

Exhibit 7
 San Rafael Residential and Non-Residential
 Design Guidelines Consistency Analysis
 Northgate Town Square

RESIDENTIAL DESIGN GUIDELINES	
BUILDING DESIGN	
Where there is an existing pattern, particular attention should be given to maintaining a consistent streetscape.	<i>Consistent.</i> The Northgate Town Square Project will maintain the existing streetscape elements including a sidewalk and pedestrian pathway around the entire property and landscaping planter strips with trees and plants. The project will maintain commercial elements of the streetscape and will add additional mixed use and residential structures that are compatible with the existing structures and therefore consistent with the streetscape.
All building facades should be varied and articulated. Long monotonous walls should be avoided.	<i>Consistent.</i> The proposed structures use a variety of articulation and modulation techniques which avoids long monotonous walls.
Attention should be paid to the street-front facades of buildings by incorporating similar materials and details.	<i>Consistent.</i> The Northgate Town Square Project is surrounded by mostly commercial properties that exhibit a variety of mid to late twentieth century styles with varying degrees of design and articulation. The proposed variation in the style of the residential parcels and the integration with the existing and proposed commercial parcels with street-fronting facades use similar materials and details and are therefore consistent with this guideline.
SCALE	
Where necessary to replicate existing patterns or character of development, design techniques should be used to break up the volume of larger buildings into smaller units. For example, a building can be articulated through architectural features, setbacks and varying rooflines to appear more as an aggregation of smaller building components.	<i>Consistent.</i> The Northgate Town Square Project would construct up to six new multi-family residential structures that would include heights up to 72 feet and footprints up to 90,000 square feet. Stepbacks, varying roof lines, changes in materials and textures, and varying heights and features have been used to break up the building facades into smaller units and appear more as an aggregation of smaller buildings. The retail structures use varying setbacks, heights, and changes in design to break up the visual appearance of the major retail structures. Therefore, the project complies with this guideline.

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<p>Transitional elements, such as stepped facades, roof decks and architectural details that help merge larger buildings into an existing neighborhood should be used.</p>	<p><i>Consistent.</i> As noted above, the Northgate Town Square Project is surrounded by mostly commercial properties that exhibit a variety of mid- to late-twentieth-century architectural designs with varying degrees of architectural features and articulation. The existing commercial development is surrounded by two to four lane roads all of which have sidewalks, trees, and planter strips. The majority of the existing development is centralized in the middle of the site with large parking areas covering the majority of the area between the existing mall and the public right of way. The proposed redevelopment will reconfigure the lot by adding additional residential structures and breaking up the location of the commercial structures. The new development will have privately owned and maintained roads that will allow public access from the surrounding roads which will result in better connectivity and cohesion with the surrounding neighborhood. The architectural features of the proposed mixed-use multi-family buildings include a combination of modulating and articulating features including stepped facades, changes in heights and roof planes, and variation in materials. As such, the reconfiguration of the lot and the design of the new mixed-use multi-family structures will help merge the larger buildings with the surrounding neighborhood.</p>
BUILDING HEIGHT	
<p>Adjacent buildings should be considered and transitional elements included to minimize apparent height differences.</p>	<p><i>Consistent.</i> The Northgate Town Square Project will add up to six new residential developments, two of which consist of townhomes and four of which consist of six and seven story mixed-use multi-family buildings. Through the reconfiguration of the site, roadways will be used to provide additional separation between the town homes and the taller multi-family residential homes. The taller buildings are placed farther from the existing residential neighborhoods and through the use of façade articulation and variation in roof height, the height differences will be minimized.</p>
ROOF SHAPES	

