

**THE CENTURION**  
**33-37 WEST 56<sup>TH</sup> STREET, MANHATTAN**  
ULURP NUMBER 070577ZSM

This is an application to enable the development of a 76 car attended public parking garage to be located in the sub-cellar of an as-of-right primarily residential development at 33-37 West 56<sup>th</sup> Street in Manhattan. The as of right building has been designed by I.M. Pei, and will contain 48 luxury condominium units.

The application before the City Council was filed under Sections 13-562 and 74-52 of the Zoning Resolution for a special permit for a 76 car public parking garage. As demonstrated in the Application filed with the City Planning Commission, the proposed garage meets all of the required findings of the Zoning Resolution. The Application was approved by Community Board #5 by a vote of 20 in favor and 11 opposed, with 1 abstention; conditionally approved by Borough President Stringer; and approved by the City Planning Commission.

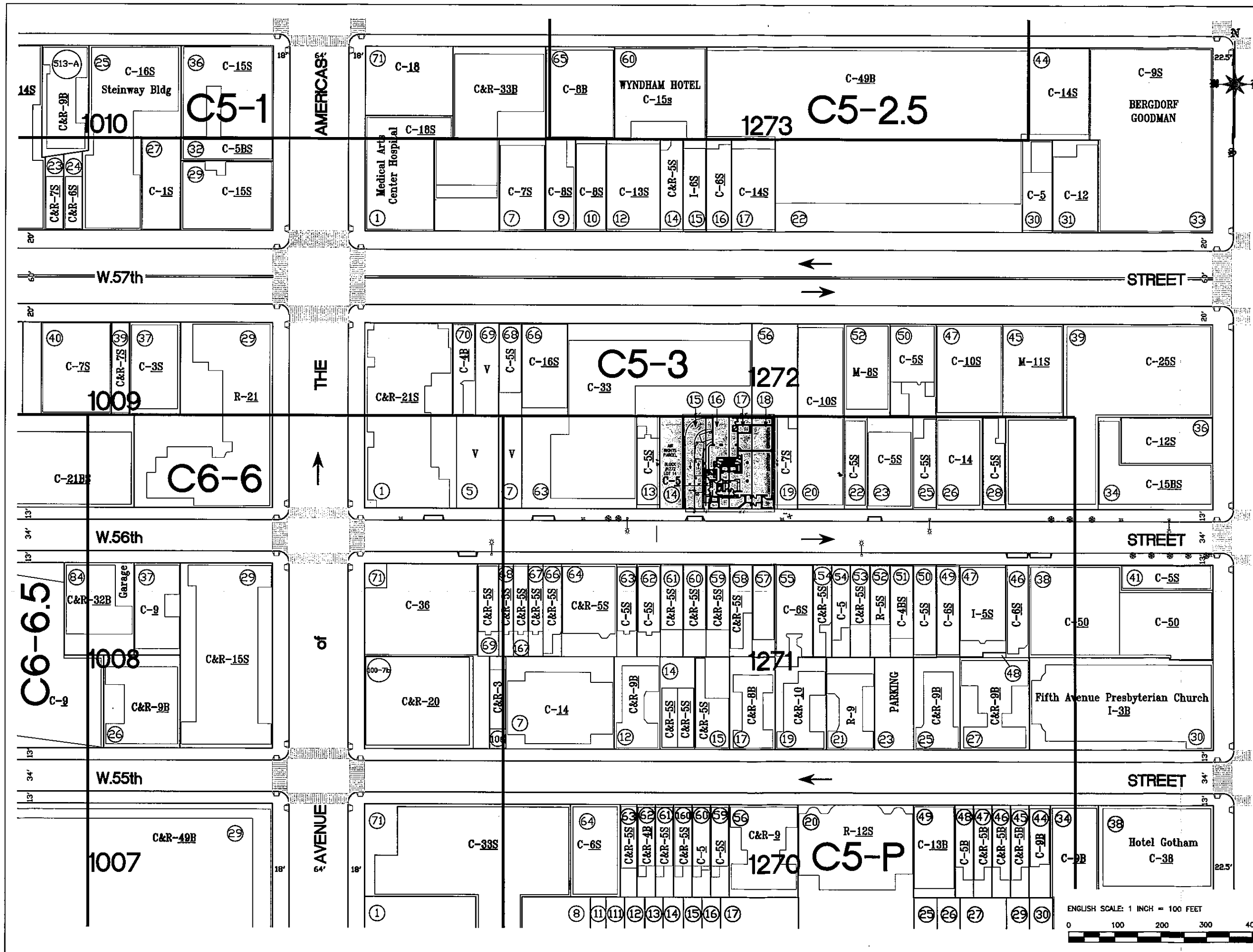
The development site is located in the heart of midtown on the north side of West 56<sup>th</sup> Street, between Fifth Avenue and Sixth Avenue. Within a short walk from this site are cultural centers including Carnegie Hall, the City Center of Music and Dance, and the Museum of Modern Art; the Fifth Avenue luxury shopping corridor with such stores as Bergdorf Goodman's, Henri Bendel's and Tiffany's; major hotels, including the Plaza Hotel, the Peninsula Hotel and the Parker-Meridien; and the Sixth Avenue office corridor.

