

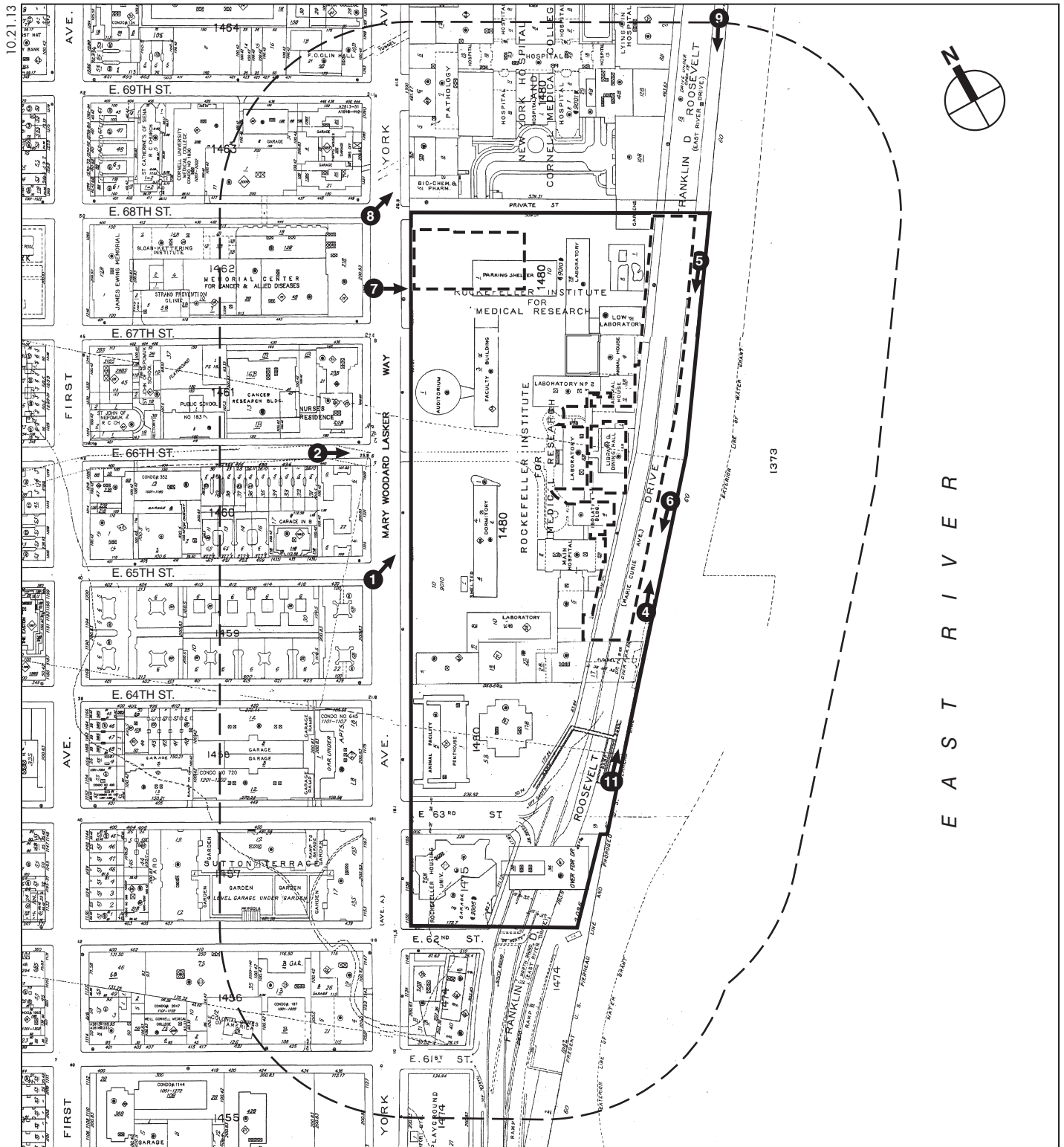
A. INTRODUCTION

This chapter considers the potential of the proposed actions to affect the urban design and visual resources of the study area defined by the boundaries of East 69th Street to the north, East 61st Street to the south, and York Avenue to the west. Pursuant to the proposed actions, the proposed laboratory building and North Terrace would be constructed at the eastern edge of the Rockefeller University campus on a platform occupying air space over the portion of the Franklin Delano Roosevelt (FDR) Drive between demapped East 68th Street and the Rockefeller Research Building north of East 64th Street. A one-story conference and meeting pavilion—the Interactive Conference Center (ICC)—would be located at the north end of the North Terrace. To support the platform of the laboratory building and North Terrace, twenty columns would be located west of the FDR Drive immediately adjacent to and within the existing schist retaining wall, and ten columns would be located flush with the FDR Drive’s eastern edge within the western portion of the East River Esplanade. The proposed fitness center would be constructed on the site of a surface parking lot and one-story concrete canopy at the northwest corner of the Rockefeller University campus at York Avenue and demapped East 68th Street (see **Figure 6-1** for a project site map). In addition, a five-foot-tall barrier would be constructed along the eastern edge of the FDR Drive between the FDR Drive and the East River Esplanade that would extend the entire length of the proposed platform structure.

As defined in the *City Environmental Quality Review (CEQR) Technical Manual*, urban design is the totality of components that may affect a pedestrian’s experience of public space. A visual resource can include views of the waterfront, public parks, landmark structures and districts or otherwise distinct buildings, and natural resources. An urban design assessment under CEQR must consider whether and how a project may change the experience of a pedestrian in a project area. The *CEQR Technical Manual* guidelines recommend the preparation of a preliminary assessment of urban design and visual resources, followed by a detailed analysis, if warranted based on the conclusions of the preliminary assessment. The following preliminary assessment addresses the urban design and visual resources of the study area for existing conditions, the future without the proposed actions, and the future with the proposed actions in 2019 when the project is expected to be completed.

PRINCIPAL CONCLUSIONS