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Where possible, relate new roof form to those found in the area.	<i>Consistent.</i> The vast majority of roof forms found in the area are flat commercial roofs with parapets. The project will have a combination of flat roofs with parapets on the commercial and mixed-use multi-family buildings and sloped/flat roofs on the townhouses. Therefore, the new roof forms are related to those found in the area.
Roof top equipment should be screened from view and integrated into the building architecture.	<i>Consistent.</i> As designed the Northgate Town Square Project will screen mechanical equipment on all structures with parapets. The plans indicate that additional screening will be provided if needed.
The visual impact of roof vents should be minimized.	<i>Consistent.</i> As conditioned, the Northgate Town Square Project final plans will be reviewed to ensure that the visual impacts of roof vents are minimized.
BUILDING ENTRANCES	
There should be a clear, well-defined sense of entry from the street to the building.	<i>Consistent.</i> As proposed, the Northgate Town Square Project will create an internal network of privately maintained streets that will be publicly accessible and which will connect with the existing road network. The mixed-use multi-family residential buildings will all have main entrances onto the street and will be oriented toward the central town square/green.
Where possible, the entrances of street front units should be oriented towards the street rather than to the interior of the lot or to the parking lot.	<i>Consistent.</i> As proposed, the Northgate Town Square Project includes two residential developments consisting of townhouses which will have some street fronting units. The majority of these units are designed with a primary access from the public or private street.
Examples of elements that can be used to define the primary entrance and to further define the street facade are a usable front porch or verandas, an overhead trellis canopy, or other similar feature.	<i>Consistent.</i> The Northgate Town Square Project's residential structures use a combination of features to distinguish entryways. The townhouses use recessed doorways and trellis canopies and overhangs to articulate the entryways. The mixed-use multi-family structures use
WINDOWS	
The placement and size of windows in the building should be consistent with the overall building design and the neighborhood streetscape.	<i>Consistent.</i> The townhouses proposed in Residential Developments 1 and 2 utilize a combination of large windows to maximize natural light

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<p>Where windows do not reflect an existing pattern, greater attention should be paid to other means such as balcony overhangs, porches, materials, colors, etc. of articulating the façade.</p>	<p>and smaller high windows to allow for natural light while maximizing privacy. The size and quantity of windows are well proportioned to the residential purpose. The mixed-use multi-family structures in Residential Developments 3-6 will allow for ample natural light and enhance the design of the building by creating a regular pattern in the façade. Larger full length glass panes are used at ground level for common spaces and retail portion of the building. Therefore, the placement and size of the windows in each development is consistent with the overall building design and the neighborhood streetscape.</p>
<p>Window proportions should be consistent with the proportions of the building and with other windows on the building.</p>	<p><i>Consistent.</i> The design of the residential structures in the Northgate Town Square Project including the town houses and mixed-use multi-family buildings maximize the use of windows on the facades and are consistent with the proportions of the buildings.</p>
<p>Windows should overlook the street, parking and public areas to permit surveillance and increased safety.</p>	<p><i>Consistent.</i> All of the residential developments in the Northgate Town Square Project have windows that overlook the street, parking, and public areas which will provide for increased safety.</p>
<p>Window placement along rear and side elevations should consider privacy needs of adjacent neighbors.</p>	<p><i>Consistent.</i> Where appropriate, high windows or narrow windows have been used to create privacy on facades that face other units.</p>
<p>DRIVEWAYS AND PARKING AREAS</p>	
<p>Driveway cuts and widths should be minimized, in compliance with zoning.</p>	<p><i>Consistent.</i> As noted in the Zoning Code Consistency Analysis under Section 14.18.140 (ACCESS TO PUBLIC RIGHT-OF-WAY), the project is conditioned such that the Subdivision Improvement Plan onsite traffic circulation and parking is subject to approval by the City Traffic Engineer and Fire Marshal, including final approval of curb cuts for driveways.</p>
<p>Where possible, ground level parking areas should be recessed or placed to the rear of buildings.</p>	<p><i>Consistent.</i> As designed, the Northgate Town Square Project maximizes the building frontage along the existing public and proposed privately maintained street network and parking is placed toward the center of developments either in unit specific garages for the town houses on residential developments on parcels one and two and larger parking</p>

