

350 PARK AVENUE

ULURP Numbers: C 250197 ZSM, C 250198 ZSM, and N 250201 LDM

August 20th, 2025 | New York City Council Zoning and Franchises Subcommittee



If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

A new iconic tower for



CITADEL | CITADEL Securities

on Park Avenue, developed by

VORNADO
REALTY TRUST

Rudín

with a world-class team of designers

Foster + Partners

fieldoperations

SPEIRS MAJOR

 **AAI**
ARCHITECTS, P.C.

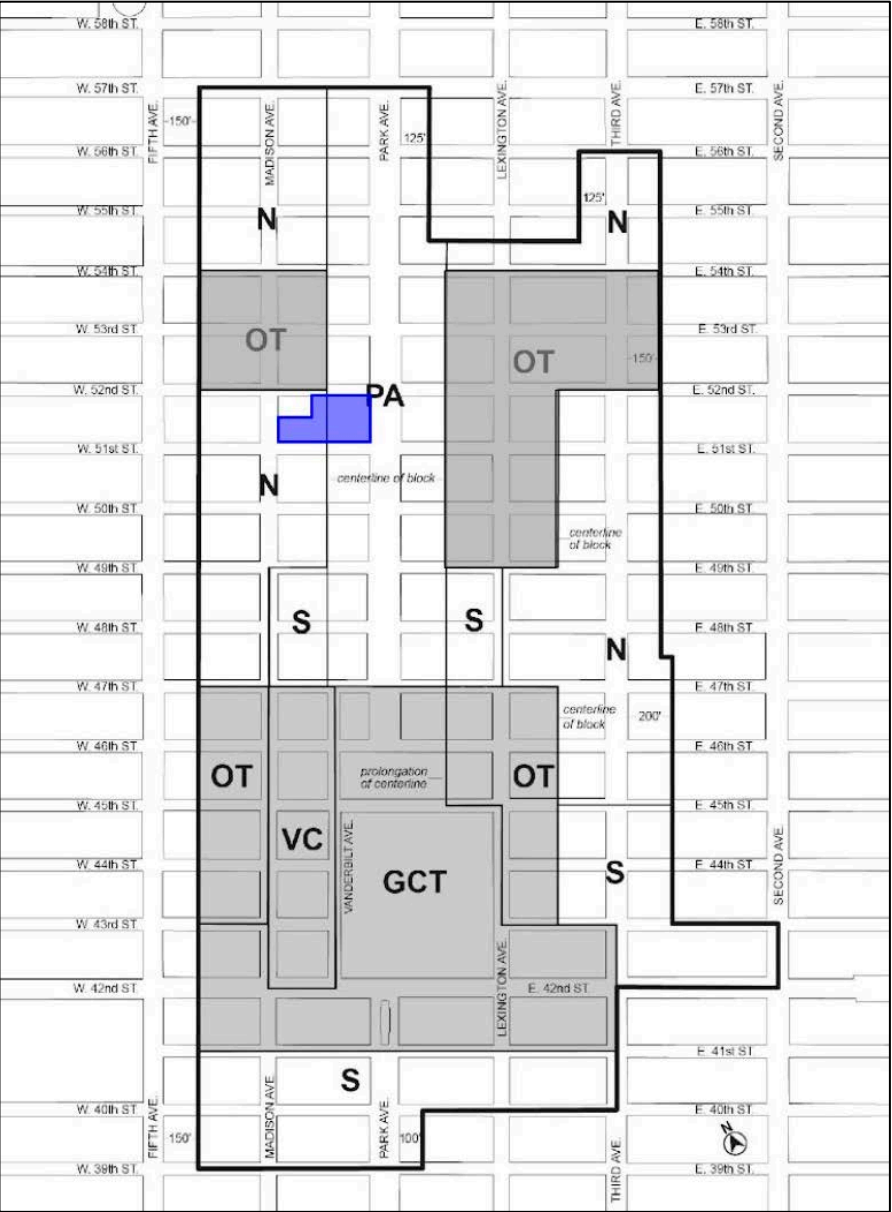
**Thornton
Tomasetti**

JBB



EXISTING CONDITIONS

Greater East Midtown Framework



Subdistricts: Northern (N) & Park Avenue (PA)

Zoning District: C5-2.5 & C5-3

Base FAR 12.0 to 15.0

As-of-Right Certification: 3.0 to 13.0

- Overbuilt Floor Area
- Landmark Transfer

Special Permit Bonus: 3.0

- Public Concourse

Maximum Total: 21.0 to 28.0

Proposed FAR on Zoning Lot: 25.15 FAR

Approved on June 7, 2017
N 170186(A) ZRM
C 170187 ZMM

Requested Actions

Special Permits:

- | | |
|--|-------------|
| 1. Public Concourse Bonus Special Permit | (ZR 81-645) |
| 2. Qualifying Site Special Permit | (ZR 81-685) |
-

As-of-Right Certifications:

- | | | |
|---|--------------------|----------|
| 1. Overbuilt Floor Area certifications | (ZR 81-643(a)&(b)) | Approved |
| 2. Transfer of Landmark Development Rights certifications | (ZR 81-642) | Approved |

Zoning Tools

Overbuilt Buyback

350 Park + 477 Madison

89k ZSF

+

Landmark Transfer

St. Patrick's and St. Bartholomew's TDRs

485k ZSF

+

Public Concourse Bonus

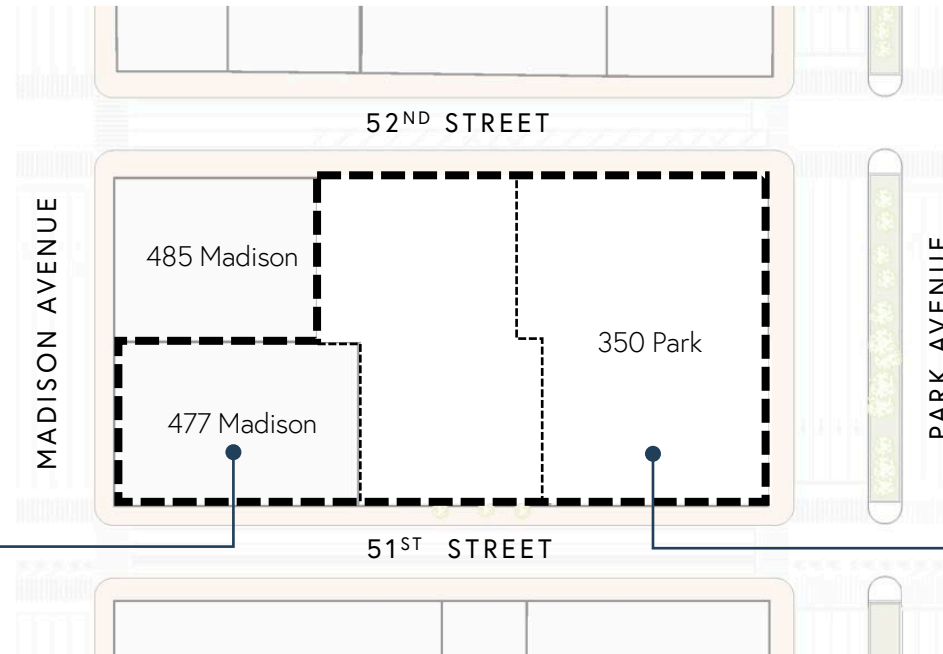
203k ZSF



As-of-Right Certification: Overbuilt Floor Area

Retain and reconstruct 89,571 sf of overbuilt floor area

- Chairperson certify the amount of overbuilt floor area to be retained on the Development Site (89,571 square feet)
- Contribution of **\$5.5 million** into the Public Realm Improvement Fund (89,571 square feet x \$61.49)



As-of-Right Certification: Transfer of Landmark Development Rights

Transfer 485,464 sf of development rights

- Establishment of a Continuing Maintenance Program for St. Patrick's Cathedral and St. Bartholomew's Church
- Contribution of **\$30.3 million** into the Public Realm Improvement Fund (20% of TDR Sale Price)



