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

February 2023

Base Data

Block 4603 - Lot 1 (Tentative), post reapportionment to excise Lot 65

Address = 832 Rutland Road, Brooklyn, NY 11203 (intended address change to 564 Utica Avenue)

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

Community District = Brooklyn Community District 9

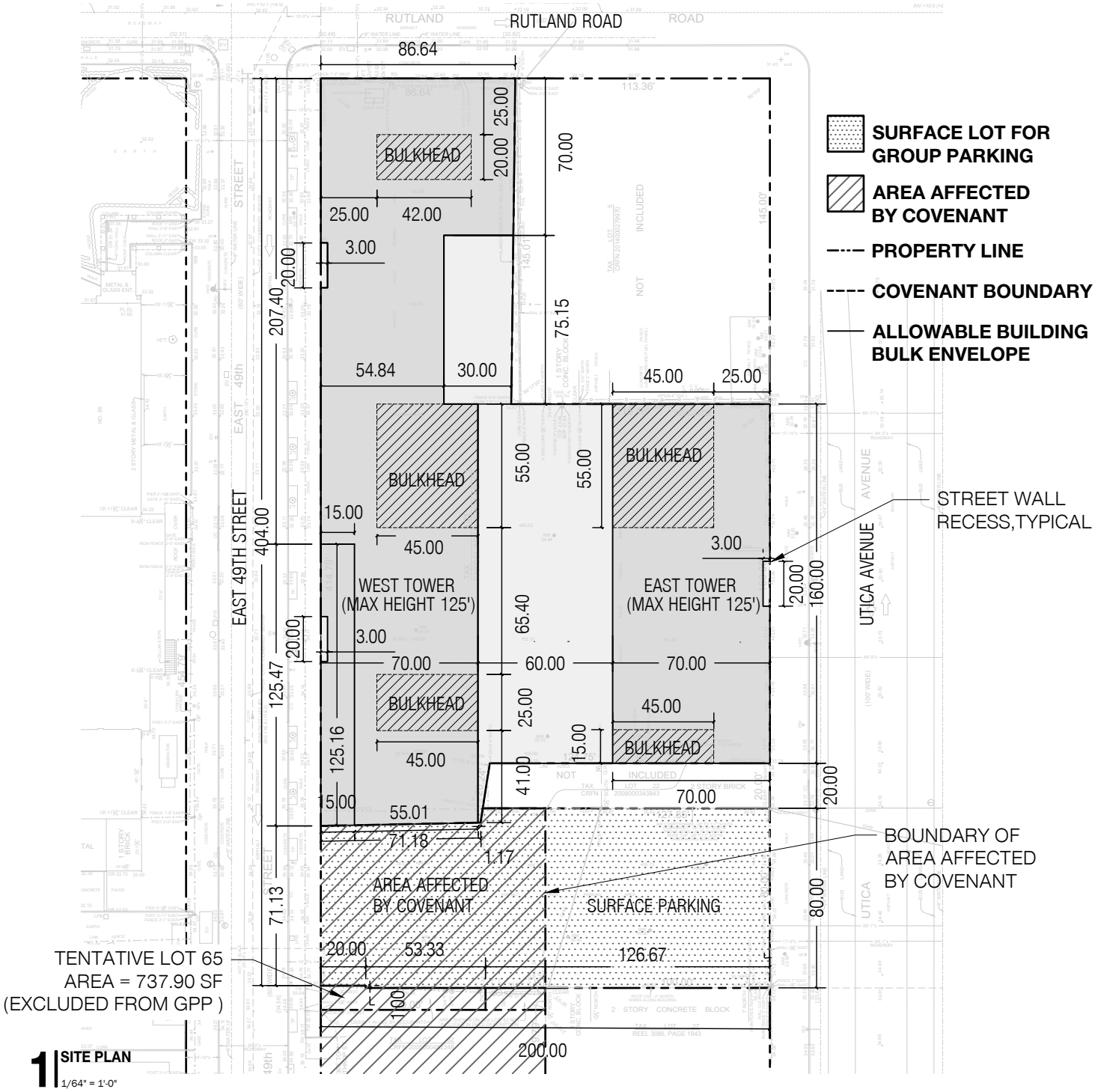
Council District = Council District 41

Lot Area = 61,886.30 SF

