

## INTRODUCTION

### BACKGROUND

Santa Barbara has long been recognized as a leader in community planning and design, and its programs and policies are emulated throughout the United States. Generations of community members have given their energies to preserving and enhancing the natural and scenic beauty of the City, and have subsequently adopted and upheld exceptionally high standards for the City's built environment and landscaped open spaces.

Santa Barbarans recognize that the form of the City's built environment and open spaces profoundly affects the quality of life. In order to maintain and enhance Santa Barbara's desirability as a place to live, work and visit, community planning must focus on the physical and spiritual needs of people, increasing access and creating public spaces that foster community interaction. The purpose of the Urban Design Guidelines is to ensure that new development projects in the City reflect these core community values.

### TRADITIONAL TOWN PLANNING AND URBAN DESIGN GUIDELINES

Traditional planning generally promotes human scale development by encouraging a mix of residential and nonresidential land uses (instead of the separation of land uses) and encouraging projects that are pedestrian, bicycle, and transit friendly (rather than automobile focused). Traditional planning also seeks to balance public and private interests, considering first and foremost the

people that are served by the public realm and how the quality of their lives are affected by a city's public spaces.

One of the tools that cities are beginning to use to implement traditional planning principles are Urban Design Guidelines. Urban Design Guidelines provide direction to decision makers, design professionals, and the public regarding site planning, building, landscaping, and infrastructure design.

### DEVELOPMENT OF THE URBAN DESIGN GUIDELINES FOR SANTA BARBARA

Late in 1996, an ad-hoc subcommittee of the Architectural Board of Review (ABR) drafted recommendations for Urban Design Guidelines centered around the goal that "buildings should be pedestrian friendly in terms of location on site, fenestration, scale, and detail." The ABR subcommittee then met with selected members of the City Council, Planning Commission, Historic Landmarks Commission, and the Planning Division Staff to discuss the possibility of creating Urban Design Guidelines for the City. Staff prepared a compendium of existing City policies and guidelines that supported the design principles envisioned for the new guidelines. It was recognized that, while the compilation of existing policy and text was impressive, there was still a need for a comprehensive, easy to use guide for the design of buildings and infrastructure in the City.

In 1997 and 1998, the update of the Circulation Element of the General Plan and the Downtown/Waterfront Visioning process were completed. Both of these major projects resulted in recommendations relating to the development or revision of design standards for residential, nonresidential, and public infrastructure

projects in the City. These recommendations became the policy foundation on which the Urban Design Guidelines were developed.

The Urban Design Guidelines Subcommittee was first convened in June, 1998. The subcommittee consisted of two members each from the City Council, Planning Commission, Historic Landmarks Commission, and the Architectural Board of Review.

A series of three panel discussions was held in July, 1998. The purpose of the meetings was to gain input from community representatives as to the scope and content of the guidelines. The public panelists were chosen either because of their participation in previous planning efforts, their utilization of design guidelines in a professional capacity, or their varying perspectives on the design and development review processes.

Using the input from these meetings, staff developed draft Urban Design Guidelines for the subcommittee to review. This involved extensive research of the City's existing plans and policies, reviewing comparable guidelines from other jurisdictions, and extensive collaboration with the Public Works Staff.

The Urban Design Guidelines Subcommittee reviewed the staff draft guidelines in a series of 16 meetings held from April through July, 1999. The meetings included the development of illustrations for the guidelines. The fully illustrated Subcommittee Draft Urban Design Guidelines were released for public review in September, 1999.

The Subcommittee Draft Guidelines were then reviewed at an October 13, 1999 joint hearing of the Planning Commission, Architectural Board of Review, and

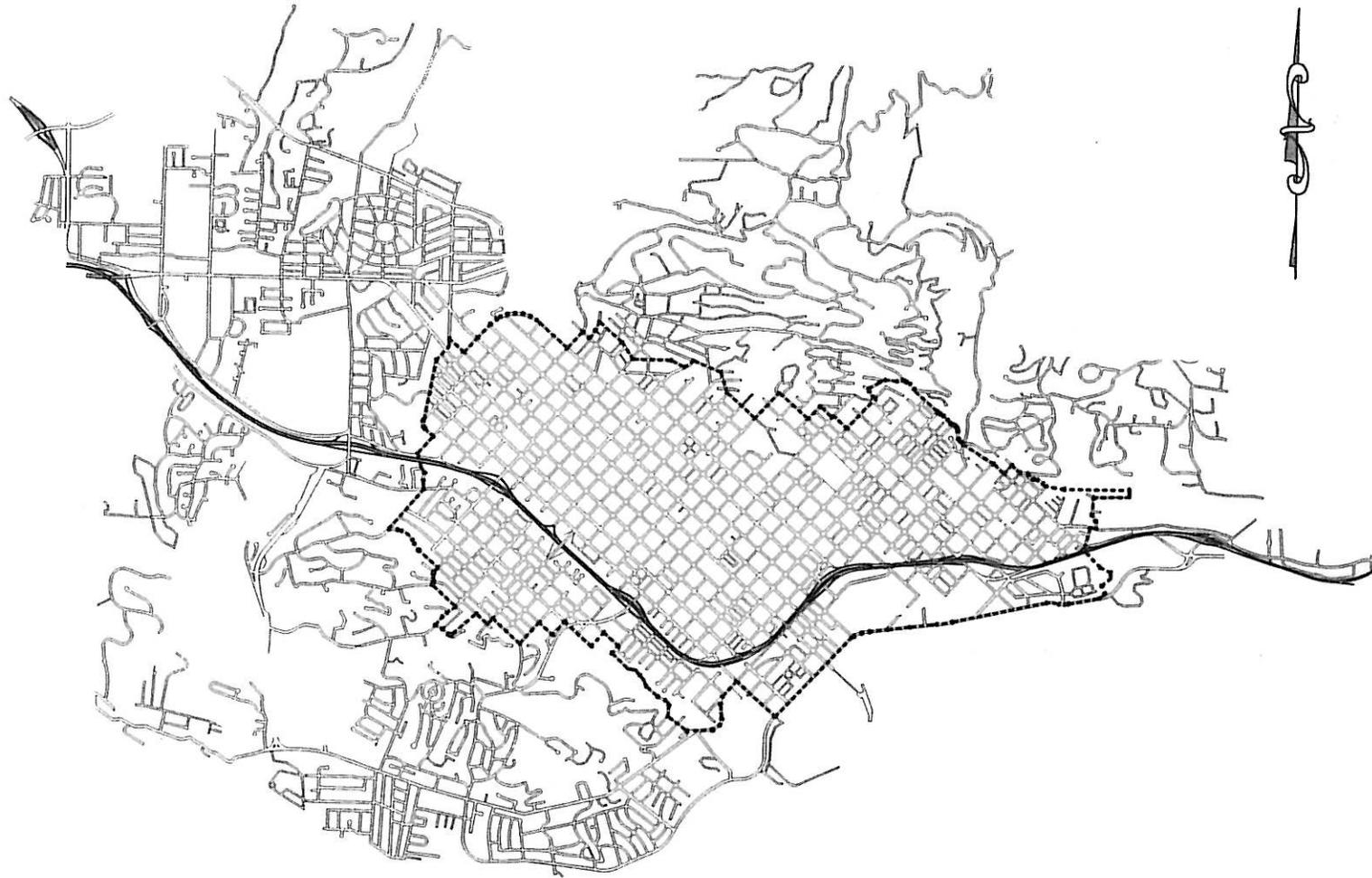
Historic Landmarks Commission. The Planning Commission then held a public hearing on the guidelines on November 4, 1999. At the conclusion of the hearing, the Planning Commission recommended that the City Council adopt the guidelines, incorporating the changes suggested at the October 13 and November 4 hearings.

