



**IN THE MATTER OF** an application submitted by VNO 350 Park Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-645 of the Zoning Resolution to allow an increase in the amount of floor area ratio permitted on a qualifying site where an above-grade public concourse is provided, in connection with a proposed commercial building, on property located at 350 Park Avenue (Block 1287, Lots 21, 27, 28 and 33), in C5-3 and C5-2.5 Districts, within the Special Midtown District, Borough of Manhattan, Community District 5.

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This application (C 250197 ZSM) for a zoning special permit was filed by VNO 350 Park Development LLC on February 5, 2025. This application, in conjunction with the related application, would facilitate the development of a new commercial office building at 350 Park Avenue in the Midtown East neighborhood of Manhattan Community District 5.

### **RELATED ACTIONS**

In addition to the special permit (C 250197 ZSM), the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

<b>C 250198 ZSM</b>	Zoning special permit pursuant to ZR Section 81-685 to modify the definition of qualifying site, height and setback requirements, floor area distribution, and mandatory district plan elements.
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### **BACKGROUND**

VNO 350 Park Development LLC is seeking two zoning special permits to facilitate the

development of a new 1,586-foot-tall, 1,455,326-square-foot commercial office tower with a 12,500-square-foot public concourse at 350 Park Avenue (Block 1287, Lots 21, 27, 28, 33) in the East Midtown neighborhood of Manhattan Community District 5.

The project area consists of the development site (Block 1287, Lots 21, 27, 28, 33) and two designated landmarks: St. Patrick's Cathedral (Block 1286, Lot 1) and St. Bartholomew's Church (Block 1305, Lot 1).

The area surrounding the development site is also located within East Midtown in Manhattan. The area has a dense commercial office character, characterized by high-density commercial buildings of 20-30 stories, with retail use often occupying the ground floor. The area also includes scattered institutional and mixed-use buildings.

The surrounding area is zoned with several high-density commercial districts: C5-3, C5-2.5, C6-6, and C6-4.5. C5-3 is zoned on the corridors along Fifth, Madison, and Park avenues. The Lexington Avenue and Third Avenue corridors are zoned C6-6. Both C5-3 and C6-6 districts allow for a base maximum floor area ratio (FAR) of 15.0 for non-residential use or 10.0 for residential use. East of Lexington, the midblocks are zoned C5-2.5, while the midblock between Lexington and Third is zoned C6-4.5. Both C5-2.5 and C6-4.5 districts allow for a base maximum FAR of 12.0 for non-residential use or 10.0 for residential use.

The surrounding area is located within the Special Midtown District, primarily within the East Midtown Subdistrict. The East Midtown Subdistrict of the Special Midtown District was established in 2017 to ensure the area's future as a premier business district by incentivizing the replacement of the area's aging building stock with new commercial development, improvements to the public realm, and the preservation of landmarked buildings. Many of the older buildings in East Midtown have limited floor-to-ceiling heights, inefficient and irregular

floor plates, and outdated, inefficient mechanical systems that are unattractive to modern office tenants. Under East Midtown regulations, qualifying sites are eligible for additional FAR greater than the base maximum for the zoning district through non-discretionary Chairperson certifications and special permit mechanisms that seek to promote the provision of transit access, public space, and landmark preservation. The Zoning Resolution defines a “qualifying site” as a property within the East Midtown Subdistrict that: (i) is not located in the Vanderbilt Corridor Subarea; (ii) has frontage on a wide street; (iii) at the time of development has at least 75 feet of such wide street frontage clear of buildings or other structures (except where one or more landmark buildings or an existing easement volume in accordance with ZR Section 81-673 occupy such frontage); (iv) is developed in accordance with certain floor area provisions of ZR Section 81-64; (v) is developed with a predominately commercial (i.e., less than twenty percent residential) building; (vi) is developed with a building that meets certain performance standards and provides publicly accessible space in accordance with ZR Section 81-681.

The surrounding area includes the Park Avenue, Northern, and Other Transit Improvement Zone subareas of the East Midtown Subdistrict. The Park Avenue Subarea is mapped along the Park Avenue corridor and has a maximum FAR of 25.0 for qualifying sites, which may be increased to 28.0 by special permit. The Northern Subarea is mapped on the corridors along Madison Avenue between East 52nd and East 49th streets and has a maximum FAR of 18.0 for qualifying sites, which can be increased to 21.0 by special permit. The Other Transit Improvement Zone Subarea is mapped north of 52nd Street and allows for 23.0 FAR for qualifying sites, which can be increased to 26.0 by special permit.

Open spaces in the surrounding area include a variety of privately owned public spaces (POPS), including through-block arcades, plazas, covered pedestrian spaces, and public concourses. Along Park Avenue, there is a series of plazas and arcades, primarily located on the east side of the avenue, elevated above sidewalk grade to meet the elevations of the ground floor lobbies.

These elevated public spaces include a plaza at 345 Park Avenue and the open space at the Seagram Building.

In addition to St. Patrick's Cathedral and St. Bartholomew's Church, other designated landmarks within the surrounding area include the Henry Villard Houses, Look Building, John Pierce Residence, George W. Vanderbilt Residence, Cartier Inc., Racquet and Tennis Court, St. Thomas Church and Parish House, Lever House, the Seagram Building, the Summit Hotel, the Beverly Hotel, the Shelton Hotel, the Historic Street Lampposts on East 48th and 49th Streets, the Waldorf Astoria Hotel, the 400 Madison Avenue Building, the Charles Scribner's Sons Building, the Manufacturers Hanover Trust Company Building, the Goelet Building, Rockefeller Center, the Hampton Shops Building, and Saks Fifth Avenue.

