

79 Washington Place, an eight-story residential cooperative within the Greenwich Village Historic District, hereby proposes to replace its evaporative cooling tower with a cooling tower of the same capacity, by the same manufacturer, in the same location on the building's roof.

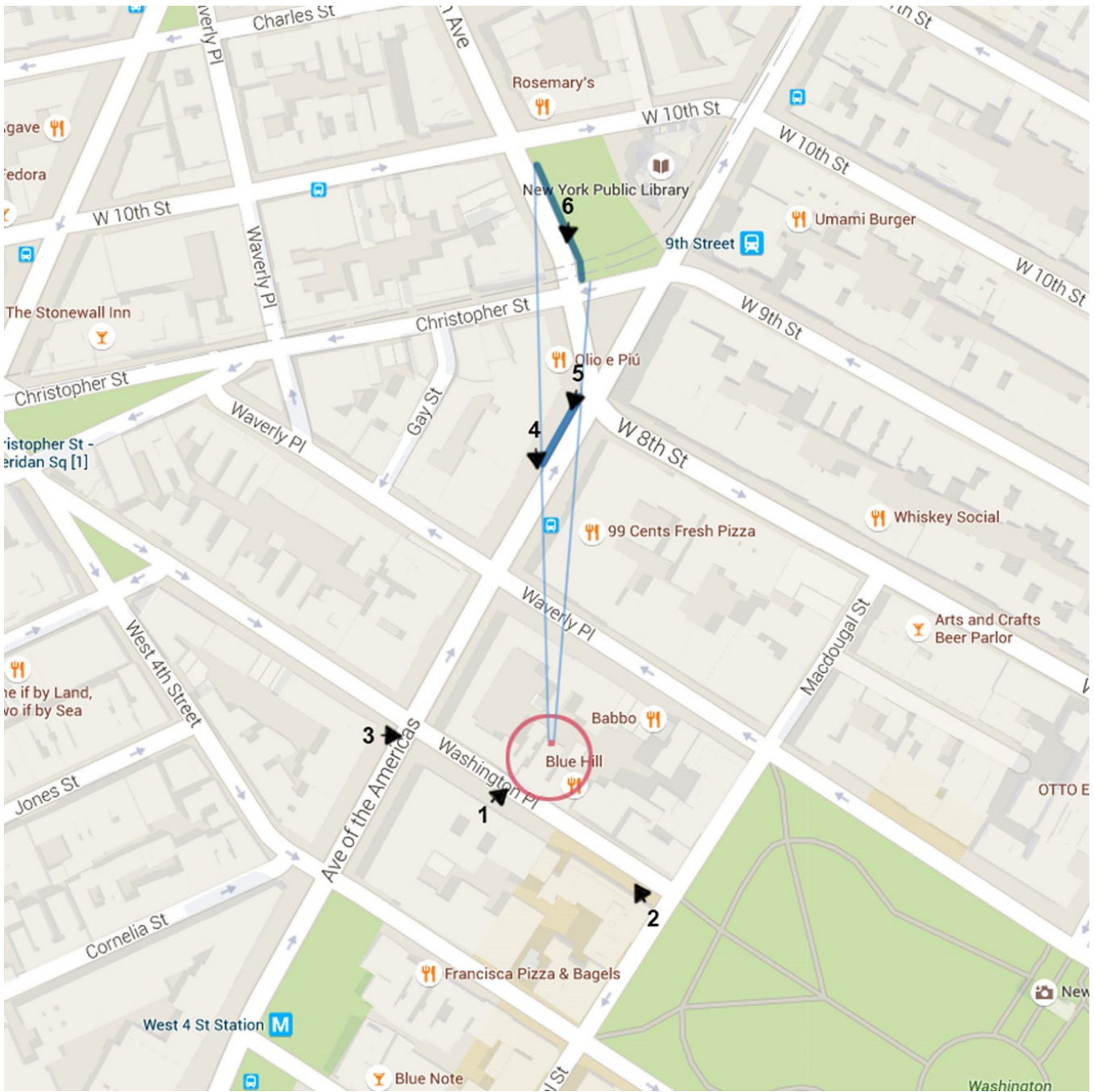
The proposed cooling tower is the same height as the existing tower, and is smaller by cubic area. For technical reasons that will allow the cooling tower to comply with acoustical and other legal standards, the length and width of the proposed cooling tower vary from those of the existing cooling tower. If it were not for this redistribution in massing, the proposed cooling tower would be almost exactly "in kind," but slightly smaller.

