

2015



**CONDITION REPORT ON
PRIVATELY OWNED PUBLIC
SPACES IN DISTRICT 6
MANHATTAN COMMUNITY BOARD SIX**

CBSIX.ORG

This page blank

SANDRO SHERROD
CHAIR



DAN MINER
DISTRICT MANAGER

THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD SIX
866 UNITED NATIONS PLAZA, SUITE 308
NEW YORK, NY 10017
OFFICE@CBSIX.ORG (212) 319.3750 www.CBSIX.ORG

October 30, 2015

In 2014, Manhattan Community Board 6 conducted its first survey of privately owned public spaces (POPS) within our district. POPS—plazas, arcades, and other outdoor and indoor spaces at the street level of many office and residential towers in New York City—were created by “incentive” zoning in 1961; they offered developers various zoning concessions in return for providing open space the public could use within their property.

Two key facts motivated our 2014 survey: CB6 has 77 POPS—almost 15% of the city’s total—but the lowest percentage of open public space of any Manhattan community district. We feel that creating greater public awareness about our district’s POPS can help mitigate its lack of open spaces for residents, workers, and visitors alike. That means it is also crucial to track whether and how each POPS fulfills its requirements about accessibility and (if applicable) amenities.

The initial survey was updated by interns during Summer 2015, and will be updated annually.

The survey’s goals include:

- identifying all POPS in the district;
- assessing their individual accessibility and usefulness to the public;
- reporting to city agencies any observed discrepancies between required and existing amenities at each POPS;
- creating an interactive map designating all POPS within CB6 and citing their current conditions, to be posted on the CB6 website and elsewhere for public use;
- finding ways and means to encourage, aid, or enforce compliance by POPS owners who don’t currently provide required access or amenities;
- finding ways and means to encourage and aid POPS owners to upgrade current access and amenities, as appropriate;
- finding ways and means to encourage and aid POPS owners to provide amenities even if they are not required to do so.

The survey entry for each POPS site includes:

- construction date, developer, architect or designer;
- photos of current conditions;
- verbal descriptions of current conditions;
- a list of required amenities, gaps in compliance **in bold**, and any other amenities provided;
- a link to the appropriate page on the Advocates for Privately Owned Public Spaces (APOPS) website <http://apops.mas.org/>, a project of the Municipal Art Society.

Each POPS has been checked against the APOPS list of required amenities and degree of public access. Methodology and terms used:

Observations Classification:

- Access: “A public access violation occurs when all or part of the public space, legally required to be accessible to the public, is rendered inaccessible by temporary or ongoing management actions.” (Kayden, Jerold. *Privately Owned Public Space: The New York City Experience*. New York: John Wiley & Sons, Inc., 2000. Page 56). Each POPS was checked for access during its required open hours, and for handicapped access.

POPS Categories:

- Arcade: This term describes “a continuous covered space fronting on and open to a street, residential plaza or urban plaza” (Kayden, Page 26).
- Plaza: “A continuous open area, at least 750 square feet in size” that “must be accessible to the public at all times, unless otherwise authorized by the City Planning Commission to be able to close at night” (Kayden, Page 26).
- Residential Plaza: Must be an “open area for public use,” and “must be accessible to the public at all times unless otherwise authorized by the City Planning Commission” (Kayden, 29). Residential plazas must have “seating, trees, bicycle parking and a drinking fountain as well as two additional amenities” (Kayden, Page 30).

With the current zoning environment encouraging denser development and “super scrapers,” open public space within New York is in immediate danger of becoming even rarer. And so maximizing the possibilities for already existing spaces becomes even more imperative, if we are to maintain a healthy quality of life for those who live and work in or visit our city.

Manhattan Community Board 6 believes that this POPS survey takes a significant step toward that goal.

Sandro Sherrod
Chair

Mark Thompson
Chair, Parks and Landmarks Committee

Acknowledgement

Thanks and appreciation are extended to the individuals listed below for the impressive collaboration resulting in this report.

Board Members

Letty Simon, Editor
Gene Santoro, Associate Editor

Board Office Staff

Dan Miner, District Manager
Rebecca Kooshak, Consultant Community Associate

Interns

Thomas Brancato, Intern Summer 2015
Christopher Consalvo, Intern Summer 2014
Huong Jenny Dao, Intern Summer 2015
Megan Harewood, Intern Summer 2015
Nasita Haque, Intern Fall/Winter 2015
Eduard Knechtl, Intern Summer 2014
Anita Li, Intern Summer 2014
Skyler Patrick, Intern Summer 2015
Shelby Yvon, Intern Summer 2014

An electronic version of this report may be downloaded from the POPS Project page at
<http://cbsix.org/projects/privately-owned-public-space/>

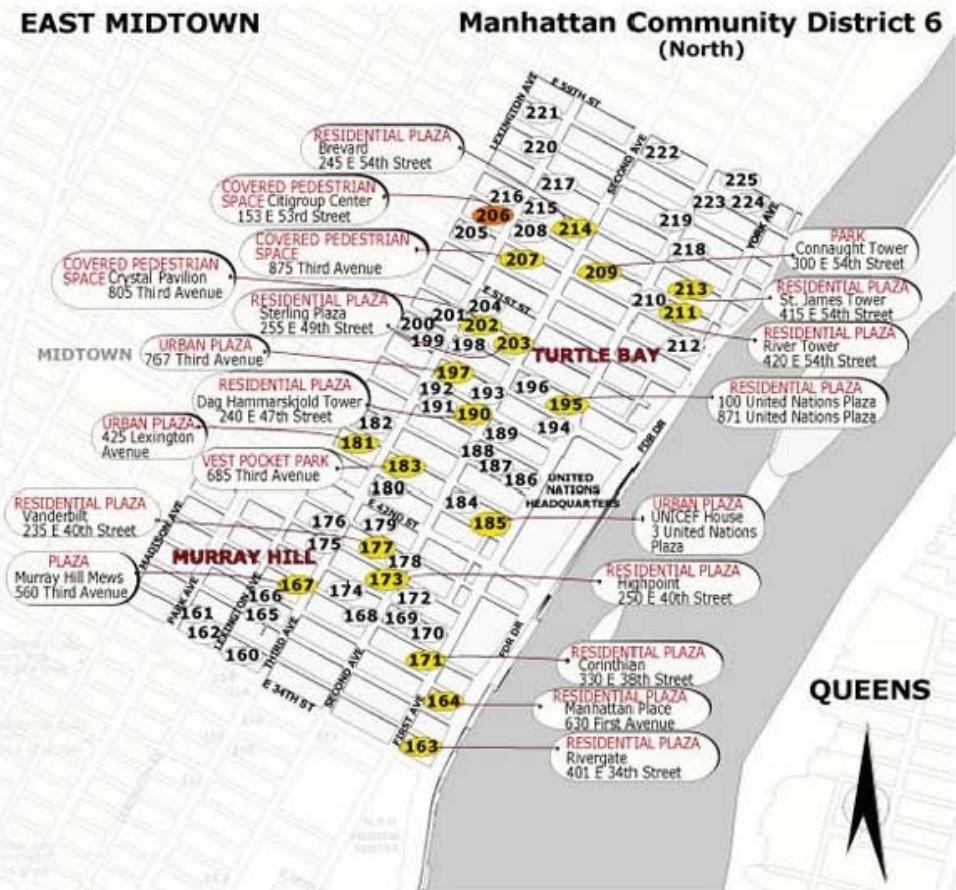
This page blank

POPS (PRIVately OWNED PUBLIC SPACES) 14TH STREET TO 34TH STREET



	Building Address/Name	Map ID#
1.	201 E. 17th Street/Park Towers Medical Plaza	149
2.	353 E. 17th Street/Gilman Hall	150
3.	200 E. 24th Street/Crystal House	151
4.	240 E. 27th Street/Parc East Tower Apartments	152
5.	155 E. 29th Street/Biltmore Plaza	153
6.	155 E. 31st Street/Windsor Court	154
7.	200 E. 32nd Street/Future	155
8.	200 E. 33rd Street/Laurence Tower	156
9.	150 E. 34th Street/Dumont Plaza	159
10.	166 E. 34th Street	158
11.	300 E. 34th Street	157

POPS (PRIVATELY OWNED PUBLIC SPACES) 34TH STREET TO 59TH STREET



	Building Address/Name	Map ID#
12.	115 E. 34th Street/Murray Hill	161
13.	401 E. 34th Street/Rivergate	163
14.	132 E. 35th Street/Murray Hill House	164
15.	243 Lexington Avenue	160
16.	137 E. 36th Street/Carlton Regency	165
17.	285 Lexington Avenue/Carlton Regency North	166
18.	630 First Avenue/Manhattan Place	164
19.	560 Third Avenue/Murray Hill Mews	167
20.	240 E. 38th Street/NYU Langone Ambulatory Care Center	168

21.	311 E. 38th Street/Whitney	169
22.	330 E. 38th Street/Corinthian	171
23.	222 E. 39th Street/Eastgate Tower	174
24.	330 E. 39th Street/New York Tower	170
25.	600 Third Avenue	175
26.	250 E. 40th Street/Highpoint	173
27.	728 Second Avenue/The Churchill	172
28.	235 E. 40th Street/Vanderbilt	177
29.	245 E. 40th Street/Marlborough	178
30.	622 Third Avenue/Grand Central Plaza	176
31.	212 E. 42nd Street/The Westin Hotel	179
32.	201 E. 42nd Street	180
33.	425 Lexington Avenue	181
34.	685 Third Avenue	183
35.	303 E. 43rd Street/International Plaza	184
36.	3 United Nations Plaza/UNICEF House	185
37.	140 E. 45th Street/Two Grand Central Tower	182
38.	301 E. 45th Street/Delegate	188
39.	320 E. 46th Street/Belmont	187
40.	333 E. 45th Street/Lausanne	186
41.	747 Third Avenue	192
42.	212 E. 47th Street/L'Ecole	191
43.	240 E. 47th Street/Dag Hammarskjold Tower	190
44.	866 Second Avenue/Dag Hammarskjold Plaza	189
45.	767 Third Avenue	197
46.	885 Second Avenue/1 Dag Hammarskjold Plaza	193
47.	845 First Avenue/Trump World Tower	194
48.	141 E. 48th Street/Cosmopolitan	200
49.	777 Third Avenue	198
50.	780 Third Avenue	199
51.	309 E. 48th Street/Libyan House	196
52.	100 United Nations Plaza/871 United Nations Plaza	195
53.	800 Third Avenue	201
54.	805 Third Avenue/Crystal Pavilion	202
55.	255 E. 49th Street/Sterling Plaza	203
56.	825 Third Avenue	204

