Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

☐ "Pre-App" Meeting Checklist

☐ "Post-App" Meeting Checklist

Project Name/Case #: WINSLOW HOTEL / PLN 50880 WHE

Land Use Application (Pre-app, Site Plan Review etc.): SITE PLAN REVIEW / CONDITIONAL USE PERMIT

Project Description: APPROXIMATELY 75 ROOM HOTEL WITH ASSOCIATED BANQUET AND MEETING ROOMS, RESTAURANT & BAR, SPA AND BACK OF HOUSE SPACE.

Applicable Design Guidelines				
Design Guideline	**Intent**	**Description**	**Applicant Response**	**DRB Action (Y/N)**
1.	To develop variation in façade treatment to provide visual interest.	Vary building materials or patterns to produce variations in texture.	BUILDINGS MATERIALS ARE WOOD, GLASS AND BOARD FORMED CONCRETE. SEE DRAWINGS FOR THEIR ASSEMBLY AND ARRANGEMENT	
2.	To modulate the scale of building masses.	Building elevations shall be vertically modulated in no more than 20' increments or horizontally in no more than 30' increments. Modulation is defined as a change in plane or articulation (such as bands, cornices, setbacks or changes in material).	BUILDING FORMS ARE SCALED TO THE VARIETY OF USES BEHIND. STRUCTURE IS EXPOSED TO PROVIDE ARTICULATION AND SCALE TO THE FACADES. VERTICALLY THE BUILDING STARTS GLASSY AT THE BOARDWALK AND BECOMES MORE SOLID HIGHER UP.	

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3.	To limit the visual impact of blank walls and facades and better assure aesthetic appeal.	Blank walls shall not be visible to public spaces. Blank facades should otherwise be limited to the back of buildings or where required by the building code. Treatments to alleviate blank walls shall be similar in materials to facades normally in view of the public.	THERE ARE NO BLANK WALLS.	
4.	To establish visually prominent ground floor facades.	The first floor of multi-storied buildings should be taller than upper floors. Minimum ceiling height should be at least 10' to allow transom or larger display windows. Other elements such as transom windows, canopies, cornices, and prominent entries are encouraged. First floor uses shall be pedestrian oriented and include substantial shop windows. Display windows on the first floor of retail and commercial buildings should be the predominant surface of the first floor.	HOTEL GREATLY EXCEEDS THIS 10' MINIMUM CEILING ON THE GROUND FLOOR. GROUND FLOOR IS HIGHLY GLAZED.	
5.	To maintain pedestrian scale along facades facing public ways.	Facades facing public ways shall incorporate setbacks or articulation that establishes a pattern of bays or window openings. Facades shall include features such as display windows, columns or bays, recessed entries or canopies or other recesses. The use of a variety of materials at the sidewalk level is encouraged. Multiple building entrances are encouraged.	BUILDING FRONTAGE ON WINDLOW WAY IS HIGHLY ARTICULATED. THERE ARE FOUR ENTRANCES ACCESSIBLE DIRECTLY TO THE STREET.	

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6.	To maintain the pedestrian activities by encouraging continuous frontages along sidewalks.	Where parking fronts onto a public street, the maximum separation between buildings shall be 80 feet. Greater separations are permitted if landscape setbacks are increased or other design features such as low walls, trellises and public spaces are created along the street frontage.	NO PARKING FRONTS ON THE STREET.	
7.	To reduce overall scale of the building into multiple building masses.	Facades over 128' in length shall be separated by pedestrian passage or open space. Passages should be at least 12' wide and two stories in height if covered. Façade setback should be expressed at the roof line by changes in plane. Passage should connect to public open space.	THE OVERALL BUILDING FORM IS BROKEN INTO THREE MAJOR BLOCKS, WITH LIVING ELEMENTS, TO ADDRESS SCALE ON WILLOW WAY.	
8.	To encourage the creation of public outdoor spaces.	Building setbacks may be increased for the creation of public outdoor seating areas. Entry alcoves and small outdoor spaces may be located between the building and the sidewalk.	ONE BUILDING BLOCK IS SET BACK FROM STREET TO ALLOW FOR THE ENTRY COURT.	
9.	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	ONLY ONE BUILDING	
10.	To encourage compatibility of development with both community and neighborhood characteristics.	Building designs should respond to nearby buildings that meet the upgraded design standards by using shared elements, materials or massing.	SEE NORTH ELEVATION AND CROSS-SECTIONS FOR BUILDING CONTEXT.	

