

The current proposal is:

Preservation Department – Item 3, LPC-26-01951

**277 Canal Street, aka 277-289 Canal Street, and 418-422 Broadway
SoHo-Cast Iron Historic District Extension
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 165 458 2708

Passcode: 937299

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

277 Canal
UAL LLC

LPC Public Hearing
06.23.26

About UAL

- *UAL is a family-owned and operated company*
- *We have decades of experience in SoHo*
- *Careful preservation of New York City's historic architecture is at the core of our business*



287 Broadway

Lucy G. Moses
Award
THE NEW YORK
LANDMARKS
CONSERVANCY



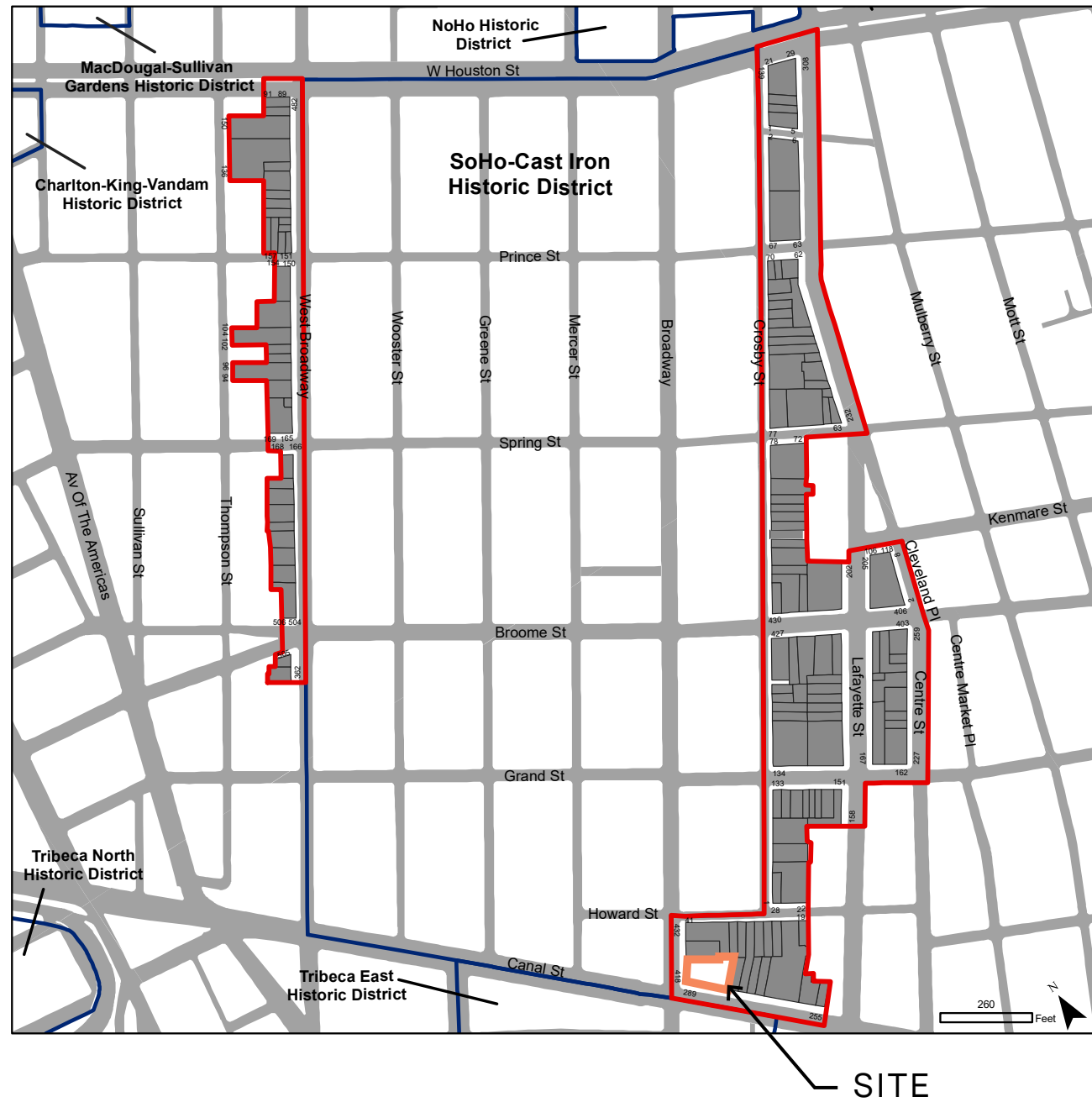
53 Howard Street (309 Canal Street)



321 & 323 Canal Street

Lucy G. Moses
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THE NEW YORK
LANDMARKS
CONSERVANCY

Site Location



SoHo - Cast Iron Historic District Extension



277 Canal - Corner of Broadway & Canal St looking NE

LPC Findings for 2023 Approval

- that the existing three-story building dating to the late 1920s is **not representative of the key period of significance of the historic district**, primarily represented by its 19th century cast iron store and loft buildings
- that this simply designed building was originally built as a theater, a use that does not relate to the commercial and manufacturing history of the district, and its **height does not define its typology**, therefore constructing a large vertical extension will not detract from the architectural style of the building or the special historic and architectural character of the SoHo-Cast Iron Historic District Extension;
- that there is **historic precedent in the Soho-Cast Iron Historic District of vertical building extensions constructed in plane with the original building base** and designed to be an integral part of the façade;
- that Broadway and Canal Streets are wider than other streets within the historic district and feature **corner buildings which are often notably larger than the buildings found on the side streets**, and that the existing building features a larger lot area and longer street frontages than the typical lots in the district, therefore the **taller height will fit well with the overall scale of the streetscapes**;

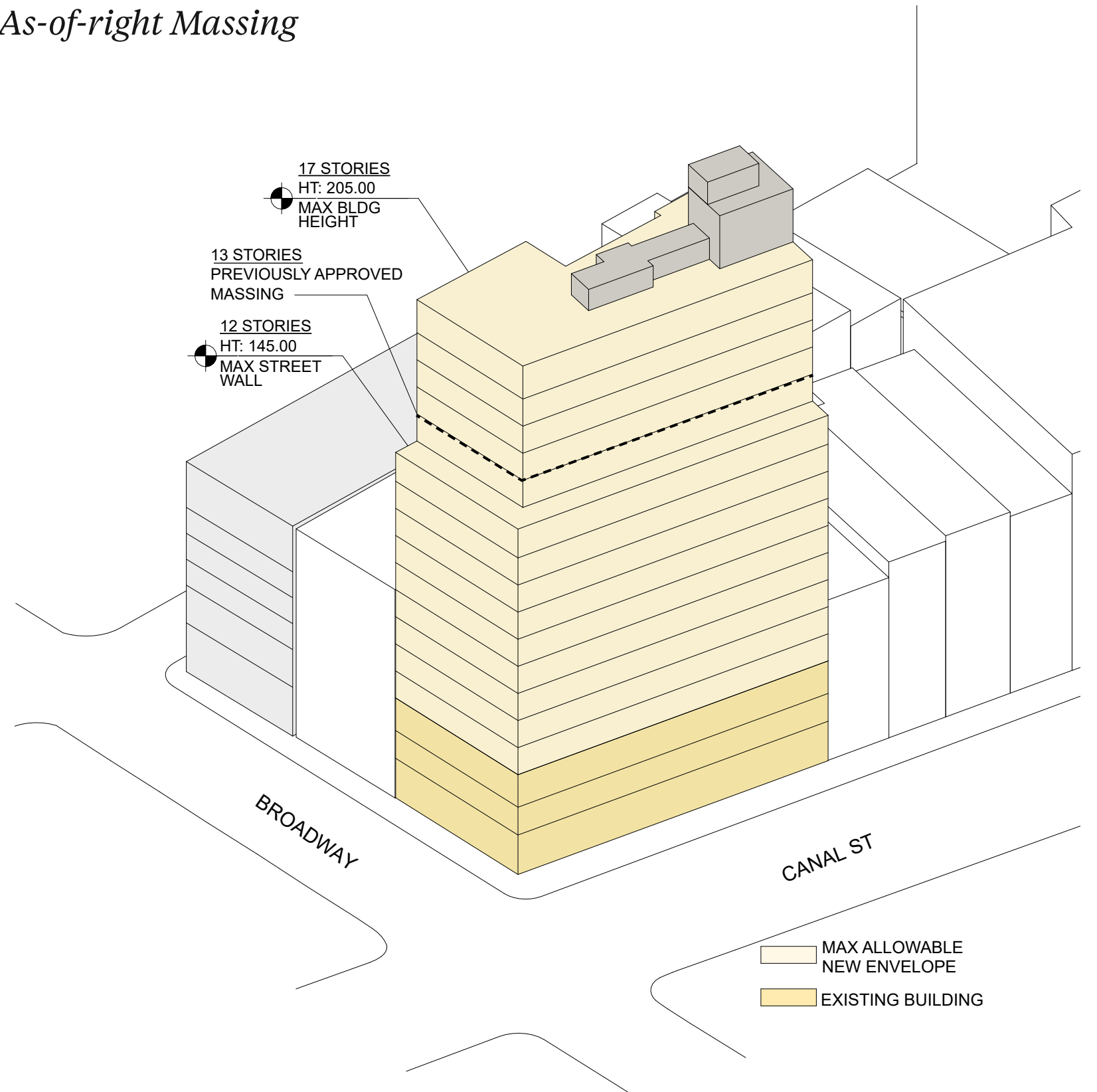
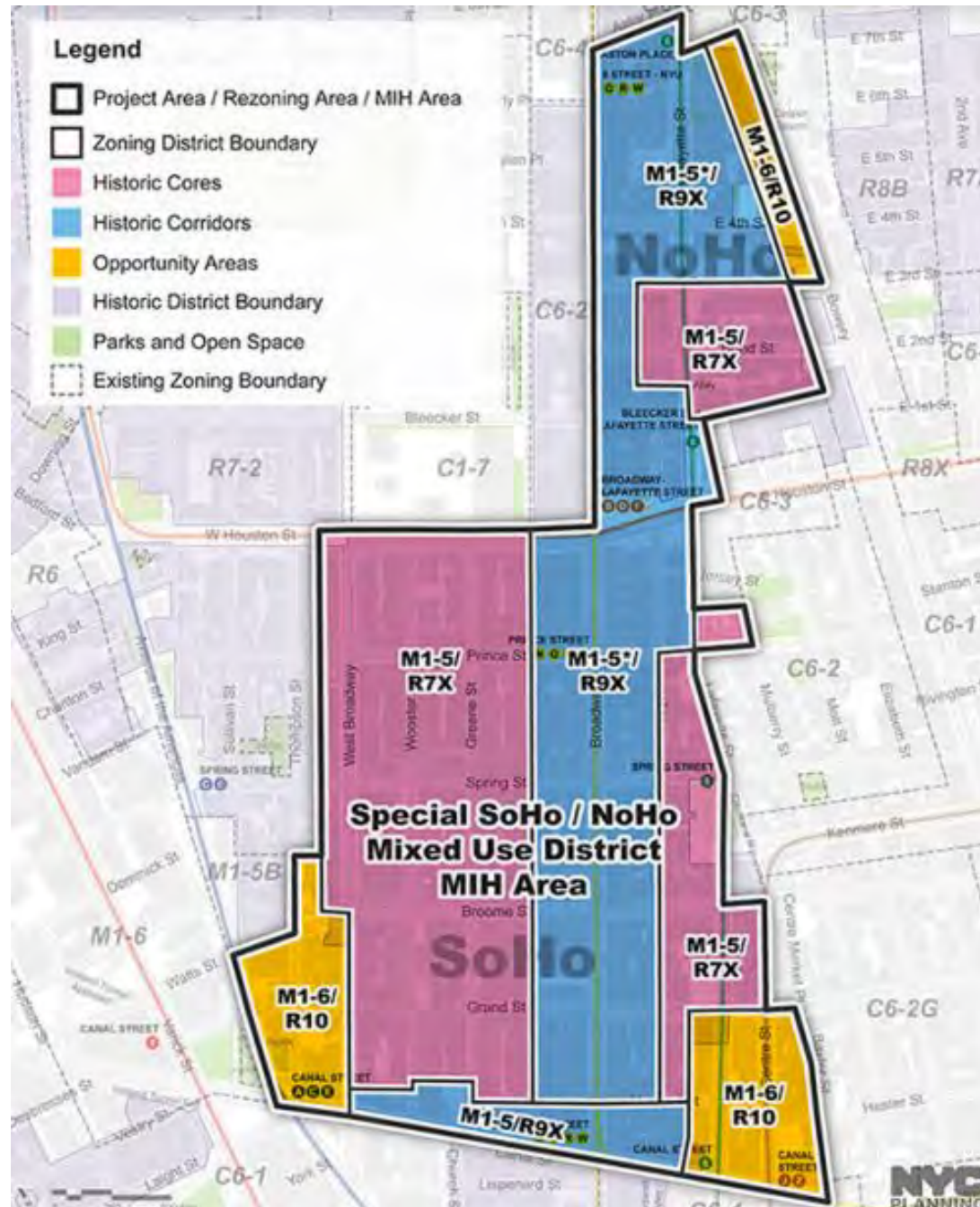


Broadway & Canal View

SoHo/NoHo Rezoning

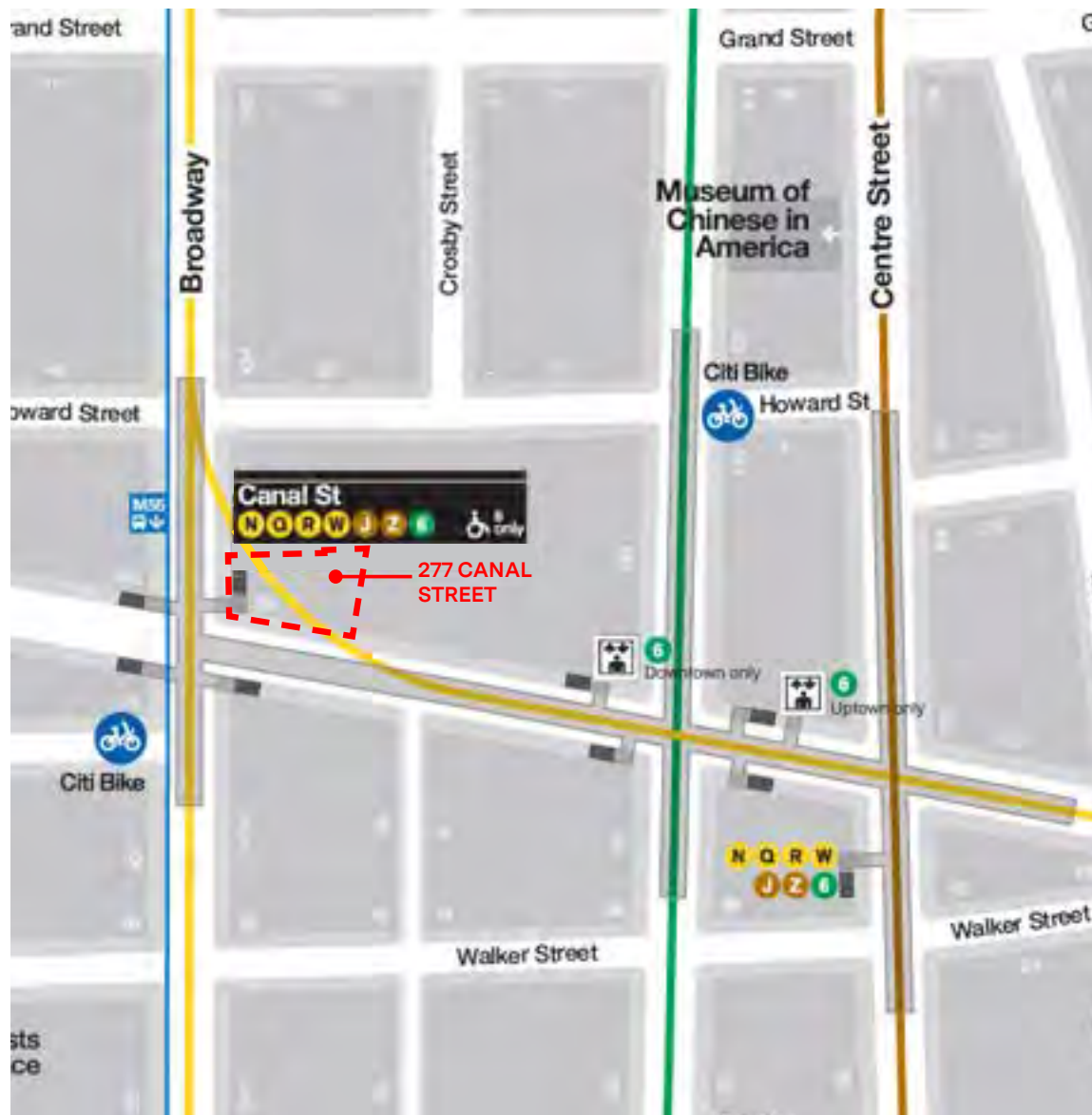
The Special SoHo-NoHo Mixed Use District created new opportunities for housing, including affordable housing, in a historic district

As-of-right Massing

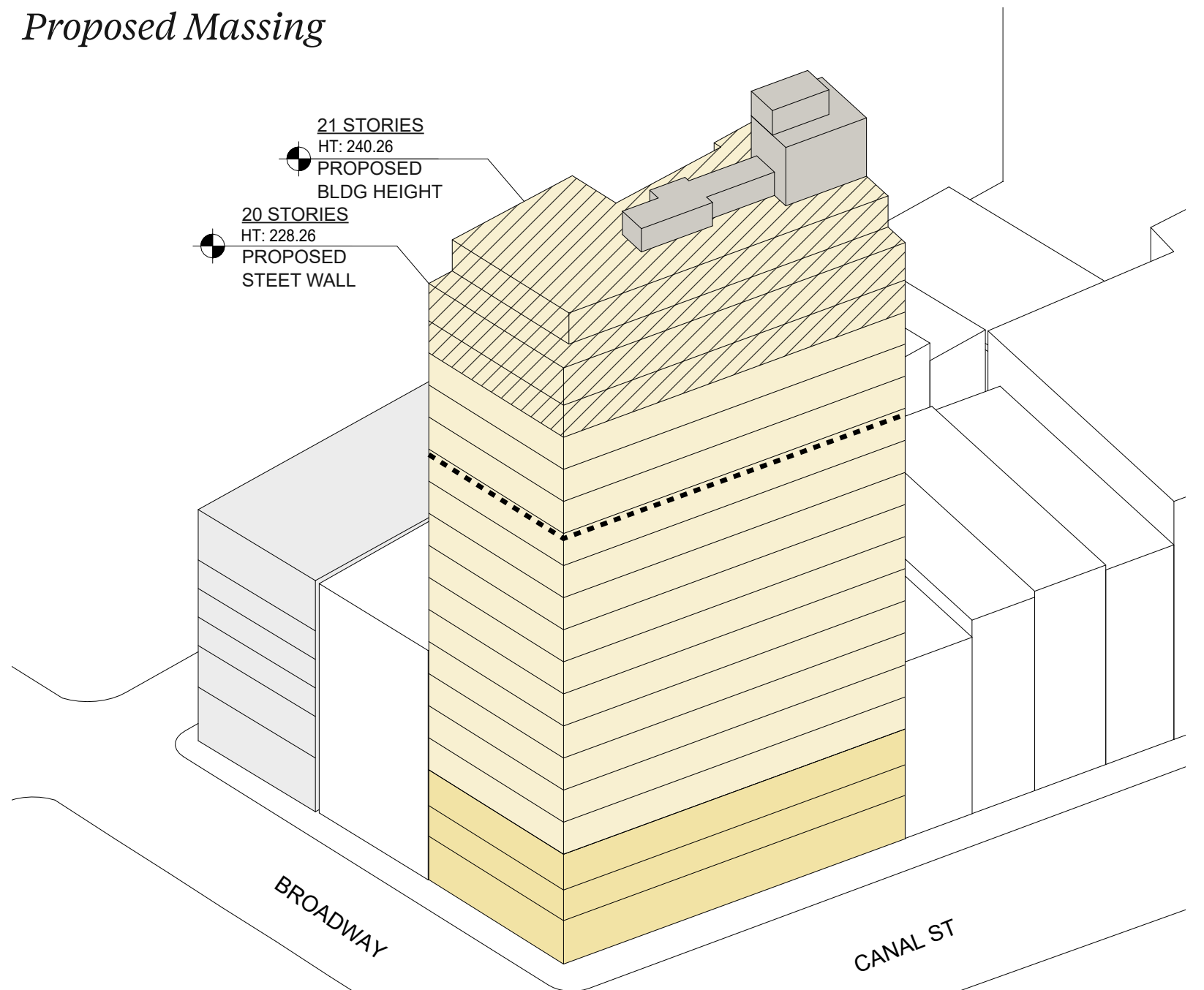


Zoning For Accessibility

The Zoning for Accessibility initiative established a floor area bonus via a bulk and height waiver for providing major station access and circulation improvements as part of a citywide initiative to promote subway accessibility.



Proposed Massing



REQUESTED ACTIONS

1. AUTHORIZATION PURSUANT TO ZR SECTION 66-511 TO PERMIT A **FLOOR AREA INCREASE OF 1.94 FAR** IN CONNECTION WITH IMPROVEMENTS TO THE CANAL STREET STATION OF THE BROADWAY SUBWAY LINE.
2. AUTHORIZATION PURSUANT TO ZR SECTION 66-521 TO **MODIFY MAXIMUM BASE HEIGHT AND BUILDING HEIGHT REGULATIONS.**

- PROPOSED BUILDING
- EXISTING BUILDING
- HEIGHT WAIVER PURSUANT TO ZR 66-521 TO MODIFY MAX BUILDING HEIGHT
- HEIGHT WAIVER PURSUANT TO ZR 66-521 TO MODIFY MAX BASE HEIGHT

Proposed Design

Special SoHo-NoHo Mixed Use District

145,880 SF (10.49 FAR)

139,370 SF Residential

6,510 SF Retail

Delivers on the goals of the SoHo/NoHo Rezoning and Zoning for Accessibility with:

- Permanently affordable housing units in accordance with MIH
- Significant capacity and accessibility-enhancing transit improvements on-site at the Canal Street subway station

Housing

As of Right Units

123 units, approximately 31 affordable*

Additional Units with Transit Improvement

36 units*

*Total: 159 units, 31 of which are affordable**

**Unit counts subject to change*



Broadway & Canal View

Proposed MTA Improvement: Existing Condition



Proposed MTA Improvement



Site History



Canal and Broadway
1836, New York Public Library



Northeast corner of Canal and Broadway
ca. 1910, both sides of Broadway



1920, Museum of the City of New York



c. 1940 Tax Photo, NYC Municipal Archives

Existing Conditions



Historical Restoration of Existing Building

RECREATE MISSING
TERRA-COTTA CAPITALS

NEW PARAPET TO TRANSITION
BETWEEN HISTORICAL BUILDING
AND ADDITION

INSPECT & REPAIR EXISTING
COPPER SIGNAGE AS NECESSARY

NEW ALUMINUM WINDOWS
TO MATCH HISTORICAL
CONFIGURATION

REPLICATE EXISTING URNS
TO ENGAGE WITH NEW
BRICK



CLEAN, REPAIR, AND
REPOINT EXISTING BRICK
FACADE

RECREATE MISSING
TERRA-COTTA AND
GRANITE PIERS

RE-ESTABLISH RHYTHM
OF GLAZED STOREFRONT
AT BASE

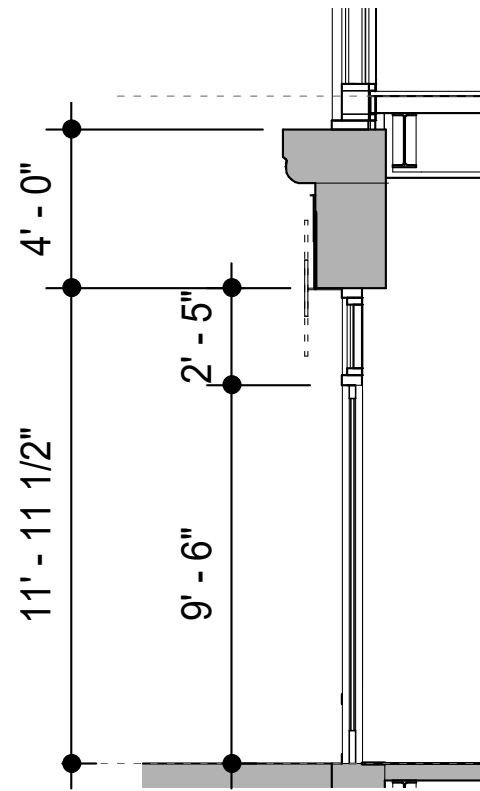
REMOVE COATING FROM
EXISTING TERRA COTTA;
REPAIR AND REPOINT WHERE
NECESSARY

RE-CLAD EXISTING
ENTRANCE MARQUEE
STRUCTURE

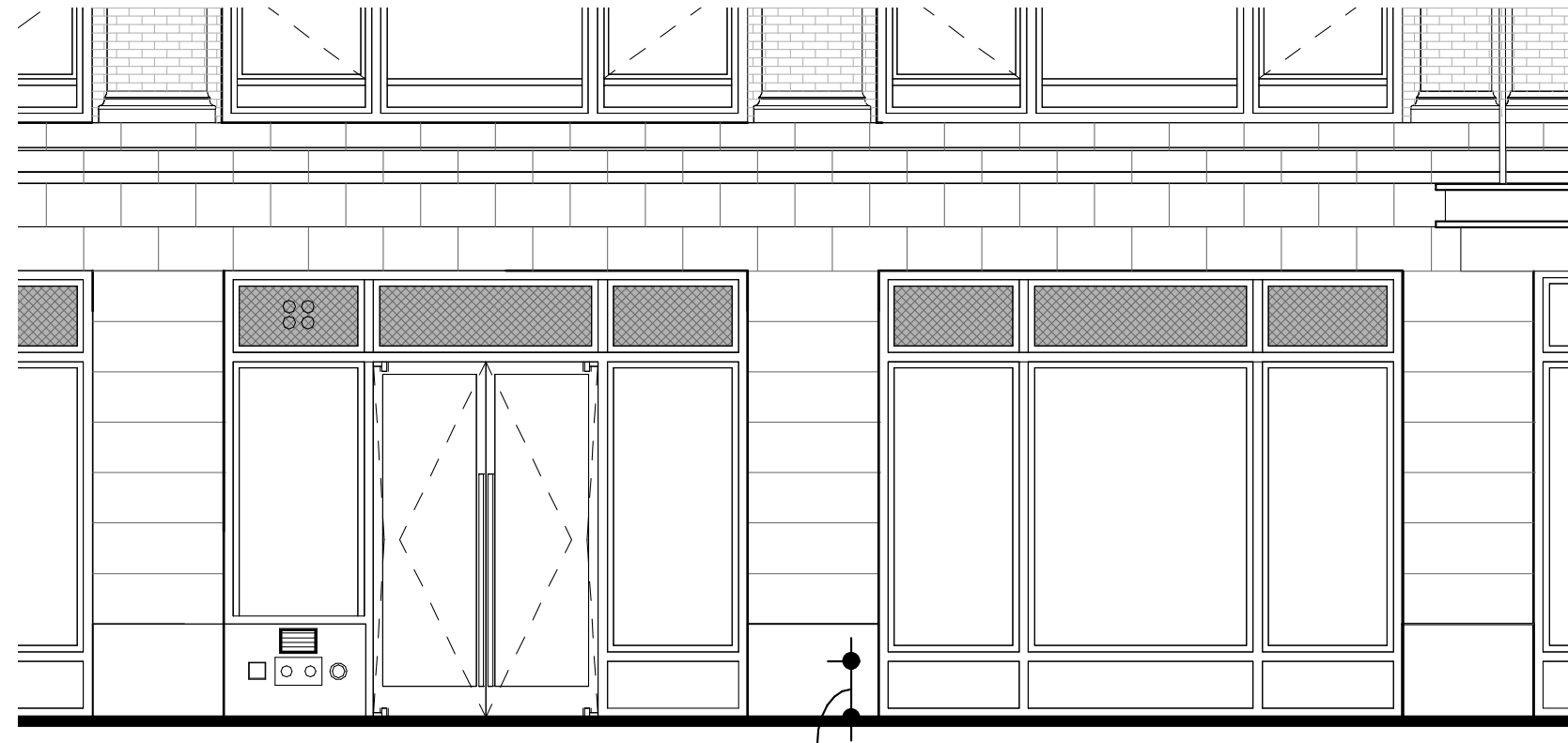
EXPOSE AND REPAIR
EXISTING TERRA-COTTA
AND GRANITE PIERS

Storefront

Fenestration & Details

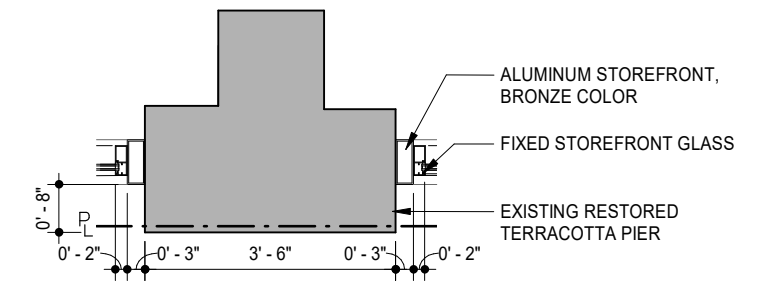
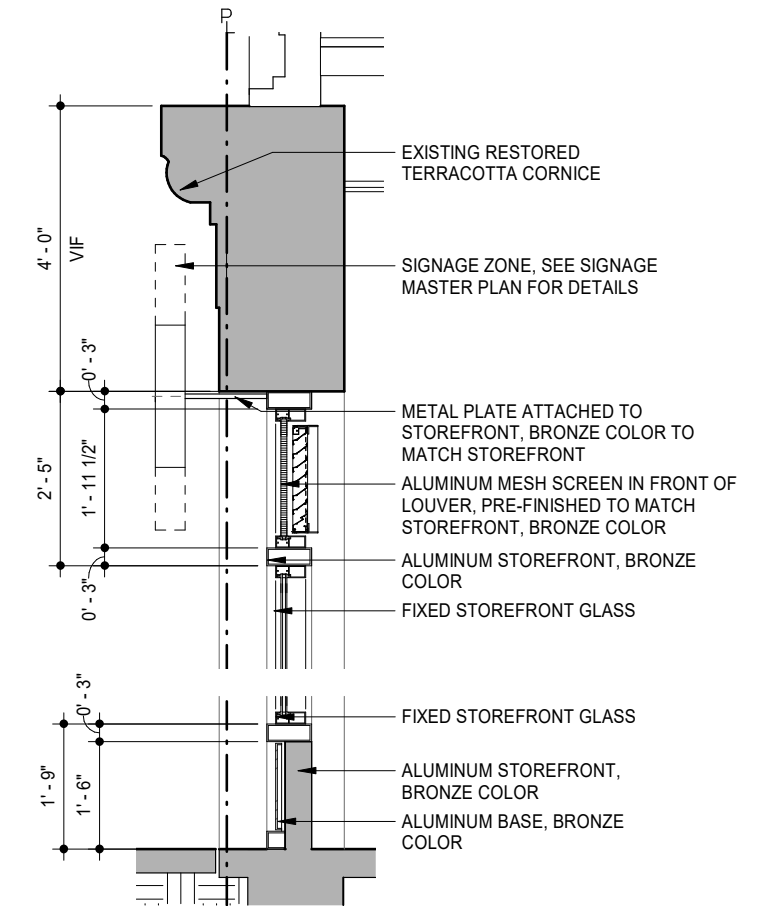


Fenestration



Entry Door

Display Window



Details

Approved Signage



Approved Signage Masterplan

Example Retail Unit Layout

Types of Signage

Type 1: Dimensional Signage

- Non-illuminated, internally illuminated, and uplight illuminated types are regulated to 4'-0" zone and are maximum 36" tall
- Halo-illuminated signs are maximum 2' tall
- All signs have a 1' maximum projection from facade

Type 2: Ground Floor Bracket Sign

- Bottom brackets are 10'-0" minimum from sidewalk surface and are +/- 2'-0" to the top of the storefront infill, pending location along the sloped sidewalk
- Brackets extend 2'-0" from the face of the storefront mullions

Type 3: Window Decals

- Signage is allowed in every storefront bay but limited to 20% of each pane of glass
- Signage location within glazing is unrestricted

Type 4: Interior Window Signs

- Illuminated non-flashing and non-illuminated signs to be 8sf max and limited to 3 signs in any window.
- Letters to be 3" Thick Max
- LED TV screens permitted provided 18" set back from glazing, no more than 50% of glazing, and no more than 75% width of glazing

Type 5: Residential Marquee & Building Signage

- Non-illuminated marquee signage is 4'-0" max in height and composed of channel letters and logo signage
- Non-illuminated residential building dimensional signage to be max 12sf

Type 6: Historic Building Signage

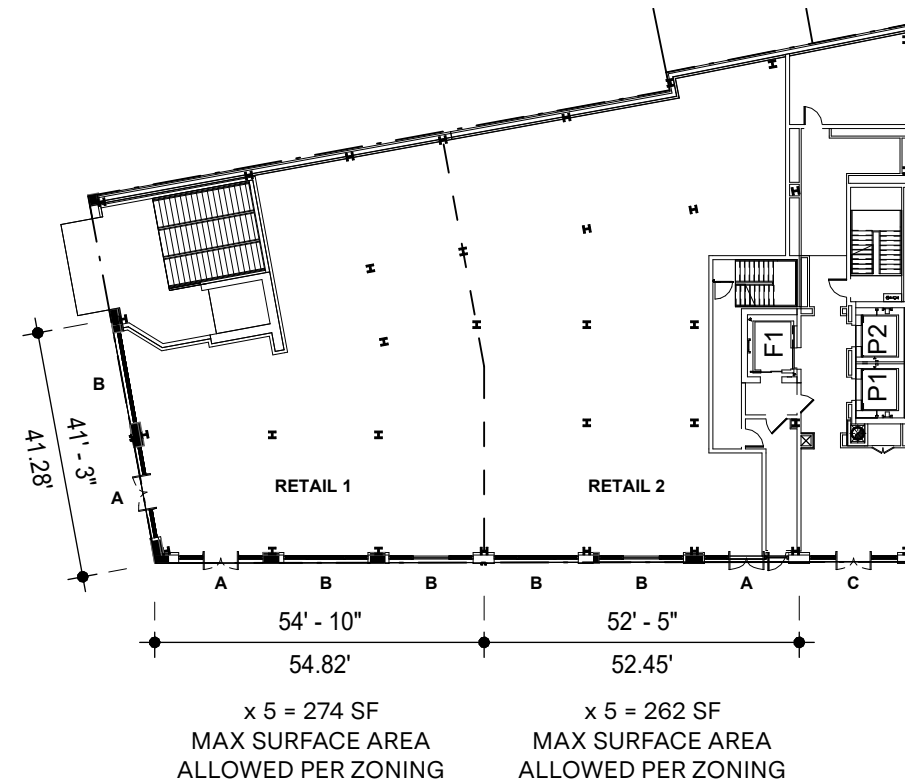
- Existing to remain or new residential building identification signage to match existing in size, materiality, and attachment method.

