Chapter 8: Urban Design and Visual Resources

A. INTRODUCTION

This chapter assesses the potential of the proposed redevelopment of the former Saint Vincents campus to affect the pedestrian experience of public space in the project area and in the surrounding area. The project area is located in Greenwich Village and comprises three parcels—the East Site, the Triangle Site, and the O'Toole Building, as described below. The proposed East Site project includes a mixed-use, primarily residential development on the East Site, and the addition of publicly accessible open space on the Triangle Site. The proposed Center for Comprehensive Care would be developed in the former O'Toole Building.

A preliminary level analysis is appropriate when the projects may have effects on one or more of the elements that contribute to the pedestrian experience, including arrangement and orientation of streets, building size and placement, and presence of visual resources, open space and natural features, and would be perceptible to the pedestrian. As the proposed project would affect a number of these components, a preliminary analysis has been conducted in accordance with City Environmental Quality Review (CEQR), which requires that City agencies, respectively, consider the effects of their actions on the pedestrian experience of public space in a given area, including its vitality, walkability, and overall visual character. This preliminary analysis first addresses urban design characteristics for existing conditions, the future without the proposed projects (the No Build condition), and the probable impacts of the proposed projects for the year 2015, when the proposed projects are expected to be completed. The analysis compares the proposed projects to the the No Build condition, in which it is assumed that the East Site buildings will remain vacant, underutilized, inactive, and in their current form in the future without the proposed projects; no changes will be made to the Triangle Site; and the O'Toole Building will continue operating as a health care facility.

PRINCIPAL CONCLUSIONS

Based on the preliminary analysis, a detailed analysis is not warranted. The proposed East Site project and Center for Comprehensive Care would not be expected to result in any significant, adverse impacts to urban design elements or visual resources that would negatively affect the pedestrian experience in comparison to the No Build condition. The proposed projects would not alter the placement of streets or natural features of the study area, and would be in keeping with building uses, sizes, and shapes found in the study area. They would expand the open space on the Triangle Site and make it publicly accessible. The O'Toole Building, a visual resource in the study area, would be restored and rehabilitated. The proposed East Site project would retenant the East Site with residential uses in new and renovated buildings. The new building on Seventh Avenue would have a more pedestrian friendly scale. The large vehicular openings on Seventh Avenue and double height arcade with recessed unfenestrated ground floor on West 11th Street would be replaced with a new building containing more modest retail openings. The ground floor storefront openings would be of a size similar to other buildings on Seventh Avenue and

more suitable to those of a residential neighborhood than the future without the proposed projects (No Build) condition, where the Cronin and Link Buildings have narrow strip windows set in large expanses of brick wall. The ground floor retail proposed on Seventh Avenue and wrapping onto West 12th and West 11th Streets would provide visual interest and engage the pedestrian. This would be in keeping with retail uses found across West 11th Street on the avenues, and at the intersections of the avenues and the sidestreets where the retail uses on the avenues wrap the corners and provide storefront display windows and additional retail spaces continue on the sidestreets. The new townhouses would better relate to the existing West 11th Street streetscape than the existing Cronin Building. The new residential building, to be clad in red brick and of a similar height as the Reiss Pavilion it would replace, would not substantially alter the pedestrian experience on West 12th Street. Further, the setback of the townhouses and the majority of the new residential building on West 11th Street behind landscaped areas and addition of new trees on West 12th and 11th Streets would also be in keeping with the urban design character of the sidestreets and positively affect the pedestrian experience. In comparison, in the No Build condition the East Site buildings would remain vacant and in their current configuration, the landscaped area on the Triangle Site would remain inaccessible to the public, and the exterior of the O'Toole Building would not be repaired and restored.

URBAN DESIGN

East Site

In comparison to the No Build condition (in which the East Site buildings would remain vacant and in their current form), the proposed East Site project would renovate, redevelop, and retenant the East Site. These proposed changes would alter the urban design of this part of the project area with the demolition of the Coleman, Link, and Reiss Pavilions and the Cronin Building, and the renovations of the Smith/Raskob Buildings, Nurses' Residence, and Spellman Pavilion. The new residential infill would change the buildings types on the East Site from vacant institutional buildings to retenanted and new residential buildings. The proposed East Site project would reduce the overall amount of development on the East Site. The changes in bulk on the East Site would be most visible to the pedestrian where the proposed 4- and 5-story townhouses would replace the 14-story Cronin Building on West 11th Street, and where the new Seventh Avenue building would replace the east-west bulk of the Coleman Pavilion with a building that would redistribute floor area in a north-south orientation on Seventh Avenue. The proposed East Side project would enhance the ground level pedestrian experience by introducing ground floor retail openings at street level along Seventh Avenue that would replace the curb cuts and vehicular entrances associated with the former emergency department, and introduce ground floor retail with similar retail openings wrapping onto the side streets for a short distance. New landscaped areas would be created fronting onto the sidewalk on West 11th Street and in front of the new residential building that would replace the Reiss Pavilion on West 12th Street. The new 16-story (approximately 189-foot-tall**]** [203 feet to the top of the mechanical penthouse]) residential building would replace the 17-story (approximately 190-foot-tall) east-west oriented Coleman Pavilion and four-story Link Pavilion (approximately 59-foot-tall). The new building's tower portion would be set above a lower height base and would have multiple setbacks. The setbacks would help to reduce the visibility of the taller portions of the buildings from the street. Further, the East Site buildings would step down in height to the east to heights similar to the mix of taller and shorter buildings on study area side streets. The proposed retail would be visually similar to that found on the adjacent blocks and on Seventh

Avenue. Retail entrances would be limited to Seventh Avenue and at the intersection of West 11th Street and Greenwich and Seventh Avenues.

The East Site is characterized by buildings of varied massing, bulk, and height and the proposed East Site project would continue this condition by providing a series of discrete buildings to be constructed among the existing buildings to be retained. The East Site would consist of buildings of varying height, and as tall as other existing residential buildings in the study area. As a result, the changes to the pedestrian experience would be somewhat, but not substantially, different from the No Build condition.

In addition to the new residential building and the Smith/Raskob Buildings, described above, other changes to the East Site include the replacement of the 14-story (approximately 151-foot-tall) Cronin Building with 4- and 5-story (approximately 54- and 63-foot-tall, respectively) rowhouses. These new buildings would alter the urban design of the East Site's West 11th Street frontage, however, these changes would be in keeping with the residential context of the nearby rowhouses already on this street. The replacement of the 9-story Reiss Pavilion (approximately 109 feet tall) with a new 10-story (approximately 112-foot-tall) residential building with multiple setbacks would not be a significant departure from the No Build condition. It would not materially change the height of the building at this location and would have a series of setbacks not unlike the Smith Building which also sets back at the sixth and eighth floors. It would also be located on a street that has a strong residential character. While the new buildings on the East Site would alter the East Site's urban design, these buildings would be contextual with East Site buildings and the surrounding residential area. Further, the retained East Site buildings would maintain the existing streetwall though the inclusion of new retail in the Raskob Building and residential uses throughout the East Site would increase pedestrian activity from the No Build condition. The new entrance to the parking garage on West 12th Street would not adversely impact the streetscape, as the street would retain its mostly residential character. Curb cuts for garage entrances in residential buildings are found throughout the study area, including within 3 buildings on West 12th Street between Sixth and Seventh Avenues. These include two buildings on the north side of the street and a building on the south side of the street. The additional curb cut would not adversely alter the pedestrian experience as the urban pedestrian is used to navigating these entrances and watching for vehicles. In comparison to the No Build condition, the proposed changes to the East Site buildings would add active uses, adding multiple entrances to the East Site buildings similar to those found on adjacent blocks. These changes would slightly modify the pedestrian experience and be consistent with the character of conditions found around the project area. Therefore, the East Site project would not negatively affect the pedestrian experience and would not result in any significant adverse urban design impacts.

Triangle Site

The proposed East Site project would positively affect the pedestrian experience at the Triangle Site. In comparison to the No Build condition, the Materials Handling Facility, its loading docks, and associated curb cut on West 12th Street would be removed. The medical gas storage area and the adjacent driveway would be retained. The open space on the Triangle Site would be expanded and opened to the public, enlivening the space and activating the adjacent sidewalks with increased pedestrian activity. This change would allow views to and through the open space from vantage points throughout the study area. Overall, from an urban design perspective the Triangle Site would be transformed from a site with a building of an industrial character and smaller landscaped area to a primarily publicly accessible open space.

O'Toole Building

The proposed projects would not result in changes to the height and placement of the O'Toole Building on the block. The overall form of the O'Toole Building would be retained. The removal of the tiles on the building facade, which are in a deteriorate condition, would improve the overall appearance of the building. The renovation of the O'Toole Building would result in the building having a smaller gross floor area (approximately 152,556 gross square feet [gsf]) as compared to the building's 162,020 gsf due to the elimination of floor plates in certain areas of the building. The minor reduction in size would not be apparent to the pedestrian. The Center for Comprehensive Care would retain and reuse the architectural form of the O'Toole Building and the façade of the O'Toole Building would be restored to its originally designed condition of finished concrete painted white. To allow for the renovation of this building to house the Center for Comprehensive Care, a number of alterations would occur at street level and would be visible to the pedestrian. The form of the ground floor would be altered at its northwest and southwest corners to accommodate an entrance to the upper floor medical offices and an ambulance entry, respectively. Additional fenestration would be located at the West 13th Street entrance. The Seventh Avenue entrance would be modified with a new vestibule and entrance with projecting canopy and Americans with Disabilities Act (ADA)-compliant ramps. The need for sufficient mechanical equipment would require new rooftop mechanical equipment to be placed on the roof, in the area currently occupied by the cooling tower (see Figure 1-20 in Chapter 1, "Project Description"). The new rooftop equipment would be screened and would be of a lower height than the slab-like stair tower. The proposed alterations to the O'Toole Building site would also include one new curb cut for the ambulance exit with the former garage entry curb cut used for loading purposes and the ambulance entry in comparison to the No Build where the existing curb cut for the garage would remain. There would be new canopies at the entrances extending to the curb, similar to the No Build condition. The proposed removal of the metal fence around the building (and replacement with a lower railing) and the replacement in kind of the deteriorated glass block wall at ground level would allow for greater visibility and interest at street level. It would also improve this visual resource's appearance. Therefore, the proposed project would not negatively affect the pedestrian experience of public space and would not result in any significant adverse urban design impacts.

VISUAL RESOURCES AND VIEW CORRIDORS

No visual resources or view corridors would be adversely affected by the proposed East Site project and Center for Comprehensive Care. Visual resources consist of the streets and buildings that make up the Greenwich Village Historic District, as well as the O'Toole Building, a distinctive building within the Greenwich Village Historic District. The O'Toole Building would remain a visual resource in the neighborhood and its value as a visual resource would be improved through the renovations that would be undertaken as part of the Center for Comprehensive Care. The expansion of the Triangle Site into a publicly accessible open space would not obstruct views to historic buildings and would allow for longer views across it with the demolition of the Materials Handling Facility. Views of Sixth, Seventh, and Greenwich Avenues in the primary and secondary study areas and views on Fifth and Eighth Avenues and Hudson Street in the secondary study area would remain unobstructed. Views of Seventh Avenue would be somewhat altered by new buildings on the East Site adjacent to this avenue and to a lesser degree, the renovation of the O'Toole Building.

Views north from the diagonal streets south of Greenwich Avenue would include the new landscaped open space and portions of the East Site residential buildings and the renovated

O'Toole Building. The activation of the Seventh Avenue frontage on the East Site for retail, as well as restoration of the O'Toole Building's façade and redesign of the open space on the Triangle Site, would generate visual interest at street level. Views to the two other visual resources visible from the primary and secondary study areas—the Jefferson Market Library and the Empire State Building—would not be affected by the proposed projects due to their distance from the project area.

The proposed projects would not alter the street pattern or block shapes of the project area or study areas, nor would they introduce incompatible uses. The addition of new residential buildings and alterations to existing buildings on the East Site would enliven the streetscape of the project area and surrounding area. The proposed alterations to the Triangle Site would provide public access to open space in this part of the project area, improving the pedestrian experience. Further, although some views in the study areas would be slightly modified by the alterations to the O'Toole Building, these changes would not adversely affect the pedestrian experience. Although some views in the primary study area near the project area would be changed by the proposed alterations to the project area buildings and the Triangle Site's open space, as described below, no significant visual resources or view corridors in the primary or secondary study area would be obstructed. Therefore, in comparison to the No Build condition, the proposed projects are not expected to result in significant adverse impacts on urban design, view corridors, or visual resources and would not adversely affect the pedestrian experience of these urban design components.

B. METHODOLOGY

As defined in the *CEQR Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space and this preliminary analysis considers the effects of the Proposed Projects on the experience of a pedestrian in the project and study areas. The assessment focuses on those project elements that have the potential to alter the built environment, or urban design, of the project area, which is collectively formed by the following components:

- Streets—the arrangement and orientation of streets define location, flow of activity, street views, and create blocks on which buildings and open spaces are arranged. Other elements including sidewalks, plantings, street lights, curb cuts, and street furniture also contribute to an area's streetscape.
- Buildings—A building's size, shape, setbacks, pedestrian and vehicular entrances, lot coverage and orientation to the street are important urban design components that define the appearance of the built environment.
- Visual Resources—visual resources include significant natural or built features, including important views corridors, public parks, landmarks structures or districts, or otherwise distinct buildings.
- Open Space—open space includes public and private areas that do not include structures including parks and other landscaped areas, cemeteries, and parking lots.
- Natural Features—natural features include vegetation, and geologic and aquatic features that are natural to the area.

Sunlight and wind conditions also affect the pedestrian experience of a given area. As the proposed projects would not be constructed in an area that experiences high wind conditions, such as sites along the waterfront, nor would the projects' size or orientation of buildings

contribute to high wind conditions, a pedestrian wind analysis was not warranted. The variation in building heights and street widths found in the project and study areas generally allow sunlight to reach the much of the secondary study area throughout the day and this condition would not be significantly altered with the proposed projects. A discussion of the proposed project's potential to cast new incremental shadows is discussed in Chapter 6, "Shadows."

In accordance with the 2010 *City Environmental Quality Review (CEQR) Technical Manual*, this chapter considers both a ¼-mile study area that is coterminous with that of the land use, zoning, and public policy study area and a smaller, 400-foot study area surrounding the project area with approximately 200-foot-long extensions to the south on Seventh Avenue and southwest on West 11th, Bank, and West 12th Streets to account for view corridors on these streets (see **Figures 8-1a through 8-1c**). The primary study area is the smaller study area which is roughly bounded by the intersection of West 13th Street and Greenwich Avenue on the west, the north side of West 14th Street on the north, the east side of Sixth Avenue on the east, the west side of West 10th Street on the south, and the midblocks of Perry, West 11th, Bank, West 12th, and Jane Streets also on the south. The larger, secondary study area is roughly bounded by the west side of Hudson Street on the west, the south side of West 18th Street on the north, the west side of Fifth Avenue on the east, and the north side of Washington Place on the south.

