Yes or N/A	N/A
100	402.I.10	Elements	FRONT PORCHES may be screened when all architectural elements (columns, railings, etc.) occur on the outside of the screen on the side facing the STREET-SPACE.	Are FRONT PORCHES screened when all architectural elements (columns, railings, etc.) occur on the outside of the screen on the side facing the STREET-SPACE?		Yes or No or N/A	N/A
101	402.I.10	Elements	The finished FRONT PORCH floor height shall be no more than 8 inches below the first interior finished floor level of the building to which it is attached. Front Porches shall not extend past the DOORYARD into the CLEAR SIDEWALK.	Is the finished FRONT PORCH floor height no more than 8 inches below the first interior finished floor level of the building to which it is attached and does it not extend past the DOORYARD into the CLEAR SIDEWALK?		Yes or N/A	N/A
102	402.I.11	Elements	The finished STOOP floor height shall be no more than 8 inches below the first interior finished floor level of the building to which it is attached. STOOPS shall not extend past the DOORYARD into the CLEAR SIDEWALK.	Is the finished STOOP floor height no more than 8 inches below the first interior finished floor level of the building to which it is attached and do STOOPS not extend past the DOORYARD into the CLEAR SIDEWALK?		Yes or N/A	N/A
103	402.K	Civic Buildings	civic buildings are exempt from Part 6. Architectural Standards and this Part 4 except for 402.D. Neighborhood Manners and all other regulations applicable to lots in an R district or in an RA district occupied by a one-family detached dwelling.	Does the development project include any Civic Buildings which are exempt from Part 6 and Part 4, except for 402.D. Neighborhood Manners and all other regulations applicable to lots in an R district or in an RA district occupied by a one-family detached dwelling?		Yes or No or N/A	No

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
104	402.L.1	Bonus Height	Where a property has been identified on the regulating plan as a Bonus Area, it is eligible for approval to exceed the maximum story limit and ultimate building height identified in the relevant bes in exchange for affordable housing or public space.	Does the development project include a property that has been identified on the regulating plan as a Bonus Area, making it eligible for approval to exceed the maximum story limit and ultimate building height identified in the relevant bes in exchange for affordable housing or public space?	<i>The phase 2 site has a bonus area, but it is not part of the current application.</i>	Yes or No or N/A	No
105	402.L.2	Bonus Height	When approved for bonus stories, the facade above the bes-prescribed maximum story limit shall be set back at least 5 feet from the rbl.	If the development project includes bonus stories, has the facade above the bes-prescribed maximum story limit been set back at least 5 feet from the rbl?		Yes or N/A	N/A
106	402.L.3	Bonus Height	Individual bonus stories have a maximum story height of 12 feet.	Are individual bonus stories no greater than 12 feet in height?		Yes or N/A	N/A
107	402.L.4	Bonus Height	Where a property approved for bonus stories shares a common lot line with a lot in an R district or an RA district occupied by a one-family detached dwelling, in addition to the applicable regulations in D. Neighborhood Manners above, no part of the building shall exceed the height of a 60 degree plane, measured from grade at the common lot line.	If the development project includes bonus stories and shares a common lot line with a lot in an R district or an RA district occupied by a one-family detached dwelling, does no part of the building exceed the height of a 60 degree plane, measured from grade at the common lot line?		Yes or N/A	N/A
108	403.A	Green Building Standards	All Urban Mixed Use and Urban Residential BES Sites shall achieve LEED (Leadership in Energy and Environmental Design) Silver Certification, except as allowed below.	If located on Urban Mixed Use and Urban Residential BES Sites, has the development project achieved LEED (Leadership in Energy and Environmental Design) Silver Certification?		Yes or N/A	Yes
109	403.B	Green Building Standards	All Small Apartment, Townhouse, and Detached BES Sites, and for Development projects earning Virginia Housing Development Authority (VHDA) affordable housing tax credits, shall achieve LEED Certification, Earthcraft certification (with the Energy Star certification compliance path), or equivalent green building certification. Green Home Choice is permitted for Detached and Townhouse BES Sites.	If located on Small Apartment, Townhouse, and Detached BES Sites, and for Development projects earning Virginia Housing Development Authority (VHDA) affordable housing tax credits, has the development project achieved LEED Certification, Earthcraft certification (with the Energy Star certification compliance path), or equivalent green building certification?.		Yes or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
110	403.C	Green Building Standards	All proposals that include major* renovation of existing units in either Conservation Areas as shown on the REGULATING PLAN, or in other existing buildings proposed to remain, shall achieve Earthcraft certification or LEED certification. (Note: *Major renovation as defined by Earthcraft to determine eligibility for certification).	If proposal includes major* renovation of existing units in either Conservation Areas as shown on the REGULATING PLAN, or in other existing buildings proposed to remain, does the development project achieve Earthcraft certification or LEED certification?		Yes or N/A	N/A
111	405.A.1	Building Height	Each building shall be a minimum of 3 stories at the required building line (rbl), with a maximum of 6 or 8 stories and with an ultimate building height of 92 or 120 feet, as designated on the regulating plan*, except where specifically designated for a different height, or as a bonus area on the regulating plan.	Is each building a minimum of 3 stories at the required building line (rbl), with a maximum of 6 or 8 stories and with an ultimate building height of 92 or 120 feet, as designated on the regulating plan?		Yes	Yes
112	405.A.2.a	Ground Story Height	For Residential units, the Ground Story finished floor elevation shall be no less than 3 feet above the average elevation of the fronting clear sidewalk for the BES site.	For Residential units, is the Ground Story finished floor elevation no less than 3 feet above the average elevation of the fronting clear sidewalk for the BES site?		Yes or N/A	Yes
113	405.A.2.b	Ground Story Height	Lobbies and main entrances shall have a Zero-Step Entry/Exit and be at the grade of the sidewalk adjacent to the BES site RBL.	Do lobbies and main entrances have a Zero-Step Entry/Exit and are at the grade of the sidewalk adjacent to the BES site RBL?		Yes	Yes
114	405.A.2.c	Ground Story Height	Ramps to residential unit finished floor elevations shall be located behind the RBL unless they run from the clear sidewalk to the entrance, are perpendicular to the Clear Sidewalk, and are not wider than 8 ft. See Section 618 for examples.	Are ramps to residential unit finished floor elevations located behind the RBL unless they run from the clear sidewalk to the entrance, are perpendicular to the Clear Sidewalk, and are not wider than 8 ft?		Yes	Yes
115	405.A.2.d	Ground Story Height	The minimum interior clear height for the Ground Story shall be 8 feet 10 inches.	Is the minimum interior clear height for the Ground Story no less than 8 feet 10 inches?		Yes	Yes
116	405.A.2.e	Ground Story Height	The maximum Ground story height shall be 22 feet.	Is the maximum Ground story height less than 22 feet?		Yes	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
117	405.A.2.f	Ground Story Height	There shall be access from all Ground Story residential units to at least one Zero-Step Entry/Exit that is not dependent upon an elevator or other mechanical means.	Has access been provided from all Ground Story residential units to at least one Zero-Step Entry/Exit that is not dependent upon an elevator or other mechanical means?		Yes	Yes
118	405.A.2.g	Ground Story Height	Buildings may have individual Stoops or may have a continuous walkway with Zero-Step Entry/Exit, which may include a ramp, within the Dooryard to permit direct egress from Ground Story units.	Does the development project include buildings with individual Stoops or a continuous walkway with Zero-Step Entry/Exit, which may include a ramp, within the Dooryard to permit direct egress from Ground Story units?		Yes	Yes
119	405.A.3	Ground Story Height	Building support functions, such as lobbies, rental offices, and club/activity rooms, and Urban Residential Retail, may be located at grade; however, excluding the lobby, no more than 50% of the BES Site rbl shall be occupied by such uses.	Excluding the lobby, is no more than 50% of the BES Site RBL at grade occupied by building support functions, such as lobbies, rental offices, and club/activity rooms, and Urban Residential Retail?		YES	Yes
120	405.A.4	Ground Story Height	For Retail (Urban Shopfront) and Civic Uses: The Ground Story height shall meet the Ground Story height specifications of the Urban Mixed Use BES for Retail uses.	For Retail (Urban Shopfront) and Civic Uses, does the Ground Story height meet the Ground Story height specifications of the Urban Mixed Use BES for Retail uses?		Yes or N/A	N/A
121	405.A.5	Upper Story Height	The maximum story height for each upper stories shall be 14 feet.	Is the maximum story height for each upper stories no more than 14 feet?		Yes	Yes
122	405.A.6	Upper Story Height	The minimum interior clear height for each upper story shall be 8 feet 10 inches.	Is the minimum interior clear height for each upper story at least 8 feet 10 inches?		Yes	Yes
123	405.B.1	Façade	On each bes site the façade shall be built to the required building line for at least 75% (east of Glebe Road) and 60% (west of Glebe Road) and no more than 90% of the rbl length.	On each bes site, has the façade been built to the required building line for at least 75% (east of Glebe Road) and 60% (west of Glebe Road) and no more than 90% of the rbl length?		Yes	Yes
124	405.B.2.a	Buildable Area	Buildings shall occupy only the areas of the BES site between the RBL(s), Common Lot Line(s), Alley(s), and BES Site line(s) and outside of Preserved Natural areas as shown on the Regulating Plan.	Do buildings only occupy the areas of the BES site between the RBL(s), Common Lot Line(s), Alley(s), and BES Site line(s) and outside of Preserved Natural areas as shown on the Regulating Plan?		Yes	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
125	405.B.2.b	Buildable Area	All required setbacks and easements shall be met, and may reduce the size of the Buildable Area.	Has the development project met all required setbacks and easements which may reduce the size of the Buildable Area?		Yes	Yes
126	405.B.3.a	Buildable Area	A private open area equal to at least 20% of the total buildable area is required on every bes site. Up to 33% of the required private open area may be satisfied through the balconies of individual units.	Does the development project include a private open area equal to at least 20% of the total buildable area on every bes site and has no more than 33% of it been satisfied through the balconies of individual units?		Yes or N/A	Yes
127	405.B.3.a	Buildable Area	At least 67% of the private open area shall comprise no more than two separate contiguous areas, as follows: Where located at grade, such private open area may be located anywhere behind the parking setback line, but not within any side or rear setbacks.	Has no less than 67% of the private open area been comprised of no more than two separate contiguous areas as described?		Yes or N/A	Yes
128	405.B.3.b	Buildable Area	Where provided above the ground story but below a building's highest roof level, Private open Area may be located forward of the parking setback line (such as in a raised courtyard configuration) and shall open onto not more than one street and shall be set back at least 30 feet from any block corner or building corner.	Where provided above the ground story but below a building's highest roof level, is the Private open Area located forward of the parking setback line (such as in a raised courtyard configuration) and is open onto not more than one street and is set back at least 30 feet from any block corner or building corner?		Yes or N/A	N/A
129	405.B.3.c	Buildable Area	Where located on a building's highest roof level, Private open Area may be located anywhere on the roof.	Is any portion of the Private open Area located anywhere on the building's highest roof level?		Yes or N/A	Yes
130	405.B.4	Garage and Parking	Openings in the Facade or Street Wall for parking garage entries shall have a maximum clear height of not more than 16 feet and an unobstructed width of not more than 22 feet.	Do openings in the Facade or Street Wall for parking garage entries have a maximum clear height of not more than 16 feet and an unobstructed width of not more than 22 feet?		Yes or N/A	Yes

