

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



***2801 Columbia Pike
FBC Development of the Frame Shop***

7/12/2024

Part 3. Regulating Plans

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
1	302.B.1.a	Blocks/Alleys	All lots shall share a frontage line with a street.	Does at least 1 lot share a frontage line with a street?	<i>Columbia Pike and Walter Reed Drive</i>	YES	Yes
2	302.B.1.b.1	Blocks/Alleys	All lots and/or all contiguous lots shall be considered to be part of a block for this purpose. No BLOCK face shall have a length greater than 350 feet without some separation. Development Projects with less than 100 feet of frontage are exempt; Development Projects with more than 200 feet of frontage shall meet the requirement within their Lot, unless already satisfied within that BLOCK FACE.	If the block is greater than 350 feet, has the applicant provided for separation?		YES or N/A	N/A
3	302.B.1.b.2	Blocks/Alleys		How has the applicant provided for the separation? (Alley, Street, Pedestrian Pathway, Common Access Easement) with through-access to another Street, Alley or common access easement, or conservation restricted land?		Yes or N/A	N/A
4	302.B.1.c	Blocks/Alleys	Alleys shall provide access to the rear of all Lots. Alley construction is required as part of the redevelopment project within the rear setback, unless an alley already exists.	Is there an alley already on the rear setback or has the applicant agreed to construct such an alley?		YES or N/A	Yes
5	302.B.1.d	Blocks/Alleys	Where an alley does not exist and is not constructed at the time of redevelopment, the developer is required to dedicate the alley right of way, and until the County builds the Alley, maintain the area within the rear setback by sodding and providing routine landscape maintenance or keeping the area clear of debris, stored materials, or vehicle.	Has the applicant dedicated the alley right of way? If so, has the developer agreed to maintain the area as specified?		YES or N/A	Yes
6	302.B.1.e	Blocks/Alleys	Curb cuts shall be limited to no more than 1 per 200 feet of street frontage on Main Street and Avenue sites.	Has the applicant limited the number of curb cuts to no more than 1 per 200 feet of street frontage if he/she is on a Main Street or Avenue site?	<i>Yes, one curb cut on Walter Reed Drive</i>	YES or N/A	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
7	302.B.2.a	Buildings	The maximum building floor-plate (footprint) is 30,000 square feet; beyond that limit a special exception is necessary. Large grocery stores may have a maximum ground floor floor-plate of 50,000 square feet.	Is the maximum building floor-plate less than or equal to 30,000 square feet or 50,000 square feet in the case of large grocery stores?	<i>Yes, max is 15,316 (Level 2)</i>	YES	Yes
8	302.B.2.b	Buildings		If the answer above is NO, has a use permit application been submitted?	<i>Yes, use permit submitted to enable allowable modifications to historic facades</i>	YES or N/A	Yes
9	302.B.2.c	Buildings	Consistent BES sites shall front one another across streets. When separated by a square, civic green or park, building types from adjacent levels (1 level difference) may face one another, unless otherwise indicated on the regulating plan. For example, Local sites may face Neighborhood sites and/or Avenue sites across a civic green - but may not face Main Street sites, unless otherwise indicated on the Regulating Plan.	Are consistent BES sites fronting one another across streets except when separated by a square, civic green or park, in which case building types from adjacent levels (1 level difference) may face one another, and unless otherwise indicated on the Regulating Plan?		YES	Yes
10	302.B.2.d	Buildings	When separated by an alley, common access easement, common lot line and/or when fronting different streets (e.g., a corner lot and its adjacent lot), BES types from any category may sit adjacent or share a common lot line, provided that they do not face across a street, unless otherwise indicated on the Regulating Plan.	Does the project conform to the aforementioned conditions?		YES or N/A	N/A
11	302.B.2.e	Buildings	When the Building Envelope Standard designation changes along the Street Frontage or at the Block Corner within a development proposal, the applicant has the option of applying either Building Envelope Standard (BES) for a maximum additional distance of 50 feet along that Street Frontage or around the Block Corner.	In the instance when the Building Envelope Standard (BES) designation changes along a Street Frontage or at the Block Corner within a development proposal, has the applicant applied either BES designation for no more than an additional distance of 50 feet along that Street Frontage or around that Block Corner?	<i>Main Street BES only</i>	YES or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
12	302.B.2.f	Buildings	Publicly-owned Civic Buildings and publicly owned Public Art are not subject to the BES prescriptions of this Code. The County Board may modify all other provisions of this Code for publicly-owned Civic Buildings located on County property which house a significant amount of public Civic Uses if it finds that the subject development has undergone a public review process and that, after the proposed modification(s), the subject development will better accomplish the purposes and intent of Section 20, and its corresponding Appendix A "CP-FBC," Columbia Pike - Form Based Code, of the Arlington County Zoning Ordinance than would the development without those modifications.	Is this a publicly-owned Civic Building? And if so, are modifications proposed?		YES or N/A	N/A
13	302.B.3.a	Streetscape	Street trees shall be planted at the time of development and spaced 25 to 30 feet on center. Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants and other infrastructure elements.	Have street trees been planted and spaced 25 to 30 feet on center, except where spacing allowances have been made to accommodate curb cuts, fire hydrants and other infrastrucutre elements?	<i>Spacing allowances are necessary to accommodate the historic façade, bus island, and the transit station.</i>	YES	No
14	302.B.3.b	Streetscape	Street lights shall be installed on both sides of streets along the Street Tree Alignment Line and unless otherwise designated on the Regulating Plan, at no more than 60 foot intervals measured parallel to the street. At the time of development, the developer is only responsible for the installation of street lights on the side(s) of the street being developed.	Have street lights been installed at the appropriate locations on the side(s) of the street being developed?	<i>To the extent feasible with the preservation of the historic façade. Exact street light locations to be determined at CEP.</i>	YES	No
15	302.B.3.c	Streetscape	At the time of development, the developer is required to install sidewalks. Sidewalks shall not be constructed entirely of plain poured concrete. However, a 6-foot wide "clear zone" of smooth concrete sidewalk shall be constructed and maintained free of obstruction for pedestrians at all times. A variety of paving materials, textures, and colors are allowed outside of the clear zone. All paving materials shall be compliant with ADA accessibility guidelines.	Have sidewalks been installed that meet the aforementioned width and materials requirements?		YES	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
16	302.B.4.b	Parking	Sites under 20,000 square feet in land area have no minimum parking requirements, except that on Local sites of less than 20,000 square feet in land area and with more than two dwelling units per Local Street Building, parking shall be provided for each dwelling unit, as required in Section III.B.4.C.	Is the site under 20,000 square feet in land area? If so, is any parking proposed? However, is the site a Local site with less than 20,000 SF with more than 2 dwelling units per Local Street Building? If so, has parking been provided as required in Section III.B.4.C?	<i>Main Street BES under 20,000sf with 64 parking spaces proposed.</i>	YES or N/A	Yes
17	302.B.4.c.1	Parking	All other sites not expressly covered by Section III.B.4.B. shall provide a minimum of 1 and 1/8 parking spaces per residential dwelling unit, of which a minimum of 1/8 parking spaces per residential unit shall be provided as Shared Parking. There are no maximum limits on Shared Parking.	Have a minimum of 1 and 1/8 parking spaces per residential unit been provided, with a minimum of 1/8 spaces per residential unit provided as Shared Parking? Has any additional shared parking been proposed?		YES or N/A	N/A
18	302.B.4.c.2.1	Parking	All other sites except hotel uses, shall provide a minimum of 1 space per 1,000 square feet of non-residential GFA as shared parking; there are no maximum limits on Shared Parking.	Has a minimum of 1 space per 1,000 square feet of non-residential GFA been provided as Shared Parking per the aforementioned requirements? Has any additional shared parking been proposed?		YES or N/A	N/A
19	302.B.4.c.2.2	Parking	New on-street parking spaces created in conjunction with the development, which did not previously exist, may be counted toward the minimum requirement for Shared Parking.	Will any new on-street parking spaces be created? If so, has the developer counted them towards meeting the required shared spaces? These spaces may only count towards Shared Parking and may not be reserved spaces.		YES or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
20	302.B.4.c.2.3	Parking	Any limitations on the shared parking (time limits or hours of the day) shall be subject to approval by the Zoning Administrator which shall be given upon a finding that at least 12 hours of public parking are provided in any 24-hour period and that at least 8 of those hours are provided during either business or nighttime hours depending on whether the Zoning Administrator determines that the primary public use will be for commercial or residential uses.	Do the limits on the Shared Parking conform with the aforementioned requirements?		YES or N/A	N/A
21	302.B.4.c.3.1	Parking	For hotel uses, a minimum of .5 space per hotel guest room shall be provided as Reserved Parking. There are no set maximum limits on shared parking.	Has a minimum of .5 space per hotel guest room been provided as Reserved Parking per the aforementioned requirements? Has any additional shared parking been proposed?		YES or N/A	N/A
22	302.B.4.c.3.2	Parking	In addition, any hotel that includes 7,500 square feet or more of conference room or banquet facility GFA, shall provide additional parking at a rate of 1 space per 1,000 square feet of all conference room/banquet facility GFA.	For hotel roo7,500 square feet of conference room or banquet facility GFA, has a minimum of 1 space per 1,000 square feet of conference room/banquet facility GFA been provided per the aforementioned requirements?		YES or N/A	N/A
23	302.B.4.c.4	Parking	A maximum of 1 space per 1,000 square feet of non-residential GFA or two spaces per residential dwelling unit may be made available for Reserved Parking.	Is no more than 1 space per 1,000 square feet of non-residential GFA or two spaces per residential unit designated for Reserved Parking?		YES or N/A	N/A
24	302.B.4.c.5	Parking	Reserved Parking above the maximum may be provided upon payment to the County.	If there is reserved parking above the maximum, has payment been provided to the County?		YES or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