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	garages that are hidden from view by the mixed-use multi-family structures for the residential developments on parcels three through six.
Design for adequate vehicle maneuverability in parking areas. Vehicles should not back out from a parking space onto the street.	<i>Consistent.</i> As noted in the Zoning Code Consistency Analysis under Section 14.18.130 (PARKING FACILITY DIMENSIONS AND DESIGN), as proposed and conditioned, the project complies with parking facility dimension and design requirements. The project, including proposed parking facilities, have been reviewed by the City's Public Works and Fire Departments and where appropriate, conditions of approval related to design have been imposed, including a requirement that the Subdivision Improvement Plan onsite traffic circulation and parking be subject to approval by the City Traffic Engineer and Fire Marshal.
Minimize large paved areas, for example by using alternative materials (i.e., turf block, stamped concrete or pavers).	<i>Consistent.</i> As designed, the Northgate Town Square Project incorporates changes of paving materials where appropriate. Where not used for vehicle, bicycle, or pedestrian circulation, open areas are planted, and large paved areas are minimized.
For multifamily buildings, parking should be distributed to provide easy access to units and/or building entrances. Visible front or structured parking should be screened, landscaped or have an articulated design.	<i>Consistent.</i> As designed, the project is consistent because the parking for the mixed-use multi-family residential developments on Lots 3-6 incorporate the parking garage into the center of the structure where it is hidden from public view but where it will provide easy access to the units from each level of the parking garage.
FRONT LANDSCAPING AND FENCES	
Landscaped front yards should contribute to the overall visual quality of the neighborhood and to create a strong landscaped character for the site.	<i>Not Applicable or Consistent.</i> The Northgate Town Square Project does not propose any single-family residences and no "front yards" are proposed. The landscaping as proposed enhances the physical design of the site and contributes to the overall visual quality of the neighborhood.
Fences in the front and street side yards should include detailing in character with the house.	<i>Consistent.</i> As proposed and conditioned, the variety of fencing described on sheet L-9 of the landscaping plan will have an appropriate level of detailing. However, final plans will be reviewed to ensure that fencing locations and types remain consistent with this guideline.

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Landscaped areas adjacent to sidewalks are encouraged.	<i>Consistent.</i> As designed, the street section views shown on the Northgate Town Square Project plans sheets L-58 and L-59 show planter strips located on at least one side of the sidewalk.
LIGHTING	
Limit the intensity of lighting to provide for adequate site security and for pedestrian and vehicular safety.	<i>Consistent.</i> As discussed in the Zoning Code Consistency Analysis Section 14.16.227.C, as proposed and conditioned, the project meets the lighting intensity levels specified to meet the minimum amount necessary to provide a sense of security at building entryways, walkways, and parking lots, and is compatible with existing on- and off-site light sources, including existing public street lighting.
Shield light sources to prevent glare and illumination beyond the boundaries of the property.	<i>Consistent.</i> As discussed in the Zoning Code Consistency Analysis Section 14.16.227.B, as proposed, all light fixtures are appropriately designed and/or located to shield light sources from view and will not spill over onto adjacent properties.
Lighting fixtures should complement the architecture of the project.	<i>Consistent.</i> As proposed, the design of the Northgate Town Square Project includes wall mounted and street lighting fixtures that integrate with the proposed building designs.
NONRESIDENTIAL DESIGN GUIDELINES	
PARKING LOTS	
A logical sequence of entry and arrival as part of the site's design should be provided.	<i>Consistent.</i> As designed, the project includes a logical sequence of entry and arrival through the creation of a new privately owned and maintained network of publicly accessible streets that will lead to a central town square around which the commercial developments will be focused. As conditioned, the final Subdivision Improvement Plan onsite traffic circulation and parking is subject to approval by the City Traffic Engineer and Fire Marshal, including final approval of the entry and arrival points on the project site.

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<p>Where possible, design entrances from the street to direct views towards the building entry.</p>	<p><i>Consistent.</i> As designed, the orientation of the development will include building entrances that are centered around and oriented towards the town square which will be publicly accessible and provides for clear points of entry from the public realm.</p>
<p>Parking should be distributed to provide easy access to building entrances.</p>	<p><i>Consistent.</i> As designed, the redevelopment of the project site will redistribute commercial parking from one vast parking lot that it interspersed with commercial buildings, to a mixed-use development that shifts the focus away from parking while still providing adequately sized lots to support both residential and commercial uses on the project site that will result in easy access to building entrances.</p>
<p>Where possible, parking should be located to the rear or side of a building in order to reduce the visual impact of parking areas.</p>	<p><i>Consistent.</i> As designed, the parking will be accessible from the internal network of streets, but the amount of parking visible from the public realm will be significantly reduced through the placement of buildings and design of structures.</p>
<p>Design for adequate vehicle maneuverability in parking areas. Vehicles should not back out from a parking space onto the street.</p>	<p><i>Consistent.</i> As analyzed in the Zoning Code Consistency Analysis under Section 14.18.130.F Parking Stall Access, as proposed and conditioned, the project complies with parking facility dimension and design requirements. The project, including proposed parking facilities, have been reviewed by the City's Public Works and Fire Departments and where appropriate, conditions of approval related to design have been imposed, including a requirement that the Subdivision Improvement Plan onsite traffic circulation and parking be subject to approval by the City Traffic Engineer and Fire Marshal.</p>
<p>Parking areas should be screened from the street with hedges, walls, fences or berms, subject to security considerations.</p>	<p><i>Consistent.</i> The project includes landscaping along all project frontages to screen parking areas from the public right-of-way.</p>
<p>On major arterials, where possible and appropriate, consolidate curb cuts and reduce entry and exit conflicts.</p>	<p><i>Consistent.</i> The Northgate Town Square Project only fronts one major surface road, Las Gallinas Ave. along the northern and eastern site boundaries. There are five existing site entry and exist points onto Las Gallinas Road from the project site, there will be no additional curb cuts</p>

