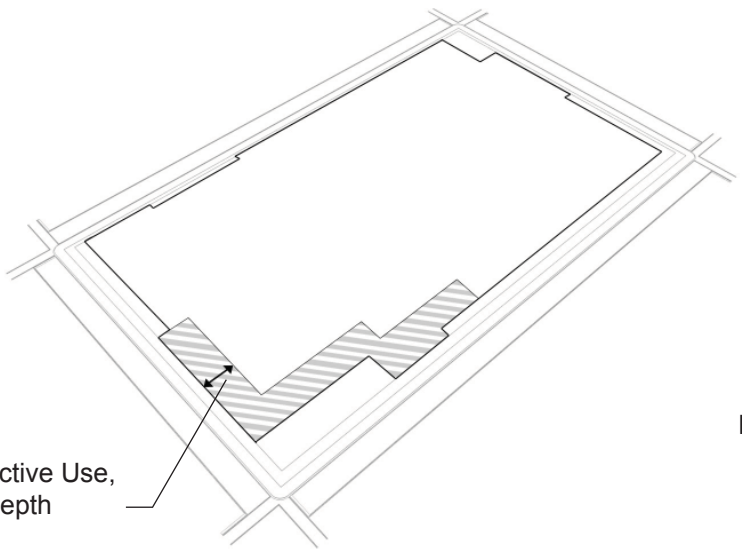
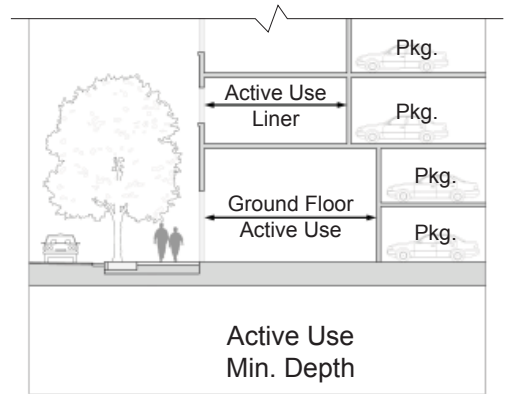
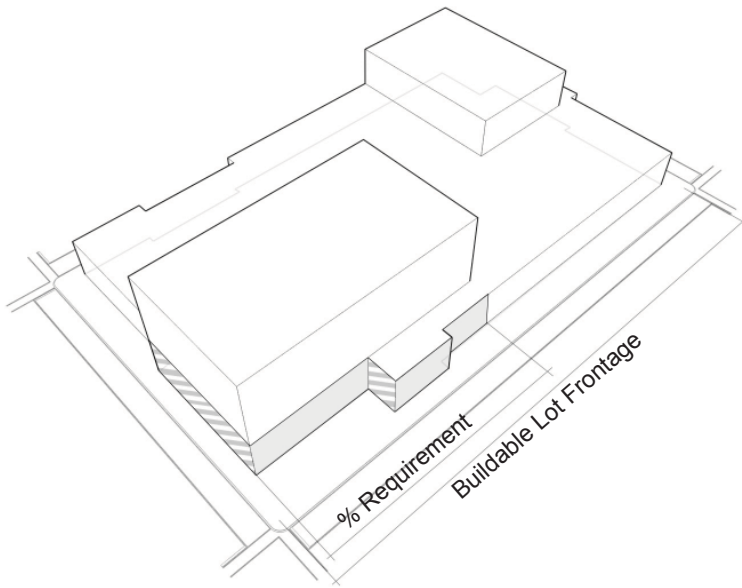
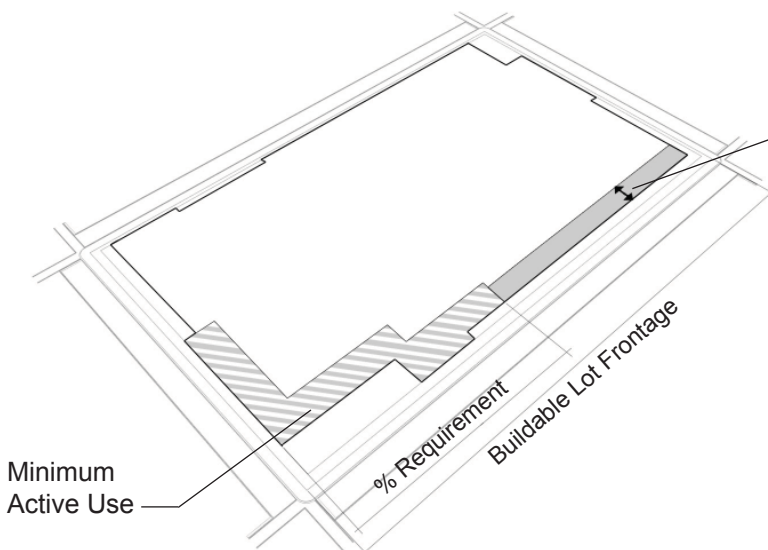


DIAGRAM: 1
 ACTIVE USE/
 ACTIVE USE GROUND FLOOR/
 ACTIVE USE LINER/
 ACTIVE USE DEPTH



SAMPLE CALCULATION
 Lot Frontage - Setbacks = Buildable Lot Frontage (100 lf)
 80%* Ground Floor Active Uses = 80 lf
 60%* Ground Floor Active Uses = 60 lf
 (*varies by Subdistrict)



Active Use Exceeding the
 Minimum Required Frontage
 Min. Depth = 15 feet

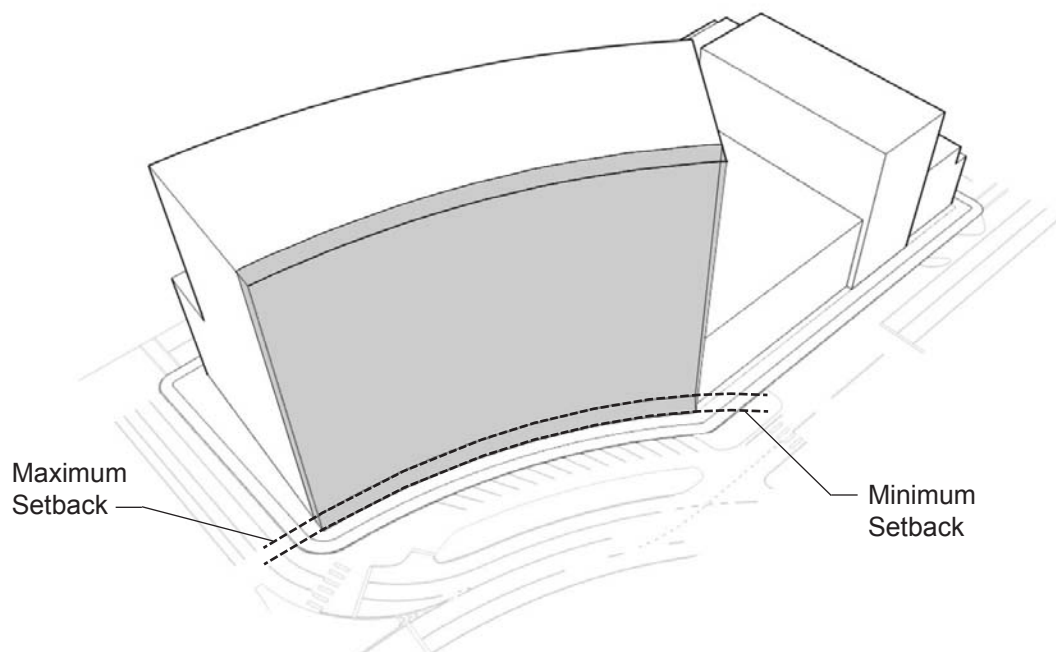
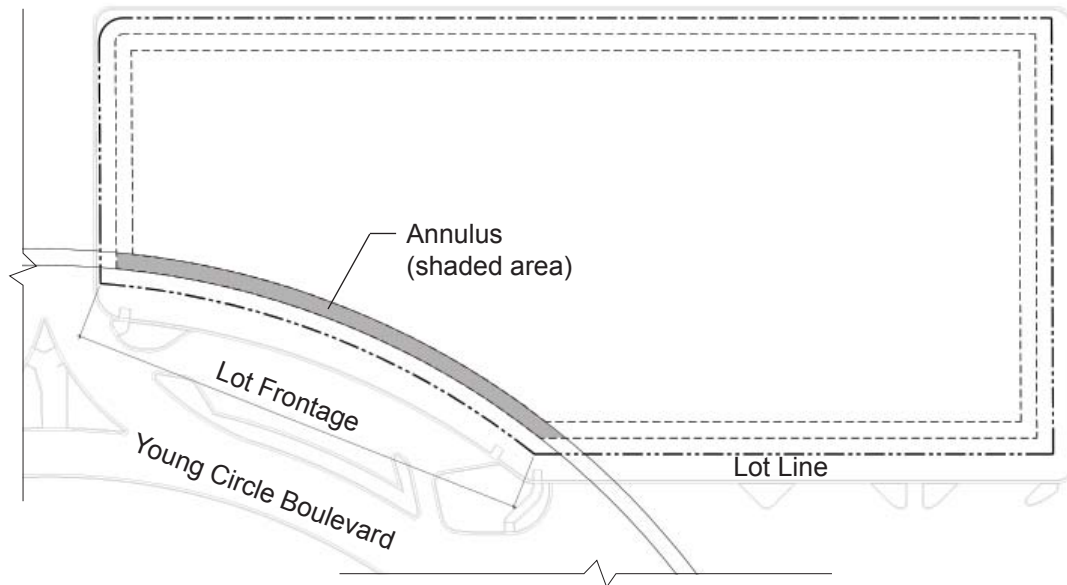
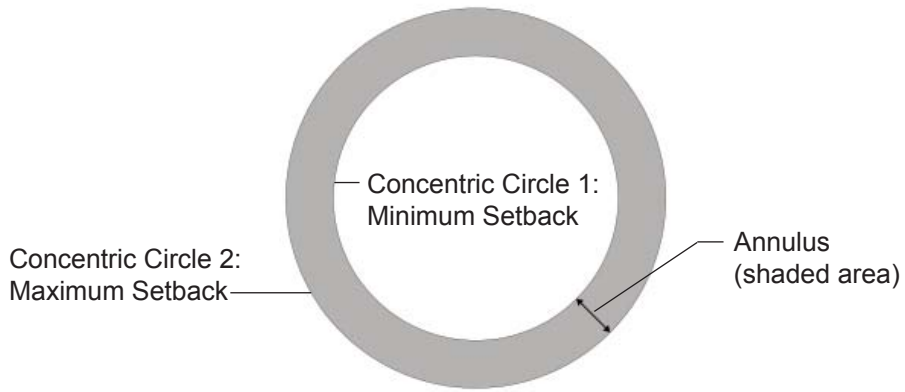


