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UNITED NATIONS DELEGATION BUILDING

Report by the Secretary-General

Introduction

Under General Assembly resolution 1228 B (XII) of 14 December 1957 the Secretary-General was requested to make a progress report to the thirteenth session of the General Assembly concerning possibilities for the provision of delegation office facilities in the area close to United Nations Headquarters.

Pursuant to this resolution, the Secretary-General has found it possible to secure the co-operation of the New York firm of real estate developers, Messrs. Webb and Knapp, for the erection and operation on a commercial basis of a suitable building on a site owned by that company immediately north of the present United Nations property, bounded by the East River Drive and First Avenue and 48th and 49th Streets.

The architectural firm of Harrison and Abramovitz, which was responsible for the co-ordination of the structural design of the United Nations Headquarters premises and for the supervision of its erection, have been retained by Messrs. Webb and Knapp to design the building. An informal and satisfactory exchange of views between the Secretary-General and the President of the Borough of Manhattan, Mr. Hulan E. Jack, the Commissioner of Parks, Mr. Robert Moses, the Chairman of the City Planning Commission, Mr. James Felt, and a number of City officials who would be concerned with the approval of the project took place at United Nations Headquarters, and assurances were received of the co-operation of the officials of the City of New York in the project as proposed.

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The firm of Webb and Knapp, Inc. are planning to commence construction in early 1959 with occupancy given to tenants by Christmas 1960.

The proposed building would be divided into two fully separated units to provide office and residential accommodations, respectively. A model indicating the general character of the architecture and special access features in relation to the United Nations Headquarters property has been erected in the Southeast Lobby of the General Assembly Hall for convenient viewing by members of delegations to the thirteenth session.

Office Accommodations

It is planned that 280,000 square feet of office accommodations will be made available on the first three floors of the building. Interested United Nations delegations will receive first claim to this space, which will be made available on a priority basis also to the specialized agencies and United Nations affiliated organizations, including non-governmental organizations. However, separate and special access through the United Nations grounds will be provided to the office accommodations occupied by United Nations delegations. Vehicular access to the delegation offices will be provided by an access ramp connecting the northern end of the United Nations Headquarters property with the United Nations Plaza at 46th Street.

It may be expected that the rental range for office accommodations will be between \$5.75 and \$7.00 per square foot per annum, with an average of \$6.50 per square foot. This rental would include normal servicing of the building, including office cleaning services and the provision of heat and air conditioning, but the cost of electric light will be a separate and direct charge by the supplying utility company. Where, for security or other reasons, delegations prefer to provide their own cleaning arrangements, a deduction of approximately 35 cents per square foot per annum would be made from the rentals.

A typical layout of proposed small, medium, and large office suites has been incorporated for the inspection of delegations in the exhibit material referred to above. However, office space can, in the planning stage of the building, be arranged to suit individual requirements of delegations, and

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a good deal of flexibility is proposed by the developers and architects to permit rearrangement to allow for expansion as and when the need for such expansion develops.

Special services to United Nations occupants

Apart from services such as the United Nations garage, which is normally available to delegations subject to its capacity, it would be possible to provide telecommunications facilities in delegation offices through which proceedings of meetings in the official languages may be followed. A closed circuit, or relay, of proceedings of any United Nations meetings being televised could also be provided. Direct private telephone communication between United Nations Headquarters and delegation offices could be arranged where delegations indicated the need. Documents delivery procedures from United Nations Headquarters to delegation offices could also be considerably expedited and facilitated.

Residential apartment accommodations

Messrs. Webb and Knapp have held open first claim on the proposed residential section of the building to interested United Nations delegates or officials. The apartments would be provided in a tower rising above the office accommodations with completely separate entrances on 48th Street. As a tentative basis for calculation, Messrs. Webb and Knapp have indicated that rentals of the residential accommodations will probably run in the vicinity of from \$90 to \$120 per room, depending on the floor and general situation of the apartment selected. As with the office accommodations, the developers will be pleased to develop apartment arrangements at the planning stages of the building to suit the requirements of delegations.

General

At the date of this report, thirty-seven interested delegations have indicated their probable requirements to be approximately 100,000 square feet of the over 200,000 square feet of office space offered. The Secretary-General would recommend, in view of the need on the part of the developers to commence

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construction at a very early date, that interested delegations should attempt to provide a firm indication of their requirements by 31 December 1958 at the latest, although an earlier indication of their firm needs would be most helpful to all concerned. The Secretary-General would propose to extend his good offices with reference to the requirements of delegations through the planning and negotiating stages up to the point of occupancy.
