

REVISED EXHIBIT 1

Recommended additions/deletions to the General Notes on the site plan

Conformance with the standards in General Notes #15-21 is subject to review and approval of the Planning Director.

15. A streetscape zone will be provided with an 8' strip for street trees between the back of curb and the sidewalk, together with an additional 8' for the sidewalk and landscaping. Street trees shall be planted along all streets in the streetscape zone, as required by final plat if applicable, or if not, then in stages with each building permit.

16. The 16' streetscape zone will be maintained regardless if it is entirely in the ROW or not and will be implemented with easements when the elements are on private property.

17. Consult with the Planning Department regarding the placement of buildings along 'O' Street and along Russwood Parkway from 'O' Street north to the mid-block driveway, prior to obtaining a building permit.

~~17-18.~~ The front yard setback for buildings may be reduced to 10' from the streetscape zone future ROW line along N. 84th Street and 'O' Street and reduced to 0' from the streetscape zone or the property line on College Park Drive and Russwood Dr. Parkway, whichever is greater distance from the back of curb.

~~18-19.~~ Parking lots and driveways shall be setback 20'-10' from the streetscape zone future ROW line along N. 84th Street and 'O' Street and 10' from the streetscape zone along Russwood Parkway and College Park Drive, with parking lot screening and parking lot trees per Section 3.50 of the Design Standards. Parking lots shall be designed with a barrier to accommodate a 2 foot overhang for vehicles. The 2 foot overhang shall not encroach into the required front yard setback.

~~19-20.~~ The building facades shall incorporate the following:

A. Articulation standards for street or entrance facades exceeding 100 feet in length ~~should~~ shall include changes in color, texture ~~or~~ and material including periodic columns ~~and~~ , projections or reveals, as generally indicated on the submitted elevation drawings for the 16,000 square foot grocery store.

B. All exterior building walls that face the streetscape zone shall be ~~to be~~ predominantly (70%) brick, stone, EIFS above 3' and not exceeding 40% of the wall area, concrete block and/or glass or other equivalent material in quality and designed to a similar level of building detail and finish.

C. Primary street facing facades along 'O' Street and Russwood Parkway from 'O' Street north to the mid-block driveway will contain 20% transparency between 3-9 feet from grade.

D. The building elevation along N. 84th Street shall include at least 150 square feet of window area or spandrel glass between 3-9 feet above grade, with awnings above the glazed area.

21. The setback area along the proposed building wall on N. 84th Street shall be planted so as to establish 50% screening of the wall between 0 and 15 feet above grade.