



28 Liberty Street

Restoration and Adaptive Reuse

August 4, 2015 (Initial Public Hearing: May 5, 2015)

SUMMIT GLORY LLC
A subsidiary of Fosun International Group

FOSUN 复星

SOM

Northeast Corner View



Northwest Corner View



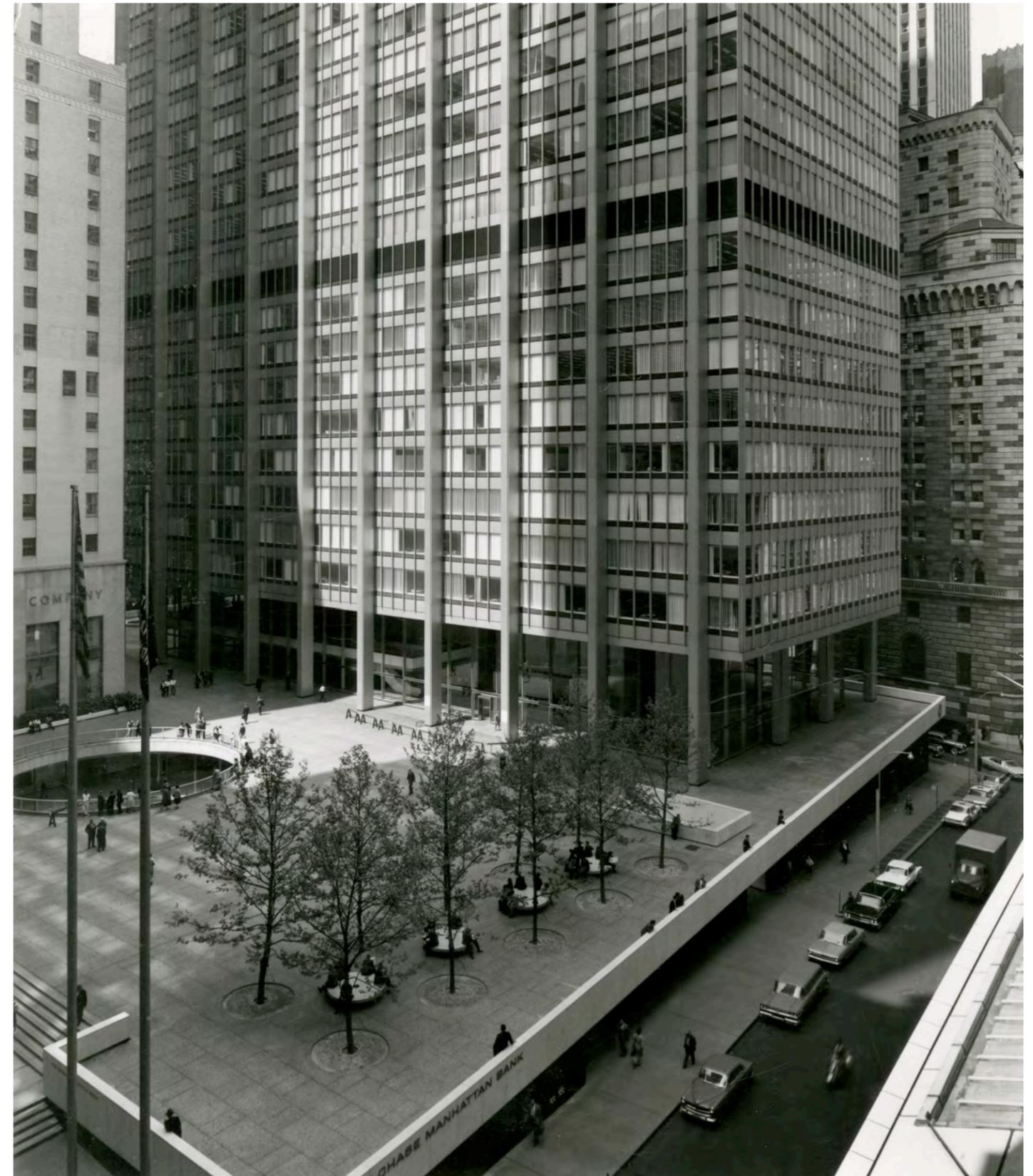
Southeast Corner View



“The plaza was intended to be one of the project’s most dramatic and distinctive features...an elegantly minimal forecourt...enclosed by a solid parapet...”

- Landmarks Preservation Commission Designation Report (February 10, 2009)

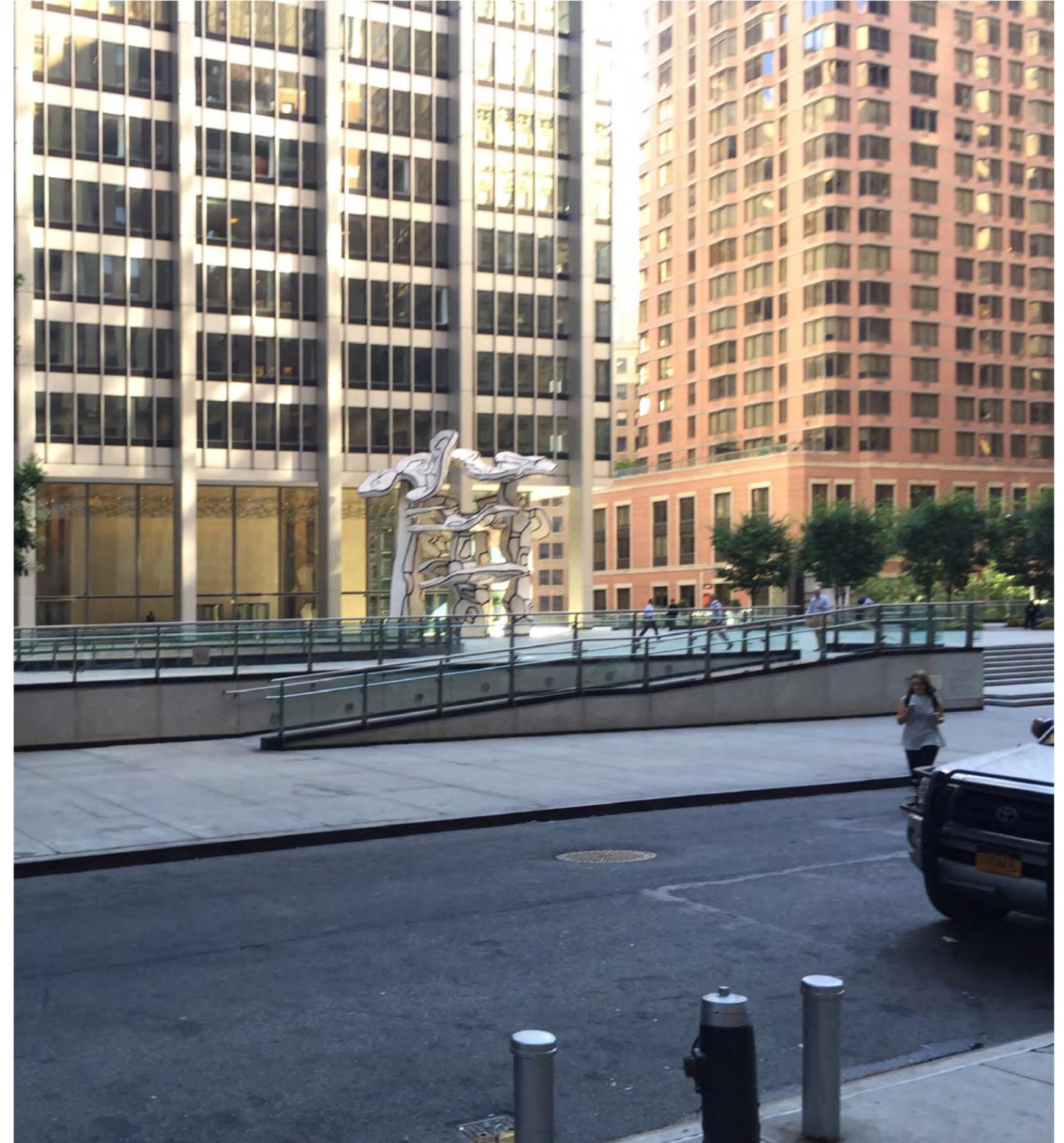
Original Construction Completed: 1964
Lobby Renovation: 1993
Plaza Renovation: 2002
Exterior Landmark Designation: 2009



Original Condition



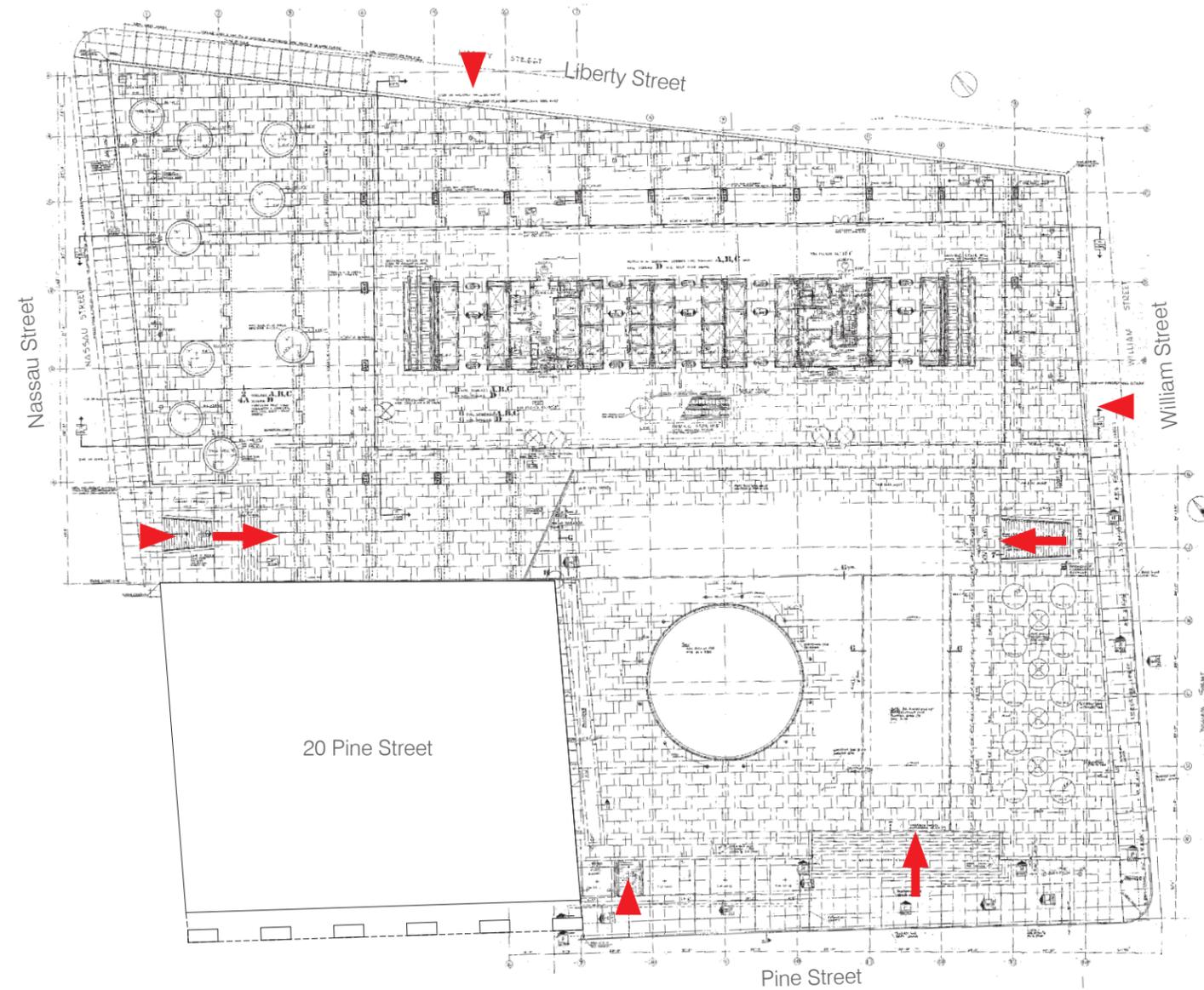
Existing Condition





“...a plaza, which will afford light and air and room for relaxation for the applicant’s employees and for others in the area...”

- Minutes from BSA Resolution No. 347-56-BZ, June 12, 1956
(approval of The Chase National Bank’s variance application)



- ➡ Non-accessible entrance to plaza level
- ▶ Non-accessible entrance to ground level





Nassau Street Plaza and Ground Level Stairs



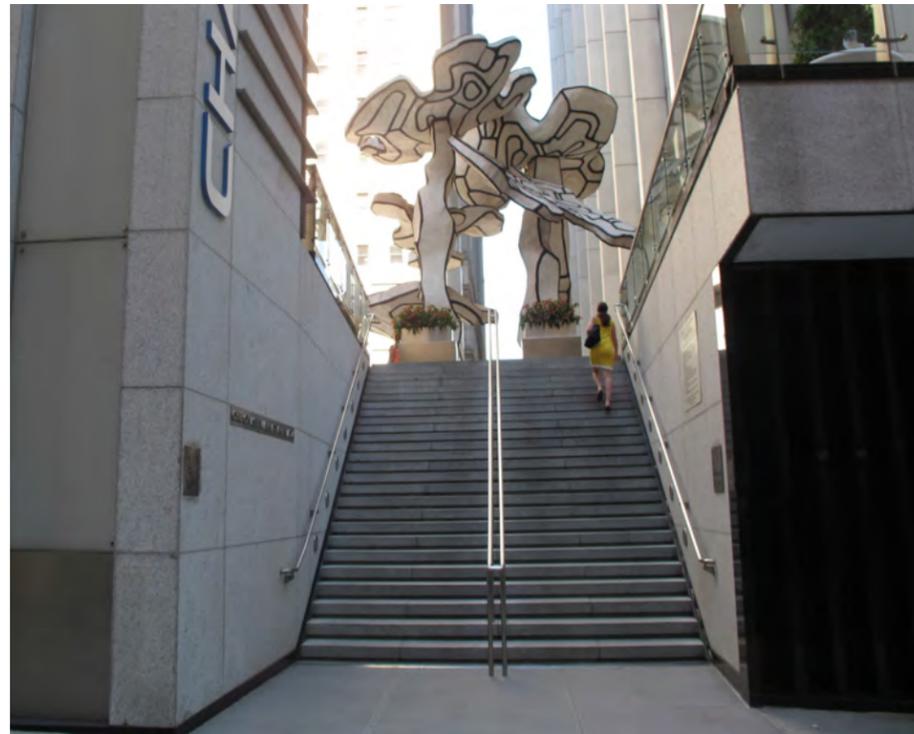
Pine Street Plaza Stair



William Street Ground Level Entrance (Interior Stairs)



Pine Street Ground Level Stair



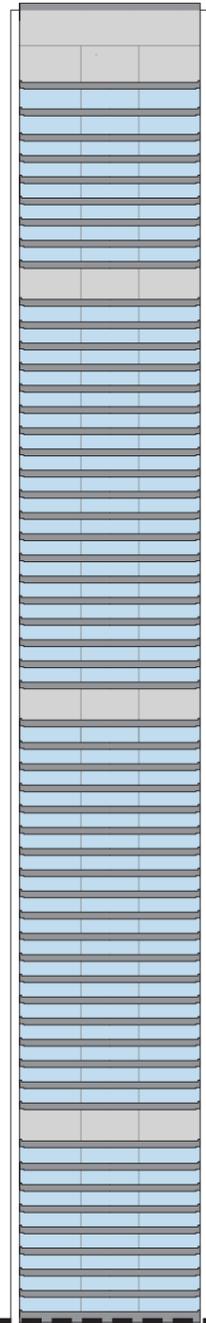
William Street Plaza Stair



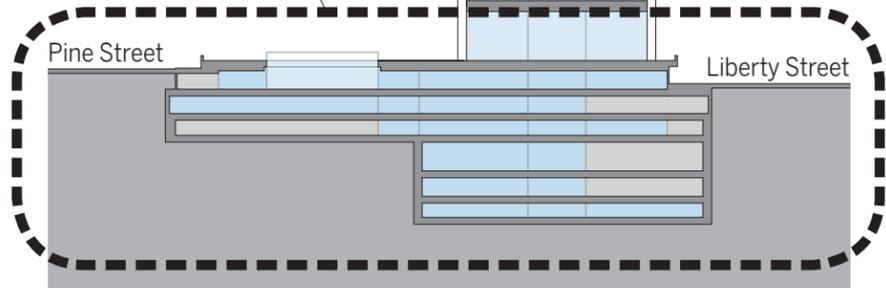
Liberty Street Ground Level Entrance (Interior Stairs)

Original Condition

- Chase Offices / Bank
- Back-of-House

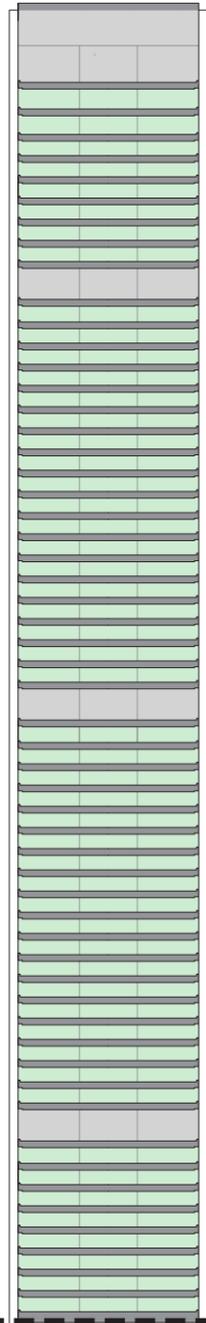


Chase Support Spaces

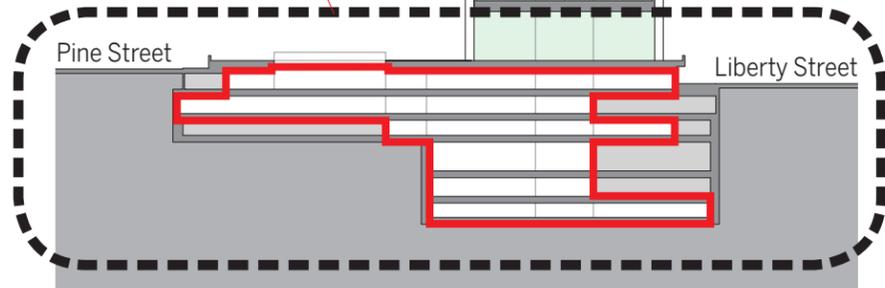


Existing Condition

- Multi-Tenant Office
- Unused Area (290,000 SF)
- Back-of-House

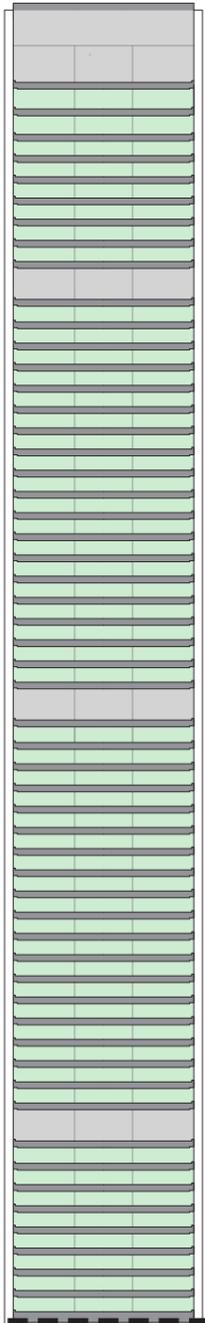


Unused Area (290,000 SF)

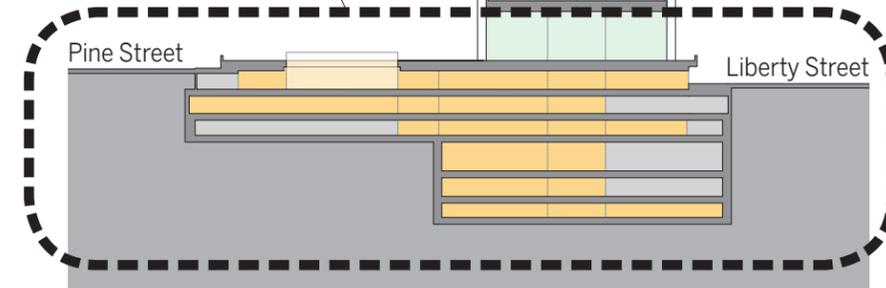


Proposed Condition

- Multi-Tenant Office
- Adaptive Reuse (290,000 SF)
- Back-of-House



Adaptive Reuse



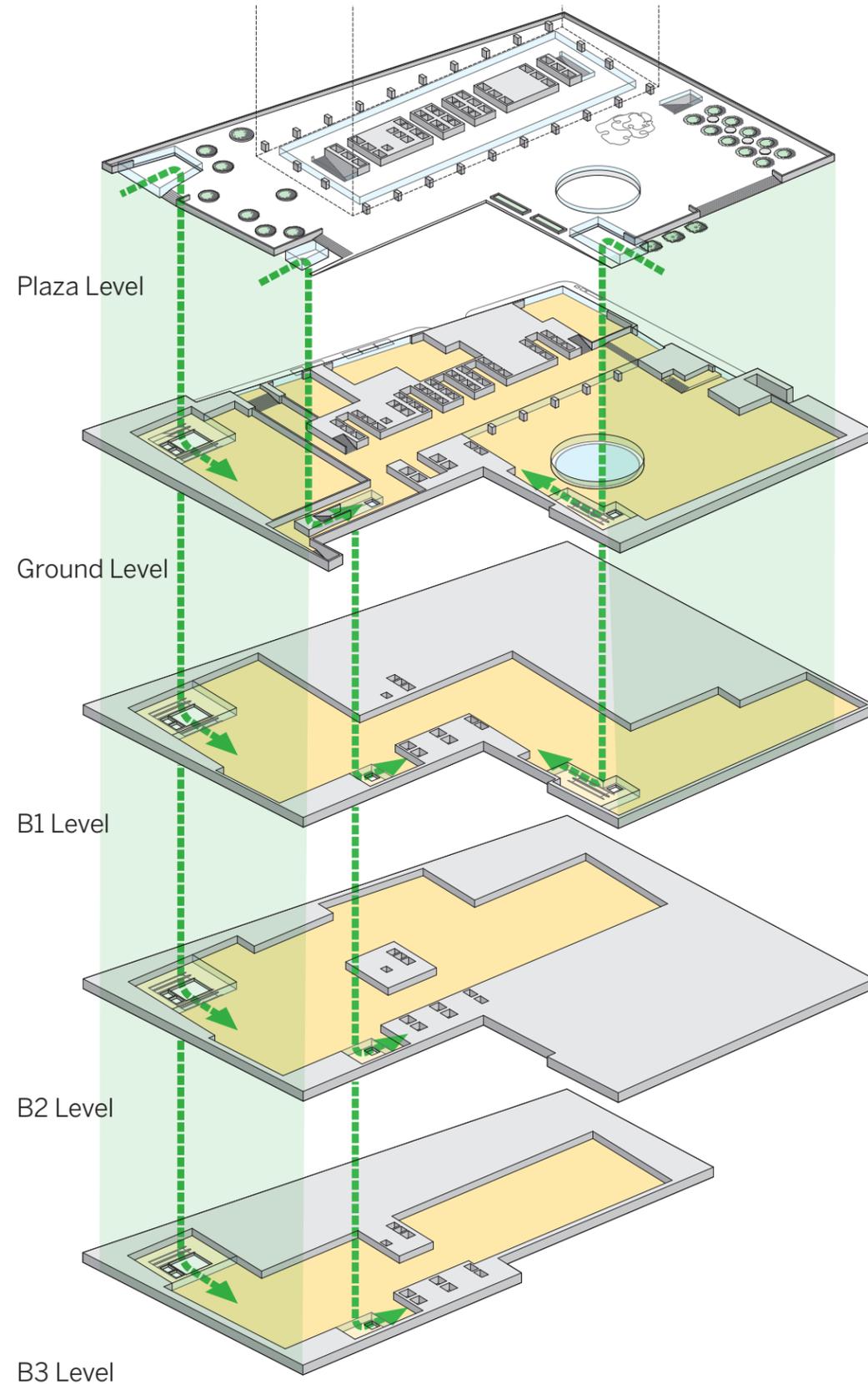
Proposed Adaptive Reuse Entrances

● Adaptive Reuse

● Obstructions to Vertical Connections

- 4,5,J,Z Subway Entrance
- 2,3 Subway Entrance
- Con Edison Vaults
- Mechanical Rooms
- Mechanical Exhaust and Intake Shafts
- Switchgear Room / Tower Conduit Bank
- Loading Dock and Access Ramp
- Code-required Parking
- Incoming / Outgoing Building Services
- Egress Stairs
- Emergency Life Safety Generator Room
- Fire Command Station
- Secure Vault Access

■■■ Viable Vertical Connection



Adaptive Reuse

Lower Manhattan Residential Population -

1995: 14,000

2000: 22,900

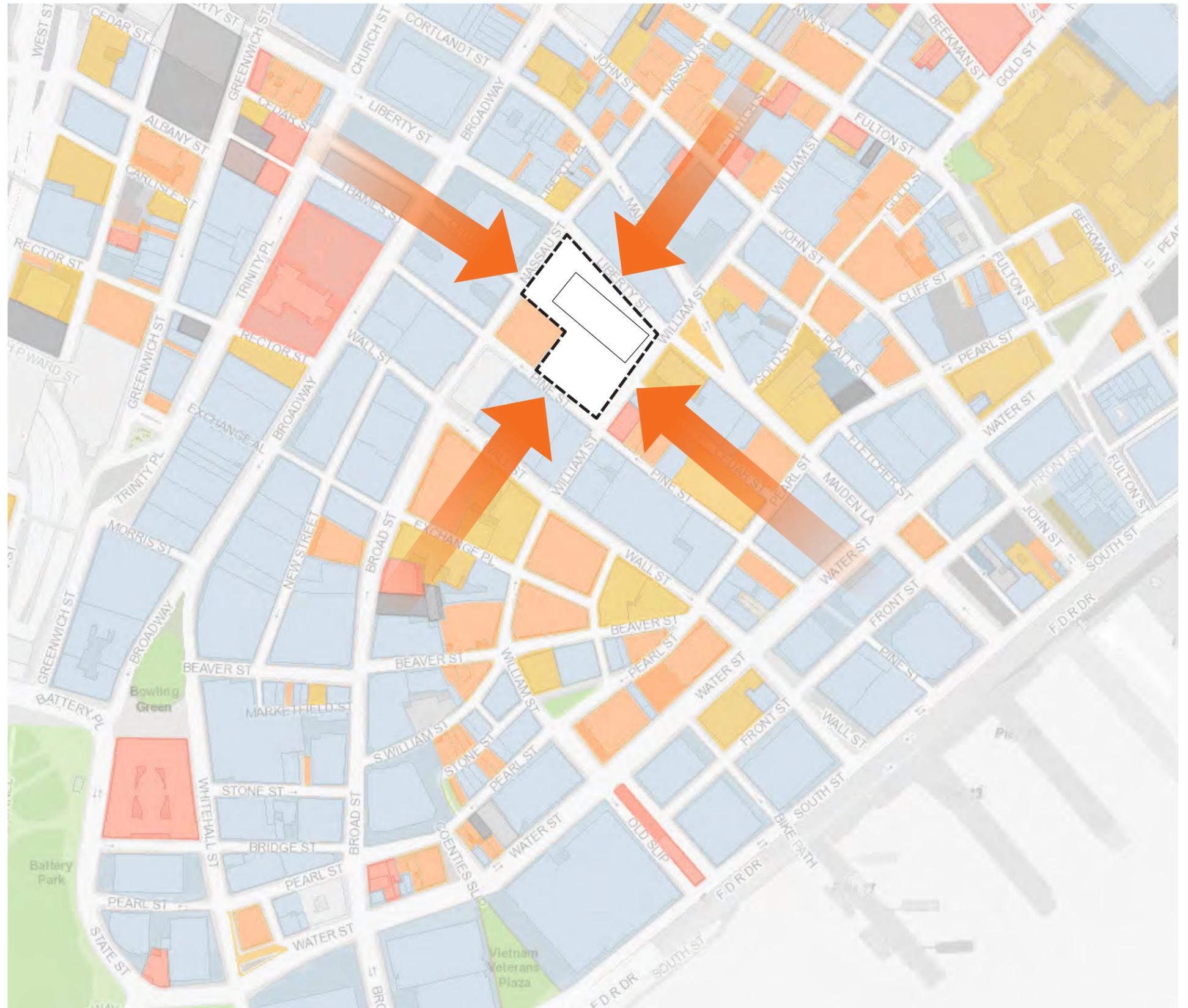
2015: **64,000**

“Lower Manhattan...reborn as a **thriving, multipurpose, 24-hour neighborhood.**”

