



TRIANGLE PARK PRESENTATION

COMMUNITY BOARD No 2

TRIANGLE PARK
RSV LLC

MPFP LLC
41 EAST 11TH STREET
NEW YORK, NY 1003



REVELANT SITE AROUND TRIANGLE PARK:

- 1- JACKSON SQUARE PARK
- 2- ABINGDON SQUARE PARK
- 3- FATHER DEMO PARK
- 4- SHERIDAN SQUARE
- 5- BLEECKER PLAYGROUND



WEST VILLAGE AERIAL

NAME	TOTAL SF	% PLANTING AREA	TREES	AMENITIES
ABINGTON SQUARE PARK	9,556 sq. ft.	52% (4,984 sq. ft.)	21	BENCHES, MEMORIAL, ORNAMENTAL GATES, LIGHT POLES, BLUESTONE PAVERS
FATHER DEMO PARK	7,722 sq. ft.	15% (1,190.2 sq. ft.)	15	BENCHES, ORNAMENTAL FOUNTAIN, IRON FENCES BLUESTONE AND ASPHALT PAVERS
JACKSON SQUARE PARK	9,494 sq. ft.	31.8% (3,027 sq. ft.)	20	BENCHES, ORNAMENTAL FOUNTAIN, IRON FOUNTAINS IRON FENCE, BLUESTONE & COBBLE PAVERS
SHERIDAN SQUARE PARK	3,343 sq. ft.	95% (3,000 sq. ft.)	5	BENCHES, MEMORIAL PLAQUE, CAST IRON FENCE
BLEEKER PLAYGROUND	11,565 sq. ft.	10% (1,100 sq. ft.)	10	BENCHES, PLAY EQUIPMENT, IRON FENCE, DRINKING FOUNTAIN, IRON BOLLARDS
OPTION A	15,102 sq. ft.	43% (6,519.2 sq. ft.)	27	EXTENSIVE SOCIAL SEATING IN PARK & ON STREET, MOVABLE TABLE & CHAIRS
OPTION B	15,102 sq. ft.	52% (7,853 sq. ft.)	27	EXTENSIVE SOCIAL SEATING IN PARK & ON STREET, MOVABLE TABLE & CHAIRS
OPTION C	15,102 sq. ft.	60% (9,062 sq. ft.)	27	EXTENSIVE SOCIAL SEATING IN PARK & ON STREETS, MOVABLE TABLE & CHAIRS
OPTION D	15,102 sq. ft.	55.7% (8,414.4 sq. ft.)	23	SOCIAL SEATING IN PARK & ON STREETS, MOVABLE TABLE & CHAIRS, LAWN MOUND, FEATURE
OPTION E	15,102 sq. ft.	63.6% (9,597.6 sq. ft.)	22	SOCIAL SEATING IN PARK & ON STREETS, MOVABLE TABLE & CHAIRS, LAWN MOUND, FEATURE
OPTION F	15,102 sq. ft.	45.4% (6,856.7 sq. ft.)	21	SOCIAL SEATING IN PARK & ON STREETS, MOVABLE TABLE & CHAIRS, LAWN AREA, FEATURE
OPTION G	15,102 sq. ft.	53.5% (8,084.17 sq. ft.)	11	SEATING IN PARK, LAWN BERM, RAISED PARK, FEATURE
OPTION H	15,102 sq. ft.	59.3% (8,948.36 sq. ft.)	16	SEATING IN PARK, LAWN MOUND, RAISED PARK, FEATURE
OPTION I	15,102 sq. ft.	46.3% (6,995.1 sq. ft.)	15	SEATING IN PARK, MOVABLE TABLE & CHAIRS, LAWN/COMMUNITY GARDEN, RAISED PARK, FEATURE
EXISTING	10,372 sq. ft.	64.3% (6,664.6 sq. ft.)	9	RAISED COMMUNITY GARDEN

COMPARABLE CHART

TRIANGLE PARK
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MPFP LLC
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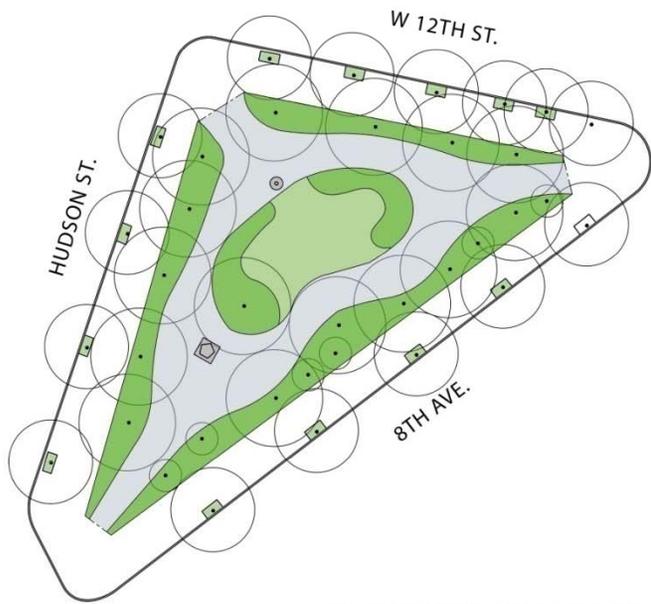


ABINGDON SQUARE PARK

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NEW YORK, NY 1003





TOTAL PARK AREA: 9,556 sq ft (0.22 acres)
 TOTAL PLANTING AREA: 4,984 sq ft (52%)

PLANTING :

-TREE: 21

FEATURES:

- BENCHES
- WORLD WAR I MEMORIAL
- ORNATE ENTRANCE POSTS AND GATES
- CAST IRON LIGHT POLES

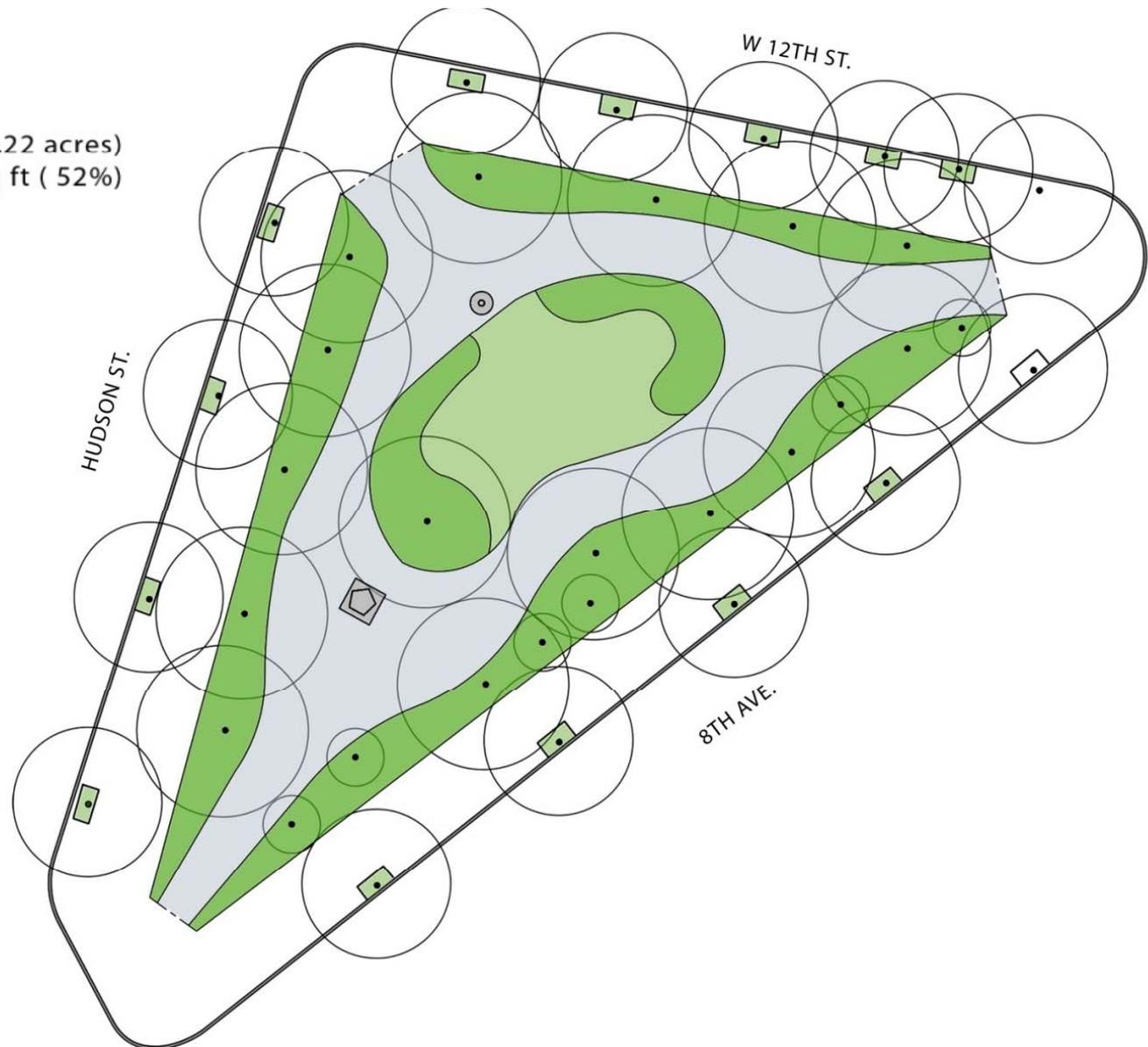
PAVERS:

