

# CURRENT ALLOWABLE zoning

# option b: far 35

# collins avenue



TC-1 (northern blocks)

FAR: 2.25 (2.75 if lot >45,000sf)

HEIGHT		STORIES
Pedestal	-'	
Tower	75'	7

SETBACKS

Pedestal	-'
Tower	5'

TC-2 (southern part of block)

FAR: 1.5 or 2.0 Mixed Use Buildings

HEIGHT		STORIE
Pedestal	50'	S 5

SETBACKS

Pedestal	5'
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FAR: 3.5

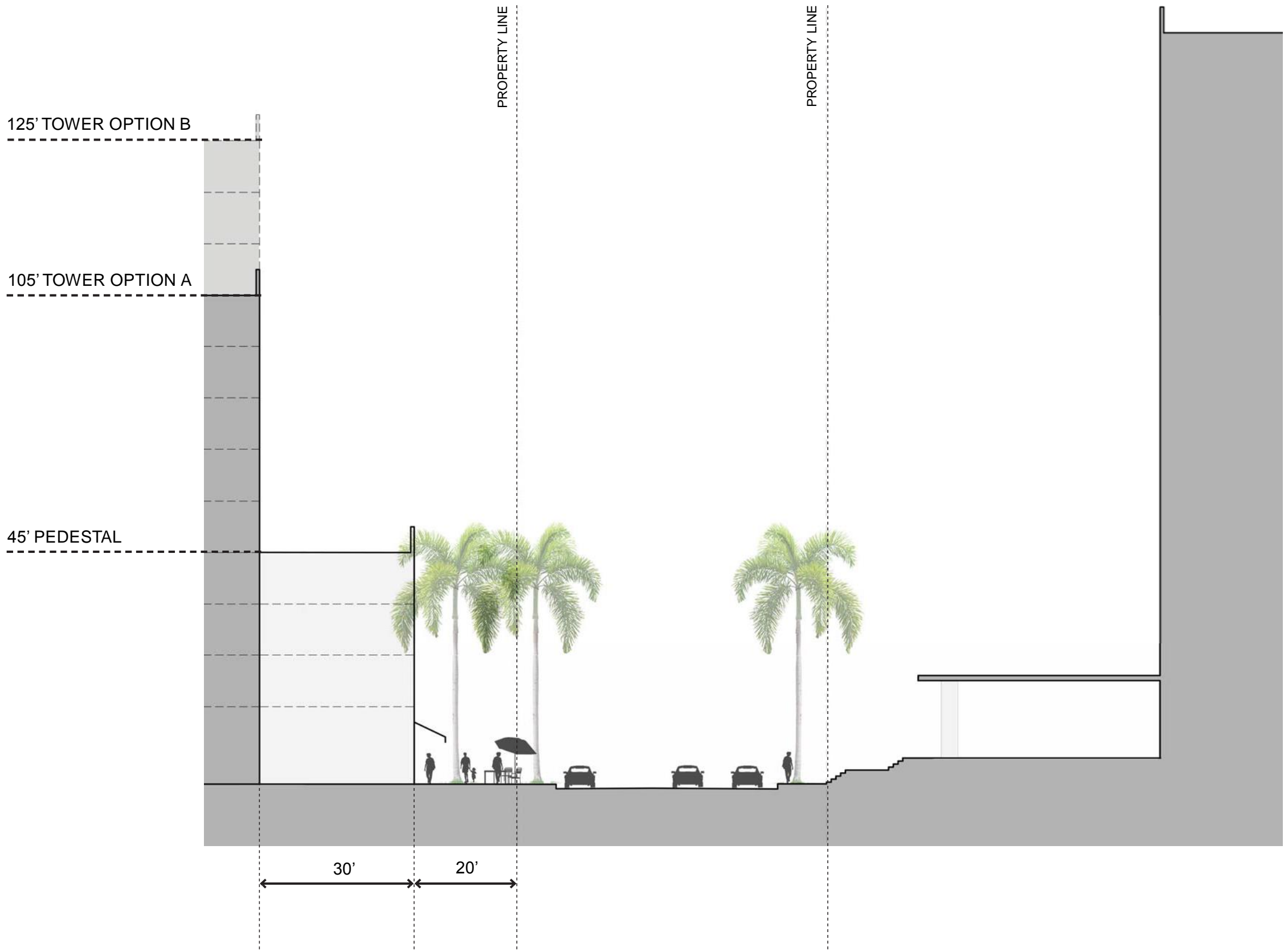
HEIGHT		STORIES
Pedestal	45'	4
Tower	125'	12

SETBACKS

Pedestal	20'
Tower	50'
Side (Interior)	0'

- Tower perpendicular to the street to provide light and air between towers
- Provide mid block break and possible alley connection east-west to reduce scale of the block
- Plazas infront of towers to create larger public dining opportunities and allow the tower to come down to the ground
- Set towers back dramatically to allow for more height but a scaled street profile
- Keep pedestal lower to offset existing tall buildings to the east.

