

3.1.D Pedestrian Walkways

1. Parking lots that contain more than 20 parking spaces shall provide pedestrian connections from the building to the highest concentration of parking stalls.
2. When a parking lot is located between the building and the sidewalk, a pedestrian walkway shall be provided from the sidewalk to the main building entry.
3. Pedestrian walkways through parking lots shall be a minimum of five feet wide, clearly delineated through the use of special paving, raised sidewalks, or striping.
4. Chain link fencing may not be used to separate pedestrians from vehicular traffic or to define pedestrian walkways.

3.1.D Pedestrian Walkways		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

3.1.E Front Yards and Entries

1. When there are common entries, they shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries.
2. Multi-family buildings containing six or more units shall provide site elements that highlight the main entrance, including at least two of the following:
 - Open space, plaza with seating, or courtyard
 - Site-appropriate vegetative landscaping
 - Special paving
 - Ornamental gate and/or fence
 - Water features
 - Art work
 - Pedestrian scale lighting
 - Permanent benches
3. Primary building entries shall face the street. If the doorway doesn't face the street, a clearly marked walkway shall connect the entry to the sidewalk.
4. Landscaping shall screen undesirable elements such as views to adjacent commercial or industrial development, utility boxes, outdoor storage areas, and dumpsters.
5. Signage identifying building address shall be visible from the street and public pedestrian walkway.
6. Developments containing six or more units shall provide bicycle storage facilities in the form of racks, lockers, or within individual garages.

3.1.E Front Yards and Entries		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

3.1.F Common Recreation Spaces

Common outdoor areas shall be provided in multi-family developments containing ten or more units. Amenities provided shall accommodate a variety of ages and activities including four of the following:

- Site furnishings
- Patios or courtyards
- Gardens
- Open lawn with trees
- Play field
- Special interest landscape
- Pedestrian scale, bollard, recessed, or accent lighting
- Special paving
- Public art
- Water feature
- Playground equipment
- Rain gardens

3.1.F Common Recreation Spaces		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

3.1.G Private Outdoor Spaces

1. Outdoor spaces such as yards, decks, terraces, and patios shall be visually shielded from each other and delineated from the street. Shielding may consist of walls, fences, berms, hedges, and landscaping.
2. Outdoor spaces used to meet these standards shall not be located within required landscape buffer areas.
3. Outdoor spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses.

3.1.G Private Outdoor Spaces		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

3.1.H Equipment and Service Area Screening

1. All service, loading, and trash collection areas shall be screened by a combination of masonry, wood, or metal walls and planting areas.
2. Loading and service areas shall not face any residential use unless no other location is possible, and then shall incorporate landscape screening.
3. Communications equipment shall blend with the design of the building on which it is attached.

3.1.H Equipment and Service Area Screening		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

3.2 BUILDING DESIGN

3.2.A Roof Forms

1. Structures with pitched roof forms shall have slopes between 4:12 and 12:12.
2. Structures with flat roofs shall incorporate large cornices or distinctive parapets.
3. Roof mounted mechanical equipment shall not project above the building's roof line.
4. Shallower pitches may be appropriate for subordinate roof forms, including weather protection or auxiliary structures.

3.2.A Roof Forms		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

3.2.B Windows

1. Street facing façades shall incorporate a minimum of 18% window area.
2. Vertically-oriented windows shall be the predominant window proportion, however a variety of sizes and shapes that contribute to overall composition may be integrated.

3.2.B Windows		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

3.2.C Building Entry

1. The main entry to the building shall be visible from the street or main parking area and clearly delineated through at least three of the following:
 - Recesses and overhangs
 - Canopies and awnings
 - Porticos and porches
 - Extensive glazing including clerestory, transom, side lites, and glazed doors
 - Distinctive roof forms
 - Towers
 - Plazas, seating, and landscaping
 - Stone, masonry, or tile in entry
 - Changes in cladding materials
2. Weather protection is required at the main entry. Canopies or awnings may incorporate pedestrian scale down-lighting, but shall not be internally illuminated unless the material is opaque.

3.2.C Building Entry		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

3.2.D. Articulation

1. Horizontal façades longer than 30 feet shall be articulated into smaller units, through one of more of the following methods:
 - Distinctive roof forms
 - Changes in cladding materials
 - Window patterns
 - Recesses / offsets
 - Secondary entrances
 - Balconies
 - Canopies and awnings

3.2.C Articulation		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		