SEWARD PARK
PLANNING PROCESS

Urban Design Framework

May 2, 2011

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Architects & Planners LLP

NYCEDC
New York City Economic Development Corp.

NYC
Department of Housing Preservation & Development

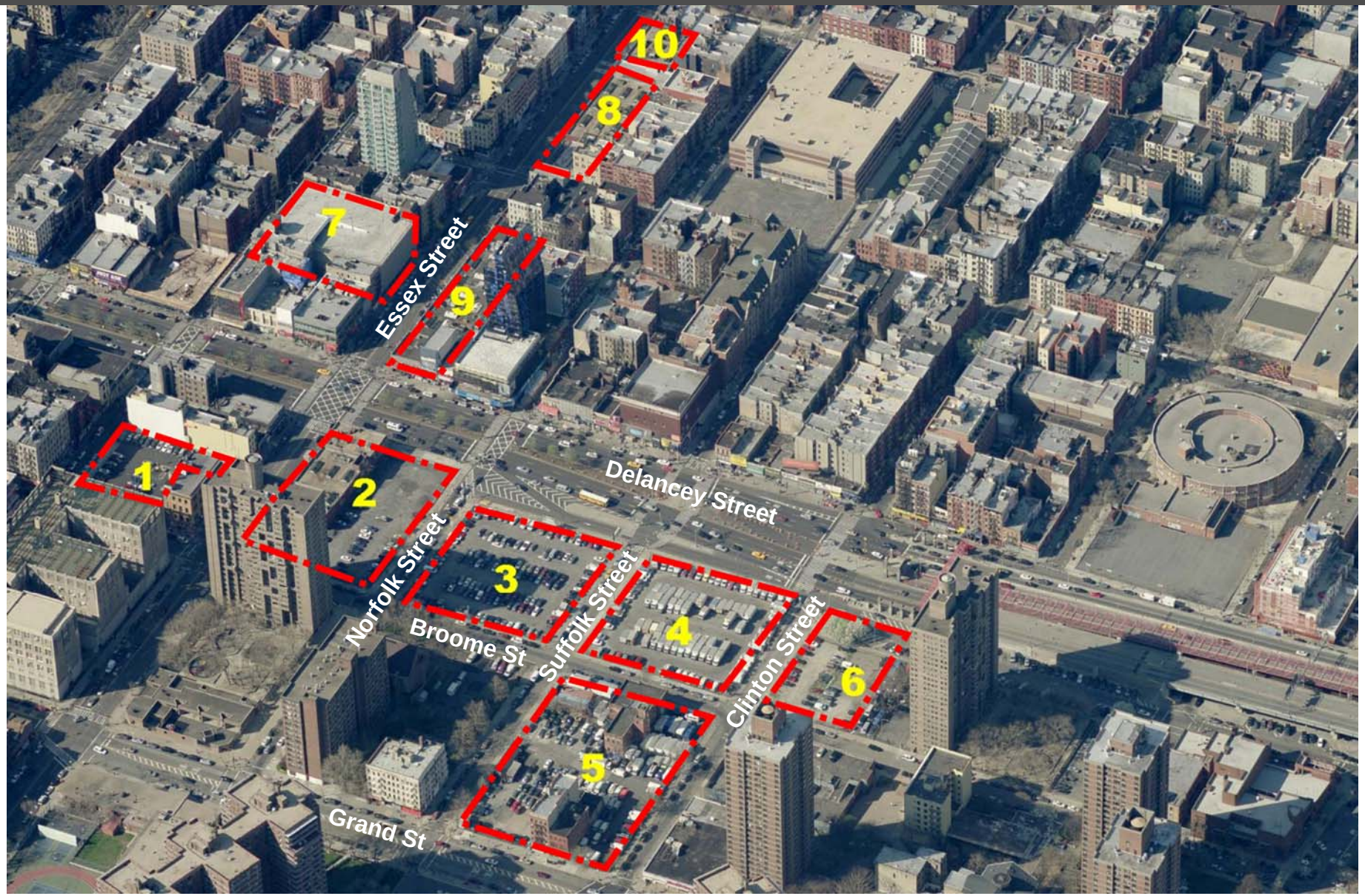
NYC PLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