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
131	405.C.1	Fenestration	For each story, lengths of wall exceeding 20 linear feet without fenestration are prohibited on all facades.	Has it been confirmed that for each story, the development project excludes lengths of wall exceeding 20 linear feet without fenestration on all facades?		Yes	Yes
132	405.C.2	Fenestration	fenestration for any 30 foot section of the Ground story shall comprise between 33% and 70% of the ground story facade that corresponds to the clear height within.	Does the fenestration for any 30 foot section of the Ground story comprise between 33% and 70% of the ground story facade that corresponds to the clear height within?		Yes	Yes
133	405.C.3	Fenestration	fenestration for any 30 foot section of each upper story shall comprise between 25% and 70% of the façade area that corresponds to the Clear height within.	Does the fenestration for any 30 foot section of each upper story comprise between 25% and 70% of the façade area that corresponds to the Clear height within?		Yes	Yes
134	405.C.4	Building Projections	Ground Story Awnings and Canopies shall project a minimum of 5 feet from the Facade.	Do Ground Story Awnings and Canopies project at least 5 feet from the Façade?		Yes or N/A	N/A
135	405.C.5	Street Walls	One garage entry, which may be gated, no wider than 22 feet and one pedestrian entry, which may be gated, no wider than 5 feet shall be permitted within any required street wall, except where otherwise prohibited by the Regulating Plan.	Has only one garage entry, which may be gated, no wider than 22 feet and one pedestrian entry, which may be gated, no wider than 5 feet been proposed within any required street wall, except where otherwise prohibited by the Regulating Plan?		Yes or N/A	Yes
136	405.C.5	Street Walls	Where gates are provided, they shall be between two and three feet behind (toward the Buildable Area) the RBL.	Where gates are provided, are they located between two and three feet behind (toward the Buildable Area) the RBL?		Yes or N/A	N/A
137	405.C.6	Street Walls	Street walls shall be between 4 feet and 8 feet in height.	Are Street walls between 4 feet and 8 feet in height?		Yes or N/A	N/A
138	405.D.1	Ground Story	The ground story shall house only residential uses or Civic Uses (and their support functions)	Does the ground story house only residential uses or Civic Uses (and their support functions)?		Yes or No	Yes

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
139	405.D.2		Retail uses are only allowed where the Ground Story meets all of the following requirements: The ground story Retail space is located: more than 1/4 mile from a transit rail stop; and at a block corner; and at least 400 feet from another Retail space; and	If Retail uses are proposed, is the Ground Story retail space located more than 1/4 mile from a transit rail stop; and at a block corner; and at least 400 feet from another Retail space; and is not larger than 1,000 sf; and		Yes or N/A	N/A
140	405.D.3	Ground Story	The retail space is no larger than 1,000 square feet; The retail use is an identified use for the Urban Residential BES; and, The Urban Residential Building meets all Urban Residential BES requirements and the Urban Shopfront Specifications provided in the box under the Urban Mixed Use BES.	Additionally, is the retail space less than 1,000 sf; is an identified use for the Urban Residential BES; the Urban Residential building meets all Urban Residential BES requirements and the Urban Shopfront Specifications provided in the box under the Urban Mixed Use BES?		Yes or N/A	N/A
141	405.D.5	Upper Stories	Upper stories shall house only residential uses.	Do the upper stories only house residential uses?		Yes	Yes
142	405.D.6	Upper Stories	Additional occupiable space is permitted within the roof where the roof is configured as an attic story. Use of such space is limited to: extensions of the individual residential units immediately below, or common areas accessible to all of the building occupants.	If additional occupiable space is proposed within the roof where the roof is configured as an attic story, is that space limited to: extensions of the individual residential units immediately below, or common areas accessible to all of the building occupants?		Yes or N/A	Yes

Part 5. Street-Space Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
143	501.A	Intent	The street-space Standards are intended to result in buildings placed at the street edge of their site, and to: 1) Establish the rules and standards for the street-space and public spaces within the Columbia Pike Neighborhoods Special Revitalization District .2) Create an environment that encourages and facilitates pedestrian activity, creating walkable streets that are comfortable, efficient, safe, and interesting. 3) Assist residents, building owners, and managers with understanding the relationship between the street-space and their own property.4) Contribute to sustainability through requirements for trees and other landscape materials.	Does the development project meet the general intent of the Street-Space Standards?		Yes	Yes
144	503.A	Intent	1) The purpose of these regulations is to provide a street-space that has a scale and design that results in a high quality pedestrian environment in order to facilitate the creation of a convenient and harmonious community. 2) Street-spaces should balance the needs of all forms of traffic—auto, transit, bicycle and pedestrian—to maximize mobility and convenience for all residents and users in order to reduce or prevent congestion in the public streets.	Does the redevelopment project meet the intent of the Street-Space Classifications?		Yes	Yes
145	503. B.2	Street-Space Classifications	The following are the types and configurations permitted within the Neighborhoods Special Revitalization District. - ST 130/72 (Columbia Pike) - ST 80/36 - ST 68/36 - ST 58/38 - Alley A-26 - Alternative Street - Pedestrian Pathway/ Bikeway	Do the public streets that are part of this Development Project match their associated Street-Space Classifications as shown in Part 504?	<i>ST 58/38 (new east/west road) does not include on-street parking on one side in order to meet fire code/access (considered consistent)</i>	Yes	Yes
146	503. B.3	Street-Space Classifications	Except the ST 130/72 (Columbia Pike), the street-spaces (b - d) above are configured such that bicycle traffic would be accommodated and encouraged within travel lanes.	Does the development project indicate how bicycle traffic is accommodated within the travel lanes except for the ST 130/72 (Columbia Pike)? If so, are the bicycle lanes properly marked or signed?		Yes or No	Yes

