

# office HO JONOT

387 Grand Street, K1905  
New York, NY 10002

Community Board 3 / Transportation and Public Safety Committee Meeting  
9 February 2016

## REQUEST TO EXTEND STREET SEAT

Location: 16–20 Jefferson Street (premise also known as 173–177 Henry Street)

Applicant: Office Ho Jonot, LLC, dba, LES Enfants de Boheme (restaurant/café/bar opened July 2016)

Contact: Cathy Lang Ho, [officehojonot@gmail.com](mailto:officehojonot@gmail.com) or (917) 257-2727

### I. RECAP OF OUR 2015 SEASON

Thanks to the approval of Community Board 3 and DOT, we installed our Street Seat last summer (installation took place in June 2015). From our installation's very first day, it was in active use by our neighbors, workers at local businesses, and restaurant patrons. Ours was the first and only Street Seat in the Lower East Side and very quickly became a hub of activity, from morning until night.

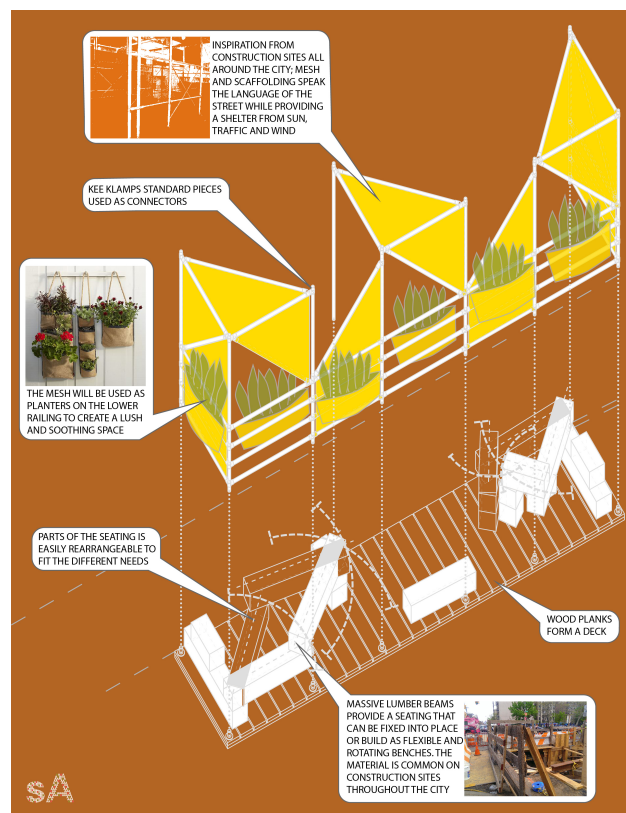


# office HOJONOT

387 Grand Street, K1905  
New York, NY 10002

Our Street Seat was designed by two award-winning architects working in collaboration: Julio Salcedo (Scalar Architecture) and Linda Pollak (Marpillero Pollak). Our design was driven by the desire to use materials native to the street, to create a public seating area that has an urban (rather than suburban) character. Consulting the DOT's street construction standards, the designers carefully selected all of the design elements to be meaningful as well as affordable and easily stored:

- heavy timbers (usually used as traffic barriers) which doubled as space buffers;
- metal railing/scaffold to form a protective enclosure;
- bright safety fencing, which provided shade, heightened the visibility of the structure, and was folded to create hanging planters.
- DOT orange and yellow paint
- plants (our selection included mosquito repellent plants like marigold and lavender; and edibles including herbs and nasturtiums).
- foldable furniture (3 folding tables and 9 folding chairs), which were removed every night.



## Our Street Seats had many positive impacts, including:

- 1) *Increased sociality of the block:* Our Street Seat served as a gathering spot for local residents, employees of surrounding businesses (notably Gouverneur Hospital and Educational Alliance/Manny Cantor Center), and our patrons (mostly locals), who convened there on a daily basis. As a result of the Street Seat, we became friendly with almost everyone who lives in our building, which houses predominantly Chinese immigrants, as well as other longtime LES dwellers from surrounding streets. Every day, we found elderly Puerto Rican or Chinese seniors hanging out and moms feeding young children. The Street Seat also had the unintended effect of turning our sidewalk into a children's play zone, as many felt safe to play on Jefferson with our installation acting as a protective street buffer.
- 2) *Increased safety:* We were gratified when the local police praised our Street Seat and restaurant for transforming (in their words) a former "crack corner" into a friendly neighborhood hang-out
- 3) *Beautification:* Neighbors stopped nearly every day to thank us for beautifying the block.
- 4) *Business improvement:* The Street Seat \ boosted the visibility of our business and we believe led to increased sales. Our Street Seat also garnered media attention (publications and social media), which elevated our business' general profile.
- 5) *Provided a new meeting space and chance for local partnerships:* We invited our surrounding institutions (Educational Alliance, Seward Park Library, Henry Street Settlement, Abrons Art Center, and public schools) to use the Street Seat as program or meeting space. Going into 2016, we are excited to further develop our collaborations, such as working with the library to bring the children's reading time outdoors or to house a Little Free Library; with Educational Alliance to bring its rooftop farming participants to street level; and with P.S. 2 Meyer London, with which we have discussed hosting its 5<sup>th</sup> grade writing workshop.

# office HO JONOT

387 Grand Street, K1905  
New York, NY 10002

## II. PROPOSED EXTENSION OF OUR STREET SEAT

We have taken the lease adjacent to our restaurant, on Jefferson Street (known as commercial space №2 on the plans), in order to expand our kitchen and to create a to-go annex. The façade of the neighboring space is 19 feet long. DOT has set a maximum length for Street Seats, at 40'. We were approved last year for a 26-foot long installation and this year we would like it to stretch the full 40 feet, starting at the border of our business on Jefferson Street.



A. *We are requesting to extend our Street Seat by 14 feet.*

We would preserve the same design features: an elevated deck (painted orange, flush with the sidewalk); modular metal railing to form an enclosure, timber beams for added space buffering and seating; construction mesh to provide a visible screen and hanging planters. We would be able to add an additional 3 or 4 tables and 9 to 12 folding chairs. The design would adhere to the same DOT guidelines as previously, which limits the Street Seat's depth to 6' feet; is ADA compliant; includes DOT's signage indicating the area is open to the public, and that alcohol and smoking are prohibited; includes furniture that is removed or secured at the end of each night; is cleaned and maintained by our restaurant staff; and includes DOT's safety features (concrete curb stops, flexible delineators).

B. *Blanket approval.*

At this time, we hope also to secure your blanket approval so that we may reinstall our Street Seat in future years.

C. *Possibility of a bike corral.*

We are exploring the possibility of also sponsoring a bike corral to be installed at the end of our Street Seat (north or south), which will serve as a nice buffer between the public seating area and parked cars, and provide much needed additional bike infrastructure in the neighborhood. Every traffic post on our surrounding blocks have bikes chained to them, as you can see from these photos.