DIAGRAM: 3
BASE/
TOWER

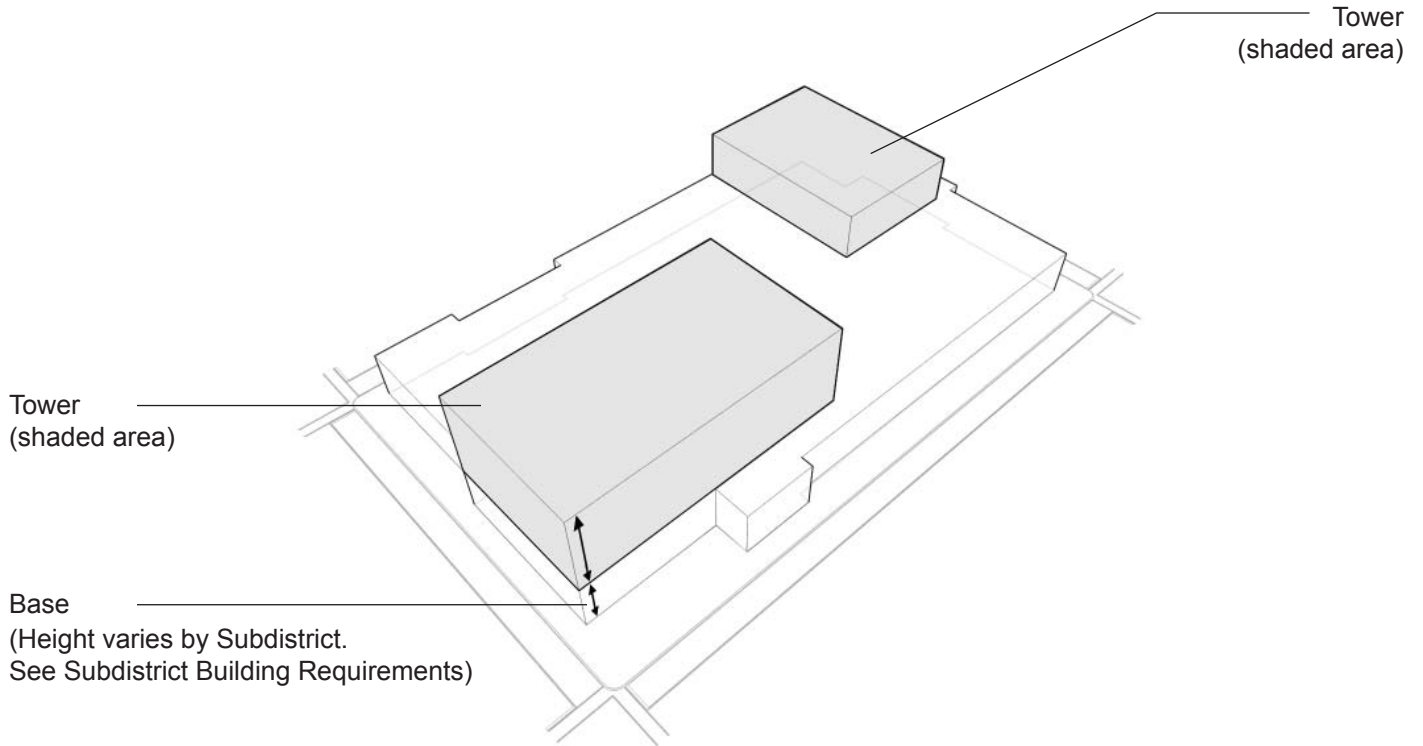


DIAGRAM: 4
BLANK WALL

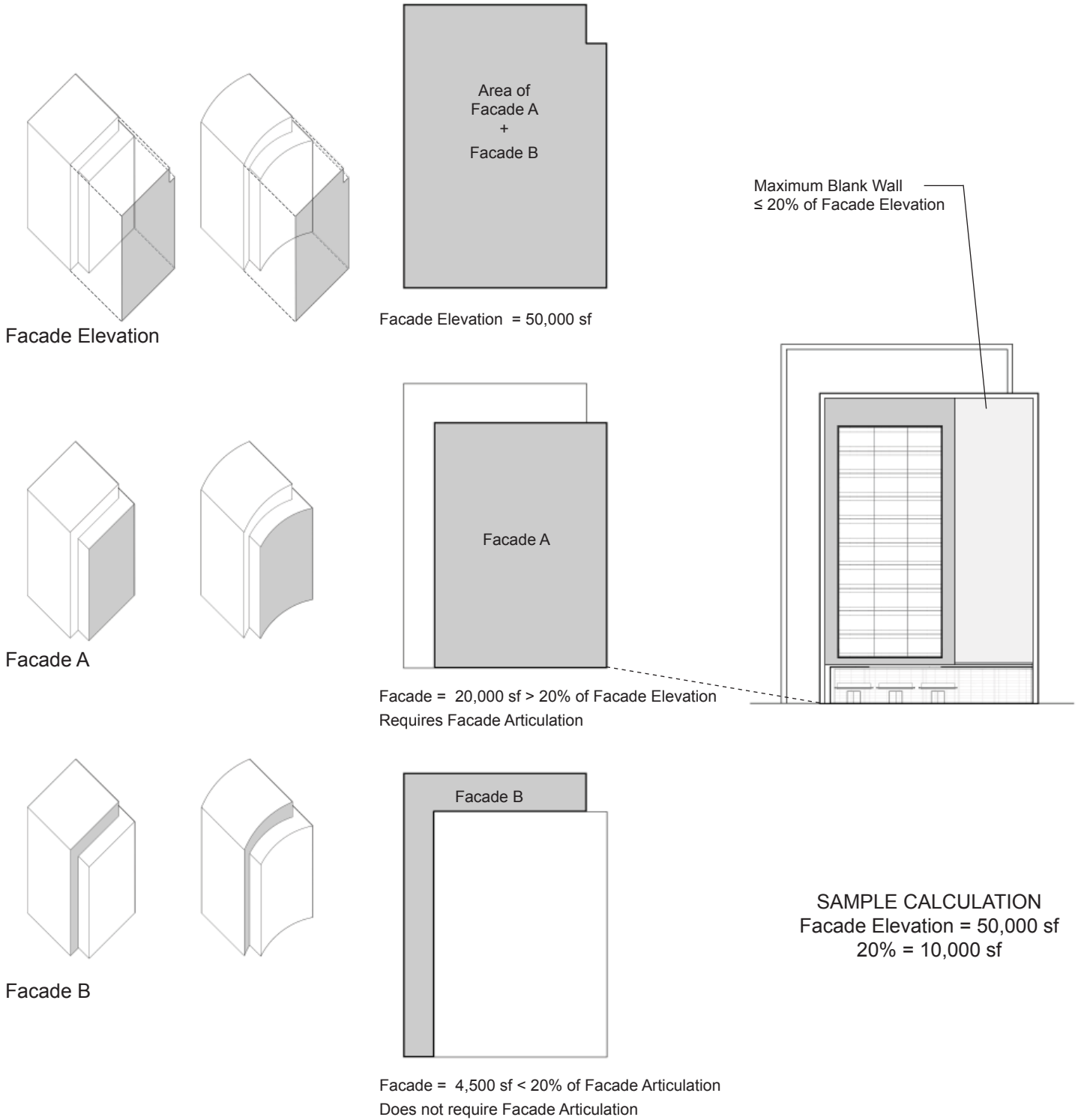


DIAGRAM: 5
BUILDING FRONTAGE