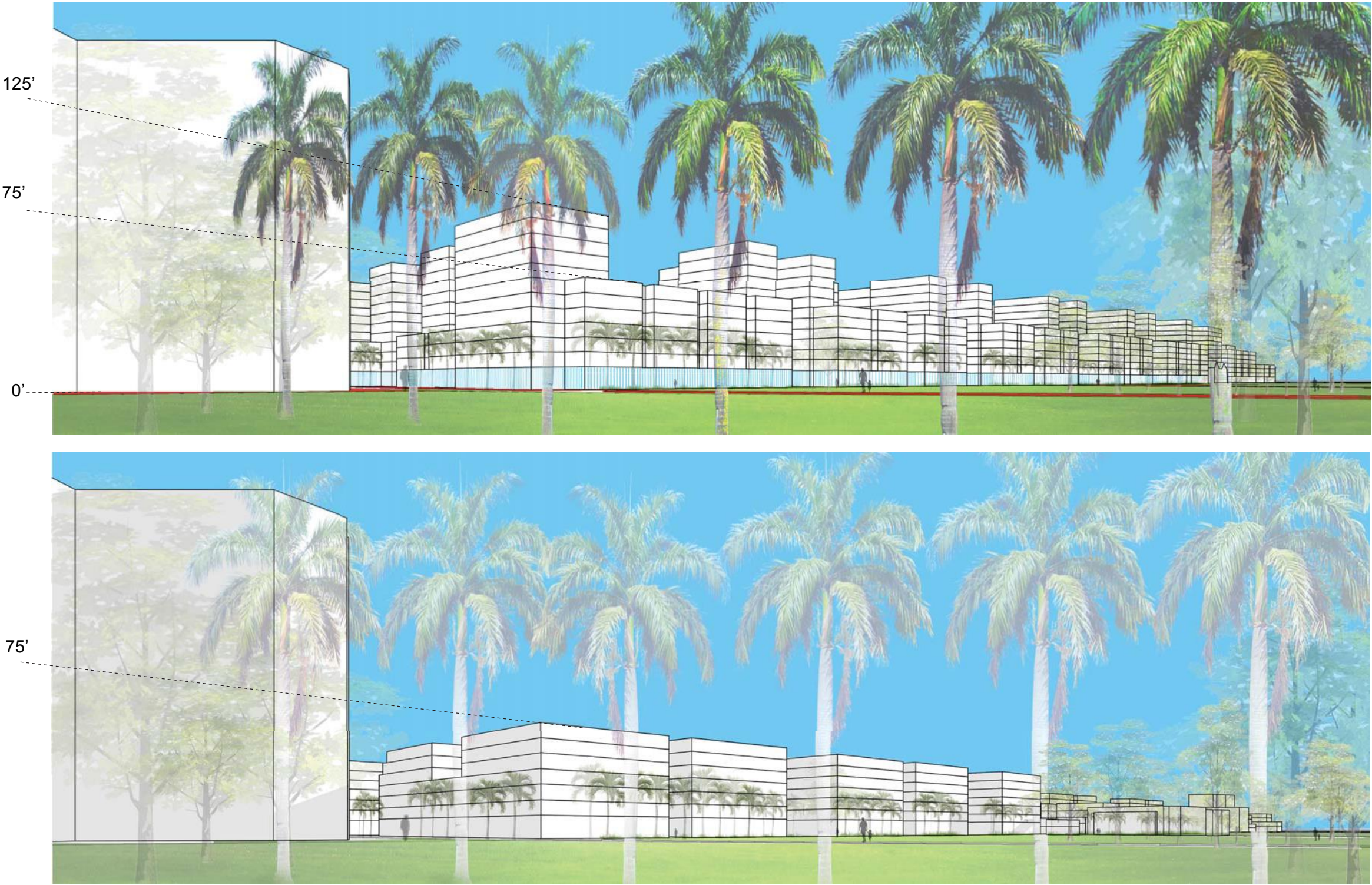
# collins avenue section



- Sidewalk expanded to 20'
- Plazas in front of towers to create larger public dining opportunities and allow the tower to come down to the ground
- Set towers back dramatically to allow for more height but a scaled street profile
- Keep pedestal lower to offset existing tall buildings to the east.



72ND STREET OPTION B far 325



72ND STREET CURRENT ALLOWABLE ZONING

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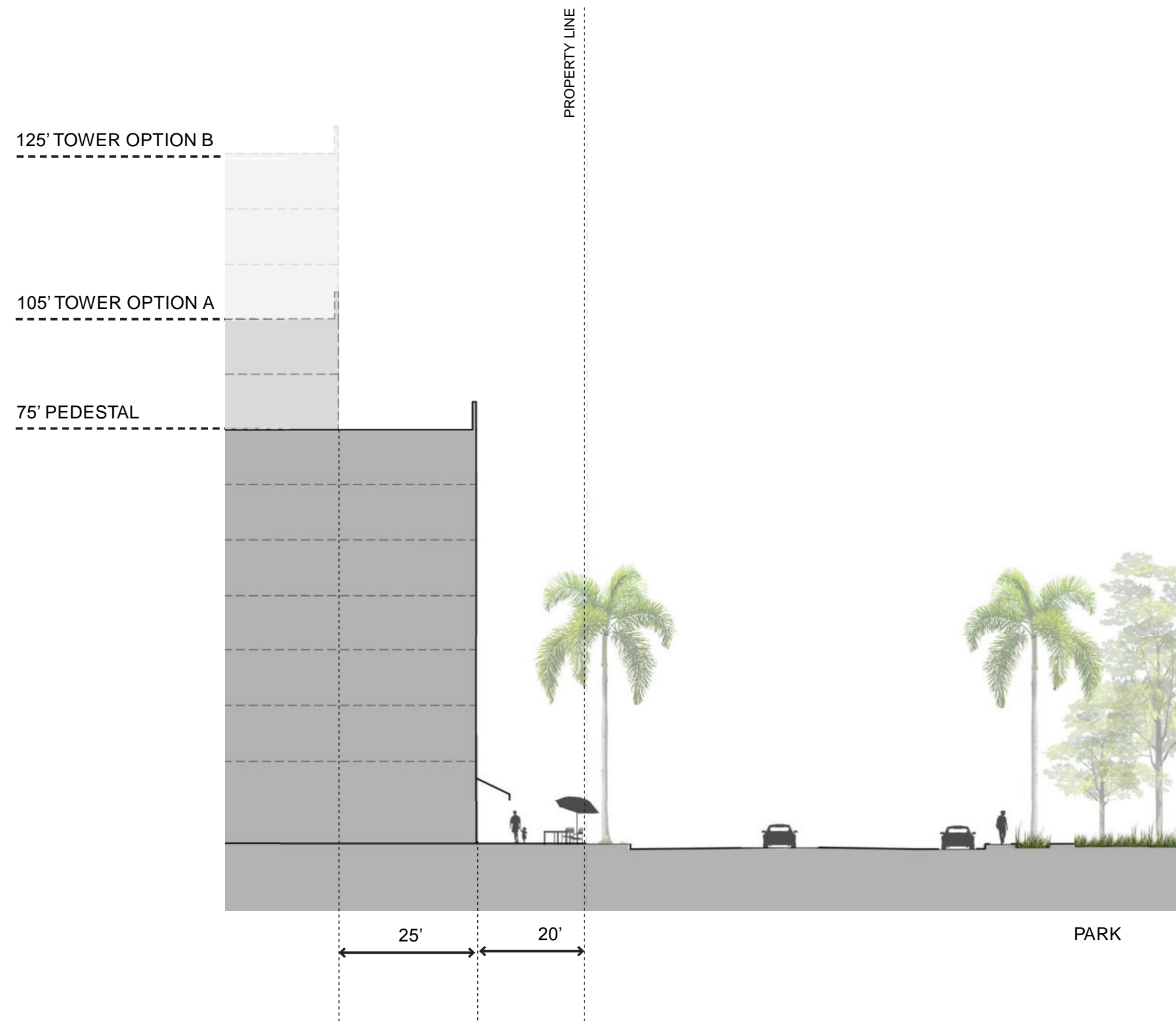
72nd street

