

175 PARK AVENUE

175 PARK AVENUE, NEW YORK, NY 10017

PUBLIC DESIGN COMMISSION
PRELIMINARY DESIGN SUBMISSION

January 20, 2026

175 PARK AVENUE

PROJECT INTRODUCTION

- RXR AND TF CORNERSTONE ARE PARTNERING TO REDEVELOP THE GRAND HYATT SITE INTO A 2.9 MILLION SF COMMERCIAL TOWER
 - PROJECT WILL DELIVER SIGNIFICANT PUBLIC REALM AND TRANSIT IMPROVEMENTS ADJACENT TO GRAND CENTRAL TERMINAL
- SITE IS CURRENTLY OWNED BY THE STATE OF NEW YORK AND WILL BE TRANSFERRED TO THE CITY OF NEW YORK AT CLOSING
- PROJECT RECEIVED ULURP APPROVALS IN 2021
- CONSTRUCTION IS ANTICIPATED TO COMMENCE IN JUNE 2026

STATUS OF PDC DESIGN APPROVALS

- CONCEPTUAL DESIGN REVIEW COMPLETED IN JUNE 2021
- PRELIMINARY DESIGN REVIEW SUBMISSION TO PDC ON DECEMBER 18, 2025



175 PARK AVENUE DEVELOPMENT TEAM OVERVIEW



Leading national developer and partner to municipalities on transformative development.

425+

person vertically integrated real estate firm

\$12.4B+

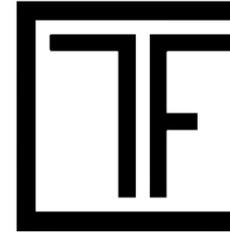
Total real estate private equity managed

\$17.5B

In aggregate gross asset value

30.5M

sq. ft. of commercial properties



Family-owned real estate firm focused on acquisition, development, construction and management of mixed-use commercial properties.

50+

Years in business

12,000+

apartment units in New York City

40+

total developments

5.0M+

sq. ft. of commercial properties



1285 AVENUE OF THE AMERICAS



PIER 57



THE MAX



LONG ISLAND CITY WATERFRONT



JFK TERMINAL 6



550 MADISON



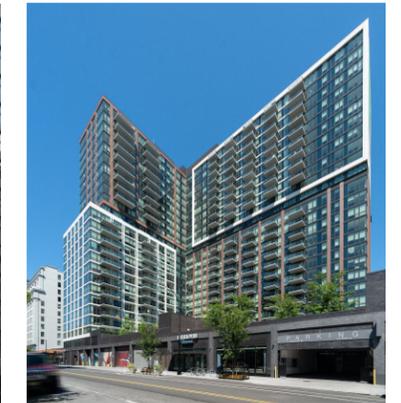
STARRETT LEHIGH BUILDING



5203 & 5241 CENTER BLVD



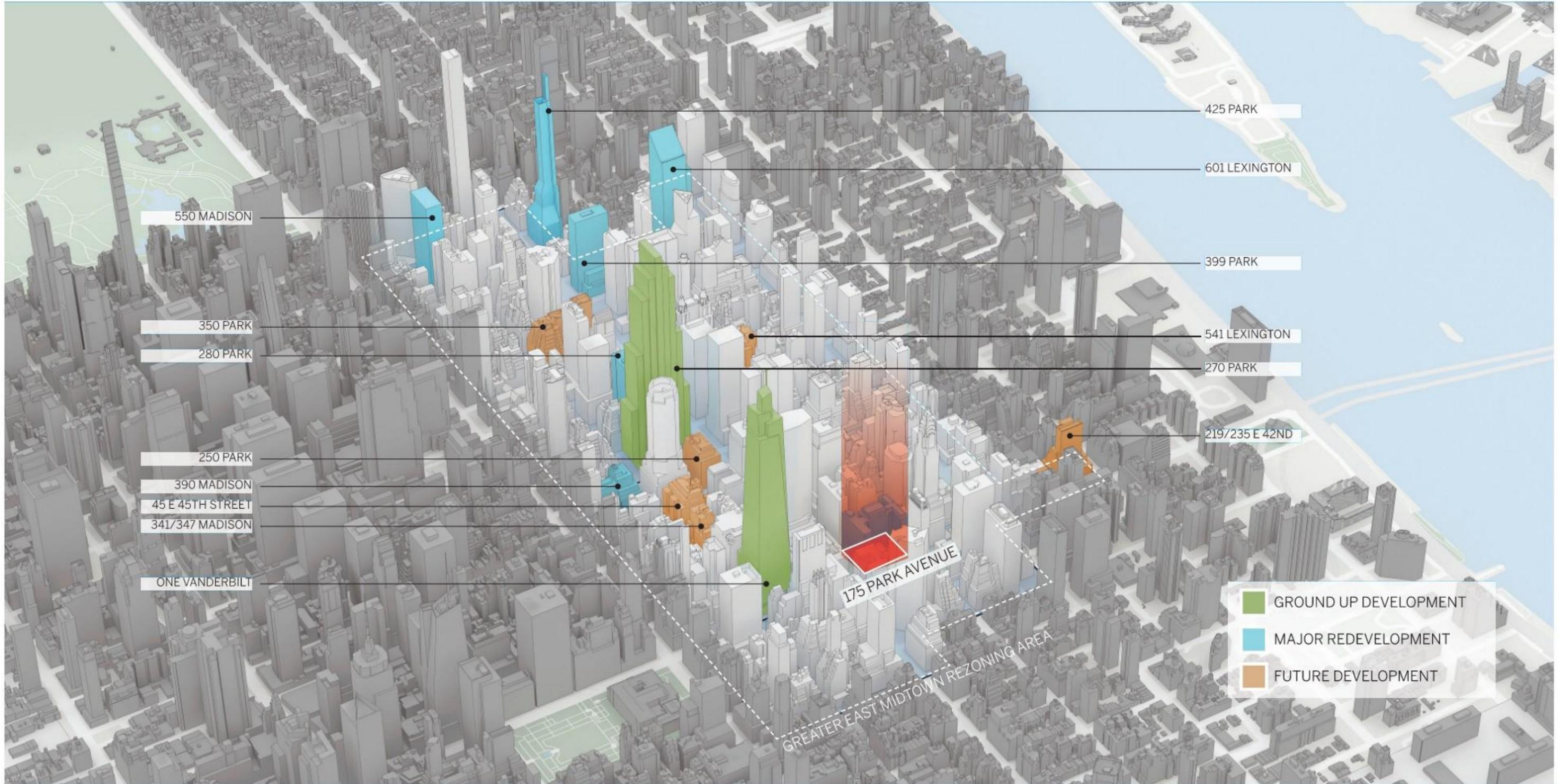
230 PARK AVE SOUTH



33 BOND

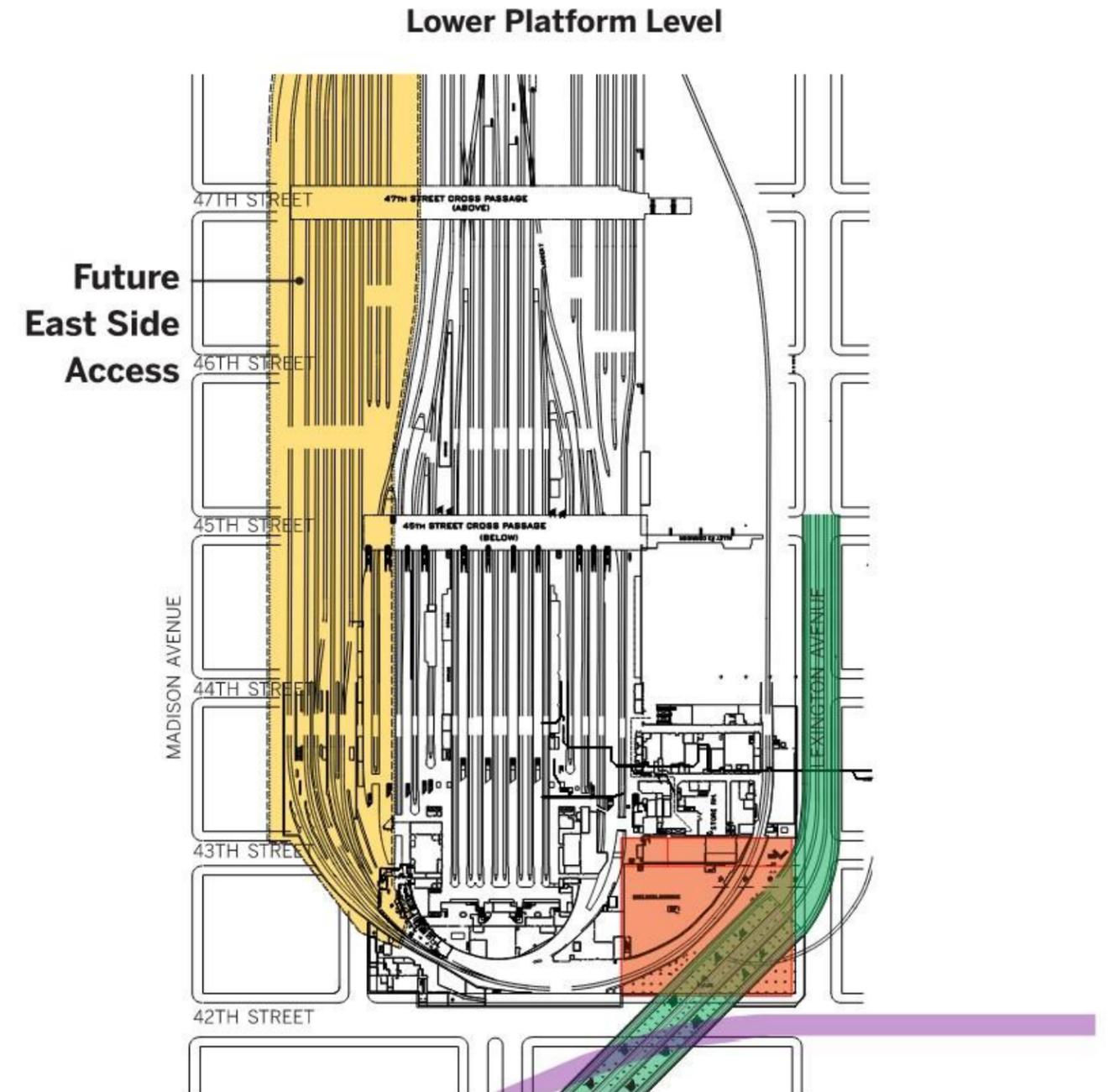
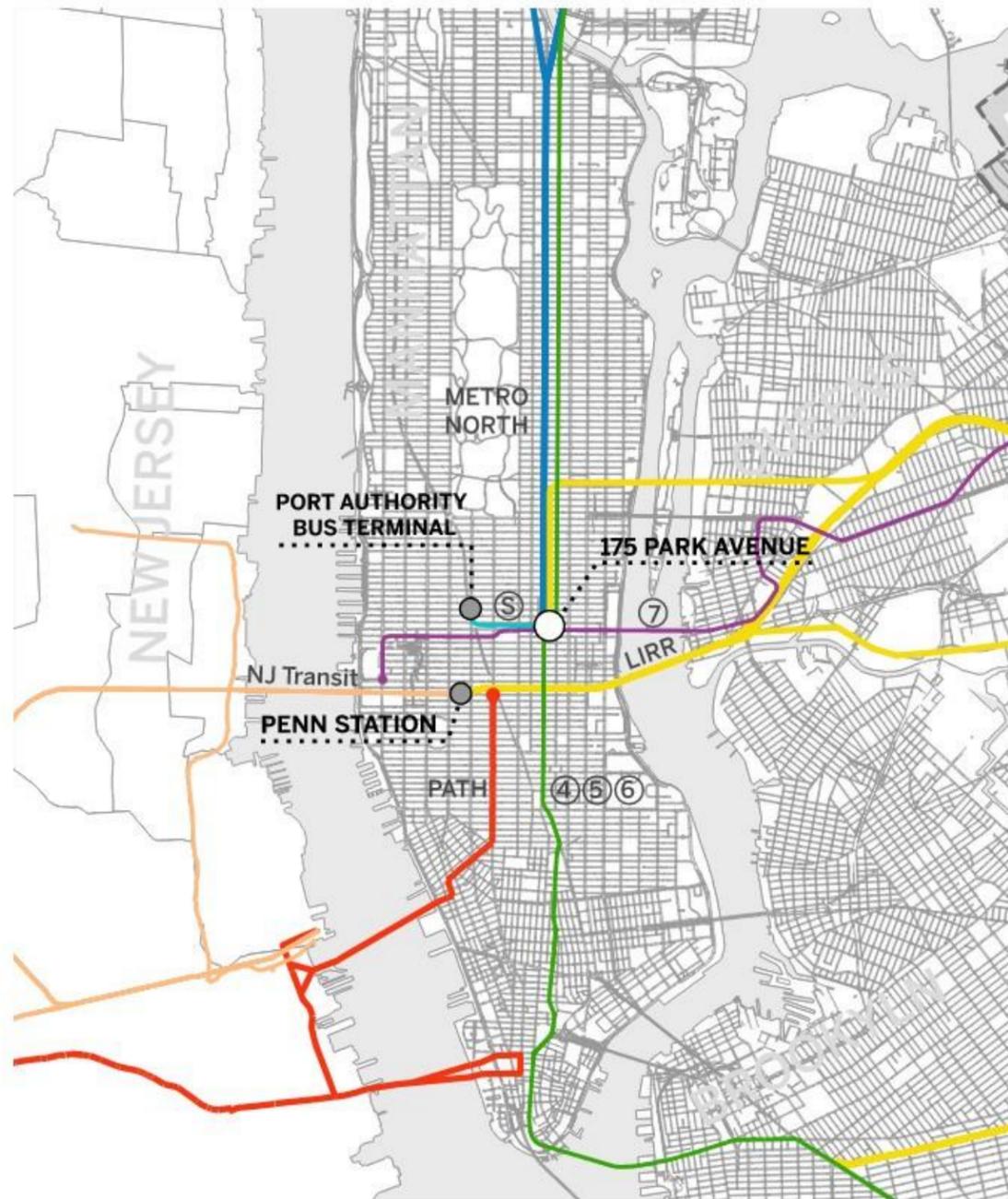
175 PARK AVENUE

A GATEWAY TO GREATER EAST MIDTOWN DISTRICT



175 PARK AVENUE

A SITE DENSE WITH INFRASTRUCTURE AND RIPE FOR TRANSIT AND OPEN SPACE IMPROVEMENTS IN THE PUBLIC REALM



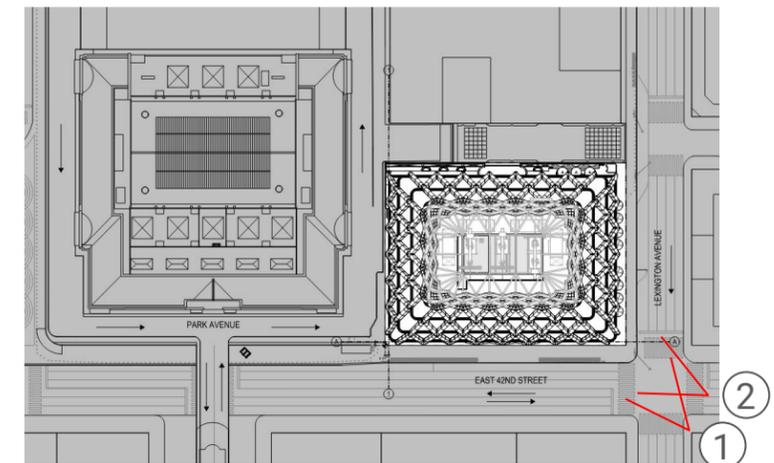
175 PARK AVENUE SITE PHOTOGRAPHS



① LEXINGTON AVE & 42ND STREET CORNER LOOKING WEST



② 42ND STREET EASTERN APPROACH



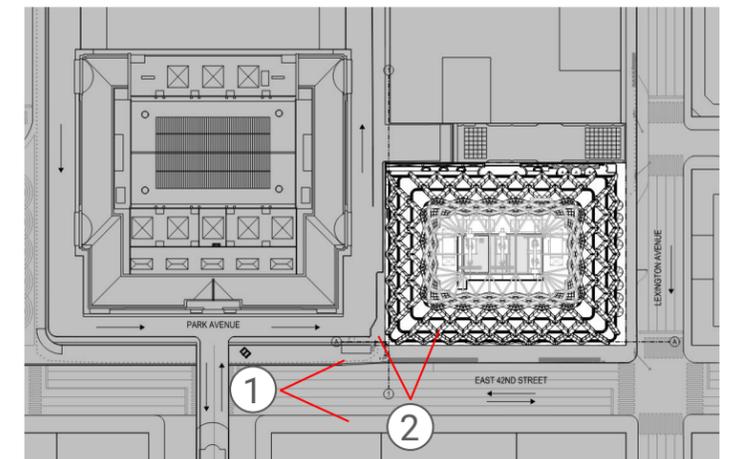
175 PARK AVENUE SITE PHOTOGRAPHS



① 42ND STREET WESTERN APPROACH



② 42ND STREET EASTERN APPROACH



SITE PHOTOGRAPHS

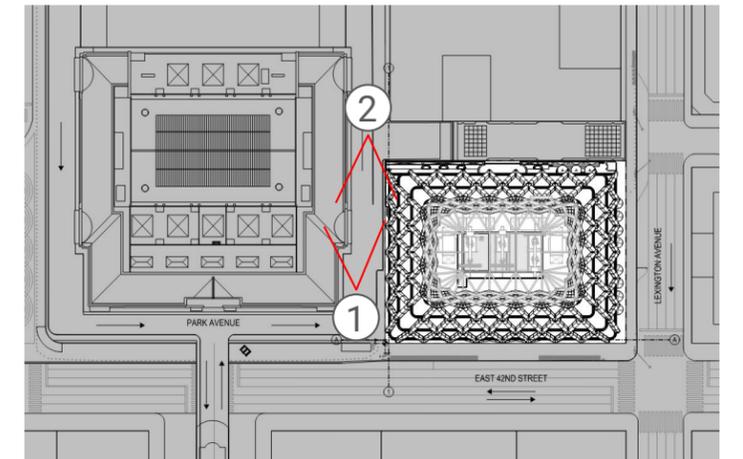
175 PARK AVENUE SITE PHOTOGRAPHS



① PARK AVENUE VIADUCT LOOKING NORTH



② PARK AVENUE VIADUCT LOOKING SOUTH



SITE PHOTOGRAPHS

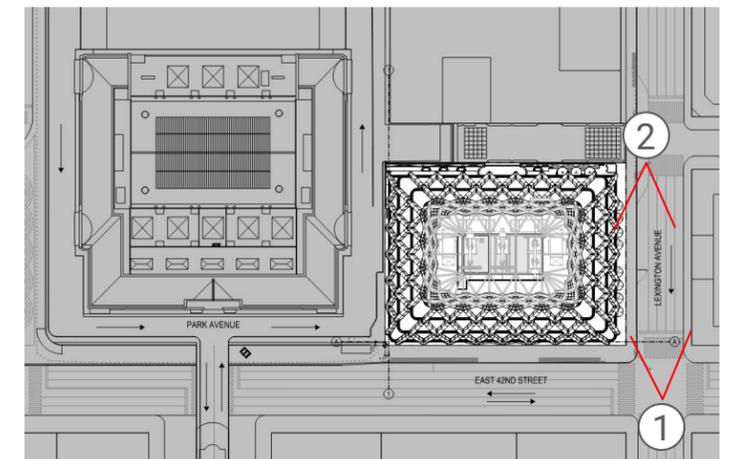
175 PARK AVENUE SITE PHOTOGRAPHS



① LEXINGTON AVENUE LOOKING NORTH



② LEXINGTON AVENUE LOOKING SOUTH



SITE PHOTOGRAPHS

175 PARK AVENUE

PUBLIC REALM IMPROVEMENTS

TRANSIT IMPROVEMENT

- 1 SHORT LOOP IMPROVEMENT
- 2 GIRDER REMOVAL
- 3 42ND ST R-238 SUBWAY PROJECT
- 4 LEXINGTON AVE R-239 SUBWAY PROJECT

SIDEWALK EXPANSION

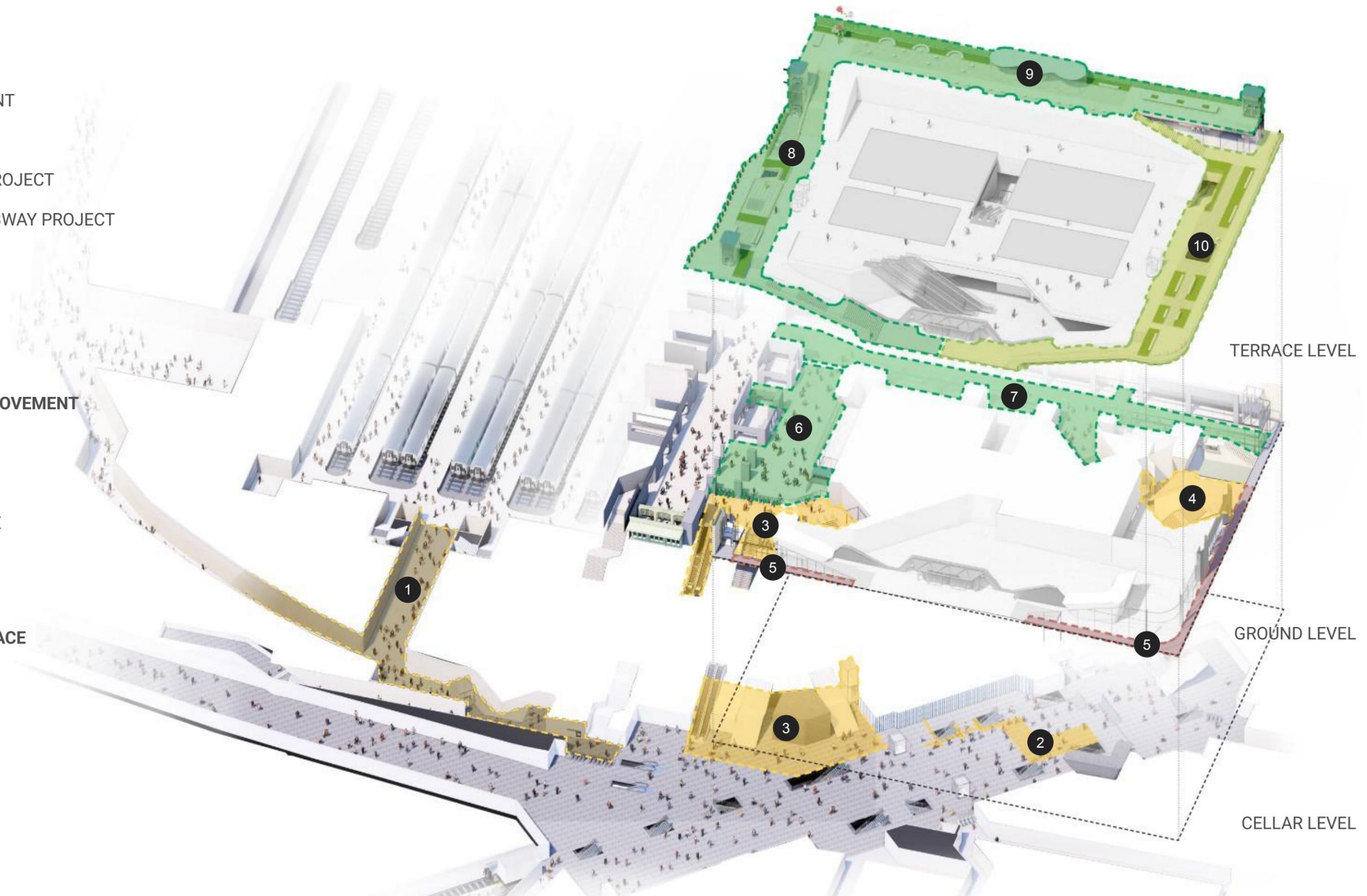
- 5 5' SIDEWALK WIDENING

PUBLIC CONCOURSE IMPROVEMENT

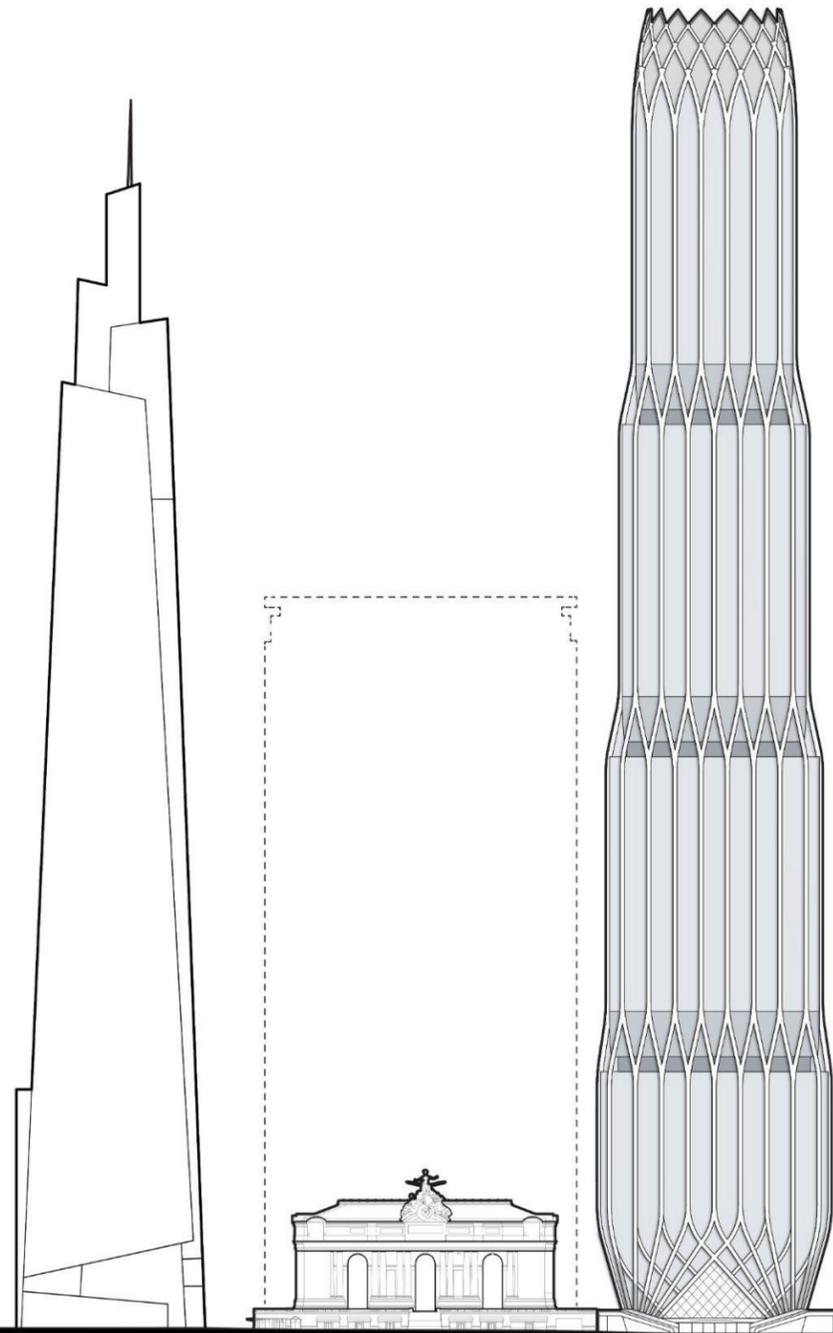
- 6 TRANSIT HALL
- 7 LEXINGTON PASSAGE
- 8 GRAND CENTRAL TERRACE
- 9 GRAYBAR TERRACE

