

Appendix B – OBJECTIVE DESIGN STANDARDS CHECKLIST

Applicants are responsible for accurately responding to each objective design standard listed below by indicating whether each standard has been met or does not apply. Applicants shall indicate the sheet(s) within the project plans that show compliance with each objective design standard.

A. SITE STANDARDS								
A.1. Pedestrian Access								
YES	NO	N/A	Objective Design Standard	SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025
X			A.1.1 All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall be internally connected with a minimum four-foot-wide pedestrian pathway or pathway network that may include use of the public sidewalk. The pedestrian pathway network shall connect to the public sidewalk along each street.	3.0	Specify and/or dimension on the referenced the four-foot wide pathway or provide a note on each applicable sheet that the pedestrian pathway shall be a minimum of four feet.		No response provided to this comment in the resubmittal	All buildings are connected via a 4-foot minimum path as dimensioned on sheet 3.0
X			A.1.2 Pedestrian pathways within internal parking areas shall be separated from vehicular circulation by a physical barrier, such as a grade separation or a raised planting strip, of at least six inches in height and at least six feet in width. A pedestrian pathway is exempt from this standard where it crosses a parking vehicular drive aisle.					pedestrian pathways are separated from vehicular circulation with a 6" grade separation
A.2. Short-Term Bicycle Parking (Class II)				SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025
			Short-term bicycle parking (Class II bicycle parking facility) consists of racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.					See updated Sheet L8 for detail that demonstrates bicycle parking details and locking points.
	X		A.2.1 Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.		Mark whether the proposal complies with this standard or not.		No response provided to this comment in the resubmittal. Mark yes or no, as the current marking of N/A is not correct.	Bicycle parking facilities have been located across the site in five locations with 50% structural coverage. All residential units have individual entrances. (primary building entrance application)
X			A.2.2 Short-term bicycle parking shall be provided at a rate of one space per dwelling unit and one space per 2,000 square feet of non-residential floor area.	L6 & L7			Sheet L6 is difficult to discern bicycle parking spaces. Provide a bike detail with dimensions called out separately within sheet or elsewhere in the plan set for staff to confirm compliance with both the number of spaces and their dimensions.	See updated Sheet L8 for detail that demonstrates bicycle parking dimensions.
X			A.2.3 Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	L6 & L7	Provide a detail dimensioning the short-term bicycle parking spaces for verification of compliance.		No response provided to this comment in the resubmittal. See comment above for ODS A.2.2.	See updated Sheet L8 for detail that demonstrates bicycle parking dimensions.
X			A.2.4 If more than 20-short term bicycle spaces are provided, at least 50 percent of the spaces shall be covered by a permanent solid-roofed weather protection structure.		Mark whether the proposal complies with this standard or not as the proposal includes more than 20-short term bicycle spaces.		No response provided to this comment in the resubmittal. Mark yes or no, as the current marking of N/A is not correct. See comment above for ODS A.2.2. No detail provided regarding the covering, quantifying the percentage as required by ODS A.2.4.	Weather protection structures have been added to the landscape plans and concept imagery. 50% + short term bicycle parking spaces are now covered. See sheets L1, L2 and L8.
A.3. Long-Term Bicycle Parking (Class I)				SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025
			Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.					
	X		A.3.1 Long-term bicycles parking facilities shall be located on the ground floor and shall not be located between the building and the street.					
	X		A.3.2 Multi-family residential and residential mixed-use buildings shall provide one long-term bicycle parking space per dwelling unit. Developments such as townhomes that include individual garages for each unit shall not be required to provide long-term bicycle parking.					
	X		A.3.3 Bicycle locker minimum requirements:					
	X		a. Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.					
	X		b. Must withstand a load of 200 pounds per square foot.					
	X		c. Opened door must withstand 500-pound vertical load.					
	X		A.3.4 Bicycle rooms with key access minimum requirements:					
	X		a. Bicycle rooms shall have a minimum ceiling height of seven feet.					
	X		b. Bicycle rooms shall contain racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.					
	X		c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.					

