

# PRIVATELY OWNED PUBLIC SPACES (POPS)

A Condition Report for the Public

Prepared by:

**Christopher Consalvo** 

**Eduard Knechtl** 

Anita Li

Shelby Yvon

2014



## **INDEX**

Introduction	1
METHODS AND TERMS USED	2
POPS by Neighborhoods:	
Midtown East	3-49
Murray Hill/Tudor City	50-75
Gramercy Park	76-79
Conclusion	80
APPENDIX	81
BIBLIOGRAPHY	82



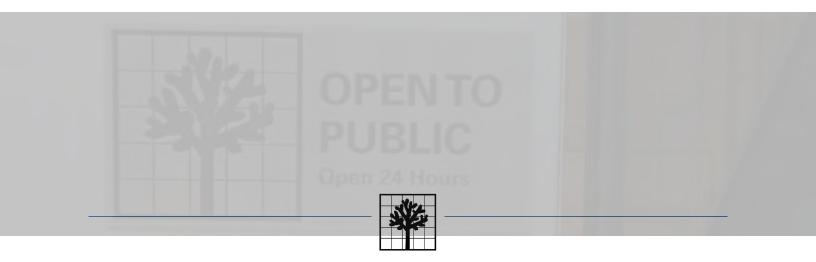
### Introduction

The goal of this report is to evaluate the condition of the 77 Privately Owned Public Spaces within Manhattan Community District 6. These 'POPS', as they are referred to, started arising throughout the boroughs in 1961 when New York City adopted new zoning regulations, one of which was "incentive zoning" (Kayden, 1). This "incentive zoning" offered extra floor area and other zoning concessions to developers if, in return, they agreed to provide a space within the property, which was open to the public.

Since 1961 regulations for the POPS have evolved, often differing from one POPS to another, requiring varying amenities from seating, to foliage, even artwork. At Community Board Six our intention was to assess whether the public spaces were in compliance with their initial zoning agreement and to observe the aesthetics of the space.

In order to make the report as comprehensive and accurate as possible, we used the 2008 CB6 POPS report by Michael R. Keane and Jerold Kayden's book *Privately Owned Public Space: The New York City Experience* in conjunction with our own first hand observations. The interns at CB6 visited all 77 POPS within the district and crosschecked the required amenities listed in Kayden's book, with the amenities observed.

It is our hope that by developing this condition report, further actions may be taken by the community at large to preserve the basic requirements for each POPS and to further improve the spaces. Privately Owned Public Spaces should not simply be viewed as a stipulation in the zoning code, but also a part of the fabric of the city. Our condition report concluded that many of these spaces could be renovated or repurposed to provide more enjoyable public space in Community District 6.



#### **METHODS AND TERMS USED**

We conducted a site-by-site field survey and analysis of each POPS. Observations were classified into two categories:

- Amenity
- Access

We compared the current state of the POPS to what they were in Kayden's 2000 book. Each POPS is documented with a table that lists required amenities and times of access as of 2000 and our observations in 2014. A *Comments/Suggestions* section is also provided where we describe our overall impressions of the space. We also recorded photographs of each site to provide the reader with a comprehensive image of each POPS.

#### Observations Classification:

**Amenity:** This category refers to "the required amenities called for by the public space's legal basis" as of 2000 and the amenities observed in 2014 (Kayden, 70).

**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, 56). We also checked and made note of whether each POPS was accessible during their required open hours, and if the POPS were accessible to the handicapped.

#### **POPS Categories:**

**Arcade:** This term describes "a continuous covered space fronting on and open to a street, residential plaza or urban plaza" (Kayden, 26).

**Plaza**: "A continuous open area, at least 750 square feet in size" and "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, 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, 30)



Address/ Name	425 E 58 <sup>th</sup> Street / Sovereign	
	Requirements as of 2000	2014 observations
Amenities	No legally required amenities	<ul><li>Seating</li><li>Trees</li><li>Planting</li><li>Plaque/Sign</li></ul>
Access	Open 24 hours	<ul> <li>Full handicap access</li> <li>5/1 to 9/30: 7am-8:30pm</li> <li>10/1 to 6/30: 7am-7pm</li> </ul>

**Comments/ Suggestions:** Beautiful pass through for residents and visitors alike. There is an ample amount of vegetation and excellent seating throughout the Plaza and Park spaces. Since 2000 there has been a permit modification.





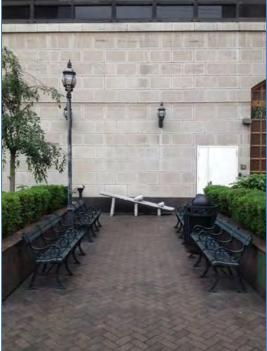




Address/ Name	418 E 59 <sup>th</sup> Street / Grand Sutton	
	Requirements as of 2000	2014 observations
	Artwork	Artwork
	Bicycle Parking	Bicycle Parking
	<ul> <li>Drinking Fountain</li> </ul>	<ul> <li>Drinking Fountain</li> </ul>
Amenities	Lighting	<ul> <li>Lighting</li> </ul>
	<ul> <li>Litter Receptacles</li> </ul>	<ul> <li>Litter Receptacles</li> </ul>
	<ul> <li>Planting</li> </ul>	<ul> <li>Planting</li> </ul>
	• Plaque	Plaque
	<ul> <li>Seating</li> </ul>	<ul> <li>Seating</li> </ul>
	• Trees	• Trees
	Open 24 hours	Full handicap access
Access		• Open 24 hours

**Comments/ Suggestions:** Comfortable Residential Plaza with trash bins, seating and well-maintained planters.

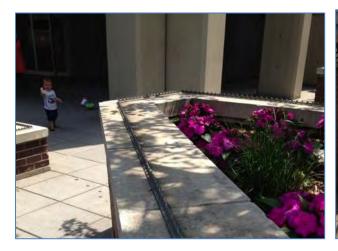






Address/ Name	300 E 59 <sup>th</sup> Street / Landmark	
	Requirements as of 2000	2014 observations
Amenities	<ul> <li>Bicycle Parking</li> <li>Drinking Fountain</li> <li>Lighting</li> <li>Litter receptacles</li> <li>Planting</li> <li>Plaque</li> <li>Seating</li> <li>Trees</li> </ul>	<ul> <li>Bicycle Parking</li> <li>No Drinking Fountain</li> <li>Lighting</li> <li>Litter Receptacles</li> <li>Planting</li> <li>No Plaques</li> <li>Seating is impeded by spikes.</li> <li>Gates blocking access to a portion of the space</li> <li>Trees</li> </ul>
Access	Open 24 hours	<ul> <li>Partial handicap access</li> <li>Open 24 hours</li> <li>However barriers made space uninviting</li> </ul>

**Comments/ Suggestions:** Improvements to be made include signage, a functional drinking fountain, increased shade provision, increased handicap accessibility and removal of spikes on ledge seating. Otherwise this is a functional and well-maintained POPS.

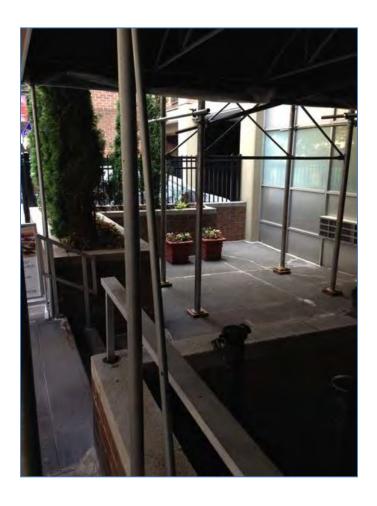






Address/ Name	410 E 58 <sup>th</sup> Street / New Yorker East	
	Requirements as of 2000	2014 observations
Amenities	No legally required amenities	<ul><li>Bicycle parking spaces</li><li>Trees</li><li>Plants</li></ul>
Access	Open 24 hours	<ul><li>Full handicap access</li><li>Open 24 hours</li></ul>

**Comments/ Suggestions:** The Plaza was covered by construction material at time of inspection, but seemed to be a widened sidewalk.

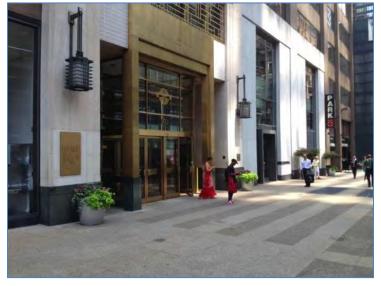




Address/ Name	150 E 58th Street / Architects and Designers	
Amenities	Requirements as of 2000	2014 observations
	Not legally required amenities	Bike parking spaces
Access	Open 24 hours	<ul><li>Full handicap access</li><li>Open 24 hours</li></ul>

**Comments/ Suggestions:** This Plaza is little more than just a widened sidewalk. However it does provide an excellent amount of bike racks.







Address/ Name	360 E 57 <sup>th</sup> Street / Morrison	
	Requirements as of 2000	2014 observations
Amenities	No legally required amenities	<ul> <li>Nonfunctioning water fountain</li> <li>Stairway</li> <li>Decorative rocks</li> <li>Planting</li> <li>Trees</li> <li>Seating</li> </ul>
Access	Open 24 hours	<ul><li>Full handicap access</li><li>Open 24 hours</li></ul>

**Comments/ Suggestions:** Although this area is not required to provide any amenities, it has attempted to provide a drinking fountain and seating. Unfortunately the drinking fountain provided is not functioning. Generally the space is very bare and uninviting.







Address/ Name	950 3 <sup>rd</sup> Avenue	
Amenities	Requirements as of 2000	2014 observations
	Not legally required amenities	No amenities
Access	Open 24 hours	<ul><li>Full handicap access</li><li>Open 24 hours</li></ul>

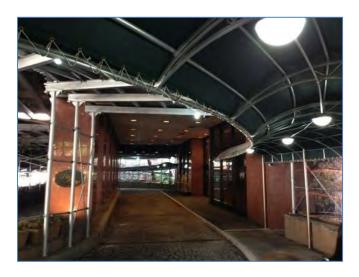
**Comments/ Suggestions:** This plaza provides no amenities and is nothing more than a widened sidewalk.





