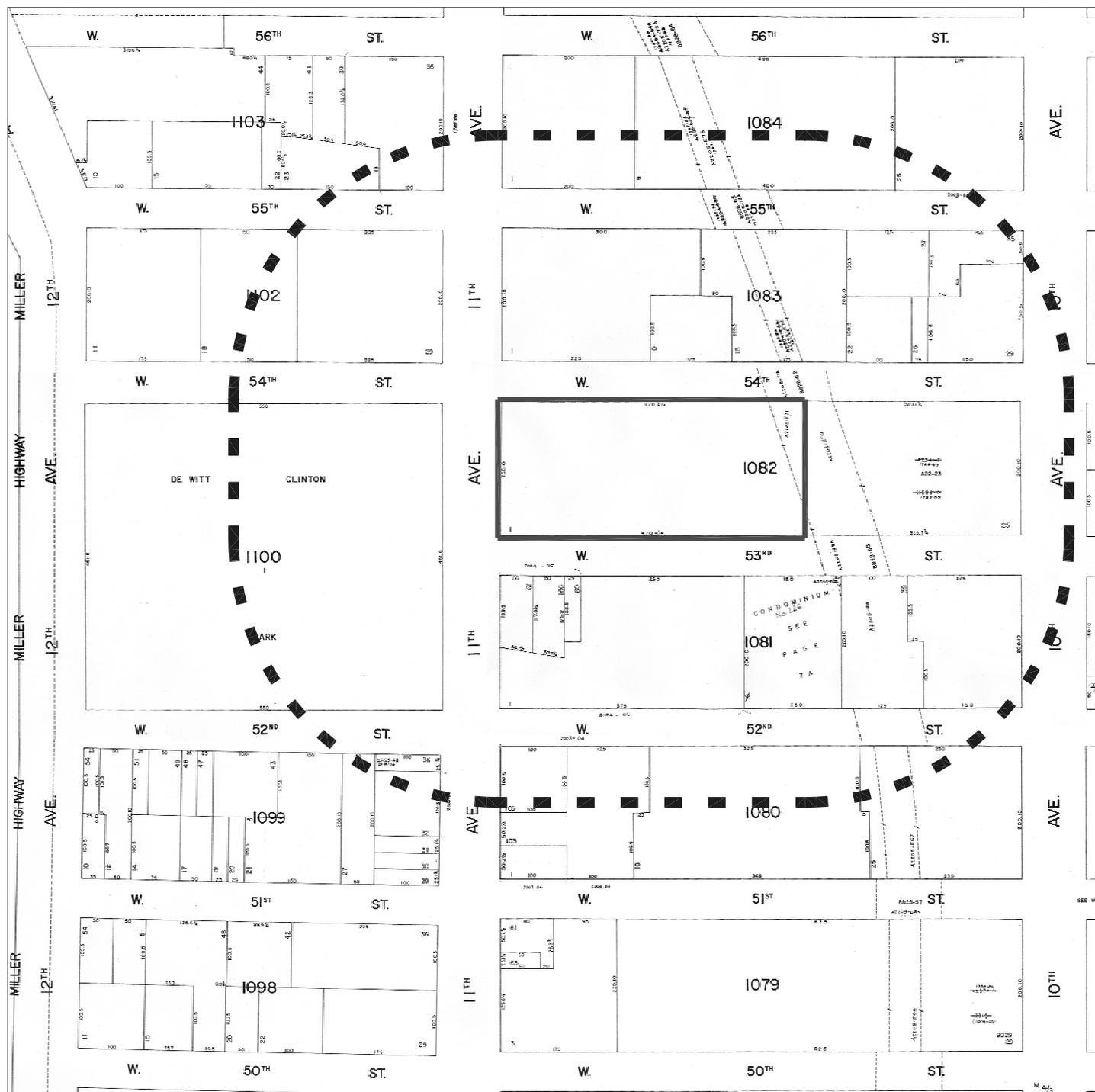


Note: Project Site (as visible from this view) is shaded in yellow. The site perimeter is rectangular. Photo taken during occupancy of the site by Verizon, which ended in May 2007.