Transfer of Landmark Development Rights



St. Patrick's Cathedral

\$98.4 million



St. Bartholomew's Church

\$53.3 million



Public Realm Improvement Fund

\$35.8 million

Overbuilt Floor Area:
\$5.5 million

St. Patrick's Cathedral TDR
\$19.7 million

St. Bartholomew's Church TDR
\$10.6 million

BUILDING OVERVIEW



PROPOSED BUILDING

Building Sustainability



LEED
Certification



WELL
Certification



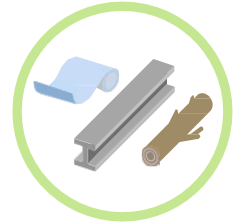
Triple-Pane
Facade



All-Electric



Best-in-Class
Wellbeing



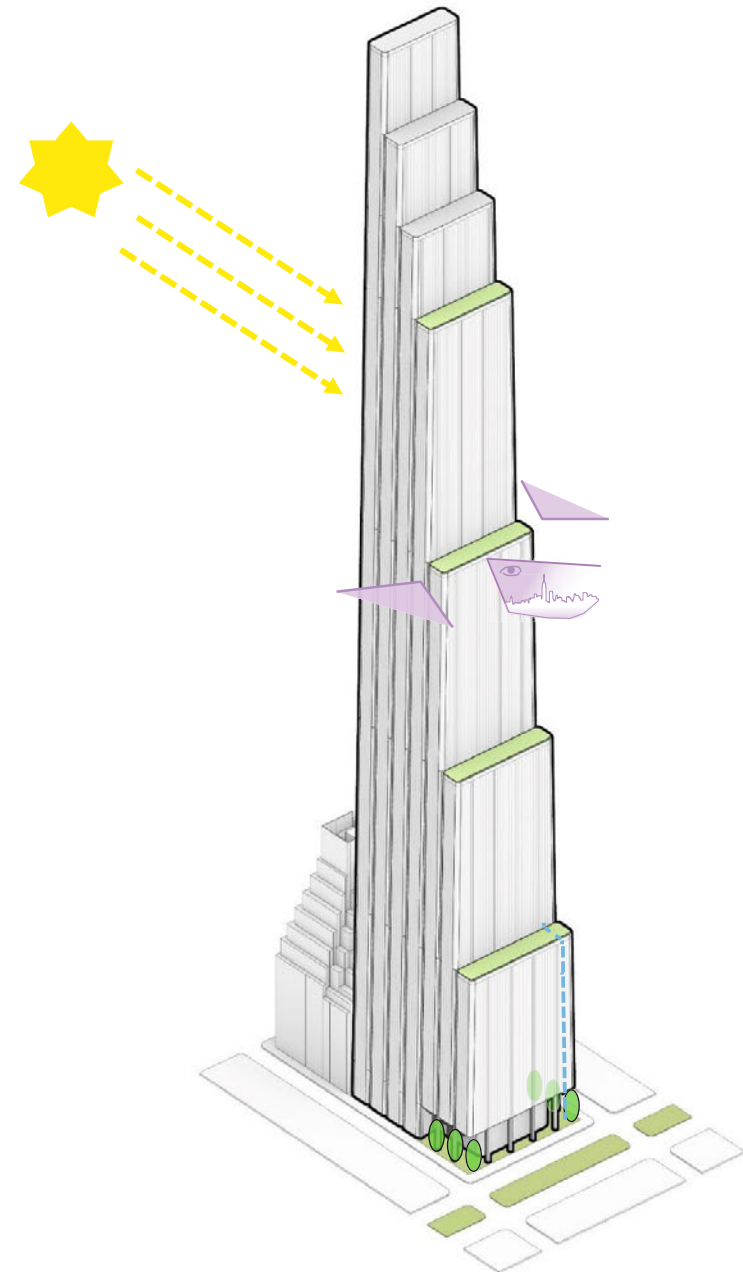
Minimized
Embodied Carbon



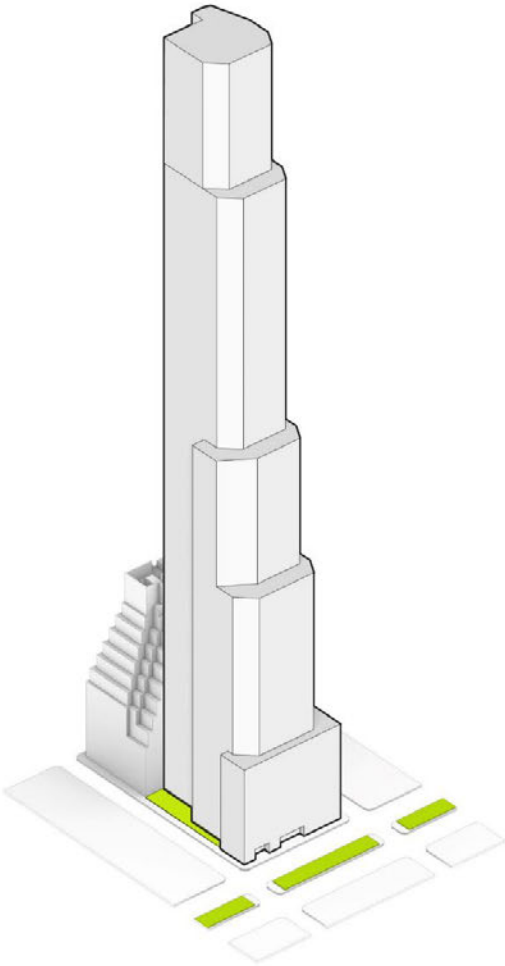
Biophilic
Design