57.	599 Lexington Avenue	205
58.	875 Third Avenue	207
59.	429 E. 52nd Street/Rivercourt	212
60.	153 E. 53rd Street/Citigroup Center	206
61.	885 Third Avenue	208
62.	300 E. 54th Street/Connaught Tower	209
63.	400 E. 54th Street/The Revere	210
64.	420 E. 54th Street/River Tower	211
65.	900 Third Avenue	216
66.	909 Third Avenue	215
67.	245 E. 54th Street/Brevard	214
68.	415 E. 54th Street/James Tower	213
69.	919 Third Avenue	217
70.	400 E. 56th Street/Plaza 400	218
71.	950 Third Avenue	220
72.	360 E. 57th Street/Morrison	219
73.	150 E. 58th Street/Architects and Designers	221
74.	410 E. 58th Street / New Yorker East	223
75.	425 E. 58th Street/Sovereign	224
76.	300 E. 59th Street/Landmark	222
77.	418 E. 59th Street/Grand Sutton	225

Bibliography

In 2014 an initial report was prepared by Consalvo, Christopher et al. "Privately Owned Public Spaces: A Condition Report For The Public". Manhattan Community Board Six. Available at the Board Office.

Resources consulted by the Interns

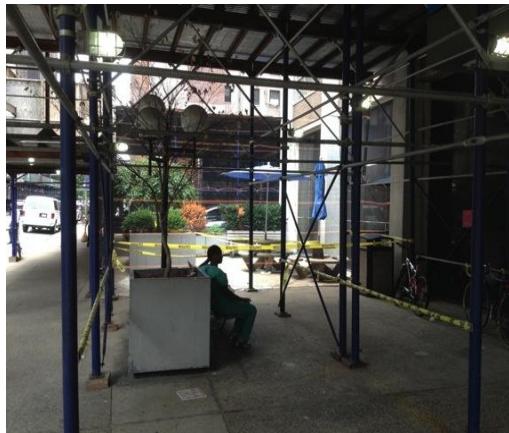
- Advocates for Privately Owned Public Spaces (APOS) website, a project of the Municipal Art Society <http://apops.mas.org/>
- Kayden, Jerold. *Privately Owned Public Space: The New York City Experience*. New York: John Wiley & Sons, Inc., 2000.
- Keane, Michael. "Privately Owned Public Spaces In Community District Six: A Study In Usage & Condition" Community Board 6, 1 Jan. 2008. Web. 7 July 2014. <http://cbsix.org/files/2008-CD6 - PublicPlaza Report.pdf>
- <http://www1.nyc.gov/assets/planning/download/pdf/plans/pops-inventory/pops-inventory.pdf>

Address / Name	201 E. 17 th Street / Park Towers Medical Plaza	
Profile	Space type and size required: Plaza 7,738.14 sf Year completed: 1973 Principal public space designer: Philip Birnbaum Building architect: Philip Birnbaum	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities at this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Plantings Trees
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/611/>

Address / Name	353 E. 17th Street / Gilman Hall	
Profile	Space type and size required: Plaza 3,080.00 sf Year completed: 1969 Principal public space designer: Schuman & Lichtenstein Building architect: Schuman & Lichtenstein	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities at this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Seating Lighting Bicycle parking Plantings Construction scaffolding
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/686/>

Address / Name	200 E. 24th Street / Crystal House	
Profile	Space type and size required: Plaza 3,079.22 sf Year completed: 1972 Principal public space designer: Clarence Lilien & Associates Building architect: Clarence Lilien & Associates	
Amenities	<ul style="list-style-type: none"> There are no legally required amenities at this POPS 	<ul style="list-style-type: none"> Plantings
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access Gated entrance limits access



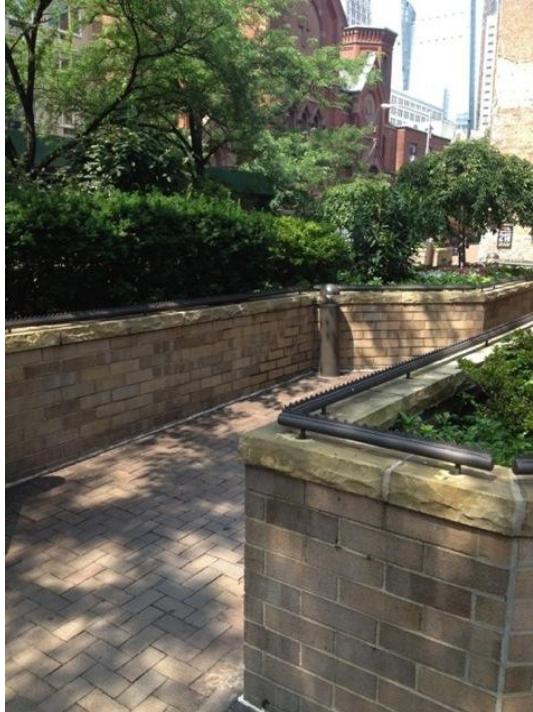
<http://apops.mas.org/pops/612/>

Address / Name	240 E. 27th Street / Parc East Tower Apartments	
Profile	<p>Space type and size required: Mini-Park 7,486.00 sf; Public Open Area 5,532.77 sf</p> <p>Year completed: 1972</p> <p>Principal public space designer: Lawrence Halprin Associates</p> <p>Building architect: Philip Birnbaum</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> ● Litter receptacles ● Plaque/Sign ● 12 trees within space ● Fountain working 5/1-10/31 ● Artwork ● Lighting ● Mini-Park: closed circuit television surveillance system, daily cleaning ● Plantings ● Seating ● Tables 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> ● Litter receptacles ● Plaque/Sign ● Trees ● Fountain not working ● Artwork ● Lighting ● Closed circuit television surveillance system ● Plantings ● Seating ● Tables ● Trash in southeast corner
Access	<ul style="list-style-type: none"> ● Open 5/1-9/30 9AM- 9PM ● Open 10/1-4/30 9AM-6PM ● Full/partial disability access 	<ul style="list-style-type: none"> ● Open 5/1 -9/30 9AM 9PM ● Open 10/1 -4/30 9AM-6PM ● Full disability access



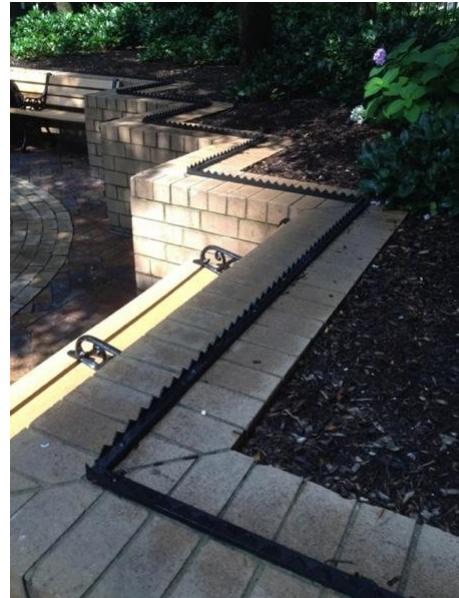
<http://apops.mas.org/pops/614/>

Address / Name	155 E. 29th Street / Biltmore Plaza	
Profile	Space type and size required: Plaza 6,121.00 sf Year completed: 1981 Principal public space designer: Brizee Levitt Associates Building architect: Brizee Levitt Associates	
Amenities	Requirements	Summer 2015 Observations
	<ul style="list-style-type: none"> There are no legally required amenities in this POPS 	<ul style="list-style-type: none"> Plantings Spikes on planter ledge prohibit sitting
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/602/>

Address / Name	155 E. 31st Street / Windsor Court	
Profile	Space type and size required: Residential Plaza 6,590.68 sf Year completed: 1987 Principal public space designer: Thomas Balsley Associates Building architect: Philip Birnbaum & Associates	
Amenities	Requirements <ul style="list-style-type: none"> ● 11 Bicycle parking spaces ● Drinking fountain ● Litter receptacles ● Plaque/Sign ● 12 trees ● Lighting ● Plantings ● Seating 	Summer 2015 Observations <ul style="list-style-type: none"> ● 11 Bicycle parking spaces ● Drinking fountain ● 2 Litter receptacles ● Plaque/Sign ● Trees ● Lighting ● Plantings ● Spikes on planter ledges prohibit sitting
Access	<ul style="list-style-type: none"> ● Open 8AM-8PM or dark ● Full/partial disability access 	<ul style="list-style-type: none"> ● Open 8AM-8PM or dark ● Full disability access



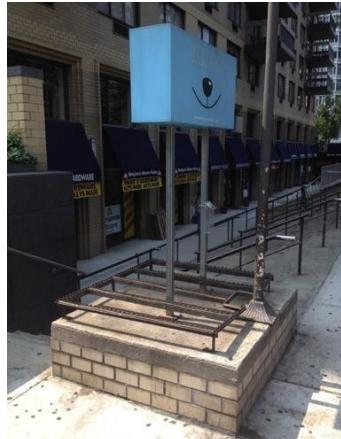
<http://apops.mas.org/pops/603/>

Address / Name	200 E. 32nd Street / Future	
Profile	Space type and size required: Residential Plaza 5,755.35 sf Year completed: 1992 Principal public space designer: Costas Kondylis Building architect: Costas Kondylis	
Amenities	Requirements <ul style="list-style-type: none"> • 11 Bicycle parking spaces • Drinking fountain • 4 Litter Receptacles • Plaque/Sign • 9 trees • Plantings • Seating 	Summer 2015 Observations <ul style="list-style-type: none"> • 11 Bicycle parking spaces • Drinking fountain not working • 3 Litter Receptacles • Plaque/Sign • Trees • Plantings • Seating • Lighting • Debris in southeast corner
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Full disability access