- BLUESTONE PAVERS



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ABINGDON SQUARE PARK



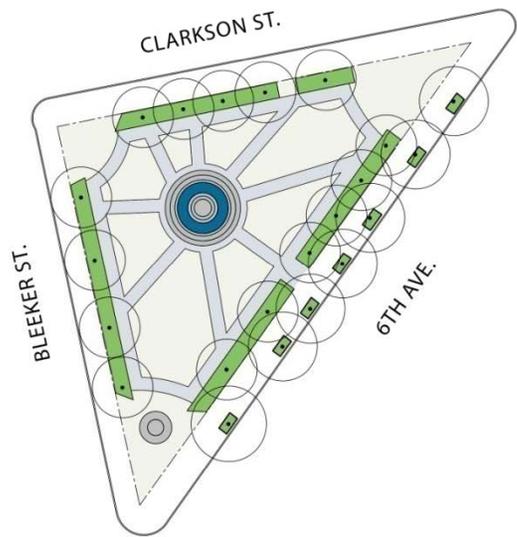


FATHER DEMO PARK

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TOTAL PARK AREA: 7,722 sq ft (0.18 acres)
 TOTAL PLANTING AREA: 1,190.2 sq ft (15.4%)

PLANTING :

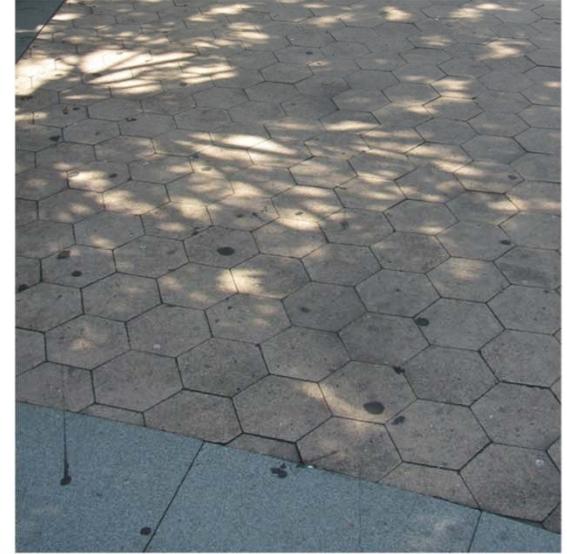
-TREE: 15

FEATURES:

- ORNAMENTAL FOUNTAIN
- IRON FENCES
- CAST IRON LIGHT POLES

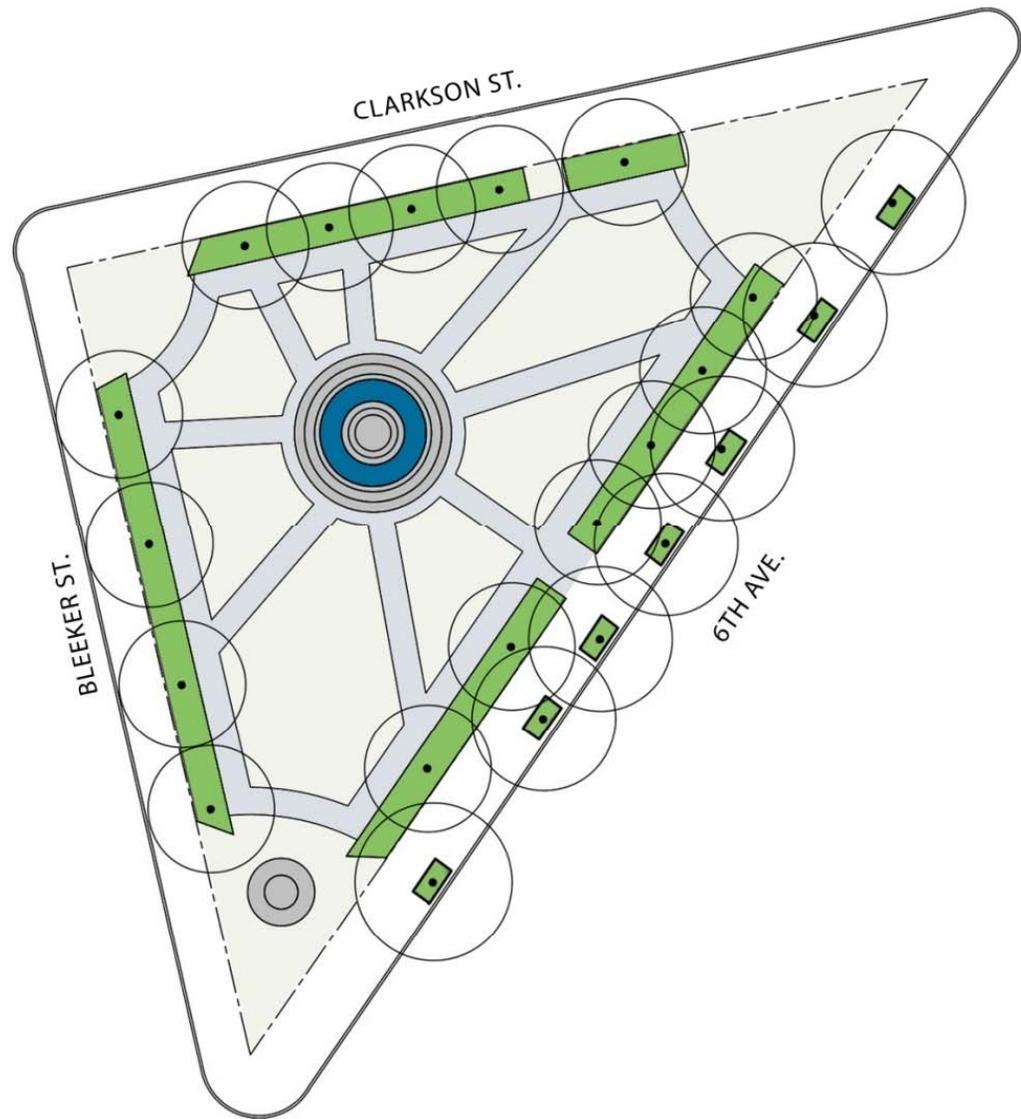
PAVERS:

- BLUESTONE PAVERS
- ASPHALT HEXAGON PAVERS



FATHER DEMO PARK

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FATHER DEMO PARK

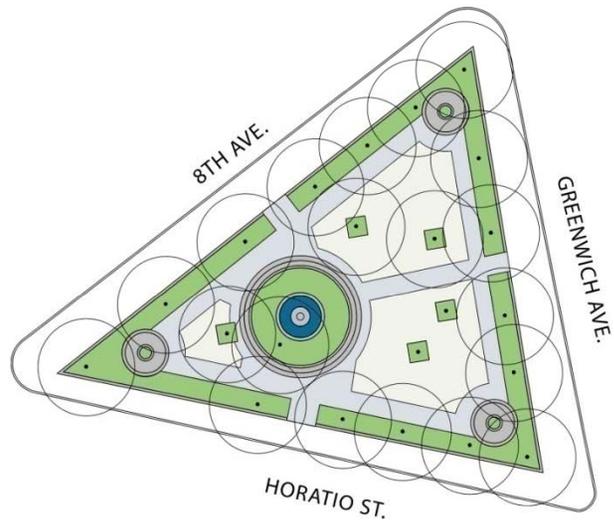


JACKSON SQUARE PARK

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TOTAL PARK AREA: 9,494 sq ft (0.22 acres)
 TOTAL PLANTING AREA: 3,027 sq ft (31.8%)

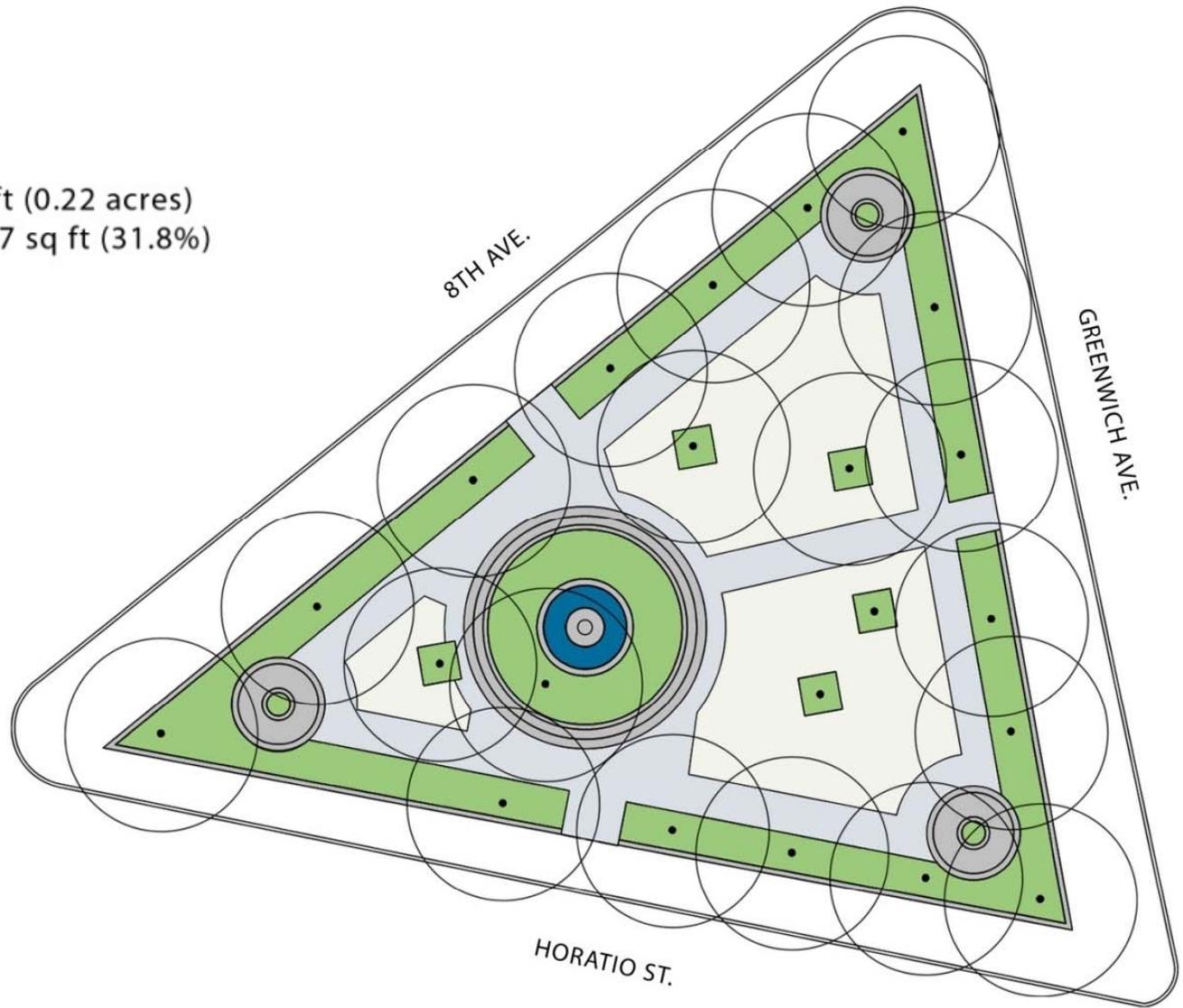
PLANTING :
 -TREE: 20

FEATURES:
 - ORNAMENTAL DRINKING FOUNTAIN
 - CAST IRON FOUNTAINS
 - WROUGHT IRON FENCE
 - CAST IRON LIGHT POLES

PAVERS:
 - BLUESTONE PAVERS
 - COBBLE PAVERS

JACKSON SQUARE PARK

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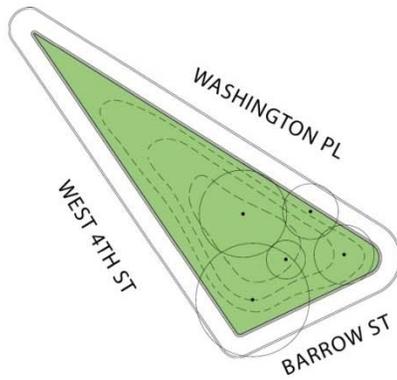


SHERIDAN SQUARE PARK

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TOTAL PARK AREA: 3,343 sq ft (0. 08 acres)
 TOTAL PLANTING AREA: 3,000 sq ft (95%)

PLANTING :

-TREE: 5

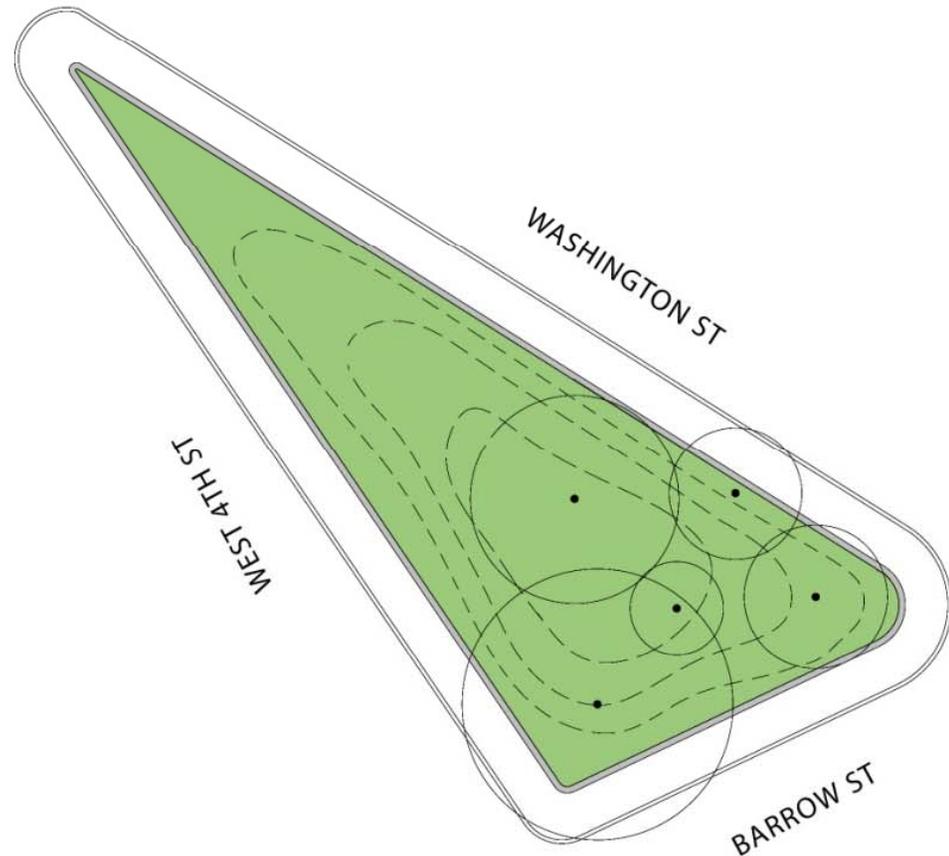
FEATURES:

- BENCHES
- MEMORIAL PLAQUE
- CAST IRON FENCE



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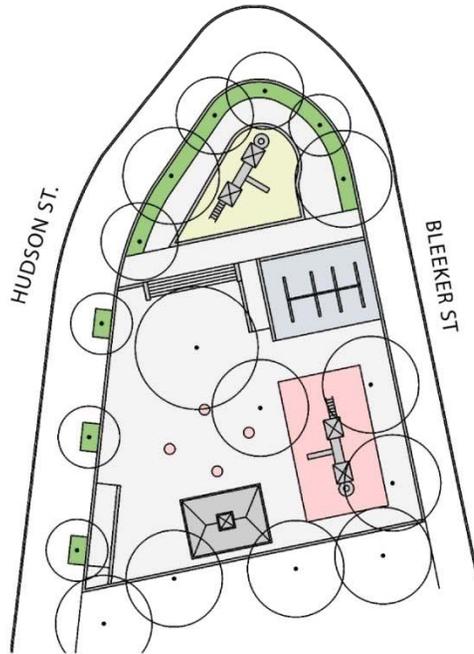


BLEECKER PLAYGROUND

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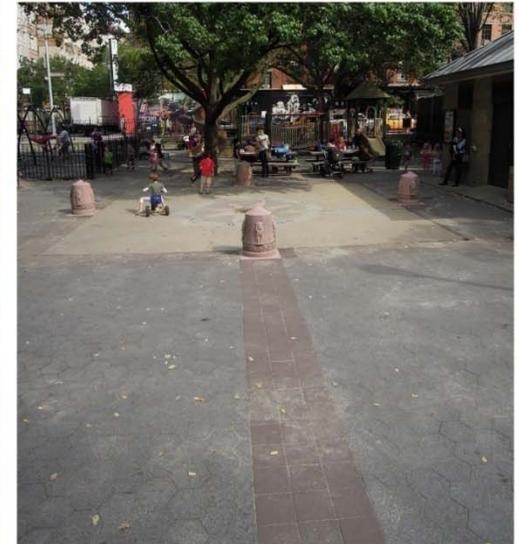
TOTAL PARK AREA: 11,565 sq ft (0.26 acres)
 TOTAL PLANTING AREA: 1100 sq ft (10%)

PLANTING :

-TREE: 10

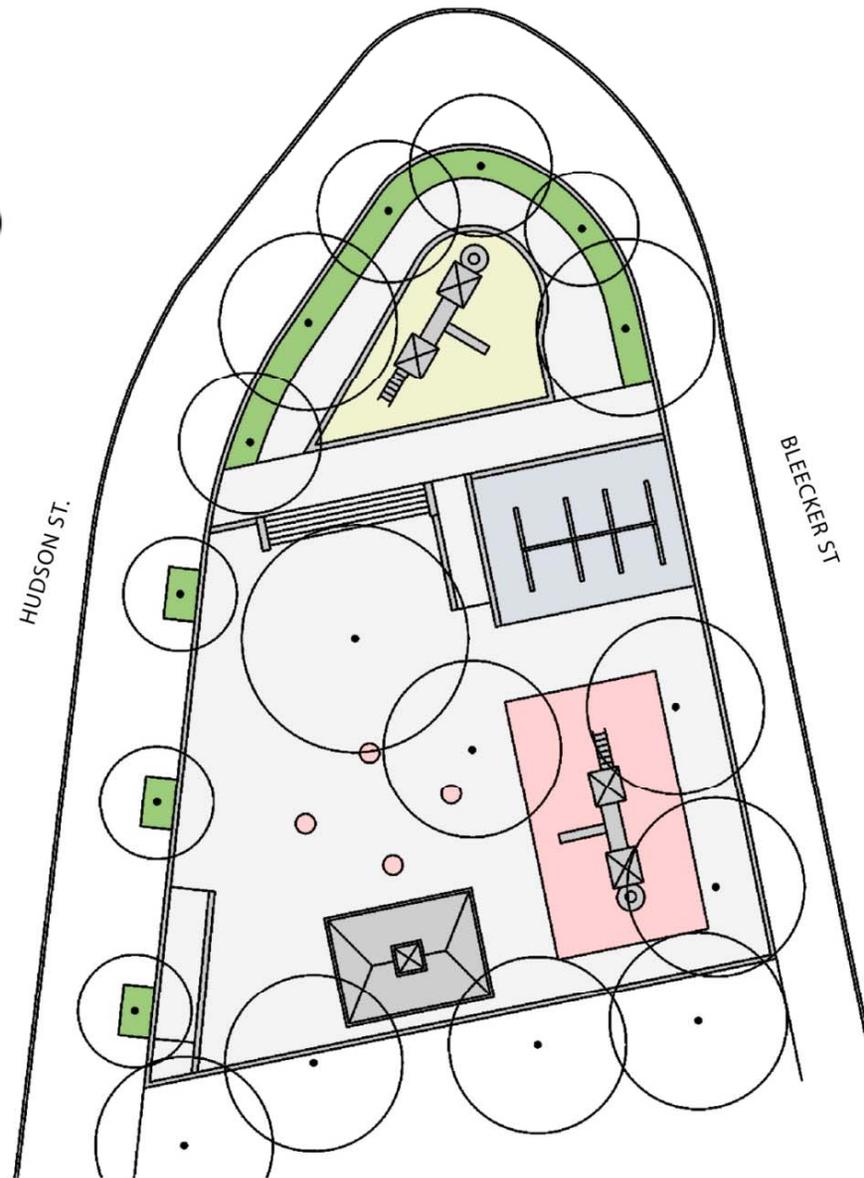
FEATURES:

- BENCHES
- PLAY EQUIPMENT
- CAST IRON FENCE
- DRINKING FOUNTAIN
- CAST IRON BOLARDS



BLEEKER PLAYGROUND

TOTAL PARK AREA: 11,565 sq ft (0.26 acres)
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BLECKER PLAYGROUND

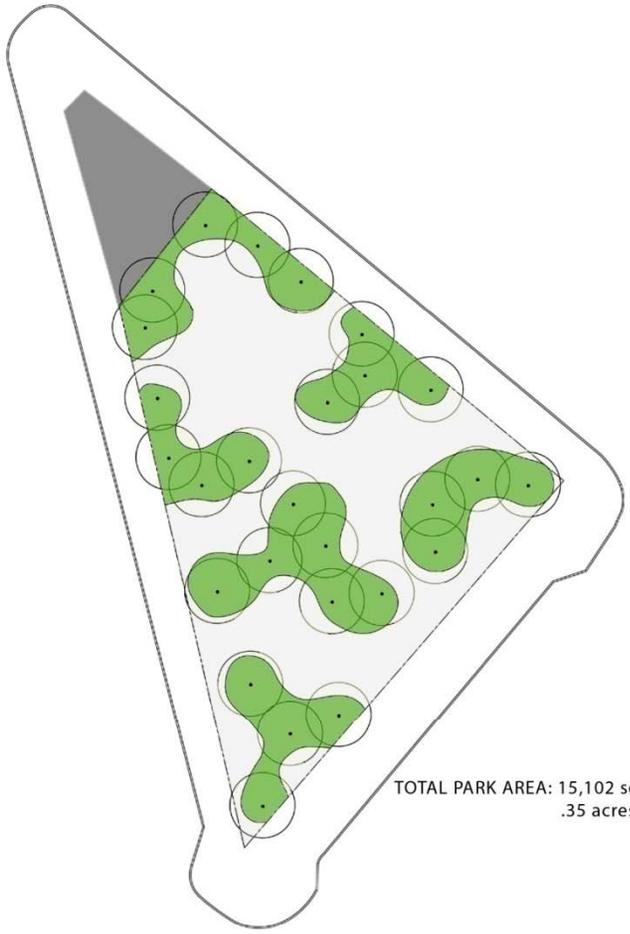


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TOTAL PARK AREA: 15,102 sq ft.
.35 acres

