

Aspire Tucson Phase 2

Main Gate Overlay District
Design Review Committee Meeting

March 7, 2019



Project Team

- Development Team – The Dinerstein Companies
- Zoning Attorney – Lazarus, Silvyn & Bangs PC
- Architect – Gensler
- Landscape Architect – J Studio
- Civil Engineer – Rick Engineering Company
- Structural Engineer – SCA Consulting Engineers
- Mechanical Engineer - JSE

The Dinerstein Companies (TDC)

Established in 1955, (TDC) has developed over 54,000 multi-family units

TDC currently has \$2.38 Billion in apartment assets under management

Since 2010, TDC has accomplished the following:

- Capitalized \$2.51 Billion in new development

- Purchased \$729 Million in apartments

The Dinerstein Companies is the leading “green” developer in the country with \$2.91 Billion in LEED Silver/Gold apartment product completed or under development.

Recent company awards:

- 2016, 2017 and 2018 LEED for Homes Power Builder

- Millennium Kirby 2018 HAA Winner Best Mid-Rise

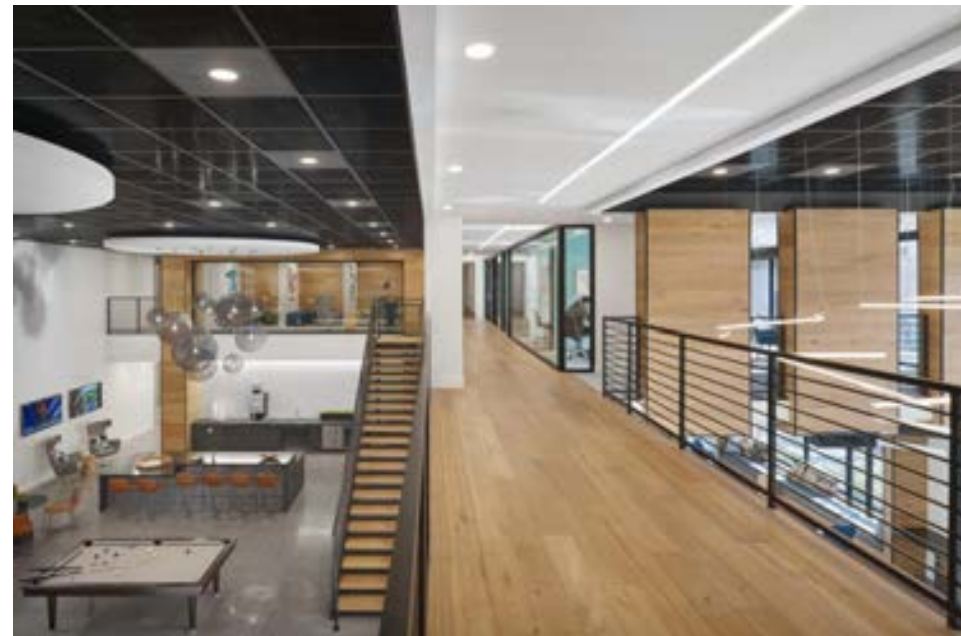
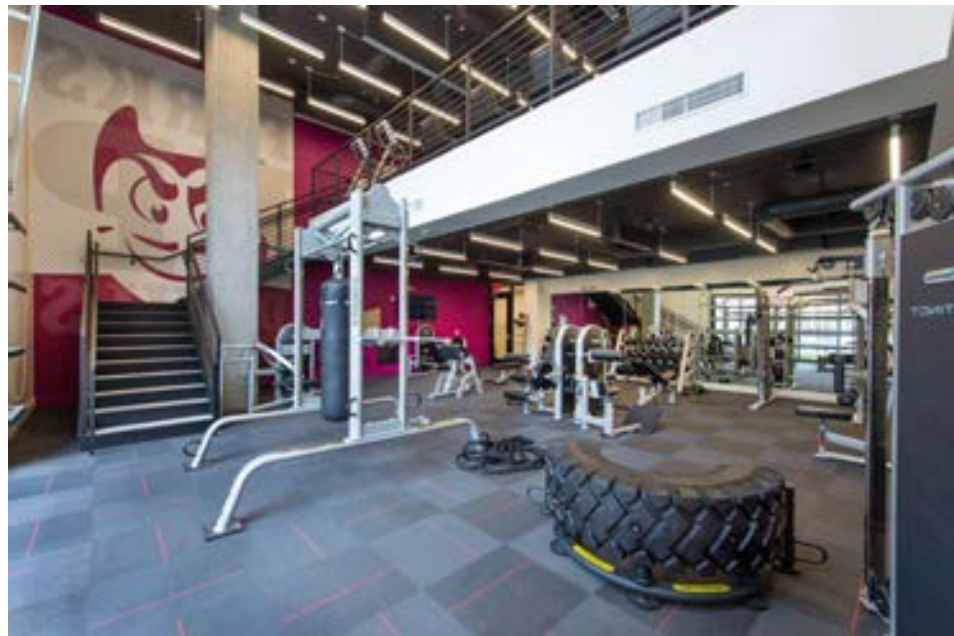
- Vantage Med Center 2018 HAA Winner Best New Development

Sterling University Housing

- Wholly owned subsidiary of TDC, Sterling University Housing was founded in 1997
- Largest builder and developer of off-campus student housing in the country, having completed student housing developments and renovations at over 40 universities
- Sterling University Housing has successfully developed over 68 properties at over 27 universities

Recent Sterling & Vantage Projects











ASPIRE
TUCSON







Community Outreach

- Met with Ward 6 office to introduce the project and team
- Met with the Statewide Facilities Manager at the Arizona History Museum to introduce the project and team
- Met with the West University Neighborhood Group to introduce the project and listen to any concerns they may have with the project
- Met with the Design Review Committee members to introduce the project and discuss potential concerns
- Reached out to the Islamic Center to introduce the project and team

Operations & Management

- Amenity Access – Rooftop Amenity space will be restricted to keycard access via the elevators and stairwell doors. The amenity space will close and lock down at 10:00pm each night
- Resident Access Control & Security (i.e., controlled access to building for resident security)
- Vehicle Parking is Leased Separately from Beds/Units

Addressing Behavioral Issues

- The TDC lease includes a “Conduct of Resident” section that addresses behavioral issues including, but not limited to: noise, disorderly conduct, unlawful activity, disturbances, threats, possession of weapons, possession of illegal drugs and paraphernalia, hazardous materials, and criminal activity
- TDC “Conduct of Resident” explicitly and expressly makes residents responsible for the conduct of their guests
- TDC “Conduct of Resident” allows management to pursue all available rights or remedies to address behavioral issues, including seeking possession of the apartment

Addressing Behavioral Issues (cont.)

- Management will maintain an open and regular dialogue with the University regarding behavioral issues we are having with residents who attend the University
- In order to “set the tone” during move-in, the property proposes to contract with a security company for 1 guard during the day and 2 guards at night for the first two weeks after move-in. After that period the property is currently projecting to continue with 2 guards at night from 9pm – 4am on Thursday – Saturday nights
- Security cameras at each entrance and exit to the garage including license plate cameras, cameras inside each elevator, and cameras through the level 1 common areas including inside each amenity area/amenity room

Communication with Management

- On site management staff will be available 7 days a week. The Property Manager is on site Monday – Friday during regular business hours. Questions and concerns may be directed to the on site staff at any time
- The property proposes to have an after-hours answering service that can receive calls after hours and direct the calls to the appropriate person to effect as quick a resolution as possible to problems

Construction / Move-in Coordination

- TDC will coordinate with neighbors during construction
- TDC is currently working on a move-in coordination plan (similar to Aspire phase 1)
- Plan includes working with neighboring buildings to try to coordinate move-in and reduce neighborhood impact
- Exploring options for off-site check in and curbside valet at check-in
- Exploring options for spreading move in over two days to minimize number of vehicles within the main gate area

DRC Member Meetings – Feedback

- Management Commitments (rooftop hours/resident behavior/resident security)
- Construction Communication Coordination
- Move-in Coordination
- Outreach
- LEED Certification
- Park Ave. façade
- Overall Pedestrian Circulation
- Pedestrian Lighting
- Rooftop Pool





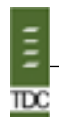
BUILDING METRICS	
130	DWELLING UNITS
482	BEDS
148	PARKING SPACES
130	BICYCLE PARKING

Unit Type	UNIT MIX			
	# Units	%	# Beds	%
Studio	13	10.0%	13	2.7%
2-2	26	20.0%	52	10.8%
3-3	6	4.6%	18	3.7%
4-4	46	35.4%	184	38.2%
5-5	19	14.6%	95	19.7%
6-6	20	15.4%	120	24.9%
Totals	130	100%	482	100%



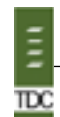


Arizona History Museum



Aspire Tucson 2

Concept Design View - N Park Ave Mid-air

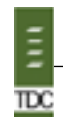


Aspire Tucson 2

Concept Design View - N Park Ave

Tucson, Arizona | 07, Mar.

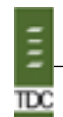




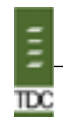


Aspire Tucson 2

Concept Design View - E 1st Ave

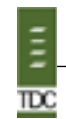






Aspire Tucson 2

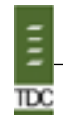
Concept Design View - N Park Ave & E 1st St



Aspire Tucson 2

Concept Design View - Alley & N Park Ave

Arizona History Museum







EXTERIOR MATERIAL LEGEND

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> 1. Stucco facade, dark grey color with textured finish. 2. Architectural Thermal Windows, with low E glass; Silver Finished Mullion. 3. Stucco facade control joints. 4. Stucco frame, light grey elastomeric paint finish. 5. White metal panel cladding. Matte finish. | <ul style="list-style-type: none"> 6. Light grey metal panel cladding. Matte finish. 7. Dark grey metal panel cladding. Matte finish. 8. Stucco facade, white color with textured finish. 9. Stucco screening wall/ parapet/ noise barrier. 10. Rooftop mechanical units screened by #9. | <ul style="list-style-type: none"> 11. Metal panel cladding. Same configuration as #5 - #7. 12. Stucco frame, light grey elastomeric paint finish. 13. Stucco facade, dark grey color with textured finish. 14. Architectural Thermal Windows, with low E glass; Silver Finished Mullion. |
|--|---|---|



EXTERIOR MATERIAL LEGEND

- | | | | |
|--|---|---|--------------------------------------|
| 1. Stucco facade control joints. | 7. Light grey metal panel cladding. Matte finish. | 13. Full height architectural window wall system; Aluminum with low E glass. | 18. Glass door with aluminum frame. |
| 2. Stucco facade, dark grey color with textured finish. | 8. Dark grey metal panel cladding. Matte finish. | 14. Window wall cap. Silver Finished Mullion. | 19. Clear glass at pedestrian level. |
| 3. Architectural Thermal Windows, with low E glass; Silver Finished Mullion. | 9. Stucco facade, white color with textured finish. | 15. Metal panel cladding. Same configuration as #6 - #8. | |
| 4. Stucco frame, light grey elastomeric paint finish. | 10. Stucco screening wall/ parapet/ noise barrier. | 16. Architectural Thermal Windows, with low E glass; Silver Finished Mullion. | |
| 5. Metal panel cladding. Same configuration as #6 - #8. | 11. Rooftop mechanical units screened by #10. | 17. Metal frame structure with metal slat shading. | |
| 6. White metal panel cladding. Matte finish. | 12. Stucco frame, red elastomeric paint finish. | | |



EXTERIOR MATERIAL LEGEND

- | | | | |
|--|---|--|--|
| <ul style="list-style-type: none"> 1. Full height architectural window wall system; Aluminum with low E glass. 2. Window wall cap. Silver Finish Mullion. 3. Stucco facade, white color with textured finish. 4. Architectural Thermal Windows, with low E glass; Silver Finished Mullion. 5. Stucco facade control joints. | <ul style="list-style-type: none"> 6. Stucco frame, red elastomeric finish. 7. Metal frame structure with metal slat shading. 8. Stucco screening wall/ parapet/ noise barrier. 9. Rooftop mechanical units screened by #9. 10. Stucco frame, red elastomeric paint finish. 11. White metal panel cladding. Matte finish. 12. Light grey metal panel cladding. Matte finish. | <ul style="list-style-type: none"> 13. Dark grey metal panel cladding. Matte finish. 14. Stucco facade, dark grey color with textured finish. 15. Architectural Thermal Windows, with low E glass; Silver Finished Mullion. 16. Stucco facade control joints. 17. Stucco frame, red elastomeric paint finish. 18. Metal panel cladding. Same configuration as #12 - #14. | <ul style="list-style-type: none"> 19. Stucco facade, white color with textured finish. 20. Clear glass at pedestrian level. 21. Drive thru entry with signage above. 22. Parking garage entry with signage above. |
|--|---|--|--|



Mechanical Overrun
104'-10"
Level Parapet
99'-10"
Level Roof ①
94'-10"
Level 08M ②
85'-0"
Level 08 ③
75'-4"
Level 07 ④
65'-11"
Level 06 ⑤
56'-6"
Level 05 ⑥
47'-1"
Level 04 ⑦
37'-8"
Level 03 ⑧
28'-3"
Level 02 ⑨
18'-10"
Level 01M ⑨
9'-5"
Level 01 ⑨
0'-0"

⑩ ⑪
⑫
⑬
⑭
⑮
⑯
⑰

EXTERIOR MATERIAL LEGEND

- | | | | |
|---|---|--|--|
| 1. Stucco facade, dark grey color with textured finish. | 6. White metal panel cladding. Matte finish. | 11. Rooftop mechanical units screened by #11. | 17. Decorative metal panel transformer gate. |
| 2. Architectural Thermal Windows, with low E glass; Silver Finished Mullion. | 7. Light grey metal panel cladding. Matte finish. | 12. Stucco facade, dark grey color with textured finish. | |
| 3. Stucco facade, white color with textured finish. | 8. Dark grey metal panel cladding. Matte finish. | 13. Stucco facade control joints. | |
| 4. Stucco facade control joints. | 9. Stucco facade, white color with textured finish. | 14. Stucco frame, light grey elastomeric paint finish. | |
| 5. Stucco frame, light grey elastomeric finish with red elastomeric paint finish facing metal panels. | 10. Stucco screening wall/ parapet/ noise barrier. | 15. Metal panel cladding. Same configuration as #6 - #8. | |
| | | 16. Drive thru exit with do not enter signage. | |