Address/ Name	400 E 56 <sup>th</sup> Street / Plaza 400	
Amenities	Requirements as of 2000	2014 observations
Amemics	Not legally required amenities	<ul><li>Plantings</li><li>Trees</li></ul>
Access	Open 24 hours	<ul><li>Full handicap access</li><li>Open 24 hours</li></ul>

**Comments/ Suggestions:** The spaces included in this POPS are an arcade and a plaza. The arcade serves as a drive through for pickup/drop-off. The plaza is beautified plants and trees.



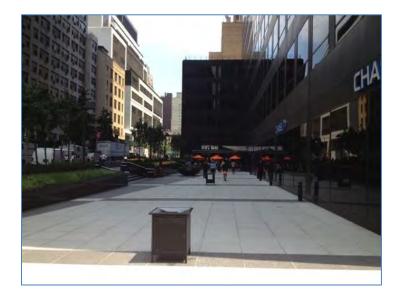






Address/ Name	919 3 <sup>rd</sup> Avenue	
	Requirements as of 2000	2014 observations
Amenities	No legally required amenities	Trash bin
		• Trees
		Planting
	<ul> <li>Full/Partial handicap access</li> </ul>	Full handicap access
Access	Open 24 hours	• Open 24 hours

**Comments/ Suggestions:** This unique plaza, lowered from the sidewalk level, is beautified with the addition of plantings and trees. The interns noticed that the southwest handrail was loose and could pose a future safety threat.

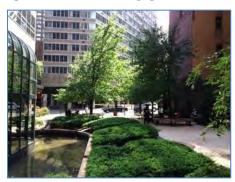




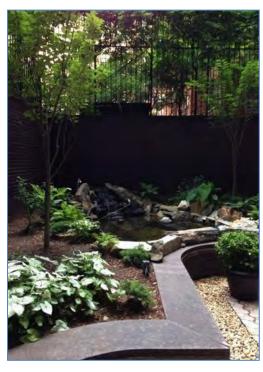


Address/ Name	415 E 54 <sup>th</sup> Street / James Tower	
	Requirements as of 2000	2014 observations
Amenities	<ul> <li>Bicycle parking</li> <li>Drinking fountain</li> <li>Lighting</li> <li>Litter receptacles</li> <li>Planting</li> <li>Plaque</li> <li>Seating</li> <li>Trees</li> <li>Water feature</li> </ul>	<ul> <li>Bicycle parking</li> <li>Nonfunctioning drinking fountain</li> <li>Lighting</li> <li>Litter receptacles</li> <li>Planting</li> <li>Plaque</li> <li>Seating</li> <li>Trees</li> <li>Water feature</li> </ul>
Access	<ul> <li>Full/Partial handicap access</li> <li>24 hours Usable Residual Space, Restricted hours Primary Space: 8:00 am to 8:00 pm or dark, whichever is later</li> </ul>	<ul> <li>Full handicap access</li> <li>24 hours Usable Residual Space, Restricted hours Primary Space: 8:00 am to 8:00 pm or dark, whichever is later</li> </ul>

**Comments/ Suggestions:** This Residential Plaza is a benchmark for how a plaza should look. It provides a calming, pleasant environment.









Address/ Name	245 E 54 <sup>th</sup> Stre	et / Brevard
	Requirements as of 2000	2014 observations
Amenities	<ul> <li>Bicycle parking</li> <li>Drinking fountain</li> <li>Food service</li> <li>Lighting</li> <li>Litter receptacles</li> <li>Planting</li> <li>Plaque</li> <li>Seating and tables</li> <li>Trees</li> <li>Water feature</li> </ul>	<ul> <li>Bicycle parking</li> <li>Lack of a drinking fountain</li> <li>Concession stand looks disused</li> <li>Lighting</li> <li>Litter Receptacle</li> <li>Planting</li> <li>Plaque</li> <li>Seating and tables</li> <li>Trees</li> <li>Water feature</li> </ul>
Access	<ul> <li>Full/Partial handicap access</li> <li>24 hours Plaza and portion of Residential Plaza along East 55th Street otherwise used by unenclosed sidewalk café must be open 24 hours a day, December 1 through March 31, Restricted hours Residential Plaza: 8:00 am to 8:00 pm or one hour after sunset, whichever is later, or until the unenclosed sidewalk café closes</li> </ul>	<ul> <li>Partial handicap access</li> <li>24 hours Plaza and portion of Residential Plaza along East 55th Street otherwise used by unenclosed sidewalk café must be open 24 hours a day, December 1 through March 31, Restricted hours Residential Plaza: 8:00 am to 8:00 pm or one hour after sunset, whichever is later, or until the unenclosed sidewalk café closes</li> </ul>

**Comments/ Suggestions**: The space has made extensive improvements since Keane reviewed it in 2008. The area is clean and well kept for the most part and experiences moderate to heavy use on the average workday.





Address/ Name	909 3 <sup>rd</sup> Avenue	
Amenities	Requirements as of 2000	2014 observations
	No legally required amenities	Artwork
Access	<ul><li>Full/Partial handicap access</li><li>Open 24 hours</li></ul>	<ul><li>Full handicap access</li><li>Open 24 hours</li></ul>

**Comments/ Suggestions:** This POPS provides both an arcade and a plaza. Both spaces are quite bare, however there is an interesting statue for the public's enjoyment.

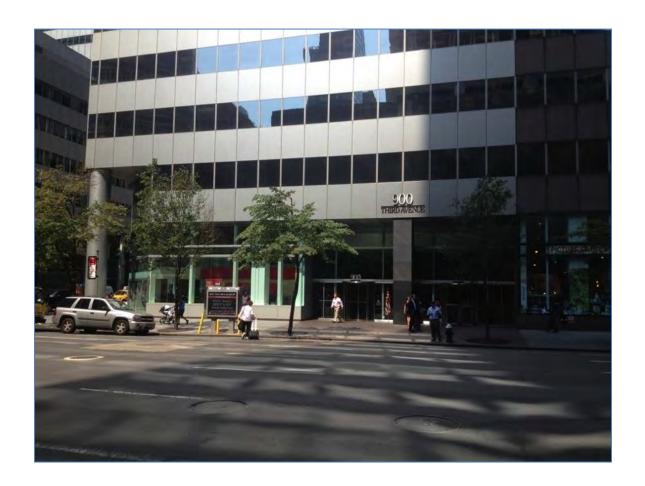






Address/ Name	900 3 <sup>rd</sup> Avenue	
Amenities	Requirements as of 2000  Trees	2014 observations  • Trees
Access	<ul><li>Full/Partial handicap access</li><li>Open 24 hours</li></ul>	<ul><li>Full handicap access</li><li>Open 24 hours</li></ul>

**Comments/ Suggestions**: This sidewalk widening relieves congestion.





Address/ Name	420 E 54 <sup>th</sup> Street / River Tower	
	Requirements as of 2000	2014 observations
Amenities	<ul> <li>Sculpture</li> <li>Bicycle parking</li> <li>2 drinking fountains</li> <li>Lighting</li> <li>Litter receptacles</li> <li>Planting</li> <li>Plaque</li> <li>Seating</li> <li>Trees</li> </ul>	<ul> <li>Sculpture</li> <li>Bicycle parking</li> <li>Only one nonfunctioning drinking fountain provided</li> <li>Lighting</li> <li>Litter receptacles</li> <li>Planting</li> <li>Plaque</li> <li>Seating</li> <li>Trees</li> <li>Water fountain</li> </ul>
Access	<ul> <li>Full/Partial handicap access</li> <li>8 am to 8pm or till dark (whichever is later)</li> </ul>	<ul> <li>Full handicap access</li> <li>8 am to 8pm or till dark (whichever is later)</li> </ul>

**Comments/Suggestions:** Entrance to parking garage bisects this POPS making it uninviting to users. In addition, the trash in the southwest corner of the residential Plaza makes the space unappealing. However, there is an ample amount of seating and a calming fountain.

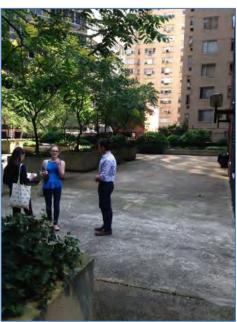






Address/ Name	400 E 54 <sup>th</sup> Street / The Revere	
	Requirements as of 2000	2014 observations
Amenities	No legally required amenities	<ul><li>Planting</li><li>Trees</li></ul>
		<ul> <li>Litter receptacles</li> </ul>
Access	Open 24 hours	<ul><li>Not handicapped accessible</li><li>Open 24 hours</li></ul>

**Comments/ Suggestions:** This plaza is barren and uninviting especially to those who are handicapped and cannot access the space.



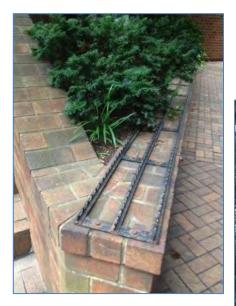






Address/ Name	300 E 54 <sup>th</sup> Street / Connaught Tower	
	Requirements as of 2000 2014 observations	
Amenities	• Planting	<ul><li>Planting</li><li>Artwork</li><li>Seating (some ledges with spikes)</li><li>Litter receptacles</li></ul>
Access	<ul><li>Full/Partial handicap access</li><li>Open 24 hours</li></ul>	<ul><li>Partial handicap access</li><li>Open 24 hours</li></ul>

**Comments/ Suggestions**: Comfortable POPS with ample amount of seating and well-maintained planters. A pleasing sculpture greets users to the POPS.









Address/ Name	885 3 <sup>rd</sup> Avenue	
	Requirements as of 2000	2014 observations
Amenities	<ul><li>Lighting</li><li>Planting</li><li>Plaque</li><li>Subway</li><li>Trees</li></ul>	<ul><li>Lighting</li><li>Planting</li><li>Plaque</li><li>Subway</li><li>Trees</li></ul>
Access	<ul><li>Full/Partial handicap access</li><li>Open 24 hours</li></ul>	<ul><li>No handicap access</li><li>Open 24 hours</li></ul>

**Comments/ Suggestions:** This Pedestrian Circulation Space provides an extended sidewalk at Street level and a wider, greener entrance for subway transit users.









