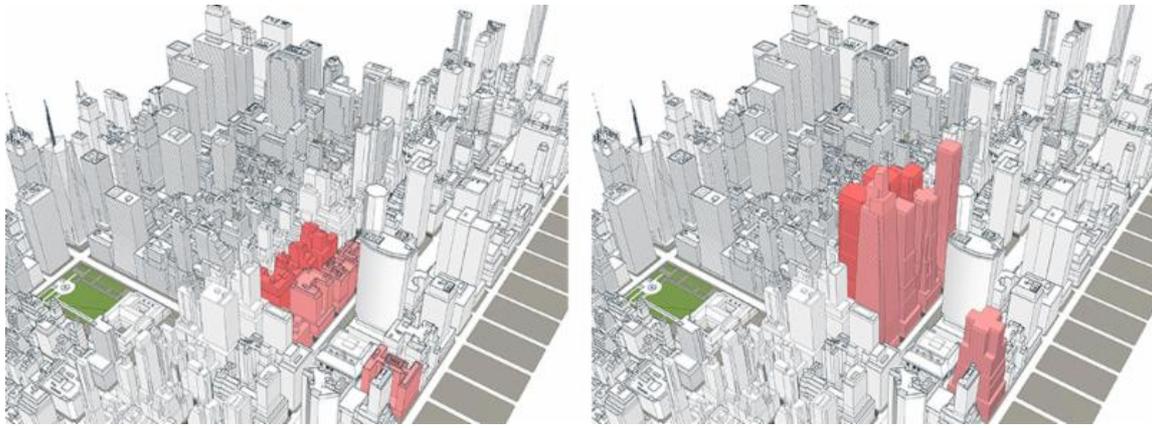


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ENVIRONMENTAL SIMULATION CENTER

Proposed Modifications to the Height and Setback Daylighting Regulations for East Midtown

The Department of City Planning has proposed modifications to the Height and Setback regulations for East Midtown that dramatically lower the constraints (e.g., passing daylighting score) for new developments. Under the proposed modifications buildings will be permitted to rise almost straight up from the street, eliminating all setbacks as was done with One Vanderbilt Avenue, significantly reducing the amount of daylight in East Midtown. This is directly contrary to the daylighting regulations of the 1982 Special Midtown District, which defined the amount of daylight that buildings must allow on the street.

The daylighting standard is based on a daylight analysis of all streets in Midtown representing a daylighting expectation created by almost 70 years of zoning since 1916, which determined the passing Daylight Evaluation score of 75% of the sky left open on average for all street frontages inclusive of the profile penalty area and a minimum 66% daylighting score for any street frontage. The proposed modifications eliminated the profile penalty area which mitigated the canyon effect, lower the overall passing daylight score from 75% to 66% of the sky left open, and eliminated the minimum daylight score. Under the current rules One Vanderbilt Avenue scores a **negative 62%**! Under the proposed rules, its score is **positive 20%**, still a far cry from the original daylighting standard of 75% which has served Midtown well for the last 35 years.

The 3D images which follow are based on the proposed Height and Setback Daylight Evaluation modifications focusing on the DEIS's "projected" office building sites identified along Madison Avenue and include 3D models created by the Environmental Simulation Center of projected office development in the Vanderbilt Corridor adjacent to Grand Central Terminal ("GCT"). The projected office building sites are modelled at the maximum 26.0 FAR and are based on the recently approved One Vanderbilt Avenue building which maximized floor plate size and views.

[Please click here for the East Midtown Rezoning PowerPoint slideshow](#)

[Please click here for "Proposed East Midtown Rezoning: Observations and Recommendations"](#)

[Please click here for Michael Kwartler's article "Daylight as a Zoning Device for Midtown" on the origins of Midtown Zoning's Height and Setback regulations.](#)

[Please click here for the Vanderbilt Corridor Newsletter and PowerPoint slideshow](#)

The Environmental Simulation Center, 116 West 29th Street, 5th Floor, New
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