

70 MULBERRY STREET Schematic Design

70 Mulberry Street, New York 10013

70號茂比利街大樓重建
展示設計初期方案

CB3 Project Update

March 15, 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

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

March 2023, PDC conceptual presentation 2023年3月，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/May 2023, public community engagement in-person & virtual meeting 公眾社區現場參與及網絡會議

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

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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 無障礙性

The new building will provide three elevators and three egress stairs for code compliance and accessibility.

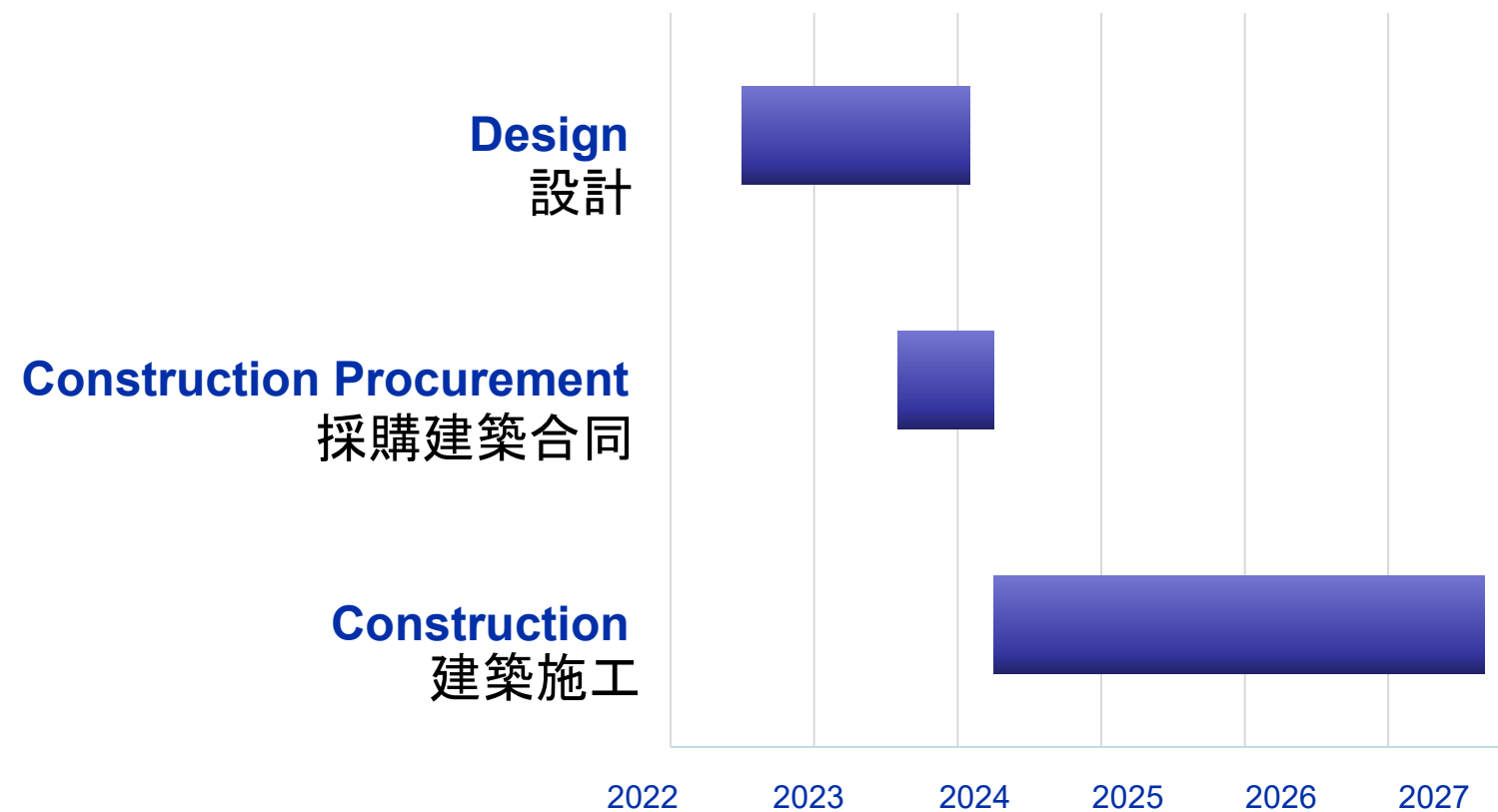
新大樓將提供三部電梯和三個出口樓梯，以確保合規性和無障礙性。

70 MULBERRY STREET

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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.

茂比利街70號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



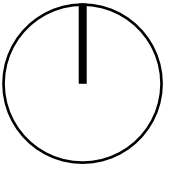
Proposed Design
擬定設計

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PARKING AND PEDESTRIAN

停車位和人行道



- Fire Hydrant Clearance
- Outdoor Dining Area
- Free Parking
- 2-Hour Metered Parking
- Surface Parking Lot
- Citybike Dock Station
- Fire Hydrant



