

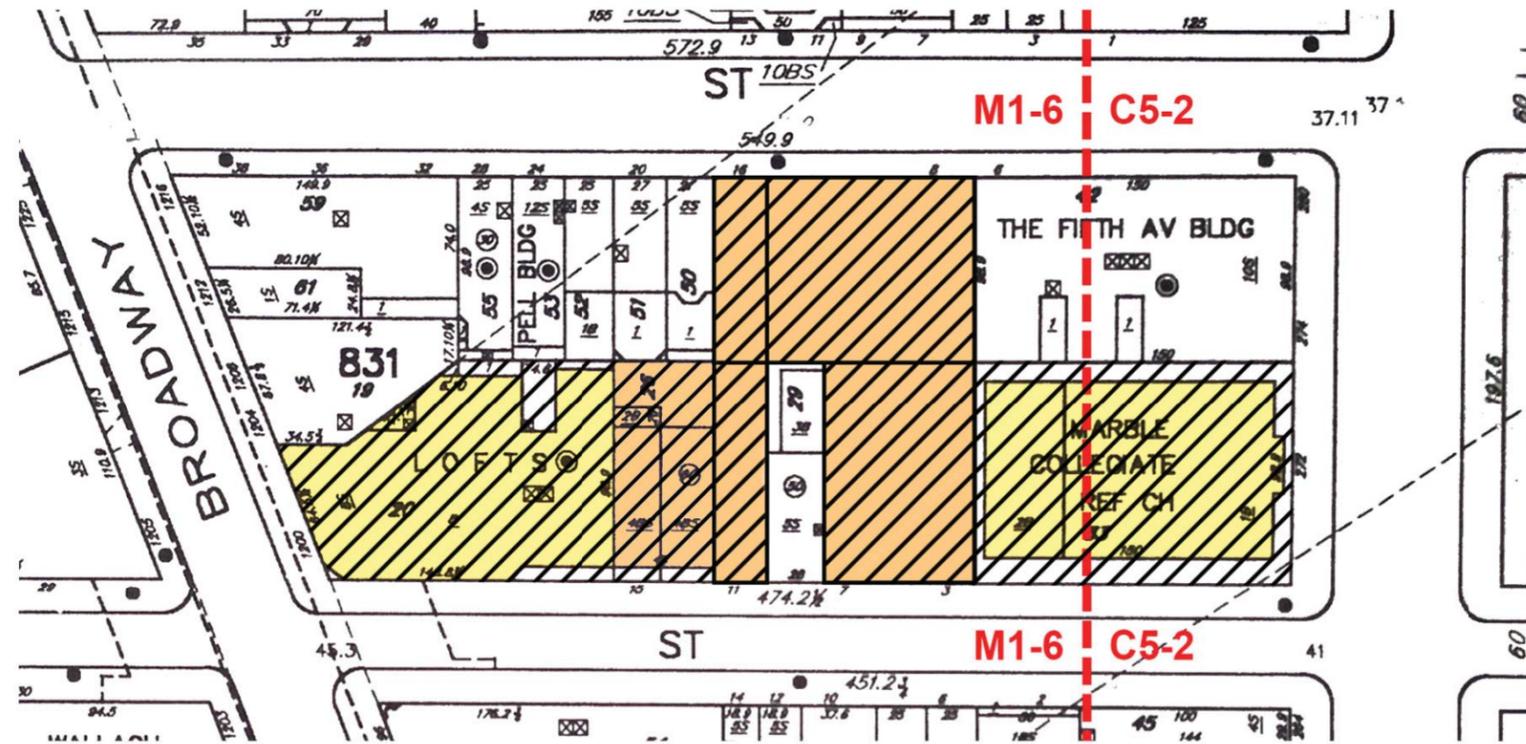
A black and white photograph of the entrance to Marble Collegiate Church. The image shows a large, ornate Gothic-style archway with intricate stone carvings. Below the arch is a dark red wooden door with a decorative tracery pattern. The door is set within a stone frame. The overall scene is captured from a low angle, looking up at the entrance.

MARBLE COLLEGIATE CHURCH

LANDMARKS PRESERVATION
COMMISSION

JANUARY 28TH 2016

PUBLIC ACTIONS REQUIRED



- SPECIAL PERMIT PURSUANT TO SECTION 74-7II OF THE ZONING RESOLUTION:
 - TO PERMIT THE DEVELOPMENT OF RESIDENCES IN A MANUFACTURING ZONE
 - TO MODIFY REGULATIONS GOVERNING THE TRANSFER OF FLOOR AREA ACROSS ZONING DISTRICT BOUNDARIES
 - TO MODIFY HEIGHT AND SETBACK REGULATIONS
 - TO MODIFY REAR YARD AND REAR YARD EQUIVALENT REGULATIONS
 - TO MODIFY WINDOW TO LOT LINE REGULATIONS
 - TO MODIFY SIDE YARD REGULATIONS

THE SPECIAL PERMIT WILL INCORPORATE A PROGRAM FOR THE CONTINUING MAINTENANCE OF MARBLE COLLEGIATE CHURCH AND GILSEY HOUSE

¹SUBJECT TO CONFIRMATION

PLANNING VARIANCE EXAMPLE

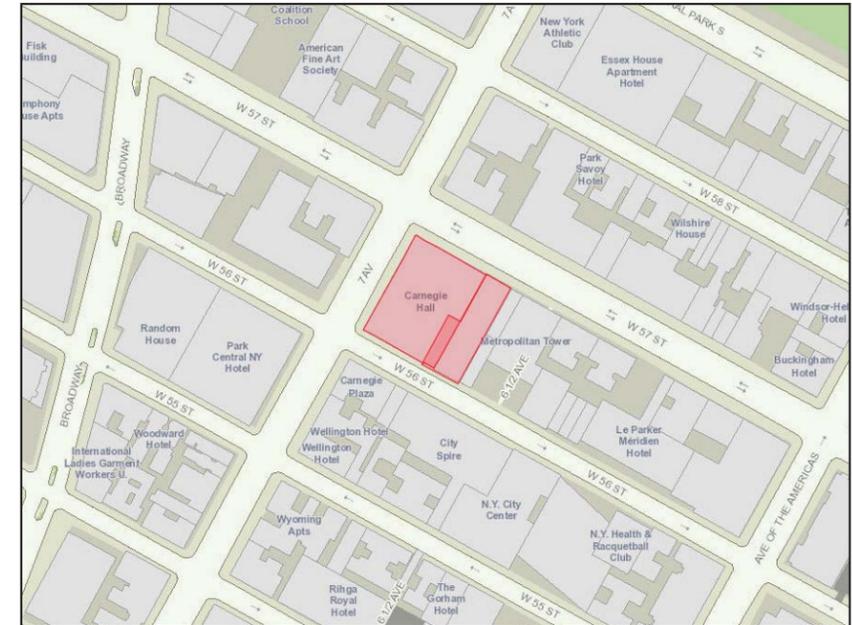
ST. JEAN BAPTISTE CHURCH, 184 EAST 76TH STREET (5 STORIES), TO
SIENA BUILDING 186 EAST 76TH STREET (31 STORIES)

74-7II



CARNEGIE HALL, 881 7TH AVENUE (8 STORIES), TO
CARNEGIE TOWER (61 STORIES)

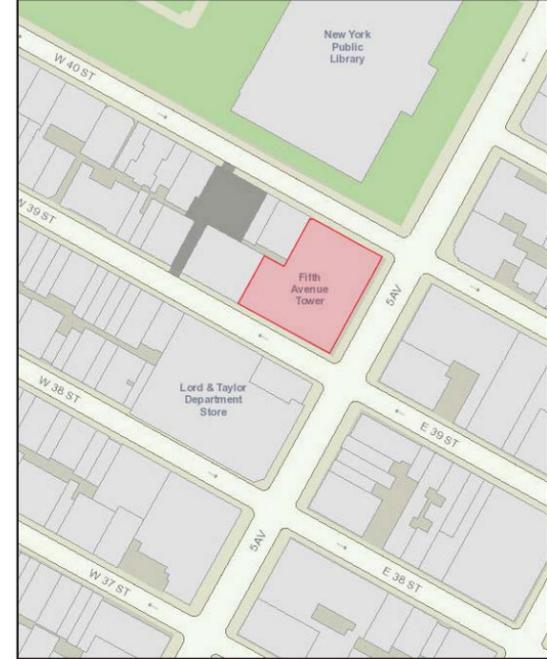
74-7II



PLANNING VARIANCE EXAMPLE

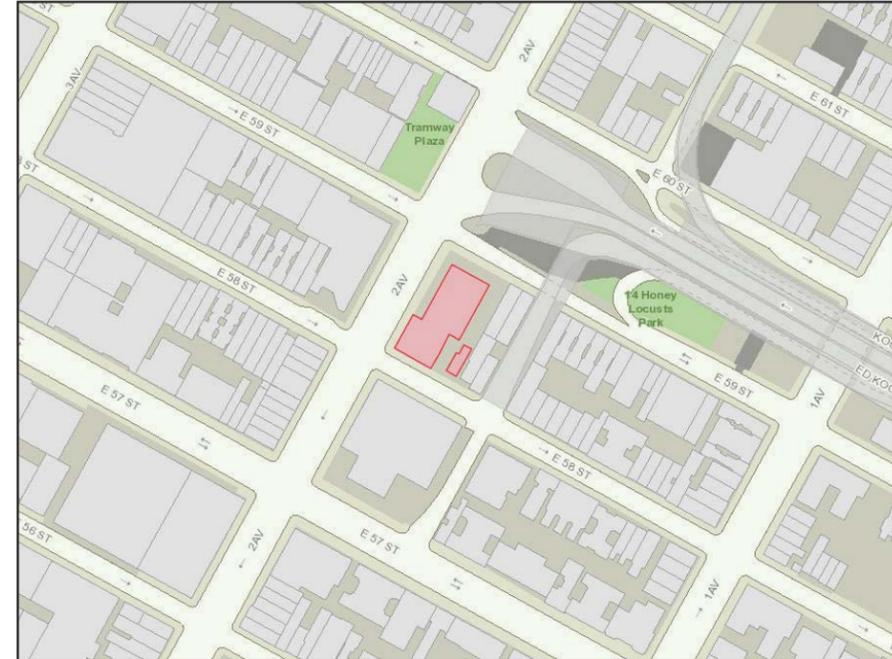
KNOX BUILDING, 452 5TH AVENUE (10 STORIES), TO
HSBC BUILDING, 448 5TH AVENUE (29 STORIES)

74-7II



311 EAST 58TH STREET (2 STORIES), TO
300 EAST 59TH STREET (35 STORIES)

74-79 CONTIGUOUS LOTS



PLANNING VARIANCE EXAMPLE

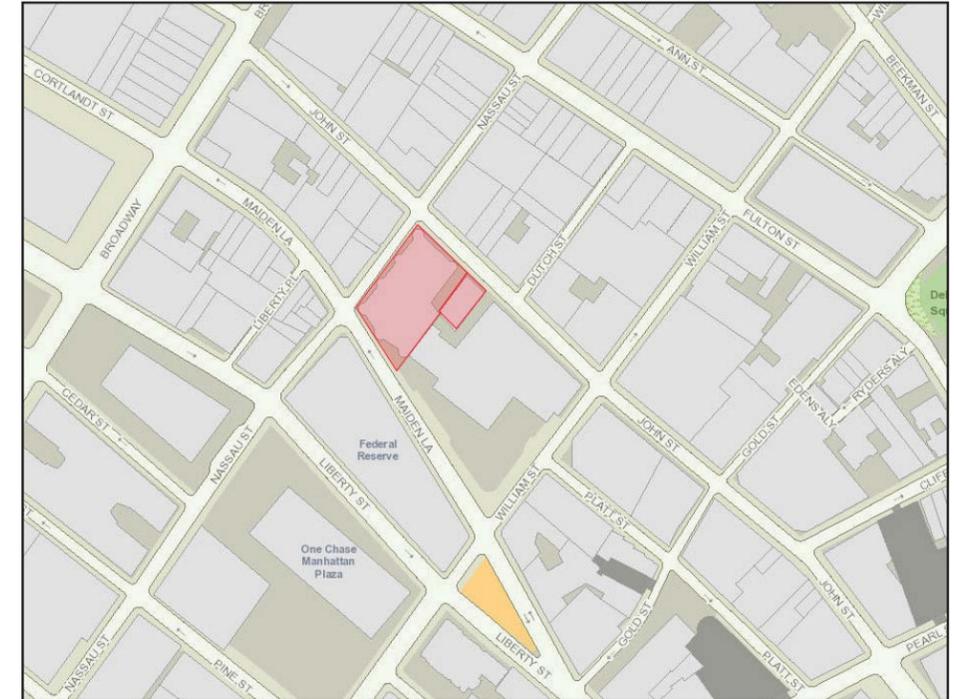
AMSTER YARDS, 221 EAST 49TH STREET (0 STORIES), TO 805 3RD AVENUE (29 STORIES)

74-79 CONTIGUOUS LOTS



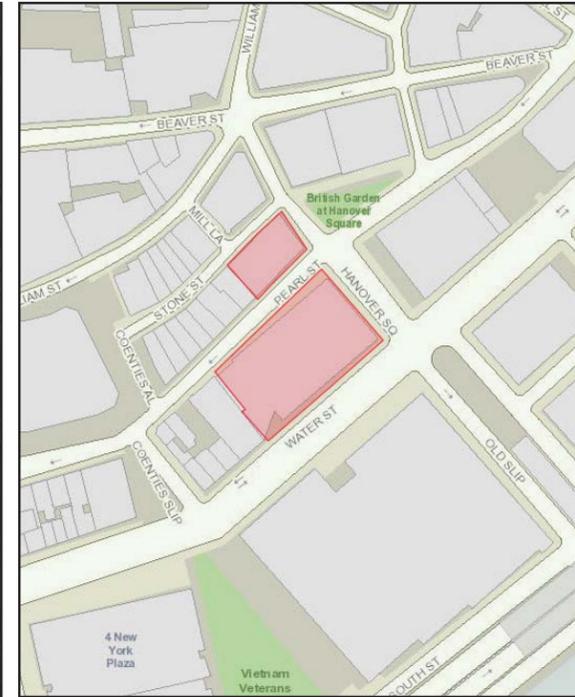
JOHN STREET METHODIST CHURCH, 44 JOHN STREET (2 STORIES), TO 33 MAIDEN LANE (27 STORIES)

74-79 CONTIGUOUS LOTS

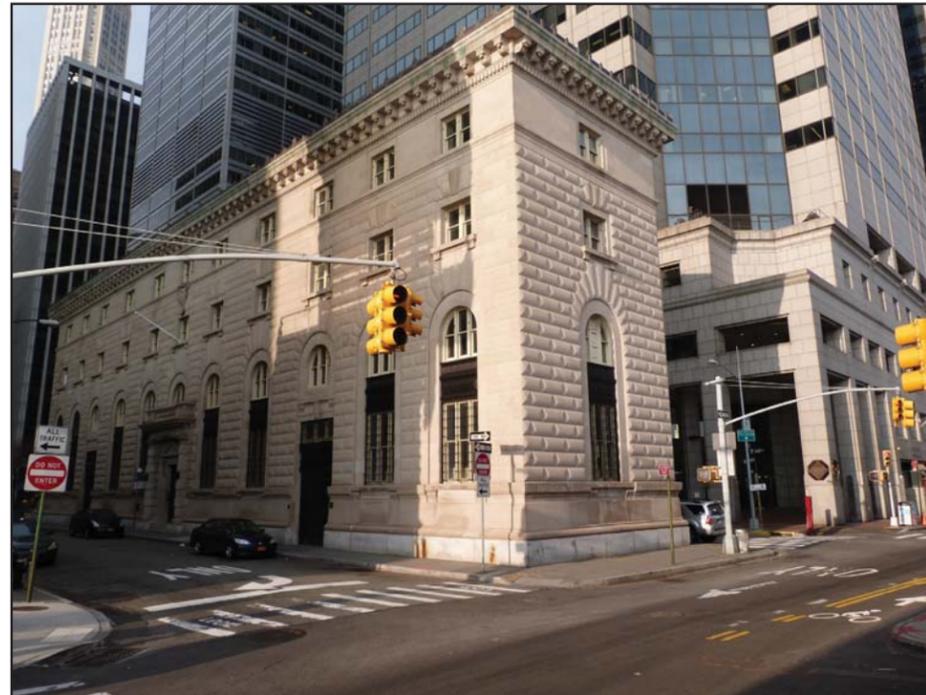


PLANNING VARIANCE EXAMPLE

INDIA HOUSE, 1 HANOVER SQUARE (4 STORIES), TO
74-79 ACROSS THE STREET
7 HANOVER SQUARE (26 STORIES)



100 OLD SLIP, (4 STORIES), TO
74-79 ACROSS THE STREET
32 OLD SLIP (36 STORIES)





COLLEGIATE CHURCHES OF NEW YORK

MARBLE COLLEGIATE CHURCH

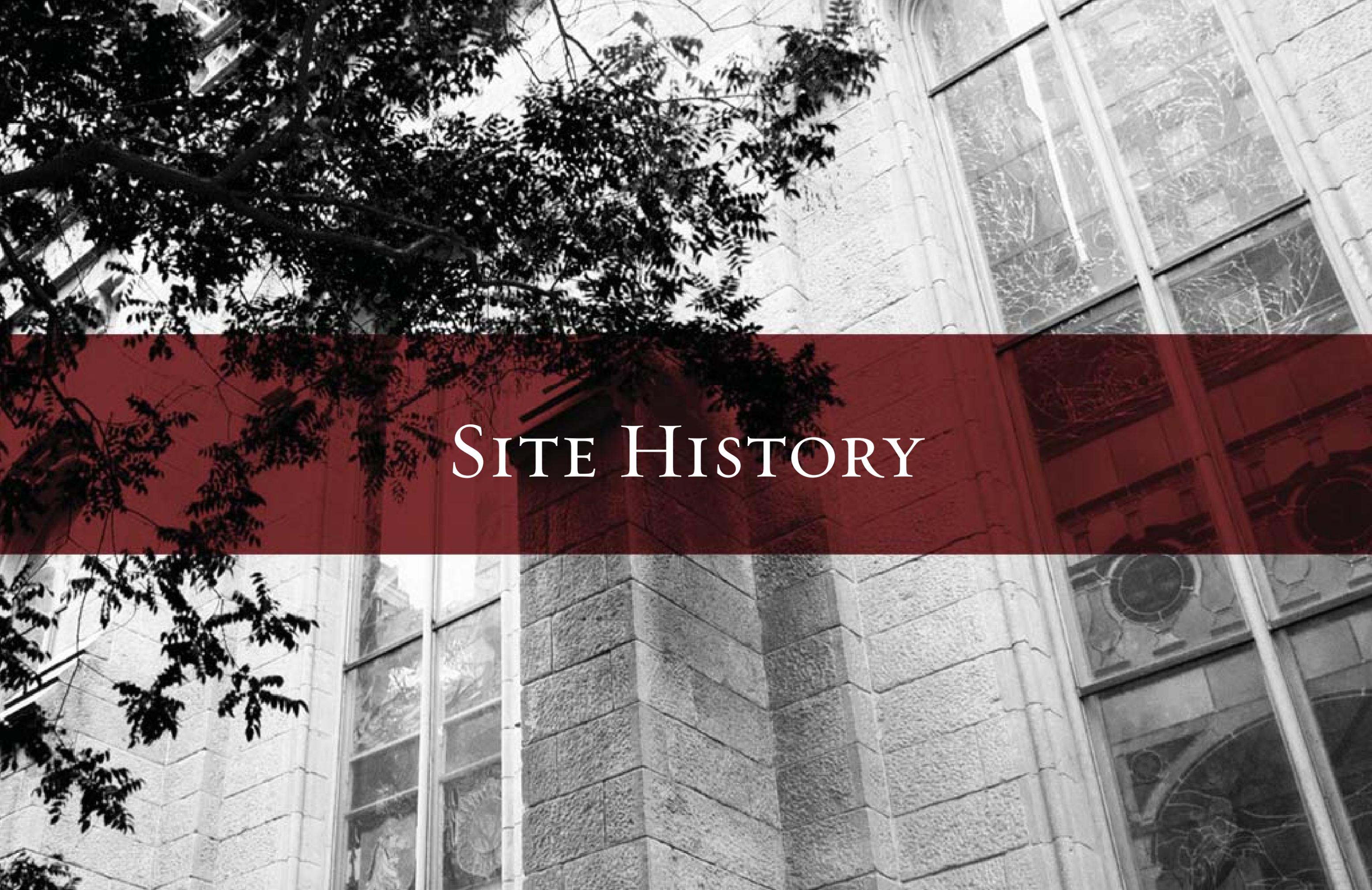


· 1950

PURPOSE BEHIND THE DEVELOPMENT



- PRESERVE MARBLE COLLEGIATE CHURCH AND GILSEY HOUSE
- SUSTAIN THE MISSION OF MARBLE COLLEGIATE CHURCH
- CREATE ADDITIONAL FACILITIES FOR MARBLE COLLEGIATE CHURCH
- CREATE AFFORDABLE HOUSING AND OPEN SPACE FOR THE PUBLIC



SITE HISTORY

MANHATTAN DEVELOPMENT HISTORY

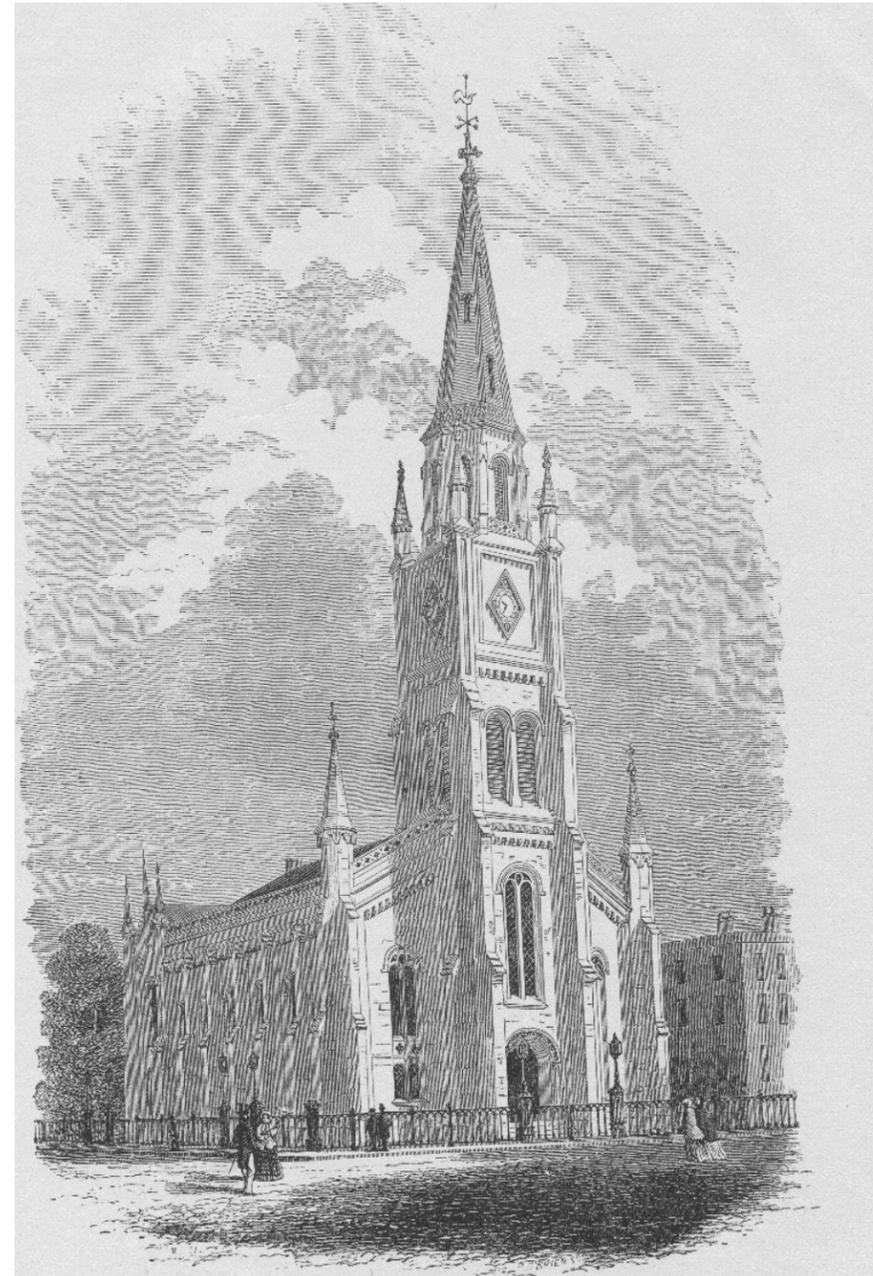
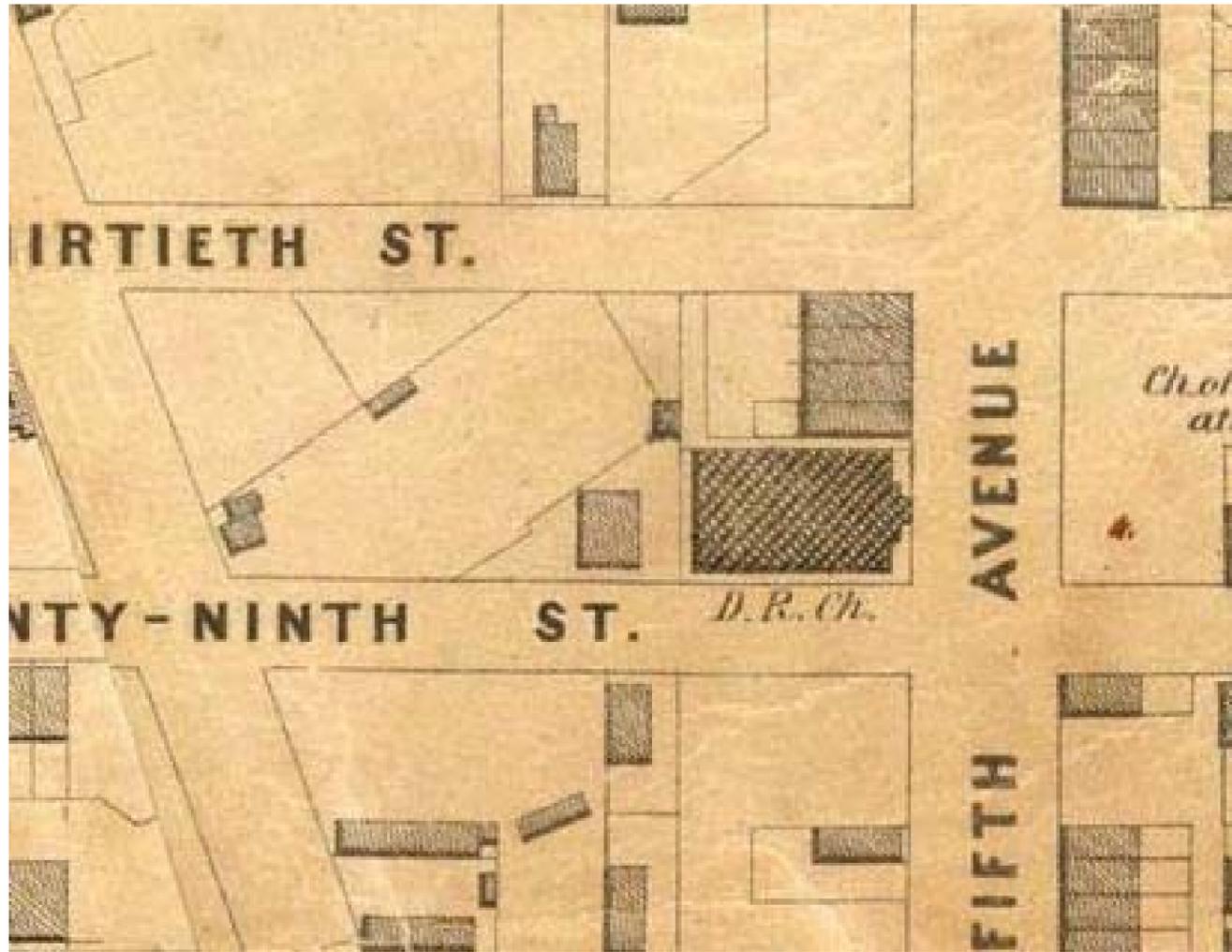
MARBLE COLLEGIATE CHURCH



- 1838 MAP OF NEW YORK
- LITTLE DEVELOPMENT NORTH OF 14TH STREET

MANHATTAN DEVELOPMENT HISTORY

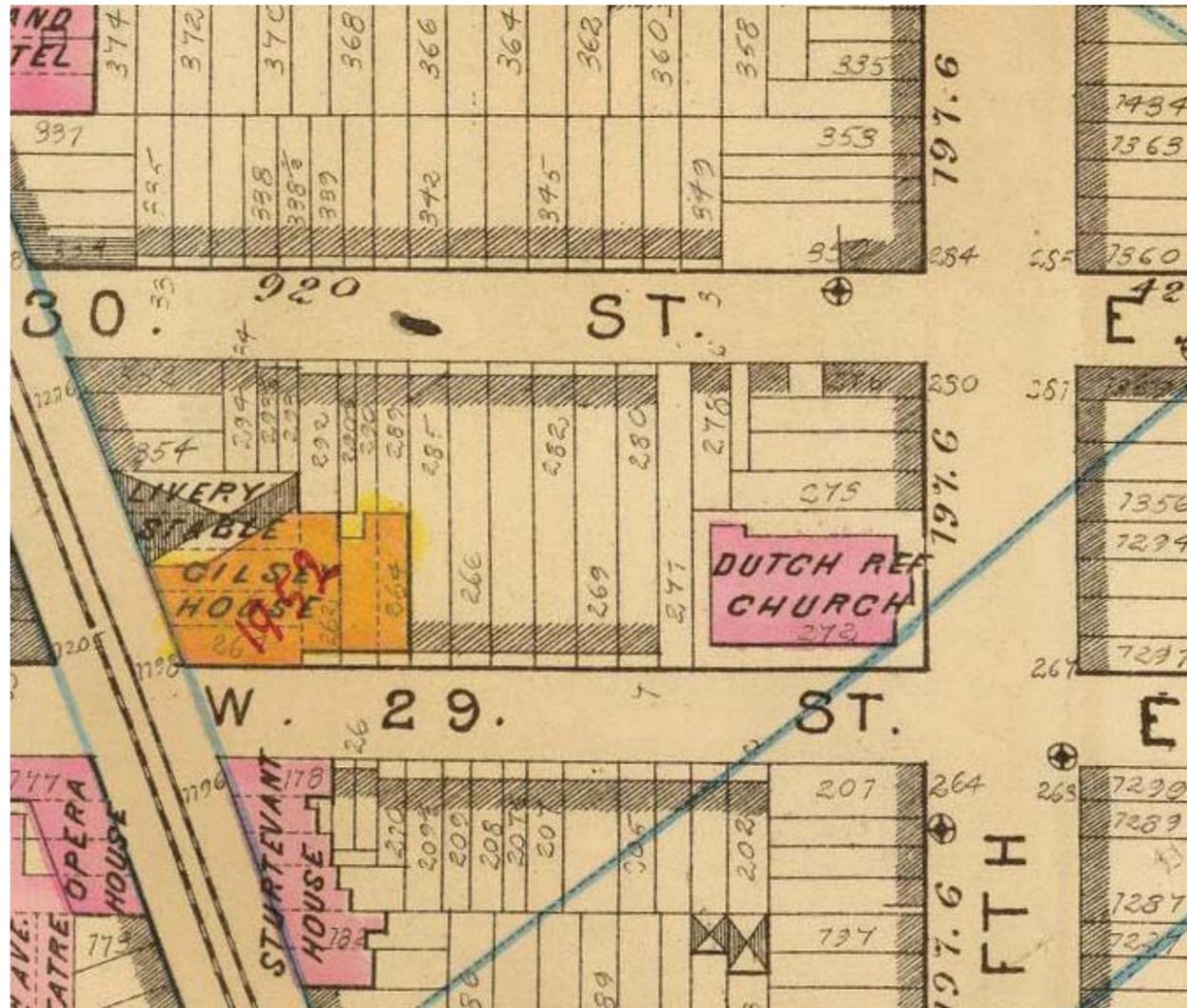
MARBLE COLLEGIATE CHURCH



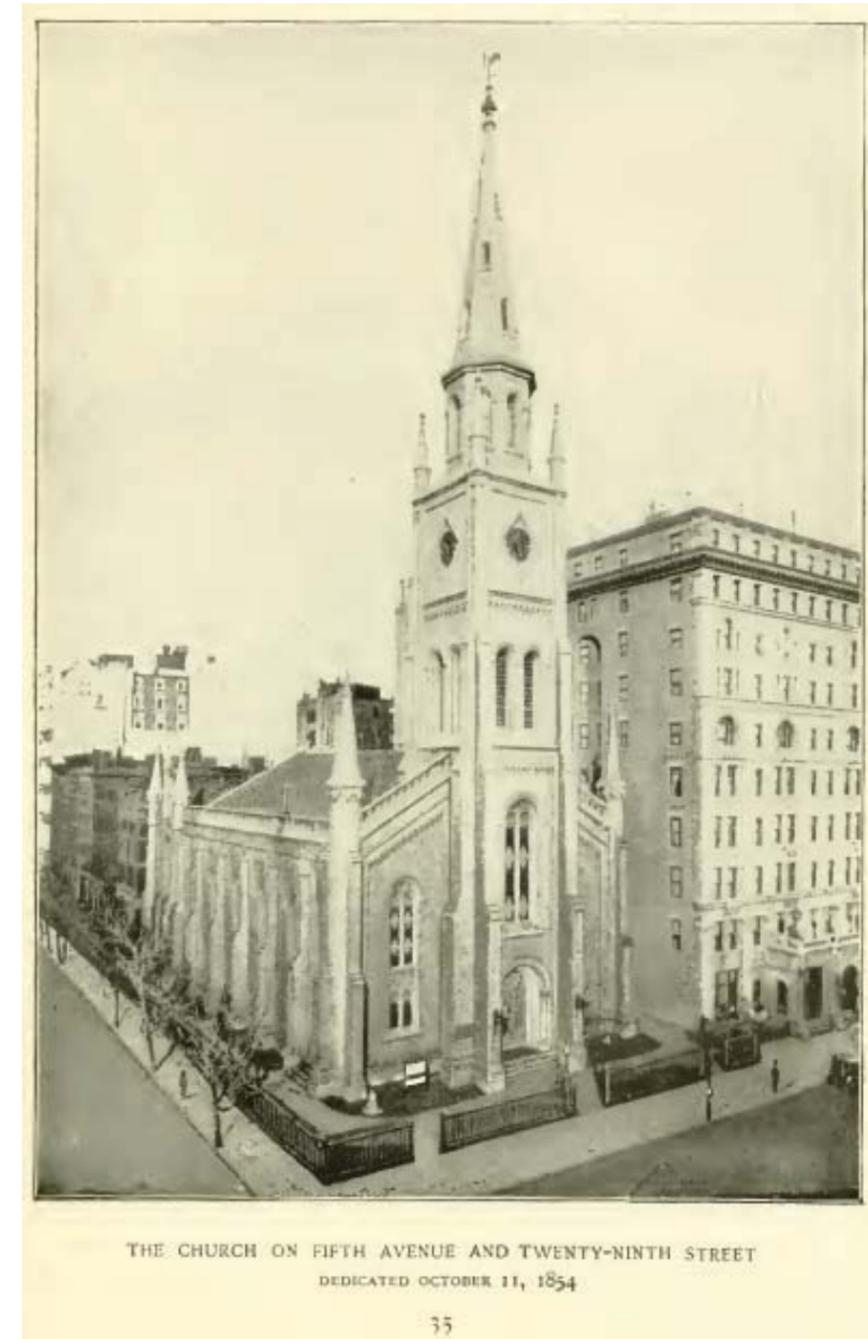
- 1852 MAP OF NEW YORK
- MARBLE COLLEGIATE CHURCH IS BUILT
- PRIMARILY UNBUILT BLOCK

