

666 71 Street DRB Presentation

Original Approval 7.7.20

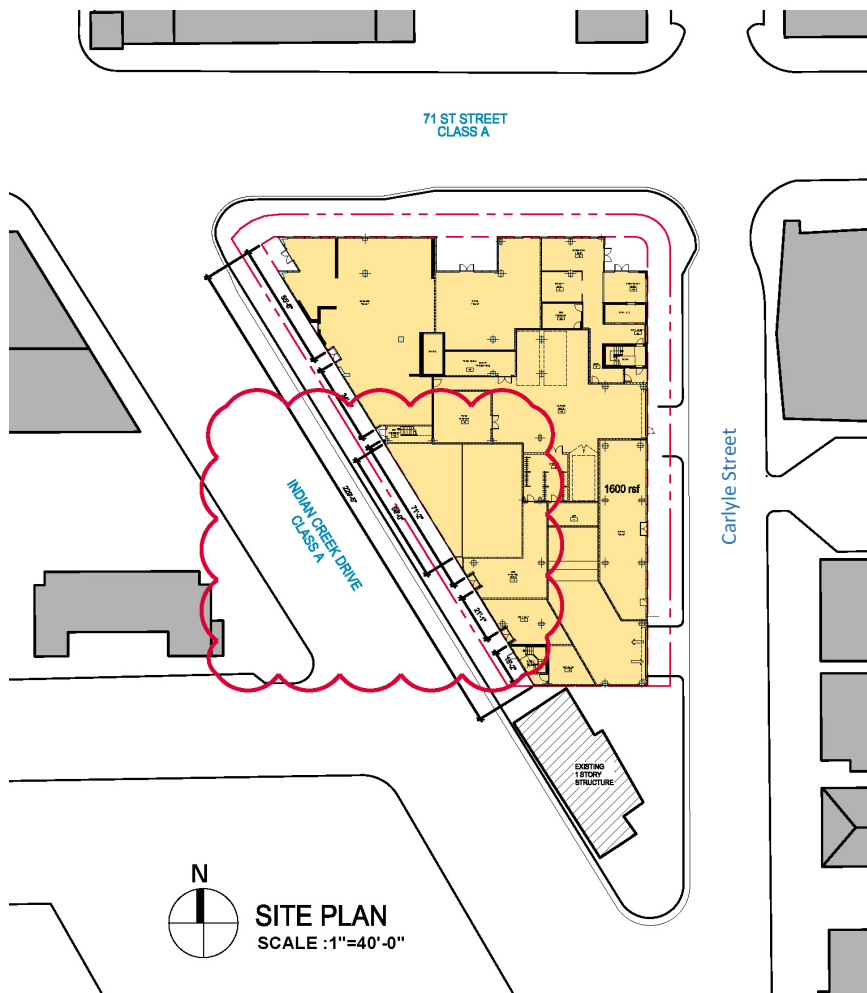
Revised Approval 3.18.21

Proposed Revisions 2.1.22

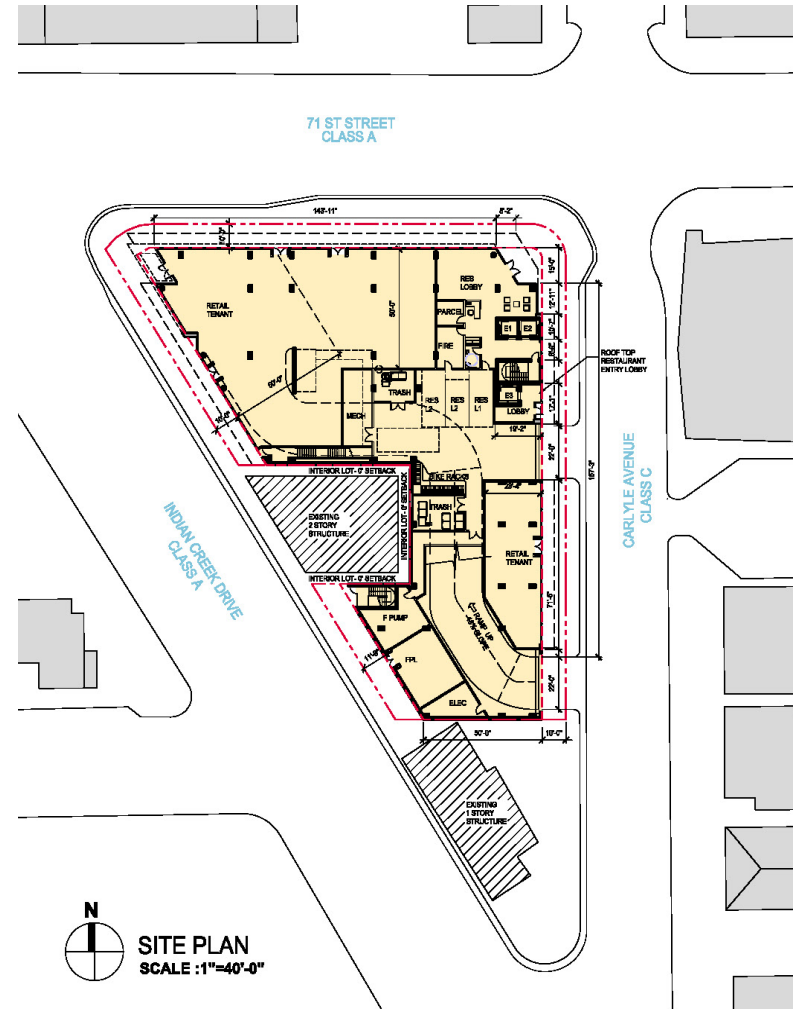
- I. Site plan / Lot assembly
- II. Program Change
- III. Massing / Design
 - a. Street Frontage
 - b. Massing Proportions
 - c. Feature Roof Canopy