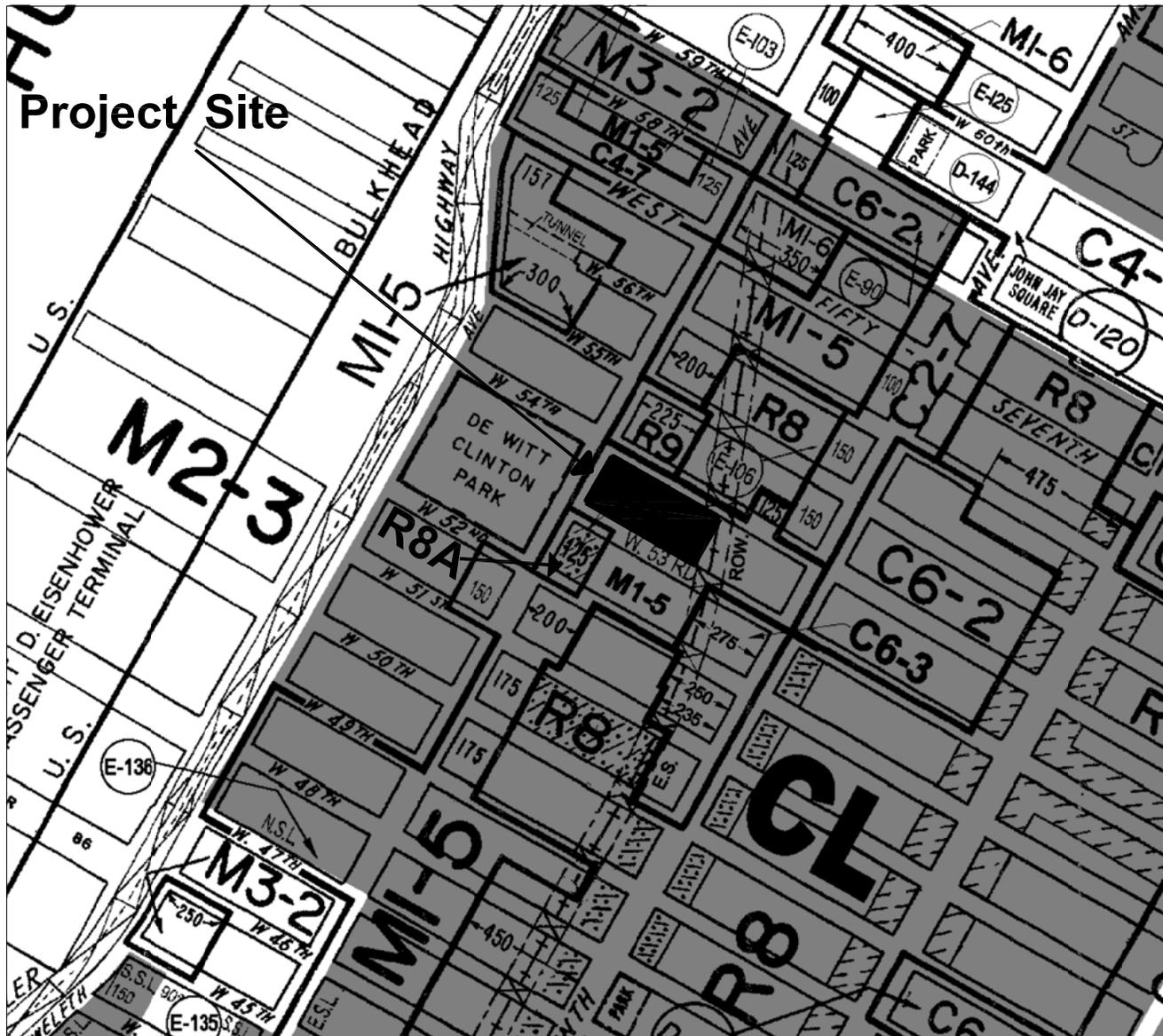


LEGEND:



Not to Scale
(refer to dimensions)





ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follows on **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:
 9-28-2005 C 040488 ZMM

SPECIAL PURPOSE DISTRICT
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

- D – RESTRICTIVE DECLARATION
- E – CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION
- e1 – REFERS TO BLOCKS WITH LOTS SUBJECT TO CEQR DESIGNATION E-137. SEE Z.R. APPENDICES (CEQR DECLARATIONS) FOR LIST OF AFFECTED BLOCK AND LOTS.

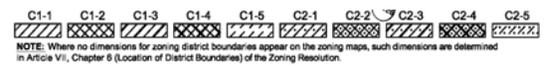
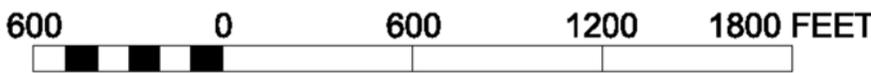
MAP KEY

	5d	6b
8a	8c	9a
8b	8d	9b

* Copyrighted by the City of New York

ZONING MAP 8c

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map check the Department of City Planning website: <http://www.nyc.gov/html/dcp/html/subcats/zoning.html> or contact the Zoning Information Desk at (212) 720-3291.



770 Eleventh Avenue Mixed-use Development Rezoning EIS

Figure 1-4
Existing Zoning



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follows on **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:
 9-28-2005 C 040488 ZMM

SPECIAL PURPOSE DISTRICT
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

- D – RESTRICTIVE DECLARATION
- E – CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION
- E1 – REFERS TO BLOCKS WITH LOTS SUBJECT TO CEQR DESIGNATION E-137. SEE Z.M. APPENDICES (CEQR DECLARATIONS) FOR LIST OF AFFECTED BLOCK AND LOTS.

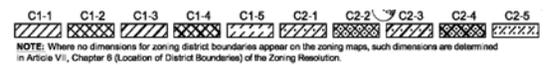
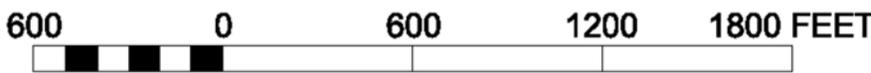
MAP KEY

