

36 site tests of 21.07.110C.7. Building Articulation Menu as recommended to be amended PZC Case 2015-0049 / May 18, 2015

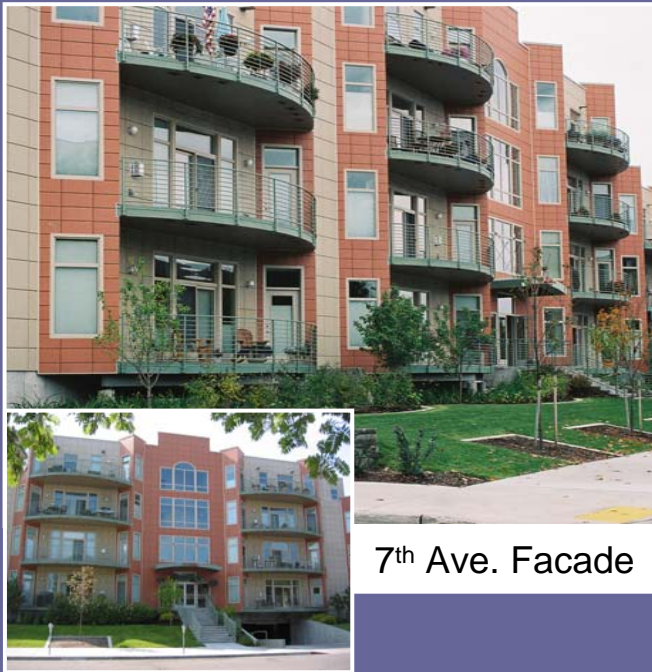


1. 7th Place Condos
2. 11th and E Townhomes
3. 32nd and Spenard
4. 82nd and Jewel Lake
5. 86th and Jewel Lake
6. Admirals Cove
7. Ashbury Commons
8. Aurora Square
9. Brookshire/Vista Ridge
10. Chandlers Cove
11. Chugach Meadows 1
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13. Chugach Towers
14. CityView II
15. Denali Park Place
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19. Fox Ridge and others
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21. Jewel Lake / 84th
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30. Sixteen South
31. South Addition 2-units
32. Sunbeam Apartments
33. Tudor Commons
34. UAA Drive Townhouses
35. Whisperwood
36. Zion Court Townhouses

Building Articulation Test Findings Summary:

1. Most building facades that provide at least some façade relief achieve the minimum of three or four features.
2. As wall modulation is no longer required, buildings that provide façade relief in other ways are able to comply.
Examples: Jewel Lake townhomes; Lumen Park Senior Apts.; Eklutna Estates 2; RuralCAP Safe Harbor
3. As the wall modulation choice has become flexible (less prescriptive) nearly all buildings the provide wall offsets receive proper credit for them.
Examples: Aurora Square; Grass Creek North; Northwood Apartments; Sixteen South; Zion Court
4. The menu appears to avoid favoring one historical building era or architectural style over another. Both old and recent, traditional and modern buildings seem to comply at similar rates.
5. The amended menu including lower cost choices enables the majority of facades tested on entry level and moderate income structures to comply. It does not appear a serious regulatory barrier to affordable housing.
Examples: Ashbury; Brookshire; Chugach Meadows main façade; Heritage Place; Whisperwood
6. The menu still achieves its objectives to discourage blank walls and lack of façade relief, and would require some enhancement to certain developments.
Multifamily: 7th Place end wall; 82nd and Jewel Lake; Sunbeam Apartments
Townhouse: Denali Park Place; South Addition Example B; Lakeridge; Tudor Commons
7. Four menu choices appears easily achievable for main facades. It is important to require at least 4 features. Some main facades that achieve three do not achieve the objectives. By contrast, three features is a more reasonable expectation for end walls.
Main facades: 86th and Jewel Lake; 82nd and Jewel Lake; Brookshire; Fire Eagle; Sunbeam
End walls: 86th and Jewel Lake; Ashbury Commons; Eagle River Town Park; Chugach Meadows 1