<http://apops.mas.org/pops/685/>

Address / Name	200 E. 33rd Street / Laurence Tower	
Profile	Space type and size required: Plaza 6,583.83 sf Year completed: 1972 Principal public space designer: Philip Birnbaum/Schuman, Lichtenstein & Claman Building architect: Philip Birnbaum/Schuman, Lichtenstein & Claman	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities at this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Empty upper level Storefronts on empty lower level
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Partial disability access



<http://apops.mas.org/pops/615/>

Address / Name	150 E. 34th Street / Dumont Plaza	
Profile	Space type and size required: Residential Plaza 3,516.00 sf Year completed: 1987 Principal public space designer: Anthony G. Piscopia Building architect: Goldhammer Wittenstein Good	
Amenities	Requirements <ul style="list-style-type: none"> ● 5 Bicycle parking spaces ● Drinking fountain ● 4 Litter receptacles ● 3 trees ● Artwork ● Lighting ● Pavilion ● Plantings ● Plaque/Sign ● Water Feature 	Summer 2015 Observations <ul style="list-style-type: none"> ● 5 Bicycle parking spaces ● Drinking fountain ● 4 Litter receptacles ● Trees ● Artwork ● Lighting ● Pavilion ● Plantings ● Plaque/Sign ● Water Feature ● Seating ● Restaurant tables encroach on public space
Access	<ul style="list-style-type: none"> ● Open 24 hours ● Full/partial disability access 	<ul style="list-style-type: none"> ● Open 24 hours ● Full disability access



<http://apops.mas.org/pops/605/>

Address / Name	166 E. 34th Street	
Profile	Space type and size required: Plaza 4,412.40 sf Year completed: 1974 Principal public space designer: Philip Birnbaum Building architect: Philip Birnbaum	
Amenities	Requirements <ul style="list-style-type: none"> 3 Plaques/Signs stating “Seating open to public/No purchase obligation” 	Summer 2015 Observations <ul style="list-style-type: none"> Plaques are damaged, illegible Restaurant appears to encroach on public space Plantings
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



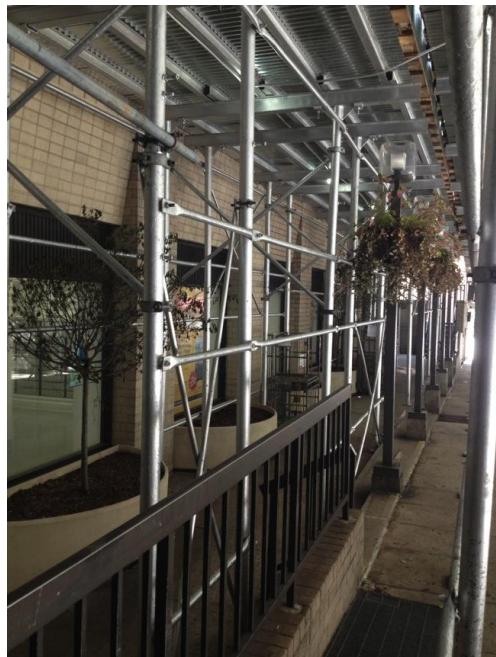
<http://apops.mas.org/pops/606/>

Address / Name	300 E. 34 th Street	
Profile	Space type and size required: Plaza 6,102.64 sf; Arcade 4,332.00 sf Year completed: 1974 Principal public space designer: Max Wechsler Building architect: Max Wechsler	
Amenities	Requirements <ul style="list-style-type: none"> • Plantings • Retail frontage 	Summer 2015 Observations <ul style="list-style-type: none"> • Plantings • Retail frontage • Lighting • Litter receptacle • Seating • Tables • Umbrellas
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Full disability access



<http://apops.mas.org/pops/620/>

Address / Name	115 E. 34 th Street / Murray Hill	
Profile	Space type and size required: Plaza 1,330.00 sf Year completed: 1980 Principal public space designer: Philip Birnbaum Building architect: Philip Birnbaum	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities at this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Lighting Construction scaffolding covers most of the plaza Planters with dead trees USPS equipment storage
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Partial disability access



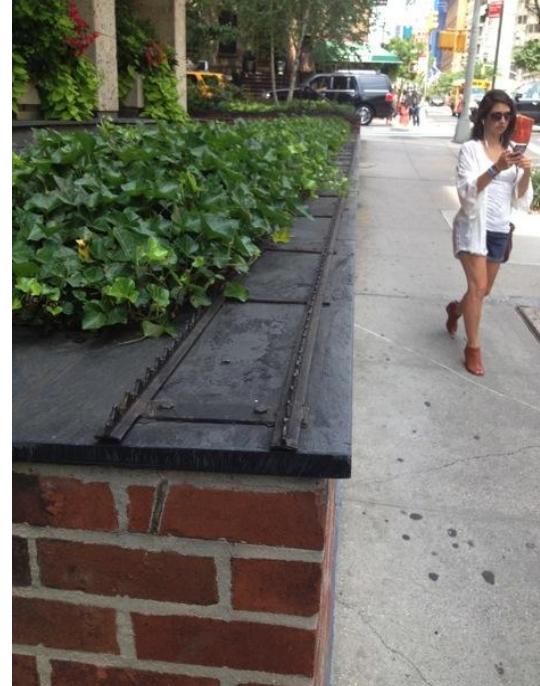
<https://apops.mas.org/pops/607>

Address/ Name	401 E. 34 th Street / Rivergate	
Profile	<p>Space type and size required: Residential Plaza 23,700.00 sf</p> <p>Year completed: 1985</p> <p>Principal public space designer: Philip Birnbaum & Associates; Thomas Balsley Associates; Landgarden Landscape Architects (for alteration)</p> <p>Building architect: Philip Birnbaum & Associates</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> • Bicycle parking • Drinking fountain • Litter receptacles • Lighting • Plantings • Plaque/Sign • Seating • Tables • Trees • Basketball and open pre-teen play area, pre-teen play structure, dining terrace 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> • Bicycle parking • Drinking fountain • Litter receptacles • Lighting • Plantings • Plaque/Sign • Seating • Tables • Trees • Basketball court, playground area
Access	<ul style="list-style-type: none"> • Open 7AM-11PM • Full/partial disability access 	<ul style="list-style-type: none"> • Open 7AM-11PM • Full disability access



<http://apops.mas.org/pops/682/>

Address / Name	132 E. 35 th Street / Murray Hill House	
Profile	Space type and size required: Plaza 3,966.99 sf Year completed: 1969 Principal public space designer: Philip Birnbaum Building architect: Philip Birnbaum	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities at this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Spiked ledges on planters prohibit sitting Plantings Tree
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Partial disability access Entrance at building's southeast corner is locked



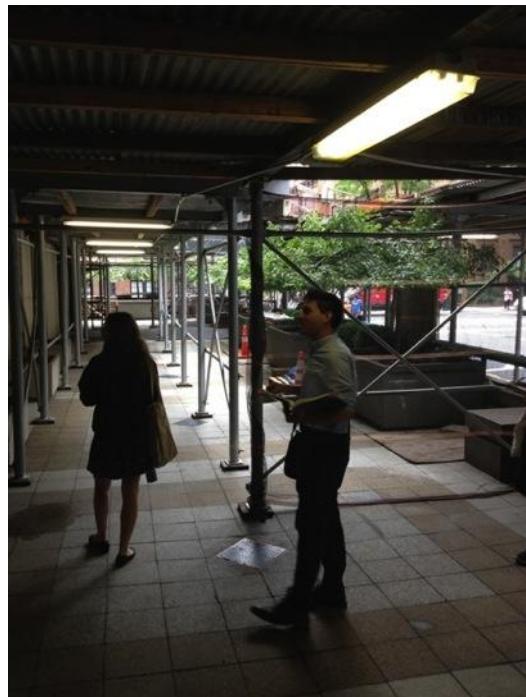
<http://apops.mas.org/pops/608/>

Address / Name	243 Lexington Avenue	
Profile	Space type and size required: Residential Plaza 1,080.00 sf Year completed: 1998 Principal public space designer: May & Pinska Building architect: May & Pinska	
Amenities	Requirements <ul style="list-style-type: none"> • 2 Bicycle parking spaces • Drinking fountain • 2 litter receptacles • 3 trees • Plaque • Lighting 	Summer 2015 Observations <ul style="list-style-type: none"> • 2 Bicycle parking spaces • Drinking fountain not working • 2 litter receptacles • Trees • Plaque • Lighting • Plantings • Seating
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Full disability access



<http://apops.mas.org/pops/679/>

Address/ Name	137 E. 36 th Street / Carlton Regency	
Profile	Space type and size required: Plaza 3,355.48 sf Year completed: 1966 Principal public space designer: Lyras & Anaya Building architect: Lyras & Anaya	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Plantings Tree Building and plaza surrounded by construction scaffolding
Access	<ul style="list-style-type: none"> Open 24 Hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 Hours Full disability access



<http://apops.mas.org/pops/683/>

Address/ Name	285 Lexington Avenue / Carlton Regency North	
Profile	Space type and size required: Variance Arcade 3,342.00 sf Year completed: 1974 Principal public space designer: Harry F. Green Building architect: Harry F. Green	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Plantings CitiBike parking space. We are checking to determine if this is a violation.
Access	<ul style="list-style-type: none"> Open 24 Hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 Hours Full disability access



