

STREET WALL ARTICULATION

Development Form

Development form refers to buildings and improvements associated with the ‘private realm’ though also applies to the ‘public realm’ when buildings are considered. Generally, the guidelines for Development Form are based on the following objectives that were based on community input:

- Context: Allow for creative architectural solutions that acknowledge contextual design through emulation, interpretation, or contrast in character.
- Character: Complement the architectural character of existing historic buildings and promote harmony in the visual relationships and transitions between new and older buildings.
- Scale: Relate the bulk of new buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.
- Pedestrian: Encourage building design that helps activate and define the public realm and enhance the pedestrian experience.
- Materials: Promote the use of high quality building materials, detailing & landscaping.
- Integrated Services: Promote functional & aesthetic integration of building services, vehicular access and parking facilities.
- Sustainable Design: Promote sustainability in building design, construction and operation.

The following guidelines apply to all areas of the Uptown community. However, it is important to point out that much of the community is zoned for residential uses that are well-established and not anticipated to experience significant change. Thus, the focus of the following guidelines is on commercial and mixed-use development, and infill.

STREET WALL ARTICULATION

The blocks in the community’s commercial and mixed use areas were historically platted with 50’ wide lot increments. This historic lot pattern gives the development on these blocks a fine-grained pattern with its own rhythm and inherent variety. It is important that variety in the street wall be maintained and enhanced to avoid long, monotonous façades. This is of particular importance where blocks are longest such as the eastern portion of Hillcrest and within University Heights. Articulation of building facades is also key to creating visual interest and maintaining the pedestrian scale to achieve enduring architectural design.

POLICIES & RECOMMENDATIONS

4.4.4 Articulate building facade to add scale and visual interest to street walls and the public realm

- 4.4.4.1 Vary and articulate building massing and façades to contribute to a fine-grained, pedestrian scale environment at the street level.
- 4.4.4.2 Avoid uninterrupted blank walls along all building facades. The unbroken length of a façade generally should be no greater than 25’.
- 4.4.4.3 Reinforce the fine-grained pattern established by the underlying historic lot pattern by articulating building facades at a minimum of



Building articulation helps to break up building mass and add visual interest.

every 50' (25' preferred). Façade articulation may include notched setbacks, projecting bays, balconies, etc.

- 4.4.4.4 Articulate the ground level façade by at least 2 to 4 feet to read as substantial change in the façade (i.e., provide a significant shadow line). In areas where a project is required to be built to the build-to line, use street wall variation elements such as recessed storefront entrances, sidewalk cafes, and pedestrian passages to create visual interest. Articulation elements at the second or third floor include notched setbacks, projecting bays, balconies, etc.
- 4.4.4.5 Employ the use of vertical volumes (e.g., towers, gables, etc.) and changes in height to break up long facades, provide focal features, and identify key locations (e.g., building entrances, entry to a paseo, street corners, etc.).
- 4.4.4.6 Avoid repeating the same wall surface design horizontally by more than a third of a lot face.
- 4.4.4.7 Combine changes in depth or horizontal plane with a change in material and character. Changes in façade material or color should be associated with a change in plane or separated by a pilaster.



Ground-floor uses should be active, on sidewalk level, and punctuated with design elements in scale with the pedestrian realm.

GROUND LEVEL USES

The ground level use and design of buildings plays a significant role in the vitality of the public realm because of its interrelation with the pedestrian experience. In commercial and mixed use areas, it is important that commercial, residential, and community uses actively engage the public streetscape in order to promote vibrant commercial corridors. The following guidelines apply to ground-level uses throughout the community with a focus on commercial and mixed use areas.

POLICIES & RECOMMENDATIONS

4.4.5 Ground Level Uses should engage and activate the pedestrian realm

- 4.4.5.1 Ensure that ground-floor uses are active and pedestrian-oriented within commercial and mixed-use areas. Uses that have low propensity for walk-in traffic should be discouraged from locating in street-front locations.
- 4.4.5.2 Require floor-to-floor heights of between 16' and 18' as an optimal height for commercial ground floors in mixed-use buildings.
- 4.4.5.3 Design ground-floor elevations for commercial uses to be level with the elevation of the adjacent public sidewalk, and not more than 2' above the sidewalk grade.
- 4.4.5.4 Avoid blank walls greater than 12 feet in length. If unavoidable, they should be landscaped or decorated in a manner that makes them visually interesting.
- 4.4.5.5 Avoid placing residential uses other than residential entries on the ground floor in commercial and mixed-use areas.
- 4.4.5.6 Where ground floor residential uses are permitted or desired, promote active residential street frontages by designing ground-floor units to provide living space that fronts the street and/or takes direct access from the street

FENESTRATION



Entrances to residential units should be elevated above the street level.

Landscaped setbacks, planters, front porches, stoops and forecourts are encouraged to buffer residential uses as well as provide pedestrian interest. Fences, walls and landscaping shall be designed and maintained to provide 'eyes on the street' rather than as a visual obstruction.

- 4.4.5.7 Design ground-floor residential uses within attached residential and mixed-use developments to provide a grade change of at least two to three feet from the public sidewalk to the first floor residence to protect the privacy of residential units.



Windows should be grouped to establish rhythms across the façade.

FENESTRATION

Fenestration, which is the arrangement, proportioning, and design of windows, is important in creating active building facades that are visually engaging and in connecting a building's interior activities with the public realm. From the outside, windows give human scale to buildings, and animate facades with their varying sizes, patterns and treatments. From the inside, they provide for natural light and views, and operable windows provide for natural ventilation. Due to their importance in building design, providing guidelines for fenestration is essential to achieving successful urban design. The following policies apply to building fenestration:

POLICIES & RECOMMENDATIONS

4.4.6 Design buildings with window patterns that contribute to superior architectural design and complement neighborhood character

- 4.4.6.1 Design and placement of windows should have character, style, and scale appropriate to the overall building design.
- 4.4.6.2 Group windows to establish rhythms across the façade and hierarchies at important places on the façade.
- 4.4.6.3 Include windows along all walls visible from the public realm. Avoid blank walls.
- 4.4.6.4 Ensure that windows are not flush with the exterior wall surface. Recess window glass a minimum of three (3) inches from the exterior wall surface to add relief to the wall surface. Wainscoting and reveals can also be used to enhance the appearance of deep-set windows.
- 4.4.6.5 Generally, all occupied rooms should have operable windows to allow for natural ventilation.

BUILDING MATERIALS

The craftsmanship and design detail that is embodied in the the community's historic and traditional buildings is highly valued. While newer construction techniques and design processes do not strive to replicate the hand-crafted quality of the past, the use of high quality materials is a design decision that is possible for new construction. The use of high quality materials is essential for creating buildings that convey the sense of quality and permanence desired for the community. This includes the materials that are featured in the area's historic buildings such as plastered stucco, solid wood, tile, brick and decorative masonry. Accent materials used in entryways, windows, and cornices must also be of the highest quality to ensure durability and character.



Materials may be distinct between ground-floor and upper story facades. High-quality materials should be used adjacent to pedestrian right-of-way.



Materials should be selected that complement and respond to San Diego's climate and maximize views and natural light and ventilation.

POLICIES & RECOMMENDATIONS

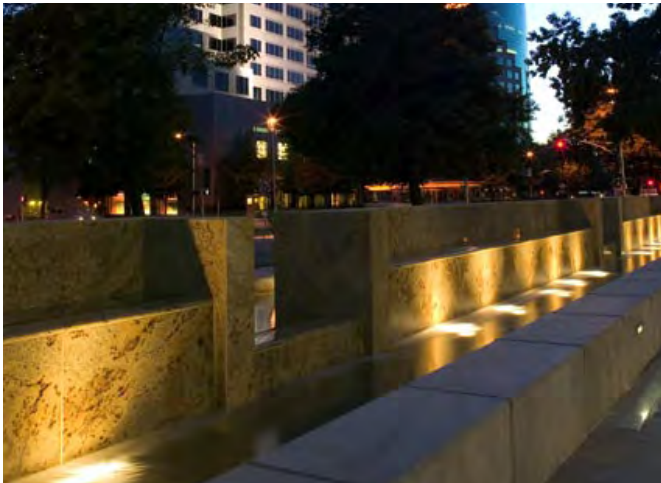
4.4.7 Encourage the use of quality building materials and finishes in new development that complement neighborhood character and reflect fine craftsmanship

- 4.4.7.1 Use high-quality, durable materials in all projects. Quarry stone, terra cotta, traditional decorative tile and masonry, brick and solid wood are examples of quality materials. In taller buildings, use high quality materials at the street level to a minimum height of twenty (20) feet where they are more visible to the public.
- 4.4.7.2 Design new developments to respond in a compatible manner to the existing color, texture and materials used on surrounding notable buildings.
- 4.4.7.3 Design buildings with materials and colors that relate to masses and volumes. Changes in material or color should be designed with a change in the wall plane. Materials should wrap corners and continue at least 18 inches before another change in material. Compatible materials should be used on all four sides of the structure.
- 4.4.7.4 Building materials and colors should be used to unify and provide visual interest to building exteriors. However, the number of materials and colors should be limited to promote a visual simplicity and harmony.
- 4.4.7.5 The adherence to color trends over neighborhood or architectural context is discouraged. Colors should be selected to correlate with traditional building styles as well as neighborhood aesthetics.
- 4.4.7.6 Residential projects should avoid the excessive use of metal, concrete, and concrete block as wall surfaces.

LIGHTING



Lighting of buildings should be intergrated into the building design and employ fixtures that reflect overall design approach.



Lighting should enhance building features and materials, while minimizing light trespass and providing appropriate levels of illumination.

4.4.7.7 Sustainable, local and rapidly-renewable materials should be incorporated to the extent feasible and if compatible with overall design strategy.

LIGHTING

The primary purpose of illuminating buildings is to provide for security and pedestrian safety. Lighting is also used to enhance details of the front facade, and to illuminate plant materials and pathways in the landscaping. Known for their distinctive commercial areas and nightlife, various parts of Uptown employ lighting to promote commercial and entertainment activity. In residential buildings, lighting is focused primarily on key entries and access paths with

generally low levels of exterior illumination. Thus, the manner in which it is illuminated is critical to maintaining community character, user comfort, and successful businesses. In general, the following policies apply to building lighting, which is distinct from the lighting of the public realm.

POLICIES & RECOMMENDATIONS

4.4.8 Incorporate lighting that complements and enhances building design and reinforces neighborhood character

- 4.4.8.1 Employ lighting to add drama and character to buildings and landscape, ensure public safety, and enhance nighttime activities.
- 4.4.8.2 Balance levels of illumination to be responsive to the type and level of anticipated activity without under- or over-illuminating. Generally, higher illumination is desired on buildings and areas with higher levels of nighttime use.
- 4.4.8.3 Select fixtures that complement building architecture, and integrate lighting into the whole of the building and project design.
- 4.4.8.4 Focus illumination on the front entryway, recessed entryways, walkways, and garage areas of residential buildings. Building addresses should be illuminated and clearly visible from the street at night.
- 4.4.8.5 Illuminate buildings and landscaping indirectly by concealing light features within buildings and landscaping to highlight attractive features. Direct lighting to avoid light spillage onto neighboring properties. Building-mounted lighting should be angled downwards or include cut-off shields. Unnecessary glare should be avoided.
- 4.4.8.6 In pedestrian-oriented areas, energy efficient lighting sources with warm white color and good color rendition are recommended.
- 4.4.8.7 Ensure that electric sources are concealed and not in conflict with architectural detailing.

SIGNS

Signs play a fundamental role in the community, especially in commercial areas. They facilitate local commerce by identifying where goods, services, and entertainment can be found. They also play a significant role in community character—contributing to either a more attractive and legible urban environment or one that is confusing, visually cluttered and unattractive. In Uptown, as elsewhere, a conflict exists between signs scaled for pedestrians versus signs scaled for motorists. In order to reinforce pedestrian orientation, the type, size, and placement of signs is important. The inclusion of attractive, distinctive, and noticeable signage that is complementary to neighborhood character is a primary goal of private realm building design. In residential areas, signage is only appropriate for use in multi-family projects where it is needed to identify a project or clarify wayfinding.

POLICIES & RECOMMENDATIONS

4.4.9 Incorporate signage that complements building design and contributes to neighborhood character

4.4.9.1 Design signs at a scale for pedestrian, rather than vehicular traffic. Signs should generally not be located more than 20' above the sidewalk or be higher than the building cornice line or street wall height.



Discreet wall-mounted signs that complement the architecture of historic buildings and new development is desired throughout Uptown.

- 4.4.9.2 Construct signs of high-quality materials such as wood, metal, or stone.
- 4.4.9.3 Include messages that are simple and clear, and focus on business identification rather than advertising. Signs should generally include the name of the business and logo, with minimal additional text. Signs on residential buildings should be limited to the name of the complex and the address. Name and address should be easily visible from the street to assist visitors and emergency vehicles, and be illuminated to be visible after dark.
- 4.4.9.4 Design signs as an integral part of the building, consistent with its architectural style, scale, materials, and color.
- 4.4.9.5 Encourage signs that use icons, symbols, or logos rather than words (e.g., a shoe for a shoe store, a bicycle wheel for bike shop, etc.).
- 4.4.9.6 In entry signage, include primary access points to the complex and within the complex, as needed, to provide clear direction to visitors.
- 4.4.9.7 Conceal electrical conduit, tubing, raceways, conductors, transformers, mounting hardware, and other equipment.
- 4.4.9.8 Encourage the following types of signs:
- Wall signs



Signs should be integrated with overall building design with a simple and clear message.

CORNERS



Printed signage on awnings or canopies is an encouraged form of signage in Uptown.



Buildings situated on corners may include entrances in the corner area.

- Window signs
- Projecting or blade signs (oriented vertically or horizontally)
- Panel or plaque signs (Flush-mounted)
- Printed signage on awnings or canopies
- Individual lettering (three-dimensional, flush-mounted) channel

4.4.9.9 Discourage the following types of signs:

- Internally-illuminated acrylic box signs
- Internally-illuminated vinyl awnings
- Animated and rotating signs
- Pole signs
- Billboards

CORNERS

Buildings located on corners are especially positioned to activate the public realm and add visual interest to the pedestrian environment. Corner buildings draw activity from four directions and are ideally situated for active ground-floor uses and commercial spaces with greater, more functional depths. They also offer the opportunity to define street character with bold architecture, vertical height elements or place-making features. Designs for buildings situated on corners may include design enhancements on the ground floor, such as enhanced building entrances and ornament, as well as design treatments for upper story volumes, such as variations in material and color, and lighting treatments, as well as distinctive canopies.

POLICIES & RECOMMENDATIONS

4.4.10 Design corner buildings to engage and add interest to the public realm

4.4.10.1 For buildings on corner lots, locate entrances at the corner to anchor the intersection and create a seamless transition that captures pedestrian activity from both street frontages.

4.4.10.2 Accentuate the corner's unique location with architectural features that actively engage the public realm and create a visual presence at the corner, such as:

- Chamfered or rounded corners
- Projecting and recessed balconies and entrances
- Accentuating features such as embellished doorways and volumetric manipulations (e.g., corner tower)
- Enhanced window designs that may include floor-to-ceiling windows, display windows, clerestory windows, or distinctive glass design or colors.

4.4.10.3 At gateway locations, incorporate architectural design features that highlight the gateway and create a sense of entry.

