

A modern, bright interior space, likely a dining or living area, featuring large windows, a wooden dining table with chairs, and a bar area with stools. The room is well-lit, suggesting a high-rise or sunlit location. The text 'THE CARRIAGE HOUSE' is overlaid in large, bold, black letters across the center of the image.

# THE CARRIAGE HOUSE

CDC REVIEW // MAY 19, 2020



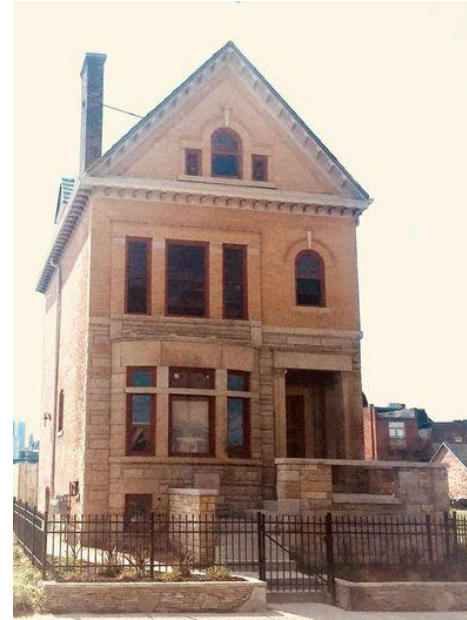
LUCIEN MOORE ESTATE



HUDSON / EVANS HOME



HP PULLING HOME



MT. SINAI GRAND LODGE

ON JOHN R ST BETWEEN ALFRED ST AND EDMUND PL

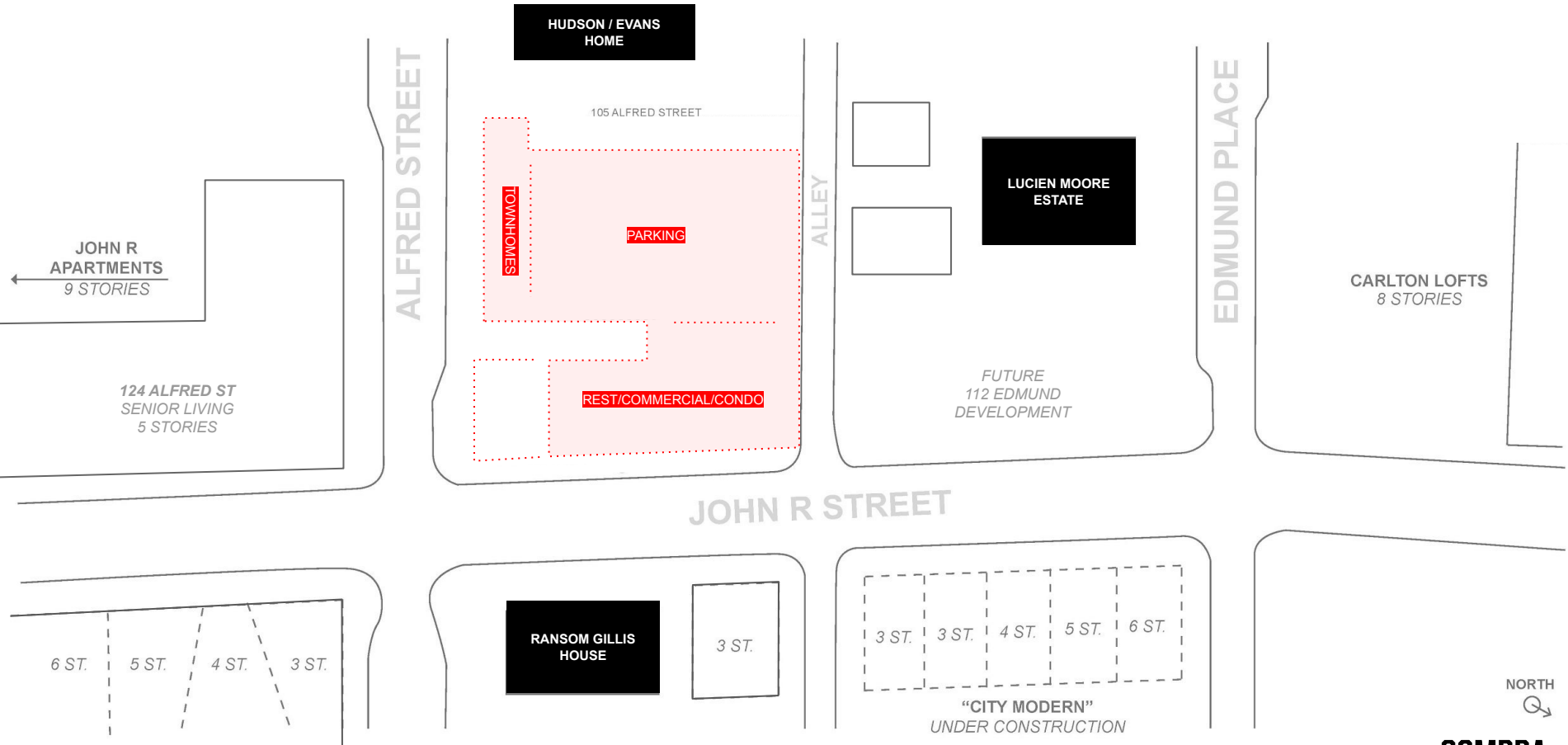


2827 JOHN R STREET

112 EDMUND PLACE



# PROJECT SITE



# SUMMARY OF REVISIONS

## 2018 DESIGN REVISIONS:

- ELIMINATED ONE FULL LEVEL OF PARKING  
QUANTITY OF GARAGE PARK'G REDUCED FROM 143 SPACES TO 92 SPACES (-51 SPACES - 36%)
- BUILDING HEIGHT REDUCED BY 14 FEET - FROM 59' TALL TO 45' TALL
- STAIR & ELEVATOR TOWERS NOW SET BACK FROM STREET AND HEIGHT OF TOWERS REDUCED BY 10 FEET
- ENTIRE ALFRED STREET FRONTAGE NOW SETS OFF STREET A MINIMUM OF 17' - 0"

## 2020 DESIGN REVISIONS (CURRENT DESIGN):

### ALFRED STREET:

- REDUCED WIDTH OF PARKING STRUCTURE BY 12 FEET (8,200 SF REMOVED IN TOTAL)
- REMOVED 12 PARKING SPACES - PARKING COUNT NOW ALIGNS WITH LATEST FBC PARKING REQUIREMENTS
- NO CHANGE TO TOWNHOMES

### JOHN R STREET:

- ADDED A FIFTH FLOOR TO THE BUILDING AND 3 ADDITIONAL RESIDENTIAL UNITS
- BUILDING STORIES NOW ALIGNS WITH ADJACENT 124 ALFRED STREET DEVELOPMENT (SOUTH) AND FUTURE 112 EDMUND STREET BUILDING (NORTH)
- INTRODUCED COMMERCIAL PROGRAMMING ON LEVEL 2