Address/ Name	153 E 53 <sup>rd</sup> Street / Citigroup Center	
	Requirements as of 2000	2014 observations
Amenities	<ul> <li>Escalator</li> <li>Food service</li> <li>Plaque</li> <li>Restrooms</li> <li>Retail frontage</li> <li>Seating</li> <li>Subway</li> <li>Tables</li> <li>Trees</li> <li>Water feature</li> </ul>	<ul> <li>Escalator</li> <li>Artwork</li> <li>Food service</li> <li>Plaque</li> <li>Restrooms</li> <li>Retail frontage</li> <li>Seating</li> <li>Subway</li> <li>Tables</li> <li>Trees</li> <li>Water feature</li> <li>Live music</li> </ul>
Access	<ul> <li>Full/Partial handicap access</li> <li>24 hours Open Air         Concourse, Plaza, Restricted hours Covered Pedestrian Space, Through Block Arcade: 7:00 am to 11:00 pm     </li> </ul>	<ul> <li>Full handicap access</li> <li>24 hours Open Air         Concourse, Plaza, Restricted hours Covered Pedestrian         Space, Through Block Arcade:         7:00 am to 11:00 pm     </li> </ul>

**Comments and Suggestions**: This POPS consists of an Open Air Concourse, a Plaza and a Through Block Plaza. Small portions of the indoor plaza (underground) are blocked from the public. Overall, the space offers plenty of seating for eating and lounging. Food establishments line the space, providing a pleasant environment for the public.









Address/ Name	429 E 52 <sup>nd</sup> Street / Rivercourt	
	Requirements as of 2000	2014 observations
Amenities	No legally required amenities	<ul><li>Seating</li><li>Planting</li><li>Artwork</li></ul>
Access	<ul><li>Full/Partial handicap access</li><li>Open 24 hours</li></ul>	<ul><li>Full handicap access</li><li>Open 24 hours</li></ul>

**Comments/Suggestions:** This plaza is well maintained and a quiet retreat from the bustle of  $1^{st}$  Ave. The gate at the entrance however makes this space uninviting



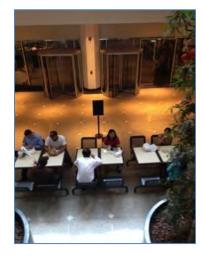




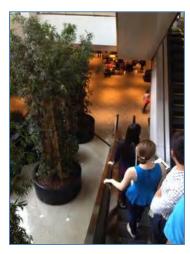


Address/ Name	875 3 <sup>rd</sup> Avenue	
	Requirements as of 2000	2014 observations
Amenities	<ul> <li>Covered space</li> <li>Escalators</li> <li>Food Service</li> <li>Planting</li> <li>Plaque</li> <li>Programs</li> <li>Seating</li> <li>Subway</li> <li>Tables</li> <li>Trees</li> </ul>	<ul> <li>Covered space</li> <li>Escalators</li> <li>Food Service</li> <li>Planting</li> <li>Plaque</li> <li>Seating</li> <li>Subway</li> <li>Tables</li> <li>Trees</li> <li>Live music</li> </ul>
Access	<ul> <li>Full/Partial handicap access</li> <li>24 hours Arcade, Open Space, Restricted hours Covered Pedestrian Space, Public Circulation Space: Monday through Saturday, 7:00 am to 11:00 pm, Sunday and holidays, 11:00 am to 7:00 pm</li> </ul>	<ul> <li>Full handicap access</li> <li>24 hours Arcade, Open Space, Restricted hours Covered Pedestrian Space, Public Circulation Space: Monday through Saturday, 7:00 am to 11:00 pm, Sunday and holidays, 11:00 am to 7:00 pm</li> </ul>

**Comments/Suggestions**: The types of spaces provided at 875 3<sup>rd</sup> Avenue are an Arcade, a Covered Pedestrian Space, an Open Space and a Public Circulation Space. The Covered Pedestrian Space has the most to offer in terms of amenities and is an inviting, comfortable, and well-designed public space. Food establishments line the space, providing a pleasant environment for the public.









Address/ Name	599 Lexington Avenue	
	Requirements as of 2000	2014 observations
Amenities	<ul><li>Plaque</li><li>Subway</li><li>Trees</li></ul>	<ul><li>Plaque</li><li>Subway</li><li>Trees</li><li>Seating</li></ul>
Access	<ul><li>Full/Partial handicap access</li><li>Open 24 hours</li></ul>	<ul><li>Full handicap access</li><li>Open 24 hours</li></ul>

**Comments/Suggestions**: The open space at 599 Lexington Avenue is an inviting outdoor area, conveniently located and easily accessible near the E, M, and 6-train subway stop. Clear signage and well-maintained planters creates a comfortable environment where the public feels welcome to the space 24 hours.



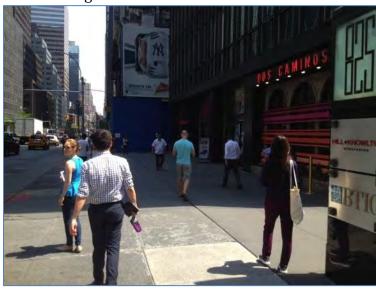






Address/ Name	825 3 <sup>rd</sup> Avenue	
	Requirements as of 2000	2014 observations
Amenities	No legally required amenities	<ul> <li>Restaurant seating (possibly a violationno permit for restaurant seating as it is not never noted by Kayden in 2000)</li> </ul>
Access	<ul><li>Full/Partial handicap access</li><li>Open 24 hours</li></ul>	<ul><li>Full handicap access</li><li>Open 24 hours</li></ul>

**Comments/Suggestions**: This plaza provides extra sidewalk space, some of which is being used for restaurant seating.





Address/ Name	255 E 49 <sup>th</sup> Street / Sterling Plaza	
	Requirements as of 2000	2014 observations
Amenities	<ul> <li>Drinking fountain</li> <li>Bicycle parking</li> <li>Lighting</li> <li>Litter receptacles</li> <li>Plaque</li> <li>Retail frontage</li> <li>Seating</li> <li>Trees</li> </ul>	<ul> <li>Nonfunctional drinking fountain</li> <li>Bicycle parking</li> <li>Lighting</li> <li>Litter receptacles</li> <li>Plaque</li> <li>Retail frontage</li> <li>Seating</li> <li>Trees</li> </ul>
Access	<ul><li>Full/Partial handicap access</li><li>Open 24 hours</li></ul>	<ul><li>Full handicap access</li><li>Open 24 hours</li></ul>

 $\label{lem:comments} \textbf{Comments/Suggestions:} \ \ \text{This residential plaza the space is calming, well shaded and comfortable offering a nice escape from $1^{\text{st}}$ Avenue.}$ 



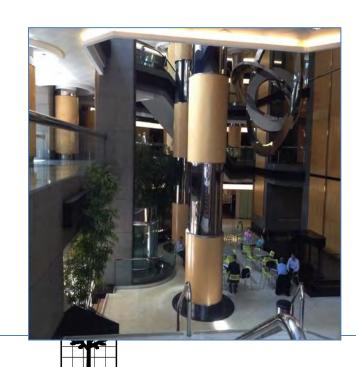


Address/ Name	805 3 <sup>rd</sup> Avenue / Crystal Pavilion	
	Requirements as of 2000	2014 observations
Amenities	<ul> <li>Air conditioning and heating</li> <li>Escalators and elevator</li> <li>Lighting</li> <li>Planting</li> <li>Plaque</li> <li>Restrooms</li> <li>Retail Frontage</li> <li>Seating and tables</li> <li>Trees</li> <li>Water features</li> </ul>	<ul> <li>Air conditioning and heating</li> <li>Escalators and elevator</li> <li>Lighting</li> <li>Planting</li> <li>Plaque</li> <li>Restrooms</li> <li>Retail Frontage</li> <li>Seating and tables</li> <li>Trees</li> <li>Water features</li> <li>Live music</li> </ul>
Access	<ul> <li>Full/Partial handicap access</li> <li>Monday through Friday, 8am to 7pm</li> </ul>	<ul> <li>Full handicap access</li> <li>Monday through Friday, 9am to 7pm (change in access hours may be a violation of initial POPS agreement)</li> </ul>

**Suggestions/Comments**: This POPS is a lovely indoor space with plenty of amenities at the public's disposal. The POPS provides ample seating, several restaurant options, and even entertainment when the piano player comes to play at lunch. This is a clean and functional POPS that is an ideal place to stop by and have a meal

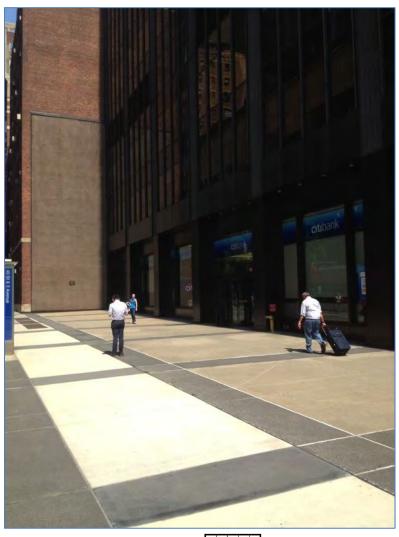






Address/ Name	800 3 <sup>rd</sup> Avenue	
Amenities	Requirements as of 2000 2014 observations	2014 observations
Amenices	No legally required amenities	• None
Access	<ul><li>Full/Partial handicap access</li><li>Open 24 hours</li></ul>	<ul><li>Handicapped accessible</li><li>Open 24 hours</li></ul>

**Comments/Suggestions**: This POPS is a Plaza (including a small Arcade, not pictured) which provides extra sidewalk space to the public.





Address/ Name	100/871 United Nations Plaza	
	Requirements as of 2000	2014 Observations
Amenities	<ul> <li>Bike parking</li> <li>1 drinking fountain</li> <li>Lighting</li> <li>Litter Receptacles</li> <li>Planting</li> <li>Plaque</li> <li>Seating</li> <li>Trees</li> <li>Water Feature</li> </ul>	<ul> <li>Bike parking</li> <li>Lighting</li> <li>Litter Receptacles</li> <li>Planting</li> <li>Plaque</li> <li>Seating</li> <li>Trees</li> <li>Water Feature</li> <li>1 drinking fountain</li> </ul>
Access	<ul><li>Full/Partial handicap access</li><li>Open for 24 hours</li></ul>	<ul><li>Partial handicap access</li><li>Open for 24 hours</li></ul>

**Comments/ Suggestions:** This POPS provides a calming and attractive space for the public to enjoy. It is aesthetically pleasing with its flowing water fountains and abundance of lush greenery. The lower level area has plenty of seating. However, only the plant boxes next to the sidewalk are handicapped accessible.