	5d	6b
8a	8c	9a
8b	8d	9b

* Copyrighted by the City of New York

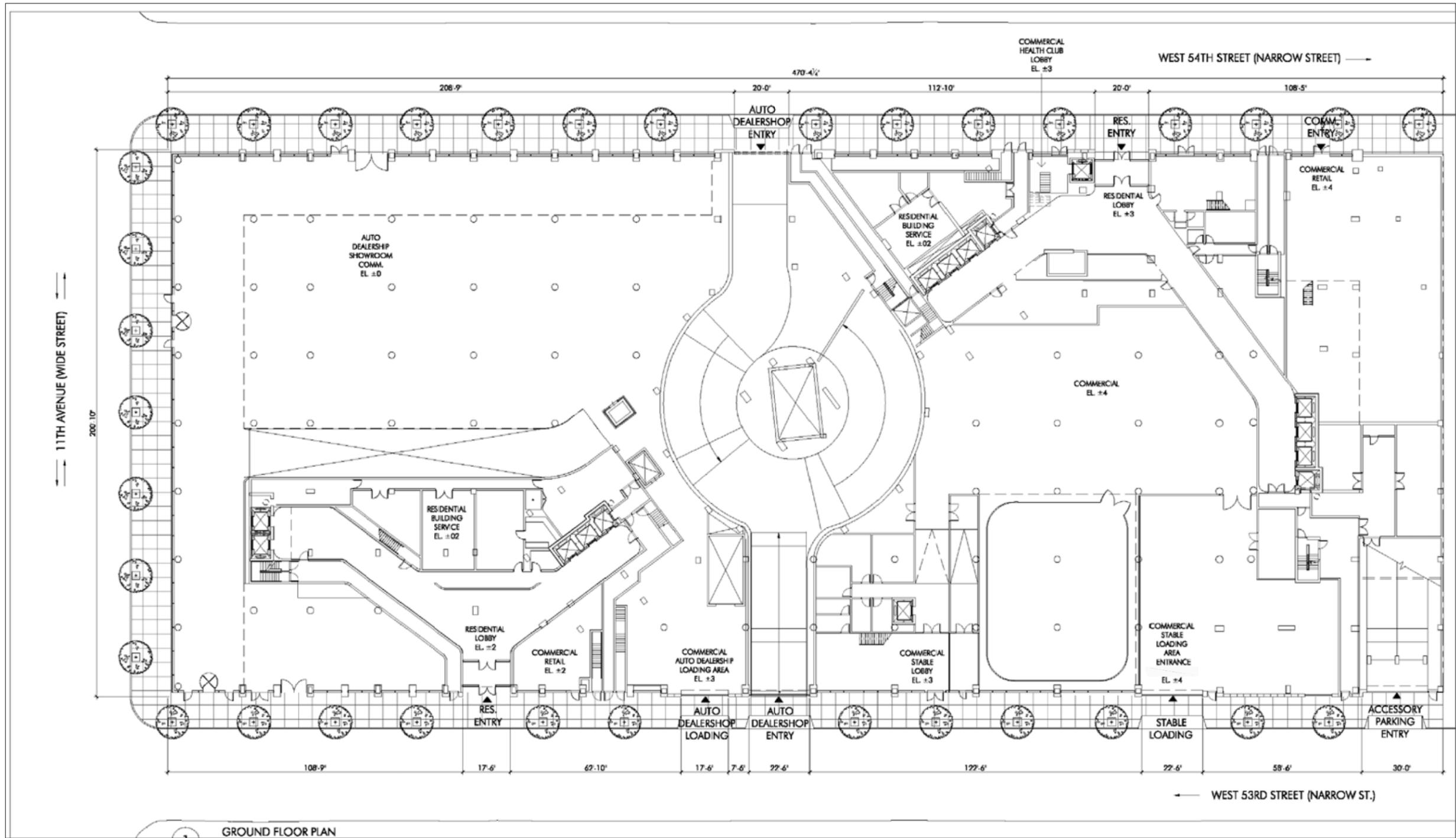
ZONING MAP 8c

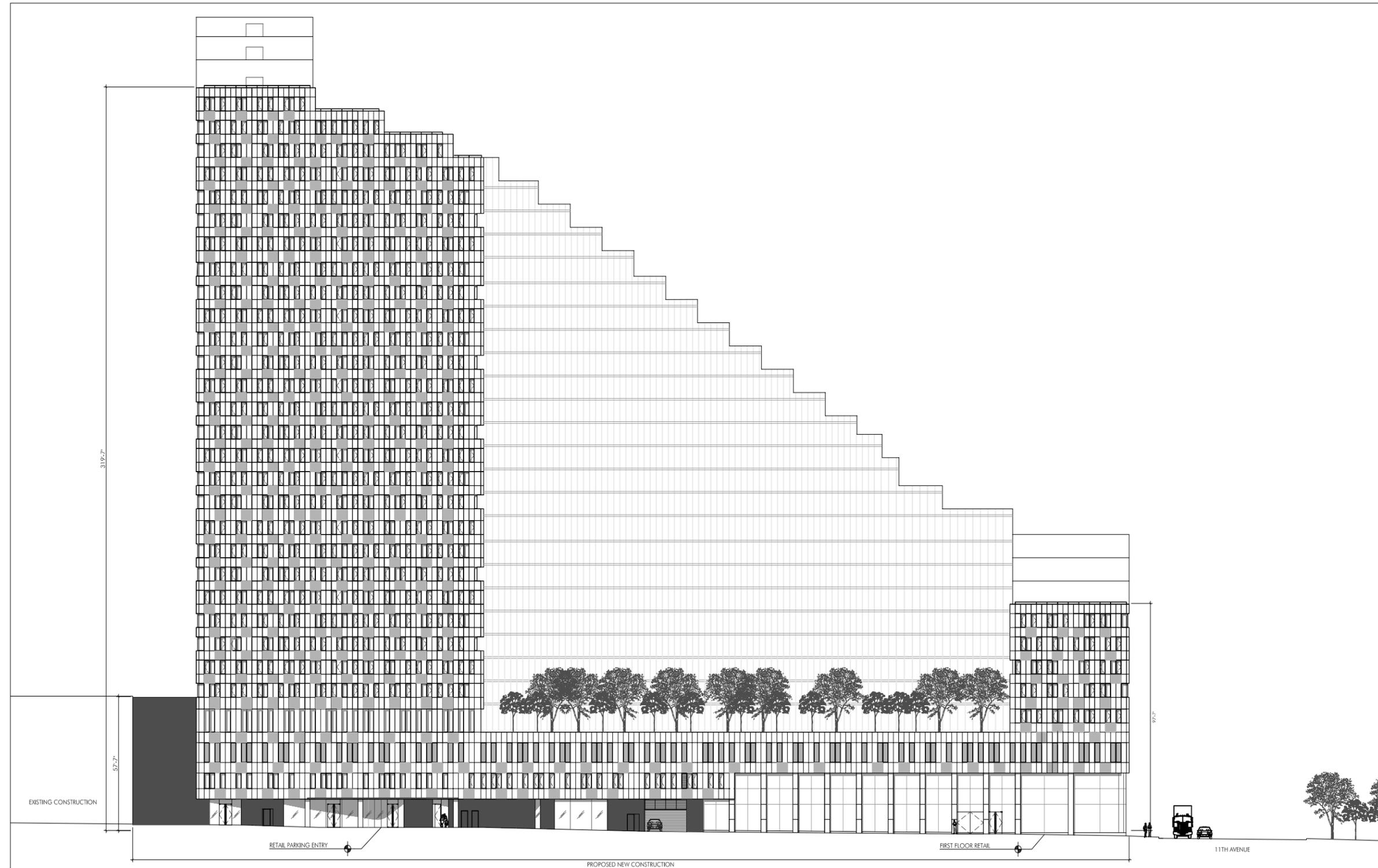
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map check the Department of City Planning website: <http://www.nyc.gov/html/dcp/html/subcats/zoning.html> or contact the Zoning Information Desk at (212) 720-3291.