25	302.B.4.d.1	Parking	Parking requirements may be met either on-site or within the parking zone in which the development is located.	Have the parking requirements been met on-site?		YES or N/A	N/A
26	302.B.4.d.2	Parking	In lieu of minimum parking requirements, the County may accept a one-time payment per each space of Shared Parking. The County Manager shall establish the amount of payment annually based on the appropriate cost to build structured parking.	Has the developer chose to provide payment to the County in lieu of meeting the minimum parking requirements?		YES or N/A	N/A
27	302.B.4.d.3	Parking	Incentives from the Tax Increment Public Infrastructure Fund (TIPIF) may be used, in accordance with approved TIPIF policy, for eligible projects to meet Shared Parking requirements.	Is this project eligible for Incentives from the Tax Increment Public Infrastructure Fund (TIPIF)? If so, does the developer intend on using the incentives?		YES or N/A	N/A
28	302.B.4.e.1.1	Parking	For office uses, the developer shall provide 1 employee bicycle parking space per 7,500 square feet of GFA and 1 visitor/customer bicycle parking space per 20,000 square feet of GFA. On-street bicycle parking spaces (as defined in Section VI.G.) may be counted toward the minimum customer/visitor bicycle parking requirement.	For office uses, has the developer provided 1 employee bicycle parking space per 7,500 square feet of GFA and 1 visitor/customer bicycle parking space per 20,000 square feet of GFA? Are any required spaces provided as "on-street" space (i.e. along streetscape)?		YES or N/A	N/A
29	302.B.4.e.1.2	Parking	For residential uses the developer shall provide 1 tenant bicycle parking space per 3 units and 1 visitor bicycle parking space per 50 units. On-street bicycle parking spaces (as defined in Section VI.G.) may be counted toward the minimum customer/visitor bicycle parking requirement.	For residential uses, has the developer provided 1 tenant bicycle parking space per 3 units and 1 visitor bicycle parking space per 50 units? Are any required spaces provided as "on-street" space (i.e. along streetscape)?	32 spaces required, 32 spaced provided in garage on Level P1.	YES or N/A	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
30	302.B.4.e.1.3	Parking	For retail uses the developer shall provide 1 employee bicycle parking space per 5,000 square feet of GFA and 1 visitor/customer bicycle parking space per 25,000 square feet of GFA. On-street bicycle parking spaces (as defined in Section VI.G.) may be counted toward the minimum customer/visitor bicycle parking requirement.	For retail uses has the developer provided 1 employee bicycle parking space per 5,000 square feet of GFA and 1 visitor/customer bicycle parking space per 25,000 square feet of GFA? Are any required spaces provided as "on-street" space (i.e. along streetscape)?	<i>3 spaces required for 5,414sf retail, 4 spaces (2 bike racks) provided on-street on Columbia Pike streetscape.</i>	YES or N/A	Yes
31	302.B.4.e.1.4	Parking	For hotel uses, the developer shall provide 1 employee bicycle parking space per 10 guest rooms. On-street bicycle parking spaces (as defined in Section VI.G.) may be counted toward the minimum customer/visitor bicycle parking requirement.	For hotel uses, has the developer provided 1 tenant bicycle parking space per 10 guest rooms? Are any required spaces provided as "on-street" space (i.e. along streetscape)?		YES or N/A	N/A
32	302.B.4.e.2.1	Parking	All tenant and employee bicycle parking facilities are to be highly visible to intended users and shall be protected from rain and snow within a structure, meeting Class 1 secure storage standards as contained in the Arlington County Master Transportation Plan's Bicycle Element (July 2008) and as may be subsequently amended. The bicycle parking facilities shall not encroach on any area in the public right of way intended for use by pedestrians, nor shall they encroach on any required fire egress.	Are the bicycle parking facilities highly visible to intended users, protected from the elements within a structure meeting Class 1 secure storage standards and located in such a way so as to not encroach on any area in the public right of way intended for use by pedestrians or fire egress?		YES	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
33	302.B.4.e.2.2	Parking	Where tenant and employee bicycle parking cannot be accommodated within structured parking located on site, the design of the independent bicycle parking facility, also to be located on site, shall be screened from view of pedestrians along a Street and constructed using the same materials or materials appearing to be the same as those used on the primary building(s).	Does the project include an independent bicycle parking facility? If so, is it properly screened from view of pedestrians along a Street and constructed using the same materials or materials appearing to be the same as those used on the primary building(s).		YES or N/A	N/A
34	302.B.4.f	Parking	Shared parking shall be designated by appropriate signage and markings as required by County policy.	Is the shared parking designated by appropriate signage and marking as required by County policy?		YES or N/A	N/A
35	302.B.5.a	Ground Story Uses	Generally, retail is required on the ground story of Main Street Sites and to a lesser degree, on Local sites. If this is an Avenue site, retail is permitted when the underlying zoning is zoned commercial "C" or where properties are zoned "CP-FBC".	Has retail been included on the ground story for this site?	<i>Underlying zoning is C-2</i>	YES or N/A	Yes
36	302.B.5.b	Ground Story Uses	Unless otherwise noted, retail is an inclusive phrase that encompasses consumer comparison goods (general merchandise, apparel, furnishings and other types of similar merchandise-commonly referred to as GAFO categories in the retail industry-convenience goods, food/delis, gifts, drugstore items, personal care, cards/stationary), personal business services, professional offices, restaurants, grocery stores, and hotel, theater, and other uses that provide visual interest and create active street life. Other uses, which in the judgment of the Zoning Administrator are of the same general character as those listed below and will not be detrimental to the district in which it is to be located, may be allowed.	Does the proposed retail conform to the uses listed in Table 3.1?		YES or N/A	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
37	302.B.6.2	Historic Preservation	<p>Note: Historic Structures and Historic Facade buildings have no minimum parking requirements (redevelopment is not required to obtain this exemption). Redevelopment projects incorporating Historic Structures and Historic Facades are exempt from the County's parking requirements for that portion of the project that includes the historic property. Siting and element requirements of the Building Envelope Standards can be modified for that portion of any redevelopment project that includes a Historic Structure or Historic Facade that is preserved. Developers are exempted from constructing certain Streetscape improvements, including: utility undergrounding, provision of street furniture; provision of public; provision of civic greens and squares.</p> <p>Sites containing Historic Structures may be redeveloped under the Form Based Code subject to any special provisions that apply to the site in the Regulating Plan AND administrative review by the Arlington Historical Affairs and Landmark Review Board (HALRB).</p>	If the site contains a Historic Structure, has the application been reviewed by HALRB?		YES or N/A	N/A
38	302.B.6.3	Historic Preservation	When located on any site that is redeveloped pursuant to the Form Based Code, Historic Structures shall be preserved in their entirety and shall not be subject to the BES prescriptions of this Code.	If the site contains a Historic Structure, has the Historic Structure been preserved in its entirety?		YES or N/A	N/A
39	302.B.6.4	Historic Preservation	Sites incorporating Historic Facades may be redeveloped under the Form Based Code subject to any special provisions that apply to the site in the Regulating Plan or in this section and administrative review by HALRB.	If the site contains a Historic Façade, has it been redeveloped according to the Code with administrative review by the HALRB?	<p><i>Site identified as a historic façade for preservation (2801-2811 Columbia Pike and 927 South Walter Reed, Elkins Building. Reviewed by HALRB on May 18, 2022; December 21, 2022; and July 19, 2023. Reviewed by DRC on April 6, 2022; May 4, 2022 ; December 7, 2022; DRC July 6, 2023; and August 2, 2023.</i></p>	YES or N/A	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
40	302.B.6.5	Historic Preservation	When located on any site that is redeveloped pursuant to the Form Based Code, Historic Facades shall be preserved and shall not be subject to the BES prescriptions of this Code.	If this site contains a Historic Façade, has it been preserved?		YES or N/A	Yes
41	302.B.6.6	Historic Preservation	Optional exception: Up to 2 additional stories with appropriate design and tapering, subject to HALRB review and approval, are permitted on the remainder of the site, provided overall building height is within the maximum (in feet) for the site.	Have no more than 2 additional stories been added on the remainder of the site if a Historic Structure or Façade has been preserved with appropriate design and tapering per review and approval by HALRB?	<i>One additional story added.</i>	YES or N/A	Yes
42	302.B.6.7	Historic Preservation	Developers are required to obtain a Certificate of Appropriateness from the HALRB for projects involving the identified Historic Structures and Historic Facades prior to the application submission. Such Certificates of Appropriateness shall be governed by the processes, standards, and right of appeal as set forth in Section 31A of the Zoning Ordinance.	Has the developer obtained a Certificate of Appropriateness from the HALRB if the project involves a Historic Structure or Historic Façade?		YES or N/A	Yes
43	302.B.7	Public Improvements	<i>Note: Within the Columbia Pike Special Revitalization District, the developer/property owner is required to construct and maintain all Streetscape improvements according to the Streetscape Standards in Section V. as part of the redevelopment project. Examples of streetscape improvements required as part of redevelopment include: Installing sidewalks, to include curbs and gutters, as indicated by the Regulating Plan and in the Columbia Pike Street Space Planning Task Force Report; Undergrounding utilities, where not already done; Installing street furniture; benches, trash receptacles, bicycle racks, etc; Installing street trees and street lights as prescribed herein; Constructing other public spaces, such as greens and squares or alleys, where indicated on the Regulating Plan; Dedicating public access easements; Providing public art, as indicated in the Public Art Master Plan.</i>	<i>Is the development project consistent with the public improvements requirements identified in the Regulating Plan?</i>	<i>Exemptions or modifications of these requirements are necessary to accommodate the historic façade, bus island, and the transit station.</i>	YES	No