Zoning Notes For Reference

- Signage is regulated by the total surface area of all permitted signs, including non-illuminated or illuminated signs. Each retail space can employ a combination of permissible sign types.
- Retail signage is subject to change upon individual retailer modification per the Masterplan
- Retail unit demising plans are shown for reference only and are not limited to the examples shown.

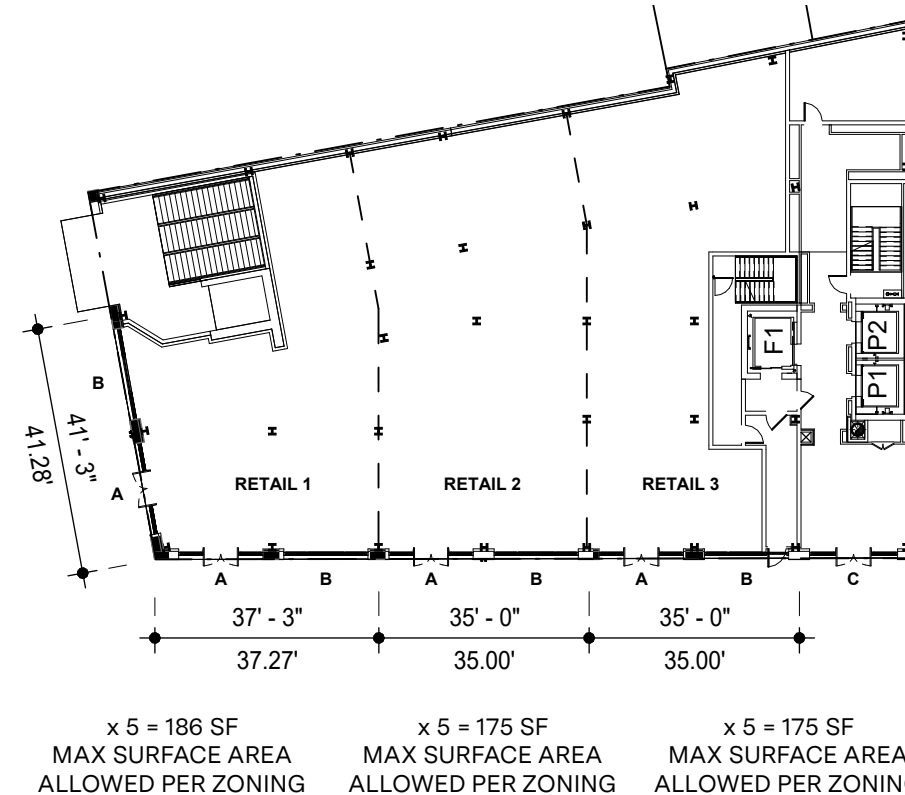
Retail Demising Scenario 1:
Larger Retail Units

x 5 = 206 SF
MAX SURFACE AREA
ALLOWED PER ZONING



Retail Demising Scenario 2:
Smaller Retail Units

x 5 = 206 SF
MAX SURFACE AREA
ALLOWED PER ZONING



NOTE: SUBWAY ENTRANCE LOCATION MOVED TO NORTHERN-MOST BAY ON BROADWAY IN LIEU OF REMAINING IN THE MIDDLE BAY PER COORDINATION WITH MTA TO ACCOMMODATE ELEVATOR SHAFT

Canal Street Context



Canal Street near Broadway, 1937 (NYPL)



220 Canal Street, 1907 (New-York Historical Society)

Canal Street Context



277 Canal, ca. 2002 from pearlriver.com

Evolution of SoHo



357 West Broadway
ca. 1825



Haughwout Building
1856-57, John Gaynor



530 Broadway
1897-98, Brunner & Tryon

LPC Historic District Extension Designation

277 Canal: “The building... is evocative of the changes that were taking place in the SoHo area as a result of transportation improvements and new forms of mass entertainment in the early decades of the twentieth century.”

- NYC Landmarks Preservation Commission Designation Report

270 Lafayette: “The building... is evocative of the changes that were taking place in the SoHo area as a result of transportation improvements in the early decades of the twentieth century...”

- NYC Landmarks Preservation Commission Designation Report

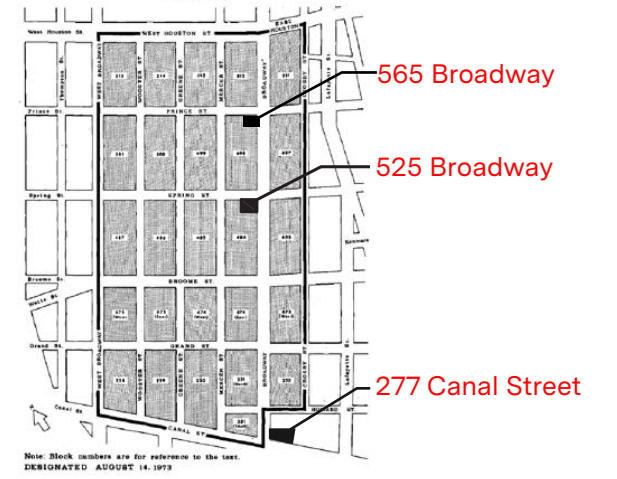


277 Canal Street
David M. Oltarsh
1927



270-276 Lafayette Street
Sugarman & Berger, 1925-27
Art Deco, 15 stories

Historic Vertical Extensions



Soho- Cast Iron Historic District Map



General Motors Building
Original construction: 1923 (William Welles Bosworth)
23-story addition: 1926 (Lamb & Harmon)
Morris Adjmi Architects

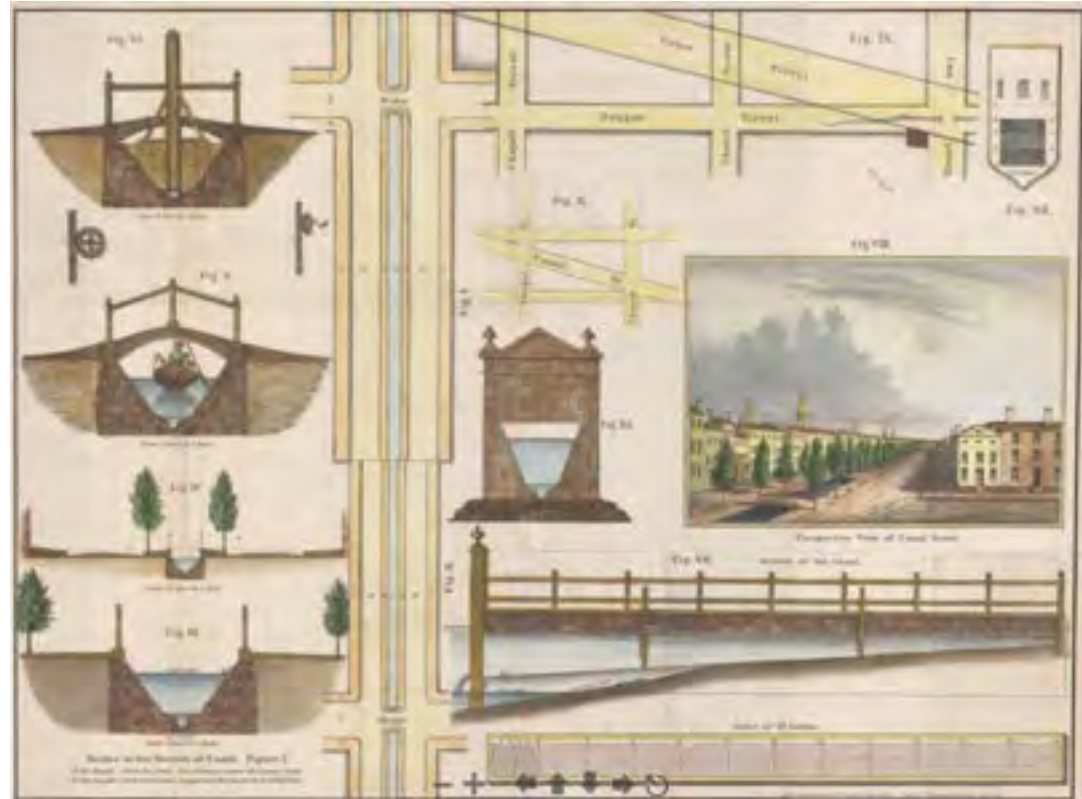


525 Broadway
Original construction: 1924
7-story addition
United American Land



565 Broadway
Original construction: 1860 (John Kellum)
4-story addition: 1893 (Little & O'Connor)
06.23.26

The Canal



1860 Valentine Map of the canal on Canal Street (Geographicus)



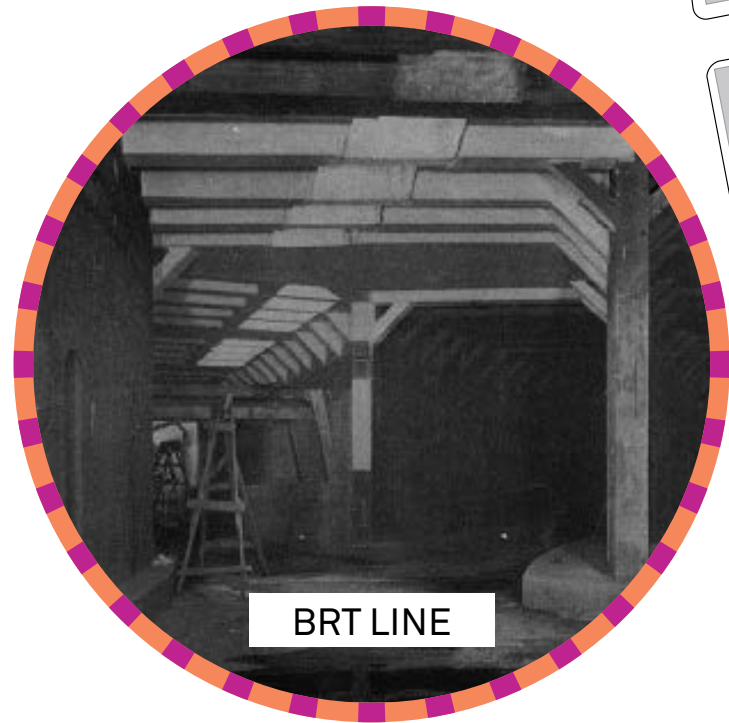
1859 Vial Topographical Map (NYPL)



Stone Bridge on the corner of Broadway and Canal Street.

Ca. 1811 view of Canal Street and Broadway (NYPL)

The Subway



HOLLAND TUNNEL OPENED 1927

BRT OVER BRIDGE 1917
MANHATTAN BRIDGE COMPLETED 1909



David M. Oltarsh



PLAN TO USE THEATRES AS SWIMMING POOLS

*Project to Alter Four in Times
Square District Described by
Major Oltarsh.*

June 20, 1929 (New York Times)



837 Washington
Constructed in 1938 for Zanville Realty



40 Wall Street (H. Craig Severance, architect, David
Oltarsh consulting engineer, 1930)



Public Theatre, 66 Second Avenue (H. Craig Severance, architect,
David Oltarsh, consulting engineer, 1927)

Buildings with Subway Entrances



30 ROCKEFELLER PLAZA, 1934 (NY Historical Society)



CHRYSLER BUILDING, 1930 (Museum of the City of NY)

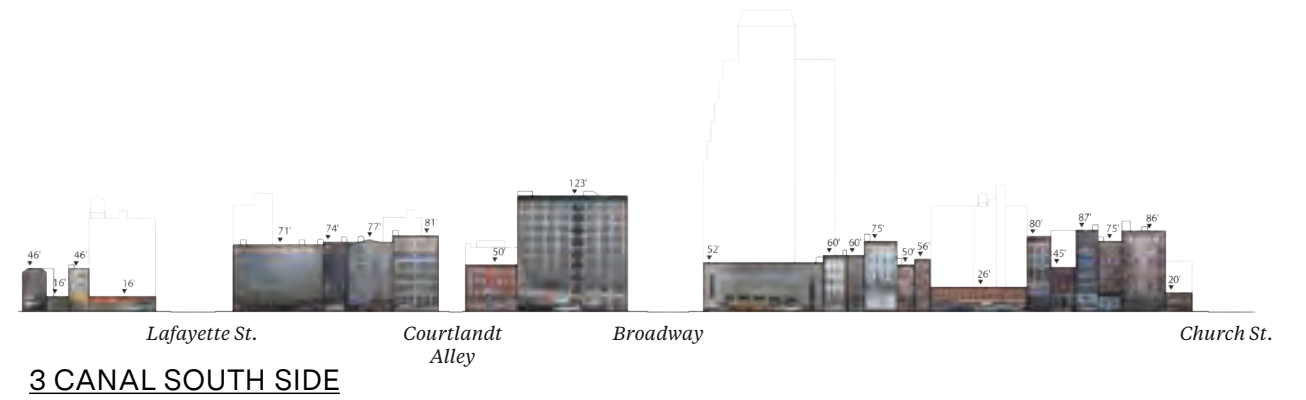
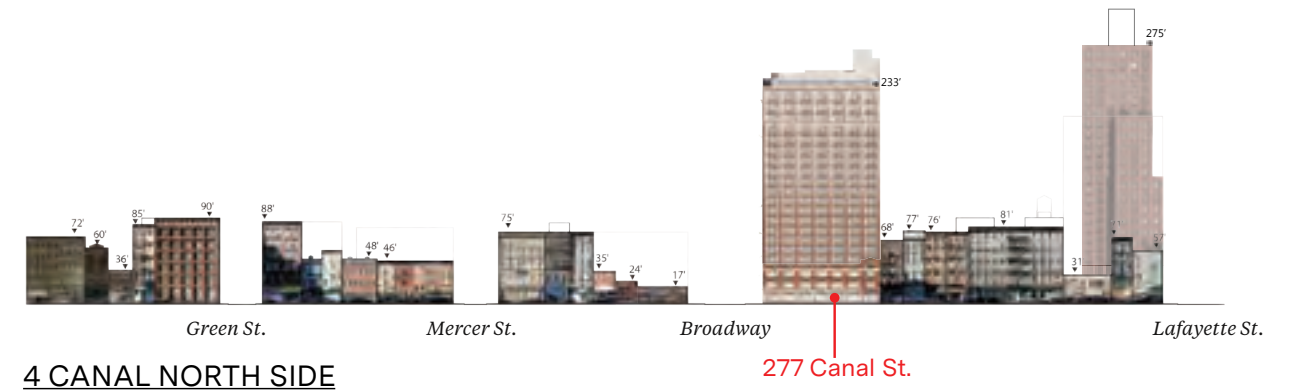
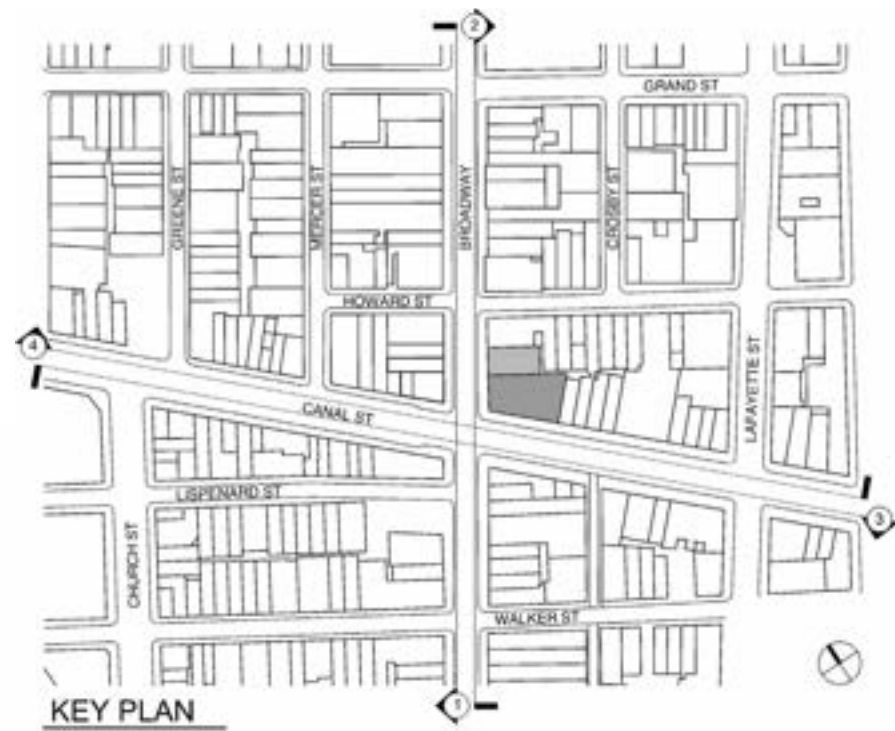


32 AVE OF THE AMERICAS, 1932 (ATT Archive)



EQUITABLE BUILDING, c. 1910 (MCNY)

Proposed Streetscape





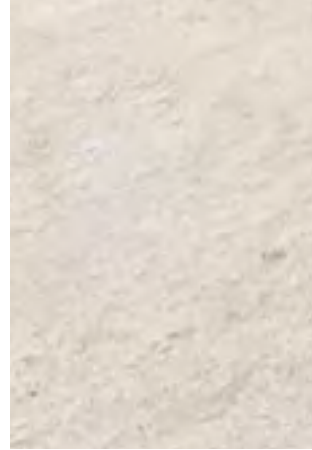
Building currently under construction



Facade Material Palette

Design Revision

Restored Base



Terracotta



Granite

New Addition



Terracotta



Aluminum



Bronze Toned Aluminum



Existing Brick



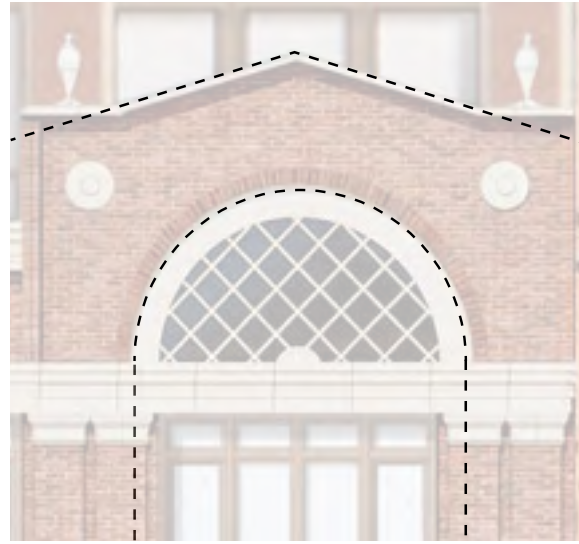
Brick - At Street Facade



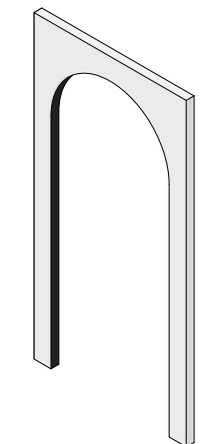
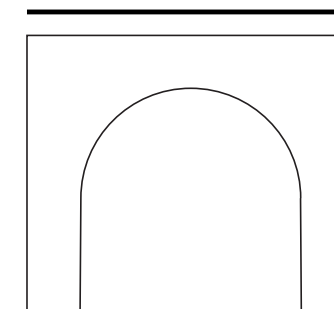
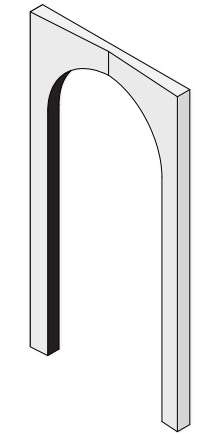
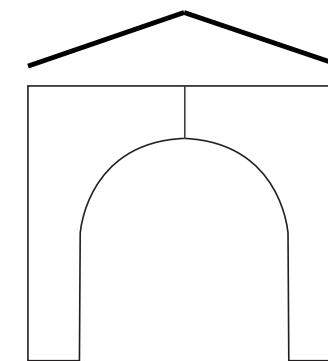
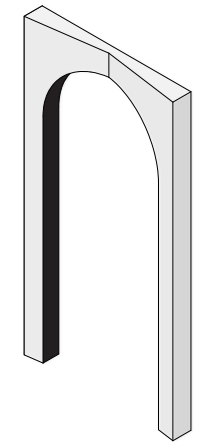
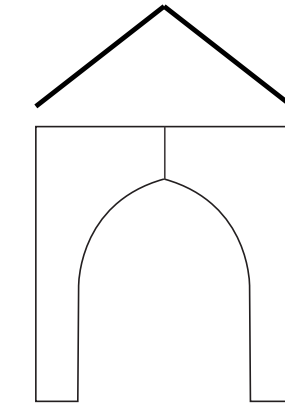
Brick - At Lot Line & Rear Wall

Building Concept

A modern interpretation of traditional forms



Drawing from the tympanum and pediment in the existing building, the new facade incorporates a folded arch motif. Applying a fold to the arch alters its spatial perception, transforming a classical form into a contemporary gesture. By playing with geometry and perspective, the fold introduces tension, movement, and visual complexity—giving the arch a distinctly modern twist.

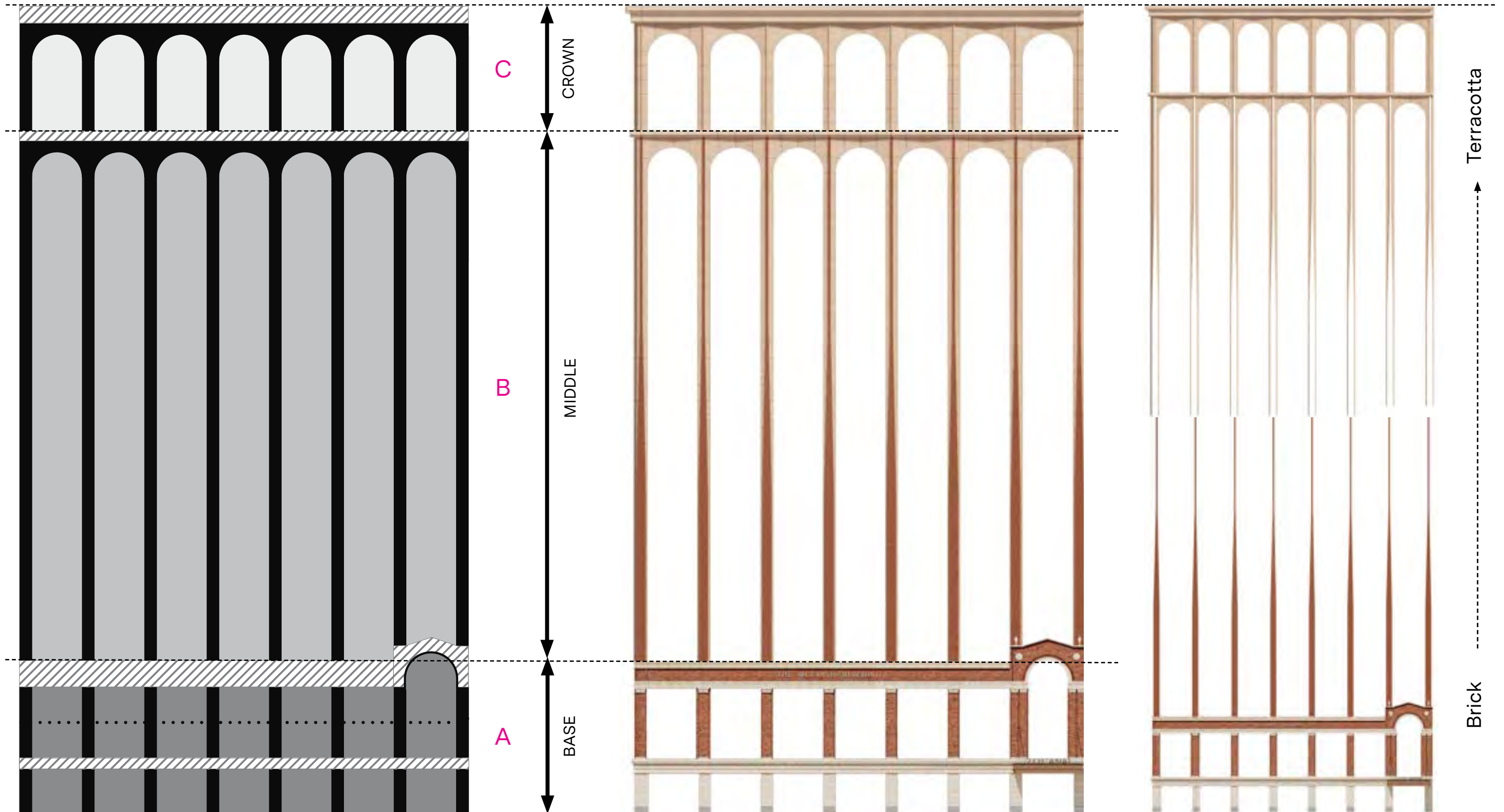


Crown View

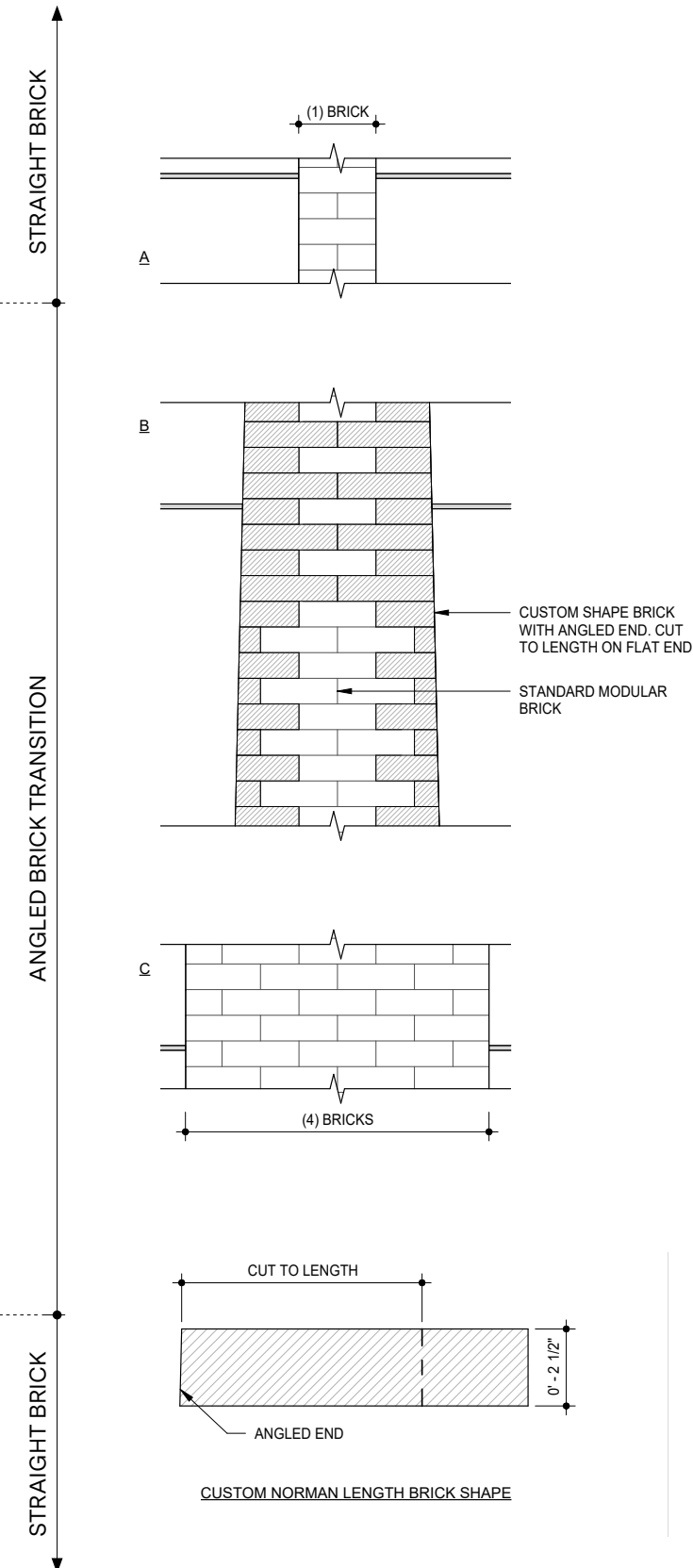


Material Transformation

The base evolves into something new as it reaches the top



Material Transformation



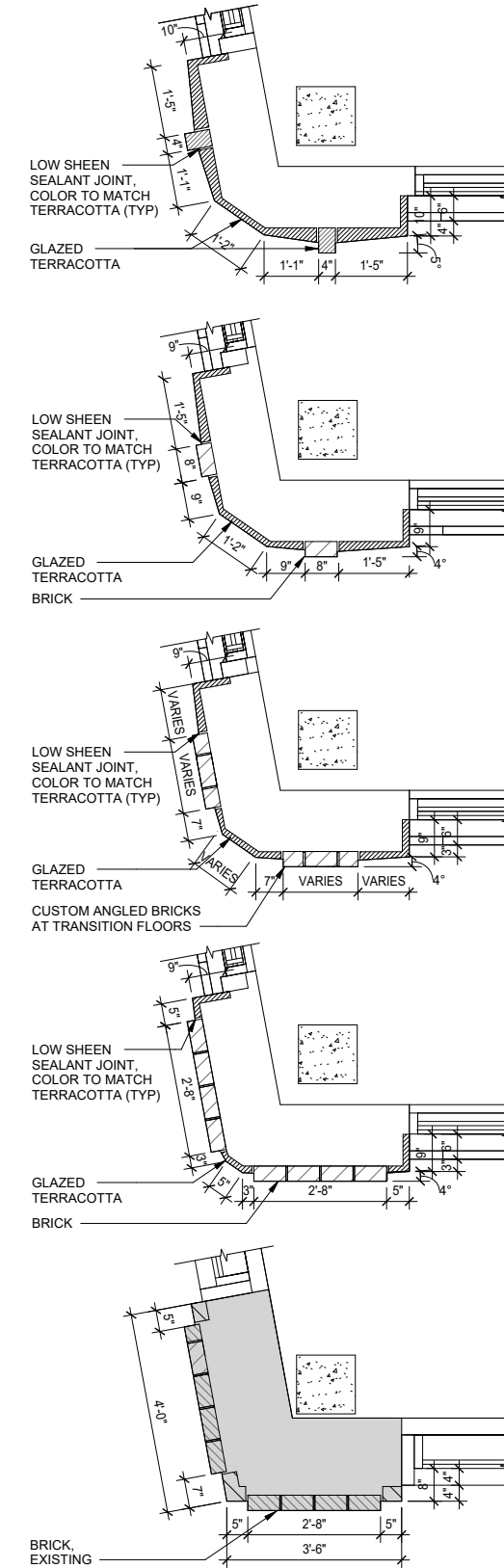
Corner Details



Existing Corner



Close Up View



Details



Lot Walls Concept

Pixelated arches echo the main building facades

The lot line walls introduce a lighter salmon brick tone alongside a darker red brick from the main facade palette to create a graphic series of arches that help to break down the scale. The arches recall the language of the primary facade, reinforcing the project's conceptual continuity through material nuance.

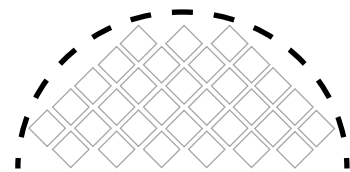
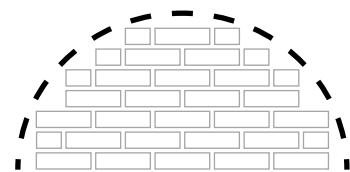
From a distance, the coursing between the arches gradually transitions from the lighter brick at the top to the darker brick at the base, recalling the material gradient on the main facade. As you approach, the pixelation in the arches becomes more apparent -- introducing a sense of abstraction and modernity.