30

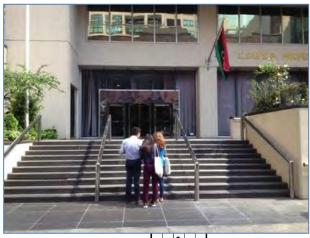


Address/ Name	309 E 48 <sup>th</sup> Street / Libyan House	
Amenities	Requirements as of 2000	2014 Observations
	<ul> <li>There are no legally required amenities for this POPS.</li> </ul>	<ul><li>Planting</li><li>Trees</li></ul>
Access	<ul><li>Full/Partial handicap access</li><li>Open for 24 hours</li></ul>	<ul><li>Full handicap access</li><li>Open for 24 hours</li></ul>

**Comments/ Suggestions:** Although the POPS in front of the Libyan House has attractive foliage it lacks a space for the public. The lack of space to gather in the POPS is due to the embassy restricting access to the area directly in front of the building because it claims the area is Libyan territory.







Address/ Name	777 3 <sup>rd</sup> Avenue	
	Requirements as of 2000	2014 Observations
Amenities	There are no legally required amenities for this POPS.	<ul> <li>Planting</li> <li>Trees</li> <li>Bicycle parking</li> <li>Seating</li> <li>Litter receptacles</li> <li>Red swing</li> </ul>
Access	<ul><li>Full/partial handicap access</li><li>Open for 24 hours</li></ul>	<ul><li>Full handicap access</li><li>Open for 24 hours</li></ul>

**Comments/Suggestions:** This POPS provides a lovely looking space with plenty of seating. Signs of "No loitering" are attached on the benches.









Address/ Name	780 3 <sup>rd</sup> Avenue	
	Requirements as of 2000	2014 Observations
Amenities	<ul> <li>Bike Parking</li> <li>Lighting</li> <li>Litter Receptacles</li> <li>Planting</li> <li>Plaque/Sign</li> <li>Seating</li> <li>Trees</li> </ul>	<ul> <li>Lighting</li> <li>Litter Receptacles</li> <li>Signage makes it difficult to determine which areas are included in POPS.</li> <li>Seating</li> <li>Trees</li> <li>No bicycle parking</li> <li>Planting</li> </ul>
Access	<ul><li>Full/partial handicap access</li><li>Open for 24 hours</li></ul>	<ul><li>Full handicap access</li><li>Open for 24 hours</li></ul>

**Comments/Suggestions** This POPS has a well-shaded area that provides passersby with a rest area. Restaurant on north end has blocked off area for patio seating. Restaurant on south end has used area for storage of patio seating. While the parameter of the POPS appears only include the widened sidewalk around the building, the areas denoted as 'private property' offer appealing seating to passersby--an unfortunate reality of this space.

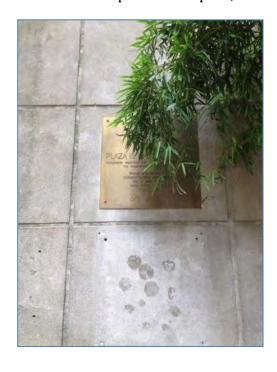






Address/ Name	141 E 48 <sup>th</sup> Street / Cosmopolitan	
	Requirements as of 2000	2014 Observations
	Bicycle Parking	Bicycle parking
	Lighting	Lighting
	Litter Receptacles	Litter receptacles
Amenities	<ul> <li>Planting</li> </ul>	Planting
	<ul> <li>Plaque/Sign</li> </ul>	<ul> <li>Plaque/Sign: the color is fading and is</li> </ul>
	Seating	only partially visible
	• Trees	Seating
		• Trees
		<ul> <li>Adjacent café which shares the space.</li> </ul>
	<ul> <li>Full/Partial handicap access</li> </ul>	<ul> <li>Partial handicap access</li> </ul>
Access	Open for 24 hours	Open for 24 hours

**Comments/Suggestions:** This calming and well-shaded POPS can be an oasis for pedestrians. A restaurant named "Estario's locates next to the POPS. While the present café is legally permitted, the seating offered towards the back of the POPS (pictured corner right) seems to dominate this part of the space, and may make patrons of the space feel uncomfortable.







Address/ Name	845 1 <sup>st</sup> Avenue / Trump World Tower	
	Requirements as of 2000	2014 Observations
	Artwork	Nonfunctional drinking fountain
	Bicycle Parking	• Lighting
	<ul> <li>Drinking Fountain</li> </ul>	• Litter Receptacles
Amenities	• Lighting	<ul> <li>Planting</li> </ul>
	Little Receptacles	• Seating
	<ul> <li>Planting</li> </ul>	Signage showing "Private Property"
	Plaque/Sign	• Trees
	• Seating	<ul> <li>No bicycle parking</li> </ul>
	• Trees	
	Full/Partial handicap access	<ul> <li>Full handicap access</li> </ul>
Access	• Open for 24 hours	• Open for 24 hours

**Comments/Suggestions:** This plaza provides ample seating and foliage, offering an extension of the park across the street at Dag Hammarskjold Plaza.

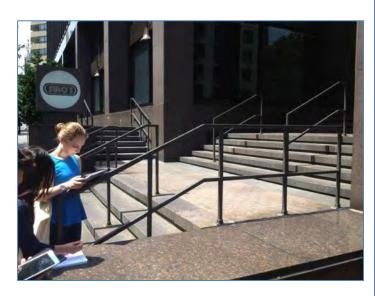






Address/ Name	885 2 <sup>nd</sup> Avenue/ 1 Dag Hammarskjold Plaza	
	Requirements as of 2000	2014 Observations
Amenities	Planting	• Planting
	<ul> <li>Seating</li> </ul>	• Seating
		• Waterfall
	Full/Partial handicap access	Partial handicap access
Access	Open for 24 hours	Open for 24 hours

**Comments/Suggestions:** This relaxing POPS offers ample seating and greenery.







Address/ Name	767 3 <sup>rd</sup> Avenue	
	Requirements as of 2000	2014 Observations
	• Lighting	Lighting
	• Litter receptacles	• Litter receptacles
Amenities	Plaque/Sign	• Plaque/Sign
	<ul> <li>Seating</li> </ul>	• Seating
	• Trees	• Trees
		<ul> <li>Seating &amp; tables</li> </ul>
		Artwork
	Full/Partial handicap access	Full handicap access
Access	• Open for 24 hours	• Open for 24 hours

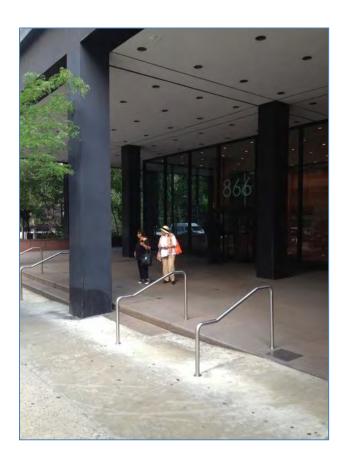
**Comments/Suggestions:** This POPS provides plenty of seating and even chess tables making it an ideal place to rest from the days work.





Address/ Name	866 2 <sup>nd</sup> Avenue / Dag Hammarskjold Plaza	
Amenities	Requirements as of 2000	2014 Observations
Amenities	<ul> <li>There are no legally required amenities for this POPS.</li> </ul>	• Seating
Access	Full/Partial handicap access	Full handicap access
Access	Open for 24 hours	• Open for 24 hours

**Comments/Suggestions:** This arcade provides a nice escape from the elements.

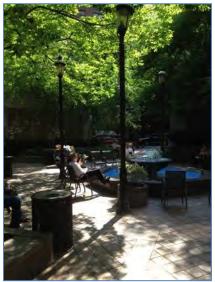






Address/ Name	240 E 47th Street / Dag Hammarskjold Tower	
	Requirements as of 2000	2014 Observations
Amenities	<ul> <li>Bicycle parking</li> <li>Drinking fountain</li> <li>Lighting</li> <li>Litter receptacles</li> <li>Planting</li> <li>Plaque/Sign</li> <li>Seating</li> <li>Trees</li> </ul>	<ul> <li>Drinking fountain</li> <li>Lighting</li> <li>Litter receptacles</li> <li>Planting</li> <li>Plaque</li> <li>Seating</li> <li>Trees</li> <li>Water feature</li> </ul>
Access	<ul> <li>Water feature</li> <li>Full/Partial handicap access</li> <li>Open hours: 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</li> </ul>	<ul> <li>No bicycle parking</li> <li>Full handicap access</li> <li>The north entrance of the POPS is closed, unclear whether this is a violation.</li> </ul>

**Comments and Suggestions:** There is comfortable and well-shaded seating area on the southeast corner of the POPS but there still is a significant area closed to the public.









Address/ Name	212 E 47th Street / L'ecole	
	Requirements as of 2000	2014 Observations
Amenities	There are no legally required amenities for this POPS.	<ul><li>Planting</li><li>Trees</li><li>Spiked ledges</li></ul>
Access	<ul><li>Full/Partial handicap access</li><li>Open for 24 hours</li></ul>	<ul><li>Partial handicap access</li><li>Open for 24 hours</li></ul>

**Comments/Suggestions:** A small plaza that appears focused towards a belowground parking garage entrance/exit rather than public use.

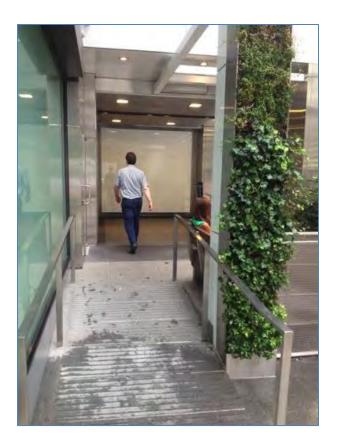


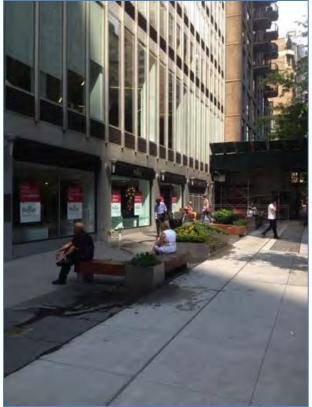




Address/ Name	747 3 <sup>rd</sup> Avenue	
	Requirements as of 2000	2014 Observations
Amenities	There are no legally required	• Planting
	amenities for this POPS.	Seating
		• Trees
	Full/Partial handicap access	Full handicap access
Access	Open for 24 hours	Open for 24 hours

**Comments/Suggestions:** The POPS provides plenty of foliage and comfortable seating on both the southeast and northeast corners of the property. The area seems to have been renovated since the 2000 inspection and received approval for all legal changes (Kayden).







