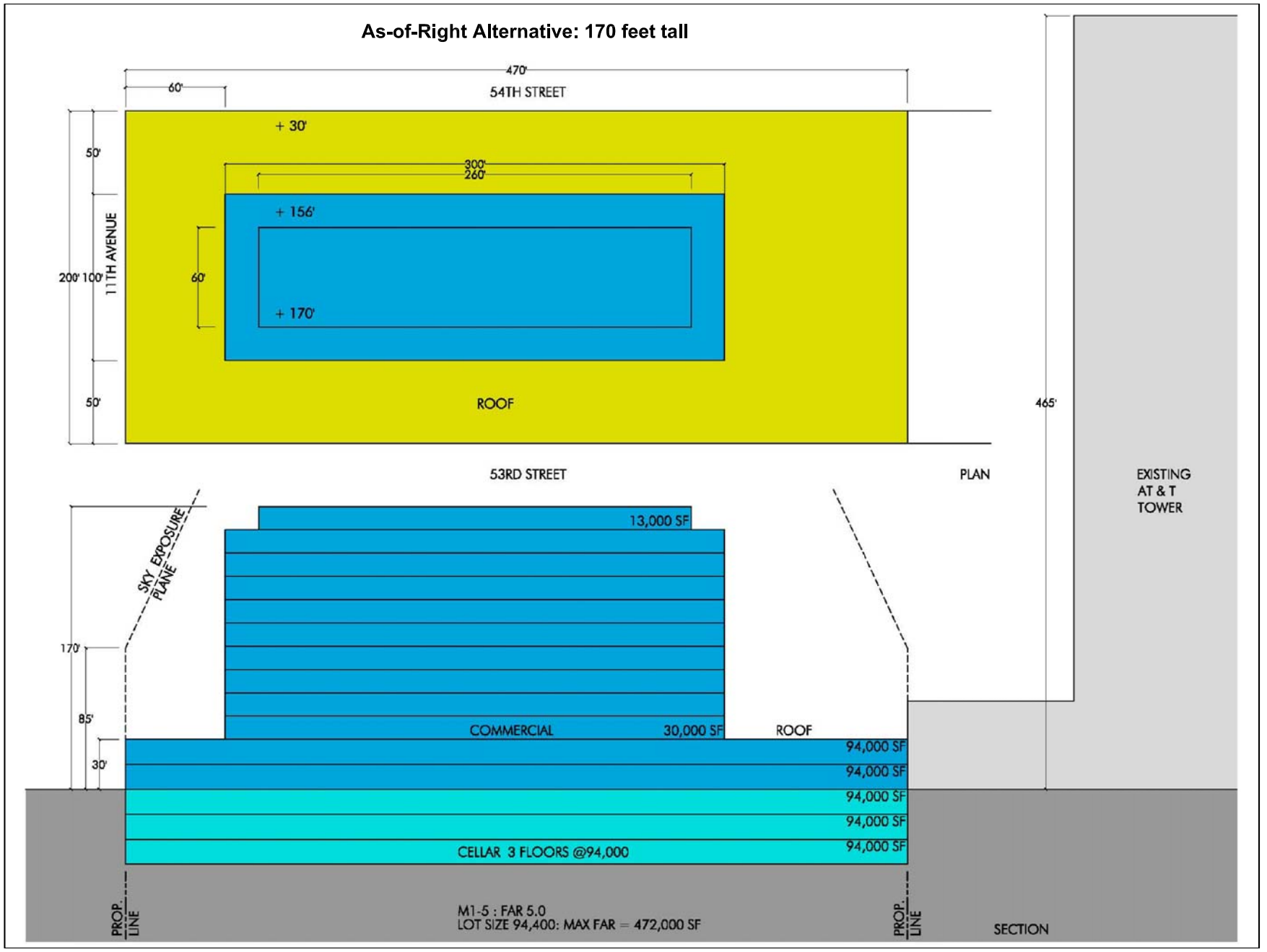

As-of-Right Alternative: 170 feet tall
470'
60'
54TH STREET
+ 30'
50'
300'
260'
+ 156'
200' 100'
11TH AVENUE
60'
+ 170'
50'
ROOF
465'
53RD STREET
PLAN
EXISTING
AT & T
TOWER
SKY EXPOSURE PLANE
13,000 SF
170'
85'
COMMERCIAL
30,000 SF
ROOF
30'
94,000 SF
94,000 SF
94,000 SF
94,000 SF
94,000 SF
CELLAR 3 FLOORS @94,000
PROP. LINE
M1-5 : FAR 5.0
LOT SIZE 94,400: MAX FAR = 472,000 SF