1. 7th Place Condominiums



7th Ave. Facade



Cordova Street Facade

Building Articulation Menu 21.07.110.C.7	7 th Ave. Facade	End Façade on Cordova Street
a. Wall Articulation	✓	
b. Overall Build. Modulation		
c. Cantilever or Step-back		
d. Variation Exterior Finish	✓	
e. Ornamental Features and Detail Elements	✓	
f. Balconies	✓	
g. Bay Windows	✓	
h. Additional Window Area	✓	
i. Entry Articulation		
j. Without Garage Doors		
k. Additional Landscaping		
m. Variation in Building Form		
How does it fare?	6 out of 4 required: COMPLIES	0 out of 3 required: add 3 more

2. 11th and E Street Townhomes



Building Articulation Menu 21.07.110.C.7	E Street Facade	11 th End Facade
a. Wall Articulation		
b. Overall Build. Modulation	✓	
c. Cantilever or Step-back		
d. Variation Exterior Finish	✓	
e. Ornamental Features and Detail Elements	✓	
f. Balconies		
g. Bay Windows		
h. Additional Window Area	✓	
i. Entry Articulation		
j. Without Garage Doors	✓	✓
k. Additional Landscaping		almost
m. Variation in Building Form		
How does it fare?	5 out of 4 required: COMPLIES	1 out of 3 required: add 2 more

3. 32nd and Spenard Road Townhomes



Building Articulation Menu 21.07.110.C.7	32 nd Ave Elevation
a. Wall Articulation	✓
b. Overall Build. Modulation	
c. Cantilever or Step-back	✓
d. Variation Exterior Finish	almost
e. Ornamental Features and Detail Elements	almost
f. Balconies	
g. Bay Windows	
h. Additional Window Area	
i. Entry Articulation	
j. Without Garage Doors	✓
k. Additional Landscaping	
m. Variation in Building Form	✓
How does it fare?	4 out of 4 required: COMPLIES

4. 82nd and Jewel Lake multifamily 4-plexes (2006)



Front Facade



End Façade on 82nd

Building Articulation Menu 21.07.110.C.7	Front Facade	End Façade
a. Wall Articulation		
b. Overall Build. Modulation		
c. Cantilever or Step-back		
d. Variation Exterior Finish		
e. Ornamental Features and Detail Elements	almost	
f. Balconies		
g. Bay Windows		
h. Additional Window Area	✓	
i. Entry Articulation		
j. Without Garage Doors	✓	
k. Additional Landscaping		
m. Variation in Building Form		
How does it fare?	2 out of 4 required: add 2 more	0 out of 3 features: add 3 more

5. 86th and Jewel Lake



Building Articulation Menu 21.07.110.C.7	Long 86 th Facade	End Façade on Jewel Lake
a. Wall Articulation		✓
b. Overall Build. Modulation		
c. Cantilever or Step-back	✓	✓
d. Variation Exterior Finish	almost	almost
e. Ornamental Features and Detail Elements		
f. Balconies		✓
g. Bay Windows		
h. Additional Window Area	✓ or almost	
i. Entry Articulation		
j. Without Garage Doors		
k. Additional Landscaping		
m. Variation in Building Form		
How does it fare?	2 out of 4 required: add 2 more	3 out of 3 required: COMPLIES

6. Admirals Cove (DeBarr Rd.)



Building Articulation Menu 21.07.110.C.7	DeBarr Road end facade	Long facade
a. Wall Articulation	✓	✓
b. Overall Build. Modulation	✓	
c. Cantilever or Step-back		
d. Variation Exterior Finish	✓	✓
e. Ornamental Features and Detail Elements	almost	✓
f. Balconies		✓
g. Bay Windows		
h. Additional Window Area		✓
i. Entry Articulation		✓
j. Without Garage Doors	✓	
k. Additional Landscaping	✓	
m. Variation in Building Form		
How does it fare?	5 out of 3 required: COMPLIES	6 out of 4: COMPLIES