Metal Panel Cladding, Powder Coated Matte Finish



Exterior Stucco Colors: Red, Grey, and White



Grey Insulated Low-E Glass



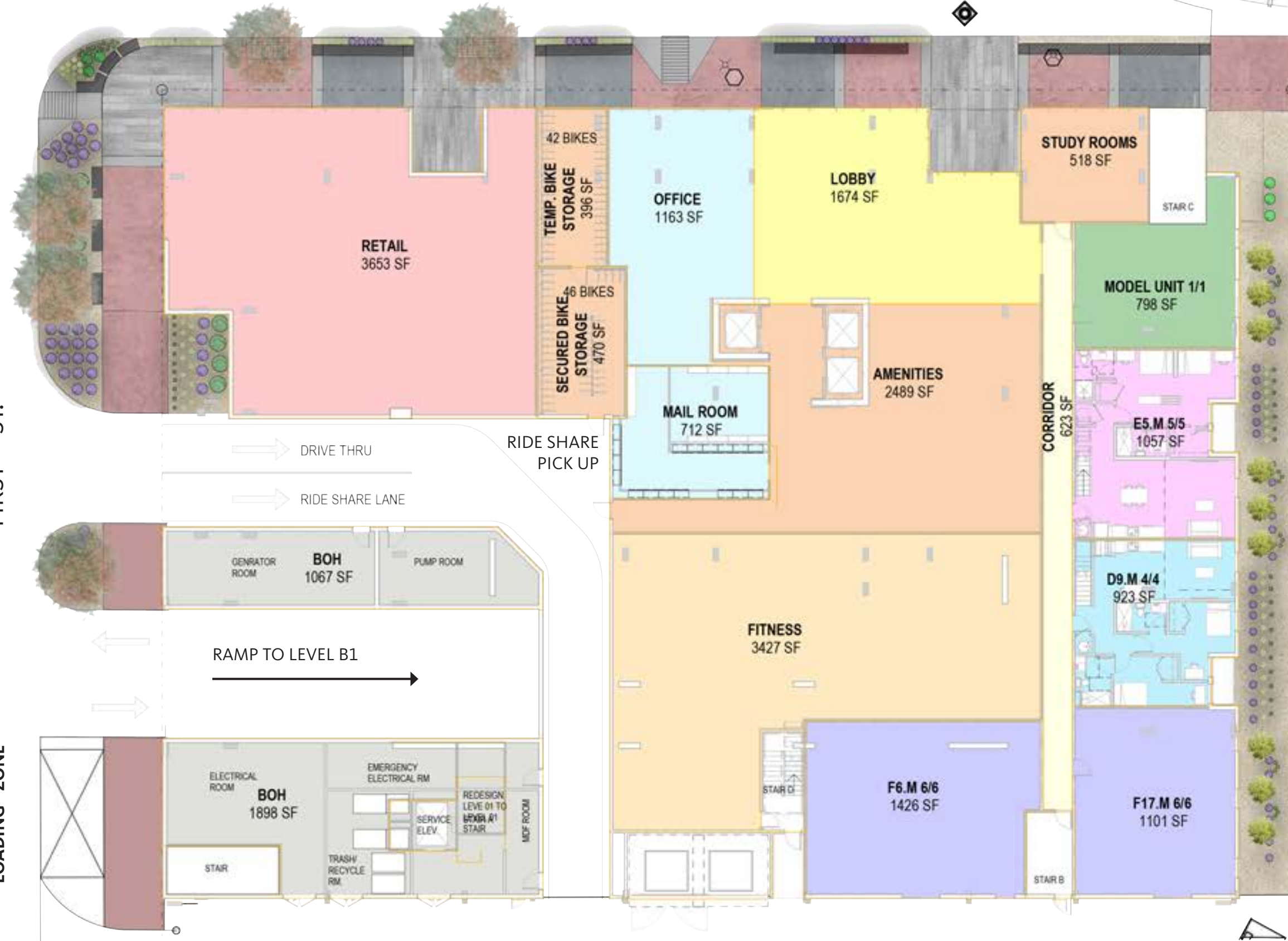
Silver Aluminum Mullions

PARK AVE.



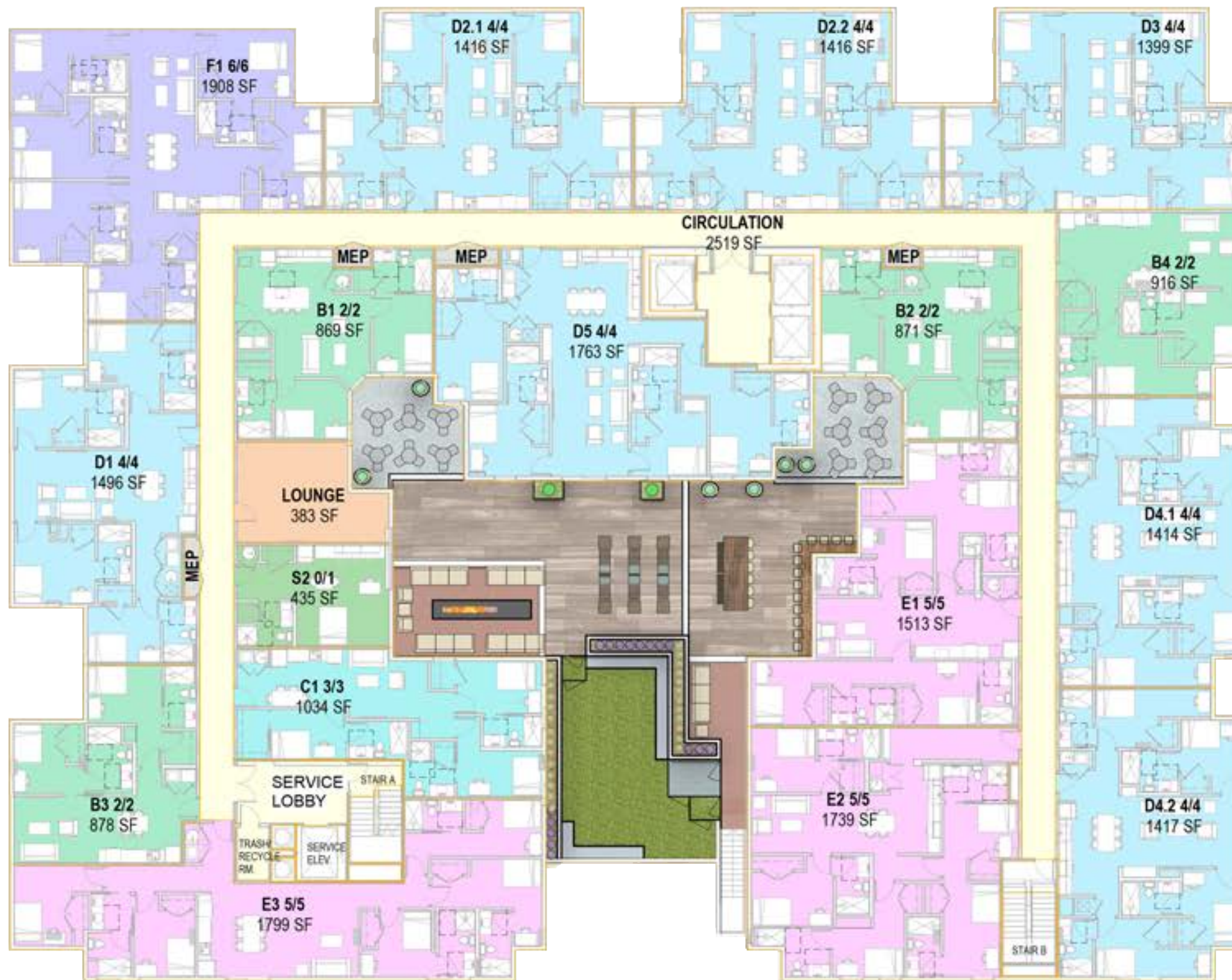
FIRST ST.

LOADING ZONE



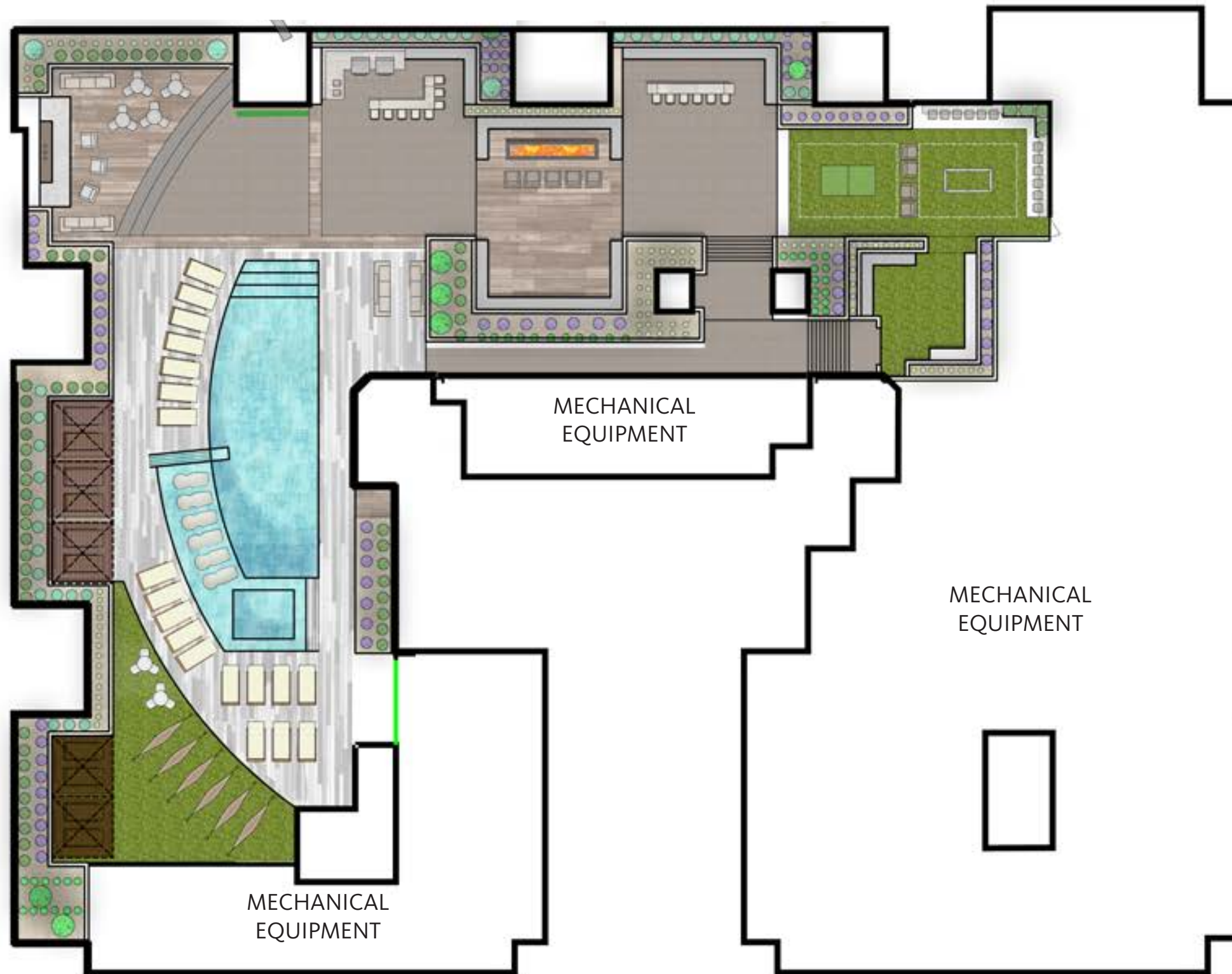
- RETAIL
- AMENITIES
- LOBBY
- FITNESS
- OFFICE
- BOH
- 1/1
- 4/4
- 5/5
- RESIDENTIAL
- 6/6

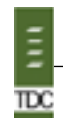


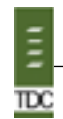


- AMENITIES
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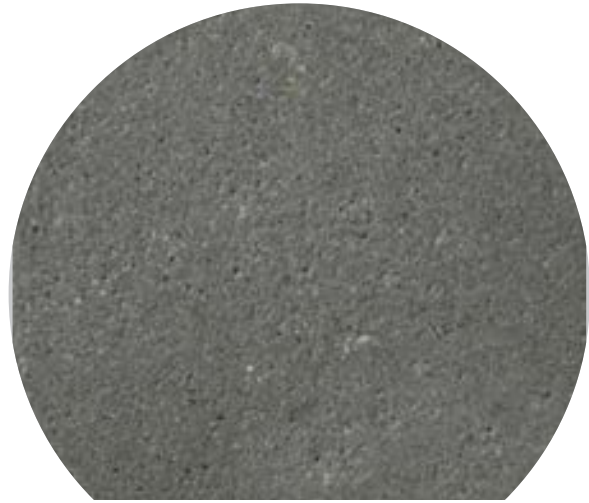








PAVEMENT-A
INTEGRAL PEWETER
BRUSHED CONCRETE



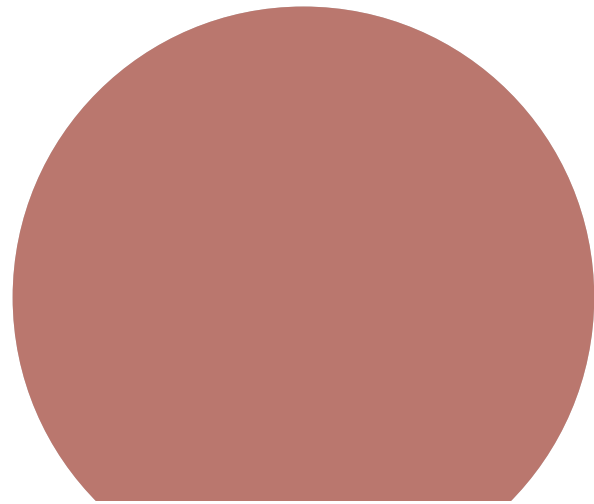
PAVEMENT-B
INTEGRAL DARK GRAY
EXPOSED AGG. CONCRETE



BENCH-1
QCP SHEAR
CONCRETE BENCH
W/ BACK



BENCH-2
QCP BLOCK
CONCRETE BENCH



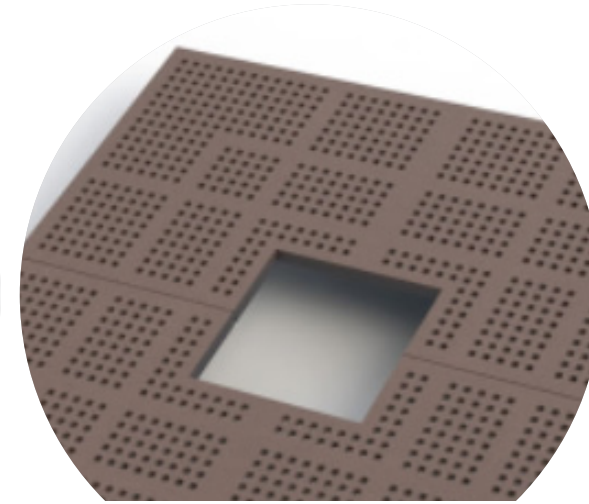
PAVEMENT-C
INTEGRAL COLOR: "COOL BRICK"
RED (SCOFIELD SOLARCHROME
COLORS); FINISH: SMOOTH