BUILDING TRANSPARENCY

BUILDING TRANSPARENCY

Transparency refers to the amount of glazing (i.e., windows) on a building façade. Transparency at the street level plays a significant role in supporting an active pedestrian environment by creating a direct connection between public and private realms and engaging the interest of passersby. Storefront windows activate and add visual interest to the pedestrian environment by displaying products and revealing activity within shops and restaurants. They also contribute to public safety by placing “eyes on the street.” Including appropriate building transparency is especially important where commercial and mixed-use areas are prevalent such as in Neighborhood Centers and Nodes. This ensures that commercial and mixed-use areas are vibrant, well-lit, and there is a clear connection between the activity of the pedestrian realm and commercial establishments.

POLICIES & RECOMMENDATIONS

4.4.11 Encourage the use of glazing to activate building facades

- 4.4.11.1 Incorporate generous windows and street-oriented glazing that provide a high degree of transparency on street-level facades in commercial and mixed use areas.
- 4.4.11.2 Ensure that the street level façade is 60-75% transparent where retail or other community or active uses occur.



Transparency enhances the blending of building interiors and exteriors.

- 4.4.11.3 Utilize clear, non-reflective glass rather than opaque, translucent or reflective glass, which does not count towards the transparency ratio.
- 4.4.11.4 Design front doors of retail or other pedestrian-oriented ground-floor uses with windows that permit views into the establishment.

ARCHITECTURAL PROJECTIONS

Projections refer to architectural elements, such as cornices, balconies, window bays, and sun shades that may extend into the setback zone. Typically these are placed at a height or distance from the street frontage that they do not impact pedestrian movement, however, they must be designed carefully to ensure that their scale and location is appropriate. The following guidelines apply to individual types of projections. Signage – which may also be a projection – is covered under the Signage policy and recommendations.

POLICIES & RECOMMENDATIONS

4.4.12 Encourage architectural elements that add visual interest and enhance the user experience

- 4.4.12.1 Canopies and Awnings: Include canopies and awnings in buildings to protect pedestrians from summer heat and winter rain, and to contribute variety to storefronts and building entries. Generally canopies and awnings:
 - Should provide 8' minimum clearance above the finished sidewalk grade
 - Can encroach into the public right-of-way up to 75% of the sidewalk width
 - Should be consistent with the building's architectural style and avoid obscuring distinctive architectural features
 - Can be either permanent architectural features that incorporate materials consistent with the building's architecture, or colored fabric mounted over a metal structural frame

ARCHITECTURAL PROJECTIONS



Awnings, canopies, and cornices add pedestrian scale to buildings.



Projecting balconies add visual interest, potential occupable space, and echo San Diego's modern architectural heritage.



Sunshades may be included on upper stories or lower stories to shield solar rays into building interiors.

- Avoid using shiny, flimsy or internally illuminated fabric.

4.4.12.2 Window Bays: Use window bays to add visual variety and interest to building facades and enhance the connection between public and private realms. Generally window bays:

- Can be either squared-off or have angled returns
- Should encroach no more than 3' into the public right-of-way
- Should have a maximum horizontal width of 8' (The angled return is in addition to the 8' width)
- Should have at least a 6' horizontal separation between window bays
- Should allow at least 12' clear from top of sidewalk to underside of projection.

4.4.12.3 Balconies: Use balconies to add visual variety and interest to building facades and create an active connection between public and private realms. Generally balconies:

- Should encroach no more than 3' into the public right-of-way
- Should have a maximum 12' horizontal width
- Should have at least a 10' horizontal separation between balconies
- Should allow at least 12' vertical clearance from the sidewalk

4.4.12.4 Cornices: Apply cornices, which are continuous horizontal courses or mouldings along the top of building facades, to define and add character to buildings. Cornices:

- Should be used to create a consistent relationship between new and old buildings by establishing a consistent street wall height along the length of the street

ROOFTOPS & MECHANICAL SCREENING

- Should be used reflect changes in building form such as building setbacks
- Should be of substantial depth to create a shadow line that clearly defines the top of the façade
- Should not project more than 5' into the public right-of-way.

4.4.12.5 Sunshades: Employ sunshades as architectural features to control solar exposure into building interiors in order to limit heat gain, prevent glare, and enhance daylighting by re-directing and deflecting sunlight. With the emphasis on creating more sustainable buildings, the use of sunshades is expected to become ever more prevalent. Sunshades:

- Are encouraged as a way to improve building comfort and energy efficiency
- Should be constructed of high-quality, durable materials
- Should be designed as an integral element of the overall building design that adds architectural distinction.



Mechanical penthouses and rooftop equipment should be setback from the primary building façade and screened.

ROOFTOPS AND MECHANICAL SCREENING

The silhouette created by building roof lines is an important component of community character whether it is a two-story commercial building viewed from the street frontage or a high-rise mixed use building viewed from afar. Rooftops need to accommodate servicing and life-safety requirements and mechanical areas need to be appropriately screened while still retaining a form that will be a distinctive and memorable contribution to the community's skyline.

POLICIES & RECOMMENDATIONS

4.4.13 Require that rooftops are designed in an expressive and contextual manner, with mechanical areas appropriately screened

- 4.4.13.1 Design rooflines to be sculpted and expressive in a manner that complements the composition of the building.
- 4.4.13.2 In buildings with flat roofs, use strong, attractively detailed cornices or parapets to define the roofline.
- 4.4.13.3 Screen and architecturally integrate all mechanical penthouses and stair towers into the form of the building. Use materials to clad mechanical equipment and penthouses that complement the rest of the building.
- 4.4.13.4 Locate rooftop equipment so that it is not visible from streets or other public spaces. Mechanical penthouses or screens should be setback at least 5 feet from the building façade.
- 4.4.13.5 Consider potential views from surrounding taller buildings in rooftop design. Green roofs and roof gardens or patios can be used to enhance rooftop appearance from surrounding buildings.

ONSITE OPEN SPACE & PUBLIC SPACE

ONSITE OPEN SPACE AND PUBLIC SPACE

Open Space and landscaping plays a significant role in how people experience the urban environment, providing an interface between the public and private realms that unites them into a seamless whole. Landscaping provides a natural element to the urban form, softens and frames views and can also screen unattractive elements. Historically, Southern California developed with relatively generous spaces for gardens and landscaping in a large urban context. As the scale of development in the Uptown community increases, these spaces need to be re-fashioned for a more urban context rather than become vestiges or eliminated altogether. Maintaining setbacks to include room for landscape designs that are attentive to detail with thoughtful placement and layering of plant material is therefore important. This includes plantings along building street frontages and required yard areas as well as in interior courtyards, plazas and paseos.

While landscaping plays a significant role in residential and residentially-oriented mixed-use areas, it is also important in commercial areas where creating comfortable and attractive places for people is critical to successful retailing. Landscape and open space plays an important role in a number of residential and commercial building typologies that are typical to the areas temperate climate, including courtyard housing where units are oriented around a central open space and retail development organized around plazas and paseos. The inclusion of landscaping on both building frontages and within courtyards is important for achieving the aesthetic quality that is desired for future developments.

POLICIES & RECOMMENDATIONS

4.4.14 Encourage onsite open space and landscaping as an element of building and site design

4.4.14.1 Strongly encourage residential development or development with a residential component to provide on-site outdoor open space as an amenity for residents. The open space should be designed as a central-organizing principle

of the development not as an afterthought and function primarily as a gathering space. Features such as pools and sport courts (and indoor gyms) are encouraged for larger developments to provide a recreation component.

- 4.4.14.2 Maintain required setbacks for installation of landscaping to achieve needed landscape design functions such as soften development forms, buffer unwanted uses and provide privacy.
- 4.4.14.3 Use landscaping to activate building facades, soften building contours, highlight important architectural features, screen less attractive elements, provide shade, and add color, texture, and visual interest.
- 4.4.14.4 Select high quality landscape materials suitable for the San Diego coastal climate.
- 4.4.14.5 Integrate semi-public outdoor spaces such as on-site plazas, patios, courtyards, paseos, terraces and gardens to address the public realm and support pedestrian activity and community interaction. These are strongly encouraged in larger projects.
- 4.4.14.6 Delineate plazas and courtyards through building and landscape design. Ensure that plazas and courtyards are comfortably scaled, landscaped for shade and ornament, furnished with areas for sitting, and lighted for evening use. Courtyards should be surrounded by active facades or landscape treatments.
- 4.4.14.7 Provide a variety of seating options, such as benches, seat walls, and broad steps. Private patios may be located in courtyards if they are defined by a low wall or hedge.
- 4.4.14.8 Whenever feasible, design landscape and private open space areas to serve a sustainable infrastructure function by collecting and treating stormwater flow, allowing for infiltration and being used for irrigation.

ONSITE OPEN SPACE & PUBLIC SPACE



Low walls used to line landscaping and open space may be used as seating areas.



Plazas, which provide transition areas between the public and private realms, should be accessible and oriented towards the public realm.



Opportunity sites for parks, public spaces, and plazas should be identified and encouraged throughout Uptown as a valuable community resource.

ONSITE PUBLIC OPEN SPACES IN NEIGHBORHOOD CENTERS & NODES

The community lacks a significant amount of public open spaces within commercial and mixed use areas where people can gather or sit and rest. Most Commercial districts and corridors within Southern California developed without public spaces and very little private open space. At that time, surrounding residential neighborhoods also were typically developed with lower density homes and apartments that included open space in the form of private yards and gardens. As such, the lack of public open space could be offset in other ways within residential neighborhoods. However, as commercial corridors continue to redevelop and add residential density, the provision of public (and private) open space becomes more important. These spaces can provide needed open space for nearby residents, office workers, shoppers and visitors, especially when larger parks are not proximate, as is the case for most of the community's commercial and mixed-use areas. Public spaces in the form of pocket parks or plazas can also help offset park deficiencies by providing public gathering places and other park uses. Ownership and operation of these spaces can be public, private, or some form of partnership, although all are intended to be publicly accessible. The scale and features of these small open spaces can vary, but should be adapted to their context.

POLICIES & RECOMMENDATIONS

4.4.15 Provide opportunities for Public Open Spaces in Neighborhood Centers and Nodes

- 4.4.15.1 Orient public spaces towards the public right-of-way and frame with active building facades (e.g., entrances, windows, balconies, etc.) that help activate the space and provide "eyes on the street" for security.
- 4.4.15.2 Locate public spaces so that they will receive optimal year-round sun exposure and are out of the path of prevailing winds.
- 4.4.15.3 Design public spaces to be accessible to all user groups, including those with disabilities.

PUBLIC ART



Public art should be incorporated into elements of the public realm that are well-used and viewed by the community.

- 4.4.15.4 Provide ample seating and areas for social interaction within public spaces.
- 4.4.15.5 Landscape areas within public open space with climate-appropriate plant materials and reflect the native or historically significant plants of San Diego.
- 4.4.15.6 Explore creative ways to create small public spaces such as the re-purposing of underutilized utility easements, extra-wide street rights-of-way, and undevelopable remnant parcels to create usable open space. Such measures may include:
 - Expanding the size of bulb-outs (curb extensions) at key intersections and mid-block neck-down areas to create small plazas/pocket parks
 - Using remnant and/or vacant parcels, even if only on an interim basis, as sites for community gardens
 - Narrowing a street cross-section to create a wide, linear greenway along one side of the street.

PUBLIC ART

Public art helps to activate the public realm by adding visual interest to the public streetscape and enriching the pedestrian experience. Adding elements that visually and intellectually engage the community can be an effective means of encouraging pedestrian activity and fostering community identity. However, given the competition for space in the pedestrian realm, it is important that public art be seen as more than just statues or sculpture that occupy space. Instead, public art should be seen as something that is integral to the design of the many elements that occupy the public streetscape--making them more interesting, but not necessarily requiring more space.

POLICIES & RECOMMENDATIONS

4.4.16 Encourage the creation of Public Art in Neighborhood Centers and Nodes

- 4.4.16.1 Encourage all capital improvement and development projects to integrate public art into the design of public streetscape elements (e.g. paving, street furniture, transit shelters, lighting, etc.)
- 4.4.16.2 Locate public art in areas where it can be viewed and enjoyed by a large number of people, including sidewalks, intersections, plazas, and medians.
- 4.4.16.3 Use public art to enhance community understanding of the community's history and culture.
- 4.4.16.4 Determine the design and placement of public art so that it will be coordinated with and enhance other streetscape elements. Three-dimensional installations that occur within the public right-of-way should not obstruct pedestrian circulation, and should be considered in the same manner as other street furnishings.

- 4.4.16.5 Use public art to mark key gateways and intersections, e.g., the Hillcrest Core, Park Boulevard.
- 4.4.16.6 Include interactive art that will encourage community participation or provides sensory stimulation through touch, movement, or sound. Locate such installations so as not to obstruct pedestrian movement or create a nuisance.
- 4.4.16.7 Engage local San Diego artists in the creation of public art installations.

CONTEXTUAL DESIGN

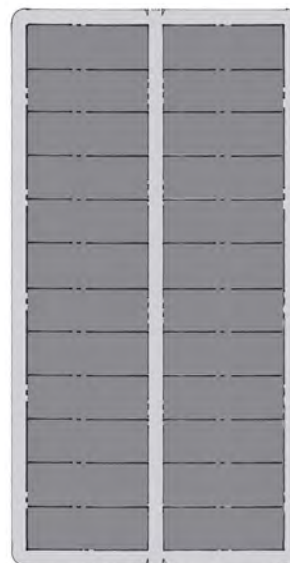
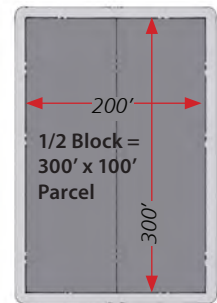
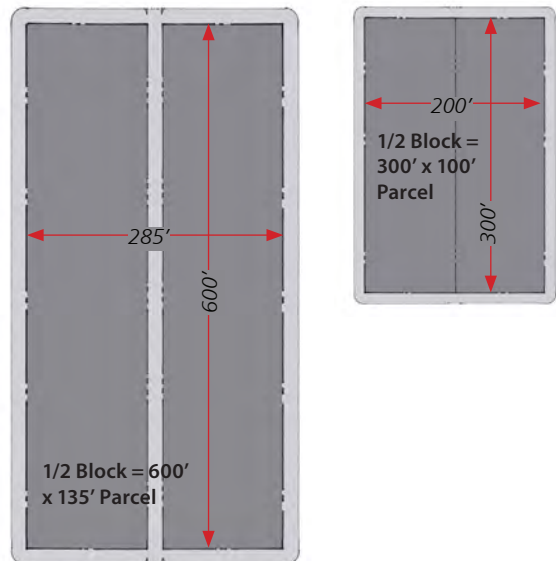
As new development is added within the established neighborhoods of Uptown, it is important that it does not detract from overriding architectural character of the neighborhood. New development that is compatible with existing context will contribute to the sense of place and enhance neighborhood character.

A consistent interface with the public realm is key to establishing the proper context within a block or area. Compatibility is evaluated based upon a building's relationship to the scale, form and architecture of adjacent properties and an appropriate scale for the block.

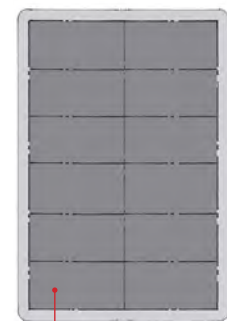


New development that is compatible with existing homes will contribute to the sense of place and enhance neighborhood character.

