



IN THE MATTER OF an application submitted by Little Nell Big Apple LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-152 of the Zoning Resolution to allow a transient hotel (Use Group V) on portions of the subcellar, concourse level, ground floor and on the 7th floor through 16th floor of an existing commercial building, on a property located at 10 Rockefeller Plaza (Block 1264, Lot 5), in C5-2.5 and C5-3 Districts, within the Special Midtown District, Borough of Manhattan, Community District 5.

This application (C 240201 ZSM) for a special permit pursuant to Section 74-152 of the Zoning Resolution (ZR) was filed by Little Nell Big Apple LLC on December 18, 2024, to facilitate hotel use on the sub-cellar, cellar, and seventh through sixteenth floors of the building located at 10 Rockefeller Plaza in Midtown, Borough of Manhattan, Community District 5.

BACKGROUND

Little Nell Big Apple LLC is requesting a special permit pursuant to Section 74-152 of the Zoning Resolution to facilitate an office-to-hotel conversion in a portion of an existing, 17-story office building located in Rockefeller Center, in Midtown Manhattan, Community District 5, Manhattan.

The project area is an approximately 142,000 square foot block, forming a single tax and zoning lot (Block 1264, Lot 5), bounded by West 48th Street, Sixth Avenue, and West 49th Street in Midtown Manhattan containing three office buildings, 1230 Sixth Avenue, 1 Rockefeller Plaza, and 10 Rockefeller Plaza, and is part of Rockefeller Center, a large commercial office and entertainment complex.

1230 Sixth Avenue is a 22-story commercial building immediately to the west of the development site, which contains a commercial art gallery on the ground floor and office uses on the upper floors. 1 Rockefeller Plaza is a 34-story commercial building located to the east of the development site, which contains ground floor retail uses and office uses on the upper floors. 10 Rockefeller Plaza is a 17-story commercial building containing approximately 550,000 gross square feet of floor area. It has a subgrade public parking garage, accessory storage, and accessory mechanical areas.

The project area is split between C5-2.5 and C5-3 zoning districts that are within the Special Midtown District. The C5-2.5 district, in which the development site is located, is a high-density commercial district that allows a base maximum FAR of 12.0 for both non-residential and residential uses. The Special Midtown District allows the base FAR for non-residential uses to be increased to 14.4 through non-discretionary approvals and/or special permit mechanisms.

The area surrounding the project area is Rockefeller Center, an approximately 22-acre commercial office and entertainment complex that consists of 19 buildings and several publicly accessible open spaces. The Landmarks Preservation Commission designated Rockefeller Center as an individual landmark in 1985, and Rockefeller Center was also designated as a National Historic Landmark in 1987. At the heart of the complex, running parallel to Fifth and Sixth Avenues, is Rockefeller Plaza, a private pedestrian street which provides year-round open access to the public. Other notable buildings in the area include St. Patrick's Cathedral and Saks Fifth Avenue, both of which are individual landmarks. At the subcellar level, there is a large underground complex (the 'Underground Service Area') that provides off-street loading and deliveries for multiple buildings in Rockefeller Center, including 10 Rockefeller Plaza. The Underground Service Area can be accessed from a 30-foot-wide delivery ramp which is located at 41 West 50th Street. Delivery trucks use the ramp to access the central delivery and loading area which is located approximately 30 feet below grade.

The surrounding area is well served by public transportation. The nearby 49th Street subway station, which provides service to the N, R, and W train lines, is located at the intersection of Seventh Avenue and West 47th Street. The 47th-50th Street subway station provides service to the B, D, F, and M train lines and is located at the intersection of Sixth Avenue and West 48th Street. The 50th Street subway station provides service to the 1 train line and is located at Broadway and West 50th Street. The 42nd Street/Times Square subway station complex is also nearby and provides service to the N, Q, R, W, A, C, E, 1, 2, 3, 7, and the 42nd Street Shuttle (S) train lines. Grand Central Terminal, which services the 4, 5, and 6 train lines, Metro North commuter trains, and the Long Island Railroad, is also located in the neighborhood. In addition, ten bus lines serve the surrounding area.