Part 5. Street-Space Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
147	503. B.4	Street-Space Classifications	Alleys are generally reserved for utility easements and used to provide access to parking and loading areas. ALLEYS shall include a clearly marked clear sidewalk, at least 6 feet wide, for pedestrian access. All alleys shall be maintained and clear of debris and snow. Trash receptacles shall not be stored within the alley or obstruct the clear sidewalk.	Does the Development Project include alleys? If so, do the proposed alleys meet the aforementioned standards, are clear of trash receptacles and include a clearly marked sidewalk that is 6 feet wide?		Yes or N/A	Yes
148	503. C.1	On-Street Parking	On-Street parking spaces created as part of a Development Project shall count towards parking requirements.	Are on-street parking spaces provided as part of this development project? If so, do they count towards the minimum shared parking requirements?		Yes or N/A	Yes
149	503. C.2	On-Street Parking	The spacing of parking, and adjacent street trees and street furnishings, may be interrupted by existing or new driveways designated on the regulating plan, and for alleys, where necessary for transit stops or stations or as set forth in Section 505.B.	Is the spacing of parking, street trees and furnishings only interrupted by existing or new driveways, alleys or transit stops/stations?		Yes	Yes
150	503. D	Alternative Street	A developer shall dedicate any areas within an Alternative street to the County as a public access easement in accord with the requirements of Section 301.C.6	Does the Development Project include any Alternative Streets?	<i>Portion of a future alternative street is being dedicated in the northeast corner of site</i>	Yes or No	Yes
151	503. D	Alternative Street		If so, does the developer agree to dedicate any areas within the Alternative Street to the County as a public access easement?		Yes or N/A	Yes
152	503. D	Alternative Street	When an alternative street carries vehicular traffic, the street-space shall be designed with the same Dooryard, Clear Sidewalk, and Tree Lawn dimensions and details as the respective ST 68/36 or ST 58/38 width as shown on the Regulating Plan.	If the Alternative Street carries vehicular traffic, does it meet these requirements?		Yes or N/A	N/A
153	503. D	Alternative Street	When an alternative street carries pedestrian and bicycle traffic only (except as may be needed for emergency vehicles) the space within shall include the following:	Does the Alternative Street carry pedestrian and bicycle traffic only?		Yes or No or N/A	N/A

Part 5. Street-Space Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
154	1503. D.1	Alternative Street	When an alternative street carries pedestrian and bicycle traffic only, the space within shall include: Dooryards with a minimum width of 10 feet;	If so, does it include dooryards with a minimum width of 10 feet?		Yes or N/A	N/A
155	503. D.2	Alternative Street	When an alternative street carries pedestrian and bicycle traffic only, the space within shall include: A pedestrian pathway/bikeway, no less than 12 feet wide, located within the remaining space between opposing Dooryards and aligned so as to provide visibility from one end of the path to the other accommodating ramps and returns as may be needed to minimize segments with steep slopes	If so, does the space within include a pedestrian pathway/bikeway, no less than 12 feet wide, located within the remaining space between opposing Dooryards and aligned so as to provide visibility from one end of the path to the other accomodating ramps and returns as may be needed to minimize segments with steep slopes?		Yes or N/A	N/A
156	503. D.3	Alternative Street	When an alternative street carries pedestrian and bicycle traffic only,the space within shall include: Lighting that complies with the spacing requirements determined by a photometric analysis as specified in Section 505.D, and Street Trees, placed on center within 10 feet of the edge of the paved pathway	If so, does the space within include lighting that complies with the spacing requirements determined by a photometric analysis as specified in Section 505.D, and Street Trees, placed on center within 10 feet of the edge of the paved pathway?		Yes or N/A	N/A
157	503. D.4	Alternative Street	When an alternative street carries pedestrian and bicycle traffic only, the space within shall include: walkways at least 5 feet wide leading to and from the pedestrian pathway/bikeway to the entrances of adjacent buildings	If so, does the space within include walkways at least 5 feet wide leading to and from the pedestrian pathway/bikeway to the entrances of adjacent buildings?		Yes or N/A	N/A
158	503. E	Pedestrian Pathway/Bikeway	A developer shall dedicate any areas within a pedestrian pathway or bikeway to the County as a public access easement in accord with the requirements of Section 301.C.6. The width for these must be not less than 20 feet in total, including a paved walkway no less than 12 feet wide.	Does the Development Project include a Pedestrian Pathway/Bikeway?	Located in southern portion of site (subject to Phase 2 future redevelopment)	Yes or No	No

Part 5. Street-Space Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
159	503. E	Pedestrian Pathway/Bikeway		If so, will it be dedicated to the County as a public access easement in accord with the requirements in Section 301.C.6 and meets the aforementioned requirements for width?		Yes or N/A	N/A
160	503. E	Pedestrian Pathway/Bikeway	Where not shown on the Regulating Plan, pedestrian pathways/bikeways shall be straight from one end to the other for the length of each BES Site, except that ramps and returns may be permitted where needed to minimize segments with steep slopes that would otherwise be more than 1:12 (8.3%).	If not shown on the Regulating Plan, is the pedestrian pathway/bikeway straight from one end to the other for the length of each BES Site, except that ramps and returns?		Yes or N/A	N/A
161	505. A.1	General Provisions	In addition to property within the Block, property owners must maintain the following areas: The portion of the street-space between the Development Project's rbl and the back of the curb.& The portion of any alley that is between the lot line and the edge of the alley pavement, or if as yet paved, between the lot line and the property line.	Does the developer agree to maintain the portion of the street-space between the development project's RBL and back of the curb as well as the portion of any alley that is between the lot line and the edge of the alley pavement?		Yes	Yes
162	505. A.2.a	General Provisions	Unless otherwise allowed, at the time of development, the developer is required to install the Street-space elements on the side of the street contiguous with development as set forth herein.	1) Has the developer installed street-space elements on the side of the street contiguous with development?		Yes	Yes
163	505. A.2.b	General Provisions	Sidewalks shall not be constructed entirely of plain poured concrete; however, a CLEAR SIDEWALK of no less than 6 feet in width paved with smooth concrete shall be constructed and maintained free of obstruction for pedestrians at all times.	2) Are clear sidewalks provided with no less than 6' in width and paved with smooth concrete?		Yes	Yes
164	505. A.2.c	General Provisions	A variety of paving materials, textures, and colors are allowed in the Dooryard and, as set forth below, within the Tree Lawn between Street Trees so as to provide walking surfaces between landscaping.	3) Will other areas of the street-space be constructed with paving other than plain poured concrete?		Yes	Yes

Part 5. Street-Space Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
165	505. A.2.d	General Provisions	All paving materials shall be compliant with ADA accessibility guidelines and the material selection shall be sensitive to the needs of mobility impaired persons.	4) Are all paving materials compliant with ADA accessibility guidelines?		Yes	Yes
166	505. A.2.e	General Provisions	In addition, when paving is provided near entrances within the Dooryard, a Shy Zone of at least 2 feet in width shall be provided.	5) Does the dooryard include paving? If so, is a shy zone of at least 2 feet in width provided?		Yes or N/A	Yes
167	505. A.2.f	General Provisions	Consistency of paving design is required within a DEVELOPMENT PROJECT and within a BLOCK.	6) Does the development project have a consistent paving design that is also consistent within a Block?		Yes	Yes
168	505. A.3	General Provisions	Sidewalks not otherwise designated in the regulating plan or Street-Space Classifications shall provide a minimum 6 foot clear sidewalk and be constructed to meet all County standards and specifications.	Do sidewalks (not otherwise designated in the regulating plan or street-space classifications) provide a minimum 6-foot clear sidewalk and meet all County standards and specifications?		Yes or N/A	Yes
169	505. A.4	General Provisions	All turf grass shall be sodded at installation—not seeded, sprigged, or plugged. Vegetative groundcovers may be used in place of turf grass. Artificial turf is not permitted.	If turf grass or vegetative groundcovers are provided, is it confirmed that no artificial turf will be used?		Yes	Yes
170	505. A.5	General Provisions	Evergreen tree species are prohibited in dooryards.	Is it confirmed that no evergreen tree species will be installed within the dooryards?		Yes	Yes
171	505. A.6	General Provisions	Mechanical Equipment may not be stored or located within any street-space. Water pumps for public fountains or irrigation that are not visible are not included in this prohibition. Temporary placement of private garbage cans within the street-space may be allowed to accommodate scheduled pick-up as long as it is placed outside of the clear sidewalk.	Is the street-space free and clear of any mechanical equipment (excluding water pumps for public fountains or irrigation that are not visible)? If trash collection is expected along a street-space, does the developer agree that its placement of private garbage cans will occur in the street-space, outside of the clear sidewalk, on a temporary basis?		Yes	Yes

