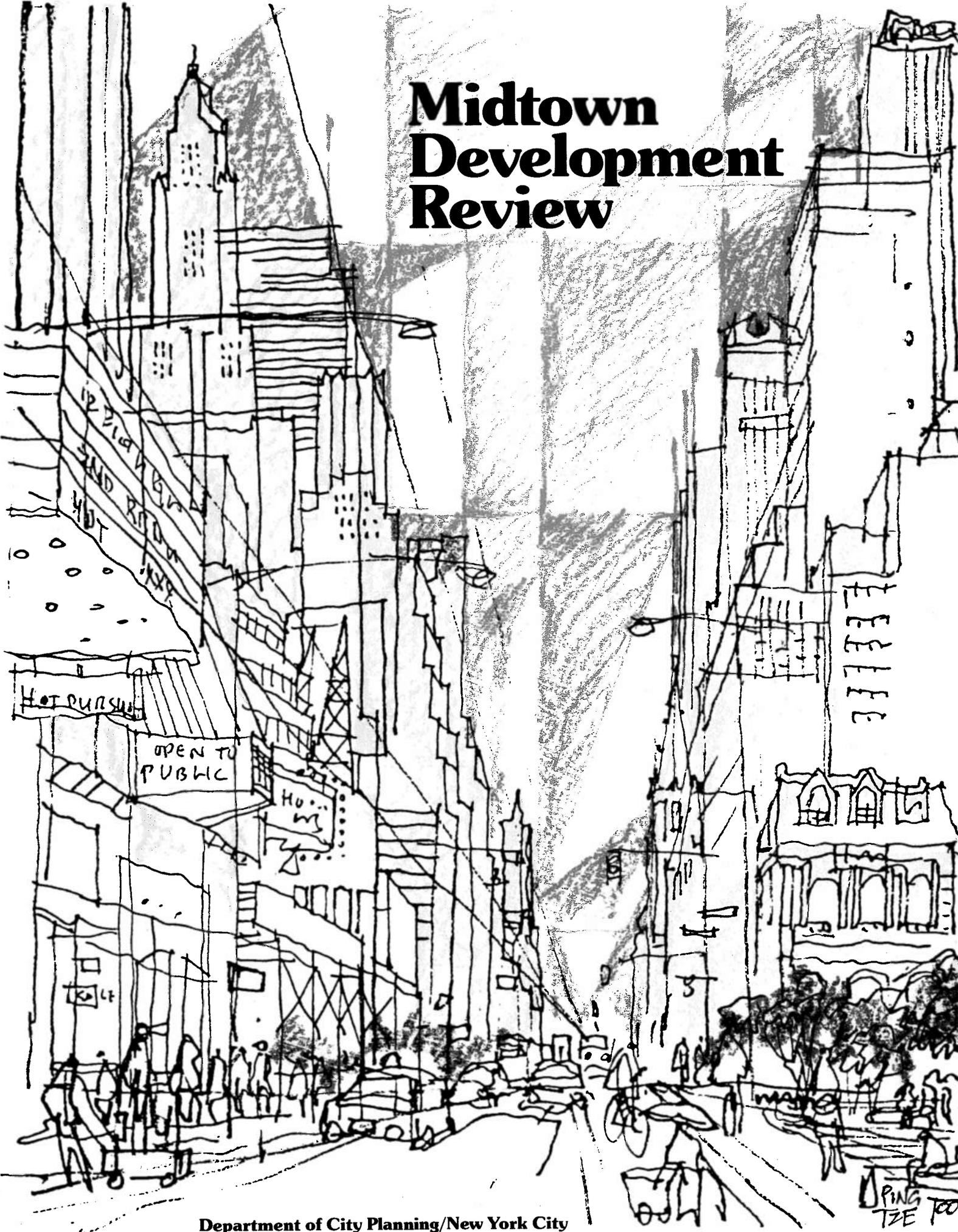


Midtown Development Review



Midtown Development Review

City of New York
Edward I. Koch, Mayor



Department of City Planning
Sylvia Deutsch, Director

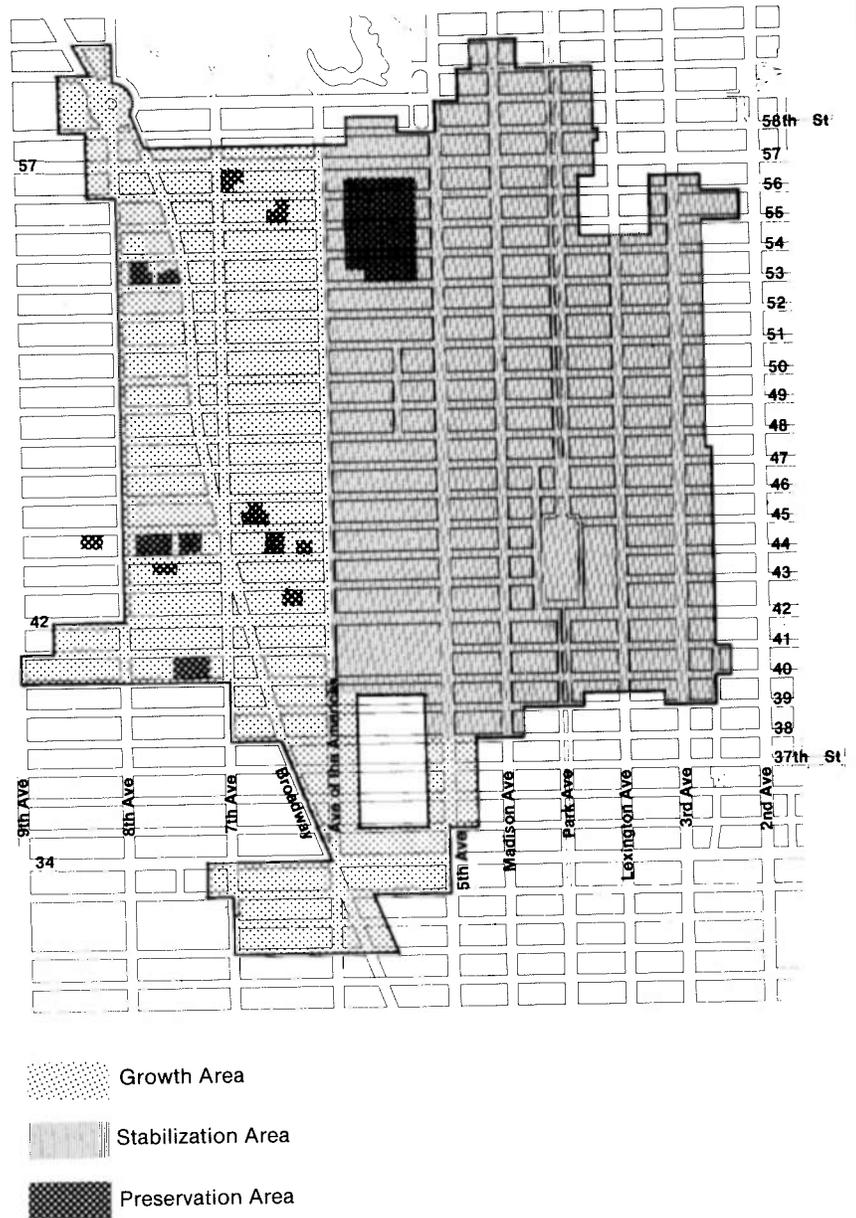
July 1987
NYC.DCP.87-05

The Midtown District was divided into three areas: the Growth Area, generally west of Sixth Avenue, where densities were increased; the Stabilization area, east of Sixth Avenue, where densities were reduced; and the mid-block Preservation Area, between Fifth and Sixth Avenues from 53rd to 56th Streets, where density was reduced. In addition, density differentials between avenues and midblocks were established in order to retain and enhance New York's traditional development pattern of higher bulk on the avenues and lower bulk on the midblocks. (Note: Density is controlled by the Floor Area Ratio (FAR) which is a multiple of a building's zoning lot area.)

