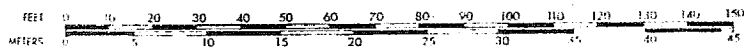
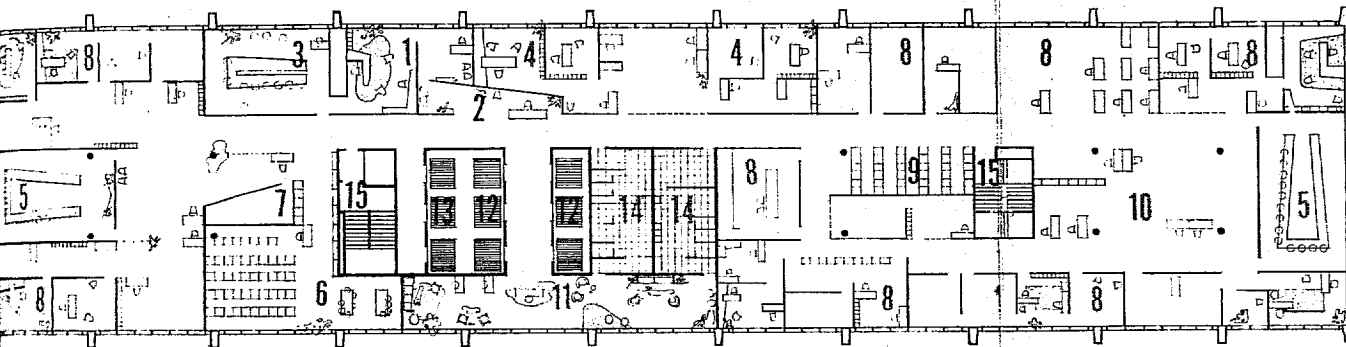
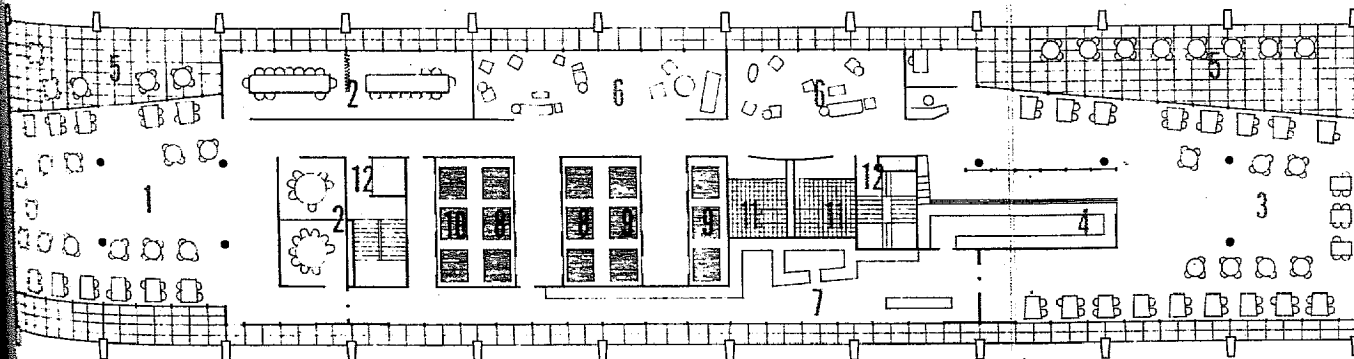




1. Office of Assistant Secretary-General
2. Reception room
3. Meeting room
4. Assistants and advisers
5. Conference room
6. Library
7. Documents distribution
8. Departmental offices
9. Files
10. Clerical office space
11. Lounge
12. High-rise elevators
13. Service elevators
14. Toilets
15. Stairways



1. Restaurant
2. Private dining rooms
3. Cafeteria
4. Serving counter
5. Terraces
6. Lounge and club rooms
7. Kitchen
8. High-rise elevators
9. Medium high-rise elevators
10. Service elevators
11. Toilets
12. Stairways



**REPORT**  
**TO THE**  
**GENERAL ASSEMBLY**  
**OF THE**  
**UNITED NATIONS**  
**BY THE**  
**SECRETARY-GENERAL**  
**ON**

**The**  
**Permanent Headquarters**  
**of the**  
**United Nations**

**Document A/311**

**UNITED NATIONS PUBLICATIONS**

**SALES No. 1947•1•10**

A/311

ERRATA

The following corrections are to be incorporated in the "Report to the General Assembly of the United Nations by the Secretary-General on the Permanent Headquarters of the United Nations" (document A/311):

Page 9. The fifth name under the "Headquarters Advisory Committee" in the right-hand margin should read "C.L. Hsia (China)".

Page 10. "Special Consultants". The sixth name should read "Hugh Ferriss (United States of America)".

Page 13. The green symbols in the colour key at the lower right-hand corner of the page should be moved up one line.

Pages 45 and 46. Substitute attached pages 45 and 46 for the existing one.

Page 78. Paste attached portion of map in the upper right-hand corner of the page.

Page 79. The direction of the north arrow is incorrect. It should be at an angle of 28° to the Manhattan north-south street pattern.

Page 86. In the second column of figures of the "Distribution of Families by Income and Size" table substitute "33.3" for "38.3".

The official title of the report is "Official Records of the second session of the General Assembly, Supplement No. 8".

-----

RECEIVED

8 AUG 1947

UNITED NATIONS  
ARCHIVES

31206

**REPORT**  
**TO THE**  
**GENERAL ASSEMBLY**  
**OF THE**  
**UNITED NATIONS**  
**BY THE**  
**SECRETARY-GENERAL**  
**ON**

**The**  
**Permanent Headquarters**  
**of the**  
**United Nations**

## Statement

*by the Secretary-General*

**I**n accordance with Resolution 100 adopted by the General Assembly on December 1946, the following preliminary report on the establishment and planning of the permanent headquarters of the United Nations is submitted for consideration at the second session of the General Assembly.

This report brings into clear view the long-awaited end of the uncertainty which has surrounded the somewhat nomadic experiences of the United Nations in its search for permanent headquarters. Since 1945 when the Charter was fashioned in San Francisco, the Organization has had temporary headquarters in three different places—London, Hunter College, Lake Success—and nowhere has it remained quite a year.

At the first meeting of the Headquarters Advisory Committee, the Chairman, Mr. Warren R. Austin (United States of America), signalized as "one of the most historic events in history" the attempt about to be begun to "inscribe in stone and steel the achievements of the human race up to this time" in the search for world peace and progress.

He stated: "To us falls the task of making the Headquarters of the United Nations an appropriate representation of the progress of history and a promise for the future that will be constantly telling mankind that we are working in harmony; that we are maintaining unity. In this way we can contribute toward that great objective to which we aspire—the avoidance of war."

Four and a half months later, the Director of Planning presented to this Committee the basic plans that had been unanimously agreed upon by his distinguished international Board of Design Consultants. He presented the plans with these words: "The world hopes for a symbol of peace; we have given them a workshop for peace."

Among the many expressions of satisfaction in the Headquarters Advisory Committee was that of the representative of India, who stated that the accomplishment of this agreement might be considered a major miracle and should serve as an example to other United Nations bodies.

With these three statements all men of good will can heartily associate themselves.



# Table of Contents

	PAGE
STATEMENT BY THE SECRETARY-GENERAL	2
1. INTRODUCTION	5
Acquisition of the Site	6
Organization of the Headquarters Planning Office	8
2. ANALYSIS OF THE SITE	11
Traffic to the Site	12
Topography and Subsurface Conditions	14
Orientation and Climate	16
3. THE BUILDING ELEMENTS	17
Conference Area	18
Secretariat Building	20
Auxiliary Elements	22
Buildings for Delegations and Specialized Agencies	23
Summary of Space Requirements	24
4. THE ARCHITECTURAL ORGANISM	27
The Structure—Foundations, Low Buildings, High Buildings	28
Light, Air, and View	30
Air Conditioning	31
Acoustics	32
Communications	34
Circulation	36
Relaxation and Recreation	38
Flexibility and Expansion	38
5. THE PLANS	41
Site Plan	42
Lower Levels	44
Main Entrance Level	46
Second Level	48
Third Level	50
Fourth or Delegates' Level	52
Fifth Level	54
Sixth Level	56
Roof Level	58
General Assembly Hall	60
Council Chambers	62
Conference Rooms	64
Delegates' Lounge	65
Secretariat Building	66
Sections	70
Programme of the City of New York	76
Future Development	79
6. HOUSING OF UNITED NATIONS PERSONNEL	81
7. PRELIMINARY COST ESTIMATE AND STATEMENT ON FINANCIAL ARRANGEMENTS	89
CONCLUSION	92
ANNEXES	
A. Letter and Memorandum from Mr. John D. Rockefeller, Jr., to the Permanent Headquarters Committee (document A/Site/50)	94
B. Resolution adopted by the Board of Estimate of the City of New York (Cal. No. 1, 13 December 1946)	94
C. Resolution 100(1) adopted by the General Assembly (14 December 1946)	95
D. Letter from the Secretary-General to the Mayor of the City of New York (22 March 1947)	95
E. Letter from the Mayor of the City of New York to the Secretary-General (17 June 1947)	96

# 1

## Introduction

The resolution adopted by the General Assembly on 14 December 1946 held a clear note of urgency. The period of hesitation was over, and no crippling delays could be allowed to prevent an idea of such grandeur from being swiftly translated into substance and reality. Simultaneously, therefore, the two basic lines of endeavour indicated by the resolution were at once undertaken and diligently pursued: first, the fulfilment of all conditions necessary for the final acquisition of the site, and, secondly, the organization of the planning work on a basis that would assure construction in the shortest possible time.

## Acquisition of the Site

Negotiations were begun for the acquisition of the site immediately upon the adjournment of the first session of the General Assembly. Responsibility for handling the great variety of complex legal problems was assigned to the Legal Department of the Secretariat, which worked closely with the New York State and City officials concerned.

### Fulfillment of Legislative Conditions

On 26 February 1947, the President of the United States of America signed a bill providing for the exemption of the Rockefeller gift from the federal gift tax.

The next day the Governor of the State of New York signed a series of bills that had been drafted according to recommendations of the United Nations:

First, an amendment to the State law authorizing the United Nations to acquire any land necessary, useful, or convenient in carrying out the functions of the Organization and authorizing the Governor to cede jurisdiction over such land, to the extent he deemed proper, either directly to the United Nations or to the United States for the use and benefit of the United Nations (Chap. 25, N. Y. Laws, 1947);

Secondly, a law exempting from taxation all real property used exclusively for the purpose of headquarters and places of assembly for carrying on the functions of the Organization (Chap. 24, N. Y. Laws, 1947);

Thirdly, a law authorizing the City of New York to convey real property within the site area to the United Nations and to purchase, or condemn where necessary, any such property for the establishment of the United Nations headquarters; and also authorizing the City to regulate and limit billboards and other advertising devices and amusements in the areas surrounding the site and across the river (Chap. 23, N. Y. Laws, 1947);

Fourthly, a law, designed to protect United Nations jurisdiction of the site, making it a criminal offence for any person to possess or use an identification card issued to another person by the United Nations (Chap. 81, N. Y. Laws, 1947).

### Acquisition of Properties and Rights

The United Nations option on that greater part of the site which was to be purchased from private interests with the proceeds of the Rockefeller gift originally expired on 10 January 1947. It was, however, extended to allow time for the passage of the legislation described above and for clearing the title. This clearance presented many unforeseen difficulties, since the property had a most complicated history, portions of it even having been under water originally and later filled in.

Painstaking legal precautions had to be taken to make sure that the United Nations acquired good title to the property. First, the titles to all of the land involved in the purchase were thoroughly searched and examined. Then the Legal Department set about eliminating all defects and encumbrances revealed by the search, such as restrictive covenants, easements, reversionary rights, mortgages, and leases, by means of releases, assignments, cancellations, and agreements. Finally, the title was insured to protect the United Nations against undisclosed claims.

On 25 March 1947, the Secretary-General was finally able to accept Mr. Rockefeller's gift of \$8,500,000 and to take possession for the United Nations of the properties owned by private interests, which constituted the bulk of the site.

On Sunday, 13 April, the City of New York held a public ceremony on the site at which the Secretary-General, in the name of the United Nations, formally accepted the City's contributions. These consisted of that portion of the block between 47th and 48th Streets not included in the Rockefeller gift, the playground on the north side

42nd Street, and all the City streets within the area. The City's gift also included exclusive rights to the waterfront between 42nd and 48th Streets in order to permit the United Nations to build up the United States Pierhead Line if it so desired, and, in addition, a strip of land approximately 100 feet wide along Franklin D. Roosevelt Drive to compensate for a strip 30 feet wide along First Avenue given to the City to make possible the construction of a traffic tunnel under First Avenue. The City also granted easements and rights of access in respect of adjoining property and adopted certain zoning changes in the neighborhood. Thus, the City of New York went even beyond the letter in implementing the resolution adopted by its Board of Estimate on 13 December 1946.

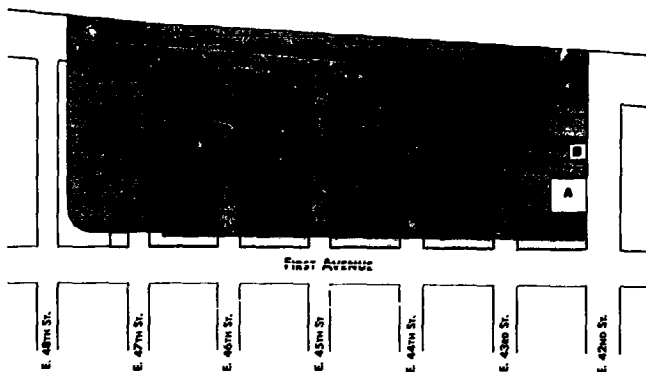
There also is within the site, at 42nd Street near First Avenue, a piece of land upon which the New York City Housing Authority is now constructing a seven-story office building scheduled to be completed in August 1947. Negotiations are now in progress with City officials for the acquisition of this building, which will contain 65,700 square feet of office space, for use as the Headquarters Planning Office, by the Secretariat of the Military Staff Committee, and perhaps for some delegation offices.

### Clearance and Demolition

Some of the industrial tenants have already vacated premises, and it is likely that most of the area will be evacuated by early autumn of 1947. The Director of the Bureau of Real Estate of the City of New York has been authorized to act as property manager for the United Nations and to handle all matters relating to the relocation of the fifty-one residential tenants now living on the site. The rents of leased properties, now being received, are being applied to the costs of this project.

The present plan is to begin demolition on the site about 1 July 1947.

- Purchased with Rockefeller gift
- Donated by the City of New York
- Given to the City by the United Nations for the construction of the First Avenue tunnel
- A Property of the New York City Housing Authority
- B Subway shaft vent which may be relocated off the site by the United Nations



# Organization of the Headquarters Planning Office

The clear implication of the General Assembly's request for a report by 1 July 1947 on the very complex matters contained in Part II of Resolution 100 (I) was that speed was of the essence of the problem. The General Assembly undoubtedly recognized the fact that the overcrowding and improvised conditions of work at Lake Success made it imperative that some part of the permanent headquarters be available for occupancy at the earliest possible date. Plans, therefore, had to be completed at such a rate that they could be approved early in the second session of the General Assembly, and everything had to be done to reduce the time interval between that approval and the beginning of construction. All the principal organs of the United Nations were now organized and already engaged on their substantive work. It remained only to assure a proper setting for this work and, with the least possible delay, to install the necessary machinery for its smooth performance.

These considerations were paramount in determining the manner in which the planning was organized, so as to employ the principle of intimate collaboration of all the international participants rather than that of a time-consuming competition among them. But there were other cogent reasons besides time and urgency in favour of this method of work:

International collaboration is the very purpose of the United Nations and should be the spirit permeating each of its activities.

The size and location of the East River site dictate in advance its exploitation by those modern techniques of vertical construction for which the architects of the United States, and especially the construction engineers of New York, would in any case have to be called upon. These techniques are so complex, delicate, and interdependent, that they become the very key to the final architectural composition.

Finally, since the site is part of a very intensively developed area in New York, its final character will depend crucially upon City improvements. The closest possible co-ordination of planning between the United Nations and the City authorities is indispensable for the creation of a dignified yet practicable plan and for its orderly and rapid execution.

Therefore, immediately upon the adjournment of the General Assembly in December 1946, the Secretary-General proposed to the Headquarters Advisory Committee the creation within the Secretariat of a Headquarters Planning Office and the appointment of a Board of Design Consultants, organized upon the simple lines described below.

Within a few weeks there was assembled on the twenty-seventh floor of the RKO Building in New York a group of some of the world's most distinguished architects, abundantly equipped by professional standards with all their necessary working tools. The Board of Design Consultants constituted a creative centre for architecture and urbanism, for the daily discussions of architects and engineers, for draughting designs and making models. Some fifty basic designs were created, criticized, analysed, and re-synthesized. The problem was set and pursued in its most rigorously functional terms, terms provided by ceaseless investigation into the prime needs of Secretariat personnel, delegations, and technicians of all kinds. Out of this procedure has grown not simply a group of buildings but an integrated, articulated organism. Every possible relevant consideration has gone into the final composition presented in this report: landscape, view, plastic organization of architectural masses, functions, working conditions in the interior of the buildings, etc.

One noteworthy fact: in the course of this long and arduous work of collaboration, a singleness of viewpoint became manifest and all major decisions were arrived at unanimously. The spirit of the times seemed to rally all those engaged in this task, and the result must certainly be that the architectural concepts born in the workshop of the Headquarters Planning Office express that spirit.

## The Headquarters Advisory Committee

At various times in the organization and progress of the work, the sixteen members of the Headquarters Advisory Committee, created by the General Assembly for the purpose of advising the Secretary-General, were called upon for advice on matters of policy and administration. This assistance was generously and sympathetically rendered at all times. The Committee has held a total of seven meetings; the Secretary-General has kept it informed at every stage of the acquisition of the site and has sought its advice on major policy matters before making final decisions.

At the first meeting on 6 January 1947, Mr. Warren R. Austin (United States) was elected Chairman. At this session consent was given to the Secretary-General's proposal to appoint Mr. Wallace K. Harrison as Director of Planning and to appoint an international staff of eminent engineers and architects who were designated the Board of Design Consultants.

The appointment of the first five members of the Board of Design Consultants, the appointment of three Associate Architects and Engineers, and the organization of the Headquarters Planning Office were recommended by the Committee at its second meeting on 13 February 1947.

The Committee met with officials of New York City on 7 March and heard them explain the plans for improvements in the City areas surrounding the site and the possible time schedules for the work of both the City and the United Nations. The possibility of completing a building for the Secretariat and Councils by November 1948 was discussed.

The Committee confirmed the appointment by the Secretary-General of five additional members of the Board of Design Consultants.

At the fourth meeting of the Committee on 1 March 1947, a proposed time schedule of planning and construction was considered. In connexion with the time schedule, the Committee unanimously adopted the following resolution:

"RESOLVED that the Committee advise the Secretary-General that he use the authority which he possesses to make the following commitments:

1. Advance to the City of New York \$125,000 for planning of changes of the East River Drive.
2. Utilize \$200,000 for additions to the budget of the Director of Planning.
3. Utilize \$1,000,000 to undertake demo-

lition, excavation, and related work on the United Nations site."

At the fifth meeting on 22 March 1947, after further study of the planning programme of the United Nations and the City of New York, the Committee approved the draft of a letter from the Secretary-General to the Mayor (attached as Annex D).

On 21 May 1947, at the sixth meeting, the preliminary architectural and engineering plans, which had been developed and agreed upon by the Director of Planning and the Board of Design Consultants, were presented to the Committee, whose members expressed satisfaction with the progress which had been reached on fundamental elements of the plan.

On 18 June 1947, at its seventh session, the Committee was informed of the plans for the acquisition of the New York City Housing Authority Administration Building, under construction on the site, on a lease-purchase arrangement. The proposal to relocate residential tenants now on the site at United Nations expense was presented.

The Committee consented to the appointment of Messrs. George Spargo, O. L. Nelson, and J. R. Kilpatrick as advisers to the United Nations on contracts, and advised the Secretary-General to proceed with the next stage of the work—the refinement of plans and the preparation of detailed drawings under the direction of the Director of Planning with such specialists as might be required.

#### THE SECRETARIAT

The Headquarters Planning Office was originally made part of the Executive Office of the Secretary-General, but was later placed under the general charge of the Assistant Secretary-General for Administrative and Financial Services. Very close liaison was maintained with the highest New York City authorities.

#### DIRECTOR OF PLANNING

The work had to be directed by a man experienced in the planning and construction of projects similar to that contemplated here, familiar with the area and its special requirements, and having the confidence of the City authorities with whom he must co-operate. As, in effect, chief architect and chief engineer, his responsibilities would require the greatest possible freedom from a technical standpoint, including authority to engage personnel and to establish working procedures, consistent with United Nations policy and direction.

Acting on the authority given him by Resolution 100 (I) of the General Assembly, the Secretary-General asked the City authorities and the United States Government to recommend a person fulfilling all the above requirements. Upon their recommendation the appointment was granted to Mr. Wallace K. Harrison. Among the projects with which he has been associated as a principal architect are Rockefeller Center and the office buildings for the Time and Life Corporation and the Aluminum Company of America. He is uniquely acquainted with the United Nations site since he had been retained by its previous owners to develop a great office and residential project there. Mr. Harrison is President of the Architectural League of New York.

#### HEADQUARTERS ADVISORY COMMITTEE

C. V. Kellway (Australia)  
Roland Lebeau (Belgium)  
Henrique de Souza-Gamez (Brazil)  
C. D. Howe (Canada)  
C. L. Hsia (China)  
Edmundo de Holte Castello (Colombia)  
Guy de la Tournelle (France)  
Vassili Dendramis (Greece)  
M. J. Vesugar (India)  
Finn Moe (Norway)  
Juliusz Katz-Suchy (Poland)  
Toufik Huneidi (Syria)  
V. G. Lawford (United Kingdom)  
Warren R. Austin (United States of America)  
N. D. Bassov (Union of Soviet Socialist Republics)  
Stoyan Gavrilovic (Yugoslavia)

#### NEW YORK CITY

William O'Dwyer  
Mayor  
Hugo Rogers  
President of the Borough of Manhattan  
Robert Moses  
Co-ordinator of Construction  
James Dawson  
Liaison with United Nations

#### BOARD OF DESIGN CONSULTANTS

To ensure that the planning work at its highest level would be carried out on a truly international collaborative basis, the Director has been actively assisted by a board of ten eminent international experts qualified in the various architectural and engineering aspects of the project. These ten experts were recommended by the Director, and confirmed by the Headquarters Advisory Committee, from lists of names suggested by twenty-nine Member nations.

G. A. Sallieux (Australia)  
Gaston Bruntaut (Belgium)  
Oscar Niemeyer (Brazil)  
Ernest Cormier (Canada)  
Sau-ch'eng Liang (China)  
Charles Le Corbusier (France)  
Sven Markelius (Sweden)  
N. D. Bassov (Union of Soviet Socialist Republics)  
Howard Robertson (United Kingdom)  
Julia Vilamajó (Uruguay)

#### ASSOCIATE ARCHITECTS AND ENGINEERS

In order to make use of the best available local experience, several members of large New York architectural and engineering firms have been associated with the organization at various stages of the planning. This arrangement has made available to the Director, from the staffs of associated firms, many technical experts on a part-time basis and at prevailing rates, thereby rendering unnecessary the creation of a large and expensive technical staff on a temporary basis within the Secretariat.

Louis Skidmore  
(Skidmore, Owings and Merrill)  
Gilmore D. Clarke  
(Clarke, Rapuano and Halleran)  
Ralph Walker  
(Voorhees, Walker, Foley and Smith)

#### SPECIAL CONSULTANTS

In addition to the above, the Director has called upon other outstanding architectural and engineering experts from Member nations to serve him and the Board as special consultants.

Josef Havlicek (Czechoslovakia)  
Vladimir Bodiansky (France)  
John Antoniadis (Greece)  
Matthew Nowicki (Poland)  
Peter Naskov (Union of Soviet Socialist Republics)  
Hugh Ferriss (United States of America)  
Ernest Weissmann (Yugoslavia)

#### CONSULTING ENGINEERS

The Director has also made direct contractual arrangements for obtaining the technical services of members of some of the leading engineering firms familiar with the specialized problems of construction in Manhattan.

William Mueser  
Emil H. Praeger  
John F. Hennessey  
James L. Edwards  
Edward J. Content  
William Wilson, Co-ordinator

#### STAFF OF THE HEADQUARTERS PLANNING OFFICE

(a) Regular members of the Secretariat were assigned to the staff as required for administrative, clerical, or other services.

(b) Draughtsmen, designers, research workers, and others whose services were required for varying lengths of time were employed by the firms of the Director and of the Associate Architects and Engineers. As far as feasible, these technicians were of diverse nationalities.

## 2

# Analysis of the Site

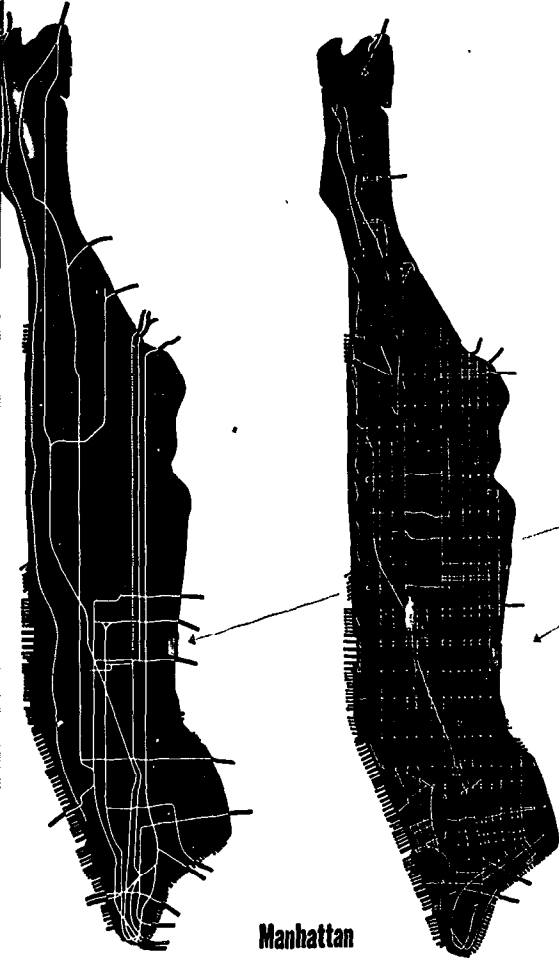
Underlying any architectural planning is the site in and on which it is proposed to build—its geographical *locus*, meteorological conditions, geological foundations, economic and social relationships, communications and transport facilities, its human and material and technological resources, etc.

The United Nations has selected the site for its headquarters in a great metropolis which is one of the main crossroads of international transportation and communication. To this site representatives of Member States will be able to come quickly and directly from all parts of the world; they can communicate instantaneously with their home Governments; they will have at their disposal every means for efficient work.

The City of New York is actually the heart of a vaster urban organism, all of which must be considered in the planning of the headquarters of the United Nations. It offers within easy reach a wide base of technical, commercial, cultural, residential, recreational, and social resources.

The East River site, extending 1,500 feet from 42nd to 48th Streets, and from First Avenue to the edge of the water, has sufficient scale for applying the fundamental elements of modern urbanism—sunlight, space, and verdure. Protected, yet given added spaciousness by the wide expanse of the East River, the site has breadth enough to be made into a living unity of strength, dignity, and harmony. The city-dweller, who lives and moves between the frontier walls of buildings that give his streets the profile of canyons, should find on the United Nations site a sense of radiant space.

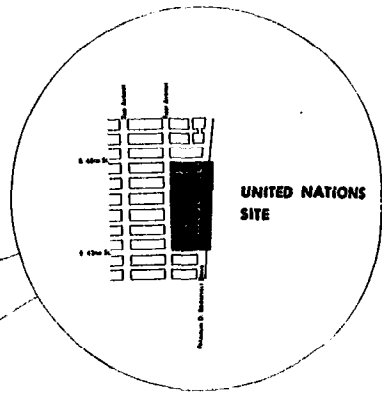




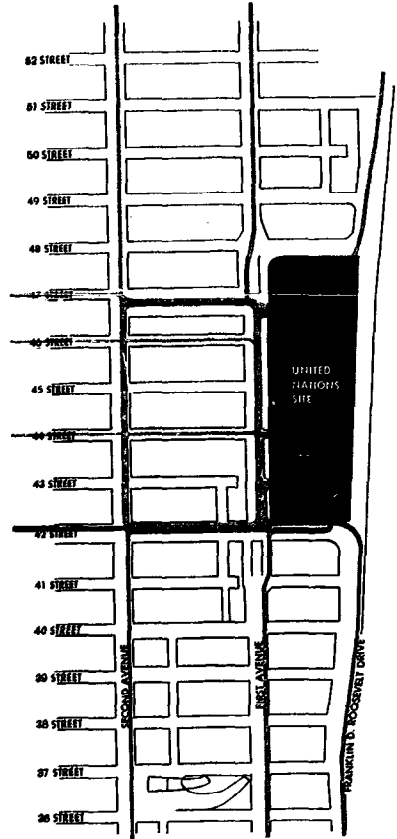
Manhattan

— Subways  
 — Railroads

Bus Lines



UNITED NATIONS SITE



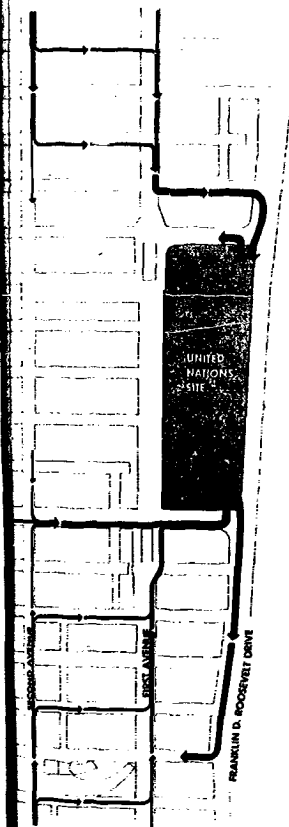
UNITED NATIONS SITE

Anticipated Automobile Traffic to Site

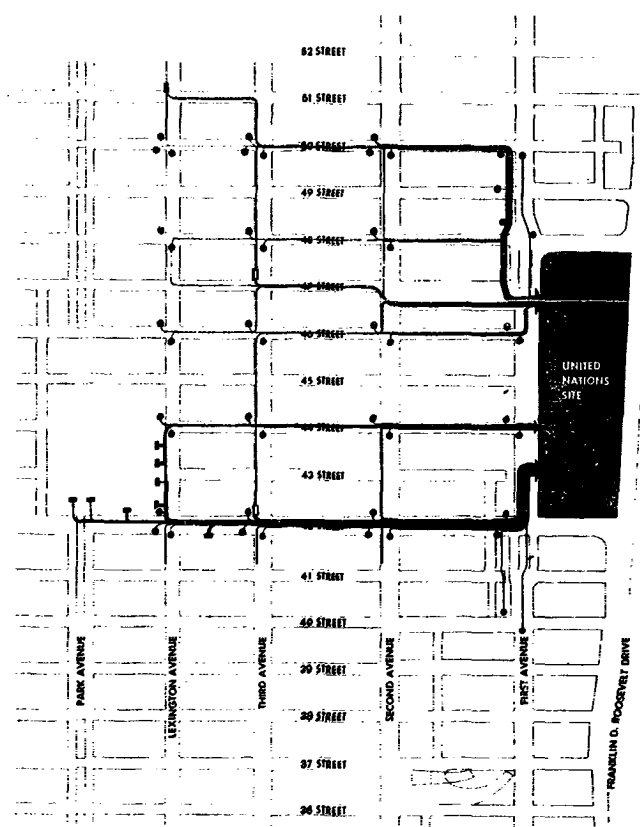
# Traffic to the Site

Detailed analysis of the traffic pattern surrounding the site, both vehicular and pedestrian, must be based on existing conditions and the probable changes to be brought about in this pattern by the coming of the United Nations to its permanent headquarters. The maps illustrate anticipated traffic flow, from the north and south on the Franklin D. Roosevelt Drive, and from the streets and avenues to the west. Direct access to the site on and off the Drive and facilitating the cross-town approach are of paramount importance. The heavy north-south flow past the site, especially on First Avenue, must be kept from conflicting with the traffic of the United Nations by a diversion underground or by other means.

The arrival of pedestrians—from the Grand Central Railroad Terminal on 42nd Street, from the subway station stops, and from the buses—creates a secondary pattern from the west, as larger groups walk toward the southern end of the site.



Anticipated Trucking Traffic to and from Site



Anticipated Pedestrian Traffic to Site

- Pedestrian routes
- Bus stops
- Subway stations
- Elevated stations
- Grand Central Railroad Station

# Topography and Subsurface Conditions

The land on the site slopes gently east to the East River and from the south-west corner to the north-east. Advantage can be taken of these slopes in planning entrances to and exits from the site.

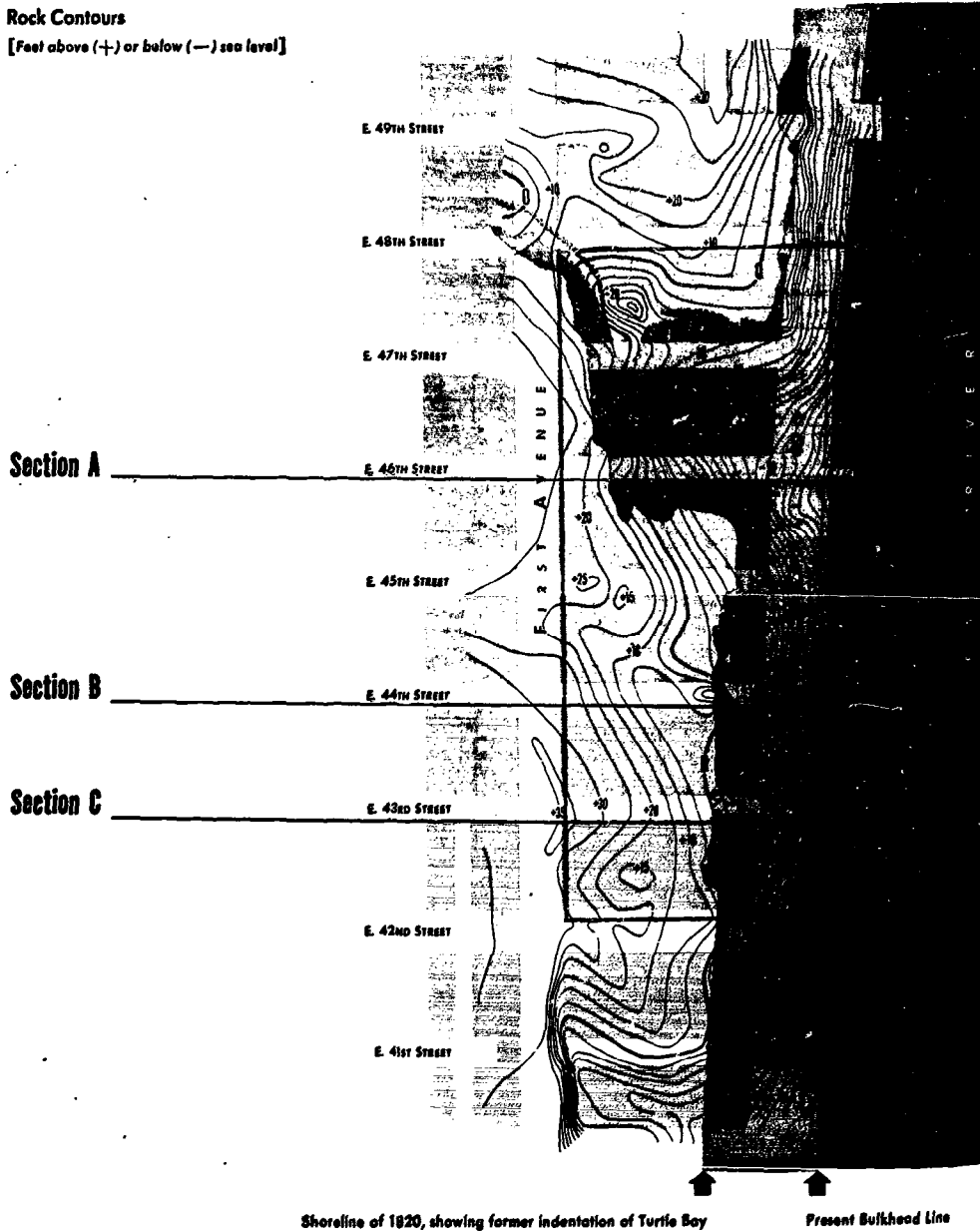
The nature and location of the bedrock underlying the site were investigated for the United Nations by foundation engineers, who made 26 new borings and re-examined some 218 previous borings and test pits in the area. A bedrock of hard Manhattan Schist, lying just below the surface, forms a solid base for structures almost

anywhere on the site. It falls off toward the river dropping sharply at about 46th Street into earlier indentation of the river shoreline called Turtle Bay.

