

**Vital Brooklyn: Site K
(Utica Crescent)
Land Use Improvement and Civic Project
Draft Design Guidelines**

February 2022

Base Data

Block 4603 - Lot 1

Location = 832 Rutland Road, Brooklyn, NY, 11203

Location = Utica Ave to the East, E 49th Street to the West, Rutland Road to the North

Zoning Lot Area = 62,624.20 sq ft (Source: Survey Lot Line Geometry)

Zoning Map Number = 17B

Zoning District = R6, C8-2 (district boundary 100' offset from Utica Ave western street line)

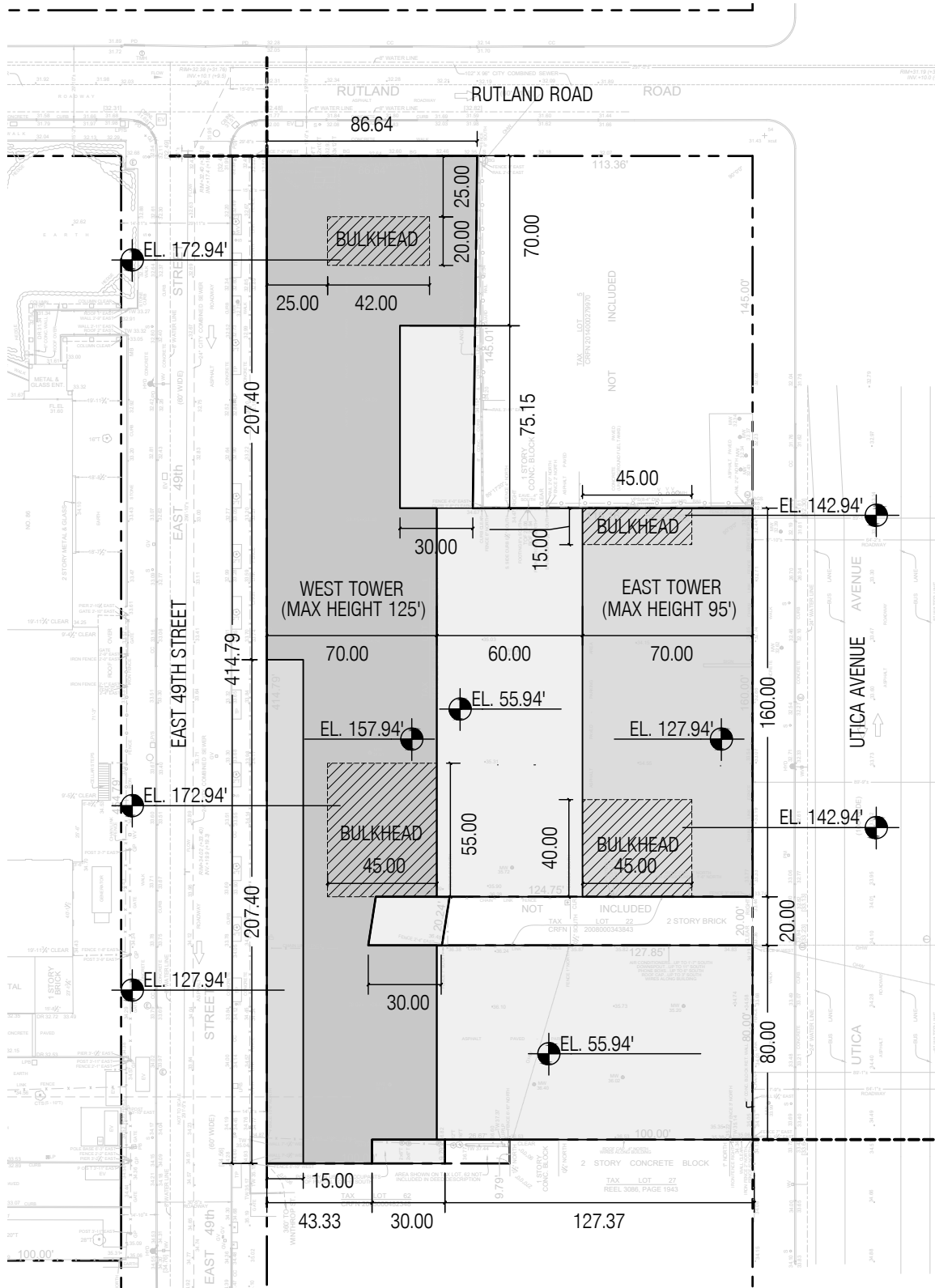
Community District = Brooklyn Community District 9

Council District = Council District 41

Utica Avenue = 100' (Wide) (source: Survey); Street Frontage = 240' (excludes out parcel Lot 22)

East 49th Street = 60' (Narrow) (source: Survey); Street Frontage = 414.79'

Rutland Road = 60' (Narrow) (source: Survey); Street Frontage = 86.64' (note side lot line is not perpendicular to street line)



1 SITE PLAN
1/64" = 1'-0"

- NOTES:**
1. ALL ELEVATIONS MEASURED FROM THE BASE PLANE, THE AVERAGE CURB ELEVATION FOR ALL STREET FRONTAGES, **EL. 32.94' (NAVD88)**. SEE BASE PLANE CALCULATIONS.
 2. ALL ELEVATIONS BASED ON THE NAVD88 DATUM. SEE SURVEY FOR MORE INFORMATION.

