

Figure II-130
MU 2 Key Plan

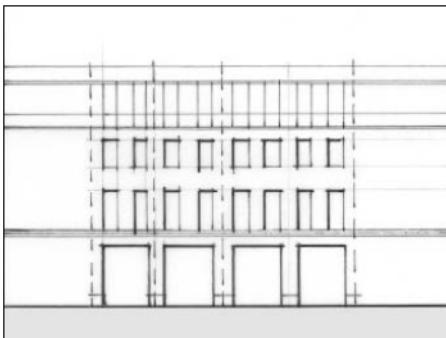


Figure II-131
Example of Vertical Expression: Fenestration

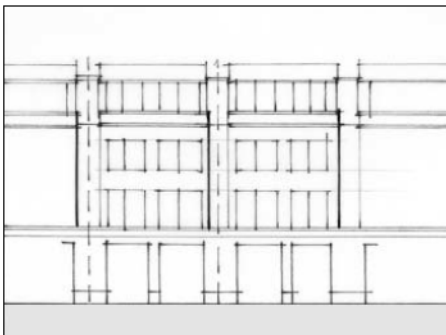


Figure II-132
Example of Vertical Expression:
Facade Articulation

II.17 MU 2

Frontage	Floor	Encouraged Use
Delaware Street	Ground floor	Retail or active use (required)
	Upper floors	Residential or Commercial
28th & 29th Avenues	Ground floor	Commercial, lobbies
	Upper floors	Residential or commercial
Street A	All floors	Hotel, Apartment, Condominium or Loft

General Criteria

- A ground floor pedestrian passage is permitted to connect Delaware Street to Street A. If it occurs, the ground floor should be designed as an active frontage with windows and doors. There should be an unobstructed path and view directly from Street A to Delaware Street. The passage may be covered beginning at 15 feet above sidewalk level for a maximum of 60% of the building's depth.

Delaware Street Frontage Criteria

- Buildings must include vertical expression devices to break up the largely horizontal massing. See Figures II-131 and II-132.
- Required Architectural Feature must be visible from 28th Avenue.
- Ground floor retail or active use required. A minimum of approximately 75% of linear feet of the Delaware Street frontage shall be glazed with clear (untinted, non-reflective) glass.
- Vibrant retail and active frontages with varied, incremental storefronts are encouraged.
- Stepbacks are allowed above the ground floor and encouraged above the 3rd floor within 10' of the Property Line.
- A combination of flat roofs and sloping roofs with broad overhangs is preferred.

Street A Frontage Criteria

- A minimum of one floor underground parking is required. Should additional parking be necessary, above-grade parking shall be shielded from Street A by occupied space a minimum of 25 feet thick at the ground level.
- Required Architectural Feature must be visible from 28th Avenue.
- One-story base expression required.
- A break from sidewalk to sky should occur in the middle third of the Street A frontage as indicated in Figure II-134. Eaves and other allowable encroachments may encroach upon this zone.
- Private open spaces (patios, decks) should not be deeper than ten feet if located below the top floor.
- Step-out or Juliet balconies are permitted.
- Large windows are encouraged along the street to open to the park.
- Facades should be relatively flat to provide uniformity among Blocks.
- Lobby entrances are encouraged.
- A street-facing courtyard may occur. Such a courtyard shall have a maximum width of 50 feet at the first two stories where it opens to Street A.

28th and 29th Avenues Frontage Criteria

- Lower height zone on 29th Avenue shall be one story lower than contiguous frontage.
- If located below the top floor, private open spaces (patios, decks or balconies) should not be deeper than ten feet if located below the top floor.
- Step-out or Juliet balconies are permitted.