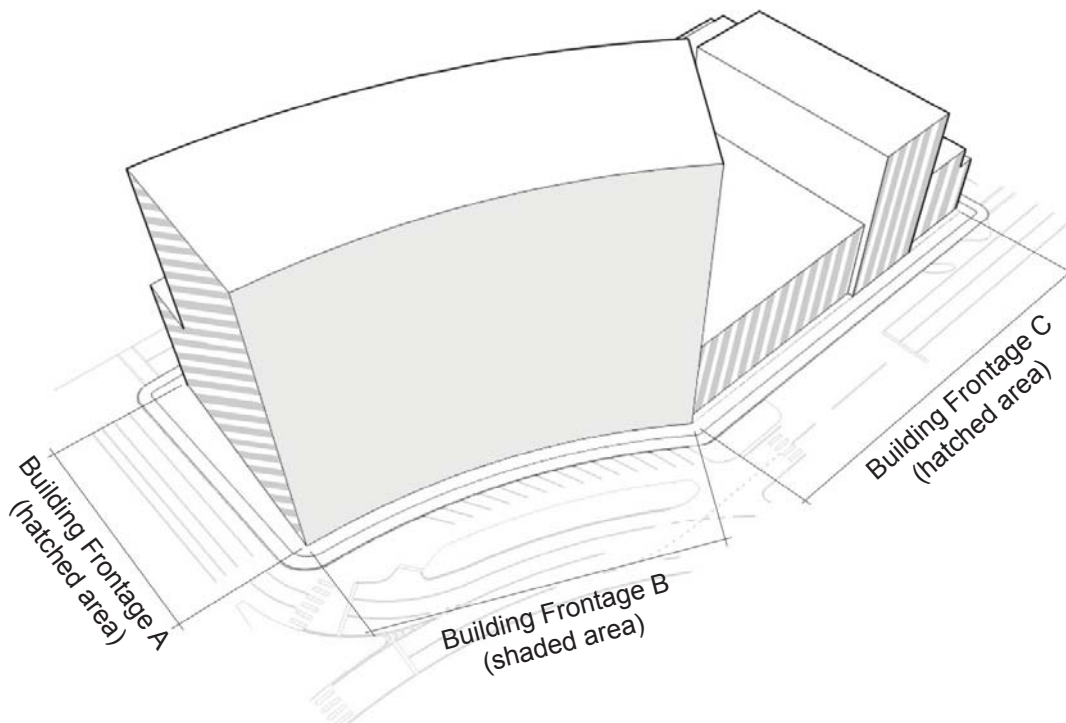
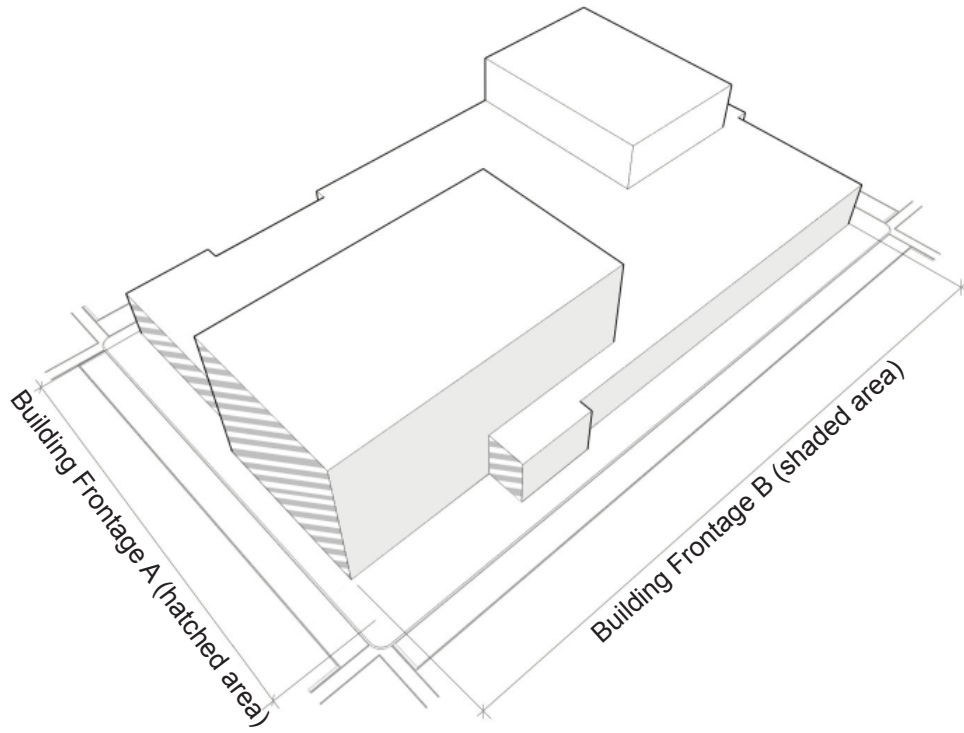


DIAGRAM: 6
FOOTPRINT

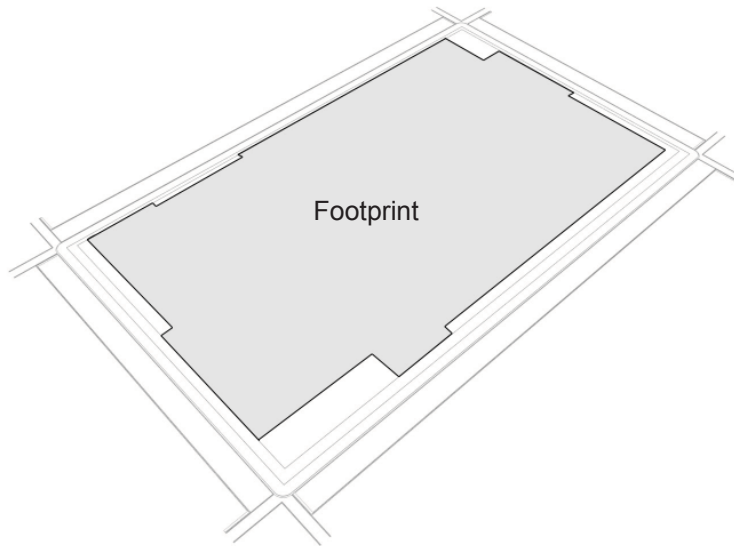
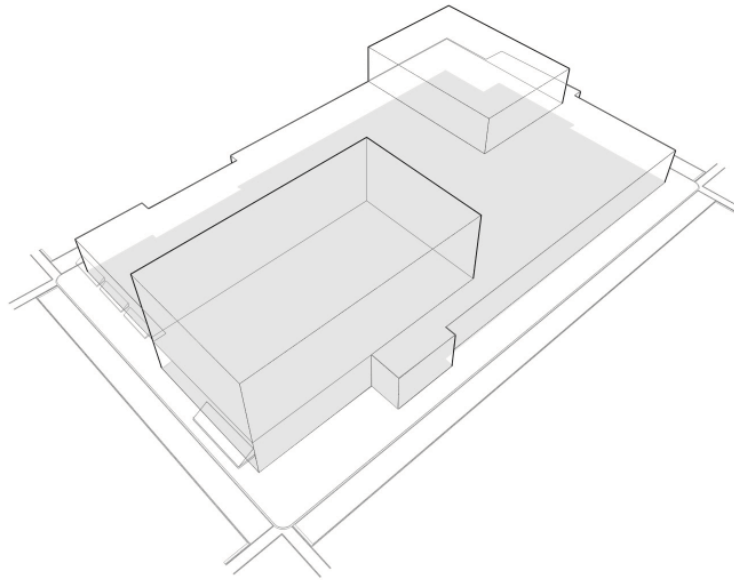