Type 1: Darker



Type 2: Lighter



Pixelated Arch Concept Diagram



Street View - Lot Line Facade



Broadway (Looking South)



Canal St (Looking West)

Street Views - Broadway

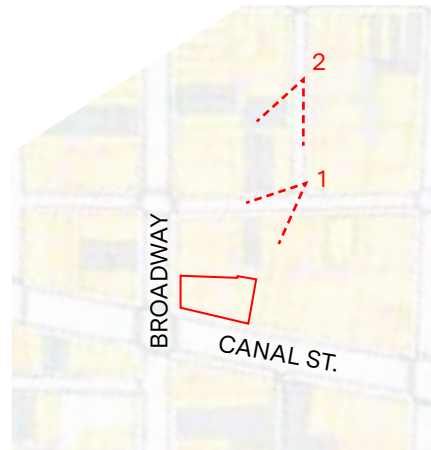


Broadway (Looking South)



Broadway (Looking North)

Street Views - Crosby Street



Key Plan



View 1



View 2





Thank You

Morris Adjmi, FAIA

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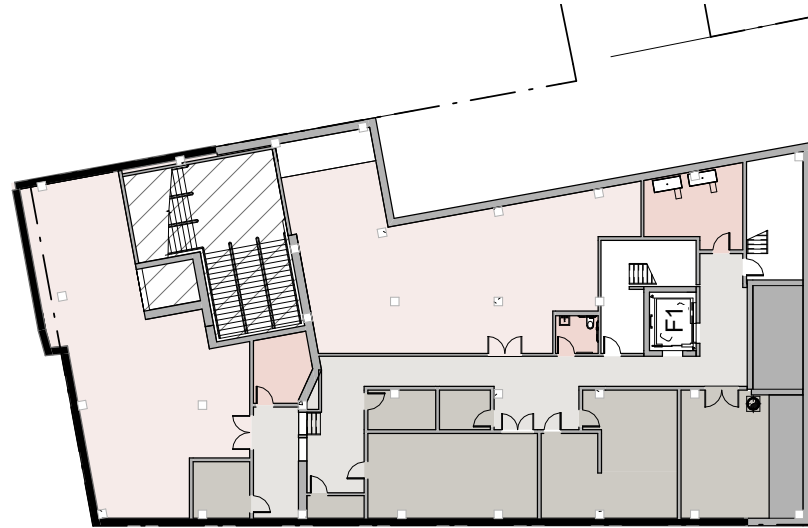
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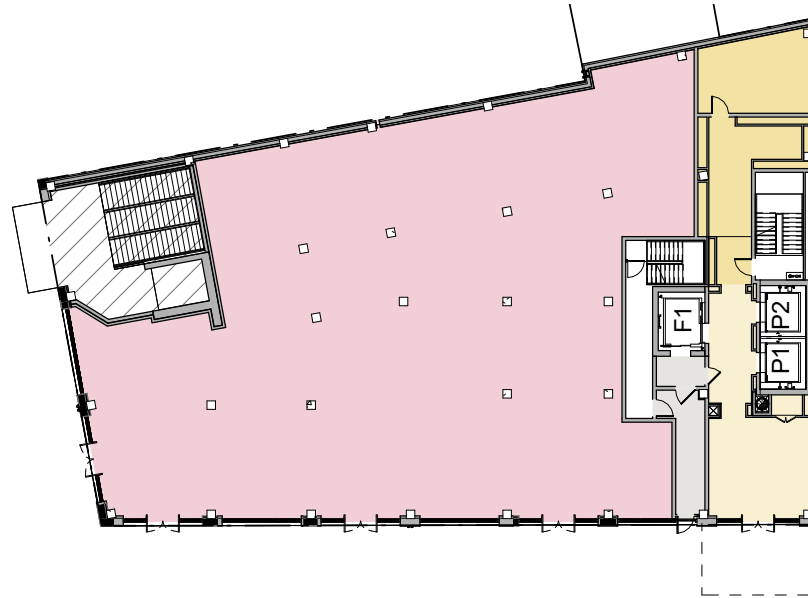
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Appendix

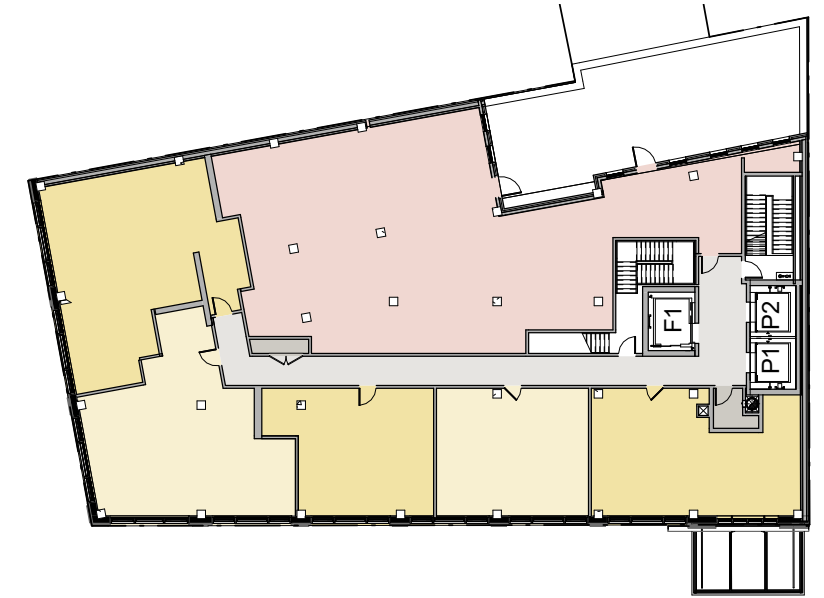
Floor Plan



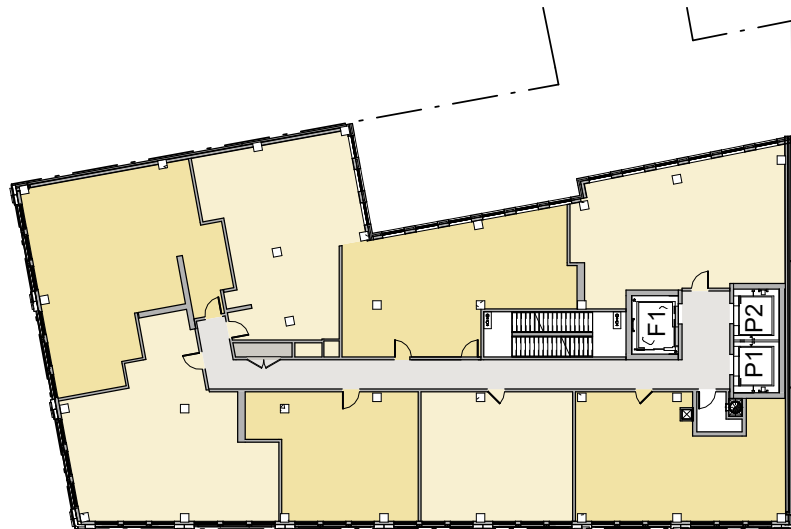
CELLAR FLOOR PLAN



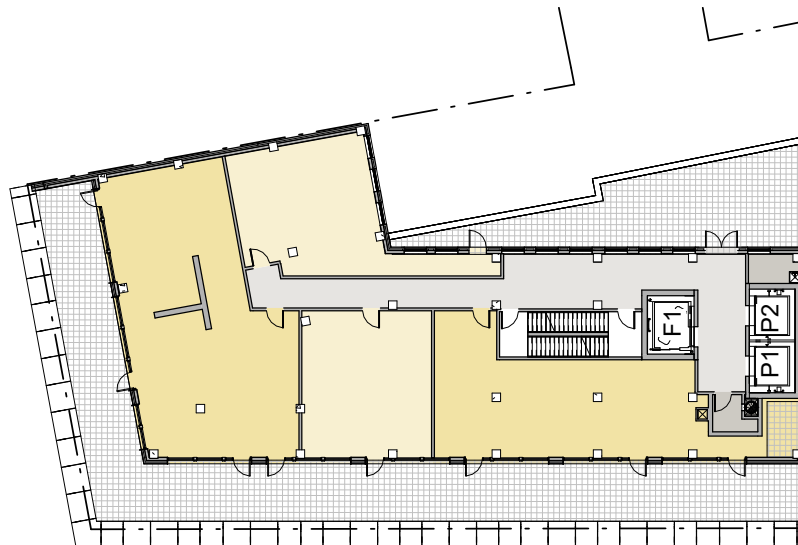
GROUND FLOOR PLAN



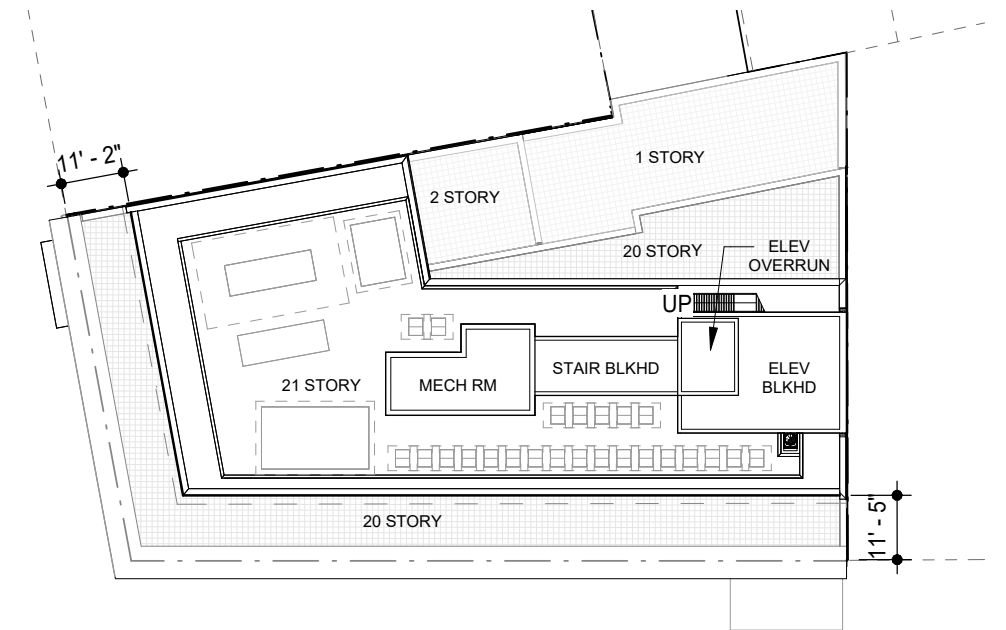
LEVEL 2 FLOOR PLAN



TYPICAL FLOOR PLAN



LEVEL 13 FLOOR PLAN



ROOF FLOOR PLAN

Facade Design

Elevations

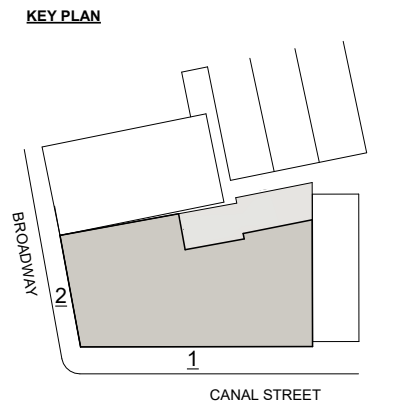
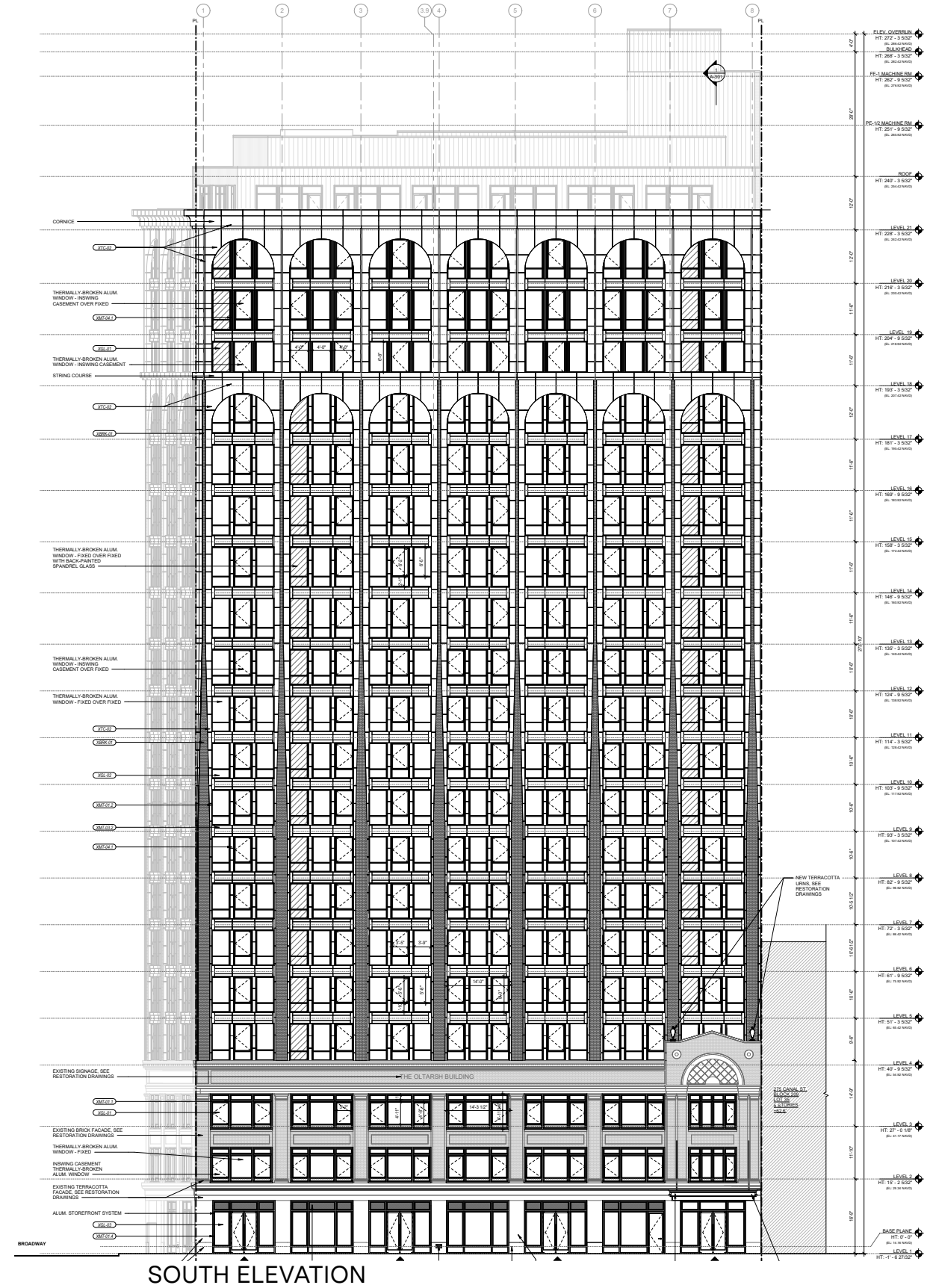
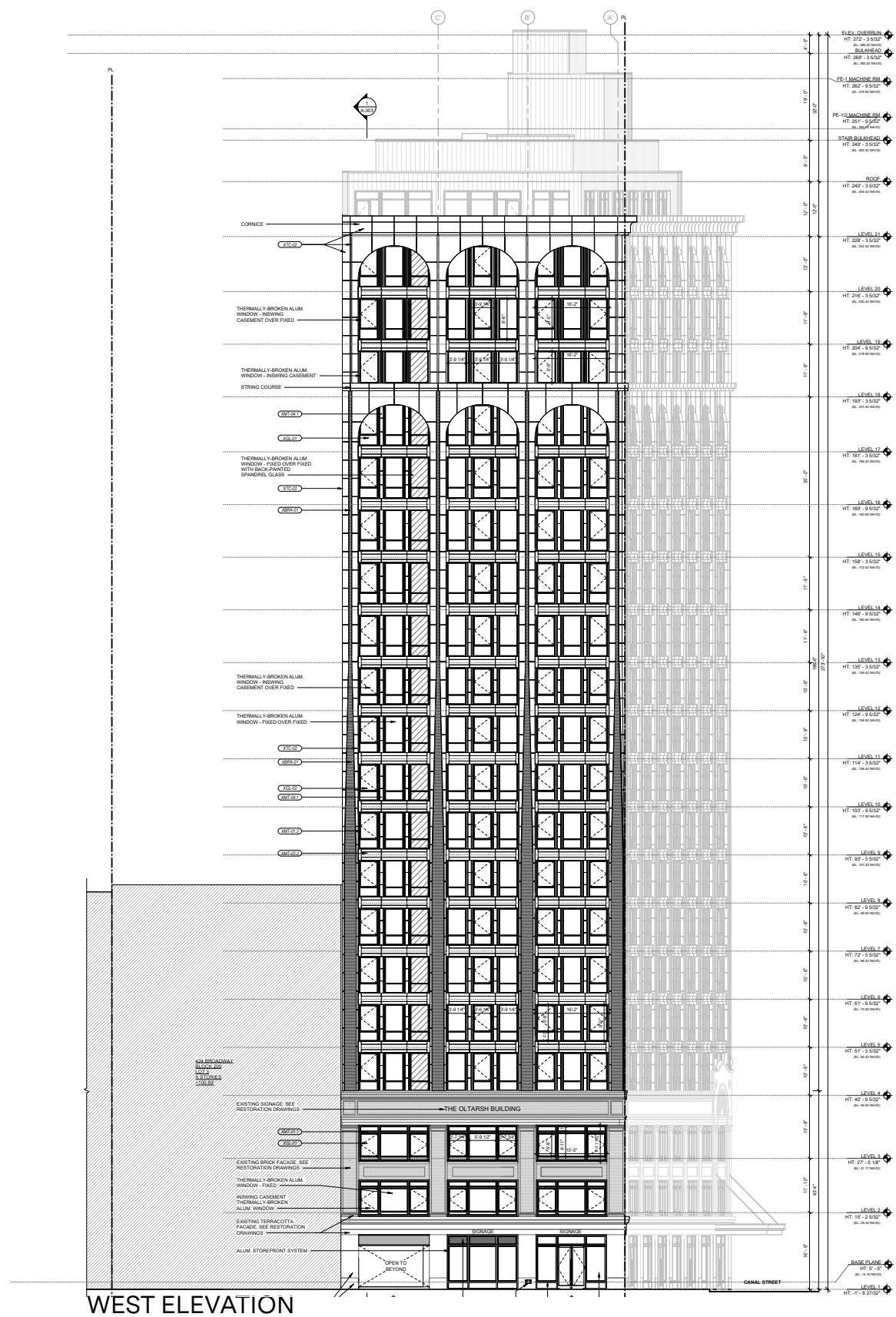


West / Broadway Elevation



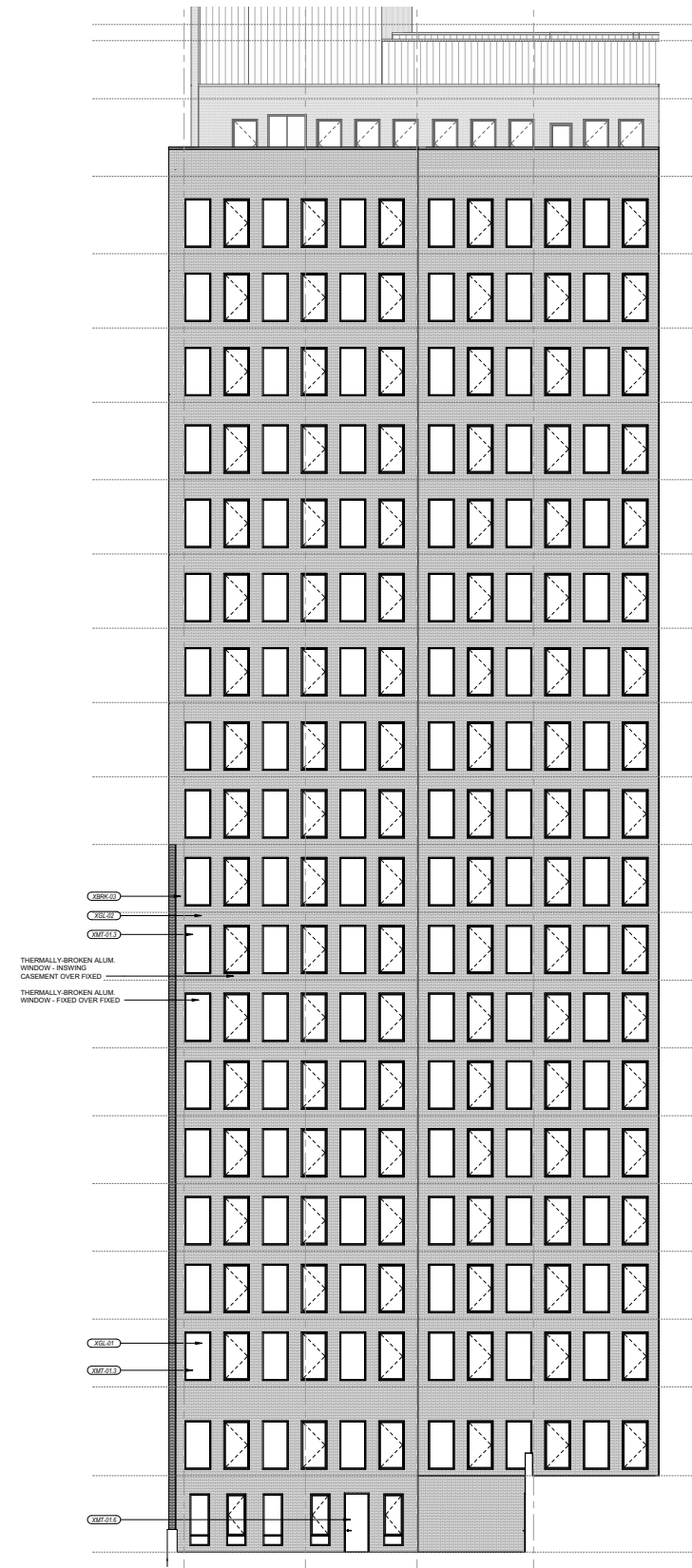
South / Canal Elevation

Building Elevations - West and South

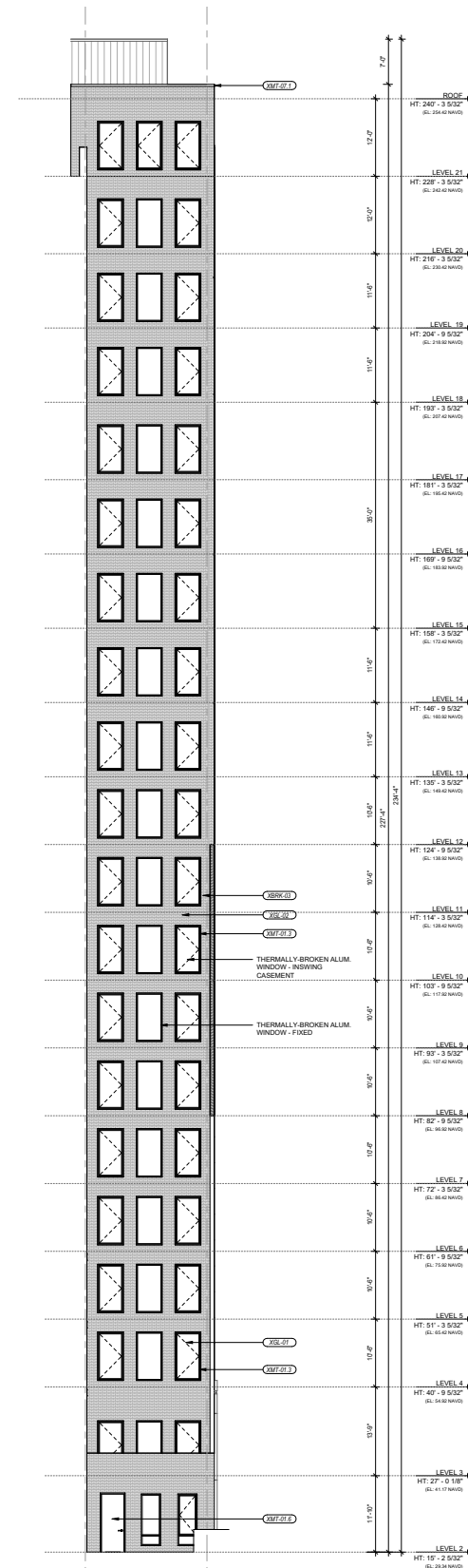


- EXTERIOR FINISHES LEGEND:**
- XBRK-01 BRICK CLADDING, STREET FACADE
 - XBRK-02 BRICK CLADDING, LOT LINE FACADE
 - XBRK-03 BRICK CLADDING, REAR YARD FACADE
 - XGL-01 INSULATED GLASS UNIT, BIRD GLASS
 - XGL-02 INSULATED GLASS UNIT
 - XGL-03 INSULATED GLASS UNIT, STOREFRONT, BIRD GLASS
 - XGL-04 INSULATED GLASS UNIT, STOREFRONT
 - XMT-01.1 ALUM. WINDOW FRAME, LEVEL 2-3
 - XMT-01.2 ALUM. WINDOW FRAME, LEVEL 4-19
 - XMT-01.3 ALUM. WINDOW FRAME, REAR YARD
 - XMT-01.4 ALUM. STOREFRONT, LEVEL 1
 - XMT-01.5 ALUM. STOREFRONT, LEVEL 19
 - XMT-01.6 ALUM. DOOR FRAME
 - XMT-03.1 ALUM. COMPOSITE PANEL SYSTEM, CANOPY
 - XMT-03.2 ALUM. COMPOSITE PANEL SYSTEM, SLAB COVER
 - XMT-04.1 EXTRUDED ALUM PROFILE
 - XMT-07.1 ALUM STANDING SEAM PANELS AND COPING
 - XPV-01 PEDESTAL PAVER
 - XST-01 GRANITE TO MATCH EXISTING
 - XSU-01 STUCCO
 - XTC-01 TERRACOTTA TO MATCH EXISTING
 - XTC-02 GLAZED TERRACOTTA

Inner Courtyard Elevations - North and East

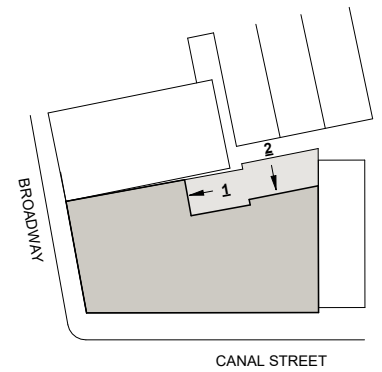


INNER COURT - NORTH ELEVATION



INNER COURT - EAST ELEVATION

KEY PLAN

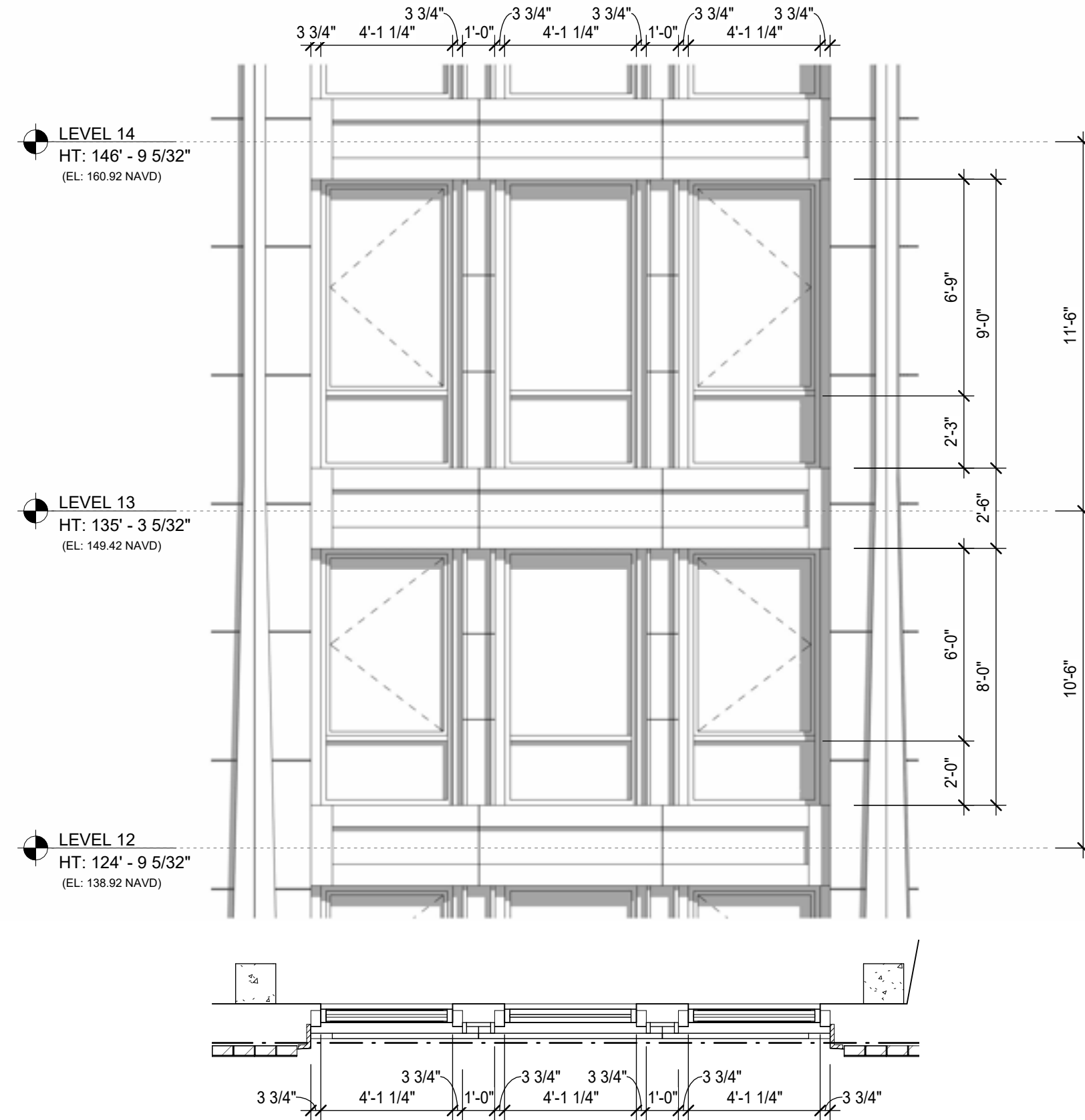


EXTERIOR FINISHES LEGEND:

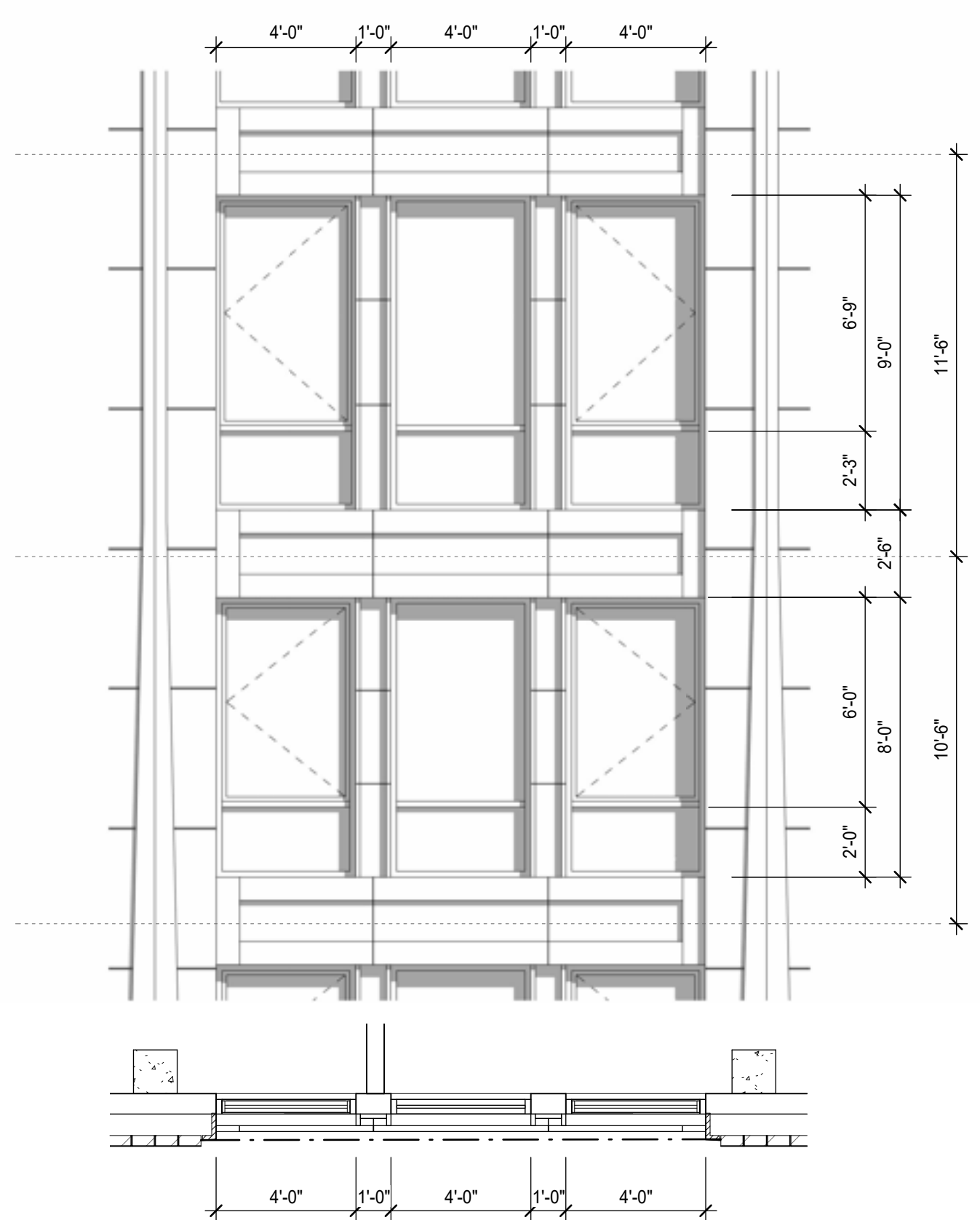
- XBRK-01 BRICK CLADDING, STREET FACADE
- XBRK-02 BRICK CLADDING, LOT LINE FACADE
- XBRK-03 BRICK CLADDING, REAR YARD FACADE
- XGL-01 INSULATED GLASS UNIT, BIRD GLASS
- XGL-02 INSULATED GLASS UNIT
- XGL-03 INSULATED GLASS UNIT, STOREFRONT, BIRD GLASS
- XGL-04 INSULATED GLASS UNIT, STOREFRONT
- XMT-01.1 ALUM. WINDOW FRAME, LEVEL 2-3
- XMT-01.2 ALUM. WINDOW FRAME, LEVEL 4-19
- XMT-01.3 ALUM. WINDOW FRAME, REAR YARD
- XMT-01.4 ALUM. STOREFRONT, LEVEL 1
- XMT-01.5 ALUM. STOREFRONT, LEVEL 19
- XMT-01.6 ALUM. DOOR FRAME
- XMT-03.1 ALUM. COMPOSITE PANEL SYSTEM, CANOPY
- XMT-03.2 ALUM. COMPOSITE PANEL SYSTEM, SLAB COVER
- XMT-04.1 EXTRUDED ALUM PROFILE
- XMT-07.1 ALUM STANDING SEAM PANELS AND COPING
- XPV-01 PEDESTAL PAVER
- XST-01 GRANITE TO MATCH EXISTING
- XSU-01 STUCCO
- XTC-01 TERRACOTTA TO MATCH EXISTING
- XTC-02 GLAZED TERRACOTTA