- Robert Sullivan, “The New New York: Lower Manhattan Has Been Reborn,” *Vogue* (October 31, 2014)

Key

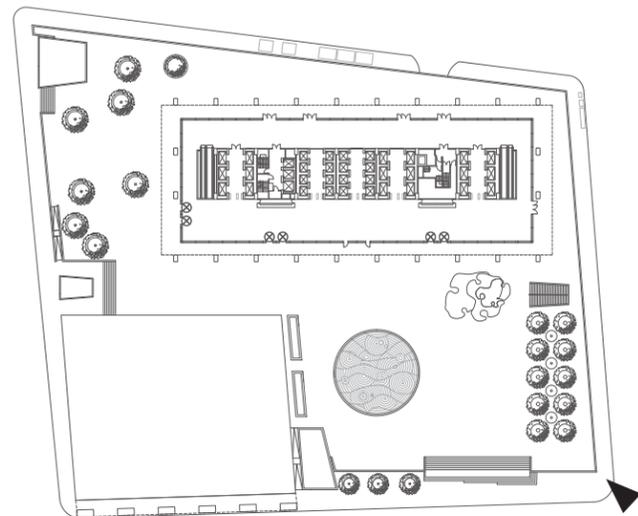
- Commercial
- Residential
- Mixed Use
- Public Facilities / Institutions
- Open Space
- 28 Liberty



May 5th Scheme



Proposed Scheme

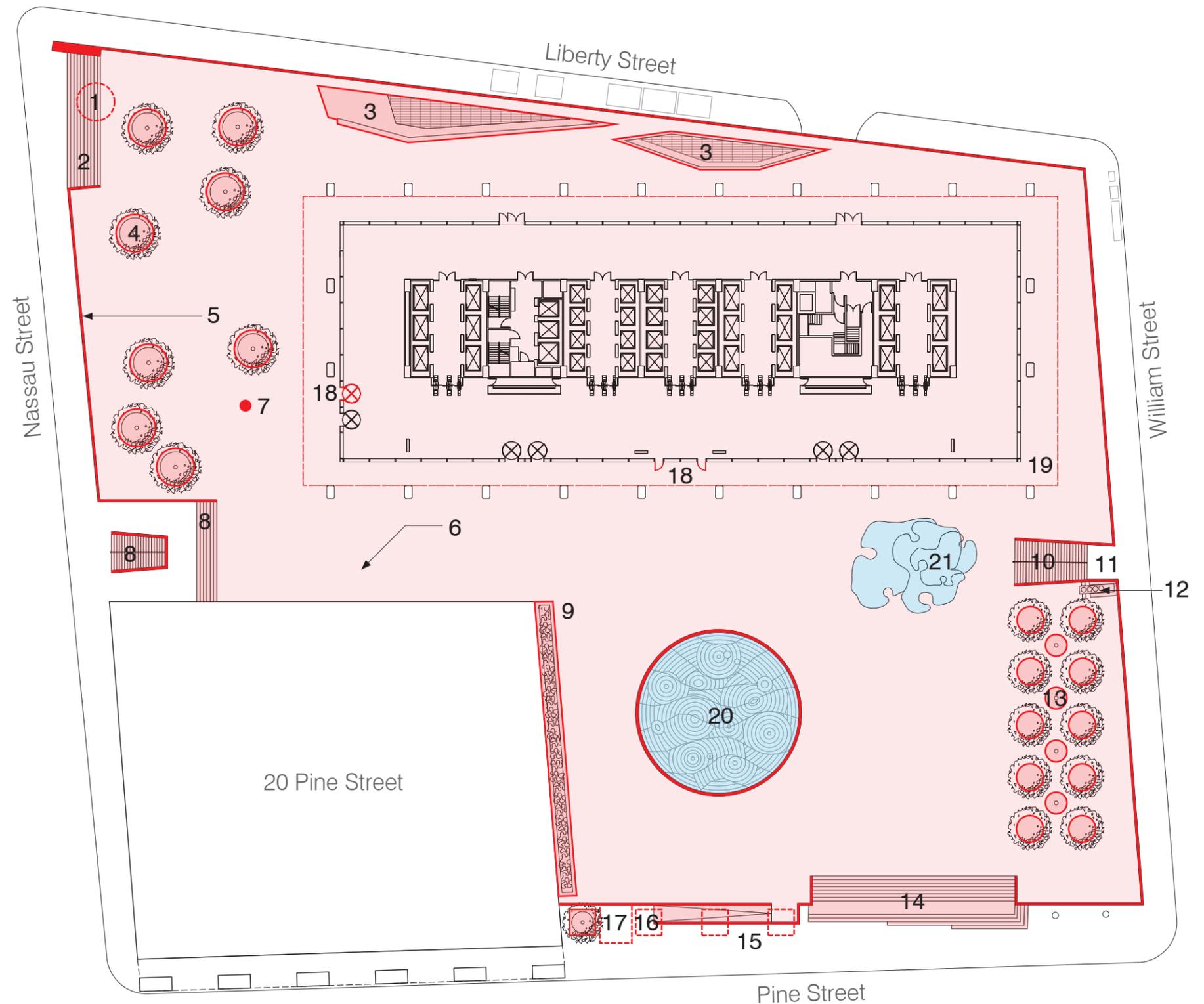


● Non-Original Elements / Materials

1. Removed Tree Planter
2. Non-Original North Stair
3. Non-Original Air Intakes
4. Non-Original Tree Planter Materials and Detailing
5. Non-Original Parapet
6. Non-Original Paving
7. Non-Original Totem Pole Artwork
8. Non-Original West Stair Materials
9. Non-Original Linear Planter
10. Non-Original East Stair Materials
11. Removed William Street Bridge
12. Non-Original Generator Exhaust Stack
13. Non-Original Bench and Planter Materials / Detailing
14. Non-Original South Stair Materials
15. Non-Original Accessible Ramp
16. Removed Sidewalk Tree Wells
17. Removed Stair to Ground Level
18. Non-Original Lobby Doors
19. Non-Original Tower Ceiling

● Original / Historic Elements

20. Noguchi Sunken Courtyard
21. Dubuffet Sculpture (installed 1971)



Parapet Restoration

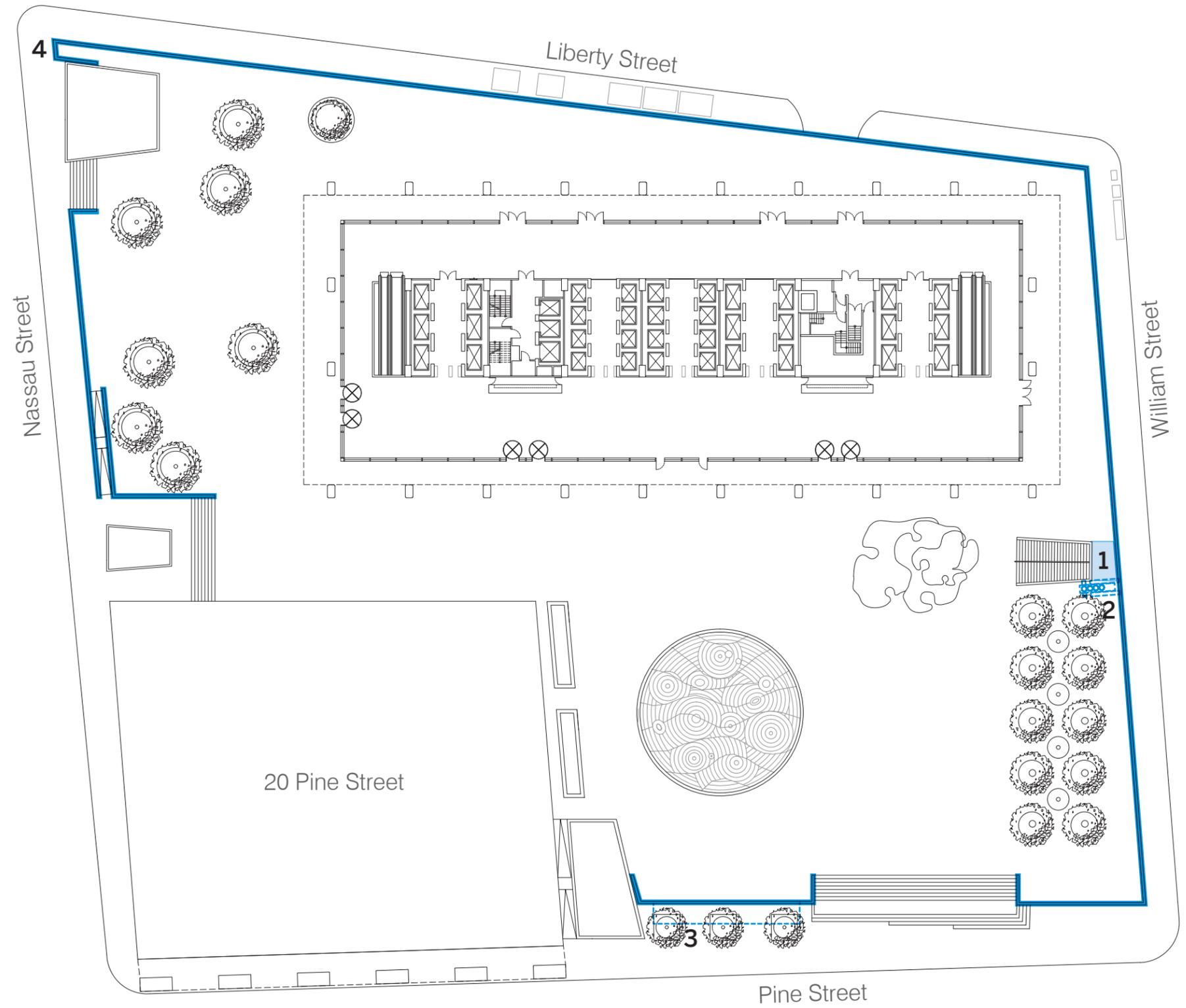
1. William Street bridge restoration
2. Non-original William Street pylon removal
3. Non-original Pine Street ramp relocation
4. Northwest corner restoration

Accessible Entrances to Adaptive Reuse

5. Northwest Corner Entrance
6. Nassau Street Entrance
7. Pine Street Entrance
8. Adaptive Reuse at Base
9. Lobby Doors
10. Plaza Lighting

Plaza Restoration

11. Non-original air intake removal
12. Linear planter restoration
13. South plaza tree wells restoration
14. Pine Street tree wells restoration
15. Noguchi courtyard conservation
16. Dubuffet sculpture conservation



Parapet Restoration

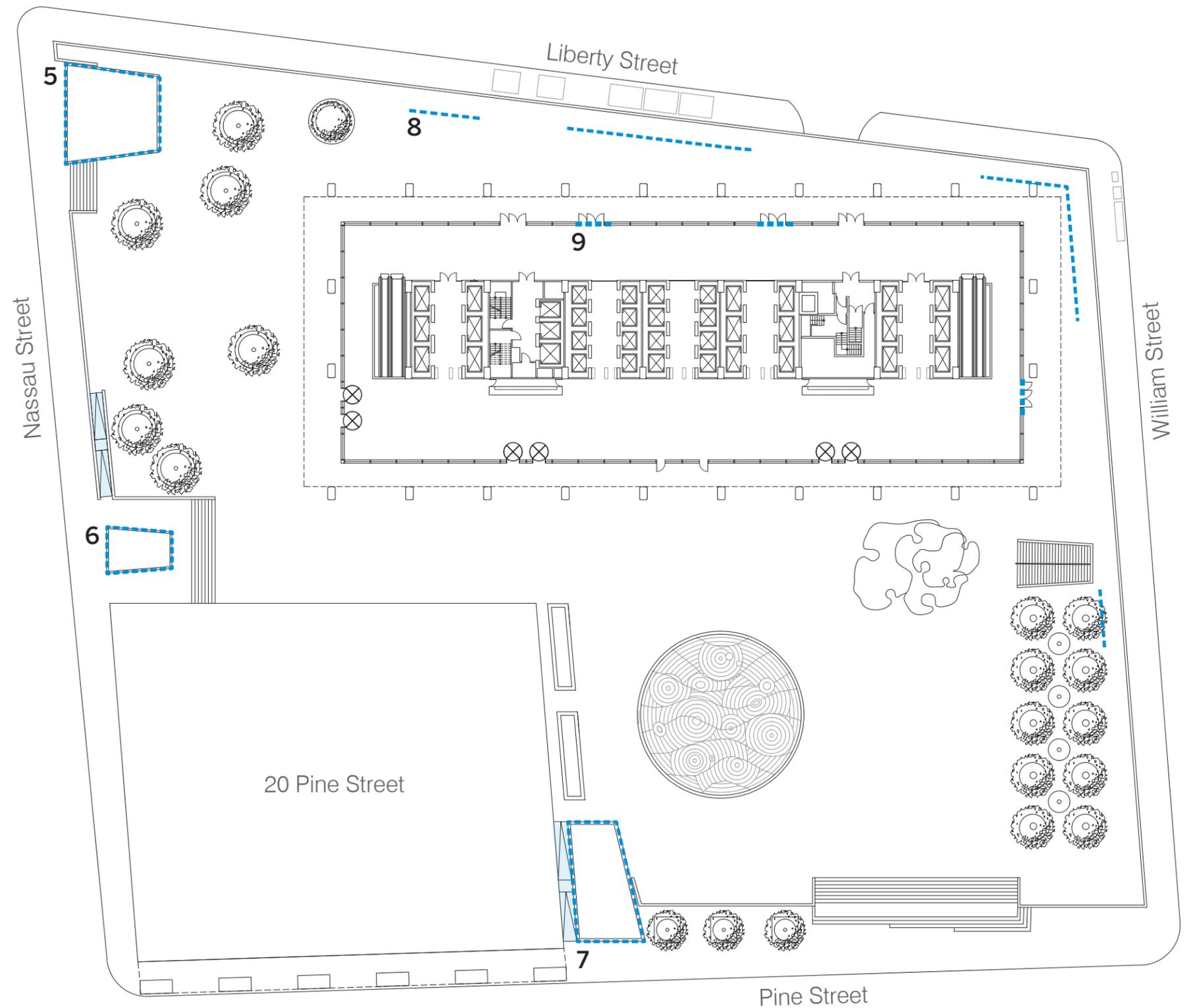
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Parapet Restoration

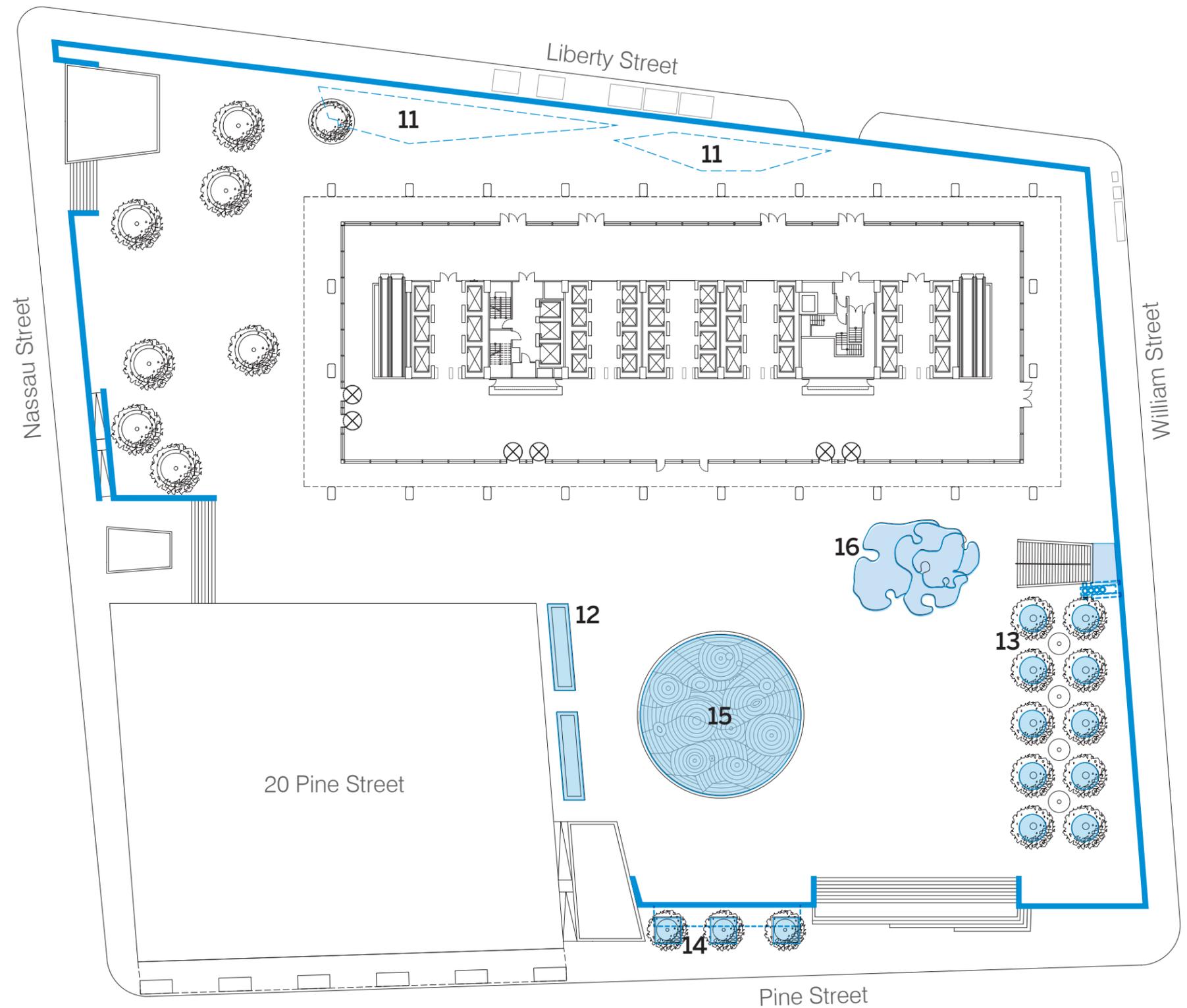
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Parapet Restoration

William Street bridge restoration

Non-original William Street pylon removal

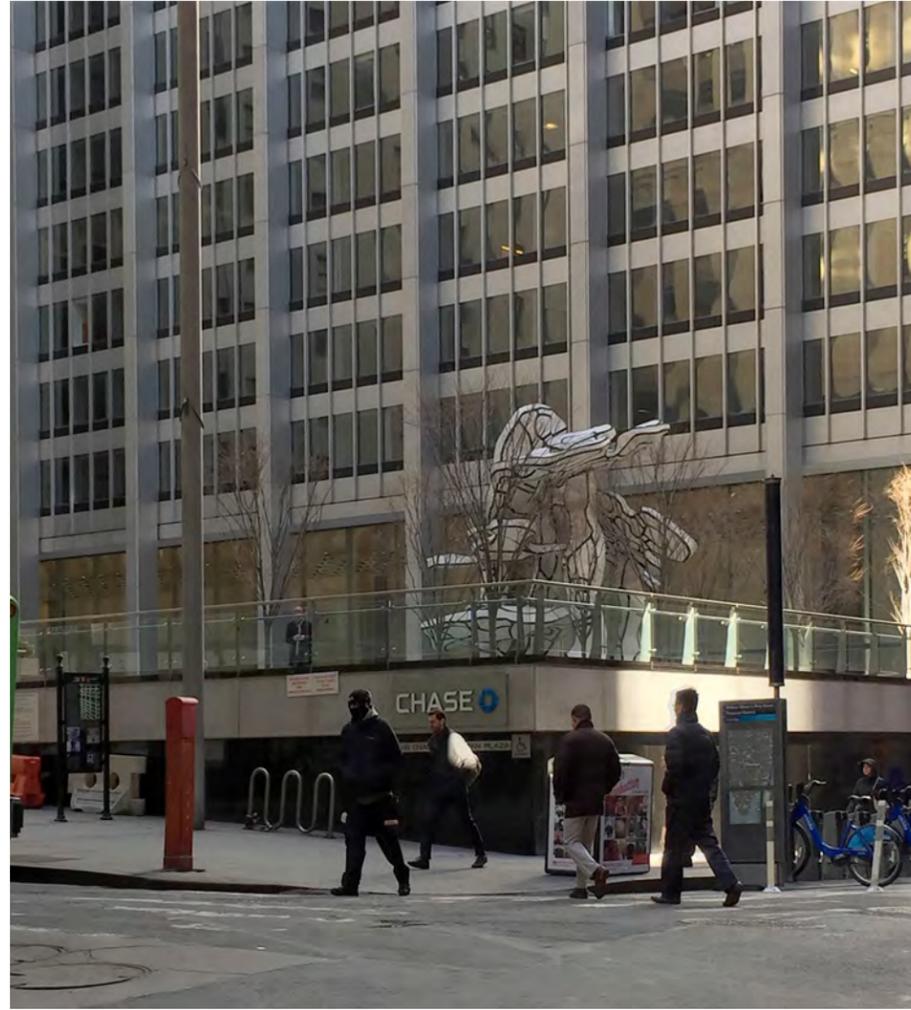
Non-original Pine Street ramp relocation

Northwest corner restoration

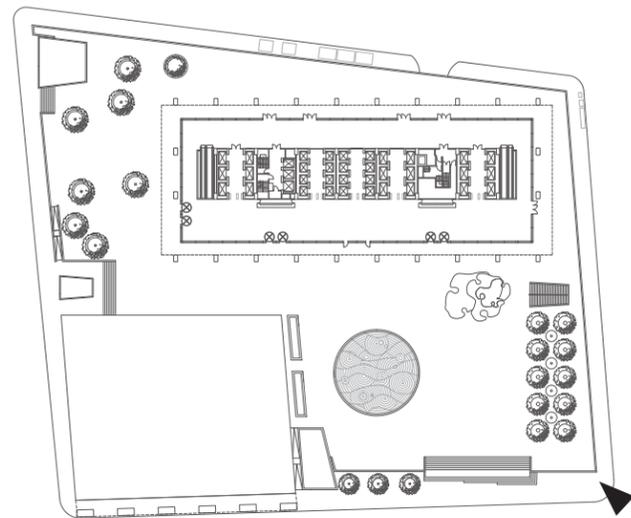
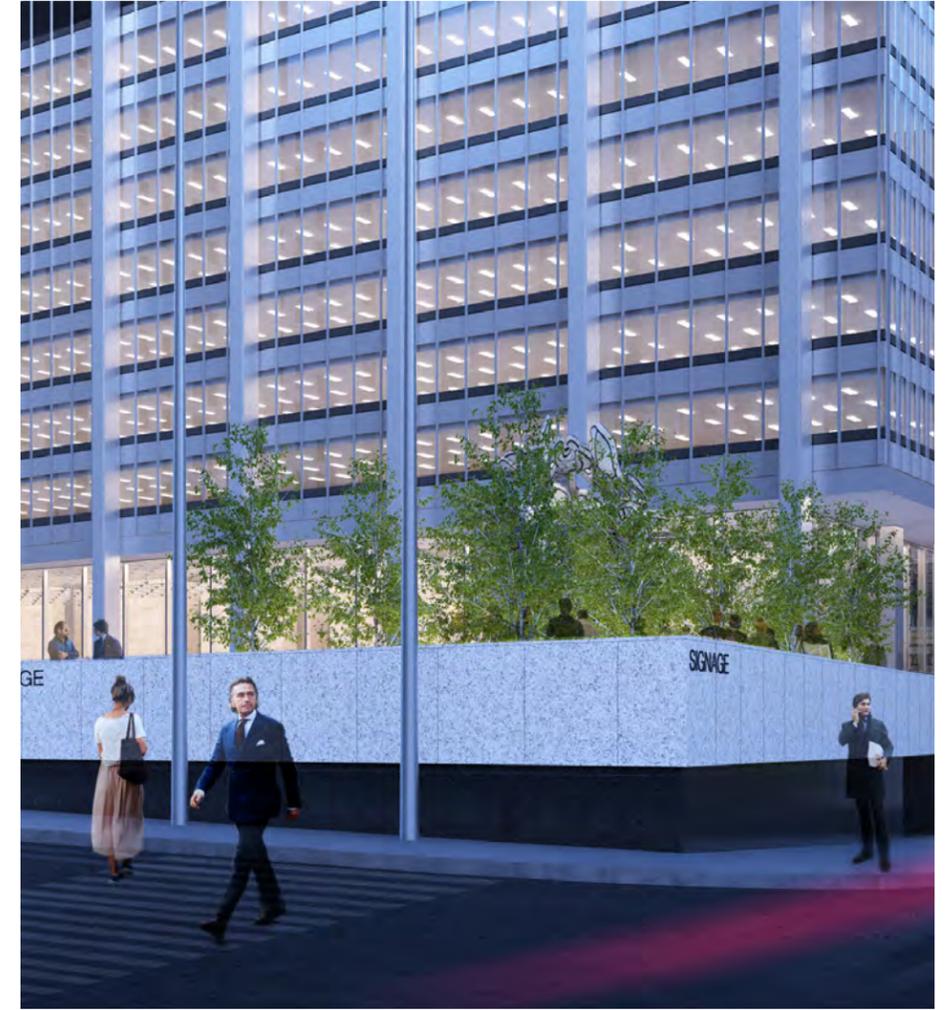
Original Condition