GRADE, CURB LEVEL, & BASE PLANE CALCULATIONS:

BUILDING PORTION	PROPERTY LINE/FRONTAGE	MEAN GRADE PER PL/FRONTAGE	LENGTH	PROPORTION OF PORTION FRONTAGE
UTICA AVE - BUILDING PORTION	UTICA AVE - NORTH	$(32.13'(A) + 33.10'(B))/2 = 32.62' (AB)$	160.00'	100%
UTICA AVE - SURFACE PARKING	UTICA AVE - SOUTH	$(33.17'(C) + 32.72'(D))/2 = 32.94' (CD)$	80.00'	100%
EAST 49TH ST BUILDING PORTION	EAST 49TH ST RUTLAND ROAD	$(34.60'(E) + 31.99'(F))/2 = 33.30' (EF)$ $(32.00'(G) + 31.98'(H))/2 = 31.99' (GH)$	414.79' 86.64'	82.7% 17.3%

UTICA AVE BUILDING PORTION AVERAGE CURB LEVEL = 32.62'

UTICA AVE SURFACE PARKING AVERAGE CURB LEVEL = 32.94'

E49TH ST BUILDING PORTION AVERAGE CURB LEVEL = 82.7%(33.30'(EF)) + 17.3%(31.99'(GH)) = 33.07'

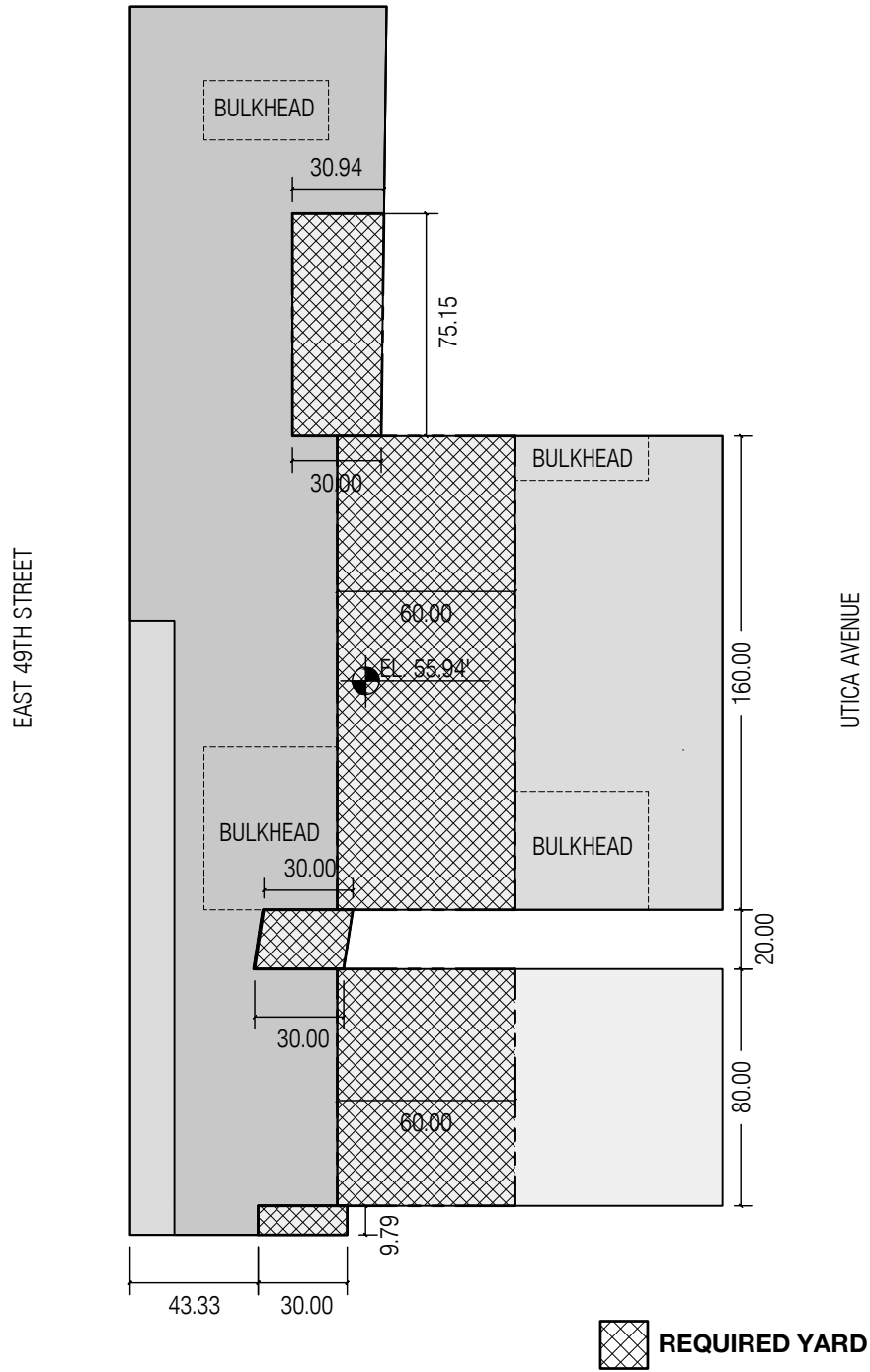
ADJUSTED BASE PLANE CALCULATION:

$$\begin{aligned}
 &= \text{[(E49TH ST BUILDING LOT COVERAGE/TOTAL BUILDING LOT COVERAGE) x E49TH ST BUILDING AVERAGE CURB LEVEL]} \\
 &\quad + \text{[(UTICA AVE BUILDING LOT COVERAGE/TOTAL BUILDING LOT COVERAGE) x UTICA AVE BUILDING AVERAGE CURB LEVEL]} \\
 &= \text{[(23,978 SF/33,132 SF) x 33.07'] + [9,154 SF/33,132 SF) x 32.62']} \\
 &= \text{(0.7237 x 33.07') + (0.2763 x 32.62')} \\
 &= \text{23.93' + 9.01'} \\
 &= \text{32.94'}
 \end{aligned}$$