Because the cooling tower can be viewed from the historic district only from afar, this redistribution of mass will have almost no impact on the experience of pedestrians in the historic district, but will solve critical acoustical problems for the cooperative's neighbors regarding fan noise. The cooperative's proposal is the result of consultations with a structural engineer, a mechanical engineer, HVAC contractors, and representatives of the three leading manufacturers of HVAC equipment in our area. The existing cooling tower, which was constructed in 1996, is worn out and must be replaced.

The building site of the cooling tower is bounded by Washington Place to the south, Waverly Place to the north, MacDougal Street to the east, and Sixth Avenue to the West. Neither the existing cooling tower nor the proposed cooling tower is visible from Washington Place, Waverly Place, MacDougal Street, or the contiguous block of Sixth Avenue. The proposed tower is visible from the west side of Sixth Avenue and the south side of Greenwich Avenue from a distance of one to two blocks away (see Project Map, attached). This view is made possible by the one-story height of the modern commercial building at Sixth Avenue at Waverly Place that currently houses a Starbucks and a Duane Reade.

The area of maximum visibility along the west side of Sixth Avenue commences about a half block north of Waverly Place and continues less than half block north to the intersection of Sixth Avenue and Greenwich Avenue (i.e., from one to one-and-a-half blocks away from the cooling tower; see Photographs 4 and 5). The cooling tower is also visible along the north side of Greenwich Avenue between West 9th Street and West 10th Street (i.e., from one-and-a-half to two blocks away from the cooling tower; see Photograph 6). The cooling tower is not visible from the entire length of the north side of that block of Greenwich Avenue, regardless of season. When the street trees are in leaf, it is visible along approximately a half block (the eastern half). The cooling tower is not visible from the Ruth E. Wittenberg Triangle or from the east side of Sixth Avenue.

The cooperative has explored many options in an attempt to minimize the impact of its cooling equipment on pedestrians in the historic district while also meeting legally mandated acoustical standards in a congested area. The resulting proposal is a cooling tower that is not only the same height as the existing cooling tower, but slightly smaller.



**Project Map:** Plan showing photograph locations and angles of maximum visibility.





**Photograph 1:** Taken from the south side of Washington Place between Sixth Avenue and MacDougal Street, looking northeast. 79 Washington Place is the eight-story red brick building at center. The cooling tower at 79 Washington Place is not visible from Washington Place.





**Photograph 2:** Taken from the south side of Washington Place between Sixth Avenue and MacDougal Street, looking west on Washington Place. 79 Washington Place is the eight-story red brick building near the center of the photograph. The cooling tower at 79 Washington Place is not visible from Washington Place.





**Photograph 3:** Taken from the west side of Sixth Avenue just south of the southwest corner of Sixth Avenue at Washington Place. 79 Washington Place is the eight-story building with a faded painted billboard that reads "Village Plaza Hotel." The view of the cooling tower at 79 Washington Place is blocked by the Washington Court apartments at 89 Washington Place.





**Photograph 4:** Taken from the west side of Sixth Avenue between Waverly Place and Greenwich Avenue, looking southeast down Sixth Avenue. The view of the cooling tower at 79 Washington Place is blocked by the Washington Court apartments, which occupy the east side of Sixth Avenue between Washington Place and Waverly Place.





**Photograph 5.** Taken from the northwest corner of Sixth Avenue at Greenwich Avenue looking south down Sixth Avenue. The cooling tower at 79 Washington Place is visible from this corner for one half block to the south over commercial buildings from the mid-twentieth century or later.