Growth Area—Avenues in the Theatre District (Sixth, Seventh, and Broadway) had their base FAR (the amount that can be achieved as-of-right without bonuses) increased to 18 subject to a "sunset" provision of six years, at which time the base FAR will be reduced. Prior to the sunset date, the maximum achievable with bonuses would remain at 21.6 FAR. Mid-block density was maintained at 15 FAR. Fifth Avenue (south of 38th Street) and Sixth Avenue (south of 40th Street) and 34th Street were increased to base 15 FAR from base 10 FAR. Eighth Avenue remained at a base 10 FAR.

Stabilization Area—Avenues remained at a base 15 FAR, but with substantially fewer opportunities to get a maximum FAR of 18. Fifth Avenue north of 38th Street was reduced from its former achievable FAR of 21.6 to an achievable FAR of 16. Generally the highest avenue FAR was reduced to 16. Density potential of the midblocks was also significantly reduced, by lowering the base to 12 FAR and by reducing opportunities for bonuses. The net effect in the midblocks was to lower achievable FAR from 18, prior to the Midtown District, to 13 FAR under the new Midtown regulations.

Preservation Area—The preservation area encompassing the midblocks north of West 53rd Street between 5th and 6th Avenues was reduced to 8 FAR from its former limit, with a bonus, of 12 FAR.



Introduction

Midtown Manhattan has been called the economic engine that drives New York City. This area of approximately one square mile contains more than a quarter of all jobs in the City and accounts for more than one-fifth of the City's total taxable assessed value. The rapid growth of the service economy in the late 1970's brought renewed faith in Midtown real estate after a short but severe slump. However, new development during that period was concentrated in a narrow portion of the East Side of Midtown leading to excessive demands on infrastructure and reduced light and air. These concerns prompted a comprehensive planning review of Midtown.

Policy Goals

Four major policy goals were articulated in *Midtown Development*, a planning study published by the Department of City Planning in June 1981:

- *To help stabilize the prime East Side core area and to provide direction and incentives for growth and expansion to the west and to the south.*
- *To emphasize within the zoning regulations the underlying planning concerns with the impact of buildings on the streets and avenues of Midtown—not only in terms of their openness to light and air, but also in how well the streets serve the movement of people, define Midtown as a special place and enhance its role as the world's preeminent "downtown."*
- *To make the zoning regulations as predictable and as-of-right as possible, reversing the practice of negotiated zoning.*
- *To protect the Theatre District (by helping to preserve existing theatres) and the mid-block area around the Museum of Modern Art, both of which make a special contribution to the function and ambiance of Midtown and are unlikely to be replaced if destroyed.*

The Special Midtown Zoning District was created in May 1982, in order to implement the goals of the City Planning Commission's comprehensive Midtown Manhattan development strategy. This strategy sought to achieve balanced growth by stabilizing the East Side Core while encouraging development in West Midtown. This strategy also addressed quality of life issues, administrative procedures, and concerns with specific sub-districts.

The Department of City Planning has been monitoring new development under the Midtown District and has prepared this report to highlight some of its findings and to assist the City Planning Commission in its review. This report examines the five year period between May 1982, the date the District was enacted, and March 1987, by focusing on the four major policy goals articulated in *Midtown Development*, the planning study published in June 1981, which established the basis for the Midtown District.

Many of the key goals set out in the 1981 Midtown Development Report are being achieved. Growth has been shifted from the East to the West Sides of Midtown—8.3 million square feet of privately developed space has been approved west of Sixth Avenue, compared with the 5.9 million square feet approved east of Sixth Avenue. ("Approved" buildings in this report are those which have been granted a special permit by the Board of Estimate or issued a building permit by the Department of Buildings.) Many new buildings provide retail stores or pedestrian amenities such as added sidewalk space. One-third of all the new buildings contain residential units, enriching this predominantly commercial district. New buildings display a variety of architectural forms while protecting light and air. At the same time, new regulations which allow flexibility within performance standards have permitted the vast majority of development (80% of new buildings) to proceed as-of-right, a sharp change from the negotiated zoning which had become commonplace prior to the District.

Each of the following sections restates a Midtown goal and reviews the record of achievement in meeting the goal.

Address	Name
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Stabilization Area

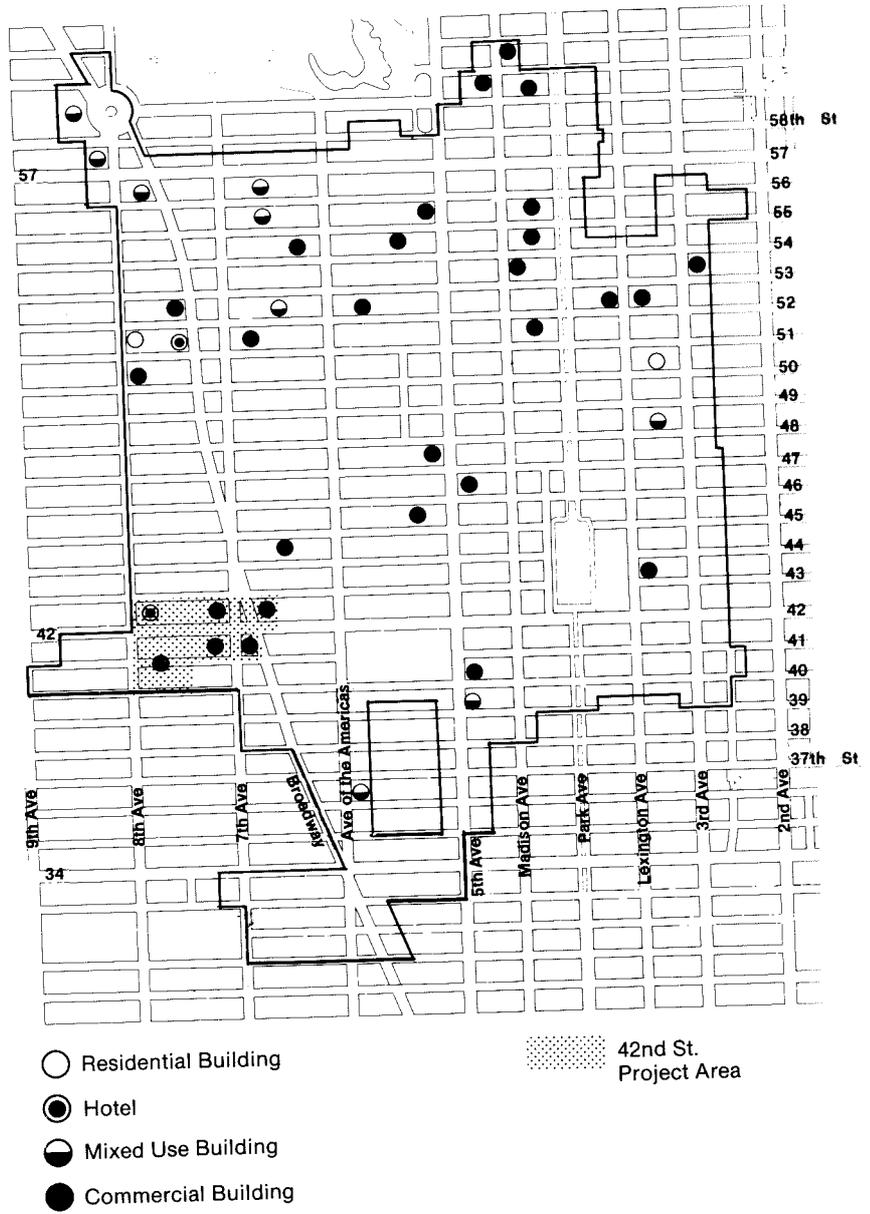
145 East 50th	The Kimberly
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65 East 55th	Park Ave Tower
141 East 48th	Cosmopolitan
445 Fifth Ave	Fifth Ave Tower
40 East 52nd	
40 West 53rd	EF Hutton
599 Lexington	
885 Third Ave	53rd at Third
70 East 55th	Heron Tower
527 Madison	
667 Madison	
425 Lexington	
650 Madison	
590 Fifth Ave	
10 West 46th	
712 Fifth Ave	
461 Fifth Ave	
565 Fifth Ave	

Preservation Area

20 West 55th

Growth Area

1651 Broadway	Novotel
990 6th Ave	The Vogue
830 Eighth Ave	
131 West 52nd	The Manhattan
146 West 57th	Metropolitan Tower
241 West 56th	Symphony House
785 Seventh Ave	Equitable Tower
156 West 56th	Cityspire
977 Eighth Ave	One Central Park Pl
260 West 52nd	The Ellington
1675 Broadway	
120 West 45th	Tower 45
10 Columbus Circle	Columbus Center
157 West 54th	Albermarle
42nd St. Project	(six buildings)



Development Trends

Goal: To help stabilize the prime East Side core area and to provide direction and incentives for growth and expansion to the west and to the south.