FAR:	3.25	
HEIGHT	45'	STORIES
Pedestal		4
Lower Tower	75'	7
Tower	125'	12
SETBACKS	20'	
Pedestal		
Tower	45'	
Side (Interior)	0'	

- Projects that include parking are allowed to push their FAR into towers.
- Projects with no parking must maximize the 75' facing the park before increasing the footprint of the building.
- Increase setback at the street level to encourage food and beverage



# 72nd street proposed section



- Sidewalk expanded to 20'
- Plazas in front of towers to create larger public dining opportunities and allow the tower to come down to the ground
- Set towers back dramatically to allow for more height but a scaled street profile
- Keep pedestal lower to offset existing tall buildings to the east.

## 72nd street option a



## 72nd street option a with tower





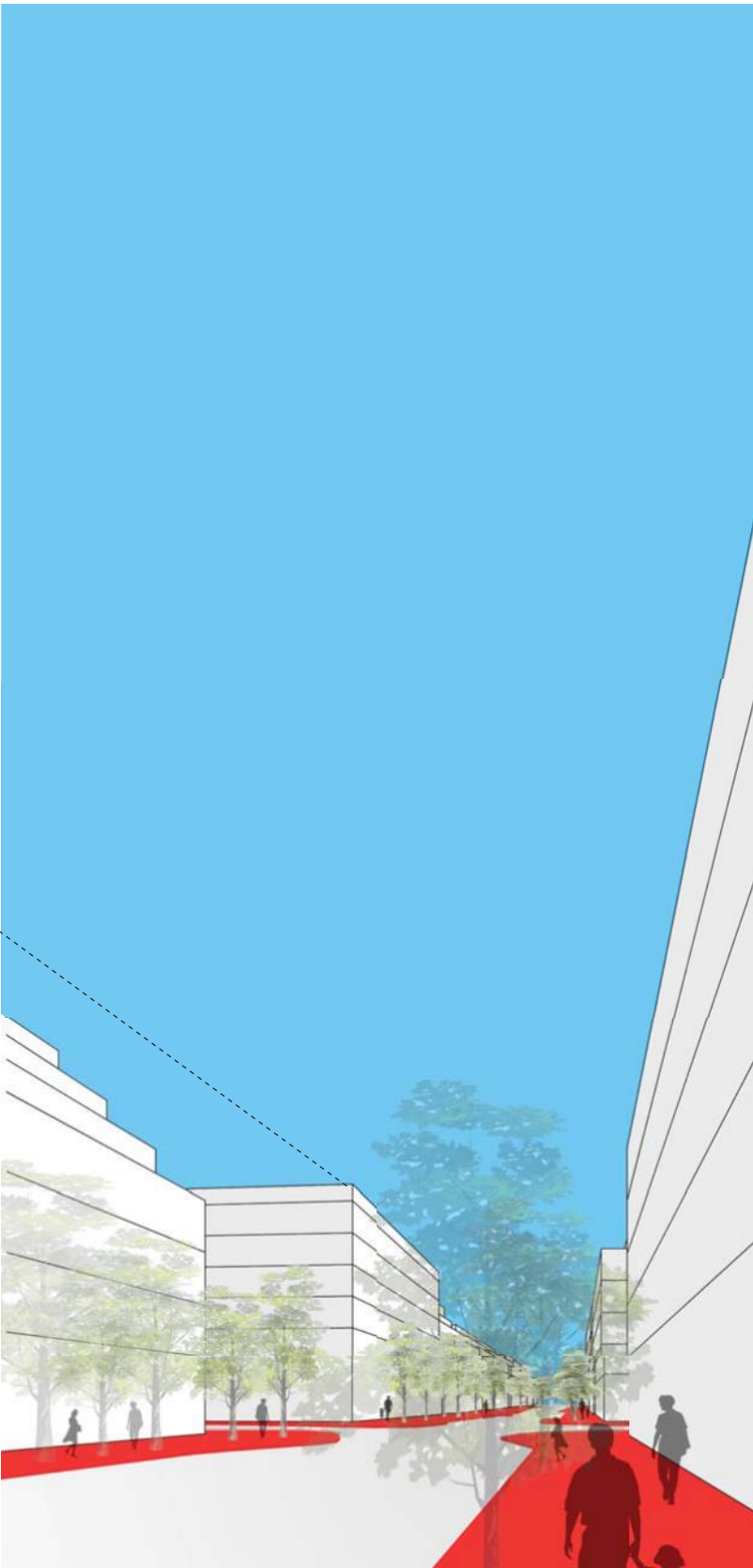