<http://apops.mas.org/pops/684/>

Address/ Name	630 First Avenue / Manhattan Place	
Profile	Space type and size required: Residential Plaza 16,390.45 sf Year completed: 1984 Principal public space designer: Balsley Associates Building architect: Philip Birnbaum & Associates	
Amenities	Requirements <ul style="list-style-type: none"> • Bicycle parking • Litter receptacles • Lighting • Trees • Plantings • Seating • Plaque/Sign • Drinking fountain • 2 Water features 	Summer 2015 Observations <ul style="list-style-type: none"> • Bicycle parking • Litter receptacles • Lighting • Trees • Plantings • Seating • Plaque/Sign • Drinking fountain not working • 2 water features not working
Access	<ul style="list-style-type: none"> • Open 24 Hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 Hours • Full disability access



<http://apops.mas.org/pops/625/>

Address/ Name	560 Third Avenue / Murray Hill Mews	
Profile	Space type and size required: Plaza 6,594.50 sf Year completed: 1974 Principal public space designer: Philip Birnbaum Building architect: Philip Birnbaum	
Amenities	Requirements <ul style="list-style-type: none"> • Plantings • Seating • Plaque/Sign 	Summer 2015 Observations <ul style="list-style-type: none"> • Plantings • Seating • Plaque/Sign • Tree • Plaza seating used as outdoor area for adjacent restaurant • Construction scaffolding
Access	<ul style="list-style-type: none"> • Open 9AM-sunset • Full/partial disability access 	<ul style="list-style-type: none"> • Open 9AM-sunset • Full disability access



<http://apops.mas.org/pops/609/>

Address/ Name	240 E. 38 th Street / NYU Langone Ambulatory Care Center	
Profile	<p>Space type and size required: Plaza 9,041.70 sf; Arcade 5,358.30 sf</p> <p>Year completed: 1967</p> <p>Principal public space designer: Kahn and Jacobs</p> <p>Building architect: Kahn and Jacobs</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> Plaza's southern portion being renovated Seating Plantings Trees
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/616/>

Address/ Name	311 E. 38 th Street / Whitney	
Profile	Space type and size required: Residential Plaza 3,871.17 sf Year completed: 1984 Principal public space designer: Liebman Liebman Associates Building architect: Liebman Liebman Associates	
Amenities	Requirements <ul style="list-style-type: none"> • Bicycle parking spaces • Drinking fountain • Lighting • Seating • Plantings • Litter receptacles • Trees • Plaque/Sign • 2 additional amenities 	Summer 2015 Observations <ul style="list-style-type: none"> • Bicycle parking spaces • Drinking fountain • Lighting • Seating • Plantings • Litter receptacles • Trees • Plaque/Sign • Water feature
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Full disability access



<http://apops.mas.org/pops/623/>

Address/ Name	330 E. 38 th Street / Corinthian	
Profile	Space type and size required: Residential Plaza 27,191.50 sf Year completed: 1987 Principal public space designer: Thomas Balsley Associates Building architect: Michael Schimenti/Der Scutt	
Amenities	Requirements <ul style="list-style-type: none"> • Bicycle parking spaces • Drinking fountain • Seating • Lighting • Plantings • Litter receptacles • Trees • Plaque/Sign 	Summer 2015 Observations <ul style="list-style-type: none"> • Bicycle parking spaces • Drinking fountain • Several types of seating • Lighting • Plantings • Litter receptacles • Trees • Plaque/Sign
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Full disability access



<http://apops.mas.org/pops/621/>

Address/ Name	222 E. 39 th Street / Eastgate Tower	
Profile	Space type and size required: Plaza 4,371.45 sf Year completed: 1972 Principal public space designer: Sidney Goldhammer Building architect: Sidney Goldhammer	
Amenities	Requirements <ul style="list-style-type: none"> • Seating • Lighting • Plantings • Litter receptacles • Trees • Plaque/Sign • Tables and moveable chairs 	Summer 2015 Observations <ul style="list-style-type: none"> • Seating • Lighting • Plantings • Litter receptacles • Trees • Worn plaque/sign • Tables and moveable chairs
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Full disability access



<http://apops.mas.org/pops/617/>

Address/ Name	330 E. 39 th Street / New York Tower	
Profile	<p>Space type and size required: Plaza 11,512.00 sf</p> <p>Year completed: 1980</p> <p>Principal public space designer: Schuman, Lichtenstein, Claman & Efron</p> <p>Building architect: Schuman, Lichtenstein, Claman & Efron</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> Lighting Tree Plantings
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 8AM-10PM Large sign reads “No Trespassing between 10PM and 8AM Unauthorized entrance gate Inaccessible to the disabled



<http://apops.mas.org/pops/622/>

Address/ Name	600 Third Avenue	
Profile	Space type and size required: Plaza 6,582.83 sf; Arcade 1,974.60 sf Year completed: 1970 Principal public space designer: Emery Roth & Sons Building architect: Emery Roth & Sons	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Lighting Plantings Plaque Seating Trees
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/610/>

Address/ Name	250 E. 40 th Street / Highpoint	
Profile	Space type and size required: Residential Plaza 6,427.00 sf Year completed: 1988 Principal public space designer: Wechsler, Grasso, Menziuso Building architect: Wechsler, Grasso, Menziuso	
Amenities	Requirements <ul style="list-style-type: none"> • Bicycle parking • Drinking fountain • Lighting • Litter receptacles • Plantings • Seating • Trees • Plaque/Sign • Water feature (reflecting pool) 	Summer 2015 Observations <ul style="list-style-type: none"> • Bicycle parking • Drinking fountain • Lighting • Litter receptacles • Plantings • Seating • Trees • Plaque/Sign • Water feature • Cigarette disposal
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Full disability access



<http://apops.mas.org/pops/619/>

Address/ Name	728 Second Avenue / The Churchill	
Profile	Space type and size required: Plaza 15,898.66 sf Year completed: 1966 Principal public space designer: Philip Birnbaum Building architect: Philip Birnbaum	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Plantings Tree
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Posted sign reads “Private Property Residents Only” Full disability access



<http://apops.mas.org/pops/624/>

Address/ Name	235 E. 40 th Street / Vanderbilt	
Profile	Space type and size required: Residential Plaza 9,003.93 sf Year completed: 1986 Principal public space designer: M. Paul Friedberg & Partners Building architect: Frank Williams & Associates	
Amenities	Requirements <ul style="list-style-type: none"> • Bicycle parking • Drinking fountain • Lighting • Litter receptacle • Plantings • Plaque/Sign • Seating • Trees 	Summer 2015 Observations <ul style="list-style-type: none"> • Bicycle parking • Drinking fountain not working • Lighting • Litter receptacle • Plantings • Plaques read "No loitering" • Seating • Trees
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Partial disability access



<http://apops.mas.org/pops/638/>

Address/ Name	245 E. 40 th Street / Marlborough	
Profile	Space type and size required: Plaza 7,505.30 sf; Arcade 648.00 sf Year completed: 1973 Principal public space designer: Emery Roth & Sons Building architect: Emery Roth & Sons	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Lighting Tables Seating Plantings Trees Plaque North end used for storage
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/637/>

Address/ Name	622 Third Avenue / Grand Central Plaza	
Profile	<p>Space type and size required: Urban Plaza 7,906.00 sf; Plaza 3,913.00 sf; Arcade 1,398.00 sf; Through Block Arcade 4,621.00 sf; Landscaped Terrace 0.00 sf</p> <p>Year completed: 1971</p> <p>Principal public space designer: Emery Roth & Sons; Moed de Armas & Shannon/Thomas Balsley Associates (for alteration)</p> <p>Building architect: Emery Roth & Sons; Moed de Armas & Shannon</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> • Bicycle parking • Escalator/Elevator • Food service • Lighting • Litter receptacle • Stairway from Third Avenue to landscaped terrace • Plantings • Plaque/Sign • Seating • Tables • Trees 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> • Bicycle parking • Escalator/Elevator • Food service • Lighting • Litter receptacle • Stairway from Third Avenue to landscaped terrace • Plantings • Plaque/Sign • Seating • Tables • Trees
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Full disability access



<http://apops.mas.org/pops/626/>

Address/ Name	212 E. 42 nd Street / The Westin Hotel	
Profile	Space type and size required: Urban Plaza 3,040.00 sf Year completed: 1980 Principal public space designer: Emery Roth & Sons Building architect: Emery Roth & Sons	
Amenities	Requirements <ul style="list-style-type: none"> ● Lighting ● Litter receptacle ● Plaque/Sign ● Retail frontage ● Seating ● Trees 	Summer 2015 Observations <ul style="list-style-type: none"> ● Lighting ● Litter receptacle ● Worn plaques hard to read ● Retail frontage ● Seating ● Trees
Access	<ul style="list-style-type: none"> ● Open 24 hours ● Full/partial disability access 	<ul style="list-style-type: none"> ● Open 24 hours ● Full disability access



<http://apops.mas.org/pops/639/>

Address/ Name	201 E. 42 nd Street	
Profile	Space type and size required: Plaza 1,997.00 sf Year completed: 1965 Principal public space designer: Emery Roth & Sons Building architect: Emery Roth & Sons	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Plantings Trees Slanted planter ledges prohibit sitting
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