The Midtown zoning supports the goal of shifting development to the growth area by:

- A reduction in midblock density in the stabilization area to 12 FAR and an increase in avenue density in the growth area to 18 FAR which:
 1. allows a greater share of total Midtown bulk to be built in the growth area, and
 2. establishes zoning lines which discourage excessive concentration of bulk on either midblock or avenue sites, but in particular in the short blocks east of Fifth Avenue.
- A “sunset” provision which reduces the base FAR in the growth area to 15 in 1988, encouraging development to proceed more quickly in the growth area than in the stabilization area.
- An extension to the entire Midtown District of “CR” provisions which encourage mixed commercial and residential buildings. Developers of residential space, which is limited to 12 FAR, can achieve the full 18 FAR permitted in the growth area by including a base of 6 FAR of commercial space. This provision can be seen as inducing additional commercial space to be built in the growth area.

Development Shifts Westward

Almost 58% of new floor area approved between May 1982 and March 1987, is in the growth area. In the five years prior to the Midtown District, growth area development was only 22% of the Midtown total.

Development Trends

Within the Midtown Special District, there has been a significant shift of development toward the growth area. Between May 1982 and March 1987, there was more privately developed new floor area approved in the growth area than in the stabilization area. In contrast, during the period just prior to the passage of the Midtown District, the majority of floor area was developed east of Fifth Avenue.

More than half of the 14.3 million square feet* of new privately developed floor area, 8.3 million square feet, has been approved in the growth area. Adding the almost 7 million square feet of floor area from the approved 42nd Street development project jointly sponsored by the City and State, increases the growth area share to 72% of the total Midtown District development.

* All floor area figures are calculated according to the floor area definition in the Zoning Resolution. This is generally 80% to 85% of a building's gross floor area.

Development Totals

The Midtown Special Zoning District east of Sixth Avenue was enacted in May 1982. A comparison between 34 buildings approved prior to that time with 35 buildings approved between May 1982 and March 1987 shows a shift toward the West Side. In the table to the right "East" refers to the Stabilization and Preservation Areas east of Sixth Avenue and "West" refers to the Growth Area (see map on page 2). Buildings approved pursuant to the Midtown District are described more fully in the Appendix on page 16.

Total Completions

Buildings approved prior to the enactment of the Midtown Special Zoning District in May 1982 were completed as late as 1985. The first year in which all completed buildings were approved subject to the Midtown District regulations was 1986. The graph to the right includes both residential and office uses.

Land Price

As development activity increased in Midtown in the late 1970's, land on the East Side increased in value more rapidly than land on the West Side, an average annual increase between 1978 and 1982 of 57% on the East Side compared with 24% for the West Side. Since 1982, the average value of land per square foot has increased more rapidly on the West Side than on the East Side, an annual average increase of 26% on the West side compared with 17% for the East Side.

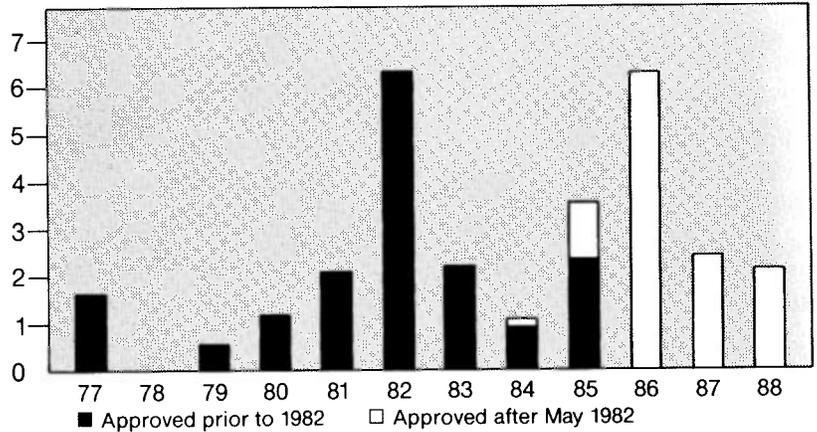
Land prices indicated in the graph to the right are based on transactions of "soft sites," defined as those which contain buildings built to 75% or less of allowable bulk, or residential buildings with a maximum of six stories. Transactions exclude in-house sales.

With 45 transactions, 1980 was the peak year in the Stabilization Area east of Fifth Avenue during the period 1978 to 1986. In the Growth Area, 1981 was the peak year with 36 transactions.

Development Totals

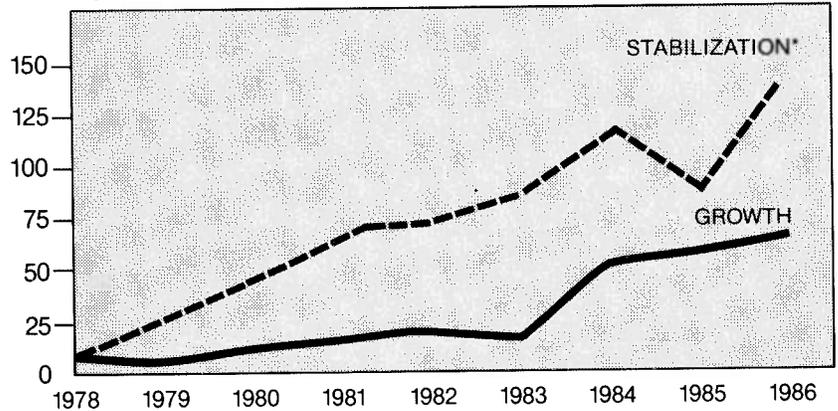
	PRE MIDTOWN 1977-1982			MIDTOWN 1982-1986			42nd STREET PROJECT
	East	West	Total	East	West	Total	
New Buildings	28 82%	6 18%	34	21 60%	14 40%	35	6
Total Square Feet (Millions)	14.34 80%	3.48 20%	17.82	5.94 42%	8.31 58%	14.25	6.90

**Total Completions
(Millions of Square Feet)**

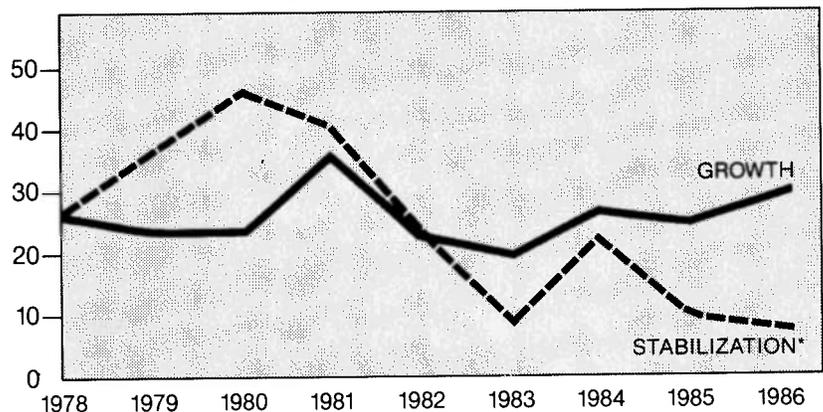


Midtown Land Prices

(Average price in dollars per square foot of buildable floor)



Number of Transactions



* East of Fifth Avenue Only

It is likely that the westward shift of development will continue. Nineteen projects totalling 11 million square feet are proposed and anticipated to be developed within the next three years. Of these, 15 are located in the growth zone, representing the majority of the total floor area.