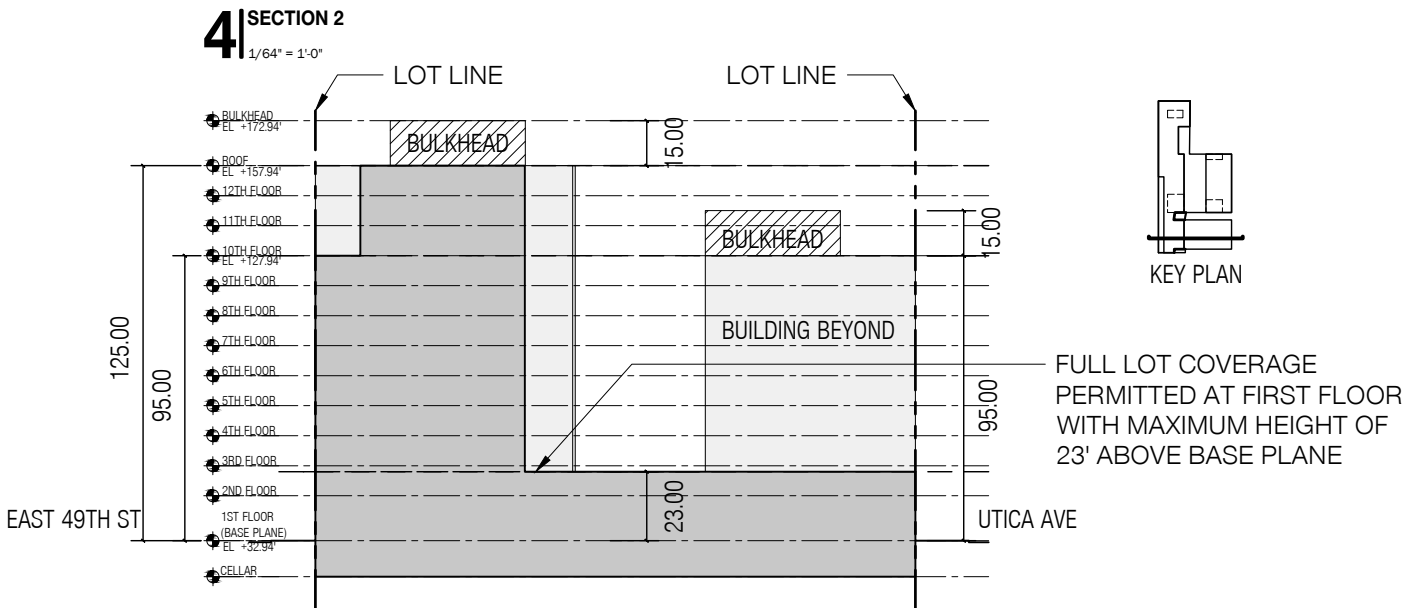
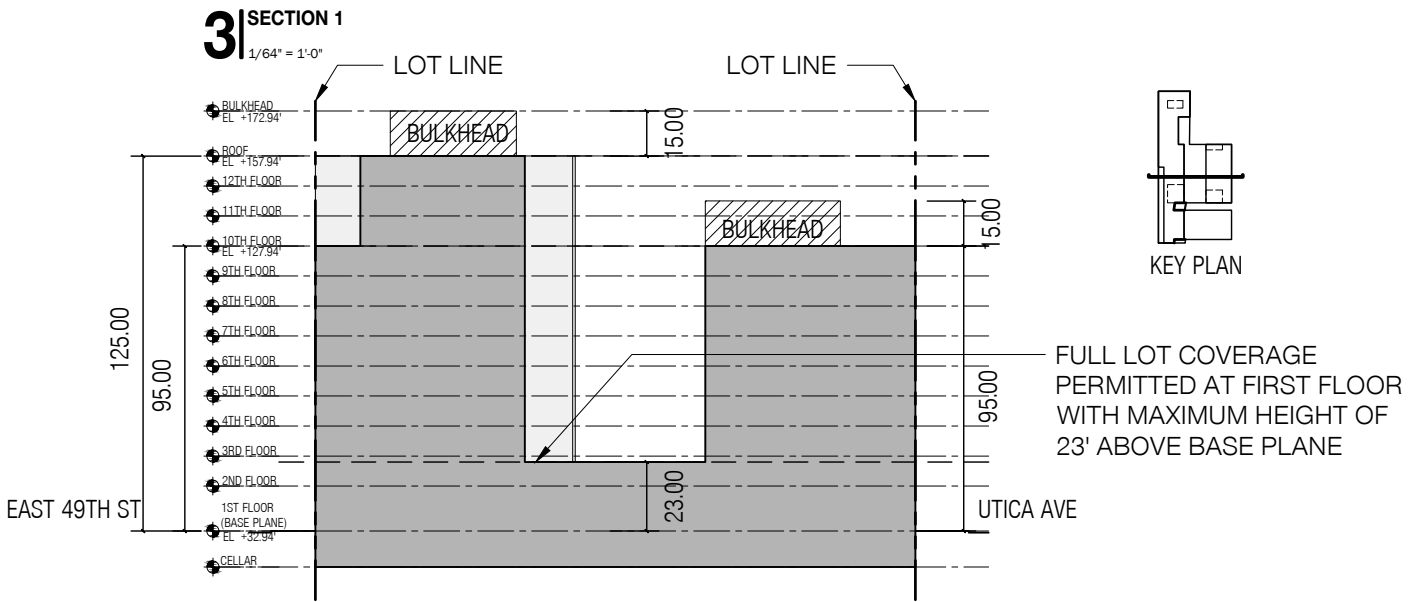
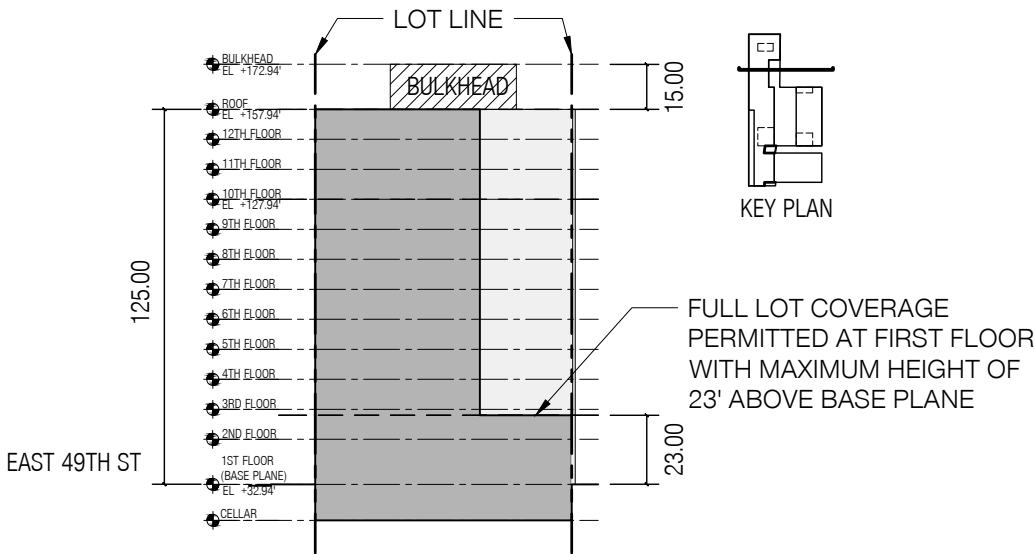
NOTES:

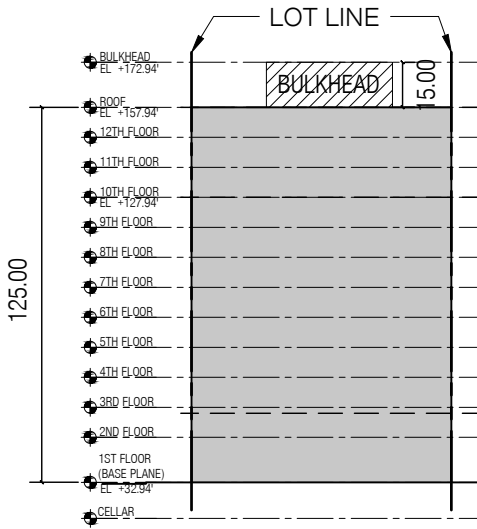
1. ALL ELEVATIONS BASED ON NAVD88, REFER TO C-DWGS AND SURVEY FOR MORE INFORMATION.
2. SEE LOT COVERAGE DIAGRAMS AND TABLE FOR ADDITIONAL INFORMATION ON LOT COVERAGE CALCULATIONS

RUTLAND ROAD

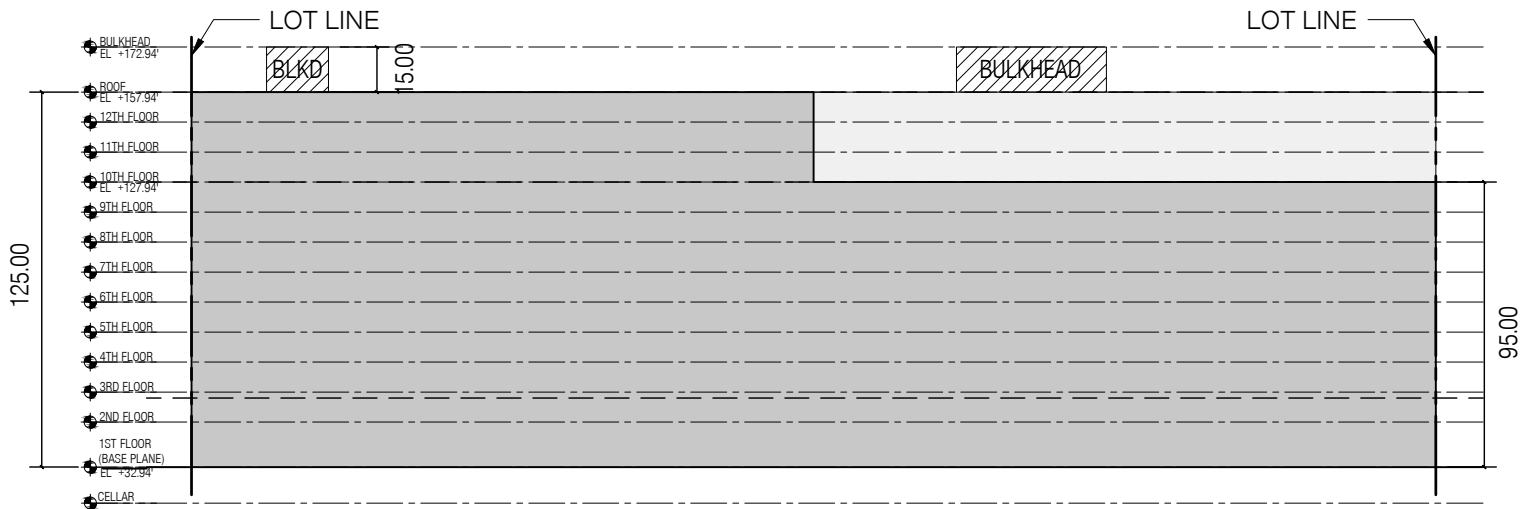


2 | YARD DIAGRAM
 1/64" = 1'-0"