# 72nd street option B



CURRENT ALLOWABLE ZONING

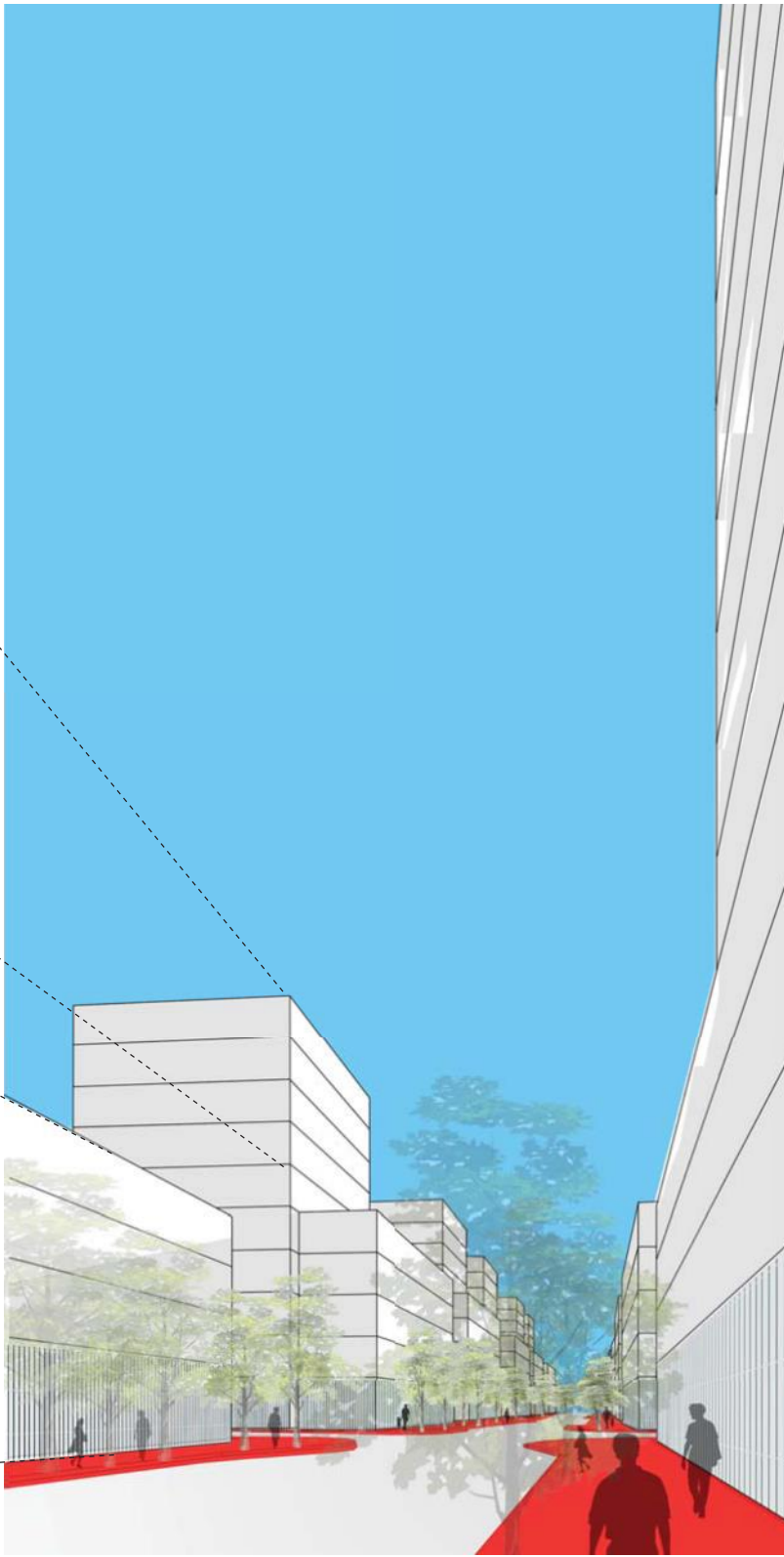
option b far 35

71st street



TC-1 (northern blocks)

FAR:	2.25	(2.75 if lot >45,000sf)
HEIGHT		STORIES
Pedestal	-'	
Tower	75'	7
SETBACKS		
Pedestal	-'	
Tower	5'	
Side (Interior)	0'	



FAR:	3.5	
HEIGHT	STORIES	
Pedestal	65'	5
Tower	135'	10
SETBACKS		
Pedestal	10'	
Tower	35'	
Side (Interior)	0'	

- Tower perpendicular to the street to provide light and air between towers
- Provide mid block break where there is not an alley already.
- Parking ratio may need to be adjusted to accommodate office use. 1 per 400sf pushes the FAR down or the pedestal too high

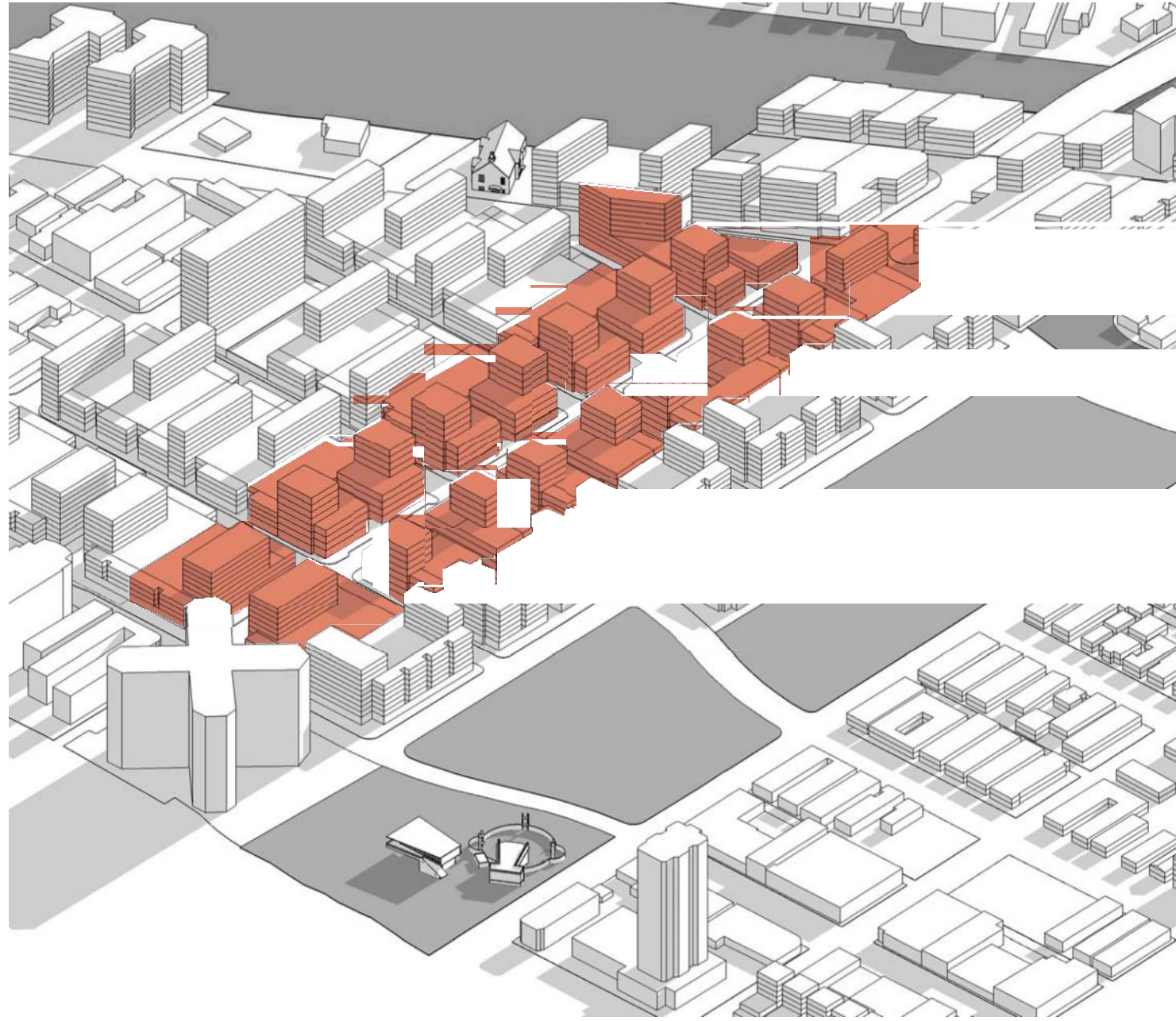
# 71ST street proposed section

- Sidewalk expanded to 10'

