

**PRIVATELY OWNED PUBLIC SPACES IN COMMUNITY DISTRICT SIX:
A STUDY IN USAGE & CONDITION**

Prepared on Behalf of

Community Board 6

By:

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1.0 EXECUTIVE SUMMARY

The purpose of this report is to evaluate the current state of the 77 privately owned public spaces in Manhattan's Community District Six (See Figure 1 – Maps) in order to determine the extent to which—if any—a site's condition affects accessibility. Drawing upon extensive discussions with a host of public space experts, and the data offered in the subject's definitive study, *Privately Owned Public Spaces: The New York City Experience*—researched and written by Harvard University Professor of Urban Planning Jerold S. Kayden, in cooperation with the New York City Department of City Planning and The Municipal Arts Society of New York—we set out to conduct a site-by-site evaluation of each of the district's spaces. The primary intention here is to identify, categorize and describe all existing violations at a particular public space. This effort was effectuated through field surveys of each space, whereby the researcher observed and recorded all existing violations, subsequently logging them into specific categories. A brief description of the violation(s) along with digital photographs is also provided as documented evidence of the observations. The study's secondary but by no means less significant aim is to provide a practical instrument and thoroughly-documented resource that city officials can use to enforce the mandates set forth in the city's zoning text pertaining to the operating standards of privately owned public spaces, thereby ensuring that our community's open spaces are utilized and enjoyed to their fullest capacity by the public at large.

It is our sincere desire that this study serve not only as an instrument of enforcement against those who—intentionally or otherwise—would deny the public their right to use the open spaces they are so entitled by city mandate, but as a clarion call to both city officials and community advocates alike to monitor the public spaces in their respective districts and initiate the appropriate action against noncomplying plazas.

2.0 BACKGROUND

In 1961, the City of New York adopted a new zoning ordinance, replacing the original text of 1916. Among the new and updated policies included in the document aimed at guiding the city's physical development was a legal concept known as "incentive zoning," whereby property owners were offered floor area bonuses in return for providing plazas, atriums and other "open air" quarters within the confines of the property on which they were building. By mandate, these open spaces—constructed by private developers—were to be made accessible to and usable by the public, and thus termed "privately owned public space."

Since the birth of incentive zoning, the City of New York has accumulated more than 500 privately owned public spaces, the highest concentrations of which are located in Manhattan's midtown area where development and density has and continues to be greatest. In an area where bulking high-rise structures command the urban landscape, the inclusion of open space has been both an important and necessary component in the form and function of the city. From a qualitative perspective, however, the results have been mixed. On the one hand, many open spaces serve the public well in terms of providing short and long term retreat from the cacophonous and weary-inducing New York streets, or as a safety valve to the stifling conditions often associated with extended hours spent indoors. By alarming contrast, and more importantly in terms of this research study, many open spaces fail to operate in a fashion that adequately allows for public use and enjoyment. As urban planner and open space expert Jerold Kayden writes, "At their worst, by design and operation, [these] spaces have been hostile to public use. Many spaces are nothing more than empty strips or expanses of untended surface, while others have contravention of the spirit or letter of applicable legal requirements."¹

¹ Kayden, Jerold S., The New York City Department of City Planning & The Municipal Art Society Of New York. *Privately Owned Public Spaces: The New York City Experience*. New York: John Wiley & Sons, Inc., 2000.

*COMMUNITY DISTRICT SIX*

Manhattan's Community District Six (CD-6) contains a total of 77 privately owned public spaces, the city's second highest number by district (Central Midtown's CD-5 ranks number one among the borough's 12 community districts with 92 public spaces. At the opposite end, CD-2 has only one public space, while districts three, nine and ten have not a single space). Such baseline ranking, however, can be misleading. A comparative analysis conducted by Sara Hodges of Hunter College - City University of New York, in conjunction with the *New York City Environmental Justice Alliance* (NYCEJA), reveals that, at 26 acres, CD-6 ranks *last* among Manhattan's 12 community districts for total amount of open space* by acre.† Moreover, the study determined that CD-6 also ranks *last* in both percentage of open space by acre and total acres of open space per 1,000 persons (See Figures 2 through 4 below). It was further concluded that CD-6 ranks second among the 59 community districts citywide for the *highest* number of persons per acre of open space (5,237 persons per acre of open space).‡ Given these instructive statistics, it may well be suggested that, while the creation and preservation of open space should be a matter of concern in all urban settings, it is especially salient in CD-6, where availability is relatively scarce, population density is extraordinarily high, and development is all but incessant.

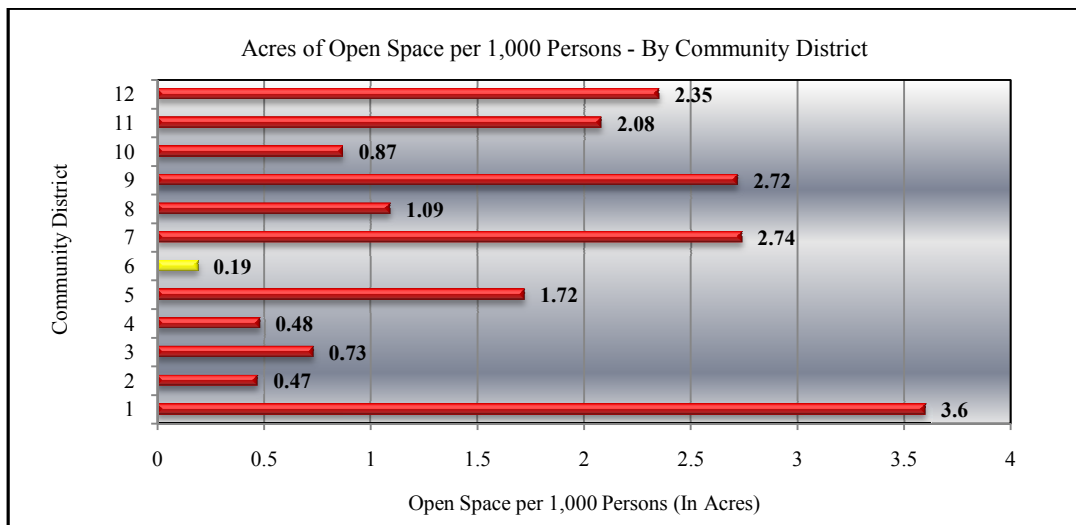
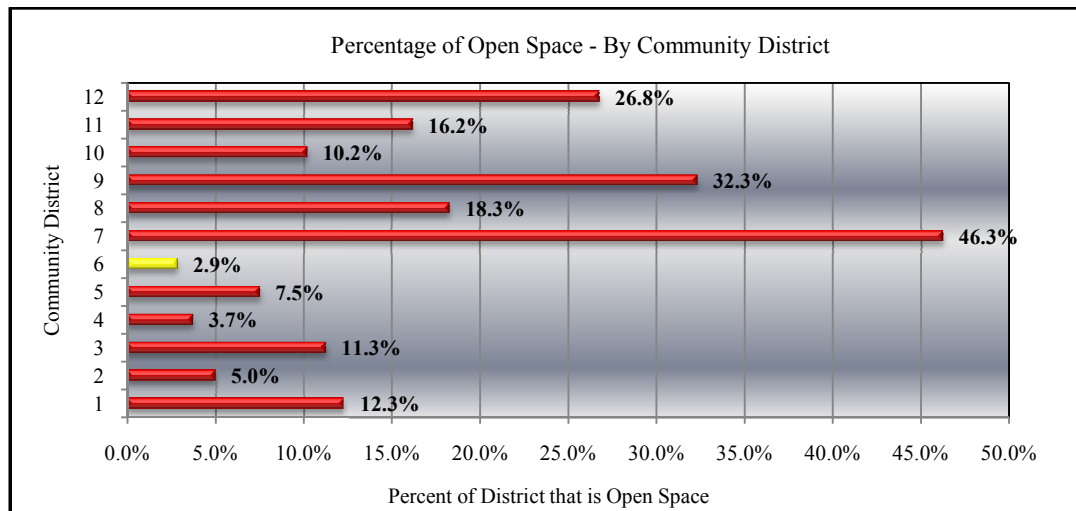
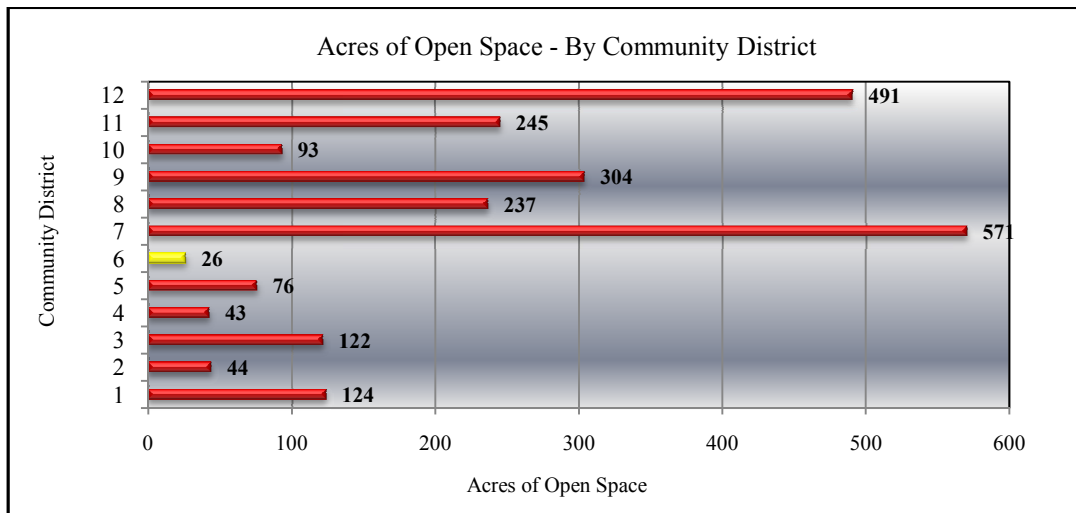
* To be sure, open space, as defined in the context of the Hodges/NYCEJA study, is derived from the City Environmental Technical Review Manual (CEQR), and thus expands beyond the definitional components of "public space" to include not only privately owned public spaces, but also city parks, community gardens, playgrounds and recreational facilities, neighborhood sitting areas, green streets and traffic medians, and natural land.

† Community Districts Four and Two rank second- and third-to-last, respectively, in total acres of open space, however each district contains nearly 40% more open space than CD6. The remaining nine community districts all have at least *three times* the amount of open space than that of CD6. See Figure 2. Among the 59 community districts citywide, CD6 ranks *third to last* for amount of open space by acre (See the New York City Open Accessible Space Information System (NYC OASIS) Web Site for comprehensive data rankings).