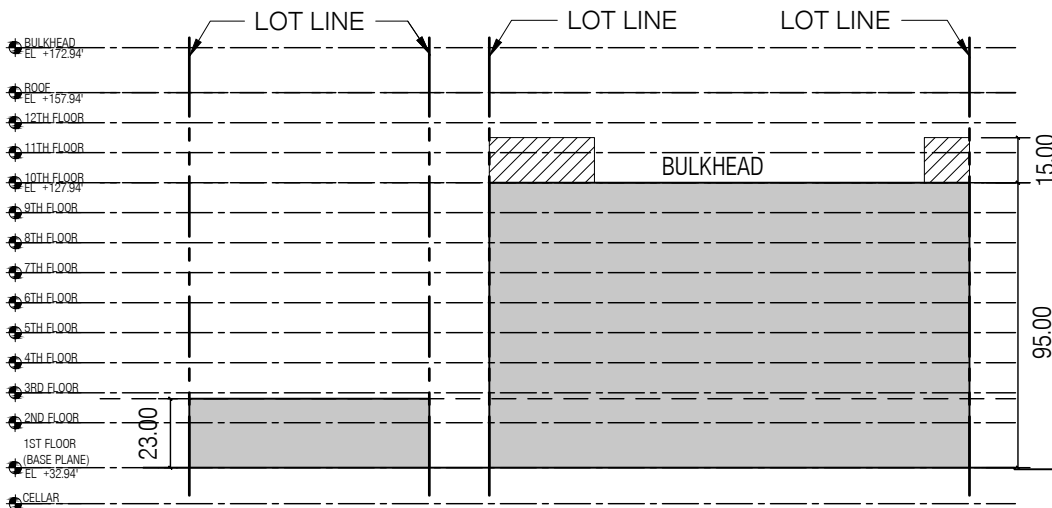




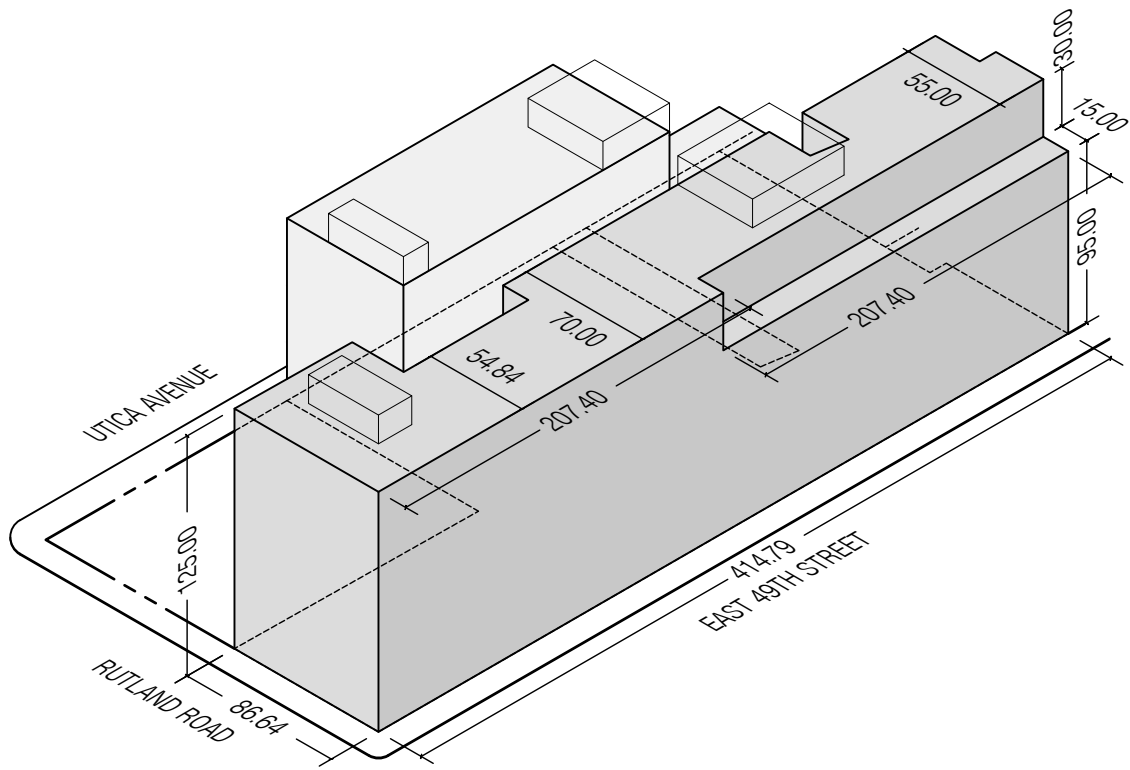
6 RUTLAND ROAD STREET WALL
 1/64" = 1'-0"