This preliminary assessment focuses on those actions that would affect public space and that would be perceptible to the pedestrian from street level. These include a proposed zoning text amendment to ZR 74-743(a)(4) to make an existing allowing, for a reduction of up to 50 percent of the open space requirements and utilization of the maximum FAR available for the proposed East Site project; an LSGD special permit pursuant to ZR 74-743(a)(1) that would allow part of the open space required as part of the East Site development to be located on the Triangle Site; and an LSGD special permit pursuant to ZR 74-743(a)(2) to allow the location of buildings without regard for the applicable height and setback regulations required by zoning. Additional modifications to outer court recess requirements and rear yard setback controls being requested for the proposed East Site project would not be apparent to the pedestrian. These actions are described in greater detail in Chapter 1, "Project Description."

C. EXISTING CONDITIONS

PROJECT AREA

URBAN DESIGN

The project area comprises the East Site, the Triangle Site, and the O'Toole Building (see **Figures 8-1a through 8-1c and 8-2**). The East Site between West 11th and West 12th Streets contains the former hospital buildings, support functions, and offices, which are now vacant. The project area is currently located in R6, C2-6, C1-6, and C2-7 zoning districts (see Chapter 2, "Land Use, Zoning, and Public Policy," Figure 2-2). The Triangle Site is to the west of the East Site and to the south of the O'Toole Building; it is occupied by the Materials Handling Facility and a fenced landscaped area not accessible to the public behind a raised brick wall. The O'Toole Building—which occupies the eastern end of the block bounded by Sixth and Seventh Avenues and West 12th and West 13th Streets—houses health clinics and ambulatory care facilities. As described in Chapter 2, "Land Use, Zoning, and Public Policy," the entire project area is currently governed by a large scale community facility development (LSCFD) established in 1979.

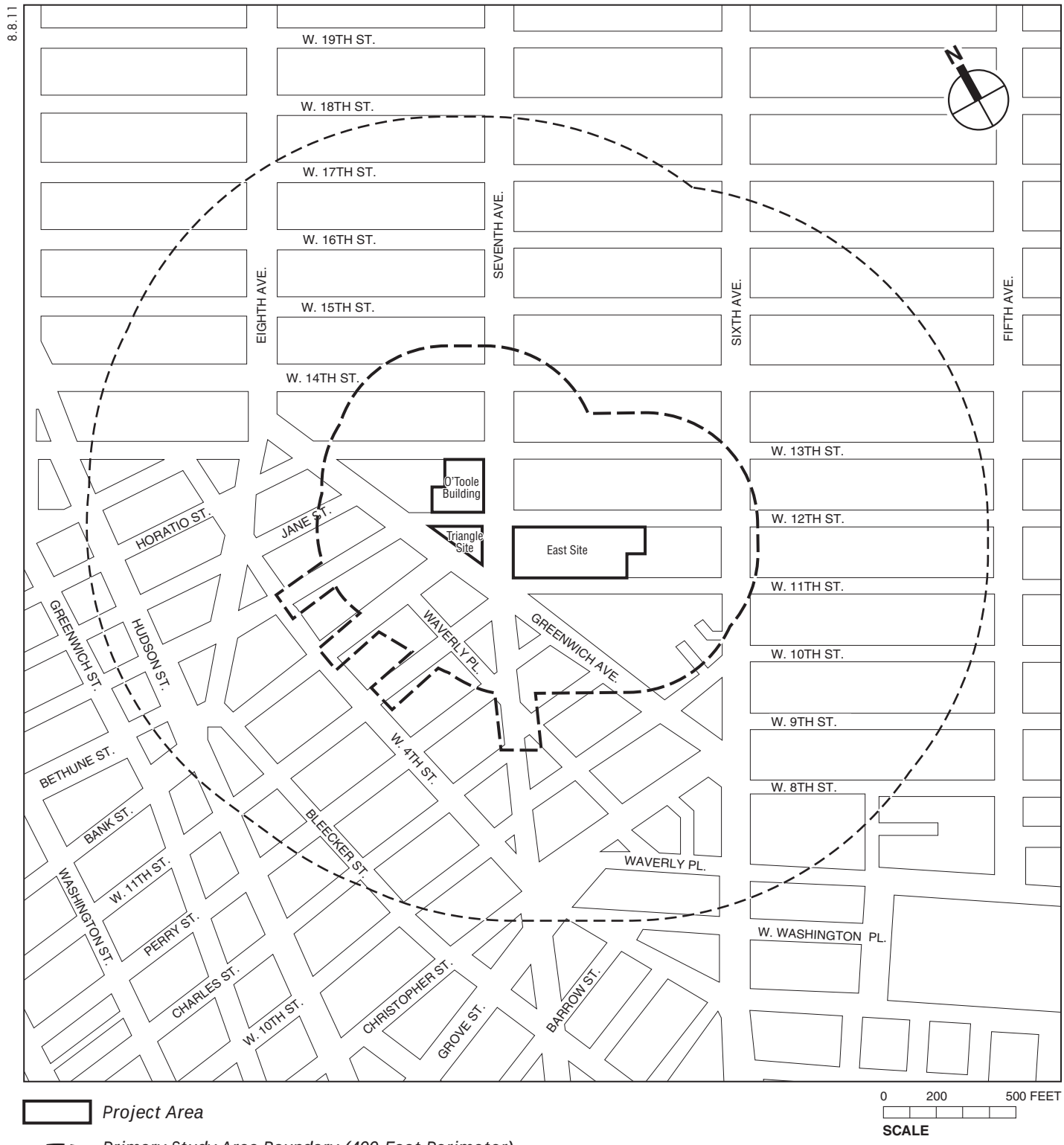
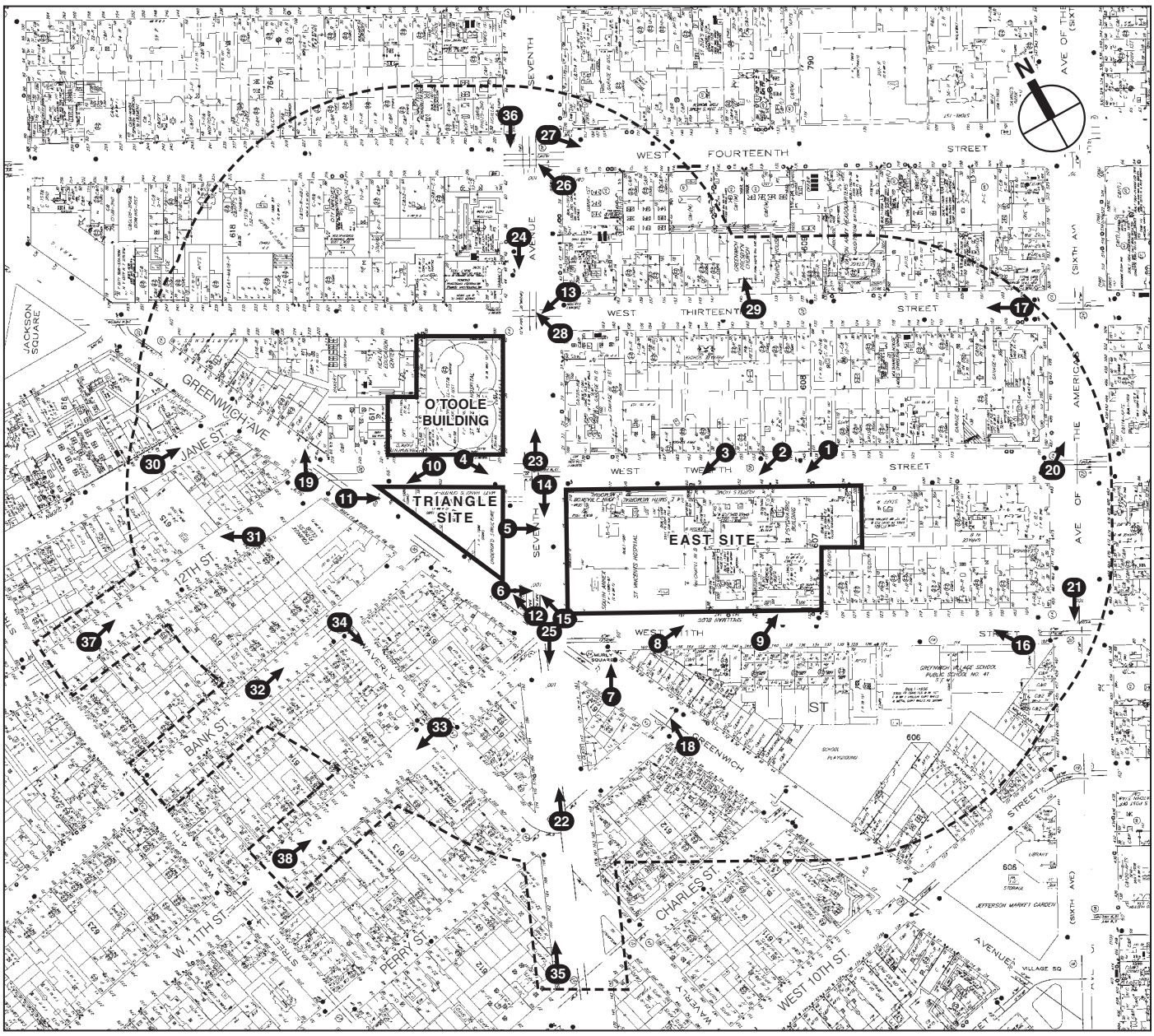


Figure 8-1a
Project Location

8.17.11



Project Area Boundary

Primary Study Area Boundary (400-Foot Perimeter)

Photograph View Direction and Reference Number

Figure 8-1b

Photograph View Locations

8.8.11



0 200 1000 FEET

SCALE

Project Area

Primary Study Area Boundary (400-Foot Perimeter)

Secondary Study Area Boundary (1/4-Mile Perimeter)

Figure 8-1c
Aerial

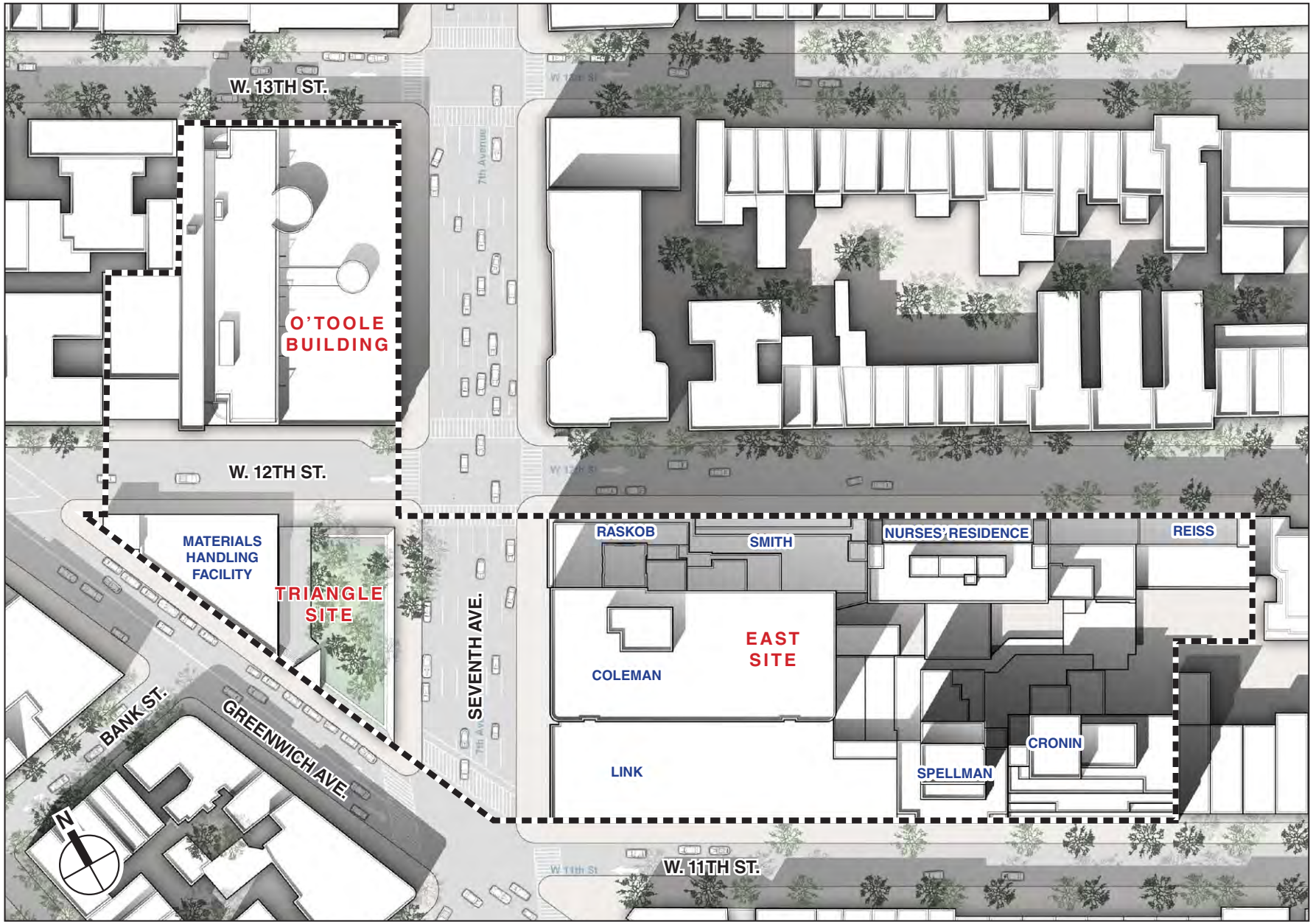


Figure 8-2

Existing Large Scale Community Facility Development (LSCFD)

East Site

The East Site occupies the western portion of the block bounded by West 11th and West 12th Streets and Sixth and Seventh Avenues. The block has a rectangular form with its short ends along the north-south avenues and its long ends along the east-west streets. The western boundary of the East Site is Seventh Avenue, one of the primary north-south thoroughfares in the study area. It carries southbound traffic. North and south of the East Site are West 11th and West 12th Streets, two east-west streets that carry one-way traffic.

The East Site's eight buildings create a strong, uninterrupted streetwall. The streetscape includes wide sidewalks, standard street signs, cobra head and mast-arm lampposts, wire mesh garbage cans, mailboxes, and metal grates in the sidewalk. There are no street trees on West 12th Street in front of the Smith/Raskob Buildings and Nurses' Residence, or on Seventh Avenue. There are a few small young street trees on the sidewalk in front of the Reiss Pavilion and small street trees lining the sidewalk on West 11th Street. Some street vendor carts are located on Seventh Avenue and West 11th and West 12th Streets. The adjacent streets are generally lined with parallel-parked cars.

The East Site comprises eight former hospital and administrative support buildings ranging in height from four (approximately 59 feet tall) to 17 (approximately 190 feet tall) stories. The East Site buildings include older, early to mid-20th century buildings and newer buildings dating from the 1980s. These buildings have different heights, architectural styles, and footprint sizes.

