

7. Urban Design and Visual Resources

7.1 INTRODUCTION

This chapter assesses the Proposed Action’s potential effects on urban design and visual resources. As described in Chapter 1, “Project Description,” the Proposed Action involves zoning map and zoning text amendments that would affect an approximately 70-block area in the East Midtown area of Manhattan for the purpose of protecting and strengthening the area as a premier office district, as well as improving the area’s pedestrian and built environment. The Proposed Action is intended to encourage limited and targeted as-of-right commercial development in appropriate locations by establishing an East Midtown Subdistrict within the Special Midtown District. The East Midtown Subdistrict would supersede and subsume the existing Grand Central Subdistrict, focusing new commercial development with the greatest as-of-right densities on large sites with full block frontage on avenues around Grand Central Terminal, with slightly lower densities allowed along the Park Avenue corridor and elsewhere. The zoning text amendment would also streamline the system for landmark transfers within the Grand Central Subarea of the East Midtown Subdistrict and generate funding for area-wide pedestrian network improvements. The zoning map amendments would replace the existing C5-2 designation in the midblock area between East 42nd and East 43rd Streets, from Second Avenue to Third Avenue, with C5-3 and C5-2.5 designations, which would be mapped within the Special Midtown District and East Midtown Subdistrict. Subject to further analysis and public consultation, the Proposed Action may also amend the City Map to reflect a “Public Place” designation over portions of Vanderbilt Avenue to allow for the permanent development of a partially pedestrianized street. For purposes of this analysis, it is assumed that the City Map amendment would occur prior to the 2033 analysis year.

The proposed area-wide rezoning would affect the area generally bounded by East 57th Street to the north, a point approximately 150 feet east of Fifth Avenue to the west, East 39th Street to the south, and Second and Third Avenues to the east. The Proposed Action would include an increase in permitted floor area for a new, higher maximum floor area ratio (FAR) through the use of two new as-of-right zoning mechanisms—the District Improvement Bonus (DIB) and Landmark Transfer—to permit increases above the base FAR for sites that meet certain site criteria for accommodation of substantial new commercial buildings. As detailed in Chapter 1, “Project Description,” 19 sites have been identified as projected development sites and 20 as potential development sites in the Reasonable Worst Case Development Scenario (RWCDs).

Per the *City Environmental Quality Review (CEQR) Technical Manual*, urban design is defined as the totality of components—including streets, buildings, open spaces, wind, natural resources, and visual resources—that may affect a pedestrian’s experience of public space. A visual resource is defined as the

connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources. In an urban design and visual resources assessment pursuant to CEQR, one considers whether and how a project or action may change the visual experience of a pedestrian, focusing on the components of the project or action that may have the potential to significantly and adversely affect the arrangement, appearance, and functionality of the built and natural environment. A detailed analysis of the potential impacts of the Proposed Action on urban design and visual resources was prepared in conformance to the *CEQR Technical Manual*. This analysis describes existing conditions and compares conditions in the future without and with the Proposed Action to determine potential urban design and visual resource impacts.¹

7.2 PRINCIPAL CONCLUSIONS

The Proposed Action is not expected to result in a significant adverse impact on urban design or visual resources. Within the primary study area, which is coterminous with the boundaries of the proposed rezoning area, the changes resulting from the Proposed Action would not significantly affect the building and visual resource components of urban design, while it would enhance the street and open space components. The pedestrianization of Vanderbilt Avenue up to East 47th Streets would supplement the pedestrianized portion of Vanderbilt Avenue between East 42nd and 43rd Streets, which would be created in the No-Action condition. It would enhance the urban design of the primary study area by transforming portions of Vanderbilt Avenue into a signature pedestrian gateway—befitting its location next to Grand Central Terminal. The pedestrianization of Vanderbilt Avenue would provide a new, publicly accessible open space resource to residents, visitors, and commuters. Additionally, the zoning regulations of the proposed East Midtown Subdistrict would enhance the pedestrian network within the primary study area by mandating sidewalk widenings on Madison and Lexington Avenues. The regulations would also facilitate qualitative improvements to open space along Vanderbilt Avenue through glazing and active-use requirements. In addition, the DIB could be utilized to fund other improvements that would enhance the street and open space components of the area.

The redevelopment of the 19 projected development sites identified in the RWCDs—as well as the less likely redevelopment of the 20 potential development sites—would be compatible with the built context of the primary study area. The With-Action developments would primarily comprise high-density commercial uses, including offices and hotels with associated retail, consistent with the existing

¹ For qualifying sites and via special permit, the Proposed Action would enable development of greater densities than with the proposed as-of-right maximums. Since it is not possible to predict whether a special permit would be pursued on a given site in the 2033 analysis year, the RWCDs does not identify specific development sites that would achieve the proposed higher maximum FAR. Therefore, a conceptual analysis has also been conducted to generically assess the potential impacts that could result with the Proposed Action from development at higher FARs pursuant to the special permit (see Chapter 21, “Conceptual Analysis”).

predominant building scale and use. The building bulk of the With-Action developments would not change the built environment's arrangement, appearance, or functionality. The height of the new buildings would be generally consistent with that of existing and planned high-rise buildings. Therefore, the introduction of new skyscrapers would not affect a pedestrian's experience of public space, and the visual character of buildings in the With-Action condition would not be significantly different from that in the No-Action condition.

Most of the visual resources included in the assessment are landmark structures whose important views are confined to a 1- to 2-block radius of their sites. These views would not be significantly affected by the projected and potential developments in the With-Action condition, as the streetwalls of the existing high-rise buildings in the area generally limit visibility of each resource beyond the block on which it is located. Views of a few visual resources, including the Chrysler Building, Helmsley Building, and MetLife Building, are along wider view corridors due to the buildings' height and/or location. As demonstrated through illustrative renderings, some views of visual resources within or from the proposed rezoning area would be modified—but not obstructed—by the addition of new buildings along the view corridors; other views would be obstructed from certain vantage points, but similar views would continue to be widely available from other locations.

7.3 METHODOLOGY

7.3.1 Determining Whether an Urban Design and Visual Resources Assessment is Appropriate

In general, an assessment of urban design is needed when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements, the totality of which defines the concept of urban design, are described below:

- **Streets.** For many neighborhoods, streets are the primary component of public space. The arrangement and orientation of streets define the location and flow of activity in an area, set street views, and create the blocks on which buildings and open spaces are organized. The apportionment of street space between cars, bicycles, transit, and sidewalk is critical to making a successful streetscape, as is the careful design of street furniture, grade, materials used, and permanent fixtures, including plantings, street lights, fire hydrants, curb cuts, or newsstands.
- **Buildings.** Buildings support streets. A building's streetwalls form the most common backdrop in the City for public space. A building's size, shape, setbacks, lot coverage, placement on the zoning lot and block, the orientation of active uses, and pedestrian and vehicular entrances all play major roles in the vitality of the streetscape. The public realm also extends to building façades and rooftops, offering more opportunity to enrich the visual character of an area.

- **Visual Resources.** A visual resource is the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.
- **Open Space.** For the purpose of urban design, open space includes public and private areas such as parks, yards, cemeteries, parking lots and privately owned public spaces.
- **Natural Features.** Natural features include vegetation and geologic, topographic, and aquatic features. Rock out-croppings, steep slopes or varied ground elevation, beaches, or wetlands may help define the overall visual character of an area.
- **Wind.** Channelized wind pressure from between tall buildings and downwashed wind pressure from parallel tall buildings may cause winds that jeopardize pedestrian safety.

The Proposed Action would enable development to be constructed outside existing zoning envelopes and could result in physical changes beyond the bulk and form currently permitted as-of-right. This has the potential to change pedestrians' experience of public space. Therefore, it is appropriate to assess the Proposed Action's potential impacts to urban design and visual resources. As described in the Project Description, this analysis assumes that all buildings would be developed pursuant to Special Midtown District height and setback regulations, as amended by the Proposed Action. It is assumed that the developments would attempt to maximize floorplate sizes, as has been the practice for recent commercial construction in the City. Thus, the specific heights of streetwalls and buildings considered in this analysis present a reasonably conservative estimate of the development potential of the Proposed Action, and are graphically represented in Figure 7-7.²

A pedestrian wind condition analysis is not warranted for the Proposed Action. The proposed rezoning area in the East Midtown office district already contains a significant concentration of high-rise towers, with some of the City's most iconic office buildings and more than 70 million square feet of office space. The introduction of additional high-rise buildings in this area would not be expected to significantly change or exacerbate wind conditions at the pedestrian level. Additionally, the proposed rezoning area is located in an inland area of Manhattan, and prevailing winds from the surrounding waterways (i.e., the Hudson and East rivers) are likely to continue to be attenuated by existing tall buildings to the east and west of the proposed rezoning area, as they are today. Development pursuant to the Proposed Action would occur strictly with the existing East Midtown street grid. Therefore, the construction of new tall buildings within the existing block and street configuration, and without intervening open space between them, would have little or no potential to create new pedestrian wind effects due to wind channelization or downwash that may affect pedestrian safety.

² The model used for renderings is based on absolute building heights, independent of base topographic elevations.

7.3.2 Study Area

The study area for the assessment of urban design and visual resources corresponds to the area where the Proposed Action may influence land use patterns and the built environment, and is consistent with that used for the land use analysis. For visual resources, the view corridors within the study area from which such resources are publicly viewable have been identified.

The urban design analysis considers both a primary study area, which is coterminous with the boundaries of the proposed rezoning area (Figure 7-1), and a secondary study area, which extends one-quarter mile from the proposed rezoning area's boundary (Figure 7-2). These study areas have been established in accordance with the guidelines outlined in the *CEQR Technical Manual*. The urban design and visual resource analysis was based on field visits, photography, and computer imaging. Additionally, the *Guide to New York City Landmarks*, a publication of the New York City Landmarks Preservation Commission (LPC), was used as a secondary source to document existing conditions.

The primary study area comprises the area directly affected by the Proposed Action, that is, generally bounded by East 57th Street to the north, a point approximately 150 feet east of Fifth Avenue to the west, East 39th Street to the south, and Second and Third Avenues to the east. All of the projected and potential development sites included in the RWCDs are located within the primary study area. The secondary study area, within which indirect impacts may result with the Proposed Action, is generally bounded by East 62nd Street to the north, Sixth Avenue to the west, East 34th Street to the south, and the FDR Drive to the east. View corridors associated with identified visual resources may extend beyond the study area boundaries delineated above.

7.3.2.1 Primary Study Area Analysis Areas

As shown in Figure 7-2, the primary study area is divided into five distinct analysis areas. The analysis area boundaries were defined to be consistent with the boundaries of the subareas in the proposed East Midtown Subdistrict (see Chapter 1, "Project Description"). For purposes of the urban design and visual resource assessment, the eastern "Other Areas" portion of the proposed East Midtown Subdistrict was divided into two separate analysis areas to account for differences in their built contexts. The analysis area boundaries are as follows:

- **Grand Central Analysis Area** is generally bounded by East 49th Street to the north, a point approximately 150 feet east of Fifth Avenue to the west, East 39th Street to the south, and a point approximately 125 feet west of Third Avenue to the east.
- **Madison Avenue Analysis Area** is generally bounded by East 57th Street to the north, a point approximately 150 feet east of Fifth Avenue to the west, East 48th Street to the south, and a point approximately 125 feet west of Park Avenue to the east.

- **Park Avenue Analysis Area** is generally bounded by East 57th Street to the north and East 49th Street to the south, along Park Avenue.
- **Lexington Avenue Analysis Area** is generally bounded by the midblock between East 54th and East 55th Streets to the north, a point approximately 125 feet east of Park Avenue to the west, East 48th Street to the south, and Third Avenue to the east.
- **Third Avenue Analysis Area** is generally bounded by East 48th Street to the north and East 40th Street to the south, along Third Avenue, and also extends to Second Avenue between East 42nd and East 43rd Streets.

7.3.2.2 Secondary Study Area Analysis Areas

The secondary study area is also divided into five distinct analysis areas, defined to be consistent with those established in Chapter 2, “Land Use, Zoning, and Public Policy,” as follows:

- **Midtown Analysis Area** is generally bounded by 59th Street/Central Park South to the north, Sixth Avenue to the west, 42nd Street to the south, and Fifth Avenue to the east;
- **Midtown South Analysis Area** is generally bounded by 42nd Street to the north, Sixth Avenue to the west, 34th Street to the south, and Madison Avenue to the east;
- **Murray Hill/Tudor City Analysis Area** is generally bounded by East 43rd Street to the north, Madison Avenue to the west, East 34th Street to the south, and the FDR Drive to the east;
- **East 50s/Turtle Bay Analysis Area** is generally bounded by East 59th Street to the north, Fifth and Third Avenues to the west, East 43rd Street to the south, and the FDR Drive and First Avenue to the east; and
- **Upper East Side Analysis Area** is generally bounded by East 62nd Street to the north, Central Park to the west, East 59th Street to the south, and Third Avenue to the east.

7.3.3 Preliminary Assessment

According to the *CEQR Technical Manual*, a preliminary assessment is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following: (1) projects or actions that permit the modification of yard, height, and setback requirements; and (2) projects or actions that result in an increase in built floor area beyond what would be allowed ‘as-of-right’ or in the future without the proposed project or action. Beyond a preliminary assessment, a detailed analysis may be needed for projects or actions that potentially obstruct view corridors, compete with icons in the skyline, or make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings. Detailed analyses are

generally appropriate for all area-wide rezonings that include an increase in permitted floor area or changes in height and setback requirements. Therefore, a detailed analysis is provided below.

7.4 DETAILED ANALYSIS

7.4.1 Existing Conditions

The following sections discuss existing urban design components in the primary and secondary study areas. The assessment focused on streets, buildings, open space, and visual resources; there are no significant natural features, and a pedestrian wind condition analysis was not warranted. The visual resource assessment considered important views of landmark structures and other distinct buildings within or viewable from the primary study area that may be obstructed due to buildings developed with the Proposed Action. Two figures are referenced throughout the sections: Figure 7-3 shows the existing density in FAR for the primary and secondary study areas, and Figure 7-4 shows the existing building heights.

7.4.1.1 Primary Study Area Analysis Areas (Proposed Rezoning Area)

The primary study area is coterminous with the proposed rezoning area, with boundaries corresponding to the proposed East Midtown Subdistrict within the Special Midtown District. As described in the New York City Zoning Resolution (ZR 81-00), the Special Midtown District was established to serve a number of specific purposes, several of which are relevant to urban design. These include, among others, the following purposes that influence development within the primary study area:

- To strengthen the business core of Midtown Manhattan by improving the working and living environments.
- To stabilize development in Midtown Manhattan and provide direction and incentives for further growth where appropriate.
- To control the impact of buildings on the access of light and air to the streets and avenues of Midtown.
- To link future Midtown growth and development to improved pedestrian circulation, improved pedestrian access to rapid transit facilities, and avoidance of conflicts with vehicular traffic.
- To preserve the historic architectural character of development along certain streets and avenues and the pedestrian orientation of ground floor uses, and thus safeguard the quality that makes Midtown vital.
- To continue the historic pattern of relatively low building bulk in midblock locations compared to avenue frontages.

- To improve the quality of new development in Midtown by fostering the provision of specific public amenities in appropriate locations.
- To expand and enhance the pedestrian circulation network connecting Grand Central Terminal to surrounding development, to minimize pedestrian congestion and to protect the area’s special character.
- To provide freedom of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms without the need for special development permissions or “negotiated zoning.”

Figure 7-5 contains photographs of the built context within the primary study area. As discussed previously, the primary study area is divided into five distinct analysis areas for the purposes of this assessment. The urban design components and the visual resources of each of these analysis areas are described below.

a. Grand Central Analysis Area

The largest analysis area in the primary study area is the Grand Central Analysis Area (Figure 7-2), which is generally bounded by East 49th Street to the north, a point approximately 150 feet east of Fifth Avenue to the west, East 39th Street to the south, and a point approximately 125 feet west of Third Avenue to the east. This analysis area is centered on Grand Central Terminal, one of the City’s major transportation hubs and most prominent civic spaces. High-density commercial uses dominate the analysis area, interspersed with a small number of institutional uses and mixed commercial/residential uses. Along the avenue frontages, the analysis area is predominantly zoned C5-3, with C5-2.5 zoning designations at most midblocks. The entire analysis area is located within the Special Midtown District; the existing Grand Central Subdistrict extends from East 41st Street to East 49th Street.

Streets

This analysis area contains portions of the main thoroughfares of Madison, Park, and Lexington Avenues, as well as East 42nd Street. Park Avenue carries two-way traffic, as does Vanderbilt Avenue from East 43rd Street to East 47th Street. The east-west streets carry local one-way traffic, with the exception of 42nd Street, which is two-way. Madison and Lexington Avenues, as well as East 42nd Street, are significant pedestrian corridors, particularly in the vicinity of storefront retail and transit infrastructure in the analysis area. These three streets have dedicated bus-only lanes that are in effect during weekday peak periods. Lexington Avenue and East 42nd Street are both mapped local truck routes and also provide access to the subway and commuter rail station entrances at Grand Central Terminal.

The street grid in the analysis area is rectilinear, and block size and shape are uniform, with the exception of the blocks between Madison and Lexington Avenues, from East 42nd Street to East 46th Street (Figure 7-1). Grand Central Terminal and the MetLife Building form a superblock between East 42nd and East 45th

Streets, disrupting the east-west flows of traffic and pedestrians on East 43rd and East 44th Streets; the Helmsley Building, situated between East 45th and East 46th Streets, also contributes to a break in the street grid. North-south traffic on Park Avenue uses a viaduct, which winds its way through and around these three large buildings and crosses East 42nd Street. The viaduct comprises three low, broad arches composed of steel girders cantilevered from granite piers; ornate iron railings run along the roadway above the arches.

The Grand Central Partnership manages the Business Improvement District (BID) that covers a 70-square-block area generally bounded by East 54th Street to the north, Fifth Avenue to the west, East 35th Street to the south, and Second Avenue to the east. The Grand Central Partnership's Capital Maintenance division oversees a program of streetscape improvements and upkeep of such features as streetlight and traffic light poles with white-light lamps, illuminated street signs for increased visibility, rooftop lights, sidewalk planters, street trees with a variety of ornamental sidewalk tree pits, elevated baskets, waste receptacles, multi-publication newsracks, granite street corners, bicycle racks, and benches. The Grand Central Partnership also created a special streetscape treatment on East 41st Street, known as Library Way, which is a sequence of 96 bronze plaques that leads westward from Park Avenue to the Stephen A. Schwarzman Building of the New York Public Library at Fifth Avenue.

Additional streetscape features within the analysis area include bus stop signs and shelters (along Madison and Lexington Avenues and 42nd Street), Muni Meters, mail boxes, street cart vendors, newsstands, payphones, and fire hydrants. Unique to Park Avenue are its wide sidewalk, the landscaped median from 46th Street to 49th Street—known as the Park Avenue Malls, which continue north into the Park Avenue Analysis Area—and a number of privately owned public plazas along the street frontage of buildings in the corridor. Lexington Avenue has narrow sidewalks and bollards on the west side of the street in front of Grand Central Terminal. The streetscape along 42nd Street also has bollards on the north side of the street in front of Grand Central Terminal, as does Vanderbilt Avenue on the east side of the street. Madison and Vanderbilt Avenues have narrow sidewalks, which also extend along the side streets between the two avenues. Many of the streets within the analysis area are lined with parallel-parked cars. Subway grates along Lexington Avenue and East 42nd Street also mark the area's sidewalks.

Buildings

Buildings in the Grand Central Analysis Area are primarily high-density commercial, including several hotels. The analysis area is centered around Grand Central Terminal. On the west side of the analysis area, Madison Avenue is lined primarily with a mix of mid- and high-rise office buildings that have ground-floor retail; most buildings have an FAR greater than 10.0, with several exceeding an FAR of 15.0 (Figure 7-3). Building heights in the Madison Avenue corridor range from less than 10 stories along part of the avenue frontage, for example, at 290 Madison Avenue (RWCDS potential development site 2) to more than 40 stories at a number of sites (Figure 7-4). The analysis area includes 383 Madison Avenue, which is the only building that has taken advantage of the provision for a transfer of development rights that

enables a higher FAR—up to 21.6—in the Grand Central Core of the Special Midtown District. The buildings along this stretch of Madison Avenue are built to the sidewalk, creating a uniform streetwall; while some buildings rise to their full height without setback, others have multiple setbacks and are configured as towers.

On the east side of the analysis area, Lexington Avenue is similarly made up of a mix of mid- and high-rise commercial buildings, mostly with ground-floor retail and upper-level offices. As shown in Figures 7-3 and 7-4, all buildings on the west side of Lexington Avenue—except 111 East 48th Street (RWCDs projected development site 18)—have a built FAR of at least 15.0 and are at least 20 stories tall. Several buildings exceed a height of 40 stories; the 52-story Chanin Building (374 Lexington Avenue) is a prominent and early example of a skyscraper with a solid base, setback massing, and a buttressed crown. The buildings along the east side of Lexington Avenue are more variable in their scale than buildings along the avenue’s west side, ranging from 2- to 3-story buildings with an FAR less than 3.0 near the intersection of East 45th Street to a number of high-rise towers with an FAR exceeding 15.0. The blocks between East 41st and East 43rd Streets are punctuated by the 77-story brick and chrome Chrysler Building (405 Lexington Avenue), which is capped by an iconic spire and is massed with numerous setbacks. Just south of the Chrysler Building is the 42-story, stainless steel Socony-Mobil Building (150 East 42nd Street), which is flanked by 13-story wings. Buildings along this stretch of Lexington Avenue are built to the sidewalk and create a continuous streetwall; many are massed with upper floor setbacks.

The Park Avenue corridor is heavily commercial in character, with less ground-floor retail than in the Madison and Lexington Avenue corridors within this analysis area. On Park Avenue between East 39th and East 42nd Streets and between East 46th and East 49th Streets, all buildings have an FAR of at least 15.0; many buildings exceed 40 stories in height, with two buildings (270 and 277 Park Avenue) taller than 50 stories. The buildings on Park Avenue generally have large footprints, some occupying entire blocks, but with a less consistent streetwall than along Madison and Lexington Avenues. Several Park Avenue buildings have public plazas along the eastern side of the avenue’s frontage; a noteworthy example is 101 Park Avenue, which is oriented at a 45-degree angle to the street grid. Several buildings along this stretch of Park Avenue are massed as skyscrapers in the form of a vertical slab, some of which are set back above a base. The Park Avenue corridor is physically divided between East 42nd and East 46th Streets. North of Grand Central Terminal, the corridor is anchored at its southern end by the 35-story Helmsley Building, with its grand pyramidal roof capped by an ornate cupola, silhouetted against the 59-story concrete, steel, and glass MetLife Building. The Grand Central Terminal building was designed on an axis with Park Avenue; the clock and statue at the apex of the building terminate the avenue’s northward vista, with the MetLife Building towering above it.

Along the side streets of the analysis area, there is slightly more variety in the use and scale of buildings than along the avenues, but they are still dominated by mid- and high-rise office buildings. On both the

western and eastern edges of the analysis area, there are buildings serving institutional uses—such as Berkeley College and the Saint Agnes Catholic Church—that have a lower FAR and fewer stories than the surrounding commercial buildings. There is also some limited mixed-use commercial/residential development along the midblocks between Lexington and Third Avenues. Nevertheless, high-density commercial development remains the predominant use along the side streets (photo 4 in Figure 7-5). Buildings on the side streets create a mostly continuous streetwall, although there are a number of plazas, loading docks, and garage and vehicular drop-off entrances that disrupt streetwall continuity. Many buildings on the side streets are massed with upper floor setbacks.

The high-density commercial buildings along Madison and Lexington Avenues generally have high lot coverage and a uniform streetwall height. Throughout the analysis area, there is a mix of pre- and post-war buildings, as well as a wide variety of building materials, with many brick and stone exteriors intermixed with glass façades on neighboring buildings. No material or pattern of material is dominant, and there is also wide variation in architectural expression in the analysis area. A number of buildings have varied exteriors, with remnants of original classical ornaments contrasting with rooftop additions and modern storefronts, and some buildings have been reclad.