Greater Mix of Uses Encouraged

A zoning provision which had the effect of limiting residential development in mixed use buildings was modified in the Midtown District. This change was instrumental in allowing five out of eleven buildings in the growth zone to be mixed use.

Land Use Trends

The Midtown District encourages residential use by increasing opportunities for mixed use buildings. Ten out of 35 buildings approved since the Midtown zoning contain a mix of uses. Twenty-three percent of privately developed floor area approved under the Special District is residential, which contrasts with the 9% of total floor area in the period from 1977 to 1982. Although recent Midtown residential development accounts for only 5% of Manhattan's new dwelling units, the new units help satisfy an important market and contribute, as do hotels, to Midtown's functioning as a 24-hour environment.

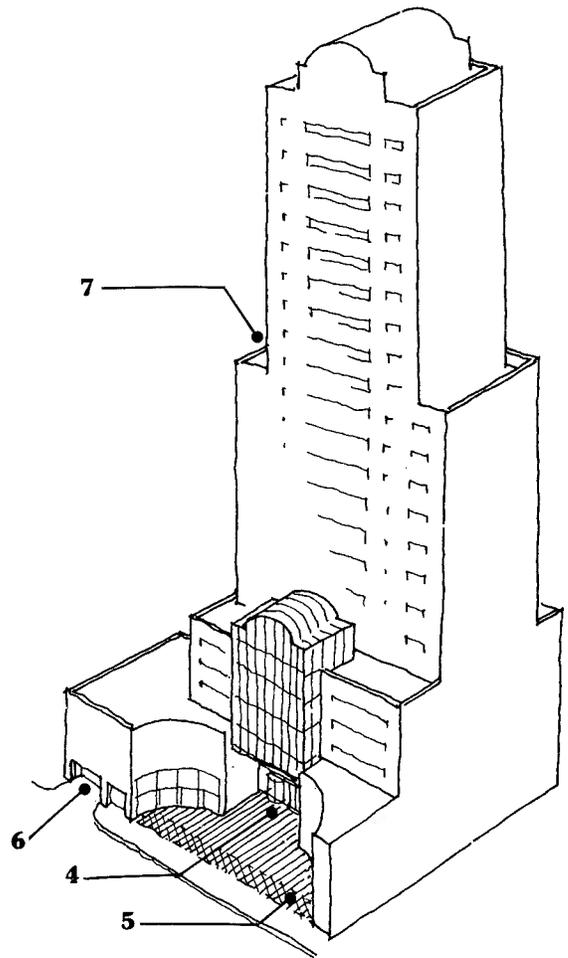
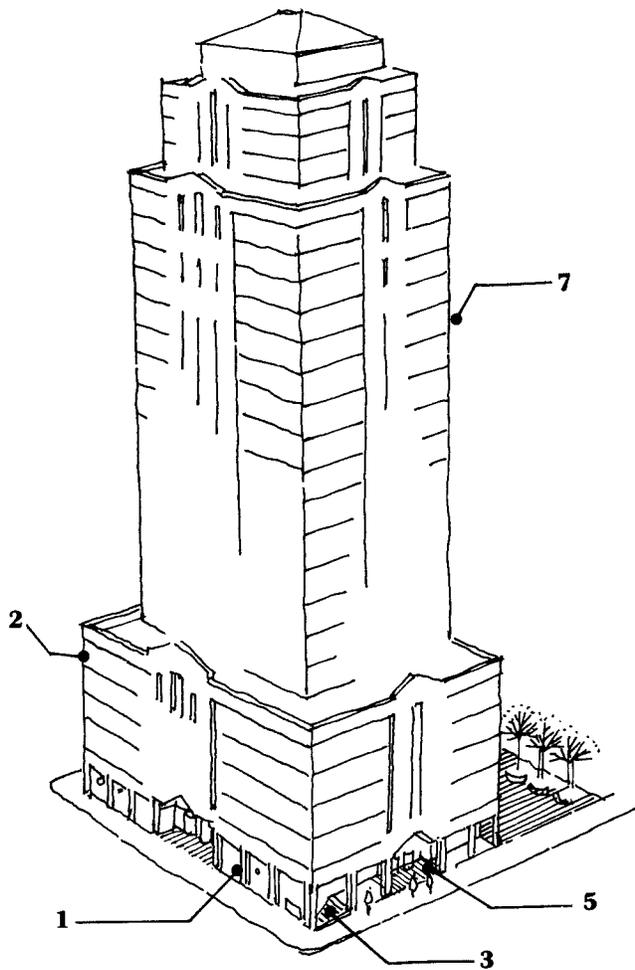
Projected development, however, indicates a shift away from residential use. More commercial projects—hotel as well as office—are anticipated over the next few years.

Changing Land Price

Land price is a key factor in the economic analysis of development decisions; and changes in land price can serve as an indicator of market confidence.

In reaction to the surge of development interest on the East Side prior to the 1982 Midtown zoning, land prices rose much more quickly east of Fifth Avenue than west of Sixth Avenue. This price differential created a market opportunity for West Side development by enabling new West Side buildings to charge lower rents than new East Side buildings. A formula based upon the average land price differential, allowable FAR and interest rates indicate that a new West Side building in 1982 would have been able to charge 20% less for commercial rent than an East Side building. This difference certainly helped to shift the market toward the West Side.

In 1984, West Side prices more than doubled from the previous year, indicating greater market acceptance of the West Side as a development location. The West Side has, on average, seen only moderate increases since that time.



- 1 • Ground floor retail on specified streets
- 2 • Streetwall built to property line on specified streets
- 3 • Relocation of adjacent subway stairs from the sidewalk to within the development site
- 4 • Continuing through-block circulation networks in specified midblocks west of Fifth Avenue
- 5 • Mandated pedestrian circulation space improvements for all new development
- 6 • Curb cut prohibitions on specified streets
- 7 • New bulk regulations protecting light and air access to the street

Regulatory Elements

Goal: *To emphasize within the zoning regulations the underlying planning concern with the impact of buildings on the streets and avenues of Midtown—not only in terms of their openness to light and air, but also in how well the streets serve the movement of people, define Midtown as a special place and enhance its role as the world’s preeminent “downtown.”*

Three types of regulations are incorporated in the Midtown Special District in order to ensure that new buildings relate to streets in a positive fashion:

1. Bulk regulations control the general shape or envelope of buildings while allowing architectural flexibility for different development options.
2. Density differentials between avenues and midblocks prevent excessive concentrations of bulk.
3. Mandated planning and urban design features encourage the effective functioning of buildings at the pedestrian level.

The new bulk regulations (“daylighting”) are based on principles and criteria patterned on actual Midtown development built under the 1916 and 1961 zoning regulations. The controls are based on performance standards which provide more flexibility than previous regulations and allow a wide variety of architectural forms for large and small sites. The opportunity for waiving these bulk regulations is strictly limited to special permits for new development done in association with a landmarked building.

