Q. Please state your name and business address.

A. My name is Stewart M. Fishbein. My business address is 3 East 54th Street, 7th Floor, New York, New York 10022.

Q. By whom are you employed and in what capacity?

A. I am a Principal of The Switzer Group, an architectural design firm retained by Consolidated Edison Company of New York, Inc. ("Con Edison") as a consultant.

Q. What is your educational and professional background?

A. I graduated from Pratt Institute with a Bachelor of Architecture in 1977 and have been licensed in New York State since 1982. I have been a member of The Switzer Group for over 29 years, and presently am a Principal of the firm, with Con Edison as my major Account and Team Leader. The Switzer Group has been a consultant to Con Edison in excess of 26 years, delivering full service design projects, both ground-up buildings, adaptive reuse developments, and interior design. In connection with Con Edison's current Learning Center, The Switzer Group was the

Lead Consultant for the original project in Long Island City, including development of the facility Program and implementing it as an adaptive reuse of the existing structure. I was Project Manager, Lead Programmer, and was fully involved with the Design and oversight of the Contract Documents, and was in the field daily during the Construction with Con Edison's Facility Engineering and Construction Groups, as well as The Switzer Group and its Consulting Team.

Q. Did you prepare exhibits to accompany your testimony?

A. Yes.

Q. Were they prepared by you or under your direction and supervision?

A. Yes.

Q. Please describe them.

A. My first exhibit, Exhibit __ (SF-1), is my curriculum vitae. The second exhibit, Exhibit __ (SF-2), is a program needs assessment. The third exhibit, Exhibit __ (SF-3), is a series of building block plan drawings, labeled Attachments 1-7.

Q. Please state your name and business address.

A. My name is Kenneth H. Drucker. My business address is HOK, 1065 6th Avenue, 6th Floor, New York, New York 10018.

Q. By whom are you employed and in what capacity?

A. I am a the Design Director and a Senior Principal of HOK, an architectural design firm retained by The Switzer Group as a consultant to perform a preliminary zoning analysis on behalf of Con Edison.

Q. What is your educational and professional background?

A. I graduated from Cornell University with a Bachelor of Architecture in 1980 and from Harvard University with a Master of Architecture in 1987 and have been licensed in New York State since 1998. I have been a member of HOK for over 14 years, and presently am a Senior Principal of the firm. HOK is a multidisciplinary firm with 25 locations worldwide and approximately 1600 employees. HOK's New York office was founded in 1973 and currently employs 160 persons. I am on the Leadership Team of the New York Practice, on the Board of Directors of HOK and am Chair of the HOK Design Board. I have been responsible for Design

and New York Projects since 1998 and am involved in all NY Architectural Projects from Concept to Completion. I have designed Academic, Institutional, Commercial, and Master Planned projects nationally and in New York City since 1980. I am currently working on Headquarters Projects for Canon in Melville, NY and for LG Electronics in Englewood Cliffs, NJ and am master planning over 2 million square feet for other institutional clients in New York City. I have worked with many City agencies for project approvals, including New York City Planning, Board of Standards and Appeals, NYC Dept of Construction, Army Corps of Engineers, NYC DOT, NYC EDC and the FAA and other Federal Government Agencies.

Q. Did you prepare exhibits to accompany your testimony?

A. Yes.

Q. Were they prepared by you or under your direction and supervision?

A. Yes.

Q. Please describe them.

A. My first exhibit, Exhibit __ (KD-1), is my curriculum

vitae. The second exhibit, Exhibit __ (KD-2), is a preliminary zoning analysis. The third exhibit, Exhibit __ (KD-3), is a scheme comparison table. The fourth exhibit, Exhibit __ (KD-4), is a series of zoning analysis drawings, site plan analysis drawings and renderings, labeled Attachments 1-15.

Q. Mssrs. Fishbein and Drucker, what is the purpose of your testimony in this proceeding?

A. We have developed and will present Con Edison's preliminary plans for a new Learning Center at Con Edison's approximately 22 acre property at the northern bank of Luyster Creek within the Astoria Complex in Queens, New York (the "Luyster Creek Property").

Q. Mr. Fishbein, why was The Switzer Group retained by Con Edison?

A. Because of our depth of knowledge of the current Learning Center, we were retained to develop preliminary concepts for a planned new Learning Center at Luyster Creek. We reviewed the current Learning Center program and assessed with Con Edison the

deficiencies that have been identified and that require expanded functionality for the new Learning Center.

Q. Mr. Drucker, why was HOK retained by The Switzer Group on behalf of Con Edison?

A. HOK was retained as a sub-consultant to the Switzer Group to perform a preliminary code and zoning analysis for the site to establish preliminary restrictions with which the design needs to comply, and to assist with developing the conceptual site and building design for the Learning Center within the constraints of current zoning requirements, setbacks, FAA easements, high tension wire easements, floodplains, NYC DEP and Army Corps of Engineer requirements and LNG Best Practices. As a part of the preliminary analysis, site restrictions were identified that would inform the potential usable building areas for the Learning Center program and building concepts were developed working within those constraints.

Q. Mr. Fishbein, Why does Con Edison need a new Learning

Center?

A. The Current Learning Center was a first of a kind for Con Edison. Built in 1992, it was based upon a set of requirements established at that time. Requirements have changed since the facility's inception, and Con Edison now requires facilities that the current facility, both building and site, cannot accommodate. These are outlined in our "Needs Assessment Summary, Program Summary and Comparison", attached hereto as Exhibit __ (SF-2). These augmented requirements include additional training rooms, conference center, larger auditorium/multi-purpose assembly space equivalent to the 4 Irving Place Auditorium, parking for a minimum of 500 spaces (in comparison to 365 currently), additional break out areas, increased loading, shipping and receiving facility. With the additional functions incorporated, The Learning Center building area would increase from the current 206,000 square feet to 240,000 square feet.

Q. Mr. Fishbein, what benefit is there to the proposed new Learning Center at Luyster Creek that cannot be

incorporated into the current Learning Center at Vernon Boulevard?

A. The current Learning Center facility at Vernon Boulevard is an adaptive reuse of an existing Con Edison structure. The original building structure had shortcomings in terms of slab to slab heights and tight column grid spacing that was a challenge in the fit-out and functioning of many of the technical training classrooms and base building systems/services. The new building structure as planned will have the opportunity to be designed and constructed to the dimensional requirements needed and to meet the new and increased program requirements.

It has also been demonstrated in design industry studies the positive impact that the access to natural light has on learning and retention. The current Learning Center brought light into the building Lobby and "Street" running the length of the building, and to perimeter classrooms. The existing 100 x 400, 4 story structure, however, resulted in a set of double-loaded corridors running around the building, with

many of the functions and classrooms without access to or awareness of natural light. The campus plan proposed for the New Learning Center in Astoria will be able to resolve this shortcoming in the current facility.

The amount of parking available at the current Learning Center is insufficient for Con Edison's current parking needs and cannot be expanded. Classes and training for Con Edison employees and contractors are scheduled en-mass at specific timeframes throughout the day, with classes beginning and ending concurrently. The proposed new Learning Center provides for a minimum of 500 spaces, in comparison to the 365 spaces available at the current Learning Center.

Con Edison's goal is also to be sustainable and "green", state of the art, and energy efficient. The new building will provide the opportunity to meet or exceed this goal, including meeting the new NYC 2030 Sustainable Design Best Practices.

Q. Mr. Drucker, what restrictions are present at Luyster

Creek that affect the design of the new Learning Center at that location?

A. As outlined in Exhibit __ (KD-2), my preliminary zoning analysis looked at the ZLDA document for Con Edison Astoria, current zoning requirements within property lines, setbacks, FAR, maximum building height and levels, wetlands/FEMA flood plains, NYC DEP and Army Corps of Engineers requirements, FAA easement, high tension wire easement and LNG Best Practices. Usable or buildable areas on the site were identified for occupied buildings which include the Learning Center (240,000 GSF) plus Outdoor Training Classrooms (6,000 GSF) and for parking (minimum 500 spaces, 10 HC Spaces) and Outdoor Training Areas (130,000 SF). In addition to required setbacks, usable areas for occupied buildings are limited on the northern boundary of the site due to the LNG tanks to the north and the exclusion zones immediately surrounding the tanks for buildings with occupants. As indicated in the site plan diagrams within Exhibit __ (KD-4), Attachment 3, Sheet Z103, the buildable area for

occupied structures is identified as 679,333.45 SF or 15.60 Acres. Attachment 4, Sheet Z104 within Exhibit __ (KD-4) identifies usable areas for surface parking and exterior training areas to be 834,097.97 SF or 19.15 Acres. The diagrams can be found at Exhibit __ (KD-4), Attachments 1, 2, 3, 4 and 5.