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	<p>added and the intersections will be improved as these existing connections are converted into streets.</p>
<p>Auto and pedestrian entrances into the development should be easy to find. For example, special entry treatments, such as colored concrete, special planting and signage should be located at the entries to the site.</p>	<p><i>Consistent.</i> As proposed, the project will develop a network of privately maintained streets that will connect seamlessly with the public realm and provide public access via roads, bicycle lanes, and pedestrian pathways in and out of the development. As conditioned, the project will undergo final review with the City Traffic Engineer who will ensure that appropriate treatments and signage are provided at the entries to the site.</p>
<p>Shade trees should be provided in parking lots per the zoning ordinance.</p>	<p><i>Consistent.</i> As discussed in the Zoning Code Consistency Analysis, under Section 14.18.160.B, as proposed, Phase 1 of the project includes installation of 445 new or improved parking spaces, requiring a minimum of 112 parking lot trees (1 tree for every 4 parking spaces). As proposed, Phase 1 includes the installation of 164 parking lot trees, which will be distributed throughout parking areas proposed for improvements (see image below) and therefore exceeds the requirements of the Zoning Ordinance.</p> <p>Phase 2 of the project includes the installation of 165 new or improved parking spaces, requiring a minimum of 42 parking lot trees. As proposed, Phase 2 includes the installation of 58 parking lot trees which will be distributed throughout parking areas proposed for improvements (see image below) and therefore exceeds the requirements of the Zoning Ordinance.</p>
<p>LANDSCAPING</p>	
<p>Landscaped areas should be planned as integral parts of the development and to create a strongly landscaped character for the site.</p>	<p><i>Consistent.</i> As designed, areas of the project site that are not used for building footprints or for vehicle, pedestrian, or bicycle circulation will be planted. The landscaped areas surround the buildings to soften the edges of the structures and to create boundaries between vehicle and pedestrian areas. Landscaping is also used on the Town Square to create a recreational area. Smaller parks and courtyard are also incorporated into the residential structures. As proposed, landscaped</p>

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	<p>areas make up 15.6% of the site and use a plant palette that will create a strongly landscaped character for the site.</p>
<p>Unightly uses should be screened.</p>	<p><i>Consistent.</i> Unightly uses that may occur on the project site include drive-through businesses, refuse storage, and parking lots. Mechanical equipment may also be considered unightly. As discussed in the Zoning Code Consistency Analysis, under Section 14.16.110.E, both of the proposed drive-through facilities include landscaping and as conditioned, are required to provide greater density of landscape materials between the drive-through lane and pedestrians and bicycles utilizing the multi-use path adjacent to Las Gallinas Avenue, including selecting species selected that provide screening year-round.</p> <p>Further, as discussed in the Zoning Code Consistency Analysis under Section 14.16.025, the project as proposed and conditioned, complies with the refuse enclosure requirements.</p> <p>As noted above and in the Zoning Code Consistency Analysis, as designed, all parking lots are screened by plants and trees.</p> <p>As proposed and conditioned, unightly uses are screened from view.</p>
<p>Commercial signage or displays should not be hidden with landscaping.</p>	<p><i>Consistent.</i> As analyzed in the Zoning Code Consistency Analysis under Section 14.19, as conditioned and proposed, signs on the project site will comply with the zoning code including that they are in harmony and scale with the buildings and property improvements.</p>
<p>Trees should be planted in a variety of locations, such as along the side property lines, clustered in planting areas, or distributed throughout the parking lot, consistent with the zoning ordinance.</p>	<p><i>Consistent.</i> The existing site currently uses trees along the property boundaries. Additional trees will be planted along the new internal/private maintained streets, and around the town square and in other parks, courtyards, and plazas.</p> <p>Additionally, as analyzed in the Zoning Code Consistency Analysis under section As proposed, Phase 1 of the project includes installation of 445 new or improved parking spaces, requiring a minimum of 112 parking lot trees (1 tree for every 4 parking spaces). As proposed, Phase 1 includes</p>