Existing Condition



Proposed Condition





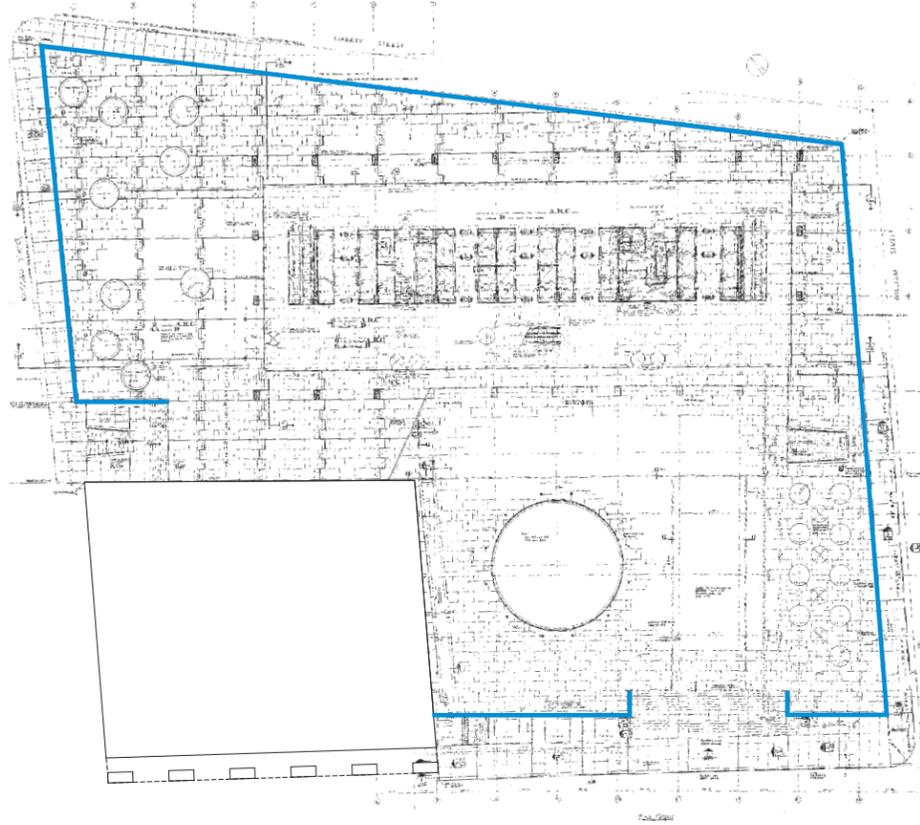




Parapet Restoration: Plan Overview

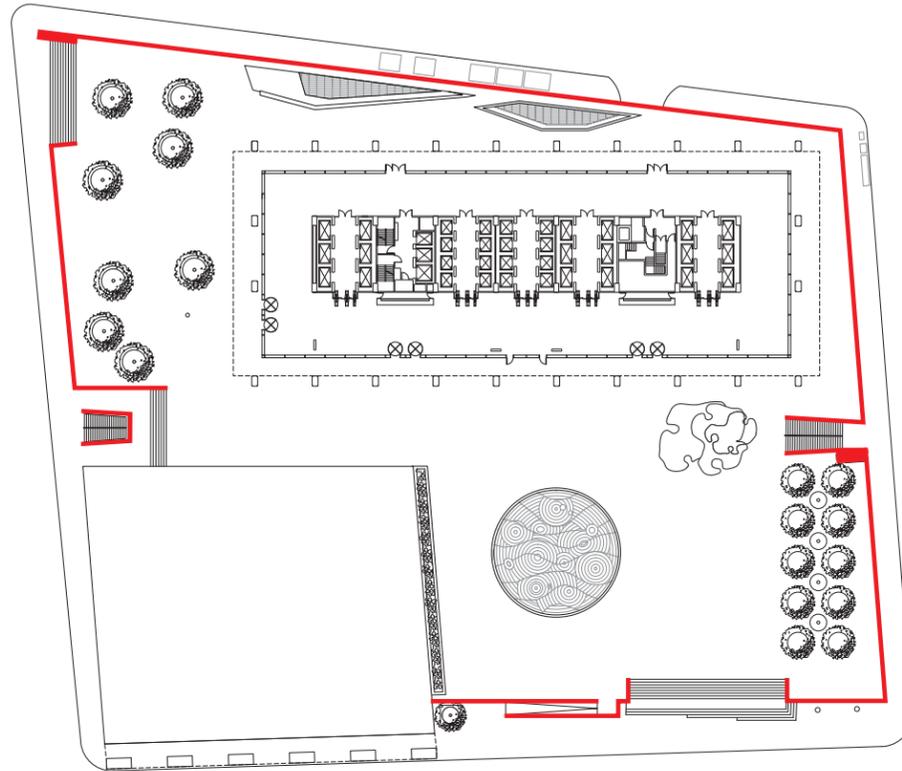
Original Condition

Original parapet (1,044 LF)



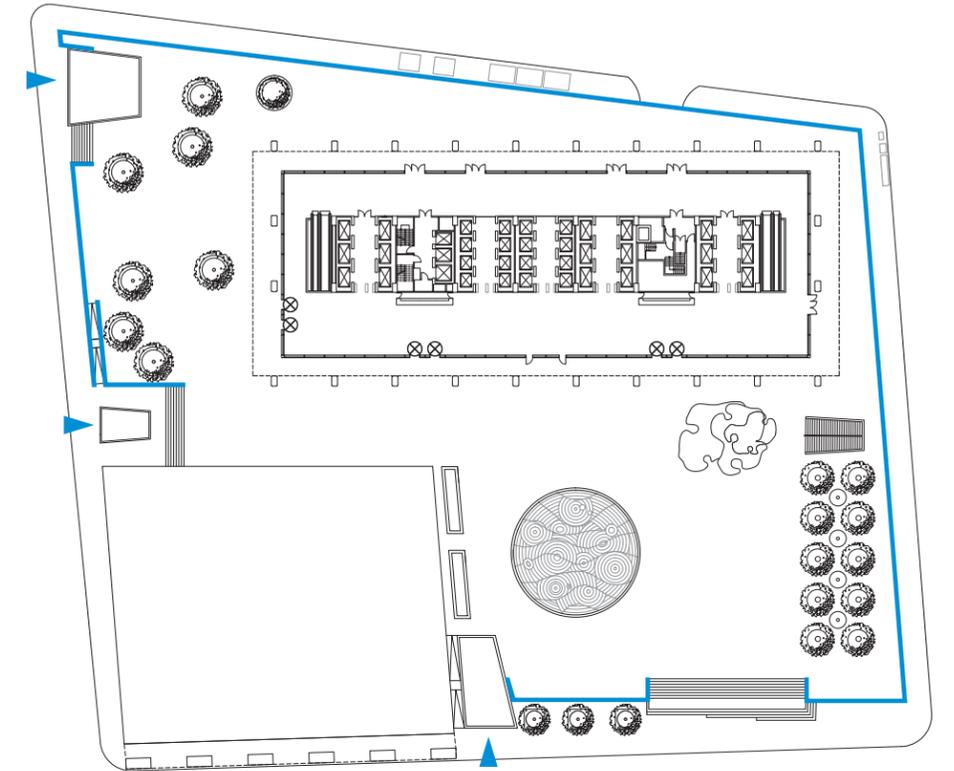
Existing Condition

Original parapet (0 LF)



Proposed Condition

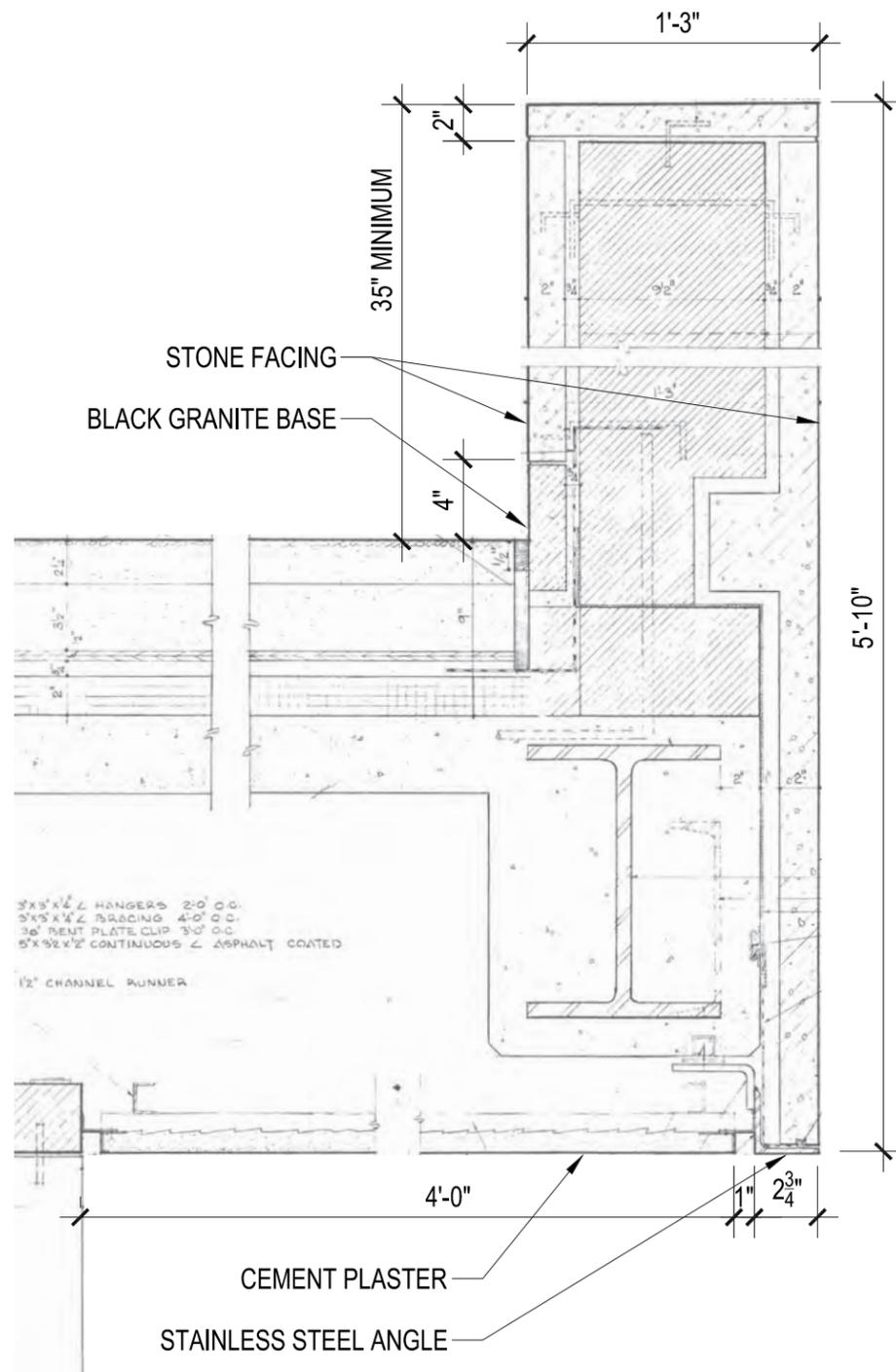
Restored parapet (940 LF)



Parapet Restoration: Section Detail

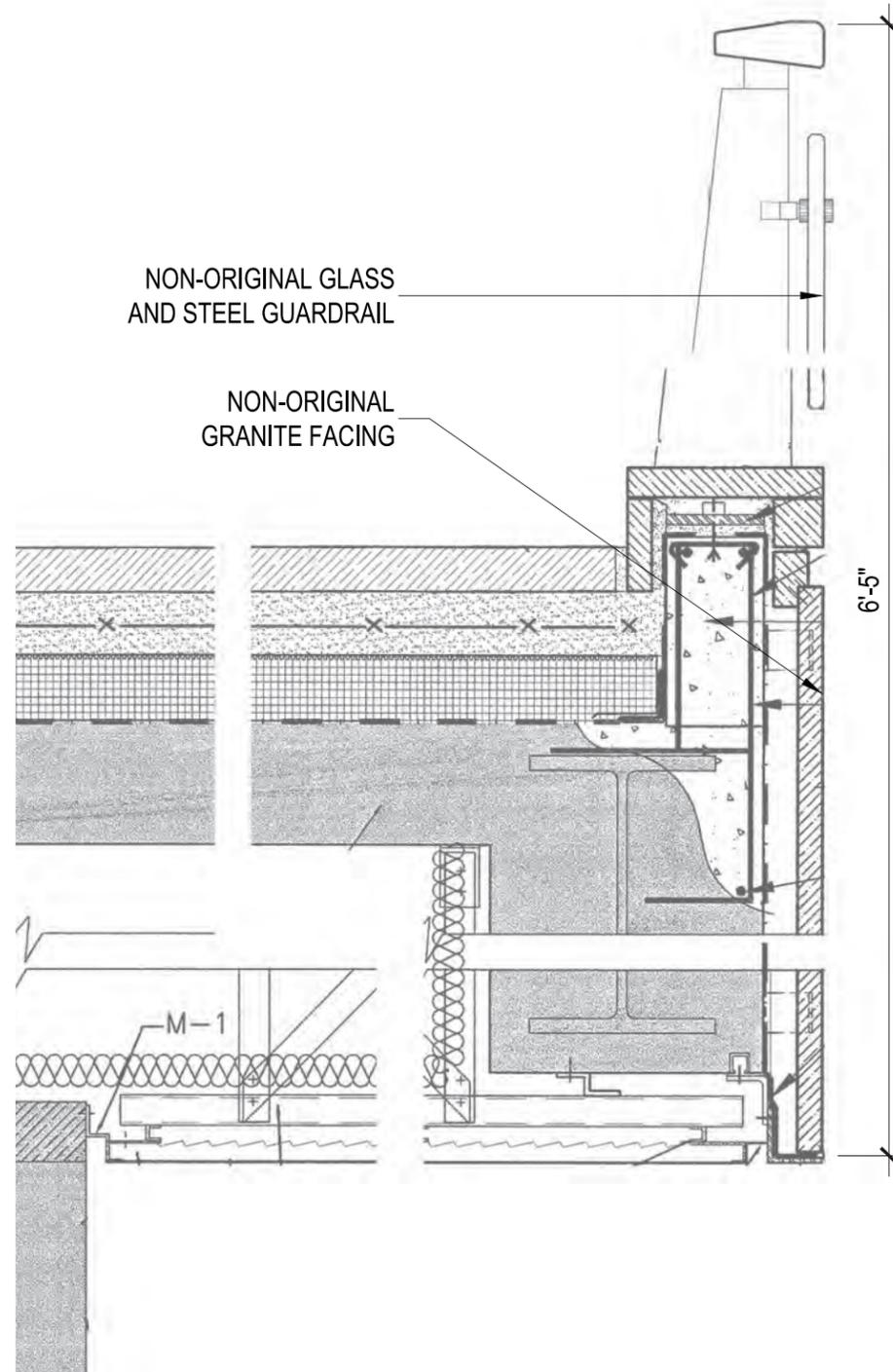
Original Condition

Does not meet current code minimum guardrail height



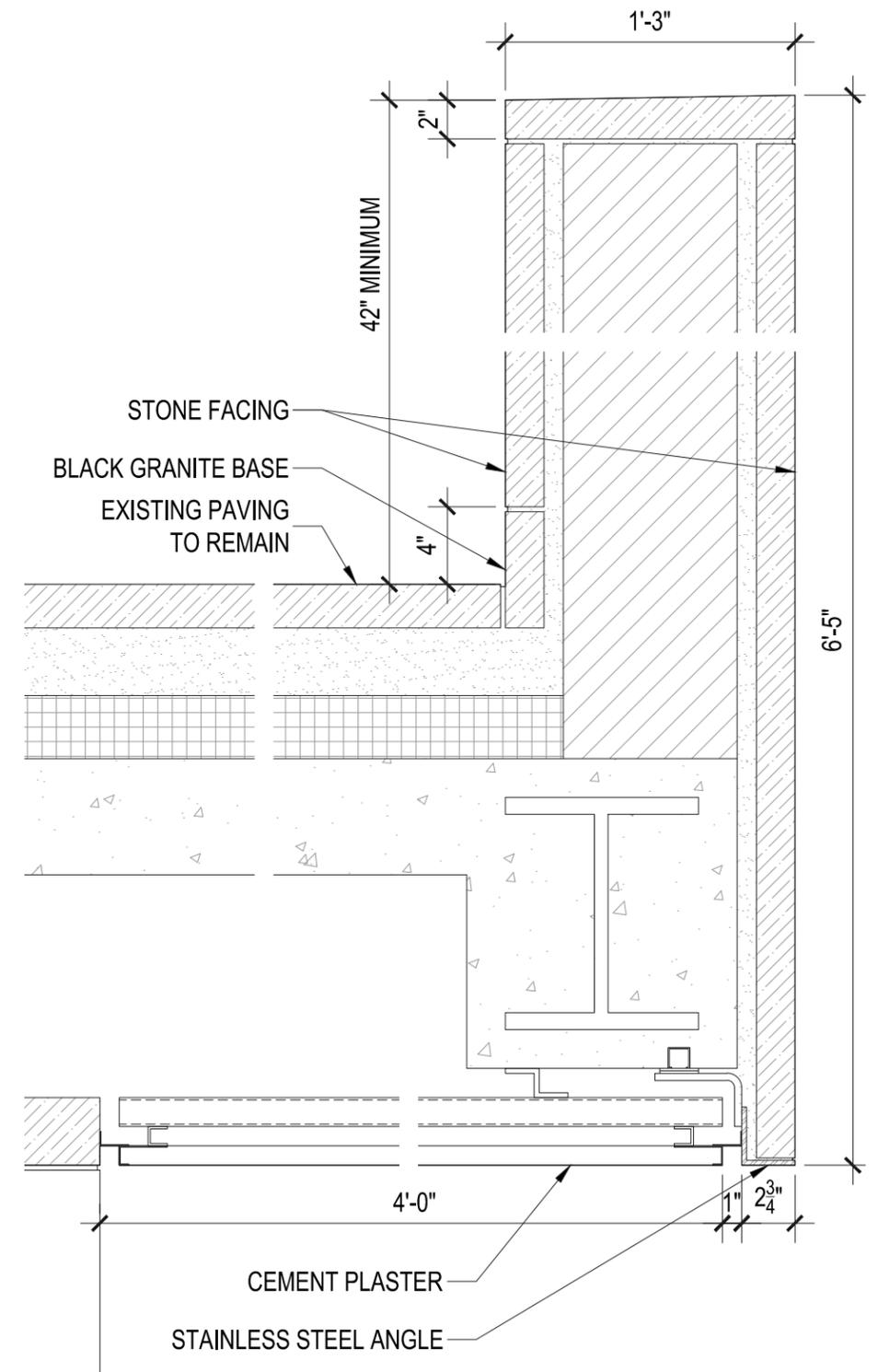
Existing Condition

+7" to meet 42" code minimum guardrail height



Proposed Condition

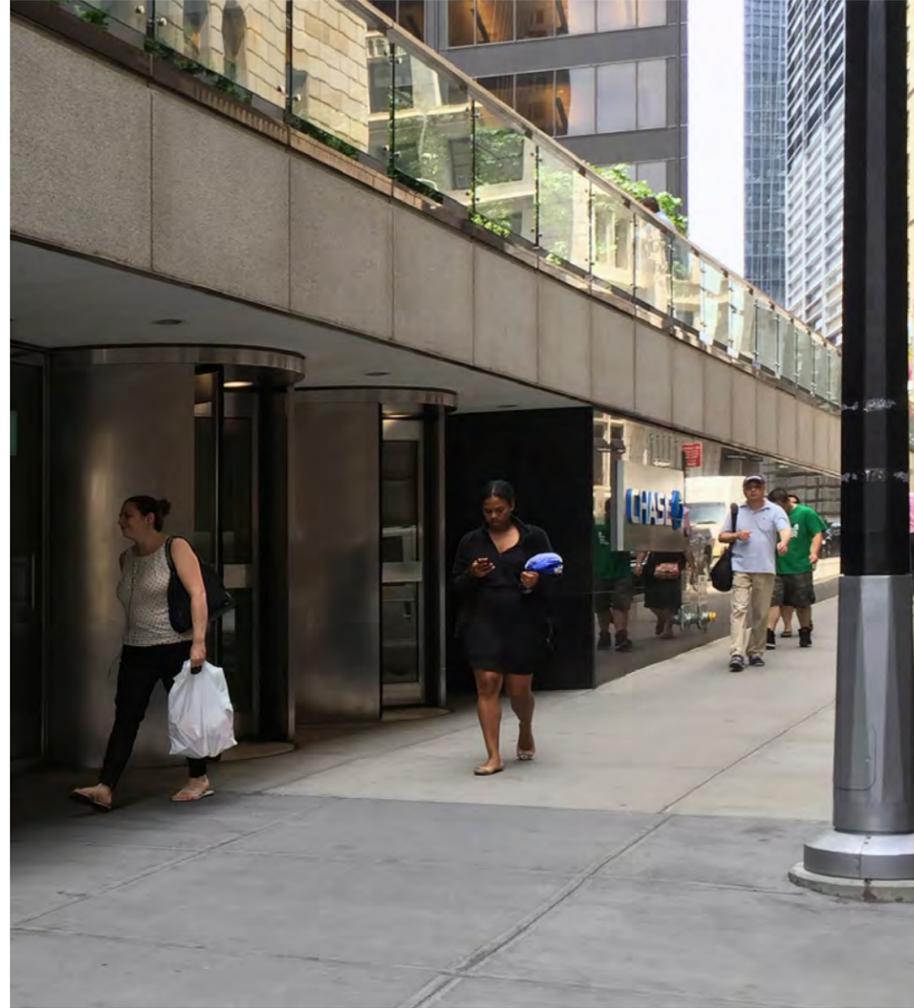
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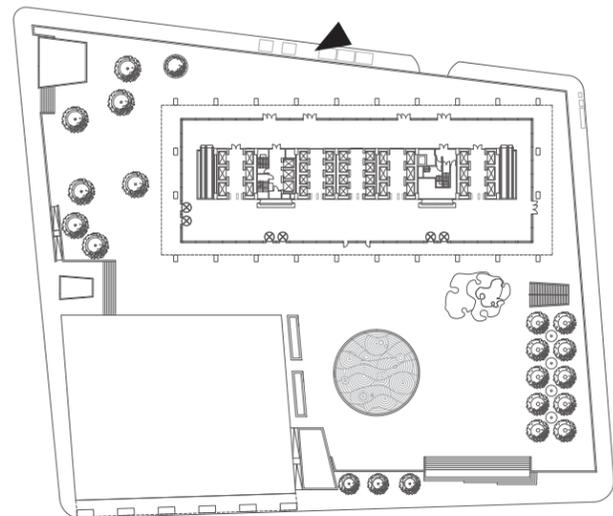
Original Condition



Existing Condition



Proposed Condition





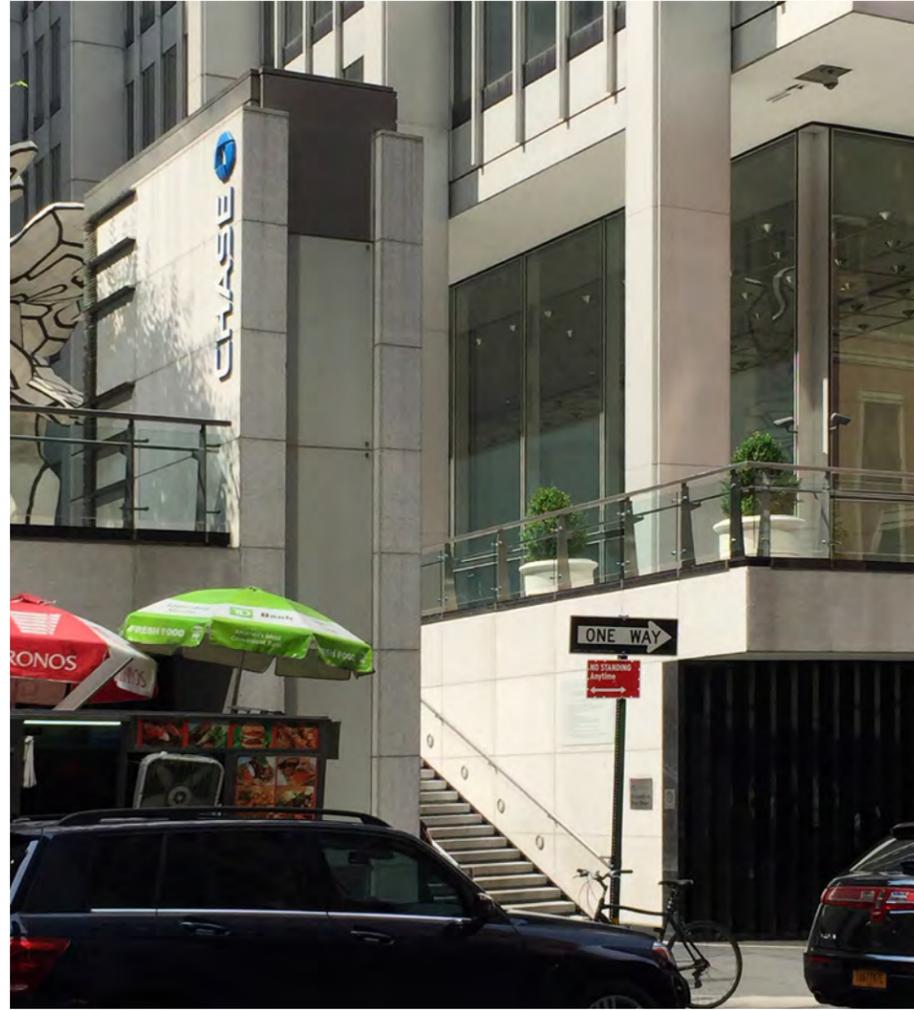




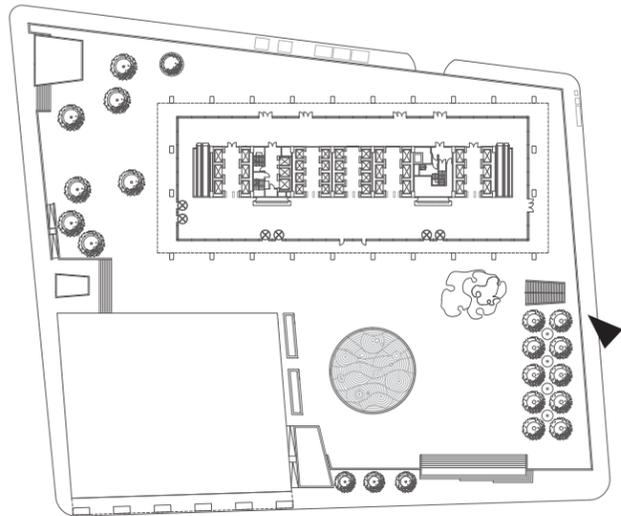
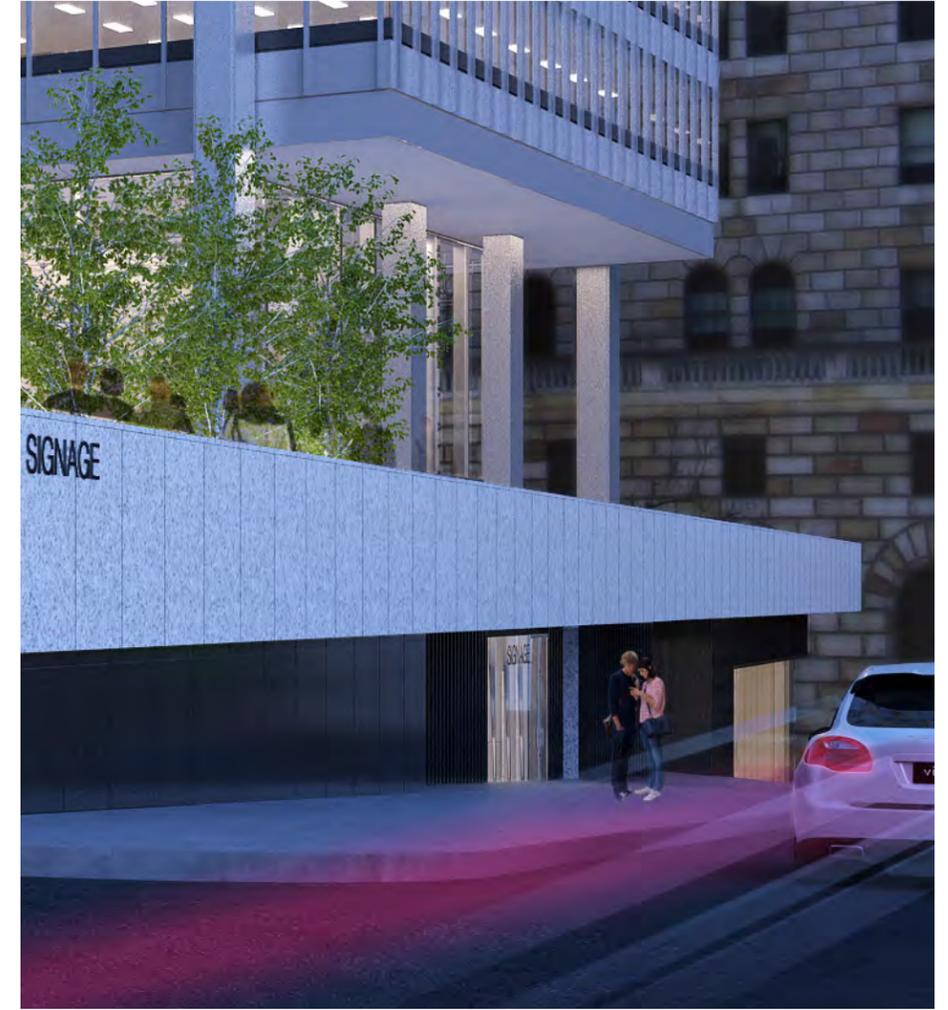
Original Condition