7. Ashbury Commons 2-unit townhouses



Building Articulation Menu 21.07.110.C.7	Front Entry Elevation	Street Facing Side Elevation
a. Wall Articulation		✓
b. Overall Build. Modulation		
c. Cantilever or Step-back	✓	
d. Variation Exterior Finish		
e. Ornamental Features and Detail Elements	✓	almost
f. Balconies		
g. Bay Windows		
h. Additional Window Area	✓	
i. Entry Articulation	✓	
j. Without Garage Doors	✓	✓
k. Additional Landscaping		✓
m. Variation in Building Form		
How does it fare? 3 menu choices needed	5 out of 4 required: COMPLIES	3 out of 3 required: COMPLIES

8. Aurora Square Townhouses



Front Entry Facade



End Façade on Northern Lights

Building Articulation Menu 21.07.110.C.7	Front Facade	End Facade
a. Wall Articulation	✓	
b. Overall Build. Modulation		
c. Cantilever or Step-back	✓	
d. Variation Exterior Finish	✓	✓
e. Ornamental Features and Detail Elements	✓	✓
f. Balconies		
g. Bay Windows		
h. Additional Window Area		
i. Entry Articulation	✓	
j. Without Garage Doors		✓
k. Additional Landscaping		✓
m. Variation in Building Form	almost	
How does it fare?	5 out of 4 required: COMPLIES	4 out of 3: COMPLIES

9. Brookshire / Vista Ridge

2-unit townhouses



Building Articulation Menu 21.07.110.C.7	Brookshire	Vista Grande
a. Wall Articulation		
b. Overall Build. Modulation		
c. Cantilever or Step-back	✓	✓
d. Variation Exterior Finish		
e. Ornamental Features and Detail Elements		✓
f. Balconies	✓	✓
g. Bay Windows		
h. Additional Window Area	✓	✓
i. Entry Articulation	✓	✓
j. Without Garage Doors		
k. Additional Landscaping		
m. Variation in Building Form		
How does it fare?	4 out of 4 required: COMPLIES	4 out of 4 required: COMPLIES

10. Chandlers Cove



Building Articulation Menu 21.07.110.C.7	Long Facade	End Façade
a. Wall Articulation	✓	
b. Overall Build. Modulation		
c. Cantilever or Step-back		
d. Variation Exterior Finish	Almost	✓
e. Ornamental Features and Detail Elements	✓	✓
f. Balconies	✓	
g. Bay Windows		
h. Additional Window Area	Almost	Almost
i. Entry Articulation		
j. Without Garage Doors		
k. Additional Landscaping		
m. Variation in Building Form		
How does it fare?	3 of 4 required: add 1 more	2 of 3 required: add 1 more

11. Chugach Meadows 1

entry level townhouses (2011)



Front Facade



End Façade on side street

Building Articulation Menu 21.07.110.C.7	Front Facade	End Facade
a. Wall Articulation	✓	
b. Overall Build. Modulation		
c. Cantilever or Step-back		
d. Variation Exterior Finish		
e. Ornamental Features and Detail Elements	almost	
f. Balconies	✓	
g. Bay Windows		
h. Additional Window Area	✓	
i. Entry Articulation	✓	
j. Without Garage Doors	✓	✓
k. Additional Landscaping		almost
m. Variation in Building Form		
How does it fare?	5 out of 4 required: COMPLIES	1 out of 3 required: add 2 more

12. Chugach Meadows 2 entry level townhouses (2011)



Front Facade



End Façade on street

Building Articulation Menu 21.07.110.C.7	Front Facade	End Facade
a. Wall Articulation	✓	
b. Overall Build. Modulation		
c. Cantilever or Step-back		
d. Variation Exterior Finish		
e. Ornamental Features and Detail Elements	almost	
f. Balconies	✓	
g. Bay Windows		
h. Additional Window Area	✓	
i. Entry Articulation		
j. Without Garage Doors		✓
k. Additional Landscaping		
m. Variation in Building Form		
How does it fare?	3 out of 4 required: add 1 more	1 out of 3: add 2 more