Q. Mssrs. Fishbein and Drucker, based on Con Edison's needs and the restrictions present at the site, were you able to develop a design for the new Learning Center at Luyster Creek?

A. Yes. Based upon the proposed Needs/Program outlined in Exhibit __ (SF-2) and the Restrictions outlined in the preliminary zoning analysis in Exhibit __ (KD-2), preliminary concepts were studied to meet all the preliminary criteria established by the initial programming and code/zoning evaluation. We developed a design identified as Scheme A, which is the Con Edison preferred concept and site plan. It is a fully-compliant model concept, with its campus plan arrangement that fosters and enhances the learning environment. It provides ample parking with a

manageable distance on either side of the campus complex, allowing easy and quick access to and from the site during peak usage and travel times. It also provides closer proximity between the Learning Center building and Outdoor Training than if the building were located at the south end of the site. Because outdoor training requires "live wires", the plan sites the outdoor training on the northern boundary of the site where it is allowed in both the flood plain and within the restricted zones of the LNG Tanks since it contains no occupied structures. The plan allows for NYC 2030 Sustainable Design Best Practices to be incorporated into the Design. The preferred plan meets all the preliminary program/needs outlined in Exhibit __ (SF-2) in an efficient manner yet provides many design opportunities within which to develop the concept. It provides great opportunity to provide increased access to daylight and outside awareness for all classrooms and learning environments, in a manner that is marked improvement over the current Learning Center. Site Plans and Interior Blocking Plans were

developed for this Scheme and can be found in Exhibit __ (KD-4), Attachment 6 and Exhibit __ (SF-3), Attachment 1, 2 and 3 respectively, with rendered plans, sections and composite aerial perspective views that can be found in Exhibit __ (KD-4), Attachments 10, 11, 12, 13, 14 and 15.

Q. Mssrs. Fishbein and Drucker, how much of the Luyster Creek property does the Preferred Site Plan encompass?

A. The Preferred Site Plan, Scheme A, comprised of the Learning Center Building, Outdoor Training areas, Outdoor Training classrooms and Surface Parking requires use of 19.05 Acres.

Q. Mssrs. Fishbein and Drucker, did you develop an alternate design for the Learning Center at the Luyster Creek site?

A. Yes. Multiple block study site options were developed in the initial stages of this conceptual study process. Options varied from a concept similar to the current Learning Center with a large multi-story building block to clusters of separate but connected structures located at the south end and center of the

site. In all block studies, in compliance with Site restrictions, outdoor training and/or parking was relegated to the north end of the site. As a result of review of the block studies, an alternate scheme, identified as Scheme B, was developed.

Scheme B is identified in Exhibit __ (KD-4) at Attachment 8. A comparison of Scheme A and Scheme B is shown in Exhibit __ (KD-3), the Scheme Comparison Table.

Q. Mr. Fishbein, how does Scheme B differ from the preferred Scheme A?

A. In contrast to Scheme A, alternate Scheme B attempts to minimize the area required for Con Edison's development of the site. Scheme B proposes a condensed building structure, measuring approximately 120'x 700', at the south end of the site, parking in the middle section and outdoor training to the north. In Scheme B, the Learning Center would still require most of the site, 17.50 acres, for Con Edison's purposes. Scheme B is less than ideal in addressing the needs outlined in Exhibit __ (SF-2). The

resulting Learning Center Building is restricted in its size, configuration and siting by the internal roadways required to be entered in advance of the existing Astoria guardhouse to the west of the building. The resulting interior arrangement of requirements is also less than ideal, resulting in the same double-corridor circulation looping around the building and minimized access to daylight experienced with the current Learning Center, and a poor fit for the amenities functions on the ground floor as demonstrated in Exhibit __ (SF-3), Attachments 4, 5, 6 and 7 for Scheme B.

Q. Mr. Drucker, how much of the 19.15 useable acres of the Luyster Creek Property does each scheme require?

A. Scheme A requires 19.05 acres and Scheme B requires 17.50 acres.

Q. Mssrs. Fishbein and Drucker, would placement of the proposed Converter Station, (which requires 5 acres), on the Luyster Creek Property be consistent with plans for the Learning Center?

A. No. There is insufficient useable acreage at Luyster

Creek to accommodate both facilities. If the proposed Converter Station were to be located on the Luyster Creek Property, it would render this property unusable for development of Con Edison's proposed Learning Center. This is demonstrated by Exhibit __ (KD-4), Attachments 7 and 9 (for Schemes A and B respectively). The dashed line overlaid on the plans indicates the building footprint for the proposed Converter Station provided to us by Con Edison.

Q. Does this conclude your testimony?

A. Yes.

CURRICULUM VITAE
STEWART M. FISHBEIN, RA

EDUCATION

Mr. Fishbein holds a Bachelors in Architecture from Pratt Institute in Brooklyn, New York.

REGISTRATION

State of New York - Registered Architect

QUALIFICATIONS

A member of The Switzer Group since 1983, Mr. Fishbein is responsible for project management, client communications, in-house and field activities. His management skills are exceptional, having specific experience with complex, fast-tracked large projects. He is a master project facilitator who has experience in all phases of management including proposals, contracts, schedules, and budgets. In his 35 plus years of experience, Mr. Fishbein has directed numerous building and renovation projects of varying types, sizes, and complexities and is an excellent addition to any project team.

He has been instrumental in many of our firm's major programming and strategic efforts for several of our clients including KeySpan Energy and over 1,000,000 square feet of master-planning for Con Edison. He was also Project Principal on several specialized projects for JP Morgan Chase consisting of over 400,000 square feet including projects at 270 Park Avenue, Metrotech Brooklyn, and 520 Fifth Avenue. Project Principal for Con Edison Learning Center, Con Edison Third Avenue Yards Facility, Con Edison Mott Haven Substation, IBM Emergency Generator Building, Columbia University Studebaker Building, Port Authority of New York and New Jersey Terminal EWR Terminal B and JFK Terminal 4 Modifications.

RELEVANT EXPERIENCE

UTILITIES/ AGENCIES

Con Edison
KeySpan Energy
Verizon
Port Authority of NY & NJ

BANKING

Banque Paribas, North America
Chase Manhattan Bank
Chemical Bank
Shinsei Bank

INSURANCE

AXA/The Equitable
Home Life Insurance
TIAA/CREF
FINANCIAL SERVICES
Deltec Asset Management
Dexia Credit Local
Integrated Resources, Inc.
JP Morgan Chase
Thompson Financial Services

PHARMACEUTICAL/HEALTHCARE

New York Presbyterian Hospital
Pfizer, Inc.
University of Medicine & Dentistry, NJ
Columbia University Medical Center

TECHNOLOGY/ COMMUNICATIONS

IBM
Knight-Ridder Information Systems
NBC
RETAIL

Bidermann Industries
Kellwood

EDUCATION

Columbia University

CON EDISON - THE LEARNING CENTER
NEEDS ASSESSMENT SUMMARY:

PROGRAM SUMMARY AND COMPARISON:

	EXISTING / CURRENT	FUTURE
A. Learning Center Building	206,000 GSF	240,000 GSF
B. Outdoor Training	130,000 SF	130,000 SF
C. Outdoor Training Classrooms	6,000 SF	6,000 SF
D. Parking, Access Roads	365 spaces	500+ spaces
E. Guardhouse	1,800 SF	1,800 SF
F. Total Area	9.4 Acres	19.0 Acres

CURRENT SHORTFALL REQUIRED FOR THE NEW LEARNING CENTER THAT CANNOT BE ACCCOMODATED IN THE CURRENT FACILITY:

	EXISTING / CURRENT	FUTURE
1. Auditorium:	Too small; Will not accommodate additional capacity and public assembly such as CERC meetings; Accommodates 238 seats plus 6 on stage within approximately 3800 sf.	Needs to accommodate 425 occupants minimum or approximately 8,800 sf plus safe areas of refuge for egress.
2. Classrooms:	Insufficient to accommodate the increased quality and varying types of classes and training required at TLC.	New program increases this capacity by a minimum of 12 classrooms/training rooms at approximately 1000 sq. ft. each.
3. Conference Center:	3 conference rooms adjacent to office space.	Requires 3 additional large adjoining conference rooms with operation partitions at approximately 1200 sf. 10 smaller conference/ breakout rooms at 300 sf plus 1000 sf of support space including furniture storage rooms, copy center, kiosk.
4. Break Out Areas:	Limited break-out for classes.	Additional hoteling locations for computer access, standing and seating break areas.
5. Structural and Dimensional Issues:	Although sufficient structural loading capacity required for the heavy equipment utilized in the specialty training classrooms, the structure was less than optimal in its structural bay (column spacing of 18 to 20 feet , large round concrete columns) and its slab to slab heights on the main building's basement, 1st and 2nd floors. Although functional in its current form, it was again less than optimal in the resulting room plans and arrangements, and the vertical dimensions required for some of the equipment, ceiling heights and clearances and optimal lighting due to the mechanical, electrical, plumbing, technology, and sprinkler services required to serve the equipment and the rooms. This also has restricted the flexibility of the space usage over the 20+ years of the current Learning Center.	The new Learning Center will have the structural spans and slab to slab heights designed for the requirements, and will provide for the improved classroom layouts and required flexibility to accommodate changing requirements at The Learning Center that cannot be accommodated presently.
6. Shipping and Receiving:	The current Learning Center has only 1 internal loading bay dedicated to the Food Service/Dining facility. The existing loading dock is external to the building due to the low structural height restrictions of the existing slab that will not accommodate the truck heights within the building as required by current zoning or code requirements. The shipping and receiving, staging and storage areas adjacent, is also limited in size and height due to limited space and vertical structural restrictions on the existing cellar level where this facility is located.	The New Learning Center would be designed for sufficient bays in quantity and size for the facility of this size and classification.
7. Parking:	365 spaces; Parking is currently restricted and capacity by the Learning Center Building to the south and Outdoor Training to the north.	The new requirement for current and projected future capacity is a minimum of 500 spaces that the existing 9-acre property cannot not accommodate.

SWITZER

CON EDISON - THE LEARNING CENTER
EXISTING PROGRAM PER PLAN TAKE-OFFS - LONG ISLAND CITY LOCATION

Room Description	Space Unit Area	Quantity	Extension	Existing Floor	Remarks
Learning Center Office Area	5,890	1	5,890	3M	Multi-occupant offices for Instructors, Testing, Managers and Facilities, 3 conference rooms, open office area for clerks, copy area
Conference Rooms	396	2	792	3M	Adjacent to Office Area
Instruction Room	627	1	627	3M	Adjacent to Office Area
Library	1,520	1	1,520	3M	
Auxiliary Classrooms	960	1	960	3M	Adjacent to, entered from Library
Computer / CAD Classrooms - COMP	800	9	7,200	3M	
Computer / CAD Classrooms - CAD	1,045	1	1,045	3M	
Computer / CAD Classrooms - COMP	1,040	1	1,040	3M	
Dividable Classroom - LCR	1,876	2	3,752	3M	
Classroom - SCR	570	1	570	3M	
AV Facility Room	636	1	636	3M	
Telecom Data Center	616	1	616	3M	
Pantry	308	1	308	3M	
Storage	396	2	792	3M	One Existing. Add 1 Room
Break Out Areas	456	2	912	3M	
Break Out Areas	480	1	480	3M	Central Area
Elevator Lobbies	150	2	300	3M	
Electrical Closets	126	2	252	3M	
Telecom Distribution Closets	270	2	539	3M	
Mens Toilets	250	2	500	3M	
Womens Toilets	250	2	500	3M	
Janitor's Closet	25	2	50	3M	
Passenger Elevators	80	4	320	3M	6 x 8 cabs
Service Elevator	120	1	120	3M	10 x 12 cab
Freight Lobby	160	1	160	3M	
Exit/Convenience Stairs	500	2	1,000	3M	
Mechanical Shafts	918	1	918	3M	3 shafts
Total			31,799		
Circulation			6,200		8-10 foot wide corridors minimum
Total 3rd Floor			37,999		

SWITZER

Room Description	Space Unit Area	Quantity	Extension	Existing Floor	Remarks
Classrooms -LCR	684	2	1,368	2M	
Classrooms - SCR	522	3	1,566	2M	
Classrooms - SCR	703	1	703	2M	
Classrooms - LCR	684	1	684	2M	
Classrooms - LCR	756	2	1,512	2M	
Specialty Training Room - X02	1,368	1	1,368	2M	
Specialty Training Room - X06	703	1	703	2M	
Specialty Training Room - S05	1,224	1	1,224	2M	
Specialty Training Room - H54	1,188	1	1,188	2M	
Specialty Training Room - H51	1,116	1	1,116	2M	
Specialty Training Room - H34	684	1	684	2M	
Specialty Training Room - H42	702	1	702	2M	
Specialty Training Room - S06	846	1	846	2M	
Specialty Training Room - H41	792	1	792	2M	
Storage/Files - H	180	1	180	2M	
Specialty Training Room - S09	1,026	1	1,026	2M	
Specialty Training Room Y05	684	1	684	2M	
Specialty Training Room Y04	864	1	864	2M	
Specialty Training Room X03	1,716	1	1,716	2M	
Specialty Training Room - H43	924	1	924	2M	
Storage - Q	230	1	230	2M	
Copy Area/Room	100	2	200	2M	
Specialty Training Room - H62	1,008	1	1,008	2M	
Specialty Training Room - H33 - Simulator	1,872	1	1,872	2M	
Specialty Training Room - H64	819	1	819	2M	
Storage - H29	546	1	546	2M	
Pantry	250	1	250	2M	
Storage	300	2	600	2M	One Existing. Add 1 Room
Break Out Areas	456	2	912	2M	
Break Out Areas	480	1	480	2M	Central Area
Elevator Lobbies	150	2	300	2M	
Electrical Closets	126	2	252	2M	
Telecom Distribution Closets	270	2	539	2M	
Mens Toilets	250	2	500	2M	
Womens Toilets	250	2	500	2M	
Janitor's Closet	25	2	50	2M	
Passenger Elevators	80	4	320	2M	6 x 8 cabs
Service Elevator	120	1	120	2M	10 x 12 cab
Freight Lobby	160	1	160	2M	
Exit/Convenience Stairs	500	2	1,000	2M	
Mechanical Shafts	918	1	918	2M	3 shafts
Total			31,426		
Circulation			6,320		8-10 foot wide corridors minimum
Total 2nd Floor			37,746		

Room Description	Space Unit Area	Quantity	Extension	Existing Floor	Remarks
Specialty Training Room - V33 - Gas Ops Training	2,350	1	2,350	1M	
Storage - V36	100	1	100	1M	
Storage - V36	360	1	360	1M	
Specialty Training Room - V30 - Room 104	1,305	1	1,305	1M	
Specialty Training Room - V31	540	1	540	1M	
Specialty Training Room - V29	1,170	1	1,170	1M	
Specialty Training Room - N11	1,152	1	1,152	1M	
Storage - N11 & V29	198	1	198	1M	
Specialty Training Room - V35	450	1	450	1M	
Specialty Training Room - F01	1,008	1	1,008	1M	
Specialty Training Room - F03	1,224	1	1,224	1M	
Specialty Training Rooms - V03, V04, V05, V06, V07 - Welding	4,715	1	4,715	1M	Including sinks and locker rooms
Storage - R22	273	1	273	1M	
Storage - F04	247	1	247	1M	
Specialty Training Room - D04	720	1	720	1M	
Specialty Training Room D01	2,884	1	2,884	1M	
Specialty Training Rooms R01	540	2	1,080	1M	R01A and B
Specialty Training Room N22	540	1	540	1M	
Specialty Training Room - V24	1,980	1	1,980	1M	
Specialty Training Room - V25	300	1	300		
Specialty Training Room - V27	1,244	1	1,244		
Specialty Training Room - V28	342	1	342	1M	
Copy Area/Room	100	1	100	1M	
Pantry	250	-	-	1M	
Break Out Areas	1,120	1	1,120	1M	Several exist different sizes
Elevator Machine Room	280	1	280	1M	Shared for Service and Passenger Banks
Main Switchgear Room	874	1	874	1M	
Elevator Lobbies	150	2	300	1M	
Electrical Closets	126	2	252	1M	
Telecom Distribution Closets	270	2	539	1M	
Mens Toilets	250	2	500	1M	
Womens Toilets	250	2	500	1M	
Unisex Toilets with Showers	72	2	144	1M	
Janitor's Closet	25	2	50	1M	
Passenger Elevators	80	4	320	1M	6 x 8 cabs
Service Elevator	120	1	120	1M	10 x 12 cab
Freight Lobby	160	1	160	1M	
Exit/Convenience Stairs	500	2.5	1,250	1M	
Mechanical Shafts	918	1	918	1M	3 shafts
Total			31,609		
Circulation			5,536		8-10 foot wide corridors minimum
Total 1st Floor - Main			37,145		