The surrounding area is transit-rich and includes two subway stations. The 51st Street station of the 6 subway line is located one block east of the development site at 51st Street and Lexington Avenue and provides access to Lower and Upper Manhattan, as well as the Bronx. The 5th Avenue/53rd Street station of the E and M subway lines is located two blocks northwest of the development site and provides access to Lower Manhattan, Queens, and Brooklyn. On Madison Avenue, there are stops for the northbound BxM3, BxM4, BxM6, BxM7, BxM8, BxM9, BxM10, M1, M2, M3, M4, Q32, QM21, X63, X64, and X68 bus lines. On Fifth Avenue, there are stops for the southbound BM1, BM2, BM3, BM4, BM5, M1, M2, M3, M4, M5, Q32, SIM10, SIM 31, X27, X28, X37, and X38 bus lines. On Lexington Avenue, there are stops for the southbound BxM1, M101, M102, and M103 bus lines. The M50 bus runs west along East 49th Street and east along East 50th Street. The Grand Central Train Shed serving the Metro-North Railroad is located below Park Avenue from the development site to Grand Central Terminal.

The development site (Block 1287, Lots 21, 27, 28, 33) consists of 67,831.46 square feet of lot

area. It is zoned C5-3 along the avenues and C5-2.5 on the midblocks. The development site lies partially within the Park Avenue Subarea and partially within the Northern Subarea of the East Midtown Subdistrict. It is improved with four existing buildings Lot 21 is improved with a 23-story office building built in 1954. Lot 27 is improved with a five-story office building built in 1940. Lot 28 is improved with a 23-story office building built in 1986 and a 4,125-square-foot urban plaza. Lot 33 is improved with a 30-story office building built in 1961. The total amount of existing floor area within the development site is 1,041,281.57 square feet, of which 89,571 square feet is non-complying floor area.

### **Proposed Project**

The applicant seeks to construct a new 1,586-foot-tall, 1,455,326-square-foot commercial office tower with a 12,500-square-foot public concourse. The existing buildings on Lots 27, 28, and 33 on the development site are proposed to be demolished for the construction of the proposed development, while the existing building on Lot 21 at 477 Madison Avenue is proposed to remain.

The proposed development would contain large, flexible floor plates, which are proposed to contain office and trading spaces, collaborative spaces, tenant amenity spaces, and energy-efficient mechanical systems. The proposed design includes setbacks with landscaped terraces on the Park Avenue frontage. From the ground floor to the maximum height, the building envelope's north-south width would narrow by approximately 24 feet on each side. Citadel and Citadel Securities are the proposed anchor tenants. The development would also contain 16,944 square feet of retail space on the ground floor, which is anticipated to be occupied by food service establishments.

The main entrance to the building would be located on Park Avenue, with additional entrances into the retail spaces facing the public concourse on the East 51<sup>st</sup> and East 52<sup>nd</sup> Street frontages.

The development would contain a 48-space below-grade accessory parking facility with an entrance on the East 52<sup>nd</sup> Street frontage. A loading entrance would be located on the East 51<sup>st</sup> Street frontage.

The 12,500 square-foot unenclosed public concourse is proposed to surround the building on three frontages and be open from 7 am to 10 pm daily. The concourse would have 30.83 feet of depth where it abuts the building's lobby on Park Avenue, East 51<sup>st</sup> Street, and East 52<sup>nd</sup> Street, and five feet of depth along the rest of the East 51<sup>st</sup> Street and East 52<sup>nd</sup> Street frontages. The lobby and the concourse would share a 40-foot soffit, and the lobby would be glazed with transparent materials for its full height. The Park Avenue frontage would contain two water features on either side of a staircase leading to the building entrance. ADA accessible ramps to the entrance would be located east of the water features, adjacent to the lobby. The East 51<sup>st</sup> and East 52<sup>nd</sup> Street frontages would contain six planters, each with one tree, 65 square feet of planting, and 36 linear feet of bench seating around the edges. In addition, five movable tables, 10 movable chairs, and lighting fixtures would be provided throughout the concourse.

### **Proposed Actions**

To facilitate the proposed actions, the applicant is requesting the following actions:

#### *Zoning Special Permit (C 250197 ZSM)*

The applicant seeks a special permit pursuant to ZR Section 81-645 to permit an increase of 3.0 FAR where an onsite public concourse is provided on a qualifying site within the East Midtown subdistrict.

#### *Zoning Special Permit (C 250198 ZSM)*

The applicant seeks a special permit pursuant to ZR Section 81-685 for modifications in conjunction with the ZR 81-645 special permit. The special permit would allow for several

modifications.

A modification to the definition of a qualifying site under Section 81-613 (Definitions) and Section 81-681 (Mandatory requirements for qualifying sites) relating to the publicly accessible space requirements would waive the required publicly accessible space. Without this waiver, the development site would be required to provide an open publicly accessible space of 10,000 square feet across the through lot portion, conforming with the requirements of ZR 37-70 (Public Plazas), inclusive, excluding the locational restriction of ZR 37-713. The waiver is required in order to allow for the proposed site plan. The proposed public concourse design and the proposed building would not be feasible if the required open publicly accessible space was provided.

A waiver of the height and setback requirements of Section 81-27 (Alternate Height and Setback Regulations - Daylight Evaluation), as modified by Section 81-66 (Special Height and Setback Requirements) would allow for the proposed building envelope, enabling the proposed development's large, flexible floorplates suitable for modern trading and office space and reflecting the maximum permitted envelope of the building to remain at 477 Madison Avenue (Lot 21).