PUBLICLY ACCESSIBLE SPACE

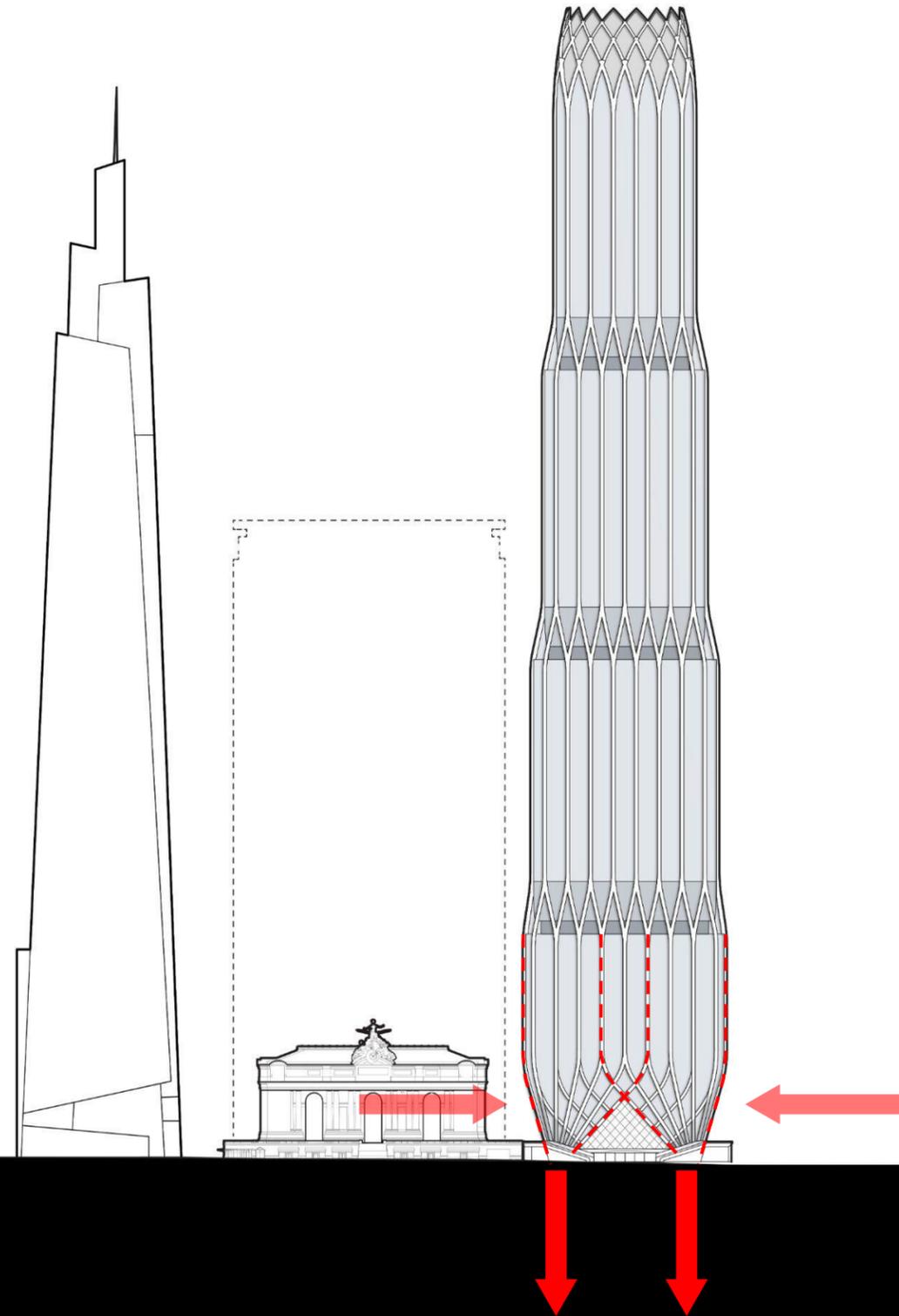
- 10 CHRYSLER TERRACE



175 PARK AVENUE ELEVATION

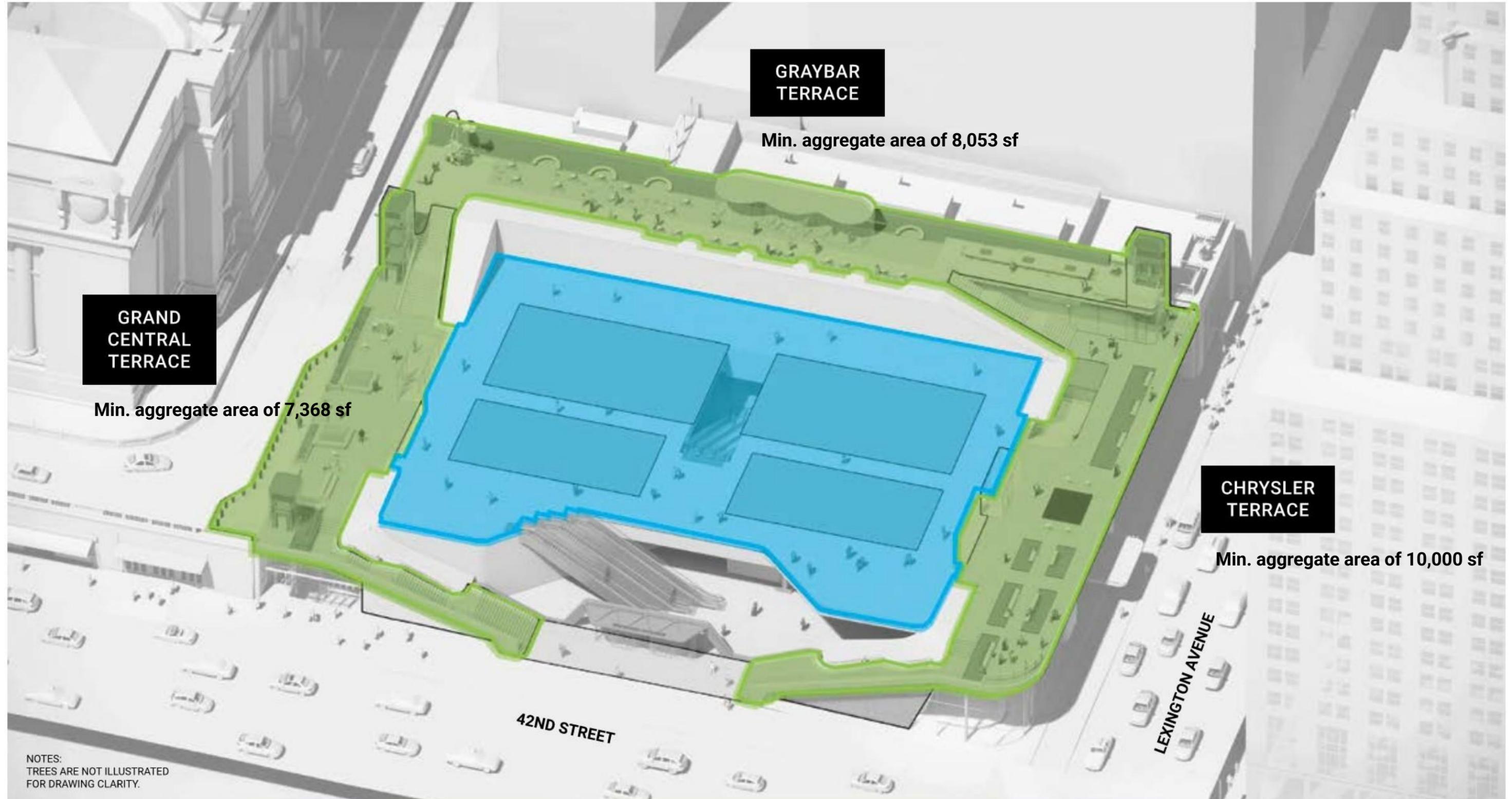


175 PARK AVENUE ELEVATION

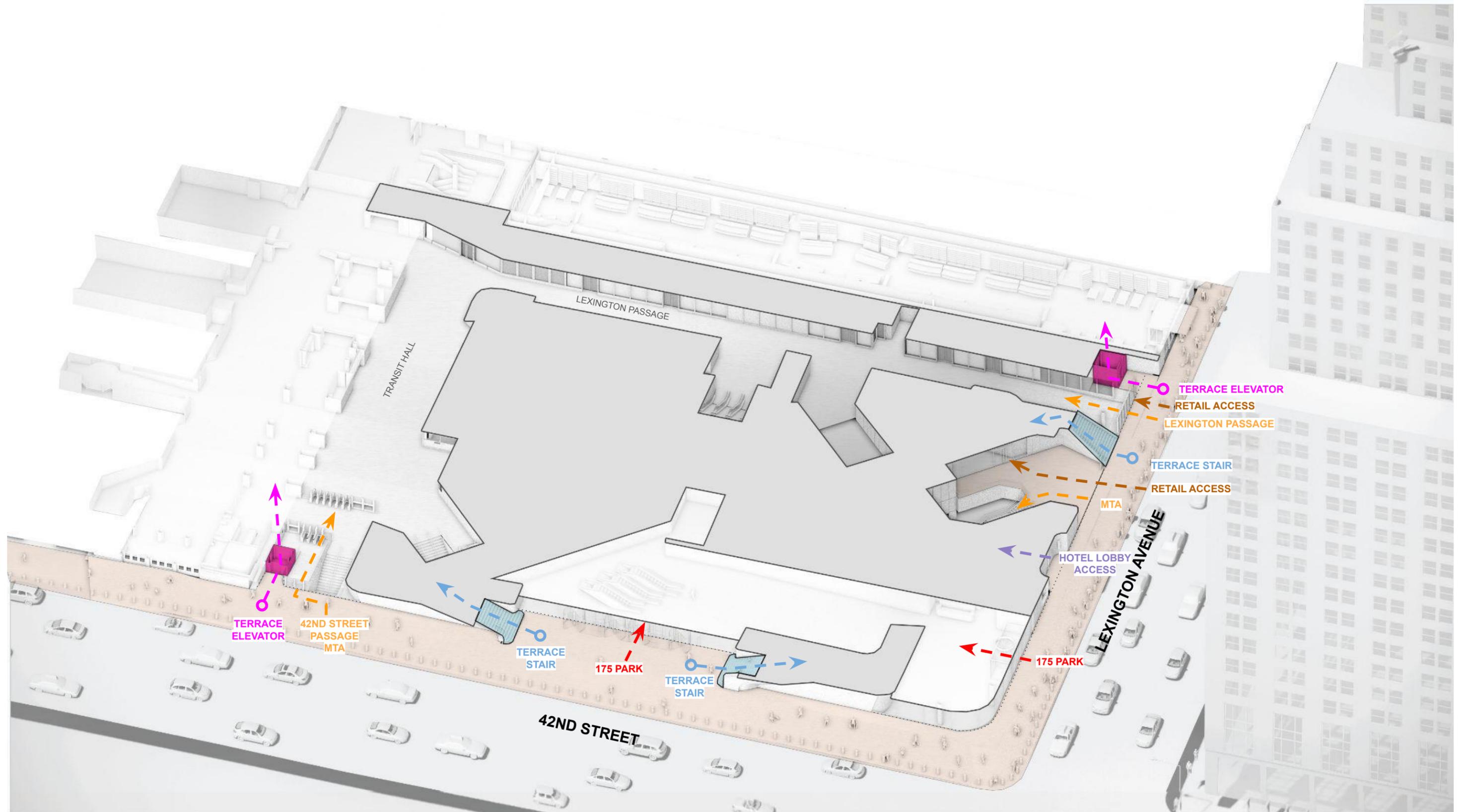


175 PARK AVENUE

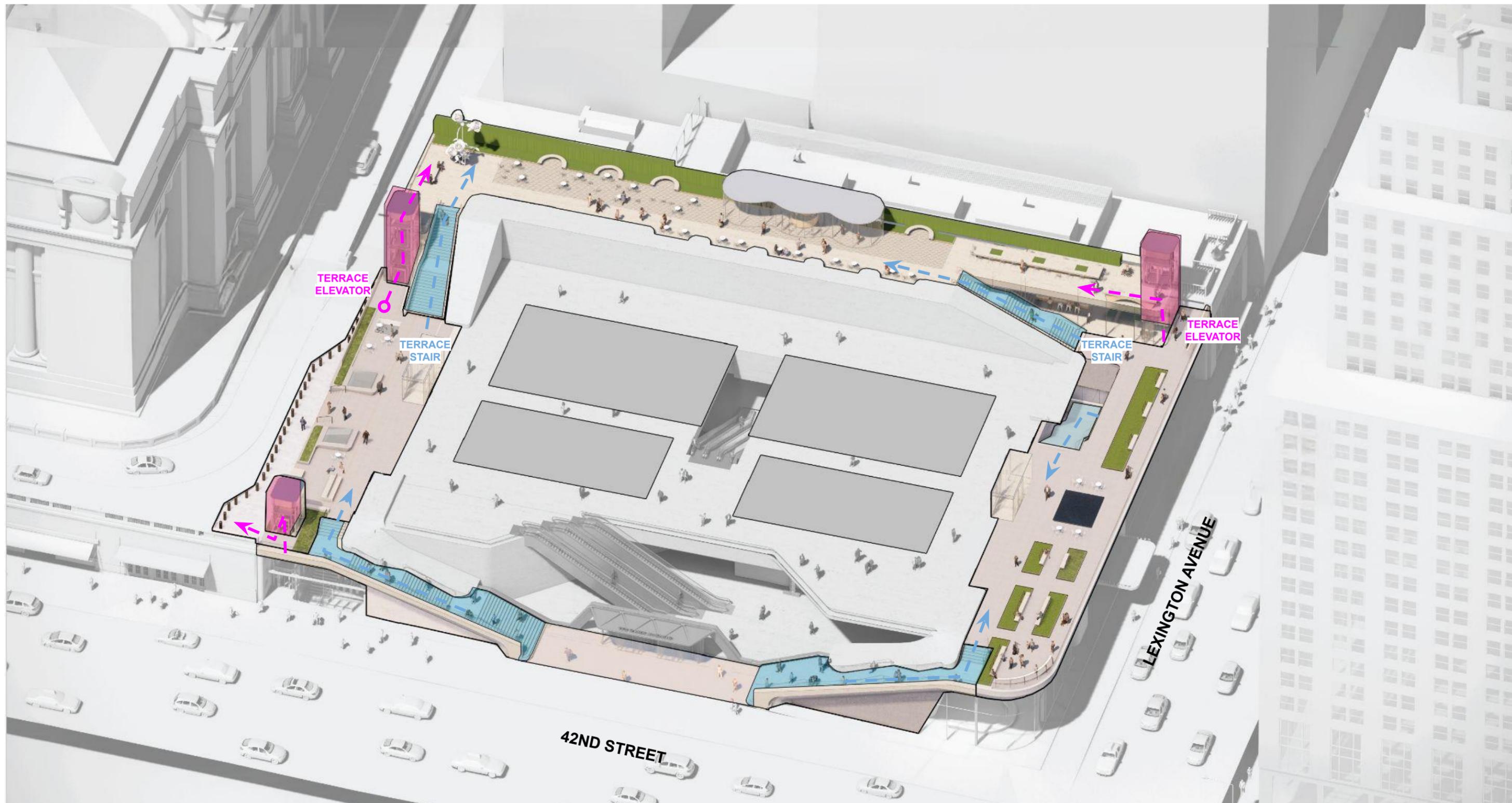
A CONNECTED SERIES OF PUBLIC OPEN SPACES



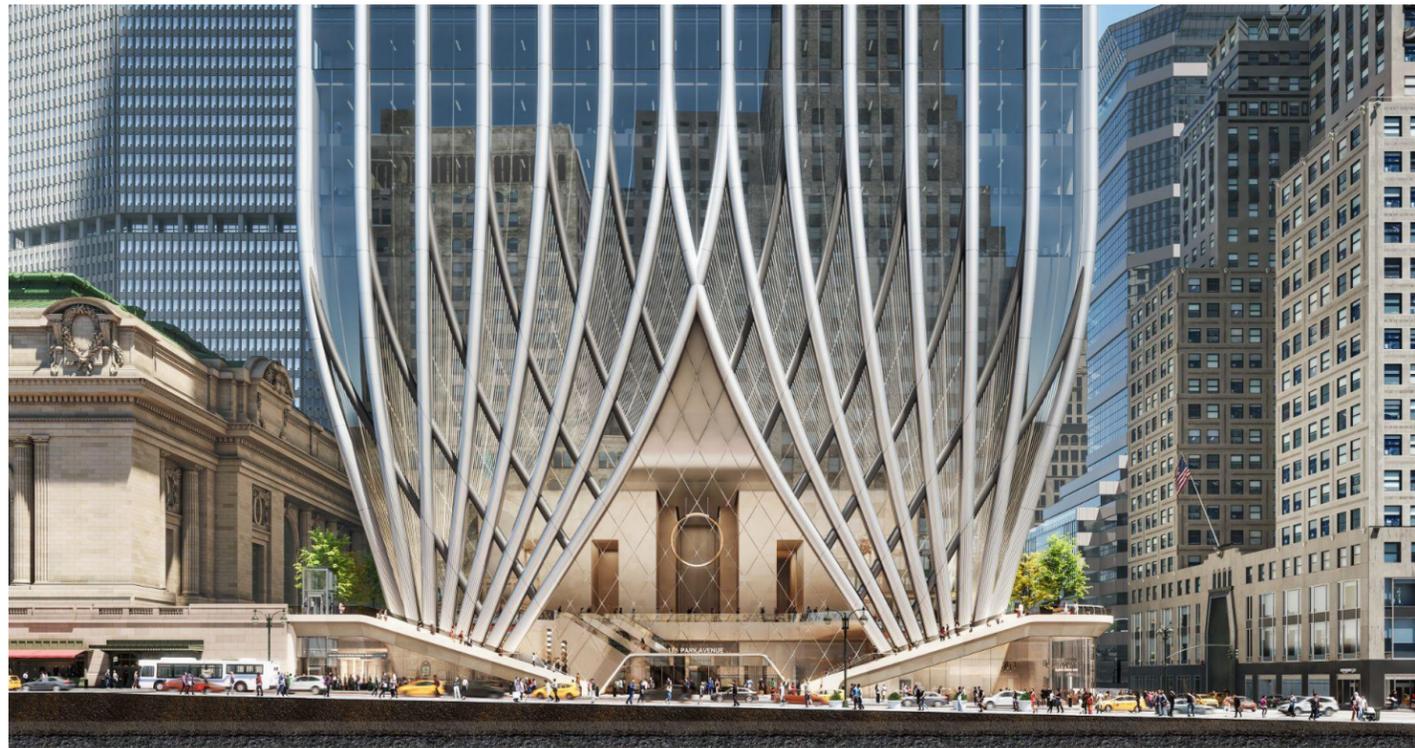
175 PARK AVENUE VERTICAL ACCESS POINTS - GROUND FLOOR LEVEL



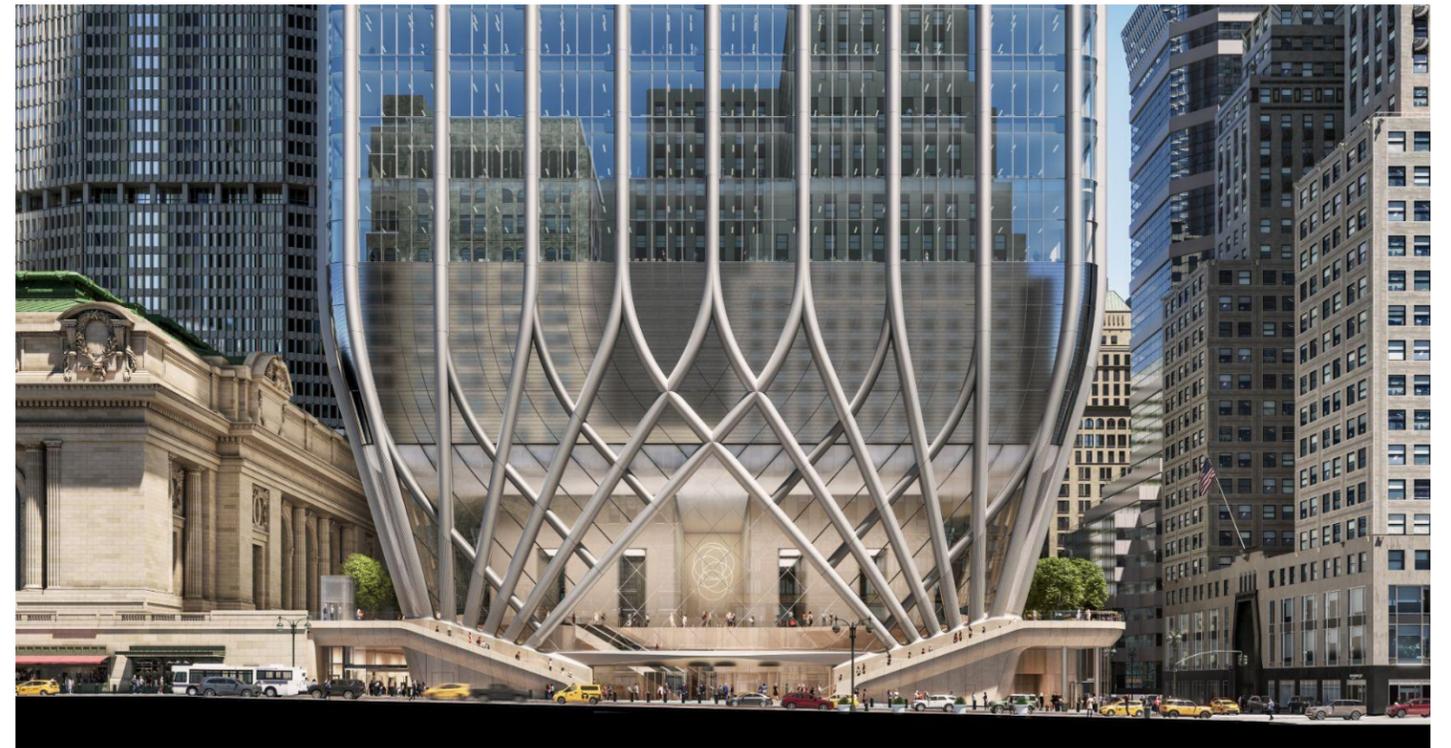
175 PARK AVENUE VERTICAL ACCESS POINTS - TERRACE LEVEL



175 PARK AVENUE PODIUM ELEVATION AT 42ND STREET

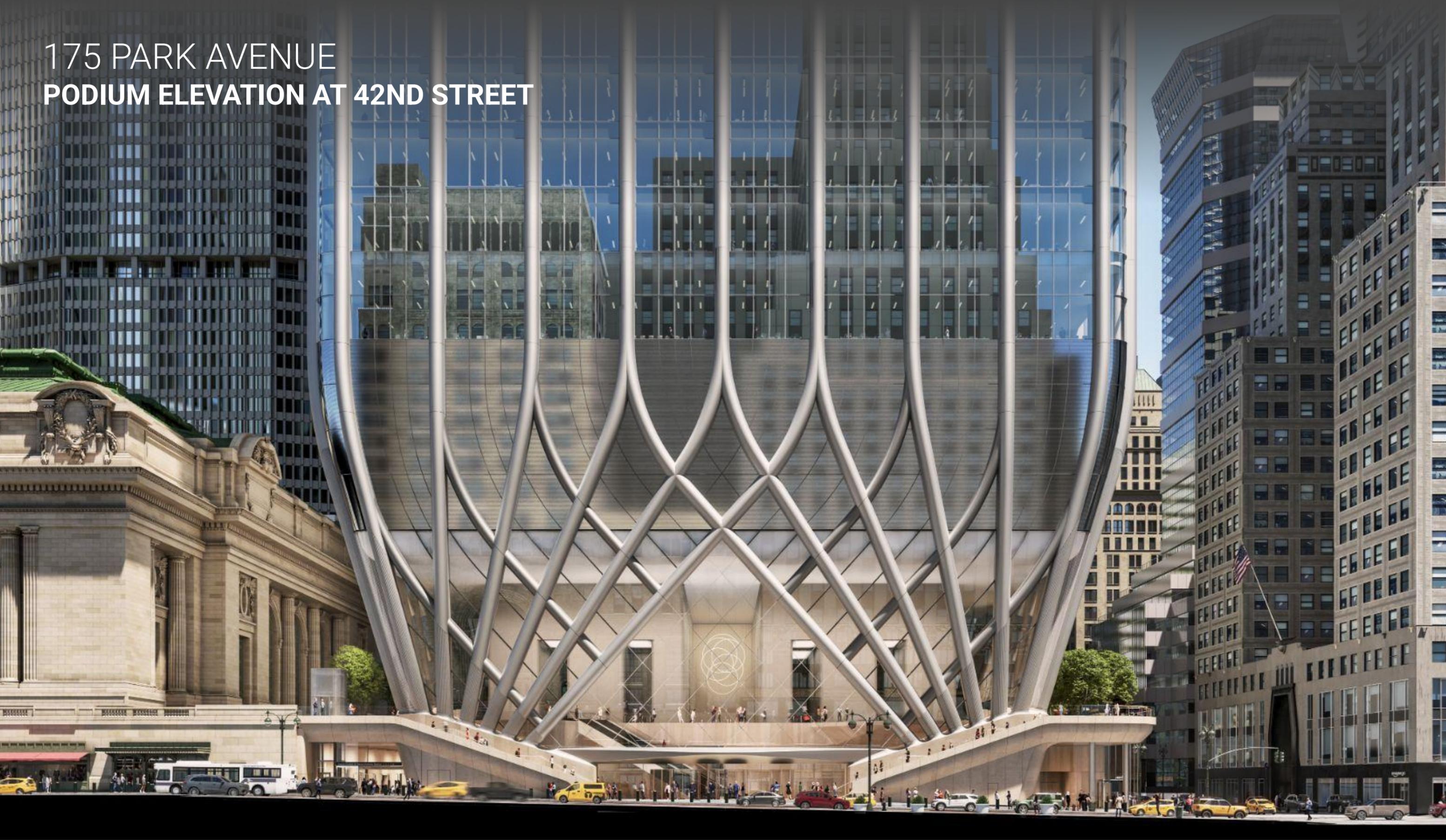


CONCEPT DESIGN
FROM PDC HEARING MEETING (MARCH 22, 2021)



PRELIMINARY DESIGN

175 PARK AVENUE
PODIUM ELEVATION AT 42ND STREET



175 PARK AVENUE PODIUM VIEW AT 42ND STREET AND LEXINGTON AVENUE CORNER



175 PARK AVENUE STONE BASE & 42ND STREET CIVIC STAIRS



CONCEPT DESIGN
FROM PDC QUESTION RESPONSES (JUNE 14, 2021)



PRELIMINARY DESIGN

175 PARK AVENUE STONE BASE & 42ND STREET CIVIC STAIRS



175 PARK AVENUE STONE BASE & 42ND STREET CIVIC STAIRS

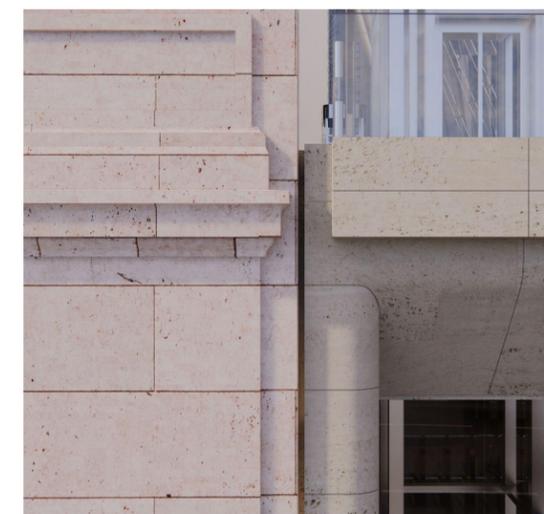
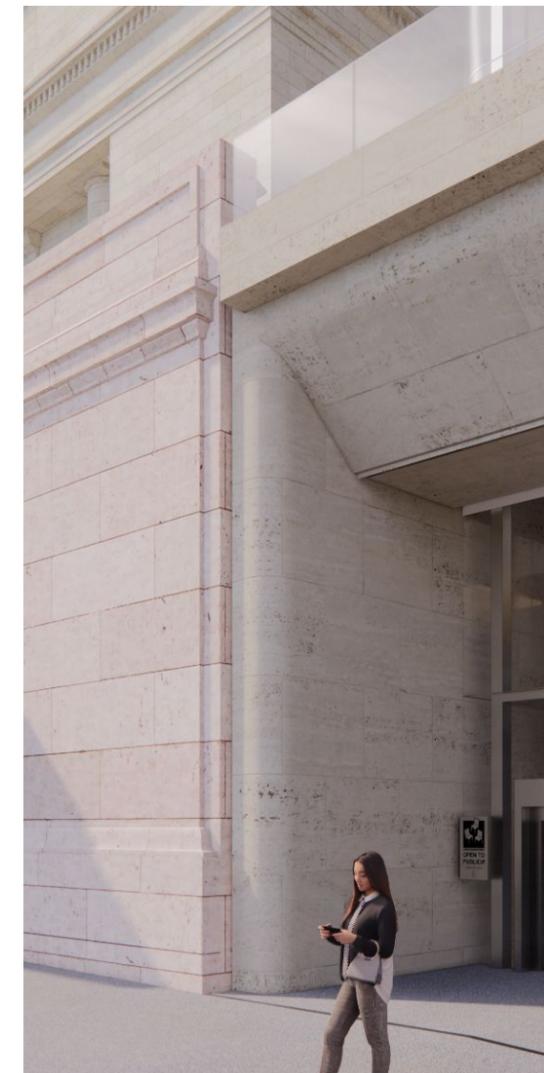


CONCEPT DESIGN
FROM PDC QUESTION RESPONSES (JUNE 14, 2021)



PRELIMINARY DESIGN

GRAND CENTRAL TERRACE VIEW OF GRAND CENTRAL TERRACE FROM 42ND STREET



CONCEPT DESIGN
FROM PDC QUESTION RESPONSES
(JUNE 14, 2021)

