

Good afternoon,

My name is George Janes, my planning firm specializes in the application of technology to planning issues. Previously, I was executive director of the Environmental Simulation Center, a not-for-profit that helped define many visual simulation standards.

My firm developed visual simulations showing the impact of the proposed Spence School's rear yard enlargement on the landmarked Emily Trevor Townhouse at 15 E. 90th Street. We simulated four viewpoints, which you will find in the materials before you. My job today is to take you through this 11x17 document containing the photosimulations.

On the top of Page 2 you will see a plan view of the existing conditions of 17 E. 90th Street, proposed conditions, and an alternative that my office developed. The alternative is a much more modest structure designed to connect the main Spence School building to its expansion at 17 E. 90th Street. It is one-story above grade, and one or more below, as desired; at 12 feet wide it has ample capacity to allow students to pass from one building to the other. On the bottom of Page 2 you will see an annotated photograph from the rear yard of the Trevor Townhome.

The photosimulations start on page 3 and follow a format: existing conditions on the top, proposed conditions in the middle and the alternative on the bottom.

Page 3 shows the photosimulations from the rear yard, and the impact of the proposal is dramatic, with the top of the structure towering 35 feet over the yard. The alternative, however is largely hidden by the existing yard wall. (pause)

Page 4 shows the view from the 2nd floor dining room. Again, the proposed structure towers over this level, and there is clearly a concern regarding privacy and the effects of light and noise. The alternative, as you can see, is visible from this location, but would have a much smaller impact. (pause)

Page 5 shows the view from the third floor master bedroom. The proposal puts a wall of windows designed to provide scenic westerly views as close as five feet from the master bedroom window. The alternative, however, would not be visible. (pause)

Page 6 shows the view from the roof. This view is not commonly experienced, but it is descriptive in showing the difference between the proposal and the alternative.

In conclusion, the photosimulation show that the proposed enlargement would create a dramatic impact on the Landmarked Emily Trevor Townhouse. Because there is an alternative that will meet the school's programmatic goals, does not require a height waiver, and minimizes impacts on this landmark, the proposal before this commission should not receive a Certificate of Appropriateness. Thank you.