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11.	To minimize the intrusiveness of commercial signage.	Signage, corporate colors and other icons of the business may not dominate the exterior of the building. including canopies and separate outdoor structures covering activities associated with the business. Color should be used to express changes in detail or material but exterior building or structure colors may not be used as signs, or the extension of signs. When businesses are sold or tenants are changed, any sign modification shall trigger this requirement.	SEE EXAMPLES FOR SIGNAGE INTENTIONS.	
12.	To improve the pedestrian environment around buildings and minimize curb cuts.	Where a drive through facility is allowed, drive throughs must be in conjunction with a parking lot that serves the same business, must be to the side or rear of the building and should not be visible from public streets. Drive throughs should consist of no more than a single vehicle lane.	NO DRIVE THROUGH FACILITY IS PROPOSED.	
13.	To provide pedestrian access to buildings.	Provide multiple entrances along streets. Pedestrian passageways are encouraged.	THERE ARE FOUR ENTRYS PROVIDED ALONG WINSLOW WAY.	
14.	To provide weather protection for pedestrians.	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	LOBBY AND RESTAURANT ENTRYS HAVE CANOPIES OVERHEAD.	
15.	To maintain smaller scale commercial buildings.	Buildings in excess of a 10,000 square foot footprint should be visually split into two or more distinct elements.	BUILDING IS VISUALY SPLIT INTO THREE ELEMENTS WITH CONNECTING LINES.	

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16.	To reduce the visual impact of parking areas.	Create small parking clusters connected by vegetated landscaping and pedestrian walkways. Internal streets that connect or serve parking areas shall be designed as streets with sidewalks, planters and pedestrian scale lighting.	SURFACE PARKING IS LOCATED BEHIND BUILDING, NOT VISIBLE FROM PUBLIC ROW.	

Guidelines Requiring Action per DRB: _____

DRB Summary Motion on Actions: _____

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Design Review Board Design Guideline Checklist

Mixed Use Town Center/ Core District Design Guidelines– BIMC 18.18.030

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1. Streetscape	To create a streetscape that is safe, comfortable and appealing to people on foot. New development shall promote a green urban environment with visually interesting spaces and connections for people to walk, sit and window shop.	Pedestrian pathways shall be established in order to connect internal and external development. New development and redevelopment shall include passageways that cut through sites and connect to other sites and/or buildings. These can be simple walkways or can be more elaborate landscaped courtyards. They can be opened to the sky or covered. Types of pathways may include the following: **a.** Public—formal sidewalk along ROW or dedicated access through sites **b.** Public/private—less formal minimum 5 foot wide paths connecting sites to street **c.** Private—internal pathways from parking to building entrances or building to building.	STREETSCAPE IS IMPROVED WITH SIDEWALKS, CURBS AND LANDSCAPE. HOTEL ITSELF IS ORGANIZED AROUND A CENTRAL LANDSCAPED COURTYARD THAT INCLUDES THE PRESERVATION OF THE SIGNIFICANT REDWOODS. THE LOBBY, RESTAURANT AND BAR ARE LOCATED ALONG THE STREET TO ACTIVATE THE STREET. THE COURTYARD IS BOTH VISUALLY AND PHYSICALLY ACCESSIBLE TO THE STREET.	
2. Streetscape	Same as Above	Sidewalks along streets shall incorporate separated areas for streetscape features and through pedestrian traffic. These features shall include: **a.** A 3 foot minimum amenity area (usually located closest to the street curb) in order to accommodate signs, street furniture, lighting, landscaping, etc. **b.** A 5 foot minimum wide clear walkway area shall maintain a path for pedestrian through travel. This path does not need to be straight but can have a meandering alignment. Signs, street furniture, planters and other amenities shall not encroach upon the clear walkway area. **c.** A minimum 10 foot total sidewalk width between curb and front of building, if sufficient right-of-way is available. A storefront area at least 2 feet wide shall be provided.	STREET FRONTAGE IS DESIGNED TO ALIGN WITH EXISTING IMPROVEMENTS TO THE WEST. WHERE THERE ARE NO ON STREET PARKING SPACES THERE IS THE 3' MINIMUM AMENITY AREA. THE TOTAL WIDTH OF THE FRONTAGE VALUES AS THE HOTEL IS BROKEN UP INTO A NUMBER OF BLOCKS OF STRUCTURE TO BREAK DOWN THE OVERALL SCALE.	

