PARCEL M DESIGN GUIDELINES MATRIX

		Compliance Analysis	Discussion
Objective/Subjective	*Building Height, Massing and Treatment*		
O/S	Design Intent The massing of buildings should contribute to the overall form and structure of the community, to the spatial definition of public spaces and streets, and to the visual diversity and interest of the public realm. Taller buildings up to 240 feet in height should be designed and sited to accentuate the form and importance of Clinton Basin, and to mark the key gateways into the community. Mid-rise buildings up to 86 feet in height should be utilized to define internal streets, and building edges should step down to 55 feet along the remainder of the Clinton Basin and along more intimately-scaled residential mews. Portions of buildings should also be permitted to a height of 120 feet where such massing can be visually supported by the adjacent public open space.	Yes and No	The massing of the buildings contribute and provide visual interest to the public realm. Parcel M is not adjacent to the Clinton Basin but is adjacent to Channel Park and only proposing building heights to be a maximum of 54 feet.
S	a. Building volumes should be articulated separately to break down the perceived scale and mass of the structure and to provide visual interest.	Yes and No	There is vertical and horizontal articulation provided to help break down the mass of the building and provides visual interest however, as proposed does not provide a cohesive architectural design.
S	b. Corner locations, visual termini, major entries and other visible building frontages should receive special emphasis and treatment.	Yes	The northern corner facades of the Embarcadero buildings and the building at the end of 4th Avenue have angled parapets to differentiate from the internal buildings.
S	c. A varied building silhouette is encouraged through significant changes in massing at rooflines.	Yes and No	Parcel M is separated from the other residential parcels within the Brooklyn Basin development. The proposed building design has changes in the massing at the roofline has varied building silhouettes. Since this is the only residential parcel on the west side of the development and all property boundaries of the parcel are visible from the public, the offering of design elements need to be increased.
O	Tower Location and Massing Buildings above 120 feet and up to 240 feet in height are limited to particular tower zones (see diagram) located in areas that will have less shadow impact, and that will reinforce the overall form and structure of the community. Tower zones are established: at the edges of Clinton Basin and Gateway Park, along the Embarcadero at Channel and Shoreline Parks, and near the foot of Eighth Avenue. Within each of these zones, one tower will be permitted, subject to the following guidelines:	N/A	The buildings are proposed at 54 feet in height.
S	1. The tower should be sited and shaped in a manner that reinforces the spatial characteristics of the public space and/or street on which it is located.	N/A	No tower is proposed on Parcel M.
O	2. The maximum floorplate of all towers should not exceed 15,000 square feet with the exception of the tower at the foot of 8th Avenue, which shall not exceed 12,000 square feet. Towers should have compact floorplates with no dimension exceeding 165 feet.	N/A	No tower is proposed on Parcel M.
O	3. The tower should be spaced such that one tower is at least 200 feet away from another tower.	N/A	No tower is proposed on Parcel M.
S	4. Architectural treatments should be employed to accentuate the vertical proportion of the towers through shaping, fenestration, materials, etc.	N/A	No tower is proposed on Parcel M.
S	5. Special treatments should be introduced to vary and create interest across and enhance the skyline appeal and visual appearance of the structure (e.g., reduction of floorplate size and/or increase in floor-to-floor dimension on top floors, change in fenestration, spires, introduction of special materials or visual features, etc.).	N/A	No tower is proposed on Parcel M.
S	6. The tower should be designed to provide an interesting silhouette, profile and volumetric form on the skyline through variation of building material, building shape, plane and step backs.	N/A	No tower is proposed on Parcel M.
S	7. The topmost floors of the building should be architecturally differentiated through the use of step backs or changes in material and fenestration as appropriate to the overall architectural expression of the building.	N/A	No tower is proposed on Parcel M.

S	8. The tower should be architecturally integrated with the perimeter block architecture at its base, differentiated by a change in plane, material and/or fenestration. While step backs may be appropriate to create a building base, vertical expression of the tower is also encouraged; “wedding-cake” buildings are discouraged.	N/A	No tower is proposed on Parcel M.
0	9. The use of mirrored or highly reflective glass is discouraged in favor of tower buildings that combine transparent curtain wall glazing with punctured wall treatments.	N/A	No tower is proposed on Parcel M.
S	10. Placement and design of balconies should avoid repetitive eggcrate patterns, but rather be located and designed to reinforce the overall building form.	N/A	No tower is proposed on Parcel M.