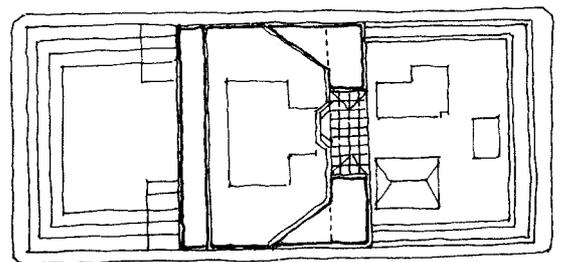
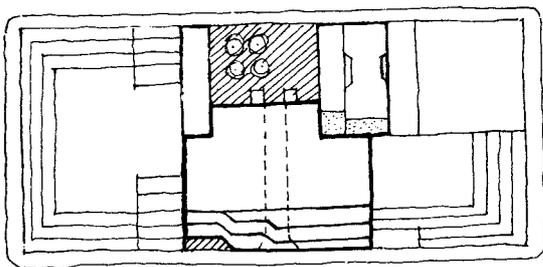
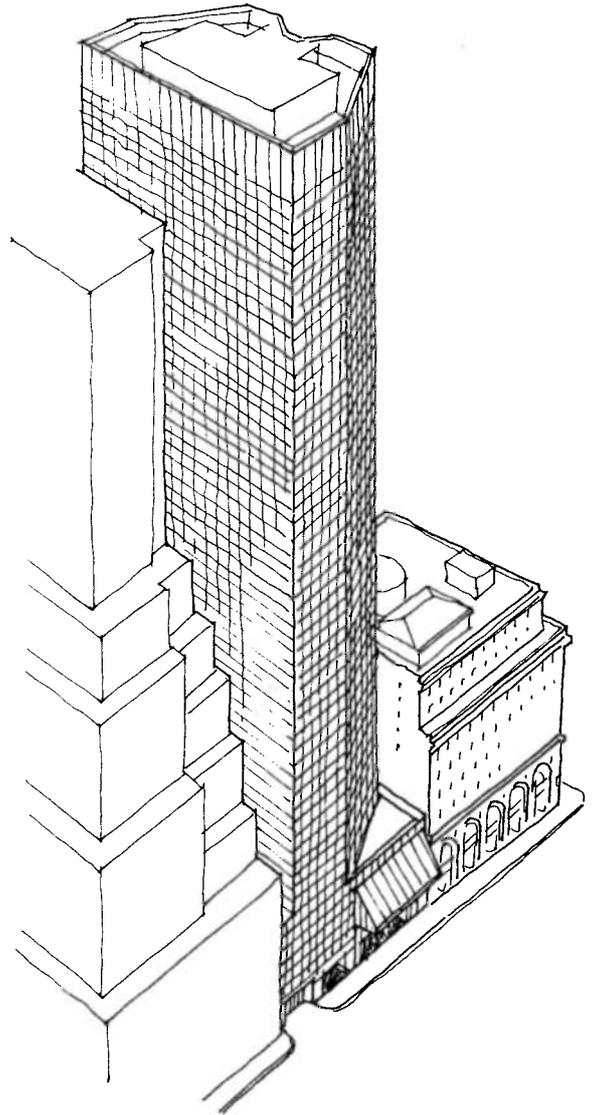
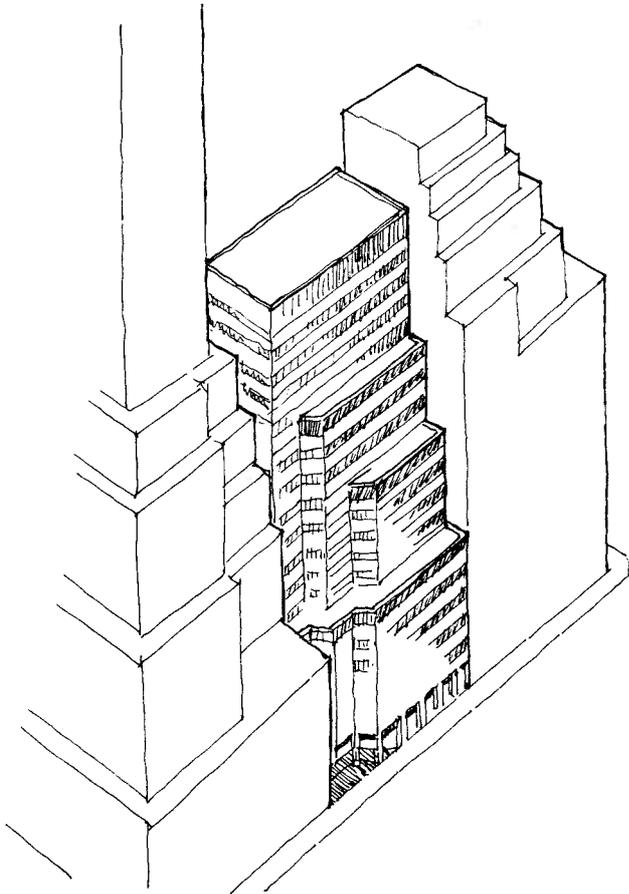
The density differential between the avenues and midblock streets was achieved in the stabilization area by downzoning the midblocks, and in the growth area by upzoning the avenue frontages. By introducing this differential, the zoning established a boundary line across which the transfer of bulk (commonly called “air rights”) is restricted. This was intended to protect the lower scaled midblocks from the intrusion of excessively large buildings as well as to encourage a more appropriate distribution of new building bulk across a block.

Mandated planning and urban design regulations were introduced in order to protect the character of Midtown and the long term viability of its streets and avenues. The number of amenities that generated bonus floor area was greatly reduced and is now limited to urban plazas and parks, through block gallerias, subway station improvements, and renovation or construction of legitimate theatres.

Mandated Planning and Urban Design Features

In order to protect the character of Midtown and the long term viability of its streets and avenues, six planning and urban design features were mandated and not bonused:

- Ground floor retail on specified streets
- Streetwall built to property line on specified streets
- Relocation of adjacent subway stairs from the sidewalk to within the development site
- Continuing through-block circulation networks in specified midblocks west of Fifth Avenue
- Mandated pedestrian circulation space improvements for all new development
- Curb cut prohibitions on specified streets



The Effects of Midtown Zoning

These approximations of buildings developed on similar lots within the stabilization area show the effects of the Midtown Zoning regulations. The building on the right is typical of the bonuses and waivers allowed by the regulations prior to 1982. The building on the left, which conforms to the Midtown Special Zoning District, contains 27% less floor area than the building to the right, it steps back rather than rising in a tower, and it provides more pedestrian circulation space.

Architectural Form

In contrast to previous controls, the new height and setback regulations have not produced rigidly uniform building shapes. Instead, there has been a wide variety of architectural responses to the regulations, adding to the rich diversity of architecture in Midtown. Many new buildings are designed with terraced setbacks and multiple recesses. One typical configuration of the new buildings consists of an upper mass which rests on a large base.

The new regulations allow more design flexibility than the previous regulations and are less restrictive. However, all new buildings approved under the regulations permit more unobstructed light and air to the street than did those pre-Midtown buildings which had height and setback regulations waived through special permits or Board of Standards and Appeals variances.

Building Size

The average Midtown building approved under the new regulations is smaller than those under the previous regulations—332,000 square feet as compared to an average building size of 530,000 square feet in the five year period prior to the Midtown district. The average number of floors is 35 under Midtown regulations which compares with 39 floors previously. Differences in building size can be attributed to the reduction or elimination of bonuses, the reduction of midblock density in the stabilization zone, and the ease of developing smaller sites under the Special Midtown District.

Among the new Midtown buildings, on average, growth zone buildings are larger than stabilization zone buildings—488,000 square feet compared to 273,000 square feet. This difference is due mainly to the higher densities allowed in the growth zone coupled with a high proportion of avenue development; the larger sites available in the growth zone contribute only moderately to the size differential.