PROP. LINE
SECTION

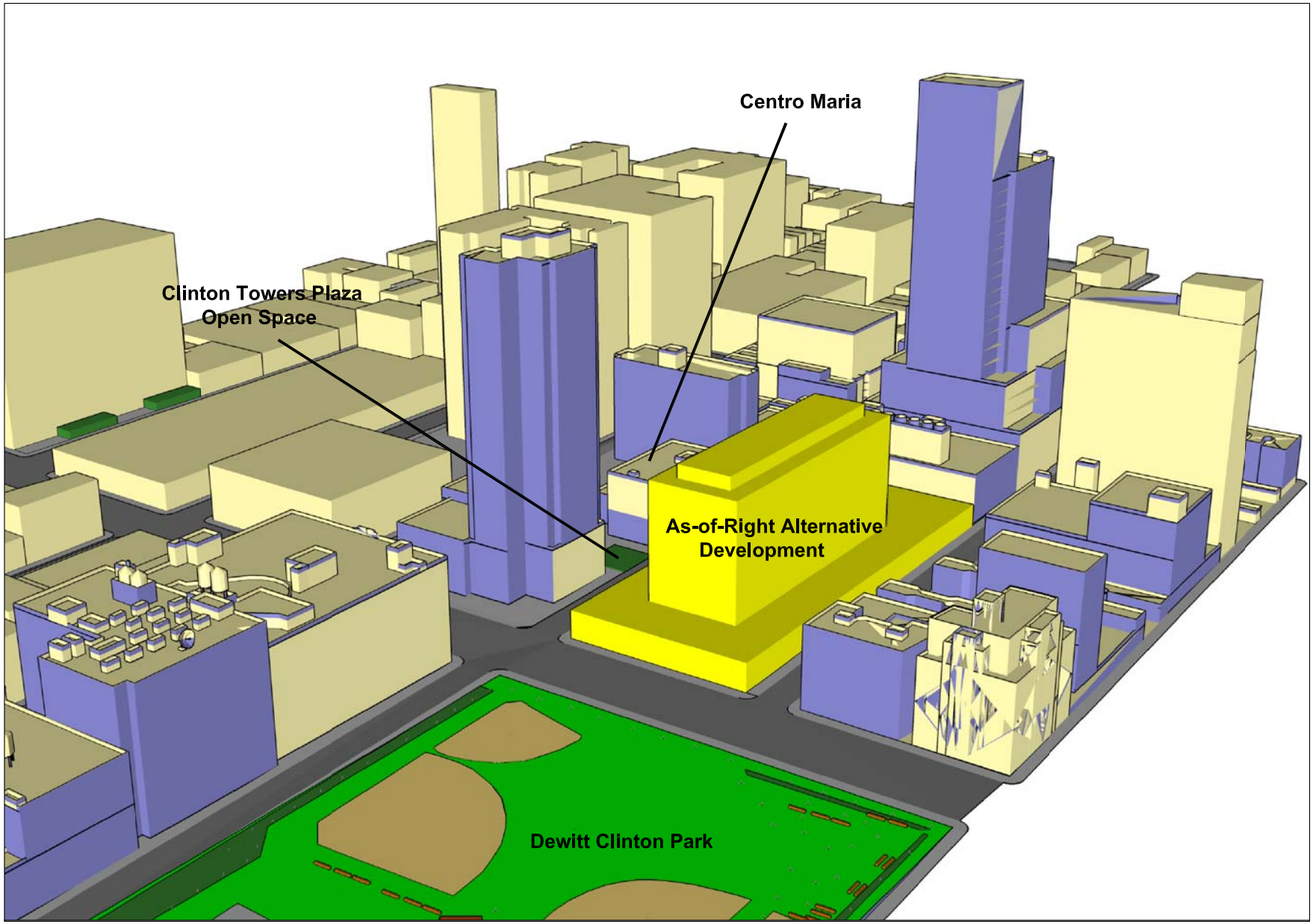
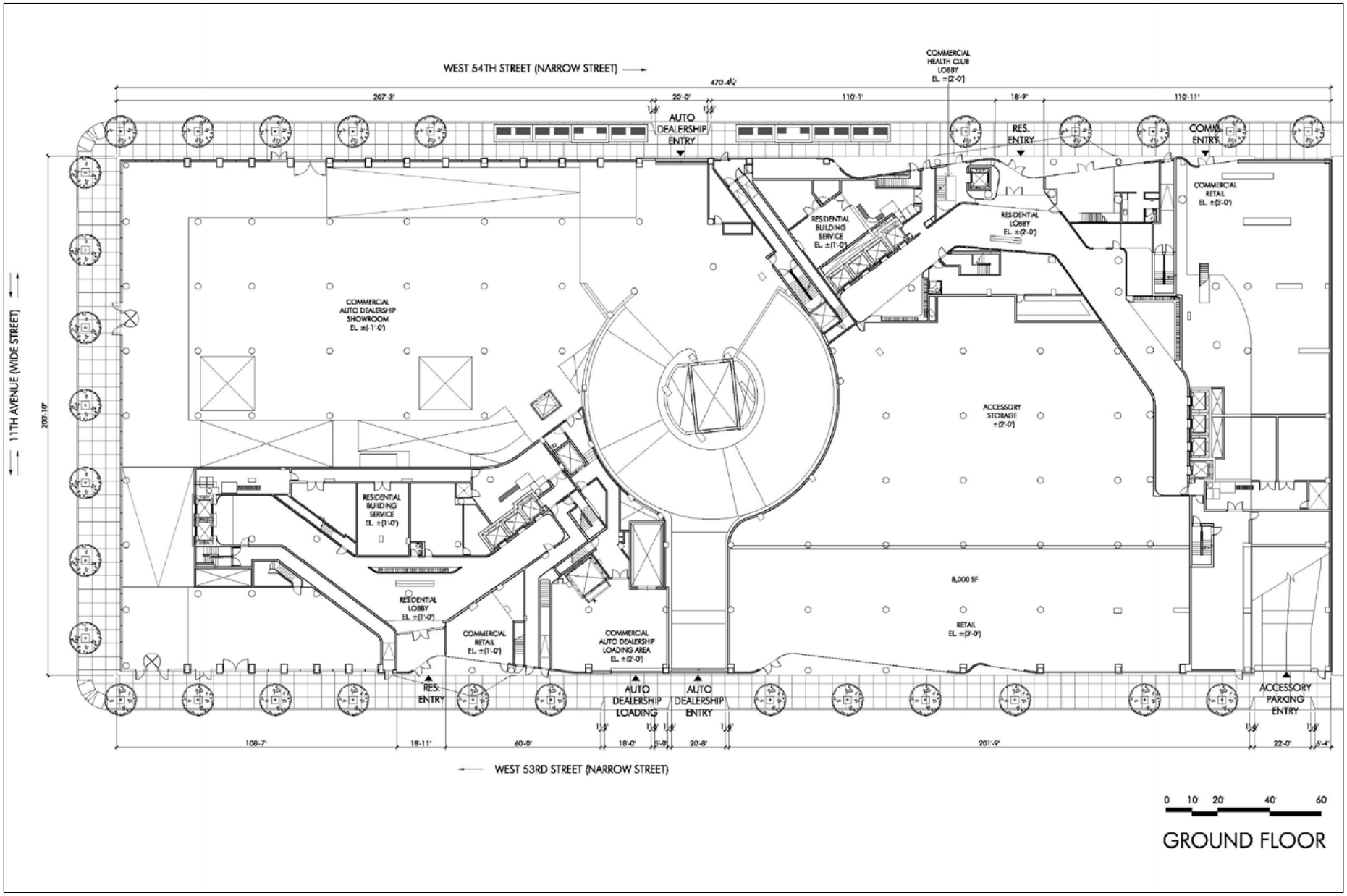
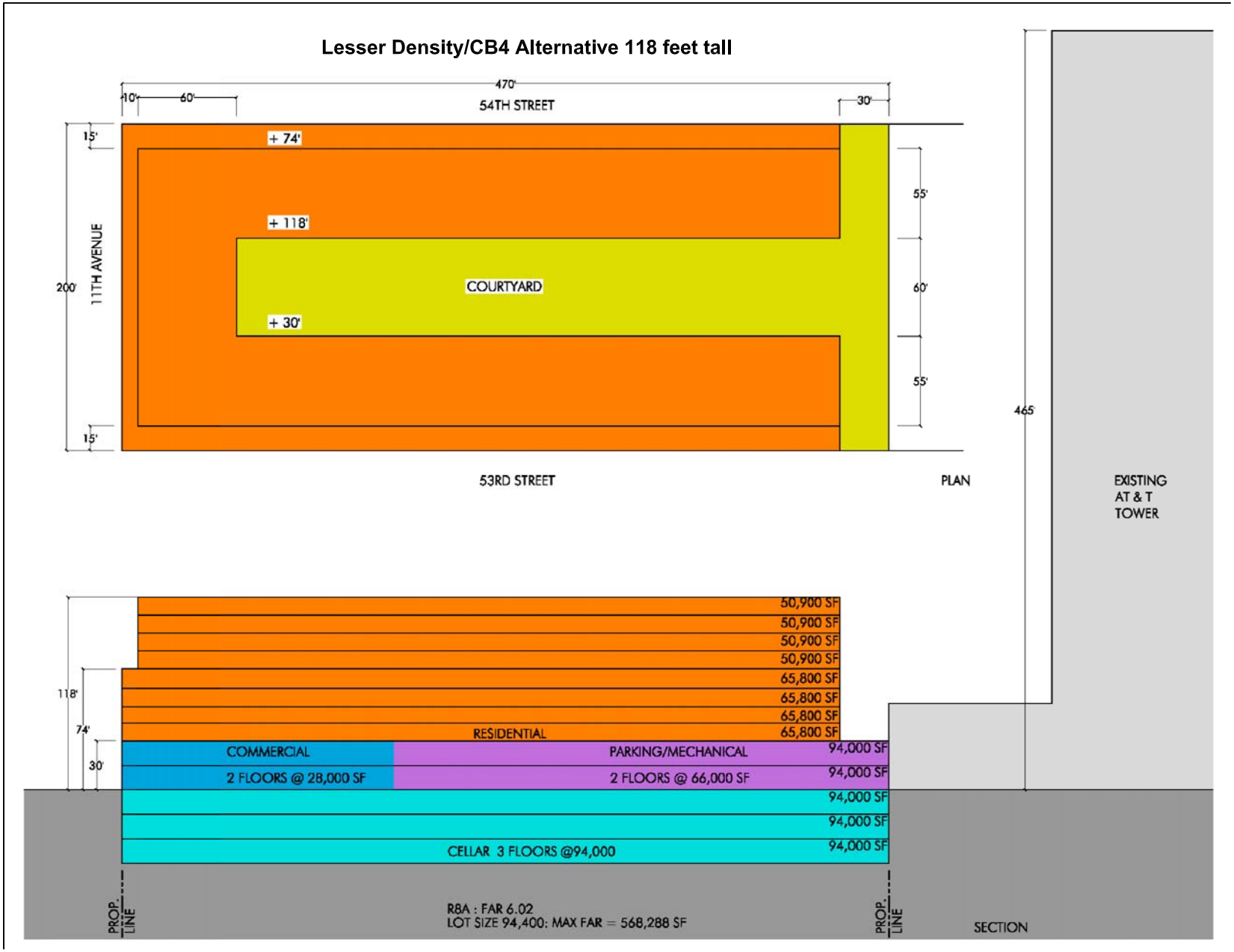


Figure 20-2
Rendering of As-of-Right Alternative Development


WEST 54TH STREET (NARROW STREET)
COMMERCIAL HEALTH CLUB LOBBY EL. +(2'-0")
470'-4½"
207'-3"
20'-0"
110'-1"
18'-9"
110'-11"
AUTO DEALERSHIP ENTRY
RES. ENTRY
COMM. ENTRY
11TH AVENUE (WIDE STREET)
