



Town of Hilton Head Island

Design Review Board Meeting

Wednesday, April 22, 2026, 2:30 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

The Design Review Board meeting will be held in person at Town Hall in the Benjamin M. Racusin Council Chambers.

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of April 7, 2026
- 4. Unfinished Business**
 - a. DRB-000353-2026 - 1 North Forest Beach Drive - Alteration
- 5. New Business**
- 6. Public Comment - Non Agenda Items**
- 7. Board Business**
- 8. Staff Reports**
- 9. Adjournment**

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:
“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town.”



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, April 7, 2026, 2:30 PM Minutes

1. Call to Order

Vice Chair Lippert called the meeting to order at 2:35 p.m.

2. Adoption of the Agenda

Ms. Foss made a motion to adopt the agenda. Ms. Fitzpatrick seconded. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of March 25, 2026

Ms. Pastor made a motion to approve the March 25, 2026 minutes. Ms. Foss seconded. The motion passed unanimously.

4. Unfinished Business

5. New Business

a. DRB-000334-2026 - 18 Simmons Road - Marsh Side Restaurant - Conceptual

Principle Planner Melissa Paul-Leto presented the Marsh Side Restaurant to the board for conceptual review. The applicant answered questions from the board. Ms. Pastor made a motion to approve with the following conditions: study the service yard elevation and circulation and flow, including the brackets in the service yard, review and refine the bike rack areas, evaluate the cornice and trim details, assess the entry roof elevation, provide additional detail regarding televisions and lighting, study the siding to establish a consistent rhythm of panelization, and further articulate the overall building length. Ms. Foss seconded. The motion passed unanimously.

b. DRB-000353-2026 - 1 North Forest Beach Drive - Mudd Building - Alteration

Ms. Lippert recused herself. Due to a lack of a quorum, the Mudd Building was presented to the board for a courtesy review only. The project will return for formal alteration review at the April 22, 2026 meeting.

6. Public Comment - Non Agenda Items

7. Board Business

8. Staff Reports

9. Adjournment

The meeting adjourned at 3:35 p.m.

**1 North Forest Beach Drive
Mudd Building
Alteration
April 22, 2026
DRB-000353-2026**



Town of Hilton Head Island
 Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: JACOB WOODS Company: COURT ATKINS GROUP
 Mailing Address: P.O. BOX 3978 City: BLUFFTON State: SC Zip: 29910
 Telephone: 843-815-2557 Fax: 843-815-2547 E-mail: JACOB.WOODS@COURTATKINS.COM
 Project Name: MUDD BUILDING RENOVATION Project Address: 1 NORTH FOREST BEACH DRIVE
 Parcel Number [PIN]: R 552 018 000 038A 0000
 Zoning District: CR - COLIGNY RESORT Overlay District(s): CORRIDOR OVERLAY DISTRICT CR

**CORRIDOR REVIEW, MAJOR
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:
 Concept Approval – Proposed Development Alteration/Addition
 Final Approval – Proposed Development Sign

Submittal Requirements for *All* projects:

N/A Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB’s written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:
Concept Approval – Proposed Development

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- Context photographs of neighboring uses and architectural styles.
- Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

- A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- Final site development plan meeting the requirements of Appendix D: D-6.F.
- Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

- All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- Photographs of existing structure.

Additional Submittal Requirements:

Signs

- Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- Proposed landscaping plan.

For wall signs:

- Photograph or drawing of the building depicting the proposed location of the sign.
- Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.


SIGNATURE

4/10/2026
DATE

**1 North Forest Beach Drive
Mudd Building
Alteration
Narrative
April 22, 2026
DRB-000353-2026**

April 10, 2026

Town of Hilton Head Island
Melissa Paul-Leto, Principal Planner of Design
1 Town Center Court
Hilton Head Island, South Carolina 29928
melissapl@hiltonheadislandsc.gov

Re: Major Corridor Submittal for Mudd Building Exterior Renovations

Melissa,

Please see the attached submittal for the modifications to the exterior of the Mudd Building, including the following:

- Design Review Application
- Architectural Drawings
- Site Plan
- Color Board
- Photographs of Existing Structure

The renovation of the Mudd Building will include new entry porticos for the businesses, along with the removal of the existing covered walkway wrapping the building. The entries will include new trellis elements, to match the new pocket park. The existing asphalt shingle roof will be replaced with standing seam. All other finishes & landscaping are to remain.

Per Sec. 16-3-106.F.3, this renovation will improve the streetscape by creating new entry elements and will tie in nicely to the new pocket park.

If you have any questions or need any additional information, please let me know.

Court Atkins Architects, Inc.