In November, 1999, the Final Draft Urban Design Guidelines were released for public review. On December 14, 1999, the City Council reviewed the final draft document and adopted the Urban Design Guidelines.

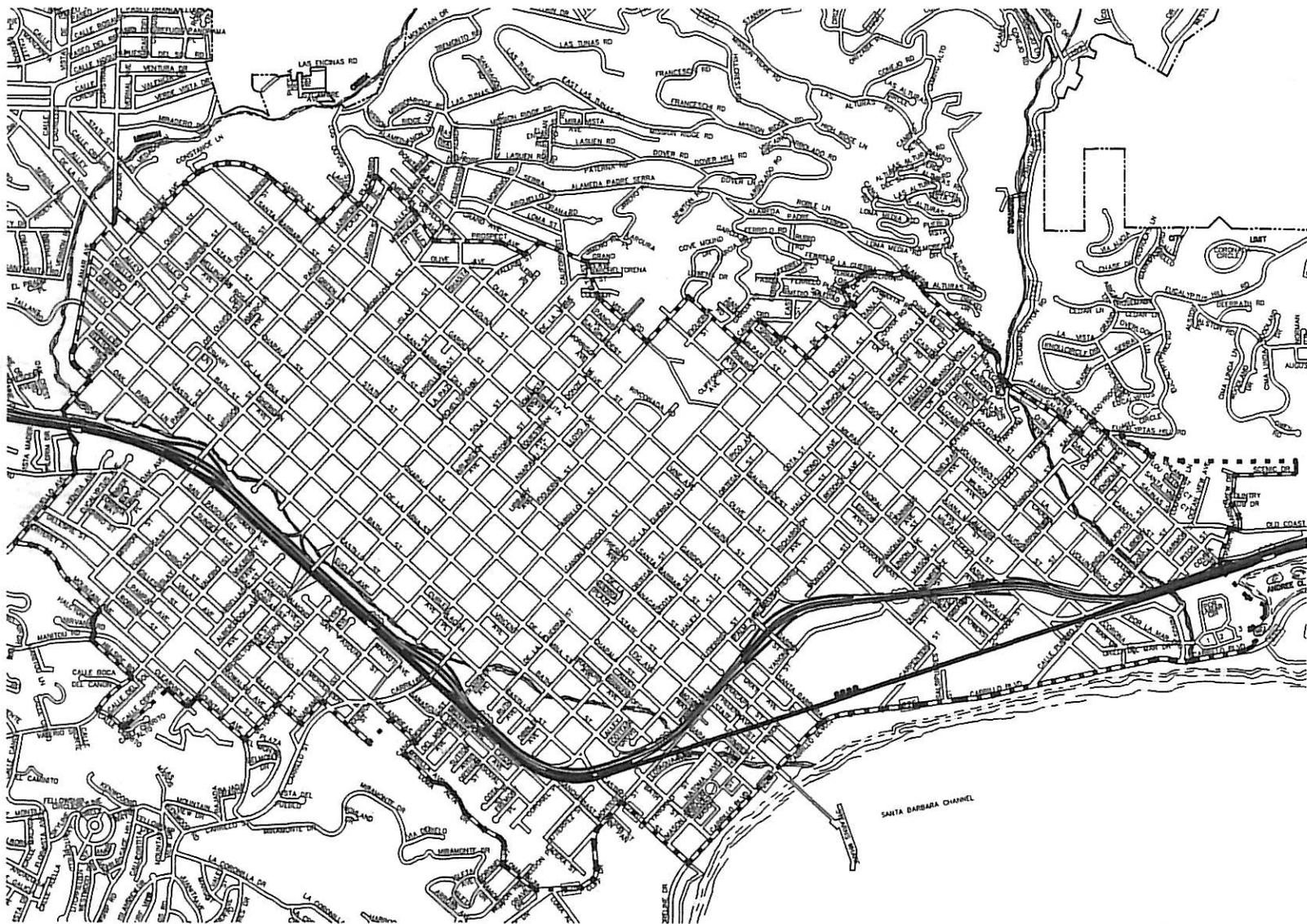
## **PURPOSE OF THE GUIDELINES**

This document contains Urban Design Guidelines for the City grid (see maps on the following pages). The grid area is roughly bounded by Portesuello Avenue and Alameda and Constance Streets on the north, a line following Constance Street, Prospect Avenue, Milpas Street, Alameda Padre Serra, and Salinas Street on the east, Cabrillo Boulevard on the south, and a line following the eastern slope of the Mesa Hills to Clearview Road on the west. The grid does not include properties that are within the Hillside Design District.