2.1.22 PROPOSED PLAN



3.18.21 APPROVED PLAN

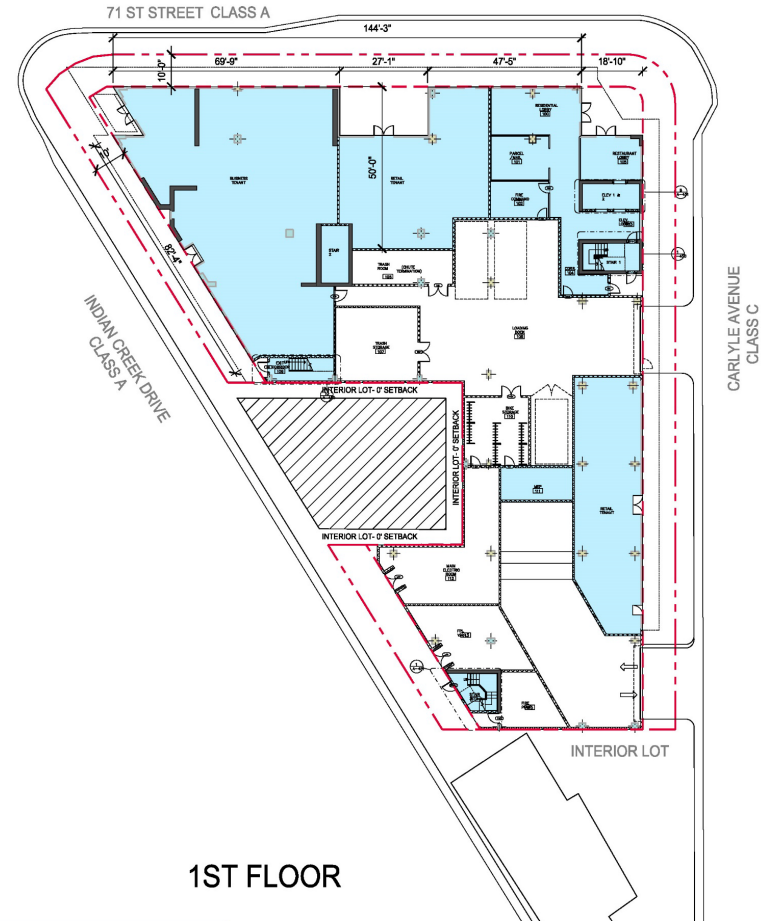


LOCATION PLAN

2.1.22 PROPOSED PLAN

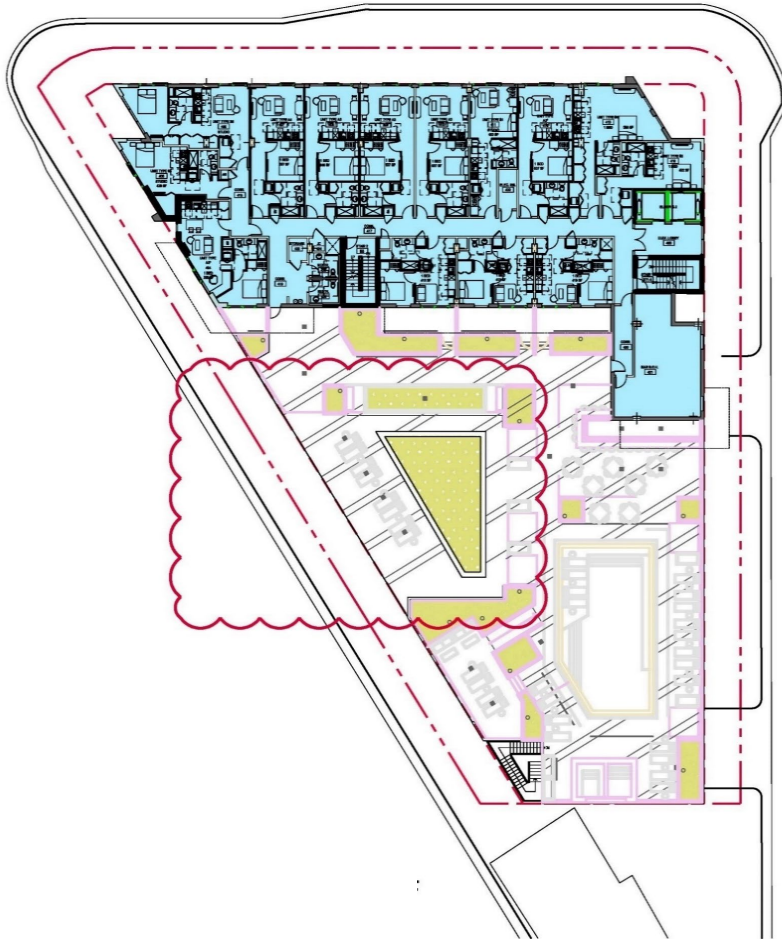


3.18.21 APPROVED PLAN

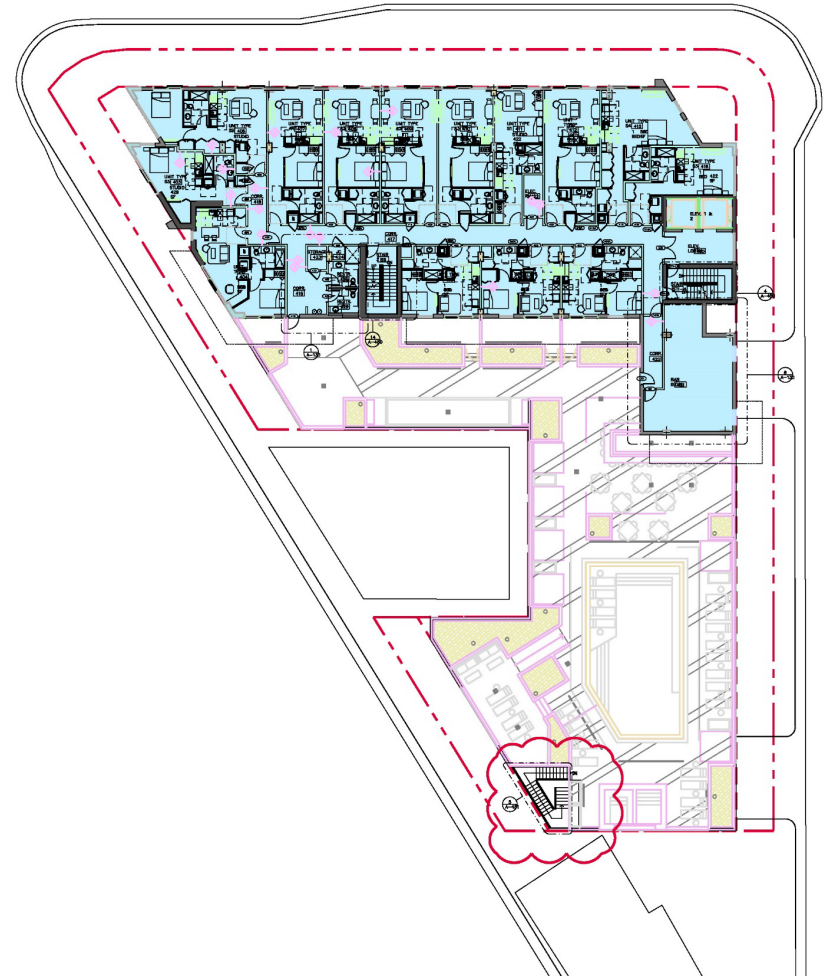


PODIUM PLAN CHANGES

2.1.22 PROPOSED PLAN

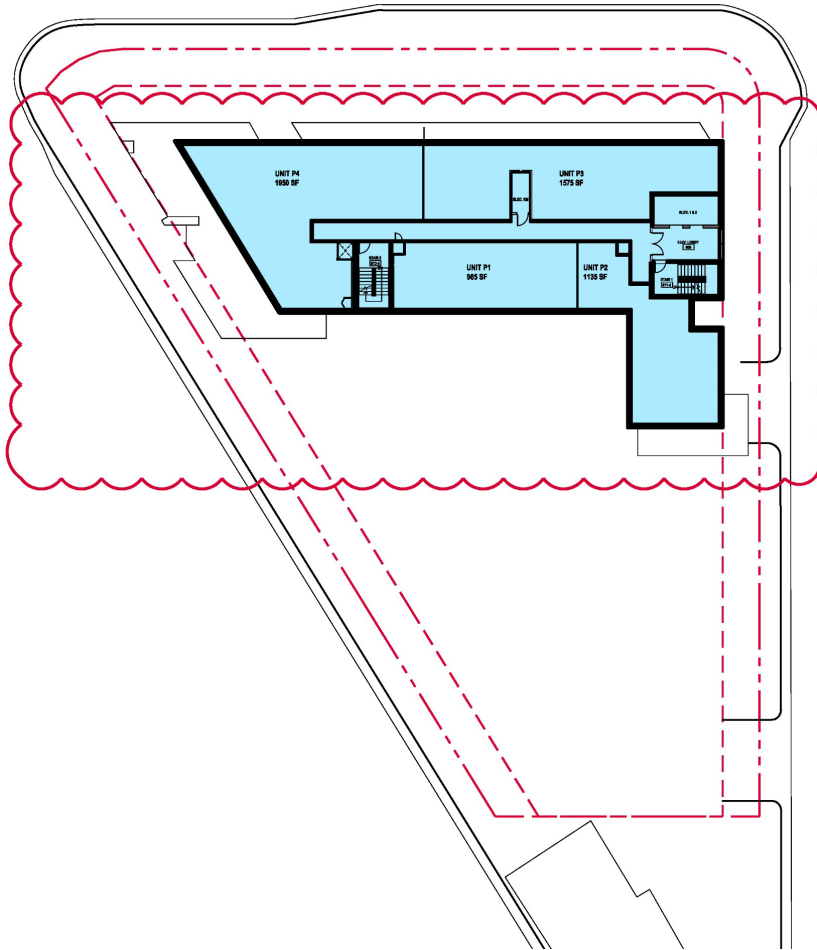


3.18.21 APPROVED PLAN

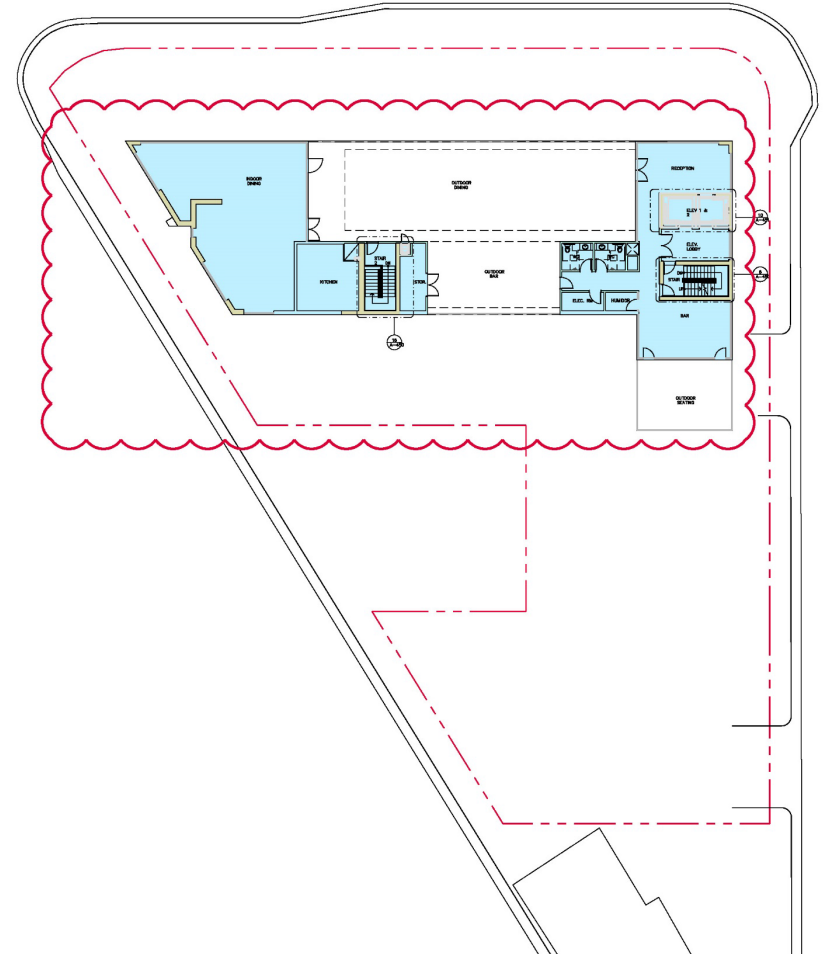