0	Variation in Overall Building Height Apart from the tower zones, the predominant building height within the Brooklyn Basin community is 86 feet. To promote additional variation in building height and to avoid a “pancake” or benching effect on the skyline, buildings will be permitted additional height of up to 120 feet, subject to the following guidelines:	Yes and No	Parcel M is the only residential parcel west of the Brooklyn Basin development; there's no other Brooklyn Basin buildings nearby to help visually promote the variation in building height. Parcel M buildings are proposed at 54 ft. to the elevator shaft and 47 feet to the parapet. Building construction is Type V-A wood and therefore limited to 4 stories. Applicant could change the type of construction in order to accommodate additional units and meet the 86 feet average height.
0	1. The additional height is located along edges that will not result in excessive shading of public and pedestrian-oriented spaces. Acceptable locations include the 9th Avenue/Shoreline Park edge, on Parcels B, C, D, and H of the Preliminary Development Package.	N/A	Parcel M buildings does not seek the additional 120 ft. in height.
S	2. The additional height is employed in areas that articulate key intersections, gateways, and/or street and building geometries.	N/A	Parcel M buildings do not seek the additional 120 ft. in height.
0	3. The additional height does not exceed 50% of the area of the topmost floor below the 86-foot height.	N/A	Parcel M buildings do not seek the additional 120 ft. in height.
0	4. A reduction of building height is encouraged below 86 feet (equivalent to the total floor area of the additional height above 86 feet); these reduced height areas should be located in areas that will result in increased solar access to streets, mews, or other public spaces.	Yes	The buildings are proposed at 54 feet in height and adjacent to streets and public spaces on all boundaries of the parcel.
0/S	Variation in Street Wall Building Volume and Plane Within a clear and coherent architectural composition, building facades should be articulated by means of recesses, changes in plane, bays, projecting elements, variations in exterior finishes or a combination thereof. Articulation strategies may include emphasis of groupings of dwelling units or occupied spaces, establishing vertical and horizontal rhythms, creating a varied building silhouette, adding visual accents and similar architectural strategies. Long unarticulated street walls should be avoided. The following guidelines apply to buildings of 86 feet in height or less:	Yes and No	Design of buildings on Parcel M does not have a coherent architectural composition. Building recesses, changes in plane, a canopy at the lobby entrance and center of the structure, use of stucco, metal, wood, and unfinished concrete for exterior of building are integrated into the building's design provides a noncohesive visual interest.
0	1. Buildings should introduce a differentiated architectural expression and/or a step of at least 5 feet, above a height of 65 feet, to allow for the uppermost floors to be articulated, and to maintain a perceived street wall height roughly equivalent to, or less than, the building face-to-face dimension across the street. Along Clinton Basin, such expression should be provided above a height of 55 feet. (In order to encourage vertical expression, this step back does not apply to tower buildings, corner elements, or to areas where additional height above 86 feet is permitted.)	N/A	Buildings are proposed at 54 ft. to the elevator shaft and 47 feet to the parapet.
0	2. Significant changes in building massing should be provided above a height of 30 feet. Such changes are defined as a building offset of not less than five (5) feet for 20% of the building frontage along a public street or open space, incorporated at particular intervals depending upon the frontage and the scale of the adjoining street or public space. These intervals are as follows: • 150 feet along Main Street, Clinton Basin, Shoreline Park, the Embarcadero, and Channel Park; • 100 feet along all other internal streets; and • 60 feet along pedestrian mews.	No	There are no changes to the building massing at 30+ feet building height. Parcel M fronts Channel Park and Embarcadero; the change in building massing should be incorporated on these facades.

S	3. To promote additional variation and articulation, changes in building materials are encouraged, consistent with a coherent volumetric approach to the overall massing and architectural expression. Varied fenestration, balconies, bay windows, loggia, etc. are also encouraged.	Yes and No	Various building materials including stucco, metal siding, woodlock siding, and unfinished concrete block are proposed however, the mix of materials fails to provide a coherent architectural expression. Varied fenestration and balconies are provided.
S	Parking Garage Facades While parking garages are encouraged to be encapsulated within buildings, it is anticipated that some frontages may have portions of garages exposed to public street fronts. In such cases, special architectural treatments should be implemented to reduce their visual dominance and to integrate them into the overall form and character of the primary building, without masking the function of the structure for parking. Exposed parking garage facades should comply with the following guidelines:	N/A	No parking garage is proposed.