Existing Condition



Proposed Condition









Entrances to Adaptive Reuse

Northwest Corner Entrance

Nassau Street Entrance

Pine Street Entrance

Adaptive Reuse at Base

Lobby Doors

Plaza Lighting

Existing Plaza Plan



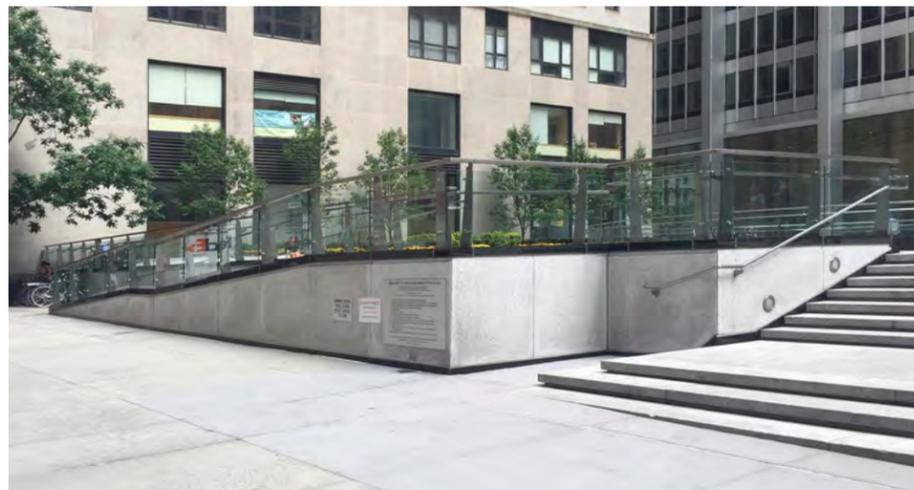
1: Non-original stair and signage pylon



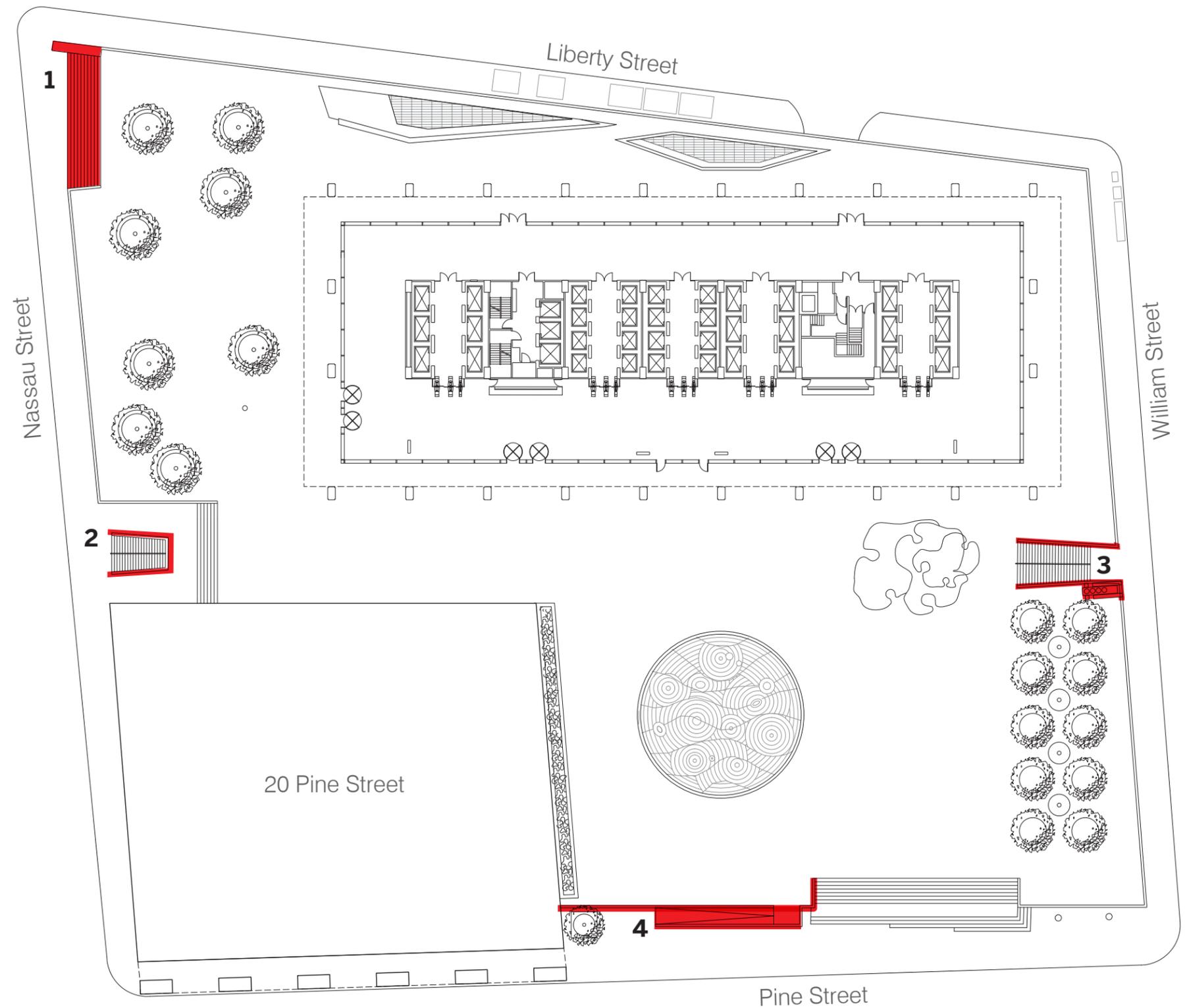
2: Non-original guardrail



3: Non-original parapet cut

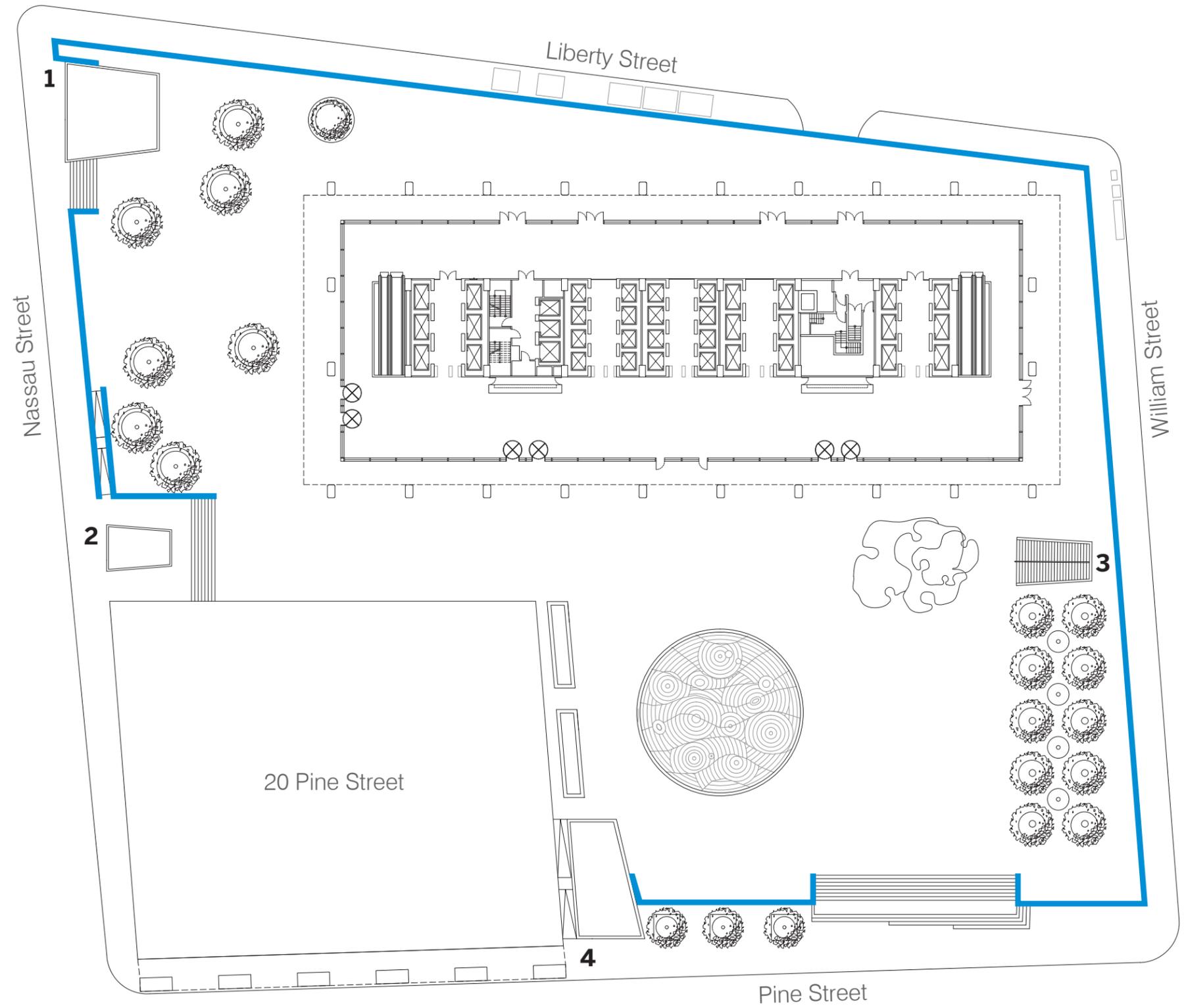


4: Non-original ramp and parapet discontinuity



Proposed Plaza Plan

- 1: Northwest Corner Entrance
- 2: Nassau Street Entrance
- 3: Restored William Street Bridge
- 4: Pine Street Entrance

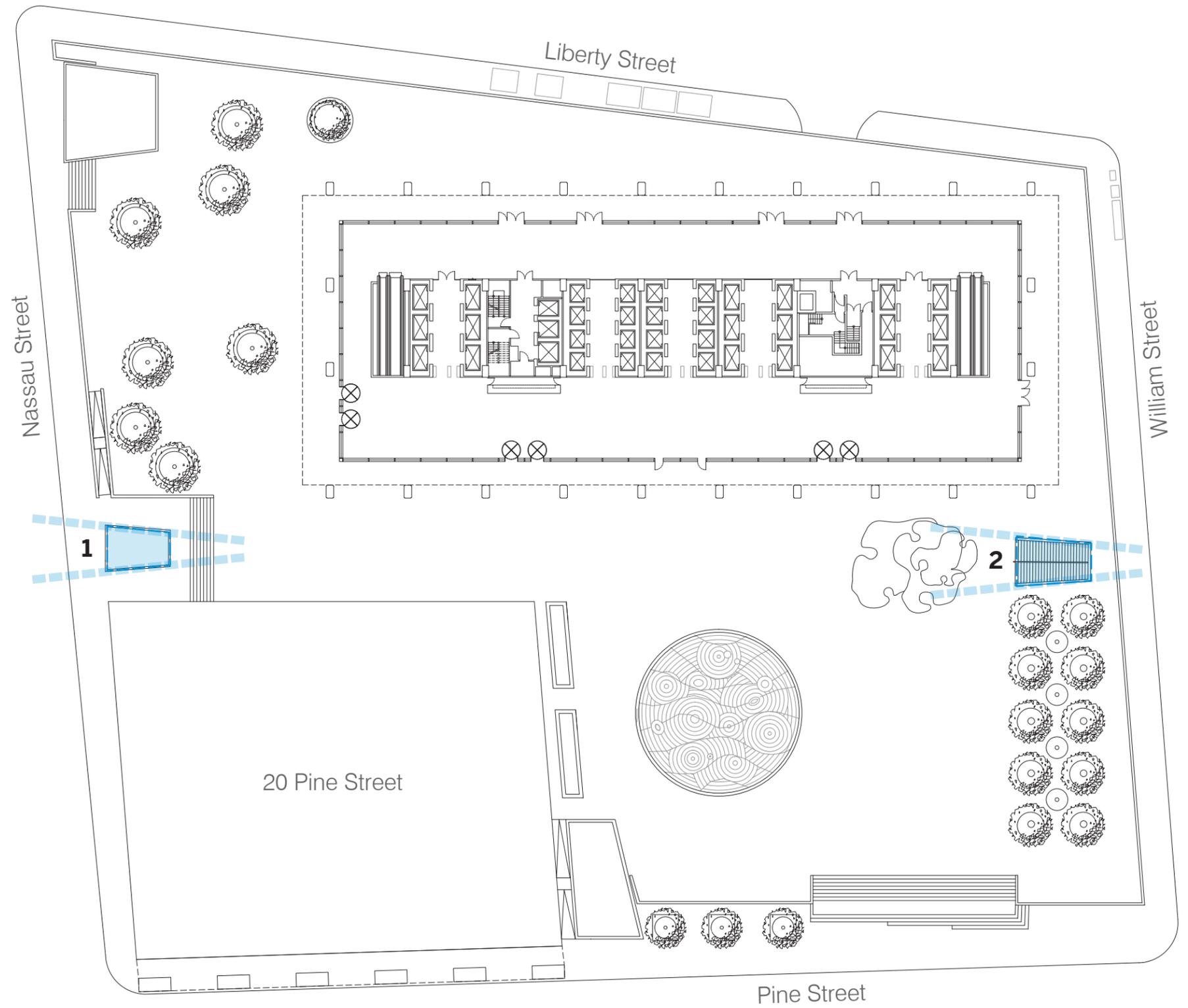


Original Site Geometries

- 1: Original Nassau Street Stair
- 2: Original William Street Stair

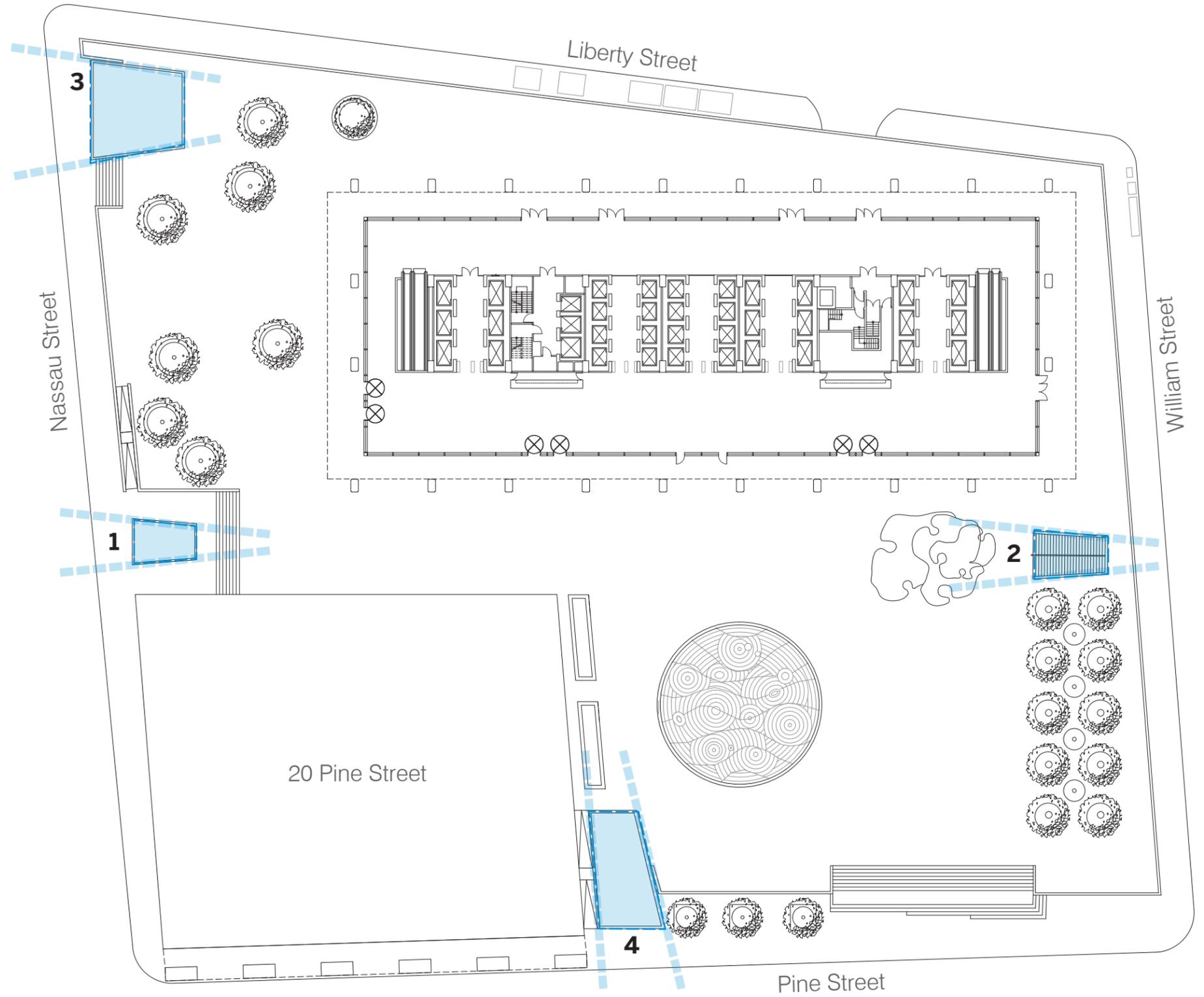


Existing condition at William Street stair



Proposed Site Geometries

- 1: Original Nassau Street Stair
- 2: Original William Street Stair
- 3: Proposed Northwest Corner Entrance
- 4: Proposed Pine Street Entrance



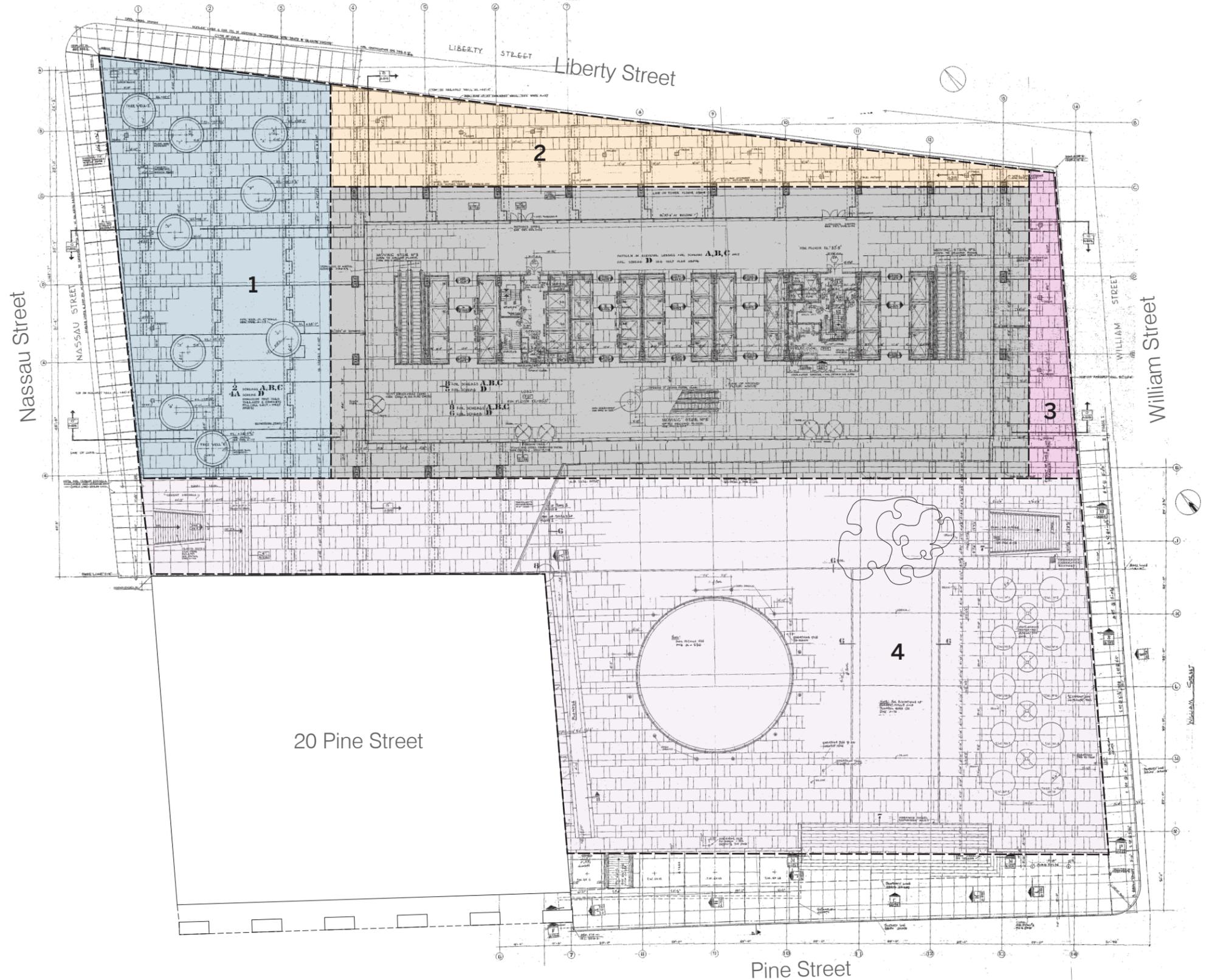
“The **west plaza** faces Nassau Street...

The **north plaza**...is connected to the east and west plazas and visible from Liberty Street...

...the **east plaza** adjoins the east stairs...

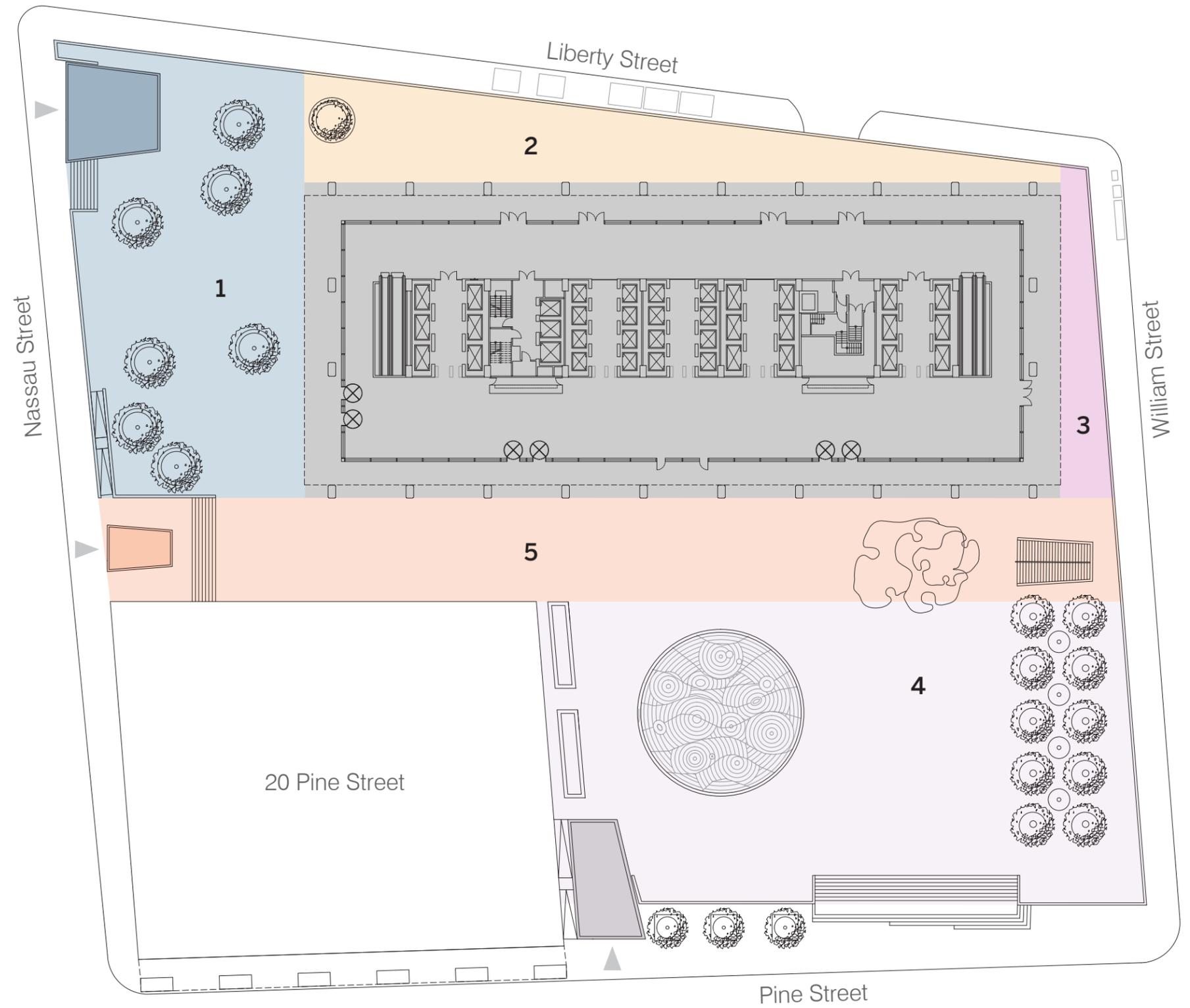
The **south plaza** incorporates the former route of Cedar Street, and extends south to Pine Street.”

