

zCOMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: INTERNAL WORKINGS OF THE COMMUNITY
BOARD TASK FORCE

COMMITTEE VOTE: 7 In Favor 1 Opposed 1 Abstained 0 Recused

BOARD VOTE: 38 In Favor 0 Opposed 1 Abstained 0 Recused

RE: Street Fair Negotiation, Approval and Reporting Process

WHEREAS: In 2005, CB #1 received an opinion from the General Counsel of the City of New York Conflicts of Interest Board (the “COIB Opinion”) that CB #1 would not violate Chapter 68 of the City Charter by raising funds through “street fairs” and using those funds for expenses of CB #1; provided that CB #1 does not delegate to any of its employees the authority to:

- (a) negotiate with the producer of the street fairs concerning the price and other terms and conditions pertaining to the street fairs that raise funds for CB #1, or
- (b) pass on street fair permits sought by that producer, and

WHEREAS: CB #1 desires to establish a formal process to assure compliance with the terms of the COIB Opinion when it decides to use street fairs to raise funds to meet its expenses, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 hereby establishes the following procedures to be followed in connection with its future use of street fairs for fundraising:

When the Board votes to raise funds by sponsoring street fairs, then the Chair shall appoint or designate a Task Force of the Board, whose duties shall be to (1) solicit bids from street fair promoters; (2) in coordination with the appropriate geographical committee, negotiate terms, including the date, time, location, and financial arrangements for each street fair; (3) coordinate with the appropriate CB#1 geographical committee(s) on the preparation of a subsequent resolution to be voted on by the geographical committee and, if approved, to be presented to the Board for its decision on each street fair arrangement; and (4) report back to the Board on the results of each street fair, including a clear explanation of how the funds raised will be spent. The Chair is hereby authorized to execute the activity permit for each street fair that the Board has approved.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 12-16 Vestry Street, liquor license application for Olivier Cheng Catering LLC

WHEREAS: The applicant proposes to operate a catering establishment, and

WHEREAS: The applicants' catering establishment is within use-group 9, which is allowed in the B1 area of North Tribeca

WHEREAS: The applicant will be installing new kitchen exhaust equipment and an air conditioning system, and

WHEREAS: The applicant represented that it will not be seeking a cabaret or sidewalk a café license, and

WHEREAS: The applicant stated that the first floor will be used for office space and have an area for potential customers to sample their menu and the business will not be open to the public as a restaurant, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the liquor license application for Olivier Cheng Catering at 12-16 Vestry Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 397 Greenwich Street, liquor license application for Wichcraft LLC

WHEREAS: The applicant proposes to operate a restaurant with 12 tables and 30 seats, and

WHEREAS: The proposed maximum hours of operation will be 7:00 AM until 8:30 PM Sunday through Thursday, 7:00 AM to 8:30 PM on Friday and Saturday, and

WHEREAS: The applicant agreed to have background music only as appropriate for an establishment located where it is, and to provide adequate sound-proofing, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license or sidewalk café license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the liquor license application for Wichcraft LLC located at 397 Greenwich Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 25 North Moore Street, liquor license application for 25 North Moore LLC

WHEREAS: The applicant proposes to operate a restaurant, and

WHEREAS: The proposed maximum hours of operation will be 7 AM to 2 AM, Sunday through Thursday, 7 AM to 2 AM Friday and Saturday, and

WHEREAS: The applicant agreed to have recorded background music only as appropriate for an establishment located where it is, and to provide adequate sound-proofing, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license or a sidewalk café license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the liquor license application for 25 North Moore LLC at 25 North Moore Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC MEMBERS: 0 In Favor 1 Opposed 0 Abstained 0 Recused
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Request for three on-street parking spaces for PS 234 staff

WHEREAS: PS 234 has for many years had access had access to three free parking spaces in a City owned parking lot located just south of the school, and

WHEREAS: That parking lot is now a construction site for a new residential building, and

WHEREAS: PS 234 has asked the Community Board to request three on-street parking space to replace those lost, and

WHEREAS: The curb space in front of the school on Greenwich Street, which had been used by the Mayor's Community Assistance Unit, is no longer utilized by that agency, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 requests that the New York City Department of Transportation grant the request of PS 234 for three on-street parking spaces along the west curb of Greenwich Street between Chambers and Warren Streets.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 115 Broadway, restaurant wine license for 115 Broadway Corp. d/b/a
Panni

WHEREAS: The applicant did not appear before the Financial Committee for review,
now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 asks that the State Liquor Authority hold off on
approving the liquor license application for 115 Broadway Corp. d/b/a
Panni located at 115 Broadway until proper review by the Community
Board.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 11 Stone Street, liquor license application for Stone Tomato, Inc.