DIAGRAM: 7
GROUND FLOOR USES

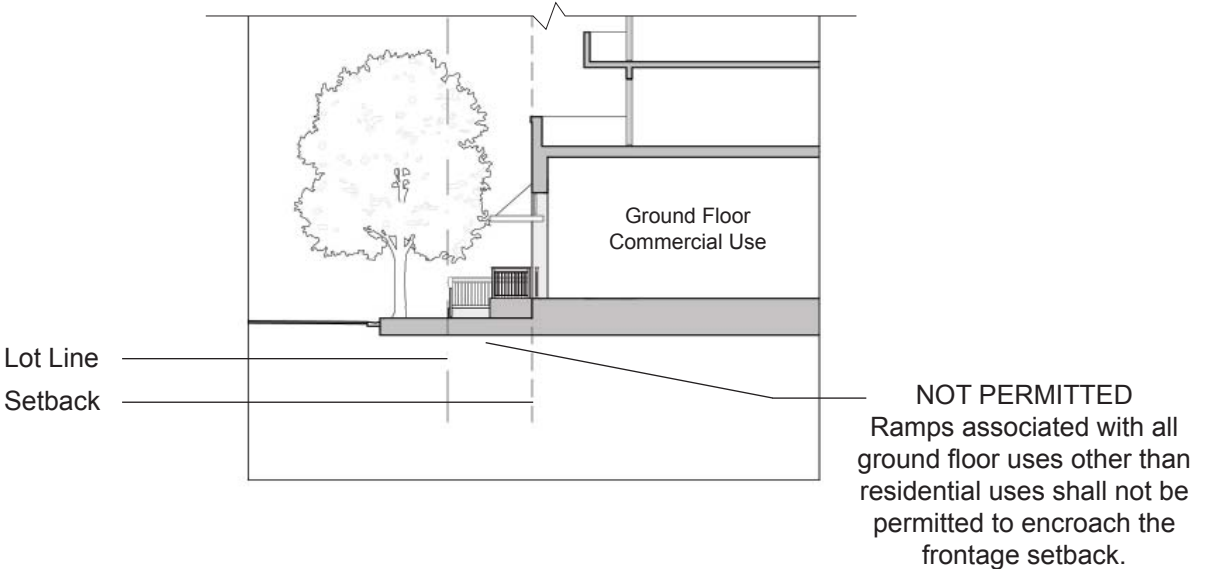
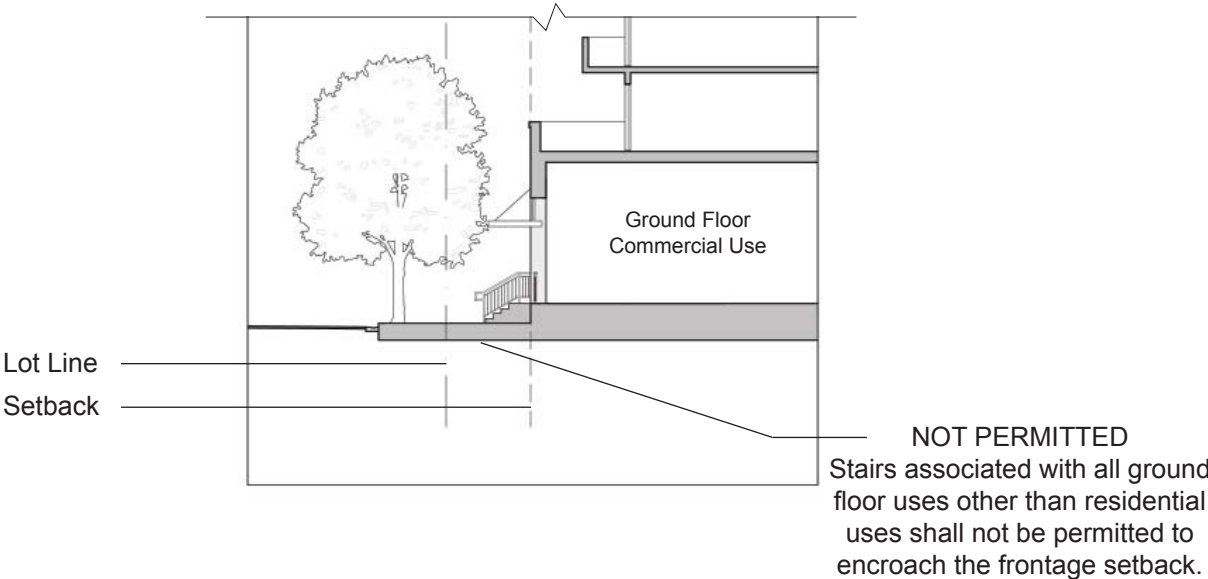
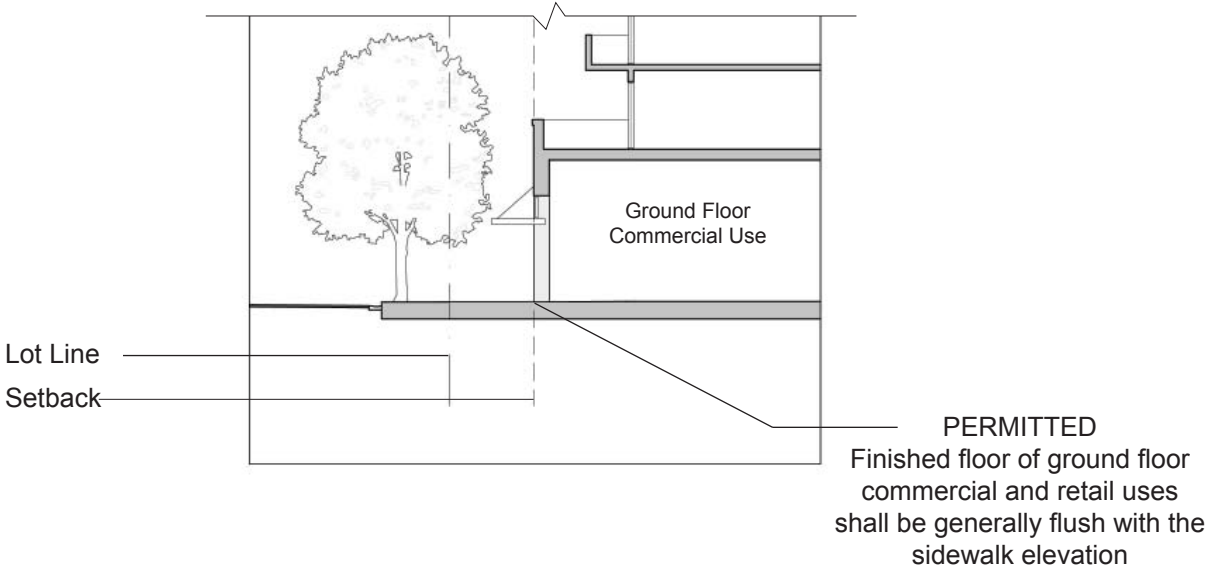
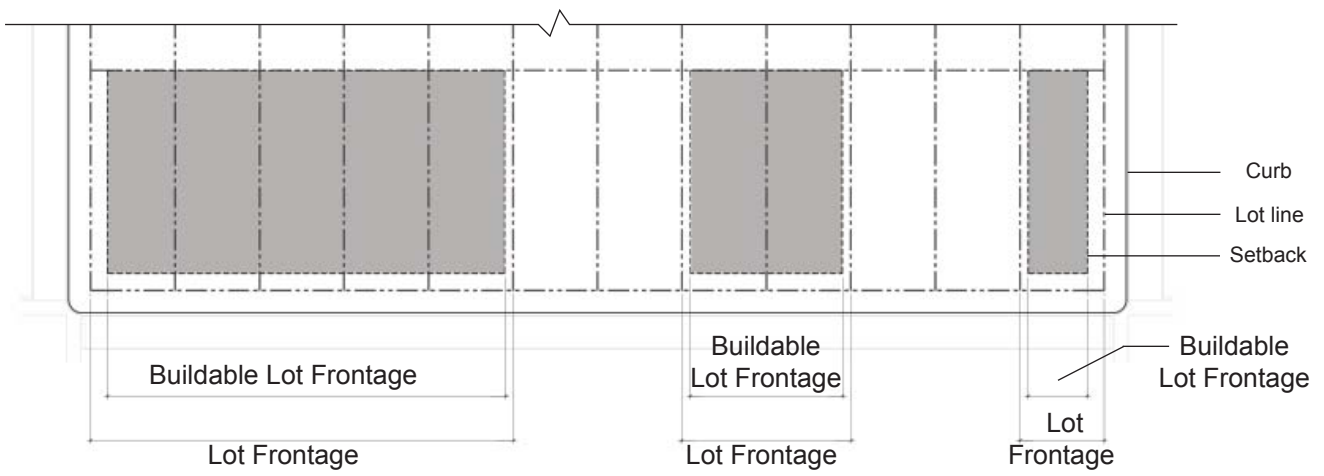