As described below, the proposed actions would not result in any significant adverse impacts to urban design or visual resources. The proposed platform structure for the laboratory building and North Terrace would affect the pedestrian experience along the adjacent portion of the East River Esplanade, however, those changes would not result in any significant adverse impacts. The proposed laboratory building, North Terrace, and ICC would be visible from the adjacent portion of the esplanade and from more distant views from Roosevelt Island, the Roosevelt Island tram, and the Queensboro Bridge. Those views would not be adversely affected, because the proposed laboratory building, North Terrace, and ICC would be located among many



— Large Scale Community Facility Development (LSCFD)
(Rockefeller University Campus)

- - - Development Sites

- - - Study Area Boundary
(400-Foot Perimeter)

➔ Photograph View Direction
and Reference Number

ROCKEFELLER
UNIVERSITY

Project Site Map
Figure 6-1

structures along a densely developed section of the East River waterfront that span over the FDR Drive. The visibility of the proposed fitness center would be limited to its immediately surrounding vicinity.

B. METHODOLOGY

Based on the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed “as-of-right” or in the future without the proposed project. The proposed actions would result in physical alterations of the Rockefeller University campus observable by pedestrians that are not allowed by existing zoning. Therefore, the proposed actions meet the threshold for a preliminary assessment of potential impacts to urban design and visual resources.

According to the *CEQR Technical Manual*, the study area for urban design is the area where the project may influence land use patterns and the built environment, and is generally consistent with that used for the land use analysis. For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified. The land use study area may serve as the initial basis for analysis; however, in cases where significant visual resources exist, it may be appropriate to look beyond the land use study area to encompass views outside of this area, as is often the case with waterfront sites or sites within or near historic districts.

Views to the Laboratory Building Site and North Terrace Site from inland are limited to the adjacent East River Esplanade and the FDR Drive; neither the Laboratory Building Site nor the North Terrace Site is visible from York Avenue or the side streets between East 62nd and East 69th Streets. However, longer views to the Laboratory Building Site and North Terrace Site are available from Roosevelt Island, the Roosevelt Island tram, and the Queensboro Bridge. Views to the Fitness Center Site are limited to the immediately surrounding streets. Therefore, the study area focuses on a 400-foot study area while accounting for the longer views to the Laboratory Building Site and North Terrace Site (see **Figure 6-2** for an aerial map of the study area).