The surrounding area is located in the Special Midtown District and is predominantly zoned for high density commercial and residential use; it consists of C5-2.5, C5-3, C6-4.5, C6-5.5, C6-6, and C6-6.5 districts. The surrounding area is characterized by large commercial office buildings, many of which contain ground floor retail uses.

The applicant, Little Nell Big Apple LLC, seeks to carry out an office-to-hotel conversion in the existing, largely vacant office building located at 10 Rockefeller Plaza. This conversion would occur within portions of the sub-cellar, cellar, and ground floors, as well as for the entirety of the seventh through sixteenth floors. The proposed hotel would include approximately 131,000 square feet of gross commercial floor area and approximately 136 hotel rooms.

The hotel's main entrance would be located on the north side of West 48th Street between Sixth Avenue and Rockefeller Plaza. The applicant intends to provide a hotel drop-off zone in front of this entrance for guests who arrive by car. The hotel lobby would include a luggage check-in, reception desk, waiting area, one hotel service elevator, and two hotel passenger elevators. The two passenger elevators would provide direct and exclusive access to the proposed hotel, which would be located on the seventh through sixteenth floors. The second through sixth floors of the building would remain commercial offices.

The applicant is proposing amenity and accessory space on the seventh and eighth floors. The seventh floor would include a reception and lounge area, library and function room, accessory restaurant, accessory office space, and storage. The eighth floor would contain an accessory spa and fitness center, accessory housekeeping services and a staff eating area, and approximately three hotel rooms. The ninth through sixteenth floors would have similar layouts and include approximately fifteen to eighteen hotels rooms per floor. The sixteenth floor would be an exception, as it would include approximately six hotel rooms. The western half of the sixteenth floor would contain existing open mechanical space. Portions of the cellar and subcellar levels of the development site would be used for storage and mechanical space for the proposed hotel. The subcellar would also provide access to the Underground Service Area and a loading dock, which the proposed hotel would use for off-street deliveries, laundry and linen services, and trash removal. An existing 800-space public parking garage is also located in the cellar and subcellar of the development site and would be available to hotel guests that arrive by private car.

In order to facilitate the proposed project, the applicant is proposing a Special Permit pursuant to Section 74-152 (In Commercial Districts) of the transient hotels provisions of the Zoning Resolution. To meet the necessary findings, the proposed development must address any potential conflicts between the proposed use and adjacent uses, such as the location of the proposed access to building entrances; not cause undue vehicular or pedestrian congestion or impede loading operations; and not impair the future use or development of the surrounding area.

ENVIRONMENTAL REVIEW

This application (C 240201 ZSM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91

of 1977. The designated CEQR number is 24DCP105M. The lead agency is the City Planning Commission.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on June 24, 2024.

UNIFORM LAND USE REVIEW

This application (C 240201 ZSM) was certified as complete by the Department of City Planning on June 24, 2024, and duly referred to Manhattan Community Board 5 and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Review

Manhattan Community Board 5 held a public hearing on this application (C 240201 ZSM) on June 26, 2024, and, by a vote of 37 in favor, none opposed, and one abstaining, adopted a resolution recommending approval of the application.

Borough President Review

This application (C 240201 ZSM) was considered by the Manhattan Borough President who, on August 7, 2024, issued a recommendation to approve the application.

City Planning Commission Public Hearing

On August 7, 2024 (Calendar No. 1), the City Planning Commission scheduled August 21, 2024, for a public hearing on this application (C 240201 ZSM). The hearing was duly held on August 21, 2024 (Calendar No. 15). There was one speaker in support and none in opposition.

The applicant's representative described the location of the development site and the proposed hotel development. They noted that, while floors one through six were currently – and would continue to be - occupied by office and retail uses, the office space on floors seven through sixteen had been vacant for several years.

The applicant's representative described how they believed that the proposed development met the findings of Section 74-152 of the Zoning Resolution, including that the hotel would not conflict with adjacent uses because it would have its own entrance and elevators as well as doormen who would assist guests arrive and depart quickly. The applicant's representative also stated that the hotel would not cause undue pedestrian or vehicular congestion because the Underground Service Area would enable off-street pick-up and drop-off services and that the hotel would not impair future use or development in the surrounding area, given that the neighborhood is overwhelmingly commercial and is a major tourist destination.