Open Space

The Grand Central Analysis Area does not contain any public parks, but there are 10 individual sites that collectively comprise approximately 2.78 acres of publicly accessible open space. One unique open space is the 8,000-square-foot (0.18 acre) Pershing Square Plaza, located on the west side of Park Avenue between East 41st and East 42nd Streets. This is a seasonal community programming initiative of the Grand Central Partnership in cooperation with the Pershing Square Café and the City of New York. The remaining nine open space sites are privately owned plazas and arcades that are accessible to the public located at 120 Park Avenue (0.21 acre); 101 Park Avenue (0.34 acre); 6 East 43rd Street (0.03 acre); 383 Madison Avenue (0.29 acre); 245 Park Avenue (0.76 acre); 299 Park Avenue (0.36 acre); 280 Park Avenue (0.40 acre); 425 Lexington Avenue (0.10 acre); and 140 East 45th Street (0.11 acre). The analysis area also contains approximately 0.30 acres of landscaped median along the Park Avenue Malls.

Visual Resources

Table 7-1 lists the visual resources within or viewable from the Grand Central Analysis Area. Most of these visual resources are landmark structures whose views are confined to a 1- to 2-block radius of their respective sites, as the streetwalls of the high-rise buildings in the area generally limit visibility of any individual resource beyond the block on which it is located. Some of the visual resources have wider view corridors due to their height and/or location. Table 7-1 includes a key map reference that is linked to Figure 7-6, which shows the location of each visual resource and identifies the photographs that are included in Figure 7-7, depicting views along extended view corridors. Photographs of additional visual resources are included in Chapter 6, “Historic and Cultural Resources” (Figure 6-5).

Due to its 77-story height plus spire, the Chrysler Building can be seen along Lexington Avenue from East 14th Street to East 57th Street, along 43rd Street from Fifth Avenue to across the East River, and along 42nd Street from Sixth Avenue to across the East River (“X” in Figure 7-7).

The Chanin Building, with a height of 56 stories and a buttressed crown, has views from the south along Lexington Avenue down to East 22nd Street; it can also be viewed from the north up to East 50th Street, but the view blends with other high-rise buildings from this vantage point. The Helmsley Building, uniquely located as the southern anchor of Park Avenue at East 46th Street, can be viewed from a distance of more than 25 blocks to the north. Grand Central Terminal, the northern anchor of Park Avenue at East 42nd Street, can be seen from East 31st Street, 11 blocks to its south. The 59-story MetLife Building, which towers over the Helmsley Building on the north and Grand Central Terminal on the south, can be viewed along Park Avenue from Union Square to the East 70s. The landscaped Park Avenue Malls line the median from East 46th Street to East 49th Street; in their entirety, the Park Avenue Malls extend north to East 97th Street, as well as south between East 34th and East 39th Streets, and can be viewed along that entire stretch of the Park Avenue corridor.

Two visual resources that are located outside but are viewable from within the analysis area also have extended view corridors. The Stephen A. Schwarzman Building is prominent in the westward view on East 41st Street (“E” in Figure 7-7); views of the building diminish east of Lexington Avenue. The United Nations Secretariat building on First Avenue can be viewed to the east along East 43rd Street (“J” in Figure 7-7).

b. Madison Avenue Analysis Area

The Madison Avenue Analysis Area is situated in the northwestern section of the proposed rezoning area, and is generally bounded by East 57th Street to the north, a point approximately 150 feet east of Fifth Avenue to the west, East 48th Street to the south, and a point approximately 125 feet west of Park Avenue to the east (Figure 7-2). This 10-block corridor and the adjoining side streets include a mix of mid- and high-rise office buildings with ground-floor retail, multiple hotels, some limited mixed-use commercial/residential development, and a landmarked institutional use in St. Patrick’s Cathedral. Along the avenue frontages, the analysis area is zoned C5-3, with C5-2.5 zoning designations at the midblocks. The entire analysis area is located within the Special Midtown District.

Streets

Madison Avenue is the primary thoroughfare within this analysis area, and East 57th Street serves as an east-west link along its northern boundary. Madison Avenue provides four lanes for one-way northbound vehicular travel in the analysis area; the two right-most lanes are designated as bus-only lanes (for the M1, M2, M3, and M4, and Q32 bus routes) between the weekday hours of 2:00 p.m. to 7:00 p.m. The northern boundary of the analysis area is East 57th Street, which provides three eastbound travel lanes and three westbound travel lanes within the analysis area. The right travel lane in each direction on East 57th Street is

designated as a bus-only lane (for the M31 and M57 bus routes) between the weekday hours of 2:00 p.m. to 7:00 p.m. Fifty-Seventh Street is a mapped local truck route. Both Madison Avenue and East 57th Street are significant pedestrian corridors, particularly in the vicinity of storefront retail and bus stops in the analysis area. The street grid in the analysis area is rectilinear with uniform blocks approximately 200 feet by 420 feet in dimension.

Streetscape features common to all streets in the analysis area include potted plants and street trees with a variety of narrow tree pits and/or guards, standard street signs, Muni Meters, lampposts, mail boxes, slatted and mesh waste receptacles, and fire hydrants. Madison Avenue and East 57th Street also have bus stop signs, newspaper dispensers, and occasional pay phones. Additionally, as part of its Sidewalk Beautification Initiative, the East Midtown Partnership BID is continuing to plant new tree beds on Madison Avenue between East 53rd and East 57th Streets, including on side streets. The blocks south of East 53rd Street are included within the Grand Central Partnership BID; East 57th Street between Madison and Fifth Avenues falls within the Fifth Avenue BID. Unique to the streetscape along Madison Avenue is a clock on the western sidewalk between East 53rd and East 54th Streets. There are a number of street cart vendors along the corridor on the side streets. East 57th Street has wide sidewalks and also includes a few individual bicycle racks. The streets in the analysis area are lined with parallel-parked cars. Throughout the analysis area, portions of the streetscape are also characterized by privately owned public spaces in the form of plazas and arcades, typically located along the street frontage of buildings. Many of the plazas are landscaped, offer a variety of amenities, and create additional circulation space for pedestrians, and some, such as at 590 Madison Avenue at the corner of East 57th Street, are adorned with statues or other artwork.

Buildings

The analysis area contains a mix of building uses and scales, comprising primarily mid- and high-rise office buildings with ground-floor retail, but also several hotels, smaller-scale mixed-use commercial/residential buildings, and landmarked buildings such as St. Patrick's Cathedral and the Henry Villard Houses. There is great variation in building heights, ranging from less than five stories, both on Madison Avenue and the side streets, up to the 51-story New York Palace Hotel, which is located directly behind the landmarked Henry Villard Houses on Madison Avenue between East 50th and East 51st Streets.

Building footprints and configurations also vary in size and shape, with a combination of attached buildings on small rectangular lots and freestanding, irregularly shaped buildings that occupy partial or full blockfaces. Along Madison Avenue, blocks with high-density office towers, several exceeding 30 stories in height and an FAR of 15.0, are interspersed with blocks defined by smaller-scale buildings located adjacent to and often surrounded by high-rise buildings that are characteristic of East Midtown (Figures 7-3 and 7-4). The buildings on the east side of Madison Avenue between East 53rd and East 54th Streets, as well as the west side between East 54th and East 55th Streets, exemplify the mix of building heights and FAR on individual blocks in the analysis area (photo 5 in Figure 7-5).

As shown in Figures 7-3 and 7-4, the cross streets in this analysis area similarly exhibit great variety in the scale of buildings. The tallest buildings with the highest FAR are generally those with frontage along Madison Avenue, and smaller-scale buildings are typically located at the midblocks. One exception to this trend is the 45-story office building (7 East 48th Street) on the north side of East 48th Street between Madison and Fifth Avenues. Three unique landmarked buildings located on the side streets of this analysis area are the Renaissance-inspired Saks Fifth Avenue building (611 Fifth Avenue), the marble-fronted William H. and Ada S. Moore House (4 East 54th Street), and the Beaux-Arts style St. Regis Hotel (2 East 55th Street). At the northeast corner of the analysis area, there is a large vacant lot on the north side of East 56th Street at 434 Park Avenue/40-50 East 57th Street, where a mixed-use commercial/residential development is planned to be constructed (photo 6 in Figure 7-5). Most buildings with frontage on Madison Avenue have high lot coverage and are built to the sidewalk, creating a consistent streetwall along much of the corridor, although the streetwall is broken in several instances. For example, three privately owned public plazas adjacent to commercial buildings—at 437 Madison Avenue on the east side of the street, and at 550 and 590 Madison Avenue on the west side of the street—contribute to a break in the streetwall and create wider sidewalks along the street. On the side streets, a number of plazas, loading docks, and garage and vehicular drop-off entrances also disrupt streetwall continuity.

Streetwall disruptions in this part of Madison Avenue are most notable on the block between East 50th and East 51st Streets. On the east side of the street, the Henry Villard Houses form a U-shape around an open courtyard that is paved in stone and enclosed by a decorative stone and wrought iron fence. On the west side of the street, the streetwall is interrupted by a landscaped area in front of the rear façade of St. Patrick’s Cathedral. The St. Patrick’s Cathedral complex occupies the entire block between Madison and Fifth Avenues and East 50th and East 51st Streets; along East 50th Street, as well as Fifth Avenue outside the analysis area, the Cathedral is set back and elevated from the streets on a granite plinth.

Throughout the analysis area, the buildings are clad in a variety of materials, including brick, terra cotta, limestone, granite, and glass. No material or pattern of materials is dominant or characteristic, and there is also wide variation in the buildings’ architectural expression.

Open Space

The Madison Avenue Analysis Area does not contain any public parks, but there are nine individual, privately owned sites that collectively comprise approximately 1.64 acres of publicly accessible open space. These open spaces are located at 437 Madison Ave (0.28 acre); 40 East 52nd Street (0.09 acre); 55 East 52nd Street (0.30 acre); 10 East 53rd Street (0.15 acre); 520 Madison Avenue (0.06 acre); 550 Madison Avenue (0.32 acre); 535 Madison Avenue (0.15 acre); 65 East 55th Street (0.15 acre); and 590 Madison Avenue (0.42 acre). The plazas include both indoor and outdoor space that is accessible to the public, with amenities such as seat walls, benches, and movable tables and chairs.

Visual Resources

Table 7-2 lists the visual resources within or viewable from the Madison Avenue Analysis Area. With the exception of the Fuller Building, which can be viewed from 4 blocks south on Madison Avenue at East 53rd Street (“R” in Figure 7-7), views of all of these visual resources are primarily confined to a 1- to 2-block radius of their respective sites. Table 7-2 includes a key map reference that is linked to Figure 7-6, which shows the location of each visual resource and identifies the photographs that are included in Figure 7-7, depicting views along extended view corridors. Photographs of additional visual resources are included in Chapter 6, “Historic and Cultural Resources” (Figure 6-5).

c. Park Avenue Analysis Area

The Park Avenue Analysis Area is located in the central section of the proposed rezoning area, north of the Grand Central Analysis Area, and is bounded by East 57th Street to the north and East 49th Street to the south (Figure 7-2). The analysis area is limited to the eight-block corridor along Park Avenue, and generally consists of high-density commercial development with a few exceptions, including the landmarked St. Bartholomew’s Church and Community House. The entire analysis area, which is located within the Special Midtown District, is zoned C5-3.

Streets

Park Avenue is the primary thoroughfare within the analysis area and East 57th Street serves as an east-west link along its northern boundary. The street grid is rectilinear with uniform blocks approximately 200 feet by 405 feet in dimension. Park Avenue is a 140-foot wide boulevard that carries two-way, north-south traffic, with three travel lanes and a parking/loading lane in each direction. The two directions of traffic are separated by the landscaped Park Avenue Malls, which extend from East 46th Street to East 62nd Street, as well as further south from East 34th Street to East 39th Street. The northern boundary of the analysis area is 57th Street, which provides three eastbound travel lanes and three westbound travel lanes within the analysis area. The right travel lane in each direction on 57th Street is designated as a bus-only lane (for the M31 and M57 bus routes) between the weekday hours of 2:00 p.m. to 7:00 p.m. Fifty-Seventh Street is also a mapped local truck route.

The streetscape features common to Park Avenue and the limited frontage on the side streets of the analysis area include potted plants, standard street signs, Muni Meters, lampposts, mail boxes, slatted waste receptacles, newspaper dispensers, street cart vendors, and fire hydrants; payphones are located near several intersections along the side streets. The section of the analysis area from East 49th Street to East 54th Street is included in the Grand Central Partnership BID, and blocks to the north are included in the East Midtown Partnership BID. Unique streetscape features along Park Avenue are its wide sidewalks, the landscaped median with numerous types of vegetation, a few bicycle racks, and several publicly accessible plazas.

Buildings

With a few notable exceptions, the analysis area generally consists of high-density commercial buildings. Beginning in the early 1950s, Park Avenue south of East 59th Street was transformed from a street of masonry apartments and institutions into an avenue of glass towers, exemplified by the 38-story Seagram Building (375 Park Avenue), which is considered to be the greatest of the International Style skyscrapers erected in the post-war era. This building style along Park Avenue began with the 24-story glass and stainless steel Lever House (390 Park Avenue), which was the first skyscraper in the form of a vertical slab erected in New York City after the passage of the 1916 Zoning Resolution. Taking advantage of the provision that setbacks were not required if a building occupied only 25 percent of its lot, the slab that defines Lever House is set perpendicular to Park Avenue and appears to float above its 1-story base and open plaza.

In keeping with the trend started by Lever House, there are several high-rise office towers throughout the analysis area, some with ground-floor retail (photo 8 in Figure 7-5). Most buildings in the analysis area have an FAR greater than 15.0 and are taller than 20 stories. While some buildings rise to their full height without setback—such as the 33-story office building (450 Park Avenue) at the southwest corner of Park Avenue and East 57th Street—others are massed with numerous setbacks. One noteworthy example of a building configured as a tower with multiple setbacks is the Waldorf-Astoria Hotel, which occupies the entire block between Park and Lexington Avenues and East 49th and East 50th Streets. The grey limestone and brick-clad building is designed in the Art Deco style, with twin beacon-topped vertically massed towers rising to 47 stories.

While most lots in the analysis area are filled with high-rise commercial buildings, there are a few breaks in this development pattern. On the west side of Park Avenue between East 52nd and East 53rd Streets, the Racquet and Tennis Club (370 Park Avenue) is one of the few remaining buildings from the period when Park Avenue north of Grand Central Terminal was lined with masonry apartment houses and institutional buildings. Designed in the form of an Italian Renaissance palazzo with a subdued front elevation and recessed loggia, this landmarked 5-story building is atypical of the architecture within this analysis area. On the east side of Park Avenue between East 54th and East 55th Streets, a 16-story office building with ground-floor retail and a 13-story mixed-use commercial/residential building collectively enclose a 2-story luxury retail establishment with a small footprint, interrupting the otherwise consistent pattern of blocks with large-footprint buildings of 20 or more stories in height (Figures 7-3 and 7-4).

Another prominent break in the development pattern of high-rise commercial buildings is created by St. Bartholomew's Church and Community House, whose Park Avenue entrance consists of a single-story stone-clad structure with a triple-arched entry portal. Sited in a terraced garden amid the corporate towers of Park Avenue, the Byzantine-inspired complex, occupying the blockfront between East 50th and East 51st Streets, is designed with salmon-colored brick facades, large round-arched and rose stained-glass windows, and stone carvings.

Many buildings in the analysis area have high lot coverage and are built to the sidewalk, creating a consistent streetwall along stretches of the corridor, particularly along the western side of the avenue; the streetwall is interrupted in several instances by privately owned public plazas on Park Avenue's east side. One of the most striking breaks in the streetwall occurs on the east side of Park Avenue between East 52nd and East 53rd Streets, where the tower of the Seagram Building rises behind a plaza with a pair of fountains. Additionally, at the northwest corner of the analysis area, and overlapping with the Madison Avenue Analysis Area, there is a large vacant lot on the north side of East 56th Street at 434 Park Avenue/40-50 East 57th Street, where a mixed-use commercial/residential development is planned to be built.

Open Space

The Park Avenue Analysis Area does not contain any public parks, but there are four individual, privately owned sites that collectively comprise approximately 1.17 acres of publicly accessible open space. These open spaces are located at the Seagram Building at 375 Park Avenue (0.37 acre); Lever House at 390 Park Avenue (0.26 acre); 345 Park Avenue (0.45 acre); and 450 Park Avenue (0.09 acre). The analysis area also contains approximately 1.02 acres of landscaped median along the Park Avenue Malls.

Visual Resources

Table 7-3 lists visual resources within or viewable from the Park Avenue Analysis Area. Many of these visual resources have wide view corridors beyond a 1- to 2-block radius from their sites. Table 7-3 includes a key map reference that is linked to Figure 7-6, which shows the location of each visual resource and identifies the photographs that are included in Figure 7-7, depicting views along extended view corridors. Additional photographs of visual resources are included in Chapter 6, "Historic and Cultural Resources" (Figure 6-5).

Two visual resources can be viewed three blocks to their north along the Park Avenue view corridor: Lever House, from East 57th Street, and St. Bartholomew's Church & Community House, from East 54th Street. Views of the Seagram Building are available along Park Avenue down to East 46th Street, six blocks to its south; it can also be viewed from Fifth Avenue to Third Avenue on East 52nd and East 53rd Streets, but views blend with those of other high-rise buildings from these vantage points. The Waldorf-Astoria Hotel can be viewed along Park Avenue from East 46th Street, five blocks to its south, as well as from more than 20 blocks to its north; along East 49th and East 50th Streets, it can be viewed from Third Avenue, two avenues to its east. The landscaped Park Avenue Malls extend north to East 97th Street outside of the analysis area boundaries, and can be viewed along that entire stretch of the Park Avenue corridor.

Three visual resources that are located outside but are viewable from within the analysis area also have extended view corridors. Views of the pyramidal roof and tall obelisk of the Ritz Tower, located just north of the analysis area boundary, are available from East 52nd Street, five blocks south along Park Avenue.

The Helmsley Building and MetLife Building, as the southern anchors of the Park Avenue view corridor at East 46th Street, both have views along Park Avenue from as far north as the East 70s.

d. Lexington Avenue Analysis Area

The Lexington Avenue Analysis Area is situated in the northeastern section of the proposed rezoning area, and is bounded by the midblock between East 54th and East 55th Streets to the north, a point approximately 125 feet east of Park Avenue to the west, East 48th Street to the south, and Third Avenue to the east (Figure 7-2). The analysis area comprises primarily a mix of commercial uses. Along the avenue frontages, the analysis area is zoned C6-6, with C6-4.5 zoning designations at the midblocks between Third and Lexington Avenues and C5-2.5 districts between Lexington and Park Avenues. The entire analysis area is located within the Special Midtown District.

Streets

Third and Lexington Avenues are the two main throughways in the analysis area, both of which are mapped local truck routes. Third Avenue provides six lanes for one-way northbound vehicular traffic in the analysis area; its right lane is designated as a bus-only lane between the weekday hours of 7:00 a.m. to 7:00 p.m., and its center lane is designated as a fire lane. Lexington Avenue provides four lanes for one-way southbound vehicular traffic in the analysis area; the right lane is designated as a bus-only lane between the weekday hours of 7:00 a.m. to 7:00 p.m. In addition to bus service southbound on Lexington Avenue and northbound on Third Avenue (M101, M102, and M103), cross-town service (M50) operates within the analysis area along East 49th and East 50th Streets.

Both Third and Lexington Avenues serve as important pedestrian corridors, particularly in the vicinity of storefront retail, bus stops, and subway stations. Within the analysis area, there are a number of access points to subway stations at East 51st Street (6 line) and East 53rd Street (E and M lines). Cross streets in the analysis area, which carry one-way traffic east or west, create a rectilinear street grid with Third and Lexington Avenues. The streets within the analysis area are lined with parallel-parked cars.

The streetscape features of the analysis area include potted plants and street trees with a variety of tree pits, standard street signs, Muni Meters, lampposts, mail boxes, occasional street vendors, and fire hydrants. The sidewalks along Third Avenue are wider than those on Lexington Avenue, and also contain occasional street trees. The narrower Lexington Avenue sidewalks also contain a large number of sidewalk grates for ventilation of the subway which inhibit pedestrian movement. Bus stops along the avenues are marked with signage but most do not have shelters, while bus stops along East 49th and East 50th Streets have both signs and shelters. Waste receptacles, newsstands, and phone booths are located at the majority of intersections, either on side streets or along the avenues, and are maintained by the East Midtown Partnership BID. Additionally, as part of its Sidewalk Beautification Initiative, the East Midtown Partnership is continuing to plant new tree beds throughout the section of the analysis area that falls within the BID boundary.

Buildings

Buildings in the Lexington Avenue Analysis Area consist primarily of a mix of commercial uses, with several post-war, high-rise office buildings and hotels with ground-floor retail. As shown in Figures 7-3 and 7-4, most buildings with avenue frontage are located on large lots and are taller than 20 stories, while a few side streets between Third and Lexington Avenues—most notably on East 49th Street—are lined with residential buildings on small lots with a height of less than 10 stories (photo 10 in Figure 7-5). On Lexington Avenue and the west side of Third Avenue, many building footprints occupy the full lot and contribute to a mostly continuous streetwall, which extends into the side streets, but several privately owned public spaces interrupt the streetwall at a number of locations. Additionally, a vacant lot on the southwest corner of Lexington Avenue and East 53rd Street breaks the pattern of high-density commercial development in the analysis area.

Many of the post-war office buildings are made of steel and glass, creating a glass curtain wall along the street façade. However, no material or pattern of materials is dominant or characteristic, and there is also wide variation in the buildings' architectural expression. Buildings are clad in a variety of materials throughout the analysis area, including limestone, granite, steel, and glass. The landmark structures that are partially or wholly contained in this analysis area are characterized by a variety of architectural types and building materials.

On Lexington Avenue, the blocks between East 49th and East 51st Streets are particularly noteworthy because of three landmark structures. On the west side of the street, the Waldorf-Astoria Hotel (301 Park Avenue) is defined by a pair of vertically massed skyscraper towers, each surmounted by a crowning beacon. The hotel has a gray limestone base with matching gray brick above, and is ornamented at street level with Art Deco-style storefronts, lamps, and entries. One block north, the General Electric Building (570 Lexington Avenue) is characterized by an octagonal brick tower rising from a base with rounded corner. Built between 1929 and 1931, it is one of the most expressive skyscrapers of its era; the striking features include its complex brickwork and terra cotta colors. On the east side of the street, the former Summit Hotel (569 Lexington Avenue), now the Doubletree Metropolitan Hotel, is similarly distinctive for its shape and color (photo 9 in Figure 7-5). Built in reinforced concrete, the curving north and south elevations are clad in light green glazed brick and dark green mosaic tile, and the undulating shape resembles an S-curve. Above the base, the hotel stands free on three sides, adjoining only the windowless brick façade of the 13-story Girl Scouts Building (830 Third Avenue) to the east.

Open Space

The Lexington Avenue Analysis Area does not contain any public parks, but there are six individual, privately owned sites that collectively comprise approximately 1.12 acres of publicly accessible open space. These open spaces, consisting of indoor and outdoor plazas and arcades, are located at 599 Lexington Avenue (0.34 acre); 153 East 53rd Street (0.45 acre); 560 Lexington Avenue (0.14 acre); 780 Third Avenue (0.09 acre); 141 East 48th Street (0.06 acre); and 800 Third Avenue (0.04 acre).

Visual Resources

Table 7-4 lists visual resources within or viewable from the Lexington Avenue Analysis Area. Most of these visual resources have views that are primarily confined to a 1- to 2-block radius from their sites; two of the resources have wider view corridors. Table 7-4 includes a key map reference that is linked to Figure 7-6, which shows the location of each visual resource and identifies the photographs that are included in Figure 7-7, depicting views along extended view corridors. Photographs of additional visual resources are included in Chapter 6, “Historic and Cultural Resources” (Figure 6-5).

