

70 MULBERRY STREET

Preliminary Design

70 Mulberry Street, New York 10013

70號茂比利街 大樓重建 設計中期方案

CB3 Project Update

May 16, 2023



Community Engagement 社區參與

September 2020: DCAS Community visioning process (by 3X3) 社區願景進程

November 2021: DDC/DCAS brief and budget to rebuild 70 Mulberry. DDC/DCAS 重建茂比利街70號大樓的概要和預算

August 2022: Grimshaw joined the project Grimshaw建築師事務所開始規劃

September 2022: Community Board 3 Meeting 第三社區委員會會議

February 2023: DCLA's artist selection process started. 市文化局 (DCLA) 的藝術家甄選程序開始

February 2023: Schematic Design phase completed and shared with the five tenants. 完成設計初期方案，並與五名租戶分享

March 2023, Advisory group meeting 70號茂比利街諮詢委員會

March 2023: Community Board 3 Meeting 第三社區委員會會議

March 2023, PDC conceptual presentation 市公共設計委員會 (PDC) 概念设计介紹

March 2023, DCLA charrette and artist selection 市文化局 (DCLA) 研討會和藝術家甄選

April 2023: Design Updates with the five tenants. 与樓中5位租客機構更新設計資訊會議

May 2023, Advisory group meeting 70號茂比利街諮詢委員會

May 2023: Community Board 3 Meeting 第三社區委員會會議

Below are the upcoming community engagement meetings: 以下是即將舉行的社區參與會議

June 2023, PDC preliminary presentation 市公共設計委員會 (PDC) 初步设计介紹

June/July 2023, public community engagement 公眾社區會議

Project Scope 項目範圍

Preserve and restore portions of the existing historic facade:

保護和修復現有的部分歷史外牆

It is vital to retain the building's identity through what can be saved of the facade. The basis of the design intent is to preserve the remaining two story street facades and the six story stair tower facades. Geotechnical information and Construction Manager's input are required to verify the technical strategy and cost.

通過保護外牆，保留歷史建築的特性是至關重要的。設計意圖的基礎，是保留剩余的兩個街道外牆和樓梯塔樓的外牆。為了核實技術策略和成本，這將需要地質技術信息和施工經理的意見。

Return 51,000 square feet to the previous tenant institutions:

將51,000平方英尺的空間歸還給以前的租戶機構：

This undertaking will restore the five resident institutions back to their home. We examined the program requirements, and we are proposing refinements to better serve each organization. The new design will support both individual cultural identity, as well as overlapping interaction between the organizations under one roof.

這項工作將讓五個常駐機構回歸家園。我們研究了方案的要求，並提出了改進建議，以更好地服務於每個機構。新的設計將支持個人文化認同，以及在同一屋檐下組織之間的重疊互動。

Additional 16,500 sf community spaces and offices:

新增16,500平方英尺的社區空間和辦公室：

Additional spaces (16,500 sf) in the building will include a multi-purpose room for gathering or physical fitness and recreation space for community events. We foresee opportunities for flexible spaces that can be adapted to new program needs over time. This will imbue the building with programmatic sustainability, allowing it to be reused rather than rebuilt for evolving needs.

建築的額外空間（16,500平方英尺）將包括一個多功能廳，用於聚會或體育健身，以及用於社區活動的娛樂空間。我們預見到有機會提供靈活的空間，可以隨著時間的推移適應新的項目需求。這將使該建築具有可持續性，使其能夠重複使用，而無需根據不斷變化的需求進行重建。

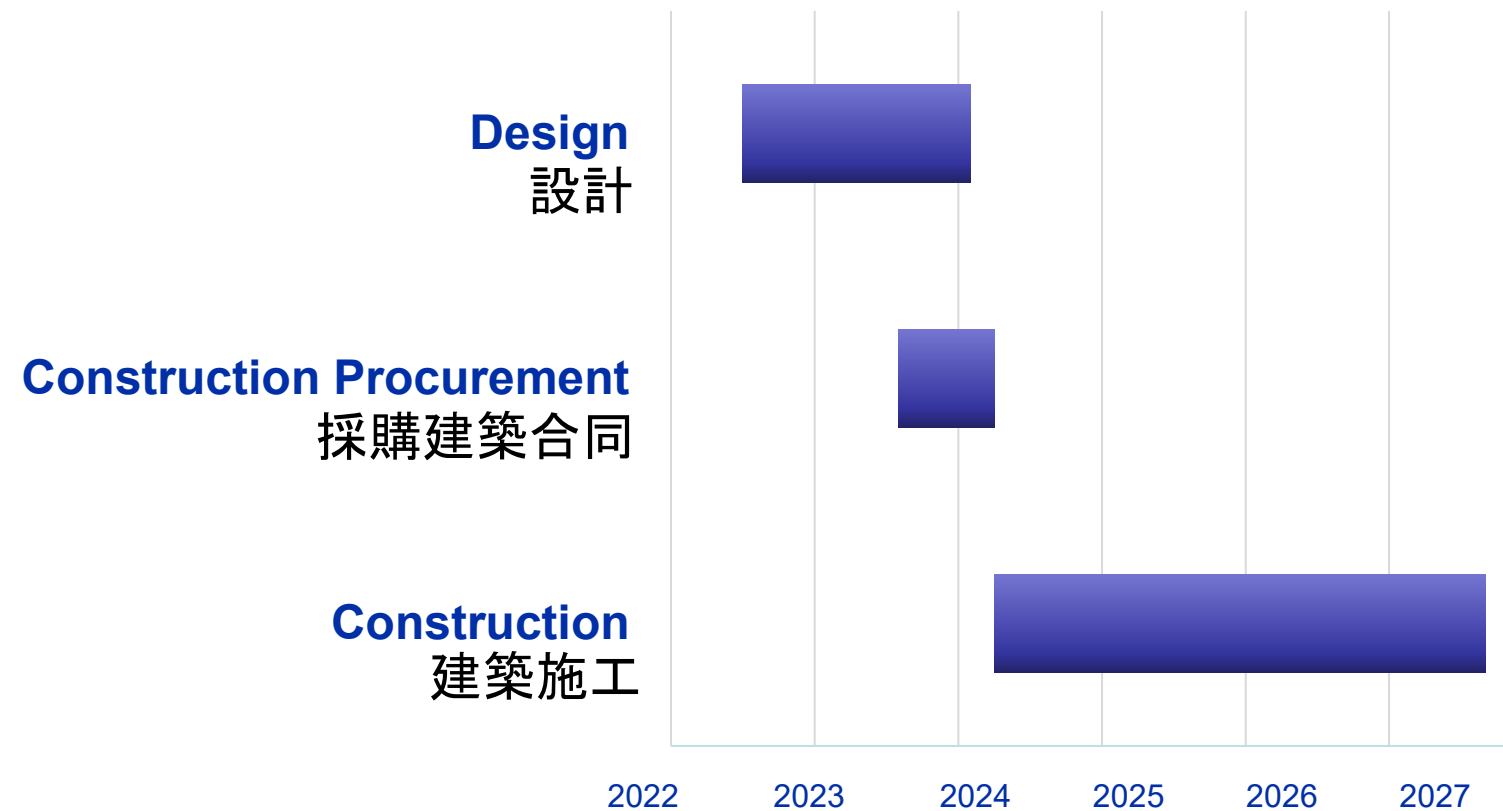
Accessibility Enhancement & Sustainability 無障礙性&可持續性

The new building will provide three elevators and three egress stairs for code compliance and accessibility. The new building will be built with a focus on sustainability and resiliency to benefit both the environment and the community.

新大樓將提供三部電梯和三個出口樓梯，以確保合規性和無障礙性。新大樓的建造將配備氣候適應的可持續性和彈性，以造福於環境和社區。

Projected Durations

Phase	Duration
Design (Current Phase)	19 months
Construction Procurement	8 months
Construction	41 months



Projected Substantial Completion: Q4 of 2027

預計基本完工時間：2027年第四季度

70 Mulberry Street

70 Mulberry Street is a historical landmark with memories of generations. Designed and operated as Public School (P.S.) 23 in the late 1800s. In its more recent history, the five-story red brick building was home to non-profit community groups and served as an anchor to its community. In January 2020, 70 Mulberry Street was severely damaged by a fire that destroyed the top three floors and displaced its five tenants.

70號茂比利街大樓是一個歷史地標，有著幾代人的記憶。在19世紀末，該建築設計成公立學校（P.S.23）並投入使用。在最近的歷史中，這座五層紅磚建築曾是非營利性社區團體的所在地，也是社區的支柱。2020年1月，茂比利街70號大樓遭到大火的嚴重破壞，大火燒毀頂部的三層，五名租戶被迫轉移。



Original Design
原始設計



Level 5 added
新增第五層



Existing Condition
現有狀況



Proposed Design
擬定設計

Design Update 設計更新

Keep the existing cellar boundaries and floor slab and instead build a new Level 7 保留現有的地下室邊界和樓板，建造一個新的7層

Retain the current extent of the existing cellar without any further excavation beyond its perimeter walls and without going deeper into the ground. This approach aims to reduce expensive construction, mitigate potential unforeseen risks associated with the cellar. Move about half of the mechanical spaces from the cellar to Level 7. The leftover space on Level 7 is assigned for additional community space, enhancing the overall value and livability of the building to the community.