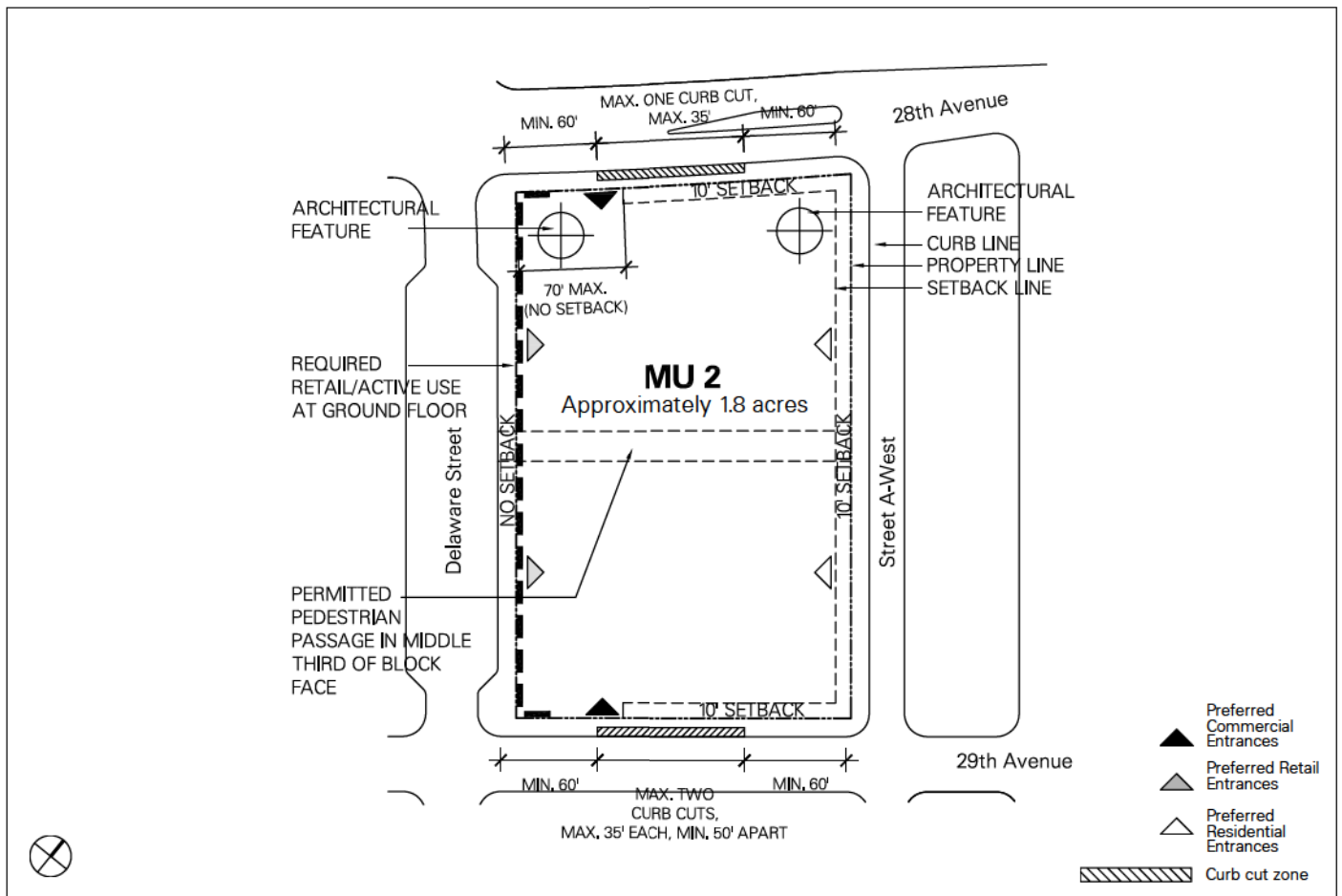


Figure II-133
MU 2 Building Placement

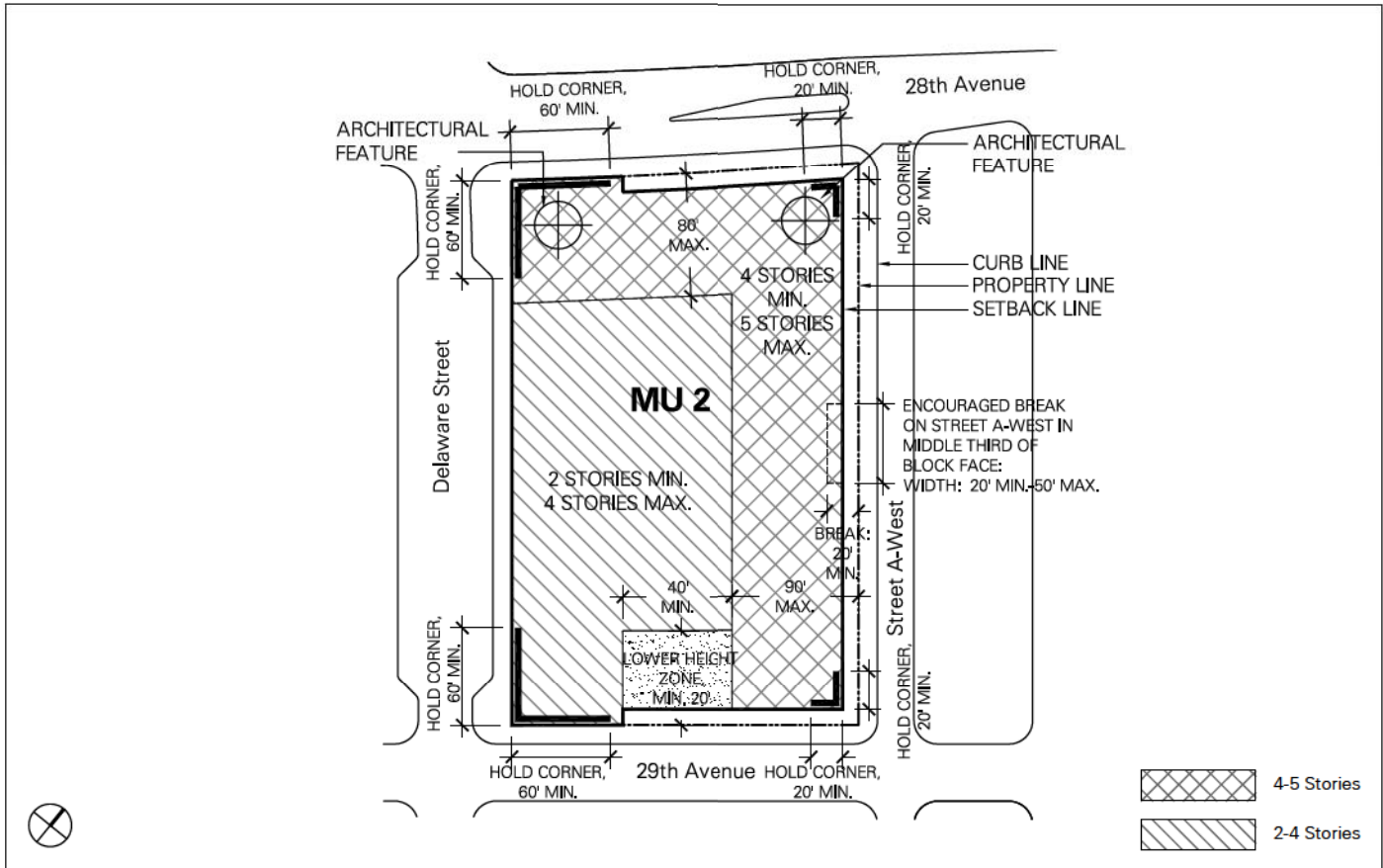


Figure II-134
MU 2 Building Massing

Development Block MU 2	Build-To Zone		Expression Lines	Allowable Encroachments
	Lower Floors	Upper Floors		
28th Avenue	Floor 1 - Min. 80% within 3' of Setback Line; Floors 2-3 - Min. 70% within 3' of Setback Line	Floors 4-5 - Max. 90% within 10' of Setback Line	1st Floor, 3rd Floor	1,2,3,4,5,6,7,8,9,10,11,12,13,15 (See II.5)
Street A-West	Floors 1-3 - Min. 75% within 3' of Setback Line	Floors 4-5 - Min. 50% within 10' of Setback Line	1st Floor, 3rd Floor	1,2,3,4,5,6,7,10,11,12,13,15 (See II.5)
29th Avenue	Floors 1-3 - Min. 80% within 10' of Setback Line	Floors 4-5 - Min. 40% within 10' of Setback Line	Not required in lower height zone*	1,2,3,4,5,6,7,8,9,10,11,12,13,15 (See II.5)