The Chrysler Building and its iconic spire can be viewed along the entire Lexington Avenue corridor in this analysis area and from as far north as East 57th Street. The crowning beacons of the Waldorf-Astoria Hotel can be viewed from Third Avenue to Madison Avenue on East 49th and East 50th Streets (“P” and “N” in Figure 7-7).

Additionally, the Chanin Building can be viewed along Lexington Avenue from the north, up to East 50th Street. However, unlike the view from the south, views of the Chanin Building from the north blend with those of other high-rise buildings that line the avenue frontage.

e. Third Avenue Analysis Area

The Third Avenue Analysis Area is situated in the southeastern section of the proposed rezoning area, and is bounded by East 48th Street to the north and East 40th Street to the south, along Third Avenue, and also extends to Second Avenue between East 42nd and East 43rd Streets. The analysis area comprises primarily a mix of commercial uses. The 8-block corridor along Third Avenue is zoned C5-3 and is included in the existing Special Midtown District. West of this corridor, the portion of the block between Second and Third Avenues and East 42nd and East 43rd Streets is currently zoned C5-2 and is not included in the existing Special Midtown District.

Streets

Third Avenue is the primary thoroughfare within the analysis area, and East 42nd Street serves as a link for two-way, cross-town travel. Both Third Avenue and 42nd Street are mapped local truck routes. Third Avenue provides six lanes for one-way northbound vehicular traffic in the analysis area; its right lane is designated as a bus-only lane (for the M101, M102, and M103 bus routes) between the weekday hours of 7:00 a.m. to 7:00 p.m. The center lane on Third Avenue is designated as a fire lane. East 42nd Street, which runs east-west, has three eastbound travel lanes and three westbound travel lanes within the analysis area. The right travel lane in each direction is designated as a bus-only lane (for the M42 bus route) on weekday mornings from 7:00 to 10:00 a.m. and evenings from 4:00 to 7:00 p.m. On the south side of East 42nd Street, at the midblock between Second and Third Avenues, there is exiting vehicular traffic from the Queens-Midtown Tunnel exit street. Both Third Avenue and East 42nd Street are important pedestrian corridors, particularly in the vicinity of storefront retail and bus stops in the analysis area. The regular Manhattan street grid is uninterrupted in the analysis area.

The analysis area is located almost entirely within the boundaries of the Grand Central Partnership BID, which provides improvements and upkeep for such features as potted plants and street trees with a variety of ornamental tree pits, elevated baskets, lampposts, waste receptacles, multi-publication news racks, and bicycle racks. Other conventional streetscape features within the analysis area include bus stop signs and shelters, Muni Meters, mail boxes, and fire hydrants, with street cart vendors and payphones at several intersections. Additionally, several restaurants place easel chalkboards in front of their establishments along the wide sidewalk on Third Avenue to highlight daily food and drink specials.

Buildings

Buildings in the analysis area comprise primarily post-war, high-rise office buildings with ground-floor retail. However, there are multiple breaks in this pattern, as pre-war buildings of less than five stories line some of the blocks along the Third Avenue corridor. As shown in Figure 7-4, building height along the avenue frontage varies from 1 and 2 stories at a number of locations up to 40 stories at the northeast corner of East 48th Street (767 Third Avenue). Along the southernmost two blocks of the analysis area—on the west side of the street between East 40th and East 42nd Streets—there are two buildings that exceed 40 stories in height. These buildings, each of which is only partially within the analysis area, are the 41-story office building at 622 Third Avenue, which has a 2-story wing that fronts Third Avenue, and the 42-story Socony-Mobil Building (150 East 42nd Street), which has a 13-story wing along Third Avenue. The development pattern of high-density office buildings, with many rising above 20 stories on large lots, is interrupted on the west side of Third Avenue between East 43rd and East 45th Streets, and on the east side between East 45th and East 46th Streets, where there are pre-war, low-rise buildings on small lots (photo 11 in Figure 7-5). There are no vacant lots in the analysis area.

Some buildings in the analysis area reach their full height without setback, although others are configured as towers with multiple setbacks. While most buildings along Third Avenue occupy their full lots and are built to the sidewalk, there are several interruptions in the streetwall caused by public plazas along the avenue frontage; one example is between East 46th and East 47th Streets (747 Third Avenue) (photo 12 in Figure 7-5). Nevertheless, there is a uniform streetwall along much of the corridor. Similarly, the buildings between Second and Third Avenues and East 42nd and East 43rd Streets exhibit a development pattern of high-lot coverage with a uniform streetwall.

There are a number of post-war, high-rise office buildings made of steel and glass in the analysis area, most notably the aforementioned Socony-Mobil Building, whose curtain wall of embossed stainless steel panels gives the building a unique presence on the midtown skyline. However, no material or pattern of materials is dominant or characteristic throughout the analysis area; buildings are clad in a variety of materials, including limestone, granite, steel, and glass. There is also wide variation in the buildings' architectural expression.

Open Space

The Third Avenue Analysis Area contains four plazas and one vest-pocket park, collectively comprising approximately 0.96 acres. The four plazas, which include a combination of indoor and outdoor areas with a variety of amenities, are located at 622 Third Avenue (0.62 acre); 201 East 42nd Street (0.03 acre); 212 East 47th Street (0.12 acre); and 747 Third Avenue (0.10 acre). Additionally, there is a vest-pocket park with trees and benches at 685 Third Avenue (0.09 acre).

Visual Resources

Table 7-5 lists the visual resources within or viewable from the Third Avenue Analysis Area. Most of these visual resources are landmark structures whose views are primarily confined to a 1- to 2-block radius of their respective sites. Two visual resources that are located outside but are viewable from this analysis area have extended view corridors. The Chrysler Building, located west of this analysis area, has view corridors along both East 42nd and East 43rd Streets; from across the East River, the iconic skyline of East Midtown is defined by its spire. The United Nations Secretariat building is located east of this analysis area, on First Avenue; East 43rd Street serves as a view corridor for this resource (“K” in Figure 7-7). Table 7-5 includes a key map reference that is linked to Figure 7-6, which shows the location of each visual resource and identifies the photographs that are included in Figure 7-7, depicting views along extended view corridors. Photographs of additional visual resources are included in Chapter 6, “Historic and Cultural Resources” (Figure 6-5).

7.4.1.2 Secondary Study Area Analysis Areas

Figure 7-8 contains photographs of the built context within the secondary study area. As shown in Figure 7-2, the secondary study area is divided into five analysis areas, each of which is described below.

a. Midtown Analysis Area

The Midtown Analysis Area is situated in the western section of the secondary study area, and is roughly bounded by 59th Street/Central Park South to the north, Sixth Avenue to the west, 42nd Street to the south, and Fifth Avenue to the east. Fifth and Sixth Avenues carry northbound and southbound traffic, respectively, as the two main thoroughfares within the analysis area. The avenues form a regular street grid with the side streets, which carry one-way, cross-town traffic, with the exception of 42nd, 57th, and 59th Streets, which are two-way. The Fifth Avenue corridor is zoned C5-3, the Sixth Avenue corridor is alternately zoned C6-6 and C5-3, and the midblocks typically vary between C6-4.5, C5-2.5, and C5-P. With the exception of the northernmost block, this analysis area is included in the Special Midtown District. Additionally, the blocks between West 53rd and West 57th Streets are part of the Preservation Subdistrict, which includes special regulations on permitted and required uses as well as special streetwall requirements. The Fifth Avenue corridor is part of the Fifth Avenue Subdistrict, which limits the FAR on zoning lots located in the underlying C5-P District to a maximum of 8.0 and also includes mandatory streetwall requirements.

The corridors along Fifth and Sixth Avenues, as well as the side streets, comprise primarily post-war, high-rise commercial buildings, but there are also several pre-war, low-rise buildings that line the avenues and midblocks. As such, there is great variation in building height and FAR throughout the analysis area (Figures 7-3 and 7-4). There is also a variety of lot sizes, building footprints, and building configurations, and there is no uniformity in the visual character of the buildings. There are several identifiable neighborhoods or districts within the analysis area, including the Fifth Avenue shopping district, the West 47th Street Diamond District, and the West 46th Street Little Brazil neighborhood, as well as a few clusters of institutional uses, such as the university clubs along West 43rd and West 44th Streets.

Across from St. Patrick’s Cathedral on Fifth Avenue, the 21 limestone-faced buildings that comprise Rockefeller Center surround the exterior of a superblock bounded by West 48th and West 51st Streets, from Fifth Avenue to Sixth Avenue. Rockefeller Center consists of a monumental 70-story central building (the General Electric Building, formerly the RCA Building) surrounded by smaller office towers, low-rise buildings on Fifth Avenue, strategically placed open spaces, and a sunken plaza.

Visual Resources

A number of visual resources identified in the primary study area—specifically, within the Grand Central and Madison Avenue Analysis Areas—are viewable from the Midtown Analysis Area, but the vast majority of the resources do not have view corridors exceeding a 1- to 2-block radius of their respective sites. The only view of a visual resource into the primary study area along an extended corridor is that of the Chrysler Building; from Fifth Avenue, the building can be seen along the 43rd Street view corridor (“H” in Figure 7-7). Though Grand Central Terminal and the MetLife Building can both be viewed from Fifth Avenue—at East 43rd Street and East 44th Street, respectively—the iconic views of these visual resources are from the Park Avenue view corridor.

b. Midtown South Analysis Area

The Midtown South Analysis Area comprises the southwestern section of the secondary study area, and is generally bounded by 42nd Street to the north, Sixth Avenue to the west, 34th Street to the south, and Madison Avenue to the east. Sixth, Fifth, and Madison Avenues are the main north-south thoroughfares within the analysis area, each carrying one-way traffic. The avenues create a rectilinear street grid with the side streets, which carry one-way, cross-town traffic, with the exception of 34th and 42nd Streets, which are two-way. This analysis area, part of which is included in the Special Midtown District, is zoned C5-3 along Fifth Avenue and part of Sixth Avenue, M1-6 along several midblocks between Fifth and Sixth Avenues, and C5-2 along the west side of Madison Avenue.

The Midtown South Analysis Area was historically defined by the presence of manufacturing uses. Although limited industrial/manufacturing uses remain along the midblocks, the dominant use throughout the analysis area is commercial and mixed commercial/residential; there are also several

institutional uses. Additionally, there has been a recent and continuing influx of hotels in the area, on 36th, 37th, and 38th Streets.

As shown in Figures 7-3 and 7-4, there is great range in building height and FAR, both along the avenues and within individual midblocks. Additionally, there is no uniformity in the visual character of the buildings within the analysis area (photo 2 in Figure 7-8). Buildings typically have small footprints at the midblock, while there are a variety of small and large building footprints along the avenue frontage. There is a continuous streetwall throughout much of the analysis area, on both the avenues and side streets. While many buildings have rectangular massing with minimal use of upper story setbacks, other buildings have multiple setbacks and are configured as towers. The northern border of the area is defined by the Stephen A. Schwarzman Building and the 9.60-acre Bryant Park, which collectively occupy a superblock from West 40th Street to West 42nd Street between Fifth and Sixth Avenues. Additionally, Lord and Taylor's New York City flagship store is notable because it occupies an entire block along Fifth Avenue between West 38th and West 39th Streets.

Visual Resources

The only view of a visual resource in the primary study area along an extended corridor is that of the Chrysler Building; from Sixth Avenue at the northwest corner of Bryant Park, the resource can be seen along the 42rd Street view corridor ("D" in Figure 7-7).

c. Murray Hill/Tudor City Analysis Area

The Murray Hill/Tudor City Analysis Area comprises the southeastern portion of the secondary study area, and is generally bounded by East 43rd Street to the north, Madison Avenue to the west, East 34th Street to the south, and the FDR Drive to the east. First, Second, Third, and Lexington Avenues are the major north-south thoroughfares within the analysis area, and the side streets carry one-way, cross-town traffic, with the exception of 34th and 42nd Streets, which are two-way. Between First and Third Avenues, the regular street grid is interspersed with the Queens-Midtown Tunnel ramp network; the access and egress ramps are located between East 36th and East 37th Streets with dedicated north-south side streets providing one-way access to the tunnel. This analysis area has a mix of zoning designations, including R10 along Park and Lexington Avenues and in Tudor City, and C1-9 along much of Third and Second Avenues.

While there are a variety of uses within this analysis area, including commercial, institutional, transportation/utility, and parking, in addition to the presence of vacant land, the analysis area maintains a largely residential character. South of East 39th Street, avenues are lined mostly with post-war, high-rise residential buildings with ground-floor retail, while pre-war, low-rise residential brownstones and row houses are found along cross streets. North of East 39th Street, there is more of a commercial presence, with a combination of office and mixed-use commercial/residential buildings. As shown in Figures 7-3 and 7-4, the buildings north of East 39th Street generally have larger footprints, higher FAR, and greater

height than do buildings south of East 39th Street. Several large residential buildings with public plazas are located in this analysis area, including the 53-story Corinthian Apartments (330 East 38th Street), the 42-story Horizon (415 East 37th Street), the 37-story Manhattan Place Condominiums (630 First Avenue), and the 35-story Rivergate Apartments (606 First Avenue).

There are three LPC-designated and State/National Register (S/NR)-listed historic districts within this analysis area. The Murray Hill Historic District, located between East 34th and East 39th Streets and Park and Lexington Avenues, primarily consists of mid-nineteenth-century row houses along tree-lined blocks; the brownstone-fronted buildings have low stoops with Italianate details. East of the Murray Hill Historic District is the Sniffen Court Historic District, which consists of 10 two-story brick buildings erected on a small court and set perpendicular to East 36th Street between Lexington and Third Avenues. The Tudor City Historic District is located at the northeastern edge of the analysis area, north of East 40th Street between First and Second Avenues. Tudor City is a complex of Tudor-style apartment houses, ranging in height from 10 to 32 stories and collectively comprising 3,000 apartments and 600 hotel rooms. The complex has a unique character due to its location on a bluff set apart from its surroundings, the absence of through streets, and the presence of two small parks (photo 4 in Figure 7-8).

Visual Resources

Views of the Chrysler Building and Chanin Building are available along an extended corridor on Lexington Avenue (“A” and “B,” respectively, in Figure 7-7).

d. East 50s/Turtle Bay Analysis Area

The East 50s/Turtle Bay Analysis Area is situated in the eastern section of the secondary study area, and is roughly bounded by East 59th Street to the north, Third and Fifth Avenues to the west, East 43rd Street to the south, and First Avenue to the east. The analysis area encompasses three long north-south corridors along Third, Second, and First Avenues, as well as smaller sections along Madison, Park, and Lexington Avenues. The east-west streets carry one-way, cross-town traffic, with the exception of 57th and 59th Streets, which are two-way. This analysis area has a mix of zoning designations, including C5-2 along First Avenue, C1-9 along Second Avenue, predominantly R8B along the midblocks from First Avenue to Third Avenue, predominantly C5-2 along Third and Lexington Avenues, C5-3 along Park and Madison Avenues, and C5-2 and C5-2.5 along the midblocks from Third Avenue to Fifth Avenue. Parts of Second Avenue are included in the Special Transit Land Use District (TA), and the area in the vicinity of the United Nations complex on First Avenue is included in the Special United Nations Development District (U).

In this expansive analysis area, there is a wide variety of uses and scales of buildings. Much of the analysis area is dominated by high-rise commercial buildings on large lots. The 55-story Bloomberg Tower (731 Lexington Avenue) and the 50-story General Motors Building (767 Fifth Avenue) individually occupy entire blocks. Additionally, large-scale residential buildings are also present in the analysis area, including

the 72-story Trump World Plaza at First Avenue and East 48th Street. Yet, as shown in Figures 7-3 and 7-4, many of the midblocks, as well as stretches of the avenue corridors, also contain low-rise buildings on small lots. A notable example is the LPC-designated and S/NR-listed Turtle Bay Gardens Historic District—located between Second and Third Avenues and East 48th and East 49th Streets—which comprises 20 houses, each four stories in height, with a shared Italian Renaissance-inspired garden in the rear. As such, there is no uniformity in the visual character of the buildings throughout the analysis area.

While the analysis area largely conforms to a typical rectilinear street grid, the United Nations Headquarters complex forms a superblock on the east side of First Avenue between East 42nd and East 48th Streets, at the southeastern boundary of the analysis area. The complex incorporates four large-footprint modernist buildings set back from the street, along with a park and paved courtyards. Additionally, a number of former mixed-use and residential buildings in the analysis area now serve institutional uses for the United Nations. The United Nations Headquarters complex is visually linked to Dag Hammarskjold Plaza, located on the south side of East 47th Street between First and Second Avenues. While a number of small privately owned public spaces are scattered through the analysis area, the 1.59-acre Dag Hammarskjold Plaza creates the largest break in the streetwall along the avenue frontage (photo 5 in Figure 7-8).

Visual Resources

The Chrysler Building can be viewed from East 57th Street along the Lexington Avenue view corridor, and the Waldorf-Astoria Hotel can be viewed from Third Avenue along the East 49th and East 50th Street view corridors (“V” and “P,” respectively, in Figure 7-7). Views of three additional visual resources—the Helmsley Building, the MetLife Building, and the landscaped Park Avenue Malls—are available looking south along the Park Avenue view corridor (“U” in Figure 7-7).

e. Upper East Side Analysis Area

The Upper East Side Analysis Area is the northern section of the secondary study area, and is bounded by East 62nd Street to the north, Central Park to the west, East 57th Street to the south, and Third Avenue to the east. This analysis area comprises a small southern portion of the extensive Upper East Side neighborhood, which extends northward up to East 96th Street. While Fifth, Madison, Lexington, and Third Avenues offer one-way, north-south travel, Park Avenue carries two-way traffic, separated by the landscaped Park Avenue Malls. There are a number of commercial and residential zoning districts mapped in this analysis area, and no single zoning designation is dominant; additionally, parts of the analysis area are also located in the Special Madison Avenue Preservation District (MP) and the Special Park Improvement District (PI).

The Upper East Side Analysis Area consists of a mix of residential and commercial uses, including several private clubs and hotels in the vicinity of Central Park. While there are a number of late-nineteenth-century masonry, mixed-use commercial/residential buildings and apartment buildings, there is no

uniformity in the visual character of the buildings throughout the analysis area. There is a mix of pre- and post-war buildings, and building heights and FAR vary throughout the analysis area (Figures 7-3 and 7-4). The 41-story Pierre Hotel (2 East 61st Street) is the tallest building in the analysis area; there are many low-rise buildings on both the avenues and side streets. On individual blocks, there are examples of buildings less than five stories in height that are adjacent to buildings taller than 10 stories. There is also a variety of lot sizes and building configurations within the analysis area. Building footprints are generally larger along the avenue frontage than at the midblock. Bloomingdale's department store occupies the entire block bounded by East 59th and East 60th Streets and Lexington and Third Avenues.

Visual Resources

Views of the Helmsley Building, the MetLife Building, and the landscaped Park Avenue Malls are available looking south along the Park Avenue view corridor (“W” in Figure 7-7).

7.4.2 The Future Without the Proposed Action (No-Action)

In the future without the Proposed Action, it is anticipated that the current development patterns in the primary and secondary study areas would continue. As detailed in Chapter 2, “Land Use, Zoning, and Public Policy,” given existing zoning and land use trends, it is expected that, over the analysis period (2013-2033), the primary study area would experience limited overall growth, much of it being in non-office uses including hotels and residential buildings.

As shown in Figure 7-9, there are 17 development projects within the primary study area that are expected to be completed in the future without the Proposed Action. Ten of these developments would occur on projected development sites identified in the RWCDS; they would generally comprise build-out to the maximum allowable FAR—based on existing zoning—on an assemblage of smaller under-built lots. This would be coupled with seven known and expected development projects on non-RWCDS sites within the primary study area which are either planned or currently under construction; these projects would occur regardless in either the future without the Proposed Action or the future with the Proposed Action. There are also three transportation projects within the primary study area, all of which are anticipated to be completed by the 2033 analysis year. In the secondary study area, there are 21 development projects that are planned or under construction, comprising a range of building uses and scales. The following analysis area-specific sections discuss anticipated urban design conditions in the future without the Proposed Action, assuming completion of the 17 and 21 projects, respectively, within the primary and secondary study areas. Specific heights of streetwalls and buildings considered in this analysis represent a reasonably conservative estimate of the development potential for RWCDS No-Action projects based on the height and setback regulations that apply in the area.

Figure 7-7 shows illustrative renderings of changes to views of visual resources in the No-Action condition, as discussed below for each analysis area.

7.4.2.1 Primary Study Area (Proposed Rezoning Area)

a. Grand Central Analysis Area

Streets

Two transportation projects planned in the vicinity of Grand Central Terminal would result in changes to the streets within the analysis area by 2033.³ As part of the New York City Plaza Program, the New York City Department of Transportation (NYCDOT) would convert the vehicular travel lanes on Park Avenue between East 41st and East 42nd Streets into a permanent year-round plaza. This project, known as Pershing Square Plaza, would be completed in 2013. Another transportation project, also under the jurisdiction of NYCDOT, is the pedestrianization of Vanderbilt Avenue from East 42nd Street to East 43rd Street, which would be completed by 2033. These two transportation projects would affect the urban design of the analysis area by increasing the apportionment of street space to pedestrians.

Additionally, as discussed in Chapter 12, “Transportation,” and as listed in Appendix 4, there are other changes to the street network that would occur in the No-Action condition. Within this analysis area, NYCDOT is planning to reconfigure the bus lanes along Madison Avenue between East 43rd and East 47th Streets.

Buildings

In the future without the Proposed Action, eight of the projected development sites identified in the RWCDs would be redeveloped with new construction. In addition, one development site currently under construction would be completed by 2033 (Figure 7-9). Six of the projected development sites identified in the No-Action RWCDs are located on the west side of the analysis area, between Fifth and Park Avenues. Along the east side of Madison Avenue, Projected Development Site 4—comprising an assemblage of lots at 327 Madison Avenue, 33-51 East 42nd Street, and 48 East 43rd Street—would be redeveloped with 683,998 gross square feet (gsf) of office space and 43,291 gsf of retail space (“2” in Figure 7-9). The building, which would occupy the full block between East 42nd and East 43rd Streets and Madison and Vanderbilt Avenues, would have an FAR of 16.0. This would include a 1.0 FAR as-of-right transfer, via CPC Chair certification, from a landmark building within the Grand Central Subdistrict of the Special Midtown District.

Under the No-Action RWCDs, the development would be massed as a 295-foot-high tower atop a 140-foot-high base, rising to a total height of 435 feet. Two blocks north, a portion of Projected Development

³ Another transportation project that will be completed by the 2033 analysis year would result in changes below ground level. As discussed in greater detail in Chapter 12, “Transportation,” the East Side Access project will connect the Long Island Rail Road’s (LIRR) Main and Port Washington Lines in Queens to a new terminal beneath Grand Central Terminal; revenue service is expected to begin in 2019. At Grand Central Terminal, a new passenger concourse will be located in space currently occupied by Metro-North Railroad’s Madison Avenue Yard. Eight tracks and four wide platforms, along with mezzanines and concourses, will be located beneath Park Avenue, below the existing lower level concourse of Grand Central Terminal. The project would include 22,000 sf of new retail space within the new passenger concourse.

Site 7—comprising 341-347 Madison Avenue and 47 East 44th Street—would be reconstructed as a 409,907 gsf office building with 10,950 gsf of retail space (“4” in Figure 7-9). The building would occupy the full block face on the east side of Madison Avenue between East 44th and East 45th Streets, and potentially rise to a height of 340 feet, with a base height of 130 feet. Along the southern boundary of the analysis area, on the north side of East 39th Street between Madison and Park Avenues, Projected Development Site 2 (23-27 East 39th Street) would be developed with 9,878 gsf of retail space and 123 residential units (“1” in Figure 7-9). This building would replace an existing 5-story office building and would potentially have a height of 240 feet, with a base height of 90 feet.