MANHATTAN DEVELOPMENT HISTORY

MARBLE COLLEGIATE CHURCH



- 1879 MAP OF NEW YORK
- BLOCK IN COMPLETELY DEVELOPED



MARBLE COLLEGIATE CHURCH

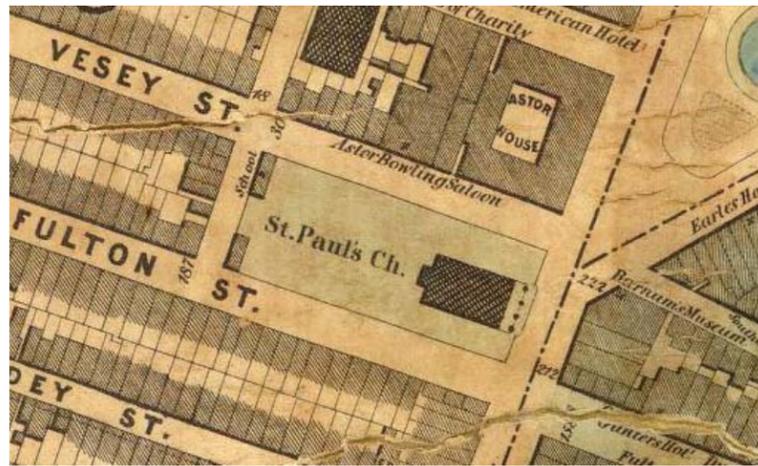


1950

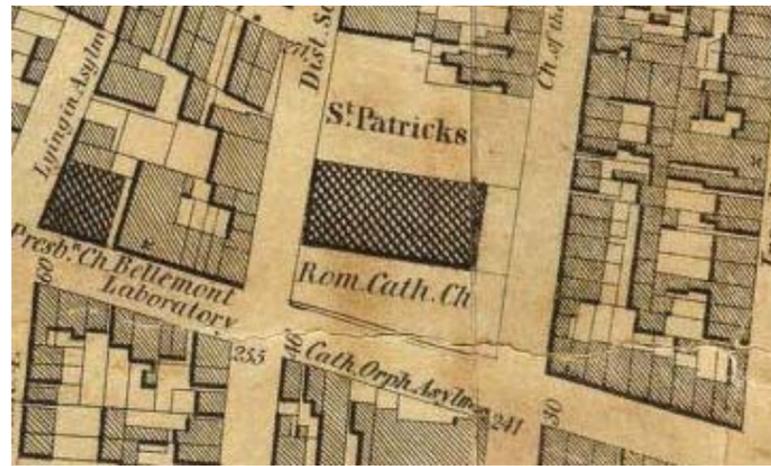


1950

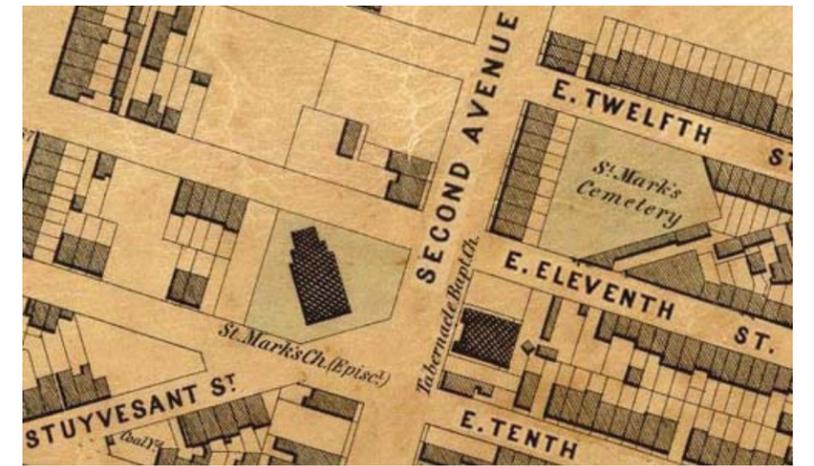
CHURCHYARD PRECEDENTS



1852 MAP



1852 MAP



1852 MAP



ST. PAUL'S CHAPEL
1764

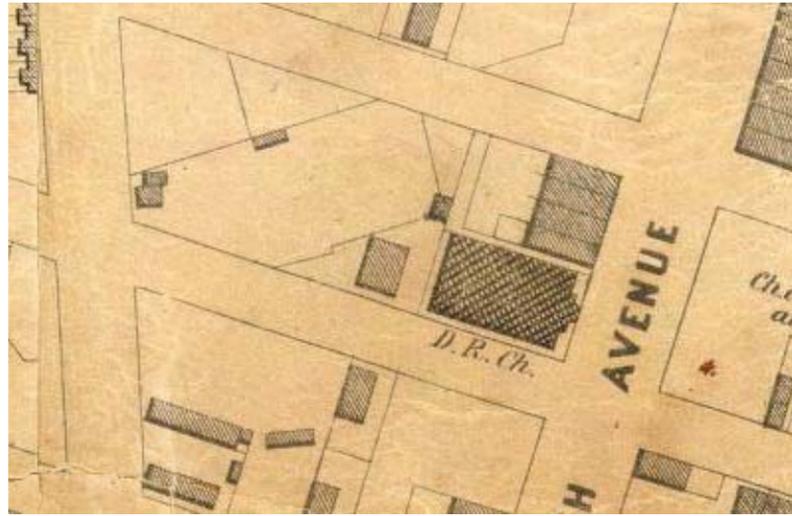


ST. PATRICK'S OLD CATHEDRAL
1806-15

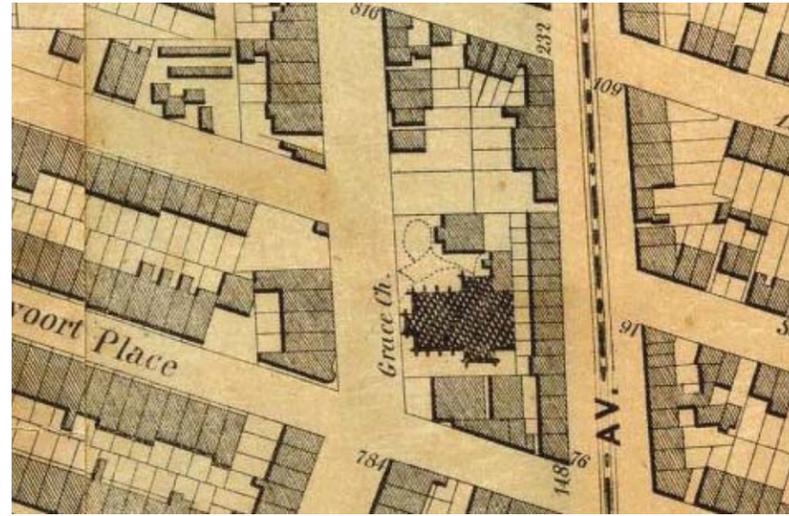


ST. MARK'S CHURCH
1795-99

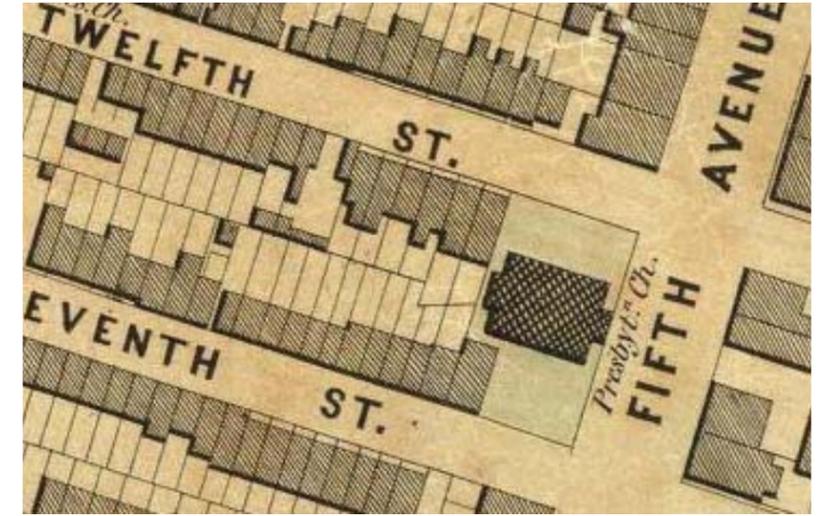
CHURCHYARD PRECEDENTS



1852 MAP



1852 MAP



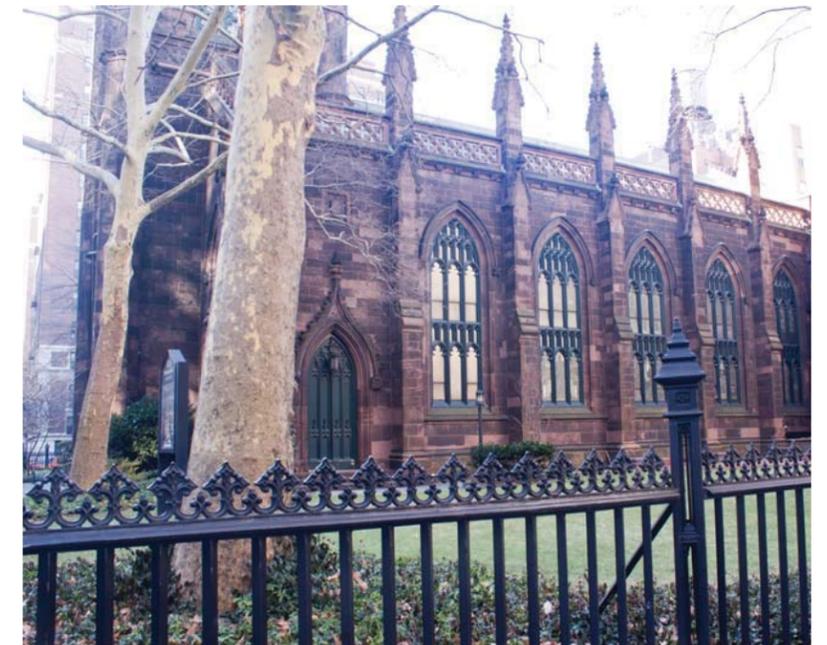
1852 MAP



MARBLE COLLEGIATE CHURCH
1851-54



GRACE CHURCH
1846-47



FIRST PRESBYTERIAN CHURCH
1844-46

MARBLE COLLEGIATE CHURCH



FENCE AT SOUTH FACADE
1958



FENCE AT SOUTH FACADE
1958

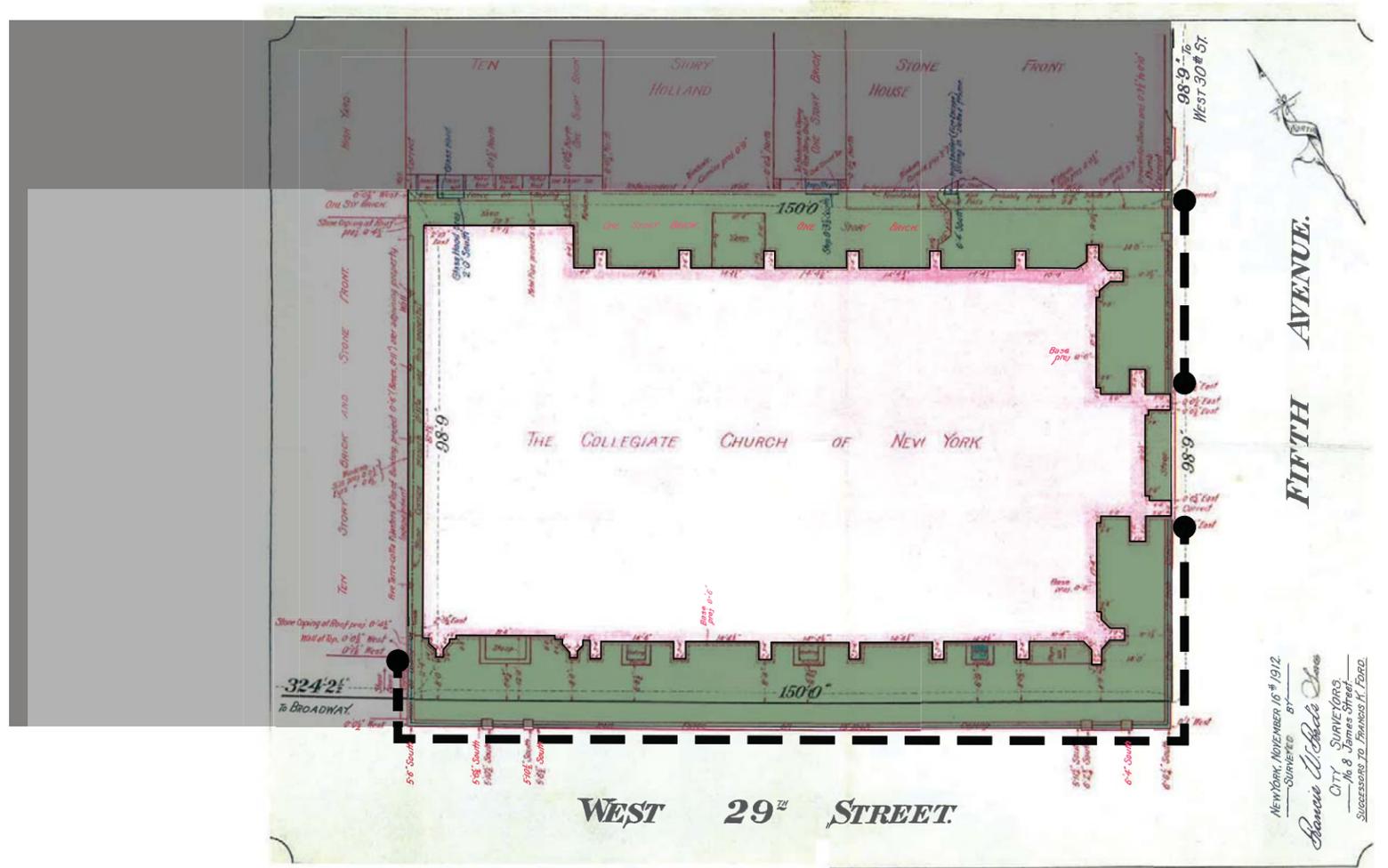


DIAGRAM OF CHURCHYARD

DEVELOPMENT CONSIDERATIONS



CONSIDERATIONS IN DEVELOPING A HARMONIOUS RELATIONSHIP TO THE LANDMARK

- ALLOW THE LANDMARK TO BREATHE
 - INTRODUCE A PUBLIC GARDEN
 - NEW BUILDING'S MASSING IS PUSHED AWAY FROM THE LANDMARK
 - NEW BUILDING'S BASE DESIGN IS HARMONIOUS WITH THE LANDMARK
- CONSTRUCT THE CHURCH'S WEST FACADE
- RESTORE MARBLE COLLEGIATE CHURCH AND GILSEY HOUSE

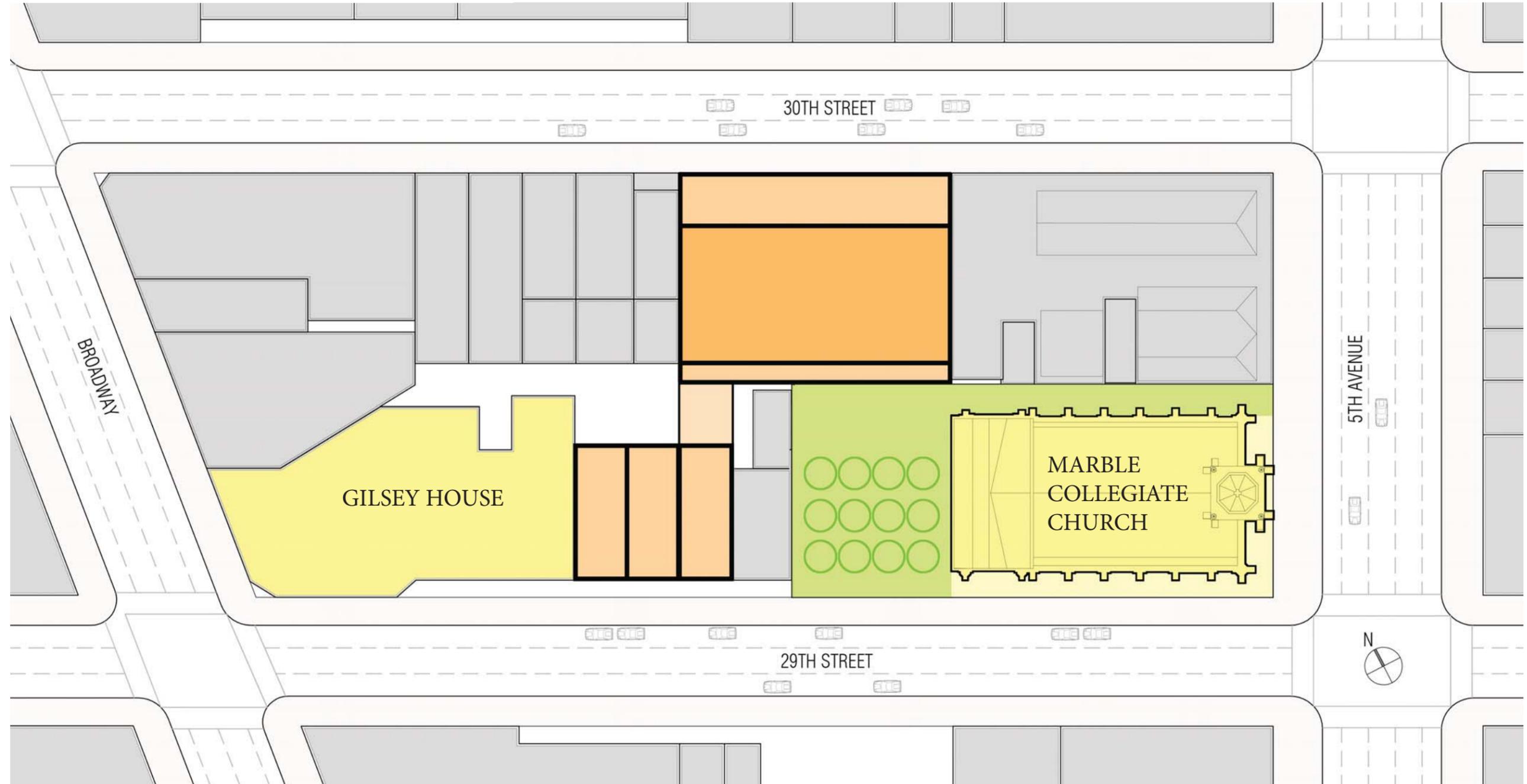


A NEW YORK LANDMARK

MASTER SITE PLAN

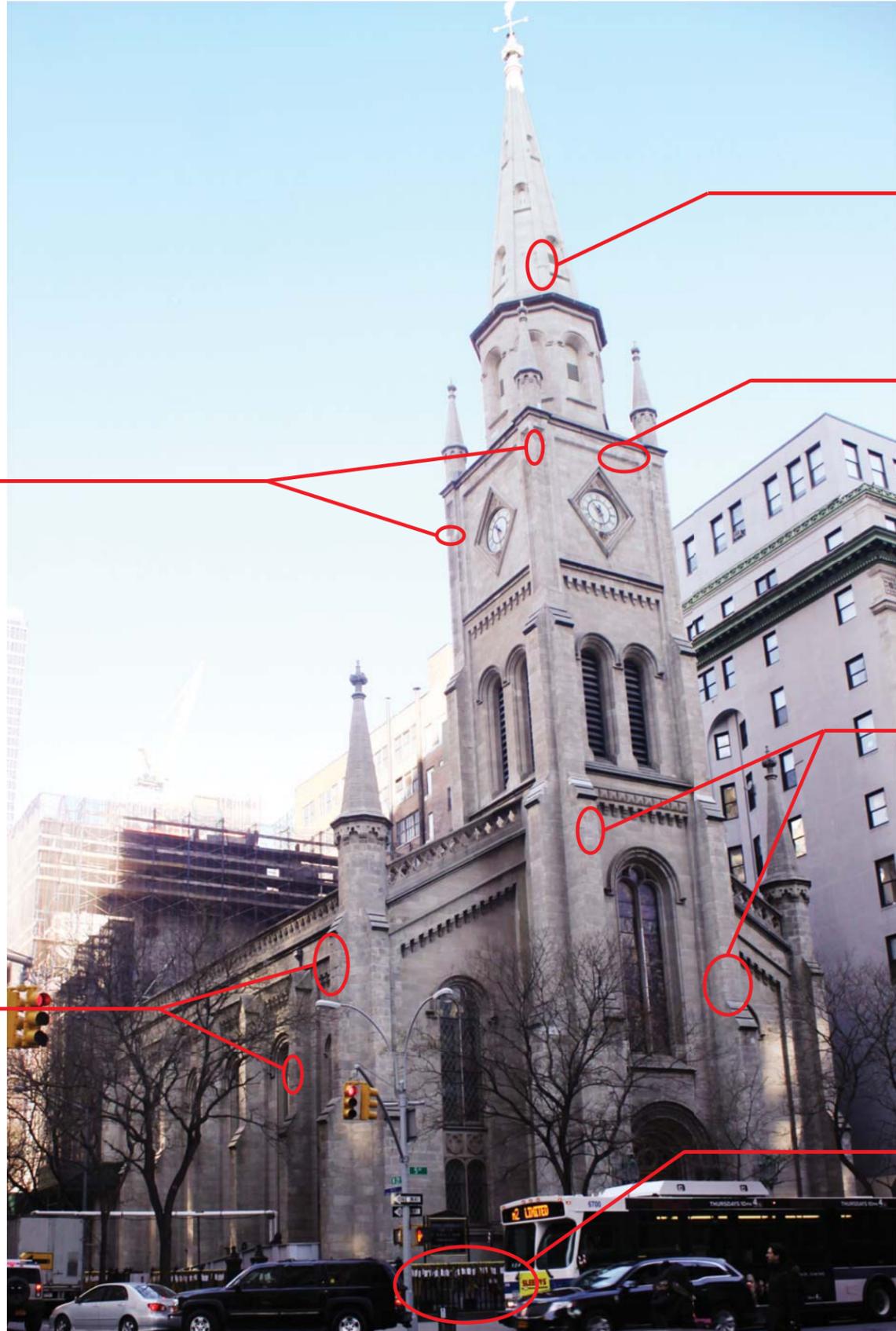
PROPOSED

- MASSING ALONG 30TH STREET
- CREATE NEW PUBLIC OPEN SPACE



- DEVELOPMENT SITE
- LANDMARKS
- PUBLIC OPEN SPACE

MARBLE COLLEGIATE CHURCH RESTORATION



RESTORATION SCOPE OF WORK

- REPOINT TUCKAHOE MARBLE FACADE
- REPAIR STONE CRACKS
- FILL OPEN JOINTS
- REPLACE SUGARED BLOCKS WITH SALVAGED STONE
- DUTCHMAN REPAIRS AT SPALLED LOCATIONS
- CLEAN THE FAÇADE
- WOOD WINDOW REPAIR
- COPPER GUTTERS AND DOWNSPOUTS
- SCRAPE, SELECTIVE REPAIRS, AND PAINT THE EXISTING WROUGHT IRON FENCE



GILSEY HOUSE

BUILDING PHOTOS



HISTORIC CA. 1900



HISTORIC CA. 1940

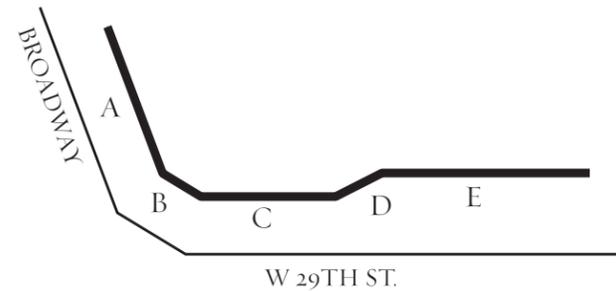


EXISTING

EXISTING FACADE VS. 1900 FACADE



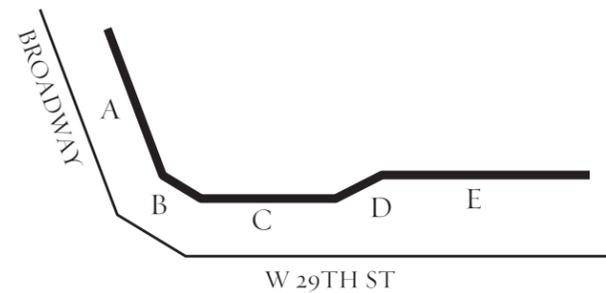
EXISTING FACADE MATCHING 1900 CONDITION
 EXISTING FACADE NOT MATCHING 1900 CONDITION



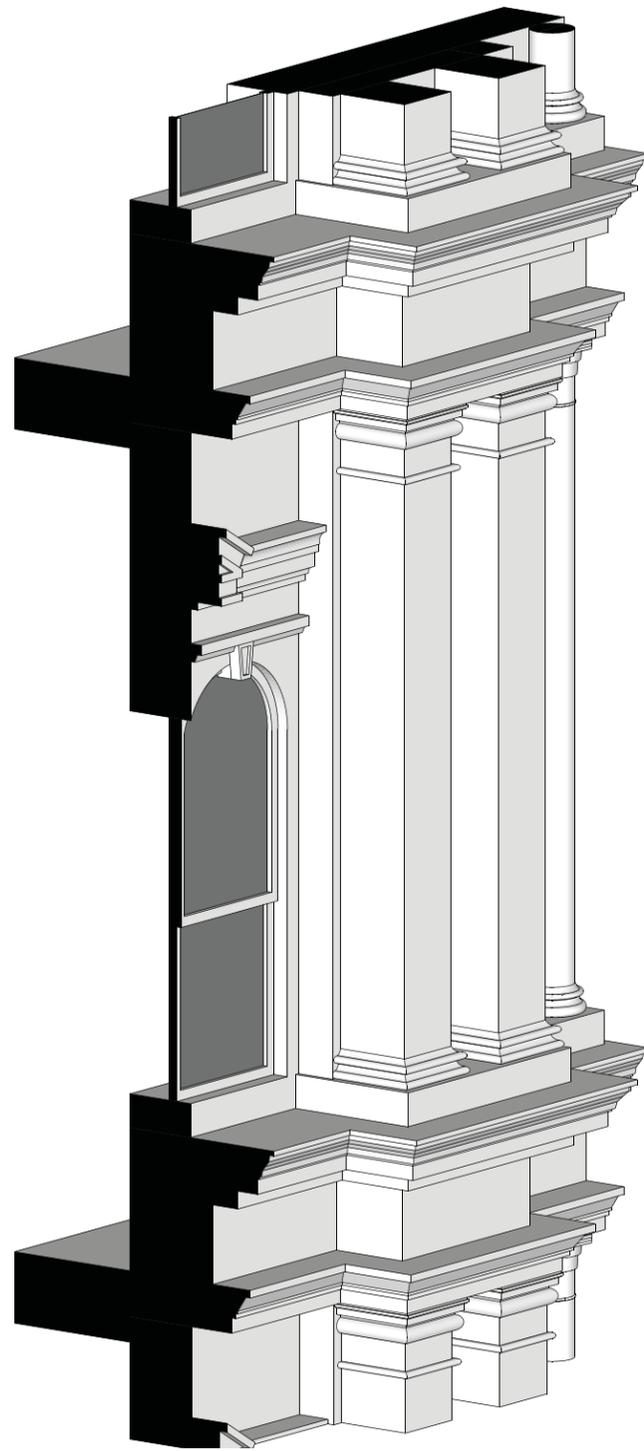
EXISTING FACADE VS. 1940 FACADE



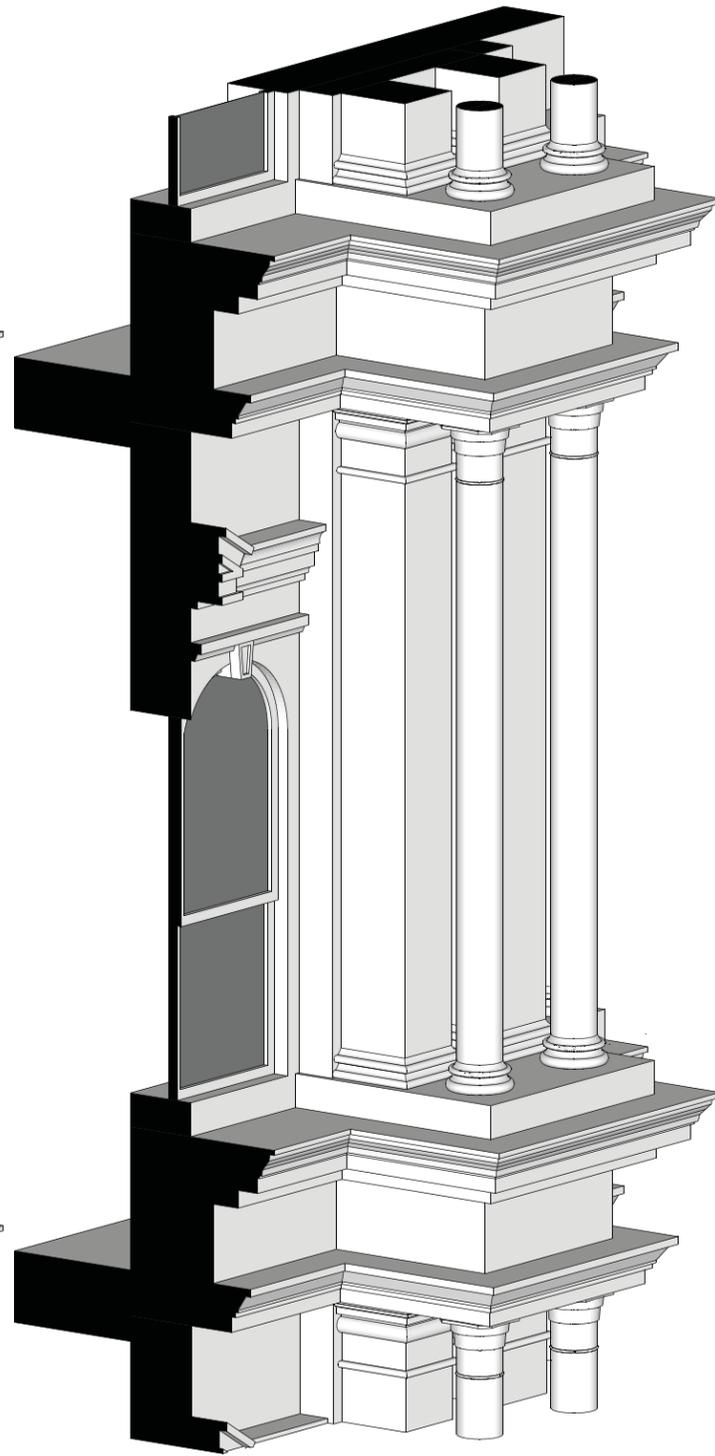
EXISTING FACADE MATCHING 1940 CONDITION
 EXISTING FACADE NOT MATCHING 1940 CONDITION



