

Conditions for U-14-06 for 380 14th Street & 1131 Mecaslin Street, NW

- 1) Conceptual Site Plan: The Property shall be developed in accordance with the conceptual Site Plan prepared by Ponder & Ponder Architects dated 8/28/2014 and stamped received by the Office of Planning on September 2, 2014.
- 2) Building Height: The building height shall be limited to either four (4) stories or 60' feet above 14th Street while the accessory parking structure shall be limited to one (1) story or 16' feet above Mecaslin Street.
- 3) Mecaslin Street Width: A portion of the Mecaslin street curb shall be moved eastward to provide a min. 20' feet curb to curb street width along Mecaslin Street from the 14th Street intersection to the southernmost curbcut along Mecaslin Street. This Mecaslin Street improvement shall be approved by the Office of Planning in coordination with the Department of Public Works prior to issuance of a building permit for the Property.
- 4) Mecaslin Curbcuts/Driveways: The northernmost curbcut along Mecaslin Street shall be designed as one-way right out (northbound) only and the southernmost curbcut along Mecaslin Street shall be designed as two-way but right-out (northbound) only in coordination with the Department of Public Works prior to issuance of a building permit for the Property.
- 5) Landscape Buffering: New evergreen trees and vegetation shall be provided in conjunction with existing trees in the required 20' transitional yard between the parking structure and the east and south property lines to screen such parking structure. The quantity, type, and location of tree plantings as described above shall be approved by the Office of Planning in coordination with the City Arborist prior to issuance of a building permit for the Property.
- 6) Lighting: Parking structure lighting shall be directed or otherwise shielded from adjacent residential properties and adjacent public rights-of way.
- 7) Outdoor Sound: No outdoor music; amplified or otherwise, is allowed on-site.