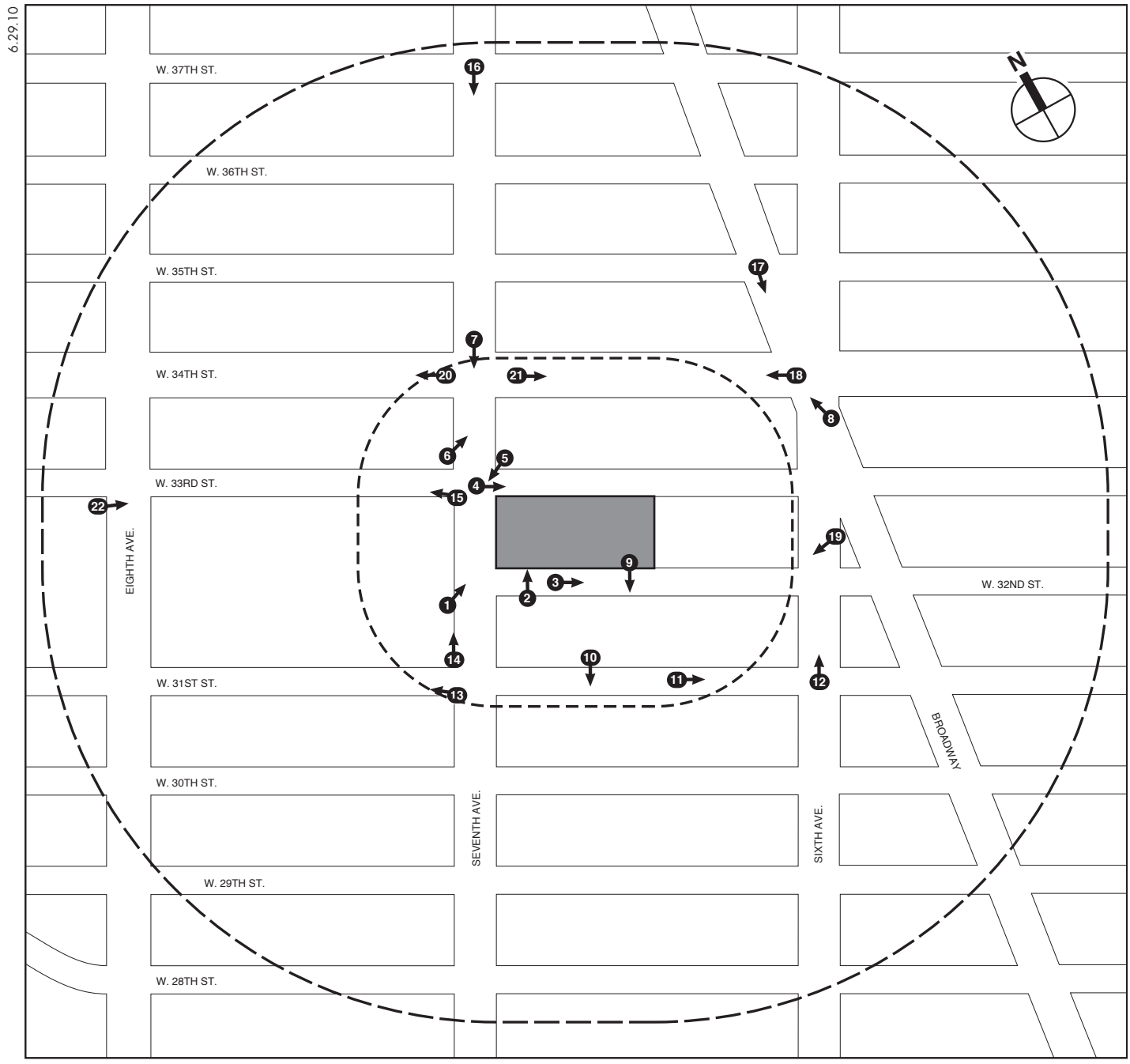
A. INTRODUCTION

This chapter considers the potential of the proposed project to affect the urban design and visual resources of the development site and the surrounding area. The development site is the site of the current Hotel Pennsylvania, located at 401 Seventh Avenue between West 32nd and West 33rd Streets, adjacent to Pennsylvania Station in Manhattan (Block 808, Lots 1001 and 1002). As discussed below, the development site would be redeveloped with a new commercial office building with a retail base and new below-grade subway improvements. Two options are being analyzed—a Single-Tenant Office Scenario and a Multi-Tenant Office Scenario. These scenarios would differ in terms of the building's massing and uses. Absent approval of the proposed project, the Hotel Pennsylvania will be demolished, and a commercial office building will be constructed on the site as-of-right (the No Action building).

Views to the development site are limited to the immediately surrounding streets and are generally not available beyond 400 feet from the development site. Therefore, the urban design and visual resources study area has been defined as the area roughly bounded by West 31st and West 34th Streets, Sixth Avenue, and the midblock between Seventh and Eighth Avenues (see **Figure 9-1**). However, to account for the longer view corridors to the development site along Seventh Avenue, and since the top of the proposed building would be visible from more distant locations, this analysis also assesses the potential for impacts within a secondary study area, which has been defined as the area within ¼ mile of the development site (see **Figure 9-1**). Representative views from points at a greater distance from the site have also been considered.

As defined in the *City Environmental Quality Review (CEQR) Technical Manual*, urban design components and visual resources determine the "look" of a neighborhood—its physical appearance, including the size and shape of buildings, their arrangement on blocks, the street pattern, and noteworthy views that may give an area a distinctive character. The following analysis addresses each of these characteristics for existing conditions, the future without the proposed project (the "No Action" condition), and the future with the proposed project for the year 2014, when the proposed building is expected to be completed. The basis for comparison is against the potential No Action commercial office building.

The analysis concludes that in comparison to the No Action scenario, neither the Single-Tenant Office Scenario nor the Multi-Tenant Office Scenario would result in any significant adverse impacts to urban design and visual resources. Like the No Action condition, the proposed project would alter the urban design of the development site by replacing the current 22-story (268-foot-tall) masonry-clad building on the site with a new, taller building with steel and glass curtain walls. In both scenarios, the proposed building would set back 10 feet from the lot lines of West 32nd and West 33rd Streets, slightly altering the streetwalls of those two streets. Like the No Action building, as well as the existing Hotel Pennsylvania, in both scenarios the proposed building would set back 15 feet from Seventh Avenue, providing a wide sidewalk for this busy pedestrian area. The tower portion of the Multi-Tenant Office Scenario building would be set



Development Site

Primary Study Area Boundary (400-Foot Perimeter)

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

Photograph View and Reference Number

NOTE: This figure has been revised for the FEIS

Urban Design and Visual Resources
Figure 9-1

back further from Seventh Avenue than the Single-Tenant Office Scenario building; in terms of massing, this would make the proposed project somewhat more like the nearby buildings on the west side of Seventh Avenue.

Both scenarios would result in a more intensive use on the development site in comparison to the No Action scenario; however, the uses of the site would be the same as in the No Action scenario and, in addition, would be consistent with building uses that are prevalent in the surrounding area. Neither the Single-Tenant Office Scenario nor the Multi-Tenant Office Scenario would alter topography, street pattern and hierarchy, block shapes, or natural features on the development site or in the study area. Neither the Single-Tenant Office Scenario nor the Multi-Tenant Office Scenario includes signage of the type allowed within the Penn Center Subdistrict.

In both scenarios the project would relocate and significantly upgrade the existing subway entrances on West 32nd and West 33rd Streets and would encompass significant mass transit improvements, including the re-opening and renovating of the pedestrian passageway under the south side of West 33rd Street. This project element—which is not included in the No Action scenario—would be expected to improve the streetscape, as well as pedestrian circulation within the study area. Both scenarios also would incorporate ground-floor retail and would have highly transparent cladding at the base level, thereby enlivening and enhancing the pedestrian experience.

The Single-Tenant Office Scenario building would be approximately 1,130 feet in height (to the top of the roof), or 550 feet taller than the No Action building, and the Multi-Tenant Office Scenario building would be approximately 1,156 feet in height (to the top of the roof), or 576 feet taller than the No Action building. In either scenario, the proposed building would become the tallest structure in the surrounding area. However, there are already a number of tower structures in the primary study area, including One Penn Plaza and Two Penn Plaza across Seventh Avenue (approximately 750 and 412 feet tall, respectively), the 59-story (626-foot-tall) Epic residential building directly south of the development site, and the Nelson Tower at the northeast corner of Seventh Avenue and West 34th Street (approximately 560 feet tall); within the secondary study area, these include the Empire State Building (approximately 1,453 feet tall including its pinnacle and lightning rod) and the 43-story (541-foot-tall) Navarre Building. Additional large-scale towers are anticipated to be built by the project's Build year, including multiple towers approximately 400 to 600 feet in size on Sixth Avenue. Within this context, the height and size of the tower structure would not be readily apparent, particularly for the pedestrian experience at street level. In each scenario, the proposed building would be built within a context of both older and newer buildings that vary greatly in height, form, and materials. Buildings in the primary and secondary study areas already comprise a variety of taller and shorter older, masonry-faced buildings and taller, newer buildings with both steel and glass curtain walls and masonry cladding. In either scenario, the proposed project would result in the addition of a new tall building to the variety of taller and shorter buildings in the immediately surrounding primary study area and the larger context of the secondary study area and Midtown Manhattan.

In either scenario, the proposed building would be similar in size to the Empire State Building, but would be distinguished from the Empire State Building in its design and massing. The Empire State Building is approximately 2.7 million gross square feet in size, and is centered on its site with setbacks above the 5th, 20th, 24th, 29th, and 80th floors. In comparison, the new building in the Single-Tenant Office Scenario would be 2.8 million gross square feet in size and

would be oriented toward Seventh Avenue, rising to its full height with no setbacks. In the Multi-Tenant Office Scenario the proposed building would be 2.6 million gross square feet in size and would be centered on its site, but would rise without setbacks above a 130-foot podium. In terms of design, the Empire State Building is an Art Deco-style, masonry structure, and its iconic stature is due in part to its unique tower top, which culminates in a 200 ft spire and antenna. Both the Single-Tenant Office Scenario and the Multi-Tenant Office Scenario would create a glass-clad, slender tower of very modern design, terminating in a simple, squared-off top.