A modification of the floor area distribution requirements of Section 81-612 (Applicability along district boundaries) would allow floor area to be distributed between the Northern Subarea and Park Avenue Subarea in the proposed development.

The special permit also includes several modifications to the mandatory district plan elements. A modification to Sections 81-42 (Retail Continuity Along Designated Streets) and 32-30 (Streetscape Regulations) would modify the lobby width requirements along Park Avenue to allow the width of the lobby to be 69.3 percent of the Park Avenue frontage. ZR 32-321(b) requires transparent materials to begin no higher than two feet, 6 inches above the level of the

adjoining sidewalk. A modification to this requirement would facilitate the proposed design and provide flexibility needed due to grade changes on the site. In the proposed design, the building lobby is set back from the sidewalk by 30.83 feet of public concourse, and there are a variety of grade changes within the public concourse, requiring the ramps and stairs on the Park Avenue frontage to connect the sidewalk to the lobby entrance. A modification to ZR 81-45 (Pedestrian Circulation Space) would allow the provision of the required pedestrian circulation space within the public concourse. A modification to Section 81-47 (Major Building Entrances) would allow for the main entrance of the building to face Park Avenue and front on the public concourse.

*Chairperson Certifications (N 250199 ZCM, N 250200 ZCM, N 250202 ZCM, N 250203 ZCM)*

In addition to these requested special permits, the applicant is concurrently seeking approval for four non-discretionary Chairperson certifications (N 250199 ZCM, N 250200 ZCM, N 250202 ZCM, N 250203 ZCM) to facilitate the proposed development. These certifications are available to the proposed development pursuant to the regulations of the East Midtown Subdistrict. A certification pursuant to ZR Section 81-643(a) would confirm that there were 89,571 square feet of non-complying floor area constructed prior to 1961 on the development site (N 250199 ZCM). A certification pursuant to ZR Section 81-643(b) would allow for the reconstruction of 89,571 square feet of existing non-complying floor area (N 250200 ZCM). Two certifications pursuant to ZR Section 81-642 would enable the transfer of development rights from the zoning lots of two designated landmarks to the development site: 315,000 square feet from St. Patrick's Cathedral and 170,465.07 square feet from St. Bartholomew's Church (N 250202 ZCM, N 250203 ZCM).

Collectively, these four non-discretionary certifications along with the proposed special permits, would allow for up to 25.15 FAR or 1,705,627.35 zoning square feet on the zoning lot, of which 3.69 FAR or 250,301.55 square feet would be contained in the existing building to remain at 477

Madison Avenue (Lot 21) and 21.46 FAR or 1,455, 325.8 square feet would be constructed in the proposed development.

### **ENVIRONMENTAL REVIEW**

This application (C 250197 ZSM), in conjunction with the related application for a special permit (C 250198 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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the City Planning Commission. The designated CEQR number is 25DCP055M.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on March 17, 2025. A Revised Environmental Assessment Statement (EAS) and Revised Negative Declaration were issued on June 16, 2025. The project also includes project components related to the environment related to construction air quality measures. With these measures in place, there would be no significant adverse impacts related to construction. The applicant will enter into a Restrictive Declaration to ensure implementation of measures relating to construction air quality. The Revised Negative Declaration includes an (E) designation (E-836) related to hazardous materials, air quality, and noise. The requirements of the (E) designation are described in the Revised Environmental Assessment Statement and Revised Negative Declaration.

### **UNIFORM LAND USE REVIEW**

This application (C 250197 ZSM), in conjunction with the related application for a special permit (C 250198 ZSM), was certified as complete by the Department of City Planning on March 17, 2025, 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 Public Hearing**

Manhattan Community Board 5 held a public hearing on this application (C 250197 ZSM), in conjunction with the related application for a special permit (C 250198 ZSM) on May 8, 2025, and on that date, by a vote of 35 in favor, one opposed, and two abstaining, the community board adopted a resolution recommending approval of the application with the following conditions.

- The Applicant explore ways to provide access to public bathrooms for users of the public space; and,
- The Applicant incorporate additional seating around the water features and surrounding concourse area; and,
- The Applicant develop a plan for hosting public programming at the site.

### **Borough President Recommendation**

On June 12, 2025, the Manhattan Borough President issued a recommendation to approve this application (C 250197 ZSM), in conjunction with the related application for a special permit (C 250198 ZSM) with the following conditions:

- Work with Community Board 5 and other stakeholders to ensure the public realm is vibrant, welcoming, and coordinated with public realm efforts across the neighborhood.

### **City Planning Commission Public Hearing**

On June 2, 2025 (Calendar No. 5), the City Planning Commission scheduled June 18, 2025, for a public hearing on this application (C 250197 ZSM), in conjunction with the related application for a special permit (C 250198 ZSM). The hearing was duly held on June 18, 2025 (Calendar No. 25). Four speakers testified in favor of the application and none in opposition.

The applicant team, consisting of two applicant representatives, testified in favor of the

application, providing an overview of the proposed project. They noted the project context, design of the building and public concourse, and the proposed actions, as well as their planned contributions to St. Patrick's Cathedral, St. Bartholomew's Church, and the Public Realm Improvement Fund (PRIF).

Three additional speakers spoke in favor of the project, including a representative from St. Bartholomew's Church, a member of a non-profit building and construction membership organization, and a member of a business improvement district in the Grand Central area. They emphasized the contribution of a new office building to East Midtown, improvements to the public realm, and monetary contributions to landmarks.

