

Exhibit A Design Criteria

Land Use	
A-DS12-1	The development is in a neighborhood serving commercial area.
A-DN3-1	This development will provide pedestrian oriented commercial opportunities to the immediate community.
B-SU3-1	This development provides a compact development. By utilizing an existing building for a new, more active use, it is maximizing land-use density without expanding the urban footprint or creating new impervious surfaces.
C-L17-1	This development provides a safe, local gathering space that completes the mixed-use vision for the Southland.
C-PS9-1	This development is a modification of the current office space to change it to a complementary use for the neighborhood.
C-PS15-2	In a segment of the corridor previously dominated by professional services this project ensures that residents have convenient access to a neighborhood-scale gathering space.
D-PL15-1	This project does not have a drive-through facility.
E-ST8-2	The development is designed to be a community-oriented place.
E-GR3-1	The site will function to meet the social and connectivity needs of the neighborhood by providing a public-facing gathering space that strengthens the local community fabric.
E-GR9-2	The proposal represents a low-intensity business use that provides a high-value neighborhood amenity.
Transportation, Connectivity, and Walkability	
A-DS1-1	The property is located along a primary transit route on the Southland Corridor.
A-DS1-2	The proposed adaptive reuse prioritizes the creation of seamless and accessible pedestrian linkages between the building entrance and the public right-of-way.
A-DS4-1	The existing building is oriented toward the Southland Corridor, maintaining a consistent street-facing presence that aligns with the established pattern of the corridor while providing an activated and pedestrian-scale ground level for the neighborhood.
A-DS5-2	The project utilizes the existing low-rise building footprint, ensuring that the development remains at a scale that is entirely consistent with the neighboring residential and business structures.
A-DS5-1	The site design utilizes the existing building and pavement layout to maintain clear, distinct pathways for pedestrians.
A-DS10-1	As shown on the development plan
A-DS11-1	The proposed development utilizes the existing site layout to maintain and enhance clear, visible access to the property's open areas.
C-PS10-1	Repurposing the existing layout, the project maintains the current building-to-lot relationship while focusing all new activity on the building's community-oriented function.
D-CO2-1	As shown on the Development plan
D-CO2-2	The development will continue to follow Lexington's Complete Streets Policy.
D-CO4-2	The proposal will not change street networks but the development effectively reduces the necessity for short-distance vehicular trips, thereby helping to mitigate localized traffic congestion and promoting a more efficient, multi-modal distribution of neighborhood travel.

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D-SP6-1	Its location on a transit corridor and its direct proximity to residential ensure it can be easily reached by bus, bike, or on foot.
Environmental Sustainability and Resiliency	
B-PR-1	By utilizing an existing building and its established footprint, the project ensures that no new ground is disturbed.
B-PR7-1	We will adhere to all guidance provided by the urban forester.
B-PR9-1	Will be as shown on the Development Plan.
B-PR10-1	There are no additional exterior lights being added to the building beyond what already exists
B-SU4-1	By repurposing a currently paved and built-upon site, the project ensures that very minimal additional impervious surface is added.
B-SU5-1	Development will be replacing new interior lighting with more energy efficient options.
B-SU9-1	The site is an existing infill lot, the applicant will explore opportunities to incorporate low-impact landscaping if/when applicable.
B-SU11-1	As shown on Development plan
B-RE1-1	As shown on Development plan
B-RE2-1	A public-facing neighborhood business, the project makes the local pedestrian environment more inviting and visible. The project itself has ample green space broadly supporting the goal of making path to nearby parks feel more integrated and accessible.
B-RE5-1	The project site does not involve the development of new structures within a floodplain.
D-SP10-1	The applicant intends to work with the existing streetscape to preserve the presence of street trees along the corridor.
Site Design	
A-DS5-4	The new use encourages pedestrian traffic and social interaction, creating a more vibrant and inviting atmosphere that directly serves the neighborhood.
A-DS7-1	The applicant recognizes this preference for interior or rear parking orientation. While the building's existing placement on the lot necessitates the use of existing front-yard parking, the adaptive reuse model ensures no, or minimal additional impervious surface is created.
C-LI8-1	By offering a destination that is safely accessible and well-connected to the existing Southland sidewalk network, the development fosters local social connectivity and activates a previously quiet segment of the corridor
C-PS10-2	By repurposing the existing site for a neighborhood-scale use, the applicant is avoiding the "over-parking" typical of older development patterns and instead prioritizing land-use efficiency and pedestrian accessibility.
D-PL10-1	While there is no public art tied to the development plan the proposed use traditionally incorporates higher levels of public-facing art which will foster a more vibrant, art-forward environment than the current office use.
Building Form	
A-DS4-2	This property is an adaptive reuse of an existing permanent asset. The project sets a precedent for sustainable, pedestrian-oriented commercial use that enhances the corridor without over-intensifying the physical massing of the neighborhood.

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A-DS5-3	The applicant is maximizing the existing orientation with this new use to create a significantly more pedestrian-friendly atmosphere.
A-DN2-2	The proposed development is specifically designed to function as a harmonious transition between the Southland commercial corridor and the adjacent residential fabric.
D-PL2-1	he proposal directly fulfills the requirement for an active first floor use by transitioning from a low-activity professional office to a high-engagement neighborhood business.
E-GR4-1	By choosing to adaptively reuse the existing structure rather than pursuing demolition and new construction, the project fulfills the city's goal of preserving viable building stock.

There are a number of Placebuilder development criteria which are not applicable to the Applicant's proposed zone change. The inapplicable criteria are listed below, with a brief explanation of why they are inapplicable to this application.

Land Use	
A-DN2-1	This project does not include any residential uses.
D-SP1-1	This property does not add any additional schools.
E-GR9-3	There is not residential incorporated into this development.
Transportation, Connectivity, and Walkability	
A-DS13-1	There is no connection of streets in the plan.
D-CO4-1	There are no additions of any streets in this plan.
D-CO4-3	There are no additions of any streets in this plan.
D-CO5-3	There are no additions of any streets in this plan.
Environmental Sustainability and Resiliency	
B-PR2-2	Property is not in a greenway network
B-PR3-1	Property is not adjacent to land conservation property
B-RE5-2	Property is not in the floodplain
B-RE5-3	Property is not on an aquifer
Site Design	
A-DS9-1	This is not a residential project
A-DS9-2	This is not a residential project
A-EQ9-1	This is not a school site.
A-EQ9-2	No shared open space is a part of this plan.
D-PL4-1	This is not a residential project, no open space as a part of this plan.
D-SP1-2	This is not a school site.
D-SP2-1	This is not a school site.
D-SP3-1	No additional easements are part of this site.
D-SP3-2	No cell towers are on this site.
Building Form	
A-DS3-1	This is not a multifamily site.
A-DS8-1	There are no single-family residential units as a part of this plan.
E-GR5-1	There are no historically significant items as a part of this plan.