PODIUM PLAN CHANGES

2.1.22 PROPOSED PLAN



3.18.21 APPROVED PLAN



ROOF TOP PLAN CHANGES

2.1.22 PROPOSED PLAN

126 UNITS

13 FLOORS / 154'

43 PARKING SPACES

ROOF TOP RESIDENTIAL



11.23.20 APPROVED PLAN

110 UNITS

13 FLOORS / 145'

67 PARKING SPACES

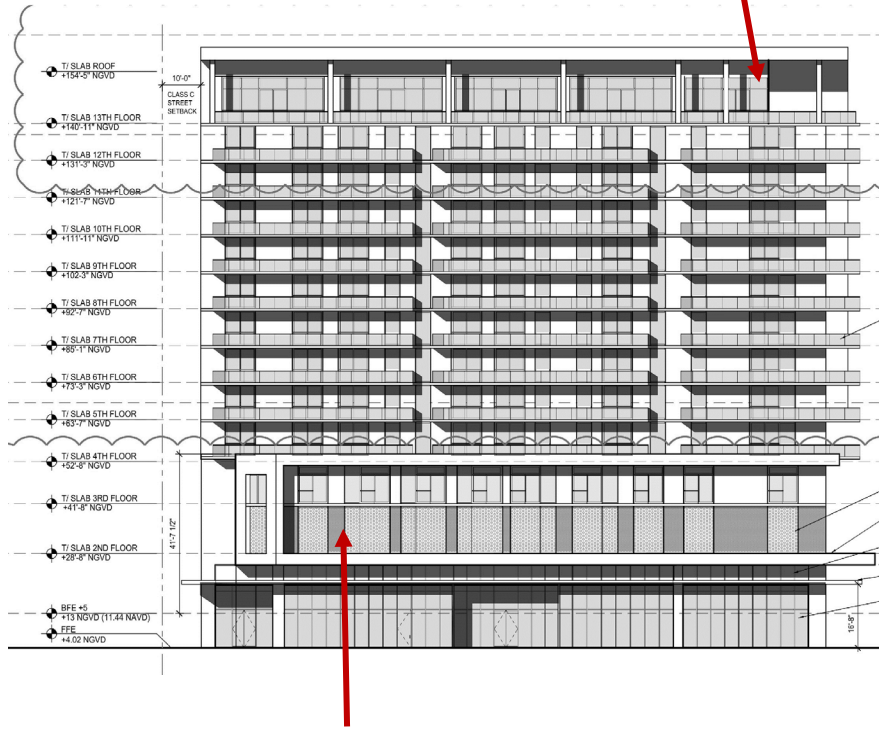
ROOF TOP RESTAURANT



PROGRAM CHANGES

GLASS RECESSED

