

Repeated language in the Applicant's "Worth Avenue Design Guidelines Justification Statement" and the "Letter of Intent – 125 Worth Avenue Revitalization- February 14, 2023" is not supported by the project's Architectural drawings, on the ground or in the air.

Applicant's Justification Statement- Page 2:

Maintain and continue to create a diverse mix of activities.

125 Worth Avenue Revitalization Proposal Response: The 125 Worth Avenue Revitalization Proposal represents a diverse mix of residential, office, and retail uses that complement the Avenue's present specialty shopping reputation. As a result, by introducing a pedestrian scaled environment to the subject property, Worth Avenue can absorb growth and prosper in an appropriate manner.

Maintain high expectations for the quality of architecture along Worth Avenue.

125 Worth Avenue Revitalization Proposal Response: Unlike the existing condition, the 125 Worth Avenue Revitalization Proposal includes a new building that is influenced by the area climate, character of the landscape, and a concern for human size and scale. Moreover, the proposal stresses architectural traditions such as protection from the sun and glare, strong shade and shadow patterns, simplicity of materials and colors, and interesting visual elements.

There is no residential component in this proposal. PZ&B staff, in the first response to the applicants LOI was told to remove references to "residential". This did not happen.

If "a picture is worth a thousand words" how has the architect achieved "concern for human size and scale?" Where is the "protection from sun and glare"? The existing building has arcade entrances that offer shade to pedestrians looking at retail windows (if there were retail opportunities besides a Yacht company and an art gallery.) Where is the shade repeatedly promised for the proposed building ?

Justification Statement- Page 3:

Strengthen the Avenue's distinctive landscape character.

125 Worth Avenue Revitalization Proposal Response: The 125 Worth Avenue Revitalization Proposal continues to reinforce the Avenue's pedestrian-oriented character by the use of windows, open and enclosed stairways, planting areas, potted plants, decorative paving and tiles, ornamental lighting, and providing an abundance of shade, color, varied textures, and form.

Continue and expand the tradition of the Avenue's arcaded walkways.

125 Worth Avenue Revitalization Proposal Response: The 125 Worth Avenue Revitalization Proposal provides a modern adaptation of covered walkways which unify diverse building fronts, provide shade protection from the sun, and further serve as a consistent architectural element of pedestrian scale.

Applicant's Justification Statement- Page 4:

How many people proofed this? "Black" walls?

Did visitors to 125 Worth Avenue have a problem finding the front door?

Street Frontage

Guideline: Active building frontages, creating inviting indoor/outdoor spaces, are an essential ingredient to maintain and strengthen the Avenue's pedestrian character. Buildings should provide an opening at the ground level to allow pedestrian views of display windows. Frequent building entrances are encouraged. Side and rear building entrances should always be accompanied by a front entrance facing the Avenue.

Existing Conditions: The existing building frontage at 125 Worth Avenue maintains a confused street-edge along Worth Avenue. The spaces at the ground floor along Worth Avenue include long spatial gaps while the second and third story fenestration do not reflect successful non-residential Palm Beach building types.

Proposed Conditions: The proposed building at 125 Worth Avenue greatly increases the activation along the Worth Avenue frontage by minimizing black walls, increasing the height and area of storefronts, and organizing and increasing entrances to the building in an orderly fashion, so that one knows where the front door is to the building.

Applicant's Justification Statement- Page 5:

Where is the shaded protection? What building setback ?

Building Setback Area

Guideline: The space between the building and the curb should be like an open or covered patio. It should provide pedestrians with a buffer from traffic on the Avenue, shaded protection from the sun, and a rich variety of experiences and choices.

Existing Conditions: The existing space between the building and curb is bifurcated by grade changes and separated sidewalk areas.

Proposed Conditions: The proposed building at 125 Worth Avenue reads much more like an open and covered patio. The continuous linear and rhythmic paving includes occasional street contrasts and accents including plantings and landscape. The proposed patterns of the building setback area are geometric rather than organic which is more appropriate for the Avenue.