O/S	1. The parking garage façade should be architecturally integrated with the façade of the occupied space served by the gara	N/A	No parking garage is proposed.
S	2. Patterns of openings at garage facades should be similar in rhythm and scale to other openings within the building.	N/A	No parking garage is proposed.
O	3. Building materials should be the same as those utilized in the occupied portion of the building.	N/A	No parking garage is proposed.
O/S	4. Awnings, canopies, sunscreens, planters, ornamental railings, and other elements should be utilized to provide visual richness.	N/A	No parking garage is proposed.
O	5. Transparent glazed or unglazed openings should not exceed 50% of the wall area visible from any public street front.	N/A	No parking garage is proposed.
O	6. Interior lighting of garages should be designed to prevent direct view of the light source from streets or public access areas to the greatest degree practicable.	N/A	No parking garage is proposed.
O	7. Exposed parking garages are not permitted along Clinton Basin, Shoreline Park or Channel Park.	N/A	No parking garage is proposed.
S	Windows The proportion and subdivision of typical windows should reflect the overall proportion and character of the	No	Window sizing is appropriate based on the interior use.
S	1. Window materials, trim (if any), and detailing should be of a good quality and consistent with the architectural character of the building.	Yes and No	Mostly vinyl windows are proposed and a handful of metal windows. Windows will have fiber cement trim.
O/S	2. Windows set flush with cement plaster (stucco) finish without provision of trim, projecting sills, or other perimeter detailing are discouraged unless it can be demonstrated that the detail is critical to the architectural expression of the building. A recess dimension of not less than 2.5 inches should be the applicable general rule with larger recess dimensions encouraged to provide shadow lines and visual interest.	Yes and No	Recessed windows are provided in areas with stucco finished but the dimension of recession is not provided.
O	3. Glazing should be transparent to the maximum extent practicable. Reflective glazing, except at special locations that are consistent with the overall architectural design, is discouraged.	Yes	Window glazing is not proposed.
O	4. Punctured windows inset within an opaque wall should predominate in the lower portions of the building, where they can help to give scale to the public realm. Curtain wall glazing should be primarily utilized on the upper portions of buildings where vertical expression is more desirable	Yes and No	Lower level is lobby, garages, and service rooms. It's not clear whether the lobby area will be opaque. Upper levels do not propose curtain wall glazing.
S	Rooftop Treatment Since many roofs will be visible from surrounding structures, they should be designed to be visually interesting, using non-reflective materials and colors.	Yes and No	Solar panels are proposed but will not be confirmed until building permit process. Once the buildings are built, they'll be the tallest structures in comparison to the adjacent parcels. Northern building corners along Embarcadero and the southern building corner at the end of 4th Avenue will have slight edge to provide visual interest.
S	1. Terraces and open spaces for the use and enjoyment of residents are encouraged.	Yes	Two ground level paseo areas are provided with some benches and each unit will have a private balcony.
O	2. Appliance vents, exhaust fans, and similar roof penetrations should be located so as to not be visible from streets or open spaces. Exposed metal penetrations and roof accessories should be finished to match or blend with the roof color.	Yes and No	Cross sections show that AC units on the rooftops will be screened by the parapets.
O	3. Any screening devices employed should be consistent with the architectural character and composition of the building.	Yes	Service areas are within the building.

O/S	Exterior Wall Materials All exterior materials should be durable and of a high quality. Acceptable materials include: cement plaster (stucco), cement boards or pre-cast panels, concrete, metal panels, stone, brick and split face block. EIFS (Exterior Insulation and Finish Systems), unfinished concrete block, hardboard or plywood siding, vinyl or aluminum siding are not allowed.	Yes and No	Stucco, concrete panel tiles, woodlock lap siding, metal siding, and glass storefront at lobby entrances are proposed.
O	Roofing Materials for Sloped Roofs Concrete or clay tile, high quality composition shingles, slate, and standing seam metal roofing are permitted roof materials for slopes of 2:12 or greater. Sheet or roll roofing, synthetic shakes or shingles, high glaze tiles or glossy painted concrete tiles are discouraged.	Yes and No	Roofs will be primarily flat with slight slope for drainage. Material of roof not provided.
O/S	Exterior Color Each project should create a cohesive color palette that takes into consideration the finish of all exterior elements, and that complements the architectural character and composition of the building. Projects are encouraged to employ more than one body color to articulate the form, rhythm and scale of the building. Accent colors are encouraged where they enhance the architectural character of the development project.	Yes	Different colors are used for the buildings.