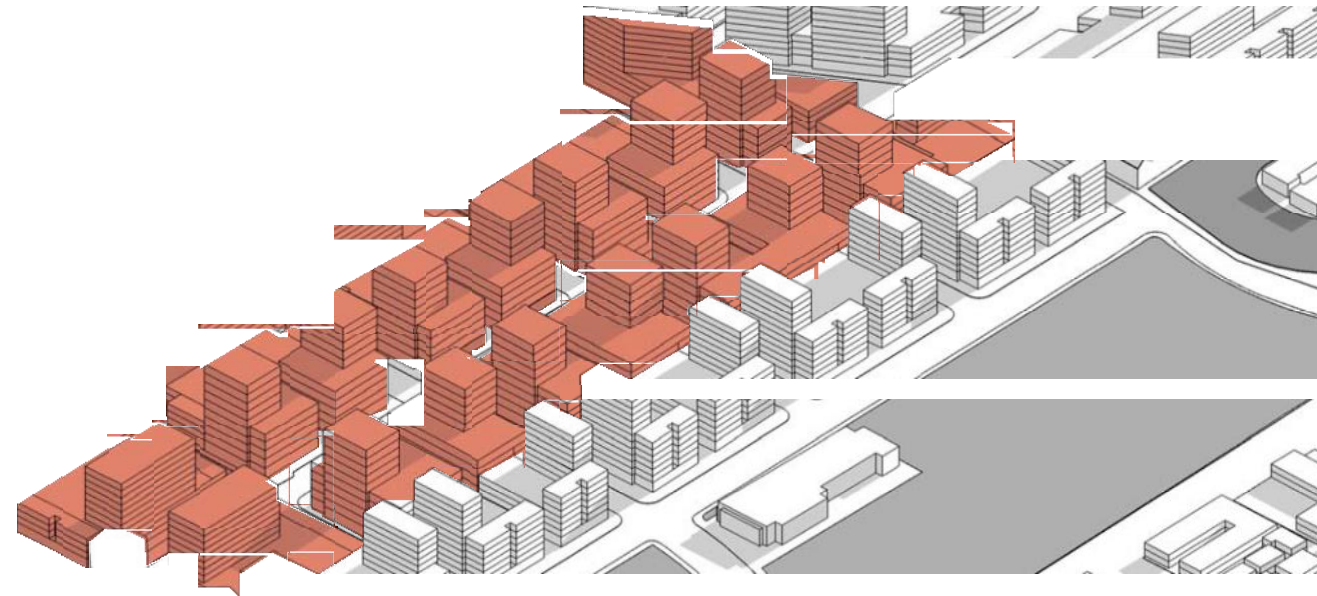




## 71ST street option a



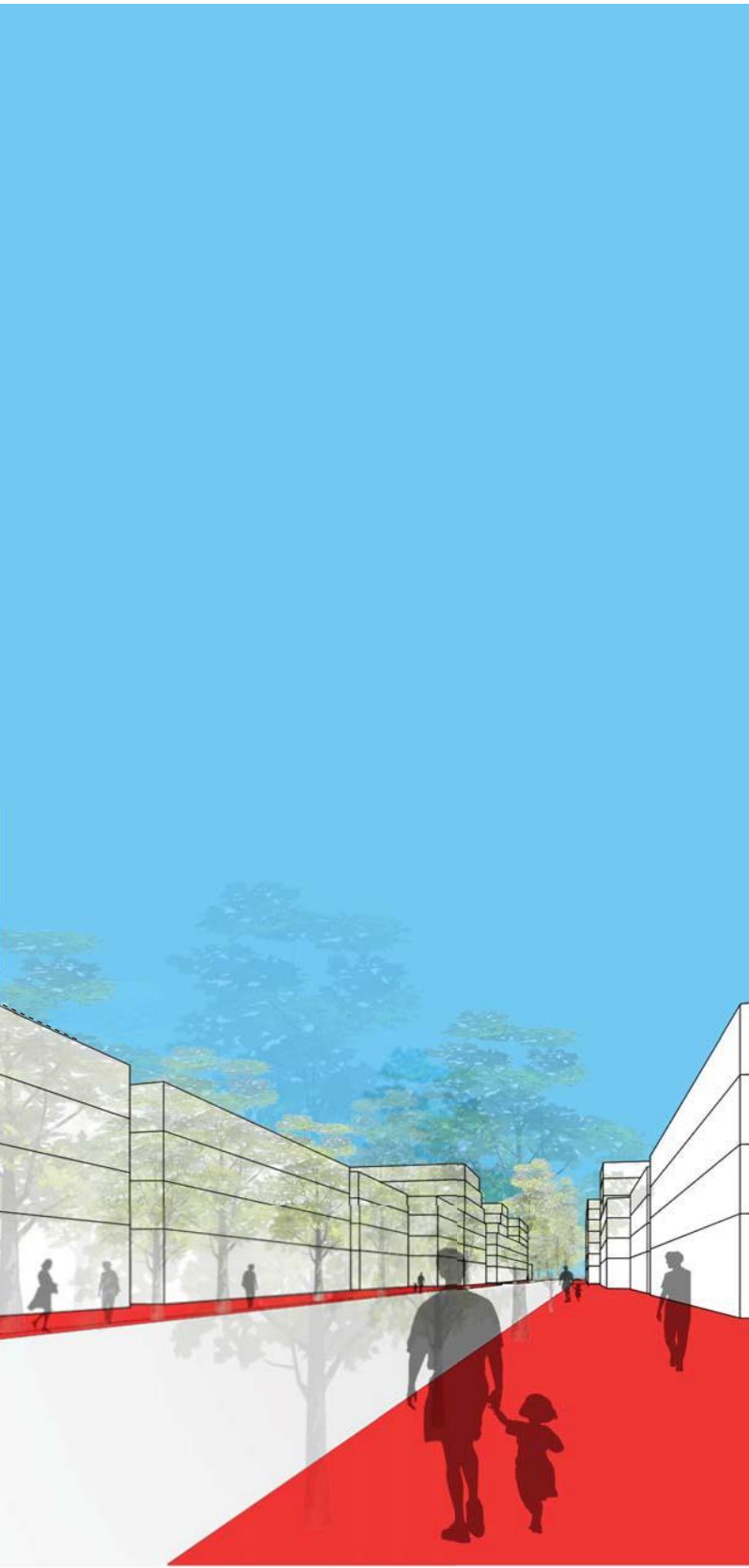
## 71ST street option b



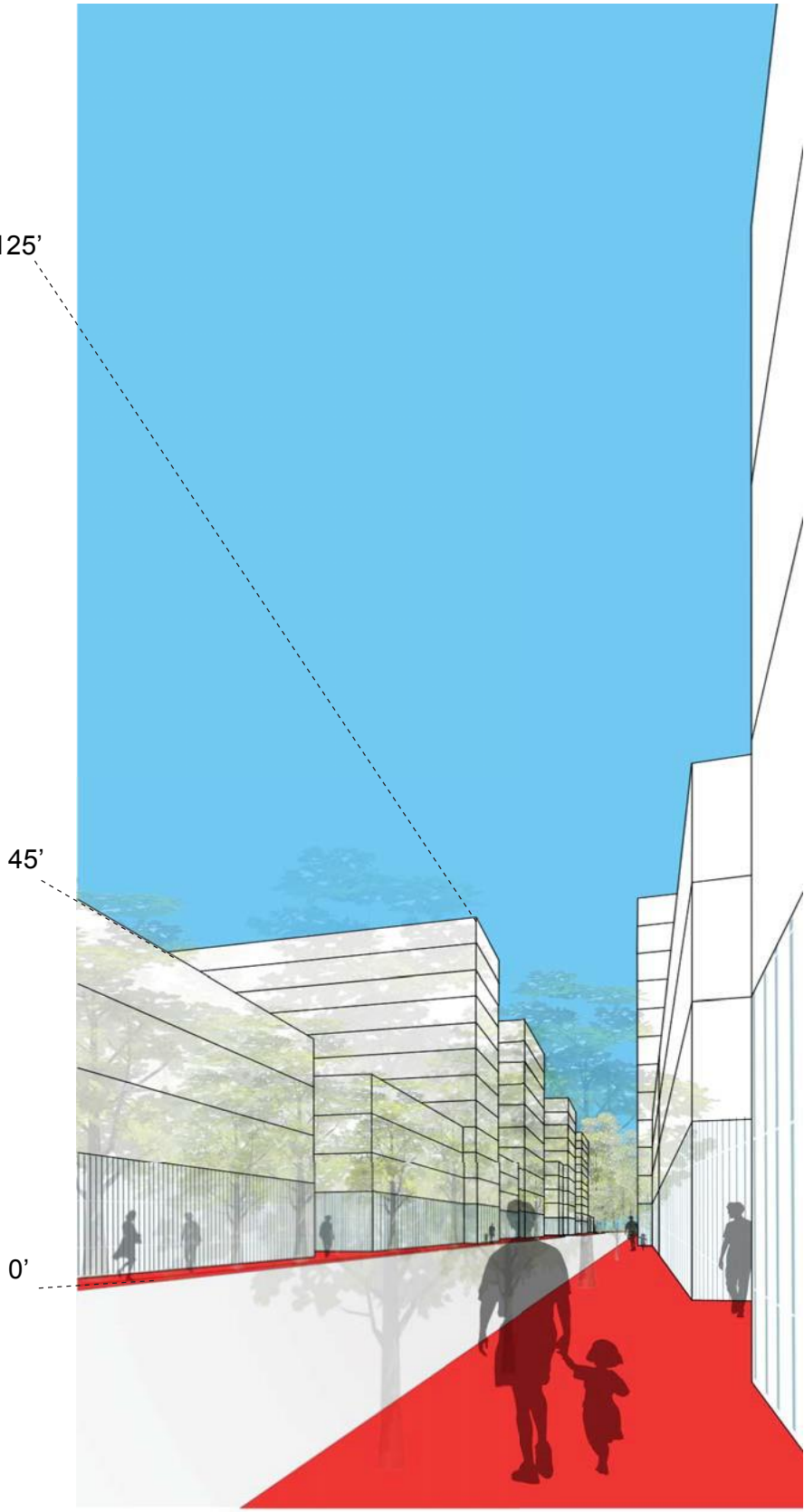
# CURRENT ALLOWABLE ZONING

# option B far 325

# ABBOTT AVENUE



TC-3		
FAR: 1.25 or 2.0		
HEIGHT		
STORIES		
Pedestal	45'	4
SETBACKS		
Pedestal	15'	
Side (Interior)	0'	