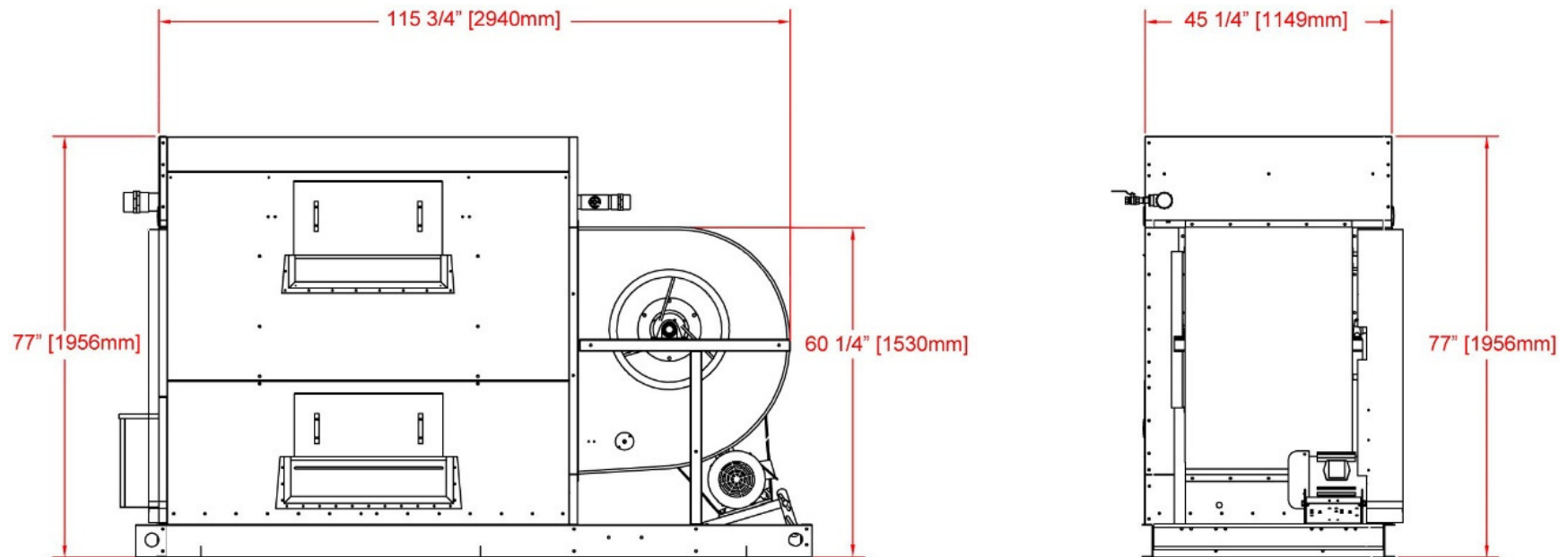
\* The “gap” in the street wall along the east side of Sixth Avenue that affords the view of the cooling tower at 79 Washington Place is created by the one-story commercial building at 378-386 Sixth Avenue, at the southeast corner of Sixth Avenue at Waverly Place. Constructed in 1948, it has 1960s-era dark-brown metal cladding, and illuminated plastic signage; its current tenants are a Duane Reade, a Starbucks, and a Potatopia outlet. The one-story height of this commercial building is unusual for this stretch of Sixth Avenue. Its neighbors to the south, which are of more recent vintage, are six stories. Its neighbors to the north vary in height from between two and four stories. If this commercial building were ever replaced with a structure similar in size to its newer neighbors to the south, the cooling tower at 79 Washington Place would not be visible from any public thoroughfares to the north.





**Photograph 6.** Taken from the north side of Greenwich Avenue between West 9<sup>th</sup> Street and West 10<sup>th</sup> Street, looking southeast along Greenwich Avenue. The cooling tower at 79 Washington Place occupies a space in the field of view that is many times smaller than that of the overhead traffic signals as a percentage of the overall field of view.