Typical Uptown Blocks



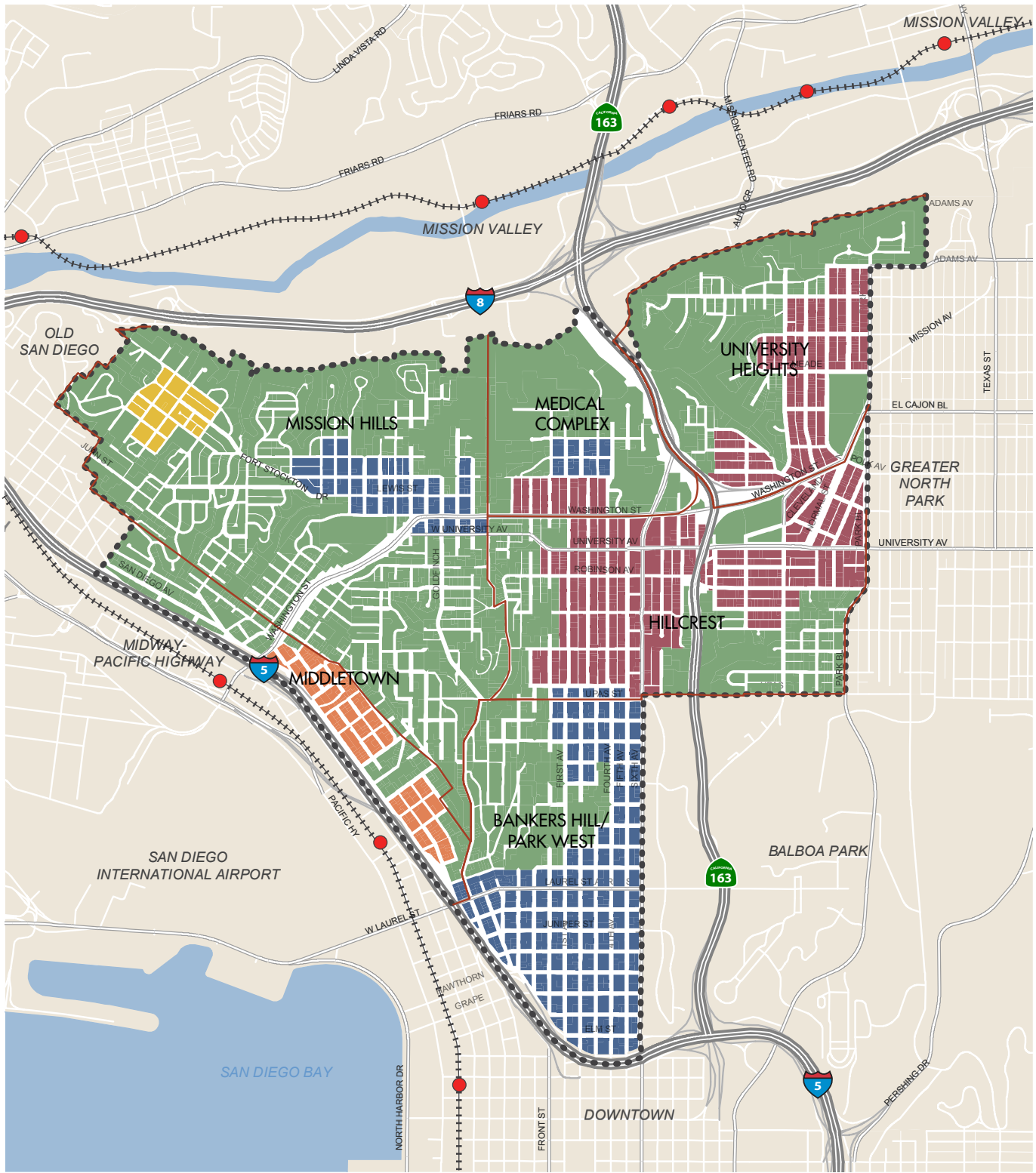
50' x 135'
Parcels



50' x 100'
Parcels

Although there are many different block configurations in Uptown, two block configurations established in the area's early history predominate. A long, narrow block with mid-block alley predominates in Hillcrest and University Heights. A shorter block without an alley predominates in Park West.

CONTEXTUAL DESIGN



LEGEND	Square blocks	Irregular Blocks	Community Plan Boundary
	Long blocks with Alleys	Hillside Grid Blocks	Neighborhood Boundary
	Short blocks		Trolley Route & Stops

FIGURE 4.8: BLOCK TYPE



Historic buildings in Uptown have a strong orientation to the street.

POLICIES & RECOMMENDATIONS

4.4.17 Encourage building design that is responsive to the built form and character of surrounding development

- 4.4.17.1 Design infill to complement the architectural styles of the block. If there is a mixture of styles on a block, then the design of new housing should still be responsive to the shared characteristics of existing housing (e.g., setbacks, heights, massing, etc.).
- 4.4.17.2 Explore new stylistic interpretations of traditional architectural vocabulary in new development without copying them.
- 4.4.17.3 Incorporate architectural features and detailing proportional to the scale of surrounding development on the block. Give equal design treatment and architectural consideration to all elevations.
- 4.4.17.4 Design new expansions and additions using architectural details that are consistent with those of the existing structure. Ensure that all elements (i.e. additions) in a structure are consistent with that structure's overall design or style.
- 4.4.17.5 Use stylistically cohesive, character-defining features, such as porches, columns, balustrades,

brackets, rafters, and decorative trim, to enhance visual compatibility.

- 4.4.17.6 Design roofs of infill and additions with appropriate pitch, overhang depth, and gable orientation to be similar to those of existing homes on the block and/or the existing structure.
- 4.4.17.7 Design porch and entry elements of infill and additions with a scale and style consistent with the scale and style of the residence, respecting the scale and style of similar elements on the other residences on the block.

STREET ORIENTATION

Much of the community's vibrant pedestrian-oriented environment is a product of development in the late nineteenth and early twentieth century's, prior to the prominence of the automobile, when buildings were designed at a more pedestrian scale and sited to address the public realm, creating a well-defined street edge. In later generations, in response to changes in transportation choices, retail formats, and construction technologies, this consistent edge was eroded by parking lots, driveways, and buildings set far back from the street. The intent of the urban design guidelines is to reinforce the pedestrian scale and orientation that typifies the community's historic grain and 'fill-in' the missing pieces of the street edge.

POLICIES & RECOMMENDATIONS

4.4.18 Ensure that buildings are designed with a strong orientation to the primary street frontage

- 4.4.18.1 Orient buildings towards public (and private) streets to positively define street edges. Align with primary street frontages and public spaces to frame the pedestrian environment.
- 4.4.18.2 Place the main building entrance on the primary street frontage.

SETBACKS

- 4.4.18.3 Orient primary building entrances onto street frontages rather than parking lots.
- 4.4.18.4 For building facades that face streets or are adjacent to sidewalks or pedestrian pathways (e.g., paseos), incorporate features such as windows, doors and other architectural elements that activate the facades and provide visual interest.
- 4.4.18.5 Maintain quality architectural articulation and finishes around all visible sides of the buildings, not just the building fronts.

SETBACKS

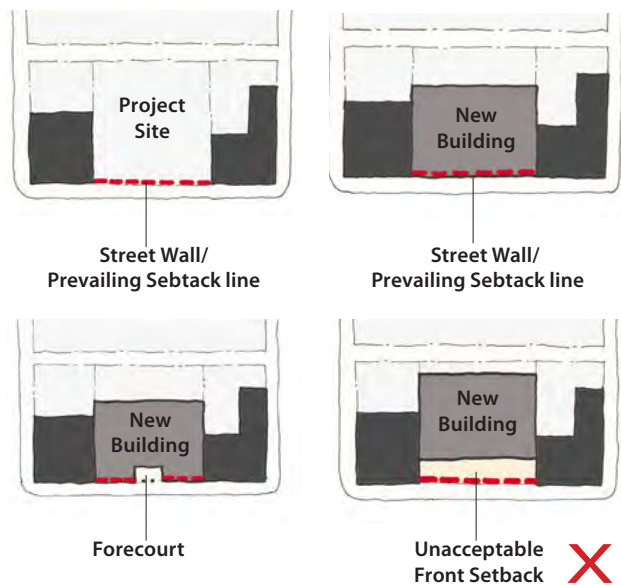
The distance buildings are setback from the street helps to define the character of the public realm. In order to create a coherent character, it is important to establish a consistent alignment of building frontages without significant gaps within each block or series of blocks. Building setbacks and build-to lines are the tools used to establish a consistent street wall. In residential areas, a greater setback is appropriate, where a landscaped zone between the building and the back edge of the sidewalk provides a buffer. Commercial buildings and storefronts should be closer to the street to define and engage the pedestrian environment. Current setbacks are shown in Figure 4.12: Setbacks.

POLICIES & RECOMMENDATIONS

4.4.19 Ensure that new development responds to the prevailing setbacks of surrounding development

- 4.4.19.1 Design buildings in commercial and mixed use areas to either an agreed upon minimum setback line or to the prevailing setback along the street in order to create a consistent and well-defined street frontage.
- 4.4.19.2 Avoid placing surface parking between the building frontage and the public street right-of-way in all circumstances.

Examples of Building Setbacks

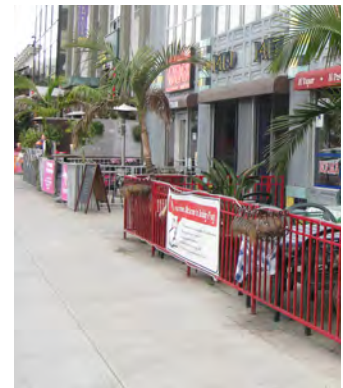


Diagrams illustrating the placement of a building in relation to the Build-to Line.

Design of the Setback Examples



Zero-foot setback.



6-10 foot setback with outdoor seating.

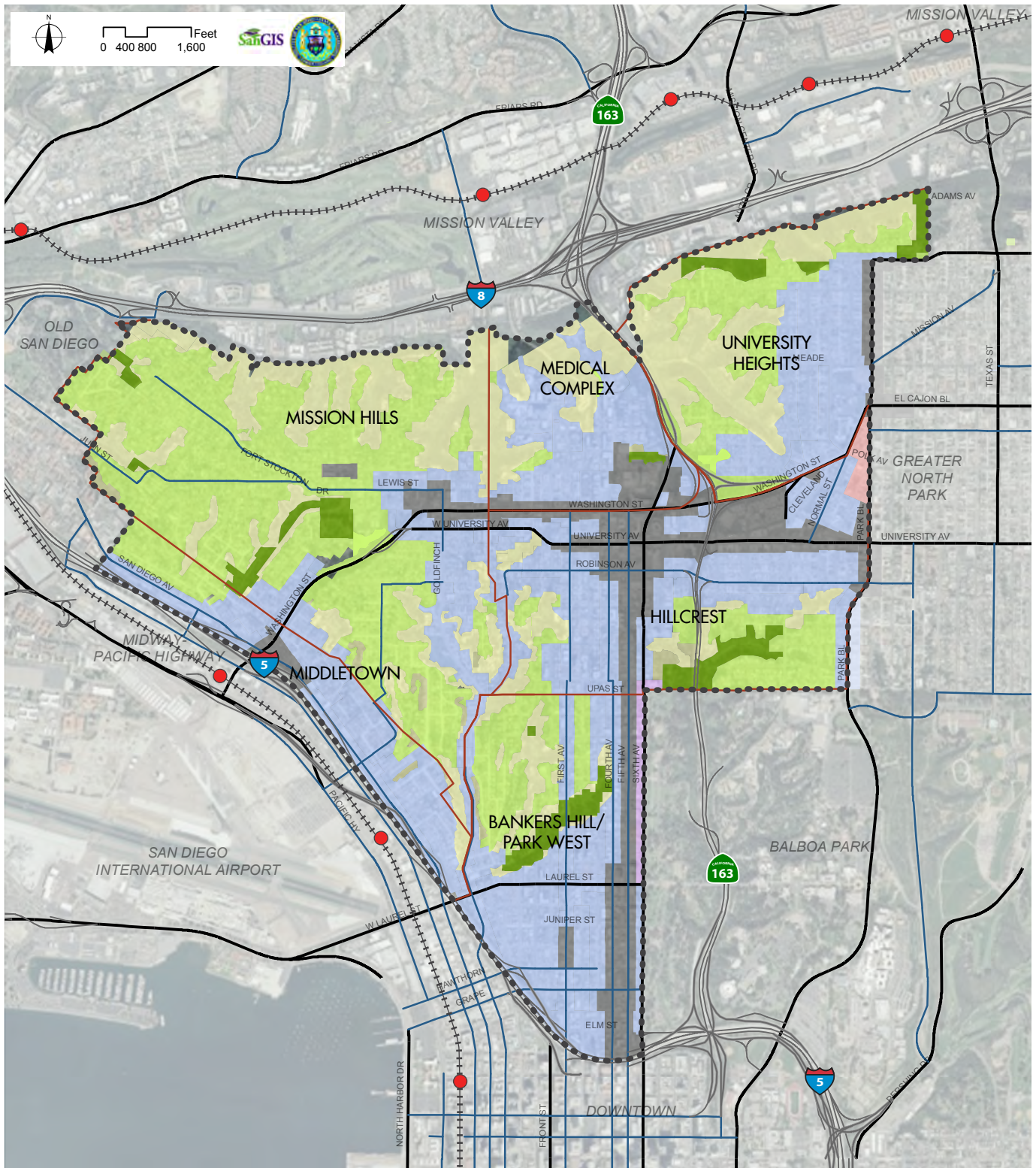


10-15 foot setback with seating within setback zone.



Forecourt within zero-foot setback zone.

4.4 DEVELOPMENT FORM SETBACKS



LEGEND	Roads	Setbacks	Mixed Commercial	Residential	
	<ul style="list-style-type: none"> Interstate Minor Arterial Major Collector 	<ul style="list-style-type: none"> None Required 5 Feet 6 Feet 10 Feet 	<ul style="list-style-type: none"> 15 Feet 20 Feet 25 Feet Open Space 	<ul style="list-style-type: none"> Community Plan Boundary Neighborhood Boundary Trolley Route & Stops 	

