

## ATTACHMENT 2: OBJECTIVE STANDARDS GAP ANALYSIS

= Existing gap. New or revised standard may be needed.

= Existing mandatory standard in all districts. No change needed.

Topic	Existing Standard?
<b>Building Placement, Orientation, and Entries</b>	
Maximum Setback	In some but not all districts
Building Entrance Orientation	Yes
Entry Design	Yes
<b>Parking and Vehicle Access</b>	
Parking placement	Yes
Alley access	Yes
Parking screening	Yes
Parking lot landscaping	Yes
Parking structure design	No
Placement of loading docks and service areas	No
Number and location of driveways	In some but not all districts
Garage width and placement	In some but not all districts
<b>Building Massing</b>	
Major massing breaks	No
Upper floor step back	No
Transition to adjacent lower-intensity uses	In some but not all districts
<b>New Streets and Block Patterns (Large Sites)</b>	
New street dimensions	Yes
External street connectivity	No
Block length	No
<b>Pedestrian, Bicycle, Transit Improvements</b>	
Minimum sidewalk width	Yes
Street trees	Yes
Bicycle parking	Yes
Internal pedestrian circulation	No
Bicycle infrastructure	No
<b>Open Space</b>	
Required private open space	No
Required common open space	No
Open space design	No
Publicly accessible open space in mixed-use projects	No

<b>Topic</b>	<b>Existing Standard?</b>
<b>Facade and Roof Design</b>	
Building modulation	No
Facade articulation	Yes
Blank walls	Yes
Roofline articulation	Optional
Minimum ground floor height for mixed-use development	Only in pedestrian-focused frontages
Ground floor building transparency	Only in pedestrian-focused frontages
Window details	Optional
Exterior materials	Optional
Equivalent design quality on all sides of building	Only on each street-facing side
Colors	No
Architectural styles	No
<b>Landscaping</b>	
Minimum landscape area	Yes
Species	Yes
Trees	Yes
<b>Other Site Features</b>	
Refuse Containers	Yes
Mechanical equipment	Yes
Fence design	Yes
Outdoor lighting	Yes
Signage	Yes