The Franklin D. Roosevelt Drive creates man-made shelf which continues the site out the Bulkhead Line established by the United States Government. The United Nations is permitted to build above this shelf, spanning the lanes of parkway traffic, and even up to the Pierhead Line if the construction is on piles and piers not impeding the flow of water.

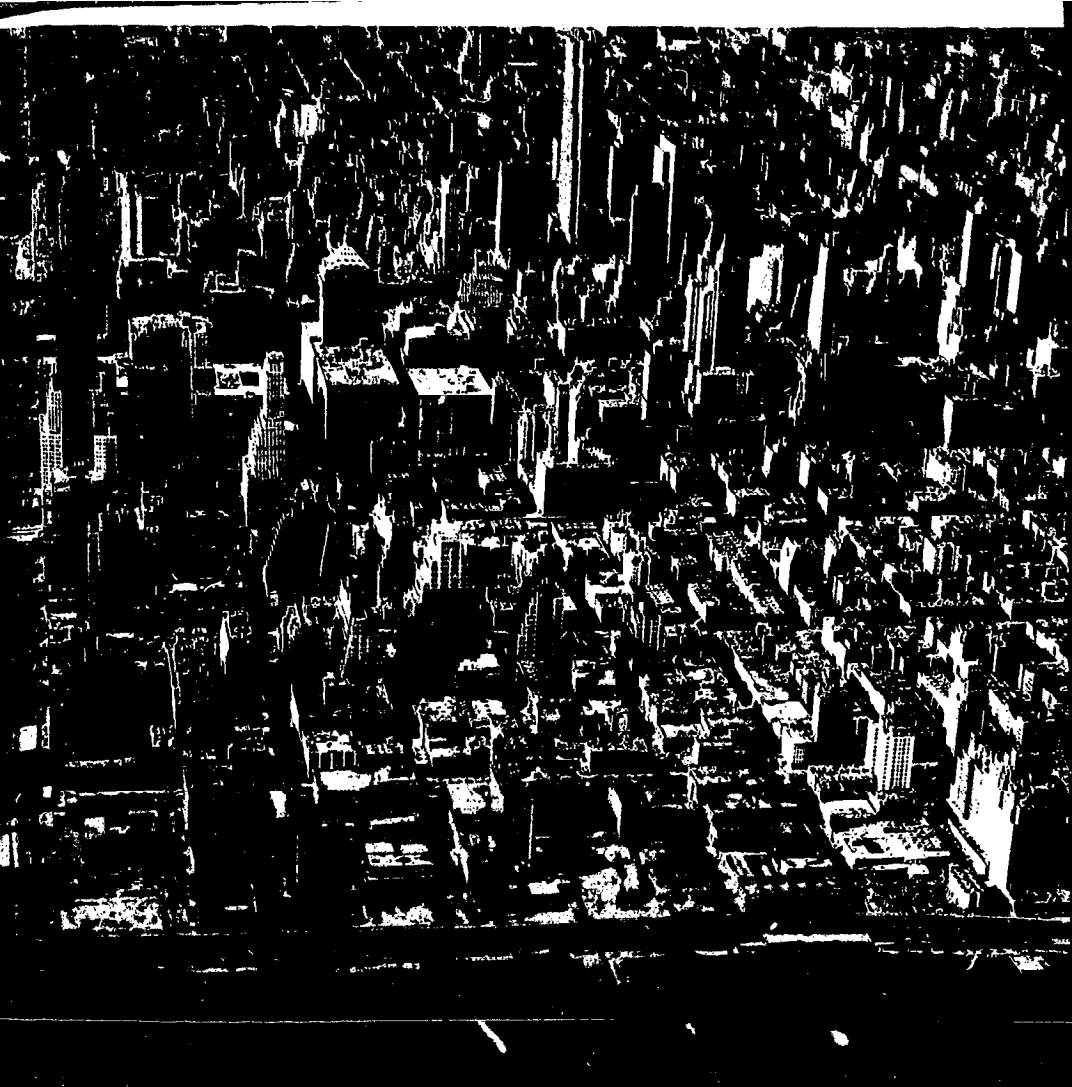
## Rock Contours

[Feet above (+) or below (-) sea level]

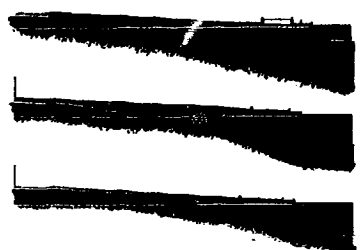


Shoreline of 1920, showing former indentation of Turtle Bay

Present Bulkhead Line



Aerial View of the Site (Fried-Leder Photo-Aerographic Service)



- Miscellaneous fill
- Silty sand
- Rock
- River

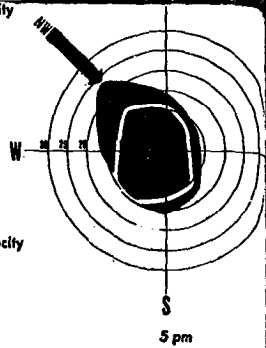
EXCESSIVE GUTTER BINDING

## Orientation and Climate

The site is oriented within the existing Manhattan street pattern, with its long axis running about 18 degrees east of true north. The sun shines on its longer sides in the morning and afternoon, and on its short dimension during the hot midday hours. Prevailing winds, temperature and humidity make for a climate of cool springs and long autumns, two hot and humid months, and moderately severe winters.

Wind Velocity  
(Miles per hour,  
average 1927-1947)

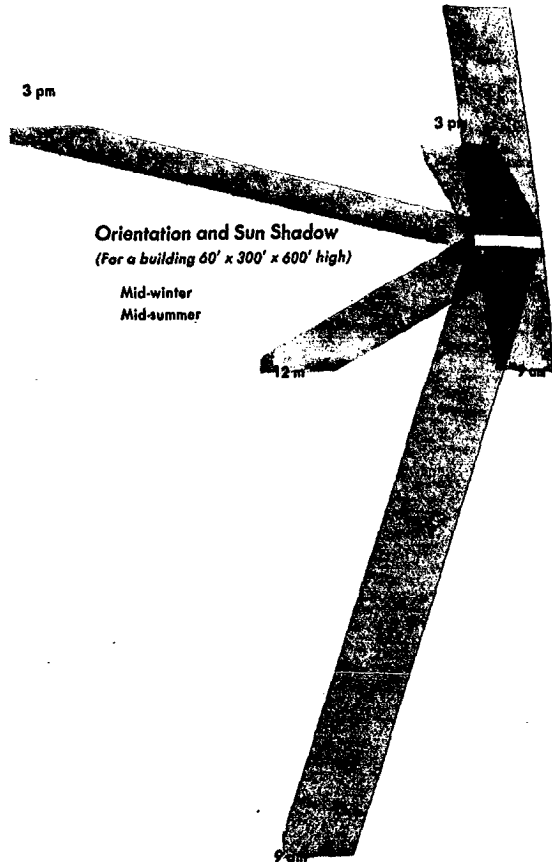
Greatest summer velocity



3 pm

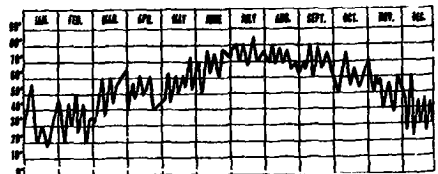
Orientation and Sun Shadow  
(For a building 60' x 300' x 600' high)

Mid-winter  
Mid-summer



## Temperature 1946

(Degrees Fahrenheit)  
(Annual mean 1946—54.9°)

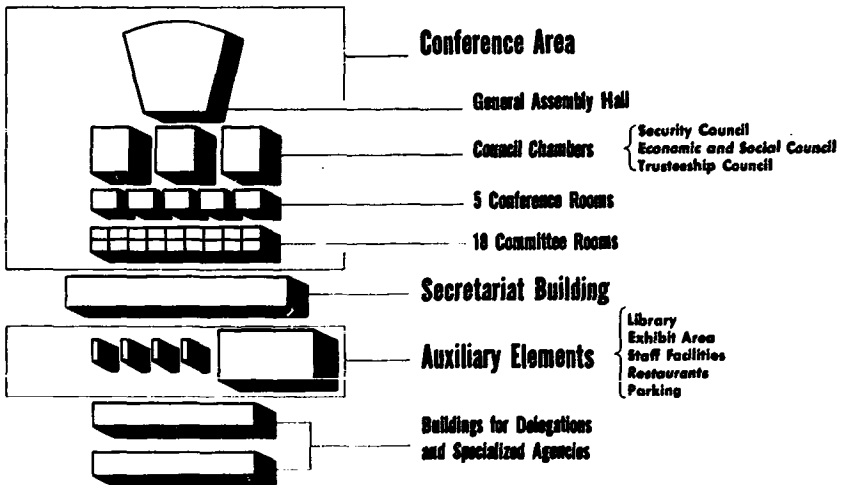


# 3

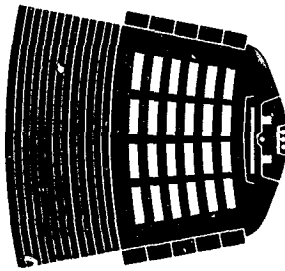
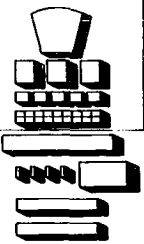
## The Building Elements

We have seen that the first basic datum for planning is the site itself. The second, equally basic, is the functions to be performed on the site. Not only for administrators, but for architects and engineers too, these functions are defined by the Charter. The actual constitution of the United Nations must determine the main points of its architectural composition.

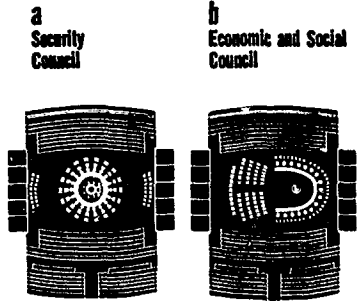
Analysis of the structure of the Organization and classification and co-ordination of its functions must supply the data which are to be translated into architectural terms. Only then can we enumerate the main building elements, consider the useful housing of the organs and their distribution among the buildings. The accompanying diagram, therefore, is the first rough and abstract grouping of building elements.



# Conference Area



**General Assembly**



**a**  
Security Council

**b**  
Economic and Social Council

**Council Chambers**

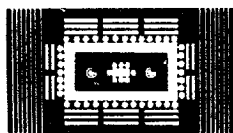
	Square feet		
<b>Delegates</b>	350 delegates		
	350 alternates and advisers .....	9,450	
	550 additional advisers and Secretariat ....	4,400	
	Podium .....	1,500	
	Offices (President, Secretary-General, Executive Officer, reception space, etc.) .....	5,000	20,350
<b>Press</b>	500 Press seats .....	6,000	
	45 booths (400 linear feet) .....	4,020	10,020
<b>Public</b>			
	1500 seats for public and special guests .....		12,000
<b>Total Area</b>			
			43,370
<b>General Considerations</b>	Regular annual session opens in September and lasts from four to six weeks; special sessions are possible any time, but may have fewer delegates. Assembly Hall is available at other times for conferences of the specialized agencies.		
	Security Council meets at least once a fortnight often simultaneously with the General and other bodies. Economic and Social Council meets in regular session three times a year for two weeks a session. May have special sessions. Possibility of a fourth chamber considered.		

NOTE: All estimates of space requirements on this and the following pages are given in net square feet. Stairways, corridors, elevators, toilets, and the space occupied by structural and mechanical elements have not been included.

There are at present fifty-five Member States of the Organization; it is well to plan on a possible membership of at least seventy. In larger or smaller groups their representatives gather, face to face, to assert, explain, debate, concede, and agree. The conditions under which they come in contact for these purposes must be defined with meticulous precision.

As far as the headquarters is concerned,

the delegates are travellers, drawn between the work to be done and some impatience to return to their homes and normal patterns of life. Their daily schedules must be considered carefully, not only for the periods of work in the meeting halls, but also for the periods of so-called relaxation when so much of the groundwork for agreement and compromise is laid. Every possible means should be put at their



### Conference Rooms



### Committee Rooms

	Square feet		Square feet
70 delegates, 280 advisers per room (6,400 sq. ft. x 5 rooms) .....	31,000	12 rooms with up to 40 delegates at table (1,900 sq. ft. each) .....	22,800
		6 rooms with up to 30 delegates at table (1,100 sq. ft. each) .....	6,600 29,400
<b>Conference Rooms No. 1, No. 2, No. 3, and No. 4:</b>		7 booths in each of four larger rooms .....	3,360
50 Press and Secretariat seats per room (1,500 sq. ft. x 4 rooms) .....	6,000		
29 booths for each room (2,500 sq. ft. x 4) ...	10,000		
<b>Conference Room No. 5:</b>			
200 Press and Secretariat seats .....	2,500		
30 booths .....	2,800		21,300
100 seats for public in each of four rooms (1,500 sq. ft. x 4 rooms) .....	6,000	Up to 50 seats in larger rooms Up to 30 seats in smaller rooms	
100 seats for public in Room No. 5 .....	3,200		9,200
	61,500		32,760
Used by the six Main Committees, (on which all Member States are represented) during General Assembly sessions. Five rooms adequate for expected maximum of simultaneous sessions. At other times available to other committees or commissions with large public attendance.		Used by the Sub-Committees of the six Main Committees of the General Assembly; at other times by other committees, Commissions, Sub-Commissions, specialized agencies, Secretariat, etc.	
Conference Room No. 5, for the use of bodies having an especially large public attendance, and also available to special sessions of the General Assembly having fewer than normal number of delegates, is to be situated close to the General Assembly Hall, in order to use the same service areas.		Conference tables should be adjustable in size.	



disposal for rapidly expediting their business in the meeting halls and in the lobbies, for protecting them against unwanted annoyance and for assuring them the desired contacts with other delegates, the Press, or the public.

The grouping and arrangement of all meeting rooms, entrances, lounges, and Secretariat services should be for the sole purpose of making the delegate's *whole* day productive.

Lounges and Lobbies	Secretariat Services to Conference Area	
<p style="text-align: right;">Square feet</p> <p>Lobby with coat rooms, information and transportation desks, telephones, toilets ..... 20,000            Lounge with bar ..... 50,000            10 private offices for delegates ..... 1,000    71,000</p>	<p style="text-align: center;">DEPARTMENT OF PUBLIC INFORMATION</p> <p><i>Press</i> <span style="float: right;">Square feet</span>            55 offices for newspapers and press associations, central writing-room, 4 cable offices, Press conference room, offices of Press division ..... 25,750</p> <p><i>Radio</i>            18 Network offices, offices of Radio Division, 6 radio studios, radio correspondents' and news offices ..... 14,600</p> <p><i>Film and Photo</i>            2 interviewing rooms, 2 liaison offices, ready rooms, lockers, 2 dark rooms, etc. .... 2,200</p> <p>Volunteer organizations ..... 700</p> <p style="text-align: right;">43,250</p>	
<p>Lounges, rest rooms, refreshment bar, etc..... 50,000</p>	<p style="text-align: center;">CONFERENCE AND GENERAL SERVICES</p> <p>Documents distribution, offices of verbatim reporters, translators, interpreters, Order of the Day office, pass control offices, First Aid Clinic, typing pools, switchboard room, security guards room, transportation office, educational services ..... 14,400</p> <p>Sound control and recording facilities (recording, amplifying and storage rooms and offices) ..... 18,000    32,400</p>	
<p>Lobbies and lounge (including coat rooms, telephones, etc.) ..... 130,000</p>		<b>Grand Total</b>
<p style="text-align: right;">251,000</p>	<p style="text-align: right;">75,650</p>	<b>510,830 Sq. ft</b>
<p>The delegates' lobby would be open to the Secretariat and members of the Press, the lounge only to the delegates and their guests.</p> <p>These areas are in use mainly before, between, and after meetings. The delegates' lounge, in particular, is an important point of circulation as the central meeting place for all delegates.</p> <p>The lounge and lobby areas include exhibit space.</p>	<p>Included in the conference area are space provisions for those groups of the Secretariat which serve conferences directly. These provisions represent permanent offices, workshops, and facilities necessary for the smooth functioning of all meetings, and for the maintenance of public relations with specific conference events.</p>	



## Secretariat Building

The Secretariat is directed by the Secretary-General, its eight departments by Assistant Secretaries-General. It is made up of three thousand, or possibly, in the future, five thousand employees of various types and classifications, divided among administrative bureaux, divisions, sections, and units. It handles the current business of the Organization, prepares international meetings, and carries into effect the decisions arrived at in these meetings. It tells the world what has happened, is happening, and will happen, using all modern communications media. Its work is daily, of unbroken continuity throughout the year, and its principal work places are offices.

These thousands of employees, who must spend the daylight hours of their lives in offices, pose a question of principle which must be decided at the very outset: to provide the conditions necessary for a proper psychophysiological balance—the natural conditions of sunlight and view, and not the arbitrary conditions of artificial light and confined space. Artificial light and confined space will be limited—and then only because of

The space requirements tabulated below were necessarily computed on the basis of future estimates of the size of the Secretariat. In the overall planning, the total requirements must be provided for first. The exact allocation of space among departments and divisions will be a future problem of administrative management.

EXECUTIVE OFFICE OF THE SECRETARY-GENERAL
DEPARTMENT OF SECURITY COUNCIL AFFAIRS
DEPARTMENT OF ECONOMIC AFFAIRS
DEPARTMENT OF SOCIAL AFFAIRS
DEPARTMENT OF TRUSTESHIP
LEGAL DEPARTMENT
DEPARTMENT OF PUBLIC INFORMATION
CONFERENCE AND GENERAL SERVICES
ADMINISTRATIVE AND FINANCIAL SERVICES
SECRETARIAT OF MILITARY STAFF COMMITTEE
TOTALS

important technical considerations—to the auditoriums whose transient visitors will remain at the permanent headquarters in New York for not more than a few days or weeks at a time.

Through some of its members, the Secretariat participates directly in the labours of the General Assembly, the Councils, Commissions, and Committees. For these officials, easy and convenient access to the meeting places—the unimpeded interflow of persons and documents—is an obvious necessity. During the debates, the Department of Public Information and the Department of Conference and General Services are especially active, bringing into play technicians of every kind: interpreters and translators, verbatim reporters and editors, printers and distributors of documents, photographers, motion picture cameramen, radio and television operators.

The relationship of the conference area and the Secretariat Building is one of the most important problems that has been posed the planners.

PERSONNEL		OFFICE SPACE	MEETING ROOMS	OTHER SERVICES	TOTAL SQUARE FOOTAGE
Present	Future estimate	Sq. ft.	Sq. ft.	Sq. ft.	
58	60	9,990	1,940	800	12,730
90	250	32,410	2,736	3,084	38,230
195	535	62,090	3,980	1,665	67,735
135	330	42,820	4,222	4,120	51,162
80	215	28,650	1,750	3,950	34,350
41	85	10,120	1,200	1,400	12,720
285	670	65,350	1,436	36,010	102,796
1,540	2,600	139,715	3,084	277,224	420,023
233	450	40,600	2,685	19,944	63,229
35	70	7,850	2,000	3,286	13,136
2,692	5,265	439,595	25,033	351,483	816,111

**ON FIRST LOWER LEVEL:**

Reproduction plant, Document distribution and storage, maintenance shops, mechanical storage and shops ..... 119,808

**ON SECOND LOWER LEVEL:**

Receiving, storage and issue, car service ..... 97,890      217,698

Departmental areas in Secretariat Building above ground; Lobbies and restaurants are not included. Net.... 598,413

# Auxiliary Elements

## The Library

Space Requirements—  
Square Feet

For the great amount and variety of research it must carry on, the Secretariat should have at its disposal a well-stocked and well-equipped library. If it includes the collections of the specialized agencies, it may well contain a million or more volumes.

The delegates and their advisers, as well as some private scholars, should also have ready access to the library. Small specialized branches or depots may be established among the various departments and specialized agencies, and pneumatic or other mechanical means for rapid delivery should be envisaged.

(BASED ON ANTICIPATED MAXIMUM OF 1,500,000 VOLUMES)	
RECEIVING AND ACQUISITION	8,000
PROCESSING AND CATALOGUING	8,000
STACKS	62,500
ARCHIVES	18,000
FILM AND RECORD STORAGE	2,500
REFERENCE AND CATALOGUES	16,000
READING ROOMS (FOR DELEGATES AND PUBLIC)	16,000
DIVISIONAL READING ROOMS	24,000
MAP LIBRARY	5,000
STAFF AND RECEPTION	11,000

171,000

## Exhibition Halls

Space should be set aside and arranged for the visual presentation and graphic explanation of matters that should be of special interest to the public, and for exhibits of all sorts. It should be near the public lounge but also readily accessible to delegates and the Secretariat, especially to the offices of the Department of Public Information, which will naturally be responsible for the exhibits.

INCLUDED IN LOUNGES AND LOBBIES

## Staff Facilities

For the convenience and recreation of all persons working on the site—whether in the delegations, the Secretariat, or the specialized agencies—certain special facilities, over and above their working space, should be planned, if not in the first stage of construction, then in later ones:

LOUNGE AND CLUB ROOMS	12,500
GYMNASIUM AND LOCKER ROOMS	14,000
2 GAME COURTS	4,200
OFFICES	600
THEATRE, DRESSING ROOMS, PROJECTION BOOTH	6,200
DORMITORY (50 BEDS)	4,200
CLINIC AND HOSPITAL (STAFF OF 12)	4,100
POST OFFICE	10,000
CABLE	500
TELEPHONES	500
MISCELLANEOUS	2,000

58,000

A club where one may read, play games, or simply rest;

A gymnasium and game courts;

A theatre for stage presentations, for and by the personnel, and for motion picture showings, which the public might on occasion attend to see documentary and educational films;

A dormitory for the emergency use of transient personnel;

A first-aid clinic and emergency hospital, also a dentist's office, in the Secretariat Building;

A post office and cable, wire, and telephone services.

## Restaurants

Provision should be made on the site for feeding the following groups:

Secretariat personnel—should be able to eat close to their working quarters (preferably in small dining rooms) and should be able to arrange for small dining parties;

Delegates—should have very pleasant facilities close to their lounge in order to carry on discussions in small or large groups;

Public—should have simple eating facilities near the public lounge;

Wherever feasible, kitchen services should be centralized.

SECRETARIAT DINING ROOM (SEATING 400)	6,400
3 CAFETERIAS (TOTAL SEATING 1,600)	24,000
SANDWICH COUNTER (SERVING 100)	1,500
DELEGATES' DINING ROOM (SEATING 500)	8,500
PUBLIC CAFETERIA (SEATING 500)	6,500
KITCHENS (TOTAL)	22,500
CENTRAL FOOD STORAGE	6,000

76,000

## Parking

Parking space for those working on the site (delegates, Secretariat, Press, etc.), for those with business on the site and for special visitors. The various groups of car-users should have well-defined, segregated parking areas.

OFFICIAL CARS	
TRUCKS AND SERVICE VEHICLES	
OFFICIAL DELEGATION CARS	
CARS OF SECRETARIAT, PUBLIC AND SPECIAL VISITORS	
ACCREDITED PRESS CARS	
TOTAL APPROX. 1,900 CARS	

590,000

GRAND TOTAL

896,000

## Buildings for Delegations and Specialized Agencies

These two groups must enter into the planning now although their requirements are necessarily still far from being precisely determined. Their combined personnel will, in time, equal that of even a much enlarged Secretariat. Eventually, they will need Committee rooms of their own but for some time it will be possible, by judicious scheduling, to make available to them the meeting facilities of the conference area. Similarly, in the early stages of site development, their personnel will find office space in the Secretariat Building.

### Delegations

On the basis of estimated requirements submitted by the already established permanent delegations of Member States, 70 delegations (the planning figure adopted) would employ approximately 2,400 people.

	Space Requirements— Square Feet	
EXECUTIVE OFFICES.....	123,000	
PRIVATE OFFICES.....	121,000	
OPEN OFFICES.....	94,000	
115 CONFERENCE ROOMS.....	89,000	
STORAGE, ETC.....	59,000	
RESTAURANT (SEATING 300) AND CAFETERIA (FOR 500).....	11,200	
KITCHEN.....	6,000	
TOTAL		503,200

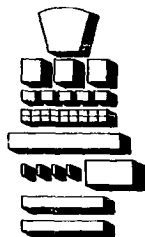
### Specialized Agencies

Certain specialized agencies may establish their international headquarters on the site; and others may wish to maintain only liaison offices here. Ample space has been reserved at the north end of the site for those agencies which may eventually come to New York. The total personnel involved in this arrangement might be approximately 2,500. The buildings must be planned with extreme flexibility to allow for indefinite future expansion.

Their libraries would be housed in the central library.

CONFERENCE AREAS FOR INTERNATIONAL HEADQUARTERS.....	54,300	
SECRETARIAT AREAS FOR INTERNATIONAL HEADQUARTERS.....	346,200	
LIAISON OFFICES FOR SPECIALIZED AGENCIES AND NON-GOVERNMENTAL ORGANIZATIONS.....	27,500	
RESTAURANTS, CAFETERIAS, AND KITCHENS.....	17,900	
TOTAL		446,100

# Summary of Space Requirements



In view of the present urgent needs of the temporary headquarters of the United Nations, and in view also of our analysis of the building elements involved in the permanent headquarters, the total space requirements should and can be met by construction in three stages.

	Stage 1	Stage 2	Stage 3
	square feet		
<b>Conference Area</b>			
GENERAL ASSEMBLY		42,370	
3 COUNCIL CHAMBERS	46,550		
CONFERENCE ROOMS Nos. 1, 2, 3, 4	46,800		
CONFERENCE ROOM No. 5		14,700	
18 COMMITTEE ROOMS	32,960		
LOUNGES (DELEGATES, PRESS, PUBLIC)	251,000		
SECRETARIAT SERVICE AREA	75,650		
<b>Secretariat Building</b>	816,111		
<b>Auxiliary Elements</b>			
LIBRARY	171,000		
EXHIBITION HALLS (INCLUDED IN LOUNGES)			
STAFF FACILITIES:			
SECRETARIAT CLUB AND LOUNGE	12,500		
ATHLETIC FACILITIES			18,800
THEATRE		6,200	
DORMITORY			4,200
CLINIC	4,100		
POST OFFICE, CABLE, TELEGRAPH	11,000		
RESTAURANTS	76,400		
PARKING	590,000		
<b>Delegations</b>			503,200
<b>Specialized Agencies</b> (NOT INCLUDING PARKING)			446,100
<b>Totals (not square feet) . . . . .</b>	<b>2,134,071</b>	<b>63,270</b>	<b>972,300</b>

### Stage 1

The Lake Success headquarters now houses most of the Secretariat and a conference area consisting of two Council chambers, four conference rooms, and ten committee rooms. The space is insufficient; the Secretariat maintains offices for several of its units in Manhattan, and rents warehouses for storage and shipping off the premises.

Stage 1 of the construction programme is designed to accommodate all these elements: the entire Secretariat and its extensive storage requirements, three Council chambers, four of the five eventual conference rooms, all eighteen of

the required committee rooms, and the service space for these meeting rooms. Also included are lounges and restaurants for delegates, Secretariat, the public, and the Press, as well as the library, the clinic, the Secretariat club rooms, and parking facilities for all headquarters groups except the specialized agencies.

Moreover, since the plans for these accommodations make full provision for future expansion, there will be temporary accommodation in the Secretariat Building for permanent delegations now renting space in Manhattan and, possibly, some for specialized agencies.

### Stage 2

The General Assembly has held two sessions at its temporary meeting hall at Flushing Meadow. Since this hall is seven miles from the Lake Success headquarters, it has required its own lobby and lounges for delegates, as well as restaurants, and a complete Secretariat service area, which to a large extent duplicate provisions at Lake Success.

Stage 2 of the construction programme will take care of all functions performed at Flushing

Meadow. The General Assembly Hall is planned for future needs, and its conference service areas will be merged with those already built under Stage 1. This stage also includes the building of the large Conference Room No. 5, the small theatre for recreational and educational use of United Nations personnel and the public, and also the public exhibition area. Additional staff facilities will be provided as required.

### Stage 3

At present, the already established permanent delegations have found temporary accommodations in Manhattan. The specialized agencies are established in various countries; only small liaison offices are functioning at present at Lake Success.

Stage 3 of the construction programme plans to outline accommodations for the future needs

of all offices of permanent delegations and for those specialized agencies which wish to establish permanent headquarters or liaison offices on the site. Restaurants, storage spaces, and other facilities will be part of this stage, as will the additional parking facilities required by the specialized agencies.

# 4

## The Architectural Organism

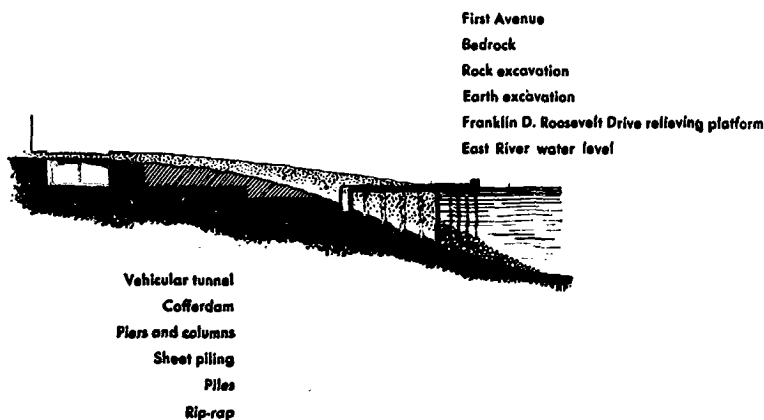
Once the various organs of the United Nations have been classified in terms of building elements—each with its own form, dimension, and system—the next planning consideration is their interaction as functioning parts of a single coherent *organism*. The following pages treat some of the planning features that apply to the headquarters as a whole and make for its harmonious development.



## The Structure

The first general consideration is the actual structure of the build the *skeleton* capable of carrying them, a framework of steel and concrete covered by a durable *skin* of dignified and satisfying appearance.

The building spaces will be of two types: on the one hand, of whose dimensions can be standardized; on the other hand, halls of various sizes, each with special structural requirements. These variables can be systematized within a basic structural framework consisting of units of measure, or *modules*, which will facilitate economical construction and future changes. This framework consists of the foundations supporting the structure, the main vertical and horizontal steel members supporting the internal loads, and the special provisions for exterior forces of wind, ice, and snow.



## Foundations

The foundation engineers have determined that bedrock of adequate structural strength is sufficiently close to the grade level throughout the site so that, in general, all foundations can rest directly upon this typical rock—so-called Manhattan Schist. Such foundations, which are customary in this section of New York City, can be constructed in the following ways:

(a) At the west or First Avenue side of the site, the rock is close to the surface. The use of the site will probably require that the subsurface areas provide space for parking, mechanical equipment, and other services; consequently, the first step in foundation construction will be *earth and rock excavation*. In this area, the basement

floor will be constructed directly on the rock with the necessary pits and provisions for drainage. It is possible that this excavation will extend below the water level of the East River, in which case the foundation will be completely water-proofed and protected by a normal cofferdam to withstand the water pressure from the river.

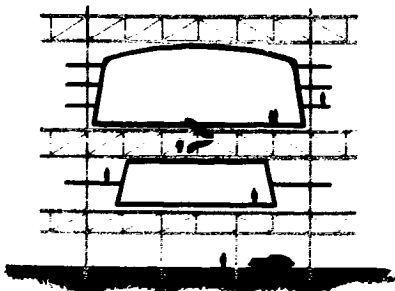
(b) As the slope of the bedrock drops below the lowest basement level, the loads from the columns above must be carried down into the bedrock by means of piers or caissons, through the surface material and artificial fill. These can be either shallow or "open" piers of normal reinforced concrete construction, or pneumatic or other type of caisson installation.

## Low Buildings

The many meeting halls, extending horizontally over much of the area of the site, present a structural problem that can be solved by widely spaced columns and long spans giving a maximum of clear space without structural obstruction. Since these columns are to be carried to the bedrock, the concentration of loads upon them, resulting from their wide spacing, will be economically supported. The wide spacing not only makes possible large open spaces for meeting halls, lounges, and work areas, but also results in an efficient plan for the parking levels. All columns can be so placed that cars need never maneuver close to a column in entering or leaving a parking space. Even in the subsurface parking and service areas which are not directly below other buildings, a relatively wide spacing of columns should also be maintained in order to continue an efficient parking system.

Some of the spans developed in the preliminary engineering studies are more than 90 feet wide and will require deep girders or trusses. The depth of these trusses can in many cases be included within an intermediate floor level, so that the top chord of the truss supports the floor above while the lower chord supports the intermediate floor level. Such construction has been thoroughly analysed by the engineers, who have found that it presents no serious problems. Cantilevered floor construction will be used where it is important to gain more space above areas such as the Franklin D. Roosevelt Drive, where columns are undesirable.

Deep-truss construction will also make it possible to support adequately one large meeting hall directly over another without introducing columns into the lower. The intervening space will be of value not only for service personnel or other circulation but also for mechanical equipment, air-conditioning ducts, access to lighting of the meeting halls, and the like. The ceilings of the halls will, in effect, be hung from these trusses, permitting full development of acoustical treatment, special lighting, etc., and the pos-



sibility of inexpensive alterations when necessary in the future.

