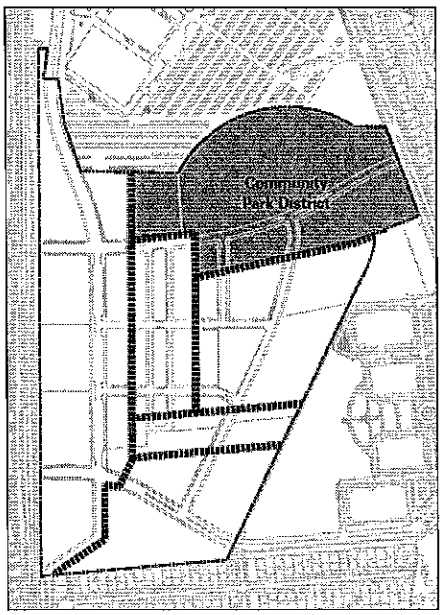

Figure II-28
Key plan

II.1.5 Community Park District

The large Community Park, although serving a wide public constituency, is an important component of the Phase II neighborhood. To ensure this expansive open space feels like part of Phase II it is fronted by high quality residential buildings of a consistent height and massing that overlook and frame it.

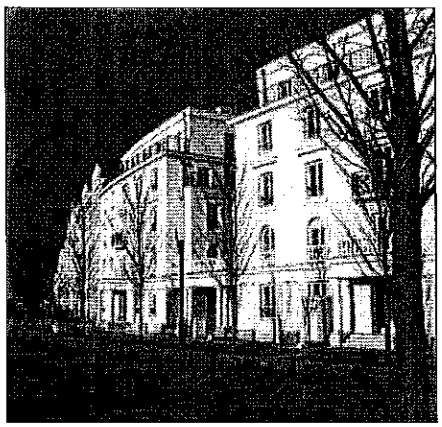

Figure II-29
Consistent frontage with special top floor expression

Figure II-30
Appropriate well-defined and distinct common residential lobby entrance

Figure II-31
Appropriate three story build-to expression with special fourth story, overhanging roof, Juliet balconies and common residential lobby

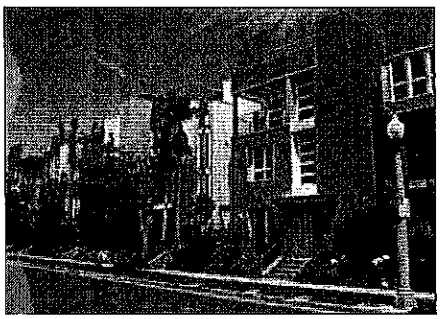

Figure II-32
Appropriate three-story expression of townhouses along Community Park frontages

Figure II-33
Appropriate three-story expression of townhouses along Community Park frontages

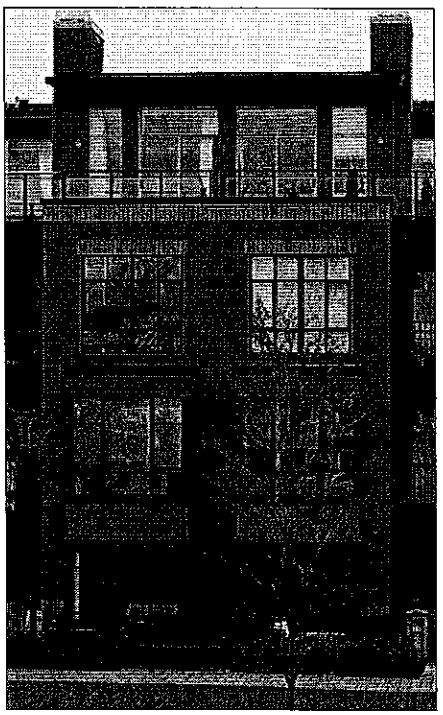

Figure II-34
Overhanging roofs, balconies, and recessed upper floors provide enclosure and overlook appropriate to the Community Park edge