保持現在地下室的當前範圍，不需要在其旁邊牆壁之外面進行挖掘，也不需要深入地下。這種方法減少昂貴的工程費用，減少與地下室相關的潛在風險。為了適應氣候變化能力，我們把機械分配到第七樓。此外，第7層将会有額外空間用於社區用途，從而提高了建築的整體價值和可用性。

Apply BIPV (Building Integrated Photovoltaic) Panels to the new façade and a PV canopy above the roof to generate renewable energy

在樓宇新外牆和屋頂安裝太陽能光伏板和太陽能天棚 (BIPV) 來提供電力能源

By implementing Building Integrated Photovoltaic (BIPV) panels on the new façade of the building and adding a Photovoltaic Canopy on the roof, we are aiming to harness the maximum renewable energy through solar power generation. BIPV technology allows photovoltaic panels to be seamlessly integrated into the building's exterior, serving the dual purpose of generating electricity and functioning as a fundamental architectural cladding element. Maintenance of the BIPV façade is similar to maintaining a typical glass façade.

在樓宇新外牆安裝太陽能光伏板(BIPV)和在屋頂上安裝太陽能天篷。這樣可以通過太陽能發電最大限度地利用可再生能源。太陽能光伏板(BIPV)技術使太陽能光伏板和建築合成一體，起到發電和作為基本建築覆層元素的雙重作用。太陽能光伏板(BIPV)維護和玻璃維護相似。

PREVIOUS DESIGN 先前設計

VIEWED FROM COLUMBUS PARK – SOUTHWEST
CORNER

从哥倫布公園角度看



PROPOSED DESIGN DAYTIME 現擬定設計（白天）

VIEWED FROM COLUMBUS PARK – SOUTHWEST
CORNER

从哥倫布公園角度看



PROPOSED DESIGN NIGHTTIME 現擬定設計（晚上）

VIEWED FROM COLUMBUS PARK – SOUTHWEST
CORNER
从哥倫布公園角度看



PREVIOUS DESIGN 先前設計

VIEWED FROM BAYARD STREET – LOOKING EAST
擺也街往東看



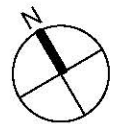
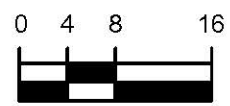
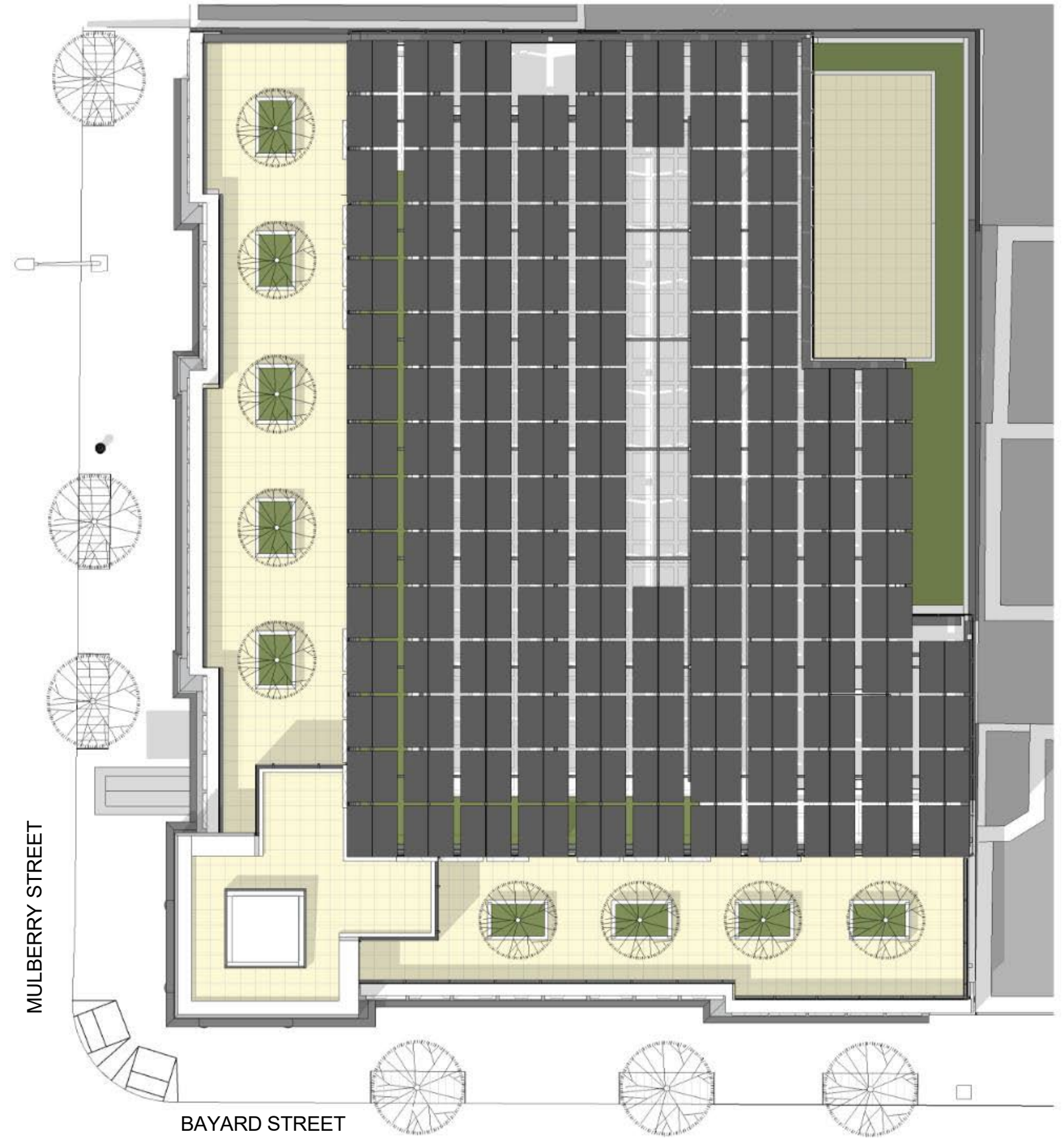
PROPOSED DESIGN 現擬定設計