FIGURE 4.9: SETBACKS

SETBACKS

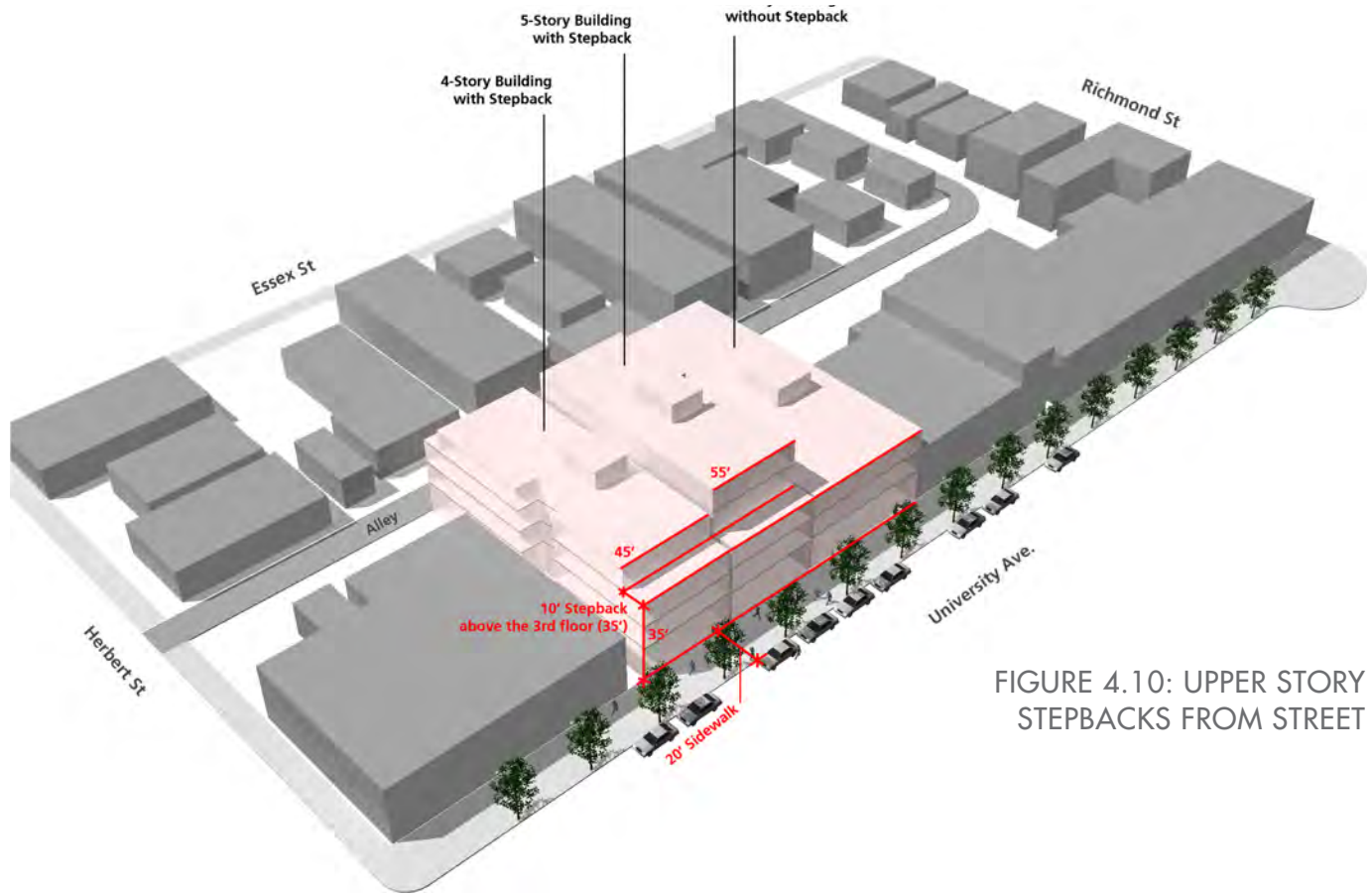


FIGURE 4.10: UPPER STORY STEPBACKS FROM STREET



Upper-Story Stepbacks from Street



Upper-Story Stepbacks from Street



Upper-Story Stepbacks from Adjacent Rear Properties

- 4.4.19.3 Establish minimum setbacks that contribute to a wider pedestrian zone in the community's commercial areas to support an active and well-furnished pedestrian environment. For example, on commercial streets that currently have 8-foot wide sidewalks, a minimum 4-foot front yard setback could be established to achieve a more desirable 12-foot wide sidewalk.
- 4.4.19.4 Include public or semi-public spaces such as plazas, courtyards, forecourts, and sidewalk cafes, adjacent to the public right-of-way.
- 4.4.19.5 Design buildings such that at least 80% of the building frontage is set up to the minimum setback line in commercial areas. In mixed use areas that are not primarily retail districts, at least 65% of the building must be set up to the minimum setback line.
- 4.4.19.6 Allow minor variations in the building frontage to create more interesting facades, which will be credited toward the minimum setback percentage requirement. Minor variations include recessed building entries, vertical recesses up to three feet deep and four feet wide, and building setbacks up to 2 feet from the minimum setback line.
- 4.4.19.7 In mixed-use areas that are not primarily retail districts (e.g., Fourth Avenue in Bankers Hill/

Park West), place buildings within 3 feet of the minimum setback in order to allow for landscaping along the building frontage.

- 4.4.19.8 Residential front and street sideyard setbacks should be the greater of either the zone requirement or a 6 foot minimum. The minimum setback allows for a landscaped area to buffer residential uses from the street.

HEIGHT AND MASSING IN NEIGHBORHOOD CENTERS AND NODES

The community contains an eclectic variety of buildings in its commercial and mixed-use areas, ranging in scale, style, use, and material, among other attributes. These areas have been identified as Neighborhood Centers and Nodes, per the Urban Form Analysis. Although design guidelines must be applied to regulate scale and type, other broadly-based principles of good design can be applied to allow for variety to flourish within these areas. The following guidelines apply new development in Neighborhood Centers and Nodes:

POLICIES & RECOMMENDATIONS

4.4.20 Promote building heights, massing and articulation that is responsive to the character of the Neighborhood Center or Node

- 4.4.20.1 Building scale and massing shall be sensitive to and not overwhelm the scale of surrounding development.
- 4.4.20.2 Employ a combination of building setbacks, upper-story stepbacks, and articulated sub-volumes to sensitively transition to adjacent lower height.
- 4.4.20.3 Factors such as the quality and likely longevity of adjacent buildings as well as permitted zone heights may be considered when determining sensitive height transitions in areas identified for higher intensity development.

HEIGHT & MASSING

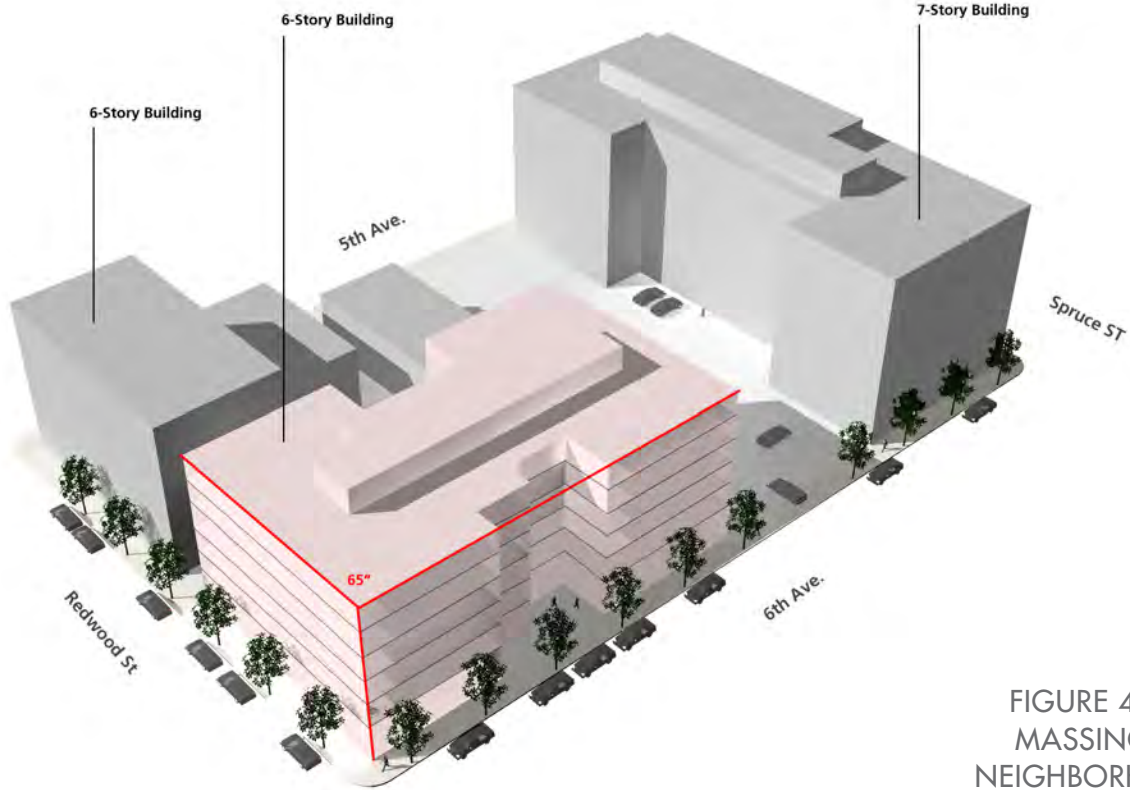


FIGURE 4.11: HEIGHT & MASSING CONCEPT 1 - NEIGHBORHOOD CENTER

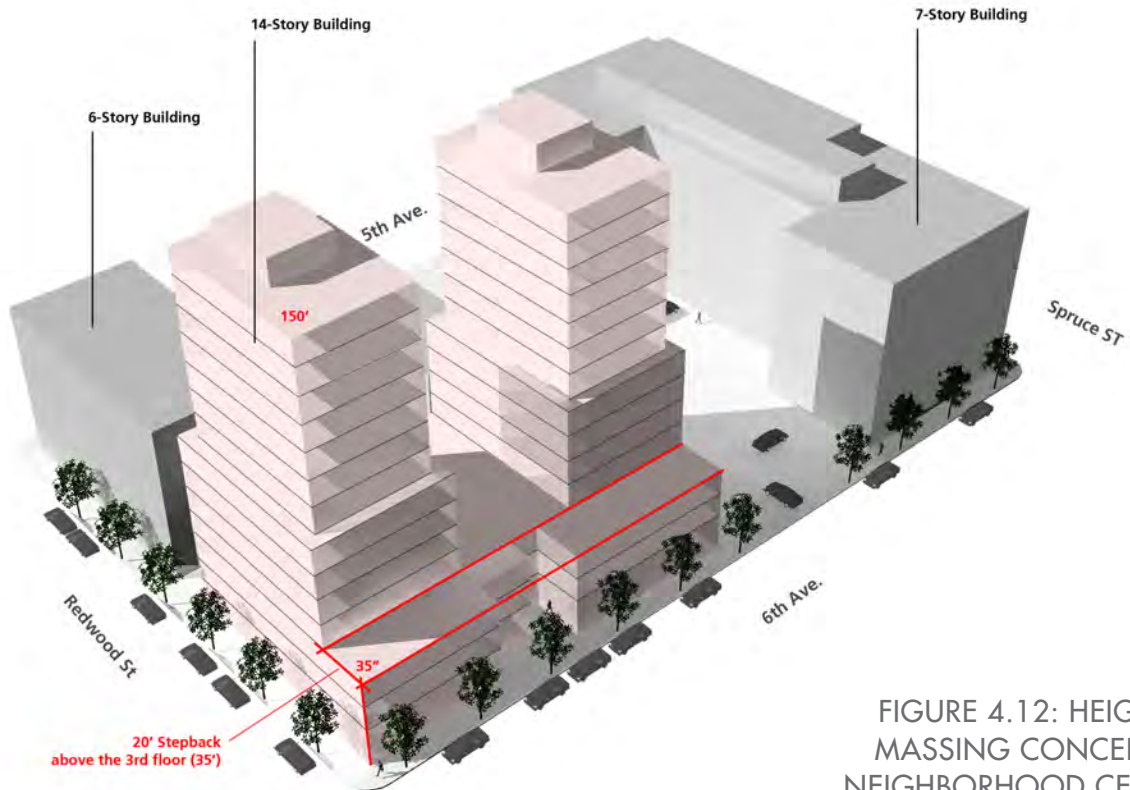


FIGURE 4.12: HEIGHT & MASSING CONCEPT 2 - NEIGHBORHOOD CENTER

4.4 DEVELOPMENT FORM HEIGHT & MASSING

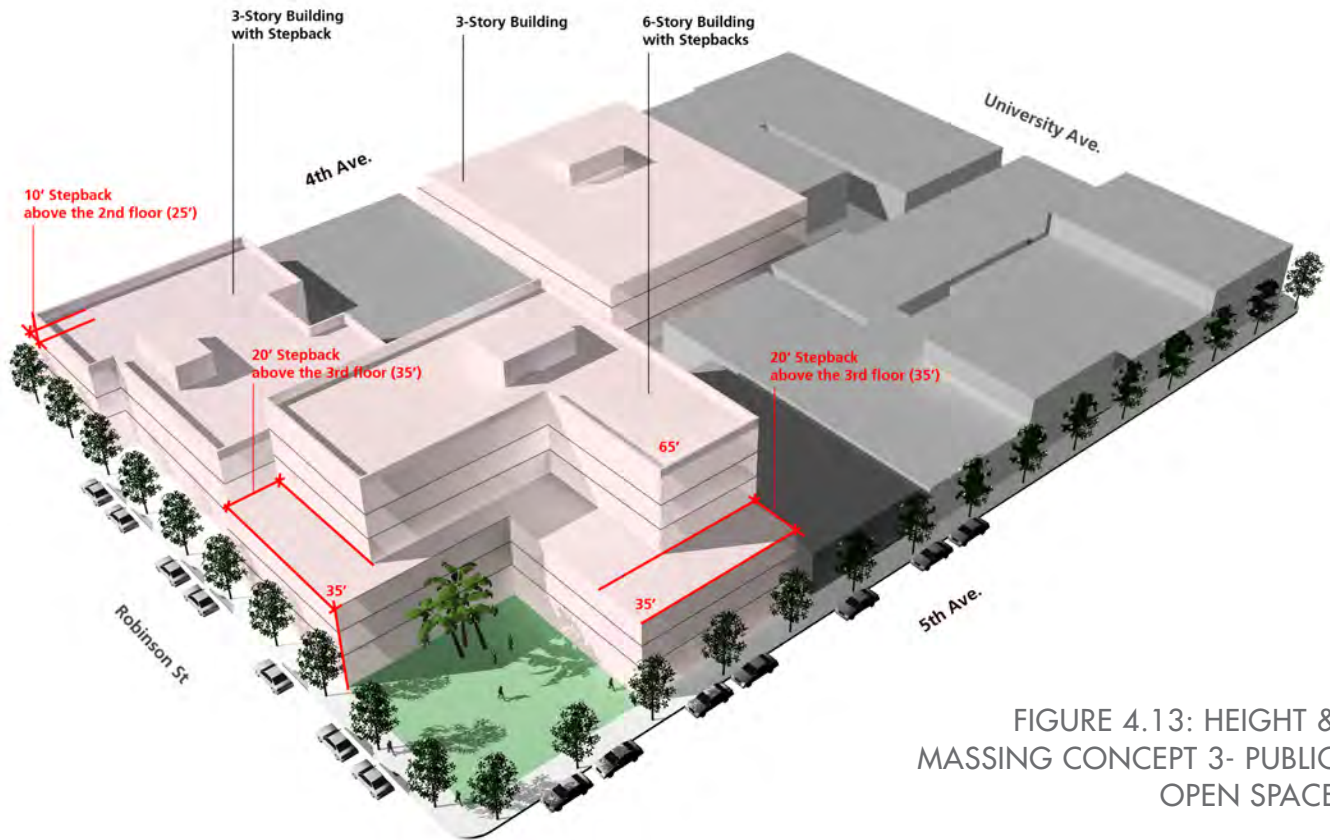


FIGURE 4.13: HEIGHT & MASSING CONCEPT 3- PUBLIC OPEN SPACE

- 4.4.20.4 Step back upper floors of buildings above the third story in order to maintain a pedestrian scale on community streets. Step backs of at least 6' required at 35' of height, 10' at 65'. Towers up to 100' in the Hillcrest neighborhood should be subject to a more involved discretionary review involving design review, shade studies, and the provision of a public amenity.
- 4.4.20.5 Design buildings with simple, yet varied, massing. Utilize features, such as streetwall indents, deep entry and window openings, balconies, window bays, and a top treatment (i.e. a roof, cornice or parapet) to add variety and interest. Streetwall indents are strongly encouraged when accommodating outdoor seating for eating and drinking establishments to minimize the extent of future sidewalk encroachments.



Buildings in Neighborhood Centers and Nodes should be designed to respect surrounding context by including variations in height and massing.

HEIGHT & MASSING



New development that is compatible with existing homes will contribute to the sense of place and enhance neighborhood character.

- 4.4.20.6 Design taller buildings to differentiate between the building’s base, middle and top sections in order to reduce the apparent mass.
- 4.4.20.7 Allow for increased height through discretionary review.
- 4.4.20.8 Create an incentive program where additional height/floors can be realized as a bonus for providing public amenities (e.g. pocket parks, public parking) in identified Neighborhood Centers and Nodes (Figure 4.3). The increased height would vary depending on neighborhood scale. An in-lieu fee could be considered where a project site is not in an optimal location to provide for a public amenity.