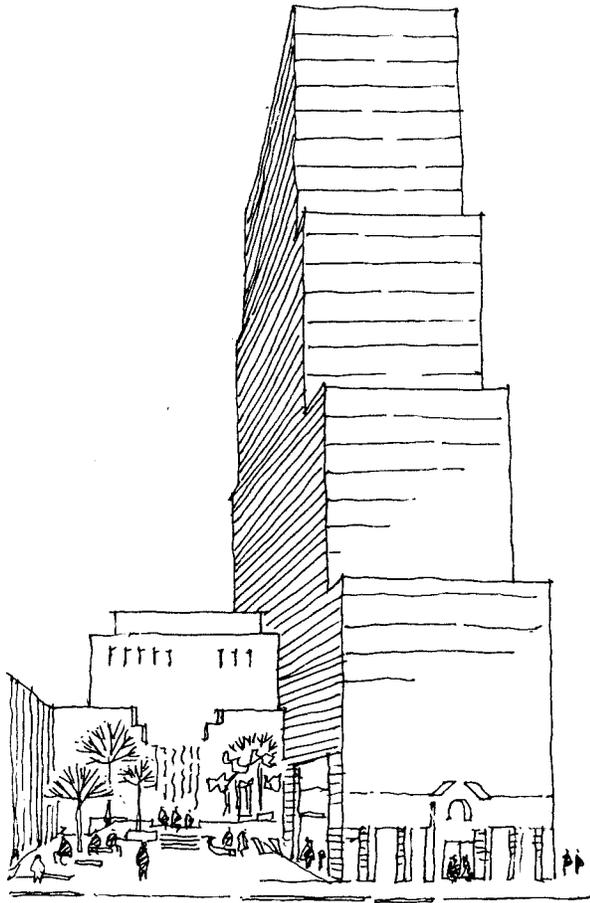
Amenities

The Midtown Special District mandates pedestrian circulation spaces at street level for all new development. Pedestrian space has been provided through entrance recesses, corner circulation spaces, arcades and sidewalk widenings.

New developments which are located adjacent to subway entrances are required to move the entrance to within the property line to relieve sidewalk congestion and to bring stairs up to modern Transit Authority standards. Developments are also eligible for bonus floor area if major subway circulation improvements are provided. Five buildings in the district have been required to relocate stairs. Of these projects, three applied for and received a bonus for major circulation improvements.

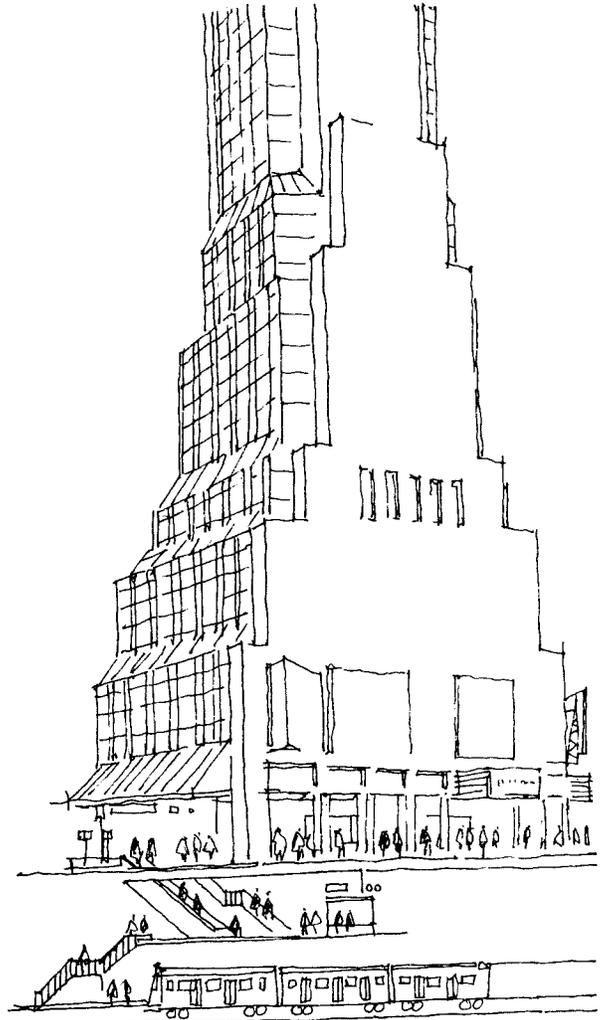
Split Lot Regulations

By introducing an Avenue/Midblock density differential, the zoning established a boundary line across which the transfer of bulk (commonly called "air rights") is restricted. The "split lot" restriction in the Zoning Resolution applies throughout the City whenever a zoning district boundary line divides a zoning lot. Establishing this condition in Midtown was intended to protect the lower-scaled midblocks from the intrusion of excessively large buildings as well as to encourage a more appropriate distribution of new building bulk across a block.



As-of-Right

As-of-right buildings are approved by the Department of Buildings through an administrative review only, without need for discretionary actions, special permits or public hearings. Some as-of-right buildings also require a certification by the City Planning Commission or the Chairman that certain amenities are in compliance with regulations. There is no discretion involved in actions that require certification.



Special Permits, Authorizations and Variances

The City Charter specifies the steps that must be taken to obtain a special permit from the City Planning Commission under the Uniform Land Use Review Procedure (ULURP). Review by the Community Board, the City Planning Commission and the Board of Estimate is required. Variances require approval by the Board of Standards and Appeals. These actions are also subject to environmental review pursuant to the City Environmental Quality Review (CEQR). A shorter procedure is required to obtain an authorization by the Commission for specified modifications of certain guidelines. These actions are of a minor nature and are generally not subject to CEQR.

Administrative Procedures

Goal: To make the zoning regulations as predictable and as-of-right as possible, reversing the practice of negotiated zoning.

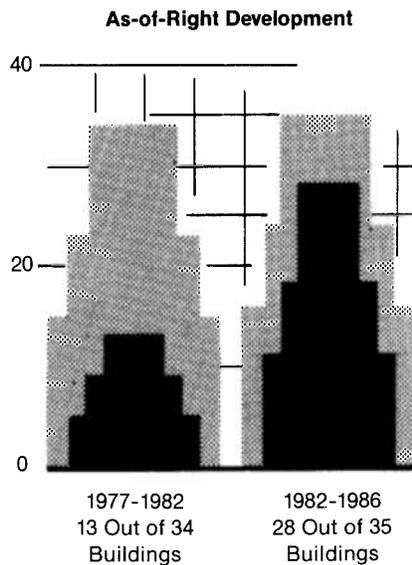
The goal of allowing new development to proceed with predictable, as-of-right regulations has been successfully achieved. Of the thirty-five buildings approved pursuant to the Special District, twenty-eight (80%) are as-of-right. This contrasts with thirteen out of thirty-four (38%) as-of-right buildings in the five year period just prior to the Midtown Zoning.

Making zoning more predictable and as-of-right entailed two fundamental changes in the substance of the zoning code. The first made the zoning more flexible through the use of performance standards while being more specific about required elements, and the second reduced the number of discretionary permits available.

Flexibility in the new bulk regulations allows development where difficult site conditions might otherwise have caused a developer to seek a variance or a waiver. The new bulk regulations also allow greater design flexibility. Choice of use is more flexible due to new provisions which expand opportunities to mix residential and commercial uses. At the same time, there are specific standards both for mandated building elements such as pedestrian circulation space and for optional amenities that generate bonuses such as plazas and through-block galleries.

Opportunities for obtaining discretionary approvals were significantly reduced. Seventeen special permit provisions were eliminated from the underlying zoning district. Only four special permits are provided in the Midtown Special Zoning District: bonuses for major subway improvements, waivers of height and setback related to landmark buildings, bonuses for legitimate theatre development and renovation, and a bonus for an urban park.

Since its passage in May 1982, no changes to the text of the Midtown District have been made in response to specific development projects; changes have only been made to clarify the legislative intent. In contrast, 12 buildings out of 36 in the five year period prior to the Midtown District were accompanied by zoning text changes. In addition, only one variance, for a reduction in pedestrian circulation space, was granted.



Times Square Urban Design Controls

Goal: To preserve, protect and enhance the scale and character of Times Square, and in particular its unique ambiance, lighting and large electric signs.

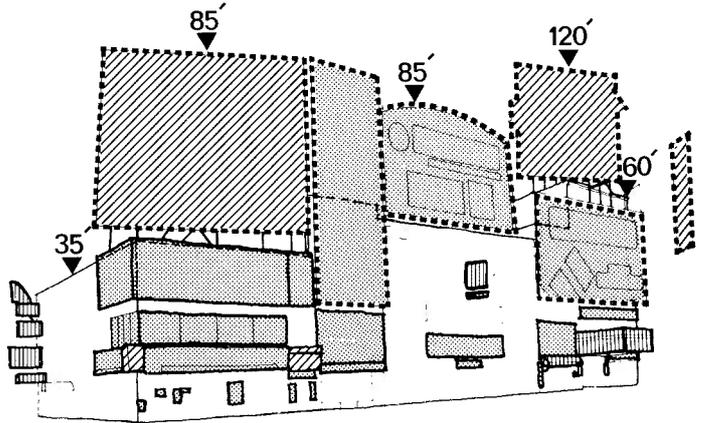
New zoning text, adopted in February 1987, will ensure that future developments between 43rd and 50th Streets on Broadway or Seventh Avenue contribute positively to the special character of Times Square.