VIEWED FROM BAYARD STREET – LOOKING EAST
擺也街往東看



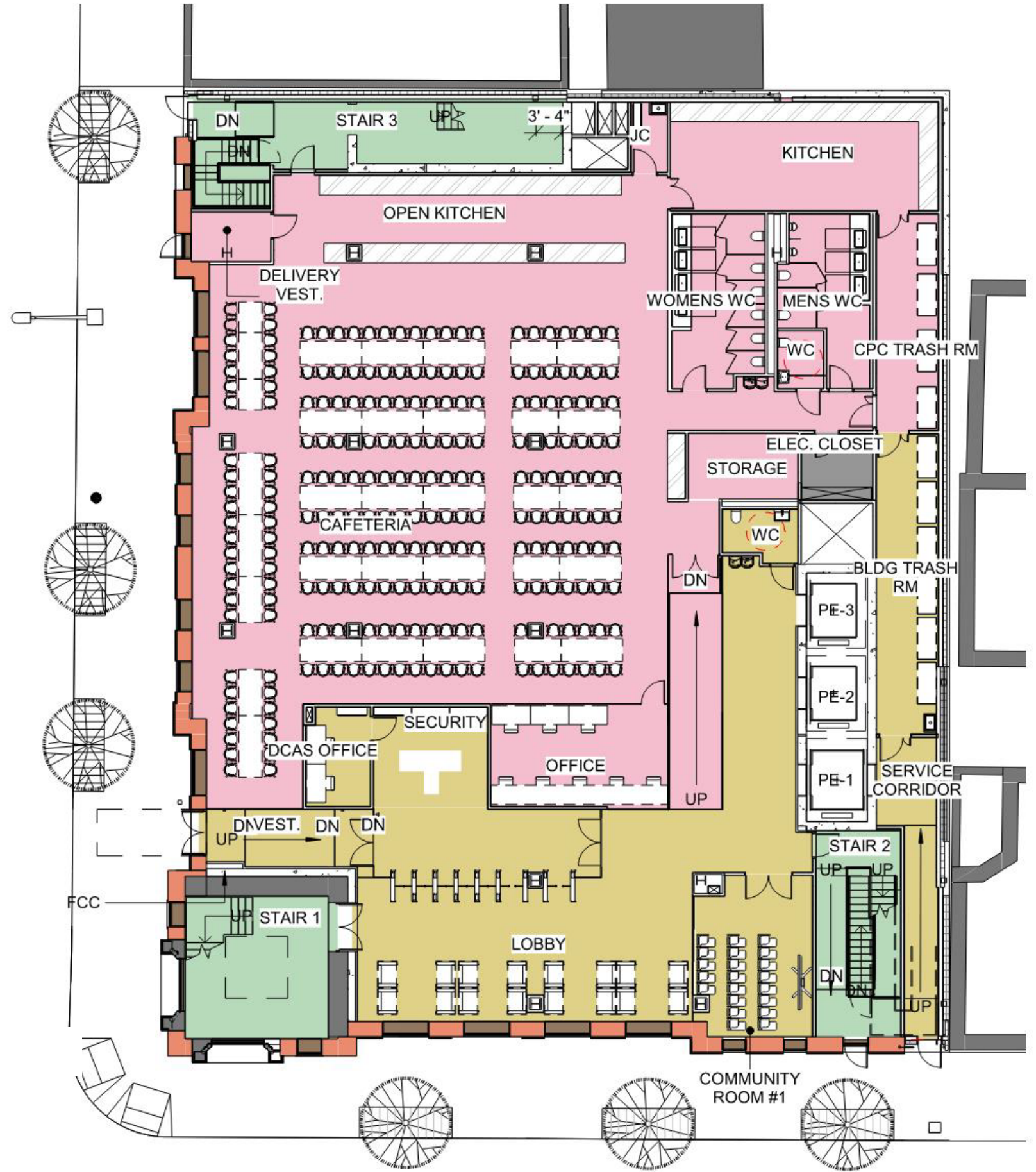


SITE PLAN 平面圖

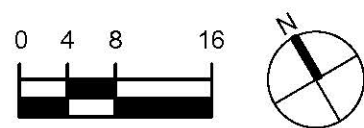


LEVEL 1 PLAN 地面1樓

- CPC NY CHINATOWN SENIOR CITIZEN CENTER
- ADDITIONAL OFFICE + TENANT SPACES
- BUILDING CIRCULATION AND SHARED SPACES

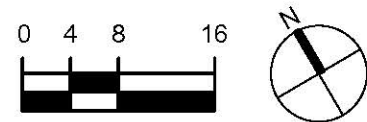


MAXIMUM OCCUPANCY COMMUNITY ROOM 130 PERSON



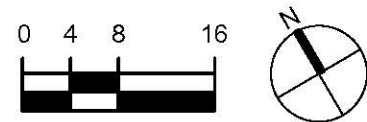
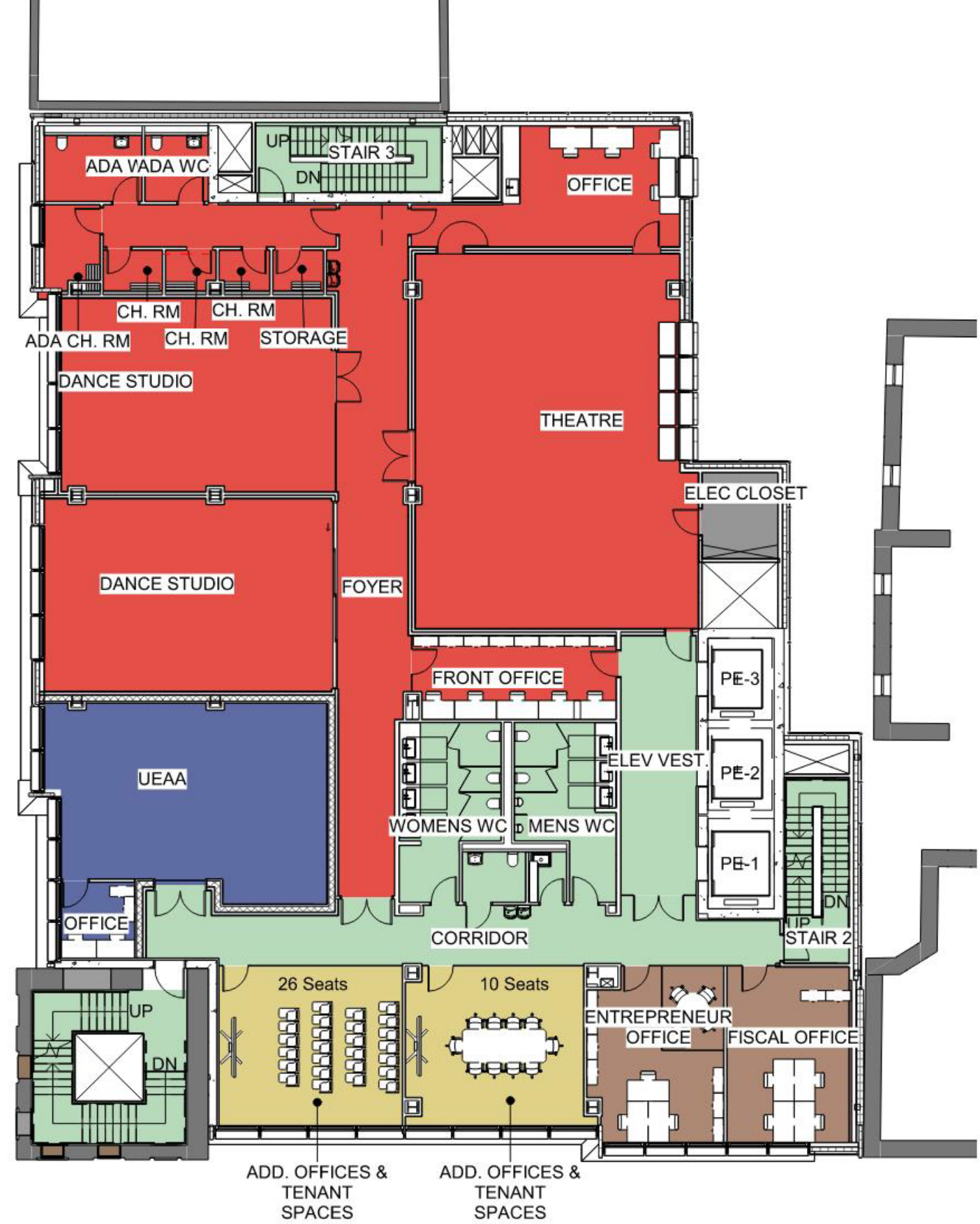
LEVEL 2 PLAN 地面2樓

- CPC NY CHINATOWN SENIOR CITIZEN CENTER
- MUSEUM OF CHINESE IN AMERICA
- ADDITIONAL OFFICE + TENANT SPACES
- BUILDING CIRCULATION AND SHARED SPACES



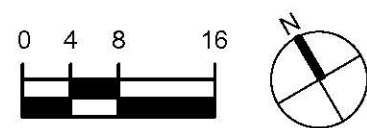
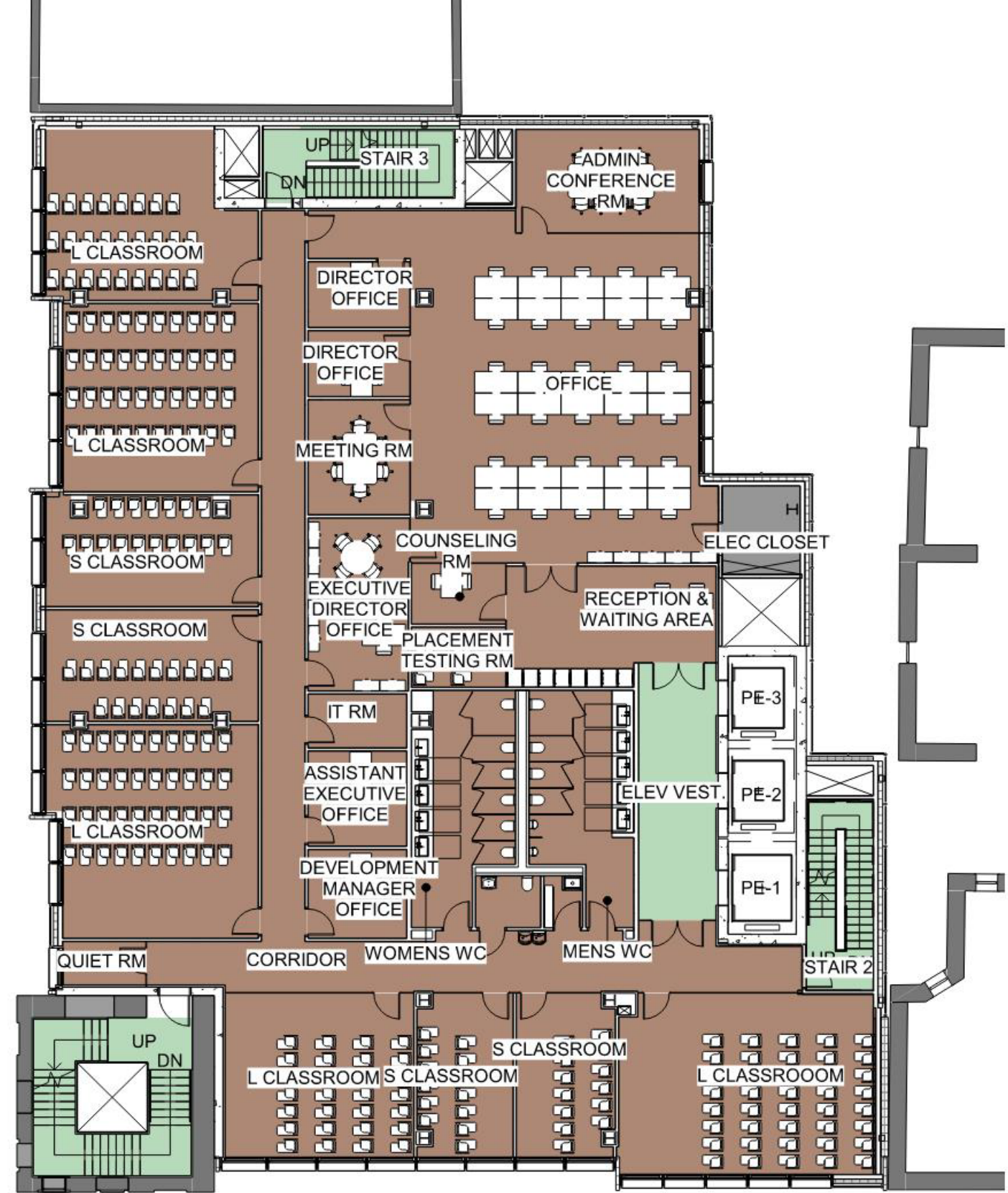
LEVEL 3 PLAN 地面3樓