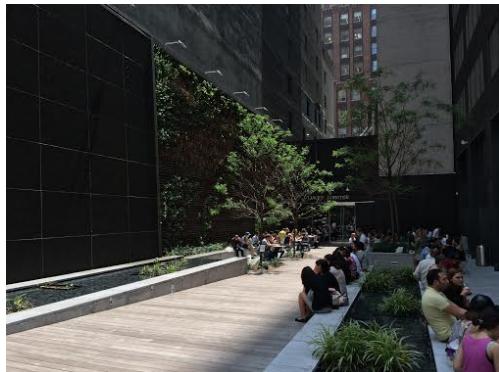
<http://apops.mas.org/pops/640/>

Address/ Name	425 Lexington Avenue	
Profile	Space type and size required: Urban Plaza 4,548.12 sf Year completed: 1987 Principal public space designer: David Kenneth Spector Building architect: Murphy/Jahn	
Amenities	Requirements <ul style="list-style-type: none"> • Lighting • Litter receptacle • Plantings • Plaque/Sign • Retail frontage • Seating • Tables • Trees 	Summer 2015 Observations <ul style="list-style-type: none"> • Lighting • Litter receptacle • Plantings • Plaque/Sign • Retail frontage • Seating • Tables • Trees • Bicycle parking
Access	<ul style="list-style-type: none"> • Open 5/1-9/30 7AM-11:30PM • Open 10/ 1-4/30 7AM-7PM • Full/partial disability access 	<ul style="list-style-type: none"> • Open Monday-Friday 7AM-6PM • Full disability access



<http://apops.mas.org/pops/688/>

Address/ Name	685 Third Avenue	
Profile	<p>Space type and size required: Vest Pocket Park 4,000.00 sf; Augmented Sidewalk 570.00 sf</p> <p>Year completed: 1975</p> <p>Principal public space designer: Emery Roth & Sons</p> <p>Building architect: Emery Roth & Sons</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> ● Food Service ● Lighting ● Plantings ● Seating ● Tables ● Trees 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> ● Food Service ● Lighting ● Plantings ● Seating ● Tables ● Trees ● Waterfall ● Vertical garden wall
Access	<ul style="list-style-type: none"> ● Augmented sidewalk open 24 hours ● Vest pocket park open 5/1-10/15 Monday-Saturday 10 hours daily; open 10/16-4/30 Monday-Saturday 10AM-dusk; closed Thanksgiving, Christmas, and New Years Day ● Full/partial disability access 	<ul style="list-style-type: none"> ● Augmented sidewalk open 24 hours ● Vest pocket park open 5/1-10/15 Monday-Saturday 10 hours daily; open 10/16-4/30 Monday-Saturday 10AM-dusk; closed Thanksgiving, Christmas, and New Years Day ● Full disability access



<http://apops.mas.org/pops/641/>

Address/ Name	303 E. 43 rd Street / International Plaza	
Profile	Space type and size required: Residential Plaza 3,347.33 sf Year completed: 1984 Principal public space designer: Avinash Malhotra Building architect: Avinash Malhotra	
Amenities	Requirements <ul style="list-style-type: none"> • Bicycle parking • Drinking fountain • Lighting • 2 litter receptacles • Planting s • Plaque/Sign • Seating • Trees 	Summer 2015 Observations <ul style="list-style-type: none"> • Bicycle parking • Drinking fountain not working • Lighting • Litter Receptacle • Plantings • Plaque/Sign not easily visible • Seating • Trees
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 7AM-dusk • Full disability access



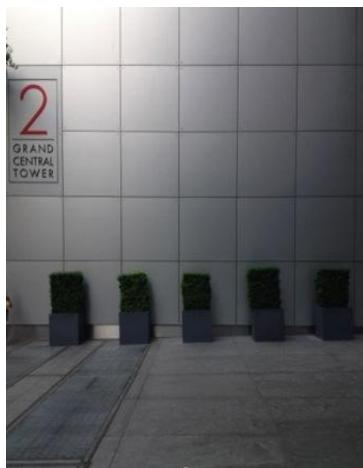
<http://apops.mas.org/pops/661/>

Address/ Name	3 United Nations Plaza / UNICEF House	
Profile	Space type and size required: Urban Plaza 5,025.00 sf Year completed: 1987 Principal public space designer: Kevin Roche John Dinkeloo and Associates Building architect: Kevin Roche John Dinkeloo and Associates	
Amenities	Requirements <ul style="list-style-type: none"> • Lighting • 2 litter receptacles • Plaque/Sign • Seating • Trees on street and within plaza 	Summer 2015 Observations <ul style="list-style-type: none"> • Lighting • Litter receptacle • Plaque • Seating • Trees on street and within plaza • Bicycle parking
Access	<ul style="list-style-type: none"> • Urban Plaza allowed to close between 8:30PM and 7AM • Full/partial disability access 	<ul style="list-style-type: none"> • Open 7AM-8:30PM • Full disability access



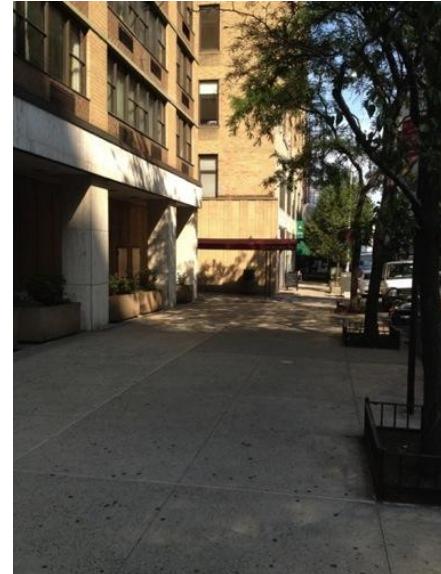
<http://apops.mas.org/pops/660/>

Address/ Name	140 E. 45th Street / Two Grand Central Tower	
Profile	<p>Space type and size required: Urban Plaza 1,000.00 sf; Sidewalk Widening 1,000.00 sf; Arcade 4,196.00 sf</p> <p>Year completed: 1982</p> <p>Principal public space designer: Schuman, Lichtenstein, Claman, Efron</p> <p>Building architect: Schuman, Lichtenstein, Claman, Efron</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> • Lighting • Litter receptacles • Plantings • Plaque/Sign • Retail frontage • Seating • Trees (16 Gingko) 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> • Lighting • No Litter receptacles • Plantings • Plaque • Retail frontage • Seating • Tree on street
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Full disability access



<http://apops.mas.org/pops/627/>

Address/ Name	301 E. 45 th Street / Delegate	
Profile	Space type and size required: Plaza 1,460.00 sf Year completed: 1979 Principal public space designer: Philip Birnbaum Building architect: Philip Birnbaum	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Plantings No smoking sign Trash at northern edge of plaza
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/664/>

Address/ Name	320 E. 46 th Street / Belmont	
Profile	Space type and size required: Residential Plaza 9,797.55 sf Year completed: 1981 Principal public space designer: Philip Birnbaum Building architect: Philip Birnbaum	
Amenities	Requirements <ul style="list-style-type: none"> • Bicycle Parking • Drinking fountain • Lighting • Litter receptacle • Plantings • Plaque/Sign • Seating • Trees 	Summer 2015 Observations <ul style="list-style-type: none"> • No bicycle parking • Drinking fountain • Lighting • Litter receptacle • Plantings • Plaque/Sign • Seating • Trees
Access	<ul style="list-style-type: none"> • Primary space open 8AM-8PM or dark, whichever is later • Full/partial disability access 	<ul style="list-style-type: none"> • Primary space open 8AM-8PM or dark, whichever is later • Full disability access



<http://apops.mas.org/pops/662/>

Address/ Name	333 E. 45 th Street/ Lausanne	
Profile	Space type and size required: Plaza 2,098.16 sf; Arcade 2,223.11 sf Year completed: 1974 Principal public space designer: Max Wechsler/Neil Carrow Building architect: Max Wechsler/Neil Carrow	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Plantings
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/663/>

Address/ Name	747 Third Avenue	
Profile	Space type and size required: Plaza 4,572.58 sf Year completed: 1972 Principal public space designer: Emery Roth & Sons Building architect: Emery Roth & Sons	
Amenities	Requirements	Summer 2015 Observations
	<ul style="list-style-type: none"> There are no legally required amenities for this POPS 	<ul style="list-style-type: none"> Plantings Seating Trees
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/646/>

Address/ Name	212 E. 47th Street / L'Ecole	
Profile	Space type and size required: Plaza 5,316.00 sf Year completed: 1979 Principal public space designer: Philip Birnbaum Building architect: Philip Birnbaum	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS. 	Summer 2015 Observations <ul style="list-style-type: none"> Plantings Trees Spiked ledges on planters prohibit sitting
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Partial disability access



<http://apops.mas.org/pops/645/>

Address/ Name	240 E. 47th Street / Dag Hammarskjold Tower	
Profile	<p>Space type and size required: Residential Plaza 9,638.56 sf; Non-Bonusd Public Open Space 0.00 sf</p> <p>Year completed: 1982</p> <p>Principal public space designer: M. Paul Friedberg & Partners</p> <p>Building architect: Gruzen & Partners; Philip Birnbaum & Associates</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> • Bicycle parking • Drinking fountain • Lighting • Litter receptacles • Plantings • Plaque/Sign • Seating • Trees • Water feature 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> • No bicycle parking • Drinking fountain • Lighting • Litter receptacles • Plantings • Plaque • Seating • Trees • Water feature
Access	<ul style="list-style-type: none"> • 24 hours Usable residual space, Restricted hours Primary space shall be open between the hours of 7:00 am and 9:00 pm from May 1 to September 30 and from 7:00 am to 7:00 pm from October 1 to April 30 Full/partial disability access 	<ul style="list-style-type: none"> • North entrance closed to the public • Full disability access



Address/ Name	866 Second Avenue / Dag Hammarskjold Plaza	
Profile	Space type and size required: Arcade 2,042.00 sf Year completed: 1971 Principal public space designer: Raymond & Rado and Partners Building architect: Raymond & Rado and Partners	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Seating Covered arcade
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/665/>