Room Description	Space Unit Area	Quantity	Extension	Existing Floor	Remarks
Specialty Training Room - D03/D05 - Electric Ops	4,032	1	4,032	1 North	Mulitiple Rooms with locker rooms
Specialty Training Room - V54	2,464	1	2,464	1 North	
Specialty Training Room - Auto Repair Bay	1,604	1	1,604	1 North	
Specialty Training Room - V10, V09, V11	2,726	1	2,726	1 North	
Specialty Training Room - V01	520	1	520	1 North	
Auditorium - Multipurpose Room	3,752	1	3,752	1 North	Public Assembly Area
Loading Bay - Food Service	832	1	832	1 North	
Kitchen - Food Service	1,536	1	1,536	1 North	Including sinks and locker rooms
Servery Entry	640	1	640	1 North	
Servery - Food Service	2,464	1	2,464	1 North	
Dishwash - Food Service	552	1	552	1 North	
Indoor Dining - Food Service	1,824	1	1,824	1 North	Public Assembly Area
Break Out Area	678	1	678	1 North	Several exist different sizes
Toilet Rooms	264	2	528	1 North	
Stair to Mechanical Penthouse	160	1	160		
Total			24,312		
Building Entrance / Security Desk	3,132	1	3,132	1 North	Public Assembly Area
Entry Vestibule	120	2	240	1 North	One at Lobby, One to Outdoor Dining
Main Hall / Skylit Corridor	4,044	1	4,044	1 North	
Classroom Circulation			1,440	1 North	8-10 foot wide corridors minimum
Total 1st Floor - North			33,168		

SWITZER

Room Description	Space Unit Area	Quantity	Extension	Existing Floor	Remarks
Electric Ops Storage - V20	594	1	594	CM	
PGS Storage/Files - H28	648	1	648	CM	
Test & Accessory Storage - I04	432	1	432	CM	
Specialty Training Room - PGS D08 Burn/Boiler Classroom	522	1	522	CM	
Receiving Mail/Reproduction	792	1	792	CM	
S&IP Storage - I63	290	1	290	CM	
Specialty Training Room - H63 - Pipe Fitting Lab	1,740	1	1,740	CM	
Specialty Training Room - D07 - Burn Boiler Tube Lab	1,465	1	1,465	CM	
Mechanical Room / Meter Rooms	1,120	1	1,120	CM	
Specialty Training Room - V52 - Cable/Wiring/Mcut Shop	1,952	1	1,952	CM	
Specialty Training Room - H04 - Shop	792	1	792	CM	
CSD Storage - H07	450	1	450	CM	
Fire Pump Room	270	1	270	CM	
Specialty Training Room H02 - CSD Lab	504	1	504	CM	
Storage - H10 - CSD Lab	240	1	240	CM	
Specialty Training Room - N02 - Electric Ops Carpentry Shop	638	1	638	CM	
Loading Dock	3,032	1	3,032	CM	
Loading Dock Storage	140	2	280	CM	
Freight Elevator Machine Room	252	1	252	CM	
Building Services Locker Rooms & Sink	288	1	288	CM	
Elevator Lobbies	150	1	150	CM	
Electrical Closets	130	1	130	CM	
Telecom Distribution Closets	192	1	192	CM	
Mens Toilets	250	1	250	CM	
Womens Toilets	275	1	275	CM	
Unisex Toilets with Showers	72	2	144	CM	
Passenger Elevators	72	2	144	CM	6 x 8 cabs
Service Elevator	120	1	120	CM	10 x 12 cab
Freight Lobby	150	-	-	CM	
Exit/Convenience Stairs	500	1.5	750	CM	
Mechanical Shafts	396	1	396	CM	two shaft areas on floor
Total			18,852		
Circulation			2,200		8-10 foot wide corridors minimum
Total Cellar Floor			21,052		
Total Net Interior Area			167,110		
Gross Factor (Exterior)	1,500	4	6,000		
Gross Factor (Exterior)	630	1	630		
Subtotal Area, Excluding Mechanical Penthouses			173,740		
Mechanical Penthouse - Low Rise	5,760	1	5,760		
Mechanical Penthouse - Main	26,600	1	26,600		
Total Building Area			206,100		

CON EDISON - THE LEARNING CENTER
EXPANDED PROGRAM -ENLARGED AUDITORIUM, INCREASED TRAINING CLASSROOM FACILITY - ASTORIA, NY

Room Description	Space Unit Area	Quantity	Extension	Existing Floor	Remarks
Learning Center Office Area	5,890	1	5,890	3M	Multi-occupant offices for Instructors, Testing, Managers and Facilities, 3 conference rooms, open office area for clerks, copy area
Conference Rooms	396	2	792	3M	Adjacent to Office Area
Instruction Room	627	1	627	3M	Adjacent to Office Area
Library	1,520	1	1,520	3M	
Auxiliary Classrooms	960	1	960	3M	Adjacent to, entered from Library
Additional Classrooms	1,000	4	4,000	3M	
Computer / CAD Classrooms - COMP	800	9	7,200	3M	
Computer / CAD Classrooms - CAD	1,045	1	1,045	3M	
Computer / CAD Classrooms - COMP	1,040	1	1,040	3M	
Dividable Classroom - LCR	1,876	2	3,752	3M	
Classroom - SCR	570	1	570	3M	
AV Facility Room	636	1	636	3M	
Telecom Data Center	616	1	616	3M	
Pantry	308	1	308	3M	
Storage	396	2	792	3M	One Existing. Add 1 Room
Break Out Areas	456	2	912	3M	
Break Out Areas	480	1	480	3M	Central Area
Elevator Lobbies	150	2	300	3M	
Electrical Closets	126	2	252	3M	
Telecom Distribution Closets	270	2	539	3M	
Mens Toilets	250	2	500	3M	
Womens Toilets	250	2	500	3M	
Janitor's Closet	25	2	50	3M	
Passenger Elevators	80	4	320	3M	6 x 8 cabs
Service Elevator	120	1	120	3M	10 x 12 cab
Freight Lobby	160	1	160	3M	
Exit/Convenience Stairs	500	2	1,000	3M	
Mechanical Shafts	918	1	918	3M	3 shafts
Total			35,799		
Circulation			6,200		8-10 foot wide corridors minimum
Total 3rd Floor			41,999		

CON EDISON - THE LEARNING CENTER
EXPANDED PROGRAM -ENLARGED AUDITORIUM, INCREASED TRAINING CLASSROOM FACILITY - ASTORIA, NY

Room Description	Space Unit Area	Quantity	Extension	Existing Floor	Remarks
Additional Classrooms	1,000	4	4,000	2M	
Classrooms -LCR	684	2	1,368	2M	
Classrooms - SCR	522	3	1,566	2M	
Classrooms - SCR	703	1	703	2M	
Classrooms - LCR	684	1	684	2M	
Classrooms - LCR	756	2	1,512	2M	
Specialty Training Room - X02	1,368	1	1,368	2M	
Specialty Training Room - X06	703	1	703	2M	
Specialty Training Room - S05	1,224	1	1,224	2M	
Specialty Training Room - H54	1,188	1	1,188	2M	
Specialty Training Room - H51	1,116	1	1,116	2M	
Specialty Training Room - H34	684	1	684	2M	
Specialty Training Room - H42	702	1	702	2M	
Specialty Training Room - S06	846	1	846	2M	
Specialty Training Room - H41	792	1	792	2M	
Storage/Files - H	180	1	180	2M	
Specialty Training Room - S09	1,026	1	1,026	2M	
Specialty Training Room Y05	684	1	684	2M	
Specialty Training Room Y04	864	1	864	2M	
Specialty Training Room X03	1,716	1	1,716	2M	
Specialty Training Room - H43	924	1	924	2M	
Storage - Q	230	1	230	2M	
Copy Area/Room	100	2	200	2M	
Specialty Training Room - H62	1,008	1	1,008	2M	
Specialty Training Room - H33 - Simulator	1,872	1	1,872	2M	
Specialty Training Room - H64	819	1	819	2M	
Storage - H29	546	1	546	2M	
Pantry	250	1	250	2M	
Storage	300	2	600	2M	One Existing. Add 1 Room
Break Out Areas	456	2	912	2M	
Break Out Areas	480	1	480	2M	Central Area
Elevator Lobbies	150	2	300	2M	
Electrical Closets	126	2	252	2M	
Telecom Distribution Closets	270	2	539	2M	
Mens Toilets	250	2	500	2M	
Womens Toilets	250	2	500	2M	
Janitor's Closet	25	2	50	2M	
Passenger Elevators	80	4	320	2M	6 x 8 cabs
Service Elevator	120	1	120	2M	10 x 12 cab
Freight Lobby	160	1	160	2M	