Part 5. Street-Space Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
172	505. B.1	Street Tree Specifications	Each street-space must have street trees planted along the street tree alignment line (generally in the centerline of the tree lawn or not less than 3 feet from the back of the curb unless otherwise specified on the regulating plan or Section 503.B. Street Type Classifications) at an average spacing not more than 30 feet on center (average calculated per block face). However, at no location may street tree spacing between any two trees exceed 45 feet on center except where necessary for transit stops or stations.	Does each street-space have street trees planted along the street tree alignment line at an average spacing of no more than 30 feet on center and at no more than 45 feet on center (with the exception for transit stop/stations), except for ST 58/38 as noted below?		Yes	Yes
173	505. B.1	Street Tree Specifications	The sole exception to this spacing requirement is for the ST 58/38, where street trees may be located only at the ends of the block face at the intersecting street. Where the block face is longer than 250 feet on ST 58/38, street tree planting areas shall be placed approximately mid block.	If development project includes ST 58/38 cross-sections, are the proposed street tree locations provided at the ends of the block face at the intersecting street? If a block face is longer than 250', have street trees been placed mid-block?		Yes or N/A	Yes
174	505. B.2	Street Tree Specifications	The Street-Space Classifications, excluding those for Alleys, Shared Use Trails, and Pedestrian Pathways/Bikeways, are configured for street tree trenches with connected soil areas. The requirements of B.3 below may be met through the use of bridged slab, structural soil, or other techniques that clearly exceed these standards.	With the exception of alleys, shared use trails, pedestrian pathways/bikeways, have the tree planting requirements been met through the use of bridged slab, structural soil or other techniques that clearly exceed these standards? Please confirm which technique is proposed in the comment section.		Yes	Yes

Part 5. Street-Space Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
175	505. B.3.a	Street Tree Specifications	Street tree planting areas, including soil and mulch level, shall be at grade or not more than 3 inches in height above the sidewalk. Soil surface area shall not be less than 110 square feet per isolated tree or 90 square feet per tree for connected (tree lawn) situations. No dimension of the soil surface area may be less than 6 feet unless otherwise specified in this Code. A pervious paving strip, maximum 12 inches wide, may be placed at the back of the curb for access to on street parking. This pervious paving strip may be included within the 6 foot soil surface area required by (ii) above.	1) Does the soil and mulch level match the adjacent grade or be no higher than 3" above the adjacent sidewalk? 2) Are soil surfaces no less than 110 sf per tree or 90 sf per tree with a connected tree lawn design? 3) Are soil surface areas no less than 6' in width or length unless otherwise specified in this Code? 4) Are any pervious paving strips proposed with a maximum width of 12"?		Yes	Yes
176	505. B.3.b	Street Tree Specifications	At planting, street trees shall be at least 3.5 inches caliper, measured 4 feet above grade and at least ten feet in overall height. Species must be selected from the street tree list	Will the proposed street trees be at least 3.5 inches caliper with a height of at least 10' at the time of planting and has the species been selected from the street tree list?		Yes	Yes
177	505. B.3.c	Street Tree Specifications	Any unpaved ground area shall be planted with groundcover or flowering vegetation, not to exceed 12 inches in height. Street trees must be "limbed up" to provide a minimum of 7 feet clear over the sidewalk and 14 feet over any travel lanes, and to maintain visibility.	Has any unpaved ground area been planted with groundcover or flowering vegetation and have street trees been "limbed up" to provide a minimum 7 feet clear over the sidewalk and 14 feet over any travel lanes?		Yes or N/A	Yes

Part 5. Street-Space Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
178	505. C	Street Tree Species	<p>Species in the Street Tree List are for placement as shown in Street Space Classifications, or as specified on the regulating plan for placement along a street tree alignment line. Other species may be permitted where the Zoning Administrator finds that they meet the following standards: a) Species – street trees shall be native and/or proven hardy adapted species. b) Form – street trees shall be “Canopy Shade Tree” species that grow to heights in excess of 60 feet and have a broad canopy enabling them to clear auto and pedestrian traffic, form a ceiling-like enclosure, and open a clear view of the street-space at eye-level. c) Design – Species are planted consistently along a given street-space to provide a synergy of form and character. Use of alternative Street Tree species shall ensure that different streets, or stretches of streets, will provide species diversity and provide a specific street character distinct from other street-spaces</p>	<p>1) Are the proposed street trees listed in the Street Tree List? 2) If not, do the proposed street trees meet the aforementioned standards?</p>		Yes or N/A	Yes
179	505. C.3	Street Tree Species	<p>The following Street Tree list contains all approved tree species for use in the Columbia Pike Neighborhoods Special Revitalization District, including use in Public Open Spaces. The list may include native and acceptable adapted species. Other species may be used for planting within a private lot and Dooryards.</p>	<p>Are public open spaces required within this development project? If so, are tree species consistent with the street tree list? Are other species used within private lots or dooryards</p>		Yes or No	Yes
180	505. C.4	Street Tree Species	<p>Invasive exotic species may not be used anywhere, including on private lots.</p>	<p>Has it been confirmed that no invasive exotic species are proposed within the development project?</p>		Yes	Yes

Part 5. Street-Space Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
181	505. D.1	Street-Space Lighting	Streetlight poles shall be centered along the street trees alignment line where feasible and not in conflict with existing utilities. Where such location is not feasible due to existing or other required, underground or above ground structures in the right-of-way StreetLight poles shall be located 2 feet to 4 feet behind the back of curb within the Tree Lawn (the area, as shown on the Street-Space Classifications, a minimum of 6 feet in width behind the face of curb). StreetLights shall not be located within the Clear Sidewalk or the Dooryard.	1) Are street light poles centered along the Street Tree Alignment Line? 2) If not, are street light poles located 2-4 feet behind the back of curb within the tree lawn? 3) Is it confirmed that no street lights are located within the clear sidewalk or the dooryard?	<i>Required.</i>	Yes	Yes
182	505. D.2	Street-Space Lighting	Streetlights shall meet the following, with street classifications determined by the categories assigned in the adopted Master Transportation Plan Street Element: a) On principal arterial streets, StreetLights shall be double-globed Carlyle luminaires on 16 foot poles. b) On minor arterial streets, StreetLights shall be single-globed Carlyle luminaires on 14 foot poles. c) On principal and minor local streets, StreetLights shall be single-globed Carlyle luminaires on 12 foot poles.	1) On principal arterial streets, are double-globed Carlyle luminaires on 16 foot poles proposed? 2) On minor arterial streets, are single-globed Carlyle luminaires on 14 foot poles proposed? 3) On principal and minor local streets, are single-globed Carlyle luminaires on 12 foot poles proposed?	<i>Required.</i>	Yes	Yes
183	505. D.3	Street-Space Lighting	A photometric analysis will be submitted as part of the FBC application by the developer. Such analysis will show that, with the spacing of STREETLIGHTS as shown by the developer on the lighting plan, the light levels will fall within recommended levels shown in Arlington County's 2012 Traffic and Street Lighting Specifications, for the street type and location.	Has a photometric analysis been submitted as part of this development project and does the resulting lighting meet recommended levels set by Arlington County?	<i>Revised drawings submitted.</i>	Yes	Yes
184	505. D.4	Street-Space Lighting	At the time of development, the developer is required to install streetlights and sidewalks, as illustrated in the Street-Space Classifications, on each side of the street-space being developed.	Has the developer agreed to install appropriate streetlights and sidewalks on each side of the street-space being developed?	<i>Required.</i>	Yes	Yes
185	505. E.1.a	Street-Space Furniture	Benches in the Columbia Pike corridor shall be the Victor Stanley "Streetsites" model # R-B 28 or equivalent and 4 feet in length.	Are the proposed benches the Victor Stanley "Streetsites" model #R-B 28 or equivalent and 4 feet in length?	<i>Required.</i>	Yes	Yes