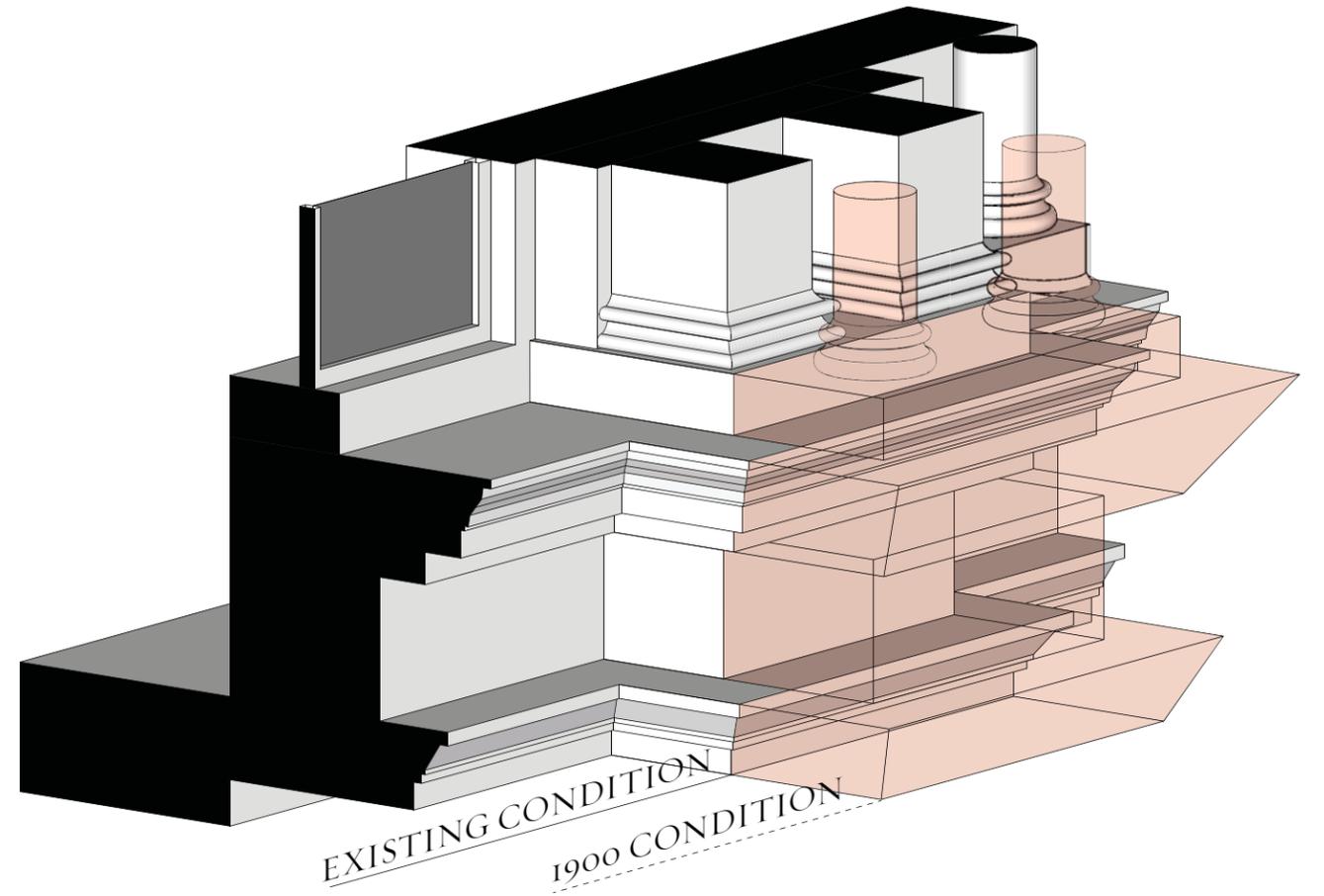
GILSEY HOUSE



EXISTING CONDITION



1900 CONDITION



HISTORIC CA. 1900



HISTORIC CA. 1900

PROPOSED RESTORED FACADE

DETAILS @ PAGE 34
DETAILS @ PAGE 33
DETAILS @ PAGE 32

ROOF
EIGHTH
SEVENTH
SIXTH
FIFTH
FOURTH
THIRD
SECOND
FIRST

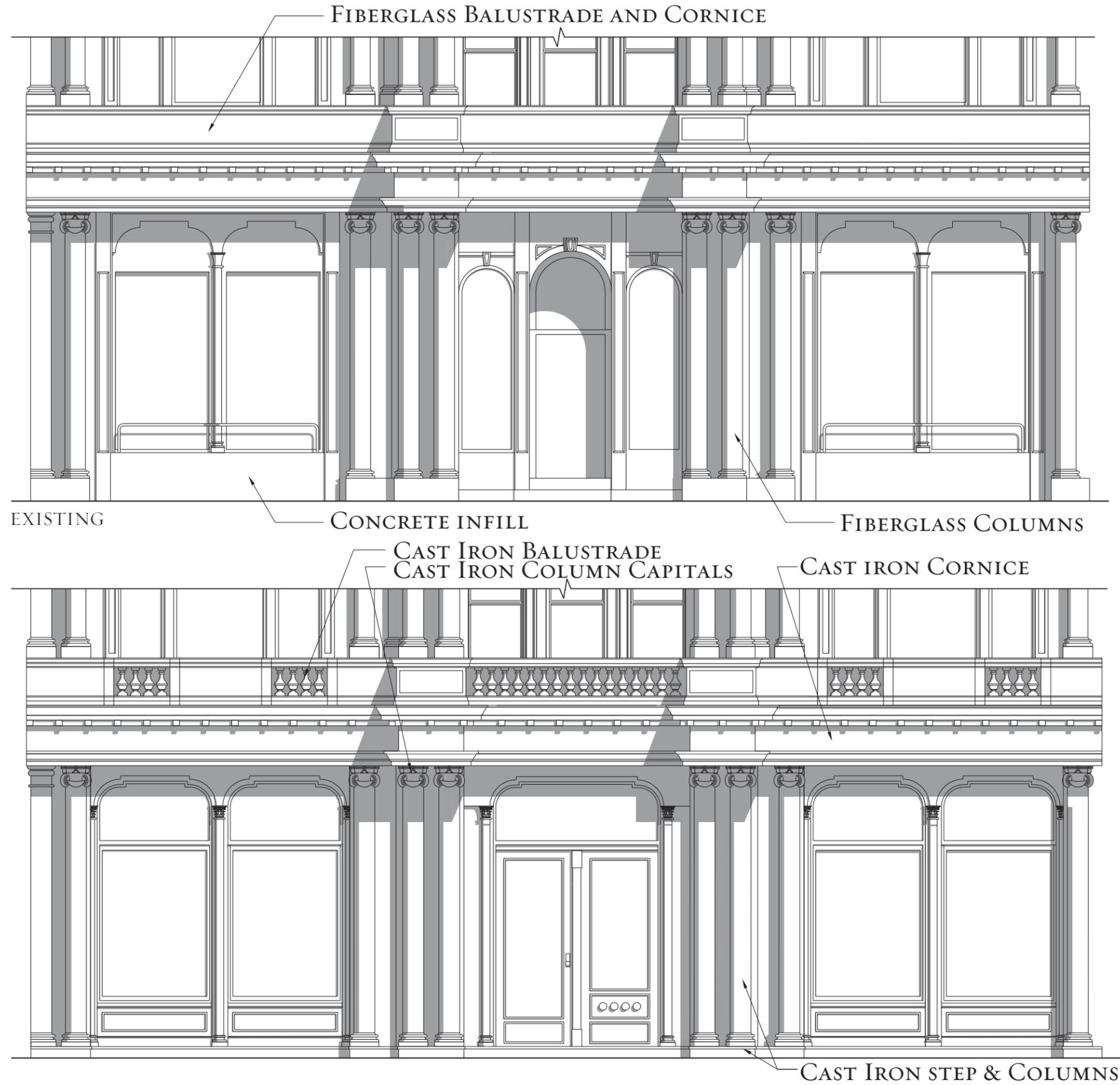


BROADWAY

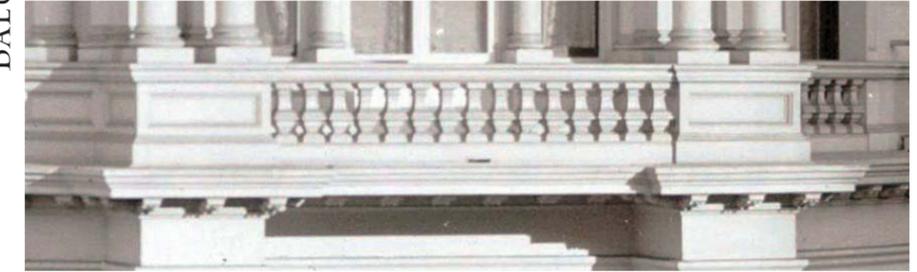
WEST 29TH STREET

RESTORATION WORK TO MATCH 1900 CONDITION
RESTORATION WORK TO MATCH 1940 CONDITION

1ST FLOOR RESTORATION



EXISTING



HISTORIC CA. 1900



EXISTING

HISTORIC CA. 1900

LANDMARKS PRESERVATION COMMISSION

BODY RESTORATION

MISSING CORNICE DETAIL

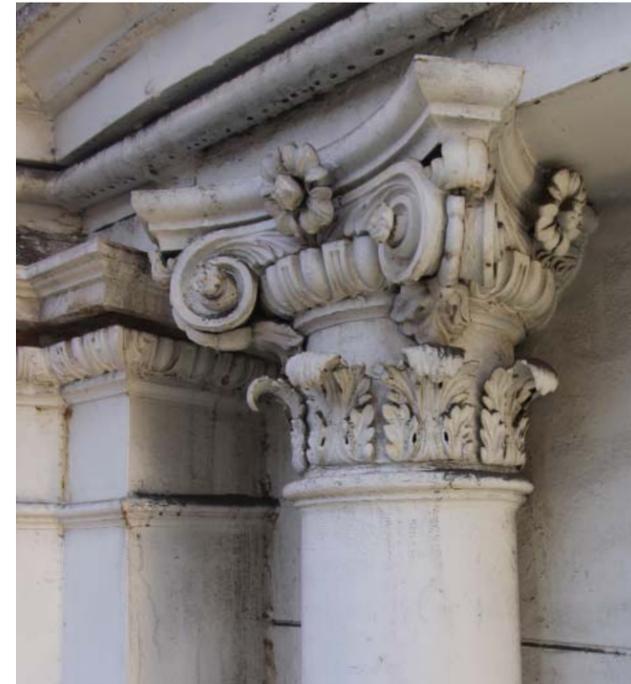


HISTORIC CA. 1900

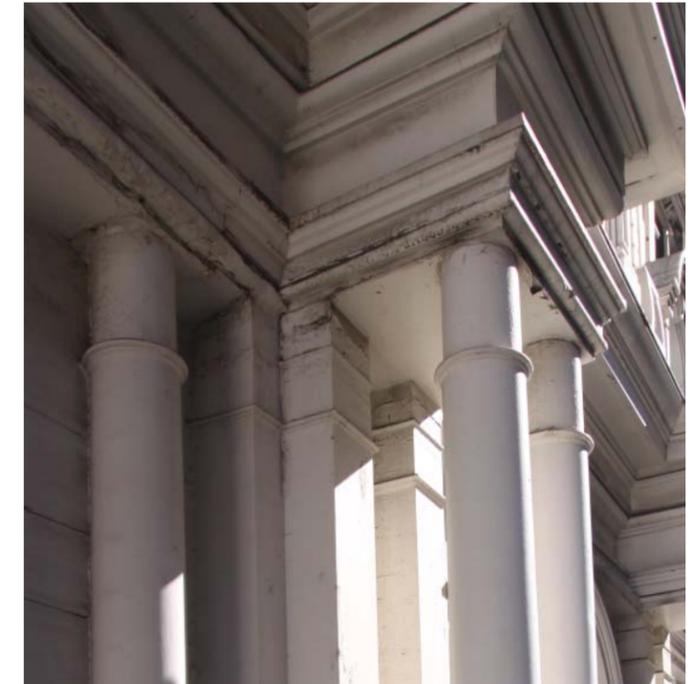


EXISTING

MISSING CAPITALS



CAPITAL DETAIL



MISSING CAPITALS

INAPPROPRIATE ENTABLATURE

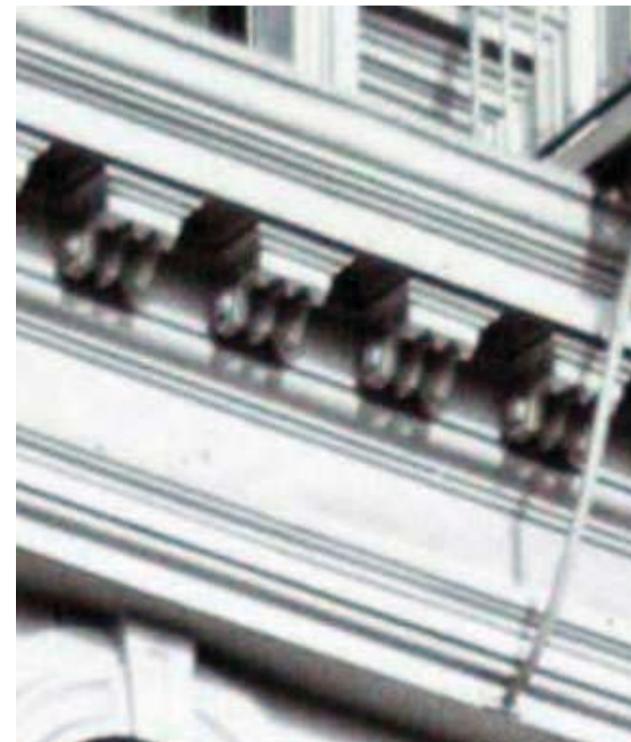


HISTORIC CA. 1900



EXISTING

MISSING DENTILS



HISTORIC CA. 1900



EXISTING

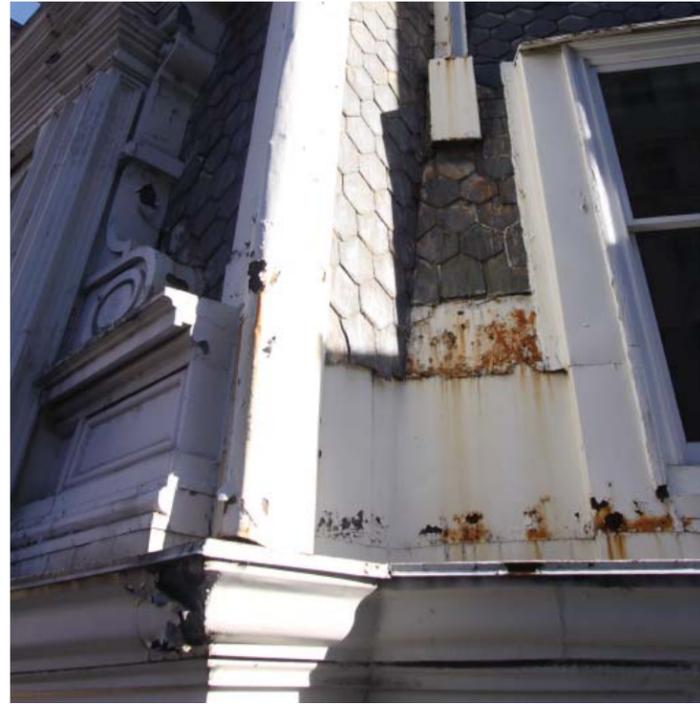
· ALL FACADE ELEMENTS PICTURED WITHIN SCOPE OF WORK

MANSARD ROOF RESTORATION

RESTORE SLATE ROOF



HISTORIC CA. 1900

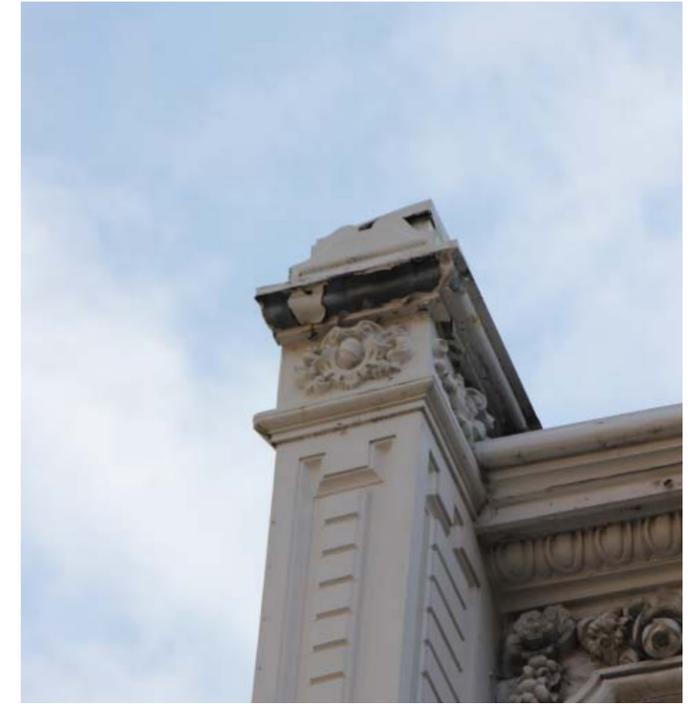


EXISTING

MISSING CHIMNEY



HISTORIC CA. 1900



EXISTING

MISSING CUPOLA DETAIL



HISTORIC CA. 1900



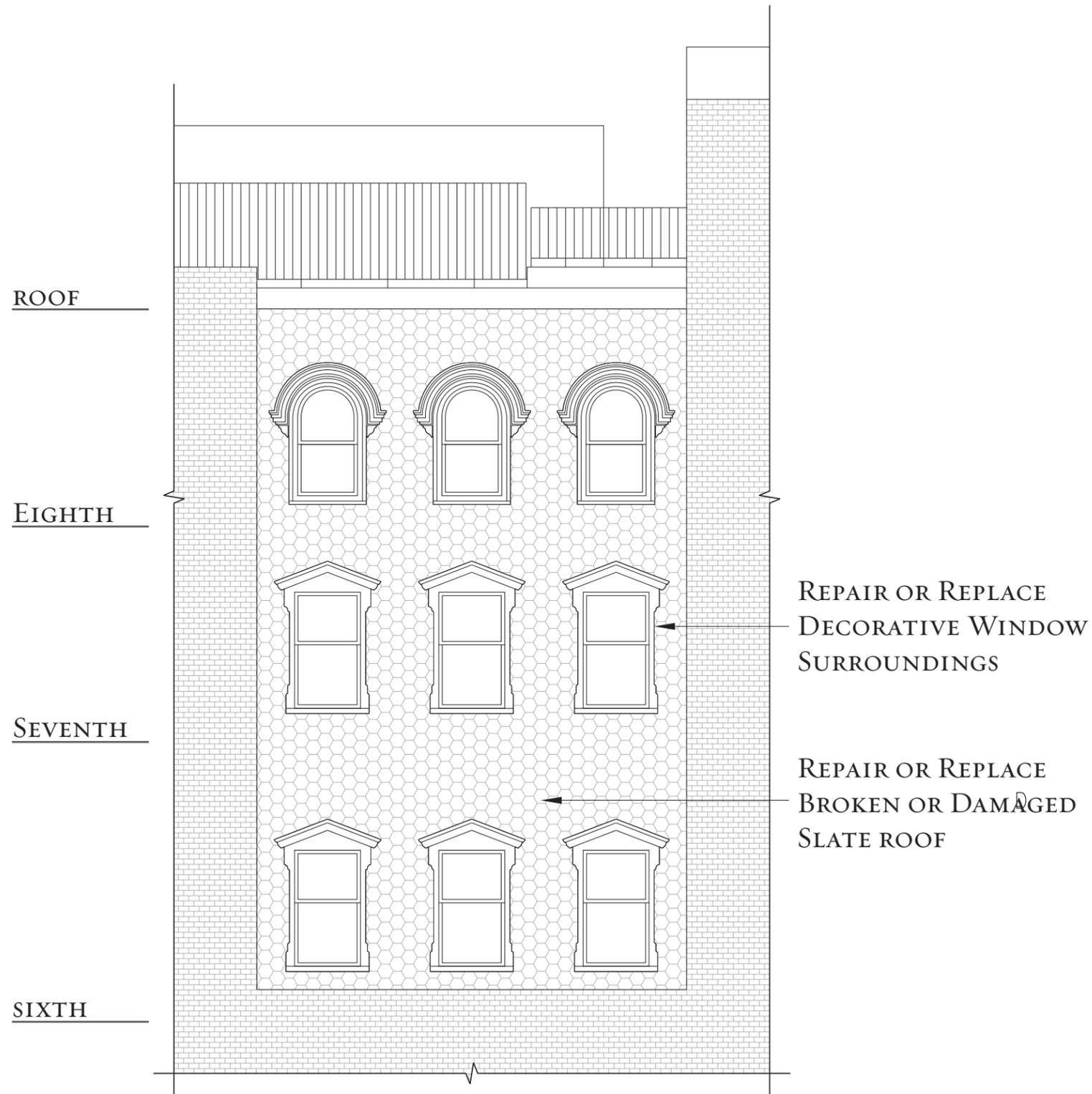
EXISTING

FURTHER RESTORATION WORK WITHIN SCOPE (NOT PICTURED)

- SCRAPE, PRIME, AND RE-COAT FACADE. COAT TO MATCH HISTORIC COLOR.
- RE-CLAD SELECT BULKHEADS IN STANDING SEAM METAL.
- RESTORE EXISTING WROUGHT IRON RAILING ALONG ROOF.
- ADD NEW FLASHING AT ALL CORNICES.
- REMOVE AND REPLACE ALL INAPPROPRIATE MATERIALS WITH HISTORIC CAST IRON.

· ALL FACADE ELEMENTS PICTURED WITHIN SCOPE OF WORK

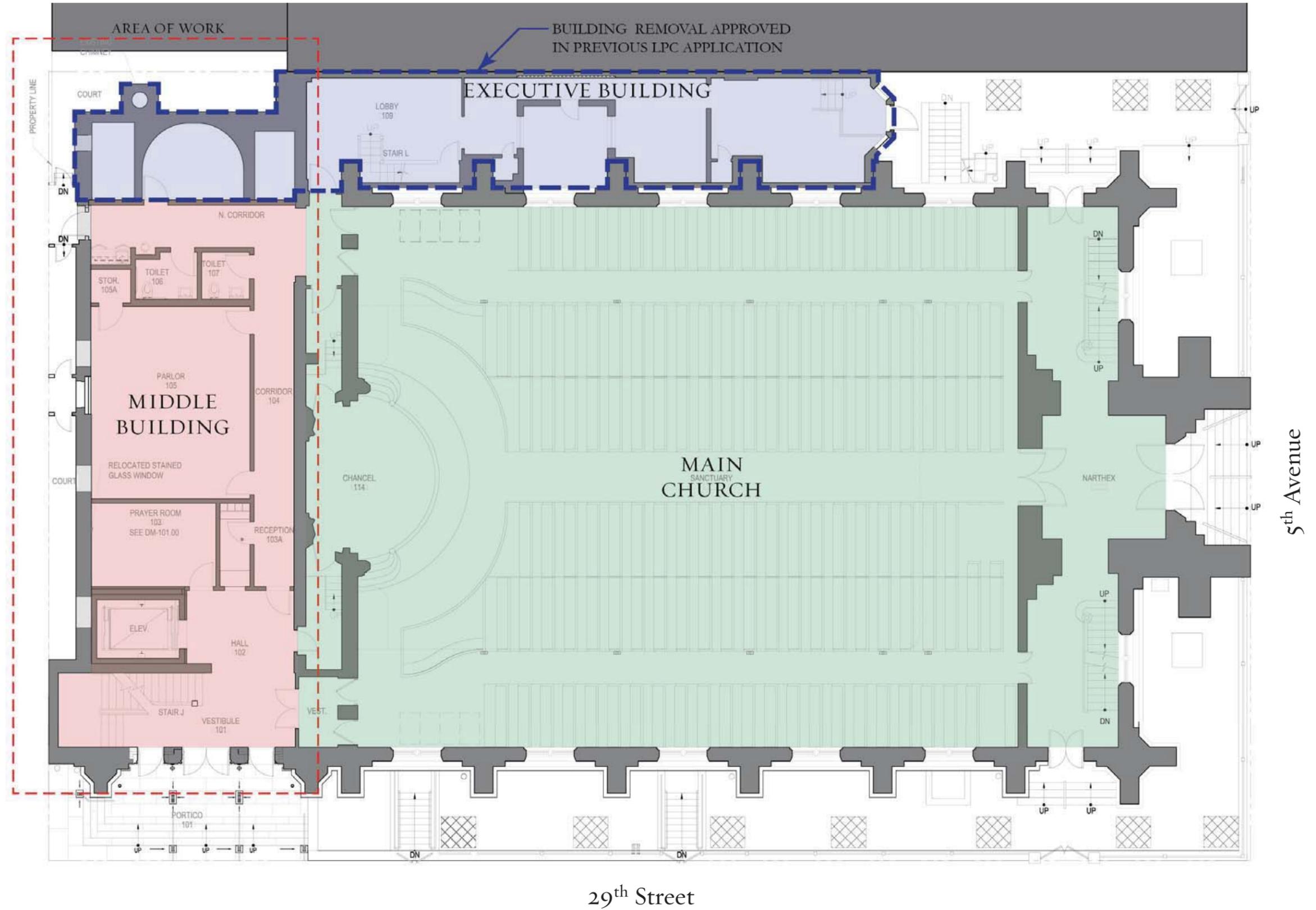
PARTIAL EAST FACADE RESTORATION



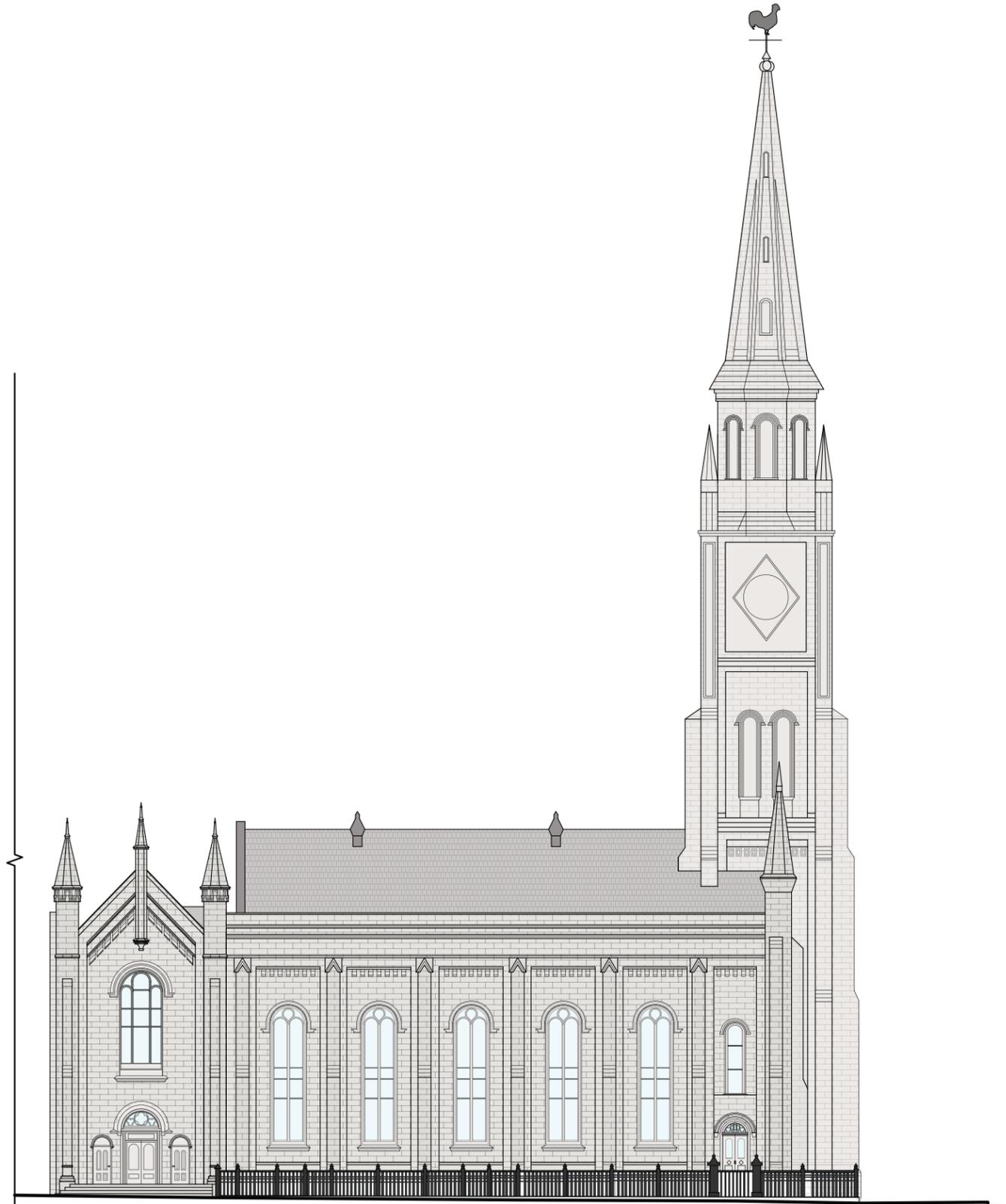
PARTIAL EAST FACADE



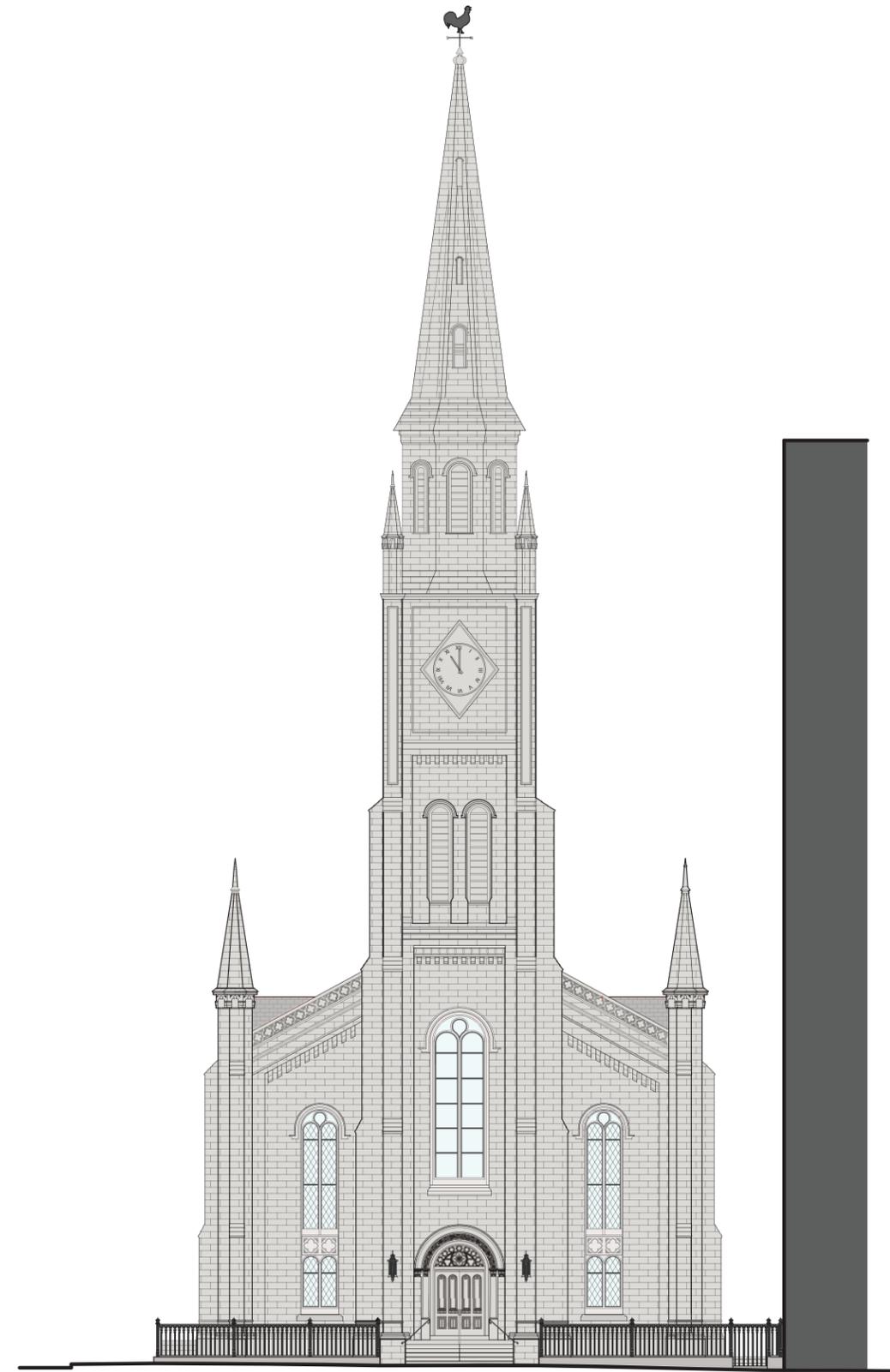
EXISTING PLAN



EXISTING SOUTH AND EAST ELEVATIONS



SOUTH FACADE



EAST FACADE

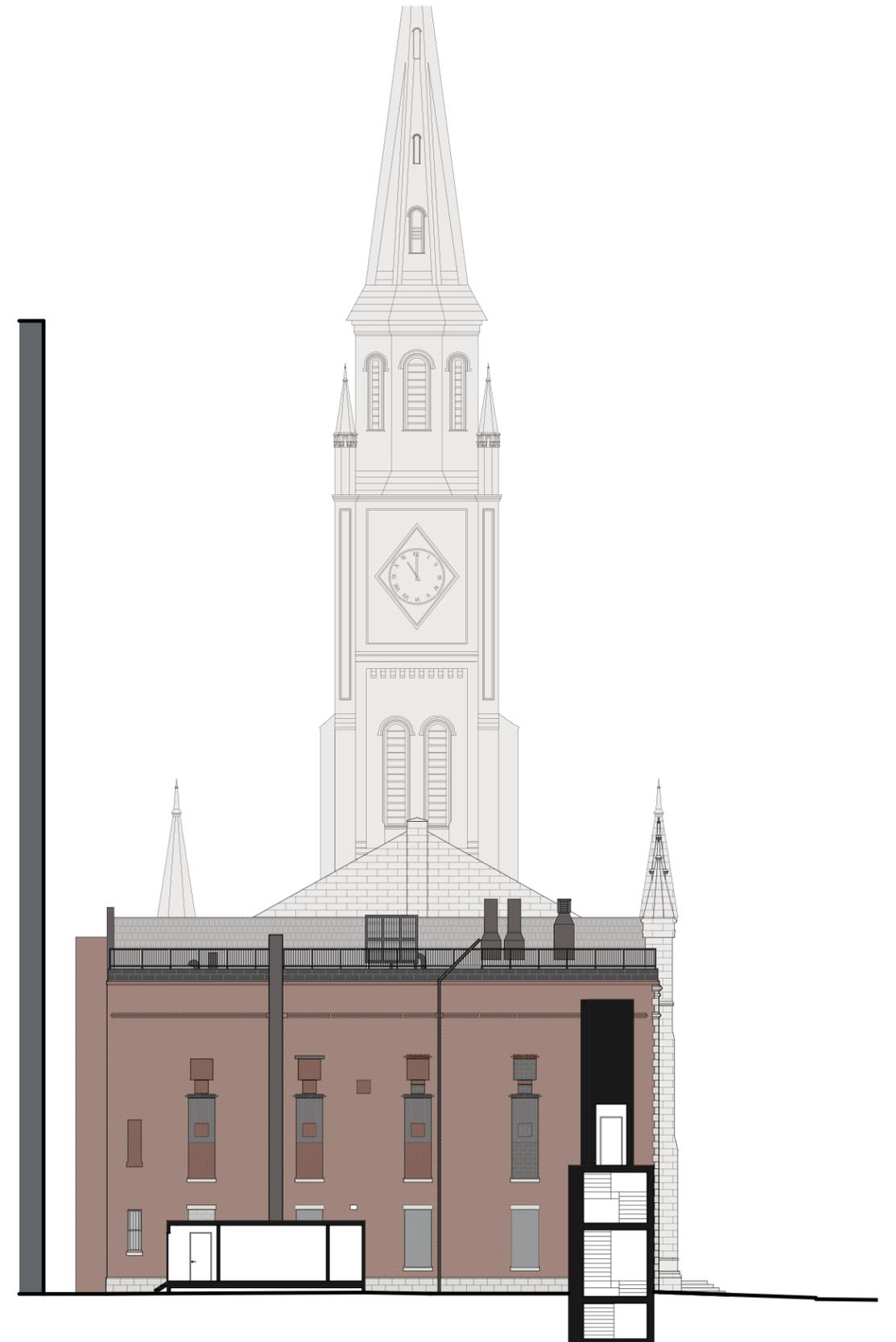
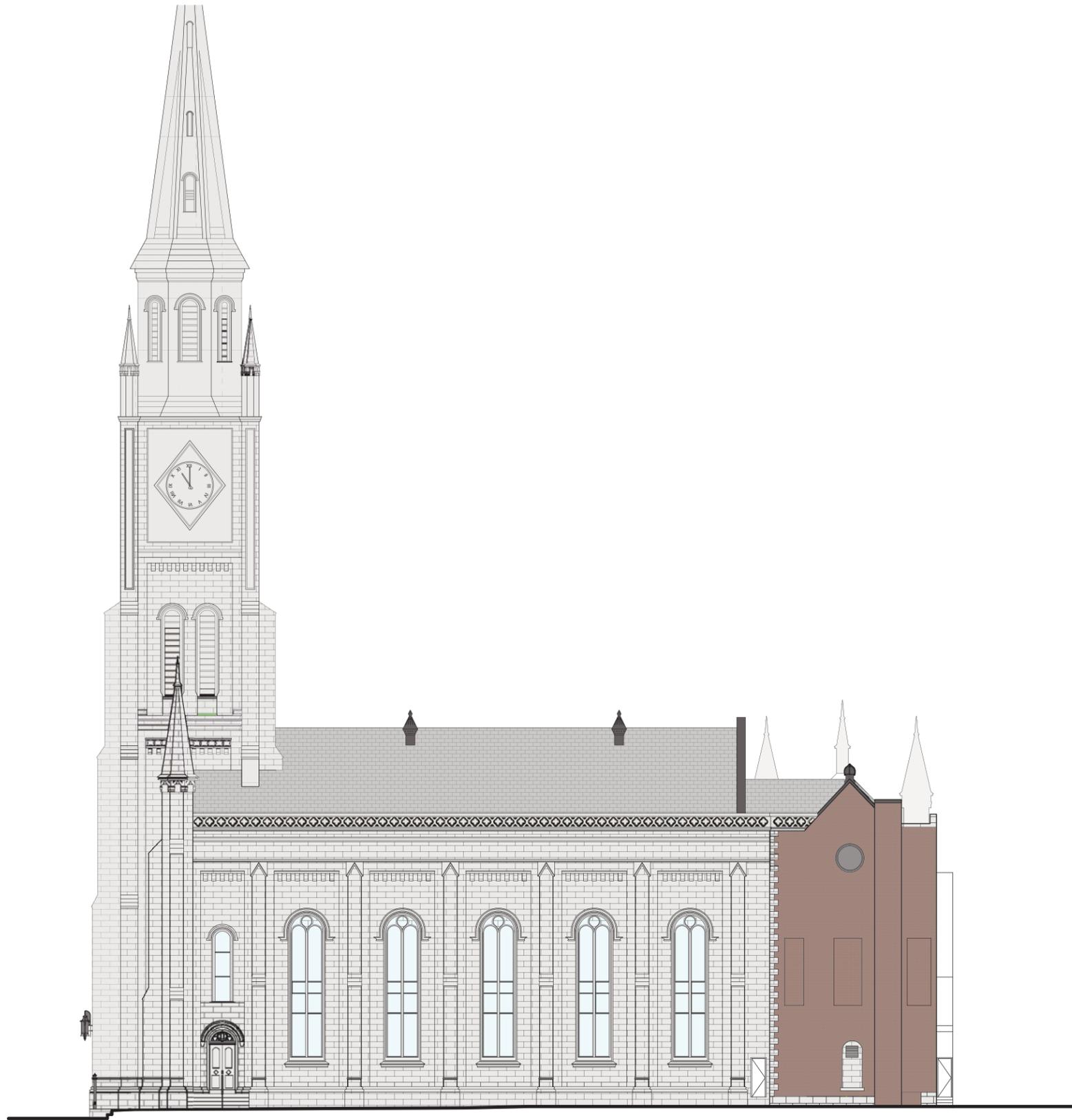
EXISTING PHOTOGRAPHS



