

### Item #3: Main Streets Design Standard Bundle

This amendment adds a new optional standard with 5 options to incentivize architectural features on sites with the Centers Main Street ‘m’ overlay in the inner pattern area identified in 130-3.

Add a new standard, C3, on page 41, shift and renumber the remaining commentary for the old C3-C17 list to C4-C18:

Required (X)	APPLIES TO:	THE DESIGN STANDARD	Optional points
	<b>C3</b>	<b>Buildings in Inner Neighborhoods with Centers Main Street overlay zone</b>	
	New building located in the Centers Main Street (m) overlay zone within the Inner Pattern area shown on Map 130-3.	<p>Meet any of the following standards up to a maximum of 4 points:</p> <ul style="list-style-type: none"> <li>• The portion of the street-facing façade that fronts a non-residential use must provide the following:               <ul style="list-style-type: none"> <li>• A transom window must be provided above each ground floor window and door opening. The transom window must be at least 12 inches in height and separated from main ground floor windows by at least 4 inches. Mullions within a storefront glazing system do not count toward the window separation.</li> <li>• A base sill or bulkhead must be provided at the ground level. The base must be at least 18 inches above grade, but is not required where access doors are located.</li> <li>• Street-facing ground floor windows must be split up into sections no more than 25 feet wide, separated by a column made up of a different material than the storefront glazing system and at least 12 inches wide.</li> </ul> </li> <li>• The following must be provided on street-facing facades:               <ul style="list-style-type: none"> <li>• The ground floor of the building must be visually distinct from upper stories by providing either a cornice, belt course or projecting band between the first and second floor of the building, or a change of material between the first floor and upper floors of the building.</li> <li>• The top of the building must have a parapet or cap that extends at least 18 inches above the roofline and is distinguished from the rest of the building by a different color or material.</li> </ul> </li> </ul>	<p>4</p> <p>2</p> <p>1</p>

		<ul style="list-style-type: none"> <li>The street-facing windows on floors above the ground floor must be vertical – taller than it is wide. Street-facing windows on each upper floor must be directly above the one below, excluding the ground floor. Upper floors that step back per the standard below do not need to be vertical or aligned.</li> </ul>	1
		<ul style="list-style-type: none"> <li>On street-facing facades, floors that are more than 35 feet above the existing or proposed sidewalk adjacent to the site must be set back at least 5 feet from the exterior walls below.</li> </ul>	2
		<ul style="list-style-type: none"> <li>On corner sites, a main entrance for a ground floor tenant must be located at the corner of the intersecting streets and be at an angle of 30 to 45 degrees from the transit street with the highest classification.</li> </ul>	1

Renumber C3-C17 to C4-C18