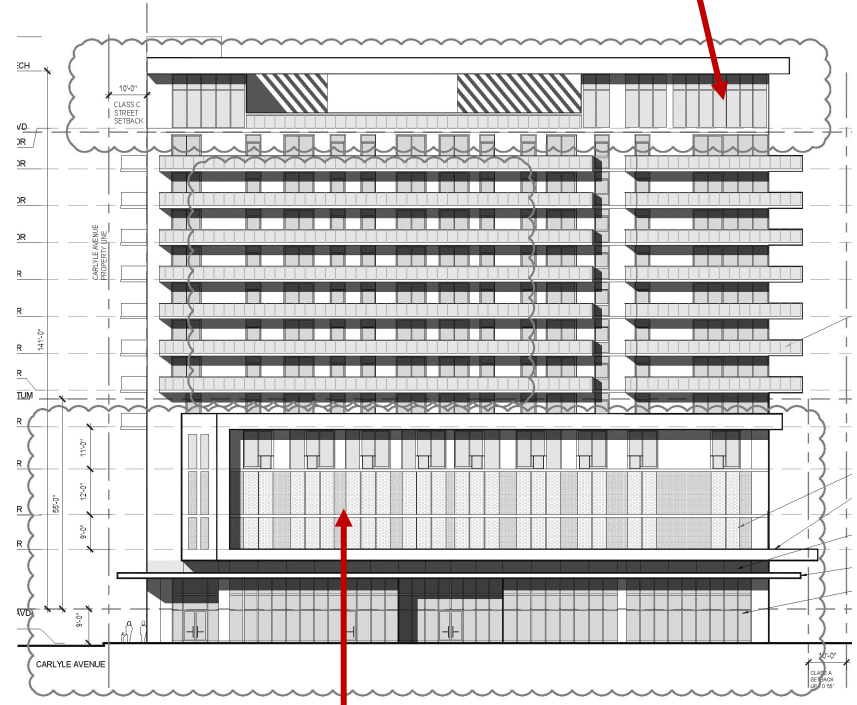
2.1.22 PROPOSED PLAN



1 STORY OF
SCREENED PARKING

FLUSH GLASS LINE

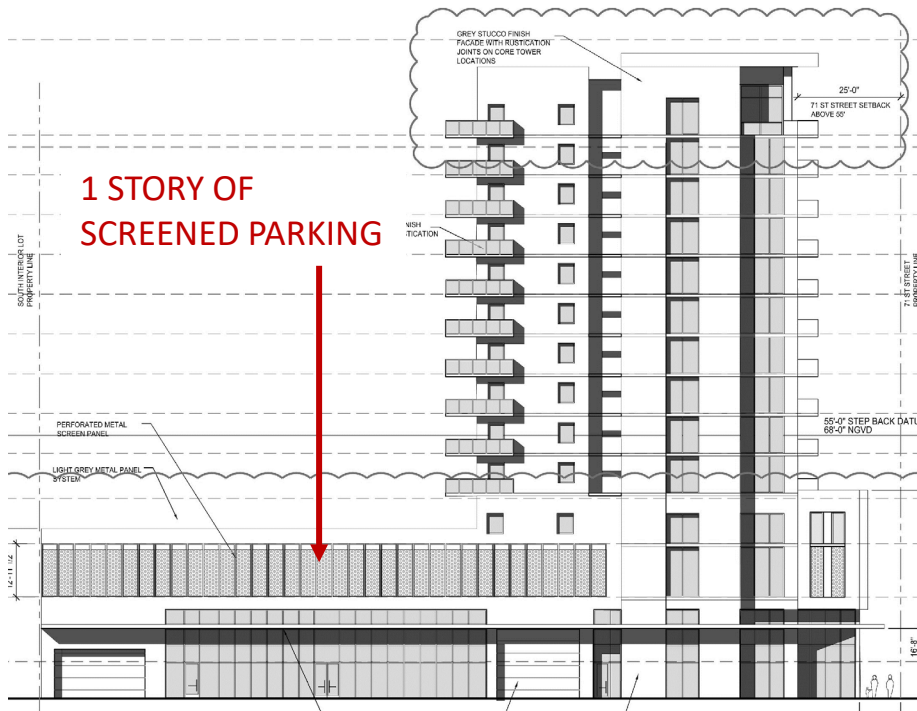
3.18.21 APPROVED PLAN



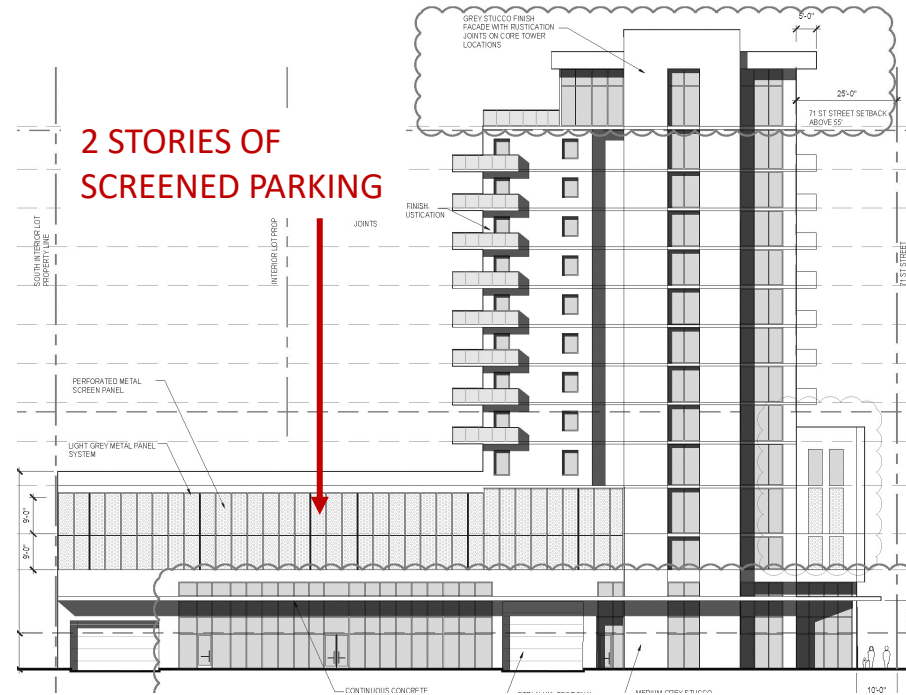
2 STORIES OF
SCREENED PARKING

71ST STREET NORTH ELEVATION

2.1.22 PROPOSED PLAN

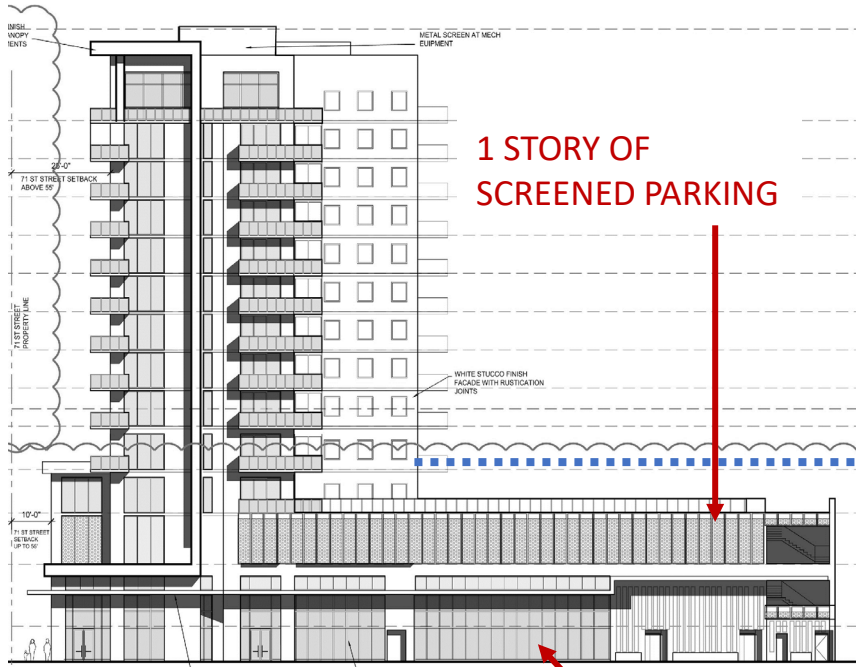


3.18.21 APPROVED PLAN



CARLYLE STREET EAST ELEVATION