WHEREAS: The applicant proposes to operate a restaurant with 16 tables and 60 seats,
and

WHEREAS: The proposed hours of operation will be 11 AM to 8 PM Monday through
Friday, and

WHEREAS: The applicant agreed to have background music only as appropriate for an
establishment located where it is, and to provide adequate sound-proofing
insulation, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license or a
sidewalk café license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the liquor license application for Stone Tomato,
Inc. located at 11 Stone Street for a period of two years subject to
compliance by the applicant with the limitations and conditions set forth
above.

06resjan17

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 39 In Favor 0 Opposed 2 Abstained 0 Recused

RE: Proposed street fair for Maiden Lane between South Street and Water Street sponsored by the Downtown Visiting Neighbors on 9/29/06

BE IT
RESOLVED

THAT: Community Board #1 approves the proposed street fair sponsored by Downtown Visiting Neighbors scheduled for September 29, 2006 on Maiden Lane between South and Water Streets.

06resjan17

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 35 In Favor 0 Opposed 2 Abstained 0 Recused

RE: Proposed street fair for Maiden Lane between South Street and Water Street by the Downtown Independent Democrats on 4/28/06

BE IT
RESOLVED

THAT: Community Board #1 approves the proposed street fair sponsored by Downtown Independent Democrats scheduled for April 28, 2006 on Maiden Lane between South and Water Streets.

06resjan17

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 3 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 225 Front Street, liquor license application for Barbarini, Inc.

WHEREAS: The applicant proposes to operate a restaurant with 6 tables and 12 seats,
and

WHEREAS: The proposed hours of operation will be 8 AM to 8 PM, Sunday through
Thursday, 8 AM to 8 PM Friday and Saturday, and

WHEREAS: The applicant agreed to have recorded music only as appropriate for an
establishment located where it is, and

WHEREAS: The applicant intends to install new kitchen exhaust equipment, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license or
sidewalk café license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the liquor license application for Barbarini, Inc. at
225 Front Street for a period of two years subject to compliance by the
applicant with the limitations and conditions set forth above, and

BE IT

FURTHER

RESOLVED

THAT: Community Board #1 recommends the installation of a refrigerated
storage area for garbage waiting to be disposed.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	8 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 50-52 Laight Street, application to construct a new 8 story building

WHEREAS: The existing garages on this site dating from 1914 and 1919 are non contributing to the Tribeca North Historic District, and

WHEREAS: The proposal is to raise the existing garages and build an as of right 8 story new red brick, limestone, wooden windows and stucco duplex penthouse building in a traditionalist style, conforming with the an FAR 5 in this C6 2A zoned district, and

WHEREAS: The building would have a setback on the front façade at 85' with a street wall of 100' 3", a setback duplex penthouse raising the total height to 107' 3", the overall 8 story being achieved by incorporating a 27' 6" set back in the rear of the lot, and

WHEREAS: All mechanical equipment would be inside the building, and

WHEREAS: The Committee liked the traditionalist design with a limestone base, brick pilasters with a roof line to match the adjoining building and rich segmented arches to provide depth to the facade and light to the roof terrace, and

WHEREAS: The Committee was not united on the horizontal banding detail made of limestone plinths and corners but fiberglass inserts, the consensus was that this be rethought in terms of material and color, and

WHEREAS: The Committee overall felt this was a well designed new building which would add to the sense of place in the Historic District and thanked the architect for the thorough presentation and helpful scaled model, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission approve the application, with consideration being given to the color and material of the horizontal banding detail.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 52 White Street, application for a façade restoration

WHEREAS: The applicant failed to be present at the meeting, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission hold over this application until the Community Board is given the opportunity to review the proposal.