Pursuant to the Zoning Resolution, the Centurion is permitted to have 11 parking spaces as of right, equal to 20% of the dwelling units, with one space for every 4,000 square feet of commercial floor area. Based on census information, demand for parking in luxury condominium buildings such as the Centurion is generally a minimum of 55%, i.e., 26 spaces. Additional parking is appropriate to serve the surrounding community.

Parking garages in this area are currently 90% utilized at midday; this utilization rises to 100% at the times of Carnegie Hall performances. Without the proposed garage, by the end of 2008 the utilization rate is expected to increase to 95% even without Carnegie Hall performances; with the proposed garage the garage utilization rate will be 94%.

Attached are a rendering of the Centurion and copies of the area map and the garage plan.





**31-37 WEST 56th STREET  
PARKING GARAGE**

NEW YORK, NEW YORK

**APPLICANT:**  
MCP 56, LLC  
33 West 56th Street  
New York, NY 10019

**TRANSPORTATION ENGINEER:**  
Philip Habib & Associates  
226 West 26th Street  
New York, NY 10001  
Tel: 212-829-6666  
Fax: 212-829-6605

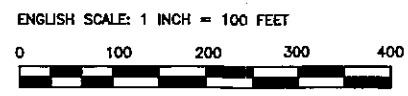
**LEGEND:**

- C5-P** Zoning
- Zoning District Boundary
- Lot Line
- Building Line
- 1272** Block Number
- ③⁹ Lot Number
- 5 Number of Building Stories
- 5S Number of Building Stories w/Store
- 5B Number of Building Stories w/Basement
- C Commercial Use
- I Institutional Use
- R Residential Use
- V Vacant
- ← Street Direction
- 34' Mapped Width
- ▭ Project Site
- ⊙ Street Light
- \* Fire Hydrant
- ⊛ Tree

NO. DATE REVISION  
31-37 WEST 56th STREET PARKING GARAGE

**AREA MAP**

DATE: 12/28/06 PROJECT NO.: 0553  
DRAWN BY: A.L.  
CHECKED BY: P.H.



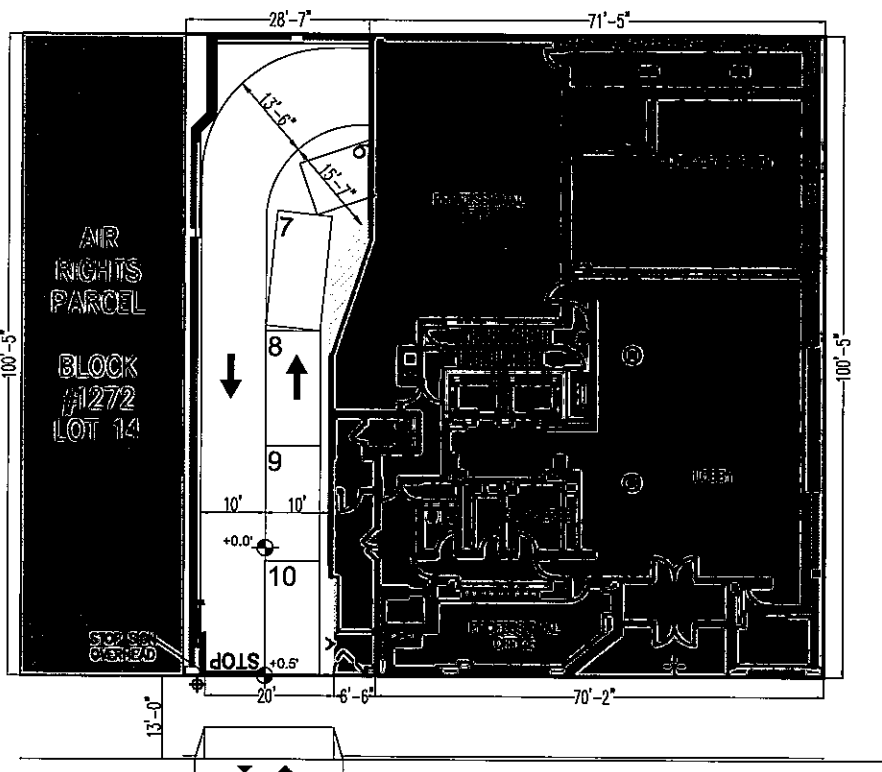
# 31-37 WEST 56th STREET PUBLIC PARKING GARAGE