Three developments are expected to be built on RWCDS sites along the midblocks between Fifth and Madison Avenues within the Grand Central Analysis Area. At 10-14 East 44th Street, on a portion of Projected Development Site 5, a mixed-use commercial/residential development comprising 88 residential units and 7,539 gsf of retail space would replace existing office use (“3” in Figure 7-9). The building would have an FAR of 12.0 and potentially a height of 240 feet, with a base height of 90 feet. Two blocks north, Projected Development Site 8 (6-12 East 46th Street) would also be redeveloped as a residential building with retail uses, with 11,548 gsf of retail space and 134 residential units replacing existing office use (“5” in Figure 7-9). The building would have an FAR of 12.0 and potentially a height of 270 feet, with a base height of 90 feet. One block further north, Projected Development Site 11 (7-17 East 47th Street) would be redeveloped similarly as a residential building with retail uses, with 15,040 gsf of retail space and 199 residential units replacing existing office and hotel uses (“6” in Figure 7-9). This building would potentially reach a height of 330 feet, with a base height of 90 feet.

On the east side of the analysis area, two developments on RWCDS sites along the midblocks between Lexington and Third Avenues would be completed. At 154-158 East 46th Street, Projected Development Site 14 would be redeveloped with 6,527 gsf of retail space and 76 residential units (“7” in Figure 7-9). This building, which would replace an existing 5-story office building, would have an FAR of 12.0 and potentially a height of 240 feet, with a base height of 90 feet. One block north, at 131-145 East 47th Street (Projected Development Site 15), a building comprising 156 residential units and 12,260 gsf of retail space would be constructed (“8” in Figure 7-9). The building would be massed with multiple setbacks, potentially reaching a height of 400 feet, and would have an FAR of 13.0, inclusive of a 1.0 FAR bonus for the provision of a public plaza.

One development on a non-RWCDS site is currently under construction within this analysis area. The development, located at the southeast corner of Lexington Avenue and East 45th Street (451 Lexington Avenue), would be a 27-story, 184-room hotel with 7,500 gsf of retail space (“16” in Figure 7-9). The building would have an FAR of 15.0 and will be massed with multiple setbacks, reaching a height of 275 feet.

Overall, although there would be several new residential buildings with retail uses, the analysis area would continue to be defined by mid- and high-rise office buildings. High-density commercial development would continue to be the predominant use in the analysis area, and the new buildings would be of comparable height, massing, and arrangement to existing buildings throughout the analysis area.

Open Space

In the future without the Proposed Action, four new passive open space resources—collectively comprising 0.78 acres—are expected to be added within the Grand Central Analysis Area by 2033. Two of these new open spaces are associated with the anticipated redevelopment of projected development sites identified in the RWCDS. In order to construct bonus FAR in the No-Action condition, the redevelopment of Projected Development Sites 11 and 15 would include plazas comprising 0.06 acres and 0.05 acres, respectively. As discussed previously, a permanent year-round public plaza—under the jurisdiction of the NYCDOT as part of the NYC Plaza Program—will be created on both sides of Park Avenue between East 41st and East 42nd Streets. This 0.37-acre open space resource will be known as Pershing Square Plaza, the same name as the existing seasonal plaza that occupies only the west side of Park Avenue between East 41st and East 42nd Streets. Another NYCDOT initiative that would add open space to the Grand Central Analysis Area is the pedestrianization of Vanderbilt Avenue between East 42nd and East 43rd Streets. This 0.28-acre pedestrian plaza would comprise a 60-foot-wide by 200-foot-long area along Vanderbilt Avenue that will be closed to vehicular traffic.

Visual Resources

In the future without the Proposed Action, the anticipated redevelopment of Projected Development Site 4 would be within the view corridors of the Chrysler Building along West 42nd and West 43rd Streets. However, views of the Chrysler Building along these view corridors would not be obstructed (“H” in Figure 7-7). Additionally, the view of the United Nations Secretariat building along the East 43rd Street view corridor would be modified—but not obstructed—by the addition of a hotel that is currently under construction at 231 East 43rd Street (“J” in Figure 7-7), which is located within the East 50s/Turtle Bay Analysis Area in the secondary study area. Views of other visual resources within or from the Grand Central Analysis Area would not change in the future without the Proposed Action.

b. Madison Avenue Analysis Area

Streets

As discussed in Chapter 12, “Transportation,” and as listed in Appendix 4, there are changes to the street network that would occur in the No-Action condition. Within this analysis area, NYCDOT is planning to reconfigure the bus lanes along Madison Avenue, specifically at the intersections with East 49th, East 51st, East 53rd, and East 57th Streets. There are no other planned changes to streets within the Madison Avenue Analysis Area.

Buildings

In the future without the Proposed Action, four planned developments would be built within the Madison Avenue Analysis Area (Figure 7-9).

Along the midblock between Park and Madison Avenues, on the south side of East 51st Street, a 300-foot-tall commercial building with an FAR of 12.0 is expected to be constructed at 36 East 51st Street, with 65,276 gsf of office space and 4,000 gsf of retail space (“11” in Figure 7-9). The building would be built to the sidewalk and would maintain the streetwall along this stretch of East 51st Street. At the midblock between Madison and Fifth Avenues, a development comprising 269 residential units and 19,322 gsf of retail space would be built along the frontage of East 52nd Street at 12-16 East 52nd Street/7-11 East 51st Street, replacing an existing office use (“12” in Figure 7-9). This building would be massed with multiple setbacks, potentially reaching a height of 410 feet, and would have an FAR of 13.0, inclusive of a 1.0 FAR bonus for the provision of a public plaza. At the northwest corner of Madison Avenue and East 54th Street (19 East 54th Street/532-538 Madison Avenue), a 253-room hotel with 11,166 gsf of retail space is planned to be constructed (“13” in Figure 7-9). This building would be 240 feet tall, with a base height of 90 feet, replacing the existing low-rise buildings and maintaining the existing streetwall (photo 5 in Figure 7-5).

At the northeast corner of the Madison Avenue Analysis Area, and extending into the Park Avenue Analysis Area, a development with 75,000 gsf of retail space and 144 residential units, plus 46 parking spaces, is planned at 40-50 East 57th Street/434 Park Avenue (“14” in Figure 7-9). The site is currently vacant (photo 6 in Figure 7-5). Along the frontage of East 56th Street, this building would be set back nearly 60-feet from the sidewalk. Along the frontages of East 57th Street and Park Avenue, the latter of which is just east of the analysis area boundary, the development would be built to the sidewalk, creating an 85-foot-high streetwall before being set back to rise to its full height of approximately 1,400 feet, which would make it the tallest building in the analysis area and the tallest residential building in New York City.

Open Space

One new publicly accessible plaza would be created within this analysis area in the future without the Proposed Action. In order to construct bonus FAR, the proposed development at 12-16 East 52nd Street/7-11 East 51st Street would include a 0.07-acre plaza.

Visual Resources

The view of the Fuller Building from the south along the Madison Avenue view corridor would be modified—but not obstructed—by the planned hotel development at the northwest corner of Madison Avenue and East 54th Street (“R” in Figure 7-7). None of the four planned development projects would obstruct any existing views within or from the Madison Avenue Analysis Area.

c. *Park Avenue Analysis Area*

Streets

There are no planned changes to streets within the Park Avenue Analysis Area. The arrangement and orientation of streets in the Park Avenue Analysis Area are not expected to be changed in the future without the Proposed Action.

Buildings

Within the Park Avenue Analysis Area, it is anticipated that in the future without the Proposed Action, one of the projected development sites identified in the RWCDs would be redeveloped with new construction, in addition to one planned development (Figure 7-9). These two development projects would be compatible with the existing buildings in the analysis area.

On the east side of Park Avenue, occupying the full block face between East 55th and East 56th Streets, it is expected that Projected Development Site 18 (425 Park Avenue) would be redeveloped with 539,380 gsf of office space and 27,950 gsf of retail space (“10” in Figure 7-9). The new building, potentially 500 feet tall, would maintain the existing gross commercial floor area of 567,330 gsf and add an mechanical area of 54,031 gsf.

At the northwest corner of the analysis area, there is a planned development at 40-50 East 57th Street/434 Park Avenue, which extends into the Madison Avenue Analysis Area (“14” in Figure 7-9). The development would include a building with 75,000 gsf of retail space and 144 residential units, plus 46 parking spaces, on this currently vacant site. The building would rise to a height of 85 feet on the northwest corner of Park Avenue and East 56th Street, establishing a consistent streetwall along the avenue frontage between East 56th and East 57th Streets.

Open Space

One new publicly accessible plaza is expected to be created within this analysis area in the future without the Proposed Action. In order to construct bonus FAR, the proposed development at 40-50 East 57th Street/434 Park Avenue would include a 0.14-acre plaza

Visual Resources

In the future without the Proposed Action, the anticipated redevelopment of Projected Development Site 18 would partially obstruct views of the Ritz Tower from the south. The new 500-foot-tall building that would be developed on this site would be within the view corridor of the Ritz Tower along Park Avenue, but would not obstruct views of the pyramidal roof and tall obelisk of this visual resource (“Q” in Figure 7-7). Views of other visual resources within or from the Park Avenue Analysis Area are not expected to change in the future without the Proposed Action.

d. Lexington Avenue Analysis Area

Streets

There are no planned changes to streets within the Lexington Avenue Analysis Area. The arrangement and orientation of streets in the Lexington Avenue Analysis Area are not expected to be changed in the future without the Proposed Action.

Buildings

Within the Lexington Avenue Analysis Area, it is anticipated that in the future without the Proposed Action, one of the projected development sites identified in the RWCDs would be redeveloped with new construction, and there is one development currently under construction (Figure 7-9).

On the east side of Lexington Avenue, occupying the full block face between East 49th and East 50th Streets, it is expected that a portion of Projected Development Site 17—comprising the lots at 541 Lexington Avenue, 143-151 East 49th Street, and 138 East 50th Street—would be redeveloped as a 979-room hotel with 44,170 gsf of retail space (“9” in Figure 7-9). The building would potentially have a 100-foot-high base that fronts Lexington Avenue and East 49th and East 50th Streets, as well as a tower rising to a height of 390 feet. The development would have an FAR of 16.0, which would include a 1.0 FAR for the provision of a public plaza.

Also within the Lexington Avenue Analysis Area, there is a development currently under construction at the southwest corner of Lexington Avenue and East 53rd Street (614 Lexington Avenue, “17” in Figure 7-9). This development would include a 347-room hotel, 48 residential units, and 9,504 gsf of retail space. The 62-story building will be configured as a tower-on-a-base, rising to a height of 710 feet, and would establish a consistent streetwall along the avenue frontage between East 52nd and East 53rd Streets.

Open Space

In the future without the Proposed Action, it is expected that one new passive open space resource would be added within the Lexington Avenue Analysis Area by 2033. In order to construct bonus FAR, the redevelopment of a portion of Projected Development Site 17 in the No-Action condition would include a 0.17-acre plaza.

Visual Resources

In the future without the Proposed Action, the anticipated redevelopment of a portion of Projected Development Site 17 would partially obstruct views of the Waldorf-Astoria Hotel from the east. The potentially 390-foot-tall building that would be developed on this site would be within the view corridor of the Waldorf-Astoria Hotel along East 49th and East 50th Streets, and the crowning beacons of this visual resource would no longer be entirely viewable from these vantage points (“P” in Figure 7-7).

e. Third Avenue Analysis Area

Streets

There are no planned changes to streets within the Third Avenue Analysis Area. The arrangement and orientation of streets in the Third Avenue Analysis Area are not expected to be changed in the future without the Proposed Action.

Buildings

Within the Third Avenue Analysis Area, there is one planned development would be located along the west side of Third Avenue at 686-700 Third Avenue, occupying the majority of the block face between East 43rd and East 44th Streets (“15” in Figure 7-9). The development would include a 361-room hotel with 15,888 gsf of retail space. With frontage along Third Avenue and East 44th Street, the building would have a 90-foot-high base, and would rise to a height of 260 feet, maintaining the existing streetwall and replacing the existing pre-war, low-rise buildings.

Open Space

No changes to open space are expected in the Third Avenue Analysis Area in the future without the Proposed Action.

Visual Resources

The one planned development project in this analysis area would not affect existing views of visual resources within or from the Third Avenue Analysis Area.

f. Conclusion – No-Action Primary Study Area Assessment

In the future without the Proposed Action, urban design in the primary study area is not expected to change significantly from existing conditions. A total of 17 development projects within the primary study area are anticipated to be completed. While these 17 developments would comprise a range of building uses and scales, including residential buildings and hotels, the primary study area would continue to be defined by high-density commercial development characterized predominantly by mid- and high-rise office buildings. Additionally, the No-Action developments would continue the historic pattern of relatively low building bulk in midblock locations compared to avenue frontages. Existing views of visual resources within or from the proposed rezoning area would generally remain unchanged; for some visual resources, views from certain vantage points would be partially obstructed by new buildings.

Two transportation projects in the primary study area—the pedestrianization of Vanderbilt Avenue between East 42nd and East 43rd Streets and the creation of a permanent public plaza on Park Avenue between East 41st and East 42nd Streets—would affect the urban design of streets by increasing the apportionment of street space to pedestrians. A net increase in open space acreage is expected within the primary study area in the future with these two projects, in addition to five new public plazas associated with development projects.

7.4.2.2 Secondary Study Area

a. Midtown Analysis Area

As shown in Figure 7-9, there are four planned developments that are expected to be completed by 2033 in the Midtown Analysis Area, comprising a range of building uses and scales. On the west side of Fifth Avenue, between West 43rd and West 44th Streets, a 6-story commercial building with 59,106 gsf of office space is planned at 516-520 Fifth Avenue, which is consistent with the scale of the existing buildings on these sites (“L” in Figure 7-9). Along the midblock between Fifth and Sixth Avenues, a 748,000 gsf office building—to be known as International Gem Tower—is planned at 50 West 47th Street, which would have frontage on both West 46th and West 47th Streets (“H” in Figure 7-9). The planned 34-story building would be taller than surrounding buildings within the midblock area. Further north, on the south side of West 53rd Street between Fifth and Sixth Avenues (18-20 West 53rd Street), a planned mixed-use development would comprise 101,332 gsf of commercial space, 5,014 gsf of community facility space, and 70 residential units (“C” in Figure 7-9). On the opposite side of the street, the planned MoMA Tower at 53 West 53rd Street, which would also have frontage on West 54th Street, would include a 167-room hotel, 300 residential units, and a 68,097-gsf museum (“B” in Figure 7-9). The MoMA Tower would be a new addition to the skyline within the analysis area, reaching a height of 1,089 feet. Overall, the analysis area would continue to be defined by a mix of building uses and scales in the future without the Proposed Action.

There are no planned changes to open space within this analysis area. As discussed in Chapter 12, “Transportation,” and as listed in Appendix 4, there are changes to the street network that would occur in the No-Action condition. Within this analysis area, the number of bus lanes along the west side of Fifth Avenue would be expanded from one to two, and the dual bus lanes would be in effect during the AM, Midday, and PM peak hours.

The anticipated redevelopment of Projected Development Site 4 in the No-Action condition would partially obstruct views of the Chrysler Building from this analysis area. The new 435-foot-tall building that would be developed on Projected Development Site 4 would be within the view corridor of the Chrysler Building along West 43rd Street (“H” in Figure 7-7).

b. Midtown South Analysis Area

In the future without the Proposed Action, five developments would be completed within the Midtown South Analysis Area, including three hotels. Four of these development sites are located along the midblocks between Fifth and Sixth Avenues (Figure 7-9). Across from the Stephen A. Schwarzman Building, a mixed-use development is planned at 14-20 West 40th Street on the south side of the street; the building would comprise 87,000 gsf of residential space, plus a 95,000 gsf hotel with 4,500 gsf of retail space (“Q” in Figure 7-9). This 32-story building would be one of the tallest along a side street in the analysis area. Two blocks south, at 63 West 38th Street on the north side of the street, a 12-story hotel with

197 rooms is currently under construction and will be known as the Refinery Hotel (“R” in Figure 7-9). Another hotel, to be converted from an existing office building, is planned at 45 West 38th Street and would have 180 rooms and maintain its height of 23 stories (“S” in Figure 7-9). One block further south, at 25 West 37th Street on the north side of the street, the Spring Hill Suites by Marriott—a 19-story, 173-room hotel—is currently under construction (“T” in Figure 7-9). Along the western boundary of the analysis area, at 1070 Sixth Avenue, a 28-story commercial building with 450,000 gsf of office space is planned and would be known as 7 Bryant Park (“P” in Figure 7-9).

There are no planned changes to open space within this analysis area. As discussed in Chapter 12, “Transportation,” there are changes to the street network that would occur in the No-Action condition. In this analysis area, as with the Midtown Analysis Area, the number of bus lanes along the west side of Fifth Avenue would be expanded from one to two, and the dual bus lanes would be in effect during the AM, Midday, and PM peak hours.

The anticipated redevelopment of Projected Development Site 4 in the No-Action condition would partially obstruct a view of the Chrysler Building from Bryant Park within this analysis area. The potentially 435-foot-tall building on Projected Development Site 4 would be within the view corridor of the Chrysler Building from the west; however, views of the Chrysler Building’s crown from Bryant Park would not be obstructed (“D” in Figure 7-7).

c. Murray Hill/Tudor City Analysis Area

As shown in Figure 7-9, three developments are planned within this analysis area in the future without the Proposed Action. On the west side of Second Avenue between East 36th and East 37th Streets, a residential building with 480 residential units and 214 parking spaces is planned, including an extension of an existing post office facility (“U” in Figure 7-9). At the northeast boundary of the analysis area, an approximately 950,000 gsf institutional/office building is planned for use by the United Nations on the 0.66-acre western portion of the existing Robert Moses Playground, bounded by East 41st and East 42nd Streets, First Avenue, and the Queens-Midtown Tunnel ventilation structure (“N” in Figure 7-9).

The largest of the planned developments in the future without the Proposed Action is First Avenue Properties, the southern portion of which is outside the analysis area (“O” in Figure 7-9). This 6.1-million gross-square-foot development, located along First Avenue between East 35th and East 41st Streets, would replace three vacant sites and a parking lot with a mix of residential, community facility, office, retail, parking, and open space uses. As described in the First Avenue Properties Rezoning Final Supplemental Environmental Impact Statement (2008), the development would include seven buildings with heights ranging from 433 to 721 feet. Some of the buildings would be set perpendicular to First Avenue, while others would be positioned parallel to the avenue. The buildings would have a modern design with glass, metal, and stone cladding. The tower forms would allow for the provision of on-site open space, comprising a total of 4.83 acres across the four lots. As discussed in Chapter 12, “Transportation,” the

configuration of the intersection at Third Avenue and East 39th Street would be modified as a result of mitigation measures associated with this No-Action development project; specifically, there would be changes to lane widths as part of roadway restriping.

Views of visual resources from this analysis area are not expected to change in the future without the Proposed Action. A net increase and qualitative improvements in open space acreage are anticipated in this analysis area with the planned redesign and renovation/reconstruction of Trygve Lie Plaza on the west side of First Avenue between East 41st and East 42nd Streets.

d. East 50s/Turtle Bay Analysis Area

In this expansive analysis area, there are eight developments that are planned or under construction, all of which are located east of Third Avenue. On the north side of East 43rd Street, a 90-room hotel is currently under construction at 231 East 43rd Street (“M” in Figure 7-9). One block north, another hotel, which would have 130 rooms, is planned for the vacant site at 227-235 East 44th Street (“K” in Figure 7-9). Additionally, the vacant lot at 208-210 East 52nd Street would be developed as a 31-story Hyatt Place Hotel with 225 rooms (“D” in Figure 7-9). On the south side of East 46th Street between Second and First Avenues, two residential developments are planned—a 23-story building with 52 residential units at 315 East 46th Street, and a 40-story building with 79 residential units at 10 UN Plaza/823 First Avenue (“J” in Figure 7-9). Two blocks north, at 318 East 48th Street on the south side of the street, a 6-story, 33,320-gsf institutional/office building with seven parking spaces is currently under construction and will be used by the embassy of the Republic of Singapore (“G” in Figure 7-9). At the northeast corner of Second Avenue and East 50th Street (301 East 50th Street), a 28-story mixed-use development is planned with 6,200 gsf of commercial space and 54 residential units (“F” in Figure 7-9). Another mixed-use development is currently under construction one block north, at 303 East 51st Street/968 Second Avenue, which would include 8,036 gsf of commercial space, 112 residential units, and 18 parking spaces in a 32-story building (“E” in Figure 7-9). On the west side of Second Avenue, a 57-story building at 250 East 57th Street is planned, which would include 320 residential units and 78,000 gsf of retail (“A” in Figure 7-9). The 715-foot-tall tower would be a new addition to the skyline of the analysis area.

There are no planned changes to open space within this analysis area. As discussed in Chapter 12, “Transportation,” there are changes to the street network that would occur in the No-Action condition. In this analysis area, an enhanced shared-lane bike route would be installed on Second Avenue from East 57th Street to East 59th Street upon completion of construction related to the Second Avenue Subway. Additionally, as listed in Appendix 4, traffic mitigation measures associated with the First Avenue Properties development would result in the reconfiguration of travel lanes at a number of intersections within this analysis area.

Views of visual resources from this analysis area would not change in the future without the Proposed Action.

e. Upper East Side Analysis Area

Within the Upper East Side Analysis Area, there are no developments that are expected to be completed in the future without the Proposed Action. As discussed in Chapter 12, “Transportation,” there are changes to the street network that would occur in the No-Action condition. In this analysis area, the southbound right turn at Fifth Avenue and West 59th Street would be eliminated as the section of West 59th Street between Fifth Avenue and Grand Army Plaza would change from two-way operation to eastbound only. Additionally, plans are in place to extend the existing dual bus lanes on Madison Avenue one block north from East 59th Street to East 60th Street.

f. Conclusion for the No-Action Secondary Study Area Assessment

In the future without the Proposed Action, urban design in the secondary study area would not change substantially from existing conditions. The 21 No-Action development projects comprise a range of building uses and scales, which would be generally compatible with the existing built context and would not obstruct any existing views of visual resources. The arrangement and orientation of streets are not expected to be significantly affected by the changes discussed above. A net increase is anticipated in the acreage of publicly accessible open space, in addition to planned qualitative improvements to existing open space.

7.4.3 The Future With the Proposed Action (With-Action)

As described in Chapter 1, “Project Description,” the Proposed Action involves zoning map and text amendments that would affect an approximately 70-block area in East Midtown, Manhattan, for the purpose of protecting and strengthening the area as a premier office district, as well as improving the area’s pedestrian and built environments. The Proposed Action is intended to encourage limited and targeted as-of-right commercial development in appropriate locations by establishing an East Midtown Subdistrict within the Special Midtown District. The East Midtown Subdistrict would supersede and subsume the existing Grand Central Subdistrict, focusing new commercial development with the greatest as-of-right densities on large sites with full block frontage on avenues around Grand Central Terminal, and allowing those with slightly lower densities along the Park Avenue corridor and elsewhere. The Proposed Action would include an increase in permitted floor area for a new, higher maximum FAR through the use of two new as-of-right zoning mechanisms—the DIB and Landmark Transfer—to permit increases above the base FAR for sites that meet certain site criteria for accommodation of substantial new commercial buildings. The zoning text amendment would also streamline the system for landmark transfers within the Grand Central Subarea of the East Midtown Subdistrict and generate funding for area-wide pedestrian network improvements. The zoning map amendments would replace the existing C5-2 designation in the midblock area between East 42nd and East 43rd Streets, from Second Avenue to Third Avenue, with C5-3 and C5-2.5 designations, which would be mapped within the Special Midtown District and East Midtown Subdistrict.