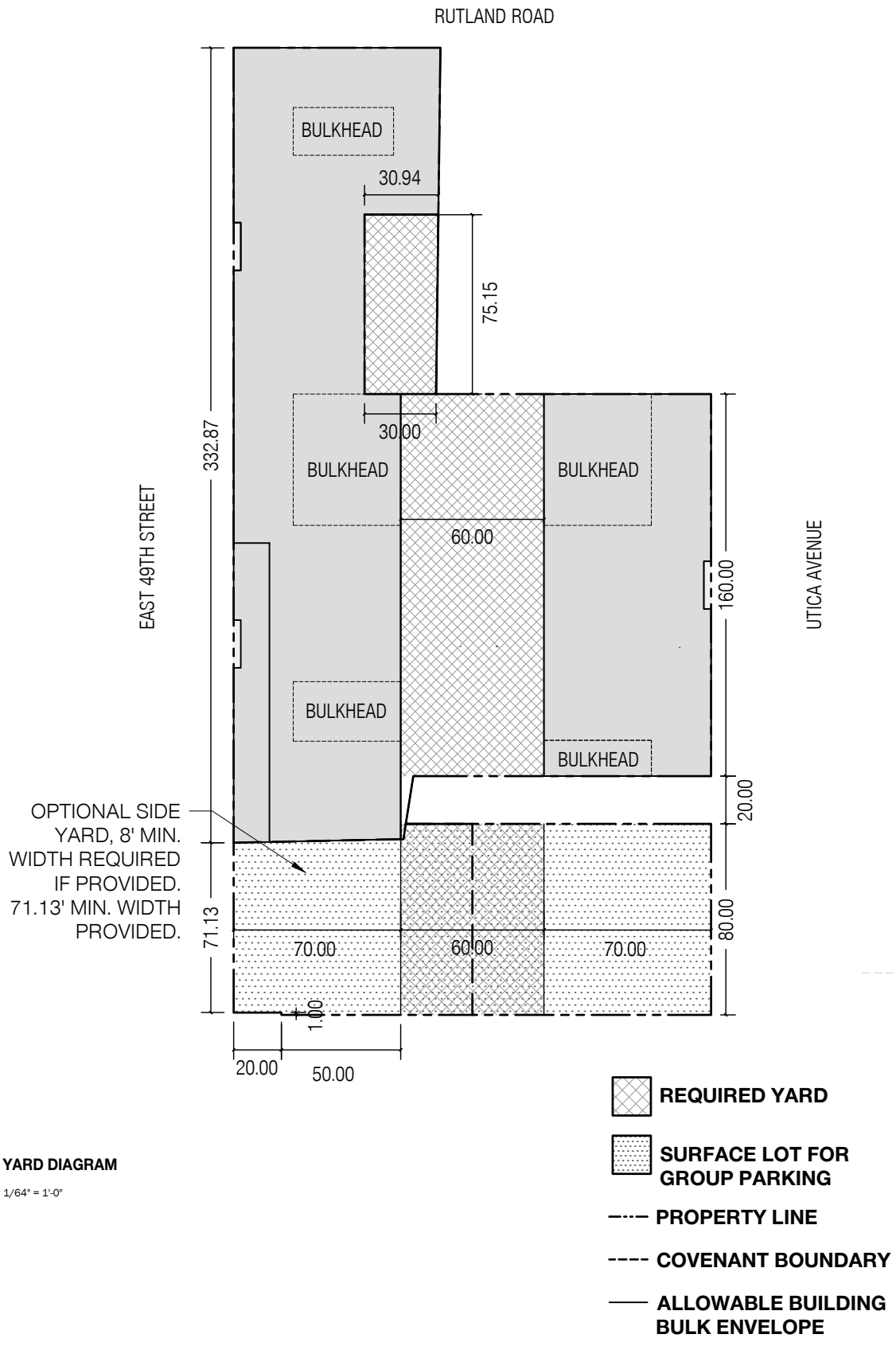
Utica Avenue = 100' (Wide) (source: Survey); Street Frontage = 240' (excludes out parcel Lot 22)

East 49th Street = 60' (Narrow) (source: Survey); Street Frontage = 404'

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

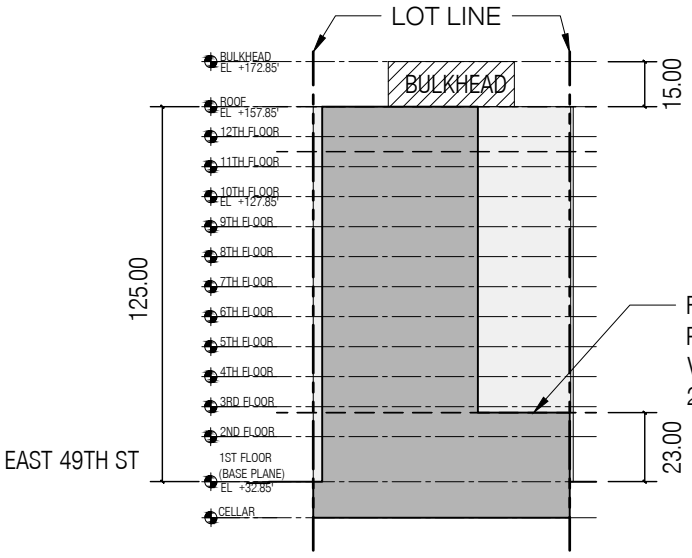


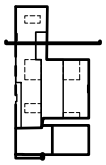
1 SITE PLAN
1/64" = 1'-0"



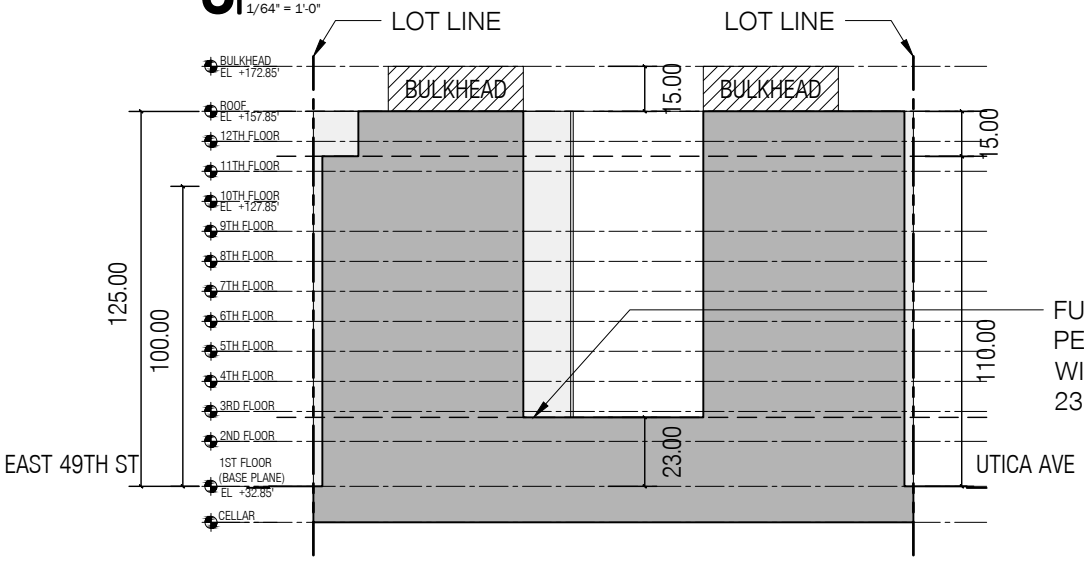
2 **YARD DIAGRAM**
1/64" = 1'-0"

