

Page	Standard	Description	Specialized ?	Notes
Page 33	Std 1	Design Standards/Site Design 33 1. All new buildings <u>shall</u> be built within a specified distance of the (the build-to line) plus or minus the allowable variation. See Map 6: Riverdale Park M-U-TC Build-to Lines for specific locations. The build-to line shall be measured on US 1 from the projected face-of-curb in Table 4 to the existing building footprint since this is a renovation of the historic core of buildings.	New	Unclear as to measurements between Concept Plan and Site Plan submitted (GFA numbers are not the same). Also Looking at Concept measurements there is a departure from the site drawings. Please see Site Tabulations vs. applicant provide numbers on the site plat (2152 vs. 2344 sq ft)
Page 33	Std 2	2. All new buildings with commercial uses on the first story <u>shall</u> be located adjacent to the sidewalk	New	Unclear as to measurements between Concept Plan and Site Plan submitted (GFA numbers are not the same). Also Looking at Concept measurements there is a departure from the site drawings. Please see Site Tabulations vs. applicant provide numbers on the site plat (2152 vs. 2344 sq ft)
Page 33	Std 3	3. All new building sidewalls <u>shall</u> abut the sidewalls of adjacent buildings except for the provision of passages in enclosed blocks. A maximum of two passages are permitted per block. Each passage <u>shall</u> have a maximum width of eight feet.	New	N/A
Page 33	Std 7	Gas stations may add an additional 30 feet to the build-to line in order to place a pump between the station and the sidewalk. The additional setback <u>may not</u> be used for customer parking, loading or outdoor storage. setback <u>may not</u> be used for customer parking, loading or outdoor storage.	Gas station	N/A
Page 33	Std 8	8. New buildings <u>may not</u> be built within 100 feet of a railroad track. residential units, and services.	New	N/A

<p>Page 34</p>	<p>Std 1</p>	<p>Standards 1. Buildings <i>shall</i> occupy a minimum of 50 percent of the net lot area</p>	<p>Unclear as to measurements between Concept Plan and Site Plan submitted (GFA numbers are not the same). Also Looking at Concept measurements there is a departure from the site drawings. Please see Site Tabulations vs. applicant provide numbers on the site plat (2152 vs. 2344 sq ft)</p>
<p>Page 34</p>	<p>Std 2</p>	<p>1. Buildings <i>shall</i> occupy a minimum of 50 percent of the net lot area. The building facade <i>shall</i> occupy a minimum of 66 percent of the build-to-line.</p>	<p>Unclear as to measurements between Concept Plan and Site Plan submitted (GFA numbers are not the same). Also Looking at Concept measurements there is a departure from the site drawings. Please see Site Tabulations vs. applicant provide numbers on the site plat (2152 vs. 2344 sq ft)</p>
<p>Page 34</p>	<p>Std 3</p>	<p>The building facade <i>shall</i> occupy 100 percent of the frontage width of the lot, unless the lot contains one of the two allowed mid-block alley or a walk-through connection. In this case, the building <i>shall</i> abut the alley or walk-through connection.</p>	<p>Unclear as to measurements between Concept Plan and Site Plan submitted (GFA numbers are not the same). Also Looking at Concept measurements there is a departure from the site drawings. Please see Site Tabulations vs. applicant provide numbers on the site plat (2152 vs. 2344 sq ft)</p>

Page 34	Std 4	4. Buildings <i>shall</i> be built flush to adjacent buildings, if possible, on adjacent lots when connects the sidewalk to rear parking or public outdoor use.		Unclear as to measurements between Concept Plan and Site Plan submitted (GFA numbers are not the same). Also Looking at Concept measurements there is a departure from the site drawings. Please see Site Tabulations vs. applicant provide numbers on the site plat (2152 vs. 2344 sq ft)
Page 34	Std 5	5. Gas stations <i>shall</i> share sidewalls with, or be located within eight feet of, the adjacent property.	Gas station	N/A
Page 34	Std 6	6. The streetscape <i>shall</i> be located between the face-of-curb and the build-to line, residential fence line, or institutional use/large building park or plaza forecourt. All applicants <i>shall</i> be responsible for streetscape improvements located on their of Riverdale Park and where applicable, the State Highway Administration.		Unclear as to measurements between Concept Plan and Site Plan submitted (GFA numbers are not the same). Also Looking at Concept measurements there is a departure from the site drawings. Please see Site Tabulations vs. applicant provide numbers on the site plat (2152 vs. 2344 sq ft)
Page 34	Std 7	7. Streetscape improvements <i>shall</i> be designed in conformance with the streetscape standards in the Public Space Section.		Unclear as to measurements between Concept Plan and Site Plan submitted (GFA numbers are not the same). Also Looking at Concept measurements there is a departure from the site drawings. Please see Site Tabulations vs. applicant provide numbers on the site plat (2152 vs. 2344 sq ft)