PAVEMENT-D
UNILOCK PLANK PAVER
COLOR BLEND (GRANITE, OPAL,
& STEEL GREY)



RAISED METAL PLANTER
LANDSCAPE FORMS GUS



METAL TREE GRATE
IRONSMITH MARKET STREET



METAL LITTER RECEPTICAL
LANDSCAPE FORMS AUSTIN

STREETSCAPE MATERIALS- 1.0



TREES



ACACIA WILLARDIANA
PALO BLANCO



PISTACIA CHINENSIS
CHINESE PISTACHE



SHRUBS



CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE



CALLIANDRA X SIERRA STAR
HYBIRD FAIRY DUSTER



SALVIA CLEVELANDII
CLEVELAND SAGE



SHRUBS



CALYLOPHUS HARTWEGII
CALYLOPHUS SUNDROPS



PENSTEMON PARRYI
PARRY'S PENSTEMON



SETCREASEA PALLIDA
PURPLE HEART



TETRANUERIS ACAULIS
ANGELITA DAISY



VERBENA RIGIDA
SANDPAPER VERBENA

PLANT MATERIALS - 2.0



ACCENTS



ALOE 'BLUE ELF'
ALOE 'BLUE ELF'



ALOE STRIATA
CORAL ALOE



ASCLEPIAS SUBULATA
DESERT MILKWEED



BULBINE FRUTESCENS
'TINY TANGERINE'
TINY ORANGE BULBINE



CALAMAGROSTIS X ACUTIFLORA
'KARL FOERSTER'
FOERSTER'S FEATHER REED GRASS

ACCENTS



EUPHORBIA ANTISYPHILITICA
CANDELILLA



HESPERALOE PARVIFLORA
'BRAKELIGHT'
BRAKE LIGHT RED YUCCA



HESPERALOE 'PINK PARADE'
PINK PARADE HESPERALOE



DASYLIRION WHEELERI
DESERT SPOON



