

Evaluation of Existing Developments

Staff evaluated several existing developments in the Town to see if they would meet three standards that offer multiple design solutions. These projects were designed and built without requirements to adhere to specific objective design standards. While some of the projects would not comply with all of the standards below, incorporating additional design solutions would be easily accomplished during the design phase.

B. BUILDING DESIGNS

B.1. Massing and Scale

- 1.1 Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a minimum of three of the following solutions along the façades facing the street:
 - a. A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least five feet;
 - b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet;
 - c. Recessed building entry for the full height of the facade with a minimum ground plane area of 24 square feet;
 - d. An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet, extending the full length of the façade;
 - e. Ground floor courtyards within the building footprint with a minimum area of 60 square feet; or
 - f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.

B.4. Façade Design and Articulation

4.1 Buildings greater than two stories shall be designed to differentiate the base, middle, and top of the building on any street-facing façade. Each of these elements shall be distinguished from one another using at least two of the following solutions:

- a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;
- b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;
- c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing-façade;
- d. Use of a belly band or horizontal architectural element with a minimum height of 10 inches between the first and second floor;
- e. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade; or
- f. The upper floor shall utilize a higher floor-to-ceiling height that is a minimum of two feet greater than the floor-to-ceiling height of the floor immediately below.

4.3 Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a minimum of 16 points:

- Architectural features, such as:
 - Arcade or gallery along the ground floor; *8 points*
 - Awnings or canopies; *6 points*
 - Building cornice; *5 points*
 - Belly band, or horizontal architectural element, between the first and second floor; or *5 points*
 - Façade sconce lighting. *3 points*
- Bay windows; *6 points*
- Balconies or Juliet balconies; *5 points*
- Landscaped trellises or lattices; *5 points*
- Materials and color changes *3 points*
- Chimneys; *3 points*
- Eaves that overhang a minimum of two feet from the facade with supporting brackets; *3 points*
- Window boxes or plant shelves; or *3 points*
- Decorative elements such as molding, brackets, or corbels. *3 points*

University Avenue at Los Gatos-Saratoga Road



B.1.1 - (Minimum 3)

- a. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet.
- b. Recessed building entry for the full height of the facade with a minimum ground plane area of 24 square feet.

B.4.1 – Not applicable, only two stories.

B.4.3 – (16 points minimum)

Arcade (8 points)

Belly Band (5 points)

Sconce lighting (3 points)

Balconies (5 points)

Decorative elements (3 points)

Building cornice (5 points)

Belly band (5 points)

TOTAL = 34 points

Aventino – Winchester Boulevard



B1.1 - (Minimum 3)

- b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet.
- c. Recessed building entry for the full height of the facade with a minimum ground plane area of 24 square feet.

B4.1 – (Minimum 2)

- a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;
- b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;

B4.3 – (16 points minimum)

Material and color changes (3 points)

Balconies or Juliet balconies (5 points)

Landscaped trellises or lattices (5 points)

Eaves that overhang a minimum of two feet from the façade with supporting brackets (3 points)

Window boxes or plant shelves (3 points)

Decorative elements such as molding, ornamentation, or corbels (3 points):

TOTAL = 22 points



B1.1 – (minimum 3)

- b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet;
- c. Recessed building entry for the full height of the facade with a minimum ground plane area of 24 square feet;
- f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.

B4.1 – (Minimum 2)

- a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;
- b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;
- c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing-façade;
- e. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade; or
- f. The upper floor shall utilize a higher floor-to-ceiling height that is a minimum of two feet greater than the floor-to-ceiling height of the floor immediately below.

B4.3 – (16 points minimum)

Awnings or canopies (6 points)

Belly band, or horizontal architectural element, between the first and second floor (5 points)

Material and color changes (3 points)

Balconies or Juliet balconies (5 points)

TOTAL = 19 points