- LPC Designation Report, February 10, 2009



Plazas:

- 1. West Plaza
- 2. North Plaza
- 3. East Plaza
- 4. South Plaza



Plazas:

- 1. West Plaza
- 2. North Plaza
- 3. East Plaza
- 4. South Plaza
- 5. Cedar Street Plaza

Northwest Corner Entrance

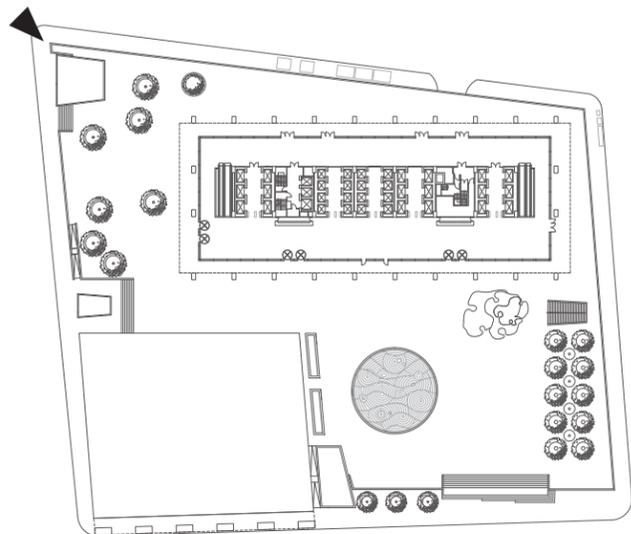
Original Condition



Existing Condition



Proposed Condition





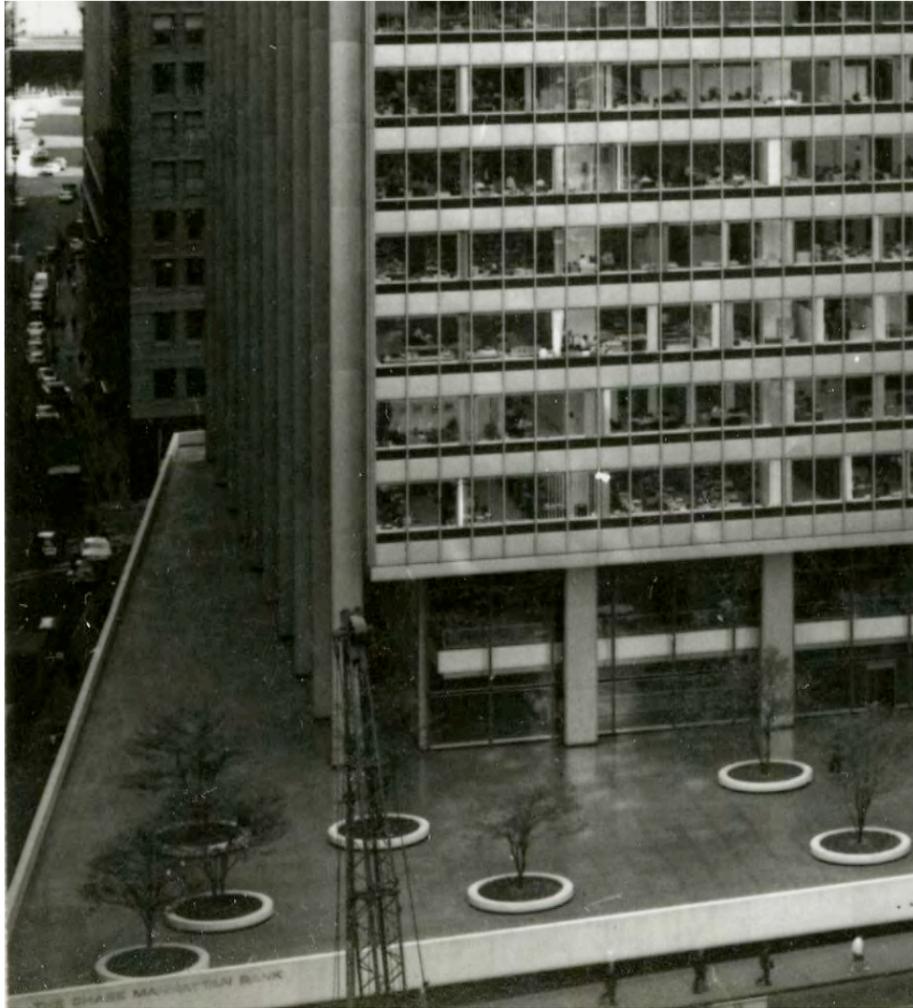




○ Line of entrance beyond



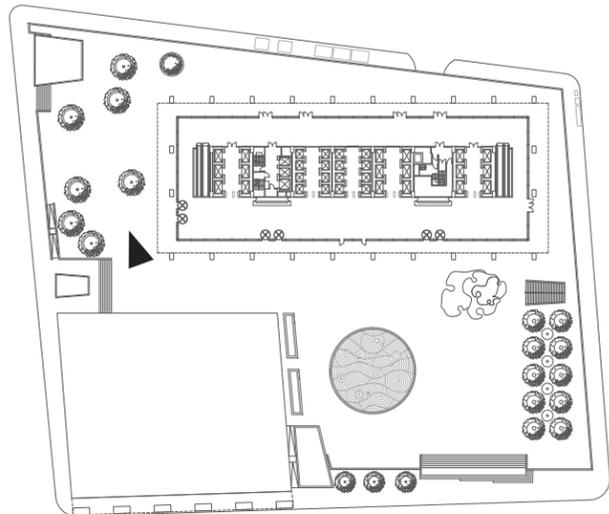
Original Condition



Existing Condition



Proposed Condition









Northwest Corner Entrance

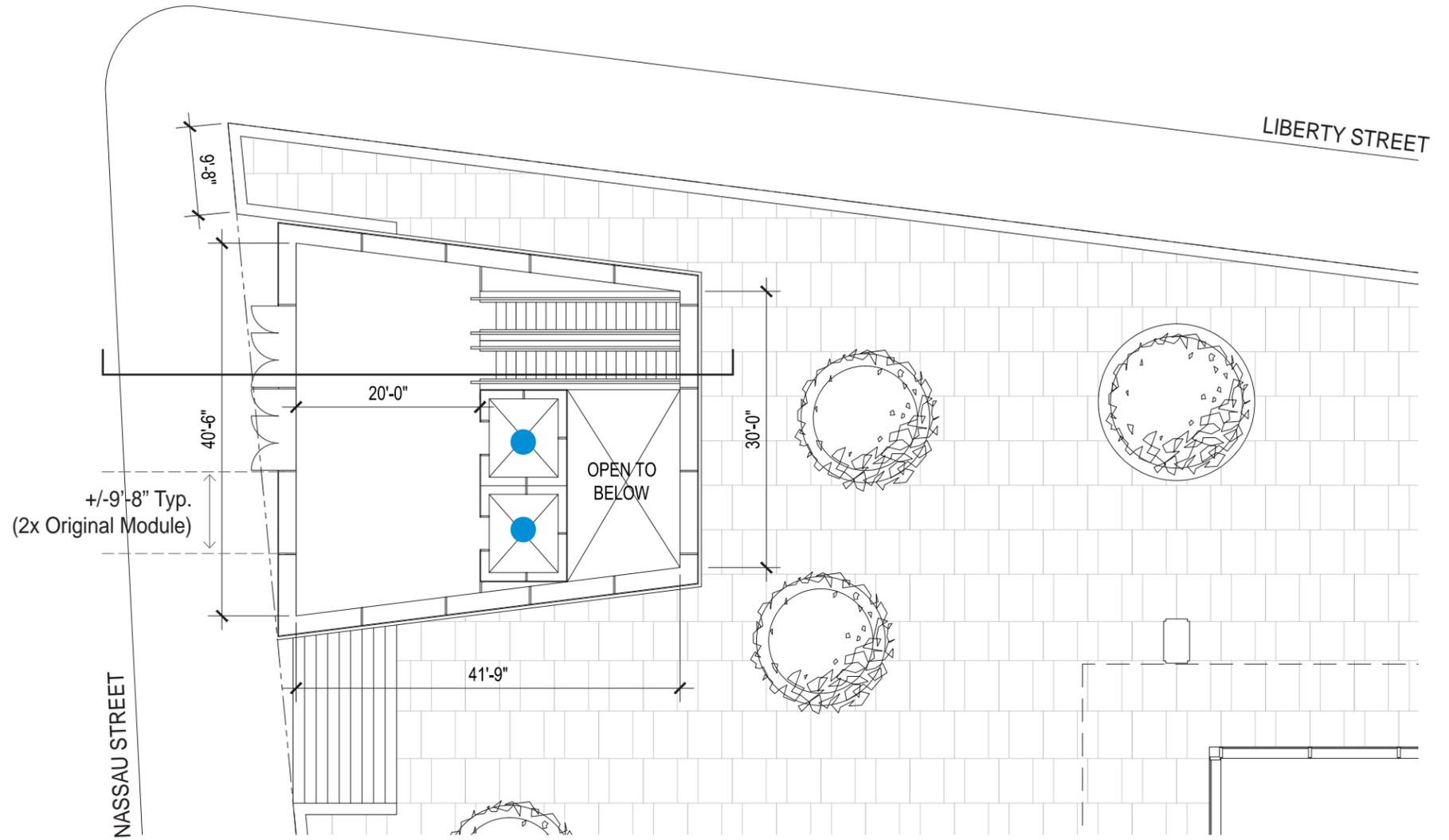
Landing Area: **691 SF**

Retail Area Served: **171,641 SF**

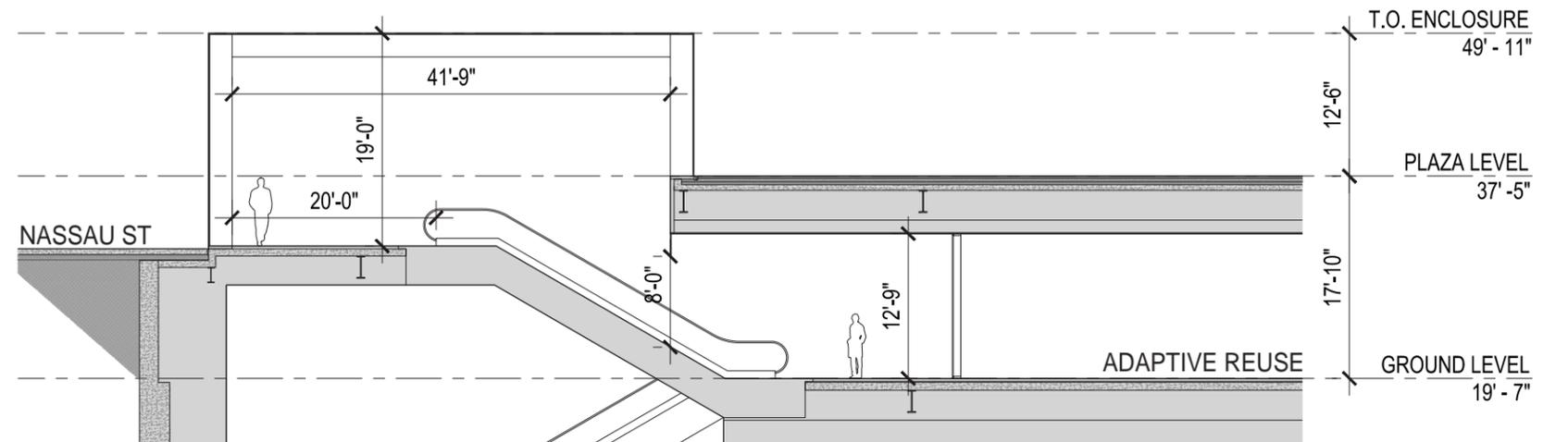
Retail Occupancy Served: **3,210 People**

- 8' minimum head clearance at escalator
- 20' minimum escalator run-off landing (Kenneth W. Griffin, ed., *Transit Facilities*, 2004)
- Glazing module references the original 4'-10" building module
- Accessible entrance to adaptive reuse

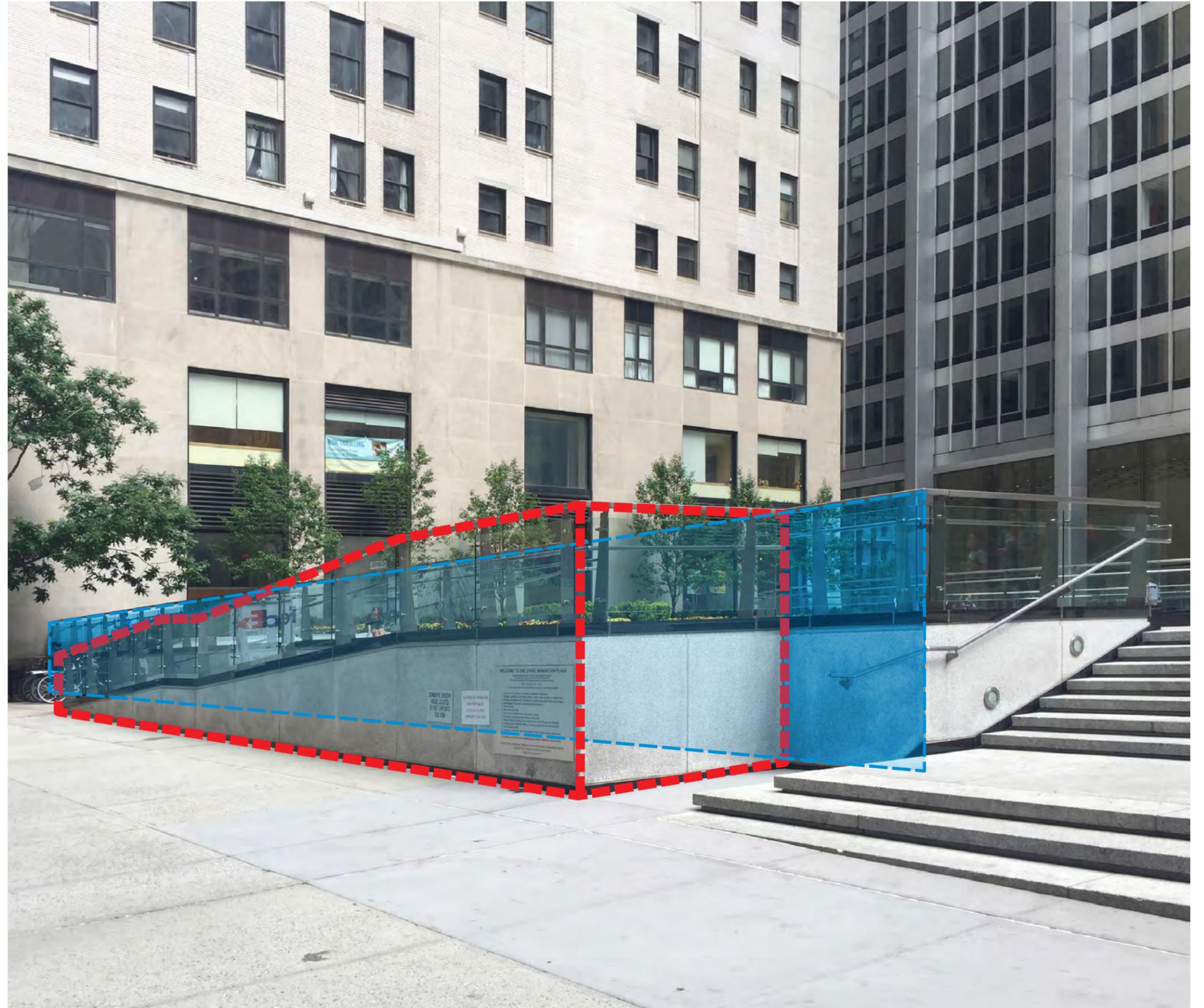
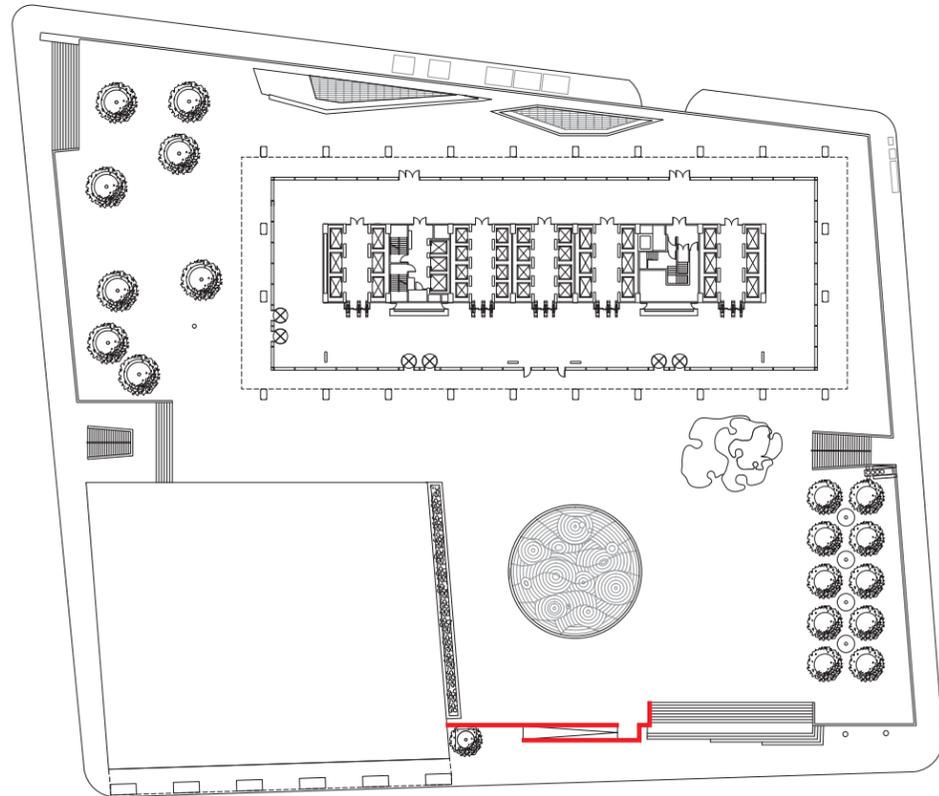
Plan at Street Level



East-West Section



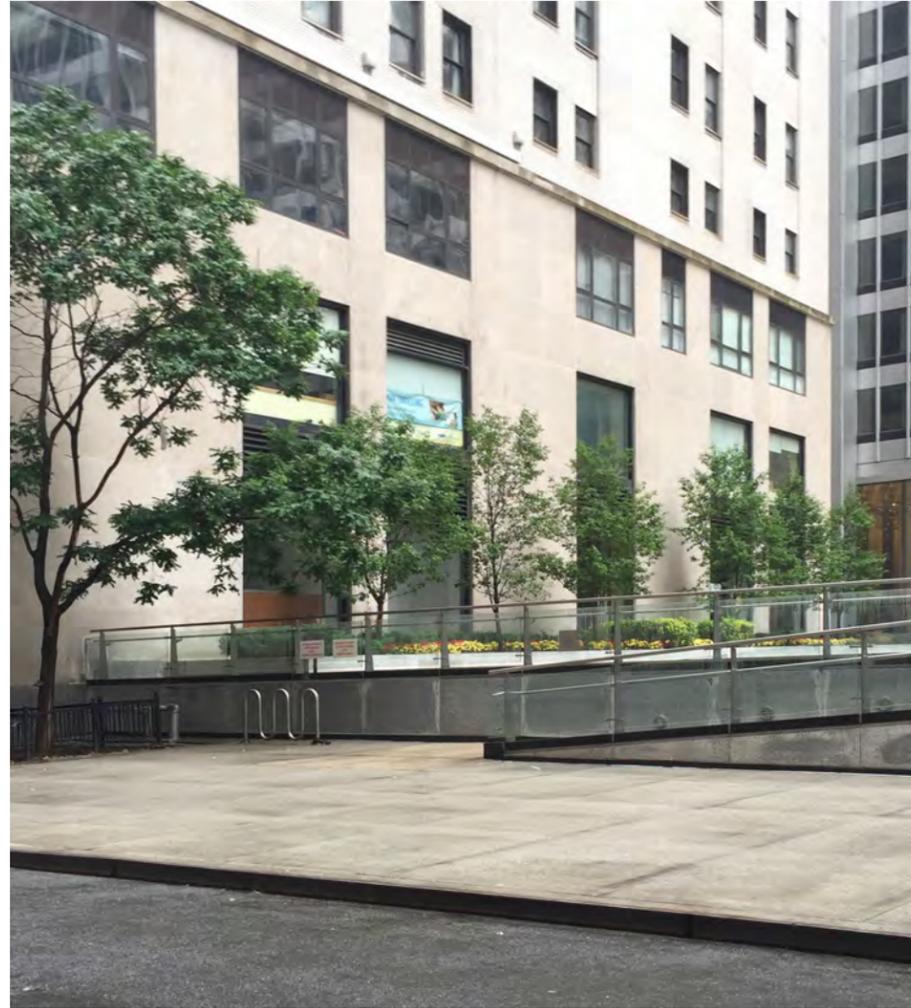
Pine Street Entrance



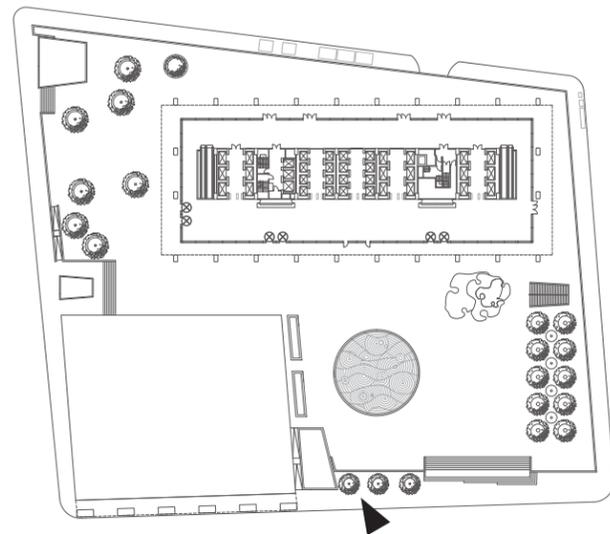
Original Condition

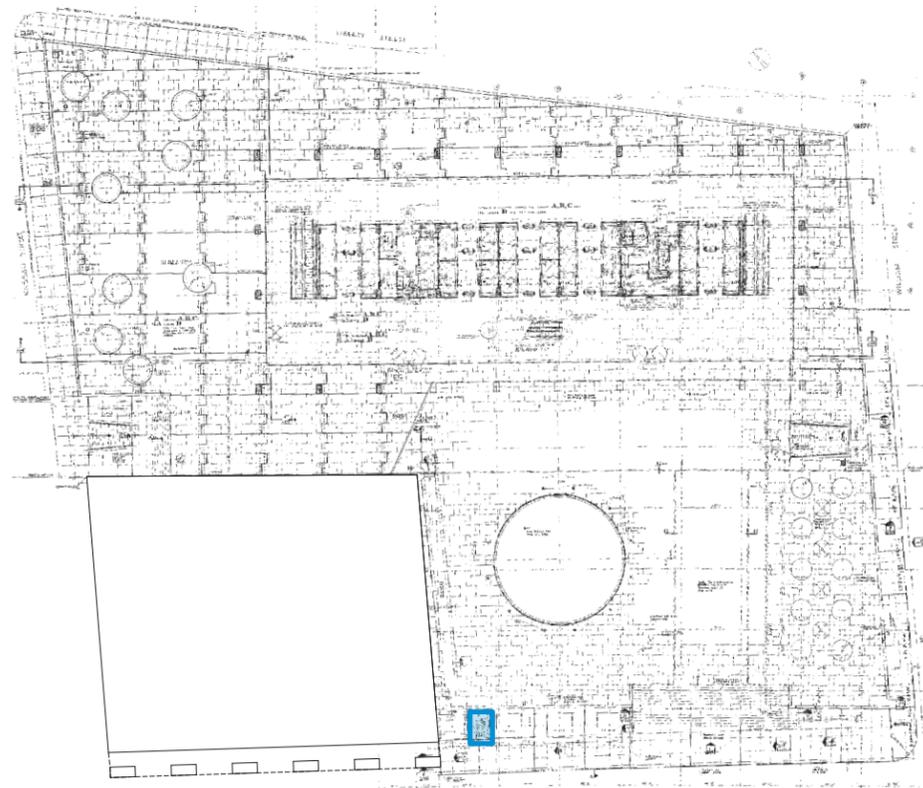


Existing Condition



Proposed Condition









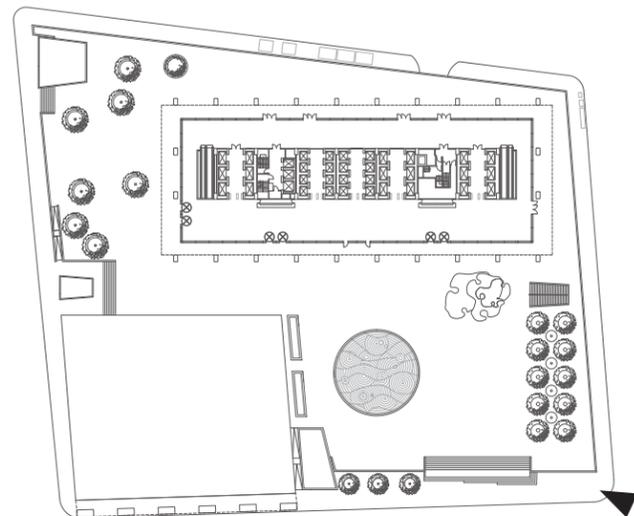
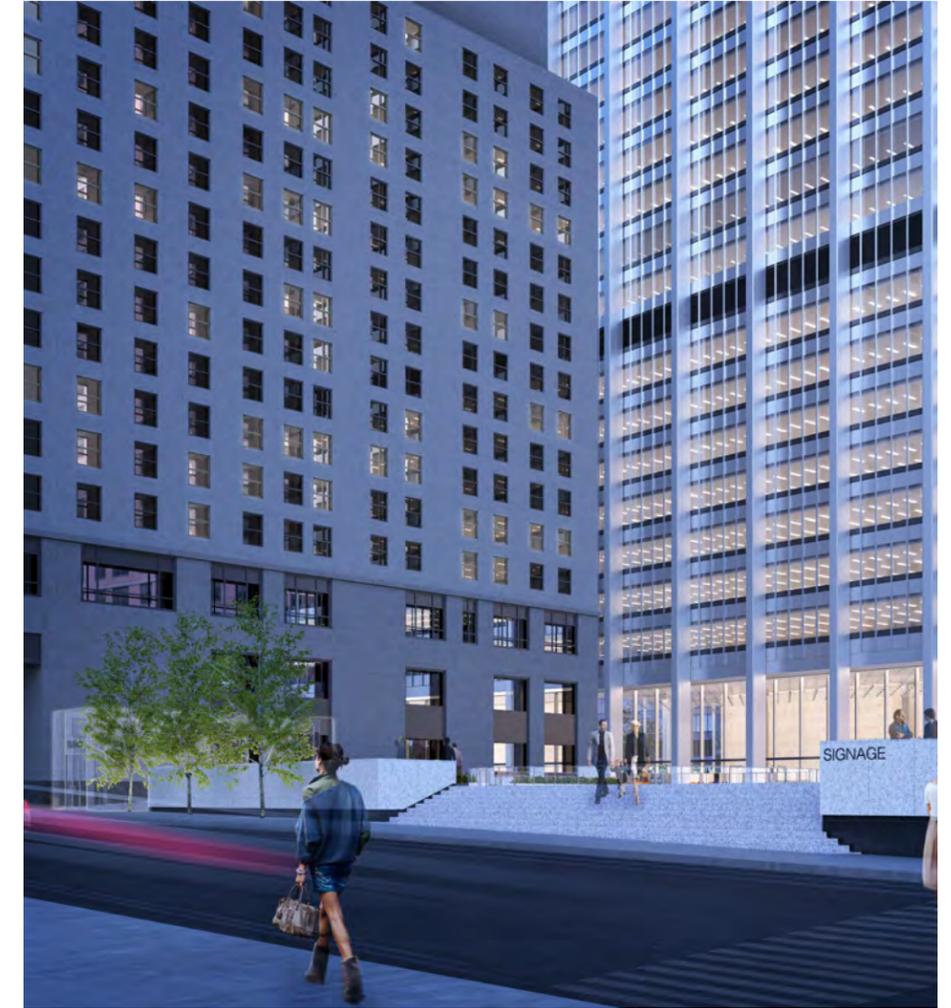
Original Condition