EXISTING PHOTOGRAPHS



EXISTING NORTH AND WEST ELEVATIONS



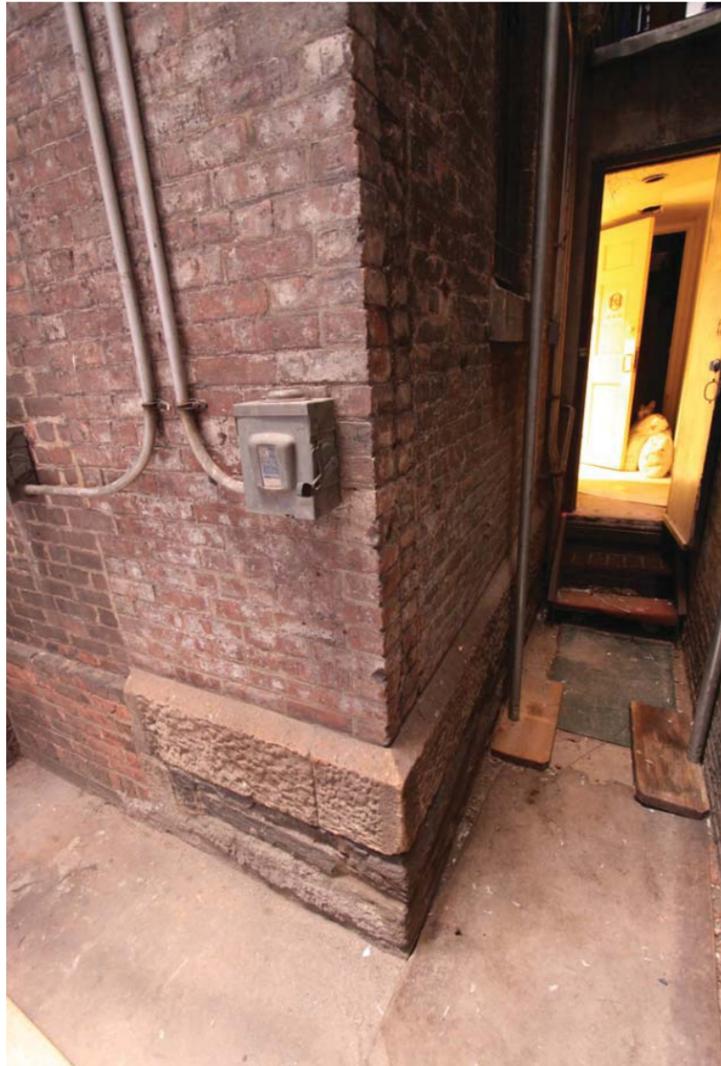
EXISTING WEST ELEVATION



EXISTING WEST ELEVATION



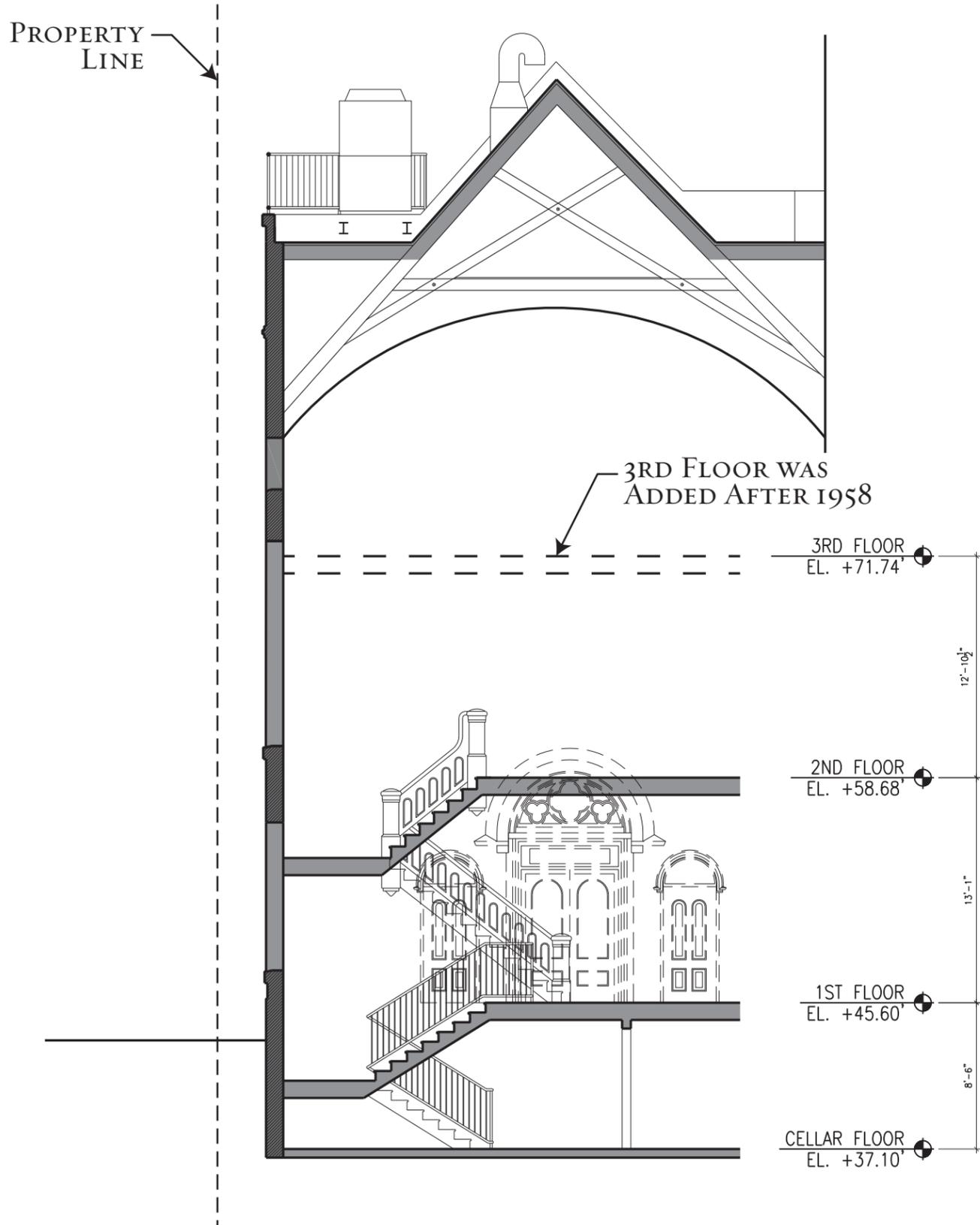
EXISTING WEST ELEVATION



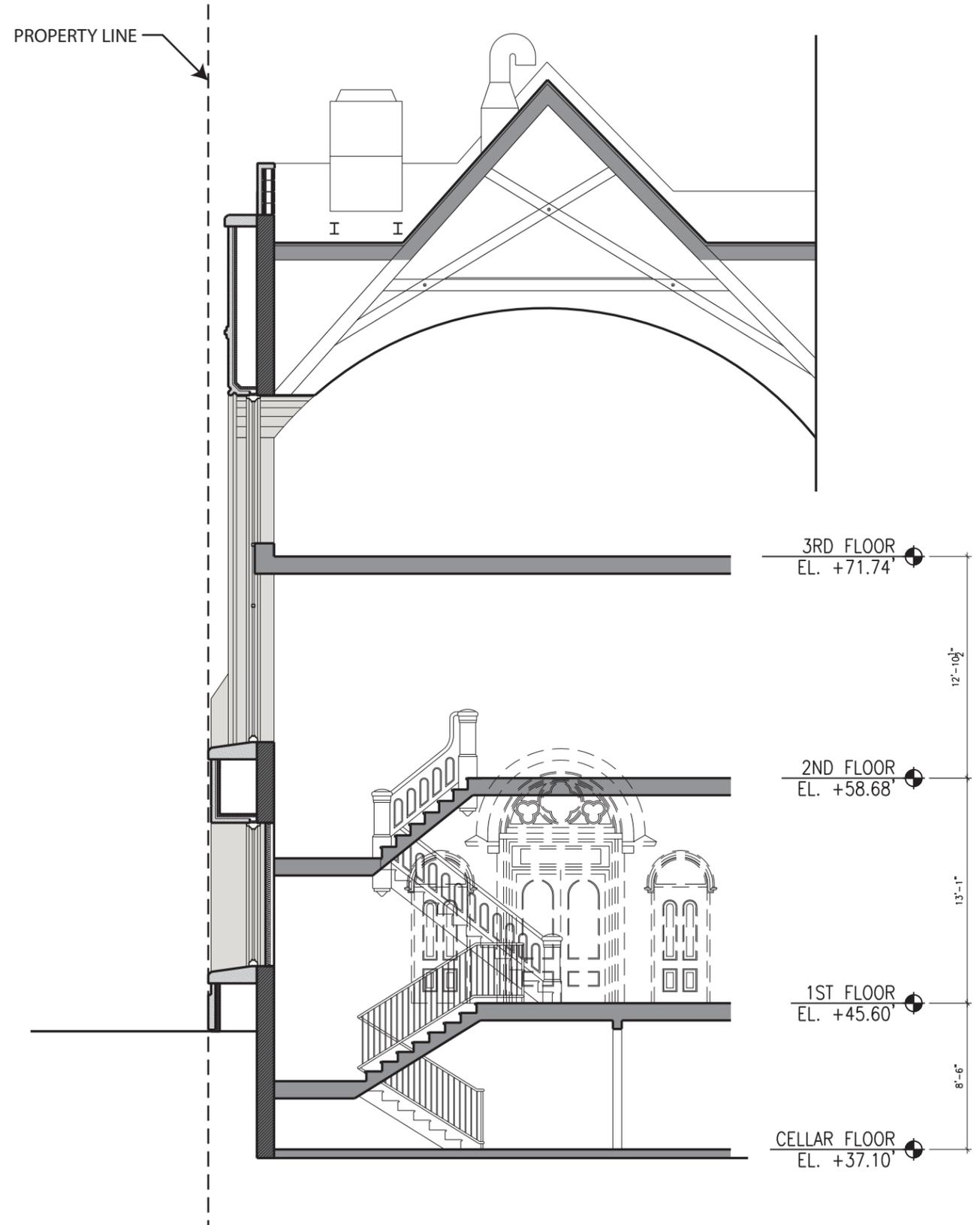
1958 CHAPEL PHOTOGRAPHS



HISTORIC AND PROPOSED SECTIONS



EXISTING SECTION



PROPOSED SECTION

EXISTING PHOTOGRAPHS



NON-HISTORIC MATERIAL

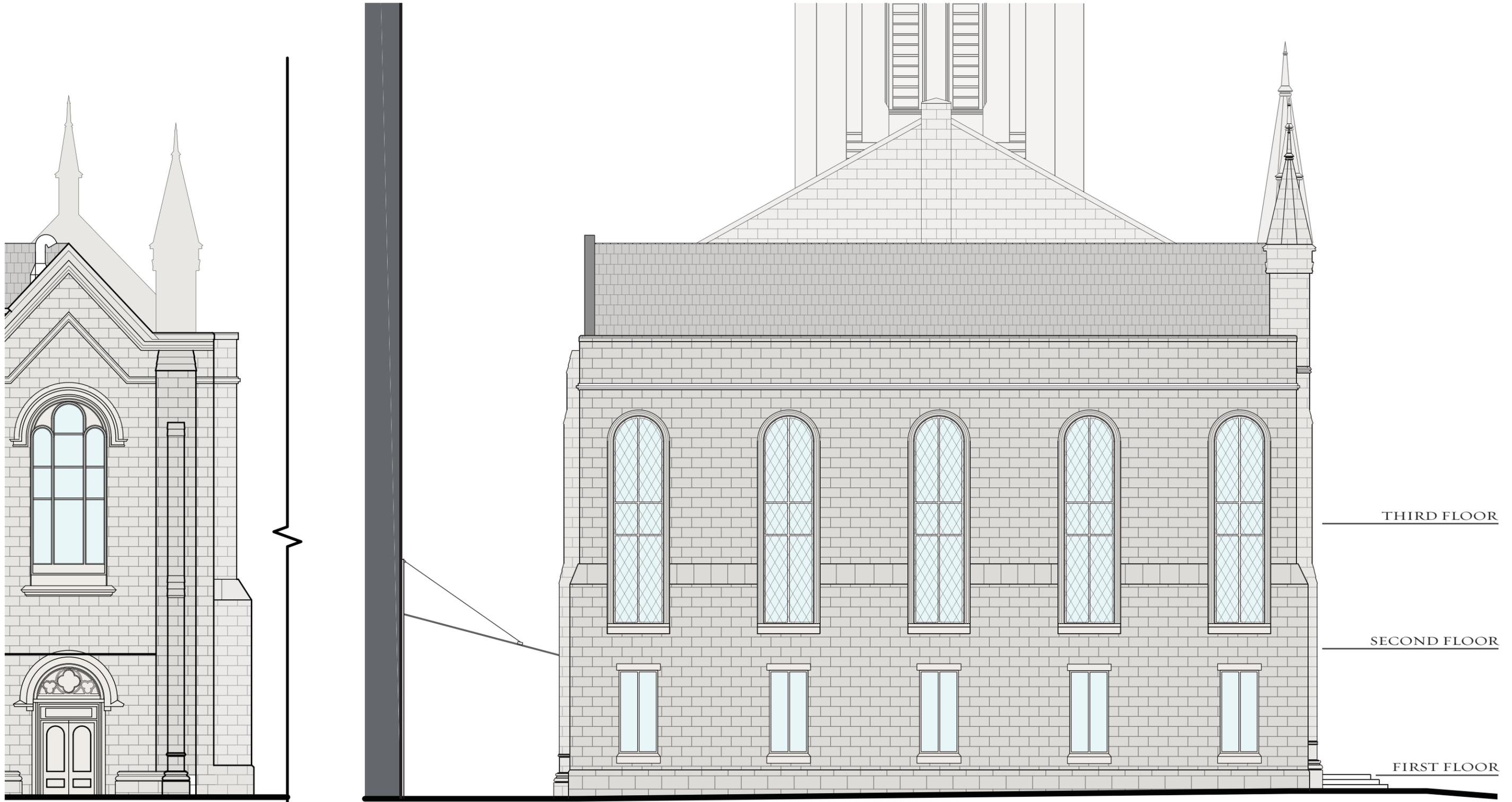


PROPOSED NORTH AND WEST ELEVATIONS

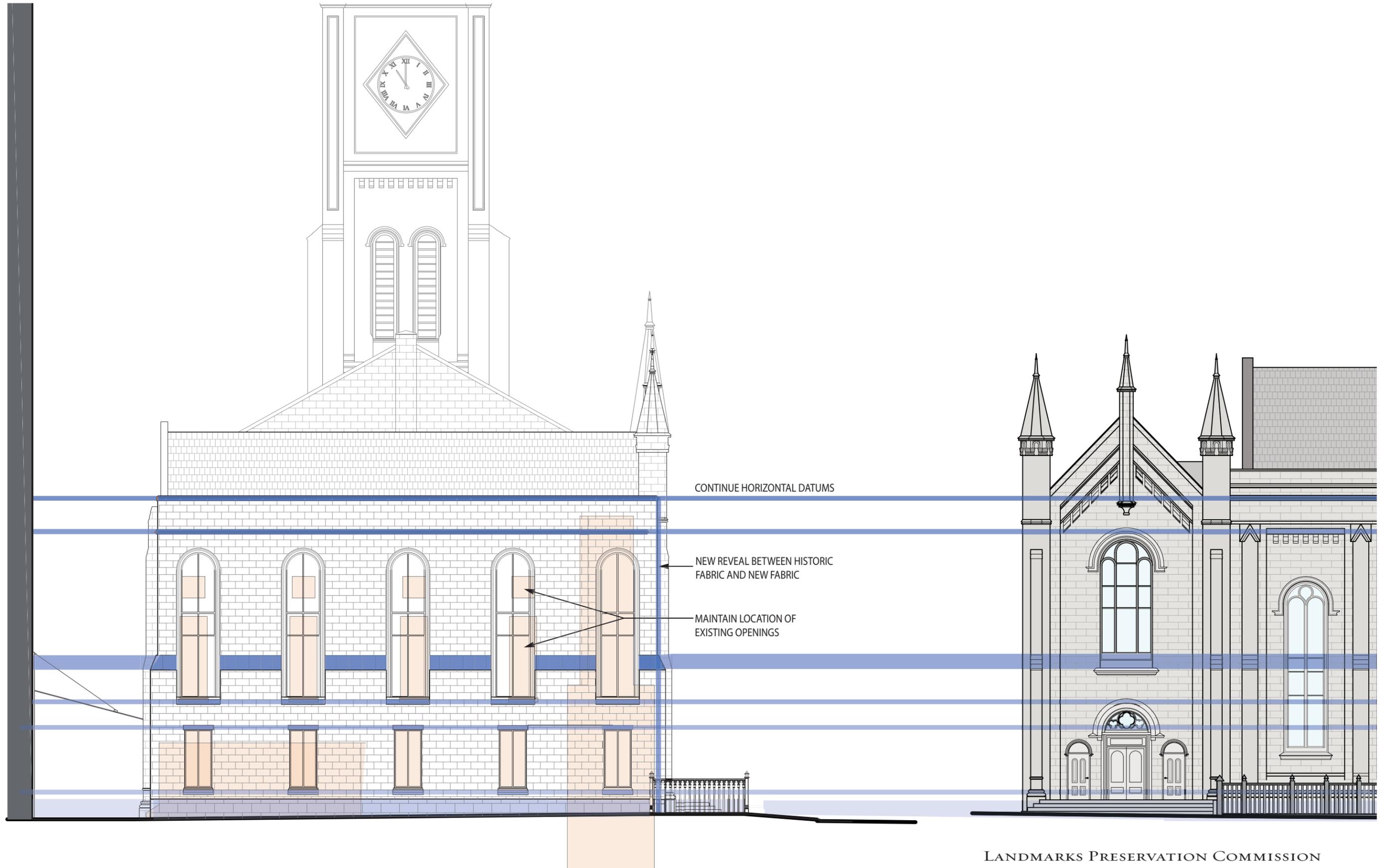


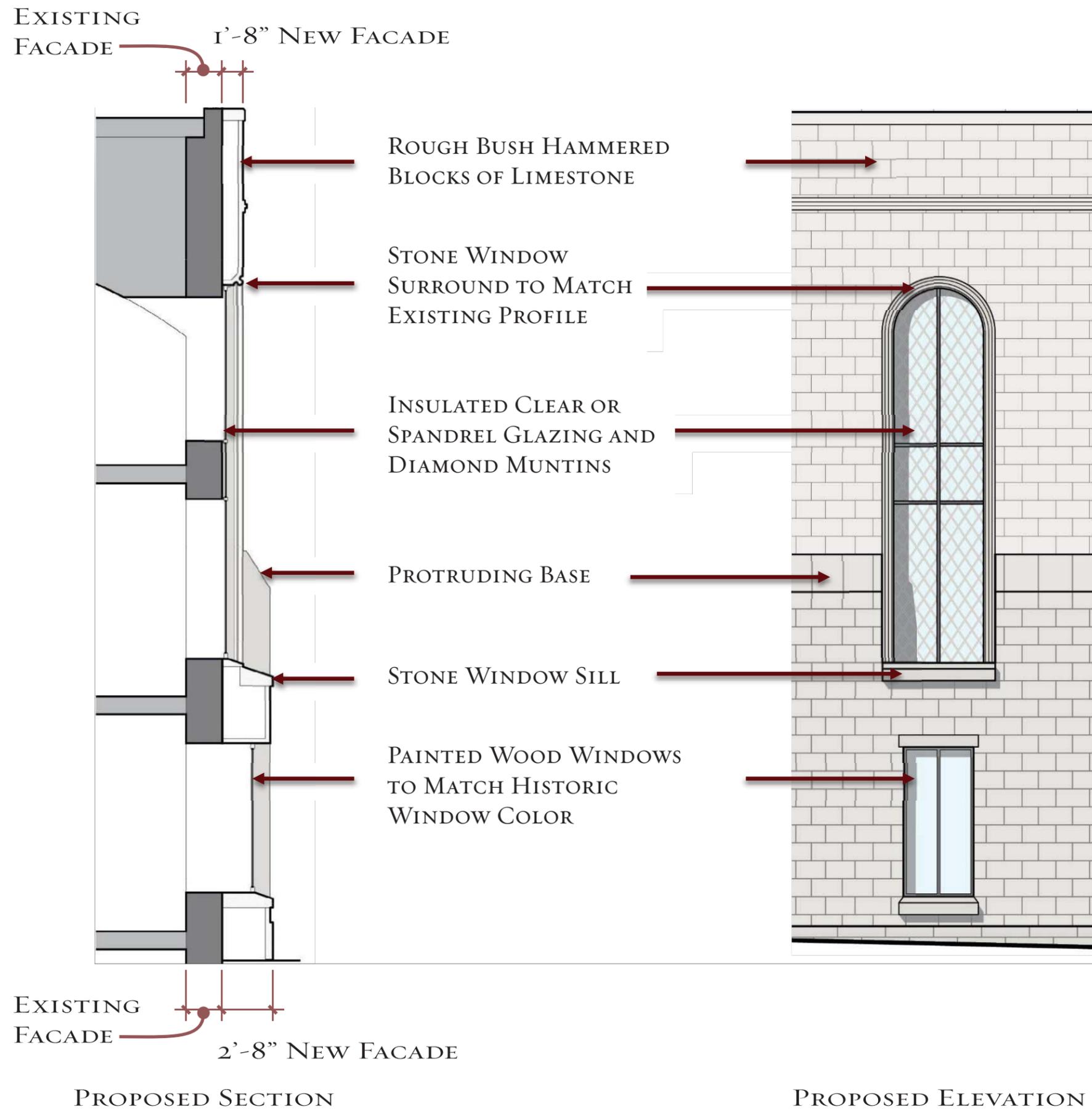
PROPOSED NORTH AND WEST ELEVATIONS

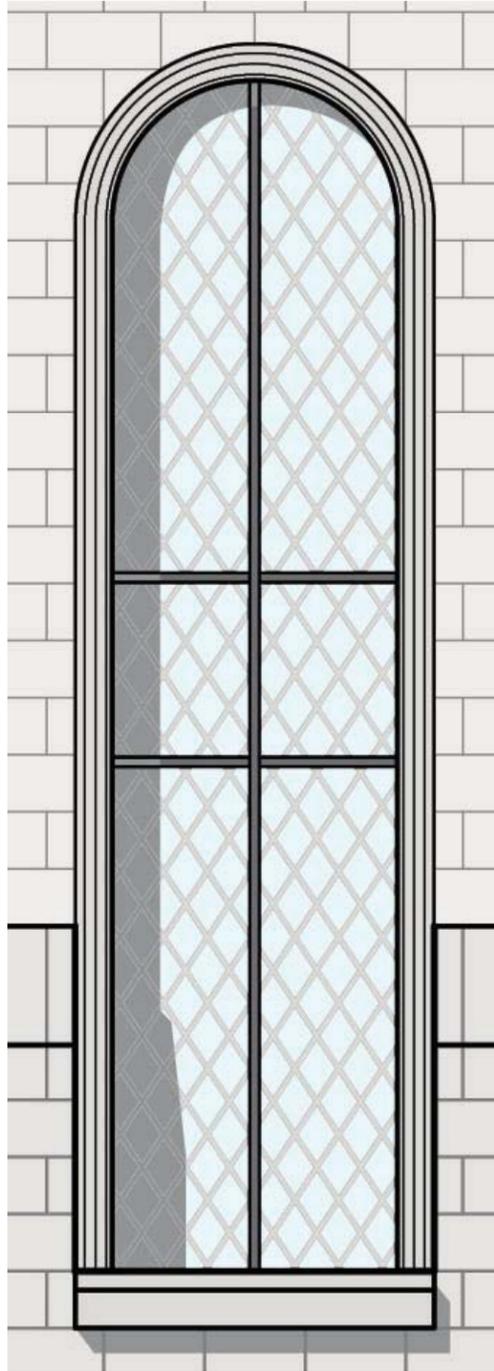
MARBLE COLLEGIATE CHURCH



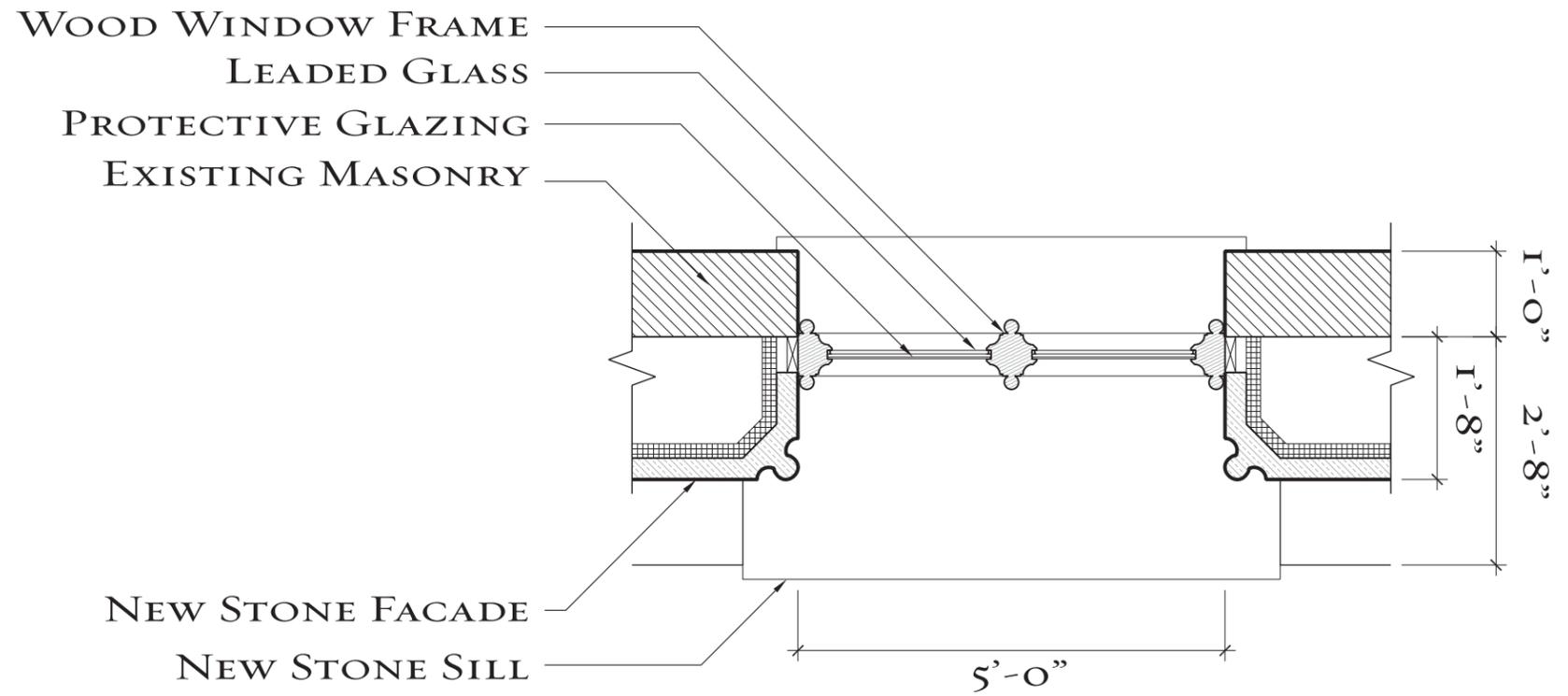
PROPOSED ELEVATION DIAGRAM







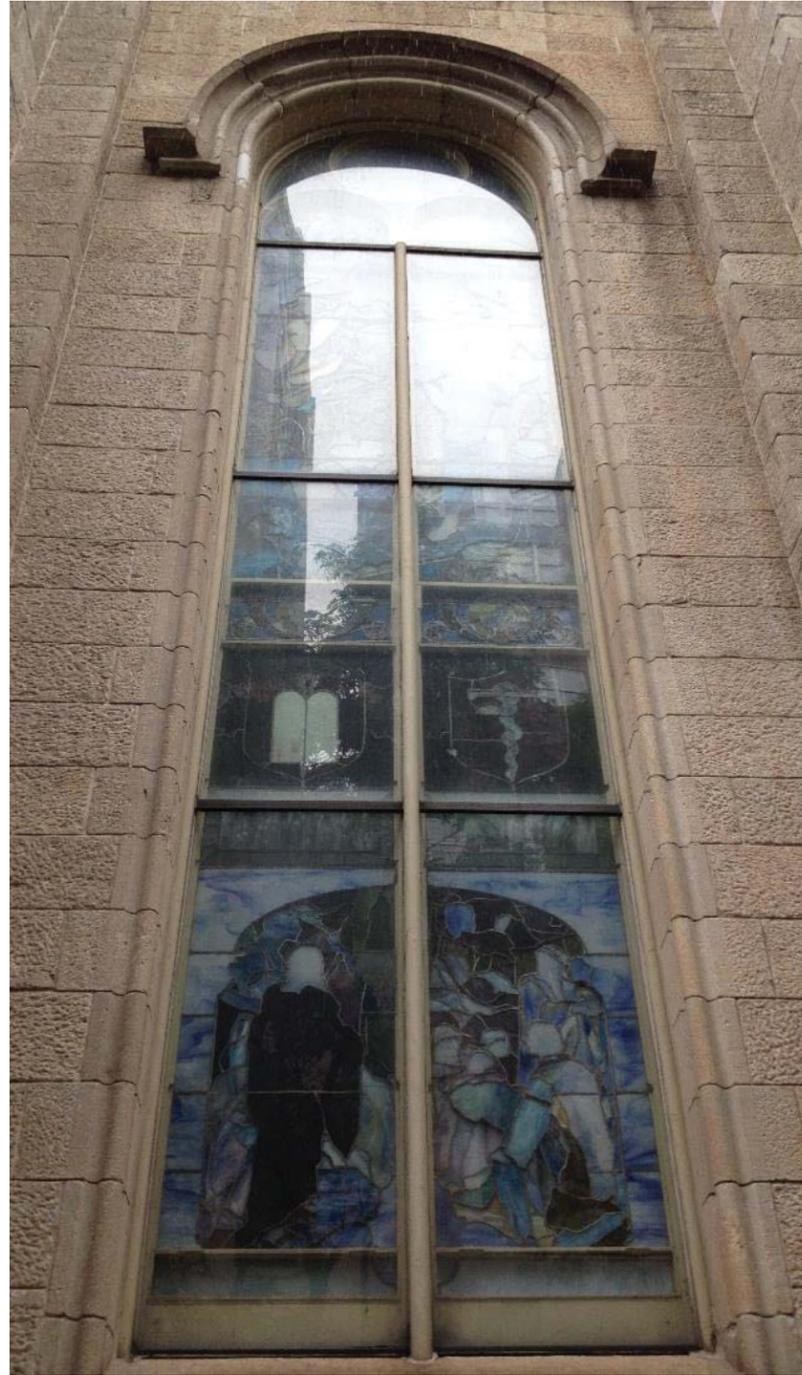
PROPOSED WINDOW ELEVATION



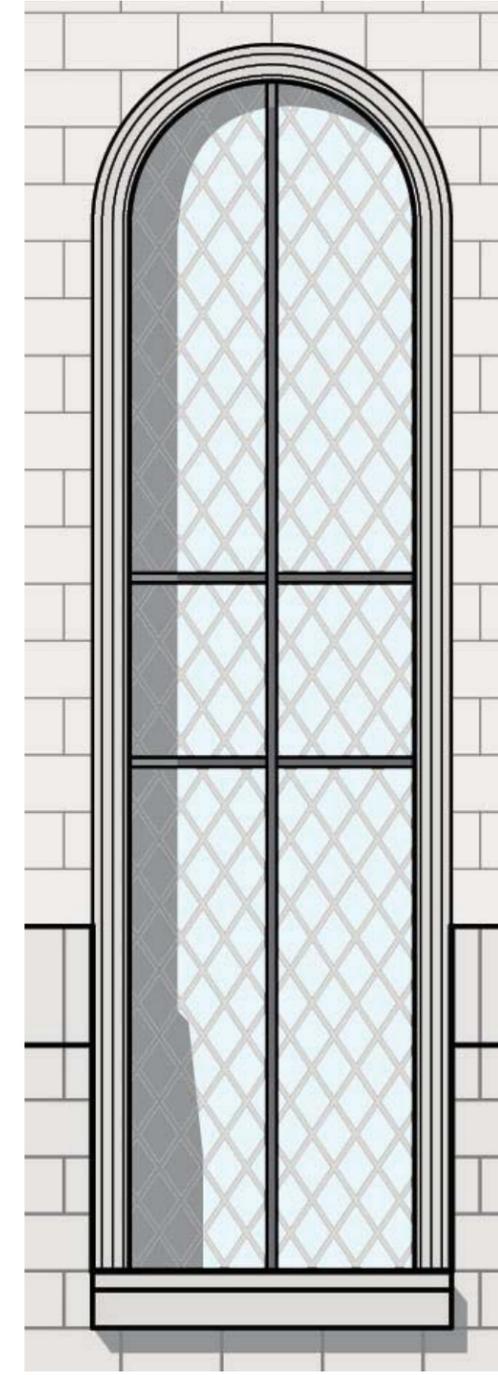
PROPOSED WINDOW PLAN



PROPOSED STONE



EXISTING STONE



PROPOSED WINDOW



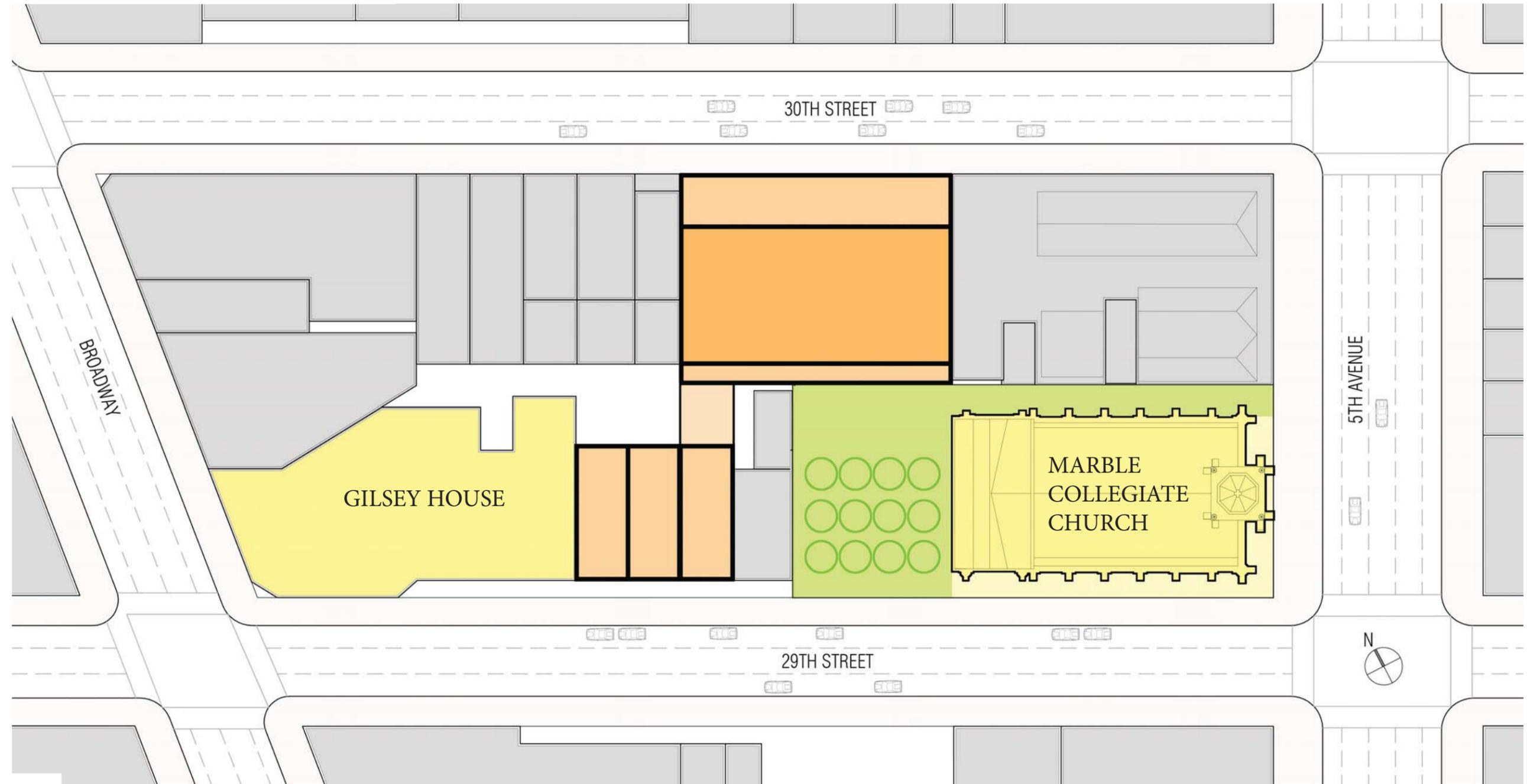
판
교육
수리
886-7990



A NEW YORK LANDMARK

MASTER SITE PLAN

- PROPOSED
- MASSING ALONG 30TH STREET
 - CREATE NEW PUBLIC OPEN SPACE



- DEVELOPMENT SITE
- LANDMARKS
- PUBLIC OPEN SPACE

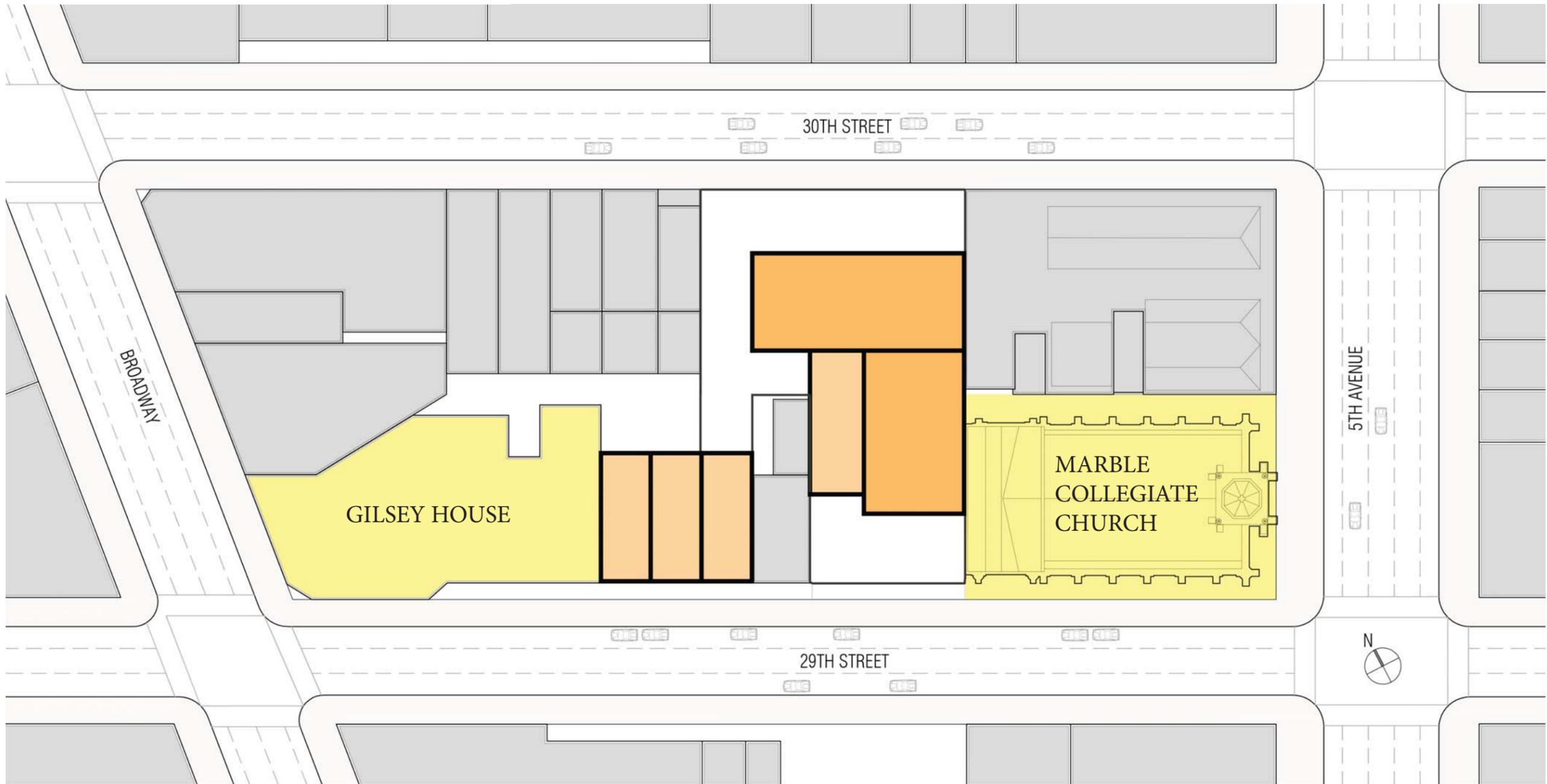


A low-angle, black and white photograph of a Gothic Revival church tower. The tower features a prominent square belfry with a clock face, a smaller spire, and a decorative balcony with intricate tracery. A solid red horizontal band is superimposed across the middle of the image, containing the title text in white. The background shows a clear sky and some foliage on the left side.