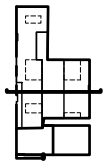
NOTE:
ALL BUILDING HEIGHTS TO BE MEASURED FROM THE BASE PLANE, THE AVERAGE OF THE LEVELS OF THE CURB AT THE CENTER OF EACH BUILDING FRONTAGE.



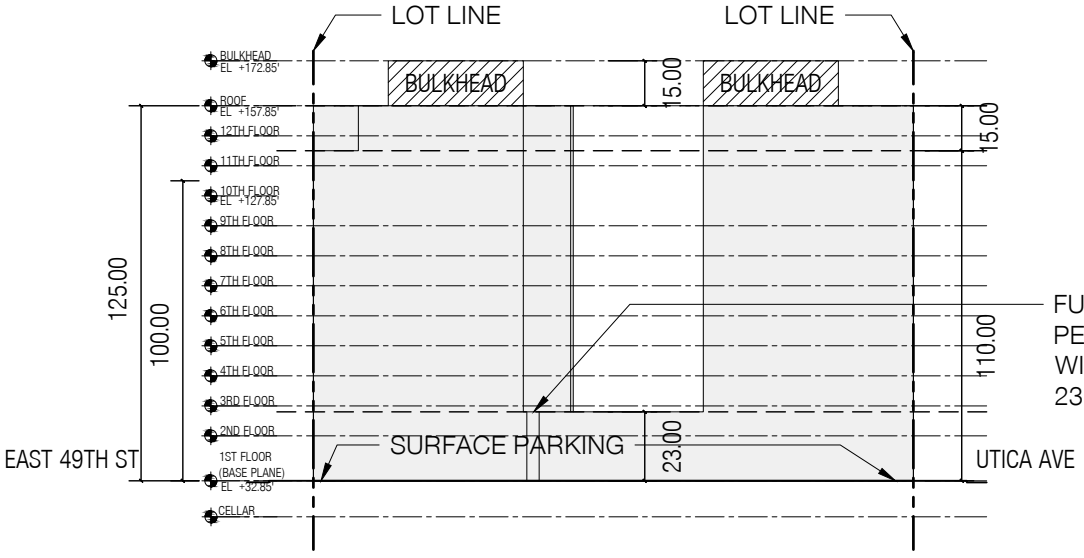

KEY PLAN

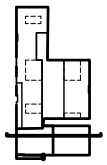
3 **SECTION 1**
1/64" = 1'-0"




KEY PLAN

4 **SECTION 2**
1/64" = 1'-0"




KEY PLAN

5 **SECTION 2**
1/64" = 1'-0"