Window Profiles

Broadway Elevation



Canal Facade



Window Profiles



Back Painted Window Example



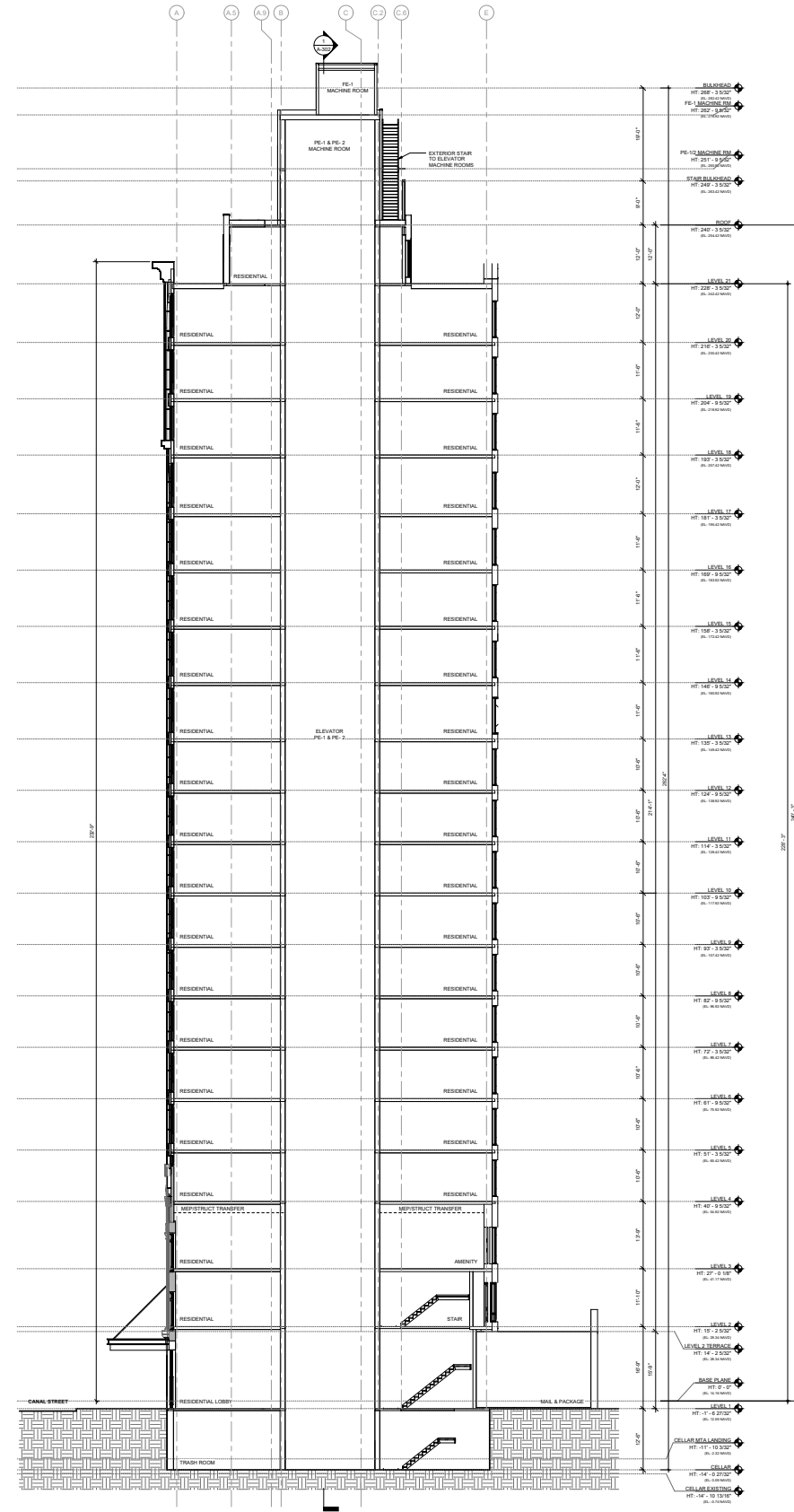
959 Sterling Pl (MA Project)



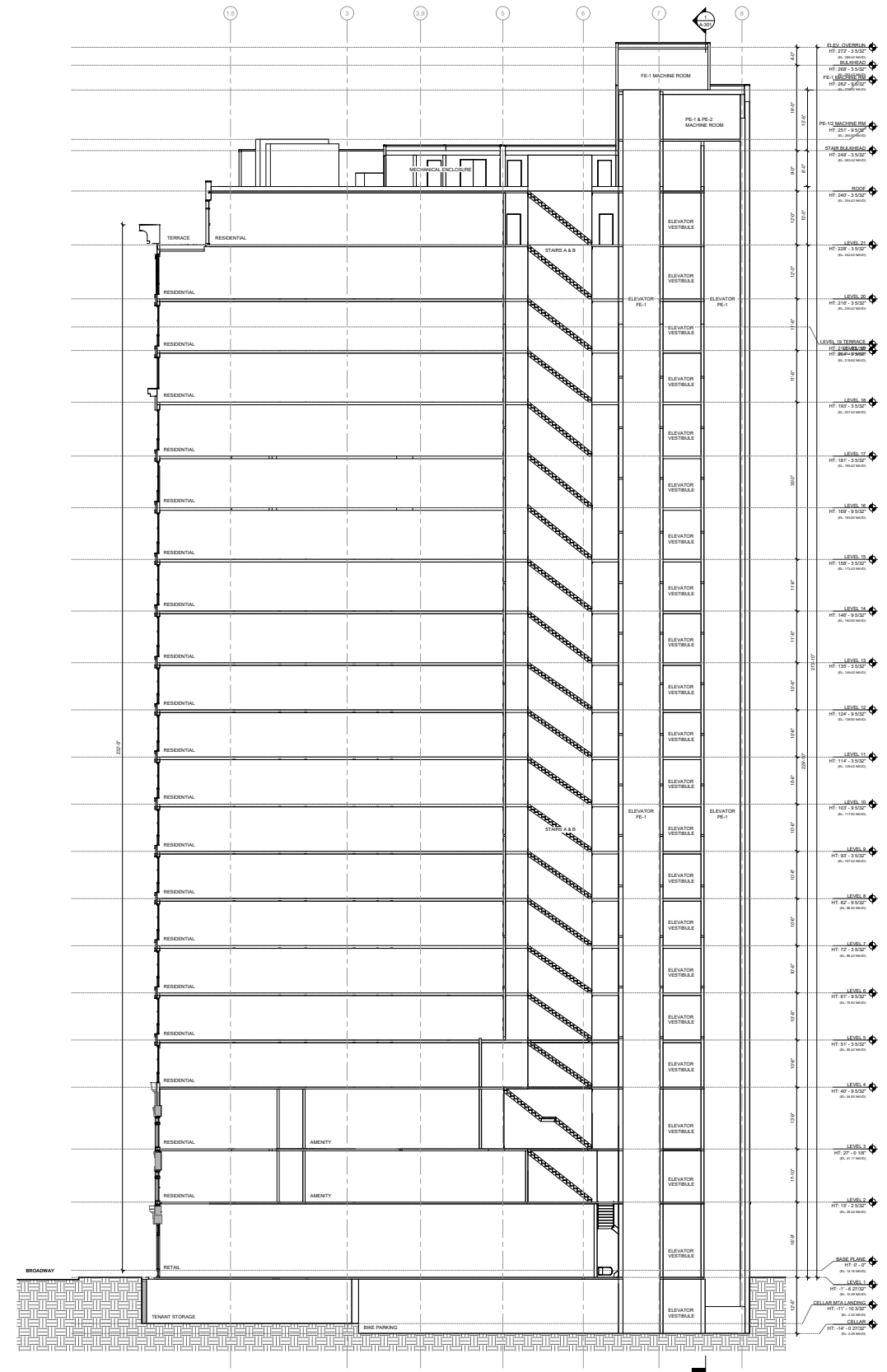
Facade Close-up



Building Section

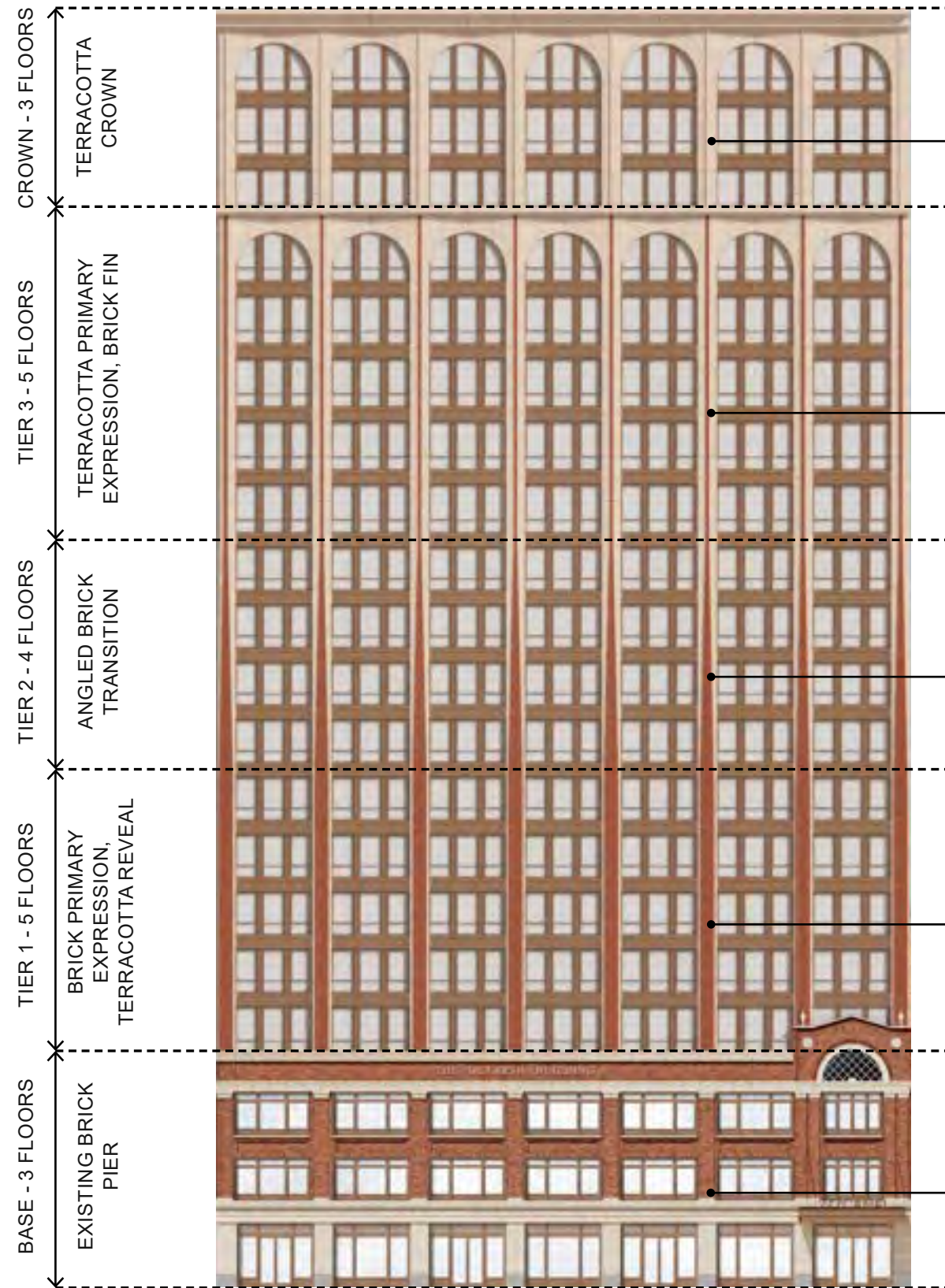


North-South Section

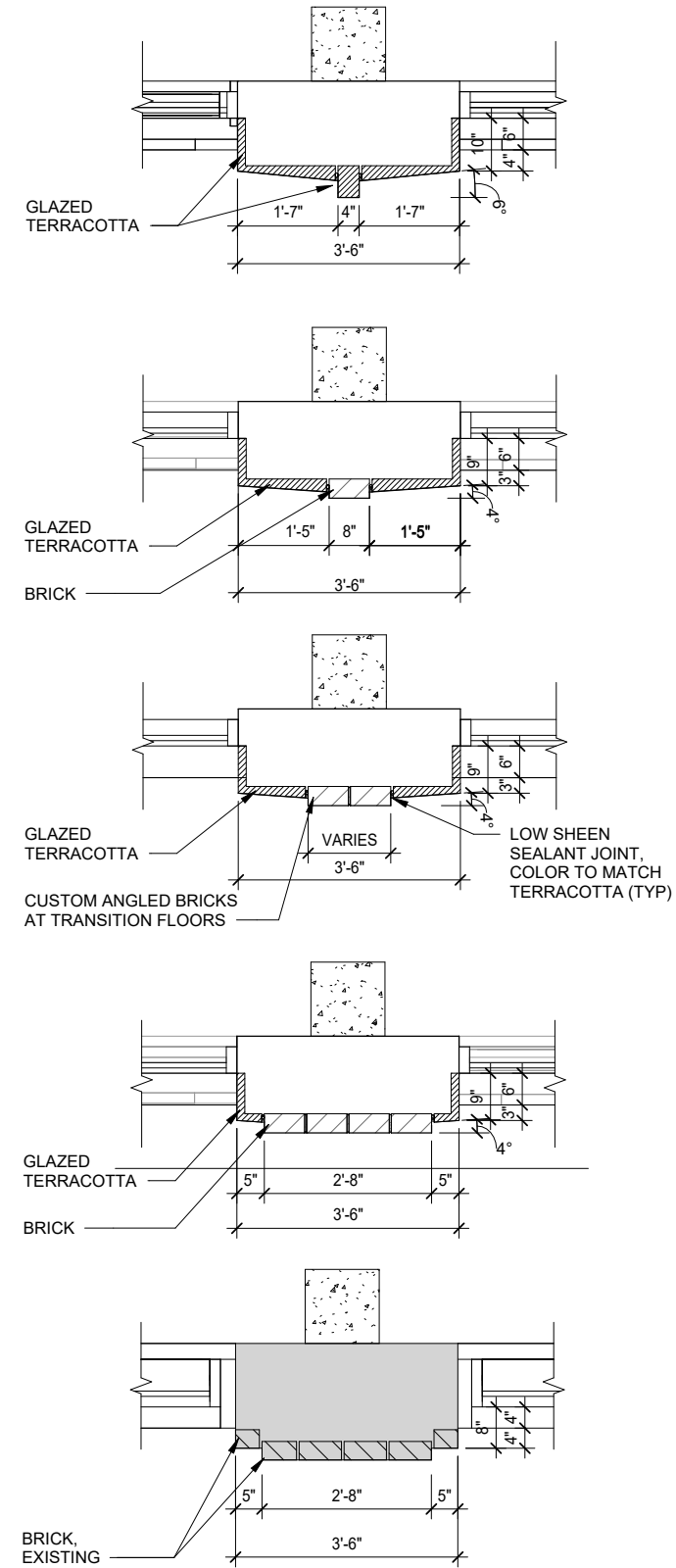


East-West Section

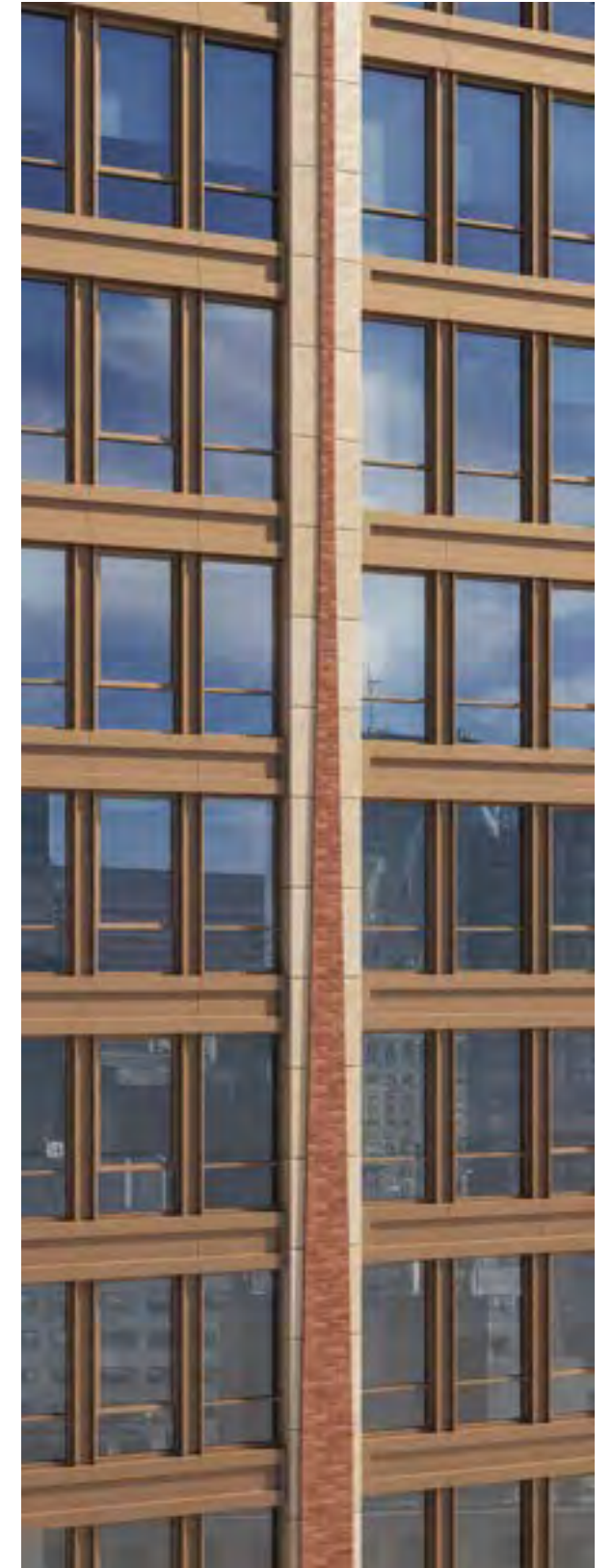
Pier Details



South / Canal Elevation



Details

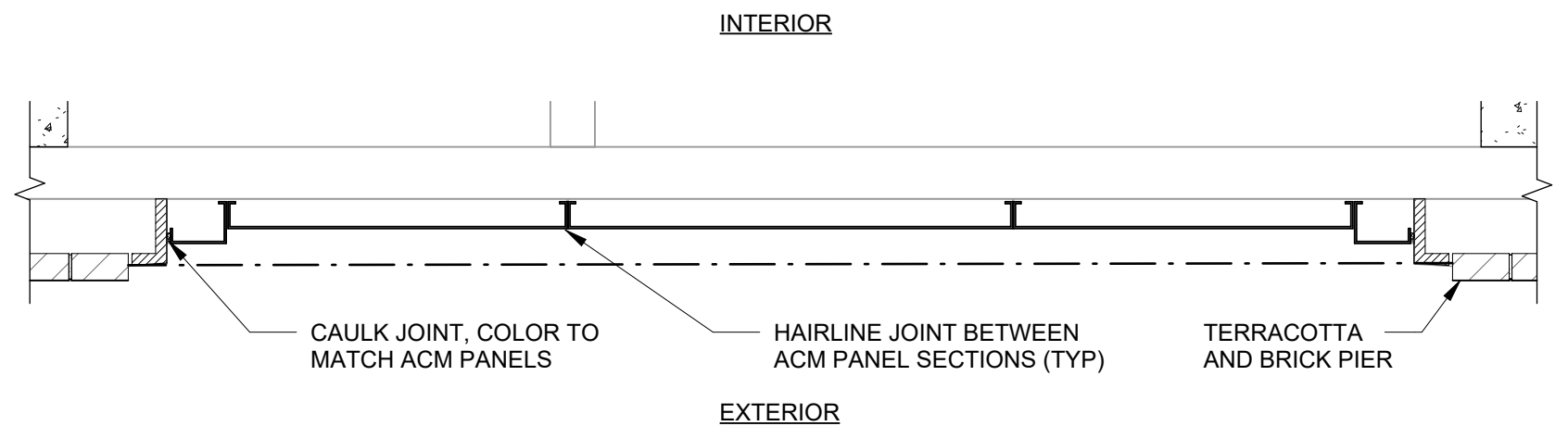
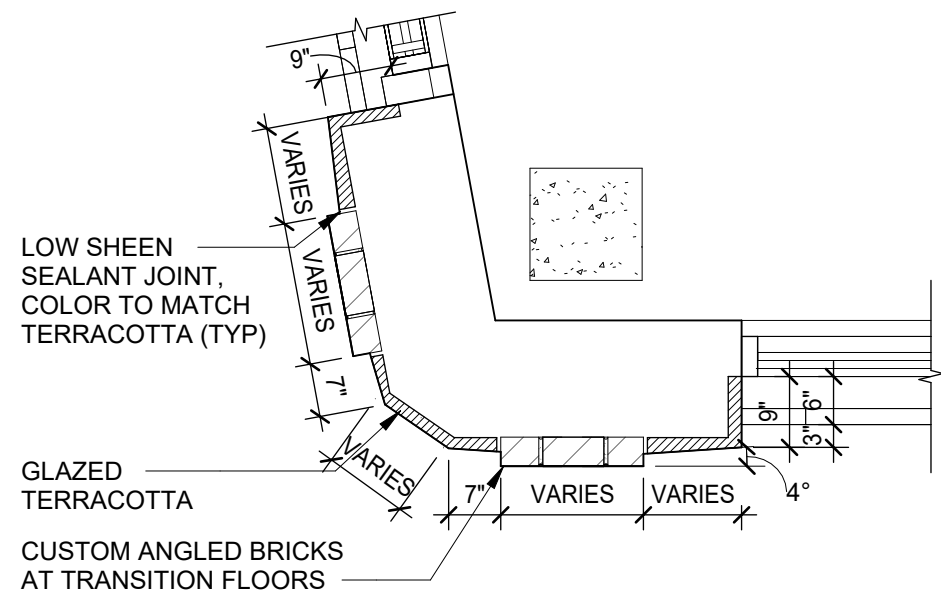
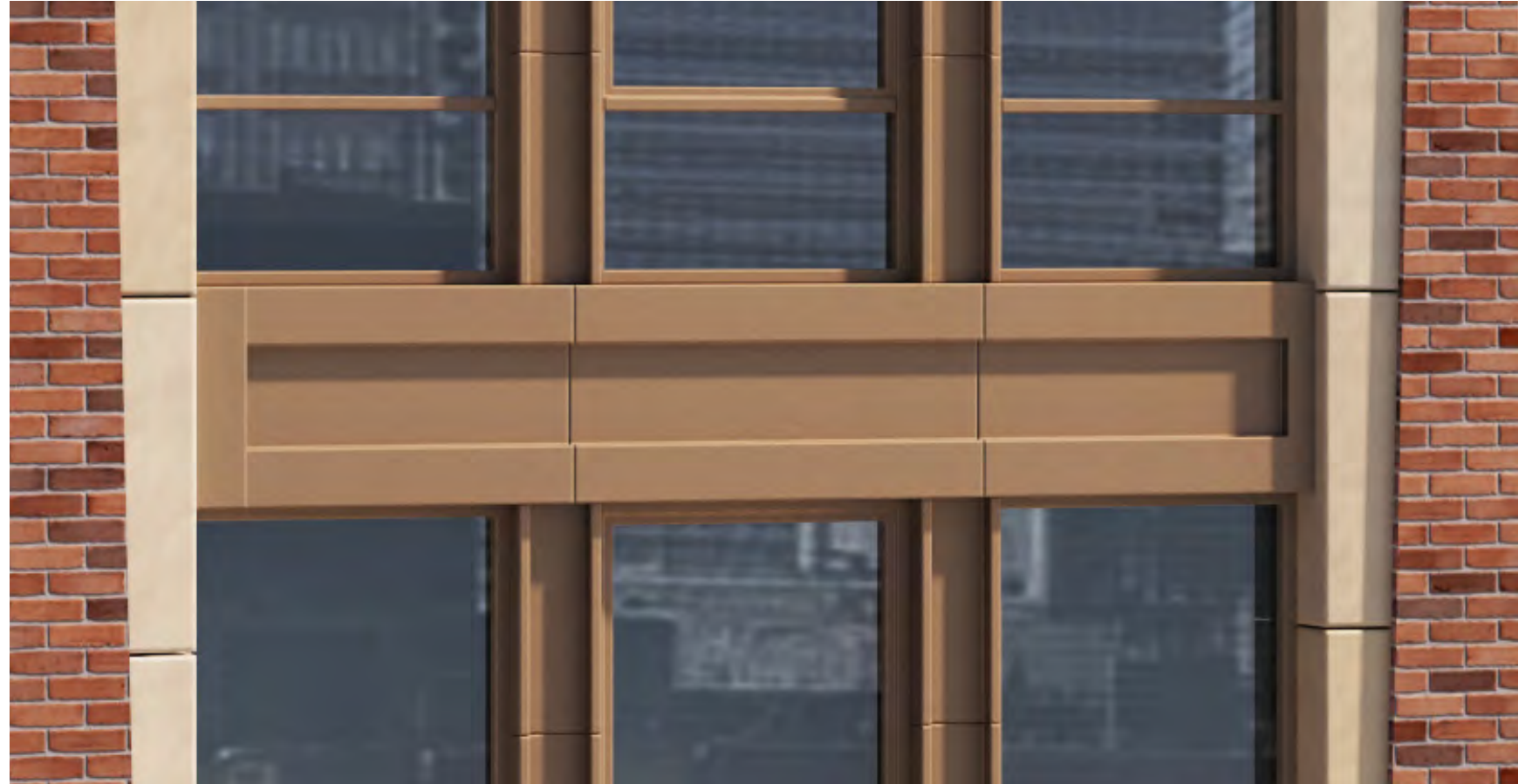