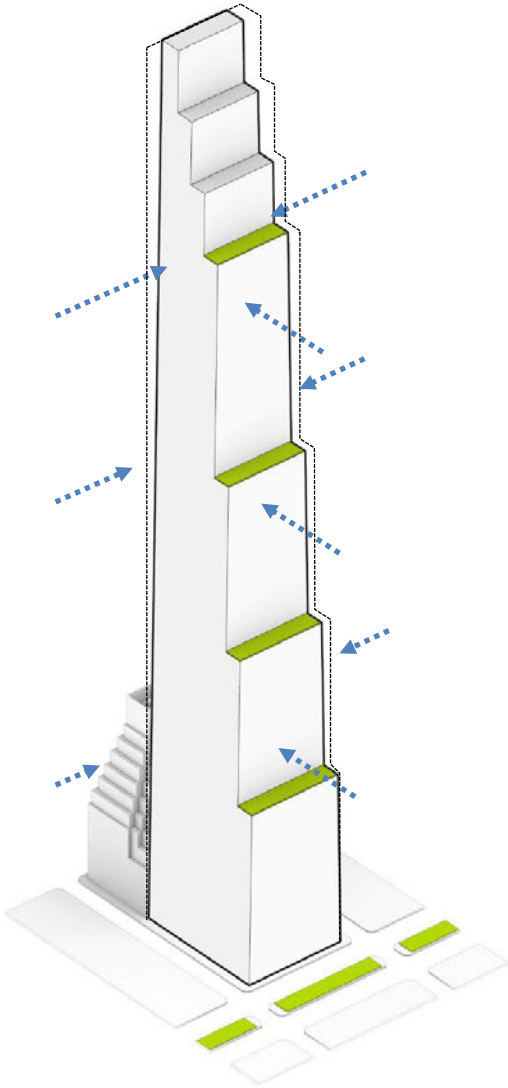
Water
Conservation



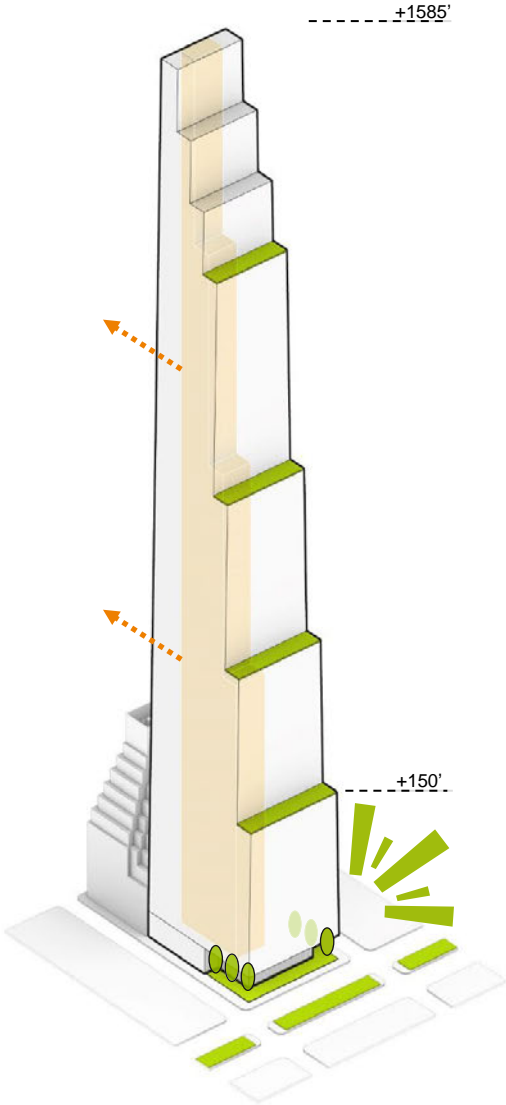
Building Massing



As-of-Right Massing

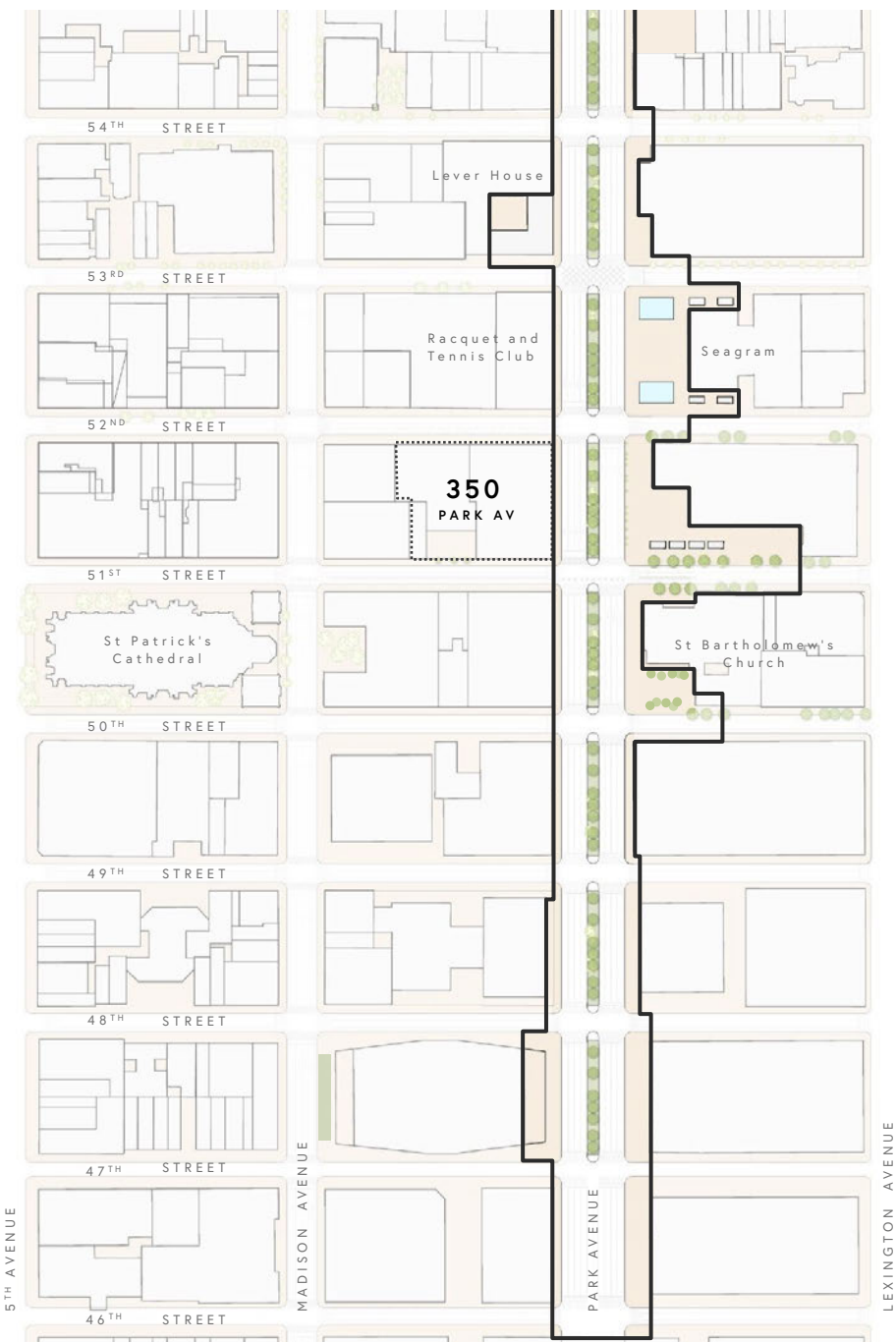


Sculpting



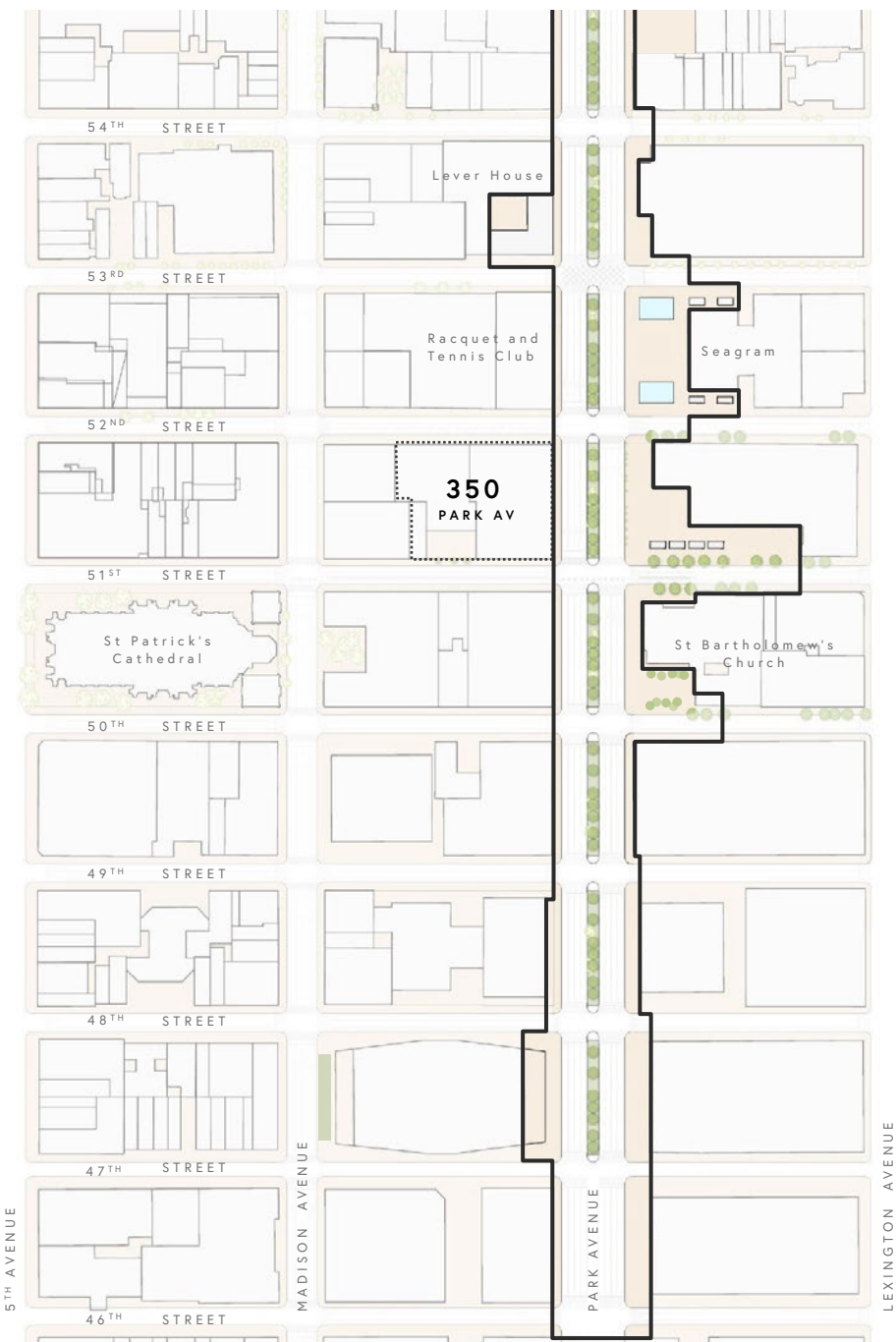
Core Shift and Public Concourse

PUBLIC CONCOURSE

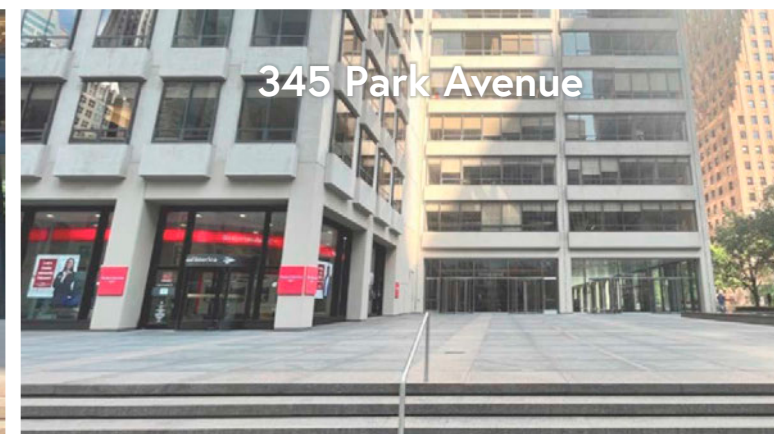
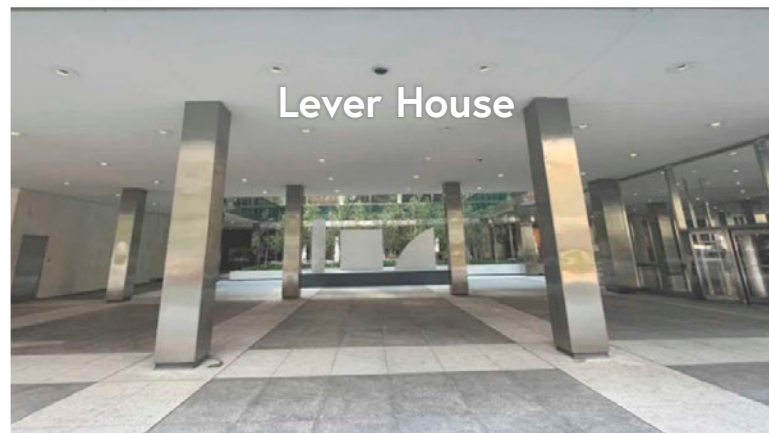


Park Avenue Today





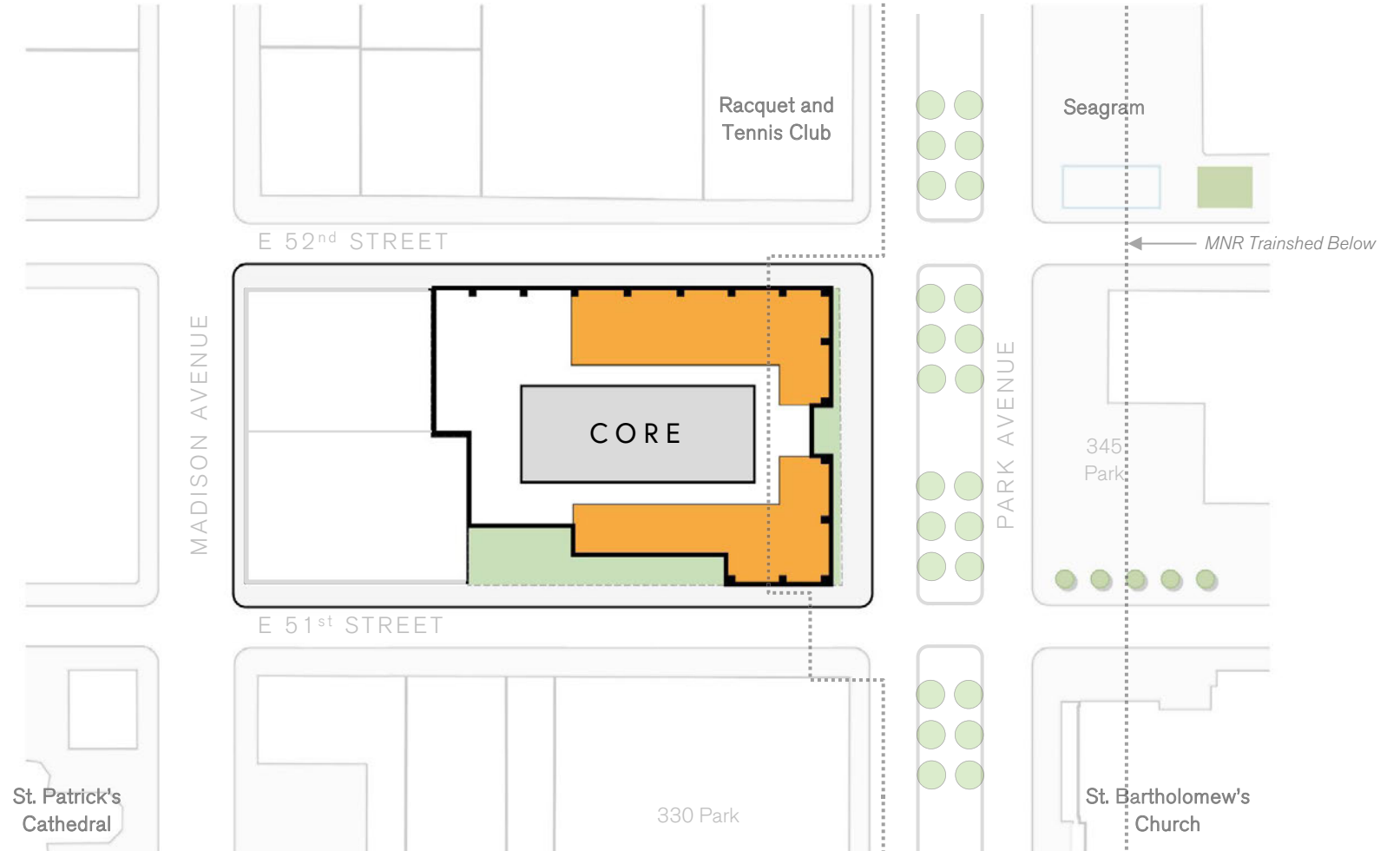
Park Avenue Today



Center-Core Building

Planning the Public Concourse

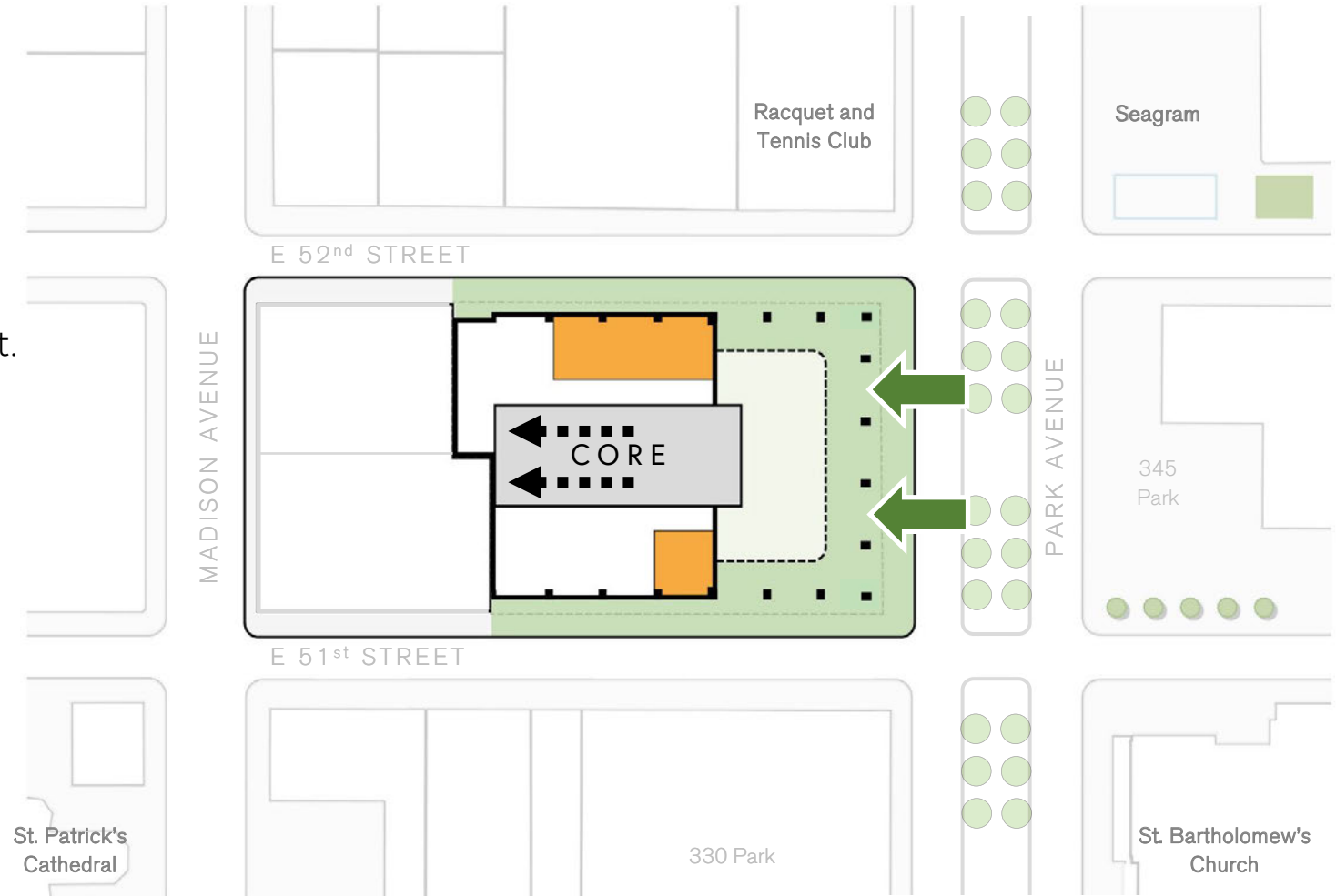
- ❌ Places public space **away from Park Avenue**
- ❌ **Minimizes amenity** opportunities along Park Avenue
- ❌ Faces loading dock