Moreover, the wide spans and wide column spacing give maximum freedom in placing such building elements as stairs, elevators, and escalators.

When a roof is not used for terraces, the trusses above meeting halls, particularly over the General Assembly Hall, may follow the general form of the hall itself. Detailed analysis will indicate the most desirable method of constructing these, either transversely with shorter spans or by fewer and larger trusses placed longitudinally.

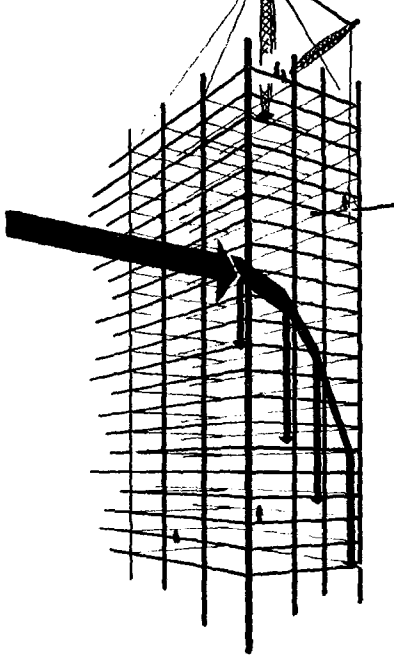
For the purpose of the preliminary engineering design and estimates, conventional methods were followed, and the allowable stresses now common in this type of construction were used. When the final design is made, consideration will be given to the possible use of welding, continuous trusses, pre-stressing, and other recent structural developments.

The basic frame will be of steel, for many reasons, particularly increased speed of erection. As is the case with most modern fireproof buildings, the structural elements are to be encased in concrete.

## High Buildings

Skyscraper structures differ from other construction primarily in the provision that must be made to withstand wind pressure. While such a structure is self-supporting, it must also be able to resist wind velocity of as much as 80 miles per hour. If the building is narrow and presents a large surface to the wind, this horizontal pressure becomes a major element in the structural design. The structure must have strength to resist this wind pressure and transform it into a vertical thrust toward the foundations. The building must also be rigid enough so that occupants can work without discomfort under any weather conditions.

(a) A structural steel frame has been chosen because it will economically provide the necessary strength and stiffness with least loss of space due to size of structural members. This type of frame has been used for all buildings of comparable height in the New York region, and is known to provide a satisfactory solution to the problem of skyscraper construction. One very important advantage of using a structural steel frame is that it shortens the time required for construction. Steel members can be fabricated and brought to the site while foundations are being prepared; steel erection can begin as soon as column footings are completed. Once started, steel erection will proceed at the rate of at least two floors finished in every three working days. The steel members support the forms for reinforced concrete floor construction so that floor slab installation can be completed at the same rate as the steelwork.



(b) The steel framework will be arranged with lines of columns spaced as required for the efficient interior design of office layout and window arrangement. Each column line will have four columns with two exterior and two interior columns. This arrangement is necessary in order to carry the wind loads into the interior frame of the building, and enables the whole frame to act integrally; the alternative would be to make the exterior columns heavy enough to carry the full

load, which would require very heavy deep girders and beams. (The four-column bents give a most satisfactory and economical steel structure for this width of building.) The omission of one line of interior columns would add approximately 15 per cent to the cost of steel, and would make it necessary to increase the height of the building to give the same amount of floor space and the same ceiling heights. Since an increase in height increases the cost of many other items besides steel, the total additional costs would be considerable. To omit all interior columns would raise the cost of steel alone by more than 50 per cent, with additional costs due to a still greater increase in building height.

The accompanying diagram shows how the horizontal force of the wind is vertically directed and distributed by the spacing of the columns.

(c) To provide stability, the framing of the girders between columns will be rigidly connected to the columns. The size of these girders, practically throughout the building, will be determined by the rigidity requirements for wind rather than by the strength required to support ordinary "live" loads (the occupants, equipment, etc.) or the "dead" loads of the structure itself.

(d) A study must be made of the anchorage of the columns to the foundations to resist wind overturning. The preliminary engineering study indicates that no special provision is required.

(e) For floor construction, short-span reinforced concrete slabs have been chosen. These will result in low dead loads and reduced foundation costs. The slabs are to be reinforced with steel mesh, with the main reinforcing running in one direction. This type of construction is easy to install, and is widely used in New York because of its low cost.

## Light, Air, and View

From the beginning of the planning, the principle has been maintained that those working daily at the headquarters must have the benefits of sun and natural light, a feeling of free space and verdure. Imperative technical reasons dictate that the lighting of the meeting halls must, on the other hand, be subject to the most minute regulation in order to meet the requirements of the various information media—photography, cinema, television, and the like. Hence, these halls must have completely artificial lighting. The surrounding lounges and lobbies and also the spaces for work must, however, be so planned as to profit from the river site and from the park areas adjacent to the buildings.

The most advantageous use will be made of natural light through the latest technical developments for light control. Given a certain intensity of outside illumination, which varies with weather conditions, the time of day and the season, the amount admitted to the interior depends

upon the type of glass; the size, shape, and position of the window openings; the ratio of window area to floor area; the ratio of the height of windows to the depth of the rooms; and the window-shading devices. By means of sunshades, windowshades, or venetian blinds, this natural illumina-

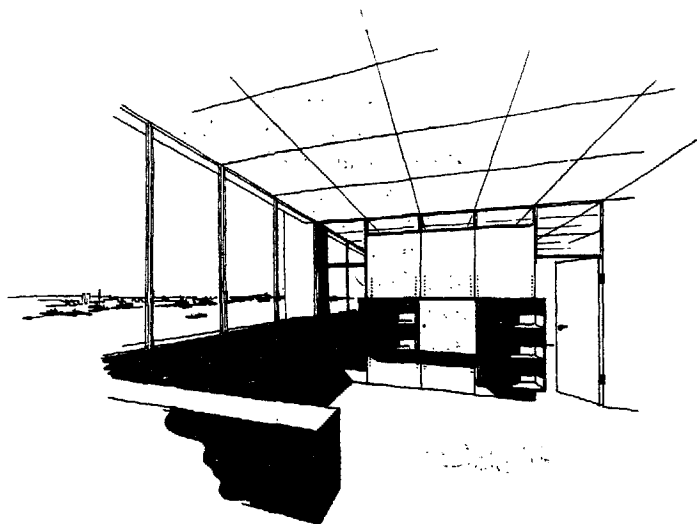
tion will be diffused and controlled as the needs of the specific spaces require. To reduce the glare of the bright sun or sky vault, sun control is indispensable in buildings with ample glass areas. In addition to the controlling factors at the windows, careful consideration is to be given to such items as the finish of desk tops, office machinery frames and other furniture, and to the colour of and reflection from walls, ceilings, and floors.

The problems of *artificial light* will be met in the headquarters buildings through: (1) indirect units, by which 90 to 100 per cent of the light from the fixture is first directed to the ceiling and upper side walls, whence it is diffusely reflected to all parts of the room; (2) semi-indirect units, by which 60 to 90 per cent of the light from the fixture is directed toward the ceiling, while the rest is directed downward; (3) direct units, by which fixtures direct practically all the light on angles below the horizontal; and (4) semi-direct units, by which 60 to 90 per cent of the light is directed downward on the working surface.

The control of the fixtures will, as far as possible, be subject to individual choice, in order to take advantage of the natural light on clear days and thus conserve the artificial light. The installations will meet both day and night conditions.

The present-day recommended levels of illumination will be maintained in the various rooms and meeting halls by use of the most modern and efficient fluorescent and incandescent lighting equipment. These levels are as follows:

Areas	Foot candles
Office space, General Assembly, Council chambers, committee rooms and conference rooms.....	30-40
Library reading rooms.....	30
Library stacks .....	20
File rooms .....	30
Lounges, rest rooms, corridors.....	10
Dining areas .....	15



## Air Conditioning

The intensity of the work to be carried on in these buildings, the number of people who will use them, and the variability of the New York climate require the maintenance within the buildings of a comfortable climate unaffected by exterior conditions. Authorities agree that the regulation of temperature, humidity, cleanliness, and motion of the air result in increased worker efficiency. Obviously, it is also necessary to remove accumulated heat, moisture, and smoke from assembly places. In the New York area, almost all recent structures provide year-round air conditioning.

For areas in which the occupancy is primarily sedentary and continuous for a period of several hours, the comfort of the great majority will require, during peak periods, a maintained summer temperature of 78° Fahrenheit and a

relative humidity of 50 per cent; at other periods, approximately 76° Fahrenheit and 50 per cent relative humidity. In winter, indoor temperature and humidity are equally important, although humidity may vary. Conditions of 70-72° Fahrenheit and approximately 50 per cent relative humidity have proven successful in the New York area, with a reduction in the relative humidity maintained indoors as the outdoor temperature drops.

To achieve these results, various methods can be utilized; these are based either on the principle of radiation or on the use of circulated air as the heat-absorbing or heat-liberating medium. Engineering studies indicate that the latter system, with separate heating and cooling units at the exterior wall, will best meet the specific requirements of individual control and maximum

economy for the permanent headquarters. Individual control is important in the buildings of the United Nations, the occupants of which have a diversified climatic background and may have varying standards of comfort. For the same reason, it will be desirable to permit individuals to open the windows, although it is expected that they will actually do this only rarely since they can go to a window unit and adjust the equipment to meet the exact conditions desired.

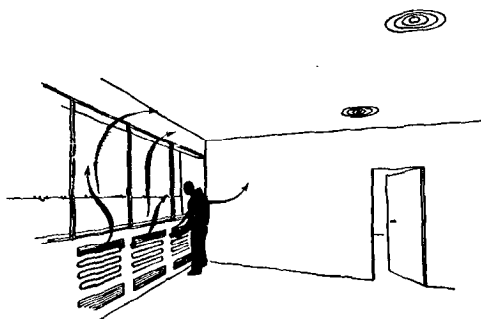
In the Secretariat Building, the system of air conditioning can benefit from the depth of the structural steel to allow the passage of ducts that penetrate the steel without reducing headroom. The ample provision of glass area, through which

will be seen magnificent views of river, City skyline, and park, will probably mean a relatively large gain of solar heat unless a practical method is found, by further study, to reduce this heat by shading or special glass. In any case, an office building with a minimum of dark interior space will have a relatively larger heat gain at the perimeter, and require for the perimeter areas (up to about sixteen feet from the exterior wall) a separate air-conditioning system different from the system for the interior areas. Detailed cost analysis by the engineers indicates that differences in the cost of initial construction and operation of air-conditioning due to different orientations of the main building structures are relatively small, so that other factors will be the determining ones.

The preliminary recommendation of the engineers is that ducts of minimum size and maximum air velocity and temperature differential penetrate the steel framing, and that units be placed under the windows with water coils for cooling and heating.

In the meeting halls, lounges, and restaurants, the systems will be of the conventional low air velocity type, because these areas are especially designed to meet specific requirements and have space available for larger, rectangular ducts. They will be automatically controlled.

A central refrigeration plant will be provided to cool the water. No cooling tower will be required because use can be made of water from the East River, which reaches a maximum temperature of about 80° Fahrenheit during the summer.



Air conditioning with individual unit control

## Acoustics

The control and regulation of sound, especially the sound of the human voice, is of essential importance to the fundamental operations of the Headquarters of the United Nations. Sound must be sustained and amplified in the meeting halls; noise must be reduced in the lounges and work areas, and substantially eliminated from the broadcasting studios.

The chief function of sound control is, however, to strive for the highest possible value of speech intelligibility in all the meeting halls. This will require that:

(a) The reverberation time be rigidly controlled by the proper amount of sound-absorbing materials in the room (including carpets, drapes, furnishings, people), which must be sufficient to reduce the reverberation time to not more than 1.5 seconds;

(b) The shape and dimensions of the room be such as to avoid setting up serious interference patterns or echoes which, if possible to

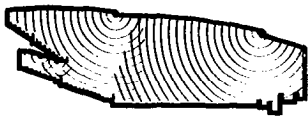
correct, would require extensive acoustical treatment;

(c) The tonal response of the room not cause serious loss of consonant tones nor distort the voice so that it sounds unnatural;

(d) The sound-reinforcing system of the room produce a sound level of 65 to 75 decibels throughout its entire seating area from any microphone without any audible trace of oscillation, and be capable of producing 80 to 85 decibels throughout the seating area to meet any high momentary peak in the speaker's voice.

The closer the room is to optimum shape and design, the smaller will be the expenditure required for corrective acoustical treatment. Structural, aesthetic, and functional requirements often necessitate deviations from the optimum, but a fundamentally correct design will not only be less costly on acoustical grounds but will also give better acoustical results than any artificially corrected design.

## General Assembly Hall



With its seating capacity of 3,500 is far from optimum in cubic content per seat. Its design will require special attention to the reduction of cubic volume and to the arrangement and choice of sound absorbent and reflecting areas on walls, ceilings, and other surfaces.

## Council chambers



With their seating capacity of 700 are much nearer to the acoustic optimum in basic design, but will still need considerable treatment.

## Conference Rooms Nos. 1, 2, 3 & 4



Structural requirements dictate a long, narrow, fairly low compartment with a smaller cubic content per seat than that of the Council chambers, but still requiring considerable treatment.

## Conference Room No. 5



Can be made very satisfactory acoustically with little applied treatment other than a small amount of absorption properly distributed within the room.

## Committee rooms

Will not require sound-reinforcing systems although some acoustical correction will be needed to preserve their tonal characteristics.

## Theatre



Has a satisfactory cubic content per seat, and will require only a small amount of treatment.

## Broadcasting studios

*Two studios for talks*—acoustical treatment will be considerable since they must be very "dead." *Four general-purpose studios*—since these are larger and their acoustic requirements more "live," they will need more varied treatment. In addition, both types will need complete sound isolation of walls, floors, and ceilings.

Noise reduction treatment will be generally required for corridors, cafés, restaurants, lounges, work areas involving teletype and teleprinter, conveyor systems, and broadcasting booths. The principal administrative and private offices, secretarial pools, and similar working areas will also require treatment.

## Communications

The nerves of this complex organism are the mechanical and electronic communications systems, internal and external, which tie together thousands of working units, individuals and groups of individuals within the headquarters and throughout the world. Through radio, television, cable, teletype, and other proven developments in the electronic field, the great number of machines and types of equipment required at the headquarters are interwoven with the larger world complex of communications between men and nations.

This communications system has been carefully studied by the technical engineers, in close conjunction with the Advisory Committee on United Nations Telecommunications. The broad communications programme of the United Nations is a part of the report of that Committee. All available types of communications systems are being studied for their specific application to the needs of the United Nations, and it is pertinent to review some of the methods of internal communications affecting the architectural planning.

### Telephone

A standard unified dial system with a private branch exchange is a basic element both of internal and external communication.

### Intercommunicating telephone

A supplementary system of the dial or button type for connecting two individuals, and including multiple stations for conferences, will relieve the regular telephone lines. No switchboard required.

### Intercommunicating speaker system

Loud-speaker or earphone communications, providing instant two-way contact between offices, could also relieve the regular telephone system. No operator. Push-button or lever-control panel.

### Public address system

A loud-speaker system for paging and dispatching messages in public areas, work areas, or lounges. Can be replaced by visual lights in the meeting halls. Distribution of news and music to restaurants would be on this system.

### Equipment for dictating and recording

Dispenses with stenographers on call. Conferences and phone conversations can be recorded for filing or replay.



## Writing Instruments

### Telautograph

Simultaneous transmissions of written messages in original handwriting to any number of points. Persons receiving need not be present during transmission. Permanent record of all messages for filing. Saves messenger service. Maintains security.

### Teletype

Instantaneous transmission of straight, coded, or foreign language messages, symbols, figures, etc., by electrical impulse. Receivers can make multiple copies or cut sten-



Signal center (for external contact) will be used for this equipment.

typewriter  
for more even typing;  
larger number of copies.  
Inexpensive possible with several  
machines, producing  
multiple copies.

typewriter  
pages transmitted by  
wire circuits, wire circuits,  
or power lines are  
picked up and retyped by  
number of copy type-  
sets at various points.

Microfilm  
Participants may see and hear  
what is happening at confer-  
ences, etc., without being  
present. Overflow of public  
admitted to meetings can  
see and hear what is going  
on from lounge area. This  
system can be used in com-  
bination with microfilm.

Facsimile transmission  
or radio transmission  
of photos or documents, for  
projection on a screen or for  
facsimile reproduction by fac-  
simile duplicators.

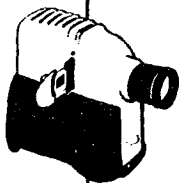
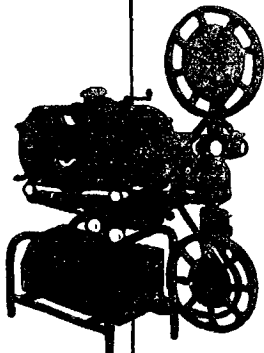
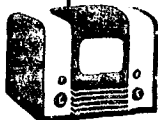
Microfilm  
for pictures and slides  
Commercial entertainment,  
reels, educational or  
training films for the public  
admitted Nations personnel  
centres or lounges. Their  
use can be combined with  
television installations either  
in offices or meeting halls.

Microfilm  
Documents photographically  
recorded and recorded on  
(16 to 70 mm.). Affords  
compact filing system,  
Negative film of all ma-  
terial from which any num-  
ber of copies or enlargements  
can be made. Positive of film  
can be projected on screen  
for inspection.

Microfilm  
to inform visitors or person-  
nel of the location of various  
rooms, etc., and to pro-  
vide functional assistance to  
visitors in these areas.



### Reading Instruments



### Panel lights and illuminated bulletin boards

A means of notifying persons of the presence or absence of individuals or groups, and of announcing time and place of meetings or events.

### Electric clock system

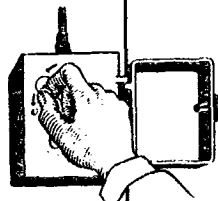
Centrally controlled system for standard time synchronization. Used also to announce radio programmes, or as time stamps for documents, correspondence, etc.



### Other Instruments

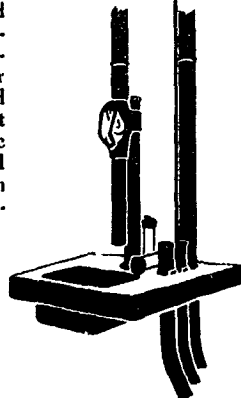
#### Alarm systems

1. For local interior fire protection, with bell, gong, etc. Each alarm type is for a specific category of emergency and is manually operated.
2. Automatic fire alarm, working on a "fixed temperature" principle, and connecting with sprinkler system.
3. Watchman patrol system. Panel light, loud-speaker, or telephone communication, with central control for each check-in station.



#### Dumb-waiters, chain conveyors, belt conveyors and pneumatic tubes

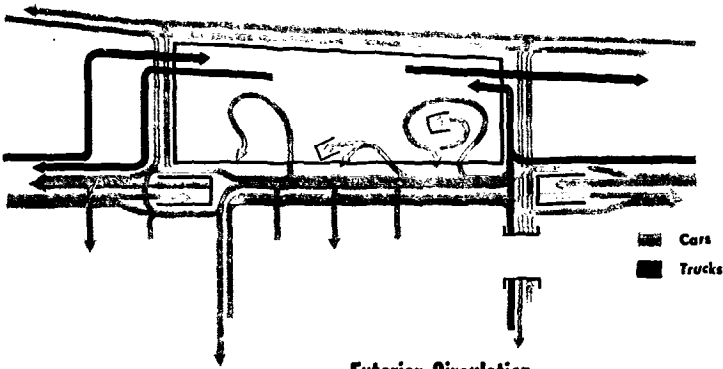
For distribution of documents both vertically and horizontally. A general system of combined chain conveyors and dumb-waiters for bulk traffic, with augmented services by means of belt conveyors and pneumatic tubes for interdepartmental distribution, particularly in relation to the library service.





## Circulation

The planned control of circulation—both horizontal and vertical, exterior and interior—at once creates order and gives to each function of an organization its own time and space in which to work. If the entrances to the site and to the various parts of the buildings are wisely placed, the whole composition will function properly: delegates, Secretariat personnel, Press, and public will find their way automatically and with ease. Both the pedestrian and the automobile will be adequately accommodated. The horizontal and vertical circulation constitute the blood stream of the organism.



Exterior Circulation

Planning for the movements of the daily population to and from the site involves two entirely distinct streams: vehicular traffic and pedestrian traffic. Each of these streams, for purposes of control and convenience, is again divided into a substream for those employed on the site as delegates or Secretariat personnel and an entirely separate one for the visiting public. In the vehicular stream, there is a third traffic lane for heavy loads and trucks.

The delegates arrive in large numbers immediately before and depart immediately after meetings, usually in official cars or taxis, occasionally in corteges numbering scores of cars. Expeditious handling of this traffic is of primary importance and adequate space must be provided, preferably apart from the entrance for the general public. Peak periods will be during General Assembly sessions.

Members of the Secretariat and the Press arrive mornings and leave evenings in great numbers at a set time. Those who come by car should have a lane separate from other vehicular

approaches for direct access to their own parking area.

Vehicular lanes to the Secretariat Building must also allow for the daily movements of official and commercial trucking, which must have efficient loading arrangements.

Personnel on foot will arrive mainly from 42nd Street but may use any pedestrian entrance that leads to the Secretariat Building.

When plans for building are definite, allowance will be made for separate circulation and parking for the personnel of permanent delegations and the specialized agencies. Meanwhile, present arrangements are adequate to serve these groups.

Specially invited guests will use the delegates' traffic lanes and garage facilities.

Many daily sightseers and persons holding tickets to meetings, who usually arrive together in large numbers, will enter the site as pedestrians; vehicular lanes are planned for the rapid loading and unloading of many persons at one time.

## Interior Circulation

From all that has already been said, one conclusion is obvious: the delegates must have a place from which they can easily reach all their meeting rooms and the Secretariat Building. This place is the lounge, key to the composition of the whole conference area.

Upon entering, delegates will usually proceed to the lounge, where they will disperse to their various meetings. This they must be able to do without encountering the traffic of the public, Press, or general Secretariat.

This circulation is basically horizontal, with a secondary vertical movement facilitated by escalators, elevators, stairs, and ramps. The horizontality of this circulation permits an easy solution to the problem of its strict segregation from the movements of Press and public. The latter are placed on higher levels, whence they enter the balconies of the meeting halls.

Upon leaving the area, the delegates must be able to call their cars to their private exits for inconspicuous and expeditious departure.

Representatives of specialized agencies attending meetings will, of course, have the use of the delegates' area.

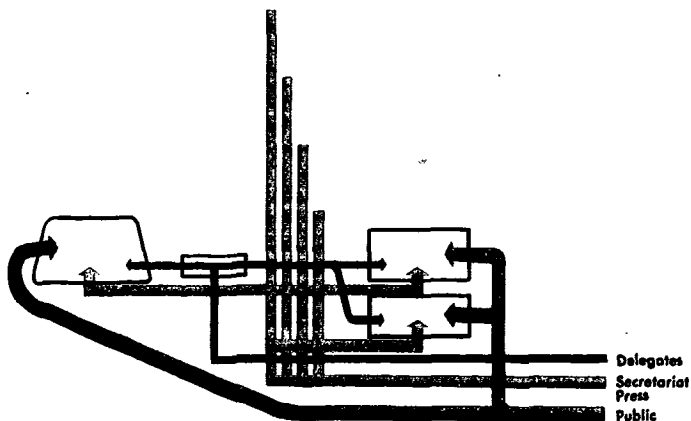
The Secretariat, on the other hand, must be housed mainly in a single building based on vertical circulation. This will be the most efficient and economical means of ensuring maximum ease of circulation among the divisions of the

Secretariat. There must also be direct vertical circulation to and from the conference area, to all parts of which (except the delegates' lounge) the Secretariat must have free access.

A detailed engineering analysis has been made of the elevator service which must be provided to meet normal requirements as well as morning, noon, and evening peak loads with a waiting interval of 25 seconds, which is the accepted norm for good capacity in advanced buildings in New York. Four banks of six cars each, centrally located and arranged in alcoves for easy access, will be adequate to handle the capacity of the building and capable of carrying about one-sixth of the population during the morning 5-minute peak. Each bank can serve approximately one-fourth of the floors.

From the designated work areas and lounges of the Press, there must be direct access to all its galleries. The Press must also be able to enter the Secretariat Building and certain defined portions of the delegates' area (including part of the delegates' lounge) for interviews.

Public circulation must be strictly kept from mingling with that of delegates, Secretariat, and Press, save in the case of guided tours. The separate entrances for the public should lead, via lobby, lounge, and exhibition hall, directly to the public galleries in all meeting halls.



## Relaxation and Recreation

For many of the personnel—delegates, Secretariat, and Press alike—who will have come from the four corners of the earth to work at the United Nations, the headquarters will be something more than a place of work. It must, in a real sense, take the place of their homes as a centre and point of departure for their leisure-hour activities. The headquarters must, therefore, offer them not only healthful working conditions but also opportunities for after-work relaxation and recreation. It must provide pleasant surroundings where they may get to know each other informally—game courts, restful club-rooms, attractive restaurants, and parks.

### Lounges

Each category of personnel—delegates, Secretariat, and Press—should have its own lounge close to its working area. Each of these lounges should have an equally pleasant, informal atmosphere, good light, and an airy view of the surrounding parks and the river.

The delegates' lounge is of particular importance, not only for relaxation and rest, but also as the central gathering point and principal meeting place where delegates may continue discussions between meetings.

A lounge capable of holding large numbers of persons on special occasions should also be provided for the public.

All lounges should connect with the restaurants and bars for the respective groups.

### Roof Terraces

The wide roofs, with their views over the river and the City, present an ideal opportunity for developing terraces, enclosed and open-air restaurants, and even some facilities for parties and games.

### Parks

The built-up neighbourhood of the site, and the high structures which may surround it, make

it of paramount importance to provide as much open space as possible around the headquarters buildings to set them off. Attractively landscaped, this green base, extending from First Avenue to the water's edge, will fulfill an important aesthetic function as a setting for the buildings, as well as provide an invaluable recreational opportunity for their occupants. Through this inviting park, visitors may stroll among the buildings, while smaller parks and waterfront terraces will be reserved for the exclusive use of the headquarters personnel.

### Clubs and Athletic Facilities

The administration of the Secretariat has encouraged the formation among the personnel of social and athletic clubs of all kinds. Despite their present very limited facilities, these clubs have already become an important factor in the *esprit de corps* of the internationally composed Secretariat. The late hours often required of the staff during emergency periods give added point to the need for proper club-rooms, where games or music may be played or where individuals may relax quietly.

A gymnasium and some game courts should eventually be provided for the physical culture aspects of a recreation programme.

## Flexibility and Expansion

The United Nations is a young and dynamic organization; its potentialities for growth and change are unlimited. Though its structures will be of steel and concrete, they must be planned on so flexible a pattern that their interior areas may be easily and economically rearranged to suit changing needs. Similarly, while the main building masses will determine the composition and use of the land area, much of the space can be kept free for future needed construction that will be in harmony with the pattern already laid down.

### Flexibility

#### Conference Area

To anticipate changing needs, this area can be designed as a basic structural shell whose spaces have multiple potential uses and are internally adjustable and subdivisible.

The General Assembly Hall is planned to

accommodate representatives from seventy Member States. Floor space temporarily in excess may be used to seat special observers.

The observation booths for public information media can be planned for a capacity above present requirements, anticipating future tech-

nical developments in a field very important to the United Nations. The open areas planned for public exhibits and for a small theatre can be converted into large meeting halls, should they be required at some future time, or into service areas.

The structural shell of the Council chambers must be so constructed as to permit necessary changes in size, and seating arrangements for delegates must be planned to allow for a fluctuat-

Variable Subdivision by Non-Structural Partitions



ing number of participants.

One of the conference rooms should be so planned as to be convertible into a Council chamber without any structural change. These conference rooms must have sectional conference table arrangements allowing for increases up to a capacity of seventy delegations.

All committee rooms must have flexible table arrangements and intermediary movable

partitions, adjustable to accommodate all sizes of meetings within the required range.

Around the periphery of the service levels will be offices with natural light for the Secretariat personnel serving the conferences. These must be planned as flexibly arranged spaces, capable of subdivision as required and permitting circulation to the various meeting halls above and below. Space must be provided to meet increasing future needs for such services.

### The Secretariat Building

As world issues affect its tasks, the Secretariat constantly undergoes administrative and organizational changes that call for the redistribution and reallocation of space. A simple framing structure, with continuous modular fenestration, and a centrally located, efficient vertical circulation, will give complete freedom for such rearrangements of office space.

### Future Expansion

It is possible that the functions of the United Nations may ultimately expand, requiring new organs to be created, or the personnel to grow even beyond present maximum estimates.

### Conference Area

The General Assembly Hall must be planned for the full anticipated capacity of seventy Members.

The basic horizontality of the Council chambers, conference and committee rooms makes possible their extension in a horizontal plane.

### Library

The library must be planned for continuous growth and easy extension or, possibly, for removal to a separate structure close to the other buildings. This structure might be erected on some of the reserved space, for example along the southern end of the site, where it might replace the present New York City Housing Authority Building.

### Secretariat Building

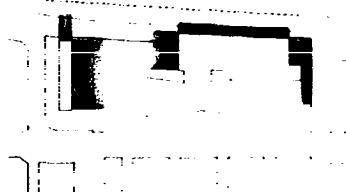
Since the Secretariat Building is a skyscraper structure, to which vertical additions would be economically impractical, it must be planned with ample space for expansion within

the building itself. Allowance will be made for an expansion of possibly 55 to 90 per cent over the Secretariat personnel initially occupying the building. This excess space can, in the first few years, house such offices of delegations and specialized agencies as may be placed on the site prior to the construction of separate accommodations in the reserved area. The expansion of the Secretariat should coincide roughly with the removal of these other units to their permanent offices.

### Headquarters of Delegations and Specialized Agencies

At this writing, information regarding the establishment of headquarters on the site by delegations of Member States or by the specialized agencies is too limited for the detailed planning of their accommodations. The entire northern part of the site has been left open for such developments.

Direction of Possible Future Expansion



# 5

## The Plans

The plans that follow indicate the stage which has been reached in the search for an architectural solution. These plans and studies are not perfect, nor final; but they represent the first fruits of the teamwork of the architects and engineers. The search will be a dynamic process continuing up to the moment when the first meeting in the new headquarters is called to order or when the first secretary sits down to her typewriter.

These plans will receive constant improvement from careful investigations among those who are to use them; they will be constantly refined from these very preliminary statements of work in progress. In the limited time available, it was not possible to present in this first report, detailed design studies of the final physical appearance of the buildings.

# Site Plan

All the elements considered in the preceding analyses must be synthesized into an integrated arrangement of buildings, lines of circulation, courts, parks, etc. The size of the site allows for a large free space for a ceremonial and public entrance opening out from the widened 47th Street approach. The General Assembly Hall, situated at the heart of the site, dominates this "honour plaza" and also opens out upon the area at the southern end of the site, which is the daily entrance for delegates, the Secretariat, and the Press.

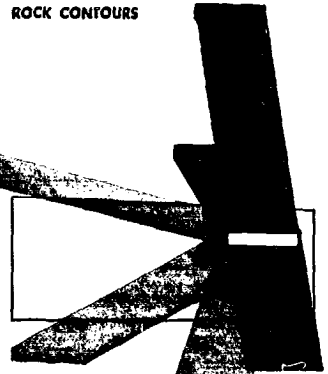
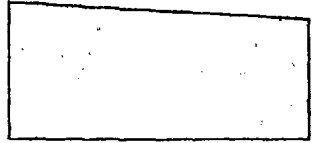
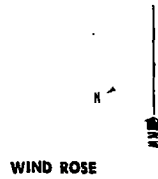
This southern area is created by the location of the Secretariat Building, which is close to the heavy daily flow of pedestrians from 42nd and 43rd Streets and, at the same time, far enough from First Avenue to provide adequate space around its high vertical mass.

Along the river, profiting fully from the light and ever-changing view, lies the low block of meeting halls.

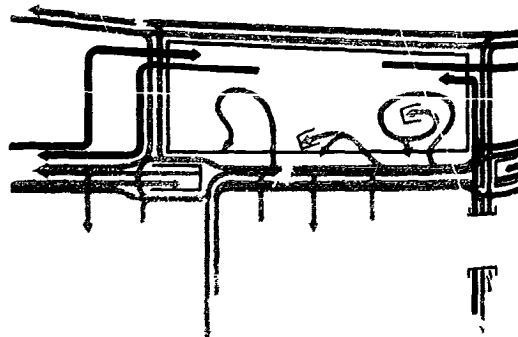
The park-like terrain, landscaped from First Avenue to the river's edge, will create a green plateau from which buildings will rise.

Among the factors determining the north-south orientation of the Secretariat Building was the desire to minimize the effect of the shadow it will cast on the site. Since the other important considerations mentioned above placed it at the southern end of the site, any other orientation would have kept most of the site in almost continuous shadow.