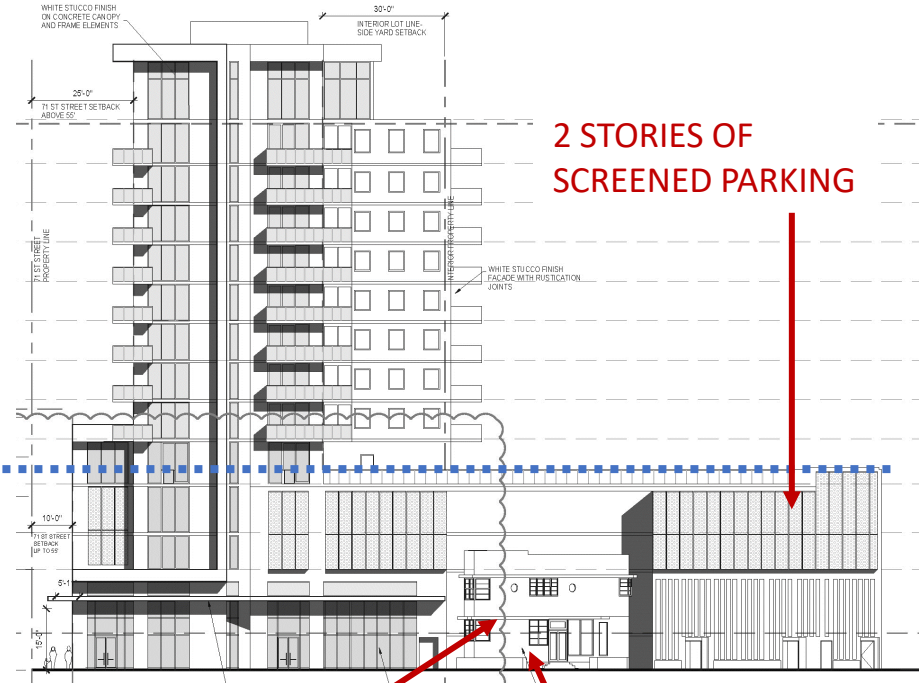
2.1.22 PROPOSED PLAN



1 STORY OF
SCREENED PARKING

NEW RETAIL STOREFRONT
AND CONTINUITY OF
LANDSCAPE / SIDEWALK

3.18.21 APPROVED PLAN



2 STORIES OF
SCREENED PARKING

EXISTING 2 STORY
STRUCTURE

INDIAN CREEK DRIVE WEST ELEVATION

3.18.21 APPROVED PLAN

2 STORIES OF
SCREENED PARKING

EXISTING 2 STORY
STRUCTURE