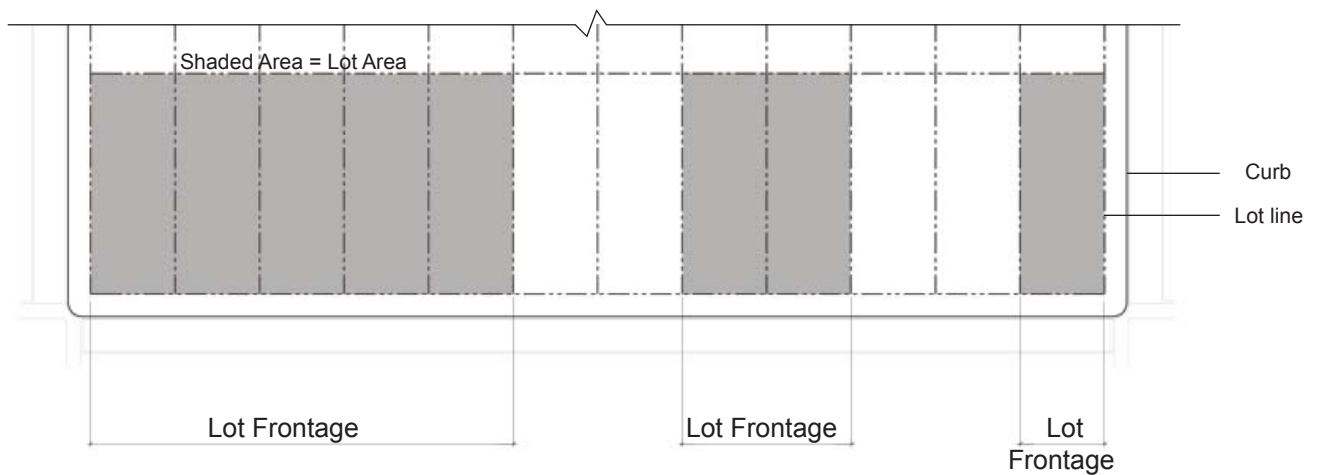
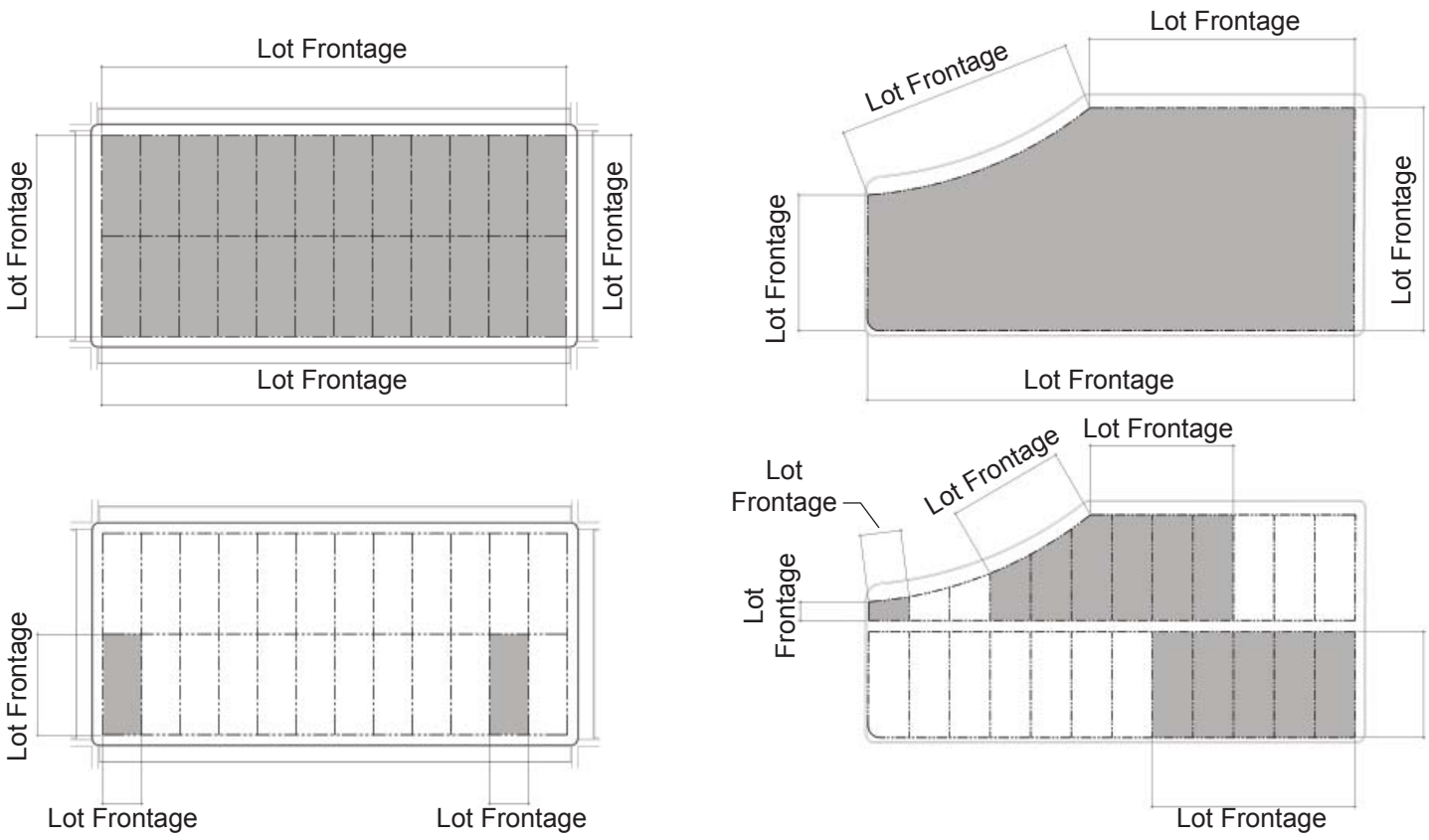
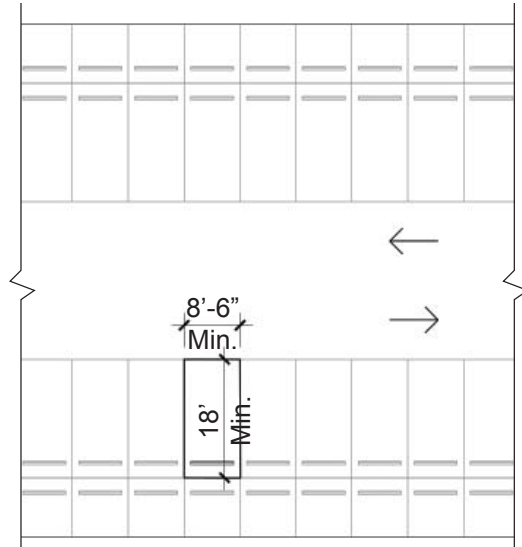
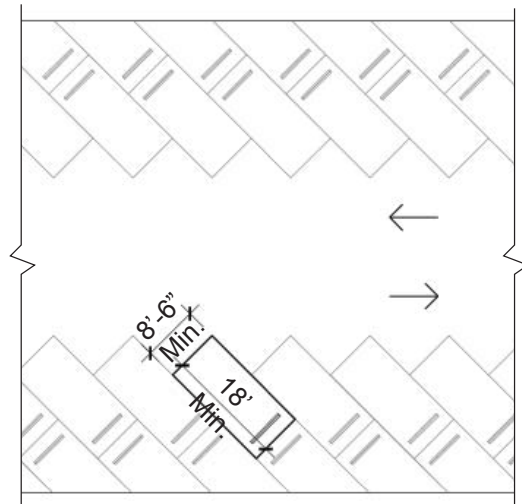