Regards,



Jacob Woods, Project Designer



PHOTOGRAPHS OF EXISTING STRUCTURE



**1 North Forest Beach Drive
Mudd Building
Alteration
Plan Set
April 22,2026
DRB-000353-2026**



COURT ATKINS
GROUP



COLIGNY PLAZA RENOVATIONS - MUDD BUILDING

1 NORTH FOREST BEACH DRIVE

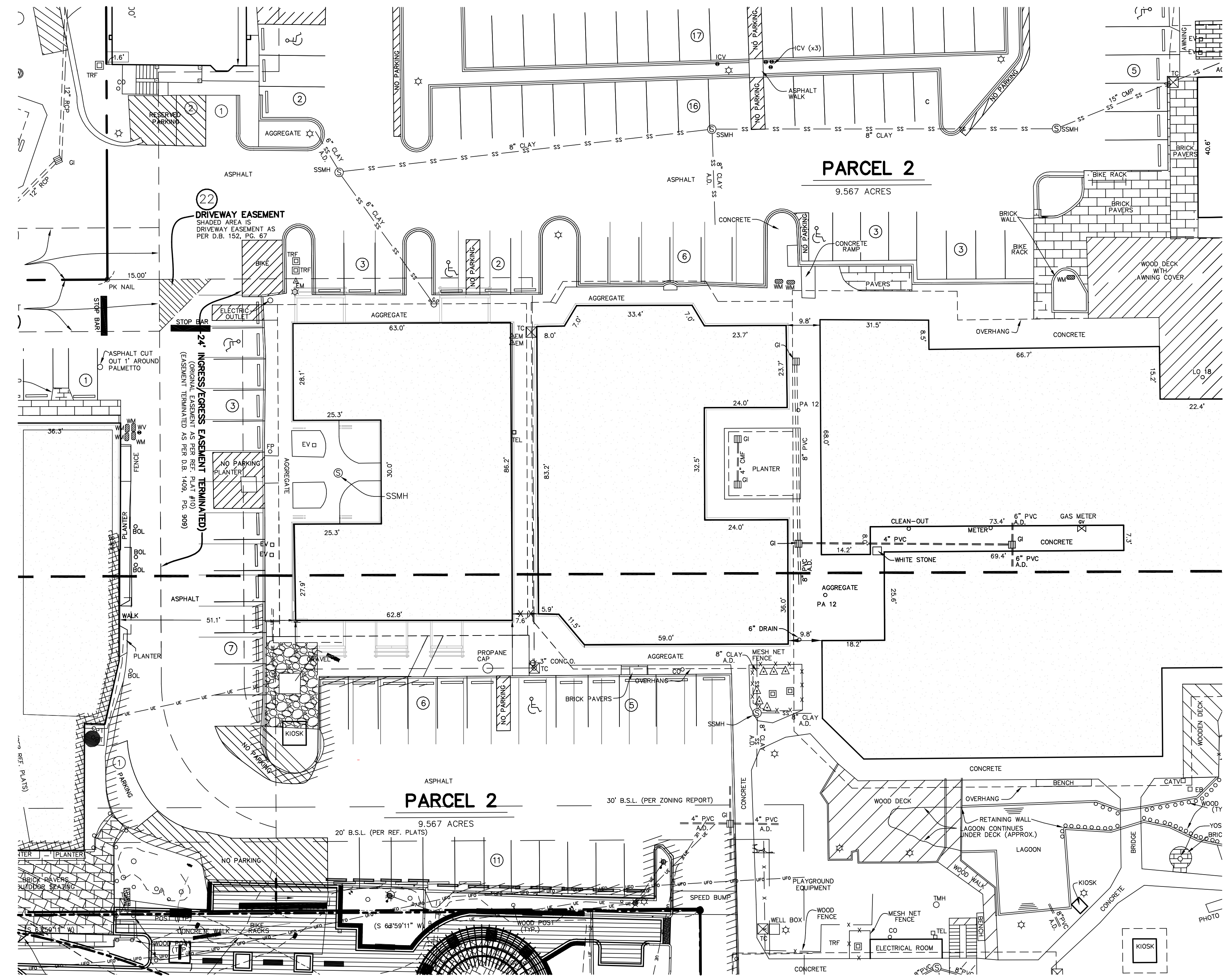
MAJOR HIGHWAY CORRIDOR SUBMITTAL

04.10.2026

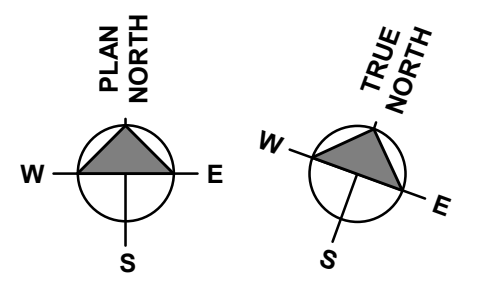
SHEET LIST:

- A0.0 COVER
- A1.0 SITE PLAN
- D2.0 DEMO PLAN
- A2.0 FIRST FLOOR PLAN & ROOF PLAN
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A10.0 PERSPECTIVES

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1 SITE PLAN
A1.0 1" = 20'-0"



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PROJECT INFO

Date
04.10.2026
Project No.
25-069

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

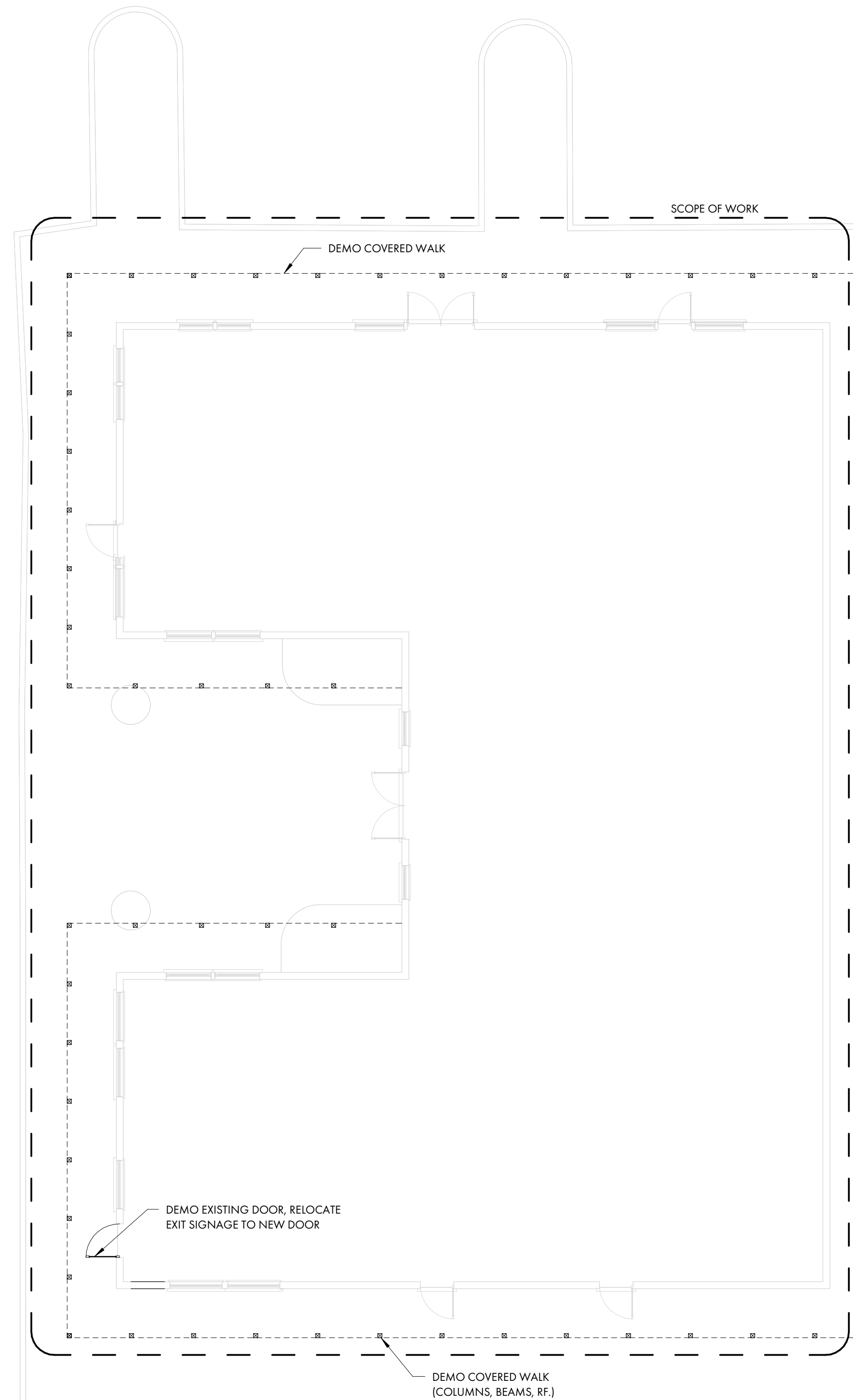
ARCHITECTURAL SITE PLAN

A1.0



DEMOLITION NOTES:

- A. CONTRACTOR TO REVIEW SCOPE OF NEW CONSTRUCTION IN CONJUNCTION WITH DEMOLITION PLANS TO COORDINATE SCOPE OF WORK. CONTRACTOR TO CONTACT OWNER & ARCHITECT WITH ANY QUESTIONS OR CONCERNS PRIOR TO MATERIAL REMOVAL
- B. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING BUILDING AMENITIES NOT SLATED FOR DEMOLITION OR REMODELING.
- C. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO START OF WORK. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED OR ALTERED. ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- D. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR ADDITIONAL DEMOLITION ITEMS AND NOTES. COORDINATE WORK WITH MEP REQUIREMENTS
- E. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE W/ OWNER MINIMUM 72 HOURS IN ADVANCE FOR ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM THE WORK OR TO MODIFY EXISTING PIPING, DUCTWORK, OR ASSOCIATED EQUIPMENT
- F. REMOVE ALL EXISTING INCIDENTAL CONDITIONS AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. INCLUDING BUT NOT LIMITED TO FASTENERS, CLIPS, MOULDINGS, OUTLETS, CONDUIT, WIRING, PIPING, FIXTURES, FITTINGS, AND OTHER SYSTEMS. REROUTE CIRCUITS, PLUMBING, AND DUCTWORK AS REQUIRED TO MAINTAIN SERVICEABILITY OF SYSTEMS TO REMAIN.
- G. ALL HAZARDOUS MATERIALS TO BE DISPOSED OF PER APPLICABLE STATE, LOCAL, OR FEDERAL CODES & REGULATIONS
- H. PATCH ANY OPENINGS OR GAPS IN EXISTING FLOORS, WALLS, ROOF, OR FIRE RESISTIVE ASSEMBLIES CAUSED BY THE WORK TO MAINTAIN THE INTEGRITY OF FIRE RATINGS, WEATHER RESISTANCE, VAPOR BARRIERS, ETC. ANY DEFICIENCIES FOUND IN THE EXISTING CONSTRUCTION SHOULD BE BROUGHT TO THE ARCHITECT AND OWNER'S ATTENTION IMMEDIATELY.
- I. CONTRACTOR TO VERIFY EXISTING WALL CONSTRUCTION. CONTRACTOR TO PATCH AND REPAIR EXISTING WALLS TO REMAIN WITH LIKE CONSTRUCTION UNLESS NOTED OTHERWISE AND PROVIDE A SUITABLE SURFACE TO RECEIVE NEW FINISHES.
- J. SALVAGE EXISTING CASEWORK FOR REUSE, REMOVE OR RETURN EXCESS CASEWORK TO OWNER AT OWNER DISCRETION.
- K. SALVAGE EXISTING PLUMBING FIXTURES FOR REUSE, REMOVE OR RETURN EXCESS FIXTURES TO OWNER AT OWNER DISCRETION. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
- L. SALVAGE EXISTING LIFE SAFETY EQUIPMENT, FIRE EXTINGUISHERS, EXIT SIGNS, FIRE ALARMS, ETC. FOR REUSE, REMOVE OR RETURN EXCESS EQUIPMENT TO OWNER AT OWNER DISCRETION. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- M. SALVAGE EXISTING OUTLETS AND SWITCHES AND LIGHT FIXTURES FOR REUSE, PULL ALL ABANDONED WIRE FROM CONDUIT, RETURN EXCESS MATERIAL TO OWNER. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- N. SALVAGE EXISTING APPLIANCES, TOILET ACCESSORIES, SIGNAGE, AND EQUIPMENT FOR REUSE. REMOVE OR RETURN TO OWNER AT OWNER DISCRETION
- O. LIFE SAFETY FEATURES ARE TO REMAIN IN OPERATION THROUGH ALL PHASES OF CONSTRUCTION INCLUDING SMOKE DETECTION AND OTHER SYSTEMS TO MEET ALL APPLICABLE CODES & REGULATIONS. VERIFY WITH OWNER AND LIFE SAFETY PLAN(S) FOR THE PROJECT