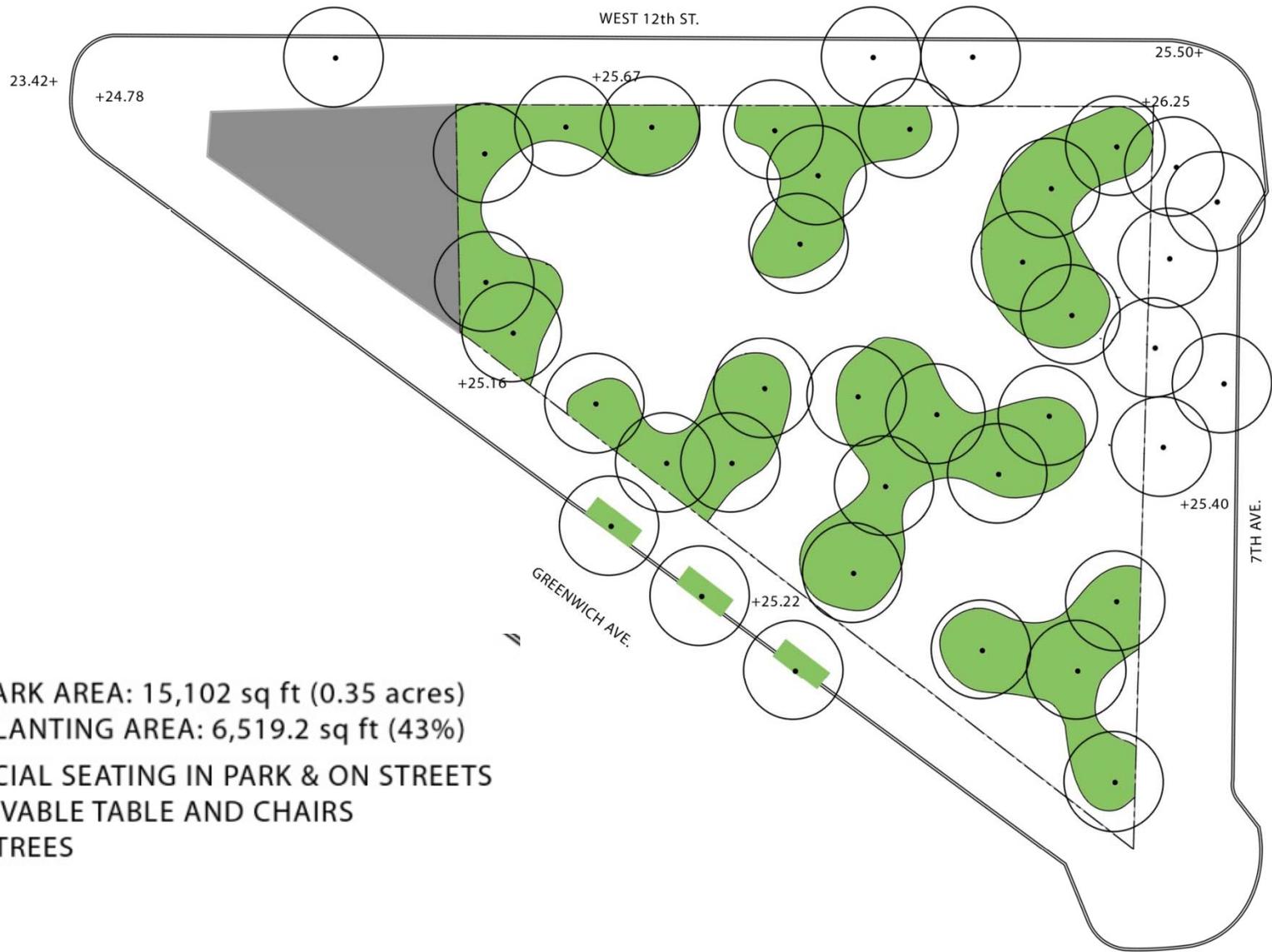


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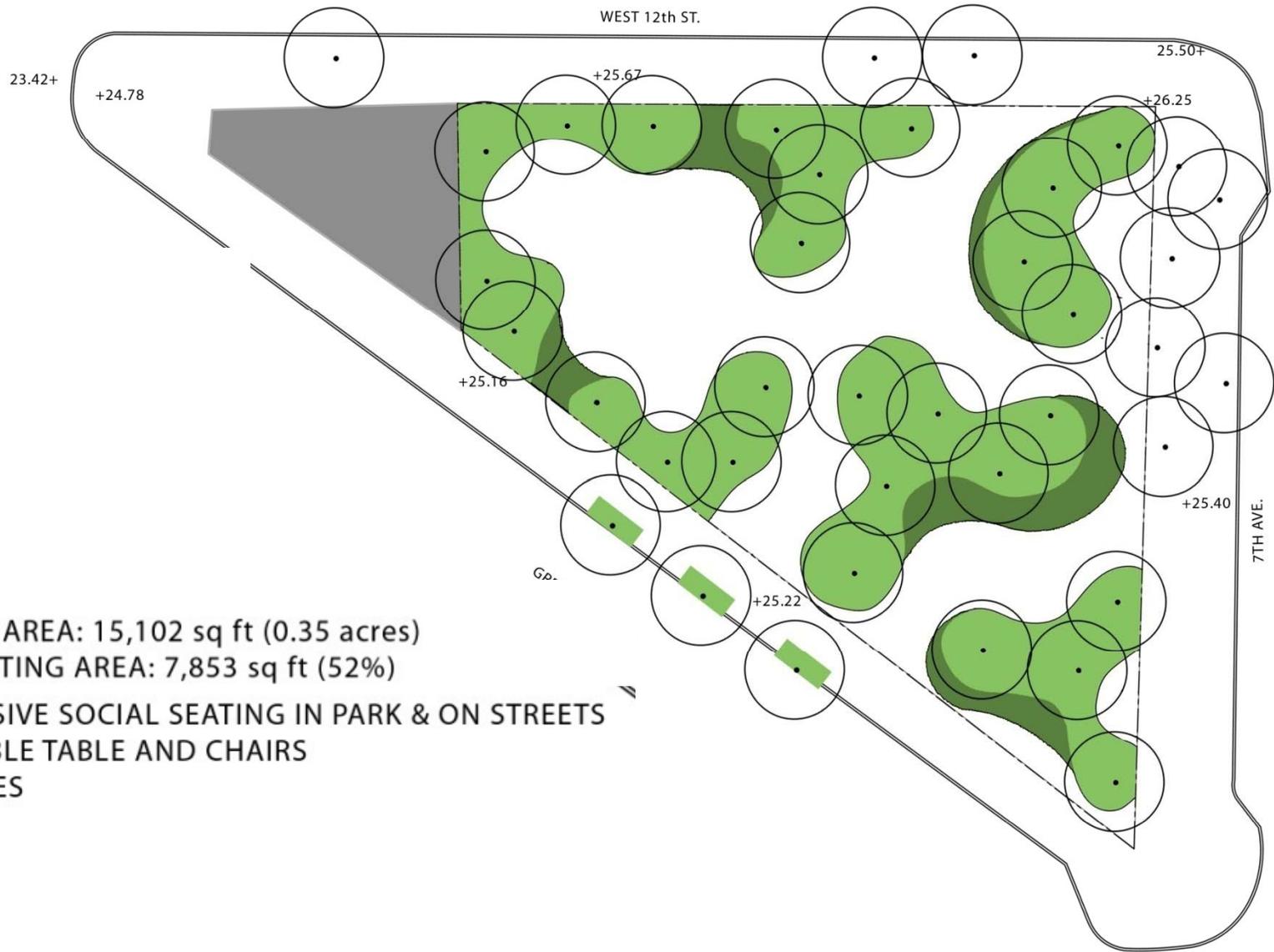