770 Eleventh Avenue Mixed-use Development Rezoning EIS

Figure 1-5
Proposed Zoning

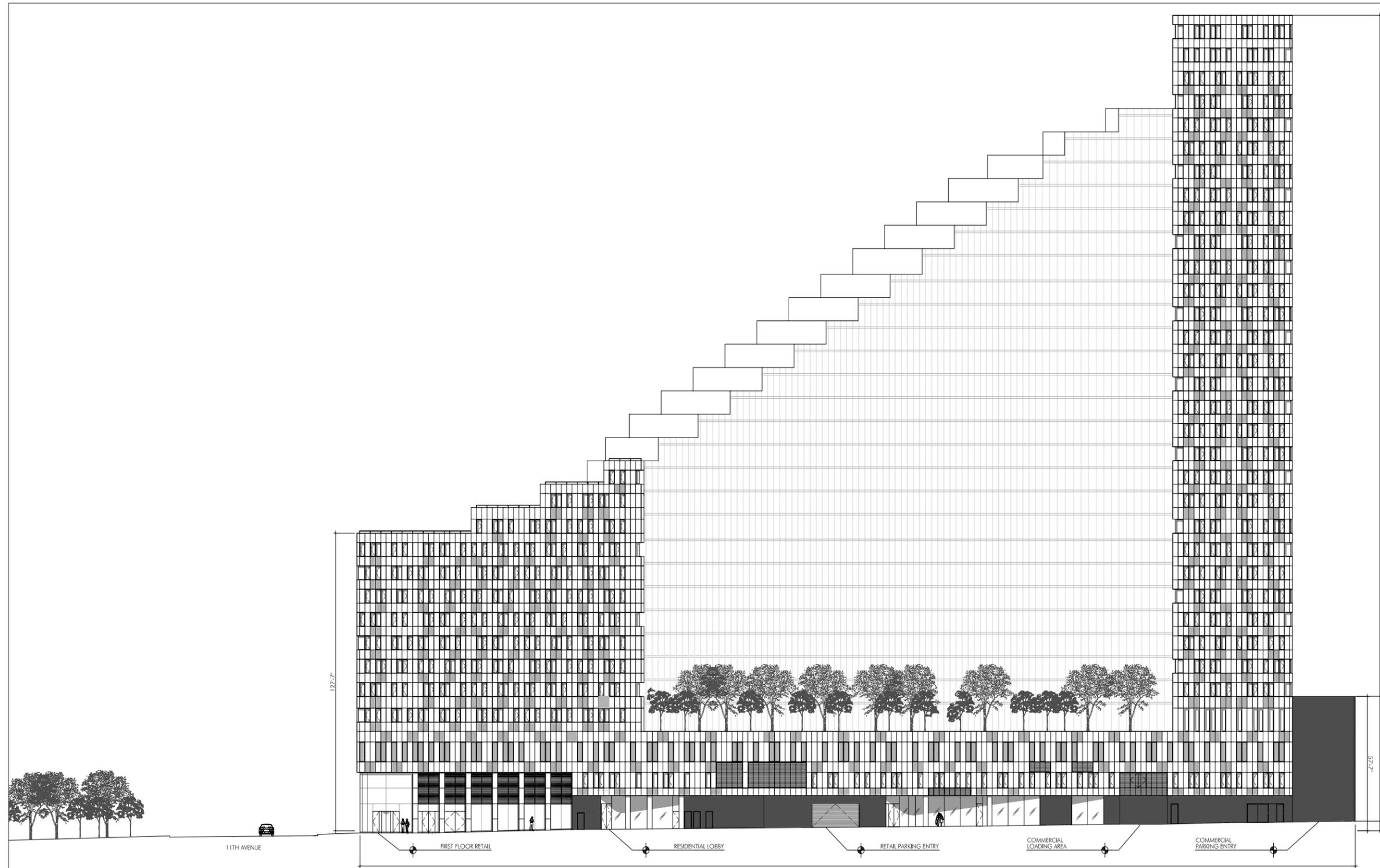




770 Eleventh Avenue Mixed-use Development Rezoning EIS

Figure 1-8a

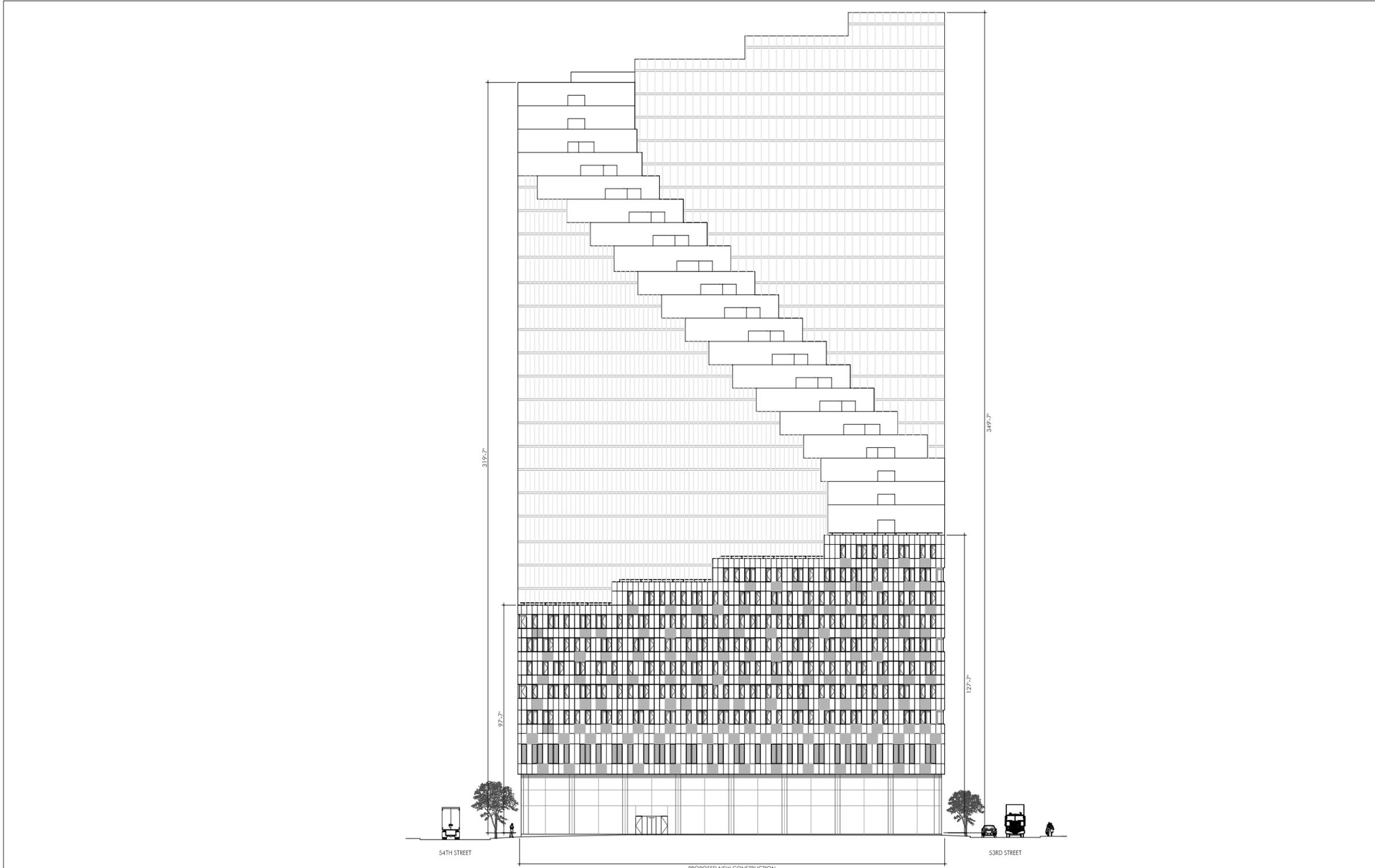
Illustrative Building Elevations - North Elevation