1 DEMO PLAN
D2.0 1/8" = 1'-0"

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PROJECT INFO

Date
04.10.2026

Project No.
25-069

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

DEMO PLAN

D2.0



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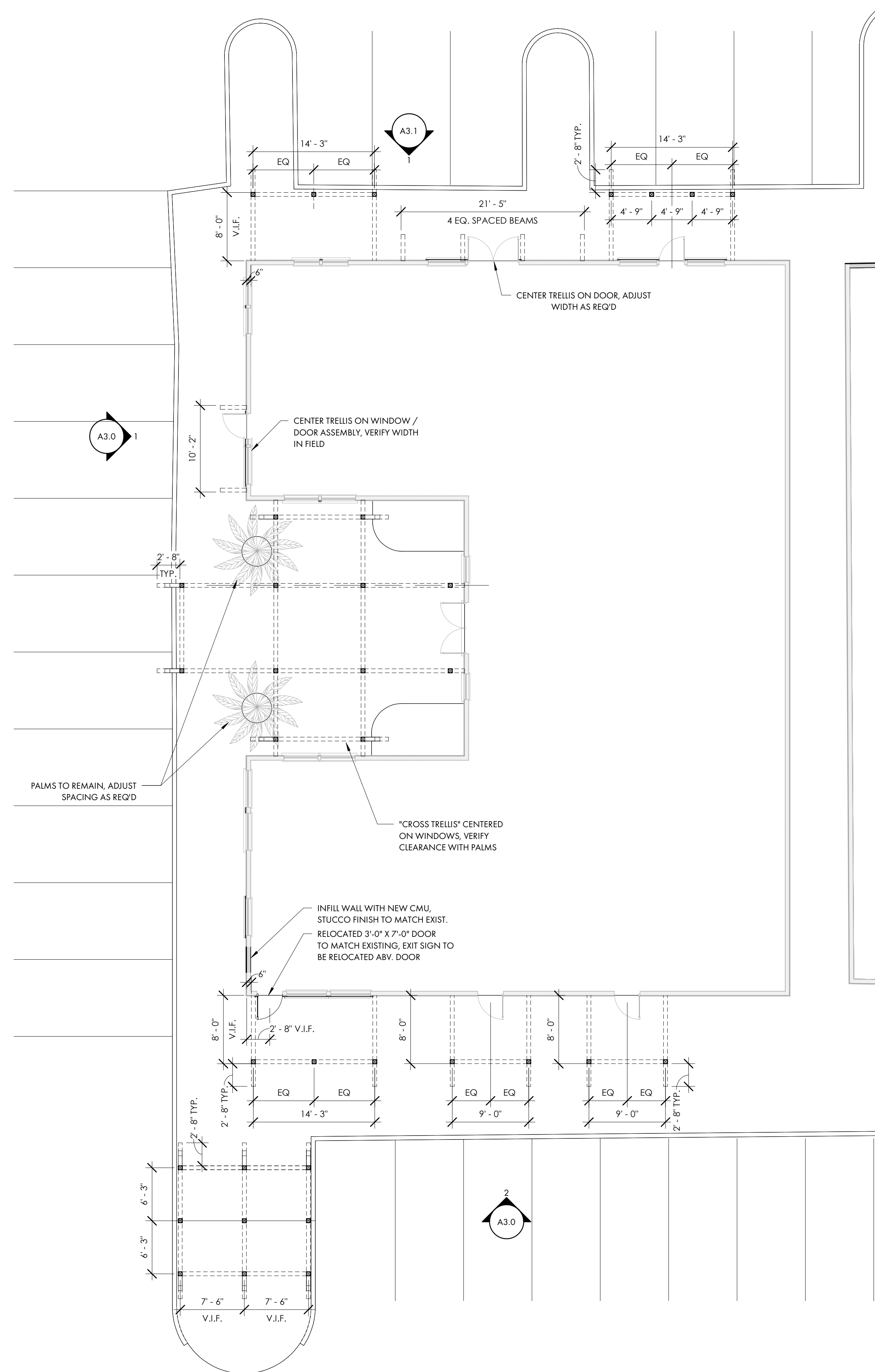
SHEET TITLE

FIRST FLOOR PLAN &
ROOF PLAN

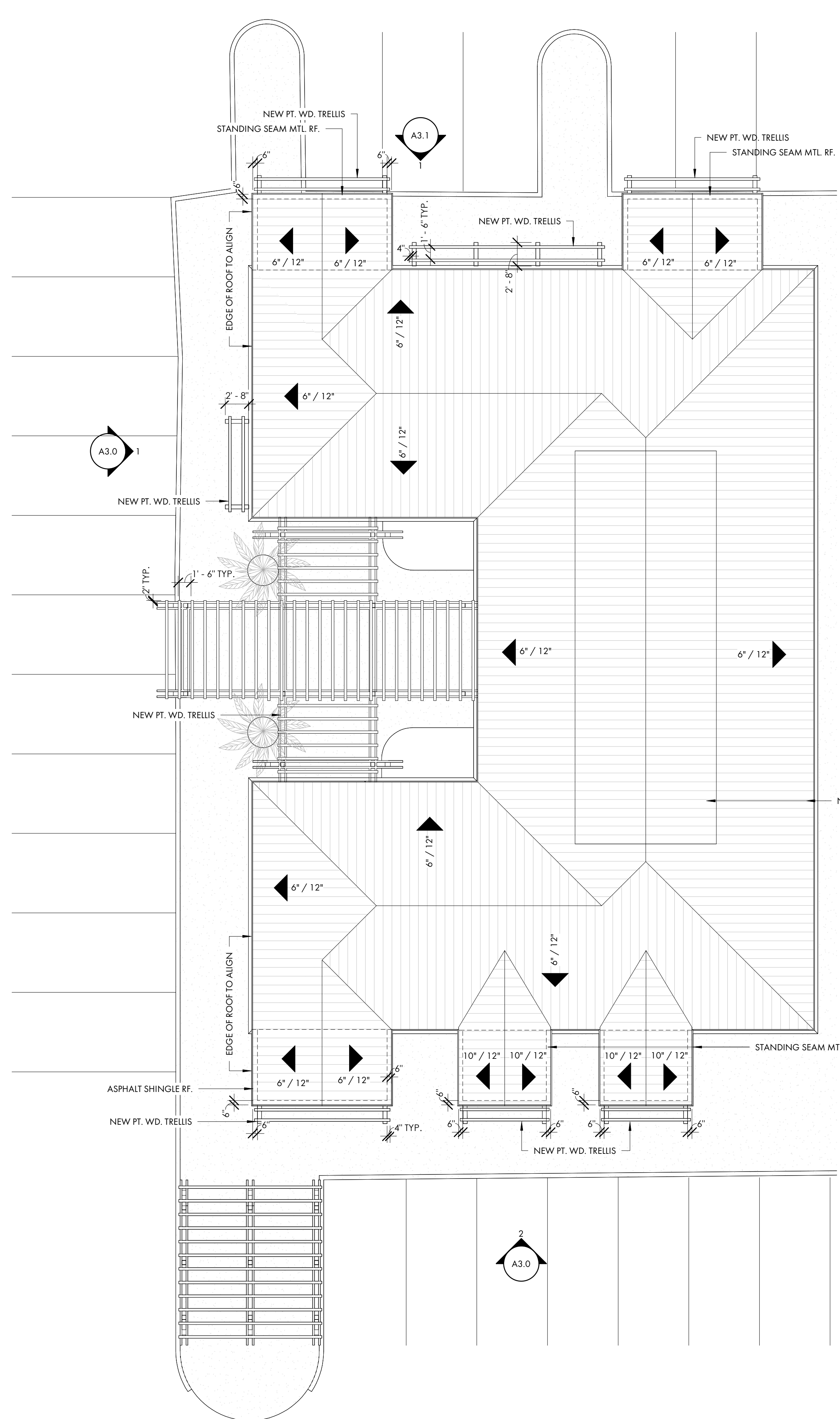
A2.0

GENERAL FLOOR PLAN NOTES:

- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- D. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- E. ADJUST TOP OF SLAB, WALL AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- F. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.