Page 35	Std 1	Commercial uses on transitional properties in the historic core <u>shall</u> have a minimum 20-foot-wide side bufferyard and a minimum 7-foot-wide rear bufferyard adjacent residentially zoned properties. a. A hedge, decorative fence, or dense shrubs <u>shall</u> be placed along the adjacent properties. shrubs shall be placed along the adjacent properties. b. This setback <u>shall</u> remain a buffer yard with appropriate landscaping. parked cars are adequately screened from residential properties.	Transitional	1a and 1b not met. No screening or landscaping proposed for adjacent properties and parked cars will be readily visible
Page 35	Std 2	2. Appropriate screening materials <u>shall</u> be wood, brick, stone, masonry stucco, or any combination thereof that complements the structure.		Unknown if this is met - details not given on the east or south property lines.
Page 35	Std 3	3. Chain-link fence, razor wire, and barbed wire are inappropriate in a town center and <u>shall not</u> be used for fencing, screening or security, except where chain link is used to surround athletic courts.		N/A
Page 35	Std 4	4. Dumpsters, HVAC units, and utility mechanical equipment <u>shall</u> be completely screened so as not to be visible from sidewalks.		Unknown if this is met - HVAC likely to be visible from sidewalks, Dumpster appears compliant. Proposed cooler/utility details likely to be visible from sidewalks. 711 standard is 600 amp/3phase electric - this is an upgrade from the site's current service - no details provided
Page 36	Std 5	5. When parking lots are adjacent to single-family residential uses, parking and parking access <u>shall</u> be screened so that vehicles are not visible from the residential lot. Appropriate screening may include attractive fencing (see standard 2), or a landscaped grade change. All other fencing <u>shall</u> be visually permeable above three and a half feet.		Not met. Vehicles will be visible
Page 36	Std 7	7. Decorative fencing and gates (a minimum of three feet and a maximum of four feet in height) <u>shall</u> enclose residential terraces, courtyards and gardens adjacent to a public street sidewalk. Fence is not required if yard is less than 7' deep or has a porch. 8. Parking lots adjacent to other parking lots, streets or alleys should not be separated by a wall or fence. If this is unavoidable, an operable gate or fence opening shall be provided to connect the lot to the street, adjacent alley or parking lot.		Not met. Applicant has suggested a proposed 3' masonry wall on its western property line.
Page 36	Std 9	Outdoor storage adjacent to a single-family residential use <u>shall</u> be completely screened. Separate semiprivate front gardens from the public street with a low fence.		N/A

Page 37	Std 1	Alleys should be part of new developments and shall be created in accordance with the Riverdale Park town center concept.		N/A
Page 37	Std 2	2. New alleys in the historic core should be eight feet wide. 3. All new gas stations <i>shall</i> have a maximum of two 18-foot-wide driveways. 6. Drive through windows are inconsistent with the pedestrian orientation of the town center and are strongly discouraged. Drive-through windows may only be considered if accessed by alleys and located on the rear only are permissible and encouraged.	Gas station	N/A
Page 37	Std 8	8. ATMs may be located on the front or side of the building, but <i>may not</i> have vehicular access.		N/A
Page 37	Std 9	9. A minimum four-foot-wide sidewalk <i>shall</i> provide access from parking lots to the rear entrances and other public on-site access areas.		Met
Page 38	Std 1	All new development on sites greater than two acres in size <i>shall</i> place utility lines underground or relocate them to the rear of the property. Development on smaller sites should relocate utility lines to the rear of the property. Utilities <i>shall</i> include, but are not limited to, electric, natural gas, fiber optic, cable television, telephone, water and sewer service.	New	Not met and/or details not provided/standard not addressed. 711 standard is 600 amp/3phase electric - this is an upgrade from the site's current service - no details provided
Page 38	Std 2	2. Dumpsters <i>shall</i> be located on the side of or behind a building;		Met
Page 38	Std 3	3. HVAC units <i>shall</i> be located beside, behind or on top of a building (to the rear behind or on top of a building (to the rear behind a parapet wall or other facade or roof treatment); these features <i>shall not</i> be located in front of a building or adjacent to located in front of a building or adjacent to a rear public entrance.		Most likely met. Need details of HVAC placement to further evaluate compliance
Page 38	Std 4	4. Window HVAC units <i>shall not</i> be allowed on facades facing streets.		N/A