O/S	Mechanical Penetrations at Facades Mechanical penetrations at building facades, including kitchen and dryer vents, bath exhausts and other penetrations should be minimized to the maximum extent practicable. Where necessary they should be aligned horizontally and vertically with other penetrations, window openings and/or other architectural features to present an organized appearance, consistent with the architectural character and composition of the building.	Yes and No	Down spouts and vents are located adjacent to where building plane is protruded.
	Building Orientation and the Public Realm		
O	Retail Edges Along Main Street (between 8th Avenue and the Embarcadero), and along the Clinton Basin frontage, at least 75% of the building frontage should be in retail use including shops, restaurants, and cafes. These building frontages should adhere to the following guidelines:	N/A	N/A
S	1. The ground floor-to-floor dimension should promote viable retail uses that are welcoming and transparent in nature.	N/A	N/A
O	2. The minimum depth of retail space from storefront to rear should be at least 40 feet to promote viable uses.	N/A	N/A
O	3. The retail frontage should be built to the property line at the back of the sidewalk, except where an additional setb ack is required by zoning, or occupied by an outdoor café.	N/A	N/A
O	4. The interior finished floor elevation should be generally flush with the adjacent street or promenade frontage.	N/A	N/A
O	5. Building entries should be oriented to the street or promenade at intervals of approximately 50 feet, except for major anchor tenants such as grocery or drug stores, which could be a greater interval.	N/A	N/A
O	6. Shop fronts with a high level of transparency – at least 75% - should be established along these frontages.	N/A	N/A
S	7. The use of canvas awnings and metal canopies are encourag ed to provide shelter and shade to the pedestrian, and color and life to the building façade (see awnings and canopies bel ow).	N/A	N/A
O	Commercial and Work/Live Frontages Along Main Street (between 8th and 9th Avenues, and along Gateway Park (see diagram), at least 75% of the building frontages should be developed with a retail frontage as described above, and/or with a commercial work/live frontage that includes ground floor work spaces (e.g., workshops, studios, galleries, offices, etc.) with a direct orientation to the street or public space. These building frontages should adhere to the following guidelines:	N/A	N/A
O	1. Ground floor uses should have their primary access from the street or public space.	N/A	N/A
O	2. The ground level use should be accessible to the public, and as such generally flush with the elevation of the adjacent sidewalk or promenade.	N/A	N/A

O	3. The commercial frontage should be built to the front yard setback or build-to line, except where an additional setback is occupied by a publicly accessible entry court that is visible from the street or promenade.	N/A	N/A
O	4. Building entries to ground level work-live or commercial space should be oriented to the street or promenade at intervals of approximately 50 feet or less.	N/A	N/A
O	5. Building fronts should include a moderate to high level of transparency – at least 50% - to promote pedestrian interest and security.	N/A	N/A
O	6. The use of canvas awnings and metal canopies are encouraged to provide shelter and shade to the pedestrian, and color and life to the building façade.	N/A	N/A
S	Streets with a Mixture of Conditions Along 5th, 7th and 8th Avenues, and along Brooklyn Way and Harbor Lane East and West (see diagram), the ground level should be designed to provide an attractive building base, utilizing high quality materials (e.g., stone, precast masonry, etc.) detailing and treatments that complement the public environment. A variety of treatments are encouraged, including retail or commercial work/live frontages as described above, and/or frontages that comply with the following guidelines:	N/A	N/A
O	1. Frontages should include one or more of the following: • Residential lobbies with articulated building entries that provide a welcoming gesture to the street; • Common areas and/or sales or leasing offices generally flush with the elevation of the sidewalk; • Ground level residential units that are elevated above the grade of the adjacent sidewalk and/or that include other devices that protect the privacy of the unit (e.g., screen walls or elevated patio areas) from the street.	N/A	N/A
O	2. Individual unit entries with stoops connecting to the public sidewalk are encouraged, provided that such entries function as a primary entrance to the unit, and that the stoop is not utilized as a rear balcony.	N/A	N/A
O	3. Residential street fronts should incorporate landscaping in the front yard setback including planting beds, hedges, planters, etc.	N/A	N/A
O	4. Ground level residential windows should generally be located at least 48 inches above the elevation of the sidewalk or include elements that protect privacy; bay windows are encouraged to encroach 24 inches into the setback area.	N/A	N/A
