

4. DEVELOPMENT CODE

4.5. BUILDING ARTICULATION AND MASSING STANDARDS

- A. Purpose and Intent.** This Section establishes standards to ensure that new development not appear as over-sized, monolithic structures, but instead as a series of smaller scale buildings. This goal is a particular importance when one large ownership, or smaller consolidated parcels are proposed for development as a single project. The standards of this Section ensure that these larger projects are designed to appear as carefully conceived groups of separate structures that, along with an attractive streetscape, contribute to the overall urban, pedestrian-friendly character of the Specific Plan area.
- B. Applicability.** The requirements of this Section apply to all new buildings within the Specific Plan area.
- C. Building Massing and Articulation.** New buildings shall be composed of simple, well-proportioned masses designed according to a combination of a minimum of four (4) of the following massing and articulation techniques: Horizontal Articulation, Vertical Articulation, Architectural Projections, Architectural Recessions, Facade Differentiation, Height Averaging, and Floor Level Articulation. Please see page 4:33 for standards and illustrations of each massing and articulation technique.



Mixed-use building with protruding Monterey and standard balconies.



Mixed-use building with recessed third floor balcony and creative differentiation of floors (floor level articulation).



Mixed-use building articulated with corner tower.



Multi-family building articulated with raised center volume.



Building designed with two-, three-, and four-story building massing (height averaging).



Multi-family Building with second-story protruding Monterey balcony.

1. Horizontal Articulation



Step a portion of the street-facing facade forward or backward from the predominant facade plane a minimum of six (6) feet for a minimum distance of twenty-five (25) feet

4. Facade Differentiation



Design the facade to appear as though it is composed of two or three distinct “buildings” with differing material and/or color combinations on each “building.”

3. Vertical Articulation



Step a portion of the street-facing facade upward or downward from the predominant building height a minimum of four (4) feet for a minimum distance of twenty-five (25) feet. This technique is useful for “stepping down” the scale of a new building adjacent to an existing smaller building

6. Height Averaging



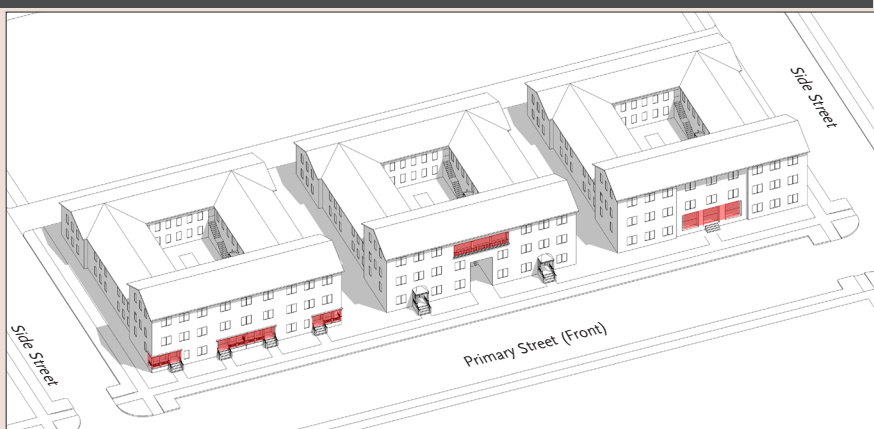
Up to 30% of the building footprint area may be one story/10 feet taller than the maximum height allowed in a given zone, provided an equal amount of building footprint area is one story/10 feet shorter than the maximum allowed height.

5. Architectural Projections



Append or project facade elements such as balconies, bay windows, cantilevered rooms, and/or awnings.

2. Architectural Recessions



Recess architectural elements or spaces – such as recessed porches, covered passages, recessed balconies, and windows – into the plane of the facade.

7. Floor Level Articulation

Articulate the facade to express the building’s floor levels as base, middle, and top by:

- Providing a substantial horizontal articulation of the facade at the top of the first story such as a cornice, belt course, or other such architectural element which is appropriate to the style of the building.
- Provide articulation at the parapet (for buildings with flat roofs) or below the eave (for buildings with sloped roofs) that marks the top of the building with a cornice, color change, or material change.
- For buildings or portions of buildings which are three stories in height or taller, provide articulation for the top story of the building. This may be accomplished by a color change, material change, a cornice/belt course at the bottom of the uppermost story.



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F. Materials, Color Variation, and Architectural Styles. In addition, to the above articulation and massing techniques, building facades may employ the following material, color, and architectural style strategies:

- 1. Variety of materials and colors.** Utilize different materials and colors to divide building facades into vertical and/or horizontal increments and/or to emphasize certain architectural elements or features.
- 2. Diversity of Architectural Styles.**
 - a. Employ a variety architectural styles in order to give large buildings the appearance they are comprised of multiple, smaller, attached, village-scale “buildings.”
 - b. On project sites that accommodate more than one building, multiple architectural styles are required.



Volume on left side of building is set back from the rest of the building (horizontal articulation). Building is further articulated with protruding galleries and canopies (architectural projection) and paint color.



The main volume of this multi-family building is stepped-back from the street. Further articulation is achieved by making the building look like two buildings.



Multi-family building with recessed, double-story balcony (architectural recession).



Rowhouses articulated as individual buildings with different materials and colors (facade differentiation).