In response to questions from the Commission whether the Underground Service Area could be used for deliveries, the applicant representative confirmed that all deliveries could be done underground.

In response to questions from the Commission about the benefits of converting the vacant office space to hotel use, as opposed to residential use, the applicant's representative stated that the orientation of the units is better suited for hotel use and that Rockefeller Center is a very logical location for a hotel.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this application for a zoning special permit (C 240201 ZSM) to develop a transient hotel at 10 Rockefeller Plaza is appropriate.

The applicant is proposing an office-to-hotel conversion in an existing, underutilized commercial building located at 10 Rockefeller Plaza, in Midtown Manhattan. This hotel would occupy portions of the sub-cellar, cellar, and ground floors, as well as for the entirety of the seventh through sixteenth floors. In addition to approximately 136 hotel rooms, it would include amenities such as a lounge, a library and function room, a restaurant, and a spa and fitness center. The hotel's main entrance on West 48th Street would feature a drop-off zone for guests, reception desk, waiting area, as well three elevators providing direct and exclusive access to the proposed hotel above. The cellar and subcellar levels would be used for storage, mechanical space, off-street deliveries, and guest parking.

The Commission recognizes that converting underutilized office space to other uses can spur much-needed economic activity in Manhattan's Central Business Districts. Rockefeller Center attracts millions of visitors every year, making 10 Rockefeller Plaza's vacant office space an ideal location for a hotel that will support the area's tourism industry. Moreover, the Commission recognizes that the orientation of the building's units makes them well-suited for hotel use.

The applicant has also demonstrated that the hotel will not conflict with adjacent uses or impair the future use or development of the surrounding area because Rockefeller Center is largely commercial and is a major tourist destination. In addition, the Commission understands that West 48th Street drop-off zone and Underground Service Area will mitigate on-street congestion so as not to unduly inhibit vehicular or pedestrian movement.

FINDINGS

The City Planning Commission hereby makes the following findings pursuant to Section 74-152 of the Zoning Resolution:

- (a) the site plan incorporates elements that address any potential conflicts between the proposed use and adjacent uses, such as the location of the proposed access to the building and to service areas for refuse and laundry, and the building's orientation and landscaping;
- (b) such use will not cause undue vehicular or pedestrian congestion on local streets or unduly inhibit vehicular or pedestrian movement or loading operations; and
- (c) such use will not impair the future use or development of the surrounding area.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant adverse impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197–c and 200 of the New York City Charter, that based on the environmental determination and the consideration and findings described in this report, the application (C 240201 ZSM) submitted by Little Nell Big Apple LLC, pursuant to Sections 197–c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-152 of the Zoning Resolution to allow a transient hotel on portions of the subcellar, concourse level, ground floor and on the 7th floor through 16th floor of an existing commercial building, on a property located at 10 Rockefeller Plaza (Block 1264, Lot 5), in a C5-3 and C5-2.5 District, within the Special Midtown District, Borough of Manhattan, Community District 5, is approved, subject to the following terms and conditions:

1. The property that is the subject of this application (C 240201 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by SLCE Architects, LLP, filed with this application and incorporated in this resolution:

Drawing No.	Title	Date Revised
001	Zoning Lot Site Plan + Analysis	2/09/2024
002	Ground Floor - Loading	2/09/2024
003	Concourse - Loading	2/09/2024
004	Subcellar – Loading	2/09/2024
005	Proposed Subcellar Waiver Plan	2/09/2024
006	Proposed Concourse Waiver Plan	2/09/2024
007	Proposed Ground Floor Waiver Plan	2/09/2024
008	Proposed Seventh & Eight Floor Waiver Plans	2/09/2024
009	Proposed Ninth – Fourteenth & Fifteenth Floor Waiver Plans	2/09/2024
010	Proposed Sixteenth Floor Waiver Plan	2/09/2024
011	Use Waiver Section	2/09/2024

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.

