Figure 1. Step Backs

Step taller buildings back at upper levels. Building structures should not overwhelm adjacent pedestrian areas. Stepbacks on taller buildings allow the maintenance of small scale character near street level.

Figure 2. Transparent Building Element / Facade Treatment
Figure 3. Facade Treatments on Sides and Rear of Buildings

Similar Architectural Treatments on Sides and Rear of Building

Not This ...

This ...

Figure 4. Facade Treatment and Roof Lines

Balconies, windows and other recessed & projecting features are used to break up the mass of the building.
Figure 5. Screening Trash and Recycling Areas.
Figure 6. Walls and Fences

Solid Staggered Wall with Landscaping between Wall and Sidewalk

Fence with Solid Sections interspersed with Wrought Iron Sections

Plantings

Shrubs and Ground Cover planted in front of a Fence or Wall to prevent graffiti

Vines that climb and cling to the Wall or Fence form an effective fighter against graffiti
Figure 7. Parking Structure Retail Facade

No

Yes

Retail at least 25'

No

Yes
**Figure 8. Parking Structure - Facade Treatment**

Similar Architectural Treatment for Parking Structure and Building

**Figure 9. Parking Structure - Landscape Buffer**

Raised Planter and Trees to screen Parking

Angled Planter and Trees to screen Parking
Figure 10. Surface Parking Lot Landscape Elements

Landscaped Setbacks and Wall separating Parking from Sidewalk.

Parking Lot Landscape Elements

Building

Parking

20' max.

3'

Wall

6'
Figure 11. Facade Treatments on an Industrial Building

- Dense Mature Landscaping
- Variation in Plane Texture and Parapet
- Accents and Focal Points
- Architectural Treatment on All Sides
- Variety of Surface Materials, Textures and Treatments
- Dramatic, Deeply Recessed Entries
- Use of Shrubbery to Conceal Car Grille Work