The traditional center of Santa Barbara and the South Coast is the grid. The grid is the City's strength. The grid contains a diverse mix of residential and nonresidential land uses. Its residential areas have easily accessible neighborhood services. The topography allows for walking, biking or using transit, and there are numerous travel routes to every destination. In addition, the grid is largely developed in traditional patterns and contains a pleasing mix of buildings in varied architectural styles. Santa Barbarans value the grid for its human scale character and pedestrian orientation.



**CITY OF SANTA BARBARA**  
CITY GRID  
VICINITY MAP



**CITY OF SANTA BARBARA**  
**CITY GRID**  
**STREET MAP**

The Urban Design Guidelines for the grid will serve several important purposes, as follows:

- ❖ The guidelines will apply the traditional design principles contained in existing City policy documents to development projects within the grid;
- ❖ The guidelines will help to protect and enhance the existing human scale character of the grid, building on its traditional development pattern;
- ❖ The guidelines will enhance the City's distinctive architectural character by encouraging a sensitive relationship between historic older structures and new buildings; and
- ❖ The guidelines will support the development of a balanced transportation network that provides a variety of travel options within the grid.

### **USE OF THE GUIDELINES**

The Urban Design Guidelines provide a framework for the City's design review process, telling staff and decision makers (e.g. the Architectural Board of Review, Historic Landmarks Commission, Planning Commission, and City Council) how to implement the City's policies. In addition, the guidelines give direction to design professionals (e.g. developers and architects) and the general public regarding how to enhance the aesthetic character of the City and support the City's transportation network through the design of buildings and infrastructure. The guidelines also provide design professionals and the public with the criteria by which their development proposals will be evaluated.

The guidelines in this document are not intended to be rigid standards that discourage creativity in design. Guidelines are tools that are inherently flexible and are crafted to allow for innovative design solutions that are consistent with the City's goals.

### **APPLICABILITY OF THE GUIDELINES**

#### **TYPES OF PROJECTS SUBJECT TO THE URBAN DESIGN GUIDELINES**

The Urban Design Guidelines shall be applied to projects that involve the erection or exterior alteration of nonresidential, multiple-family, two or more story two-family, and mixed use (residential and nonresidential) buildings or structures within the City grid. These guidelines shall also apply to the erection or exterior alteration of buildings or structures where two or more detached dwellings exist on a single lot, or where residential and nonresidential buildings exist together on a single lot. Infrastructure improvements that require review and approval by the City (including, but not limited to, street furniture, lighting, transit facilities and bicycle facilities) must also comply with these guidelines.

One-family and one story two-family dwellings are specifically exempted from these guidelines (this exemption does **not** apply to single lots containing more than one residence or duplex – see above). Please see the *Single Family Residence Design Guidelines* for the City of Santa Barbara for information regarding the design of single-family and one story two-family dwellings.

**ADDITIONAL DESIGN GUIDELINES THAT APPLY TO PROJECTS WITHIN THE CITY GRID**

There are three different design review boards that guide development in the City grid: the Architectural Board of Review; the Historic Landmarks Commission; and the Sign Committee. Each of the review boards has a unique purview, and each uses different sets of design guidelines to evaluate proposed developments. The Urban Design Guidelines are intended to be used in conjunction with these existing guidelines, which are predominantly architectural. The Urban Design Guidelines focus on site planning, planning to support a balanced transportation network, and neighborhood compatibility. Used together, the two types of guidelines will facilitate the comprehensive review of development proposals. The Urban Design Guidelines shall not override any other applicable set of design guidelines.

The **Architectural Board of Review** (ABR) is required to review applications for building permits as described in Section 22.68.040 of the City of Santa Barbara Municipal Code. The ABR does not review projects that are subject to the review of the Historic Landmarks Commission (see description below). In addition to the Urban Design Guidelines, the ABR will use the following guidelines to evaluate proposed projects within the City grid:

- ❖ Architectural Board of Review Guidelines;
- ❖ Haley-Milpas Design Manual;
- ❖ Highway 101 Santa Barbara Coastal Parkway Design Guidelines;
- ❖ Harbor Master Plan Design Guidelines;
- ❖ Landscape Design Standards for Water Conservation;

- ❖ Outdoor Lighting Design Guidelines;
- ❖ Sign Review Guidelines;
- ❖ Single Family Residence Design Guidelines; and
- ❖ Waterfront Area Design Guidelines.

The **Historic Landmarks Commission** (HLC) is required to review all applications for building permits involving properties within El Pueblo Viejo Landmark District or other designated Landmark Districts, or those involving a designated Landmark (see Chapter 22.22 of the City of Santa Barbara Municipal Code). The HLC also has the power to recommend to the City Council that certain structures, natural features, sites, or areas having historic, architectural, archaeological, or cultural significance be designated as a Landmark or Structure of Merit. In addition to the Urban Design Guidelines, the HLC will use the following guidelines to evaluate proposed projects within the City grid:

- ❖ Brinkerhoff Avenue Landmark District Guidelines;
- ❖ El Pueblo Viejo District Guidelines;
- ❖ Highway 101 Santa Barbara Coastal Parkway Design Guidelines;
- ❖ Landscape Design Standards for Water Conservation;
- ❖ Outdoor Lighting Design Guidelines;
- ❖ Single Family Residence Design Guidelines;
- ❖ State Street Landscaping Guidelines; and
- ❖ Waterfront Area Design Guidelines.