There were no other speakers, and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this application (C 250197 ZSM), in conjunction with the related application for a zoning special permit (C 250198 ZSM), is appropriate.

The proposed development will replace three aging office buildings with a new 1,455,326 square-foot office tower with large, flexible floorplates, high ceilings, energy-efficient mechanical systems, and amenities intended to attract modern office tenants. The building will rise to a height of 1,586 feet and will include 16,944 square feet of ground floor retail space and a 12,500-square-foot public concourse with seating, planting, lighting, and water features.

The Commission believes that the proposed development is appropriate in scale and form with the high-density commercial character of the surrounding area and will contribute to East Midtown's identity as a world-class business district that attracts jobs and economic activity to the City. The Commission believes that the proposed development will advance the goals of the

East Midtown Subdistrict by replacing outdated office space with new class A office space and by providing substantial improvements to the public realm.

The requested special permit pursuant to ZR 81-645 will facilitate an FAR bonus of 3.0 associated with the provision of a 12,500-square-foot public concourse. The Commission believes that the concourse has been designed with generous proportions and quality design, including a 40-foot-high ceiling, circulation paths to support high volumes of pedestrian traffic on the site, and a variety of amenities for the public. These amenities include bench seating, movable tables and chairs, planting, trees, water features, and lighting, all of which, in the Commission's view, will contribute to an inviting and attractive space for the public. Seating and planting will be concentrated on East 51<sup>st</sup> and East 52<sup>nd</sup> streets, away from heavy pedestrian traffic and adjacent to the proposed retail spaces, which can draw people into the space and provide additional activation. The Park Avenue frontage, which is characterized by heavier foot traffic and the building entrance, is appropriately reserved primarily for circulation. The public concourse will be accessible from adjacent sidewalks on all three frontages. The building lobby will be fully glazed with transparent materials, allowing for views and openness throughout the public concourse. The design of the concourse will allow for views of Park Avenue, as well as landmarked buildings in the vicinity. Overall, the Commission believes that the design of the public concourse contributes to a cohesive and harmonious site plan and a high-quality public space.

The requested special permit pursuant to ZR 81-685 will facilitate the proposed development's design through a number of modifications. The Commission believes these modifications are appropriate.

A modification to the definition of a qualifying site under Section 81-613 (Definitions) and Section 81-681 (Mandatory requirements for qualifying sites) relating to the publicly accessible

space requirements will facilitate the proposed site plan, including the proposed public concourse, contributing to a superior site plan. Without this waiver, the development site would be required to provide an open publicly accessible space of 10,000 square feet across the through lot portion, conforming with the requirements of ZR 37-70 (Public Plazas), inclusive, excluding the locational restriction of ZR 37-713. With the waiver, the applicant is able to provide a larger amount of public space, in the form of a covered but unenclosed 12,500-square-foot public concourse. The provision of the public concourse in place of the open publicly accessible space also allows for the envelope of the proposed building. If 10,000 square feet of the lot area were open to the sky, it would be difficult to provide the large, flexible floor plates that support the programmatic needs of a modern office building with trading floors. The Commission believes that the waiver will result in a better site plan and will not detract from a lively streetscape and pedestrian experience, both of which will be bolstered by the amenities and design of the public concourse.

The Commission believes that the height and setback waiver of ZR Section 81-27 (Alternate Height and Setback Regulations - Daylight Evaluation), as modified by Section 81-66 (Special Height and Setback Requirements) is appropriate as it will enable the large, flexible floor plates necessary for modern office and trading use needed for a class A office building. Without the waiver, this development would have lower ceiling heights and smaller floorplates, which are less desirable for prospective tenants, especially financial services firms with trading functions, such as the proposed anchor tenant. The proposed building's bulk is not excessive or out of context with the high-density commercial office character of East Midtown. The Commission believes that the proposed bulk modifications will not have an adverse impact on the structures or open space in the vicinity in terms of scale, location, or access to light and air. The Park Avenue setbacks at various heights above the building's base and inward-sloped facades along the side streets will allow light and air to reach surrounding properties.

The modification of the floor area distribution requirements of Section 81-612 (Applicability along district boundaries) will facilitate the proposed development by allowing floor area to be distributed freely between the Northern Subarea and Park Avenue Subarea in the proposed development. In the Commission's view, this will allow the flexibility for a better site plan unconstrained by subarea floor area regulations.

The Commission believes that the modifications to the district plan elements are appropriate. The modification to the lobby width requirements of Sections 81-42 (Retail Continuity Along Designated Streets) and 32-30 (Streetscape Regulations) will allow for the lobby to occupy 69.3 percent of the Park Avenue frontage, providing a prominent entrance on the avenue that is also appropriate within the surrounding context. The lobby will be set back by the public concourse, glazed transparently, and flanked by retail uses. In addition, the modification to the transparent materials requirement of ZR 32-321(b) is necessary and appropriate. Due to grade changes within the public concourse between the sidewalk and the lobby, the requirement for transparent materials to begin no higher than two feet, 6 inches above the level of the adjoining sidewalk is incompatible with the design of the concourse and building. The lobby will be glazed fully with transparent materials. The modification to ZR 81-45 (Pedestrian Circulation Space) is necessary to facilitate the proposed public concourse, and space for pedestrian circulation will be included within the bounds of the public concourse. A modification to Section 81-47 (Major Building Entrances) is necessary to allow the building to face Park Avenue and front on the public concourse, which the Commission believes produces a site plan that responds to the character of Park Avenue.

