

Instruct Planning to report back in 30 days or fewer on possible technical corrections to incorporate the below design features:

### Building Massing

- Varied building heights shall be incorporated to provide visual interest and give the appearance of a collection of smaller structures. The development's building height should create a transition from the heights of adjacent development, through use of individualized roof forms. Vertical architectural features shall be incorporated to reduce the horizontal mass.
- Multi-story buildings should step back at sides and rear facades towards the existing neighborhoods. Buildings shall maintain a readable base treatment at the ground level, to separate it from upper stories.
- Building façades that enclose stairways should include residential-type windows to reduce the visual bulk of the stairwell and enhance safety. Building façades enclosing elevator shafts should use architectural treatments to reduce visual mass.
- Exterior stairways shall include additional design features such as screen walls, enhanced railings to enhance appearance. The additional design features should be consistent with the overall building design.

### Building Orientation

- Buildings located at intersections shall be designed to define and give prominence to the corner on which they are sited, by acknowledging both street facades with façade articulation and detail. Techniques include: Creation of a corner tower with a landmark roof form, such as a dome, conical or pyramidal roof, building protrusion, bay, porch element or arcade that wraps around the corner.
- Individual unit entries from the exterior of the building should have a strong relationship with a fronting street, internal walkway or courtyard as appropriate to the overall siting concept. A transition area from the public space or walkway to the private dwelling unit entry such as a porch, steps or landscaped walkway, shall be provided. Courtyard doors or gates used as building entries should be attractively designed as an important architectural feature of the building or development.

### Mechanical Equipment

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~~Report~~ Communication from  
Commissioner Rodriguez

All mechanical equipment shall be screen from views from publically accessible spaces. Appropriate methods of screening include fencing, landscaping, roof parapets and architectural enclosures. Design of screening devices should be compatible with the primary