HESPERALOE PARVIFLORA
'YELLOW'
YELLOW YUCCA

PLANT MATERIALS - 2.1



ACCENTS



MANFREDA X 'SILVER LEOPARD'
SILVER LEOPARD
TEXAS TUBEROSE



MUHLENBERGIA CAPILLARIS
'REGAL MIST'
PURPLE MUHLY GRASS



MUHLENBERGIA LINDHEIMERI
'AUTUMN GLOW'
LINHEIMER MUHLY GRASS



MUHLENBERGIA RIGENS
'NASHVILLE'
DEERGRASS



NASSELLA TENUISSIMA
MEXICAN FEATHER GRASS



ACCENTS



PEDILANTHUS BRACTEATUS
TALL LADYSLIPPER PLANT



PEDILANTHUS MACROCARPUS
LADYSLIPPER PLANT



YUCCA PALLIDA
PALE LEAF YUCCA



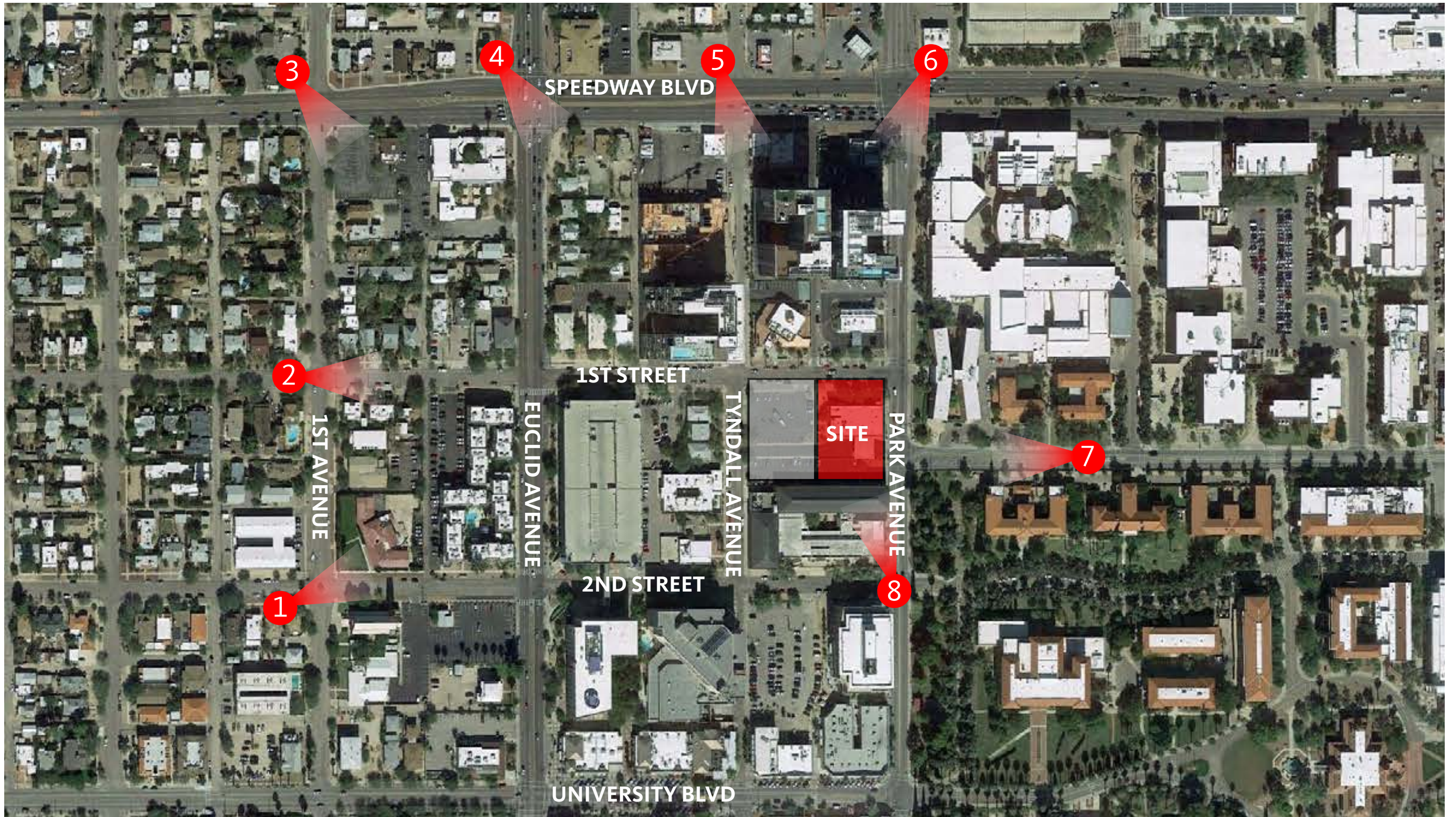
YUCCA ROSTRATA
BEAKED YUCCA



YUCCA RUPICOLA
TWISTED LEAF YUCCA

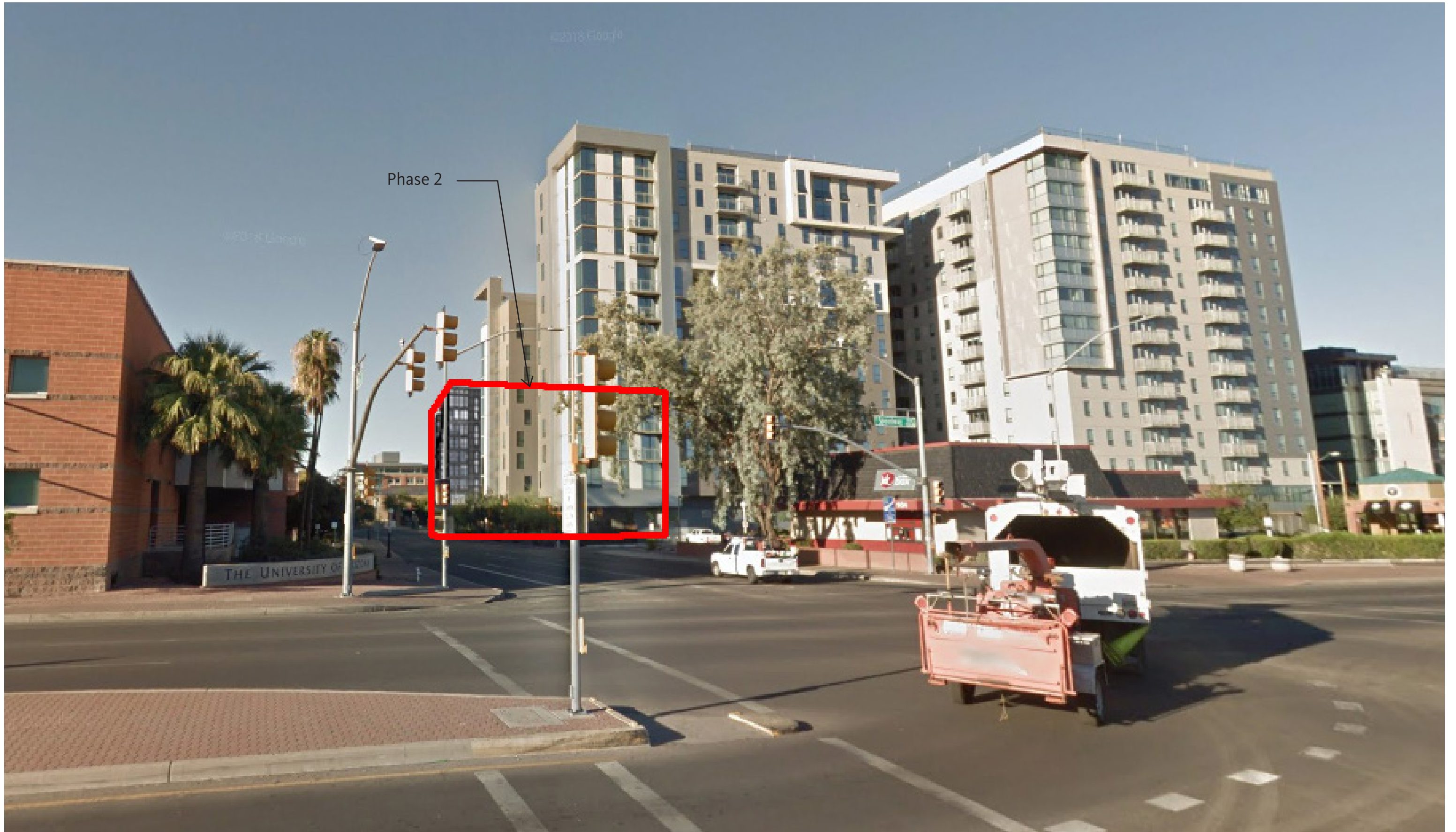
PLANT MATERIALS - 2.2











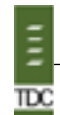


Phase 2

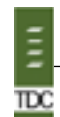




Phase 2









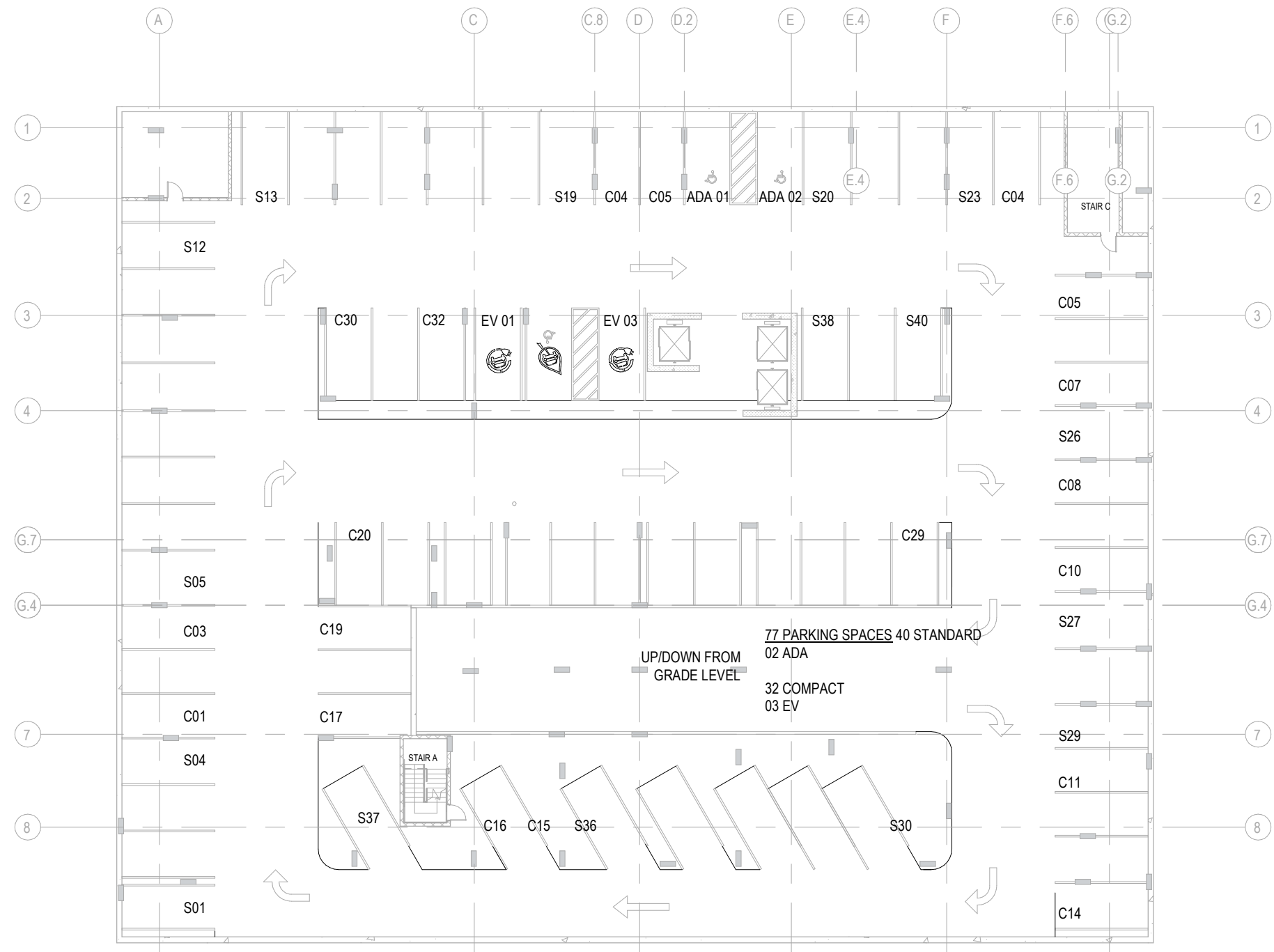
Aspire Tucson 2

Concept Design View - E 1st St & N Park Ave

Thank you

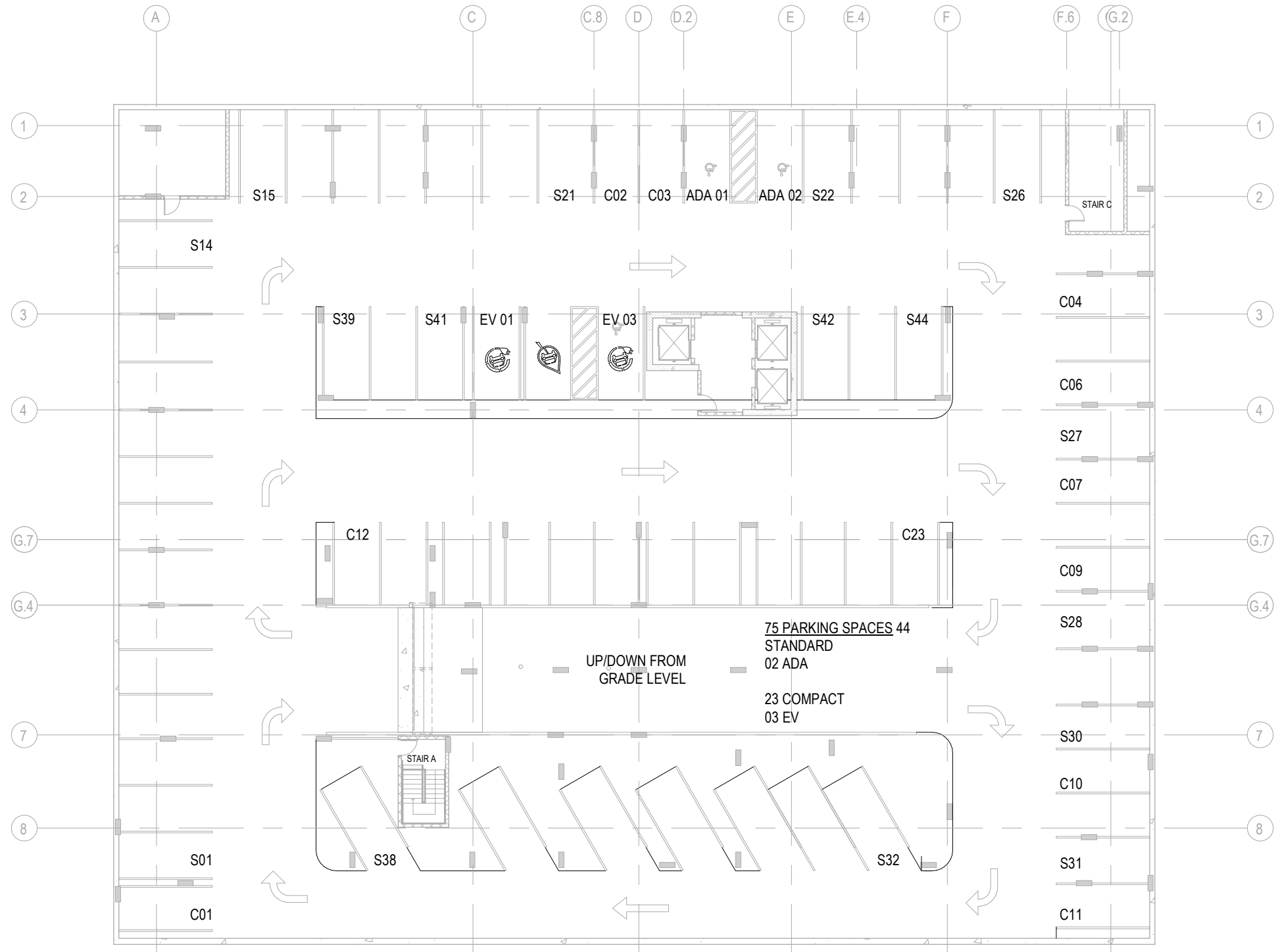


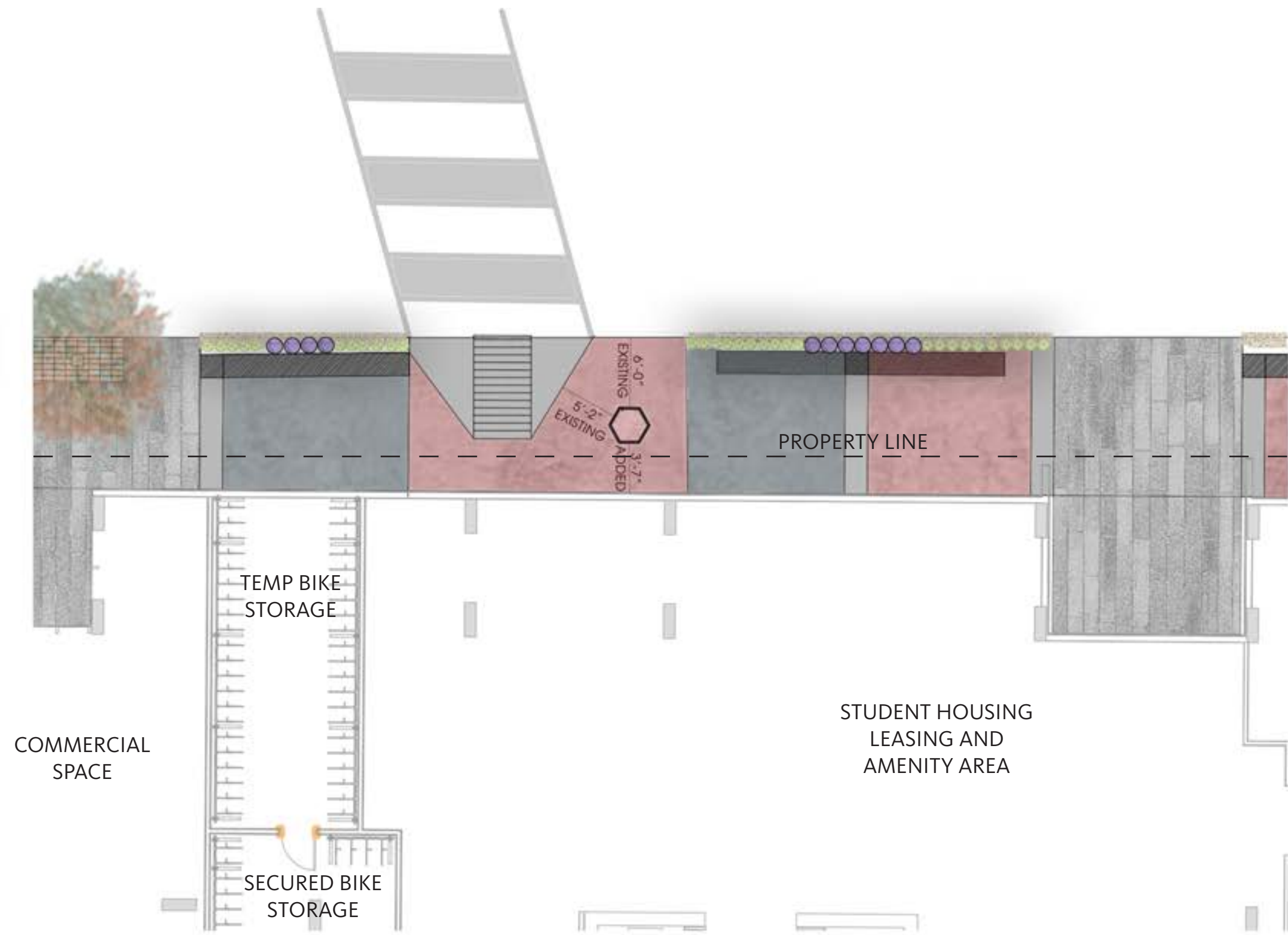




77 PARKING SPACES 40 STANDARD
 02 ADA
 UP/DOWN FROM GRADE LEVEL
 32 COMPACT
 03 EV





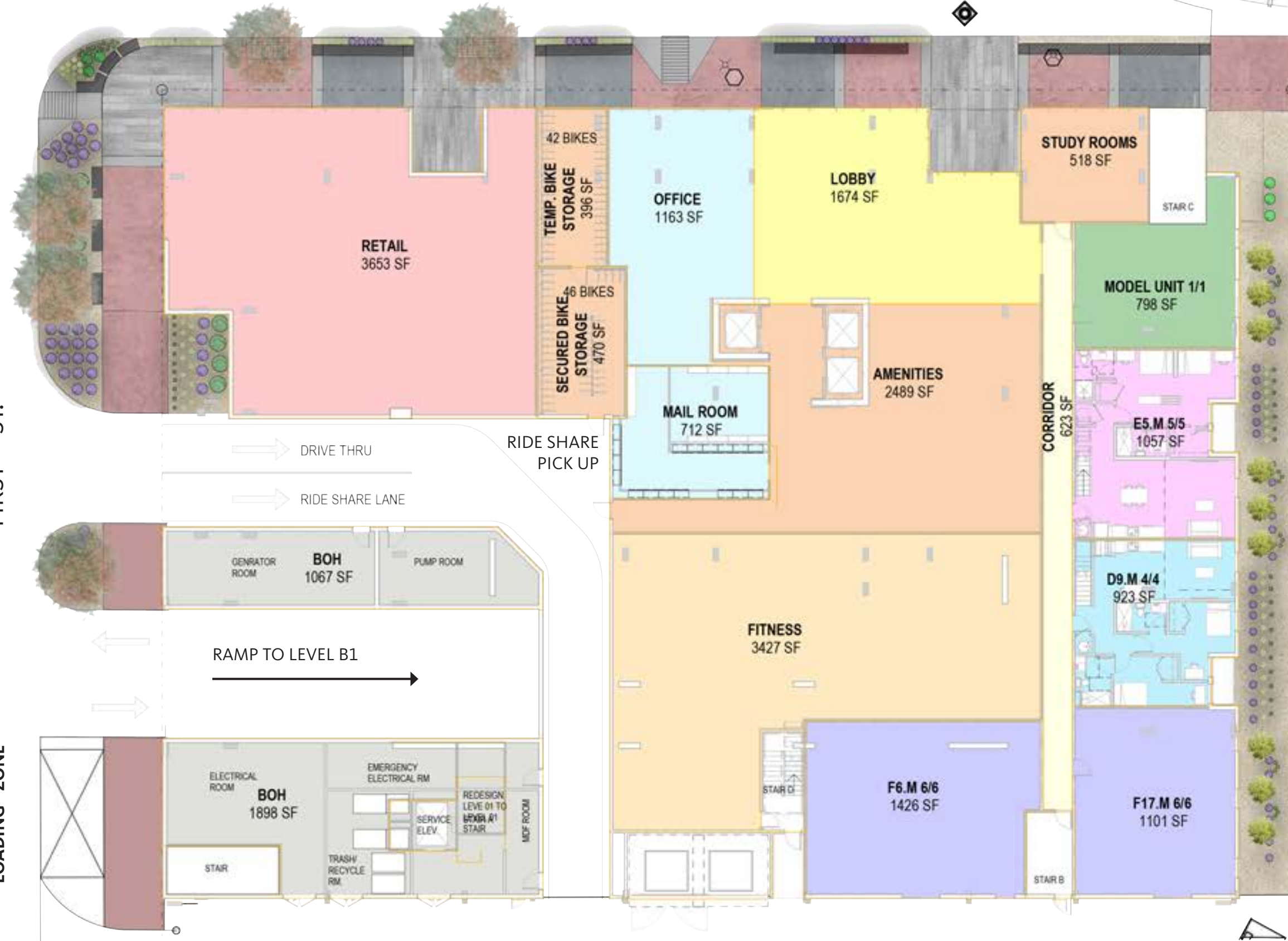


PARK AVE.



FIRST ST.