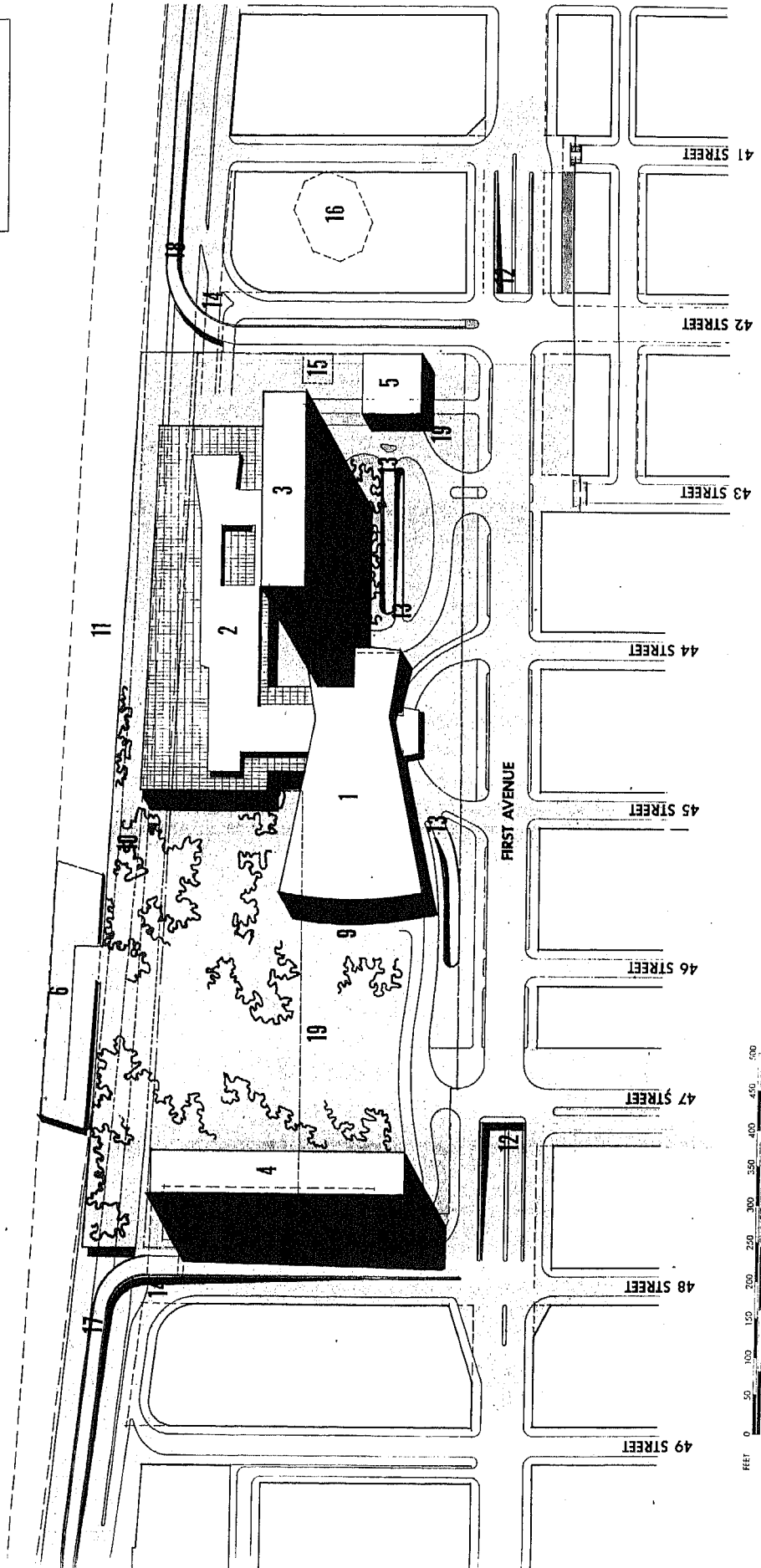
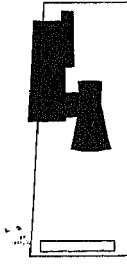
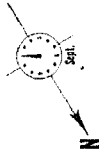
Other basic site-planning considerations, referred to previously, such as subsurface conditions, street patterns, functional interrelationships, provision for future expansion, and many others, have entered into the composition.



ORIENTATION AND SUN SHADOW



1. General Assembly
2. Conference area
3. Secretariat Building
4. Area reserved for delegations and specialized agencies
5. Building of the New York City Housing Authority
6. Pier
7. Secretariat and Press entrance
8. Delegates' entrance
9. Public entrance
10. Franklin D. Roosevelt Drive underpass
11. East River
12. First Avenue underpass
13. Ramps to garages
14. Entrances to garages
15. Subway vent shaft
16. Queens-Midtown Tunnel vent shaft
17. Northbound ramp to entrance to Franklin D. Roosevelt Drive from 48th Street
18. Northbound ramp exit from Franklin D. Roosevelt Drive to 42nd Street
19. Parking—lower level



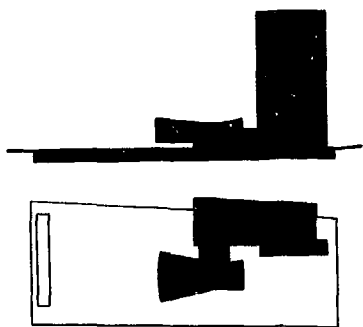
## Lower Levels

Taking advantage of the differences in heights between the Franklin D. Roosevelt Drive and the landscaped plateau created by extending the First Avenue level onto the site, the plans provide as much space as is practical for parking, trucking, and other service needs.

The lowest level serves primarily traffic entering or leaving the site at 42nd and 48th Streets, including north-bound and south-bound traffic from the Drive. This traffic will consist mainly of the cars of the Secretariat personnel and the Press, along with the necessary service vehicles. This lowest level also connects by ramp with the upper levels, and can be made to accommodate the visiting public.

The next higher level, which can be entered directly from the upper entrance plateau, best serves the delegates. Using this level, they may proceed directly from their cars to the meeting halls by escalator or elevator.

The area closest to the river most economically fills the need for higher spaces. Therefore, all trucking, mechanical equipment, and certain building services are concentrated there.



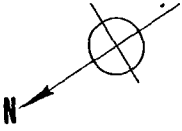
### FIRST LOWER LEVEL

1. Parking
2. Dispatching and waiting rooms
3. Delegates' elevators
4. Mechanical repair shops
5. Documents: reproduction and distribution
6. Library receiving
7. Library—binding and repair
8. Archives
9. High-rise elevators
10. Medium high-rise elevators
11. Medium low-rise elevators
12. Low-rise elevators
13. Service elevators
14. Public elevators
15. Ramps up
16. Ramps down

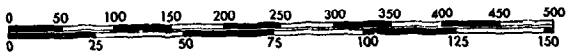
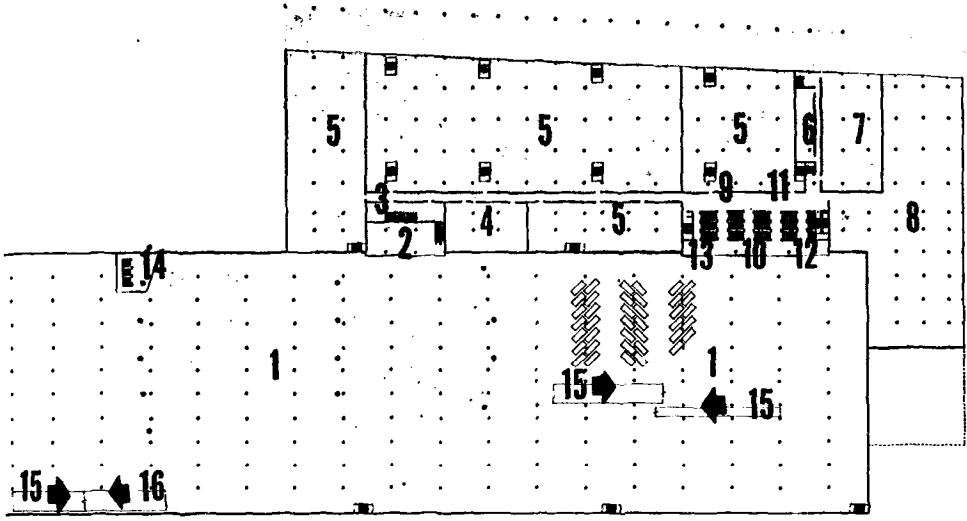
### SECOND LOWER LEVEL

1. Parking
2. Ramp down from delegates' level
3. Public elevators
4. Secretariat high-rise elevators
5. Secretariat medium high-rise elevators
6. Secretariat medium low-rise elevators
7. Secretariat low-rise elevators
8. Secretariat service elevators
9. Documents storage and issue
10. Garage
11. Trucking
12. Receiving and loading platform
13. Entrance from 42nd Street
14. Exit to 42nd Street and Franklin D. Roosevelt Drive
15. Entrance from 49th Street and Franklin D. Roosevelt Drive
16. Exit to 48th Street
17. Franklin D. Roosevelt Drive—north-bound
18. Franklin D. Roosevelt Drive—south-bound

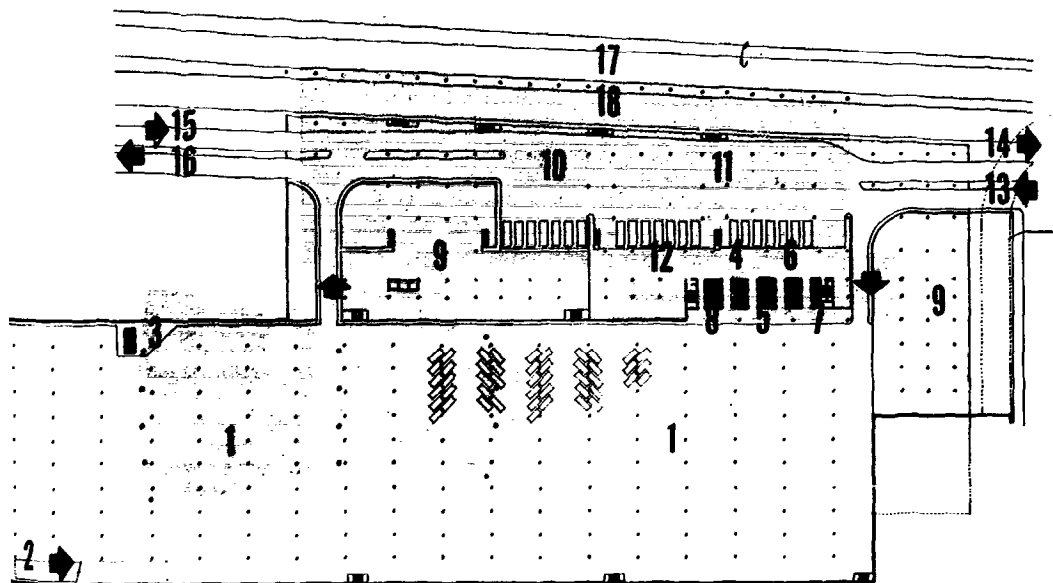




### First Lower Level



### Second Lower Level



# Main Entrance Level

Since the delegates, Secretariat, Press, and public will enter the buildings directly from the First Avenue level at different points, they will be immediately sorted out by means of the different elevators, escalators, ramps, and stairways that bring them to their respective destinations in the buildings. Lobbies ample enough to accommodate the large numbers that may gather on special occasions, and sufficient cloak-rooms and other necessary facilities, will ensure the dignity and orderliness of arrivals and departures. In addition, the separation of the delegates' entrances from the other entrances will make for better control, and will allow the delegates to arrive and leave inconspicuously.

Upon entering the buildings, delegates may proceed directly to their lounge by escalator or elevator, or they may continue on the same level to conference and committee rooms. These rooms are directly accessible from the lounge above by stairway or elevator, and they can also be reached directly from the entrance to the Secretariat Building, should the delegates arrive that way.

On this main entrance level are to be found the public information and exhibit facilities of the library.

The Secretariat and the Press will use a single entrance and the same vertical circulation to their respective places of work, since their work is related and both require rapid means of intra-circulation.

The public entrance is designed for flexibility in the installation of exhibits and to allow the public to attend showings of educational films, but above all to lead visitors directly to the public galleries of the meeting halls without crossing the paths of delegates or Secretariat. It is possible, by means of the elevators at this entrance, to restrict visitors to the public galleries of the General Assembly Hall and Conference Room No. 5 when these are being used by other groups, such as the specialized agencies. On the other hand, the ramp does allow the public to pass on to the conference and committee rooms when all parts of the conference area are being used for sessions of the General Assembly.



## A. DELEGATES' ENTRANCE

1. Entrance lobby
2. Check-room and toilets
3. Information
4. Escalator to main delegates' lounge
5. Delegates' elevators

## B. PUBLIC ENTRANCE

6. Entrance lobby
7. Public elevators
8. Exhibition
9. Check-room and toilet
10. Cinema (or auditorium)
11. Dressing rooms, etc.
12. Public ramp to conference rooms
13. Communications centre for public

## C. SECRETARIAT AND PRESS ENTRANCE

14. Entrance lobby
15. Low-rise elevators
16. Medium low-rise elevators
17. Medium high-rise elevators
18. High-rise elevators
19. Service elevators
20. Escalators for Press

## D. CONFERENCE ROOM No. 1

21. Delegates and advisers
22. Public gallery
23. Press gallery
24. Secretariat
25. Booths

## E. CONFERENCE ROOM No. 2

26. Delegates and advisers
27. Public gallery
28. Press gallery
29. Secretariat
30. Booths

## F. CONFERENCE ROOM No. 3

31. Delegates and advisers
32. Public gallery
33. Press gallery
34. Secretariat
35. Booths

## G. CONFERENCE ROOM No. 4

36. Delegates and advisers
37. Public gallery
38. Press gallery
39. Secretariat
40. Booths

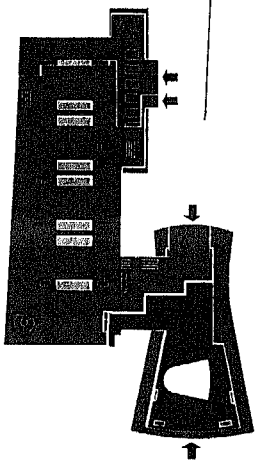
## H. DELEGATES' AREA

41. Escalator from parking area
42. Main stairway
43. Large committee rooms
44. Smaller committee rooms
45. Rest rooms
46. Escalators to main delegates' lounge

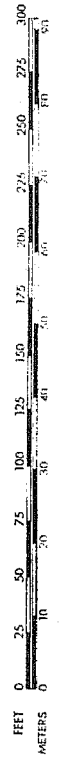
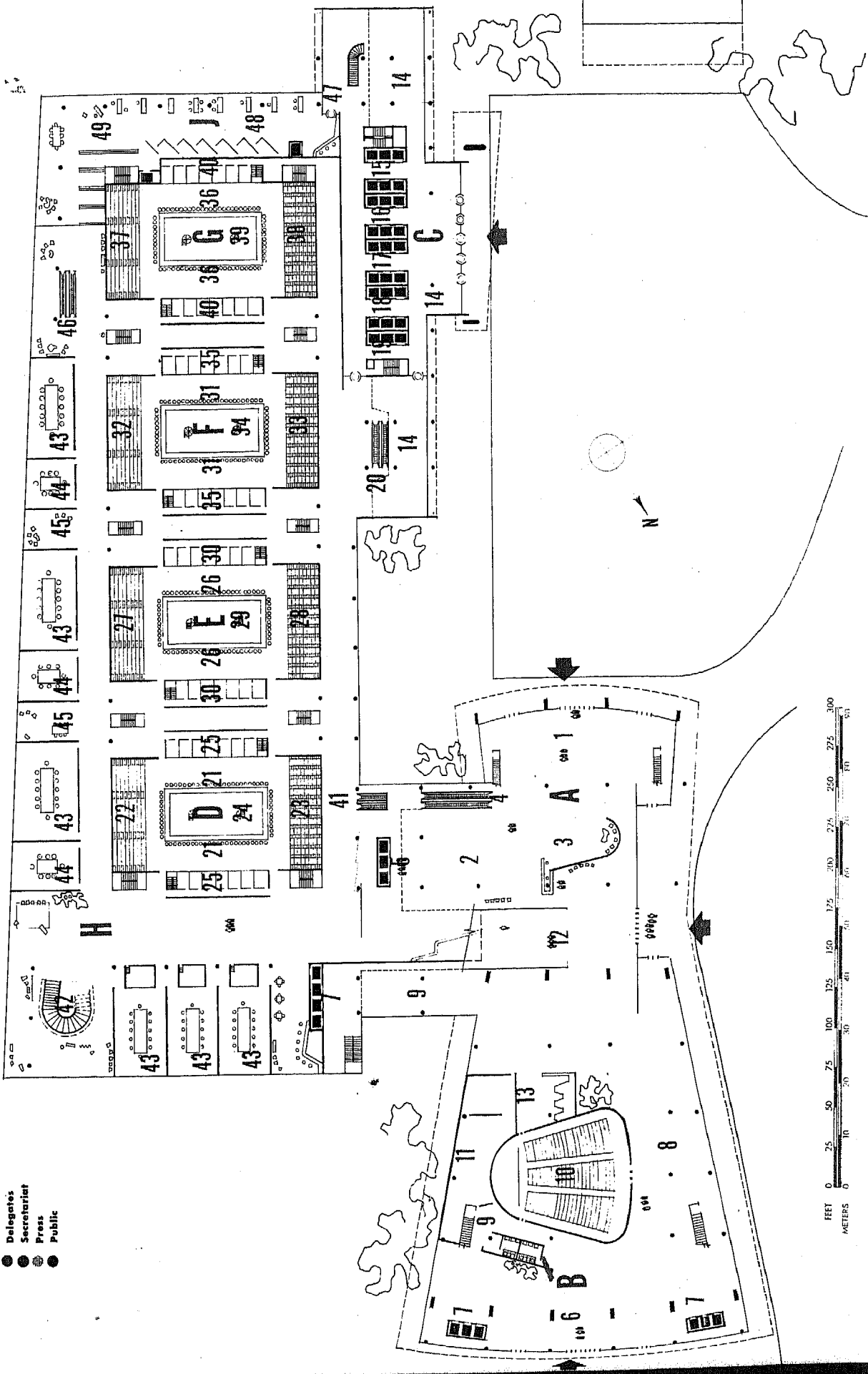
## J. LIBRARY

47. Entrance
48. Exhibition area
49. Public information and reference

## K. NEW YORK CITY HOUSING AUTHORITY BUILDING



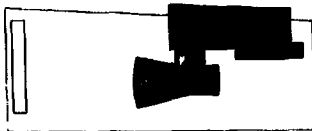
- Delegates
- Secretariat
- Press
- Public



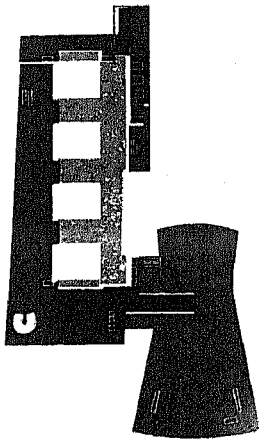
## Second Level

The ramp and elevators move the public directly up to the public lounge, which faces the river and opens directly into the public galleries of the four conference rooms. The large staircase takes visitors directly up to the public galleries of the Council chambers. This public movement can be controlled if desired, since it must pass through levels serving other groups.

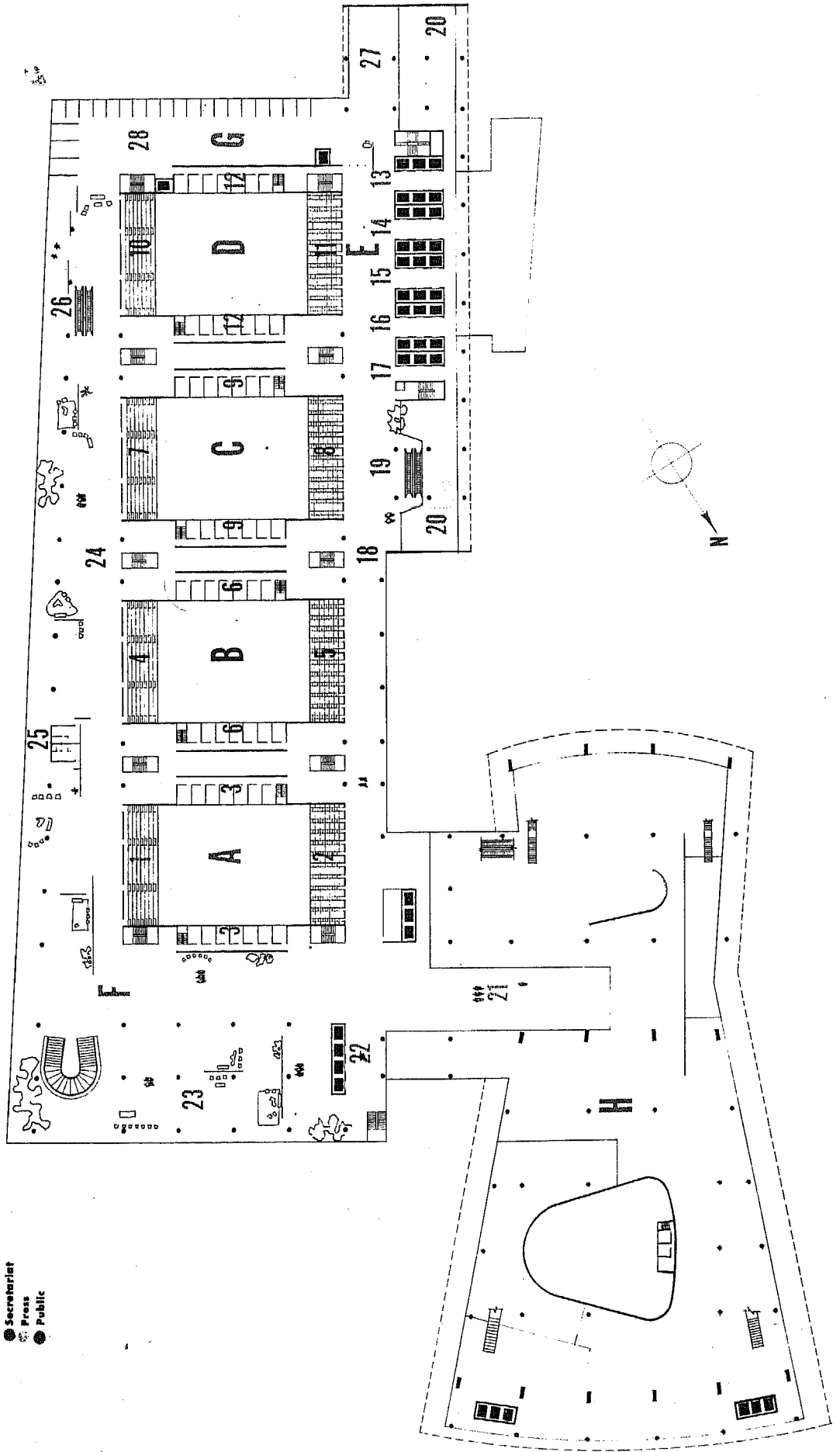
Press representatives also have direct access at this level into the Press galleries of the conference rooms, from the elevators of the Secretariat Building and from their own working area. The public information booths are easily reached, and the circulation of the working Press is kept free from intermingling with that of the public, although Press representatives can make contacts with the public and with delegates at the discretion of the latter.



- A. CONFERENCE ROOM No. 1**
  - 1. Public gallery
  - 2. Press gallery
  - 3. Booths
- B. CONFERENCE ROOM No. 2**
  - 4. Public gallery
  - 5. Press gallery
  - 6. Booths
- C. CONFERENCE ROOM No. 3**
  - 7. Public gallery
  - 8. Press gallery
  - 9. Booths
- D. CONFERENCE ROOM No. 4**
  - 10. Public gallery
  - 11. Press gallery
  - 12. Booths
- E. SECRETARIAT BUILDING**
  - 13. Low-rise elevators
  - 14. Medium low-rise elevators
  - 15. Medium high-rise elevators
  - 16. High-rise elevators
  - 17. Service elevators
  - 18. Press access to gallery
  - 19. Escalator for Press
  - 20. Upper part of entrance lobby
- F. PUBLIC AREA**
  - 21. Ramp from entrance
  - 22. Elevators
  - 23. Lounge
  - 24. Public access to galleries
  - 25. Rest rooms
  - 26. Escalators
- G. LIBRARY**
  - 27. Reading room
  - 28. Study rooms
- H. UPPER PART OF LOBBIES, EXHIBITION HALL, AND CINEMA**



● Secretariat  
 ● Press  
 ● Public



FEET 0 25 50 75 100 125 150 175 200 225 250 275 300  
 METERS 0 10 20 30 40 50 60 70 80 90

## Third Level

This service level provides working access from the Secretariat Building to the General Assembly Hall and Council chambers without conflict with other types of circulation. The level also provides the large work areas which must have direct access to the very centre of the Council chambers and to the podium area and presidential office suite of the General Assembly Hall. This level (which, incidentally, takes advantage of the space between the heavy girders necessary for the construction of the large meeting halls) makes the servicing of the meetings as efficient as possible and free from all interference. Large space requirements for sound control and recording, for Secretariat and Press work, for storage, and for supplementary committee rooms can also be met on this level. The ever-changing demands for such space can be met most economically through utilization of such open areas equipped with an efficient system of movable partitions.



### A. DELEGATES' ACCESS TO COMMITTEE ROOMS

1. Large committee rooms
2. Smaller committee rooms
3. Rest rooms
4. Escalators
5. Delegates' elevators

### B. SERVICE AREA FOR COUNCIL CHAMBERS

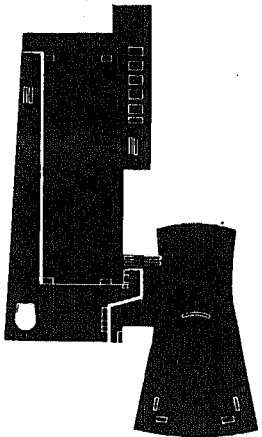
6. Access to chambers, Order of the Day, switchboards, storage, etc.
7. Sound control
8. Offices for translators, interpreters, and verbatim reporters
9. Typing pool

### C. SERVICE AREA FOR GENERAL ASSEMBLY

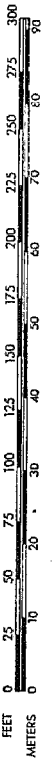
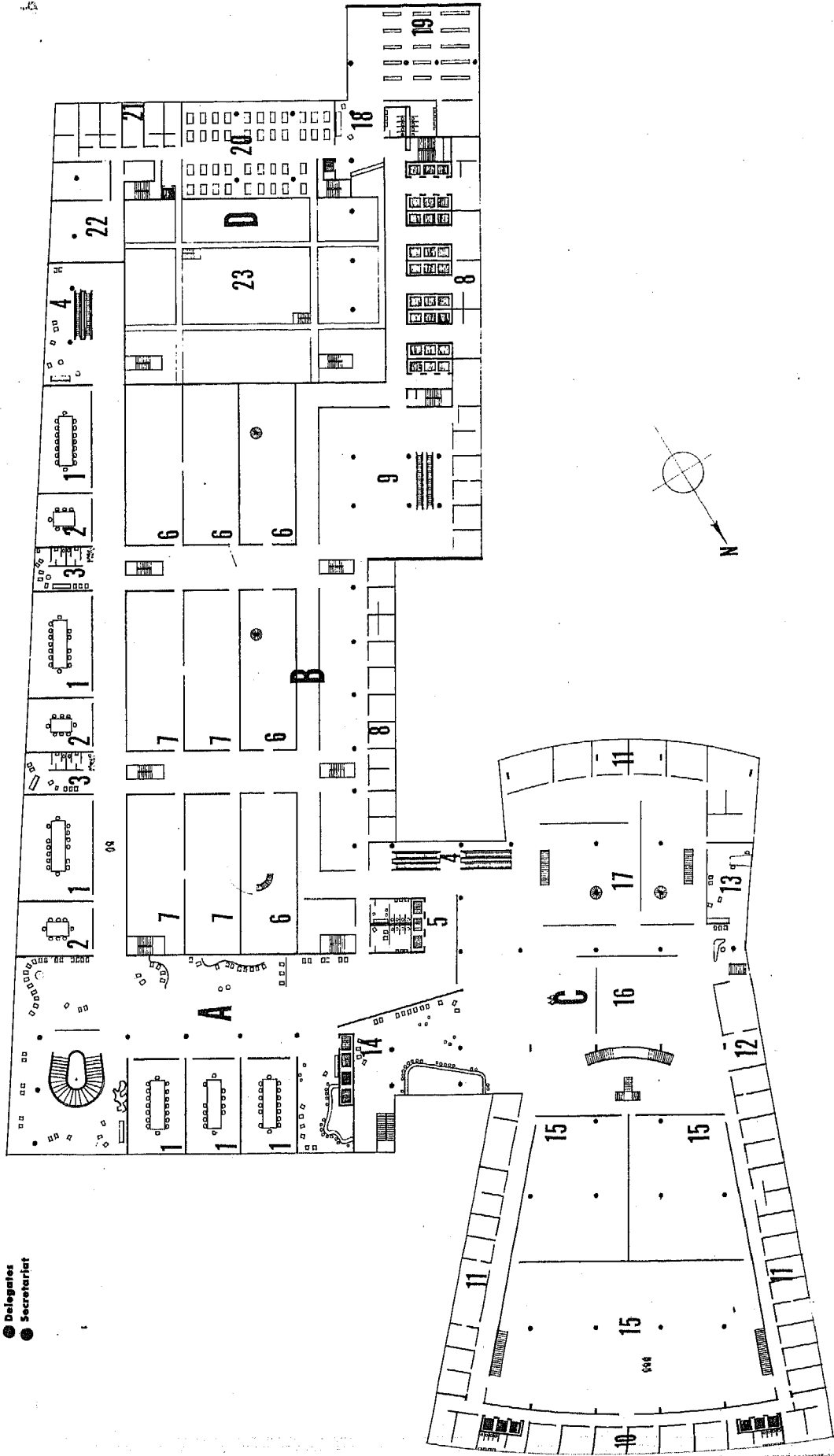
10. Press offices
11. Service offices to General Assembly
12. Protocol and Liaison offices
13. Reception room
14. Rest rooms and refreshment bar
15. Storage, services, unassigned space
16. Access to General Assembly work space, etc.
17. Access to Conference Room No. 5 work space

### D. LIBRARY

18. Lobby
19. Card catalogues
20. Catalogues and periodicals
21. Administration
22. Order and acquisition
23. Stacks



● Delegates  
● Secretariat



## Fourth or Delegates' Level

Arriving at this level by escalator and elevator, the delegates find a single focal point in contact with all their work areas. This central point is developed into the important main delegates' lounge, with its view of the river and park, its quiet, informal atmosphere of relaxed conversation, its refreshment bar and other facilities. Thence, delegates may enter directly into the General Assembly Hall or the Council chambers without proceeding through confusing corridors or complicated passages. Moreover, by descending the escalator or stairs, situated at several readily accessible points, they can reach the conference rooms without walking long distances.

Authorized Secretariat personnel can proceed directly on this level to establish contact with the delegates. Similarly, delegates may make direct contact with the public just below and with the representatives of the Press, whose lounge and work space are on the level immediately above.

Immediately adjacent to each meeting hall is a secondary lounge which delegates may use immediately before or during meetings. When the General Assembly Hall and Conference Room No. 5 are being used by groups such as the specialized agencies, the secondary lounges attached to these two meeting halls can completely fill this need.

Close to the Council chambers and on the same level, are small suites for officials and delegates who need offices close at hand to avoid having to go back and forth to their regular offices elsewhere. There is a direct connexion between the podium of the General Assembly Hall and the office suites of the President, the Secretary-General, and other officials requiring such quarters close by.

Conference Room No. 5 is so situated as to provide the more ample space required for delegates, the Press, and the public during occasions with especially large attendance. It can serve as a meeting room supplementary to the General Assembly Hall, especially when the latter is being used by organizations that should not have contact with the rest of the conference area. It can also serve as a fourth Council Chamber if one should ever be required.

The library is directly accessible to the delegates. The stack space is adequate for the expected expansion of that unit.



### A. GENERAL ASSEMBLY

1. Seats for delegates
2. Podium
3. Advisers and accredited observers
4. Press gallery
5. Public lobby
6. Telephones
7. Toilets
8. Public elevators

### B. SECURITY COUNCIL

9. Conference area for delegates and public
10. Public gallery
11. Press gallery

### C. TRUSTEESHIP COUNCIL

12. Conference area for delegates and public
13. Public gallery
14. Press gallery

### D. ECONOMIC AND SOCIAL COUNCIL

15. Conference area for delegates and public
16. Public gallery
17. Press gallery

### E. CONFERENCE ROOM No. 5

18. Conference area for delegates and public
19. Press gallery
20. Booths

### F. DELEGATES' AREA

21. Main delegates' lounge
22. Bar
23. Private rooms
24. Writing rooms
25. Council executive offices
26. Toilets
27. Check room
28. Escalators
29. Delegates' elevators
30. Information and transportation desks
31. Reception
32. Telephones and telegraph
33. Document distribution
34. Service
35. Lobby
36. Lounge
37. Toilets
38. Terraces

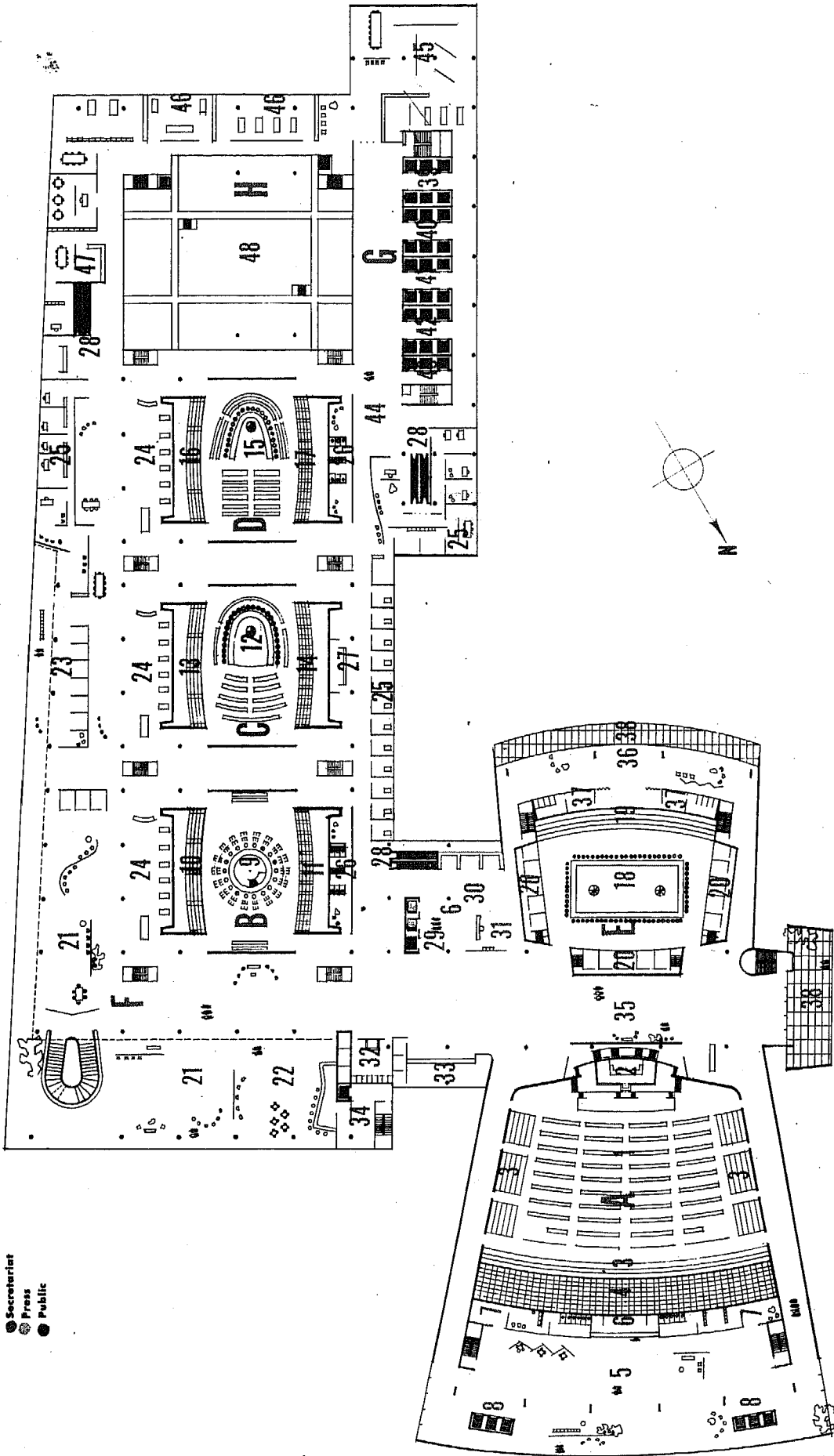
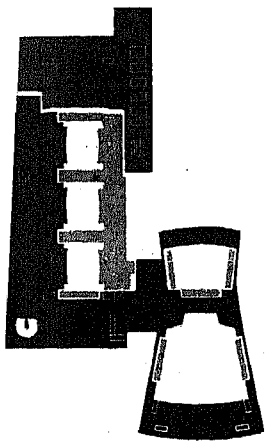
### G. SECRETARIAT BUILDING

39. Low-rise elevators
40. Medium low-rise elevators
41. Medium high-rise elevators
42. High-rise elevators
43. Service elevators
44. Lobby

### H. LIBRARY

45. Map room
46. Emergency collections
47. Delegates' reading rooms
48. Stacks





● Secretariat  
 ● Press  
 ● Public

f advising  
 f advising  
 d advising  
 d advising

decks

FEET 0 25 50 75 100 125 150 175 200 225 250 275 300  
 METERS 0 10 20 30 40 50 60 70 80 90

## Fifth Level

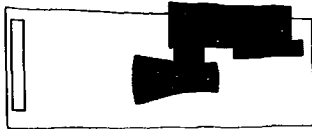
This level provides space for the working Press and for units of the Secretariat most immediately concerned with servicing the Press. On this level, too, the public obtains access to the galleries of the Council chambers, and the library has its vertical continuation.

