

Improving Access and Use at Privately Owned Public Spaces

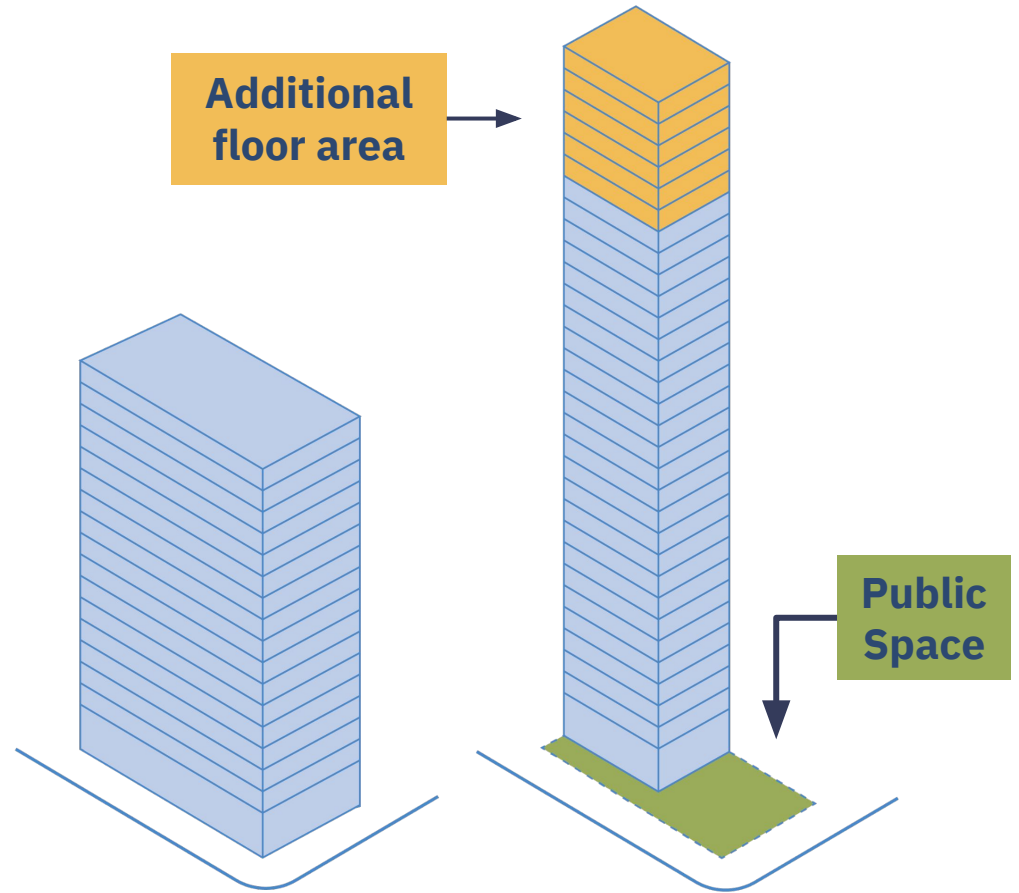
Missy Quick

May 14, 2024

Agenda

1. Project Recap
2. Assessment of Use at POPS
3. Overview of POPS Management
4. Recommendations

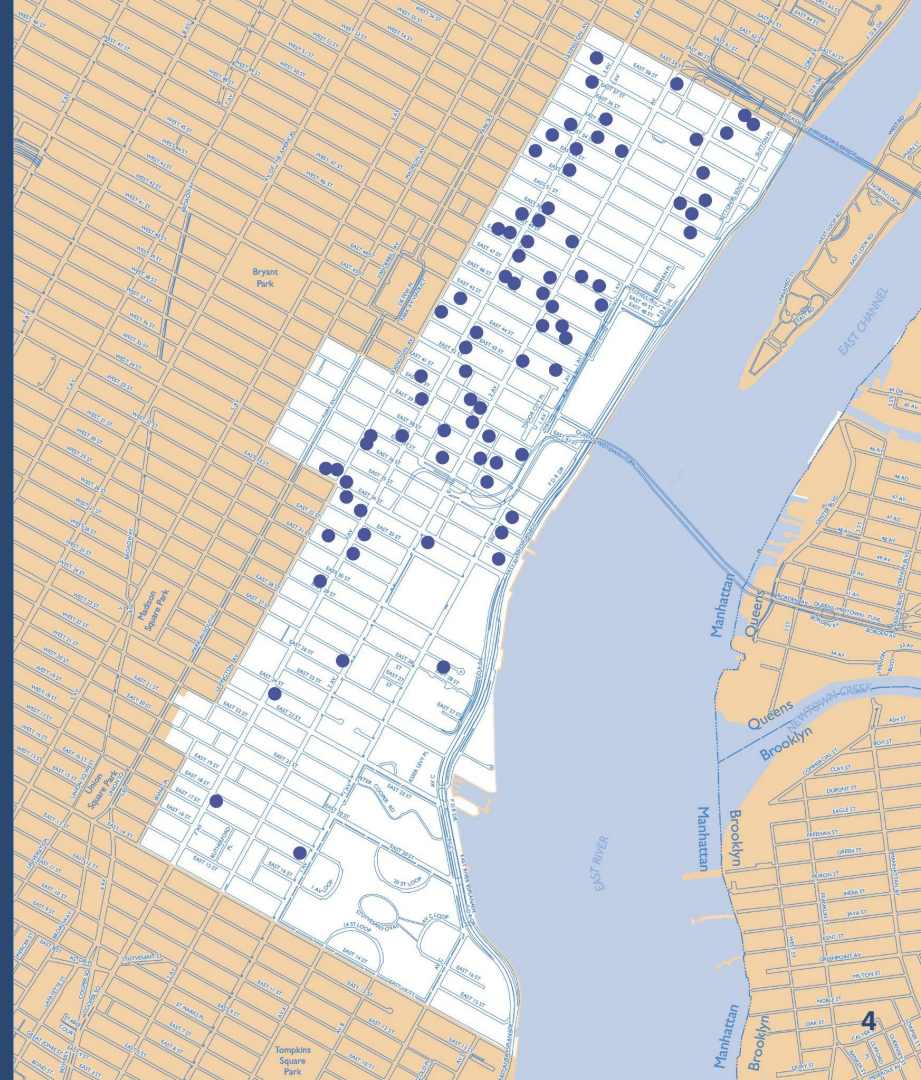
Privately Owned Public Spaces (POPS)



80

392 POPS in CD6

Map showing the location of 80 POPS in CD6.
Source: NYC Capital Planning Explorer



THE NEW SCHOOL
PARSONS



How can CB6 motivate building owners to improve their privately owned public spaces?

Motivations for Renovation:

It's not primarily for the sake of public space

The Renovation Process:

There's not enough focus on who is expected to use the space and how.

**How are these spaces serving
community members today?**

780 Third Ave



Source: [MSEF Archive](#) Source: Missy Quick on Febru Source: Still image of video by Matt Kim on February 15, 2024

780 Third Ave



780 Third Ave



Public Space Record: 629

Building Address: 780 Third Avenue

Building Name:

-  Building
-  Sidewalk Widening
-  Urban Plaza

Source: APOPS Website,
<https://apops.mas.org/pops/m060029/>

285 Lexington Ave



RULES OF CONDUCT

This is a privately owned space designed and intended for the use and enjoyment by the general public for passive recreation.