Page 39	Std 1	1. The maximum number of off-street surface parking spaces permitted for each land use type <i>shall</i> be equal to 80 percent of the minimum number required in Zoning Ordinance 27-568(a). Additional parking may be considered if structured.	Section 27-568(b) allows for the reduction of the maximum by up to 15% for the purpose of fulfilling the Parking Lot Interior Planting Requirement of Section 4.3c(2)(a) of the Landscape Manual assuming the impervious area exceeds 40% of net lot area of the site. Due to the enormous masses of impervious area proposed for this site, this reduction would be entirely appropriate. This reduces the applicants stated calculation of 1 per 200 of the listed 2152 GFA as follows: Max from 11 to 10. MUTC 80% = 8 spaces (all numbers rounded up to next whole). Applicant has exceeded the maximum spaces allowed
Page 39	Std 2	2. The minimum number of off-street surface parking spaces permitted for each land use type <i>shall</i> be reduced 50 percent from the minimum number of 27-568(a) of Zoning Ordinance.	Met
Page 39	Std 4	4. Where shared parking is utilized, the applicant <i>shall</i> provide details of the development's proposed uses and the applicant <i>shall</i> provide details of the development's proposed uses and required parking. The applicant <i>shall</i> then demonstrate that the available proposed uses in addition to any other development being served by the shared parking lot. The applicant <i>shall</i> also provide information on the times when the lack of potential conflict between multiple uses. The shared parking facility <i>must</i> be within a walkable distance (approximately a quarter mile) to the primary entrances of all uses being served. Copies of this documentation <i>must</i> be presented to the Town of Riverdale Park.	N/A
Page 39	Std 6	Verifiable data <i>must</i> be produced that supports the desired reductions in minimum off-street parking.	N/A
Page 39	Std 8	Loading facilities and spaces <i>shall</i> be provided that meet the needs of the proposed development without interrupting the flow of traffic.	Met

Page 39	Std 2	2. Multifamily housing for the elderly or physically handicapped <i>shall</i> provide a minimum of .66 off-street parking for each dwelling unit.	Multifamily	N/A
Page 39	Std 3	3. Loading facilities and spaces <i>shall</i> be provided that meet the needs of the residential development without interrupting traffic flow.	Residential	N/A
Page 39	Std 4	Each 20 feet of linear feet of legal on-street parking may count as on parking space toward the required off-street parking.		N/A
Page 40	Std 1	Lots with more than two rows of parking spaces <i>shall</i> include curbed islands for trees. Parking <i>shall</i> be provided behind, beside, or under the building, or in a nearby parking lot.		Not met. Applicant should redesign parking to incorporate parking on the side, not front of building
Page 40	Std 2	2. Parking <i>shall</i> be accessed from an alley, side street, or if appropriate, adjacent shared side street, or if appropriate, adjacent shared parking.		Not met - applicant proposes access via two ingress/egress points with one directly on Route 1
Page 40	Std 3	3. Parking for multifamily housing <i>shall</i> be located under units on the rear of the lot, in (behind the building) and, where possible, accessed from a rear or mid-block alley.		N/A
Page 40	Std 4	4. Parking lots <i>shall</i> retain or relocate existing trees, to the greatest extent possible at the time of construction, to appropriate locations within the lot.		N/A
Page 40	Std 5	5. The tree-to-parking-space ratio <i>shall</i> be one shade tree per ten spaces. The trees shall be a minimum of 2- to 2 -inch caliper.		Not met and/or details not provided/standard not addressed. Licensed arborist, landscape architect detail, schedule, plan not provided
Page 40	Std 6	6. Tree boxes <i>shall</i> be located in the corners of and/or along the edge of the lot, and if needed, in islands and of dimensions similar to streetscape tree boxes.		Not met and/or details not provided/standard not addressed. Licensed arborist, landscape architect detail, schedule, plan not provided
Page 40	Std 7	7. Parking <i>shall</i> be adequately signed from the street in coordination with the Town of the street in coordination with the Town of Riverdale Park.		Details not provided but can be met with coordination with the Town of RP
Page 40	Std 8	8. Car repair businesses <i>may not</i> store vehicles in front of or alongside the building.		N/A
Page 41	Std 12	12. Structured parking facing a public street <i>shall</i> be considered a building (conforming to applicable standards) and be designed to visually screen cars. Greenery and architectural embellishment are encouraged.	Structured Parking	N/A
Page 41	Std 13	13. Structured parking <i>shall not</i> obstruct the view of, or negatively impact any views facing a public street and should be wrapped by retail, office, or residential use.	Structured Parking	N/A