- UNITED EAST ATHLETIC ASSOCIATION
- CHEN DANCE CENTER
- CHINATOWN MANPOWER PROJECT
- ADDITIONAL OFFICE + TENANT SPACES
- BUILDING CIRCULATION AND SHARED SPACES



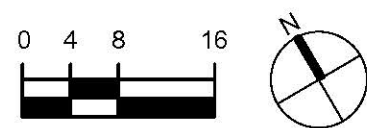
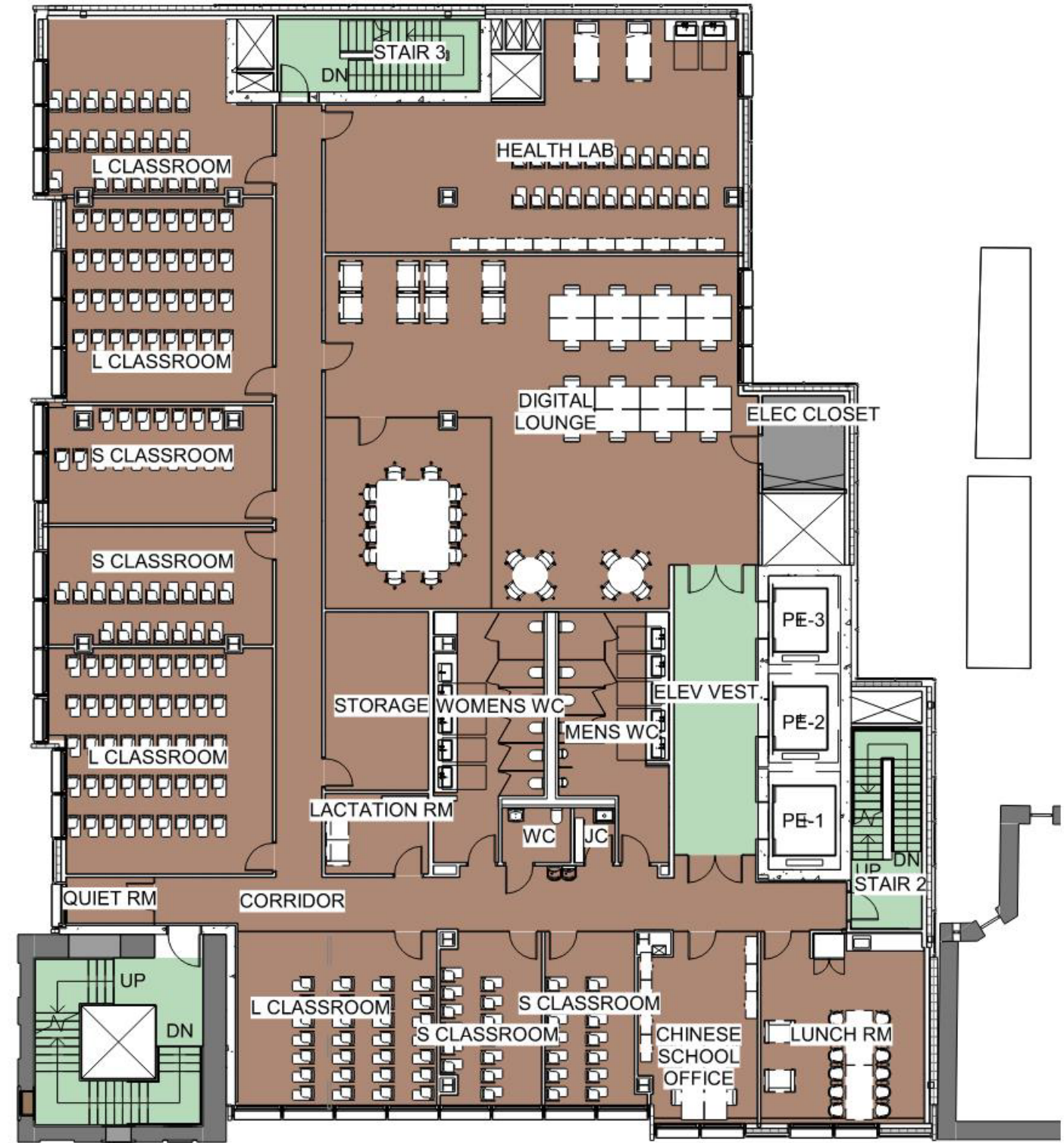
LEVEL 4 PLAN 地面4樓