## **FINDINGS**

The City Planning Commission hereby finds, pursuant to Section 81-645 of the Zoning Resolution:

- (1) to the extent practicable, the open or enclosed public concourse will:
- i. consist of a prominent space of generous proportions and quality design that is inviting to the public;
  - ii. improve pedestrian circulation and provide suitable amenities for the occupants;
  - iii. front upon a *street* or a pedestrian circulation space in close proximity to and within view of, and accessible from, an adjoining sidewalk;
  - iv. provide or be surrounded by active *uses*;
  - v. be surrounded by transparent materials;
  - vi. provide connections to pedestrian circulation spaces in the immediate vicinity; and
  - vii. be designed in a manner that combines the separate elements within such space into a cohesive and harmonious site plan, resulting in a high-quality public space;
- (2) the public benefit derived from the proposed public concourse merits the amount of additional *floor area* being granted to the proposed *development* or, where permitted, *enlargement*, pursuant to this special permit.

## **RESOLUTION**

**RESOLVED**, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on March 17, 2025, and a Revised Negative Declaration was issued on June 16, 2025, with respect to this application (CEQR No. 25DCP055M), 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, that the application submitted by VNO 350 Park Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special

permit pursuant to Section 81-645 of the Zoning Resolution to allow an increase in the amount of floor area ratio permitted on a qualifying site where an above-grade public concourse is provided, in connection with a proposed commercial building, on property located at 350 Park Avenue (Block 1287, Lots 21, 27, 28 and 33), in C5-3 and C5-2.5 Districts, 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 250197 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following approved plans, prepared by AAI Architects, P.C., filed with this application and incorporated in this resolution:

**C 250197 ZSM**

<b><u>Drawing No.</u></b>	<b><u>Title</u></b>	<b><u>Last Date Revised</u></b>
L.100	Public Concourse - Layout Plan	5/15/25
L.101	Public Concourse - Seating & Amenity Plan	5/15/25
L.200	Public Concourse - Materials & Grading Plan	5/15/25
L.301	Public Concourse - Planting Plan	5/15/25
L.400	Public Concourse - Lighting Plan	5/15/25
L.401	Public Concourse - Photometrics Plan	5/15/25
L.500	Public Concourse - Elevation & Section	5/15/25
L.600	Public Concourse - Typical Details	5/15/25
L.601	Public Concourse - Fixed Bench & Furnishing Details	5/15/25
L.602	Public Concourse - Water Feature Details	5/15/25
L.700	Public Concourse - Site Furnishing Details	5/15/25

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. 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, sublessee or occupant.
5. Development pursuant to this resolution shall be allowed only after the attached restrictive declaration, to be executed by VNO 350 Park Development LLC, and the terms of which are hereby incorporated in this resolution, shall have been recorded and filed in the Office of the Register of the City of New York, County of New York.
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 or breach of any of the conditions as stated above, may constitute grounds for the City Planning Commission or City Council, as applicable, to disapprove any application for modification, renewal or extension of the special permit hereby granted or

of the attached restrictive declaration.

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 250197 ZSM), duly adopted by the City Planning Commission on July 16, 2025 (Calendar No. 23), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

**DANIEL R. GARODNICK, Esq.,** *Chair*  
**KENNETH J. KNUCKLES, Esq.,** *Vice Chairman*  
**GAIL BENJAMIN, JOSEPH I. DOUEK,**  
**DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,**  
**RASMIA KIRMANI-FRYE, ORLANDO MARÍN,**  
**RAJ RAMPERSHAD,** *Commissioners*

**ALFRED C. CERULLO III, Esq.,** *Commissioner, RECUSED*



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> 350 Park Avenue	
<b>Applicant:</b> VNO 350 Park Development LLC	<b>Applicant's Primary Contact:</b> Alan Reagan
<b>Application #</b> 250197ZSM	<b>Borough:</b> Manhattan
<b>CEQR Number:</b> 25DCP055M	<b>Validated Community Districts:</b> M05

**Docket Description:**

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

<b>RECOMMENDATION: Conditional Favorable</b>			
<b># In Favor:</b> 35	<b># Against:</b> 1	<b># Abstaining:</b> 2	<b>Total members appointed to the board:</b> 46
<b>Date of Vote:</b> 5/8/2025 12:00 AM		<b>Vote Location:</b> Amazon Building, 12 W 39th St	

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

<b>Date of Public Hearing:</b> 5/8/2025 6:00 PM	
<b>Was a quorum present?</b> Yes	<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>
<b>Public Hearing Location:</b>	Amazon Building, 12 W 39th St

<b>CONSIDERATION:</b> see attached resolution		
Recommendation submitted by	MN CB5	Date: 5/14/2025 2:39 PM



## 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

May 8, 2025

Dan Garodnick  
Director  
Department of City Planning, 31st Floor  
120 Broadway  
New York, NY 10271

**Re: 350 Park Avenue, a ULURP application for certifications to transfer development rights from landmarks to qualifying sites, a special permit for a public concourse bonus, and a special permit for qualifying site waivers to facilitate a new commercial office development.**

Dear Director Gardonick:

At the regularly scheduled monthly Community Board Five meeting on Thursday, May 8, 2025, the following resolution passed with a vote of 35 in favor; 1 opposed; 2 abstaining; 1 present not entitled:

WHEREAS, 350 Park Development LLC (the "Applicant") proposes several actions (the "Proposed Actions") to facilitate the construction of a new commercial office tower (the "Proposed Development") at 350 Park Avenue, between East 51 and East 52 streets (Manhattan Block 1287, Lots 27, 28 and 33) (the "350 Park Site"); and