770 Eleventh Avenue Mixed-use Development Rezoning EIS

Figure 1-8b

Illustrative Building Elevations - South Elevation





PARK VIEW LOOKING EAST



3 W53rd & 11TH AVENUE VIEW (DUSK)



2 W53rd & 11TH AVENUE VIEW (DAY)

For illustrative purposes only



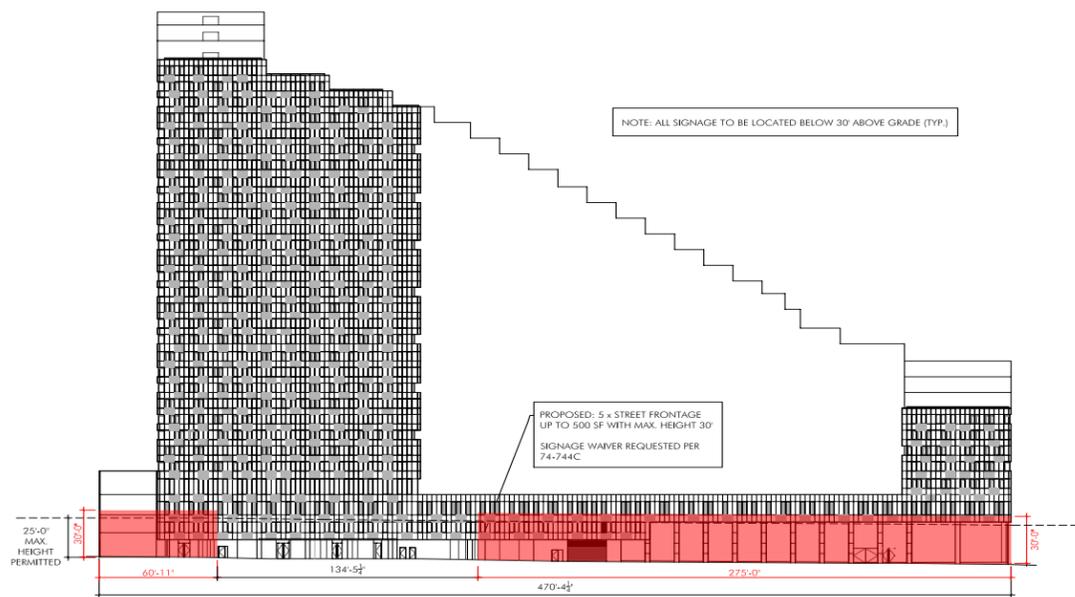
1 AERIAL VIEW LOOKING EAST