The following are prohibited:

- Lying down on the ground, benches, sitting areas or walkways which unreasonably interferes with the use of such areas by others
- Camping, barbecuing, sleeping or erecting of tents or other structures including the use of tarps and sleeping bags
- Storage or placement of personal property on the ground, benches, sitting areas or walkways which unreasonably interferes with the use of such areas by others
- Playing in or touching matter within the planters
- Feeding birds or other animals
- The use of bicycles, skateboards or roller-blades
- Performances without permission of the Owner
- Public meetings or assemblies of more than 100 persons
- Public meetings or assemblies of 100 persons or less which could unreasonably interfere with the use of this space by others
- Playing of amplified or unamplified music, recorded music or use of amplification equipment except with permission of Owner
- Engaging in commercial activities or distribution of food or other goods without permission of the Owner
- No Alcohol Permitted

THE CARLTON REGENCY CORP.
137 EAST 36th STREET
NEW YORK, NEW YORK 10016

RULES OF OCCUPANCY OF THE PLAZA

OCCUPANTS OF THE PLAZA SHALL OBEY THE FOLLOWING RULES AT ALL TIMES. FAILURE TO OBEY ANY OF THESE RULES SHALL BE GROUNDS FOR REMOVAL FROM THE PREMISES AND MAY SUBJECT THE VIOLATOR TO ARREST AND PROSECUTION.

NO LITTERING, DUMPING OR STORING OR LEAVING ANY UNATTENDED PERSONAL BELONGINGS.

NO DISORDERLY BEHAVIOR, INCLUDING FIGHTING WITH OR ASSAULTING ANOTHER PERSON, ENGAGING IN SEXUAL ACTIVITY OR ENGAGING IN CONDUCT THAT SERIOUSLY ANNOYS, UNREASONABLY ALARMS OR ENDANGERS THE SAFETY OF ANOTHER PERSON.

NO LOITERING OR ENGAGING IN ANY ILLEGAL CONDUCT, INCLUDING THE UNLAWFUL USE, POSSESSION, SOLICITATION OR DISTRIBUTION OF MARIJUANA, ALCOHOL OR CONTROLLED SUBSTANCE.

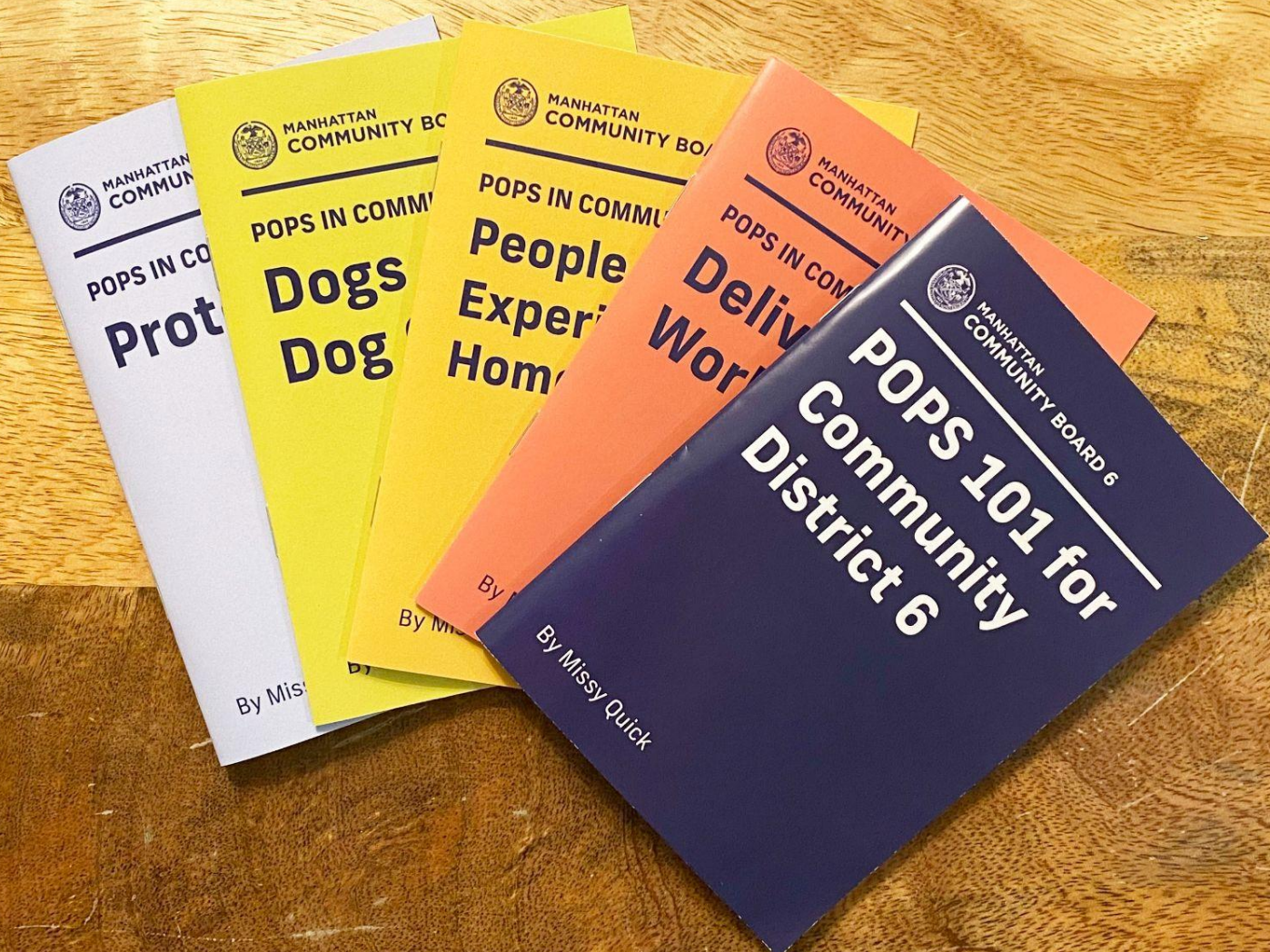
NO STORING OF MATERIALS ON, SLEEPING OR USING BENCH TABLE OR OTHER SITTING AREA SO AS TO INTERFERE WITH ITS USE BY OTHER PERSONS.