Public Space Along Park Avenue

Planning the Public Concourse

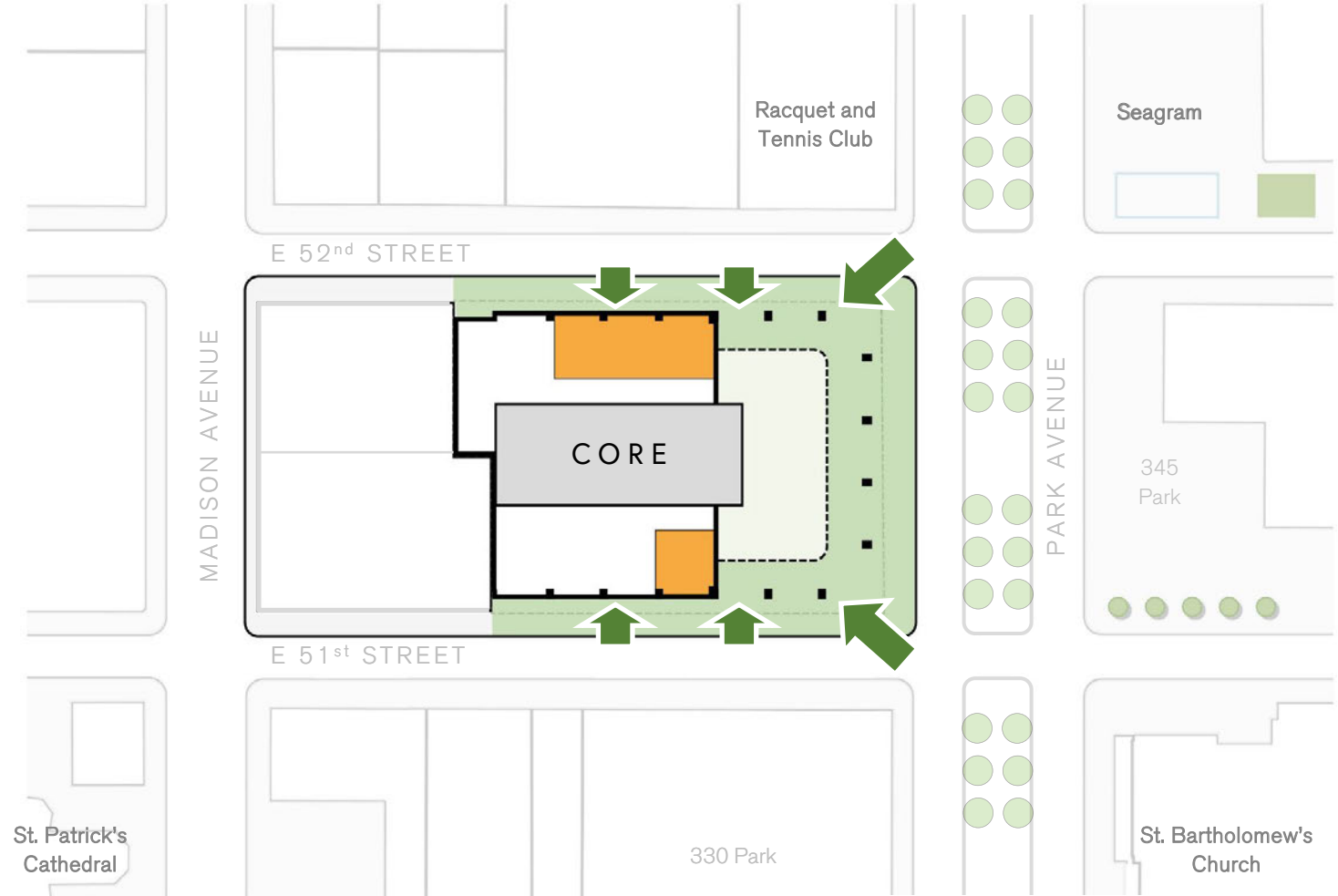
- ✓ Respects the value that **Park Avenue** brings to the development.
- ✓ **Maximizes** the potential for ground-level amenities.



Widened Sidewalks and Opened Corners

Planning the Public Concourse

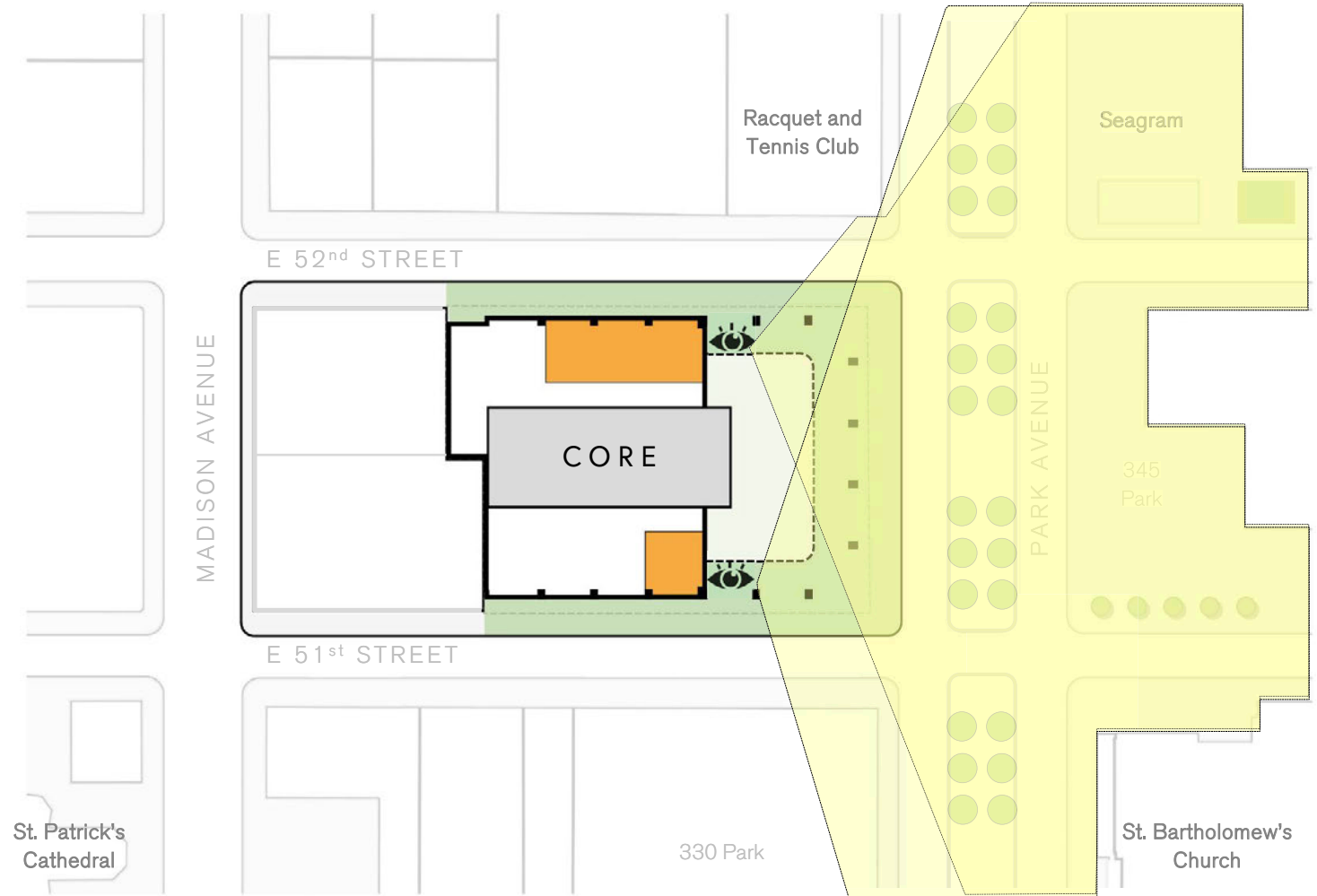
- ✓ Creates **view corridors** to surrounding **landmarks**
- ✓ Widened sidewalks **enhance pedestrian circulation.**



Extended Spatial Experience

Planning the Public Concourse

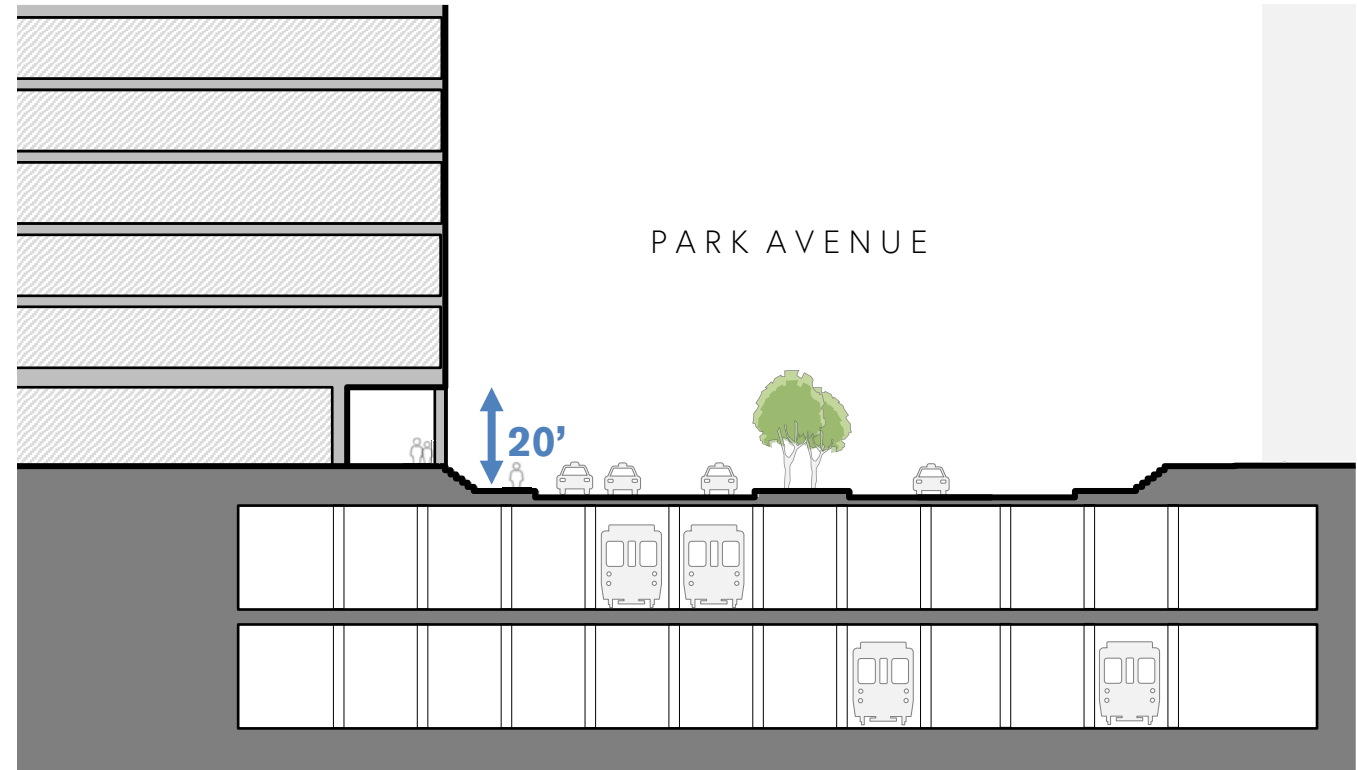
- ✓ Opens Park Avenue **views** in and beyond the site to NYC Landmarks
- ✓ Facilitates **activity** around the lobby and public concourse
- ✓ Extended **spatial experience**



