Architectural Commitments for Mercury Street Frontage:
- These commitments are unique to building elevations fronting Mercury Street.
- Reduction in height to 3 stories only on those units facing Mercury Street as specifically depicted in this rendering. Units not facing Mercury are subject to the height requirements listed in the development notes.
- Commitment to building massing along Mercury St. that will visually reduce the scale of existing red brick or semi-detached housing.
- Commitment to include "lighter" material above (such as illustrative rendering shown for Mercury Street).
- Other options may include building massing variety with building setbacks and/or potential use of roofing elements which soften the building façade with material variety and shadow.
- Material types in this area similar to those described in Development Notes on R2.3a except as follows:
  - "Masonry treatment" above defined as totaling a minimum 50% of non-glass wall area on the first two stories. Masonry materials include brick, stone, cast stone, etc.
  - "Lighter" material defined similarly to that on R2.3a such as stucco or Hardie paneling (cement board panels).