‡ According to the EJA study, CD6 contained 5,237 persons per acre of open space. This figure is more than *twice* that of the second highest ranking district (CD2 contained 2,116 persons per acre of open space).



Figures 2-4:





3.0 METHODS

Community Board Six expressed its desire to learn more about the condition of the district's 77 privately owned public spaces, specifically citing its interest in how the form and function of a particular site affects its usability. By thus gaining a comprehensive, field-level understanding of these public spaces, subsequent measures could be taken aimed at addressing those sites which, either intentionally or otherwise, exist or operate in violation of city zoning laws.

To this end, the researcher committed to a conducting a site-by-site field analysis of the each of the public spaces. Field surveys were conducted during weekday hours over the course of four months. A *Site Survey Tool and Monitoring Inspection Report* was created for the purposes of maintaining a comprehensive evaluative inventory of each of the district's public spaces (See Appendix I). Using the field survey tool, noted violations were classified into the following three categories: **Access, Amenity** and **Encroachment**. Digital photographs of each site—including targeted shots of exiting violations—were taken (See Media DVD and embedded photographs below). The field data was subsequently codified into an Excel spreadsheet, the cumulative findings converted into categorical percentages displayed in the accompanying charts.

VIOLATION CATEGORIES

(1) Access: Refers to the user's ability—or lack thereof—to physically enter the public space. Common access violations include: locked gates during required hours of operation; illegal signage prohibiting or otherwise attempting to restrict public use ("No Trespassing"; "No Loitering"); missing or improperly functioning handicapped ramps.

(2) Amenity: Refers to the plaza's failure to provide the required amenities, as mandated by the Department of City Planning.

(3) Encroachment: Refers to illegal use of the plaza space. Common encroachment violations include: using plaza for illegal storage of supplies, garbage, etc.; annexation of plaza for private use (e.g. restaurants using plaza for a sidewalk café).

4.0 RESULTS AND ANALYSIS

Cross-analyses of the data culled from the Kayden/DCP/MAS study, and a host of Web-based resources,* reveals that, of the 77 privately owned public spaces in CD-6, 29 spaces (38%) are located on mixed-use lots, 28 (36%) are located on commercial lots, 17 (22%) on residential lots, two (3%) on public facility/institution lots, and one (1%) on a transportation/utility lot (See Figure 1). According to the Department of Buildings – Buildings Information Systems database (DOB-BIS), 17 of the 77 lots (22%) have at least one Environmental Control Board (ECB) violation on record (pending and/or resolved) (See Figure 2).

An analysis of the field surveys reveals that 30 of the 77 public spaces (39%) were found to be out of compliance with applicable zoning requirements (See Figure 3). Thirteen (44%) of these spaces are located on mixed-use lots, 8 (27%) are located on commercial lots, and 7 (23%) are located on residential lots. Public facility/institution and transportation/utility lots each have one (3% ea.) public space in violation (See Figure 4).

Among the 30 spaces in violation, a total of 41 specific violations were recorded into at least one of the three categories outlined above. More specifically, there were 19 *Access Violations*, 11 *Amenity Violations* and 11 *Encroachment Violations* recorded at the time of the site inspections (See Figure 5). A total of 11 plazas were found to have multiple violations. (See Figure 6). Finally, 7 of the 30 public spaces (23%) have one or more prior ECB violations on record at DOB (pending and/or resolved) (See Figure 7).

* See, in particular, the NYC Open Accessible Space Information System (OASIS), the Department of Buildings – Buildings Information System (BIS) and the NYC Department of City Planning Web sites.



Figure 1:

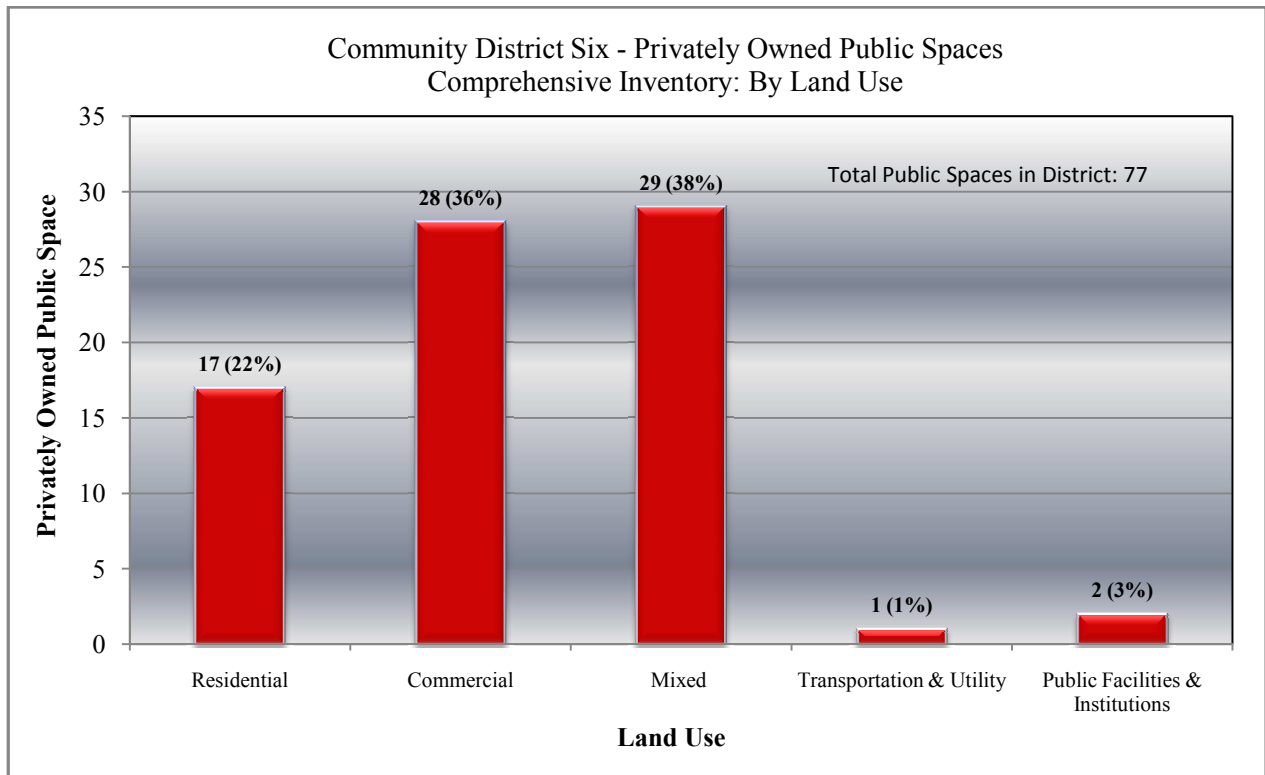


Figure 2:

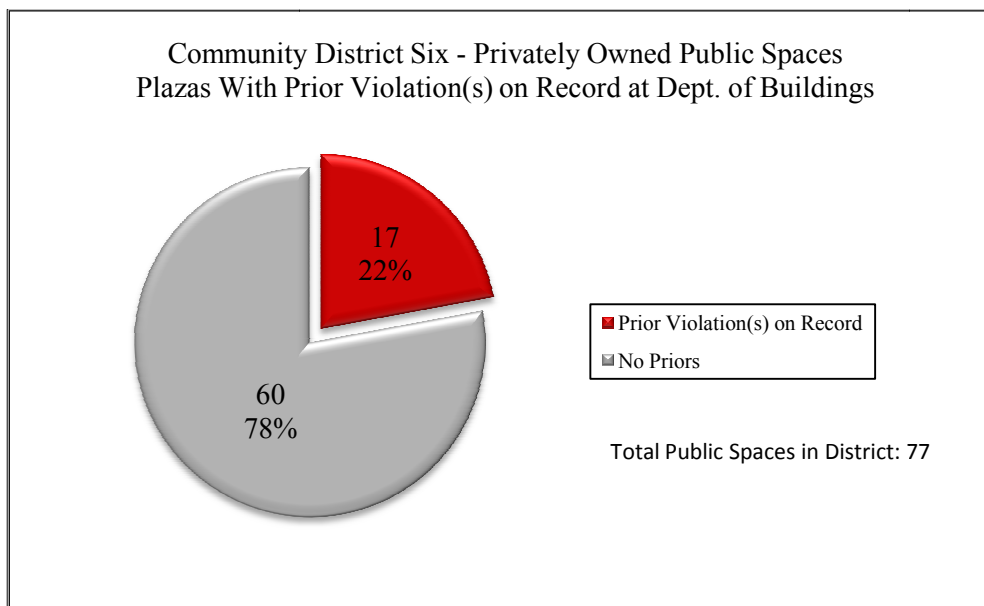




Figure 3:

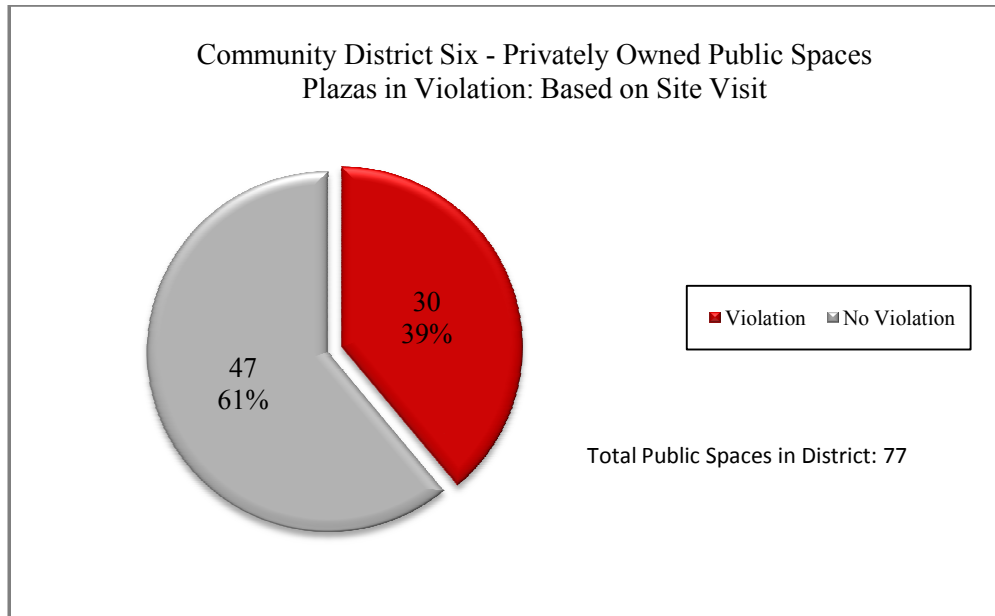


Figure 4:

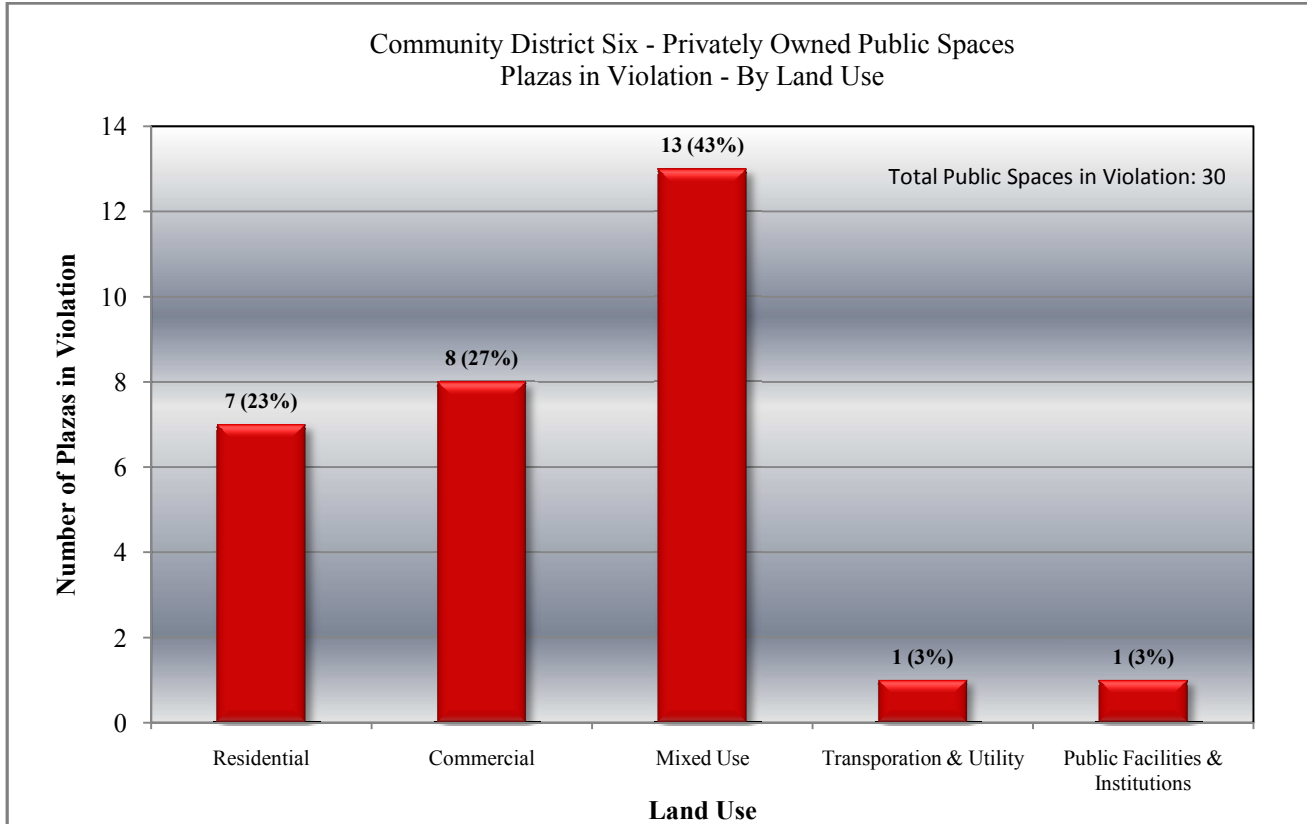




Figure 5:

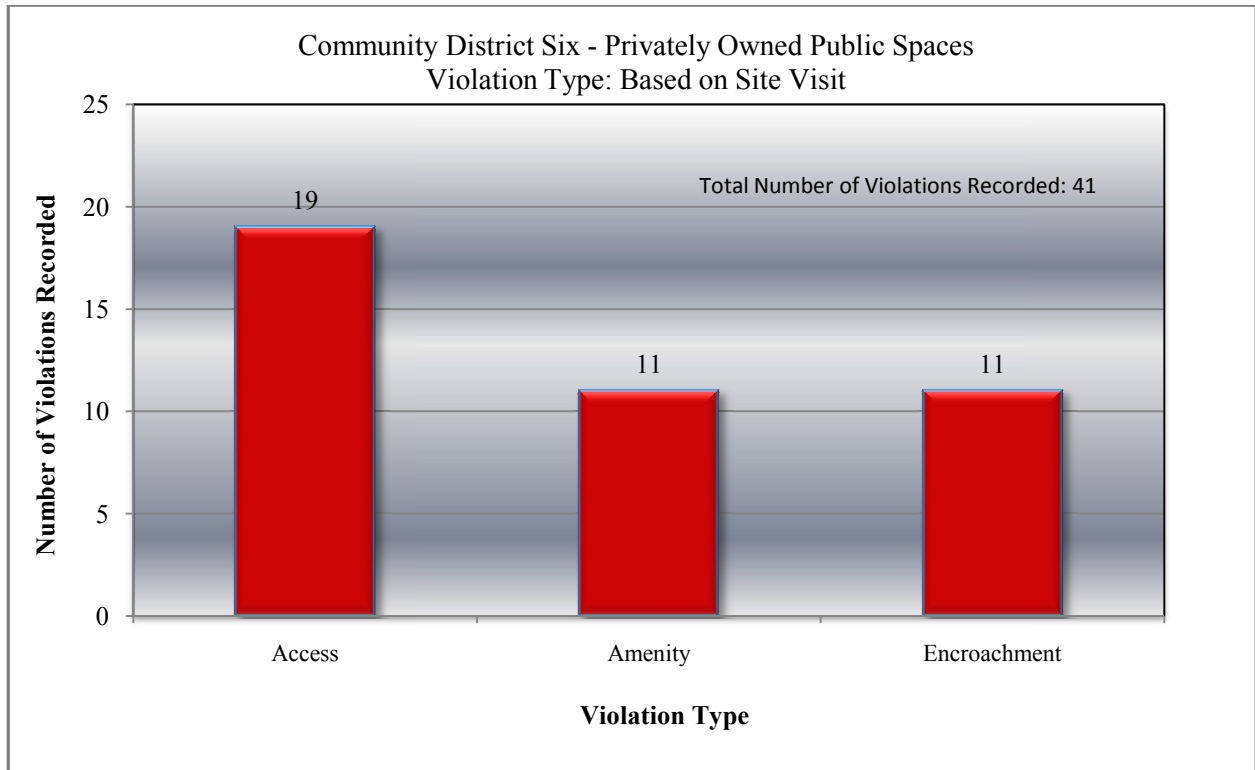


Figure 6:

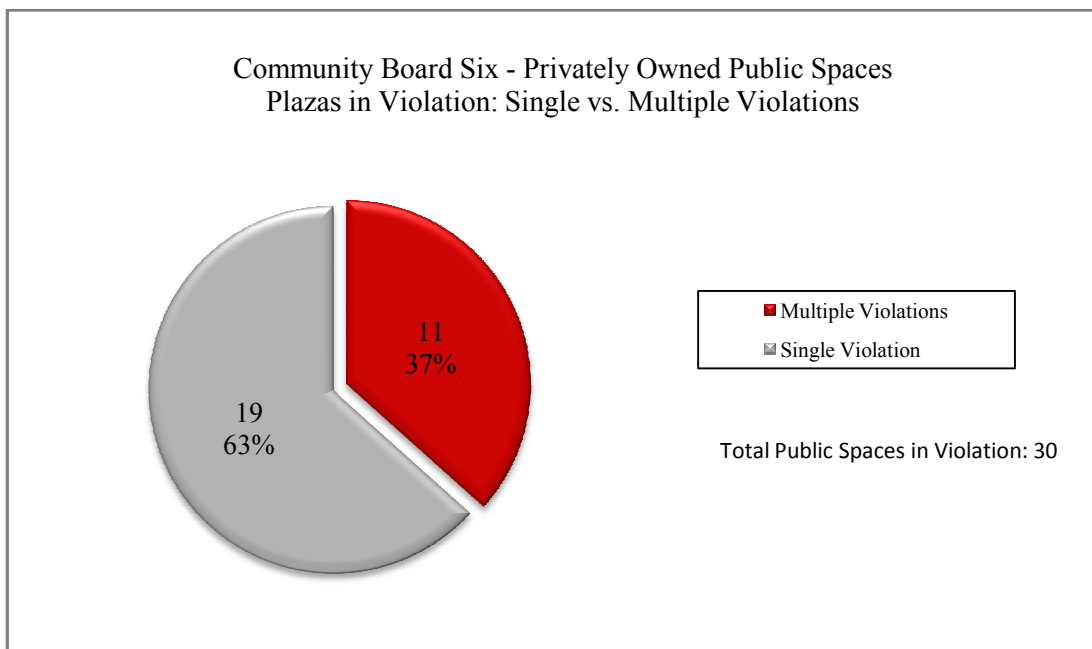
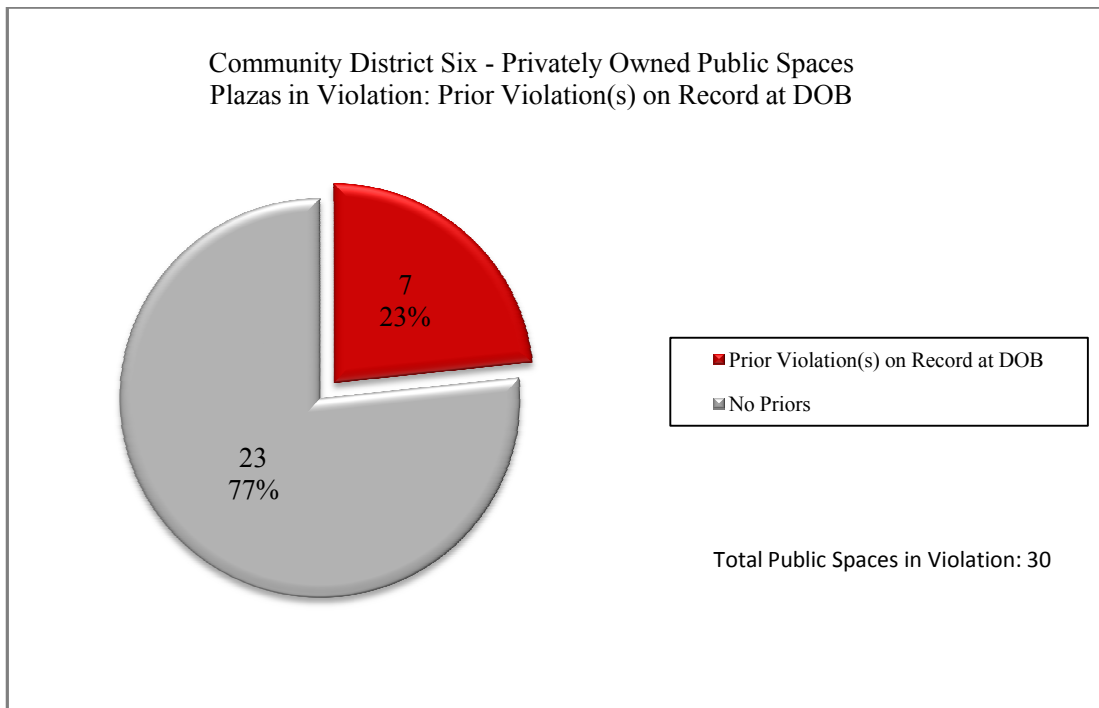




Figure 7:





4.0 FINDINGS

This section documents and displays the results of the researcher's field surveys. What follows is a visual and textual description of the 30 public spaces that, at the time of the site inspection, were found to be in noncompliance (See Figure 1). Each property is described using a tripartite model consisting of the following components:

- (1) **Attribute Table** including:
 - (a) Building address/name
 - (b) Violation Type(s)
 - (c) Description of Violation(s)
- (2) **Location Map** displaying property boundaries and cross streets.
- (3) **Location Photograph(s)** documenting violation(s) found at time of site inspection.