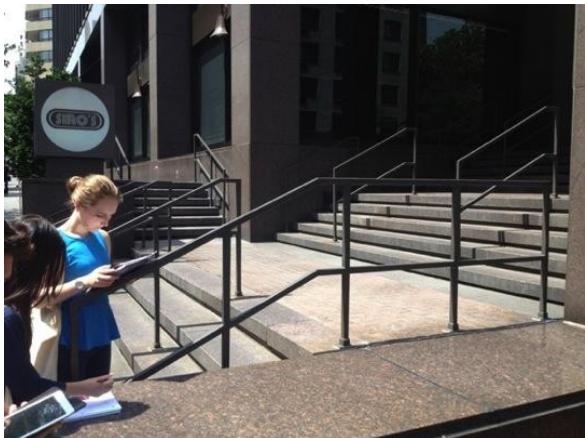
Address/ Name	767 Third Avenue	
Profile	<p>Space type and size required: Urban Plaza 3,065.50 sf; Arcade 5,067.74 sf</p> <p>Year completed: 1981</p> <p>Principal public space designer: Fox & Fowle Architects</p> <p>Building architect: Fox & Fowle Architects</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> ● Lighting ● Litter receptacles ● Plaque/Sign ● Seating ● Trees 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> ● Lighting ● Litter receptacles ● Plaque/Sign ● Seating ● Trees ● Chess tables ● Artwork
Access	<ul style="list-style-type: none"> ● Open 24 hours ● Full/partial disability access 	<ul style="list-style-type: none"> ● Open 24 hours ● Full disability access



<http://apops.mas.org/pops/648/>

h

Address/ Name	885 Second Avenue/ 1 Dag Hammarskjold Plaza	
Profile	Space type and size required: Plaza 13,962.00 sf; Additional Plaza 0.00 sf Year completed: 1972 Principal public space designer: Emery Roth & Sons Building architect: Emery Roth & Sons	
Amenities	Requirements <ul style="list-style-type: none"> Plantings Seating 	Summer 2015 Observations <ul style="list-style-type: none"> Plantings Seating Waterfall
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Partial disability access



<http://apops.mas.org/pops/647/>

Address/ Name	845 First Avenue / Trump World Tower	
Profile	Space type and size required: Residential Plaza 6,694.00 sf Year completed: 2003 Principal public space designer: Abel Bainnson Butz Building architect: Costas Kondylis & Associates	
Amenities	Requirements <ul style="list-style-type: none"> • Artwork • Bicycle Parking • Drinking Fountain • Lighting • Litter receptacles • Plantings • Plaque/Sign • Seating • Trees 	Summer 2015 Observations <ul style="list-style-type: none"> • Artwork • No bicycle parking • Drinking fountain not working • Lighting • Litter receptacles • Plantings • “Private Property” signs • Seating • Trees
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Full disability access



<http://apops.mas.org/pops/618/>

Address/ Name	141 E. 48 th Street / Cosmopolitan	
Profile	Space type and size required: Urban Plaza 2,760.83 sf Year completed: 1985 Principal public space designer: Thomas Balsley Associates Building architect: The Gruzen Partnership	
Amenities	Requirements <ul style="list-style-type: none"> • Bicycle parking • Lighting • Litter receptacles • Plantings • Plaque/Sign • Seating • Trees 	Summer 2015 Observations <ul style="list-style-type: none"> • Bicycle parking • Lighting • Litter receptacles • Plantings • Plaque/Sign faded, only partially visible • Seating; adjacent café may encroach, need to check further • Trees
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Partial disability access



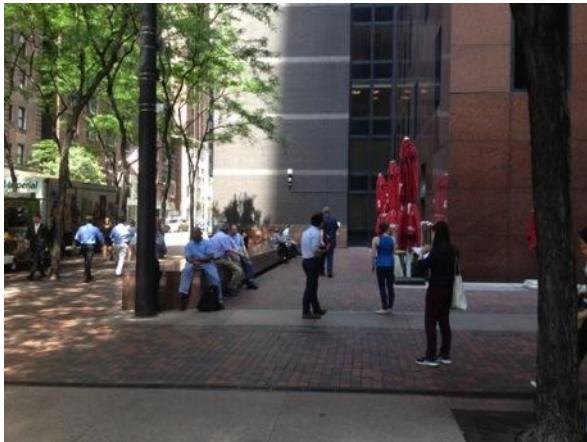
<http://apops.mas.org/pops/628/>

Address/ Name	777 Third Avenue	
Profile	Space type and size required: Plaza 6,393.00 sf; Arcade 5,529.00 sf Year completed: 1963 Principal public space designer: William Lescaze Building architect: William Lescaze	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Plantings Trees Bicycle parking Seating: "No loitering" signs attached to benches Litter receptacles
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/649/>

Address/ Name	780 Third Avenue	
Profile	<p>Space type and size required: Urban Plaza 3,745.50 sf; Sidewalk Widening 2,882.00 sf</p> <p>Year completed: 1984</p> <p>Principal public space designer: Skidmore, Owings & Merrill</p> <p>Building architect: Skidmore, Owings & Merrill</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> • Bicycle parking • Lighting • Litter receptacles • Plantings • Plaque/Sign • Seating • Trees 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> • No bicycle parking • Lighting • Litter receptacles • Plantings • Signage unclear • Seating; restaurants may encroach on POPs, need to check further • Trees
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Full disability access



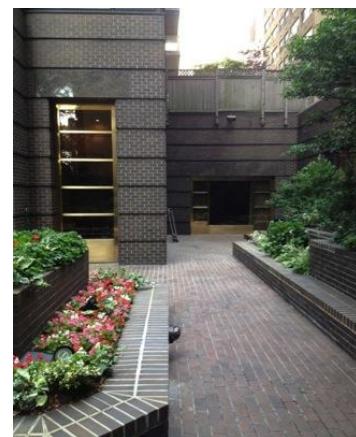
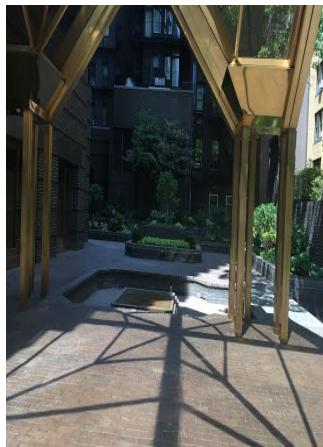
<http://apops.mas.org/pops/629/>

Address/ Name	309 E. 48 th Street / Libyan House	
Profile	Space type and size required: Plaza 1,942.00 sf; Arcade 1,123.66 sf Year completed: 1984 Principal public space designer: Raymond & Rado and Partners Building architect: Raymond & Rado and Partners	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Planting Trees
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access Public access is banned. Location under the auspices of an international mission.



<http://apops.mas.org/pops/659/>

Address/ Name	100 United Nations Plaza/871 United Nations	
Profile	Space type and size required: Residential Plaza 12,093.00 sf Year completed: 1985 Principal public space designer: Thomas Balsley Building architect: Schuman, Lichtenstein, Claman, Efron/Der Scutt	
Amenities	Requirements <ul style="list-style-type: none"> • Bike parking • Drinking fountain • Lighting • Litter receptacles • Plantings • Plaque • Seating • Trees • Water feature 	Summer 2015 Observations <ul style="list-style-type: none"> • Bike parking • Drinking fountain • Lighting • Litter receptacles • Plantings • Plaque • Seating • Trees • Water feature not working • Construction scaffolding
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Partial disability access



<http://apops.mas.org/pops/666/>

Address/ Name	800 Third Avenue	
Profile	Space type and size required: Plaza 6,739.25 sf; Arcade 1,626.67 sf Year completed: 1972 Principal public space designer: Emery Roth & Sons Building architect: Emery Roth & Sons	
Amenities	Requirements	Summer 2015 Observations
	<ul style="list-style-type: none"> There are no legally required amenities for this POPS 	<ul style="list-style-type: none"> Small arcade
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/630/>

Address/ Name	805 Third Avenue / Crystal Pavilion	
Profile	<p>Space type and size required: Covered Pedestrian Space 0.00 sf (from APOPS)</p> <p>Year completed: 1982</p> <p>Principal public space designer: Bromley Jacobson</p> <p>Building architect: Emery Roth & Sons</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> • Air conditioning and heating • Escalators and elevator • Lighting • Plantings • Plaque • Restrooms • Retail frontage • Seating and tables • Trees • Water features • Skylight • No banks, insurance or travel agencies, or similar businesses may face Covered Pedestrian Space 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> • Air conditioning and heating • Escalators and elevator • Lighting • Plantings • Plaque • Restrooms • Retail frontage • Seating and tables • Trees • Water features
Access	<ul style="list-style-type: none"> • Open Monday-Friday 8AM-7PM • Full/partial disability access 	<ul style="list-style-type: none"> • Open Monday-Friday 9AM-7PM • Full disability access



<http://apops.mas.org/pops/651/>

Address/ Name	255 E. 49 th Street / Sterling Plaza	
Profile	Space type and size required: Residential Plaza 4,759.39 sf Year completed: 1985 Principal public space designer: Vreeland & Guerriero Landscape Architects Building architect: Schuman, Lichtenstein, Claman, Efron	
Amenities	Requirements <ul style="list-style-type: none"> • Drinking fountain • Bicycle parking • Lighting • Litter receptacles • Plaque • Retail frontage • Seating • Trees 	Summer 2015 Observations <ul style="list-style-type: none"> • Drinking fountain • Bicycle parking • Lighting • Litter receptacles • Plaque • Retail frontage • Seating • Trees
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Full disability access



<http://apops.mas.org/pops/650/>

Address/ Name	825 Third Avenue	
Profile	Space type and size required: Plaza 3,969.00 sf Year completed: 1969 Principal public space designer: Emery Roth & Sons Building architect: Emery Roth & Sons	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Restaurant seating may encroach on POPS, need to check further
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/652/>

Address/ Name	599 Lexington Avenue	
Profile	<p>Space type and size required: Open Space and Sidewalk Widening 0.00 sf</p> <p>Year completed: 1985</p> <p>Principal public space designer: Edward Larrabee Barnes Associates</p> <p>Building architect: Edward Larrabee Barnes Associates</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> ● Plaque ● Subway ● Trees 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> ● Plaque ● Subway ● Trees ● Seating ● Clear signage
Access	<ul style="list-style-type: none"> ● Open 24 hours ● Full/partial disability access 	<ul style="list-style-type: none"> ● Open 24 hours ● Full disability access