Part 5. Street-Space Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
186	505. E.1	Street-Space Furniture	Where present, the amount of Block Face dedicated to transit stops or stations, as determined by the Department of Environmental Services (or its successor agency), may be subtracted from the overall Block Face when calculating the total number of required benches.	Does any portion of the block face contain transit stops or stations which could be used to subtract from the overall Block Face when calculating the total number of required benches?		Yes or No	Yes
187	505. E.1	Street-Space Furniture	For each Urban Mixed Use BES Site, one bench shall be provided for every 50 feet of RBL along a Block Face, including Block Faces along Plazas, Mini-Park, and Neighborhood Parks.	For Urban Mixed Use BES Sites, is one bench provided for every 50 feet of RBL (i.e. along the building edge)?		Yes or N/A	N/A
188	505. E.1	Street-Space Furniture	For each Urban Residential BES site with an RBL along Columbia Pike, one bench shall be provided for every 100 feet of RBL along the Columbia Pike block face, including block face along Plazas, Mini-Park, and Neighborhood Parks.	For Urban Residential BES Sites with an RBL along Columbia Pike and along Plazas, Mini-Park and Neighborhood Parks, has one bench been provided for every 100 feet of RBL along the Columbia Pike (i.e. along the building edge)?	<i>Phase 1 does not have frontage along Columbia Pike</i>	Yes or N/A	N/A
189	505. E.1	Street-Space Furniture	For each Plaza, Mini-Park and Neighborhood Park, one bench shall be provided for every 50 feet of such Plaza or Park abutting a street.	For each plaza, mini-park or neighborhood park, has one bench been provided for every 50 feet of such plaza or park abutting a street?		Yes or N/A	N/A
190	505. E.2	Street-Space Furniture	Waste bins shall be the Victor Stanley "Bethesda Series" model # S-42 or equivalent.	Are all waste bins the Victor Stanley "Bethesda Series" model #S-42 or equivalent?		Yes	Yes
191	505. E.2	Street-Space Furniture	At a minimum, one waste bin shall be provided at each block corner.	Is at least one waste bin provided at each block corner?		Yes	Yes
192	505. E.3	Street-Space Furniture	Bike racks (2-space capacity) shall be an inverted "U" in galvanized steel with a baked-on black paint finish.	Are all bike racks the inverted "U" design and in galvanized steel with a baked-on black paint finish?		Yes	Yes

Part 5. Street-Space Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
193	505. E.3	Street-Space Furniture	Bike Racks (2-space capacity) shall be installed on both sides of the street-space, in alignment with the street trees or within the furniture zone (not to interfere with the placement of street trees or streetlights). At the time of the development, the developer is responsible for the installation of bicycle racks on each side of the Street-Space being developed.	Are all bike racks installed on each side of the streetspace being developed and in alignment with the street trees or within the furniture zone?		Yes	Yes
194	505. E.3	Street-Space Furniture	Where not in conflict with other street-space elements, at least 50% of visitor/guest bike racks (2-space capacity) shall be located within 50 feet of the primary building entrance. Bike racks (2-space capacity) in these locations shall be located in groups of two or more. Remaining required bike racks in all other locations, shall be distributed either as a single rack or in groups of two.	When not in conflict with other streetspace elements, has at least 50% of visitor/guest bike racks been located within 50 feet of the primary building entrance and are those located in groups of two or more?		Yes or No or N/A	Yes

Part 6. General Architectural Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
195	601	General Intent	<p>The primary purposes of the General Architectural Standards, working in tandem with the Building Envelope Standards, are to: 1) complement and reinforce the pedestrian environment and STREET-SPACE through the application of high quality materials and architectural designs and 2) to achieve an aesthetic in the Columbia Pike corridor that is distinct from yet complementary to that of the mixed-use commercial centers. The General Architectural Standards are intended to result in construction that is simple and functional, including sustainable elements, that will result in long-lasting structures both in durability and design expression. A wide range of architectural expressions, from traditional to contemporary, can be achieved. The character of new building facades should complement the materials and general scale of surrounding neighborhood buildings and, through application of these standards, create a cohesive ensemble of buildings within the Columbia Pike Neighborhoods Special Revitalization District.</p>	<p>Does the proposal meet the intent of these purposes?</p>		Yes	Yes
196	602.B	Applicability	<p>While certain materials, techniques, and product types are prescribed in this section as being permitted, equivalent or better practices and products are encouraged. Alternatives may be proposed through submittal of technical specifications, samples, and case examples for proposed materials to the Zoning Administrator. The FBC Administrative Review Team and the Zoning Administrator will review the proposal and compare the use of the material, technique or product type and its durability and appearance with the permitted materials, to determine whether it is an equivalent or better material, technique, or product type. Once an alternative material, technique, or product type has been determined to be acceptable for use, it shall be added to a list maintained by the Zoning Administrator as acceptable in future applications</p>	<p>Has the applicant submitted a request to consider any alternative materials, techniques, or product types? If so, please provide any additional information in the comment section.</p>		Yes or No	No

Part 6. General Architectural Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
197	603.A	Building Wall Materials/Intent	The building wall materials standards are intended to achieve simple configurations and solid craftsmanship. The building walls should be developed using construction techniques and structural constraints of time-tested, long-lasting building materials.	Are the building wall materials used in a manner consistent with the intent and demonstrated simple configurations and solid craftsmanship?		Yes	Yes
198	603.B	Building Wall Materials/ General Standards for all Buildings/BES	For buildings three (3) stories or more, the GROUND STORY building wall materials shall be different from the materials above or an EXPRESSION LINE shall be provided to differentiate the Ground story from upper STORIES and to reinforce the Street-space.	Are the building wall materials used on the ground story different from the wall materials above, or has an expression line be used to differentiate the ground story from upper stories?		Yes	Yes
199	603.B	Building Wall Materials/ General Standards for all Buildings/BES	When different materials are used on a facade, heavier materials shall be used below lighter materials (i.e., darker color brick below lighter colored brick; cast stone below brick; brick below metal panel; brick below siding).	Does the proposed building design use heavier building wall materials beneath lighter materials (i.e. darker colors, larger scale unit sizes; masonry beneath metal panel or siding; etc.)		Yes	Yes
200	603.B	Building Wall Materials/ General Standards for all Buildings/BES	EIFS (Exterior Insulation and Finishing System), Styrofoam, and all other foam-based products are prohibited.	Has it been confirmed that no EIFS, or other foam-based products are proposed?		Yes	Yes
201	603.B	Building Wall Materials/ General Standards for all Buildings/BES	Siding shall be wood or composite material.	If siding is proposed, is it made of wood or composite material?		Yes or N/A	N/A
202	603.B	Building Wall Materials/ General Standards for all Buildings/BES	Where siding, including panels, is not mitered at corners, siding shall incorporate corner boards on the outside building corners to conceal raw edges.	If siding is used, are corners either mitered or corner boards used to conceal raw edges?		Yes or N/A	N/A
203	603.B	Building Wall Materials/ General Standards for all Buildings/BES	Metal or cementitious panels may be used only for Ornamentation Materials.	Have metal or cementitious panels only been used for ornamentation materials?		Yes	Yes
204	603.B	Building Wall Materials/ General Standards for all Buildings/BES	Vinyl and aluminum siding are prohibited.	Has it been confirmed that no vinyl or aluminum siding is proposed?		Yes	Yes
205	603.B	Building Wall Materials/ General Standards for all Buildings/BES	Brick masonry may be painted.	Will brick masonry be painted?		Yes or No	No