In both scenarios, as well as in the No Action condition, the new building would be visible from more distant points outside of the study areas, including from some points in Brooklyn, Queens, and the Bronx; however, only the tower of the building would be visible in these locations, and it would be part of the overall skyline of high-rise buildings in Midtown Manhattan. In these distant views, the building—like the 1,245-foot-tall Bank of America Tower, the 1,046-foot-tall New York Times Tower, and the 1,216-foot-tall and 935-foot-tall towers on Hudson Yards Site 32/33 (the future development known as Manhattan West)—would be among the tallest in the Midtown Manhattan skyline, but shorter than the Empire State Building. The skyline and the prominence of the Empire State Building would not be significantly affected because the new building would be shorter than the Empire State Building (approximately 230 feet shorter if including the ESB's antenna, 30 feet if not), would have a very different, modern design and a simpler tower top, and the two buildings would be approximately 1,000 feet apart, which would further diminish the perceived height of the new building in more distant views. The proposed building's anticipated cladding materials—glass and steel in all scenarios—would be consistent with other modern structures in the area.

Views in the study areas would be altered by the proposed project, as the height of the proposed building in either scenario would be more notable in surrounding views than that of the No Action building. Most notably, the proposed building would become a prominent feature of views east along West 33rd Street and some views east along West 34th Street toward the Empire State Building. These views already include other large-scale tower buildings; however, and the change in views between the No Action scenario and the proposed project would not be considerable. In either scenario the redevelopment of the project site with the proposed building would obscure or obstruct some eastward views to the Empire State Building; views to the Empire State Building from vantage points north, east, or south of the project site would not be obstructed or obscured. Views of the Empire State Building from vantage points north, east, and south of the project site are limited; views within the study areas are mostly limited to West 33rd and West 34th Streets and Sixth Avenue; however, these views would not be blocked by the proposed building to a significant degree. Furthermore, there are very few locations within the study areas where pedestrians can stop and enjoy at length notable views to the building; most views are experienced while in transit and thus are of short duration. Eastward views of the Empire State Building from directly west of the development site, from the pedestrian level and from public open spaces such as Hudson River Park are already obscured or obstructed by the existing project site building and other intervening tall buildings, and would also be obscured or obstructed by the proposed towers on Hudson Yards Site 32/33 located at the southwest corner of West 33rd Street and Ninth Avenue. There are no significant viewshed corridors that would be completely blocked. Most views to the Empire State Building would remain available, where those views would exist in the No Action scenario.

Thus, the Empire State Building would maintain its visual prominence as an important architectural and cultural resource in the Manhattan skyline, and the change in views would not be

considered adverse. Neither the Single-Tenant Office Scenario nor the Multi-Tenant Office Scenario would obstruct any views to other visual resources in the study areas.

B. EXISTING CONDITIONS

As described in greater detail in Chapter 1, "Project Description," the proposed project includes both a development site and a larger project site. The development site consists of the western half of the block bounded by Seventh Avenue on the west, West 33rd Street on the north, Avenue of the Americas on the east, and West 32nd Street on the south. The project site comprises the development site as well as the remainder of the project block, which is fully occupied by the 11-story Manhattan Mall. Under both future with the proposed project scenarios, the project site would be merged into a single zoning lot.

DEVELOPMENT SITE

URBAN DESIGN

The development site is occupied by the Hotel Pennsylvania, a 22-story (268-foot-tall), brick and stone-clad building that occupies the western half of the block bounded by West 32nd and West 33rd Streets and Sixth and Seventh Avenues (see View 1 of **Figure 9-2**). The Hotel Pennsylvania is not fully occupied at this time. In addition to its hotel use, the building is currently used for offices, restaurants, cafés, gift and souvenir shops, a clothing store, an electronics store, a language school, a health club, exhibition space, and a television/broadcast studio. The building rises to its full height with no setbacks, and has several light courts above the ground floor on its West 32nd and West 33rd Street facades. It is built to the lot lines on West 32nd and West 33rd Streets, and is set back from the lot line by approximately 15 feet on Seventh Avenue, providing a wide sidewalk area. There are entrances to the building serving its various uses on each façade, as well as subway entrances on West 32nd and West 33rd Streets (see View 2 of **Figure 9-2**).

VISUAL RESOURCES

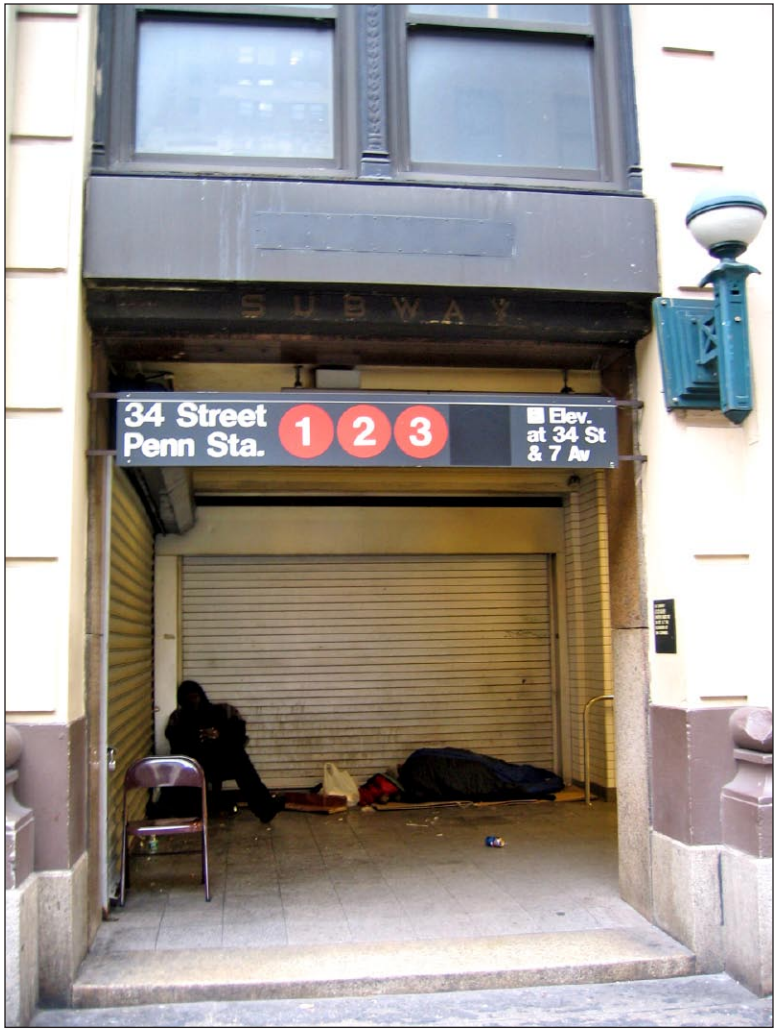
Views to the development site are limited to the surrounding streets, although views along Seventh Avenue are longer due to the avenue's width. While the Hotel Pennsylvania has been found eligible for listing on the State and National Registers of Historic Places, it is not visually prominent in surrounding views and it is not considered to be a visual resource. Visual resources that can be seen from the sidewalks adjacent to the development site include: the 45-story Nelson Tower at the northwest corner of West 34th Street and Seventh Avenue, which is notable within this area because of its tall, slender central tower; the two-level copper skybridge spanning West 32nd Street between the Cuyler Building and the former Gimbel Brothers department store (now the Manhattan Mall); and the spire of the Empire State Building (see Views 3 and 4 of **Figure 9-3**). The Nelson Tower, the skybridge, and the Empire State Building are described in more detail in Chapter 8, "Historic and Cultural Resources."

PROJECT SITE AND PRIMARY STUDY AREA

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



Hotel Pennsylvania, view north from Seventh Avenue **1**



Subway entrance at Hotel Pennsylvania, on West 33rd Street **2**

Views from Development Site
Figure 9-2



View east on West 32nd Street, adjacent to development site **3**



View east on West 33rd Street near development site **4**

Views from Development Site
Figure 9-3

URBAN DESIGN

Topography and Natural Features

The topography of the study area is generally flat. Within the primary study area, there are few street trees anywhere; those that do exist are mostly confined to Sixth Avenue and West 34th Street between Sixth and Seventh Avenues. There is also landscaping within the public open spaces at the boundary of the primary study area; these are discussed below under "Streetscape." Other than these public open spaces, the primary study area does not include any natural features.