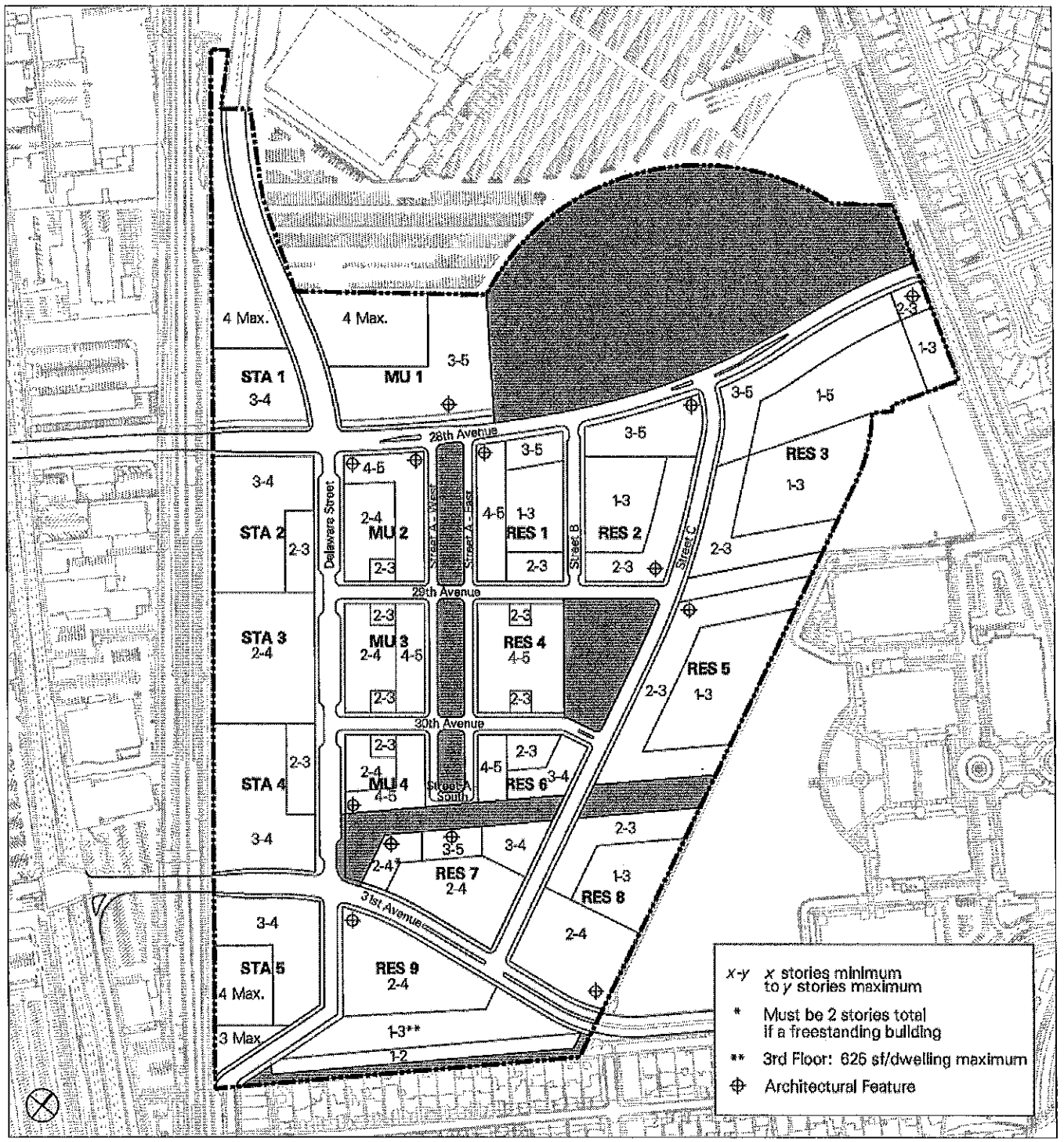

Figure II-44
Minimum and maximum building heights, expressed as number of stories