CON EDISON - THE LEARNING CENTER
EXPANDED PROGRAM -ENLARGED AUDITORIUM, INCREASED TRAINING CLASSROOM FACILITY - ASTORIA, NY

Room Description	Space Unit Area	Quantity	Extension	Existing Floor	Remarks
Exit/Convenience Stairs	500	2	1,000	2M	
Mechanical Shafts	918	1	918	2M	3 shafts
Total			35,426		
Circulation			6,320		8-10 foot wide corridors minimum
Total 2nd Floor			41,746		

CON EDISON - THE LEARNING CENTER
EXPANDED PROGRAM -ENLARGED AUDITORIUM, INCREASED TRAINING CLASSROOM FACILITY - ASTORIA, NY

Room Description	Space Unit Area	Quantity	Extension	Existing Floor	Remarks
Additional Classrooms	1,000	4	4,000	1M	
Specialty Training Room - V33 - Gas Ops Training	2,350	1	2,350	1M	
Storage - V36	100	1	100	1M	
Storage - V36	360	1	360	1M	
Specialty Training Room - V30 - Room 104	1,305	1	1,305	1M	
Specialty Training Room - V31	540	1	540	1M	
Specialty Training Room - V29	1,170	1	1,170	1M	
Specialty Training Room - N11	1,152	1	1,152	1M	
Storage - N11 & V29	198	1	198	1M	
Specialty Training Room - V35	450	1	450	1M	
Specialty Training Room - F01	1,008	1	1,008	1M	
Specialty Training Room - F03	1,224	1	1,224	1M	
Specialty Training Rooms - V03, V04, V05, V06, V07 - Welding	4,715	1	4,715	1M	Including sinks and locker rooms
Storage - R22	273	1	273	1M	
Storage - F04	247	1	247	1M	
Specialty Training Room - D04	720	1	720	1M	
Specialty Training Room D01	2,884	1	2,884	1M	
Specialty Training Rooms R01	540	2	1,080	1M	R01A and B
Specialty Training Room N22	540	1	540	1M	
Specialty Training Room - V24	1,980	1	1,980	1M	
Specialty Training Room - V25	300	1	300		
Specialty Training Room - V27	1,244	1	1,244		
Specialty Training Room - V28	342	1	342	1M	
Copy Area/Room	100	1	100	1M	
Pantry	250	-	-	1M	
Break Out Areas	1,120	1	1,120	1M	Several exist different sizes
Elevator Machine Room	280	1	280	1M	
Main Switchgear Room	874	1	874	1M	
Elevator Lobbies	150	2	300	1M	
Electrical Closets	126	2	252	1M	
Telecom Distribution Closets	270	2	539	1M	
Mens Toilets	250	2	500	1M	
Womens Toilets	250	2	500	1M	
Unisex Toilets with Showers	72	2	144	1M	
Janitor's Closet	25	2	50	1M	
Passenger Elevators	80	4	320	1M	6 x 8 cabs
Service Elevator	120	1	120	1M	10 x 12 cab
Freight Lobby	160	1	160	1M	
Exit/Convenience Stairs	500	2.5	1,250	1M	
Mechanical Shafts	918	1	918	1M	3 shafts

CON EDISON - THE LEARNING CENTER
EXPANDED PROGRAM -ENLARGED AUDITORIUM, INCREASED TRAINING CLASSROOM FACILITY - ASTORIA, NY

Room Description	Space Unit Area	Quantity	Extension	Existing Floor	Remarks
Total			35,609		
Circulation			5,536		8-10 foot wide corridors minimum
Total 1st Floor - Main			41,145		

CON EDISON - THE LEARNING CENTER
EXPANDED PROGRAM -ENLARGED AUDITORIUM, INCREASED TRAINING CLASSROOM FACILITY - ASTORIA, NY

Room Description	Space Unit Area	Quantity	Extension	Existing Floor	Remarks
Specialty Training Room - D03/D05 - Electric Ops	4,032	1	4,032	1 North	Mulitiple Rooms with locker rooms
Specialty Training Room - V54	2,464	1	2,464	1 North	
Specialty Training Room - Auto Repair Bay	1,604	1	1,604	1 North	
Specialty Training Room - V10, V09, V11	2,726	1	2,726	1 North	
Specialty Training Room - V01	520	1	520	1 North	
Auditorium - Multipurpose Room	8,775	1	8,775	1 North	Public Assembly Area
Safe Area	2,025	1	2,025	1 North	Public Assembly Area
Conference Center - Main Conference Room	1,200	3	3,600	1 North	Public Assembly Area
Conference Center - Break out Rooms	300	10	3,000	1 North	
Conference Center - Support Areas	1,000	1	1,000	1 North	
Loading Bay - Food Service	832	1	832	1 North	
Kitchen - Food Service	1,536	1	1,536	1 North	Including sinks and locker rooms
Servery Entry	640	1	640	1 North	
Servery - Food Service	2,464	1	2,464	1 North	
Dishwash - Food Service	552	1	552	1 North	
Indoor Dining - Food Service	1,824	1	1,824	1 North	Public Assembly Area
Break Out Area	678	1	678	1 North	Several exist different sizes
Toilet Rooms	264	2	528	1 North	
Stair to Mechanical Penthouse	160	1	160		
Total			38,960		
Building Entrance / Security Desk	3,132	1	3,132	1 North	Public Assembly Area
Entry Vestibule	120	2	240	1 North	One at Lobby, One to Outdoor Dining
Main Hall / Skylit Corridor	4,044	1	4,044	1 North	
Classroom Circulation			1,440	1 North	8-10 foot wide corridors minimum
Total 1st Floor - Main			47,816		

CON EDISON - THE LEARNING CENTER
EXPANDED PROGRAM -ENLARGED AUDITORIUM, INCREASED TRAINING CLASSROOM FACILITY - ASTORIA, NY

Room Description	Space Unit Area	Quantity	Extension	Existing Floor	Remarks
Electric Ops Storage - V20	594	1	594	CM	
PGS Storage/Files - H28	648	1	648	CM	
Test & Accessory Storage - I04	432	1	432	CM	
Specialty Training Room - PGS D08 Burn/Boiler Classroom	522	1	522	CM	
Receiving Mail/Reproduction	792	1	792	CM	
S&IP Storage - I63	290	1	290	CM	
Specialty Training Room - H63 - Pipe Fitting Lab	1,740	1	1,740	CM	
Specialty Training Room - D07 - Burn Boiler Tube Lab	1,465	1	1,465	CM	
Mechanical Room / Meter Rooms	1,120	1	1,120	CM	
Specialty Training Room - V52 - Cable/Wiring/Mcut Shop	1,952	1	1,952	CM	
Specialty Training Room - H04 - Shop	792	1	792	CM	
CSD Storage - H07	450	1	450	CM	
Fire Pump Room	270	1	270	CM	
Specialty Training Room H02 - CSD Lab	504	1	504	CM	
Storage - H10 - CSD Lab	240	1	240	CM	
Specialty Training Room - N02 - Electric Ops Carpentry Shop	638	1	638	CM	
Loading Dock	5,000	1	5,000	CM	Increased Capacity
Loading Dock Storage	140	2	280	CM	
Elevator Machine Room	252	2	504	CM	
Building Services Locker Rooms & Sink	288	1	288	CM	
Elevator Lobbies	150	1	150	CM	
Electrical Closets	130	1	130	CM	
Telecom Distribution Closets	192	1	192	CM	
Mens Toilets	250	1	250	CM	
Womens Toilets	275	1	275	CM	
Unisex Toilets with Showers	72	2	144	CM	
Passenger Elevators	72	2	144	CM	6 x 8 cabs
Service Elevator	120	1	120	CM	10 x 12 cab
Freight Lobby	150	-	-	CM	
Exit/Convenience Stairs	500	1.5	750	CM	
Mechanical Shafts	396	1	396	CM	two shaft areas on floor
Total			21,072		
Circulation			2,200		8-10 foot wide corridors minimum
Total Cellar Floor			23,272		
Total Net Interior Area			195,978		
Gross Factor (Exterior)	4%	195,978	7,839		

CON EDISON - THE LEARNING CENTER
EXPANDED PROGRAM -ENLARGED AUDITORIUM, INCREASED TRAINING CLASSROOM FACILITY - ASTORIA, NY

Room Description	Space Unit Area	Quantity	Extension	Existing Floor	Remarks
Subtotal Area, Excluding Mechanical Penthouses			203,817		
Mechanical Penthouses	-	1	-		
Total Building Area			203,817		

KENNETH H. DRUCKER, FAI, LEED AP

Senior Principal | Design Director

As Design Director for HOK's New York Office, Ken participates in all phases of the design process from planning through contract documents. With over 30 years of experience, Ken treats architectural design as both an art and a science. He is concerned about the craft of putting buildings together, which combines form and function with programmatic and budgetary requirements to achieve an overriding goal of design excellence. Ken sits on the Board of Directors, representing the New York practice, and is also one of six members of the management committee responsible for the overall performance of the New York office. In addition, Ken serves as Chair on HOK's Worldwide Core Competency Design Board.