A BUILDING IN THE CITY

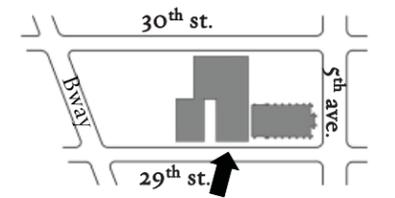
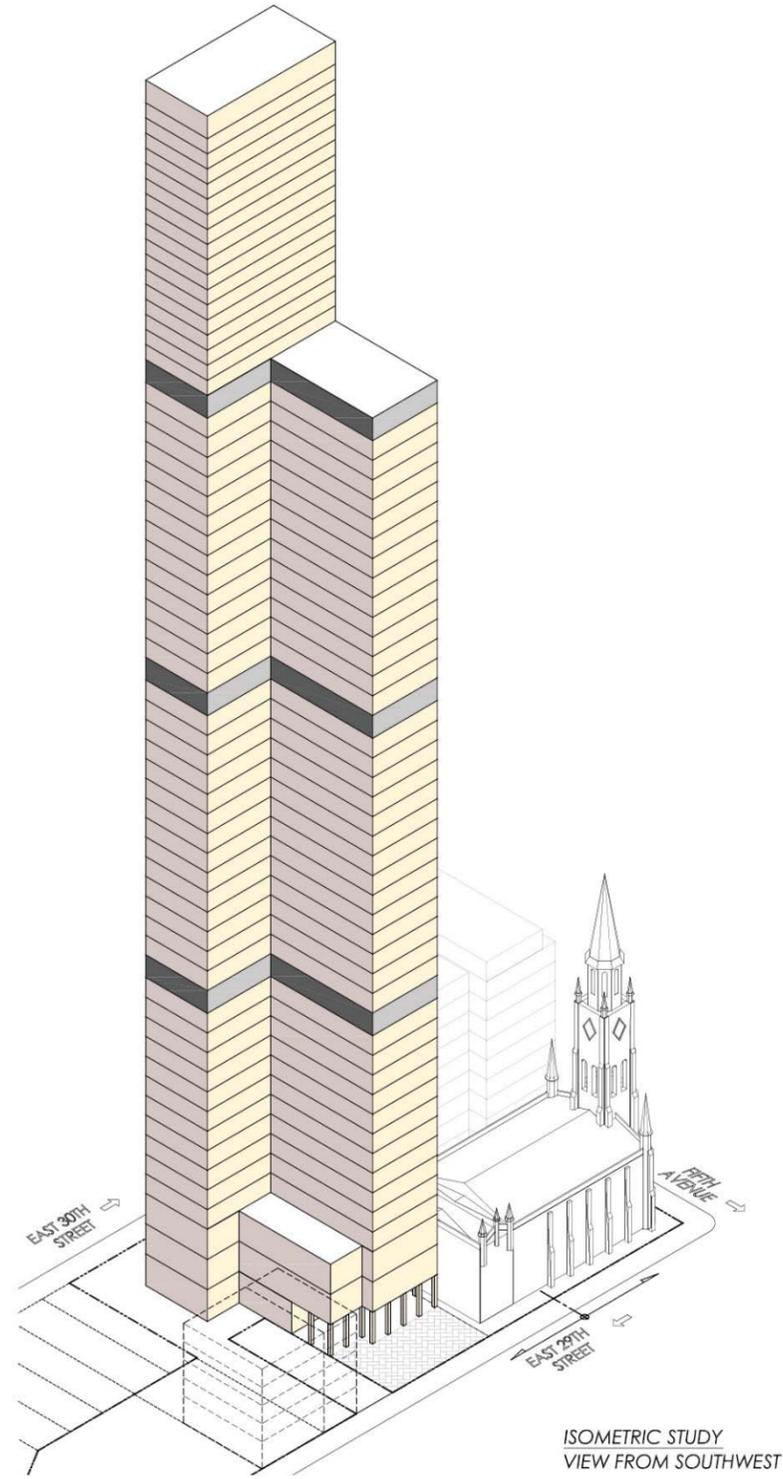
AS OF RIGHT

- POSSIBLE NORTH/SOUTH MASSING FOR TOWER



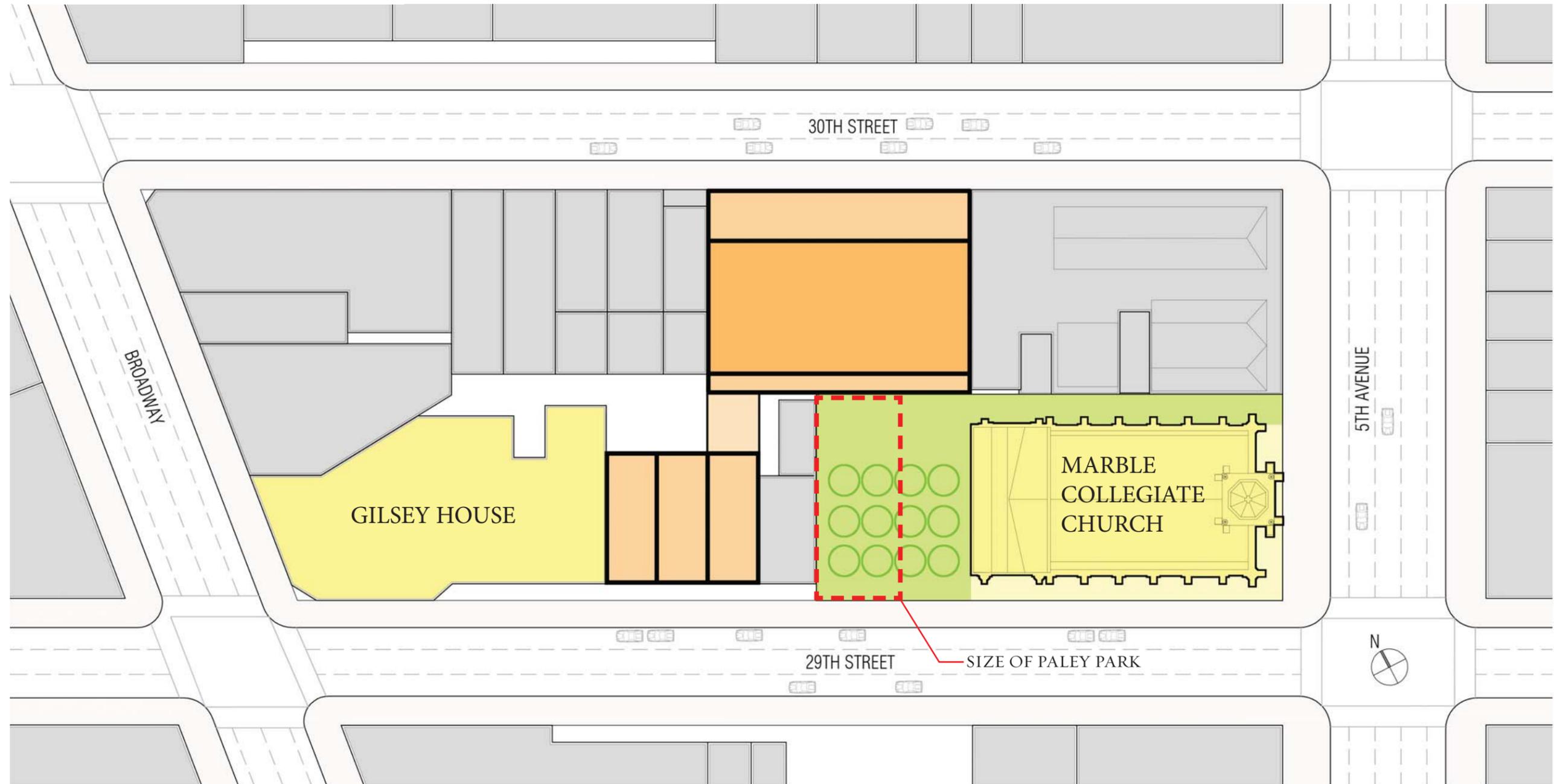
- DEVELOPMENT SITE
- LANDMARKS
- PUBLIC OPEN SPACE

POTENTIAL AS OF RIGHT ALLOWABLE MASSING



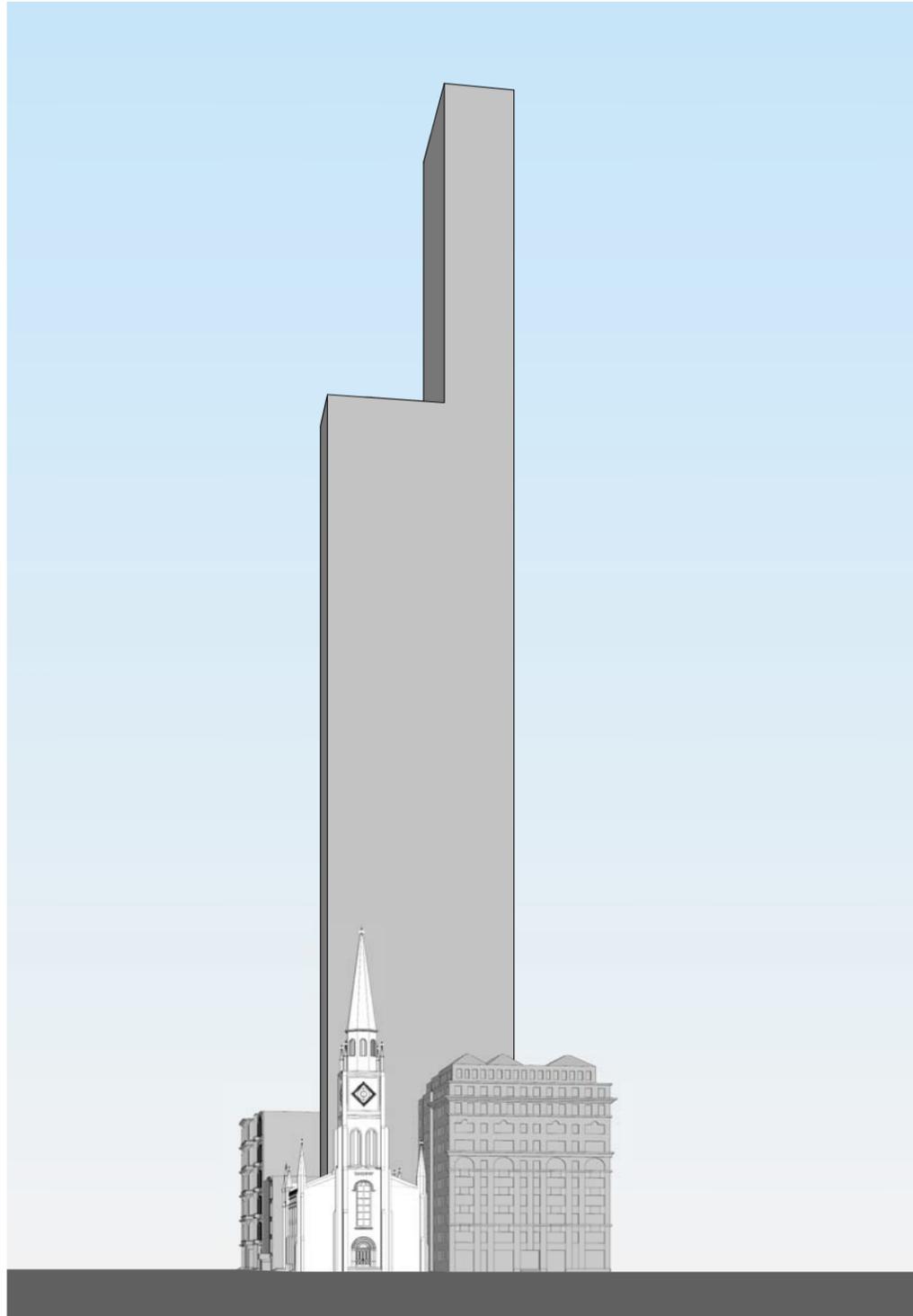
MASTER SITE PLAN

- PROPOSED
- MASSING ALONG 30TH STREET
 - CREATE NEW PUBLIC OPEN SPACE

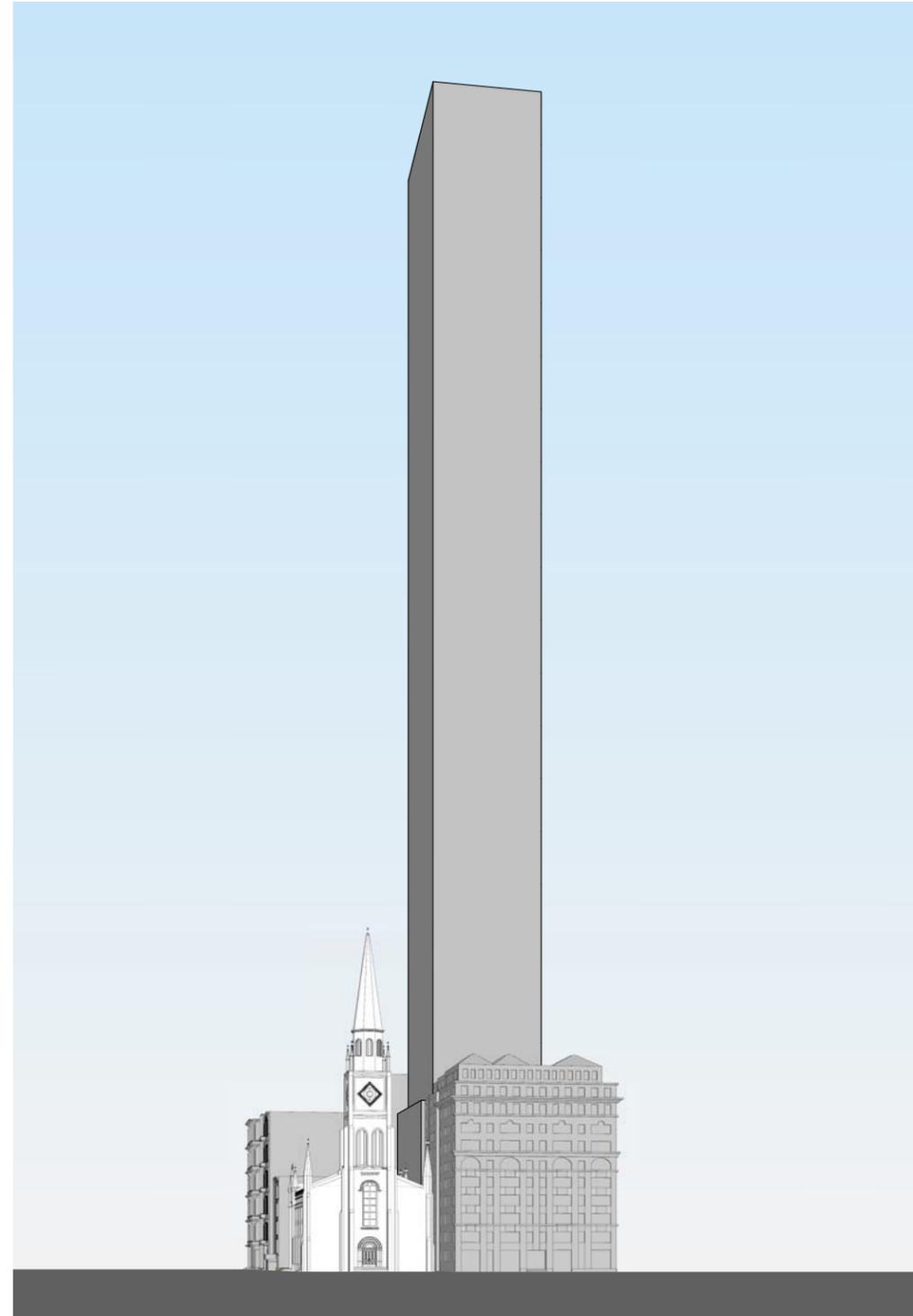


- DEVELOPMENT SITE
- LANDMARKS
- PUBLIC OPEN SPACE

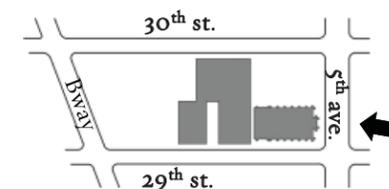
MASSING COMPARISON



Potential as of right allowable massing
View from 5th Ave.

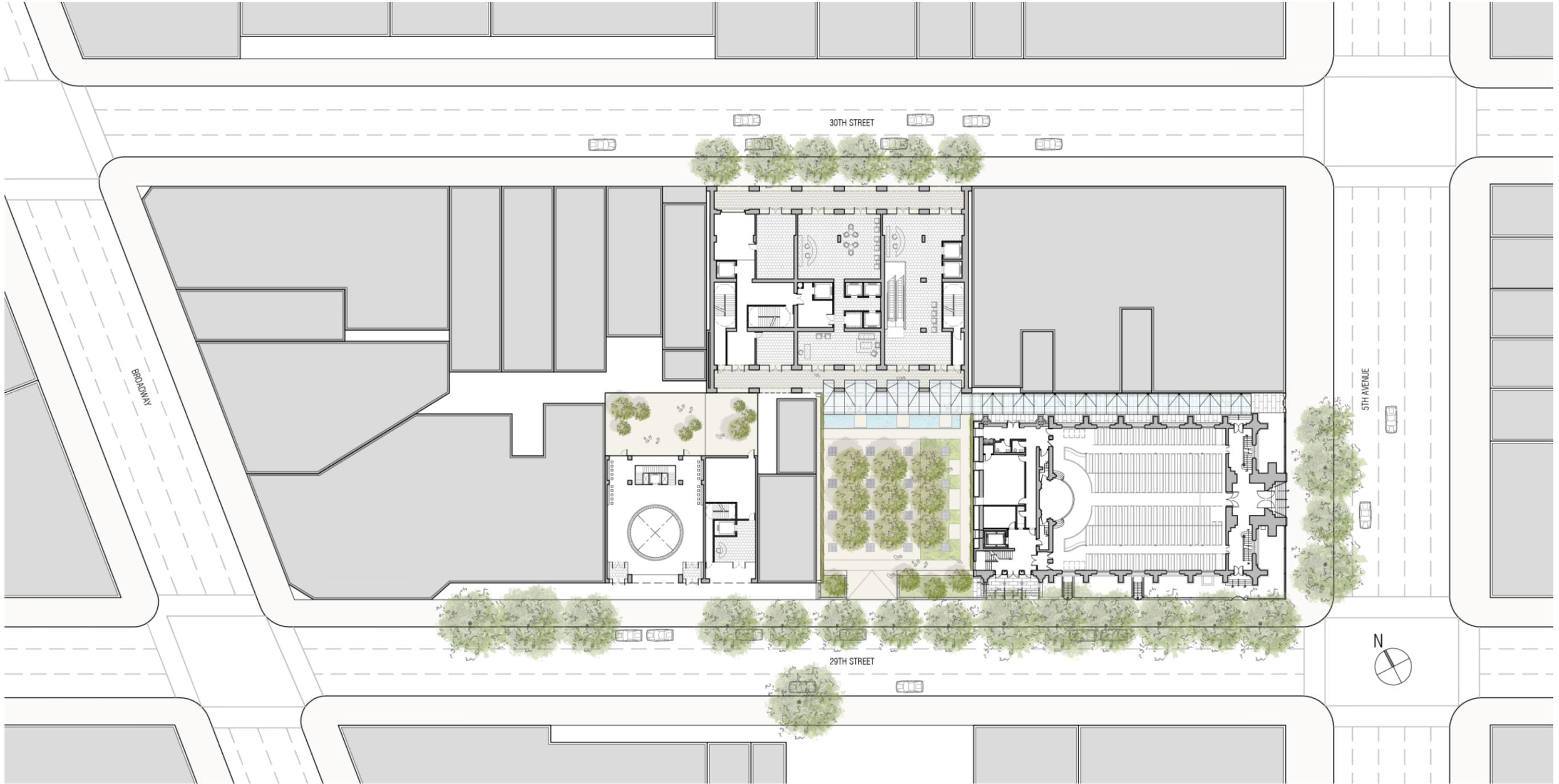


Proposed Massing
View from 5th Ave.



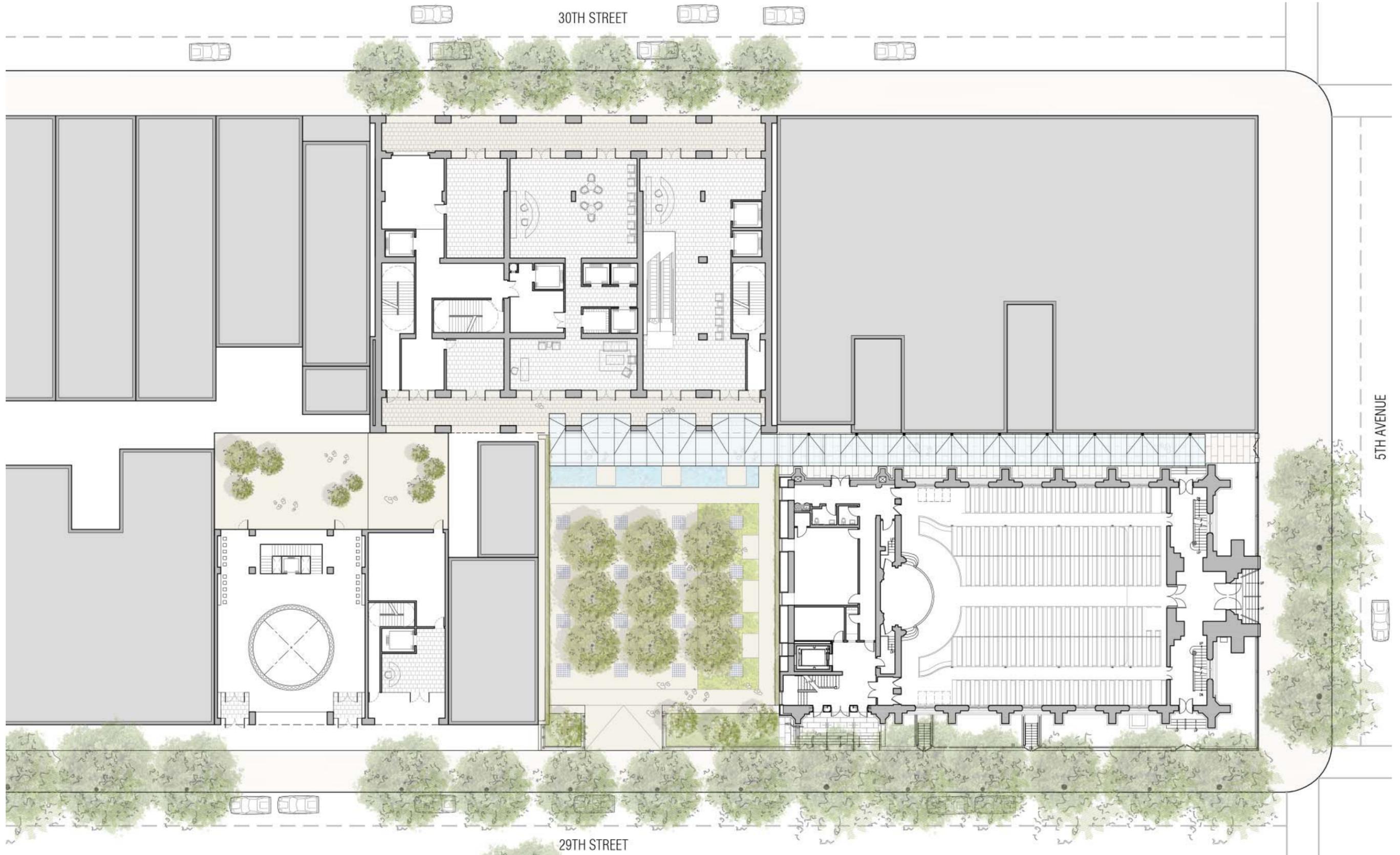
SITE PLANNING & STREET LEVEL PLAN

MARBLE COLLEGIATE CHURCH

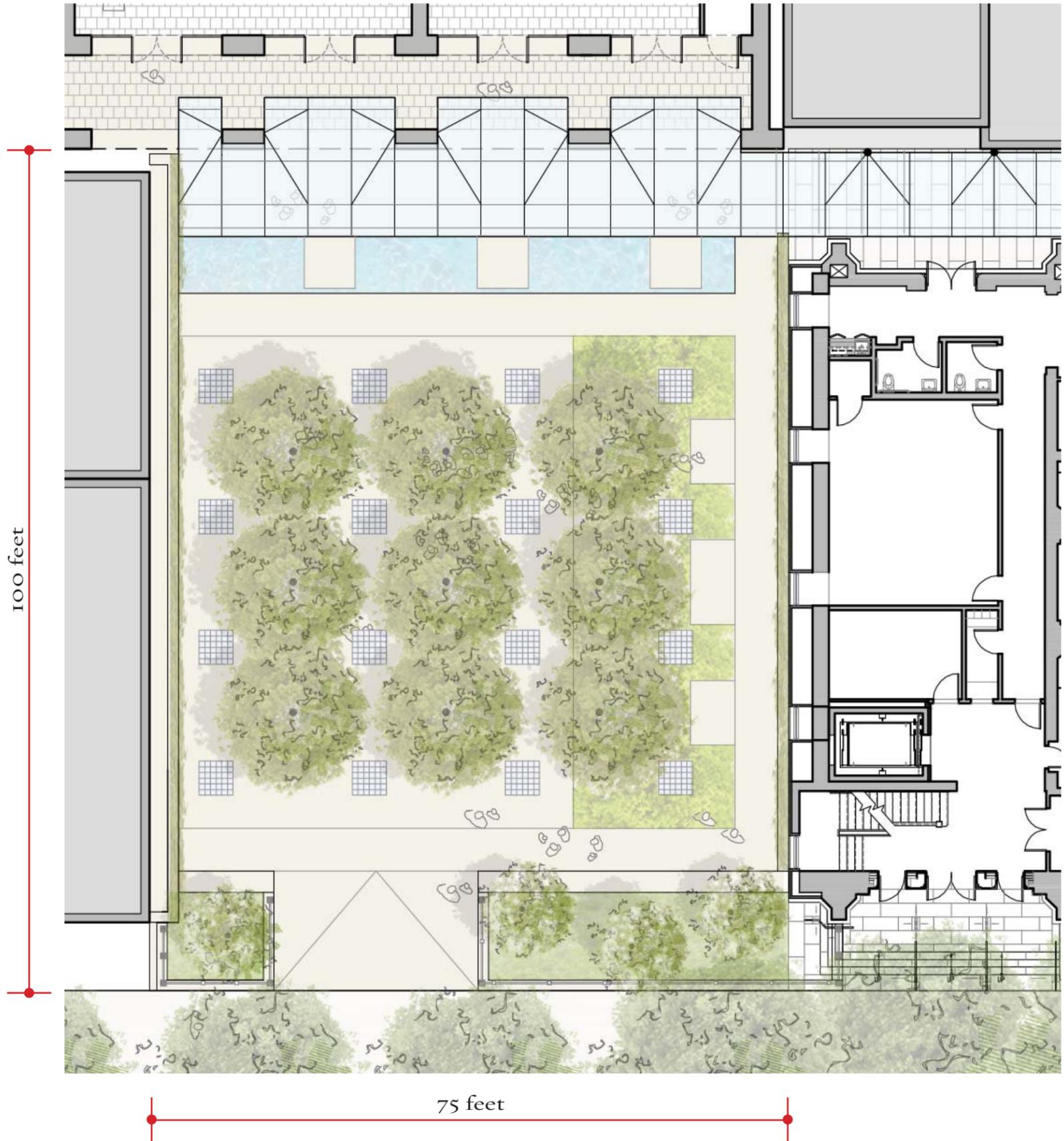


MARBLE COLLEGIATE CHURCH

STREET LEVEL PLAN



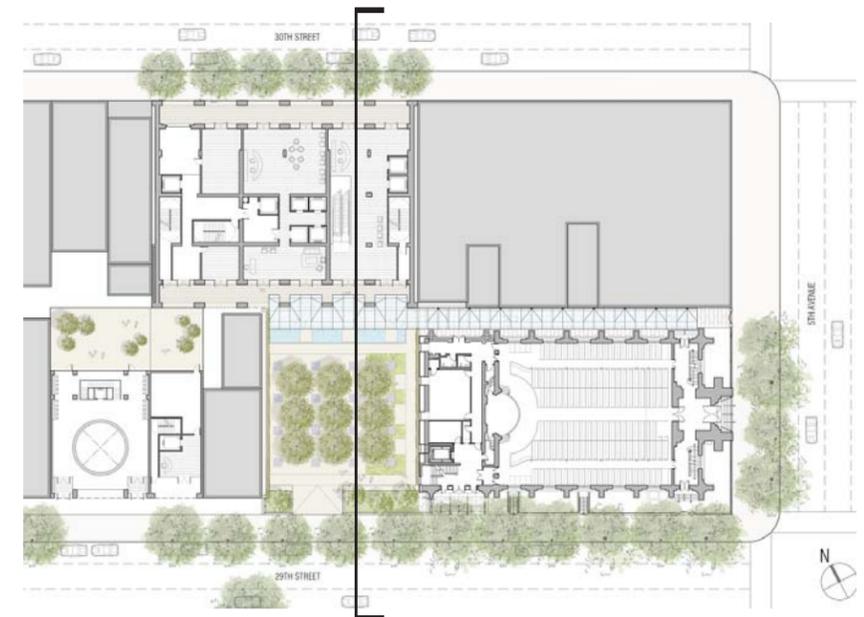
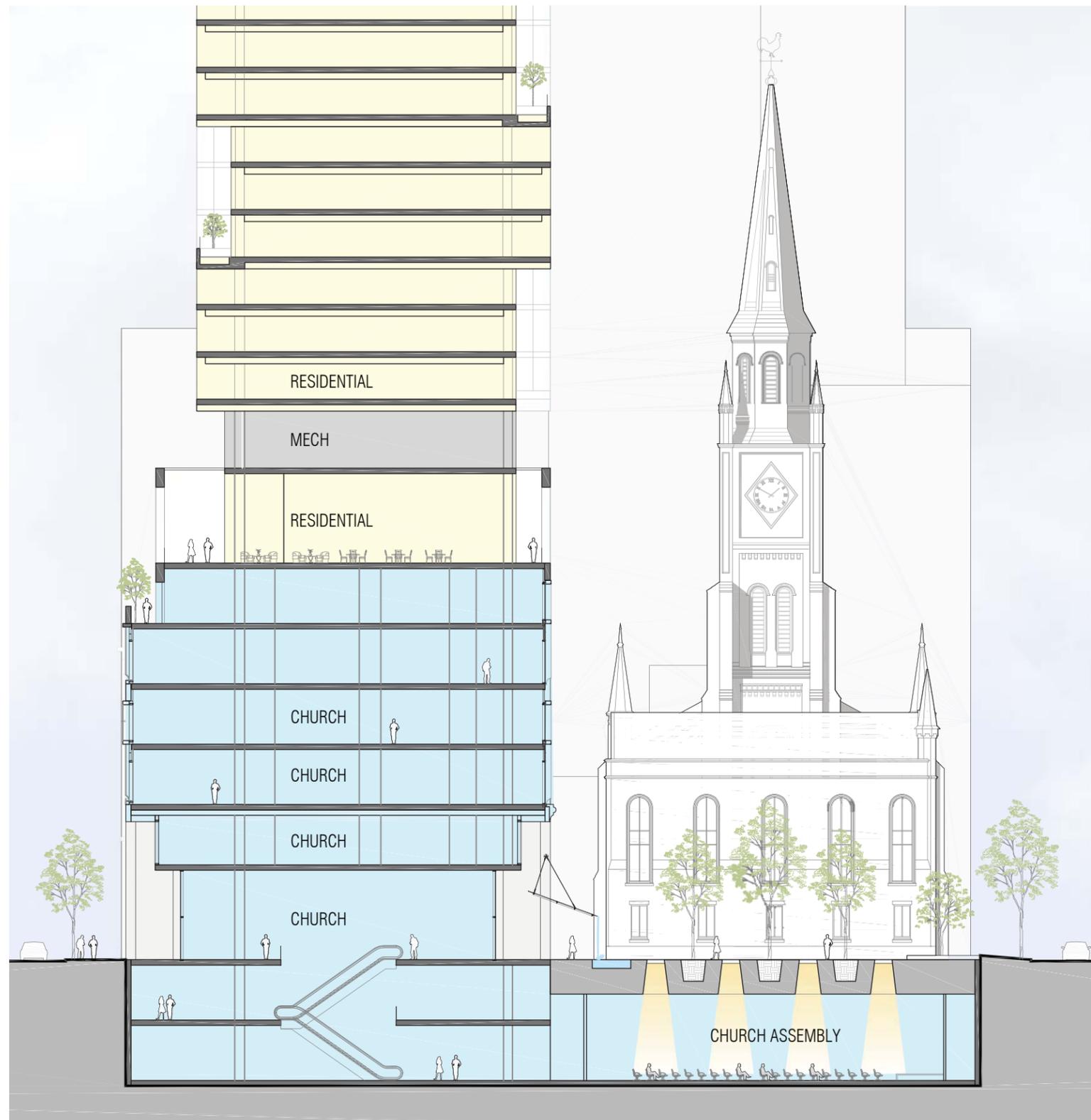
PUBLIC GARDEN - PLAN