13. Chugach Towers (in Foxridge)



Building Articulation Menu 21.07.110.C.7	Main Elevation
a. Wall Articulation	✓
b. Overall Build. Modulation	
c. Cantilever or Step-back	
d. Variation Exterior Finish	
e. Ornamental Features and Detail Elements	almost
f. Balconies	✓
g. Bay Windows	
h. Additional Window Area	✓
i. Entry Articulation	
j. Without Garage Doors	✓
k. Additional Landscaping	
m. Variation in Building Form	
How does it fare?	4 out of 4 features: COMPLIES

14. CityView II (2015)



Building Articulation Menu 21.07.110.C.7	14 th Ave Façade	C Street Façade
a. Wall Articulation		✓
b. Overall Build. Modulation	almost	
c. Cantilever or Step-back	✓	
d. Variation Exterior Finish	✓	✓
e. Ornamental Features and Detail Elements	✓	✓
f. Balconies		✓
g. Bay Windows		
h. Additional Window Area	✓	✓
i. Entry Articulation		
j. Without Garage Doors		✓
k. Additional Landscaping		
m. Variation in Building Form	✓	
How does it fare?	5 out of 4 required: COMPLIES	6 out of 4 required: COMPLIES

15. Denali Park Place Townhouses (in Fairview)



Building Articulation Menu 21.07.110.C.7	Both Street Facades
a. Wall Articulation	
b. Overall Build. Modulation	
c. Cantilever or Step-back	
d. Variation Exterior Finish	almost
e. Ornamental Features and Detail Elements	
f. Balconies	
g. Bay Windows	
h. Additional Window Area	
i. Entry Articulation	
j. Without Garage Doors	✓
k. Additional Landscaping	
m. Variation in Building Form	
How does it fare?	1 feature: add 2-3 more

16. Eagle River Town Park area



Building Articulation Menu 21.07.110.C.7	Front Elevation	Side Elevation
a. Wall Articulation	✓	
b. Overall Build. Modulation		
c. Cantilever or Step-back		
d. Variation Exterior Finish		
e. Ornamental Features and Detail Elements	✓	✓
f. Balconies	✓	
g. Bay Windows		
h. Additional Window Area		
i. Entry Articulation	✓	
j. Without Garage Doors		✓
k. Additional Landscaping		✓
m. Variation in Building Form		
How does it fare?	4 out of 4 required: COMPLIES	3 out of 3 required: COMPLIES

17. Eklutna Estates 2 Senior Housing (2014, as proposed)



Building Articulation Menu 21.07.110.C.7	West Façade Main Entry	South Façade Centennial Cir.	East Façade
a. Wall Articulation			
b. Overall Build. Modulation	✓	✓	
c. Cantilever or Step-back			
d. Variation Exterior Finish	✓	✓	✓
e. Ornamental Features and Detail Elements	✓	✓	✓
f. Balconies			
g. Bay Windows			
h. Additional Window Area	almost		almost
i. Entry Articulation	✓		✓
j. Without Garage Doors	✓	✓	✓
k. Additional Landscaping		✓	
m. Variation in Building Form			
How does it fare?	5 out of 4: COMPLIES	5 out of 4: COMPLIES	4 out of 4: COMPLIES

18. Fire Eagle (in Chugiak-Eagle River)



Building Articulation Menu 21.07.110.C.7	Main Elevation
a. Wall Articulation	✓
b. Overall Build. Modulation	
c. Cantilever or Step-back	
d. Variation Exterior Finish	
e. Ornamental Features and Detail Elements	
f. Balconies	
g. Bay Windows	
h. Additional Window Area	✓
i. Entry Articulation	
j. Without Garage Doors	✓
k. Additional Landscaping	
m. Variation in Building Form	
How does it fare?	3 out of 4 required: add 1 more

19. Foxridge, Country Square, Town Square, others (1980s-2000s)



Building Articulation Menu 21.07.110.C.7	Main Elevations
a. Wall Articulation	✓
b. Overall Build. Modulation	
c. Cantilever or Step-back	
d. Variation Exterior Finish	✓
e. Ornamental Features and Detail Elements	✓
f. Balconies	✓
g. Bay Windows	
h. Additional Window Area	
i. Entry Articulation	
j. Without Garage Doors	
k. Additional Landscaping	
m. Variation in Building Form	
How does it fare?	4 out of 4 required: COMPLIES