The lounge area is centrally located so that Press representatives may easily meet with delegates, Secretariat officials, and others. This space, although somewhat isolated from the busy work areas, is nevertheless only a few seconds' walk from the Press galleries. A secondary lounge will provide a relaxed, informal atmosphere a few steps behind the Press gallery of the General Assembly Hall. When this hall is being used by some agency or organization other than the United Nations, this secondary lounge will serve the Press covering these activities.

The work spaces around the perimeter of the structure will provide pleasant working conditions. They are directly connected with the Secretariat Building and, by the many elevators and stairways, with the entrances and exits.

Members of the Press desiring to use the library can proceed there directly.

On the same level, but carefully separated from the other areas, is the lower level of the public lounge, with its access to the public galleries of the Council chambers. Connexion with the upper mezzanine level is by the main staircase, elevators, and escalators.



### A. GENERAL ASSEMBLY

1. Press gallery
2. Booths
3. Press lounge
4. Elevators
5. Toilets
6. Presidential offices
7. President's meeting room

### B. SECURITY COUNCIL

8. Public gallery
9. Press gallery
10. Booths

### C. TRUSTEESHIP COUNCIL

11. Public gallery
12. Press gallery
13. Booths

### D. ECONOMIC AND SOCIAL COUNCIL

14. Public gallery
15. Press gallery
16. Booths

### E. CONFERENCE ROOM NO. 5

17. Press gallery
18. Booths
19. Press writing rooms and offices

### F. DELEGATES' AREA

20. Upper part of delegates' lounge
21. Controlled stairway

### G. PRESS AREA

22. Lounge
23. Bar
24. Restaurant
25. Service pantry
26. Press offices

### H. PUBLIC AREA

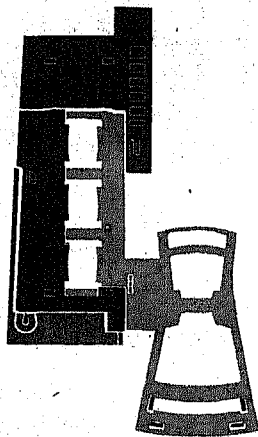
27. Lounge, exhibition space, and access to
28. Escalators
29. Toilets and rest rooms
30. Public elevators

### J. SECRETARIAT BUILDING

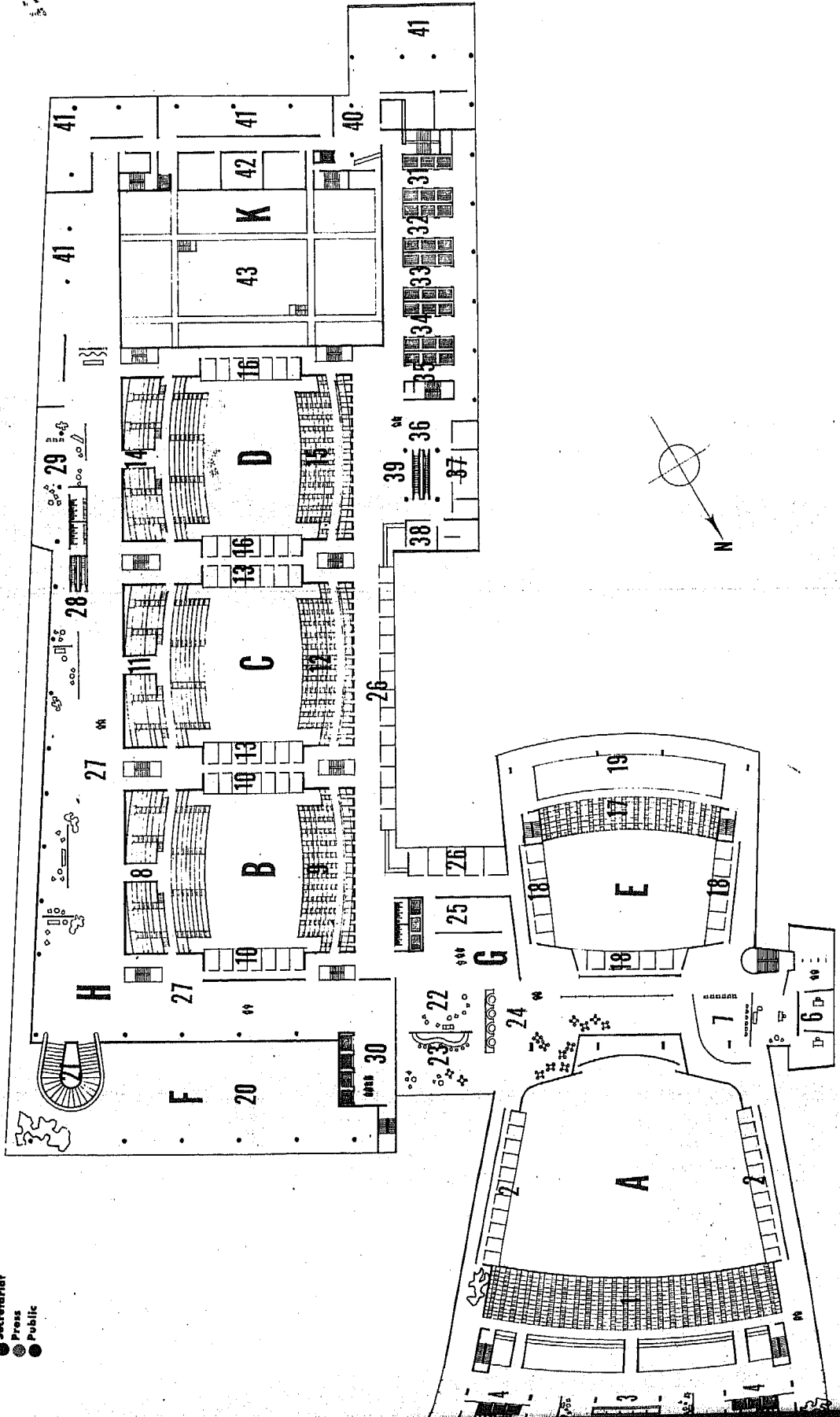
31. Low-rise elevators
32. Medium low-rise elevators
33. Medium high-rise elevators
34. High-rise elevators
35. Service elevators
36. Escalators
37. Press offices
38. Cable offices
39. Press writing room

### K. LIBRARY

40. Lobby
41. Departmental reading rooms
42. Projection rooms (microfilm, etc.)
43. Stacks



- Secretariat
- Press
- Public

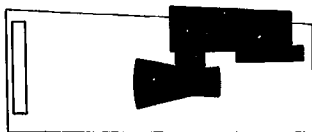


## Sixth Level

The mezzanine level of the public lounge gives access to the galleries of the Council chambers, and connects with the public lounges and lobbies leading into the public galleries of the General Assembly Hall and of Conference Room No. 5. These latter areas have their own elevators, however, and can be cut off from the main public lounge whenever it is desirable to do so.

Circulation space is provided for large groups, which must be expected on special occasions or during simultaneous sessions in the various halls, and has been arranged to permit free flow without unduly increasing the total space or losing the quiet, informal atmosphere. Full advantage is taken of the views of river and park.

The public reference library connects with the public lounge at this level. Should additional work space be provided for the Press, that space will be directly above their principal work and lounge areas.



### A. GENERAL ASSEMBLY

1. Public gallery
2. Booths
3. Public lounge
4. Toilets
5. Public elevators

### B. SECURITY COUNCIL

6. Public gallery
7. Booths

### C. TRUSTEESHIP COUNCIL

8. Public gallery
9. Booths

### D. ECONOMIC AND SOCIAL COUNCIL

10. Public gallery
11. Booths

### E. CONFERENCE ROOM NO. 5

12. Public gallery
13. Booths

### F. PUBLIC AREA

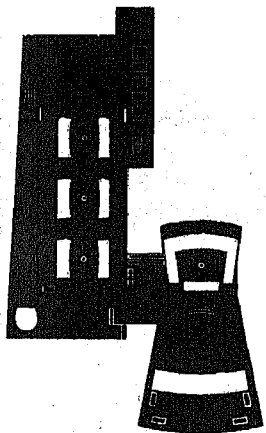
14. Lobby
15. Restaurant
16. Service pantry
17. Toilets
18. Public elevators
19. Terrace
20. Public lounge
21. Escalators

### G. SECRETARIAT BUILDING

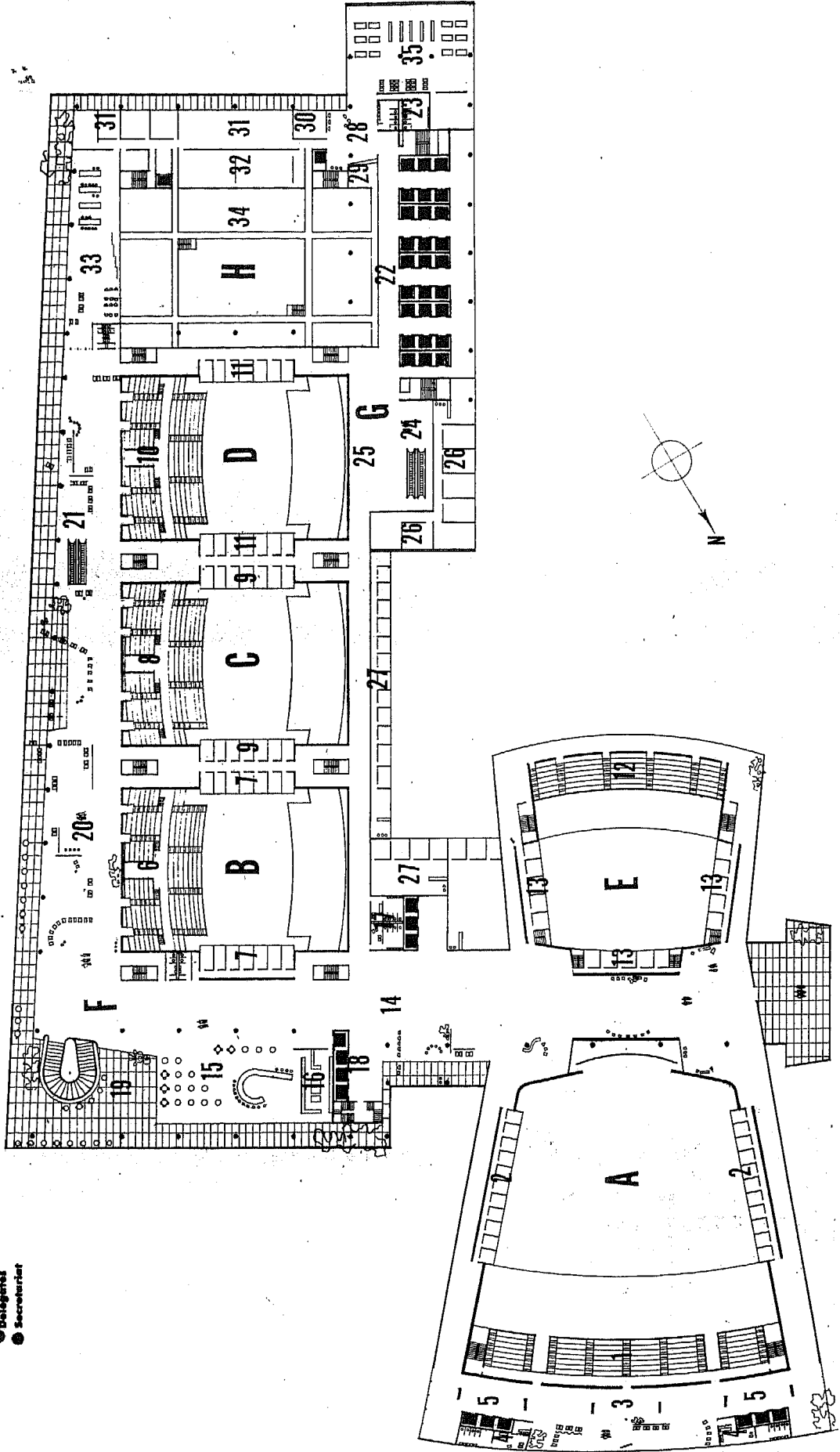
22. Elevators and lobby
23. Toilets
24. Escalators
25. Lobby
26. United Nations radio and film office
27. Press and radio offices

### H. LIBRARY

28. Lobby
29. Information
30. Microfilm projection and storage
31. Documents exchange and gift office
32. Record library
33. Public reference library
34. Stacks
35. Departmental reading room



● Delegates  
● Secretariat



JNCL

id film office

d storage  
nd gift office

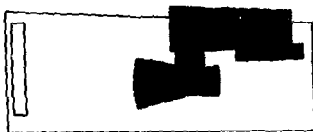
room

## Roof Level

Access is provided at this level to the upper part of the public galleries of the General Assembly Hall. In the southern half of this unit are the major radio facilities—large and small studios and related offices.

Overlooking the river, the delegates' dining terrace and restaurant open onto roof gardens, which transform these large spaces into extensions of the park below. Magnificent views and the spectacle of the New York skyline at night will be a stirring backdrop for these areas of rest and recreation.

Situated at the southern end of the building are the equally pleasant dining room, lounge, and garden terrace for members of the Secretariat. Central, connecting kitchen facilities provide economy of service.



### A. GENERAL ASSEMBLY

1. Booths
2. Public balcony
3. Public lounge
4. Rest rooms and toilets
5. Elevators

### B. RADIO STUDIOS

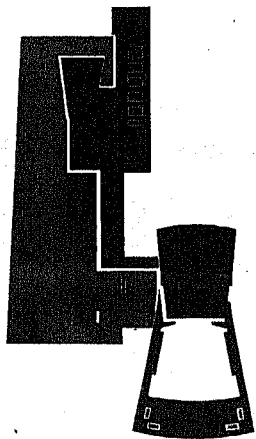
6. Offices
7. Studios
8. Offices for radio correspondents
9. Network offices

### C. DELEGATES' DINING AREA

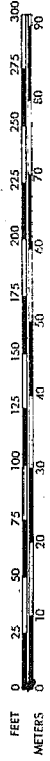
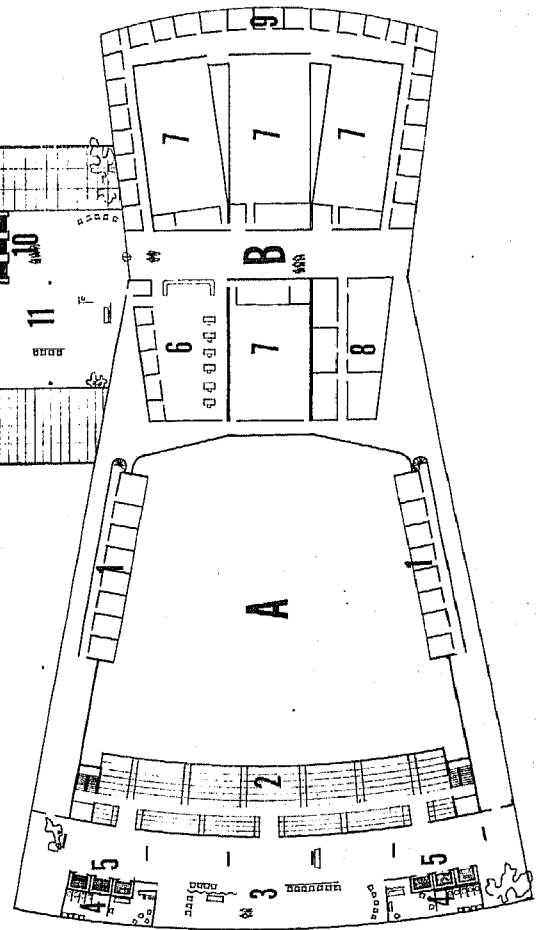
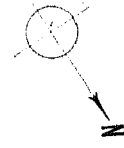
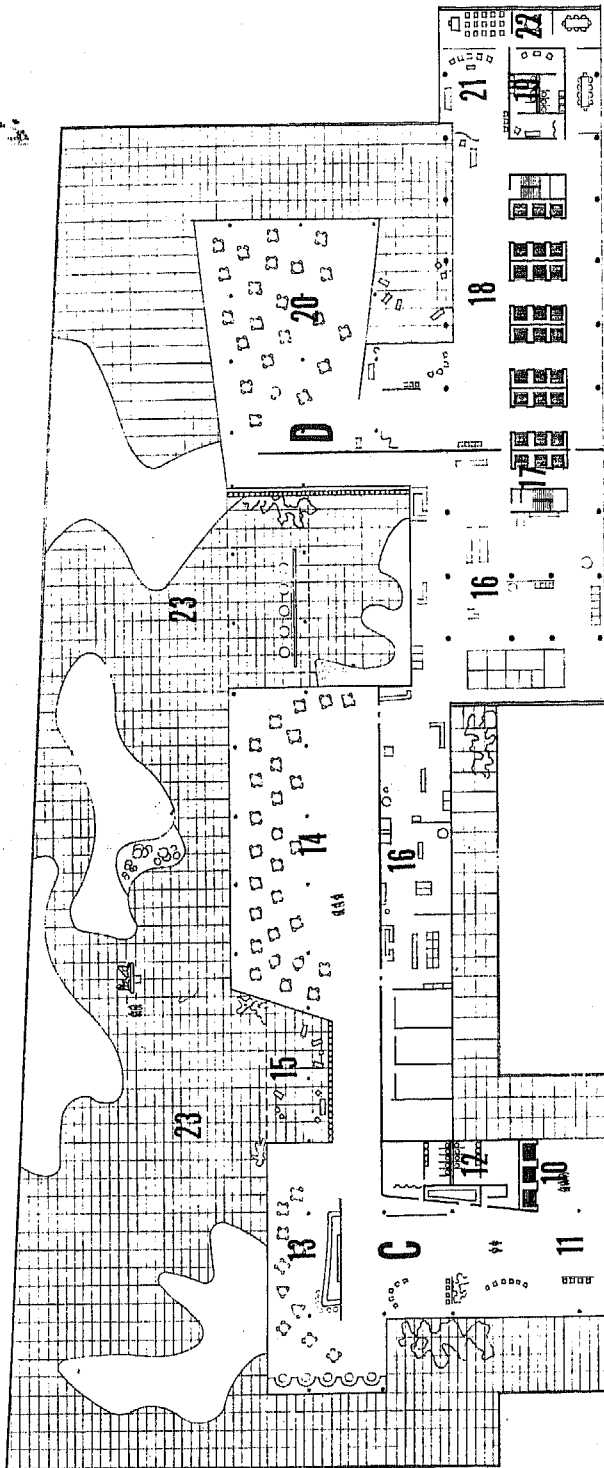
10. Elevators
11. Foyer
12. Toilets
13. Bar
14. Restaurant—dining terrace
15. Dining terrace
16. Kitchens
17. Service elevators

### D. SECRETARIAT DINING AREA

18. Lobby
19. Toilets
20. Restaurant
21. Lounge
22. Library
23. Roof gardens

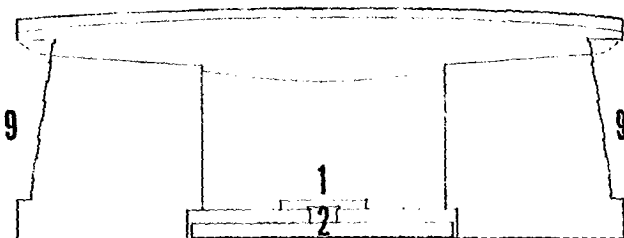


- Delegates
- Secretariat
- Public



## General Assembly Hall

The General Assembly Hall will be the first mass to strike the eye of the visitor as he enters the site. Rising behind it will be the Secretariat Building, and, lying along the river's edge, the Council chambers and conference rooms will bring these masses together in a single unified composition silhouetted against the East River.

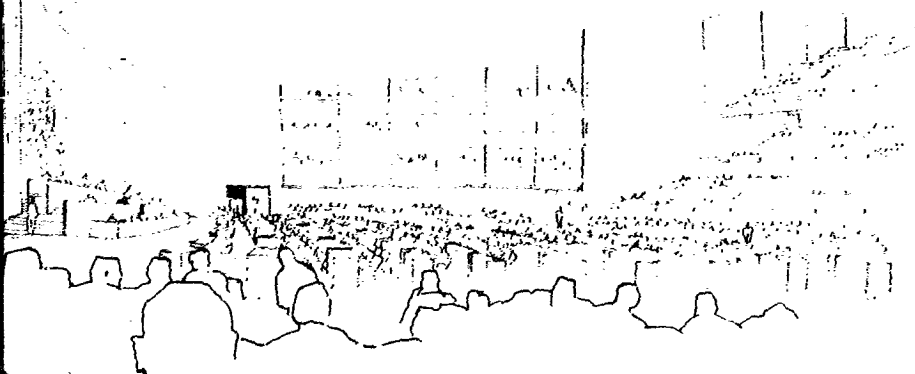


The visitor entering the site from the formal 47th Street entrance will approach directly the main public entrance of the General Assembly Hall, through the paths, lawns, and trees of the northern plaza.

The delegates, upon entering, may go directly by escalator or elevator to their central lounge, where they gather in a single large space, open everywhere to light, sun, and the surrounding landscape and river view. From there they enter the great Assembly Hall, and take their seats at individual desks, grouped for each delegation so that the ten delegates and alternates from each Member State sit together, facing the podium, the focal point of the Hall. In front of the President's chair and a few steps below is the speaker's lectern, on a platform raised above the main floor level and flanked by interpreters. Directly in front of the speaker are the verbatim reporters and other Secretariat personnel charged with recording and servicing the meeting. These persons can go directly downstairs to their work areas without disturbing the meetings.

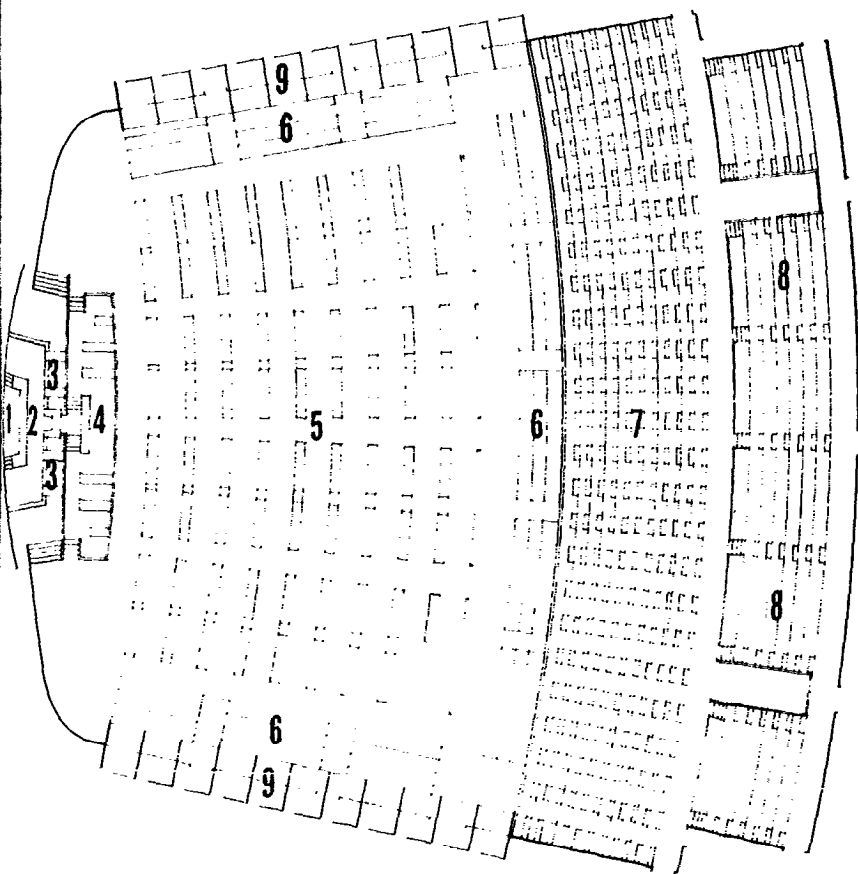
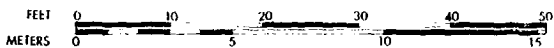
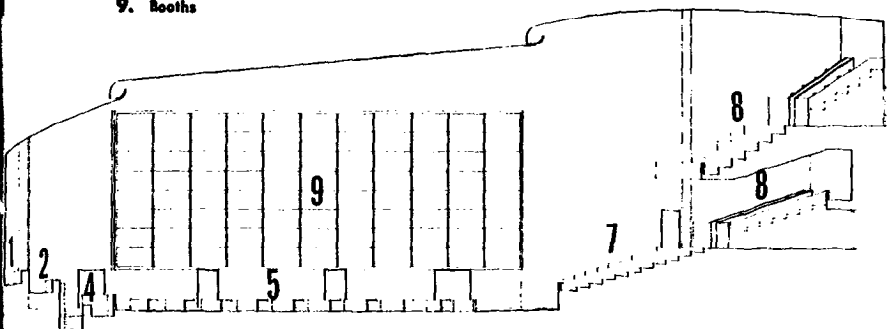
At the sides and rear of the main floor are seats for accredited observers, advisers, members of the Secretariat, and distinguished guests.

This main floor level will be completely separated from the Press and public galleries, and will be accessible only from the delegates' areas. The galleries are raised above the floor level to keep disturbances at a minimum during the meetings. In its own gallery, the general visiting public will provide a direct link between the deliberations and the people of the world who are being represented in them. But besides this public of actual human beings, there is an even more significant representation of the world public, which in our era has at its disposal extraordinary means of being present at distant events. Along the sides and at the rear of the hall will be the eyes and ears of the world. These are the tiers of technically equipped booths in which will work photographers, motion picture cameramen, radio and television broadcasters. These technicians, as well as the newspaper reporters in their Press gallery, will have direct access to their work spaces elsewhere.





1. Podium
2. Speaker
3. Interpreters
4. Secretariat
5. Delegates' floor
6. Accredited advisers and observers
7. Press gallery
8. Public gallery (public balcony above)
9. Booths



## Council Chambers

The Council chambers are designed for the deliberations of the Security Council, the Economic and Social Council, and the Trusteeship Council. Each of these organs has its own organizational structure and methods of work. However, the differences do not affect the basically identical architectural arrangements; and they can easily be provided for if allowance is made for flexibility in the arrangements of tables, equipment, and other furnishings.

In all cases, the delegates of Member States meet in essentially "round table" discussions, presided over by one of their number and attended by the Secretary-General and by the Assistant Secretary-General in charge of the Secretariat department responsible for serving that particular Council.

The eleven members of the Security Council meet around a circular table, in an atmosphere of concentrated and intimate work.

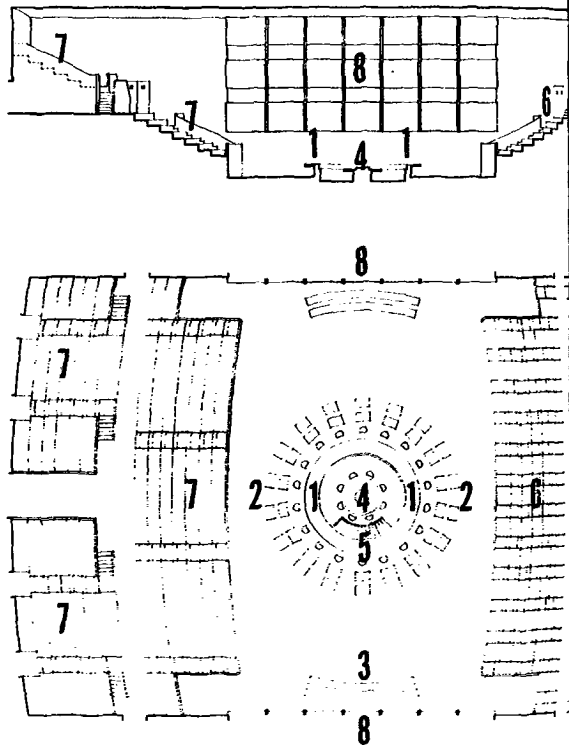
The Economic and Social Council, with its

eighteen members and as many as thirty other participants from the specialized agencies and other organizations, requires a different, yet compact, arrangement of conference tables.

The Trusteeship Council membership is variable, as is the number of participating representatives of Trust Territories. Even more flexibility in seating arrangements is therefore required.

Around the central deliberations of all three Councils revolve the same servicing functions of the Secretariat and the observing presence of Press and public. In all three, the basic principle is maintained of allowing the Secretariat personnel to descend to their work areas directly from their assigned space inside the circular or semi-circular conference table itself. This central space for interpreters, verbatim reporters, and others is somewhat lower than the delegates' seats, so that the arrival and departure of

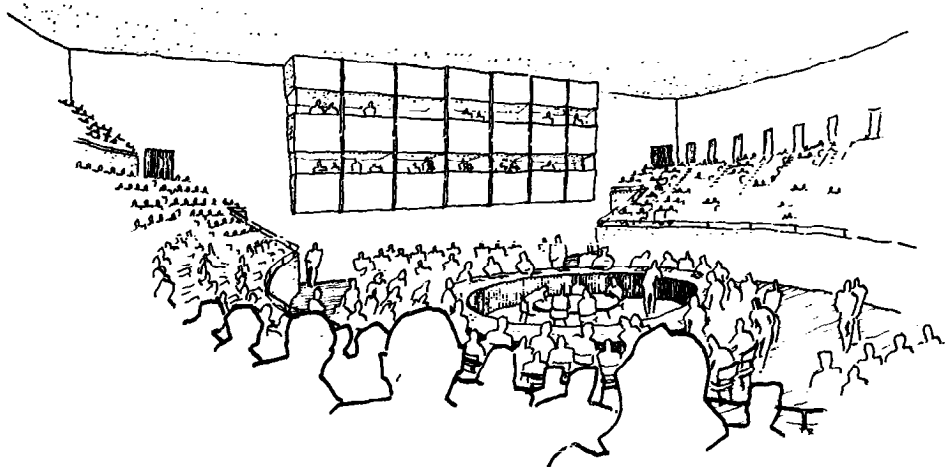
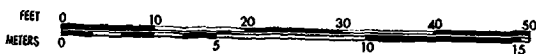
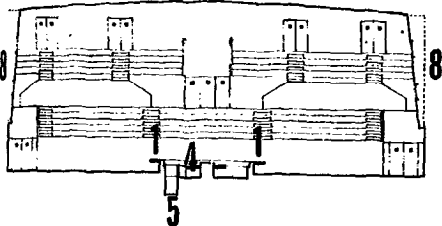
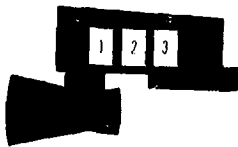
1. Delegates' conference table
2. Advisers
3. Accredited observers
4. Secretariat
5. Stairway to Conference Services area
6. Press gallery
7. Public gallery
8. Booths

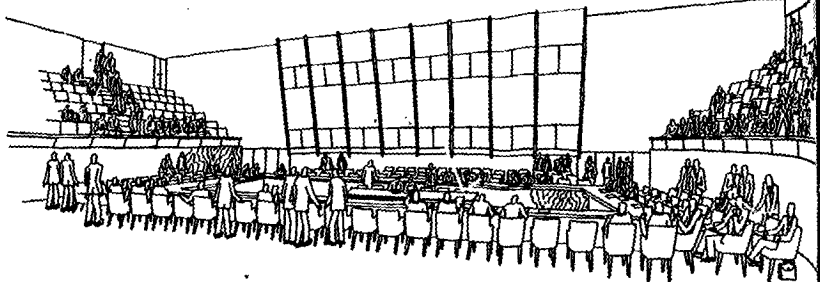


Secretariat personnel will not disturb the delegates or interfere with their view of one another.

Along two sides of each Council chamber are the booths for the simultaneous interpreters and for television, movies, and still cameras. While the position of the Council at the curved table poses a difficult photographic problem, the placement of booths on two sides will ensure a good view of all participants.

The Press gallery is raised above the floor of the chamber, to permit direct access from the Press lounge and working quarters. The fact that the public gallery faces it at the same level will reduce to a minimum the effect of disturbing movements there and permit access from public lounge areas. Thus, delegates enter and leave a Council chamber without contact with the other groups, and either pass directly into their lounges for conversation and relaxation or leave the building directly and inconspicuously.





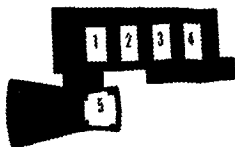
## Conference Rooms

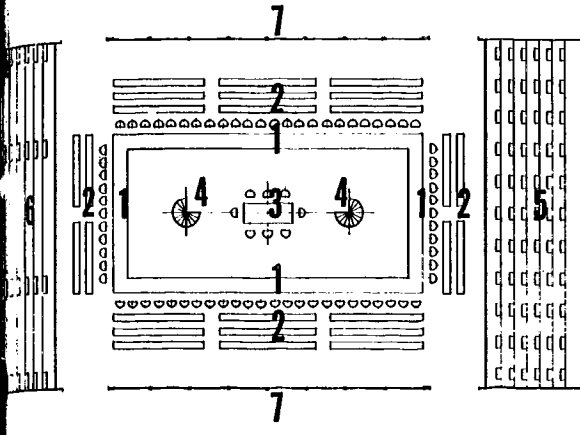
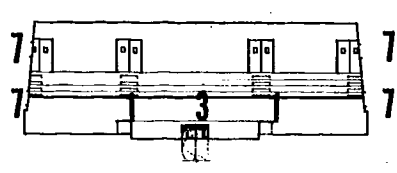
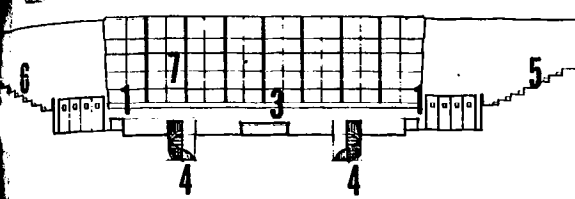
Since the full membership of the United Nations sits on each of the six Main Committees of the General Assembly, the first problem posed by the conference rooms is to arrange for the seating of seventy representatives, with their advisers and assistants. And since their meetings are also "round table" discussions, requiring that the representatives be seated around an oval, elliptical, or rectangular table, adequate space allowance for each person will require rooms of considerable size.