DIAGRAM: 8
 LOT FRONTAGE/
 LOT FRONTAGE, BUILDABLE

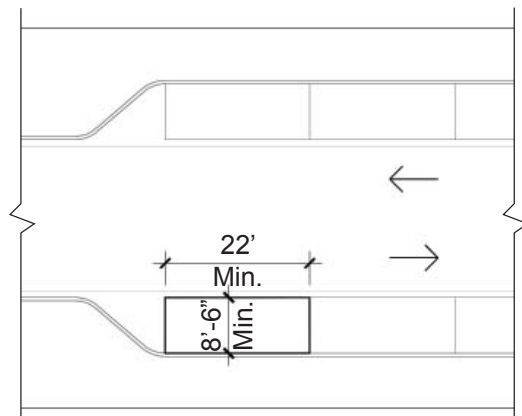




90 Degree Parking



Angled Parking



Parallel Parking

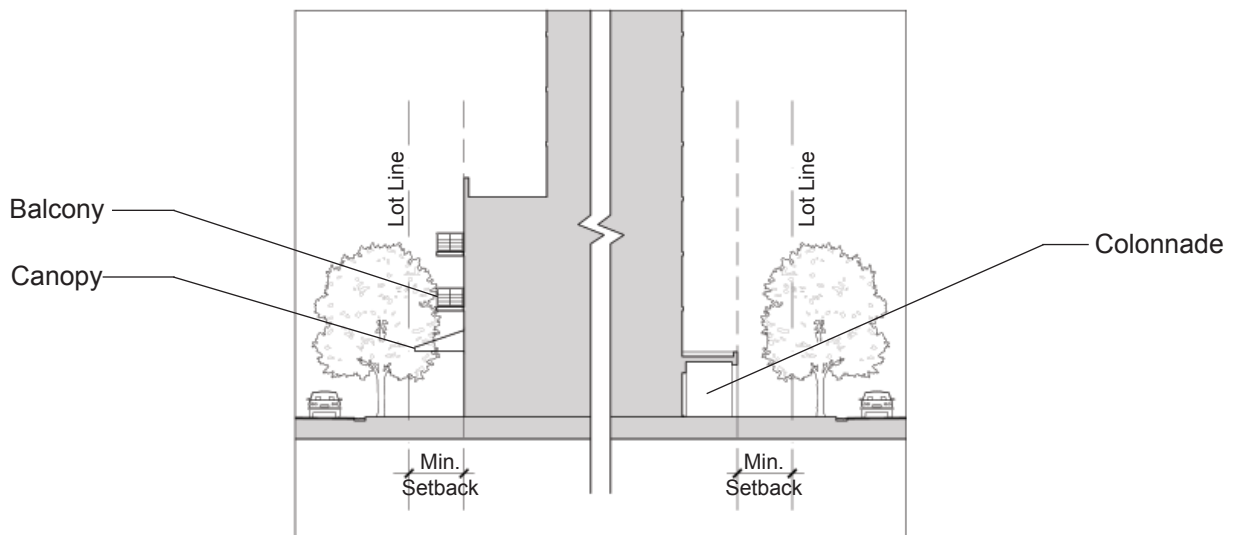
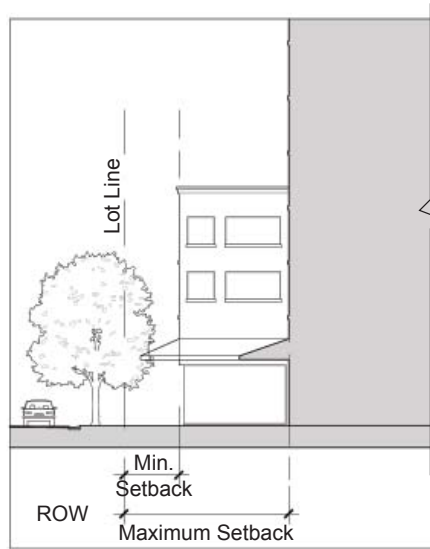
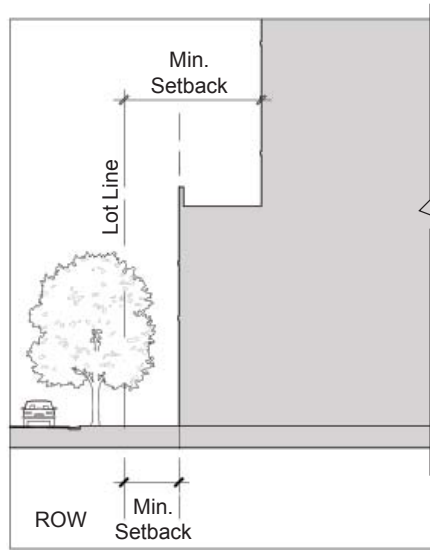
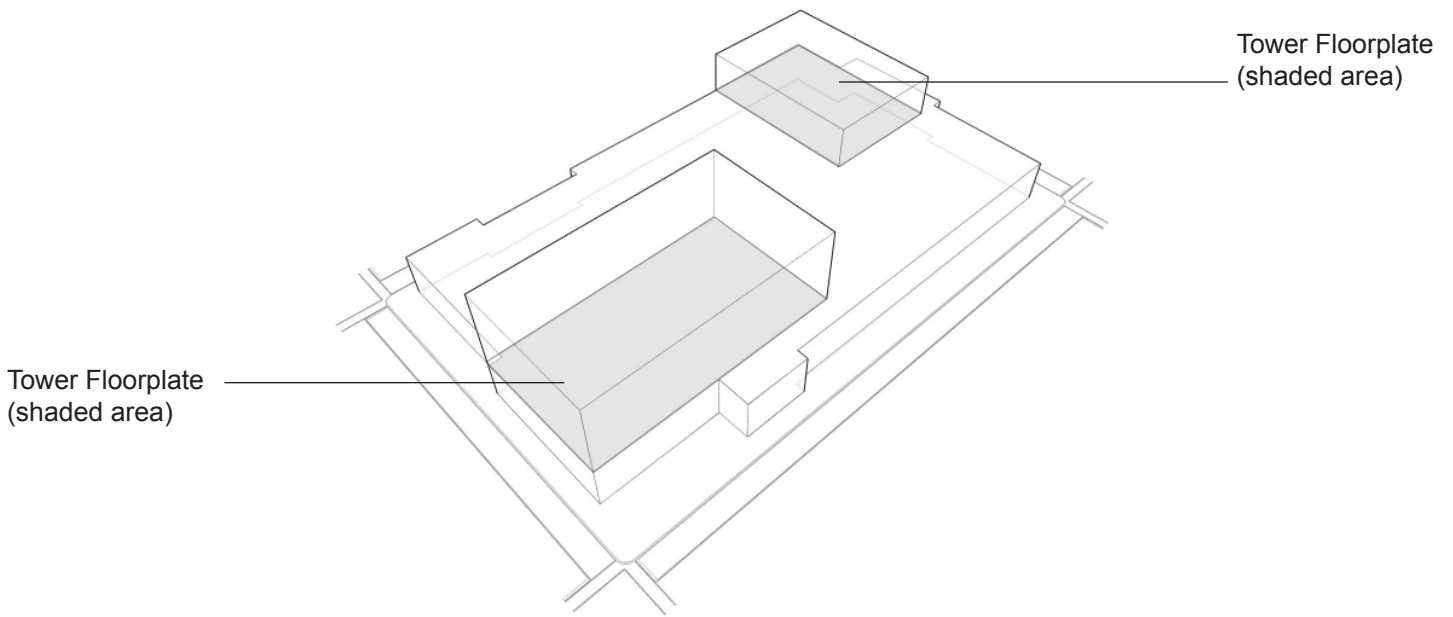