- CHINATOWN MANPOWER PROJECT
- BUILDING CIRCULATION AND SHARED SPACES



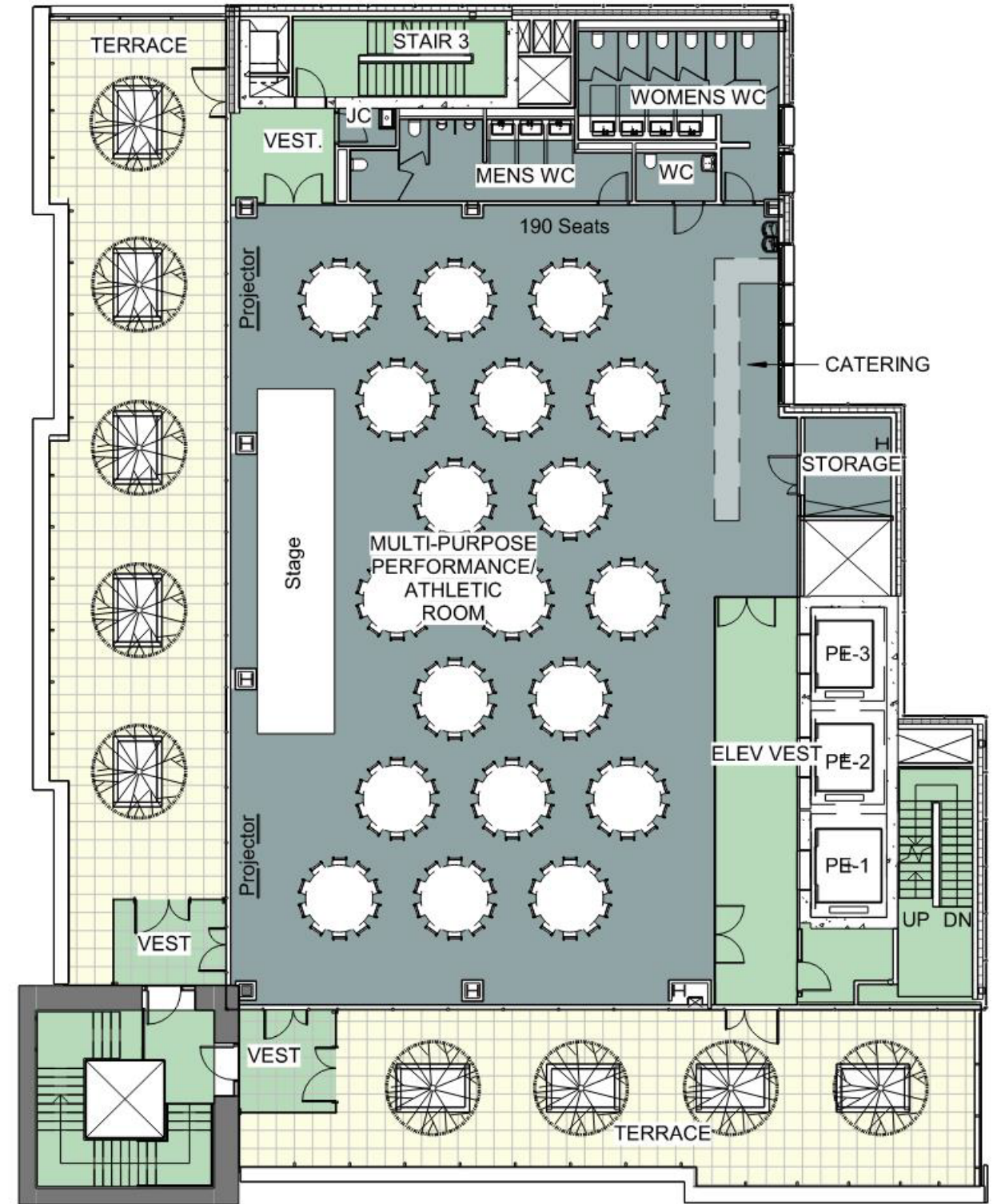
LEVEL 5 PLAN 地面5樓

- CHINATOWN MANPOWER PROJECT
- BUILDING CIRCULATION AND SHARED SPACES

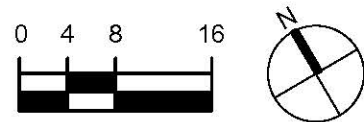


LEVEL 6 PLAN 地面6樓

- MULTI-PURPOSE ROOM
(ATHLETIC + PERFORMANCE)
- BUILDING CIRCULATION AND SHARED SPACES

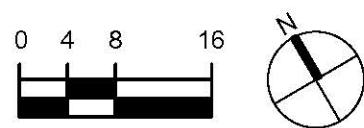
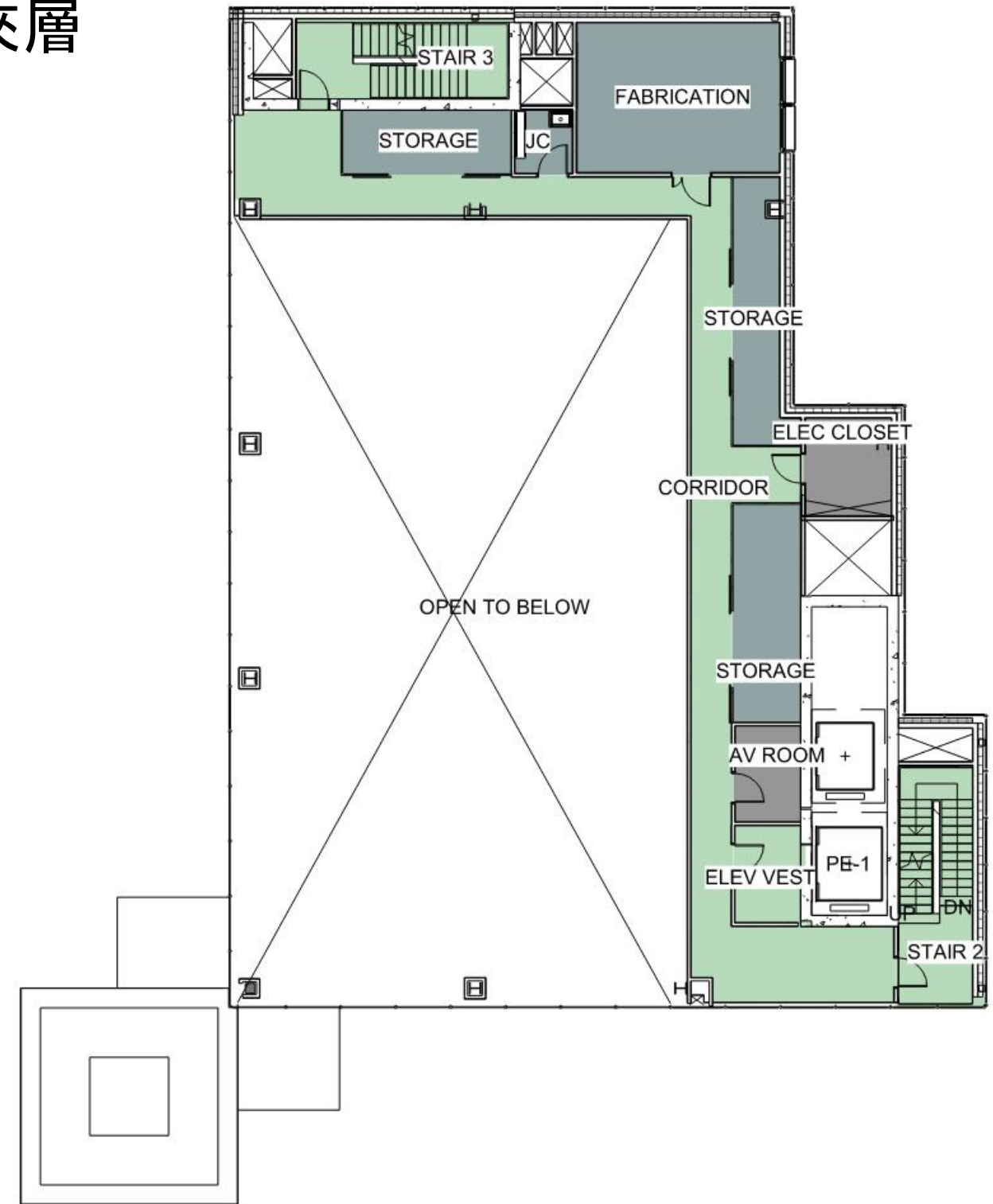