Page 41	Std 15	15. Loading areas <i>shall</i> be attractive and well maintained.		Not met - Loading areas reflect strip mall sentimentality not conducive with the intent of pedestrian orientation
Page 41	Std 16	16. New development <i>shall</i> provide adequate loading spaces to the rear of the building.	New	Not met - Loading areas reflect strip mall sentimentality not conducive with the intent of pedestrian orientation
Page 42	Std 1	Standards 1. Commercial signs <i>may only</i> identify businesses and products located on site.		Met based upon details provided
Page 42	Std 2	2. Commercial signs <i>shall</i> be building mounted only. Freestanding signs <i>shall not</i> be allowed.		Not met. The applicant has proposed internally lit plastic signage on the building as well as a monument sign in the NW corner of the property
Page 42	Std 2	Information marking the way to parking, historic sites, maps of the area, and other amenities. In these cases, such signage <i>may only</i> be provided in coordination with the Town of Riverdale Park and any other applicable agency and <i>may not</i> include commercial or product information.		N/A
Page 42	Std 4	4. Movable stands (with the business logo and name) containing menus as part of an outdoor cafe are allowed and shall not exceed 2 by 2.5 feet.		N/A
Page 43	Std 1	1. Primary entrances for all uses, except single-family dwellings, on public streets <i>shall</i> be well illuminated by a shielded light with a high color rendering index.		Unclear if applicant has met the standard. Entrance lighting details unavailable
Page 43	Std 2	2. Alleys, parking, dumpsters, and service entrances <i>shall</i> be illuminated with shielded pedestrian-oriented lighting located no greater than 14 feet above ground level.		Unclear if applicant has met the standard. Dumpster and parking lighting details unavailable
Page 43	Std 3	3. Fixtures <i>shall</i> be located so that light does not spill from a parking lot or service area not spill from a parking lot or service area onto an adjacent residential property.		Not met and/or details not provided/standard not addressed by applicant's materials
Page 43	Std 4	4. All lighting <i>shall</i> be shielded and of an intensity that minimizes light pollution.		Not met and/or details not provided/standard not addressed by applicant's materials
Page 44	Std 1	Standards 1. The required tree coverage for each property <i>shall</i> be ten percent of the gross site area, measured by the projected ten-year canopy provided by the tree. In lieu of...		Not met and/or details not provided/standard not addressed by applicant's materials

