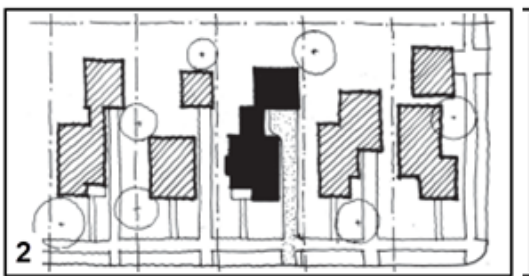
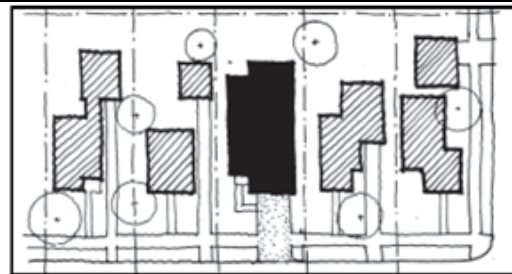


Excelsior Good Neighbor Guidelines

Guideline	Review Criteria
<p>1. Massing and scale of a new structure should be compatible with neighboring structures</p>	<ul style="list-style-type: none"> • Ensure that the massing and scale of a new structure is visually compatible with neighboring structures, with special attention to design of upper levels and roofs. • Consider incorporating the following mass mitigation techniques to align with neighborhood patterns: <ul style="list-style-type: none"> ▪ Street facing gable ▪ One story open front porch ▪ Step-downs ▪ Upper level components that are 1/2 story rather than full story ▪ Roof planes that are broken up (no large unarticulated planes) ▪ Offset structure components to break up bulk and large flat planes (gable and wing) ▪ Separate components by breezeway or one story element ▪ Garage located 60' back from front street ▪ Highly creative design that reduces the perception of bulk ▪ A “tunnel effect,” which results from tall walls placed close together, should be avoided through one-story additions or step-backs • Maintain consistency with the street wall on all sides (including corner lots) and design façade width to reflect established range of neighboring structure widths. • Ensure that the height of a new structure is within the height range of neighboring structures and floor-to-floor heights are compatible with those of neighboring structures. • Position taller portions of a structure away from neighboring structures of lower scale to minimize looming effects and shading of neighboring structures, or step down the structure toward lower-scaled neighboring structures.



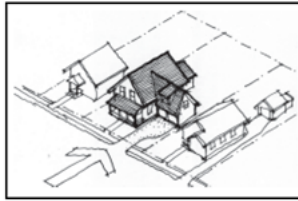
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Appropriate: Footprint of building maintains scale and pattern of neighborhood.



Inappropriate: Oversized footprint of building ignores scale and pattern of neighborhood and neighbors' open spaces.

<p>2. The size and mass of a new structure should be compatible with the</p>	<ul style="list-style-type: none"> • Ensure that the structure's visible building envelope (bulk) is compatible with the property size and with neighboring structures. • Locate the garage to respect existing neighborhood patterns and minimize the garage's impact on structure massing and street face.
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size of the property	
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Appropriate: Recessed garage is downplayed, emphasizing house at streetfront.



Inappropriate: Garage-dominated "snout" house.

<p>3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties</p>	<ul style="list-style-type: none"> • Respect the established structure location, alignments and open space patterns between neighboring structures when locating a new structure. • Maintain the traditional rhythm of the street face, the orientation pattern and the proportion of built to open space of structures facing the street, including each side of a corner lot. • Design the site footprint of a structure to be compatible with the existing lot coverage pattern of neighboring structures.
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Appropriate infill: New house maintains overall massing rhythm, sideyard spacing and aligns with predominant street setback.



Inappropriate Infill: New house is more massive, disrupts rhythm along street and does not follow existing alignment.

<p>4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls</p>	<ul style="list-style-type: none"> • Ensure that grade changes do not change the character of the street face or the relationship of the structure to neighboring structures. • Respect the site's natural slope and minimize cut, fill and retaining walls. • Use structure setbacks and stepdowns at the slope to break up massing and continuous walls.
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Appropriate: Adjust the building to respect existing vegetation and slope.



Inappropriate: Clearing the site; using cut and fill and retaining walls.

<p>5. Consider front porch element in design of new structures</p>	<ul style="list-style-type: none"> • Use an unenclosed single-story front porch to break up a structure's massing on the street face.
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Front Porches contribute to the streetscape and neighborhood character

<p>6. A new structure should be detailed as four-sided architecture</p>	<ul style="list-style-type: none"> • Relate structure’s ratio of solid to void, distribution of window and door openings, and use of consistent detailing on all sides to those of neighboring structures. • Arrange openings to reflect the traditional alignment of openings in neighboring structures to avoid large unbalanced solid wall expanses.
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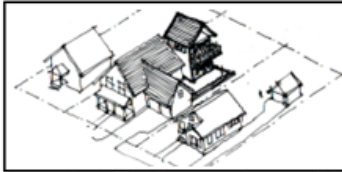


Appropriate: Details are consistent on all sides.



Inappropriate: Details and material use are not consistent.

<p>7. Consider neighbor views, privacy and sunlight in placement and size of a new structure’s elements</p>	<ul style="list-style-type: none"> • Locate decks, balconies and pools to consider privacy of neighboring properties. • Minimize interruption of the sunlight, skyplane, and views for neighboring structures.
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Inappropriate Infill: Tall mass may obstruct sunlight to adjacent yards.

Notes:

- Street face refers to the streetscape elevations of the houses in the block adjacent to the new structure; when the new structure is within two houses of the street corner, the immediately adjacent block beyond the street corner shall also be included.
- Neighboring structures or properties refer to the properties in the block surrounding the new structure, including those in the rear.
- For corner lots, all of the street faces of structures adjacent to the property will be evaluated.
- Special consideration will be given to appropriate mass and scale, appropriate roof lines, and diverse architectural style.
- Special consideration will also be given to tree preservation, landscaping, and stormwater management that exceeds standards set forth in the City Code.