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
206	603.B	Building Wall Materials/ General Standards for all Buildings/BES	All STUCCO surfaces shall have a smooth or sand finish and shall be painted.	If stucco surfaces are proposed, will the surfaces have smooth or sand finishes and will the surface be painted?		Yes or N/A	N/A
207	603.B	Building Wall Materials/ General Standards for all Buildings/BES	Prefabricated stucco panels and sprayed on stucco finishes are prohibited.	Has it been confirmed that no prefabricated stucco panels and sprayed on stucco finishes have been proposed?		Yes	Yes
208	603.B	Building Wall Materials/ General Standards for all Buildings/BES	All exposed masonry walls (i.e. STREET WALLS, GARDEN WALLS, other free-standing walls, parapet) shall have a cap to protect the top of the wall from weather.	Do exposed masonry walls include a protective cap?		Yes or N/A	N/A
209	603.B	Building Wall Materials/ General Standards for all Buildings/BES	The following building wall materials are prohibited: EIFS; Vinyl and aluminum siding; and prefabricated Stucco panels and sprayed on Stucco finishes	Do the proposed materials exclude any of the prohibited building materials?		Yes	Yes
210	603.C	Building Wall Materials/Std for Multi-family, Mixed-Use, and Civic Buildings	For Multi-family, Mixed-Use, and Civic Buildings: Permitted building wall materials are: masonry (brick, ground-face block, stone or cast stone), terracotta, ceramic tile, and Stucco.	Are Multi-family, Mixed-Use, and Civic Buildings constructed with mason, terracotta, ceramic tile, or stucco building wall materials?		Yes or N/A	Yes
211	603.C	Building Wall Materials/Std for Multi-family, Mixed-Use, and Civic Buildings	For Multi-family, Mixed-Use, and Civic Buildings: Permitted ornamentation materials are: metal or cementitious panels or elements, thin/veneer brick panels or tile, and other decorative elements and siding.	Are Multi-family, Mixed-Use, and Civic Buildings constructed with ornamentation materials that are either metal, cementitious panels or elements, thin/veneer brick panels or tile, other decorative elements, or siding? Please indicate which other decorative elements are proposed in the comment section.		Yes or N/A	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
212	603.C	Building Wall Materials/Std's for Multi-family, Mixed-Use, and Civic Buildings	For Multi-family, Mixed-Use, and Civic Buildings: thin/veneer brick panels or tile may only be applied for the uppermost story to address building code constraints	Are Multi-family, Mixed-Use, and Civic Buildings constructed with properly utilizing thin/veneer brick panels or tile on the upper most stories?		Yes or N/A	Yes
213	603.D	Building Wall Materials/Std's for Townhouses & Detached Single-Family Houses	For Townhouses and Detached single-family houses, permitted finished building wall materials are: masonry, (brick, ground-face block, stone, or cast stone), stucco, and siding (of wood or composition board, such as HardiPlank®).	Are townhouses and detached single-family houses constructed with masonry, stucco, or siding?		Yes or N/A	N/A
214	603.D	Building Wall Materials/Std's for Townhouses & Detached Single-Family Houses	Composition board (such as HardiPlank®) may have a smooth or grained finish.	If constructed with composition board, such as HardiPlank, does it have a smooth or grained finish?		Yes	Yes
215	604.A.1	Doors/Requirments & Configurations	Permitted materials for doors include wood, metal, glass, and pre-engineered metal and glass systems.	Are doors constructed of wood, metal, glass or pre-engineered metal and glass systems?		Yes	Yes
216	604.A.2.a	Doors/Requirments & Configurations	Garage doors: When an ALLEY is within or adjacent to a BES Site, garage doors shall face towards the ALLEY.	If garage doors are proposed, are they placed to face towards the alley?		Yes or N/A	Yes
217	604.A.2.b	Doors/Requirments & Configurations	Garage doors CLEARLY VISIBLE FROM THE STREET-SPACE shall be no more than 12 feet in width, and where there are multiple garage doors, there shall be a separation between garage doors of at least 12 inches.	If garage doors are proposed and are CLEARLY VISIBLE FROM THE STREET-SPACE, are they no more than 12 feet in width, or if multiple garage doors are proposed, is there a separation between the doors of at least 12"?		Yes or N/A	N/A
218	605.A.1.a	Windows/Requirments & Configurations	All windows shall be vertically proportioned such that their height is greater than their width, and shall meet the following: This proportion shall be measured to include all glass or unenclosed openings, and frame elements with a dimension less than 7 inches between glass or unenclosed openings, as one unit. Windows may include vertical, horizontal or square glass or unenclosed openings.	Are all windows vertically proportioned?		Yes	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
219	605.A.1.b	Windows/Requirments & Configurations	Windows may be grouped horizontally, but only if each is separated by a frame element, column, pier, or wall section, with a minimum width of 7 inches between glass or unenclosed openings.	Are any windows grouped horizontally, and if so, are unenclosed openings or glass separated by a frame element, column, pier or wall section with a minimum width of 7"?		Yes or N/A	Yes
220	605.A.1.c	Windows/Requirments & Configurations	Where muntins are used to divide panes of glass (either as true-divided lite windows or simulated-divided lite windows), muntins shall be applied to the exterior of the glass to create shadow and dimension.	Have muntins been proposed and properly designed within any windows?		Yes or N/A	Yes
221	605.A.2	Windows/Requirments & Configurations	Windows shall correspond to the CLEAR HEIGHT within a building and shall not span across building structure such as floor structural and mechanical thicknesses.	Do windows correspond to the Clear Height within a building and has it been confirmed that windows do not span across building structures?		Yes	Yes
222	605.A.2	Windows/Requirments & Configurations	Windows on different story levels shall be separated by a minimum 18 inch wall or framing element.	Are windows on different stories separated by a wall or framing element that is at least 18 inches in dimension?		Yes	Yes
223	605.A.3	Windows/Requirments & Configurations	Permitted window types are: single-, double-, and triple-hung, casement, awning, clerestory, and transom.	Are the proposed windows either single-, double-, or triple-hung style or casement, awning, clerestory, or transom style?		Yes	Yes
224	605.A.4	Windows/Requirments & Configurations	When used, shutters shall be sized to fit the adjacent window such that the opening would be covered if both shutter leaves were closed.	If used, do shutters fit the adjacent window such that the opening would be covered if both shutters are closed?		Yes or N/A	N/A
225	605.A.4	Windows/Requirments & Configurations	Shutters shall be constructed of wood and shall be mounted with appropriate hinges fastened to window frames and tiebacks fastened to masonry joints so as to appear or be operable.	If used, are shutters constructed of wood and mounted with appropriate hinges fastened to window frames, with tiebacks fastened to masonry joints, so as to appear or be operable?		Yes or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
226	605.A.5	Windows/Requirments & Configurations	On all upper Stories, a minimum of 40 percent of window glass area per Story shall be operable and openable. Buildings that have dwelling units containing more than one wall with windows shall distribute the operable windows amongst the walls so that cross-ventilation is possible.	Is at least 40 percent of the window glass area on each story of all upper stories operable and openable?		Yes	Yes
227	605.A.6	Windows/Requirments & Configurations	All window glass shall be clear and non-reflective, except as may be required for LEED or other green building standards.	Is all window glass clear and non-reflective, except as may be required for LEED or other green building standards?		Yes	Yes
228	605.A.7	Windows/Requirments & Configurations	Windows and window frames shall be recessed a minimum of 2 inches from the wall plane.	Are windows and window frames recessed at least 2 inches from the wall plane?		Yes	Yes
229	605.A.8	Windows/Requirments & Configurations	Permitted materials for windows are: wood, metal, glass, vinyl, fiberglass, and pre-engineered metal and glass systems.	Are windows constructed of wood, metal, glass, vinyl, fiberglass, or pre-engineered metal and glass systems?		Yes	Yes
230	606.A	Shopfronts/Requirements & Configurations	The bottom of all shopfront window glass shall be between 1 and 3 feet above the adjacent fronting clear sidewalk and shall run from the sill to a minimum of 8 feet above the adjacent fronting clear sidewalk.	Is the bottom of all shopfront window glass placed between 1 and 3 feet above the adjacent fronting clear sidewalk and does the glass extend at least 8' above the adjacent fronting clear sidewalk?		Yes or N/A	N/A
231	606.A	Shopfronts/Requirements & Configurations	Building Wall Material permitted by Section 603 above shall be used below the shopfront window glass.	Has it been confirmed that the building wall materials permitted by Section 603 are used below the shopfront window glass?		Yes or N/A	N/A
232	606.A	Shopfronts/Requirements & Configurations	Shopfront window glass shall be clear, with light transmission of at least 90 percent (modified as necessary to meet applicable building and energy code requirements). However, shopfront glass that is located above 8 feet the adjacent fronting Clear Sidewalk or no lower than the top of any door along the Shopfront may be tinted or stained.	Is shopfront window glass clear with light transmission of at least 90 percent, except for shopfront glass that is located at least 8' above the adjacent fronting clear sidewalk and no lower than the top of any door along the Shopfront, which may be tinted or stained?		Yes or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
233	605.A	Shopfronts/Requirements & Configurations	A minimum of 80 percent of the window surface shall allow a view into the building interior for a depth of at least 15 feet such that window signs or other opaque window glass treatments or applications are minimized.	Has it been confirmed that at least 80% of the shopfront window surface will allow for a view into the building interior for a depth of at least 15 feet and that window signs or other opaque window glass treatments or applications are minimized?		Yes or N/A	N/A
234	606.A	Shopfronts/Requirements & Configurations	However, operable shading devices within the conditioned space are permitted.	Are operable shading devices within the conditioned space proposed?		Yes or No	N/A
235	606.A	Shopfronts/Requirements & Configurations	Shopfront doors shall contain at least 60 percent transparent glass. Solid (completely opaque) doors are prohibited.	Do shopfront doors contain at least 60% transparent glass?		Yes or N/A	N/A
236	606.A	Shopfronts/Requirements & Configurations	Shopfronts shall be differentiated from the facade above by an expression line	Are shopfronts differentiated from the façade above by an expression line?		Yes or N/A	N/A
237	607.A	Awning & Canopies/Requirments & Configurations	The top of all AWNINGS shall be mounted no more than one (1) foot above the opening below. AWNINGS shall shade windows.	Are awnings installed no more than 1 foot above the opening below?		Yes or N/A	N/A
238	607.A	Awning & Canopies/Requirments & Configurations	AWNINGS shall be made of durable fabric and may be either fixed or retractable.	Are awnings made of durable fabric and are either fixed or retractable?		Yes or N/A	N/A
239	607.A	Awning & Canopies/Requirments & Configurations	High-gloss, plasticized, shiny or reflective materials are prohibited.	Has it been confirmed that high-gloss, plasticized, shiny or reflective materials are not proposed for awnings?		Yes or N/A	N/A
240	607.A	Awning & Canopies/Requirments & Configurations	Back-lit AWNINGS are prohibited.	Has it been confirmed that awnings are not back lit?		Yes or N/A	N/A
241	607.A	Awning & Canopies/Requirments & Configurations	CANOPIES shall be mounted to the building wall and supported either from below by brackets or from above by cables or chains, or be structurally integrated with the building.	Are canopies mounted to the building wall and supported either from below by brackets or from above by cables or chains, or structurally intergrated with the building?		Yes or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
242	607.A	Awning & Canopies/Requirments & Configurations	CANOPY framing shall be constructed of either metal or wood.	Is canopy framing constructed of either metal or wood?		Yes or N/A	N/A
243	607.A	Awning & Canopies/Requirments & Configurations	Permitted CANOPY roofing materials are: metal standing seam (5V crimp or equivalent), slate, glass, and corrugated metal.	Are canopy roofs constructed with either metal, standing seam, slate, glass or corrugated metal?		Yes or N/A	N/A
244	608.A	Roof Types	For Small Apartment, Townhouse, and Detached buildings, roof types shall be limited to gable, hip, and gambrel.	Are the roof types for Small Apartment, Townhouse, and Detached buildings either gable, hip, or gambrel?		Yes or N/A	N/A
245	608.A	Roof Types	Shed roofs are permitted on porches, stoops, canopies and balconies of Small Apartment, Townhouse, and Detached buildings	For Small Apartment/Townhouse or Detached buildings, are roof types for porches, stoops, canopies, and/or balconies, either gable, hip, gambrel, or shed?		Yes or N/A	N/A
246	608.B	Flat Roofs	Where flat roofs are permitted, they shall have a parapet around the entire perimeter of the building.	If flat roofs are proposed, is a parapet provided around the entire perimeter of the building?		Yes or N/A	Yes
247	608.C	Pitched Roofs	All pitched roofs shall be as follows: Roofs that cover the main body of a building shall have a slope of no less than 4:12 and no more than 10:12. The lower slope of a gambrel roof may have a pitch of up to 24:12.	Has it been confirmed that pitched roofs have the following: Roofs on the main body of the building have a pitch between 4:12 and 10:12, except that gambrel roofs may have a pitch of up to 24:12?		Yes or N/A	N/A
248	608.C	Pitched Roofs	The roofs of porches, stoops, canopies, and balconies shall have a slope of no less than 2:12 and no more than 6:12.	Roofs of porches, stoops, canopies, and balconies have a pitch between 2:12 and 6:12		Yes or n/a	N/A
249	608.C	Pitched Roofs	All roofs, except shed roofs, shall be symmetrically sloped.	Are all pitched roofs, except shed roofs, symmetrically sloped?		Yes or N/A	N/A
250	608.C	Pitched Roofs	The end walls of a gable or gambrel roof may extend up above the roof line to form a parapet.	Do the end walls of a gable or gambrel roof extend above the roof line to form a parapet?		Yes or No or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
251	608.C	Pitched Roofs	Gambrel roofs are permitted only when the roof ridge runs parallel to the front FACADE.	Has it been confirmed that all gambrel roofs are designed with the roof ridge parallel to the front Façade?		Yes or N/A	N/A
252	608.C	Pitched Roofs	Pitched roofs, except those on the FACADE side of the building, may be "cut out" to allow roof access for terraces and mechanical equipment. The cut out area shall be neither within 18 inches of either end of the individual building nor within 18 inches of the ridge.	If pitched roofs are cut out to allow roof access for terraces or mechanical equipment, is the cut out located away from the façade side of the building, is no closer than 18" of either end of the individual building, and no closer than 18" of the ridge?		Yes or N/A	N/A
253	608.C	Pitched Roofs	Permitted roofing materials for all pitched roofs are: metal, metal shingle, slate, synthetic slate, and composition shingles, provided, however, that corrugated metal roofs are prohibited.	Are pitched roofs constructed of metal, metal shingle, slate, synthetic slate, or composition shingles, and has it been confirmed that no corrugated metal roofs are used?		Yes or N/A	N/A
254	608.C	Pitched Roofs	Roof eaves shall overhang the walls below.	Do roof eaves overhang the walls below?		Yes or N/A	N/A
255	609.A.1	Mechanical Equipment/Requirements & Configurations	If mechanical equipment is located at-grade, and CLEARLY VISIBLE FROM THE STREET-SPACE, it shall be screened by a PRIVACY FENCE or GARDEN WALL.	If mechanical equipment is located at-grade and CLEARLY VISIBLE FROM THE STREET-SPACE, is it screened by a PRIVACY FENCE or GARDEN WALL?		Yes or N/A	N/A
256	609.A.2	Mechanical Equipment/Requirements & Configurations	All mechanical equipment on a roof shall be screened.	Is all mechanical equipment placed on a roof screened?		Yes or N/A	Yes
257	609.A.3	Mechanical Equipment/Requirements & Configurations	All screening of mechanical equipment and penthouses placed on a roof shall be set back from the roof line by a distance at least equivalent to the height of the screening or penthouse in order to minimize visibility from surrounding streets and shall have a maximum height of 18 feet.	Is all screening set back from the roof line by a distance of at least equivalent to the height of the screening or penthouse, with a maximum height of 18 feet?		Yes or N/A	Yes
258	610.A.1	Street Walls, Garden Walls & Privacy Fences	Permitted materials for Street walls are: brick, stone, cast stone, or other masonry	Are street walls constructed of the permitted materials?		Yes or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
259	610.A.2	Street Walls, Garden Walls & Privacy Fences	Street walls may include some openings within the masonry	Do any street walls include openings within the masonry?		Yes or N/A	N/A
260	610.A.3	Street Walls, Garden Walls & Privacy Fences	Street walls shall include copings which shall project between 1 and 4 inches from the face of the wall	Do street walls include copings meeting the required dimensions?		Yes or N/A	N/A
261	610.B.1	Street Walls, Garden Walls & Privacy Fences	Permitted materials for Garden walls are: brick, stone, cast stone, or other masonry faced with stucco, iron, steel, or a combination of masonry, iron and steel.	Are garden walls constructed of brick, stone, cast stone, or other masonry faced with stucco, iron, steel, or a combination of masonry, iron and steel?		Yes or N/A	N/A
262	610.B.1	Street Walls, Garden Walls & Privacy Fences	Garden walls may include panels of wood, metal, or dimensional composite material between piers.	Do garden walls include panels of wood, metal, or dimensional composite materials between piers?		Yes or N/A	N/A
263	610.B.2	Street Walls, Garden Walls & Privacy Fences	When building walls and garden walls are both faced with stucco and adjacent to one another, the finish and color shall be identical on both.	If building walls and garden walls are both faced with stucco and adjacent to one another, is the finish and color identical on both surfaces?		Yes or N/A	N/A
264	610.C.1	Street Walls, Garden Walls & Privacy Fences	Permitted materials for fences are: wood, metal, dimensional composite material, and wood/dimensional composite material with masonry piers.	Are fences constructed of wood, metal, dimensional composite material, or wood/dimensional composite material with masonry piers?		Yes or N/A	N/A
265	610.C.2	Street Walls, Garden Walls & Privacy Fences	Chain link fences are prohibited.	Has it been confirmed that no chain link fences are proposed?		Yes	Yes
266	610.D.1	Street Walls, Garden Walls & Privacy Fences	Permitted materials for gates are: wood, dimensional composite material, and metal, or combinations thereof.	Are gates constructed of wood, dimensional composite material, or metal, or combinations of the above materials?		Yes or N/A	Yes