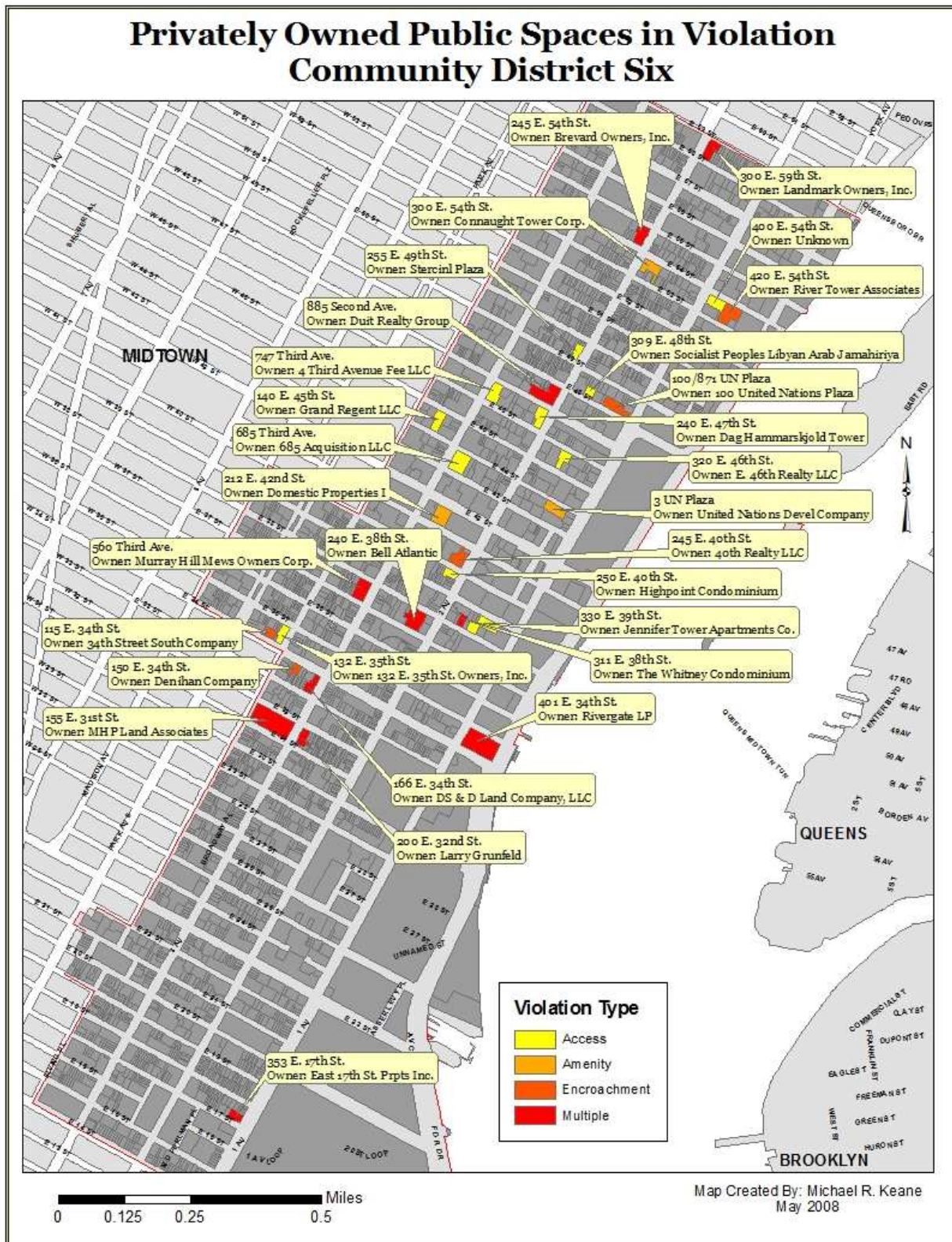
The information provided below serves a two-pronged purpose. First, it delivers a full perspective of the type and degree of public space violations that exist in CD-6. The violations described, concatenated with digital photographs documenting the researcher's field observations, provide grounded evidence to substantiate the statistical data offered in the previous sections. Second, this section can be used by city agencies—namely the Departments of Buildings and City Planning—as a means by which to confirm our claims and subsequently undertake the appropriate enforcement measures. City officials are encouraged to utilize this resource tool in conjunction with their own inspection and remediation methods.



SITE INSPECTION FINDINGS



Figure 1:





Building Address/Name	Violation Type(s)	Description
353 E. 17 th St. – Park Towers Medical Plaza	• Access	• Gated entrance at southwest corner of lot was closed at time of inspection. The only seating in plaza is located inside the gated area.



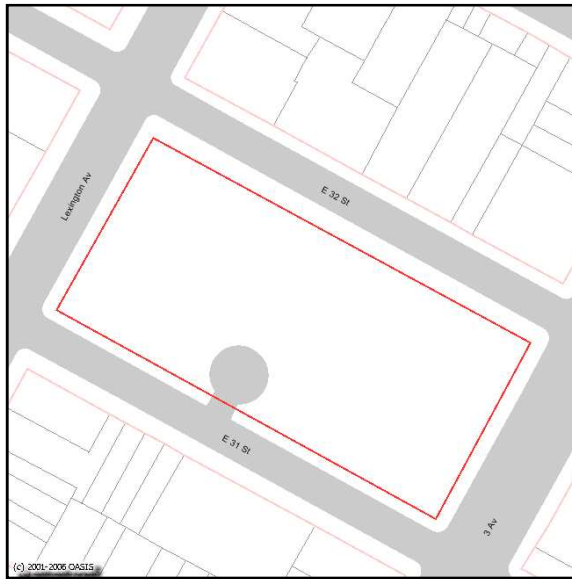
Location Map 1.0



Location Photograph 1.0



Building Address/Name	Violation Type(s)	Description
155 E. 31 st Street – Windsor Court	• Access	• Third Avenue entrance locked at time of site inspection.
	• Amenity	• No sign indicating hours of operation.



Location Map 2.0



Location Photograph 2.0



Building Address/Name	Violation Type(s)	Description
200 E. 32 nd Street – The Future	• Amenity	• No bicycle racks at time of site inspection.
	• Encroachment	• Illegal Storage: Mattresses and miscellaneous debris being found in southeast corner of plaza.



Location Map 3.0



Location Photograph 3.0



Building Address/Name	Violation Type(s)	Description
166 E. 34 th Street – The Skyline	• Amenity	• Retail business (Caliente Cab Co. Restaurant & Bar) has annexed the public plaza. Tables with chairs, umbrellas, menus, and candles; awning and barricades have combined to make this plaza completely inaccessible to the public without patronizing the establishment. This despite four rusted, nearly unnoticeable signs affixed to the barriers claiming, “Seating open to the public. No purchase obligation. 24 Hour Access.”
	• Encroachment	• Restaurant is using public space on 33 rd Street for dumpsters and storage of restaurant utilities.



Location Map 4.0



Location Photograph 4.0



Location Photograph 4.1



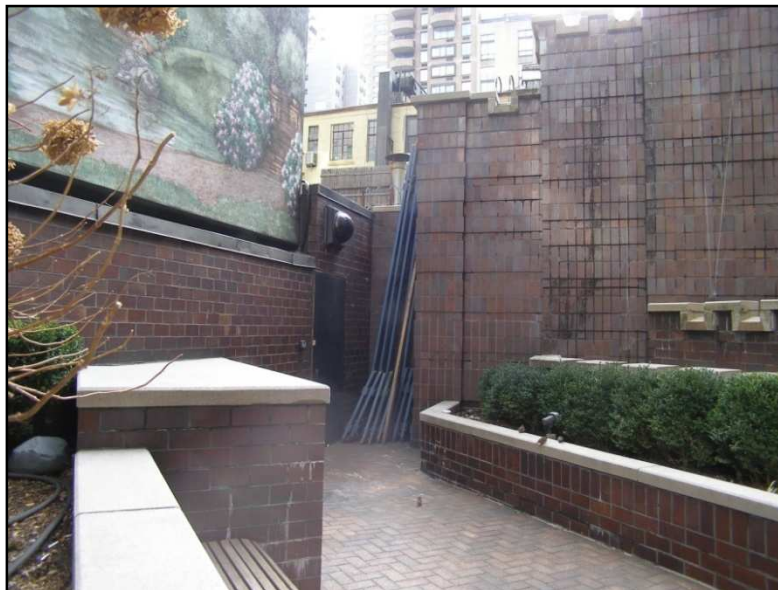
Location Photograph 4.2



Building Address/Name	Violation Type(s)	Description
150 E. 34 th Street – Dumont Plaza	• Encroachment	• Illegal Storage: Blue wooden barricades being stored in southeast corner of plaza.



Location Map 5.0



Location Photograph 5.0



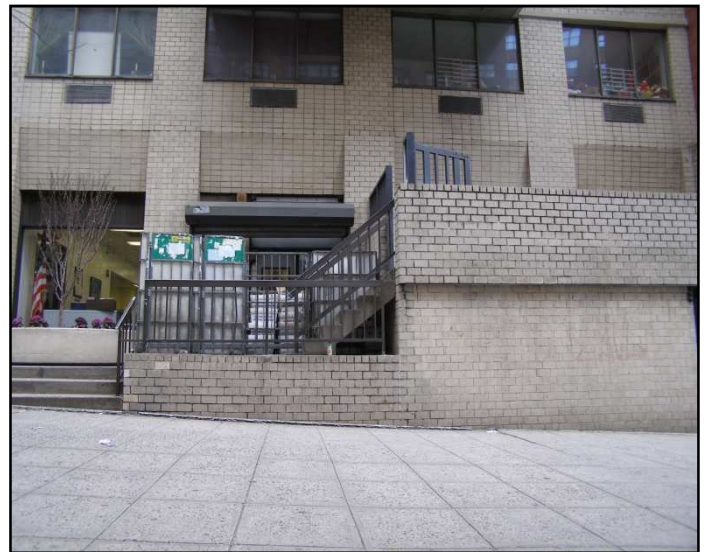
Building Address/Name	Violation Type(s)	Description
115 E. 34 th Street – Murray Hill	• Encroachment	• Illegal Storage: U.S. Post Office storing large cargo dollies in plaza space.