Page 44	Std 2	2. Healthy trees shall be preserved. Where they cannot be preserved on site may be transplanted elsewhere in a new location within Riverdale Park.	Met
Page 44	Std 3	3. The property owner <i>shall</i> install hose bibs on the outside of new buildings in locations to water trees and landscaping.	Not met and/or details not provided/standard not addressed by applicant's materials
Page 45	Std 4	4. A licensed landscape supply company, landscape architect, or arborist shall be contracted for installation and to certify the overwhelming the streetscape.	Not met and/or details not provided/standard not addressed by applicant's materials
Page 45	Std 1	Standards 1. Building height <i>shall</i> conform to Table 5. See a, b, c page 45.	Not met. Building increases in height to 18'8" from <10' at its lowest point but table 5 requires 2-3 stories
Page 45	Std 2	2. An additional two stories may be considered if each story is stepped back ten feet from the previous and the building will not overwhelm adjacent properties, enhances the town center and is not in the historic core.	N/A
Page 47	Std 1	Buildings <i>shall</i> have a tripartite (three-part) composition, where the base (pedestrian-level), middle (windows or balconies) and top (cornice, roof or pediment) are distinct parts of the whole building on all public faces. It is appropriate to add height to the middle tier to create taller buildings. Buildings without a tripartite design <i>may only</i> be permitted outside the historic core if they (a) are architecturally unique and enhance overall appearance of the town center thru conformance to the Riverdale Park's M-U-TC development plan's overall design principles.	Not met and/or details not provided/standard not addressed by applicant's materials. Building lacks a tripartite composition and lacks architectural uniqueness
Page 47	Std 2	2. Buildings <i>shall</i> maintain horizontal divisions between the street level and upper as aligned windows, awnings, brick banding, and cornices.	Not met and/or details not provided/standard not addressed by applicant's materials
Page 47	Std 3	3. Trademark buildings shall conform in full to the building design standards; departures are not allowed.	7-eleven has numerous active trademarks including serial#77675061, #85383938. This standard has always been interpreted in prior cases towards applicants proposing trademarked businesses on site
Page 48	Std 4	Buildings that exceed 60 feet in frontage and are primarily horizontal in composition (that exceed a 1:1 ratio of width to height) <i>shall</i> be articulated so as to read as multiple buildings through a 1) massing, 2) materials, 3) vocabulary changes.	Not met. Building is almost 66' in frontage and has not been articulated as required

Page 48	Std 5	5. Facades facing a street <i>shall not</i> contain vinyl siding. Materials on facades facing a brick, stone and articulated stucco with concrete, metal and wood details.		Proposed materials communicate by the applicant include Dryvit/EIFS which are not an acceptable substitution for materials such as stucco. Current elevations would not be screened to new development to the South.
Page 48	Std 6	6. Building facades <i>shall</i> be compatible, e.g., have massing, window and door openings, existing structures and are strongly encouraged to have individual character.		N/A
Page 48	Std 7	7. Synthetic modern sidings <i>shall not</i> be used. Materials facing buildings in this area such as masonry, brick, wood and clear glass. Alternative materials may be approved if material are submitted and approved.		N/A
Page 49	Std 8	8. The historic character of buildings <i>shall</i> be maintained.		N/A
Page 49	Std 9	9. All new multifamily housing developments shall incorporate characteristics of larger surrounding single-family homes but may develop an individual style by providing high visibility with the street, mimicking roof pitches of surrounding community, providing vertical windows and reflecting proportions of existing buildings.	New Multifamily	N/A
Page 49	Std 10	Ground level residential units shall be at minimum 3 feet above grade.	Residential	N/A
Page 49	Std 12	.Residences are strongly encouraged to have porches (eight feet by six feet minimum) and units adjacent to a sidewalk shall at a minimum have stoops (six feet by six feet).		N/A
Page 50	Std 15	15. All multifamily residential development <i>shall</i> use high-quality building materials and double-glazed windows.	Residential	N/A
Page 50	Std 16	16. All multifamily residential units <i>shall</i> include a variety of amenities such as a and walk-in closets.	Residential	N/A
Page 50	Std 17	17. All multifamily residential development <i>shall</i> include a quality common area such as a recreation room, swimming pool, rooftop terrace or park area.	Residential	N/A
Page 51	Std 1	Standards 1. All new buildings and additions <i>shall</i> incorporate traditional design elements that are architecturally compatible, regionally responsive, and historically sensitive. The following elements <i>shall</i> be included: a. Similar roof pitches vertical windows, architectural framing and detail on all openings, usable porches/balconies, formal primary entrances.	New	N/A