Applicant's Justification Statement- Page 5:

Despite the continuing “improved, engaged, “protected” pedestrian “experience”” trope, desired features as promised features are unfulfilled.

Respect for the pedestrian? The existing building at 125 has an arcade that is being removed by the applicant to generate additional Gross Leasable Area. Where is the “useful” outdoor space or elements that will provide sun protection? In sharp contrast, the architecture of the three story Neiman Marcus building, built just west of the applicant's property in 2000, or the Esplanade complex across Worth Avenue to the south may not have been designed by architects with the same credentials as the Frisbie design team but the buildings are far more gracious as pedestrian walkway experiences with overhead protection as called for in the WADG. They present with far less pretentiousness.

Arcades, Colonnades or Recessed Walkways

Guideline: Arcades or covered walkways are an important part of Worth Avenue's architectural heritage. They provide relief from the sun, buffers from the street, and are a consistent architectural element scaled to human size. New buildings on the Avenue are encouraged to provide arcades or other forms of shaded base.

Existing Conditions: The existing walkway condition at 125 Worth Avenue does not integrate the entirety of the sidewalk in front of the building.

Proposed Conditions: The proposed building at 125 Worth Avenue includes recessed walkways as an integral part of the building's architectural character that is not separated from the sidewalk but rather a seamless portion of the overall sidewalk. The successful integration of these two elements creates useful outdoor space and provides protection from the sun in a functional manner. The framing of the sidewalk space does not include a superficial or decorative device but rather one of form and function of the structure itself.

Applicant's Justification Statement- Page 7:

What minor additions?

Renovations and Additions

Guideline: Building facades play a basic role in the visual makeup of the Avenue. Storefronts, awnings, signs, window displays, texture and color are all integral elements of the design. Collective improvement of these elements creates visual order.

Facadectomy

Existing Conditions: The existing facade of the building is tired and in need of visual order.

Proposed Conditions: The proposed building facades will be substantially renovated coupled with minor additions thus creating visual order while maintain an appropriate scale, proportion, and rhythm.

Applicant's Justification Statement- Page 8:

The applicant could have met some of the Urban Design Objectives but not as presented with the appearance of a fourth story. Despite all the flowery rhetoric of the Justification Statement, the fourth story with its increased Gross Leasable Area is contrary to the genesis and intent of the Designs Guidelines. The creation of the proscribed pedestrian enhancements are teased but are undeliverables. Creating those spaces required giving up Gross Leasable space, which was the overriding objective of the application.

Urban Design Objectives for the East-End Development Area

For the reasons stated herein, the 125 Worth Avenue Revitalization Proposal meets the following Urban Design Objectives for the East-End Development Area:

- To preserve, maintain, and enhance existing Mediterranean-Revival/Neo-Classical character of the area;
- To encourage the protection and enhancement of non-designated but potential Mediterranean-Revival/Neo-Classical historical structures;
- To encourage new development and remodeling to use Mediterranean-Revival, Neo-Classical architectural styles or other updated variants;
- To insure compatibility of new development with existing uses and these Guidelines through review and recommendation of the Landmarks Preservation Commission and review and approval of the Architectural Commission;
- To encourage the remodeling/rehabilitation of incompatible buildings and storefronts in the area, including the provision of multiple storefront entrances, and unification of display windows, awnings, colors, materials, and signage;
- To encourage the use of arcades or colonnades along Worth Avenue frontages; and
- To encourage the interconnection of additional vias, courtyards, patios, and other passageways both on and off-site.

Re: Letter of Intent – 125 Worth Avenue Revitalization- February 14, 2023

Page 5:

- (10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low-profile scale of commercial architecture.

Applicant Response: This building already contains four stories. The creation of additional office space on the fourth floor will not increase existing height and the fourth-floor appearance will be greatly improved. **The fourth floor will not be conspicuous from the ground due to the height of the building and the step-back of the fourth story in relation to the lower floors.**

The Gross Leasable area added to the roof will be very much visible from the Street.