Location Map 6.0



Location Photograph 6.0



Location Photograph 6.1



Building Address/Name	Violation Type(s)	Description
132 E. 35 th Street – Murray Hill House	• Access	• Gated entrance at southeast corner of building locked at time of inspection.



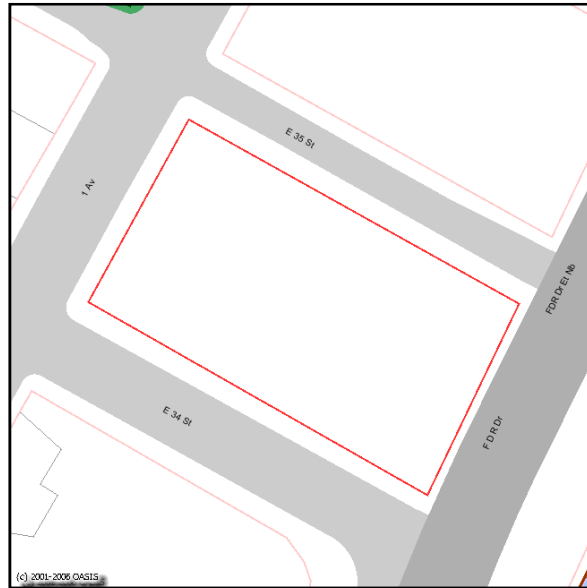
Location Map 7.0



Location Photograph 7.0



Building Address/Name	Violation Type(s)	Description
401 E. 34 th Street – Rivergate	• Amenity	• No bicycle racks at time of site inspection.
	• Encroachment	• Illegal storage: Retail business (deli) storing utilities in southeast corner of plaza.



Location Map 8.0



Location Photograph 8.0



Building Address/Name	Violation Type(s)	Description
560 Third Avenue – Murray Hill Mews	• Access	• The single handicapped access ramp (curb cut on west side of building) is not flush with the driveway from which it ascends.
	• Encroachment	• Illegal Storage: Restaurant using plaza for storage of utilities including chairs, garbage cans, CO2 tanks, rubber hoses, etc.



Location Map 9.0



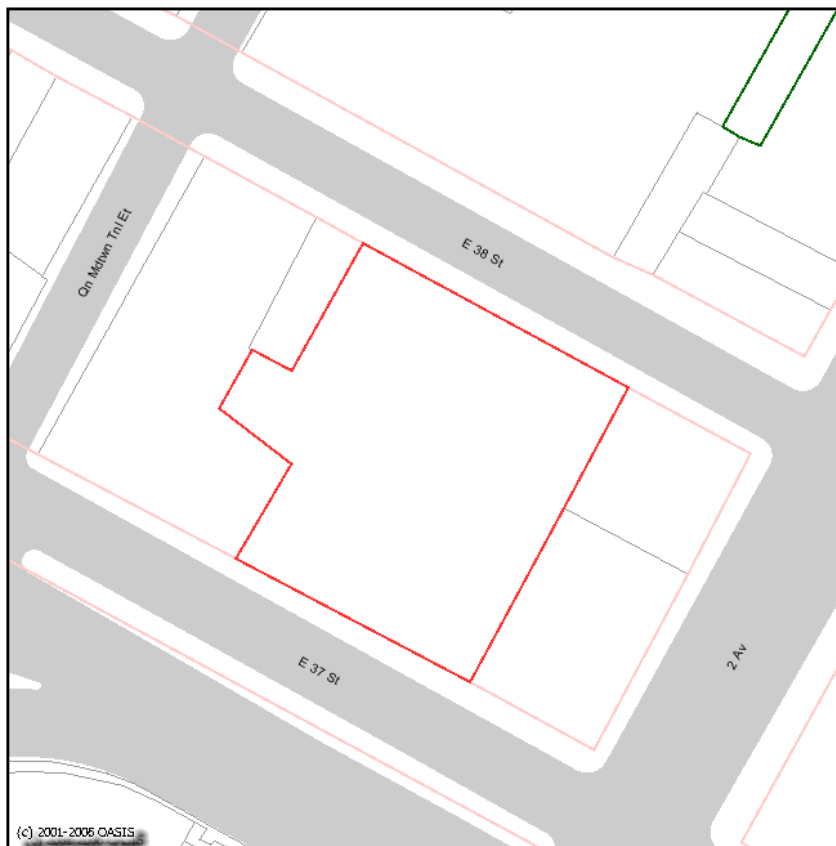
Location Photograph 9.0



Location Photograph 9.1



Building Address/Name	Violation Type(s)	Description
240 E. 38 th Street	• Access	• Plaza space on south side of building was gated and locked at time of site inspection. • “No Trespassing” signs affixed to columns in plaza space on north side of building.
	• Amenity	• Seating area on northwest side of building is <i>not</i> handicapped accessible.



Location Map 10.0



Location Photograph 10.0



Location Photograph 10.1



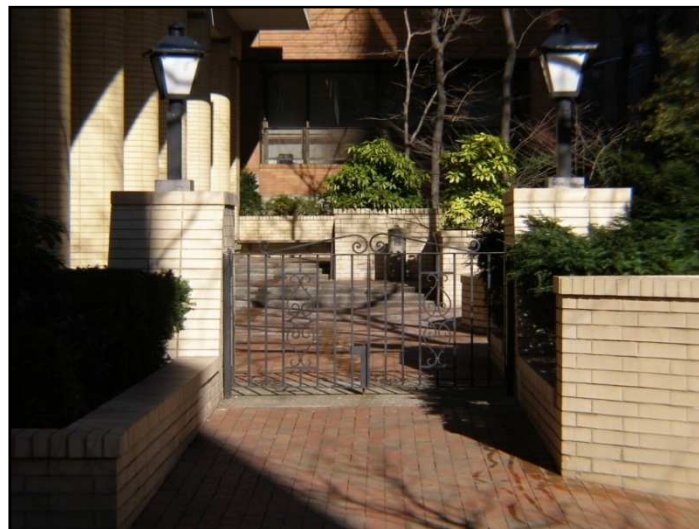
Location Photograph 10.2



Building Address/Name	Violation Type(s)	Description
311 E. 38 th Street – Whitney	• Access	• Gated entrance closed (unlocked) at time of site inspection. Unwelcoming to passers-by.
	• Amenity	• No litter receptacles/bicycle racks at time of site inspection.



Location Map 11.0



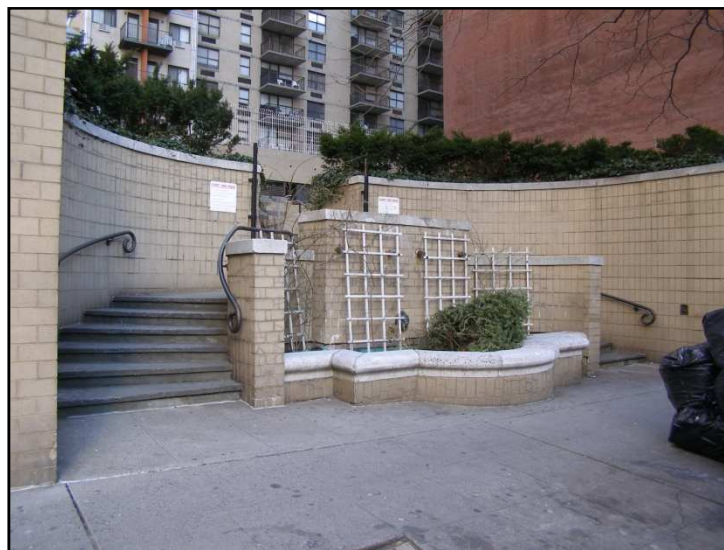
Location Photograph 11.0



Building Address/Name	Violation Type(s)	Description
330 E. 39 th Street – New York Tower	• Access	• Public plaza is <i>not</i> handicapped accessible.



Location Map 12.0



Location Photograph 12.0



Building Address/Name	Violation Type(s)	Description
250 E. 40 th Street – Highpoint	• Access	• Retail business (“Dunkin’ Donuts/Baskin Robbins”) has annexed public space at northeast corner of E. 40 th Street & Second Avenue, where it maintains thirteen tables with chairs and barricades surrounding the seating area. Two signs posted on building wall state that seating is for “Dunkin Donuts & Baskin Robbins Customers Only.”



Location Map 13.0



Location Photograph 13.0



Location Photograph 13.1



Location Photograph 13.2



Building Address/Name	Violation Type(s)	Description
245 E. E. 40 th Street – Archstone	• Encroachment	• Public plaza is being used as a literal dumping ground. See Location Photographs 14.0-14.3 below for a more telling visual description.



Location Map 14.0



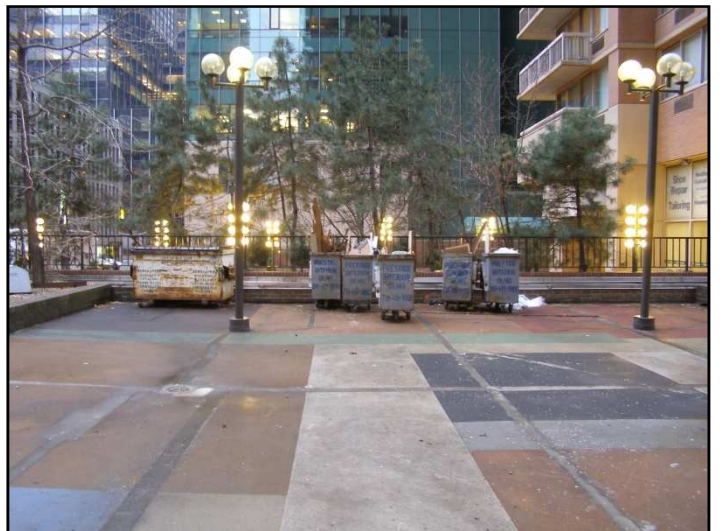
Location Photograph 14.0



Location Photograph 14.1



Location Photograph 14.2



Location Photograph 14.3



Building Address/Name	Violation Type(s)	Description
212 E. 42 nd Street – New York Helmsley Hotel	• Amenity	• Plaque is hidden from passers-by.