EDUCATION

Harvard University, Graduate School of Design
Master of Architecture, 1987

Cornell University
Bachelor of Architecture, 1980

PROFESSIONAL REGISTRATIONS

Registered Architect in CA, CT, FL, ME, MD, MA, NH, NJ, NY, PA, RI, VT
NCARB
New York License # 29756-1

LEED-Accredited by the US Green Building Council

MEMBERSHIPS

Fellow American Institute of Architects
American Institute of Architects, New York Chapter
AIA Urban Design & Planning Committee
AIA Committee on Design
New York New Visions
Municipal Arts Society
Institute for Urban Design
Urban Land Institute
Forum for Urban Design
New York Building Congress
US Green Building Council
Co-Chair of New York Building Congress Architects Leadership Council

PUBLICATIONS

Guide to Contemporary New York City Architecture, December 5, 2011

EXPERIENCE

Canon USA Headquarters
Melville, New York

LG North American Corporate Headquarters + Master Plan
Edgewood Cliffs, New Jersey

BMW North America Headquarters
Woodcliff Lake, New Jersey

New Jersey Public Health, Environmental and Agricultural Laboratories + Master Plan
West Trenton, New Jersey

222 East 41st Street Office Building
New York, New York

Boston Seaport Square
Boston, Massachusetts

Hoffmann-La Roche Headquarters
Nutley, New Jersey

BMW of Manhattan Renovation
New York, New York

The Trump Building at 40 Wall Street
New York, New York

Rockefeller Center Lobby Renovation
New York, New York

Somerset Corporate Center
Bridgewater, New Jersey

BlackRock Feasibility Study
New Brunswick, New Jersey

New Songdo City, U-Life Headquarters
Incheon, Korea

Bristol-Myers Squibb Company
Lawrenceville, New Jersey

Winrock International Headquarters
Little Rock, Arkansas

MasterCard International
O'Fallon, Missouri

Brown Brothers Harriman & Co. Headquarters Office Building
New York, New York

FSM / Con Edison Site Design Competition
New York, New York

Heron II Tower*
New York, New York

135 East 57th Street*
New York, New York

New Songdo City Block D24, Mixed Use Development
Incheon, Korea

New Songdo City Block D23, Mixed Use Development
Incheon, Korea

New Songdo City Block D22, Mixed Use Development
Incheon, Korea

New Songdo City Hotel
Incheon, Korea

SUNY Brockport Lennon Hall Chemistry Building Renovation

** experience prior to joining HOK*

N Tower SK Telecom
Seoul, Korea

West India Quay
London, United Kingdom

Confidential Shopping Center
Sao Paulo, Brazil

Keangnam Hanoi Tower
Hanoi, Vietnam

World Trade Center
Gurgaon, Haryana, India

Brigade Gateway Mixed-Use Development
Bangalore, India

Meixi Lake Master Planning
West Changsha, Hunan

Yeshiva University
- Wilf Campus Master Plan
- Glueck Technology Center

New York, New York

Rockefeller University
Master Plan, Modernization & Addition
New York, New York

SUNY Geneseo
Integrated Science Facility + Greene Hall Renovation
Geneseo, New York

William Paterson University
Science Hall Renovation + Addition
Wayne, New Jersey

The Commonwealth Medical College
Scranton, Pennsylvania

Stanford University*
- Historic Guidelines Master Plan
- Language Center
- Encina Hall
- Memorial Church

Stanford, California

R.D. Colburn School for the Performing Arts*
Los Angeles, California

Brockport, New York

Kean University
Arena D'Angola Center
Union, New Jersey

New York State Department of Health
Wadsworth Center Rabies and Select Agent Laboratories
Albany, New York

ImClone Systems
Headquarters + R&D Facility
New York, New York

Ohio State University Medical Center
Columbus, Ohio

University Medical Center at Princeton
Princeton, New Jersey

Harlem Hospital Master Plan
New York, New York

The Toronto Hospital Master Plan
Toronto, Ontario, Canada

The Miriam Hospital
Providence, Rhode Island

Vassar Bros. Medical Center
Master Plan
Poughkeepsie, New York

North Shore LIJ Masterplan
Long Island, New York

NYU Medical Center
New York, New York

University Hospital of Brooklyn at SUNY Downstate
Brooklyn, New York

St. Peters University Hospital
Master Plan Design and Implementation
New Brunswick, New Jersey

Leighton Judicial Courthouse
Warwick, Rhode Island

Moscow Mixed-Use Competition
Moscow, Russia

** experience prior to joining HOK*

Old Dominion University
Physical Sciences Research Building
Norfolk, Virginia

Bucks County Justice Center
Doylestown, Pennsylvania

Gloucester County Justice Complex
Woodbury, New Jersey

American Museum of Natural History,
Sustainability Master Plan
New York, New York

Jacob Javits Convention Center Master Plan
Environmental Impact Statement
New York, New York

The Natural History Museum of the Adirondacks
Tupper Lake, New York

National Museum of Women in the Arts*
Washington, DC

Metropolitan Museum of Art
Uris Education Center
New York, New York

National Gallery of Art*
Washington, DC

RiverCenter for the Performing Arts*
Columbus, Georgia

Bethel Performing Arts Masterplan
Bethel, New York

NYC School Construction Authority
PS/ IS 48 Q
Jamaica, New York

NJ Schools Construction Corporation
Demonstration High School
Union City, New Jersey

NJ Schools Construction Corporation
Columbus Elementary School
Union City, New Jersey

Random House Headquarters Design
Competition
New York, New York

Asphalt Green Community Center
New York, New York

Thomas Jefferson University Hospital Design
Competition
Philadelphia, Pennsylvania

New York University, Rusk Institute*
New York, New York

Chicago Title & Trust Center*
Chicago, Illinois

Shearson Lehman Hutton Plaza*
New York, New York

Farley Moynihan Station Redevelopment
New York, New York

St. George Intermodal Transportation Center
Staten Island, New York

Penn Station Master Plan
New York, New York

JFK International Airport
Jamaica, New York

14th St./7th Avenue Station Rehabilitation
New York, New York

Korean Airlines Cargo Terminal
JFK International Airport
Jamaica, New York

New York City Transit – Three Stations on the
Jerome Avenue Line Rehabilitation
Bronx, New York

Project Triangle Headquarters
Design Competition
North Brunswick, New Jersey

CON ED TRAINING CENTER

PROJECT NO. 12.07037.00

PRELIMINARY ZONING ANALYSIS & CONCEPT DESIGN QUALIFICATIONS June 5, 2012

THE FOLLOWING QUALIFICATIONS ARE PROVIDED FOR THE PRELIMINARY ZONING ANALYSIS AND CONCEPT DESIGN REPRESENTED IN THE FOLLOWING DOCUMENTS AND DRAWINGS:

PRELIMINARY ZONING ANALYSIS:
PRELIMINARY ZONING ANALYSIS - NARRATIVE SUMMARY DATED JUNE 5, 2012
Z101 – CONSOLIDATED EDISON PRELIMINARY ZONING ANALYSIS
Z102 – CONSOLIDATED EDISON PRELIMINARY SITE RESTRICTIONS
Z103 – CONSOLIDATED EDISON PRELIMINARY BUILDABLE SITE PLAN – OCCUPIABLE BUILDINGS
Z104 – CONSOLIDATED EDISON PRELIMINARY BUILDABLE SITE PLAN – OTHER STRUCTURES (PARKING AND TRAINING AREAS)
Z201 – CONSOLIDATED EDISON PRELIMINARY ZONING SECTION DIAGRAMS

CONCEPT DESIGN:
SITE PLAN(S)
BUILDING SECTION
RENDERINGS

PRELIMINARY ZONING ANALYSIS & CONCEPT DESIGN QUALIFICATIONS:

The Preliminary Zoning Analysis and Concept Design were developed based upon documents provided by Con Edison. List of Key documents follows:

- ZLDA – Astoria Zoning Lot Development Agreement by and between Consolidated Edison Company of New York, Inc. and Astoria Gas Turbine Power LLC.
- VDTR Calculation Report – Consolidated Edison Astoria LNG Facility prepared by ICF International dated March 19, 2008
- Con Edison Survey, Sheet – 10F1, AE2 Project High Water Line, dated 5/16/11 by the GEOD Corporation.
- CAD file of Con Edison Site (filename: Astoria_Map-local-no-contours.dwg).
- CAD files of Con Edison Plan Map, with Overlays for Contours, Property Lines & Facilities prepared by Michael Baker, Jr Inc. (filenames: ASTSHT 1 through ASTSHT 6 and ASTSHT 07-1 through ASTSHT 56-1.dwg)

The preliminary site restrictions analysis is based upon an agglomeration of the above survey and site information provided by Con Edison. HOK has to the best of their ability, knowledge and belief interpreted the information provided and has identified the following qualifications and assumptions:

Zoning Lot Development Agreement – ZLDA

The final interpretation of the ZLDA needs to be verified by a Zoning and Land Use Attorney. Without the benefit of Con Edison's Land Use Attorney, our interpretations were necessary to complete the Concept Design exercise in the scheduled timeframe.

