

## Exhibit B to R-19-162

The following street and sidewalk design requirements are applicable to all properties within Exhibit A (North 4<sup>th</sup> Rank III Corridor Plan Area).

### **Street & Sidewalk Design**

1. New development shall ensure sufficient right-of-way is provided from the midpoint of the roadway to the property line of the subject site per the cross-sections in Appendix 1 to this exhibit.
2. New development shall comply with all sidewalk and sidewalk buffer requirements within the appendix.

Regulations provided below are applicable to all properties zoned MX-L or higher within Exhibit A (North 4<sup>th</sup> Rank III Corridor Plan Area). The following requirements supplement those that exist in the Integrated Development Ordinance. In the event of a conflict, these interim design requirements shall prevail.

### **Building Mass & Scale**

1. The maximum building height for properties zoned MX-M or higher is 55 feet. No height bonuses allowed by table 5-1-2 for Workforce Housing or Structured Parking shall be granted.
2. Any portion of a building over 30 feet shall incorporate a minimum stepback of 6 feet from the front façade facing a public street.
3. Front setbacks shall be a minimum of 10 feet and a maximum of 15 feet.

### **Building Articulation**

1. Building design for any parcels zoned MX-M or higher shall comply with section 5-11(E)(2) of the IDO with the following revisions:
  - a. In new residential and mixed-use development, windows on the upper floors shall be recessed not less than 2 inches and/or shall be surrounded by a window casing of not less than 2 inches wide.
  - b. 5-11(E)(2)(a)(2) Each façade facing a public street shall incorporate at least 3 of the following features along at least 30 percent of the horizontal length of the façade. The features listed below shall be distributed along the façade so that each horizontal façade length of 30 linear feet contains at least 1 of the following features:
    - a. Ground-floor clear, transparent display windows, with the lower edge of window sills no higher than 30 inches above the finished floor. The ground floor clear, transparent display windows and/or doors comprise a minimum of 50 percent of the ground floor façade, except where a building faces a street on 2 or more sides, the primary façade shall contain a minimum of 50 percent of its

surfaces in windows and/or doors, and the remaining street-facing façades shall contain a minimum of 30 percent of their surfaces in windows and/or doors with no minimum window sill height required.

b. Windows on upper floors.

c. Primary pedestrian entrances.

d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.

e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.

f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.

c. 5-11(E)(2)(a)(3) Each street-facing façade longer than 50 feet shall incorporate at least 2 of the following additional features:

a. Wall plane projections or recesses of at least 1 foot in depth, occurring at least every 100 linear feet and extending at least 25 percent of the length of the façade.

b. A change in color, texture, or material occurring every 50 linear feet and extending at least 20 percent of the length of the façade.

c. An offset, reveal, pilaster, or projecting element, no less than 2 feet in width and projecting from the façade by at least 6 inches and repeating at minimum intervals of 30 feet.

d. Three-dimensional cornice or base treatments.

e. A projecting gable, hip feature, or change in parapet height for every 100 linear feet of the façade.

f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.