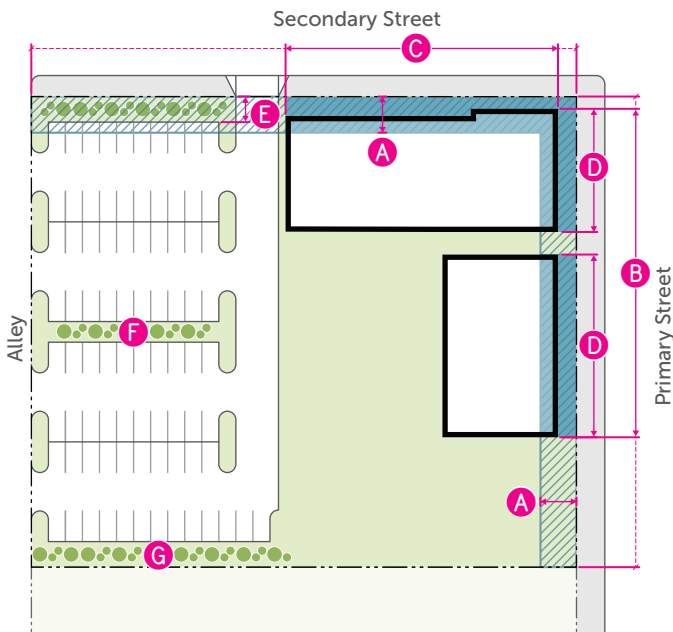


F. Downtown North

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.

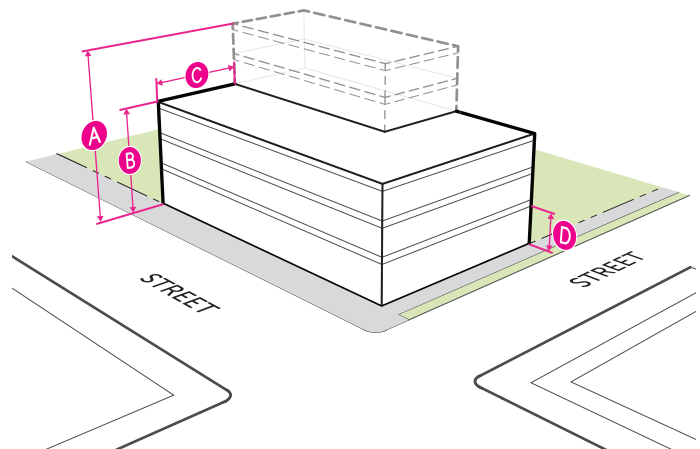
1. Site Design

(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
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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'

Downtown North

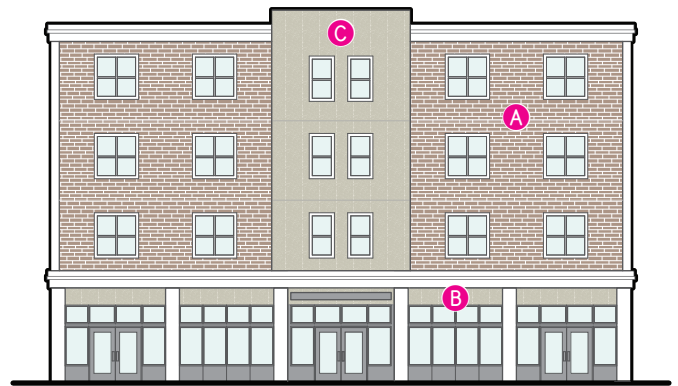
3. Facade Design

(See 20.25.080C.5.)



4. Materials

(See 20.25.080C.6.)



	Primary Street	Secondary Street
GROUND FLOOR		
A Glazed area: commercial (min)	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'

	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)	60%	n/a
C Synthetic Stucco: upper floor (max)	75%	n/a