20. Heritage Place entry level 4-plexes (Eagle River)



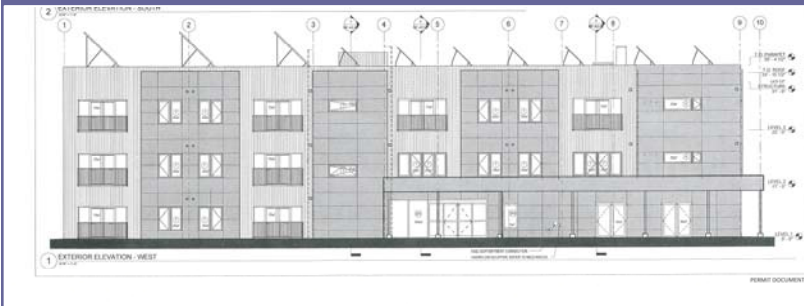
Building Articulation Menu 21.07.110.C.7	Main Elevation
a. Wall Articulation	✓
b. Overall Build. Modulation	
c. Cantilever or Step-back	
d. Variation Exterior Finish	✓
e. Ornamental Features and Detail Elements	✓
f. Balconies	✓
g. Bay Windows	
h. Additional Window Area	
i. Entry Articulation	✓
j. Without Garage Doors	✓
k. Additional Landscaping	
m. Variation in Building Form	
How does it fare?	6 out of 4 required: COMPLIES

21. Jewel Lake and 84th Townhouses



Building Articulation Menu 21.07.110.C.7	Main Entry Facade	Jewel Lake Rd. Facade
a. Wall Articulation		
b. Overall Build. Modulation		
c. Cantilever or Step-back	✓	almost
d. Variation Exterior Finish	✓	✓
e. Ornamental Features and Detail Elements	✓	✓
f. Balconies	✓	
g. Bay Windows		
h. Additional Window Area		
i. Entry Articulation		
j. Without Garage Doors		✓
k. Additional Landscaping		
m. Variation in Building Form		
How does it fare?	4 out of 4 : COMPLIES	3 out of 4: add 1 more

22. Grass Creek North Apartments (2015)



West (Main Entry) Elevation



East (Muldoon) Elevation

Building Articulation Menu 21.07.110.C.7	Main Entry West Facade	Muldoon East Facade
a. Wall Articulation	✓	✓
b. Overall Build. Modulation		
c. Cantilever or Step-back	almost	
d. Variation Exterior Finish	✓	✓
e. Ornamental Features and Detail Elements	✓ or almost	✓ or almost
f. Balconies		
g. Bay Windows		
h. Additional Window Area	✓	✓
i. Entry Articulation	✓	✓
j. Without Garage Doors	✓	✓
k. Additional Landscaping		
m. Variation in Building Form		
How does it fare?	5 out of 4 : COMPLIES	5 out of 4: COMPLIES

23. Grass Creek North Group 2 Townhouses (2015)



Building Articulation Menu 21.07.110.C.7	Main Entry Facade	End Wall Facades
a. Wall Articulation	✓	✓
b. Overall Build. Modulation		
c. Cantilever or Step-back		✓ on one side
d. Variation Exterior Finish	✓	✓
e. Ornamental Features and Detail Elements		almost
f. Balconies		
g. Bay Windows		
h. Additional Window Area		
i. Entry Articulation	✓	
j. Without Garage Doors		✓
k. Additional Landscaping		
m. Variation in Building Form	✓	
How does it fare?	4 out of 4 : COMPLIES	3-4 out of 3: COMPLIES

24. Lakeridge entry level townhouses



Building Articulation Menu 21.07.110.C.7	Lakeridge
a. Wall Articulation	
b. Overall Build. Modulation	
c. Cantilever or Step-back	✓
d. Variation Exterior Finish	
e. Ornamental Features and Detail Elements	almost: door windows
f. Balconies	
g. Bay Windows	
h. Additional Window Area	
i. Entry Articulation	
j. Without Garage Doors	
k. Additional Landscaping	
m. Variation in Building Form	
How does it fare?	1 out of 4 required: add 3 more