LOADING ZONE



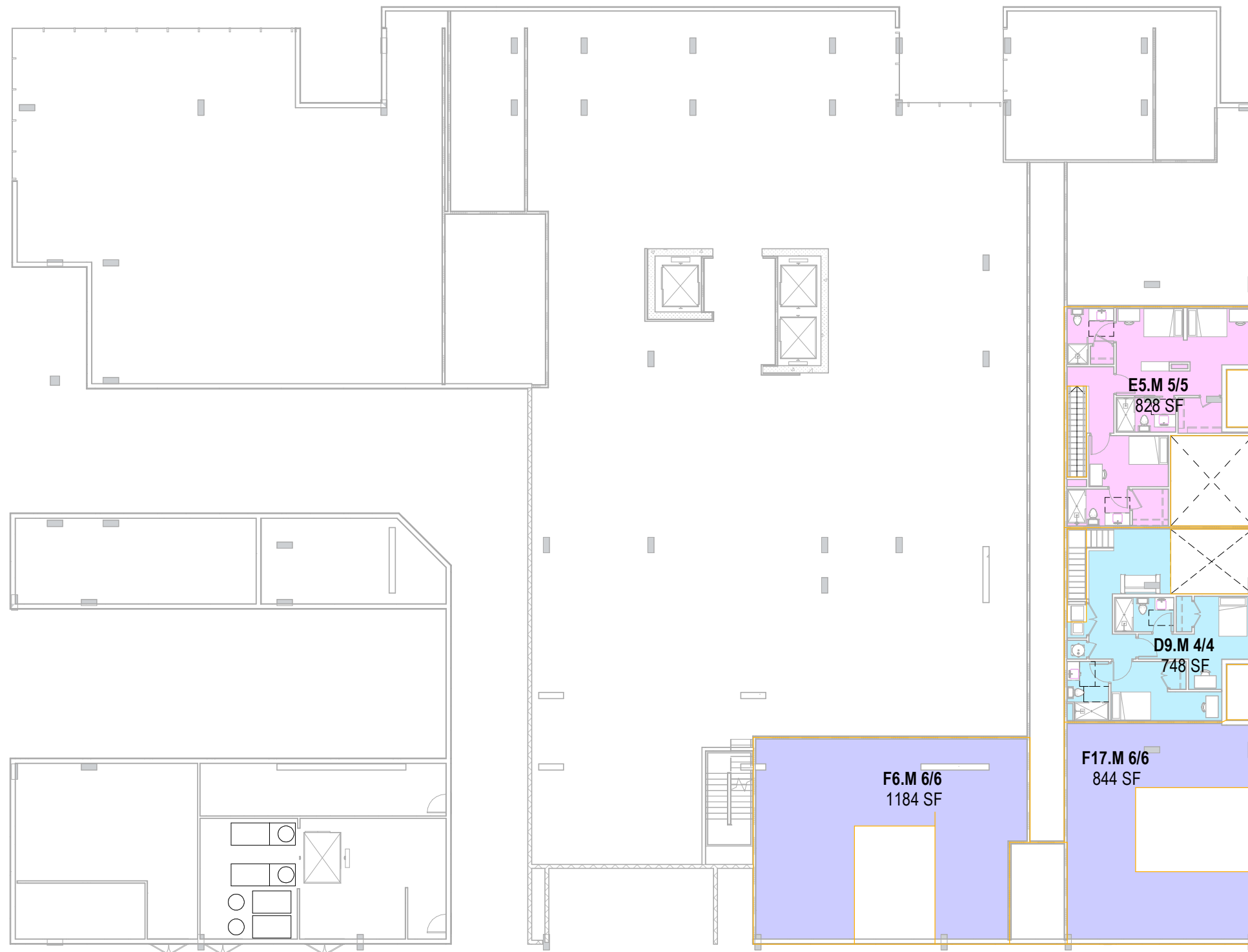
- RETAIL
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- BOH
- 1/1
- 4/4
- 5/5
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- 6/6

DRIVE THRU
 RIDE SHARE LANE
 RIDE SHARE PICK UP

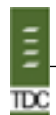
RAMP TO LEVEL B1

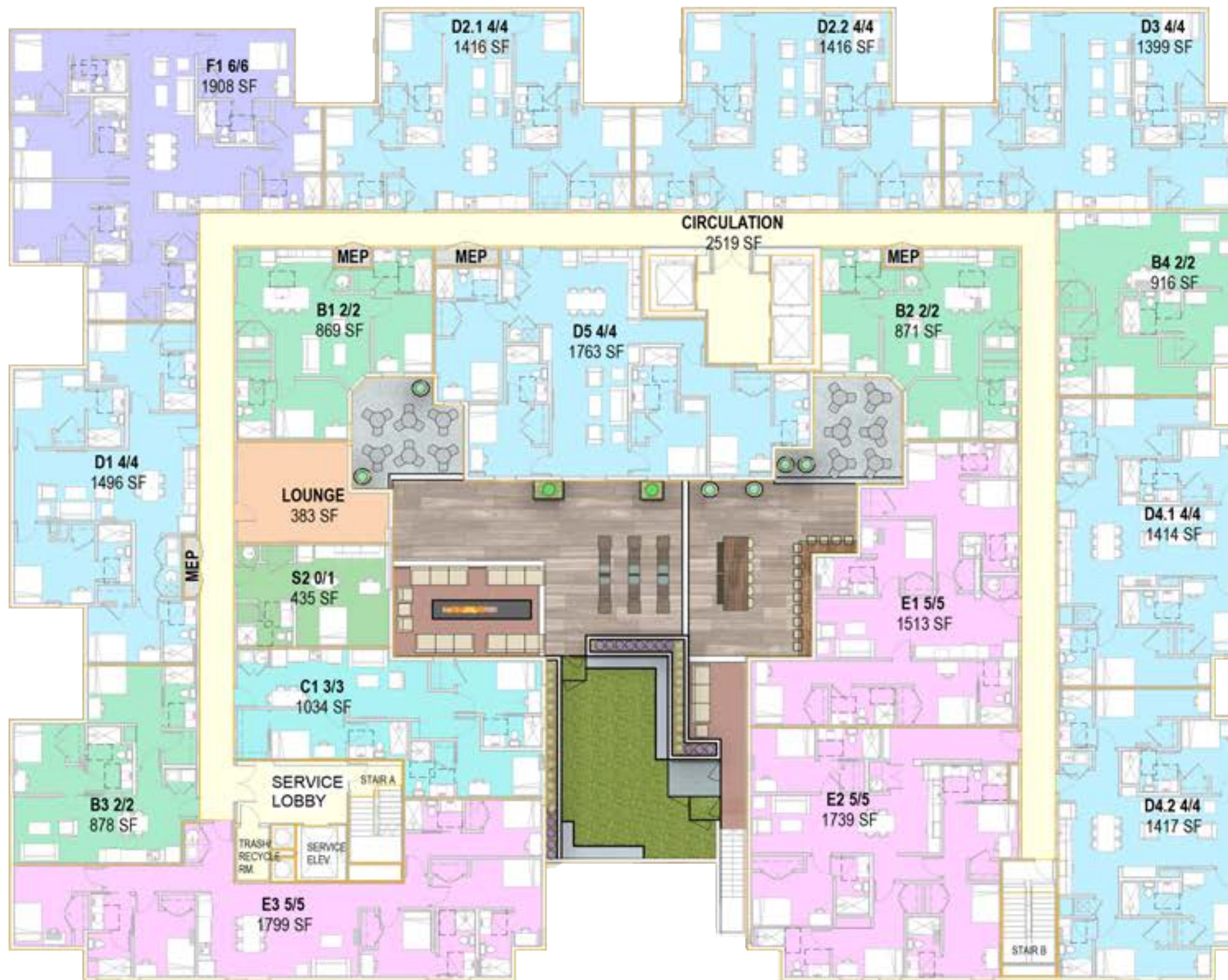


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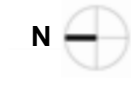