			d. Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking spaces					
		X	e. Each horizontal long-term bicycle parking space shall be a minimum of seven feet in length, two feet in width, four-and one-half feet in height. Each vertical long-term bicycle parking space shall be a minimum of three-and one-half feet in length, two feet in width, and seven feet in height.					
A.4. Vehicular Access								
YES	NO	N/A	Objective Design Standard	SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025
		X	Off-street parking lots shall have vehicular circulation using an internal vehicular network that precludes the use of a public street for aisle-to-aisle internal circulation.					
		X	A.4.1					
A.5. Parking Location and Design								
YES	NO	N/A	Objective Design Standard	SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025
		X	Surface parking lots and carports shall not be located between the primary building frontage and the street.	3.0				
		X	A.5.1					
		X	Uncovered parking rows with at least 15 consecutive parking spaces shall include a landscape area of six feet minimum width at intervals of no more than 10 consecutive parking stalls. One tree shall be provided in each landscape area.					
		X	A.5.2					
A.6. Parking Structure Access								
YES	NO	N/A	Objective Design Standard	SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025
		X	Any vehicular entry gate to a parking structure shall be located to allow a minimum of 18 feet between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.					
		X	A.6.1					
		X	A parking structure shall not occupy more than 50 percent of the building width of any street-facing facade, and it shall be recessed a minimum of five feet from the street-facing facade of the building.					
		X	A.6.2					
		X	For projects with five or more residential units and that have a vehicle access gate to the parking structure, a pedestrian gate shall also be provided.					
		X	A.6.3					
A.7. Utilities								
YES	NO	N/A	Objective Design Standard	SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025
		X	A.7.1	Pedestrian-oriented lighting shall be provided along all pedestrian paths in community recreation spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 12 feet in height. Light fixtures shall be placed along the pedestrian path at a spacing of no more than 30 linear feet.	P1	The referenced sheet does not provide the specificity detailed in this standard for staff's verification of compliance. Dimension the proposed height and the proposed spacing, or provide a note on the applicable sheet that the project shall comply with Objective Design Standard A.7.1.	Note has been added to sheet P1	
		X	A.7.2	Exterior lighting shall be fully shielded and restrain light to a minimum 30 degrees below the horizontal plane of the light source. Lighting shall be arranged so that the light will not shine directly on lands of adjacent residential zoned properties. Uplighting is prohibited.	P1			
		X	A.7.3	Street-level views of ground level utility cabinets, mechanical equipment, trash, and service areas shall be screened from sight with landscape planting, fencing, or a wall, as allowed by the Town Code. The screening shall be at least the same height as the item being screened and screening that is not landscape material shall be constructed with one or more of the materials used on the primary building.	L6 & L7	The referenced sheet does not provide the specificity detailed in this standard for staff's verification of compliance. Provide the level of detail specified in the standard or provide a note on the applicable sheet that the project shall comply with Objective Design Standard A.7.3.	Note added to landscape plans	
		X	A.7.4	Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.		Please verify whether there is any rooftop mechanical equipment proposed.	No rooftop equipment proposed	
A.8. Landscaping and Screening								
YES	NO	N/A	Objective Design Standard	SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025
		X	A.8.1	At least 50 percent of the front setback area shall be landscaped.	L6 & L7 WAIVER REQUEST	This should be marked as 'No' as the project is proposed within the front setback for the CM zone.		
		X	A.8.2	A minimum 10-foot-wide landscape buffer shall be provided along the full length of the shared property line between multi-family or Residential Mixed-Use development and abutting residential properties. The buffer shall include the following:				
		X	A.8.3	Surface parking lots shall be screened from view of the street with landscaping or a wall with a minimum three-foot height to screen the parking lot when not already screened by a primary building. When located in a street-facing setback, screening may not exceed a height of three feet.	L6 & L7	Clarify if the project is proposing a surface parking lot or off-street parking spaces and update the spreadsheet accordingly.	13 off-street parking spaces are identified on the project and will be screened.	
A.9. Fencing								
YES	NO	N/A	Objective Design Standard	SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025