Creating a Colonnade

Shaping the Public Concourse

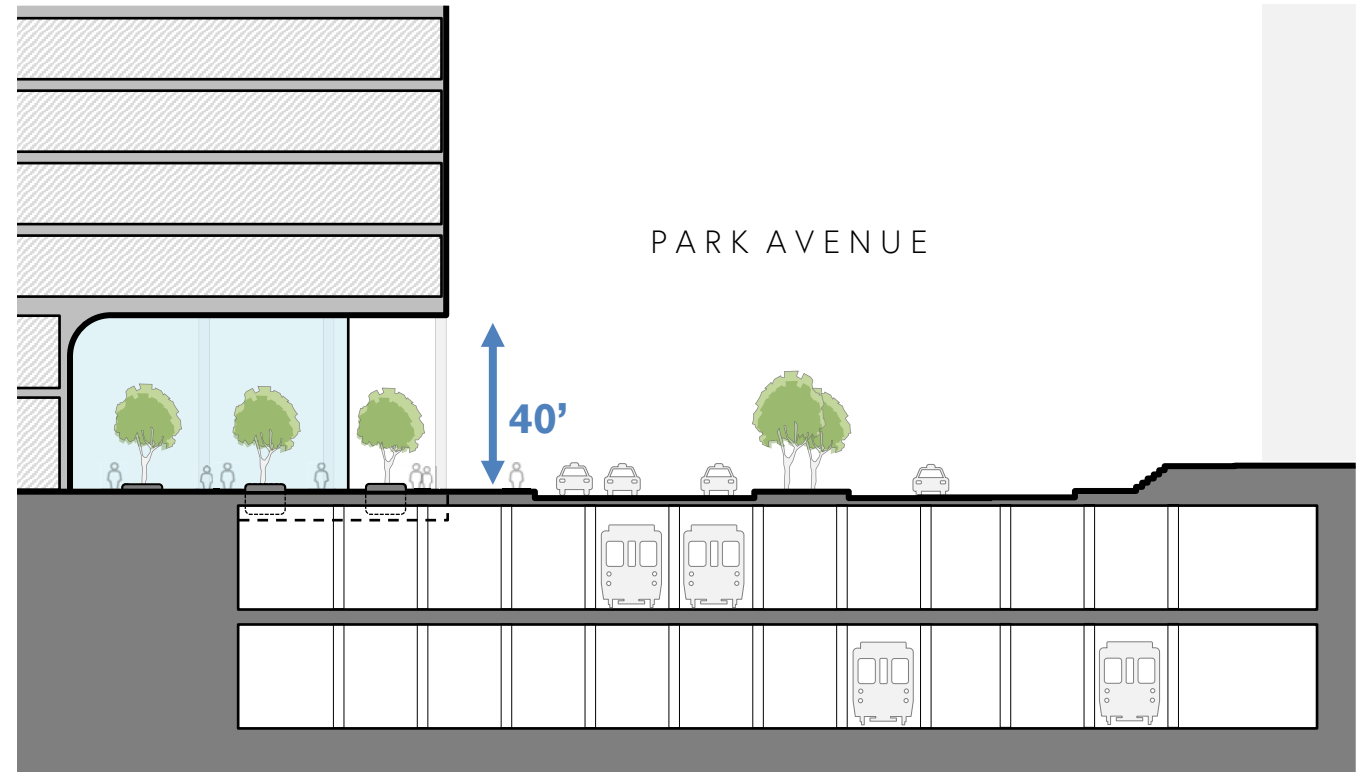
- ⊗ **Reduces daylight access**
with lower vertical height clearance
- ⊗ **Limits open space**
opportunities along the streets.
- ⊗ Creates **elevated public spaces** and lobbies due to existing train shed.



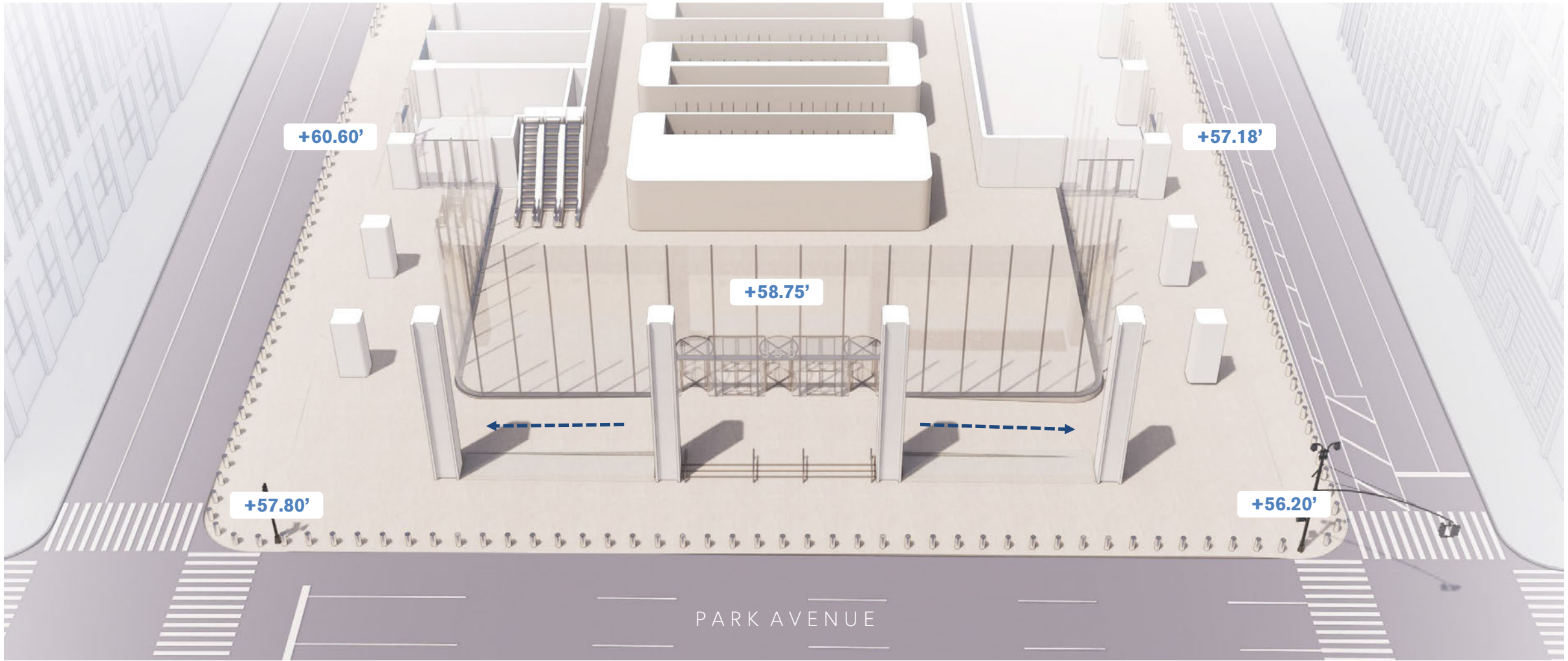
Horizontal Expansion and Barrier Removal

Shaping the Public Concourse

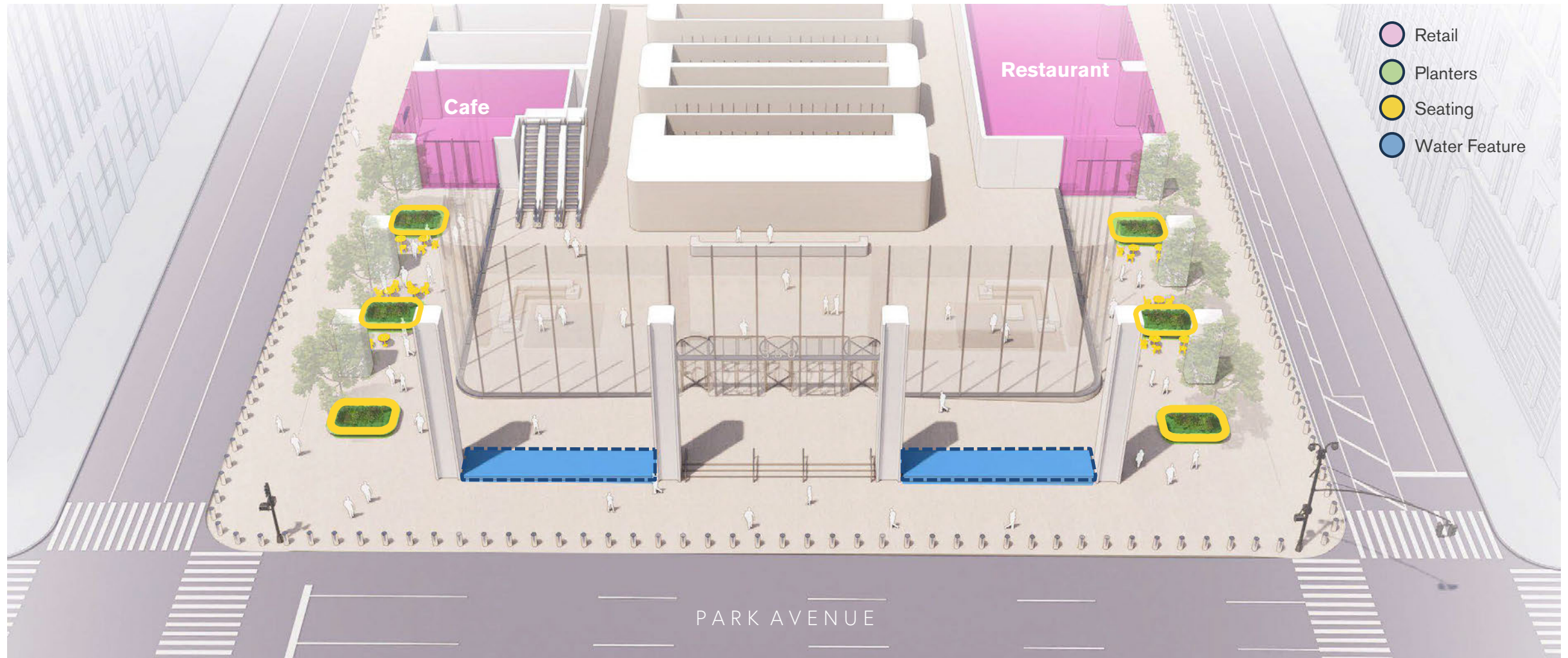
- ✓ Increases vertical clearance to **enhance daylight access**
- ✓ Creates an **extended open space** with opportunities for ground-level amenities and lower planters to preserve view
- ✓ **Levels the public concourse** with sidewalk by reconstructing train shed overhead
- ✓ **Provides direct access** to public concourse from sidewalk, enhancing accessibility and circulation



Elevation and Access



Amenitization and Activation



Introduces **pedestrian elements** and features designated active and passive zones.



Activates the public concourse with retail uses.



Includes **comprehensive lighting** for safe and inviting public space during evening hours.



