

Design Review Incomplete Items

Item #	Description	Action Taken	Sheet #
1	Provide as much context as possible for the streetscape elevations, and clearly show the relationship between the landmark buildings that are adjacent to the project site on Center and across the alley on Oxford	See added context diagram	A8-1
2	Provide a design narrative that goes into more detail about how this design fits into its Downtown neighborhood context.	See response in transmittal letter	
3.	In our Downtown design guidelines, both Center and Oxford Streets are included as a designated public-serving frontage. There are specific design parameters for the ground floors of these frontages. Provide analysis of how your design meets these guidelines.	See response in transmittal letter	
4.	Provide more detailed building sections, or at least portions of them, and some critical building details to illustrate the articulation and depth proposed on all facades. Provide more detailed information about windows, including operability and detail with depth of frame and glazing. Also include accurate mullions and frame widths on the elevations and any information on bird safety measures.	Enlarged elevation, details and sections with dimensions and annotations are shown for each exterior wall system	See A2-6
5.	Provide more information on proposed lighting. Night renderings should be included.	See added renderings	A4-8, A4-9
6.	Provide landscape plans, including preliminary plant palette. 40% of the required open space provided on-site needs to be landscape, not hardscape or circulation. All proposed usable open space should show how the space is intended to be used.	Open space calculation and landscape area per landscape drawings updated. Landscape plans include plant palette and space planning for the usable space. Pages L3, L5, L6, L8, and L12 show the landscape plans with proposed use. Pages L3, L5, L7, L10, and L13 contain the preliminary plant palette associated with each plan level.	See landscape drawings, G-5
7.	Landscape plans should include which proposed plants are native and/or wildlife-supporting.	The plant palettes all contain notes on which plants are native and wildlife supporting.	L3, L5, L7, L10, and L13
8.	Colors and materials – provide more detailed information of the proposed materials, including photos of material samples as well of successful installations.	Manufacturer selection for exterior materials are being reviewed as it relates to availability, pricing, historical success, locale, etc (particularaly challenging during the Covid time) and will be ongoing effort as we navigate with Planning and various agencies.	A6-1