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**Taskforce on the Development of the Site Located between
East 125th Street and East 127th Street, from Second to Third Avenues
Elements of Consensus – May 18, 2006**

Urban Design and Zoning

- The development of the site should be generally contextual in design with a maximum FAR of 7.0.
- Commercial space should be situated on the following locations of the site:
 - Along Third Avenue
 - Along Second Avenue
 - Along East 125th Street
- Commercial space throughout the site should include retail on the ground floor (and possibly multiple floors of retail on East 125th Street) and office space above the retail (where appropriate).
- Market rate commercial space should be located on high trafficked sections of the site, including East 125th Street and Third Avenue, in order to generate necessary income to cross-subsidize other components of the development
- The Cultural Component of the development should have its main entrance on the ground floor of East 125th Street, while the majority of the Cultural space can be placed elsewhere (ie, upper floors or below ground, so as to minimize the use of highly profitable ground floor space on East 125th Street).
- Residential space should be located throughout the site where appropriate, including the areas above commercial space (on East 125th Street, Third Avenue and Second Avenue) and in the mid-block areas along East 126th Street and East 127th Streets.
- The interior courtyard area within the block bound by East 125th Street, East 126th Street, Third Avenue and Second Avenue, should include significant green space, community scale commercial space (ie, small cafes/restaurants), space for outdoor musical/artistic performances, and should be connected to the street to allow public access to the space.
- If buildings on site will vary in height, shorter buildings could include “green” roofs so as to create more common space
- The underground Bus Depot should occupy the site it currently resides on, along Second Avenue, between East 126th Street and East 127th Street, so as to minimize its impact on the residential community; entrances and exits to the Bus Depot should be placed strategically so as to not cause additional vehicular traffic (possibly on East 126th Street and East 127th Streets, 100 feet west of Second Avenue).

- Underground vehicular parking should be placed strategically in locations which minimize traffic caused by automobiles exiting and entering the garage.
- Structures/markers could be placed on the southeast and northeast corners of East 125th Street and Third Avenue signifying the entrance of the new development; the structures/markers should embrace the theme of the project and help create an identity for the space.