The East Site buildings facing West 12th Street include the Reiss Pavilion, the Nurses' Residence, and the Smith/Raskob Buildings (see **Figures 8-3 and 8-4**). Built in the 1950s, the Reiss Pavilion is the East Site's easternmost building on West 12th Street. It is nine stories tall (approximately 109 feet tall, containing 67,120 gsf), clad in brown brick with a stone-faced ground floor, and has punched windows with air conditioner vents below most windows. Dating from the early 20th century, the Nurses' Residence is located west of the Reiss Pavilion. It is a 14-story (including a penthouse) red brick building that rises approximately 140 feet in height, with setbacks above the second and third floors with an elegant, decorative metal canopy at the entrance. It contains 73,903 gsf. Most windows have projecting air conditioning units. West of the Nurses' Residence are the 13- and 15-story (including penthouses) red brick-faced Smith/Raskob Buildings (146 feet tall and 168 feet tall, respectively, containing 114,326 gsf) with façades on both West 12th Street and Seventh Avenue. The Raskob Building occupies the corner site and rises flush from the sidewalk without a setback until the 10th floor. It has multiple setbacks on its West 12th Street façade and a setback above the 10th floor on both its West 12th Street and Seventh Avenue façades. It also has two- and three-story rooftop penthouses. The Smith Building sets back at the sixth and eighth floors, with additional setbacks at the upper stories.

In addition to the 15-story Raskob Building, the East Site's Seventh Avenue frontage includes the Coleman Pavilion in the midblock, and the Link Pavilion at the corner of Seventh Avenue and West 11th Street (see **Figures 8-3 and 8-5**). At street level these buildings largely present a blank brick façade on 7th Avenue with large vehicular openings and a pedestrian emergency room entrance. The 17-story (approximately 190-foot-tall) Coleman Pavilion is the tallest building on the East Site. Built in 1982, it is faced in brown brick, has banded horizontal windows, and rises flush from the sidewalk without setbacks. The ground floor has a service entrance with a corresponding curb cut and a low, wide emergency pedestrian entrance with windows. The four-story, approximately 59-foot-tall Link Pavilion at the corner of Seventh Avenue and West 11th Street was built in 1987 and was the last building to be constructed on



Source: FXFowle Architects PC - July 7, 2009 Presentation

Reiss Pavilion — 134-144 West 12th Street **1**



Nurses' Residence —
148-158 West 12th Street **2**

Figure 8-3
Project Area Views



Smith/Raskob Buildings - West 12th Street Facade **3**



Smith/Raskob Buildings - Seventh Avenue/160-172 West 12th Street (Seventh Avenue and West 12th Street facades) **4**

Figure 8-4
Project Area Views



Coleman Pavilion — 7-15 Seventh Avenue **5**



Link Pavilion — 1-5 Seventh Avenue/ 151-167 West 11th Street (Seventh Avenue Facade) **6**



Coleman and Link Pavilions (West 11th Street Facades) **7**

Figure 8-5

Project Area Views

the East Site. It is similar in style to the Coleman Pavilion and is faced in brown brick with banded windows. The Link Pavilion has a recessed emergency vehicle entrance opening onto Seventh Avenue with a corresponding wide curb cut. There is a pedestrian entrance on West 11th Street, located at the end of a double-height covered area that extends east from the corner with Seventh Avenue. This covered pedestrian area is raised above street level on a low podium accessed by stairs across its entire distance. The covered area is formed by the cantilever of the upper stories above the first two floors of the building, which is supported on large brick piers at the sidewalk. The ground floor façade of the Link Building in this area consists of a blank brick wall with narrow windows at the second story. The Coleman and Link Pavilions contain a total of 356,013 gsf. Both the Raskob Building and the Coleman Pavilion contribute to the row of tall buildings on Seventh Avenue that continues north of the project area.

East of the Link Pavilion, the East Site buildings on West 11th Street are the Spellman Pavilion and the Cronin Building (see Views 8 and 9 of **Figure 8-6**). The 12-story (including penthouse), approximately 145-foot-tall Spellman Pavilion dates from the mid-20th century. It contains 63,582 gsf and has a stone base and red brick façade with a recessed three-story rooftop penthouse. The 14-story, approximately 151-foot-tall rectangular Cronin Building, built in 1961, occupies the eastern end of the East Site's West 11th Street frontage. It contains 88,170 gsf. The building rises flush from the sidewalk for six stories; above this streetwall are multiple setbacks faced in white brick. The building has a glass and aluminum curtain wall that is not in keeping with the materials or character of the buildings in the surrounding area.

The former hospital's primary entrance was in the Smith/Raskob Buildings on West 12th Street east of Seventh Avenue. The hospital's emergency department was located in the Link and Coleman Pavilions and the Smith/Raskob Buildings. Ambulances formerly accessed the emergency department from Seventh Avenue through the Coleman and Link Pavilions. The Link Pavilion also has two back-in emergency bays opening onto Seventh Avenue.

The East Site buildings comprise a total of approximately 763,114 gsf. Existing lot coverage of the East Site is approximately 87 percent.

The East Site is flat and does not include any open space or natural features that are visible from adjacent sidewalks and, therefore, open space on the East Site is not part of the pedestrian experience. There are some street trees on the sidewalks adjacent to the East Site buildings; however, these are located primarily on West 11th Street and in front of the Reiss Pavilion on West 12th Street. There are no street trees on the Seventh Avenue sidewalk or on West 12th Street in front of the Smith/Raskob buildings and the Nurses' Residence. Buildings in the study area near the East Site range in height from are three to 21 stories in height, with the open space portion of the Triangle Site to the west. The streets adjacent to the East Site are West 11th and 12th Streets (60 feet wide) and Seventh Avenue (100 feet wide). In general, these conditions allow sunlight to reach the East Site throughout the day. No notable pedestrian wind conditions at the East Site were experienced during field survey

Triangle Site

The western portion of the Triangle Site contains a windowless, one-story (22-foot-tall) brown brick building with loading bays opening onto West 12th Street and Greenwich Avenue, and a slightly taller roofless medical gas enclosure (32 feet tall) at the corner of Greenwich Avenue and West 12th Street. This enclosure is also windowless but has large vent openings on its three façades that gives it an industrial appearance. These structures are part of the former hospital's Materials Handling Facility and contain a total of approximately 26,320 gsf (the gsf includes the



Spellman Pavilion — 143-147 West 11th Street **8**



Cronin Building — 133-141 West 11th Street **9**

Figure 8-6
Project Area Views

total above and below grade square footage; approximately 9,713 zoning square feet [zsf] is above grade) (see Views 10 through 12 of **Figure 8-7**). The former hospital's Materials Handling Facility is low rise and built to the property lines without setbacks. Articulation is generally limited to loading dock and vent openings. On West 12th Street, there is a wide curb cut that extends the length of the loading dock openings. There is also a curb cut for the driveway leading to the medical gas storage area. Overall, the building presents an industrial aesthetic to the pedestrian that is out of keeping with the primarily residential character of the study area.

The Triangle Site entirely occupies the small triangular block bounded by three streets—Seventh Avenue, West 12th Street, and Greenwich Avenue. Seventh Avenue and West 12th Street create the site's northeast, perpendicular corner while Greenwich Avenue extends diagonally northwest-southeast along the Triangle Site's southern boundary, creating the site's two triangular ends. Seventh Avenue is a primary thoroughfare carrying southbound traffic; West 12th Street and Greenwich Avenue carry much less traffic. The streetscape adjacent to the Triangle Site includes wide sidewalks, standard street signs, cobra head and mast-arm lampposts, wire mesh garbage cans, mailboxes, and metal grates in the sidewalk. Lampposts on Seventh Avenue have colorful banners. The adjacent streets are generally lined with parallel-parked cars

The Triangle Site has a total lot area of approximately 16,677 sf. Existing lot coverage of the Triangle Site is approximately 36 percent. At approximately 6,000 zsf, the Triangle Site structures' total zsf is well below the permitted maximum FAR for the Triangle Site, and part of its floor area has been transferred to the East Site through the LSCFD.

The eastern portion of the Triangle Site includes an approximately 7,351-sf landscaped space oriented along Seventh Avenue. It is elevated above street level and set within a brick wall and behind a fence (see View 12 of **Figure 8-7**). The open space is not publicly accessible. However, it provides a landscaped area that is pleasant for the pedestrian. Like the East Site, the Triangle Site was also field surveyed. No notable pedestrian wind conditions were experienced at that time. Buildings in the study area near the Triangle Site range in height from three to 21 stories in height, with lower rise buildings to the south, west, and north and taller buildings east and north of the Triangle Site. The streets north and southwest of the Triangle Site—West 12th Street and Greenwich Avenue—are 60 and 64 feet wide, respectively; Seventh Avenue is 100 feet wide. In general, these conditions allow sunlight to reach the Triangle Site throughout the day.

O'Toole Building

The O'Toole Building is a six-story, 162,020-gsf institutional building that was completed in 1964 for the National Maritime Union as a union hiring hall and office building (see View 13 of **Figure 8-8**). As of August 2011, the building is being used by a limited number of clinics and doctor offices all of which will vacate by September 15, 2011. The O'Toole Building is a white ceramic tile-faced concrete building sited on the eastern end of the block bounded by Sixth and Seventh Avenues and West 12th and West 13th Streets. The building's top floor—the sixth floor—is contained in a rooftop penthouse formed by rectangular and tubular forms set back from Seventh Avenue. Projecting concrete roof canopies extend beyond the north and south ends of the penthouse. A circular elevator vestibule and bulkhead is located on the roof near Seventh Avenue. These rooftop elements are visible from the nearby sidewalks. Also on the roof is a round-arched tunnel corridor that provides access from the elevator vestibule to the penthouse along the west edge of the building. The building's principal entrance is on Seventh Avenue where there is a canvas canopy that extends from the centrally located entrance to the curb. A



Materials Handling Facility (West 12th Street Facade) **10**



Materials Handling Facility (Greenwich Avenue Facade) **11**



Triangle Site's open space **12**

Figure 8-7
Project Area Views



O'Toole Building — 20-40 Seventh Avenue (North and East Facades) **13**

Figure 8-8
Project Area View

secondary entrance is on West 12th Street where a canopy also extends to the curb. Areas of pedestrian activity are primarily limited to the entrances of the building. The building's ground floor is recessed below a series of cantilevers with scalloped edges reminiscent of portholes, which evoke the building's original use a headquarters building for the National Maritime Union. The ground floor has glass block walls that are recessed from the upper levels of the façade and behind a tall metal fence along the sidewalk. Although the ground level façades are glass block, they are not transparent and the façade on Seventh Avenue is largely obscured by both the shadow of the cantilevered upper stories and by the fencing. As such, there is limited visibility of the ground floor of building behind the fence and there are no views to and from the sidewalk through the glass block. On both West 12th and West 13th Streets the cantilevered and scalloped edges end in prominent stair towers enclosed in a large slab-like structure that rises above other parts of the building and extends to the property lines on both streets. On West 12th Street west of this structure is a windowless extension that is set back from West 12th Street. At ground level the extension contains the entrance to the underground parking garage. A curb cut provides access to the garage entrance.

The eastern end of the block containing the O'Toole Building is rectilinear while the western end along Greenwich Avenue is triangular. The streets adjacent to the O'Toole Building include Seventh Avenue, a primary north-south street, and West 12th and West 13th Streets, east-west side streets. The sidewalks adjacent to the O'Toole Building include standard street signs, cobra head lampposts, wire mesh garbage cans, telephone booths, mailboxes, and metal grates in the sidewalk. A subway entrance is located on West 12th Street immediately adjacent to the O'Toole Building. Some street vendor carts are located on Seventh Avenue. Seventh Avenue and West 12th and West 13th Streets are lined with parallel-parked cars.

The approximately 162,020 gsf contained in the O'Toole Building is below the permitted maximum FAR for the O'Toole Building Site. The O'Toole Building Site has a total lot area of approximately 36,138 sf. Existing lot coverage of the O'Toole Building Site is approximately 100 percent.

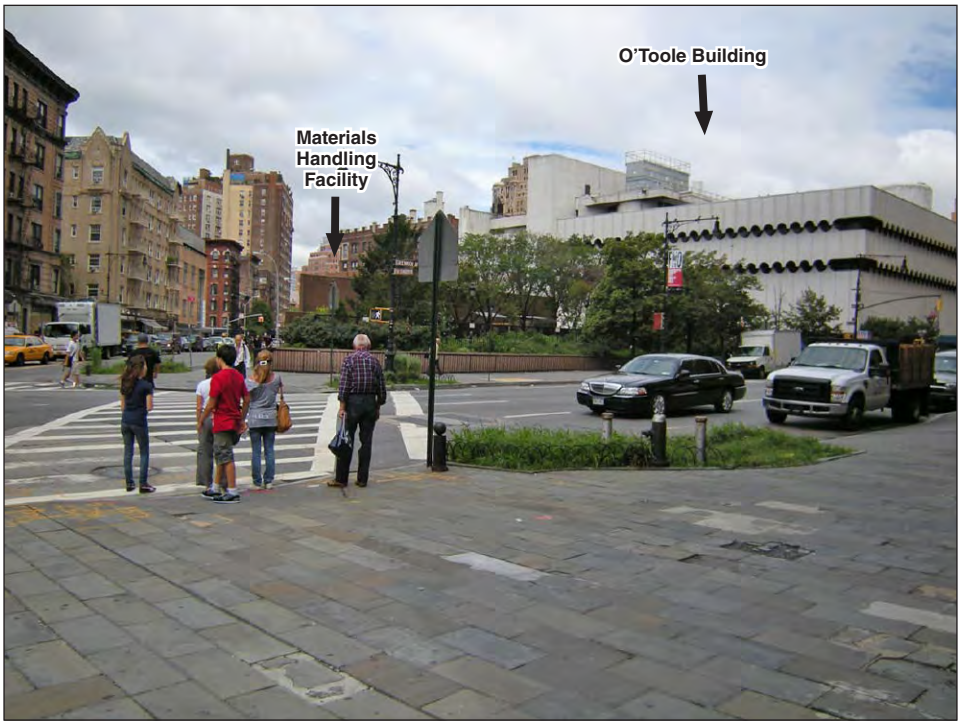
The O'Toole Building Site is relatively flat with the building occupying the entire site apart from a small paved area adjacent to Seventh Avenue and the recesses located under the building's cantilevers. There are no noteworthy natural features on this site. Like the East Site and the Triangle Site, the O'Toole Building Site was also field surveyed and no notable pedestrian wind conditions were experienced at that time. Buildings in the study area near the O'Toole Building range in height from one to 21 stories in height, with lower rise buildings located south, west, and north of the O'Toole Building and taller buildings located to the east and also to the north of this building. The streets north and south of the O'Toole Building are 60 feet wide; Seventh Avenue is 100 feet wide. In general, these conditions allow sunlight to reach the O'Toole Building throughout the day.