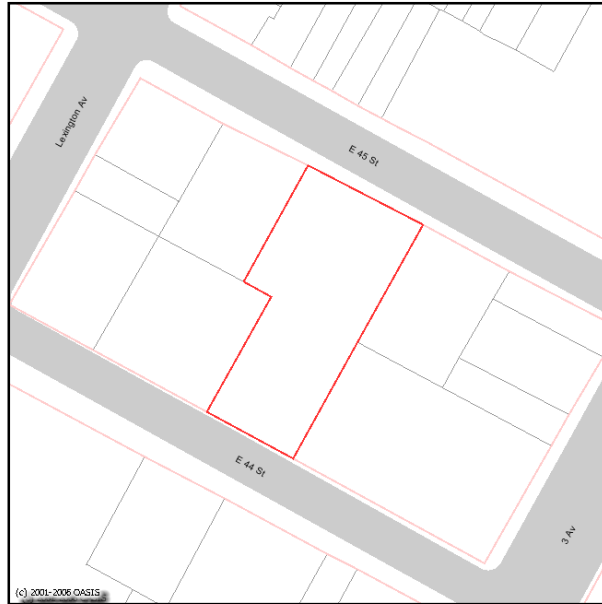
Location Map 15.0



Location Photograph 15.0



Building Address/Name	Violation Type(s)	Description
140 E. 45 th Street – Two Grand Central Tower	• Access	• A total of four signs prohibiting trespassing, unlawful assembly and loitering are posted at the entrances to the north and south public plazas (two at each entrance).



Location Map 16.0



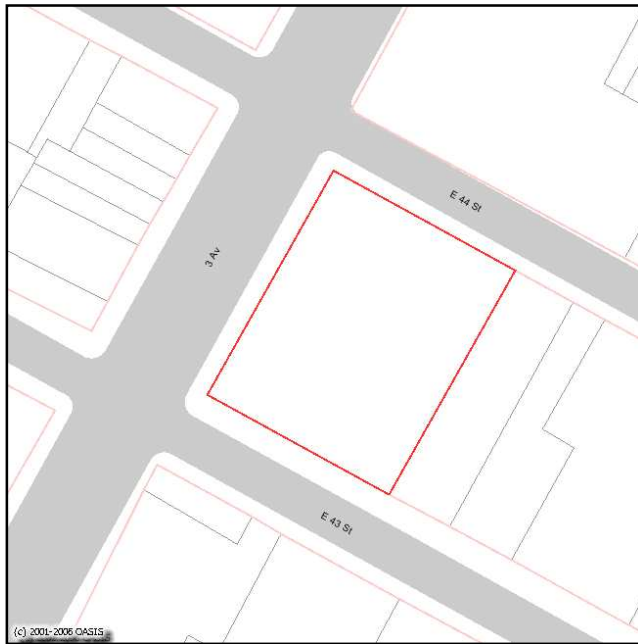
Location Photograph 16.0



Location Photograph 16.1



Building Address/Name	Violation Type(s)	Description
685 Third Avenue	• Access	• Gated entrance to public plaza on E. 44 th Street closed and locked at time of site inspection. No sign indicating reason for plaza closing.



Location Map 17.0



Location Photograph 17.0



Building Address/Name	Violation Type(s)	Description
3 UN Plaza – Unicef House	• Amenity	• No litter receptacles at time of site inspection.



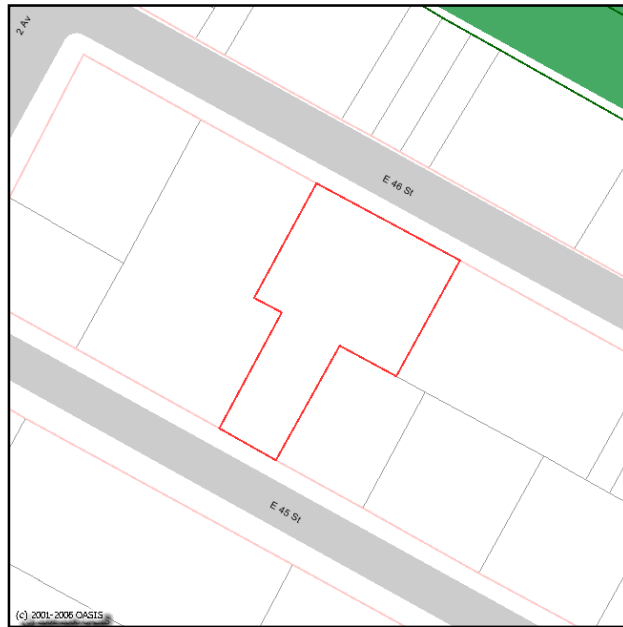
Location Map 18.0



Location Photograph 18.0



Building Address/Name	Violation Type(s)	Description
320 E. 46 th Street – Belmont	• Access	• Gated entrance to public plaza on E. 46 th Street closed and locked at time of site inspection. No sign indicating reason for plaza closing.



Location Map 19.0



Location Photograph 19.0



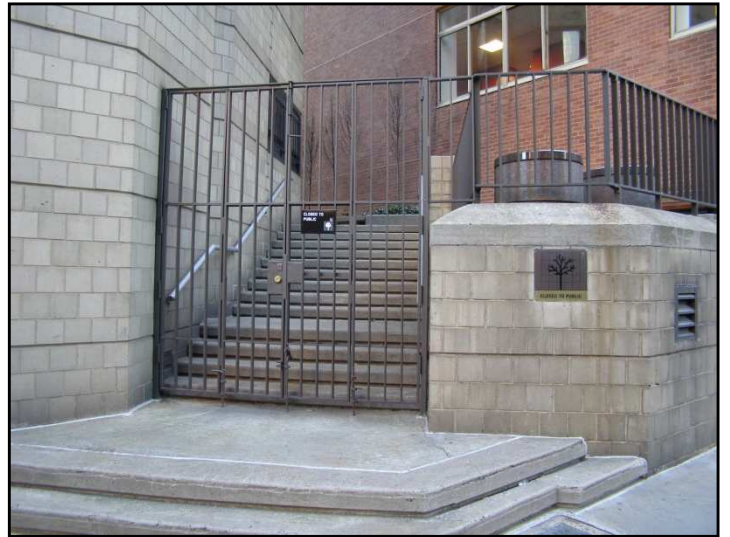
Building Address/Name	Violation Type(s)	Description
240 E. 47 th Street – Dag Hammarskjold Tower	• Access	• Two gated entrances to public plaza pedestrian thruway closed and locked at time of site inspection. City-issued public space plaque apparently has been altered (possibly illegally) and now reads “Closed To Public.”



Location Map 20.0



Location Photograph 20.0



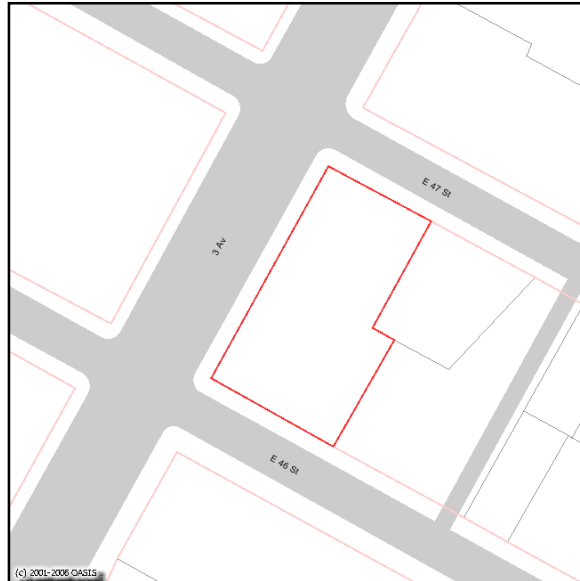
Location Photograph 20.1



Location Photograph 20.2



Building Address/Name	Violation Type(s)	Description
747 Third Avenue	• Access	• The single handicapped access ramp leading to both the public plaza space and the building entrance is not flush with the pedestrian walkway from which it ascends.



Location Map 21.0



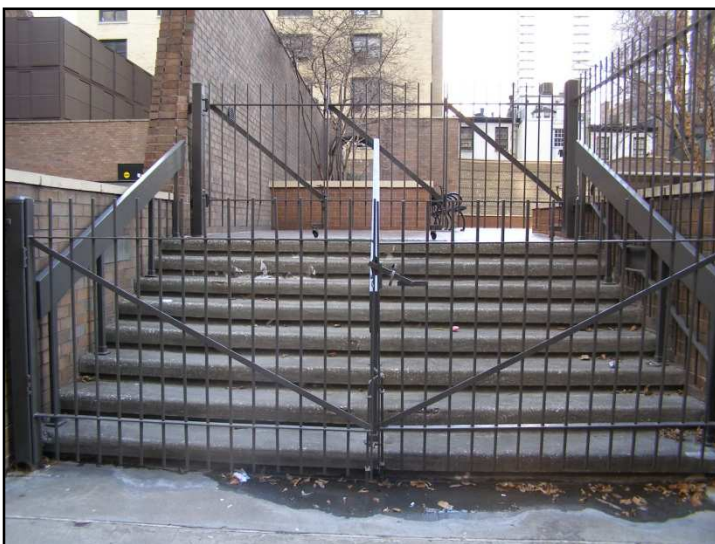
Location Photograph 21.1



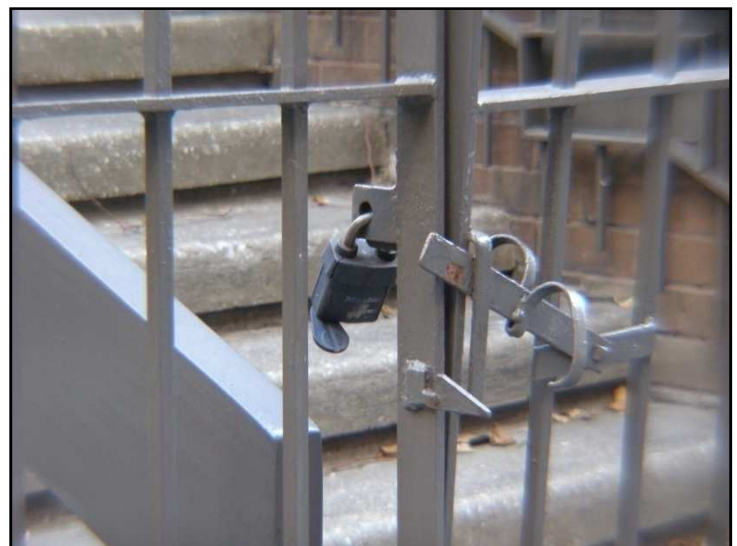
Building Address/Name	Violation Type(s)	Description
885 Second Avenue – 1 Dag Hammarskjold Plaza	<ul style="list-style-type: none">• Access• Amenity	<ul style="list-style-type: none">• Gated entrance to elevated public plaza on E. 47th Street was closed and locked at time of site inspection.• No plaque/bicycle racks at time of site inspection.