175 PARK AVENUE PODIUM ELEVATION AT LEXINGTON AVENUE



175 PARK AVENUE LEXINGTON AVENUE CHRYSLER STAIR



175 PARK AVENUE LEXINGTON AVENUE CHRYSLER STAIR



175 PARK AVENUE LEXINGTON AVENUE CHRYSLER STAIR



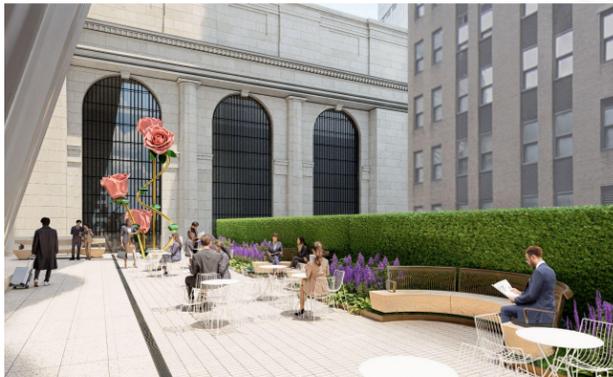
175 PARK AVENUE TRANSIT & OPEN SPACE IMPROVEMENT SUMMARY - TERRACE LEVEL

 PUBLIC CONCOURSE IMPROVEMENT

 GRAND CENTRAL TERRACE

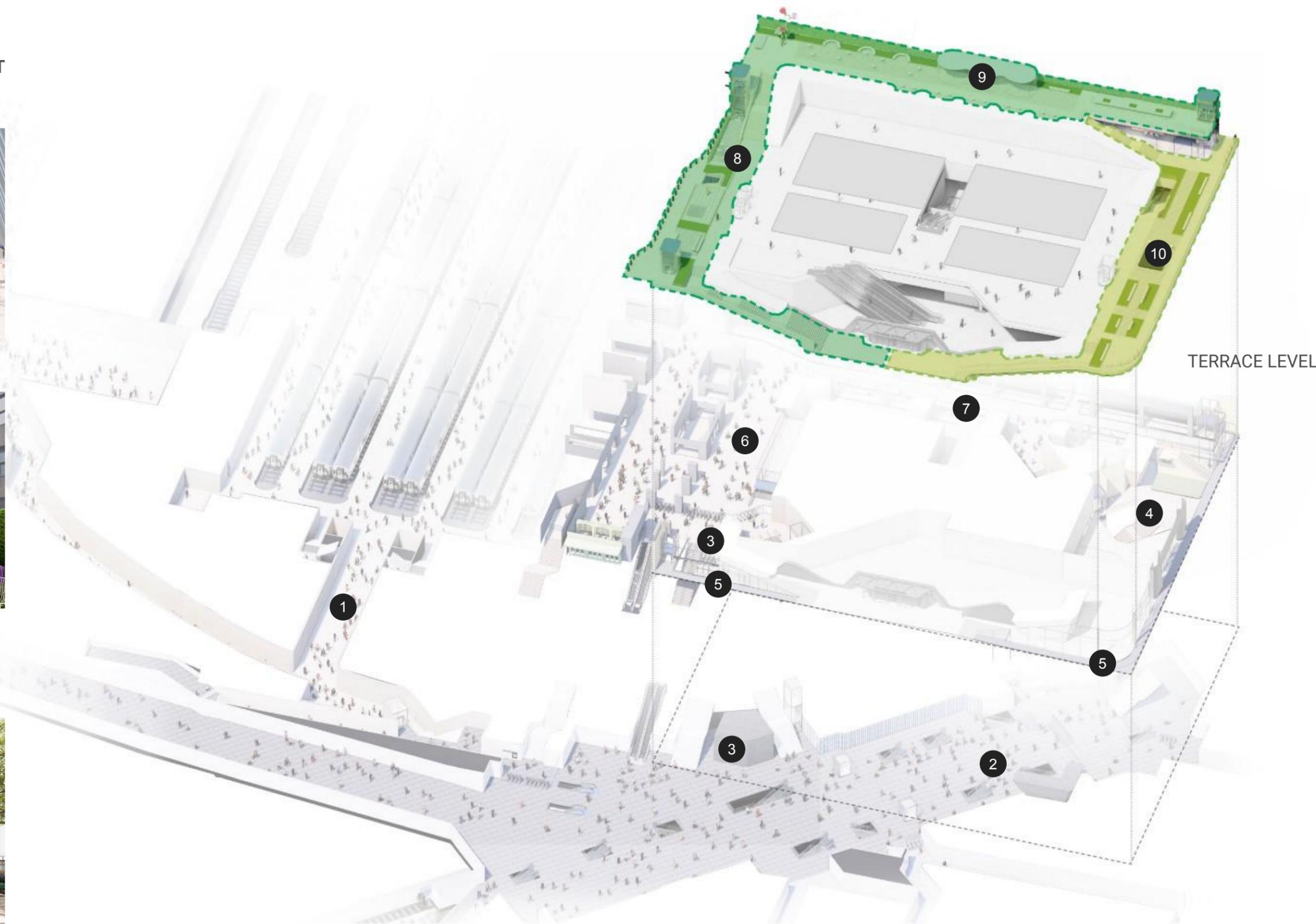


 GRAYBAR TERRACE



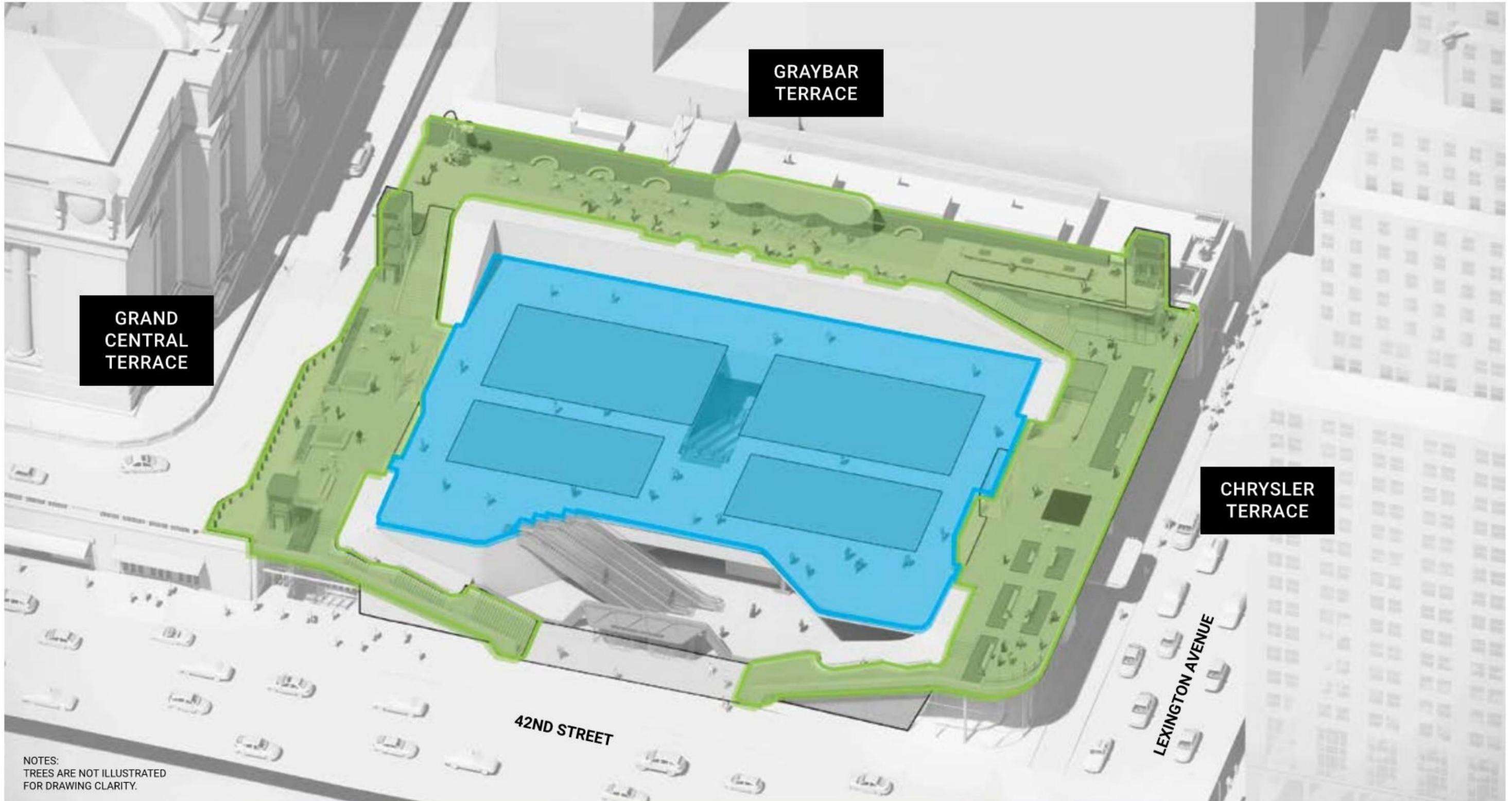
 PUBLICLY ACCESSIBLE SPACE

 CHRYSLER TERRACE



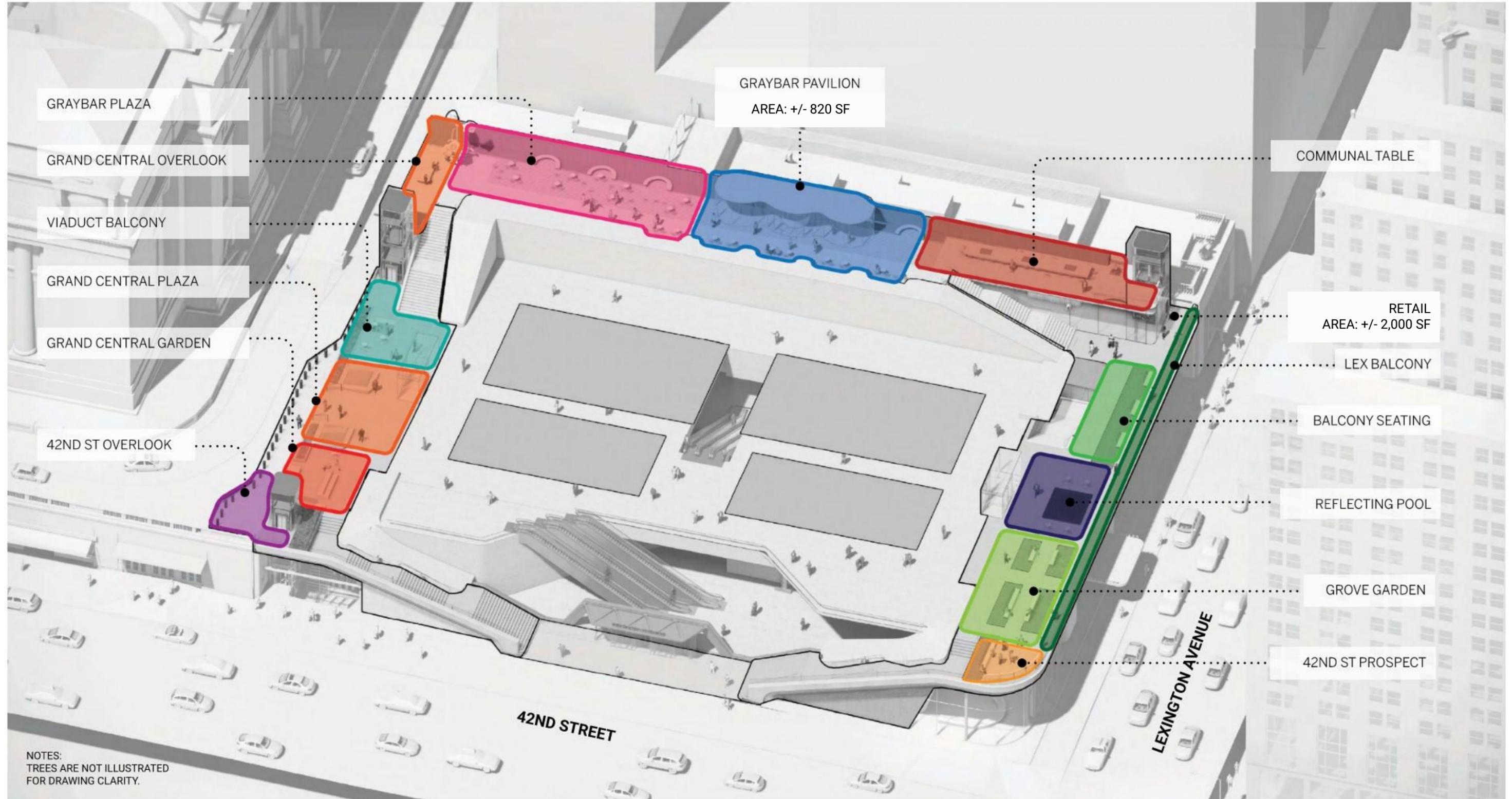
175 PARK AVENUE

A CONNECTED SERIES OF PUBLIC OPEN SPACES

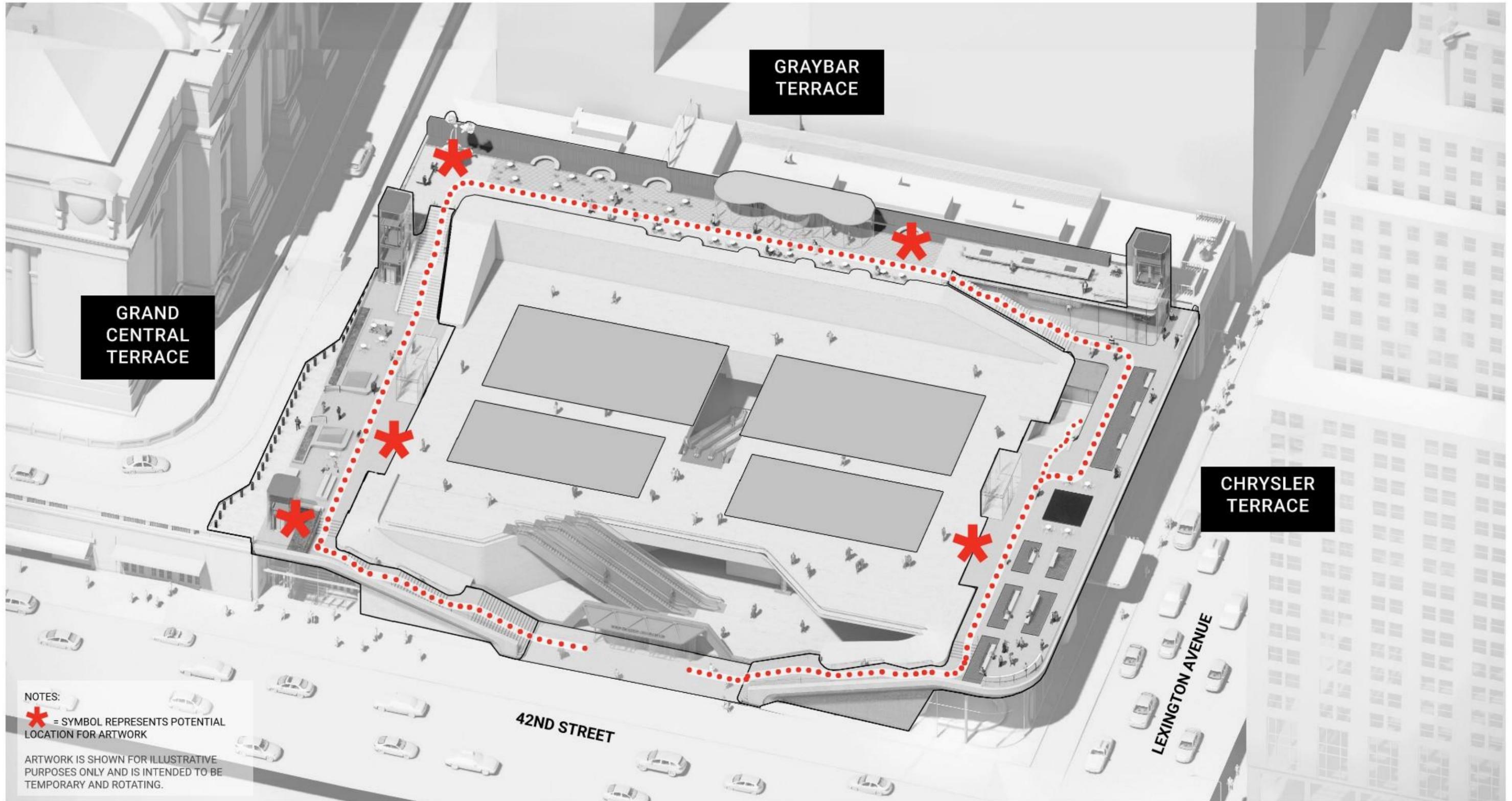


NOTES:
TREES ARE NOT ILLUSTRATED
FOR DRAWING CLARITY.

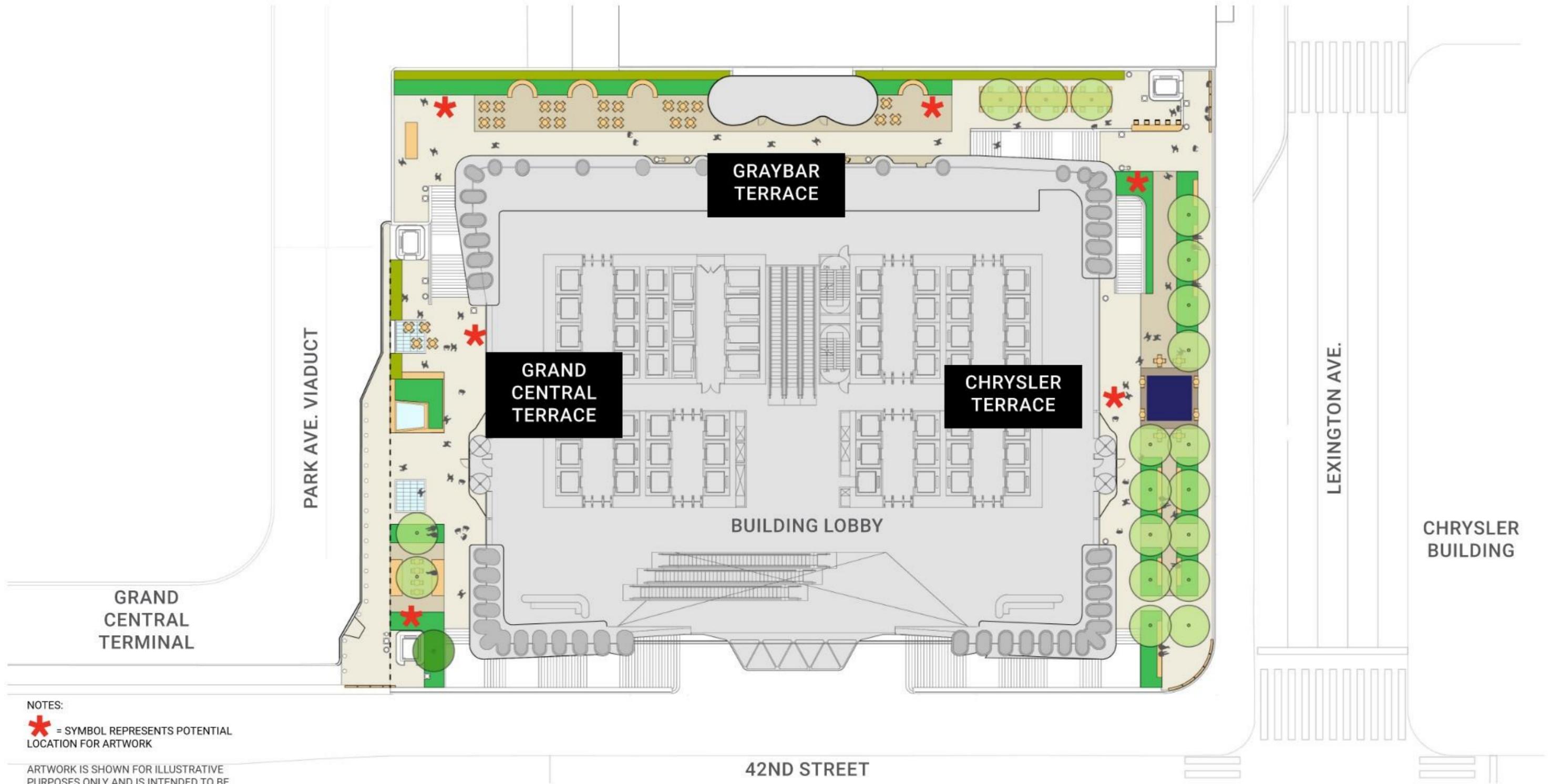
175 PARK AVENUE PUBLIC OPEN SPACE "ROOMS"



175 PARK AVENUE PUBLIC ART CIRCUIT



175 PARK AVENUE PUBLIC OPEN SPACE PLAN - **CONCEPT**



NOTES:
 * = SYMBOL REPRESENTS POTENTIAL LOCATION FOR ARTWORK

ARTWORK IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO BE TEMPORARY AND ROTATING.



175 PARK AVENUE

PUBLIC OPEN SPACE PLAN - PRELIMINARY

LIST OF UPDATES

Chrysler Terrace

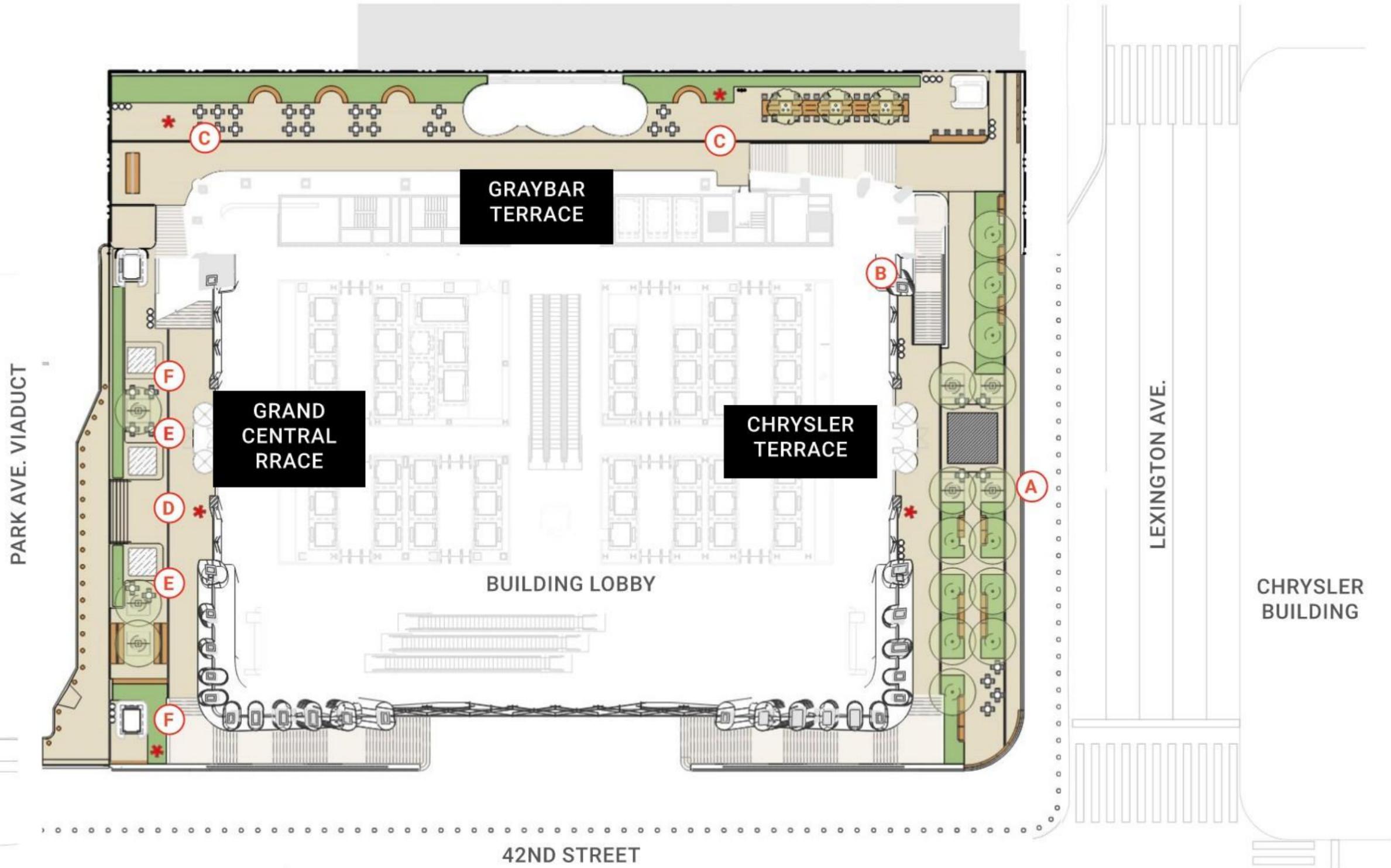
- (A) Revised tree, planter and paving layout
- (B) Adjusted Lexington Ave. stair to introduce daylight to street level

Graybar Terrace

- (C) Furniture and paving layout updates

Grand Central Terrace

- (D) Updated layout of entry from Viaduct
- (E) Updated skylights
- (F) Revised tree, planter and paving layout



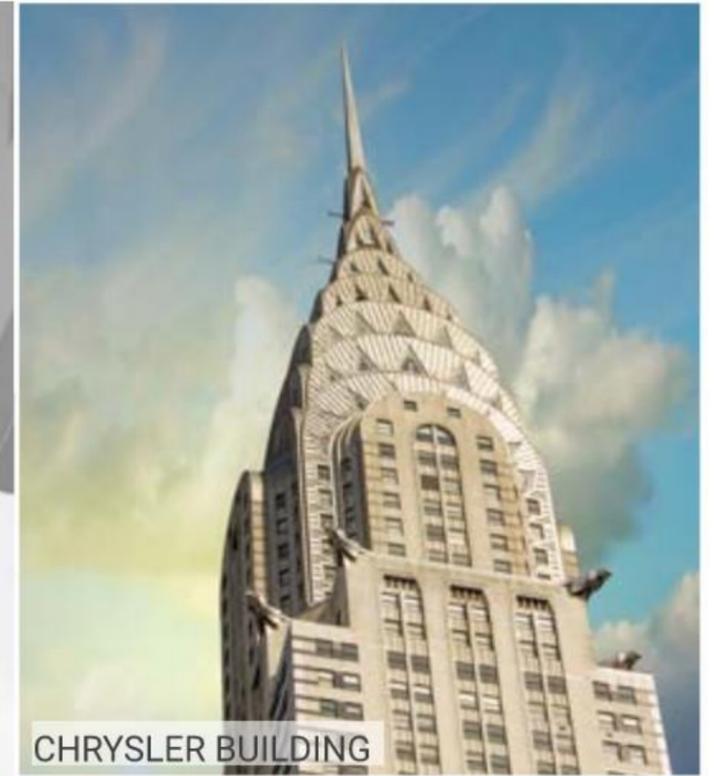
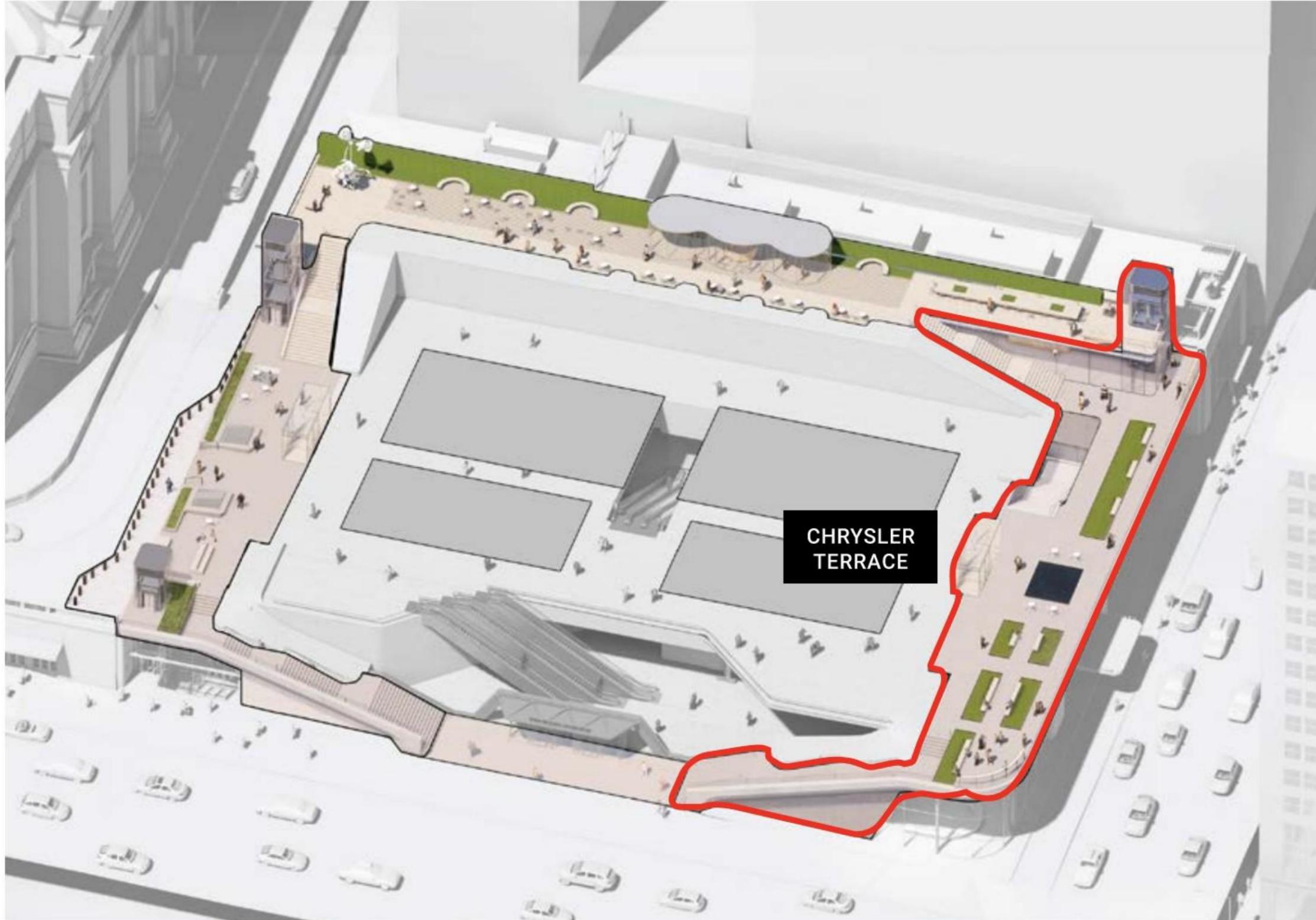
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CHRYSLER TERRACE AXONOMETRIC



CHRYSLER BUILDING



CHRYSLER BUILDING

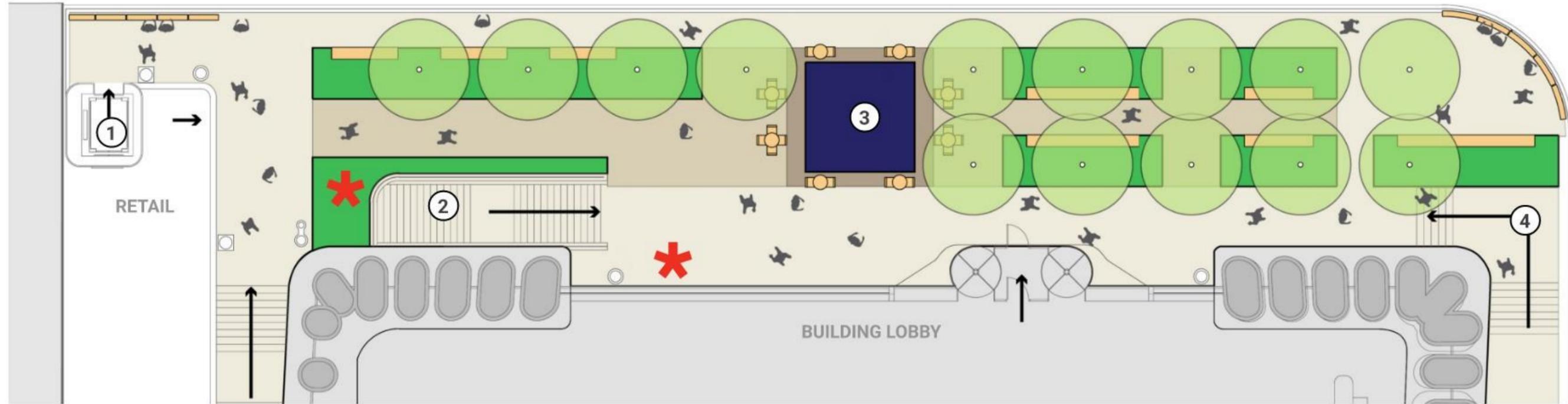


CHANIN BUILDING

CHRYSLER TERRACE

CONCEPT DESIGN PLAN

LEXINGTON AVE.