200'-10"
COMMERCIAL AUTO DEALERSHIP SHOWROOM EL. +(-1'-0")
RESIDENTIAL BUILDING SERVICE EL. +(1'-0")
RESIDENTIAL LOBBY EL. +(2'-0")
COMMERCIAL RETAIL EL. +(3'-0")
ACCESSORY STORAGE +(2'-0")
RESIDENTIAL BUILDING SERVICE EL. +(1'-0")
RESIDENTIAL LOBBY EL. +(1'-0")
COMMERCIAL RETAIL EL. +(1'-0")
COMMERCIAL AUTO DEALERSHIP LOADING AREA EL. +(2'-0")
8,000 SF
RETAIL EL. +(3'-0")
RES. ENTRY
AUTO DEALERSHIP LOADING
AUTO DEALERSHIP ENTRY
ACCESSORY PARKING ENTRY
108'-7"
18'-11"
60'-0"
18'-0"
5'-0"
20'-8"
201'-9"
22'-0"
6'-4"
WEST 53RD STREET (NARROW STREET)
0 10' 20' 40' 60'
GROUND FLOOR


Lesser Density/CB4 Alternative 118 feet tall
470'
10'
60'
54TH STREET
30'
15'
+ 74'
+ 118'
COURTYARD
+ 30'
200'
11TH AVENUE
55'
60'
55'
15'
53RD STREET
PLAN
465
EXISTING
AT & T
TOWER
50,900 SF
50,900 SF
50,900 SF