HEIGHT AND MASSING IN RESIDENTIAL NEIGHBORHOODS

The scale, massing, and detailing of buildings has a substantial impact upon neighborhood character. Nearly all of the buildings in the community’s residential areas are less than three stories (35’) in height, and the vast majority is one or two stories. In order to ensure complementary infill and new development, establishing consistent massing and configuration of new buildings is crucial to producing high-quality, memorable architecture that is compatible with established development patterns.

The community has experienced past infill development that has not fit well into established residential neighborhoods, including ‘tear downs’, large multi-unit developments, and building additions that are out of scale and character with their neighbors. To provide more compatible development, the following policies apply to new development and additions within predominantly residential neighborhoods:

POLICIES & RECOMMENDATIONS

4.4.21 Promote residential building heights, massing and setbacks that are responsive to the surrounding residential neighborhood

- 4.4.21.1 Design structures with massing and façade articulation that contributes to a fine-grained, pedestrian scale environment at the street level.
- 4.4.21.2 Design new and modified buildings to conform to the predominant scale of the neighborhood and/or particular block and be sensitive to the scale of adjacent uses.
- 4.4.21.3 Employ a combination of building setbacks, upper-story stepbacks, and articulated sub-volumes to sensitively and adequately transition to adjacent lower height buildings.
- 4.4.21.4 Setback upper-story additions from the primary façade to preserve the original scale and form of the building at the front setback.
- 4.4.21.5 Design the massing of buildings on combined lots to respond to the pattern and rhythm of both adjacent development and the prevailing development within the block.
- 4.4.21.6 Design buildings with simple, harmonious proportions that reflect the neighborhoods historic buildings.
- 4.4.21.7 Use features, such as porches and stoops, deep entry and window openings, balconies, window bays, eaves and rooflines to add variety and interest, and to mitigate apparent massing.

- 4.4.21.8 Avoid excessive roof breaks and overly complicated roof forms.
- 4.4.21.9 Address climatological considerations through building articulation to access the ideal amount of sunlight and air.

TRANSITIONS

In order to accommodate the heights and development intensity that may be permitted through either ministerial or discretionary review, it is essential that building heights are sensitively mitigated so they do not negatively impact neighboring uses or detract from community and neighborhood character. This is done most successfully through design guidelines that address setbacks and upper-story stepbacks for the portion of a building over a certain threshold. Applying these guidelines will ensure that new development will be most sensitively designed to complement the character of the Uptown community and achieve timeless, quality design.

POLICIES & RECOMMENDATIONS

4.4.22 New development should adhere to transition area guidelines to ensure that infill development and additions are sensitively designed to address neighborhood context

- 4.4.22.1 Incorporate upper story stepbacks from street of 10' above the 3rd story, or 35'.
- 4.4.22.2 Incorporate upper story sideyard stepbacks from adjacent buildings of 10' above the 3rd story, or 35' to adjacent parcel.
- 4.4.22.3 Incorporate upper story sideyard stepbacks from adjacent buildings – such as 10' above the 3rd story, or 35' to adjacent parcel.
- 4.4.22.4 Strongly encourage portions of new buildings adjacent to existing development to be no higher than 1.5 stories taller than buildings within 30' of their shared property line.
- 4.4.22.5 For buildings of 65' or greater, incorporate upper story stepbacks from street of 10' above the 3rd story, or 35', followed by an additional 10' stepback at 65'. This may be combined so that a 20' stepback occurs after the first 35' limit, and no additional stepback is required at 65'. Additional stepbacks are required for buildings over 75', as dictated by bulk reduction standards.
- 4.4.22.6 Stepback requirements may be waived with the provision of publicly-accessible on-site open space, to be determined by discretionary review process. (See Figure 4.13).



Lower Buildings As Transition Between New and Existing



Upper-Story Side Yard Stepbacks from Adjacent Buildings

URBAN DESIGN TRANSITIONS

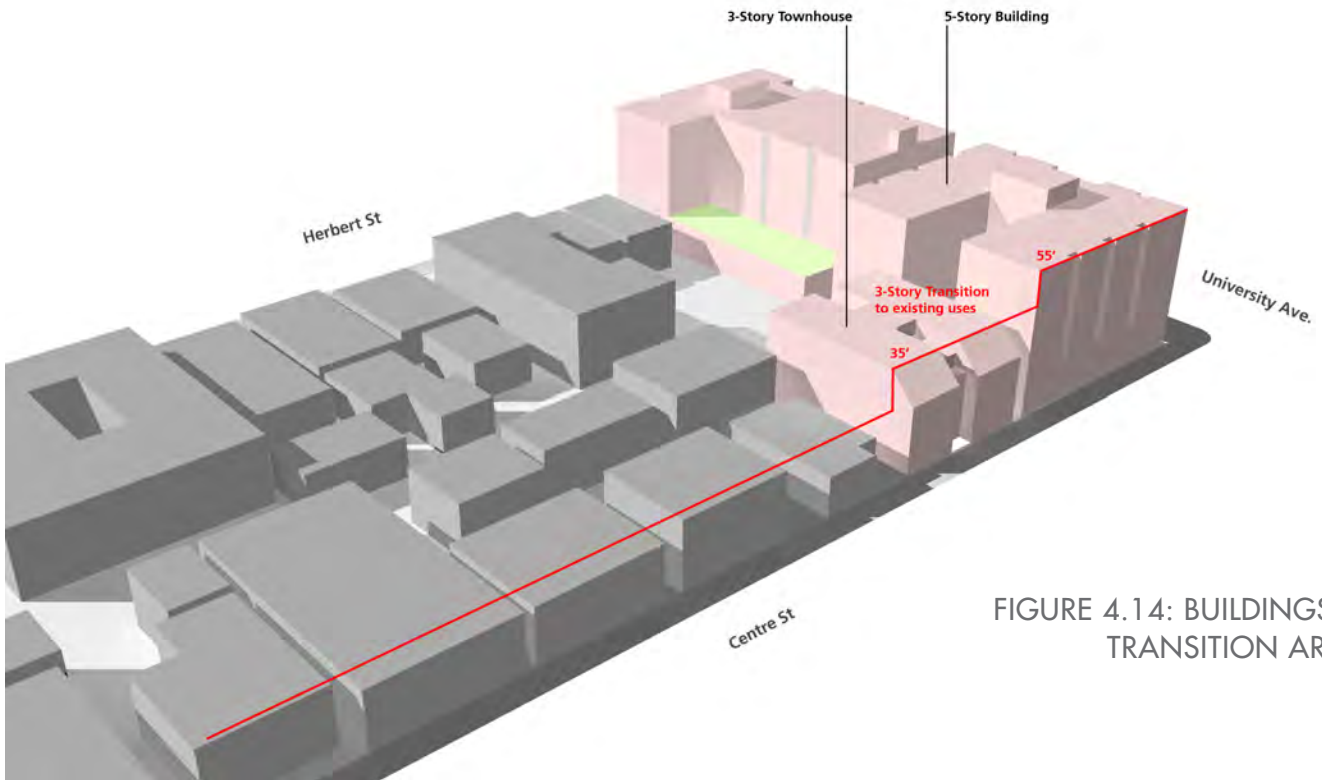


FIGURE 4.14: BUILDINGS AS TRANSITION AREAS

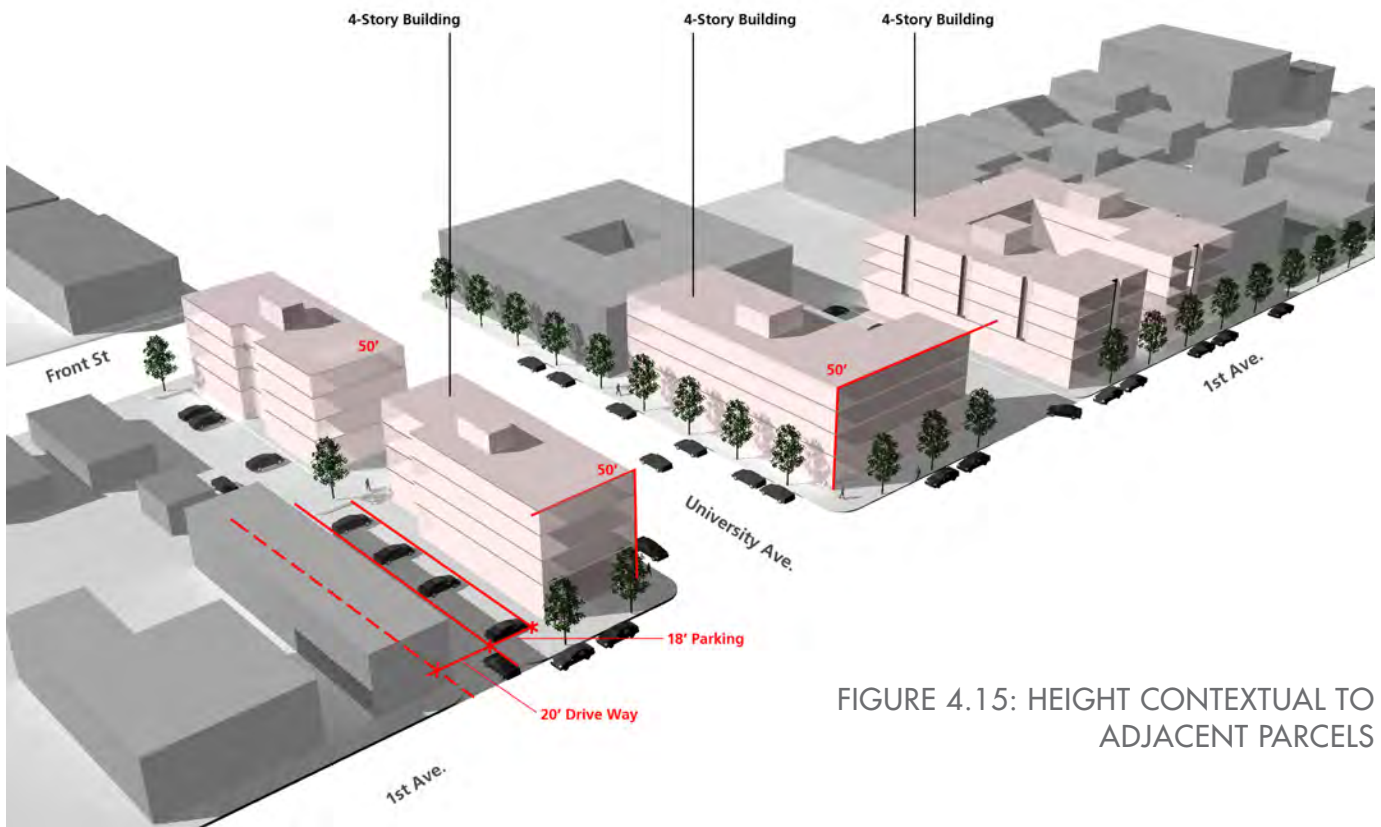


FIGURE 4.15: HEIGHT CONTEXTUAL TO ADJACENT PARCELS

COMMERCIAL-RESIDENTIAL USE COMPATIBILITY

- 4.4.22.7 Limit the bulk of towers, or buildings over 75', by applying bulk and massing standards. Require bulk reduction above 30'. A single floorplate should not exceed 13,000 square feet. For residential use, a 160' maximum diagonal limit is established for towers, and 175' for office use.

COMMERCIAL-RESIDENTIAL USE COMPATIBILITY

In more dense urban neighborhoods commercial and residential uses are often not physically separated to the same extent as within other neighborhoods. This can result in positive associations between walkability, transit access and buildings that frame streets creating a vibrancy within these neighborhoods. However, some commercial uses can have unwanted spillover effects on existing adjacent residential uses, or when located within mixed-use buildings. The Uptown community's relative lack of depth for most commercial lots as well as the prevalence of mixed-use buildings limits the use of large spatial buffers when separating uses. Components of the building program can instead be utilized to provide physical separation. Therefore, careful attention to the site planning and design detail of new commercial, institutional and mixed-use developments is necessary to avoid or minimize unwanted spillover effects.

POLICIES & RECOMMENDATIONS

4.4.23 Incorporate measures to reduce the potential for conflicts (e.g., noise, fumes, light, etc.) between residential and non-residential uses in mixed use areas.

- 4.4.23.1 Buffer residential uses at the adjoining property line through installation of solid masonry walls and landscaping within required setbacks. In no case shall the landscaped setback be less than 5 feet. Solid walls should be between 5 feet and 8 feet high depending upon potential project effects on abutting residential properties.



Adjacent office and residential uses are compatible in Uptown.



Commercial uses developed adjacent to residential should be buffered appropriately.

- 4.4.23.2 Uses that may generate excess or more continuous noise should front commercial streets where primary access, window openings and any permitted outdoor use can be located away from adjacent residential uses. Building elements that generate less noise such as office space, storage areas and parking should be located closer to residential uses.
- 4.4.23.3 Drive-through lanes that generate noise from speakers and patrons' vehicles should be located and designed to minimize noise

COMMERCIAL-RESIDENTIAL USE COMPATIBILITY

effects on adjacent residential uses. Site planning should utilize building and parking arrangements to separate the drive-thru lane from adjacent residential uses. Measures such as directing speakers away from abutting residential uses, the addition of landscape buffers and decorative sound baffles should be used as appropriate to reduce noise.

- 4.4.23.3 Utilize parking levels or rooftops as appropriate when locating generators, exhaust vents, trash enclosures and other service equipment.
- 4.4.23.4 For odor-generating uses such as restaurants, contain and vent exhaust fumes away from adjacent residential uses as well as pedestrian areas such as sidewalks and plazas. For mixed-use buildings, exhaust vents should not be located below the fourth floor and should be directed away from operable windows, air vents and balconies within the building.

DESIGN GUIDELINES BY BUILDING TYPE

The community features a variety of building types at different scales. Scale has a great impact upon the appearance of the neighborhood and the interaction with the public realm and pedestrian experience. In an area with as much history as Uptown, retaining a sense of scale and character is crucial to the community's vision for future development. The following policies address the scale and massing of buildings based on height in order to ensure that context-sensitive and quality design is realized regardless of different shapes and sizes. Buildings are categorized as one of three building types: low-rise, mid-rise, and high-rise.

Each building type is categorized by height and use type. Distinct guidelines are created for mixed-use and commercial buildings versus those that are solely residential because different guidelines apply to elements of the building based on its use. This affects primarily the ground floor within mixed-use buildings where unique requirements for transparency, floor-to-ceiling height, streetwall coverage, and ground floor elevations are necessary. Setbacks may also vary based on the

use of the buildings, as well as parking requirements, which are dictated by the development code, but ultimately affect the bulk and location of parking.

The building height and base height categories generally reflect the break points in cost of construction and structural capabilities for different construction types. The 45-foot height limit is consistent with Type V construction (wood frame, with the lowest construction costs). The 65-foot height limit allows for Type III modified (wood frame over concrete podium, typically six stories) and Type I (concrete frame, where the top habitable floor level is less than 75 feet above grade, meaning fire ladders can reach them). The shift to Type I above eight stories typically requires additional fire safety measures, including electronic fire alarm signalization system. Type I (where the top habitable floor level is more than 75 feet above grade) is the most expensive construction type and represents the greatest jump in construction costs. Types are shown in Table 2.

The guidelines for building type also specifically apply to buildings of taller height. For mid-rise and high-rise buildings, specifications are applied for bulk reduction, upper story setbacks, and guidelines for height transitions and massing. These guidelines are described in the policies that follow.