CONCEPT DESIGN PLAN

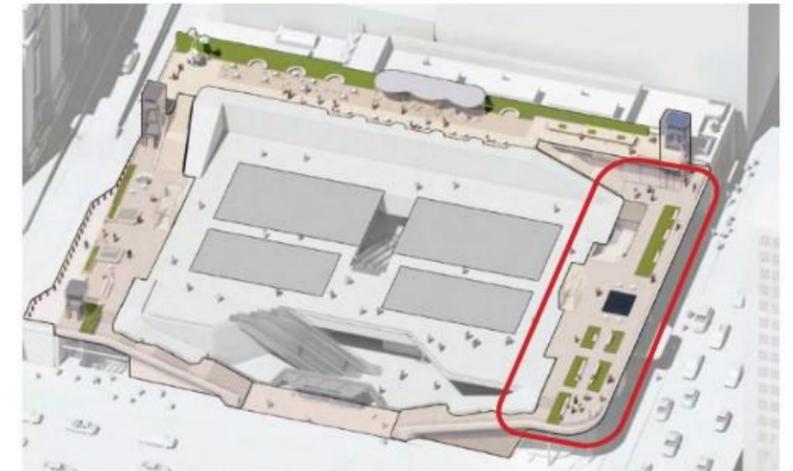
LEGEND

- ① Elevator connecting to Graybar Terrace and Lexington Ave.
- ② Stair connecting to Lexington Ave.
- ③ Reflecting Pool
- ④ Stair connecting to 42nd st.

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KEY AXON

CHRYSLER TERRACE

PRELIMINARY REVIEW PLAN



PRELIMINARY REVIEW PLAN

LEGEND

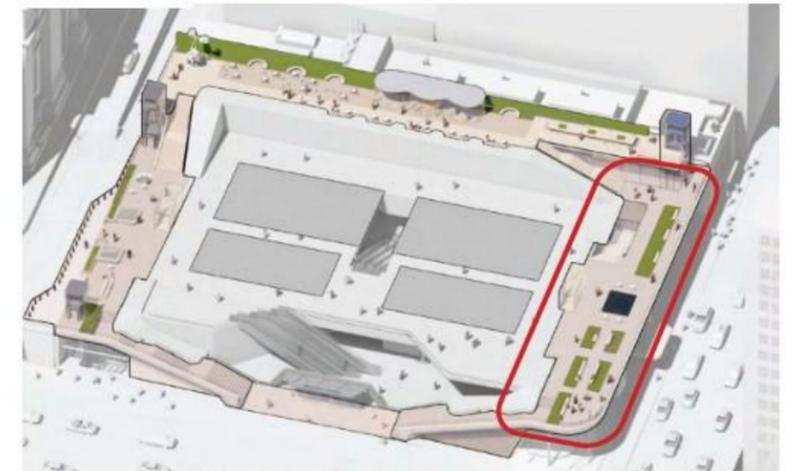
- ① Elevator connecting to Graybar Terrace and Lexington Ave.
 - ② Stair connecting to Lexington Ave.
 - ③ Reflecting Pool
 - ④ Stair connecting to 42nd st.
- Bench
 - Moveable table and chair
 - Standing ledge
 - Litter and recycling receptacles
 - Public art
 - Planting bed
 - Tree

NOTES:
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LIST OF UPDATES

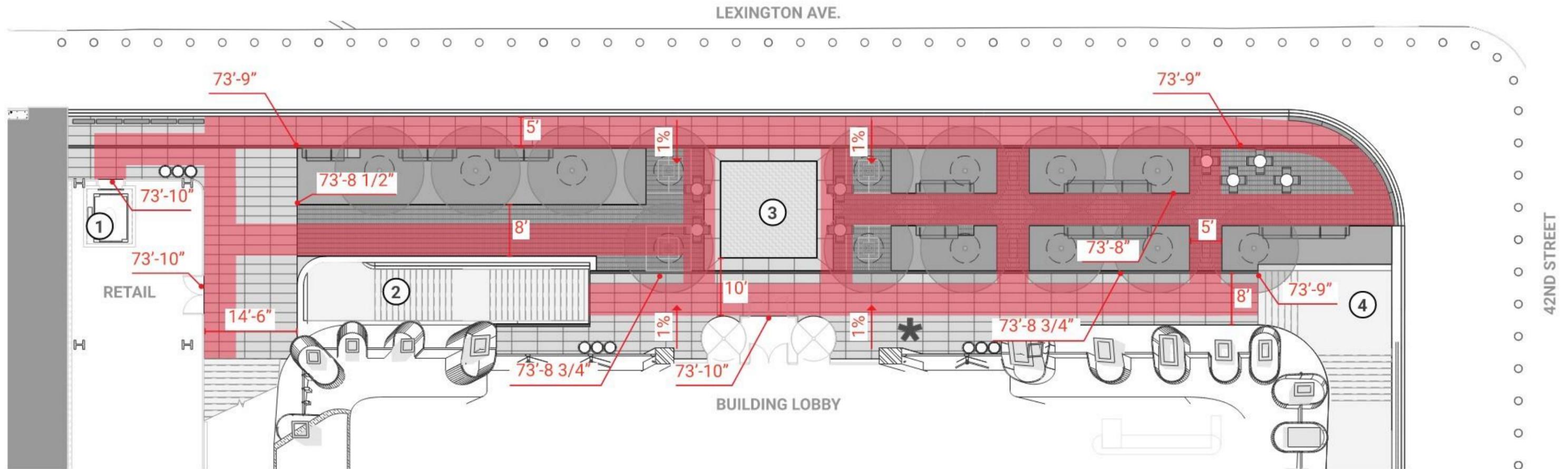
- Ⓐ Revised tree and planter layout
- Ⓑ Adjusted Lexington Ave. stair to introduce daylight to street level. Eliminated planter, lining stair.
- Ⓒ Updated paving pattern.



KEY AXON

CHRYSLER TERRACE

PRELIMINARY REVIEW PLAN - ADA ACCESS ROUTES



PRELIMINARY REVIEW PLAN

LEGEND

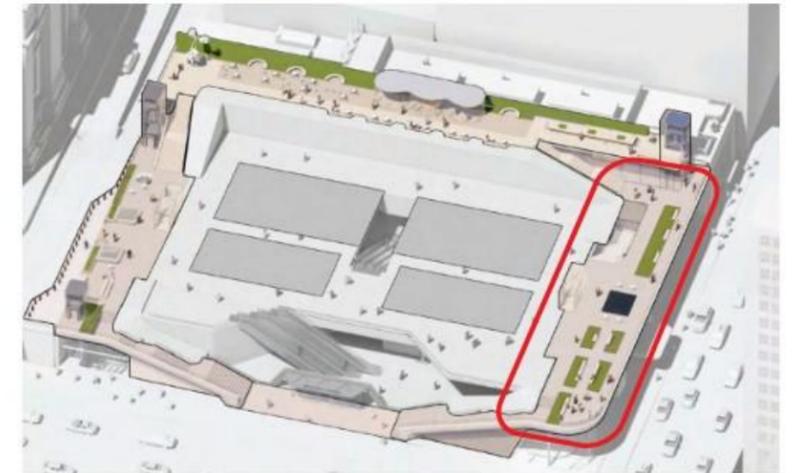
- ① Elevator connecting to Graybar Terrace and Lexington Ave.
- ② Stair connecting to Lexington Ave.
- ③ Reflecting Pool
- ④ Stair connecting to 42nd st.

- Bench
- Moveable table and chair
- Standing ledge
- Litter and recycling receptacles
- Public art
- Planting bed
- Tree

- 5' Minimum ADA path
- xx'-xx" Spot elevation

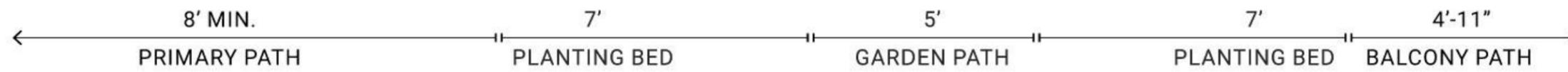
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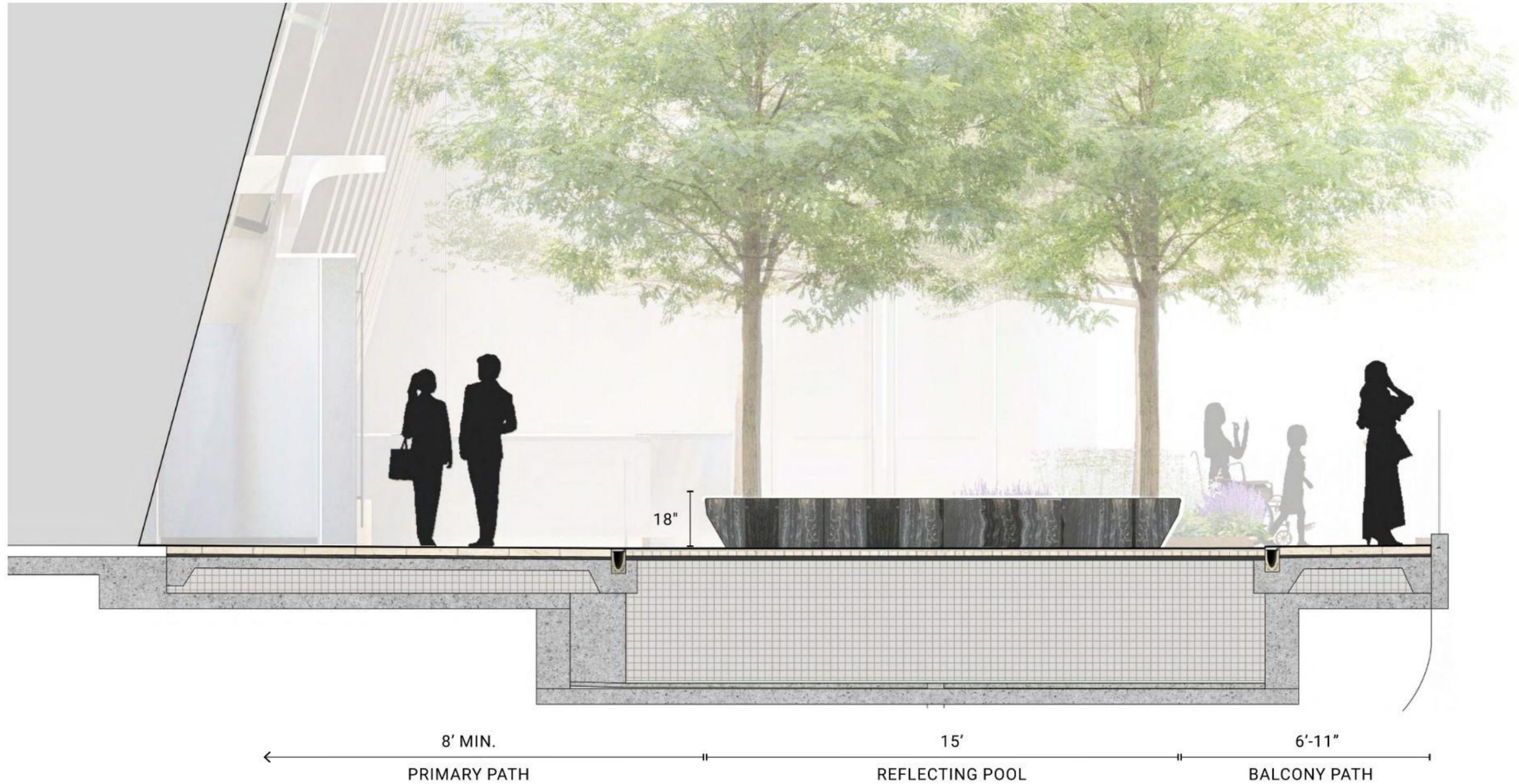


KEY AXON

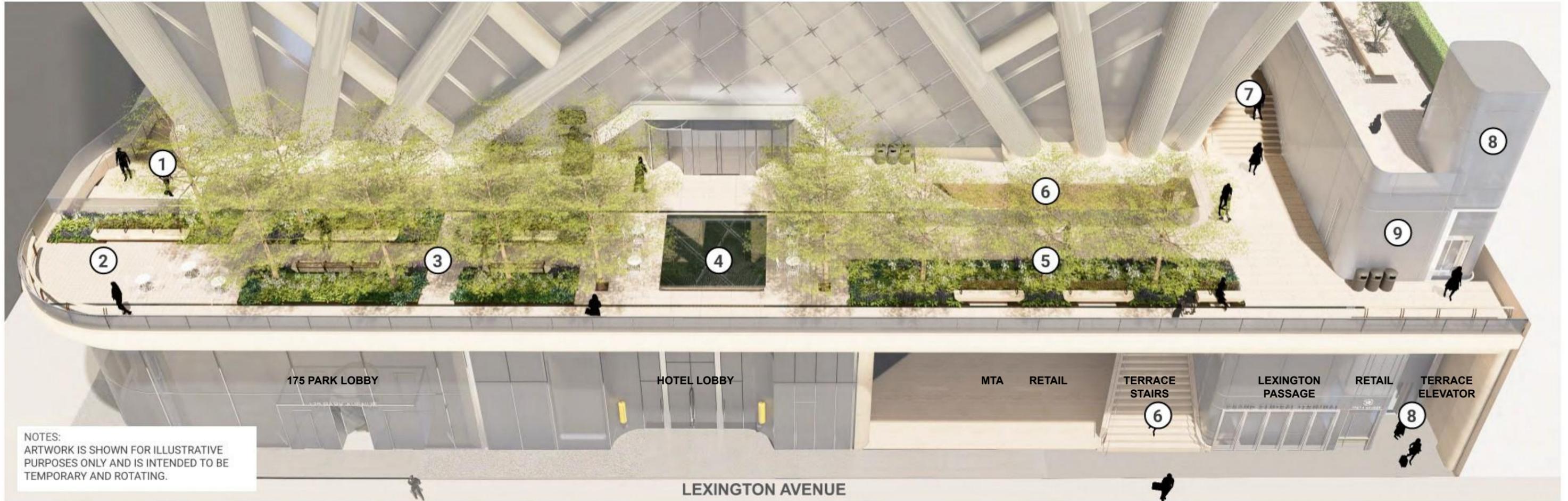
CHRYSLER TERRACE TERRACE SECTION AT GROVE



CHRYSLER TERRACE TERRACE SECTION AT REFLECTING POOL

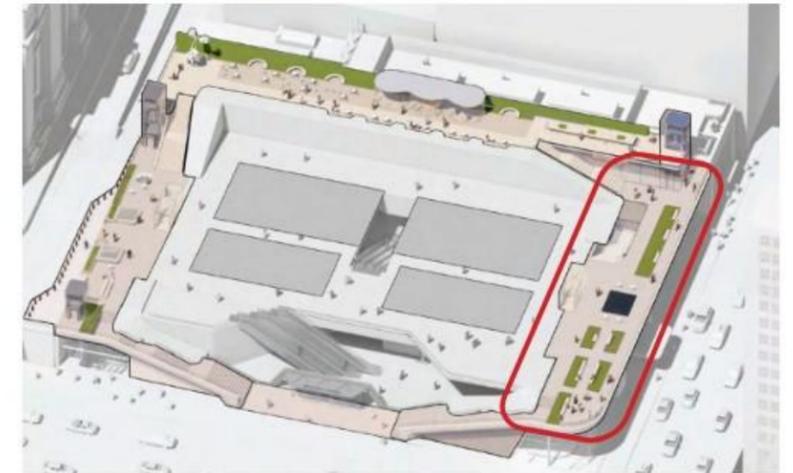


CHRYSLER TERRACE AXONOMETRIC WITH TREES



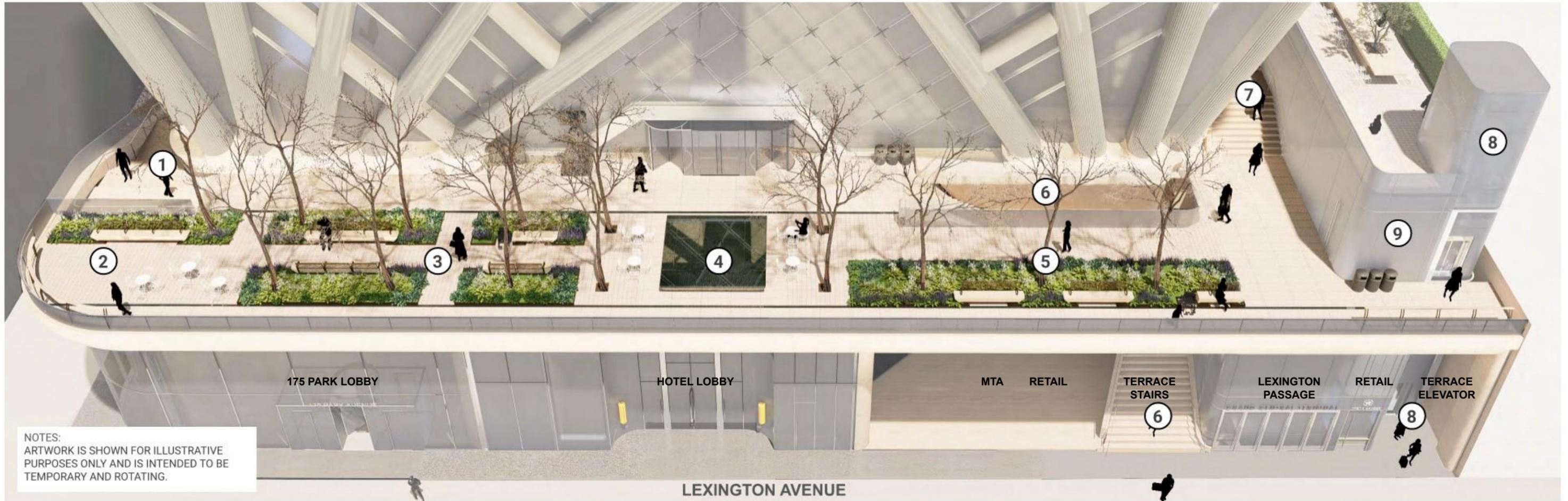
LEGEND

- ① Stair connecting to 42nd St.
- ② 42nd St. Prospect
- ③ Grove Garden
- ④ Reflecting Pool
- ⑤ Balcony Seating
- ⑥ Stair connecting to Lexington Ave.
- ⑦ Stair connecting to Graybar Terrace
- ⑧ Elevator connecting to Graybar Terrace and Lexington Ave.
- ⑨ Retail



KEY AXON

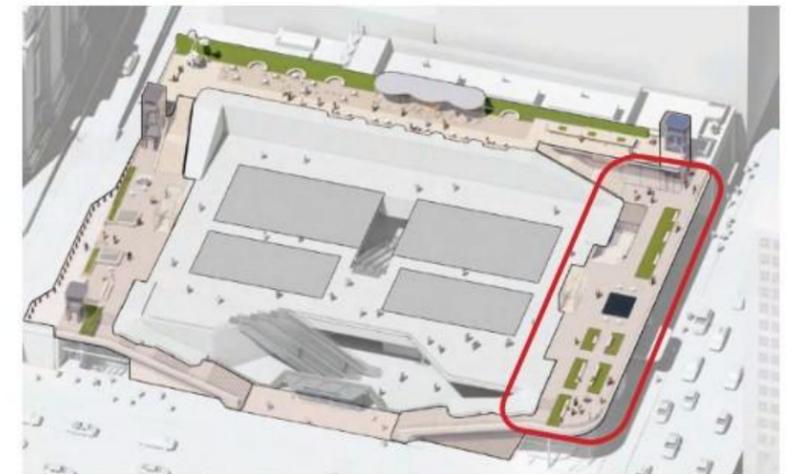
CHRYSLER TERRACE AXONOMETRIC W/O TREES



NOTES:
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PURPOSES ONLY AND IS INTENDED TO BE
TEMPORARY AND ROTATING.

LEGEND

- ① Stair connecting to 42nd St.
- ② 42nd St. Prospect
- ③ Grove Garden
- ④ Reflecting Pool
- ⑤ Balcony Seating
- ⑥ Stair connecting to Lexington Ave.
- ⑦ Stair connecting to Graybar Terrace
- ⑧ Elevator connecting to Graybar Terrace and Lexington Ave.
- ⑨ Retail



KEY AXON

CHRYSLER TERRACE 42ND STREET PROSPECT



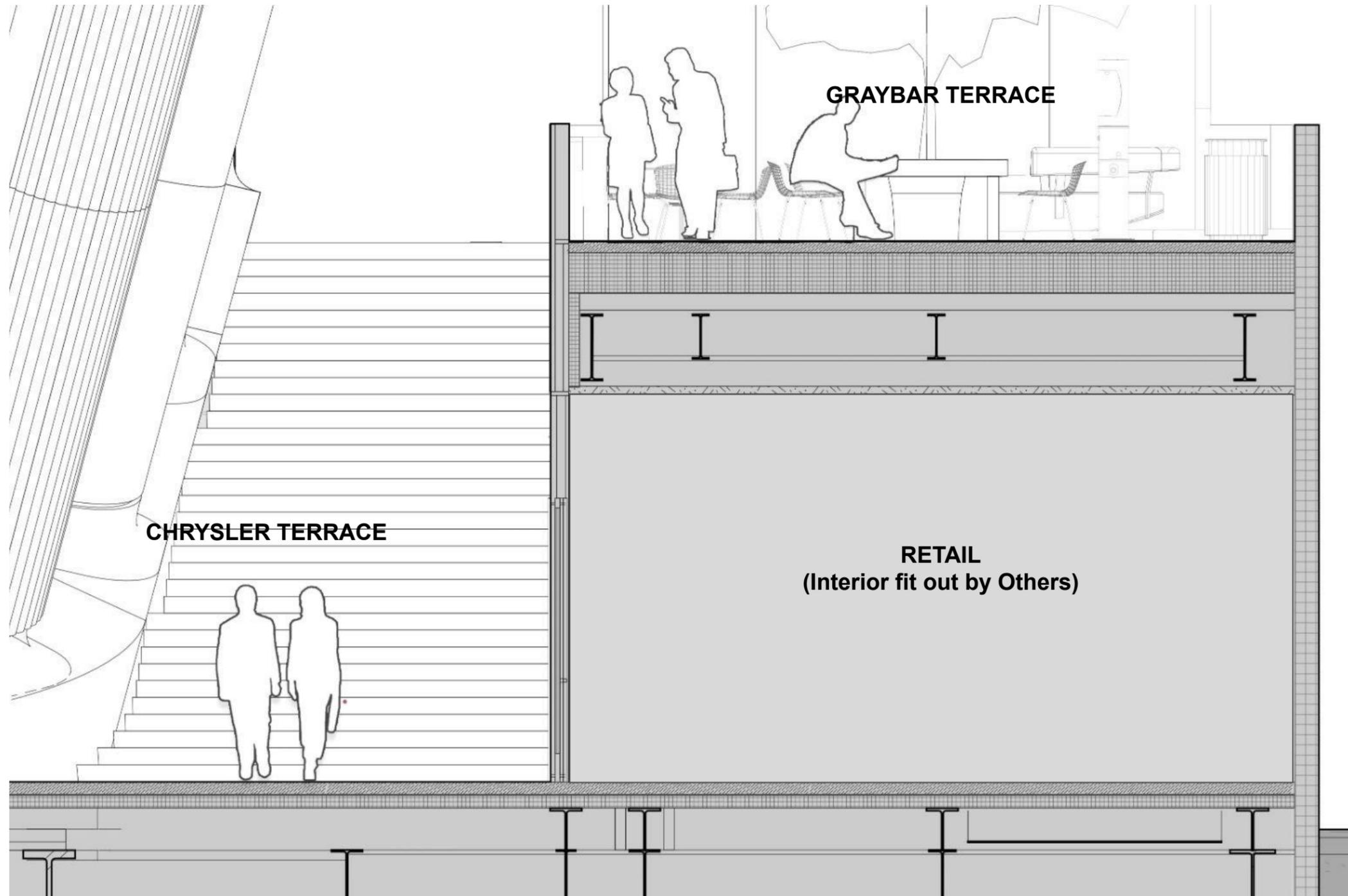
CHRYSLER TERRACE REFLECTING POOL



CHRYSLER TERRACE BALCONY SEATING



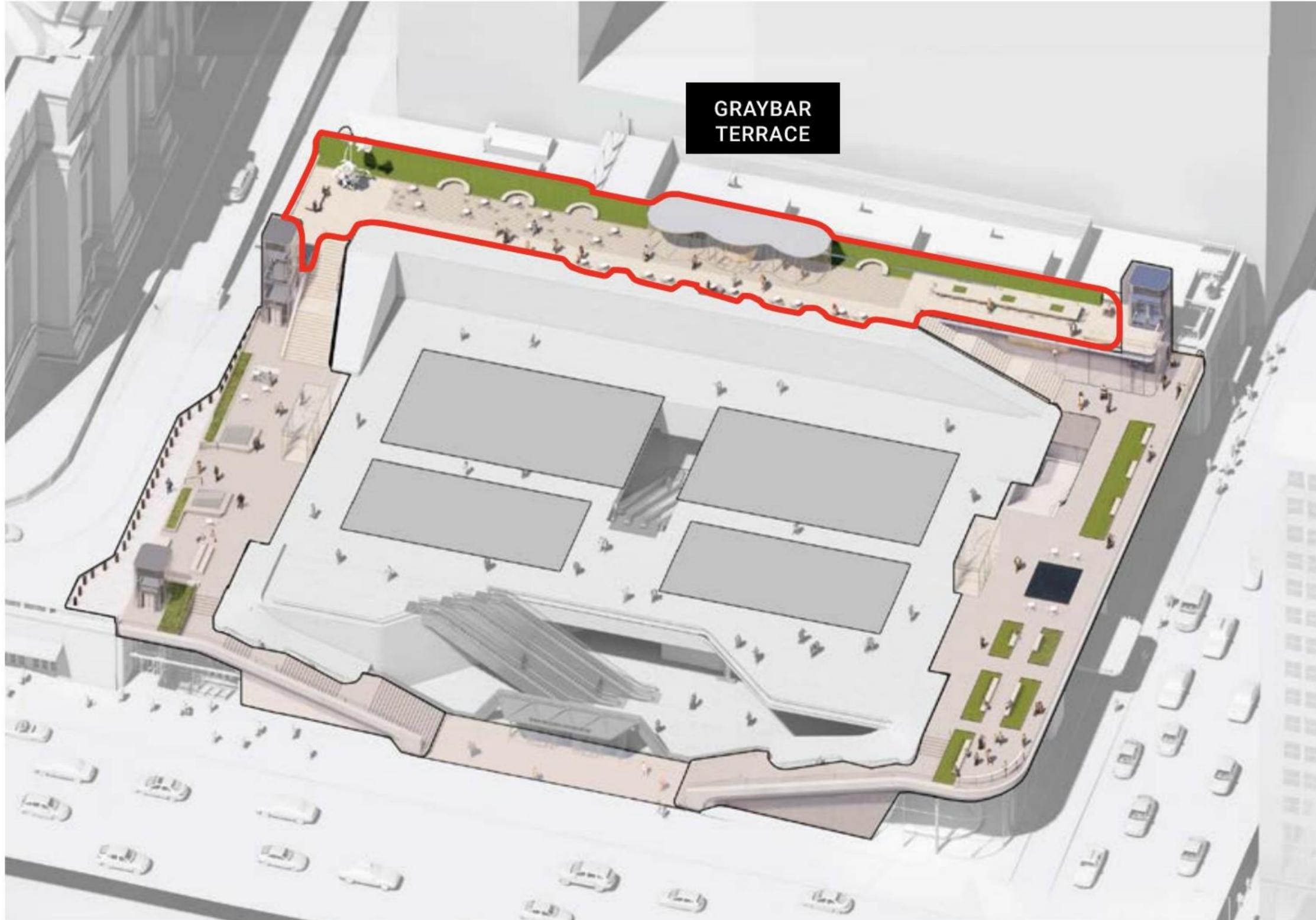
175 PARK AVENUE CHRYSLER TERRACE RETAIL SPACE