NOTE:
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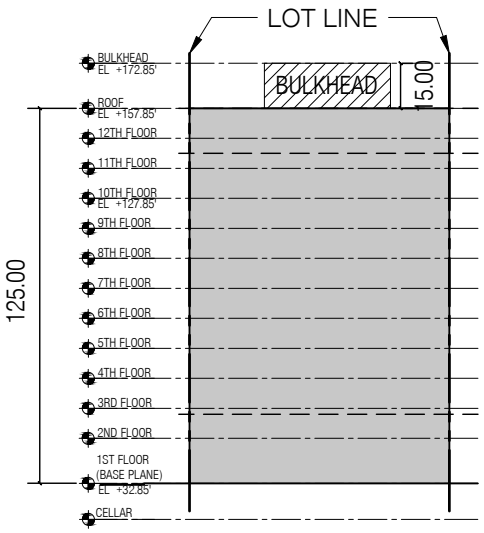
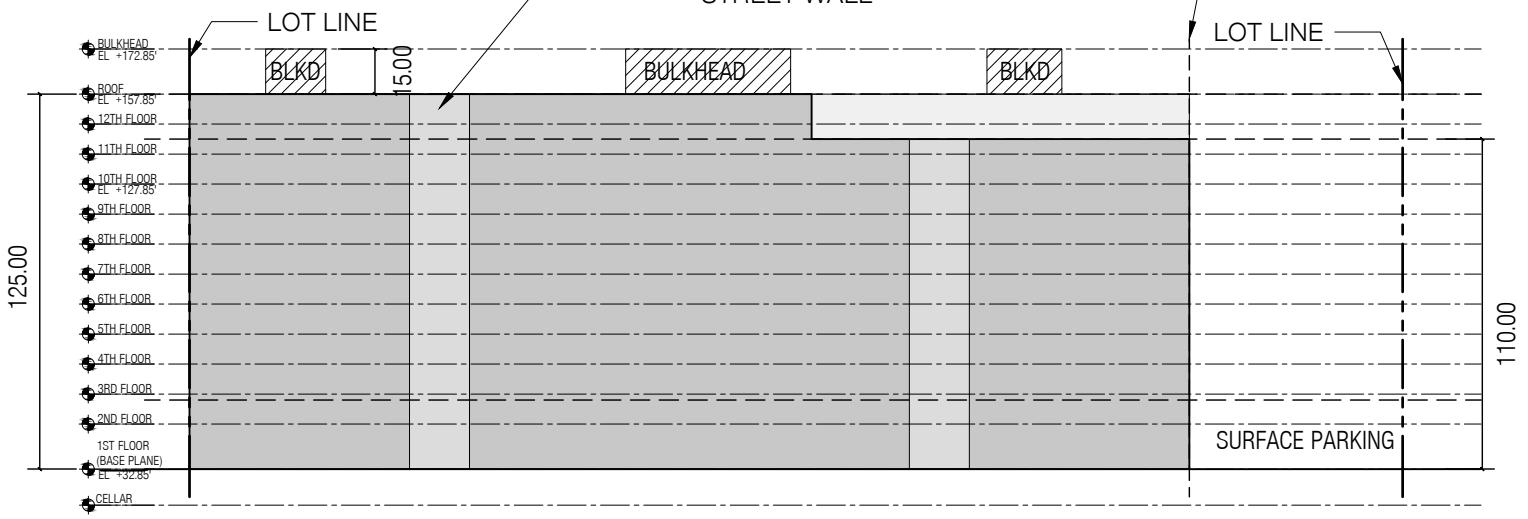
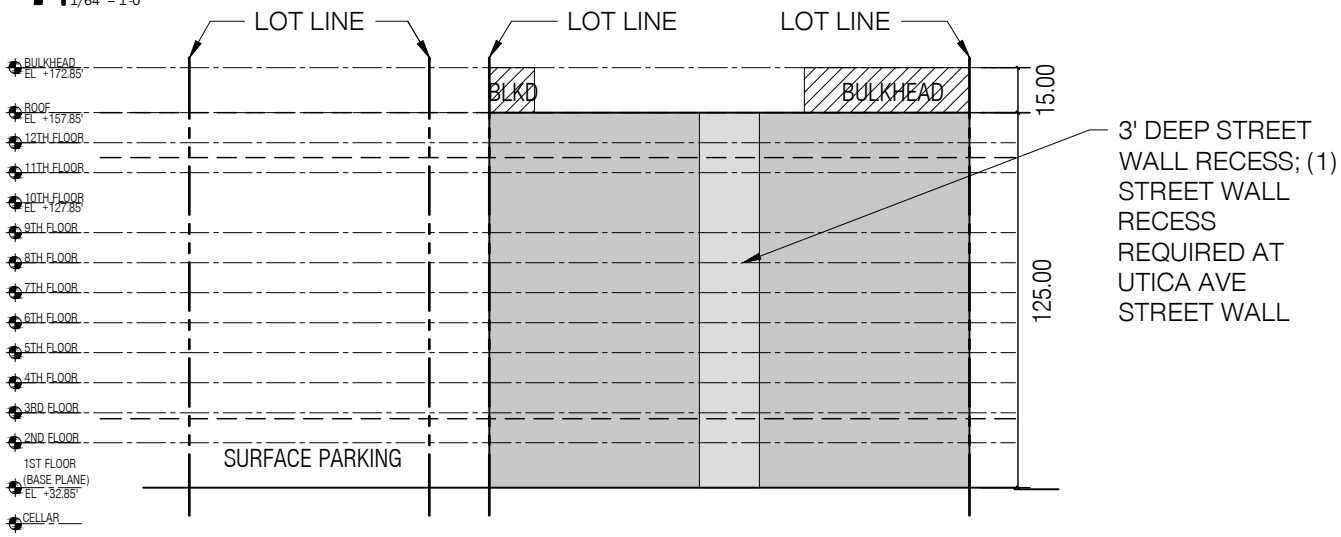


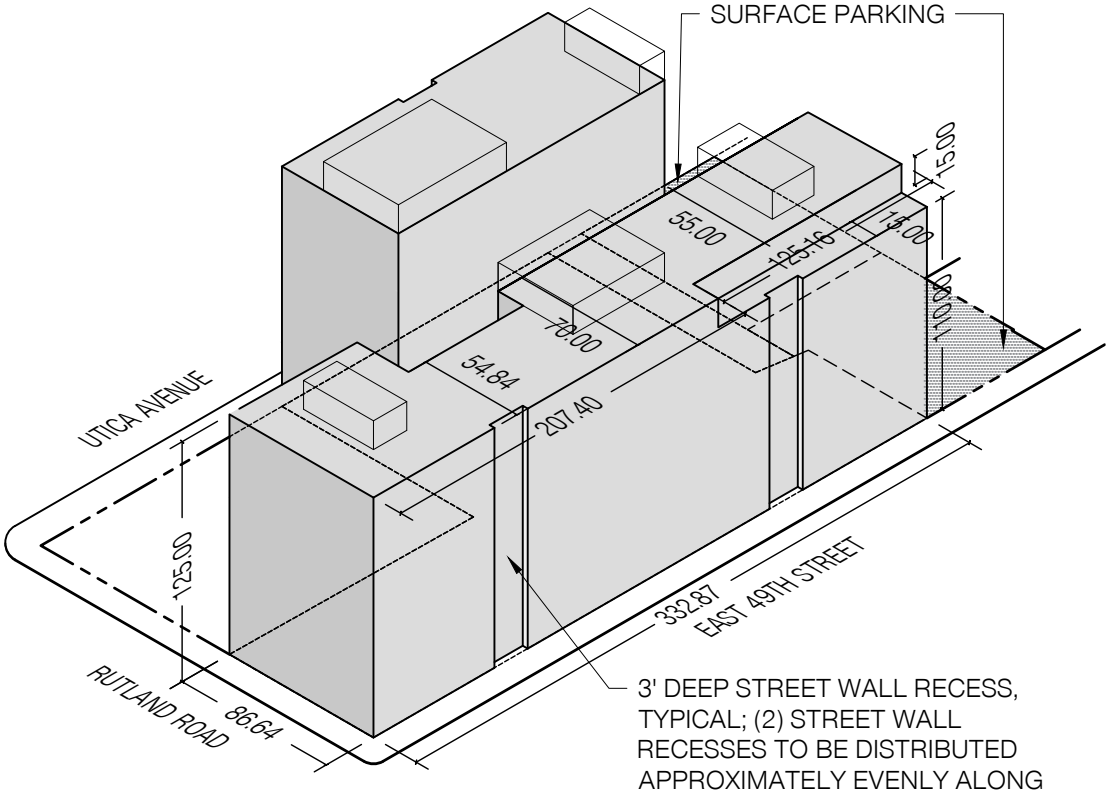
6 **RUTLAND ROAD STREET WALL**
1/64" = 1'-0"