Area Analysis

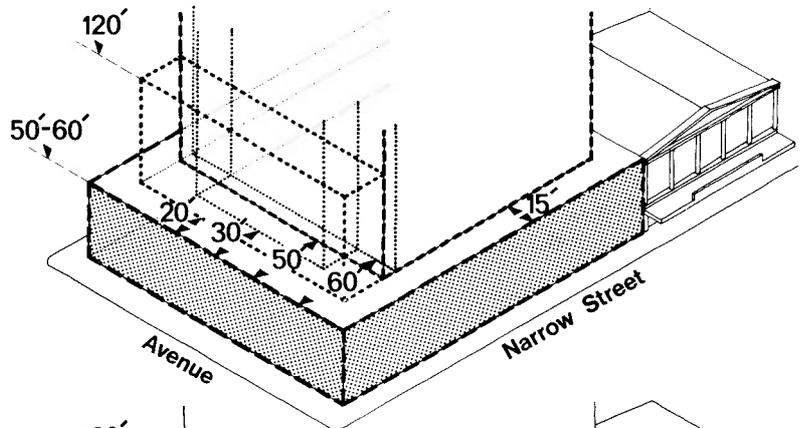
Existing blockfronts are distinguished by:

- signs, frequently internally lit and animated, comprising small-scale retail signs, intermediate scale business signs and large scale “super-signs”
- low-scale street walls, which establish street character and allow “super-signs” above to be shaped and angled for maximum visibility
- active, visually stimulating, late-hour uses on street frontages



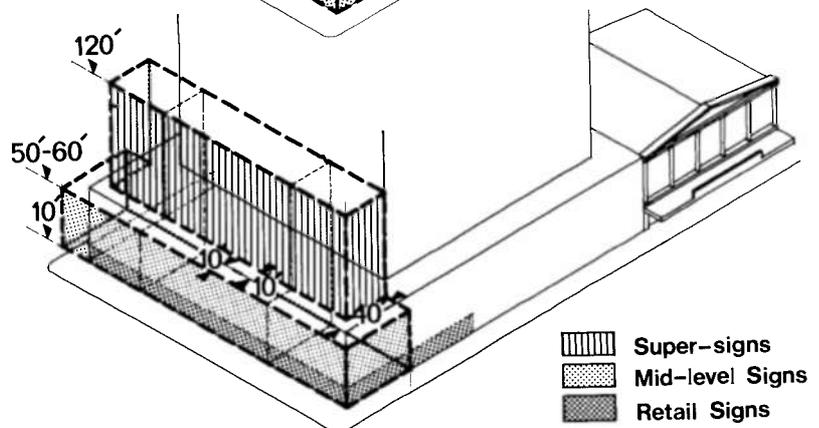
Street Wall and Setback Requirements

- on Broadway or Seventh Avenue street wall height of 50 to 60 feet permitted
- on narrow streets, minimum setback of 15 feet above street wall
- on Broadway or Seventh Avenue, minimum setback of 50 feet above street wall, or 60 feet with limited encroachment to 35 feet in center portion; additionally, a less restrictive setback of 20 feet up to a height of 120 feet if accompanied by a specific area of signs.



Signage and Lighting Requirements

- an illuminated sign for each grade level retail use
- illuminated signs between 10 feet and the top of the street wall with minimum areas, sizes and numbers.
- illuminated “super-signs,” with minimum areas, sizes and numbers and requirements for location, animation and brightness.



- Super-signs
- Mid-level Signs
- Retail Signs

Special Sub-Districts

Goal: To protect the theatre district (by helping to preserve existing theatres) and the midblock area around the Museum of Modern Art, both of which make a special contribution to the function and ambience of Midtown and are unlikely to be replaced if destroyed.

Theatre Sub-District

The Special Theatre District, which predated the Special Midtown District, was retained and strengthened through the requirement of a special permit for the demolition of a listed theatre. A bonus for the rehabilitation of a listed theatre was also introduced. Since the Midtown District became effective, no demolition permits have been filed for any of the 44 listed theatres. One theatre rehabilitation bonus, for the City Center Theatre, has been approved, allowing a twenty percent floor area bonus for an adjacent mixed-use development.

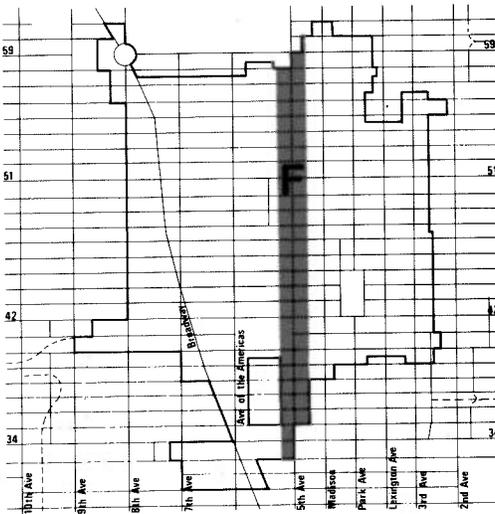
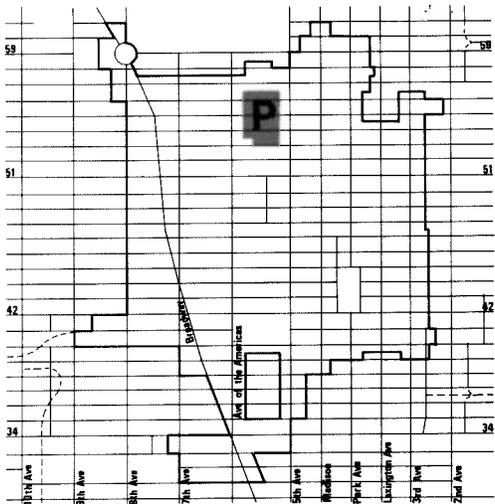
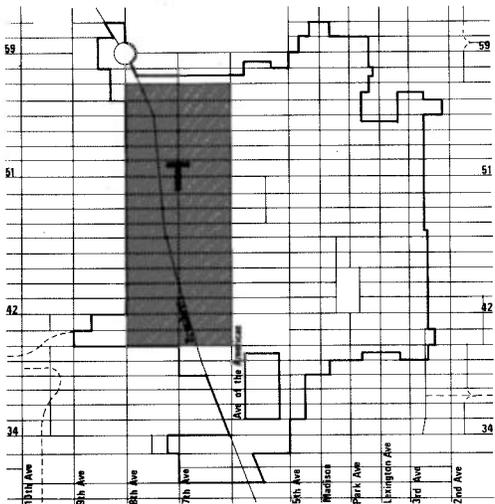
An urban design study of the Times Square portion of the District between 43rd and 50th Streets was undertaken subsequent to the passage of the Midtown District. This study led to the adoption in early 1987 of new lighting, signage, streetwall and setback controls that will reinforce the character of this area.

Preservation Sub-District

A preservation district with an FAR of 8 was created in the midblocks around the Museum of Modern Art in order to preserve the unique scale and function of the area. One building has been completed, an 8 FAR as-of-right commercial building. It is 13 floors high and relates well to the midblock context.

Fifth Avenue Sub-District

The Fifth Avenue sub-district also predated the Midtown District. The maintenance and strengthening of Fifth Avenue as one of the world's great shopping boulevards continued to be emphasized. The special Fifth Avenue retail use group was retained and the sub-district was extended south to 34th Street. Four buildings, all of which reinforce retail continuity, have been approved in the sub-district.