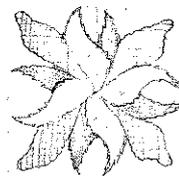
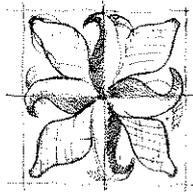
The **Sign Committee** reviews all applications for signs that require permits, as outlined in Chapter 22.70 of the City of Santa Barbara Municipal Code. In addition to the Urban Design Guidelines, the Sign Committee will use the Sign Review Guidelines to evaluate proposed signs within the City grid.

All of the design guidelines listed previously are available for purchase at the Planning Division Counter at 630 Garden Street.

In addition to the design review boards, the **Planning Commission** reviews development applications as outlined in Section 806 of the Charter of the City of Santa Barbara and the Santa Barbara Municipal Code. The purview of the Planning Commission includes zoning, building, land use, redevelopment, conservation, proposed public works and other related matters. The Planning Commission will use the Urban Design Guidelines in conjunction with other applicable planning and policy documents.

### **ADDITIONAL DEVELOPMENT REQUIREMENTS FOR PROJECTS WITHIN THE CITY GRID**

The guidelines in this document were created to apply to the development of both public and private property. Implementation of the guidelines in some instances will require special City review or permits, or development or easement agreements with the City or other public entities. In some circumstances, licenses may be required. The purpose of this section is to outline common situations that require such arrangements. If you have any questions regarding whether your project requires special review, please consult the applicable City department.



### **PUBLIC WORKS STANDARDS AND DESIGN GUIDELINES**

Certain types of projects may be subject to the following standards and design guidelines, in addition to the guidelines that were previously identified;

- ❖ Public Works Design Standards (includes streets, transportation, water, sewer, drainage, and engineering standards); and
- ❖ City of Santa Barbara Access and Parking Design Guidelines (contains criteria for the design of bicycle and automobile parking facilities in the City).

These documents are available at the Public Works Counter at 630 Garden Street.

### **DEVELOPMENT IN THE PUBLIC RIGHT-OF-WAY**

Per Municipal Code Chapter 22.60, any improvement in a public street, alley, court, right-of-way, public easement, or public place within the City, requires a written permit from the Public Works Director. Applicable improvements include, but are not limited to, any construction, reconstruction, repair, removal, or replacement of pavement, sidewalks, driveways, curbs, gutters, bicycle facilities, transit facilities, or pedestrian facilities (including benches and other street furniture). In some cases, maintenance agreements or licenses for such improvements may be required.

## **PARKWAY LANDSCAPING**

A parkway is defined as either the area between the curb and sidewalk within a fully improved right-of-way, or the area extending six feet (6') from the curb towards the nearest right-of-way line in areas without sidewalks, or any area within a street right-of-way in which a designated parkway tree species is located.

Per Municipal Code Chapter 15.20, all trees, plants whose ultimate growing height is over eight inches (8"), or non-living ground cover materials within a parkway require a written permit from the Parks and Recreation Department Director. All trees within a parkway must be planted and maintained according the standards of the Parks and Recreation Department.

In addition, whenever a property owner or occupant desires to plant, prune, trim, perform maintenance on, or remove any tree within a parkway, tree well, public area, or street right-of-way, an application must be filed with the Public Works Department and coordinated with the Parks and Recreation Department. The applicant shall be responsible for this coordination.

## **FACILITIES FOR GENERAL PUBLIC USE ON PRIVATE PROPERTY**

Facilities that are designed for general public use, but are located on privately owned land (i.e. a new paseo), may require public access easements and/or maintenance agreements with the City.

## **STATE REQUIREMENTS**

In addition to the above listed City requirements, there are State requirements that all developments must adhere to, including the following:

- ❖ All new construction pursuant to these guidelines must comply with the disabled access regulations contained in the California Building Code. Access agreements or dedications may be necessary in some instances to provide facilities for disabled access.
- ❖ All projects that require discretionary review (including review by the Architectural Board of Review, Historic Landmarks Commission, Planning Commission, and the City Council) are subject to environmental review pursuant to the California Environmental Quality Act (CEQA).

## **FORMAT OF THE DOCUMENT**

The Urban Design Guidelines document is divided into nine numbered chapters. Each chapter is formatted and arranged as follows:

### **GOALS**

The goals of each chapter describe the ideal future end toward which planning measures are directed. The goals are general expressions of community values and, therefore, are abstract in nature.

The goals are shown under the title of each chapter as bulleted, italicized text. For example:

- ❖ *Preserve the human scale character of the grid by using design techniques that reduce the apparent size, bulk, scale, and height of buildings.*

### CHAPTER DIVISIONS

Each chapter is divided into sections. The first section is an introduction, the purpose of which is to relate the Urban Design Guidelines to existing conditions present in the City grid.

Subsequent sections are numbered using two digits (e.g. 2.1) and labeled as to their content. The first digit of the section number corresponds to its chapter number.

### GUIDELINES

Guidelines are principles that are used to help determine a course of action. Guidelines are inherently flexible and allow for innovative design solutions that are consistent with the chapter goals.