The *CEQR Technical Manual* recommends an analysis of pedestrian wind conditions for projects that would result in the construction of large buildings at locations that experience high wind conditions (such as along the waterfront, or other location where winds from the waterfront are not attenuated by buildings or natural features), which may result in an exacerbation of wind conditions due to “channelization” or “downwash” effects that may affect pedestrian safety. A wind tunnel analysis of the proposed project was undertaken as part of an assessment of the site conditions.¹ The study found that wind conditions on the esplanade with the proposed project would be ideal for esplanade users and that wind safety criteria were met both on the East River Esplanade and on the roof of the proposed laboratory and North Terrace. The analysis concluded that no wind control measures would be needed. Therefore, the proposed new structures would not adversely affect pedestrian safety due to wind conditions. In addition, although the project sites are located on the East River waterfront, the proposed actions would not result in large

¹ Novus Environmental. *Pedestrian Wind Study, New Laboratory Building, Rockefeller University, New York*. January 29, 2013 (see **Appendix D**).



- Large Scale Community Facility Development (LSCFD)
(Rockefeller University Campus)
- Development Sites
- Study Area Boundary
(400-Foot Perimeter)
- 3 → Photograph View Direction
and Reference Number
- Visual Resources (Rockefeller University campus, NYPH-Weill Medical College tower,
Queensboro Bridge, East River vista)

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buildings. Further, the proposed structures would be of a height comparable to the existing schist wall west of the FDR Drive that establishes the eastern boundary of the Rockefeller University campus. Therefore, no further assessment of pedestrian wind conditions analysis is necessary.

C. PRELIMINARY ASSESSMENT

EXISTING CONDITIONS

ROCKEFELLER UNIVERSITY

The Rockefeller University campus occupies a superblock between York Avenue and the FDR Drive and East 62nd Street and demapped East 68th Street. The topography of the campus slopes upward east from York Avenue to a bluff overlooking the East River. Along the eastern edge of the campus, the ground level is approximately 45'-0" above the elevation of the FDR Drive and the East River Esplanade. The campus has moderate tree coverage, with trees lining the perimeter along York Avenue, demapped East 68th Street (between Rockefeller University and the New York Presbyterian Hospital (NYPH-Weill Medical College))¹, and the entrance drive at East 66th Street. Trees and other plantings are also located throughout the grounds.

The campus is characterized by a mix of short, older and newer buildings and tall, modern buildings that illustrate several different periods of development. The closely-spaced buildings and tree coverage limit most views east through the campus (see View 1 of **Figure 6-3**). Former East 66th Street (demapped) functions as the entrance drive to the university and the primary axis, which terminates in front of Founder's Hall, a five-story, Classical Revival-style brick and stone building located in the approximate center of the campus (see View 2 of **Figure 6-3**). A pedestrian mall functions as a north-south axis, and paved pedestrian walkways traverse the campus connecting the various academic buildings. The older buildings, mostly of brick with standing seam metal roofs, are clustered on the eastern side of the campus on the crest of the bluff overlooking the East River and include Founder's Hall, the Hospital and Nurse's Residence, Flexner Hall, Welch Hall, and Theobald Smith Hall (see View 3 of **Figure 6-4** and Chapter 5, "Historic and Cultural Resources"). To the west and south of the older buildings, and partially obscuring them from views along York Avenue and the side streets, are the more modern additions to the campus (e.g., Abby Aldrich Rockefeller Hall, the Graduate Students Residence, and the Rockefeller Research Building). Buildings range in height from one to 18 stories with the taller buildings located on the campus's southern portion. The 14-story Rockefeller Research Building, which is located between the alignments of East 64th and East 65th Streets, extends over the FDR Drive (see View 3 of **Figure 6-4**). A brick, stone, and metal fence encloses the campus along York Avenue and demapped East 68th Street. The eastern edge of the campus along the FDR Drive is an approximately 45-foot-tall schist retaining wall with fenestration and a few openings for vehicular entrances. The wall structure includes some segments that serve as a retaining wall, though much of the structure is the eastern exterior wall for subbasement and basement levels of campus buildings. In addition, several additional university buildings are located south of East 64th Street between York Avenue and the FDR Drive. One of those buildings is the 38-story Scholars Residence, which spans over a portion of

¹ The main campus of NYPH occupies several buildings in the study area. The main entrance to NYPH is located on demapped East 68th Street north of Rockefeller University. The block includes the hospital, emergency room, and a portion of Weill Cornell Medical College (WCMC).