Part 3. Regulating Plans

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
44	302.C.1.1	Regulating Plans		Does the project require a rezoning to utilize the FBC (i.e. to "CP-FBC")? If no, skip the next question.		YES or No	No
45	302.C.1.2	Regulating Plans		If Yes to above, have all necessary documents been submitted to the Zoning office for re-zoning?		YES or N/A	N/A
46	302.C.1.3	Regulating Plans	The site will have adequate access for emergency vehicles allowing necessary movement and turning radii.	Does the project have appropriate access for emergency vehicles?		YES or No	Yes
47	302.C.1.4	Regulating Plans		Do the lanes indicated as emergency routes meet the minimum width required for emergency vehicles?		YES or No	Yes
48	302.C.1.5	Regulating Plans		Does the project have an adequate amount and placement of fire hydrants and FDC standpipes, if needed?		YES or No	Yes

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
49	402.A.3	General Standards	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.	If 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 for that building's primary roof ridge or parapet height?		YES or N/A	N/A
50	402.A.4	General Standards	GARAGE ENTRIES (excluding those existing prior to December 31, 2002) shall not exceed 16 feet clear height and 24 feet clear width and shall not be sited within 100 feet of the BLOCK CORNER or another GARAGE ENTRY on the same BLOCK. GARAGE ENTRY portals may be set back up to 24 inches behind the surrounding façade.	Are Garage Entries less than 16 feet clear height and 24 feet clear width and not within 100 feet of the Block Corner or another Garage Entry on the same Block?		YES	Yes
51	402.A.5	General Standards	Parking access shall be from an ALLEY where present. Designated GARAGE ENTRIES and ALLEYS shall be the sole means of automobile access to a site unless otherwise approved by the Zoning Administrator with a recommendation from the ADMINISTRATIVE Review TEAM.	If an alley is present, are Garage Entries and Alleys the sole means of automobile access? If not, has the Zoning Administrator approved the recommendation from the Administrative Review Team?		YES or N/A	Yes
52	402.A.6	General Standards	Garage doors shall not face (be at an angle of less than 90 degrees from the RBL or right of way) the RBL.	Do garage doors not face the RBL?	<i>BES modification for preservation of historic façade. Garage doors along the alley are slightly less than 90-degrees from the RBL.</i>	YES	No

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
53	402.A.	General Standards	For multi-family and mixed-use buildings, vehicle parking areas (except where a STREET WALL exists or parking is enclosed within an ancillary building) on private property shall not be located within 25 feet of the RBL. These requirements are not applicable to on-street parallel parking.	If a multi-family and mixed-use building, are vehicle parking areas (except where a Street Wall exists or parking is enclosed within an ancillary building) on private property not located within 25 feet of the RBL?		YES or N/A	Yes
54	402.A.8	General Standards	For townhomes, any garage and/or parking areas for vehicles (except where parking is located in an ancillary structure, enclosed in a rear-loading town-house garage, or in a below grade garage) on private property shall not be located within 25 feet from any RBL or shall be screened from the STREET by a STREET WALL. These requirements are not applicable to on-street parallel parking.	If a townhome, are garage and/or vehicle parking areas on private property not within 25 feet of any RBL, or if so, are they screened from the Street by a Street Wall?		YES or N/A	N/A
55	402.A.9	General Standards	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 second STORY.	Is the Mezzanine internally accessible from, and a continuation of, the Ground Story use? If not, is the Mezzanine considered a second Story?		YES or N/A	N/A
56	402.A.10	General Standards	The prescribed minimum CLEAR HEIGHT for an individual STORY shall be met by at least 80 percent of that individual STORY area.	Is the Clear Height for an individual Story at least 80 percent of that individual Story area?		YES	Yes
57	402.A.11	General Standards	The GROUND STORY HEIGHT for MAIN STREET and AVENUE buildings is measured from the average elevation of the fronting CLEAR SIDEWALK to the second STORY floor.	Is the Ground Story Height for Main Street and Avenue buildings measured from the average elevation of the fronting Clear Sidewalk to the second Story floor?		YES or N/A	Yes

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
58	402.A.12	General Standards	Occupiable space for building code requirements or associated common area spaces are permitted within a roof penthouse enclosure.	Are occupiable spaces proposed within a roof penthouse enclosure?		Yes or N/A	N/A
59	402.B.1	Siting	Building FACADES shall be built-to the RBLs as prescribed in the BES.	Are building Facades built-to the RBLs as prescribed in the BES?	<i>BES modification for preservation of historic façade.</i>	YES	No
60	402.B.2	Siting	Building FACADES shall be built-to the RBLs within 30 feet of a BLOCK CORNER, unless otherwise specified in the BES. (See diagram 402.F.2).	Are building Facades built-to the RBLs within 30 feet of a Block Corner unless otherwise specified in the BES?	<i>BES modification for preservation of historic façade.</i>	YES or N/A	No
61	402.B.3	Siting	The GROUND STORY finished floor elevation requirements for each use shall be met for all points within 30 feet of any RBL.	Are the Ground Story finished floor elevation requirements for each use met for all points within 30 feet of any RBL?		YES	Yes
62	402.B.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.	Is there a Street Wall along any RBL frontage that is not otherwise occupied by a Façade?		YES or N/A	N/A
63	402.B.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 Main Street and Avenue sites, the offset area is 36", for Local and Neighborhood sites, the offset area is 24". Therefore, where the FACADE is placed within that zone, it is considered to be "built to" the RBL.	Is the location of the proposed building consistent with the RBL locations and its associated offset areas?	<i>BES modification for preservation of historic façade.</i>	YES	No

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
64	402.B.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. STOOPS, steps and ramps shall not be located within the CLEAR SIDEWALK.	Are all parts of the building located inside of the Buildable Area except overhanging eaves, Awnings, Shopfronts, Bay Windows, Stoops, steps, Balconies, Canopies, or ramps? If so, are Stoops, steps and ramps not located within the Clear Sidewalk?	<i>BES modification for preservation of historic façade.</i>	YES	No
65	402.B.7	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. The developer shall dedicate an easement for purposes of the future shared alley, to serve DEVELOPMENT PROJECTS along either side of the future alley.	For locations identified on the Regulating Plan for future Alley construction, has the developer dedicated an easement for purposes of the future shared alley to serve Development Projects along either side of the future alley?		YES or N/A	Yes
66	402.B.8	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.	Is vehicle parking 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?		YES or N/A	Yes

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
67	402.B.9	Siting	CORNER LOTS and through lots shall satisfy the build-to requirements for all RBL frontages, and PRIVATE OPEN AREA requirements for each designated BES, and shall meet the BUILDABLE AREA restrictions for each designated BES. For such lots, garbage bins and pick-up locations and loading docks shall be located behind the PARKING SETBACK LINE.	For the aforementioned lots, are garbage bins and pick-up locations and loading docks located behind the Parking Setback Line?		YES or N/A	Yes
68	402.B.10.a	Siting	For multi-family and mixed-use Development Projects, OCLA may be located on top of the first Story, but in no case can it be above the top of the second Story.	If a multi-family or mixed-use Development, is the OCLA not located above the top of the second Story?		YES or N/A	Yes
69	402.B.10.a.1	Siting	For Development Projects which meet standards in 402.B.11, the following may be permitted: i. Up to 33% of the minimum required OCLA may be satisfied through the Balconies of individual units.	For Development Projects that meet standards in 402.B.11, is no greater than 33% of the minimum required OCLA satisfied through the Balconies of individuals units?	<i>Yes, 913sf OCLA is proposed on 3rd floor unit balconies and meets the requirements for the remaining 4% OCLA.</i>	YES or N/A	Yes
70	402.B.10.a.2	Siting	For Development Projects which meet standards in 402.B.11, the following may be permitted: ii. At least 67% of the minimum required OCLA shall comprise no more than two separate contiguous areas, including occupiable roof space.	For Development Projects that meet standards in 402.B.11, is at least 67% of the minimum required OCLA comprised of no more than two separate contiguous areas?	<i>Yes, 2,356sf (96%) OCLA is proposed in the 2nd floor courtyard (1,335sf) and rooftop terrace (1,021sf).</i>	YES or N/A	Yes
71	402.B.10.b	Siting	For townhouse and detached Development Projects, OCLA shall be at grade (unenclosed decks shall not be constructed to violate this provision).	If a townhouse or detached Development Project, is the OCLA at grade?		YES or N/A	N/A