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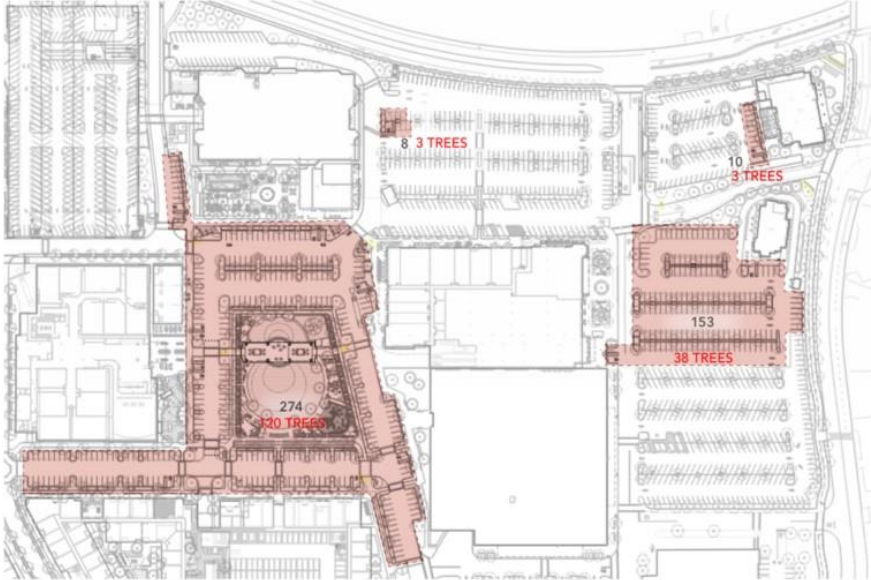
	<p>installation of 164 parking lot trees, which will be distributed throughout parking areas proposed for improvements (see image below) and therefore exceeds the requirements of the Zoning Ordinance.</p>  <p>Phase 2 of the project includes the installation of 165 new or improved parking spaces, requiring a minimum of 42 parking lot trees. As proposed, Phase 2 includes the installation of 58 parking lot trees which will be distributed throughout parking areas proposed for improvements (see image below) and therefore exceeds the requirements of the Zoning Ordinance.</p>
<p>Pedestrian areas should be made visually attractive with special planting and flowering trees.</p>	<p><i>Consistent.</i> As proposed on Sheets L-58 and L-59 of the plan sets, the pedestrian zones will include landscape plantings on at least one side of the pedestrian walkway between the road and the sidewalk. The planters will include trees and low shrubs. The variety of street trees proposed on Sheet L-1 include some trees, such as Flowering Pear and California Sycamore, that will flower.</p>

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Where feasible, landscape the area between the building and the property line even when a building is located at the minimum required side or rear yard setback.	<i>Consistent.</i> As proposed, landscaping is provided between the building and the property line around the entirety of the project site. Landscaping will also surround each development around the proposed property lines.
Retain and maintain existing public street trees and add additional street trees where practical.	<i>Consistent.</i> As proposed and noted above, trees currently line the sidewalk around the entire site along the public right of way. New street trees are planned as part of the project.
LIGHTING	
Limit the intensity of lighting to provide for adequate site security and for pedestrian and vehicular safety.	<i>Consistent.</i> See above analysis of lighting.
Shield light sources to prevent glare and illumination beyond the boundaries of the property.	<i>Consistent.</i> See above analysis of lighting.
Lighting fixtures should complement the architecture of the project.	<i>Consistent.</i> See above analysis of lighting.
PEDESTRIAN CIRCULATION	
Consider pedestrian orientation when designing building entries, windows, signage and doors.	<i>Consistent.</i> As noted above, the Northgate Town Square Project commercial development will be centralized around a town square pedestrian and recreation area with the building entries, windows, signage, and doors, oriented towards this open space.
Include a well-defined pedestrian walkway between the street and building entries.	<i>Consistent.</i> As designed and conditioned, the project includes an internal network of pedestrian walkways that will connect to the public sidewalks. Changes in pavement and coloration are used to define the pedestrian crossings. The final plans will be reviewed by the City's Traffic Engineer to ensure adequate design for pedestrian access and safety.
Clearly define pedestrian movement through the parking lot. For example, provide changes in pavement or separate landscaped walkways.	<i>Consistent.</i> As designed, the project uses separated pedestrian pathways that go around the parking lots. Parking Lot 6 is designed around the town square with pedestrian pathways that provide separate routes for the pedestrians and pavement and markings intended to reduce traffic speeds. As conditioned, the final plans will be reviewed by