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3. Streetscape	Same as Above	Street trees shall be provided in an amount equivalent to at least one every 30 feet in planting pots or beds covered by a tree grate, pavers or planted area. Trees may be grouped and are encouraged to have a varied meandering effect. Tree size, location and species shall be approved by the City.	EXISTING STREET TREES ARE BEING PRESERVED. ADDITIONAL TREES ARE PROPOSED AT THE WEST END OF THE FRONTAGE TO TRANSITION TO THE RESIDENTIAL USE ADJACENT.	
4. Public Space	To provide an enhanced pedestrian experience by linking public plazas, courtyards and other gathering spaces. To achieve this in the Winslow Core the following guidelines shall be addressed	If plazas, courtyards and other pedestrian areas are included in the project as part of an FAR Bonus Program or other development requirement the following guidelines shall be addressed: **a.** Public spaces should be oriented toward the south (for solar exposure) when feasible to create a more comfortable micro-climate. **b.** Spaces must include additional landscape conducive to pedestrian use, such as accent lighting, public art, benches and/or low seating walls, and brick or other special paving. **c.** Public space shall not be occupied by driveways, service areas, or any other motorized vehicular use, temporary or otherwise.	HOTEL INCLUDES A SOUTH FACING SEMI-PUBLIC COURT W/ CONSIDERABLE AMENITIES INCLUDING A WATER FEATURE, AMPHITHEATER, BENCHES, WALKS AND TERRACE.	
5. Public Space	Same as Above	Designated intersections should be designed to allow for public spaces. Rather than meeting the corner, new buildings should incorporate forecourts, plazas, or gardens that welcome the public and offer a dramatic statement at the corner. Major entrances should also be located at the corners and highlighted by elements such as higher or more expressive canopies, higher bays, larger windows and doors, projections, different window designs, or other physical features.	MAJOR ENTRY IS LOCATED AT THE CORNER OF THE SUBJECT PARCEL CLOSEST TO THE CENTER OF ACTIVITY ON WINSLOW WAY. THE OVERALL CONFIGURATION IS DESIGNED TO BE INVITING FROM THE MADISON AVENUE/WINSLOW WAY INTERSECTION.	
6. Building Design/IOver-massing and Variation	To produce a townscape that is highly variegated and diverse, with a wide variety of building forms and massing, with a high degree of activity and interest at the street level that can engage people on foot. New development should not display repetitive or monochromatic features but rather embody creative expression as individualized structures that contribute to the unique place that is the Core of the Town Center.	1. **Articulation**. Buildings shall incorporate articulation on all sides. The street-facing side(s) shall receive the greatest amount of attention with respect to richness of forms, details, materials, and craft. 2. **Variety in form**. Variety in building forms shall be provided rather than regularized repetition. 3. **Varied frontages**. Building frontages along a street block shall include storefronts, bays, recesses, offsets, balconies, a varied and rich color palette, and other elements to avoid long, monolithic facades. 4. **Multi-frontages**. Single buildings that face more than one street should respond architecturally to the context of each street. Developments with multiple buildings should incorporate multiple architectural responses for various buildings.	THE WINSLOW WAY FRONTAGE IS HIGHLY ARTICULATED WITH THREE BUILDING BLOCKS CONNECTED WITH LINKING ELEMENTS. THE MATERIAL PALETTE INCLUDES WOOD, GLASS AND BOARD-FORMED CONCRETE.	