MAXIMUM OCCUPANCY 492 PEOPLE



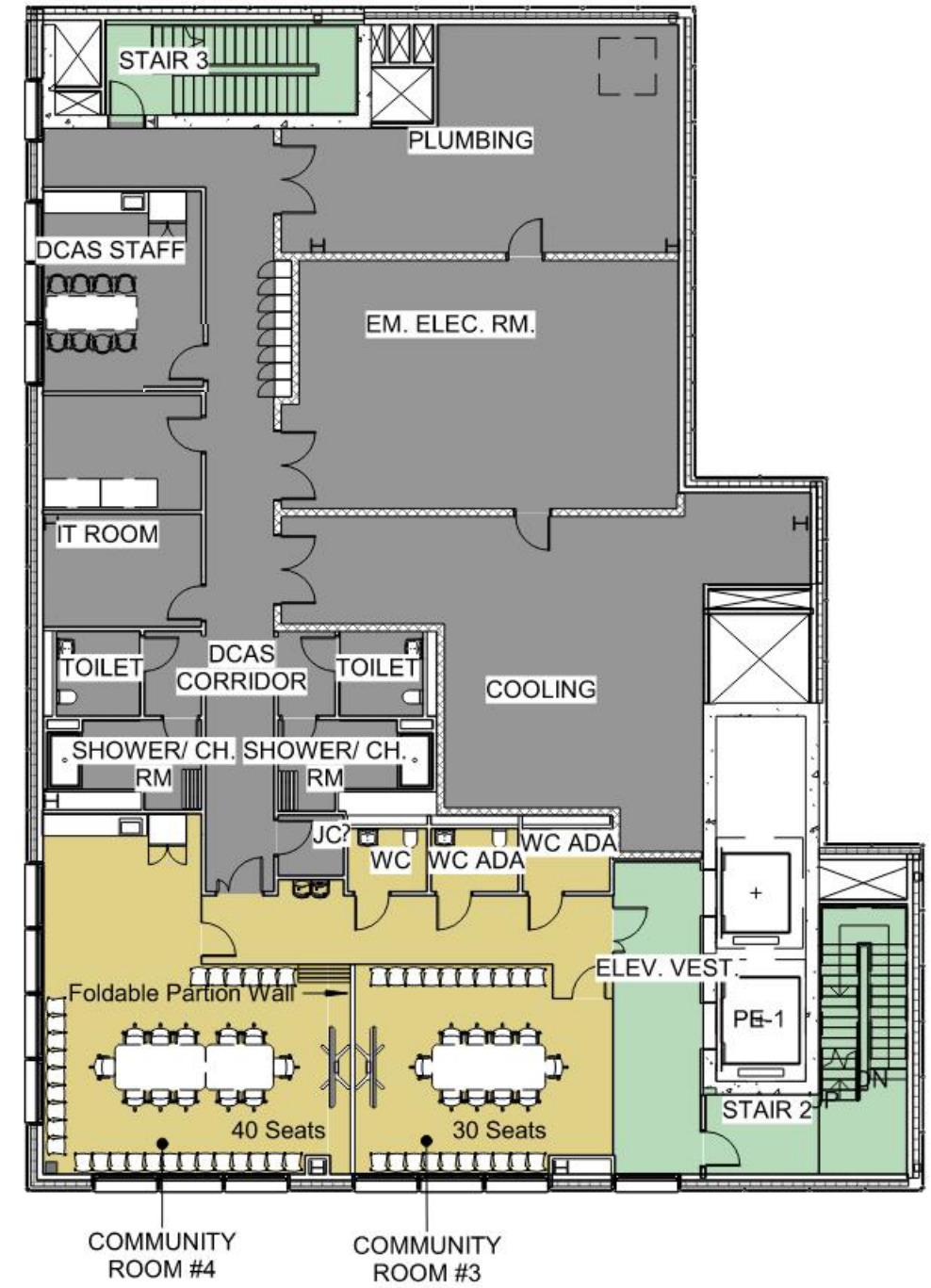
LEVEL 6 MEZZANINE PLAN 地面6樓夾層

- MULTI-PURPOSE ROOM
(ATHLETIC + PERFORMANCE)
- BUILDING CIRCULATION AND SHARED SPACES



LEVEL 7 PLAN 地面7樓

- ADDITIONAL OFFICE + TENANT SPACE
- MECHANICAL (DCAS ACCESS ONLY)
- BUILDING CIRCULATION AND SHARED SPACES



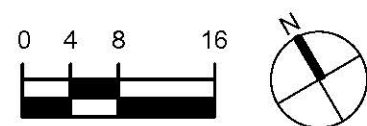
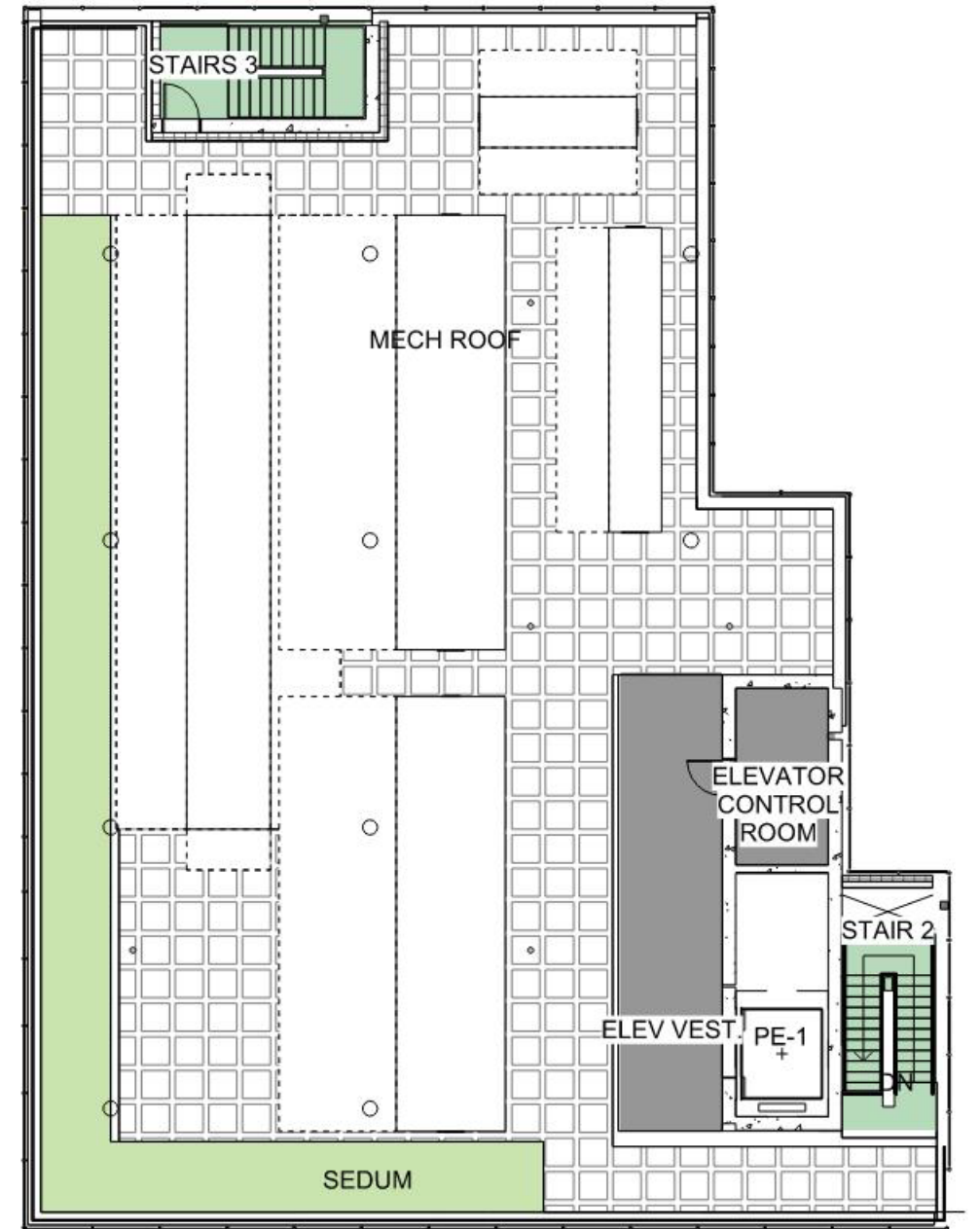
MAXIMUM OCCUPANCY COMMUNITY ROOM 140 PEOPLE



ROOF PLAN 屋頂

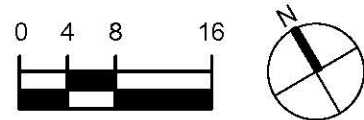
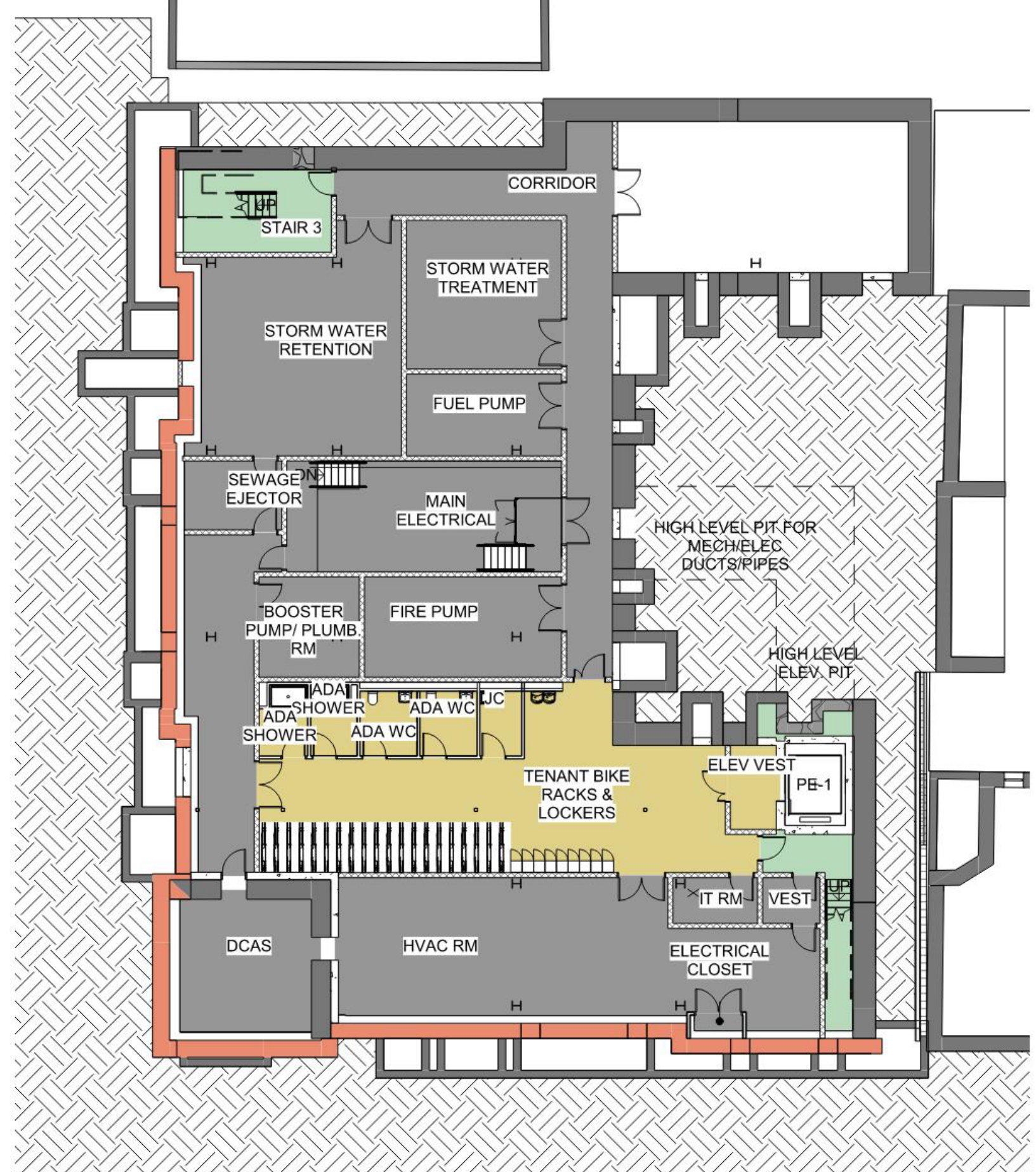
 BUILDING CIRCULATION AND SHARED SPACES

 MECHANICAL (DCAS ACCESS ONLY)