DIAGRAM: 11
TOWER FLOORPLATE



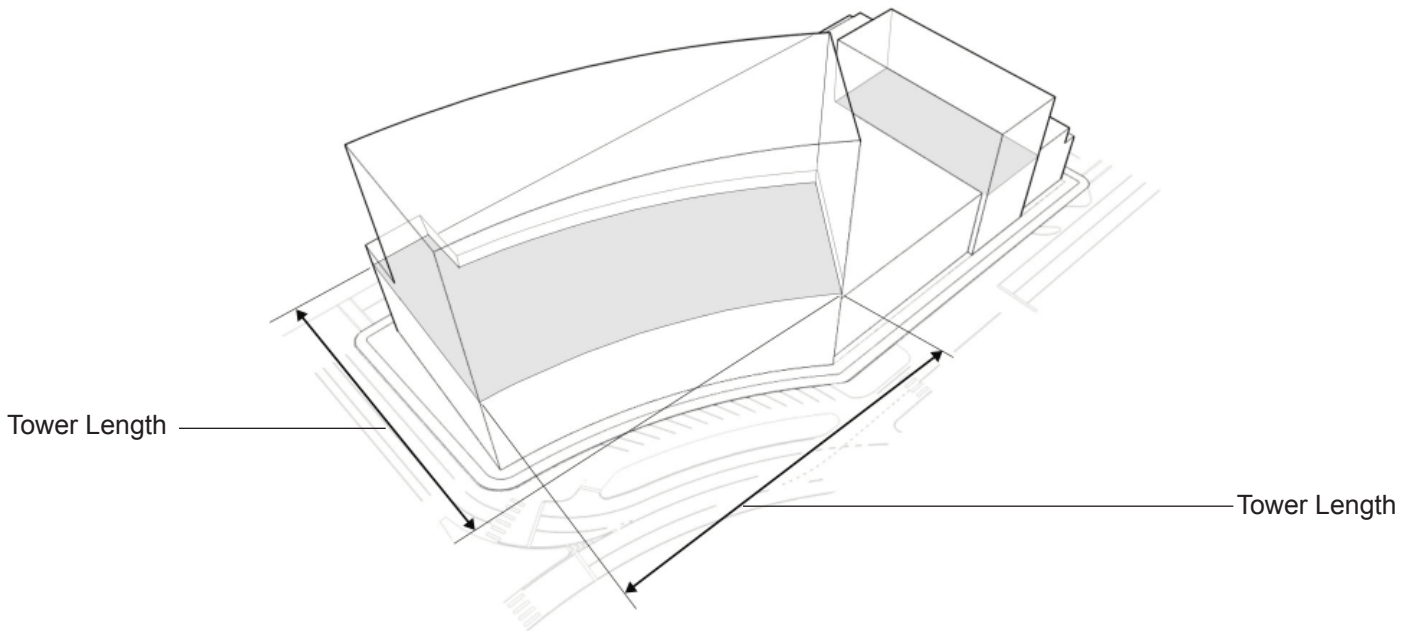
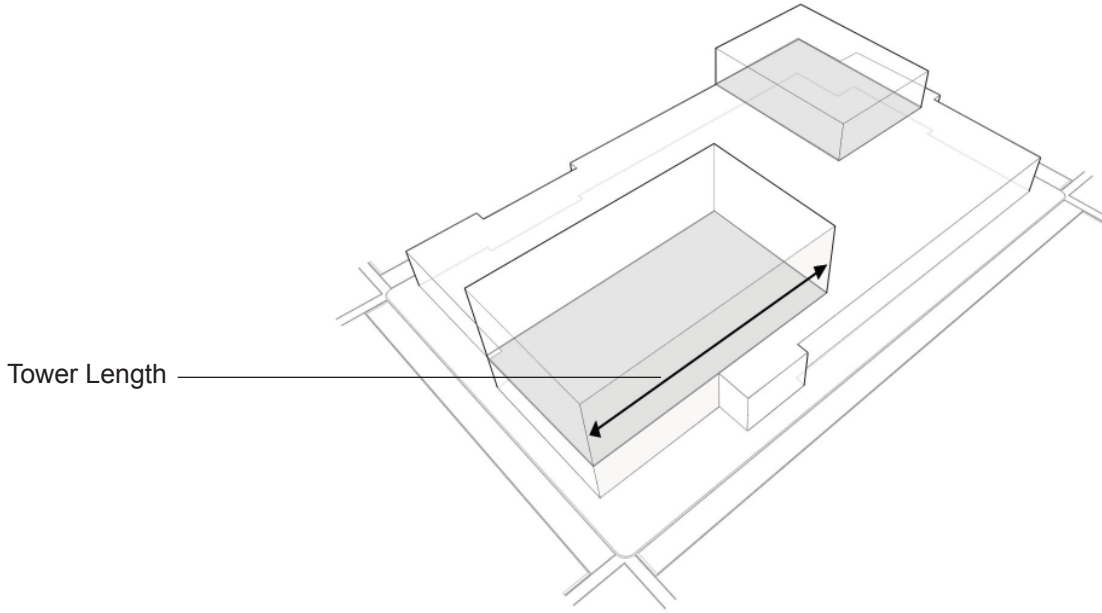
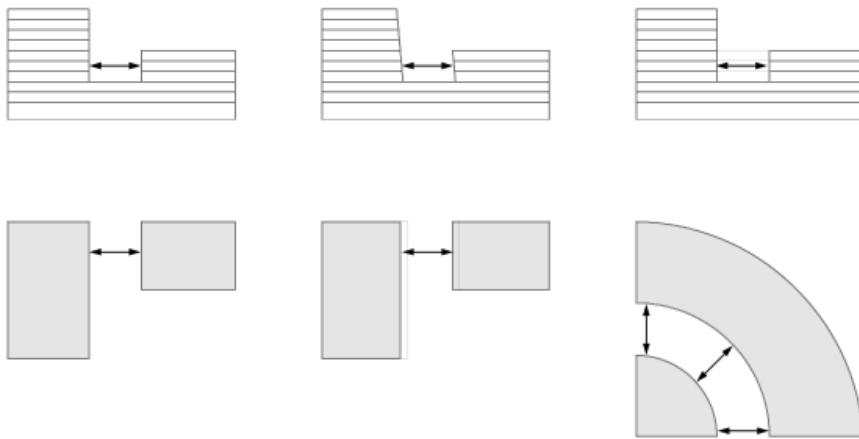
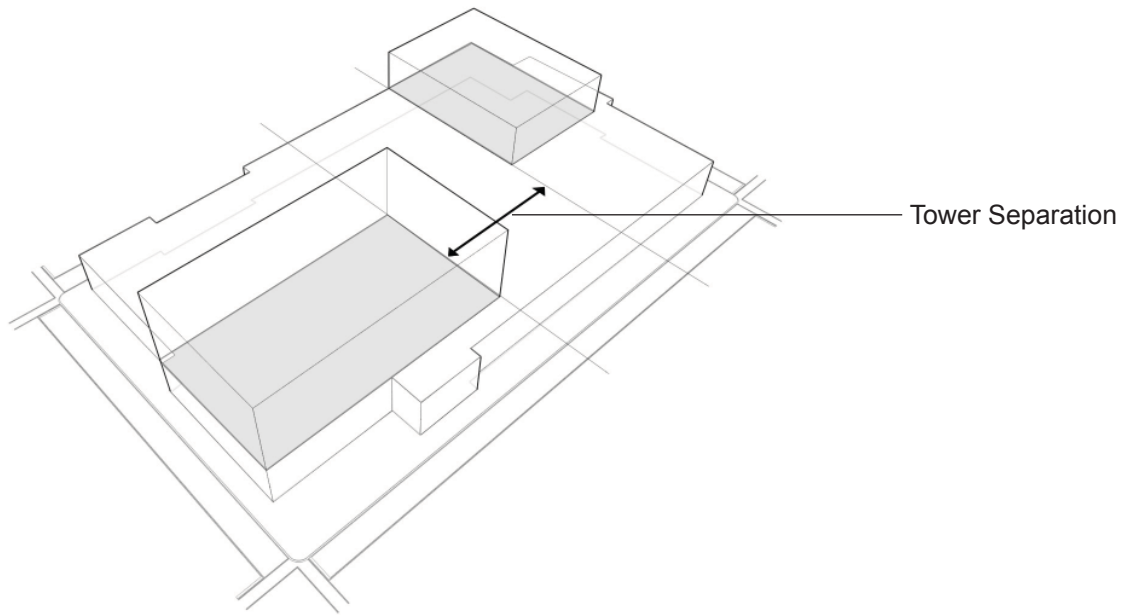
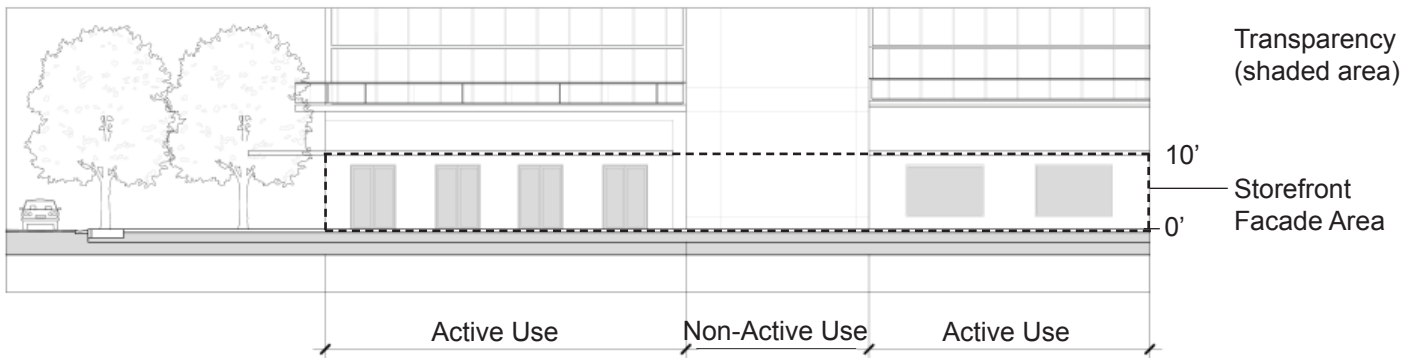