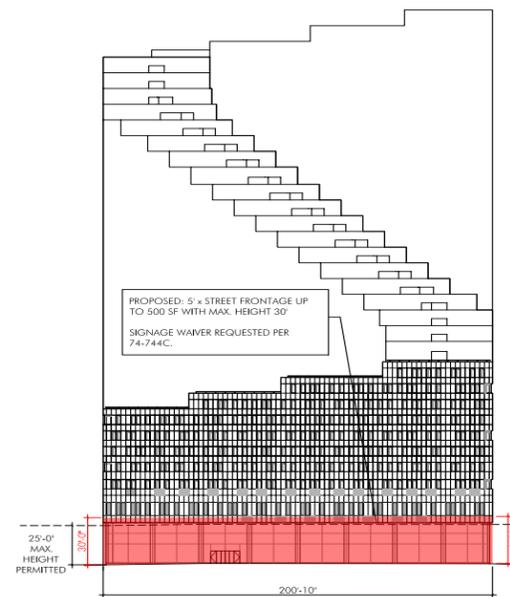
3 54TH ST. VIEW LOOKING WEST



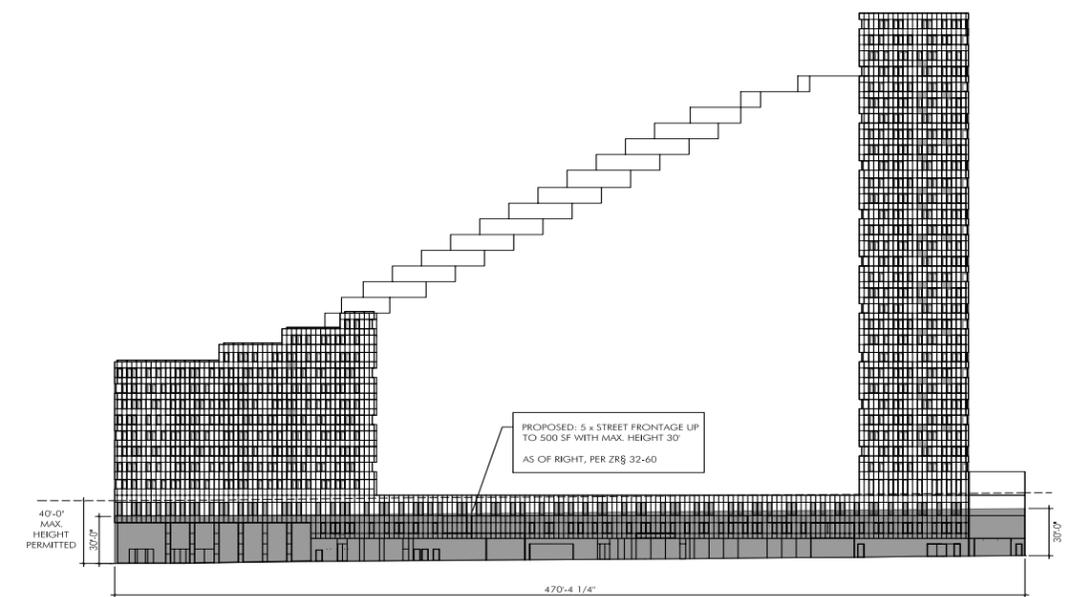
2 53RD ST. VIEW AT STABLES



1 W 54TH ST ELEVATION SIGNAGE DIAGRAM
SCALE 1" = 40'-0"



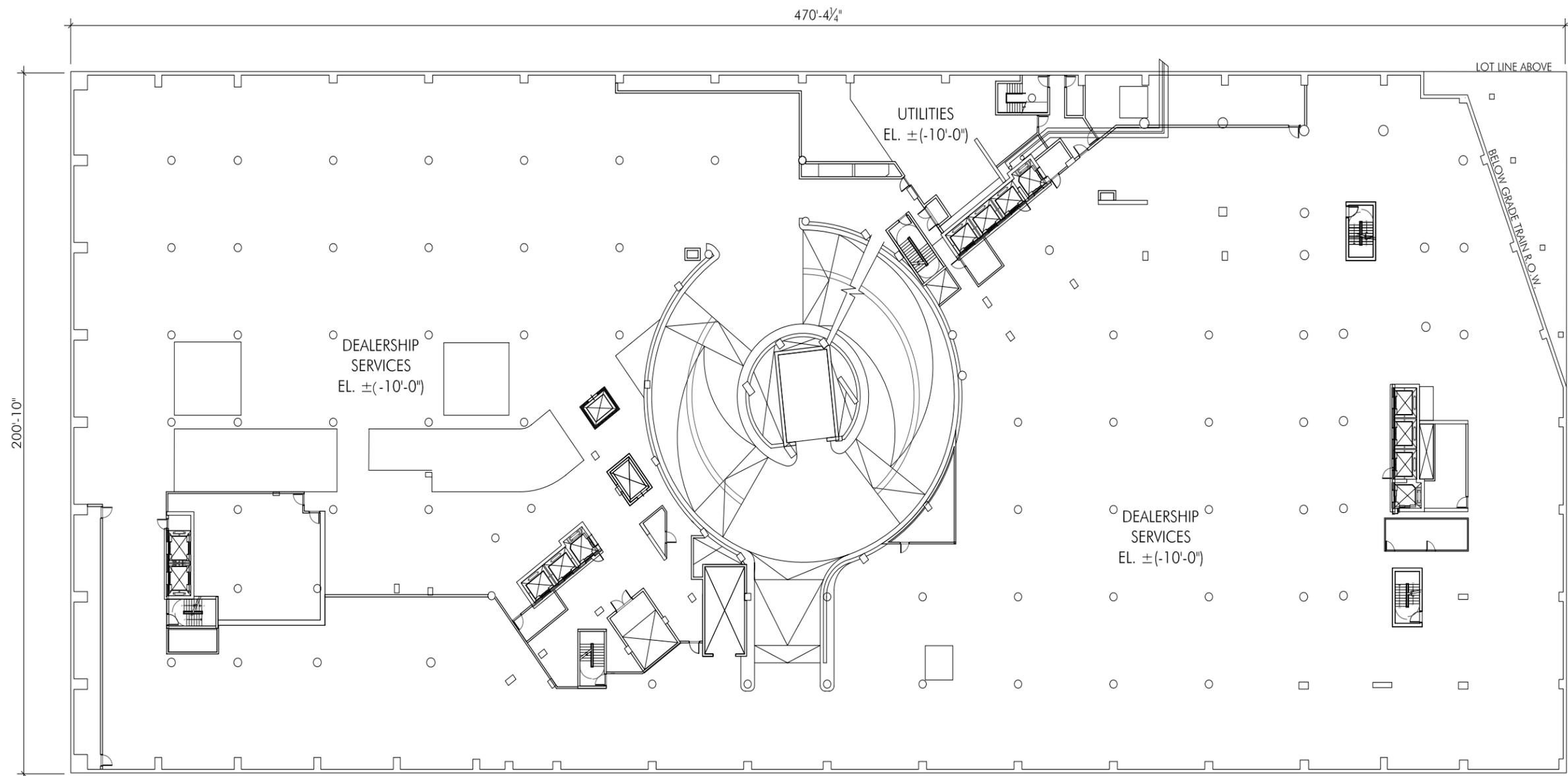
2 11TH AVE ELEVATION SIGNAGE DIAGRAM
SCALE 1" = 40'-0"