Part 8. Parking Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
267	801	Purposes	<p>A) Ensure that minimum parking needs are met for a transit-oriented, bicycle- and walking-friendly corridor and that excessive parking is not built. B) Encourage redevelopment that provides committed affordable housing and preservation of historic buildings by providing flexibility for parking for phased or partial infill developments that promote alternative modes of travel through transportation demand management measures. C) Enable people to park once at a convenient location and to access a variety of commercial enterprises in pedestrian-friendly environments by encouraging shared parking. Reduce diffused, inefficient, single-purpose reserved parking. D) Avoid surface parking located between the curb and RBLs. E) Avoid adverse parking impacts on neighborhoods adjacent to the Neighborhoods Special Revitalization District. F) Maximize on-street parking to provide public and visitor spaces in residential areas and to support retail and civic activities in commercial areas. G) Increase visibility and accessibility of parking. H) Promote early prototype projects using flexible and creative incentives.</p>	Does the development project meet the general purposes of the Parking Standards?		Yes	Yes
268	802.A.1	General Standards	A minimum of 1.125 parking spaces per residential dwelling unit, of which a minimum of 0.125 parking space per residential unit shall be provided for visitors or as SHARED PARKING.	Is a minimum of 1.125 parking spaces per residential DU, including a minimum of 0.125 spaces for visitor or shared parking, being provided?	<i>Applicant has exceeded minimum affordable housing requirements to qualify for reduced parking ratio (only applies to affordable units)</i>	Yes or No	Yes
269	802.A.2	General Standards	A minimum of 1 space per 1,000 square feet of non-residential Gross Floor Area (GFA) shall be provided as SHARED PARKING, except for hotel uses as regulated below.	Is a minimum of 1 space per 1,000 square feet of non-residential GFA (except hotel uses) being provided as shared parking?		Yes or N/A	Yes
270	802.A.3	General Standards	A minimum of 0.825 space/unit for each hotel guest room, of which a minimum of 0.125 parking space per hotel guest room shall be provided as SHARED PARKING.	Is a minimum of 0.825 space/unit for each hotel guest room, including a minimum of 0.125 spaces for shared parking, being provided?		Yes or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
271	802.A.5	General Standards	Any limitations (such as time limits or hours of the day) on the SHARED PARKING time 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, respectively.	Does the proposal include any time limitations on shared parking, and has the proposal been reviewed and/or approved by the Zoning Administrator?		Yes or N/A	N/A
272	802.A.6	General Standards	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 2 spaces per residential dwelling units provided?		Yes or No or N/A	Yes
273	802.A.7	General Standards	RESERVED PARKING above the maximum may be provided upon payment to the County. The County Manager shall establish the amount of payment annually based on the approximate cost to build structured parking.	If reserved parking exceeds the maximums set in 802.A.6, is the applicant providing a payment to the County consistent with the County Manager's guidelines?		Yes or N/A	N/A
274	802.A.8	General Standards	Parking spaces for visitors shall be located in a clearly marked and designated common area available to all visitors, except for any parking spaces that may be provided as new on-street SHARED PARKING spaces.	Are parking spaces for visitors (except for new on-street shared parking spaces) located in a clearly marked and designated common areas available to all visitors?		Yes	Yes
275	802.A.9	General Standards	SHARED PARKING shall be designated by appropriate signage and markings as required by County policy.	Is shared parking designated by appropriate signage and marking as required by County policy?		Yes	Yes
276	802.A.10	General Standards	Parking requirements may be met either on-site or within the parking zone in which the development is located.	Are parking requirements being met either on-site or within the development's parking zone?		Yes	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
277	802.A.11	General Standards	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 approximate cost to build structured parking.	If minimum shared parking requirements are not being met on site, is the applicant providing a one-time payment to the County consistent with the County Manager's guidelines?		Yes or N/A	N/A
278	802.B.1	General Standards	For office uses, the developer shall provide a minimum of 1 employee bicycle parking space per 6,000 square feet of GFA and 1 visitor/customer bicycle parking space per 20,000 square feet of GFA.	For office uses, is a minimum of 1 employee bicycle parking space per 6,000 square feet of GFA and 1 visitor/customer bicycle parking space per 20,000 square feet of GFA being provided?		Yes or N/A	N/A
279	802.B.2	General Standards	For residential uses, the developer shall provide a minimum of 1 tenant bicycle parking space per 2.5 dwelling units and 1 visitor bicycle parking space per 50 dwelling units.	For residential uses, is a minimum of 1 tenant bicycle parking space per 2.5 DU and 1 visitor bicycle parking space per 50 DU being provided?		Yes or N/A	Yes
280	802.B.3	General Standards	For retail uses, the developer shall provide a minimum of 1 employee bicycle parking space per 25,000 square feet of GFA and 1 visitor/customer bicycle parking space per 5,000 square feet of GFA.	For retail uses, is a minimum of 1 employee bicycle parking space per 25,000 square feet of GFA and 1 visitor/customer bicycle parking space per 5,000 square feet of GFA being provided?		Yes or N/A	N/A
281	802.B.4	General Standards	For hotel uses, the developer shall provide a minimum of 1 employee bicycle parking space per 10 guest rooms.	For hotel uses, is a minimum of 1 employee bicycle parking space per 10 guest rooms being provided?		Yes or N/A	N/A
282	802.B.5	General Standards	All office, residential and hotel visitor bicycle parking shall meet the standards for Class III or Class II bicycle parking as defined in the Arlington County Master Transportation Plan's Bicycle Element (July 2008).	Do all bicycle parking spaces meet the Class III or Class II standards as defined in the Arlington County MTP Bicycle Element (July 2008)?		Yes	Yes

