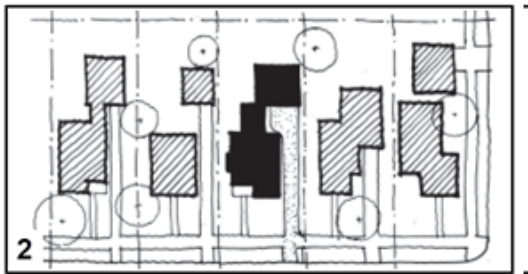
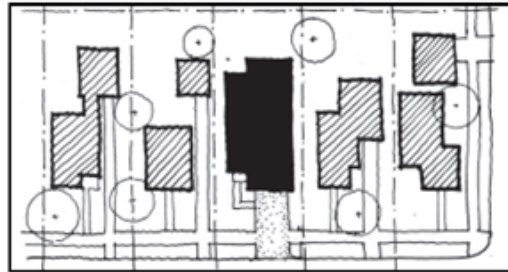


# Excelsior Good Neighbor Guidelines

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



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



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

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



Inappropriate: Garage-dominated "snout" house.

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



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

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



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

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

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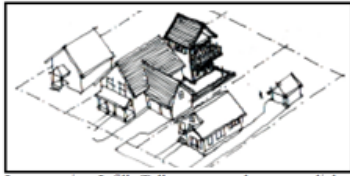


Appropriate: Details are consistent on all sides.



Inappropriate: Details and material use are not consistent.

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

**Notes:**

Street face refers to the streetscape elevations of the houses in the block adjacent to the new structure; when the new structure is within two houses of the street corner, the immediately adjacent block beyond the street corner shall also be included.

Neighboring structures or properties refer to the properties in the block surrounding the new structure, including those in the rear.

For corner lots, all of the street faces of structures adjacent to the property will be evaluated. Special consideration will be given to appropriate mass and scale, appropriate roof lines, and diverse architectural style.

Special consideration will also be given to tree preservation, landscaping, and stormwater management that exceeds standards set forth in the City Code.