View north on York Avenue from East 65th Street 1



View east on East 66th Street to Rockefeller University Campus 2



View Rockefeller University from Roosevelt Island **3**



View north on East River Esplanade from around East 64th Street **4**

the FDR Drive between East 63rd and East 62nd Streets. A pedestrian bridge over East 63rd Street links the Scholars Residence and adjacent 26-story Faculty Housing to the main campus.

Laboratory Building Site and North Terrace Site

The Laboratory Building Site and North Terrace Site are at the easternmost edge of the Rockefeller University campus, within Rockefeller University air rights space above the FDR Drive; it is bounded by the centerline of demapped East 68th Street to the north, the Rockefeller Research Building north of East 64th Street to the south, the East River Esplanade to the east, and the existing campus to the west. As described above, the edge of the Rockefeller University campus is a stone retaining wall. The FDR Drive is a six-lane, north-south highway divided by a concrete and metal barricade.

The East River Esplanade in this location consists of a walkway/bikeway along the river's edge that is surfaced with hexagonal pavers and has a metal fence at the East River (see View 4 of **Figure 6-4** and View 5 of **Figure 6-5**). Adjacent to the Laboratory Building Site and North Terrace Site, the esplanade varies in width between 25'-0" and 40'-0", narrowing from south to north. Areas with trees, low bushes, and grass buffer the edge adjacent to the FDR Drive where there is a concrete wall topped by a metal fence. There are also some raised paved areas, and benches, a few tables, and ornamental lampposts along the esplanade. There is uniform design to the seating and planted areas. Benches, which face the river, include those located close to the esplanade's waterfront edge and others set closer to the FDR Drive. Grass cover also varies along the esplanade. Users of the esplanade include primarily runners, walkers, and bicyclists, and also some people sitting on the benches. The East River Esplanade provides proximity to water and an expansive openness of views to the north, east, and south. Another primary element of the pedestrian experience along the esplanade is the presence, both visual and audible, of cars traveling along the adjacent FDR Drive.

As described above, the Rockefeller Research Building spans over the FDR Drive approximately between the alignments of East 64th and East 65th Streets (see View 3 of **Figure 6-4** and View 6 of **Figure 6-5**). Structural columns for this modern metal and glass building are located within the western edge of the East River Esplanade. Those columns have open triangular forms with one of the points formed by the beams connecting to the ground. The lower floor of the building extends outward from the campus retaining wall.

Fitness Center Site

A paved surface parking area with a one-story concrete canopy structure occupies the Fitness Center Site (see View 7 of **Figure 6-6**). The vehicular entrances are from York Avenue and demapped East 68th Street. A metal fence with brick columns and numerous mature trees border the north and west sides of the Fitness Center Site along York Avenue and demapped East 68th Street.

STUDY AREA

Urban Design

The area around Rockefeller University has been developed in a combination of the Manhattan grid street pattern and with large superblocks. The area's topography has a slight upward slope toward East 70th Street and a downward slope to the Rockefeller University campus. The area consists of a mix of shorter apartment buildings and tenements with small footprints and tall apartment and institutional buildings with large footprints. Buildings range in height from five to 38 stories (see View 8 of **Figure 6-6**).



View south on East River Esplanade from around East 67th Street 5



View south on East River Esplanade of Rockefeller Research Building 6



View east at York Avenue and East 68th Street 7



View northeast of NYPH-Weill Medical College from York Avenue at East 68th Street 8