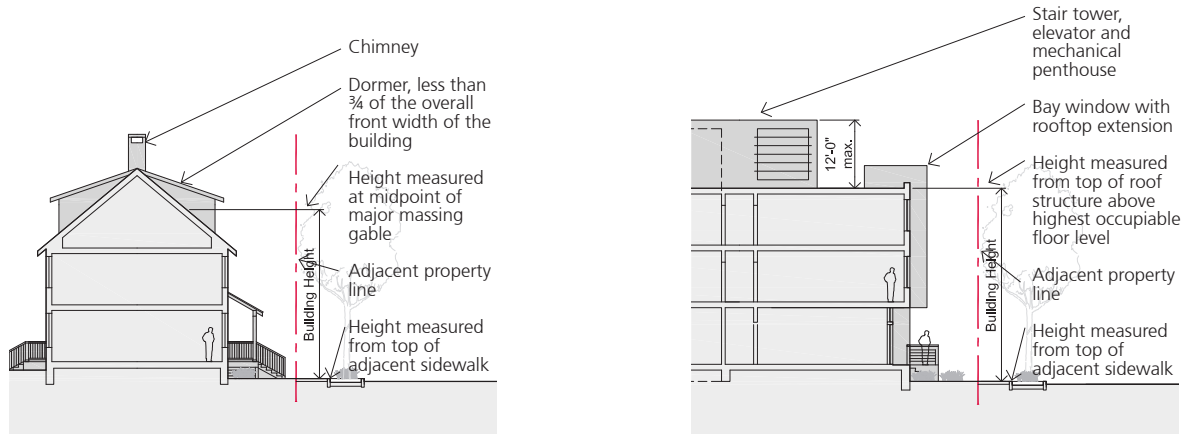
POLICIES & RECOMMENDATIONS

- 4.4.24 Apply specific guidelines based on building type and allowable height in order to ensure context-sensitive and quality design**

DESIGN GUIDELINES BY BUILDING TYPE

FIGURE 16: COMPONENT GLOSSARY AND DIAGRAMS

Height Definitions

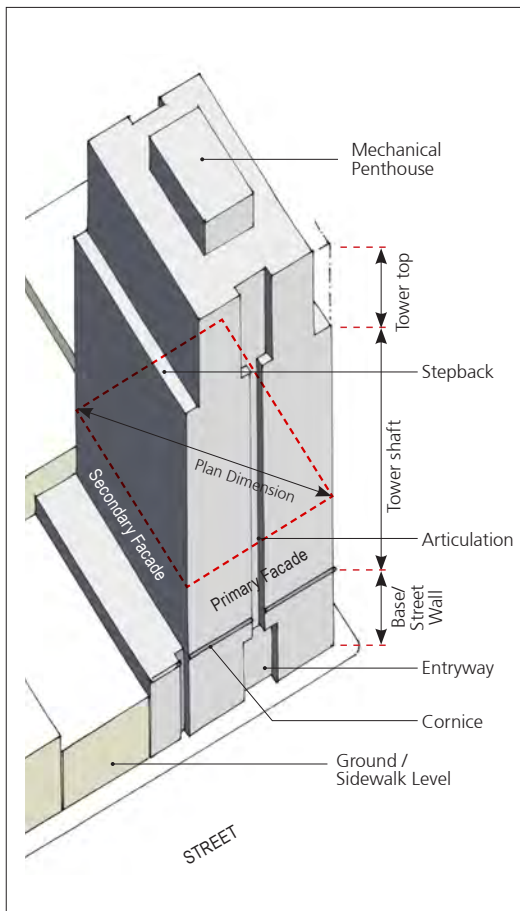


Buildings with sloped roofs

Buildings with flat roofs

Note: Measurement of height will depend on the height definitions specified in San Diego Municipal Code.

Massing & Bulk Controls



Building Articulation

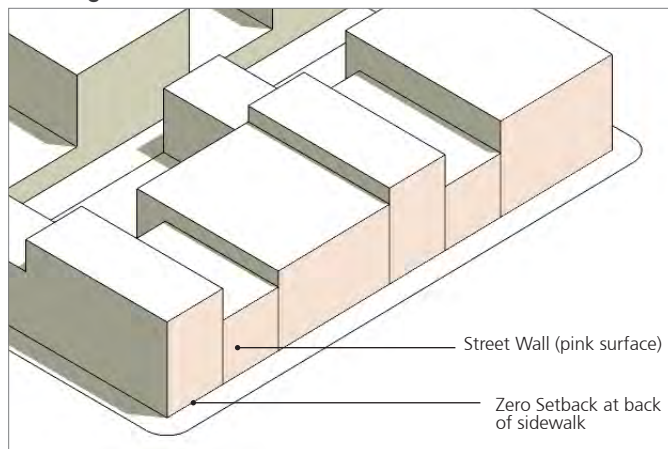


TABLE 2: BUILDING HEIGHT CATEGORIES & CONSTRUCTION TYPES

Building Height Category	Typical # of Stories	Typical Construction Type	Typical Construction Material
45' Max.	4	Type V	Wood Frame
65' Max.	6	Type III Modified	Wood Frame over Concrete Podium
85' Max.	8	Type III	Concrete Frame
135' Max.	13	Type I	Concrete or Steel Frame
200' Max.	19	Type I	Concrete or Steel Frame
250' Max.	24	Type I	Concrete or Steel Frame

DESIGN GUIDELINES BY BUILDING TYPE

Building Types: Low-Rise: Up to 35' (Mixed-Use)

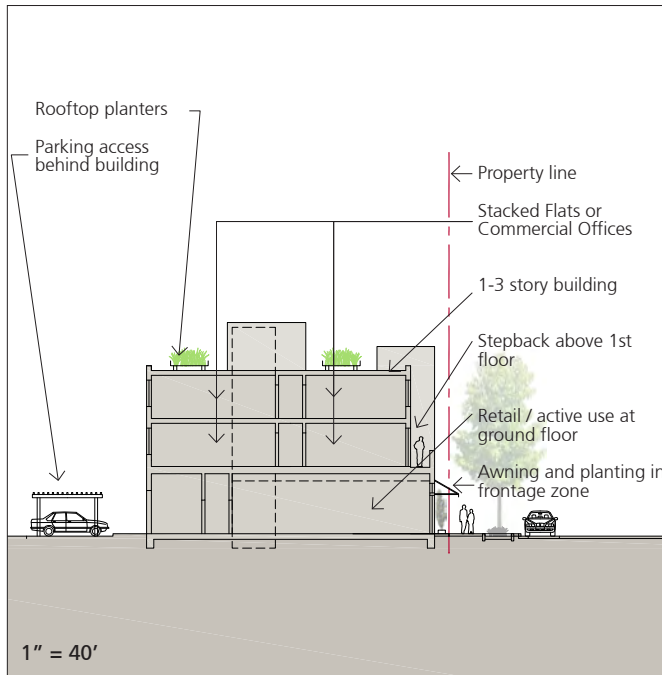


Illustration of 3 story, 35' tall building with 3' front setback

Low-rise commercial and mixed-use buildings are defined as buildings that are 3 stories (35') or less in height. This building type includes single-use commercial and mixed-use commercial/residential buildings, and is common along Uptown's commercial corridors and commercial districts. Front and side setbacks are intended to be minimal or are set at zero. Primary pedestrian access is from the primary street frontage. Parking is typically surface or tuck-under parking located behind the building, and accessed from a rear alley, or from the side or front by a narrow side-drive. Where ground floor residential units are permitted, street level units should have direct access to the public streetfront via front porches or stoops.

Guidelines for Low-Rise Buildings	
Heights	
Height Range	1-3 stories, up to 35'
Height Transitions & Massing	Building massing should not overwhelm adjacent buildings. Buildings should be no more than 1.5 stories higher than adjacent buildings within 30' of the shared property line
Setbacks	
Front	0' to 10'; or aligned with adjacent buildings
Rear	3' along alley 5' if adjacent to another property
Side Yard	5' if adjacent to another property 0'-10' along minor street
Ground Floor Characteristics	
Use	Commercial; Residential OK on non-commercial street frontages.
Height	12' clear recommended min. for all commercial uses; 9' clear recommended min. for residential
Elevation	Commercial: at adjacent sidewalk / grade level. Residential: Recommended 2'-6" to 3'-0" above adjacent sidewalk level; 5' max. above sidewalk.
Streetwall Coverage	Building to extend at least 75% across lot width at ground floor.
Bulk & Massing	
Stepbacks	No requirements
Bulk Reduction	No requirements
Plan Dimensions	No requirements
Allowable Parking & Building Types	
Parking Location	Behind or under buildings. May be private or common. Surface parking, internal garages, podium parking, or subterranean parking. No parking access from main streets unless unavoidable.
Building Types	Commercial buildings and Mixed-Use (Commercial with Multi-family Stacked residential)

4.4 DEVELOPMENT FORM DESIGN GUIDELINES BY BUILDING TYPE

Mixed-Use:
Residential Over
Commercial / Retail



Mixed-Use
Commercial / Retail



Mixed-Use
Commercial/Hotel
over Retail



Single-Use
Commercial: Office



DESIGN GUIDELINES BY BUILDING TYPE

Building Types: Low-Rise: Up to 35' (Residential Only)

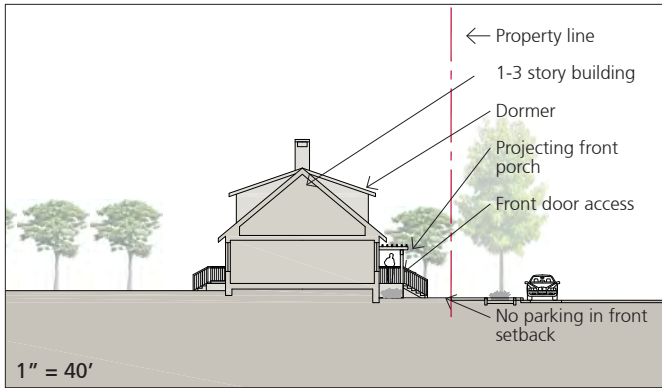


Illustration of 1 1/2 story, 25' tall building with 15' front setback

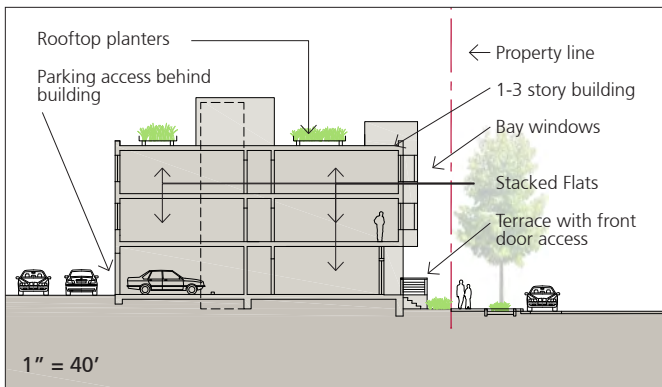


Illustration of 3 story, 34' tall building with 10' front setback

Low-rise residential buildings include buildings ranging from 1 to 3 stories. This type includes detached units (single-family houses), attached units (duplexes, townhouses), and stacked units (stacked flat apartment buildings). One- and two-story single-family houses are by far the most prevalent in Uptown. Low-rise residential buildings generally have more generous front, side and rear yard setbacks. Primary pedestrian access is from the primary public street frontage. Even in multi-family buildings, ground-floor units should have direct access to the public street frontage via street-facing front porches or stoops. Parking access generally depends on the block structure. On blocks with alleys, parking should be accessed from the rear of the lot. Whereas, on blocks with no alleys, parking access is typically provided via driveways from the primary street frontage. Parking for low-rise buildings is typically within enclosed garages in single-family residences, and either surface or tuck-under parking in multi-family projects.

Guidelines for Low-Rise Buildings

Heights	
Height Range	1-3 stories, up to 35'
Height Transitions & Massing	Building massing should not overwhelm adjacent buildings. Buildings should be no more than 1.5 stories higher than adjacent buildings within 30' of the shared property line
Setbacks	
Front	10' to 20'; or aligned with adjacent buildings
Rear	3' along alley 5' if adjacent to another property
Side Yard	5' if adjacent to another property 5'-15' along minor street
Ground Floor Characteristics	
Use	Residential only. Common support uses also allowed in multi-family buildings.
Height	9' clear recommended min.
Elevation	Residential: Recommended 2'-6" to 3'-0" above adjacent sidewalk level; 5' max. above sidewalk. Lobby and other common uses: at adjacent sidewalk level
Streetwall Coverage	Building to extend at least 50% across lot width at ground floor.
Bulk & Massing	
Stepbacks	No requirements
Bulk Reduction	No requirements
Plan Dimensions	No requirements
Allowable Parking & Building Types	
Parking Location	Behind or under buildings. May be private or common. Surface parking, internal garages, podium parking, or subterranean parking. No parking access from main streets unless unavoidable.
Building Types	Single Family, Duplex, Attached, Multi-family stacked units (flats, lofts, townhouses, etc.)

4.4 DEVELOPMENT FORM DESIGN GUIDELINES BY BUILDING TYPE

Detached Units



Attached Units



Stacked Units



DESIGN GUIDELINES BY BUILDING TYPE

Building Types: Mid-Rise: 35' to 75' (Mixed-Use)

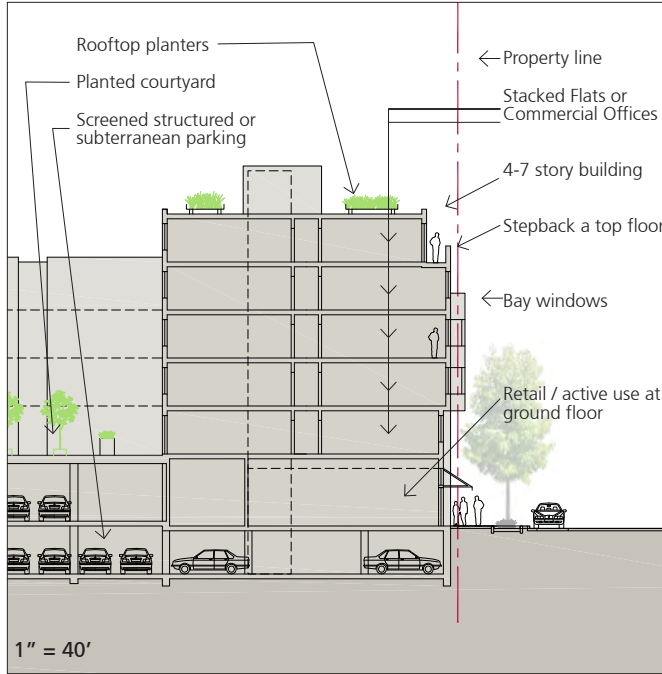


Illustration of 6 story, 65' tall building with 2' front setback

Mid-rise commercial and mixed-use buildings are defined as buildings that are between 4 and 7 stories in height (45' - 75'). In Uptown, this building type most frequently takes the form of a mixed-use commercial/residential building with ground-floor commercial and upper story residential, although there are also examples of mid-rise commercial buildings. This type is most commonly found along some of the busier corridors, such as Park Boulevard and Fifth Avenue, near the primary commercial districts. Front and side setbacks are minimal or zero. Primary pedestrian access is from the primary public street frontage. Parking is typically integrated into the building footprint, either below grade or in a parking podium, and accessed via a rear alley or from the side or front by a narrow side-drive.

Note: The number of floors in this building type will vary with the initial use. For example, a single-use commercial office building may fit approximately 5 floors, at 14' floor-to-floor height, within the 70' maximum height. A mixed-use residential building may fit 6 floors of residential at 9'-8" floor-to-floor with a 12' commercial ground floor.

