

SUMMARY OF PONCE + PONCE (PORTMAN) ZONING CONDITIONS 3.26.26

Maximum building height

- 160'

Design standards

- Maiden Lane
 - A variety of façade treatments and articulation, changes of plan, variations in materials and other means of articulation shall be incorporated on the Maiden Lane fronting elevation to provide visual interest along the length of the building and reduce the perceived mass as viewed from the public realm. The width of any unbroken facade plane on the Maiden Lane frontage may not exceed the building height.
 - The façade shall be designed to provide or create the appearance of providing variations in the façade with color and design differentiations such as variation in plane, step backs and balconies.
 - The residential units located at sidewalk level on the Maiden Lane frontage shall have individual unit entrances on Maiden Lane.
 - Individual residential unit entrances along Maiden Lane shall be recessed a minimum of two feet from the sidewalk level façade wall.
 - A minimum of 40 percent of the unglazed building façade should be brick, granite, stone, cast stone or similar on the Maiden Lane frontage elevation.
 - Windows installed in brick, granite, stone, cast stone or similar on the Maiden Lane frontage elevation shall be recessed from the exterior wall at least one inch to provide visible depth and shadow on the façade.
- Loading and Mechanical.
 - Building service areas shall be screened from any adjoining public right-of-way. Mechanical equipment shall be located on the roof and in the location least visible from the public right-of-way and will be screened from view if visible from public areas. No air-cooled chillers located at sidewalk level within 50 feet of a public right-of-way.
 - Eating and drinking establishment exhaust hood ventilation shall include scrubbers on grease ducts if discharged through a sidewall.
- All other street frontages
 - To create visual interest, the sidewalk level exterior building façade for nonresidential uses shall (i) be differentiated architecturally from the upper levels of the building, (ii) vary along the building elevation, (iii) not be homogenous, (iv) include changes in texture and (v) vary in depth, height and change of plane.
 - At sidewalk level the building façade shall not exceed 60 feet in length without interruption by at least one of the following architectural features: (i) Projection or recess in the wall plane of at least six inches in depth; (ii) Change in material, texture or pattern; or (iii) Change in the fenestration pattern.
 - Unfinished or unpainted concrete, concrete masonry units, plywood, hard coat stucco and vinyl siding shall not be used as exterior façade materials on buildings.
- Residential treatment
 - Building facades shall incorporate a variety of articulation techniques to reduce visual mass such as vertical and horizontal banding, material changes, façade plane changes, vertical and horizontal recesses, window composition and design, balconies, or terraces.
 - Exterior Insulation and Finish Systems (EIFS) shall not be used for the first 25 feet of building height above grade on any façade facing either a public right-of-way or a publicly accessible area.
 - A minimum of 40 percent of the portion of the building façade containing residential use shall be glazing on the stories above the sidewalk level.
 - A minimum of 50 percent of residential dwellings shall have balconies. Internally divided windows shall be prohibited.

Parking

- The off-street parking requirements applicable in the MRC zoning districts shall apply to the property.
- New surface parking, if any, shall be located interior to the project and not between the building and the street.
- Except for spaces reserved for rideshare and delivery drop-offs, on street parking shall not be provided on the adjacent public right-of-way frontages. The project shall provide parking for rideshare and delivery drop-offs.
- Clearly designated pedestrian paths shall be provided through parking areas to the public sidewalk or building entrance. Paths shall be designated with materials such as paint, elevated crosswalks, or changes in materials.

Streets and streetscapes

- Curb bulb outs installed per the map provided.