TOTAL PARK AREA: 15,102 sq ft (0.35 acres)
 TOTAL PLANTING AREA: 6,519.2 sq ft (43%)

- SOCIAL SEATING IN PARK & ON STREETS
- MOVABLE TABLE AND CHAIRS
- 27 TREES

OPTION A

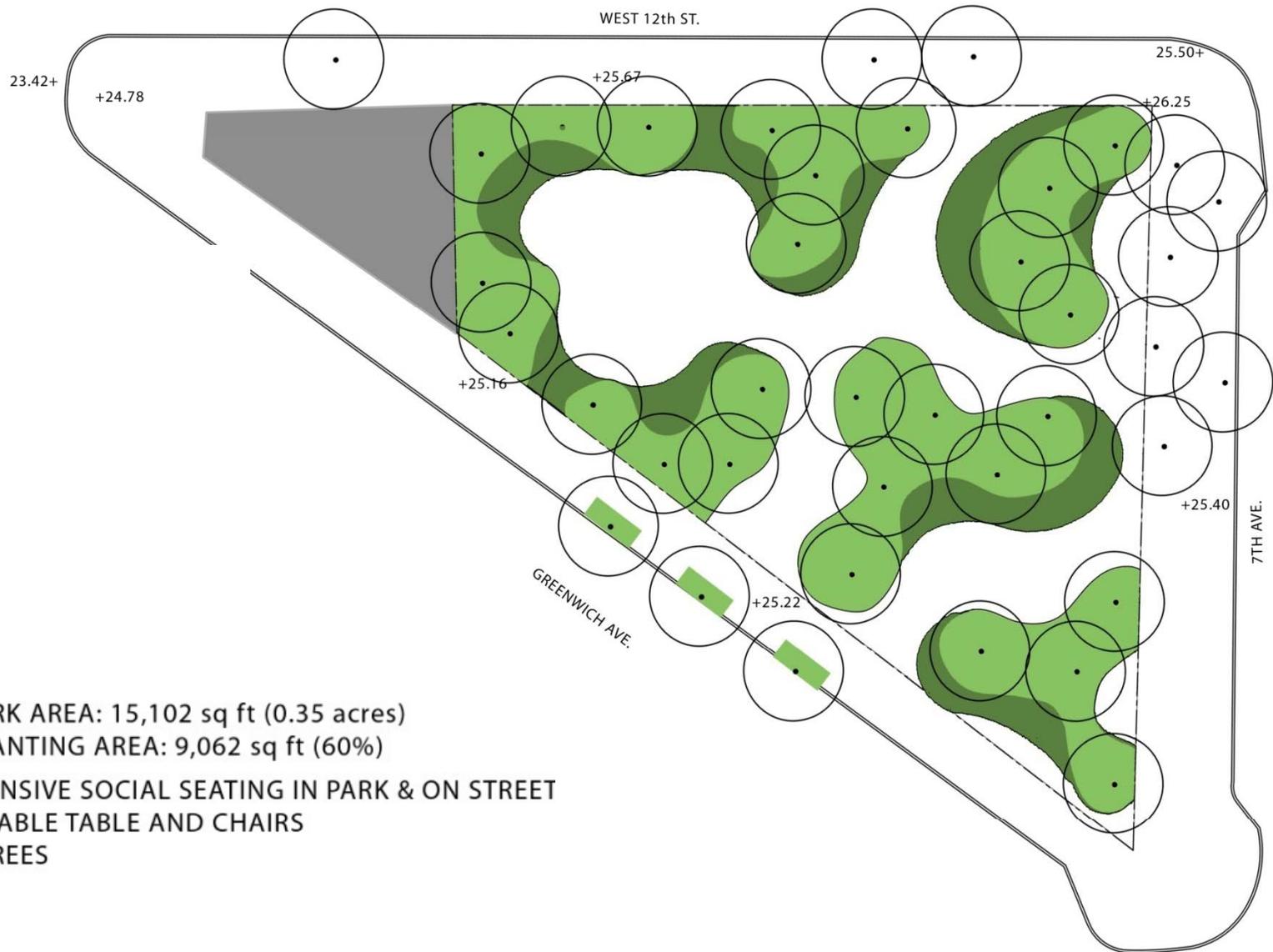


TOTAL PARK AREA: 15,102 sq ft (0.35 acres)
 TOTAL PLANTING AREA: 7,853 sq ft (52%)