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	the City's Traffic Engineer to ensure the safety and appropriate separation of pedestrian pathways in parking areas.
Where appropriate, pedestrian walkways should be provided between adjacent lots.	<i>Consistent.</i> All parking lots are connected via pedestrian pathways.
Special design elements should be included, such as bollards, pots, benches, trash cans, unique paving, tree grates, tree guards and pedestrian lighting to add visual richness to areas designed for pedestrian access.	<i>Consistent.</i> As proposed, the conceptual design include a variety of tree planters, street furniture, trash cans, and lighting. Final plans will be reviewed to ensure that appropriate design elements are included.
Where appropriate, include outdoor gathering places and seating for the public.	<i>Consistent.</i> The Northgate Town Square Project includes a proposed 56,975 square foot town square, a 9,604 square foot bike hub plaza, an 8,984 square foot restaurant plaza, and a 2,093 square foot corner monument rest stop that will provide outdoor gathering places and seating for the public. "Activated" spaces are also included along sidewalks fronting Shops 1-4, Macy's, and outside the Cinema which will provide additional outdoor seating and gathering spaces.
Adequate facilities should be provided for bicycle parking, consistent with zoning requirements.	<i>Consistent.</i> As analyzed in the Zoning Code Consistency Analysis under Section 14.18.090 Bicycle Parking, as proposed and conditioned, the project is consistent with bicycle parking zoning requirements.
BUILDING FORM	
Where appropriate, locate the building, or a substantial portion of the building along the front yard setback or street edge to create spatial enclosure in relation to the street.	<i>Consistent.</i> As proposed, the redevelopment of the project site will decentralize the commercial spaces and shift more development and mixed-use multi-family structures toward the street resulting spatial enclosure in relation the street.
Consider the pedestrian experience when designing the ground floor of buildings.	<i>Consistent.</i> The ground floor of the commercial and mixed-use buildings incorporate large plate glass windows and sidewalks along the frontages. These features enhance the pedestrian experience through the creation of visual and physical connectivity.

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<p>A continuity of design, materials, color, form and architectural details is encouraged for all portions of a building and between all the buildings on the site.</p>	<p><i>Consistent.</i> As proposed and shown on Sheet RT-50 of the Retail Architectural Plans, the proposed materials include a variety of compatible surfaces including brick, stone, metal, tile, and fiber cement that will balance variety in texture and style with consistency to ensure an aesthetically pleasing spatial experience.</p>
<p>Consider the development's visual and spatial relationship to adjacent buildings and other structures in the area.</p>	<p><i>Consistent.</i> The Northgate Town Square Project is surrounded by mostly commercial properties that exhibit a variety of mid-to-late twentieth-century commercial styles with varying degrees of design and articulation. The proposed variation in the style of the commercial and mixed-use parcels are designed such that they will integrate with the adjacent Northgate Town Square Project is surrounded by mostly commercial properties that exhibit a variety of mid to late twentieth century styles with varying degrees of design and articulation. The proposed variation in the style of the residential parcels and the integration with the existing and proposed commercial parcels with street-fronting facades use similar materials and details to other buildings and structures in the area. Through the placement of the townhomes on the southern end of the project site, there will be a softer transition between the existing single family residential neighborhoods to the south and the commercial and mixed-use buildings on the remainder of the site.</p>
<p>ENTRYWAYS</p>	
<p>A defined sense of entry with pedestrian orientation should be provided.</p>	<p><i>Consistent.</i> As noted above, the project will create a new internal network of streets and sidewalks with the town square as the central area of the commercial development. The proposed designs for the commercial developments and the commercial components of the mixed-use structures use architectural features and glass doors to provide a defined sense of entry with a pedestrian orientation.</p>
<p>Building entrances should be defined with architectural elements such as roof form changes, awnings or other architectural elements.</p>	<p><i>Consistent.</i> As proposed, the project includes what it shows as shops, which are smaller retail spaces and major retail and the cinema building. The larger buildings use architectural features such as corner towers, roof form changes, and material changes to delineate the entrance of the</p>