Close Up View

Material Joints

Brick & Terracotta Piers

Aluminum Slab Covers



Design Context

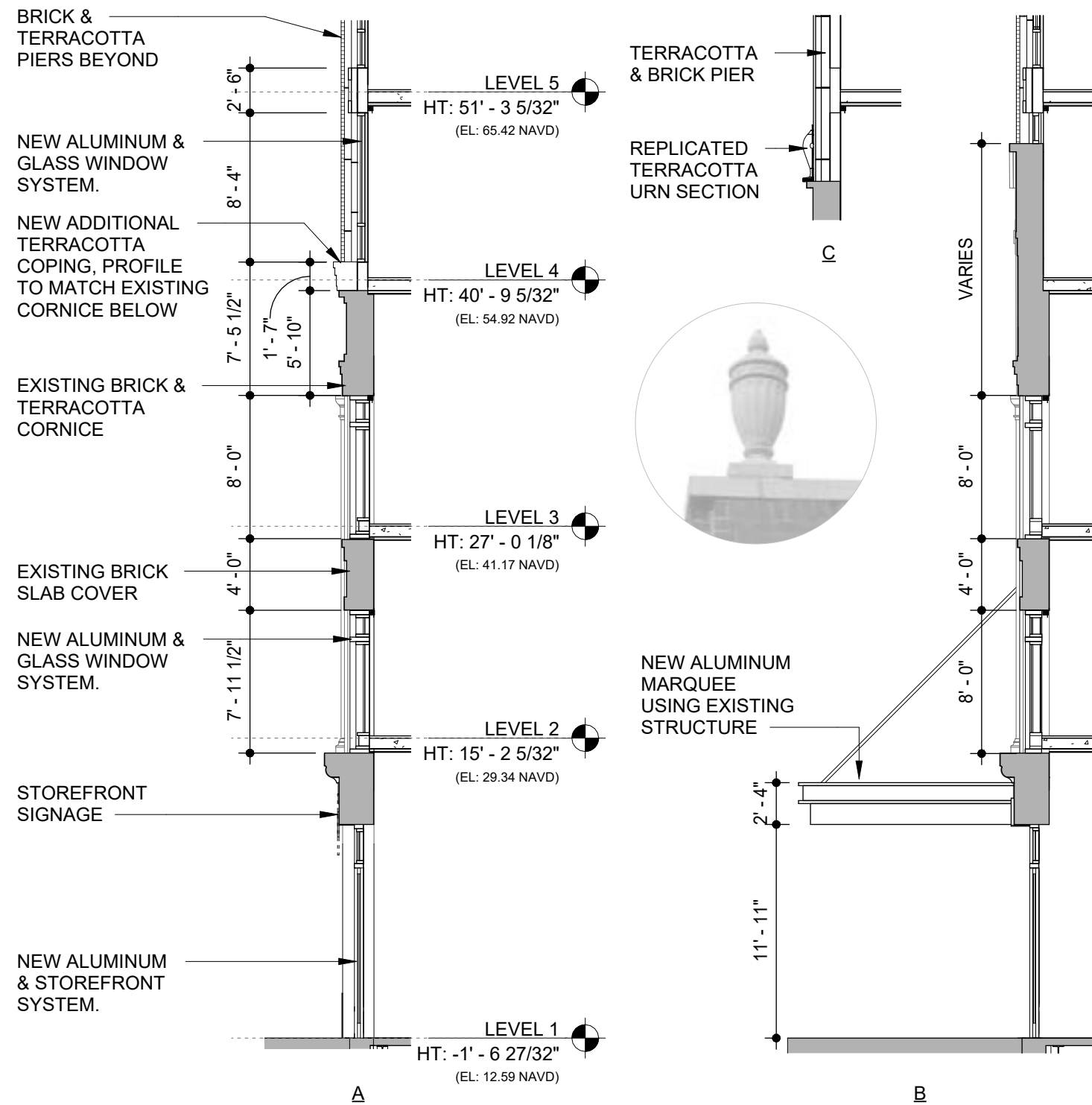


458 Broadway

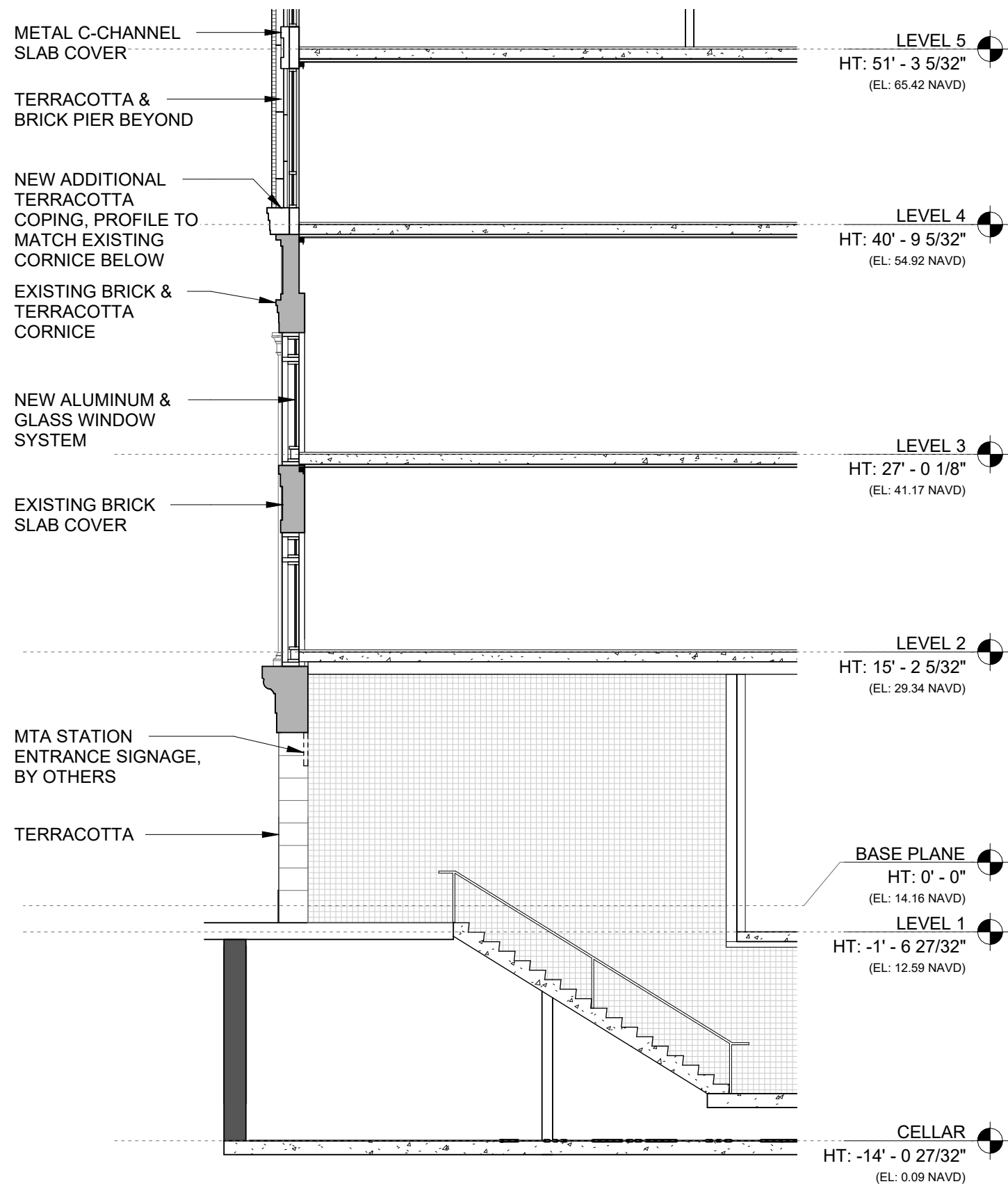


430 W Broadway

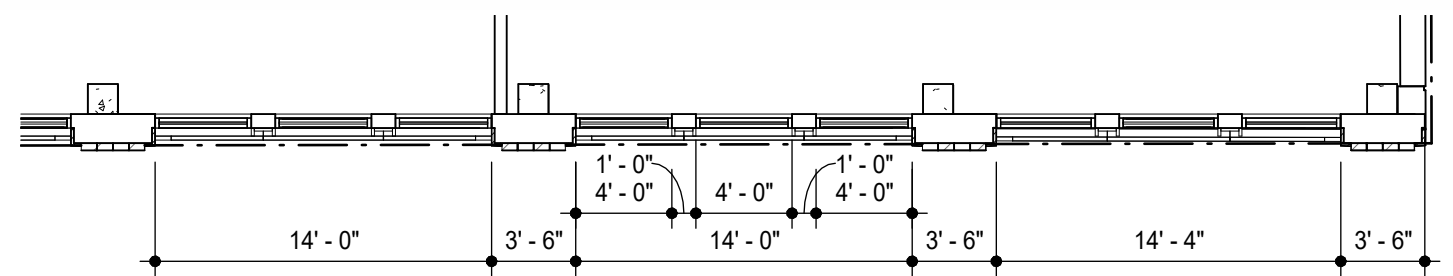
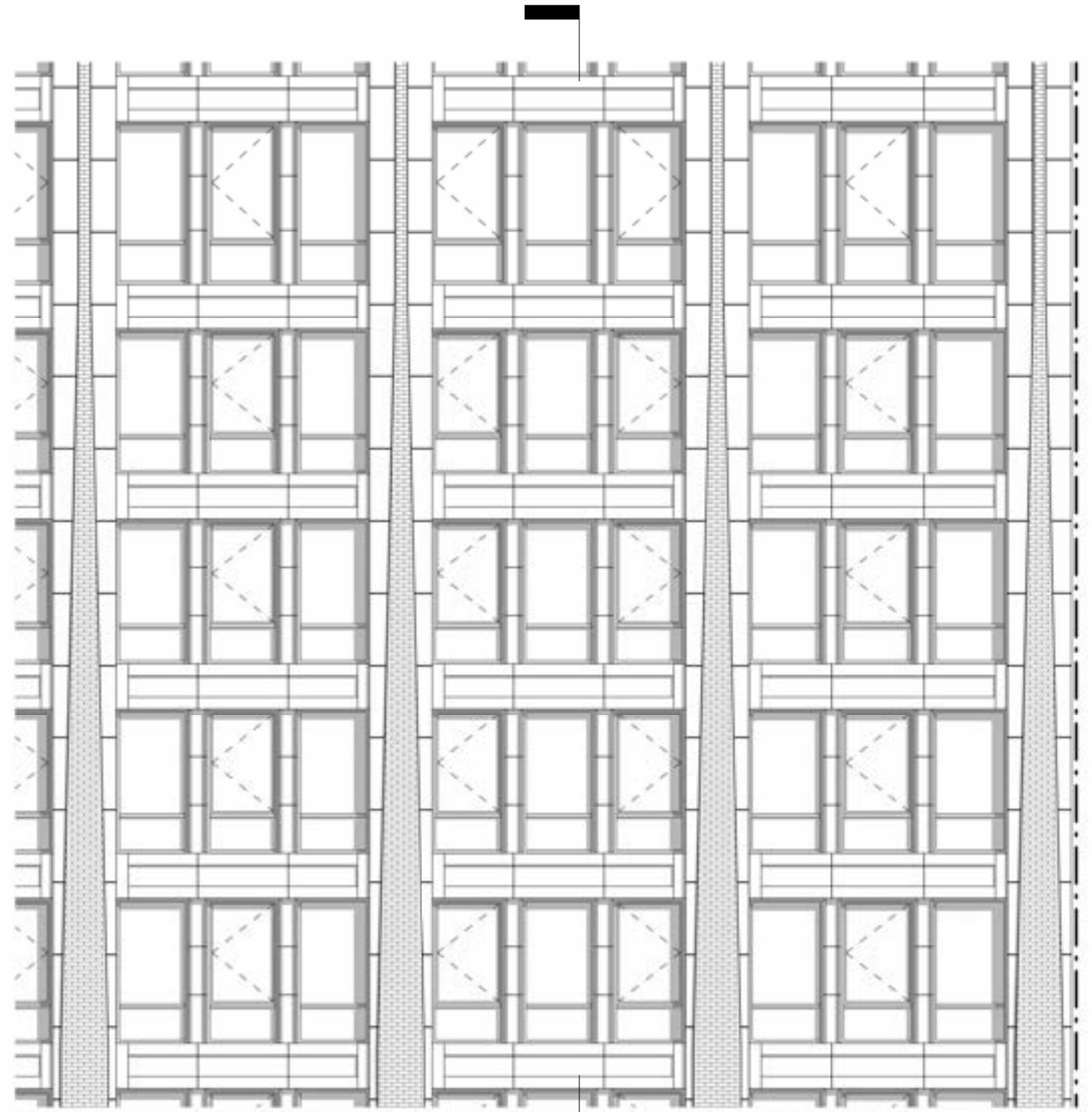
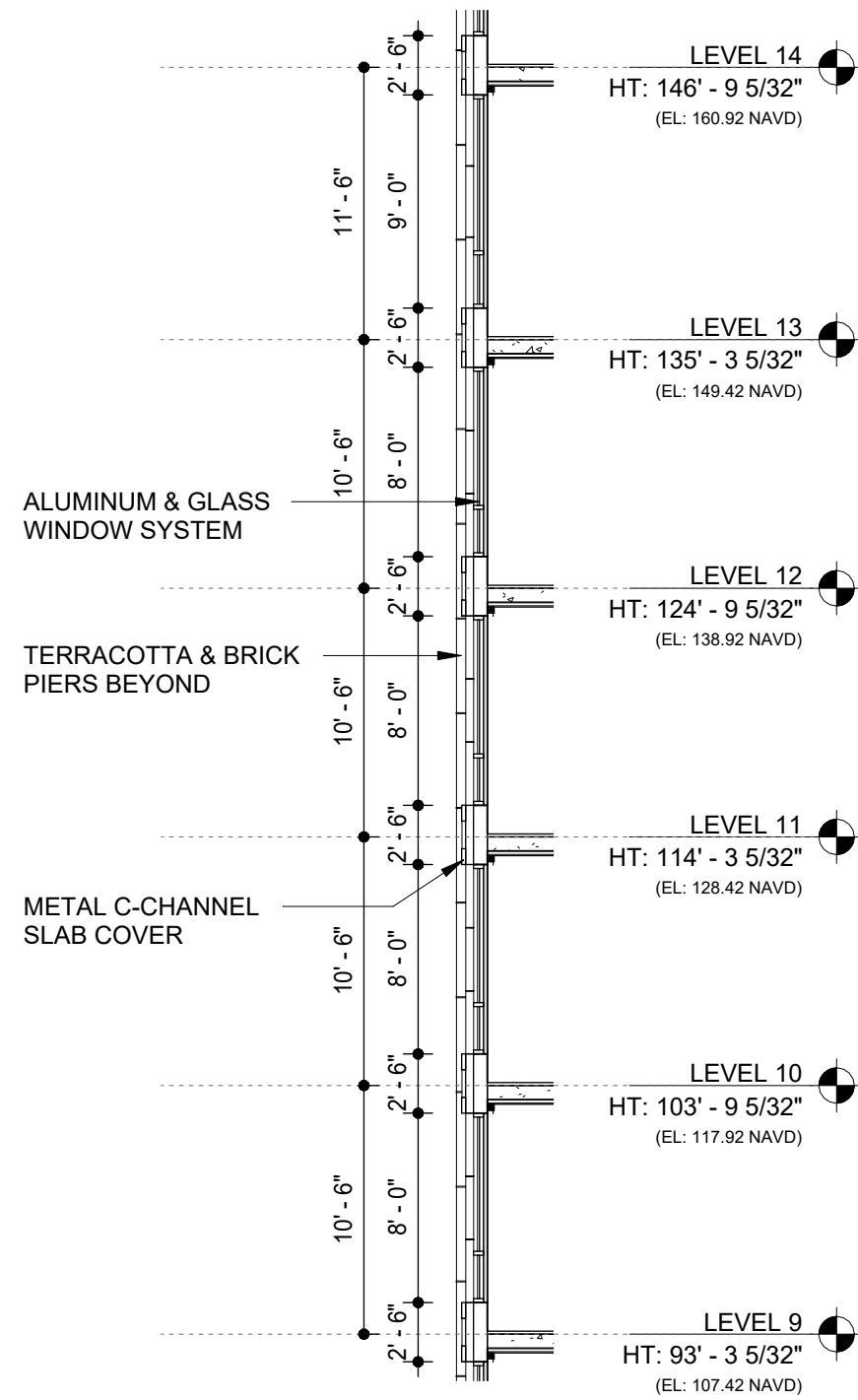
Enlarged Elevation at Base



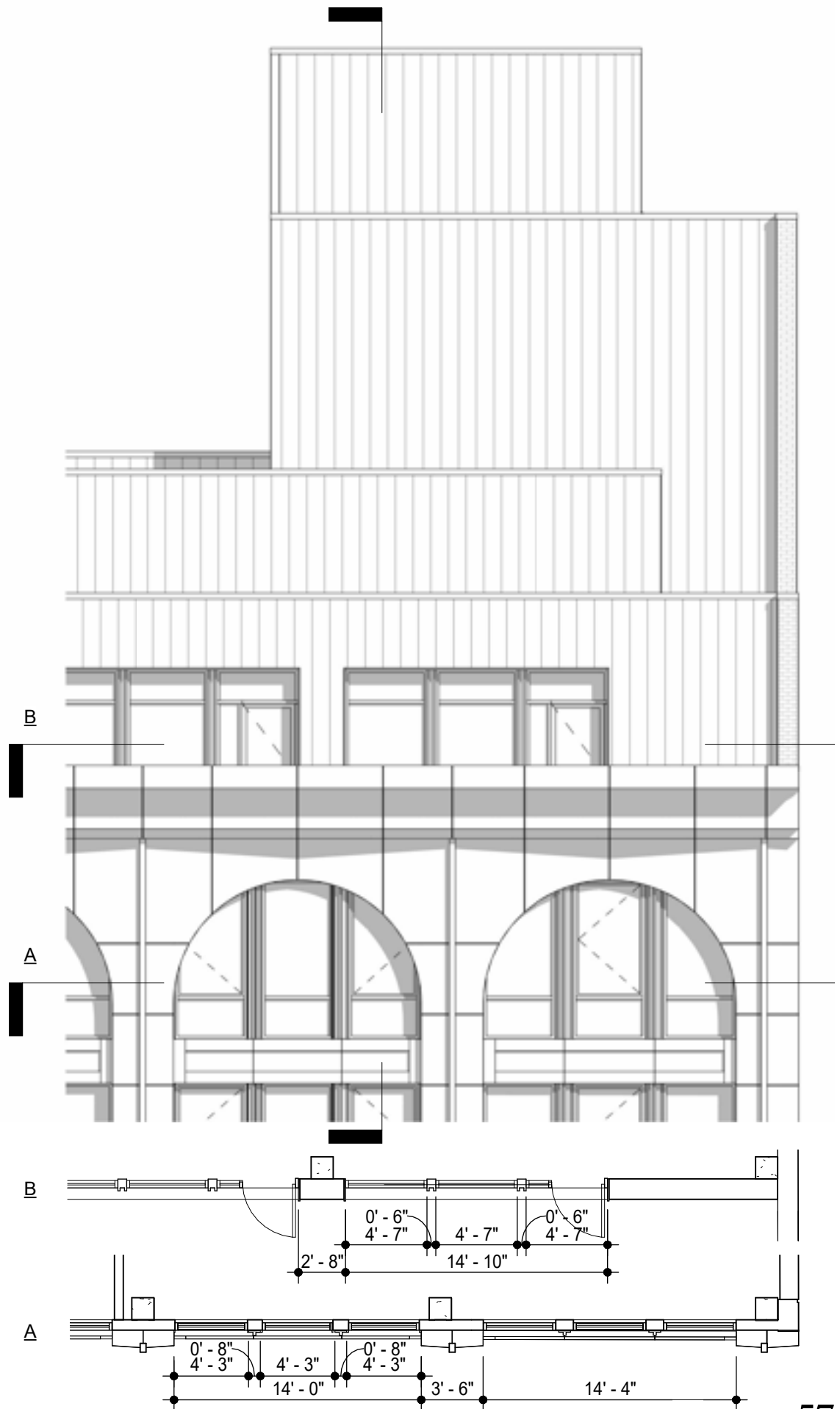
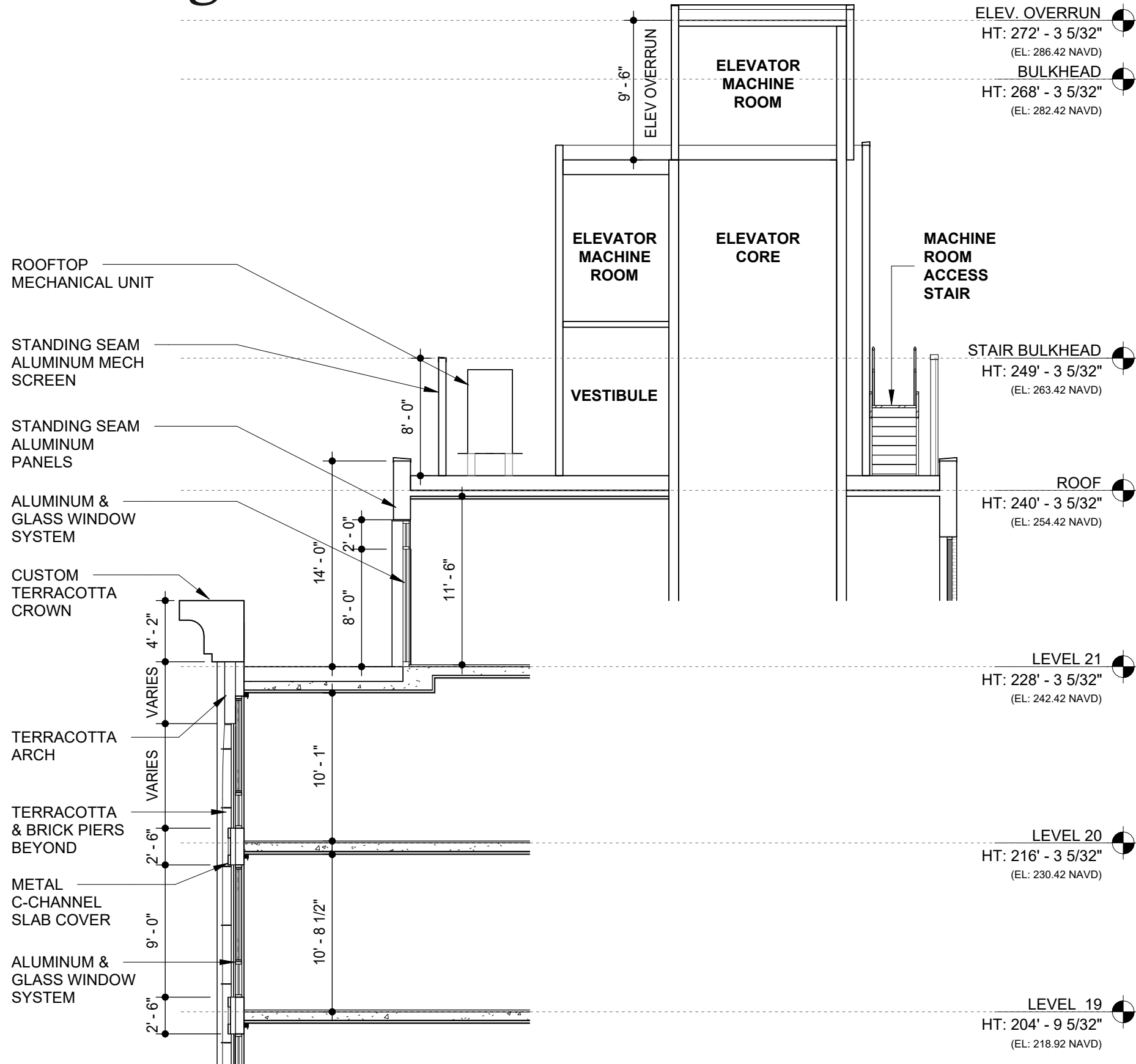
Enlarged Elevation at MTA Entrance



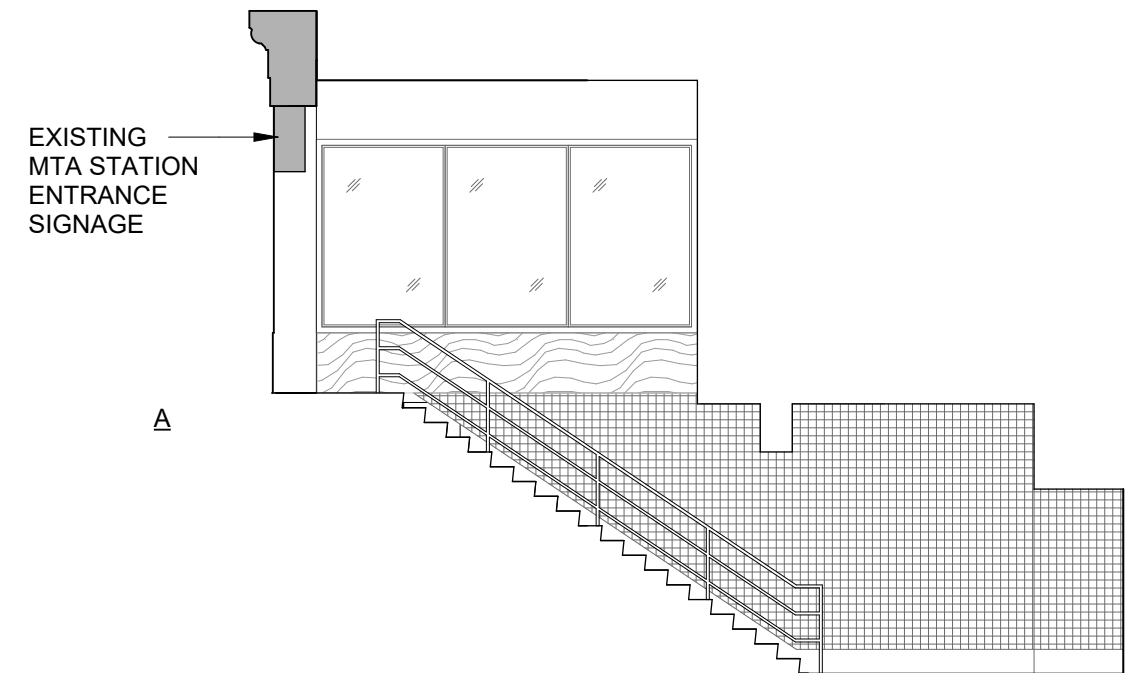
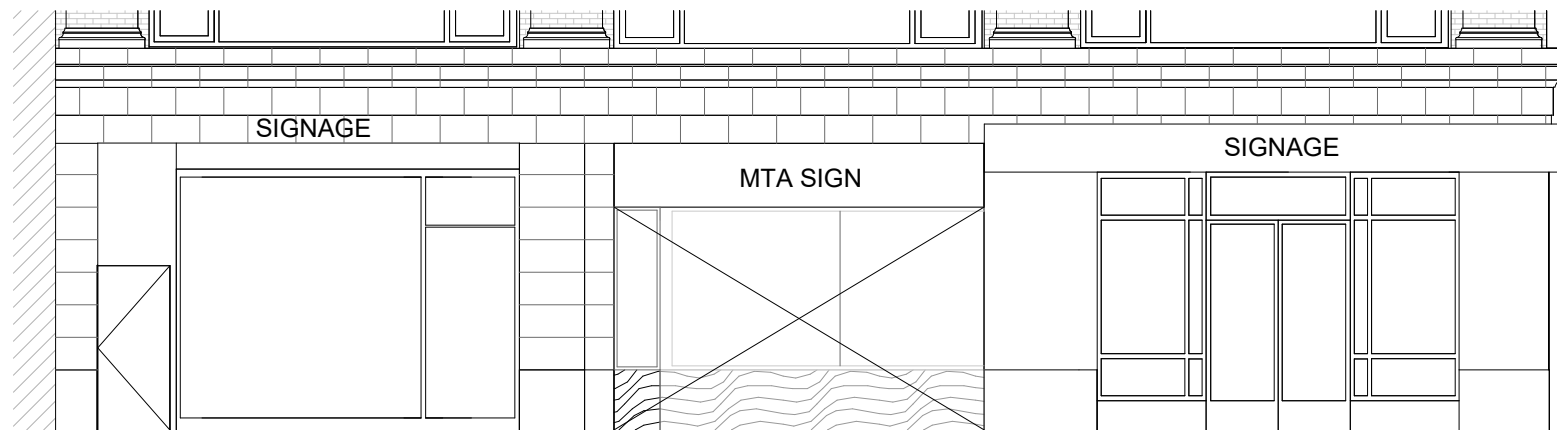
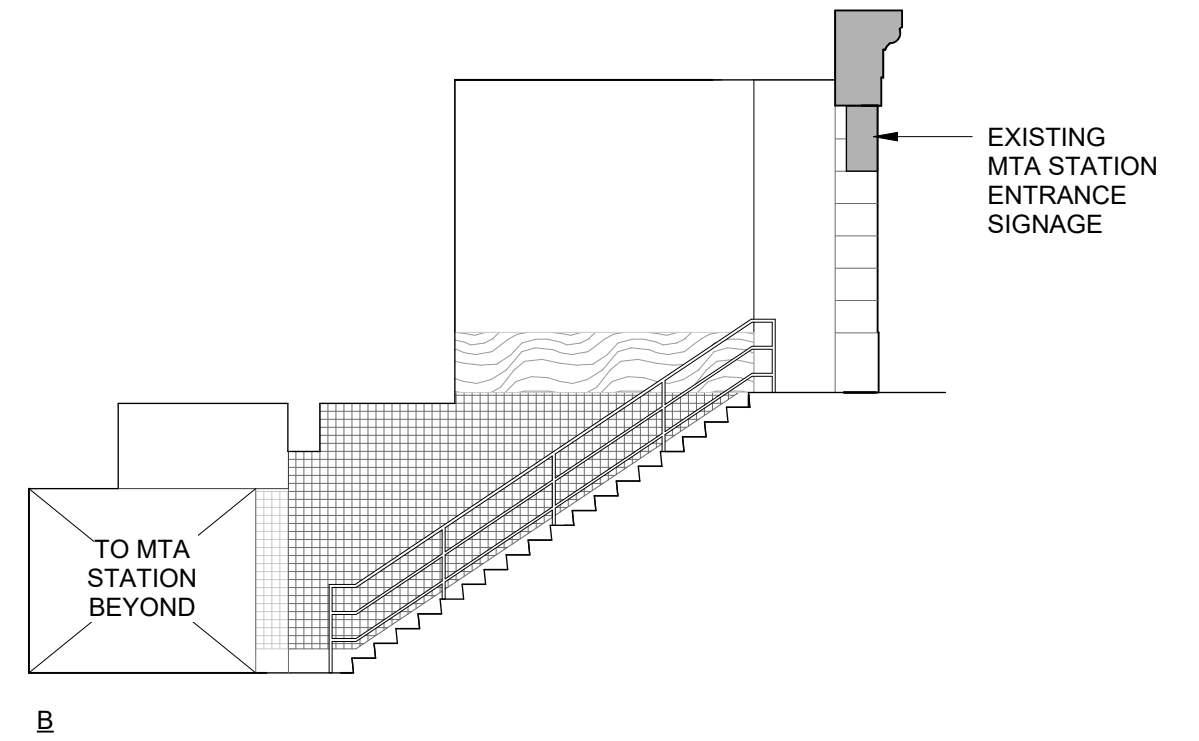
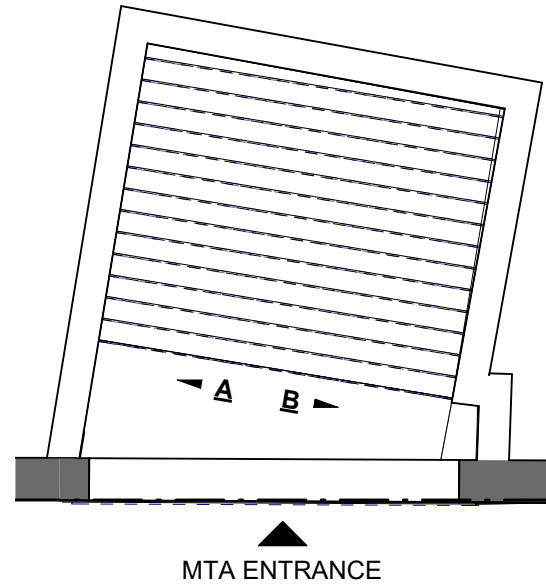
Enlarged Elevation at Middle



