



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

Consulting Party Comments RE: CityBridge/Boldyn 5G Network Tower at 1880 Broadway

SITE NAME: MN-07-GF0959_A

ADDRESS: 1880 Broadway

COMMUNITY DISTRICT: Manhattan CD6, CM Gale Brewer

CONSULTING PARTY: LANDMARK WEST!

COMMENT prepared by LANDMARK WEST!:

The proposed site for a Link 5G network tower on Broadway and 62nd has the potential to have an adverse impact on the surrounding (within 500 feet) City Landmarks and SHPO and NRHP designated and eligible districts and buildings:

- Upper West Side/Central Park West Historic District - LPC Historic District
- Central Park West Historic District - NRHP Listed
- Sofia Warehouse (33-43 West 61st Street) - LPC Individual Landmark, SHPO Listed & NRHP Listed
- 59th Street-Columbus Circle Subway Station - NRHP Listed & LPC Interior Landmark
- The Society for Ethical Culture (2 West 64th Street) - LPC Individual Landmark, LPC Historic District & NRHP Listed
- Century Apartments (25 Central Park West) - LPC Individual Landmark & NRHP Eligible
- West Side Y. M. C. A (5 West 63rd Street) - LPC Historic District & SHPO Eligible
- Central Park - NRHP Listed & LPC Scenic Landmark

UWS/CPW Historic District & CPW Historic District

The proposed Link 5G tower is sited to be located 100 feet from the boundary line of the Upper West Side/Central Park West (UWS/CPW) Historic District and 230 feet from the boundary line

of Central Park West (CPW) Historic District on West 62nd Street. The proposed Link 5G tower will be in direct line of sight from the Century Apartments, within both Historic Districts, but also recognized on its own by the City as an individual landmark. Figure 6. in the provided information packet shows the close proximity of the 5G tower to the designated historic resource.

EBI says that “the proposed pole will not create a dominating visual element to the viewshed” of the district and the Individual Landmark. We disagree wholeheartedly. The enormous tower will affect the character of the landmarks, the streetscape and the character of the block which is contextual with the Historic District.

Within the UWS/CPW Historic District is the Individual Landmark, The Society for Ethical Culture, and the National Register eligible West Side Y. M. C. A, both on West 63rd Street. The character defining features of these landmarks will be impacted significantly by the construction of a Link 5G tower at this location.

Central Park

The proposed Link 5G tower is located 375 ft from the northwest of the western boundary line of Central Park, a national landmark. Central Park is on the National Register of Historic Places and is a National Historic Landmark. It is also locally designated by the Landmarks Preservation Commission as a Scenic Landmark. Central Park is listed on the NRHP under criteria C for its outstanding contribution to landscape architecture. Central Park was created as a refuge for the people of New York City living in a dense urban environment. It enabled all city dwellers to enjoy the beauty and recreational benefits of a Victorian-era public park. It was the first large-scale, public park in the nation that was designed and constructed according to a plan, by master architects Frederick Law Olmsted and Calvert Vaux.

The parks’ design and characteristics are not contained within the park itself. Its character defining features extend past the park onto the sidewalk and the street lamps, and onto the

quiet blocks of Central Park West and its side streets. The proposed pole is located within visual APE of Central Park. A viewshed analysis was not performed in this case, however, Figures 2. & 6. in the information packet provided shows the close proximity of the tower to the resource and its potentially adverse visual effect. We believe the placement of the Link 5G tower at this location will significantly impact the irreplaceable landmark that is Central Park.

Lincoln Square Special Zoning District

It is worth noting that the proposed Link 5G tower is located within the Lincoln Square Special Zoning District, the boundaries of which are roughly from Amsterdam Avenue to Central Park West, between West 60th and 68th Streets. The Special Use Regulations for the Lincoln Square District employ sensitive design of the area around Lincoln Center to emphasize its architectural and cultural significance and protect its integrity. Buildings within the Special Zoning District, including along Broadway, must meet certain criteria. Additionally, special ground floor level streetscape and sign regulations apply as well as regulations that limit commercial development. They were put in place in order to provide for the special cultural needs, convenience, enjoyment, education and recreation of the residents of the area and of the many visitors who are attracted to Lincoln Center.

Although there is no criteria that includes Link 5G network infrastructure, LANDMARK WEST! believes constructing these 32-foot tall pieces of urban street furniture, within the Special Zoning District flies in the face of the regulations put in place by the city to ensure the preservation of the area surrounding Lincoln Center as an international center for the performing arts.

Additionally, the cumulative effect of two Link 5G towers in close proximity to one another, both facing towards the Columbus Avenue boundary of Lincoln Center (as proposed by Boldyn), will significantly impact the streetscape of the Lincoln Square district.

LANDMARK WEST remains steadfast in our stance that these 32-ft tall structures are poorly designed and will further clutter the city's streetscapes. Their out-of-scale design will not

only detract from historic areas and buildings in our neighborhood, but are also inappropriate for most commercial and residential areas of the city. Our elected officials, including Council Member Gale Brewer, Congressman Jerry Nadler, Manhattan Borough President Mark Levine and NYS Senator Brad Hoylman-Sigal, agree with us that these Link 5G towers interfere with the streetscape and integrity of our historic districts and resources. Additionally, given the rapid speed at which new technology is developed, we are concerned that there is a likelihood that these large towers will soon become obsolete.

The expressed goal of the Link 5G rollout, as was presented to the public through various platforms, was to target underserved communities and bridge the digital divide, providing wireless and cellular services to those areas of the city. However, LANDMARK WEST! has to question the decision to place three clustered towers in Lincoln Square within the Upper West Side neighborhood. It is clear that Lincoln Square is not an area of connectivity inequality. This is an affluent area with a high traffic of visitors daily from ABC Studios staff and visitors, students at Julliard, NYIT and Fordham; and visitors to Lincoln Center for the Performing Arts. It is not in dire need of 5G coverage, it is not a disadvantaged area.



Figure 1. View towards proposed Link 5G tower, taken from the southwest corner of Broadway and 62nd Street . The Century Apartments can be viewed in the background on the northwest corner of Central Park West and West 62nd Street.



Figure 2. View towards the proposed 5G location from the boundary line of Central Park. The Century Apartments are on the right of the image. The approximate location of the proposed 5G location is highlighted by a red arrow. Image taken via Cyclomedia Street View.