Paley Park, NYC

MARBLE COLLEGIATE CHURCH

SOUTH NORTH SECTION



MARBLE COLLEGIATE CHURCH

RENDERING IMAGE



MARBLE COLLEGIATE CHURCH

RENDERING IMAGE



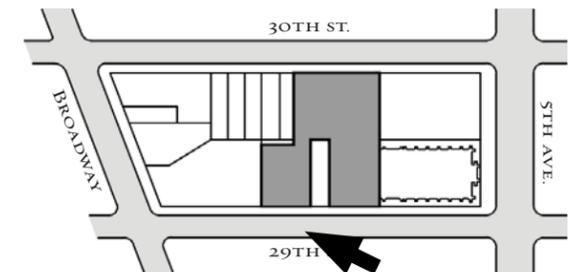
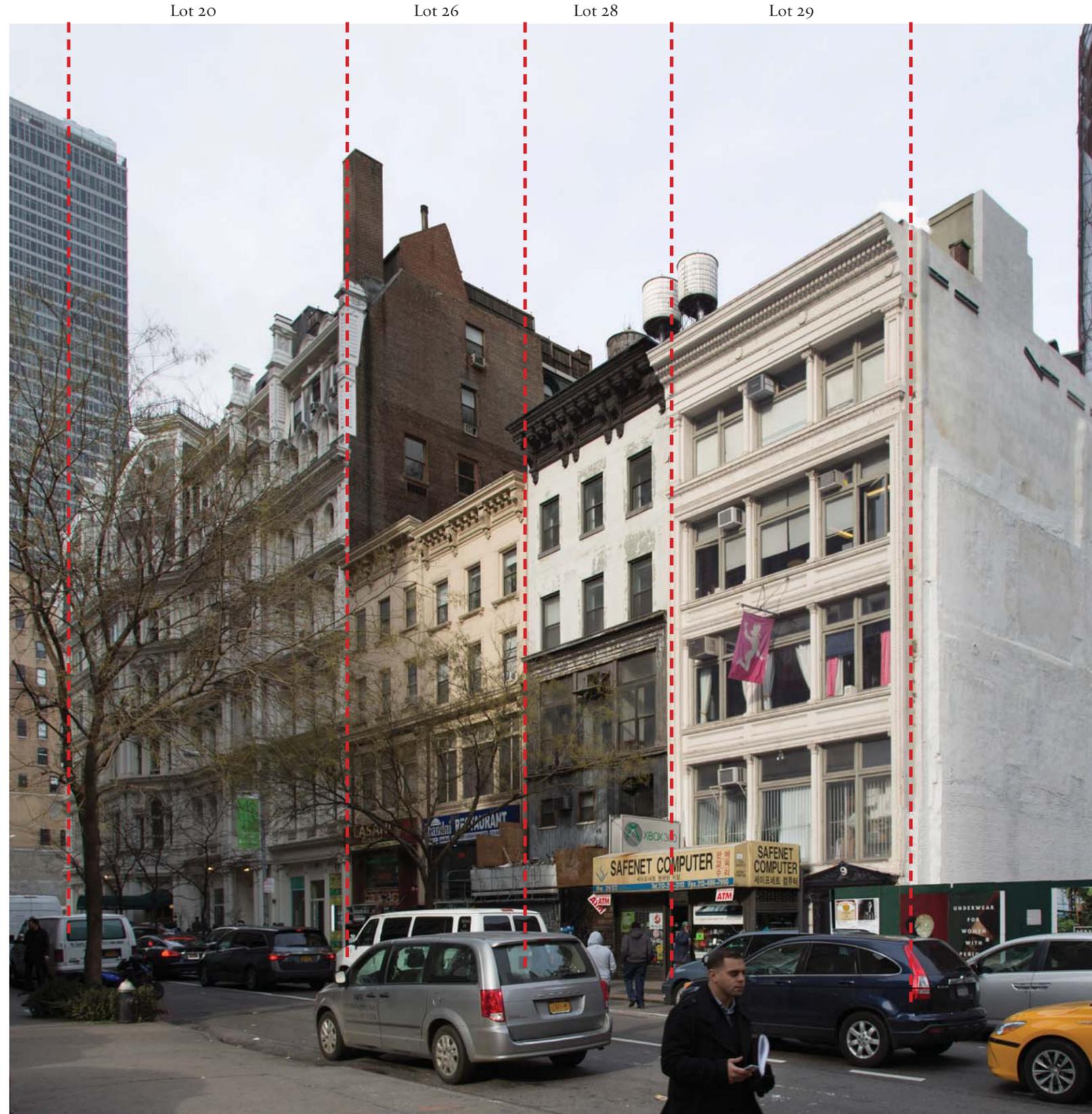
RENDERING IMAGE - THE PUBLIC GARDEN



RENDERING IMAGE - THE PUBLIC GARDEN_NIGHT TIME



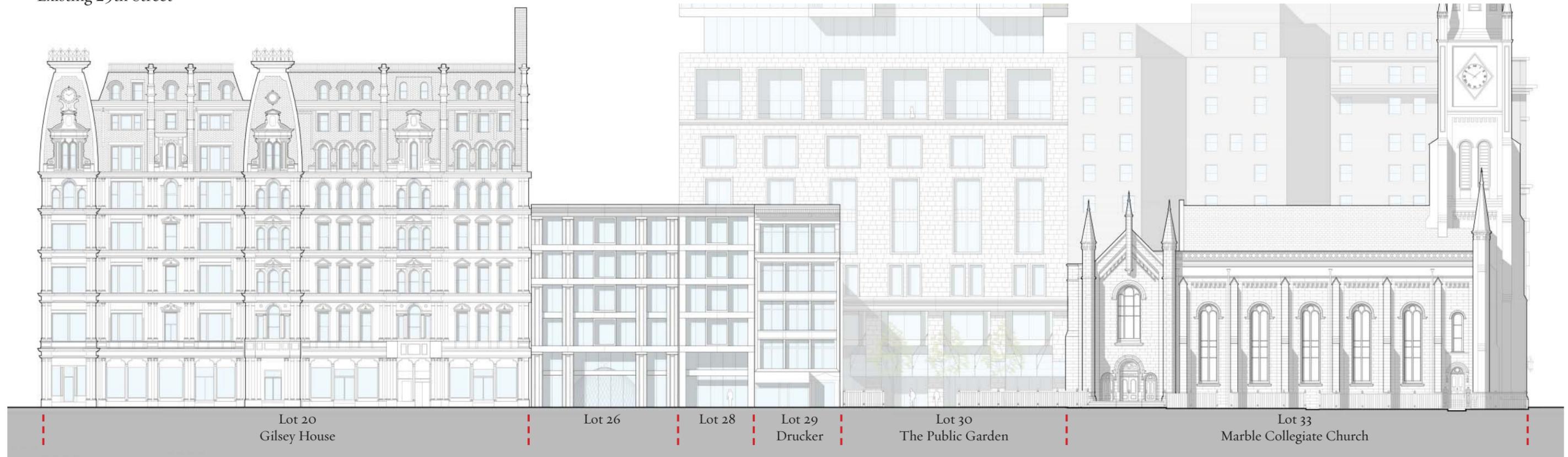
EXISTING 29TH STREET FACADE



EXISTING & PROPOSED 29TH STREET ELEVATION



Existing 29th Street

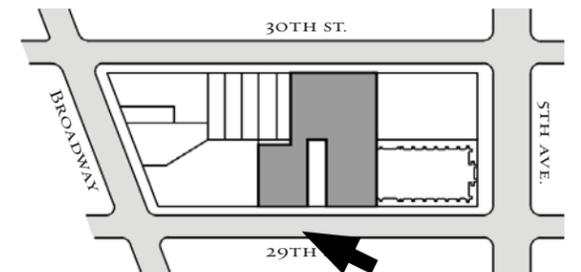


Proposed 29th Street

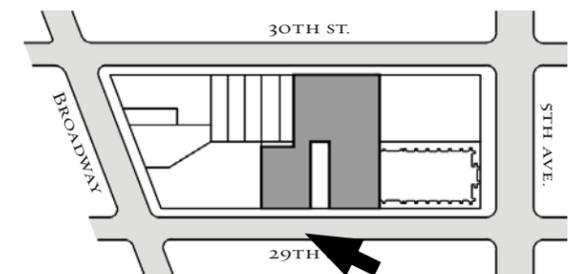
PROPOSED 29TH STREET



PROPOSED 29TH STREET FACADE



PROPOSED 29TH STREET FACADE _ SHOWN WITHOUT TREE FOR CLARITY



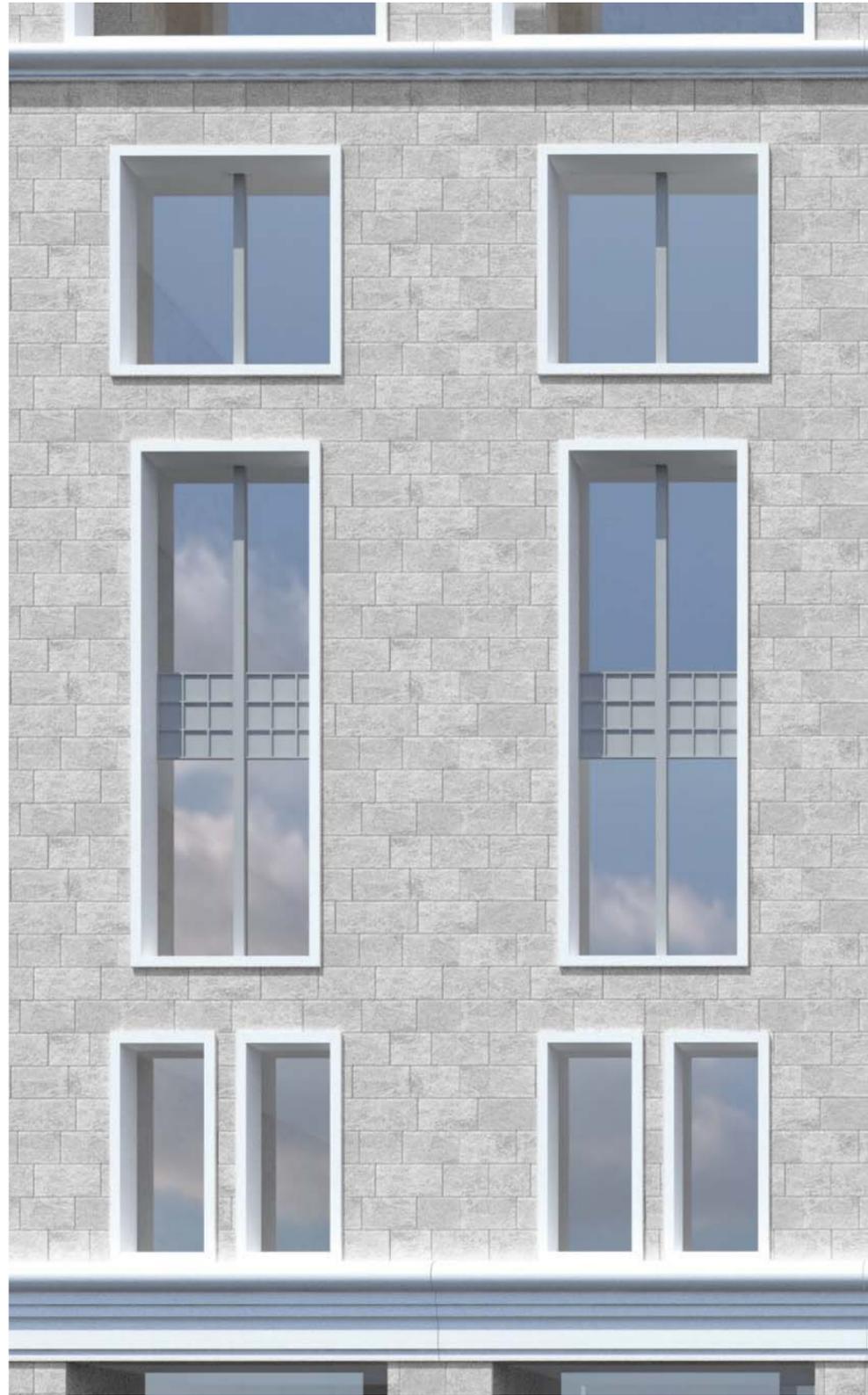
PROPOSED PODIUM ELEVATION



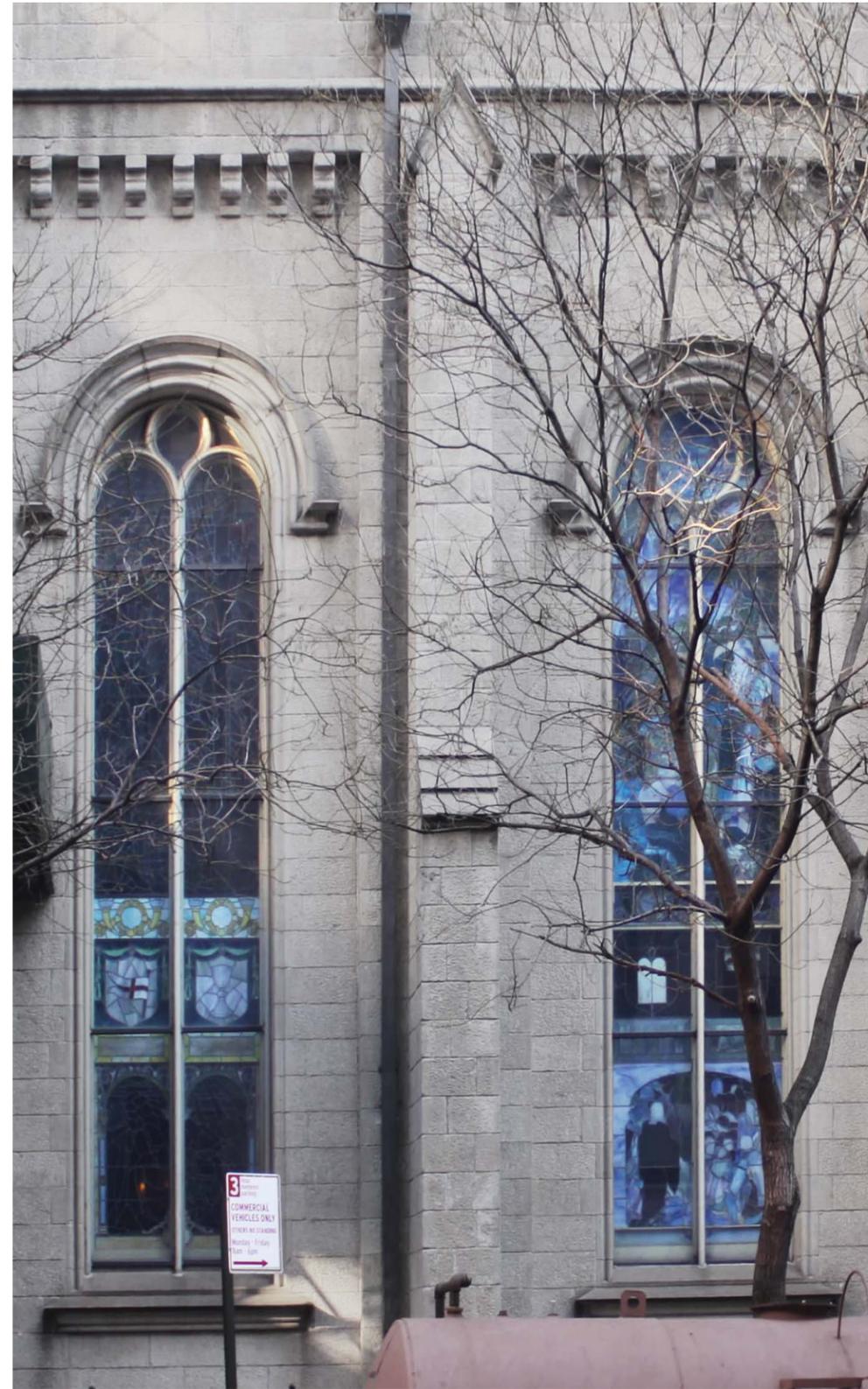
PROPOSED PODIUM ELEVATION - SHOWN WITHOUT TREES FOR CLARITY



PROPOSED PODIUM & CHURCH FACADE



Proposed Podium Rendering Image



Church Facade

PRECEDENT IMAGE



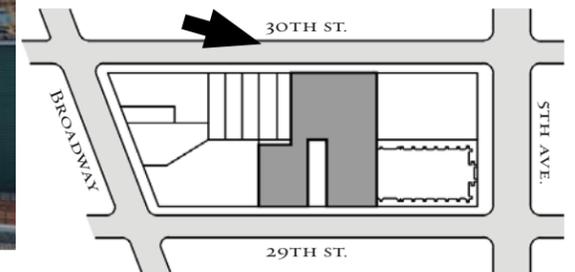
MARBLE COLLEGIATE CHURCH

RENDERING IMAGE



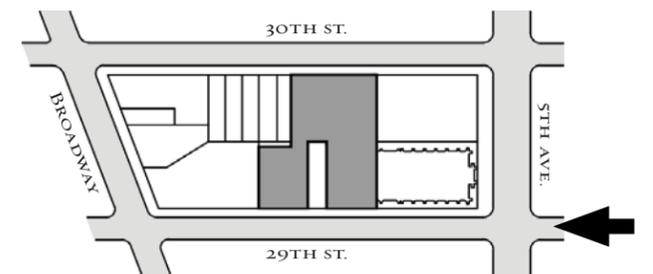
MARBLE COLLEGIATE CHURCH

VIEW FROM 30TH ST.



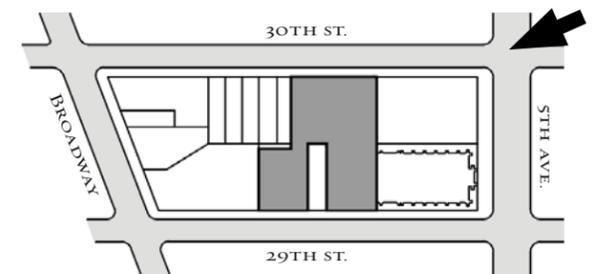
MARBLE COLLEGIATE CHURCH

VIEW FROM 29TH STREET & 5TH AVE



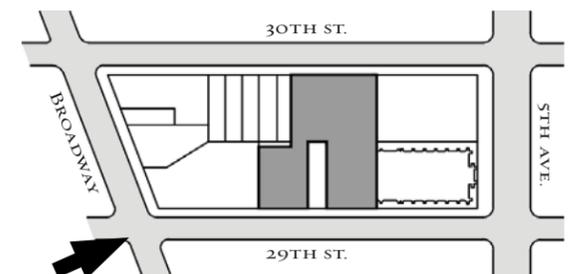
MARBLE COLLEGIATE CHURCH

VIEW FROM 30TH ST. & 5TH AVE.

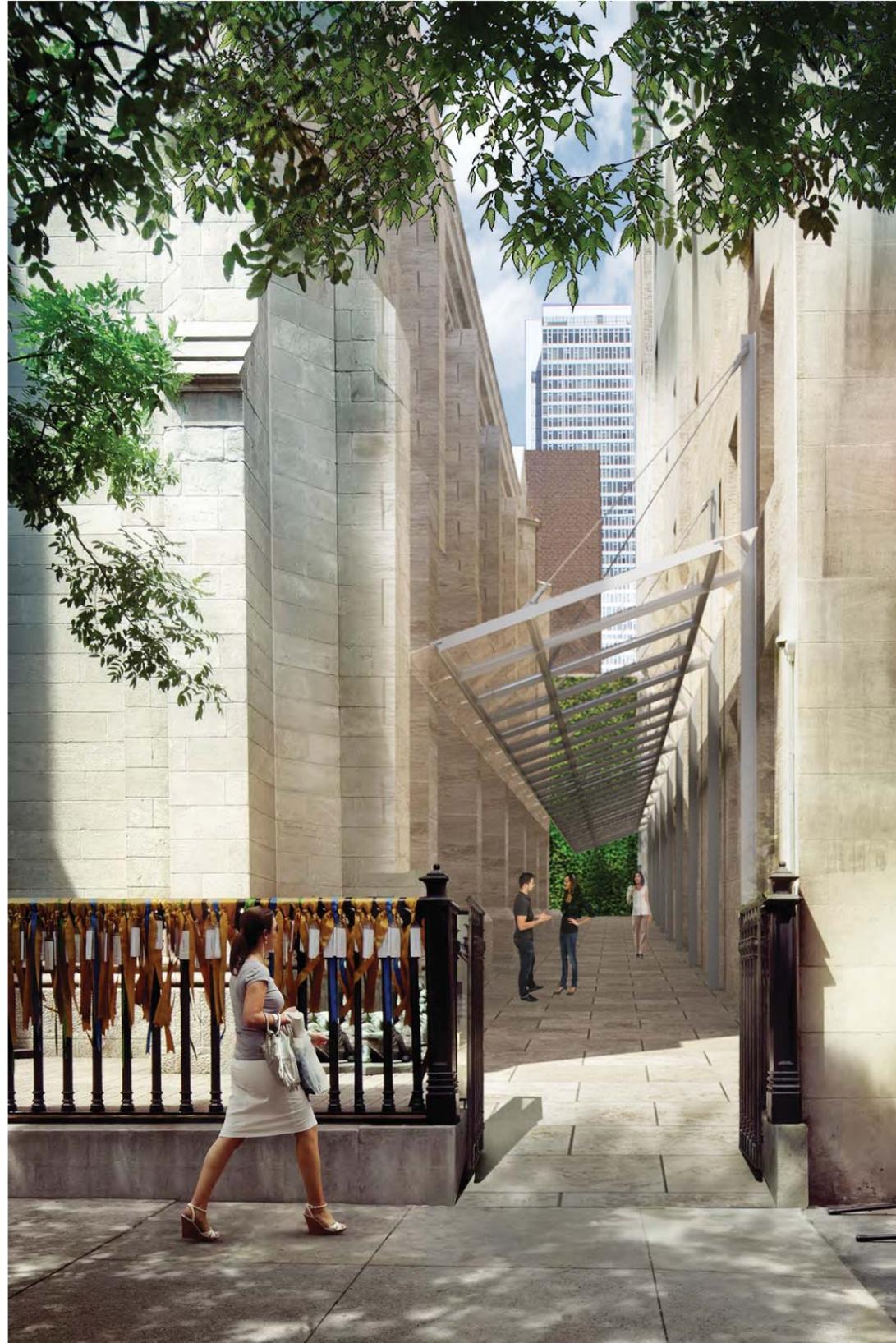


MARBLE COLLEGIATE CHURCH

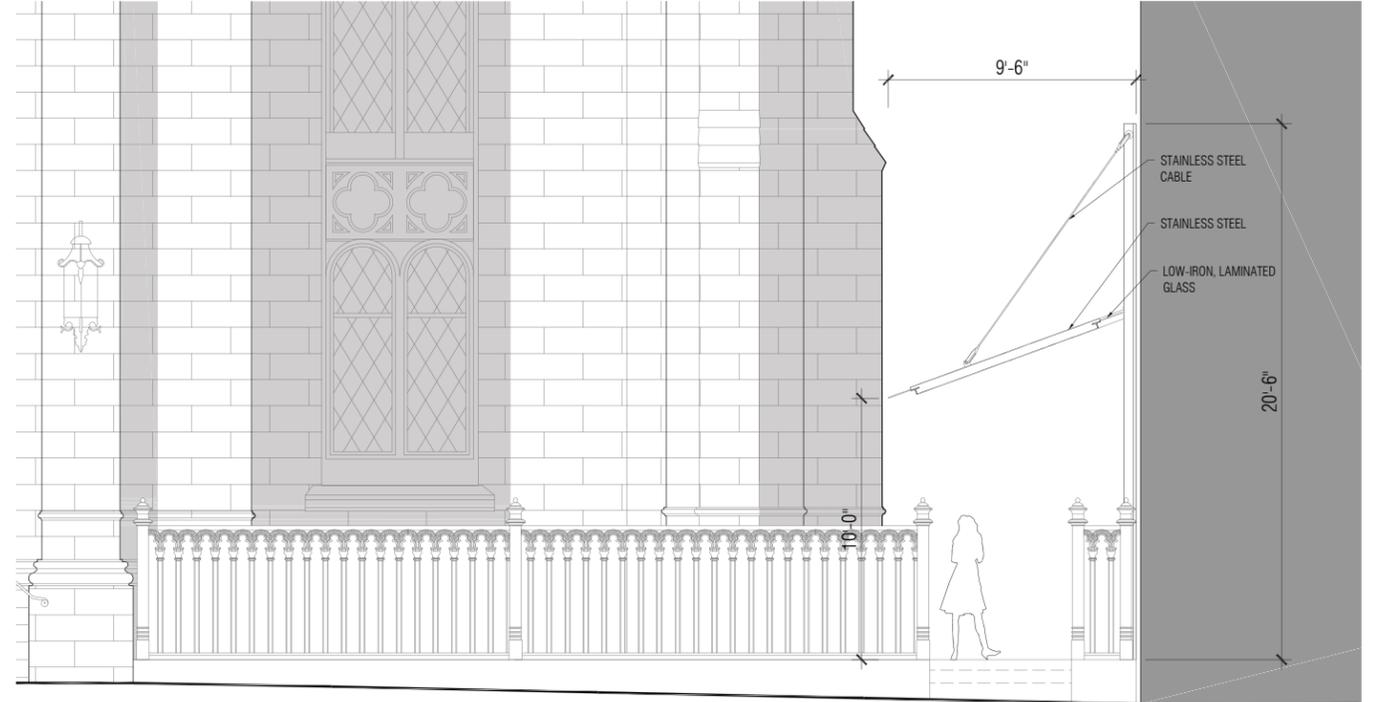
VIEW FROM 29TH ST. & BROADWAY



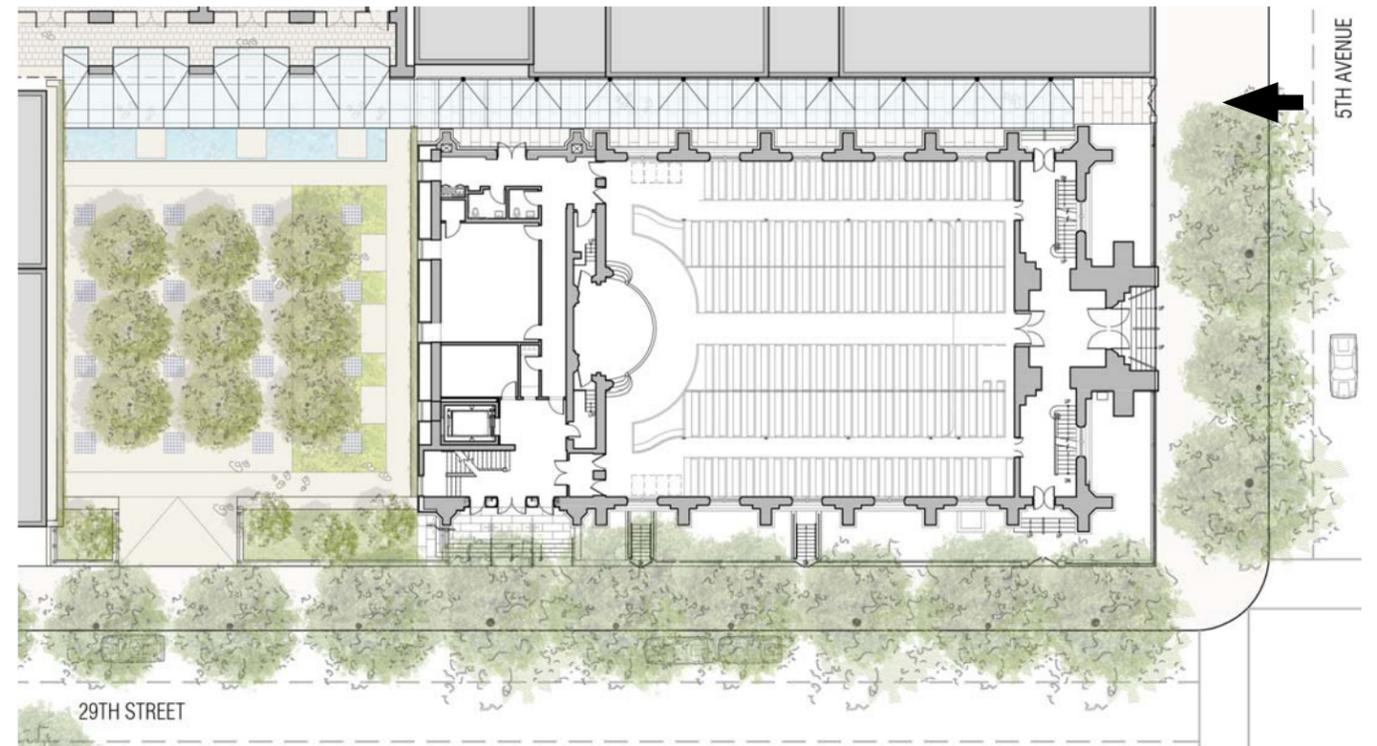
PROPOSED PROMENADE



View from 5th Ave.