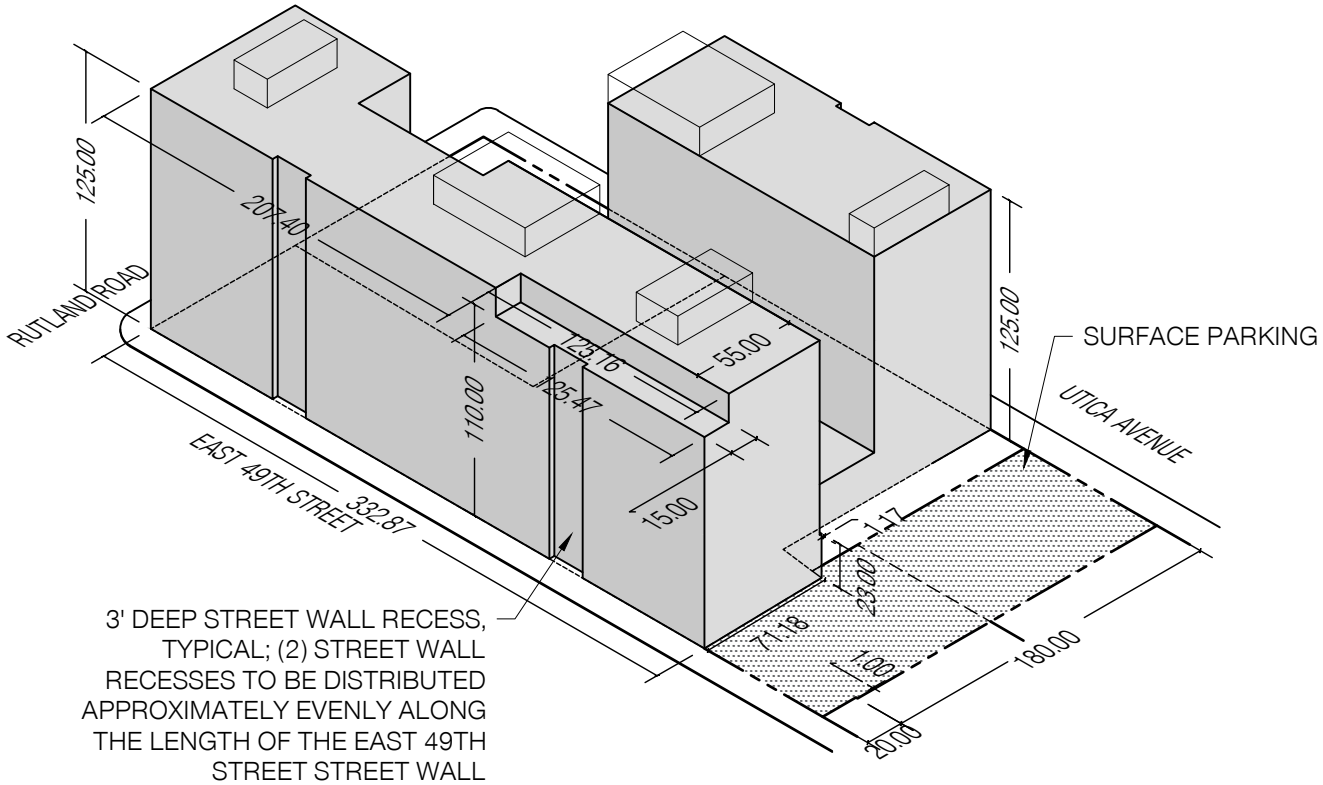
7 **EAST 49TH STREET WALL**
1/64" = 1'-0"