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	<p>buildings. Some of the smaller shops include awnings or other elements that delineate the entrance. Pad 5 and some of the similar smaller shops do not require additional features as the orientation of the building directs pedestrian and vehicle traffic to the front of the building and the width of the storefronts provide for an obvious entry. Therefore, the project is consistent with this guideline.</p>
TOWERS	
<p>If a tower is included in the design, it should perform a definite on-site function, such as delineating an entrance to a site or a building entry, or emphasizing a display window.</p>	<p><i>Consistent.</i> Several of the proposed commercial buildings incorporate a tower or tower-like feature including the proposed buildings designated as Major 1, Shops 1, Shops 2A, Pad 1, Pad 2, Pad 3, Pad 4, and the parking structure on Lot 7. Most of these buildings use the tower as a means to delineate the entrance, however, Major 1 and Major 2 use the tower to create variation in roof height and modulate massing.</p>
<p>The tower should provide an attractive distinctive silhouette against the sky.</p>	<p><i>Consistent.</i> The towers on Major 1 and Shops 1 provide a massing break in the structure by creating a change in roofing height. As such, they create a more attractive and distinctive silhouette against the sky.</p>
<p>Where appropriate, the visual bulk of the upper portion of the tower should be reduced to reduce its apparent bulk, for example with openings through it or with open latticework.</p>	<p><i>Consistent.</i> With the exception of Major 1 and Shops 1, the towers use roof shape, windows, and architectural elements to reduce the visual bulk of the tower. While the towers on Major 1 and Shops 1 lack design features, when considered in context with the overall structure and relationship to other proposed buildings on the site, the unarticulated solid shape provides a stabilizing contrast to the variety in facades of adjacent buildings and does not result in visual bulk.</p>
ARCADES	
<p>Arcades may be used in shopping areas to provide weather protection for shoppers, add a sense of unity to a larger project and/or provide depth to the building.</p>	<p><i>Not Applicable.</i> There are no arcades proposed for the project.</p>
<p>Arcades may be topped with a simple broad band for tenant signing.</p>	<p><i>Not Applicable.</i> There are no arcades proposed for the project.</p>

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Internal illumination may be used to emphasize arcade forms at night.	<i>Not Applicable.</i> There are no arcades proposed for the project.
AWNINGS	
Where appropriate, provide well-designed awnings to enhance the design of the building, provide weather protection, and add liveliness, interest and a sense of human scale.	<i>Consistent.</i> Several of the proposed buildings include awnings. As proposed the awnings are designed to integrate with the architectural style of the building and articulate the façade.
Provide a uniform treatment of awnings on multi-tenant buildings.	<i>Not Consistent.</i> The awnings are designed to be consistent with the architectural style of the façade. In order to break up long walls and create the sense of distinct spaces for each of the retail uses, the façade of a multi-tenant building may exhibit a variety of styles and as such the awnings are not consistent because they match the individual façade for each of the tenants. As such, the project does not meet this guideline. While the project is not consistent with this guideline, the awnings are integrated with the design in a way that results in a series of aesthetically cohesive facades.
Awning colors may be varied and should be compatible with the colors of the building and of adjacent buildings.	<i>Consistent.</i> The awnings are integrated with the architectural style of the facades.
Signs may be provided on an awning, consistent with the zoning ordinance.	<i>Consistent.</i> See Zoning Code Consistency Analysis Section 14.19
Translucent, internally illuminated awnings are not encouraged.	<i>Consistent.</i> As proposed and conditioned, the project will not include internally illuminated awnings.
MATERIALS AND COLORS	
Use articulation, texturing and detailing on all concrete exposed to exterior view.	<i>Consistent.</i> All concrete has a surface treatment, there are no exposed concrete surfaces proposed.
Exterior materials should minimize reflectivity.	<i>Consistent.</i> Exterior materials include stucco, fiber cement board, brick and stone veneer surfacing, and porcelain tile. These surfaces will minimize reflectivity.

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Use color to provide appropriate accents on a building.

Consistent. The proposed color palette includes a variety of accent colors that will be used on trim, columns, and other articulating features to create appropriate accents.