VISUAL RESOURCES AND VIEW CORRIDORS

Views to the project area buildings are available from several nearby vantage points on sidewalks adjacent to these blocks. Most views to the project area from the side streets are limited to views from nearby sidewalks. However, longer views to the project area from the south and from the west are also available because the one-story Materials Handling Facility and open space on the Triangle Site permit longer views across and above this structure (see Views 11 and 12 of **Figure 8-7** and View 15 of **Figure 8-9**).



View south on Seventh Avenue from West 12th Street **14**



View northwest from Seventh Avenue and West 11th Street **15**

Figure 8-9
Project Area Views

Views from the sidewalks adjacent to the sites include east-west views on West 11th, West 12th, and West 13th Streets; views north-south on Seventh Avenue; and views northwest-southeast on Greenwich Avenue. Views on the east-west streets are generally limited to the buildings on these streets, including views to the project area buildings. More expansive views are available in views northwest from West 11th Street adjacent to the Link Pavilion, including of the buildings located beyond the landscaped area and lowrise Materials Handling Facility on the Triangle Site (see View 15 of **Figure 8-9**). These views include the other project area buildings, including the O'Toole Building, a visual resource described below. Views west and south from the sidewalks adjacent to the Triangle Site include the primary study area's diagonal residential streets in the Greenwich Village Historic District which is considered a visual resource (described below in "Study Area, View Corridors and Visual Resources"). The low height of the Materials Handling Facility and the open space on the Triangle Site allow views from the Triangle Site's sidewalks to the mix of older and newer, and shorter and taller buildings within the primary and secondary study areas (see View 15 of **Figure 8-9**). No other visual resources can be seen from the project area.

The Coleman Pavilion and Smith/Raskob Buildings are visible from several vantage points in the study area, as these are the tallest buildings on the East Site. The upper floors of the Coleman Pavilion are visible in views from Greenwich Avenue northwest of the project area as the intervening buildings are generally shorter, one- to six-story buildings. The one-story Materials Handling Facility is also visible from the west side of Greenwich Avenue and vantage points closer to this building, including views from West 12th, Bank, and West 11th Streets and Seventh Avenue (see Views 10 through 12 of **Figure 8-7**).

The O'Toole Building (see **Figures 8-7 through 8-9**) is a departure from the building forms and styles in the study area. The O'Toole Building's location across West 12th Street from the Triangle Site permits longer views to this building, contributing to its visibility despite its six-story height. Faced in an irregular pattern of white tiles and white paint due to lack of maintenance, and with scalloped-edged cantilevers, this building is distinct from others in the surrounding area. The building has a windowless appearance as its windows are limited to glass block on the deeply recessed ground floor, and windows in the areas below the cantilevers and behind the scalloped façade. Due to the cantilevered design, the building's block-long ground floor frontage recedes significantly into the site along Seventh Avenue and both West 12th and West 13th Streets. The resulting dark arcade, devoid of windows or any punctuation other than single entrance doors, does not contribute to street level activity as it exists in Greenwich Village. Nevertheless, the O'Toole Building is striking and visually different.

Four East Site buildings are architecturally distinctive and are identified as buildings contributing to the character of the Greenwich Village Historic District (see Chapter 7, "Historic and Cultural Resources")—the Smith/Raskob Buildings, the Nurses' Residence, and the Spellman Pavilion. However, these buildings, and the Materials Handling Facility, are not considered visual resources as they are not visually prominent. Though the Smith/Raskob Buildings are visible from some nearby vantage points on Seventh Avenue and West 12th Street, they are not prominent visual elements in these views. The Nurses' Residence and the Spellman Pavilion also are not visually prominent in the primary study area due to their smaller scale and location on narrow east-west streets limiting views to the immediately surrounding area.

STUDY AREA

The discussion below focuses first on the area's urban design—its basic layout and structures—and then describes its visual resources.

PRIMARY STUDY AREA

Urban Design

Streets

Located in the Greenwich Village neighborhood of Manhattan, the primary study area north of Greenwich Avenue is developed in the typical Manhattan grid with wide north-south avenues and narrow east-west streets creating long, rectangular blocks. West 14th Street, an east-west street, is also a wide street in the primary study area. In contrast, the primary study area south of the diagonal Greenwich Avenue has an irregular street pattern creating narrow streets and smaller, irregularly shaped blocks. These irregularly shaped blocks are largely the result of the intersection of the north-south avenues with the skewed street grid to the southwest of Greenwich Avenue (see **Figures 8-1a through 8-1c**).

Sixth and Seventh Avenues, the primary north-south streets in the primary study area, are approximately 100 feet wide and carry a substantial volume of vehicular traffic. Sixth Avenue carries three lanes of northbound traffic and has a northbound bicycle lane. Seventh Avenue carries four lanes of southbound traffic with parked cars on both sides of the street. West 14th Street is another primary thoroughfare in the primary study area. It is approximately 100 feet wide, extends east-west, and carries two lanes each of east-bound and west-bound traffic. Both avenues and West 14th Street also have on-street parallel parking during certain hours along both sides of the streets. Greenwich Avenue is a diagonal street that carries one lane each of two-way traffic, with parallel on-street parking on both sides of the street. The portion of Greenwich Avenue east of Seventh Avenue is approximately 73 feet wide but narrows to approximately 64 feet wide near West 13th Street. The east-west streets and the diagonal streets in the primary study area are narrower but vary in width. North of Greenwich Avenue, the east-west streets are 60 feet wide while the streets south of this avenue include narrower streets—Perry Street (47 feet wide); and Jane, Bank, Charles, and West 10th Streets (50 feet wide). These streets all carry one-way traffic and have restricted on-street parallel parking (see **Figure 8-1a**).

The streetscape of the primary study area is urban in character, with wide sidewalks on the avenues and narrower sidewalks on the east-west and diagonal side streets (see **Figures 8-10 through 8-15**). The primary study area on Sixth and Seventh Avenues north of Greenwich Avenue and on West 14th Street is generally characterized by larger, tall residential and institutional buildings, most of which have ground floor retail. The primary study area on Sixth and Seventh Avenues south of Greenwich Avenue consists of smaller, one- to four-story residential buildings with ground floor retail. These four streets—Sixth, Seventh, and Greenwich Avenues and West 14th Street—have retail uses along most of their frontages, including midblock buildings. Off the avenues in some midblocks, small ground floor spaces are occupied by restaurants, clothes stores, yoga studios, small offices, and residential uses. The east-west and diagonal side streets generally include smaller residential buildings, many of which have front stoops and small paved or landscaped front yards. There is generally a strong streetwall throughout the primary study area, with the exceptions of a school playground on Greenwich Avenue between West 10th and Perry Streets; the triangular vacant lot at the intersection of Greenwich Avenue and Seventh Avenue South enclosed by a chain-link fence decorated with



North side of West 11th Street between Sixth and Seventh Avenues **16**



View west on West 13th Street between Sixth and Seventh Avenues **17**

Figure 8-10
Primary Study Area Views



View northwest on Greenwich Avenue near Perry Street **18**



View to northeast side of Greenwich Avenue from West 12th Street **19**

Figure 8-11
Primary Study Area Views



View north on Sixth Avenue near West 12th Street **20**



View south on Sixth Avenue near West 11th Street **21**

Figure 8-12
Primary Study Area Views



View north on Seventh Avenue near Perry Street **22**



View north on Seventh Avenue near West 12th Street **23**

Figure 8-13
Primary Study Area Views



View south on Seventh Avenue near West 14th street **24**



View south on Seventh Avenue near West 11th Street **25**

Figure 8-14
Primary Study Area Views



View northwest to north side of West 14th Street near Seventh Avenue **26**



View southeast to south side of West 14th Street near Seventh Avenue **27**

Figure 8-15
Primary Study Area Views

tiles commemorating the events of September 11, 2001; and a small triangular traffic island with some plantings and seats at the intersection of Waverly Place, Charles Street, and Seventh Avenue South.

Most residential buildings in the primary study area are attached buildings. Older residential buildings are generally faced in brownstone or brick and have high front stoops. Newer residential buildings are also attached buildings faced in brick but they are generally much taller buildings, including 12- to 20-story buildings on Seventh Avenue.

Street furniture in the primary study area includes standard street signs, cobra head lampposts, bishop's crook lampposts, mast-arm lampposts, wire mesh garbage cans, telephone booths, newspaper stands, and mailboxes. Bus stop signage and bus stop shelters are located throughout the primary study area except on the narrower residential streets. Some of the larger buildings have below-grade parking garages, accessed by curb cuts on the sidewalk. These include the building at 175 West 12th Street directly across the street from the Raskob Building on the East Site, which contains separate entrances for entrance and exit on the façade contained within one curb cut. There are also single garage openings and curb cuts for the garages at 101 West 12th Street (also on the north side of the street) and 101 West 12th Street east of the East Site on the south side of the street. Some street vendor carts are located on Sixth and Seventh Avenues and on West 14th Street. Sixth and Seventh Avenues and West 14th Street have colorful lamppost-mounted banners. Most buildings on Sixth, Seventh, and Greenwich Avenues and on West 14th Street have awnings and projecting signage (see **Figures 8-10 through 8-15**). Institutional buildings in the primary study area also have identifying signage. Some streets have brown historic district signs with maps.

Primary study area streets generally are lined with parallel-parked cars. Sixth Avenue and West 10th Street have bicycle lanes. Metal bicycle racks are located on some sidewalks in the primary study area, particularly on the avenues and on West 14th Street. West 12th Street west of Greenwich Avenue has Belgian block pavers. Several buildings have construction sheds at the ground floor, including on Greenwich, Sixth, and Seventh Avenues and on West 14th Street. Subway entrances are located on Seventh Avenue at West 12th, West 13th, and West 14th Streets.

The streets in the primary study area have both mature and young street trees that create canopies above the narrower primary study area streets. The avenues in the primary study area also have street trees but they are smaller, younger trees that are spaced at greater intervals. Some of the rowhouse properties also have small front gardens with trees and plantings.

Buildings

Buildings in the primary study area are generally attached structures built to the sidewalk, though some smaller residential buildings have raised stoops and are set back from the sidewalk by small paved or landscaped areas within low decorative fences. Most buildings in the primary study area occupy most of their lots and are attached to adjoining buildings.

Primary study area buildings include an eclectic mix and juxtaposition of small, three- to six-story rowhouses, tenements, low- to mid-rise apartment buildings and institutional buildings located on the primary study area's east-west and diagonal streets, and larger and taller institutional and residential buildings, many with ground floor retail, located primarily along the north-south avenues and West 14th Street (see **Figures 8-10 through 8-15**). Buildings on the east-west and diagonal streets are primarily smaller with residential uses. There are also several smaller institutional buildings also located on these streets. Buildings on Greenwich Avenue

include a mix of smaller and larger buildings, most of which are residential and nearly all of which have ground floor retail (see Views 18 and 19 of **Figure 8-11**). In general, most buildings in the primary study area south of Greenwich Avenue and West 11th Street have smaller footprints, range in height from three to six stories and are residential. North of Greenwich Avenue and West 11th Street there are smaller-scale buildings on the east-west streets. However, there are also much larger buildings—in terms of height and bulk—particularly along Sixth and Seventh Avenues and West 14th Street. Most larger buildings on these streets, including the midblock buildings, have ground floor retail. Both sides of Seventh Avenue north of the project area are characterized by tall buildings.

Most primary study area buildings are residential or institutional. Residential buildings include rowhouses, tenements, and apartment buildings. Older attached three- to four-story rowhouses, primarily located on Greenwich Avenue and the narrow side streets, include rows of intact brick-faced rowhouses on the north side of West 11th Street near the East Site's Cronin Building, and on the south side of West 11th Street and the north side of West 12th Street across from the East Site. Residential buildings also include older five- to seven-story tenements and mid-size five- and six-story apartment buildings with smaller footprints, and larger, newer apartment buildings with large footprints. Several six-story tenements are across West 12th Street from the Reiss Pavilion and Smith/Raskob Buildings. Most residential buildings are faced in brick or brownstone and are typically located on the narrower streets in the primary study area.

Larger apartment buildings generally occupy their entire lots, are faced in brick, and are located on corner sites along the avenues. They range in height from six to 21 stories. These buildings are generally newer structures dating from the 1940s through the 1970s. In the primary study area near the East Site are a 20-story apartment building at the northeast corner of Seventh Avenue and West 12th Street, a 20-story apartment building at the northeast corner of Seventh Avenue and West 13th Street, a 21-story apartment building occupying the west blockfront of Sixth Avenue between West 12th and 13th Streets, and a 16-story apartment building at the northwest corner of Sixth Avenue and West 13th Street. Larger and taller buildings are also located on West 14th Street, including a 12-story loft building at the southeast corner of Seventh Avenue and West 14th Street, the 11- to 17-story Salvation Army Headquarters at 120 West 14th Street, and a 15-story building at 222 West 14th Street. In the midblocks between Sixth and Seventh Avenues there are also two taller structures: 123 West 13th Street, a 16-story primarily residential building, and the former Martin Payne Building on West 12th Street, a 13-story building in the process of being converted to residential use. It is adjacent to the East Site's Reiss Pavilion.

Both the smaller and larger residential buildings on the avenues generally have ground floor retail (see **Figures 8-12 through 8-14**). Small ground floor spaces in some midblocks are occupied by restaurants, clothes stores, and small offices. Most of the primary study area is in the Greenwich Village Historic District which contains older buildings, as described in Chapter 7, "Historic and Cultural Resources."

Institutional buildings in the primary study area include three church structures (two of which are used as churches)—the Church of the Village, the former Village Community Church, and Saint John's in the Village Episcopal Church; the through-block Salvation Army Headquarters building; Public School Number 41 (P.S. 41) on West 11th Street (see Views 28 and 29 of **Figure 8-16**); and the Lesbian, Gay, Bisexual and Transgender Community Center (LGBT Center) at 208 West 13th Street. All of the institutional buildings are older brick- or stone-faced buildings, with the exception of P.S. 41 which has a glass and steel curtain wall. The Church of



Church of the Village - Northwest corner of Seventh Avenue and West 13th Street **28**



Former Village Community Church - 143 West 13th Street **29**

Figure 8-16
Primary Study Area Views

the Village, located at the northwest corner of Seventh Avenue and West 13th Street across West 13th Street from the O'Toole Building, is a stone-faced Gothic building with its primary entrance from Seventh Avenue and a tower oriented along Seventh Avenue and West 13th Street. The former Village Community Church, located midblock on West 13th Street, is a Greek Revival building faced in red brick with its primary façade recessed behind six large, round columns below a wide pediment. The building is now residential. The third church building in the primary study area is Saint John's in the Village Episcopal Church at the corner of Waverly Place and West 11th Street. It is faced in orange brick and is set back from the sidewalk within a low cast iron fence. East of the former Village Community Church is the Salvation Army Headquarters building at 120–130 West 14th Street. It is a through-block, 17-story art deco building faced in tan brick. P.S. 41 is a mid-20th century, four-story school building on the south side of West 11th Street near Sixth Avenue that has a large footprint. The building has a green glass and steel curtain wall. The LGBT Center occupies a three-story red brick-faced building built to the sidewalk. This facility is located immediately west of the O'Toole Building. Smaller residential and institutional buildings do not have setbacks but the larger apartment buildings in the primary study area generally have setbacks at the upper floors.