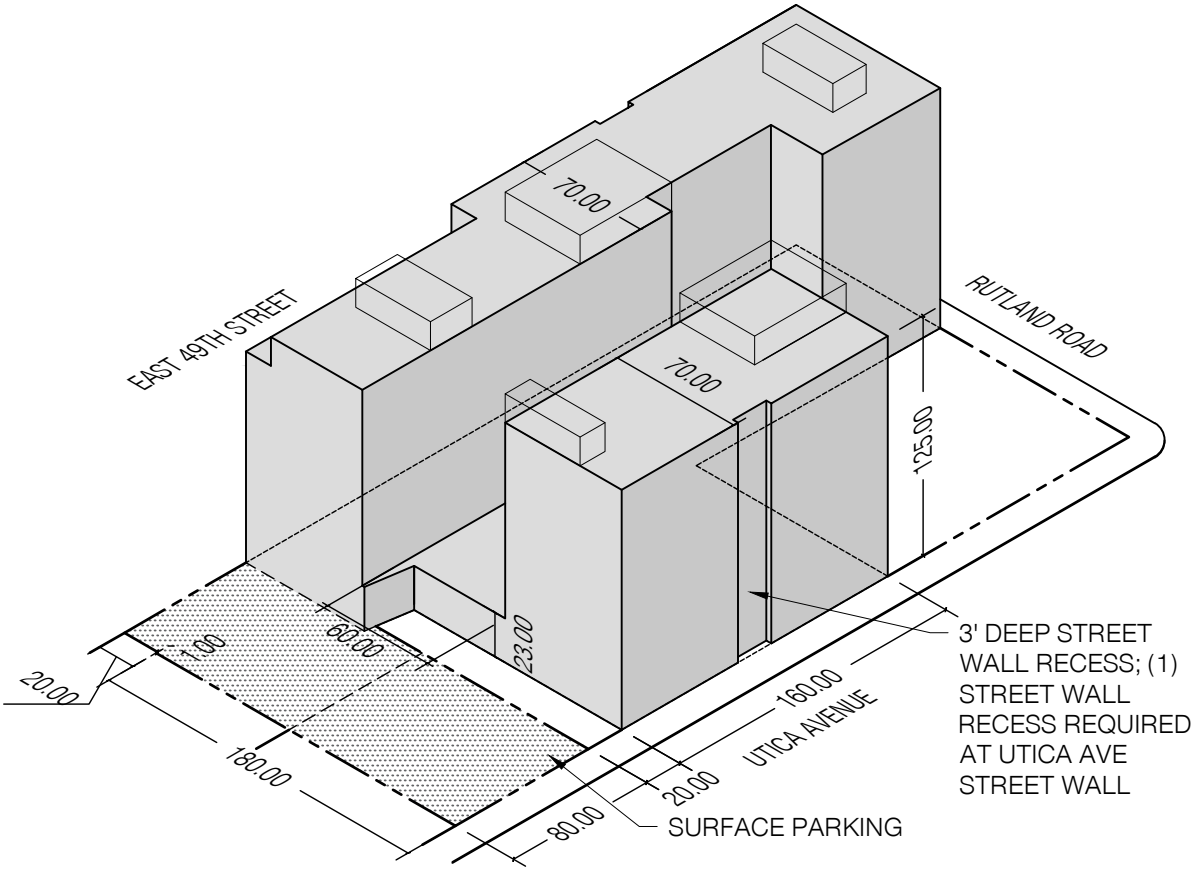
8 **UTICA AVENUE STREET WALL**
1/64" = 1'-0"



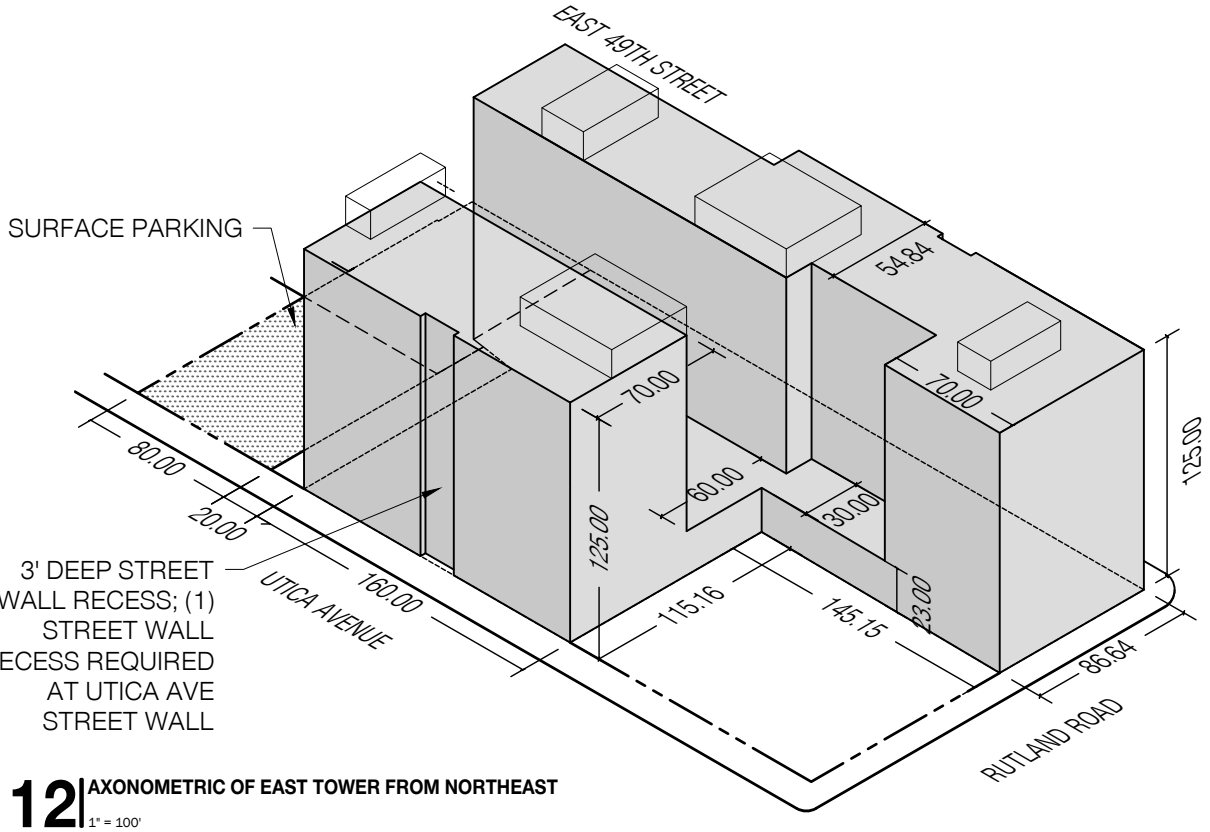
9 **AXONOMETRIC OF WEST TOWER FROM NORTH WEST**
1" = 100'