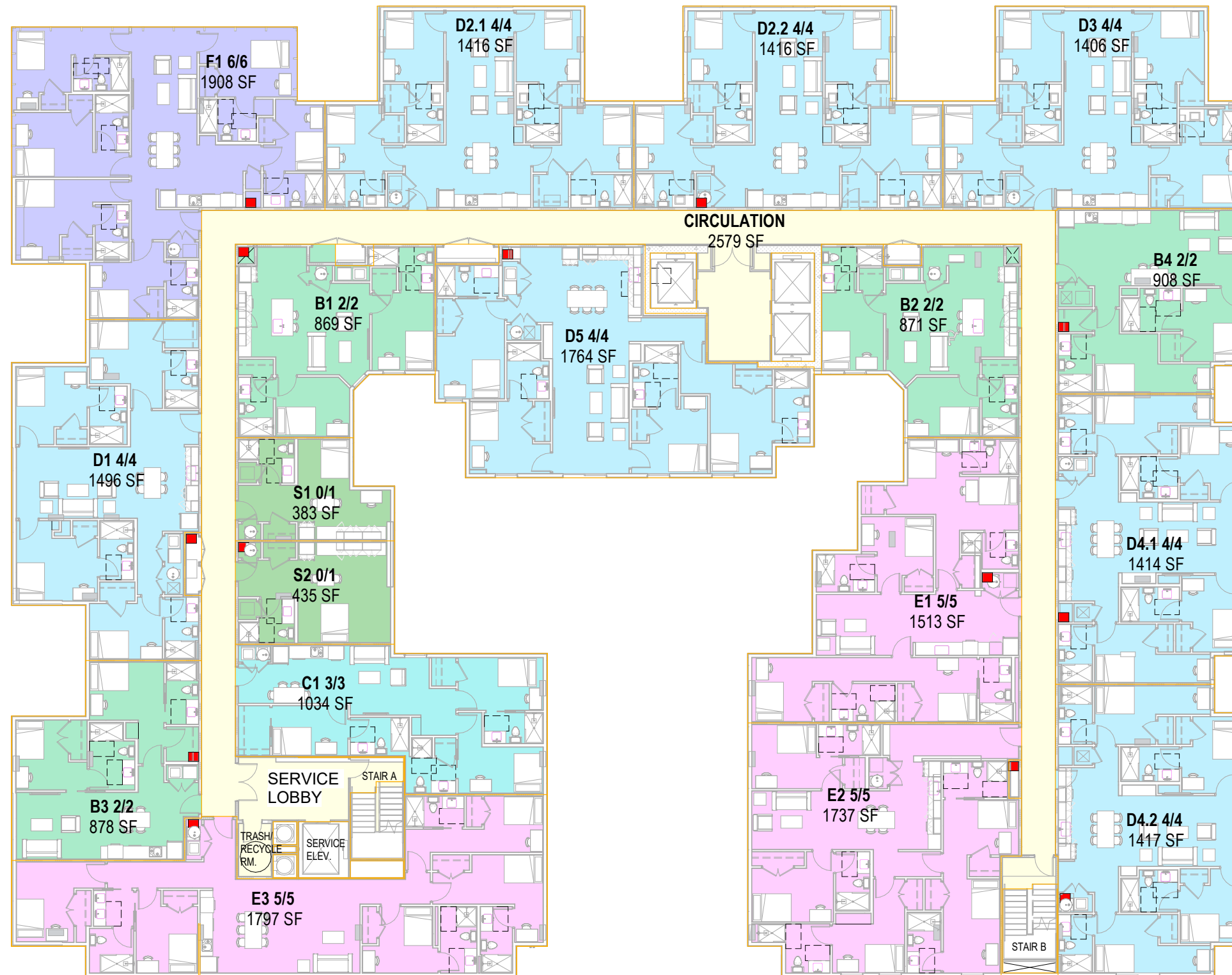
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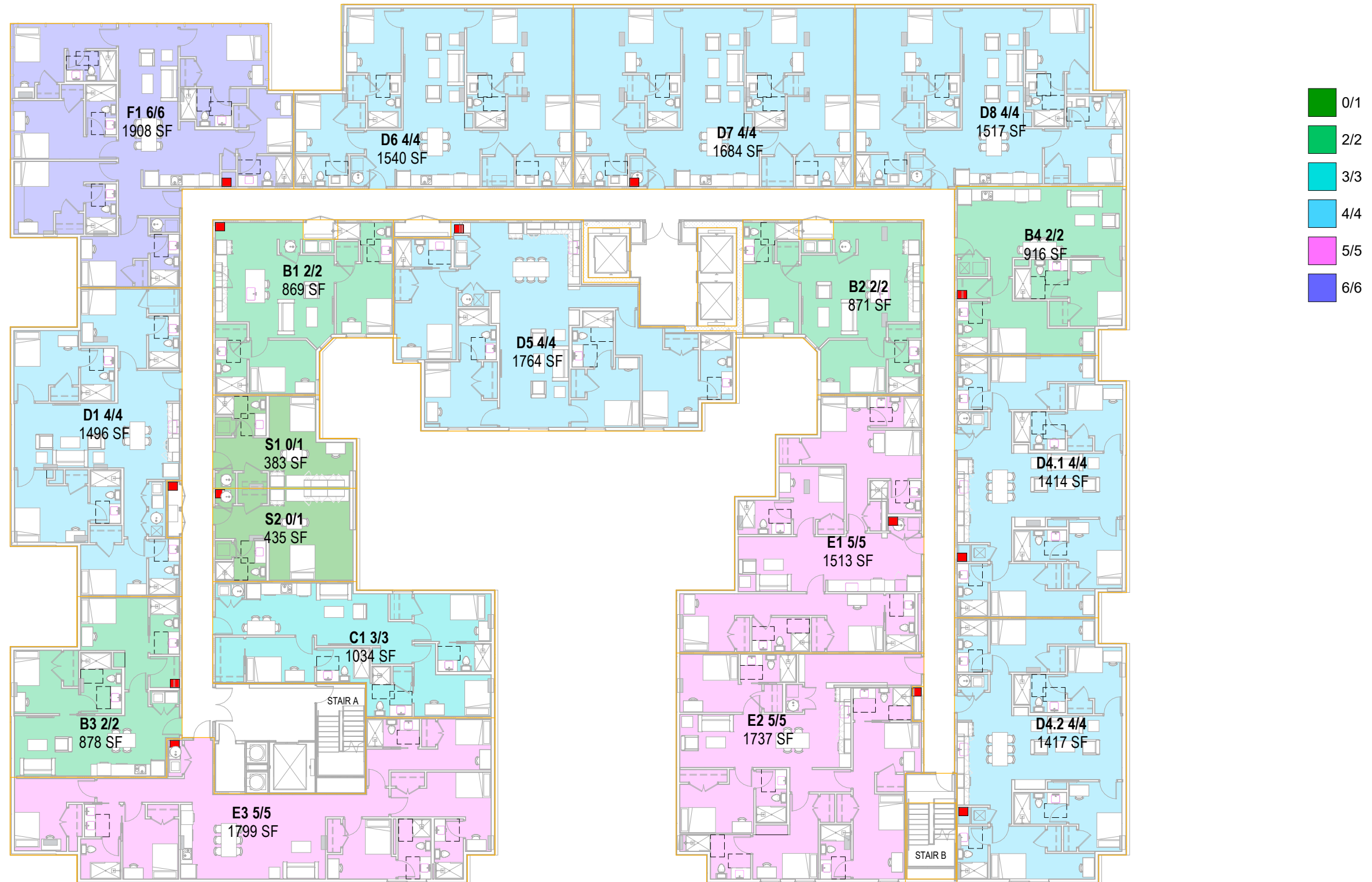
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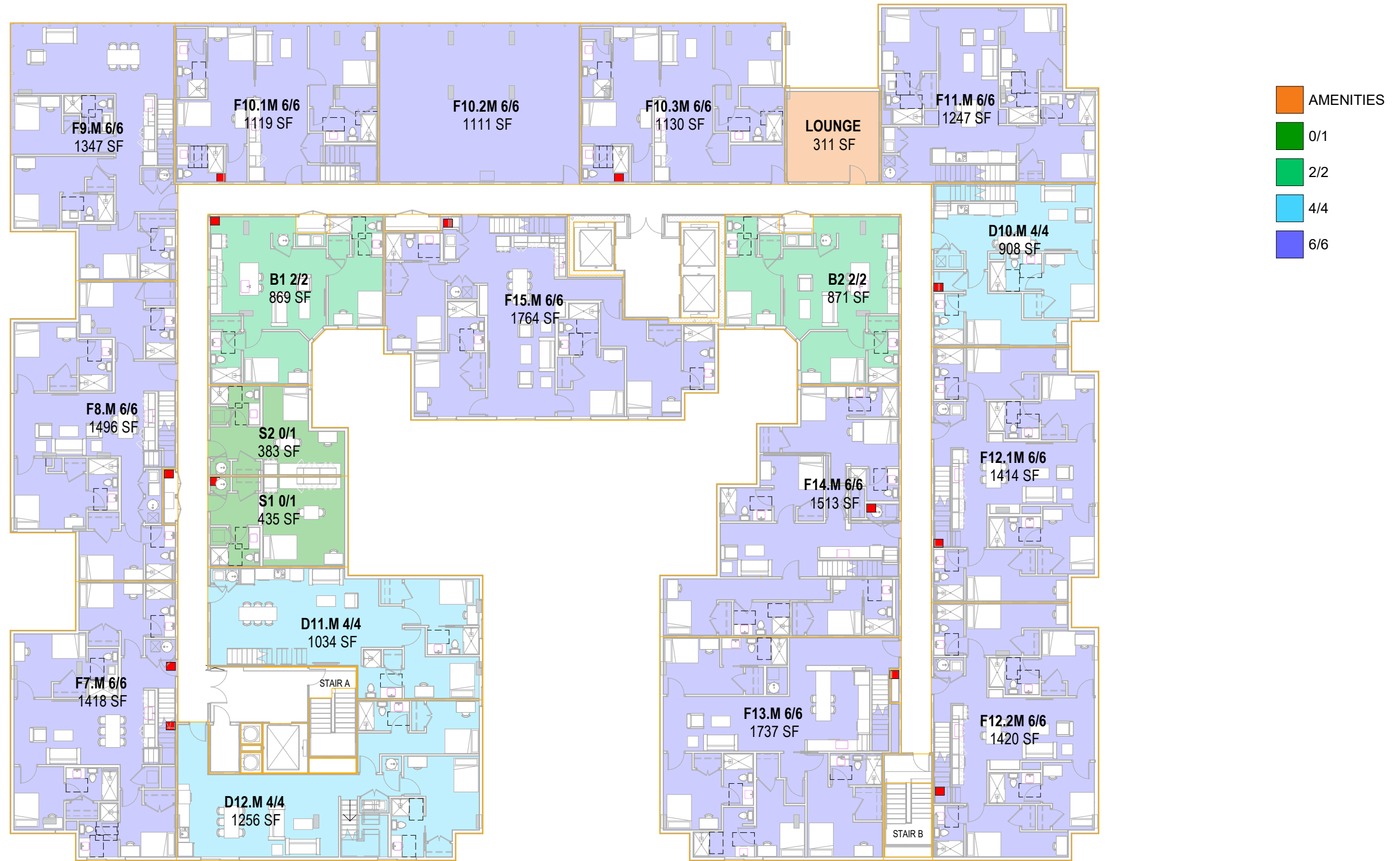
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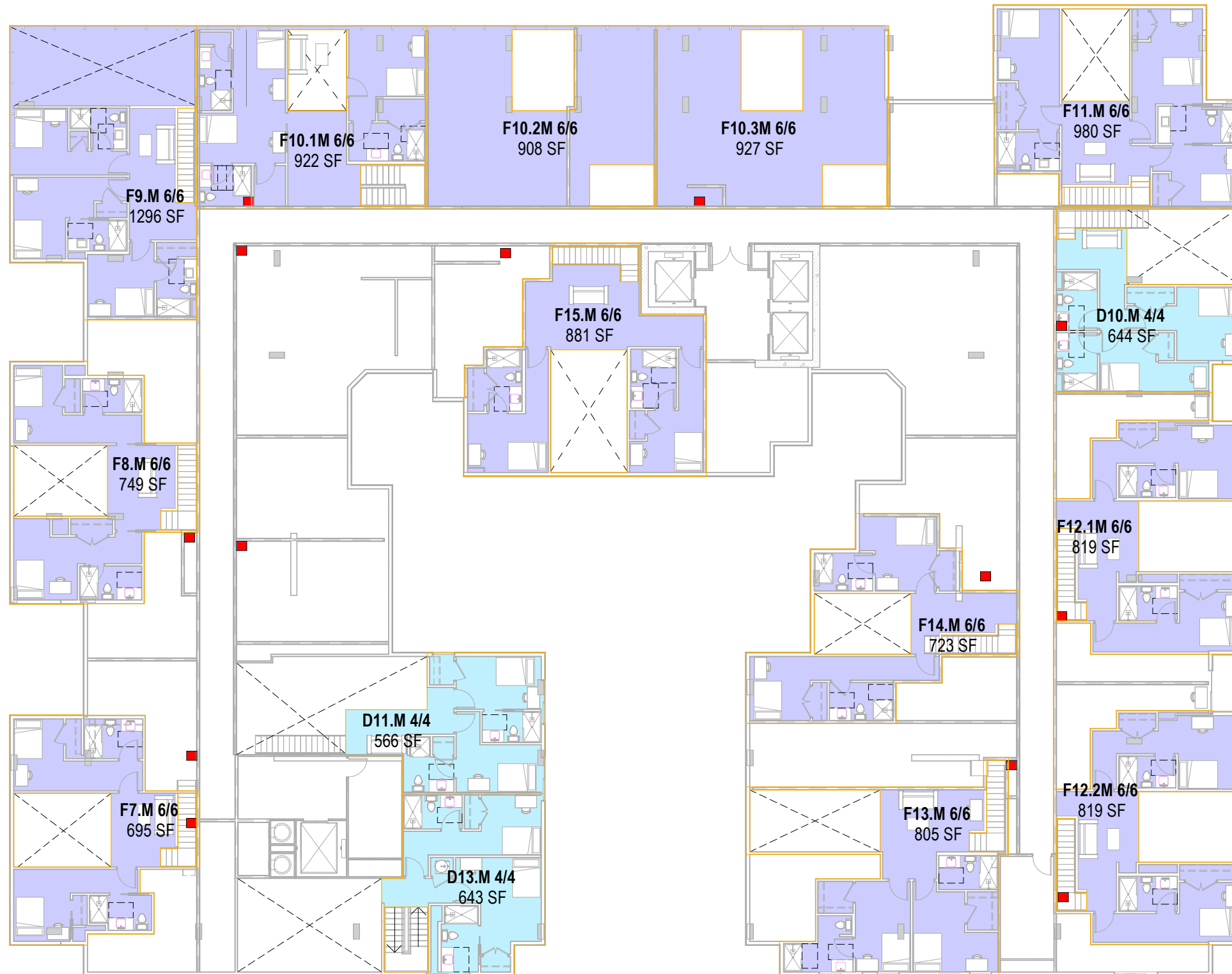


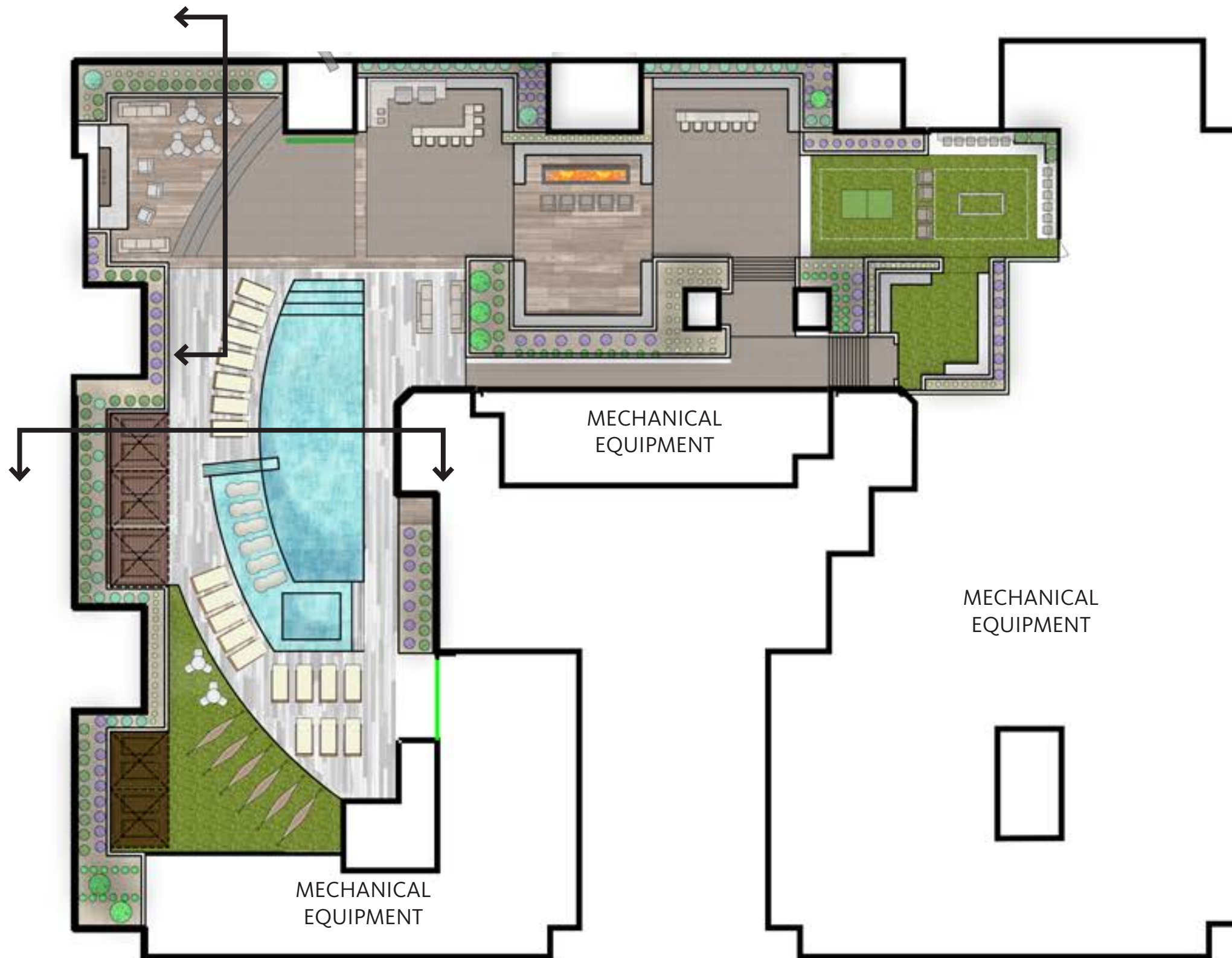


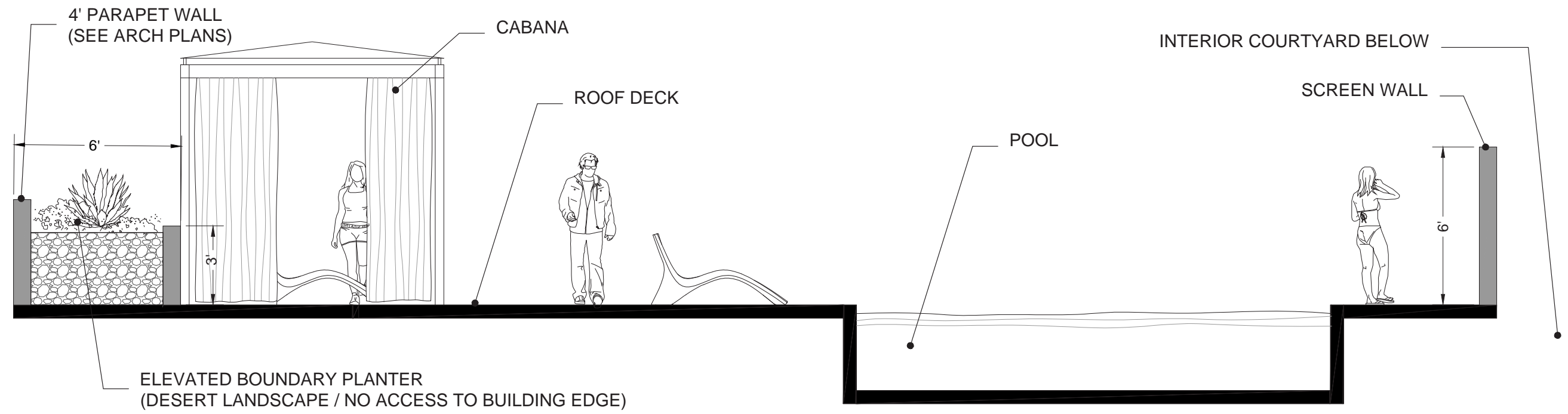
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- 6/6