Open Space and Natural Features

The primary study area is generally flat and does not contain any natural features. There is one open space—a small triangular park with trees and seating at the intersection of Charles Street, Waverly Place, and Seventh Avenue.

Visual Resources and View Corridors

View corridors in the primary study area include views of Sixth, Seventh, and Greenwich Avenues, and West 14th Street (see **Figures 8-12 through 8-15**). Because the topography of the primary study area is relatively flat, views on Sixth, Seventh, and Greenwich Avenues, and West 14th Street are long. Views south of Sixth Avenue also include Greenwich Village's low- and mid-rise residential and commercial buildings. Views north of Sixth Avenue are similar to those on Seventh Avenue and include tall buildings along both sides of the street. Some views north from the west side of Sixth Avenue include the Empire State Building, a visual resource described below. The intersecting street grids at Seventh and Greenwich Avenues creates wider and longer views from this part of the primary study area. Views south on Seventh Avenue from vantage points south of West 12th Street include older low- and mid-rise residential and commercial buildings in Greenwich Village to the south and more distant views to skyscrapers in Lower Manhattan. Views of Seventh Avenue from vantage points north and south of the project area include numerous tall buildings on both sides of Seventh Avenue and façades of the East Site's Seventh Avenue frontage and the O'Toole Building (see **Figure 8-19**). Some views of Greenwich Avenue are limited to the buildings lining the street while views closer to the intersection with Seventh Avenue are wider and include views to the taller and larger buildings on Seventh Avenue to the north, a mix of shorter and taller buildings to the northwest—including the O'Toole Building, and shorter, older buildings on Greenwich Avenue and the diagonal residential streets to the south (see **Figures 8-9 and 8-11**). Views east and west of West 14th Street are also long and include a mix of mid-rise and taller residential and institutional buildings. Views are limited by the heavy traffic on each of these primary streets in the primary study area.

The east-west and diagonal streets in the primary study area (other than Greenwich Avenue discussed above) are narrower streets than the avenues and West 14th Street. Views on these streets are limited to the adjacent buildings as there are many street trees with dense foliage

obstructing and obscuring longer views. Views northeast on West 12th Street between Waverly Place and West 4th Street include views of the south façade of the O'Toole Building (see **Figure 8-20**). These views are not considered significant view corridors since these views are generally limited to the areas closest to the O'Toole Building.

Beyond the important view corridors, visual resources in the primary study area include the Greenwich Village Historic District's east-west and diagonal streets south of Greenwich Avenue and west of Seventh Avenue (see **Figures 8-15 and 8-17 through 8-19**). These streets include historic rowhouses and small apartment buildings, most of which are faced in brick or stone. Some buildings have high front stoops with metal railings; other buildings have fire escapes on their street façades. The streets are narrow and generally have numerous street trees creating a canopy above the street. The character of these side streets contrasts with the other streets in the primary study area, particularly the wider avenues and the larger buildings to the north and east. Views along these narrow streets are limited to the buildings that line them, with generally small portions of the project area visible in the view northeast (see **Figure 8-20**).

Outside the primary study area, but visible from some vantage points in the primary study area, are two additional visual resources: the Jefferson Market Branch of the New York Public Library and the Empire State Building (see **Figure 8-12**). The Jefferson Market Library, located at 426 Sixth Avenue at the southwest corner of West 10th Street, is a late-19th-century Gothic former courthouse building faced in red brick with slate roofs, stained glass windows, and a tall four-sided clock tower. It is approximately 475 feet southeast of the project area. At 102 stories tall, the art deco Empire State Building, located at the southwest corner of West 34th Street and Fifth Avenue, is currently the tallest building in New York City. It dates from 1931 and is one of the most recognizable buildings in New York City. It is approximately 21 blocks north and two blocks east of the project area.

SECONDARY STUDY AREA

Urban Design

Streets

The secondary study area includes portions of the Chelsea, Greenwich Village, and West Village neighborhoods. The street pattern and block forms in the secondary study area continue the patterns established in the primary study area (see **Figures 8-1a through and 8-1c**). In addition to Sixth and Seventh Avenues, the primary streets in the secondary study area are Fifth and Eighth Avenues and Hudson Street. Secondary streets include east-west streets and diagonal streets which extend through residential areas and generally carry local traffic. There are street trees and plantings in front of row house properties.

Buildings

Like the primary study area, the secondary study area is characterized by a variety of residential, institutional, and commercial buildings and small open spaces. Most buildings are attached structures. The streetscape is urban in character, with a variety of building types and styles, including a mix of older and newer buildings. Larger buildings are generally oriented along the north-south avenues, with some taller buildings also on Hudson Street. Shorter buildings with smaller footprints are more typical of the narrower residential streets.



View southeast on Jane Street **30**

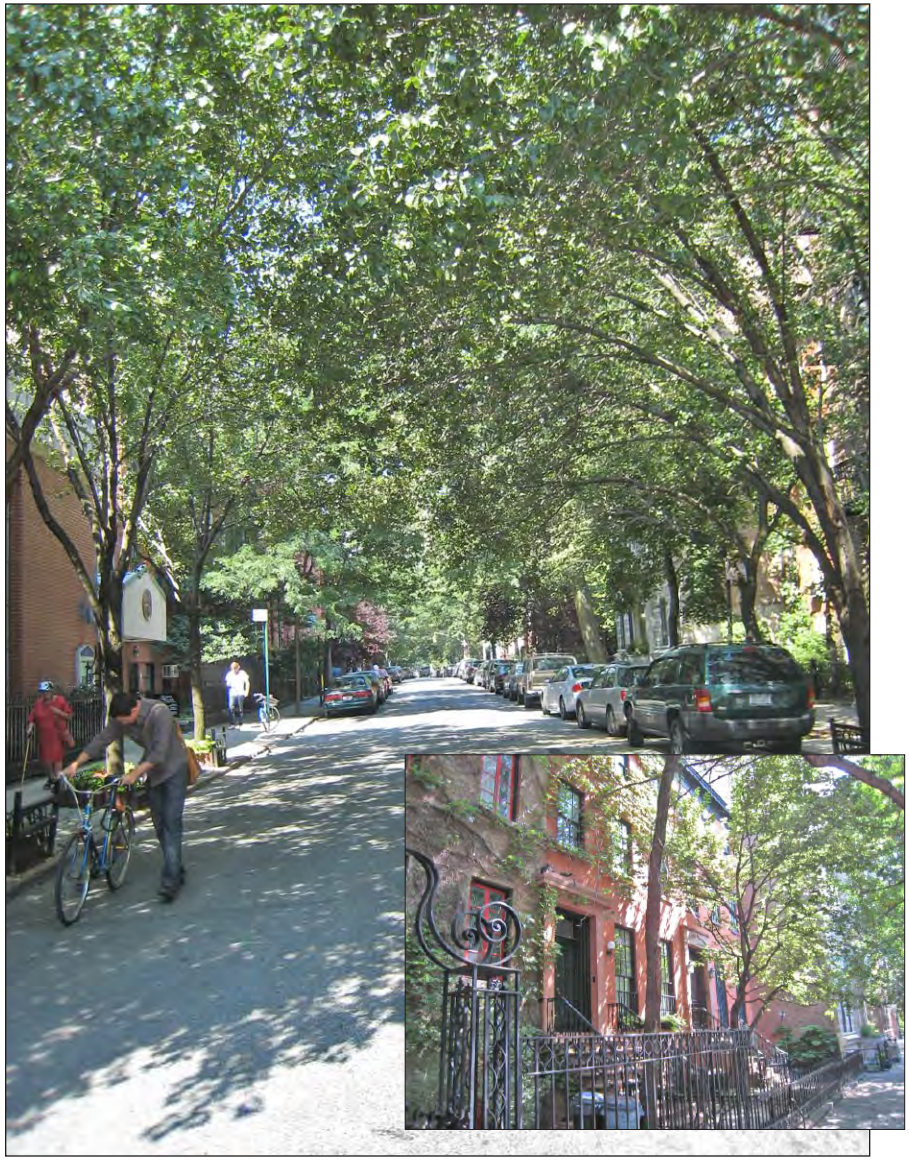


View northwest on West 12th Street **31**



View northeast on Bank Street **32**

Figure 8-17
Primary Study Area Views



View southwest on West 11th Street **33**



View south on Waverly Place **34**

Figure 8-18
Primary Study Area Views



View north on Seventh Avenue from Charles Street **35**



View south on Seventh Avenue **36**

Figure 8-19
Primary Study Area Views



View northeast on West 12th Street south of Greenwich Avenue **37**



View northeast on West 11th Street from south of Waverly Place **38**

Figure 8-20
Primary Study Area Views

Open Space and Natural Features

There are no natural features in the secondary study area. Open spaces are generally located south and west of the project area. These small open spaces include those on small triangular blocks such as Abingdon Square Park at the intersection of West 12th and Hudson Streets and Eighth Avenue, Jackson Square at the intersection of West 13th Street and Greenwich and Eighth Avenue, and Jefferson Market Garden at the intersection of West 10th Street and Sixth and Greenwich Avenues (see **Figures 8-1a and 8-1c**).

View Corridors and Visual Resources

View corridors in the secondary study area include views on Fifth and Eighth Avenues and on Hudson Street. No views along these view corridors include views of the project area due to their distance from the project area. Views north and south on Fifth and Eighth Avenues continue for long distances and include a variety of older and newer buildings, many of which are large buildings faced in brick. Views north on Fifth Avenue include the Empire State Building from certain vantage points. Views north on Hudson Street terminate at the nine-story east end of the red brick Chelsea market building at the northwest corner of West 15th Street and Ninth Avenue. Views south on Hudson Street continue uninterrupted for a long distance. Longer views on Seventh Avenue in the secondary study area continue to include the eastern façade of the O'Toole Building, the western façades of the East Site's Seventh Avenue frontage, and other tall buildings on Seventh Avenue. Views within the secondary study area on Greenwich Avenue include some distant views of the top of the Coleman Building on the East Site.

Like the primary study area, visual resources in the secondary study area include portions of the Greenwich Village Historic District with many historic rowhouses and small apartment buildings, as described in "Primary Study Area, View Corridors and Visual Resources." The Jefferson Market Library, also described in "Primary Study Area, View Corridors and Visual Resources," is located in the southeast portion of the secondary study area. It has no visual or contextual relationship with the project area due to distance and intervening buildings. The Empire State Building is located outside the secondary study area but is visible from vantage points on Fifth and Sixth Avenues. There is no visual or contextual relationship between the project area and the Empire State Building due to distance and intervening buildings.

D. THE FUTURE WITHOUT THE PROPOSED PROJECTS

PROJECT AREA

As noted in Chapter 1, "Project Description," in the future without the proposed projects the East Site would not be rezoned and no other actions would take place. While reuse of the East Site property consistent with the existing LSCD designation is likely absent the proposed projects, the No Build condition assumes for analysis purposes that the East Site buildings will be vacant. Thus, in the future without the proposed projects the East Site buildings will remain vacant, underutilized, inactive, and in their current form. It is assumed that no changes will be made to the Triangle Site. Therefore, in the No Build condition, no changes would occur to streets, buildings, and open spaces on the East Site and Triangle Site. In the No Build analysis, it is assumed that the O'Toole Building will be used for health-related functions such as doctor's offices and clinic space, similar to the way that the O'Toole Building was used prior to the closing of Saint Vincent's. This use will be consistent with the history of the site and with the variety of community facilities located in the surrounding study areas (but without an emergency

department or the breadth of health services that would occur with the Center for Comprehensive Care). The façade would not be restored. Therefore, it is expected that this visual resource's appearance would not be improved in the No Build condition, and the existing form and pedestrian and vehicular entries into the building would remain unchanged.

OTHER FUTURE PROJECTS

There are two development projects within the primary study area that are expected to be completed by 2015. The first project is a four-story structure and ventilation tunnel for the Seventh and Eighth Avenue subway lines to be built by MTA-New York City Transit (NYCT). It will be located south of the project area at West 11th Street and Greenwich Avenue. The four-story structure would be similar in height to nearby existing buildings in the southern portion of the primary study area. A second project is adjacent to the project area: the building at 130 West 12th Street is being renovated and returned to its original residential use.

Just outside the primary study area to the north, east, and west—and within the secondary study area— are several residential and commercial developments that are currently under construction or planned that are expected to be completed by 2015. These developments would contribute to the variety of taller, newer buildings and shorter, older buildings in the secondary study area. They are described in more detail in Chapter 2, "Land Use, Zoning, and Public Policy."

These projects would not appreciably change the urban design character or visual resources in the primary or secondary study areas.

E. PROBABLE IMPACTS OF THE PROPOSED PROJECTS

The discussion below considers the proposed projects' probable impacts—first on the project area and then in the larger primary and secondary study areas.