175 PARK AVENUE CHRYSLER TERRACE RETAIL SPACE



GRAYBAR TERRACE AXONOMETRIC



GRAYBAR TERRACE

CONCEPT DESIGN PLAN



CONCEPT DESIGN PLAN

LEGEND

- ① Elevator connecting to Chrysler Terrace and Lexington Ave.
- ② Stair connecting to Chrysler Terrace
- ③ Elevator connecting to Grand Central Terrace
- ④ Stair connecting to Grand Central Terrace

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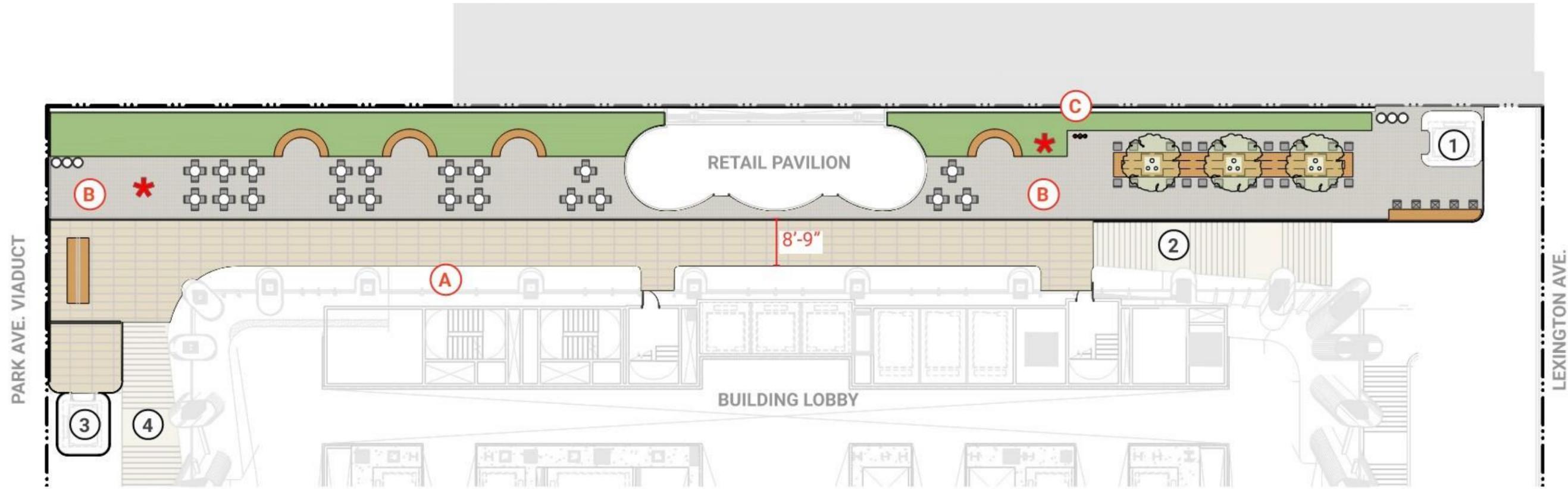


KEY AXON



GRAYBAR TERRACE

PRELIMINARY REVIEW PLAN



PRELIMINARY REVIEW PLAN

LEGEND

- ① Elevator connecting to Chrysler Terrace and Lexington Ave.
- ② Stair connecting to Chrysler Terrace
- ③ Elevator connecting to Grand Central Terrace
- ④ Stair connecting to Grand Central Terrace

- Bench
- Bench
- Counter height table
- Communal table
- Moveable table & chair
- Litter & recycling receptacles
- Public art
- Planting bed
- Tree

LIST OF UPDATES

- Ⓐ Removed tables and chairs along building face
- Ⓑ Updated paving pattern
- Ⓒ Moved drinking fountain

NOTES:

= SYMBOL REPRESENTS POTENTIAL LOCATION FOR ARTWORK

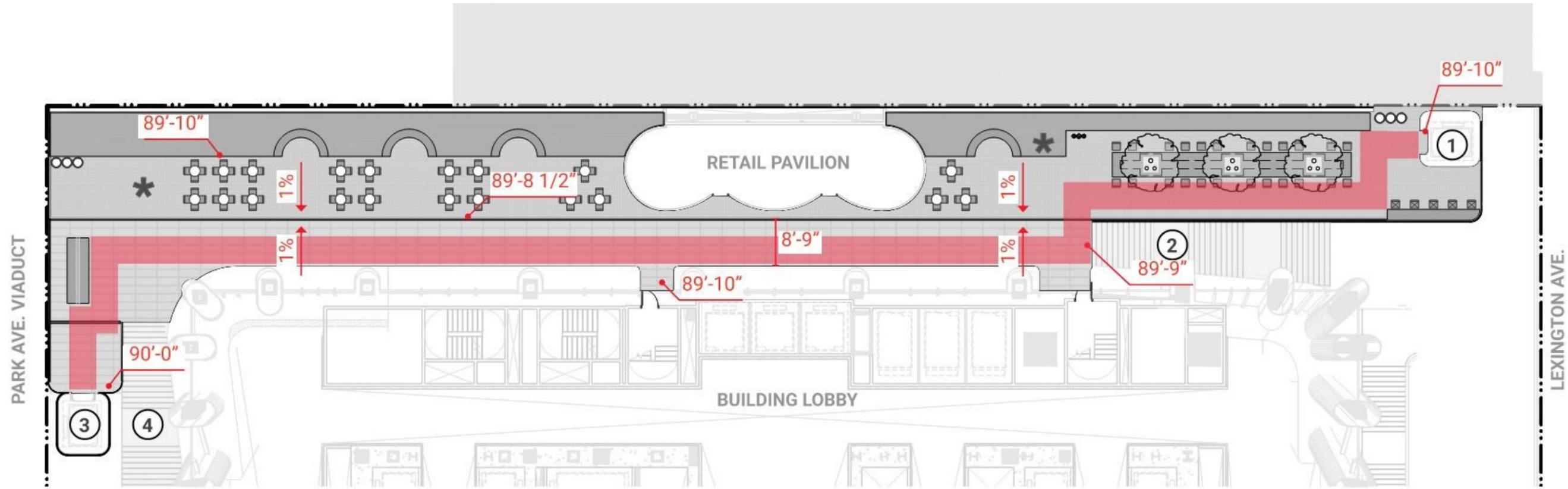
ARTWORK IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO BE TEMPORARY AND ROTATING.



KEY AXON

GRAYBAR TERRACE

PRELIMINARY REVIEW PLAN- ADA ACCESS ROUTES



PRELIMINARY REVIEW PLAN

LEGEND

- ① Elevator connecting to Chrysler Terrace and Lexington Ave.
- ② Stair connecting to Chrysler Terrace
- ③ Elevator connecting to Grand Central Terrace
- ④ Stair connecting to Grand Central Terrace

- Bench
- Bench
- Counter height table
- Communal table
- Moveable table & chair
- Litter & recycling receptacles
- Public art
- Planting bed
- Tree

- 5' Minimum ADA path
- xx'-xx" Spot elevation

NOTES:

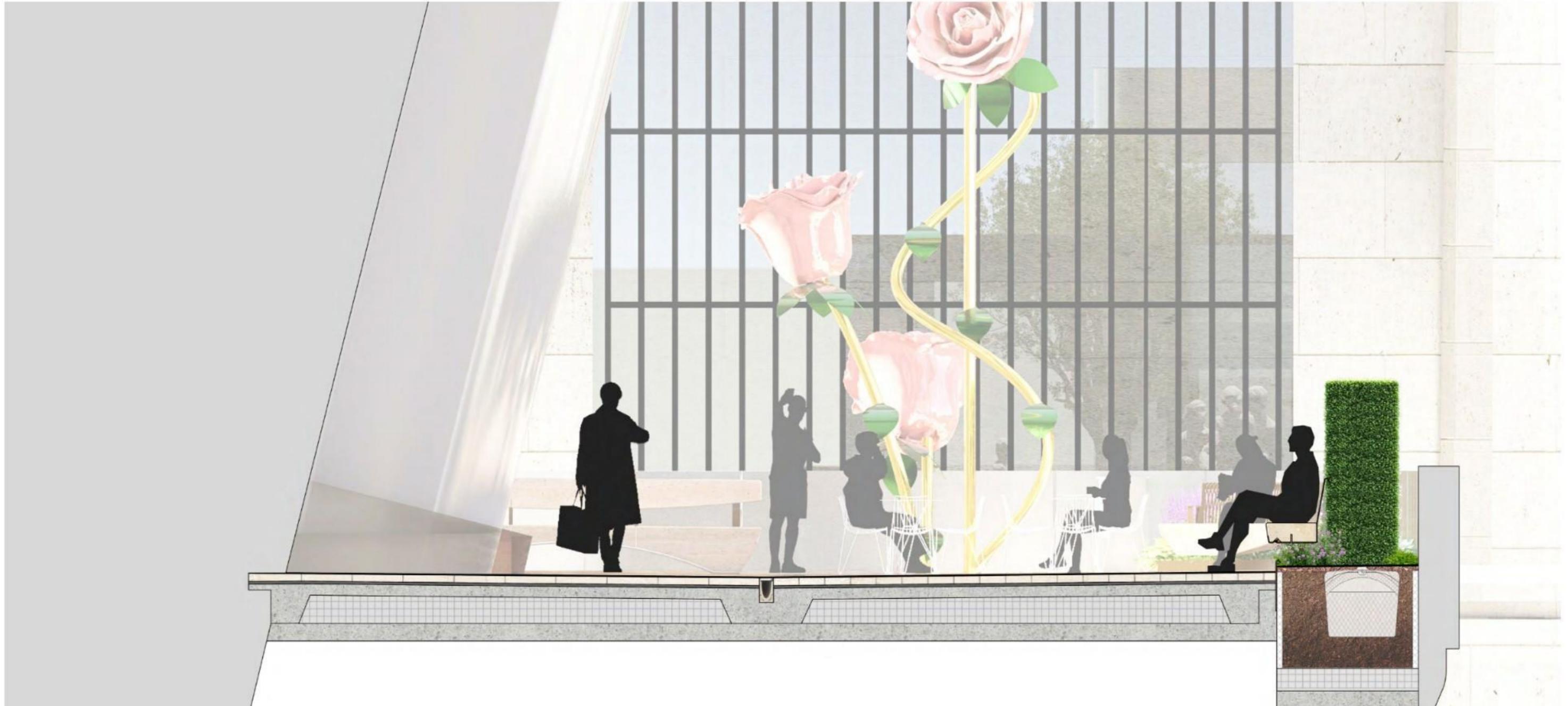
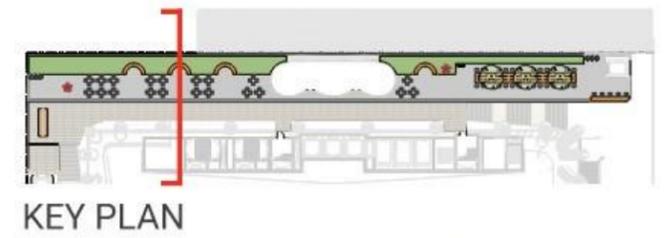
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KEY AXON

GRAYBAR TERRACE TERRACE SECTION



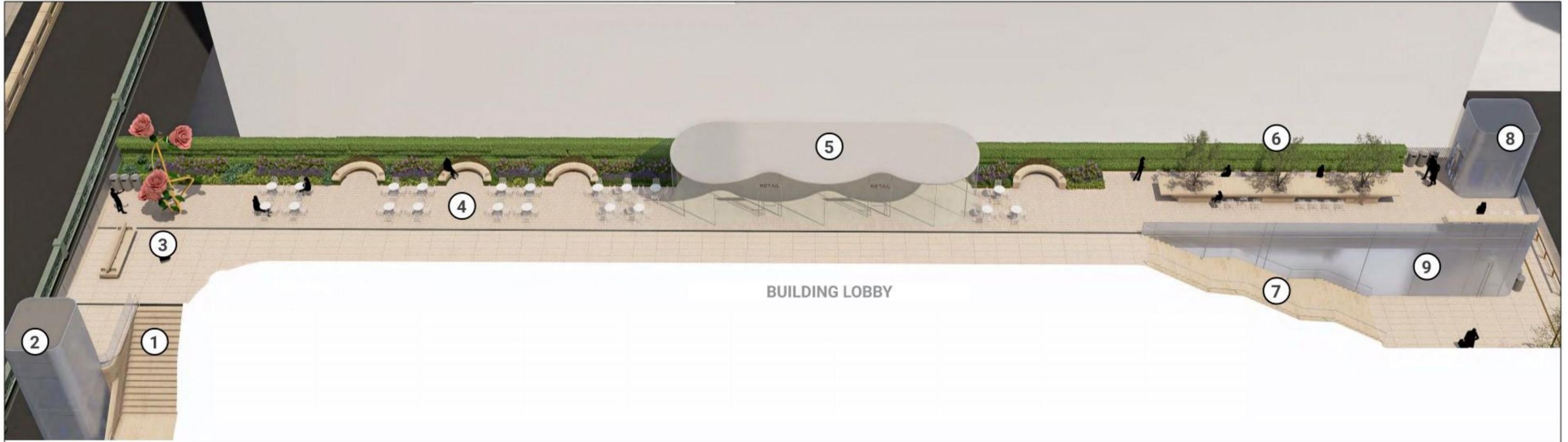
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GRAYBAR TERRACE

AXONOMETRIC



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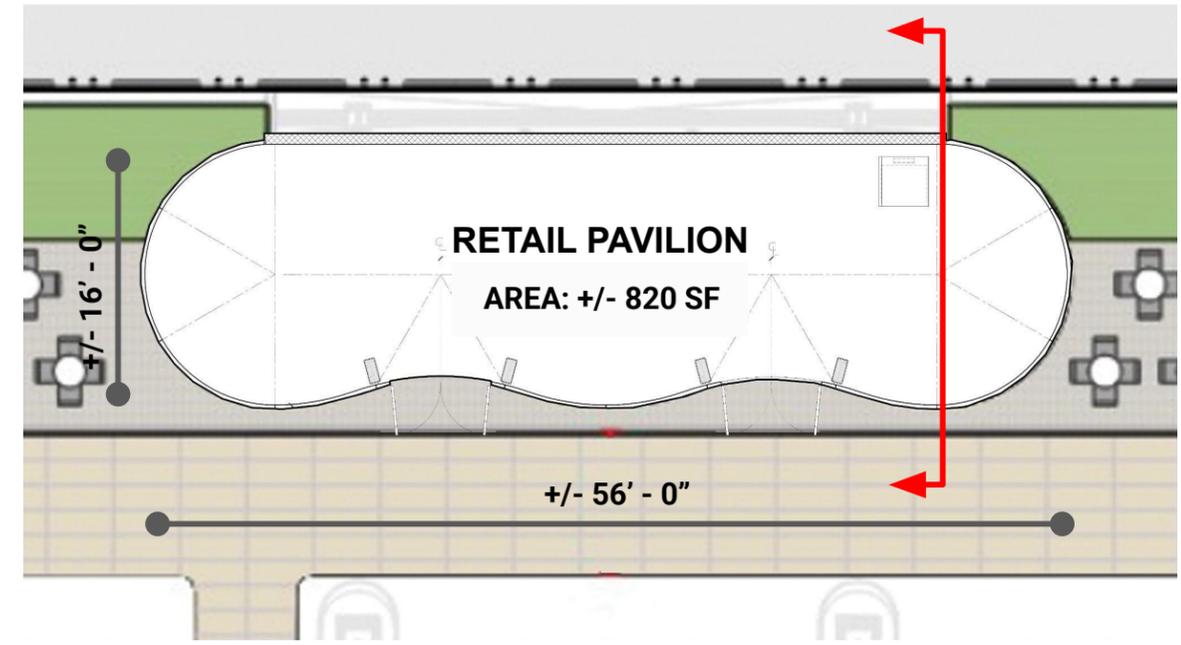
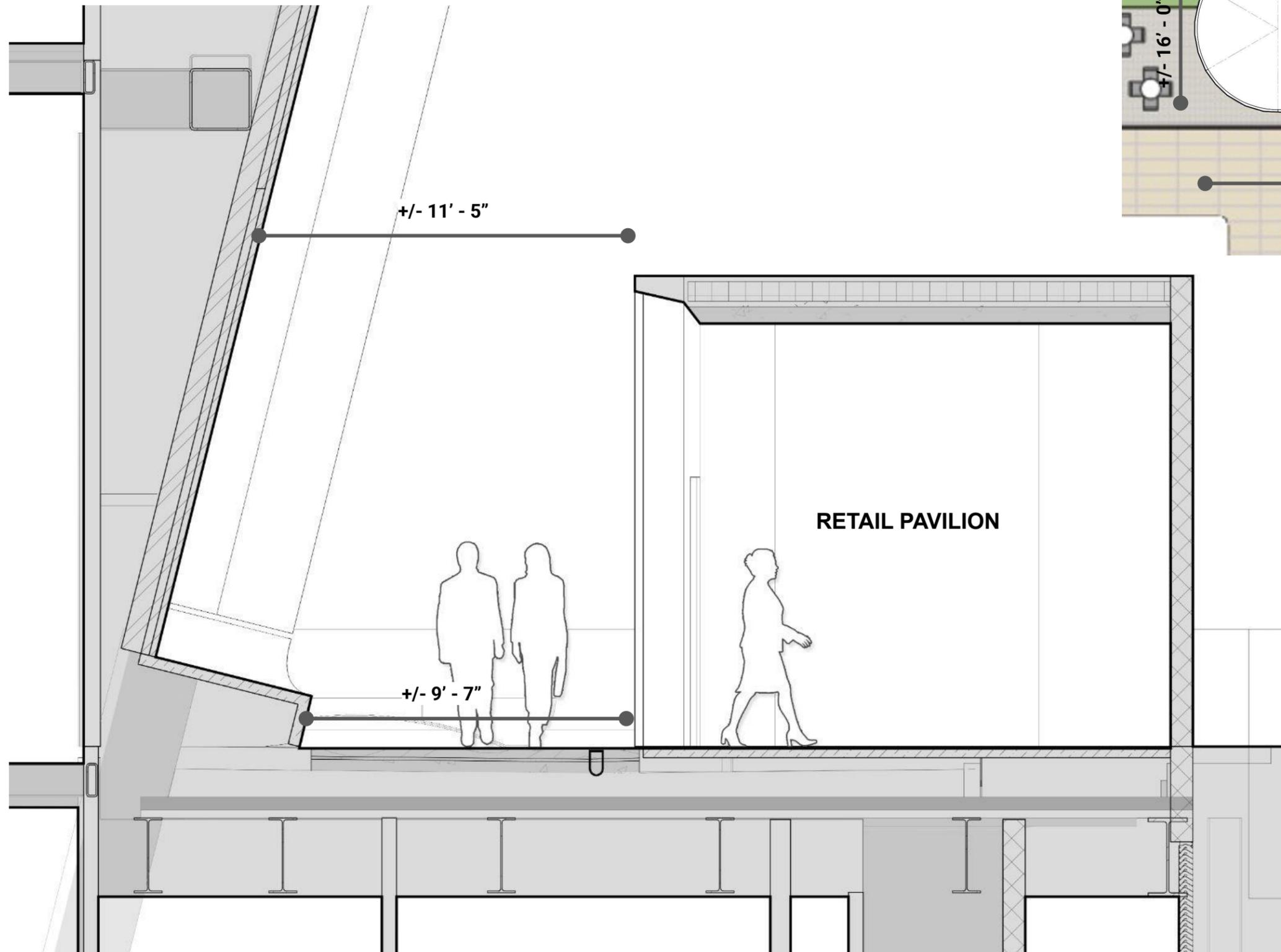
LEGEND

- ① Stairs connecting to Grand Central Terrace
- ② Elevator connecting to Grand Central Terrace
- ③ Grand Central Overlook
- ④ Graybar Plaza
- ⑤ Retail Pavilion
- ⑥ Communal Table
- ⑦ Stairs connecting to Chrysler Terrace
- ⑧ Elevator connecting to Chrysler Terrace and Lexington Ave.
- ⑨ Retail