			Fences, walls, and gates within required setbacks along all street frontages are prohibited unless used to screen on-site parking spaces from view from the street.		Clarify if the project is proposing fences or walls as that information is not currently provided in the drawings.	Project is not proposing any fences. Project is proposing some retaining walls as shown on the grading plan but they are not within street setbacks.	The project is proposing no fencing along the side and rear setbacks? Update and respond to ODS A9.3 and A49.4, accordingly.	Correct, the project is not proposing any fencing along the rear or side setbacks
X		A.9.1						
X		A.9.2	Chain link fencing is prohibited.					
X		A.9.3	Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.					
X		A.9.4	Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.					
A.10. Retaining Walls								
YES	NO	N/A	Objective Design Standard	SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025
X			Retaining walls shall not exceed five feet in height. Where an additional retained portion is necessary, multiple-terraced walls shall be used. Terraced walls shall set back at least three feet from the lower segment.	C4.0 & C4.1	This should be marked as 'No' as Sheet C4.2 details retaining walls in excess of five feet.	See grading plan – no walls in excess of 5'		See Grading plans (C4.0 & C4.1) - no walls exceeding 5.0' height
X		A.10.1						
X		A.10.2	Retaining walls shall not run in a straight continuous direction for more than 50 feet without including the following: a. A break, offset, or landscape pocket in the wall plane of at least three feet in length and two feet in depth; and b. Landscaping at a minimum height of three feet at the time of installation along a minimum of 60 percent of the total length of the retaining wall.	C4.0 & C4.1			Sheet C4.0 appears to show a retaining wall adjacent to the seating and play area that exceeds a continuous length of 50 feet. Clarify and update compliance with this ODS, accordingly.	the retaining wall exceeding 50' (page north side of wall) is at grade with guardrail; the exposed portion of the retaining wall - <5' height (page south side) extends ~33 LF (, 50') which is in compliance with ODS
A.11. Landscaped, Private, and Community Recreation Spaces								
YES	NO	N/A	Objective Design Standard	SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025
X			The landscaped, private, and community recreation spaces listed below are required for all qualifying projects. Community recreation spaces and private recreation spaces are calculated independent of each other. Landscaped areas within community recreation spaces can contribute to required minimums for both landscaped area and community recreation space.	L6 & L7, L14				
X		A.11.1						
X			a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.					
X			b. Private recreation space: The minimum horizontal dimension is six feet in any direction and a minimum area of 60 square feet. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible from the residential unit. Landscaped sections of private recreation space shall not count towards required landscaping requirements.	A08, A09				
X			i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.	A01, A08, A09, A09.1	Repeating comment as detailed above in section b. of standard A.11.			
X			ii. Each dwelling unit above the ground floor shall have a minimum of 60 square feet of usable private recreation space. Where multiple balconies are provided for a single unit, the 60-square-foot minimum can be an aggregate of all balconies, provide each balcony meets the requirements for minimum horizontal dimensions.		Repeating comment as detailed above in section b. of standard A.11.			
X			c. Community recreation space: The minimum dimensions are 10 feet by six feet. A minimum of 60 percent of the community recreation space shall be open to the sky and free of permanent solid-roofed weather protection structures. Community recreation space shall provide shading for a minimum 15 percent of the community recreation space by either trees or structures, such as awnings, canopies, umbrellas, or a trellis. Tree shading shall be calculated by using the diameter of the tree crown at 15 years maturity. Shading from other built structures shall be calculated by using the surface area of the overhead feature.	L14				
X			i. Community recreation space shall be provided in Residential Mixed-Use developments at a minimum of 100 square feet per residential unit plus a minimum of two percent of the non-residential square footage.					
X			ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.	A01			The project is subject to this ODS as it proposes a multi-family residential development. Update compliance with this ODS, accordingly.	See A01 for common open space calculations
X			iii. A project with four or less residential units is exempt from community recreation space requirements.					
X			iv. Landscaped roof space can satisfy both required landscaping requirements and community recreation space requirements. Landscaped roof space may not be used to satisfy more than 50 percent of the required landscaping for the site.					
A.12. Building Placement								
YES	NO	N/A	Objective Design Standard	SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025

	X		To ensure buildings provide a continuous frontage along sidewalks, development in commercial zones shall place at least 75 percent of any ground floor street-facing façade on or within five feet of the setback line designated in the Town Code.					
	X		A Residential Mixed-Use project with a ground-floor non-residential use shall provide site amenities on a minimum of 15 percent of the ground plane between the building and the front or street-side property line. The site amenities shall be comprised of any of the following elements:					
	X		a. Landscape materials or raised planters;					
	X		b. Walls designed to accommodate pedestrian seating, no higher than 36 inches;					
	X		c. Site furnishings, including fountains, sculptures, and other public art; or					
	X		d. Tables and chairs associated with the ground floor use.					

B. BUILDING DESIGN

B.1. Massing and Scale

YES	NO	N/A	Objective Design Standard	SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025
X			B.1.1	Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a minimum of three of the following solutions along the combined façade area of all primary buildings facing the street:	Only a minimum of three solutions needs to be proposed for the project. Review and revise requests for a waiver if three solutions are presently proposed.			
	X			a. A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least five feet;				
X				b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet;	A08, A08.2, A09, A09.1, A09.3	The specified sheets do not provide details or notations on how this standard is complied with. Show compliance with this objective standard or provide a note on each applicable sheet that the project shall comply.	See updated sheets	Sheets A08.1 and A09.3 do not provide dimensions for the change in depth to verify compliance with the minimum of two feet. Additionally, both roof plans do not comply with a change in the façade plane at intervals of no more than 30 feet. Revise the project or mark 'No' for this ODS.
X				c. Recessed façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet. Where an awning or entry covering is provided, it can extend beyond the wall plane;	A08, A09			Applicant response: The architecture for both buildings already meets the required change in depth requirement at the public-facing front elevation of both buildings. The remaining side and rear elevations cannot meet the ODS depth variation criteria without losing project square footage.
	X			d. An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet. For a façade 50 feet or greater, the arcade must be a minimum length of 65 percent of the full building façade; for a façade less than 50 feet, the arcade must be a minimum of 80 percent of the full building façade.				
	X			e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	WAIVER REQUEST	The specified sheet does not provide details or notations on how this standard is complied with. Show compliance with this objective standard or provide a note on each applicable sheet that the project shall comply.		
X				f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.	A08, A08.2, A09, A09.3		See updated sheets	
	X		B.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	WAIVER REQUEST			