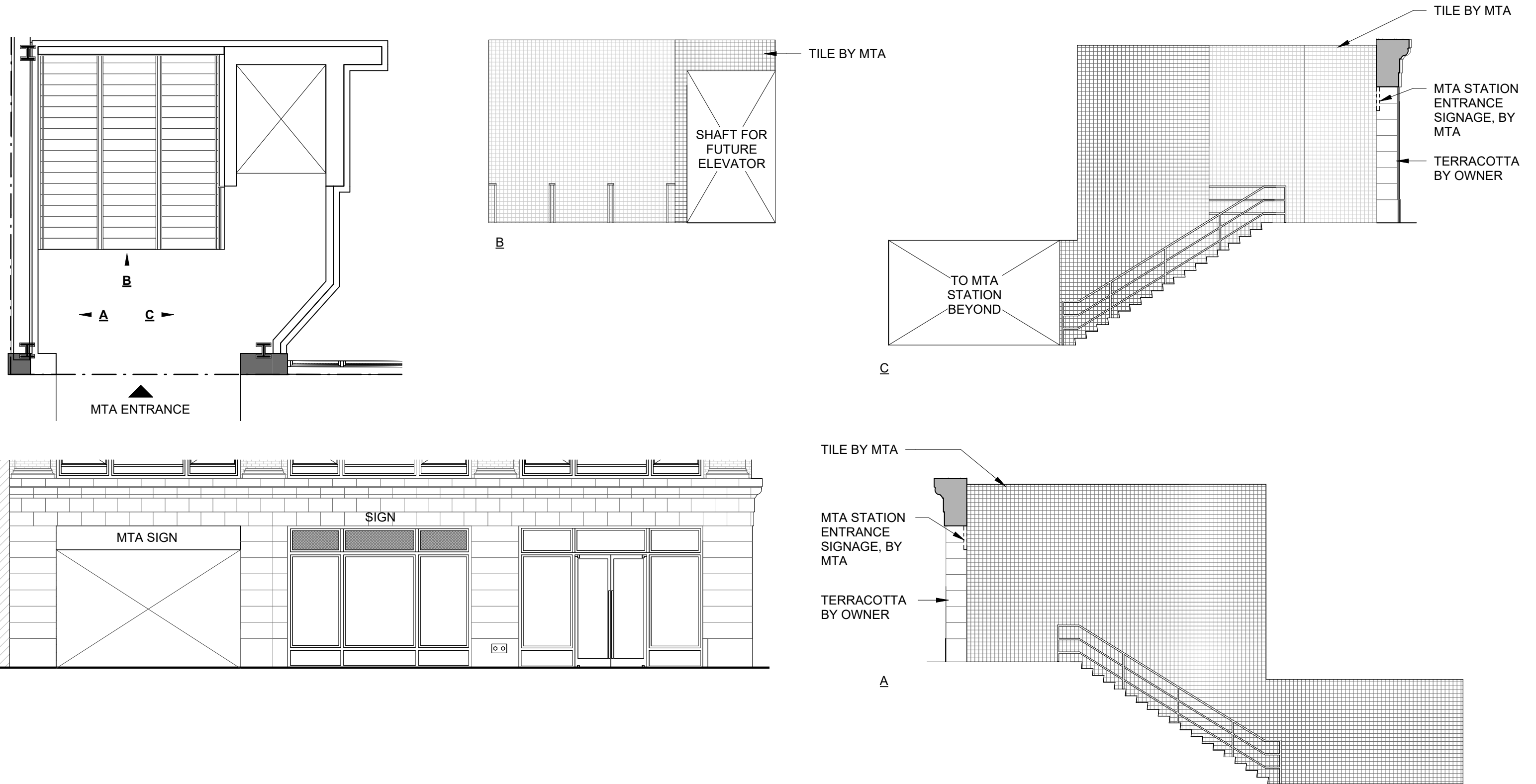
Enlarged Elevation at Crown



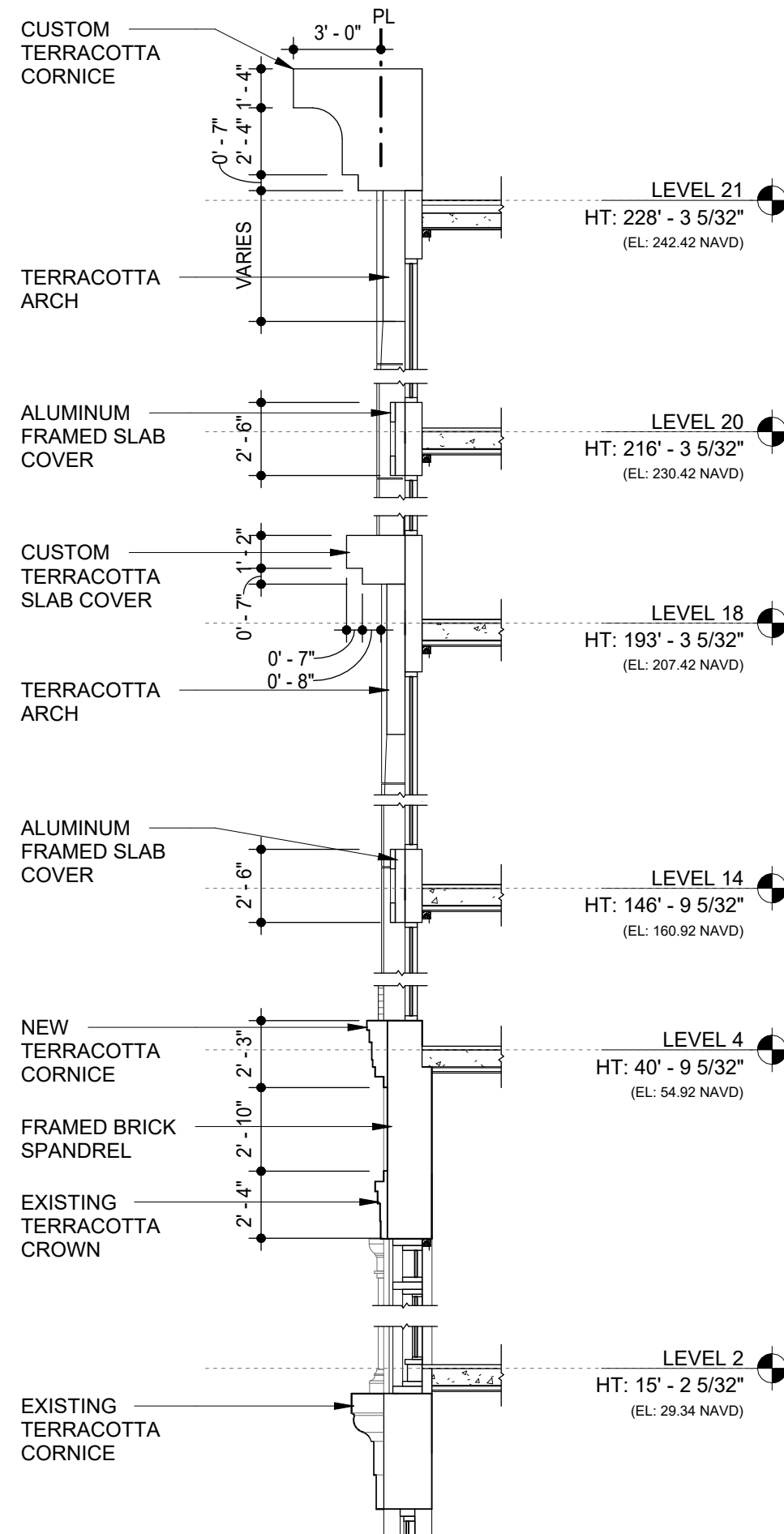
MTA Entrance - Existing



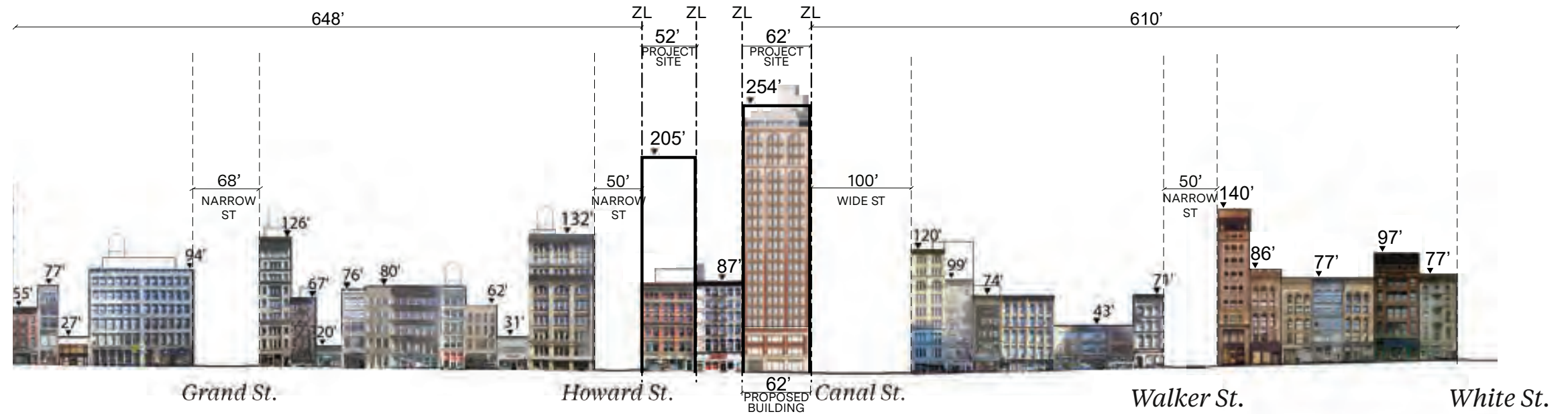
MTA Entrance - Proposed



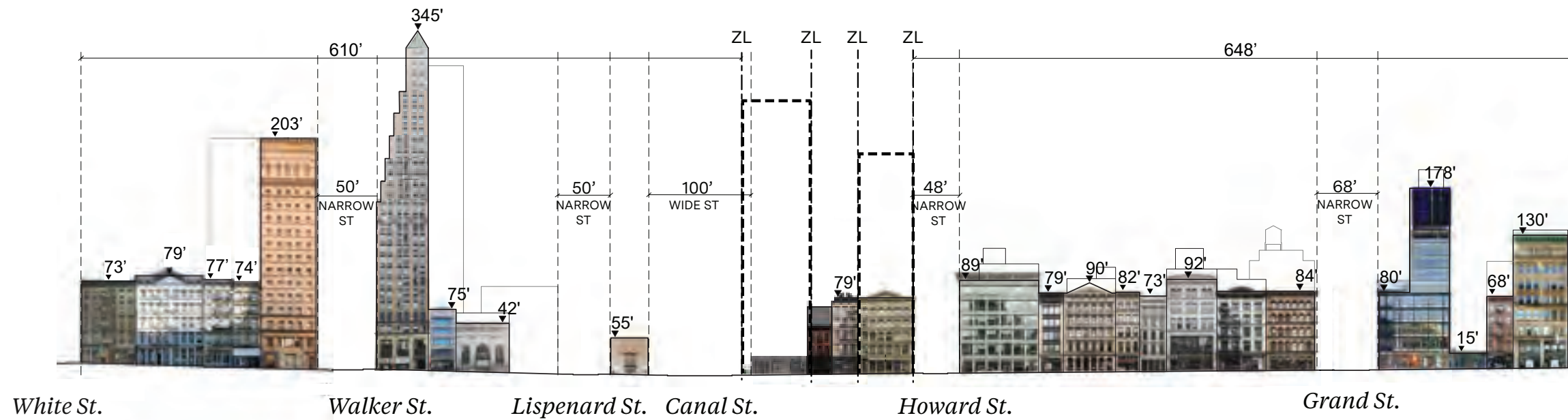
Enlarged Section Details



Proposed Streetscape

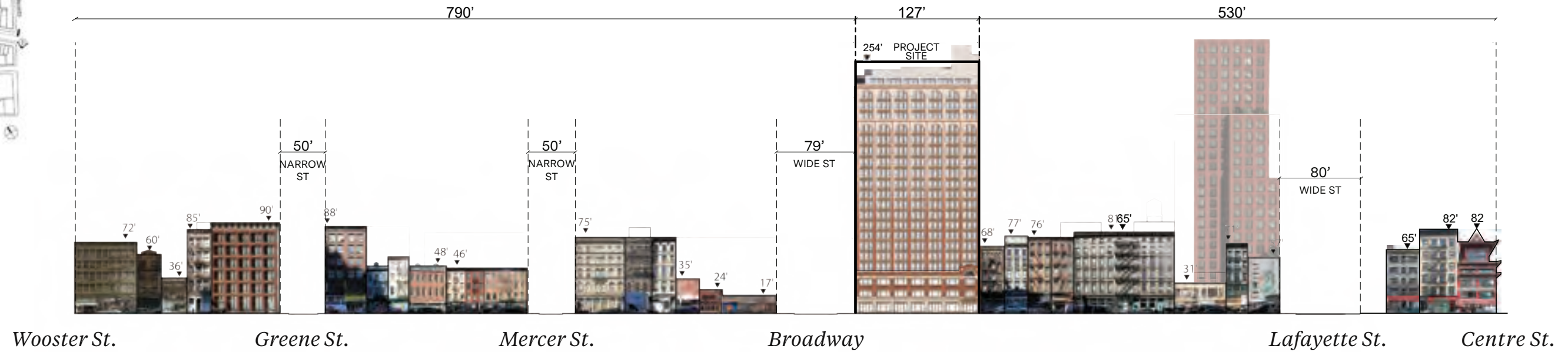


2 BROADWAY EAST SIDE

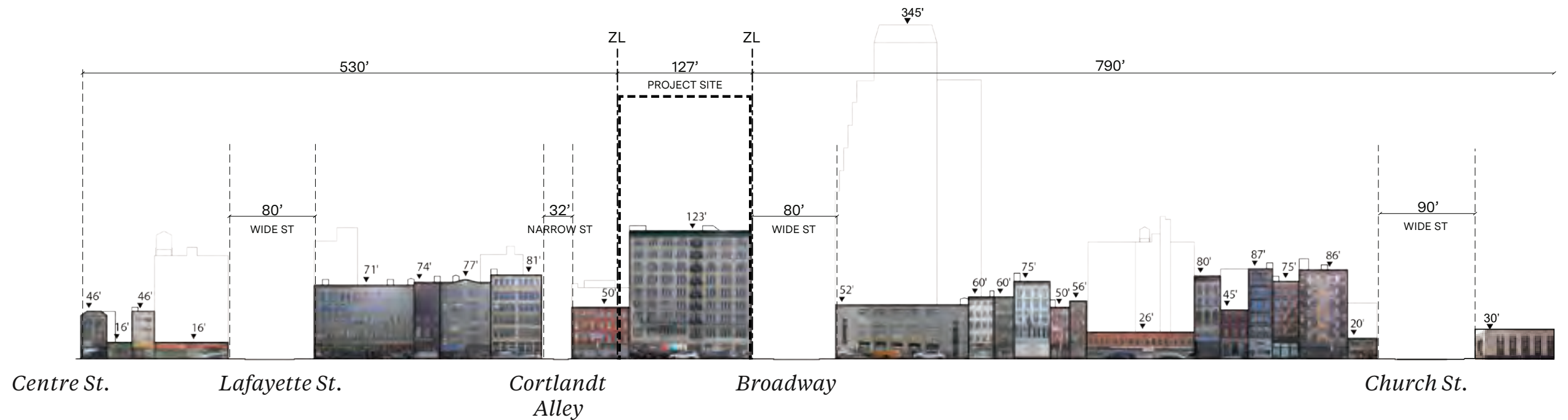


1 BROADWAY WEST SIDE

Proposed Streetscape



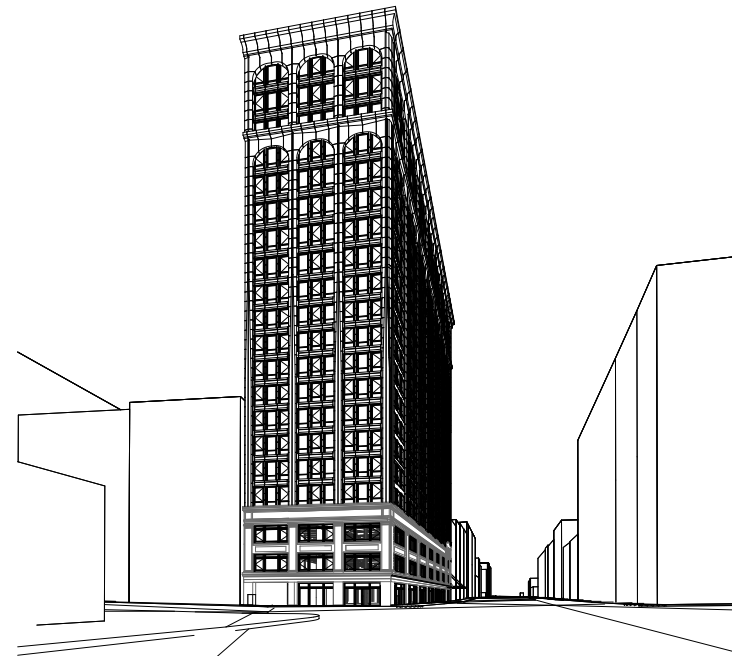
4 CANAL NORTH SIDE



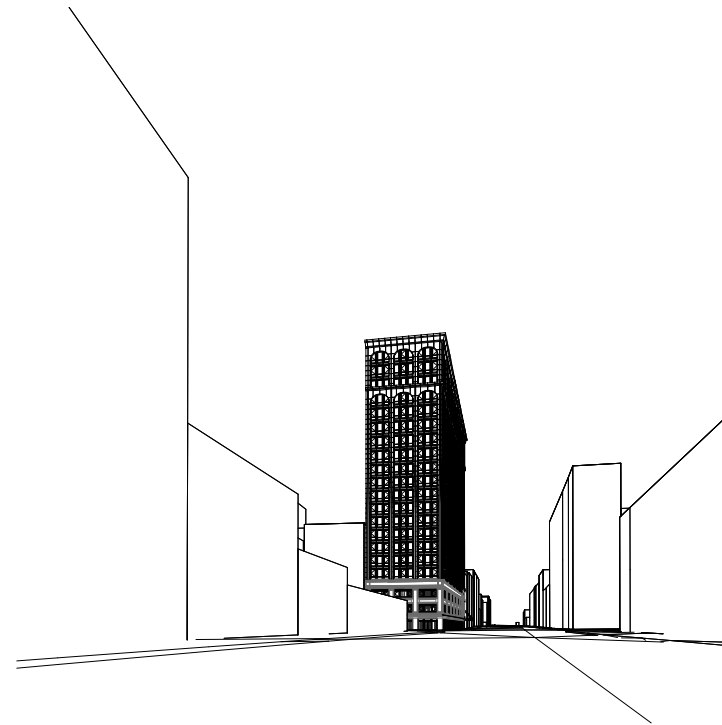
3 CANAL SOUTH SIDE

Views Down Canal

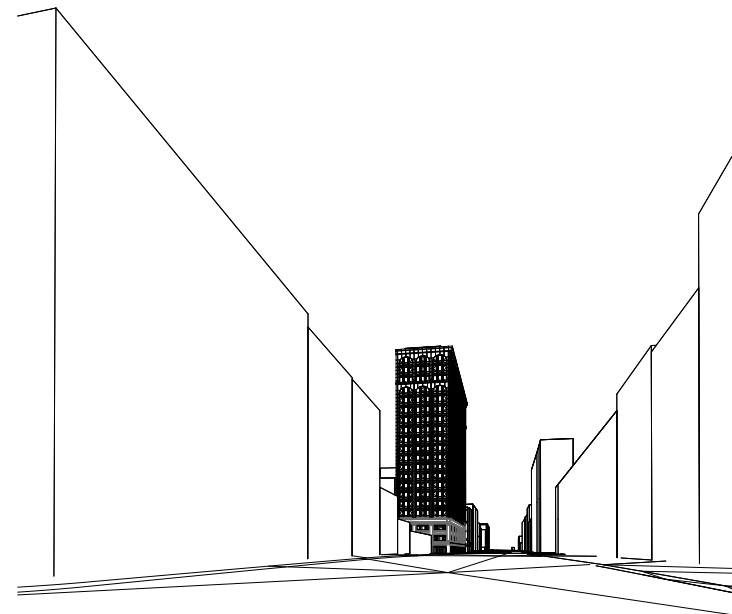
West



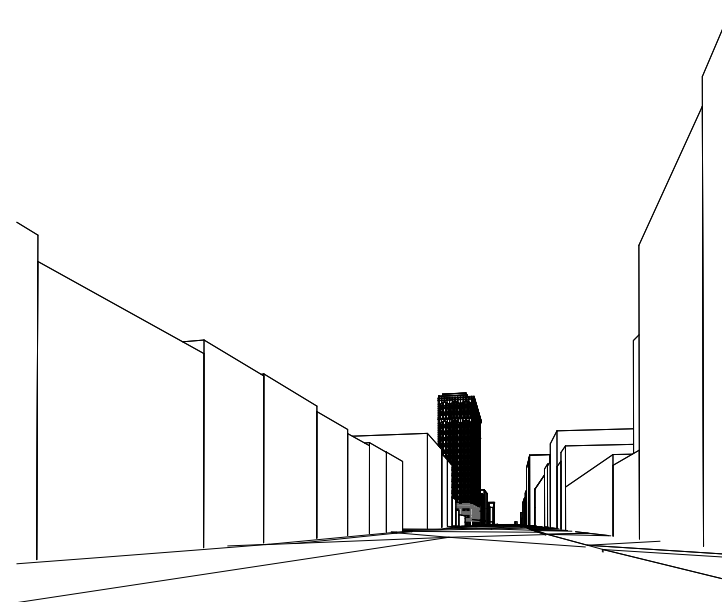
1. From 100'



2. From 200'



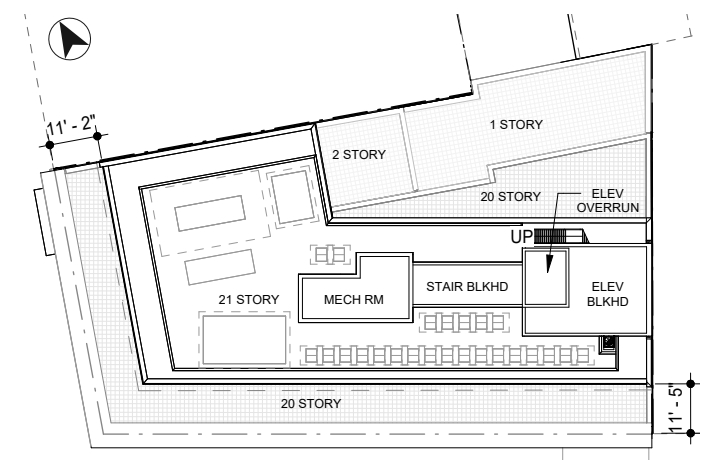
3. From 300'



4. From 500'



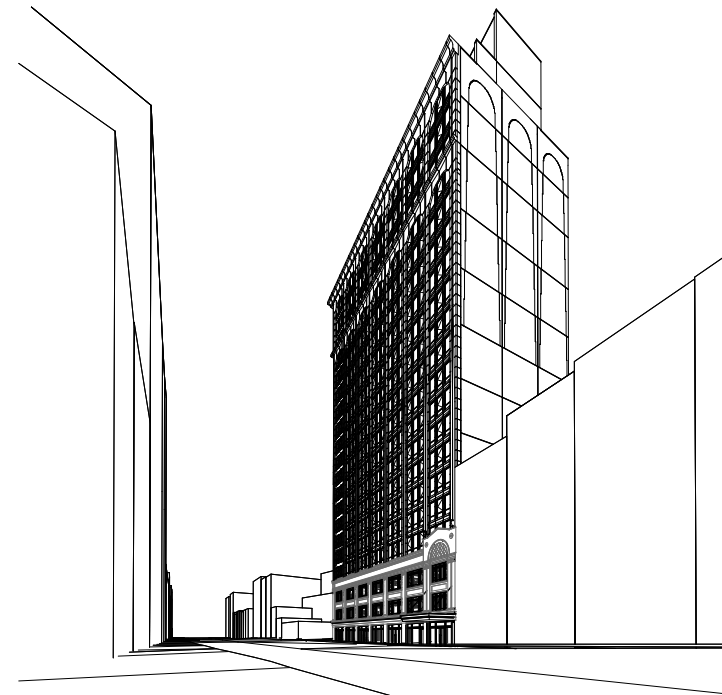
Key Map



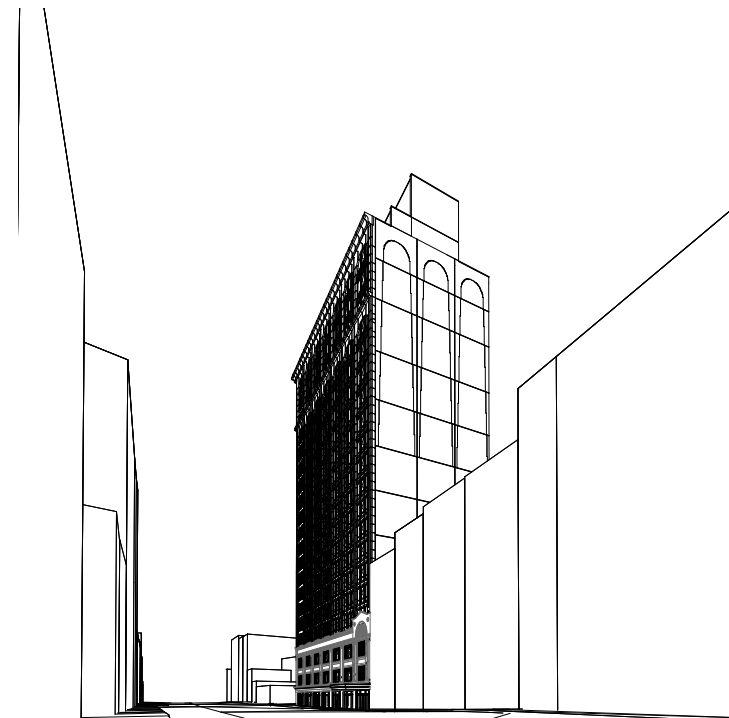
Roof Plan

Views Down Canal

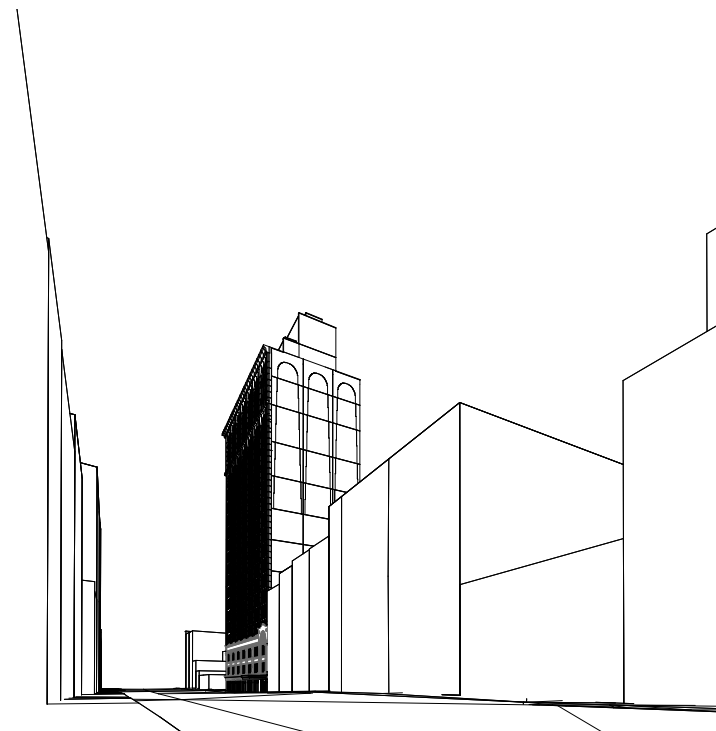
East



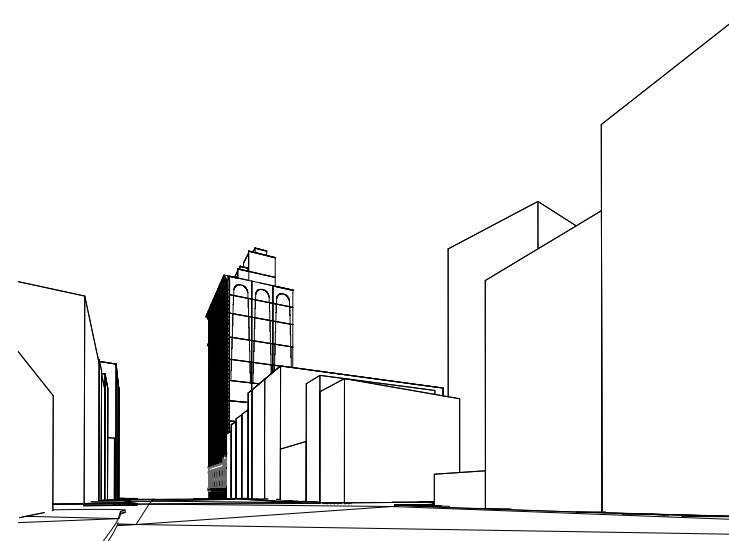
1. From 100'



2. From 200'



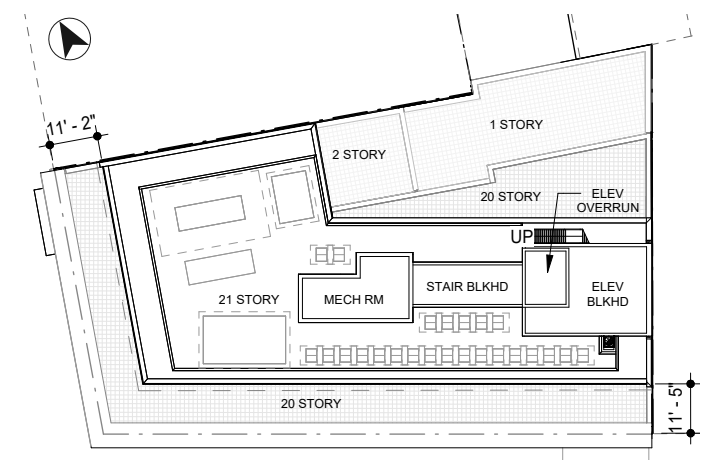
3. From 300'



4. From 500'



Key Map



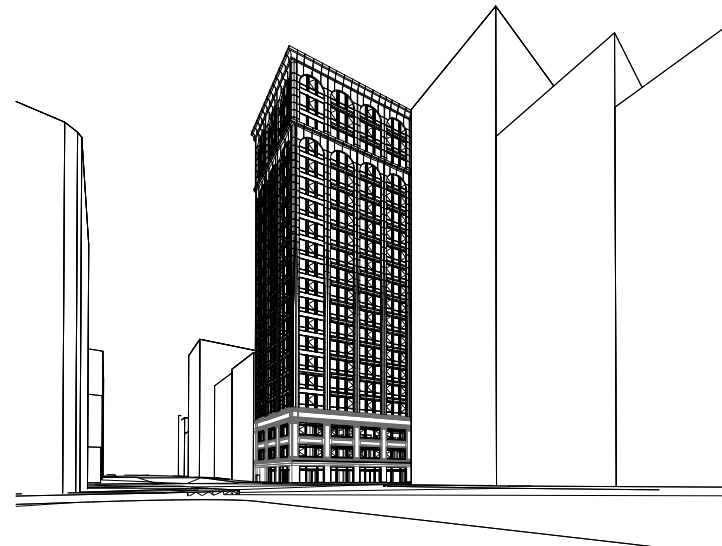
Roof Plan

Views Down Broadway

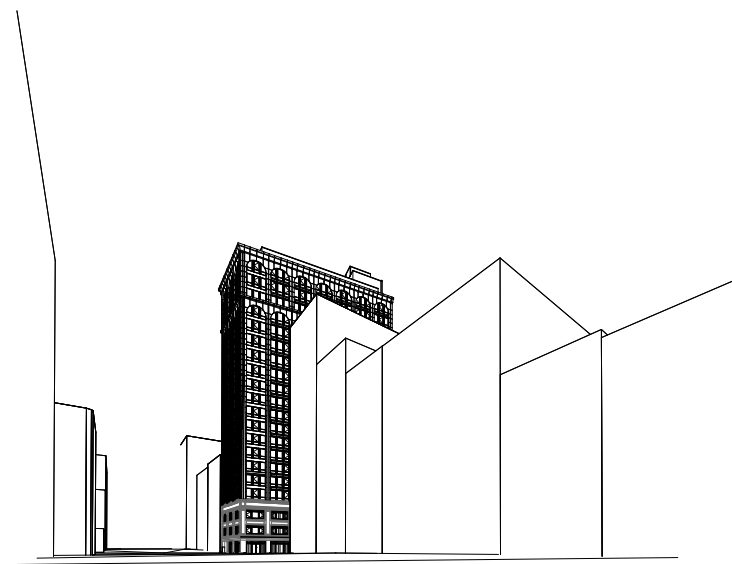
South



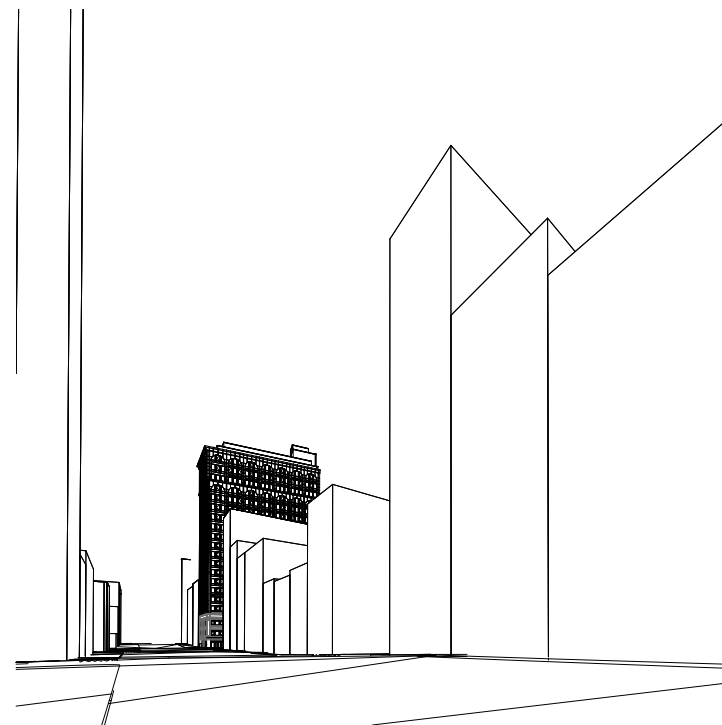
1. From 100'



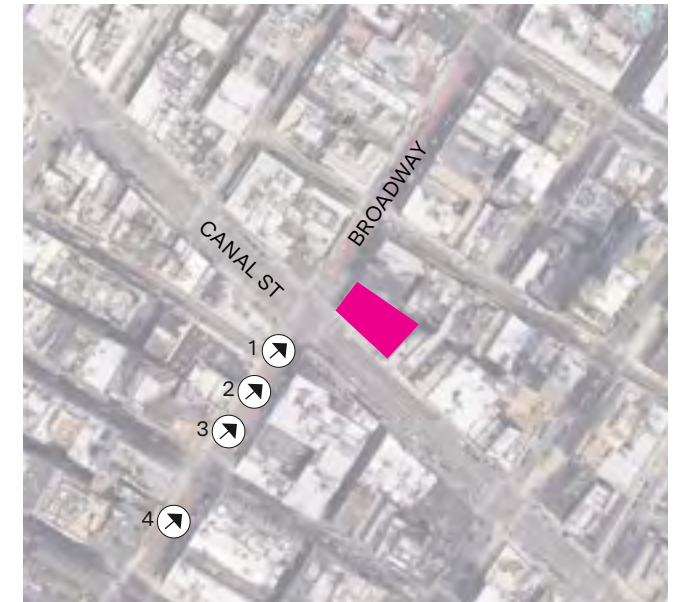
2. From 200'



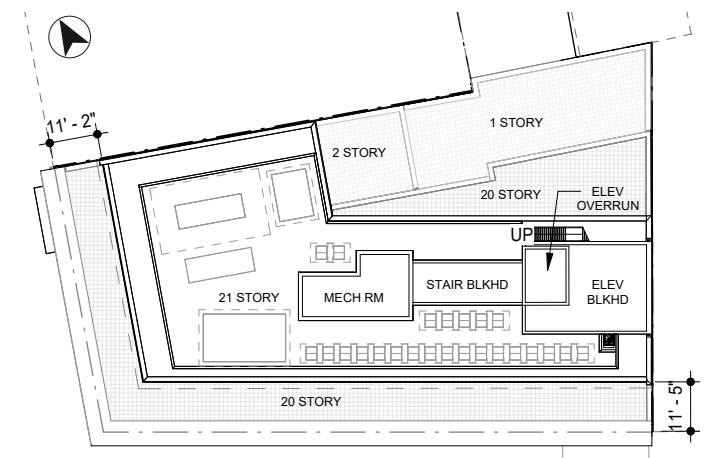
3. From 300'