<http://apops.mas.org/pops/631/>

Address/ Name	875 Third Avenue	
Profile	<p>Space type and size required: Covered Pedestrian Space 6,975.00 sf; Arcade 620.00 sf; Open Space 0.00 sf; Public Circulation Space 0.00 sf</p> <p>Year completed:</p> <p>Principal public space designer:</p> <p>Building architect:</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> • Covered space • Escalators • Food service • Plantings • Plaque • Programs • Seating • Tables • Subway • Trees 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> • Covered space • Escalators • Food service • Plantings • Plaque • Weekly public events/live music • Seating • Tables • Subway • Trees • Retail frontage may encroach on POPS, need to check further • Restrooms • Security guards
Access	<ul style="list-style-type: none"> • Arcade/Open space open 24 hours • Covered pedestrian space/circulation space open Monday-Saturday 7AM-11PM, Sundays and holidays 11AM-7PM • Full/partial disability access 	<ul style="list-style-type: none"> • Arcade/Open space open 24 hours • Covered pedestrian space/circulation space open Monday-Saturday 7AM-11PM, Sundays and holidays 11AM-7PM • Full disability access



<http://apops.mas.org/pops/654/>

Address/ Name	429 E. 52 nd Street / Rivercourt	
Profile	<p>Space type and size required: Plaza 10,646.00 sf</p> <p>Year completed: 1974</p> <p>Principal public space designer: Schuman Lichtenstein Claman/Edward Lauria</p> <p>Building architect: Schuman Lichtenstein Claman/Edward Lauria</p>	
Amenities	Requirements	Summer 2015 Observations
	<ul style="list-style-type: none"> • There are no legally required amenities for this POPS 	<ul style="list-style-type: none"> • Seating • Plantings • Artwork
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • Full disability access



<http://apops.mas.org/pops/673/>

Address/ Name	153 E. 53 rd Street / Citigroup Center	
Profile	<p>Space type and size required: Covered Pedestrian Space 7,247.00 sf; Open Air Concourse 5,873.00 sf; Plaza 2,266.00 sf; Through Block Arcade 4,170.00 sf</p> <p>Year completed: 1975</p> <p>Principal public space designer: Hugh Stubbins and Associates/Emery Roth & Sons; Gwathmey Siegel & Associates (for alteration)</p> <p>Building architect: Hugh Stubbins and Associates/Emery Roth & Sons</p>	
Amenities	Requirements	Summer 2015 Observations
	<ul style="list-style-type: none"> ● Escalator ● Food service ● Plaque ● Restrooms ● Retail frontage ● Seating ● Subway ● Tables ● Trees ● Water feature 	<ul style="list-style-type: none"> ● Escalator/ Elevator ● Food service ● Plaque ● Restrooms ● Retail frontage ● Seating ● Subway ● Tables ● Trees ● Water feature ● Artwork ● Live music
Access	<ul style="list-style-type: none"> ● Open Air Concourse and Plaza open 24 hours ● Covered Pedestrian Space and Through Block Arcade open 7AM-midnight ● Full/partial disability access 	<ul style="list-style-type: none"> ● Open Air Concourse and Plaza open 24 hours ● Covered Pedestrian Space and Through Block Arcade open 7AM-midnight ● Full disability access ● Portions of underground plaza not directly accessible to the public



<http://apops.mas.org/pops/632/>

Address/ Name	885 Third Avenue	
Profile	<p>Space type and size required: Pedestrian Circulation Space 0.00 sf</p> <p>Year completed: 1985</p> <p>Principal public space designer: John Burgee Architects with Philip Johnson</p> <p>Building architect: John Burgee Architects with Philip Johnson</p>	
Amenities	Requirements	Summer 2015 Observations
	<ul style="list-style-type: none"> • Lighting • Plantings • Plaque • Subway • Trees 	<ul style="list-style-type: none"> • Lighting • Plantings • Plaque • Subway • Trees
Access	<ul style="list-style-type: none"> • Open 24 hours • Full/partial disability access 	<ul style="list-style-type: none"> • Open 24 hours • No disability access



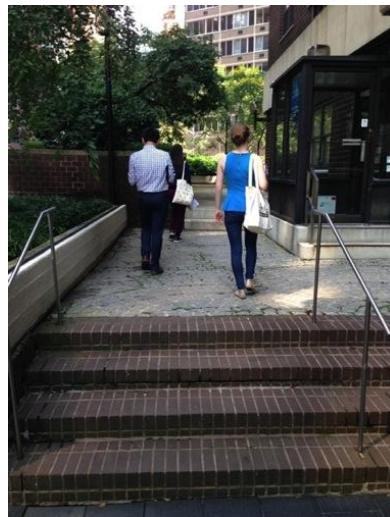
<http://apops.mas.org/pops/655/>

Address/ Name	300 E. 54 th Street / Connaught Tower	
Profile	Space type and size required: Plaza 2,354.20 sf; Park 9,952.78 sf Year completed: 1978 Principal public space designer: Philip Birnbaum Building architect: Philip Birnbaum	
Amenities	Requirements <ul style="list-style-type: none"> Plantings 	Summer 2015 Observations <ul style="list-style-type: none"> Plantings Artwork Seating Spiked ledges on planters prohibit sitting Litter receptacles
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Partial disability access



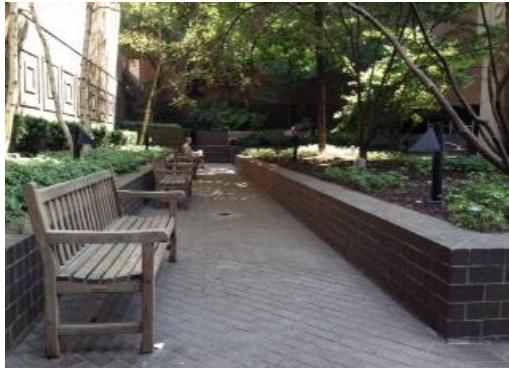
<http://apops.mas.org/pops/667/>

Address/ Name	400 E. 54 th Street / The Revere	
Profile	Space type and size required: Plaza 10,228.11 sf Year completed: 1972 Principal public space designer: H.I. Feldman/Schuman, Lichtenstein & Claman Building architect: H.I. Feldman/Schuman, Lichtenstein & Claman	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Plantings Trees Litter receptacles
Access	<ul style="list-style-type: none"> Open 24 hours 	<ul style="list-style-type: none"> Open 24 hours No disability access



<http://apops.mas.org/pops/675/>

Address/ Name	420 E. 54 th Street / River Tower	
Profile	Space type and size required: Residential Plaza 12,673.31 sf Year completed: 1982 Principal public space designer: Schuman, Lichenstein, Claman, Efron Building architect: Schuman, Lichenstein, Claman, Efron	
Amenities	Requirements <ul style="list-style-type: none"> • Sculpture • Bicycle parking • 2 drinking fountains • Lighting • Litter receptacles • Plantings • Plaque • Seating • Trees 	Summer 2015 Observations <ul style="list-style-type: none"> • Sculpture • Bicycle parking • 1 nonworking drinking fountain • Lighting • Litter receptacles • Plantings • Plaque • Seating • Trees
Access	<ul style="list-style-type: none"> • Open 8AM-8PM or till dark (whichever is later) • Full/partial disability access 	<ul style="list-style-type: none"> • Open 8AM-8PM or till dark (whichever is later) • Full disability access



<http://apops.mas.org/pops/674/>

Address/ Name	900 Third Avenue	
Profile	Space type and size required: Sidewalk Widening 2,300.00 sf Year completed: 1983 Principal public space designer: Pelli/Vinoly Building architect: Pelli/Vinoly	
Amenities	Requirements	Summer 2015 Observations
Access	<ul style="list-style-type: none"> • Trees 	<ul style="list-style-type: none"> • Trees • Bicycle parking, need to check further



<http://apops.mas.org/pops/633/>

Address/ Name	909 Third Avenue	
Profile	Space type and size required: Plaza 4,622.08 sf; Arcade 7,020.15 sf Year completed: 1967 Principal public space designer: Emery Roth & Sons Building architect: Emery Roth & Sons	
Amenities	Requirements	Summer 2015 Observations
	<ul style="list-style-type: none"> There are no legally required amenities for this POPS 	<ul style="list-style-type: none"> Artwork Food vendor Construction scaffolding
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/656/>

Address/ Name	245 E. 54 th Street / Brevard	
Profile	<p>Space type and size required: Plaza 3,358.30 sf; Residential Plaza 5,755.48 sf</p> <p>Year completed: 1974</p> <p>Principal public space designer: Sidney Philip Gilbert & Associates</p> <p>Building architect: Philip Birnbaum</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> • Bicycle parking • Drinking fountain • Food service • Lighting • Litter receptacles • Plantings • Plaque • Seating and tables • Trees • Water feature 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> • Bicycle parking • No drinking fountain • Concession stand unused • Lighting • Litter receptacle • Plantings • Plaque • Seating and tables • Trees • Water feature • Surveillance cameras
Access	<ul style="list-style-type: none"> • 24 hour Plaza and portion of Residential Plaza on E. 55th Street otherwise used by unenclosed sidewalk café open 24 hours 12/1-3/31 • Residential Plaza open 8AM-8PM or one hour after sunset, whichever is later, or until unenclosed sidewalk café closes • Full/partial disability access 	<ul style="list-style-type: none"> • 24 hour Plaza and portion of Residential Plaza on E. 55th Street otherwise used by unenclosed sidewalk café open 24 hours 12/1-3/31 • Residential Plaza open 8AM-8PM or one hour after sunset, whichever is later, or until unenclosed sidewalk café closes • Partial disability access