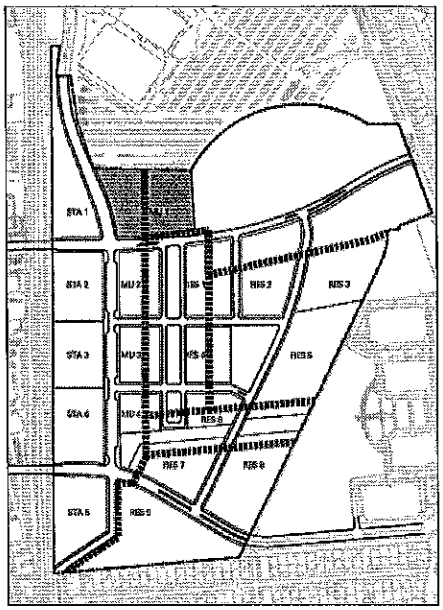

Figure II-122
MU 1 Key Plan

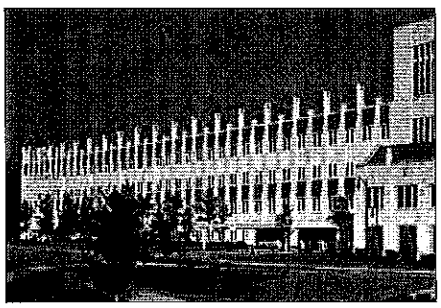

Figure II-123
Parking garage designed as a building

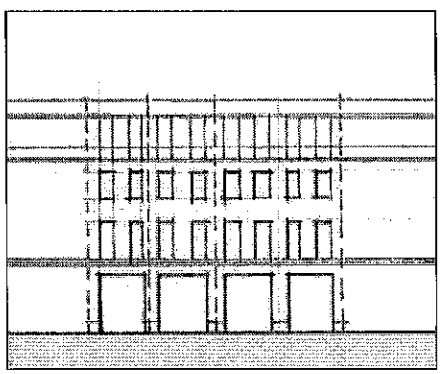

Figure II-124
Example of Vertical Expression

II.16 MU 1

Frontage	Floor	Encouraged Use
Delaware Street	Ground floor	Hotel, Retail or active use (encouraged)
	Upper floors	Hotel, Residential or Commercial
28th Avenue	All floors	Hotel, Apartment, Condominium or Loft
Community Park	All floors	Hotel, Apartment, Condominium or Loft

General Criteria

- Primary building massing on the west side of the Block shall be parallel to 28th Avenue and hold the corner with Delaware Street. Ground floor parking shall be located away from the Avenue.
- Buildings must include vertical expression devices to break up the largely horizontal massing. See Figure II-124.
- Ground floor retail or active use encouraged at the intersection of Delaware Street and 28th Avenue and along these Framework Streets. Where such use occurs, a minimum of approximately 75% of linear feet of the frontage shall be glazed with clear (untinted, non-reflective) glass. Incremental storefronts are encouraged.
- A combination of flat roofs and sloping roofs with broad overhangs is preferred.
- Fences 6 feet high and accessory buildings may be located within the Setback facing the Expo Center.

Delaware Street Frontage Criteria

- Stepbacks are allowed above the ground floor and encouraged above the 3rd floor within 10' of the Property Line.

Community Park Frontage Criteria

- One-story base expression required.
- Where frontages are three or more stories high, they shall utilize a strong expression line above the third story. The massing of the first three stories should be nearly continuous to provide a uniform edge to the park. Multistory bay windows within the three-story base are encouraged.
- Private open spaces (decks, patios) along Community Park frontages shall be less than 10 feet deep. Larger decks and balconies are permitted on the top floor but should be recessed behind primary building masses.
- Step-out or Juliet balconies are permitted.
- Where they occur, fourth and fifth stories along the Community Park should have special, simple articulations which may include loggias, balconies, stepbacks, or more extensive window area than below. An overhanging roof is preferred.
- A plinth may occur to accommodate the grade change between 28th Avenue and the north property line. A stairway descending from such a plinth to the park level is encouraged.

28th Avenue Frontage Criteria
• An Architectural Feature should be located along the centerline of the Linear Neighborhood Park. This Architectural Feature is encouraged to be located along the 28th Avenue Setback, but may be located further from 28th Avenue to accommodate an off-street vehicular turn-around and drop-off between 28th Avenue and the Architectural Feature.