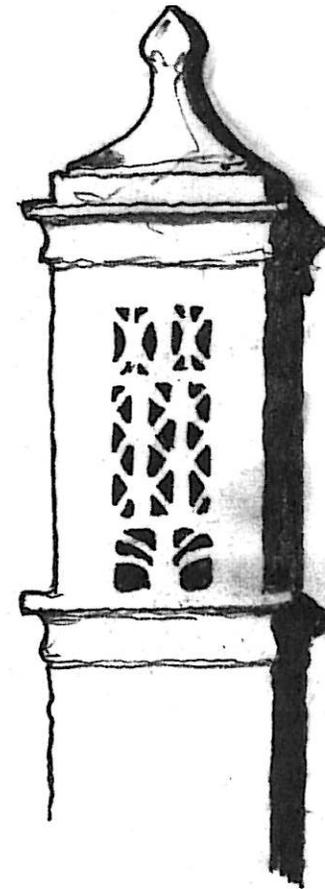
Guidelines are shown in normal text and numbered using three digits, as follows:

- 2.1.1 The building base should visually anchor the building, establishing a strong connection to the ground and the site.

The first two digits of of the guideline number correspond to its section number.

### ILLUSTRATIONS

The illustrations in this document provide examples of development that incorporates the concepts contained in the Urban Design Guidelines. The caption for each illustration refers the user to any specific design guidelines that are depicted.





**CHAPTER 1: COMPATIBILITY OF NEW DEVELOPMENT  
WITH THE EXISTING ENVIRONMENT**

# 1. COMPATIBILITY OF NEW DEVELOPMENT WITH THE EXISTING ENVIRONMENT

- ❖ *Design developments to complement and enhance the character of Santa Barbara, the surrounding neighborhood, and existing adjacent developments, while allowing each development to retain a distinct visual identity.*
- ❖ *Incorporate natural features and landscaped open spaces into developments to provide a sense of openness and continuity and enhance the environment of the City grid.*
- ❖ *Design developments to respect the arrangement of buildings and open spaces on adjacent sites and provide opportunities for enhanced circulation, solar access, and views.*

## INTRODUCTION

The urban grid area of Santa Barbara is known for its historic character, pedestrian-friendly qualities, and exemplary architecture. It is a distinctly urban environment, softened by vistas of the mountains, ocean, and the attention to detail that is evident in both the built environment and landscaped open spaces.

Most new development in the grid will be either infill development of vacant properties or the redevelopment of existing buildings. Due to the close proximity of buildings to one another and the established urban fabric of the grid, it is important that new development be compatible with and complement the character of the grid, enhance existing natural features, and incorporate appropriate landscaped open spaces.

### 1.1 COMPATIBILITY WITH THE CHARACTER OF THE CITY, THE SURROUNDING NEIGHBORHOOD, AND ADJACENT PROPERTIES

Because every project will be unique in its setting and form, the design review boards will need to exercise discretion when evaluating whether a proposed development will be compatible with the existing environment.

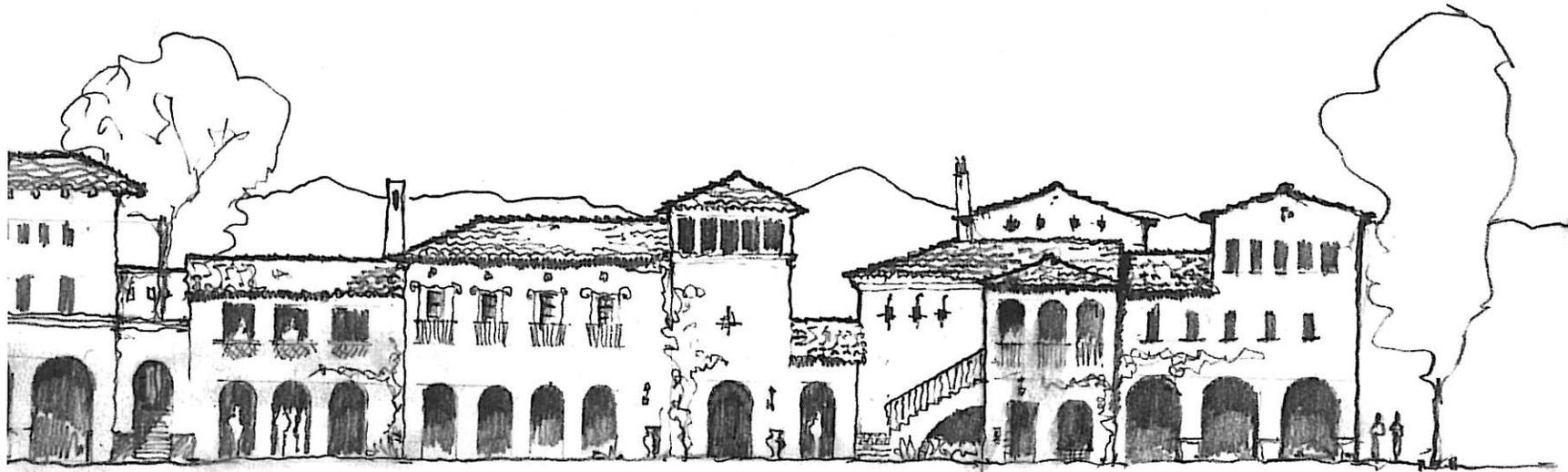
Generally, proposed developments should demonstrate compatibility on three different levels:

- ❖ The development should be compatible with the distinctive architectural character of Santa Barbara;
- ❖ The development should be compatible with the character of the surrounding neighborhood; and
- ❖ The development should be compatible with immediately adjacent developments.

**While it is generally desirable for new developments to adapt and use design palettes similar to those of surrounding developments, they must also be made to possess unique characteristics and qualities.** The elements listed in the following sections may make a development compatible with its surroundings while allowing it to retain a distinct identity.

- 1.1.1 The design review process should involve an evaluation of the compatibility of proposed developments with Santa Barbara's distinctive architectural character, the overall neighborhood, and adjacent developments. Architects and designers must demonstrate thoughtful planning and consideration as to the degree of compatibility that their proposed projects exhibit.