2.1.22 PROPOSED PLAN

1 STORY OF
SCREENED PARKING

NEW RETAIL
STOREFRONT AND
CONTINUITY OF
LANDSCAPE /
SIDEWALK



MASSING / DESIGN

2.1.22 PROPOSED PLAN



"FLYING WING"
FEATURE CANOPY
RE-ESTABLISHED

PROPORTIONS OF
BASE / TOWER / TOP

CONTINUITY OF
PODIUM AND
STREET SCAPE

3.18.21 APPROVED PLAN

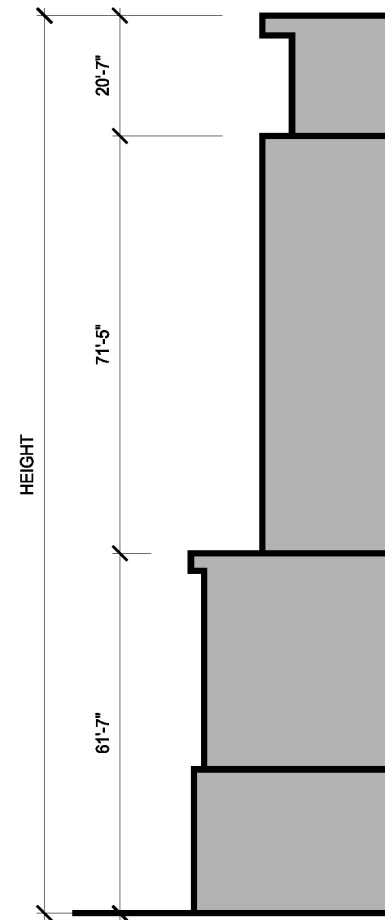
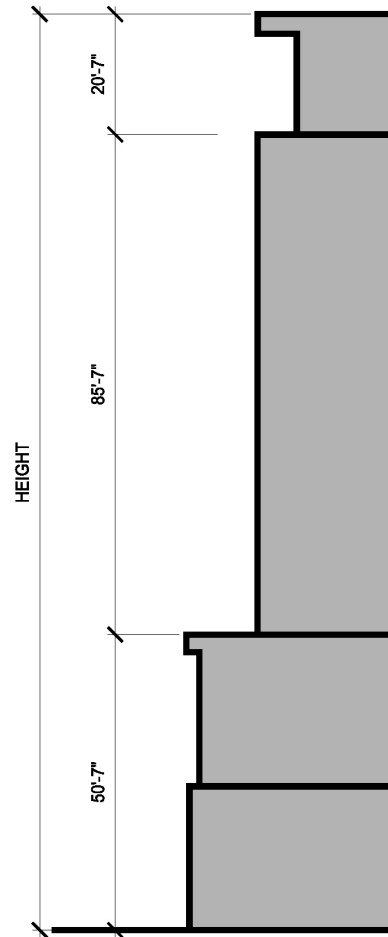