3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.

4. In the event the property that is the subject of the application is developed, sold as, or converted to condominium units, a homeowners’ association, or cooperative ownership, a copy of this resolution and restrictive declaration described below and any subsequent modifications to either document shall be provided to the Attorney General of the State of New York at the time of application for any such condominium, homeowners’ or cooperative offering plan and, if the Attorney General so directs, shall be incorporated in full in any offering documents relating to the property.

5. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sub-lessee or occupant.
6. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.
7. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

The above resolution (C 240201 ZSM), duly adopted by the City Planning Commission on September 25, 2024 (Calendar No. 17), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK, *Chair*
KENNETH J. KNUCKLES, Esq., *Vice-Chairman*

**GAIL BENJAMIN, ALFRED C. CERULLO, III, ANTHONY CROWELL, Esq.,
JOSEPH I. DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,
RASMIA KIRMANI-FRYE, RAJU MANN, ORLANDO MARÍN,
JUAN CAMILO-OSORIO, RAJ RAMPERSHAD, *Commissioners***



BOROUGH PRESIDENT RECOMMENDATION

Project Name: 10 Rockefeller Center Hotel Special Permit	
Applicant: Little Nell Big Apple LLC	Applicant's Administrator: Patrick Tierney
Application # 240201ZSM	Borough: Manhattan
CEQR Number: 24DCP105M	Validated Community Districts: M05

Docket Description:
 IN THE MATTER OF an application submitted by Little Nel Big Apple LLC pursuant to Sections 197-c and 201 of the New York city Charter for the grant of a special permit pursuant to Section 74-152 of the Zoning Resolution to allow a transient hotel (Use Group V) on portions of the subcellar, concourse level, ground floor and on the 7th floor through 16th floor of an existing commercial building, on property located at 10 Rockefeller Plaza (Block 1264, Lot 5), in C5-2.5 and C5-3 Districts, within the Special Midtown District, Borough of Manhattan, Community District 5.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2023M0311> or at the Department of City Planning, 120 Broadway, 31st Floor, New York, N.Y. 10271- 0001.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	MN BP	Date: 8/7/2024 5:01 PM
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OFFICE OF THE

MANHATTAN BOROUGH PRESIDENT

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Mark Levine, Borough President

August 7, 2024

**Recommendation on ULURP Application No. C240201ZSM
10 Rockefeller Center Hotel Special Permit
By Little Nell Big Apple LLC**

PROPOSED ACTION

Little Nell Big Apple LLC (the “Applicant”) is seeking a hotel special permit for 10 Rockefeller Center (Manhattan Block 1264, Lot 5) to facilitate the conversion of portions of an existing building from office use (Use Group 7) to hotel (Use Group 5), pursuant to Zoning Resolution Sections 32-153 and 74-152. The hotel would contain 136 rooms and be located on the cellar, subcellar, and 7th – 16th floors of the existing building.

BACKGROUND

The existing building currently contains a 17-story, approximately 550,750 gross square foot commercial building that was built in 1939. Current uses include the Nintendo store and studios for the Today Show, which are located on floors one through six, vacant office space on the 7th – 16th floors, and mechanical space on the 17th floor. In the cellar and subcellar floors are mechanical, parking, and storage facilities. The proposed development would occupy the cellar and subcellar areas, as well as the vacant office space on floors 7–16. To facilitate a change in use from office to hotel, a special permit is required. The proposed site did not contain a Use Group 5 hotel as of December 9, 2021.

Proposed Development

The Applicant proposes to convert the lowest levels and portions of the upper floors of the site from office to hotel use. The hotel’s main entrance would be located on West 48th Street between Avenue of the Americas and Rockefeller Plaza. The Applicant would also apply to obtain the Department of Transportation’s approval for a hotel drop-off zone on West 48th Street, in front of the main entrance. The hotel lobby would include check-in, a reception desk, waiting area, and two elevators that would exclusively serve the hotel floors. The seventh and eighth floors would feature amenities including a lounge, library, fitness center, restaurant, and spa. Guest rooms would be located on the 9th – 16th floors, with 15-18 rooms per floor, totaling 136 rooms. Mechanical equipment would be located on a portion of the 16th floor, as well as in the cellar and subcellar levels. The rest of the cellar would serve the hotel, and the subcellar would provide loading dock access.