KEY AXON

175 PARK AVENUE GRAYBAR RETAIL PAVILION



GRAYBAR TERRACE RETAIL PAVILION



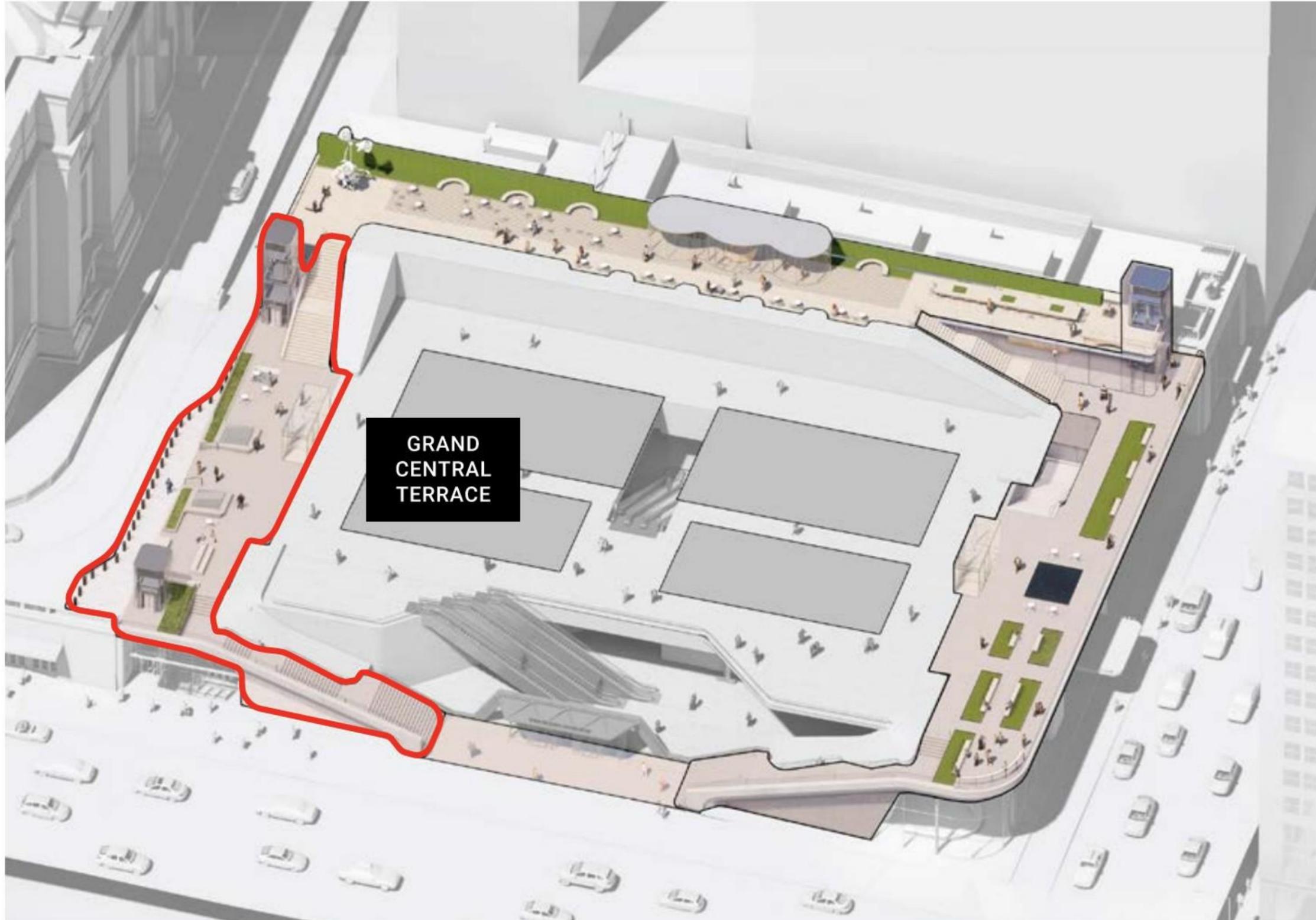
GRAYBAR TERRACE COMMUNAL TABLE



GRAYBAR TERRACE VIEW FACING WEST TOWARDS GRAND CENTRAL STATION

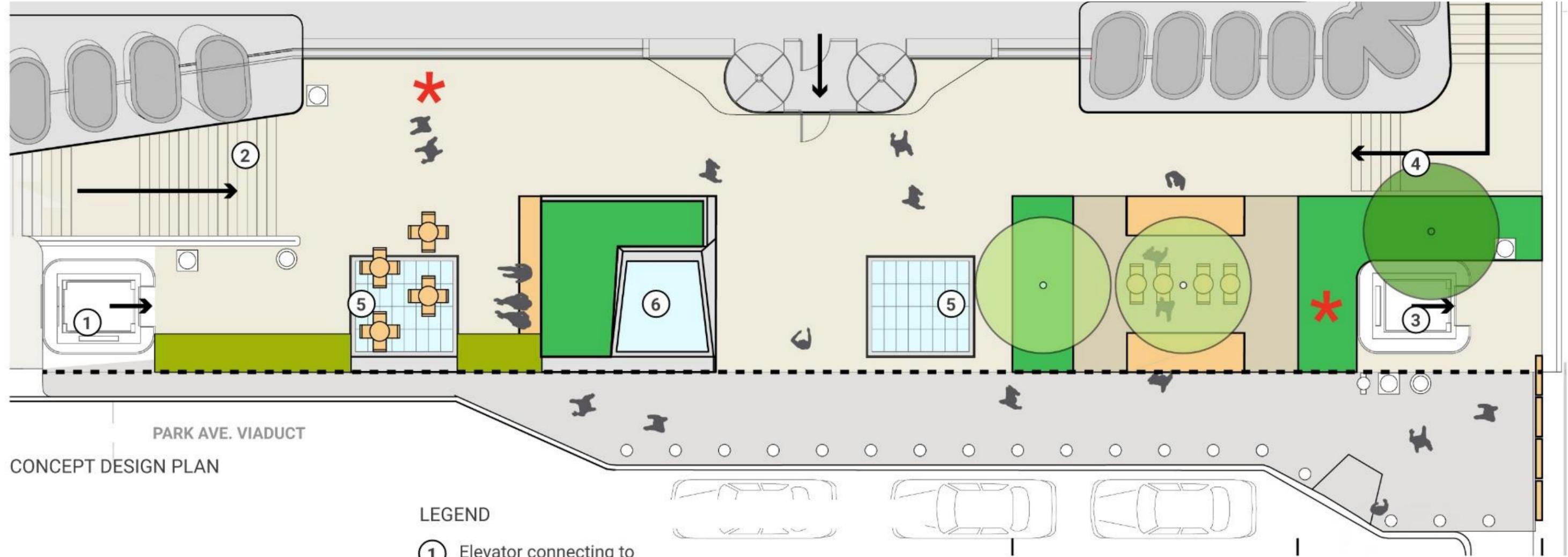


GRAND CENTRAL TERRACE AXONOMETRIC

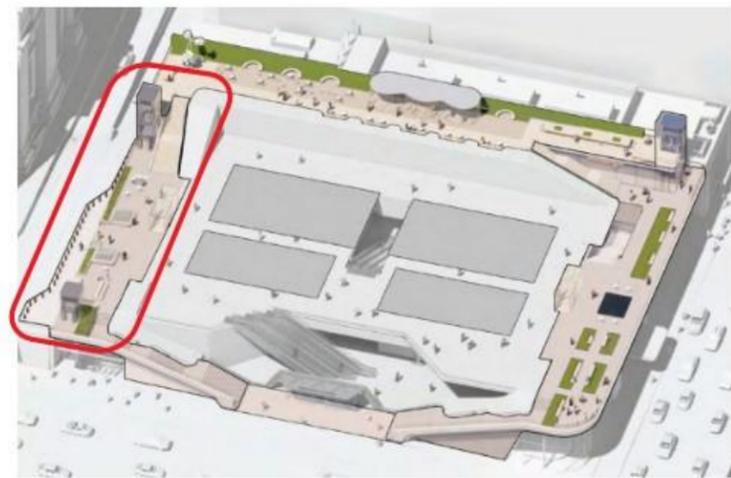


GRAND CENTRAL TERRACE

CONCEPT DESIGN PLAN



CONCEPT DESIGN PLAN



KEY AXON

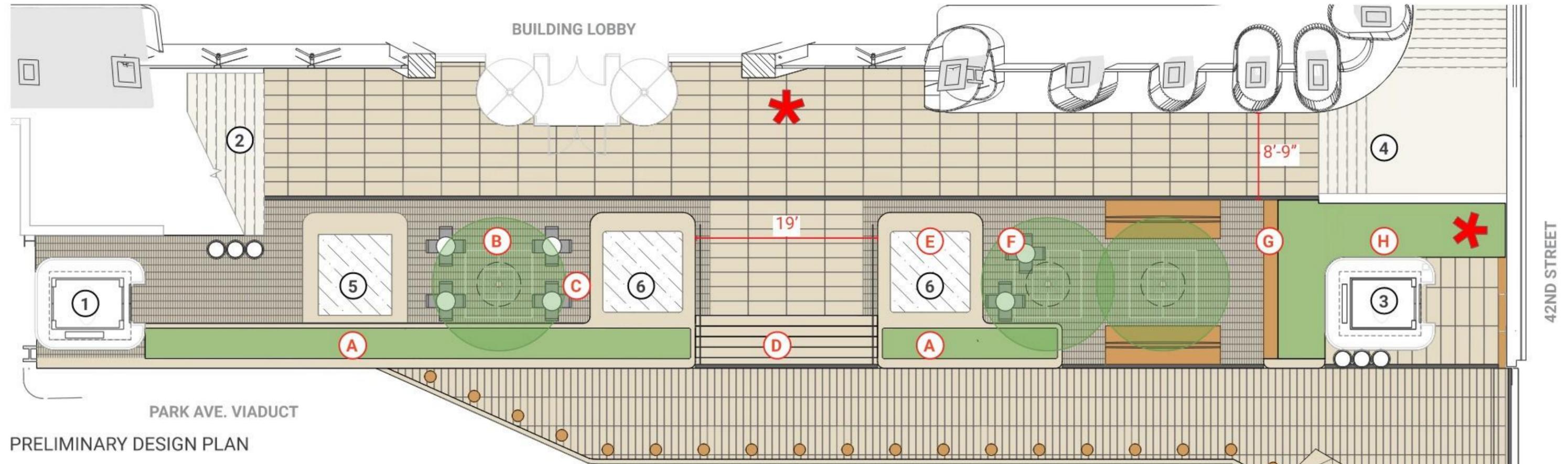
LEGEND

- ① Elevator connecting to Graybar Terrace
- ② Stair connecting to Graybar Terrace
- ③ Elevator connecting to 42nd Street
- ④ Stair connecting to 42nd Street
- ⑤ Skylight flush w. paving
- ⑥ Extruded skylight

NOTES:
 * = SYMBOL REPRESENTS POTENTIAL LOCATION FOR ARTWORK
 ARTWORK IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO BE TEMPORARY AND ROTATING.

GRAND CENTRAL TERRACE

PRELIMINARY REVIEW PLAN



KEY AXON

LEGEND

- ① Elevator connecting to Graybar Terrace
- ② Stair connecting to Graybar Terrace
- ③ Elevator connecting to 42nd Street
- ④ Stair connecting to 42nd Street
- ⑤ Skylight flush w. paving
- ⑥ Extruded skylight
- Bench
- Seatwall
- Moveable table and chair
- Standing ledge
- Bollard
- Litter & Recycling receptacles
- Public art
- Planting bed
- Tree

LIST OF UPDATES

- Ⓐ Shortened skylights / extended planter be contiguous in front
- Ⓑ Relocated tree
- Ⓒ Eliminated planter and seatwall along skylight
- Ⓓ Updated access with stairs
- Ⓔ Updated skylight to be extruded
- Ⓕ Eliminated at grade planter
- Ⓖ Added seatwall
- Ⓗ Relocated tree

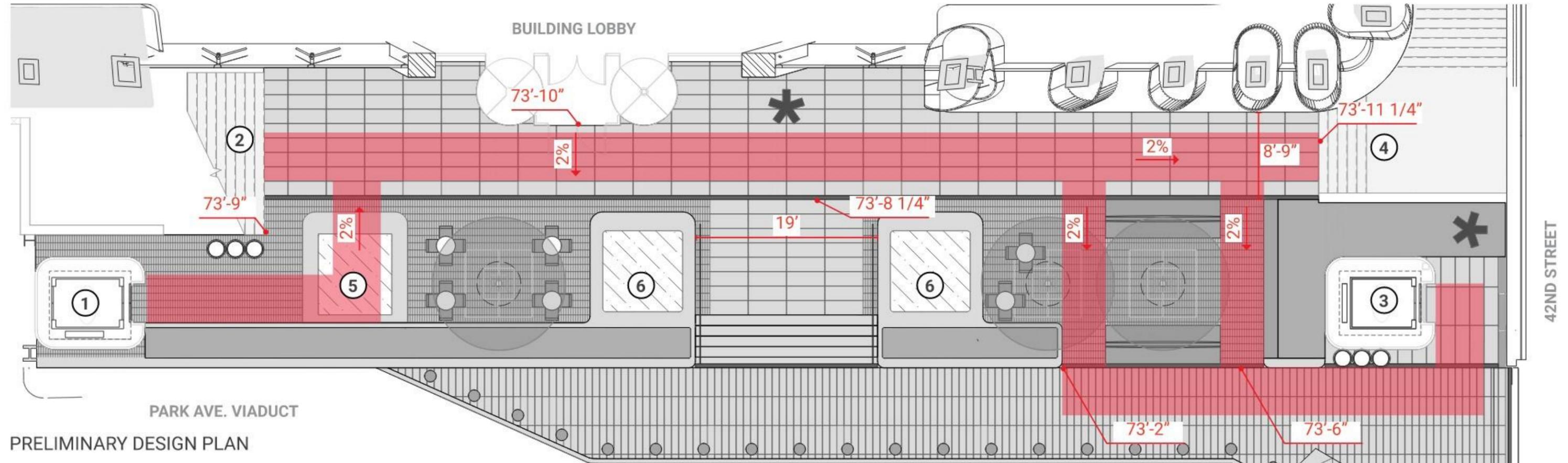
NOTES:
 = SYMBOL REPRESENTS POTENTIAL LOCATION FOR ARTWORK
 ARTWORK IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO BE TEMPORARY AND ROTATING.

SCALE: 1" = 10'



GRAND CENTRAL TERRACE

PRELIMINARY REVIEW PLAN - ADA ACCESS ROUTES



PRELIMINARY DESIGN PLAN



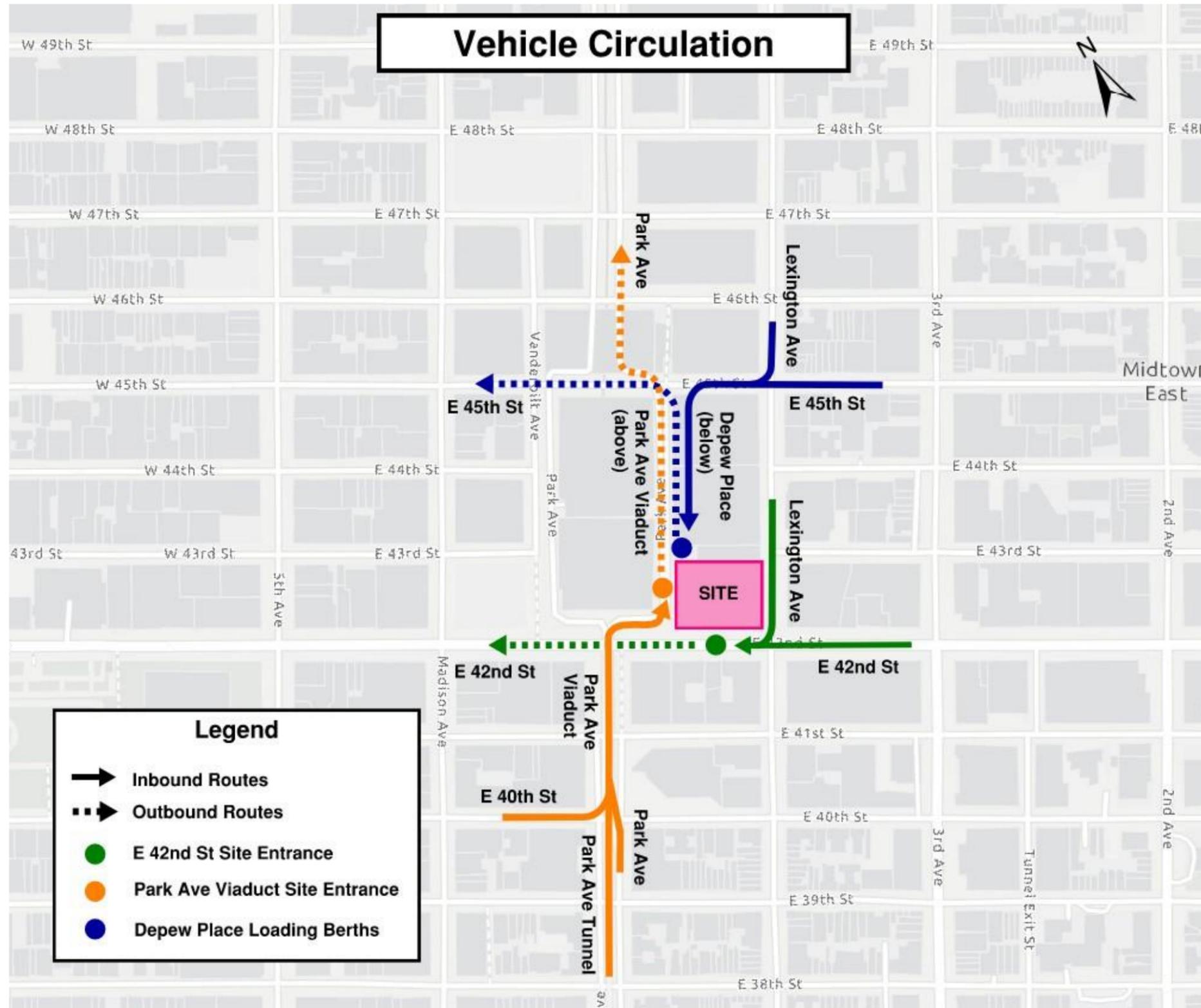
KEY AXON

LEGEND

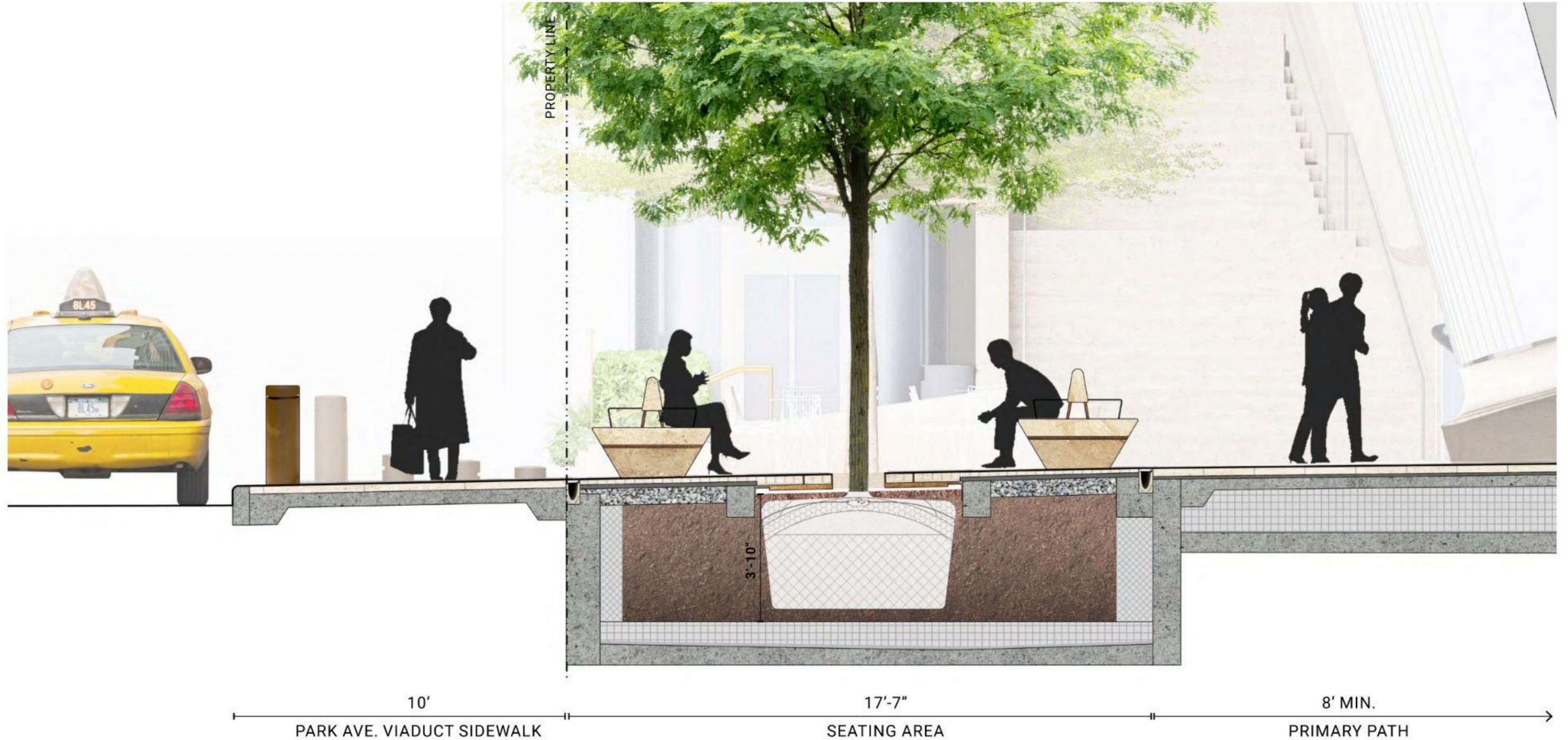
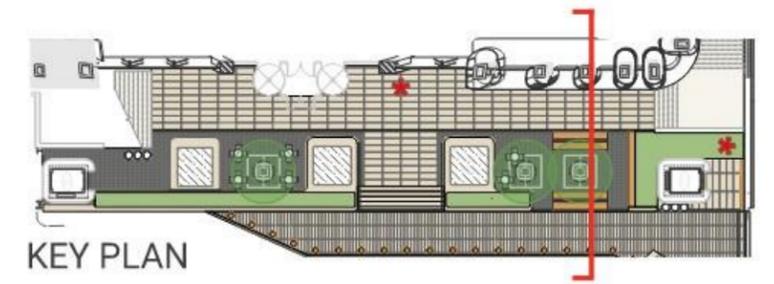
- ① Elevator connecting to Graybar Terrace
- ② Stair connecting to Graybar Terrace
- ③ Elevator connecting to 42nd Street
- ④ Stair connecting to 42nd Street
- ⑤ Skylight flush w. paving
- ⑥ Extruded skylight
- Bench
- Seatwall
- Moveable table and chair
- Standing ledge
- Bollard
- Litter & Recycling receptacles
- Public art
- Planting bed
- Tree
- 5' Minimum ADA path
- xx'-xx" Spot elevation

NOTES:
 = SYMBOL REPRESENTS POTENTIAL LOCATION FOR ARTWORK
 ARTWORK IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO BE TEMPORARY AND ROTATING.

GRAND CENTRAL TERRACE PARK AVENUE VIADUCT CIRCULATION



GRAYBAR TERRACE TERRACE SECTION



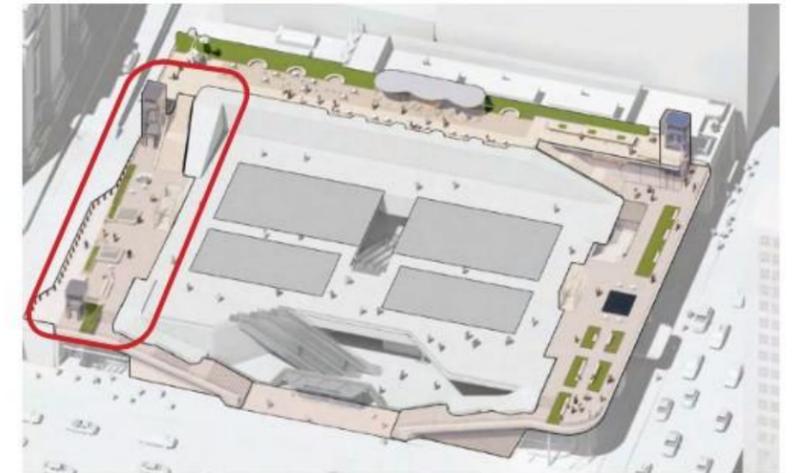
GRAND CENTRAL TERRACE AXONOMETRIC



NOTES:
ARTWORK IS SHOWN FOR ILLUSTRATIVE
PURPOSES ONLY. EXACT ART PIECES TO BE
SELECTED AT A LATER DATE.

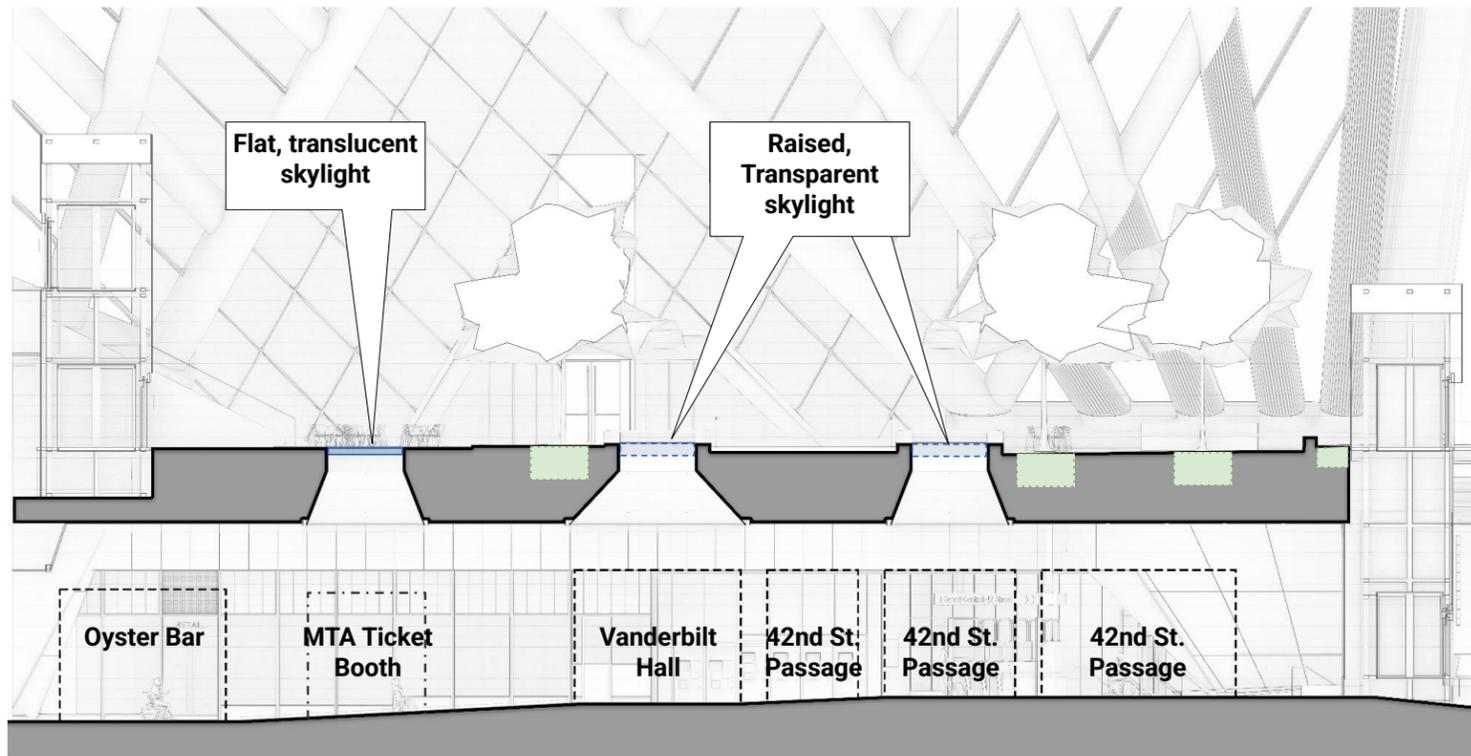
LEGEND

- | | | |
|--|--------------------------|--------------------------------------|
| ① Elevator connecting to Graybar Terrace | ⑤ Extruded skylight | ⑨ Stairs connecting to 42nd Street |
| ② Stair connecting to Graybar Terrace | ⑥ Entry plaza with steps | ⑩ Elevator connecting to 42nd Street |
| ③ Skylight flush with paving | ⑦ Grand Central Garden | ⑪ 42nd Street overlook |
| ④ Seating area with moveable tables and chairs | ⑧ Accessible route | |

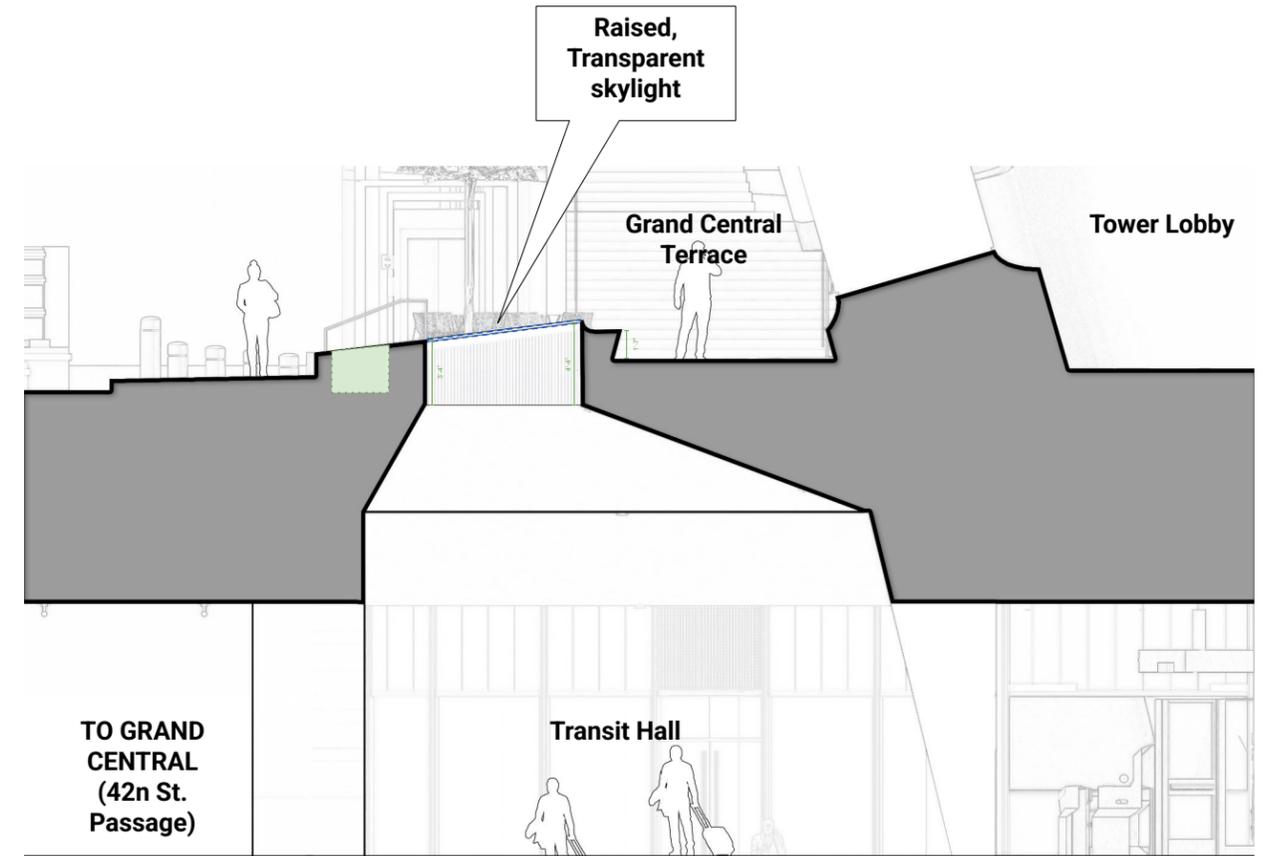


KEY AXON

GRAND CENTRAL TERRACE SKYLIGHT SECTIONS



LONGITUDINAL SECTION



CROSS SECTION

GRAND CENTRAL TERRACE SEATING AREA, FACING NORTH



ARTWORK IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO BE TEMPORARY AND ROTATING

GRAND CENTRAL TERRACE ENTRY, FACING EAST



ARTWORK IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO BE TEMPORARY AND ROTATING.