Address/ Name	333 E 45 <sup>th</sup> Street/ Lausanne	
	Requirements as of 2000	2014 Observations
Amenities	There are no legally required amenities for this POPS	Planting
Access	<ul><li>Full/Partial handicap access</li><li>Open for 24 hours</li></ul>	<ul><li>Full handicap access</li><li>Open for 24 hours</li></ul>

**Comments/Suggestions:** A large empty space in front of the building serves as an extra sidewalk.







Address/ Name	320 E 46 <sup>th</sup> Street / Belmont	
	Requirements as of 2000	2014 Observations
	Bicycle Parking	Drinking Fountain
	Drinking Fountain	• Lighting
Amenities	Lighting	Litter Receptacle
	Litter Receptacle	Planting
	Planting	Plaque/Sign
	Plaque/Sign	Seating
	Seating	• Trees
	• Trees	No bicycle parking
	<ul> <li>Full/Partial handicap access</li> </ul>	Full handicap access
Access	<ul> <li>Primary Space: 8:00 am to</li> </ul>	Primary Space: 8:00 am to 8:00 pm or
Access	8:00 pm or dark, whichever is	dark, whichever is later
	later	

**Comments/Suggestions:** On the north side of the plaza, there's a lovely yard with small tables and benches for children..







Address/ Name	301 E 45 <sup>th</sup> Street / Delegate	
	Requirements as of 2000	2014 Observations
Amenities	There are no legally required amenities for this POPS	<ul> <li>Planting</li> <li>Plaque showing "PRIVATE PROPERTY NO SMOKING". Space is private and open to the public. Unclear if this is a legal violation.</li> </ul>
Access	<ul><li>Full/Partial handicap access</li><li>Open for 24 hours</li></ul>	<ul><li>Full handicap access</li><li>Open for 24 hours</li></ul>

**Comments/Suggestions:** The empty space serves as an extra sidewalk for the street. There is trash being stored on the northern edge of the POPS.





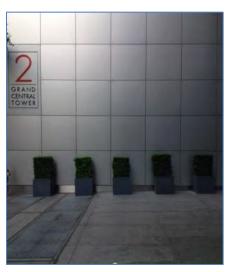




Address/ Name	140 E 45th Street / Two Grand Central Tower	
	Requirements as of 2000	2014 Observations
	Lighting	Lighting
	Litter Receptacles	Planting
Amenities	Planting	Plaque
	Plaque/Sign	Retail Frontage
	Retail Frontage	Seating
	Seating	• Tree
	Tree	<ul> <li>No litter receptacles</li> </ul>
	Full/Partial handicap access	Full handicap access
Access	Open for 24 hours	Open for 24 hours

**Comments/Suggestions:** Amenities are concentrated at the southern end of the POPS. No litter receptacle was found at the time of the survey.









Address/ Name	3 United Nations Plaza / UNICEF House	
	Requirements as of 2000	2014 Observations
Amenities	<ul><li>Lighting</li><li>Litter Receptacle</li><li>Plaque/Sign</li><li>Seating</li><li>Trees</li></ul>	POPS was under construction at the time of the survey.
Access	<ul> <li>Full/Partial Handicap access</li> <li>Urban Plaza allowed to close between 8:30 PM and 7:00 AM</li> </ul>	POPS was under construction at the time of the survey.

## Comments/Suggestions: NA



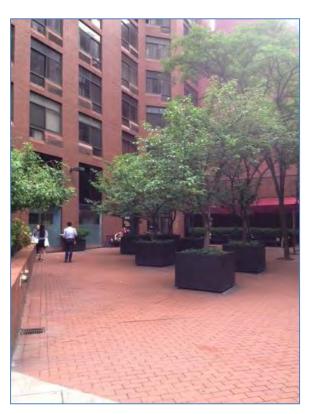


Address/ Name	303 E 43 <sup>rd</sup> Street / International Plaza	
	Requirements as of 2000	2014 Observations
	Bicycle parking	Bicycle Parking
	Drinking fountain	Nonfunctional drinking fountain
Amenities	• Lighting	• Lighting
	Litter receptacle	Litter Receptacle
	• Planting	• Planting
	Plaque/Sign	Plaque/ Sign
	• Seating	• Seating
	• Trees	• Trees
	Full/Partial Handicap access	Full handicap access
Access	Open for 24 hours	• Open 7AM to Dusk (possible legal
		violation)

**Comments/Suggestions:** Comfortable corner POPS with seating and well-maintained tree beds. The plaque is not easily visible upon entering the area and the water fountain was not working at the time of the survey. While the POPS is required to have 24 hour access, our observations show that the plaque denotes the hours as "7AM to Dusk".









Address/ Name	685 3 <sup>rd</sup> Avenue	
	Requirements as of 2000	2014 Observations
Amenities	<ul> <li>Food Service</li> <li>Lighting</li> <li>Planting</li> <li>Seating</li> <li>Tables</li> <li>Trees</li> </ul>	<ul> <li>Food Service: under construction at the time of the survey</li> <li>Lighting</li> <li>Planting</li> <li>Seating</li> <li>Tables</li> <li>Trees</li> </ul>
Access	<ul> <li>Full/Partial Handicap access</li> <li>Open hours: 24 hours         Augmented Sidewalk,         Restricted hours Vest Pocket         Park: May 1 through October         15, Monday through Saturday,         10 hours a day, October 16         through April 30, Monday         through Saturday, 10:00 am         to dusk, closed Thanksgiving,         Christmas, and New Year's         Day</li> </ul>	<ul> <li>Full handicap access</li> <li>Open hours: 24 hours Augmented Sidewalk, Restricted hours Vest Pocket Park: May 1 through October 15, Monday through Saturday, 10 hours a day, October 16 through April 30, Monday through Saturday, 10:00 am to dusk, closed Thanksgiving, Christmas, and New Year's Day</li> </ul>

**Comments/Suggestions:** A beautiful POPS with a waterfall and a fascinating vegetation wall. At the time of the inspection, the restaurant was under construction and building into the POPS.









Address/ Name	425 Lexington Avenue	
	Requirements as of 2000	2014 Observations
	• Lighting	Bike Parking
	Litter Receptacle	• Lighting
	<ul> <li>Planting</li> </ul>	Litter Receptacle
Amenities	Plaque/Sign	<ul> <li>Planting</li> </ul>
	Retail Frontage	• Plaque/Sign
	• Seating	Retail Frontage
	• Tables	• Seating
	• Trees	• Tables
		• Trees
	<ul> <li>Full/Partial Handicap access</li> </ul>	<ul> <li>Full handicap access</li> </ul>
	<ul> <li>Open hours: May 1 through</li> </ul>	Open hours: Monday to Friday, 7AM to
Access	September 30, 7:00 am to	6PM (possible violation)
	11:30 pm, October 1 through April 30, 7:00 am to 7:00 pm	

**Comments/Suggestions:** A nice POPS to sit for lunch at shaded picnic tables. The site was being cleaned at time of inspection and parts of the POPS were requisitioned for scaffolding storage. There was water build up in the middle of the POPS, possibly due to a clogged drain, this presents a potential health hazard.









Address/ Name	201 E 42 <sup>nd</sup> Street	
Amonitica	Requirements as of 2000 2014 Observations	
Amenities	There are no legally required amenities for this POPS	<ul><li>Planting</li><li>Trees</li></ul>
Access	<ul><li>Full/Partial handicap access</li><li>Open for 24 hours</li></ul>	<ul><li>Full handicap access</li><li>Open for 24 hours</li></ul>

**Comments/Suggestions:** This POPS has the potential to be a quick pause from the bustle of  $42^{nd}$  Street but the slanted ledges make taking a seat difficult.







Address/ Name	212 E 42 <sup>nd</sup> Street / The Westin Hotel	
	Requirements as of 2000 2014 Observations	
	• Lighting	Lighting
Amenities	Litter receptacle	Litter receptacle
	Plaque/Sign	Plaque: worn down
	Retail frontage	Retail frontage
	• Seating	• Seating
	• Trees	• Trees
	Full/Partial handicap access	Full handicap access
Access	• Open for 24 hours	Open for 24 hours

**Comments/Suggestions:** This POPS is a comfortable retreat but not as inviting as it could be. Two homeless men were seen loitering on the premises and the plaques were worn and difficult to read or distinguish.



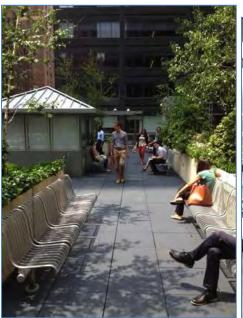






Address/ Name	622 3 <sup>rd</sup> Avenue / Grand Central Plaza	
	Requirements as of 2000	2014 Observations
	Bicycle Parking	Bicycle Parking
	• Escalator/Elevator	Escalator/Elevator
	<ul> <li>Food service</li> </ul>	Food service
	• Lighting	• Lighting
Amenities	Litter receptacle	Litter receptacle
	• Stairway from 3 <sup>rd</sup> Avenue to	• Stairway from 3 <sup>rd</sup> Avenue to
	landscaped terrace	landscaped terrace
	• Planting	<ul> <li>Planting</li> </ul>
	• Plaque/Sign	Plaque/Sign
	<ul> <li>Seating</li> </ul>	• Seating
	• Tables	• Tables
	• Trees	• Trees
Aggogg	Full/Partial handicap access	<ul> <li>Full handicap access</li> </ul>
Access	Open for 24 hours	Open for 24 hours

**Comments/Suggestions:** This multi-level POPS provides the perfect getaway from the offices of  $3^{rd}$  Avenue. There is ample seating, , up to date amenities (apart from the lack of a trash bin on the rooftop), as well as a renovated entrance.