Delaware Street	Minimum 80% within 5' of Property Line	Top Floor - Min. 70% within 10' of Property Line	1st Floor, Top Floor	1,3,4,5,6,8,9,10,11,12,15 (See II.5)

*Required expression lines from adjacent frontages shall wrap onto this frontage for at least the "hold corner" distance

Table II-7
MU 2 Massing Chart



Figure II-135
Appropriate ground floor retail expression
with upper floor commercial uses



Figure II-136
Simple plan geometry and roof with flat
roofs and broad overhangs



Figure II-137
Appropriate consistency of buildings,
appropriate balcony, roof and loggia articulation



Figure II-138
Appropriate shallow step-out or
Juliet balconies



Figure II-139
An example of an inviting pedestrian passage



Figure II-140
Appropriate break in massing on Street A

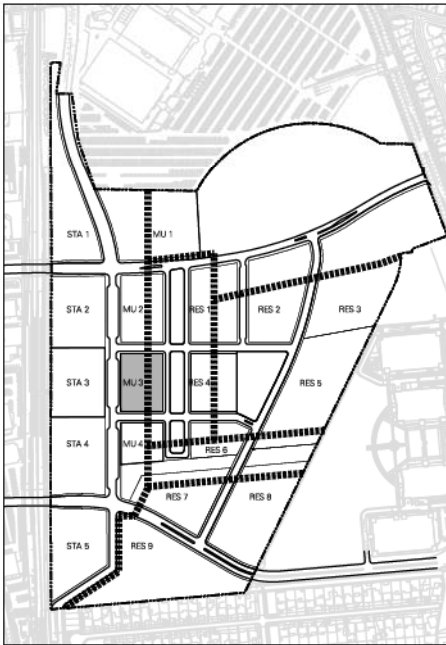


Figure II-141
MU 3 Key Plan

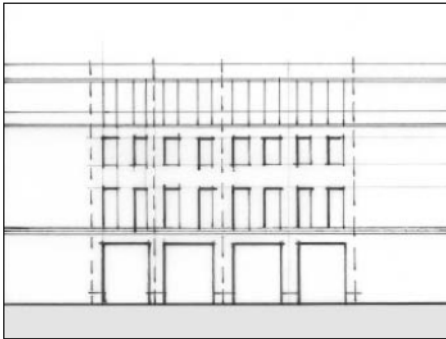


Figure II-142
Example of Vertical Expression: Fenestration

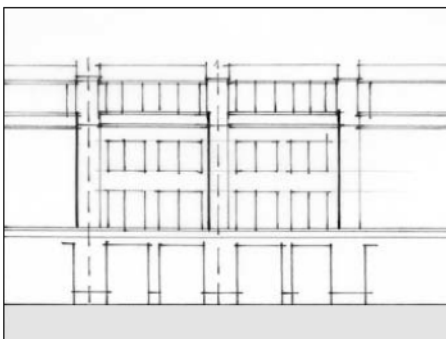


Figure II-143
Example of Vertical Expression:
Facade Articulation

II.18 MU 3

Frontage	Floor	Encouraged Use
Delaware Street	Ground floor	Retail or active use (required)
	Upper floors	Residential or Commercial
29th & 30th Avenues	Ground floor	Commercial, Lobbies
	Upper floors	Residential or Commercial
Street A	All floors	Residential or Commercial
Pedestrian Easements	Ground floor	Retail or Commercial
	Upper floors	Residential or Commercial