06resjan17

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 458 Greenwich Street, application to install a new awning

WHEREAS: The applicant failed to be present at the meeting, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission hold over this application until the Community Board is given the opportunity to review the proposal.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Interim treatments for Peck Slip traffic islands

WHEREAS: The DOT and DDC have funding to reconstruct the Peck Slip traffic system in accordance with the plan approved by the Community Board in December 2004, and

WHEREAS: That approved plan is to replace the curb with granite 7" x 7" curbstones, relay the cobblestones, repair the existing bluestone sidewalk sections (approximately 20-25%) and replace the existing concrete sidewalk sections (approximately 75 -80%) with new blue/grey tinted concrete, and

WHEREAS: The Parks Department does not have a design for the community to consider yet but has been asked by LPC for an interim plan in case construction does not commence when the design process is completed in 2007, and

WHEREAS: The Parks Department is confident it will have an appropriate, high quality design for the community to consider before the summer of 2007, but in the unlikely event that construction does not then commence a temporary plan of finishing the curbstone edging with a 6' band of grass and a mulched central park area which would be secured from vehicles and damage by an appropriate construction fence would be installed, and

WHEREAS: The representative from the Mayor's office reminded the Committee that this park would fall within the East River Waterfront Plan and would be of the highest landscape design and would be subject to full review and input from the community, and

WHEREAS: The Committee thanked the representatives for the update and the confidence they had in making this interim plan unnecessary and looked forward to meeting them again when the Parks Department had a design for community review and input, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission approve this temporary interim application, noting that the Parks Department committed to having a design for review and community input well before the summer of 2007 when the DOT work is scheduled to be completed.

06resjan17

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	8 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 414 Broadway, application to replace windows

WHEREAS: This proposal calls for the replacement of eight-paned windows under three-segment transoms with four-paned windows under two-segment transoms on a commercial building at the southeast corner of Broadway and Canal Street, and

WHEREAS: In 1915, fire escapes were added, at which time some windows were replaced with escape doors, which, according to the applicant, makes it almost impossible to make all the window penetrations look like what existed before 1915, and

WHEREAS: This proposal does not affect the building's storefronts, and

WHEREAS: The color palette for the frames and mullions would be an appropriate beige and gray, now

THEREFORE
BE IT
RESOLVED

THAT: While the Community Board would prefer the replacement windows to be more in keeping with the double-hung windows as existed before 1915, we do not oppose the current proposal.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 3 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Proposed design for a park and fountain at Collect Pond Park

WHEREAS: Collect Pond Park, boarded by Leonard and Franklin to the north and south and by Center and Lafayette to the East and West, is a shabby crumbling no-mans land of a park populated by the homeless and the occasional media circus, and

WHEREAS: Commissioner Benepe asked Alan Sonfist of Art In Nature, a creator of large scale artworks, such as the acclaimed Time Landscape in northern Soho to present a design for Collect Pond Park, and

WHEREAS: Sonfist, referring back to Collect Pond itself, suggested a tri-levelled fountain unearthing and re-using the same rocks which demised the original pond, immersing them in water taken from the spring underneath which would be filtered and recycled, and

WHEREAS: Commissioner Benepe was favorably disposed to the project which would be a joint venture between Art In Nature and the Parks Department maintained by Parks with expense overruns over and above the agreed upon budget assumed by Art In Nature, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 supports and approves this design for Collect Pond Park by Art In Nature, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 again reiterates its position, as stated in our October 18, 2005 resolution, that given the limited dollars available for park restoration in Lower Manhattan, we feel that the full restoration of Pearl Street Park is a much higher priority and should be assured before funding is provided for the proposed improvements to Collect Pond Park.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Select Committee on the Redevelopment of Lower Manhattan

WHEREAS: CB #1 has repeatedly expressed its concern about the direction and slow pace of redevelopment at the WTC site, which adversely affect the quality of life of residents and workers in Lower Manhattan in prior resolutions (October 2005, November 2005, December 2005), and

WHEREAS: There are many significant decisions still to be made concerning the direction of the redevelopment of the World Trade Center neighborhood which will have a far-reaching and hopefully positive impact on the entire City, and

WHEREAS: New York City Council Member Alan Gerson is currently Chair of the Select Committee on the Redevelopment of Lower Manhattan, and

WHEREAS: The Select Committee as currently constituted has minimal funding and minimal staff, and

WHEREAS: City Council Member Alan Gerson has done an outstanding job representing Lower Manhattan, and

WHEREAS: City Council Speaker Quinn is considering making the Select Committee a full Committee of the New York City Council, which would give it a more prominent position in the City Council with a corresponding level of funding and staff, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 strongly urges that Speaker Quinn make the Select Committee on the Redevelopment of Lower Manhattan a fully funded and staffed Committee of the City Council and recommends that Council Member Gerson continue to serve as Chair of such new Committee.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 17, 2006