WHEREAS, On August 9, 2017, the City Council approved the Greater East Midtown rezoning (N 170186(A) ZRM) to create the East Midtown Subdistrict within the Special Midtown District, with new zoning controls intended to encourage the development of modern office buildings to reinforce East Midtown's position as a world-class business district and, in connection with new development, to facilitate the preservation of landmarks in the area and to provide for public realm improvements; and

WHEREAS, The Project Area encompasses the development site, St. Patrick's Cathedral, and St. Bartholomew's Church; and

WHEREAS, Development Site is mapped within C5-3 (15.0 FAR) districts on the Park Avenue and Madison Avenue frontages, each to a depth of 125 feet, and a C5-2.5 (12.0 FAR) district at the midblock. The eastern portion of the Development Site, to a depth of 200 feet from Park Avenue, is also mapped within the Park Avenue Subarea of the East Midtown District, and the western portion is mapped within

the Northern Subarea. Within the Park Avenue Subarea, the maximum as-of-right FAR for redevelopment of a “qualifying site” utilizing East Midtown floor area increase mechanisms is 25.0 FAR, and within the Northern Subarea, the maximum as-of-right FAR is 18.0; and

WHEREAS, St. Patrick’s Site occupies the full block bounded by Fifth Avenue, East 50th Street, Madison Avenue and East 51st Street, to the southwest of the Development Site. It is improved with the St. Patrick’s Cathedral complex, which has been designated as an individual landmark by LPC (LP-0267). Based on the St. Patrick’s Site’s lot area (84,352.80 sf), the applicable zoning districts allow a basic maximum commercial floor area of 1,177,926.60 sf, of which more than 1,000,000 sf is unutilized and of which the Applicant proposes purchasing 315,000 sf; and

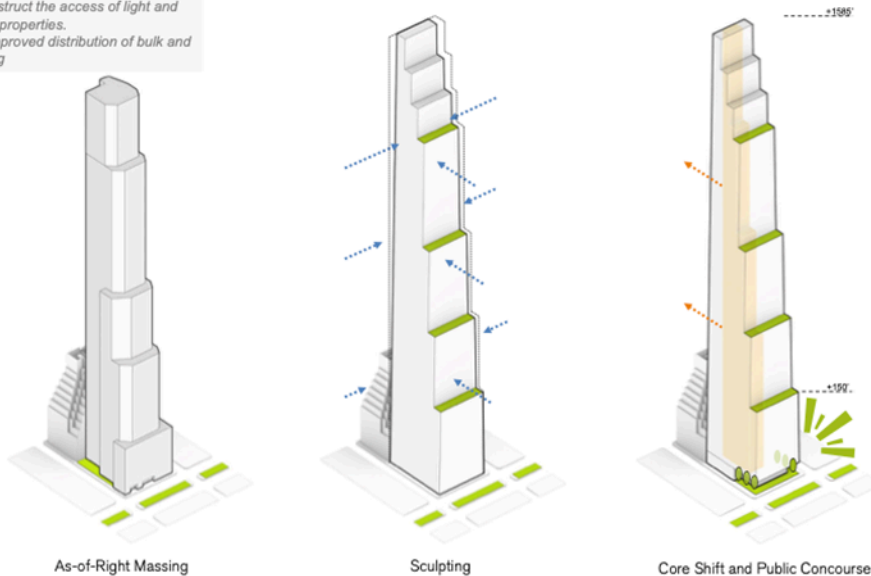
WHEREAS, St. Bartholomew’s Site occupies the western portion of the block bounded by Park Avenue, East 51st Street, Lexington Avenue and East 52nd Street, to the southeast of the Development Site. It is improved with St. Bartholomew’s Church and Community House, which has been designated as an individual landmark by LPC (LP-0275). Based on the St. Bartholomew’s Site’s lot area (47,699 sf), the applicable zoning districts allow a basic maximum floor area of 647,703 sf, of which approximately 528,533.40 sf of floor area remains available for transfers under the East Midtown regulations, and of which the Applicant proposes purchasing 170,465 sf; and

WHEREAS, the Applicant requests a zoning special permit through which it would construct a public concourse to allow 203,494.38 sf (3.0 FAR) of additional floor area and a zoning special permit through which it would, among other things, modify certain height and setback regulations; and

WHEREAS, The resulting modified zoning would permit the following massing and building:

### Building Massing

**Special Permit Finding:**  
*Will not unduly obstruct the access of light and air to surrounding properties.  
Will result in an improved distribution of bulk and better site planning*





; and

WHEREAS, The Applicant proposes to create the Public Concourse as a new, world-class public open space on the west side of Park Avenue. The proposed Public Concourse would dedicate 12,500 sf (approximately 24%) of the 350 Park Site to public use and enjoyment in a manner that seamlessly integrates with the existing public realm, activated by adjacent ground floor food and beverage space, with elements designed to reflect the architecture of the building above. The proposed design of the space takes advantage of its central location on Park Avenue by extending adjacent pedestrian circulation areas onto the site and opening view corridors to neighboring landmarks, with a site plan and program of amenities unified by bespoke and vibrant urban design strategies; and

WHEREAS, The proposed Public Concourse is rendered as follows:



; and

WHEREAS, CB5 asked for access to public bathrooms to serve the public open space and Vornado noted that proprietors for retail spaces have not been selected and cannot confirm public bathroom access at this time; and

WHEREAS, North and south sides of the space contain various types of seating and trees, while the east side is designed as an open corridor with two water features but no seating; and

WHEREAS, Public programming may help ensure the space is a lively urban asset; and

WHEREAS, The Applicant's project would contribute \$4.5 billion into the local economy, create 6200 construction jobs, create 15,200 permanent jobs, provide over \$150 million to St. Patrick's and St. Bartholomew's, and provide over \$35 million to the Public Realm Fund; therefore, be it

**RESOLVED**, Manhattan Community Board Five recommends approval of the Applicant's proposed zoning actions, subject to the following conditions:

- The Applicant explore ways to provide access to public bathrooms for users of the public space; and,
- The Applicant incorporate additional seating around the water features and surrounding concourse area; and,
- The Applicant develop a plan for hosting public programming at the site.