- EXTENSIVE SOCIAL SEATING IN PARK & ON STREETS
- MOVABLE TABLE AND CHAIRS
- 27 TREES

OPTION B

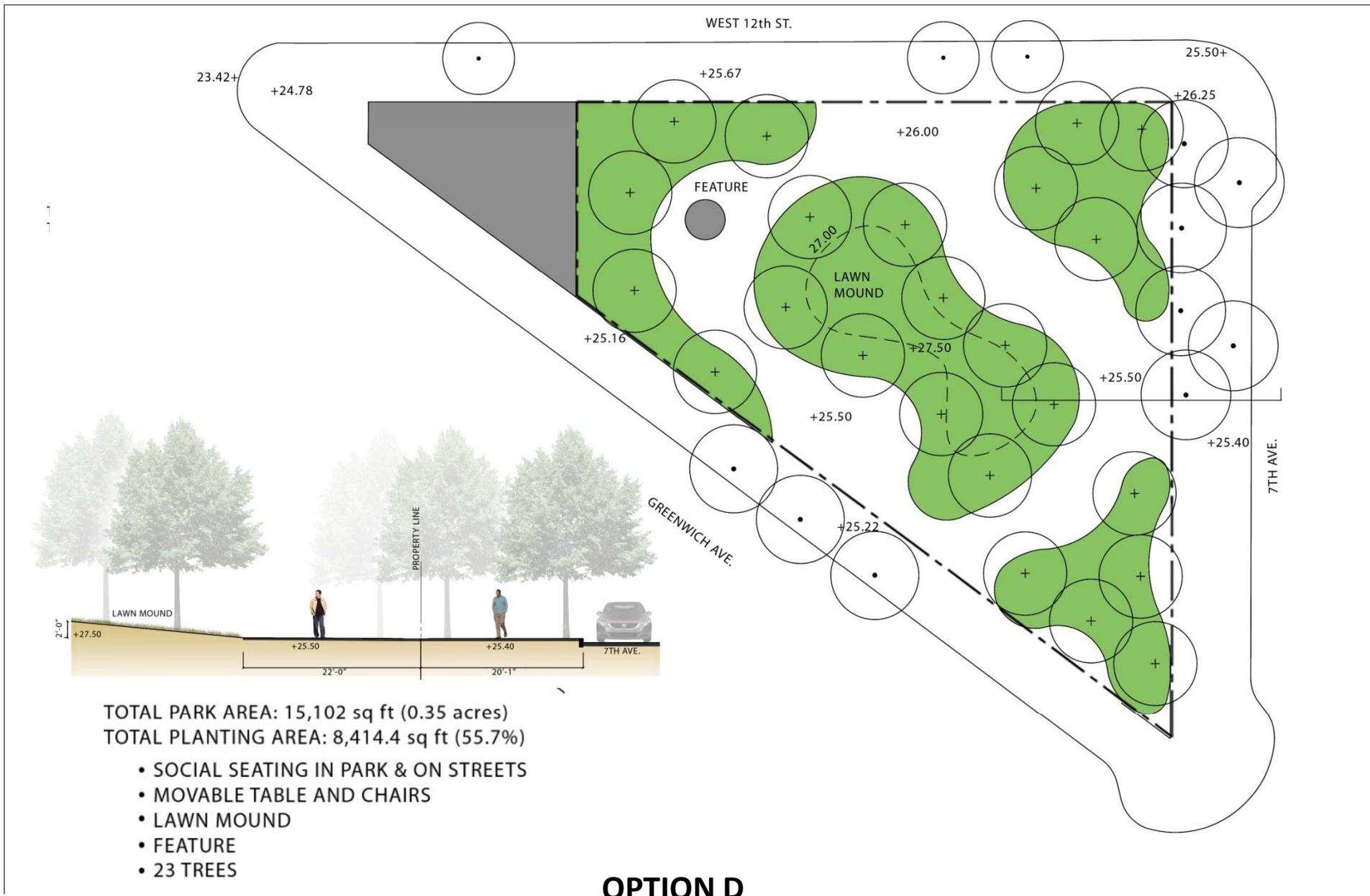




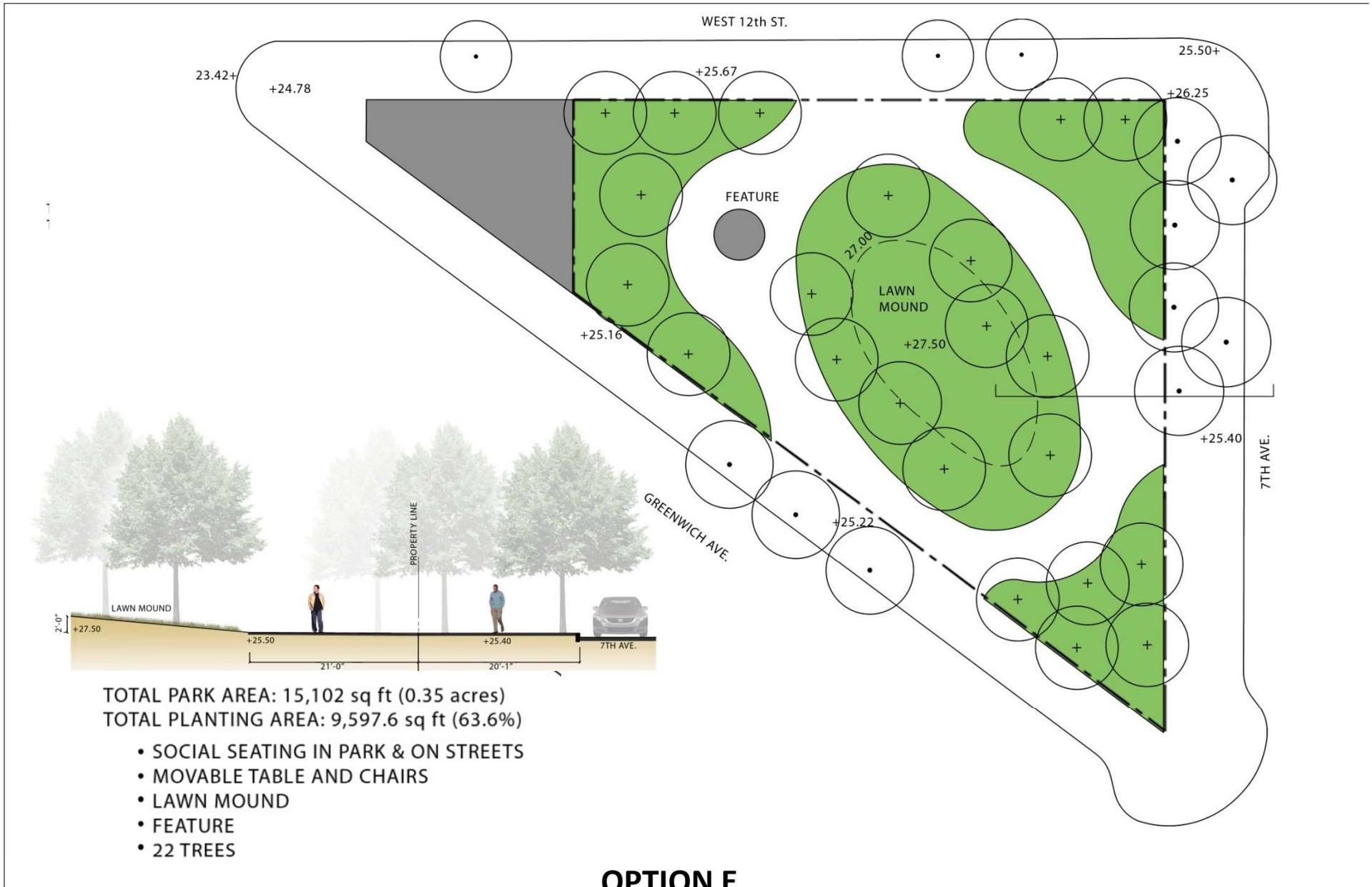
TOTAL PARK AREA: 15,102 sq ft (0.35 acres)
 TOTAL PLANTING AREA: 9,062 sq ft (60%)