NO CAMPING OR MAINTAINING ANY TENT OR SHELTER.

NO BLOCKING OF BUILDING ENTRANCEWAYS.

NO DEFECATING.

NO ACTIVITIES WHICH MAY DAMAGE SHRUBS, TREE OR FLOWERS.



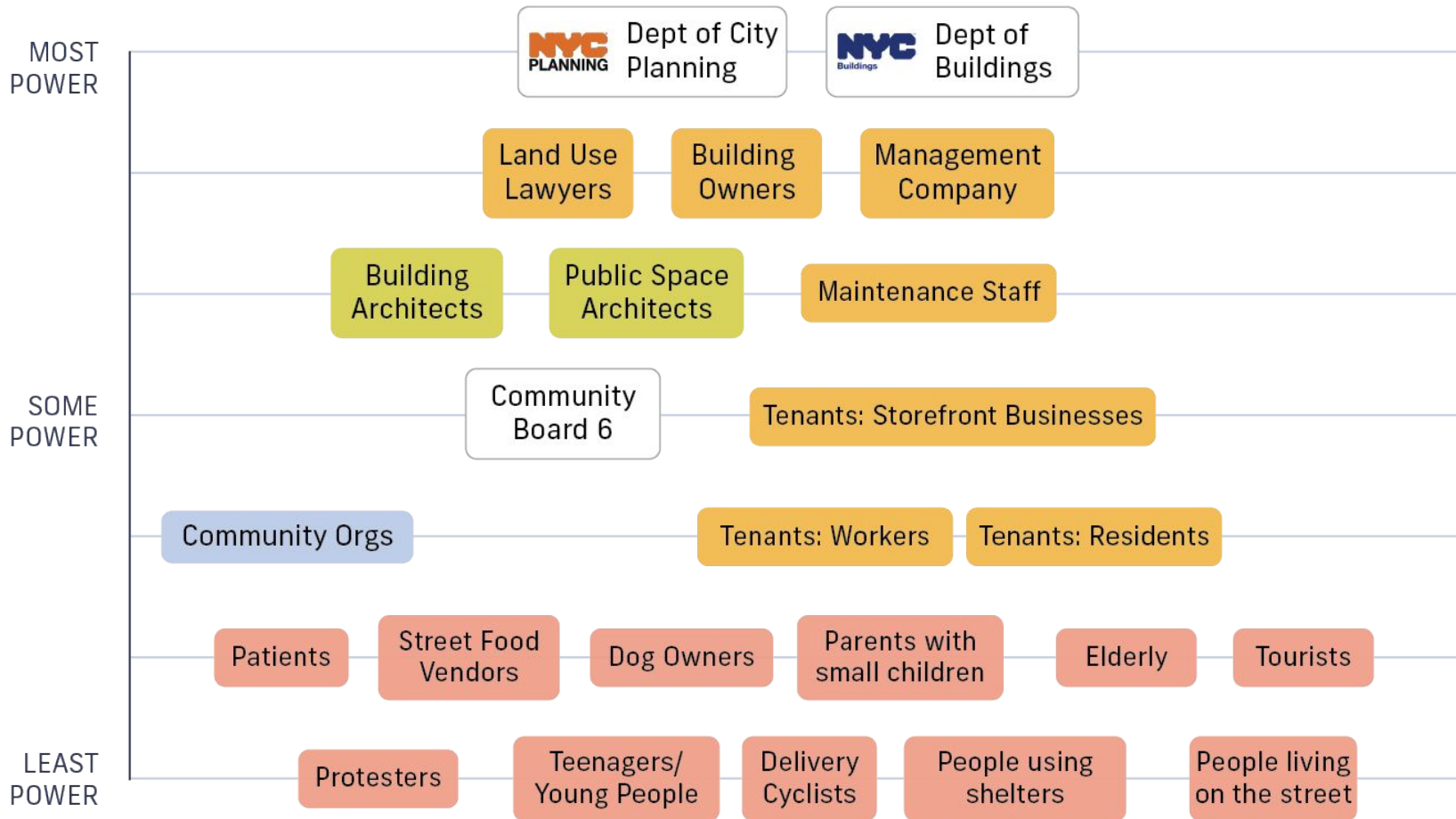
How does the system work?