Guidelines for Mid-Rise Buildings	
Heights	
Height Range	Up to 75'. Typically 4-7 stories
Height Transitions & Massing	Building massing should not overwhelm adjacent buildings. Buildings should be no more than 1.5 stories higher than adjacent buildings within 30' of the shared property line
Setbacks	
Front	0' to 10'; or aligned with adjacent buildings
Rear	3' along alley 5' if adjacent to another property
Side Yard	5' if adjacent to another property 0'-10' along minor street
Ground Floor Characteristics	
Use	Commercial; Residential OK on non-commercial street frontages.
Height	12' clear recommended min. for all commercial uses; 9' clear recommended min. for residential
Elevation	Commercial: at adjacent sidewalk / grade level. Residential: Recommended 2'-6" to 3'-0" above adjacent sidewalk level; 5' max. above sidewalk.
Streetwall Coverage	Building to extend at least 80% across lot width at ground floor.
Bulk & Massing	
Stepbacks	Varies by location
Bulk Reduction	No requirements
Plan Dimensions	No requirements
Allowable Parking & Building Types	
Parking Location	Behind or under buildings. May be private or common. Surface parking, internal garages, podium parking, or subterranean parking. Must be screened if above ground. No parking access from main streets unless unavoidable.
Building Types	Commercial buildings and Mixed-Use (Commercial with Multi-family Stacked residential)

DESIGN GUIDELINES BY BUILDING TYPE

Mixed-Use:
Residential Over
Commercial / Retail



Single-Use
Commercial: Office



DESIGN GUIDELINES BY BUILDING TYPE

Building Types: Mid-Rise: 35' to 75' (Residential)

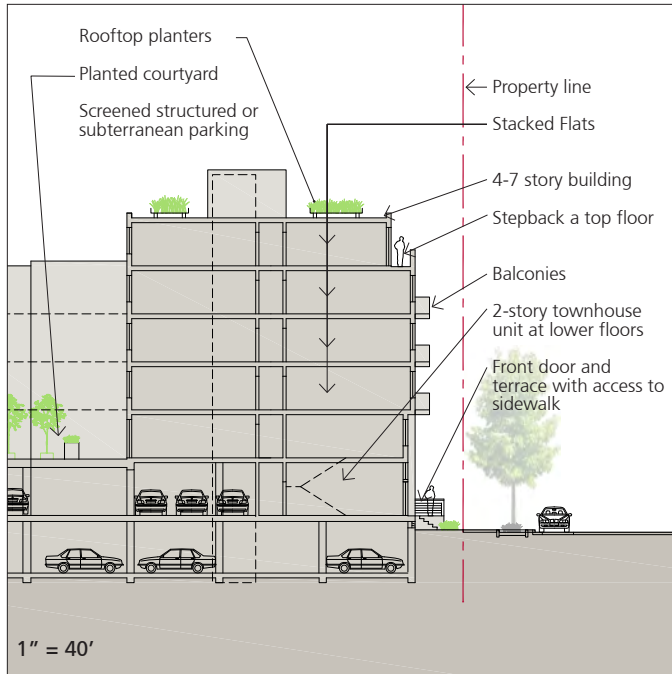


Illustration of 6 story, 65' tall building with 2' front setback.

Mid-rise residential building types includes buildings ranging from 4 to 7 stories. This building type includes stacked units in a variety of layout configurations, like flats, lofts, and 2-story townhouse units. This type is most commonly found along some of the busier corridors, such as Park Boulevard and Fifth and Sixth Avenues. Mid-rise buildings usually have shallow front, side and rear yard setbacks. Primary pedestrian access is from the primary public street frontage. Parking is typically integrated into the building footprint, either below grade or in a parking podium, and accessed via a rear alley or from the side or front by a narrow side-drive.

Guidelines for Mid-Rise Buildings	
Heights	
Height Range	Up to 75'. Typically 4-7 stories
Height Transitions & Massing	Building massing should not overwhelm adjacent buildings. Buildings should be no more than 1.5 stories higher than adjacent buildings within 30' of the shared property line
Setbacks	
Front	0' to 15'; or aligned with adjacent buildings
Rear	3' along alley 5' if adjacent to another property
Side Yard	5' if adjacent to another property 0'-15' along minor street
Ground Floor Characteristics	
Use	Residential only. Common support uses also allowed in multi-family buildings.
Height	9' clear recommended min.
Elevation	Residential: Recommended 2'-6" to 3'-0" above adjacent sidewalk level; 5' max. above sidewalk. Lobby and other common uses: at adjacent sidewalk level
Streetwall Coverage	Building to extend at least 50% across lot width at ground floor.
Bulk & Massing	
Stepbacks	Varies by location
Bulk Reduction	No requirements
Plan Dimensions	No requirements
Allowable Parking & Building Types	
Parking Location	Behind or under buildings. May be private or common. Surface parking, internal garages, podium parking, or subterranean parking. Must be screened if above ground. No parking access from main streets unless unavoidable.
Building Types	Multi-family with stacked units (flats, lofts, townhouses, etc.)

4.4 DEVELOPMENT FORM DESIGN GUIDELINES BY BUILDING TYPE

Mid-Rise
Residential



DESIGN GUIDELINES BY BUILDING TYPE

Building Types: High-Rise: Over 75' (Mixed-Use)

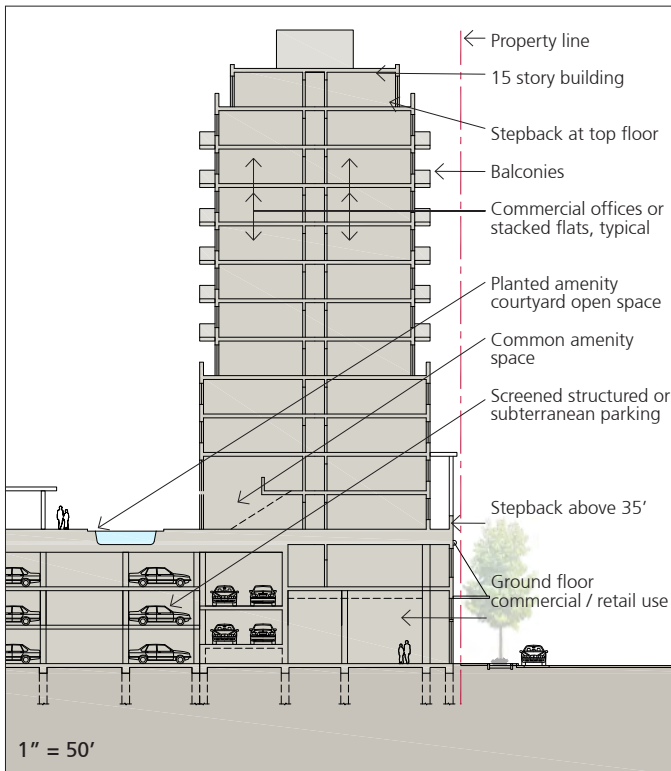


Illustration of 14 story, 155' building with 2' front setback

High-rise commercial and mixed-use buildings are defined as buildings that are 8 stories or greater in height (85'+). High-rise buildings in Uptown tend to be primarily residential in nature and are most often located where they can capture views of either Balboa Park or the Bay. The primary exceptions are the hospital buildings in the Medical Complex. Due to their scale, high-rise buildings often have shallow front, side and rear yard setbacks. High-rise residential developments generally occupy larger parcels, and single development can often occupy a quarter, half, or full block. A common building configuration uses a 3-6 story "base" covering the majority of the site and one or two "towers" extending up from the base. Parking is located behind or under the buildings, on the interior of the block, screened from view. Parking is typically integrated into the building footprint, either below grade or in a parking podium, and accessed via a rear alley or from the side or front via a narrow side-drive. Facade articulation is typically in the form of recessed or projecting balconies and may include terraces at upper levels where the building steps back. Bulk and massing guidelines ensure that towers of high-rise buildings are adequately spaced and are more slender at the top.

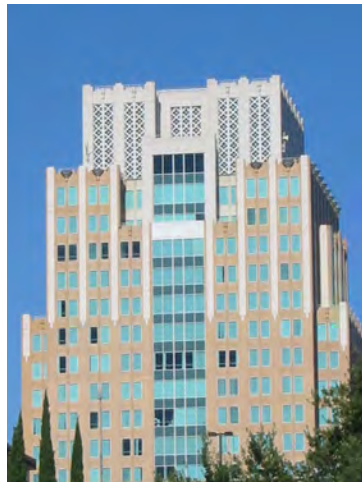
Guidelines for High-Rise Buildings	
Heights	
Height Range	Over 75' (Over 7 stories)
Height Transitions & Massing	Building massing should not overwhelm adjacent buildings. Buildings should be no more than 1.5 stories higher than adjacent buildings within 30' of the shared property line
Setbacks	
Front	0' to 15'; or aligned with adjacent buildings
Rear	3' along alley 5' if adjacent to another property
Side Yard	5' if adjacent to another property 0'-15' along minor street
Ground Floor Characteristics	
Use	Commercial; Residential OK on non-commercial street frontages.
Height	12' clear recommended min. for all commercial uses; 9' clear recommended min. for residential
Elevation	Commercial: at adjacent sidewalk / grade level. Residential: Recommended 2'-6" to 3'-0" above adjacent sidewalk level; 5' max. above sidewalk.
Streetwall Coverage	Building to extend at least 80% across lot width at ground floor.
Bulk & Massing	
Setbacks	Varies by location
Bulk Reduction	Above 30': Residential use: Single floorplate should not exceed 13,000 sf Office use: Single floorplate should not exceed 13,000 sf Top Floor: 10% bulk reduction
Plan Dimensions	Residential use: 160' max. diagonal Office use: 175' max. diagonal
Allowable Parking & Building Types	
Parking Location	Behind or under buildings. May be private or common. Surface parking, internal garages, podium parking, or subterranean parking. Must be screened if above ground. No parking access from main streets unless unavoidable.
Building Types	Commercial buildings and Mixed-Use (Commercial with Multi-family Stacked residential)

DESIGN GUIDELINES BY BUILDING TYPE

High-Rise Mixed Commercial:



Design of Towers



DESIGN GUIDELINES BY BUILDING TYPE

Building Types: High-Rise: Over 75' (Residential)

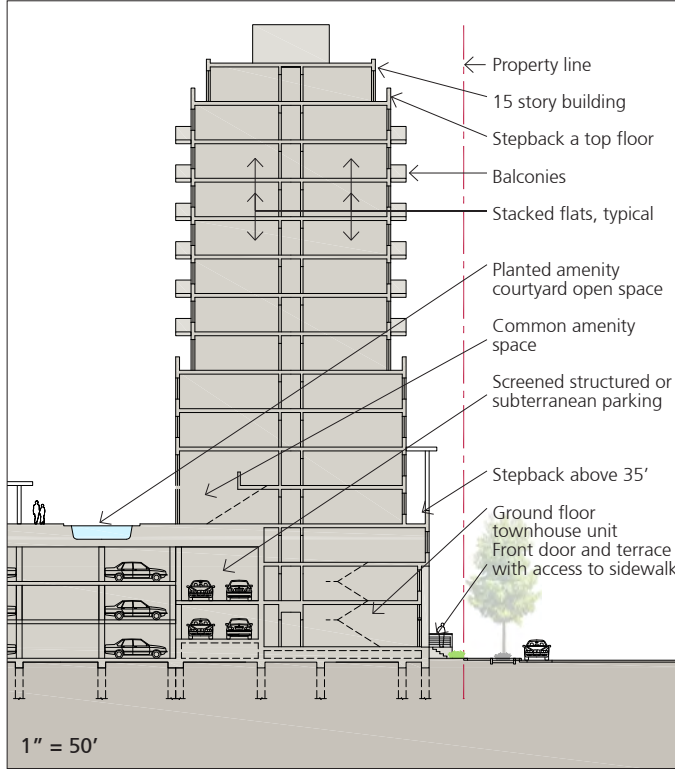


Illustration of 15 story, 155' building with 10' front setback

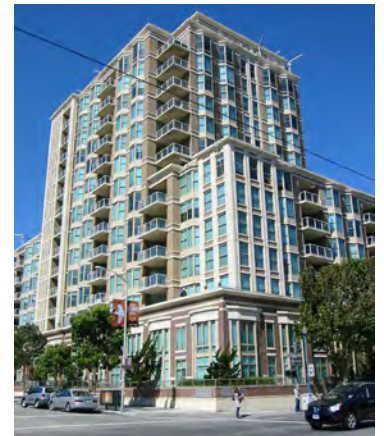
In Uptown, high-rise residential buildings are defined as buildings that are 8 stories or greater in height (85'+). High-rise residential buildings in Uptown tend to be located where they can capture views of either Balboa Park or the Bay. Due to their scale, high-rise buildings often have shallow front, side and rear yard setbacks. High-rise residential developments generally occupy larger parcels, and a single development can often occupy a quarter, half, or full block. A common building configuration uses a 3-6 story “base” covering the majority of the site and one or two “towers” extending up from the base. Parking is typically integrated into the building footprint, either below grade or in a parking podium, and accessed via a rear alley or from the side or front via a narrow side-drive. Facade articulation is typically in the form of recessed or projecting balconies and may include terraces at upper levels where the building steps back.

Guidelines for High-Rise Buildings

Heights	
Height Range	Over 75'. Over 8 stories
Height Transitions & Massing	Building massing should not overwhelm adjacent buildings. Buildings should be no more than 1.5 stories higher than adjacent buildings within 30' of the shared property line
Setbacks	
Front	0' to 15'; or aligned with adjacent buildings
Rear	3' along alley 5' if adjacent to another property
Side Yard	5' if adjacent to another property 0'-15' along minor street
Ground Floor Characteristics	
Use	Residential only. Common support uses also allowed in multi-family buildings.
Height	9' clear recommended min.
Elevation	Residential: Recommended 2'-6" to 3'-0" above adjacent sidewalk level; 5' max. above sidewalk. Lobby and other common uses: at adjacent sidewalk level
Streetwall Coverage	Building to extend at least 80% across lot width at ground floor
Bulk & Massing	
Stepbacks	Varies by location
Bulk Reduction	Above 30': Residential use: Single floorplate should not exceed 13,000 sf Office use: Single floorplate should not exceed 13,000 sf Top Floor: 10% bulk reduction
Plan Dimensions	Residential use: 160' max. diagonal Office use: 175' max. diagonal
Allowable Parking & Building Types	
Parking Location	Behind or under buildings. May be private or common. Surface parking, internal garages, podium parking, or subterranean parking. Must be screened if above ground. No parking access from main streets unless unavoidable.
Building Types	Multi-family Stacked Units (stacked flats, stacked lofts, stacked townhouses, flats over townhouses, etc.)

4.4 DEVELOPMENT FORM DESIGN GUIDELINES BY BUILDING TYPE

High-Rise Residential
with Ground-Floor
Units



Frontage conditions
for ground floor
residential units



OFF-STREET PARKING & ACCESS

OFF-STREET PARKING AND ACCESS

Parking is a critical factor in both the aesthetic character and the economic stability of the community. In order to be successful, neighborhoods need to not only ensure that adequate parking is provided to support proposed uses, but that the location and design of parking supports an attractive, pedestrian-friendly mixed use district. On-street parking is located throughout the community, but dedicated, on-site parking is typically required in new multi-unit residential and commercial buildings in order to attract customers and tenants. The current prevalence of sites in the Hillcrest core, and along Washington Street and University Avenue, with front-loaded surface parking lots and driveways crossing public sidewalks is not consistent with the vision for the community. Similarly, large-scaled dedicated parking structures required to meet parking demand are also not consistent with Uptown’s pedestrian-oriented character. On-site parking should be placed on the interior of blocks or below ground to reduce its visual prominence, the potential for pedestrian/vehicle conflicts, and support the pedestrian-oriented character of the community. Similarly, the location of building elements related to service access, mechanical equipment and utilities need to be carefully designed to ensure functionality while minimizing adverse impacts. Generally, the objective is to make these required program elements as visually and physically unobtrusive as possible.