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The residential buildings governed by a different Zoning District. Isn't this a false equivalency?

- (4) Literal interpretation of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

Applicant Response: A literal interpretation of the ordinance would prevent the applicant from utilizing the existing and proposed uses within the building, and it within is the Applicant's vested legal rights to do so. **Several surrounding residential buildings do not meet today's Zoning Code Off-Street Parking and Loading Standards.** The project is thus compatible and consistent with existing development.

- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Applicant Response: The proposed parking is essentially the existing, legal, nonconforming supply of required off-street parking spaces.

Pg 17 – LOI

**REQUEST FOR VARIANCE TO ALLOW FOR PROPOSED BUILDING HEIGHT AND
OVERALL BUILDING HEIGHT.**

Zoning Code Section 134-201. Findings Prior to Authorization.

VARIANCE #2: **Penthouse/Fourth Floor Addition.** The proposed building height (52'-1") and overall building height (55'-10") exceeds the 48' maximum height permitted by the Worth Avenue Design Guidelines.

The Town Council may authorize upon appeal such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, **a literal enforcement of this chapter will result in unnecessary and undue hardship.** In order to authorize any variance from the terms of this chapter, the Town Council must and shall find the following:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Applicant Response: When this building was constructed in 1973, a fourth story was included. This request is to **expand the floor area of that existing structure** by replacing it with office space. **The fourth floor will be set back** to minimize visibility and impact on surrounding properties.

Untrue. There will be visible massing on the south façade above the roof.

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Applicant Response: When this building was constructed in 1973, a fourth story was included. This request is to **expand the floor area of that existing structure** by replacing it with office space. **The fourth floor will be set back** to minimize visibility and impact on surrounding properties.

The Applicant's effort to add GLA onto the roof above the third story of his property is prohibited by the Worth Avenue Design Guidelines .

125 Worth Avenue- existing Arcades will be removed to create increased Gross Leasable Area in the new building.



Former Neiman – Marcus building – just west of 125 Worth Avenue- Its arcades provided shade were an extension of the building. The sidewalks are generous in width.



Town of Palm Beach Development Review Meeting- March 15, 2023

The street façade at the Esplanade- The arcades provide protection from the sun for pedestrians as well as generous sidewalks.



Contrast this architecture with that of the proposed building at 125 Worth Avenue as repeatedly described in the Worth Avenue Design Guidelines Justification Statement.

Where is the professed respect for the pedestrian experience:

The Replacement of the previous existing arcades with increased Gross Leasable Area dominates the sidewalk making it almost impassable in sections. Where is the promised protection from the sun and glare “in a functional manner”? There doesn’t appear to be any.



EXHIBIT B: 125 WORTH AVENUE WORTH AVENUE DESIGN GUIDELINES JUSTIFICATION STATEMENT

In the late 1990s, the Town of Palm Beach adopted Design Guidelines for Worth Avenue to retain and enhance the Avenue's unique character. They are intended for use by the general public and reviewing bodies (LPC, ARCOM, and Town Council) in evaluating new construction as well as alterations, renovations, or other changes to existing structures along Worth Avenue. The guidelines are intended to encourage the maintenance and restoration of the architectural heritage of Worth Avenue and to encourage the creative use of modern variants of the Mediterranean-Revival, Neo-Classical, and other compatible architectural styles. They are further intended to promote the use of "Mizner-style" Mediterranean-type pedestrian characteristics such as arcades, shopping vias, courtyards and patios, fountains and sculptures, extensive landscaping, multi-level development, and especially the provision of upper-story residences.

All in all, investment undertaken on the Avenue should:

- Be compatible with its neighbors and the Avenue's historic fabric;
- Enhance the Avenue's quality and character; and
- Encourage the continued attraction of a mixture of shops, residences, and other uses meeting the Town's desires.

