B. # Corridor Typology 1

Typology 1 Corridors have been identified to be redeveloped as mixed-use, pedestrian-oriented streets that support transit and prioritize placemaking. Walkability in these areas should be heavily emphasized. Mid-rise development is encouraged. Buildings are located to tightly frame the street with a consistent street wall, but some minor fluctuation in front setback is encouraged. Parking should be shared among multiple buildings wherever possible. High levels of transparency and detailing are promoted at the street level.
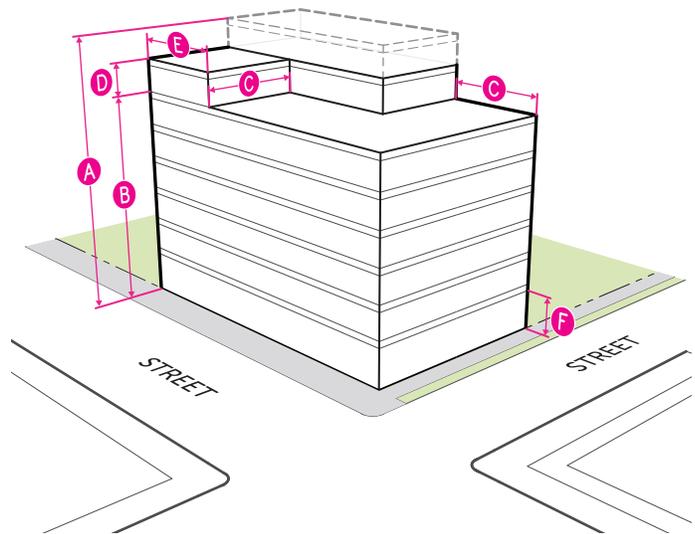
1. Site Design

(See 20.25.080C.3.)
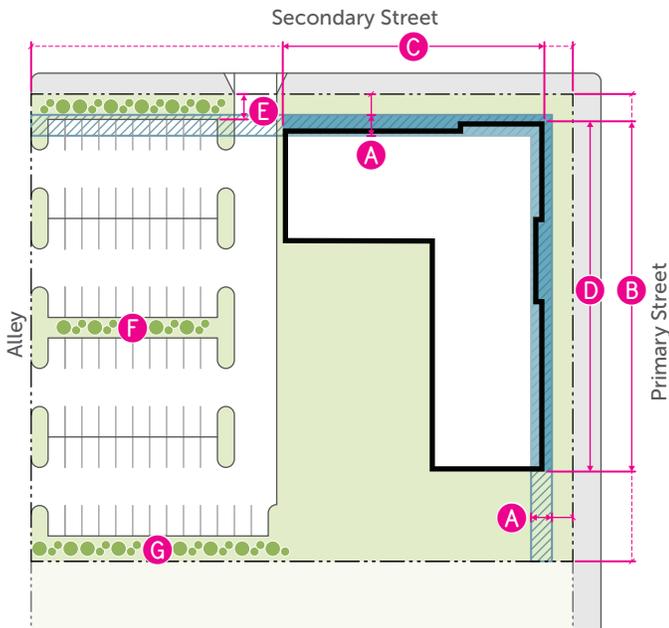
2. Vertical Scale

(See 20.25.080C.4.)

BUILDING		
Ⓐ	Build-to zone (min/max)	5'/10'
Ⓑ	Build-to width: primary street (min)	75%
Ⓒ	Build-to width: secondary street (min)	55%
Ⓓ	Building width (max)	300'

PARKING		
	Parking between building and street	Prohibited
Ⓔ	Parking setback from street (min)	15'
Ⓕ	Interior landscaping	Required
Ⓖ	Parking lot perimeter screening	Required

BUILDING HEIGHT		
Ⓐ	Building height (max)	See underlying zoning

UPPER STORY STEPBACK		
Ⓑ	Street wall height (max)	85' 6 stories
Ⓒ	Stepback depth (min)	15'
Ⓓ	Stepback exception: height (max)	15' 1 story
Ⓔ	Stepback exception: width (max)	30%

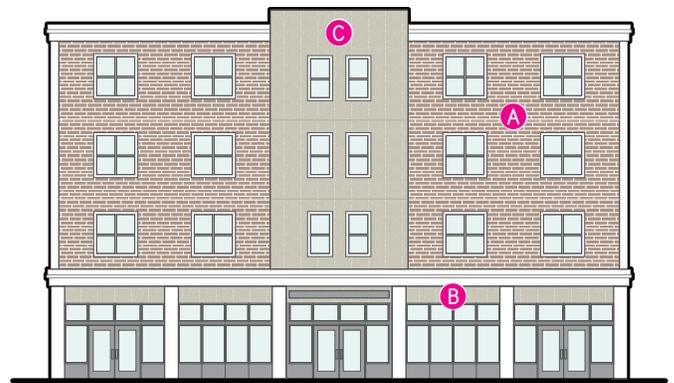| FLOOR TO CEILING HEIGHT		
	Residential (min)	10'
Ⓕ	Non-residential (min)	13'

Corridor Typology 1

3. Facade Design

(See 20.25.080C.5.)
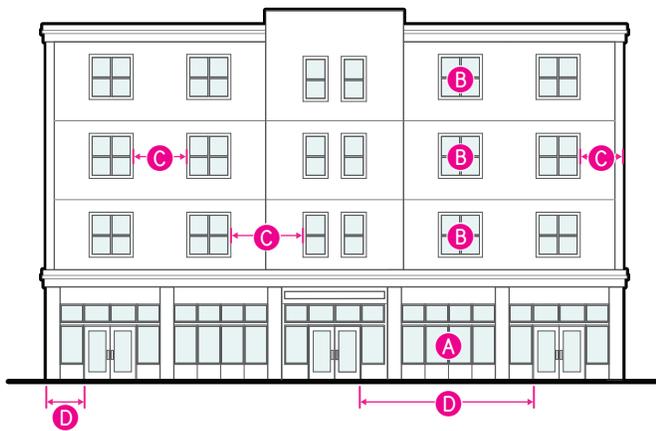
4. Materials / Articulation

(See 20.25.080C.6.) / (See 20.25.080C.7.)

		Primary Street	Secondary Street
GROUND FLOOR			
Ⓐ	Glazed area: commercial (min)	60%	40%
	Glazed area: residential (min)	30%	30%
UPPER FLOOR			
Ⓑ	Glazed area (min)	20%	20%
Ⓒ	Blank wall width (max)	8'	12'
ENTRANCES			
	Street-facing entrance	Required	n/a
Ⓓ	Distance between entries (max)	60'	60'

		Street-facing	Non-street-facing
MATERIAL COVERAGE			
Ⓐ	Natural material (min)	35%	15%
Ⓑ	Synthetic Stucco: ground floor (max)	20%	70%
Ⓒ	Synthetic Stucco: upper floor (max)	40%	70%
MASS VARIATION			
	Building width: 50'-120'	n/a	n/a
	Building width: 120' +	Required	n/a
FACADE ARTICULATION			
	Building width: 50'-120'	Required	n/a
	Building width: 120' +	Required	n/a