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7. Building Design/ Street-Level Elements	Same as Above	1. The first floor level should be at least 12 feet in height as measured from the floor to the interior ceiling to provide for a generous space for retailing, services, and restaurant functions. Entrances to retail spaces shall be directly from the sidewalk. 2. Street-facing, ground-floor facades of commercial and mixed-use buildings shall incorporate generous amounts of glass in storefront-like windows. Amounts of clear, transparent glass shall meet or exceed the following: • 80% along Winslow Way • 60% along Madison, Bjune and Parfitt • 40% along other streets 3. Overhead weather protection elements (canopies, awnings) shall be installed on street-facing facades alongWinslow Way, although they need not be continuous. They should also be installed on other streets where retail uses are provided. The height above the sidewalk shall be at least 8 feet but no more than 12 feet. The minimum depth shall be 5 feet – although 6 feet is preferred. Canopies must be designed so that water running off the canopy does not occur in the clear walkway area. Canopies shall be constructed of permanent, durable materials such as steel and glass. Awnings shall not be internally illuminated, unless the material is opaque. Pedestrian-oriented lighting beneath the canopy is encouraged. 4. The street facing facades of commercial and mixed-use buildings shall incorporate a variety of architectural features to produce a visually rich and engaging experience for people on foot. At least five of the following shall be included in the design of the façade: • Kickplates for storefront windows • Prominent, projecting sills on storefront display windows • Artwork on walls, columns, pilasters and other surfaces • A visibly obvious plinth or base element of stone, masonry or concrete having an architectural finish (ie, not unfinished concrete) • Pilasters with banding, belt courses, insets, reveals or other details • Ornamental tile work or metal work • Masonry soldier course • Decorative medallions • Containers for seasonal planting • Pedestrian-scaled lighting • Hanging baskets supported by ornamental brackets • Pedestrian-scaled signs or signs painted on windows • An element not listed here that meets the intent	THE GROUND FLOOR CEILING HEIGHT EXCEEDS THIS STANDARD. LOBBY AND RESTAURANT ENTRANCES ARE AT THE SIDEWALK/ENTRY COURT AT THE STREET. GROUND FLOOR GLAZING MEETS OR EXCEEDS THIS STANDARD FOR WINSLOW WAY. THERE ARE DISCONTINUOUS CANOPIES OVER THE ENTRYS. THERE ARE NOT CANOPIES OVER THE SIDEWALK AS THE FRONTAGE IS TRANSITIONING TO RESIDENTIAL AT THIS POINT. SEE DESIGN FOR 1. PROMINENT SILLS ON DISPLAY WINDOWS 2. VISUAL STRUCTURAL ELEMENTS BEHIND THE GLASS. 3. A CONCRETE, BOARD FORMED PLINTH. 4. PROMINENT METAL STRUCTURAL CONNECTORS 5. PEDESTRIAN SCALED LIGHTING & SIGNAGE. 6. A VARIETY OF LANDSCAPE ELEMENTS ALONG THE SIDEWALK.	

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7. Building Design/ Upper Level Setbacks	Same as Above	1. Along Winslow Way and Madison Avenue, building facades shall be stepped back above the second story. However, this is not intended to produce a rigid, uniform stepback along the street. The following alternatives are acceptable: • The top floor steps back at least 10 feet. • All floors above the second floor step back at least 10 feet. • Progressive stepbacks on several floors to a total of at least 10 feet. • Some combination of the above. (eg. third floor 7 feet, top floor 3 feet.) 2. Facades of floors that are stepped back shall be distinguished by a change in elements such as window design, railings, trellises, details, materials and/or color so that the result is a rich and organized combination of features that face the street. Balconies may extend into the stepback areas. 3. Alternatives to this guideline may be proposed, so long as the effect is the that the upper floor(s) appear to recede from view, and the impacts of massing on light and air are addressed.	OVERALL BUILDING FORMS VARY IN THEIR POSITIONS RELATIVE TO THE STREET TO PROVIDE SCALE. LINKING ELEMENTS ARE DESIGNED TO BE SHORTER THAN THE MAJOR BUILDING FORMS. THE GROUND AND LOWER FLOORS THAT HAVE PUBLIC FUNCTION SPACES ARE HIGHLY GLAZED. UPPER FLOORS THAT ARE GUEST ROOMS HAVE MORE SOLID WALLS WITH PUNCHED OPENINGS. SEE DESIGN FOR HOW WE'VE ADDRESSED SCALE.	
8. Building Design/ Blank Walls	Same as Above	1. Because walls that are potentially blank present a challenge with regard to appearance, it is expected that creative design approaches will be presented for consideration. 2. Blank, unembellished walls are not allowed. Where there are not windows and doors, facades should be designed with sufficient variety and detail to be of interest to people on foot. However, there are certain conditions which warrant special treatment to ensure that large expanses of wall where windows are not possible are treated in a manner that enhances the townscape and streetscape. • Parking structures should not be exposed to view. Commercial space should intervene between parking and the sidewalk. In the event that this is not possible, the parking shall be screened by vertically growing vines and other vegetation, decorative metalwork, or bas-relief artwork. If vegetation is used, planting beds shall be at least three feet wide and irrigated to ensure the survival of plants. • Some newer buildings may have walls on side lot lines exposed to view for years until an adjacent structure is built. In such cases, the walls shall be treated with simple elements like banding, color, art, patterning of masonry, prominent reveals or recesses, all of which should reflect the design of the building as a whole. Completely blank "end walls" are not acceptable.	NO BLANK WALLS. PARKING STRUCTURE IS UNDER BUILDING, AWAY FROM STREET. DESIGN OF PARKING LEVEL(S) IS INTEGRATED INTO THE DESIGN OF THE OVERALL FACADE.	