NEW YORK, NEW YORK

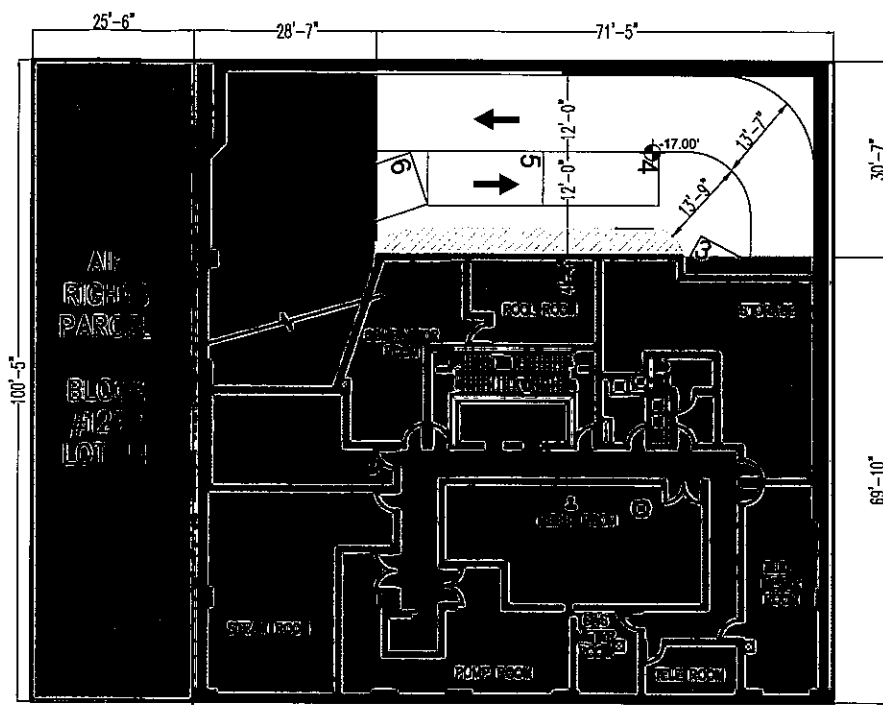
**APPLICANT:**  
MCP 56, LLC  
33 West 56th Street  
New York, NY 10019

**TRANSPORTATION ENGINEER:**  
Philip Habib & Associates  
228 West 28th Street  
New York, NY 10001  
Tel: 212-929-5000  
Fax: 212-929-5000