Thank you for the opportunity to comment.

Sincerely,



Bradley Sherburne  
Chair, CB5



Nancy Aber Goshow  
Chair, CB5 Land Use, Housing and Zoning Committee

Cc: Hon. Mark Levine, Manhattan Borough President  
Hon. Keith Powers, NY City Council, District 4



# BOROUGH PRESIDENT RECOMMENDATION

<b>Project Name:</b> 350 Park Avenue	
<b>Applicant:</b> VNO 350 Park Development LLC	<b>Applicant's Administrator:</b> Alan Reagan
<b>Application #</b> 250197ZSM	<b>Borough:</b> Manhattan
<b>CEQR Number:</b> 25DCP055M	<b>Validated Community Districts:</b> M05

**Docket Description:**

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

**RECOMMENDATION:** Conditional Favorable

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

**CONSIDERATION:**

Recommendation submitted by	MN BP	Date: 6/12/2025 4:51 PM
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OFFICE OF THE

# MANHATTAN BOROUGH PRESIDENT

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**Mark Levine, Borough President**

June 12, 2025

**Recommendation on ULURP Application Nos. N250202ZCM, N250203ZCM, N250204LDM, N250205LDM, C250197ZSM, C250198ZSM, N250199ZCM, N250200ZCM, N250201LDM – 350 Park Avenue  
By VNO 350 Park Development LLC**

## PROPOSED ACTIONS

VNO 350 Park Development LLC (the “Applicant”) is proposing multiple land use actions to facilitate a new commercial office development (the “Proposed Project”) located at 350 Park Avenue (Block 1287, Lots 27, 28, and 33), in Manhattan Community District 5 (the “Site”).

The Applicant proposes the following actions:

1. Actions related to non-complying floor area certifications:
  - a. A certification pursuant to Section 81-643(a) of the New York City Zoning Resolution (ZR) that 89,571 square feet of non-complying floor area exists on the proposed zoning lot, which includes the Site and 477 Madison Avenue (Block 1287, Lot 21);
  - b. A certification pursuant to ZR Section 81-643(b) for inclusion of the 89,571 square feet of non-complying floor area in the Proposed Project in connection with a payment to the Public Realm Improvement Fund (PRIF);
2. Actions related to landmark floor area transfer certifications:
  - a. A certification pursuant to ZR Section 81-642 for the transfer of 315,000 square feet of development rights from a site that contains St. Patrick’s Cathedral, located at 631 Fifth Avenue (Block 1286, Lot 1) in connection with a PRIF contribution;
  - b. A certification pursuant to ZR Section 81-642 for the transfer of 170,465.07 square feet of development rights from a site that contains St. Bartholomew’s Church and Community House, located at 325 Park Avenue (Block 1305, Lot 1) in connection with a PRIF contribution;
3. Actions related to special permits for public concourse and waivers:
  - a. A special permit pursuant to ZR Section 81-645 permitting an additional 203,494.38 square feet, or 3.0 floor area ratio (FAR), to be constructed on the Site with the inclusion of a public concourse that includes seating, planting, and retail activation;
  - b. A special permit pursuant to ZR Section 81-685 to modify certain qualifying site criteria, subarea boundary regulations, height and setback regulations, mandatory district plan elements, and public space requirements.

These actions would facilitate the development of a new 1,600-foot office tower, ground-floor retail, and a public concourse, as well as funding for and landmarks and the public realm.

## **BACKGROUND**

The Site is located in the East Midtown Subdistrict of the Midtown Special District. The East Midtown Rezoning was approved in 2017 and created the Subdistrict to facilitate modern office buildings, preserve landmarks, and improve the public realm. The Subdistrict's zoning regulations include mechanisms to achieve these goals, including certifications and special permits that allow for landmark transfer of development rights (TDR), parameters for the PRIF, and modifications to floor area, height, and setback regulations.

There is an existing 30-story office building at 350 Park Avenue that is occupied by Citadel. The current Citadel employees in the building are relocating to 660 Fifth Avenue to facilitate demolition of the existing building. Two additional buildings – 40 East 52<sup>nd</sup> Street and 39 East 51<sup>st</sup> Street – are also located on the Site, are currently vacant, and will be demolished to facilitate the Proposed Project.

### **Proposed Development**

The Proposed Project would include 1,455,325.80 zoning square feet (ZSF) of commercial space for office and trading use, 16,944 square feet of ground-floor retail for food service use, and a 12,500-square-foot public concourse. Citadel and Citadel Securities would be the anchor tenants of the office space.