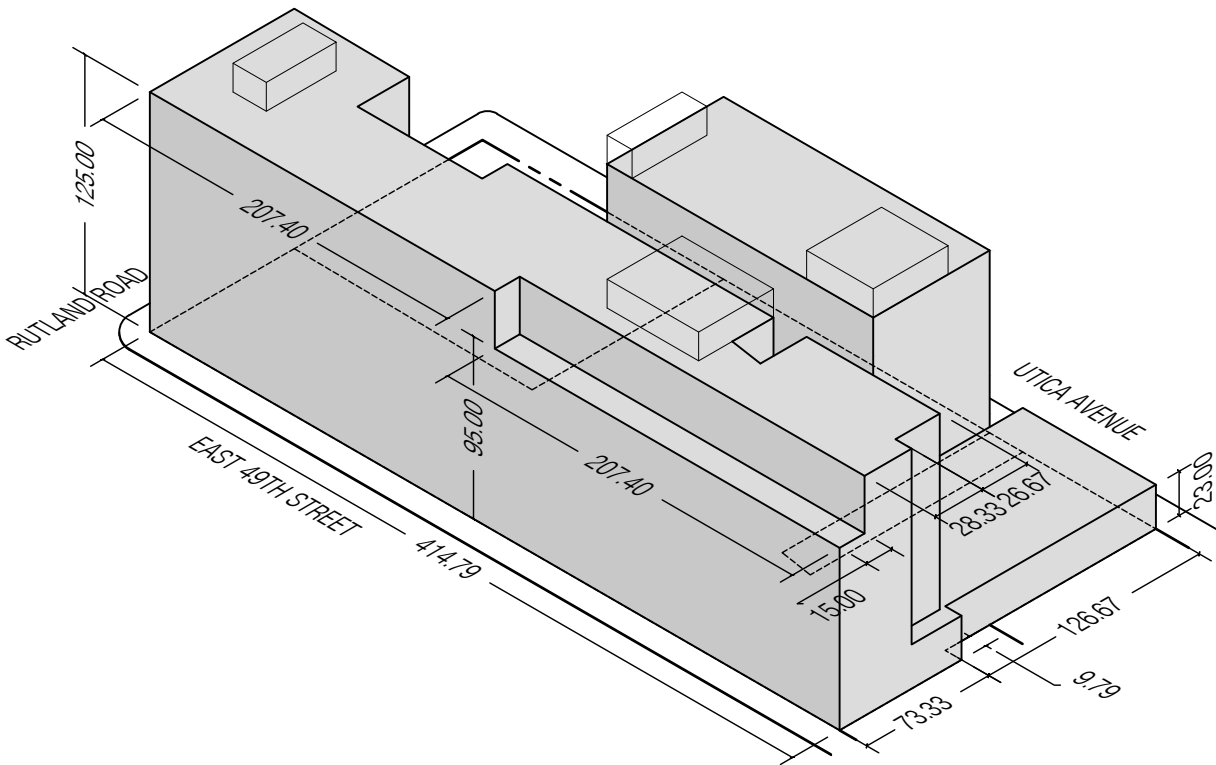
7 EAST 49TH STREET WALL
 1/64" = 1'-0"



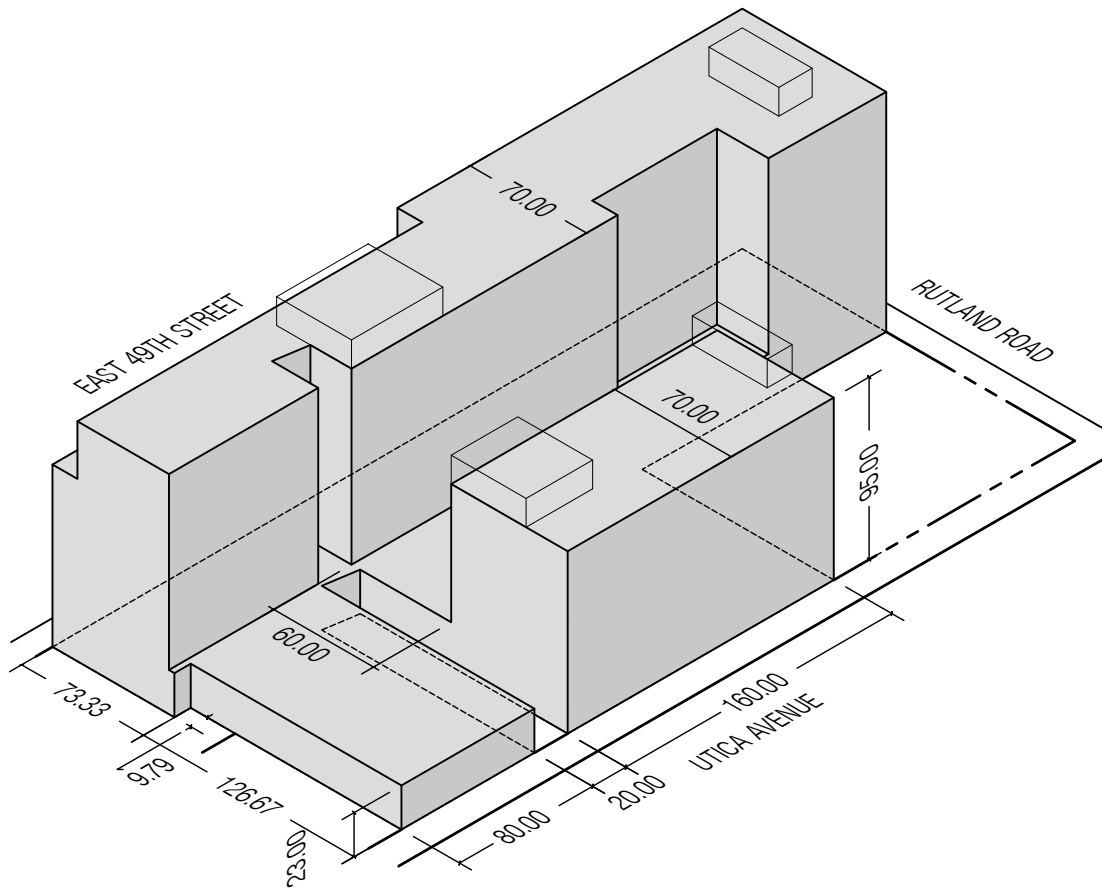
8 UTICA AVENUE STREET WALL
 1/64" = 1'-0"