Appendix Approved Buildings¹ May 1982 to March 1987

Address	Name	Commercial Office/Retail	Hotel	Residential	Total Zoning Flr. Area ²	As-of- Right	Stories	Height (Feet)
Stabilization Area								
145 East 50th	The Kimberly			132,549	132,549	Yes	29	350
55 East 59th	Delmonico Plaza	221,221			221,221	Yes	24	300
20 West 55th ³		59,111			59,111	Yes	13	140
600 Lexington	Manhattan Tower	239,077			239,077	Yes	32	410
65 East 55th	Park Ave Tower	455,429			455,429	Yes	37	562
141 East 48th	Cosmopolitan	16,531		178,592	195,123	Yes	35	368
445 Fifth Ave	Fifth Ave Tower	71,339		146,082	217,421	Yes	34	373
40 East 52nd		307,797			307,797	Yes	24	324
40 West 53rd	EF Hutton	597,012			597,012	No	29	411
599 Lexington		816,955			816,955	No	47	655
885 Third Ave	53rd at Third	463,169			463,169	No	36	470
70 East 55th	Heron Tower	119,238			119,238	Yes	28	334
527 Madison		174,666			174,666	Yes	27	353
667 Madison		197,325			197,325	Yes	24	365
425 Lexington		520,169			520,169	Yes	32	437
650 Madison ⁴		215,143			215,143	Yes	28	327
590 Fifth Ave		82,447			82,447	Yes	18	239
10 West 46th		76,800			76,800	Yes	19	254
712 Fifth Ave		58,858	246,406	115,548	420,412	No	54	650
461 Fifth Ave		169,131			169,131	Yes	26	300
565 Fifth Ave		262,000			262,000	Yes	28	363
	Stabilization Area Totals/Average	5,123,418	246,406	572,771	5,942,595	17 Yes	30	380
Growth Area								
1651 Broadway ⁴	Novotel		242,385		242,385	No	25	400
990 6th Ave	The Vogue	61,324		266,032	327,356	Yes	28	233
830 Eighth Ave		17,850			17,850	Yes	10	176
131 West 52nd	The Manhattan	62,812		195,015	257,827	Yes	46	492
146 West 57th	Metropolitan Tower	194,197		358,320	552,517	Yes	65	718
241 West 56th	Symphony House	199,645		410,648	610,293	Yes	43	485
785 Seventh Ave	Equitable Tower	1,382,256			1,352,256	Yes	51	758
156 West 56th	Cityspire	312,101		421,686	733,787	No	73	812
977 Eighth Ave	One Central Park Pl	4,377		313,575	317,952	Yes	55	666
260 West 52nd	The Ellington			175,933	175,933	Yes	25	272
1675 Broadway		654,790			654,790	Yes	35	495
120 West 45th	Tower 45	357,468			357,468	Yes	41	486
10 Columbus Circle ⁴	Columbus Center	1,698,546		527,615	2,217,161	No	69	925
157 West 54th	Albermarle		462,015		462,015	Yes	56	590
	Subtotal/Average	4,936,366	704,400	2,668,824	8,309,590	11 Yes	44	536
42nd St. Project ⁵ (six buildings)	Subtotal	6,095,700	800,000		6,895,700			
	Growth Area Totals	11,032,066	1,504,400	2,668,824	15,205,290			
	MIDTOWN TOTALS	16,155,484	1,750,806	3,241,595	21,147,885			
	Less 42nd St	10,059,784	950,806	3,241,595	14,252,185			

¹ "Approved" buildings in this report are those which have been granted a special permit by the Board of Estimate or issued a building permit by the Department of Buildings.

² All floor area figures are calculated according to the definition in the Zoning Resolution. This is generally 80% to 85% of a building's gross floor area. Only net new floor area is included.

³ 20 West 55th Street is in the Preservation Area.

⁴ These buildings are technically additions to existing buildings. Only net new floor area is counted in the table, and these buildings are excluded from average size calculations in the text.

⁵ The 42nd Street project will be advanced subject to the project plan approved by the Board of Estimate and the board of New York State Urban Development Corporation. The Project is excluded from statistics cited in the text unless otherwise noted.

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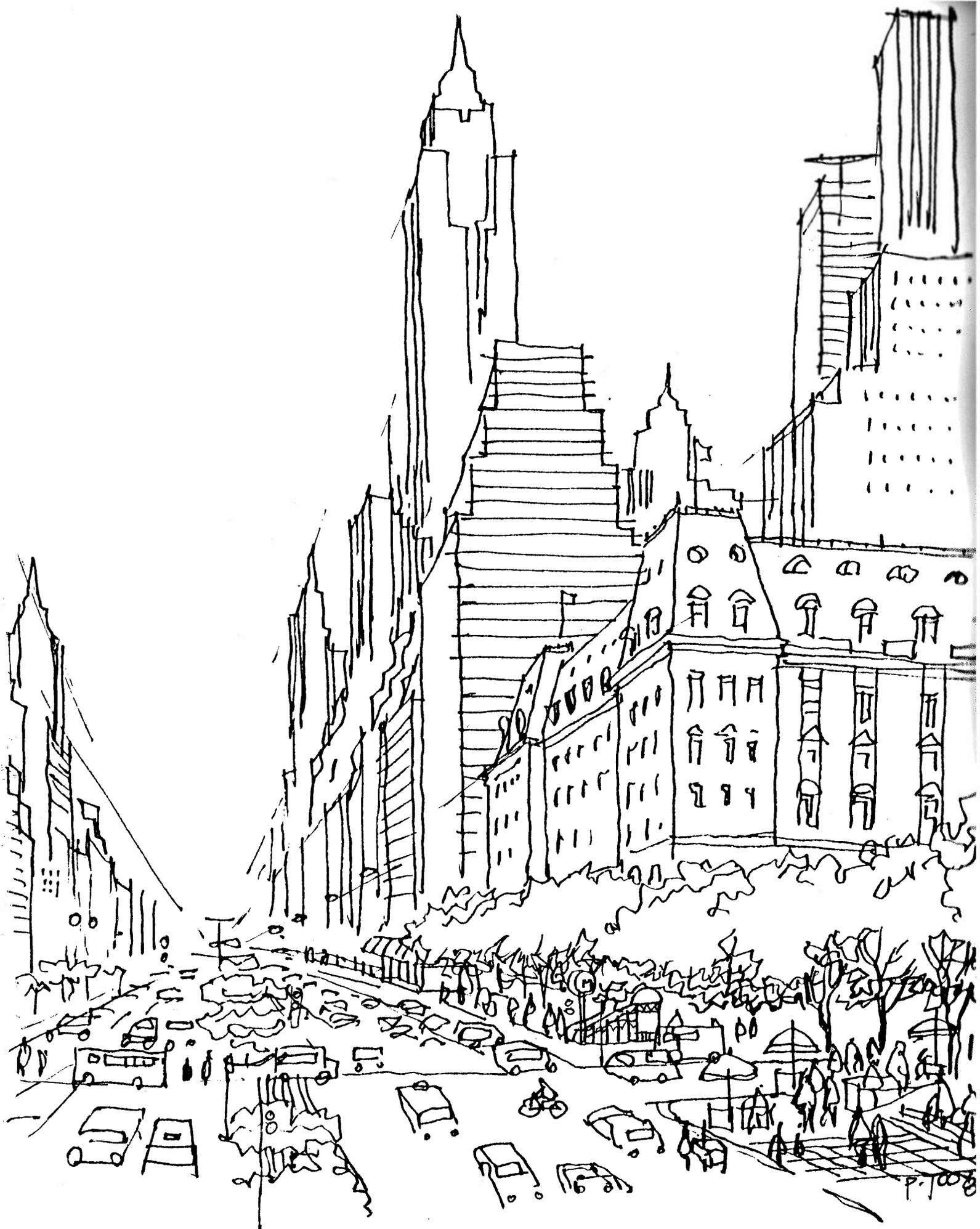
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