INTRODUCTION

Develop framework for urban design
based on:

- Previous Task Force Urban Design Meetings
- Open House with Urban Design Model
- Initial CB3 Urban Design Principles

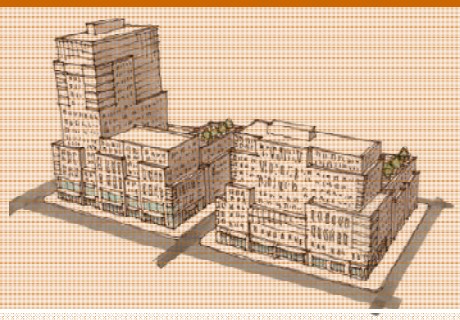
SEWARD PARK SITES



CONNECTIONS

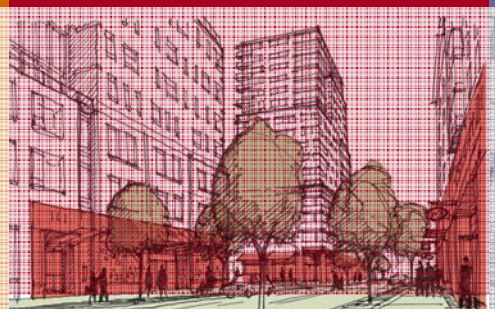
- Site Development to respond to street scale
- Reconnect the grid
- Restore pedestrian connections
- Frame view corridors
- Weave together the urban fabric

DENSITY & FORM



- Employ the same density as in the neighborhood
- Combine best aspects of neighborhood building forms
- Provide streetwalls to create a pedestrian environment
- Use variation of height to maximize light and air

HUMAN SCALE & STREETSCAPE



- Create a human scale and neighborhood character
- Mixed-use buildings above street-oriented retail
- Maximize ground floor activity
- Create new streetscapes with strong pedestrian realm

IDENTITY & PROGRAM

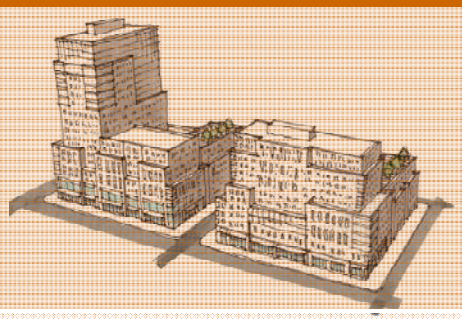
- Provide flexible layouts for non-residential uses
- Locate non-retail commercial uses to maximize transit access and visibility (Site 2)
- Locate tallest elements at gateways
- Relate a variety of retail types to street scale

URBAN DESIGN STEPS
FEBRUARY 28TH SUMMARY

CONNECTIONS

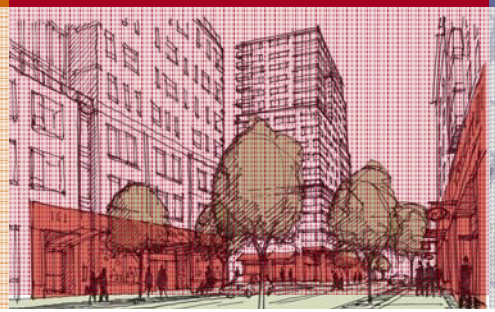
- **Urban Fabric and Village Fabric**
- **Pedestrian safety at Delancey Street**
- **Traffic shortcuts to and from the bridge**

DENSITY & FORM



- **Balancing building form and height with open space, light and air (Lego Model)**

