

Design Standard or Guideline	Applicable (Yes/No)	Standard/Guideline Met (Yes/No)	Rationale for Deviation
<b>Chapter 3:Plan Framework</b>			
<b>3d) General Land Use Plan</b>			
<b>i. Standards</b>			
(1) The Land Use Framework Plan assigns uses for certain blocks. Each block shall conform to the land uses specified, (Diagram 3.d) including all applicable provisions of the CDD zoning and concept plan.	Yes	No; the Applicant requests residential uses where both hotel and office are shown; however most of the applicable provisions of the CDD zoning and concept plan have been achieved.	In terms of the current market, hotel use cannot be supported at this location and there is an excess of office use within the Adams Neighborhood, which will remain for the foreseeable future. As such, residential use is proposed, which will complement the planned office use for the balance of the Adams Neighborhood.
(3) The neighborhoods shall be developed in the following manner:  (d) Adams neighborhood shall be principally developed as office uses, with some retail and/or hotel uses.	Yes	No; the Applicant requests residential uses where both hotel and office are shown; however most of the applicable provisions of the CDD zoning and concept plan have been achieved.	In terms of the current market, hotel use cannot be supported at this location and there is an excess of office use within the Adams Neighborhood, which will remain for the foreseeable future. As such, residential use is proposed, which will complement the planned office use for the balance of the Adams Neighborhood.
<b>3e) Building Heights</b>			
<b>i. Standards</b>			
(1) Each block shall conform to the building height specified in Diagram 3.e.2.	Yes	A portion of the property is planned for a maximum of 110'6-stories and proposed is 66' and 76' (6 and 7 stories for the east and west building respectively), with a maximum of 94.5' at the very top of the architectural feature of the signature, curved facade.	The western portion of the property is planned for a maximum of 45' and the eastern side of the property is planned for 110' but is limited to 6 stories. The Applicant's proposed height of 6 and 7 stories (66' and 76' respectively) with a maximum height of 94.5' for a very small portion of the building to achieve a signature architectural feature along the curved portion of Seminary Road meets other design guidelines. Additionally, the Applicant seeks the height deviation to allow for a viable residential building.

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<b>4f) Residential Uses at Grade</b>			
<b>ii. Guidelines</b>			
(1) Stoops, porches and direct individual entries should be encouraged for ground floor residential units.	Yes	No	Due to the topography of the site, direct individual entries are not possible for the east and southern part of building and are not desired from a privacy and security point of view for other ground floor units. Additionally, the character and scale of N. Beauregard Street and Seminary Street is not consistent with smaller-scale unit entries.
<b>Chapter 5: Building Design</b>			
<b>5b) Signage</b>			
<b>i. Standards</b>			
(4) Signs shall be in the form of a window sign, a band sign, a blade sign, a nameplate sign, a marquee sign, a painted dimensional sign, flat sign, illuminated sign, fabricated dimension sign or awnings.	Yes	No--request a modification for two free-standing building name signs	Due to the large scale of N. Beauregard Street and Seminary Road and the size of the property, building name signs will be necessary for wayfinding as well as marketing purposes
(9) Freestanding signs other than traffic/directional and wayfinding signs shall be prohibited with the exception of sandwich boards, which are permitted on the sidewalk, but shall be removed by the end of business each day.	Yes	No--request a modification for two free-standing building name signs	See rationale above--Due to the large scale of N. Beauregard Street and Seminary Road and the size of the property, building name signs will be necessary for wayfinding as well as marketing purposes