COMMERCIAL SPACE

ORIGINAL ALFRED STREET DESIGN



RETAIL

PARK

RETAIL

NO SETBACK

ALFRED STREET ELEVATION

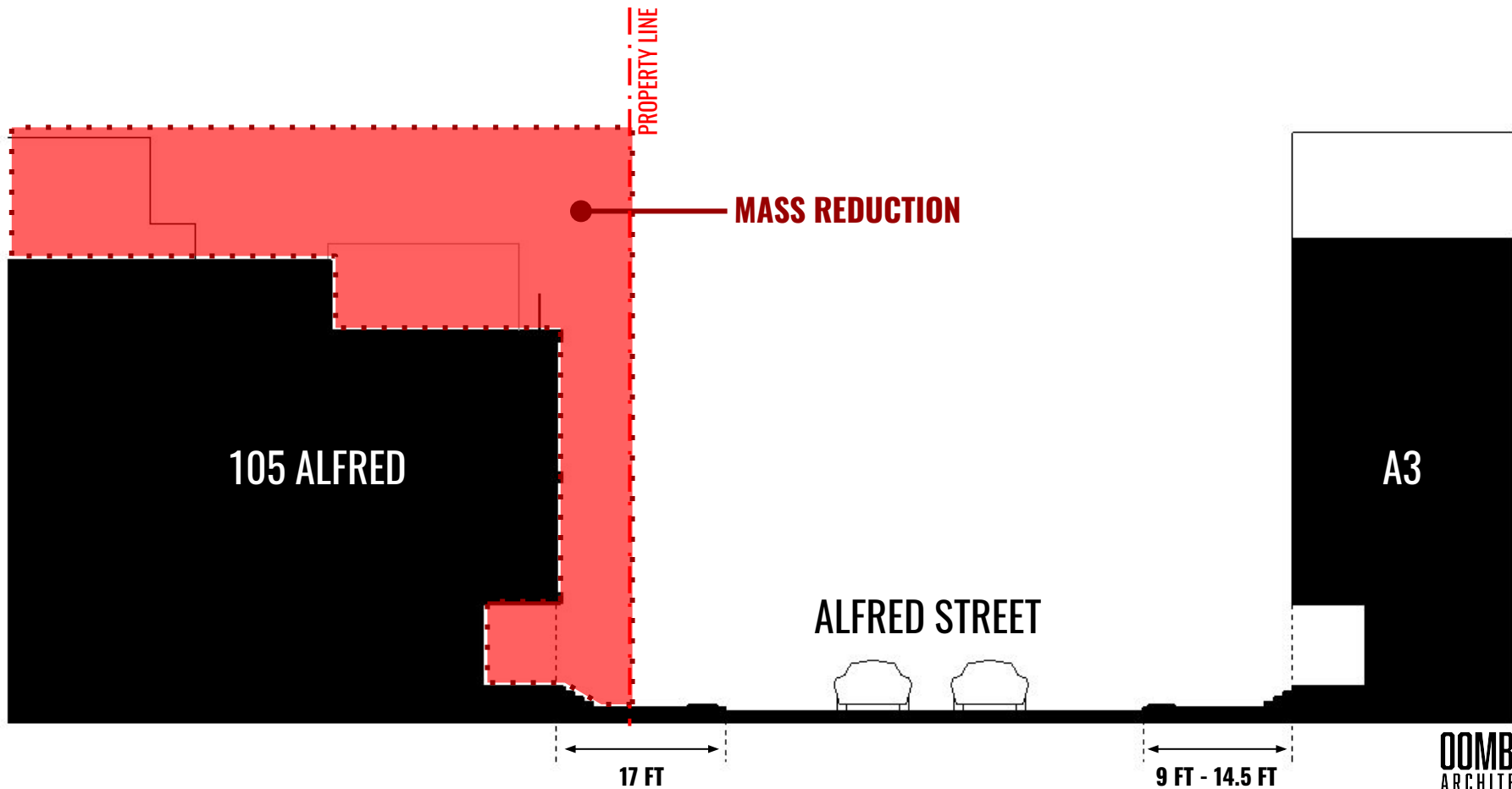
OOMBRA  
ARCHITECTS

CURRENT ALFRED STREET DESIGN



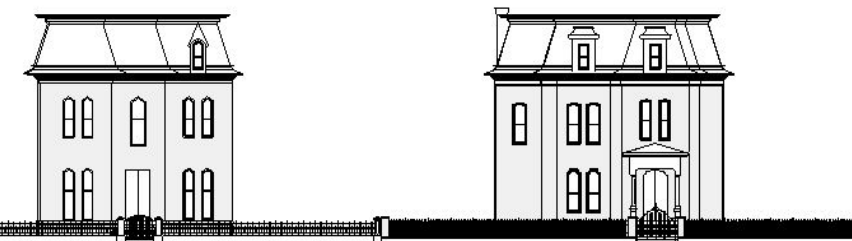








# ALFRED STREET ELEVATION



59 ALFRED

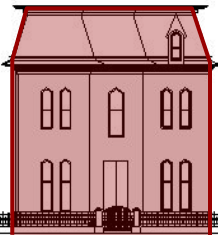
79 ALFRED



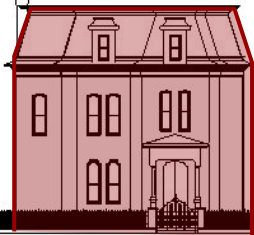
105 ALFRED

2827 JOHN R

ALFRED STREET ELEVATION // STREET PROFILE



59 ALFRED



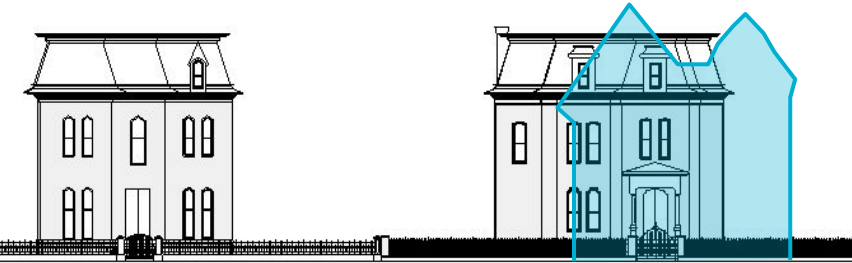
79 ALFRED



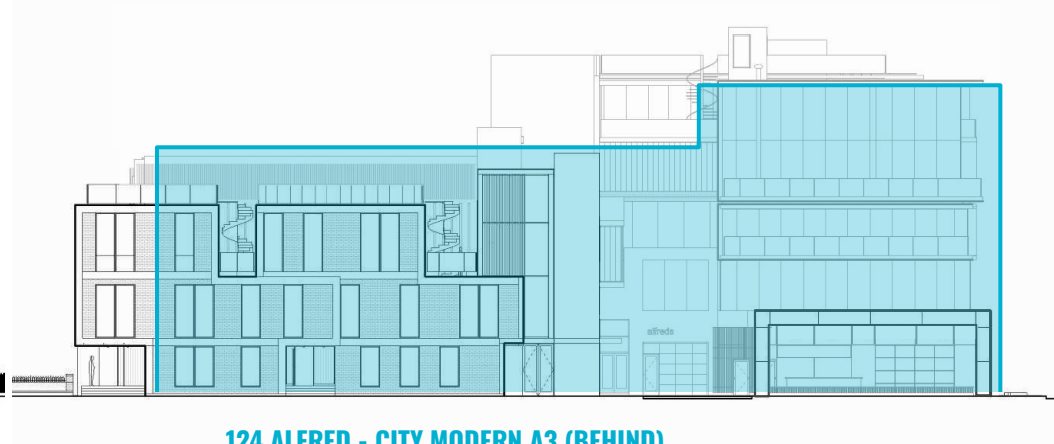
105 ALFRED

2827 JOHN R

ALFRED STREET ELEVATION // OPPOSITE SIDE OF STREET



72 ALFRED (BEHIND)



124 ALFRED - CITY MODERN A3 (BEHIND)

# ALFRED STREET ELEVATION



LOOKING WEST ON ALFRED



TOWNHOME ENTRY



**OOMBRA**  
ARCHITECTS



LOOKING EAST ON ALFRED



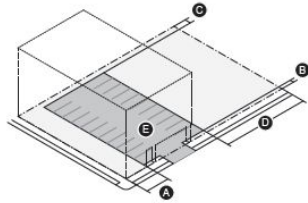
LOOKING EAST ON ALFRED



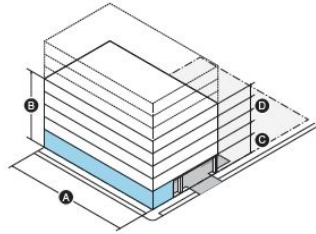
RESTAURANT ENTRY



3. Access/Parking  
(In accordance with Sec. 61-11-410)



4. Building Standards  
(In accordance with Sec. 61-11-409 (d))



**Parking Setbacks**

<b>A</b> Primary Front Setback	20' min
<b>B</b> Secondary Front Setback	20' min
<b>C</b> Side Setback	0' min
<b>D</b> Rear Setback	0' min