By the 2033 analysis year, it is conservatively assumed for the purposes of this analysis that all or most of the 19 projected development sites and possibly some of the 20 potential development sites identified in the RWCDs would be redeveloped (Figure 7-10). Furthermore, in the future with the Proposed Action, portions of Vanderbilt Avenue, up to East 47th Street, would be converted into a permanent pedestrian plaza (Figure 7-11), and the City Map may be amended to reflect a “Public Place” designation over this stretch of the avenue. For purposes of this analysis, it is assumed that the City Map amendment would occur prior to the 2033 analysis year. Additionally, the as-of-right development framework established by the Proposed Action would generate funding for area-wide pedestrian network improvements through the DIB, and the improvements would be implemented in relation to the pace and level of future development.

The following sections describe anticipated urban design conditions in the future with the Proposed Action. The visual resource discussion focuses on changes to views of visual resources resulting from development on the projected development sites and the less likely redevelopment of the potential development sites. Figure 7-7 shows illustrative renderings of modified views in the With-Action condition. As described in the Project Description, the analysis assumes that all buildings would be developed pursuant to Special Midtown District height and setback regulations, as amended by the Proposed Action. It is assumed that the developments would attempt to maximize floorplate sizes, as has been the practice for recent commercial construction in the City. Thus, the specific heights of streetwalls and buildings described below present a reasonably conservative estimate of the development potential of the Proposed Action.

7.4.3.1 Primary Study Area (Proposed Rezoning Area)

a. Grand Central Analysis Area

Streets

The Proposed Action includes improvements for pedestrians on portions of Vanderbilt Avenue between East 44th and East 47th Streets (Figure 7-11). This would increase the area of Vanderbilt Avenue dedicated to pedestrian use compared to the No-Action condition, which would be limited to the stretch between East 42nd and East 43rd Streets. The stretch of Vanderbilt Avenue that would be closed to vehicular traffic under the Proposed Action would be divided into three segments, each extending 1 block in length—from East 44th Street to East 45th Street; from East 45th Street to East 46th Street; and from East 46th Street to East 47th Street. The portion of Vanderbilt Avenue from East 43rd Street to East 44th Street would continue to provide southbound vehicular access, creating a loop between eastbound travel on East 44th Street and westbound travel on East 43rd Street. Additionally, the zoning regulations for the proposed East Midtown Subdistrict would mandate sidewalk widenings on Madison and Lexington Avenues, as well as certain side streets, which would enhance the pedestrian network within the analysis area.

Buildings

In the future with the Proposed Action, 14 projected development sites are expected to be redeveloped within the Grand Central Analysis Area; the 10 potential sites are less likely to be redeveloped. As described below, the projected and potential developments would primarily comprise high-density commercial uses, including offices and hotels with associated retail, which would conform to the built context of the analysis area. The building bulk of the With-Action developments would not change the built environment's arrangement, appearance, or functionality, and the developments would be compatible with the scale and use of surrounding buildings. The height of the new buildings would generally be consistent with that of existing high-rise buildings and No-Action development. The introduction of the new skyscrapers would not affect a pedestrian's experience of public space in the analysis area. Building arrangement would become more uniform with the Proposed Action since many of the new developments would comprise an assemblage of individual lots that would collectively establish full avenue frontages. Additionally, each of the buildings would be built to the sidewalk within the analysis area and would rise to its maximum height above a base height of at least 90 feet, thereby maintaining a uniform streetwall from the perspective of a pedestrian and matching the massing of many other buildings in the analysis area. Overall, the visual character of buildings in the With-Action condition would not be significantly different from that in the No-Action condition.

The 14 projected developments identified in the RWCDs within this analysis area would comprise eight office buildings, four hotels, and two residential buildings; 11 of the 14 sites are located on the west side of the analysis area, located between Fifth and Park Avenues. Under the RWCDs, Projected Development Site 1, which occupies the full block face on the west side of Madison Avenue between East 39th and East 40th Streets, would be redeveloped as a 710-foot-tall office building with a base height of 150 feet along the Madison Avenue frontage and 120 feet along a portion of the frontage on East 39th and East 40th Streets. This development, on an assemblage of four lots, would replace existing office buildings that range in height from approximately 140 to 230 feet tall. The No-Action to With-Action increment in usable floor area would be a net increase of 284,492 gsf of office space and 2,470 gsf of retail space. The With-Action development would have an FAR of 21.6 and would comprise 725,630 gsf of usable office space, 72,295 gsf of office mechanical space, and 33,470 gsf of retail space.

One block further north, on the east side of Madison Avenue, Projected Development Site 3 would be redeveloped as a potentially 550-foot-tall office tower with a base height of 120 feet. The development would replace an approximately 340-foot-tall existing office building; it would have the same usable floor area (407,127 gsf) as the existing building, with 750 additional gsf of retail space, 750 fewer gsf of office space, and 38,774 gsf of office mechanical space.

Just west of Grand Central Terminal, Projected Development Site 4, which comprises an assemblage of four lots and occupies the full block between Madison and Vanderbilt Avenues and East 42nd and East 43rd Streets, would be redeveloped as a potentially 770-foot-tall office building, massed with numerous

setbacks above a 140-foot-tall base, with an FAR of 24.0. In the No-Action condition, the site would be redeveloped as a 435-foot-tall office building, with a base height of 140 feet and an FAR of 16.0. The With-Action development would include 1,047,642 gsf of usable office space, 103,898 gsf of office mechanical space, and 43,291 gsf of retail space; the resultant net change in usable floor area from the No-Action condition would be an increase of 363,644 gsf of office space.

One block further north, on the west side of Madison Avenue, Projected Development Site 5 would be redeveloped as a potentially 710-foot-tall office building with a base height of 150 feet. The development, on an assemblage of eight lots with full avenue frontage between East 43rd and East 44th Streets, would have an FAR of 21.6 and would comprise 1,100,238 gsf of office space, 109,618 gsf of office mechanical space, and 50,749 gsf of retail space. In the No-Action condition, a 240-foot-tall mixed-use commercial/residential development with 88 residential units and 7,539 gsf of retail space would be constructed on three of the eight lots along the south side of East 45th Street; the other five lots would remain unchanged from existing conditions, as a hotel and office buildings with ground-floor retail. The No-Action to With-Action increment would be a net increase of 530,098 gsf of usable office space and 18,610 gsf of retail space and a net decrease of 97 hotel rooms and 88 residential units.

Projected Development Site 6, comprising an assemblage of five lots with full avenue frontage on the west side of Madison Avenue between East 44th and East 45th Streets, would be redeveloped as a potentially 710-foot-tall office building with a base height of 150 feet. The building would have an FAR of 21.6 and would include 1,075,328 gsf of usable office space, 107,136 gsf of office mechanical space, and 49,600 gsf of retail space. This development would replace existing office buildings that range in height from approximately 50 to 300 feet tall; the increment in usable floor area, compared to the No-Action condition, would be a net increase of 501,242 gsf of office space and a net decrease of 84,982 gsf of retail space.

Just west of the MetLife Building, Projected Development Site 7 would be redeveloped as a potentially 770-foot-tall office building, massed with numerous setbacks above a 140-foot-tall base, with an FAR of 24.0. The development site comprises an assemblage of the six lots that fill the block between Madison and Vanderbilt Avenues, from East 44th Street to East 45th Street. In the No-Action condition, four of the six lots would be redeveloped as a 340-foot-tall office building, with a base height of 130 feet, an FAR of 16.0, and full avenue frontage on Madison Avenue; the two lots located along the Vanderbilt Avenue frontage would remain unchanged, as a 255-room hotel with 8,824 gsf of retail space and a 152,830-gsf office building with 9,500 gsf of retail space. The With-Action development would include 1,046,916 gsf of usable office space, 103,826 gsf of office mechanical space, and 43,261 gsf of retail space. Compared to the No-Action condition, this would result in a net increase of 484,179 gsf of usable office space, 63,745 gsf of office mechanical space, and 13,987 gsf of retail space, and a net decrease of 255 hotel rooms.

One block further north, just west of the Helmsley Building, Projected Development Site 9 would be redeveloped as a potentially 770-foot-tall office building that would be massed with numerous setbacks

above a base height of 140 feet. The development would encompass the entire block between Madison and Vanderbilt Avenues, from East 45th Street to East 46th Street, replacing an approximately 220-foot-tall existing hotel with 920 rooms. The new building with the Proposed Action would have an FAR of 24.0 and would include 1,048,175 gsf of usable office space, 103,951 gsf of office mechanical space, and 43,313 gsf of retail space.

Projected Development Site 10, comprising an assemblage of two lots with full avenue frontage on the west side of Madison Avenue between East 46th and East 47th Streets, would be redeveloped as a potentially 710-foot-tall office building with a base height of 150 feet. The building would have an FAR of 21.6 and would include 1,001,247 gsf of usable office space, 99,755 gsf of office mechanical space, and 46,183 gsf of retail space. This development would replace existing office buildings that range in height from approximately 70 to 310 feet tall. Compared to the No-Action, the increment in usable floor area would be a net increase of 306,773 gsf of office space and 12,661 gsf of retail space.

Two projected development sites located along the midblocks between Fifth and Madison Avenues would both be redeveloped as hotels in the With-Action condition. Projected Development Site 8, comprising an assemblage of three lots on the south side of East 46th Street, would be redeveloped as a 225-room hotel with 11,548 gsf of retail space. The potentially 270-foot-tall building, with a base height of 90 feet, would have an FAR of 13.0. In the No-Action condition, the site would be redeveloped as a mixed-use commercial/residential building with an FAR of 12.0 that would have the same height and massing as the building that would be constructed in the With-Action condition. The No-Action to With-Action increment would be a net increase of 225 hotel rooms and a net decrease of 134 residential units; both the No-Action and With-Action developments would have 11,548 gsf of retail space. One block north, Projected Development Site 11, comprising an assemblage of six lots on the north side of East 47th Street, would be redeveloped as a 305-room hotel with 15,040 gsf of retail space. The potentially 270-foot-tall building, with a base height of 90 feet, would have an FAR of 13.0. In the No-Action condition, the site would be redeveloped as a 330-foot-tall mixed-use commercial/residential building, with a base height of 90 feet, and would also include a 2,507-sf public plaza. The No-Action to With-Action increment would be a net increase of 305 hotel rooms and a net decrease of 199 residential units and 2,507 sf of publicly accessible open space; both the No-Action and With-Action developments would have 15,040 gsf of retail space.

Two additional projected development sites that would be redeveloped as hotels in the With-Action condition are located near the northeast corner of the analysis area. On the west side of Lexington Avenue, Projected Development Site 16, which has full avenue frontage between East 48th and East 49th Streets, would be redeveloped as a 1,176-room hotel with 41,170 gsf of retail space. With an FAR of 21.6, the building would potentially rise to a height of 580 feet with a base height of 100 feet. This development would replace an approximately 170-foot-tall existing hotel with 658 rooms. One block south, on the

north side of East 47th Street between Lexington and Third Avenues, Projected Development Site 15, which comprises an assemblage of five lots, would be redeveloped as a 239-room hotel with 12,260 gsf of retail space. The potentially 280-foot-tall building, with a base height of 90 feet, would have an FAR of 13.0. In the No-Action condition, the site would be redeveloped as a 400-foot-tall mixed-use commercial/residential building with an FAR of 13.0, massed with multiple setbacks above a base height of 120 feet, and would also include a 2,043-sf public plaza. The No-Action to With-Action increment would be a net increase of 239 hotel rooms and a net decrease of 156 residential units and 2,043 sf of publicly accessible open space; both the No-Action and With-Action developments would have 12,260 gsf of retail space.

In addition to the eight projected office developments and four projected hotel developments, the RWCDS also includes two projected mixed-use commercial/residential developments. In the With-Action condition, Projected Development Site 2, located on the north side of East 39th Street between Madison and Park Avenues, would be redeveloped with 125 residential units and 18,149 gsf of retail space in a potentially 260-foot-tall building with a base height of 90 feet. In the No-Action condition, the site would be redeveloped with 123 residential units and 9,878 gsf of retail space in a 240-foot-building with a base height of 90 feet. The No-Action to With-Action increment would be a net increase of two residential units and 8,271 gsf of retail space. The second projected development site for a mixed-use commercial/residential project is located on the south side of East 46th Street between Lexington and Third Avenues. In the With-Action condition, Projected Development Site 14 would be redeveloped with 83 residential units and 6,527 gsf of retail space. The building would have an FAR of 13.0 and would rise to a height of 260 feet with a base height of 90 feet. In the No-Action condition, the site would be redeveloped with 6,527 gsf of retail space and 76 residential units; the building would have an FAR of 12.0 and a height of 240 feet with a base height of 90 feet. The No-Action to With-Action increment would be an increase of seven residential units.

The RWCDS also identified 10 potential development sites within the Grand Central Analysis Area that are less likely to be developed than the projected development sites. The 10 potential developments comprise nine office buildings and one hotel. On the west side of Madison Avenue, with full avenue frontage between East 40th and East 41st Streets, the assemblage of 10 lots that comprise Potential Development Site 2 could be redeveloped as a 710-foot-tall office building with a base height of 150 feet along the Madison Avenue frontage and 120 feet along a portion of the frontage on East 40th and East 41st Streets. The With-Action development would replace existing office buildings that range in height from approximately 50 to 290 feet tall. With an FAR of 21.6, the development would comprise 1,082,136 gsf of usable office space, 107,814 gsf of office mechanical space, and 49,914 gsf of retail space. The No-Action to With-Action increment in usable floor area would be a net increase of 476,452 gsf of office space and 4,635 gsf of retail space.

Just west of Grand Central Terminal and the MetLife Building, Potential Development Site 3 could be redeveloped as a 770-foot-tall office building, massed with numerous setbacks above a 140-foot-tall base, with an FAR of 24.0. The potential development would occupy the full block between Madison and Vanderbilt Avenues, from East 43rd Street to East 44th Street, and would include 1,048,175 gsf of usable office space, 103,951 gsf of office mechanical space, and 43,313 gsf of retail space. The development would replace an approximately 310-foot-tall existing office building; the increment in floor area would be of 197,446 gsf of office space and 19,308 gsf of retail space. Two blocks north, on the west side of Madison Avenue, Potential Development Site 4 could be redeveloped as a 630-foot-tall office building with a base height of 150 feet and an FAR of 21.6. The development, on an assemblage of four lots with full avenue frontage between East 45th and East 46th Streets, would comprise 740,242 gsf of office space, 73,751 gsf of mechanical space, and 34,144 gsf of retail space. This potential development would replace existing office buildings that range in height from approximately 110 feet tall to 180 feet tall, as well as an approximately 290-foot-tall existing hotel; the No-Action to With-Action increment would be a net increase of 250,161 gsf of usable office space and 14,815 gsf of retail space, and a net decrease of 4,086 gsf of hotel space.

Three potential development sites occupy full block faces along Park Avenue. At the southern boundary of the analysis area, Potential Development Site 1 could be redeveloped in the With-Action condition with 505,225 gsf of office space, 50,562 gsf of office mechanical space, and 25,675 gsf of retail space. The building would be 500 feet tall with a base height of 150 feet along the Park Avenue frontage and 120 feet along a portion of the frontage on East 39th and East 40th Streets. This potential development would replace an approximately 300-foot-tall existing office building; the net change in usable floor area would be an increase of 16,980 gsf of office space and 5,150 gsf of retail space. Two blocks north, just south of Grand Central Terminal, Potential Development Site 9 could be redeveloped as a 500-foot-tall office building with a base height of 150 feet. The With-Action development would replace an approximately 290-foot-tall existing office building, and would have the same floor area (518,582 gsf) as the existing building, with 3,786 additional gsf of retail space and 3,786 fewer gsf of office space, plus an additional 49,389 gsf of mechanical space. Just north of the Helmsley Building, Potential Development Site 5 could similarly be redeveloped in the With-Action condition while maintaining the floor area (444,628 gsf) of an approximately 240-foot-tall existing office building that would be replaced. The building in the With-Action condition would be 415 feet tall with a base height of 150 feet along the Park Avenue frontage and 120 feet along the Vanderbilt Avenue frontage; compared to the No-Action condition, it would have 14,970 additional gsf of retail space and 14,970 fewer gsf of usable office space, plus an additional 42,346 gsf of office mechanical space.

On the east side of the analysis area, three potential development sites occupy full block faces along Lexington Avenue. Potential Development Site 8, comprising an assemblage of two lots on the west side of Lexington Avenue between East 40th and East 41st Streets, could be redeveloped as a 590-foot-tall office

building with a base height of 150 feet and an FAR of 21.6. This potential development, which would include 589,067 gsf of usable office space, 58,689 gsf of office mechanical space, and 27,171 gsf of retail space, would replace existing office buildings that range in height from approximately 290 to 310 feet tall; the With-Action development would result in a net increase of 127,506 gsf of usable office space and 3,873 gsf of retail space. Further north and extending east into the Third Avenue Analysis Area, the two lots that comprise Potential Development Site 11 could be redeveloped as a 710-foot-tall office building with a base height of 120 feet along the Lexington Avenue frontage and 90 feet along the frontage on East 46th and East 47th Streets. This potential development, comprising 1,733,816 gsf of office space, 173,159 gsf of mechanical space, and 84,350 gsf of retail space, would replace existing office buildings that range in height from approximately 360 to 410 feet tall. The increment in floor area would be 324,000 gsf of office space and 32,498 gsf of retail space. One block north, Potential Development Site 12, comprising an assemblage of six lots, could be redeveloped as a 987-room hotel with 29,582 gsf of retail space. The potential 460-foot-tall building, with a base height of 120 feet, would have an FAR of 21.6; it would replace existing mixed-use commercial/residential buildings that range in height from approximately 50 to 300 feet tall. The No-Action to With-Action increment would comprise a net increase of 382 hotel rooms and 5,948 gsf of retail space, and a net decrease of 9 residential units and 2,125 gsf of office space.

Also on the east side of the analysis area and extending east into the Third Avenue Analysis Area, Potential Development Site 10 could be redeveloped as a 500-foot-tall office building with a base height of 150 feet. Comprising 633,432 gsf of usable office space, 63,962 gsf of office mechanical space, and 38,168 gsf of retail space, the development would replace an approximately 340-foot-tall existing office building. The No-Action to With-Action increment in usable floor area would be an increase of 324,000 gsf of office space and 32,498 gsf of retail space.

Open Space

The Proposed Action includes development of a new passive open space resource on Vanderbilt Avenue between East 44th and East 47th Streets (Figure 7-11). The pedestrianized area along Vanderbilt Avenue would be divided into three 60-foot-wide by 200-foot-long segments, collectively comprising 0.83 acres of publicly accessible open space. This would supplement the 0.28 acres of open space on Vanderbilt Avenue between East 42nd and East 43rd Streets, which would be developed in the No-Action condition. Compared to the No-Action condition, the With-Action condition would include two fewer privately owned public spaces, as the With-Action RWCDs does not include plazas on Projected Development Sites 11 and 15. Nevertheless, the Proposed Action would result in a net increase of 0.72 acres of passive open space, compared to the No-Action condition, due to the pedestrianization of portions of Vanderbilt Avenue. Additionally, the zoning regulations of the proposed East Midtown Subdistrict would facilitate qualitative enhancements to open space along Vanderbilt Avenue through glazing and active-use requirements.

Visual Resources

In the future with the Proposed Action, the anticipated development of the projected development sites, and the less likely redevelopment of the potential development sites, would result in a number of changes to views within or from the Grand Central Analysis Area. Some views would simply be modified, as new buildings would be visible along the view corridors, while not obstructing visual resources; other views would be obstructed from certain vantage points as a result of the projected and potential developments, but similar views would continue to be widely available from other locations.

The Chrysler Building would continue to have extended view corridors from the north, south, east, and west, although a number of views would be modified in the With-Action condition, and some views would be obstructed from certain vantage points, as described below. Within this analysis area from the north, views of the Chrysler Building along Lexington Avenue would remain unchanged from the No-Action condition; north of East 50th Street, views would be obstructed if Potential Development Site 11 would be redeveloped in the With-Action condition (see Section 7.4.3.1d and “T” in Figure 7-7). From the south, views of the Chrysler Building would remain unchanged in the With-Action condition. From the west, the anticipated redevelopment of Projected Development Site 4 would partially obstruct views of the Chrysler Building. The new 770-foot-tall building that would be developed on this site—replacing the 435-foot-tall building that would be developed in the No-Action condition—would be within the view corridors of the Chrysler Building along West 42nd and West 43rd Streets. However, although the new building would be visible, views of the Chrysler Building, including its crown, along these view corridors from the west would not be obstructed (“H” and “I” in Figure 7-7). From the east, some views of the Chrysler Building along East 42nd and East 43rd Streets would be partially or completely obstructed, due to the expected redevelopment of Projected Development Site 19 in the With-Action condition. Specifically, views of the Chrysler Building’s crown from First Avenue would be partially obstructed along the East 42nd Street view corridor (“G” in Figure 7-7), while iconic views from First Avenue along the East 43rd Street view corridor would be completely obstructed (“M” in Figure 7-7). However, these obstructed views are not unique, and similar views would continue to exist, such as from Second Avenue along the East 43rd Street view corridor (“L” in Figure 7-7). Additionally, the skyline of the East Midtown area from across the East River would continue to be punctuated by the iconic crown of the Chrysler Building (“X” in Figure 7-7).

Views of Grand Central Terminal and the MetLife Building from the south along Park Avenue would be modified if Potential Development Sites 1 and/or 9 would be redeveloped in the With-Action condition. The new buildings on these potential development sites would be within the Park Avenue view corridor of Grand Central Terminal and the MetLife Building; however, although the new buildings would be visible, views of Grand Central Terminal and the MetLife Building would not be obstructed (“C” in Figure 7-7). Similarly, the view of the Stephen A. Schwarzman Building to the west along East 41st Street would be modified—but not obstructed—by the addition of projected and potential developments (“E” in Figure 7-

7), as would the view of the United Nations Secretariat building to the east along East 43rd Street (“J” in Figure 7-7). View of the Helmsley Building, MetLife Building, and Park Avenue Malls would continue to be available along the Park Avenue corridor north of East 46th Street (see Section 7.4.3.1c and “S” and “U” in Figure 7-7).

Outside the analysis area, views of the Chanin Building from the south would be obstructed if Potential Development Site 8 would be redeveloped in the With-Action condition (see Section 7.4.3.2a and “B” in Figure 7-7). However, the obstructed views are not unique, and similar views would continue to exist within a 1- to 2-block radius from the site of the Chanin Building, which would be consistent with the limited view corridors of many visual resources within the primary study area.

b. Madison Avenue Analysis Area

Streets

Compared to the No-Action condition, no changes to the arrangement and orientation of streets within this analysis area would occur.

Buildings

In the future with the Proposed Action, one projected development site would be redeveloped near the northern boundary of the Madison Avenue Analysis Area. On the east side of Madison Avenue, occupying the full block face between East 56th and East 57th Streets, Projected Development Site 13 would be redeveloped with 365,272 gsf of usable office space, 36,700 gsf of office mechanical space, and 20,075 gsf of retail space. The new building would be potentially 500 feet tall, with a base height of 120 feet, and would replace an approximately 300-foot-tall existing office building; it would have the same usable floor area (385,347 gsf) as the existing building, with 5,809 additional gsf of retail space and 5,809 fewer gsf of usable office space, plus 36,700 gsf of office mechanical space.

Additionally, a portion of Projected Development Site 12, the majority of which is located in the Park Avenue Analysis Area, falls within the Madison Avenue Analysis Area on the north side of East 49th Street. In the future with the Proposed Action, it is expected that Projected Development Site 12 would be redeveloped as a 689,064-gsf office building, with 68,868 gsf of office mechanical space and 34,050 gsf of retail space. The development would replace an approximately 300-foot-tall existing office building, and the net change in usable floor area would be an increase of 75,667 gsf of office space and 1,964 gsf of retail space. Along the frontage of East 49th Street within this analysis area, the base of the building would rise to a height of 120 feet and would maintain the streetwall. The potentially 650-foot-tall tower portion of the building would be entirely located in the Park Avenue Analysis Area.