Location Map 22.0



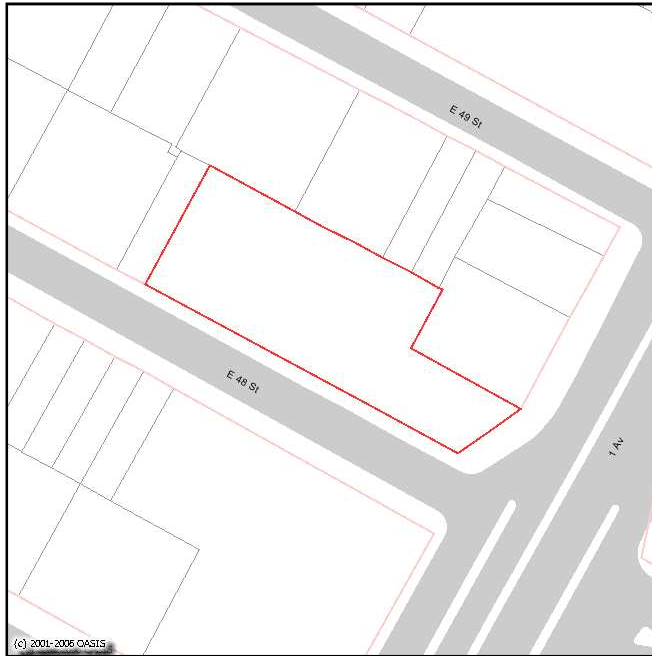
Location Photograph 22.0



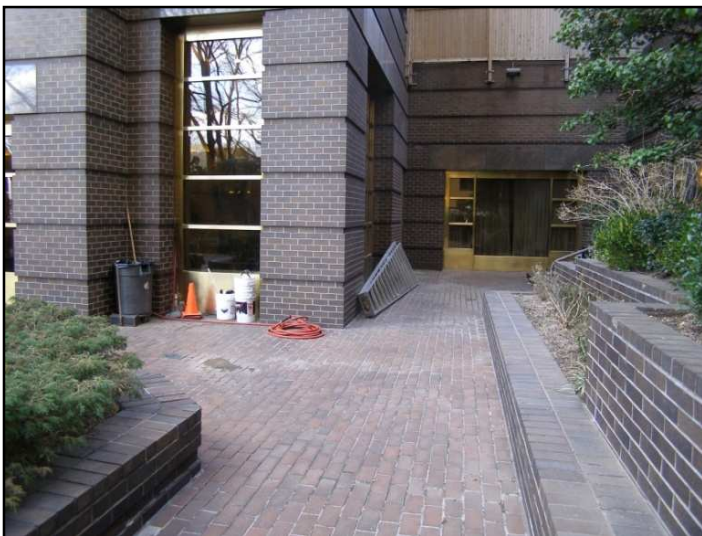
Location Photograph 22.1



Building Address/Name	Violation Type(s)	Description
100/871 UN Plaza	• Encroachment	• Illegal Storage: Garbage and maintenance utilities being stored in plaza space.



Location Map 23.0



Location Photograph 23.0



Location Photograph 23.1



Building Address/Name	Violation Type(s)	Description
309 E. 48 th Street – Libya House	<ul style="list-style-type: none">• Access	<ul style="list-style-type: none">• Security personnel informed field surveyor that standing in the open space is prohibited.• Chain barricade at entrance to handicapped ramp prohibits access to building.



Location Map 24.0



Location Photograph 24.0



Building Address/Name	Violation Type(s)	Description
255 E. 49 th Street – Sterling Plaza	• Access	• Illegal signage: Two signs reading, “No Loitering” affixed to two wooden benches in public plaza.



Location Map 25.0



Location Photograph 25.0



Location Photograph 25.1



Building Address/Name	Violation Type(s)	Description
300 E. 54 th Street – Connaught Tower	• Amenity	• Walls at southeast corner of plaza have cast-iron spikes affixed to the ledges rendering area unavailable for seating.



Location Map 26.0



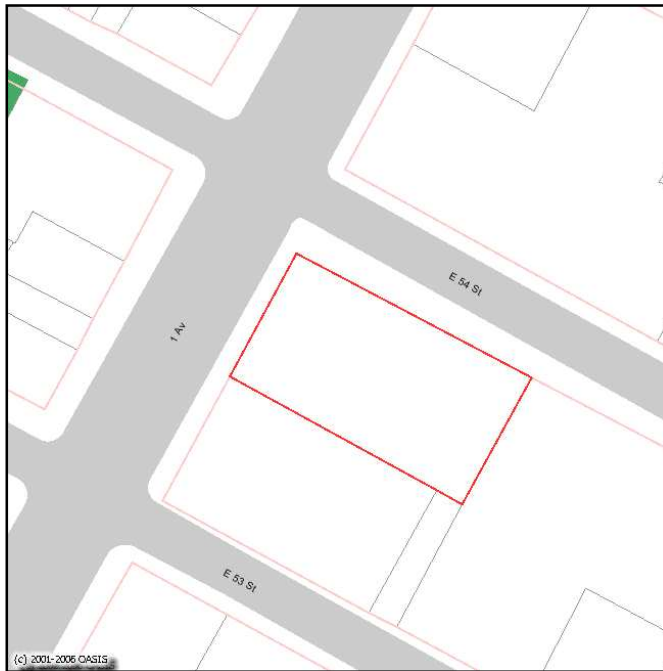
Location Photograph 26.0



Location Photograph 26.1



Building Address/Name	Violation Type(s)	Description
400 E. 54 th Street – Revere	<ul style="list-style-type: none"> • Access 	<ul style="list-style-type: none"> • Neither the public plaza nor the entrances to the building and its retail space is handicapped accessible.



Location Map 27.0



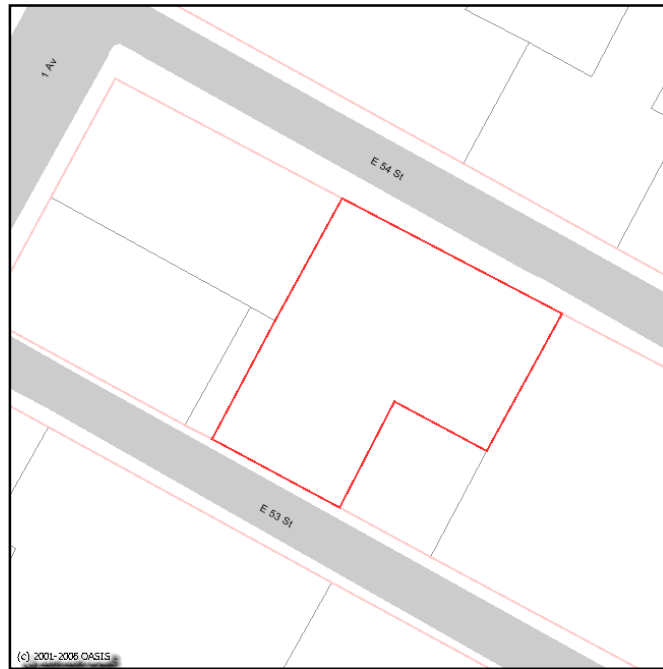
Location Photograph 27.0



Location Photograph 27.1



Building Address/Name	Violation Type(s)	Description
420 E. 54 th Street – River Tower	• Encroachment	• Illegal Storage: Southwest corner of public plaza is being used for storage of dumpsters and garbage.



Location Map 28.0



Location Photograph 28.0



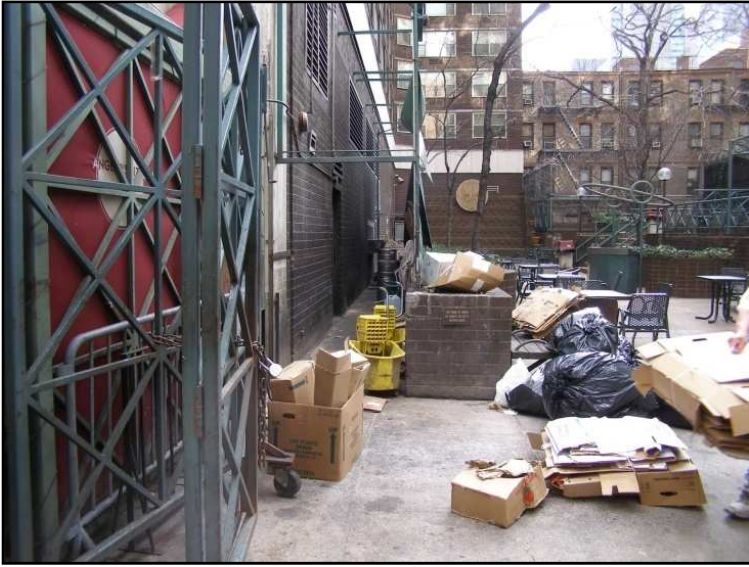
Location Photograph 28.1



Building Address/Name	Violation Type(s)	Description
245 E. 54 th Street - Brevard	• Access	• Retail business (Angelo's Pizza) has annexed the public space on E. 55 th Street, rendering the area unusable for non-customers.
	• Encroachment	• Public plaza space on E. 55 th Street is being used as a literal dumping ground (garbage, graffiti, overflowing litter receptacles, weatherworn amenities). See Location Photographs below for a more informative visual narrative of this blighted urban space. • Illegal Storage: Angelo's Pizza storing utilities (chairs, tables, section barriers) in public space.



Location Map 29.0



Location Photograph 29.0



Location Photograph 29.1



Location Photograph 29.2



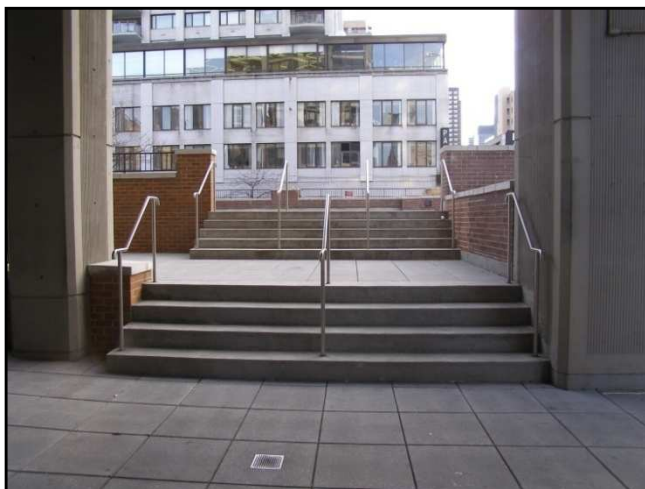
Location Photograph 29.3



Building Address/Name	Violation Type(s)	Description
300 E. 59 th Street – Landmark	• Access	• Elevated portion of public plaza is <i>not</i> handicapped accessible.
	• Amenity	• Gazebo along with the seating it once provided has been removed. No replacement seating has been provided. No plaque/drinking fountain/bicycle racks at time of site inspection. Space is now bleak and unusable.