Drawings, models, or other graphic communications presented to the design or development review boards should show neighboring buildings and important features of adjacent sites in sufficient detail to demonstrate the relationship between the proposed development and its surroundings. As a general rule, views of the proposed project and its neighbors should be provided as seen from public areas (e.g. the street and sidewalk). Story poles may be required in order to evaluate a proposed development.



*This elevation shows how the design elements listed in section 1.2 can be applied to make new developments compatible with existing adjacent developments and the surrounding neighborhood.*

*While having similar architectural features, each building has a unique form and distinctive detailing that enhances the streetscape. Reference Guideline: 1.2.1.*

## 1.2 STRUCTURES

The following structure design techniques, when applied in combination with the design techniques in sections 1.4 and 1.5, may make a proposed development compatible with the existing environment. These techniques include, but are not limited to, the following;

- ❖ Use an architectural style similar to surrounding structures;
- ❖ Adapt and incorporate prominent or distinctive design elements from neighboring structures (e.g. rooflines, recesses, projections, towers, and balconies);
- ❖ Design the structure in a size, bulk, and scale that is comparable to existing surrounding developments;
- ❖ Coordinate the form and height of the new structure with existing structures in a block; and
- ❖ Use colors or materials similar to those of adjacent developments.

- 1.2.1 Consider the transition from one structure to the next. Each structure must exhibit its own unique character, while displaying careful consideration of the character of surrounding structures.

## 1.3 STRUCTURE EXCEPTIONS

In some cases, the design review boards may determine that a structure that looks substantially different than its immediate surroundings (in terms of its size, bulk, scale, height, or architectural style) would be appropriate.

Where a structure is proposed in an area without established design goals, it must be compatible with Santa Barbara's distinctive architectural character. It must also be held to an exceptionally high standard of design, since it will be a highly visible and precedent setting example for the design of surrounding developments.

- ❖ *A structure might be proposed with a size, bulk, scale, or height that is substantially greater than that of the surrounding developments.*

There are circumstances where a larger scale structure may be desirable, even when the surrounding developments are built to a smaller scale. For example, the size, bulk, scale, and height of the Arlington Theater are considerably greater than the surrounding buildings on the block. The building was designed as a public building and an active center of a block of smaller shops, as well as a visual centerpiece for the City. Rather than appearing out of scale with the smaller structures in the surrounding area, the form and height of the adjacent structures set off the theater and accent its grandeur.

- ❖ *A structure might be proposed in an architectural style that differs from surrounding developments.*

A structure in an architectural style that differs from surrounding developments may be allowed if it is consistent with design goals for the larger neighborhood. For example, the guidelines for the El Pueblo Viejo District state that any new development must be in a Hispanic architectural style.

However, there are many pockets of development within the district that have not yet transitioned to Hispanic styles and contain predominantly structures of other styles (e.g. Craftsman and Victorian). New developments in El Pueblo Viejo, because they must exhibit a Hispanic architectural style, may look different than the existing surrounding development.

- 1.3.1 Structures that differ in size, bulk, scale, height, or architectural style from adjacent developments may be allowed if they are consistent with design goals for the larger neighborhood or the distinctive architectural character of Santa Barbara. Such structures shall be held to an exceptionally high standard of design, since they will be highly visible and precedent setting examples for the design of surrounding developments.

## 1.4 LANDSCAPING

Landscaped areas in the City grid provide a sense of natural beauty and openness, encourage continuity between developments, and enhance the overall cityscape. A variety of landscaping elements (including distinctive and native tree species) can break up the monotony of paved and built surfaces, screen undesirable views, provide essential shade and oxygen, provide habitats for a variety of species, lessen reflected heat, and capture airborne particulate pollutants and exhaust. Landscaping elements contribute greatly to a cleaner environment and more healthy, livable neighborhoods.

The following landscape design techniques, when applied in combination with the design techniques in sections 1.2 and 1.5, may make a proposed development compatible with the existing environment. These techniques include, but are not limited to, the following:

- ❖ Preserve and incorporate existing natural and landscaping features and mature trees into new development;
- ❖ Select landscaping elements that are appropriate to the site and complement the overall character of the grid; and
- ❖ Use landscaping elements that complement the characteristics of nearby developments.

1.4.1 The preservation and protection of natural features and mature trees is highly desirable. These elements shall be incorporated into development projects to the greatest extent possible.

1.4.2 Appropriate landscaping elements shall be selected based on their suitability for the climate, geology, and topography of the site.

1.4.3 The use of canopy trees is encouraged. Tree selection shall take into account the density, shape, size, solar orientation, maintenance requirements, and neighborhood impacts of the mature tree.

1.4.4 Landscaping should complement the color, materials, architectural style, scale, and landscaping of nearby developments. Use a variety of sense-stimulating plantings that add color and texture to the built environment.