Proposed 5th Ave. Elevation



Proposed Site Plan

MASSING DEVELOPMENT

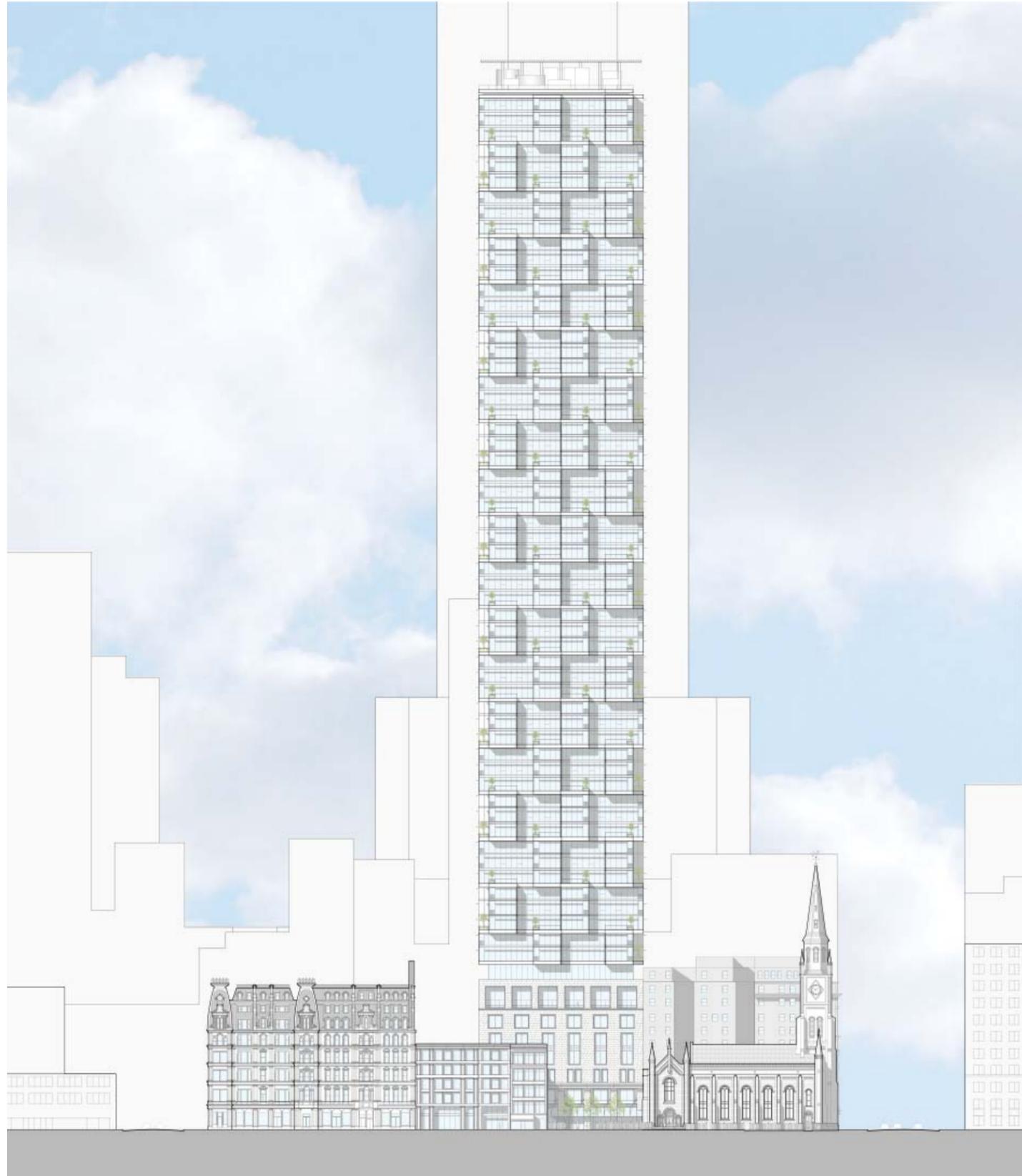


PHYSICAL MODEL IMAGE



MARBLE COLLEGIATE CHURCH

SOUTH & EAST ELEVATION

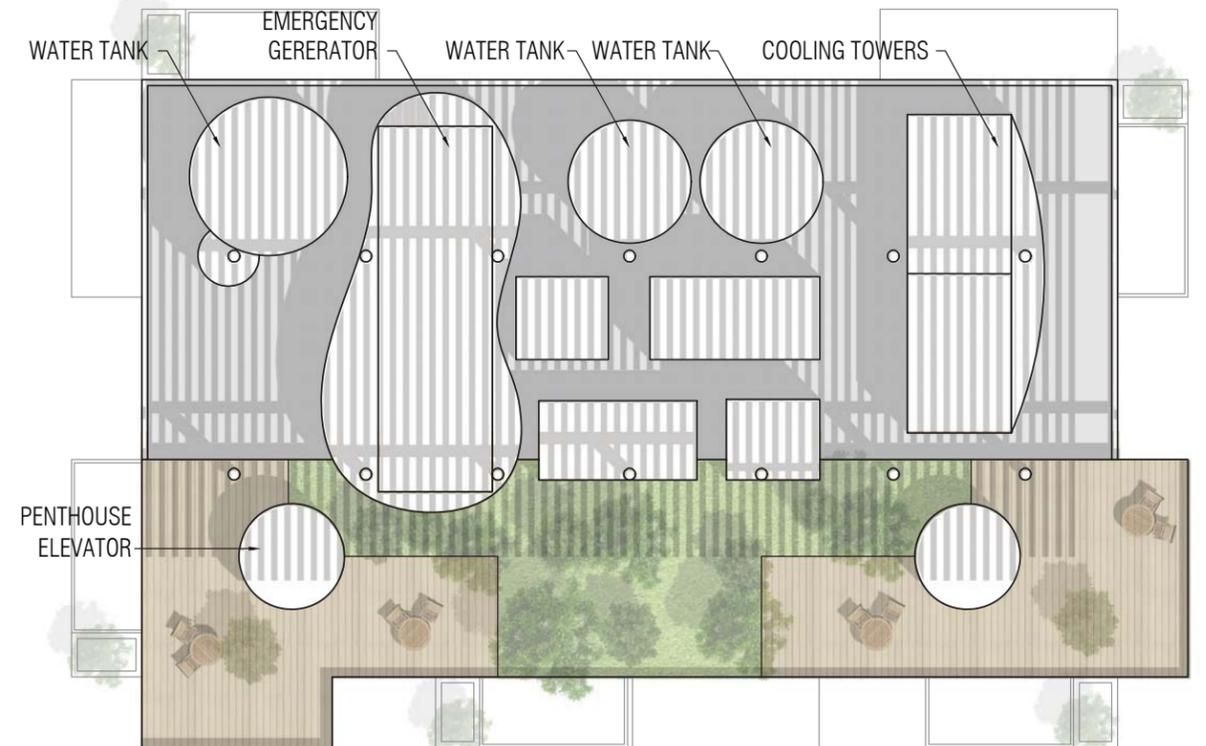
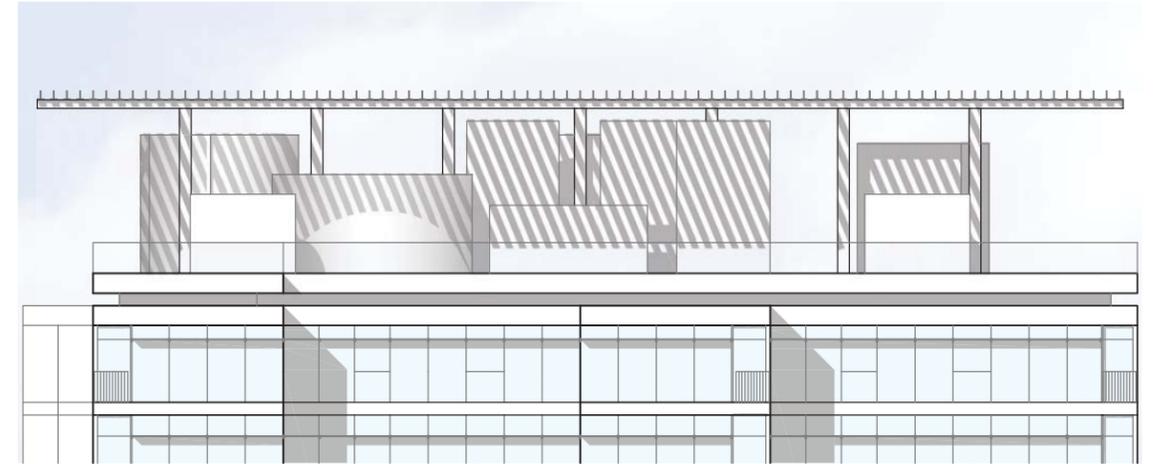
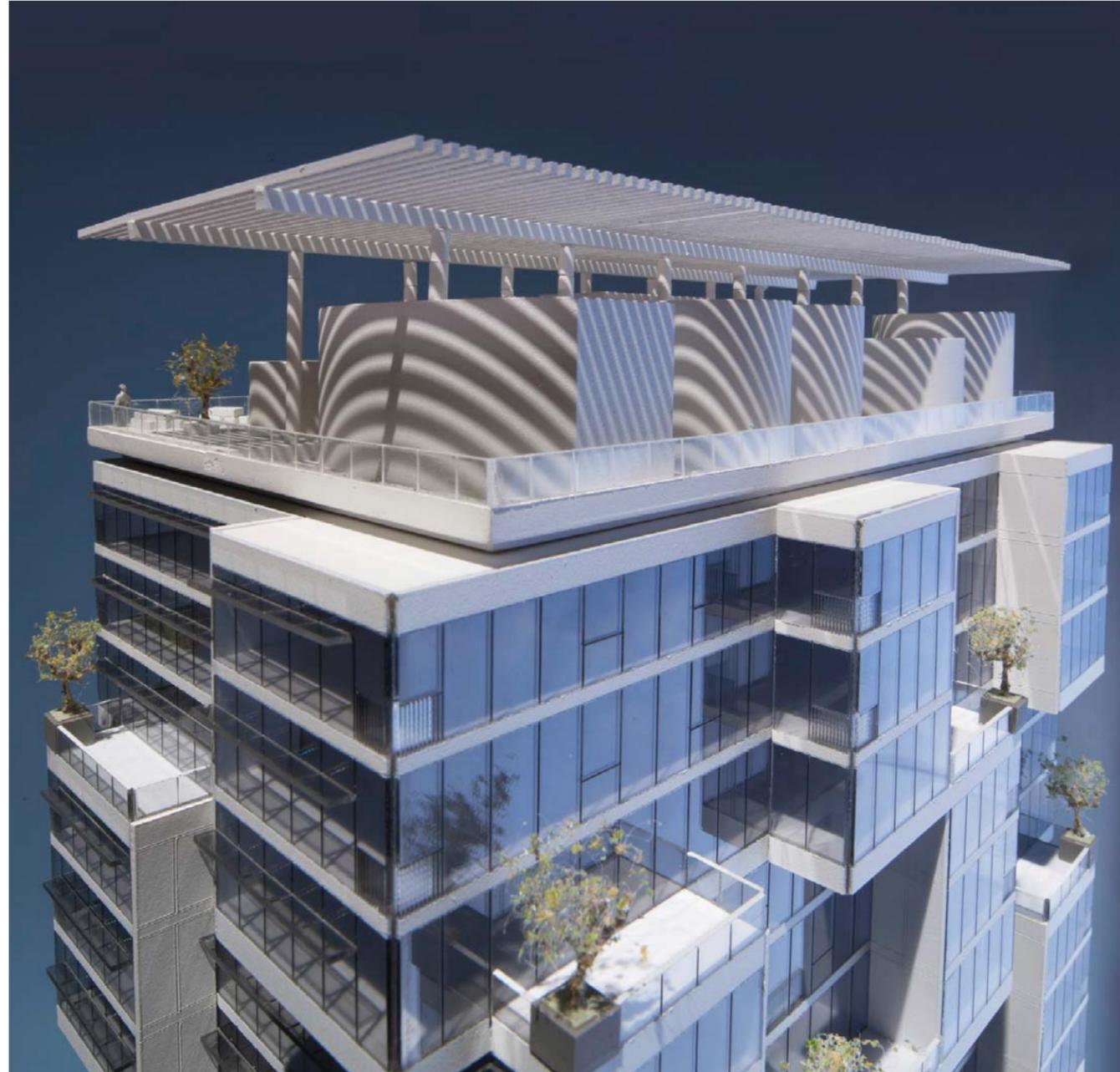


FACADE RENDERING IMAGE



MARBLE COLLEGIATE CHURCH

CROWN DESIGN







MARBLE COLLEGIATE CHURCH

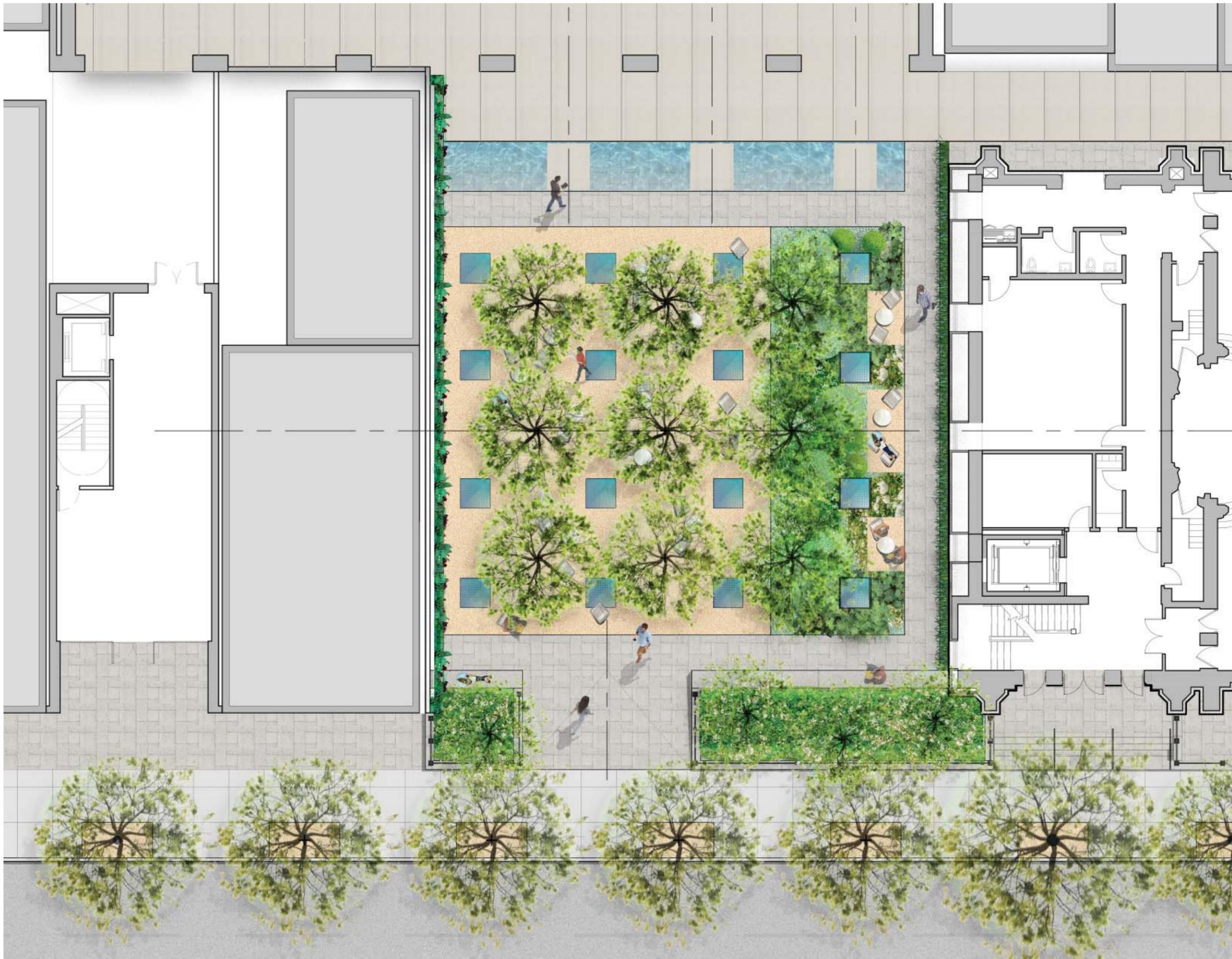


MARBLE COLLEGIATE CHURCH

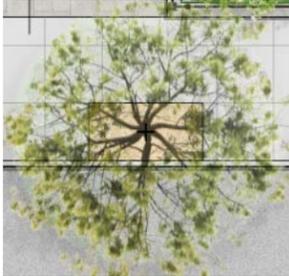


Overall Site Plan

MARBLE COLLEGIATE CHURCH



LEGEND:

-  Proposed Public Garden Tree
-  Street Tree
-  Stabilized Crushed Stone Paving
-  Granite Paving A
-  Granite Paving B
-  Stepping Stone
-  Seat Wall
-  Fence Extension
-  Skylight
-  Flowering Planting Bed
-  Entrance Planting Bed
-  Planting Strip
-  Green Wall
-  Water Feature
-  Movable Tables and Chairs

Public Garden - Plan

MARBLE COLLEGIATE CHURCH

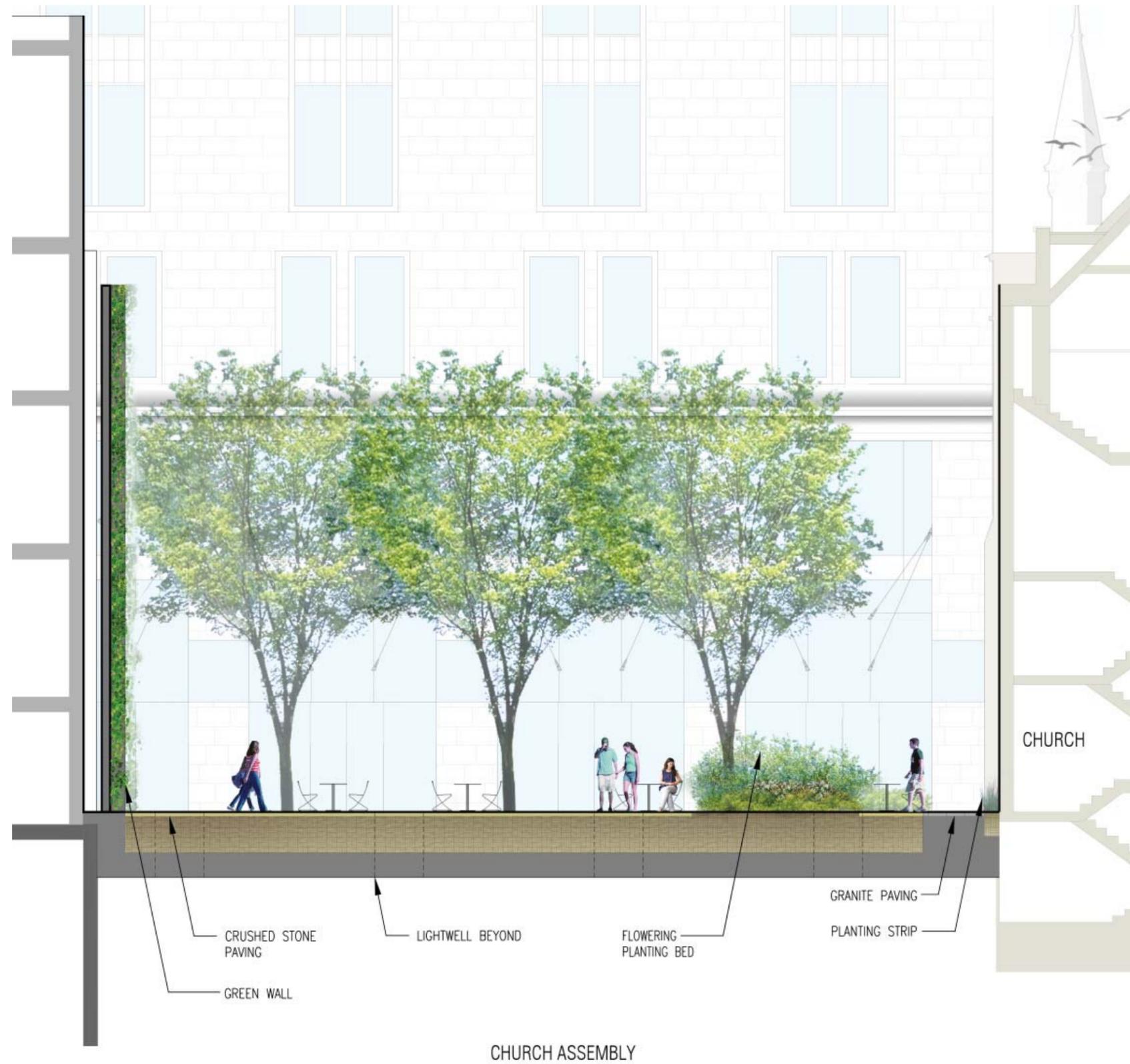


North South Section

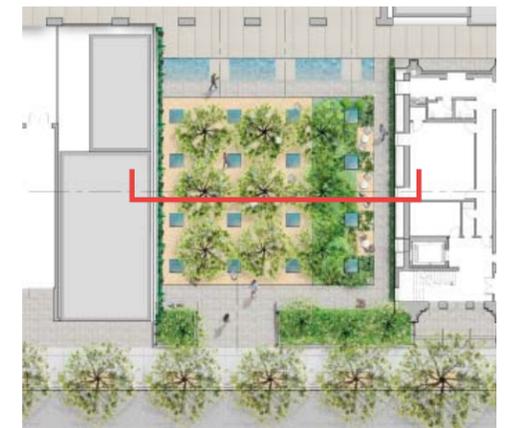


Key

MARBLE COLLEGIATE CHURCH



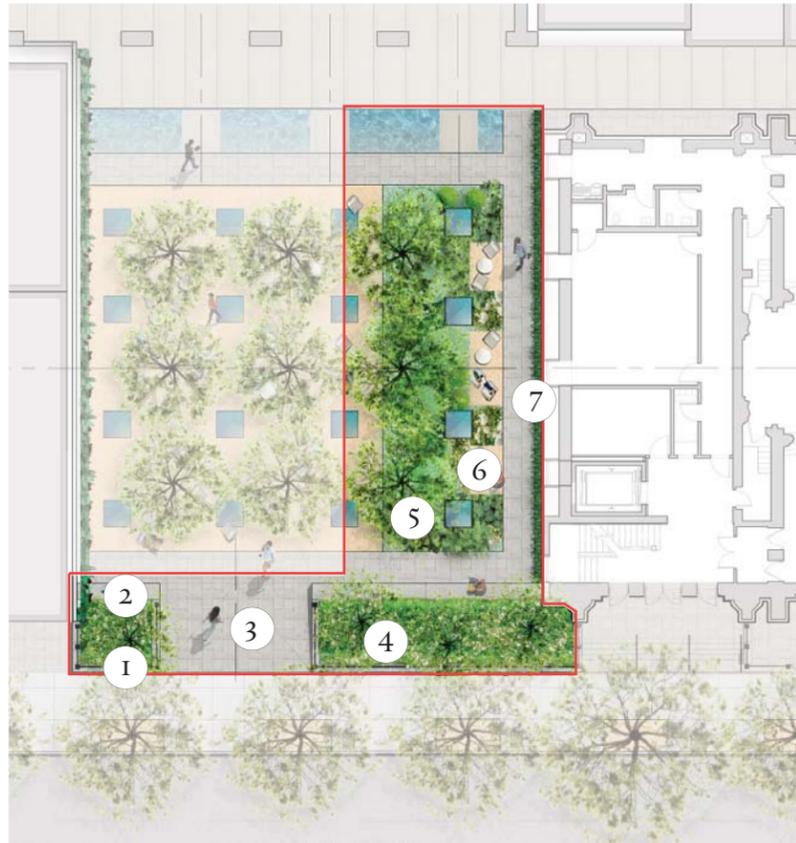
East West Section



Key

THE PUBLIC GARDEN : INTEGRATING CHURCH YARD AND URBAN PLAZA

CHURCH YARD

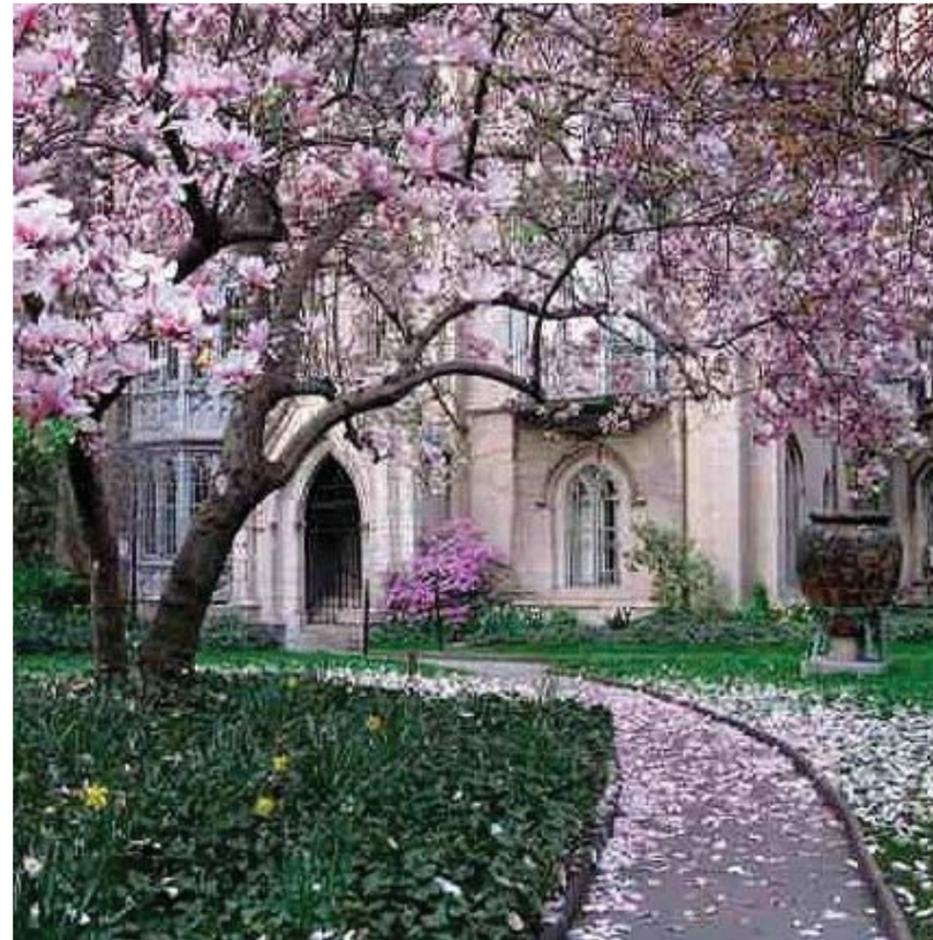


Church Yard Elements

- ① Church Fence Extension
- ② Stone Seat Wall
- ③ Natural Stone Paving
- ④ Flowering Trees
- ⑤ Verdant Bed
- ⑥ Seating Alcove
- ⑦ Low Scale Planting

* All Inspiration Images Are From Historic NYC Churches

INSPIRATION IMAGES



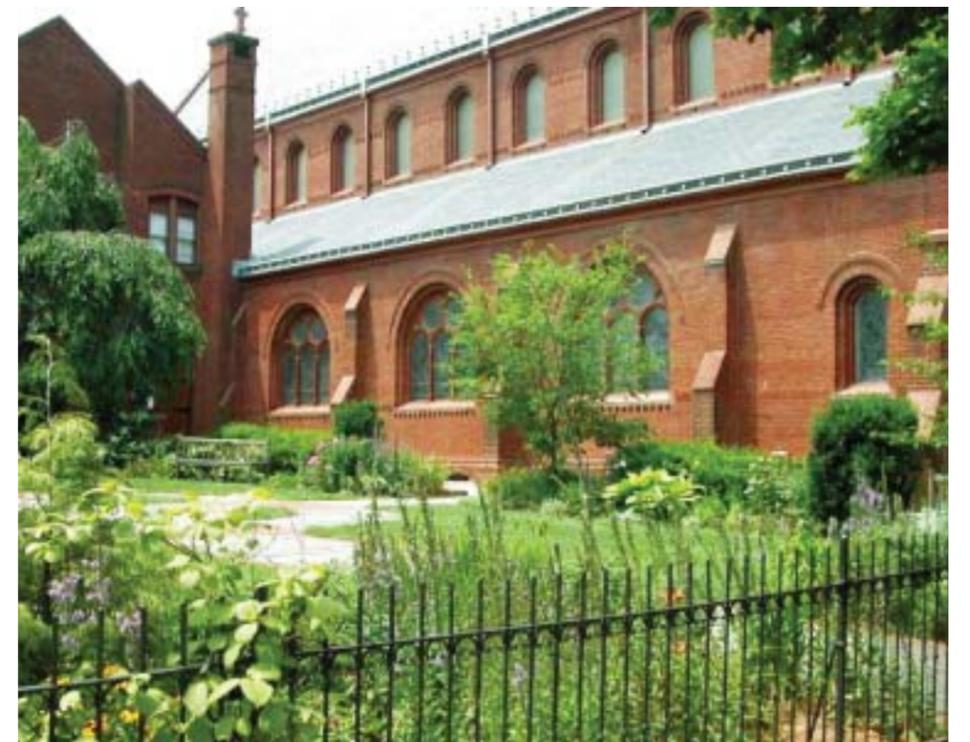
Flowering Trees and Under Planting - Grace Church



Seating Alcove Within Planting - Little Church Around the Corner



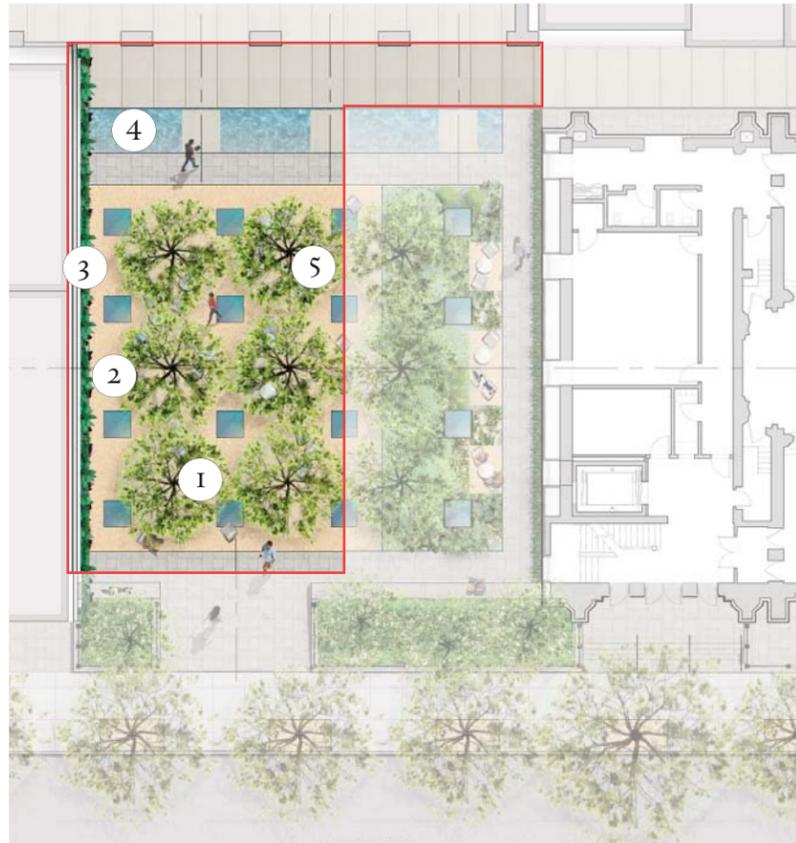
Natural Stone Paving and Low Scale Planting - First Presbyterian Church



Church Fence and Verdant Beds - St. Mark's Church

THE PUBLIC GARDEN : INTEGRATING CHURCH YARD AND URBAN PLAZA

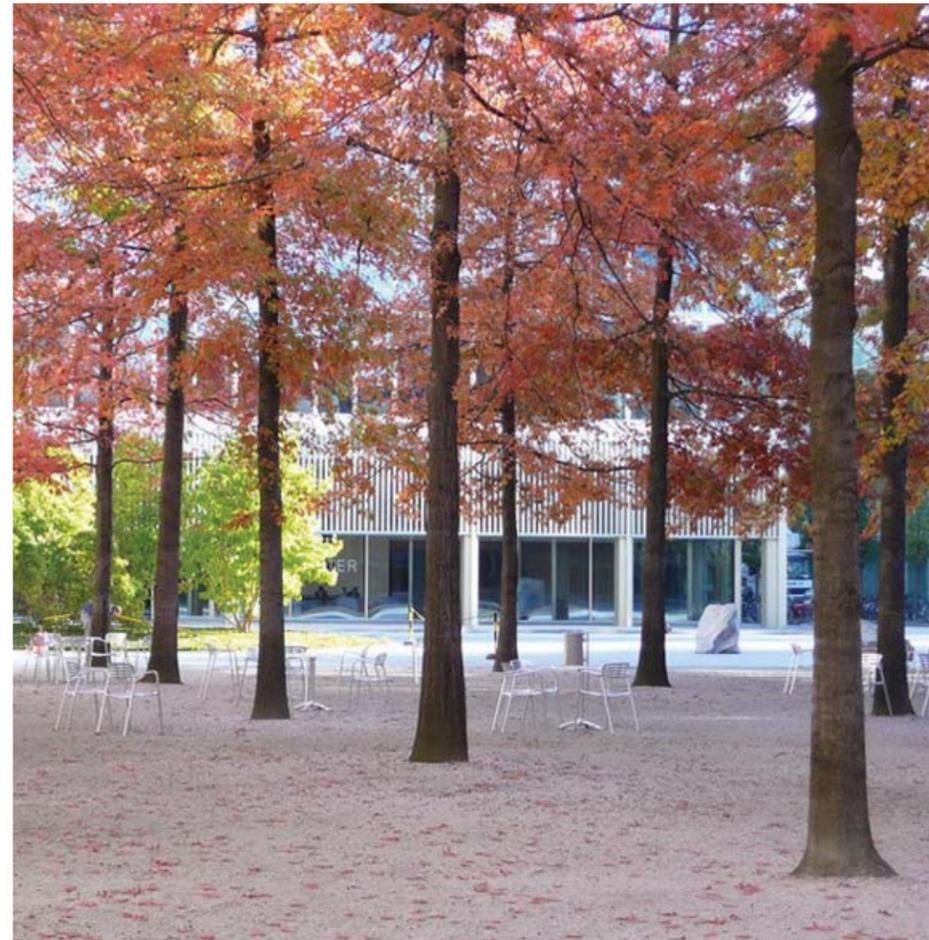
URBAN PLAZA



Urban Plaza Elements

- ① Shade Tree Grove
- ② Stabilized Crushed Stone Paving
- ③ Green Wall
- ④ Water Feature
- ⑤ Movable Furniture / Communal Seating

INSPIRATION IMAGES



Crushed Stone Paving, Movable Furniture, Shade Tree Grove



Green Wall



Water Feature, Articulated Building Facade, Communal Seating



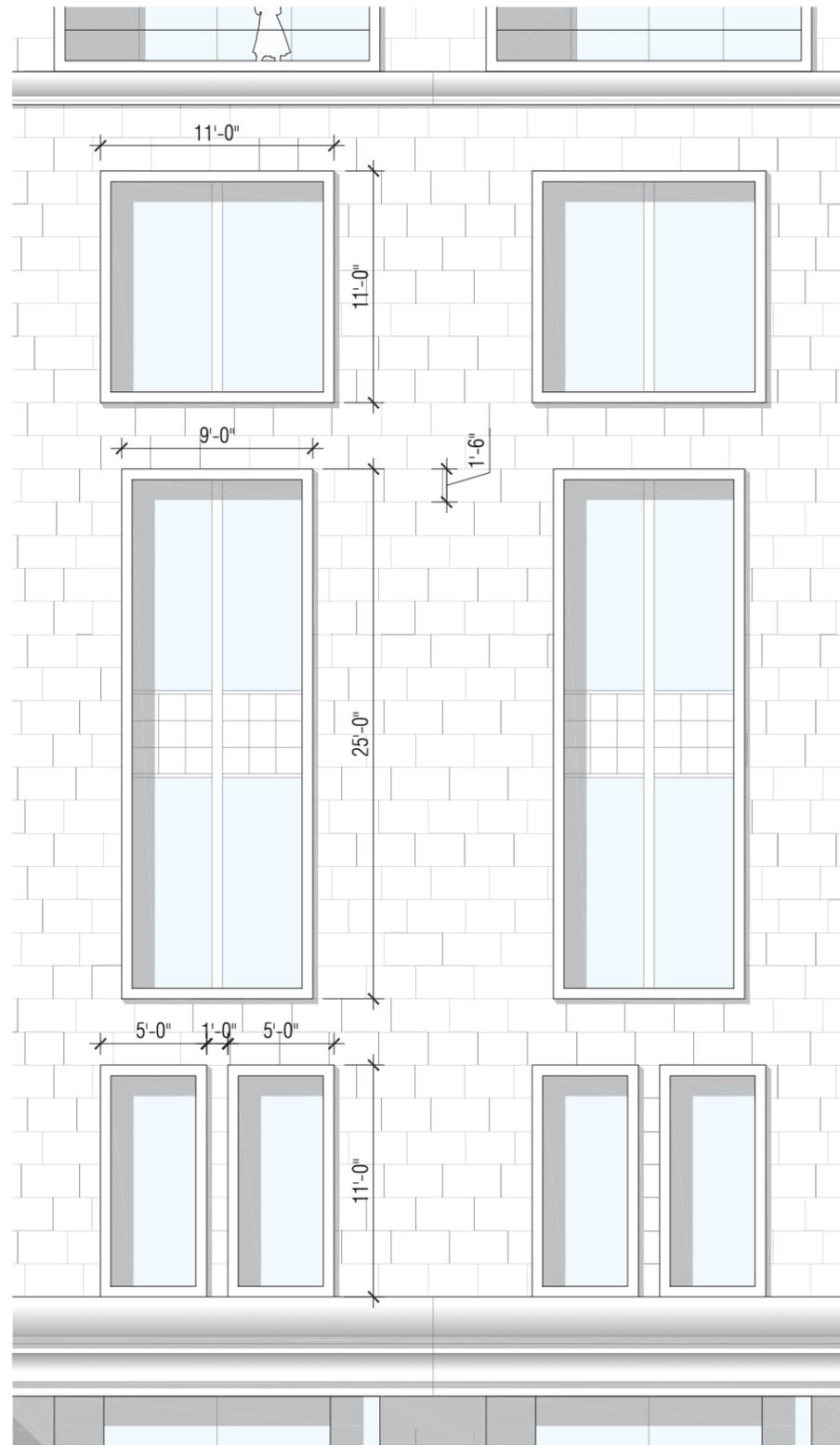
Distinctive Garden Rooms Within Architectural Framework