Existing Condition



Proposed Condition





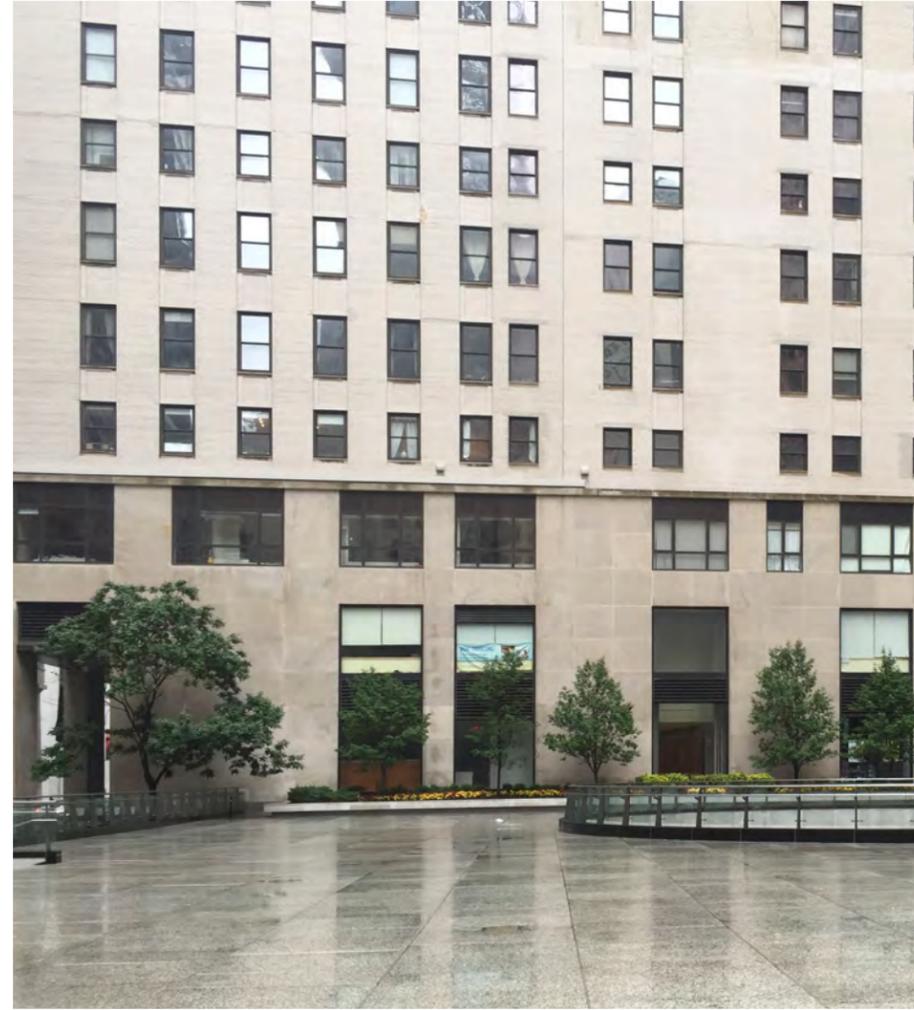




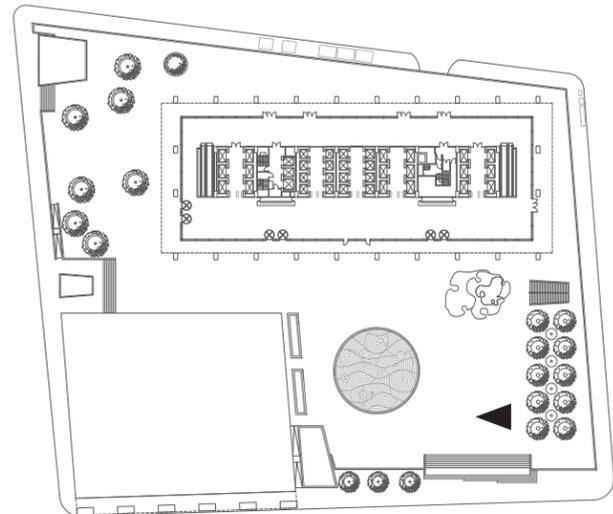
Original Condition



Existing Condition



Proposed Condition









Pine Street Entrance

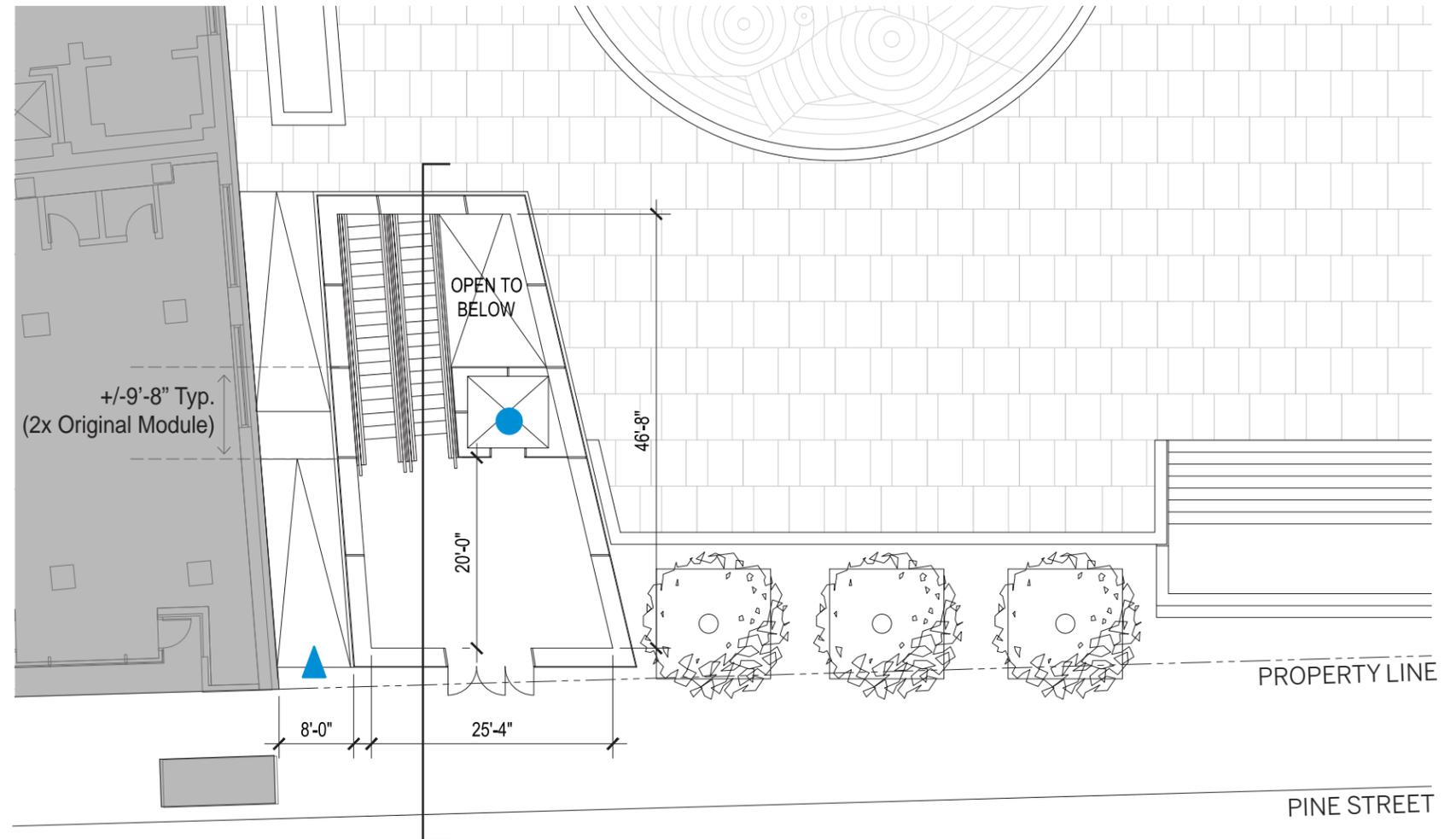
Landing Area: **432 SF**

Retail Area Served: **76,488 SF**

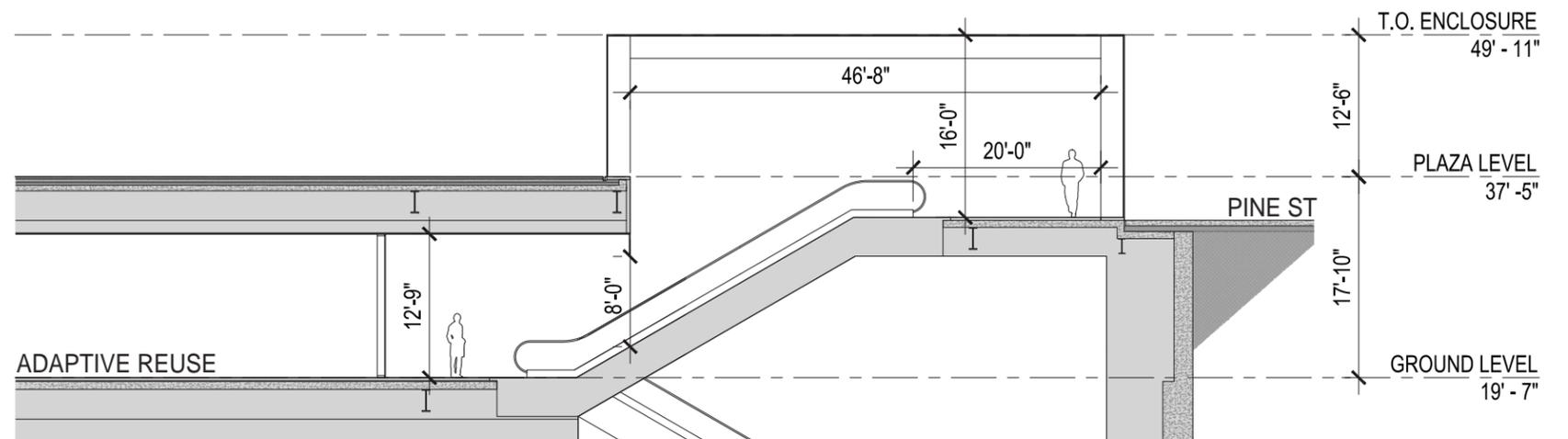
Retail Occupancy Served: **1,680 People**

- 8' minimum head clearance at escalator
- 20' minimum escalator run-off landing
(Kenneth W. Griffin, ed., *Transit Facilities*, 2004)
- Glazing module references the original 4'-10" building module
- Accessible entrance to adaptive reuse
- ▶ Accessible entrance to plaza

Plan at Street Level



North-South Section



Nassau Street Entrance

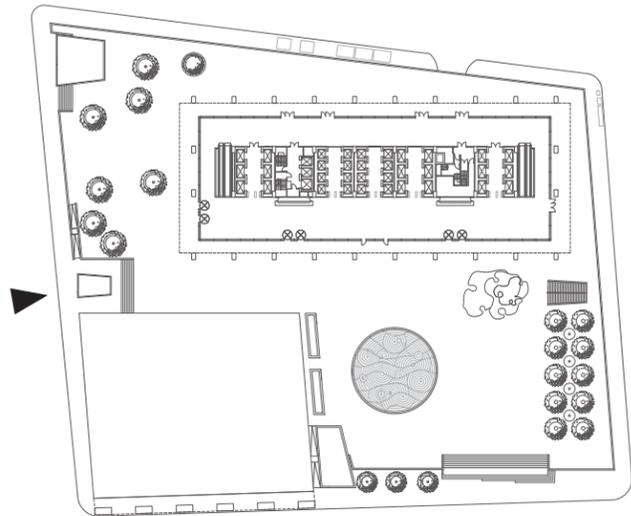
Original Condition



Existing Condition



Proposed Condition





Nassau Street Entrance: Existing Cedar Street View

- Access to J,Z,4, 5 MTA subway lines
- Unprotected from weather conditions





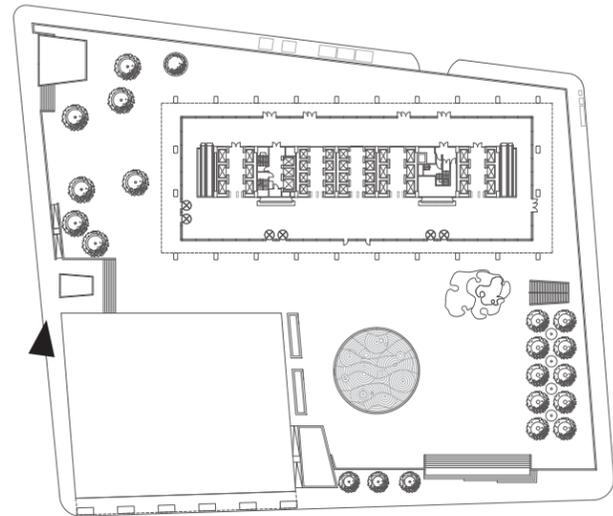
Original Condition



Existing Condition



Proposed Condition

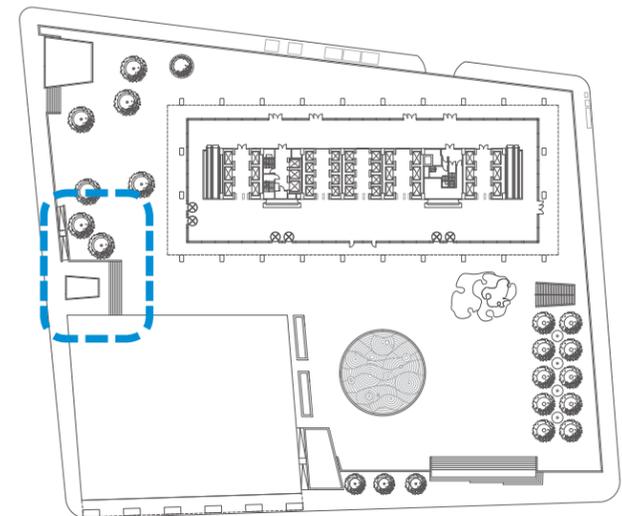
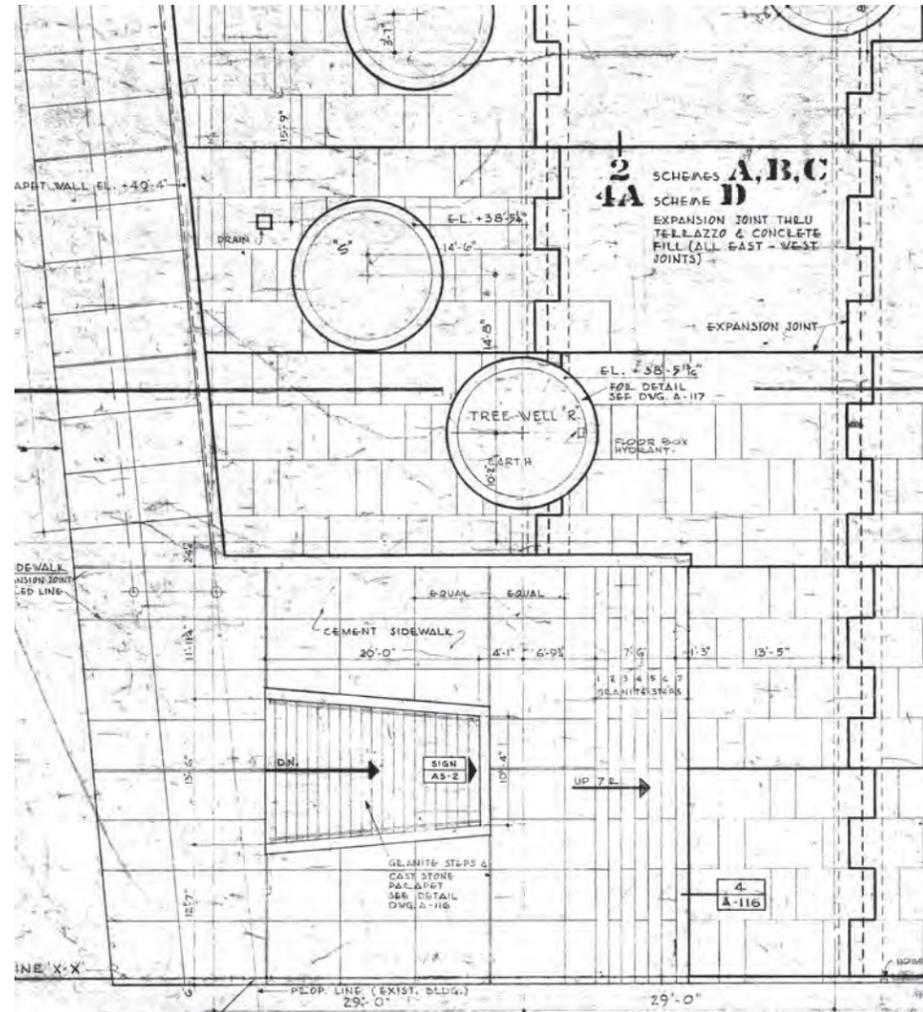




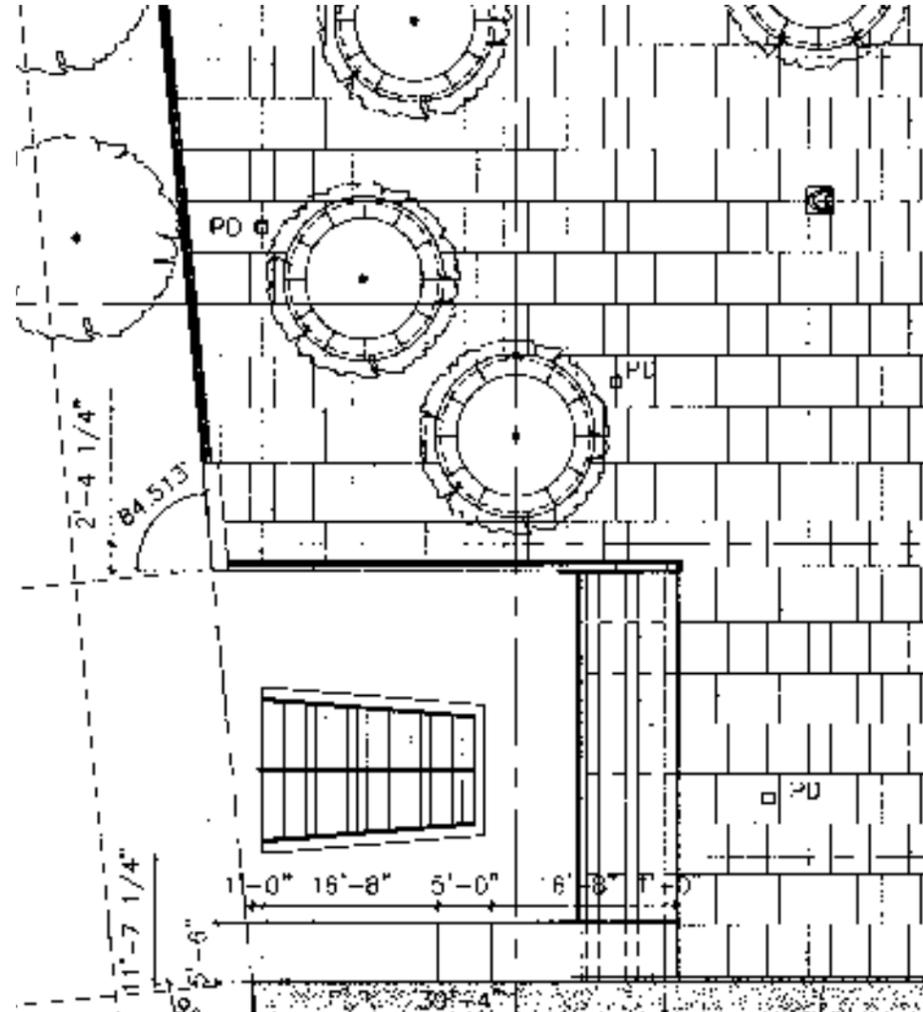




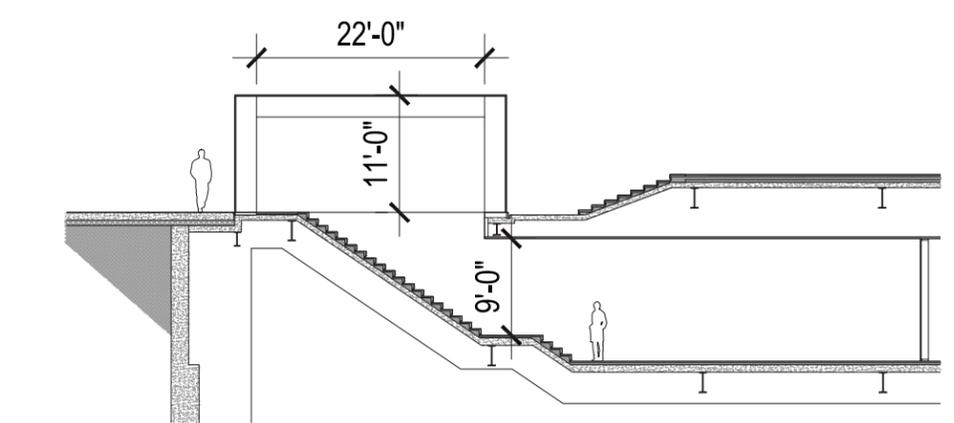
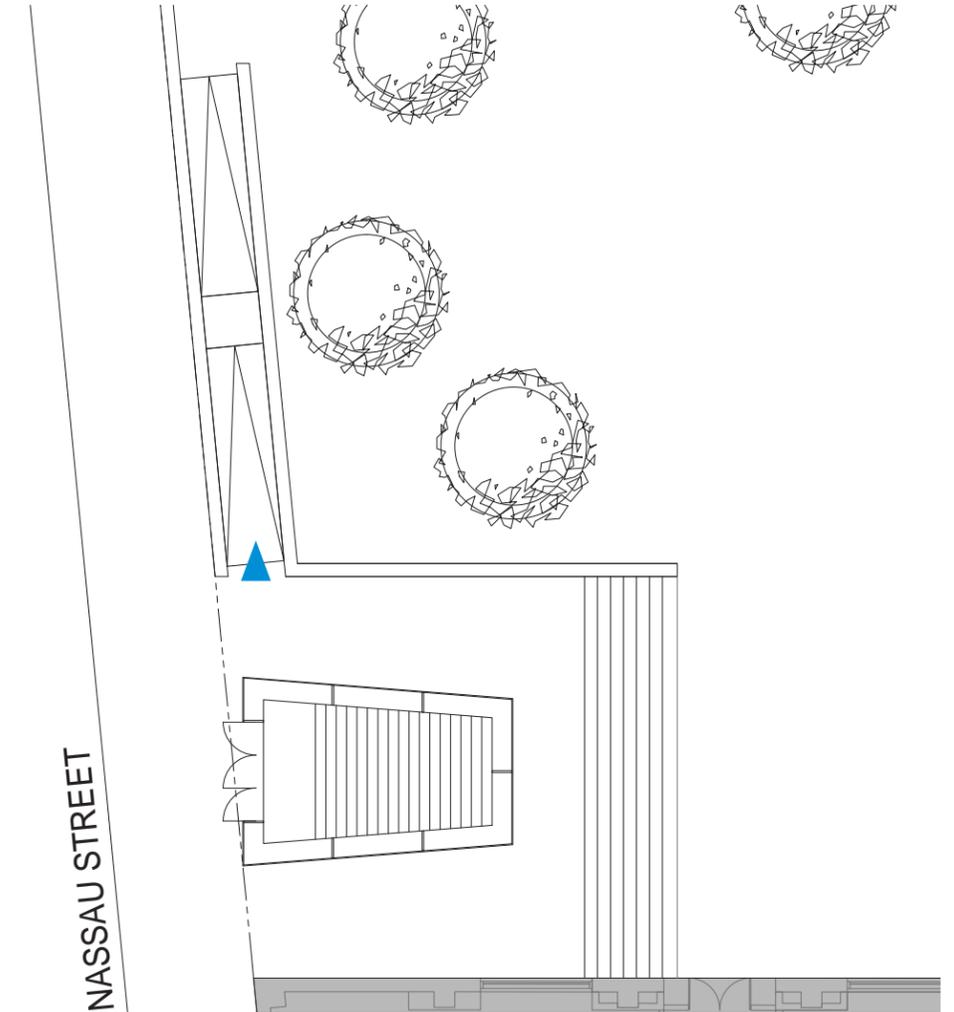
Original Condition