The Applicant's proposed zoning actions all comprise approvals subject to the East Midtown Special District zoning regulations. With the merged zoning lots from 350 Park Avenue, 39 East 51<sup>st</sup> Street, 40 East 52<sup>nd</sup> Street, and 477 Madison Avenue, the maximum commercial floor area permitted on the Site as-of-right would be 927,096.90 ZSF. The Applicant is requesting an additional 575,036.07 ZSF through the certifications from the City Planning Commission (CPC) Chairperson for non-complying floor area and the purchase of floor area from the landmarked sites. An additional 203,494.38 ZSF of floor area in connection with the public concourse would be permitted via special permit. Overall, the proposed actions would permit a total of 1,705,627.35 ZSF on the zoning lot. The existing 477 Madison Avenue building that will remain on the zoning lot uses 250,301.55 ZSF of the total, which leaves the Proposed Project with 1,455,325.80 ZSF.

The actions for landmark transfer of development rights to permit additional floor area apply to two nearby landmarked sites. The first is the site of St. Patrick's Cathedral, bounded by East 50<sup>th</sup>, East 51<sup>st</sup> Streets, Madison Avenue, and Fifth Avenue. The Applicant is seeking to transfer 315,000 square feet of development rights from the St. Patrick's Cathedral site for \$98 million. The second is the site of St. Bartholomew's Church and Community House, located on Park Avenue between East 50<sup>th</sup> and East 51<sup>st</sup> Streets. The Applicant is seeking to transfer 170,465.07 square feet from the St. Bartholomew's site for \$53 million. In total the Proposed Project would purchase 485,465.07 square feet from the two sites for \$151 million.

The Applicant will also make a payment of \$5,507,720.79 to the PRIF in connection with the non-complying floor area and a payment of \$30,341,566.88 to the PRIF in connection with the two landmark TDR, per the regulations of the East Midtown Subdistrict.

**Nos. N250202ZCM, N250203ZCM, N250204LDM, N250205LDM, C250197ZSM, C250198ZSM, N250199ZCM, N250200ZCM, N250201LDM – 350 Park Avenue**

## **Area Context**

The Site is located in Manhattan Community District 5 in the Midtown East neighborhood. The surrounding area is primarily zoned C5-3 and C5-2.5 and occupied with high density commercial and office uses. The Site is located in the Special East Midtown District within the Park Avenue Subarea and the Northern Subarea, and within the boundaries of the Grand Central Partnership Business Improvement District (BID).

The Site is well served by transit by the 6, E, and M trains, the M1, M2, M3, M3, M50, Q32, BxM3, BxM4, BxM6, BxM9, BxM8, BxM9, BxM11, as well as other buses serving the five boroughs, and nearby access to Grand Central Terminal.

## **COMMUNITY BOARD RESOLUTION**

Manhattan Community Board 5 (“CB 5”) held a public hearing on the project on April 23, 2025.

On May 8, 2025, CB 5 voted 35-1-2 to recommend approval of the project with the following conditions:

1. Explore ways to provide access to public bathrooms for public space users;
2. Incorporate additional seating around the water features and surrounding concourse area;  
and
3. Develop a plan for hosting public programming at the site.

## **BOROUGH PRESIDENT’S COMMENTS**

The proposal for a new office building at 350 Park Avenue shows the strength of Manhattan’s office market. Companies are continuing to strengthen their roots in Midtown despite fears of whether the office market would rebound after the pandemic. This project also brings new public space and the preservation of landmarks, which will both enhance and preserve the character of this neighborhood.

This project helps achieve the goals of the East Midtown Rezoning, maintaining Midtown East as a commercial corridor by increasing the supply of Class A office space, with mechanisms for additional bulk, coupled with public space. The PRIF, which my office sits on the governing group of, is a great way to make sure public spaces are a priority for the district.

I am also excited by the use of landmark TDR here which will help preserve St. Patrick’s Cathedral and St. Bartholomew’s Church. The East Midtown Subdistrict regulations were designed with projects like this in mind – for a mutually beneficial land use scenario where landmarks continue to thrive using tools that encourage additional commercial development.

I echo the comments of Community Board 5 to consider how to make the public open space the best it can be. Having appropriate seating, programming, and amenities will solidify the public space as key component of the neighborhood’s public realm.

**Nos. N250202ZCM, N250203ZCM, N250204LDM, N250205LDM, C250197ZSM, C250198ZSM, N250199ZCM, N250200ZCM, N250201LDM – 350 Park Avenue**

While adding a new public concourse at 350 Park Avenue will be a great contribution to the neighborhood's public realm, we need to make sure efforts are coordinated with other projects in the area as best as possible. The redesign of the Park Avenue median<sup>1</sup> will be another significant undertaking to improve public space in East Midtown. While it is unclear at this point if the timelines for 350 Park Avenue and the median redesign will overlap, any coordination the Applicant can do to incorporate their design into the plans for the new median will be beneficial for the area's public realm.

The premise of 350 Park Avenue is simple – create office space where there is demand, enhance the public realm, and give landmarks the ability to sustain themselves. Any improvements that can be made in the details, particularly regarding the public realm, will just further bolster the public benefit.

**BOROUGH PRESIDENT'S RECOMMENDATION**

Therefore, I recommend **approval** of ULURP Application Nos. N250202ZCM, N250203ZCM, N250204LDM, N250205LDM, C250197ZSM, C250198ZSM, N250199ZCM, N250200ZCM, and N250201LDM **with the following condition:**

1. Work with Community Board 5 and other stakeholders to ensure the public realm is vibrant, welcoming, and coordinated with public realm efforts across the neighborhood.



Mark Levine  
Manhattan Borough President

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<sup>1</sup> [Mayor Adams Launches Major Step to Put the "Park" Back in Park Avenue | City of New York](#)