MASSING / DESIGN

2.1.22 PROPOSED PLAN

3.18.21 APPROVED PLAN

PROPORTIONS OF
BASE / TOWER / TOP



MASSING / DESIGN

2.1.22 PROPOSED PLAN

"FLYING WING"
FEATURE CANOPY
RE-ESTABLISHED



CONTINUITY OF
PODIUM AND
STREET SCAPE

3.18.21 APPROVED PLAN



MASSING / DESIGN

2.1.22 PROPOSED PLAN



PROPORTIONS OF
BASE / TOWER / TOP

3.18.21 APPROVED PLAN



MASSING / DESIGN

2.1.22 PROPOSED PLAN

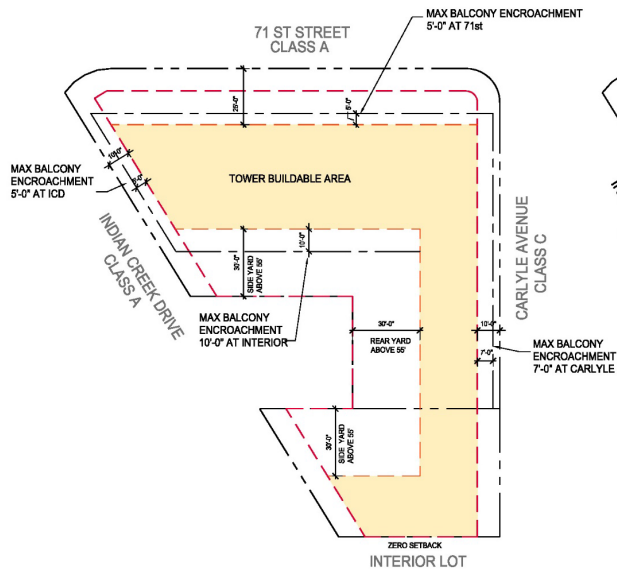