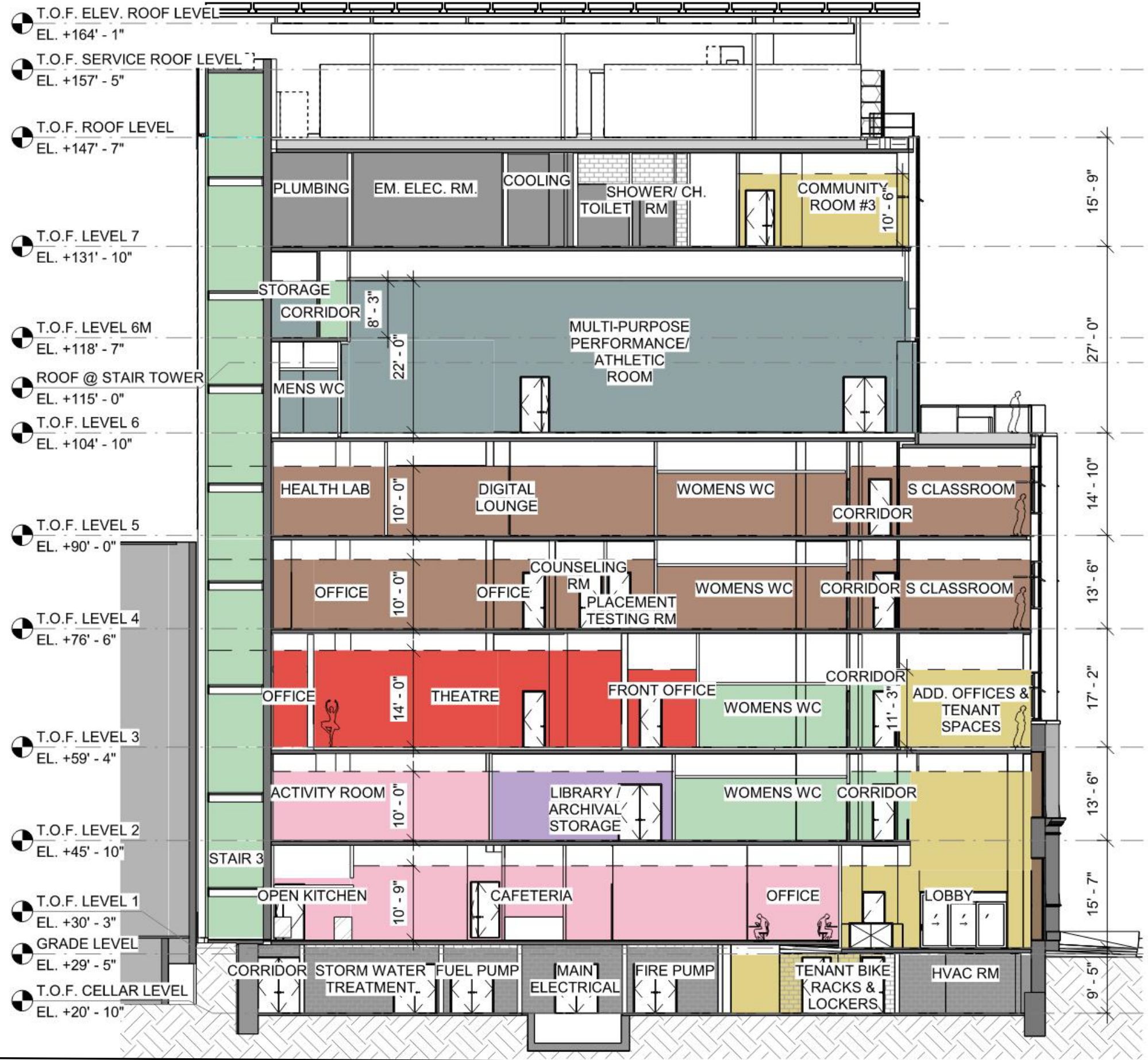
CELLAR PLAN 地下室

- ADDITIONAL OFFICE + TENANT SPACES
- MECHANICAL (DCAS ACCESS ONLY)
- BUILDING CIRCULATION AND SHARED SPACES



SECTION

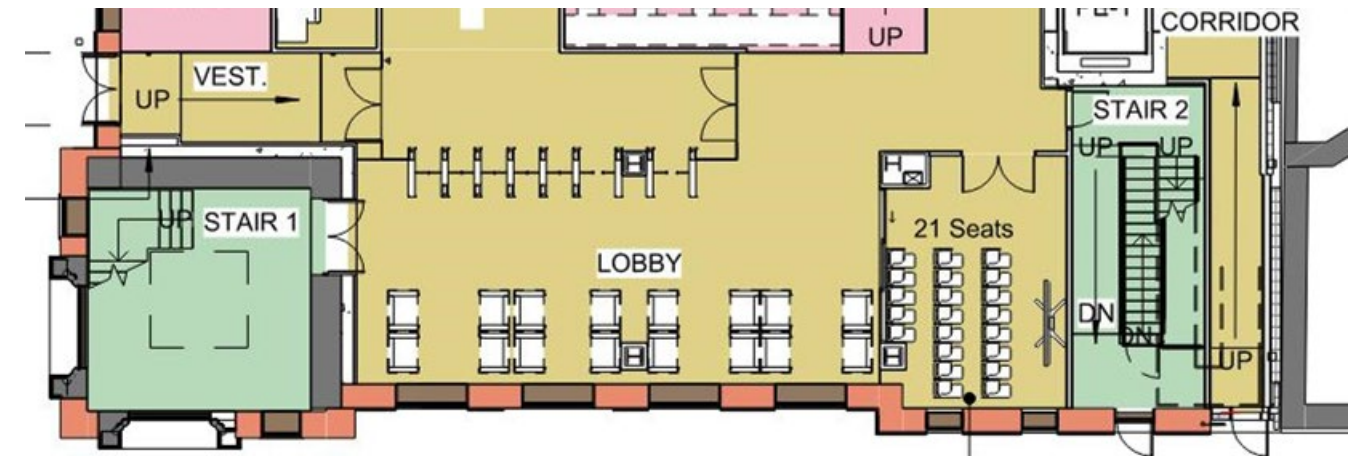
- CPC NY CHINATOWN SENIOR CITIZEN CENTER
- UNITED EAST ATHLETIC ASSOCIATION
- CHEN DANCE CENTER
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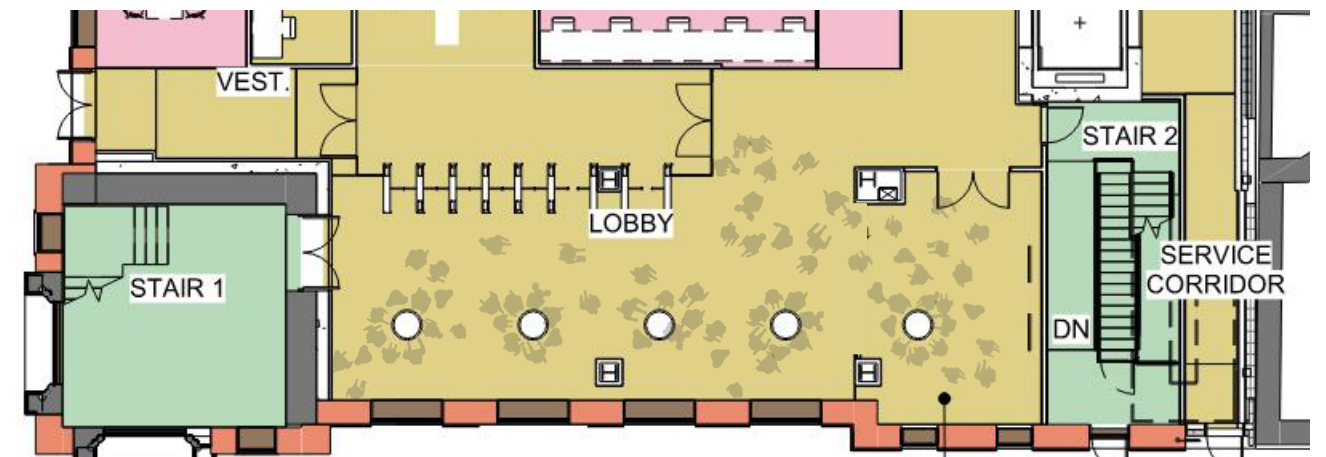
LEVEL 1 PLAN CONFIGURATION

一樓平面配置

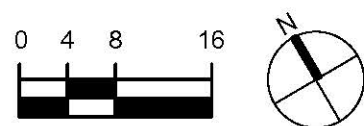
- CPC NY CHINATOWN SENIOR CITIZEN CENTER
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Regular Use 通常使用

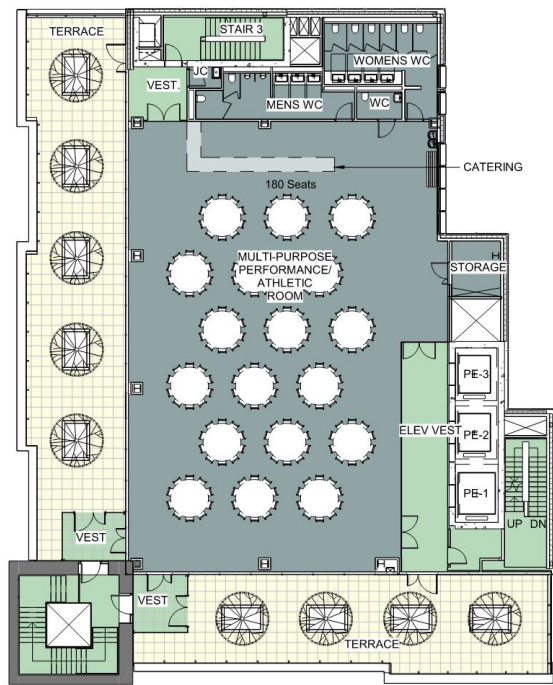


Event Mode 活動模式 (120 PEOPLE MAX.)