- EXTENSIVE SOCIAL SEATING IN PARK & ON STREET
- MOVABLE TABLE AND CHAIRS
- 27 TREES

OPTION C



OPTION D

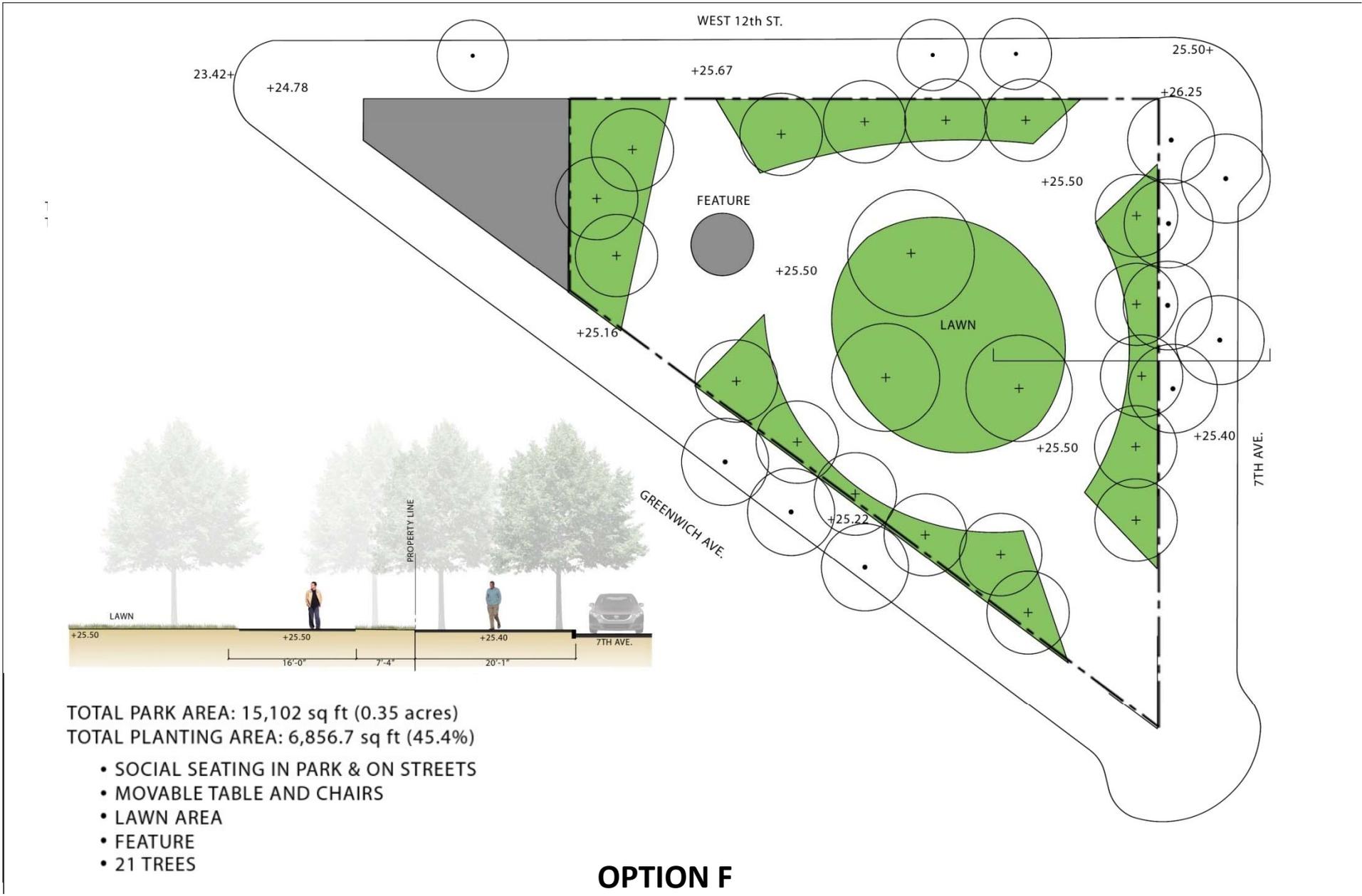


OPTION E

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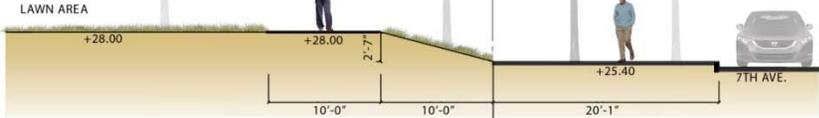
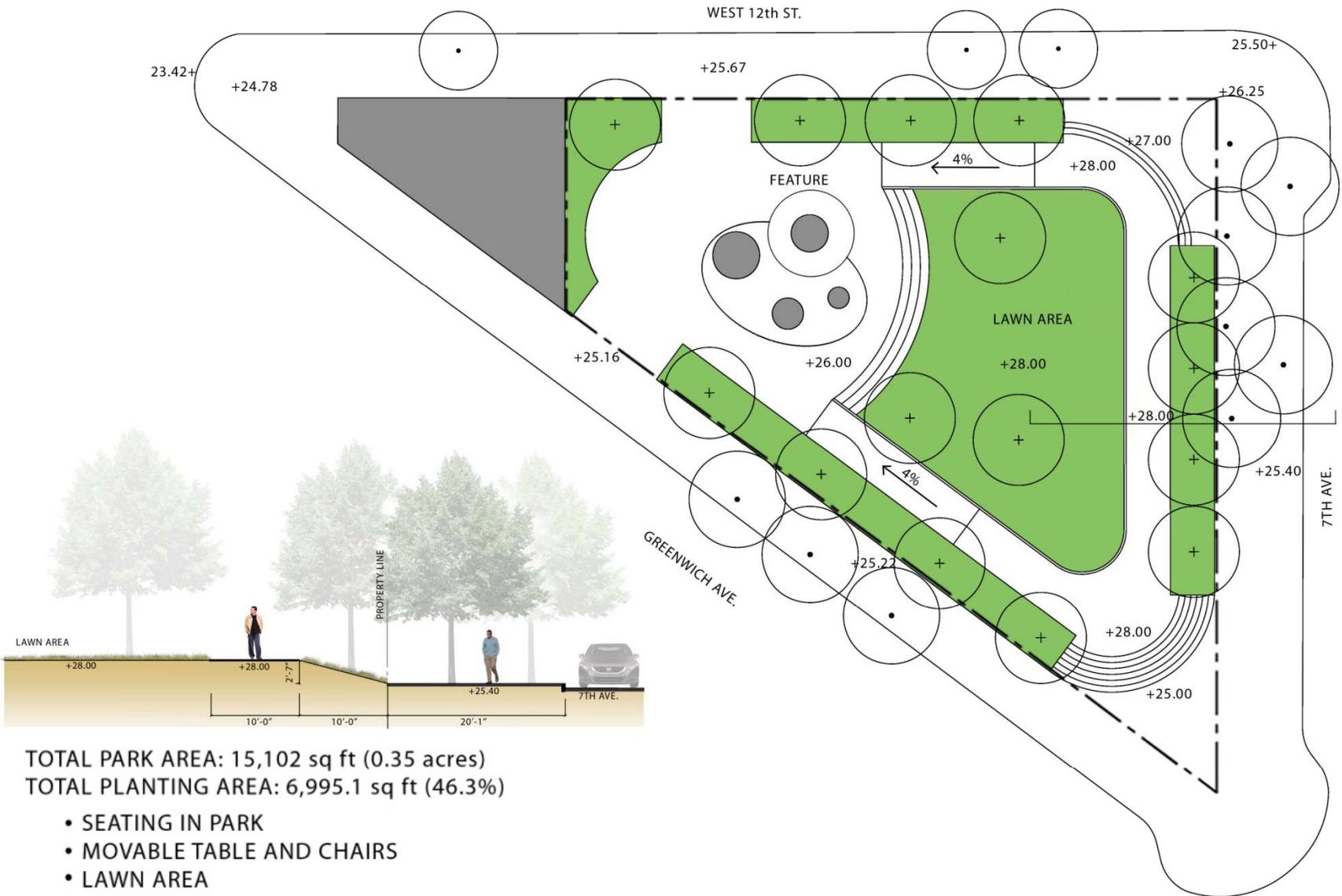
TOTAL PARK AREA: 15,102 sq ft (0.35 acres)
 TOTAL PLANTING AREA: 6,856.7 sq ft (45.4%)

- SOCIAL SEATING IN PARK & ON STREETS
- MOVABLE TABLE AND CHAIRS
- LAWN AREA
- FEATURE
- 21 TREES

OPTION F



OPTION G



TOTAL PARK AREA: 15,102 sq ft (0.35 acres)
 TOTAL PLANTING AREA: 6,995.1 sq ft (46.3%)

- SEATING IN PARK
- MOVABLE TABLE AND CHAIRS
- LAWN AREA
- RAISED PARK
- FEATURE
- 15 TREES

OPTION I



Restrictive Declaration. A restrictive declaration will be executed as part of the land use approvals. This document will among other things provide for the construction and ongoing maintenance of the Triangle open space.

Initial Construction. East Site developer will be responsible for the initial construction. Restrictive Declaration will include the following provisions:

- I. Open space required to be built in accordance with the plans approved pursuant to the ULURP process.
- II. Open space required to be built within a specified amount of time (30 months from date of project approval), subject to force majeure. This would bring the open space on line at about the time that the CCHC will open.
- III. Completion of the open space to be subject to review and sign-off by the Chair of the City Planning Commission to confirm that what is built is consistent with the approved plans.
- IV. Developer prohibited from obtaining certificates of occupancy for the last 30% of the East Site dwelling units until substantial completion of the Triangle open space.

OPEN SPACE STRUCTURE

Guarantee of Public Access.

- I. The developer will grant an easement to the City giving the public a right to use the Triangle open space in perpetuity.
- II. Both the Department of City Planning and the New York City Parks Department would be beneficiaries of the easement and given right to enforce the public's right to use the space.
- III. The easement would be coupled with specific obligations to keep the space open to the public seven days a week during specified hours.
 - Proposed hours of operation: 6 am to midnight from April 15th to November 1st, and from 7 am to 11 pm for the remainder of the year.
 - Developer would retain right to close the open space one day a year (non weekend, non holiday); otherwise only rights to close would be for maintenance and repair and responding to emergency conditions. Developer will be required to notify City Planning of any closing

OPEN SPACE STRUCTURE

Maintenance and Operations.

- I. Standards for the ongoing maintenance of the public open space will be included in the Restrictive Declaration, drawn from City Parks Department standards.
- II. The Restrictive Declaration will allow for, the establishment of a “Triangle Park Alliance” or other entity that would assume the obligations for maintaining the open space.
- III. Membership in the Alliance would include the East Site owner/condominium, interested property owners, a community board representative, and/or an established third party entity such as the New York Horticultural Society.
- IV. The East Site development is responsible for the cost of maintaining the open space in accordance with the standards included in the Restrictive Declaration. Will be included as a common charge in the event a condominium structure is formed.
- V. The Alliance formation documents would address any additional costs if the Alliance elects to make changes or assume additional obligations with regard to the open space .

OPEN SPACE STRUCTURE