Existing Condition



Proposed Condition



▶ Accessible entrance to plaza

Adaptive Reuse at Base

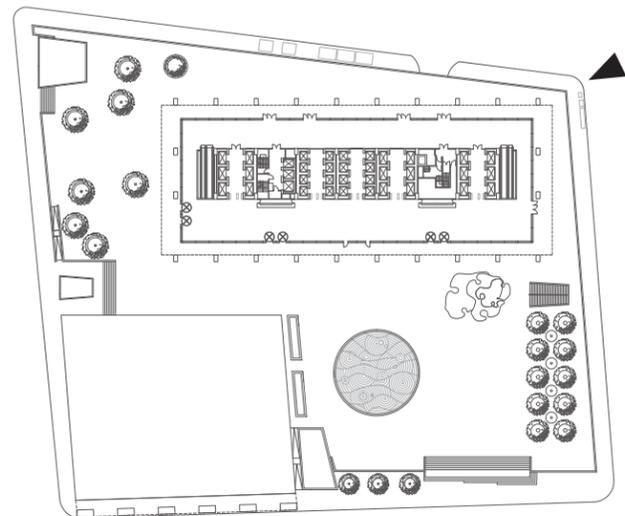
Original Condition



Existing Condition



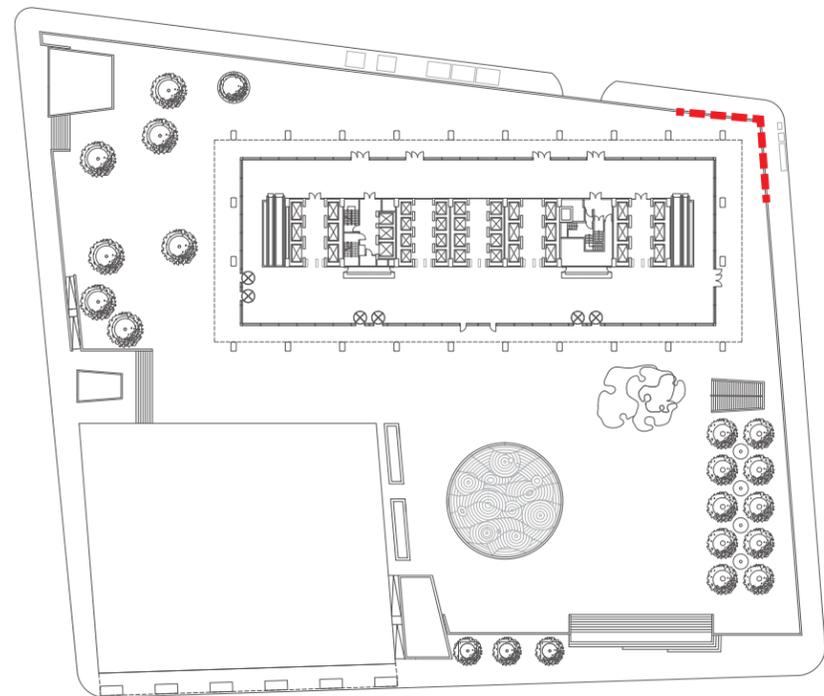
Proposed Condition



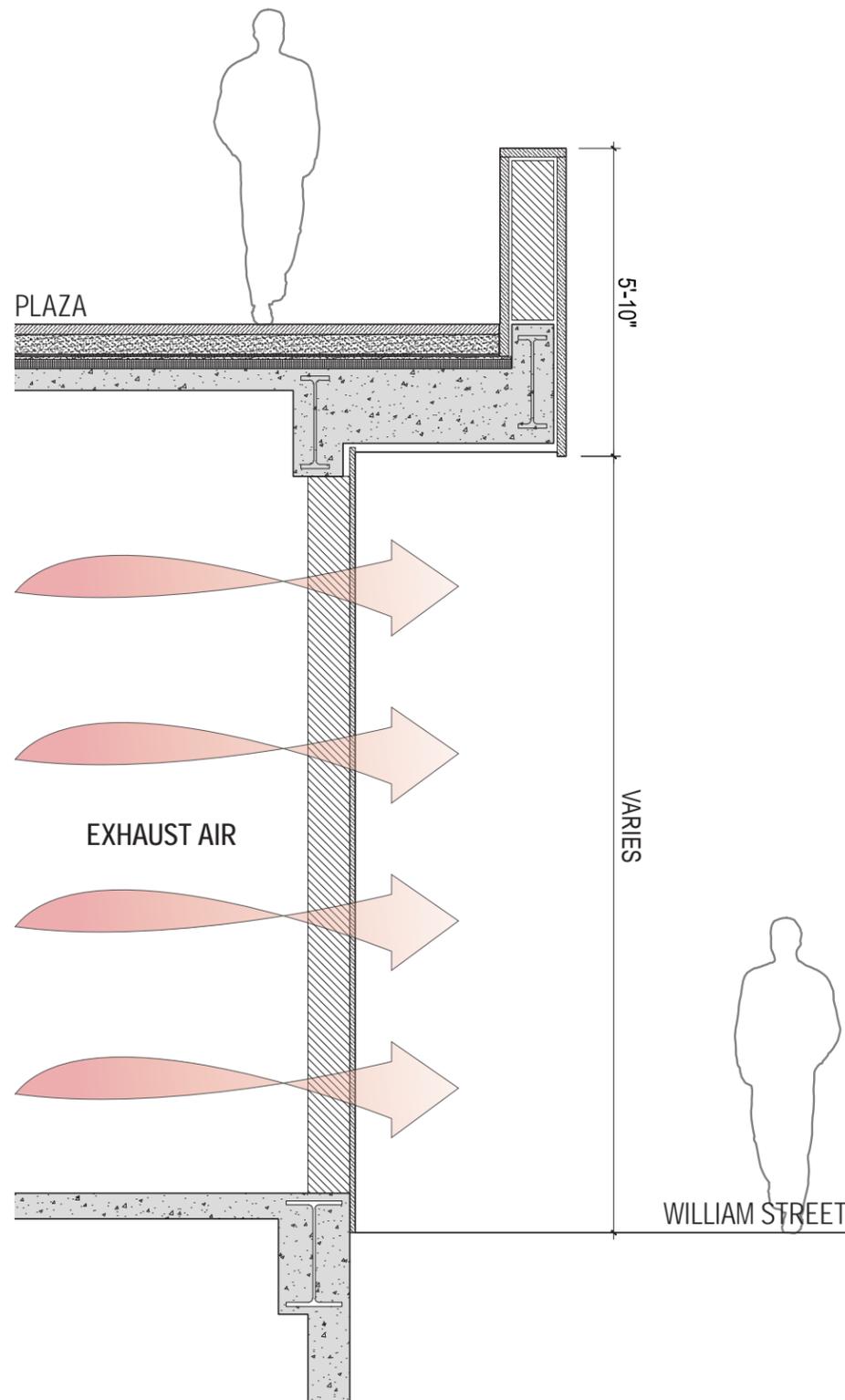




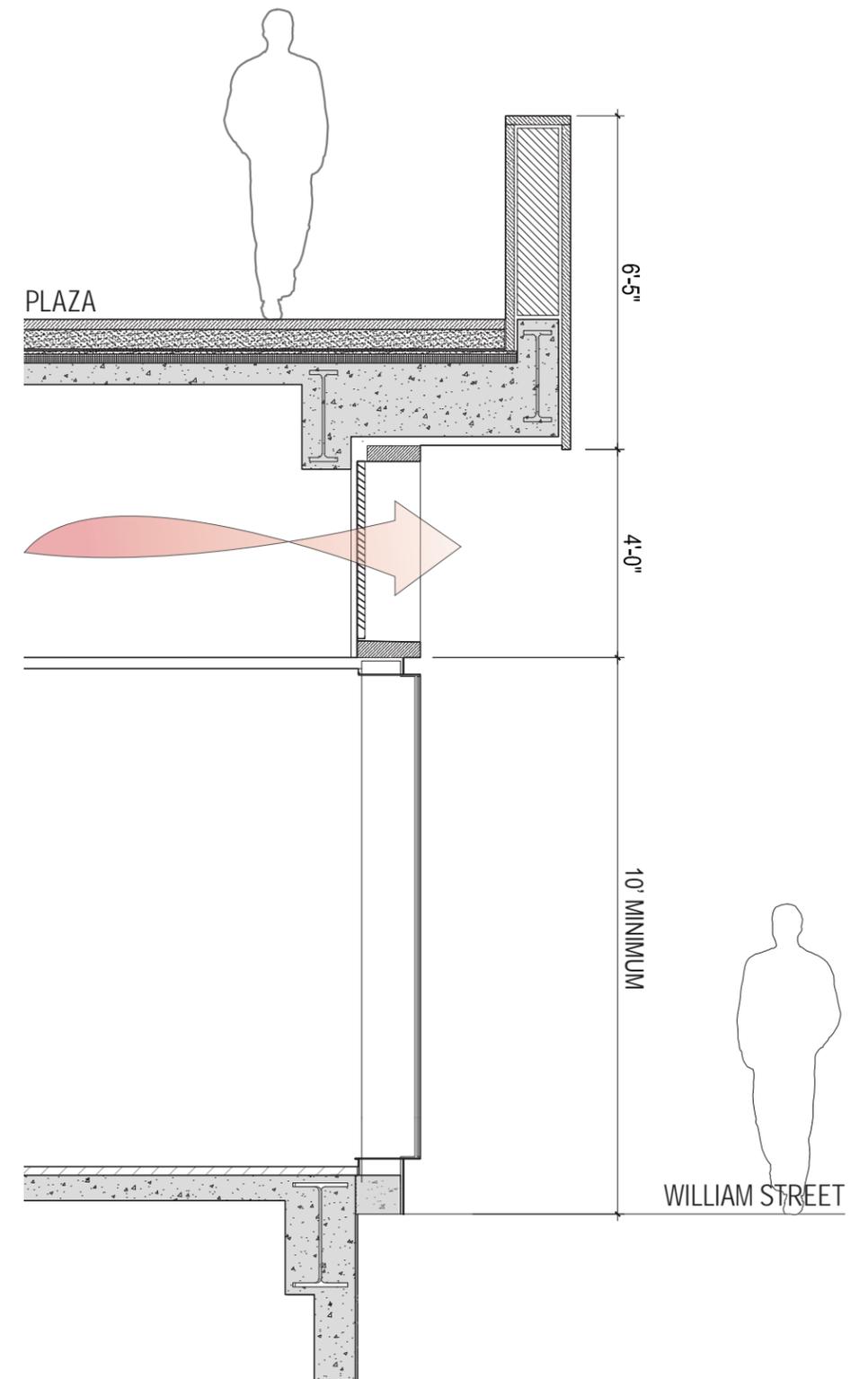




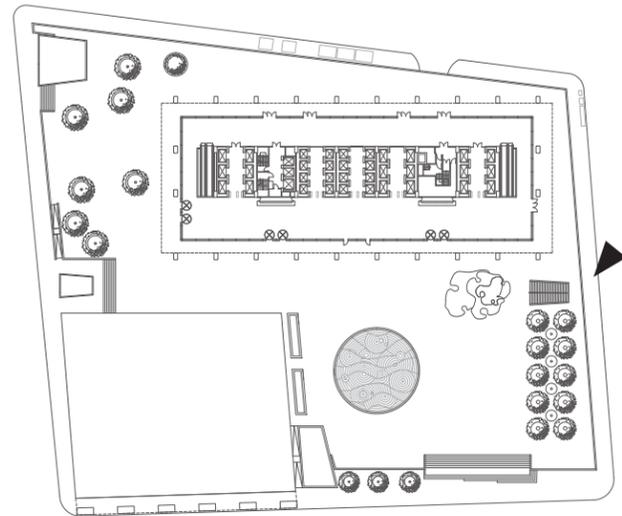
Existing Condition



Proposed Condition



Original Condition



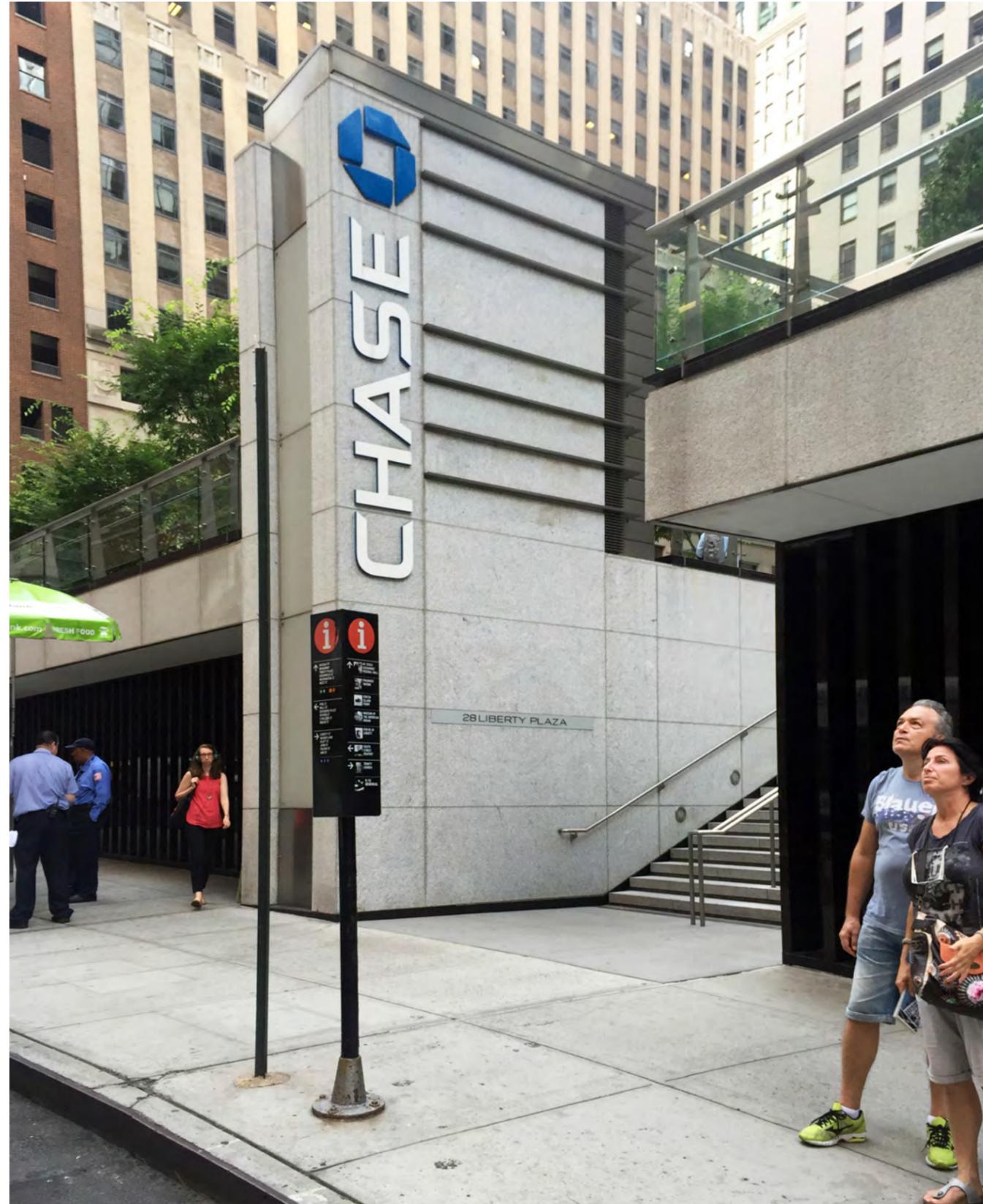
Existing Condition



Proposed Condition

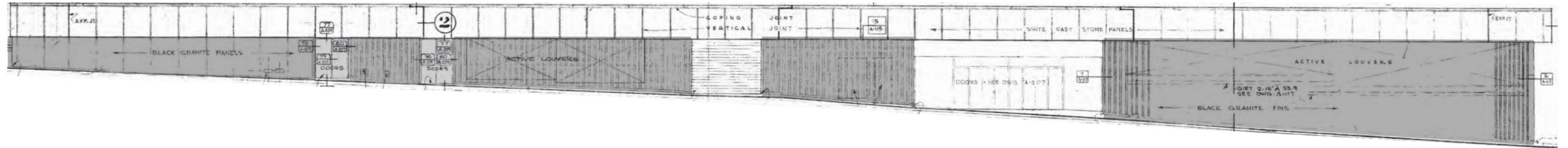






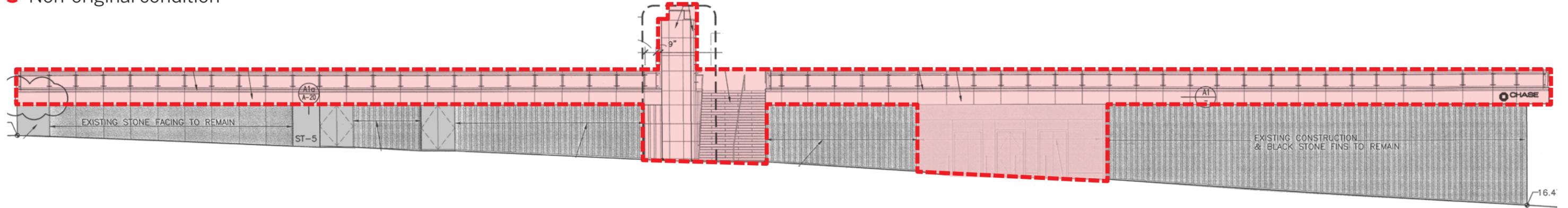


Original Condition



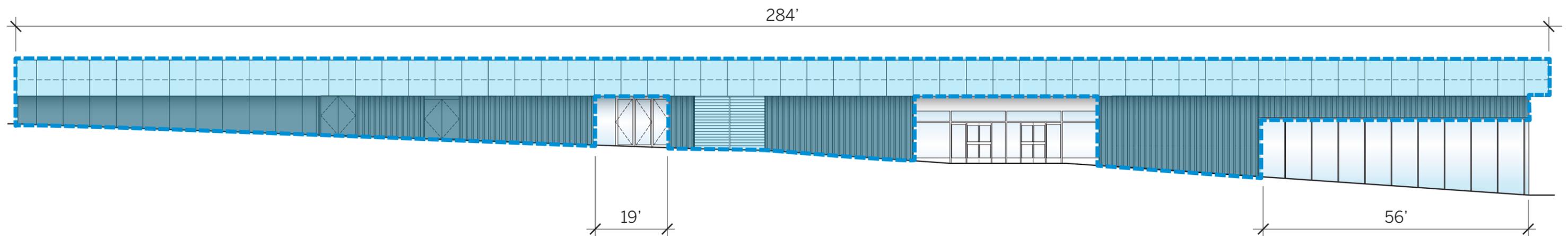
Existing Condition

⊖ Non-original condition



Proposed Condition

⊕ Restored/original condition



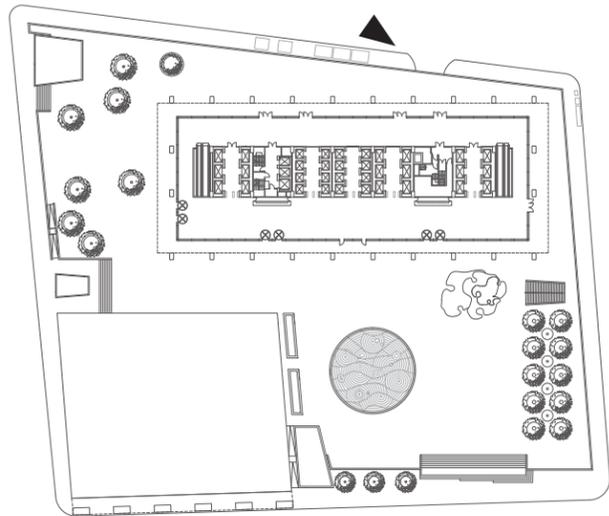
Original Condition



Existing Condition



Proposed Condition

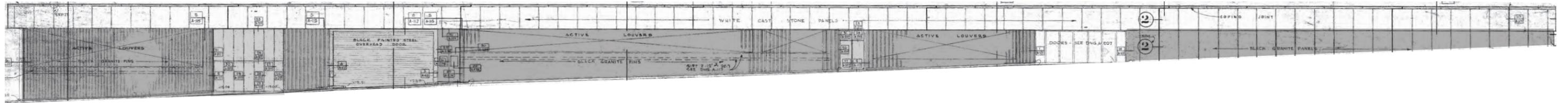






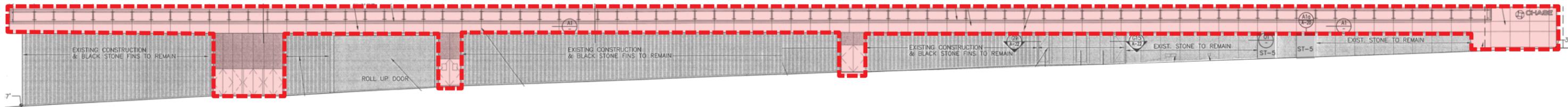


Original Condition



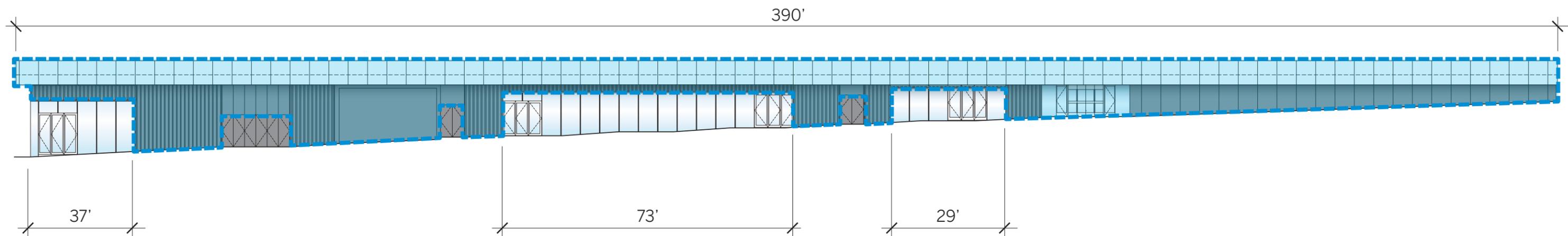
Existing Condition

⊖ Non-original condition

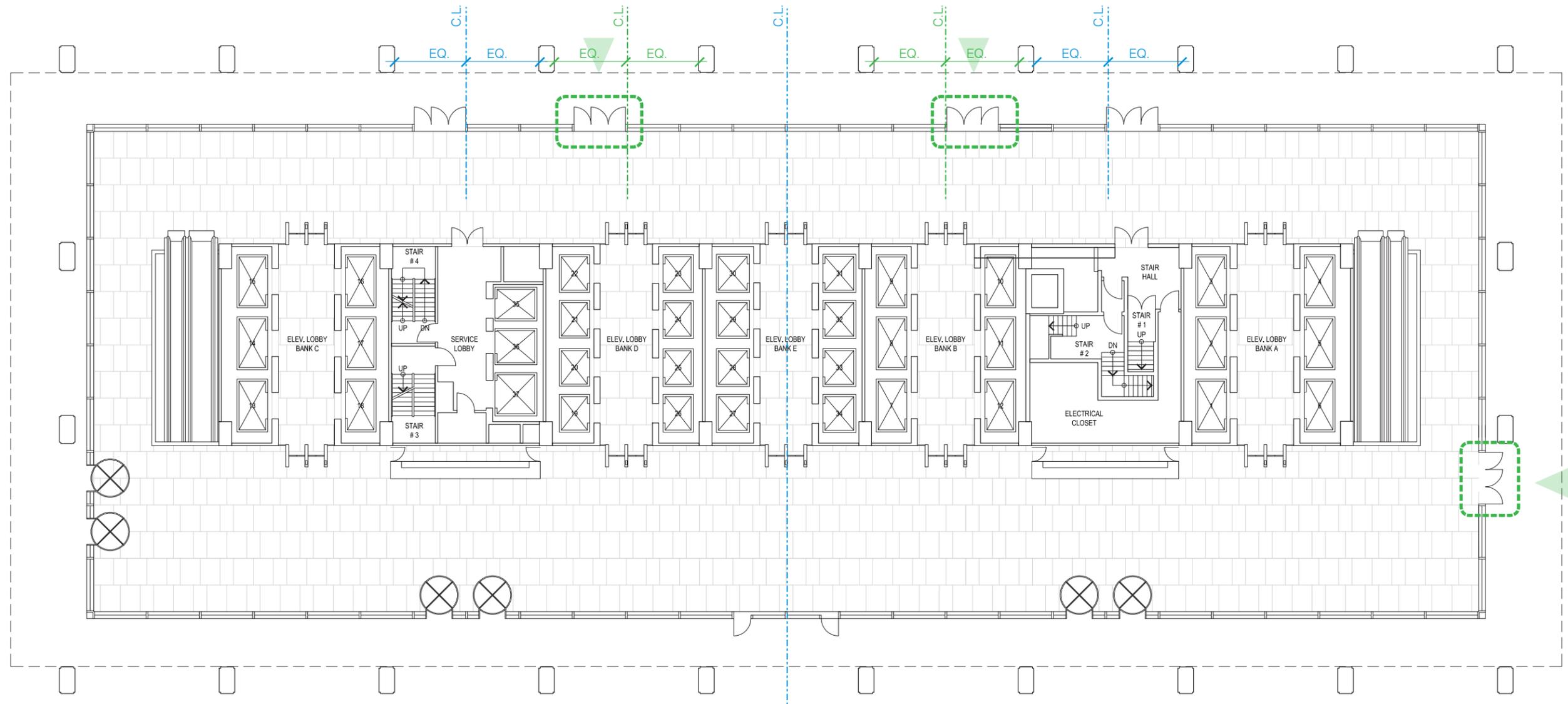


Proposed Condition

⊕ Restored/original condition



Lobby Doors

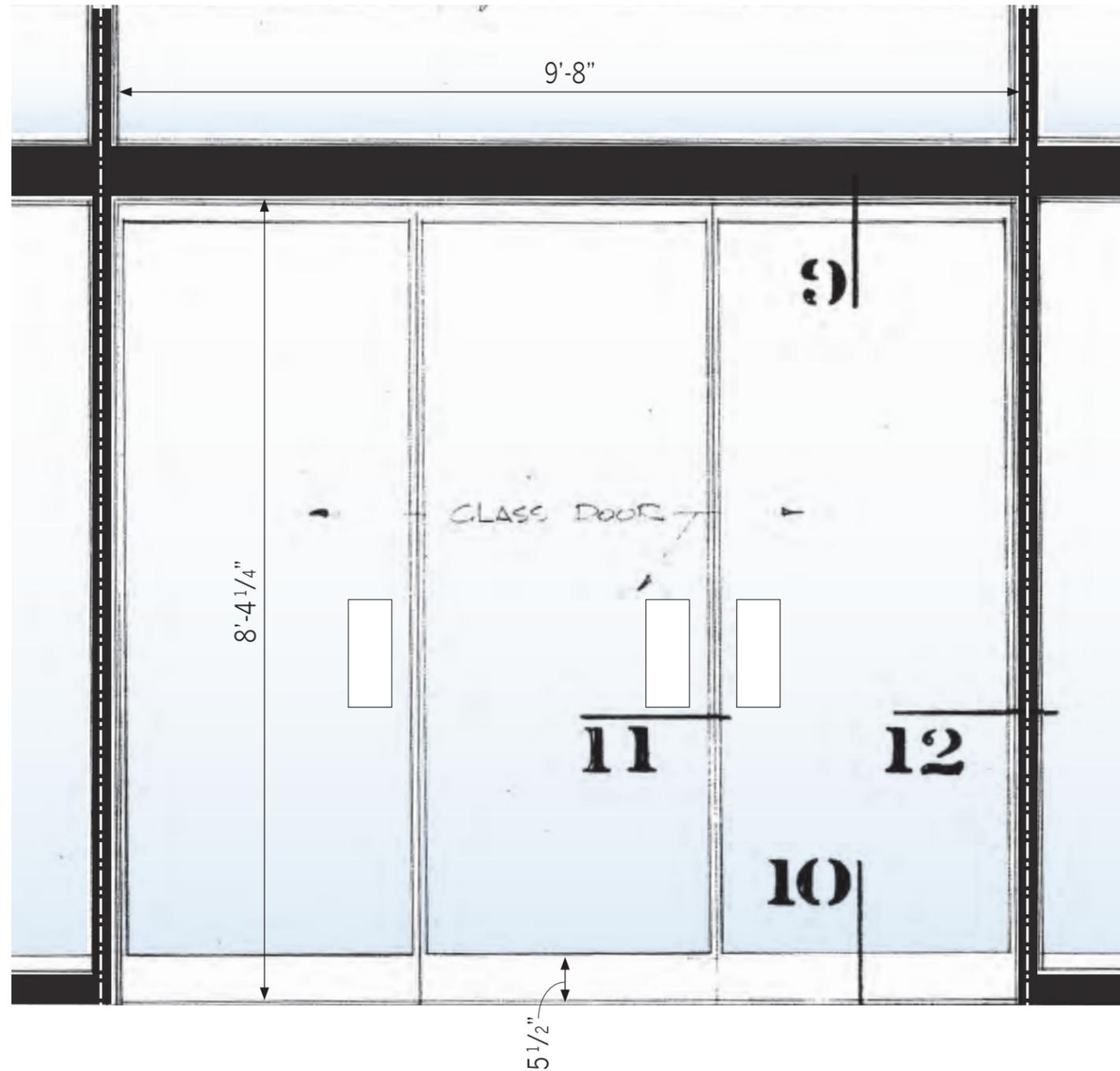


● Proposed Lobby Doors
(to reference original swing doors)

Lobby Swing Door Elevations

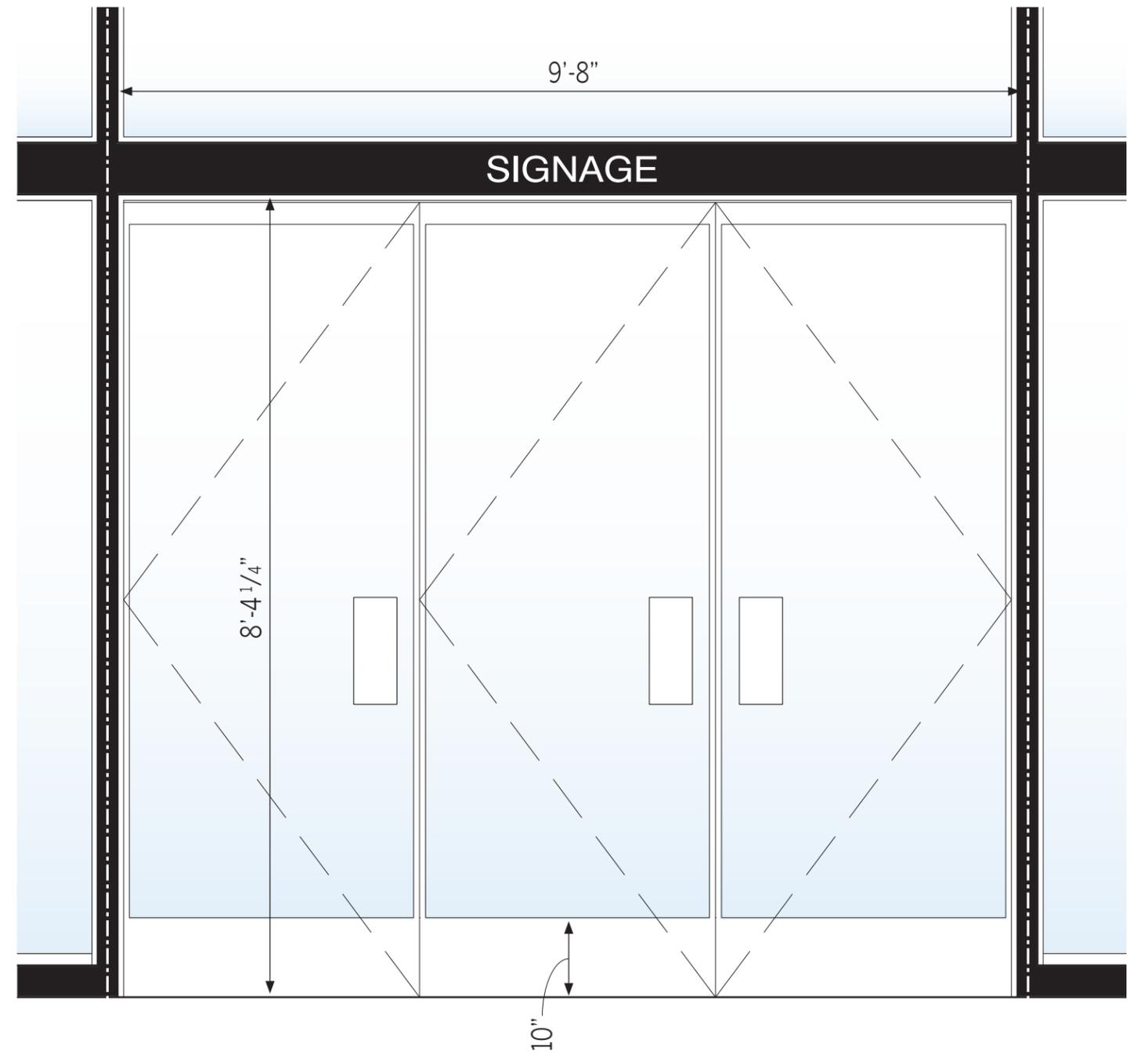
Original Condition

- Three swing doors filling one 9'-8" storefront bay



Proposed Condition

- Three swing doors filling one 9'-8" storefront bay
- Materials, detailing, and hardware to match original
- Proposed ADA-compliant 10" kickplate