The architectural solution must, therefore, provide adequate space, arranged without predetermined impediments, so that the flexible arrangement of furniture and equipment can de-

termine the most practical method of eventual operation. The central space for the Secretariat is bound to be more than adequate but will not, as in the plans for the Councils, be lowered. A one-level floor will facilitate flexible furniture arrangement.

Booths and microphones for simultaneous interpretation must be provided, as well as public information booths. The provision of booths along two sides of the rooms, and of Press and public galleries at either end, are similar to provisions for the Council chambers. In the general plan arrangements, the conference rooms are placed side to side in order to minimize duplication of facilities, especially in the booths.





- 1. Delegates' conference table
- 2. Advisers
- 3. Secretariat
- 4. Stairway to Conference Services area
- 5. Public gallery
- 6. Press gallery
- 7. Booths

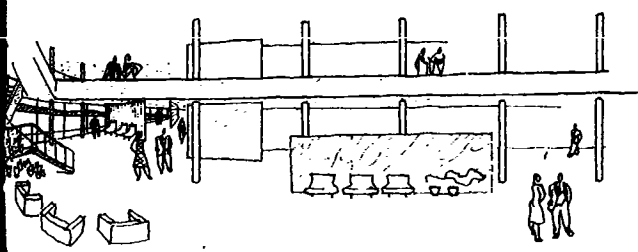


## Delegates' Lounge

While the delegates will disperse throughout the buildings to carry on their duties—to the halls for meetings, to small offices or meeting rooms adjacent to the halls for their detailed tasks, to lobbies, corridors, and secondary lounges just outside the halls for conversations—the single, central main lounge will unify all their activities and will be the very heart of the whole structure. It will be reached most directly from the entrance, and from it the delegates will pass to their meeting rooms, most of which are either on the same level or on one other level that can be reached by escalator or elevator. The lounge will provide all the amenities for a quiet and relaxed meeting between world travellers and for their intimate discussions on affairs of

world import. Physically, the lounge is isolated from the busy atmosphere of the City, raised above its streets and overlooking the parks and river. The restriction of the level above to a mezzanine will combine a sense of spaciousness and openness with the more informal and intimate atmosphere to be found under the balcony.

Whenever they may desire to do so, delegates may make immediate contact with Press representatives and the general public by going directly to the special lounges provided for Press and public. Similarly, contact with the Secretariat Building and with the library is easy since there is direct horizontal access to both from the lounge as well as from any of the delegates' levels.



# Secretariat Building

The members of the Secretariat and of the Press will walk to the Secretariat Building from buses, subways, and Grand Central Station and will enter the open area at the southern end of the site. The delegates on foot or in cars and taxis, also arrive in this area, removed from the complications of contact with the visiting public.

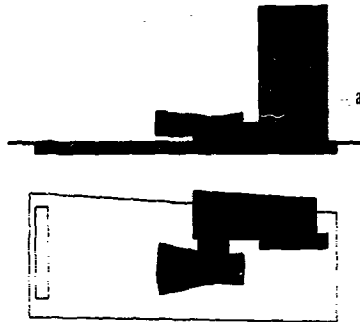
The contrast between the vertical Secretariat Building and the horizontal General Assembly Hall creates a striking architectural challenge. Physically, the Secretariat would seem to dominate the General Assembly. But the architectural problem is precisely to establish the proper balance between these two elements, and to give the true impression of the underlying relationship of functional importance and symbolic significance.

This vertical structure, in which as many as five thousand persons will work daily, is developed from the basic consideration of proper lighting, ventilation, visibility, circulation, and communication. The conditions calculated to meet one employee's needs ideally will, with minor variations, be ideal for the rest of the five thousand. The multiplication involved will, however, be influenced by structural and other practical factors. The Secretariat Building must appear as a unified mass raised in space with harmonious proportions of width, depth, and height.

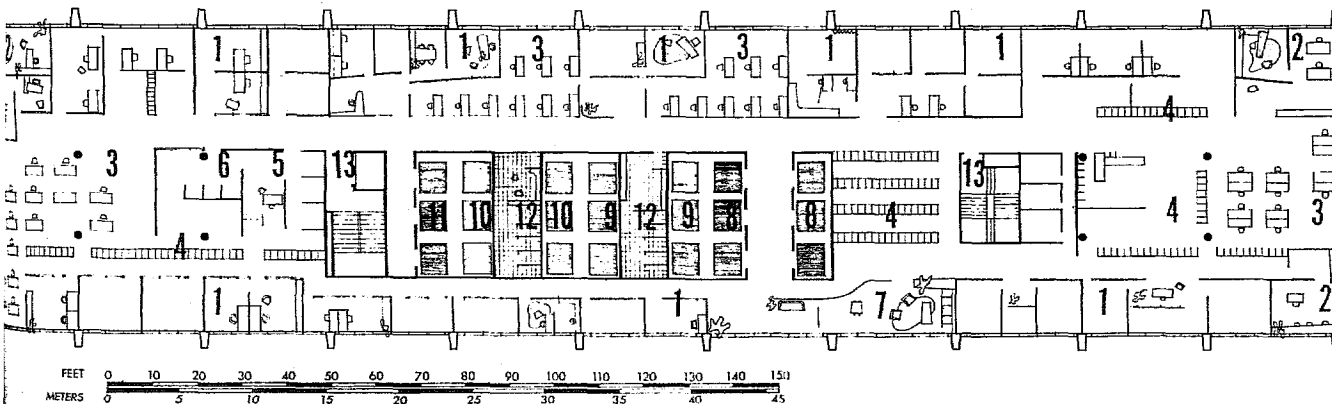
The floor space can be laid out on any pattern of office or other use, depending upon the varying needs of the occupants, by means of movable, non-structural partitions. While the five

substantive departments will require almost exclusively small administrative and secretarial office spaces, the Departments of Public Information, of Conference and General Services, and of Administrative and Financial Services will need, in addition, large open offices for many employees and heavy office equipment, accommodations for special technical units, service and store centres, mechanical and maintenance shops and the like.

Studies of the alternative uses of ground space will show their workability in terms of the exact nature of the functioning organization to be installed. Suggested space utilization schemes are therefore presented to assist in the analysis of the basic structure.



1. Typical private offices
2. Executive suites
3. Clerical office space
4. Filing
5. Documents distribution
6. Storage
7. Lounge
8. Medium low-rise elevators
9. Medium high-rise elevators
10. High-rise elevators
11. Service Elevators
12. Toilets
13. Stairway



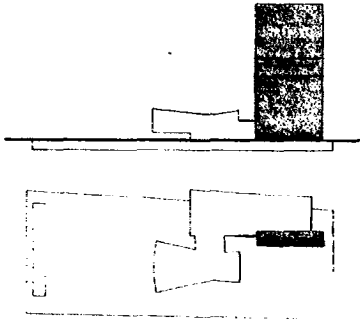
(a) Typical Office Floor

The administrative and research offices, secretarial offices, and filing and storage space are the typical space installations.

Some offices will be in suite arrangements, extending in depth from the exterior walls up to the general corridor, while many others will be single offices. The elevator banks, therefore, have been placed closer to one side than the other to permit both arrangements on the same floor. The location of the corridor itself is not fixed but is determined by the office layout of each floor. The central spaces will provide the necessary stairs, toilets, storage and filing spaces, and permit a layout open to the exterior walls for accounting, clerical, and other large work rooms.

## (b) Typical Floor for Assistant Secretary-General

To meet special needs, some floors will require a layout of more closely interrelated office space. This layout indicates a possible arrangement of reception space, the central office of an Assistant Secretary-General, with his assistants and advisers grouped around him, conference and meeting rooms, and auxiliary areas for clerical storage and filing.



## (c) Typical Restaurant and Cafeteria Floor

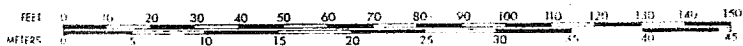
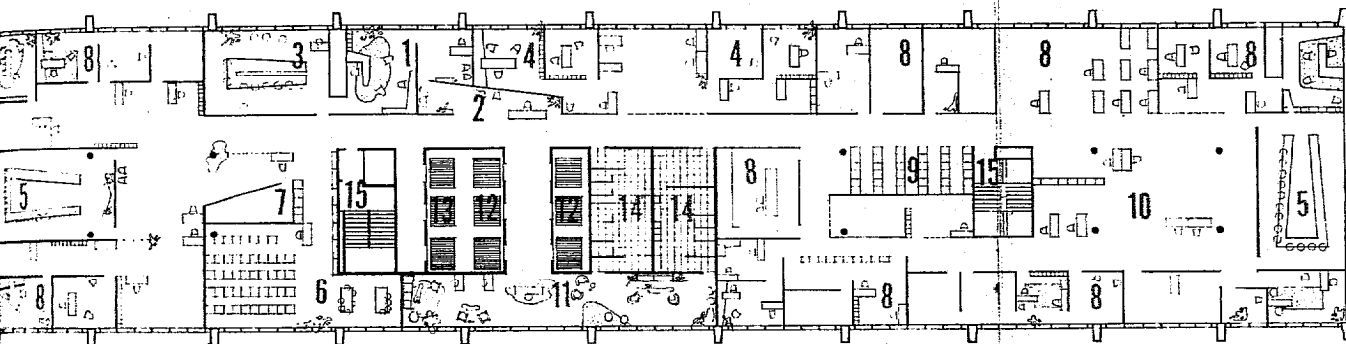
Skyscraper structures, because of their great height, normally pose special problems in connexion with utilities and elevators. It is therefore customary to group the floors into zones. Express elevators proceed economically to each zone, serving it locally. Pipes carry central main feed lines to each zone, where they branch out to serve each floor in the zone. The areas of contact between zones have usually been in themselves half-floors or "pipe galleries"; however, because of the space needed for air-conditioning, fan rooms, and other mechanical equipment, these intermediate floors require more height.

It is suggested that these intermediate levels be also utilized for restaurants, cafeterias, and lounges, which building occupants could reach easily without unduly increasing the elevator traffic. These areas, very pleasantly treated as lofty terraces, would give the whole building a unique character growing out of its own special nature, with less impersonality than the average rented office building.

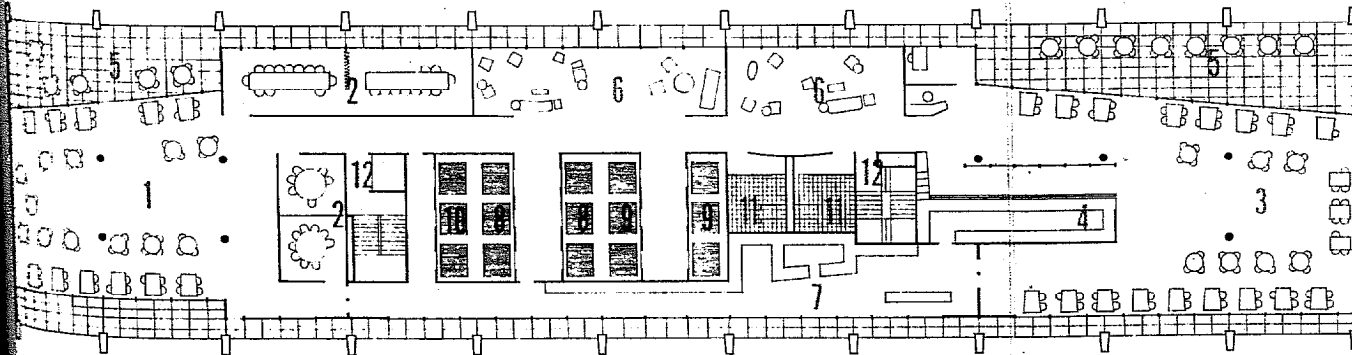
This plan shows a possible restaurant, cafeteria, and lounge layout, with all areas directly air-conditioned from the fan rooms above. At other levels, the eating areas might be smaller and other desirable staff facilities might be introduced on the same floor.



1. Office of Assistant Secretary-General
2. Reception room
3. Meeting room
4. Assistants and advisers
5. Conference room
6. Library
7. Documents distribution
8. Departmental offices
9. Files
10. Clerical office space
11. Lounge
12. High-rise elevators
13. Service elevators
14. Toilets
15. Stairways



1. Restaurant
2. Private dining rooms
3. Cafeteria
4. Serving counter
5. Terraces
6. Lounge and club rooms
7. Kitchen
8. High-rise elevators
9. Medium high-rise elevators
10. Service elevators
11. Toilets
12. Stairways

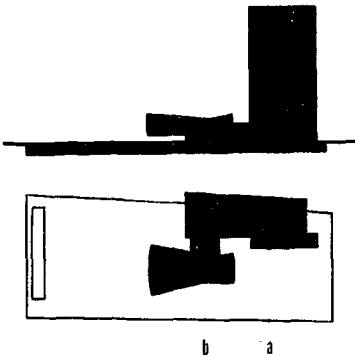


## Sections

The three-dimensional aspects of the space created within the building masses are illustrated by cross and longitudinal sections. While the basic scheme of the conference area is horizontal, the elements have been arranged, with escalators and elevators at strategic points, so as to minimize the amount of walking required. It can be seen, however, how the horizontality has been preserved to insure segregation of different groups of persons and to obviate conflicting circulation patterns. The horizontality applies equally to the economical utilization of the lower levels, where differences in level between the various exits and entrances permit a simple vehicular and pedestrian circulation scheme.

The other major three-dimensional consideration is the shape of the meeting halls, which are based on acoustically practical forms. The space of these halls has been so arranged that the general structural system is simplified to reduce cost, and, in addition, all available space is efficiently exploited.

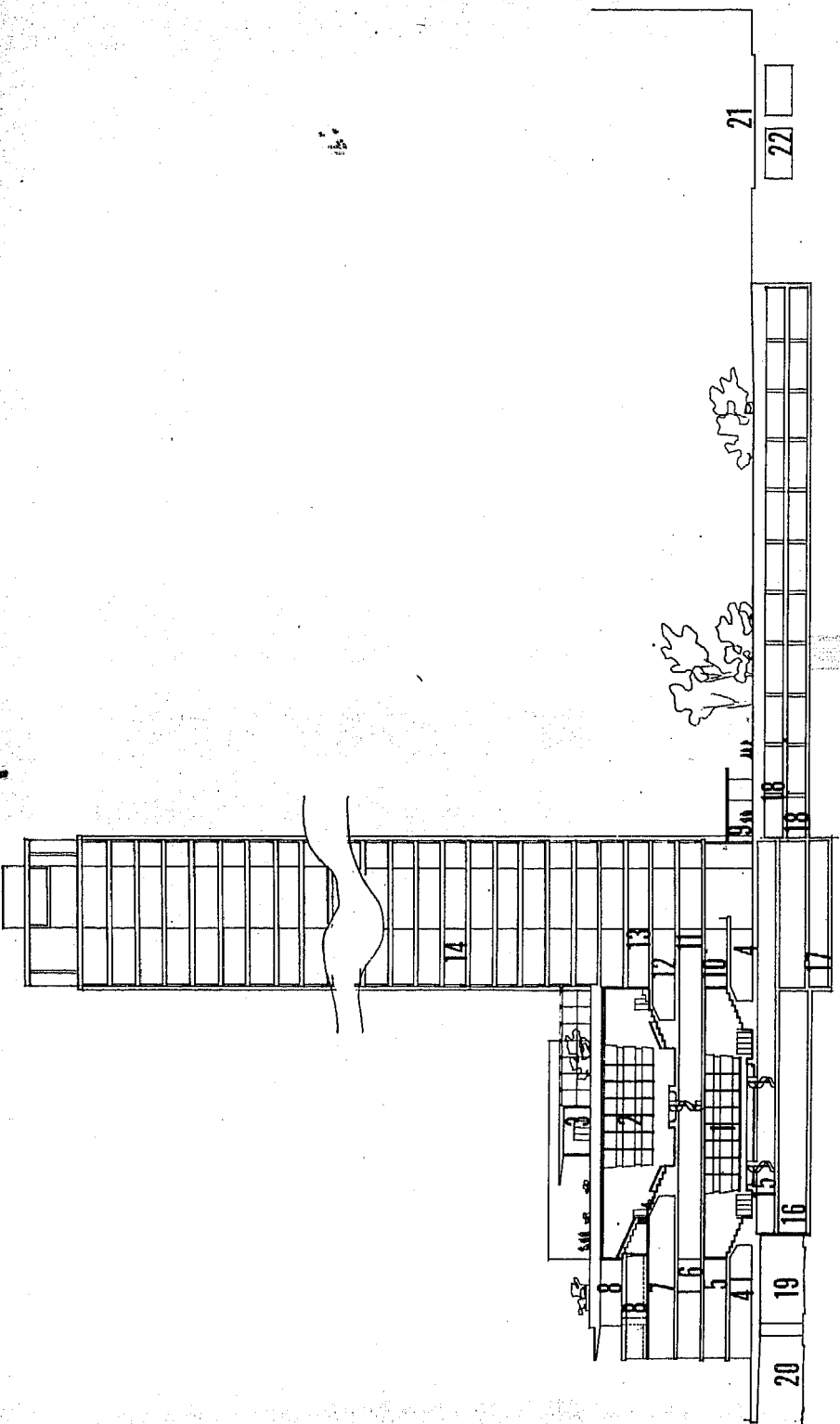
### Cross-Section (a)



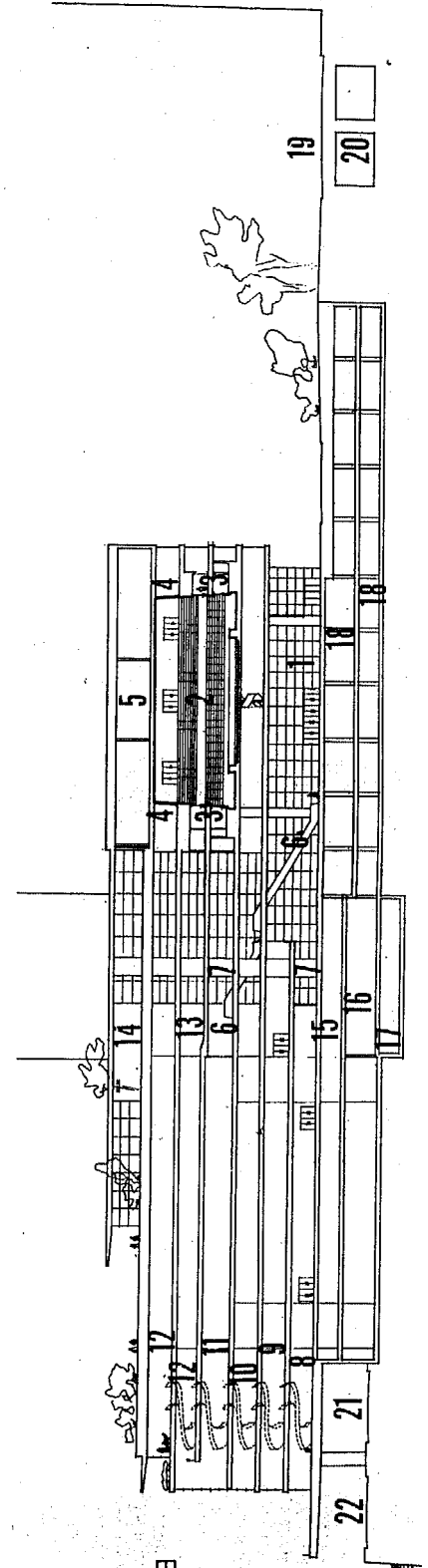
1. Conference room
2. Council chamber
3. Restaurants
4. Committee rooms and delegates' access to conference rooms
5. Public access to conference rooms
6. Committee rooms
7. Main delegates' level and access to Council chambers
8. Public access to Council chambers
9. Secretariat entrance
10. Press access to conference rooms
11. Conference Services level
12. Delegates' access to Council chambers
13. Press access to Council chambers
14. Secretariat
15. Documents production and other services
16. Shipping, receiving, garage, and shops
17. Maintenance and mechanical services
18. Parking levels
19. Franklin D. Roosevelt Drive—south-bound
20. Franklin D. Roosevelt Drive—north-bound
21. First Avenue
22. Proposed tunnel under First Avenue

### Cross-Section (b)

1. Delegates' entrance lobby
2. Conference Room No. 5
3. Booths
4. Public access to gallery
5. Radio control and studios
6. Escalators to delegates' lounge
7. Delegates' elevators
8. Committee rooms and delegates' access to conference rooms
9. Public access to conference rooms
10. Committee rooms and Conference Services level
11. Delegates' lounge and access to Council chambers
12. Public access to Council chambers
13. Press access to Council chambers
14. Restaurants
15. Documents production and other services
16. Shipping and receiving
17. Maintenance and mechanical services
18. Parking levels
19. First Avenue
20. Proposed tunnel under First Avenue
21. Franklin D. Roosevelt Drive—south-bound
22. Franklin D. Roosevelt Drive—north-bound

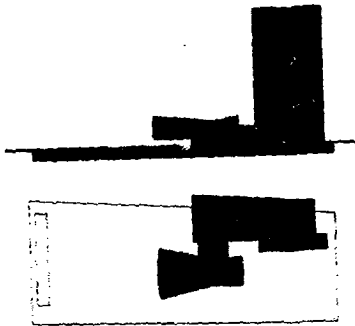


● Delegates  
 ● Secretariat  
 ● Press  
 ● Public



● Delegates  
 ● Secretariat  
 ● Press  
 ● Public

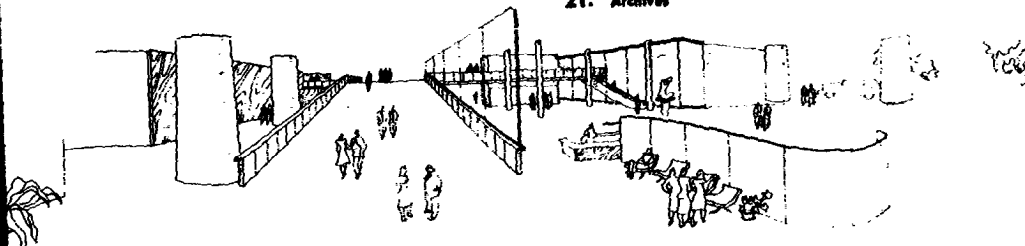
**Longitudinal Section (c)**

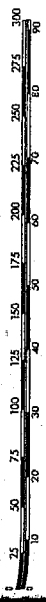
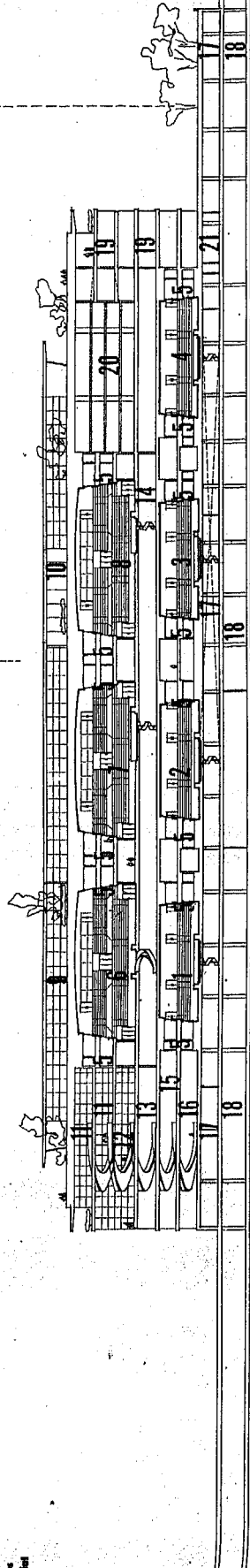
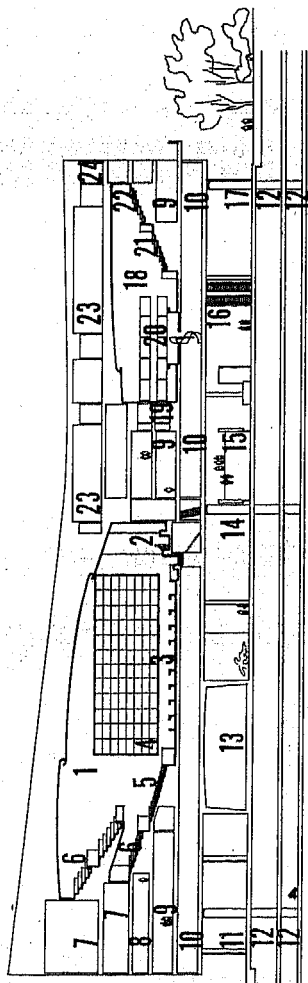
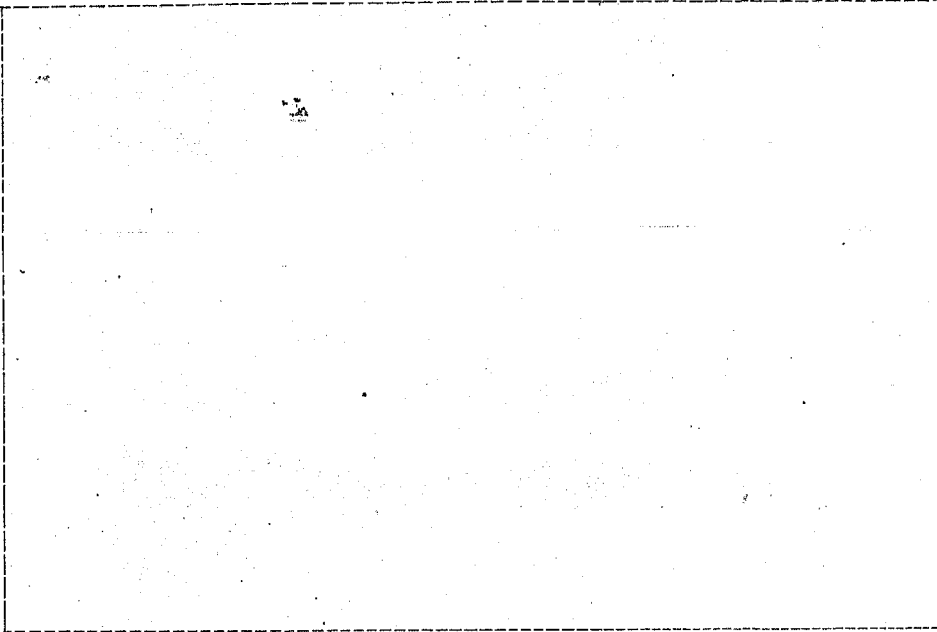


1. General Assembly
2. Podium
3. Delegates' floor
4. Booths
5. Press gallery
6. Public galleries
7. Public lounge and access to galleries
8. Press area and access to galleries
9. Delegates' access to meeting halls
10. Services to General Assembly and storage
11. Public entrance
12. Parking
13. Cinema
14. Public lobby and exhibition space
15. Ramps to public lounge
16. Escalators to delegates' lounge
17. Delegates' entrance
18. Conference Room No. 3
19. Booths
20. Conference table
21. Press gallery
22. Public gallery
23. Radio studios
24. Offices

**Longitudinal Section (d)**

1. Conference Room No. 1
2. Conference Room No. 2
3. Conference Room No. 3
4. Conference Room No. 4
5. Booths
6. Security Council Chamber
7. Trusteeship Council Chamber
8. Economic and Social Council Chamber
9. Delegates' restaurants
10. Secretariat restaurants
11. Public access to Council chambers
12. Delegates' lounge and access to Council chambers
13. Delegates' access to committee rooms
14. Conference Services level
15. Public access to conference and committee rooms
16. Delegates' access to committee rooms
17. Documents production and distribution, parking, etc.
18. Parking, shipping, storage, etc.
19. Library offices and reading rooms
20. Library stacks
21. Archives





Legenda  
 simbolice  
 in ark.

Legenda  
 simbolice  
 in ark.

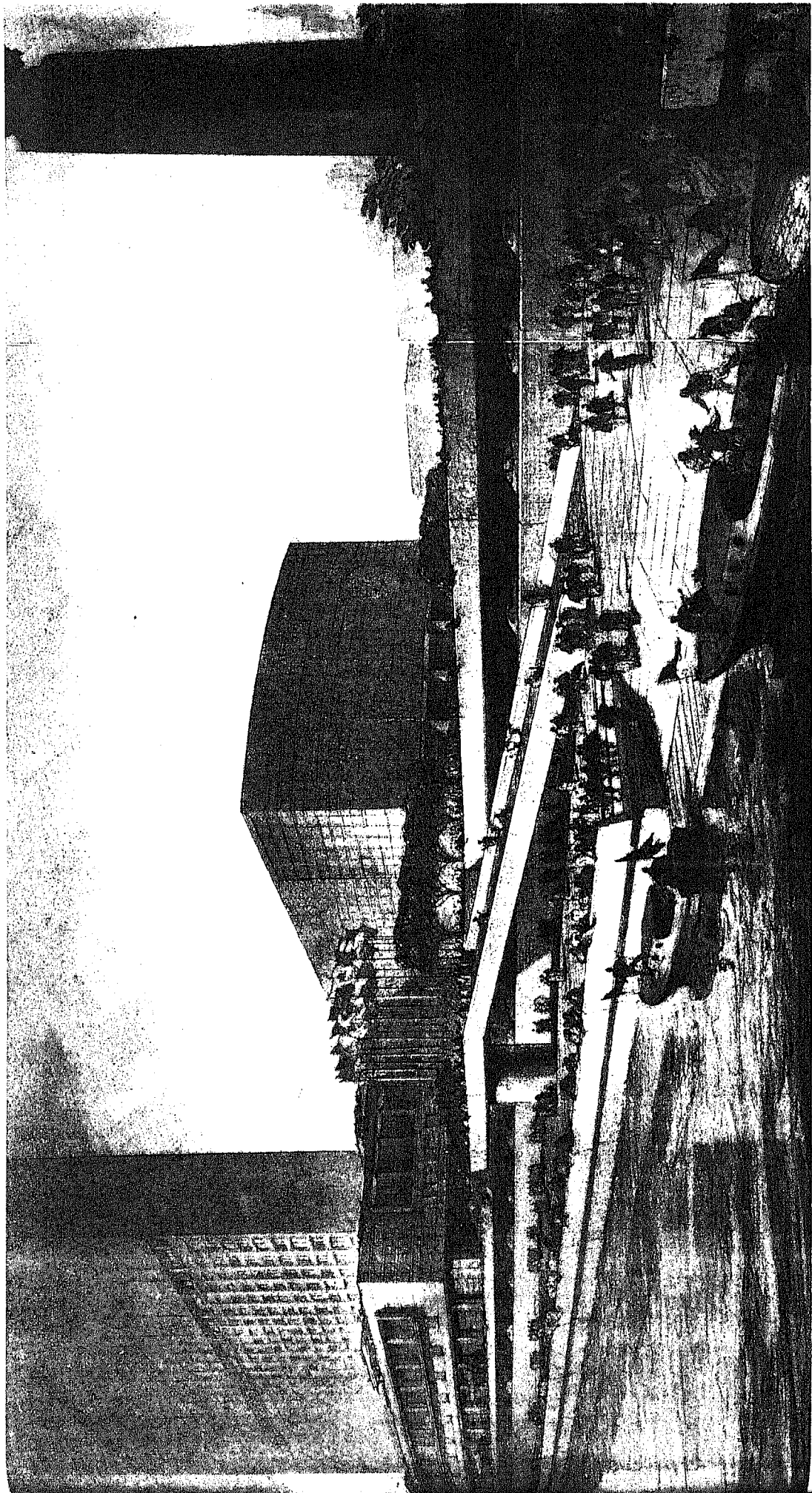
**ARCHITECTURE** that is worthy of the name cannot be classified as either utilitarian or monumental. Every human gesture, all human action, is a symphonic rendering of a complicated association of ideas. The hiker who carves his walking stick from a hazel branch, the engineer who conceives a bridge or a machine, the architect who builds a shelter or a temple, are engaged in creating a symphony that is dominated by one intellectual goal: to do the work well. And work well done is the blending of the beautiful, the functional, the physical, and the economical; there is not only one need to be satisfied but a series of needs which make themselves felt successively and in a hierarchic order. The aesthetic need is as imperative as the most objective material needs. The lyrical is a human function of the same order as walking or breathing. We cannot, therefore, admit the possibility of a choice between a crassly utilitarian architecture and a hollowly monumental architecture.

In the final analysis, architecture is a visual event, something to be seen within and without. But it is also to be lived in, and is made of real objects—organs—which are co-ordinated into an organism. The United Nations has set its architects the task of building its headquarters, that is, of providing its representatives with a tool that can help them—in Assembly Hall, Council chambers, conference and committee rooms—to guide the world

toward its destiny. It must be an efficient tool for the purpose, but it must also show the majesty and beauty of the purpose.

On the headquarters site of the United Nations, in the spaciousness afforded by the East River, will rise contrasting architectural masses—the General Assembly Hall, the low-lying meeting halls, the verticality of the Secretariat Building. Among these salient elements of the architectural composition, a harmony of proportion is to be created. Rarely has such an opportunity been presented to bring into a harmonious whole masses of such significance and on such an imposing scale; to establish, after a century of mounting urban disorder, a landmark of order in the heart of a great city.

The order of the plan is here established, and it will enable a beginning to be made where it is most urgently needed. It is possible to begin immediately with the construction of the Secretariat Building, thus answering the heartfelt wish of those responsible for the moral and material direction of the United Nations. That wish is to leave behind, as soon as possible, the difficulties and burdens of a temporary, ill-equipped headquarters, and to settle down at last in permanent quarters that are designed for efficient, healthy, and pleasant work toward the common goal of world peace and progress.



## Programme of the City of New York

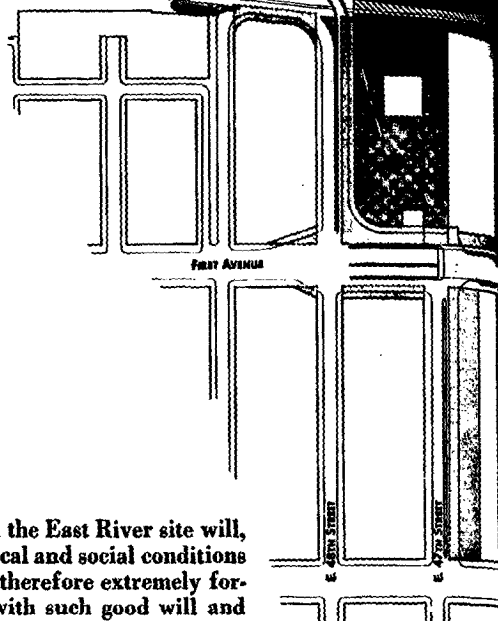
The organism which is to come into being on the East River site will, like all organisms, live in an environment of physical and social conditions over which it cannot have complete control. It is therefore extremely fortunate that the City of New York has entered with such good will and energy into the problems of control, constantly co-ordinating its planning with that of the United Nations. Upon the City will depend the integration of the site with its surroundings, through the countless technical ties of traffic, utilities, construction, zoning, and the other tangible and intangible factors which must all be knit together if this project is to become a reality.