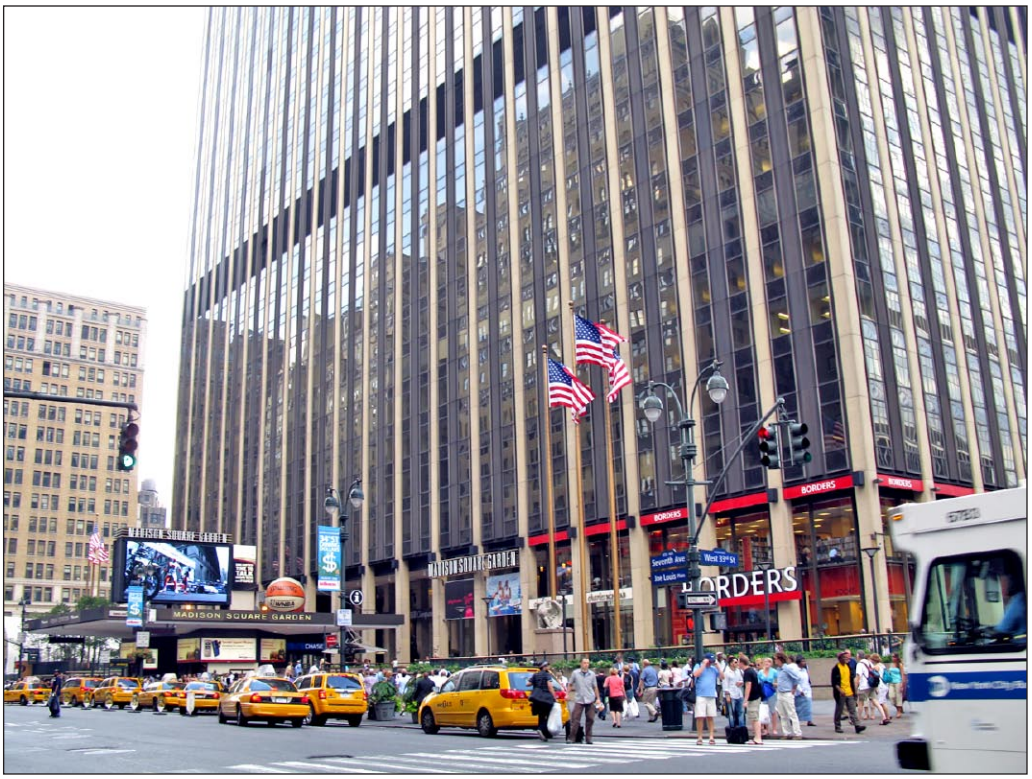
Street Pattern, Street Hierarchy, and Block Shapes

Located in Midtown, the primary study area is developed in the typical Manhattan grid pattern with wide avenues running north-south and narrow streets running east-west, creating long, rectangular blocks. The superblock occupied by Madison Square Garden and Two Penn Plaza, and below them Pennsylvania Station, interrupts this pattern, as does Broadway, which cuts across the grid at an angle northeast of the primary study area. Sixth and Seventh Avenues and West 34th Street carry a significant amount of pedestrian and vehicular traffic through the primary study area. West 32nd Street also carries a fair amount of pedestrian traffic to Pennsylvania Station. Seventh Avenue is a one-way, southbound avenue below Central Park (it is two-way above the Park), and turns into Varick Street below Clarkson Street in the West Village. Sixth Avenue (the Avenue of the Americas) is a one-way northbound avenue that extends from Lower Manhattan to 59th Street at the southern edge of Central Park. West 34th Street runs east-west through the primary study area and carries two lanes of traffic in both directions.

Streetscape

The streetscape of the primary study area is urban in character, with wide sidewalks on the avenues and narrower ones on the side streets. The primary study area has a variety of attractive, well-designed street furniture—including streetlights, newsracks, signposts, and permanent trash receptacles—that was designed and installed as part of the 34th Street Partnership's capital improvement program (see Chapter 3, "Land Use, Zoning, and Public Policy," for a discussion of this district). This street furniture is uniformly dark green in color, such that each piece helps to create continuity in the overall streetscape. There are also several new bus shelters in the area with a simple, modern design in stainless steel and glass. Food vendors operate their sidewalk carts at various points around the primary study area to meet the needs of the many commuters and other pedestrians who pass through the area every day. There are several flagposts in front of Two Penn Plaza and the entrance to Pennsylvania Station as well as, occasionally, temporary metal fencing to direct pedestrian traffic and taxi queues (see Views 5 and 6 of **Figure 9-4**).

One of the more notable features of the primary study area's streetscape is its large-scale advertising signage that is permitted within the Penn Center Subdistrict. This signage is particularly prominent at the southwest and southeast corners of West 34th Street and Seventh Avenue, where multi-story vinyl signage and billboards have been erected above low-scale buildings and affixed to the sides of larger buildings (see View 7 of **Figure 9-5**). Other examples include the projection television display board at the southwest corner of the Macy's complex; the approximately four-story red shopping bag sign at the southeast corner of the Macy's complex; the large LCD display board in front of Two Penn Plaza for Madison Square Garden; and a number of other projecting and illuminated signs throughout the area, mainly for retail



West side of Seventh Avenue, from West 33rd Street **5**



East side of Seventh Avenue, from West 33rd Street **6**

Study Area Views
Figure 9-4



Looking south on Seventh Avenue from West 34th Street **7**



Looking west on West 34th Street from Broadway/Sixth Avenue **8**

Study Area Views
Figure 9-5

uses (see View 8 of **Figure 9-5**). There are also prominent illuminated signs at the entrances to subway and train stations at West 34th Street and Seventh Avenue.

For the most part, the buildings in the primary study area maintain the streetwall. Exceptions include One and Two Penn Plaza, which are set back from Seventh Avenue behind elevated public plazas, and the new Epic residential building south of the development site, the entrance to which is set back from the lot line. The Church of St. Francis of Assisi—which is located directly across West 32nd Street from the development site—does not share party walls with adjoining buildings; it is set back both on West 31st Street, where the main entrance is reached by a set of stairs, and on West 32nd Street, where the entrance is recessed behind a small plaza with sculpture and landscaping (see Views 9 and 10 of **Figure 9-6**). In addition, minor breaks in the streetwall are caused by recessed building entrances, loading docks, small mid-block surface parking lots, and parking garage entrances and egresses.

There are two public open spaces located just outside the primary study area: Herald Square and Greeley Square. Herald Square, formed by the intersection of Sixth Avenue, Broadway, and West 34th Street, includes seating, landscaping, a clock which formerly was on the top of the Herald Building, and a monument honoring James Gordon Bennett, the founder of the *New York Herald*, and his son. Greeley Square is a triangular park formed by Sixth Avenue, Broadway, and West 32nd and West 33rd Streets. This public open space includes seating, landscaping, trees, and a monument honoring Horace Greeley, the former publisher of the *New York Tribune.* Within the primary study area, there are few street trees anywhere; those that do exist are mostly confined to Sixth Avenue and West 34th Street between Sixth and Seventh Avenues.

Building Uses, Bulk, and Arrangements

The area surrounding the development site is very densely developed and contains several major city destinations—Pennsylvania Station, Madison Square Garden, and Macy's. Commercial office and ground-floor retail uses dominate the neighborhood, but there are also transportation, residential, institutional, and open space land uses within and/or just outside of the primary study area. Transportation uses are limited to the below-grade Pennsylvania Station and a small number of surface parking lots and parking garages. Herald and Greeley Squares, the two open spaces located just outside the primary study area, are described above. The residential uses near the development site are centered on the block bounded by West 31st and West 32nd Streets and Sixth and Seventh Avenues. They include the Epic, a 59-story (626-foot-tall) residential building located directly south of the development site, as well as smaller-scale buildings, typically between three- and 12-stories (see View 11 of **Figure 9-7**). Just outside of the primary study area is the 25-story Herald Towers residential building at the corner of West 34th Street and Sixth Avenue (see View 12 of **Figure 9-7**). Large-scale retail uses in the area include the 11-story, glass-clad Manhattan Mall, which fully occupies the eastern portion of the project site, and the landmarked, red brick and masonry Macy's complex (10 and 19 stories in height) on the full block between West 34th and West 35th Streets and Sixth and Seventh Avenues.

There are two institutional uses in the primary study area. As described above, the Church of St. Francis of Assisi is located directly across West 32nd Street from the development site. The through-block church complex is set back from the street and, because of its small scale and three-dimensional, ornate design with a copper steeple, is notable in the midblock of West 31st Street. Across West 31st Street from the church is the New York Fire Department's Engine 1 and Ladder 24, which operates out of a simple, red brick two-story firehouse that meets the streetline. Just outside of the primary study area, west of Seventh Avenue, is St. John the Baptist



Church of St. Francis of Assisi, entrance on West 33rd Street **9**



Recessed building entrance on West 32nd Street **10**

Study Area Views
Figure 9-6



View east towards Sixth Avenue, along West 31st Street **11**



View north on Sixth Avenue from West 31st Street **12**

Study Area Views
Figure 9-7

Church, which, like the Church of St. Francis of Assisi, occupies a through-block, low-scale complex.

Several of the major commercial buildings in the primary study area are located west of the project site on Seventh Avenue. Directly west of the development site is Two Penn Plaza, which shares its superblock with Madison Square Garden (see View 13 of **Figure 9-8** and View 5 of **Figure 9-4,** above). The 30-story, approximately 412-foot-tall office building was built in 1967. It is clad in vertically banded masonry and glass, and rises from its base with no setbacks. As described above, the building fronts on an urban plaza that contains steps, planters, flagposts, and lighting and serves as an entry and gathering place for the building and for Madison Square Garden and Pennsylvania Station. One Penn Plaza is located to the north of Two Penn Plaza. The 57-story, approximately 750-foot-tall office tower is flanked by a one-story retail building along Seventh Avenue, which serves as a base for large-scale advertising signage (see discussion above). One Penn Plaza is set in the center of a large paved plaza above the street level and has a through block retail arcade and pedestrian thoroughfare at street level. The glass-clad structure has setbacks at the seven- and 12-story levels before rising uninterrupted to its full height. The 45-story, approximately 560-foot-tall Nelson Tower is located at the northeast corner of Seventh Avenue and West 34th Street. Above its tall base, the tan brick and terra cotta-detailed building rises, from all façades, in a series of setbacks to a slender central tower (see Views 14 and 15 of **Figures 9-8 and 9-9**).

Building sizes in the primary study area range from small 2-, 3-, and 4-story tenement-style buildings, to former loft spaces, typically of 12 to 16 stories, to large-scale buildings, such as One Penn Plaza and the Nelson Tower. Smaller structures are typically in the mid-block, with larger buildings located on the avenues. Although most of the existing building stock was constructed in the early 20th century and is faced in brick and masonry, no one architectural style dominates the area. Most buildings in the primary study area have retail uses on their ground floors, providing a relatively continuous level of visual interest at the street. A number of buildings within the primary study area have a large bulk, occupying their entire blockfront and extending far into the midblock. In addition, most buildings fully occupy their zoning lots. With the exception of the buildings noted above, most of the structures in the area are attached, built to the streetwall, and massed without upper story setbacks. A number of primary study area buildings are also designated or potential architectural resources; see Chapter 8, "Historic and Cultural Resources," for more information.