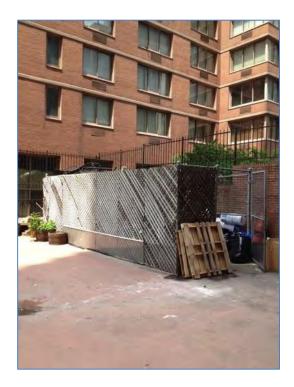




Address/ Name	245 E 40 <sup>th</sup> Street / Marlborough	
	Requirements as of 2000	2014 Observations
Amenities	There are no legally required amenities for this POPS.	<ul> <li>Lighting</li> <li>Tables</li> <li>Seating</li> <li>Plants</li> <li>Trees</li> <li>Litter Receptacles</li> <li>Plaque</li> </ul>
Access	<ul><li>Full/Partial Handicap access</li><li>Open for 24 hours</li></ul>	<ul><li>Full handicap access</li><li>Open for 24 hours</li></ul>

**Comments/Suggestions:** This POPS is not required to have amenities as of 2000. However, due to the good will of the owners, this plaza is equipped with plenty of lush trees, tables and seating. Unfortunately, the north end of the POPS has become unattractive due to it being used for

storage.s









Address/ Name	235 E 40 <sup>th</sup> Street / Vanderbilt		
	Requirements as of 2000 2014 Observations		
	Bicycle parking	Bicycle parking	
	<ul> <li>Drinking fountain</li> </ul>	<ul> <li>Nonfunctional drinking fountain</li> </ul>	
Amenities	• Lighting	• Lighting	
	Litter receptacle	Litter receptacle	
	<ul> <li>Planting</li> </ul>	• Planting	
	• Plaque/Sign	<ul> <li>Plaques showing "No loitering"</li> </ul>	
	• Seating	• Seating	
	• Trees	• Trees	
Accord	Full/Partial handicap access	Partial handicap access	
Access	Open for 24 hours	Open for 24 hours	

**Comments/Suggestions:** This POPS is a comfortable retreat adjacent to 2<sup>nd</sup> Avenue.



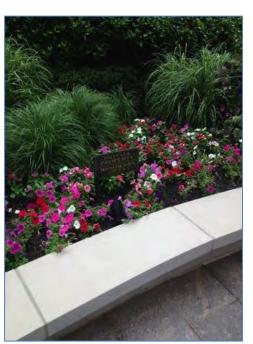






Address/ Name	728 2 <sup>nd</sup> Avenue / T	he Churchill
	Requirements as of 2000	2014 observations
	There are no legally required amenities for this POPS	<ul><li>Planting</li><li>Tree</li><li>Seating</li></ul>
Amenities		<ul> <li>A sign reading "Private         Property Resident Only         Sign" is posted within the         space     </li> </ul>
Access	<ul><li>Open 24 Hours</li><li>Full/Partial Handicap access</li></ul>	<ul><li>Open 24 Hours</li><li>Full handicap access</li></ul>

**Comments/ Suggestions:** Upon our visit, we learned that owners were using the residential plaza as a private pick up/drop off zone for residents. While the 1961 Plaza is not legal obligated to provide seating or amenities, the plaque reading 'private property' could give patrons the wrong impression that they cannot use the space.









Address/ Name	250 E 40 <sup>th</sup> Street / Highpoint	
	Requirements as of 2000	2014 observations
	Bicycle parking	Bicycle parking
	• 1 drinking fountain	Cigarette disposal
	• Trash receptacles	• 1 drinking fountain
Amenities	<ul> <li>Plantings</li> </ul>	Trash receptacles
Amenicies	• Seating	• Plantings
	• Trees	• Seating
	• Plaque/Sign	• Trees
	• Water Feature	Plaque/Sign
		Water Feature
Aggagg	Open 24 Hours	Open 24 Hours
Access	• Full/Partial Handicap access	Handicapped Accessible

**Comments/ Suggestions:** Our site visit concluded that overall, the POPS at 250 E 40<sup>th</sup> Street is an inviting, and usable space. The large space provides many a variety of seating, and is an incredibly inviting oasis to passersby.



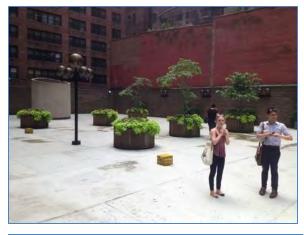






Address/ Name	600 3 <sup>rd</sup> Avenue	
Amenities	<ul> <li>Requirements as of 2000</li> <li>There are no legally required amenities for this POPS.</li> </ul>	<ul> <li>2014 observations</li> <li>Lighting</li> <li>Planting</li> <li>Plaque</li> <li>Seating</li> <li>Trees</li> </ul>
Access	<ul><li>Open 24 Hours</li><li>Full/Partial handicap access</li></ul>	<ul><li>Open 24 Hours</li><li>Full handicap access</li></ul>

**Comments/ Suggestions:** While this 1961 POPS is not required to include any amenities, the several well-maintained planters and lampposts provided by the building management make the space more usable and inviting. The addition of extra seating would be an excellent way to improve the functionality of the space.





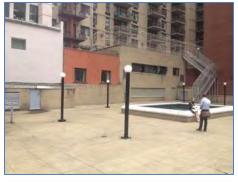




Address/ Name	330 E 39 <sup>th</sup> Street / New York Tower	
Amenities	<ul> <li>Requirements as of 2000</li> <li>There are no legally required amenities for this POPS.</li> </ul>	<ul> <li>2014 observations</li> <li>Lighting</li> <li>Tree</li> <li>Planting</li> <li>First noted by Kayden in 2000, a large sign reading "No Trespassing between 10PM and 8AM)" still remains, hung on an unapproved gate at the entrance of the space, despite being required to remain open 24 hours.</li> </ul>
Access	<ul><li>Open 24 Hours</li><li>Full/Partial handicap access</li></ul>	<ul> <li>Open: 8am-10pm</li> <li>Inaccessible to the handicapped</li> </ul>

**Comments/ Suggestions:** The 1961 plaza has remained relatively unchanged since Kayden's original assessment in 2000. The layout and design of the plaza provides the appropriate infrastructure for a usable space, but the complete lack of amenities and seating would transform the space into a large, inviting public plaza.









Address/ Name	311 E 38 <sup>th</sup> Street / Whitney	
	Requirements as of 2000	2014 observations
	Bicycle parking spaces	Bicycle parking spaces
	• 1 drinking fountain	• 1 drinking fountain
	<ul> <li>Seating</li> </ul>	• Seating
Amenities	• Plantings	• Plantings
	Trash Receptacles	Trash Receptacles
	• Trees	• Trees
	Plaque/Sign	Plaque/Sign
		Water feature
Access	<ul><li>Open 24 Hours</li><li>Full/Partial handicap access</li></ul>	<ul><li>Open 24 Hours</li><li>Full handicap access</li></ul>

**Comments/ Suggestions:** The residential plaza at The Whitney is a well-maintained space, providing ample seating, vegetation, and a functioning water fountain. The space is quite pleasant and inviting to passersby.









Address/ Name	222 E 39 <sup>th</sup> Street / Eastgate Tower	
	Requirements as of 2000	2014 observations
	Seating	• Seating
	• Plantings	<ul> <li>Plantings</li> </ul>
Amenities	Trash Receptacles	Trash Receptacles
	• Trees	• Trees
	Plaque/Sign	Worn plaque/sign
	Tables and moveable chairs	Tables and moveable chairs
	Open 24 Hours	Open 24 Hours
Access	Full/Partial handicap access	<ul> <li>Fully handicap access</li> </ul>
1103000		

**Comments/ Suggestions:** The residential plaza at 222 E 39<sup>th</sup> Street is a pleasant inviting space tucked away near the QMT tunnel approach. While the damaged plaque could present a future access issue, the space is otherwise very clean and user friendly. The space is a local treasure, providing many patrons a place to sit outdoors and eat lunch in an otherwise barren area of the city.









Address/ Name	330 E 38 <sup>th</sup> Street / Corinthian		
	Requirements as of 2000	Requirements as of 2000 2014 observations	
	Bicycle parking spaces	Bicycle parking spaces	
	• 1 drinking fountain	• 1 drinking fountain	
Amenities	Seating	• Seating	
	• Plantings	• Plantings	
	Trash Receptacles	Trash Receptacles	
	• Trees	• Trees	
	Plaque/Sign	Plaque/Sign	
Aggagg	Open 24 Hours	Open 24 Hours	
Access	Full/Partial handicap access	Full handicap access	

**Comments/ Suggestions:** The residential plaza at the Corinthian is the largest POPS in the city. The space is very accessible from the sidewalk, making it especially inviting. Several types of seating and plenty of bicycle parking make this shady retreat usable for the many patrons living and working near 1<sup>st</sup> Avenue.









Address/ Name	240 E 38 <sup>th</sup> Street / NYU Langone Ambulatory Care Center	
	Requirements as of 2000	2014 observations
Amenities	There are no legally required amenities for this POPS.	<ul> <li>The original building owned by Verizon has recently been acquired by NYU, and the southern portion of the POPS is under renovation</li> <li>Seating</li> <li>Planting</li> <li>Trees</li> </ul>
Access	<ul><li>Open 24 Hours</li><li>Full/Partial handicap access</li></ul>	<ul><li>Open 24 Hours</li><li>Full handicap access</li></ul>

**Comments/ Suggestions:** The south side of the space at 240 E 38<sup>th</sup> Street at the newly converted NYU Langone Ambulatory Care Center was currently under construction at the time of our inspection. We did observe however, that there is ample new seating at the north of the building, which provides a pleasant spot for passersby. A future report will detail the inspection of the south side of the space that was inaccessible at the time of our visit.



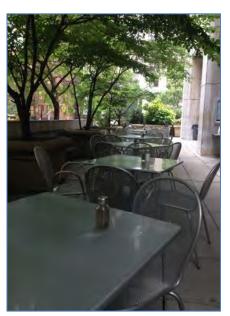




Address/ Name	560 3 <sup>rd</sup> Avenue / Murray Hill Mews	
	Requirements as of 2000	2014 observations
Amenities	<ul><li>Plantings</li><li>Seating</li><li>Plaque/Sign</li></ul>	<ul> <li>The seating located within the plaza doubles as outdoor seating for an adjacent restaurant.</li> <li>Plantings</li> <li>Plaque/Sign</li> <li>Seating</li> <li>Tree</li> <li>Tables with salt and pepper shakers</li> </ul>
Access	<ul><li>9am to Sunset</li><li>Full/Partial handicap access</li></ul>	<ul><li>9am to Sunset</li><li>Full handicap access</li></ul>

**Comments/ Suggestions:** While the plaza at Murray Hill Mews is a planter-lined space, well stocked with benches, tables, and chairs open to both customers of the restaurant and the public alike. Trash receptacles, though not required, were also provided in the space. Despite the plaque denoting that the 'seating open to public without obligation', the placement of salt and pepper shakers on all tables could make patrons feel uncomfortable, or give the illusion that seating is only for paying customers of the restaurant.