The role of the City in the overall planning is best expressed in the statement made by Mayor William O'Dwyer on 21 May 1947:

"As hosts to the United Nations, the City of New York has obligated itself to spend a total of approximately \$15,000,000 in improvements, access, street widenings, etc., around the site in Manhattan. These new city projects are progressing on schedule to keep pace with the United Nations programme.

"At my suggestion, the Board of Estimate appointed Robert Moses, as City Construction Co-ordinator, to represent the City with the United Nations site improvement officials, and he has directed his own staff as well as special consultants in this work, which has been carried on in close co-operation with Borough President Hugo E. Rogers and his assistants. The Borough President will be responsible for the actual execution of much of the work, which involves many other agencies and utility concerns, including the Consolidated Edison Company.

"The steps necessary for the acquisition of land and its transfer to the United Nations, in accordance with the conditions of the Rockefeller gift, are passing through the various City agencies on schedule. The Board of Estimate Calendar is scheduled to authorize the proper officials to take the necessary action to complete the transaction on May 22nd.

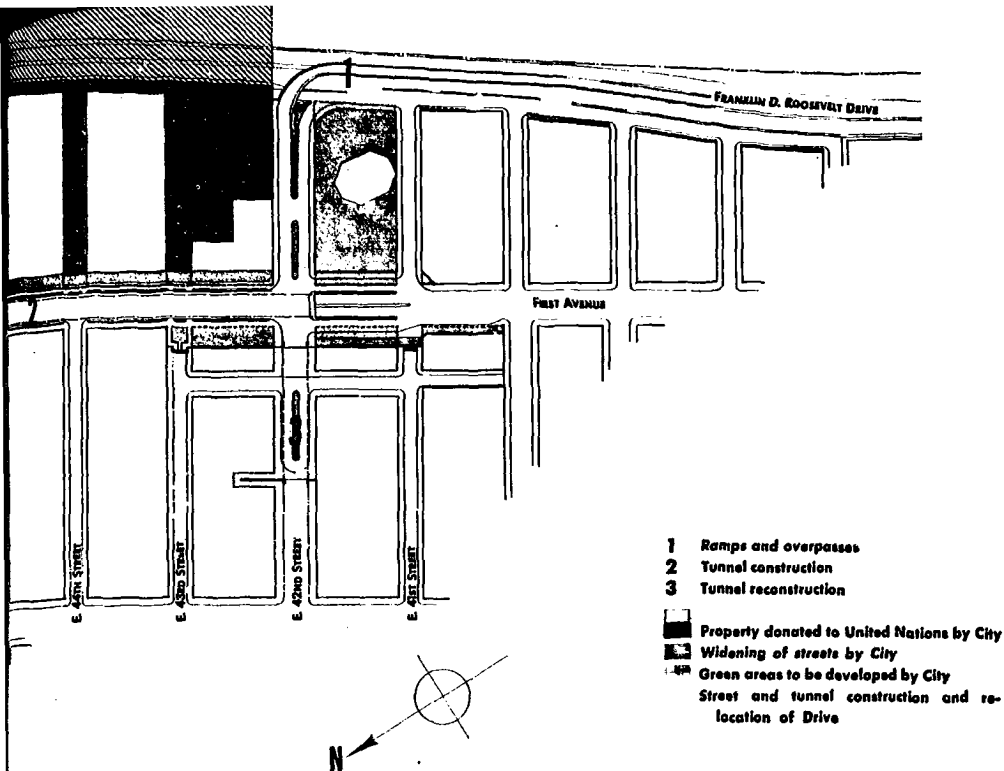


"Preliminary design of the physical changes in the area have been substantially completed by the consulting firms of Andrews and Clark, and Parsons, Brinckerhoff, Hogan and Macdonald, who were retained by the Construction Co-ordinator for this work, and by the engineering staff of the Office of Borough President Rogers.

"These plans include a tunnel under First Avenue with portals at 41st Street and 48th Street. This tunnel will carry commercial and non-local traffic through the United Nations site. In order to construct this tunnel, it will be necessary to re-route the electric, gas, telephone, water, and other utilities now occupying the tunnel area. Details for this re-routing have been worked out with the various City agencies and utility companies. It will be necessary to relocate many of these utilities through the area by re-routing them in a strip of land on the easterly side of First Avenue that will be given to the City by the United Nations. The construction schedule calls for the installation of the new utility lines immediately after the buildings facing First Avenue have been demolished. With the completion of that operation, the excavation for the tunnel will start. It is estimated that the cost of the tunnel and utility changes will be \$7,500,000.

"Forty-Seventh Street will be widened between Second Avenue and First Avenue to a





160-foot street. In this area will be incorporated a broad tree-shaded, park-like promenade, an east-bound roadway separated from a service road on the north side by a mall in which trees will be planted. This improvement is estimated to cost about \$1,000,000.

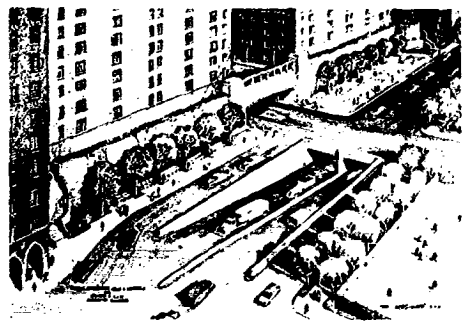
"Two formal parks will be constructed between 41st and 43rd Streets on the west side of First Avenue below new stone-faced walls. These parks will replace old buildings west of the Avenue.

"The present narrow 40-foot tunnel structure in 42nd Street between First and Second Avenues will be reconstructed to the full 100-foot width of 42nd Street. This artery will be one of the main approaches to the United Nations area. This feature of the improvements is estimated to cost about \$1,500,000.

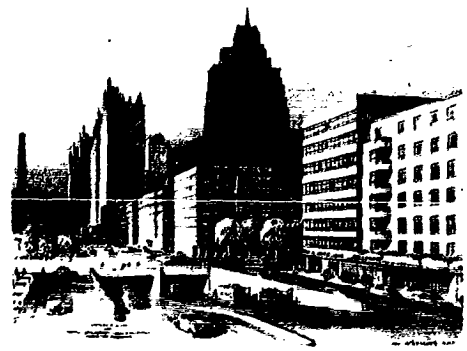
"Arrangements whereby the United Nations will acquire the newly constructed New York City Housing Authority building at 42nd Street, east of First Avenue, have been completed. The United Nations will acquire this property on a rental-purchase basis and will retain the building temporarily for use as office space by the United Nations agencies now occupying commercial space in the Manhattan area.

"The Franklin Delano Roosevelt Drive will be reconstructed between 37th and 51st Streets. A ramp structure to permit the exit of north-

Proposed Tunnel Entrances on First Avenue



At 41st Street

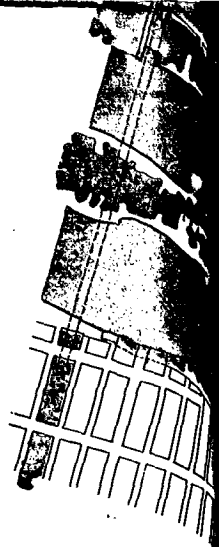


At 40th Street

bound traffic will be constructed at 42nd Street and a similar structure to permit the access of north-bound traffic will be constructed on 48th Street. Access to the south-bound traffic will be available at grade on 42nd Street and egress from south-bound traffic at 48th Street. The reconstructed Drive between 42nd and 48th Streets will be under an esplanade to be built by the United Nations with treatment similar to that now existing in Carl Schurz Park.

"The work on the Franklin Delano Roosevelt Drive will be paid for by the United Nations at an estimated cost of approximately \$3,000,000.

"Both Borough President Rogers and Commissioner Moses are enthusiastic about the cooperation they have received from . . . the site consultants of the United Nations and from all the related City Departments whom I have instructed, with their staffs, to do everything possible to expedite the completion of work at and around the site so as to make the United Nations completely satisfied in their new home."



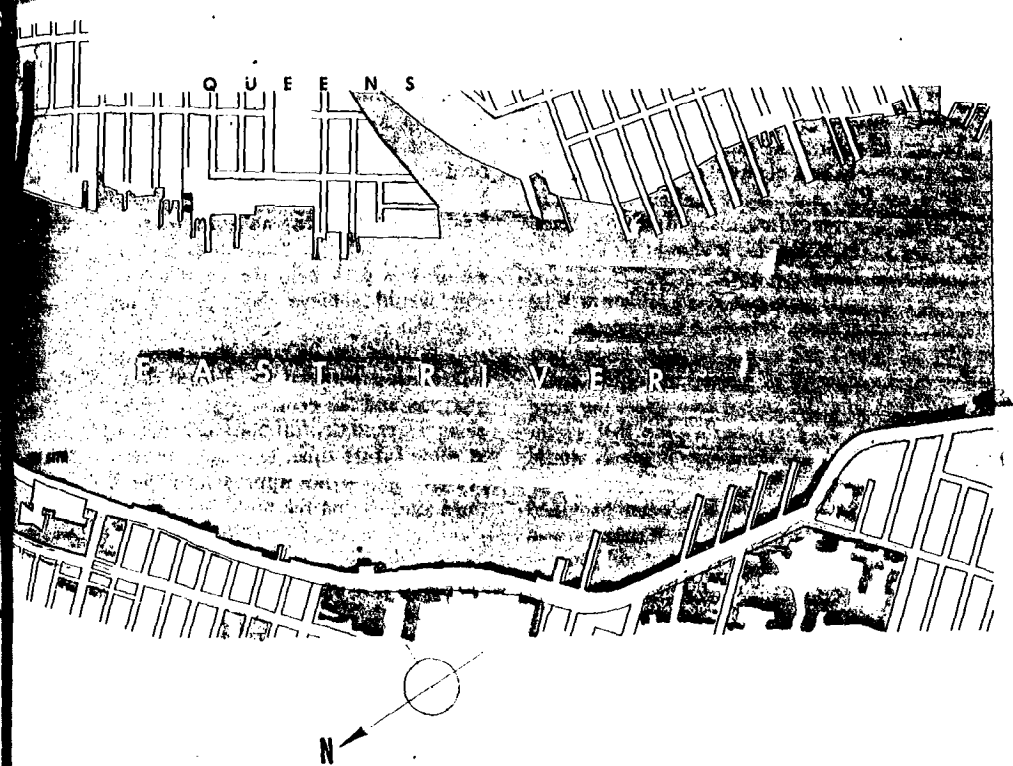
■ Green area developments already existing or under way  
□ Possible future green area developments

## Zoning

The pattern of buildings in the area immediately surrounding the site is bound to be greatly changed by the coming of the United Nations to the site. It can be expected that public, semi-public, and private groups will gradually rebuild the area. The State and City authorities have already taken steps, in addition to the New York City programme of reconstruction, to regulate the general redevelopment so that it will be kept in harmony with the dignity and purpose of the United Nations. The zoning pattern for land use and building height is already being revised. The basic elements of the present amendment to the New York zoning laws are to change the area

around the site from unrestricted use to office and restricted retail business use along First Avenue, and to residential use on both sides of First Avenue north of the site, except for a small amount of local retail use. This restricts construction to types of buildings not out of keeping with the United Nations Headquarters.

In addition, the New York State Legislature has enacted legislation giving the City authority to regulate and limit signs, billboards, and advertising devices and other potentially unsightly displays. This authority extends across the East River to the surrounding areas of Queens as well as around the site itself in Manhattan.



## Future Development

The plans for the headquarters site, and New York City's programme for reconstructing the approaches to the site, are perhaps only the first necessary stage in the inevitable redevelopment of a very large section of New York. Cities do renew themselves, contrary to the belief of those who flee from them. The United Nations headquarters site project, itself a small-scale prototype of sound urban planning, can become part of a large redevelopment and thus serve as the precipitating cause of a long-range transformation of the City around it, and perhaps of other cities throughout the world.

For this reason, it is not too soon, even now, to begin to outline some of the possibilities that may be achieved by the common efforts and joint planning of the United Nations and of the federal, state, and New York City authorities.

The setting of the United Nations Headquarters should, of course, reflect its function as the focus of the whole world's common interests; it must have a certain dignity and grandeur. The task of the planners, therefore, is not merely to fill a practical need for proper working space, but also to establish its independent entity and maintain a certain distance from disturbing surroundings. This need can be filled architecturally only if the surroundings are brought into a satisfactory relationship with the headquarters site and if complete freedom is retained for planning into the future. In other words, the headquarters must always be thought of as the centre of an indefinite larger area.

The programme already planned by the City of New York is a magnificent gesture of co-operation. It calls for real financial sacrifices and, as a realistic achievement of immediate objectives, it is both sound and far-seeing. For that very reason, it is important now to look as far ahead as possible, because the stimulus which the anticipated construction of the United Nations Headquarters has given to the surrounding section of East Side Manhattan will create an extremely intensified development in the very near future unless efforts are made to control it.

A long-range plan for zoning and regulation of this development should be started now, although it need not all be put into effect immedi-

ately. The United Nations Headquarters may be expected to remain here for a great many years. From decade to decade, the neighbourhood will undergo great change. The first tendency, as soon as greater building activity becomes possible, will be that of rebuilding much of the neighbourhood, extensively and closely. Inevitably, the interests of the City and of the United Nations, in controlling this rebuilding along desirable lines, will, in the main, coincide; it should be possible to co-ordinate these interests.

The economic aspect of this problem will be a major consideration. It cannot be expected that the City of New York would be able, under prevailing circumstances, to make impossible financial sacrifices in order to put into effect the aims herein outlined. To carry out a plan that would hurt justifiable private economic interests would also be impossible.

While some allowance has been provided for additional building on the site, it may happen that the space requirements of the United Nations will eventually grow on a scale that would make necessary the acquisition of additional land. This should be left open as a practical possibility, and adequate areas in the neighbourhood should be carefully studied with this end in view. The same is true of an area across the East River in Queens, where the best possible use is not being made at present of an easily accessible location. The possibility of replanning this land across the river for residential areas, including a reserve for recreational and cultural needs, might be considered. Such replanning would also add to the beauty of the present headquarters site.

Naturally, at this stage, it is impossible to discuss detailed plans, but some preliminary ideas might be expressed. The present planned land use within the site will give the impression of a park within which the United Nations buildings are placed. It may be possible to develop further the riverside park belt created by the Franklin D. Roosevelt Drive, linking together the East River Park, the housing developments, the hospitals, and the residential sections. Placed within this park belt, the United Nations buildings would achieve their proper architectural importance.

Studies can be made to bring about a better relationship between the United Nations Headquarters and the central area of New York City around Grand Central Station. It may be possible, at some future time, to create an even more impressive pedestrian approach to the United Nations site, so that the buildings and the river beyond may be seen in a single view from the very heart of the City.

One hopes, therefore, that there may develop, as an extension of the City's programme, an urban unit of park, water space, and residences, a unit properly related to the surrounding buildings and creating an effective setting for the United Nations Headquarters. A unique opportunity is herewith presented for creating a civic centre without equal in the whole world and, simultaneously, for an urban reorganization of important parts of this great metropolis, in line with the hopes which are held by the far-sighted men who have the development of this City in their hands.

# 6

## Housing of United Nations Personnel

The resolution of the General Assembly recognizes the fact that the personnel of the United Nations, recruited from all its Member States, and their families must in many cases sacrifice home ties and accustomed comforts to come to New York, some of them for long periods of time. It is therefore incumbent upon the planners to consider the problem of finding for these persons homes that are conducive to a happy family life, safe for their children, convenient to their place of work, and suitable to their income.

Some rather rigorous limitations confront the planners of a housing programme.

First, it will have been seen from all the previous studies and plans that there will be no room for housing available on the site itself, although the New York metropolitan area potentially is a great reservoir of residential developments of all kinds.

This, however, brings us to the second major limitation, namely, the current acute housing shortage in the metropolitan area and the unstabilized conditions of the building industry. A broad inquiry was undertaken to estimate the current shortage and the rate at which relief might be expected, but authorities differed too widely on figures of supply and demand to permit sufficiently valid conclusions.

Finally, it has not yet been possible to obtain a definite decision as to which of the specialized agencies will establish permanent headquarters in New York. Even among those which probably will do so, there is considerable uncertainty as to the number of staff members involved. As to the members and staffs of the national delegations, it has been difficult to arrive at a reliable estimate of the population involved. At present, not more than thirty Member States maintain permanent delegations in New York, and twenty-two of them supplied some information regarding the number, salaries, and present residences of their personnel.

The first step in developing a housing programme is the compilation and analysis of all pertinent data. Despite the limitations mentioned above, we can thereby establish a method of analysis which will be useful in handling more

complete data in the future, and make some general recommendations which can be developed into definite plans when conditions become more stabilized.

### Commuting

With the headquarters site eliminated as a housing possibility, the first consideration in terms of other residential sites was that of the commuting distances.

An exhaustive study was undertaken to determine the present residential pattern of the 2,420 members of the Secretariat about whom information was available. The accompanying map of residential distribution shows where the members of the Secretariat lived at the time of the study (April 1947). The dot distribution takes into account those to whom space was assigned, at that time, in the four housing projects available to United Nations personnel—Peterson Village, Fresh Meadow, Parkway Village, and Great Neck housing. It was also arranged to allow for the closing of the Lido Beach Hotel in June 1947.

Superimposed on this map are two isochronometric lines, showing the average limit of one hour travel distance to Lake Success and the East River site, respectively. Both lines are based on the use of the fastest public transport—buses, trains, subways—during normal business hours. If private automobiles were used, the lines naturally could be considerably extended to include much greater areas, but it was felt that this assumption should be made, in a study of this kind, that Secretariat personnel would have to use of private cars to reach the permanent headquarters.

## NEW YORK METROPOLITAN AREA Residential Distribution of Secretariat Personnel

(AS OF MARCH 1947)

One Person

UKI Housing Project

Limit of One Hour's Commuting  
Distances from Lake Success

Limit of One Hour's Commuting  
Distances from East River Site

WESTCHESTER

LONG ISLAND SOUND

DUSSON

BEER

COIX

Great Neck

Fresh Meadow

Parkway Village

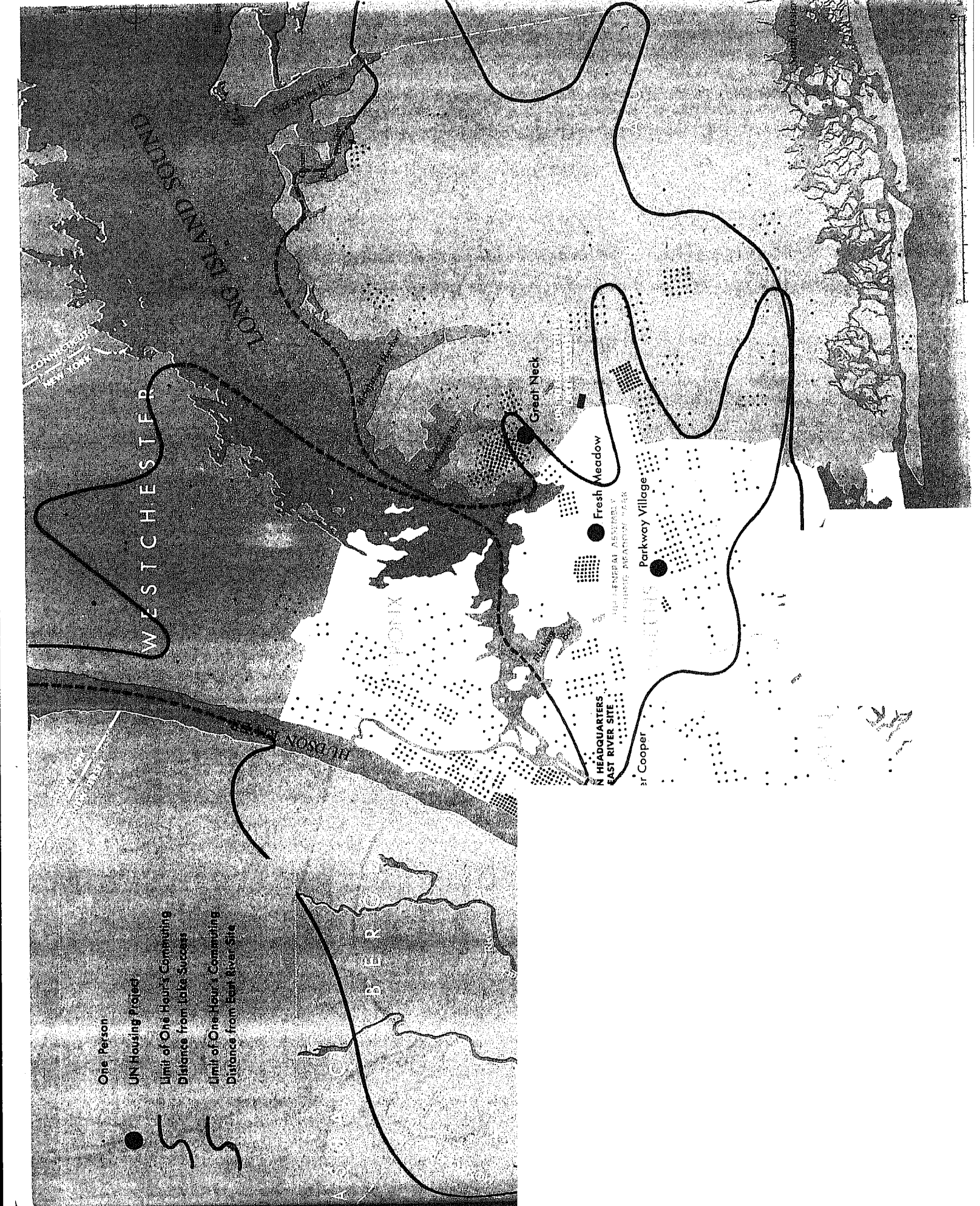
N HEADQUARTERS  
EAST RIVER SITE

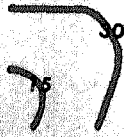
at Cooper

THE EMPEROR ASSOCIATES  
110 EAST 42ND STREET, NEW YORK, N.Y. 10017

COUNTY OF  
NEW YORK

1/16



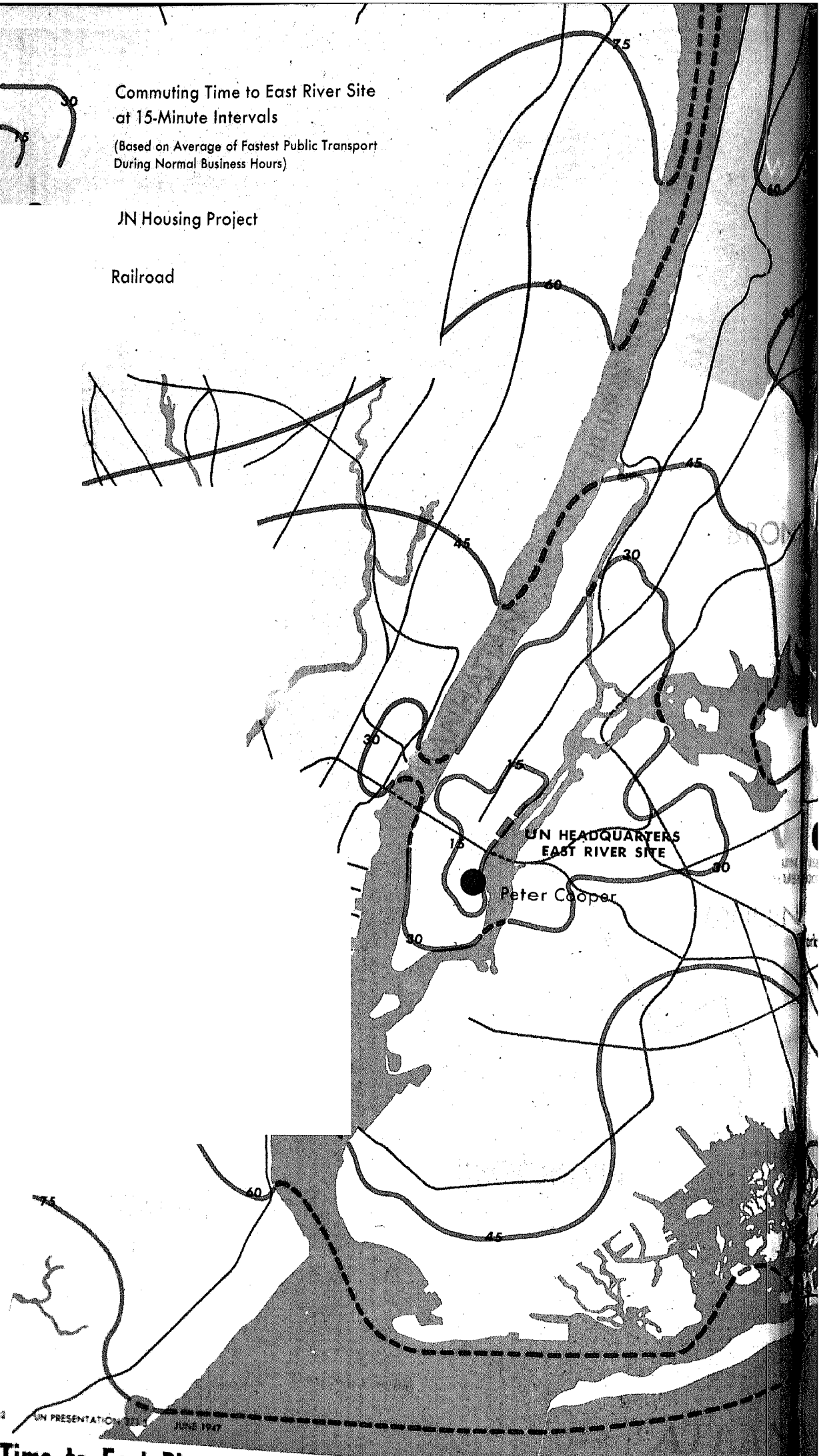


### Commuting Time to East River Site at 15-Minute Intervals

(Based on Average of Fastest Public Transport  
During Normal Business Hours)

JN Housing Project

Railroad



MAP NO. 62

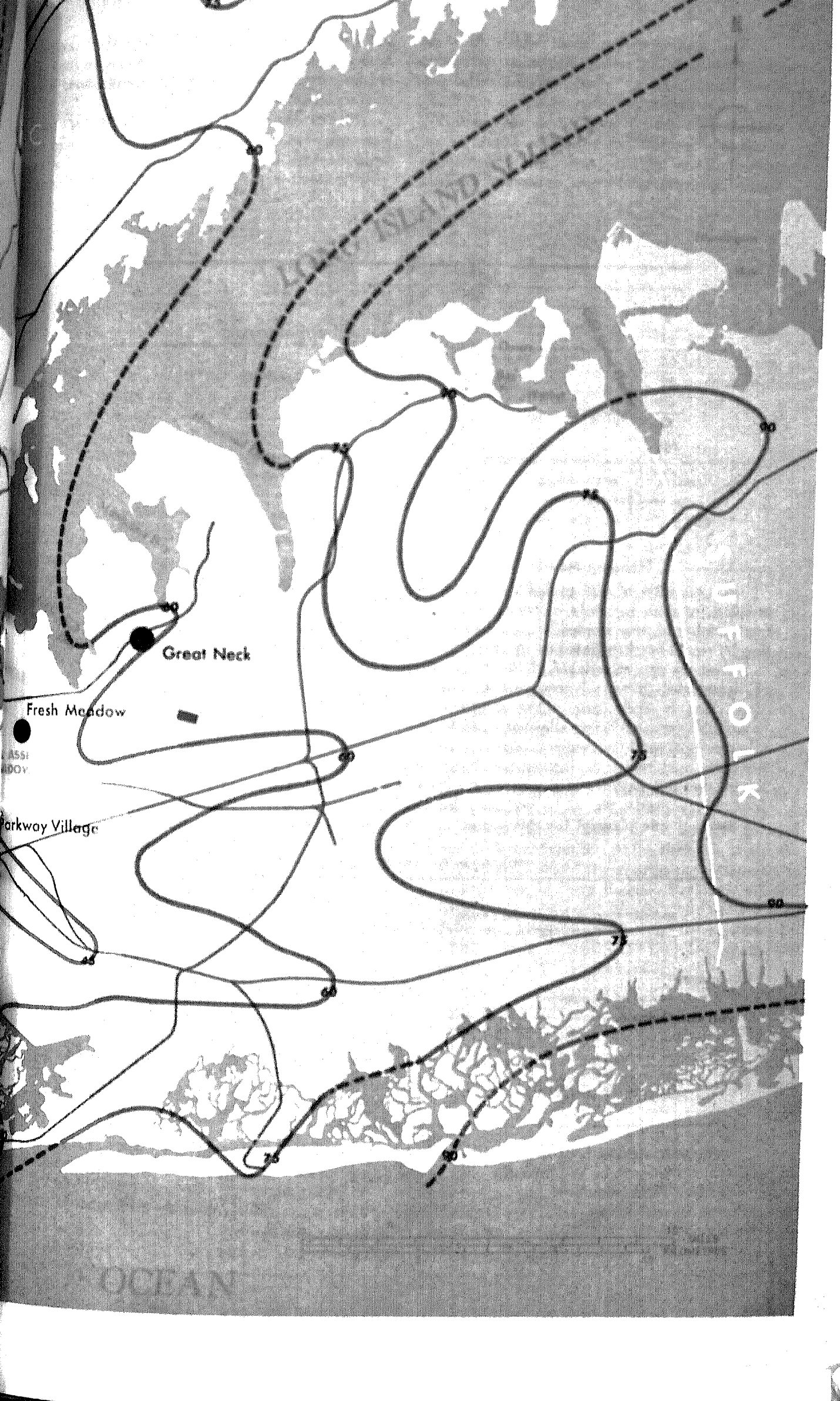
UN PRESENTATION SERIES

JUNE 1947

# Commuting Time to East River Site

## NEW YORK METROPOLITAN AREA





LONG ISLAND SOUND

SUFFOLK

Great Neck

Fresh Meadow

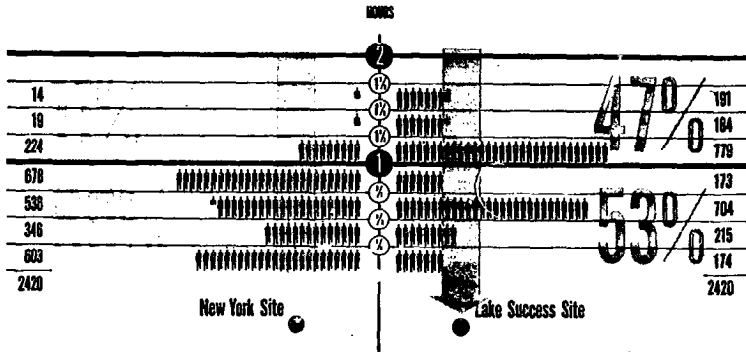
Parkway Village

OCEAN

The accompanying chart shows how the shift from Lake Success to Manhattan will affect travel time, as far as the present residential pattern is concerned. It is interesting to note that, whereas more than 47 per cent of the Secretariat, using only public transport, now has to travel more than one hour to reach Lake Success, less than 11 per cent would have to travel more than

one hour to the East River site from their present homes. It should be further noted that all four of the housing projects fall within the one-hour line of the new site.

From the standpoint of commuting convenience alone, it is apparent that the transfer of headquarters from Lake Success to Manhattan will in itself greatly improve living conditions.



### Housing Needs

An analysis of the probable demand for housing involves not only a knowledge of the total number of units needed but also a classification by rental brackets based on income.

A study was undertaken of the distribution of Secretariat personnel according to real income, that is, their base salary categories as modified by cost of living allowances, children's allowances, rental allowances, expatriation allowances, and rebate on income tax. It was assumed that the majority of persons in the lowest four salary grades would be recruited locally. No housing was planned for this group, or for

persons with base salaries of \$10,000 and over. The results of the statistical study on a properly weighted basis show that 48 per cent of the population qualified for housing will have a weighted average real annual income between \$3,650 and \$5,500; 40 per cent will have between \$5,500 and \$11,000, and approximately 12 per cent between \$11,000 and \$14,225.

Since the proportion of single to married persons and the number of dependents varies considerably in each of these three income classes, a further analysis was made of each group to show the probable distribution, which is indicated in the following table:

DISTRIBUTION OF FAMILIES BY INCOME AND SIZE

WEIGHTED AVERAGE REAL ANNUAL INCOME: (CORRESPONDING BASE SALARIES):	(in U. S. Dollars)		
	\$3,650-5,500 (\$2,360-3,770)	\$5,500-11,000 (\$3,970-7,450)	\$11,000-14,225 (\$7,870-9,700)
	(in Percentages)		
SINGLE	74.5	38.3	33.9
MARRIED WITH NO DEPENDENTS	18.3	25.6	21.5
MARRIED WITH 1 DEPENDENT	7.1	20.3	20.5
MARRIED WITH 2 DEPENDENTS	2.9	12.9	14.3
MARRIED WITH 3 DEPENDENTS	0.2	5.4	6.2
MARRIED WITH 4 DEPENDENTS	0.0	1.7	2.7
MARRIED WITH 5 DEPENDENTS OR MORE	0.0	0.8	0.9
	100.0	100.0	100.0

An estimate has been made of the number of rooms that will be required for each of the categories. These standards are somewhat more generous than those set forth in the housing bulletin issued by the United Nations on 7 February

1947. It is felt that the latter standards were designed to meet the current housing emergency, and that long-range planning should be based on what is desirable rather than on what is immediately obtainable.

SIZE OF FAMILY	RECOMMENDED NUMBER OF ROOMS	
	Minimum	Maximum
SINGLE	2 (LR, K'te, BR)	2½ (LR, K'te, DA, BR)
MARRIED WITH NO DEPENDENTS	3 (LR, K, BR)	3½ (LR, K, DA, BR)
MARRIED WITH 1 DEPENDENT	3½ (LR, K'te, DA, 2 BR)	4½ (LR, K, DA, 2 BR)
MARRIED WITH 2 DEPENDENTS	4½ (LR, K, DA, 2 BR)	5½ (LR, K, DA, 3 BR)
MARRIED WITH 3 DEPENDENTS	5½ (LR, K, DA, 3 BR)	
MARRIED WITH 4 DEPENDENTS	6½ (LR, K, DA, 4 BR)	7 (LR, K, DA, 4 BR)
MARRIED WITH 5 DEPENDENTS	7 (LR, K, DR, 4 BR)	

NOTE: LR —Living Room.  
 K'te—Kitchenette (not included in room count).  
 K —Kitchen.  
 DA —Dining Al'ove (counted as ½ room).  
 DR —Dining Room.  
 BR —Bed Room (single or double, depending on size of family and sex of children).

The proportion of income that should be spent on rent, under present economic conditions in the New York area, varies both with the number of dependents and the amount of income.