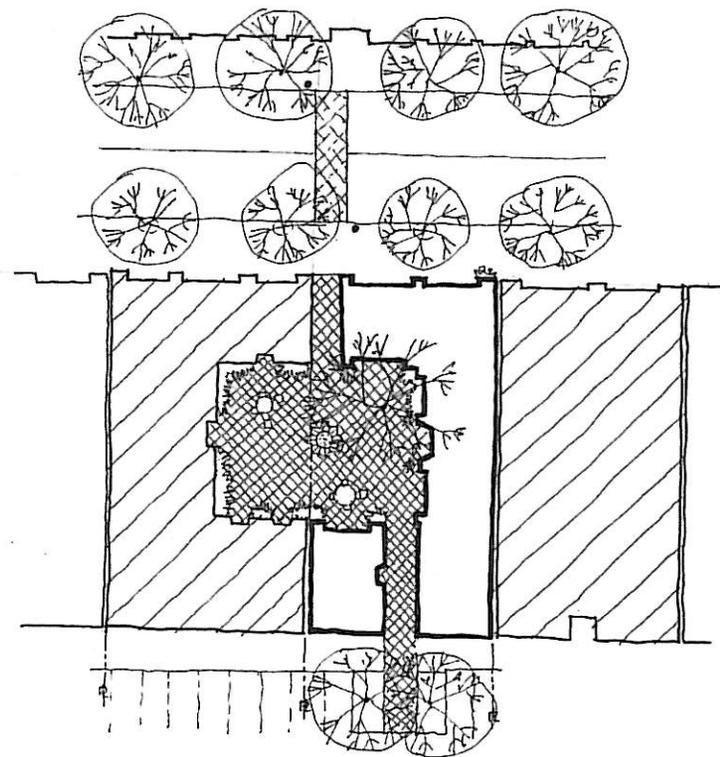
Guidelines for incorporating landscaping into development projects also appear in sections 3.1, 3.2, 4.1, 4.2, 4.3, 5.2, 6.2, 6.3, 8.1, 8.2, and 9.2 of this document. They are grouped with the specific types of developments and infrastructure improvements that they address.

## 1.5 SITE ORGANIZATION

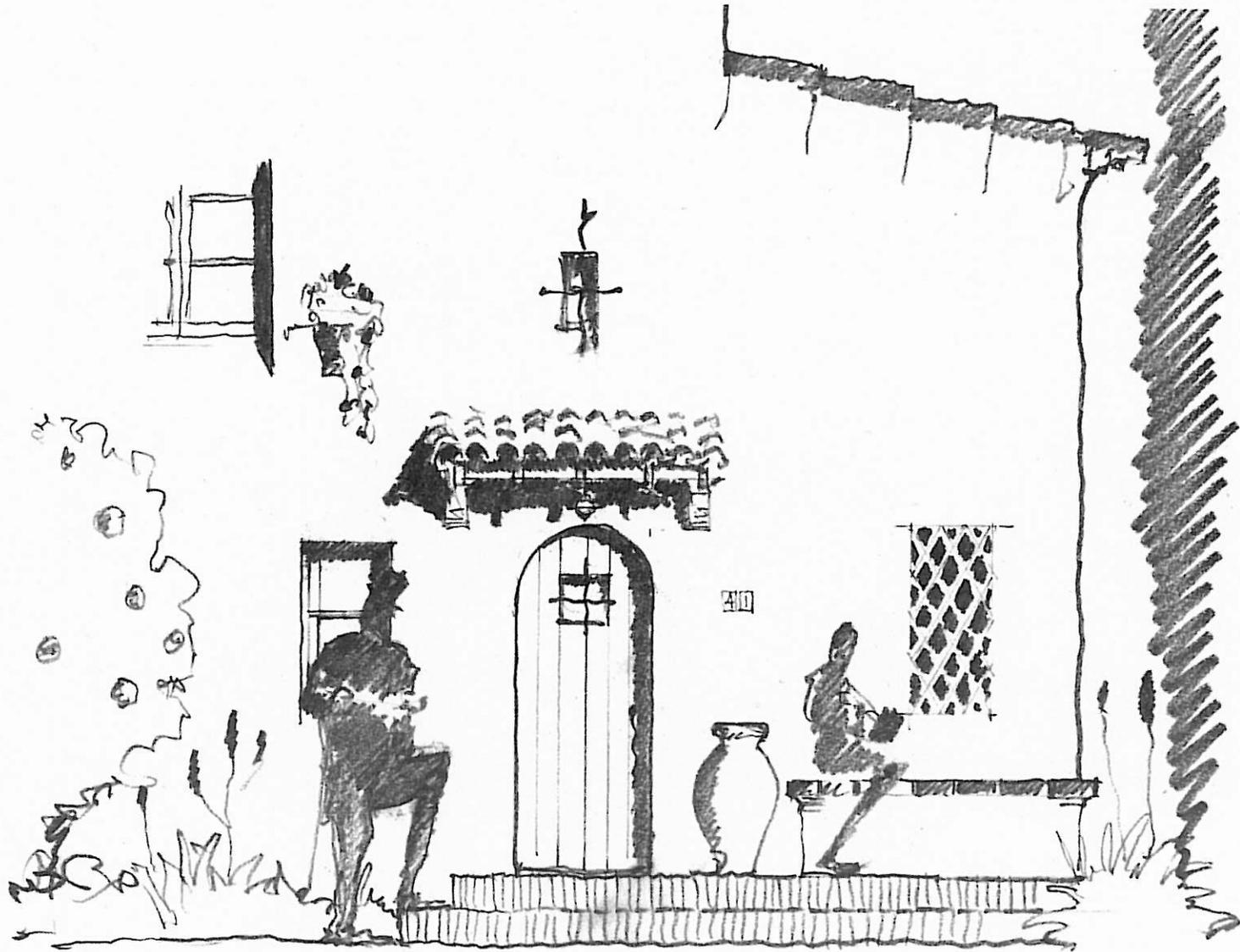
The following site organization techniques, when applied in combination with the design techniques from sections 1.2 and 1.4, may make a proposed development compatible with the existing environment. These techniques include, but are not limited to, the following:

- ❖ Use setbacks and building orientations that are compatible with surrounding developments;
- ❖ Use a site plan arrangement that respects the layout of adjacent developments;
- ❖ Create or enhance public scenic view corridors; and
- ❖ Enhance circulation within a block or neighborhood.

- 1.5.1 The site organization of a proposed development should respect the arrangement of buildings and open spaces on adjacent sites to maximize the shared benefits of sunlight, circulation, and views.