VISUAL RESOURCES

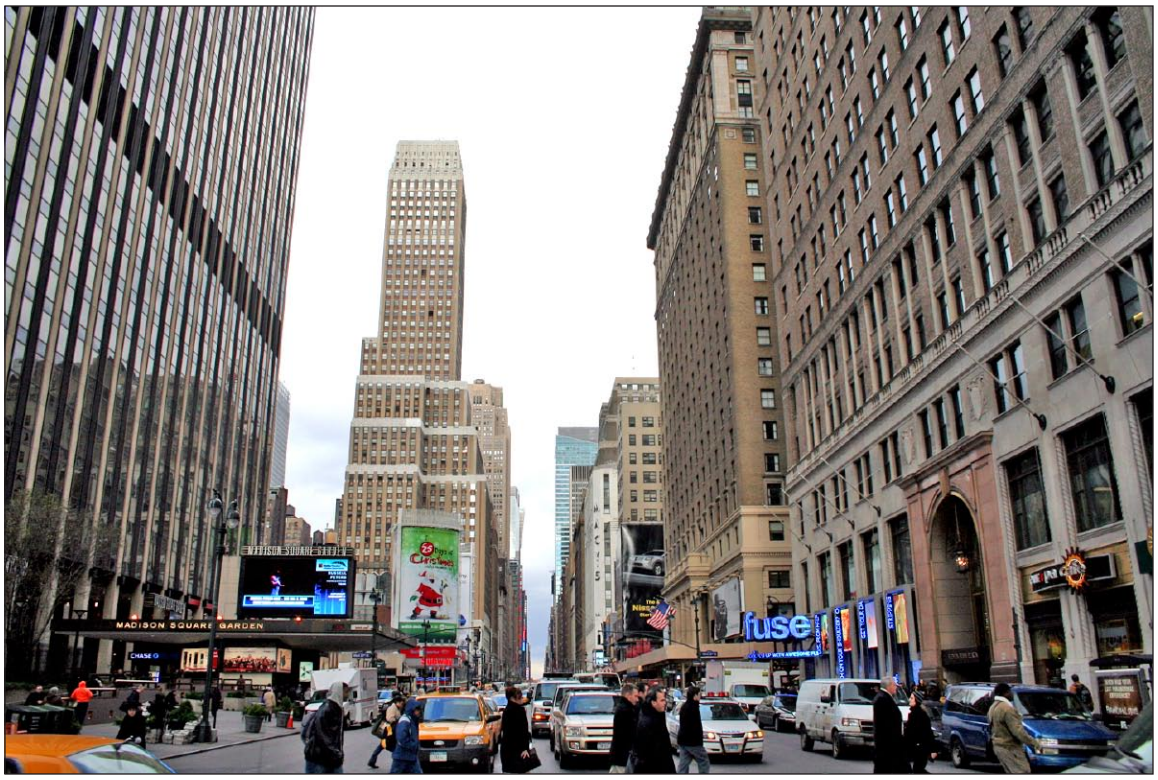
Because the topography of the area is relatively flat, view corridors are generally long, but are limited by the narrow width of the side streets and the height of their surrounding buildings. Therefore, the most extensive view corridors in the primary study area are along Seventh Avenue and West 34th Street.

Views north and south on Sixth and Seventh Avenues continue indefinitely for long distances. In views north on Seventh Avenue, the Nelson Tower is prominent, partly for its design and partly because the height of its central tower sets it apart from surrounding structures. Views north on Sixth Avenue near West 34th Street include Macy's iconic, approximately 4-story red shopping bag sign and the decorative façade of its Broadway building (see Views 16 and 17 of **Figures 9-9 and 9-10**, as well as Views 8 and 14 of **Figures 9-5 and 9-8)**.

Views west on West 32nd Street end with Two Penn Plaza; terminating views to the west on the other side streets include some very distant and limited views of the Javits Center, the Hudson



View west on West 31st Street from Seventh Avenue **13**



View north on Seventh Avenue from West 31st Street **14**

View Corridors in Study Area
Figure 9-8



Looking west on West 33rd Street from Seventh Avenue **15**



View south on Seventh Avenue from West 37th Street **16**

View Corridors in Study Area
Figure 9-9



View south on Sixth Avenue/Broadway from West 35th Street **17**



View west on West 34th Street from Broadway/Sixth Avenue **18**

View Corridors in Study Area
Figure 9-10

River, and Weehawken, New Jersey (see Views 18-20 of **Figures 9-10 and 9-11**). The new Epic residential structure just south of the development site is prominent in views west from Sixth Avenue and West 32nd Street. To the east, views continue indefinitely. The tower and spire of the Empire State Building are notable in these views, particularly from certain points at West 33rd and West 34th Street east of Seventh Avenue (see View 21 of **Figure 9-12** and View 4 of **Figure 9-3**, above).

Other visual resources that can be seen from the primary study area include, to the west, a portion of the James A. Farley Building (formerly the U.S. General Post Office), the companion to the original Penn Station, a large, imposing granite structure with a two-block row of 53-foot Corinthian columns (see View 13 of **Figure 9-8**, above). Limited views to the principal façade and sides of the General Post Office are available from West 31st and West 33rd Streets west of Seventh Avenue. The two-level copper skybridge above West 32nd Street between Sixth and Seventh Avenues, designed by Shreve, Lamb & Harmon, can be seen at the intersection of these streets and Greeley Square (see View 19 of **Figure 9-11**, above). Visible to the east are portions of Herald and Greeley Squares, which can be seen primarily from Sixth Avenue and West 34th Street. The landscaping of these areas provides visual relief within the otherwise fully developed streetscape.

SECONDARY STUDY AREA

URBAN DESIGN

As with the primary study area, the topography of the secondary study area is generally flat. The secondary study area does not include any natural features, and its only public open spaces are Herald and Greeley Squares, described above. The secondary study area is developed in the typical Manhattan street grid pattern, with wider north-south avenues and narrower cross streets. There are no superblocks within this area. Broadway cuts through the study area at a diagonal, creating triangular and other irregularly-shaped blocks. The New York City Department of Transportation (NYCDOT) has recently redesigned portions of Broadway and other streets surrounding Herald Square as part of its "Green Light for Midtown" program, which has resulted in open areas with seating, separated areas dedicated to use by bicyclists and pedestrians, and shorter crosswalks. In general, the avenues and Broadway carry the most pedestrian traffic within this study area.

The streetscape of the secondary study area is urban in character, with wide sidewalks on the avenues and narrower ones on the side streets. There are very few street trees anywhere within the study area, except around Horace and Greeley Squares. West of One Penn Plaza, there is an elevated public open space which extends between West 33rd and 34th Streets. This area is well planted with flowerbeds and trees, and includes shaded areas and a sculptural water feature (currently dry). Between West 31st and West 33rd Streets, the Eighth Avenue steps of the Farley Building are well-utilized by people in the surrounding area as a place to sit, eat, read, or people-watch, especially in good weather when the steps are in the sun.

In general, the secondary study area has well-defined streetwalls created by the buildings that line its streets. Gaps in the streetwall are created by some more recently constructed buildings—including several hotels—which are set back from the street; several parking lots also create gaps in the streetwall. For the most part, the buildings on Sixth, Seventh, and Eighth Avenues and Broadway contain ground-floor retail spaces, with shops and restaurants. Other streetscape elements in the area are primarily limited to sidewalk furniture such as signs, standard light



View west from Greeley Square, on West 32nd Street **19**



View west on West 34th Street from Seventh Avenue **20**

Study Area Views
Figure 9-11



View east on West 34th Street from Seventh Avenue **21**



View of Empire State Building from West 33rd Street and Eighth Avenue **22**

NOTE: This figure has been revised for the FEIS

Study Area Views
Figure 9-12

poles, bus shelters, and trash cans. There are subway entrances at the corners of Sixth, Seventh, and Eighth Avenues and West 34th Street, and at the corner of Seventh Avenue and West 28th Street, marked by the typical green and red globe lamps and green metal stair enclosures.

Like the primary study area, the secondary study area is densely developed and contains a variety of building uses, types, and arrangements. Building sizes range from small 4-, 5-, and 5-story tenement-style buildings, to former loft spaces, to large-scale (20-plus-story) commercial office buildings and some new apartment towers. There is a wide mix of building heights in the area, but most buildings are in the range of 4- to 6-stories, 12- to 16-stories, or more than 20 stories tall. Smaller structures are typically in the mid-block, with larger buildings located on the avenues. The area south of 34th Street also is generally lower in scale than the remainder of the secondary study area. Although most of the existing building stock was constructed in the early 20th century and is faced in brick and masonry, no one architectural style dominates the area. Most buildings in this area have square or rectangular forms and footprints and fully occupy their lots. Building footprint sizes range from small structures on 25-by-100- and 50-by-100-foot lots to much larger footprints, such as the taller commercial buildings that line parts of Sixth and Seventh Avenues.

Residential buildings in the area, which are limited, include the Herald Towers described above, and the 22-story red brick buildings of the private Penn Station South Cooperative Development at the southwest corner of the secondary study area. Other apartment towers in the area include the Magellan, a 34-story building at 35 West 33rd Street; the Archstone Chelsea, a 36-story building at 800 Sixth Avenue; and a 24-story building at 990 Sixth Avenue. Smaller residential buildings in the area include the landmarked 18-story, terra-cotta-clad former loft building at 130 West 30th Street and the 8-story, French Second Empire-style Gilsey House at 1200 Broadway.

