Manhattan Community Board Five

Bradley Sherburne, Chair   450 Seventh Avenue, Suite 2109   Marisa Maack, District Manager
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December 12, 2025

Deborah Marton
President
Public Design Commission of the City of New York
City Hall
Third Floor
New York, NY 10007

Re: 175 Park Avenue application for the Public Design Commission regarding publicly accessible Terraces

Dear President Marton,

At the regularly scheduled monthly Community Board Five meeting on Thursday, December 11, 2025, the following resolution passed with a vote of 26 in favor; 2 opposed; and 1 abstaining;

WHEREAS, New York City's design review agency, the Public Design Commission (PDC) has jurisdiction over all permanent structures, landscape architecture and art proposed on or over city-owned property; and

WHEREAS, 175 Park Avenue, developed by RxR and TF Cornerstone, will be an approximately 39 FAR, 83 story, 1,646 square foot tower with almost 3 million square feet of space; and

WHEREAS, At or around the time of its completion, 175 Park Avenue will be on city-owned land and thus subject to the jurisdiction of PDC; and

WHEREAS, In 2021, as determined during the ULURP process, the developers of 175 Park Avenue were granted a special permit for a 1.27 FAR increase in return for public concourse improvements that include three public outdoor terraces totalling roughly 25,000 square feet; And

WHEREAS, Designs for these terraces (Chrysler Terrace, Greybar Terrace, Grand Central Terrace) were presented to CB5's Land Use, Housing and Zoning committee on November 19, 2025; and

WHEREAS, The fully accessible terraces will sit above street level and offer rare-angle views of the Chrysler Building and Grand Central Station; and

WHEREAS, Each terrace will have multiple seating areas and greenery; and

WHEREAS. There are plans for a cafe and a retail space on the terraces; and

WHEREAS, There will be public art on each terrace; and

WHEREAS, There will be signage at street-level indicating that the terraces are open to the public; and

WHEREAS, The terraces will be open for over 18 hours per day; and

WHEREAS, CB5 is underserved with open, public space in our district so this will be a welcome addition; and

WHEREAS, The developers are being thoughtful about the seasonality of vegetation, implementing sustainability and resiliency measures and ensuring ample seating and room for respite; and

WHEREAS, The need for public restrooms in our district is dire and crucial for the ongoing enjoyment of these terraces; and

WHEREAS, Privately operated public spaces (POPS) that exceed 10,000 square feet are required to offer food amenities and CB5 had long believed that bathroom amenities should also be required for spaces at this size as that would be consistent with the regulation since the two go together, and

WHEREAS, The developers of 175 Park Avenue are offering no bathrooms for public use either on the terraces or in the building, forcing people, including those with mobility issues and young children, to use the bathrooms in the basement at Grand Central Station, and

WHEREAS, The terraces are giving the developers a FAR bonus that will be of tremendous financial value, granting them a bonus of roughly 250,000 square feet which, using a cost per square foot valuation, is potentially more than 500 times the value of what it would cost to build a bathroom; and therefore, be it

RESOLVED, Community Board 5 **recommends denial** of these designs **unless** the developers agree to provide on-site access to public bathrooms and also provide signage indicating where the bathrooms are and that they are for public use; and be it

FURTHER RESOLVED, Community Board 5 asks the developer to keep the board informed of the maintenance and security plans for the terraces when they are available and that they continue to keep sustainability and resiliency in mind as plans for the terraces continue to evolve.

Sincerely,

Bradley Sherburne
Chair, CB5

Nancy Aber Goshow
Chair, CB5 Land Use, Housing and Zoning Committee