DIAGRAM: 13
TOWER SEPARATION



Tower Floorplate
Separation

DIAGRAM: 14
TRANSPARENCY /
STOREFRONT FACADE AREA



SAMPLE CALCULATION
Active Use Storefront area = 1,000 sf
50%* minimum Transparency = 500 sf
*varies by Subdistrict and Street Designation

DIAGRAM: 15
YOUNG CIRCLE
TOWER OFFSET SETBACK

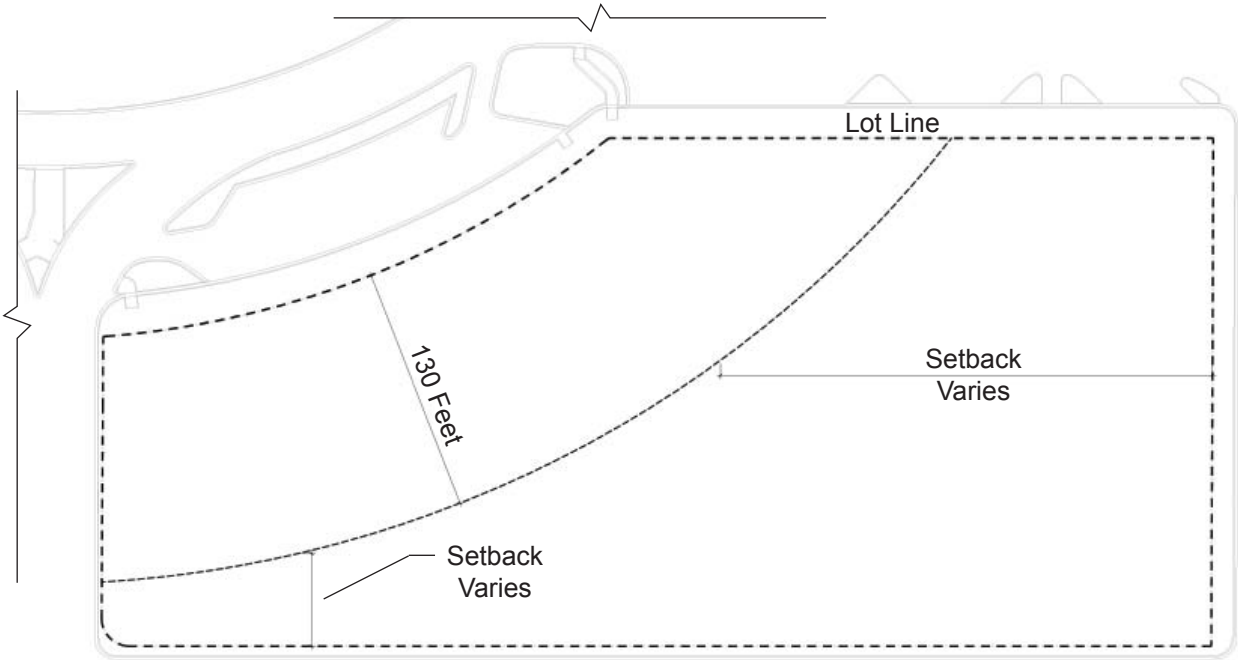
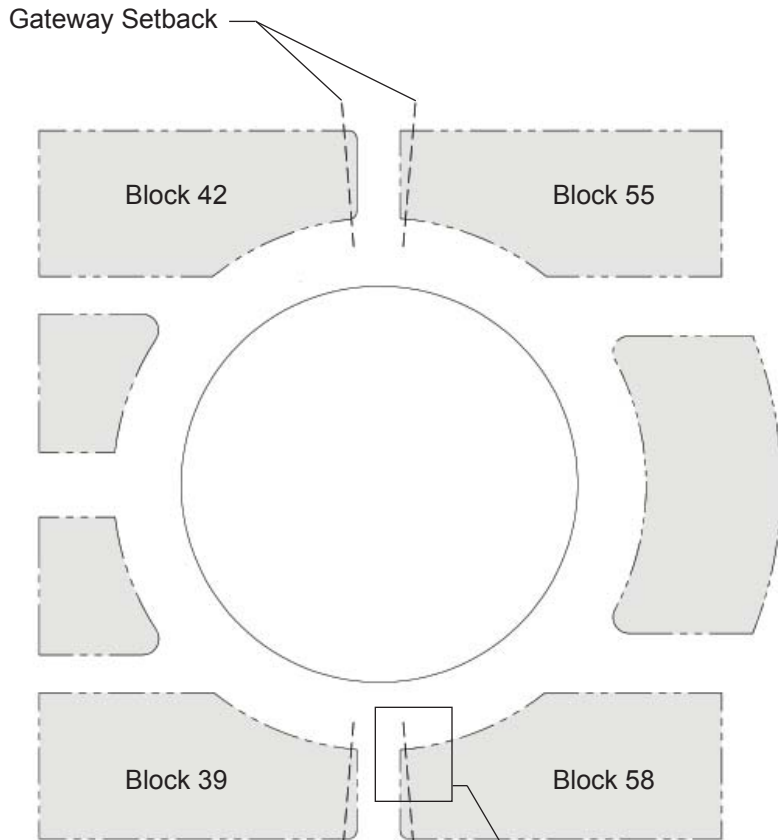


DIAGRAM: 16
YOUNG CIRCLE
GATEWAY SETBACK



Gateway Setback

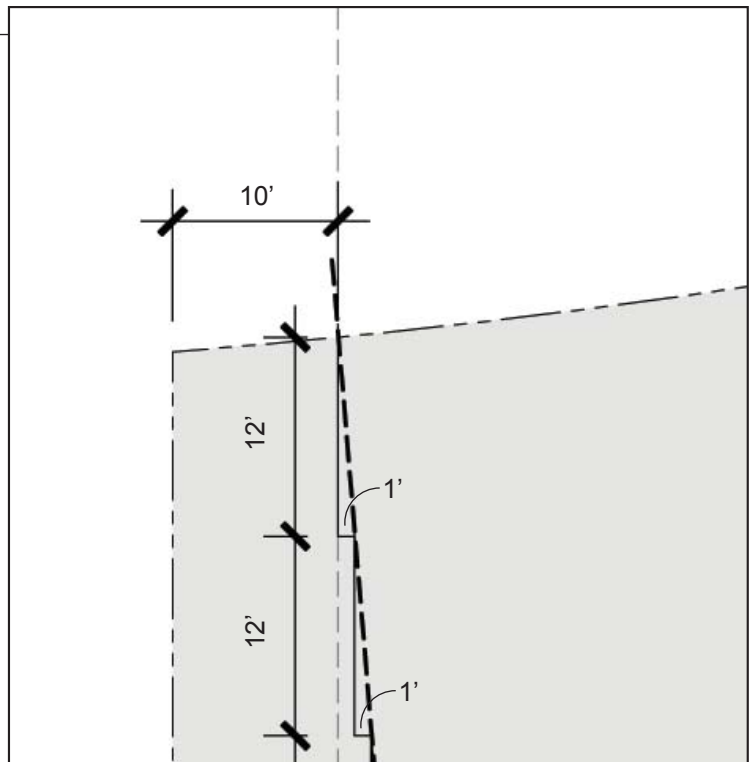


DIAGRAM: 17
WALK UP GARDEN