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
72	402.B.11	Siting	The Zoning Administrator may permit Development Projects to include roof access for amenities (which would not count against the maximum STORY limit or ULTIMATE BUILDING HEIGHT of their BES) or to designate their OCLA within multiple locations as prescribed in each BES if the following is proposed by the applicant:	If the Development Project includes roof access for amenities, has such access been approved by the Zoning Administrator?		YES or No	Yes
73	402.B.11.a	Siting	a) Minimum setback of eight (8) feet from the RBL (into the buildable area) for all upper stories; or	If so, has the applicant provided the minimum setback of eighth (8) feet from the RBL for all upper stories?	<i>Applicant opted for 25% vegetated roof.</i>	YES or N/A	N/A

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
74	402.B.11.b	Siting	Minimum roof area dedicated for either vegetation or solar panels meeting the following criteria: i. Vegetated roof that meets Virginia DEQ BMP standards and is equal to at least 25% of the roof area (including mechanical area); or ii. On-site solar generation equal to at least 1.5 watts per square foot of the roof area (including mechanical area); or iii. Co-locating an integrated vegetated roof and solar whereby vegetated roof meets Virginia DEQ BMP standards and is equal to at least 12% of the roof area (including mechanical area) and on-site solar generation is equal to at least 0.7 watts per square foot of the roof area (including mechanical area).	Is minimum roof area dedicated for either vegetation or solar panels meeting the following criteria: i. Vegetated roof that meets Virginia DEQ BMP standards and is equal to at least 25% of the roof area (including mechanical area); or ii. On-site solar generation equal to at least 1.5 watts per square foot of the roof area (including mechanical area); or iii. Co-locating an integrated vegetated roof and solar whereby vegetated roof meets Virginia DEQ BMP standards and is equal to at least 12% of the roof area (including mechanical area) and on-site solar generation is equal to at least 0.7 watts per square foot of the roof area (including mechanical area).	<i>Applicant opted for 25% vegetated roof.</i>	YES or N/A	Yes
75	402.C.1.a	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 NEIGHBORHOOD, 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.	Do no windows face a Common Lot Line within 20 feet or within 10 feet for Neighborhood Sites 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)?		YES or N/A	Yes

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
76	402.C.1.b	Elements		Is the window sill at least 6 feet above its finished floor level?		YES or N/A	N/A
77	402.C.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.	Do the BALCONIES or STOOPS project no more than 5 feet of a COMMON LOT LINE?		YES or N/A	Yes
78	402.C.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. BALCONIES may be a single floor platform or multiple platforms stacked at the upper STORY levels. 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.	Are BALCONIES or STOOPS enclosed above a height of 44 inches from their floor? If counted towards the required PRIVATE OPEN AREA, does the BALCONY have a minimum occupiable area of 40 square feet, with no dimension less than 5 feet?		YES or N/A	Yes
79	402.C.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.	Are ATTIC STORIES windows located only in DORMERS and/or windows in gable-ends?		YES or N/A	N/A
80	402.C.5.a	Elements	At least one functioning entry door shall be provided along each GROUND STORY FAÇADE.	Is there at least one functioning entry door along each GROUND STORY FAÇADE?		YES	Yes

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
81	402.C.5.b	Elements	No GROUND STORY FAÇADE may include a section greater than 60 feet without a functioning entry door, unless otherwise specified in the BES.	Does all GROUND STORY FAÇADES include sections of 60 feet or less with a functioning entry door, unless otherwise specified in the BES?	<i>BES modification for preservation of historic façade. Does not meet this requirement on Walter Reed Drive.</i>	YES	No
82	402.C.6	Elements	PRIVACY FENCES may be constructed along all COMMON LOT LINES, except those that are in front of an RBL, and along ALLEYS.	Are PRIVACY FENCES constructed along a COMMON LOT LINE that is in front of an RBL or along ALLEYS?		YES or N/A	N/A
83	402.C.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.	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
84	402.C.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.	Do DORMERS break the primary eave line? Are they individually less than 15 feet wide, and is their collective width more than 60 percent of the REQUIRED BUILDING LINE FAÇADE length?		YES or N/A	N/A
85	402.C.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.	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 maintain a CLEAR HEIGHT of at least 10 feet above the CLEAR SIDEWALK?		YES or N/A	Yes

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
86	402.C.10.a	Elements	All FRONT PORCHES shall be completely covered, either by a roof, or by being inset into the main body of the building.	Are all 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
87	402.C.10.b	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. 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.	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?		YES or N/A	N/A
88	402.C.10.c	Elements	FRONT PORCHES shall not extend into the CLEAR SIDEWALK.	Do the FRONT PORCHES extend into the CLEAR SIDEWALK?		YES or N/A	N/A
89	402.C.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 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?		YES or N/A	N/A
90	402.E.2.a	Façade Composition	For each BLOCK, buildings along the RBL shall present a COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITION that includes a functioning, primary STREET entry.	For each BLOCK, does the building along the RBL present a COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITION that includes a functioning, primary STREET entry.		YES	Yes

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
91	402.E.2.b	Façade Composition	Building FAÇADES shall be designed so that each BLOCK CORNER encompasses a distinct COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITION.	Are all building FAÇADES designed so that each BLOCK CORNER encompasses a distinct COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITION?		YES	Yes
92	402.E.2.c	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 designations. DEVELOPMENT PROJECTS with STREET frontage of less than 150 feet on a BLOCK FACE are exempted from the COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITION requirement for that BLOCK FACE, provided that the DEVELOPMENT PROJECT does not encompass more than one BLOCK CORNER.	Is the length of the COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITIONS along a FAÇADE on a BLOCK FACE at a ratio of no more than 2:1 (AVERAGE BUILDING HEIGHT : FAÇADE COMPOSITION length) and no less than 25 feet for all BES designations?		YES or N/A	Yes
93	402.E.2.d	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 separated by an interruption in the building wal along the RBL that meets the standards?	<i>Only one façade composition per block.</i>	YES	Yes

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
94	402.E.2.e	Façade Composition	No single FAÇADE COMPOSITION shall encompass more than one BLOCK CORNER.	Does any single FAÇADE COMPOSITION encompass no more than one BLOCK CORNER?		YES	Yes
95	402.E.3.a	STREET entry doors	The average distance between STREET entry doors shall be no greater than 60 feet for each FAÇADE.	Is the average distance between STREET entry doors no greater than 60 feet for each FAÇADE?	<i>BES modification for preservation of historic façade. Does not meet this requirement on Walter Reed Drive.</i>	YES	No
96	403.A.1	Height Specifications	Heights are measured in stories and buildings are to be between 3 and 6 stories, except where noted elsewhere or in the Regulating Plan.	Is the building between 3 and 6 stories, except where noted elsewhere or in the Regulating Plan?	<i>Seven-story building. One additional story added as allowed when if a Historic Structure or Façade has been preserved with appropriate design and tapering per review and approval by HALRB.</i>	YES	Yes
97	403.A.2	Height Specifications	The ground story elevation shall be between 6 inches below and 24 inches above the sidewalk elevation at the front of the building.	Is the ground story floor elevation between 6 inches below and 24 inches above the sidewalk elevation at the front of the building?		YES	Yes
98	403.A.3	Height Specifications	The maximum CLEAR height for the GROUND STORY is 24 feet.	Is the maximum CLEAR height for the ground STORY 24 feet?		YES	Yes
99	403.A.4	Height Specifications	The minimum interior CLEAR HEIGHT for the GROUND STORY shall be 15 feet within 15 feet of the RBL.	Does the ground floor have at least 15 feet clear height within 15 feet of the RBL?	<i>BES modification for preservation of historic façade.</i>	YES	No
100	403.A.5	Height Specifications	The maximum CLEAR height for upper stories is 14 feet.	Is the maximum CLEAR height for all upper stories 14 feet?		YES	Yes
101	403.A.6	Height Specifications	The minimum CLEAR HEIGHT for upper STORIES shall be 8 feet 10 inches feet clear.	Do the upper stories each have at least 8 feet 10 inches clear (floor to ceiling) height?		YES	Yes