GRAND CENTRAL TERRACE OVERLOOK, FACING SOUTH



TERRACE PAVING TYPICAL ENLARGEMENT

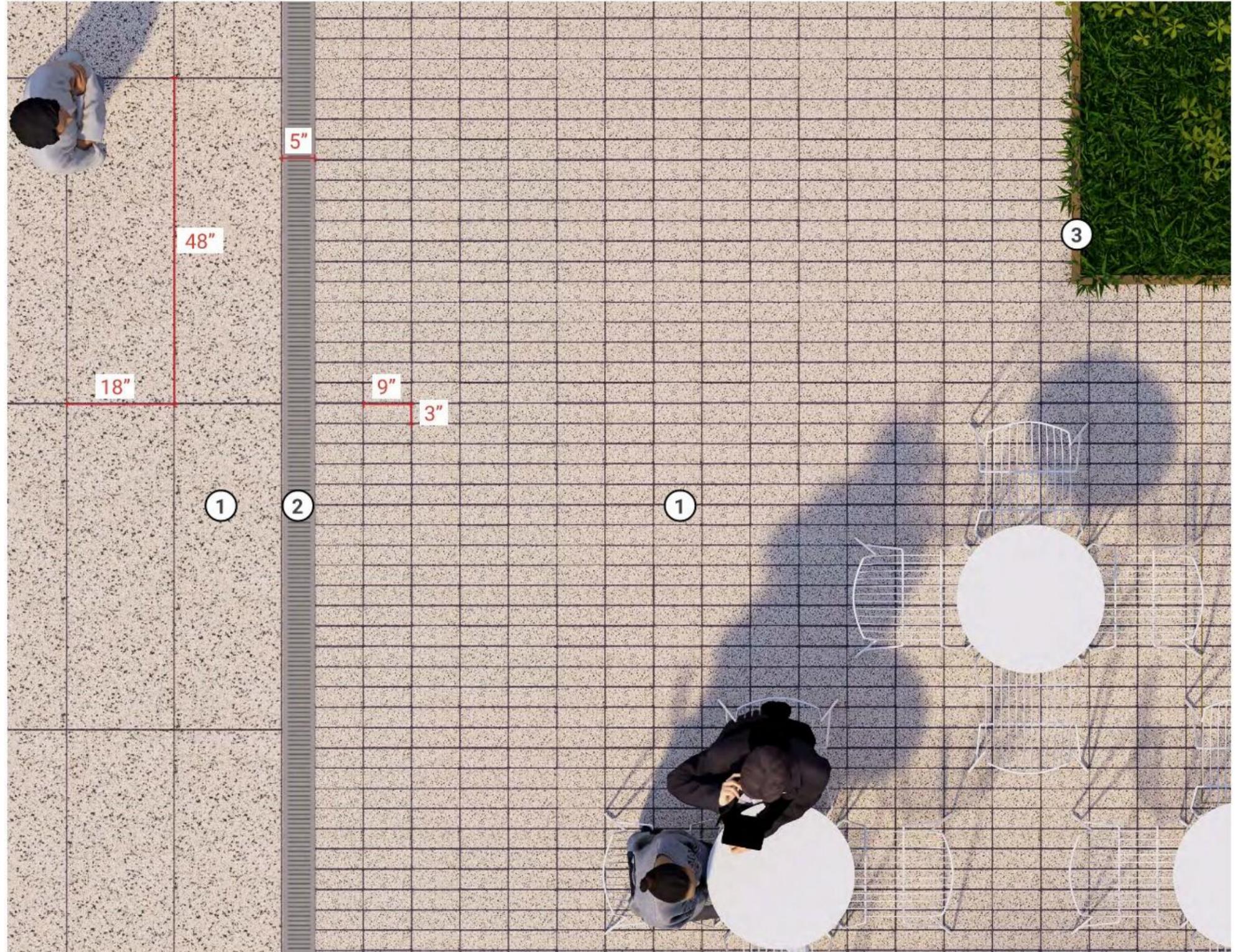
① Paving:
Granite
Milford Pink,
sandblast finish



② Trench Drain Grate:
Stainless Steel
with Anti-Slip
Coating,
Wheels & Heels
Compliant



③ Planter edging:
Metallic bronze
powder coated
steel

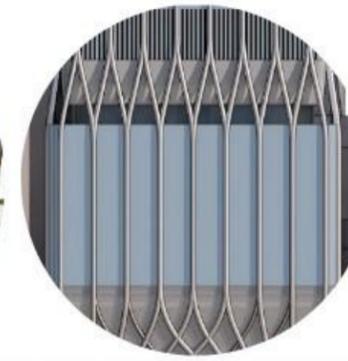


TERRACE FURNISHING

CUSTOM BENCHES



Bench back detail



175 Park building facade detail



Indiana Limestone



Cast Bronze



Chrysler Terrace Bench [SB-3]



Chrysler Terrace Bench [SB-4]



Chrysler Terrace Bench [SB-5]



Grand Central Terrace Backless Bench [SB-2]

TERRACE FURNISHING

CUSTOM BENCHES & COMMUNAL TABLE



Grand Central Terminal
Arched Motifs



Indiana
Limestone



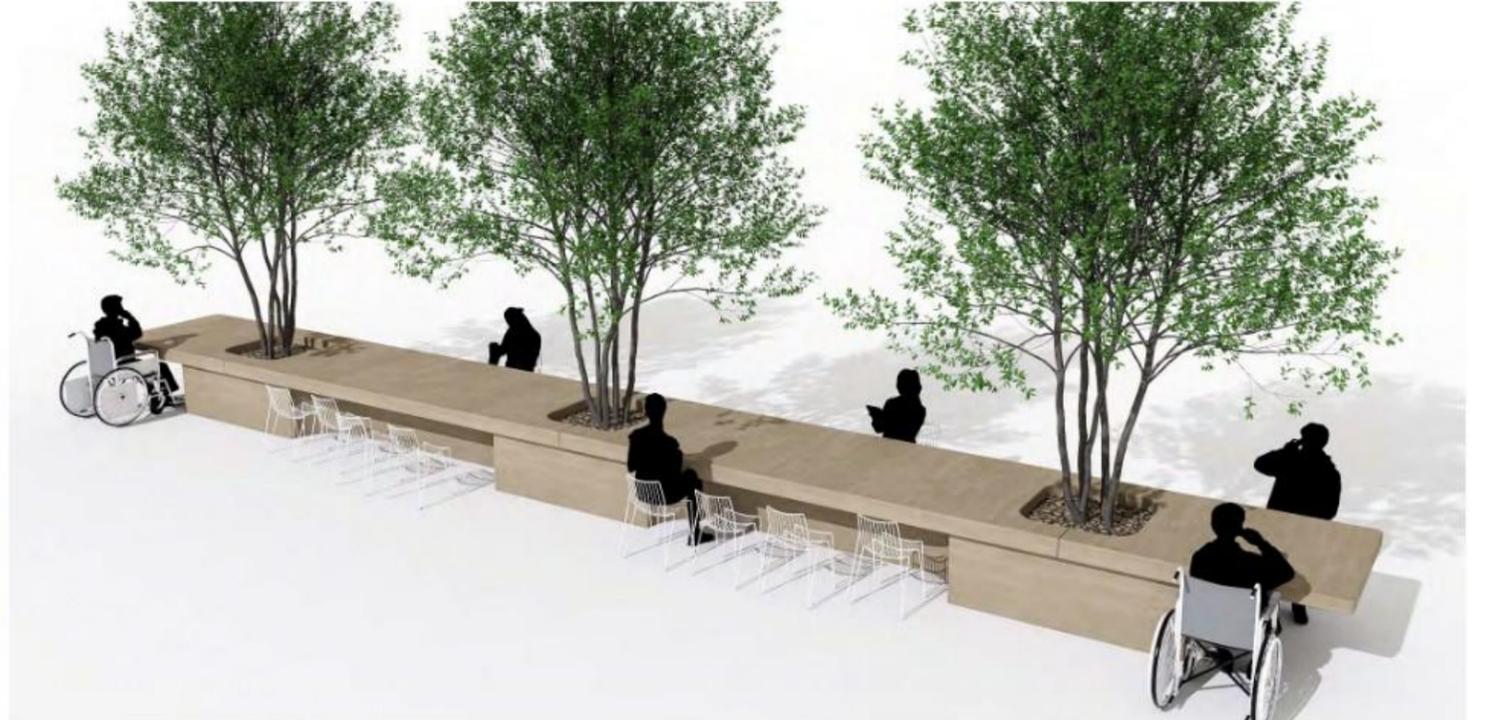
Cast Bronze



Grand Central Terrace Bench [SB-1]



Graybar Terrace Bench [SB-6]



Graybar Communal Table [CT-1]

TERRACE FURNISHING

CUSTOM LEDGES

Standing ledges will include plaques highlighting historic information about surrounding landmarks.

Designs will be submitted at a later date.



Indiana Limestone

Metallic Bronze powder coated steel



Chrysler Terrace Standing Ledge [SL-3]



Chrysler Terrace Standing Ledge [SL-2]



Graybar Counter Height Table [CT-2]



Grand Central Terrace Standing Ledge [SL-1]

TERRACE FURNISHING

OFF-THE-SHELF



Moveable Chair (MO-1 & MO-2)

Manufacturer: Mass Productions
Tio chair
Color: Bed of Ferns



Moveable Table (MO-1)

Manufacturer: Mass Productions
Tio table
Color: Bed of Ferns



Moveable Counter-height chair (MO-

Manufacturer: Hay
Hee Bar Chair
Color: Bed of Ferns



Litter & Recycling Receptacles (L-

Manufacturer: Landscape Forms
Lakeside Litter
Color: Charcoal Grey



Drinking Fountain (DF-1)

Manufacturer: Elkay
Upper Bottle Filling Station Tri-
Level Pedestal
Color: Metallic Bronze Powder Coat

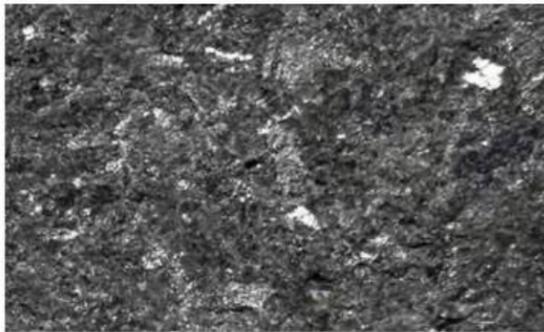
TERRACE WATER FEATURE

CHRYSLER TERRACE REFLECTING POOL

① Paving:
Granite
Milford Pink,
sandblast finish



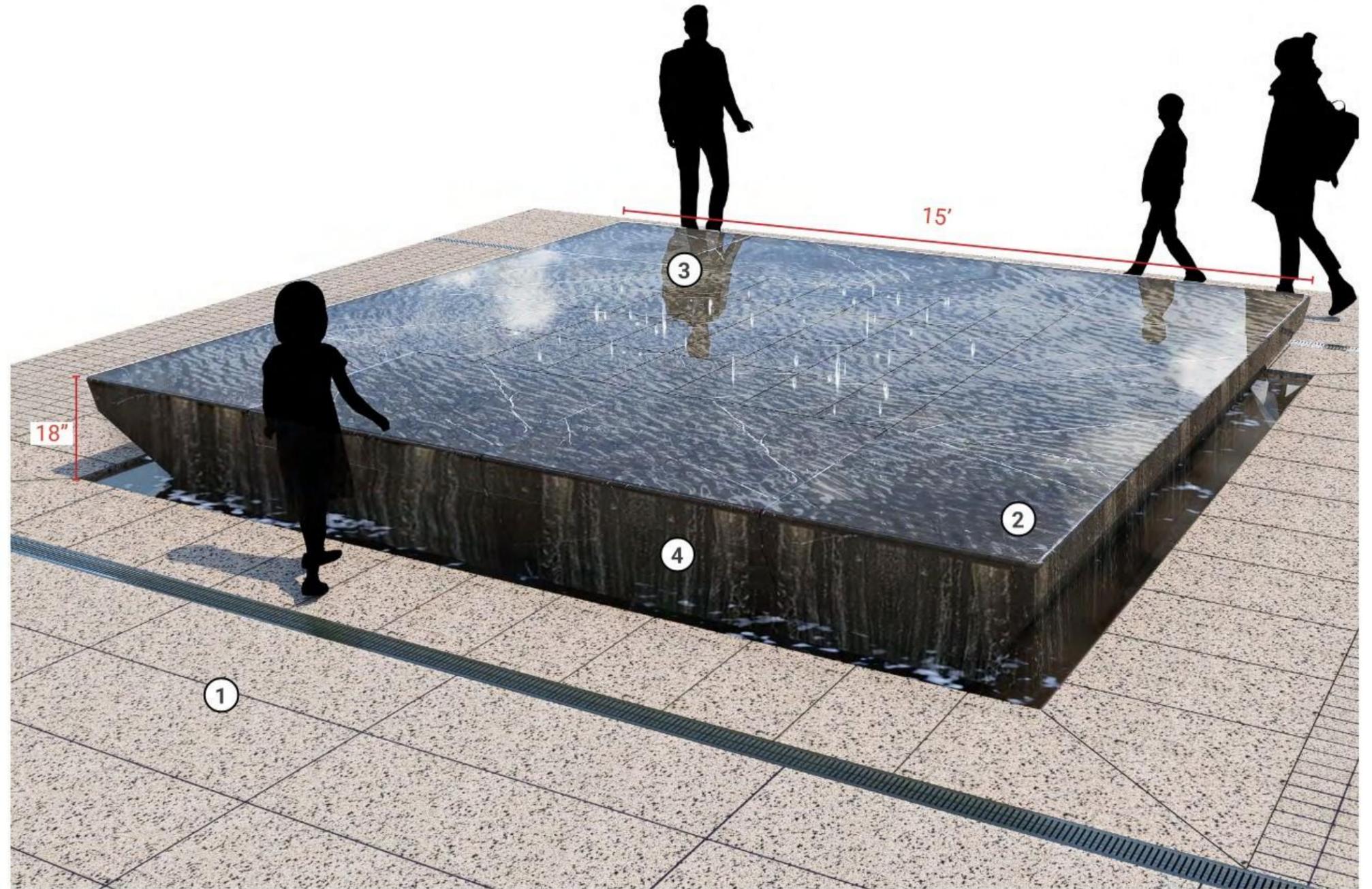
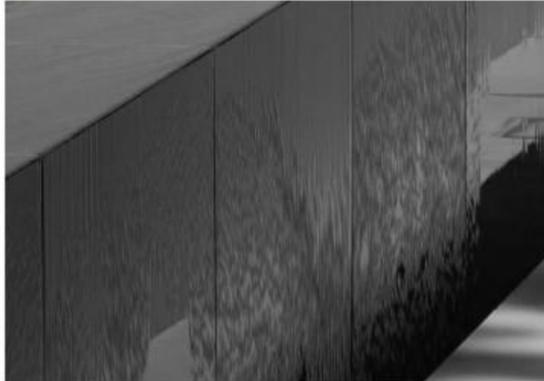
② Water Feature:
Granite
Messabi Black



③ Pop jet effect



④ Cascading effect



TERRACE PLANTING

TREES & HEDGES



Honey Locust
Gleditsia triacanthos



Serviceberry
Amelanchier canadensis



Cherry Laurel
Prunus laurocerasus



Inkberry 'Shamrock'
Ilex glabra 'Shamrock'



Oakleaf Hydrangea 'Sike's Dwarf'
Hydranga quercifolia 'Sike's Dwarf'



Dwarf Fothergilla
Fothergilla gardenii

TERRACE PLANTING UNDERSTORY



Bugbane 'Hillside Black Beauty'
Actea simplex 'Hillside Black Beauty'



Christmas Fern
Polystichum acrostichoides



Wild Ginger
Asarum canadense



Beeblossom
Gaura lindheimeri 'Whirling Butterflies'



Siberian Bugloss
Brunnera macrophylla



Japanese Sedge
Carex 'Silver Sceptre'



Autumn Fern
Dryopteris erythrosora 'Brilliance'



Perennial Geranium
Geranium wlassovianum



Japanese Forest Grass 'Aureola'
Hakonechloa Macra 'Aureola'



Coral Bells 'Green Spice'
Heuchera 'Green Spice'



Hosta 'Blue Mouse Ears'
Hosta 'Blue Mouse Ears'



Monkey Grass
Liriope muscari 'Ingersen'



Allegheny Spurge
Pachysandra procumbens



Wild Phlox
Phlox divaricata



Foamflower
Tiarella cordifolia car. collina 'Oakleaf'



Lenten Rose
Hellebore sp. 'Brandywine'



Coral Bells 'Palace Purple'
Heuchera 'Palace Purple'



Canadian Anemone
Anemone canadensis



White Fumitory
Pseudofumaria alba



Windflower
Anemone x hybrida 'Honorine Jobert'



White Wood Aster
Eurybia diverricata



Snowdrops
Galanthus nivalis



Tulip
Tulipa 'Queen of Night'



Tulip
Tulipa 'Sprin Green'



Snakehead Fritillary
Fritillaria meleagris



Crocus
Crus tommasinianus

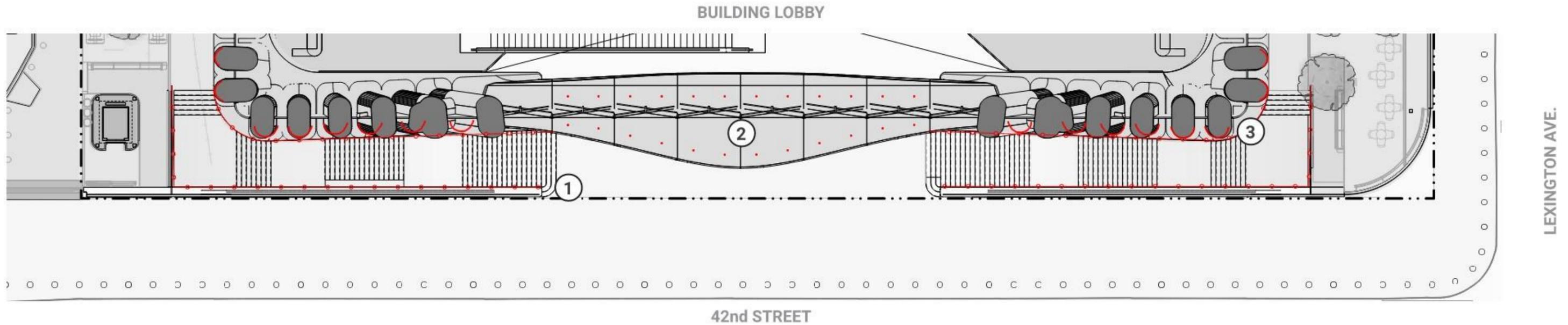


Allium 'Graceful'
Allium amplexans



Masterwort 'Roma'
Astrantia major 'Roma'

42ND STREET ENTRANCE LIGHTING PLAN



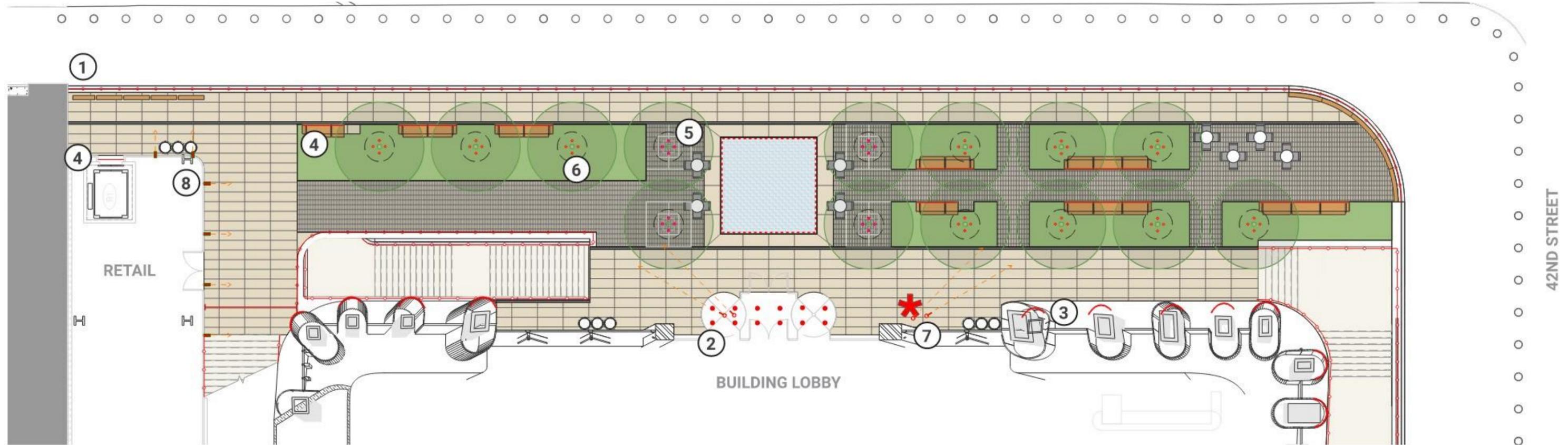
PRELIMINARY REVIEW PLAN

- | | | |
|----------------------------------|---|--|
| ① Handrail integrated puck light |  |  SIZE: Ø .63", WATTAGE: 1.5W, LUMEN OUTPUT: 120lms |
| ② Ceiling recessed downlight |  |  SIZE: Ø 3", WATTAGE: 15W, LUMEN OUTPUT: 1200lms |
| ③ Linear uplight column grazer |  |  SIZE: 2" x 1', WATTAGE: 6W ln/ft, LUMEN OUTPUT: 1800lms ln/ft |



KEY AXON

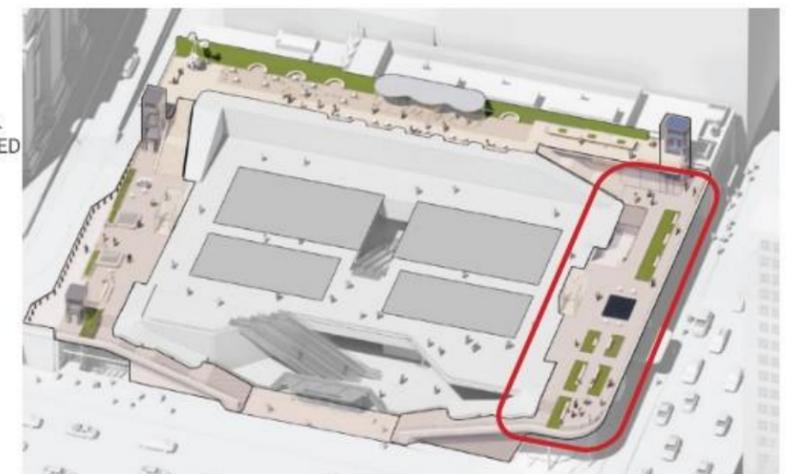
CHRYSLER TERRACE LIGHTING PLAN



PRELIMINARY REVIEW PLAN

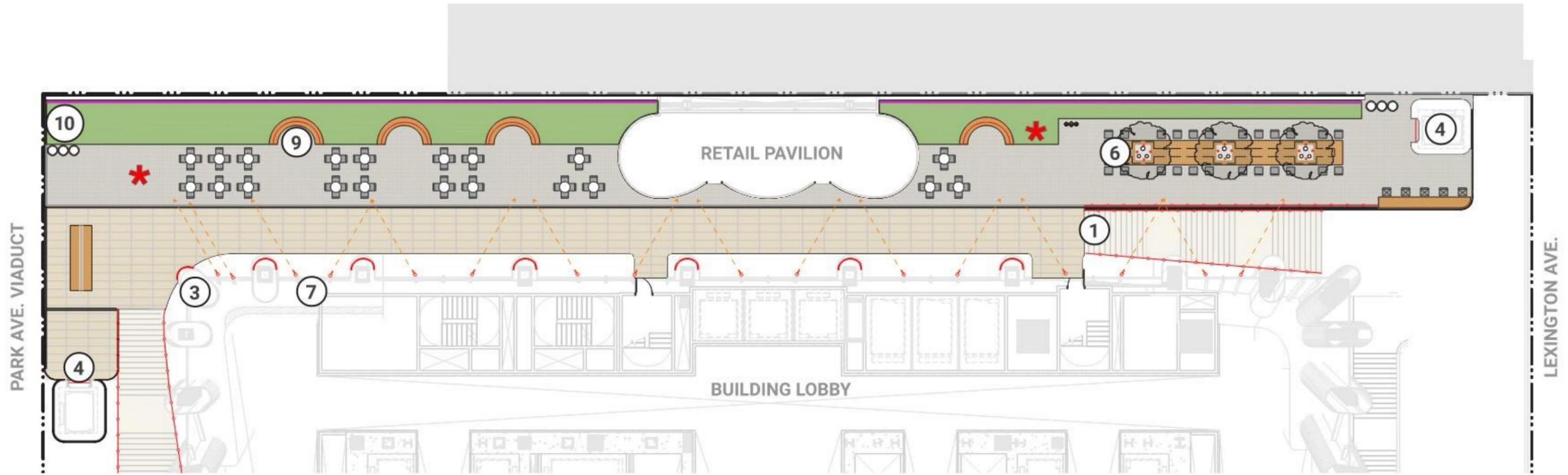
- | | | |
|--------------------------------------|--|--|
| ① Handrail integrated puck light | | SIZE: Ø .63", WATTAGE: 1.5W, LUMEN OUTPUT: 120lms |
| ② Ceiling recessed downlight | | SIZE: Ø 3", WATTAGE: 15W, LUMEN OUTPUT: 1200lms |
| ③ Linear uplight column grazer | | SIZE: 2" x 1', WATTAGE: 6W In/ft, LUMEN OUTPUT: 1800lms In/ft |
| ④ Surface mounted diffuse linear | | SIZE: .75" x .75", WATTAGE: 3.5W In/ft, LUMEN OUTPUT: 294lms In/ft |
| ⑤ Ingrade tree accent uplight | | SIZE: Ø 5.5", WATTAGE: 13W, LUMEN OUTPUT: 630lms |
| ⑥ Stake mounted tree accent uplight | | SIZE: Ø 3" x 10.5", WATTAGE: 19W, LUMEN OUTPUT: 1500lms |
| ⑦ Building mounted framing projector | | SIZE: Ø 7.5" x 15", WATTAGE: 24W, LUMEN OUTPUT: 1800lms |
| ⑧ Mullion mounted spot light | | SIZE: Ø 3" x 10.5", WATTAGE: 19W, LUMEN OUTPUT: 1500lms |

NOTES:
 = SYMBOL REPRESENTS A DECORATIVE LIGHTING LAYER FOR THE REFLECTING POOL
 LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY. EXACT LAYOUT AND PLACEMENT TO BE DECIDED AT A LATER DATE.



KEY AXON

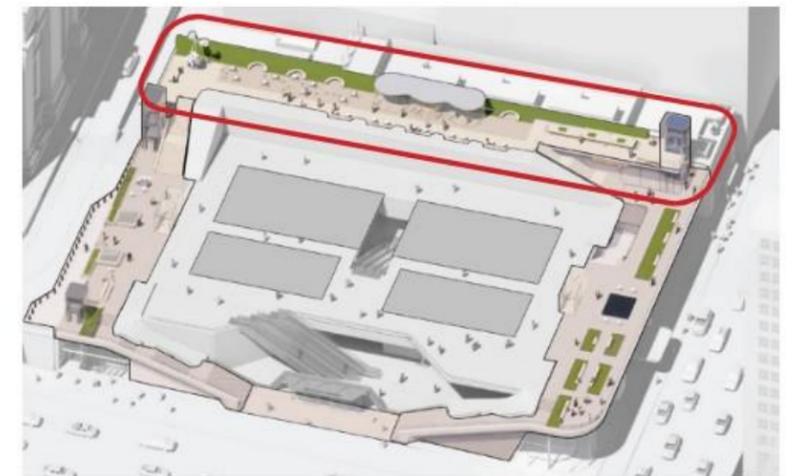
GRAYBAR TERRACE LIGHTING PLAN



PRELIMINARY REVIEW PLAN

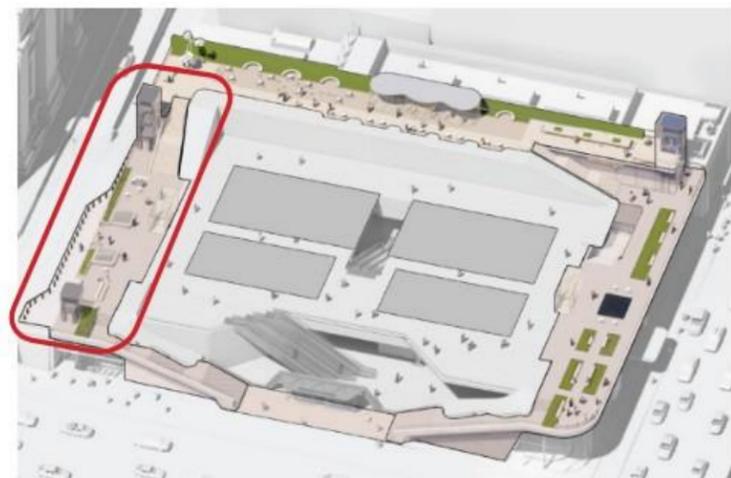
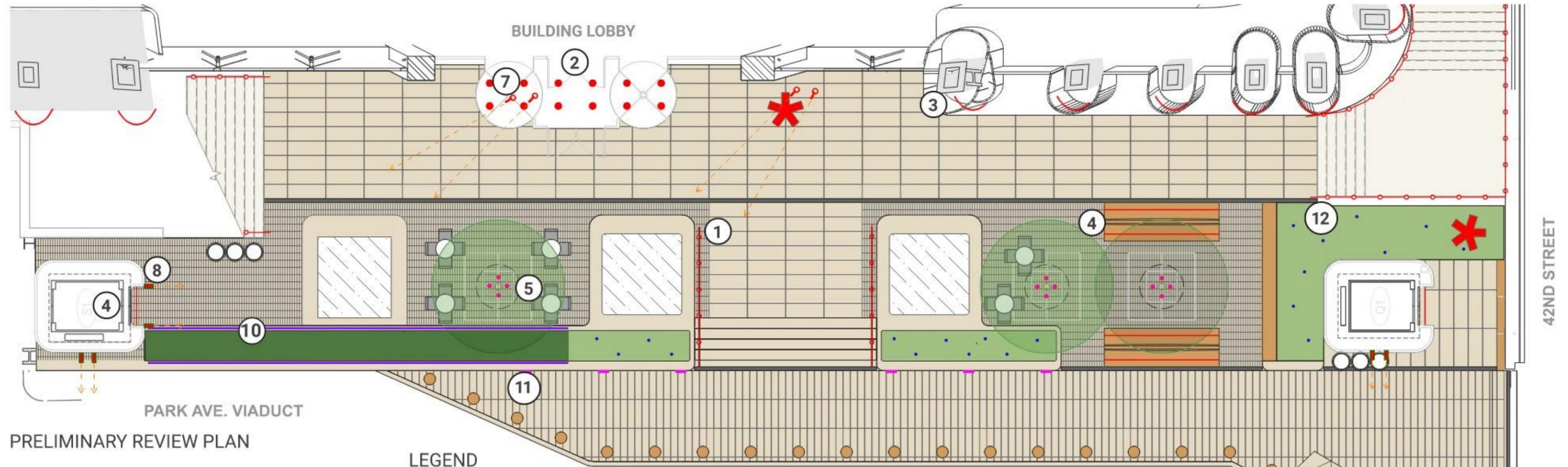
LEGEND