Property Line

For the purpose of our preliminary zoning analysis and development of the Concept Design, the limits of the property were as defined by the property line shown in the CAD file (Astoria_Map-local-no-contours.dwg). The property line must be confirmed by a site survey.

Zoning

The parcel that is the subject of study is a part of the larger Block 850 Zoning lot 1. The ZLDA appears to treat this parcel as a separate stand alone zoning lot for the purpose of determining zoning restriction and developable area. For the purpose of this preliminary analysis and conceptual study, the following assumptions have been made:

- There are no impediments to this lot from other parcels.
- There are no air rights transfer to other lots by the ZLDA
- The ZLDA does not put any other restrictions on the development of this parcel
- The full FAR of 2 is available for development
- For the purpose of zoning issues involving the entire zoning lot as defined by the New York City Zoning Resolution, the lot was assumed to still be acting as a single zoning lot.

Current zoning plan diagram is preliminary based upon HOK's interpretation of the ZLDA and the NYC Zoning resolution. As the ZLDA is a legal document, a Land Use Attorney is required to review the assumptions and preliminary conclusions of the preliminary zoning analysis. A Zoning and Land Use Attorney should be retained by the Owner to confirm all the preliminary zoning analysis and information presented herein.

Items requiring further confirmation and clarification:

- Legal curb mean elevation - For the purpose of this study, the mean curb elevation is based upon the mean curb elevation along 20th avenue along the property line of this site (not the mean curb elevation along 20th avenue for the entire zoning lot). Mean curb elevation, which will dictate an initial front height of the building before setbacks, needs to be clarified on a site with only one street.
- Waterfront requirements – Partial waterfront requirements are currently shown. Access requirements, if any, from the street and their applicability to this site needs to be clarified. Section 62-52(a) appears to exempt requirements for manufacturing districts that are predominantly use groups 16, 17 or 18. The entire Zoning lot would fall under Group 18 –electric power or steam generation.
- View corridor requirements – the requirements if any are currently not represented in our zoning analysis. Section 62-51 appears to exempt requirements for manufacturing districts that are predominantly use groups 16, 17 or 18. The entire Zoning lot would fall under Group 18 –electric power or steam generation.
- Lot size – While the ZLDA references the metes and bounds of Zoning Lot 4, the lot size is not noted. For the purpose of this study, the lot size is based upon the CAD file (Astoria_Map-local-no-contours.dwg) property line as well as the assumed mean high water line. Site extents, seaward edge and the mean high water line needs to be confirmed by way of a detailed site survey.

Wetlands

Based on New York State Department of Environmental Conservation (DEC) mapping, Luyster Creek is a tidal wetland regulated by DEC. We also anticipate that the creek will be regulated by US Army Corps of Engineers (USACE) as a Navigable Water of the US. Any disturbance or fill in the creek will require wetland permits from these agencies.

The shoreline of the project site is partially lined with riprap. If DEC considers the riprap to be "functional and substantial", its jurisdiction would likely end at the top of the riprap. However, if it is not deemed functional, DEC regulates a "buffer zone" called the Tidal Wetland Adjacent Area (TWAA) which extends up to 150 feet landward from the water or to elevation 10' (NGVD), if applicable. Development within the TWAA is restricted to 20% total impervious coverage with 30 foot setbacks from the water's edge.

Current survey information does not indicate a Wetland Delineation line. To establish the boundaries of the wetland area, wetland scientists would need to conduct an inspection of the site and examine hydrological conditions, vegetation and soils. Based on the results of the site visit, the wetland boundary would be placed on a survey of the site and then reviewed by the DEC and USACE as part of a jurisdictional determination request to confirm the extent of the wetland, TWAA and area over which the agencies will have jurisdiction.

Flood plain

Flood plain construction requirements have not been studied for this analysis. As a non-critical facility the construction requirements are less stringent but nonetheless require further study to determine the impact on the final design. Floodway encroachment may change the floodplain line and will require an engineering study for confirmation of site limitations and construction requirements.

For the purpose of this conceptual study, the Design Flood Elevation has been set at 12'-0" above the Queens Borough Datum and ground level elevation has been set at 14'-0" elevation as it relates to the site survey information (see CAD survey, Overlays for Contours, Property Lines & Facilities prepared by Michael Baker, Jr Inc.). This needs to be verified by the flood plain study.

Environmental

Environmental review, survey and analysis and identification of associated site requirements have been excluded from this preliminary limited study. The design team would require a complete study conducted by Con Edison to determine requirements for construction on this site.

Geotechnical Study
The Concept Design does not consider any Geotechnical issues including flood zone construction.

LNG Tanks
For the purpose of this study, the Thermal Radiation Distances and Vapor Dispersion Distances provided within the VDTR Calculation Report provided by Con Edison and prepared by ICF International are overlaid on the site plan along with other site restrictions to establish the limits of the area available for the Learning Center building.

FAA requirements
FAA regulations and requirements are not within the scope of this study. An FAA easement was identified on the site survey (Con Edison Survey, Sheet – 10F1, AE2 Project High Water Line, dated 5/16/11 by the GEOD Corporation). This easement is overlaid on the site plan along with other site restrictions to establish the limits of the area available for the Learning Center building.

Project Specific Survey
As stated in the sections above, a conformed and all inclusive survey must be prepared to consolidate all of the sites restrictions, definition required to resolve zoning issue including but not limited to property line, seaward edge / landward edge, easements, standoff distances, etc.

Other
Tanks or other hazards introduced by adjacent property Owners and land uses were not included as a part of this phase of study. Site analysis and evaluation did not extend across Luyster Creek or to adjacent properties or parcels.

High voltage easement (aerial portion) as shown on the site survey (Con Edison Survey, Sheet – 10F1, AE2 Project High Water Line, dated 5/16/11 by the GEOD Corporation) was not taken into consideration for this study.

End of Qualifications

CON ED TRAINING CENTER

PROJECT NO. 12.07037.00

PRELIMINARY ZONING ANALYSIS **June 5, 2012**

THE FOLLOWING ZONING ANALYSIS IS APPLICABLE TO THE CON EDPROJECT LOCATED AT 31-01 20th AVENUE, QUEENS, NY.

STREET ADDRESSES: 31-01 20TH Avenue, QUEENS, NY

BLOCK: 850

LOT: 1

LOT SIZE: 985,240.07 SQUARE FEET

ZONING MAP(S): 6B, 6D, 9C

ZONING DISTRICT(S): M3-1

COMMUNITY DISTRICT: 1

USE GROUP: 6B – OFFICES – CONFERENCE AND EDUCATION CENTER

ZONING SECTION:	PROVISION:	REQUIRED OR ALLOWED:	PROVIDED:
(42-12) (42-13)	PERMITTED USES	3A, 6-18 PER SECTION 32-15(B)	6B