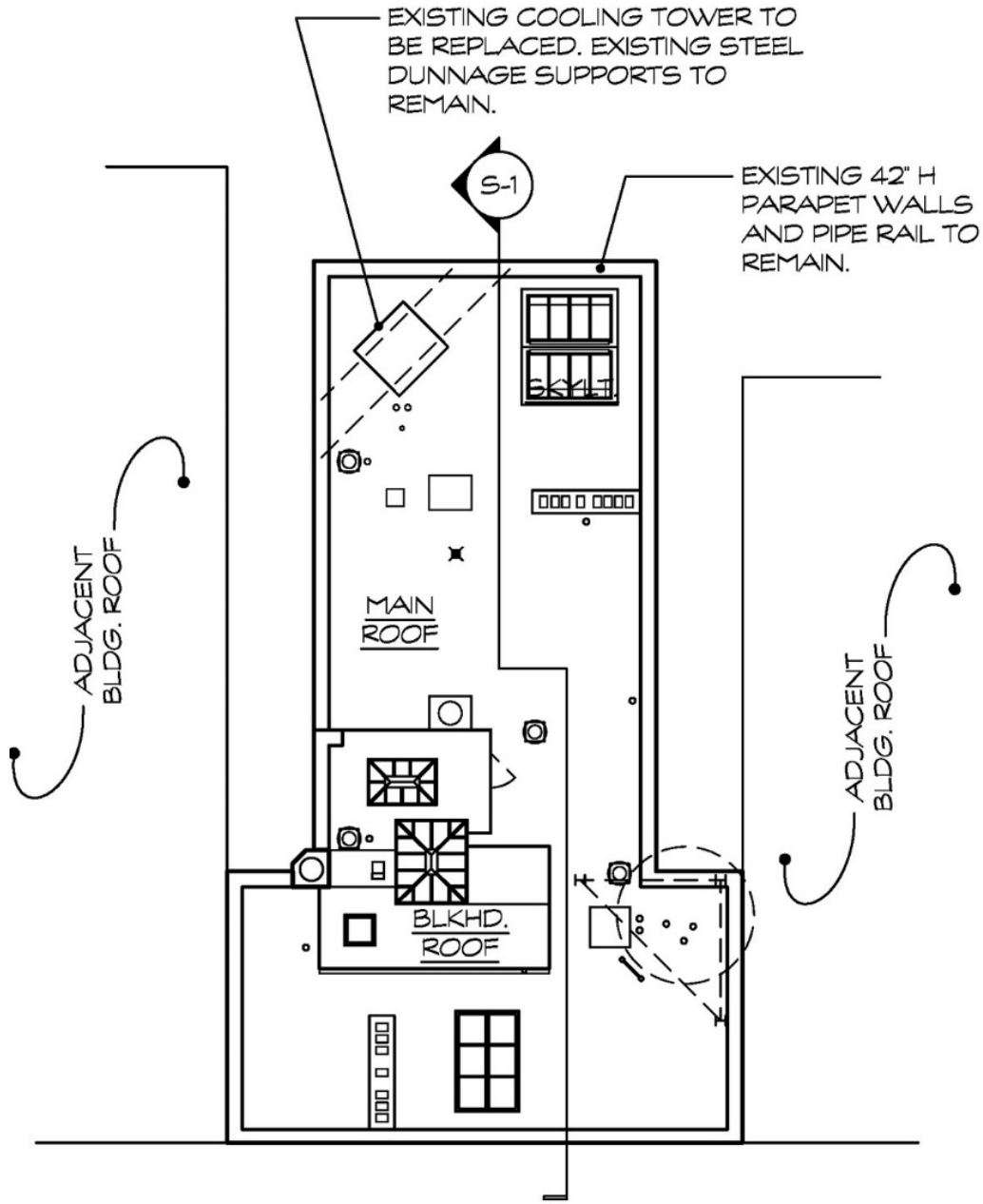




**Diagram 1 (left):** Northwest elevation of the proposed cooling tower, which will be the most visible side from the area of maximum visibility. The existing equipment is 71-3/4" wide by 80-1/2" deep by 77" high. The proposed equipment is wider mostly by the 39" width of the fan housing on the right side of the equipment.

**Diagram 1 (right):** Southwest elevation of the proposed cooling tower, which is 35-1/4" less deep than the existing equipment, which will mitigate its size from the area of maximum visibility.