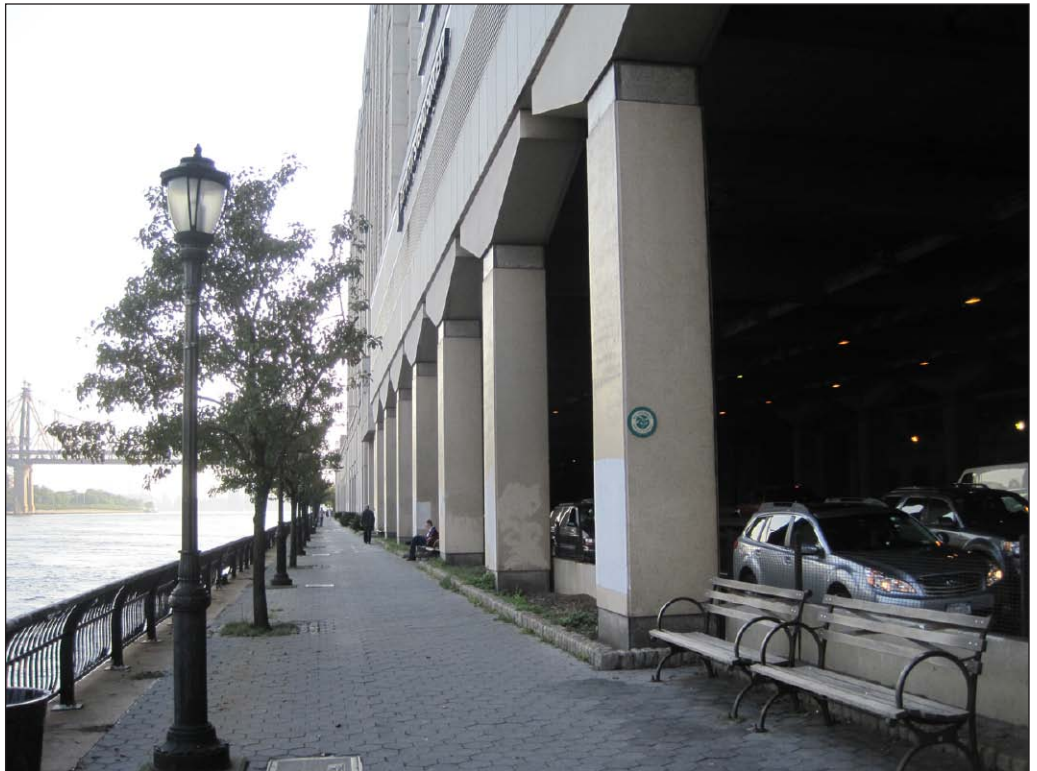
A prominent element of the area's urban design is the NYPH-Weill Medical College, which occupies a superblock bounded by York Avenue and the FDR Drive between demapped East 68th Street and demapped East 70th Street and is situated to the north of the Rockefeller University campus. The NYPH-Weill Medical College complex is a large stone mass of attached buildings of various heights and styles organized on a grid plan around a 27-story tower. The central tower faces demapped East 68th Street and descending wings flank the tower in all directions. Limestone and gray brick facades, the use of setbacks, and rectilinear massing unify the collection of buildings. In front of the central tower, demapped East 68th Street leads to a circular drop-off and ramp to a below-grade parking garage. Small planted areas are located around the entrance. The complex also includes a portion of the block to the north between demapped East 70th Street and demapped East 71st Street. An 11-story building over demapped East 70th Street connects the main complex to the northern block. Between demapped East 68th Street and demapped East 70th Street and between demapped East 70th Street and demapped East 71st Street, NYPH-Weill Medical College buildings span over the FDR Drive with columns located within the East River Esplanade.

Adjacent to the location of the NYPH-Weill Medical College buildings, the East River Esplanade is narrower than it is to the south along the Rockefeller University frontage, but it contains trees, as well as benches located between the closely-spaced, square columns of the buildings that span over the FDR Drive (see View 9 of **Figure 6-7**). From the lower floor slabs above the level of the FDR Drive, the NYPH-Weill Medical College buildings rise 13 and 9 stories without setbacks, creating a tall streetwall along the esplanade. The building columns somewhat buffer users of the East River Esplanade from the FDR Drive, but the more narrow width of the esplanade in this location places users in closer proximity to the cars traveling on the FDR Drive. Views across the East River to the north, east, and south remain expansive in this narrow section of the esplanade. South of the project site, there is a pedestrian bridge over the FDR Drive at East 63rd Street. That bridge has a switchback ramp and columns located within the esplanade.