**Parking Ratio**

<b>E</b> Parking Spaces	
Residential	0.5/DU min 1.5/DU max
Commercial and Other Uses	1.5/1000 sf min 2.0/1000 sf max
Food and Beverage Service	1.5/500 sf min 2.0/500 sf max

**Parking Access**

Abutting an Alley	Preferred
Primary Frontage	Not Allowed
Secondary Frontage	B or C Street Only
Vehicular Entrance Width	24' max

**Lot Perimeter Definition**  
(In accordance with Sec. 61-11-411)

Side & Rear Fencing or Hedge Row	Required where screening parking
Fence or Hedge Height	3' min 6' max

**Massing**

Facade Build Out	80% min
<b>A</b> Width	30' min 200' max
<b>B</b> Number of Stories <sup>2</sup>	8 max
Ground Story Height	14' min
Upper Story Height	10' min
Building Height, Feet	90' max

<sup>2</sup>In accordance with Sec. 61-11-409(d).7 Contextual Height and 61-11-409(d).8 Additional Story Allowance

**Fenestration**

<b>C</b> Ground Story Fenestration	–
Residential	20% min 70% max
Commercial	70% min
<b>D</b> Upper Story Fenestration	20% min 70% max
Blank Wall	20' max

**Use & Occupancy**

Outdoor Amenity Space	1/DU min
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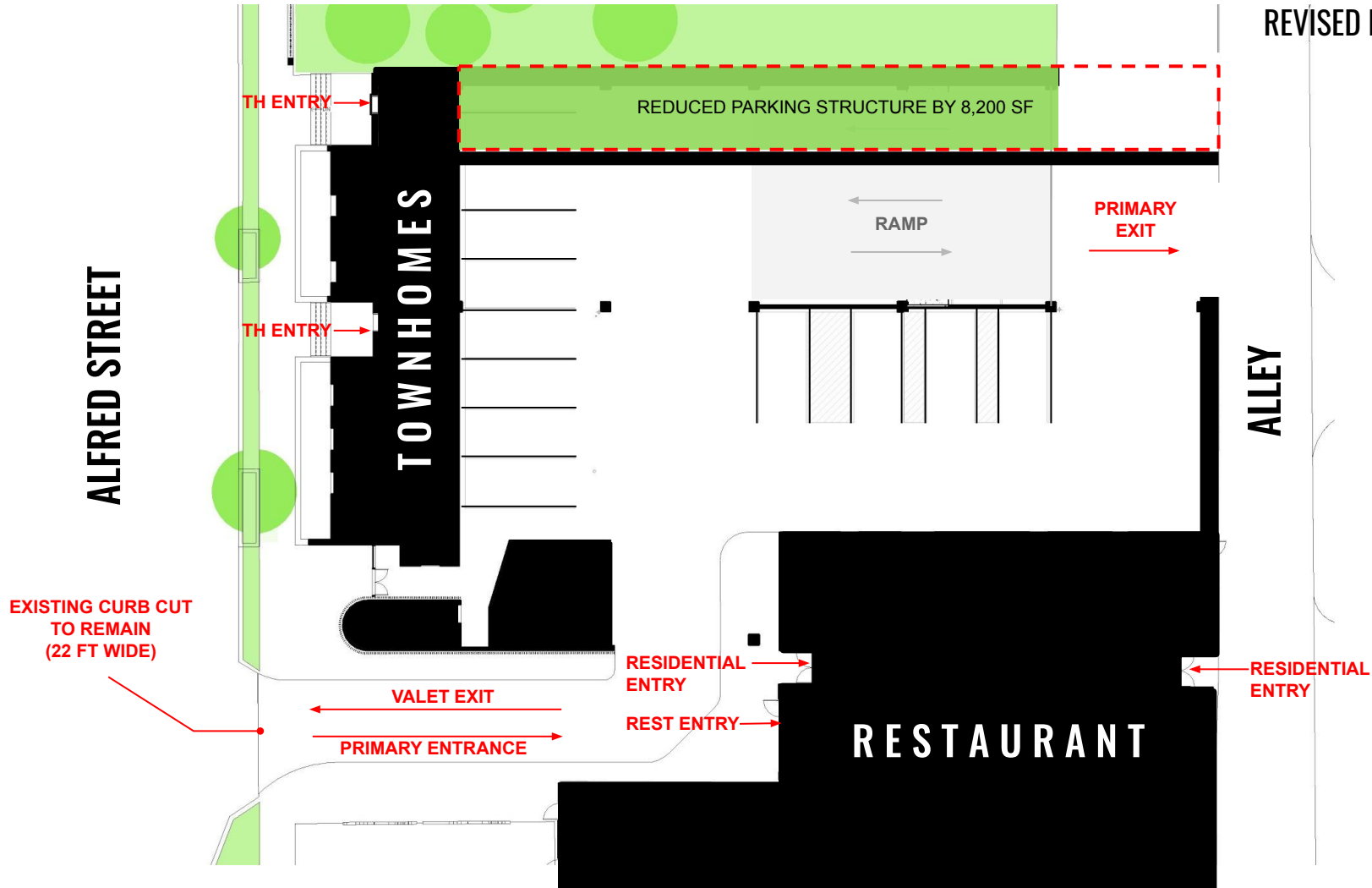
**Parking Ratio**