50,900 SF
65,800 SF
65,800 SF
65,800 SF
65,800 SF
118'
74'
30'
RESIDENTIAL
COMMERCIAL
PARKING/MECHANICAL
94,000 SF
2 FLOORS @ 28,000 SF
2 FLOORS @ 66,000 SF
94,000 SF
94,000 SF
94,000 SF
CELLAR 3 FLOORS @94,000
PROP. LINE
R8A : FAR 6.02
LOT SIZE 94,400: MAX FAR = 568,288 SF
PROP. LINE
SECTION

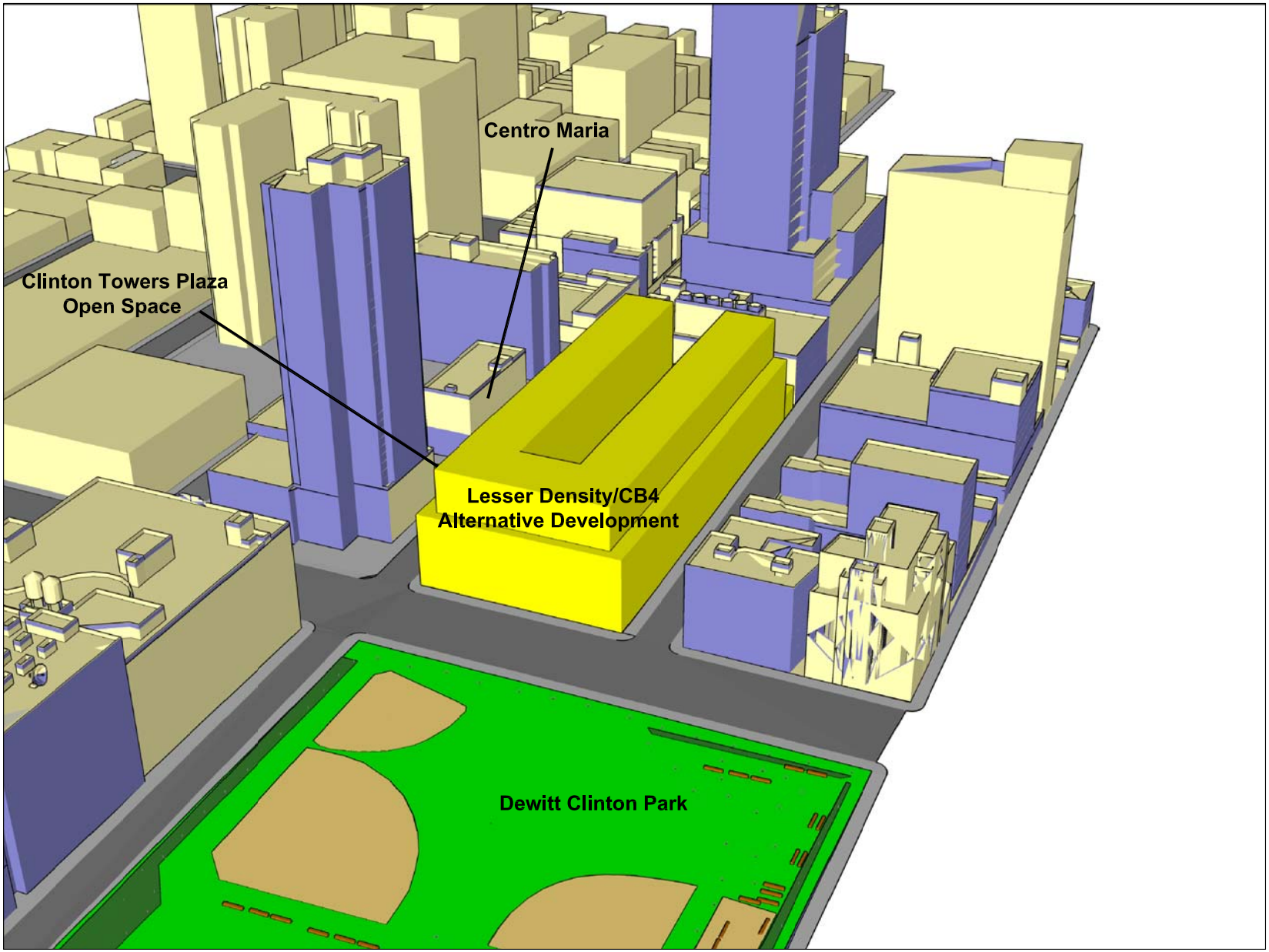


Figure 20-5
Rendering of Lesser Density/CB4 Alternative Development