Address/ Name	630 1 <sup>st</sup> Avenue / Manhattan Place	
	Requirements as of 2000	2014 observations
	Bicycle Parking	Bicycle Parking
	• 1 Drinking Fountain	Nonfunctional drinking
	Trash Receptacles	fountain
	• Trees	• Trash Receptacles
Amenities	2 Water Features	• Trees
	• Plantings	• 2 nonfunctional water
	Seating	features
	Plaque/Sign	<ul> <li>Plantings</li> </ul>
		• Seating
		Plaque/Sign
_	• 24 Hours	• 24 Hours
Access	Full/Partial handicap access	Full handicap access

**Comments/ Suggestions:** The oddly shaped residential plaza at Manhattan Place has an inviting and eye-catching design, with most of the space constructed in brick. While the space feels large, open, and provides many types of seating, the lack of working water features leaves the space feeling poorly maintained.

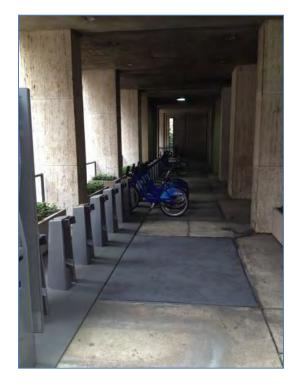






Address/ Name	285 Lexington Avenue / Carlton Regency North	
Amenities	<ul> <li>Requirements as of 2000</li> <li>There are no legally required amenities for this POPS.</li> </ul>	<ul> <li>2014 observations</li> <li>Planting</li> <li>CitiBike parking space (possible violation)</li> </ul>
Access	<ul><li>24 Hours</li><li>Full/Partial handicap access</li></ul>	<ul><li>24 Hours</li><li>Full handicap access</li></ul>

**Comments/ Suggestions:** A bare sidewalk that protrudes from the side of the building best characterizes the arcade located at 285 Lexington Avenue. The space is simple and is mostly taken up by a CitiBike station.

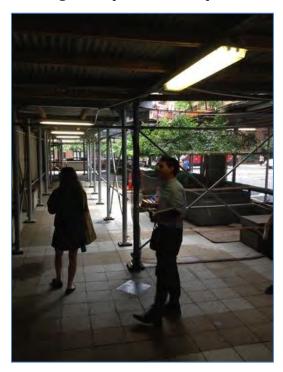






Address/ Name	137 E 36 <sup>th</sup> Street / Carlton Regency	
	Requirements as of 2000	2014 observations
Amenities	There are no legally required amenities for this POPS.	<ul> <li>At the time of inspection, the space appeared to be under construction along with the building. No further amenities appear to be provided.</li> <li>Planting</li> <li>Tree</li> <li>Scaffold surrounding the POPS</li> </ul>
Access	<ul><li>24 Hours</li><li>Full/Partial handicap access</li></ul>	<ul><li>24 Hours</li><li>Full handicap access</li></ul>

**Comments/ Suggestions:** The plaza at 137 E 36<sup>th</sup> Street was under significant construction at the time of our visit. It's odd shape, lack of sunlight, and lack of seating make the space uninviting. More plantings and some kind of seating would help create a much more open and welcoming atmosphere to the space.





Address/ Name	401 E 34 <sup>th</sup> Street / Rivergate	
	Requirements as of 2000	2014 observations
	Bicycle parking	Bicycle parking
	1 Drinking Fountain	1 Drinking Fountain
	Trash Receptacles	Trash Receptacles
	<ul> <li>Plantings</li> </ul>	<ul> <li>Plantings</li> </ul>
Amenities	Plaque/Sign	Plaque/Sign
	Seating	Seating
	• Tables	• Tables
	• Tress	• Tress
	Basketball court, playground area	Basketball court, playground area
	• 7AM to 11PM	• 7AM to 11PM
Access	Full/Partial handicap access	Full handicap access

**Comments/ Suggestions:** The Residential Plaza at 401 E 34<sup>th</sup> Street is an incredibly welcoming space to all passersby, and offers children and adults alike a pleasant place to spend an afternoon. The amenities and playground equipment appears well maintained and in working order.









Address / Name	243 Lexington Avenue	
Amenities	Requirements as of 2000  2 Bicycle parking spaces 1 Drinking fountain 2 cubic feet litter receptacle 3 trees 1 Plaque	<ul> <li>2014 Observations</li> <li>2 Bicycle parking spaces</li> <li>Nonfunctional drinking fountain</li> <li>2 cubic feet litter receptacle</li> <li>3 trees</li> <li>1 Plaque</li> </ul>
Access	<ul><li>Full/Partial handicap access</li><li>24 hours</li></ul>	<ul><li>Lighting</li><li>Full handicap access</li><li>24 hours</li></ul>

**Comments/Suggestions:** Half sidewalk and half tree shaded benches; this POPS is a wonderful rest for people on their way from running errands or just looking to cool down. The non-functional water fountain is an issue and the plaque is poorly placed, possibly deterring other further use.









Address / Name	132 E 35 <sup>th</sup> Street / Murray Hill House	
	Requirements as of 2000	2014 Observations
Amenities	There are no legally	Spiked ledges
	required amenities for this	Planting
	POPS	• Tree
	Full/Partial handicap access	Entrance at the southeast
Access	• 24 hours	corner of the building is
		locked (possible violation)
		<ul> <li>Partial handicap access</li> </ul>

**Comments/Suggestions:** The public plaza is covered with planters yet chooses not to offer seating. The ledges of the flowerbeds have cast-iron spikes affixed to the area render them unusable for seating.

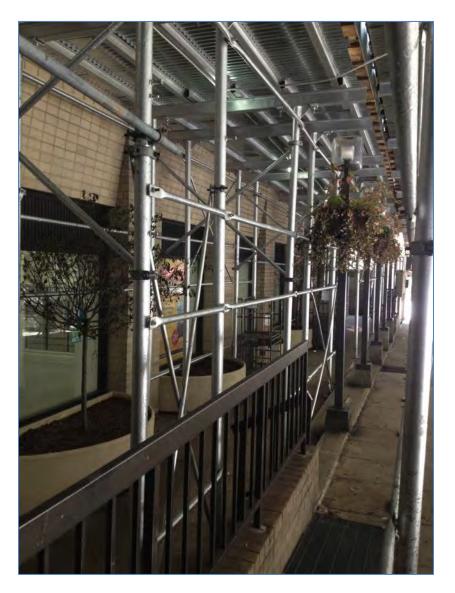






Address / Name	115 E 34 <sup>th</sup> Street / Murray Hill	
	Requirements as of 2000	2014 Observations
Amenities	There are no legally required	Dead planting
	amenities at this POPS	<ul> <li>Scaffold surrounding POPS</li> </ul>
	Full/Partial handicap access	<ul> <li>Partial handicap access</li> </ul>
Access	• 24 hours	• 24 hours

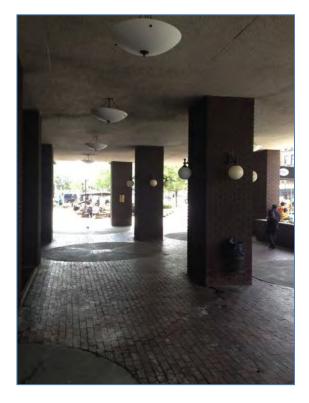
**Comments/Suggestions:** The building was under renovation at time of inspection, scaffolding covered most of this small POPS. USPS cargo dollies took up the space on the east end of the space. The planters looked poorly maintained with dead trees.





Address / Name	300 E 34 <sup>th</sup> Street	
	Requirements as of 2000	2014 Observations
Amenities	<ul> <li>Planting</li> </ul>	<ul> <li>Lighting</li> </ul>
	<ul> <li>Retail Frontage</li> </ul>	<ul> <li>Litter receptacle</li> </ul>
		<ul> <li>Planting</li> </ul>
		<ul> <li>Retail frontage</li> </ul>
		<ul> <li>Seating</li> </ul>
		• Tables
		<ul> <li>Umbrella</li> </ul>
Access	<ul> <li>Full/Partial handicap access</li> </ul>	<ul> <li>Full handicap access</li> </ul>
	• 24 hours	• 24 hours

**Comments/Suggestions:** The public plaza is located in the lower ground next to several businesses. Full handicap access is available from the northeast side through the residential building. Equipped with umbrellas, the plaza offers a relaxing spot for pedestrians.







Address / Name	166 34 <sup>th</sup> Street	
Amenities	<ul> <li>Requirements as of 2000</li> <li>3 Plaques/Signs stating "Seating open to public/No purchase obligation"</li> </ul>	<ul> <li>2014 Observations</li> <li>Plaques are damaged, illegible</li> <li>Planting</li> </ul>
Access	<ul><li>Full/Partial handicap access</li><li>24 hours</li></ul>	<ul><li>Full handicap access</li><li>24 hours</li></ul>

**Comments/Suggestions:** The space should update their plaques to be legible. This POPS has very little to offer to the public. Although there is plenty of seating, the damaged sign and stylized awning makes it appear as if all of the seating is being allocated to customers of Caliente Cab Co. Restaurant and Bar.







Address / Name	150 34th Street / Dumont Plaza	
	Requirements as of 2000 2014 Observations	
Amenities	<ul><li>5 Bicycle parking spaces</li><li>1 Drinking fountain</li></ul>	<ul><li>5 Bicycle parking spaces</li><li>1 Drinking fountain</li></ul>
	<ul><li>4 Litter Receptacles</li><li>3 trees</li></ul>	<ul> <li>4 Litter Receptacles</li> <li>3 trees</li> <li>Planting</li> <li>Seating</li> <li>Tables from the restaurant</li> </ul>
Access	<ul><li>Full/Partial handicap access</li><li>24 hours</li></ul>	<ul><li>Full handicap access</li><li>24 hours</li></ul>

**Comments/Suggestions:** This POPS is both attractive and functional. The most striking and unique feature of the POPS is a mural, which spans across one side of the POPS and depicts a beautiful landscape. There appears to be encroachment on the public space by the restaurant, *The Barking Dog*, patio-seating furniture.