E 52 St

PASSENGER
CARS ONLY

East 52nd St

ONE WAY

 **Fidelity**
INVESTMENTS

52nd STREET ELEVATION – CURRENT CONDITION



PARK AVENUE AND 52nd STREET CORNER - PROPOSED



350

PARK AVENUE ELEVATION



PUBLIC CONCOURSE ALONG 51st STREET



Moveable Seating and Tables

10 sets of tables and chairs, crafted from durable, high-quality metal to ensure flexibility and ease of movement throughout the concourse.



Granite Planter Seating

216 linear feet of seating will offer comfortable engagement with moveable seating and F&B program.



6 Specimen Trees & Lush Vegetation

offer shade, comfort, vibrance, intimacy, and seasonality to the social seating along the concourse.





High-Transparency Lobby Glass
Will offer maximized sightlines between 51st and 52nd Streets and Park Avenue, connecting the public concourse to major landmarks nearby.



PARK AVENUE AND 52ND STREET CORNER

At-Grade Food and Beverage

Will engage and activate both the 51st and 52nd Street sides of the public concourse.





PARK AVENUE AND 51ST STREET CORNER

Natural Stone Portico

40-foot clear height provides ample clearance for daylight access and high vegetation.





Open Corners

The absence of corner columns opens the public concourse to facilitate circulation and visibility.



Bright Granite Distinctive Paving

Extends the public concourse to the curb line to give the block a distinctive identity.







PUBLIC CONCOURSE AT PARK AVENUE AND 51ST STREET CORNER



Two Vibrant Water Features

Add animation, interest, and ambiance to the public concourse.





PUBLIC CONCOURSE ALONG 52nd STREET



PUBLIC CONCOURSE ALONG 51st STREET



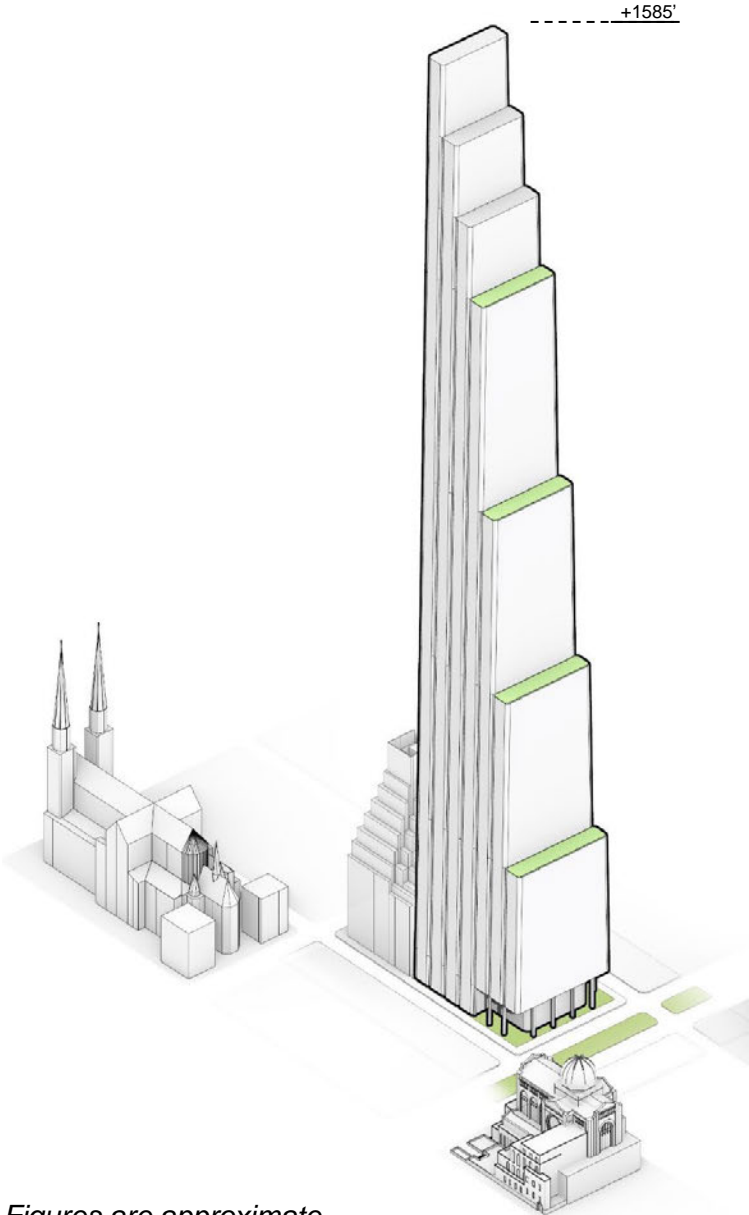
CURRENT SIDEWALK ALONG 51st STREET - EXISTING



PUBLIC CONCOURSE ALONG 51st STREET - PROPOSED

ZONING ACTIONS

Floor Area Overview



ZSF Figures are approximate

As-of-Right Floor Area: **1,251,832 ZSF**

- Base Floor Area (676,796 ZSF)
Excluding existing 477 Madison (250,302 ZSF)
- Transfer of Landmark Development Rights (485,465 ZSF)
*Transfers from St Patrick's Cathedral and St Bartholomew's Church
Certifications under ZR 81-642*

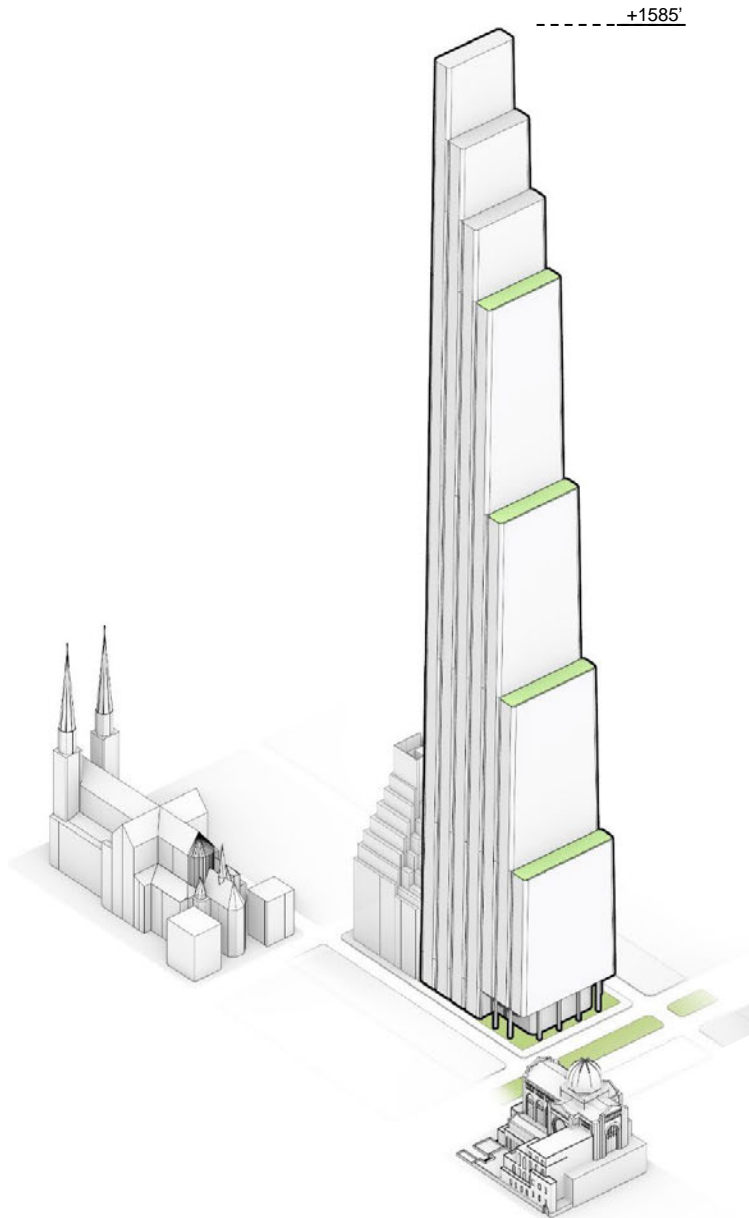
- Overbuilt Floor Area (89,571 ZSF)
*Contributions to the Public Realm Improvement Fund
Certifications under ZR 81-643 (a) & (b)*

Special Permit Bonus: **203,494 ZSF**

- Public Concourse Bonus 3.0 FAR
Special permit under ZR 81-645

350 PARK FLOOR AREA: **1,455,326 ZSF**

Zoning Modifications



Height and Setback

- *Daylight Evaluation Regulations*

Qualifying Site Rules

- *Floor area distribution*
- *Publicly accessible space*

Mandatory District Plan Elements

- *Lobby length and transparency height requirements*
- *Major building entrance location*
- *Pedestrian circulation space design requirement*

Public Benefits

\$4.5 Billion

Investment in the City's economy

15,200

Permanent Jobs

6,200

Construction Jobs

\$151.7 Million

Supporting two of East Midtown's most important landmarks:

- St. Patrick's Cathedral
- St. Bartholomew's Church

\$35.8 Million

to the Public Realm Fund

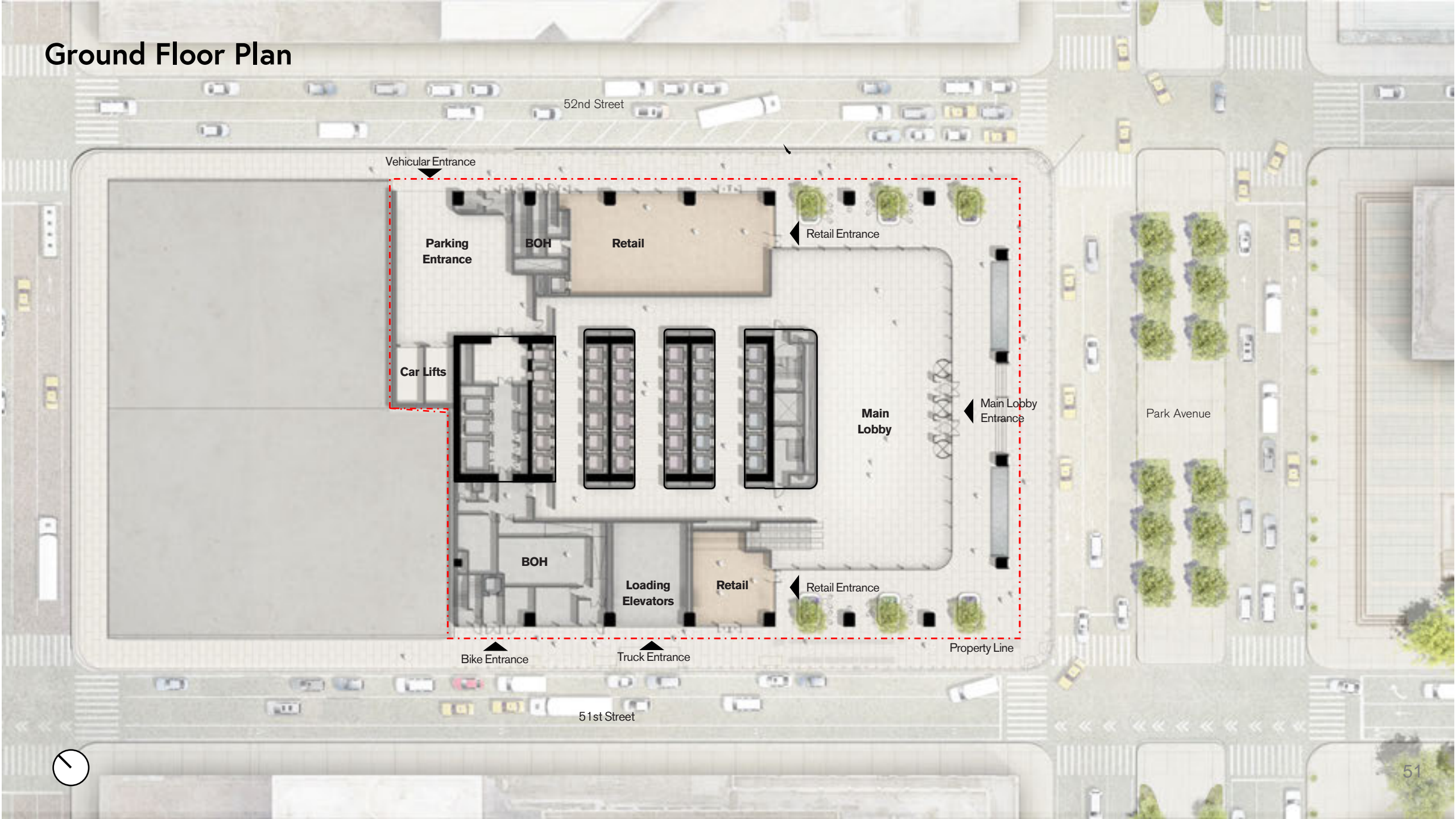
New 12,500 sqft Public Concourse

provided at Park Avenue with enhanced pedestrian circulation



APPENDIX

Ground Floor Plan



52nd Street

Vehicular Entrance

Parking Entrance

BOH

Retail

Retail Entrance

Car Lifts

Main Lobby

Main Lobby Entrance

Park Avenue

BOH

Loading Elevators

Retail

Retail Entrance

Bike Entrance

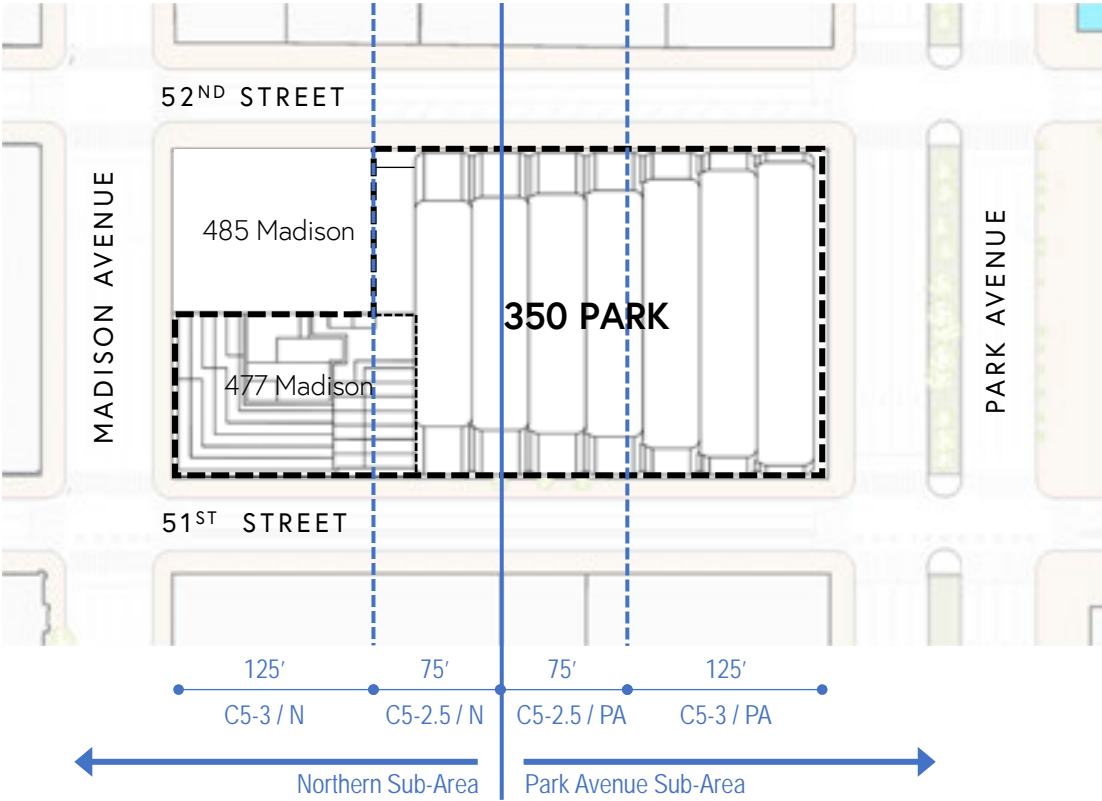
Truck Entrance

Property Line

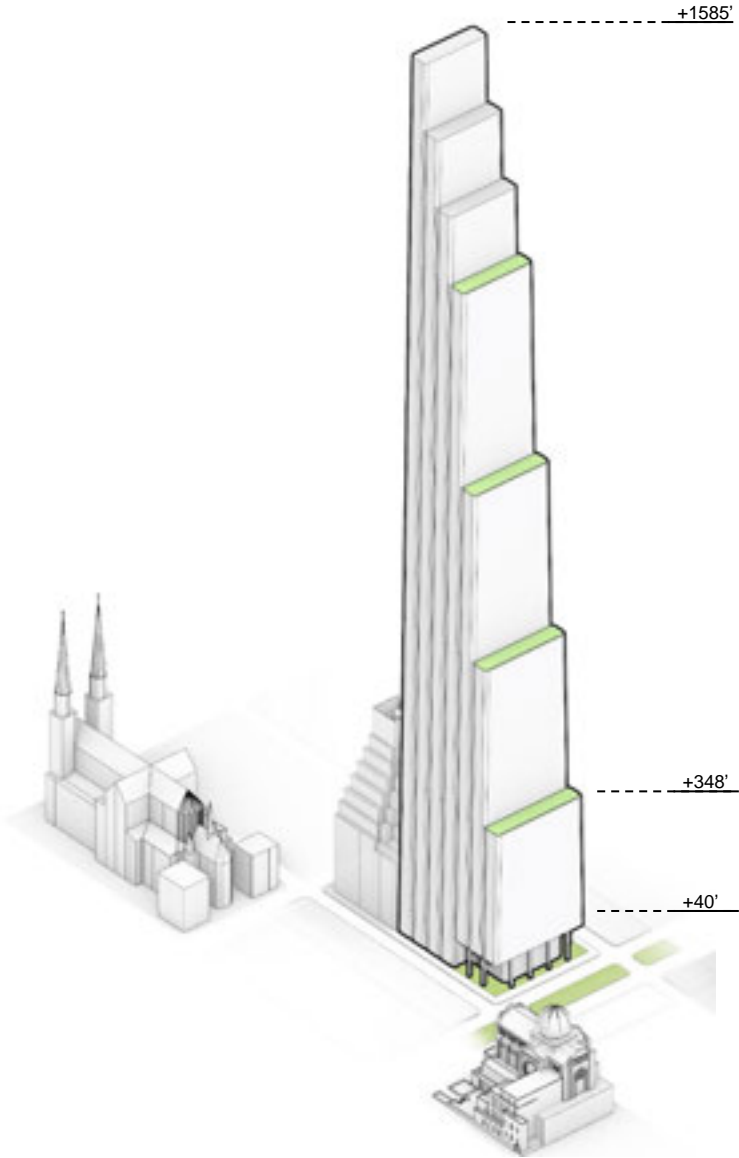
51st Street



Zoning Waivers

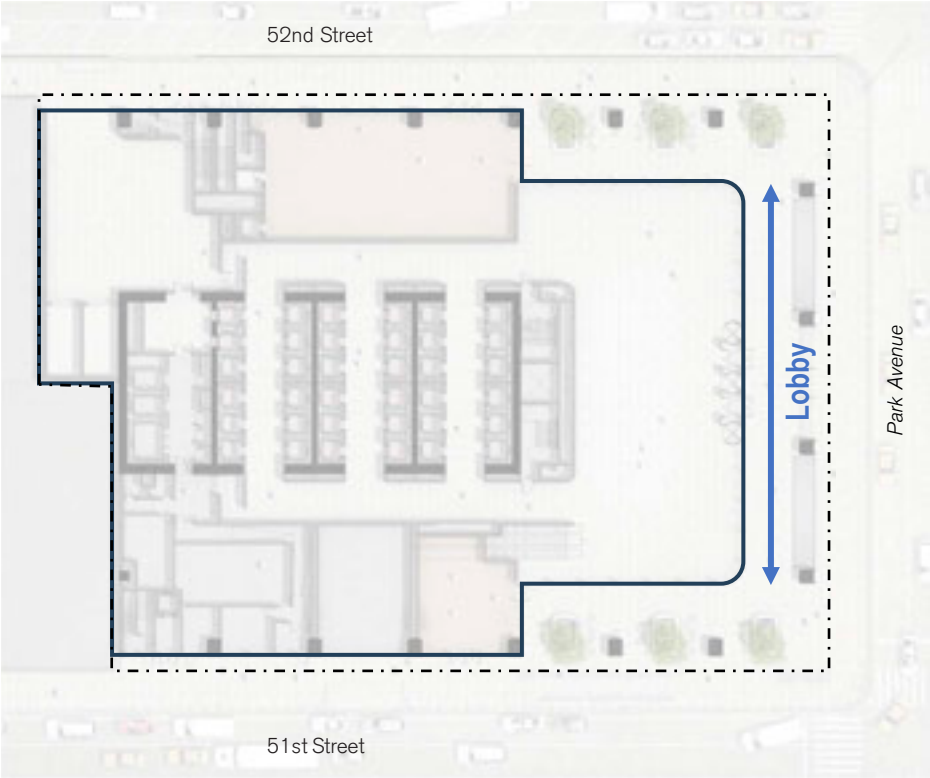


1. Distribution of permitted floor area across Subarea boundaries

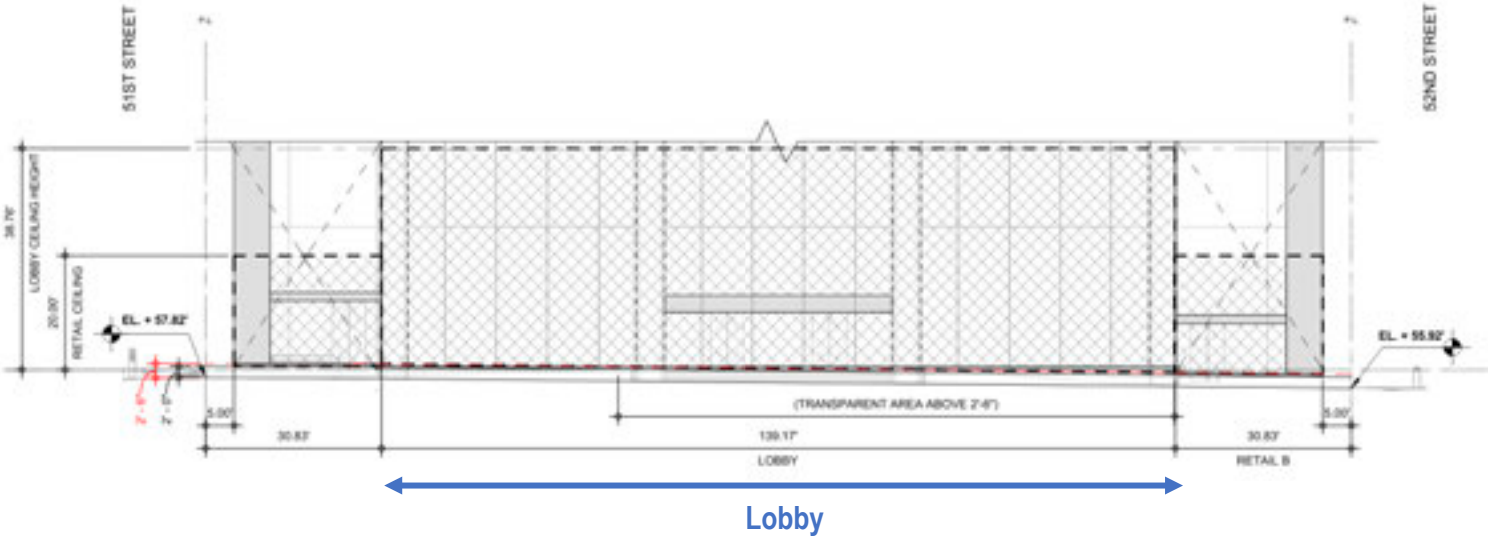


2. Height and Setback Regulations - Daylight Evaluation Analyses above 150 feet (including existing 477 Madison Avenue)

Zoning Waivers



Ground Floor Plan



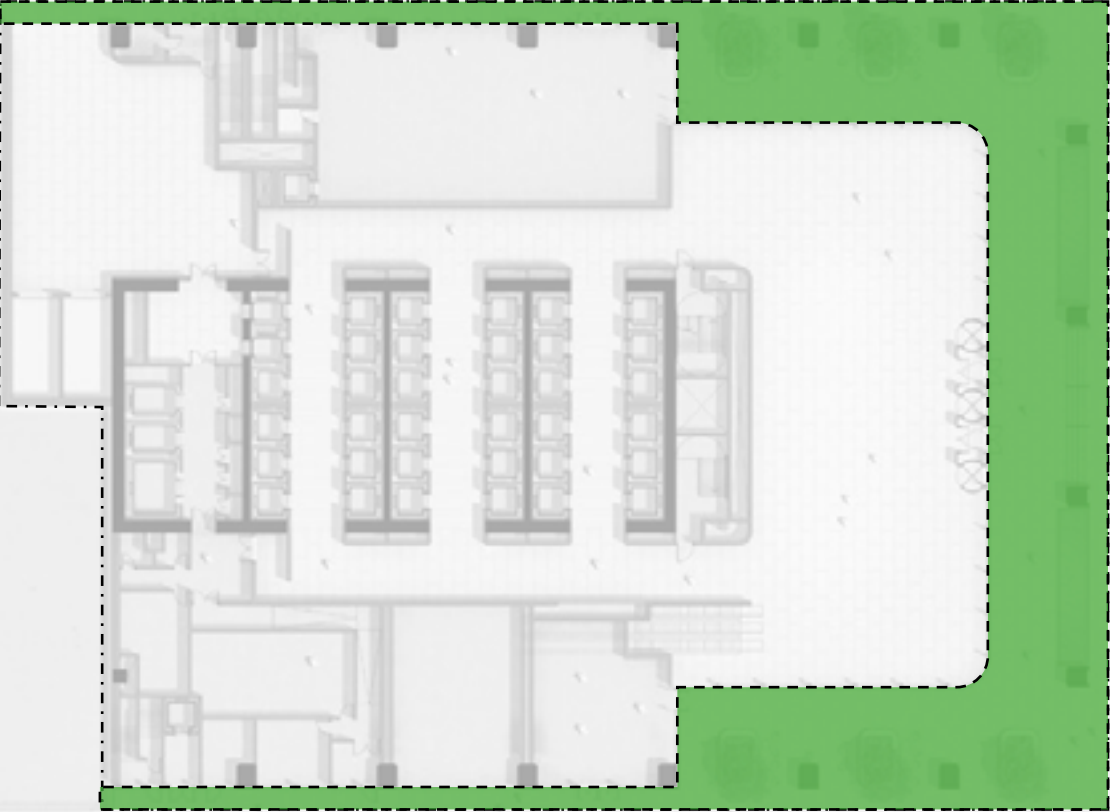
Park Avenue Elevation

3. Lobby length along Park Avenue
Permitted: 100.42 ft
Provided: 139.17 ft

4. Major Building Entrance at Park Avenue
Required to be located on either 51st or 52nd Street

