

Appendix C: Urban Design Guidelines

Harlem-East Harlem Urban Renewal Plan Supplementary Controls
(Urban Design Guidelines for East 125th Street Development Project Site)

The Project Site constitutes designated and proposed designated sites in the Harlem-East Harlem Urban Renewal Area (Site 8A, Site 9, Site 12, and Site 13A). The proposed C6-3 District will be supplemented with Urban Design Guidelines included as Supplementary Controls in the Harlem-East Harlem Urban Renewal Plan as follows:

a. Uses and Allowed Floor Area

Collectively, Site 8A, Site 9, Site 12, and 13A will be developed with not less than 700 housing units, not less than 30,000 square feet of institutional uses, and not more than 770,000 square feet of commercial uses.

b. Building Form Controls

(1) Building Heights

- a. The maximum height of any building will not exceed 150 feet, except that (i) within 100 feet of Second Avenue between East 126th Street and East 127th Street, the maximum height of any building will not exceed 210 feet, (ii) within 200 feet of Third Avenue between East 125th Street and East 126th Street, the maximum height of any building will not exceed 210 feet, (iii) building heights on Site 13A will not exceed 120 feet in height.
- b. Elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures) may penetrate a maximum building height limit.

(2) Required Street Walls

- a. Along East 125th Street, East 126th Street, and East 127th Street, and along Third Avenue between East 124th Street and East 125th Street, the height of the street wall along the entire street line will be not less than 60 feet or the height of the building, whichever is less, and not more than 85 feet.
- b. Recesses from the street line will be permitted on the ground floor where required to provide access to a building, but will not exceed 3 feet in depth. Beginning on the third story and up to the applicable maximum base height, recesses will be permitted for outer courts or balconies, provided that (i) the depth of any such recess does not exceed five feet, and (ii) the aggregate length of such recesses on the street wall of any building does not exceed 30 percent of the length of the street wall of such building at any level. No recesses will be permitted within 30 feet of the intersection of two street lines, except in compliance with corner articulation requirements described in Section C.3.a.5.b.2.c.

- c. To allow corner articulation of street walls at the intersection of two streets, a corner street wall may be located anywhere within an area bounded by the two street lines and a line connecting such street lines at points 15 feet from their intersection.

(3) Portions of the Building above Street Walls

- a. Any portion of a building above the street wall will be set back from the street line not less than 10 feet along East 125th Street, Third Avenue, or Second Avenue and not less than 15 feet along East 126th Street or East 127th Street.
- b. Any story that is entirely above a height of 85 feet will not exceed a length of 175 feet for a commercial building or 170 feet for a residential building. Such length will be determined by inscribing the outermost walls of such story within a rectangle and measuring the longest side of such rectangle.

(4) Portions of the Building Facing a Public Open Space

- a. Any portion of a building that faces a public open space and exceeds 120 feet in length will be set back from the public open space a minimum of 10 feet above a height of 85 feet.

c. Ground Floor Uses

- (1) The uses listed in Section 97-22 of the Special 125th Street District in the Zoning Resolution ("Special Uses") will not be not permitted at the ground floor level of any building that fronts (i) on East 125th Street or Third Avenue, (ii) within 100 feet from East 125th Street or Third Avenue, (iii) within 5 feet in elevation from the as-built level of the adjoining sidewalk, or (iv) along 70 percent of the linear frontage of the ground floor level of any building facing a public open space. Entranceways and lobby space for access to such Special Uses will be permitted, provided that they comply with the provisions described in Section C.3.a.5.c.2.
- (2) The length of street frontage allocated to an entranceway or lobby space providing access to a Special Use will not exceed 25 linear feet or 40 percent of the building frontage, whichever is less, except that an entranceway or lobby space need not be less than 20 feet. For buildings with more than one entranceway or lobby for non-ground floor uses, each entranceway or lobby for such uses will not exceed 25 linear feet and, the entranceways or lobbies for such uses will not in the aggregate exceed 40 percent of the ground floor frontage of the building. For buildings with at least 200 linear feet of street frontage, the length of street frontage allocated to entranceways or lobby space for non-ground floor uses will not exceed 40 linear feet of the ground floor frontage of the building.

d. Transparency Requirements

Any commercial use fronting on a street line or on a public outdoor open space will be glazed, with materials which may include show windows, glazed transoms, or glazed portions of doors. Such glazed area will occupy at least 70 percent of the area of each such ground floor street wall, measured to a height of 12 feet above the level of the adjoining sidewalk or public outdoor open space. Not less than 50 percent of such area will be glazed with transparent materials and not more than 20 percent of such area may be glazed with translucent materials.