Commercial buildings and uses dominate the secondary study area. Some of these uses are located in former loft and manufacturing buildings; others are located in office towers, including the Navarre Building, also known as Millennium Towers North, at 512 Seventh Avenue. At 43 stories (541 feet) tall, the Navarre Building is one of the tallest commercial buildings in the secondary study area, other than the Empire State Building (described below). There are also a number of hotels in the secondary study area. Some of these, including the Radisson Martinique at Broadway and 34th Street, and the New Yorker Hotel, which occupies the west side of Eighth Avenue between West 34th and West 35th Streets, are historic masonry structures that have been designed New York City Landmarks (NYCLs). Others are new and, as described above, are often set back from their lot lines. There are some manufacturing buildings between Sixth and Seventh Avenues and West 27th and West 29th Streets; these are related to textile, clothing, jewelry, and import/export trade.

Institutional buildings in the area include St. John the Baptist Church, described above; the landmarked building at 134 West 30th Street, which houses the New York City Police Department Traffic Control Division; Holy Innocents Roman Catholic Church, at 128 West 37th Street; Fire Engine Company 76, at 220 West 37th Street; and the Subud Chelsea Center at 228 West 29th Street. There are also surface parking lots and structured parking garages scattered throughout the study area.

Approximately 1,000 feet north and east of the project site is the Empire State Building, on Fifth Avenue between West 33rd and West 34th Streets. The 102-story, 2.7 million gross-square-foot commercial office building is approximately 1,250 feet tall including its 14-story mooring mast, or 1,453 feet tall including its pinnacle with broadcast antennae and lightning rod. The Empire

State Building is clad in limestone and its mast is clad in aluminum, chrome, steel, and glass. The Art Deco-style building is centered on its site, with setbacks above the 5th, 20th, 24th, 29th, and 80th floors. It is the tallest and one of the most recognizable buildings in New York City. The Empire State Building's aura of distinctiveness is dramatized by its relative physical isolation from other tall skyscrapers in Midtown Manhattan. However, two buildings of similar height and bulk have recently been constructed in Midtown Manhattan, outside of the secondary study area. These are the Bank of America Tower, approximately 945 feet tall with an antenna that extends approximately 300 feet (total height approximately 1,245 feet) and located approximately 2,500 feet north and east of the project site, and the New York Times Tower, approximately 758 feet tall with an exterior curtainwall that extends to 840 feet and a mast that extends to 1,046 feet (total height approximately 1,046 feet) and located approximately 2,000 feet north and west of the project site. In addition, the recently approved 53 West 53rd Street building was approved at a height of approximately 1,050 feet; if constructed, this building also would be located in Midtown Manhattan, approximately one mile north and east of the project site.

VISUAL RESOURCES

Visual resources in the secondary study area include the Empire State Building, the James A. Farley Building, One Penn Plaza, and the New Yorker Hotel. Like the Empire State Building, the Farley Building is considered to be an important visual resource. Constructed between 1910 and 1913 as the U.S. General Post Office, the James A. Farley Building and its Western Annex comprise two five-story, granite-clad Classical Revival-style buildings. The Farley Building is a large, ceremonial structure with a row of 20 53-foot-tall Corinthian columns and a wide flight of stairs leading up to its Eighth Avenue façade. One Penn Plaza and the Empire State Building are described above. The 43-story New Yorker Hotel, which is located at the intersection of West 34th Street and Eighth Avenue, is designed in the Art Deco style and is prominent in nearby views.

Views on the avenues are generally long due to their width and straight trajectory. Views along these corridors take in the multitude of buildings that line the streets and the midtown Manhattan skyline, which consists of many tall buildings rising above shorter structures. Views to the visual resources noted above are generally most accessible closest to the resource and along the avenues, as the buildings lining the narrower cross streets generally constrain views. Views north along Sixth Avenue from the southern end of this study area include both the new Epic residential tower and the Empire State Building; the tower and spire of the Empire State Building can also be viewed well from certain points at West 33rd and West 34th Streets east of Seventh Avenue (see View 22 of **Figure 9-12**).

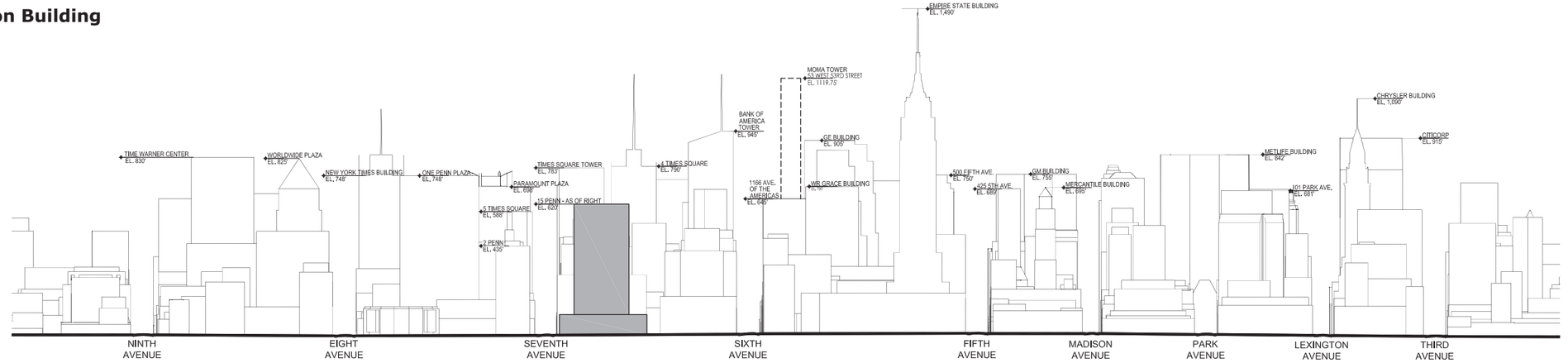
Views of the Empire State Building's upper tower and spire are also available from many points outside of the study area, including from the west along Hudson River Park. Many of these distant views also include the other tall buildings in Midtown Manhattan noted above.

C. THE FUTURE WITHOUT THE PROPOSED PROJECT

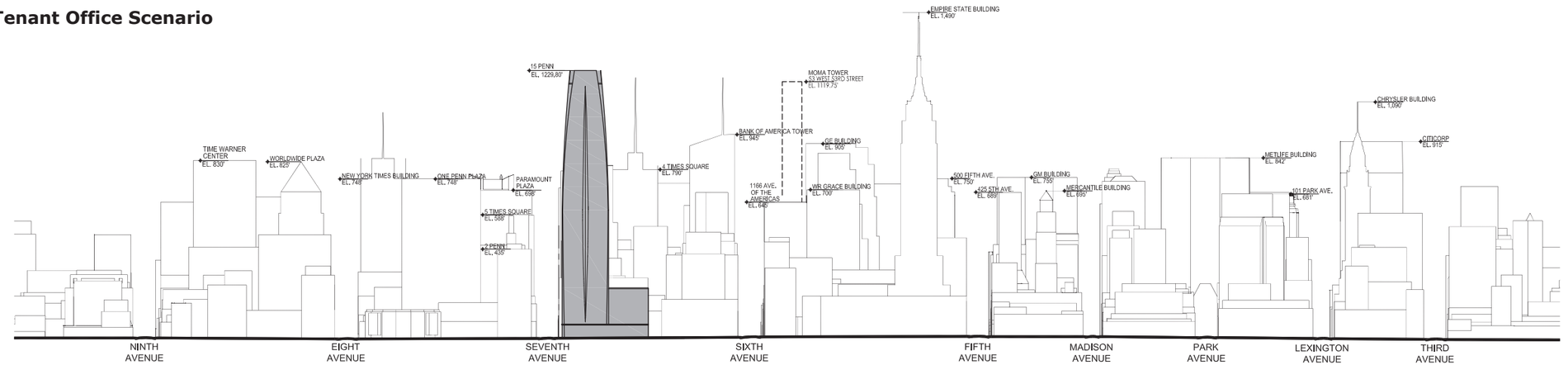
DEVELOPMENT SITE

Absent the proposed project, the urban design of the development site will be altered by the demolition of the Hotel Pennsylvania and the site's redevelopment with an as-of-right, approximately 580-foot-tall, 34-story building (the No Action building) (see **Figures 9-13 and**

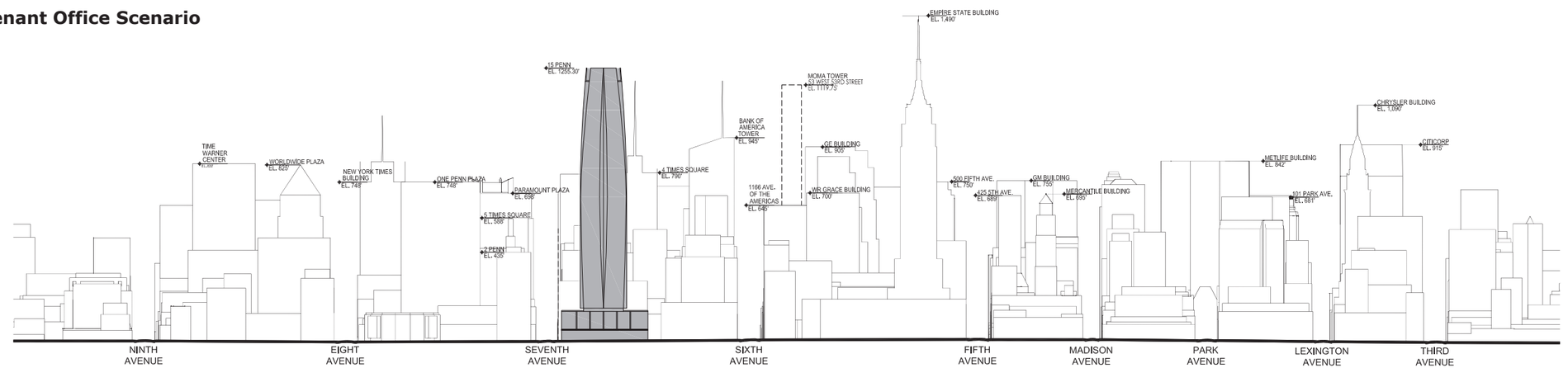
No Action Building



Single-Tenant Office Scenario



Multi-Tenant Office Scenario



Source: Pelli Clark Pelli Architects

NOTES: 1) All elevations above Borough President of Manhattan Datum = 0.00' (EL)
2) All elevations of contextual buildings are approximate

Comparison of Elevations Looking North through West 32nd Street
Figure 9-13

9-14). The building will contain approximately 1.6 million gross square feet (gsf) of commercial office uses, ground-floor retail, and below-grade parking. The building's retail will have street frontages on West 32nd and West 33rd Streets and Seventh Avenue, and the building's main entrance will be on Seventh Avenue. The building's approximately 85-foot-tall base will have four floors with large floorplates. The building will occupy the entire development site, except along Seventh Avenue, where it will set back from the lot line by approximately 15 feet, the same distance as the extant Hotel Pennsylvania. A slab-like tower will rise from the middle of the building's base and will be set back from all sides of the base. The building will be clad with a glass curtain wall.

