

3441 Forbes Avenue Building



Site Development Standard for OPR-C

Minimum Lot Size	None
Maximum Floor Area Ratio <i>(see Section 908.03.D.3.g for Special Exception for additional floor area)</i>	6:1
Minimum Front Setback	0 feet
Minimum Rear Setback <i>(when adjacent to way)</i>	0 feet
Minimum Interior Sideyard Setback	0 feet
Maximum Lot Coverage	90%
Maximum Height	85 feet
Maximum Buildable Area per 6.0 FAR <i>lot A (9,900 sf x 6.0) + lot B (6,730 sf x 6.0)</i>	99,780 sf

Specific Project Development Plan Standards

- No accessory surface parking will be permitted without the applicant providing the alternatives considered and the reasons why those alternatives were not determined to be acceptable by the applicant.
- New construction shall maintain eight-five (85) percent building frontage along the established build-to-line.
- The street level facade shall be transparent between the height of three (3) feet and eight (8) feet above the walkway grade for no less than sixty (60) percent of the horizontal length of the building facade.
- Ground-floor retail or commercial space shall be provided along the entire building frontage along Forbes and Fifth Avenues.
- All primary structures shall provide a prominent and highly visible street level doorway or entrance on the facades of the building which front onto either Fifth Avenue, Forbes Avenue or cross streets.
- Continuous pedestrian sidewalks shall be provided along the main facade of building that front onto Forbes Avenue and Fifth Avenue.



Permitted Uses

The following uses shall be permitted **by-right** in the OPR-C Subdistrict:

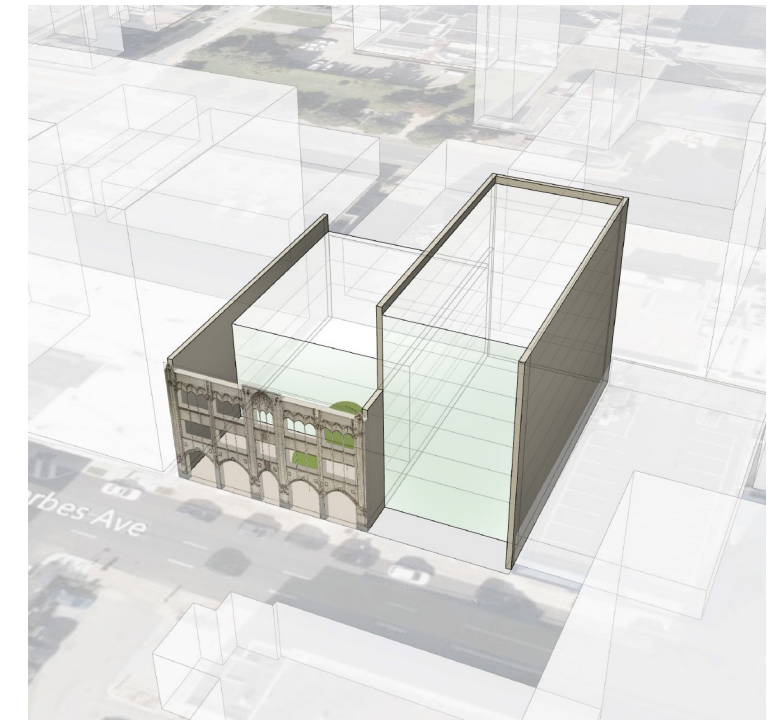
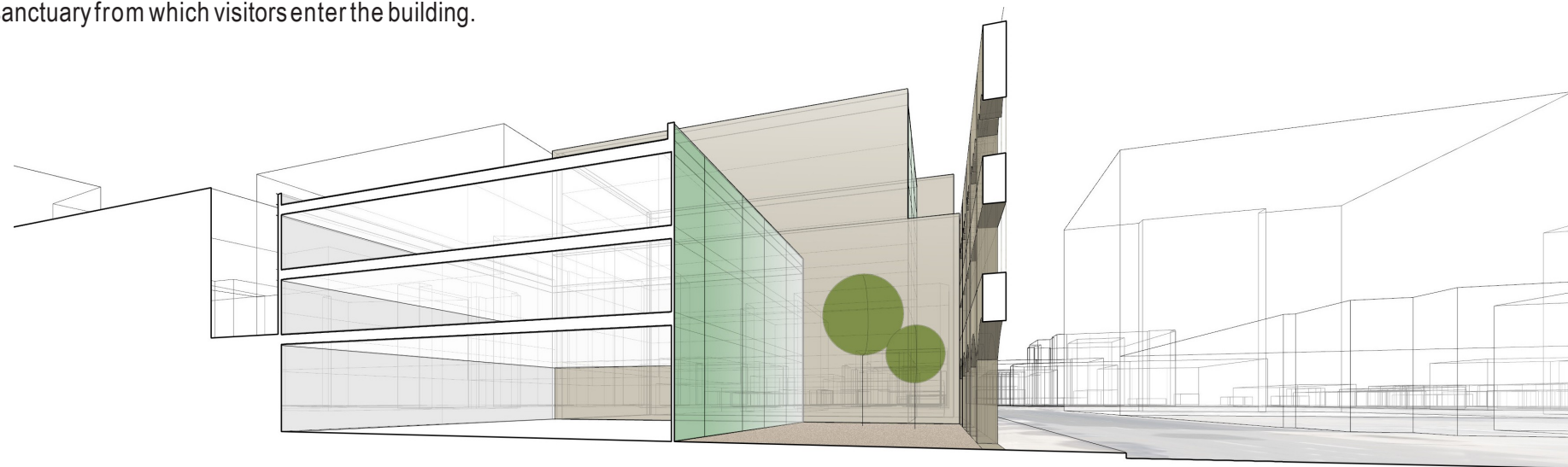
- Multi-unit Residential
- Art or Music Studio
- Bank or Financial Institution
- Bed and Breakfast
- Child Care
- Community Center
- Cultural Services
- Grocery Store
- Hotel/Motel
- Laboratory/Research Services
- Library
- Medical Office
- Office
- Parking Structure
- Religious Assembly
- Restaurant, Fast Food
- Restaurant
- Retail Sales and Services
- Sidewalk Cafe
- Vocational School







The historic facade is repurposed as an entry portal into an urban courtyard sanctuary from which visitors enter the building.



scheme A

area 56,780sf
 stories 7