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
102	403.A.7.1	Height Specifications	Mezzanines greater than 2/3 of the floor area footprint shall be counted as a full story.	Are there any mezzanines greater than 2/3 of the floor area footprint? If no, skip next question.		YES or N/A	N/A
103	403.A.7.2	Height Specifications		If yes, have they been counted as an additional story?		YES or N/A	N/A
104	403.A.8	Height Specifications	Any unbuilt alley and/or common lot line frontage shall have a street wall, 6-8 feet in height, as measured from the adjacent sidewalk or the ground elevation when not fronting a sidewalk.	Does any unbuilt alley and/or common lot line frontage have a street wall, 6-8 feet in height, as measured from the adjacent sidewalk or the ground elevation when not fronting a sidewalk?		YES or N/A	N/A
105	403.A.9	Height Specifications	Where a Main Street site is within 40 feet of a Local Site, Neighborhood Site or a single-family home, the maximum height for that portion will be 4 stories (Local), 3 stories (Neighborhood); and 32 feet/3 stories (single family lot).	Where any part of a Main Street Site is within 40 feet of a Local Street, Neighborhood Site, or single family home, is the maximum height for that portion consistent with these regulations?		YES or N/A	N/A
106	403.B.1	Siting Specifications	The GROUND STORY street façade shall be built to not less than 75 percent and no more than 90 percent of the overall RBL. However, the ground floor portions of the street façade within 10 feet of a block corner are exempt from this requirement in order to allow special corner treatments in these areas.	Is the street façade built to not less than 75 percent and no more than 90 percent of the overall RBL where exceptions are permitted for the ground floor within 10' of a block corner?	<i>BES modification for preservation of historic façade.</i>	YES	No
107	403.B.2	Siting Specifications	The upper STORIES STREET façade shall be built to not less than 60 percent and no more than 90 percent of the overall RBL.	Are the upper stories street facades built to not less than 60 percent and no more than 90 percent of the overall RBL.	<i>Yes, floors 3-7 meet the RBL requirements.</i>	YES	Yes

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
108	403.B.3	Siting Specifications	The STREET façade shall be composed as a simple plane (limited jogs less than 36 inches are considered a simple plane within this requirement) interrupted only by Porches, Stoops, Bay Windows, shopfronts, and Balconies.	Is that portion of the façade that is required to be built to the RBL shall be composed as a simple plane (as defined above) interrupted only by porches, stoops, bay windows, shopfronts, and balconies?		YES	Yes
109	403.B.4	Siting Specifications	The minimum Open Contiguous Lot Area shall comprise at least 15% of the total buildable area and can be located anywhere within the Buildable Area of the site.	Does the minimum Open Contiguous Lot Area comprise at least 15% of the total buildable area?	<i>Yes, 20% OCLA proposed.</i>	YES	Yes
110	403.B.5.1	Siting Specifications	There are no required side lot line setbacks unless shared with an existing single-family house.	Does the property share a side lot line with a single family house?		YES or NO	No
111	403.B.5.2	Siting Specifications	An 8-foot setback is required along a side lot line where shared with an existing single-family house.	If yes above, is there a minimum setback of 8 feet provided along side lot line(s)?		YES or N/A	N/A
112	403.B.6	Siting Specifications	Garage/parking entrances shall be no closer than 50 feet from any Building Corner or 100 feet from any Block Corner (except where otherwise designated on the Regulating Plan).	Is the garage/parking entrance(s) no closer than 50 feet from any Building Corner or 100 feet from any Block Corner (except where designated on the Regulating Plan)?	<i>BES modification for preservation of historic façade. Entire length of façade along the alley is less than 100-feet and is within 50-feet of a Building Corner and within 100-feet of the Block Corner.</i>	YES	No

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
113	403.B.7.1	Siting Specifications	On sites with no alley access, there shall be a 25-foot setback from the rear lot line.	Does this site have alley access?		YES or NO	Yes
114	403.B.7.2	Siting Specifications		If no above, has a 25-foot setback from the rear lot line been provided?		YES or N/A	N/A
115	403.B.8.1	Siting Specifications	Any unbuilt RBL shall have a street wall along it, between 6 feet and 10 feet in height. Street walls may also be constructed along any unbuilt common lot line.	Is there an unbuilt RBL or unbuilt common lot line?		YES or NO	No
116	403.B.8.2	Siting Specifications	Any unbuilt RBL shall have a street wall along it, between 6 feet and 10 feet in height. Street walls may also be constructed along any unbuilt common lot line.	If yes to above, does the unbuilt RBL have a street wall along it, between 6 feet and 10 feet in height?		YES	N/A
117	403.C.1	Elements Specifications	The ground story façade shall have between 60 percent and 90 percent fenestration (measured as a percentage of the façade that is between 2 and 10 feet above the fronting sidewalk).	Does the ground story façade have between 60 percent and 90 percent fenestration, as measured per these requirements?	<i>BES modification for preservation of historic façade. 46% on Columbia Pike and 49% on Walter Reed.</i>	YES	No
118	403.C.2	Elements Specifications	Upper story facades shall have between 30 percent and 70 percent fenestration (measured for each story as a percentage of the façade that is between 3 and 9 feet above the finished floor).	Do the upper story facades have between 30 percent and 70 percent fenestration, as measured per these requirements?	<i>Yes, 33% or greater.</i>	YES	Yes
119	403.D.1	Use Specification	The ground story shall house retail uses as provided in Table 3.1 as well as lobby and access for upper story uses.	Does the ground story house appropriate retail uses and provide lobby space and access for upper story uses?		YES	Yes

Part 4. Building Envelope Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
120	403.D.2	Use Specification	There shall be functioning entry door(s) along the street façade at intervals not greater than 60 feet within any site.	Are there functioning entry door(s) along the street façade at intervals not greater than 60 feet within any site?	<i>BES modification for preservation of historic façade. Does not meet this requirement on Walter Reed Drive.</i>	YES	No
121	403.D.3	Use Specification	Building support functions, such as lobbies, rental offices, and club/activity rooms may be located at grade; however, excluding the lobby, no more than 50% of the BES SITE RBL shall be occupied by such uses.	If the building support functions, such as lobbies, rental offices, and club/activity rooms are located at grade, do they occupy no more than 50% of the BES SITE RBL?		YES	Yes
122	403.D.4	Use Specification	Retail uses identified in Table 3.1 are not permitted on the upper stories (except those of less than 900 square feet and/or second stories as an extension of the ground story use and with direct Columbia Pike frontage.) Second story restaurants do not violate this rule.	If there are retail uses on the upper stories, do they conform with the aforementioned standards?		YES or N/A	N/A

Part 5. Streetscape Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
123	501.A	General Principles and Intent	<p>General Principles and Intent: The Street and building façade shall receive more attention than the rest of the building. Streetscape elements, such as brick pavers, benches and waste-bins, throughout the Columbia Pike Special Revitalization District must be consistent within a project and should be consistent from project to project within an activity node (i.e. Town Center). Street Trees are part of an overall Streetscape plan designed to give special character to each Street and coherence to each area. The desired aesthetic shall be achieved through the use of native/proven, hardy, adapted species where reasonable. Public Art shall be provided in accordance with the Arlington County Public Art policy and the Public Art Master Plan. Building Facades are the public "face" or every building. Owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines along the area in front of their buildings within the "shy zone", which is the area on the sidewalk within 2 feet of the building face. The private, rear portions of the Lots (toward the Alley) allow commercial operators to utilize these spaces as efficient working environments unseen by the public and allow residents to have private and semi-private (for apartment and condominium buildings) open space.</p>	Does the project conform to the above mentioned Principles and Intent?		YES	Yes
124	501.B.1.a.1	Minimum Standards	<p>Each street shall have canopy shade trees (street trees). Wherever the regulating plan does not show specific street tree placement, street trees shall be planted along the Street Tree Alignment Line at an average spacing not greater than 25 to 30 feet on center (measured per block face).</p>	Have street trees been planted in the proper locations?	<p><i>Historic façade preservation allows exemptions or modifications of these requirements. Placement and spacing allowances are necessary to accommodate the historic façade, bus island, and the transit station.</i></p>	YES	No

Part 5. Streetscape Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
125	501.B.1.a.2	Minimum Standards	Required tree planting area widths are specified on the typical street cross sections in the Master Transportation Plan – Part I. However, open soil surface area shall be not less than 60 square feet per isolated tree, and connected (tree strip) planting areas are encouraged. The planting area's minimum dimension shall be 5 feet or as indicated in Arlington County Landscape Standards, Section II.B. Tree Pit Size/Planting Strip Size.	Do the tree planting areas meet the aforementioned size requirements?	<i>Historic façade preservation allows exemptions or modifications of these requirements. Placement and spacing allowances are necessary to accommodate the historic façade, bus island, and the transit station.</i>	YES	No
126	501.B.1.a.3	Minimum Standards	At planting, trees shall be at least 3.5 inches in diameter (4 feet above grade).	Are the trees at least 3.5 inches in diameter (4 feet above grade)?		YES	Yes
127	501.B.1.a.4	Minimum Standards	Tree species shall be selected from the Columbia Pike Special Revitalization District Street Tree List.	Have the street trees planted by the developer been selected from the Columbia Pike Special Revitalization District Street Tree List?		YES or N/A	Yes
128	501.B.1.b	Minimum Standards	Any unpaved ground area fronting the lots (to the curb) shall be planted with groundcover or flowering vegetation.	Is the unpaved ground area fronting the lots (to the curb) planted with groundcover or flowering vegetation?	<i>There is no available unpaved ground area on the site due to the preservation of the historic façade and location of the transit station.</i>	YES	Yes
129	501.B.1.c	Minimum Standards	Street trees shall be “limbed up” so as to not interfere with pedestrian or auto/truck travel (minimum 7 feet clear over the sidewalk and 14 feet over the travel lanes of the street).	Are the street trees “limbed up” so as not to interfere with pedestrian or auto/truck travel?		YES	Yes