The projected developments in the With-Action condition would not affect the built context of the Madison Avenue Analysis Area compared to the No-Action condition. There is great variation in building heights within this analysis area, ranging from less than five stories, both along Madison Avenue and the

side streets, up to the 51-story New York Palace Hotel, and the new buildings on Projected Development Sites 12 and 13 would be consistent with the use and scale of other buildings in the analysis area.

Open Space

No changes to open space within this analysis area are expected in the With-Action condition.

Visual Resources

In the future with the Proposed Action, the anticipated redevelopment of Projected Development Site 13 would obstruct views of the Fuller Building to the north. The new potentially 500-foot-tall building that would be developed on this site would be within the view corridor of the Fuller Building along Madison Avenue. The slender limestone-faced tower of this visual resource—as well as the bold geometric patterns at the crown—would no longer be viewable from East 53rd Street on Madison Avenue (“R” in Figure 7-7); however, views of this visual resource would continue to be widely available from other locations, including from within a 1- to 2-block radius of its site, which would be consistent with the limited view corridors of many visual resources within the primary study area.

Additionally, the anticipated redevelopment of Projected Development Site 12 would obstruct the view of the Waldorf-Astoria from this analysis area. The new potentially 650-foot-tall building that would be developed on this site would be within the view corridor of the Waldorf-Astoria along East 49th and East 50th Streets. The crowing beacons of this visual resource would no longer be viewable from Madison Avenue at East 49th Street or East 50th Street; however, views would continue to be widely available from the north and south along Park Avenue (“N” in Figure 7-7). Views of other visual resources within or from the Madison Avenue Analysis Area are not expected to change in the future with the Proposed Action.

c. Park Avenue Analysis Area

Streets

The Proposed Action would not result in changes to the streetscape or the arrangement or orientation of streets within this analysis area.

Buildings

In the future with the Proposed Action, two projected development sites are expected to be redeveloped within the Park Avenue Analysis Area, and two potential sites are less likely to be redeveloped. Overall, the projected and potential developments in the With-Action condition would not result in significant adverse impacts on the built context of this analysis area compared to the No-Action condition. As described below, the new high-density office buildings would be consistent with the use and scale of other buildings in the analysis area. All of the projected and potential development sites have full avenue frontage, and the With-Action developments would be built to the sidewalk to maintain a uniform streetwall.

Projected Development Site 12, which is one of the two projected development sites within this analysis area, is located at the southwest corner of the analysis area and extends west into the Madison Avenue Analysis Area. In the future with the Proposed Action, it is expected that Projected Development Site 12 would be redeveloped as an office building, replacing an approximately 300-foot-tall existing office building. As discussed previously, the net change in usable floor area from the No-Action to With-Action condition would be an increase of 75,667 gsf of office space and 1,964 gsf of retail space. The new building would potentially rise to a height of 650 feet, with a base height of 120 feet, and would occupy the full block face between East 49th and East 50th Streets, maintaining the streetwall along this segment of the Park Avenue corridor.

Further north, on the east side of Park Avenue between East 55th and East 56th Streets, it is expected that Projected Development Site 18 would be redeveloped as an office building with 605,956 gsf of usable office space, 60,372 gsf of office mechanical space, and 27,950 gsf of retail space. This With-Action development would occur in place of an office building that would be developed in the No-Action condition; the net change in floor area would be an increase of 66,576 gsf of office space. The building in the With-Action condition would have a base of 150 feet in height, maintaining a uniform streetwall, and would rise to a height of 590 feet, compared to a height of 500 feet in the No-Action condition.

The RWCDS also identified two potential development sites within the Park Avenue Analysis Area that are less likely to be developed than the projected development sites. On the west side of Park Avenue, occupying the full block face between East 51st and East 52nd Streets, Potential Site 6 could be redeveloped as a 590-foot-tall office building with a base height of 150 feet, comprising 605,414 gsf of office space, 60,318 gsf of mechanical space, and 27,925 gsf of retail space, and replacing an approximately 370-foot-tall existing office building. The No-Action to With-Action increment in usable floor area would be a net increase of 87,714 gsf of office space and 9,925 gsf of retail space. Three blocks north, between East 54th and East 55th Streets, Potential Development Site 7 could similarly be redeveloped as a 590-foot-tall office building, with a base height of 150 feet, comprising 571,832 gsf of usable office space, 56,972 gsf of office mechanical space, and 26,376 gsf of retail space. The With-Action development, on an assemblage of three lots, would replace existing buildings that range in height from approximately 60 to 250 feet tall and comprise a mix of commercial and residential uses. The No-Action to With-Action increment would be a net increase of 196,160 gsf of office space and a net decrease of 50,595 gsf of retail space and 6 residential units.

Open Space

No changes to open space are expected in the With-Action condition within the Park Avenue Analysis Area.

Visual Resources

In the future with the Proposed Action, the anticipated development of the projected development sites, and the less likely redevelopment of the potential development sites, would result in changes to views

within or from the Park Avenue Analysis Area. As described below, some views would be modified, as new buildings would be visible along the view corridors, while not obstructing visual resources; other views would be obstructed from certain vantage points as a result of the projected and potential developments. However, similar views would continue to be widely available from other locations.

New development at Projected Development Site 12, and the possible new buildings at Potential Development Sites 5, 6, and 7, would be within the extended view corridor of the Lever House, Helmsley Building, MetLife Building, and Park Avenue Malls; however, although the new buildings would be visible, views of visual resources would not be obstructed (“U” in Figure 7-7). Outside the analysis area, views of the Waldorf-Astoria Hotel from the east and west would be obstructed due to the redevelopment of Projected Development Sites 17 and 12, respectively (see Sections 7.4.3.1b and 7.4.3.1d, respectively, for discussion; also see “P” and “N,” respectively, in Figure 7-7). However, the obstructed views are not unique, and similar views would remain available from other locations, including from within a 1- to 2-block radius of the site of the Waldorf-Astoria Hotel, which would be consistent with the limited view corridors of many visual resources within the primary study area.

The redevelopment of Projected Development Site 18, while within the view corridor of the Ritz Tower along Park Avenue, would not modify views of this visual resource. Under the RWCDs, the 590-foot-tall building that would be developed on Projected Development Site 18 would have its upper floors set back above a base height of 150 feet, which is the same base height of the 500-foot-tall building that would be developed in the No-Action condition. The With-Action development would not obstruct iconic views of the Ritz Tower’s pyramidal roof and tall obelisk along the Park Avenue view corridor (“Q” in Figure 7-7). Views of other visual resources within or from the Park Avenue Analysis Area would not to change in the future with the Proposed Action.

d. Lexington Avenue Analysis Area

Streets

Compared to the No-Action condition, no changes to the arrangement and orientation of streets within this analysis area would occur in the With-Action condition.

Buildings

In the future with the Proposed Action, one projected development site is expected to be redeveloped within the Lexington Avenue Analysis Area, and five potential sites are less likely to be redeveloped. Overall, the projected and potential developments in the With-Action condition would not significantly affect the built context of the analysis area compared to the No-Action condition. As described below, the developments, comprising high-density commercial uses, would conform to the predominant building scale and use within the analysis area.

Projected Development Site 17 is located on the east side of Lexington Avenue, comprising an assemblage of six lots that occupy the full block face between East 49th and East 50th Streets. This site would be redeveloped as a potentially 500-foot-tall hotel, with a base height of 100 feet. The hotel would have 1,340 rooms with 54,211 gsf of retail space. In the No-Action condition, five of the six lots would be redeveloped as a 390-foot-tall, 979-room hotel with 44,170 gsf of retail space and a 7,362-sf public plaza, and the building on the sixth lot (150 East 50th Street) would remain unchanged as a 184-room hotel. The No-Action to With-Action increment would be a net increase of 177 hotel rooms and 10,041 gsf of retail space.

The RWCDS also identified five potential development sites within the Lexington Avenue Analysis Area that are less likely to be developed than the projected development sites. On the east side of Lexington Avenue, occupying the full block face between East 51st and East 52nd Streets, Potential Development Site 14 could be developed as a 500-foot-tall office building, with a base height of 150 feet along the Lexington Avenue frontage and 90 feet along a portion of the frontage along East 51st Street. The potential With-Action development would replace an approximately 410-foot-tall existing office building, and would have the same floor area (584,429 gsf) as the existing building, with 12,625 additional gsf of retail space and 12,625 fewer gsf of office space, plus an additional 55,660 gsf of mechanical space. Adjacent to this site to the east, Potential Development Site 15 could be redeveloped as a 480-foot-tall office building, with a base height of 120 feet, comprising 541,045 gsf of usable office space, 54,540 gsf of office mechanical space, and 31,625 gsf of retail space. The building, with full avenue frontage on Third Avenue between East 51st and East 52nd Streets, would replace an approximately 250-foot-tall existing office building; the No-Action to With-Action increment in usable floor area would be a net increase of 68,679 gsf of office space and 15,625 gsf of retail space. One block north, Potential Development Site 20, which occupies the full block face between East 52nd and East 53rd Streets on the west side of Third Avenue, could be redeveloped as a 430-foot-tall office building, with a base height of 120 feet. The office building would replace an approximately 100-foot-tall parking garage on East 53rd Street and an approximately 360-foot-tall existing commercial building on Third Avenue that comprises an approximately 322-room hotel plus 132,909 gsf of office space and 24,952 gsf of retail space. The net change in floor area in the With-Action condition would be an increase of 377,889 gsf of office space and 5,167 gsf of retail space.

According to the RWCDS, two of the potential development sites within the Lexington Avenue Analysis Area could be redeveloped as hotels. Potential Development Site 19, with full avenue frontage on the west side of Third Avenue between East 50th and East 51st Streets, could be redeveloped as a 698-room hotel with 26,107 gsf of retail space. The potential 355-foot-tall building, with a base height of 90 feet, would be constructed on an assemblage of three lots and would replace an existing commercial development—ranging in height from approximately 80 to 250 feet tall—that comprises a 302-room hotel plus 128,150 gsf of office space and 17,762 gsf of retail space. The No-Action to With-Action increment would be a net increase of 396 hotel rooms and 8,345 gsf of retail space, and a net decrease of 128,150 gsf of office

space. At the southwest corner of the analysis area, an approximately 370-foot-tall existing hotel with 625 rooms at Potential Development Site 13 could be redeveloped as a 591-room hotel with 22,425 gsf of retail space. The With-Action development—comprising a 390-foot-tall building, with a base height of 100 feet—would have the same usable floor area (406,261 gsf) as the existing building, replacing 34 hotel rooms with 22,425 gsf of retail space.

Open Space

Compared to the No-Action condition, the With-Action condition would include one fewer open space resource, as the With-Action RWCDs would not include a plaza on Projected Development Site 17, but this would not significantly affect the open space component of the analysis area’s urban design context.

Visual Resources

In the future with the Proposed Action, views of the Chrysler Building from this analysis area would be obstructed if Potential Development Site 11 would be redeveloped, which is located in the Grand Central Analysis Area. The potential 710-foot-tall building—replacing an existing 370-foot-tall building—would be within the view corridor of the Chrysler Building along Lexington Avenue. Much of the 77-story story edifice of the Chrysler Building—as well as its iconic crown—would no longer be viewable from Lexington Avenue at East 54th Street (“T” in Figure 7-7); however, similar views would continue to be available from the north at East 48th Street (“V” in Figure 7-7), and views from the south would remain unchanged.

Additionally, with the redevelopment of Projected Development Site 17, views of the Waldorf-Astoria Hotel from the east would continue to be partially obstructed, as they would be in the No-Action condition. The projected 500-foot-tall building that would be developed on this site in the With-Action condition would partially obstruct westward views of the crowning beacons of the Waldorf-Astoria Hotel from Third Avenue at East 49th and East 50th Streets, but not significantly more than in the No-Action condition, as the 390-foot-tall building that would be developed in the future without the Proposed Action would similarly obstruct this view (“P” in Figure 7-7). Views of other visual resources within or from the Lexington Avenue Analysis Area are not expected to change in the future with the Proposed Action.

e. Third Avenue Analysis Area

Streets

Compared to the No-Action condition, no changes to the streetscape or the arrangement or orientation of streets within this analysis area are expected in the With-Action condition.

Buildings

In the future with the Proposed Action, one projected development site is expected to be redeveloped within the Third Avenue Analysis Area, and five potential sites are less likely to be redeveloped. Overall, the projected and potential developments in the With-Action condition would not significantly affect the

built context of the analysis area compared to the No-Action condition. Along the Third Avenue corridor, building height varies from 1 and 2 stories at a number of locations up to 40 stories at the northeast corner of East 48th Street; as described below, the projected and potential high-density office buildings would be consistent with the predominant building use and scale within the analysis area. With the exception of Potential Development Site 11 along the Third Avenue frontage, all of the projected and potential developments would be built to the sidewalk to maintain a uniform streetwall, which would be compatible with other buildings in the analysis area.

Projected Development Site 19 is located on the west side of Second Avenue, occupying the full block face between East 42nd and East 43rd Streets and extending west more than half way into the midblock. This site would be redeveloped as a potentially 545-foot-tall office tower, with a base height of 150. The building would have 1,250,201 gsf of office space, 126,335 gsf of office mechanical space, and 76,318 gsf of retail space. This development, on an assemblage of three lots, would replace existing office buildings that range in height from approximately 110 to 400 feet tall; the No-Action to With-Action increment in usable floor area would be a net increase of 167,051 gsf of office space and 45,598 gsf of retail space.

The RWCDS also identified five potential development sites within the Third Avenue Analysis Area that are less likely to be developed than the projected development sites. On the east side of Third Avenue, occupying the full block face between East 43rd and East 44th Streets, Potential Development Site 16 could be redeveloped as a 415-foot-tall office building, with a base height of 120 feet, comprising 557,209 gsf of usable office space, 56,032 gsf of office mechanical space, and 31,129 gsf of retail space. The With-Action development would replace an approximately 320-foot-tall existing office building, and there would be a net increase of 23,644 gsf of usable office space and 4,939 gsf of retail space. One block north, Potential Development Site 17, with full avenue frontage on Third Avenue between East 44th and East 45th Streets, could be redeveloped as a 470-foot-tall office building, with a base height of 120 feet, comprising 845,323 gsf of usable office space, 77,305 gsf of office mechanical space, and 43,684 gsf of retail space. The potential With-Action development, on an assemblage of four lots, would replace existing buildings that range in height from one story tall to 19 stories tall and that comprise a mix of commercial and residential uses. The No-Action to With-Action increment would be a net increase of 366,823 gsf of usable office space and 17,399 gsf of retail space, and a net decrease of 6 residential units. One block further north, Potential Development Site 18 could be redeveloped as 460-foot-tall office building, with a base height of 150 feet. The potential With-Action development would replace an approximately 280-foot-tall existing office building, and would have the same floor area (405,399 gsf) as the existing building, with 1,461 additional gsf of office space and 1,461 fewer gsf of retail space, plus an additional 38,609 gsf of mechanical space.

Two potential development sites on the west side of Third Avenue are only partially located in this analysis area, and they extend west into the Grand Central Analysis Area. Between East 45th and East 46th

Streets, Potential Development Site 10 could be redeveloped as a 500-foot-tall office building, with a base height of 150 feet, comprising 633,432 gsf of usable office space, 63,962 gsf of office mechanical space, and 38,168 gsf of retail space. The potential With-Action development would replace an approximately 340-foot-tall existing office building; the net change in usable floor area would be an increase of 324,000 gsf of office space and 32,498 gsf of retail space. One block north, the two lots that comprise Potential Development Site 11 could be redeveloped as a 710-foot-tall office building, replacing existing office buildings that range in height from approximately 360 to 410 feet tall. The No-Action to With-Action increment in usable floor area would be an increase of 324,000 gsf of office space and 32,498 gsf of retail space. The With-Action development would comprise 1,733,816 gsf of usable office space, 173,159 gsf of office mechanical space, and 84,350 gsf of retail space; the building would be set back 100 feet from the sidewalk along the Third Avenue frontage, and the footprint would be located entirely outside the Third Avenue Analysis Area to the west.

Open Space

No changes to open space are expected in the With-Action condition within the Third Avenue Analysis Area.

Visual Resources

In the future with the Proposed Action, the view of the United Nations Secretariat building from East 43rd Street would be modified by development on Projected Development Site 19 and the less likely redevelopment of Potential Development Site 16. Although the new buildings would be visible along the East 43rd Street view corridor, the iconic view of the United Nations Secretariat building would not be obstructed (“K” in Figure 7-7). Similarly, views of the Chrysler Building to the west from Second Avenue, along East 42nd and East 43rd Streets, would be modified—but not obstructed—as a result of the expected development of Projected Development Site 19 and the less likely redevelopment of Potential Development Site 16 (“L” in Figure 7-7). Views of other visual resources within or from the Third Avenue Analysis Area are not expected to change in the future with the Proposed Action.

f. Conclusion for the With-Action Primary Study Area Assessment

The Proposed Action would enhance the streets and open space components of urban design in the primary study area, while not significantly affecting the buildings and visual resources components. The arrangement of streets would be modified through pedestrianization of Vanderbilt Avenue up to East 47th Street, while still allowing for vehicular access to surrounding buildings and unrestricted movement for emergency vehicles (Figure 7-11). This would supplement the pedestrianized portion of Vanderbilt Avenue between East 42nd and 43rd Streets, which would be created in the No-Action condition. The change to Vanderbilt Avenue in the With-Action condition would enhance the urban design of the primary study area by transforming the stretch of roadway into a signature pedestrian gateway—befitting its location next to Grand Central Terminal. Additionally, the zoning regulations for the proposed East Midtown Subdistrict would mandate sidewalk widenings on Madison and Lexington Avenues, as well as

certain side streets, which would further enhance the pedestrian network within the primary study area. The changes resulting from the Proposed Action would also improve the open space component of urban design within the primary study area. In the With-Action condition, although there would be three fewer privately owned public spaces on projected development sites, there would still be a net increase of 0.56 acres of publicly accessible open space within the primary study area, due to the additional open space along the pedestrianized portions of Vanderbilt Avenue between East 44th and East 47th Streets. Additionally, the zoning regulations of the proposed East Midtown Subdistrict would facilitate qualitative enhancements to open space along Vanderbilt Avenue through glazing and active use requirements.

Collectively, the expected redevelopment of the 19 projected development sites and the less likely redevelopment of the 20 potential development sites in the With-Action condition would primarily comprise high-density commercial uses, including offices and hotels with associated retail, which would conform to the built context of the primary study area. The building bulk of the With-Action developments would not change the built environment's arrangement, appearance, or functionality, and the developments would be compatible with the scale and use of surrounding buildings. In several instances, building arrangement would become more uniform in the With-Action condition since many of the new developments would comprise an assemblage of individual lots that would collectively establish full avenue frontage; additionally, many of the buildings would be built to the sidewalk and would rise to its maximum height above a base that fills an entire block face, thereby maintaining a uniform streetwall from the perspective of a pedestrian and matching the massing of many other buildings in the primary study area. The height of the new buildings would be generally consistent with that of existing high-rise buildings within the primary study area and those considered in the No-Action scenario. The introduction of these additional buildings would not affect a pedestrian's experience of public space, and the visual character of buildings in the With-Action condition would not be significantly different from that in the No-Action condition. As a result of the projected and potential developments, some views of visual resources within or from the proposed rezoning area would be modified—but not obstructed—by the addition of new buildings along the view corridors; other views would be obstructed from certain vantage points, but similar views would continue to be widely available from other locations.

7.4.3.2 Secondary Study Area

In the With-Action condition, the urban design context of the secondary study area is not expected to change from the No-Action condition. No changes to the streetscape, the arrangement or orientation of streets, or open space within the secondary study area are anticipated in the future with the Proposed Action. None of the projected or potential development sites identified in the RWCDS are located in the secondary study area; as a result, the buildings component of the area's urban design context would remain unchanged from the No-Action condition, and there would be no direct effects on urban design within the secondary study area. From the perspective of a pedestrian in the secondary study area, the

projected and potential developments identified in the RWCDs would not significantly change the high-rise commercial character of the primary study area, and thus there would be no indirect urban design impacts within the secondary study area.

a. Visual Resources

In the future with the Proposed Action, the anticipated development of the projected development sites, and the less likely redevelopment of the potential development sites, would result in a number of changes to views of visual resources from the secondary study area. Some views would simply be modified as new buildings would be visible along the view corridors, while not obstructing visual resources; other views would be obstructed from certain vantage points as a result of the projected and potential developments, but similar views would continue to be widely available from other locations.

If Potential Development Site 8 would be redeveloped in the future with the Proposed Action, the resulting building would obstruct views of the Chanin Building along Lexington Avenue from the south, within the Murray Hill/Tudor City Analysis Area of the secondary study area (“B” in Figure 7-7). In the No-Action condition, views of the Chanin Building and its buttressed crown would be available from the south on Lexington Avenue to East 22nd Street. If Potential Development Site would be redeveloped as a 590-foot-tall building in the With-Action condition, the views of the Chanin Building would be confined to a 1- to 2-block radius from its site. However, this would be consistent with the limited view corridors of many visual resources within the primary study area.

The Chrysler Building would continue to have extended view corridors from the south, east, and west, although a number of views of its iconic crown from the secondary study area would be modified in the With-Action condition, and some views would be obstructed from certain vantage points. As discussed previously, views of the Chrysler Building along Lexington Avenue north of East 50th Street would be obstructed if Potential Development Site 11 would be redeveloped; however, views along Lexington Avenue from the south would remain unchanged in the future with the Proposed Action.

From the west, a number of projected and potential developments would result in changes to views of the Chrysler Building from the secondary study area. The most notable change in the With-Action condition would be on Projected Development Site 4; the new potentially 770-foot-tall building that would be developed on this site—replacing the 435-foot-tall building that would be developed in the No-Action condition—would be within the view corridors of the Chrysler Building along West 42nd and West 43rd Streets. However, although the new building—as well as other projected and potential developments—would be visible, views of the Chrysler Building along these view corridors from the west would not be obstructed (“D” and “H” in Figure 7-7).

From the east, some views of the Chrysler Building along East 42nd and East 43rd Streets would be modified in the With-Action condition, and others would be obstructed. On First Avenue, the Chrysler

Building would no longer be viewable from East 42nd Street or from Ralph Bunche Park, down the granite staircase from East 43rd Street; the new potentially 545-foot-tall building at Projected Development Site 19 would block the existing views from these vantage points, which would remain unchanged in the No-Action condition (“G” and “M” in Figure 7-7). More generally, the projected and potential developments throughout the Grand Central Analysis Area in the With-Action condition would add several new high-rise buildings to the skyline. Nevertheless, in the future with the Proposed Action, the iconic skyline of the East Midtown area would continue to be punctuated by the 77-story story edifice and iconic crown of the Chrysler Building (“X” in Figure 7-7). Views of other visual resources from the secondary study area are not expected to change in the future with the Proposed Action.

b. Conclusion for the With-Action Secondary Study Area Assessment

The secondary study area is not expected to experience any direct or indirect impacts to urban design or visual resources as a result of the Proposed Action. The streets, open space, and buildings components of urban design within the secondary study area would remain unchanged from the No-Action condition, and although some views would be obstructed from certain vantage points as a result of the projected and potential developments, similar views would continue to be widely available from other locations.