**E** Parking Spaces

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<b>PARKING CALCULATIONS PER LATEST FORM BASED CODE</b>					
USE	DU or SF	CALCULATION PER SF	PER (MAX)	ALLOWED	PROVIDED
RESIDENTIAL	10	-	1.5	15	15
COMMERCIAL AND OTHER USES	5,765	1,000	2	12	12
FOOD AND BEVERAGE SERVICES	12,325	500	2	49	46
PARKING SHARE WITH V.M.&T P.C.	-	-	-	7	7
<b>TOTAL</b>				<b>83</b>	<b>80</b>

REVISED PARKING PLAN





**CDC CONCERNS AND FEEDBACK:**

- BUILDING DOES NOT SETBACK OFF SIDEWALK
- RETAIL AND COMMERCIAL USES ARE NOT APPROPRIATE ALONG ALFRED STREET
- NO VARIATION IN MASSING, STEP BACKS, ETC.

ORIGINAL MASSING // 2017





PREVIOUS DESIGN RESPONSE



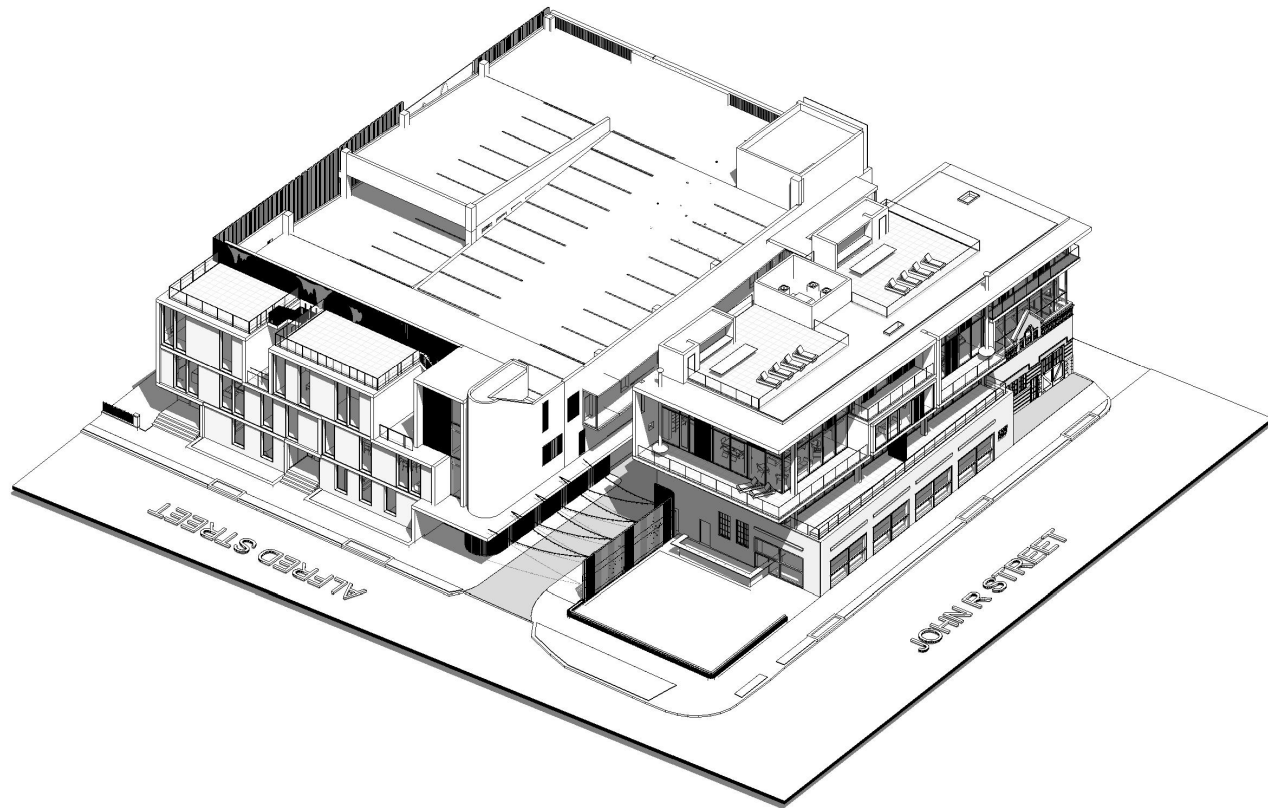
**SUMMARY OF REVISIONS:**

- 12' SETBACK ALONG WEST FACADE OF GARAGE
- REDUCED VISUAL IMPACT OF MASSING
- ADDED LANDSCAPE BUFFER
- NO CHANGE TO ALFRED STREET TOWNHOUSE FACADE