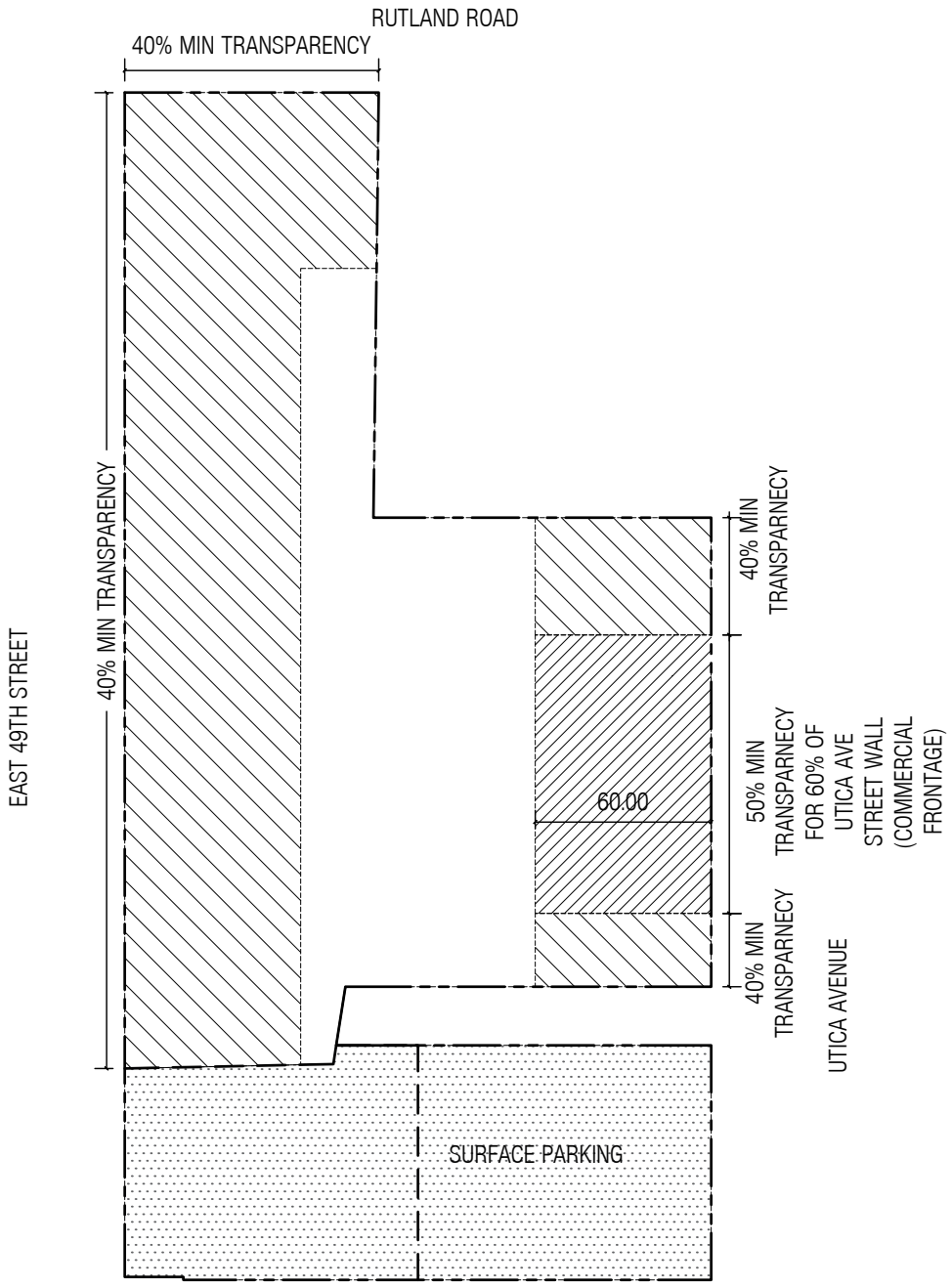
10 **AXONOMETRIC OF WEST TOWER FROM SOUTHWEST**
1" = 100'



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



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



COMMERCIAL AREA
MIN TRANSPARENCY = 50%

NON-COMMERCIAL AREA
MIN TRANSPARENCY=40%

—·—· PROPERTY LINE

---- COVENANT BOUNDARY

13 GROUND FLOOR USE AND TRANSPARENCY

1/64" = 1'-0"

NOTES:

1. REFER TO TRANSPARENCY REQUIREMENTS DESCRIPTION FOR MEASUREMENT AND EXCLUSION CRITERIA.
2. MINIMUM COMMERCIAL FRONTAGE AND EXTENTS SHOWN, LOCATION CAN VARY.
3. MINIMUM TRANSPARENCY REQUIREMENTS ARE TO BE CALCULATED PER STREET FRONTAGE.