25. Lumen Park 6 unit townhouse



Building Articulation Menu 21.07.110.C.7	Lake Otis Facade	Entry Facade
a. Wall Articulation		
b. Overall Build. Modulation		
c. Cantilever or Step-back	✓	✓
d. Variation Exterior Finish	✓	✓
e. Ornamental Features and Detail Elements	almost	✓
f. Balconies		
g. Bay Windows		
h. Additional Window Area		almost
i. Entry Articulation		
j. Without Garage Doors	✓	
k. Additional Landscaping		
m. Variation in Building Form		
How does it fare?	3 out of 4 required: add 1 more	3 out of 4 required: add 1 more

26. Lumen Park Senior Housing



Main Entry Façade



Lake Otis Façade

Building Articulation Menu 21.07.110.C.7	Entry Façade	Lake Otis Façade
a. Wall Articulation		
b. Overall Build. Modulation	✓	
c. Cantilever or Step-back		
d. Variation Exterior Finish	✓	✓
e. Ornamental Features and Detail Elements	✓	✓
f. Balconies		
g. Bay Windows		
h. Additional Window Area	✓ (to confirm)	✓ (to confirm)
i. Entry Articulation	✓	
j. Without Garage Doors	✓	✓
k. Additional Landscaping		almost: provide trees
m. Variation in Building Form		
How does it fare?	6 out of 4 required: COMPLIES	4 out of 4: COMPLIES

27. Northwood Apartments (2012)



South Façade



Northwood Drive End Façade

Building Articulation Menu 21.07.110.C.7	South (long) Façade	Northwood Dr. (end) Façade
a. Wall Articulation	✓	✓
b. Overall Build. Modulation		
c. Cantilever or Step-back		
d. Variation Exterior Finish	✓	✓
e. Ornamental Features and Detail Elements	✓	✓ (trim and roofline)
f. Balconies		
g. Bay Windows		
h. Additional Window Area	✓	
i. Entry Articulation	✓	almost
j. Without Garage Doors		✓
k. Additional Landscaping		
m. Variation in Building Form		
How does it fare?	5 out of 4 required: COMPLIES	4 out of 3 required: COMPLIES

28. Park Plaza II Apartments



Building Articulation Menu 21.07.110.C.7	16 th Ave (front) Façade	A Street (side) Façade
a. Wall Articulation		
b. Overall Build. Modulation	✓	
c. Cantilever or Step-back		
d. Variation Exterior Finish	✓	✓
e. Ornamental Features and Detail Elements	✓	✓
f. Balconies		
g. Bay Windows		
h. Additional Window Area	✓	✓
i. Entry Articulation	almost	
j. Without Garage Doors	✓	✓
k. Additional Landscaping		
m. Variation in Building Form		almost
How does it fare?	5 out of 4 required: COMPLIES	4 out of 4 required: COMPLIES

29. RurAL CAP's Safe Harbor Muldoon (2015)



Main Façade on Muldoon Road

Building Articulation Menu 21.07.110.C.7	Muldoon
a. Wall Articulation	
b. Overall Build. Modulation	
c. Cantilever or Step-back	
d. Variation Exterior Finish	✓
e. Ornamental Features and Detail Elements	
f. Balconies	
g. Bay Windows	
h. Additional Window Area	✓
i. Entry Articulation	✓
j. Without Garage Doors	✓
k. Additional Landscaping	✓
m. Variation in Building Form	
How does it fare?	5 of 4 required: COMPLIES

30. Sixteen South (2015) 3-unit Townhouses



Building Articulation Menu 21.07.110.C.7	Main Facade	Street End Facade
a. Wall Articulation	✓	✓
b. Overall Build. Modulation		
c. Cantilever or Step-back		
d. Variation Exterior Finish		
e. Ornamental Features and Detail Elements	✓	✓
f. Balconies		
g. Bay Windows		
h. Additional Window Area	almost or ✓	
i. Entry Articulation	✓	
j. Without Garage Doors		✓
k. Additional Landscaping		
m. Variation in Building Form	✓	
How does it fare?	4 out of 4 required: COMPLIES	3 out of 3: COMPLIES

