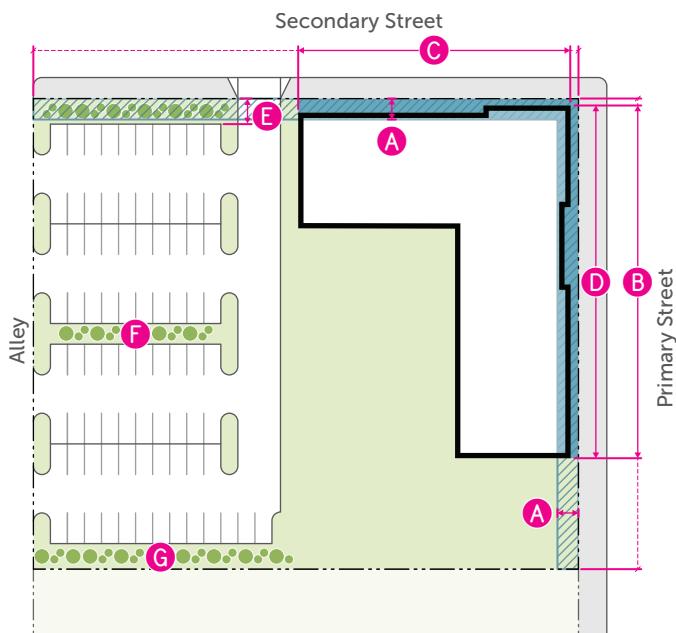


D. Downtown Hip Strip

The Downtown Hip Strip is a distinctively unique part of Downtown, with a mix of older and newer buildings of a moderate scale. It has a diverse range of building types that are interesting at the street level, and generally built close to the street edge in ways that invite exploration. Public art and creative signs, colors and artistic elements are encouraged.

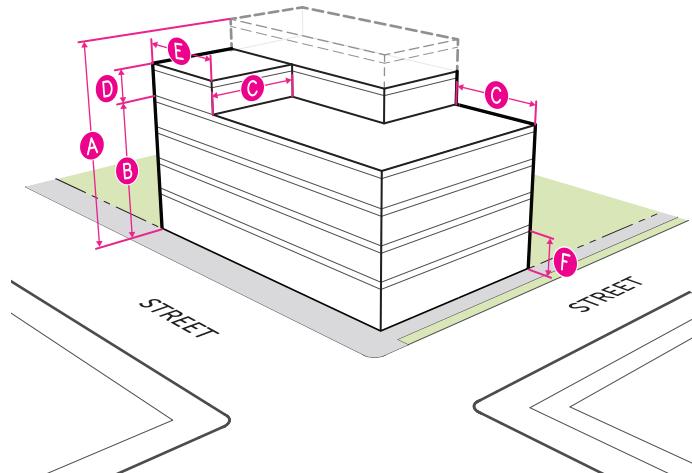
1. Site Design

(See 20.25.080C.3.)



2. Vertical Scale

(See 20.25.080C.4.)



BUILDING

| | |
|--|-------|
| (A) Build-to zone (min/max) | 0'/5' |
| (B) Build-to width: primary street (min) | 70% |
| (C) Build-to width: secondary street (min) | 40% |
| (D) Building width (max) | 275' |

PARKING

| | |
|---------------------------------------|------------|
| Parking between building and street | Prohibited |
| (E) Parking setback from street (min) | 15' |
| (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' |
| (C) Stepback depth (min) | 10' |
| (D) Stepback exception: height (max) | 15' |
| (E) Stepback exception: width (max) | 30% |

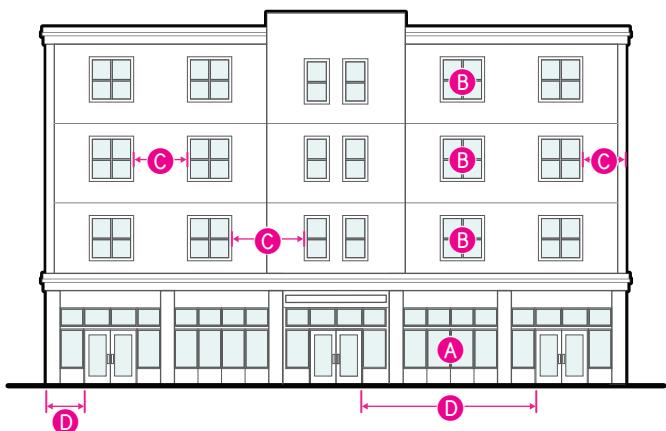
FLOOR TO CEILING HEIGHT

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

Downtown Hip Strip

3. Facade Design

(See 20.25.080C.5.)



| | Primary Street | Secondary Street |
|---|----------------|------------------|
| GROUND FLOOR | | |
| A Glazed area: commercial (min) | 65% | 40% |
| Glazed area: residential (min) | 30% | 30% |
| UPPER FLOOR | | |
| B Glazed area (min) | 20% | 20% |
| C Blank wall width (max) | 10' | 10' |
| ENTRANCES | | |
| Street-facing entrance | Required | n/a |
| D Distance between entries: Non-residential (max) | 70' | 70' |
| Distance between entries: Residential (max) | 100' | 100' |