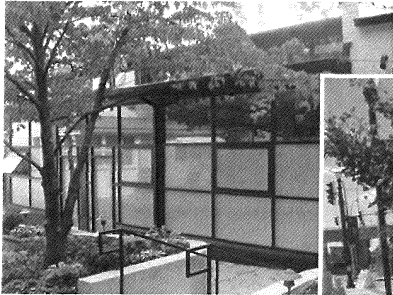
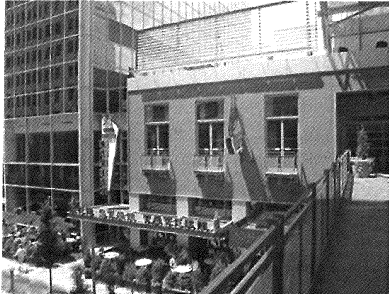


The **EDGE** at LIBERTY GREEN

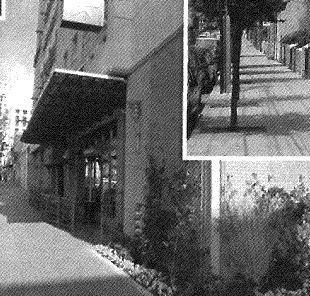
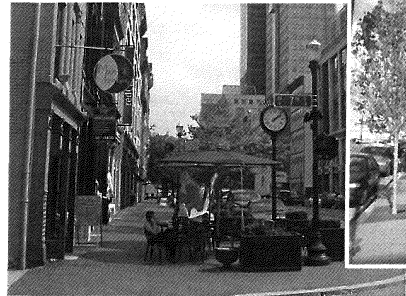


Provide Lower Level Building Entry

Street trees will be planted in tree grates or surrounded by other planting material.



Provide outdoor dining with appropriate signage.



Use buildings and planters to create a street wall.

- v. Multiple structures shall be permitted on a single lot.
- vi. Changes-in-grade, shallow setbacks, and entry courtyards shall be used to buffer the private space of the home from the public space at street level.
- vii. Where the street wall is setback off the front / street side property line, pavement for cafes or outdoor display areas, landscaped courtyards, fencing, and/or walls shall be permitted to separate private storefront space from the public realm.
- viii. Bicycle parking shall be provided within the front yard setbacks and shall be accessible to the sidewalk and public streets.
- ix. Loading and delivery shall be provided at curbside during non-peak business hours and regulated and managed by private development restrictions.
- x. Residential access to private and semi-private open space shall be provided through the use of balconies, roof top terraces and courtyards.
- xi. Public open spaces shall be designed for pedestrians and contain appropriately scaled site furniture, lighting, and landscaping.
- xii. Seasonal outdoor displays shall be permitted for retailers, provided the display space occurs on private property and does not obstruct through pedestrian sidewalk traffic.
- xiii. Glass shall be used extensively at the lower retail levels to create an open and inviting street presence. The use of glass also facilitates the concept of "eyes on the street" which allows occupants inside the building to monitor the sidewalks and plazas.
- xiv. Upper level residential and office uses facing public open spaces shall feature larger glass windows and may contain balconies overlooking the open space.

d. Signage Standards

- i. No permanent freestanding signs shall be permitted.
- ii. Signs attached to the buildings shall be integral to the storefronts, no larger than 3' in height by any length, and may be illuminated.
- iii. Pedestrian signs may be attached perpendicular to the façade extending no more than 4' from the face of the building and shall be no larger than 3' in height. Internally illuminated signage shall have an opaque background. Channel letter signage or front illuminated signage is preferred.
- iv. Storefront awnings may contain business signage and/or logos.
- v. Seasonal and/or temporary banners shall be permitted and shall be no larger than the business identification sign.
- vi. Permanent banners shall not project more than 18" over the property line at the street facade and shall be no more than 10' in height.

e. Landscape / Buffering Standards

- i. Street trees within the public right-of-way shall be permitted, subject to maintaining appropriate