Part 5. Streetscape Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
130	501.B.1.d	Minimum Standards	Low metal fencing or railing that is attractive and durable shall be installed around street tree pit areas to prevent pedestrian damage to planting materials. Consistency of fencing design is required within a project and within a block face. (Tree fencing shall not be required in locations where the clear sidewalk area is less than 6 feet in width.)	Has low metal fencing or railing been installed around street tree pits areas?		YES	Yes
131	501.B.2	Minimum Standards	On Local and Neighborhood Sites only, at least 1 canopy shade tree per 550 square feet of the required open (unpaved) area shall be planted in the rear lot area and no closer than 5 feet to any common lot line. Such trees shall be at least 3.5 inches caliper (4 feet above grade). Species shall be selected from the Columbia Pike Special Revitalization District Street Tree List.	For Local and Neighborhood Sites only, has at least 1 canopy shade tree, selected from the Columbia Pike Special Revitalization District Street Tree list, per 550 square feet of the required open (unpaved) area shall be planted in the rear lot and no closer than 5 feet to any common lot line and are these trees at least 3.5 inches in caliper?		YES or N/A	N/A
132	501.B.3.a	Minimum Standards	Sidewalks not otherwise designated on the typical street cross sections in the Master Transportation Plan – Part I are a minimum of 5 feet wide and shall be constructed to meet all County specifications.(i.e. sidewalks that are not along streets)	Are sidewalks at least 5 feet wide and constructed to meet all County specifications?		YES	Yes
133	501.B.3.b	Minimum Standards	Where an area is unpaved, owners may place pavers and/or stepping stone walks between the curb and the sidewalk and between the sidewalk and entry/steps. Within the street the width of such walkways shall not exceed 6 feet and walkways shall not be located less than 8 feet from any street tree.	Are walkways in unpaved areas no greater than 6 feet wide and at least 8 feet from any street line?		YES or N/A	N/A

Part 5. Streetscape Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
134	501.B.3.c	Minimum Standards	Sidewalks along Columbia Pike are divided into zones. Clear zones (no less than 6 feet in width) are to be plain poured concrete.	Are clear zones at least 6 feet wide and constructed of plain poured concrete?		YES	Yes
135	501.B.3.d	Minimum Standards	Sidewalks in shy zones (at least 2 feet in width) are encouraged to have a variety of paving materials, textures and colors. Paving designs are to be consistent within a project.	Are shy zones at least 2 feet in width and varied, yet consistent within a project?	<i>To the extent feasible with the preservation of the historic façade.</i>	YES	No
136	501.B.3.e	Minimum Standards	Furniture zones (up to 6 feet in width) are encouraged to have a variety of paving materials, textures and colors. Paving designs are to be consistent within a project.	Are furniture zones at no greater than 6 feet in width and varied, yet consistent within a project?		YES	Yes
137	501.B.4.a	Minimum Standards	Where visible from the street and along the alley, all turf grass must be solidly sodded at installation. In place of sod, groundcovers may be used.	Is visible turf sodded, or is groundcover provided?		YES or N/A	N/A
138	501.B.4.b	Minimum Standards	The portion of the street between the owner's lot lines and the back of curb and the portion of the alley between the lot lines and the edge of pavement are to be maintained by the owner.	Are the portions of the street between the lot lines and back of curb, as well as the portion of the alley between the lot lines and edge of pavement maintained by the owner?		YES	Yes
139	501.B.5.a	Minimum Standards	On-street parking nubs are to be incorporated into the sidewalk in a pattern consistent with the Master Transportation Plan. The parking space and tree planting pattern may be interrupted by existing or proposed new driveways, streets, alleys, and transit stops or stations.	Are nubs incorporated into the sidewalk consistent with the Master Transportation Plan?		YES or N/A	N/A
140	501.B.5.b	Minimum Standards	Parking spaces shall be constructed to allow proper drainage toward a valley gutter at the curb line.	Are parking spaces constructed to allow proper drainage?	<i>No on-street or surface parking.</i>	YES or N/A	N/A

Part 5. Streetscape Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
141	501.B.5.c	Minimum Standards	Parking spaces shall be constructed according to County standards to ensure accessibility for street cleaning vehicles.	Are parking spaces constructed according to County standards to ensure accessibility for street cleaning vehicles?	<i>No on-street or surface parking.</i>	YES or N/A	N/A
142	501.B.6.a.1	Minimum Standards	Benches in the Columbia Pike corridor shall be the Victor Stanley "Streetsites" model # R-B 28 or equivalent. Benches will have backs and arm rests. Benches located in the Furniture Zone, and oriented perpendicular to the street, shall be 4 feet in length. Benches located in the Furniture Zone but not perpendicular to the Street may be longer so long as their length does not conflict with the placement of other streetscape elements or obstruct necessary pedestrian movement.	Do the proposed benches meet the aforementioned requirements? If a different model is proposed, do you concur with the selection?		YES	Yes
143	501.B.6.a.2	Minimum Standards	For each Main Street and Avenue site, 1 bench shall be provided for every 50 feet of street frontage. (Use ratio to calculate total # of benches required; bench location/placement may be varied)	Is 1 bench provided for every 50 feet of street frontage on a Main Street or Avenue site project?		YES or N/A	Yes
144	501.B.6.a.3	Minimum Standards	For each Local site that is built to a Live/Work standard, one bench shall be provided for every 100 feet of street frontage. Local sites that are not built to a Live/Work standard and Neighborhood sites are exempt from the bench requirement. (Use ratio to calculate total # of benches required; bench location/placement may be varied)	Is 1 bench provided for every 100 feet of street frontage on a Local site project that is built to a Live/Work standard? Do you concur with the proposed bench location?		YES or N/A	N/A
145	501.B.6.b.1	Minimum Standards	The standard waste bin is the Victor Stanley "Bethesda Series" model #S-42 or equivalent.	Are the standard waste bins provided the Victor Stanley "Bethesda Series" model #S-42 or equivalent? If a different model is proposed, do you concur with the selection? Do you concur with the proposed trash location?		YES or N/A	Yes