Visual Resources and Views to the Development Sites

Visual resources in the study area include views of the NYPH-Weill Medical College central tower, Rockefeller University's tree-covered campus, the Queensboro Bridge, and the East River vista (see **Figure 6-2**). The NYPH-Weill Medical College central tower is visible in the York Avenue view corridor, from the East River Esplanade, and from the Queensboro Bridge and the Roosevelt Island tram (which crosses the East River at East 61st Street), and from Roosevelt Island (see View 1 of **Figure 6-3**, View 3 of **Figure 6-4**, and View 10 of **Figure 6-7**). The Rockefeller University campus is visible for considerable distances along York Avenue, although views into the interior of the campus are limited due to trees and bushes planted along its perimeter and fence, the upward slope of the campus, and intervening buildings (see View 1 of **Figure 6-3**). The campus as seen along York Avenue is a visual resource, because of the expanse of greenery it provides, but is not considered to be a visual resource from the East River Esplanade or from across the East River, because the campus appears as a varied collection of buildings lining the Manhattan waterfront. The Queensboro Bridge's heavy steel towers and frame rest on stone piers and are visible to the south along York Avenue and more clearly from the East River Esplanade.

Most views to the river from within the study area are completely blocked by the NYPH-Weill Medical College and Rockefeller University campuses. There are some limited views toward the river on East 63rd and East 62nd Streets, but those views are partially obstructed by the ramps



View south on East River Esplanade from around East 70th Street 9



View of Rockefeller University from Roosevelt Island Tram 10

and barriers of the FDR Drive, as well as by the pedestrian bridge over East 63rd Street. The esplanade, however, provides expansive views across and north and south along the East River. Further, the East River Esplanade provides a sense of spaciousness in a densely developed neighborhood.

There are no views to the Laboratory Building Site and the North Terrace Site from York Avenue or the side streets due to intervening buildings and tree coverage on the Rockefeller University campus. The eastern portion of the Rockefeller University campus, however, is clearly visible from the section of the East River Esplanade that is adjacent to the Laboratory Building Site and the North Terrace Site (see View 4 of **Figure 6-4** and **Figure 6-5**). From the south, the Rockefeller Research Building that spans over the FDR Drive obscures views of the campus, the Laboratory Building Site, and the North Terrace Site (see View 11 of **Figure 6-8**). Similarly, the NYPH-Weill Medical College buildings that span over the FDR Drive obscure views of the Rockefeller University campus from the north (see View 9 of **Figure 6-7**). From the Roosevelt Island tram, the Queensboro Bridge, and Roosevelt Island, there are expansive views of Manhattan that include long, unobstructed views of the Rockefeller University campus, the Laboratory Building Site, and the North Terrace Site (see View 10 of **Figure 6-7** and View 3 of **Figure 6-4**).

Views of the Fitness Center Site are generally limited to the immediately surrounding area on York Avenue due to intervening buildings. Demapped East 68th Street also provides limited views to the Fitness Center Site. Visual resources in the vicinity of the Fitness Center Site include the NYPH-Weill Medical College central tower, Rockefeller University's tree-covered campus, and the view south on York Avenue to the Queensboro Bridge.

LABORATORY BUILDING SITE AND NORTH TERRACE SITE

THE FUTURE NO ACTION SCENARIO

In the future without the proposed actions, no new development is anticipated on the Laboratory Building Site or the North Terrace Site, and existing conditions, as described above, are expected to remain unchanged.

THE FUTURE WITH ACTION SCENARIO

In the future with the proposed actions, a new two-story, approximately 157,251-gross-square-foot (gsf) laboratory building would be constructed at the eastern edge of the Rockefeller University campus in air space over the FDR Drive between the Rockefeller Research Building and demapped East 68th Street. The lowest part of the laboratory building (the soffit) would be located approximately 19'-0" above the level of the FDR Drive, and certain upper portions of the existing schist retaining wall would be modified. The roof of the laboratory building would be approximately 18'-0" above the elevation at the eastern edge of the existing Rockefeller University campus. Two one-story pavilions would be located on the laboratory building's roof that would house a dining hall and support spaces, and an amphitheater would be located at the center of the rooftop landscaping in the area adjacent to Welch Hall. There would also be two exhaust stacks located on the laboratory building's roof. One stack would abut the north façade of the Hospital and the other would abut Flexner Hall Extension's south façade. Each stack would be slightly taller than the building it abuts to allow for appropriate exhausting. The footprints of the stacks would be small at approximately 7'-0" wide, with the Hospital stack being approximately 18'-0" long and the Flexner Hall Extension stack being approximately 28'-0" long. Both stack locations were selected to limit their visibility and to minimize effects to the adjacent existing campus buildings.