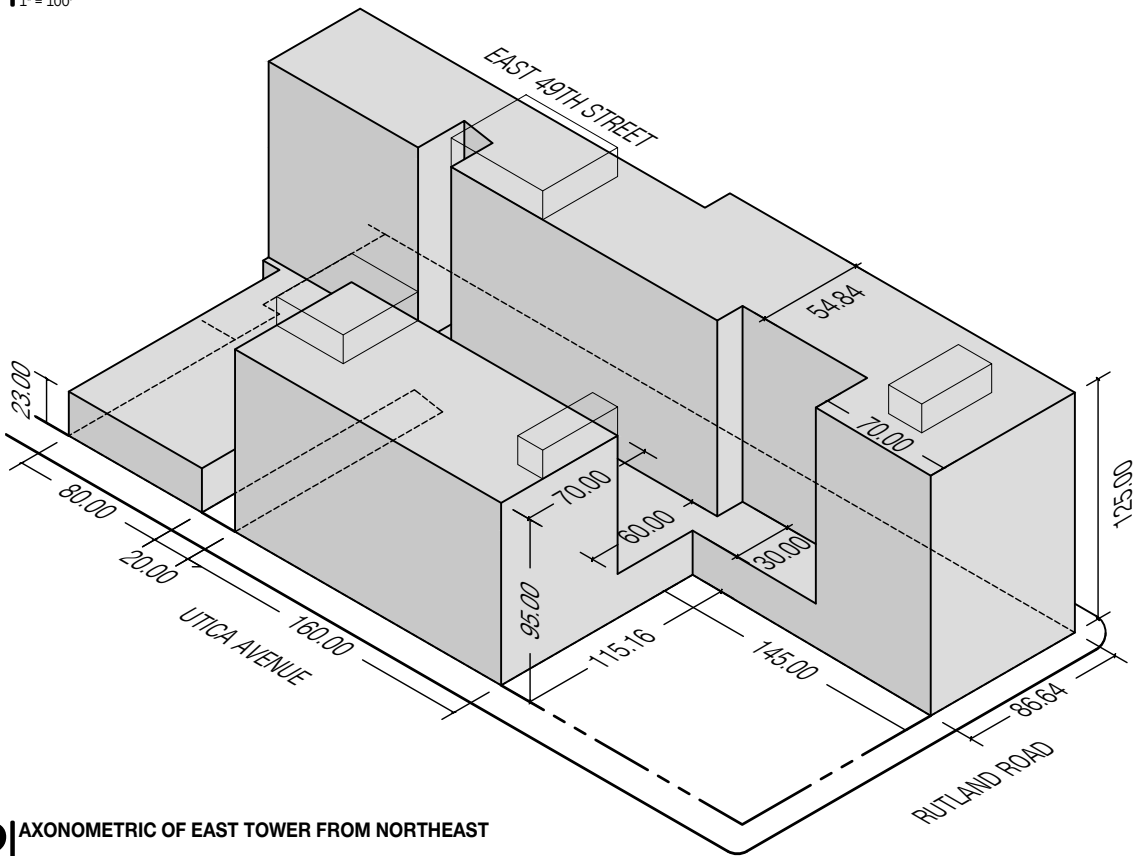
9 | AXONOMETRIC OF WEST TOWER FROM NORTH WEST
 1" = 100'



10 | AXONOMETRIC OF WEST TOWER FROM SOUTHWEST
 1" = 100'



11 | AXONOMETRIC OF EAST TOWER FROM SOUTHEAST
 1" = 100'



12 | AXONOMETRIC OF EAST TOWER FROM NORTHEAST
 1" = 100'