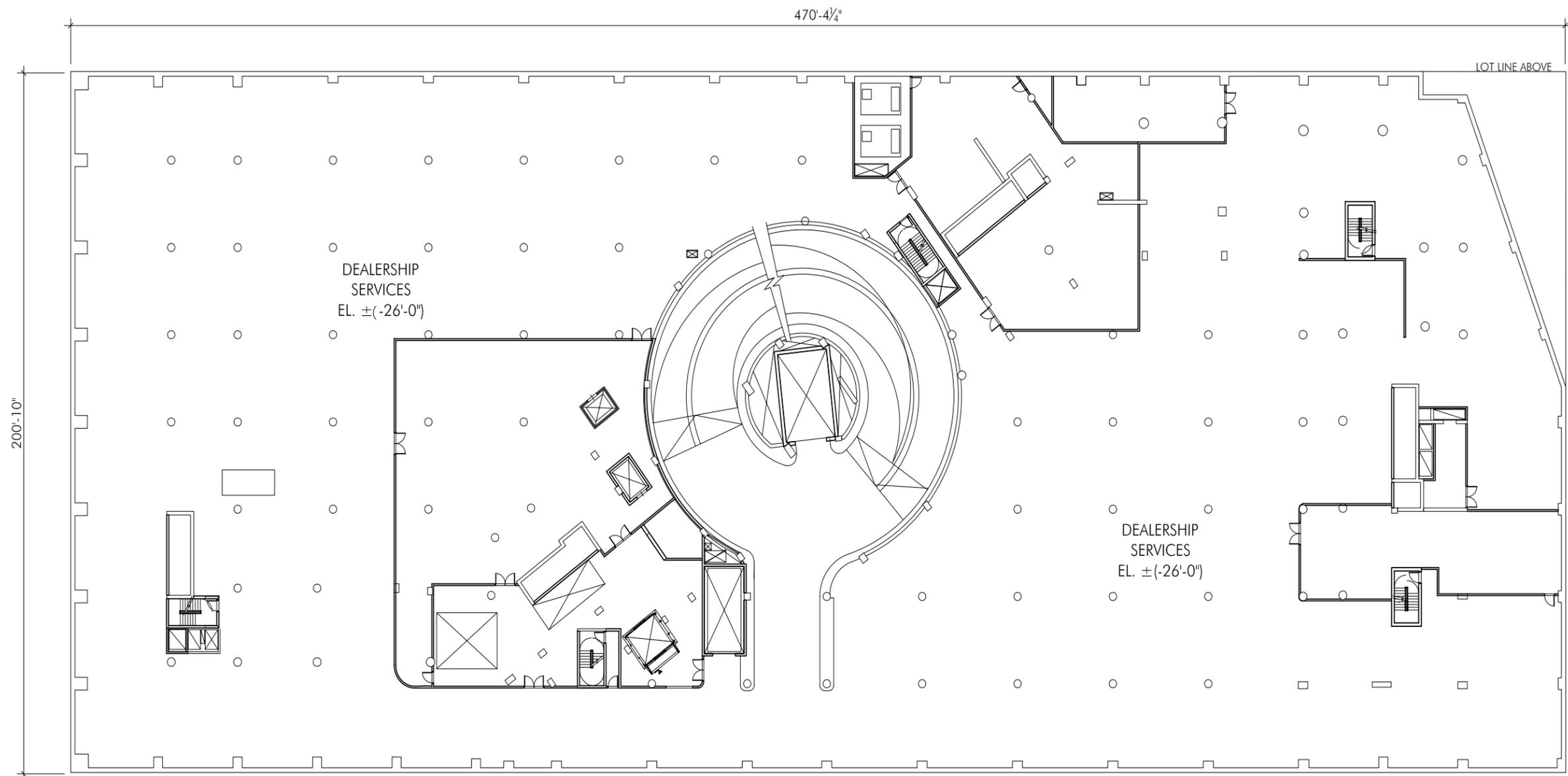


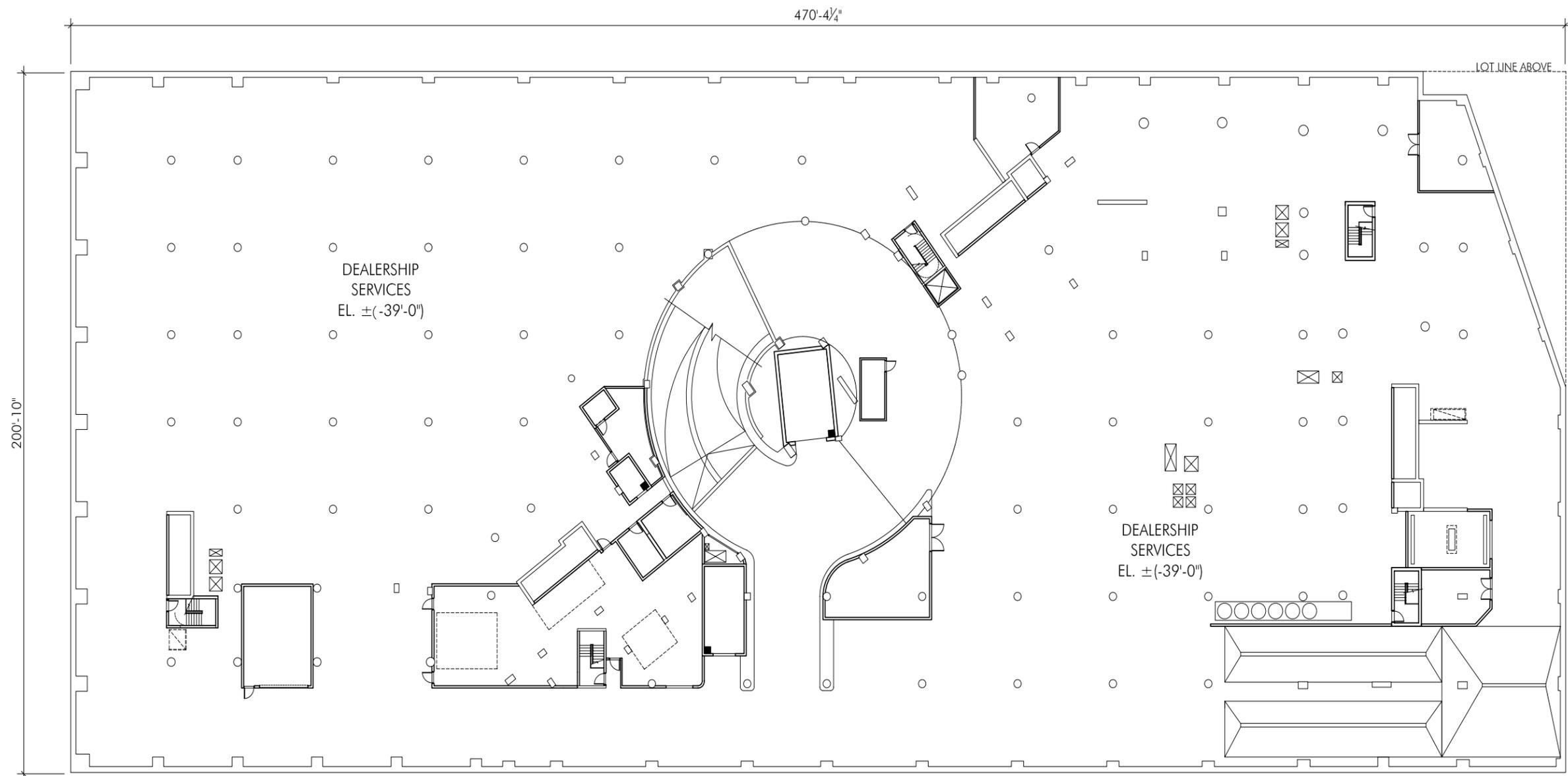
3 W 53RD ST ELEVATION SIGNAGE DIAGRAM
SCALE 1" = 40'-0"