Area Context

The development site is located in Rockefeller Plaza, a landmark commercial complex consisting of 19 buildings and public open spaces. The site falls within the Special Midtown District, which

No. C240201ZSM – 10 Rockefeller Center

neighbors the Special Midtown District Theater Subdistrict. The Special Midtown District was established in 1982 with the goals of strengthening the business core of Midtown Manhattan, stabilizing development in the area, and preserving the architectural and historical character of the area. The area is characterized by dense, commercial office buildings, mixed residential buildings, and retail uses. A 33-story Kimpton Hotel is proposed across the street from the proposed development. There are many hotels in the surrounding area, including three hotels located two blocks to the north on 51st Street and approximately 18 hotels to the west between 49th and 44th Streets and 6th and 7th Avenues. Other hotels are located throughout the Midtown area, with tourists being drawn to nearby attractions including Times Square, the theater district, retail on 5th Avenue, and more. The area is well served by public transit, including the 47-50 Street-Rockefeller Center B, D, F and M trains at 48th Street and 6th Avenue, Grand Central Terminal located at 42nd Street and Park Avenue, and 10 bus lines in close proximity.

COMMUNITY BOARD RESOLUTION

On July 11, 2024, Manhattan Community Board 5 voted unanimously to recommend approval of the application.

BOROUGH PRESIDENT'S COMMENTS

Tourists have been coming back to the city in droves. In May, State Comptroller DiNapoli published data that domestic visitors increased 7% from 2022 to 2023, while international visitors increased 23.4% during the same time period. New York City is the leading domestic destination in the country, and tourists visiting in 2023 spent 1.3% more than in 2019, totaling \$48 billion.¹ Meanwhile, demand for Manhattan office space has not returned to pre-pandemic levels, causing property owners to become creative about office buildings' future uses. This Applicant proposes a welcome change that would promote economic activity in the neighborhood. Moreover, the owner has agreed to include elements that minimize conflicts in the neighborhood, such as utilizing subcellar space for off-street loading and deliveries, applying for a designated drop-off zone, and building a separate entrance in order to ensure that the proposed hotel does not conflict with vehicular or pedestrian traffic or cause an impediment on surrounding development and uses. I am happy to support this project that would repurpose underutilized vacant office space and improve tourism and economic activity in our borough

BOROUGH PRESIDENT'S RECOMMENDATION

I therefore recommend **approval of Application No. C240201ZSM.**



Mark Levine
Manhattan Borough President

¹ <https://www.osc.ny.gov/press/releases/2024/05/dinapoli-nyc-tourism-approaches-full-recovery-still-top-major-us-tourist-destination>



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 10 Rockefeller Center Hotel Special Permit	
Applicant: Little Nell Big Apple LLC	Applicant's Primary Contact: Patrick Tierney
Application # 240201ZSM	Borough:
CEQR Number: 24DCP105M	Validated Community Districts: M05

Docket Description:
 IN THE MATTER OF an application submitted by Little Nel Big Apple LLC pursuant to Sections 197-c and 201 of the New York city Charter for the grant of a special permit pursuant to Section 74-152 of the Zoning Resolution to allow a transient hotel (Use Group V) on portions of the subcellar, concourse level, ground floor and on the 7th floor through 16th floor of an existing commercial building, on property located at 10 Rockefeller Plaza (Block 1264, Lot 5), in C5-2.5 and C5-3 Districts, within the Special Midtown District, Borough of Manhattan, Community District 5.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2023M0311> or at the Department of City Planning, 120 Broadway, 31st Floor, New York, N.Y. 10271- 0001.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 37	# Against: 0	# Abstaining: 1	Total members appointed to the board: 48
Date of Vote: 7/11/2024 12:00 AM		Vote Location: 12 West 39th Street	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 6/26/2024 6:00 PM	
Was a quorum present? No	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	450 7th Avenue, Suite 2109 NY NY

CONSIDERATION: Please see attached resolution.