Address/ Name	415 E. 54 th Street / James Tower	
Profile	Space type and size required: Residential Plaza 6,618.00 sf Year completed: 1983 Principal public space designer: Emery Roth & Sons Building architect: Emery Roth & Sons	
Amenities	Requirements <ul style="list-style-type: none"> • Bicycle parking • Drinking fountain • Lighting • Litter receptacles • Plantings • Plaque • Seating • Trees • Water feature 	Summer 2015 Observations <ul style="list-style-type: none"> • Bicycle parking • Drinking fountain not working • Lighting • Litter receptacles • Plantings • Plaque • Seating • Trees • Water feature
Access	<ul style="list-style-type: none"> • Usable Residual Space open 24 hours • Primary Space open 8AM-8PM or dark, whichever is later • Full/partial disability access 	<ul style="list-style-type: none"> • Usable Residual Space open 24 hours • Primary Space open 8AM-8PM or dark, whichever is later • Full/partial disability access



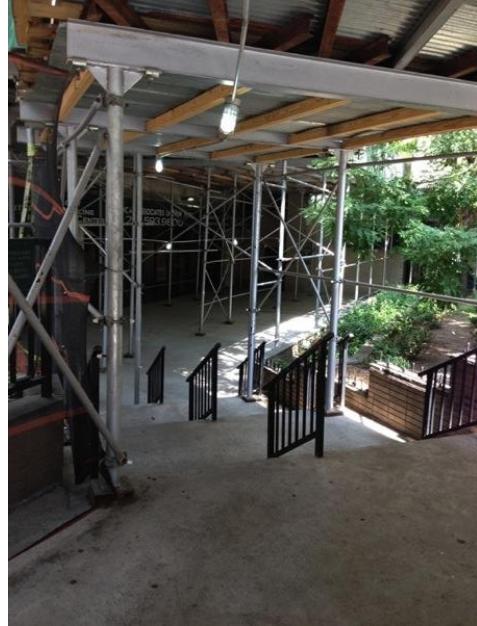
<http://apops.mas.org/pops/676/>

Address/ Name	919 Third Avenue	
Profile	<p>Space type and size required: Southeast corner of Third Avenue and East 56th Street</p> <p>Year completed: 1970</p> <p>Principal public space designer: Skidmore, Owings & Merrill</p> <p>Building architect: Skidmore, Owings & Merrill</p>	
Amenities	Requirements	Summer 2015 Observations
	<ul style="list-style-type: none"> There are no legally required amenities for this POPS 	<ul style="list-style-type: none"> Trash bin Trees Plantings
Access	<ul style="list-style-type: none"> Open 24 hours Full/partial disability access 	<ul style="list-style-type: none"> Open 24 hours Full disability access Loose handrail on SW corner



<http://apops.mas.org/pops/658/>

Address/ Name	400 E. 56 th Street / Plaza 400	
Profile	<p>Space type and size required: Plaza 20,861.34 sf; Arcade 1,820.39 sf</p> <p>Year completed: 1968</p> <p>Principal public space designer: Philip Birnbaum</p> <p>Building architect: Philip Birnbaum</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> Plantings Trees Construction scaffolding
Access	<ul style="list-style-type: none"> Open 24 hours 	<ul style="list-style-type: none"> Open 24 hours Full disability access Arcade serves as delivery entrance



<http://apops.mas.org/pops/677/>

Address/ Name	950 Third Avenue	
Profile	Space type and size required: Plaza 2,305.00 sf Year completed: 1971 Principal public space designer: Kahn and Jacobs Building architect: Kahn and Jacobs	
Amenities	Requirements	Summer 2015 Observations
Access	<ul style="list-style-type: none"> There are no legally required amenities for this POPS Open 24 hours 	<ul style="list-style-type: none"> This POPS is essentially a widened sidewalk Open 24 hours Full disability access



<http://apops.mas.org/pops/634/>

Address/ Name	360 E. 57 th Street / Morrison	
Profile	Space type and size required: Plaza 1,500.00 sf Year completed: 1972 Principal public space designer: Peter Goldhammer Building architect: Peter Goldhammer	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Stairway Decorative rocks Seating Plantings Trees Drinking fountain not working Construction scaffolding
Access	<ul style="list-style-type: none"> Open 24 hours 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/670/>

Address/ Name	150 E. 58th Street / Architects and Designers	
Profile	Space type and size required: Plaza 3,600.00 sf Year completed: 1969 Principal public space designer: Pomerance & Breines Building architect: Pomerance & Breines	
Amenities	Requirements	Summer 2015 Observations
	<ul style="list-style-type: none"> There are no legally required amenities for this POPS 	<ul style="list-style-type: none"> Bicycle parking
Access	<ul style="list-style-type: none"> Open 24 hours 	<ul style="list-style-type: none"> Open 24 hours Full disability access



<http://apops.mas.org/pops/635/>

Address/ Name	410 E. 58 th Street / New Yorker East	
Profile	Space type and size required: Plaza 2,709.30 sf Year completed: 1974 Principal public space designer: Max Wechsler Building architect: Max Wechsler	
Amenities	Requirements	Summer 2015 Observations
	<ul style="list-style-type: none"> There are no legally required amenities for this POPS 	<ul style="list-style-type: none"> Bicycle parking Trees Plants Construction scaffolding
Access	<ul style="list-style-type: none"> Open 24 hours 	<ul style="list-style-type: none"> Open 24 hours Full disability access



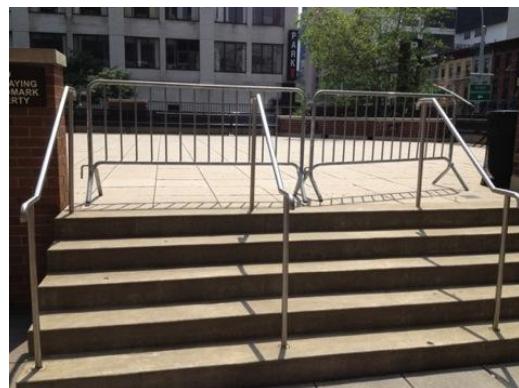
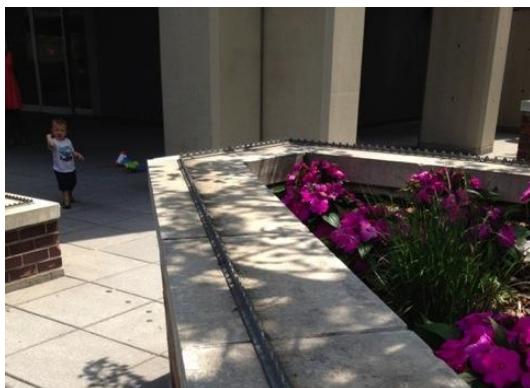
<http://apops.mas.org/pops/687/>

Address/ Name	425 E. 58 th Street / Sovereign	
Profile	Space type and size required: Plaza 27,701.67 sf; Park 5,021.00 sf Year completed: 1973 Principal public space designer: Emery Roth & Sons Building architect: Emery Roth & Sons	
Amenities	Requirements <ul style="list-style-type: none"> There are no legally required amenities for this POPS 	Summer 2015 Observations <ul style="list-style-type: none"> Seating Trees Plantings Plaque/Sign
Access	<ul style="list-style-type: none"> Open 24 hours 	<ul style="list-style-type: none"> Open 5/1-9/30 7AM-8:30PM Open 10/1-6/30 7AM-7PM Full disability access



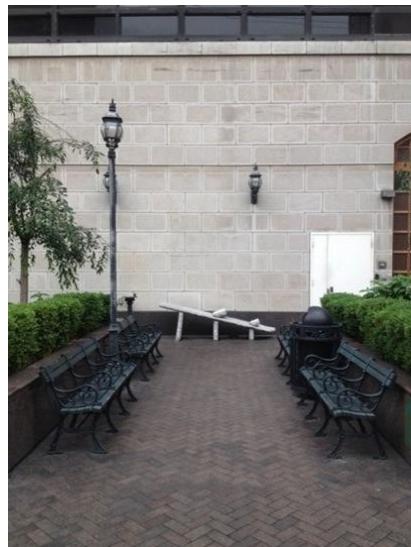
<http://appops.mas.org/pops/678/>

Address/ Name	300 E. 59 th Street / Landmark	
Profile	<p>Space type and size required: Plaza 11,600.00 sf; Arcade 1,860.00 sf</p> <p>Year completed: 1974</p> <p>Principal public space designer: Mark Morrison Assoc.</p> <p>Building architect: Liebman Liebman Associates</p>	
Amenities	<p>Requirements</p> <ul style="list-style-type: none"> • Bicycle parking • Drinking fountain • Lighting • Litter receptacles • Plantings • Plaque • Trees • Seating 	<p>Summer 2015 Observations</p> <ul style="list-style-type: none"> • Bicycle parking • Drinking fountain not working • Lighting • Litter receptacles • Plantings • No plaque • Trees • Bus waiting areas with benches and seating; spikes on planter ledges prohibit sitting • Construction scaffolding
Access	<ul style="list-style-type: none"> • Open 24 hours 	<ul style="list-style-type: none"> • Open 24 hours • Partial disability access • Barriers limit access



<http://apops.mas.org/pops/672/>

Address/ Name	418 E. 59 th Street / Grand Sutton	
Profile	Space type and size required: Residential Plaza 2,612.50 sf Year completed: 1988 Principal public space designer: C. A. Kondylis of Philip Birnbaum & Associates Building architect: C. A. Kondylis of Philip Birnbaum & Associates	
Amenities	Requirements <ul style="list-style-type: none"> ● Artwork ● Bicycle parking ● Drinking fountain ● Lighting ● Litter receptacles ● Plantings ● Plaque ● Seating ● Trees 	Summer 2015 Observations <ul style="list-style-type: none"> ● Artwork ● Bicycle parking ● Drinking fountain ● Lighting ● Litter receptacles ● Plantings ● Plaque ● Seating ● Trees
Access	<ul style="list-style-type: none"> ● Open 24 hours 	<ul style="list-style-type: none"> ● Open 24 hours ● Full disability access



<http://apops.mas.org/pops/681/>

This page blank