FIGURE 7-1: URBAN DESIGN AND VISUAL RESOURCES PRIMARY STUDY AREA – AERIAL VIEW



FIGURE 7-3: EXISTING DENSITY (FAR) IN PRIMARY AND SECONDARY STUDY AREAS

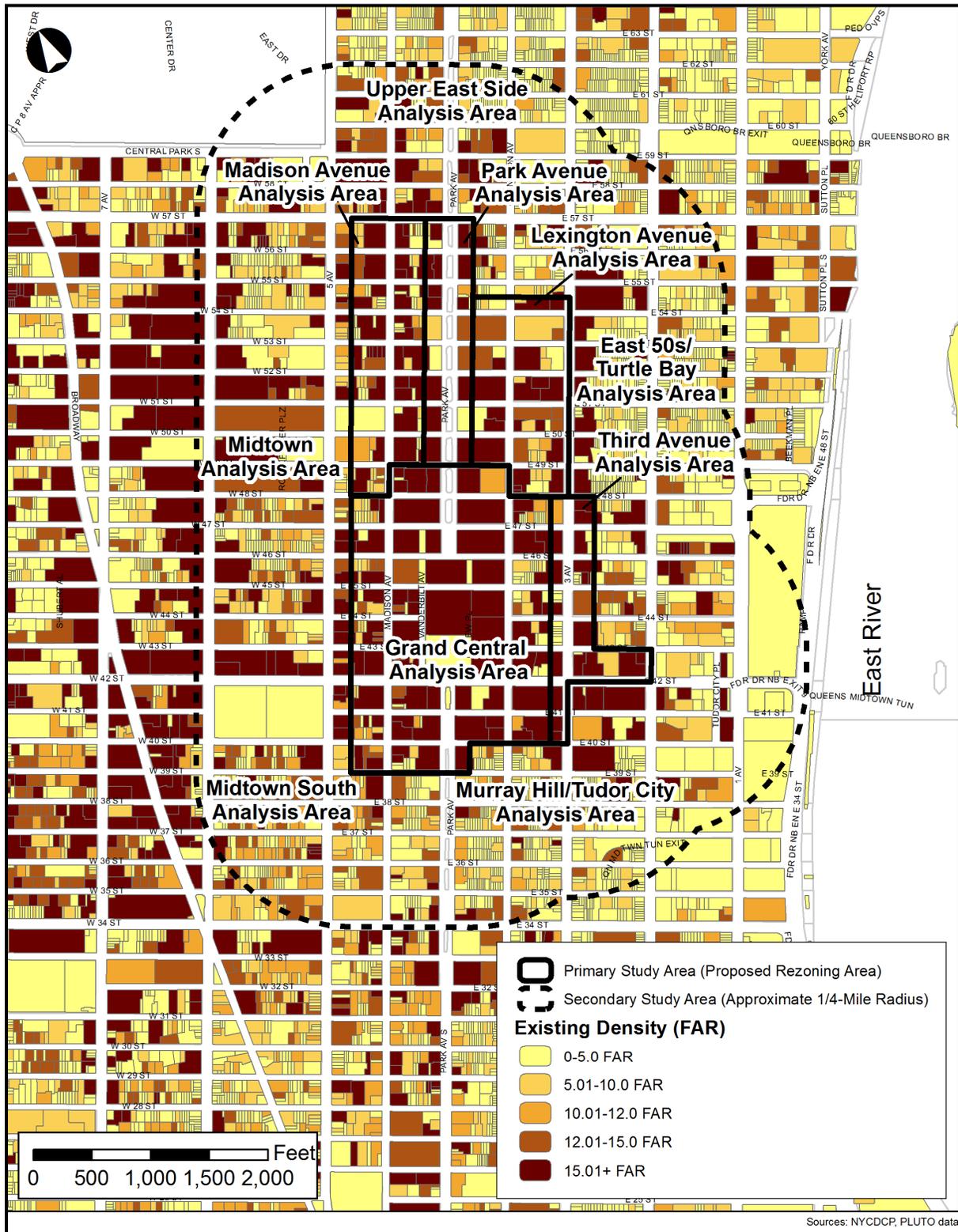


FIGURE 7-4: EXISTING BUILDING HEIGHT (NUMBER OF FLOORS) IN PRIMARY AND SECONDARY STUDY AREAS

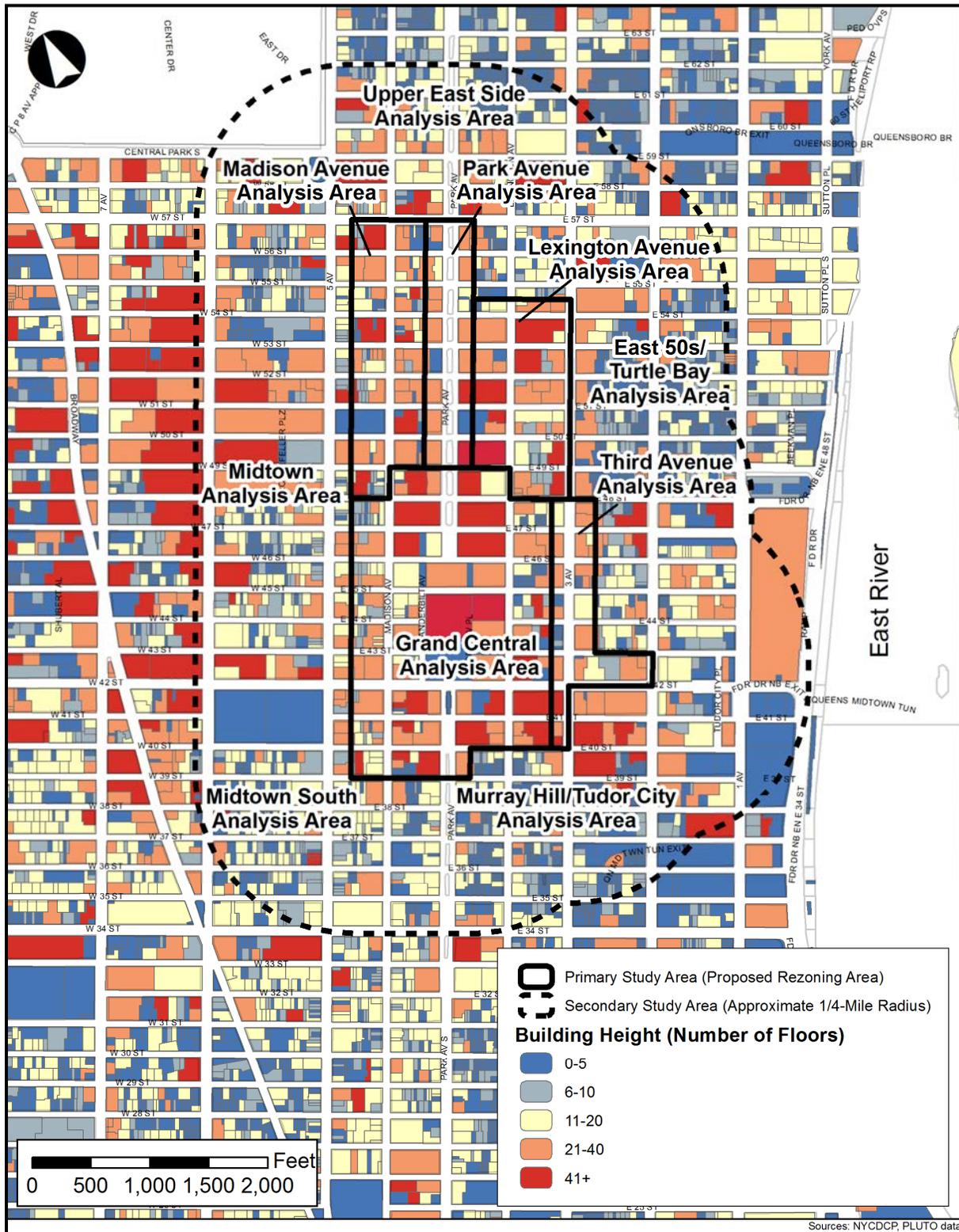


FIGURE 7-5: VIEWS OF THE BUILT CONTEXT WITHIN THE PRIMARY STUDY AREA



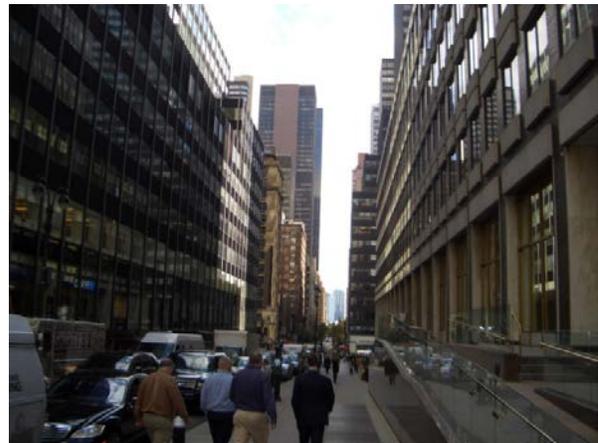
1. View of the built context along Madison Avenue, looking north from East 40th Street



2. View of the built context along Vanderbilt Avenue, looking south from East 45th Street



3. View of the built context along East 42nd Street, looking west from Lexington Avenue



4. View of the built context along East 47th Street, looking east from Park Avenue

Source: Parsons Brinckerhoff, 2013

FIGURE 7-5: VIEWS OF THE BUILT CONTEXT WITHIN THE PRIMARY STUDY AREA (CONTINUED)



5. View of the built context along Madison Avenue, looking north from East 54th Street



6. View of the built context along East 56th Street, looking west from Park Avenue



7. View of the built context along Park Avenue, looking north from the median at East 48th Street



8. View of the built context along Park Avenue, looking south from East 52nd Street

Source: Parsons Brinckerhoff, 2013

FIGURE 7-5: VIEWS OF THE BUILT CONTEXT WITHIN THE PRIMARY STUDY AREA (CONTINUED)



9. View of the built context along Lexington Avenue, looking north from East 50th Street



10: View of the built context along East 49th Street, looking west from Third Avenue



11. View of the built context along Third Avenue, looking north from East 46th Street



12: View of the built context along Third Avenue, looking south from East 47th Street

Source: Parsons Brinckerhoff, 2013

TABLE 7-1: VISUAL RESOURCES WITHIN OR VIEWABLE FROM THE GRAND CENTRAL ANALYSIS AREA

Visual Resource	Key Map Reference*	Location
275 Madison Avenue Building	4	275 Madison Avenue
Bowery Savings Bank Building	8	110-120 East 42nd Street
Chanin Building	9; photo B	374 Lexington Avenue/122 East 42nd Street
Chrysler Building	13; photos A, D, F, G, H, I, L, M, O, T, V	395-405 Lexington Avenue
Daily News Building	11	777 Second Avenue/220 East 42nd Street; located outside this analysis area
Frederick F. French Building	17	547-551 Fifth Avenue; partially located within this analysis area
General Electric Building	27	566-570 Lexington Avenue; located outside this analysis area
Grand Central Terminal	12; photo C	77 East 42nd Street
Helmsley Building	18; photos S, U, W	230 Park Avenue
Henry Villard Houses	25	451 Madison Avenue; located outside this analysis area
Jonathan W. Allen Stable	5	148 East 40th Street; located outside this analysis area
Knox Building	3	452 Fifth Avenue; located outside this analysis area
Look Building	32	488 Madison Avenue; located outside this analysis area
Lord & Taylor Building	2	424 Fifth Avenue; located outside this analysis area
MetLife (Pan Am) Building	16; photos C, S, U, W	200 Park Avenue
Park Avenue Malls	1	Park Avenue, from East 46th Street to East 49th Street; continue further north outside this analysis area
Pershing Square Viaduct	7	Park Avenue, from East 40th Street to East 42nd Street
Seagram Building	35	375 Park Avenue; located outside this analysis area
Socony-Mobil Building	10	150 East 42nd Street; partially located within this analysis area
St. Bartholomew's Church & Community House	26	321 Park Avenue/109 East 50th Street; located outside this analysis area
St. Patrick's Cathedral	24	631 Fifth Avenue; located outside this analysis area
Stephen A. Schwarzman Building	6; photo E	476 Fifth Avenue; located outside this analysis area
United Nations Secretariat	15; photo J	405 East 42nd Street; located outside this analysis area
Waldorf-Astoria Hotel	23	301 Park Avenue; located outside this analysis area

Sources: NYC Department of Information Technology & Telecommunications (DoITT); Historical Perspectives, Inc. (HPI); Parsons Brinckerhoff field surveys (2012)

* See Figure 7-6 for Key Map and Figure 7-7 for photos.

TABLE 7-2: VISUAL RESOURCES WITHIN OR VIEWABLE FROM THE MADISON AVENUE ANALYSIS AREA

Visual Resource	Key Map Reference*	Location
Aeolian Building	39	689-691 Fifth Avenue/1 East 54th Street; located outside this analysis area
America-Israel Cultural Foundation (William H. and Ada S. Moore House)	37	4 East 54th Street
Cartier Inc. (former Morton F. Plant House)	30	649 Fifth Avenue; located outside this analysis area
Fisk-Harkness House	33	12 East 53rd Street
Fuller Building	44; photo R	597 Madison Avenue; located outside this analysis area
George W. Vanderbilt Residence	29	647 Fifth Avenue; located outside this analysis area
Goelet Building	19	608 Fifth Avenue; located outside this analysis area
Henry Villard Houses	25	451 Madison Avenue
John Peirce Residence	31	11 East 51st Street
Lever House	38	380-390 Park Avenue; located outside this analysis area
Look Building	32	488 Madison Avenue
Racquet & Tennis Club Building	34	360-370 Park Avenue; located outside this analysis area
Rockefeller Center	21	48th Street to 51st Street, between Fifth and Sixth Avenues; located outside this analysis area
Saks Fifth Avenue	22	611 Fifth Avenue; partially located within this analysis area
Seagram Building	35	375 Park Avenue; located outside this analysis area
St. Patrick's Cathedral	24	631 Fifth Avenue; partially located within this analysis area
St. Regis Hotel	40	699 Fifth Avenue; partially located within this analysis area
St. Thomas Church & Parish House	36	1 West 53rd Street; located outside this analysis area

Sources: NYCDolTT; HPI; Parsons Brinckerhoff field surveys (2012)

* See Figure 7-6 for Key Map and Figure 7-7 for photos.

TABLE 7-3: VISUAL RESOURCES WITHIN OR VIEWABLE FROM THE PARK AVENUE ANALYSIS AREA

Visual Resource	Key Map Reference*	Location
Central Synagogue	43	646-652 Lexington Avenue; located outside this analysis area
General Electric Building	27	566-570 Lexington Avenue; located outside this analysis area
Helmsley Building	18; photos S, U	230 Park Avenue; located outside this analysis area
Henry Villard Houses	25	451 Madison Avenue; located outside this analysis area
Mary Hale Cunningham House	42	124 East 55th Street; located outside this analysis area
MetLife (Pan Am) Building	16; photos S, U	200 Park Avenue; located outside this analysis area
Lever House	38; photo U	380-390 Park Avenue
Park Avenue Malls	1	Park Avenue, from East 49th Street to East 57th Street; continue further north outside this analysis area
Racquet & Tennis Club Building	34	360-370 Park Avenue
Ritz Tower	45; photo Q	465 Park Avenue/101 East 57th Street; located outside this analysis area
Seagram Building and Plaza	35; photo S	375 Park Avenue; partially located within this analysis area
St. Bartholomew's Church & Community House	26; photo S	321 Park Avenue/109 East 50th Street; partially located within this analysis area
St. Patrick's Cathedral	24	631 Fifth Avenue; located outside this analysis area
Waldorf-Astoria Hotel	23; photos N, P, S	301 Park Avenue; partially located within this analysis area
William & Helen Martin Murphy Ziegler, Jr. House	41	116 East 55th Street; located outside this analysis area

Sources: NYCDolTT; HPI; Parsons Brinckerhoff field surveys (2012)

* See Figure 7-6 for Key Map and Figure 7-7 for photos.

TABLE 7-4: VISUAL RESOURCES WITHIN OR VIEWABLE FROM THE LEXINGTON AVENUE ANALYSIS AREA

Visual Resource	Key Map Reference*	Location
Central Synagogue	43	646-652 Lexington Avenue; located outside this analysis area
Chanin Building	9	374 Lexington Avenue/122 East 42nd Street; located outside this analysis area
Chrysler Building	13; photo T	395-405 Lexington Avenue; located outside this analysis area
Doubletree Metropolitan Hotel (Former Summit Hotel)	28	569 Lexington Avenue
General Electric Building	27	566-570 Lexington Avenue
Lever House	38	380-390 Park Avenue; located outside this analysis area
Seagram Building	35	375 Park Avenue; partially located within this analysis area
St. Bartholomew's Church & Community House	26	321 Park Avenue/109 East 50th Street; partially located within this analysis area
Waldorf-Astoria Hotel	23; photo P	301 Park Avenue; partially located within this analysis area

Sources: NYCDotIT; HPI; Parsons Brinckerhoff field surveys (2012)

* See Figure 7-6 for Key Map and Figure 7-7 for photos.

TABLE 7-5: VISUAL RESOURCES WITHIN OR VIEWABLE FROM THE THIRD AVENUE ANALYSIS AREA

Visual Resource	Key Map Reference*	Location
Bowery Savings Bank Building	8	110-120 East 42nd Street; located outside this analysis area
Chanin Building	9	374 Lexington Avenue/122 East 42nd Street; located outside this analysis area
Chrysler Building	13; photo L	395-405 Lexington Avenue; located outside this analysis area
Daily News Building	11	777 Second Avenue/220 East 42nd Street; located outside this analysis area
Ford Foundation Building	14	303 East 42nd Street; located outside this analysis area
Grand Central Terminal	12	77 East 42nd Street; located outside this analysis area
Jonathan W. Allen Stable	5	148 East 40th Street; located outside this analysis area
Lescaze House	20	211 East 48th Street; located outside this analysis area
MetLife (Pan Am) Building	16	200 Park Avenue; located outside this analysis area
Pershing Square Viaduct	7	Park Avenue, from East 40th Street to East 42nd Street; located outside this analysis area
Socony-Mobil Building	10	150 East 42nd Street; located outside this analysis area
United Nations Secretariat	15; photo K	405 East 42nd Street; located outside this analysis area

Sources: NYCDotIT; HPI; Parsons Brinckerhoff field surveys (2012)

* See Figure 7-6 for Key Map and Figure 7-7 for photos.

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS

A. View of the Chrysler Building along the Lexington Avenue view corridor, looking north from East 38th Street



Existing view



View in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

-  Visual Resource
-  No-Action Development Site: Planned or Under Construction
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

B. View of the Chanin Building along the Lexington Avenue view corridor, looking north from East 38th Street



Existing view



Partially obstructed view in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

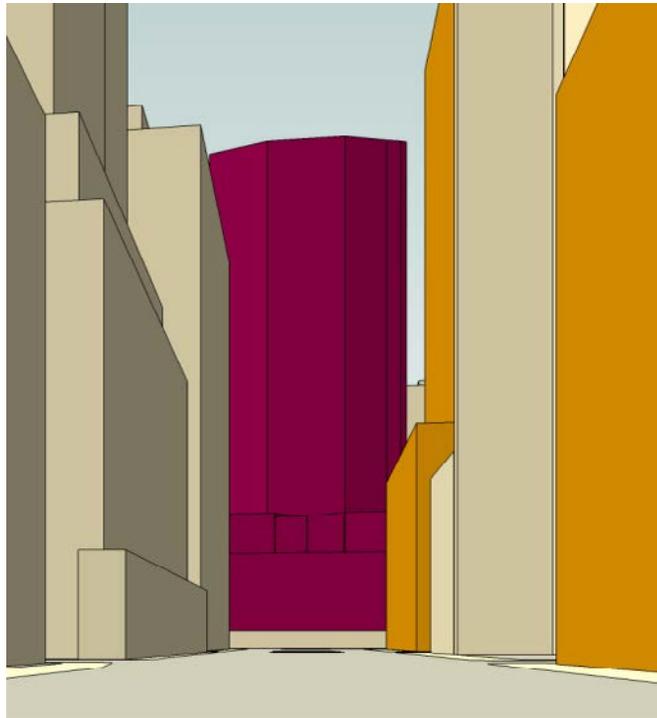
-  Visual Resource
-  No-Action Development Site: Planned or Under Construction
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

C. View of Grand Central Terminal and the MetLife Building along the Park Avenue view corridor, looking north from the median at East 39th Street



Existing view



View in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:



Visual Resource



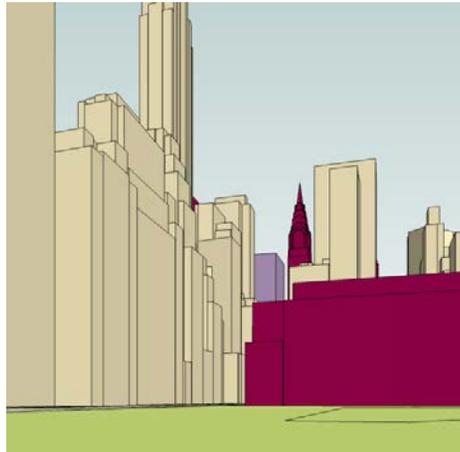
With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

D. View of the Chrysler Building along the 42nd Street view corridor, looking east from Bryant Park near Sixth Avenue



Existing view



View in the No-Action condition



View in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

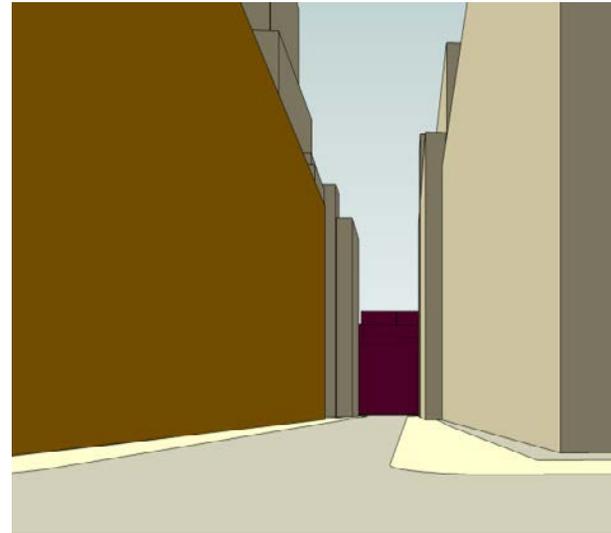
-  Visual Resource
-  No-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

E. View of the Stephen A. Schwarzman Building along the East 41st Street view corridor, looking west from Madison Avenue



Existing view



View in the With-Action condition along the East 41st Street view corridor, looking west from Madison Avenue

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:



Visual Resource



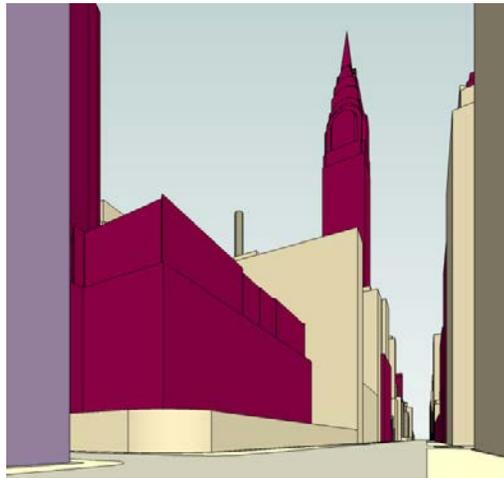
With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

F. View of the Chrysler Building along the 42nd Street view corridor, looking east from Madison Avenue



Existing view



View in the No-Action condition



View in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

-  Visual Resource
-  No-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

G. View of the Chrysler Building along the 42nd Street view corridor, looking west from First Avenue



Existing view



Partially obstructed view in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

-  Visual Resource
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

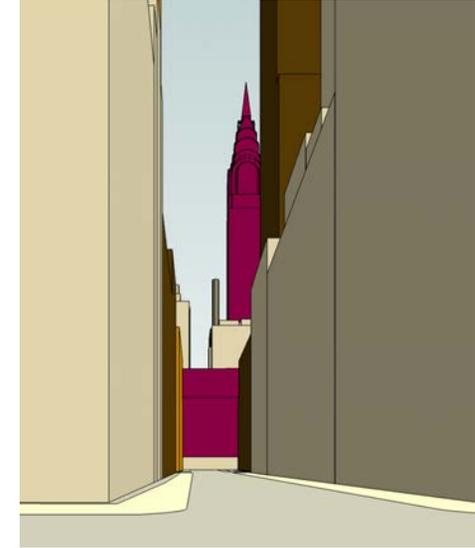
H. View of the Chrysler Building along the 43rd Street view corridor, looking east from Fifth Avenue