PROJECT AREA

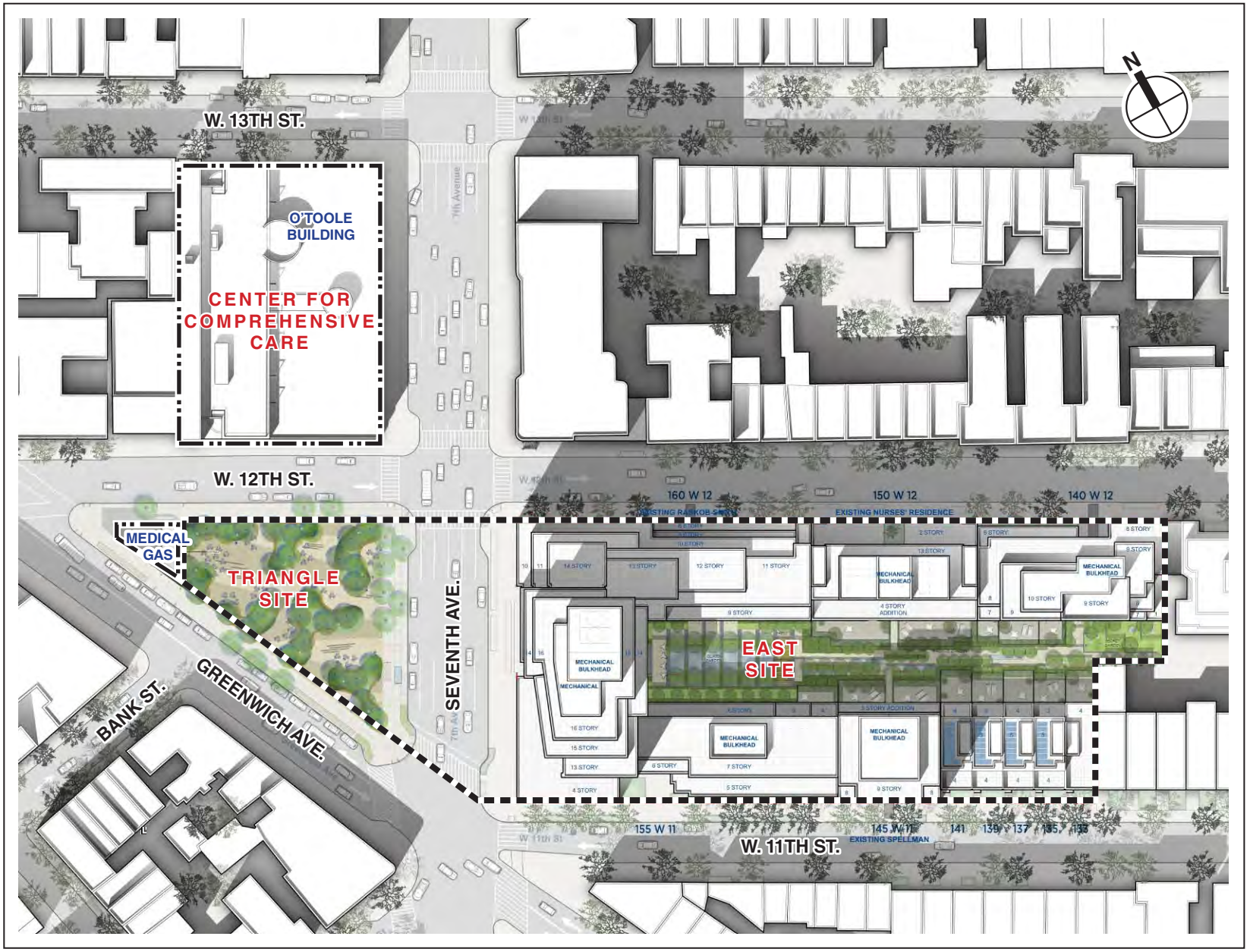
Four buildings on the East Site would be renovated for residential use while the other four buildings on the East Site would be demolished and replaced with new primarily residential buildings. The Materials Handling Facility would be demolished (except for the medical gas storage area, which NSLIJ would reuse for the Center for Comprehensive Care) to allow for the creation of a new publicly accessible open space on the Triangle Site. Contemporaneously, the O'Toole Building would be retained and renovated (see **Figures 8-21 through 8-28b** and Chapter 1, "Project Description").

URBAN DESIGN

East Site

In contrast to the No Build condition in which the East Site buildings will remain unaltered and vacant, with the proposed East Site project, the East Site would be redeveloped with primarily residential buildings. Four existing buildings on the East Site would be removed—the Reiss, Coleman, and Link Pavilions, and the Cronin Building—and these sites would be redeveloped with new, residential buildings. The four retained former hospital buildings—the Nurses' Residence, the Smith/Raskob Buildings, and Spellman Pavilion—would be renovated and adapted to residential use (see **Figure 8-21 and 8-22a through 8-22c**). The new residential building on Seventh Avenue would also include ground floor retail and some physician offices.