General Criteria

- The ground floor of the required pedestrian easement shall be designed as an active frontage with windows and doors. There shall be an unobstructed path and view directly from Street A to Delaware Street. The width between building faces may be wider than the path dimension to allow transition zones between the public path and interior uses. The easement may be covered beginning at 15 feet above sidewalk level for a maximum of 60% of the building's depth.
- The pedestrian passage should be designed to encourage pedestrian use, with attention paid to pedestrian perception of safety, views to and within it that encourage its use, and lighting to enhance pedestrian and cyclist visibility, comfort and security.

Delaware Street Frontage Criteria

- Ground floor retail or active use required. A minimum of approximately 75% of linear feet of the Delaware Street frontage shall be glazed with clear (untinted, non-reflective) glass.
- Vibrant retail and active frontages with varied, incremental storefronts are encouraged.
- Setbacks are allowed above the ground floor and encouraged above the 3rd floor within 10' of the Property Line.
- Buildings must include vertical expression devices to break up the largely horizontal massing. See Figures II-142 and II-143.
- A combination of flat roofs and sloping roofs with broad overhangs is preferred.

29th and 30th Avenues Frontage Criteria

- Step-out or Juliet balconies are permitted.
- Private open spaces (patios, decks or balconies) should not be deeper than 10 feet if located below the top floor.
- Lower height zone shall be one story lower than contiguous frontage.

Street A Frontage Criteria

- One-story base expression required.
- Private open spaces (patios, decks) should not be deeper than ten feet if located below the top floor.
- Step-out or Juliet balconies are permitted.
- Large windows are encouraged along Street A to open to the park.
- Facades should be relatively flat to provide uniformity among Blocks.
- Lobby entrances are encouraged.
- A street-facing courtyard may only occur along Street A. Such a courtyard shall have a maximum width of 50 feet at the first two stories where it opens to Street A.
- A minimum of one floor of underground parking is required. Additional above-grade parking shall be shielded from Street A by occupied space a minimum of 25 feet thick at the ground level.

