

# ATTACHMENT C

## Context Transition Standards' Applicability Summary

Standard Number	Context Transition Standard Topic	Brief Description (see Attachment A for full text of the standards)	Applicability on and off Corridors	Context Historic Designation Required	Apply when "C"-rated PDHPs present in the Existing Context or immediately adjacent to development
1.1.1	Setback	The front lot setback transition on the subject lot must be at least 50% of the setback of the existing adjacent historic properties for a minimum of the first 10 feet.	<p><b>On Corridors:</b> If an adjacent lot abutting the side lot lines contains a Civic building that is a DHP or PDHP rated "A", "B" or "C".</p> <p><b>Off Corridors:</b> If an adjacent lot abutting the side lot lines contains a Local Register Property.</p>	Y	Y (Civic buildings only)
2.1.1	Height	A height transition shall be provided if adjacent lots contain a DHP or PDHP (A or B) with a height lower than the subject property, limiting height to 50% of the height difference for 10 feet.	<p><b>On Corridors:</b> Applies to all Corridors, except in Downtown only in 55-foot zones. In other DT zones only if adjacent to Civic DHP or PDHP (A or B).</p> <p><b>Off Corridors:</b> Applies if adjacent lots contain a DHP or PDHP (A or B).</p>	Y	N
2.1.2	Light wells	Requires a lightwell (min 3 feet deep and min 5 feet wide) along interior property line shared with residential buildings that have light wells for entire height or light wells if buildings are within 3 feet or less.	<p><b>On and Off Corridors:</b> If an existing adjacent building includes light wells and is within 3 feet of the proposed building.</p>	N	Y (any buildings, including C-rated)
3.1.1	Base Articulation	Include major design features common to building base treatment of most existing buildings within the Existing Context.	<p><b>On Corridors:</b> respond to major design features common within the Existing Context area.</p> <p><b>Off Corridors:</b> Not applicable.</p>	Y	Y

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3.1.2	Base Height	Proposed building's base height shall align with that of existing Local Register Properties or PDHPs within the Existing Context, or correspond to the majority base height if no adjoining structures.	<b>On Corridors:</b> Align with existing Local Register Properties or PDHPs (C), or majority buildings in Existing Context. <b>Off Corridors:</b> Not applicable.	Y	Y
3.3.1	Top Articulation	If immediately adjacent 4-8 story Local Register Properties or the majority of 4-8 story buildings within Immediate Context Area include top floor articulation, the proposal must include similar elements for at least 50% of the building frontage.	<b>On and off Corridors:</b> Align with top floor articulation of adjacent 4-8 story Local Register or the majority of such buildings within the Context Area.	Y	N
3.4.1	Ground Floor Expression Line	New facades must match the ground floor expression line height and dimension of adjacent Local Register Properties and PDHPs (C).	<b>On and off Corridors:</b> Match adjacent Local Register Properties and PDHPs (C)	Y	Y
4.4.1	Shade Elements	Proposed horizontal shade elements at buildings base must match the height of existing elements on adjacent buildings.	<b>On and off Corridors:</b> Match height of shade elements on adjacent buildings at the building base.	N	Y (any buildings, including C-rated)
4.5.1	Roof Form	New 4-story buildings must provide a similar roof shape for at least 50% of their roof area if the Immediate Context Area has a majority of roofs of similar shape.	<b>On Corridors:</b> Not applicable. <b>Off Corridors:</b> Apply if Immediate Context Area has majority similar roof shapes.	N	Y (majority of any buildings, including C-rated)
4.5.2	Roof Eaves/Overhangs	New 4-story buildings must have roof overhangs of 12 inches or more for at least 50% of the roof area if the Immediate Context	<b>On Corridors:</b> Not applicable. <b>Off Corridors:</b> Apply if Immediate Context Area has majority eaves/overhangs.	N	Y (majority of any buildings, including C-rated)

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		Area has a majority of roofs with eaves/overhangs.			
4.7.1	Windows	Street-facing windows must have the same vertical or horizontal orientation as more than 60% of the windows in the Immediate Context Area buildings.	<p><b>On Corridors:</b> Apply when Existing Context includes existing 4-8 story buildings.</p> <p><b>Off Corridors:</b> Apply if Immediate Context Area includes predominant window orientation.</p>	Y (on Corridors) N (off Corridors)	Y
4.7.2 (b)	Window Alignment	80% of windows tops and bottoms of windows shall be horizontally aligned.	<b>On and off Corridors:</b> Apply when immediately adjacent to Local Register buildings	Y	N
4.7.5	Windows Privacy	Minimum sill height in side windows	<b>On and off Corridors:</b> Apply when existing residential buildings are closer than 10 feet.	N	Y (any buildings, including C-rated)
4.7.6	Window Materials	Street-facing windows must be wood, wood composite, or metal in Areas of Primary Importance (APIs).	<b>On and off Corridors:</b> Apply in APIs only.	Y	N
4.8.6	Materials	Proposed facades must incorporate the same prominent material as the majority of buildings in the Immediate Context Area, unless the material is prohibited.	<b>On and Off Corridors:</b> Apply if majority of buildings in the Immediate Context Area feature the same prominent material.	N	Y