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9. Building Design/ Roof Appearance	Same as Above	1. In roof design, the greatest amount of attention should be given to the lower floors most closely visible from the street. Roof edges should also be given design attention. The profile against the sky shall be given expression through elements such as projections, overhangs, cornices, trellises, stepbacks, brackets holding up overhangs, changes in material or other elements, and their combination. 2. Flat, unembellished roofs are not desired. However, flat roofs may be appropriate for green building purposes, for example to accommodate green roofs or solar panels. 3. Buildings located within 100 feet of residential zones outside of the Core shall incorporate pitched roof forms, with slope between 4:12 and 12:12 in order to create a transition in development pattern.	EAST AND WEST ROOFS ARE DESIGNED TO ACCEPT SOLAR PANELS, NORTH ROOF, SHADED BY THE REDWOOD, IS PITCHED IN THE OPPOSITE DIRECTION TO GIVE SCALE TO THE STREET. BUILDING IS FLANKED BY PROPERTIES IN THE CORE ZONE, AND TO THE SOUTH BY A HIGH DENSITY MULTI-FAMILY ZONE.	
10. Parking Design/ Surface Parking Lots	*Parking in the Winslow Core is required to be located behind, beside, and/or under buildings. To reduce visual impact, surface lots and parking structures must meet the following guidelines:*	1. Surface parking lots shall be screened or treated architecturally. Architectural treatment shall require two or more of the following: a. Planting designed to screen lots from view b. Expanded decorative panels or grilles c. Other devices, as approved, which meet the intent.	SURFACE PARKING IS LOCATED TO THE REAR OF THE BUILDING.	
11. Parking Design/ Parking Structures	*Same as Above*	**B. Parking Structures** 1. Buildings that provide street level parking or free standing parking structures shall be screened or treated architecturally. Treatments should complement/integrate with the architecture of the building (see building design guidelines) and garage entrances shall be minimized. 2. Lighting fixtures within garages shall be screened from view from the street.	THERE IS NO SEPARATE PARKING STRUCTURE PROPOSED.	

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1. Parking Lot Location	To have parking lots be as visually unobtrusive as possible.	Parking lots should not front upon intersections. Parking lots should be located behind or to the side of buildings.	PARKING IS LOCATED UNDER THE BUILDINGS, AND BEHIND.	
2. Outdoor Open Spaces and Amenities	To establish, over time, a variety of open spaces within the town center	New development and redevelopment should provide facilities near or visible from the sidewalk for outdoor public use. Examples of such facilities include seating areas, courtyards, and small plaza spaces. Generally, the larger the development, the greater the number and size of such spaces. Furthermore, it is desirable to locate these spaces where they can receive sun and where they can easily be connected to adjacent concentrations of land use.	HOTEL IS DESIGNED AROUND A SIGNIFICANT, SOUTH FACING COURTYARD. SIDEWALK LEVEL IS VERY TRANSPARENT, TO PROVIDE FOR VIEWS OF THE COURTYARD FROM THE STREET.	
3. Pedestrian Connections	To create a network of safe, comfortable and attractive linkages for people on foot	New development and redevelopment should include pedestrian walkways, raised and/or separated from traffic lanes, that offer access from the public sidewalk to the main entrance to the building. (Locating a building entrance directly on the sidewalk satisfies this guideline.) In addition, connections to adjoining properties should be provided. Furthermore, within parking lots, there should be pedestrian walkways that allow people to traverse the lot without being forced to use vehicular aisles.	THE HOTEL LOBBY ENTRY, AND RESTAURANT/BAR ENTRY ARE LOCATED ON THE ENTRY COURT AT THE STREET. ADDITIONALLY THERE IS A SECONDARY ENTRANCE AT THE WEST END OF THE STREET FRONTAGE.	
4. Shielded Lighting	To ensure that the source of lighting for parking, service and loading areas is not visible from neighboring development.	Freestanding light fixtures should not exceed 14' in height. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover.	NO FREESTANDING LIGHT FIXTURES ARE PROPOSED.	