8.17.11



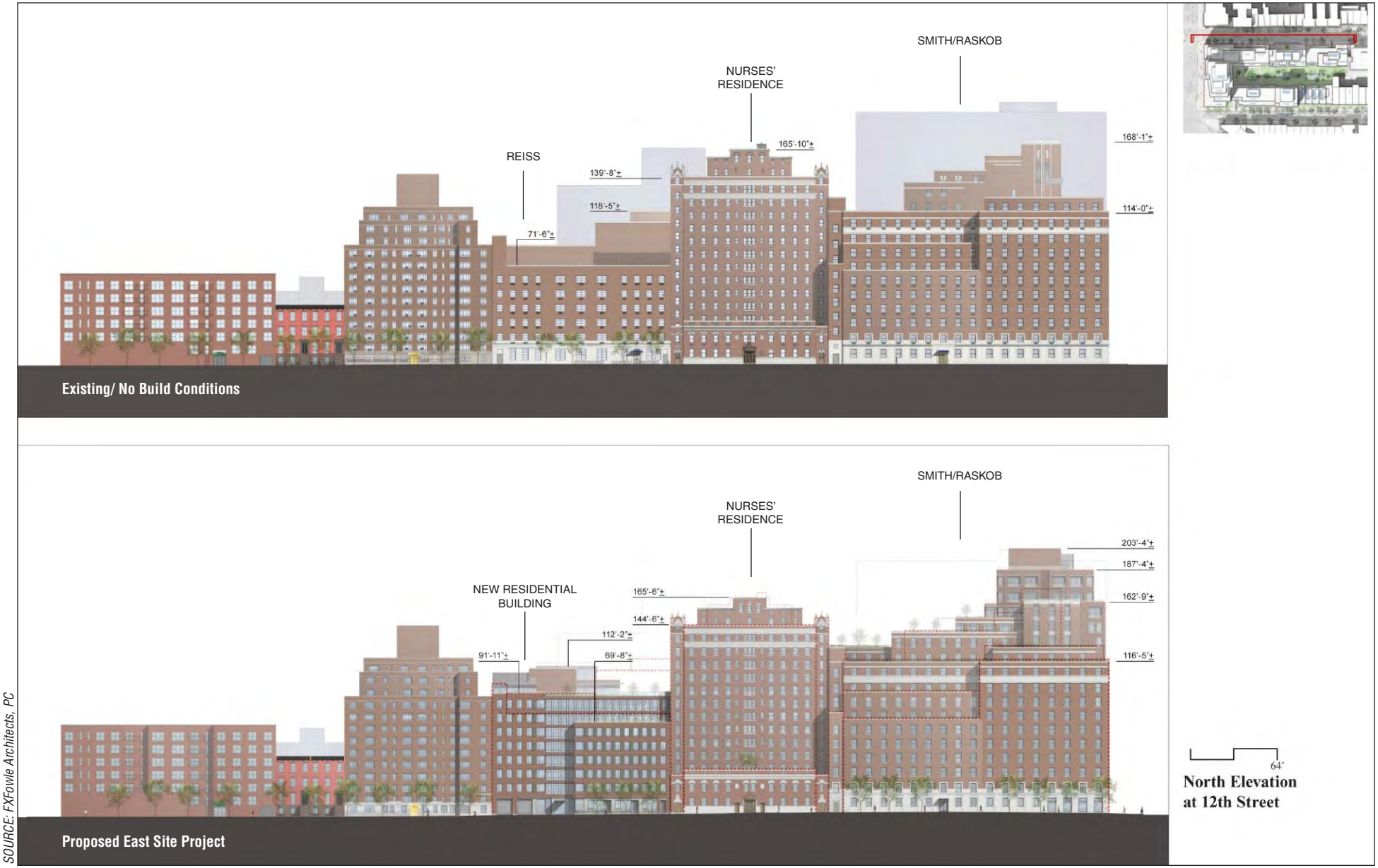
East Site and Triangle Site

Center for Comprehensive Care and Medical Gas Storage Area

NOTE: OPEN SPACE DESIGNS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

Figure 8-21

Proposed Project Area Plan



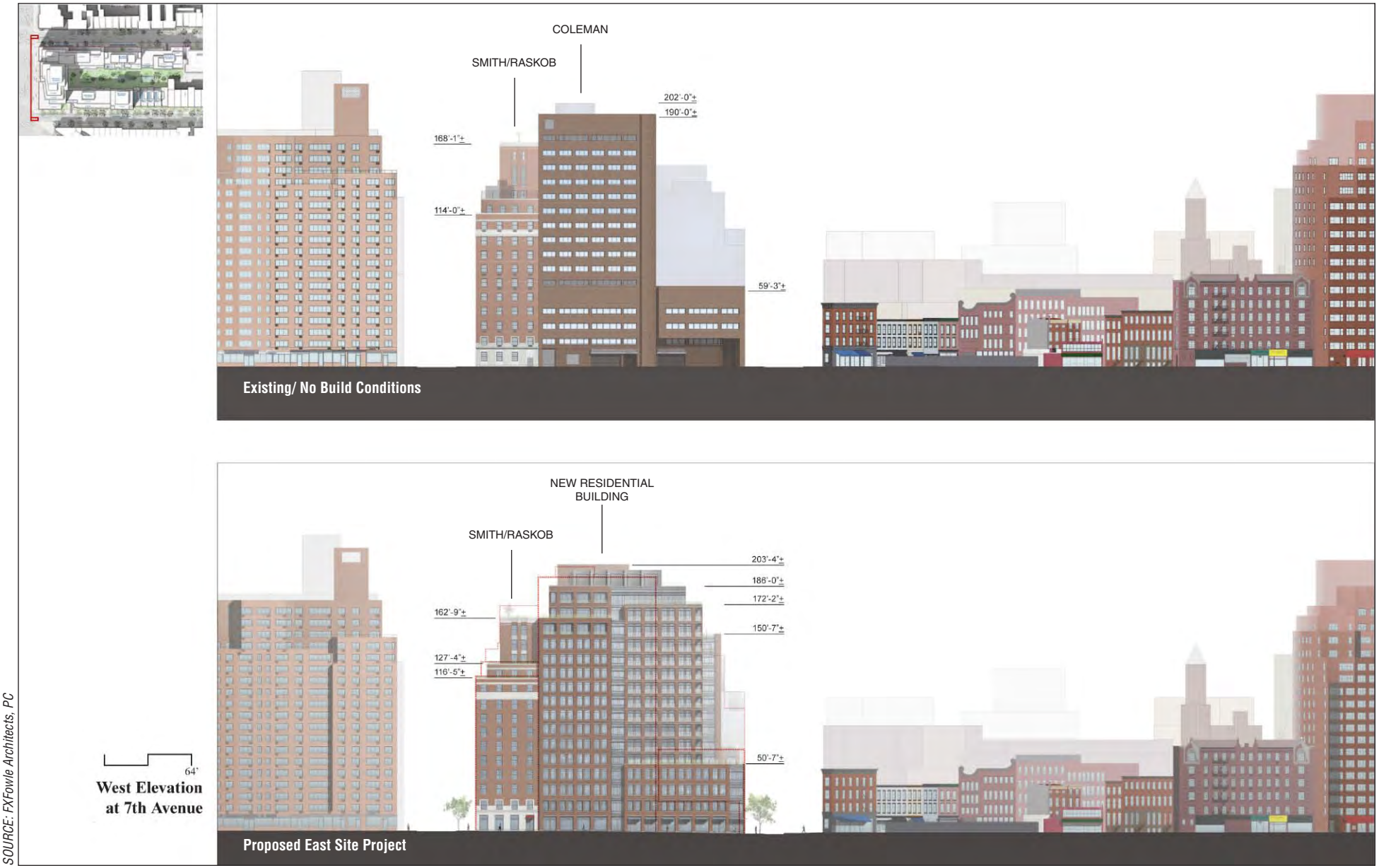
SOURCE: FXFowle Architects, PC

NOTES: For Illustrative Purposes Only

Figure 8-22a

East Site: North Elevation at West 12th Street

8.17.11

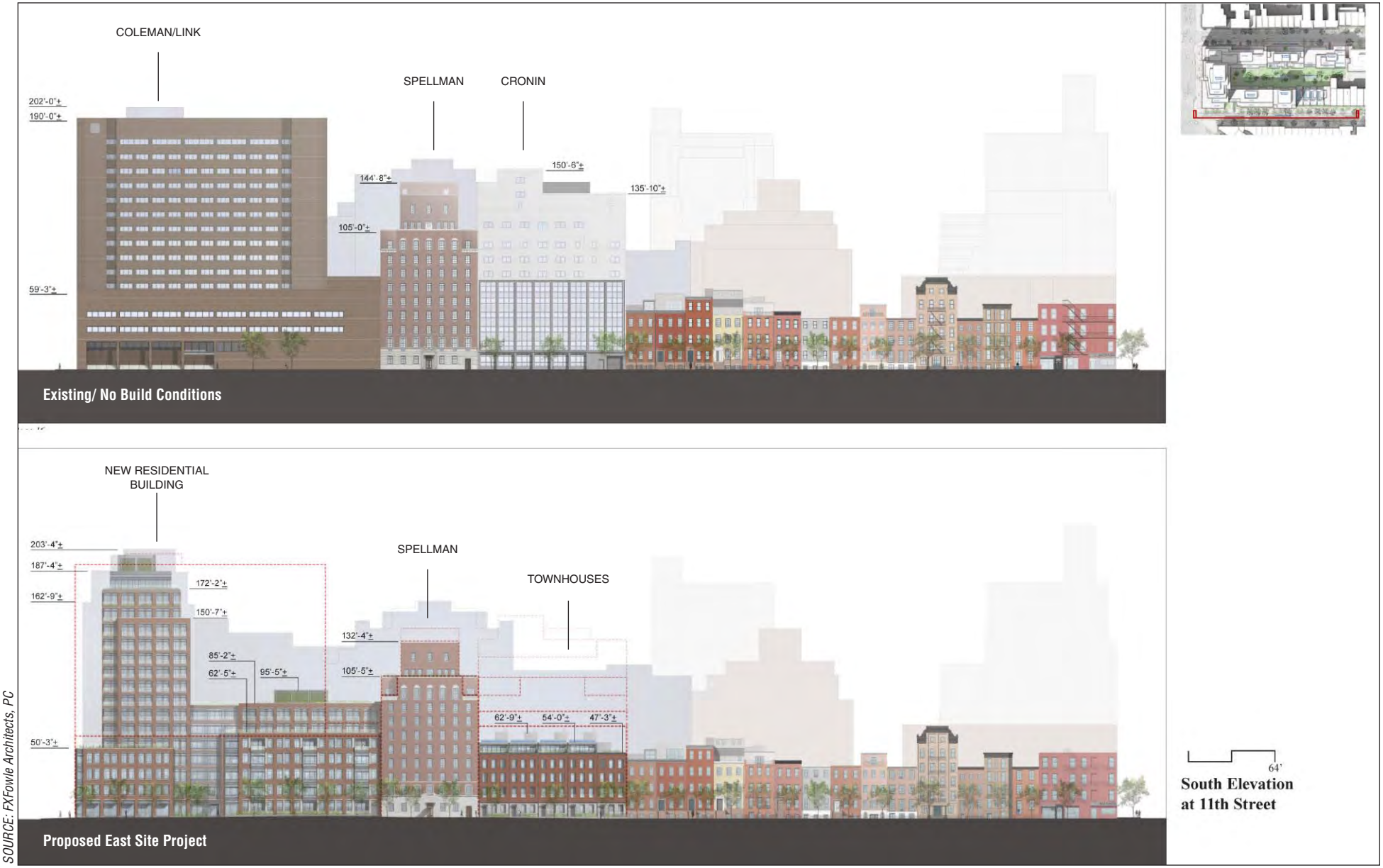


SOURCE: FXFowle Architects, PC

NOTES: For Illustrative Purposes Only

Figure 8-22b

East Site: West Elevation at Seventh Avenue



SOURCE: FXFowle Architects, PC

NOTES: For Illustrative Purposes Only

Figure 8-22c

East Site: West Elevations at West 11th Street



Existing and No Build Conditions



Proposed East Site Project

SOURCE: FXFowle Architects, PC

NOTE: For Illustrative Purposes Only

Figure 8-23

Views of the East Site: East on West 12th Street



SOURCE: FXFowle Architects, PC

Existing and No Build Conditions

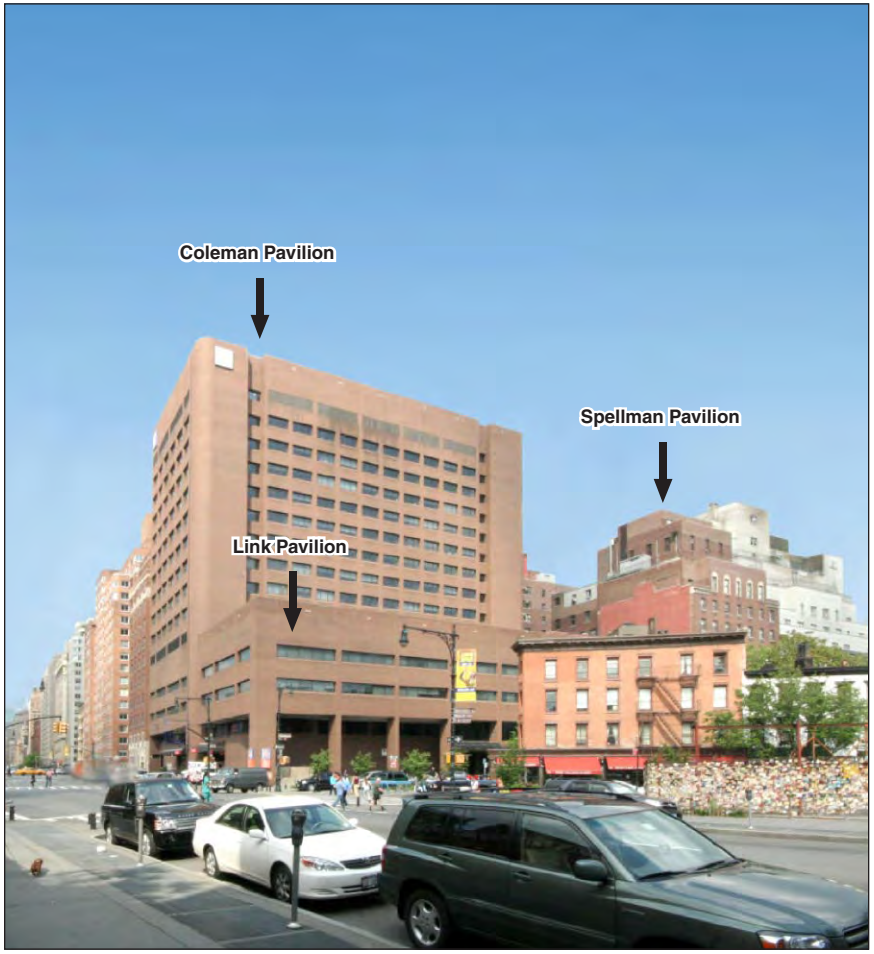


Proposed East Site Project

NOTE: For Illustrative Purposes Only

Figure 8-24

Views of the East Site: Southeast on Seventh Avenue



Existing and No Build Conditions



Proposed East Site Project

SOURCE: FXFowle Architects, PC

NOTE: For Illustrative Purposes Only

Figure 8-25

Views of the East Site: Northeast on Seventh Avenue



Existing and No Build Conditions



Proposed East Site Project

SOURCE: FXFowle Architects, PC

NOTE: For Illustrative Purposes Only

Figure 8-26

Views of the East Site: West on West 11th Street



Existing and No Build Conditions



Proposed East Site Project

SOURCE: FXFowle Architects, PC

NOTE: For Illustrative Purposes Only

Figure 8-27

Views of the East Site: West on West 11th Street



Existing and No Build Conditions



Proposed Center for Comprehensive Care

NOTE: For Illustrative Purposes Only

Figure 8-28a

View North on Seventh Avenue to the Triangle Site and the O'Toole Building



Existing and No Build Conditions



Proposed Center for Comprehensive Care

SOURCE: AKRF, Inc.

NOTE: For Illustrative Purposes Only

Figure 8-28b

View Southwest from West 13th Street to the O'Toole Building

Streets

As with the No Build condition, the proposed changes to the East Site would not alter the street hierarchy, block form, or street patterns of the streets adjacent to the East Site. The buildings fronting on West 11th and West 12th Streets would have residential entryways and some landscaping elements, most notably on West 11th Street, where landscaped areas would be included in front of the townhouses and west of the Spellman Pavilion. New landscaped areas would also be provided at the new residential building that would replace the Reiss Pavilion on West 12th Street. New street trees would also be planted on the side streets. Multiple curb cuts on Seventh Avenue would be eliminated, with a single curb cut created for the parking garage on West 12th Street (see **Figures 8-22 through 8-27**).

Buildings

On West 12th Street, the nine-story Reiss Pavilion would be demolished for construction of a new ten-story (including rooftop mechanical space) residential building (approximately 112 feet tall, containing 79,510 gsf). The east portion of the new residential building's façade would set back at the ninth floor. In the middle, the façade would be set back at the entrance and above the sixth floor to the west of the entrance. The building would be faced in red brick and would have both punched and banded windows. It would have four residential entrances, compared to the single main entry at the Reiss Pavilion. The easternmost entrance would be recessed and serve as the main entrance into the building. Three additional entrances to the west would provide townhouse-like entries. This portion of the building would be set back from the sidewalk behind small landscaped areas. A separate garage entrance and exit would be contained within one curb cut at the east end of the building.

The Nurses' Residence and the Smith/Raskob Buildings, also fronting West 12th Street, would remain but would be renovated. Exterior alterations to the Nurses' Residence would involve the horizontal expansion of the rooftop penthouse, creating two new entrances flanking the existing entrance, and enlarging the window openings above the second floor. These changes to the windows would not adversely affect the overall appearance of the Nurses' Residence. As the enlarged windows would not be prominent from the street level, the building's street façade would continue to have a solid brick façade with punched window openings and the decorative metal entrance canopy would be retained. Above the 10th floor of the Smith/Raskob Buildings, the rooftop penthouses would be removed and new penthouses would be added that would have a series of setbacks, with the taller portions oriented toward Seventh Avenue. Alterations would also be made to the Smith/Raskob Buildings' south façades. These façades would open into the new interior courtyard thereby limiting their visibility. However, the rear façades of the East Site's West 12th Street buildings would be visible from some vantage points to the south above shorter intervening buildings.

The Raskob Building would also have a ground floor retail opening onto Seventh Avenue with the retail wrapping 73 feet on West 12th Street. The ground floor retail would require the enlargement of the Raskob Building's ground floor window openings but would be in keeping with the scale and character of storefronts on other residential buildings on Seventh, Greenwich, and Sixth Avenues. At various intersections of these avenues with the smaller side streets, storefront display windows or restaurant frontages wrap onto the side streets. For example, in proximity to the East Site these include those intersections at Seventh Avenue and West 11th Street, across West 11th Street from the East Site; at Greenwich Avenue and West 12th Street; at Greenwich Street and Bank Street; and at the intersection of West 11th Street and Seventh and Greenwich Avenues across Seventh Avenue from the East Site. Locations where commercial

uses and corresponding entrances are located on the side streets include The Elephant and Castle directly across West 11th Street from the East Site; the east side of Bank Street south of Greenwich Avenue; and at the restaurant at the corner formed by the confluence of Seventh and Greenwich Avenues and West 11th Street; which has an entrance on West 11th Street. No retail entrances would be located on West 12th Street. The windows on the upper floors of the Raskob Building would also be enlarged but would minimally alter the overall appearance of the buildings (see **Figures 8-22a, 8-23, and 8-25**).

The East Site's Seventh Avenue frontage would be altered with the demolition of the two most modern buildings on the East Site—the Coleman Pavilion (17 stories) and Link Pavilion (4 stories). In their place there would be a new 16-story (plus mechanical penthouse) residential building (approximately 203 feet tall) with ground floor retail and entrances to medical offices on Seventh Avenue (see **Figures 8-20b, 8-22, and 8-23**). The new 16-story residential building would contain 241,592 gsf and would be oriented along Seventh Avenue with the building's northern portion rising from the sidewalk to the 14th floor before setting back. The southern part of the Seventh Avenue façade would rise to the fourth floor before setting back from the sidewalk line. There would be additional setbacks at the top of the building. The building's lower height setbacks would permit some views to the articulated setbacks of the other buildings on the East Site, east of the Seventh Avenue building. The setbacks would help to visually reduce the overall scale of this building. The building's four-story southern portion would turn the corner onto West 11th Street with a five- and seven-story portion extending east along West 11th Street to the Spellman Pavilion (see **Figures 8-22, 8-25, and 8-26**). The portion of the façade around the entrance and above the fourth floor on the south façade would also be set back. The building would be faced in multi-colored red brick with punched window openings. A residential entrance would be recessed amid landscaped areas on West 11th Street. Two retail entrances would be located on West 11th Street. The scale and locations of the building's ground floor openings and windows would be comparable to the proposed enlarged ground floor openings of the Raskob Building and windows of existing commercial buildings on Seventh Avenue, contributing to a unified urban design along Seventh Avenue. Overall, the new residential building would be more contextual in massing to other taller residential buildings on Seventh Avenue north of the East Site, and would have more articulated setbacks and larger window openings than the former hospital buildings proposed for conversion to residential uses. Therefore, views from Seventh and Greenwich Avenues would not be substantially changed, and the pedestrian experience, while altered, would be more in keeping with that of the surrounding residential area.

The Spellman Pavilion on West 11th Street would be renovated and converted to residential use. The top floor of the building's penthouse would be removed and the window openings would be enlarged. However, these alterations would not significantly change the building's overall appearance from the street level. The Spellman Pavilion's rear, nine-story portion would be demolished to accommodate the development of the interior courtyard. This alteration would not adversely affect the urban design of the East Site as this portion of the Spellman Pavilion is not visible from adjacent sidewalks or the larger study area. The Cronin Building, east of the Spellman Pavilion, would be demolished and the site would be redeveloped with a row of five four- and five-story (approximately 54 and 63 feet tall, respectively) townhouses containing approximately 33,217 gsf (see **Figures 8-22, 8-26, and 8-27**). The townhouses would be faced in brown brick and would be recessed approximately eight feet from the sidewalk such that they are aligned with the adjacent rowhouses. These five buildings would be consistent with the bulk,

scale, and massing of other existing rowhouses to the east and south of the East Site and better fit within the streetscape than the glass and metal curtain wall façade of the Cronin Building.

The proposed new construction and renovations of buildings on the East Site would continue to contribute to the row of taller buildings on both sides of Seventh Avenue. The shorter portions of the East Site's taller buildings—and the shorter buildings—would step down in height to the east to lower heights similar to the existing mix of medium and shorter buildings on the east-west streets (see **Figures 8-22a through 8-22c, 8-24, and 8-24**). The five new townhouses that would replace the Cronin Building would be similar in design, scale, and massing to the existing townhouses on West 11th Street near the East Site. The various setbacks on the new residential building and the Smith/Raskob Buildings would also make reference to some of the nearby shorter buildings. The replacement of the nine-story Reiss Pavilion with a new ten-story residential building with multiple setbacks would not be a significant departure from existing conditions. It would not materially change the height of the building at this location and would have a series of setbacks not unlike the Smith Building, which also sets back at the sixth and eighth floors. It would also be located on a street that has a strong residential character. While the new buildings on the East Site would alter the East Site's urban design, these buildings have been designed to complement the character of the existing East Site buildings and the residential context of the surrounding area. The enlarged ground floor windows and retail uses to be added to the Raskob Building's Seventh Avenue and West 12th Street façades and the rear and rooftop additions to the West 12th Street buildings would be visible to the pedestrian, though the overall appearance of the retained East Site buildings would remain similar to existing conditions The proposed parking garage entrance on West 12th Street would be similar to those located in various apartment buildings throughout the study area, including the garage in the building directly across from the Raskob Building and two other garages east of the East Site on West 12th Street.

As described above, with the proposed East Site project, the East Site buildings would have different heights, architectural styles, and footprint sizes. The proposed changes to the existing East Site buildings and the new buildings proposed for the East Site would change the building uses from a vacant hospital facility to residential. These changes would be compatible with the varied building types and bulk currently on the East Site and would be consistent with the residential character of the area.

Although the streetwall would be maintained in the No Build condition, with the proposed East Site project, the alterations to the East Site would also maintain a strong streetwall on Seventh Avenue and West 11th and West 12th Streets. The proposed East Site project would retenant vacant buildings and enliven the streetscape with pedestrian activity and new retail uses on Seventh Avenue and wrapping onto West 12th and 11th Streets. The larger shopfront window openings would be similar to those at other buildings on Seventh Avenue north and south of the project site. The renovated existing buildings and new buildings to be constructed on the East Site would contain a total of approximately 724,880 gsf which is approximately 153,490 gsf less than what would be maintained on the East Site in the No Build condition. With the proposed substantial East Site project, the East Site buildings would cover approximately 74 percent of the lot, a decrease of lot coverage from the No Build condition. The changes in bulk on the East Site would be most visible to the pedestrian where the proposed 4- and 5-story townhouses would replace the 14-story Cronin Building on West 11th Street, and where the new Seventh Avenue building would replace the east-west bulk of the Coleman Pavilion with a building that would redistribute floor area in a north-south orientation on Seventh Avenue. In comparison with the No Build condition, the renovated and new buildings with residential uses

and the new commercial uses on Seventh Avenue and extending onto West 12th and 11th Street would enliven the streetscape.

Open Space and Natural Features

As there are no natural features and open spaces on the East Site, the proposed projects would have no significant adverse impacts on such resources. As described above, small landscaped areas would be added on West 12th Street with front yards included on the townhouse site portion of the East Site on West 11th Street. These changes would be in keeping with the streetscape in the surrounding area.

Triangle Site

Streets

The wide curb cut on West 12th Street would be removed. The driveway associated with the medical gas storage area would be reused by NSLIJ. The relocation of the bus stop currently located at the corner of Seventh Avenue and West 12th Street to the sidewalk adjacent to the Triangle Site would add a new streetscape element to the sidewalk that would be consistent with other streetscape elements in this area. Similar to the No Build condition, the proposed East Site project would not affect street hierarchy or street patterns of adjacent streets, or alter the block form of the Triangle Site.

Buildings

In comparison to the No Build condition, the proposed East Site project would result in the removal of the Materials Handling Facility from the Triangle Site other than the medical gas storage area and the adjacent driveway, which would be reused by NSLIJ. Its removal would reduce the bulk, height, and lot coverage on the Triangle Site.

Open Space and Natural Features

There are no natural features located on the Triangle Site. In contrast to the No Build condition, the proposed East Site project would expand the Triangle Site's open space to approximately 15,102 square feet and make it publicly accessible. The open space on the Triangle Site would be expanded and modified, thereby providing a new pedestrian amenity. The contemplated design includes several stands of trees surrounded by plantings, paved areas and undulating benches as well as memorials to events in the history of St. Vincent's Hospital Manhattan. Compared to the No Build condition, the proposed East Site project would result in new at grade publicly accessible open space and eliminate the potential for trucks to be parked across the sidewalk since the existing loading docks would be removed. Further, the proposed alterations to the Triangle Site's open space would permit physical access to the space and provide visual access to the Triangle Site.