HUMAN SCALE & STREETSCAPE



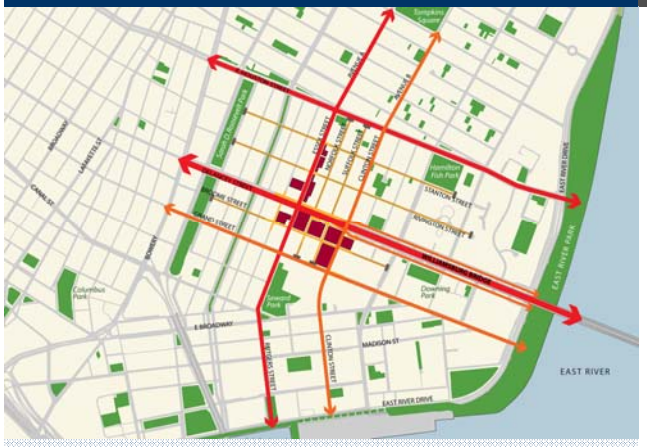
- **Balancing pedestrians and cars on side streets (Orchard Street example)**
- **Study future design of each street**

IDENTITY & PROGRAM

- **Restore vibrancy of Delancey Street Retail**

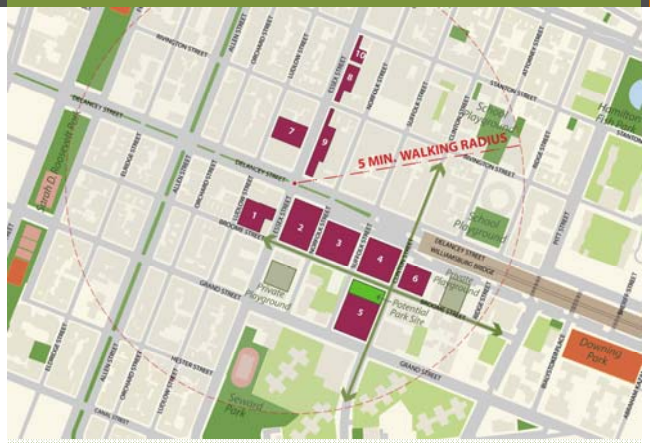
COMMENTS FROM FEBRUARY 28TH MEETING

Street & Pedestrian Network



- **Maintain the neighborhood street grid in the public realm**
- **Provide access and retail visibility, but address the challenge of through traffic**
- **Balance vehicular access with pedestrian activity**

Open Space



- **Understand existing open space resources in the area**
- **Consider open space opportunities on the site**
- **Balance open space with building massing and program**
- **Refine open space options such as playgrounds, plazas, etc.**

Building Massing & Height

- **Accommodate the Program with flexibility for potential uses**
- **Use lower rise elements to frame the public realm**
- **Locate taller buildings at “gateway” sites**
- **Delancey Street width can handle additional massing**
- **Consider sun and wind in building design**

URBAN DESIGN THEMES MARCH 30TH SUMMARY

OPEN HOUSE THEMES

- **Height**
  - Location, in particular on Delancey
  - Relation to open space
  - Sun and wind patterns

- **Context**
  - History and culture of the LES
  - Essex Street Market
  - Architecture of future buildings