Page 52	Std 2	52 2. Any dormers shall be compatible with the overall style of the building and the historic character.		N/A
Page 52	Std 3	3. Buildings larger than adjacent residences shall mitigate this through massing and material changes that simulate and echo the town center's economic vitality.		N/A
Page 53	Std 1	Standards 1. HVAC units <i>shall</i> be surrounded on all sides by a wall to buffer adjacent uses.		Parapet wall if high enough will meet this standard
Page 53	Std 2	2. The sound from the exterior to within the interior of all residences <i>shall not</i> exceed 45 dBA (Ldn) and should not exceed 35 dBA.	Residential	Not met and/or details not provided/standard not addressed by applicant's materials
Page 54	Std 1	Standards 1. Commercial facades at ground level facing a street <i>shall</i> be visually permeable (clear glass windows, doors, etc.) 60% of facade being constructed of transparent material (glass). In the historic core, this minimum <i>shall</i> be 70 percent.	Commercial	Met
Page 54	Std 2	2. Transparent material <i>shall</i> be primarily located across the length of the facade in the area between 2 to 9 feet in height.		Met
Page 54	Std 3	3. Windows <i>shall</i> have a vertical orientation, except at the ground floor where square windows with a horizontal orientation are appropriate for storefronts.		Met
Page 54	Std 4	4. Mirrored, reflective, or tinted windows <i>may not</i> be used.		Met
Page 54	Std 5	5. Storefront security devices <i>shall not</i> be permanently visible from inside or outside. Attractive and visually permeable roll down and accordion security devices <i>may only</i> be placed on the exterior of the facade if hidden by appropriate architectural detailing.		Met
Page 55	Std 6	6. A working door that serves as the main entrance <i>shall</i> be located on a public street, not on an alley, side street, or parking lot.		Not met. Parking lot proposed to be directly in front of entrances
Page 55	Std 7	7. The main entrance <i>shall</i> be articulated through a combination of material changes features, architectural detailing, signs, awnings, and canopies.		Not met. Entrance looks identical to other fenestration and canopies
Page 55	Std 8	8. Public rear entrances shall be articulated with a combination of awnings, signs, featuring distinctive architectural elements.		N/A

Page 55	Std 9	9. Buildings located at street intersections should be built or renovated, if practical to address the corner through a primary public entrance oriented toward the corner featuring distinctive architectural elements		Not met. Building could easily and should be oriented towards the corner but it is not. Door openings as proposed do not have distinctive architectural elements and the proposed development is missing a significant chance to maximize on its signature building status
Page 55	Std 10	10. Walls facing public streets or to the rear <i>shall</i> have windows that occupy at least 40 percent of the wall area.		Appears to be met on Sheridan, not met on rear building facing residential house on eastern property line. TBD based upon remediation of Page 55 Standard 9
Page 55	Std 11	Windows facing a mid-block wall shall have several windows on each story above ground level. Windows on each story above ground level (25 percent of wall square footage at minimum). At the ground level, windows shall occupy a minimum of 10 percent of the wall.		Appears to be met on Sheridan, not met on rear building facing residential house on eastern property line. TBD based upon remediation of Page 55 Standard 9
Page 55	Std 12	12. Windows on new residential units <i>shall</i> be at a minimum 30 percent operable.	New Residential	N/A
Page 55	Std 13	13. Windows on the first floor <i>shall</i> be articulated with sills, frames, and other details appropriate to the style of the building.		Met
Page 55	Std 14	14. Windows on new residential units shall be primarily vertical so as to be compatible with Riverdale Park single-family residential neighborhoods.	New Residential	N/A
Page 56	Std 1	Commercial signs <i>may only</i> relate to businesses and products located on site, except where pre-existing signs enhance the streetscape. products located on site.		Met
Page 56	Std 2	2. Unique neon signs, internally lit signs, and signs with moving parts or blinking lights <i>may only</i> be approved for creative value that enhances the town center in areas.		Not met. All signage proposed is internally lit and the standard 7-11 trademark signage. The proposed signage lacks any creative value to provide flexibility to the applicant
Page 56	Std 3	3. Plastic and neon are not appropriate signage material and <i>shall not</i> be permitted.		N/A