The uses of the building in this scenario will be consistent with uses that are currently present on the development site and prevalent in the surrounding area. The No Action building will fully utilize the development site area, except for its setback along Seventh Avenue, and would be built to the lot lines of West 32nd and West 33rd Streets, thereby maintaining the existing streetwalls of those streets. The No Action building also would maintain the existing streetwall of Seventh Avenue, which on the project block is set back 15 feet from the lot line. The No Action building would be constructed on an existing block, and would not entail any changes to topography, street pattern and hierarchy, block shapes, or natural features on the development site or in the surrounding area.

As noted above, there are no visual resources located on the development site. The No Action scenario building would not obstruct or substantially alter any views from the development site to surrounding visual resources.

PROJECT SITE

In the future without the proposed project, no changes are expected on the project site.

STUDY AREAS

The No Action building would be one of the taller structures within the surrounding area; however, as described above, there are already a number of tower structures in the study areas, including One Penn Plaza and Two Penn Plaza directly across Seventh Avenue (750 feet tall and 412 feet tall, respectively) as well as the 560-foot-tall Nelson Tower at the northeast corner of Seventh Avenue and West 34th Street. Within this context, the height and size of the structure would not be readily apparent, particularly for the pedestrian experience at street level. The anticipated cladding materials of the No Action building—glass and steel—would be consistent with those of other modern structures in the area.

Views in the study areas closest to the development site would be altered by the No Action building, as the building would become more of a focal point of these views; however, these views already include large-scale tower buildings. The No Action building would not obstruct any views to visual resources in the study areas.

OTHER FUTURE PROJECTS

Additional large-scale towers are anticipated to be built by the project's Build year. A 48-story building with residential, office, and retail uses is under construction at 885 Sixth Avenue and is expected to be complete by 2010. The anticipated height of the building is not known, but is expected to be between 500 and 600 feet. At 855 Sixth Avenue between West 30th and West 31st Streets, is a site under construction with a 35-story, 455-foot-tall steel and glass curtain



No Action Building



Single-Tenant Office Scenario



Multi-Tenant Office Scenario

Comparison of Renderings
Figure 9-14

wall-faced residential building with ground-floor retail, to be complete by 2010. A 53-story, 614-foot-tall building with residential, hotel, and retail uses—the Eventi—is being developed at 835 Sixth Avenue (between West 29th and 30th Streets) and a 30-story, 375-foot-tall building with residential and retail uses is to be constructed at 815 Sixth Avenue. Another development proposal will rezone portions of West 28th, West 29th, and West 30th Streets between Sixth and Seventh Avenues. Smaller-scale residential projects are under development at 145 West 27th Street, 261 West 28th Street, at 415 Eighth Avenue on the southwest corner of West 31st Street.

Just west of the secondary study area, at the southwest corner of West 33rd Street and Ninth Avenue, Hudson Yards Site 32/33 is planned for a large-scale mixed-use development by the project's Build year. Called Manhattan West, when developed the site would have two towers, one rising to 1,216 feet (66 stories), the other to 935 feet (60 stories).

These developments will be consistent with the uses in the study areas, and would add to its already very dense character.

D. PROBABLE IMPACTS OF THE PROPOSED PROJECT

As described in Chapter 1, "Project Description," in the future with the proposed project the development site would be redeveloped with either the Single-Tenant Office Scenario or the Multi-Tenant Office Scenario (see **Figures 9-13 and 9-14**).

The Single-Tenant Office Scenario would consist of a 67-story, approximately 1,130-foot-tall building with its tower portion oriented along Seventh Avenue and an approximately 218-foot-tall, 10-story base occupying the mid-block portion of the development site east of the tower (see **Figure 9-15**). The building would be approximately 2.8 million gsf in size and would have commercial office space, trading floor uses, and ground-floor retail. Compared with the No Action building, the Single-Tenant Office Scenario would contain additional commercial office space (by approximately 200,000 gsf) and less ground-floor retail space (by approximately 20,000 gsf). In addition, the Single-Tenant Office Scenario building would contain five floors of trading use that would not be present in the No Action building. The building would be set back approximately 10 feet from the north and south property lines at West 32nd and West 33rd Streets and would also set back approximately 15 feet from the Seventh Avenue property line. A screen that would obscure the rooftop mechanical systems would rise an additional 60 feet above the roof level. As currently contemplated, the building would be primarily faced with steel and glass curtain walls with darker, closely spaced vertical metal components and highly transparent cladding at the base level retail. Renovated subway entrances would be located on West 32nd and West 33rd Streets near Seventh Avenue (see **Figures 9-16 and 9-17**).

The Multi-Tenant Office Scenario would consist of a 68-story, approximately 1,156-foot-tall building (see **Figure 9-18**). The building would contain approximately 2.65 million gsf of commercial office space and ground-floor retail. The Multi-Tenant Office Scenario building is not anticipated to contain any trading floor uses, although such uses could be accommodated within the building. The Multi-Tenant Office Scenario would contain approximately 570,000 gsf more commercial office space and approximately 320,000 gsf more retail space than the No Action building. The building would have a six-story podium (130 feet tall), set back from the lot line by 10 feet along West 32nd and West 33rd Streets, and by 15 feet along Seventh Avenue. A tower would rise from the podium's center and would be set back approximately 83 feet from the podium's Seventh Avenue frontage, approximately 95 feet from the podium's east end, and 10 feet from the north and south property lines at West 32nd and West 33rd Streets. A

2.4.10



Single-Tenant Office Scenario
Illustrative Rendering
Figure 9-15



Source: Pelli Clarke Pelli Architects

Single-Tenant Office Scenario
Illustrative View: West 33rd Street and Seventh Avenue
Figure 9-16



Source: Pelli Clarke Pelli Architects

Single-Tenant Office Scenario
Illustrative View: West 32nd Street and Seventh Avenue
Figure 9-17

2.4.10



Multi-Tenant Office Scenario
Illustrative Rendering
Figure 9-18

screen that would obscure the rooftop mechanical systems would rise an additional 60 feet above the roof level. As in the Single-Tenant Office Scenario, the Multi-Tenant Office Scenario building would have highly transparent steel and glass curtain walls, and renovated subway entrances would be located on West 32nd and West 33rd Streets near Seventh Avenue (see **Figures 9-19 and 9-20**).

In both scenarios, the project would relocate and significantly upgrade the existing subway entrances on West 32nd and West 33rd Streets and would undertake significant mass transit improvements, including the re-opening and renovating of the pedestrian passageway under the south side of West 33rd Street. The renovated passageway would be widened to accommodate pedestrian flows between Penn Station/the Seventh Avenue subway lines, the Sixth Avenue subway lines, and the Port Authority Trans Hudson (PATH) station, improving pedestrian circulation on the street-level sidewalks. The passageway would provide an alternative to pedestrians traveling along the West 33rd Street corridor. In addition, both scenarios would improve several subway stairways and control areas serving the Seventh Avenue line, the Sixth Avenue line, the Broadway line, and connections to PATH. Neither the Single-Tenant Office Scenario nor the Multi-Tenant Office Scenario include signage of the type allowed within the Penn Center Subdistrict (see **Figures 9-14 through 9-20**, above).

DEVELOPMENT SITE

URBAN DESIGN

Both the Single-Tenant Office Scenario and the Multi-Tenant Office Scenario would be constructed on an existing block, and would not entail any changes to topography, street pattern and hierarchy, block shapes, or natural features on the development site.

Like the No Action condition, the proposed project would alter the urban design of the development site by replacing the current 22-story (268-foot-tall), masonry-clad building on the site with a new, taller building with steel and glass curtain walls. Compared to the No Action building, in both scenarios the proposed building would set back 10 feet from the lot line on West 32nd and West 33rd Streets, slightly altering the streetwalls of those two streets. Like the No Action building as well as the existing Hotel Pennsylvania, in both scenarios the proposed building would set back 15 feet from Seventh Avenue, providing a wide sidewalk for this busy pedestrian area.

The tower portion of the Multi-Tenant Office Scenario building would be set back further from Seventh Avenue than the Single-Tenant Office Scenario building; in terms of massing, this would make the proposed project somewhat more like the nearby buildings on the west side of Seventh Avenue. Both scenarios would result in a more intensive use on the development site in comparison to the No Action scenario; however, the uses of the site would be the same as in the No Action scenario and, in addition, would be consistent with building uses that are prevalent in the surrounding area.