B.2. Parking Structure Design

YES	NO	N/A	Objective Design Standard	SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025
	X		B.2.1	The ground-floor façade of a parking structure facing a street or pedestrian walkway shall be fenestrated on a minimum of 40 percent of the façade.				
	X		B.2.2	Façade openings on upper levels of a parking structure shall be screened at a minimum 10 percent and up to 30 percent of the opening to prevent full transparency into the structure.				
	X		B.2.3	Parking structures facing a street and greater than 40 feet in length shall include landscaping between the building façade and the street, or façade articulation of at least 25 percent of the façade length. The façade articulation shall be implemented by one of the following solutions:				
	X			a. An offset of the façade plane with a depth of at least 18 inches for a minimum of eight feet in horizontal length; or				
	X			b. A different building material covering the entire façade articulation.				

B.3. Roof Design

YES	NO	N/A	Objective Design Standard	SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025
			B.3.1	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using				
X				a. Gables;				
X				b. Building projection with a depth of a minimum of two feet;				
X				c. Change in façade or roof height of a minimum of two feet;				

X			d. Change in roof pitch or form; or	A08, A08.2, A09.1, A09.3	Provide dimension specified in this standard for staff's verification of compliance.	See updated sheets		
X			e. Inclusion of dormers, parapets, and/or varying cornices.	A08, A08.2, A09.1, A09.3	Provide dimension specified in this standard for staff's verification of compliance.			
	X	B.3.2	Skylights shall have a flat profile rather than domed.					
	X	B.3.3	The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.					
	X	B.3.4	Carport roof materials shall be the same as the primary building.					
B.4. Façade Design and Articulation								
YES	NO	N/A	Objective Design Standard	SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025
X			B.4.1 Buildings greater than two stories shall be designed to differentiate the base, middle, and top of the building on any street-facing façade. Each of these elements shall be distinguished from one another using at least two of the following solutions:					
	X		a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;					
X			b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;					See Objective design standard compliance diagram A08.3
X	X		c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing façade;					
X			d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	A08.2, A09.3, A14	Provide the percentage of each proposed material that covers a minimum of 20 percent of the street facing facade.	See updated sheets		See Objective design standard compliance diagram A08.3
X			e. The upper floor shall implement a façade height that is a minimum of two feet greater than the façade height of the floor immediately below. The greater façade height shall be made evident by taller windows or arrangement of combined windows.	A08.2, A09.3			Dimensions for staff's verification of compliance not provided on Sheets A08.3 and A09.5	The response to this ODS has been changed to 'No'.
X		B.4.2	All façade materials, such as siding, window types, and architectural details, used on the street-facing façade shall be used on all other building façades.	A08.2, A09.3				
YES	NO	N/A	Objective Design Standard	SHEET	Staff Response 10/23/24	Applicant Response 1/16/25	Staff Response 2/12/25	Applicant Response 7/2025
X			B.4.3 Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a minimum of 16 points:					
	X		Architectural features, such as:					
	X		o Arcade or gallery along the ground floor;	8 points				
X			o Awnings or canopies on all ground floor windows of commercial space;	6 points				
X			o Building cornice;	5 points				
X			o Façade sconce lighting at a minimum of one light fixture per 15 linear feet.	3 points	A08.2, A09.3		Required dimensions per linear foot not provided within the plan set for staff's verification.	Project will comply
X			o Bay or box windows projecting a minimum of 18 inches from the façade plane and comprising a minimum of 20 percent of the fenestration on the upper floors of the facade;	6 points				
X			o Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade;	5 points	A08.1, A09.2	The specified sheets do not provide details or notations on how this standard is complied with. Show compliance with this objective standard or provide a note on each applicable sheet that the project shall comply.	See updated sheets	
X			o Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade;	5 points	A08.2, A09.3	The specified sheets do not provide details or notations on how this standard is complied with. Show compliance with this objective standard or provide a note on each applicable sheet that the project shall comply.	See updated sheets	The specified sheets do not provide details or notations on how this standard is complied with. Show compliance with this objective standard.
X			o Materials and color changes;	3 points	A08.2, A09.3			Landscaped trellises meeting the minimum 65% façade length required are provided on the rear elevations (above the garage doors - see Exterior Materials note 13 and calculations at top of sheet). These trellises will be landscaped with a climbing vine planted and irrigated in a ground planter at the rear wall of the garage on either side of the garage doors.
X			o Eaves that overhang a minimum of two feet from the facade with supporting brackets;	3 points				
X			o Window boxes or plant shelves under a minimum of 60 percent of the fenestration on	3 points				
X			o Decorative elements such as molding, brackets, or corbels	3 points				
			TOTAL	16 POINTS				

