

### SAN ANTONIO PRECISE PLAN (SAPP) DESIGN GUIDELINES

The following are summaries of key SAPP design guidelines which relate to the project's building form and architectural design:

- Style. Contemporary and innovative design styles are encouraged. Avoid forced or themed architectural styles such as Spanish colonial or "Town and Country."
- Variety. Strive for variety and distinctive design, especially at the ground level.
- Pedestrian-Oriented. Design should include human-scaled proportions and support engaging, pedestrian-oriented features.
- Massing. Break up individual building mass and bulk. To establish a human scale, building facades should provide features that break massing at intervals of 25' to 35'. Provide openings to the sky, include horizontal breaks in building facades on longer buildings, or ensure well-spaced smaller buildings.
- Differentiation. Features should differentiate between the ground and upper floors to define a base, middle, and top of the building.
- Materials. Use high-quality materials and detailing adjacent to public sidewalks, with particular attention to enhancing building entries and other ground-floor openings. Consider different colors and materials for the upper floors of taller buildings, to help reduce height impacts and give visual relief.
- Corners. Include special architectural and design features on buildings located at corners.
- Multiple Buildings. Multiple buildings in a single project or within a Master Plan area should relate to each other, but provide differentiation through architecture, massing, materials, and site design features.
- Residential Buildings. In residential buildings, use changes in massing and architectural details to differentiate individual units, such as bay windows, balconies, porches, and recessed features.
- Neighborhood Transitions. New development should break up massing to respond to the scale of adjacent residential neighborhoods and provide a gradual transition in height and frontage character.
- Entries. Residential entrances along public streets shall face them and be raised 2' to 5' above the sidewalk, with entries, including stoops, porches, and landscaping as a transition space.