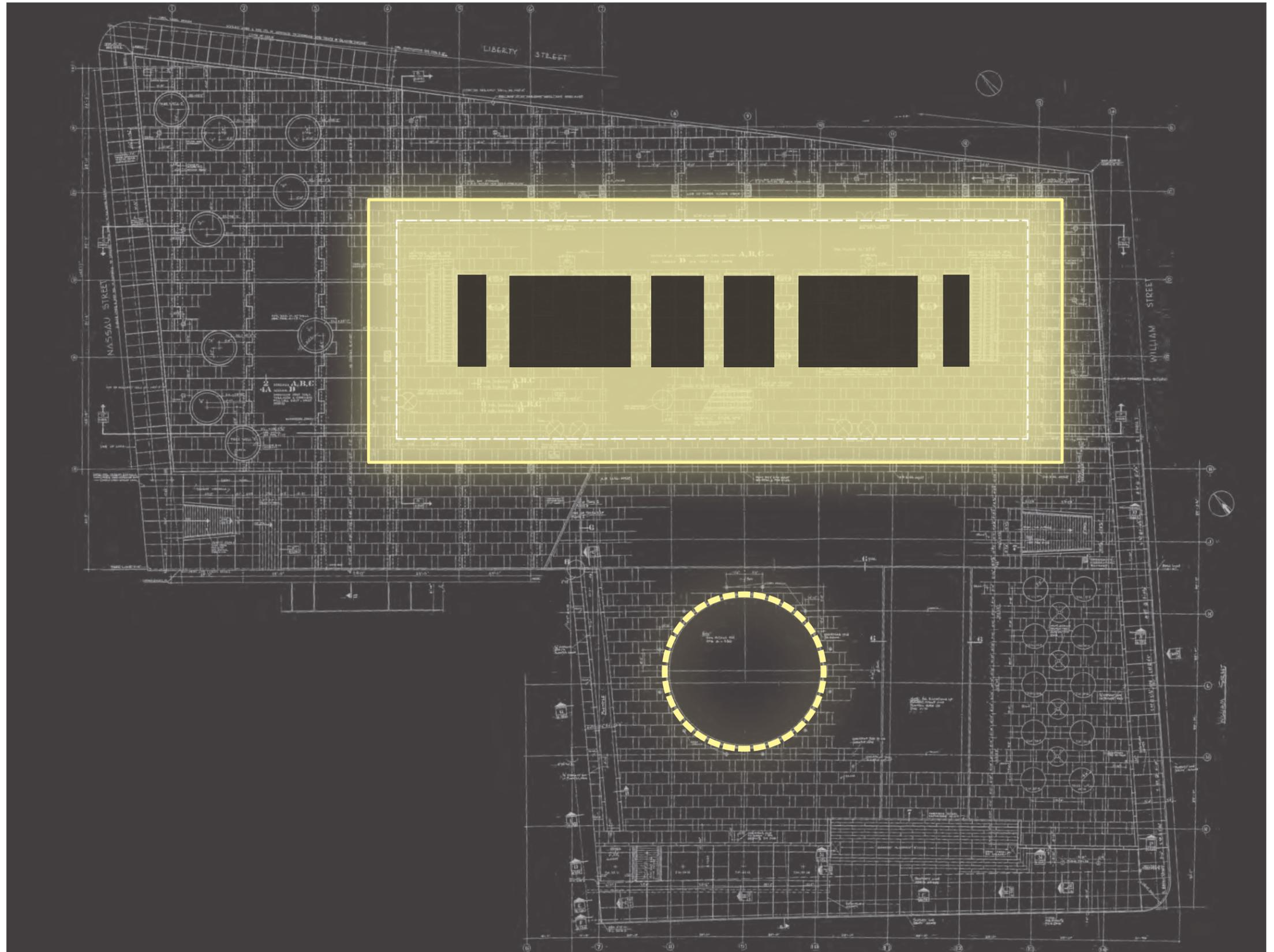
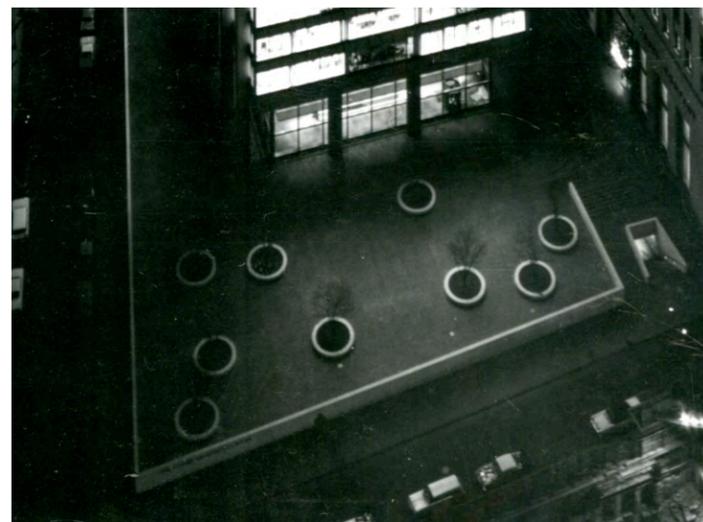


Plaza Lighting

Plaza Lighting: Original Condition

- Ambient light from lobby and tower soffit
- Intermittent light from Noguchi courtyard

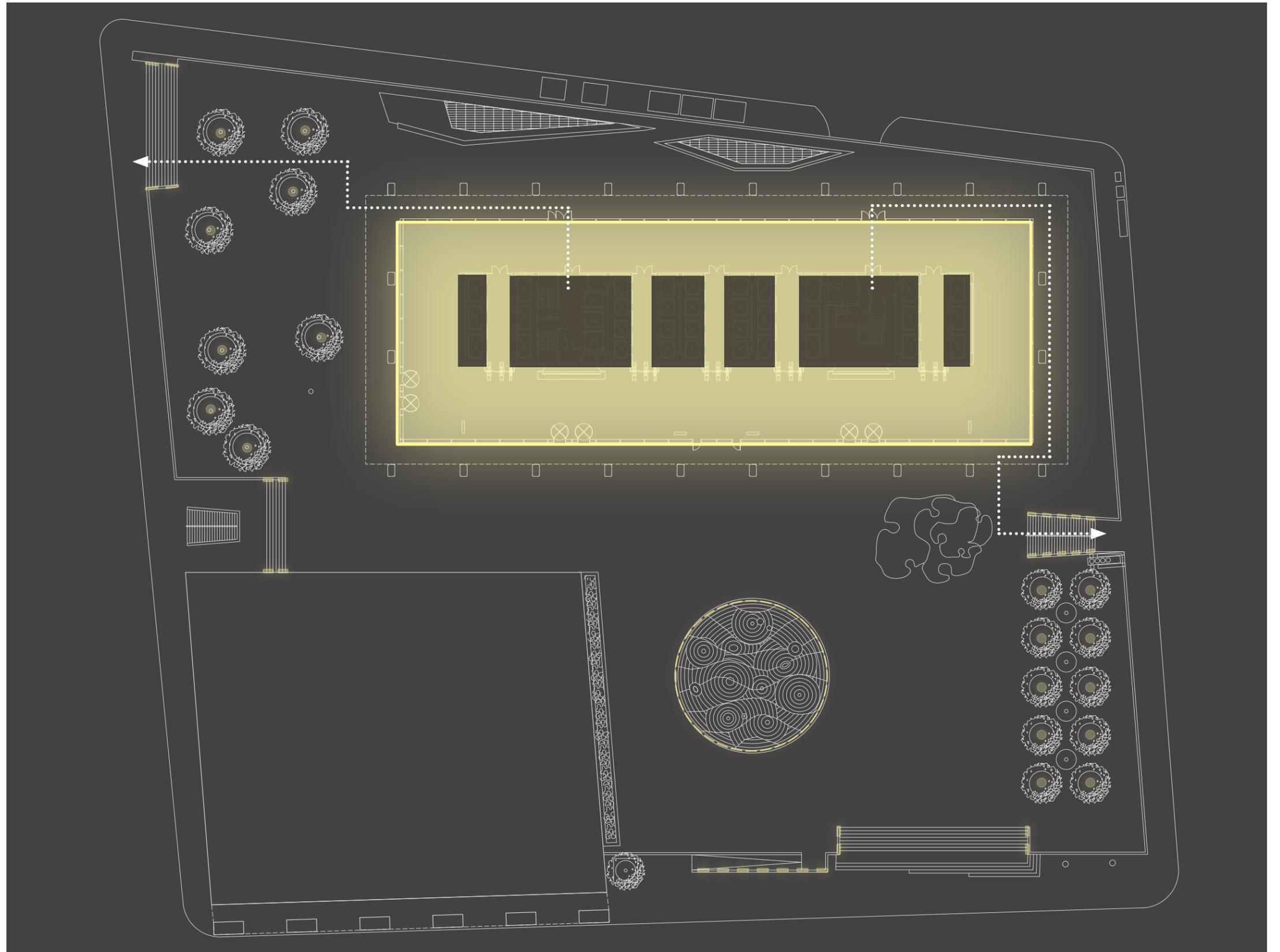
Original plaza lighting would not meet current code-mandated 1 foot-candle average illumination along egress paths.



Plaza Lighting: Existing Condition

- Ambient light from lobby
- Intermittent ambient light from Noguchi courtyard
- Integrated lighting at stair edges
- Tree uplighting

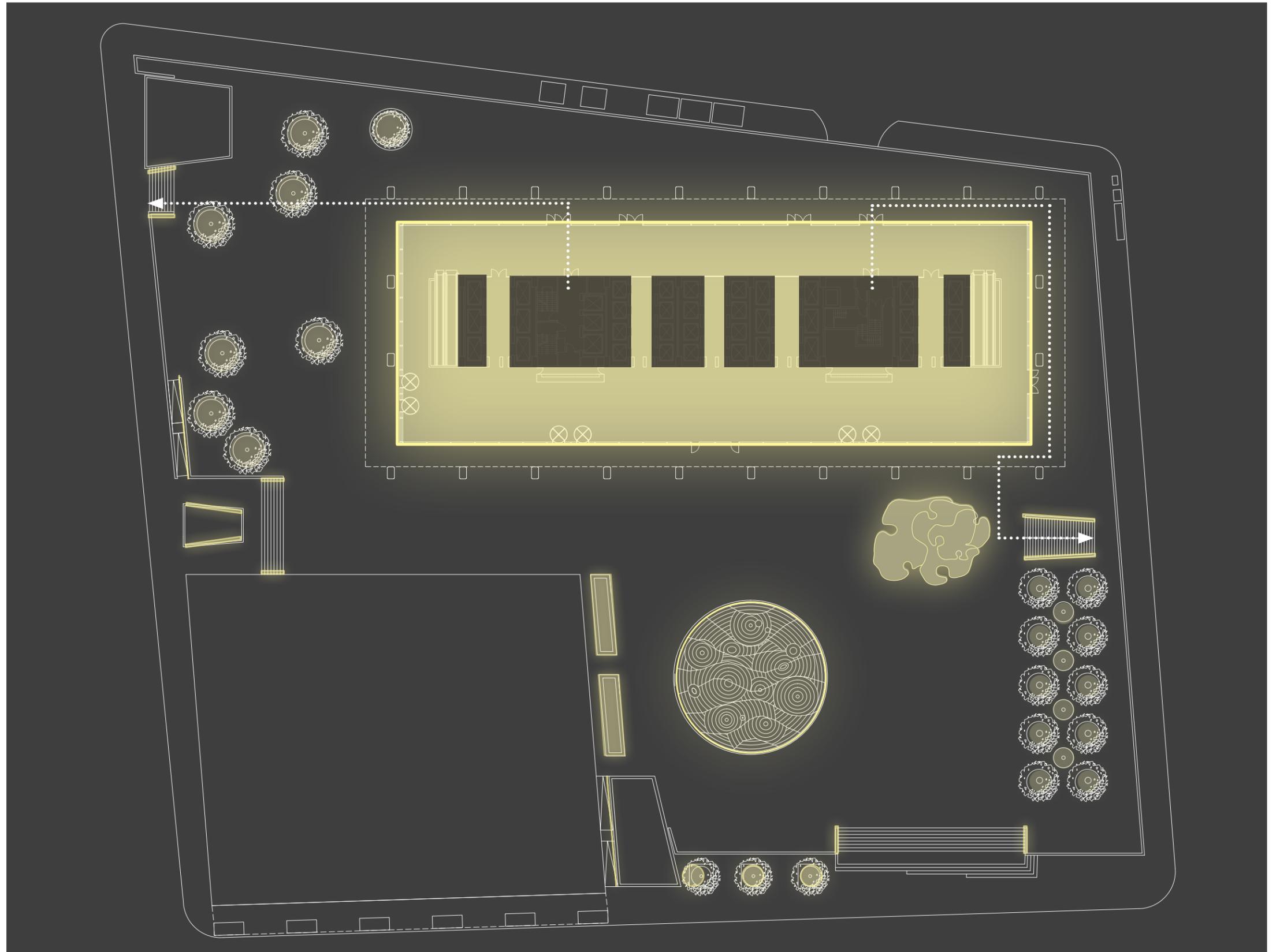
Existing plaza lighting meets code-mandated 1 foot-candle average illumination along primary egress paths at the North plaza only.



Plaza Lighting: Proposed Condition

- Ambient light from lobby ceiling
- Integrated downlighting at restored planters and benches
- Uplight all trees
- Light Dubuffet sculpture
- Light Noguchi courtyard
- Integrated lighting at stair handrails

Proposed plaza lighting will exceed current code-mandated 1 foot-candle average illumination along egress paths.



Plaza Restoration

Non-original air intake removal

Linear planter restoration

South plaza tree wells restoration

Pine Street tree wells restoration

Noguchi courtyard conservation

Dubuffet sculpture conservation

Air Intake Removal

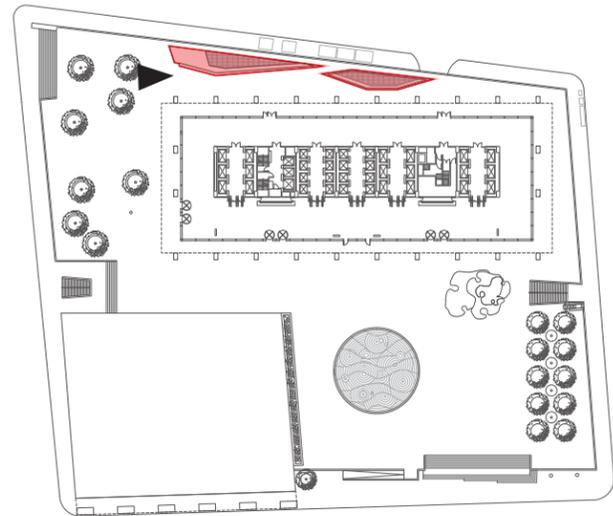
Original Condition



Existing Condition



Proposed Condition

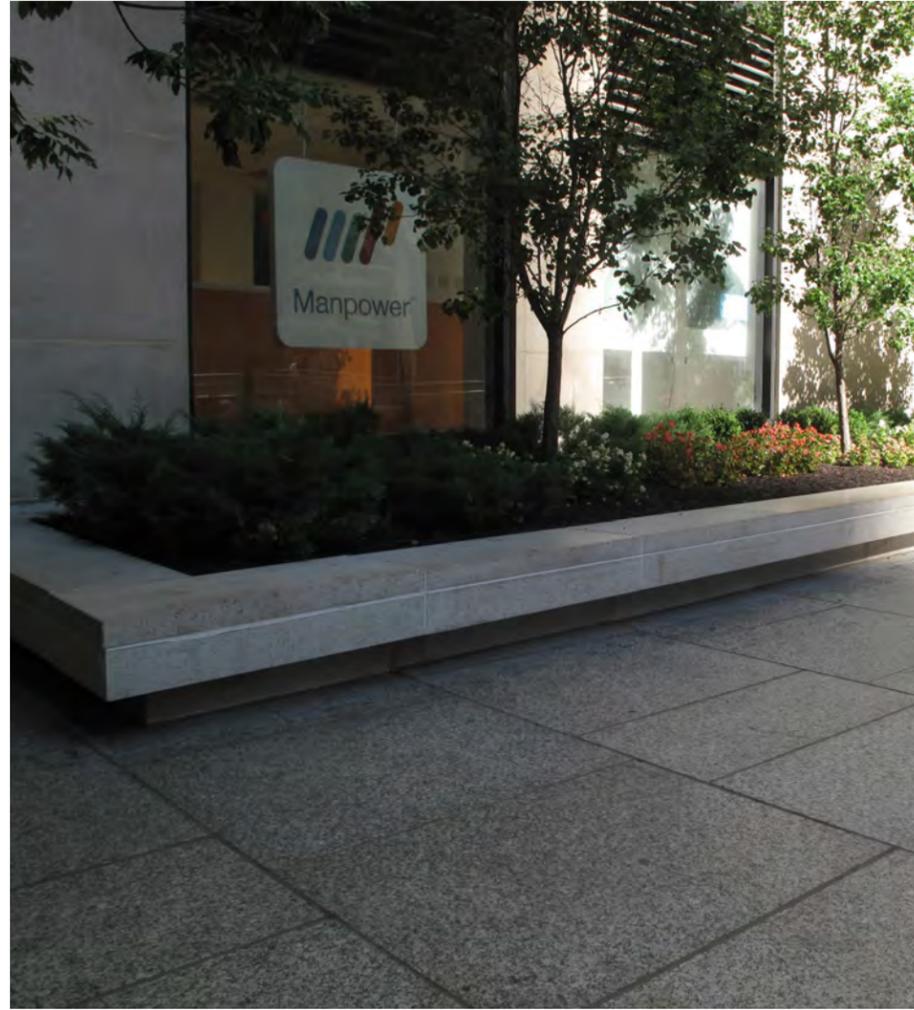


Planters and Benches

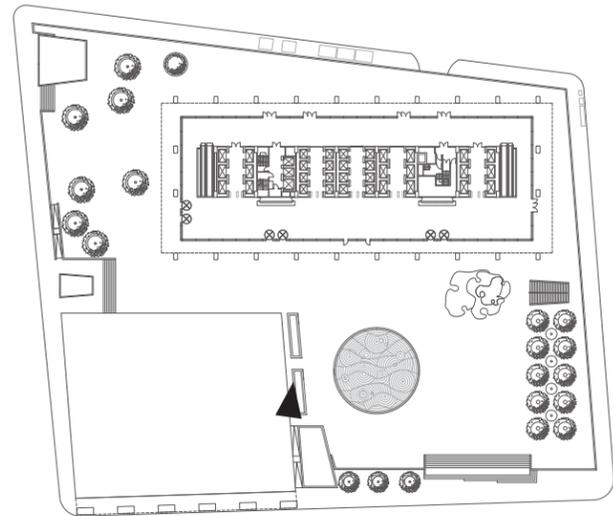
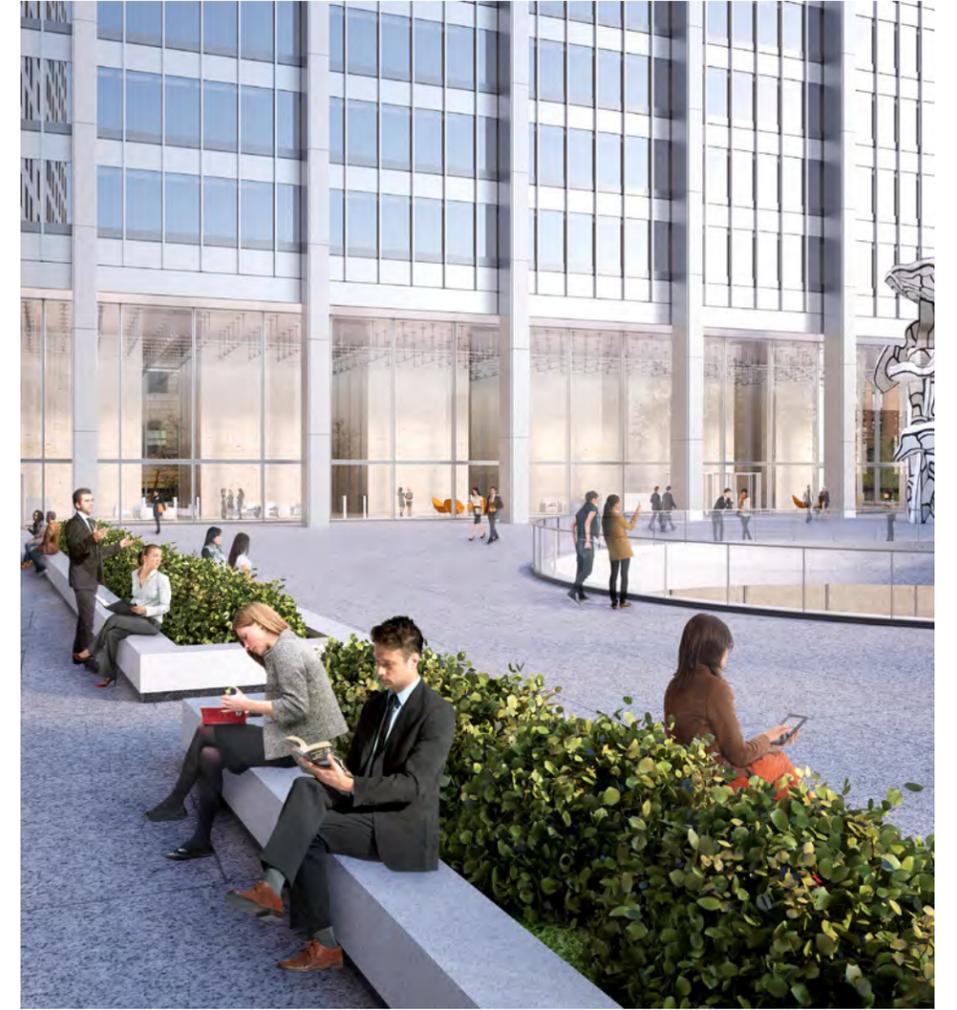
Original Condition



Existing Condition



Proposed Condition



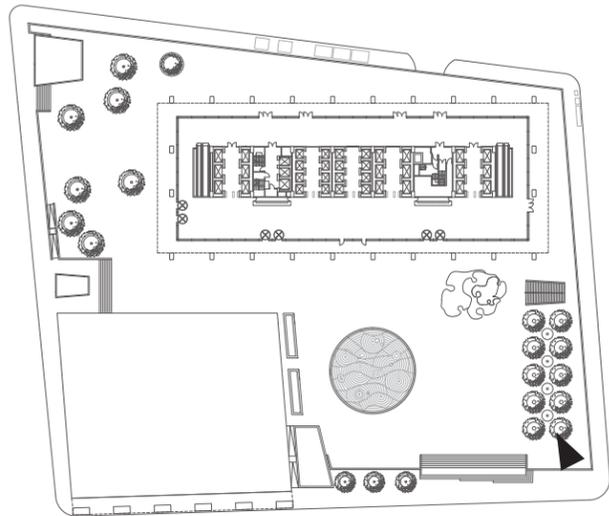
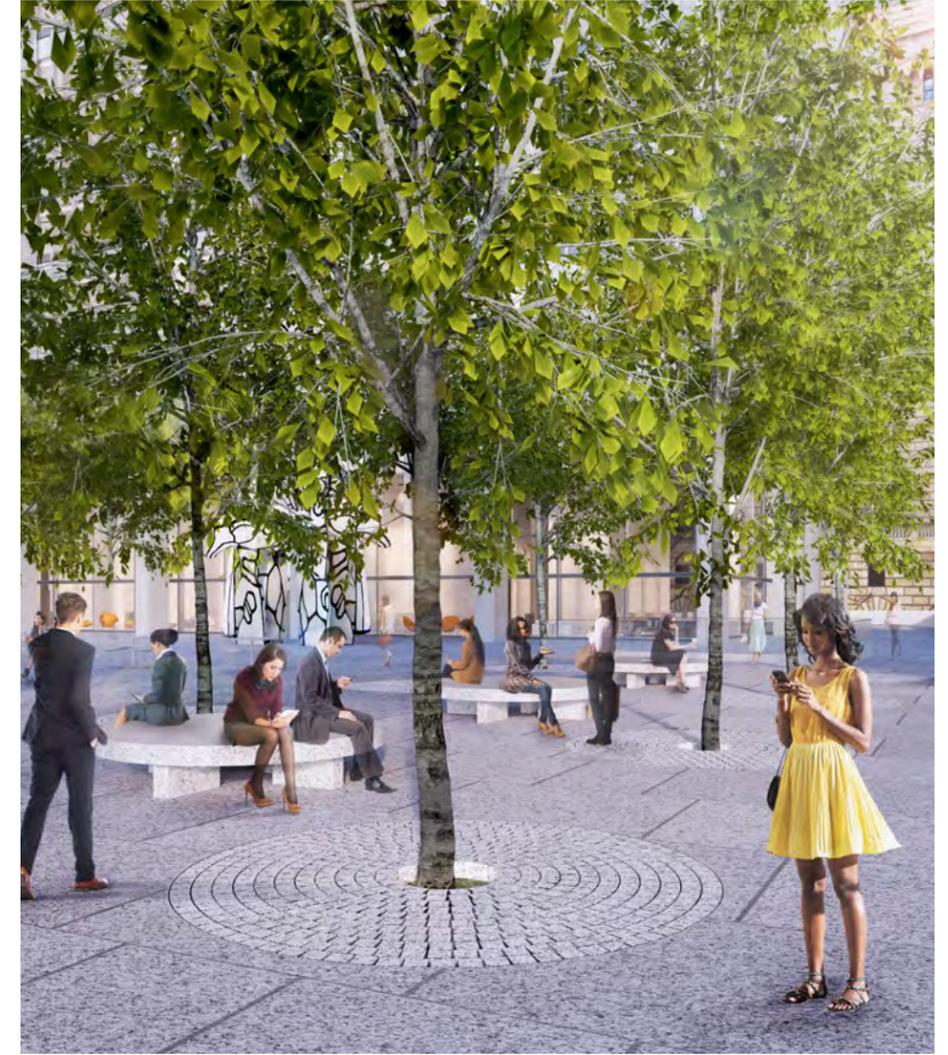
Original Condition



Existing Condition



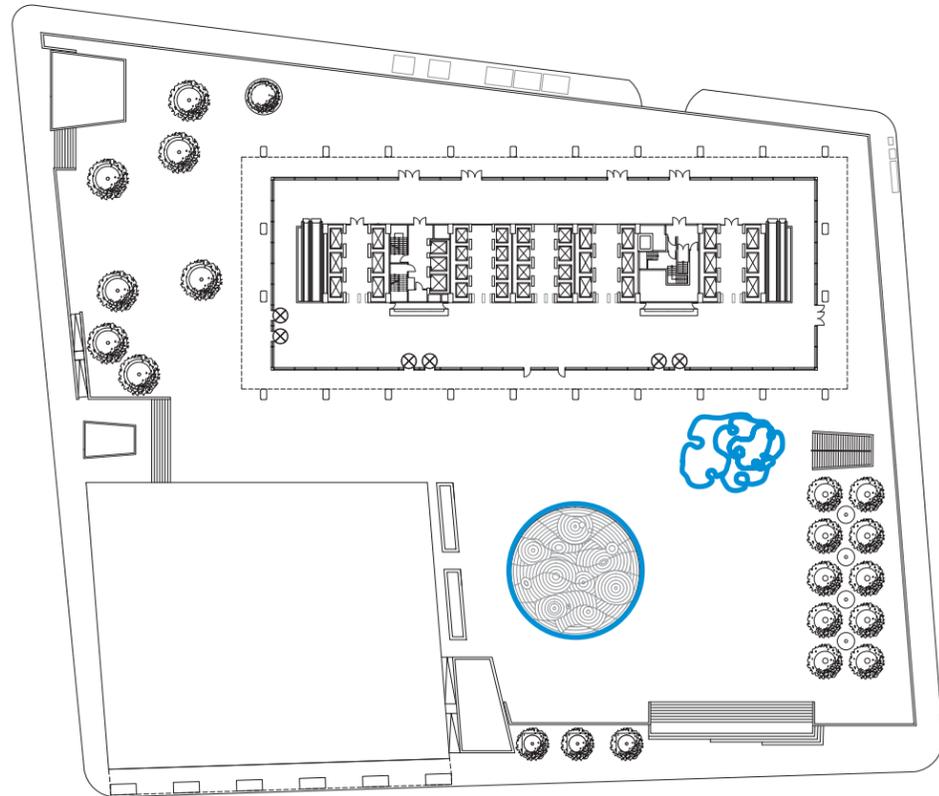
Proposed Condition



Public Art

Public Art Conservation

Ongoing conservation programs for the Dubuffet and Noguchi artworks.



Adaptive Reuse



“What preservation is really all about...is the retention and active relationship of buildings of the past to the community’s functioning present.”

- Ada Louise Huxtable, Will They Ever Finish Bruckner Boulevard? (1989)

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