The ocean block of Worth Avenue contains more recently constructed buildings dominated by the two-story Esplanade shopping mall on the Southern side of the block and a four-story professional office building (125 Worth Avenue) on the Northern side of the block. Beyond a poorly designed façade and awning treatment on the Esplanade intended to give the appearance of individual structures, and an arcaded terrace on the office building, there has been little attempt to integrate this block into the more historically significant Western Worth Avenue block. Both buildings are large and massive, have only single entrances on Worth Avenue, and present little pedestrian appeal. (quote from the guidelines themselves). The proposed, substantial renovation and addition will be the first of its kind since the building's original construction.

From a regulatory standpoint, the guidelines serve two separate purposes including Town Council/LPC/ARCOM's use in evaluating new construction as well as alterations, renovations, or other changes to existing structures along Worth Avenue and the ability for the Town to approve special allowances for substantial or appropriate exterior renovations or restorations. This document serves as a response to how the 125 Worth Avenue Revitalization Proposal meets the Worth Avenue Design Guidelines by examining both the existing and proposed conditions of the subject property.

The 125 Worth Avenue Revitalization Proposal in general involves an exterior and interior renovation alongside the addition of retail and office spaces on the ground, second, third, and fourth floors. The proposal involves a mix of uses including commercial and office coupled with integrated landscaping that are reminiscent of historic Palm Beach. The guiding principles of the proposal embrace the following:

- Integrate the East-End Development Area into the older developed blocks to the west;
- Achieve the Urban Design Objectives of the East-End Development Area; and
- Establish the Avenue's distinctive landscape character in the East-End Development Area.

Worth Avenue Urban Design Goals

Protect and enhance the Avenue's market appeal for the benefit of the residents of the Town.

125 Worth Avenue Revitalization Proposal Response: The 125 Worth Avenue Revitalization Proposal contributes to the Avenue's role as an architectural statement expressing the Town's image. The existing building does not contribute to Worth Avenue's historic character and atmosphere and does not provide inducement for the quality uses preferred in the Town and for which the Avenue has been so attractive in the past. The existing condition is one that is suburban in nature and disconnected from the Avenue's charm and visual appeal. The Revitalization proposal corrects this condition by bringing order to architecture and urbanism that is reminiscent of historic Palm Beach.

Protect the unique character of the older areas of Worth Avenue and promote continuity and enhancement in newer areas.

125 Worth Avenue Revitalization Proposal Response: The 125 Worth Avenue Revitalization Proposal (rehabilitation) located on the east-end development area represents an opportunity to promote continuity and enhancement in the subject block with a connection to the western portion of the Avenue. The Revitalization proposal proves successful in the aforementioned opportunity by respecting existing development scale and architecture while carefully reinforcing, strengthening and enhancing its existing condition.

Strengthen pedestrian character and create new vias and other pedestrian linkages.

125 Worth Avenue Revitalization Proposal Response: The existing site condition of 125 Worth Avenue maintains an auto-centric environment and does not recognize the pedestrian as a priority within the site and its interface with the public realm of the Avenue. The 125 Worth Avenue Revitalization Proposal removes most of the surface level parking (auto-centric environment) and replaces it with active storefronts that prioritize the pedestrian experience, thus extending the pedestrian, village like character of the western portion of the Avenue.

Maintain and continue to create a diverse mix of activities.

125 Worth Avenue Revitalization Proposal Response: The 125 Worth Avenue Revitalization Proposal represents a diverse mix of residential, office, and retail uses that complement the Avenue's present specialty shopping reputation. As a result, by introducing a pedestrian scaled environment to the subject property, Worth Avenue can absorb growth and prosper in an appropriate manner.

Maintain high expectations for the quality of architecture along Worth Avenue.

125 Worth Avenue Revitalization Proposal Response: Unlike the existing condition, the 125 Worth Avenue Revitalization Proposal includes a new building that is influenced by the area climate, character of the landscape, and a concern for human size and scale. Moreover, the proposal stresses architectural traditions such as protection from the sun and glare, strong shade and shadow patterns, simplicity of materials and colors, and interesting visual elements.

Strengthen the Avenue's distinctive landscape character.