Existing view



View in the No-Action condition



View in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

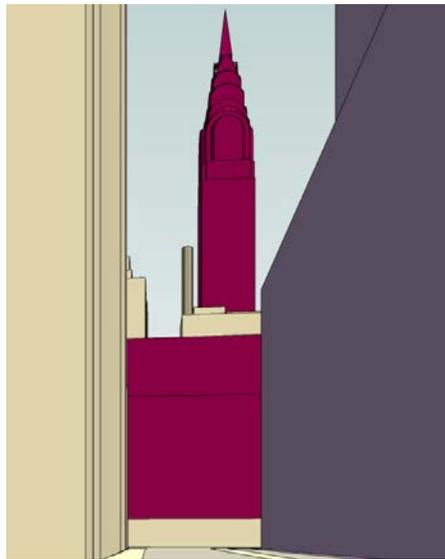
-  Visual Resource
-  No-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

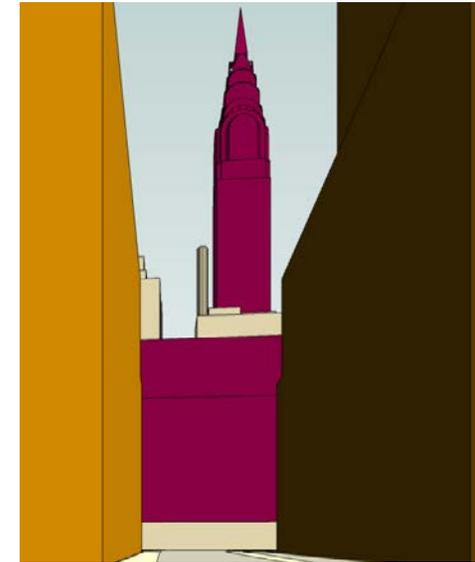
I. View of the Chrysler Building along the 43rd Street view corridor, looking east from Madison Avenue



Existing view



View in the No-Action condition



View in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

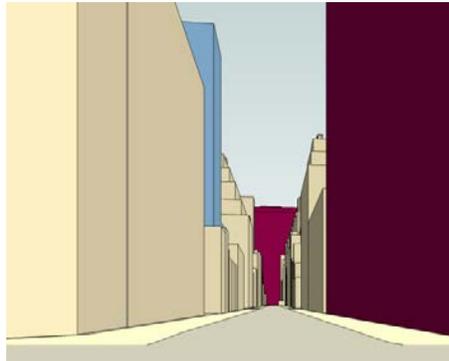
-  Visual Resource
-  No-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

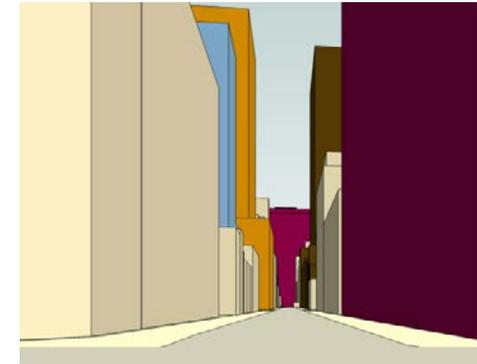
J. View of the United Nations Secretariat building along the East 43rd Street view corridor, looking east from Lexington Avenue



Existing view



View in the No-Action condition



View in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

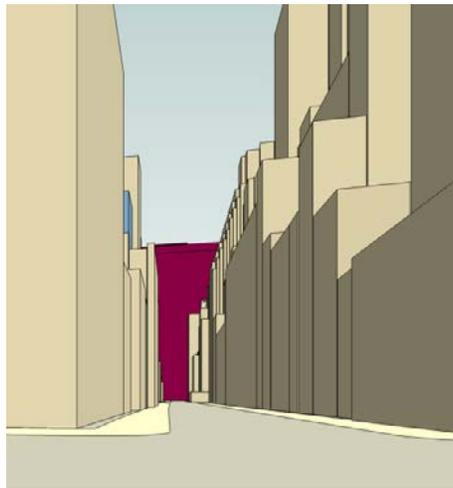
-  Visual Resource
-  No-Action Development Site: Planned or Under Construction
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

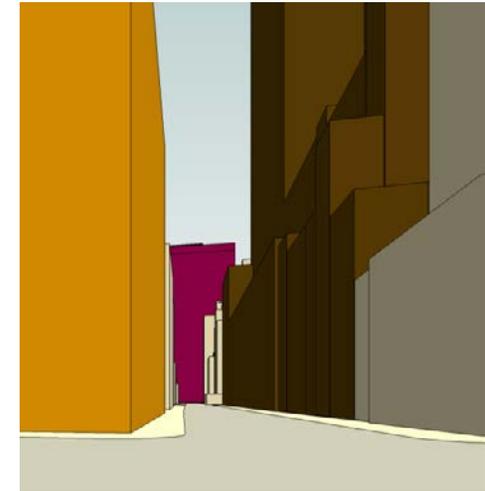
K. View of the United Nations Secretariat building along the East 43rd Street view corridor, looking east from Third Avenue



Existing view



View in the No-Action condition



View in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

-  Visual Resource
-  No-Action Development Site: Planned or Under Construction
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

L. View of the Chrysler Building along the 43rd Street view corridor, looking west from Second Avenue



Existing view



View in the With-Action condition

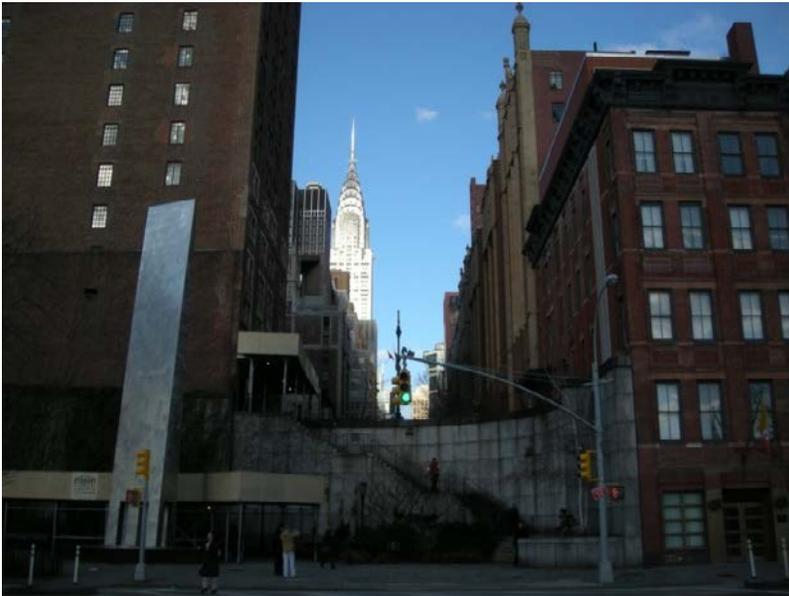
Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

-  Visual Resource
-  No-Action Development Site: Planned or Under Construction
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

M. View of the Chrysler Building along the 43rd Street view corridor, looking west from First Avenue



Existing view



Obstructed view in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

-  Visual Resource
-  No-Action Development Site: Planned or Under Construction
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

N. View of the Waldorf-Astoria Hotel along the 49th Street view corridor, looking east from Madison Avenue



Existing view



Partially obstructed view in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

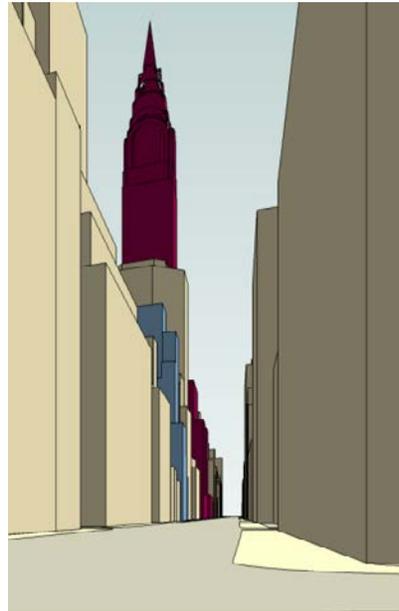
-  Visual Resource
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

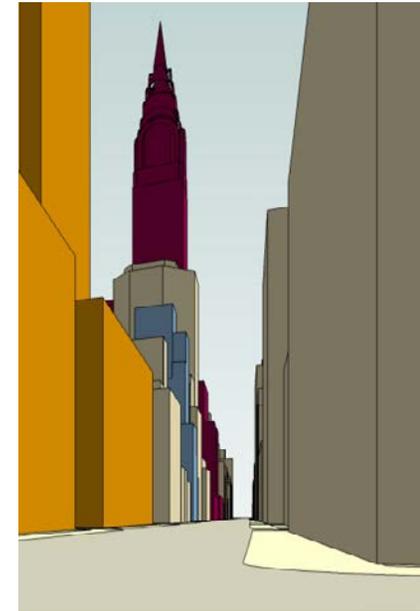
O. View of the Chrysler Building along the Lexington Avenue view corridor, looking south from East 48th Street



Existing view



View in the No-Action condition



View in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

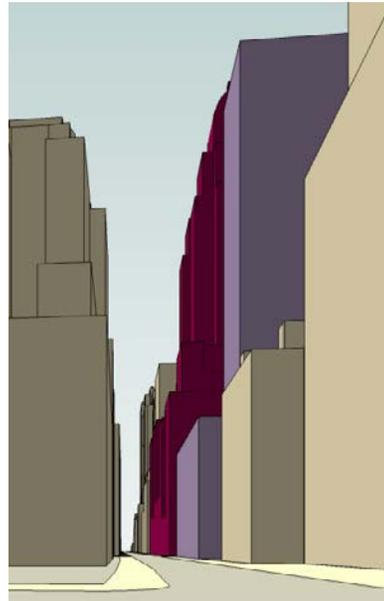
-  Visual Resource
-  No-Action Development Site: Planned or Under Construction
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

P. View of the Waldorf-Astoria Hotel along the 49th Street view corridor, looking west from Third Avenue



Existing view



Partially obstructed view in the No-Action condition



Partially obstructed view in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

-  Visual Resource
-  No-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

Q. View of the Ritz Tower along the Park Avenue view corridor, looking north from East 52nd Street



Existing view



View in the No-Action condition



View in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

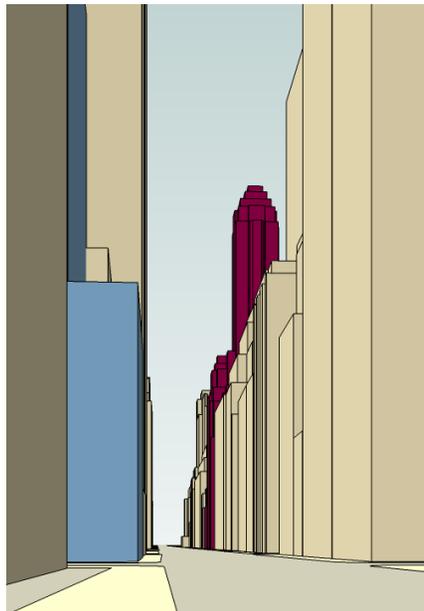
-  Visual Resource
-  No-Action RWCDs: Projected Development Site
-  No-Action Development Site: Planned or Under Construction
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

R. View of the Fuller Building along the Madison Avenue view corridor, looking north from East 53rd Street



Existing view



View in the No-Action condition



Partially obstructed view in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

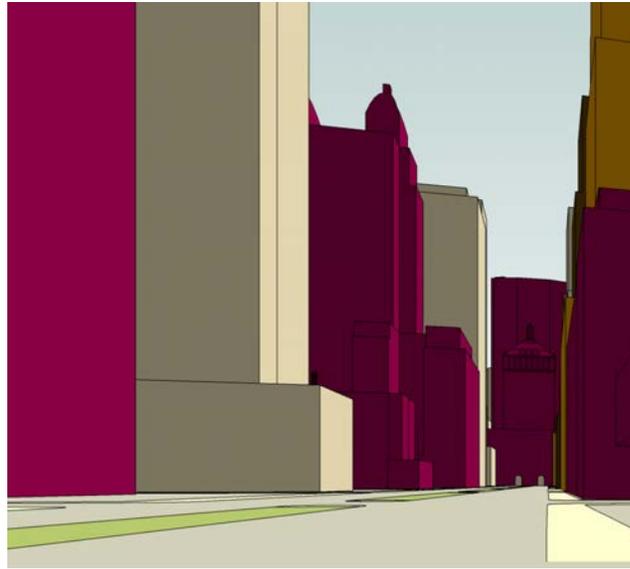
-  Visual Resource
-  No-Action Development Site: Planned or Under Construction
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

S. View along the Park Avenue view corridor, looking south from East 54th Street. (Visual resources in this photo include the Seagram Building, St. Bartholomew’s Church & Community House, the Waldorf-Astoria Hotel, the Helmsley Building, the MetLife Building, and the Racquet & Tennis Club Building.)



Existing view



View in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

-  Visual Resource
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

T. View of the Chrysler Building along the Lexington Avenue view corridor, looking south from East 54th Street



Existing view



View in the No-Action condition



Partially obstructed view in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

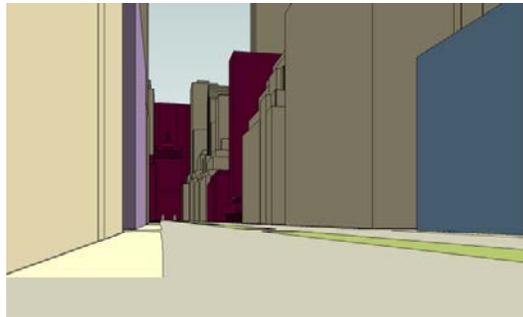
-  Visual Resource
-  No-Action RWCDs: Projected Development Site
-  No-Action Development Site: Planned or Under Construction
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

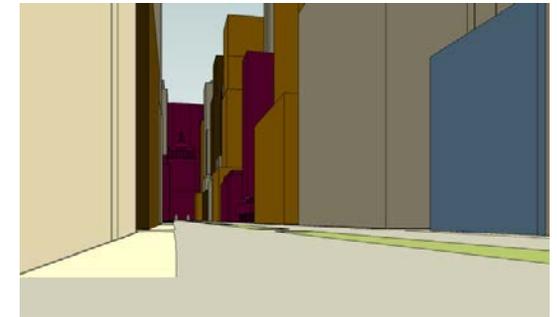
U. View along the Park Avenue view corridor, looking south from East 57th Street. (Visual resources in this photo include the Lever House, the Racquet & Tennis Club Building, the Helmsley Building, and the MetLife Building.)



Existing view



View in the No-Action condition



View in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

-  Visual Resource
-  No-Action RWCDs: Projected Development Site
-  No-Action Development Site: Planned or Under Construction
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

V. View of the Chrysler Building along the Lexington Avenue view corridor, looking south from East 57th Street



Existing view



View in the No-Action condition



Partially obstructed view in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

-  Visual Resource
-  No-Action RWCDs: Projected Development Site
-  No-Action Development Site: Planned or Under Construction
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

W. View of the Helmsley Building and MetLife Building along the Park Avenue view corridor, looking south from the median at East 61st Street.



Existing view



View in the No-Action condition



Partially obstructed view in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Legend:

-  Visual Resource
-  No-Action RWCDs: Projected Development Site
-  No-Action Development Site: Planned or Under Construction
-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-7: VISUAL RESOURCES ALONG EXTENDED VIEW CORRIDORS – EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN EITHER OR BOTH THE NO-ACTION AND WITH-ACTION CONDITIONS (CONTINUED)

X. View of the East Midtown skyline from Gantry Plaza State Park in Long Island City, Queens



Existing view



View in the With-Action condition

Sources: Parsons Brinckerhoff, 2013; DCP

Notes: The UNDC No-Action development is not shown in the image depicting the view in the With-Action condition.

Legend:

-  With-Action RWCDs: Projected Development Site
-  With-Action RWCDs: Potential Development Site

FIGURE 7-8: VIEWS OF THE BUILT CONTEXT WITHIN THE SECONDARY STUDY AREA



1. View of the built context along Fifth Avenue, looking north from West 48th Street



2. View of the built context along Fifth Avenue, looking south from West 42nd Street



3. View of the built context along East 38th Street, looking east from Lexington Avenue



4. View of the built context along Tudor City Place, looking north from East 41st Street

Source: Parsons Brinckerhoff, 2013

FIGURE 7-8: VIEWS OF THE BUILT CONTEXT WITHIN THE SECONDARY STUDY AREA (CONTINUED)



5. View of the built context along Second Avenue, looking north from East 46th Street



6. View of the built context along Second Avenue, looking south from East 57th Street



7. View of the built context along Lexington Avenue, looking north from East 59th Street



8. View of the built context along Central Park South, looking west from Fifth Avenue

Source: Parsons Brinckerhoff, 2013

FIGURE 7-9: DEVELOPMENT AND TRANSPORTATION PROJECTS IN THE FUTURE WITHOUT THE PROPOSED ACTION

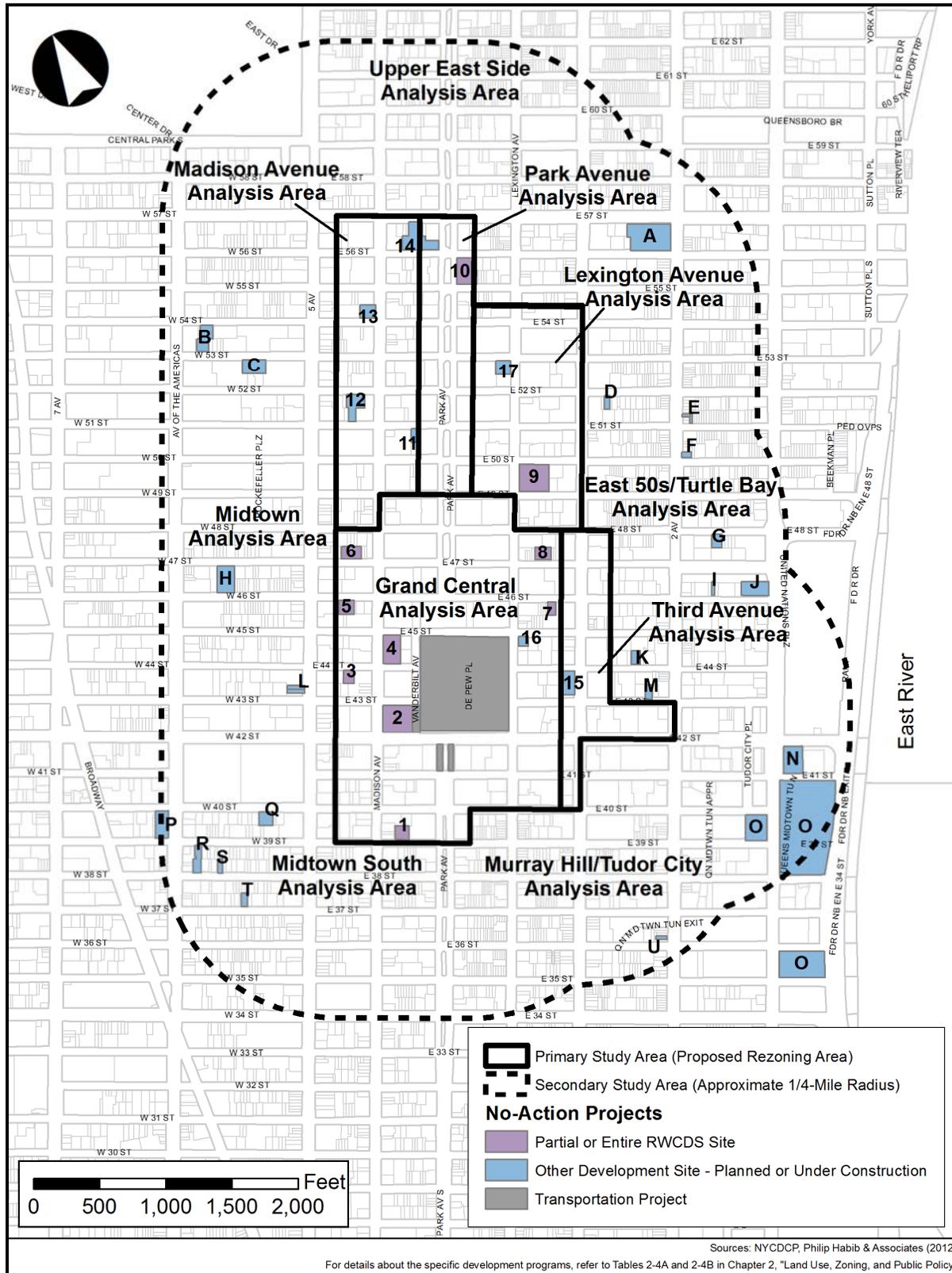
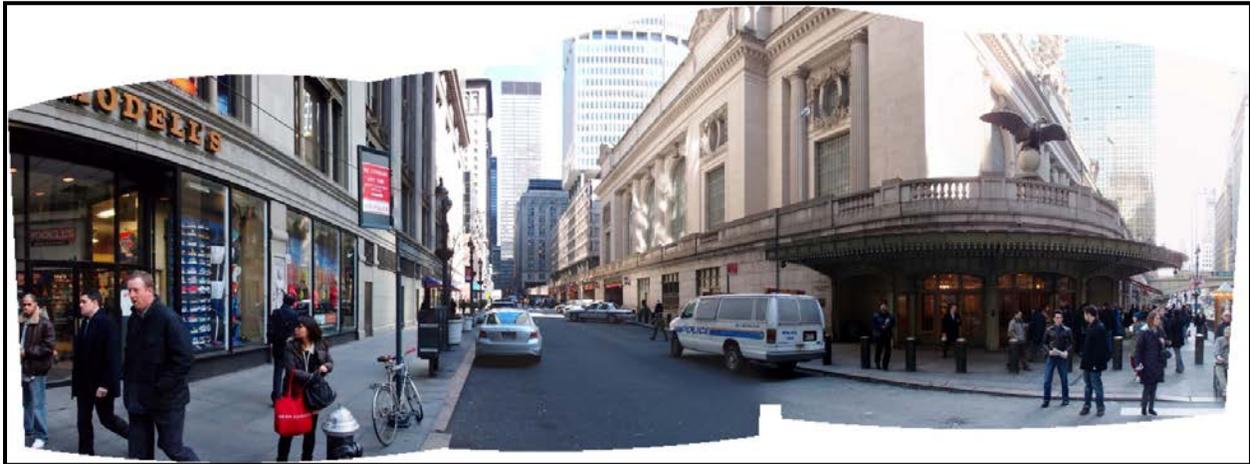


FIGURE 7-10: PRIMARY STUDY AREA ANALYSIS AREAS – PROJECTED AND POTENTIAL DEVELOPMENT SITES



FIGURE 7-11: EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN THE NO-ACTION/WITH-ACTION CONDITION



Existing view of Vanderbilt Avenue, between East 42nd and East 43rd Streets, looking north.



Illustrative rendering of No-Action/With-Action changes to Vanderbilt Avenue, looking north.

FIGURE 7-11: EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN THE NO-ACTION/WITH-ACTION CONDITION (CONTINUED)



Existing view of Vanderbilt Avenue, between East 44th and East 45th Streets, looking north.



Illustrative rendering of With-Action changes to Vanderbilt Avenue, between East 44th and East 45th Streets, looking north.

FIGURE 7-11: EXISTING VIEWS AND ILLUSTRATIVE RENDERINGS OF CHANGES TO VIEWS IN THE NO-ACTION/WITH-ACTION CONDITION (CONTINUED)



Existing view of Vanderbilt Avenue, between East 45th and East 47th Streets, looking north



Illustrative rendering of With-Action changes to Vanderbilt Avenue, between East 45th and East 47th Streets, looking north