The Single-Tenant Office Scenario building would be approximately 550 feet taller than the No Action building, and the Multi-Tenant Office Scenario building would be approximately 576 feet taller than the No Action building. In either scenario, the proposed building would become the tallest structure in the surrounding area. However, as discussed above there are already a number of tower structures in the primary study area, including One Penn Plaza and Two Penn Plaza across Seventh Avenue (approximately 750 and 412 feet tall, respectively), the 59-story (626-foot-tall) Epic residential building directly south of the development site, and the Nelson



Source: Pelli Clarke Pelli Architects

Multi-Tenant Office Scenario
Illustrative View: West 33rd Street and Seventh Avenue
Figure 9-19



Source: Pelli Clarke Pelli Architects

Multi-Tenant Office Scenario
Illustrative View: West 32nd Street and Seventh Avenue
Figure 9-20

Tower at the northeast corner of Seventh Avenue and West 34th Street (approximately 560 feet tall); within the secondary study area, towers include the Empire State Building and the 43-story (541-foot-tall) Navarre Building. As discussed above, additional large-scale towers are anticipated to be built by the project's Build year, including multiple towers approximately 400 to 600 feet in size on Sixth Avenue. Within this context, the height and size of the tower structure would not be readily apparent, particularly for the pedestrian experience at street level. In each scenario, the proposed building would be built within a context of both older and newer buildings that vary greatly in height, form, and materials.

In either future with the proposed project scenario, the proposed building would enhance the streetscape experience on the development site. Both scenarios would involve improvements to existing subway entrances on West 32nd and West 33rd Streets—an element not included in the No Action scenario—which would be expected to improve these streetscape elements as well as pedestrian circulation within and immediately adjacent to the development site. Both scenarios also would undertake significant mass transit improvements, including re-opening and renovating the pedestrian passageway below West 33rd Street. As described above, the pedestrian passageway would be widened to accommodate pedestrian flows between Penn Station/the Seventh Avenue subway lines, the Sixth Avenue subway lines, and the PATH station, thereby improving pedestrian circulation on the street-level sidewalks. The passageway would provide an alternative to pedestrians traveling along the West 33rd Street corridor. In addition, both scenarios would improve several subway stairways and control areas serving the Seventh Avenue line, the Sixth Avenue line, the Broadway line, and connections to PATH. It is assumed that the design of any new transit wayfinding signage at the West 32nd and West 33rd Street subway entrances would be consistent with Metropolitan Transportation Authority-New York City Transit (NYCT) standards and would comply with the regulations of the Penn Center Subdistrict. Finally, both scenarios would incorporate ground-floor retail and would have highly transparent cladding at the base level, thereby enlivening and enhancing the pedestrian experience. The wide sidewalk on Seventh Avenue also would be maintained in both scenarios, allowing for a better pedestrian experience in this busy area.

VISUAL RESOURCES

As described above, while the Hotel Pennsylvania has been found eligible for listing on the State and National Registers of Historic Places, it is not visually prominent in surrounding views and it is not considered to be a visual resource. Therefore, as with the No Action scenario, the Single-Tenant and Multi-Tenant Office Scenarios would not remove any visual resources on the development site. Neither scenario would substantially alter views to visual resources that can be seen from the sidewalks adjacent to the development site.

PROJECT SITE

No changes are expected on the project site in either scenario.

STUDY AREAS

URBAN DESIGN

Topography and Natural Features

The proposed project would not affect topography or natural features in the study areas.

Street Pattern, Street Hierarchy, and Block Shapes

As with the No Action scenario, the proposed building in either future with the proposed project scenario would be constructed on an existing block and would not alter the street patterns, street hierarchy, or block shapes in the study areas. Therefore, there would be no significant adverse impacts to these urban design features as a result of the proposed project.

Streetscape

As described above, in both scenarios the proposed building would set back 10 feet from the lot lines of West 32nd and West 33rd Streets, slightly altering the streetwalls of those two streets. Like the No Action building as well as the existing Hotel Pennsylvania, in both scenarios the proposed building would set back 15 feet from Seventh Avenue, providing a wide sidewalk for this busy pedestrian area. The tower portion of the Multi-Tenant Office Scenario building would be set back further from Seventh Avenue than the Single-Tenant Office Scenario building; in terms of massing, this would make the proposed project somewhat more like the nearby buildings on the west side of Seventh Avenue.

As described above, in both scenarios the project would relocate and significantly upgrade the existing subway entrances on West 32nd and West 33rd Streets and would undertake significant mass transit improvements, including the re-opening and renovating of the pedestrian passageway under the south side of West 33rd Street. This project element—which is not included in the No Action scenario—would be expected to improve the streetscape as well as pedestrian circulation within the study area. Both scenarios also would incorporate ground-floor retail and would have highly transparent cladding at the base level, thereby enlivening and enhancing the pedestrian experience. Therefore, there would be no significant adverse impacts to the streetscape of the study areas as a result of the proposed project.

Building Uses, Bulk, and Arrangements

As with the No Action project, in both the Single-Tenant Office Scenario and the Multi-Tenant Office Scenario, the proposed project would replace a masonry-faced, 22-story (268-foot-tall) building with a new, tall building with a contemporary steel and glass curtain wall design. The No Action scenario, Single-Tenant Office Scenario, and Multi-Tenant Office Scenario buildings all would fully utilize the development site area, like the majority of buildings in the study areas. As discussed above, the Multi-Tenant Office Scenario building would be 576 feet taller than the No Action building, and the Single-Tenant Office Scenario building would be 550 feet taller than the No Action building; however, within the context of other tower structures in the study areas, the height and size of the tower structure would not be readily apparent, particularly for the pedestrian experience at street level. In each scenario, the proposed building would be built within a context of both older and newer buildings that vary greatly in height, form, and materials. Buildings in the study areas already comprise a variety of taller and shorter older, masonry-faced buildings and taller newer buildings with both steel and glass curtain walls and masonry cladding. Taller and newer buildings in the primary study area include the 57-story (750-foot-tall) One Penn Plaza, the 59-story (626-foot-tall) Epic residential building directly south of the development site, the 45-story (560-foot-tall) Nelson Tower, and the 30-story (412-foot-tall) 2 Penn Plaza Building; within the secondary study area, these include the Empire State Building and the 43-story (588-foot-tall) Navarre Building. As discussed above, additional large-scale towers are anticipated to be built by the project's Build year, including multiple towers approximately 400-600 feet in size on Sixth Avenue. In either scenario, the proposed project

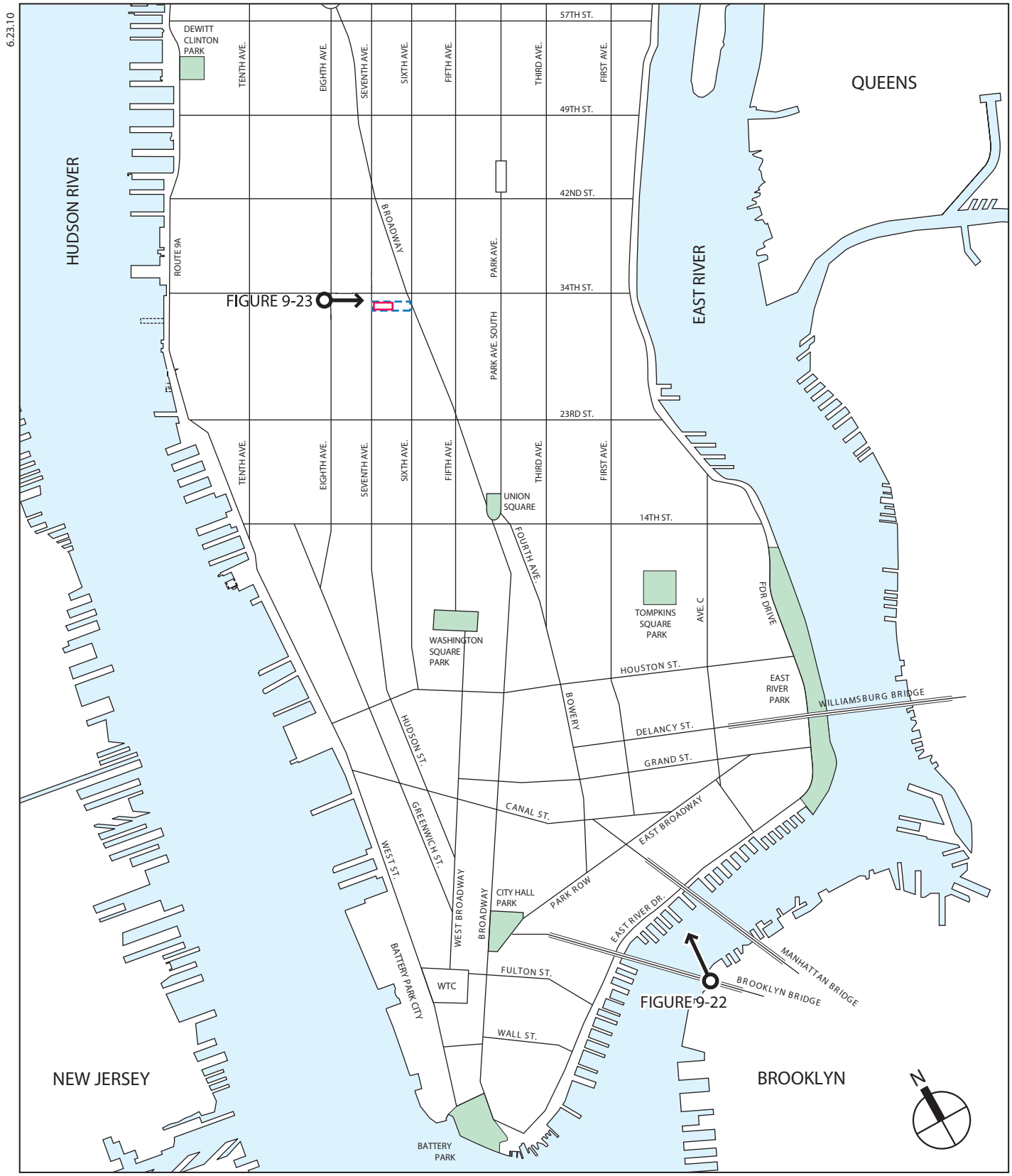
would result in the addition of a new tall building to the variety of taller and shorter buildings in the immediately surrounding study areas and the larger context of Midtown Manhattan.