3.18.21 APPROVED PLAN

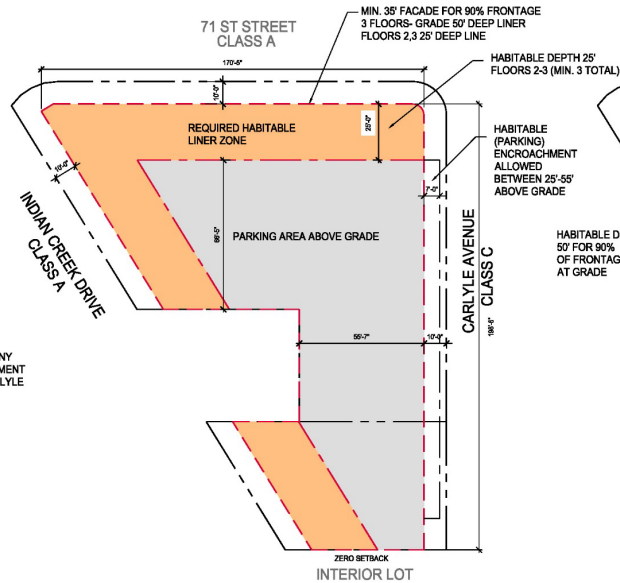


MASSING / DESIGN

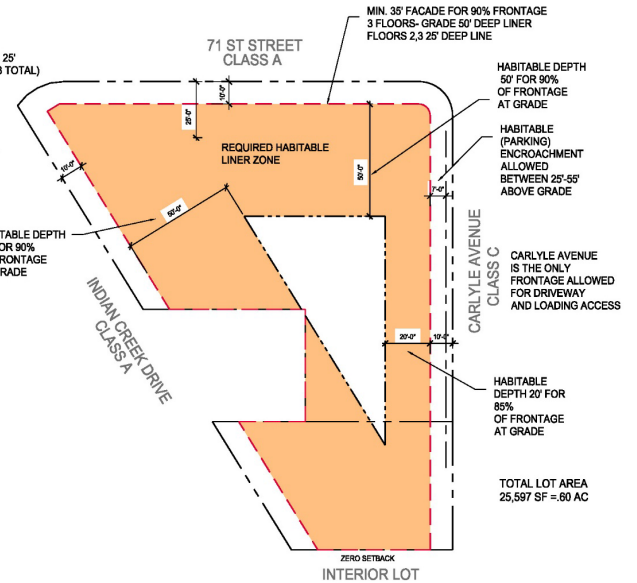
Thank You!



TOWER LEVELS ZONING CRITERIA
55' UP TO 125' (165' WITH PUBLIC BENEFIT)



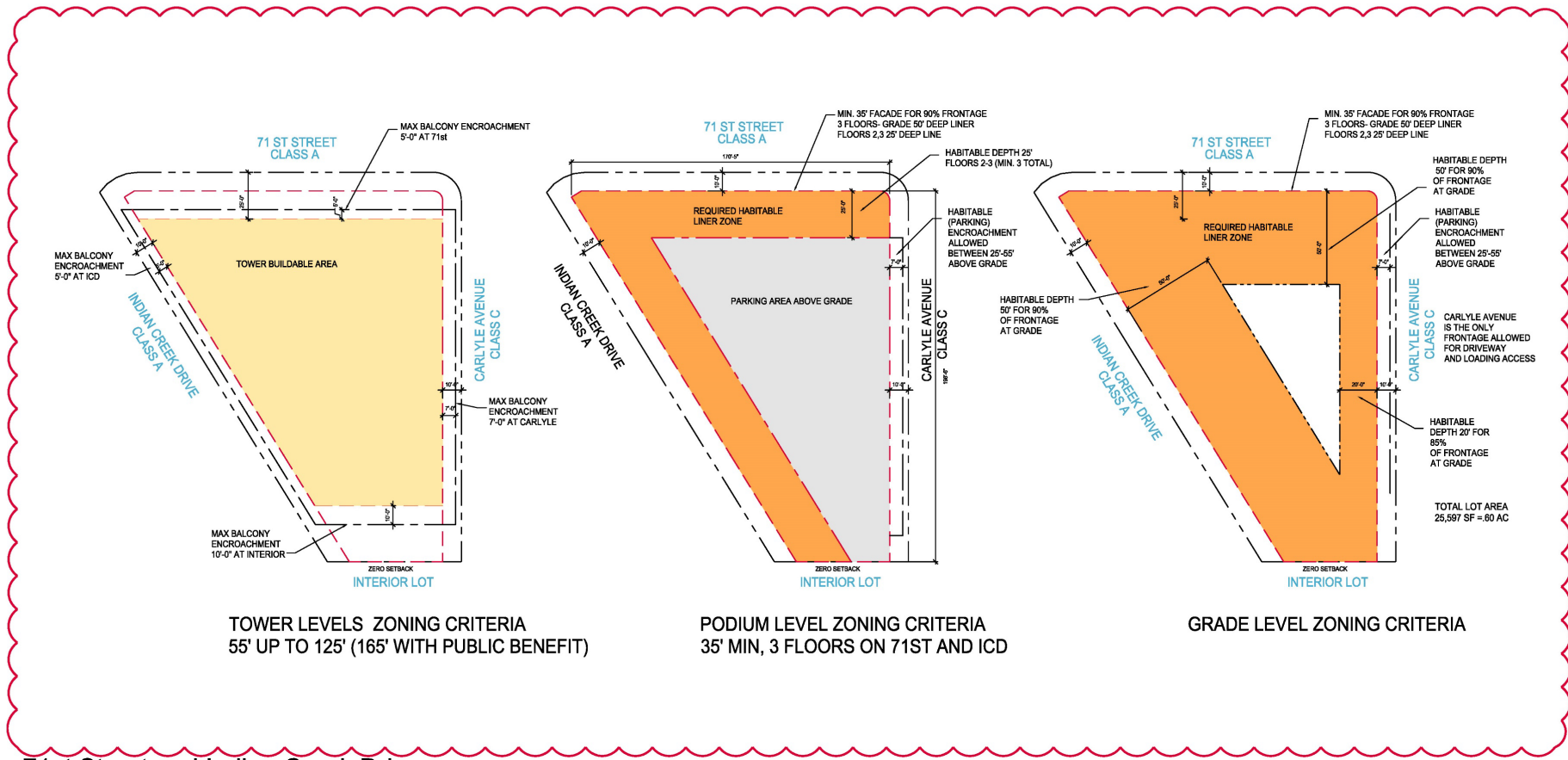
PODIUM LEVEL ZONING CRITERIA
35' MIN, 3 FLOORS ON 71ST AND ICD



GRADE LEVEL ZONING CRITERIA

DRB APPROVED PLAN

ZONING DIAGRAMS



ZONING DIAGRAMS