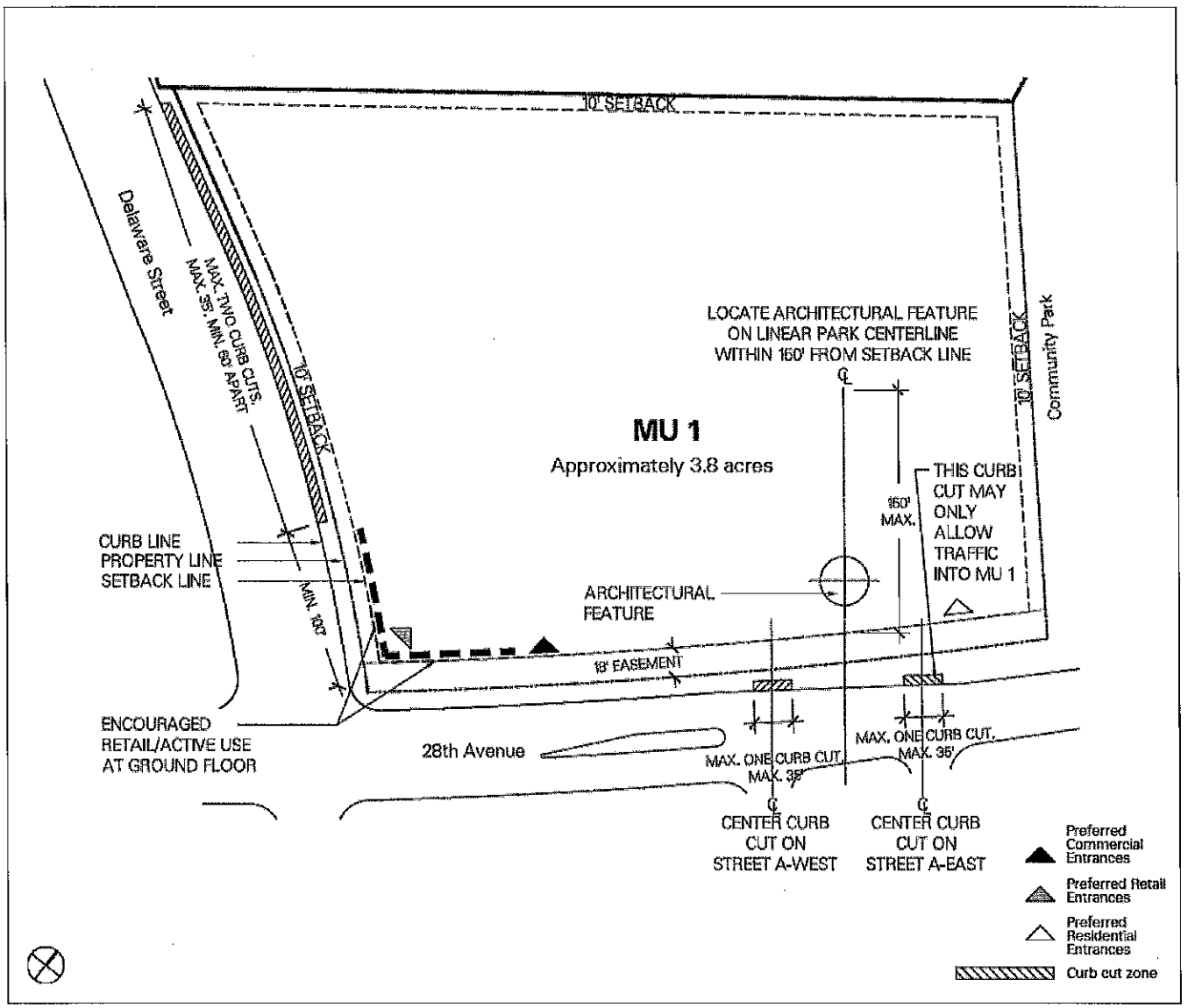

Figure II-125
MU 1 Building Placement

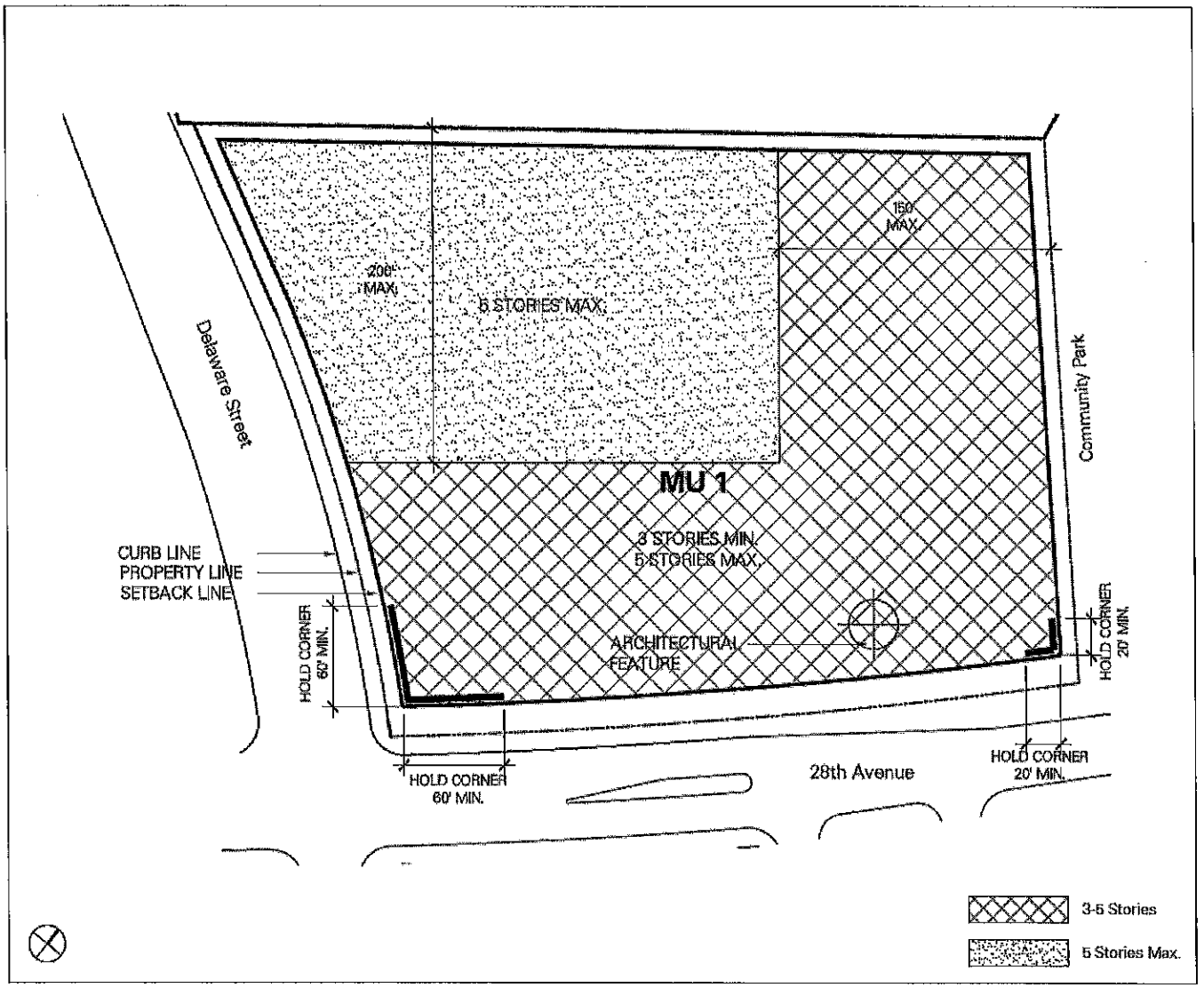

Figure II-126
MU 1 Building Massing

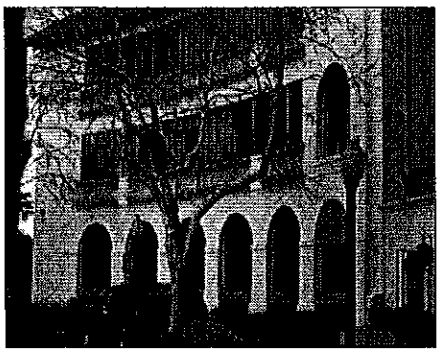

Figure II-127
An example of appropriate commercial expression along Delaware north of 28th Avenue and south of 31st Avenue where no retail is required

Figure II-128
Appropriate three story build-to expression with special fourth story, overhanging roof, Juliet balconies and common residential lobby

Figure II-129
Appropriate three story expression with more glass at recessed fourth story and overhanging roofs

Development Block MU 1	Build-To Zone		Expression Lines	Allowable Encroachments
	Lower Floors	Upper Floors		
28th Avenue	Floors 1-3 - Min. 70% within 3' of Setback Line	Floors 4-5 - Min. 50% within 10' of Setback Line	1st Floor, 3rd Floor	1,2,3,4,5,6,7,8,9,10,11,12,13, 15 (See II.5)
Community Park	Floors 1-3 - Min. 40% within 5' of Setback Line	Floors 4-5 - Min. 40% within 10' of Setback Line	1st Floor, 3rd Floor	1,2,3,4,5,6,7,10,11,12,13,15 (See II.5)
Delaware Street	Minimum 40% within 5' of Setback Line	Top Floor - Min. 40% within 10' of Setback Line	1st Floor, Top Floor	1,2,3,4,5,6,8,7,9,10,11,12,13, 15 (See II.5)
Setback Adjacent to Expo Center	None required	None required	None required	1,2,3,4,5,6,7,10,11,12,13,14,15, 16 (See II.5)

Table II-6
MU 1 Massing Chart