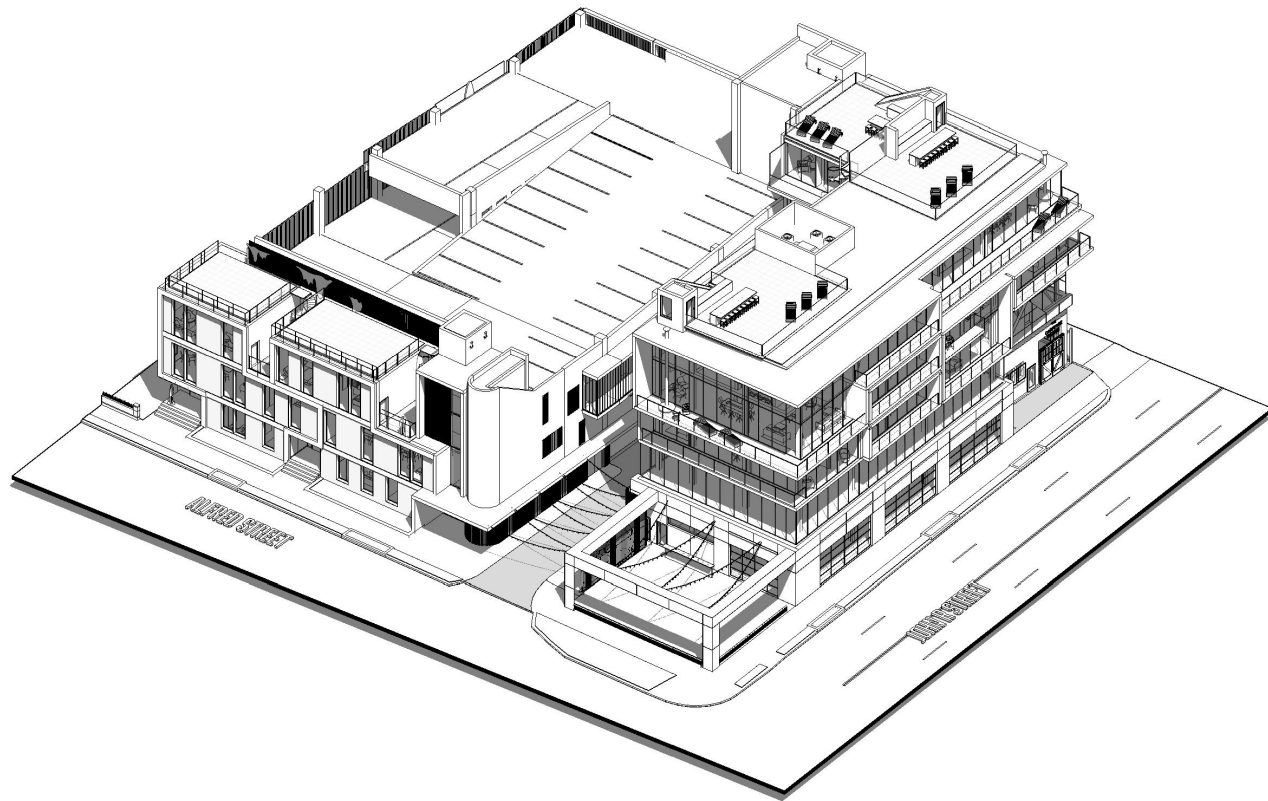
**CURRENT DESIGN**



BUILDING AXON VIEW // PREVIOUS DESIGN



BUILDING AXON VIEW // REDESIGN







THE  
CARRIAGE  
HOUSE

OOMBRA  
ARCHITECTS

JOHN R NE



OOMBRA  
ARCHITECTS