Location Map 30.0



Location Photograph 30.0



Location Photograph 30.1



5.0 CONCLUSION

This report has attempted to demonstrate the degree and nature of violations that currently exist among the 77 privately owned public spaces in Community District Six. Based on the researcher's field observations, in concatenation with the pool of secondary data available to the general public, it is our conclusion that there are an alarmingly high number of public plazas in CD-6 that are in non-compliance with applicable zoning laws. We further submit that most—if not all—of the violations recorded during the site inspections can be remediated through direct punitive measures carried out by the proper officials. We thus strongly encourage the Departments of Buildings and City Planning to closely examine this report, to take steps to confirm its findings and, where appropriate, exercise immediate and effective legal action to bring these public spaces into compliance so they may be enjoyed by all.



APPENDICES



Appendix I: Site Survey Tool & Monitoring Inspection Report

Privately Owned Public Space:
SITE SURVEY & MONITORING INSPECTION REPORT
Community Board 6: Borough of Manhattan

SURVEYOR NAME: _____
DATE/TIME OF INSPECTION: _____
DATABASE CODE: _____

BLOCK:	LOT:
BUILDING ADDRESS:	BUILDING NAME:
BUILDING OWNER:	TYPE(S) OF PUBLIC SPACE:

REQUIRED HOURS OF ACCESS: **DESCRIPTION/COMMENTS:**

24 Hours _____
 Restricted Hours _____
 Closing for Events _____

ADDITIONAL ACCESS DETAILS: **DESCRIPTION/COMMENTS:**

Gated Entrance with Locks _____
 Fully Accessible Entryway _____
 Gated Perimeter _____

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Privately Owned Public Space:
SITE SURVEY & MONITORING INSPECTION REPORT
Community Board 6: Borough of Manhattan

REQUIRED AMENITIES: **DESCRIPTION/COMMENTS:**

None _____
 Artwork _____
 Bicycle Racks _____
 Climate Control _____
 Drinking Fountains _____
 Escalator/Elevator _____
 Food Service _____
 Handicapped Accessible _____
 Lighting _____
 Litter receptacles _____
 Heating _____
 Plaque Signs _____
 Program _____
 Restrooms _____
 Retail Frontage _____
 Seating _____
 Subway _____
 Tables _____
 Trees within Space _____
 Trees on Street _____
 Water Features _____
 Other _____

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Privately Owned Public Space:
SITE SURVEY & MONITORING INSPECTION REPORT
Community Board 6: Borough of Manhattan

PERMITTED AMENITIES: **DESCRIPTION/COMMENTS:**

Kiosk _____
 Open Air Café _____
 Other _____

VIOLATIONS OBSERVED: **DESCRIPTION/COMMENTS:**

Access: _____

Amenities: _____

Encroachment: _____

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Appendix II: Privately Owned Public Spaces – Comprehensive Location Inventory

Building Address	Building Name	Building Owner
201 E. 17th St.	Park Towers Medical Plaza	Park Towers Tenants Corp.
353 E. 17th St.	Gilman Hall	East 17th St. Prpts. Inc.
200 E. 24th St.	Crystal House	Crystal House Owners Corp.
240 E. 27th St.	Parc East Tower Apartments	Wards Construction Co.
155 E. 29th St.	Biltmore Plaza	H & P 29 St. Associates
155 E. 31st St.	Windsor Court	MHP Land Associates
200 E. 32nd St.	Future	Larry Grunfeld
200 E. 33rd St.	Laurence Tower	Plaza Realty Investors, Inc.
300 E. 34th St.		HKAL 34th St. Limited Partnership
166 E. 34th St.	Skyline	DS & D Land Company, LLC
150 E. 34th St.	Dumont Plaza	Denihan Company
243 Lexington Ave.		National Center Foundation, Inc.
115 E. 34th St.	Murray Hill	34th Street South Company
132 E. 35th St.	Murray Hill House	132 E. 35th St. Owners, Inc.
401 E. 34th St.	Rivergate	Rivergate LP
630 First Ave.	Manhattan Place	Anthony Paul Giorgio
137 E. 36th St.	Carlton Regency	137 E. 36th Street Corporation
285 Lexington Ave.	Carlton Regency North	137 E. 36th Street Corporation
560 Third Ave.	Murray Hill Mews	Murray Hill Mews Owners Corp.
240 E. 38th St.		Bell Atlantic
311 E. 38th St.	Whitney	The Whitney Condominium
330 E. 39th St.	New York Tower	Jennifer Tower Apartments Co.
330 E. 38th St.	Corinthian	Michael Bobelian
728 Second Ave.	Churchill	Churchill Owners Corp.; Storepark LLC
250 E. 40th St.	Highpoint	Highpoint Condominium
222 E. 39th St.	Eastgate Tower	Patrick Denihan et. Al.
600 Third Ave.		600 Third Ave. Assoc.
622 Third Ave.	Grand Central Plaza	622 Building Company LLC
235 E. 40th St.	Vanderbuilt	Vanderbilt Condominium
245 E. 40th St.	Archstone	40th Realty LLC



212 E. 42nd St.	New York Helmsley Hotel	Domestic Properties I
201 E. 42nd St.		DOLP 675 Properties LLC
425 Lexington Ave.		SLR Limited Partnership
140 E. 45th St.	Two Grand Central Tower	Grand Regent LLC
685 Third Ave.		685 Acquisition LLC
303 East 43rd St.	International Plaza	43rd St. Second Avenue Corporation
3 UN Plaza	Unicef House	United Nations Devel Company
333 East 45th St.	Lausanne	Condominium
320 E. 46th St.	Belmont	E. 46th Realty LLC
301 E. 45th St.	Delegate	301 E. 45th St. Condominium
866 Second Ave.	Dag Hammarskjold Plaza	<i>Unknown</i>
240 E. 47th St.	Dag Hammarskjold Tower	Dag Hammarskjold Tower
212 E. 47th St.	L'Ecole	L'Ecole Associates, LLC
747 Third Ave.		4 Third Avenue Fee LLC
885 Second Ave.	1 Dag Hammarskjold Plaza	Duit Realty Group
845 First Ave.	Trump World Tower	845 UN Limited Partnership
100/871 UN Plaza		100 United Nations Plaza
309 E. 48th St.	Libya House	Socialist People's Libyan Arab Jamahiriya
767 Third Ave.		767 Third Avenue LLC
777 Third Ave.		7 Third Avenue Fee LLC
780 Third Ave.		Teachers Insurance & Annuity Assoc. of America
141 E. 48th St.	Cosmopolitan	The Cosmopolitan Condominium
800 Third Ave.		LWE Associates, Inc.
805 Third Ave.	Crystal Pavilion	Madison Third Building Companies, LLC
255 E. 49th St.	Sterling Plaza	Stercintl Plaza
825 Third Ave.		DOLP 825 Properties
599 Lexington Ave.		CF Lex Associates
153 E. 53rd St.	Citigroup Center	Citibank N.A.
875 Third Ave.		Boston Properties Limited Partnership
885 Third Ave.		885 Third Avenue Corporation
300 E. 54th St.	Connaught Tower	Connaught Tower Corp.
400 E. 54th St.	Revere	<i>Unknown</i>
420 E. 54th St.	River Tower	River Tower Associates
429 E. 52nd St.	Rivercourt	Cousins Company
415 E. 54th St.	St. James Tower	Charles Karisik



245 E. 54th St.	Brevard	Brevard Owners, Inc.
909 Third Ave.		909 Third Company
900 Third Ave.		900 3rd Ave. LP
919 Third Ave.		919 Third Avenue LLC
400 E. 56th St.	Plaza 400	Plaza 400 Owners Corp
360 E. 57th St.	Morrison	Weinberg Properties
950 Third Ave.		950 Third Ave Company
150 E. 58th St.	Architects and Designers	150 East 58th Street LLC
300 E. 59th St.	Landmark	Landmark Owners, Inc.
410 E. 58th St.	New Yorker East	417 East Realty Limited Partnership
425 E. 58th St.	Sovereign	Sovereign Apartments, Inc.
418 E. 59th St.	Grand Sutton	418 E. 59th Owsr. Corp.



Appendix III: Privately Owned Public Spaces in Violation

Address	Building Name	Building Owner
353 E. 17th St.	Gilman Hall	East 17th St. Prpts. Inc.
155 E. 31st St.	Windsor Court	MHP Land Associates
200 E. 32nd St.	Future	Larry Grunfeld
300 E. 34th St.		HKAL 34th St. Limited Partnership
166 E. 34th St.	Skyline	DS & D Land Company, LLC
150 E. 34th St.	Dumont Plaza	Denihan Company
115 E. 34th St.	Murray Hill	34th Street South Company
132 E. 35th St.	Murray Hill House	132 E. 35th St. Owners, Inc.
401 E. 34th St.	Rivergate	Rivergate LP
560 Third Ave.	Murray Hill Mews	Murray Hill Mews Owners Corp.
240 E. 38th St.		Bell Atlantic
311 E. 38th St.	Whitney	The Whitney Condominium
330 E. 39th St.	New York Tower	Jennifer Tower Apartments Co.
250 E. 40th St.	Highpoint	Highpoint Condominium
245 E. 40th St.	Archstone	40th Realty LLC
212 E. 42nd St.	New York Helmsley Hotel	Domestic Properties I
140 E. 45th St.	Two Grand Central Tower	Grand Regent LLC
685 Third Ave.		685 Acquisition LLC
3 UN Plaza	Unicef House	United Nations Devel Company
320 E. 46th St.	Belmont	E. 46th Realty LLC
240 E. 47th St.	Dag Hammarskjold Tower	Dag Hammarskjold Tower
747 Third Ave.		4 Third Avenue Fee LLC
885 Second Ave.	1 Dag Hammarskjold Plaza	Duit Realty Group
100/871 UN Plaza		100 United Nations Plaza
309 E. 48th St.	Libya House	Socialist People's Libyan Arab Jamahiriya
255 E. 49th St.	Sterling Plaza	Stercinc Plaza
300 E. 54th St.	Connaught Tower	Connaught Tower Corp.
400 E. 54th St.	Revere	<i>Unknown</i>
420 E. 54th St.	River Tower	River Tower Associates
245 E. 54th St.	Brevard	Brevard Owners, Inc.
300 E. 59th St.	Landmark	Landmark Owners, Inc.



Appendix IV: Contacts

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