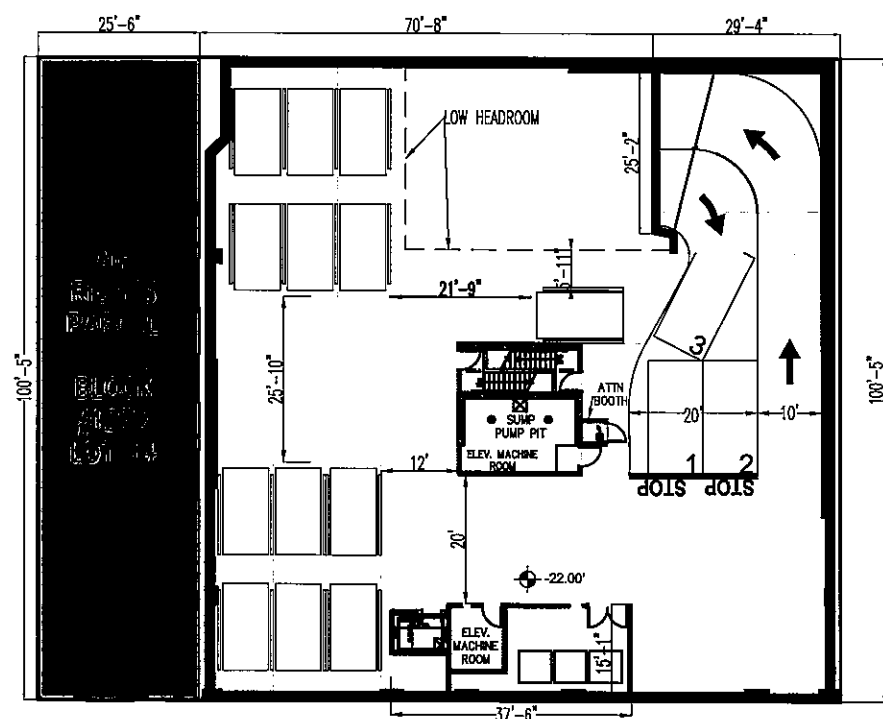
**NOTES:**  
Garage Planning and Design Standards and Guidelines  
Garage: Special permit for public parking garage pursuant to sections 13-562 and 74-52. Special permit to include the following:  
A. Maximum of 76 cars allowed.  
Curb-Cuts: Curb-cuts on public streets must be at a distance of at least 50 feet from any intersecting street line. Variant curb-cut locations shall be approved by NYC Department of Buildings, as per ZR 36-53.  
Reservoir Spaces: All reservoir spaces shall be located between the parking facility entrance and the attendant station. Each reservoir space shall be a minimum of 8'-6" x 18'-0" and shall be painted on the floor of the facility so as to be clearly visible by patrons entering in cars. The attendant station shall be located at, or adjacent to the innermost reservoir space(s), as per ZR 74-52.  
Pedestrian Circulation  
Cashier's booths and car pick-up and patron waiting areas shall be located so as to provide patron security and safety enroute to and at these locations.  
Pedestrian routes to and from garage access points shall be provided and be clearly posted. These routes shall have warning devices placed at all potential pedestrian/vehicular conflict points.  
Stop signs and visual and audible warning devices shall be placed at all vehicular egress points (at sidewalks).  
Accessibility for the Disabled:  
Garages shall conform to Local Law 58 of 1987 and to the Americans With Disabilities Act of 1991.



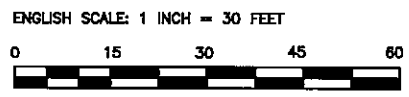
56TH STREET →  
GROUND LEVEL



CELLAR LEVEL



SUBCELLAR LEVEL



GARAGE AREA CAPACITY CALCULATIONS				
	Ground Level	Cellar Level	Subcellar Level 1	Total
GROSS GARAGE FLOOR AREA (S.F.)	2,423	2,178	10,042	14,643
LESS CORE, ELEVATORS, ETC. (S.F.)	0	383	1,870	2,253
TOTAL PARKING FLOOR AREA (S.F.)	2,423	1,795	8,172	12,390
NUMBER OF STACKERS	0	0	13	13
NUMBER OF PUBLIC-PARKING SPACES REQUESTED				76
NUMBER OF RESERVOIR SPACES REQUIRED/ PROVIDED				10

**LEGEND:**

- ← VEHICULAR FLOW
- ▲ VEHICLE ENTRANCE
- 18' x 18' RESERVOIR SPACE
- 18' x 18' STACKER, INCLUDING VEHICLE
- SPECIAL PERMIT GARAGE BOUNDARY
- CORES, MECHANICAL, ELECTRICAL, OTHER SPACE NOT INCLUDED IN CALCULATIONS
- AREA NOT PART OF GARAGE OR SUBJECT TO SPECIAL PERMIT
- ⊕ PEDESTRIAN WARNING LIGHT/RINGING BELL
- > OPTICAL SENSOR

NO.	DATE	DESCRIPTION
1	10-16-07	Changed shading, curb cut, lane stripings; added stop sign

## 31-37 WEST 56th STREET PARKING GARAGE SPECIAL PERMIT PARKING PLAN

DATE	PROJECT NO.
03/27/07	0553
DRAWN BY: A.L.	CHECKED BY: P.E.