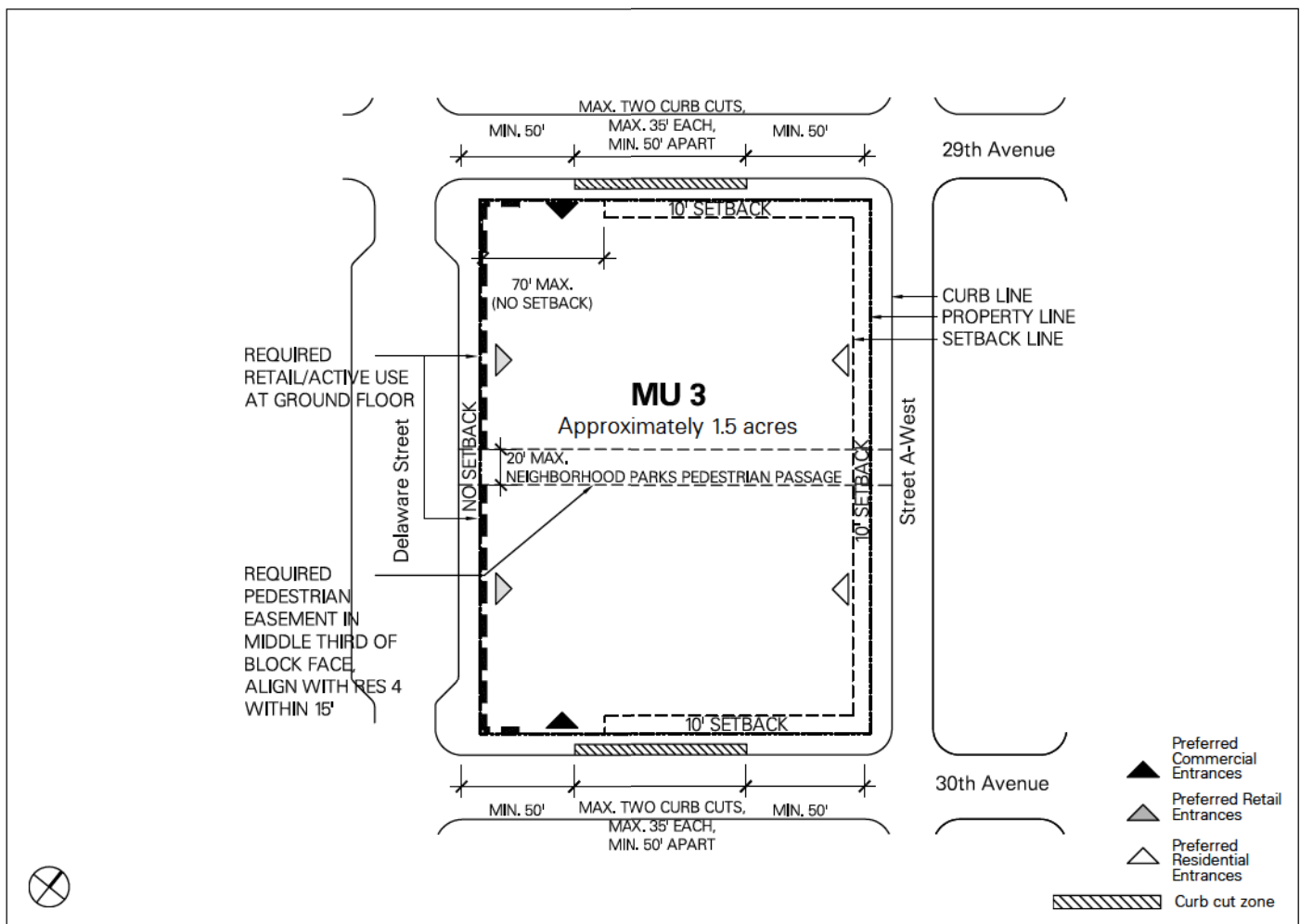


Figure II-144
MU 3 Building Placement

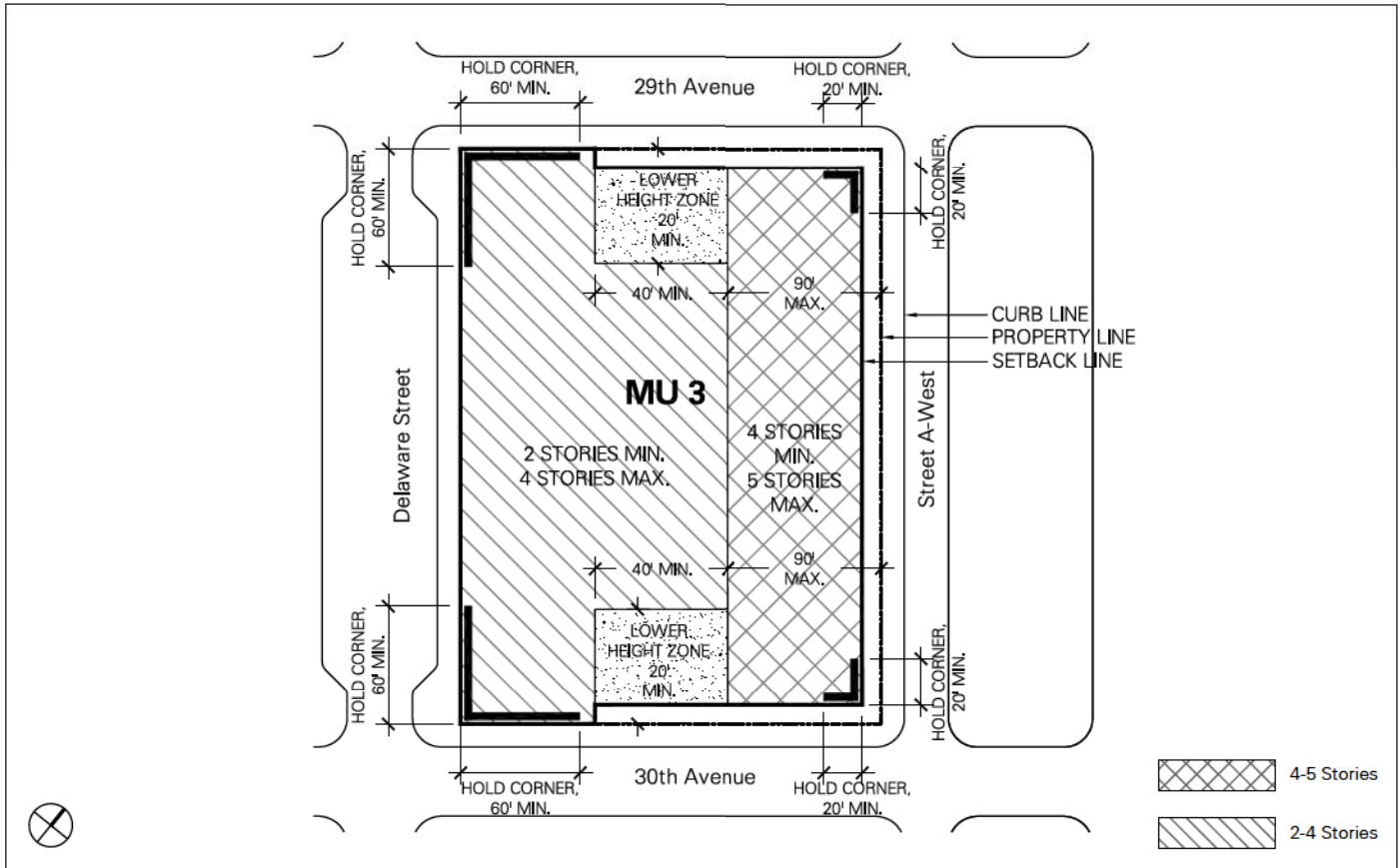


Figure II-145
MU 3 Building Massing

Development Block MU 3	Build-To Zone		Expression Lines	Allowable Encroachments
	Lower Floors	Upper Floors		
29th Avenue	Floors 1-3 - Min. 80% within 10' of Setback Line	Floors 4-5 - Min. 40% within 10' of Setback Line	1st Floor, 3rd Floor	1,2,3,4,5,6,7,8,9,10,11,12,13,15 (See II.5)
Street A-West	Floors 1-3 - Min. 75% within 3' of Setback Line	Floors 4-5 - Min. 50% within 10' of Setback Line	1st Floor, 3rd Floor	1,2,3,4,5,6,7,10,11,12,13,15 (See II.5)
30th Avenue	Floors 1-3 - Min. 80% within 10' of Setback Line	Floors 4-5 - Min. 40% within 10' of Setback Line	Not required in lower height zone*	1,2,3,4,5,6,7,8,9,10,11,12,13,15 (See II.5)
Delaware Street	Minimum 80% within 5' of Property Line	Top Floor - Min. 70% within 10' of Property Line	1st Floor, Top Floor	1,3,4,5,6,8,9,10,11,12,15 (See II.5)

*Required expression lines from adjacent frontages shall wrap onto this frontage for at least the "hold corner" distance

Table II-8
MU 3 Massing Chart



Figure II-146
Appropriate ground floor retail expression
with upper floor commercial uses



Figure II-147
Simple plan geometry with flat roofs and
broad overhangs



Figure II-148
Appropriate consistency of buildings,
appropriate balcony, roof and loggia articulation



Figure II-149
Varied building massing mid-block, with
full-height expression at corner



Figure II-150
Appropriate shallow step-out or
Juliet balconies



Figure II-151
An example of an inviting pedestrian passage