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	6	In Favor	1	Opposed	0	Abstained	1	Recused
PUBLIC VOTE:	2	In Favor	1	Opposed	0	Abstained	0	Recused
BOARD VOTE:	36	In Favor	1	Opposed	0	Abstained	1	Recused

RE: Agreement between CB #1 and Goldman Sachs regarding development of BPC Site 26 for the Goldman Sachs Headquarters

WHEREAS: In a Resolution dated May 18, 2004, CB#1 approved a Battery Park City Authority application for a text amendment to the New York City Zoning Resolution, Section 84-30, in order to permit the development of Site 26 in Battery Park City by The Goldman Sachs Group, Inc. (“Goldman Sachs”) for the construction of its headquarters building, and

WHEREAS: CB#1’s approval of the zoning text amendment was based in part on Goldman Sachs’ agreement to provide certain amenities to the neighborhood and to address certain concerns of the neighborhood in connection with the construction and operation of the Goldman Sachs headquarters, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 reaffirms its support for the construction for the Goldman Sachs headquarters at Site 26, and for the following items of agreement with Goldman Sachs:

1. Black Cars

Goldman Sachs agrees to put into place a black car management plan that seeks to minimize the impact of black cars in the residential neighborhood to the north, taking into account the building’s occupants and the neighborhood occupants. Goldman Sachs has received approval from the New York State Department of Transportation and other governmental entities having jurisdiction for a lay by lane on West Street that will accommodate approximately 12-15 black cars. The plan will identify potential off-street sites for the staging of all additional black cars scheduled to pick up Goldman Sachs employees from the building. Goldman Sachs will present this plan to CB#1 for review and comment. The development and implementation of this plan is not expected to be finalized until shortly before occupancy.

2. Construction Plan

Taking into account the commercial needs of Goldman Sachs and its required 2009 occupancy, Goldman Sachs will present a construction plan to CB #1 covering how materials and workers will be transported and staged and how construction-period parking will be handled. Goldman Sachs will also develop a plan to address the construction's impact on air quality and noise at the BPC schools and ballfields adjacent to the north side of the Project, which plan will incorporate the use of low-sulfur diesel fuels and take other appropriate measures.

3. Circulation and Access

Subject to any and all approvals, that may be required from the governmental agencies having jurisdiction, the Goldman Sachs Construction Plan will look to keep the bikeway/walkway on West Street open as is feasibly possible during construction with the intention of having the bikeway/walkway open once construction is completed.

Goldman Sachs will ensure that the pedestrian walkway on Site 26 immediately adjacent to Site 25 is accessible and maintained for residents, workers and visitors once construction is completed. Goldman Sachs will also look to keep some form of a passage open between these sites during construction of its new building.

4. Community Amenities

Goldman Sachs will provide \$3.5 million in funding for the build-out of the Battery Park City NY Public Library (NYPL) branch to be built on Site 16. Goldman Sachs will work with the NYPL and the Battery Park City Authority to coordinate the transfer of these funds when they are needed for construction costs pursuant to a separate agreement with such entities.

On or before February 28, 2006, Goldman Sachs will also make a contribution of \$1 million directly to Manhattan Youth Recreation and Resources Inc. for the community recreation center to be built on Site 5C in Tribeca (or such other location acceptable to Goldman Sachs) and which is to be operated by Manhattan Youth Recreation and Resources Inc.

5. Retail Space

The 5,000 square feet of retail space located in the new Site 26 building shall be leased in a way that considers residential and building occupant needs. Goldman Sachs will consult with CB #1 in marketing this space.

6. Building Standards

Goldman Sachs will design and construct this building in a manner to generally comply with the "LEED Gold" guidelines. Goldman Sachs will provide CB #1 with a safety plan for review and comment for the storage of fuel for power generation.

7. Parking

Goldman Sachs will provide for no more than 15 indoor parking spaces within its building.

8. Conference Center

Goldman Sachs will continue good faith discussion of potential community use of its auditorium and conference center as is practically feasible to Goldman Sachs, subject to final design and security requirements.

9. Community Board Support of the Project

On the basis of this agreement by the parties, CB #1 agreed to support the text amendment application put forth by the Battery Park City Authority with regard to Site 26. On the same basis, CB #1 agrees to support the construction of the Goldman Sachs headquarters building as proposed by Pei Cobb Freed for Site 26.