While there may be wide variations from any assumed standards due to individual problems and tastes, the following was taken as a good average guide:

PROPORTION OF INCOME SPENT FOR RENT

INCOME GROUP:	\$3,650-5,500	\$5,500-11,000	\$11,000-14,225
SINGLE OR MARRIED WITH NO DEPENDENTS	1/4	1/5	1/6
MARRIED WITH 1 OR 2 DEPENDENTS	1/5	1/6	1/7
MARRIED WITH 3 OR MORE DEPENDENTS	1/6	1/7	1/8

There are at present approximately 2,700 members of the Secretariat. It is estimated that by the middle of 1948 this figure may rise to 3,500; by the middle of 1949, to 4,500; and, by the middle of 1951, to the ultimate planned size of 5,265. The twenty-two national delegations maintaining headquarters in New York from which information was obtained, have on their payrolls at present 1,130 persons. It is estimated that if and when seventy delegations are established in New York, their staffs may total 2,400 persons. Similarly, it is estimated that approximately 2,500 persons may be working for those specialized agencies that have some likelihood of establishing permanent headquarters in New York and for the liaison offices of the others. This makes an estimated total maximum population of 10,165 persons. In order to relate this figure to a housing programme, certain further assumptions must be made.

from this total the 2,163 present members of the Secretariat whose present homes lie within one hour's travel distance of the East River site. It can be assumed that, under prevailing conditions, a maximum of one hour's commuting time to work is not excessive. The resulting total of 8,002 persons can be further reduced by the number of individuals, particularly in the lower salary grades, who will probably be recruited locally, as well as by the number with base salaries of \$10,000 and over. Assuming the same proportions as were taken for the present Secretariat personnel, there remain to be housed approximately 5,629 families. At the time this study was undertaken, 743 of the apartments eventually to be available in Peter Cooper, Parkway Village, Great Neck, and Fresh Meadow had not yet been definitely assigned. Deducting these, there remains a total of 4,886 families for whom new housing should be considered.

In the first place, there can be subtracted

DISTRIBUTION OF UNITS BY SIZE AND BY RENTAL BRACKET

SIZE OF UNITS (ROOMS)	TOTAL NO. OF UNITS	NUMBER OF UNITS BETWEEN INDICATED LIMITS OF MONTHLY RENT PER ROOM																		
		\$10	\$15	\$20	\$25	\$30	\$35	\$40	\$45	\$50	\$55	\$60	\$65	\$70	\$75	\$80	\$85	\$90	\$95	\$100
2	1,302																			
2½	1,294					27	352	502	144	97	26	5	62	42	34	13				
3	491					38	109	78	40	35	127	45	11							
3½	837			16	93	173	145	113	117	157	11									
4½	346		8	100	93	108	223	12												
5½	346		17	61	165	103														
6½	25		3	22																
7	45		9	31	5															
TOTALS	4,886		37	230	359	449	809	871	694	596	288	183	111	82	40	49	53	34	19	13

The probable distribution of the required 4,886 units, both as to number of rooms per unit and as to average monthly rent per room, is tabulated above. The calculations have been based on the following assumptions: that the salary scales, allowances, and tax rebates for the specialized agencies and national delegations will be similar to those for the Secretariat; that the number of single and married persons and dependents will follow the same distribution; that the relation of size of units to size of family, and proportion of income to be spent for rent, are as given above.

The 4,886 units analysed above may also be thought of as providing 15,079 rooms for 9,410 persons. It must be emphasized that this table represents only a preliminary statement of what the ultimate problem may be. Too many assumptions have had to be made for it to be taken as a recommended working programme.

### Conclusions

With these qualifications in mind, consideration may now be given to means of supplying this demand. Three possibilities are open.

With the cost of building as high as it is today, it is not reasonable to assume that individual private construction can profitably be undertaken in New York City for units to rent monthly for less than \$40 to \$50 per room. It may safely be assumed, however, that private construction will, in time, absorb the demand for housing above that bracket. This would take care of 842 families, or 17 per cent of the total to be housed.

Institutional investment housing, with construction standards similar to those for Peter Cooper Village, can now be counted on to provide for the families who can pay monthly from \$30 to \$50 per room. If such a project or projects were undertaken through one of the large insurance or banking concerns, it would provide living quarters for the middle 2,970 families, representing 61 per cent of the total.

To reach the remaining 22 per cent, or 1,074 families, who must rent at the monthly figure of \$30 per room or less, tax exemption, long-term tax-exempt financing, and vacant land in outlying districts must be considered. A large-scale project, with construction standards similar to public housing projects in New York City, could probably be built on this basis to rent for between \$17 and \$30 per room monthly. It has been assumed that those families shown in the above table to require units at less than \$17 per room monthly would either have to pay a larger than indicated share of their income for rent or have to receive additional subsidy. A low-cost housing project such as this might well be undertaken by the United Nations itself with the advice and co-operation of City, State, and federal housing agencies.

The above possibilities may be considered in connexion with the map on page 84, showing the commuting time from the new site at 15-minute intervals. Naturally, most of the land in the inner zones is already built up, but a number of studies have been made showing desirable areas where extensive demolition and redevelopment would be economically feasible. Particularly attractive possibilities are situated in Queens along the shore of the East River opposite the headquarters site. In the outer zones, there is available a vast acreage of open land awaiting large-scale development. It is interesting to note how much of the suburban areas of New Jersey, Westchester County, south-western Connecticut, and western Long Island will be brought into easy commuting range by the removal of the headquarters to Manhattan.

The above suggestions may be used for long-range planning in which allowance is made for seizing upon good opportunities as they arise, such as reductions in present land costs, stabilization of building costs, fulfilment of the conditions assumed as the basis for estimating needs in this study, and so on. The programme outlined above is intentionally conservative, and could be greatly accelerated if, for instance, building costs come down, which is considered very likely.

As for the immediate problem, the United Nations has at present agreements and understandings covering approximately 1,735 apartments in the four projects of Peter Cooper Village, Fresh Meadow, Parkway Village, and Great Neck. While completion of these units has not been as rapid as early building schedules indicated, it is believed that, as they do become available, they will largely fill the immediate needs of the Secretariat. In the meantime, there may be shortages. These, undoubtedly, are a serious matter to the individuals concerned, but, in view of their temporary nature, are not sufficiently serious to warrant extensive further building plans at this time.

The best housing policy for the United Nations to follow would appear to be the following: to meet the current demand with existing commitments as they become available; to do everything possible to expedite completion of these units: to negotiate, if necessary, for small blocks of additional units to meet actual shortages as they occur; and to review carefully the suggested long-range programme when both the estimate of requirements and the means of meeting them have become clarified.

# 7

## **Preliminary Cost Estimate and Statement on Financial Arrangements**

## Preliminary Cost Estimate

Overall estimates have been based on the cubic content of the structures, at 1947 unit prices for comparable structures in the New York area, and on engineers' estimates of foundation and structural costs and cost of mechanical and electrical equipment. The building costs cover the necessary site improvements (landscaping, roadways, lighting, etc.); the lower parking and service levels and access to them; the conference area, including the General Assembly Hall; the Secretariat Building and the library; their necessary furniture, furnishings, and communications systems; the alterations to the Franklin D. Roose-

velt Drive permitting direct access to and from the site; and covering the Drive to the bulkhead line; and the necessary funds for the work of the Director of Planning and his staff, and for the fees of the engineers and builders. A sum of \$1,825,000 has already been allocated for demolition of the existing structures, for the relocation of tenants at present on the site, and for preliminary planning and engineering work.

As the planning work progresses, every effort will be made, by continuous analysis of requirements, to reduce space demands and, consequently, to minimize the costs involved.

### ESTIMATED BUDGET

	CUBIC FEET	SUB-TOTALS	CUMULATIVE TOTAL
SITE IMPROVEMENTS (LANDSCAPING, ROADS, LIGHTING)		\$1,230,000	
LOWER LEVELS (PARKING AND SERVICES)	12,125,000	8,462,000	
SECRETARIAT	11,986,000	18,276,000	
CONFERENCE AREA (LESS GENERAL ASSEMBLY)	7,067,000	12,880,000	
LIBRARY	1,985,000	2,780,000	
			\$43,628,000
GENERAL ASSEMBLY	7,622,000	11,432,000	
			55,060,000
FURNITURE AND FURNISHINGS		2,866,000	
COMMUNICATIONS EQUIPMENT		2,652,000	
			60,558,000
CHANGES TO FRANKLIN D. ROOSEVELT DRIVE, INCLUDING COVERING TO THE BULKHEAD LINE		7,437,000	
			67,995,000
DEMOLITION, REMOVAL OF TENANTS, PLANNING BUDGET, ENGINEERS AND BUILDERS FEES, ETC.		7,624,500	
			75,619,500
NEW YORK CITY HOUSING AUTHORITY BUILDING		1,500,000	
			77,119,500
CONTINGENCY—10%		7,711,950	
			\$84,831,450
		<b>GRAND TOTAL</b>	<b>\$84,831,450</b>

## Financial Arrangements

Serious study is being given to various possible methods of financing to provide sufficient funds for construction of the headquarters. At this time no definite recommendation can be made, since more study must be given to the problem by authorities competent to deal with United Nations financial matters. Some possibilities can, however, be indicated briefly.

The most desirable method of financing the project would appear in some respects to be by contributions from Member Governments, on a scale somewhat similar to that agreed upon for their contributions to the 1946 and 1947 budgets

and to the working capital fund. Such an arrangement, which would have the advantage of basing contributions on the approved standards of ability to share in the costs, is in keeping with the fiscal practices followed by the United Nations in all other projects. It is in accordance with Article 17 of the Charter, which provides that the Organization's expenses shall be borne by its Members as apportioned among them by the General Assembly.

The disadvantage of the contribution method lies principally in the burden which it places upon many Governments of having to contribute

heavily at a time when dollar exchange is difficult for them to obtain because of post-war economic conditions.

Financing by government loans from one or more Member Governments is a possibility which is being seriously considered. This method would involve an agreement between the United Nations and one or more Governments under which loans could be made at fixed interest rates for specified lengths of time and could be liquidated gradually. The burden on all Member Governments would thus be less onerous. Moreover, since money would be readily available when needed, no serious delay in the construction programme would be necessary.

The views of all Member States are not known at this time, but the United States Government and others are already giving the matter some study. There appear to be no insurmountable difficulties associated with such a solution of the problem, provided that Governments able to make the loan express a willingness to do so. Details need not be unduly complex, and the plan seems to be feasible.

A third alternative, which should be given some consideration, is the possibility of a United Nations bond issue backed by the assets and the pledge of the Organization. Such bonds might be sold in all Member States, and could perhaps be made tax-exempt by the various Governments.

A fourth possibility under consideration is a loan from private sources, guaranteed by Member Governments or by some form of mortgage on the assets of the United Nations. Some interest in this is being shown by investment firms, insurance companies, and other large lenders. The

terms on which money could be obtained would depend upon provisions for amortization of the debt and upon the kind of guarantees to be obtained from Member Governments. To make a loan attractive, pledges of good faith would be necessary from the legislatures of the Member Governments; perhaps some of the larger nations could be requested to guarantee the entire debt jointly. The term of the loan might be fixed at fifteen or twenty years.

A variant of the above financing possibilities might involve the formation of a corporate structure outside the United Nations, and therefore not enjoying its immunities. Bonds could perhaps be issued with the guarantee of the Member Governments. Such a scheme might permit the world public, by financial participation, to express confidence in and support for the Organization.

Consideration has been given to the possibility of obtaining a loan from the International Bank for Reconstruction and Development. This is considered unlikely, however, because of the provisions of the Bank's charter.

Study of the various alternatives is continuing and will be intensified in the weeks preceding the opening of the second session of the General Assembly. At present, it may be concluded that the most likely solution to this important financial aspect of the programme would be a combination of methods somewhat as follows: the contributions of the Members can be raised appropriately during the next three years to provide a portion of the funds; some government loans can perhaps be arranged; and some private loans with suitable guarantees are likely.

## **Conclusion**

It is with some trepidation that these plans are submitted for the consideration of the General Assembly. They are an abrupt crystallization in the course of the creative process of continuous experiment, during which problems and ideas are ceaselessly being tested by plans and designs.

The Headquarters of the United Nations is, nevertheless, already beginning to implant itself on the East River site. The clearing of the site and digging of foundations is under way even as the detailed designs are being developed. The steel can be rising while the final architectural details are being made precise.

In the limited time at his disposal, the Director of Planning has been unable to compile complete and definite information on possible alternative plans that might reduce space and costs and on alternative financial plans, but his Office is at present engaged on such studies and will report on them at the earliest possible time. The next steps will be:

the submission of design studies of the exterior and interior appearance of the buildings;

precision of the plans to eliminate any unnecessary spaces or features, and to revise the arrangements of the building elements by further consultation with the Secretariat personnel and delegates who will be using them;

completion of all engineering studies based on the plans as developed to date;

estimates of exact costs based on this further study;

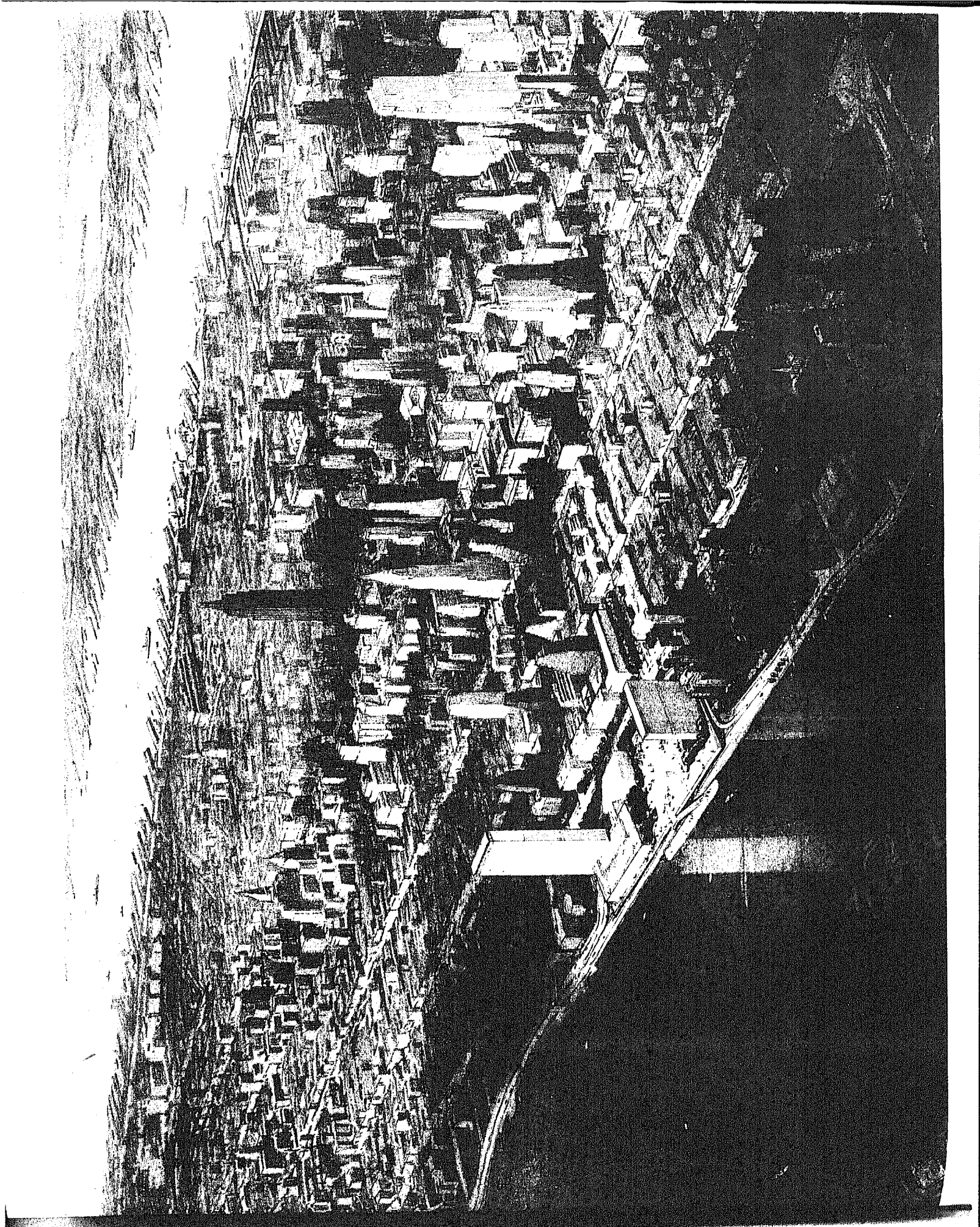
development of final recommendations for financing.

Consequently, it is anticipated that an additional report will be made, to carry the present report through the next steps.

Meanwhile, submitted herein are the basic principles and features for the planned growth, on the East River in the City of New York, of a workshop for world peace and progress. Because growth is a living and unending process, it is hoped that every stage of it will be, for the peoples of the world, a symbol of their common aspirations.







# Annexes

## Annex A

Letter and Memorandum  
from Mr. John D. Rockefeller, Jr., to  
the Permanent Headquarters Committee  
(Document A/51e/50)

December 10, 1946

H. E. Dr. Eduardo Zuleta Angel  
Chairman of the Permanent  
Headquarters Committee  
United Nations  
Lake Success, New York

Dear Dr. Zuleta Angel:

I have followed with deepest interest the effort of the United Nations to find a permanent home in the United States.

New York is a center where people from all lands have always been welcomed and where they have shared common aspirations and achievements. It is my belief that this City affords an environment uniquely fitted to the task of the United Nations and that the people of New York would like to have the United Nations here permanently.

For these reasons I have ventured to obtain a firm offer covering property located on the East River in the midtown area, which, should it serve your purpose, I would be glad to give to the United Nations. If this property can be useful to you in meeting the great responsibilities entrusted to you by the people of the world, it will be a source of infinite satisfaction to me and my family.

I am enclosing a memorandum setting forth the terms and conditions of my offer.

Sincerely yours,

(Signed) JOHN D. ROCKEFELLER, JR.

## Memorandum

December 10, 1946

This memorandum sets forth the terms and conditions of the offer made by me in my letter to you dated December 10, 1946.

I have acquired a firm offer from Webb and Knapp, Inc. to sell to the United Nations within thirty days from December 10, 1946 at \$8,500,000, the following property between First Avenue and Franklin D. Roosevelt Drive:

1. The Western portion of the block between 42nd and 43rd Streets.
2. All of the four blocks between 43rd and 47th Streets.
3. Two small parcels in the block between 47th and 48th Streets.

In addition representatives of the City of New York have assured me of the desire and willingness of the City to acquire and give to the United Nations the balance of the block between 47th and 48th Streets.

To make possible the acquisition of this property by the United Nations, should they decide to accept said offer and to make it the site of their permanent headquarters, I hereby offer to give to the United Nations the sum of \$8,500,000, on the following terms and conditions:

(a) That the gift shall be made at the time of the closing of the purchase of said property.

(b) That the City of New York shall agree to give to the United Nations 43rd, 44th, 45th, 46th and 47th Streets between First Avenue and Franklin D. Roosevelt Drive upon terms which shall permit the United Nations to close any or all thereof to passage and otherwise to use them for its own purposes without restriction or limitation.

(c) That the City of New York shall agree to acquire and give absolutely to the United Nations all the balance of that city block bounded by First Avenue, 47th, 48th Streets and Franklin D. Roosevelt Drive not covered by the firm offer of Webb and Knapp, Inc.

(d) That the City of New York shall agree to give to the United Nations all rights to bulkheads and piers along the river frontage of the East River between 42nd and 48th Streets.

(e) That each of the said agreements of the City of New York shall have been concluded in form satisfactory to the parties in interest at or prior to the time of the making of my said gift.

(f) That prior to the making of my said gift assurances satisfactory to my attorneys shall have been given to me that the said gift from me will be free and clear of all taxes of the United States, the State of New York or any other taxing authority having jurisdiction with respect thereto.

(Signed) JOHN D. ROCKEFELLER, JR.

## Annex B

### Resolution Adopted by the Board of Estimate of the City of New York

(Col. No. 1, 13 December 1946)

WHEREAS, An offer has been made to the United Nations by Mr. John D. Rockefeller, Jr., to donate the sum of \$8,500,000 for the purpose of making available to the United Nations as a permanent headquarters a site within the Borough of Manhattan, located and bounded by 42nd Street, 48th Street, 1st Avenue, and East River, and shown upon the map annexed hereto,

WHEREAS, Such offer and the conditions upon which it has been made to the United Nations are set forth in a memorandum dated December 10, 1946, addressed to Dr. Eduardo Zuleta Angel, Chairman of the Permanent Headquarters Committee, and signed by Mr. John D. Rockefeller, Jr., a copy of which is hereto annexed; and

WHEREAS, Such conditions require that the City of New York agree to give certain public streets traversing the area to the United Nations upon terms which will permit the United Nations to close such streets or otherwise restrict their use for its own purposes, and that the City agree to give to the United Nations certain other real property within the site area and certain rights to bulkheads and piers along the river frontage between 42nd and 48th Streets, all as more particularly set forth in the said memorandum dated December 10, 1946; and

WHEREAS, The United Nations has indicated its wish to accept the said offer if the City will agree to the conditions imposed; and

WHEREAS, The members of the Board of Estimate of the City of New York are unanimously desirous of co-operating fully in accepting the conditions imposed relating to action by the City of New York in order to promote and make possible the acceptance of said offer to make available such permanent headquarters site to the United Nations in the City of New York.

NOW, THEREFORE, BE IT RESOLVED, That the Board of Estimate of the City of New York, in accordance with the conditions contained in said offer, agrees:

1. To give to the United Nations 43rd, 44th, 45th, 46th and 47th Streets, between the East boundary of First Avenue and the West boundary of Franklin D. Roosevelt Drive, upon terms which shall permit the United Nations to close any or all thereof to passage and otherwise to use them for its own purposes without restriction or limitation.

2. To acquire and give absolutely to the United Nations all the balance of that city block bounded by First Avenue, 47th Street, 48th Street and Franklin D. Roosevelt Drive not covered by the firm offer of Webb and Knapp, Inc.

3. To give to the United Nations all rights to bulkheads and piers along the river frontage of the East River between 42nd and 48th Streets.

AND BE IT FURTHER RESOLVED, That the Board of Estimate will take all steps and adopt all measures necessary in the exercise of its powers, and will recommend action and legislation by other agencies, if necessary, in order to carry out the provisions herein set forth.

### Annex C

#### Resolution 100 (I) Adopted by the General Assembly

##### I. THE GENERAL ASSEMBLY,

TAKES NOTE, with a feeling of sincere gratitude, of the offer made by Mr. John D. Rockefeller, Jr., in a letter dated 10 December 1946, to give to the United Nations the sum of \$8,500,000 (US), on certain terms and conditions, to make possible the acquisition by the United Nations of a tract of land in New York City in the area bounded by First Avenue, East 48th Street, the East River and East 42nd Street;

NOTES also the assurance given by the City of New York to fulfill the terms and conditions applicable to it on which the aforesaid offer has been made, and the assurances given by the representative of the United States of America with respect to certain other terms and conditions of the aforesaid gift;

##### RESOLVES, THEREFORE:

1. That the offer of Mr. John D. Rockefeller, Jr., hereinabove mentioned, be accepted subject to the terms and conditions therein stated;

2. That the permanent headquarters of the United Nations shall be established in New York City in the area bounded by First Avenue, East 48th Street, the East River and East 42nd Street;

3. That the Secretary-General be authorized to take all steps necessary to acquire the land hereinabove described together with all appurtenant rights, and to receive the aforesaid gift of \$8,500,000 (US), and to apply the said gift to the acquisition of the land as provided in the terms of the offer;

4. That the Secretary-General be authorized to lease the structures now on the site until the work of demolition is undertaken, or to undertake demolition, as appears more appropriate;

5. That nothing in this resolution shall be deemed to restrict the authority of the Secretary-General to take any action which he may otherwise be authorized to take;

6. That part I of the resolution adopted at the thirty-third plenary meeting of the General Assembly on 14 February 1946 relating to the permanent headquarters of the United Nations, is hereby repealed.

## II. THE GENERAL ASSEMBLY RESOLVES:

1. That the Secretary-General is hereby requested to prepare recommendations with respect to the matters set forth below pertaining to the establishment of the permanent headquarters. He is further requested to prepare a report on these matters to be distributed to the Members of the United Nation on or before 1 July 1947 for consideration at the next regular session of the General Assembly:

(a) General plans and requirements for official buildings and other necessary facilities;

(b) Arrangements for accommodations, housing developments and related facilities, on or off the site, for personnel of the Secretariat, specialized agencies and national delegations and their staffs, and for the families of such personnel;

(c) Approximate costs of construction and development;

(d) Financial and other arrangements;

(e) Any other matters pertaining to the development of the site which the Secretary-General feels the General Assembly should consider at its next regular session.

2. In carrying out the responsibilities set forth in paragraph 1 of this resolution, the Secretary-General shall be assisted by:

(a) An advisory committee consisting of representatives of the following Members:

Australia, Belgium, Brazil, Canada, China, Colombia, France, Greece, India, Norway, Poland, Syria, Union of Soviet Socialist Republics, United Kingdom, United States of America and Yugoslavia.

(b) Consultants and experts who, at the request of the Secretary-General, shall be designated by the Government of the United States of America, or by Governments of other Member States, or local authorities.

SIXTY-FIFTH PLENARY MEETING, 14 DECEMBER 1946.

### Annex D

#### Letter from the Secretary-General to the Mayor of the City of New York

22 March 1947

Honourable William O'Dwyer  
Mayor of the City of New York  
City Hall

New York, N. Y.

Dear Mr. Mayor:

In developing plans for the establishment of the United Nations Headquarters on the Manhattan site which was offered by Mr. Rockefeller and accepted at the last session of the General Assembly, considerable progress has been made. My representatives have been in consultation with your officials and have reached a point at which it is appropriate to inform you of the various plans and programmes which have been formulated.

Acting under authority and instructions given to me by the General Assembly, and with the advice and consent of the Headquarters Advisory Committee of representatives of sixteen nations, I have established a Headquarters Planning Office. Mr. Wallace K. Harrison has been appointed Director of Planning and a staff of architects and engineers has been assembled to

plan the headquarters development. I have authorized the expenditure of approximately \$700,000 for preliminary drawings, estimates, research, specifications, and some detailed drawings.

In addition to this initial outlay of funds, I am ready to authorize a commitment of \$125,000 to be made available to the Office of the President of the Borough of Manhattan for the purpose of making preliminary plans for alterations to the East River Drive.

I have authorized the Director of Planning to proceed with plans for demolition of property on the site as soon as legal arrangements are completed and to make preliminary estimates relating to the earliest possible construction of a building unit on the site which can accommodate the United Nations activities now housed at Lake Success. For the cost of demolition, excavation, and related work, I am budgeting \$1,000,000.

We have examined the programme which the city officials are presenting to the Board of Estimate and find it satisfactory. In order to enable me to inform the competent organs of the United Nations, I would be grateful if you could give me a formal notification of the action taken by the City of New York and its plans with respect to the area surrounding the United Nations Headquarters site.

I should like to take this opportunity to express to you and the Board of Estimate my deep appreciation and gratitude for the excellent spirit of co-operation of Mr. Moses and other officials of the City of New York, and the very valuable assistance which they are giving to us in this great project.

Sincerely yours,

TRYGVE LIE,  
Secretary-General.

#### Annex E

#### Letter from the Mayor of the City of New York to the Secretary-General

June 17, 1947

Honorable Trygve Lie  
Secretary-General  
United Nations  
Lake Success, N. Y.

Dear Mr. Lie:

Your letter to me of March 22, 1947, approving the program of actions to be taken by New York City and the United Nations to carry out the development in and adjacent to the United Nations site, requested that I keep you informed of the progress made by the City on its phase of that program.

I am pleased to be able to tell you that the following is the status of our program:

1. In compliance with the Rockefeller gift:

a. The City has vested title in the balance of the block bounded by 47th Street, 48th Street, First Avenue and the Franklin Delano Roosevelt Drive. The deed of transfer has been prepared and is awaiting action by the U. N. Legal Department.

b. Final action by the City on the closing of 43rd to 47th Streets, inclusive, will be taken on June 27th.

c. The assignment of the right of occupancy of the waterfronts awaits the completion of United Nations plan showing the details of the covering of Franklin D. Roosevelt Drive.

The covering of this drive is an indispensable requisite if the City is to be expected to place the through traffic on First Avenue underground.

2. The Board of Estimate has approved the release by the City of its interest in the former lands underwater within the site.
3. Transfer by the City to the U. N. of the strip of land west of the Franklin Delano Roosevelt Drive has been passed by the Board of Estimate and is awaiting action by the United Nations Legal Department.
4. Transfer of City playground property between 42nd and 43rd Streets has been approved by the Board of Estimate and is awaiting action by the United Nations Legal Department.
5. The City plans to vest title in property for the widening of East 47th Street between First and Second Avenues on August 27th.
6. The City is now negotiating with the property owners for the acquisition of land needed to widen 42nd Street between First and Second Avenues.
7. The widening of 39th and 40th Streets has been abandoned.
8. The City plans to vest title in property needed for the widening of First Avenue on August 27th.
9. The grant of easements over and in Franklin Delano Roosevelt Drive is awaiting detailed plans for the covering of the Drive by the United Nations.
10. The development plan of the site does not require access to the elevated roadways on 42nd and 48th Streets. It is understood, however, that parking space for 2,000 cars will be provided within the site.
11. The development plan does not require access to the First Avenue Tunnel.
12. The grant of an easement over the subway vent on 42nd Street is awaiting detailed plans from the U. N.
13. A resolution restricting erection of advertising and business signs in the adjacent area in Manhattan and in the opposite area in Queens has been passed by the Board of Estimate.
14. The zoning changes agreed upon with your representative regulating the height and bulk of buildings in the area adjacent to the site are now in effect.
15. Action is being taken to grant tax exemption to the U. N. site.
16. No action has yet been necessary by the City for condemnation of properties or leaseholds within the site.
17. Agreements have been reached between us for the acquisition by the United Nations of the New York City Housing Authority Building on 42nd Street. These agreements can be concluded after July 1, 1947.

In addition to the above tabulated actions, the City is progressing with plans for the construction of the First Avenue Tunnel, the Franklin Delano Roosevelt Drive reconstruction, the widening of 42nd and 47th Streets and of First Avenue and the relocation of the utilities in First Avenue. The preliminary steps to relocate the residential tenants have been taken.

Sincerely,  
(Signed) WILLIAM O'DWYER,  
Mayor.

## **UNITED NATIONS PUBLICATIONS**

**Report of the Headquarters Commission to the Second Part of the First Session of the General Assembly of the United Nations (document A/69, October 1946), 144 pages.**

This report covers the investigation by the Headquarters Commission of sites suitable for the United Nations permanent headquarters in the Westchester and Fairfield Counties in the States of New York and Connecticut respectively. With illustrations, charts and maps, it is available in English, French and Russian editions ..... Each \$2.00

# SALES AGENTS OF UNITED NATIONS PUBLICATIONS

## DEPOSITAIRES DES PUBLICATIONS DES NATIONS UNIES

### ARGENTINA—ARGENTINE

Editorial Sudamericana  
S. A.  
Calle Alsina 500  
Buenos Aires

### AUSTRALIA—AUSTRALIE

H. A. Goddard Pty. Ltd.  
255a George Street  
Sydney

### BELGIUM—BELGIQUE

Agence et Messageries de la  
Presse  
14-22 rue du Persil  
Bruxelles

### BOLIVIA—BOLIVIE

Libreria Científica y  
Literaria  
Avenida 16 de Julio, 216  
Casilla 972  
La Paz

### CANADA—CANADA

The Ryerson Press  
299 Queen Street West  
Toronto

### CHILE—CHILI

Edmundo Pizarro  
Merced 846  
Santiago

### CHINA—CHINE

The Commercial Press Ltd.  
211 Honan Road  
Shanghai

### COSTA RICA

#### COSTA-RICA

Trejos Hermanos  
Apartado 1313  
San José

### CUBA—CUBA

La Casa Belga  
René de Smedt  
O'Reilly 455  
La Habana

### CZECHOSLOVAKIA

#### TCHECOSLOVAQUIE

F. Topič  
Narodni Trida 9  
Praha 1

### DENMARK—DANEMARK

Einar Munskgaard  
Nørregade 6  
Kjøbenhavn

### DOMINICAN REPUBLIC REPUBLIQUE

*DOMINICAINE*  
Librería Dominicana  
Calle Mercedes No. 49  
Apartado 656  
Ciudad Trujillo

### ECUADOR—EQUATEUR

Muñoz Hermanos y Cía.  
Nueve de Octubre 703  
Casilla 10-24  
Guayaquil

### FINLAND—FINLANDE

Akateeminen Kirjakauppa  
2, Keskauskatu  
Helsinki

### FRANCE—FRANCE

Editions A. Pedone  
13, rue Soufflot  
Paris V°

### GREECE—GRECE

"Eleftheroudakis"  
Librairie internationale  
Place de la Constitution  
Athènes

### GUATEMALA

#### GUATEMALA

José Goubaud  
Goubaud & Cía. Ltda.  
Sucesor  
5a Av. Sur No. 6 y 9a C. P.  
Guatemala

### HAITI—HAITI

Max Bouchereau  
Librairie "A la Caravelle"  
Boîte postale 111-B  
Port-au-Prince

### INDIA—INDE

Oxford Book & Stationery  
Co.  
Scindia House  
New Delhi

### IRAN—IRAN

Bangah Piaderow  
731 Shah Avenue  
Teheran

### IRAQ—IRAK

Mackenzie & Mackenzie  
The Bookshop  
Baghdad

### LEBANON—LIBAN

Librairie universelle  
Beirut

### NETHERLANDS

#### PAYS-BAS

N. V. Martinus Nijhoff  
Lange Voorhout 9  
s'Gravenhage

### NEW ZEALAND

#### NOUVELLE-ZELANDE

Gordon & Gotch  
Waring Taylor Street  
Wellington

### NORWAY—NORVEGE

Norsk Bokimport A/S  
Edv. Storms Gate 1  
Oslo

### SWEDEN—SUEDE

C. E. Fritze's Kungl.  
Hofbokhandel A.-B.  
Fredsgatan 2  
Stockholm

### SWITZERLAND—SUISSE

Librairie Payot S. A.  
Lausanne  
.....  
Hans Raunhardt  
Kirchgasse 17  
Zurich 1

### SYRIA—SYRIE

Librairie universelle  
Damascus

### UNION OF SOUTH AFRICA

#### UNION SUD-AFRICAIN

Central News Agency Ltd.  
Commissioner & Rissik Sta.  
Johannesburg

### UNITED KINGDOM

#### ROYAUME-UNI

H.M. Stationery Office  
P.O. Box 569  
London, S.E. 1

### UNITED STATES OF

#### AMERICA

#### ETATS-UNIS D'AMERIQUE

International Documents  
Service  
Columbia University Press  
2960 Broadway  
New York 27, N. Y.

### YUGOSLAVIA

#### YUGOSLAVIE

Drzavno Produzece  
Jugoslovenska Knjiga  
Moskovska UL. 36  
Belgrade