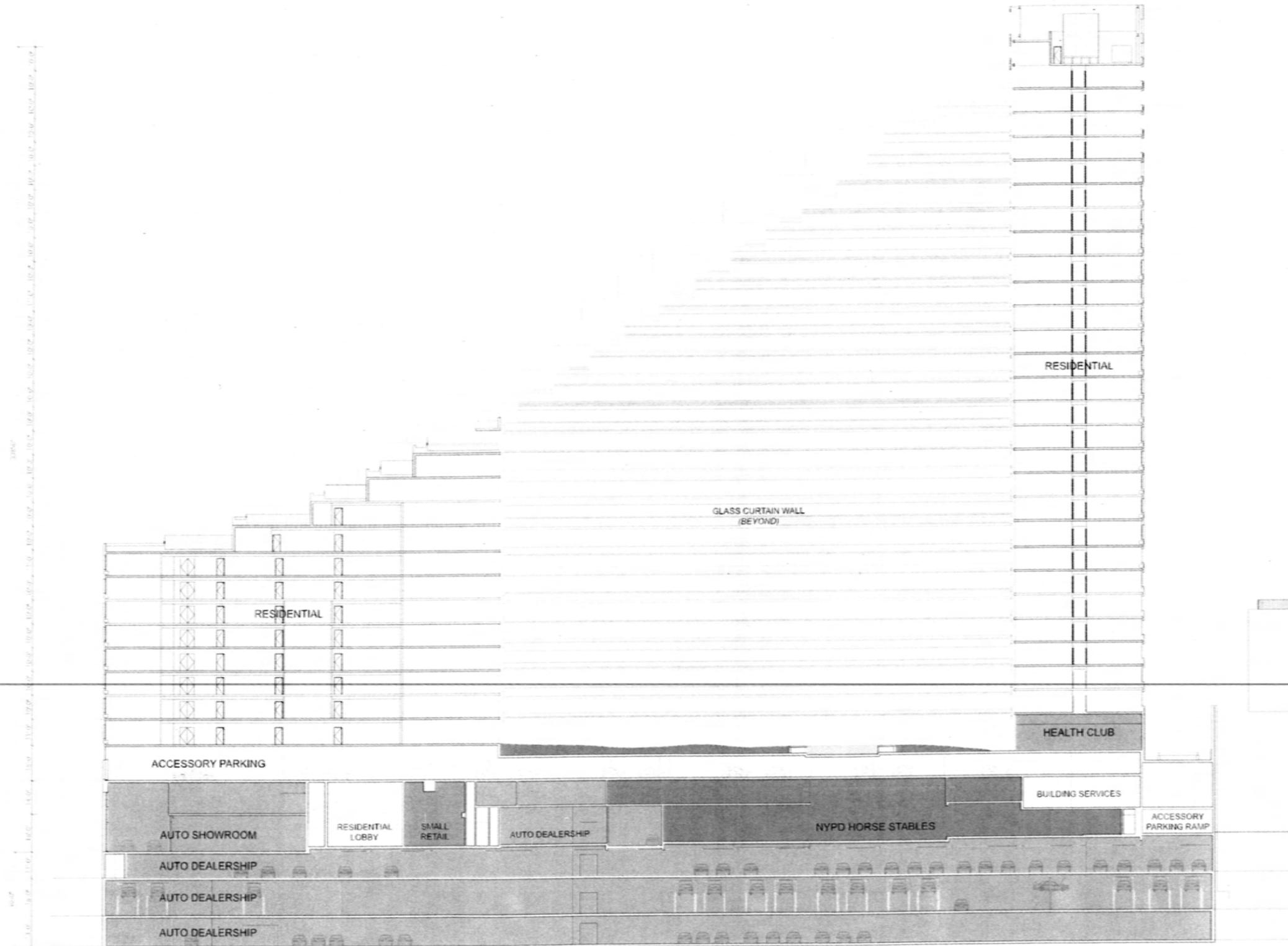
LEGEND	
	ZONE FOR PROPOSED SIGNAGE (AS OF RIGHT)
	ZONE FOR PROPOSED SIGNAGE (SIGNAGE WAIVER REQ'D PER 74-744C)

NOTE: PROJECT BASE PLANE = MANHATTAN DATUM 27.65'











Note: For Illustrative Purposes Only