In either scenario, the proposed building would be similar in size to the Empire State Building, but would be distinguished from the Empire State Building in its design and massing. The Empire State Building is approximately 2.7 million gross square feet in size, and is centered on its site with setbacks above the 5th, 20th, 24th, 29th, and 80th floors. In comparison, the new building in the Single-Tenant Office Scenario would be 2.8 million gross square feet in size and would be oriented toward Seventh Avenue, rising to its full height with no setbacks. In the Multi-Tenant Office Scenario the proposed building would be 2.6 million gross square feet in size and would be centered on its site, but would rise without setbacks above a 130-foot podium. In terms of design, the Empire State Building is an Art Deco-style, masonry structure, and its iconic stature is due in part to its unique tower top, which culminates in a 200 ft spire and antenna. Both the Single-Tenant Office Scenario and the Multi-Tenant Office Scenario would create a glass-clad, slender tower of very modern design, terminating in a simple, squared-off top.

In both scenarios, as well as in the No Action scenario, the new building would be visible from more distant points outside of the study areas, including from some points in Brooklyn, Queens, and the Bronx; however, only the tower of the building would be visible in these locations, and it would be part of the overall skyline of high-rise buildings in Midtown Manhattan. For example, in certain views from the Brooklyn Bridge and from Pier 66 on the Hudson River, the tower of the building would be visible in the skyline between One Penn Plaza and the Empire State Building (see **Figures 9-21 and 9-22**). In these distant views, the building—like the 1,200-foot-tall Bank of America Tower, the 1,046-foot-tall New York Times Tower, and the 1,216-foot-tall and 935-foot-tall towers on Hudson Yards Site 32/33 (the future development known as Manhattan West)— would be among the tallest in the Midtown Manhattan skyline, but shorter than the Empire State Building. The skyline and the prominence of the Empire State Building would not be significantly affected because the new building would be shorter than the Empire State Building (approximately 230 feet shorter if including the ESB's antenna, 30 feet if not), would have a very different, modern design and a simpler tower top, and the two buildings would be approximately 1,000 feet apart, which would further diminish the perceived height of the new building in more distant views. The proposed building's anticipated cladding materials—glass and steel—would be consistent in all scenarios, as well as with other modern structures in the area. Furthermore, both of the proposed scenarios would result in the development of building uses that would be similar to the uses found within the surrounding area and would be developed in the No Action scenario. Therefore, in comparison to the No Action scenario, neither the Single-Tenant Office Scenario nor the Multi-Tenant Office Scenario would adversely affect the building uses, bulk, and arrangements in the study areas.

VISUAL RESOURCES

Views in the study areas would be altered by the proposed project, as the height of the proposed building in either scenario would be more notable in surrounding views than that of the No Action building. Most notably, the proposed building would become a prominent feature of views east along West 33rd Street and some views east along West 34th Street toward the Empire State Building. These views already include other large-scale tower buildings, however, and the change in views between the No Action building and either of the proposed scenarios would not be considerable. **Figure 9-23** provides a comparison of views of the Empire State Building from West 33rd Street and Eighth Avenue with the No-Action building and with both



Location of Illustrative Views
Figure 9-21



NOTE: This figure has been revised for the FEIS

View of Single-Tenant Office Scenario from Brooklyn Bridge
Figure 9-22

7.1.10



No Action Scenario



Single-Tenant Office Scenario



Multi-Tenant Office Scenario

Source: Pelli Clarke Pelli Architects

FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: This figure is new to the FEIS

Comparison of Empire State Building Views from West 33rd Street and Eighth Avenue

Figure 9-23

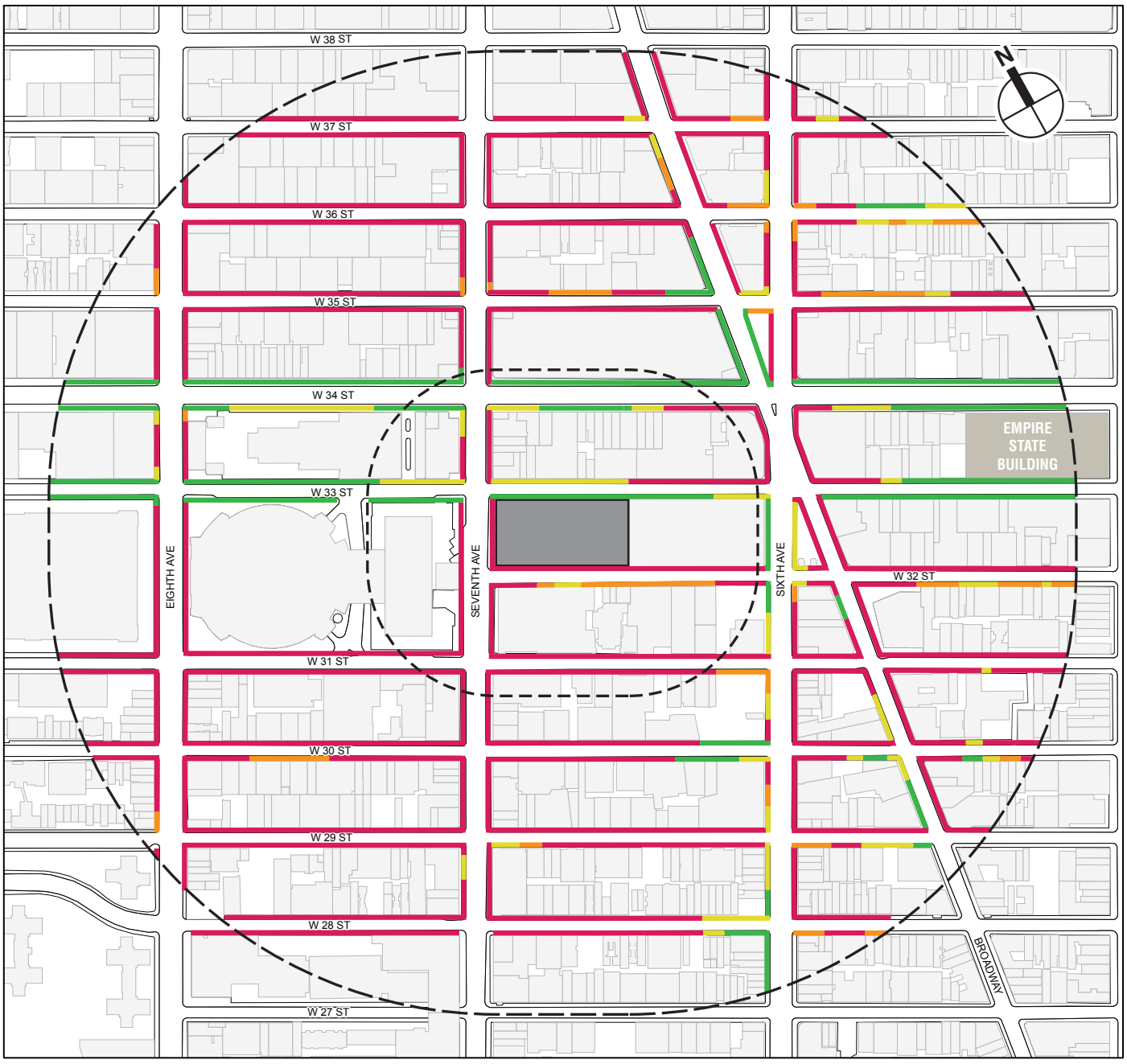
the Single-Tenant Office Scenario and the Multi-Tenant Office Scenario (the existing view from this location is provided in View 22 of **Figure 9-12**).

In either scenario the redevelopment of the project site with the proposed building would obscure or obstruct some eastward views to the Empire State Building; views to the Empire State Building from vantage points north, east, or south of the project site would not be obstructed or obscured. Views of the Empire State Building from vantage points north, east, and south of the project site are limited; views within the study areas are mostly limited to West 33rd and West 34th Streets and Sixth Avenue; however, these views would not be blocked by the proposed building to a significant degree. **Figure 9-24** illustrates the existing visibility of the Empire State Building within the study areas; it should be noted that the views of the Empire State Building will change in the No Action condition. Furthermore, there are very few locations within the study areas where pedestrians can stop and enjoy at length notable views to the building; most views are experienced while in transit and thus are of short duration. Eastward views of the Empire State Building from directly west of the development site, from the pedestrian level and from public open spaces such as Hudson River Park are already obscured or obstructed by the existing project site building and other intervening tall buildings, and would also be obscured or obstructed by the proposed towers on Hudson Yards Site 32/33 located at the southwest corner of West 33rd Street and Ninth Avenue. There are no significant viewshed corridors that would be completely blocked. Most views to the Empire State Building would remain available, where those views would exist in the No Action scenario.

As described above, from more distant points outside of the study areas, only the tower of the proposed building would be visible, and it would be part of the overall skyline of high-rise buildings in Midtown Manhattan. In certain views from the Brooklyn Bridge and from Pier 66 on the Hudson River, the tower of the proposed building would be visible in the skyline between One Penn Plaza and the Empire State Building. In these distant views, the proposed building—like the 1,200-foot-tall Bank of America Tower, the 1,046-foot-tall New York Times Tower, and the 1,216-foot-tall and 935-foot-tall towers to be constructed on Hudson Yards Site 32/33—would be among the tallest in the Midtown Manhattan skyline, but shorter than the Empire State Building.

Thus, the Empire State Building would maintain its visual prominence as an important architectural and cultural resource in the Manhattan skyline, and the change in views would not be considered adverse. Neither the Single-Tenant Office Scenario nor the Multi-Tenant Office Scenario would obstruct any views to other visual resources in the study areas.

Overall, in comparison to the No Action condition, neither the Single-Tenant Office Scenario nor the Multi-Tenant Office Scenario would result in any significant adverse impacts to urban design or visual resources. ✷



Development Site

Primary Study Area Boundary (400-Foot Perimeter)

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

Visibility of Empire State Building

Visible

Partially Obstructed

View of Spire Only

No View

NOTE: This figure is new to the FEIS

Existing Visibility of Empire State Building within Study Areas

Figure 9-24