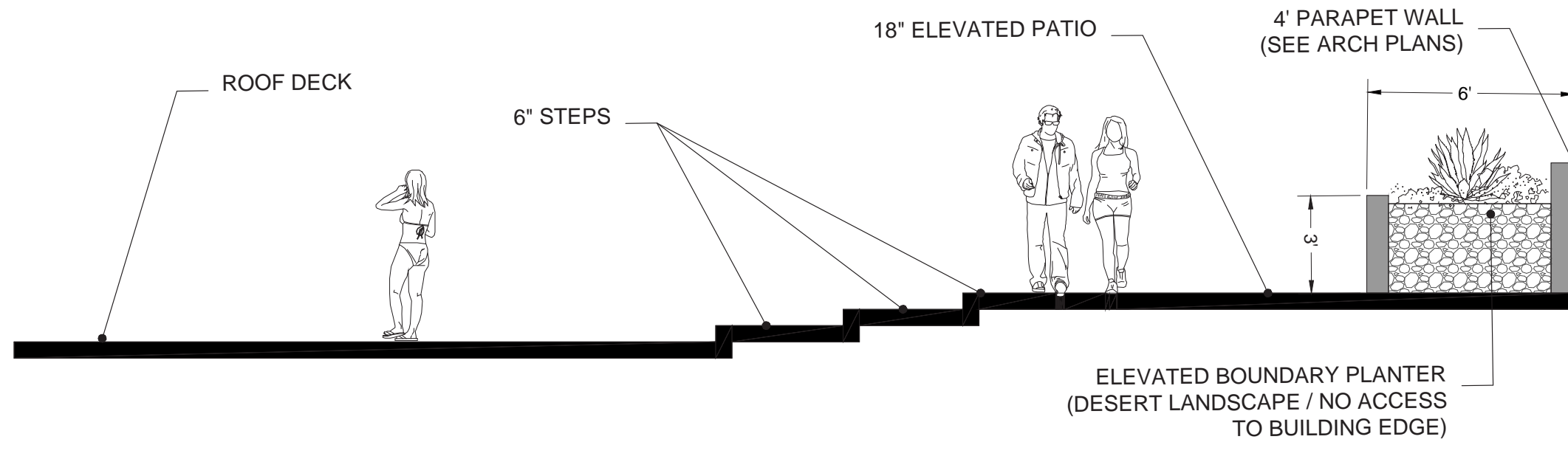




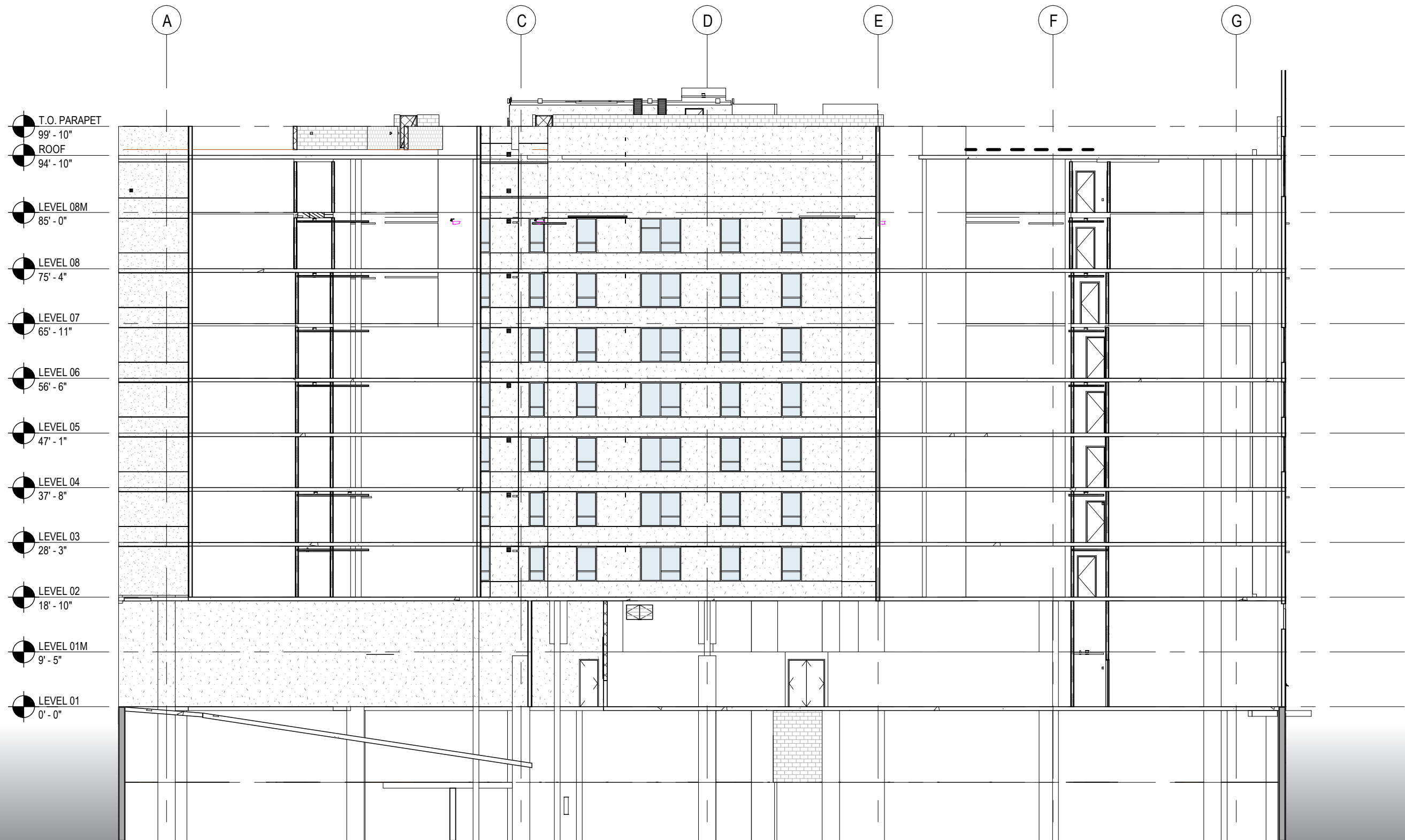




1.0 ROOFTOP CROSS-SECTION A-A'

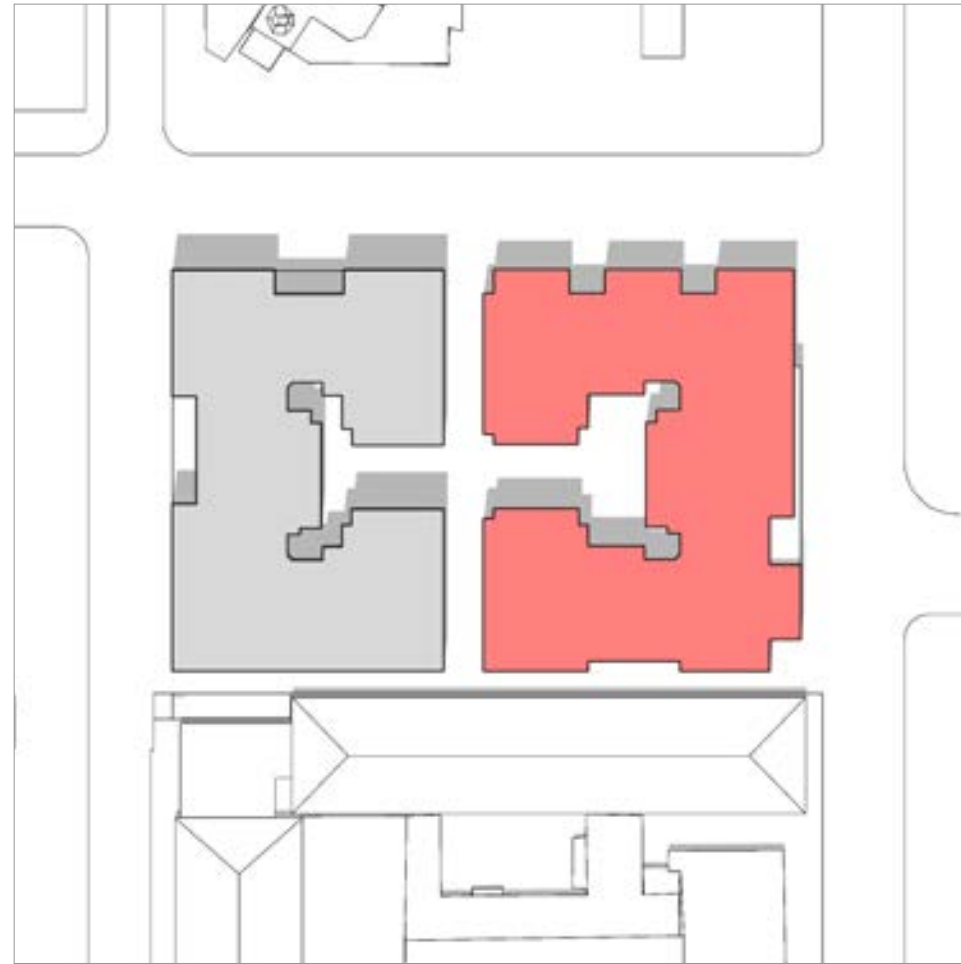


1.1 ROOFTOP CROSS-SECTION B-B'





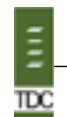
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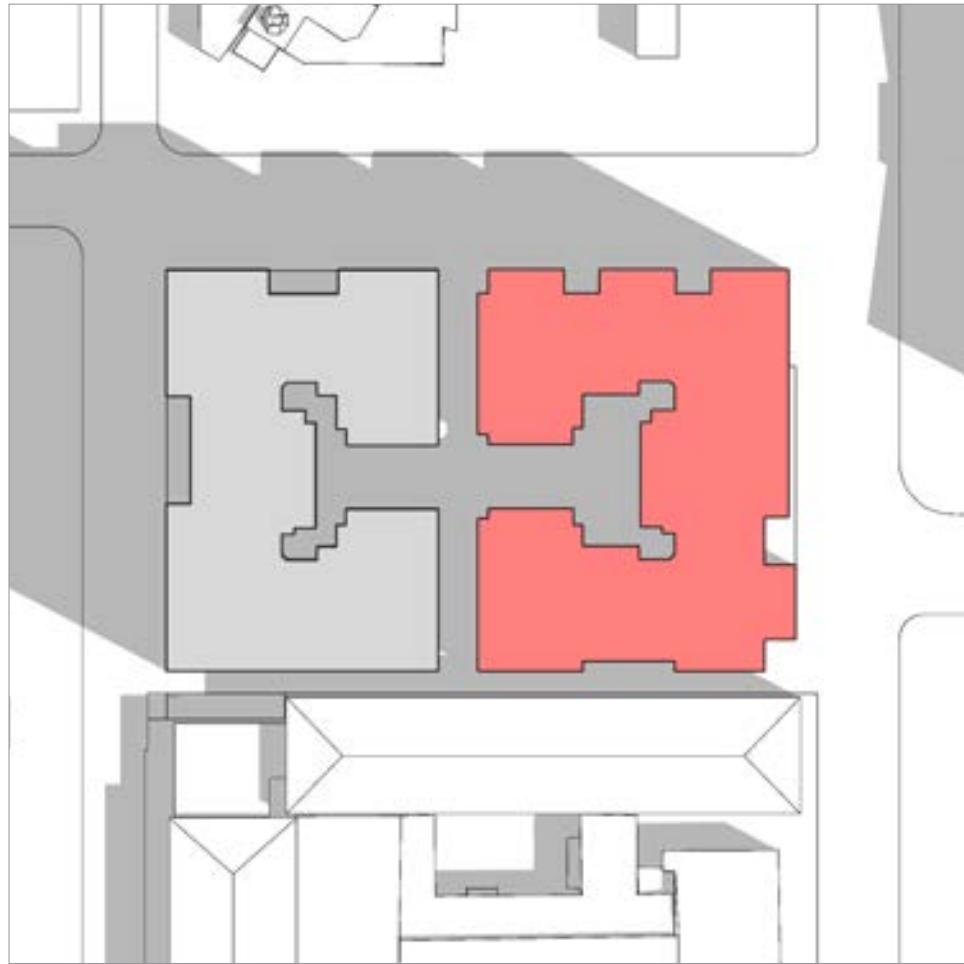