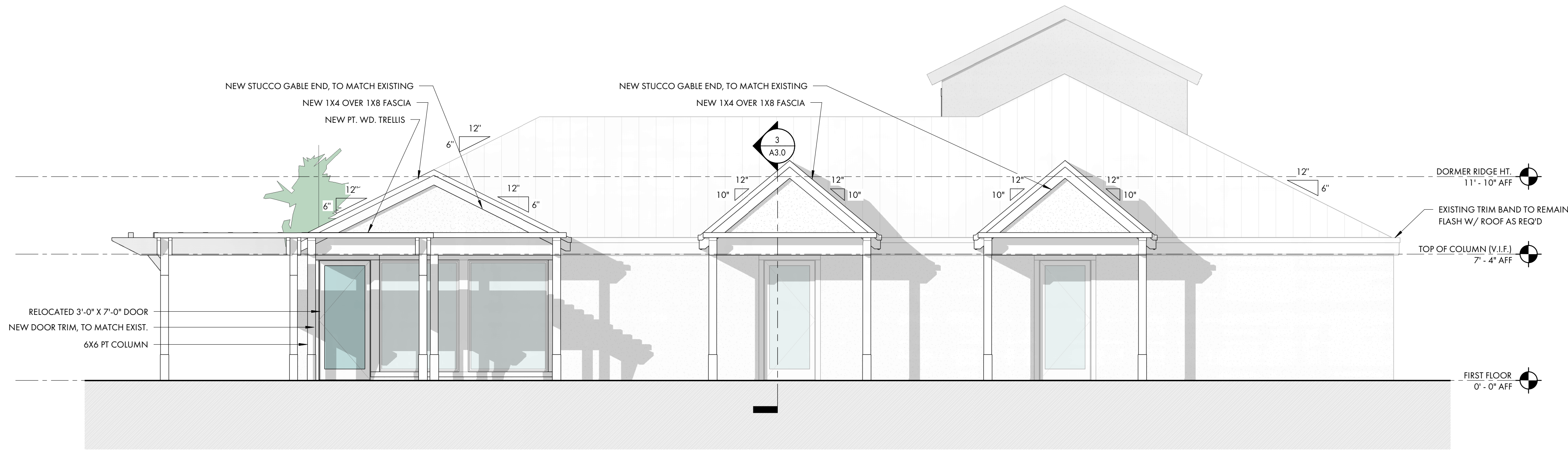
1 FIRST FLOOR PLAN
1/8" = 1'-0"



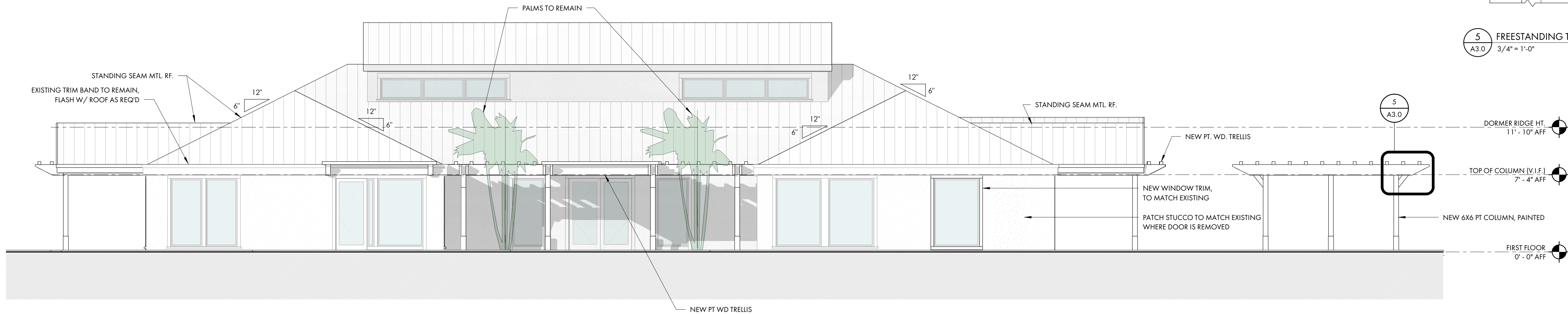
2 ROOF PLAN
1/8" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

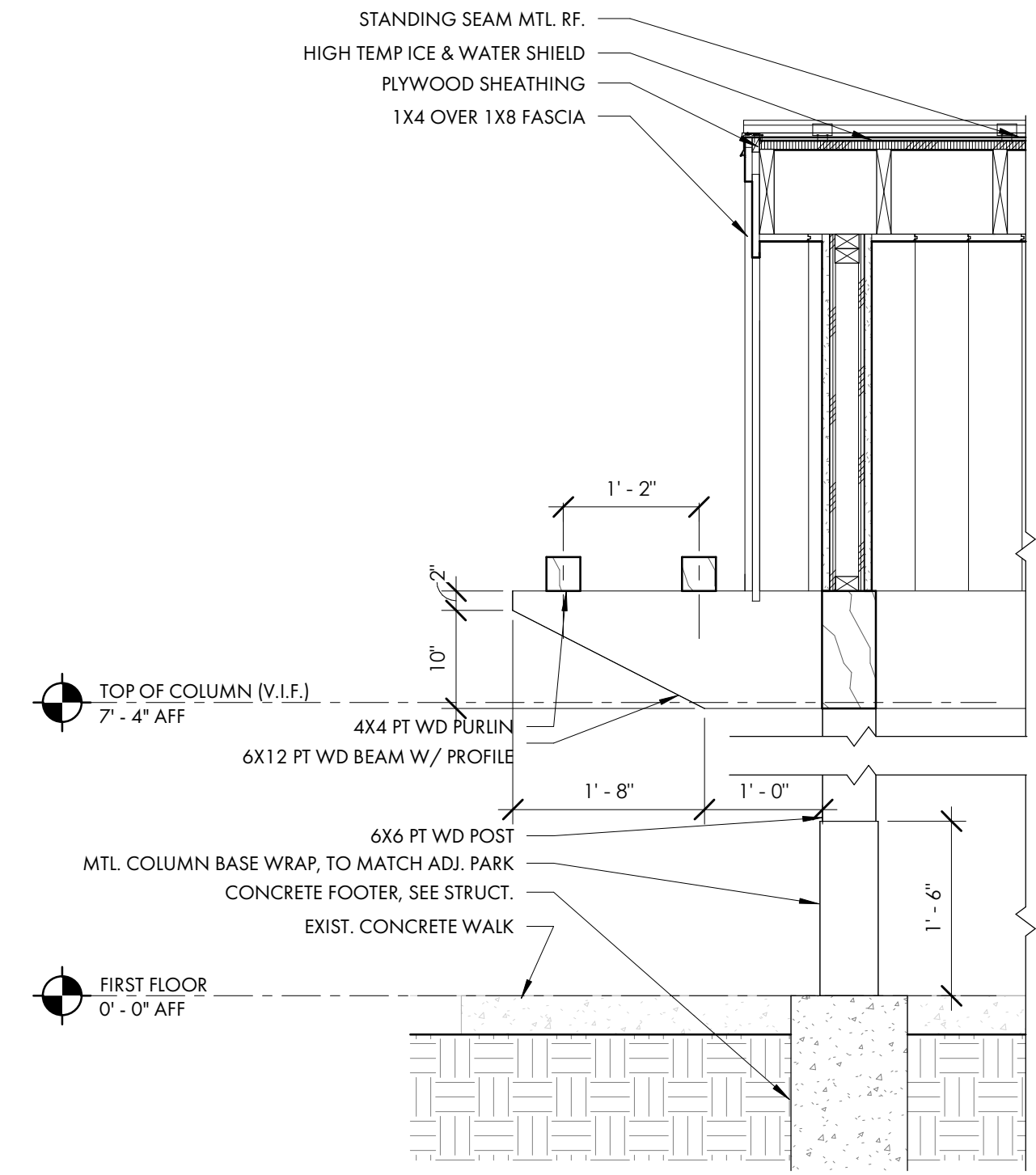
A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK



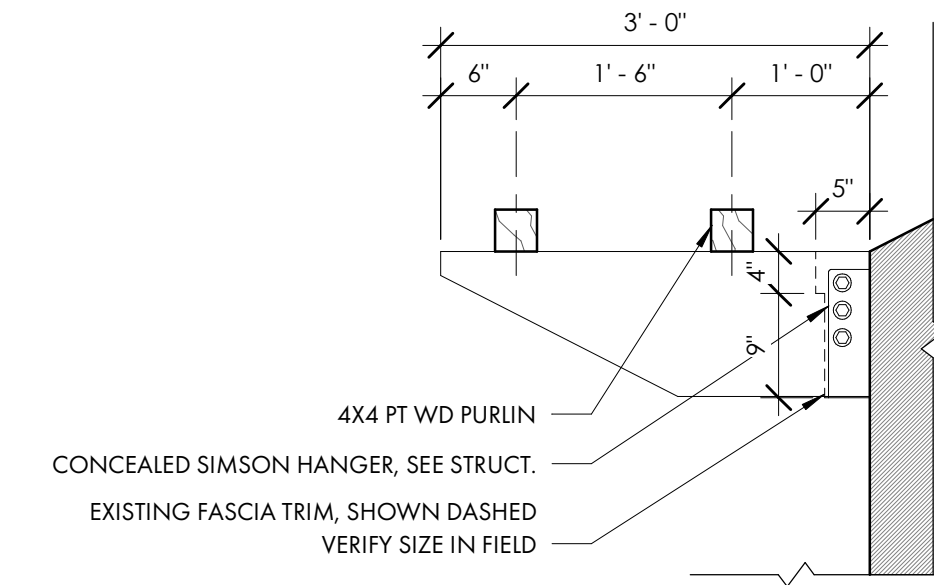
2 RIGHT ELEVATION
A3.0 1/4" = 1'-0"



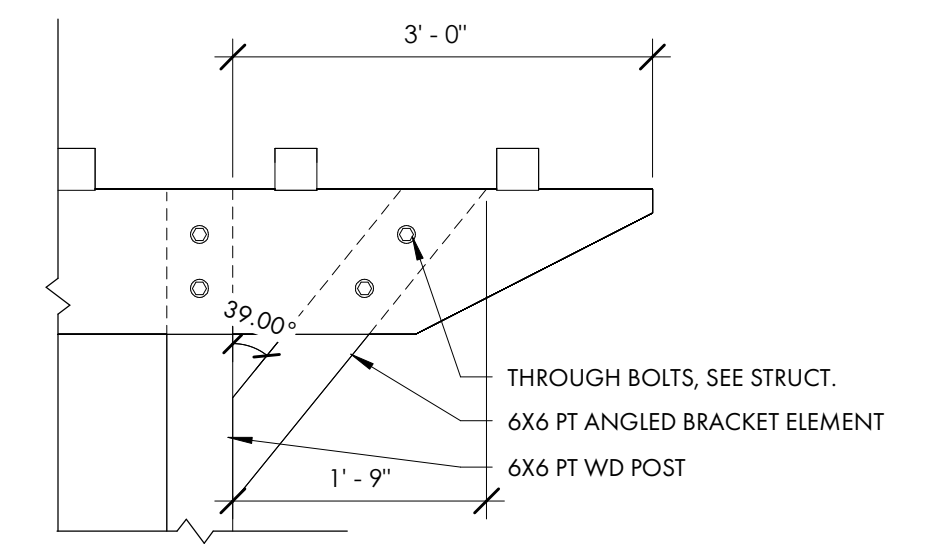
1 FRONT ELEVATION
A3.0 3/16" = 1'-0"



3 NEW GABLE DETAIL
A3.0 3/4" = 1'-0"



4 TYP. TRELLIS ATTACHMENT DETAIL
A3.0 3/4" = 1'-0"



5 FREESTANDING TRELLIS DETAIL
A3.0 3/4" = 1'-0"



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COLIGNY PLAZA RENOVATIONS -
MUDD BUILDING
1 NORTH FOREST BEACH DRIVE

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PROJECT INFO

Date
04.10.2026

Project No.
25-069

ISSUE

NO.	REV.	DATE	DESCRIPTION

SHEET TITLE

EXTERIOR ELEVATIONS

A3.0

GENERAL EXTERIOR ELEVATION NOTES:

A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK



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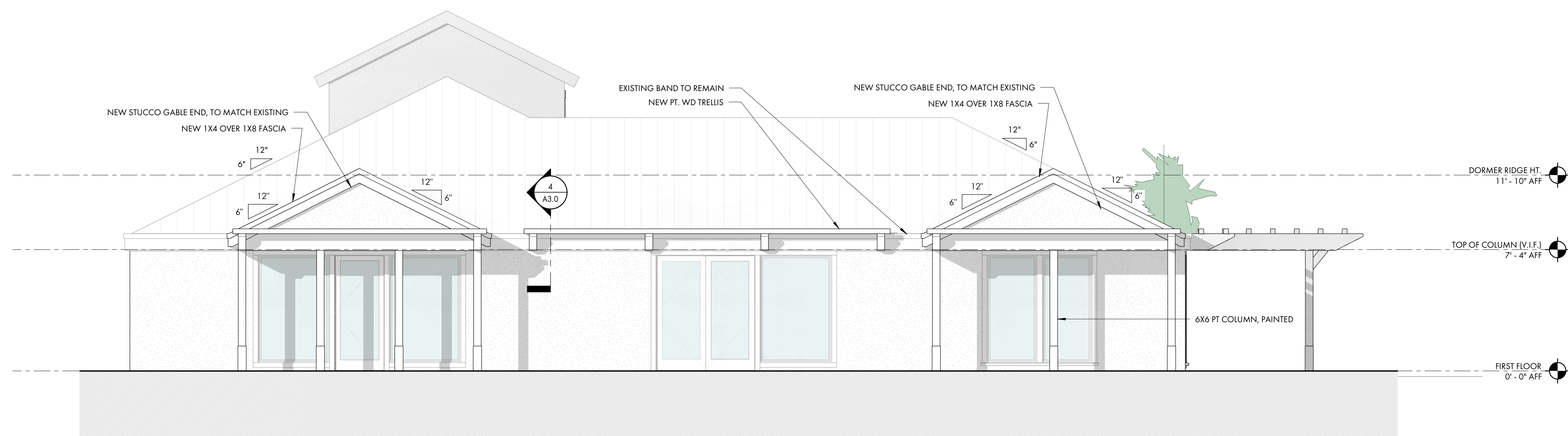
ISSUE

NO.	REV.	DATE	DESCRIPTION

SHEET TITLE

EXTERIOR ELEVATIONS

A3.1



1 LEFT SIDE ELEVATION
A3.1 1/4" = 1'-0"



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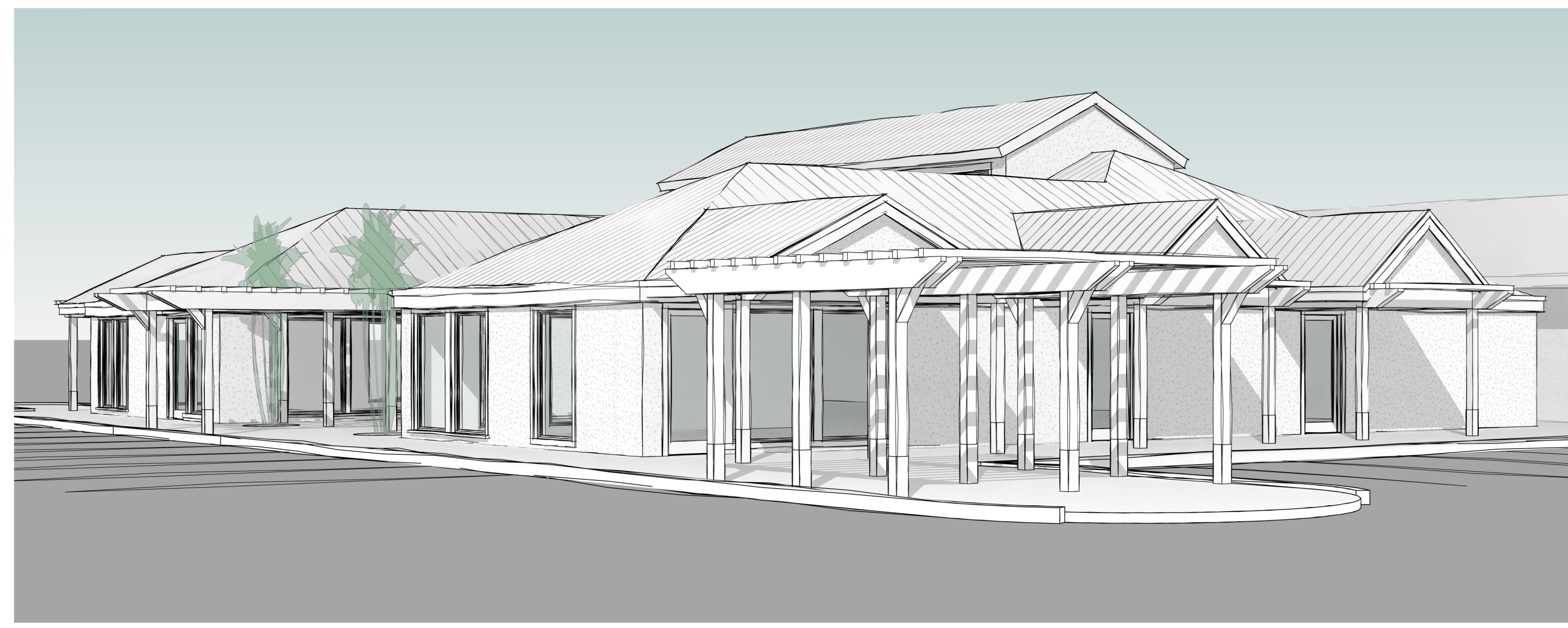
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NO. REV. DATE DESCRIPTION