Recommendation submitted by	MN CB5	Date: 7/16/2024 2:25 PM
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Manhattan Community Board Five

Bradley Sherburne, Chair

450 Seventh Avenue, Suite 2109
New York, NY 10123-2199
212.465.0907 f-212.465.1628

Marisa Maack, District Manager

July 17, 2024

Daniel Garodnick
Chair of the City Planning Commission
22 Reade Street
New York, NY 10007

Re: 10 Rockefeller Plaza - Hotel Special Permit

Dear Chair Garodnick:

At the regularly scheduled monthly Community Board Five meeting on Thursday, July 11, 2024, the following resolution passed with a vote of 37 in favor; 0 opposed; 1 abstaining:

WHEREAS, Little Nell Big Apple LLC (the “Applicant”) is proposing a change of use from Use Group VII offices to a Use Group V hotel on the cellar, sub-cellar, and seventh through sixteenth floors (the “Proposed Change of Use”) of an existing 17-story commercial building located at 10 Rockefeller Plaza (Block 1264, Lot 5) (the “Subject Building”), in Midtown Manhattan, Community District 5; and

WHEREAS, To facilitate the Proposed Change of Use, the Applicant is seeking a Zoning Special Permit to allow for a change of use from Use Group VII office to Use Group V hotel, pursuant to Section 32-153 and Section 74-152 of the Zoning Resolution (“ZR” or “Zoning Resolution”); and

WHEREAS, Rockefeller Center, which is located at the center of the Surrounding Area (from Fifth to Sixth Avenues and from 48th Street to 51st Street), is a sprawling approximately 22-acre commercial office and entertainment complex that consists of 19 buildings and several public open spaces. The Landmarks Preservation Commission designated Rockefeller Center as an individual landmark in 1985, including, among other things, the following notable buildings and open space: Radio City Music Hall (1260 Avenue of the Americas); the General Electric Building (RCA Building – 30 Rockefeller Plaza); the International Building (630 Fifth Avenue); and the Lower Plaza with ice skating rink. Rockefeller Center was also designated as a National Historic Landmark in 1987; and

WHEREAS, At the center of the complex, running parallel to Fifth and Sixth Avenues and located between West 48th Street and West 51st Street, is Rockefeller Plaza, a private pedestrian

street which provides year- long open access to the public. A series of shops and restaurants fill a concourse-level pedestrian passageway that stretches underground from 47th Street to 51st Street between Fifth Avenue and Seventh Avenue. Further underground, at the subcellar level, is a large underground complex that allows for off- street loading and deliveries throughout the Rockefeller Center complex (the “Underground Service Area”). The Underground Service Area is accessed from a 30-foot wide delivery ramp which is located at 41 West 50th Street, between Fifth and Sixth Avenues. Delivery trucks

travel down the ramp to a central delivery and loading area located approximately 34 feet below grade. The Underground Service Area includes an approximately 32-foot-wide roadway that traverses West 49th Street and West 50th Street and provides access to loading berths and service elevators underneath several buildings in the Rockefeller Center complex, including, among others: 45 Rockefeller Plaza, 30 Rockefeller Plaza, and the Subject Building; and

WHEREAS, The Surrounding Area is characterized by various high-density Commercial Districts, all of which are located in the Special Midtown District. Generally, the properties located along the Avenues are zoned C5-3, while the properties located on the midblock are zoned C5-2.5. The Project Area and the midblocks north of the Project Area are zoned C5-2.5 and are not within a special subdistrict; and

WHEREAS, The Proposed Change of Use will consist of a change of use from office to hotel on the cellar, subcellar, and seventh through sixteenth floors of the Subject Building. The proposed hotel will include approximately 138,728 square feet of gross commercial floor area and approximately 136 hotel rooms; and

WHEREAS, The main entrance to the hotel will be located on West 48th Street between Avenue of the Americas and Rockefeller Plaza. The Applicant intends to provide a hotel drop-off zone on West 48th Street in front of the main entrance for guests who arrive by car. The drop-off zone is expected to reduce traffic congestion and provide a safe means of access to the hotel entrance; and