O	5. Patio or street front gardens are also permitted within the setback area along residential street frontages, provided that they include entries at intervals no less than 50 feet and garden walls to provide a level of privacy, landscaping (e.g., hedges, vine pockets) to soften the wall.	N/A	N/A
O/S	Mews Edges Two pedestrian streets providing public pedestrian and visual access between 8th Avenue and Shoreline Park should be designed as intimately scaled mews lined with residential stoops that provide primary access to individual units. The following guidelines should be followed for these frontages:	N/A	N/A
O	1. Ground level residential or live-work units should be located along at least 75% of these frontages.	N/A	N/A
O/S	2. If the ground level use is residential, it should be elevated above the grade of the adjacent sidewalk and/or incorporate other devices that protect the privacy of the unit (e.g., screen walls, landscaping or elevated patios)	N/A	N/A
O/S	3. If the ground level use is live-work, it may be located generally flush with the sidewalk. However, provision should be made for appropriate privacy screening through low walls and landscaping.	N/A	N/A
O	4. Entries with stoops connecting to the public sidewalk should be provided as a primary entrance to the residential unit at intervals no less than 50 feet; the stoop should be designed as a public entry to the unit, and not as a private balcony or patio.	N/A	N/A
O	5. The mews should incorporate landscaping along the building fronts between entries, including planting beds, hedges, planters, etc.	N/A	N/A

S/O	Waterfront/Park Edge Ground level treatment of buildings facing waterfront open space including those along Shoreline Park (9th Avenue), South Park, Channel Park and Estuary Park should be designed to create a strong and visually attractive edge to the parks. While ground level activities are encouraged along these edges to the maximum extent practicable, it is particularly important for the buildings to introduce high quality architectural finishes and treatments that reinforce the public and civic nature of the open spaces. The following guidelines should be followed for these frontages:	Yes and No	No ground level activities are proposed along park frontages. Building designs do not reinforce the public and civic nature of the open spaces.
O	1. Ground level common spaces such as courtyards or gardens that are accessible and visible from adjacent streets are encouraged.	Yes and No	Ground level paseos/common space is located on the ground level but are internal to Parcel M. They are not visible nor accessible to adjacent streets. However, pedestrian gates are provided along the eastern boundary to connect directly with the Bay Trail.
O/S	2. Second level terraces and balconies that overlook the open space and provide a sense of security are also encouraged.	Yes and No	Each unit will have a private balcony. Only units adjacent to the the paseos/common spaces will be able to view the area from their units.
O	3. High quality materials (stone, masonry, terra cotta, architectural pre-cast, etc.), architectural and storefront detailing, and decorative elements, should be employed on the base of the building up to a height of at least 20 feet.	Yes and No	The ground floor consists of the lobby, garage, and service area. The lobby is not at 20 ft. and proposed at a height of 9 feet 1 inch. The lobby area does have a storefront design, a canopy, and mix of various exterior finishes.
O	4. Articulated building entries should be provided wherever appropriate, at intervals of at least 200 feet or one per block face.	Yes	Buildings are not 200 ft. wide
S	5. Entries should have a high level of architectural finish and detailing (e.g., moldings, canopies, etc.) that is in scale with the adjacent open space.	Yes and No	Lobby entrances have a storefront design and canopy but could be improved for entrances facing Embarcadero, 4th Avenue, and the Bay Trail/Channel Park.
O	6. Landscaping (e.g., planting beds, hedges, etc.) should be incorporated in the setback area along public sidewalks and promenades.	Yes	Landscaping is provided along the parcel boundaries, mainly along Embarcadero.
S/O	Embarcadero Frontage Ground level treatment of buildings along the Embarcadero should provide an attractive visual edge to this important street, while offering a buffer from the adjacent freeway. Because of noise issues and the lack of on-street parking, significant street-oriented ground level uses are not anticipated. A greater setback of 25 feet from the back of sidewalk is established along the street, with generous provision for landscaping to create a suitable buffer.	Yes and No	Along Embarcadero, there is no 25 ft. buffer between the buildings and street. Landscaping will be predominantly provided along Embarcadero. The northern corners of the buildings on Embarcadero are angled to provide an attractive visual edge. Landscaping that is provided along this street edge will be majority fenced-in, reducing the visual treatment. Staff had requested for the applicant to put the fencing closer to the building edges to help provide street activation and openness.