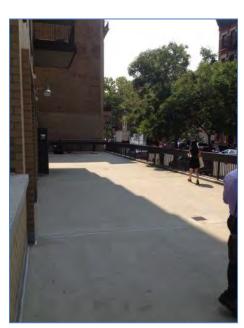


Address / Name	200 E 33rd Street / L	aurence Tower
	Requirements as of 2000	2014 Observations
Amenities	<ul> <li>There are no legally required amenities at this POPS</li> </ul>	• None
Access	<ul> <li>Full/Partial Handicap access</li> </ul>	<ul> <li>Partial handicap access</li> </ul>
	• 24 hours	• 24 hours

**Comments/Suggestions:** The POPS has no amenities and is simply a series of stairs leading down to a lower level with storefronts and an empty upper area that is not clearly for public use. Upgrading this upper area could be of great use for the area's many residents.





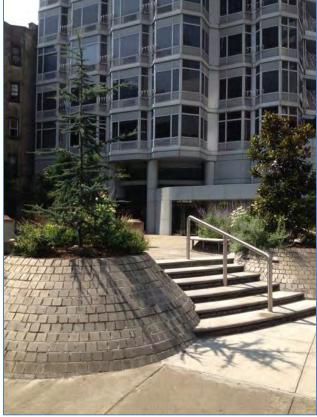




Address / Name	200 E 32nd Street / Future	
	Requirements as of 2000	2014 Observations
Amenities	<ul> <li>11 Bicycle Parking Spaces</li> <li>1 Drinking fountain</li> <li>4 Litter Receptacles</li> <li>Plaque/Sign</li> <li>9 trees</li> </ul>	<ul> <li>11 Bicycle Parking Spaces</li> <li>Non-functional drinking fountain</li> <li>Only 3 Litter Receptacles</li> <li>Plaque/Sign</li> <li>9 trees</li> </ul>
Access	<ul><li>Full/Partial handicap access</li><li>24 Hours</li></ul>	<ul><li>Full handicap access</li><li>24 Hours</li></ul>

**Comments/Suggestions:** This elevated POPS is located on the corner and has plenty of seating at the public's disposal. Miscellaneous debris from the building should be removed from the southeast corner. This problem was noted in Keane's 2008 survey.





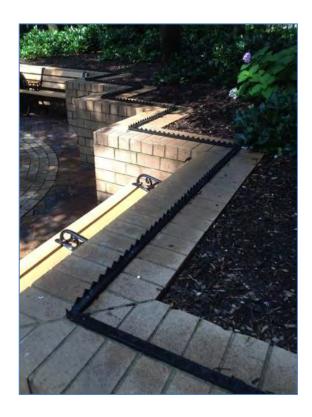


Address / Name	155 E 31st Street / Windsor Court	
	Requirements as of 2000	2014 Observations
Amenities	11 Bicycle Parking Spaces	• 11 Bicycle Parking Spaces
	1 Drinking Fountain	<ul> <li>1 Drinking Fountain</li> </ul>
	Litter Receptacles	• 2 Litter Receptacles
	Plaque/Sign	<ul> <li>Plaque/Sign</li> </ul>
	• 12 trees	• 12 trees
		<ul> <li>Planting</li> </ul>
		<ul> <li>Seating with spikes</li> </ul>
		(possible violation)
	<ul> <li>Full/Partial handicap access</li> </ul>	<ul> <li>Full handicap access</li> </ul>
Access	8am to 8pm or dark	<ul> <li>8am to 8pm or dark</li> </ul>
	Residual 24 hours	Residual 24 hours

**Comments/Suggestions:** This Residential plaza provides an excellently shaded space for public enjoyment. Spiked ledges in the POPS could be removed to provide a more welcoming space to the public. The spikes are a possible violation, as a certain amount of linear feet of seating is required.



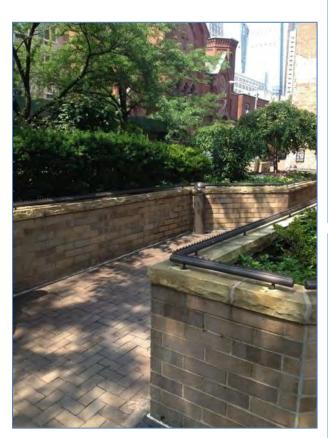






Address / Name	155 E 29th Street / Biltmore Plaza	
	Requirements as of 2000	2014 Observations
Amenities	<ul> <li>There are no legally required amenities in this POPS</li> </ul>	• Planting
Access	<ul> <li>Full/Partial handicap access</li> </ul>	Full handicap access
	• 24 hours	• 24 hours

**Comments/Suggestions:** Seating within the POPS would be an ideal addition and spikes should be removed from the ledges of flowerbeds. The only features provided are the flowerbeds, which make the space slightly more attractive.









Address / Name	240 E 27th Street / Parc East Tower Apartments	
	Requirements as of 2000	2014 Observations
Amenities	<ul> <li>Litter Receptacles</li> </ul>	Litter Receptacles
	Plaque/Sign	Plaque/Sign
	<ul> <li>12 trees within space</li> </ul>	• 12 trees within space
	<ul> <li>Fountain operational 5/1 through</li> </ul>	<ul> <li>Fountain non-operational at</li> </ul>
	10/31	time of visit, 7/24/14
	•	Seating
		• Tables
	<ul> <li>Full/Partial handicap access</li> </ul>	Full handicap access
	• 5/1 through 9/30: 9am to 9pm	• 5/1 through 9/30: 9am to 9pm
Access	<ul> <li>10/1 through 5/30: 9am to 6pm</li> </ul>	• 10/1 through 5/30: 9am to
	Residual 24 hours	6pm
		• 24 hours

**Comments/Suggestions:** This POPS is a lovely oasis to relax, eat lunch and meet up with friends in. Plenty of seating and tables are provided; some of the tables also have chessboards on them. The fountain should be made functional and the trash at southeast corner should be removed.



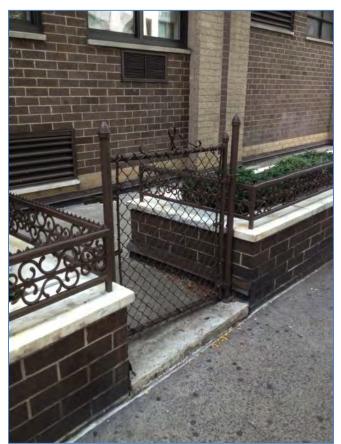


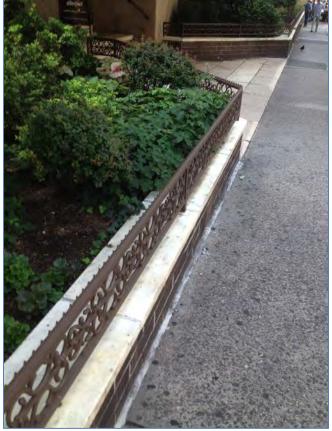




Address / Name	200 E 24th Street / Crystal House	
	Requirements as of 2000	2014 Observations
Amenities	<ul> <li>There are no legally required amenities at this POPS</li> </ul>	Planting
Access	Full/Partial handicap access	Full handicap access
	• 24 hours	• 24 hours

**Comments/Suggestions:** This POPS is a 1961 Plaza and thus provides very little in terms of the amenities. The only features provided are the flowerbeds, which make the space slightly more attractive. A portion of the area is gated off and restricting entrance. Improvements of the space could be realized in this unutilized area.







Address / Name	353 E 17th Street / Gilman Hall	
	Requirements as of 2000	2014 Observations
Amenities	<ul> <li>There are no legally required</li> </ul>	• Seating
	amenities at this POPS	Lighting
		Bicycle parking
		Planting
Access	<ul> <li>Full/Partial handicap access</li> </ul>	Full handicap access
	• 24 hours	• 24 hours

**Comments/Suggestions:** The building was under renovation at the time of visit, 7/21/14. Making what amenities were provided inaccessible.







Address / Name	201 E 17 <sup>th</sup> Street / Park Towers Medical Plaza	
	Requirements as of 2000	2014 Observations
Amenities	<ul> <li>There are no legally required</li> </ul>	<ul> <li>Planting</li> </ul>
	amenities at this POPS	• Trees
Access	<ul> <li>Full/Partial handicap access</li> </ul>	<ul> <li>Full handicap access</li> </ul>
	• 24 hours	• 24 hours

**Comments/Suggestions:** This plaza provides beautiful flowerbeds on its raised E 17<sup>th</sup> Street portion but the remaining area of the plaza is not public friendly.









## **CONCLUSION**

This report has attempted to reflect the current state of the 77 Privately Owned Public Spaces (POPS) in Manhattan Community District 6. Due the fact that our district has the least amount of open space in Manhattan, we highly value these Privately Owned Public Spaces. Thus, we hope these spaces are well maintained and can be used most effectively by the public.

We are delighted to discover that although many of the POPS are not legally required to have any amenities, some of the owners kindly equip these POPS with lush plantings, trees and seating. We greatly appreciated these generous gestures to beautify our district. We also encourage other owners to furnish the spaces so that the public can better enjoy them. However, the current state of some of the POPS brings some concerns to us. We were particularly surprised by the amount of nonfunctioning drinking fountains we found, since drinking fountains were a required amenity for many of these POPS.

We strongly encourage the Department of Buildings and City Planning to closely examine this report and evaluate the current conditions of these POPS. Furthermore, we would like to communicate this particular issue with other Community Boards and discuss the possibilities of improving the conditions of POPS throughout the city. Partnering with Professor Kayden and his non-profit, *Advocates for Privately Owned Public Space* (apops.mas.org), CB6 is proud to be one of the most involved CBs to work on this project. We also welcome residents to help monitor the conditions of these POPSs so they can make the most of the limited public spaces within our district.



## **BIBLIOGRAPHY**

Kayden, Jerold. *Privately Owned Public Space: The New York City Experience*. New York: John Wiley & Sons, Inc., 2000. Print.

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. <a href="http://cbsix.org/files/2008-CD6%20-%20PublicPlaza%20Report.pdf">http://cbsix.org/files/2008-CD6%20-%20PublicPlaza%20Report.pdf</a>.