Page 56	Std 4	4. All commercial enterprises <i>shall</i> have a minimum of one sign oriented towards pedestrians. Blade and bracketed signs are encouraged as are pin lettering.		Not met. Only the disallowed monument sign has any kind of pedestrian orientation and still primarily focused upon vehicular traffic. Other signage mounted too high to be considered pedestrian focused. No pedestrian amenities have been proffered on the site although it is large enough to accommodate.
Page 56	Std 6	6. Facade and rear public entry signage <i>shall</i> include flat board, relief sculpture, and blade and bracket.		Not met. Signage is trademarked internally lit plastic signage
Page 56	Std 7	7. Blade and bracket signs should not exceed three feet by three feet.		N/A
Page 56	Std 8	8. Signage <i>shall</i> be lit externally, so that the light does not exceed the area of the sign.		Not met. All signs lit internally
Page 57	Std 9	9. Signs <i>shall</i> be complementary in color, shape and materials of adjacent establishments.		N/A
Page 58	Std 10	Vertical banners braced and mounted vertically on the buildings are appropriate. However temporary banners <i>shall not</i> be allowed.		N/A
Page 57	Std 11	11. Signs mounted above the building <i>shall not be allowed.</i>		N/A
Page 57	Std 12	12. Signs mounted above buildings <i>shall not</i> be allowed.		N/A
Page 57	Std 14	14. Signs painted onto side facades <i>shall</i> reflect the early twentieth century history .		N/A
Page 57	Std 17	17. Awnings should be placed on the top of openings, such as windows and doors, and shall relate to the opening shape.		Met
Page 57	Std 18	18. Metal awnings that simulate cloth awnings are not appropriate and shall not be allowed.		N/A
Page 57	Std 19	19. Letters and logos painted on storefront windows/doors <i>shall not</i> exceed 25 percent of the window/door area.		N/A
Page 58	Std 1	Standards 1. All applicants <i>shall</i> be responsible for streetscape improvements located on their property.		Details not provided regarding SHA or Town coordination

Page 58	Std 2	2. The required width of the streetscape for specific properties <i>shall</i> be found on Map 4: US 1 Concept and Table 2: Public Space specific properties <i>shall</i> be found on Map 4: US 1 Concept and Table 2: Public Space Recommendations. The streetscape <i>shall</i> be located between the face-of-curb and the build-to line. Where expansion of US 1 roadbed is recommended, the area between the existing face-of-curb and the future face of- curb <i>shall</i> be treated as an extension of the landscaping/pedestrian amenity strip.		Not Met. Sidewalk and landscape buffer sized incorrectly providing for a poor pedestrian experience. Site streetscape is not designed for the multi-modal nature of the zoning - geared towards cars only.
Page 59	Std 1	Sidewalks 1. The sidewalk <i>shall</i> be constructed between the landscaping/pedestrian amenity strip and build-to line.		Not met. Sidewalks in the elevation drawings are placed to abut the street with the landscaping/pedestrian amenity strip in between the sidewalk and parking lot. Sidewalks are not listed in the concept plan.
Page 59	Std 1	A seven-foot pedestrian zone <i>shall</i> be preserved unobstructed; the remainder of the sidewalk may contain street furniture.		Not met
Page 59	Std 2	2. The minimum seven-foot-wide walkway <i>shall</i> be located a maximum of three feet from the build-to line. The three-foot area may be used for street furniture.		Not met
Page 59	Std 3	3. The pattern, material and slope of the sidewalk <i>shall</i> continue across driveways and alleys to signal that pedestrians and bicyclists may be present in the crosswalk and <i>shall</i> have priority.		Unclear if met. Details on curb cut and elevation not provided
Page 59	Std 1	Amenity Zone 1. A minimum eight-foot wide landscaping/ pedestrian amenity strip <i>shall</i> be installed along US 1 between the sidewalk edge and the proposed face-of-curb.	US 1	Not Met. Amenity strip sized to 3' not 8' and the sidewalk not the amenity strip has been placed abutting Route 1. Site Plat differs from conceptual elevation drawings. Site plat does not list sidewalks at all
Page 59	Std 1	All other streets <i>shall</i> have a minimum six-footwide landscaping/pedestrian amenity strip installed between the sidewalk and sheet curb.		Not met.
Page 59	Std 2	2. Street furniture <i>shall</i> be easy to maintain, durable in construction, of high quality, and manufactured to withstand an outdoor setting.		Not Proposed but any approvals should require them