*The new development in this illustration (center, bold) has been planned to enhance and expand an existing open space. The site arrangement has also provided an opportunity for a paseo between the interior parking lot and the street frontage. Reference Guidelines: 1.5.1 and 4.3.1.*



## CHAPTER 2: HUMAN SCALE CHARACTER

## 2. HUMAN SCALE CHARACTER

### VISUAL RELATIONSHIP BETWEEN DEVELOPMENT AND PEDESTRIANS

- ❖ *Preserve the human scale character of the grid by using design techniques that reduce the apparent size, bulk, scale, and height of buildings.*
- ❖ *Provide visual interest for pedestrians by incorporating building details that relate to the surrounding built environment at a human scale.*

### INTRODUCTION

In order to support a vital pedestrian network, buildings must visually relate to the street at a pedestrian scale. Buildings in the grid must be designed with sufficient attention to scale and detail that the pedestrian's sense of discovery is renewed with each viewing. Creating human scale usually requires reducing the apparent size, bulk, scale and height of buildings, so that they do not overwhelm pedestrians. There are many architectural and design techniques that can achieve or convey a sense of human scale. Although the methods outlined in this chapter are encouraged, other approaches will be considered acceptable if they achieve the same objectives.



*While the base of the above building appears massive, it contains details that are comprehensible to the pedestrian and proportionate to the scale of the building. Reference Guideline: 2.1.1.*

If the application of the suggested techniques is not successful, the design review boards may request that the size of buildings be reduced.

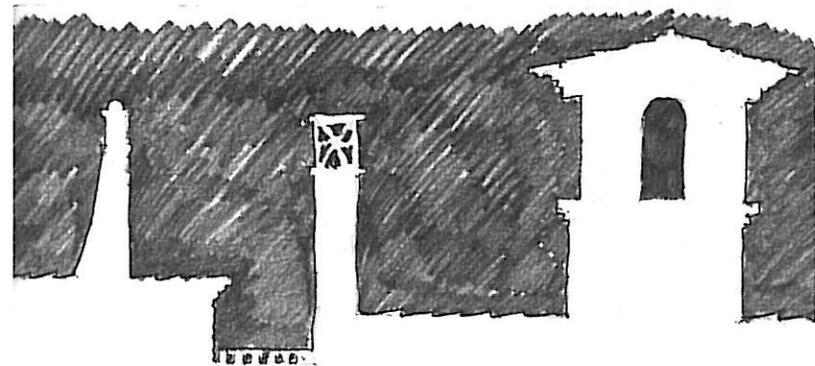
New developments should demonstrate consideration of building composition and detailing with the goal of achieving a human scale environment. This may be shown through elevation drawings, models, or other graphic communications presented to the design and/or development review boards. As a general rule, views of the proposed project should be shown from public areas (e.g. streets and sidewalks).

## 2.1 BUILDING COMPOSITION

- 2.1.1 The building base should visually anchor the building, establishing a strong connection to the ground and the site. The base of the building should appear more massive than the upper stories. Building details and public art elements are encouraged to provide visual interest and a sense of discovery. Details should be comprehensible to passing pedestrians and proportionate to the scale of the building.
- 2.1.2 The upper stories of the building should exhibit a lighter character than the base, possibly by reducing floor area and building mass. Architectural details on the upper stories should be at a scale that relates to the overall building composition. As a general rule, massing and details should be simple and proportionate to the scale of the building. The length and depth of cantilevers should be minimized.
- 2.1.3 Where appropriate, building tops should be articulated using elements such as: tapered or sculpted roof forms to create silhouettes against the sky (including false chimneys, towers, and decorative vents and caps); roof materials and overhangs to create strong shadow patterns; and decorative cornices to provide visual interest. Break up the horizontal lines of long parapets using variations in height or other appropriate design techniques.

## 2.2 REDUCTION OF APPARENT SIZE, BULK, SCALE, AND HEIGHT

- 2.2.1 Buildings should be designed as carefully orchestrated compositions of smaller parts. The perceived size, bulk, scale, and height of a building should be reduced by either visually or physically dividing its mass into smaller scale components. The following are techniques that are encouraged to create human scale in new buildings:
- ❖ Reduce the actual bulk of a large building by dividing it into several smaller buildings to create a “campus” or “village”. Groups of smaller buildings are generally visually preferable to one large, bulky building, and are also more easily adaptable to a variety of uses;





*This large building appears smaller due to the variations in height and roofline and the use of recesses and projections. Reference Guidelines: 2.2.1 and 2.2.2.*

- ❖ Use variations in height and roofline to reduce the perceived height of the building;
- ❖ Use planter walls to reduce the apparent height of the building;
- ❖ Organize the façades of a large project or building into several visually distinct parts to create the appearance of several smaller buildings;
- ❖ Use roof overhangs to decrease the vertical appearance of the walls;
- ❖ Use color to visually reduce the size, bulk, and scale of the building; and
- ❖ Use recesses and projections to visually divide building surfaces into smaller scale elements (see guideline 2.2.2).

2.2.2 The use of recesses and projections is encouraged to divide the surfaces of buildings into smaller scale elements, as follows:

- ❖ Large or long, continuous wall surfaces should be avoided. As a general principle, building surfaces should be relieved with a change of wall plane that provides strong shadow and visual interest;
- ❖ Use recesses to define courtyards, entryways, circulation routes, or other outdoor spaces that are accessible from the exterior of the building;
- ❖ Expression of wall thickness is desirable. Reveals, returns, and deep recesses at door and window openings are encouraged;
- ❖ Recessed balconies, arcades, and loggias create a sense of depth in the building walls, contrasting surfaces exposed to the sun with those in shadow;
- ❖ Use projections to emphasize important architectural elements, such as stairs, towers, balconies, and verandas; and
- ❖ Use materials with textural interest to break up large wall surfaces.