OCII staff recommends approval of the Schematic Design subject to the following conditions:

1. The location of the kitchen exhaust for restaurant use at Block 6 shall be located so as to minimize the effects that fumes may have on both nearby residences as well as private and publicly accessible open spaces.

2. Further study of the detailing of Buildings in Block 7, including but not limited to the following:
   a) railings for the ramps of Buildings 7A and 7B; b) return walls of the townhouses to consistently carry the materials proposed for the façade; c) design of bay windows of the townhouses so as to clearly define the areas of glazing from those finished with fiber cement siding; d) the fence proposed at the north side so as to ensure privacy and visual interest from the courtyard and the concrete walls surrounding the playground area; e) exterior walkways that provide access to the third and fourth floor townhouses so as to ensure visual interest and articulation, and f) landscaping materials for the courtyard and perimeter landscaped areas.

3. The building materials, colors, finishes, architectural detailing (including window details) shall be subject to further review and approval by OCII staff during the Design Development phase. Materials and colors shall be provided as part of the review. Mock-ups of sufficient size shall be built on construction sites during an early phase of construction for OCII staff review and approval to ensure consistency with this Schematic Design.

4. The design of the trash and recycling areas shall be subject to further review and approval by OCII staff during the Design for Development phase to ensure that they allow for direct pick-up by the solid waste collector from the service areas to avoid trash and recycling bins on-street.

5. The generator and transformer rooms and other utility spaces shall be minimized and located along Clementina Street to the maximum extent possible.

6. All building signage shall be subject to further review by OCII staff review and approval. A signage plan shall be prepared prior to or concurrent with Design Development for OCII staff approval.

7. The design of the ground floor of Block 6 along Beale Street is subject to further review pending resolution of the interior uses at this location.