31. South Addition Examples 2-unit Townhomes

Example A



Example B



Building Articulation Menu 21.07.110.C.7	Example A	Example B
a. Wall Articulation	✓	
b. Overall Build. Modulation		
c. Cantilever or Step-back		
d. Variation Exterior Finish		
e. Ornamental Features and Detail Elements	✓	almost (has trim)
f. Balconies		
g. Bay Windows		
h. Additional Window Area	✓	
i. Entry Articulation	✓	
j. Without Garage Doors	✓	
k. Additional Landscaping		
m. Variation in Building Form	✓	
How does it fare?	6 out of 4 required: COMPLIES	0 out of 4 required: add 3 more

32. Sunbeam Apartments West 26th Ave. in Spenard (2005)



Building Articulation Menu 21.07.110.C.7	Front Elevation
a. Wall Articulation	
b. Overall Build. Modulation	
c. Cantilever or Step-back	
d. Variation Exterior Finish	
e. Ornamental Features and Detail Elements	
f. Balconies	
g. Bay Windows	
h. Additional Window Area	✓
i. Entry Articulation	
j. Without Garage Doors	✓
k. Additional Landscaping	
m. Variation in Building Form	
How does it fare?	2 out of 4 required: add 2 more

33. Tudor Commons

2-unit townhouses



Building Articulation Menu 21.07.110.C.7	Long Facade	Entry Façade (end façade)
a. Wall Articulation		
b. Overall Build. Modulation		
c. Cantilever or Step-back		
d. Variation Exterior Finish		
e. Ornamental Features and Detail Elements	✓	
f. Balconies		
g. Bay Windows		
h. Additional Window Area	✓	
i. Entry Articulation		
j. Without Garage Doors	✓	✓
k. Additional Landscaping		
m. Variation in Building Form		
How does it fare?	3 out of 4 required: add 1 more	1 out of 3 required: add 2 more

34. UAA Drive Townhouses



Building Articulation Menu 21.07.110.C.7	Front Entry Facade	End Façade on UAA Drive
a. Wall Articulation	✓	✓
b. Overall Build. Modulation		
c. Cantilever or Step-back	✓	
d. Variation Exterior Finish	almost	almost
e. Ornamental Features and Detail Elements	✓	✓
f. Balconies	✓	
g. Bay Windows		
h. Additional Window Area		
i. Entry Articulation		
j. Without Garage Doors		
k. Additional Landscaping		
m. Variation in Building Form		
How does it fare?	4 out of 4 required: COMPLIES	2 out of 3 required: add 1 more

35. Whisperwood entry level townhouses



Building Articulation Menu 21.07.110.C.7	Building A	Building B
a. Wall Articulation		
b. Overall Build. Modulation		
c. Cantilever or Step-back		
d. Variation Exterior Finish	✓	✓
e. Ornamental Features and Detail Elements	✓	✓
f. Balconies		
g. Bay Windows	✓	✓
h. Additional Window Area	✓	✓
i. Entry Articulation		
j. Without Garage Doors		✓
k. Additional Landscaping		
m. Variation in Building Form		
How does it fare?	4 out of 4 required: COMPLIES	5 out of 4 required: COMPLIES

36. Zion Court Townhomes (2011)



Building Articulation Menu 21.07.110.C.7	Front Façade	End Façade	Rear Façade
a. Wall Articulation	✓	✓	almost
b. Overall Build. Modulation			
c. Cantilever or Step-back	✓		
d. Variation Exterior Finish			almost
e. Ornamental Features and Detail Elements	✓	✓	✓
f. Balconies	✓		
g. Bay Windows			
h. Additional Window Area	✓		
i. Entry Articulation	✓		
j. Without Garage Doors		✓	✓
k. Additional Landscaping		almost	
m. Variation in Building Form			
How does it fare?	6 out of 4: COMPLIES	3 out of 3: COMPLIES	2 out of 4: add 2 more