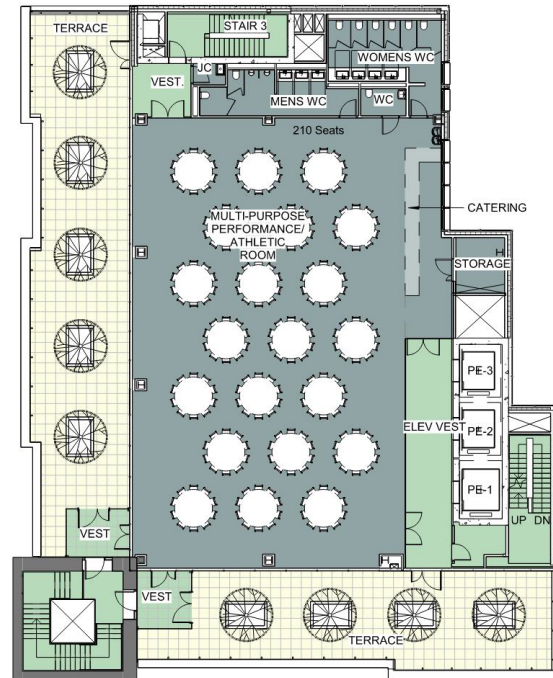


LEVEL 6 PLAN CONFIGURATION

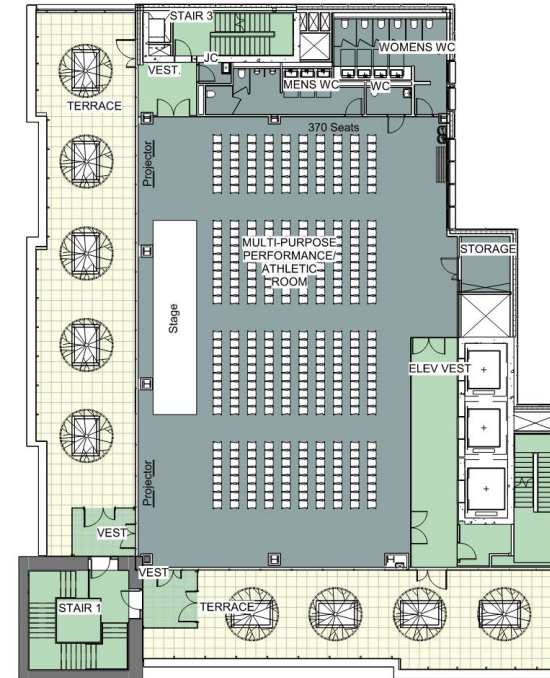
六樓平面配置



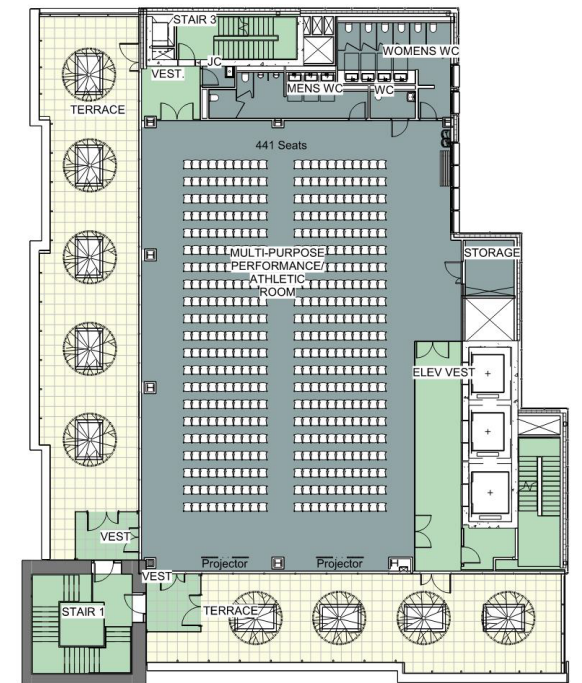
GALA 180 seats



GALA 210 seats



LECTURE 370 seats

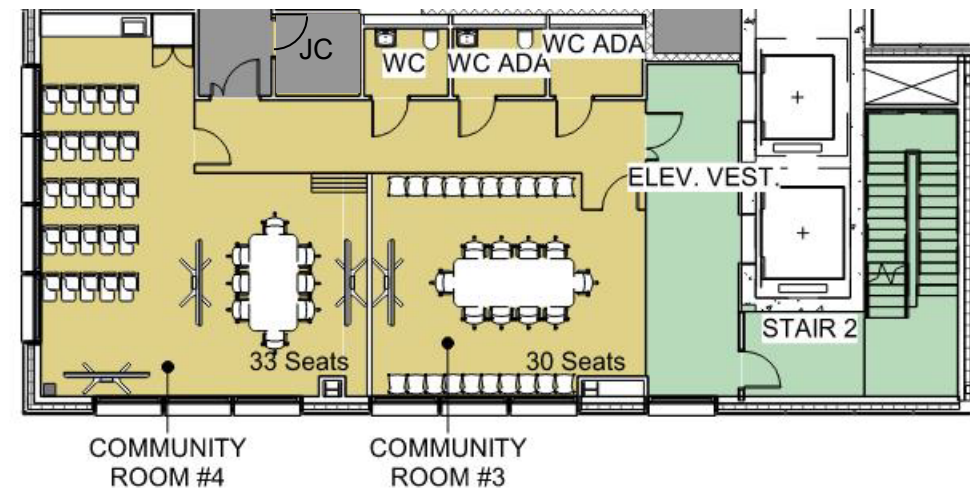


LECTURE 441 seats

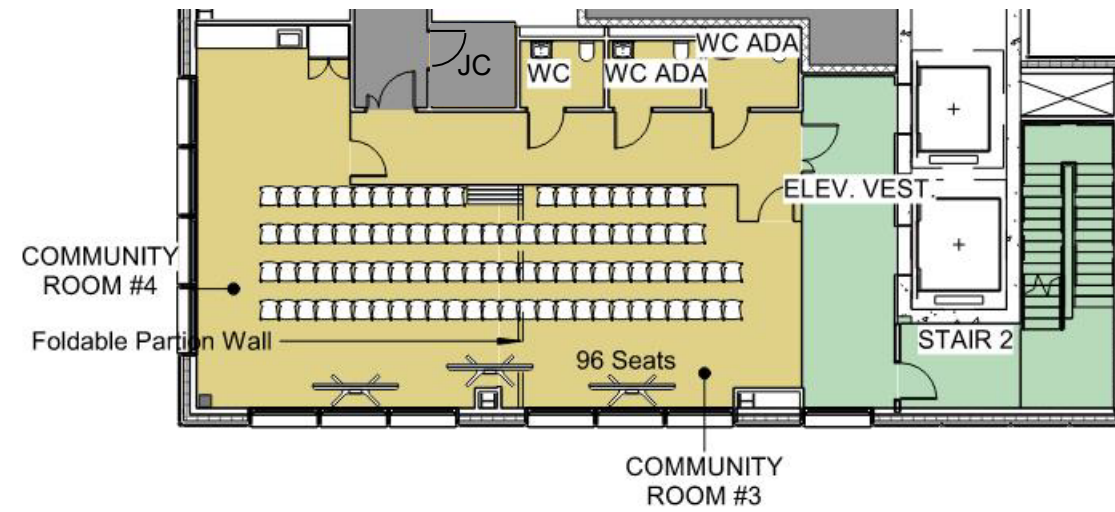
LEVEL 7 PLAN CONFIGURATION

七樓平面配置

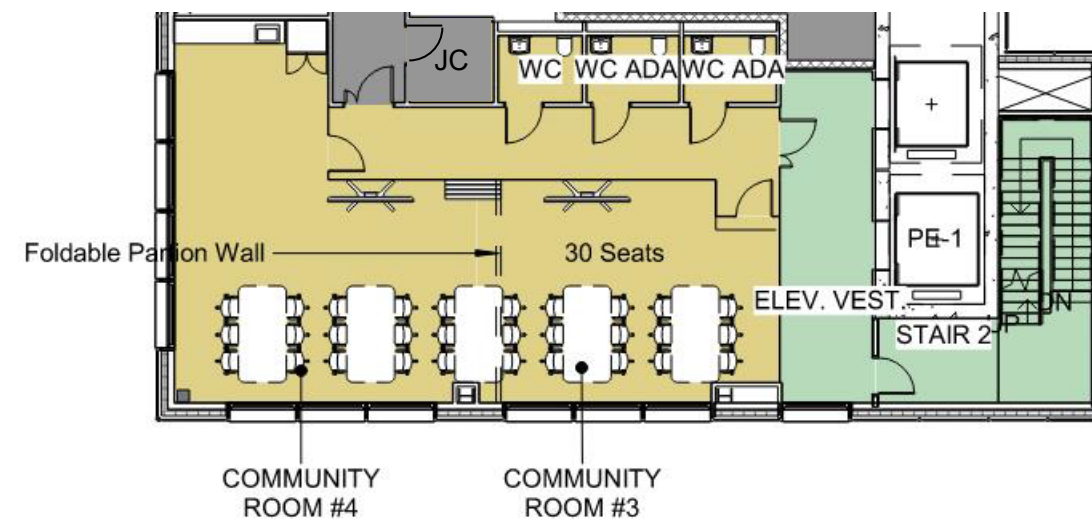
- ADDITIONAL OFFICE + TENANT SPACE
- MECHANICAL (DCAS ACCESS ONLY)
- BUILDING CIRCULATION AND SHARED SPACES



HYBRID



LECTURE
96 SEATS



WORKSHOP



Contact 聯系我們

The Outreach Coordinator at the Communications and Policy team of the NYC Department of Design and Construction can be contacted for feedback.
如果您有任何建議或是問題，請聯繫市設計和建設局 (DDC).

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