JOHN R LOOKING NORTHEAST



OOMBRA  
ARCHITECTS



JOHN R ELEVATION VIEW

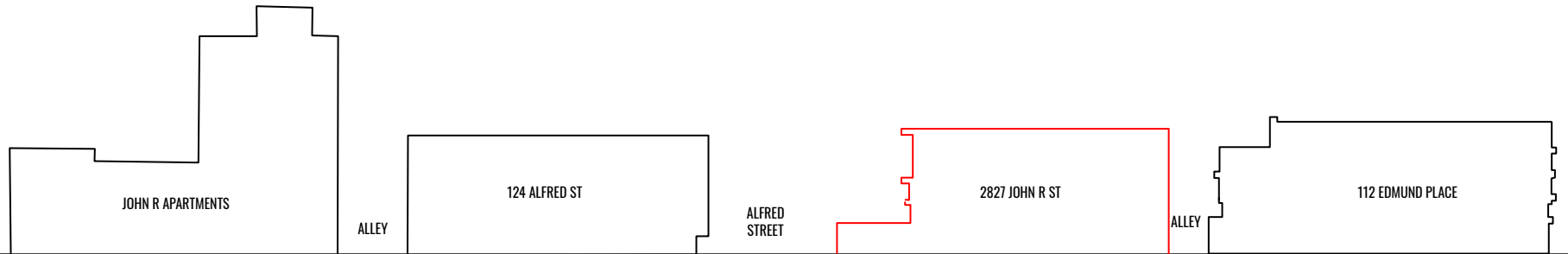


JOHN R LOOKING SOUTH



DOMBRA  
ARCHITECTS

# JOHN R ELEVATION







# OMBRA ARCHITECTS

**BRUSH PARK PROPERTIES, LLC**