4. From 500'



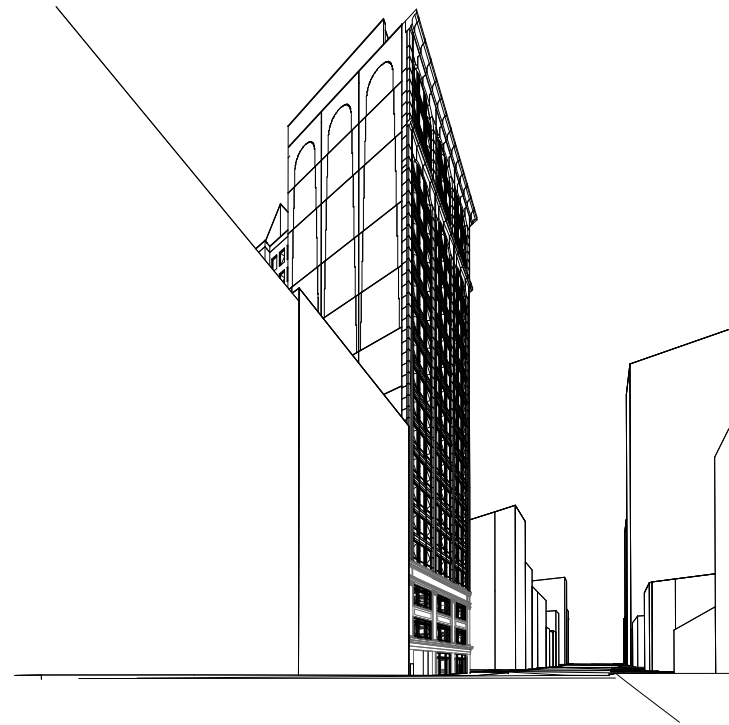
Key Map



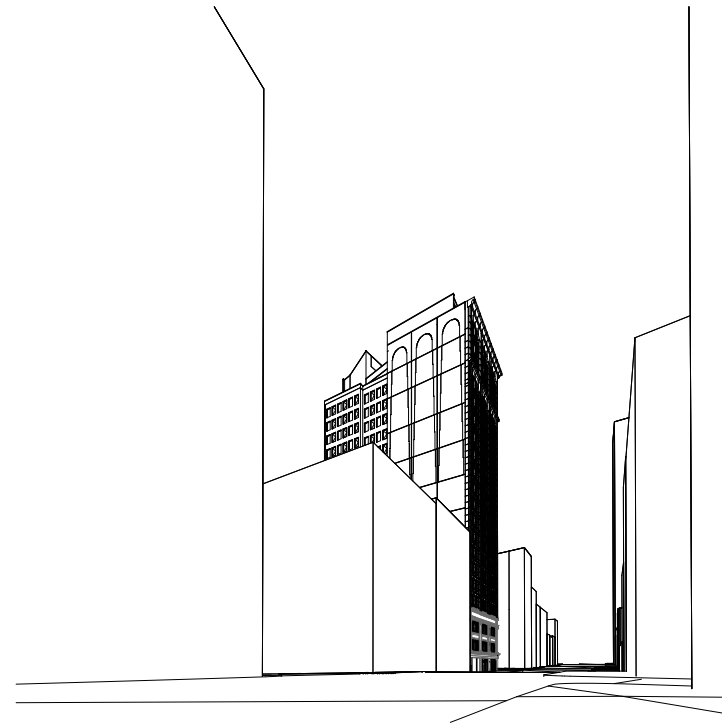
Roof Plan

Views Down Broadway

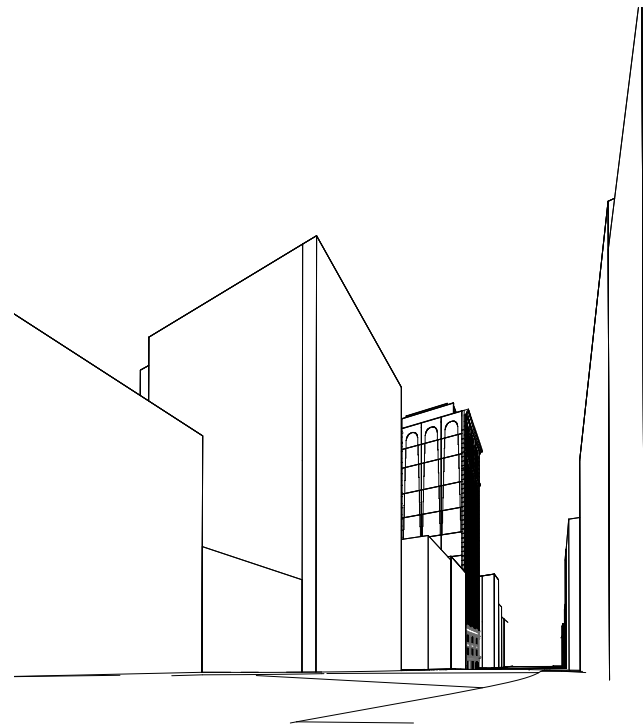
North



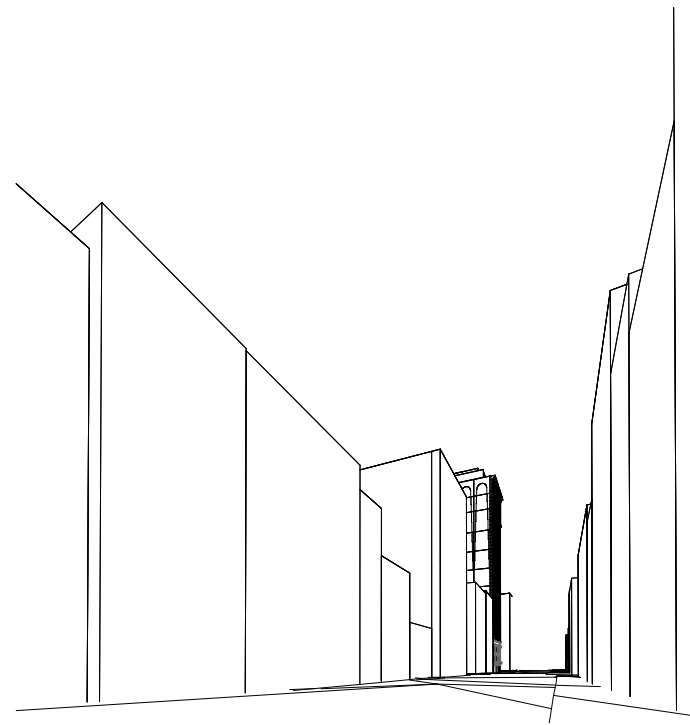
1. From 100'



2. From 200'



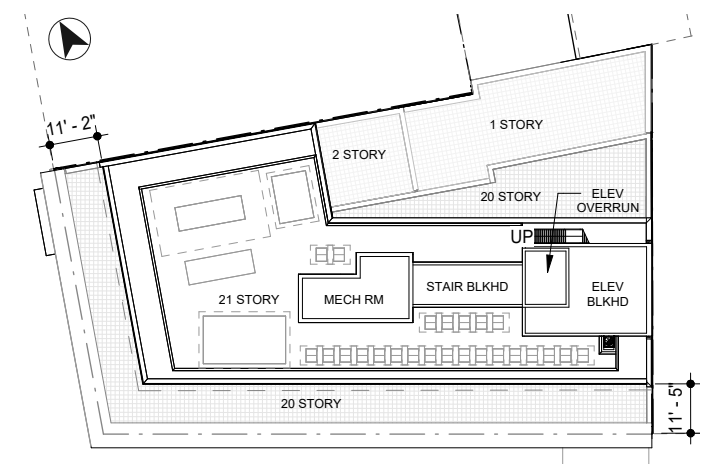
3. From 300'



4. From 500'



Key Map



Roof Plan

Proposed Signage



Storefront Master Plan

Example Retail Unit Layout

Types of Signage

- Type 1: Dimensional Signage
- Type 2: Ground Floor Bracket Sign
- Type 3: Window Decals
* Allowed in Every Storefront Bay
- Type 4: Interior Window Signs
- Type 5: Residential Marquee & Building Signage
- Type 6: Historic Building Signage

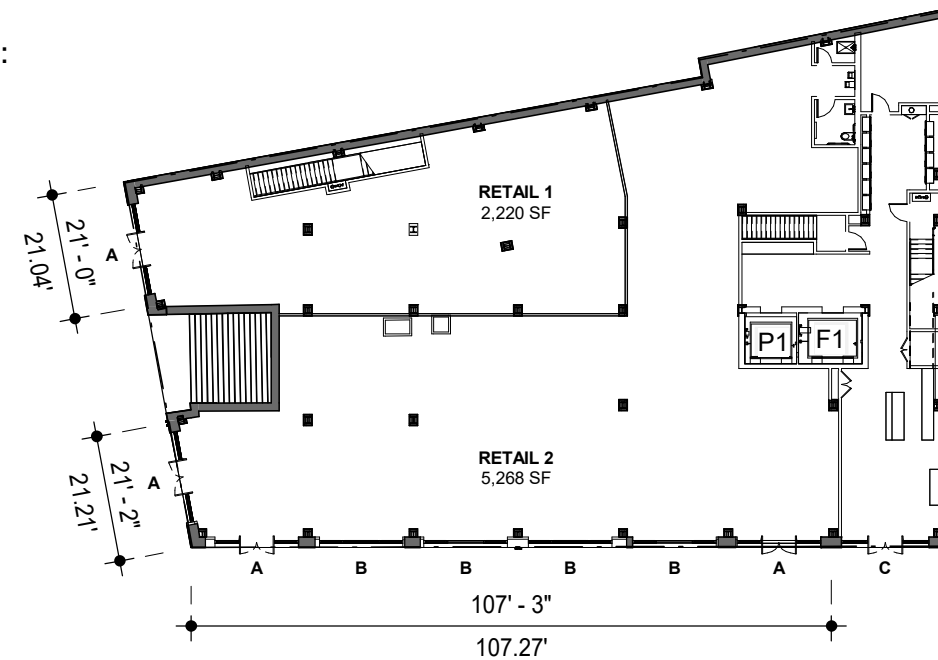
Zoning Notes For Reference

- Signage is regulated by the total surface area of all permitted signs, including non-illuminated or illuminated signs. Each retail space can employ a combination of permissible sign types.
- Retail signage is subject to change upon individual retailer modification per the Masterplan
- Retail unit demising plans are shown for reference only and are not limited to the examples shown.

Retail Demising Scenario 1: Larger Retail Units

x 5 = 105 SF
MAX SURFACE AREA ALLOWED
PER ZONING

x 5 = 106 SF
MAX SURFACE AREA ALLOWED
PER ZONING



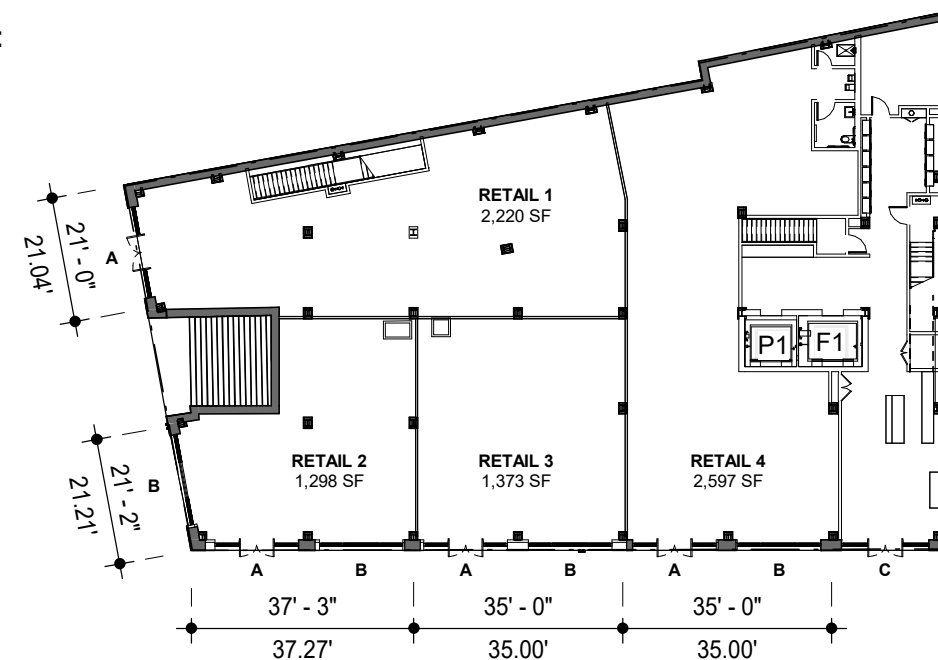
x 5 = 536.35 SF
500 SF MAX SURFACE AREA ALLOWED PER ZONING

A: Retail Entry Doors
B: Shop Windows
C: Residential Entry

Retail Demising Scenario 2: Smaller Retail Units

x 5 = 105 SF
MAX SURFACE AREA ALLOWED
PER ZONING

x 5 = 106 SF
MAX SURFACE AREA ALLOWED
PER ZONING



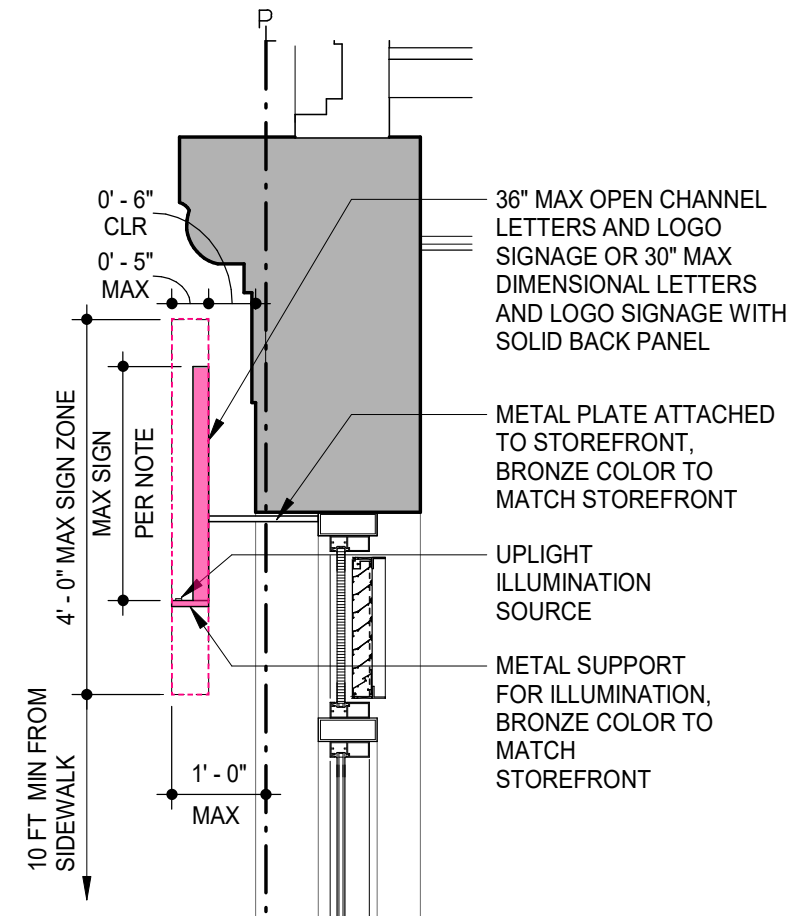
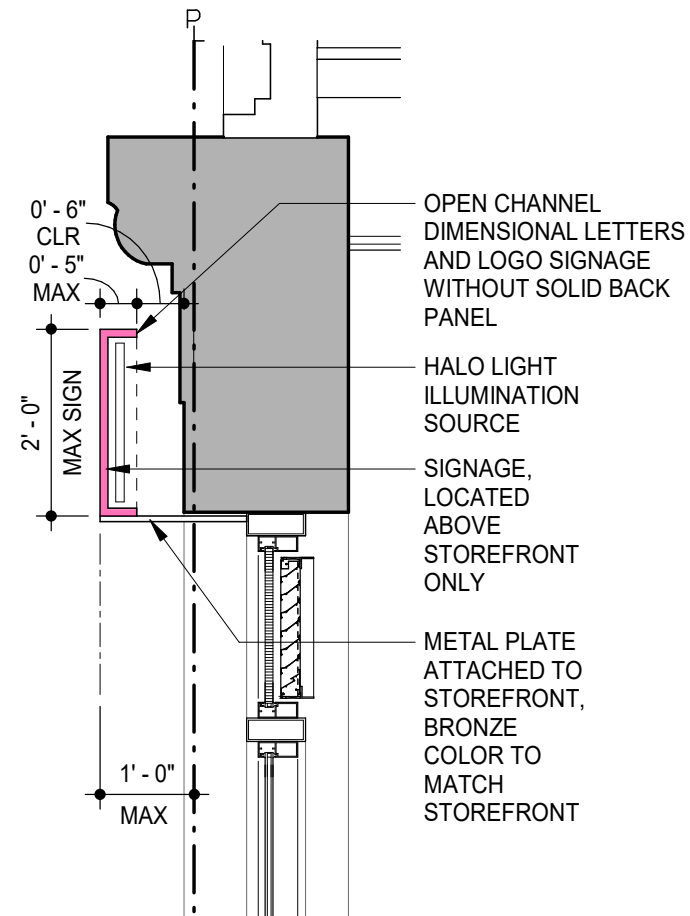
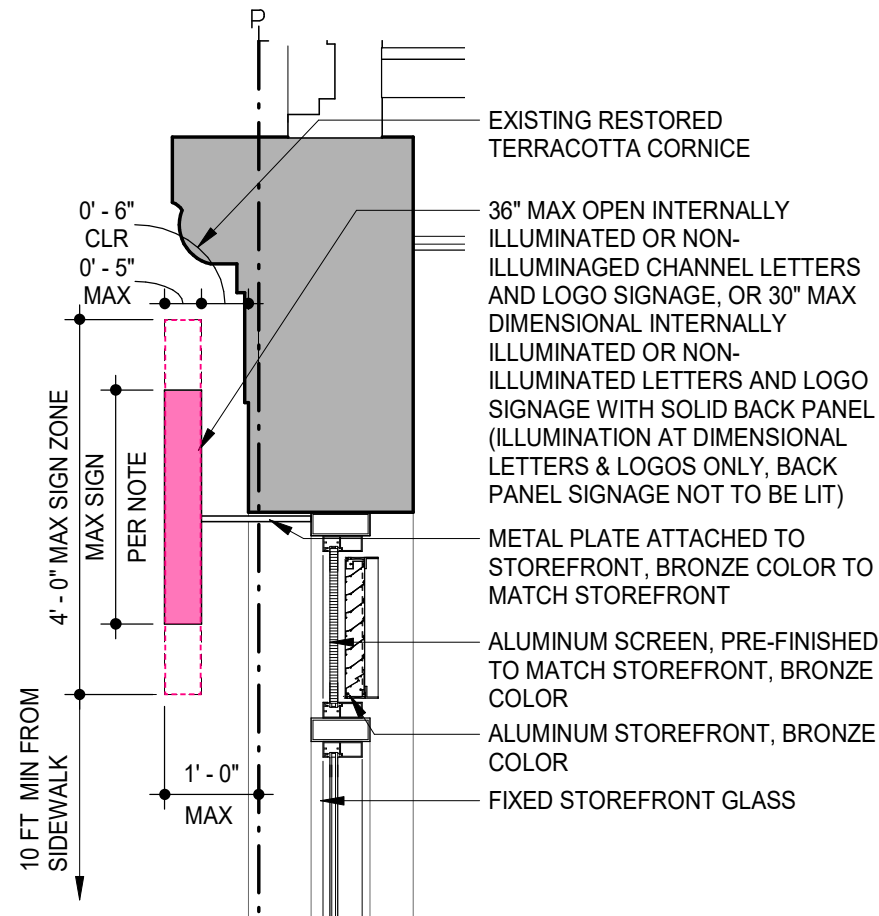
x 5 = 186 SF
MAX SURFACE AREA
ALLOWED PER ZONING

x 5 = 175 SF
MAX SURFACE AREA
ALLOWED PER ZONING

x 5 = 175 SF
MAX SURFACE AREA
ALLOWED PER ZONING

A: Retail Entry Doors
B: Shop Windows
C: Residential Entry

Type 1: Dimensional Signage

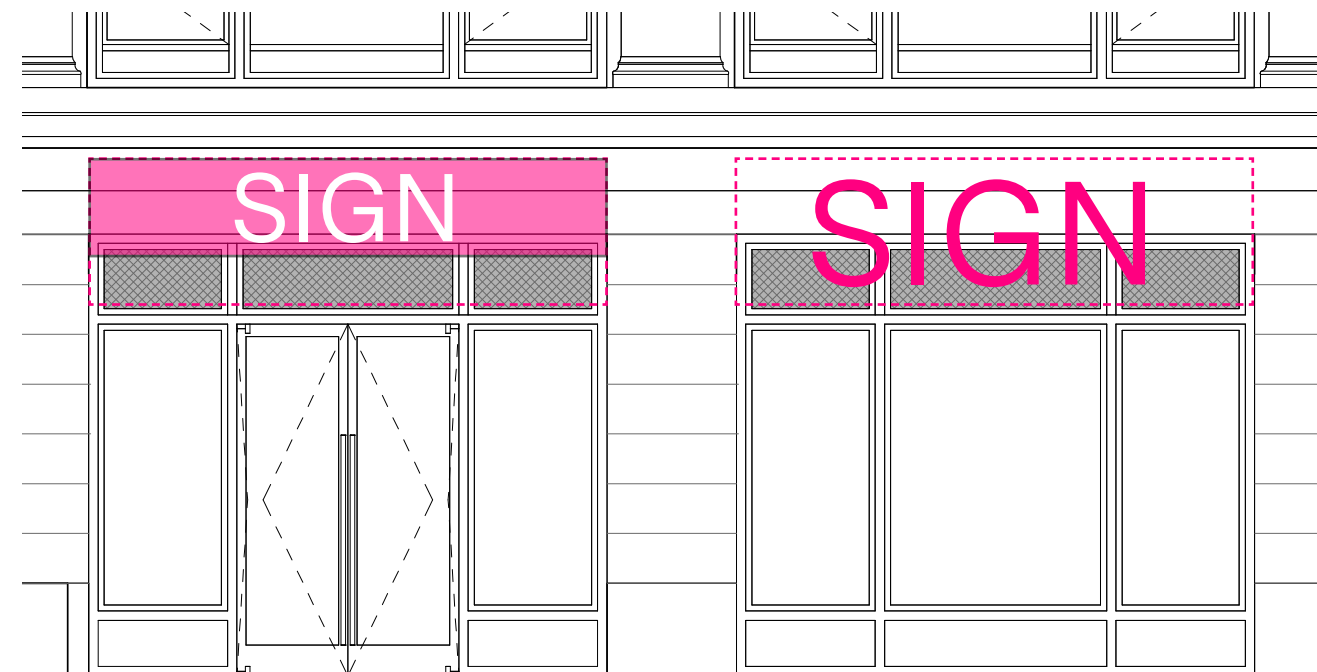


- General Notes:
- Signage material options include Wood, Metal, and/or Plastic/Acrylic.
 - Any color permitted for signage
 - Dimensional Signage may be located in multiple bays per establishment.
 - Dimensional signage location and type to vary between different establishments

Internally Illuminated & Non-Illuminated Detail

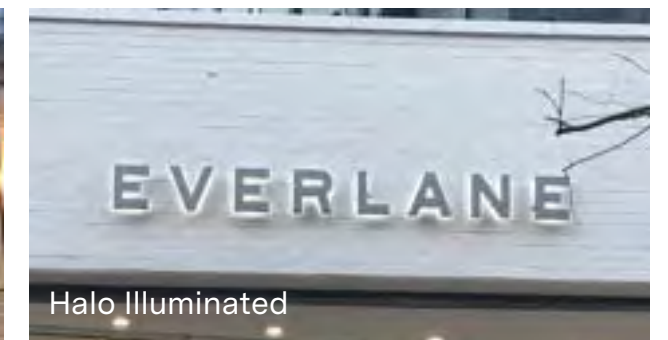
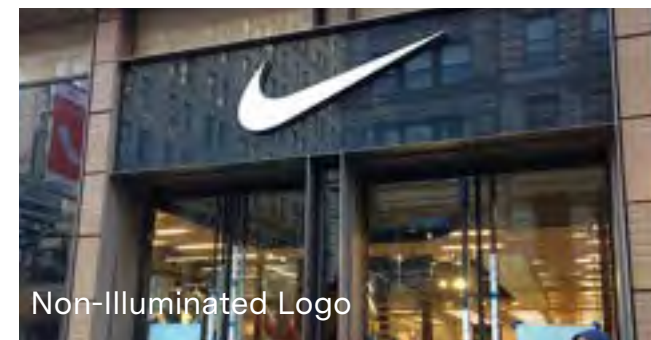
Halo Illuminated Detail

Uplight Illuminated Detail

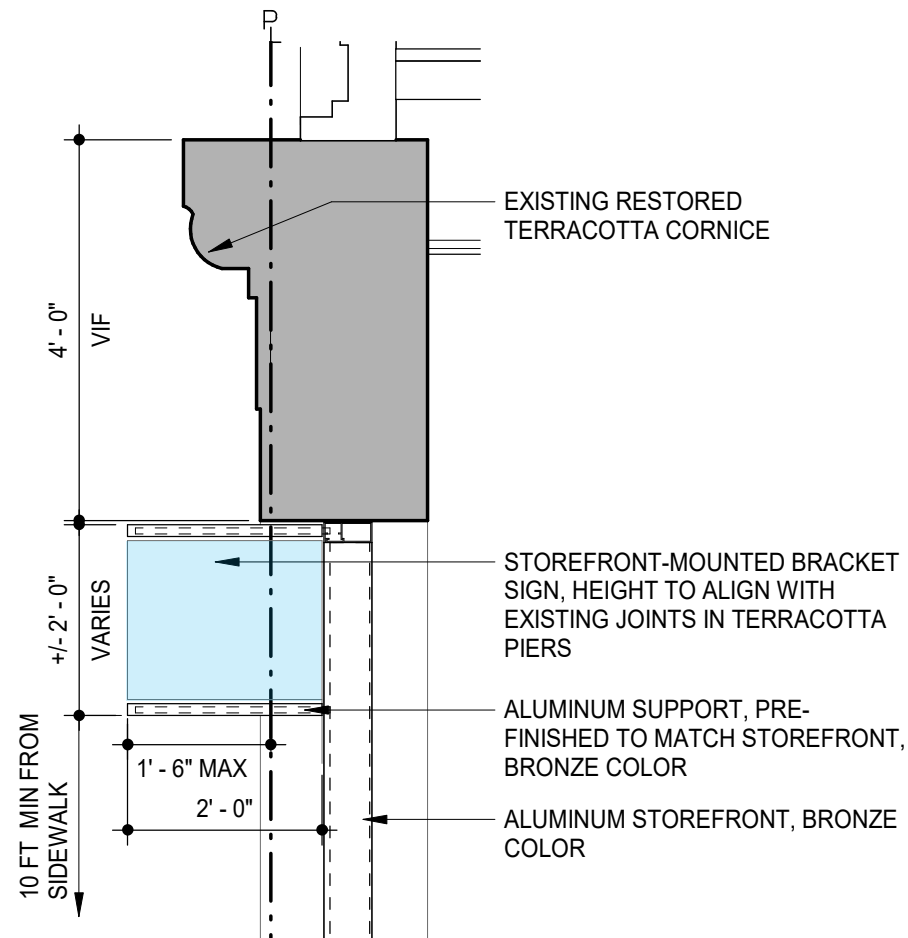


Example of 30" Tall Sign on

Example of 36" Tall Open Channel

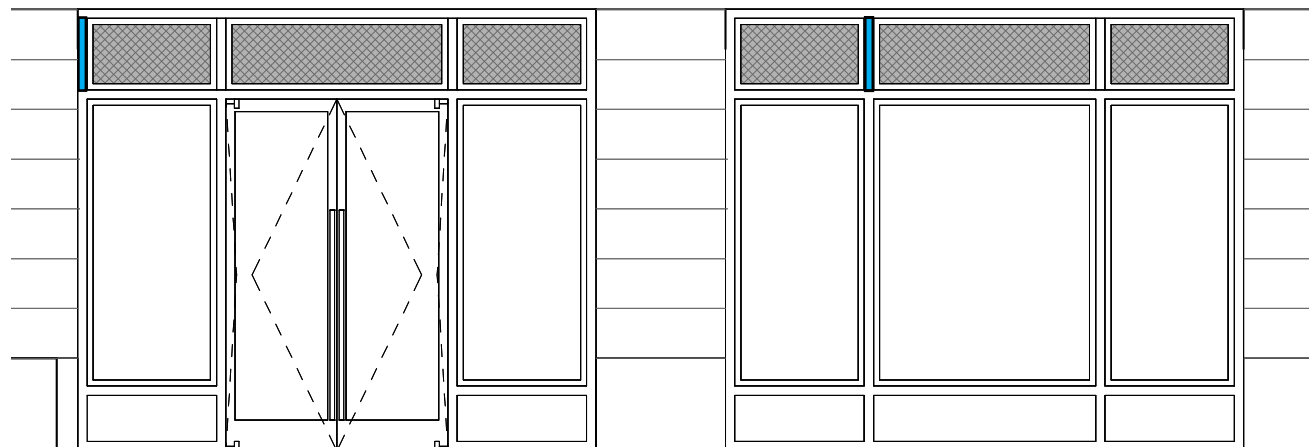
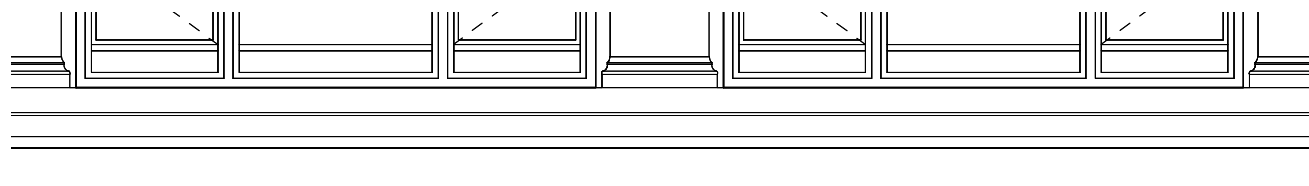


Type 2: Ground Floor Bracket Sign



General Notes:

- Signage material options include Wood, Metal, and/or Plastic/Acrylic.
- Any color permitted for signage
- Bracket sign location to vary between different mullion locations.
- Max of one bracket sign per bay



Example of Bracket Sign

Example of Bracket Sign



References

Type 3: Window Decals

General Notes:

- Signage material options include Vinyl, Paint, Acrylic, and Metal
- Any color permitted for signage
- 1/4" thick max for exterior decals
- 1" thick max for interior decals
- Signage limited to 20% of each pane of glass.
- Signage may be placed on doors and/or side lites
- Signage location withing glazing is unrestricted



Acrylic Dimensional Decals



Example of 20% of each piece of glazing

Example of 20% of each piece of glazing



Vinyl Decals



Metal Dimensional Decals

Type 4: Interior Storefront Signage

General Notes:

- Signage material options include Vinyl, Paint, Acrylic, and Metal
- Any color permitted for signage
- Illuminated non-flashing and non-illuminated signs located in a window within a building is permitted per zoning provided the surface area is 8sf max and is limited to 3 signs in any window.
- Letters to be 3" Thick Max
- LED TV screens permitted provided:
 - 18" set back from glazing
 - No more than 50% of glazing
 - No more than 75% width of glazing



Example of LED TV Screen

Example of Interior Signage

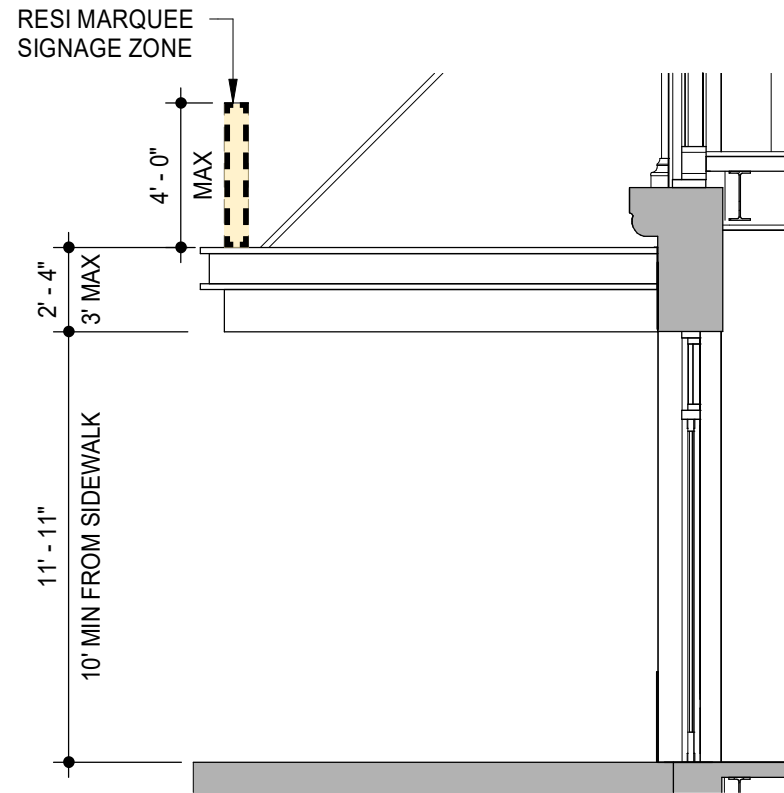


Interior Storefront LED TV Screen



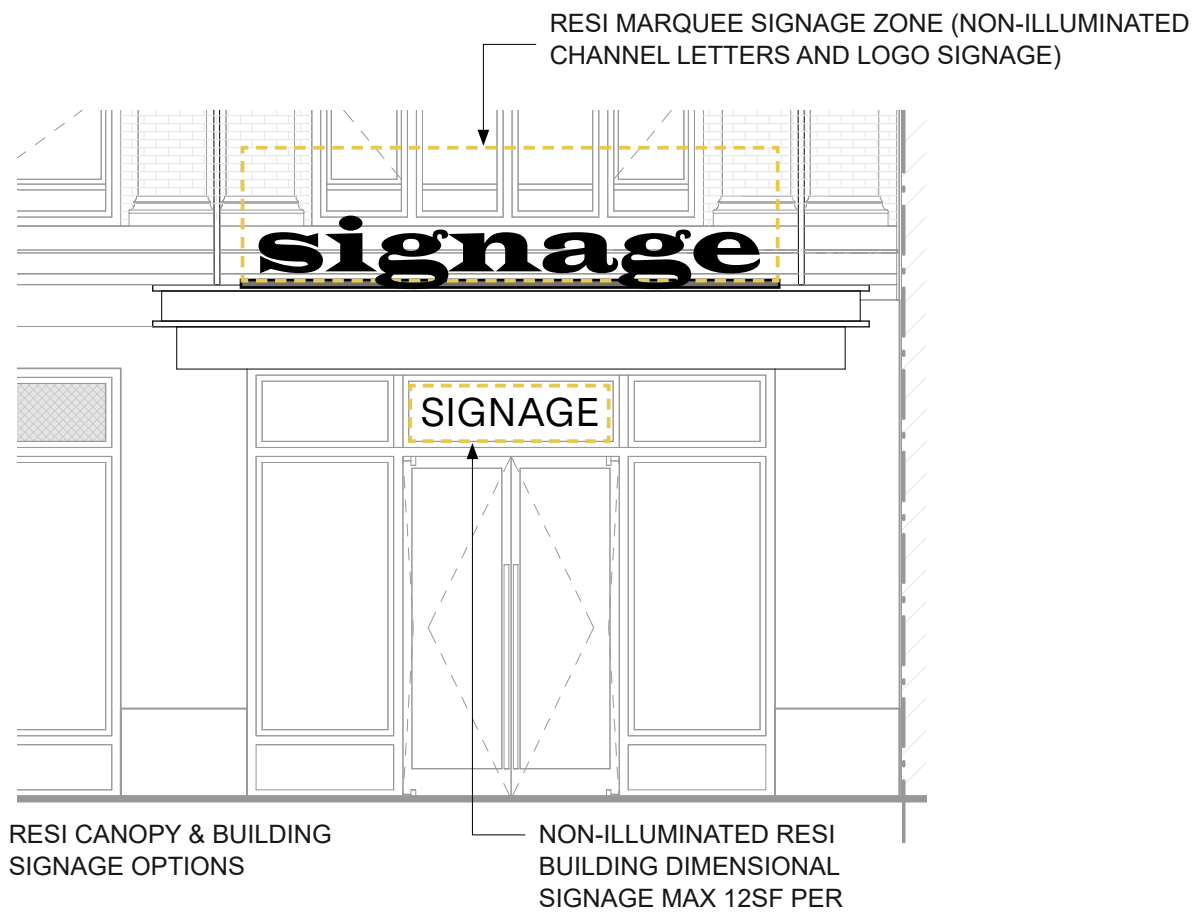
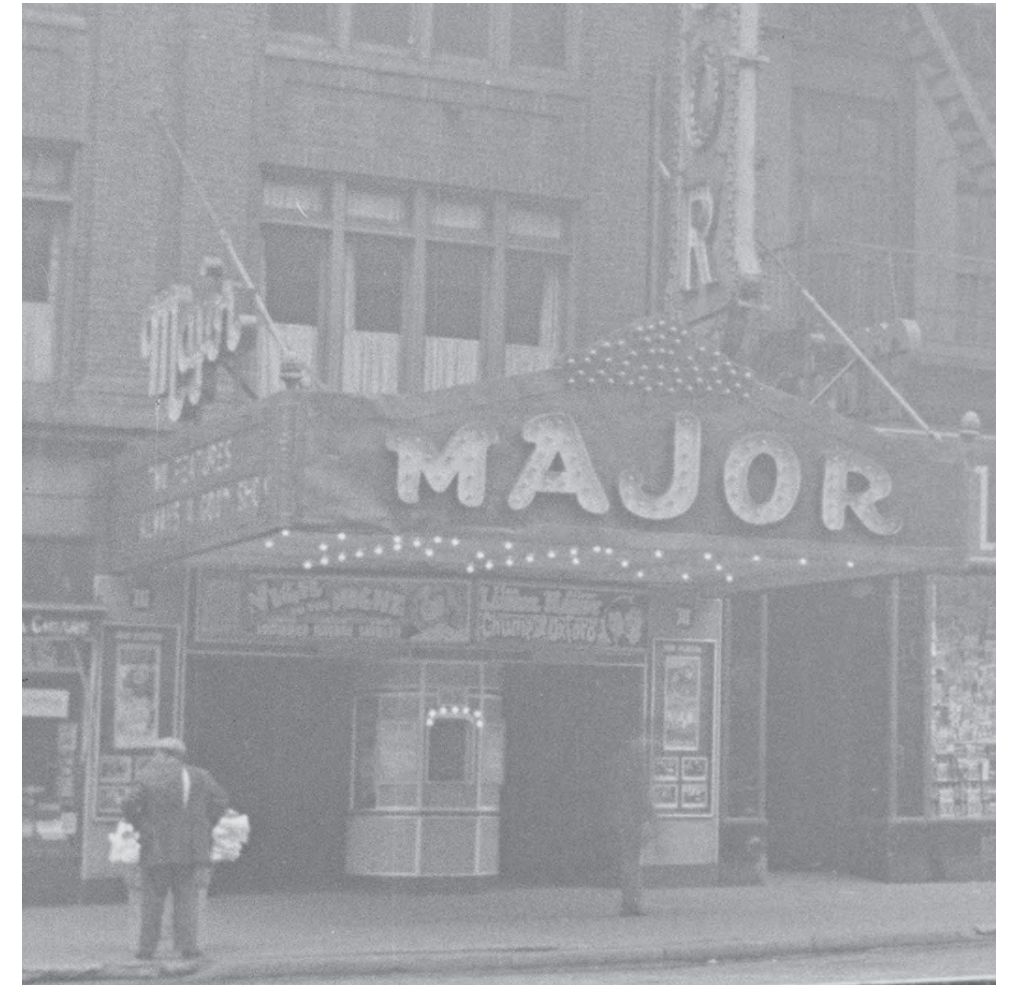
Interior Storefront Signage