(43-12)	MAXIMUM F.A.R.	2	
(43-25)	MINIMUM REQUIRED SIDE YARDS	NOT REQUIRED – 8' MINIMUM IF OPEN AREA IS PROVIDED	
(43-26)	MINIMUM REQUIRED REAR YARDS	20 FEET	
(43-261)	CORNER LOTS - BEYOND ONE HUNDRED FEET OF STREET LINE SIDE LOT LINE SHALL BE CONSIDERED A REAR LOT LINE AND A REAR YARD SHALL BE PROVIDED WHERE SUCH REAR LOT LINE COINCIDES WITH A REAR LOT LINE OF AN ADJOINING ZONING LOT	NOT APPLICABLE – 31ST STREET EASEMENT IS NOT A PUBLIC STREET	
(43-304)	REQUIRED FRONT YARD ALONG DISTRICT BOUNDARY LOCATED IN A STREET LESS THAN 60 FEET WIDE	20 FEET – NOT APPLICABLE	
(43-313)	FOR ZONING LOTS WITH MULTIPLE REAR LOT LINES IF A REAR YARD EXTENDS FROM A REAR LOT LINE AWAY FROM THE STREET LINE A REAR YARD SHALL BE REQUIRED WHERE SUCH REAR LOT LINE COINCIDES WITH A REAR LOT LINE OF AN ADJOINING ZONING LOT	20 FEET	
(43-43)	MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS WIDE STREET INITIAL SETBACK DISTANCE SKY EXPOSURE PLANE	60 FEET 15 FEET SUPERSEDED BY WATERFRONT SECTION 62-13	
(43-44)	ALTERNATE FRONT SETBACKS DEPTH OF OPTIONAL FRONT OPEN AREA WIDE STREET HEIGHT ABOVE STREET LINE SKY EXPOSURE PLANE	10 FEET 60 FEET 7.6 TO 1 SUPERSEDED BY WATERFRONT SECTION 62-13	
(44-12)	MAXIMUM SIZE OF ACCESSORY GROUP PARKING FACILITIES	150 SPACES	
(44-13)	MODIFICATION OF MAXIMUM SIZE OF ACCESSORY GROUP PARKING FACILITIES TO CONTAIN UP TO 50% ADDITIONAL SPACES IF COMMISSIONER OF BUILDINGS APPROVES AND CONDITIONS ARE MET	225 SPACES – DETERMINATION REQUIRED SEPARATE VEHICULAR ENTRANCE AND EGRESS	
	SPECIAL PERMIT REQUIRED – BSA OR	500 SPACES REQURIED BY	

	CPC	PROGRAM	
(44-14)	EXCEPTIONS TO MAXIMUM SIZE OF ACCESSORY GROUP PARKING FACILITIES IF APPROVED BY THE BOARD OF STANDARDS AND APPEALS	TO BE DETERMINED	
(44-20)	REQUIRED ACCESSORY OFF-STREET PARKING SPACES	1 PER 300 SQUARE FEET OF FLOOR AREA	
(44-40)	ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED OFF-STREET PARKING SPACES	SIZE OF SPACES SURFACING SCREENING LANDSCAPING	
(44-43)	LOCATION OF ACCESS TO THE STREET	50 FEET FROM THE INTERSECTION OF ANY TWO STREET LINES	EXISTING ON SITE
(44-52)	REQUIRED ACCESSORY OFF-STREET LOADING BERTHS	FIRST 25,000 SQUARE FEET OF FLOOR AREA – NONE NEXT 75,000 SQUARE FEET OF FLOOR AREA – 1 REQUIRED BERTH NEXT 200,000 SQUARE FEET OF FLOOR AREA – 1 REQUIRED BERTH EACH ADDITIONAL 300,000 SQUARE FEET – 1 BERTH	
(44-582)	LOCATION OF ACCESS TO THE STREET	50 FEET FROM THE INTERSECTION OF ANY TWO STREET LINES	
(61-21)	AROUND MAJOR AIRPORTS - RESTRICTION ON HIGHEST PROJECTION OF BUILDING OR STRUCTURE	TO BE VERIFIED	
(62-31)	(A) UPLAND LOT BULK COMPUTATIONS BASED ON AREA OF UPLAND LOT ONLY		
(62-326)	WATERFRONT LOTS IN MANUFACTURING DISTRICTS – MAXIMUM FLOOR AREA RATIO GOVERNED BY DISTRICT REGULATIONS – NO FLOOR AREA BONUSES PERMITTED	2	
(62-33)	SPECIAL YARD REGULATIONS ON WATERFRONT BLOCKS		
(62-331)	FRONT YARDS AND SIDE YARDS	GOVERNED BY DISTRICT REQUIREMENTS ANY REAR LOT LINE THAT INTERSECTS THE SHORELINE SHALL BE DEEMED A SIDE YARD	
(62-332)	REAR YARDS AND WATERFRONT YARDS	REAR YARDS INAPPLICABLE 40 FEET	

(62-341)	HEIGHT AND SETBACK REGULATIONS ON WATERFRONT BLOCKS – TABLE A INITIAL SETBACK DISTANCE	60 FEET MAXIMUM BASE HEIGHT 110 FEET MAXIMUM HT. 10 FEET – WIDE STREET 40 FEET - SHORE PUBLIC WALKWAY – ASSUMED NOT APPLICABLE	
	FLOOR AREA DISTRIBUTION (C3)	30% LOT COVERAGE MINIMUM AT 20 FEET HEIGHT IF MAXIMUM BASE HEIGHT IS EXCEEDED	
	(C5) MAXIMUM WIDTH OF WALL FACING SHORELINE ABOVE MAXIMUM BASE HEIGHT	100 FEET	
	(C6) GROUND FLOOR STREETSCAPE PROVISIONS	REQUIRED	
(62-42)	ACCESSORY NON-RESIDENTIAL PARKING FACILITIES – DISTRICT REGULATIONS APPLY WITH MODIFICATIONS		
(62-45)	SUPPLEMENTARY REGULATIONS FOR ALL PARKING FACILITIES	REQUIRED	
(62-46)	SUPPLEMENTARY REGULATIONS FOR LOADING FACILITIES	REQUIRED	
(62-50)	VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS	FINAL REQUIREMENTS, IF ANY, TO BE DETERMINED BY LAND USE ATTORNEY – THIS IS BASED ON INTERPERTATION OF ZLDA.	
(62-51)	APPLICABLITY OF VISUAL CORRIDOR REQUIREMENTS	SECTION 62-51EXEMPTS REQUIREMENTS FOR MANUFACTURING DISTRICTS THAT ARE PREDOMINANTLY USE GROUPS 16, 17 OR 18. THE ENTIRE ZONING LOT WOULD FALL UNDER GROUP 18 –ELECTRIC POWER OR STEAM GENERATION. REQUIREMENTS, IF ANY, TO BE DETERMINED BY LAND USE ATTORNEY	
(62-52) (62-53)(a)(2)	WATERFRONT PUBLIC ACCESS AREA REQUIREMENTS	SECTION 62-52(a) EXEMPTS REQUIREMENTS FOR MANUFACTURING DISTRICTS THAT ARE PREDOMINANTLY USE GROUPS 16, 17 OR 18. THE ENTIRE ZONING LOT WOULD FALL UNDER GROUP 18 –ELECTRIC POWER OR	

		STEAM GENERATION. SHORE PUBLIC WALKWAY 40 FEET AT M3 DISTRICTS. REQUIREMENTS, IF ANY TO BE VERIFIED BY LAND USE ATTORNEY	
(62-571)	LOCATION AND AREA REQUIREMENTS FOR SUPPLEMENTAL PUBLIC ACCESS AREAS	REQUIREMENTS, IF ANY TO BE VERIFIED BY LAND USE ATTORNEY	
(62-60)	DESIGN REQUIREMENTS FOR WATERFRONT PULBIC ACCESS AREAS	REQUIREMENTS, IF ANY TO BE VERIFIED BY LAND USE ATTORNEY	

GENERAL NOTE: SEE QUALIFICATIONS RELATED TO ZONING ANALYSIS.

CON EDISON LEARNING CENTER

SCHEME COMPARISON TABLE

EXHIBIT __ (KD-3)

Lot Size:	985,240.07	SF	(FIG Z-101)	22.62	Acres
Usable Area for Parking and Training:	834,097.97	SF	(FIG Z-104)	19.15	Acres
Usable Area for Occupiable Building:	679,333.45	SF	(FIG Z-103)	15.60	Acres

Summary:

Scheme A building area occupies 2.60 of the 15.60 Acres (or 17%) that are usable for an occupiable building. Scheme A Building, Training and Parking Areas occupy 19.05 of the 19.15 Acres (or 99%) of Usable Area for Parking and Training.

Scheme B building area occupies 2.06 of the 15.60 Acres (or 13%) that are usable for an occupiable building. Scheme B Building, Training and Parking Areas occupy 17.50 of the 19.15 Acres (or 91%) of Usable Area for Parking and Training.

Scheme Comparison Based Upon Usable Area

	Scheme A			**Scheme B**		
	Acres	SF Area	% Site Coverage	Acres	SF Area	% Site Coverage
Building Foot Print	2.60	113,427	17% **	2.06	89,797	13% **
Building Foot Print & Surrounds*	4.67	203,343	30% **			
Building, Training Area, Parking	19.05	829,675	99% ***	17.50	762,193	91% ***

* Surrounds includes the exterior courtyard area between the building wings.

**% Site Coverage is based upon Usable Area for Occupiable Building (not lot size).

***% Site Coverage is based upon Usable Area for Parking and Training (not lot size).