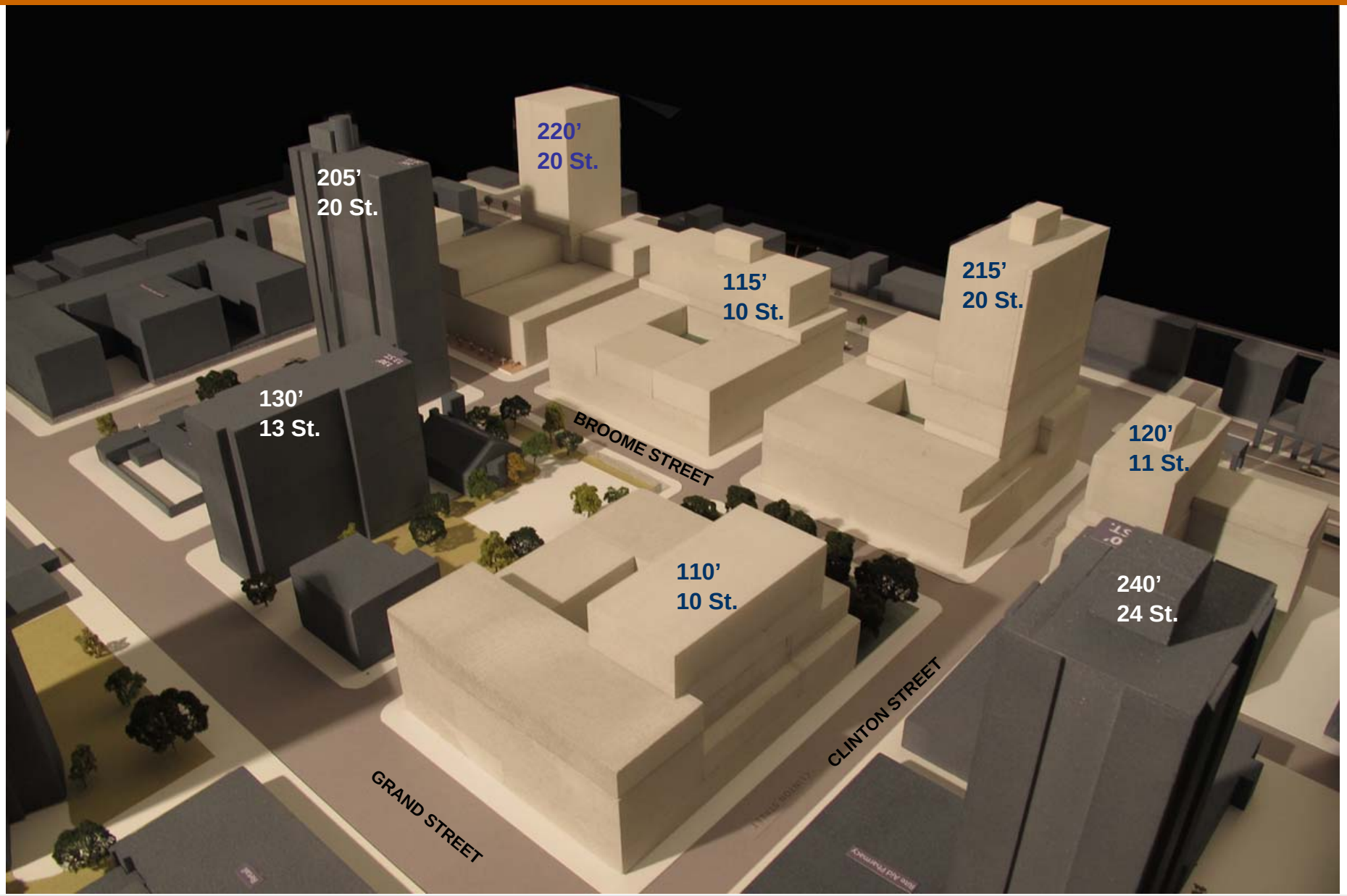
- **Programmatic Elements**
  - Integration of affordable housing
  - Accommodating a school
  - Family oriented activities
  - Parking