S	1. High quality materials (stone, masonry, terra cotta, architectural pre-cast, etc.), architectural detailing, and decorative elements, should be employed on the base of the building up to a height of at least 20 feet to create a distinctive appearance that is suitable to this important boulevard.	Yes and No	The ground floor consists of the lobby, garage, and service area. The lobby is not at 20 feet in height and are proposed at a height of 9 feet. The lobby area does have a storefront design, a canopy, a mix of various exterior finishes, and a high metal canopy frame in a vibrant color to help provide the illusion of a taller lobby area.
O	2. Parking and service facilities should be architecturally screened with finishes that are an integral part of the building design, and that render all parking and service facilities invisible from public view.	Yes	Garage doors are provided for each individual garage.
S	3. Ground level uses are encouraged along the Embarcadero frontage (e.g., lobbies, common areas, retail display windows, etc.) to the maximum extent practicable.	Yes	Each building has a lobby which is located on the ground level.
S	Blank Walls Blank walls are discouraged along public streets and open spaces, but where they are unavoidable should be treated with high quality materials that are integral with the remainder of the building.	Yes and No	Lengths of blank walls are not extensive. Use of different building materials help to break up the blank areas. All boundaries of the parcel is visible by the public. As designed, the mix of various building materials are not cohesive.
O/S	Awnings and Canopies Along ground level commercial street frontages, storefront a wnings and/or canopies are encouraged to provide articulatio n and interest along the building façade, to avoid solar heat gain and glare within the buildings, and to provide sun and rain protection to pedestrians.	N/A	No ground level commercial uses are proposed.
O	1. Awnings should be canvas or of a similar durable fabric designed for exterior use.	N/A	No ground level commercial uses are proposed.

0	2. Retractable awnings are strongly encouraged and preferred over stretched framed awnings or awnings that are designed as signs.	N/A	No ground level commercial uses are proposed.
O/S	3. Canopies should be of a lightweight material (e.g., metal) that is complementary with the overall design of the	N/A	No ground level commercial uses are proposed.
O/S	4. Awnings and canopies should be divided into sections that relate to and emphasize the vertical elements and horizontal datum of the building façade.	N/A	No ground level commercial uses are proposed.
O/S	Service Areas Along street fronts and public access ways, service doors and gates should be designed as an integral element of the building design, and screened from predominant public view.	Yes	
0	1. The aggregate width of service doors should not exceed fifteen (15) feet within 60 (sixty) feet of any frontage.	Yes	Building design complies. No service doors meet those dimensions.
0	2. Doors exceeding thirty (30) square feet in area should be recessed a minimum of six (6) inches from the primary building plane.	N/A	No service doors of 30 sq. ft. are proposed.
0	3. Service doors or gates should not allow any views into spaces served. Louvers required for venting or ventilation purposes are acceptable provided that they do not allow visibility into service areas.	Yes	Building design complies. Service doors are solid.
0	Equipment Screening Mechanical equipment should be screened from predominant public view. All equipment within twenty (20) feet of a street front or setback line should be screened by one of the following means:	Yes	Electrical room, fire riser room, and elevator equipment room are located within the building. AC units are located on the roof and have a parapet for screening.
0	1. By enclosure entirely within the structure of the building with access provided by opaque service access doors, a portion of which may be exposed for meter reading;	Yes/No	Electrical room, fire riser room, and elevator equipment room are located within the building. However, door to electrical room is located at the front of the building, close to the lobby entrance.
0	2. By enclosure in a below grade vault or structure;	N/A	N/A
0	3. By provision of a fence or wall with a maximum average transparency of 50 percent. The top of the fence or wall should be at least equal in height to the equipment screened but not higher than eight (8) feet;	Yes	Tubular steel perimeter fencing and perforated panels will be provided. These will be no more than 6 feet in height.
0	4. By combination of an open fence and adjoining planting that will reach a height sufficient to screen the equipment within three years.	Yes	Tubular steel perimeter fencing and perforated panels will be provided. These will be no more than 6 feet in height. Landscaping will be provided along the fence line.
0	5. Residential gas meters serving individual dwelling units in groups not exceeding four meters, individual commercial g as meters, and back flow preventers for irrigation systems n ot exceeding 2" nominal size, are excluded from the screening requirements.	Yes	Gas meters are shown on the sides of the buildings. They will be screened by landscaping on Embarcadero.
0	Waste Handling Areas All waste handling areas should be either enclosed in the structure of the building or screened by a wall or fence consistent with the architectural character of the building and adequate to prevent view of trash or recycling containers from the street, public access areas, common circulation areas, or open spaces.	Yes	Each unit will have individual bins located within the private garage to be rowed out to the alley/internal street on trash day.