Part 5. Streetscape Standards

#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
146	501.B.6.b.2	Minimum Standards	At a minimum, one waste bin shall be provided at each block corner or building corner.	Is at least 1 waste bin provided at each block corner or building corner?		YES or N/A	Yes
147	501.B.6.c.1	Minimum Standards	Bike racks (2-space capacity) for the Columbia Pike corridor shall be an inverted "U" in galvanized steel with a baked-on black paint finish.	If bike racks are provided, are they the standard inverted "U" in galvanized steel with a baked-on black paint finish? Do you concur with the proposed bike rack location?		YES	Yes
148	501.B.6.c.2	Minimum Standards	Bike racks (2-space capacity) shall be installed on both sides of the Street, along the Street Tree Alignment Line or within the furniture zone (not to interfere with the placement of Street Trees or Street Lights). At the time of the development, the developer is only responsible for the installation of bicycle racks on the side(s) of the Street being developed.	Has the developer installed bicycle racks in the appropriate locations on the side of the street he/she is developing? Do you concur with the proposed bike rack location?		YES	Yes
149	501.B.6.c.3	Minimum Standards	Where feasible and not in conflict with other streetscape elements, at least 50% of visitor/guest bike racks shall be located within 50 feet of the primary residential/office building entrance and shall be located in groups of two or more. In all other locations, bike racks shall be distributed within a project either as a single rack or in groups of two.	Is at least 50% of visitor/guest bike racks located within 50 feet of the primary residential/office building entrance and in groups of two? Are the remaining bike racks distributed within a project either as a single rack or in groups of two? Do you concur with the proposed guest bike rack location?		YES	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
150	501.B.6.d.1	Minimum Standards	All plant material (including trees) shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.	Does all plant material (including trees) conform to the standards of the American Association of Nurserymen and has passed any inspections required under State regulations?		YES	Yes
151	501.B.6.d.2	Minimum Standards	Invasive exotic species found anywhere on the lot shall be removed.	Has the developer agreed to remove all invasive exotic species found anywhere on the lot? (Will need condition)		YES or N/A	N/A
152	501.B.6.d.3	Minimum Standards	Mechanic and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within any "street" (as defined by the FBC), with the exception of water pumps not visible).	Is mechanical and electrical equipment stored or located outside of a street?		YES	Yes
153	501.D.1	Street Tree List	Invasive exotic tree species may not be used anywhere on lots or other areas within the Columbia Pike Special Revitalization District.	Has it been confirmed that there are no invasive exotic tree species used anywhere on the lots or other areas within the Columbia Pike Special Revitalization District?		YES or N/A	Yes
154	501.D.2	Street Tree List	Species in bold type in the Columbia Pike Special Revitalization District Street Tree List are specified (first preference) for placement along the Street Tree Alignment Line, as specified in the Regulating Plan.	Have appropriate tree species been planted along the Street Tree Alignment Line?		YES	Yes
155	501.D.3	Street Tree List	Species marked with an asterisk shall be used in limited areas such as larger open landscaped areas, rather than for street tree use.	Have appropriate tree species been planted along the Street Tree Alignment Line?		YES	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
156	501.E.1.a	Street Lighting	STREETLIGHT poles shall be centered along the STREET TREE 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 Classifications, a minimum of 6 feet in width behind the face of curb).	Are the streetlight poles centered along the Street Tree Alignment Line and not in conflict with existing utilities? If not, are streetlight poles located 2 feet to 4 feet behind the back of the curb within the Tree Lawn?	<i>To the extent feasible with the preservation of the historic façade.</i>	YES or N/A	No
157	501.E.1.b	Street Lighting	STREETLIGHTS shall not be located within the CLEAR SIDEWALK or the SHY ZONE.	Are all streetlights located outside of the Clear Sidewalk or the Shy Zone?	<i>To the extent feasible with the preservation of the historic façade.</i>	YES	No
158	501.E.2.a	Street Lighting	STREETLIGHTS shall meet the following, with street classifications determined by the categories assigned in the adopted Master Transportation Plan Street Element: On principal arterial streets, STREETLIGHTS shall be double-globed Carlyle luminaires on 16 foot poles.	Are all principal arterial streets streetlights double-globed Carlyle luminaires on 16 foot poles?		YES or N/A	Yes
159	501.E.2.b	Street Lighting	On minor arterial streets, STREETLIGHTS shall be single-globed Carlyle luminaires on 14 foot poles.	Are all minor arterial streets streetlights single-globed Carlyle luminaires on 14 foot poles?		YES or N/A	Yes
160	501.E.2.c	Street Lighting	On principal and minor local streets, STREETLIGHTS shall be single-globed Carlyle luminaires on 12 foot poles.	Are all principal and minor local streets streetlights single-globed Carlyle luminaires on 14 foot poles?		YES or N/A	N/A
161	501.E.3	Street 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 2014 Traffic and Street Lighting Specifications, as amended, for the street type and location.	Does the photometric analysis show that the light levels fall within the recommended levels shown in Arlington County's 2014 Traffic and Street Lighting Specifications?		YES	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
162	501.E.4	Street Lighting	At the time of development, the developer is required to install STREETLIGHTS and sidewalks on the [street frontage adjacent to] side of the STREET being developed.	Are Streetlights and sidewalks being installed on the [street frontage adjacent to] side of the street being developed?		YES	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
163	603.B.1	Building Wall Materials	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.	If the building is 3 stories or more, are the Ground Story Building Wall Materials different from the materials above or is there an Expression Line provided?	<i>To the extent feasible with the preservation of the historic façade.</i>	YES or N/A	No
164	603.B.2	Building Wall Materials	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).	Are heavier materials used below lighter materials?	<i>To the extent feasible with the preservation of the historic façade.</i>	YES	No
165	603.B.3	Building Wall Materials	Siding shall be wood or composite material. Where siding, including panels, is not mitered at corners, siding shall incorporate corner boards on the outside building corners to conceal raw edges.	Is the siding wood or composite material?		YES	Yes
166	603.B.4	Building Wall Materials	Metal or cementitious panels may be used only as ORNAMENTATION MATERIALS.	If used, are metal or cementitious panels used as Ornamentation Materials?		YES or N/A	Yes
167	603.B.5	Building Wall Materials	Brick MASONRY may be painted.	Has brick masonry been painted?		N/A	N/A
168	603.B.6	Building Wall Materials	All STUCCO surfaces shall have a smooth or sand finish and shall be painted.	Do Stucco surfaces have a painted smooth or sand finish?		YES or N/A	N/A
169	603.B.7	Building Wall Materials	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 all exposed Masonry walls have a cap to protect the top of the wall from weather?		YES or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
170	603.B.8	Building Wall Materials	The following building wall materials are prohibited: a. EIFS (Exterior Insulation and Finishing System), Styrofoam, and all other foam based products b. Vinyl and aluminum siding c. Prefabricated STUCCO panels and sprayed on STUCCO finishes	Is the building free of EIFS, styrofoam, all foam-based products, vinyl and aluminum siding, and prefabricated Stucco panels or sprayed on Stucco finishes?		YES	Yes
171	603.C.1	Building Wall Materials	For multi-family and mixed-use buildings: a) Permitted BUILDING WALL MATERIALS are: MASONRY (brick, ground-face block, stone or cast stone), terracotta, ceramic tile, and STUCCO. b) Permitted ORNAMENTATION MATERIALS are: metal or cementitious panels or elements, thin/veneer brick panels or tile, and other decorative elements and siding. c) Thin/veneer brick panels or tile may only be applied for the uppermost story to address building code constraints	If the building is multi-family or mixed-use, are only permitted materials used?		YES or N/A	Yes
172	603.C.2	Building Wall Materials	For Townhouses, 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®). Composition board (such as HardiPlank®) may have a smooth or grained finish.	If the buildings are Townhouses, are only permitted materials used?		YES or N/A	N/A
173	604.A.1	Doors	Permitted materials for doors include wood, metal, glass, and pre-engineered metal and glass systems.	Are permitted materials used?		YES	Yes
174	604.A.2.a	Doors	When an ALLEY is within or adjacent to a BES SITE, garage doors shall face towards the ALLEY.	If an alley is within or adjacent to a BES Site, do the garage doors face toward the alley?		YES	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
175	604.A.2.b	Doors	Garage doors CLEARLY VISIBLE FROM THE STREET 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. (See illustration 604.A.2).	If garage doors are clearly visible from the street, are they no more than 12 feet in width, and where there are multiple garage doors, is the separation between garage doors at least 12 inches?	<i>Not clearly visible from the street.</i>	YES or N/A	N/A
176	605.A.1	Windows	All windows shall be vertically proportioned such that their height is greater than their width, and shall meet the following:	Are all windows vertically proportioned such that their height is greater than their width?		YES	Yes
177	605.A.1.a	Windows	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.	Is the window proportion 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?		YES	Yes
178	605.A.1.b	Windows	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.	If windows are grouped horizontally, is each separated by a frame element, column, pier, or wall section with a minimum width of 7 inches between glass or unenclosed openings?		YES	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
179	605.A.1.c	Windows	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.	If mutins are used to divide panes of glass, are they applied to the exterior of the glass to create shadow and dimension?		YES or N/A	N/A
180	605.A.2.a	Windows	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 not span across building structure such as floor structural and mechanical thickness?		YES	Yes
181	605.A.2.b	Windows	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 minimum 18 inch wall or framing element?		YES	Yes
182	605.A.3	Windows	Permitted window types are: single-, double-, and triple-hung, casement, awning, clerestory, and transom.	Are window types single-, double-, triple-hung, casement, awning, clerestory, or transom?		YES	Yes
183	605.A.4	Windows	When used, shutters shall be sized to fit the adjacent window such that the opening would be covered if both shutter leaves were closed. 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 sized to fit the adjacent window such that the opening would be covered if both shutter leaves were closed?		YES or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
184	605.A.5	Windows	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.	On all upper Stories, is a minimum of 40 percent of window glass area per story operable and openable?		YES	Yes
185	605.A.6	Windows	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		YES	Yes
186	605.A.7	Windows	Windows and window frames shall be recessed a minimum of 2 inches from the wall plane.	Are windows and window frames recessed a minimum of 2 inches from the wall plane?		YES	Yes
187	605.A.8	Windows	Permitted materials for windows are: wood, metal, glass, vinyl, fiberglass, and pre-engineered metal and glass systems.	Are permitted window materials used?		YES	Yes
188	606.A.1	Shopfronts	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. BUILDING WALL MATERIAL permitted by Section 603 above shall be used below the SHOPFRONT window glass.	Is the bottom of all Shopfront window glass between 1 and 3 feet above the adjacent fronting clear sidewalk, and does it run from the sill to a minimum of 8 feet above the adjacent fronting clear sidewalk?	<i>To the extent feasible with the preservation of the historic façade.</i>	YES	No