View north on East River Esplanade from around East 63rd Street 11

The North Terrace would be located at the north end of the platform structure, north of the laboratory building. Like the laboratory building, the North Terrace would serve as a podium for the Rockefeller University campus. It would be landscaped and would contain the ICC, a small one-story conference and meeting pavilion.

To support the platform of the laboratory building and North Terrace, twenty columns would be located west of the FDR Drive immediately adjacent to and within the existing schist retaining wall, and ten columns would be located flush with the FDR Drive's eastern edge within the western portion of the East River Esplanade. The laboratory building would have eight Y-shaped columns and the North Terrace would have two oval columns. The columns would be located within the western edge of the East River Esplanade, like those of the adjacent Rockefeller Research Building to the south. These ten columns would occupy approximately 236 total square feet (sf) within the western edge of the East River Esplanade, adjacent to the FDR Drive. The 236 sf includes the eight Y-shaped column footings at 24 square feet each and the two oval column footings at 22 sf each. The Y-shaped columns would be at approximately 90-foot intervals and the oval columns would be at approximately 80-foot intervals.¹

The low heights of the laboratory building, North Terrace, and ICC are intended to preserve the views from the existing Rockefeller University campus to the East River as well as lessen the obstruction of views to the campus buildings in views from across the river. The structural forms of the eight Y-shaped columns and two oval columns are intended to limit the amount of structure placed within the western edge of the East River Esplanade to preserve its openness and to avoid creating a continuous wall, or streetwall, along the esplanade like that found to the north adjacent to the NYPH-Weill Medical College buildings. The western edge of the esplanade in the areas adjacent to the columns includes pavers, benches, and plantings. Any features of the esplanade temporarily removed or damaged by construction-related activities such as pavers, benches, plantings (including a total of 23 trees), and lighting, would be replaced in-kind as part of the proposed project.² The overall width of the esplanade would be maintained and a designated walkway/bikeway, which is the esplanade's most highly utilized component, would not be altered by the construction of the ten columns. The esplanade would also continue to provide trees, landscaping, and benches.

Along the eastern edge of the proposed laboratory building and North Terrace, the pedestrian experience of the East River Esplanade would change through the placement of columns within the western portion of the esplanade, but this change would not be adverse, as the pedestrian experience in this location would be similar to the pedestrian experience adjacent to the existing Rockefeller Research Building, which spans the FDR Drive to the south. With the proposed project, there would be more buildings along the western edge of the esplanade in the study area and views of the retaining wall and Rockefeller University buildings would be partially obscured, but there would be no effect on eastward views out over the East River from the esplanade. In looking toward the East River, the views to the north, east, and south would continue to be expansive. While the new laboratory building and North Terrace would reduce

¹ The areas to be occupied by the columns are smaller than the volumes being demapped because the demapped volumes are rectangular in shape to accommodate the splay of the Y-shaped columns at an elevation of 25 feet.

² See discussion of bulkhead repair and rebuilding and substantial esplanade upgrades as described in Chapter 13, "Mitigation."

the sense of openness created by the esplanade, the columns would create a buffer between the users of the esplanade and the cars on the FDR Drive. Further, as compared to the section of the esplanade adjacent to the NYPH-Weill Medical College buildings that span the FDR Drive to the north, the portion of the esplanade adjacent to the Laboratory Building Site and North Terrace Site would be wider with a more spacious character than the NYPH-Weill Medical College buildings which have closely spaced columns that create a tall continuous streetwall.

As described in Chapter 4, “Shadows,” the proposed laboratory building and North Terrace would result in significant adverse shadow impacts during certain times of year to users of the esplanade seeking direct sun. Therefore, while the proposed project would result in a significant adverse shadows impact to the esplanade, the esplanade would remain predominantly for active pedestrian uses. Substantial improvements to the esplanade would be undertaken to partially mitigate the significant adverse shadows impact, as described in Chapter 13, “Mitigation.”¹ Overall the proposed project would not adversely affect the experience of pedestrians along the East River Esplanade. (See **Figures 6-9 and 6-10** for No-Action and With-Action views along the esplanade.) The proposed laboratory building, North Terrace, and ICC would not affect the experience of pedestrians in the remainder of the study area, as there are no views to the site from York Avenue or the side streets.