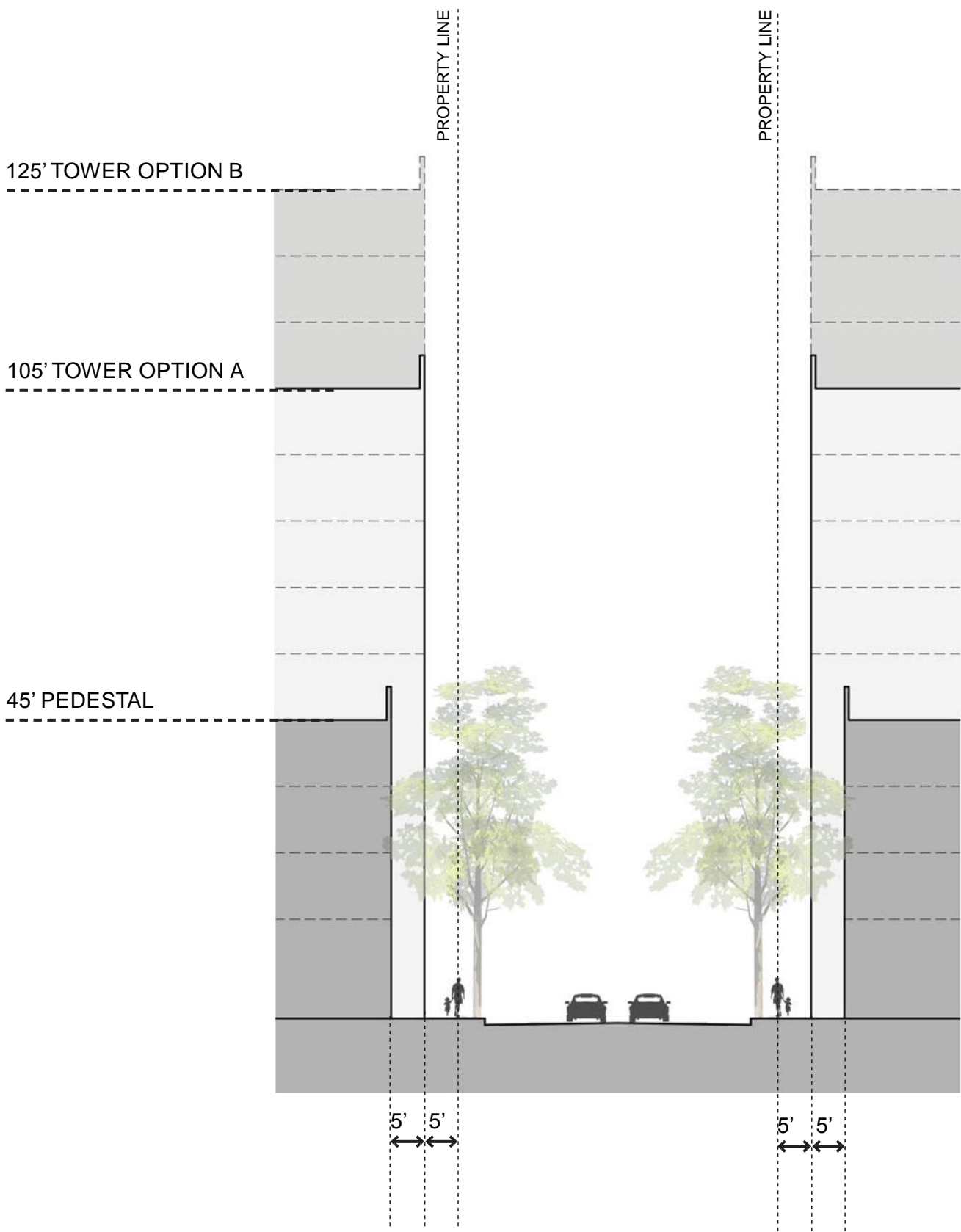
FAR: 3.25		
HEIGHT		
STORIES		
Pedestal	45'	4
Tower	125'	12
SETBACKS		
Pedestal	10'	
Tower	5'	
Side (Interior)	0'	

