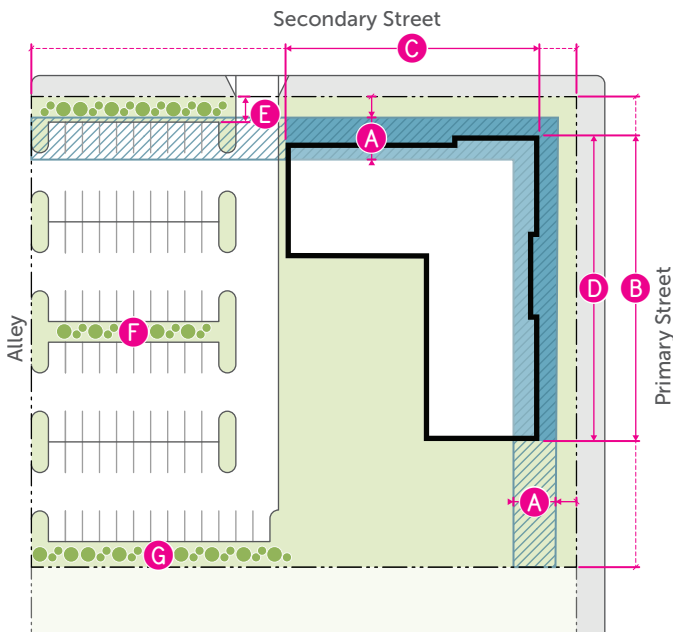


E. Downtown Gateway

Gateway areas frame Downtown and contribute to a sense of entry into the urban center. These areas are in transition, evolving from an auto-oriented character to a more urban experience. They will include commercial and residential developments with a variety of building forms and street edge characteristics. New development should establish a more urban feel. Downtown Gateways often have edges that face established residential neighborhoods, and compatible transitions in these locations are important.

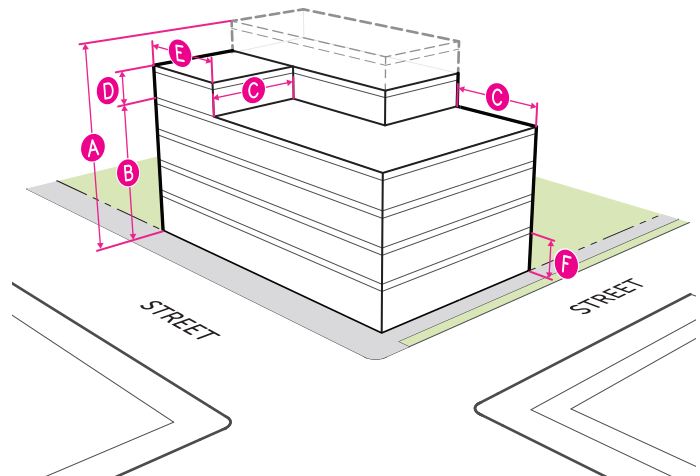
1. Site Design

(See 20.25.080C.3.)



2. Vertical Scale

(See 20.25.080C.4.)



BUILDING

A	Build-to zone (min/max)	5'/15'
B	Build-to width: primary street (min)	60%
C	Build-to width: secondary street (min)	30%
D	Building width (max)	325'

PARKING

E	Parking setback from street (min)	10'
F	Interior parking lot landscaping	Required
G	Parking lot perimeter screening	Required

BUILDING HEIGHT

A	Building height (max)	See underlying zoning
----------	-----------------------	-----------------------

UPPER STORY STEPBACK

B	Street wall height (max)	60' 4 stories
C	Stepback depth (min)	15'
D	Stepback exception: height (max)	15' 1 story
E	Stepback exception: width (max)	30%

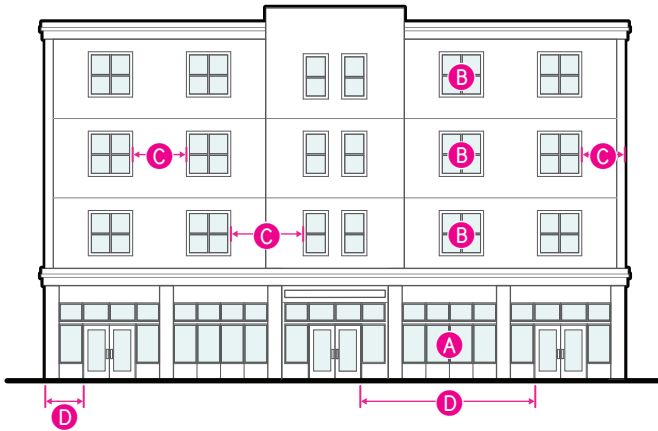
FLOOR TO CEILING HEIGHT

F	Residential (min)	10'
F	Non-residential (min)	13'

Downtown Gateway

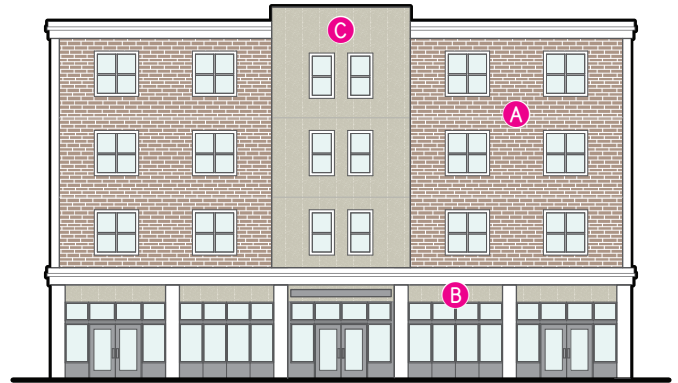
3. Facade Design

(See 20.25.080C.5.)



4. Materials

(See 20.25.080C.6.)



	Primary Street	Secondary Street
GROUND FLOOR		
A Glazed area: commercial (min)	60%	40%
Glazed area: residential (min)	30%	30%
UPPER FLOOR		
B Glazed area (min)	20%	20%
C Blank wall width (max)	12'	12'
ENTRANCES		
Street-facing entrance	Required	n/a
D Distance between entries: Non-residential (max)	90'	90'
Distance between entries: Residential (max)	120'	120'

	Street-facing	Non-street-facing
MATERIAL COVERAGE		
A Natural material (min)	25%	25%
Traditional masonry (min)	n/a	n/a
B Synthetic Stucco: ground floor (max)	40%	80%
C Synthetic Stucco: upper floor (max)	60%	80%