Page 59	Std 3	3. All items, including landscaping and tree boxes, <u>shall</u> be offset from the curb a minimum of 1.5 feet to avoid car door obstruction and may be located in the sidewalk, outside of the seven-foot-wide walkway. Furniture intended for seating <u>shall</u> be set back from the curb a minimum of five feet.		Unclear if met - landscaping schedule/plan not submitted
Page 60	Std 4	4. Businesses are encouraged to provide a minimum of one bicycle rack. Bicycle racks <u>shall</u> be located so that bikes do not extend from the landscaping/pedestrian amenity strip into the pedestrian right-of-way or into the street.		Bicycle rack not proposed but any approvals should require them
Page 60	Std 5	5. All landscaping and tree boxes <u>shall</u> have a low-impact stormwater system that stores redirects stormwater for reuse as irrigation.		Unclear if met - landscaping schedule/plan not submitted. Stormwater system not discussed other than note #3 on the concept plan that assumes the site is compliant
Page 60	Std 6	Street trees to be planted in the US 1, Queensbury Road, East West Highway, and the Rhode Island Avenue landscaping/ pedestrian amenity strip <u>shall</u> be located every 30 to 40 feet (relative to full growth pedestrian amenity strip <u>shall</u> be located every 30 to 40 feet (relative to full growth size), and <u>shall</u> be a minimum of 2 - to 3- inch caliper.		Unclear if met - landscaping schedule/plan not submitted
Page 60	Std 7	7. Tree boxes <u>shall</u> be a minimum of 5 feet wide and 10 feet long or 8 x 12, and a maximum of 4 feet deep. A raised barrier should be provided around the perimeter of the tree box and a permeable, attractive material such as stones or two inches of mulch <u>shall</u> be used to protect tree roots. Under the sidewalk paving between tree boxes and any access driveways, a continuous root zone area <u>shall</u> be provided with a minimum of two feet in depth.		Unclear if met - landscaping schedule/plan not submitted
Page 60	Std 8	8. On all new construction, tree boxes and the continuous root zone under the sidewalk between tree boxes <u>shall</u> be filled with structured soil to a minimum depth of two feet below the paving material.	New	Unclear if met - landscaping schedule/plan not submitted
Page 61	Std 9	9. Landscape strips do not require structured soil and <u>shall</u> be a minimum of seven feet wide along US 1 and a minimum of five feet wide in all other places.		Not met
Page 61	Std 11	Appropriate landscaping includes shrubs that do not exceed three feet in height. Turf grass is not acceptable.		Appears not to have been met. Landscape buffer proposed appears to have turf grass. Landscaping schedule/plan not submitted so impossible to validate

Page 61	Std 12	12. Landscaping at full growth <i>shall</i> cover a minimum of 70 percent of each landscape box or strip.		Unclear if met - landscaping schedule/plan not submitted
Page 61	Std 14	14. A seat wall may be used to surround tree boxes to provide pedestrian seating. The seat wall <i>shall</i> be constructed a maximum of 18 inches above sidewalks and set back from the curb a minimum of 2 feet. It <i>must</i> be a minimum of 18 inches wide.		Not met. Masonry wall suggested by applicant is 36 inches and abuts parking lot
Page 62	Std 2	2. In parks and plazas at a minimum, one 2 - to 3-inch caliper shade tree, or one 2- to 2 -inch caliper ornamental tree, shall be planted per 500 square feet of area.	Parks/Plazas	N/A
Page 62	Std 3	3. Parks and plazas <i>shall</i> be lit along walkways in the evening.	Parks/Plazas	N/A
Page 62	Std 4	4. A minimum of five linear feet of seating, such as a bench or cluster of chairs, shall be provided for every 400 square feet of park.	Parks/Plazas	N/A
Page 63	Std 2	Most seating in a public space shall be located so that the user has a wide view of approaching pedestrians and cyclists.		Seating and other pedestrian amenities not suggested or submitted by the applicant
Page 63	Std 3	Seating shall be located to be observable from the street and clustered around other amenities.		Seating and other pedestrian amenities not suggested or submitted by the applicant
Page 63	Std 5	Seating shall be set back 24 inches from the pedestrian flow of traffic.		Seating and other pedestrian amenities not suggested or submitted by the applicant