Type 5: Marquee Signage



ZONING SIGNAGE DIAGRAM

- General Notes:
- Signage material options include Wood, Metal, and/or Plastic/Acrylic.
 - Any color permitted for signage

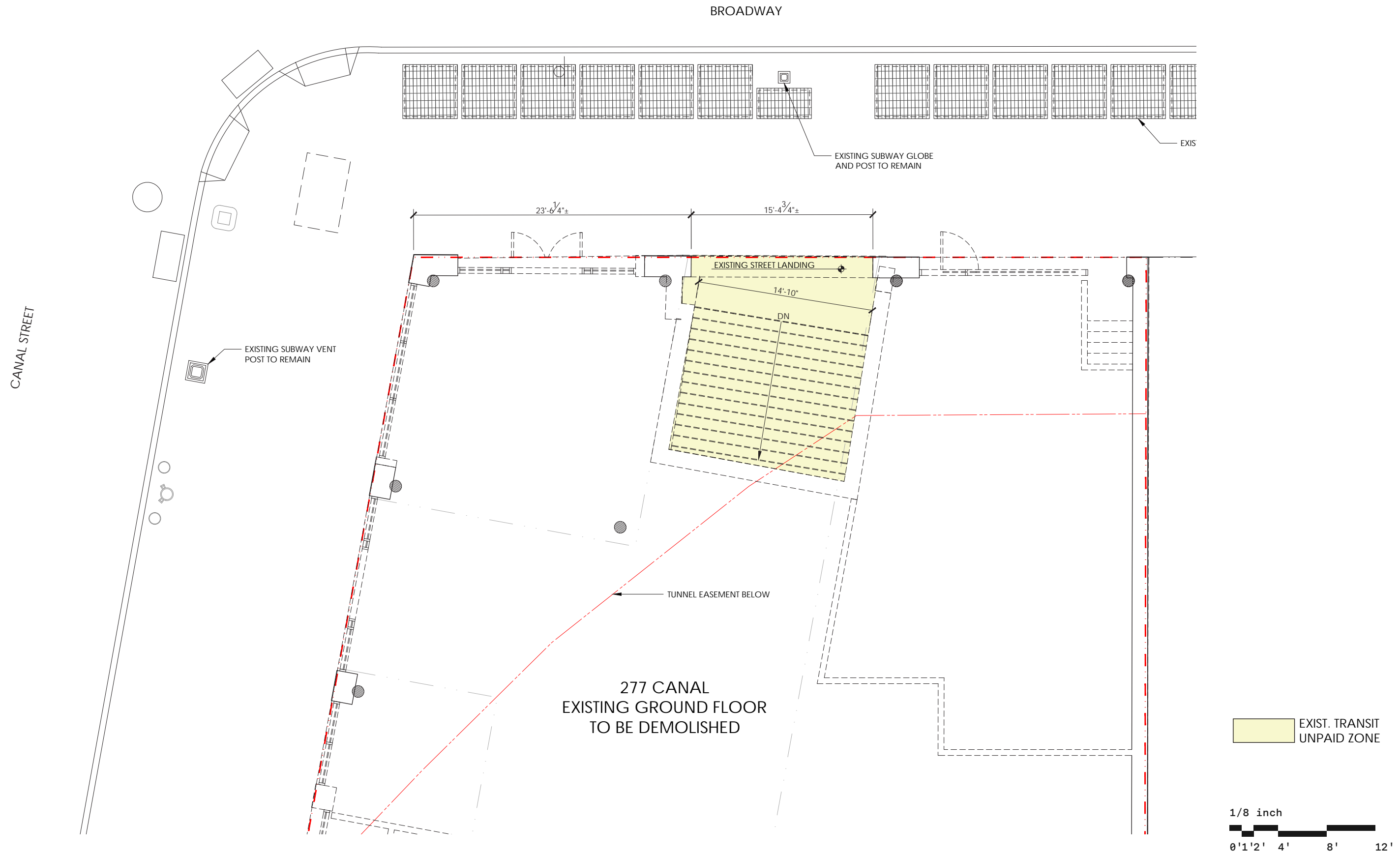


References

Type 6: Historic Building Signage



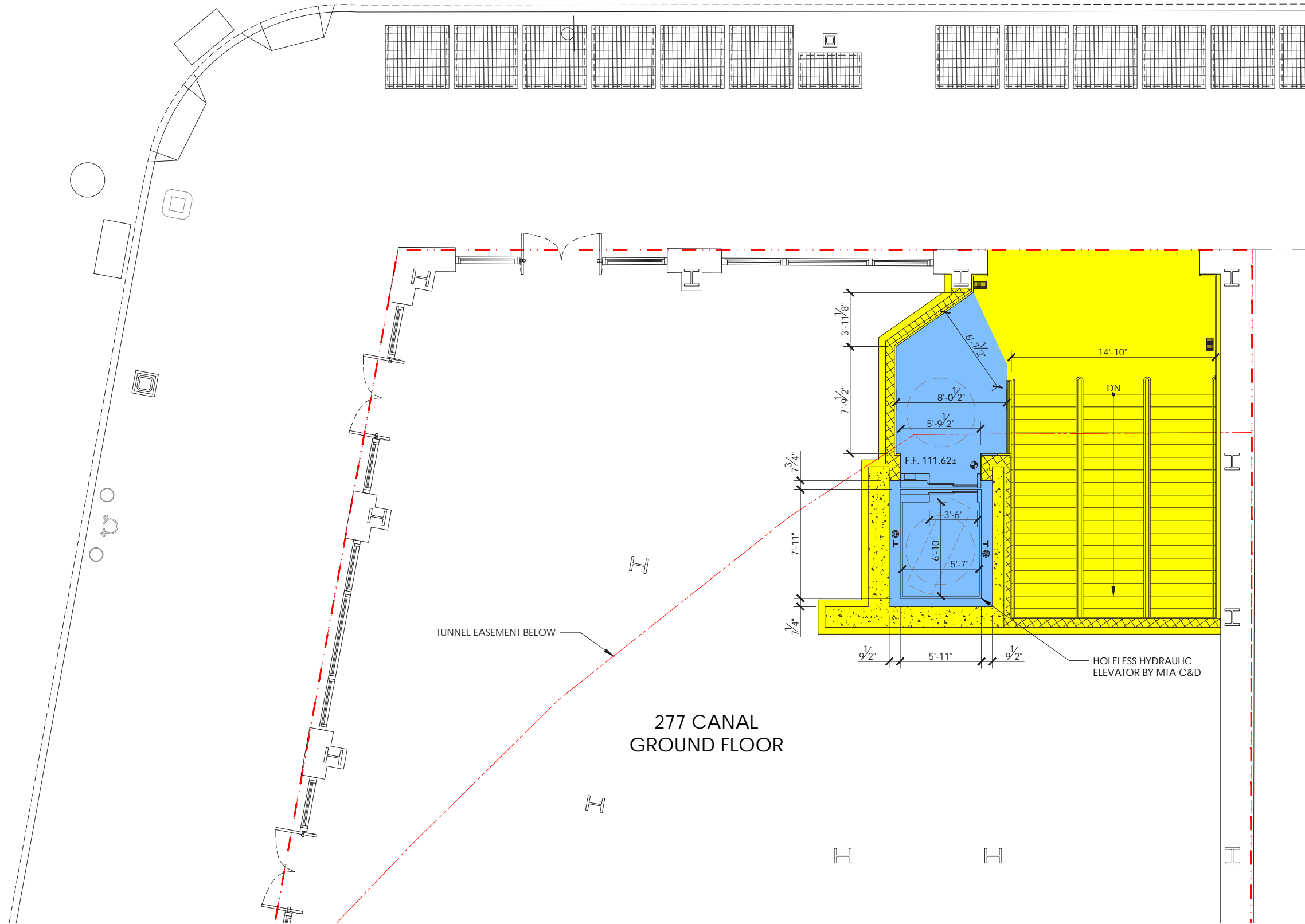
Existing MTA Entrance: Street Level Plan



Proposed MTA Improvement: Street Level Plan

BROADWAY

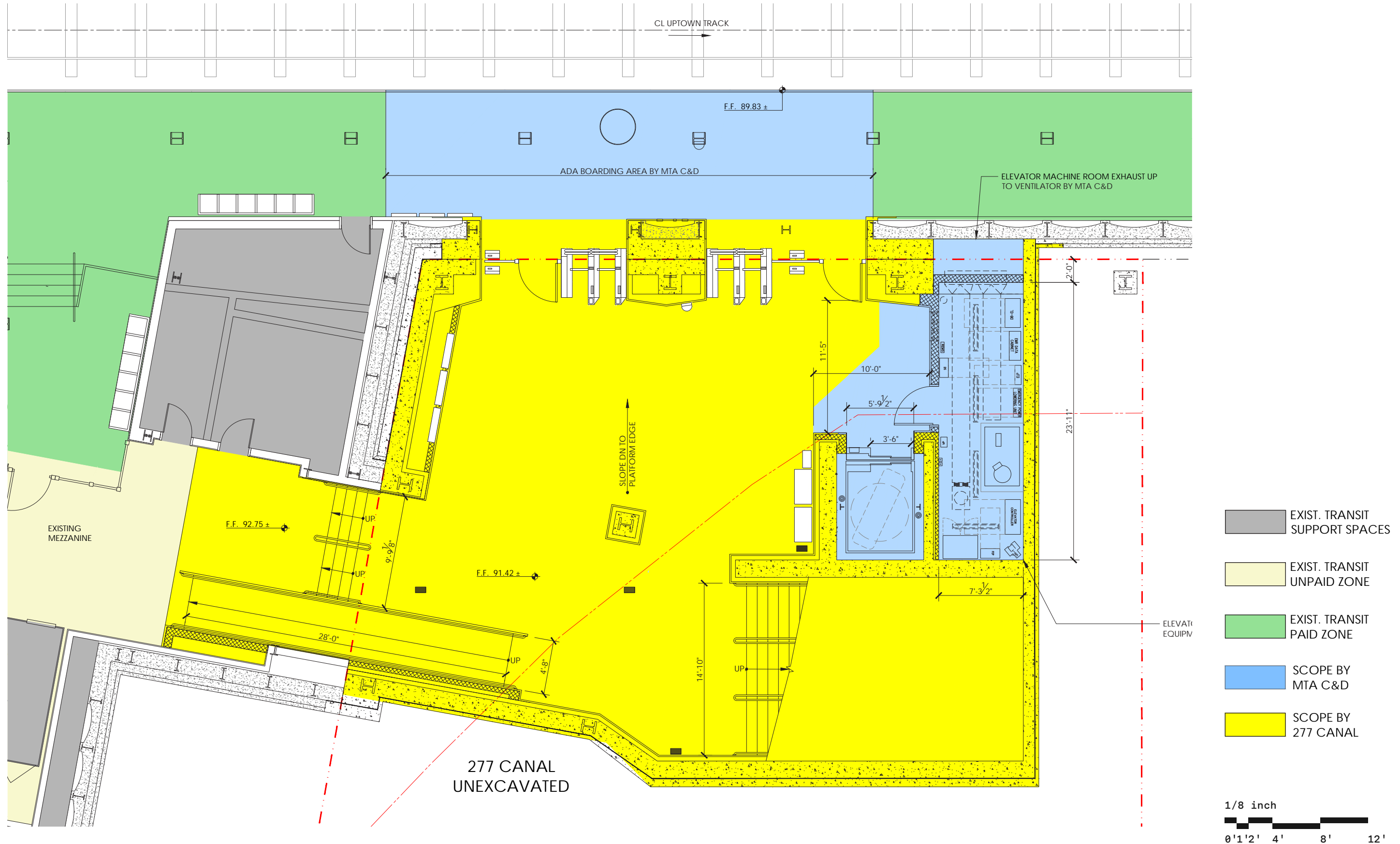
CANAL STREET



- SCOPE BY MTA C&D
- SCOPE BY 277 CANAL

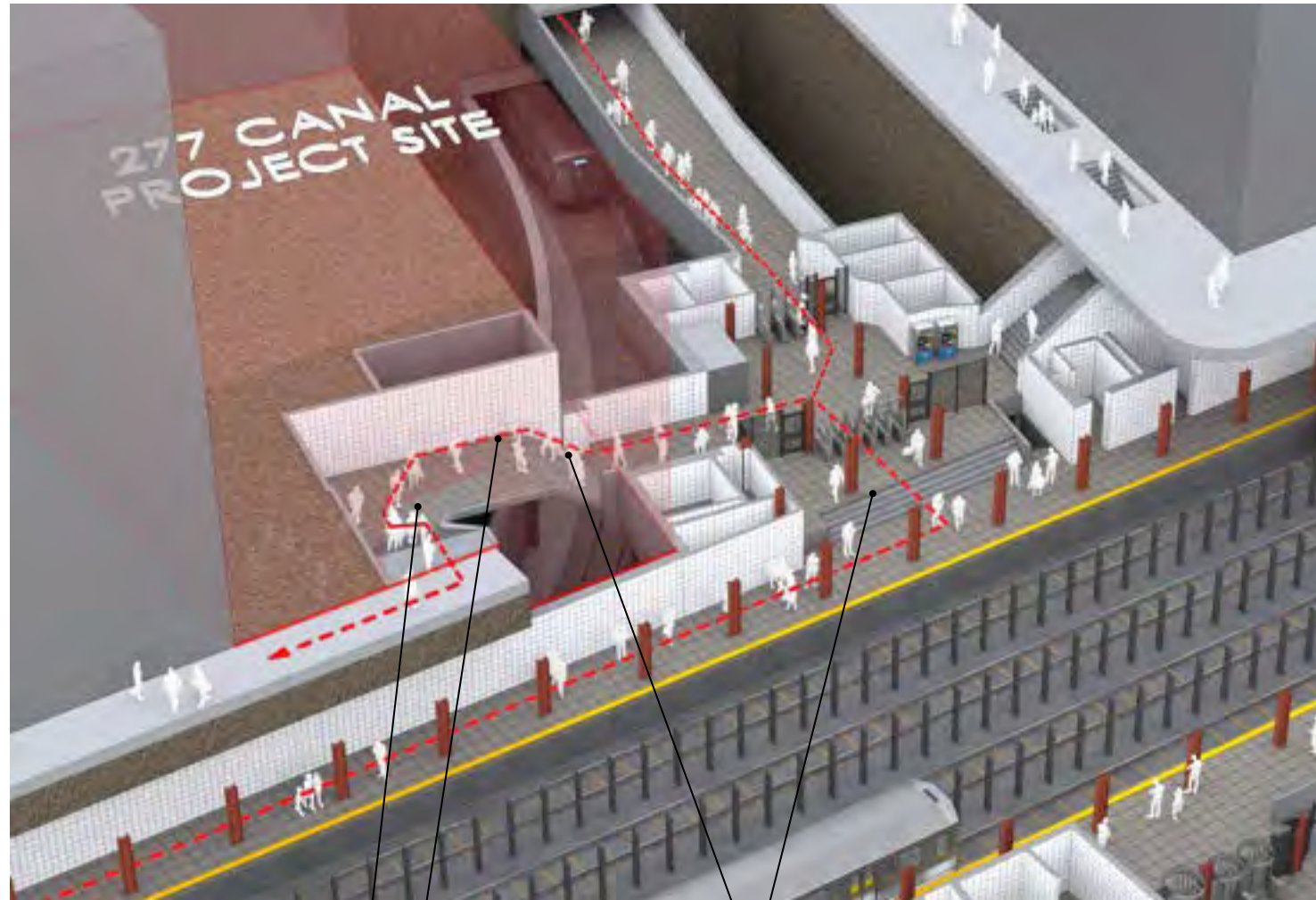


Proposed MTA Improvement: Platform Level Plan



Proposed Reconfiguration to Make the Station Accessible

Existing



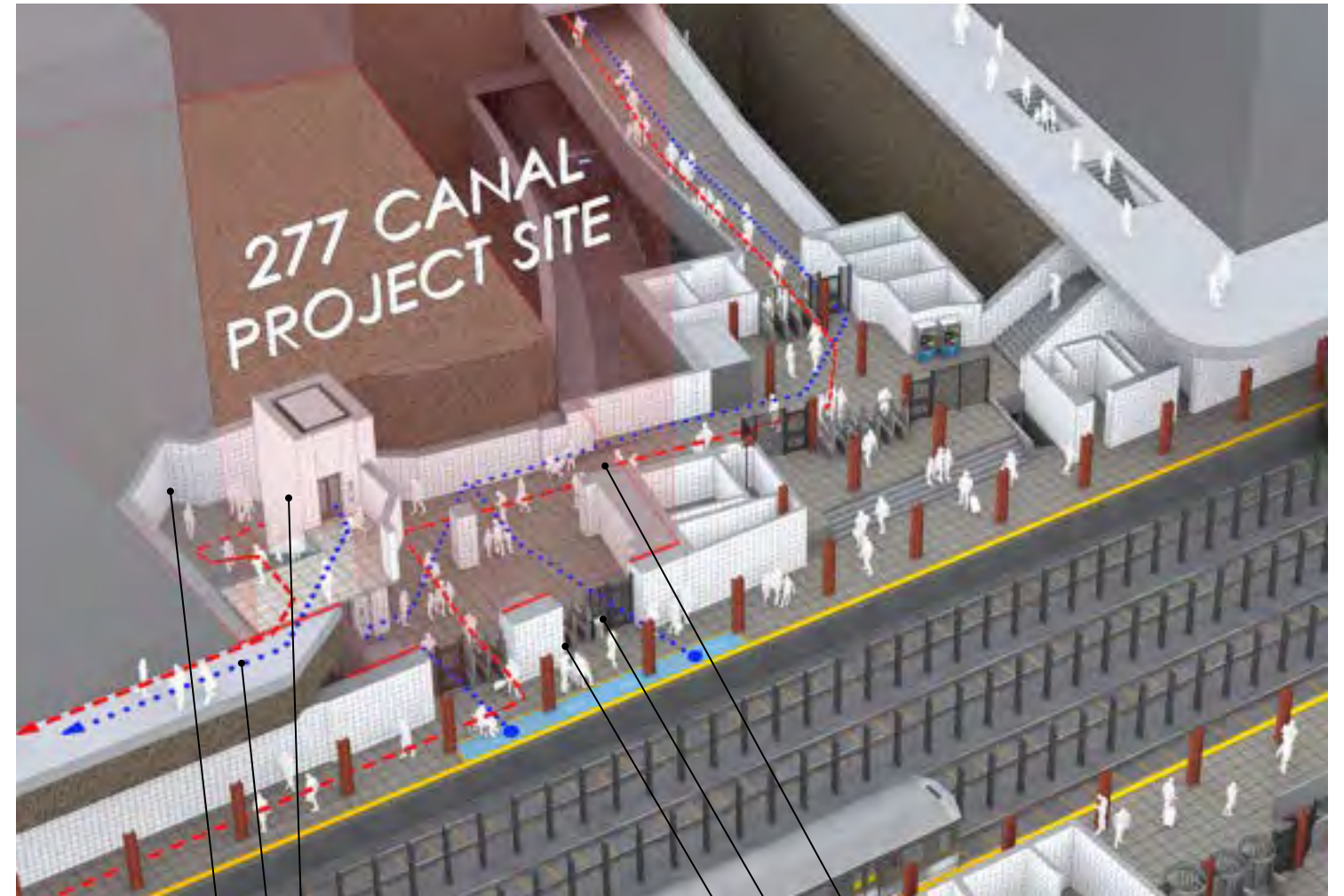
EXISTING STAIR AND EASEMENT AREA

LONG INACCESSIBLE PATH TO PLATFORM

MULTIPLE STAIR RUNS NAVIGATING LEVEL CHANGES DOWN TO PLATFORM

Proposed

Proposed



NEW ELEVATOR SHAFT

MORE DIRECT ROUTE FROM PLATFORM TO STREET (25% REDUCTION OF LONGEST EGRESS PATH)

EXPANDED EASEMENT AREA (188% INCREASE)

NEW ADA RAMP FOR ACCESSIBILITY BETWEEN MULTIPLE PLATFORMS

NEW FARE CONTROL AREA AT PLATFORM

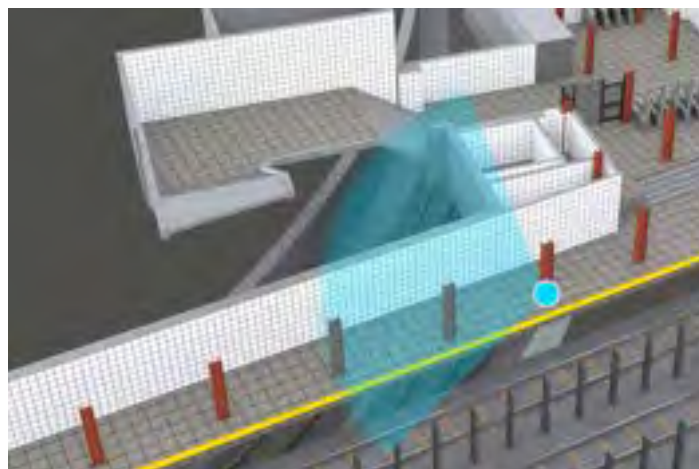
NEW PORTALS TO PLATFORM

New Fare Control Area on Northbound R and W-Line Platform

Existing

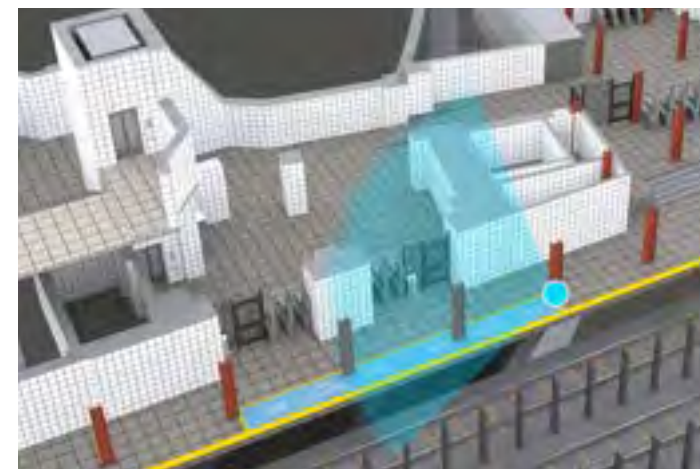


Proposed



Scope of Work:
Remove Partition between platform and new accessible landing

Key Plan - Existing



Scope of Work:
Install fare control at new accessible opening

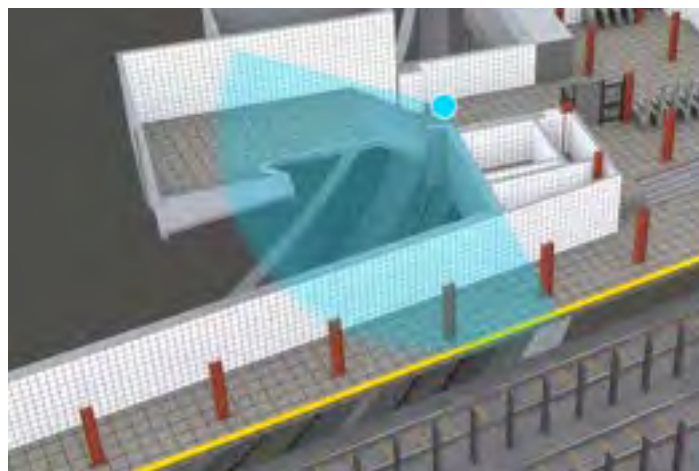
Key Plan - Proposed

New Accessible Landing

Existing

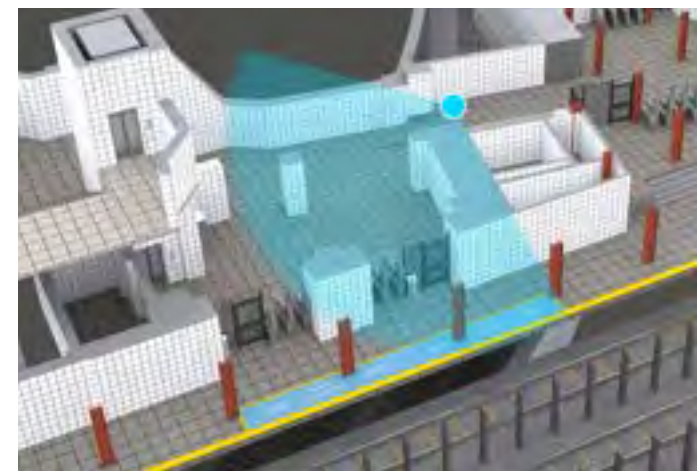


Proposed



Scope of Work:
Stair to be Removed

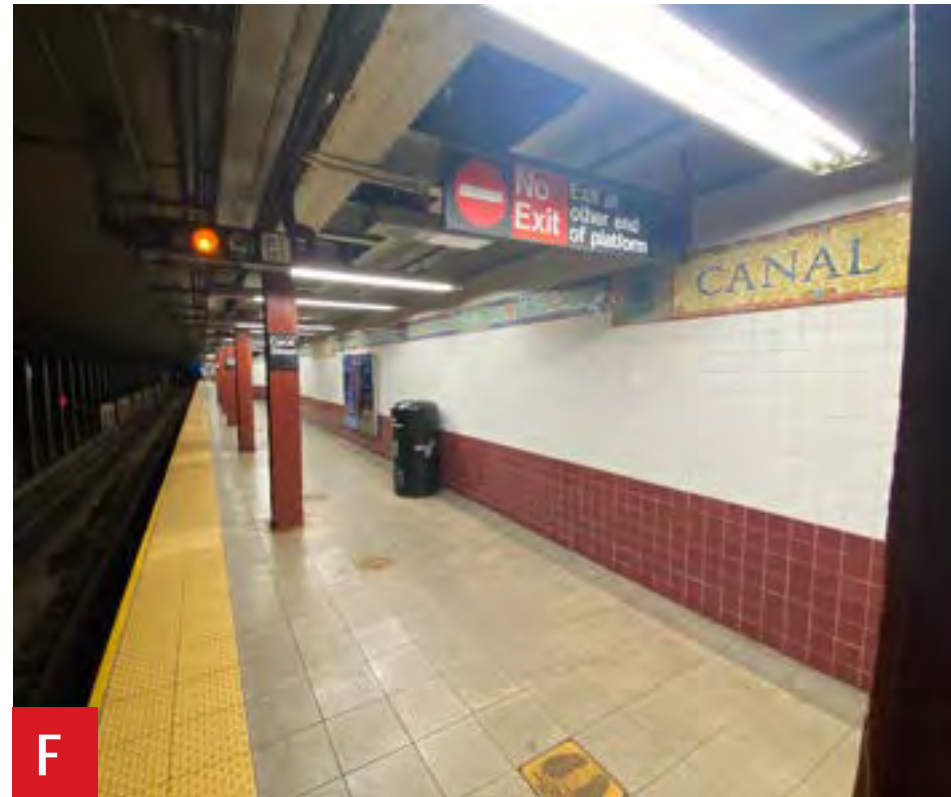
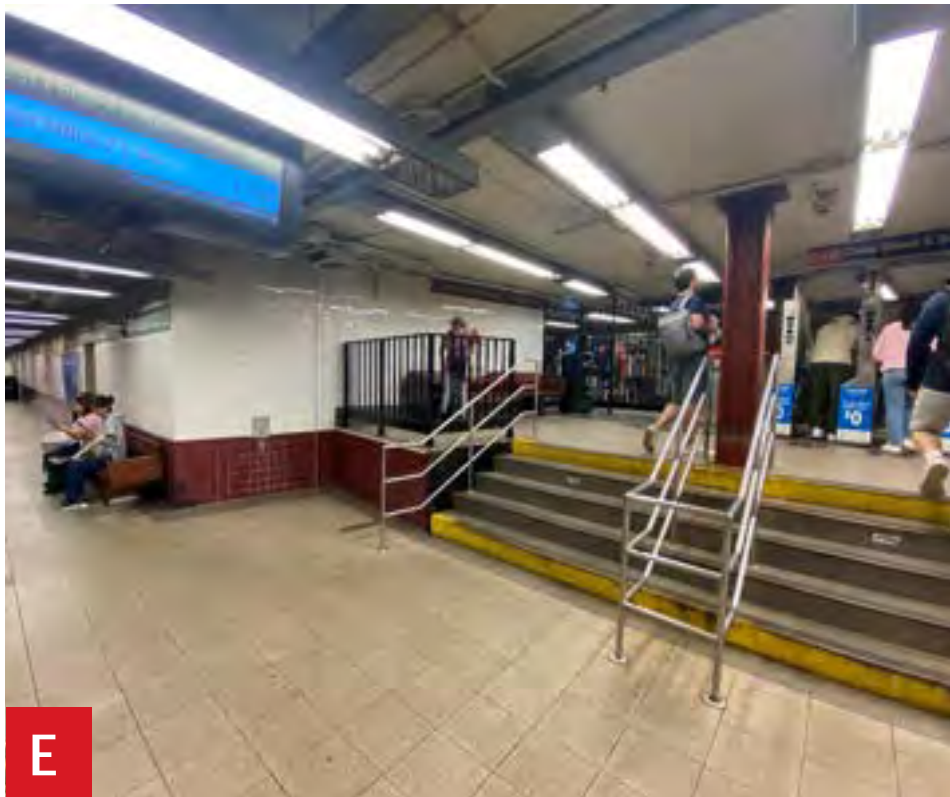
Key Plan - Existing



Scope of Work:
Relocated Stair down to platform level
New fare control at platform level
Direct connection from stair to subway platform via fare control
Elevator from street to platform level
New Ramp from elevator to existing control area

Key Plan - Proposed

Existing Site Photos



The current proposal is:

Preservation Department – Item 3, LPC-26-01951

**277 Canal Street, aka 277-289 Canal Street, and 418-422 Broadway
SoHo-Cast Iron Historic District Extension
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 165 458 2708

Passcode: 937299

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.