The proposed laboratory building, North Terrace, and ICC would change views of Rockefeller University and the Manhattan shoreline as seen from Roosevelt Island, the Roosevelt Island tram, and the Queensboro Bridge. With the proposed project, there would be a low-rise but prominent platform structure along the shoreline between the Rockefeller Research Building and the NYPH-Weill Medical College where there was previously a gap in the streetwall along the East River Esplanade in front of the Rockefeller University campus’s schist retaining wall. The new laboratory building and North Terrace would also obscure the lower floors of the adjacent University buildings located on the bluff and portions of the schist retaining wall. However, the proposed laboratory building, North Terrace, and ICC would not have adverse effects on these views, as the new laboratory building, North Terrace, and ICC would be located among many structures along a densely developed section of the East River waterfront that span over the FDR Drive. Further, this low-rise platform structure would be seen in the context of a multitude of high-rise buildings within expansive views of the Manhattan skyline that include buildings located in Midtown and around the United Nations (see **Figure 6-11**). Therefore, the proposed laboratory building, North Terrace, and ICC would not have significant adverse impacts on urban design and visual resources.

FITNESS CENTER SITE

THE FUTURE NO ACTION SCENARIO

In the future without the proposed fitness center, no new development is anticipated on the Fitness Center Site, and existing conditions, as described above, are expected to remain unchanged. Located across York Avenue from the Fitness Center Site, a 15-story, 733,000-gsf

¹ As described in Chapter 13, “Mitigation,” the portion of the esplanade adjacent to the project site and an additional approximately 150 feet south of the project site would be substantially upgraded as partial mitigation for the significant adverse shadows impact to the esplanade. Upgrades would include the redesign and reconstruction of this portion of the esplanade, with improved spatial organization of the walkway/bikeway and seating areas, new planting beds, and new shade tolerant plantings.



Existing/ No-Action Condition



Source: Rafael Vinoly Architects PC

FOR ILLUSTRATIVE PURPOSES ONLY

With-Action Condition



Existing/ No-Action Condition



Source: Rafael Vinoly Architects PC

FOR ILLUSTRATIVE PURPOSES ONLY

With-Action Condition



Existing/ No-Action Condition



Source: Rafael Vinoly Architects PC

FOR ILLUSTRATIVE PURPOSES ONLY

With-Action Condition

ambulatory care center would be constructed between East 68th and East 69th Streets. Replacing two 12-story apartment buildings, this building will increase the density of the study area and the institutional character of the neighborhood.

THE FUTURE WITH ACTION SCENARIO

In the future with the proposed actions, a new 20,498-gsf fitness center would be constructed at the northwest corner of the Rockefeller University campus. This one-story proposed building would replace the surface parking area and canopy structure on the Fitness Center Site. It would have a rectangular footprint aligned adjacent to demapped East 68th Street, and it would be set back from that street and from York Avenue like the other university buildings located along York Avenue. The Fitness Center would be similar in height to the Abby Aldrich Rockefeller Hall to the south and would be shorter than the dome of Caspary Hall located further to the south. The fitness center would contain a swimming pool and would have rooftop landscaping and a tennis court. At approximately 12-feet-tall and set back from the street behind landscaped areas, the proposed fitness center is not expected to be visible from beyond its immediate vicinity due to intervening buildings and tree coverage. The existing campus trees that establish the perimeter of the Rockefeller University campus along York Avenue and demapped East 68th Street would not be affected by the construction of the new fitness center. Further, the proposed building's minimal effects on the streetscape and the pedestrian experience would be beneficial, as it would replace a surface parking area and canopy structure with a low-rise building. (See **Figure 6-12** for No-Action and With-Action views of the Fitness Center Site.) Therefore, the proposed fitness center would not result in any significant adverse impacts on urban design or visual resources. *



Existing/ No-Action Condition



Source: Rafael Vinoly Architects PC

FOR ILLUSTRATIVE PURPOSES ONLY

With-Action Condition