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5. Screen Service Areas	To conceal loading, trash, and storage areas from view.	Trash containers should be enclosed on all sides with solid walls and gates. Loading docks, outdoor storage and staging areas should be screened with fencing and vegetation, such as evergreen hedges. Chain link fencing is not acceptable.	TRASH AND RECYCLING ARE LOCATED UNDER THE BUILDING AND WILL ALSO BE ENCLOSED TO MANAGE SOUND AND SMELL.	
6. Common Open Space	To ensure that open spaces within a development containing dwelling units are truly usable by all residents.	While some portions of common open space may be dedicated to specific amenities such as pools and tennis courts, most of it should be designed in such a manner as to allow walking throughout the development, to any adjacent commercial or recreational areas, and to surrounding streets. Except for designated senior housing, some place for children to play should also be provided.	COURTYARD IS DESIGNED TO BE ACCESIBLE BY ALL HOTEL, RESTAURANT AND BAR PATRONS.	
6a. Conceal Garage Doors	To ensure that street frontages are not dominated by vehicular storage facilities.	Entrances to parking garages and structures should be from alleys, access lanes, or minor side streets, rather than from principal through streets. If access from a principal street is unavoidable, such access should be restricted to a single, two-way curb cut for each development.	HOTEL ONLY HAS WINSLOW WAY FRONTAGE FOR ACCESS. THERE IS AN ENTRY COURT FOR DROP OFF AND WALKING ACCESS AND A SEPARATE NARROW SERVICE ACCESS AND EMPLOYEE PARKING ACCESS.	
7. Overall Form	To create visual continuity among buildings having potentially different styles.	Buildings should utilize elements such as massing, materials, windows, canopies, and pitched or terraced roof forms to create both a visually distinct "base" as well as a "cap".	SEE DRAWINGS THAT SHOW COMPLIANCE WITH THIS GUIDELINE.	
8. Entrances	To make it apparent from the street where major entrances to buildings are located.	Principal entrances to buildings should be visually prominent and located within close proximity to the public sidewalk. Entrances should incorporate elements such as setbacks, recesses, balconies, porches, arches, trellises, or other architectural devices.	ENTRIES ARE LOCATED AT AN ENTRY COURT DESIGNED TO BE VISIBLE FROM THE CORE OF WINSLOW WAY.	
9. Conceal Mechanical Equipment	To ensure that larger pieces of mechanical equipment are visually unobtrusive.	Rooftop mechanical equipment should be concealed by and integrated within the roof form of a building. Simply surrounding it with a parapet wall is not sufficient.	NO ROOFTOP MECHANICAL EQUIPMENT IS PROPOSED.	
10. Structured Parking	To diminish the visual impact of parking as viewed from streets.	Any level of parking contained within or under a structure that is visible from a public street shall fully screen the parking with either another use, a facade that incorporates artwork, or trees and other vegetation.	DOES NOT APPLY	
11. Encouraging Varied Details	To ensure that denser types of housing include details that create a sense of human scale and that break down the bulk of larger buildings.	Buildings containing residential dwellings should incorporate most, if not all, of the following elements: • Front porches or stoops • Bay windows or dormers • Visible trim around windows and building corners • Base articulation, such as a plinth or first floor raised above grade	PROJECT IS A HOTEL.	

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12. Integration	To ensure that signage is a part of the overall design approach to a project and not an afterthought.	The design of signs should be integrated with the architecture and site design of a project.	SIGNAGE IS ANTICIPATED TO BE INTEGRATED WITH THE ENTRY CANOPIES, A GROUND SIGN AT THE ENTRY COURT, AND WINDOW SIGNAGE.	
13. Creativity	To encourage interesting and even unusual approaches to graphic design.	Signs should be expressive and even whimsical, exhibiting a graphic design approach to form and lighting. Standard, back-lighted, metal frame and plastic panel signs are discouraged.	SEE EXAMPLES PROVIDED.	
14. Awning Signs	To produce a visual effect that emphasizes buildings and vegetation, not advertising.	Signs painted on awnings are allowed, but awnings should not be internally illuminated.	NO AWNINGS ARE PROPOSED.	

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