The LSGD created for the proposed East Site project would allow a portion of the Triangle Site to be counted in the open space calculations for the residential development on the East Site, as described in Chapter 1, "Project Description."

O'Toole Building

Streets

The proposed project would not alter the street pattern or block shape on which the O'Toole Building is located. On West 12th Street, the existing curb cut for the parking garage would be reused for truck access to the new loading dock and a new ambulance entrance driveway, and a

new curb cut would be constructed for the ambulance exit driveway. The ambulance entry and exit driveways would be under the overhang of the building at the southwest corner of the building. This would result in two curb cuts with three vehicular driveways within a distance of approximately 100 feet. Because the new ambulance entrance/exit would be located within the O'Toole Building's property line, it is not anticipated that there would be ambulances parked on West 12th Street, though ambulances parked within the footprint of the building entry/exit area would likely be visible from the street. As discussed in the Transportation chapter on pages 14-11 and 14-12, the number of trips associated with the loading facility and ambulance driveway would be limited and would not appreciably affect the pedestrian experience. The driveways would be in the same area of West 12th Street as the garage entrance and there would be a reduction in curb cuts and truck traffic on the south side of West 12th Street as discussed above for the Triangle Site due to the removal of the Materials Handling Facility. Therefore, this alteration would not adversely impact the streetscape or the pedestrian experience.

Buildings

The façade of the O'Toole Building would be restored to its originally designed condition of finished concrete painted white. The existing glass block wall at the ground floor would be replaced in kind. The granite clad curbing at the property line will be restored with the existing (non-original) 7-foot-tall metal fence replaced with a 2'-6" railing that has been modeled on the original design. In addition, the gravel behind the fence would be replaced with new pavement. The O'Toole Building's original Seventh Avenue entrance would serve for walk-in emergency department visits and would be altered with a new exterior vestibule and entrance with projecting canopy, and Americans with Disabilities Act (ADA)-compliant ramps would be installed parallel to the building. The new walk-in entrance would have signage identifying the NSLIJ emergency department. The façade of the Center for Comprehensive Care would be altered to accommodate trucks and ambulances. At the northwest corner of the building on West 13th Street a new outpatient entrance would be created by expanding the ground floor and adding ADA-compliant ramps and a canopy. At the roof level, new mechanical equipment would be placed on the roof, in the area currently occupied by the cooling tower (see Figure 1-20 in Chapter 1, "Project Description"). The new rooftop equipment would be screened. The cylindrical structure seen at roof level along Seventh Avenue would be retained, as would the rooftop canopies along West 12th and West 13th Streets.

The renovated O'Toole Building would contain approximately 152,556 gsf which is 9,464 gsf less than what would be maintained in the No Build condition due to the elimination of floor plates in certain areas of the building, though this would not be perceptible to the pedestrian. The Center for Comprehensive Care would not affect lot coverage of the O'Toole Building Site.

The proposed alterations to the O'Toole Building would not be expected to adversely affect the pedestrian experience. Further, the renovation of the O'Toole Building would maintain the existing building arrangement on the site and the building's renovation would highlight the ground floor facades with the building's entrances on all sides of the building contributing to street level activity and an enlivened streetscape. The form and scale of the existing O'Toole Building would also be maintained and the new Center for Comprehensive Care would be consistent with the health care uses currently occupying the O'Toole Building.

Open Space and Natural Features

Renovation of the O'Toole Building would not affect open space or natural features as there are no such features on the site.

Overall, compared to the No Build condition, the proposed projects would enliven the project area by introducing new pedestrian activity to the area. While the proposed East Site project would require modification of certain aspects of the zoning regulations, these modifications would allow for the preservation of historically significant buildings and the introduction of new converted buildings on the East Site consistent in style and form with the variety of old and new buildings of different heights, styles, forms in the surrounding neighborhood. It is anticipated that the proposed projects would strengthen the vitality, walkability, and visual character of the project area and surrounding area by positively contributing to the pedestrian experience of public space. Therefore, the proposed projects would not result in significant adverse urban design impacts.

Visual Resources and View Corridors

Renovation of the O'Toole Building would involve modifications to create an ambulance entrance and to improve access into the building on Seventh Avenue and West 12th and 13th Streets. The restoration of the façades would positively affect the appearance of this visual resource. (see **Figures 8-28a and 8-28b**). The expansion of the open space on the Triangle Site and the relocation of the bus stop from West 12th Street would expand the views to the O'Toole Building from the south. Therefore, the proposed Center for Comprehensive Care project would not adversely impact the character of the O'Toole Building as a visual resource.

Overall, the proposed projects would add new visual amenities to the project area, including the renovation and activation for residential use of four historic buildings on the East Site and creation of a more pedestrian friendly streetscape on Seventh Avenue and West 11th Streets in the areas formerly occupied by the Cronin and Link Buildings. The proposed projects would also create new landscaped areas, including the new publicly accessible open space on the Triangle Site and landscaped areas on West 11th street on the East Site, thereby improving the visual character of the project area to the pedestrian. These changes to the project area would not be considered adverse but would enhance the overall appearance and vitality of the project area.

STUDY AREA

The discussion below first discusses the proposed projects' potential impacts in the primary study area and then the projects' potential impacts in the secondary study area.

PRIMARY STUDY AREA

Urban Design

Streets

The proposed projects would be constructed on existing blocks and would not alter the street hierarchy, street patterns, or block shapes in the primary study area. Therefore, there would be no significant adverse impacts on these urban design features as a result of the proposed projects.

In contrast to the No Build condition, the proposed projects would also activate the streetscape of the primary study area along the east side of Seventh Avenue, changing unfenestrated ground-floor-level façades into more transparent frontages. Larger storefront windows would be located at the ground floor of the Seventh Avenue buildings' West 11th and 12 Street frontages, as shown in Chapter 1, "Project Description," Figures 1-15 and 1-16. The new residential building on Seventh Avenue is designed to be compatible with other nearby buildings by using cladding

materials, windows, and façade treatments that would complement the existing masonry buildings in the primary study area. The residential buildings on West 11th and 12th Streets would continue the streetscape character of the surrounding area contributing to the variety of building heights, types, styles, and periods in this part of the primary study area. The garage access points of the new residential building on West 12th Street would be similar to those of existing garages located in the study area. In comparison to the No Build condition, the proposed restoration of the façades of the O'Toole Building and its complete renovation for new active uses at the ground-floor level with entrances on three sides of the building would have a positive effect on the streetscape immediately surrounding the building. The proposed East Site project would expand the Triangle Site open space and the streetscape of this site and make the open space publicly accessible. Views to and through the open space would also be available and would contribute to the surrounding streetscape. Further, the new open space would be a visual amenity to the primary study area. Therefore, the proposed changes to the project area would not be expected to adversely affect the pedestrian experience in the primary study area. Further, there would be no significant adverse impacts on the street hierarchy, street patterns, blocks shapes, or streetscape of the study area as a result of the proposed projects.

Buildings

Although the new residential buildings and four renovated buildings would change the bulk, use, and types of buildings in some portions of the project area, in general, the proposed East Site project would result in buildings that would be consistent with the existing mix of bulk, uses, and types of buildings in the primary study area. As described above, the proposed East Site project would include smaller buildings, such as five townhouses on West 11th Street as well as the proposed East Site project's largest building—the new residential building on Seventh Avenue. The new residential building would be located along the avenue similar to other existing larger buildings in the primary study area. The new residential building would have a smaller footprint than the Coleman and Link Pavilions that it would replace; in addition, the new building would have a shorter base and multiple setbacks to reduce the perception of the building's overall bulk. Further, the new residential building would be similar in height to the Coleman Pavilion that it would replace (see **Figures 8-22a through 8-27**). The lower base of the new building would be similar in bulk to existing primary study area buildings and would be consistent with existing uses and building types in the primary study area.

The other East Site buildings would be similar in bulk, use, and type to the existing buildings in the primary study area (see **Figures 8-22a through 8-27**). The proposed East Site project would add a new residential building to West 12th Street, which would be compatible in use to existing residential buildings on this street. The five new townhouses on West 11th Street would add to and complement this building form on a street already characterized by three- to five-story rowhouses of a similar bulk, use, and type. The new townhouses would be faced in brick and would have both punched rectangular windows and banded windows. The existing buildings on the East Site that would be renovated would not involve significant changes to their existing bulk. Although the uses of the existing East Site buildings would change, the proposed residential use would not affect the bulk or use of buildings in the primary study and would be consistent with existing residential uses throughout the primary study area. The new buildings, and the renovated existing buildings, would contribute to the variety of building bulk, height, massing, materials that already characterize the primary study area and would not adversely affect building uses, bulk, or type in the primary study area. Further, the contextual changes to some of the historic resources in the primary study area near the project area would not be

adverse as these historic buildings would continue to be located among a variety of older and newer buildings of varying heights.

The arrangement of the new buildings on the East Site would contribute to the uninterrupted streetwalls in the study area. The tallest new residential building on the East Site would be oriented along Seventh Avenue at the end of long rows of tall buildings on this avenue north of the project area. The bases of the new building on the project area would be similar to the heights of the nearby shorter apartment buildings and tenements. The other new residential buildings on the East Site would be shorter buildings that would also have lower bases and various setbacks in deference to the height of some of the lower rise buildings on the adjacent study area streets. The East Site's proposed townhouses and the West 11th Street wing of the new Seventh Avenue building would be set back from the sidewalk by approximately four feet beyond small planted yards. Therefore, the proposed East Site project would not affect building arrangements in the study area.

The removal of the Materials Handling Facility would somewhat change the context of nearby portions of the primary study area, however, these changes would not be considered adverse as the structure is small in scale, does not contribute positively to the streetscape, and its loss would not adversely affect the bulk, use, or building types in the study area. In addition, there would not be significant changes to the bulk of the O'Toole Building as part of its renovation and reuse for the Center for Comprehensive Care. Therefore, the proposed projects would not result in significant adverse impacts on bulk, use, or building type.

Open Space and Natural Features

As there are no natural resources in the primary study area, the proposed project would have no adverse impacts on such resources. The proposed projects would not adversely affect the pedestrian experience of open space, in the primary study area. The new publicly accessible open space on the Triangle Site would provide a new pedestrian amenity in the primary study area.

Visual Resources and View Corridors

The proposed projects would not adversely affect the two view corridors near the project area—the Seventh and Greenwich Avenue view corridors. Views north-south on Seventh Avenue and views northwest-southeast on Greenwich Avenue would remain unobstructed although views along these view corridors would be somewhat altered with new and modified buildings on the East Site and expanded and upgraded open space on the Triangle Site adjacent to these avenues. The new residential buildings to be developed on the East Site would not be a significant departure from the existing mix of bulk, massing, and styles on the East Site. With the new residential building on Seventh Avenue, the rooftop addition to the Smith/Raskob Buildings, and alterations to the rear of the Smith/Raskob Buildings, Nurses' Residence, and the Spellman Pavilion, views of the Seventh Avenue view corridor would continue to include a variety of taller buildings in views north of West 11th Street. The upper portions of the new residential building on the east side of Seventh Avenue and the existing Smith/Raskob Buildings would be visible from several vantage points on Seventh and Greenwich Avenues. Partially obscured views to these taller buildings would also be available from the eastern end of streets intersecting with Greenwich Avenue and from the ends of streets intersecting with Seventh Avenue.

Changes to the open space on the Triangle Site would not adversely affect the Greenwich Avenue view corridor. The Materials Handling Facility would be demolished which would somewhat alter views along the Greenwich Avenue view corridor. However, these changes

would not be considered adverse as the expanded open space on the Triangle Site would add physically and visually accessible open space to the Greenwich Avenue view. Views to the diagonal residential streets south of Greenwich Avenue from vantage points on the sidewalks adjacent to the Triangle Site would remain available. Therefore, the proposed projects would not result in any adverse impacts.

The proposed projects would not adversely affect any other existing view corridors—views north and south on Sixth Avenues and views on the east-west and diagonal streets in the primary study area. Similarly, views from Greenwich Avenue and the east-west and diagonal streets in the primary study area near the project area would not be adversely affected by the proposed changes to the project area.

As described above, the façade of the O'Toole Building would be restored and there would be modifications to adapt it for use for the Center for Comprehensive Care. There would be no adverse impacts to views that include this visual resource.

The proposed projects would not adversely affect any other visual resources in the primary study area. Views to and from the diagonal streets south of Greenwich Avenue would continue to be available from nearby vantage points. Views north would include portions of the East Site buildings and the O'Toole Building. Further, the new view corridor through the Triangle Site's open space would enhance some views to and from these streets. The residential development on the East Site and the renovated O'Toole Building are at a greater distance from these streets and would not result in adverse impacts as there is no direct relationship between this visual resource and these areas of the project area. Some views from the eastern ends of these diagonal residential streets would include portions of the residential developments on the East Site and the renovated O'Toole Building as they would be visible above the Triangle Site, but these views would not affect the character of these residential streets. Due to their distance from the project area, views to the Jefferson Market Library and the Empire State Building, visible from the Sixth Avenue view corridor, would not be affected by the proposed projects.

Overall, the proposed projects would have no significant adverse impacts on visual resources and view corridors in the primary study area.

SECONDARY STUDY AREA

Urban Design

Streets

As with the primary study area, the proposed projects would not adversely affect street hierarchy, block shape, or street patterns.

Buildings

Similar to the primary study area, the proposed project would not result to changes in building size, shape, lot coverage or placement on the block that would adversely affect the pedestrian experience in the secondary study area. There is very little physical or visual relationship between the project area and the secondary study area due to distance and intervening buildings.

Open Space and Natural Features

As there are no natural features in the secondary study area, the proposed projects would have no adverse impacts on such resources. Open spaces would also not be affected.

Visual Resources and View Corridors

The two visual resources located outside the primary study area—Jefferson Market Library and the Empire State Building—would not be adversely affected by the proposed projects as these resources are not visible from the project area and have no contextual relationship with the project area.

The Fifth, Sixth, and Eighth Avenue and Hudson Street view corridors in the secondary study area would not be affected by the proposed projects as the project area is not visible along these view corridors. Views of Seventh Avenue and on Greenwich Avenue from the secondary study area would include some views to the project area, including the western edge of the East Site buildings and the eastern edge of the O'Toole Building. These changes to the Seventh Avenue view corridor would be minimal due to the distance from the project area.

Visual resources in the secondary study area and those resources that can be seen from the secondary study area would not be affected by the proposed projects. The pedestrian experience of these visual resources would be unaltered. Therefore, the proposed projects would have no adverse impacts on visual resources and view corridors in the secondary study area.

Overall, the pedestrian experience of the secondary study area would not be adversely affected by the proposed projects. ✷