POTENTIAL DEVELOPMENT:
SCENARIO A

BUILDING MASSING & HEIGHT

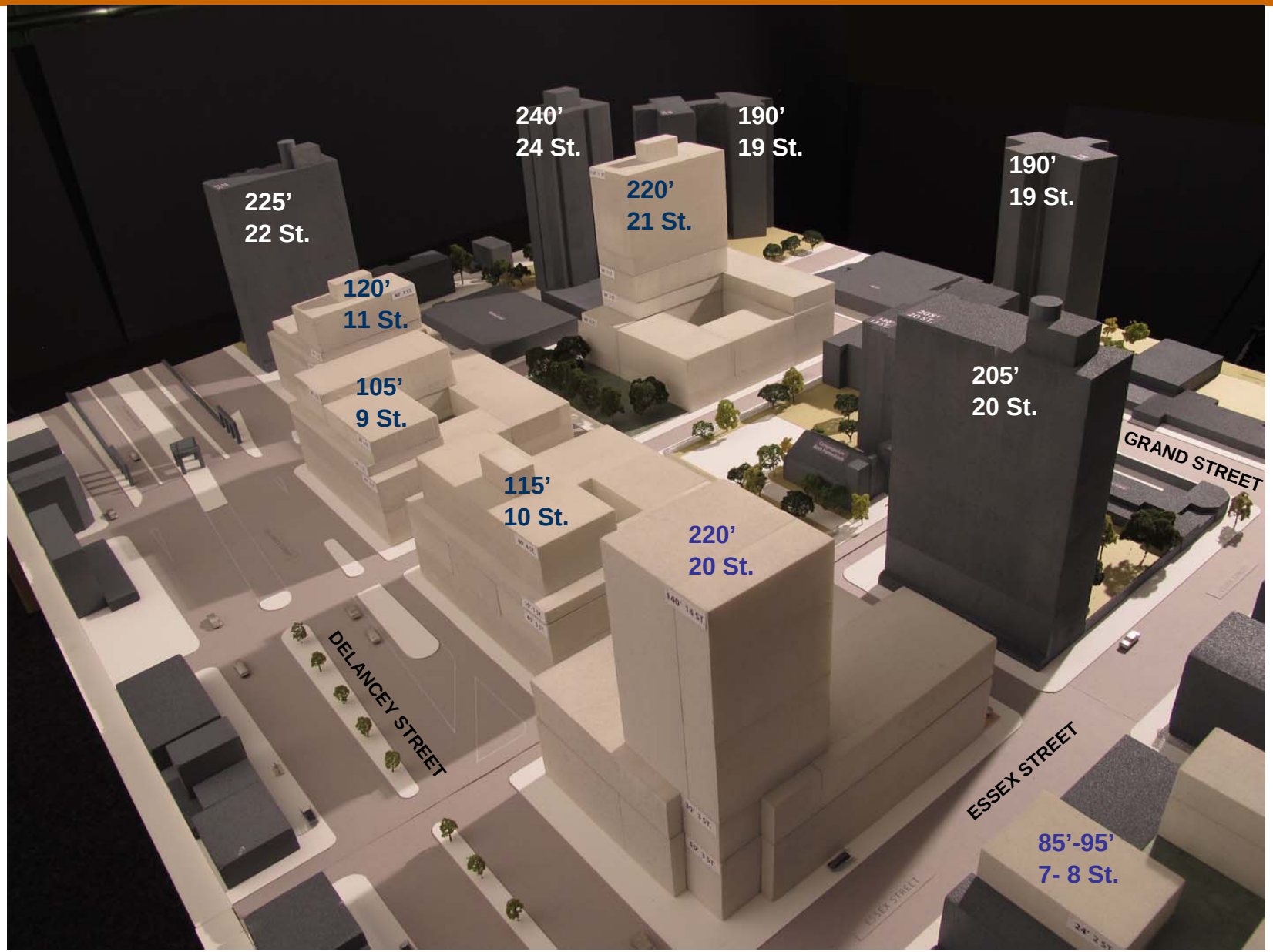
POTENTIAL DEVELOPMENT:
SCENARIO B

BUILDING MASSING & HEIGHT



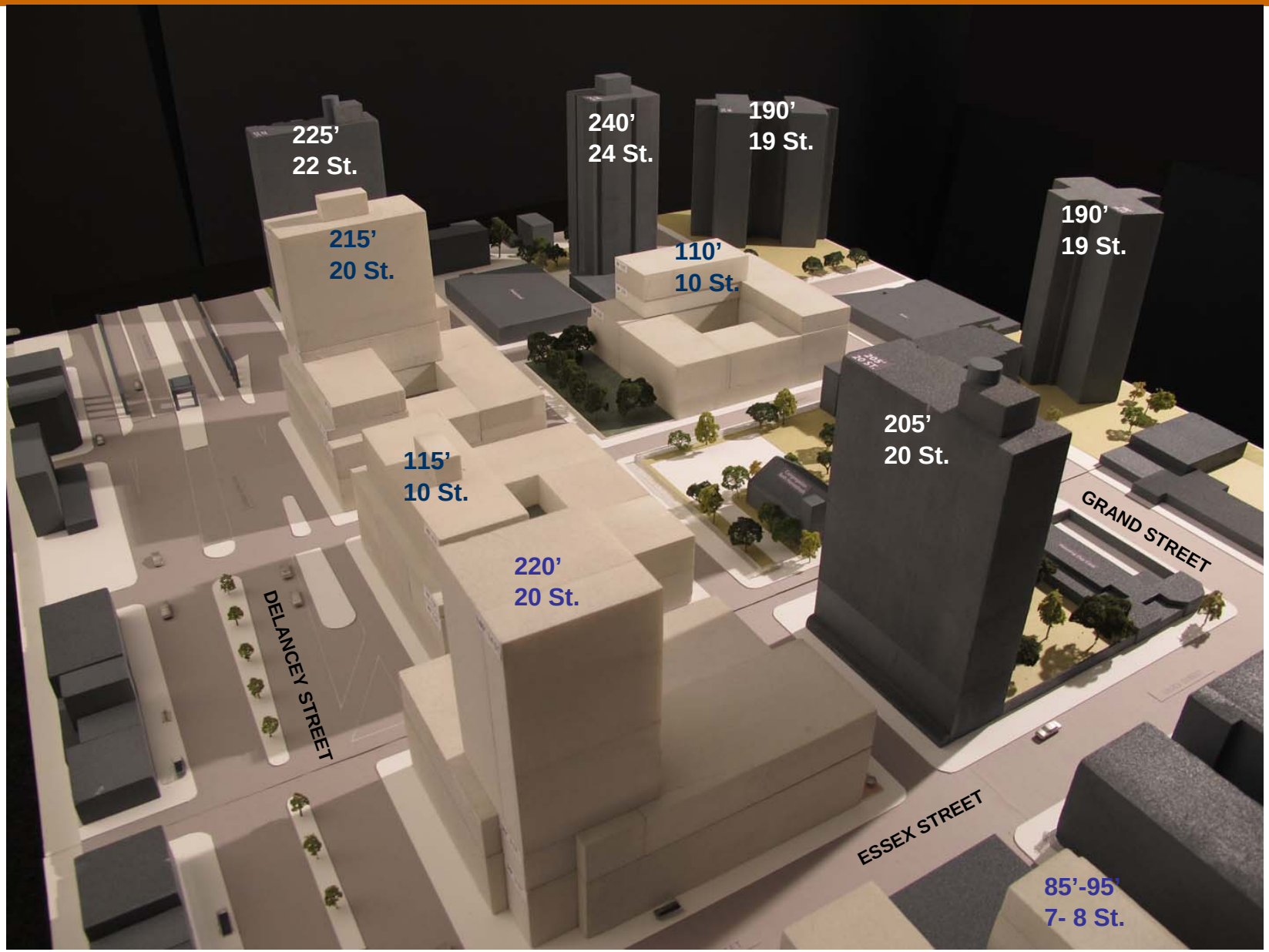
POTENTIAL DEVELOPMENT:
SCENARIO A

BUILDING MASSING & HEIGHT



POTENTIAL DEVELOPMENT:
SCENARIO B

BUILDING MASSING & HEIGHT



QUESTIONS

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