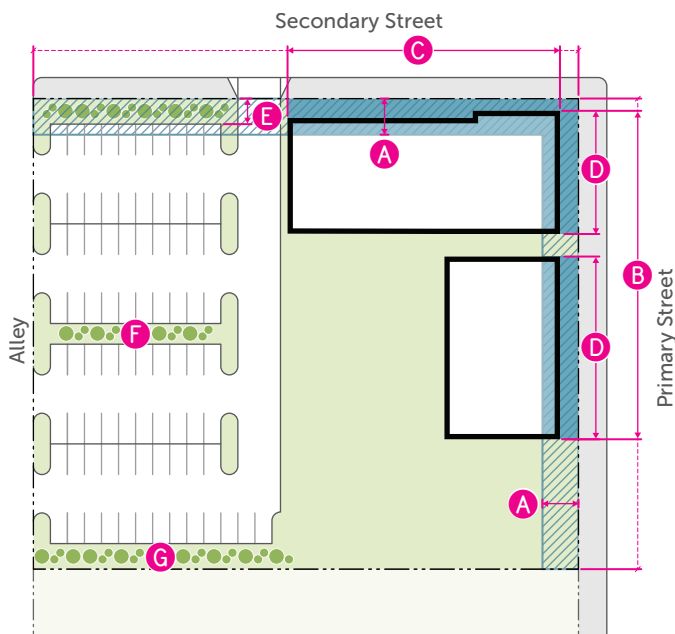


F. Downtown North

The Downtown North Context will continue to be home to a variety of building types and forms. It will serve as a transition between the Downtown Gateway Area around Broadway and the residential neighborhood to the north, with moderately scaled buildings. While increases in density and scale are desired, buildings and sites should be designed to fit in with the residential character.

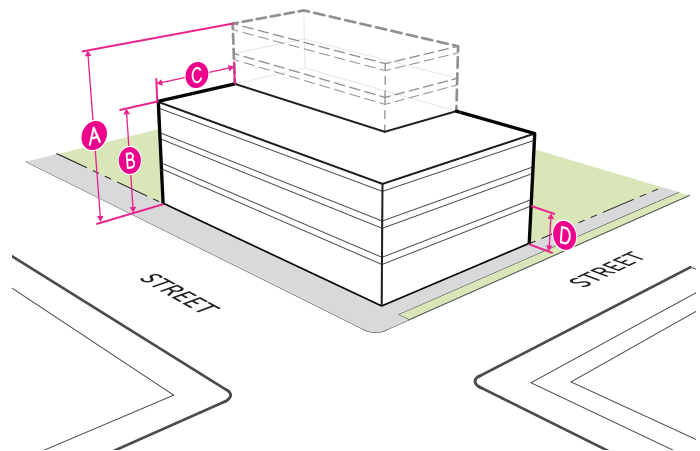
1. Site Design

(See 20.25.080C.3.)



2. Vertical Scale

(See 20.25.080C.4.)



BUILDING

| | |
|---|---------|
| A Build-to zone (min/max) | 10'/20' |
| B Build-to width: primary street (min) | 60% |
| C Build-to width: secondary street (min) | 30% |
| D Building width (max) | 160' |

PARKING

| | |
|---|------------|
| Parking between building and primary street | Prohibited |
| Parking between building and secondary street | Limited |
| E Parking setback from street (min) | 10' |
| F Interior 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) | 45' 3 stories |
| C Stepback depth (min) | 20' |

FLOOR TO CEILING HEIGHT

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

3. Facade Design

(See 20.25.080C.5.)



| | Primary Street | Secondary Street |
|--|----------------|------------------|
| GROUND FLOOR | | |
| A Glazed area: commercial (min) | 45% | 30% |
| Glazed area: residential (min) | 20% | 20% |
| 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' |