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
189	606.A.2	Shopfronts	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 the Shopfront window glass clear, with light transmission of at least 90 percent? If not, is it modified to meet applicable building and energy code requirements?	<i>To the extent feasible with the preservation of the historic façade.</i>	YES or N/A	No
190	606.A.3	Shopfronts	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. Operable shading devices within the conditioned space are permitted. Provided, however:	Does a minimum of 80 percent of the window surface 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?		YES or N/A	Yes
191	606.A.3.a	Shopfronts	The County Board may modify the requirement specified in 606.A.3 above, for certain uses located on the GROUND STORY. Such uses are identified by a reference to the Form Based Code in the "ACZO and FBC use standards" column of Building Use Table provided in Section 901, and subject to approval of a use permit, as provided in ACZO 15.4. Such modifications may only be allowed where, in addition to meeting the requirements of ACZO §15.4, the County Board finds that the proposed modifications can be retrofitted to meet standard requirements when the subject use is discontinued and are otherwise consistent with the intent of the Form Based Code.	If not, is a modification proposed?		YES or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
192	606.A.4	Shopfronts	SHOPFRONT doors shall contain at least 60 percent transparent glass. Solid (completely opaque) doors are prohibited.	Do Shopfront doors contain at least 60 percent transparent glass?		YES or N/A	Yes
193	606.A.5	Shopfronts	SHOPFRONT doors shall not be recessed more than 3 feet behind the SHOPFRONT windows and, in any case, shall have a clear view and path to a 45-degree angle past the perpendicular from each side of the door.	Do Shopfront doors have a clear view and path to a 45-degree angle past the perpendicular from each side of the door and is not recessed more than 3 feet behind the Shopfront windows?	<i>To the extent feasible with the preservation of the historic façade.</i>	YES or N/A	No
194	606.A.6	Shopfronts	SHOPFRONTS shall be differentiated from the FAÇADE above by an EXPRESSION LINE.	Are Shopfronts differentiated from the Façade above by an Expression Line?		YES or N/A	Yes
195	606.A.7	Shopfronts	SHOPFRONTS may extend up to 36" beyond the FAÇADE (RBL) into the STREET.	Has it been confirmed that shopfronts do not extend more than 36" beyond the Facade (RBL) into the Street?	<i>To the extent feasible with the preservation of the historic façade.</i>	YES or N/A	No
196	607.A.1	Awnings and Canopies	The top of all AWNINGS shall be mounted no more than one (1) foot above the opening below. AWNINGS shall be used to shade windows.	Are the tops of all Awnings mounted no more than 1 foot above the opening below and used to shade windows?		YES or N/A	N/A
197	607.A.2	Awnings and Canopies	AWNINGS shall be made of durable fabric and may be either fixed or retractable. High-gloss, plasticized, shiny or reflective materials are prohibited.	Are Awnings made of durable fabric and either fixed or retractable?		YES or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
198	607.A.3	Awnings and Canopies	Back-lit AWNINGS are prohibited.	Are back-lit Awnings excluded from the building?		YES or N/A	N/A
199	607.A.4	Awnings and Canopies	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 integrated with the building?		YES or N/A	N/A
200	607.A.5	Awnings and Canopies	CANOPIE framing shall be constructed of either metal or wood.	If Canopy framing is incorporated, is it constructed of either metal or wood?		YES or N/A	N/A
201	607.A.6	Awnings and Canopies	Permitted CANOPY roofing materials are: metal standing seam (5V crimp or equivalent), slate, glass, and corrugated metal.	Are permitted Canopy roofing materials used?		YES or N/A	N/A
202	608.A.1.a	Roofs	For MAIN STREET, AVENUE, and LIVE/WORK BUILDINGS, flat roofs are permitted provided that the roof material is not visible from any adjacent Street	If a Main Street, Avenue, or Live/Work Buildings, are flat roof materials not visible from any adjacent street?		YES or N/A	Yes

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
203	608.A.1.b	Roofs	For LOCAL and NEIGHBORHOOD BUILDINGS, roof types shall be limited to gable, hip, and gambrel, provided, however, that shed roofs are permitted on PORCHES, STOOPS, CANOPIES and BALCONIES.	If a Local or Neighborhood Building, are roof types gable, hip, or gambrel, provided that shed roofs are permitted on Porches, Stoops, Canopies, and Balconies?		YES or N/A	N/A
204	608.A.1.c	Roofs	Green roof technologies are encouraged. Vegetative cover should be considered for flat roofs and solar panels should be considered for integration into pitched roof structures.	No question for this statement.	<i>Vegetated roof proposed.</i>	N/A	N/A
205	608.A.1.d	Roofs	Skylights and roof vents are permitted only on the roof plane opposite the primary Street or RBL or when shielded from Street view by the building's Parapet wall.	If skylights or roof vents are incorporated, are they only on the roof plane opposite the primary Street or RBL or shielded from Street view by the building's Parapet wall?		YES or N/A	Yes
206	608.B.1	Roofs	Where flat roofs are permitted they shall have a parapet around the entire perimeter of the building.	If there are flat roofs, do they have a parapet around the entire perimeter of the building?		YES or N/A	Yes
207	608.C.1	Roofs	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.	Does the pitched roof that cover the main body of a building have a slope of no less than 4:12 and no more than 10:12?		YES	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
208	608.C.2	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.	Do the roofs of Porches, Stoops, Canopies, and Balconies have a slope of no less than 2:12 and no more than 6:12?		YES or N/A	N/A
209	608.C.3	Roofs	All roofs, except shed roofs, shall be symmetrically sloped.	Are all roofs, except shed roofs, symmetrically sloped?		YES or N/A	N/A
210	608.C.4	Roofs	The end walls of a gable or gambrel roof may extend up above the roof line to form a parapet.	No question for this statement.		N/A	N/A
211	608.C.5	Roofs	Gambrel roofs are permitted only when the roof ridge runs parallel to the front FACADE.	If gambrel roofs are proposed, does the roof ridge run parallel to the front Façade?		YES or N/A	N/A
212	608.C.6	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 include cut out areas, are the areas within neither 18 inches of either end of the individual building nor within 18 inches of the ridge?		YES or N/A	N/A
213	608.C.7	Roofs	Roof eaves shall overhang the walls below.	Do roof eaves overhand the walls below?		YES or N/A	N/A
214	608.C.8	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 permitted roofing materials used for all pitched roofs?		YES or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
215	609.A.1	Mechanical Equipment	If MECHANICAL EQUIPMENT is located at-grade, and CLEARLY VISIBLE FROM A STREET, it shall be screened by a PRIVACY FENCE or GARDEN WALL.	If Mechanical Equipment is located at-grade, and clearly visible from a street, is it screened by a Privacy Fence or Garden Wall?		YES or N/A	N/A
216	609.A.2	Mechanical Equipment	All MECHANICAL EQUIPMENT on a roof shall be screened.	Is all Mechanical Equipment on a roof screened?		YES or N/A	Yes
217	609.A.3	Mechanical Equipment	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 of Mechanical Equipment and penthouses placed on a roof 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 max height of 18 feet?		YES or N/A	Yes
218	610.A.1	Street Walls, Garden Walls and Privacy Fences	Permitted materials for STREET WALLS are: brick, stone, cast stone, or other masonry.	Are permitted Street Wall materials used?		YES or N/A	N/A
219	610.A.2	Street Walls, Garden Walls and Privacy Fences	STREET WALLS may include some openings within the masonry (see illustration of 11th Street example)	Do the street walls include any openings within the masonry?		N/A	N/A
220	610.A.3	Street Walls, Garden Walls and 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 which project between 1 and 4 inches from the face of the wall?		YES or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
221	610.B.1	Street Walls, Garden Walls and 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. GARDEN WALLS may include panels of wood, metal, or dimensional composite material between piers.	Are permitted Garden Wall materials used?		YES or N/A	N/A
222	610.B.2	Street Walls, Garden Walls and 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?		YES or N/A	N/A
223	610.C.1	Street Walls, Garden Walls and Privacy Fences	Permitted materials for fences are: wood, metal, dimensional composite material, and wood/dimensional composite material with masonry piers.	Are permitted fence materials used?		YES or N/A	Yes
224	610.C.2	Street Walls, Garden Walls and Privacy Fences	Chain link fences are prohibited.	Are chain link fences excluded?		YES	Yes
225	610.D.1	Street Walls, Garden Walls and Privacy Fences	Permitted materials for gates are: wood, dimensional composite material, and metal, or combinations thereof.	Are permitted gate materials used?		YES or N/A	N/A
226	611.A	Signs	Signs for multi-family and mixed-use DEVELOPMENT PROJECTS shall be regulated by provisions in Article 13.7 of the Arlington County Zoning Ordinance.	Do signs for multi-family and mixed-use Development Projects adhere to Article 13.7 of the ACZO?	<i>Applicant will submit a Comprehensive Sign Plan for proposed signage.</i>	YES or N/A	Yes
227	611.B	Signs	Signs for townhouse DEVELOPMENT PROJECTS shall be regulated by provisions in Article 13.6 of the Arlington County Zoning Ordinance.	Do signs for townhouse Development Projects adhere to Article 13.6 of the ACZO?		YES or N/A	N/A

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#	Outline ID	Sub Section	Statement	Question	Comments	Compliant Answer	Actual Answer
228	611.C	Signs	Signs for detached and single-family DEVELOPMENT PROJECTS shall be regulated by provisions in Article 13.5 of the Arlington County Zoning Ordinance.	Do signs for detached and single-family Development Projects adhere to Article 13.5 of the ACZO?		YES or N/A	N/A
229	611.D	Signs	Signs shall be further limited and regulated by the following provisions in Article 13 of the Arlington Zoning Ordinance, which shall be incorporated as if fully set forth herein:	Do all signs follow provisions in Article 13 of the ACZO?	<i>Applicant will submit a Comprehensive Sign Plan for proposed signage.</i>	YES or N/A	Yes