125 Worth Avenue Revitalization Proposal Response: The 125 Worth Avenue Revitalization Proposal continues to reinforce the Avenue's pedestrian-oriented character by the use of windows, open and enclosed stairways, planting areas, potted plants, decorative paving and tiles, ornamental lighting, and providing an abundance of shade, color, varied textures, and form.

Continue and expand the tradition of the Avenue's arcaded walkways.

125 Worth Avenue Revitalization Proposal Response: The 125 Worth Avenue Revitalization Proposal provides a modern adaptation of covered walkways which unify diverse building fronts, provide shade protection from the sun, and further serve as a consistent architectural element of pedestrian scale.

Strengthen the provision of consistent and compatible street spaces.

125 Worth Avenue Revitalization Proposal Response: The 125 Worth Avenue Revitalization Proposal's site plan gives priority to establishing complementary and supportive relationships with neighboring properties by respecting the edge conditions of the adjacent properties and introducing landscaped and pedestrian elements to the site.

Adherence to the Worth Avenue Design Guidelines

Relationship to Existing Development

Guideline: All development proposals should show evidence of coordination with the site plan, arrangement of building forms, landscape design, and façade patterns of neighboring properties.

Existing Conditions: The existing site plan 125 Worth Avenue represents a disconnected, suburban arrangement of building forms, landscape design, and façade patterns that are auto centric in nature.

Proposed Conditions: In contrast, the 125 Worth Avenue Revitalization Proposal respects the arrangement of building, open space, and landscape elements on the adjacent sites. The resultant site plan is more respectful of the site's urban condition along Worth Avenue.

Architectural Character

Guideline: All development proposals should demonstrate evidence they have considered the predominant scale and proportion of buildings in the area. Elevation sketches, photographic montages, and other graphic studies are encouraged.

Existing Conditions: The existing building and site plan combine to form an inappropriate architectural expression due to its foreign proportion, rhythm, and form. The existing condition neither protects nor enhances the Avenue's market appeal for the benefit of the residents of the Town.

Proposed Conditions: The 125 Worth Avenue Revitalization Proposal involves a major rehabilitation to the Worth Avenue façade of the building which will result in intimate proportions of building elements at the ground level that will be appreciated by pedestrians. The relationship between the height and width of the building and its architectural elements contributes to the appropriate proportion of buildings. In reforming the horizontal emphasis of the existing building to a more vertical expression, the proportion of the proposed building will be much more germane to the

vernacular of historic Palm Beach. Additionally, the proposed rhythm of the rehabilitated building with its ordered recurrent alternation of strong and weak architectural elements yields visual interest to the building true to the Mediterranean-Revival architectural style. At last, the proposed building and site plan coordinates the form and height of adjacent structures to demonstrate visual linkages moving from west to east across the site.

Street Character, Size and Bulk

Guideline: New development should preserve the existing character by reducing the apparent building width and bulk. Pedestrian interest should be strengthened by providing frequent shop, building, and via entrances along street frontages.

Existing Conditions: The existing building at 125 Worth Avenue maintains an awkward proportion, scale, and mass. Infrequent opening and entrances along the street frontages detract from pedestrian interest. Additionally, the existing building reads as one large building across the lot.

Proposed Conditions: The proposed building at 125 Worth Avenue repositions the existing building with respect to apparent building and storefront width, a varied roofscape, multi-story structures, and recesses and projections along all facades. By dividing the Worth Avenue elevation into smaller parts, the proposed building's apparent building and storefront widths are reduced in an effort to create pedestrian interest as well as break up the scale and mass of the building. The existing roof line which is one of a suburban vernacular has been transformed (in the proposed structure) to create an interesting silhouette against the sky reflective of the west-end of the Avenue. The verticality of the buildings is reduced via balconies and changes in the wall plane thus providing strong shadow and visual interest. The recessed features of the proposed structure create a sense of depth in the building wall and emphasize important architectural elements of the building such as entrances and bays.