Part 8. Parking Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
283	802.B.5	General Standards	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-SPACE and constructed using the same materials or materials appearing to be the same as those used on the primary building(s).	Where tenant and employee bicycle parking cannot be accommodated within structured parking on-site, will such parking be located in an independent facility on-site that is screened from view of pedestrians along a street-space and constructed of the same or similar materials as those used on the primary building?		Yes or N/A	N/A
284	802.B.5	General Standards	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.	If an independent bicycle parking facility is provided, will it be situated so it does not encroach on any area in the public right of way intended for pedestrians or any area required for fire egress?		Yes or N/A	N/A
285	804.1	Parking Standards for Phased Infill Development	Parking for existing dwelling units shall be provided such that in any single phase of development, the number of parking spaces shall not be decreased below the lesser of a or b, unless modified by the County Board as set forth in 205.B.1.g: a. The number of spaces required to provide 1.125 space per unit for the associated existing dwellings that would remain during interim conditions; or b. The number of spaces per dwelling legally existing on the site at the time of the application, associated with the dwellings that would remain during interim conditions.	For existing dwelling units, is parking for each phase of the development project provided so that at least a) 1.125 spaces per unit will remain during the interim conditions or b) the number of spaces per dwelling legally existing on the site at the time of the application will remain during interim conditions (whichever is lesser)?	27 units on the south site are being retained with 20 existing parking spaces and 12 new parking spaces to meet this standard (matching the quantity legally existing on the site).	Yes or N/A	Yes
286	804.2	Parking Standards for Phased Infill Development	New on-street parking spaces created may count towards SHARED PARKING	Will new on-street parking spaces be created with this development project and if so, is the applicant proposing to count those spaces towards the required shared parking?		Yes or N/A	Yes

Part 8. Parking Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
287	804.3	Parking Standards for Phased Infill Development	The required number of parking spaces for existing dwelling units may be temporarily provided at an off-site location during an interim phase, or during construction, so long as the off-site parking spaces are contractually available for the residential use in form acceptable to the Zoning Administrator.	If temporary off-site parking spaces are provided for existing dwelling units during an interim phase or during construction, are the spaces contractually available for the residential use and in form acceptable to the Zoning Administrator?		Yes or N/A	N/A
288	804.4	Parking Standards for Phased Infill Development	SHARED and visitor parking spaces provided within the DEVELOPMENT PROJECT shall be available to all dwelling units within the DEVELOPMENT PROJECT, including to dwelling units in existing buildings.	Has it been confirmed that shared and visitor parking spaces provided within the development project will be available to all dwelling units within the development project and the dwelling units in existing buildings?		Yes or N/A	N/A
289	804.5	Parking Standards for Phased Infill Development	At the end of phased development when all approved new development is complete, the number of parking spaces in the DEVELOPMENT PROJECT will meet the requirements of 802.A or 803/903.A.1.	Does the phasing plan indicate that the number of parking spaces in the development project will meet the requirements of 802.A or 803/903.A.1 by the final phase of the project?		Yes or N/A	Yes