12:30



15:30

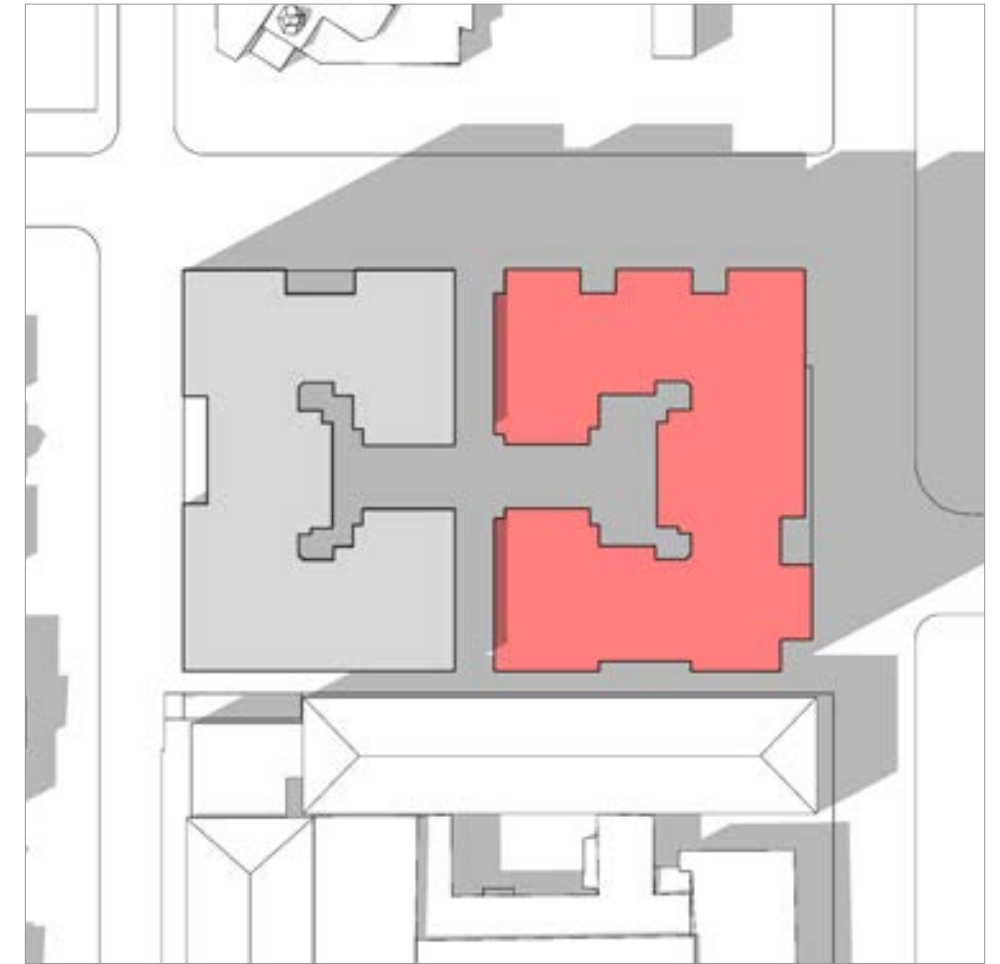




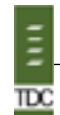
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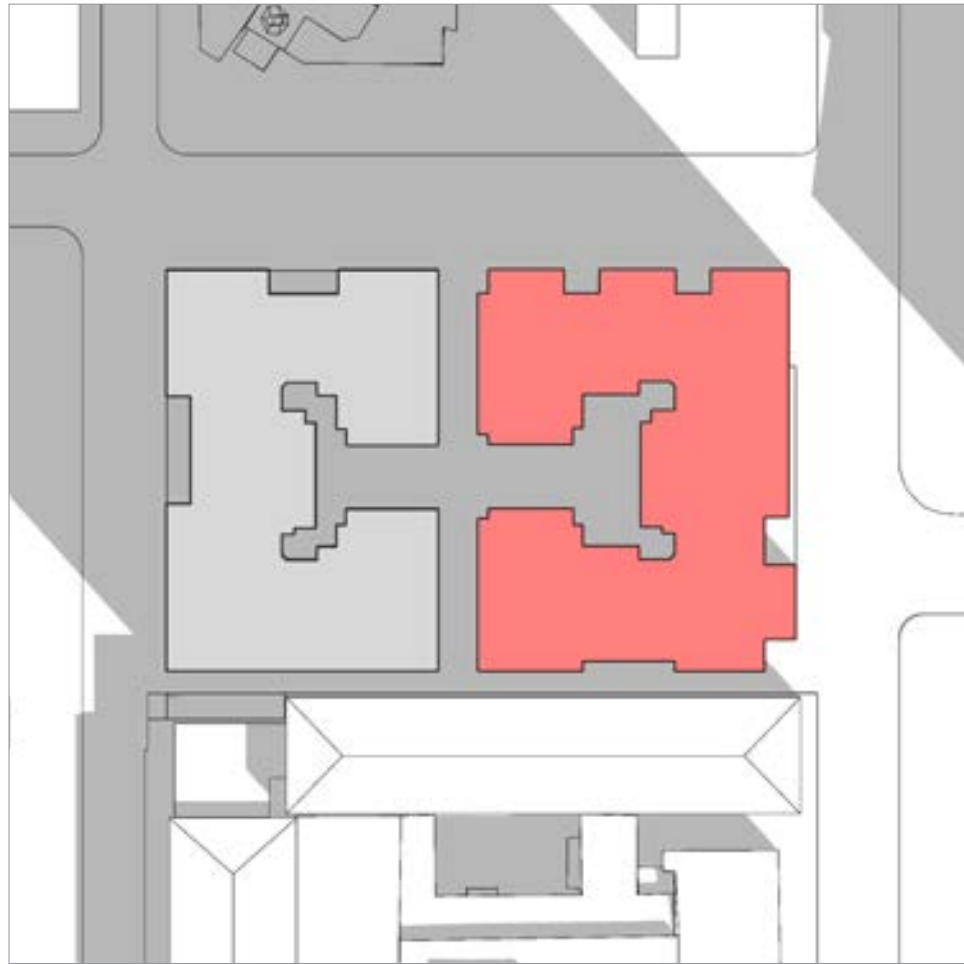


12:30



15:30

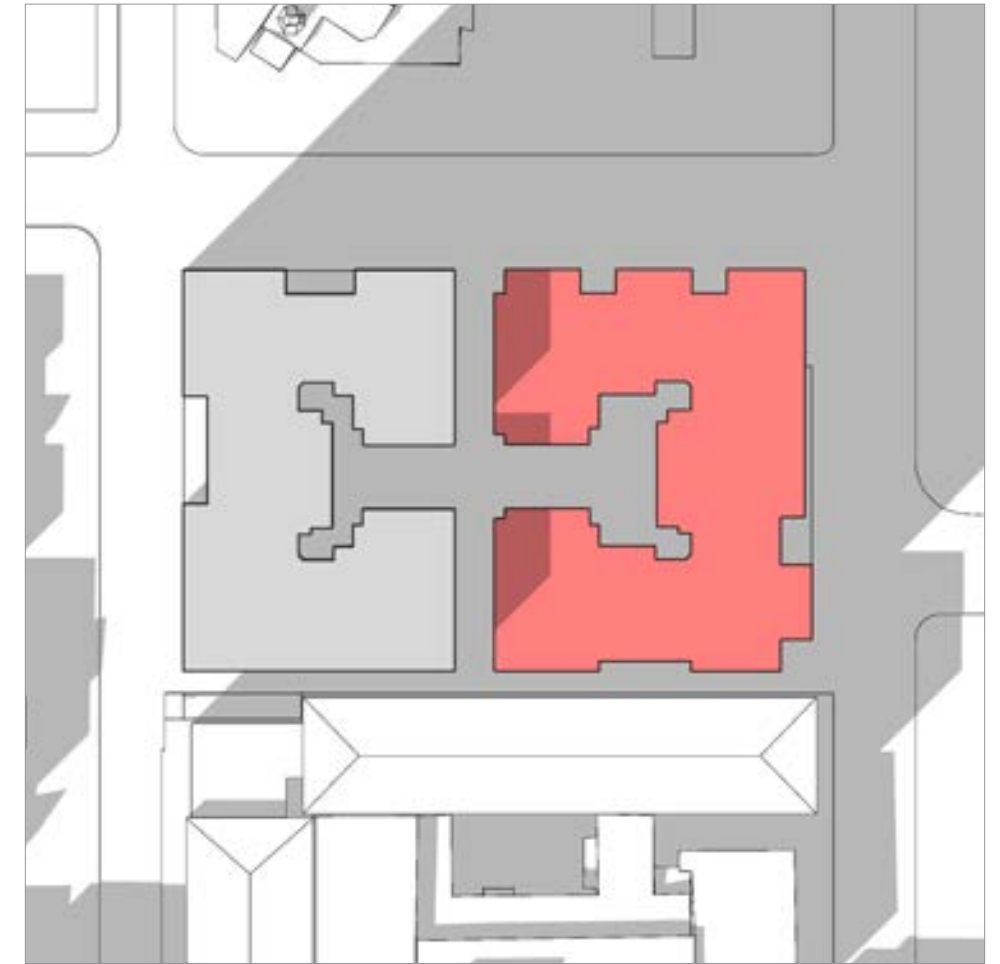




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Category	Zoning Code Requirements	Notes	Proposed	Reference
Zoning Code	UDC	Unified Development Code (2013)	-	
Site Information				
National Register HD	No	Outside of West Univ. Natl. Register Hist. Dist. & City HPZ	n/a	
Zoning Classification	C-1	Commercial	-	
Overlay District	MGO	Main Gate Overlay Dist.	To Utilize	
Overlay Sub-area	No	Not in MGO subarea	n/a	
Lot Area GSF	33,177 gsf		-	Assessor's Records
Lot Area Acres	.76 acres		-	Assessor's Records
Permitted Use: Group Dwelling	Yes	Permitted Residential Use.	To Comply	MGO § C-2, Land Uses
Permitted Use: Financial Services	Yes	Permitted Commerce + Drive thru	To Comply	MGO § C-2, Land Uses
Bulk & Density				
Max FAR	None		To Comply	MGO § C-3, Table 1
Min Lot Area	None		To Comply	MGO § C-3, Table 1
Min Lot Width	None		To Comply	MGO § C-3, Table 1
Max Lot Coverage	None		To Comply	MGO § C-3, Table 1
Max Density	None		To Comply	MGO § C-3, Table 1
Height Limit	8 stories.	Cannot exceed 96 ft.	To Comply	MGO § C-3, Fig. 3.
Design Standards				
Historic Preservation	No	Property is not "adjacent" to contributing properties.	n/a	MGO § C-18.g.
Lighting	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.a-c
Building Materials/ Colors	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.d-k
Architectural Elements and Features	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.l-r
Building Articulation	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.s-x
Doors	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.y-ae
Window Glazing	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.af-ah
Building Facades	Yes	See MGO for full scope requirements.	To Comply	MGO § C-19.ai
Streetscapes	No	Property not on Speedway or Euclid.	n/a	MGO § C-
Height & Mass Transition	Yes	See MGO for full scope requirements.	To Comply	MGO § C-17.a-e
Special Bulk Reduction Plan	No	Property not in Area 1.	n/a	MGO § D-4.b
Environmentally Conscious Design Practices	Yes	Include 5 or more of 16 concepts – See MGO § C-16 for full list	To Comply	MGO § C-16
Minimum Setbacks				
Front (street)	No	No min. setbacks	To Comply	MGO § C-3, Table 1
Side	No	No min. setbacks	To Comply	MGO § C-3, Table 1
Other	No	No min. setbacks	To Comply	MGO § C-3, Table 1

Category	Zoning Code Requirements	Notes	Proposed	Reference
Maximum Setbacks				
Front (street)	Yes	15 ft. from PL. Minor deviations allowed and N/A to entrance bays.	To Comply	MGO § C-3, Table 1
Side	No	No max. setbacks	To Comply	MGO § C-3, Table 1
Other	No	No max. setbacks	To Comply	MGO § C-3, Table 1
Minimum Perimeter Yd.	No	No min. PY widths	To Comply	MGO § C-3, Table 1
Open Space				
Residential	Yes	25 sq. ft. per DU	To Comply	25 * 130 = 3,250 sqft. MGO § C-3, Table 1 and § C-10
Retail	Yes	15% of Site Area	To Comply	3,653 * 15% = 548 sqft. MGO § C-3, Table 1 and § C-10
Min. Landscape Area	Yes	At least 25% of ground level open space.		MGO § C-3, Table 1
Vehicle Parking				
Min. parking - Residential	Yes	0.5 spaces per DU	To Comply	130 total DUs & 130 parking spaces (range = 65 to 130 spaces). MGO § C-5.a
Max. parking - Residential	Yes	1 space per DU	To Comply	130 total DUs & 130 parking spaces (range = 65 to 130 spaces). MGO § C-5.a
Min. parking - Retail	Yes	Greater of 2 spaces or 1 space per 2000 sqft GFA		2 spaces required based on 3,653 sqft. MGO § C-5.a
Bicycle Parking				
Short-term, Residential	Yes	Min = greater of .3 spaces/DU, or 3 spaces.		130 * .3 = 39 spaces required, MGO § C-5.b
Long-term, Residential	Yes	Min = greater of .3 spaces/DU, or 3 spaces.		130 * .3 = 39 spaces required, MGO § C-5.b
Short-term, Non-Res.	Yes	Min = greater of 2 spaces or 1 per 5000 sqft. GFA.		2 spaces req. Based on 3,653 sqft, MGO § C-5.b
Long-term, Non-Res.	Yes	Min = greater of 2 spaces or 1 per 12,000 sqft. GFA.		2 spaces req. Based on 3,653 sqft, MGO § C-5.b
Loading				
Off-street Loading Zone	Yes	See MGO for on/off-street loading options.		MGO § C-6.1

Main Gate District Design Standard Compliance

Environmentally Conscious Design (Section C-16)

- C-16 Each Development shall include five or more of the 16 items
1. Provide shade for at least 70% of parking spaces. (C-16-1)
 - Complies: See underground garage plan
 2. Provide Energy Star or cool roof rated at least 0.65 reflectivity and at least 85% emissivity. (C-16-4)
 - Will comply
 3. Provide shade for short Term Bicycle Parking Facilities. (C-16-6)
 - Complies: See ground floor plan bicycle room
 4. Provide 100% desert-adapted plant species. Species chosen must adhere to the Arizona Department of Water Resources Tucson AMA Drought Tolerant/Low Water Use Plant List. (C-16-7)
 - Will comply
 5. Provide Low-E glass better than the minimum requirement per the international energy conservation code (IECC). (C-16-12)
 - Will comply

Height and Massing Transition (Section C-17)

- C-17.a. The effective visual bulk of a building exceeding either 2 stories or 26' in height should be reduced so that buildings appear less imposing by using vertical setbacks of stair-stepping building heights back from the street or breaking up the mass of the building.
- Complies. See elevation/ perspective views for the set back in building bulk.
- C-17.b. To accomplish the foregoing, (i) at least 25% of the length of the street-fronting facade above 2 stories or 26' (whichever is lower) shall be set back at least 12' from the building facade at finished grade; and (ii) in the case of a building facade that faces a property line adjacent to a Contributing Property, the Director may require that at least 25% of the length of the facade above 2 stories or 26' (whichever is lower) shall be set back at least 12' from the building facade at finishing grade.
- Complies. Set back on N Tyndall Avenue and E 1st Street. See elevation/ perspective views.
- C-17.c. & C-17.d. - Project is not along Euclid Avenue and Speedway Boulevard.

Design Standards (Section C-19)

- C-19.a. Lighting strategies shall minimize glare and light trespass. conserve energy, and promote safety and security.
- Will comply.
- C-19.d. Building materials should be chosen for their tactile effects and used in a contrasting manner: e.g., rough surfaces against smooth, vertical patterns against horizontal, etc
- Complies: See elevation/ perspective view for material contrast and vertical patterns against horizontal

- C-19.i. Architectural elements such as balconies, outdoor stairs, ornaments and surface detail shall be used to enhance the architectural style of the building
- Complies: See elevation/ perspective views
- C-19.u. Any building over 85' long must be articulated in order to appear as a series of buildings no longer than 85' each along the front property line
- Complies: See elevation/ perspective views
- C-19.y. Doors at primary pedestrian entrances must be shaded or protected from the weather.
- Will comply
- C-19.af. Glazing shall be low-e and shall allow a visual connection through either side of the window.
- Complies: See elevation/ perspective views
- C-19.ai. The street-facing building facade at the base shall include at least two of the 9 elements
- Complies with C-19.ai.3; Small retail space. See ground floor plan
 - Will comply with C-19.ai.8; Windows that provide a minimum of 75% of visible light to be visible on each side of the window.
- C-19.ai. The street-facing building facade at the base shall include at least two of the 9 elements
- Complies with C-19.ai.3; Small retail space. See ground floor plan
 - Will comply with C-19.ai.8; Windows that provide a minimum of 75% of visible light to be visible on each side of the window.