e. Security Gates

All security gates installed that are swung, drawn, or lowered to secure commercial or community facility space will, when closed, permit visibility of at least 75 percent of the area covered by such gate when viewed from the street, except that this restriction will not apply to entrances or exits to parking garages.

f. Public Open Space

- (1) Site 9 will contain not less than 2,500 square feet of public open space and Site 12 will contain not less than 10,000 square feet of public open space.
- (2) All public open space on Site 8A, Site 9, Site 12, and 13A will (i) be accessible to the public at all times, except where the City Planning Commission ("CPC") has authorized a nighttime closing pursuant to the provisions of Section 37-727 Article III Chapter 7 of the Zoning Resolution, (ii) be no higher than 2 feet above the average curb level of the nearest adjoining street and no lower than the average curb level of the nearest adjoining street, (iii) provide direct pedestrian access from public sidewalks, (iv) be open to the sky and unobstructed except for amenities and elements used for sheltering users from inclement weather and sun, (v) provide southern exposure to provide for sunlight, (vi) be designed as a pedestrian friendly place that blends into the urban context, and (vii) be illuminated to provide for safe use and enjoyment of all areas, with special attention to lighting steps and other changes in elevation and areas under tree canopies or other coverings, (viii) not contain garage entrances, driveways, parking spaces, passenger drop-offs, loading berths, building trash storage facilities, or access to or service areas for building trash storage facilities, (ix) be separated from any adjoining garage entrances, parking spaces, passenger drop-offs, driveways, loading berths, or building trash storage facilities by barriers sufficient to substantially conceal such facilities and any vehicles therein when viewed from any point in the public open space, (x) not contain any exhaust vents or mechanical equipment either within such public open space or on the building wall of any building fronting upon such public open space, except that exhaust vents on a building wall that are more than 15 feet above the level of the adjacent public open space will be permitted, (xi) be separated from any adjacent exhaust vents and mechanical equipment by a barrier sufficient to substantially visually and audibly conceal their presence and operation, and (xii) not contain air intake vents or shafts unless such vents

or shafts are concealed from public view by planting or other design features and do not impair visibility within the public open space.

- (3) For the purposes of calculating the required amenities in a public open space on Site 8A, Site 9, Site 12, or 13A, such public open space will be considered a public plaza as defined in Section 37-70 Article III Chapter 7 of the Zoning Resolution.
 - a. All public open space will provide not less than 1 linear foot of seating for each 30 square feet of public open space. All required seating will comply with the provisions of Section 37-741 Article III Chapter 7 of the Zoning Resolution.
 - b. All public open space will provide planting and trees pursuant to the provisions of Section 37-742 Article III Chapter 7 of the Zoning Resolution.
 - c. All public open space will provide litter receptacles pursuant to the provisions of Section 37-744 Article III Chapter 7 of the Zoning Resolution.
 - d. All public open space will provide bicycle parking pursuant to the provisions of Section 37-744 Article III Chapter 7 of the Zoning Resolution.
 - e. A public open space between 5,000 and 10,000 square feet in area will provide one additional amenity. A public open space equal or greater than 10,000 square feet in area will provide at least three additional amenities. Such additional amenities will be provided pursuant to the provisions of Section 37-748 Article III Chapter 7 of the Zoning Resolution.
 - f. Each public open space will provide not less than 1 drinking fountain.
- (4) The public open space on Site 12 will meet the following requirements:
 - a. The public open space will provide direct accessibility to and from East 125th Street and East 126th Street. The East 125th Street public open space frontage will have a minimum opening width of 80 feet. The East 126th Street public open space frontage will have a minimum width of 40 feet.
 - b. The public open space will contain a through block unobstructed pedestrian circulation path, with a minimum clear width of 10 feet, that connects East 125th Street and East 126th Street.
 - c. The public open space will encourage and support a variety of commercial and non-commercial activities and events, such as festivals and performances.
 - d. The public open space will knit together stores and other venues to form a well-lit, safe, and lively place that increases the intensity of pedestrian activity at night.

g. Curb Cuts

Curb cuts for access to parking or loading facilities will not be permitted along East 125th Street, Second Avenue, or Third Avenue, within 50 feet of any public open space, or within 50 feet of any street intersection. No curb cut will be more than 50 feet in width or closer than 50 feet to another curb cut.

(6) Site 8 will have the following restrictions:

- a. The maximum height of any building will not exceed 150 feet.
- b. Along East 127th Street, a street wall extending along the entire street line will be provided up to a height of not less than 60 feet or the height of the building, whichever is less, and up to a height of not more than 85 feet.
- c. Any portion of a building above the street wall will be set back from the street line a minimum of 10 feet along Third Avenue and a minimum of 15 feet along East 127th Street.