THANK YOU

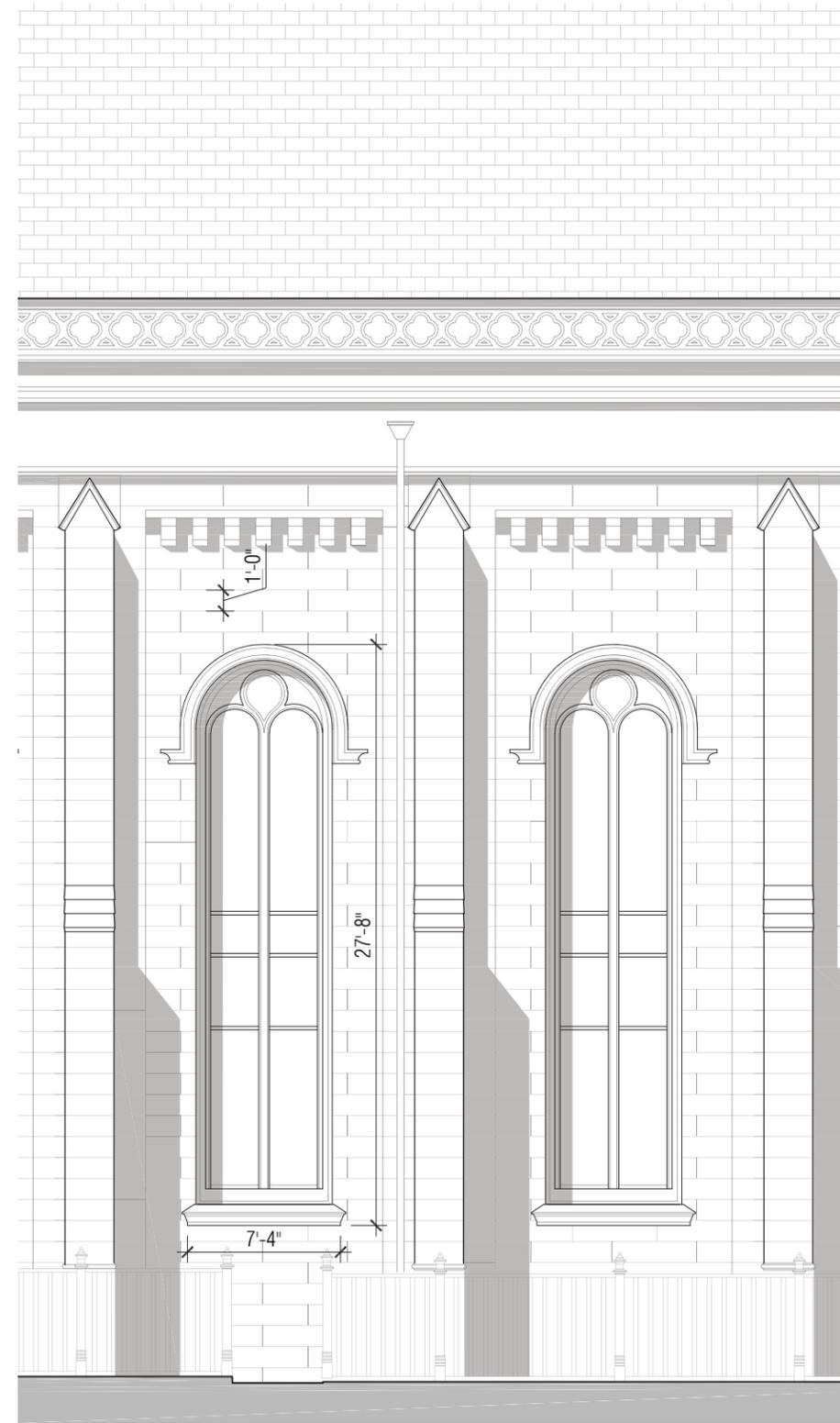


APPENDIX

PROPOSED PODIUM & CHURCH PARTIAL ELEVATION

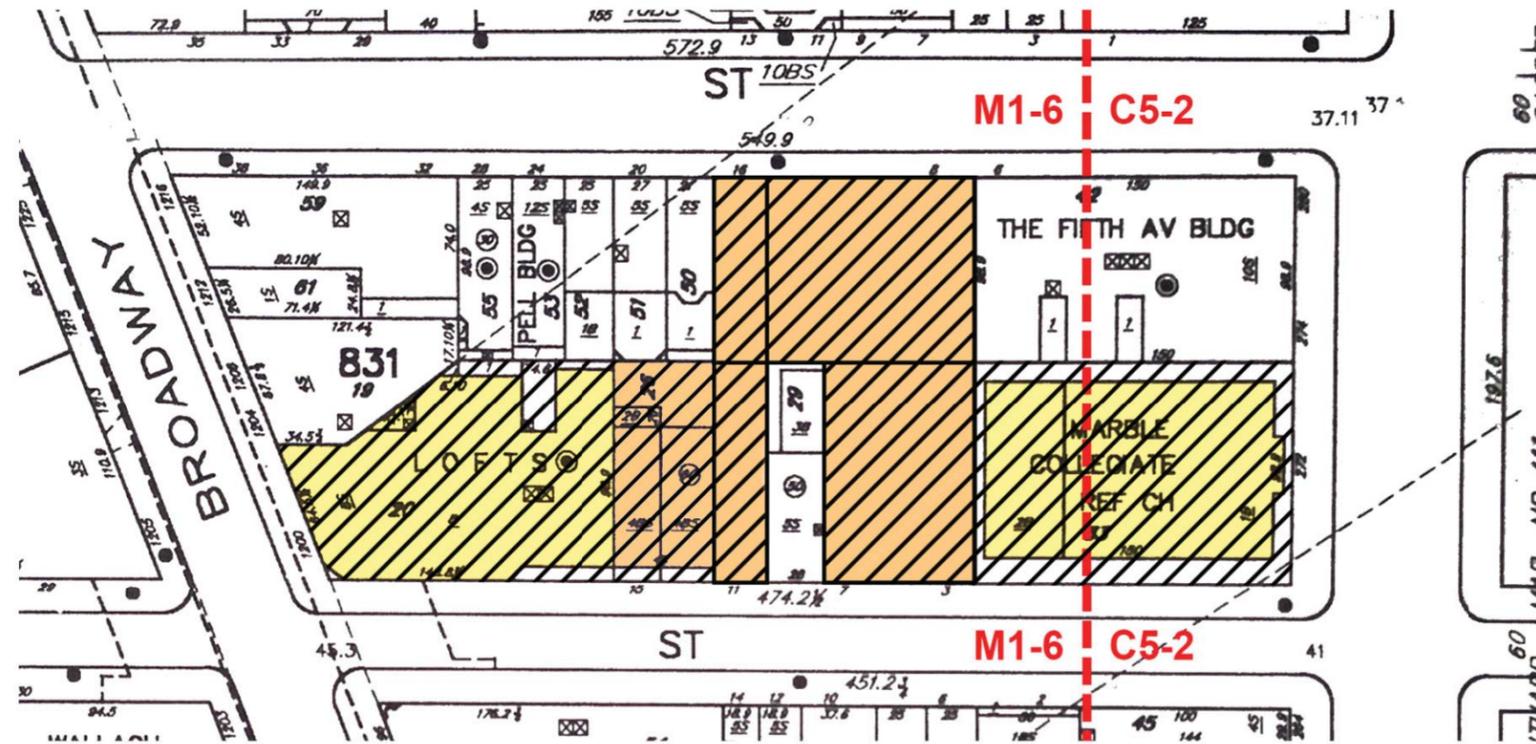


Proposed Podium Elevation



Church Elevation

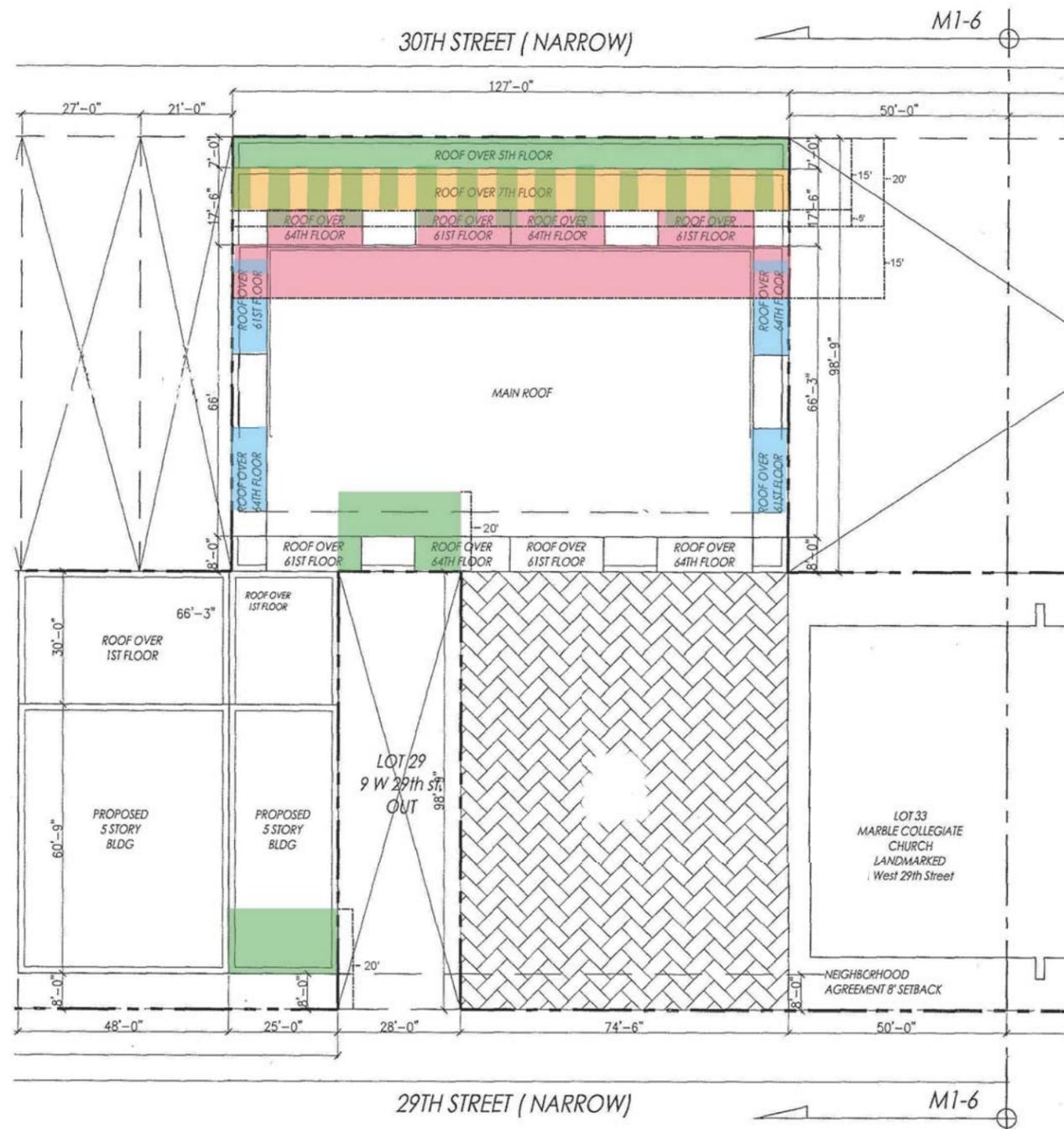
PUBLIC ACTIONS REQUIRED

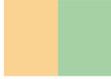
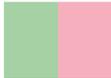


- SPECIAL PERMIT PURSUANT TO SECTION 74-7II OF THE ZONING RESOLUTION:
 - TO PERMIT THE DEVELOPMENT OF RESIDENCES IN A MANUFACTURING ZONE
 - TO MODIFY REGULATIONS GOVERNING THE TRANSFER OF FLOOR AREA ACROSS ZONING DISTRICT BOUNDARIES
 - TO MODIFY HEIGHT AND SETBACK REGULATIONS
 - TO MODIFY REAR YARD AND REAR YARD EQUIVALENT REGULATIONS
 - TO MODIFY WINDOW TO LOT LINE REGULATIONS
 - TO MODIFY SIDE YARD REGULATIONS

THE SPECIAL PERMIT WILL INCORPORATE A PROGRAM FOR THE CONTINUING MAINTENANCE OF MARBLE COLLEGIATE CHURCH AND GILSEY HOUSE

¹SUBJECT TO CONFIRMATION



-  ENCROACHMENT INTO REAR YARD AND REAR YARD EQUIVALENT
-  ENCROACHMENT INTO REAR YARD EQUIVALENT AND INITIAL SETBACK DISTANCE
-  ENCROACHMENT INTO REAR YARD EQUIVALENT AND EXCESS ENCROACHMENT WITHIN 50 FEET OF A NARROW STREET
-  EXCESS ENCROACHMENT WITHIN 50 FEET OF A NARROW STREET
-  ENCROACHMENT INTO 8 FOOT WIDE OPEN AREA ALONG A SIDE LOT LINE
-  EXCESS ENCROACHMENT WITHIN 50 FEET OF A NARROW STREET AND ENCROACHMENT INTO 8 FOOT WIDE OPEN AREA ALONG A SIDE LOT LINE

APPENDIX

EXHIBIT C-1
CENTERLINE REAR YARD EQUIVALENT

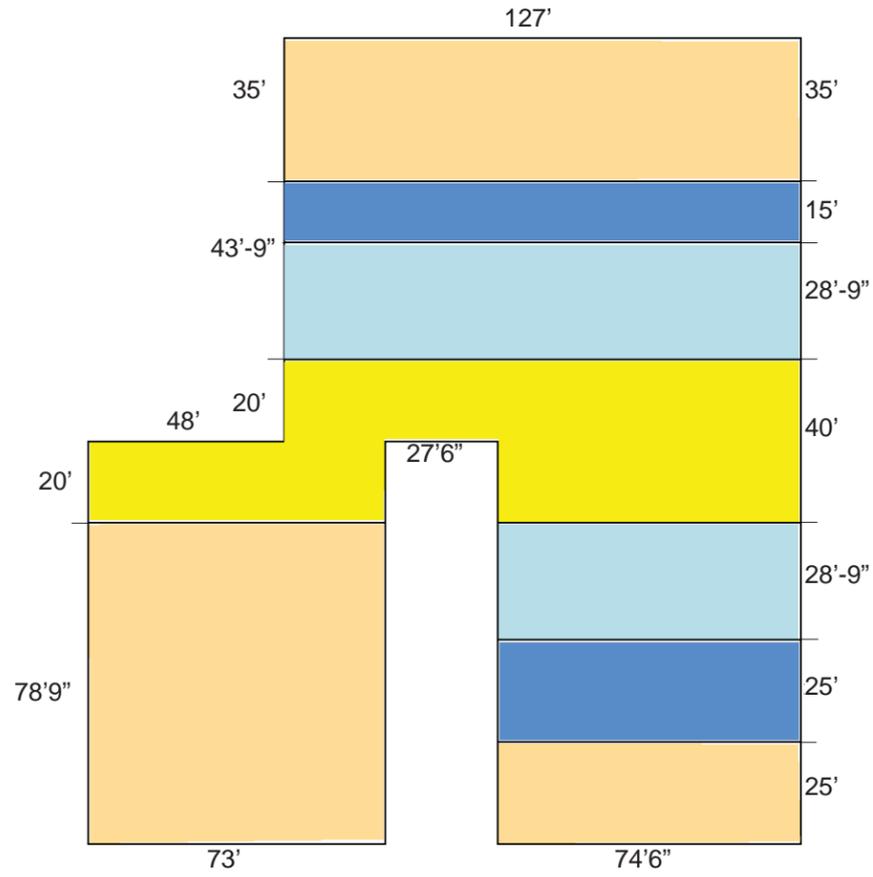


EXHIBIT C-2
SIDE YARD REAR YARD EQUIVALENT

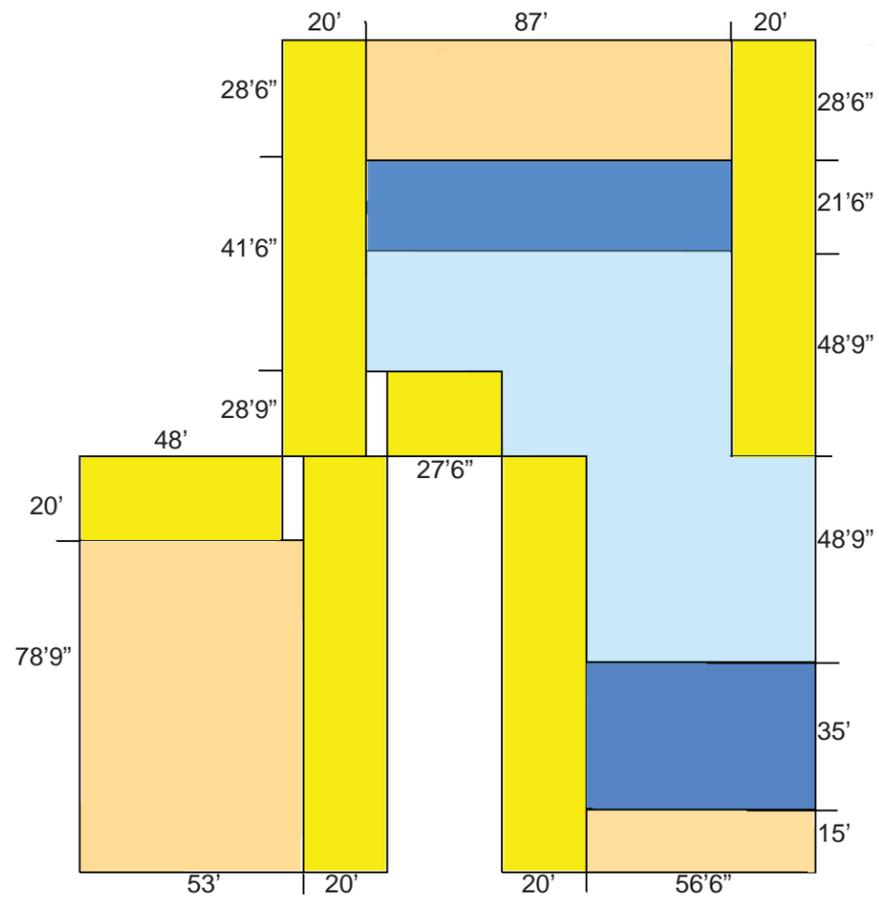
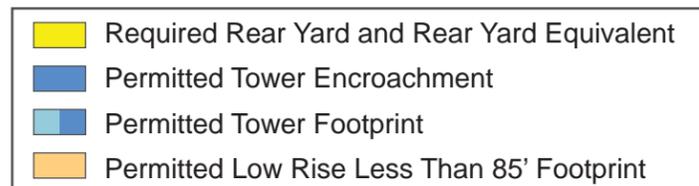
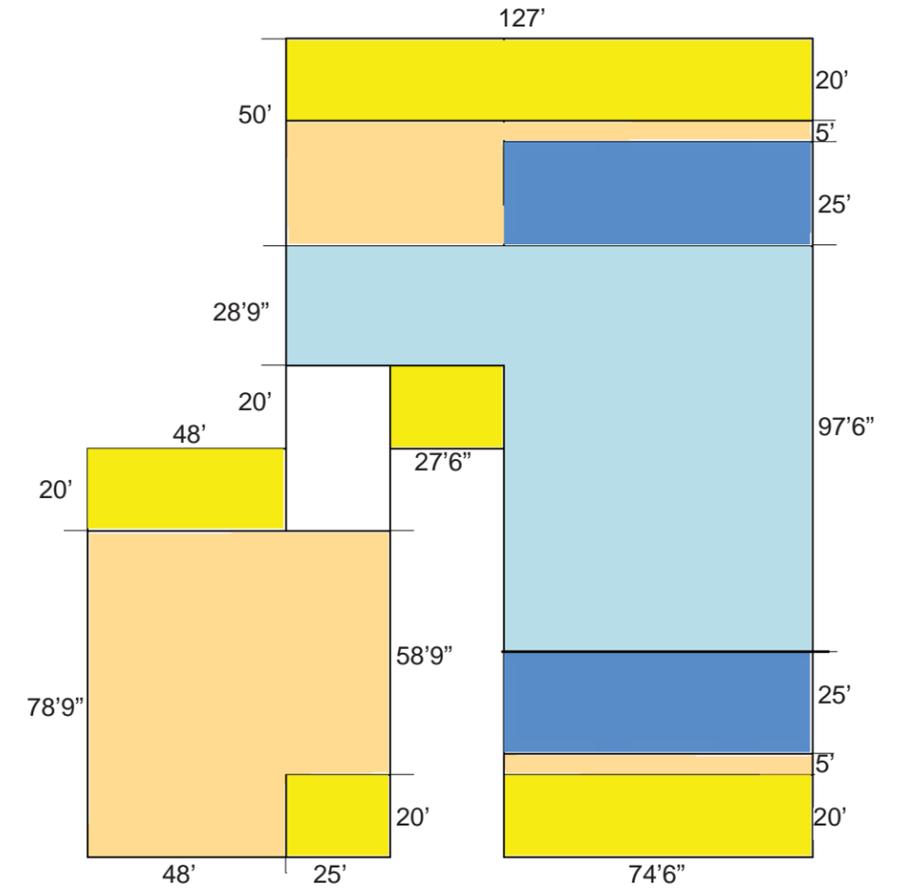
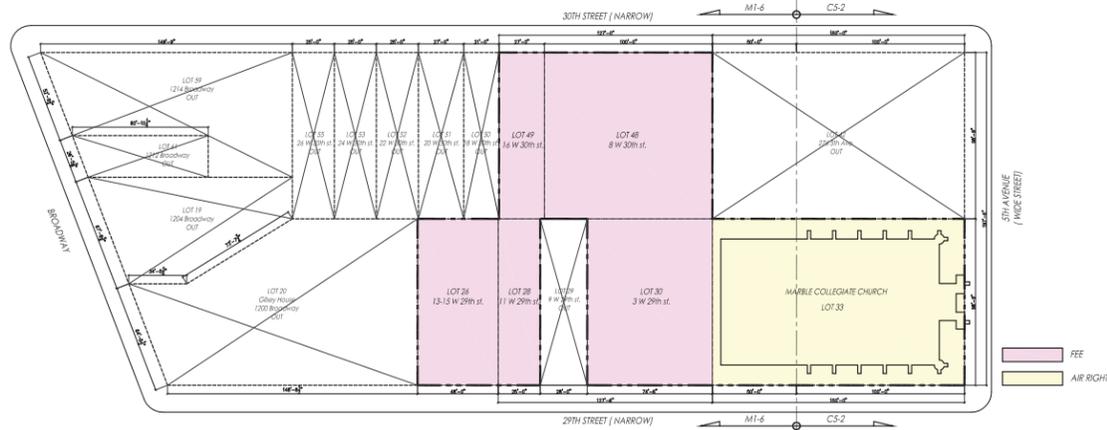


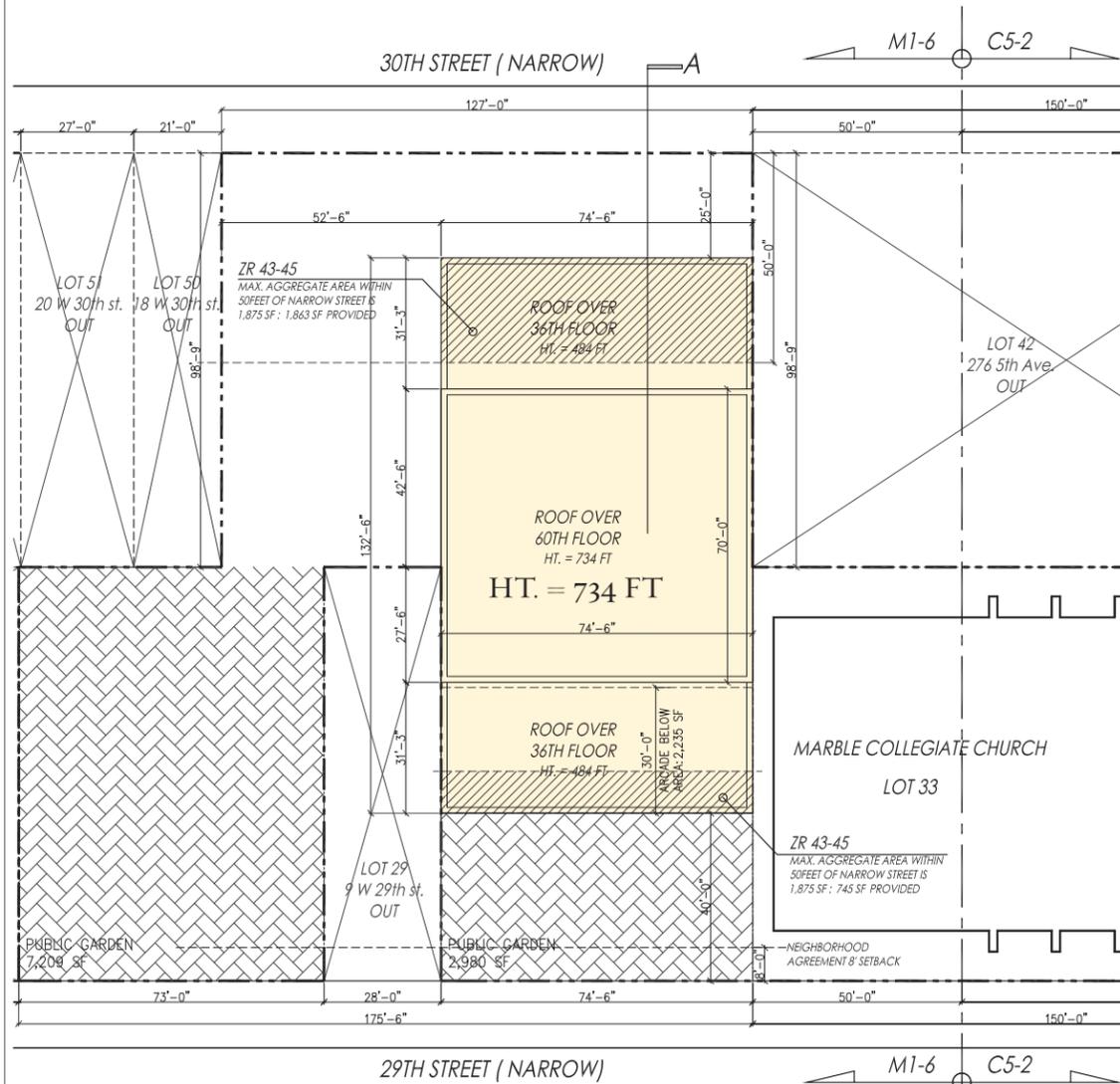
EXHIBIT C-3
STREET LINE REAR YARD EQUIVALENT



APPENDIX



ZONING LOT DIAGRAM



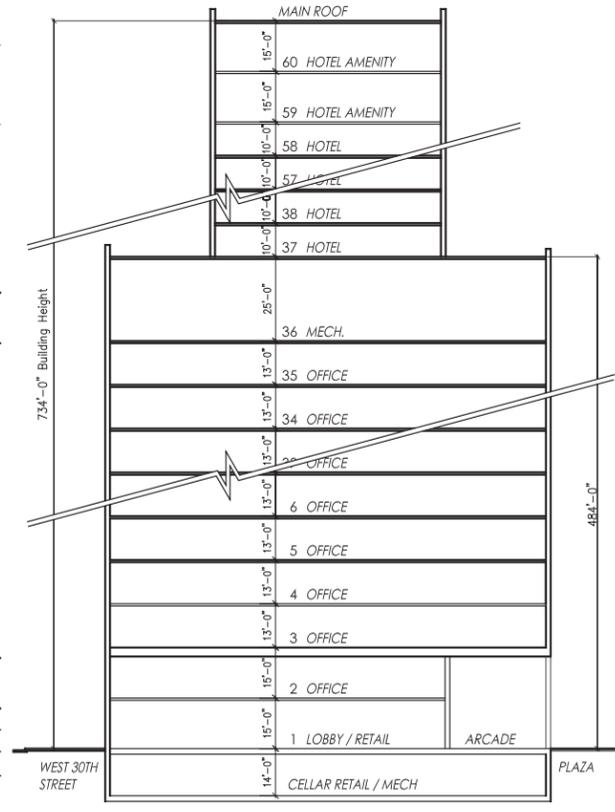
ZONING FLOOR AREA

LOT NO.	Name / ADDRESS	LOT SIZE	F.A.R.	10	EXISTING	BASE ZSF	F.A.R. 1.6Z PLAZA/ARCADE BONUS	TOTAL ZSF
LOT 33	Marble Collegiate Church	14,812.5 SF	148.125	SF	22,970 SF	125,155 SF		
LOT 26	15 W 29TH STREET (MOSQUE)	4,740.0 SF	47.400	SF	18,212 SF	29,188 SF		
LOT 28	11 W 29TH STREET	2,468.8 SF	24.688	SF		24,688 SF		
LOT 30	3 W 29TH STREET	7,356.9 SF	73.569	SF		73,569 SF		
LOT 48	8 W 30TH STREET	9,875.0 SF	98.750	SF		98,750 SF		
LOT 49	16 W 30TH STREET	2,666.3 SF	26.663	SF		26,663 SF		
7 LOTS		41,919.5 SF	419.195	SF	41,182 SF	378,013 SF	67,839 SF	445,852 SF

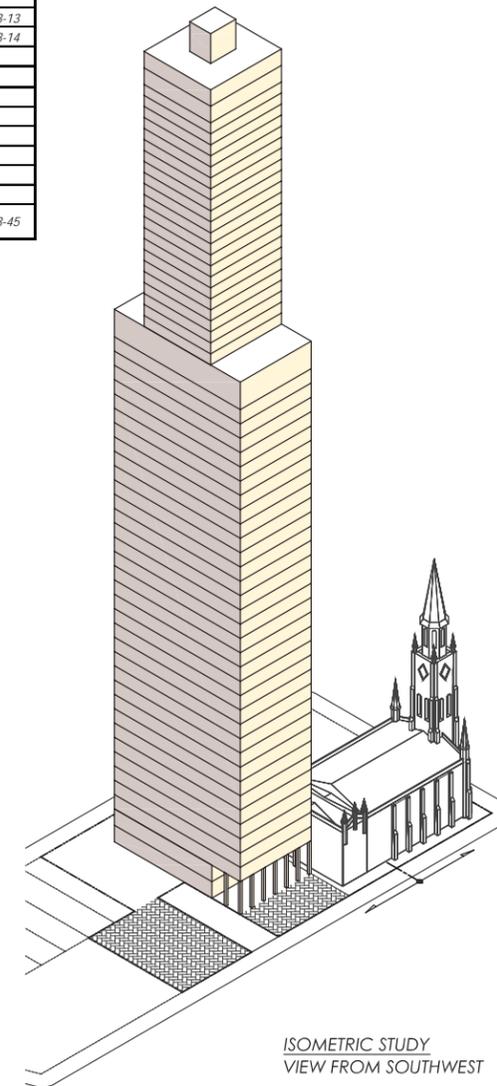
Note : FA generated from Plaza: 61,134 SF 1.46 FAR
 FA generated from Arcade: 6,705 SF 0.16 FAR
 Total 67,839 SF 1.62 FAR

ZONING CONSIDERATIONS

ZONE	M1-6 / C5-2	MAP BD	ZR
F.A.R.	10.00		
SITE AREA	41,919.5 SF		
MAX. ALLOWABLE ZSF (1)	419,195 SF		
LESS EXISTING (2)	41,182 SF		
ADDL. FAR from PLAZA (3)	61,134 SF	10,189 x 6 = 61,134 SF, Approx. 1.46 FAR	43-13
ADDL. FAR from ARCADE (4)	6,705 SF	2,235 X 3 = 6,705 SF, Approx. 0.16 FAR	43-14
MAX. ALLOWABLE ZSF (5)	445,852 SF	(5) = (1)-(2)+(3)+(4)	
MAX. ALLOWABLE GSF (6)	461,457 SF	(6) = (5)X1.035 (MECH)	
REQUIRED REAR YARD	20 FT		
MIN. STREET WALL	N/A		
MAX. STREET WALL	85 FT or 6 STORIES		
MAX. TOWER COVERAGE	40 %		
MIN. TOWER SETBACK	15 FT ON NARROW STREET		
	10 FT ON WIDE STREET		
MAX. AGGREGATE AREA WITHIN 50 FEET OF NARROW STREET	1,875 SF	Not applicable if Residential tower	43-45



SECTION A



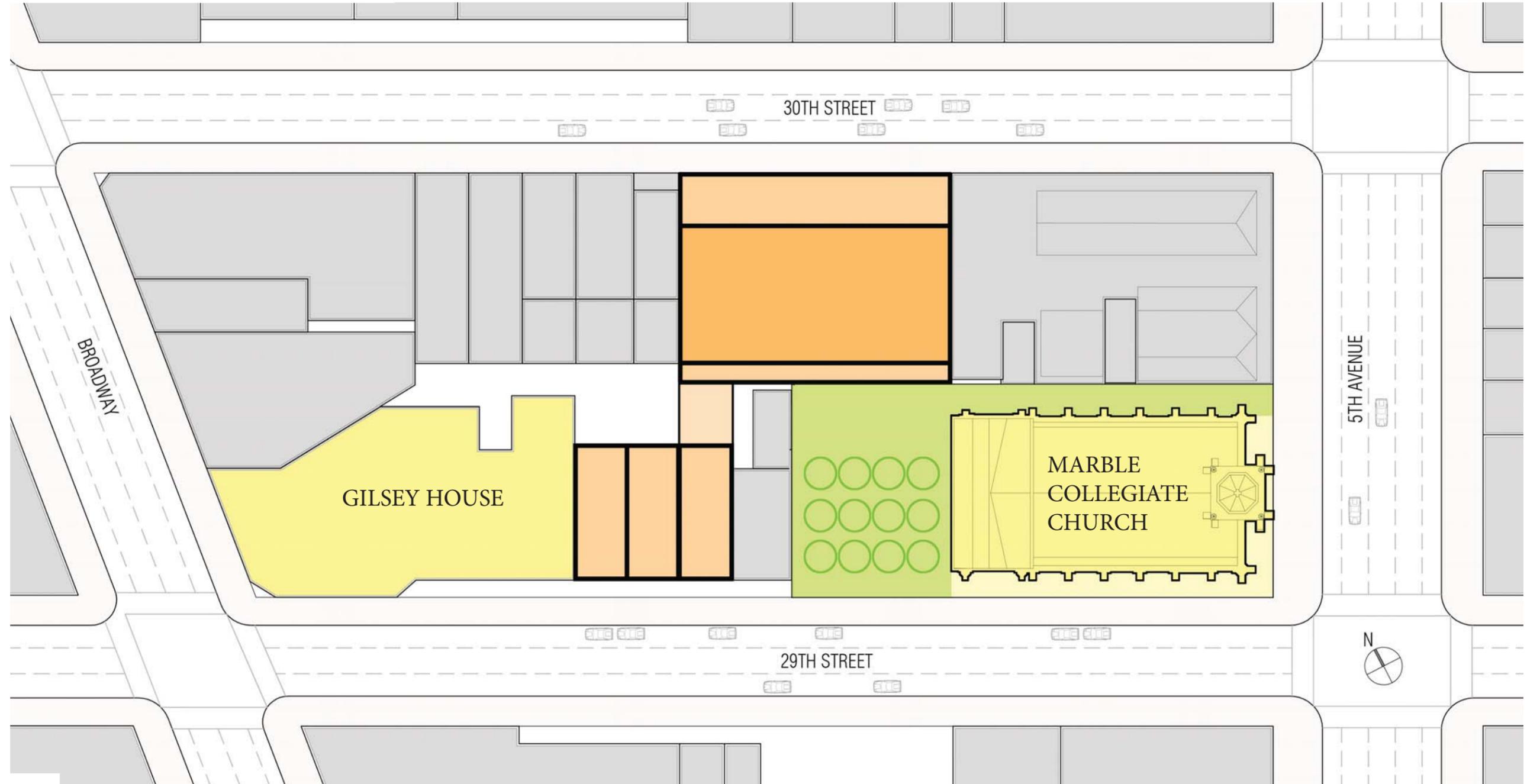
ISOMETRIC STUDY VIEW FROM SOUTHWEST

PROPOSED F.A. FOR NEW DEVELOPMENT

FLOOR	HOTEL	5% MECH DEDUCT	MECH. ROOM	TOTAL ZONING FLOOR AREA
Cellar 02				
Cellar 01				
1st FL.	7,636 SF	(364) SF		7,272 SF
2nd FL.	7,636 SF	(364) SF		7,272 SF
3rd FL.	9,871 SF	(470) SF		9,401 SF
4th FL.	9,871 SF	(470) SF		9,401 SF
5th FL.	9,871 SF	(470) SF		9,401 SF
6th FL.	9,871 SF	(470) SF		9,401 SF
7th FL.	9,871 SF	(470) SF		9,401 SF
8th FL.	9,871 SF	(470) SF		9,401 SF
9th FL.	9,871 SF	(470) SF		9,401 SF
10th FL.	9,871 SF	(470) SF		9,401 SF
11th FL.	9,871 SF	(470) SF		9,401 SF
12th FL.	9,871 SF	(470) SF		9,401 SF
13th FL.	9,871 SF	(470) SF		9,401 SF
14th FL.	9,871 SF	(470) SF		9,401 SF
15th FL.	9,871 SF	(470) SF		9,401 SF
16th FL.	9,871 SF	(470) SF		9,401 SF
17th FL.	9,871 SF	(470) SF		9,401 SF
18th FL.	9,871 SF	(470) SF		9,401 SF
19th FL.	9,871 SF	(470) SF		9,401 SF
20th FL.	9,871 SF	(470) SF		9,401 SF
21st FL.	9,871 SF	(470) SF		9,401 SF
22nd FL.	9,871 SF	(470) SF		9,401 SF
23rd FL.	9,871 SF	(470) SF		9,401 SF
24th FL.	9,871 SF	(470) SF		9,401 SF
25th FL.	9,871 SF	(470) SF		9,401 SF
26th FL.	9,871 SF	(470) SF		9,401 SF
27th FL.	9,871 SF	(470) SF		9,401 SF
28th FL.	9,871 SF	(470) SF		9,401 SF
29th FL.	9,871 SF	(470) SF		9,401 SF
30th FL.	9,871 SF	(470) SF		9,401 SF
31st FL.	9,871 SF	(470) SF		9,401 SF
32nd FL.	9,871 SF	(470) SF		9,401 SF
33rd FL.	9,871 SF	(470) SF		9,401 SF
34th FL.	9,871 SF	(470) SF		9,401 SF
35th FL.	9,871 SF	(470) SF		9,401 SF
36th FL.	9,871 SF		(9,871) SF	0 SF
37th FL.	5,215 SF	(248) SF		4,967 SF
38th FL.	5,215 SF	(248) SF		4,967 SF
39th FL.	5,215 SF	(248) SF		4,967 SF
40th FL.	5,215 SF	(248) SF		4,967 SF
41st FL.	5,215 SF	(248) SF		4,967 SF
42nd FL.	5,215 SF	(248) SF		4,967 SF
43rd FL.	5,215 SF	(248) SF		4,967 SF
44th FL.	5,215 SF	(248) SF		4,967 SF
45th FL.	5,215 SF	(248) SF		4,967 SF
46th FL.	5,215 SF	(248) SF		4,967 SF
47th FL.	5,215 SF	(248) SF		4,967 SF
48th FL.	5,215 SF	(248) SF		4,967 SF
49th FL.	5,215 SF	(248) SF		4,967 SF
50th FL.	5,215 SF	(248) SF		4,967 SF
51st FL.	5,215 SF	(248) SF		4,967 SF
52nd FL.	5,215 SF	(248) SF		4,967 SF
53rd FL.	5,215 SF	(248) SF		4,967 SF
54th FL.	5,215 SF	(248) SF		4,967 SF
55th FL.	5,215 SF	(248) SF		4,967 SF
56th FL.	5,215 SF	(248) SF		4,967 SF
57th FL.	5,215 SF	(248) SF		4,967 SF
58th FL.	5,215 SF	(248) SF		4,967 SF
59th FL.	5,215 SF	(248) SF		4,967 SF
60th FL.	5,215 SF	(248) SF		4,967 SF
Roof	1,970 SF	(94) SF		1,876 SF
Total (not incl. Cellar)	478,016 SF	(22,293) SF	(9,871) SF	445,852 SF

MASTER SITE PLAN

- PROPOSED
- MASSING ALONG 30TH STREET
 - CREATE NEW PUBLIC OPEN SPACE



- DEVELOPMENT SITE
- LANDMARKS
- PUBLIC OPEN SPACE