Design Guidelines	Item/Description	Permitted/Required
PERMITTED USES		
1	Permitted Uses	Residential, Community Facility, Commercial, Group Parking Facility (in building cellar and exterior surface lot)
FLOOR AREA		
2	Maximum Residential Floor Area	340,000 gsf (322 units)
3	Maximum Community Facility	19,000 gsf
4	Maximum Commercial	24,000 gsf
5	Maximum Combined Commercial & Community Facility	38,000 gsf
6	Group Parking Facility (In Building and Surface Lot)	92 spaces
YARDS & OPEN SPACE		
7	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 the base plane. Open space includes paved and landscaped terrace and unoccupied green roof, and screened mechanical equipment areas.
8	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, skylights, clerestories, or other daylighting devices not more than 4' in height as measured from the maximum height limit as defined in DG 7 and limited to a lot coverage not greater than 10% of the lot coverage of the roof.
9	Side Yards	No side yards are required. If any open area extending along a side lot line greater than 12" in width is provided at any level, it shall have a minimum width of eight feet, measured perpendicular to the side lot line.
10	Street Wall Recesses and Planting	Street wall recesses are required as indicated on axonometrics. Recesses must have a minimum depth of 3', a maximum depth of 8', and a minimum width of 20'. Planting is required in a minimum of 20% of any area between the street line and street wall of the building on all frontages except on Utica Avenue. No planted areas are permitted between the street line and the street wall on Utica Avenue.
BUILDING HEIGHT & SETBACKS		
11	Base Plane Datum	All building heights to be measured from the base plane, the average of the levels of the curb at the center of each building frontage. Base Plane= El. 32.85'
12	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		
13	Maximum size of group parking facilities	No more than 39 open surface off-street accessory parking spaces and 53 enclosed cellar off-street accessory parking spaces shall be permitted. Parking spaces shall be a minimum of eight feet wide. Typical parking spaces shall be a minimum of 18' in length and compact spaces shall be a minimum of 16' in length. Group parking facilities are as defined in the NYC ZR.

14	Accessory off-street parking spaces for residential uses	No accessory off-street parking spaces shall be required for residential uses.
15	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.
16	Public Parking	Public parking garages or public parking lots are permitted as is parking accessory to off-site uses.
17	Parking Lot Perimeter Landscaping/Screening (Excluding at Street Lines)	Any open off-street parking areas shall be screened from adjoining lots or public ways by either: (1) a strip at least three feet wide, densely planted with shrubs or trees at least four feet high at time of planting and spaced 24 inches on center; and/or (2) a wall, barrier, or fence of fire-resistant materials at least six feet and not more than eight feet in height and not more than 75% open.
18	Parking Lot Perimeter Landscaping/Screening at Street Lines	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. The first two feet of the landscaped area adjacent to the open parking area shall be comprised of mulch and densely planted with groundcover. The remainder of the landscaped area shall be densely planted with shrubs at a distance of 24 inches on center and maintained at a maximum height of six feet above the level of the adjoining sidewalk. One two-inch caliper tree shall be provided for every 25' of street frontage of the open parking lot. Such perimeter trees shall be staggered wherever possible with street trees, but in no event shall perimeter trees be planted closer than 15' on center. A radius of at least 20' shall be maintained between trunks of perimeter trees and street trees. If such distances cannot be maintained, the perimeter tree shall be waived in that location. Ornamental fencing, excluding chain link fencing, with a surface area at least 75% open, provided such fencing does not exceed six feet in height and is located at least five feet from the street line.
LOADING		
19	Required Accessory Off-street Loading Berths	No loading berths are required for proposed residential, commercial, or community facility uses.
20	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		
21	Width of Curb Cuts	The maximum width of a curb cut shall be 26' excluding splays.
BICYCLE PARKING		
22	Required enclosed bicycle parking spaces for residential uses (non-senior)	One bicycle parking space per two typical dwelling units.
23	Required enclosed bicycle parking spaces for residential uses (senior)	One bicycle parking space per four senior dwelling units.
24	Required enclosed bicycle 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		
25	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 along residential frontages and at least 50% of the surface area of such ground floor level street wall along commercial frontages, as depicted in the use & transparency plan. Transparency areas are measured between a height of 2' above the base plane and 10' 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" in width as part of the glazing area so long as they are spaced 2' 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		
26	Street Tree Planting	1 street tree for every 25 feet of street frontage. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire curb of the street. Payment may be made to the Department of Parks and Recreation Tree Fund for any street tree that cannot be placed due to site constraints. The species and caliper of all street trees shall be determined by the Department of Parks and Recreation, and all such trees shall be planted in accordance with the street tree planting standards of the Department of Parks and Recreation.
SIGNAGE		
27	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 each use or address. For any sign on awnings or canopies, the height of letters on any side of such awnings or canopies shall not exceed 12 inches.
28	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.
29	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.
30	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.

31	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.
32	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.
33	Increased Signage on Utica Avenue - Non-Illuminated Signs	Non-illuminated signs are permitted with a total maximum surface area of 150 sf.
34	Increased Signage on Utica Avenue - Illuminated Signs	Illuminated non-flashing signs are permitted with a total maximum surface area of 50 sf.
35	Third Party Commercial Advertising	Signage shall be limited to the purposes of building branding and tenant usage. Third party commercial advertising for non-tenants shall not be permitted.
36	Sustainability Compliance	Project to attain Enterprise Green Communities 2020 Certification.