\$5,000 Average violation fine

\$5,483,600 Estimated annual revenue from
bonus floor area in 780 Third Ave

Sources:

- [Statista Research Department. Apr 24, 2024. "Average Class A asking rent for office real estate in Manhattan in 1st quarter 2024, by district"](#)
- [Uberoy, Urvashi, and Keith Collins. 2023. "New Yorkers Got Broken Promises. Developers Got 20 Million Sq. Ft."](#)
- [Settles, Nadir. 2020. "780_Third_Avenue_ULURP_Application_Collated_.Pdf."](#)



“

New York’s public life is not spontaneous. It is bound by regulation and codes of conduct. These codes and regulations not only control what can happen on the streets and sidewalks, plazas and parks, but also who can be present there—in other words, who constitutes New York’s public.

”

—Kristine F. Miller

Designs on the Public: The Private Lives of New York's Public Spaces

Engage, Assess, Advocate

Recommendations

Level of effort

Local Public Groups	1. Identify local public user groups and plan for ongoing engagement	Low
	2. CD6 Public Space Needs Assessment per local public group	High
	3. Articulate CD6's particular needs and challenges with POPS based on user group and neighborhood level needs	Low
Private Partners	4. Public Space Architects: Outreach and advocate for community engagement	Low
	5. Public Space Architects: Develop list of preferred architects and best practices recommendations	High
	6. Land Use Lawyers: Outreach and advocate for community engagement	Low
	7. Private Owners: Outreach and education on POPS requirements	Low
Government Partners	8. DCP: Advocate for community engagement to be required in POPS design process	High
	9. DCP: Advocate for better data collection on POPS	Low
	10. DOB: Invite to meeting to discuss their role in POPS	Low
	11. DOB: Advocate for more resources to monitor POPS and enforce violations	Low

A special thank you to...

Lara Penin
Fabrizio Furiassi
Thesis Group
Matt Kim

Community Board 6
Rich Mintz
Majed Abdulsamad
Fund for the City
of New York

St. Vartan Park
Conservancy
Department of City
Planning

Thank you!

Missy Quick

quicm630@newschool.edu