- | | | | |
|--------------------------------------|--|--|--|
| ① Handrail integrated puck light | | | SIZE: Ø .63", WATTAGE: 1.5W, LUMEN OUTPUT: 120lms |
| ③ Linear uplight column grazer | | | SIZE: 2" x 1', WATTAGE: 6W In/ft, LUMEN OUTPUT: 1800lms In/ft |
| ④ Surface mounted diffuse linear | | | SIZE: .75" x .75", WATTAGE: 3.5W In/ft, LUMEN OUTPUT: 294lms In/ft |
| ⑥ Stake mounted tree accent uplight | | | SIZE: Ø 3" x 10.5", WATTAGE: 19W, LUMEN OUTPUT: 1500lms |
| ⑦ Building mounted framing projector | | | SIZE: Ø 7.5" x 15", WATTAGE: 24W, LUMEN OUTPUT: 1800lms |
| ⑨ Bendable surface mounted linear | | | SIZE: 0.63" x 0.67", WATTAGE: 3.6W In/ft, LUMEN OUTPUT: 240lms In/ft |
| ⑩ Linear hedge uplight grazer | | | SIZE: 2" x 1', WATTAGE: 6W In/ft, LUMEN OUTPUT: 1800lms In/ft |



KEY AXON

GRAND CENTRAL TERRACE LIGHTING PLAN



KEY AXON

LEGEND

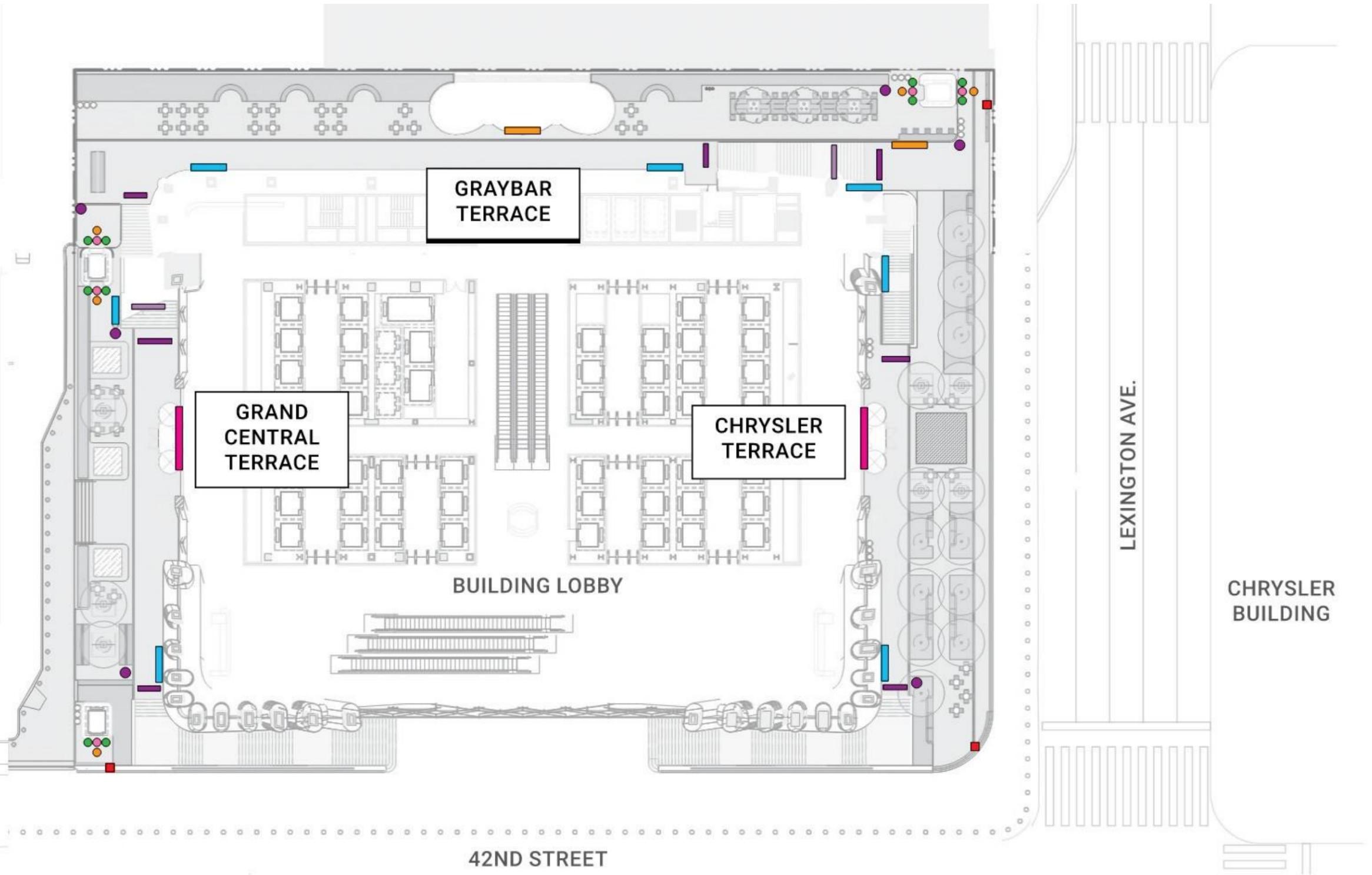
- | | | |
|--------------------------------------|--|--|
| ① Handrail integrated puck light | | SIZE: Ø .63", WATTAGE: 1.5W, LUMEN OUTPUT: 120lms |
| ② Ceiling recessed downlight | | SIZE: Ø 3", WATTAGE: 15W, LUMEN OUTPUT: 1200lms |
| ③ Linear uplight column grazer | | SIZE: 2" x 1', WATTAGE: 6W In/ft, LUMEN OUTPUT: 1800lms In/ft |
| ④ Surface mounted diffuse linear | | SIZE: .75" x .75", WATTAGE: 3.5W In/ft, LUMEN OUTPUT: 294lms In/ft |
| ⑤ Ingrade tree accent uplight | | SIZE: Ø 5.5", WATTAGE: 13W, LUMEN OUTPUT: 630lms |
| ⑦ Building mounted framing projector | | SIZE: Ø 7.5" x 15", WATTAGE: 24W, LUMEN OUTPUT: 1800lms |
| ⑧ Mullion mounted spot light | | SIZE: Ø 3" x 10.5", WATTAGE: 19W, LUMEN OUTPUT: 1500lms |
| ⑩ Linear hedge uplight grazer | | SIZE: 2" x 1', WATTAGE: 6W In/ft, LUMEN OUTPUT: 1800lms In/ft |
| ⑪ Wall recessed step lights | | SIZE: 6.63 x 2.75", WATTAGE: 4.1W, LUMEN OUTPUT: 231lms |
| ⑫ Planter decorative lighting | | SIZE: Ø 5.25" x 1', WATTAGE: 3W, LUMEN OUTPUT: 100lms |

175 PARK AVENUE

TERRACE LEVEL SIGNAGE PLAN

Legend - Terraces	Qty
175 Park Avenue Building ID	2
Terrace ID	7
Retail ID	2
Ground Embedded Wayfinding	7
Stair Embedded Wayfinding	2
Elevator Jamb Plate	10
Elevator Cab ID	5
Elevator Egress Map	5
POPS Signage	6
Interpretive Panels	3

Locations Shown for overall placement only.
Final locations to be coordinated.

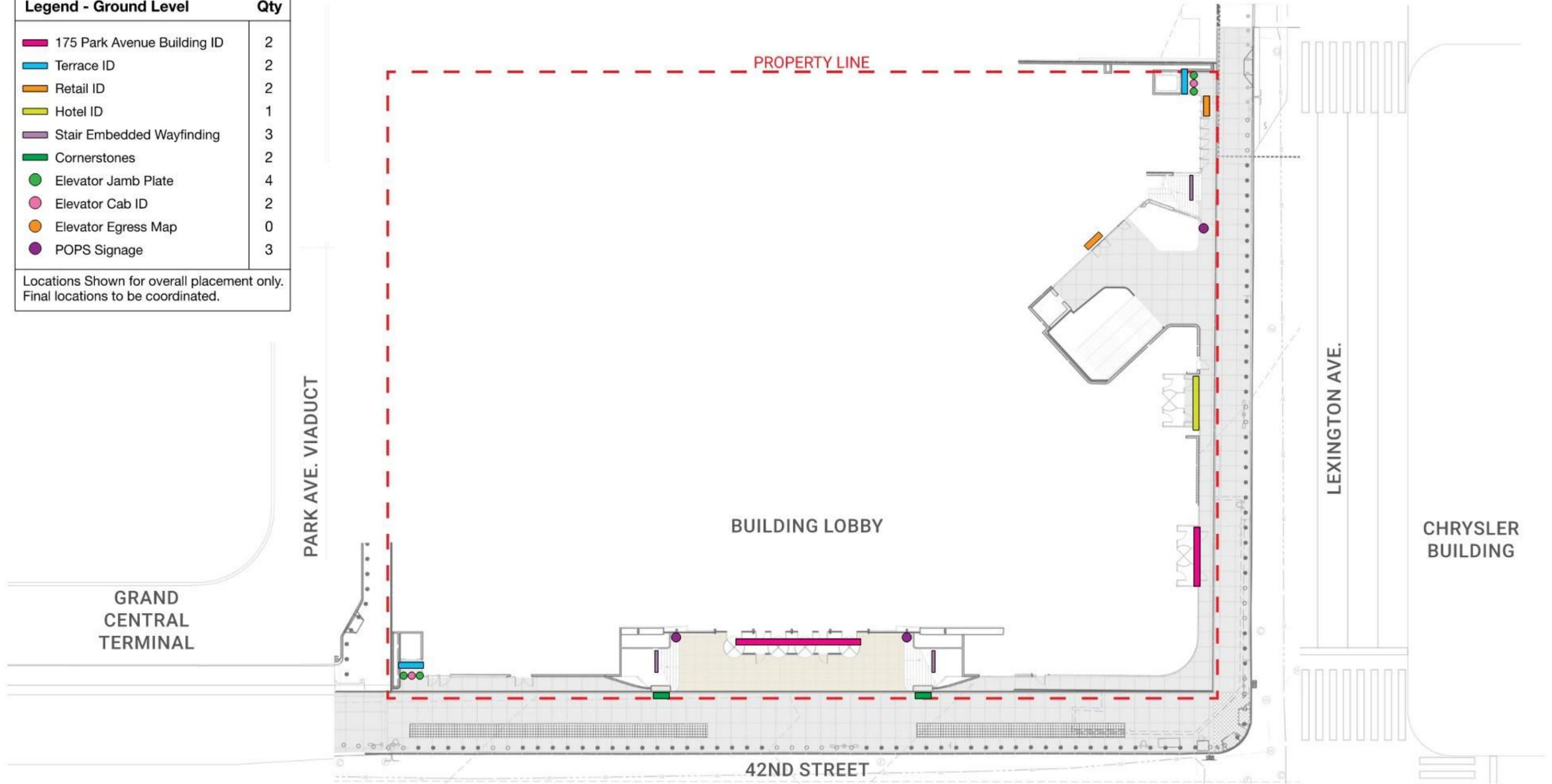


175 PARK AVENUE

STREET LEVEL SIGNAGE PLAN

Legend - Ground Level	Qty
175 Park Avenue Building ID	2
Terrace ID	2
Retail ID	2
Hotel ID	1
Stair Embedded Wayfinding	3
Cornerstones	2
Elevator Jamb Plate	4
Elevator Cab ID	2
Elevator Egress Map	0
POPS Signage	3

Locations Shown for overall placement only.
Final locations to be coordinated.

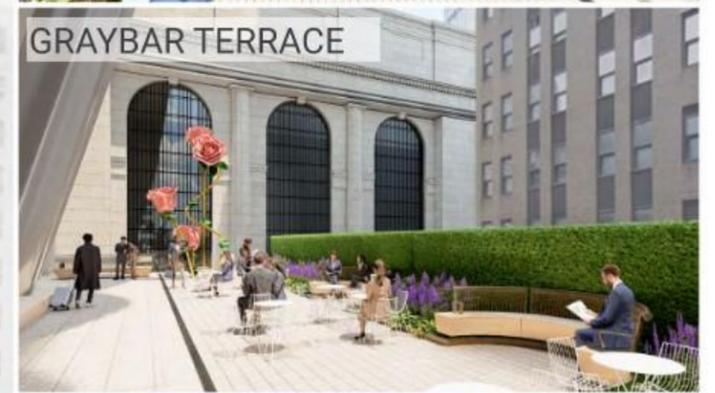
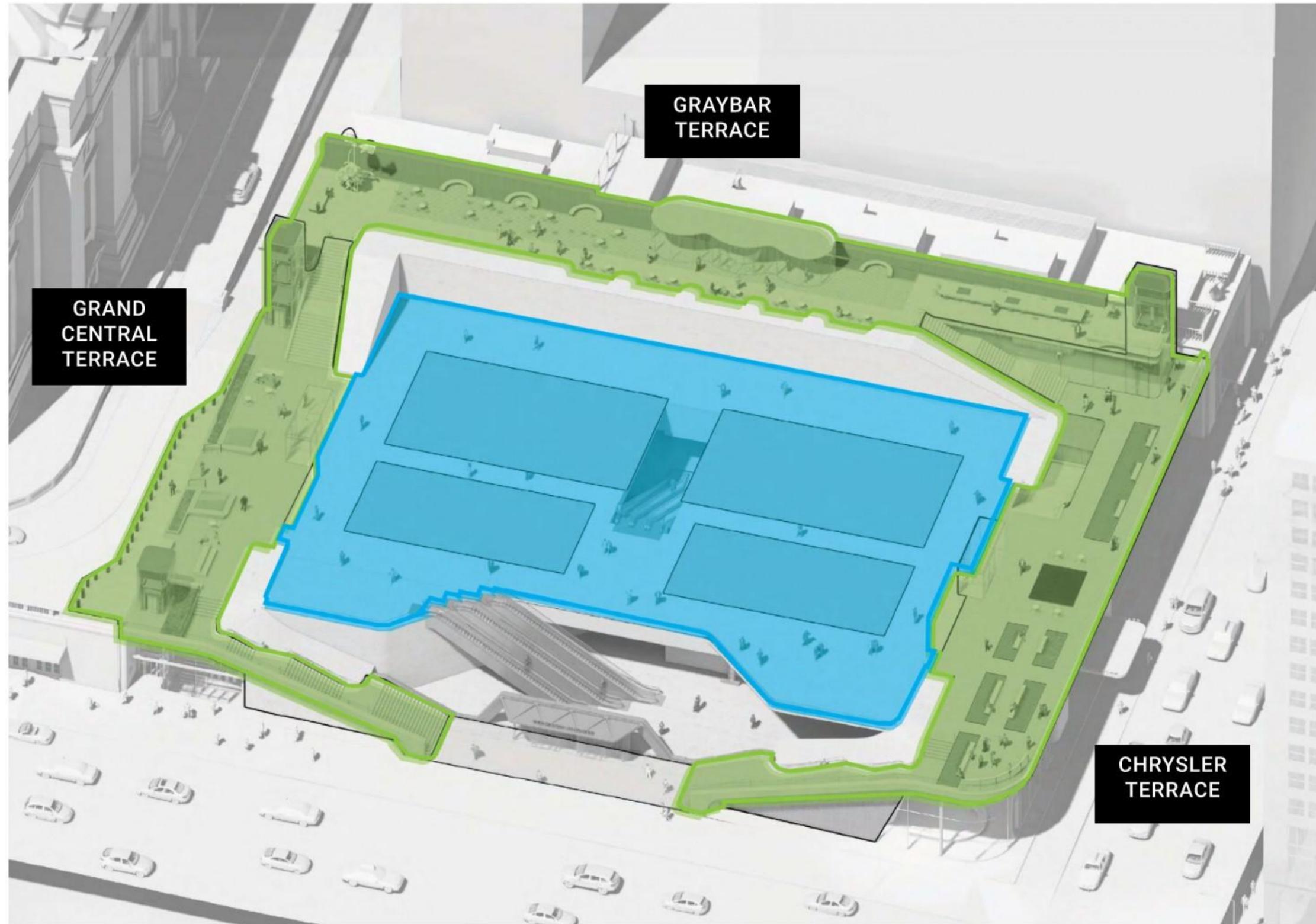


175 PARK AVENUE

TIMELINE

AUGUST 27, 2020	SHPO APPROVAL RECEIVED
FEBRUARY 2021	LPC REPORT REGARDING HARMONIOUS RELATIONSHIP APPROVAL RECEIVED
MARCH 22, 2021	PDC CONCEPTUAL HEARING
MAY 17, 2021	ULURP CERTIFICATION START
JUNE 14, 2021	PDC FOLLOW-UP PRESENTATION
JULY, 2021	PDC ISSUED CONCEPTUAL REVIEW LETTER
JULY 27 2021	LPC APPLICATION ON VIADUCT SIDEWALK IMPROVEMENTS
DECEMBER 20, 2021	ULURP APPROVAL RECEIVED
FEBRUARY 04, 2022	CERTIFICATE OF APPROPRIATENESS ISSUED FOR CHANGES TO THE VIADUCT AND TO THE 42ND STREET PASSAGE
NOVEMBER 19, 2025	PRESENTATION TO COMMUNITY BOARD 5 LAND USE COMMITTEE
JANUARY - FEBRUARY 2026	PDC PRELIMINARY DESIGN APPROVAL. SUBMIT APPLICATION FOR CPC CHAIR TERRACE DESIGN CERTIFICATION
MAY 2026	APPROVAL OF TERRACE DESIGN CHAIR CERTIFICATION; SUBMIT FINAL DESIGN PACKAGE TO PDC
MAY – JULY 2026	PDC REVIEW OF FINAL DESIGN
JUNE 2026	COMMENCE CONSTRUCTION

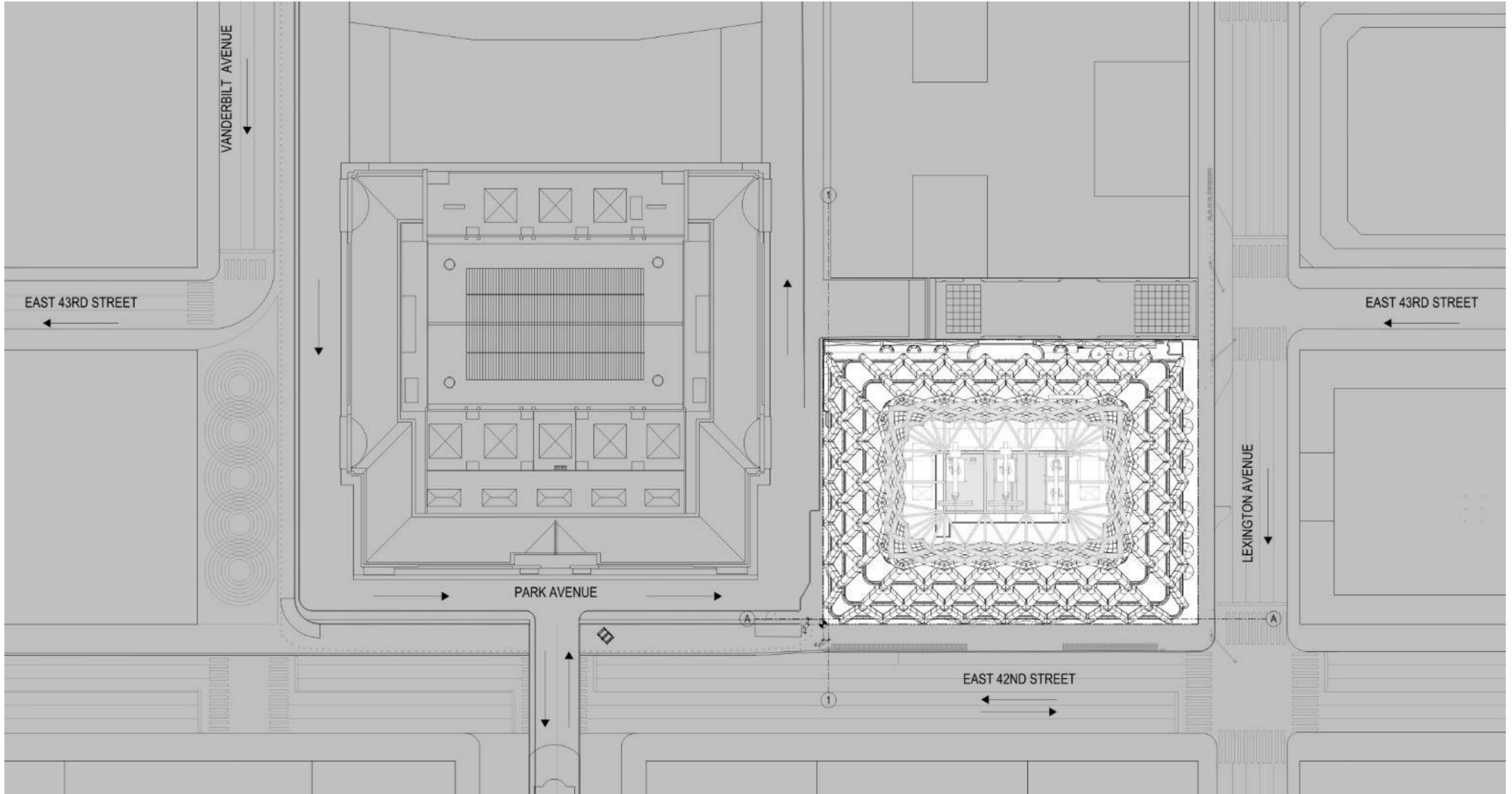
175 PARK AVENUE



THANK YOU!

APPENDIX

175 PARK AVENUE CONTEXT PLAN



175 PARK AVENUE

PUBLIC OPEN SPACE PLAN - PRELIMINARY

LIST OF UPDATES

Chrysler Terrace

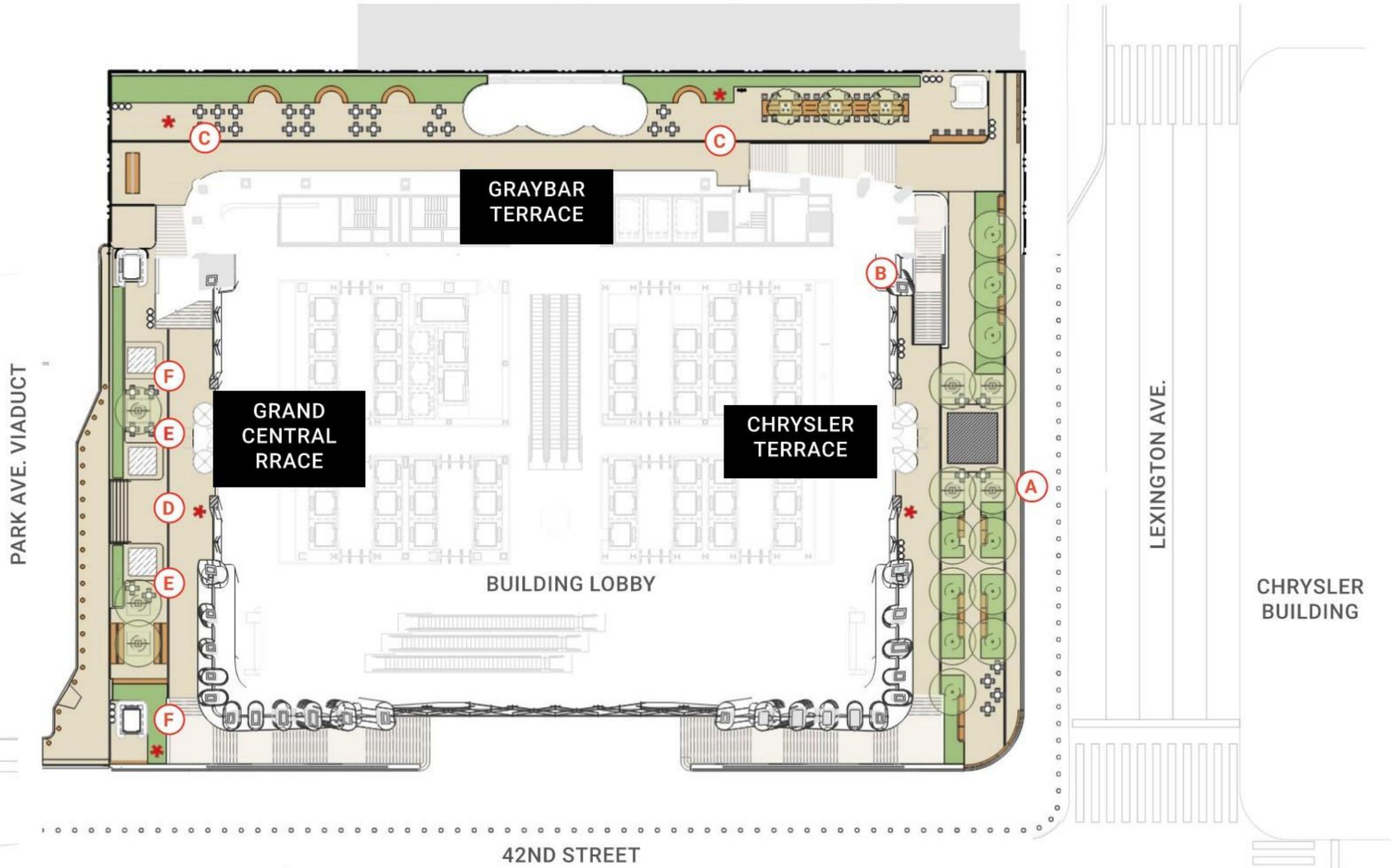
- (A) Revised tree, planter and paving layout
- (B) Adjusted Lexington Ave. stair to introduce daylight to street level

Graybar Terrace

- (C) Furniture and paving layout updates

Grand Central Terrace

- (D) Updated layout of entry from Viaduct
- (E) Updated skylights
- (F) Revised tree, planter and paving layout



NOTES:

* = SYMBOL REPRESENTS POTENTIAL LOCATION FOR ARTWORK

ARTWORK IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO BE TEMPORARY AND ROTATING.



175 PARK AVENUE

PDC 7 FEEDBACK MEMO - JULY 2021



TO: Jeff Nelson, RXR Realty; Jon McMillan, TF Cornerstone
FROM: Keri Butler, Executive Director
Grace Han, Director of Capital Projects
RE: 175 Park Avenue, Amended Conceptual Review
DATE: June 30, 2021

Thank you for thoughtfully addressing the feedback you received from the Public Design Commission on the March 22, 2021 Conceptual review presentation. We have reviewed this response, dated 6/14/2021, and have outlined the committee feedback below.

Structural Columns and Base

The committee appreciated the team's analysis of the structural columns and found the resolution of the sculptural concrete at the base of the column to be elegant and beautiful. Members noted that the column-clad extrusions seemed to be a step in the right direction as an alternative to the fluting but had questions about the detailing, size of the tubes, the concept to terminate the extrusions along a diagonal, and their overall relationship to the façade design at the base of the building. Members look forward to reviewing the design when it is further developed.

Plinth Connection to the Grand Central Viaduct

The committee found the design for how the plinth meets the Grand Central viaduct to be successful, noting that it respects the historic terminal while establishing a contemporary façade for the new building.

Signage

Members appreciated the team evaluating existing signage at Grand Central Terminal and applying the same terminology throughout, and they look forward to reviewing the typography and details.

On the wayfinding pylons, members acknowledged that the content was conceptual and therefore did not review it, but noted that the number of signs should be minimized and consolidated with POPs signage where possible, and the siting of the wayfinding elements should be thoroughly studied. Members questioned whether the ground floor orientation signs should be sited closer to the stair entrances.

Art Program

Members appreciated the team's intention to collaborate with experienced public art organizations and understood the logistical constraints but encouraged the team to dedicate as much of the artwork locations as possible to a rotating program, which could include performance and non-traditional art forms.

For the permanent artwork installations, please refer to our [guidelines on artwork installations](#). Given that the artworks will not be owned or maintained by the City, PDC staff may be able to provide exceptions to some of the guidelines with advance notice.

LL92/94

The committee understands that there is insufficient space to accommodate rooftop photovoltaics or a green roof and appreciated that the team is striving for an all-electric LEED Gold building and will meet the City's greenhouse gas emissions limits, per Local Law 97. Members asked for clarification on if the building will

generate its own energy, if building integrated photovoltaics are not an option, and looks forward to hearing more about how the building is sustainable.

A committee also reviewed the filed ULURP drawings, which had a slightly different Grand Central Terrace design than what was shown at the PDC Conceptual review. Members found the design and the soil sections acceptable, noting that the overall design of the Grand Central Terrace continues to maintain a public character.

Please reference our [preliminary checklist](#) for the submission, and when submitting, please provide more details on the columnar metal extrusion cladding, including dimensions, how the scale relates to people, details on the diagonal cuts, and views showing more of the façade. Please also provide more images of the precedent project and label where it is taken from.