



CITY PLANNING COMMISSION

July 13, 2005/Calendar No. 12

N 050479 HKM

IN THE MATTER OF a communication dated May 23, 2005 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Summit Hotel (now Doubletree Metropolitan Hotel) by the Landmarks Preservation Commission on May 17, 2005, (List No. 363, LP 2176), located at 569-573 Lexington Avenue a.k.a. 132-166 East 51st Street (Block 1305, Lot 50), Borough of Manhattan, Community District 6.

Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

The Summit Hotel (now Doubletree Metropolitan Hotel) is a 19-story, S-shaped structure located on the southeast corner of Lexington Avenue and East 51st Street within Midtown East. Built in 1959-61 to the design of Morris Lapidus, the hotel represents a Modernist style and consists of a light green glazed brick and dark mosaic tile facade, colorful mosaic door handles, globe-shaped lighting fixtures and a striking illuminated sign. The building contains first floor storefronts and a lobby, a first floor mezzanine, fifteen stories of guestrooms and a three-story penthouse that is currently owned by Metropolitan Hotel Realty.

The landmark site is located in C6-6 and C6-4.5 zoning districts within the Special Midtown District. Pursuant to Section 81-211 of Zoning Resolution, with an allowable floor area ratios (FARs) of 16.0 and 13.0, the zoning lot could be developed with approximately 325,120 square feet of floor area. The Summit Hotel contains approximately 170,340 square feet of floor area. Therefore, there are approximately 154,770 square feet theoretically available for transfer.

In the case of lots located in a C6-6 district, a landmark building may transfer its unused development rights to a lot contiguous or one which is across a street and opposite to another lot

or lots which, except for the intervention of streets or street intersections, form a series extending occupied by the landmark building or other structure. All such lots shall be in the same ownership. There are approximately four potential receiving sites available for the transfer of the landmark's unused floor area.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

There are no projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, ESQ., Vice Chairman

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