WHEREAS, The hotel lobby will include a luggage check-in, reception desk, waiting area, one hotel service elevator, and two hotel passenger elevators. The two passenger elevators will provide exclusive and direct access to the remainder of the proposed hotel which will be located on the seventh through sixteenth floors. The second through sixth floors of the Subject Building will remain commercial offices and will not be part of the proposed hotel; and

WHEREAS, The seventh and eight floors of the proposed hotel will include amenity and accessory space. The seventh floor will include: a reception and lounge area, library/function room, accessory restaurant, accessory office space, and storage. The eighth floor will include an accessory spa and fitness center, accessory housekeeping services and a staff eating area, and approximately three hotel rooms. The ninth through sixteenth floors of the proposed hotel will all have similar layouts and include approximately fifteen to eighteen hotels rooms per floor (except

for the sixteenth floor which will include approximately six hotel rooms). The western half of the sixteenth floor will include existing open mechanical space; and

WHEREAS, The proposed hotel will be compliant with all applicable provisions of the Americans with Disabilities Act (“ADA”); and

WHEREAS, To qualify for a Zoning Special Permit to allow for a change of use from Use Group VII office to Use Group V hotel, pursuant to Section 32-153 and Section 74-152 of the Zoning Resolution, the Applicant must show the following:

- A. The site plan incorporates elements that address any potential conflicts between the proposed use and adjacent uses, such as the location of the proposed access to the building and to service areas for refuse and laundry, and the building’s orientation and landscaping;
- B. Such use will not cause undue vehicular or pedestrian congestion on local streets or unduly inhibit vehicular or pedestrian movement or loading operations;
- C. Such use will not impair the future use or development of the surrounding area; and

WHEREAS, To meet finding (A), the Applicant has shown the proposed site plan incorporates elements that address potential conflicts between the proposed hotel use and adjacent uses, including:

- A. The proposed hotel will have its own dedicated entrance on West 48th Street, which will be separate from adjacent uses in the Existing Building;
- B. The hotel will include a hotel drop-off zone and several doormen and bellmen who will escort guests and their belongings directly into the hotel lobby;
- C. The hotel lobby will include one dedicated hotel service elevator and two dedicated hotel passenger elevators that will provide direct and exclusive access to the hotel rooms and amenities on the upper floors. No access will be provided to intervening floors or uses;
- D. The hotel will use the Underground Service Area for pickups and deliveries, scheduled and staggered so as not to cause undue congestion or queuing underground or at street level; and

WHEREAS, To meet finding (B), the Applicant has engaged Sam Schwartz to prepare a Travel Demand Factors Memorandum (“TDF Memo”) that shows the proposed hotel will not create significant adverse transportation impacts. The TDF Memo shows that the proposed hotel will: (i) not generate more than 50 vehicle trips in a peak hour (a maximum of 44 trips during the Saturday midday peak hour); (ii) not generate more than 200 subway trips in a peak hour (it will result in a negative subway trip increment for each peak hour); (iii) not generate more than 50 bus trips in a peak hour (a maximum of 1 bus trip during the Saturday midday peak hour); and (iv) not generate more than 200 total pedestrian trips in a peak hour (a maximum of 1 pedestrian trip during the Saturday midday peak hour); and

WHEREAS, To meet finding (C), the Applicant has shown that the proposed hotel use will promote – not impair – the future use and development of the surrounding area. The hotel will be located in the heart of Rockefeller Center – an iconic tourist-oriented area that attracts millions of visitors to New York City every year. As such, the hotel will complement the existing

character of the surrounding area and promote its continued use by providing hospitality services to visitors and by contributing to the City's tourism economy; therefore, be it

RESOLVED, Manhattan Community Board Five recommends approval of the change of use from Use Group VII office to Use Group V hotel, pursuant to Section 32-153 and Section 74-152 of the Zoning Resolution, at the Subject Building.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bradley Sherburne", written over a series of horizontal dotted lines.

Bradley Sherburne
Chair

Cc: Hon. Mark Levine, Manhattan Borough President