Street Frontage

Guideline: Active building frontages, creating inviting indoor/outdoor spaces, are an essential ingredient to maintain and strengthen the Avenue's pedestrian character. Buildings should provide an opening at the ground level to allow pedestrian views of display windows. Frequent building entrances are encouraged. Side and rear building entrances should always be accompanied by a front entrance facing the Avenue.

Existing Conditions: The existing building frontage at 125 Worth Avenue maintains a confused street-edge along Worth Avenue. The spaces at the ground floor along Worth Avenue include long spatial gaps while the second and third story fenestration do not reflect successful non-residential Palm Beach building types.

Proposed Conditions: The proposed building at 125 Worth Avenue greatly increases the activation along the Worth Avenue frontage by minimizing blank walls, increasing the height and area of storefronts, and organizing and increasing entrances to the building in an orderly fashion, so that one knows where the front door is to the building.

Building Setback Area

Guideline: The space between the building and the curb should be like an open or covered patio. It should provide pedestrians with a buffer from traffic on the Avenue, shaded protection from the sun, and a rich variety of experiences and choices.

Existing Conditions: The existing space between the building and curb is bifurcated by grade changes and separated sidewalk areas.

Proposed Conditions: The proposed building at 125 Worth Avenue reads much more like an open and covered patio. The continuous linear and rhythmic paving includes occasional street contrasts and accents including plantings and landscape. The proposed patterns of the building setback area are geometric rather than organic which is more appropriate for the Avenue.

Arcades, Colonnades or Recessed Walkways

Guideline: Arcades or covered walkways are an important part of Worth Avenue's architectural heritage. They provide relief from the sun, buffers from the street, and are a consistent architectural element scaled to human size. New buildings on the Avenue are encouraged to provide arcades or other forms of shaded base.

Existing Conditions: The existing walkway condition at 125 Worth Avenue does not integrate the entirety of the sidewalk in front of the building.

Proposed Conditions: The proposed building at 125 Worth Avenue includes recessed walkways as an integral part of the building's architectural character that is not separated from the sidewalk but rather a seamless portion of the overall sidewalk. The successful integration of these two elements creates useful outdoor space and provides protection from the sun in a functional manner. The framing of the sidewalk space does not include a superficial or decorative device but rather one of form and function of the structure itself.

Building Materials

Guideline: Restraint should be used in the number of different building materials selected. Simplicity is desired. Building materials similar to those in predominant use on the Avenue are encouraged. Avoid the use of new materials that are incompatible with other development. Highly reflective, shiny, or mirror-like materials should not be used.

Existing Conditions: Aside from the windows and doors of the existing building at 125 Worth Avenue, the building materials are generally acceptable. However, the architectural disorder of the facades and building in general reduce the success of the building materials.

Proposed Conditions: The proposed structure for 125 Worth Avenue includes walls that are painted stucco trimmed by natural Florida Keystone. The large, glazed areas of the building are divided into smaller parts by using mullions to express individual windows. The doors are finished in a dark metal reflective of successful shopfront frontages found along the Avenue. Finally, the building includes decorative metal railings. All of the proposed building materials are consistent with the recommendations of the Worth Avenue Design Guidelines.

Architectural Details

Guideline: Worth Avenue has a long history of quality in architectural design and building construction. This quality is reflected in buildings of varying architectural styles with varying architectural details which add interest to the area.

Existing Conditions: The existing building at 125 Worth Avenue lacks a clear architectural identity and appears to have been designed in an anticipated Mediterranean-Revival style that was not appropriately executed, thus resulting in a more Post-Modern like style.

Proposed Conditions: The proposed building at 125 Worth Avenue becomes an exercise of how to make the systems and order of the existing building better. The introduction of Mediterranean-Revival materials, shade and shadow, and entrance canopies combine to transform the style to Neoclassical design. This style maintains consistency with the Urban Design Objective of the East-End Development Area.

Color and Texture

Guideline: Building colors should emphasize light and muted colors. General color selection should show evidence of coordination with the predominant use of color on the Avenue, especially in the area of the project. As a general rule, keep color schemes simple.