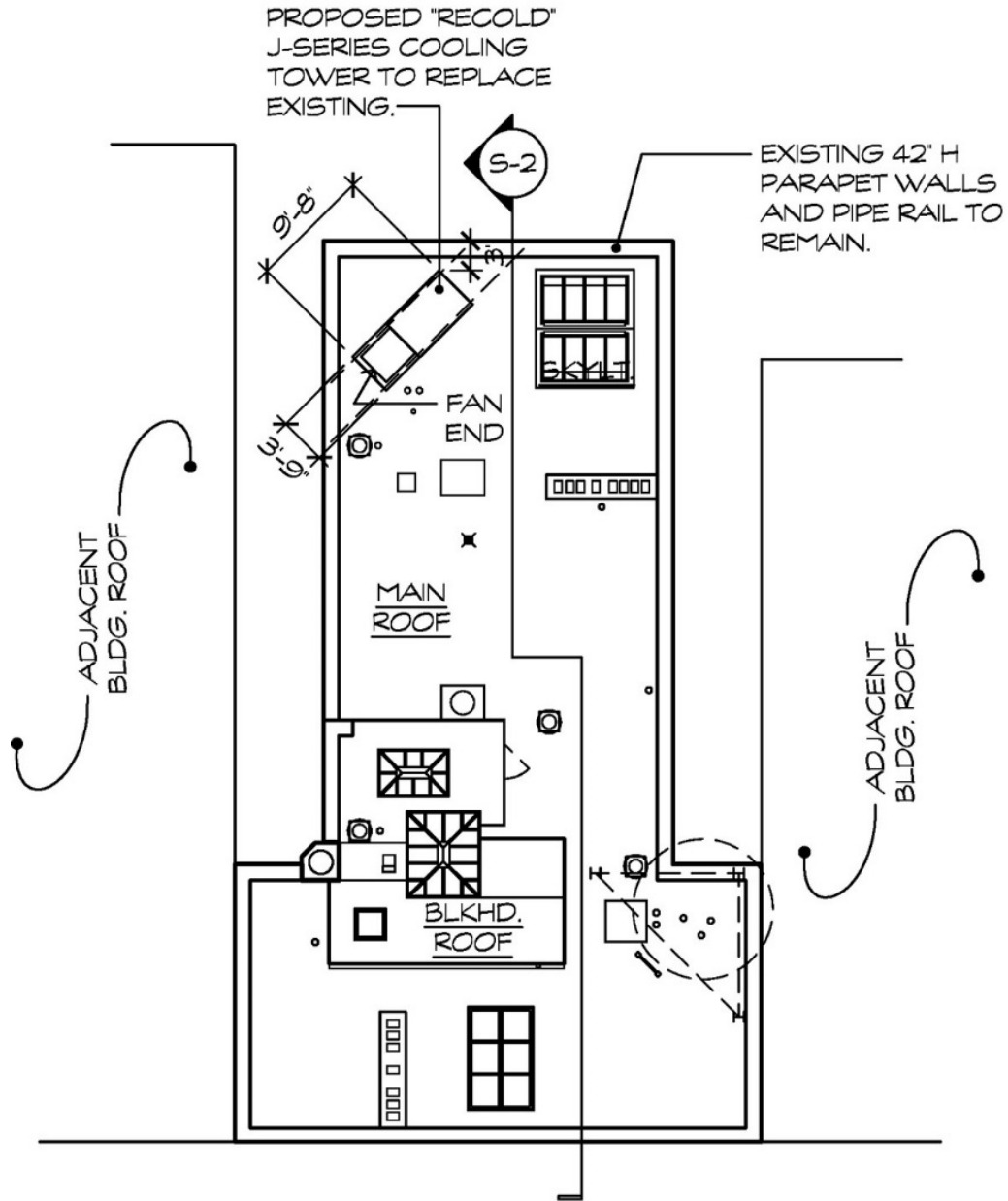
WASHINGTON PLACE



A-1

ROOF PLAN - EXISTING  
SCALE: N.T.S.





WASHINGTON PLACE

A-2

ROOF PLAN - PROPOSED  
SCALE: N.T.S.