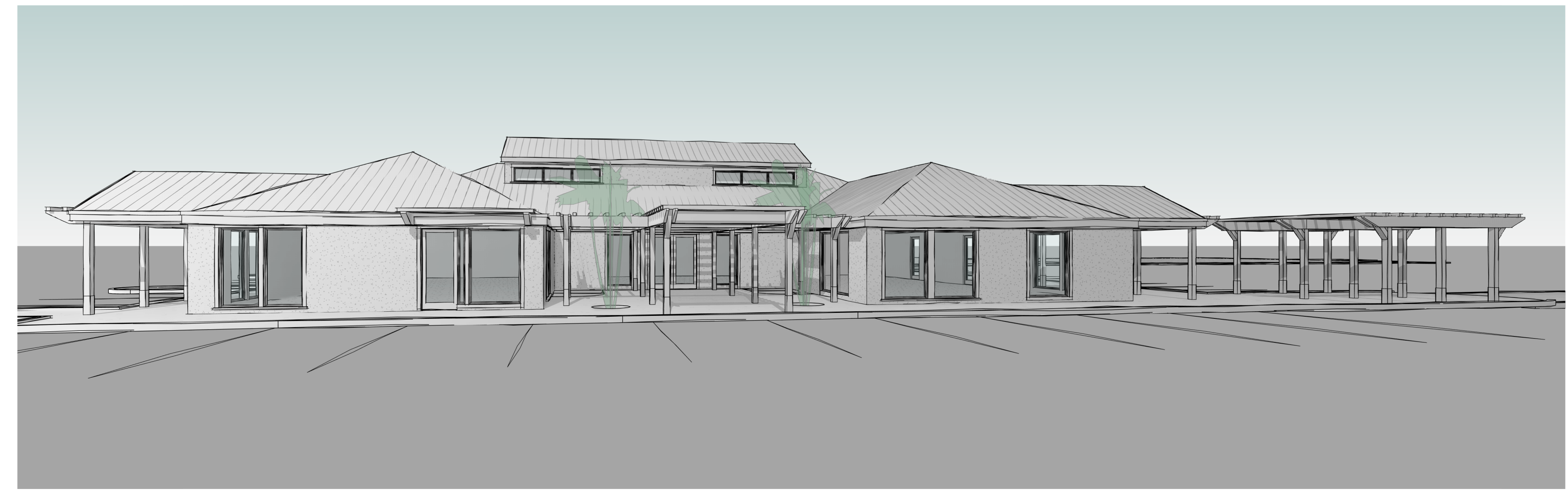
SHEET TITLE

PERSPECTIVES

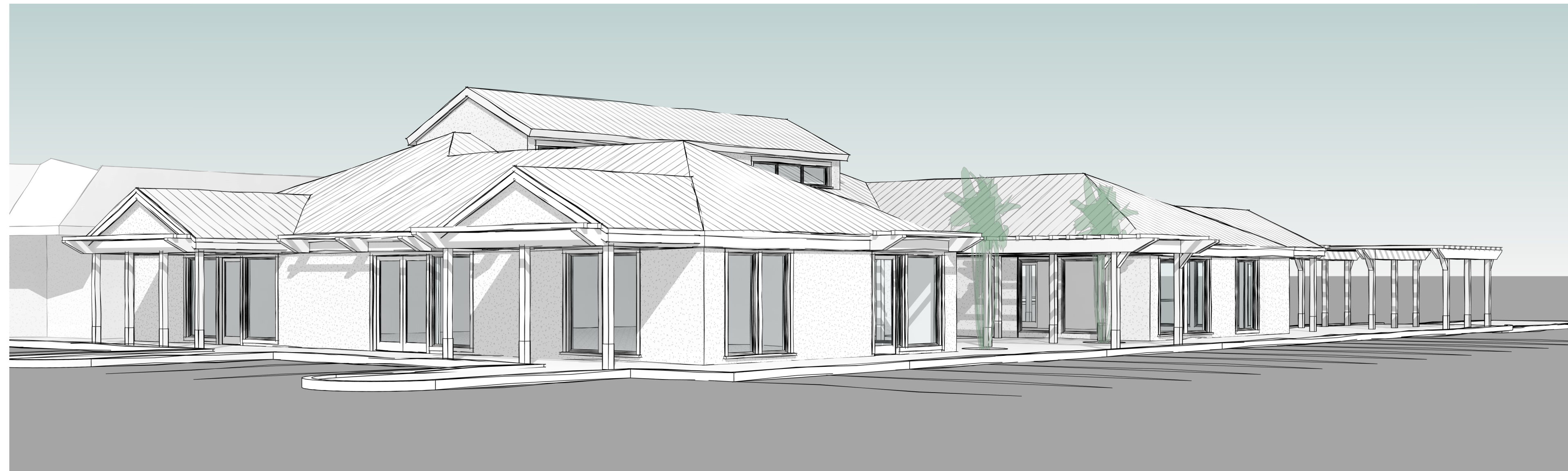
A10.0



2 RIGHT SIDE PERSPECTIVE
A10.0



1 FRONT PERSPECTIVE
A10.0



3 LEFT SIDE PERSPECTIVE
A10.0

METAL ROOF

SENTRICLAD - CLASSIC GREEN



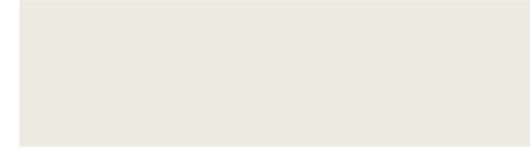
COLUMNS, TRELLIS FRAMING

CABOT - BARK, SEMI-TRANSPARENT



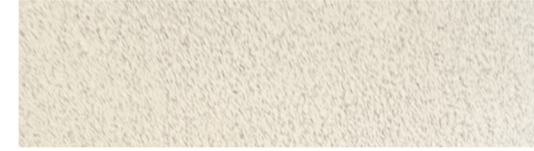
TRIM & FASCIA

SHERWIN WILLAIMS - SW 7008 ALABASTER, TO MATCH EXIST



SIDING

STUCCO - EXISTING TO REMAIN



WINDOWS

DARK BRONZE - EXISTING TO REMAIN



METAL PLATES

SW 6153 PROTEGE BRONZE - TO MATCH PARK



COLIGNY PLAZA RENOVATIONS - MUDD BUILDING

04.10.2026

**1 North Forest Beach Drive
Marsh Side Restaurant
Alteration
Staff Comments
April 22,2026
DRB-000353-2026**

DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)
and do NOT constitute DRB approval or denial.*

PROJECT NAME: 1 North Forest Beach

DRB-000353-2026

DATE: 04/22/2026

CATEGORY: Alteration

RECOMMENDATION: Approval Approval with Conditions Denial

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing Conditions match As-Built	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dimensioned Details and of Sections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Detail Illustrating Connection to Existing Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New Building Details Match Existing Building Details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades shall have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms and details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Accessory elements are designed to coordinate with the primary structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Preserves a variety of existing native trees and shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Large, grassed lawn areas encompassing a major portion of the site are avoided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

COMMENTS & CONDITIONS

Staff recommend approval of the Alteration submittal for 1 North Forest Beach Drive for the Mudd Building, with the following conditions:

1. Any additional information as required by the Board.