Existing Conditions: Aside from the windows and doors, the remaining elements of the existing building meet the recommended color selection of the Worth Avenue Design Guidelines.

Proposed Conditions: The proposed white/off-white color scheme for the walls of the building reflects the recommended “soft Mediterranean color” of the Worth Avenue Design Guidelines. The proposed dark roof color will contrast nicely with the sky and define the structure against the sky. The metal-framed windows and doors will be a very dark color. At last, the landscaped accents of the office facades and trellises provides visual harmony of the building façade and the building block.

Building Equipment and Services

Guideline: Locate service and loading areas to minimize visibility from the Avenue, vias, courtyards, or other public spaces. Mechanical and electrical equipment, communications and service equipment, and other appurtenances should be concealed from view of the Avenue, other streets, vias, courtyards, and neighboring properties by walls, fences, parapets, dense evergreen foliage or by other suitable means.

Existing Conditions: The existing mechanical equipment is located on the rooftop of the building and does not afford a pleasant view from neighboring residential buildings that look down upon the existing rooftop.

Proposed Conditions: The proposed building’s mechanical equipment will be completely concealed from view of the Avenue and neighboring properties. In addition, the proposed rooftop will be a beautified element with lush landscaping when viewed from neighboring residential buildings.

Parking Facilities

Guideline: Minimize the visual impact of parking structures and parking lots by locating them at the rear or interior portions of the building site. When parking structures must be located at the street edge, use of the ground level street frontage for shops, offices, or other commercial space. Parking access from alleys and side streets is desired.

Existing Conditions: The existing site plan includes surface parking areas on three sides of the structure which maintains a significant percentage of the Worth Avenue street frontage. An underground parking facility exists on the site as well.

Proposed Conditions: The proposed site plan removes most surface parking on the site and replaces these areas with active storefronts.

Renovations and Additions

Guideline: Building facades play a basic role in the visual makeup of the Avenue. Storefronts, awnings, signs, window displays, texture and color are all integral elements of the design. Collective improvement of these elements creates visual order.

Facadectomy

Existing Conditions: The existing façade of the building is tired and in need of visual order.

Proposed Conditions: The proposed building facades will be substantially renovated coupled with minor additions thus creating visual order while maintain an appropriate scale, proportion, and rhythm.

Style Change

Guideline: Some Worth Avenue buildings lack a clear identity, are void of distinguishing architectural features, or have been constructed in an architectural style that is not particularly compatible with the predominant architectural styles in the general development area.

Existing Conditions: The existing building at 125 Worth Avenue lacks a clear architectural identity and appears to have been designed in an anticipated Mediterranean-Revival style that was not appropriately executed, thus resulting in a more Post-Modern like style.

Proposed Conditions: The proposed building at 125 Worth Avenue becomes an exercise of how to make the systems and order of the existing building better. The introduction of Mediterranean-Revival materials, shade and shadow, and entrance canopies combine to transform the style to Neoclassical design. This style maintains consistency with the Urban Design Objective of the East-End Development Area.

Urban Design Objectives for the East-End Development Area

For the reasons stated herein, the 125 Worth Avenue Revitalization Proposal meets the following Urban Design Objectives for the East-End Development Area:

- To preserve, maintain, and enhance existing Mediterranean-Revival/Neo-Classical character of the area;
- To encourage the protection and enhancement of non-designated but potential Mediterranean-Revival/Neo-Classical historical structures;
- To encourage new development and remodeling to use Mediterranean-Revival, Neo-Classical architectural styles or other updated variants;
- To insure compatibility of new development with existing uses and these Guidelines through review and recommendation of the Landmarks Preservation Commission and review and approval of the Architectural Commission;
- To encourage the remodeling/rehabilitation of incompatible buildings and storefronts in the area, including the provision of multiple storefront entrances, and unification of display windows, awnings, colors, materials, and signage;
- To encourage the use of arcades or colonnades along Worth Avenue frontages; and
- To encourage the interconnection of additional vias, courtyards, patios, and other passageways both on and off-site.