5. Transparency Requirement
Required to be provided not higher than 2.5 ft above level of adjoining sidewalk

Zoning Waivers

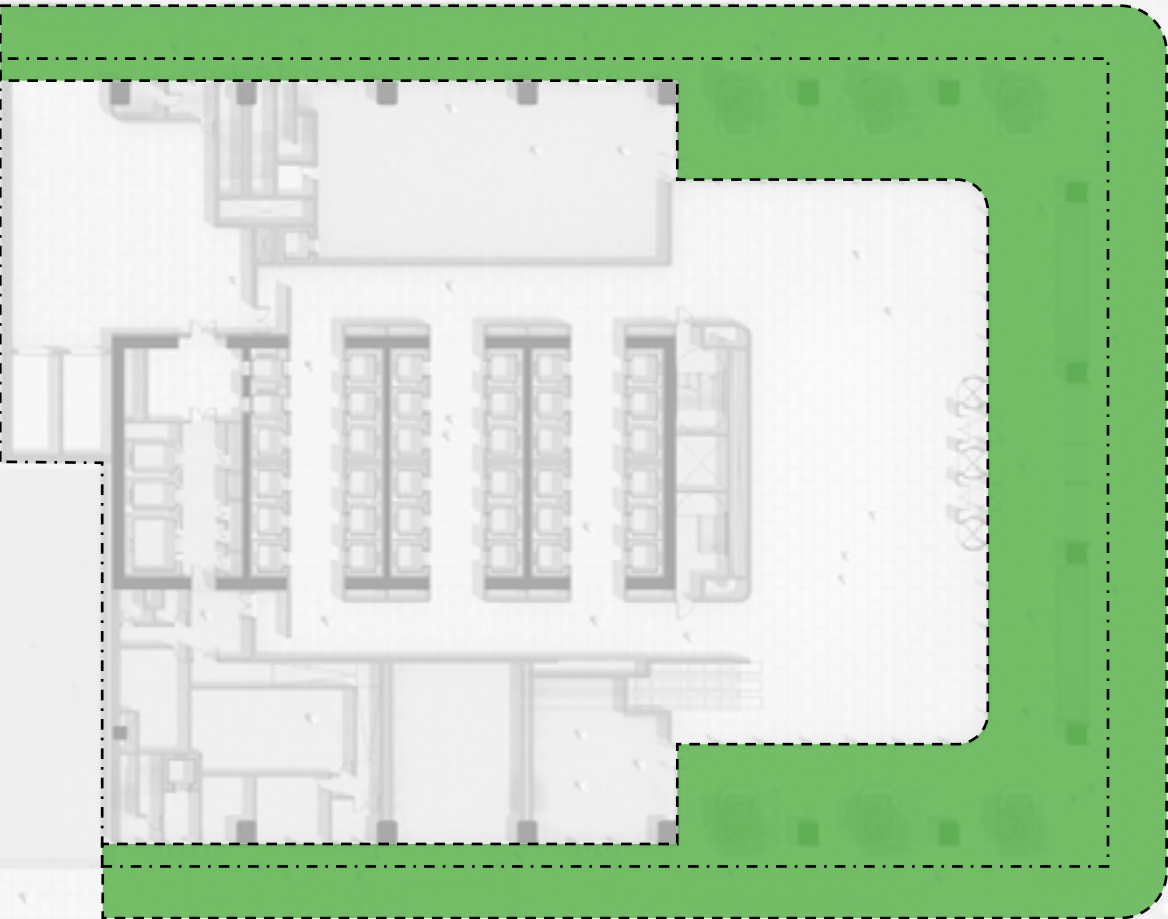


24%
of development site
dedicated to public space

12,500 sqft

6. Pedestrian circulation space design requirements and publicly accessible space requirements

Public Realm Improvement



12,500 sqft
+
10,780 sqft
of public realm improvements

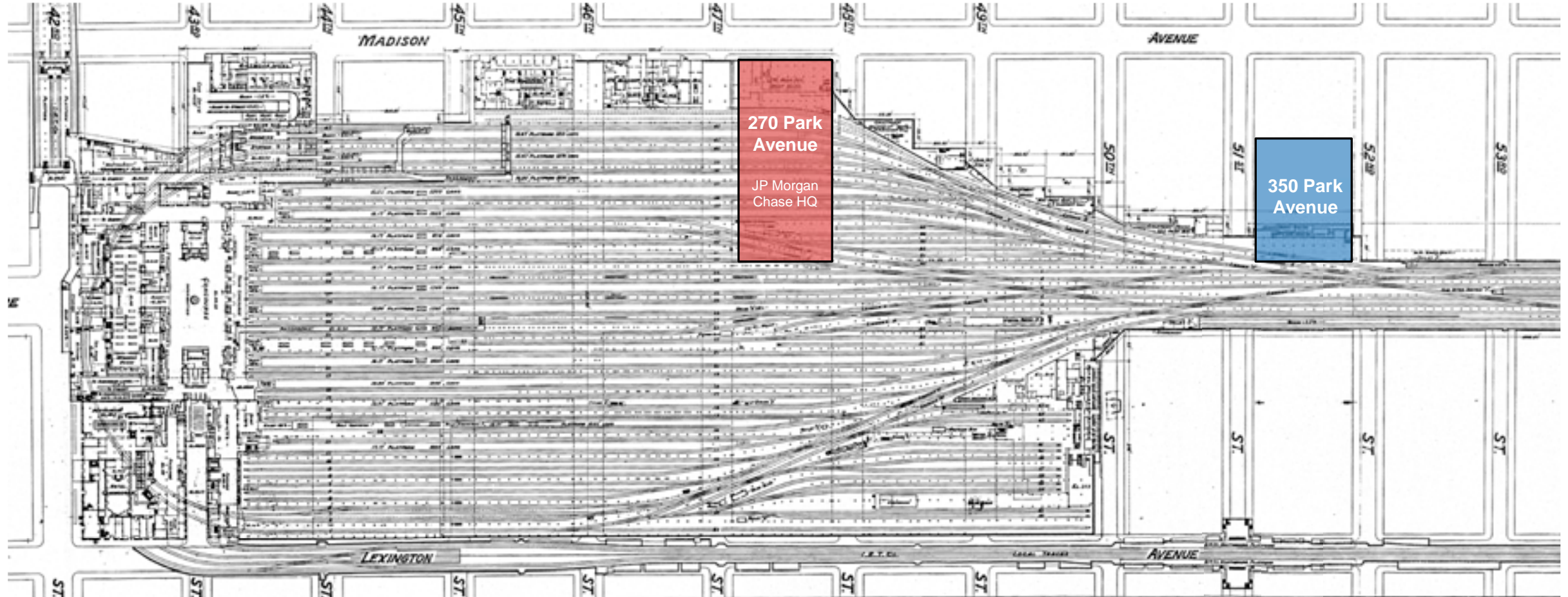
23,280 sqft

6. Pedestrian circulation space design requirements and publicly accessible space requirements

Existing Plaza Along 51st Street



MNR Trainshed – Context Plan



MNR Trainshed – Existing Conditions Below 350 Park



MNR Trainshed – Existing Conditions

Upper Level, View Looking South

Existing Railbed

MNR Trainshed – During Construction

Upper Level, View Looking South

New Building Columns

Placed in alignment with existing building columns.

Existing Building Columns

To be removed down to top of crash walls.

MNR Trainshed – Final Condition

Upper Level, View Looking South

Unimpeded Railbed

New building columns avoid existing railbed, enabling future useability.