Design Guidelines	Item/Description	Permitted/Required
PERMITTED USES		
1	Use Groups Permitted	Residential, Community Facility, Commercial
FLOOR AREA		
2	Maximum Residential Floor Area	320,125 gsf (excluding cellar) (322 units)
3	Maximum Commercial Floor Area	22,576 gsf
4	Maximum Religious Organization Floor Area	3,190 gsf
5	Maximum Medical Facility Floor Area	10,000 gsf
6	On-Site Parking	89 spaces
7	Off-Site Parking	225 spaces
YARDS & OPEN SPACE		
8	Location of yards/open space	Yards may be provided on any roof that is open to the sky above and that is not more than 23' above curb level.
9	Permitted obstructions in yards/open space	Mechanical Equipment, awnings and sun control devices, driveways and off-street parking spaces, parapet walls up to 4' in height, guardrails, fences up to 8' in height, planting boxes, Solar Energy Systems including Canopy systems under 16' in height.
BUILDING HEIGHT & SETBACKS		
10	Base Plane Datum	All building heights to be measured from adjusted base plane, the weight average mean curb elevation for all frontages.
11	Permitted obstructions beyond maximum permitted building heights (including at setbacks)	Awnings and other sun control devices; chimneys or flues; solar energy systems not more than 12' in height as measured from the maximum height limit; vegetated roofs, not more than 3 feet 6 inches above the maximum height limit; weirs, check dams and other equipment for stormwater management not more than 3 feet 6 inches in height as measured from the maximum height limit; elevator or stair bulkheads up to 15' in height (as shown in drawings); mechanical equipment (including enclosures); emergency generators (including enclosures).
PARKING		
12	Maximum size of group parking facilities	No more than 25 surface and 64 cellar off-street accessory parking spaces shall be permitted.
13	Accessory off-street parking spaces for residential uses	No accessory off-street parking spaces shall be required for residential uses.
14	Accessory off-street parking spaces for commercial and community facility uses	No accessory off-street parking spaces shall be required for commercial or community facility uses.
15	Parking Lot Screening	Any open off-street parking areas shall be screened from adjoining lots or public ways by either a strip at least four feet wide, densely planted with shrubs or trees at least four feet high at time of planting or a wall, barrier, or fence of fire-resistant materials at least six feet in height and not more than 75% open.
16	Parking Lot Perimeter Landscaping	Any open parking area that fronts upon a street shall be screened at the street line by a perimeter landscaped area at least seven feet in width measured perpendicular to the street line.
LOADING		
17	Required Accessory Off-street Loading Berths	No loading berths are required for proposed residential, commercial, or community facility uses.

18	Loading Berth Enclosure	Any loading berths shall be enclosed within a building and no exit from such loading berth shall be within 50' from a residential use on an adjacent lot.
CURB CUTS		
19	Width of Curb Cuts	The maximum width of a curb cut shall be 24 feet including splays.
BICYCLE PARKING		
20	Required enclosed bicycling parking spaces for residential uses (non-senior)	One bicycle parking space per two typical dwelling units.
21	Required enclosed bicycling parking spaces for residential uses (senior)	One bicycle parking space per four senior dwelling units.
22	Required enclosed bicycling parking spaces for non-residential uses	No bicycle parking spaces are required, except five bicycle parking spaces (open or enclosed) must be provided for the proposed grocery store use.
SPECIAL URBAN DESIGN REGULATIONS - TRANSPARENCY		
23	Minimum Transparency Requirements	The ground floor level street wall along all street frontages shall be glazed with transparent materials which may include storefront glazing, glazed doors, and other windows. Such transparent materials shall occupy at least 40% of the surface area of such ground floor level street wall between a height of two feet above the base plane and 10 feet or the height of the ground floor ceiling, whichever is lower. Such transparency requirements shall not apply to portions of the ground floor level occupied by entrances or exits to accessory off-street parking facilities, loading berths, or emergency egress stairwells or passageways. (Calculations shall consider mullion profiles under 3" as part of the glazing area so long as they are spaced 2 feet or more from each other. Calculations shall consider entry doors with 75% or more of their surface area glazed as 100% glazing. All area calculations shall be established parallel to the associated street line.)
STREET TREES		
24	Street Tree Planting	1 Street Tree per 25 feet of street frontage. Payment may be made to NYC Parks Department Tree Fund for any street tree that cannot be placed due to site constraints.
SIGNAGE		
25	Nameplate or Identification Signage	One identification sign, with an area not exceeding 30 square feet and indicating only the name of the permitted use, the name or address of the building, or the name of the management thereof, is permitted. For any sign on awnings or canopies, the height of letters on any side of such awnings or canopies shall not exceed 12 inches.
26	Signs for Parking	One sign, with an area not exceeding two square feet, designating each entrance to or exit from an off-street parking area, open or enclosed, is permitted. No such sign shall be higher than seven feet above curb level.
27	Permitted Illuminated Accessory Signs for Hospitals and related Facilities	Illuminated non-flashing accessory signs are permitted provided that the total surface area in square feet of the illuminated and non-illuminated identification or directional signs does not exceed 25 square feet on any one street frontage or 15% of such street frontage in feet, whichever is less.
28	Flags, Banners, or Pennants for Community Facility Uses	Flags, banners, or pennants other than that are advertising signs, used primarily for community facility uses of a civic, philanthropic, educational, or religious nature, are permitted without limitation.

29	Projecting Signs	Any sign complying with the requirements above may project from the street wall provided it conforms with the following regulations: i. no sign shall project across a street line by more than 12", ii. no sign shall project perpendicular to the street wall to which it is attached by more than 24", iii. no sign shall extend above the datum established by the top of the first floor storefront or 16 feet above curb level, whichever is less, iv. not more than one sign is permitted for each use per street frontage upon which it has an entrance or exit.
30	Increased Signage on Utica Avenue - Illuminated Signs in windows	Illuminated non-flashing signs other than advertising signs are permitted to be located in a window within a building, with a total surface area not exceeding eight square feet and limited to not more than three such signs in any window.
31	Increased Signage on Utica Avenue - Non-Illuminated Signs	Non-illuminated signs are permitted with a total maximum surface area of 150 sf.
32	Increased Signage on Utica Avenue - Illuminated Signs	Illuminated non-flashing signs are permitted with a total maximum surface area of 50 sf.