- Tower perpendicular to the street to provide light and air between towers

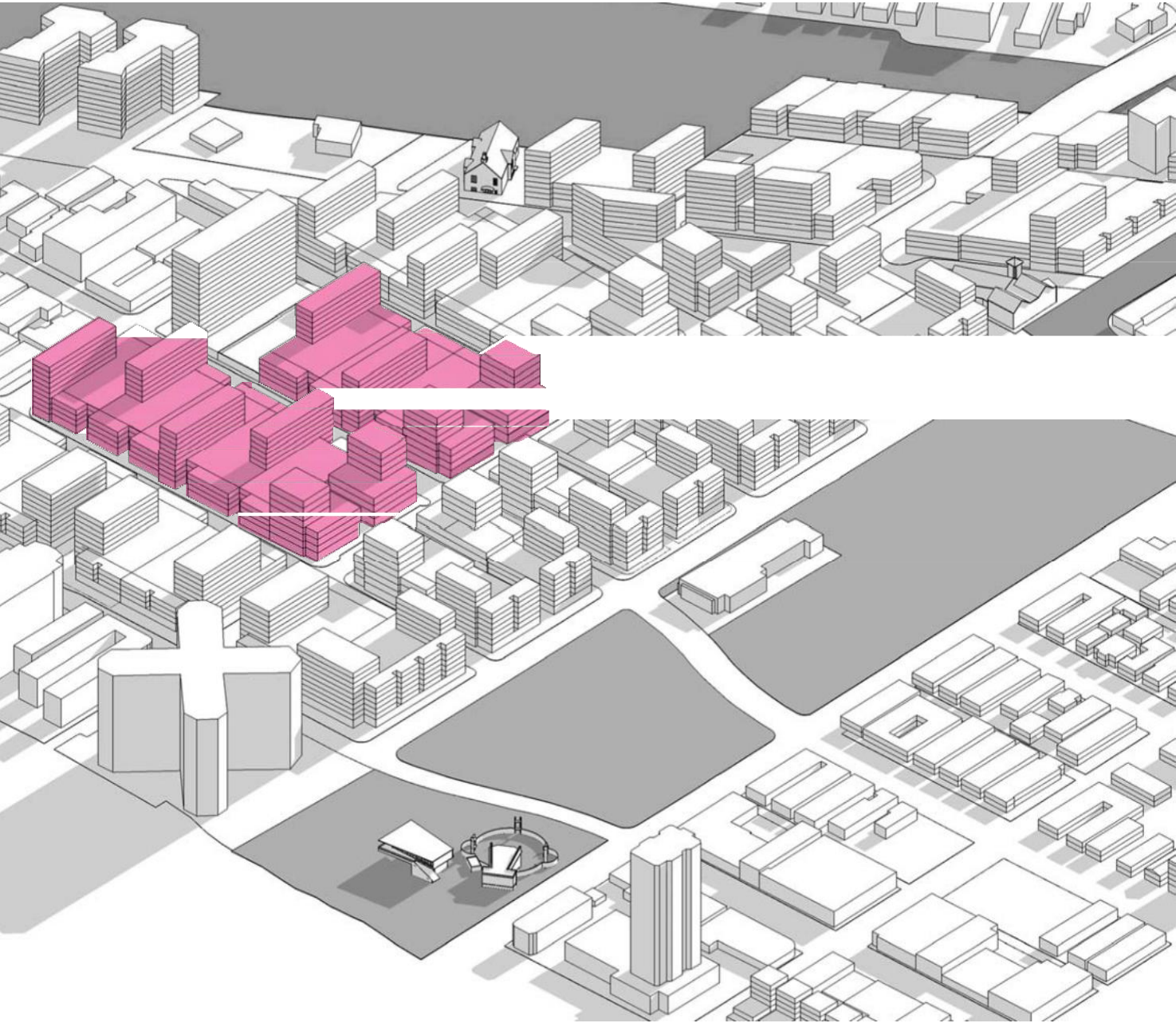


# ABBOTT AVENUE proposed section

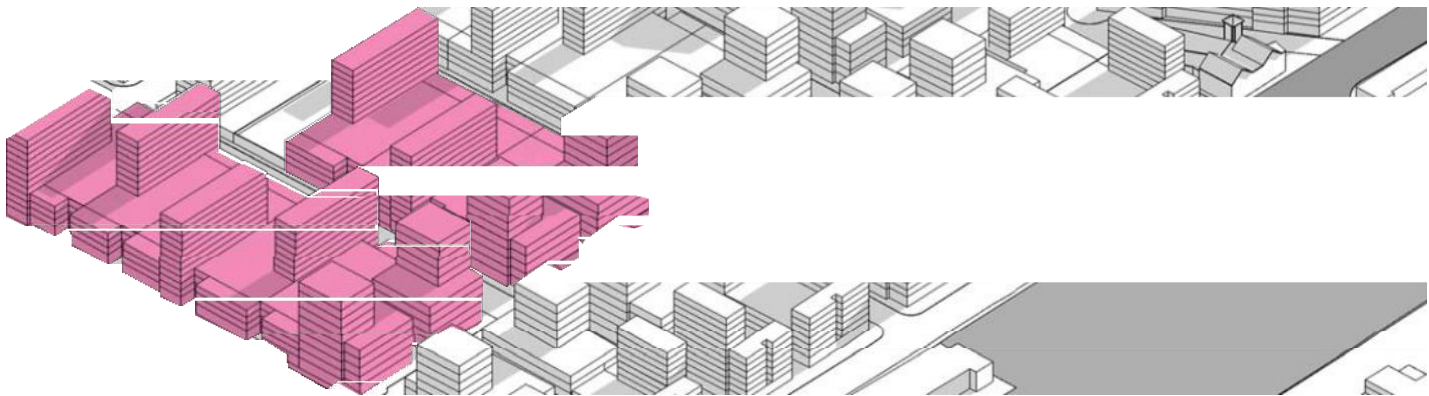
- Sidewalk expanded to 10'



# ABBOTT AVENUE option a

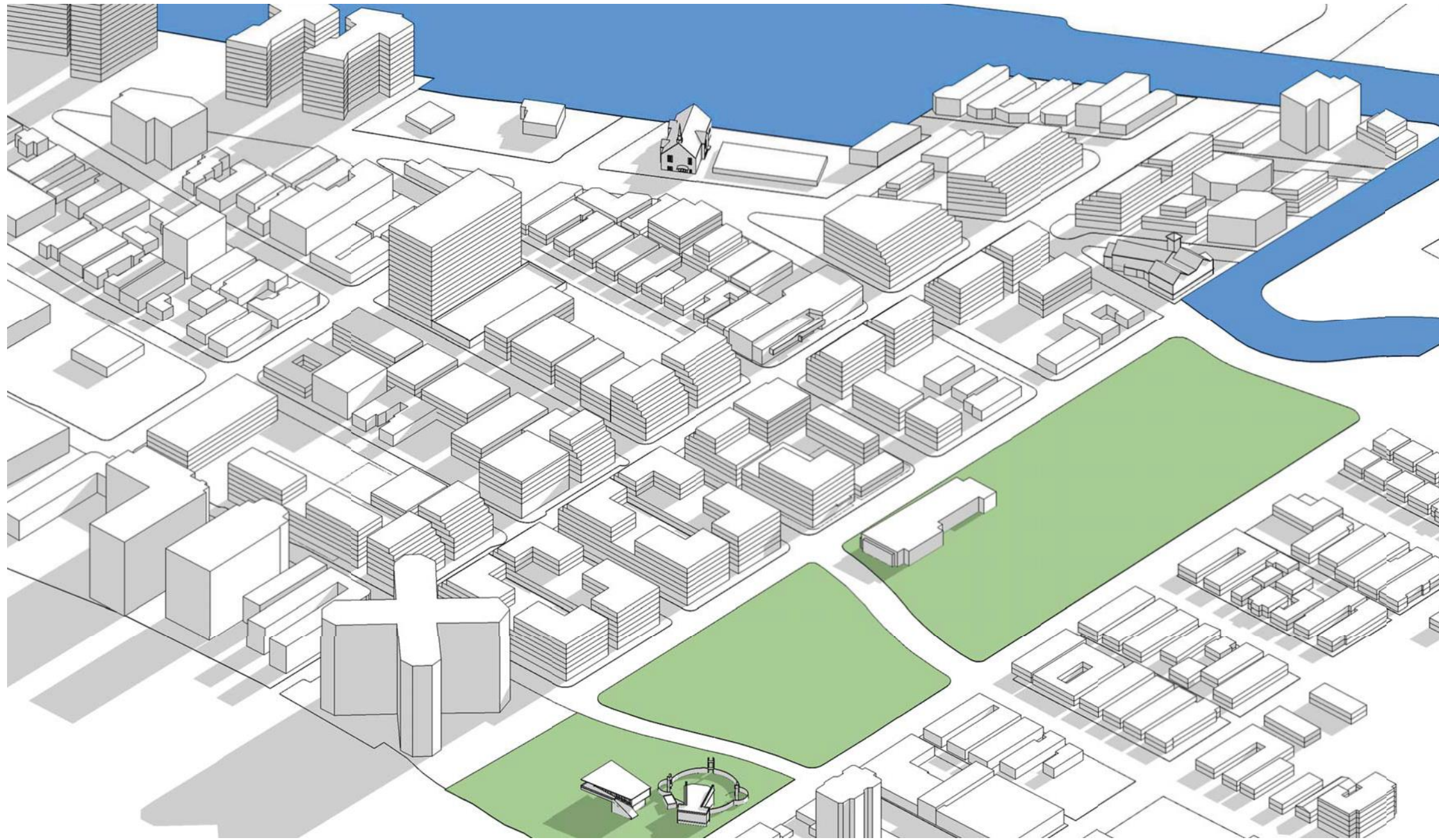


# ABBOTT AVENUE option b





# zoning (september 2014)





# proposed option b