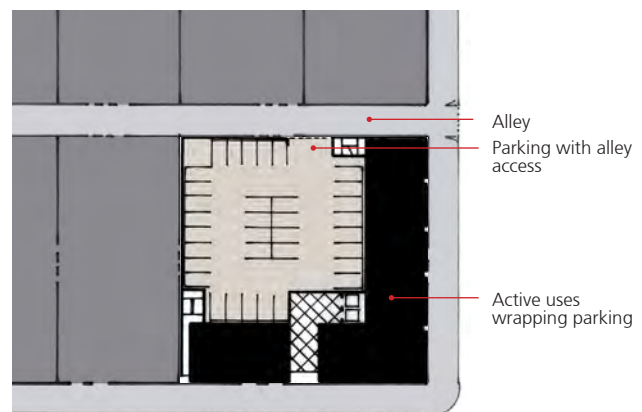
POLICIES & RECOMMENDATIONS

4.4.25 Sensitive integrate off-street parking into the design of new mixed use development

- 4.4.25.1 Discourage new surface parking areas in order to accommodate permitted development intensities while maintaining an attractive pedestrian environment.
- 4.4.25.2 When surface parking is used, locate the parking area behind buildings and on the interior of blocks where it is screened from public view.
- 4.4.25.3 Locate off-street parking in below-grade parking structures and on the interior of the block whenever possible.
- 4.4.25.4 Avoid parking as a visible ground-floor use. Wrap parking garages adjacent to public streets with “liner” space for retail, commercial or residential uses that activate the street frontage and screen parking from public view.
- 4.4.25.5 Design upper floors of parking that are visible from the street so that cars and parking structure lighting are not visible from street level. Reflect a level of articulation and design character consistent with the rest of the building façade.



Entrances to parking garages should be integrated into building design and isolated from primary pedestrian entrances, if possible.



Parking not exposed to street, but wrapped with active uses

OFF-STREET PARKING & ACCESS

- 4.4.25.6 Use mid-block alleys, where present, or shared driveways originated at block ends as primary entryway into parking and garages.
- 4.4.25.7 In order to reduce pedestrian/vehicle conflicts, minimize driveways and curb-cuts along the primary street frontage. Phase out existing curb cuts and driveways along retail streets as non-conforming properties are redeveloped and alternative access can be provided.
- 4.4.25.8 Include landscaping and lighting in all surface parking lots. Treat parking areas as part of a sustainable site design strategy, incorporating elements such as permeable pavement, recycled or native materials, and climate-appropriate plants.
- 4.4.25.9 Ensure that access and service areas and utilities do not adversely affect the appearance of new development
 - a. Locate service, loading, and storage areas away from public streets and spaces, preferably at the rear or interior of a development.
 - b. Provide service access to commercial and mixed-use buildings from alleys or, where an alley does not exist, from secondary streets, to the degree possible.

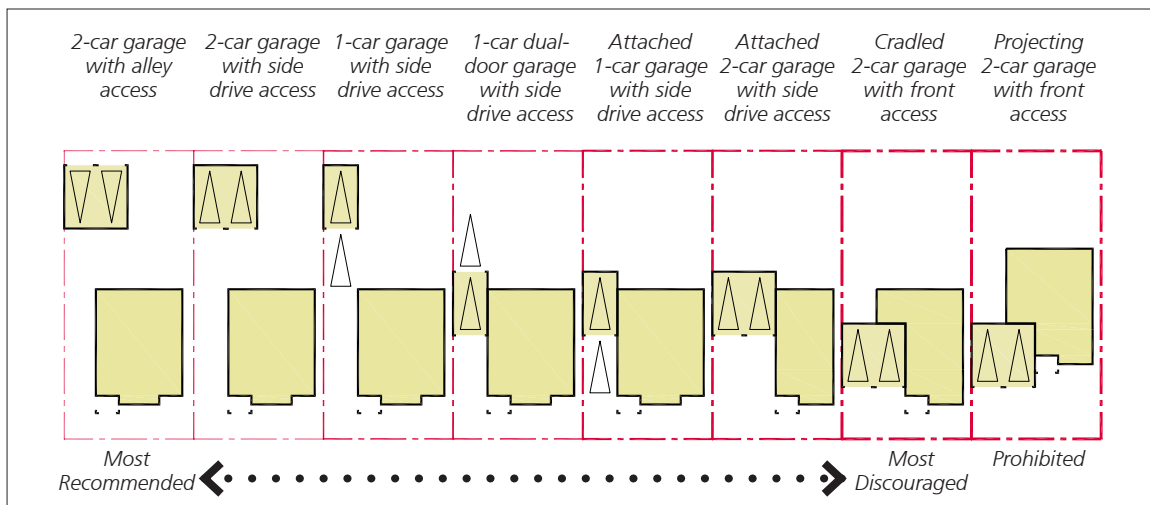


Parking garages, if necessary, should be lined with commercial or residential units and screened on upper stories to reduce perception of parking.

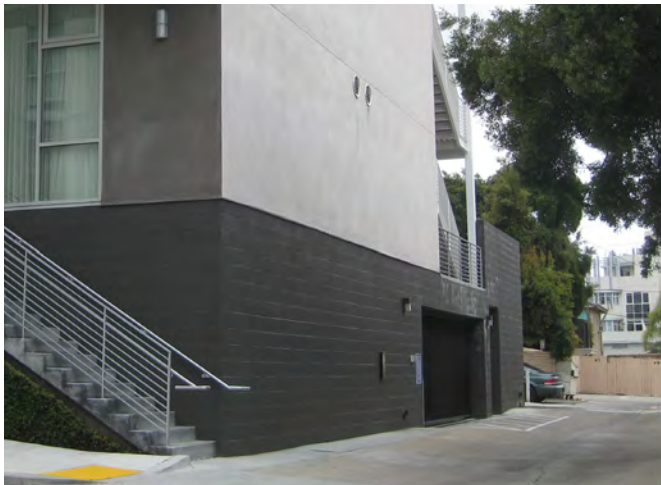


Private parking garages with front-accessed driveways should be tucked behind primary building.

Recommended vehicular access and garage types



ADAPTIVE REUSE



Entrances to service, loading, and storage areas should be limited to alleys and kept within the rear of development.

- c. Visually screen service facilities and access from adjacent uses to minimize the potential for undesirable impacts.
- d. Locate utilities and mechanical connections (e.g., back-flow preventers, utility boxes, etc.) on the building to minimize their visibility from public areas. Integrate facilities into the design of the building or site whenever possible. If located in the landscape, screen utilities and avoid exposed, free-standing elements.

ADAPTIVE REUSE

The Uptown community has a rich history, and the buildings and landscapes that are the legacy of that history contribute significantly to the area's character. In order to preserve The community's unique identity and connection to its past, it is important to protect historic resources, even as Uptown continues to evolve. Adaptive reuse is highly encouraged as a strategy to retain these resources. Adaptive reuse refers to the reusing of existing buildings, or some or all of the building's structural elements or architectural features, while re-purposing the building for a new or updated use. Adaptive reuse also can advance sustainability objectives, by conserving materials and reducing energy needed for new construction. A variety of tax incentives are available for historic properties if they are maintained in accordance with the Secretary of the

Interior's Standards for Rehabilitation. Income-producing properties are eligible for federal tax credits per the Historic Preservation Tax Credit. The Low-Income Housing Tax Credit (LIHTC) may also be used in combination for adaptive reuse projects. The Mills Act property tax reduction is available for properties located within a city-designated Historic District.

POLICIES & RECOMMENDATIONS

4.4.26 Protect the community's historic resources through preservation and adaptive reuse

- 4.4.26.1 Historic resources should be maintained and celebrated whenever possible.
- 4.4.26.2 Encourage adaptive reuse of historic structures when the building can accommodate a new development program, and it is financially feasible.
- 4.4.26.3 Ensure that the proposed new use for an historic building achieves the goal of revitalization and/or conservation while being consistent with established neighborhood character.
- 4.4.26.4 Ensure that projects involving state, local, or federally-listed buildings are done in accordance in the Secretary of the Interior's Standards for Rehabilitation as well as all other guidelines and zoning requirements, while respecting the building's integrity.



The adaptive reuse of historic buildings for commercial purposes is highly encouraged.

SUSTAINABLE BUILDING DESIGN



Adaptive reuse will ensure that historic character and scale is maintained as the neighborhood evolves.

- 4.4.26.5 Design additions or modifications to historic structures in a manner that complements the architectural style.
- 4.4.26.6 Explore federal and local tax credits and reductions in order to make reuse of historic resources increasingly financially feasible.

SUSTAINABLE BUILDING DESIGN

Sustainable building design should be an essential element of all future development – both in response to community concerns, and as an imperative of responsible energy and resource consumption. The Uptown community can be a model of sustainable development that demonstrates how to build responsibly within the limits of our resources, without compromising the ability of future generations to enjoy at least the same quality of life that we have today.

The LEED rating systems (Leadership in Energy and Environmental Design) have set standards for sustainable design in recent years, and other rating systems advance similar goals. Additionally the State of California has its own green building standards, CalGreen, which mandates sustainable building practices focused on using renewable resources, energy efficiency, indoor air quality, and sustainable site development. Design features that reduce potable water consumption are of particular importance as the cost,



The use of local, renewable materials, and building interior and exterior spaces that have access to ample light and air are associated with sustainable building design.

availability and energy consumption related to imported water is of particular concern for San Diego.

POLICIES & RECOMMENDATIONS

4.4.27 Encourage sustainable practices in building design

- 4.4.27.1 Employ a suite of sustainable strategies in the design of all private-realm buildings and landscapes, including, but not limited to:
 - Reduce energy consumption by designing buildings that take advantage of features such as natural ventilation, reduction in solar heat gain, natural daylighting, better insulation (e.g., green roofs), energy efficient light fixtures, and solar electric power and water heating;
 - Reduce total water consumption (potable and non-potable) by introducing features such as low-flow fixtures and climate-appropriate drought-tolerant landscaping and rainwater capture for irrigation;
 - Reduce stormwater runoff by implementing features that promote reuse of stormwater (e.g., rainwater harvesting) for non-potable uses such as irrigation and toilet flushing and groundwater infiltration (e.g., bioswales);

CANYONS & NATURAL OPEN SPACE PRESERVATION

- Reduce the use of non-renewable energy by incorporating elements such as photovoltaic panels and the new generation of smaller, low-impact wind turbines; and
- Use recycled, rapidly renewable, and locally-sourced materials that reduce impacts related to materials extraction, processing, and transportation.

- 4.4.27.2 All future development should meet the standards of CalGreen, at a minimum. More rigorous sustainable practices are encouraged.
- 4.4.27.3 Encourage developers of new projects to use LEED (or similar rating system) as a means of demonstrating commitment to sustainability.
- 4.4.27.4 Employ sustainable landscape treatments in all private landscaping, including includes drought-tolerant and climate-appropriate planting materials, and light-colored paving materials.
- 4.4.27.5 Provide the continued use or the reuse of existing buildings (or portions of) within a site, and incorporate any needed upgrades for improved resource efficiency.

CANYONS AND NATURAL OPEN SPACE PRESERVATION

Canyons are among the community’s most treasured elements, providing natural open space features that shape the community’s identity and built form. Each of Uptown’s neighborhoods abut at least one of these important open space resources and is influenced by the views, the natural environment, and the open space they provide. In addition, Uptown’s three canyon pedestrian bridges are landmarks within the community. Given their significance, it is important that development along the canyons and steep slopes not detract from the aesthetic, environmental or open space benefits that they provide.

POLICIES & RECOMMENDATIONS

4.4.28 Promote buildings design that is responsive to the community’s unique canyon environment and steep slopes

- 4.4.28.1 Ensure that canyon rim and hillside development is unobtrusive and maintains the scale and character of the surrounding community.
- 4.4.28.2 Require that developments which are on any portion of a property within designated open space maintain existing views and public access to canyon areas.
- 4.4.28.3 Design buildings to limit their visual impact on views from within or across the canyon through landscape screening and by stepping building volumes down the slope (rather than perching over the canyon on piers)
- 4.4.28.4 Streets, drives, parking and emergency vehicle access should be aligned to
- conform, as closely as possible, to existing grades and minimize the need for the
 - grading of slopes. Streets and other built improvements should not greatly alter
 - the physical and visual character of the hillside.
- 4.4.28.5 The permitted floor area for lots located partially within open space areas should be based only upon that portion of the lot not within the open space designation. As a minimum, the permitted floor area should assume a lot depth of 100 feet rather than the true lot depth. Garages should not be eliminated in an effort to reduce the floor area.
- 4.3.28.6 Design buildings along the canyon edge to conform to the hillside topography by providing a setback from top of slope where possible. In order to accommodate a reasonable building size for lots with limited flat area, provide a stepped foundation down the slope, rather than

PUBLIC VIEWS & VIEW CORRIDORS

cantilevering over the canyon. Design roof pitches to approximate the slope.

- 4.4.28.7 The effect of building height, bulk and scale for canyon and steep slope development should be further reduced to protect the visual quality of landforms and the character of canyon neighborhoods. This may be achieved by dividing the building heights into one and two story components, varying the rooflines and wall planes, providing openings, projections, recesses and other building details. Additionally, entries, arcades, stairs, overhangs and unique, creative building shapes and angles can help to complement the surrounding topography and vegetation to create and define outdoor space.
- 4.4.28.8 Avoid exposed under-floor areas, large downhill cantilevers, and/or tall support columns for overhanging areas for both aesthetic and fire safety reasons.
- 4.4.28.9 Increase the community's use of publicly-owned open space held in canyons by:
- Enhancing existing access points to the canyons to make them clearly visible and welcoming
 - Creating new access points to the canyons from the neighborhoods
 - Improving and expanding trail facilities to enhance connectivity within the canyons and to adjacent residential areas
- 4.4.28.10 Development adjacent to designated open space should specify and use neutral, earthtone, muted colors that complement the natural landscape.



Structural supports for buildings along the canyon interface should be minimal in profile.

PUBLIC VIEWS AND VIEW CORRIDORS

Uptown has a wealth of prominent view corridors, offering views to Downtown, Balboa Park, Mission Valley, and the San Diego Bay and Harbor. Views are accessible from a variety of vantage points, including private homes, upper story apartments and condos, as well as from parks and public streets. Future development should be designed to both take advantage of prominent views and also maintain views to these areas from multiple locations. While taller buildings may be appropriate as infill in certain locations, it is important that they be designed to avoid inhibiting views and maintaining an open, spacious public realm.

POLICIES & RECOMMENDATIONS

4.4.29 Ensure that new development preserves, and where feasible, enhances public views and view corridors

- 4.4.29.1 Public view corridors must be maintained through future development. Developments on corner lots of existing streets which serve as view corridors need special design considerations such as being required to setback from the corner or terrace away from the street.

PUBLIC VIEWS & VIEW CORRIDORS



Pedestrian paths and parks created through and within canyons and open space should be oriented towards views.

- 4.4.29.2 Pedestrian paths created through private development should be oriented towards views to enhance the pedestrian experience.
- 4.4.29.3 Developments which are on any portion of a property within designated open space should maintain existing views and public access to canyon areas, and adapt to the natural terrain.
- 4.4.29.4 Future development on the Avenues and Laurel Street in Bankers Hill/ Park West should employ upper story stepbacks to ensure that views to Downtown, Balboa Park and the Bay and Harbor are not impeded by taller building design.
- 4.4.29.5 Developments in low-scale, primarily residential neighborhoods in Uptown should not impede visual access to canyons and other prominent views. Buildings should respect the historic scale and form of lots and not overwhelm the site, potentially impacting views enjoyed by neighbors.

THIS PAGE INTENTIONALLY LEFT BLANK