CURRENT CONDITION

當前狀況

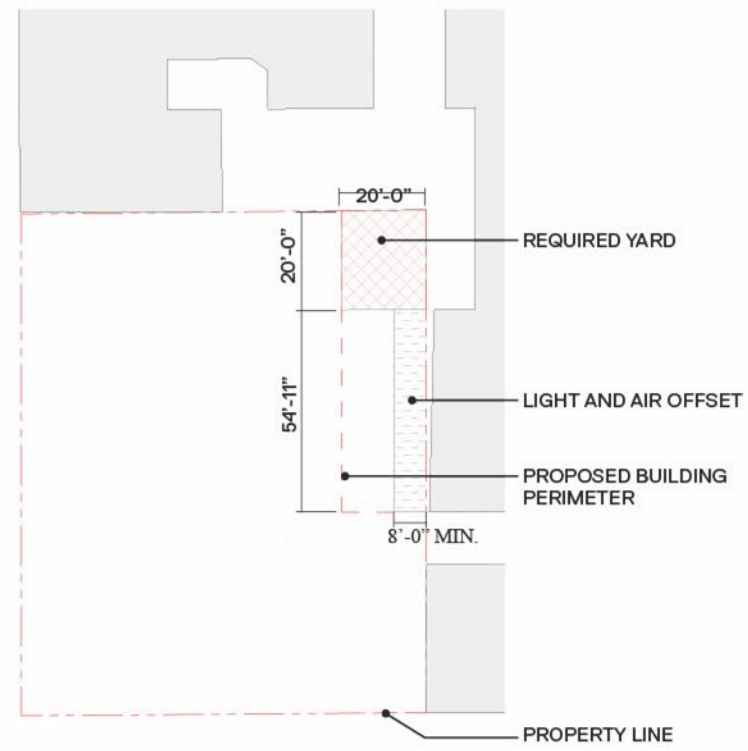
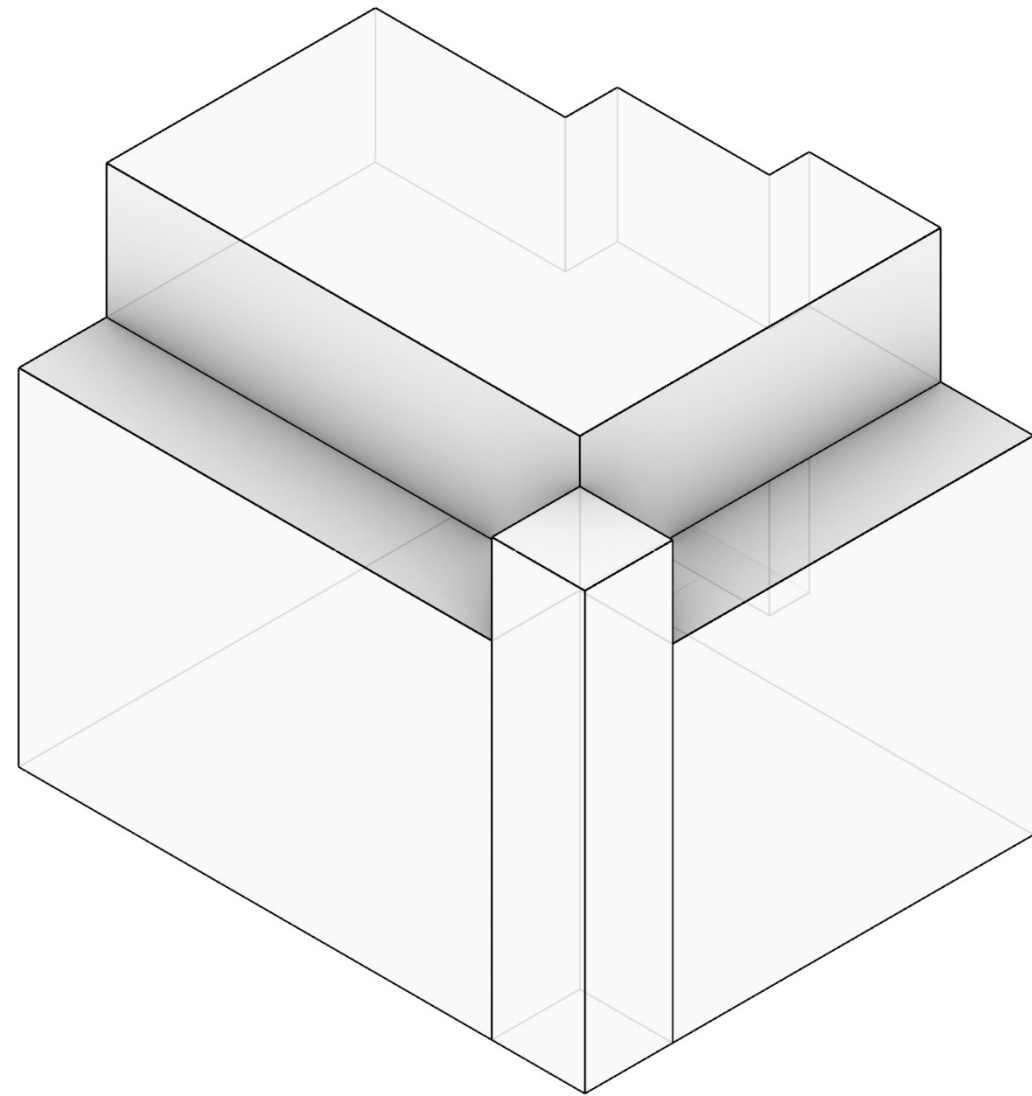
VIEWED FROM COLUMBUS PARK – SOUTH WEST CORNER

自哥倫布公園的視角——西南角

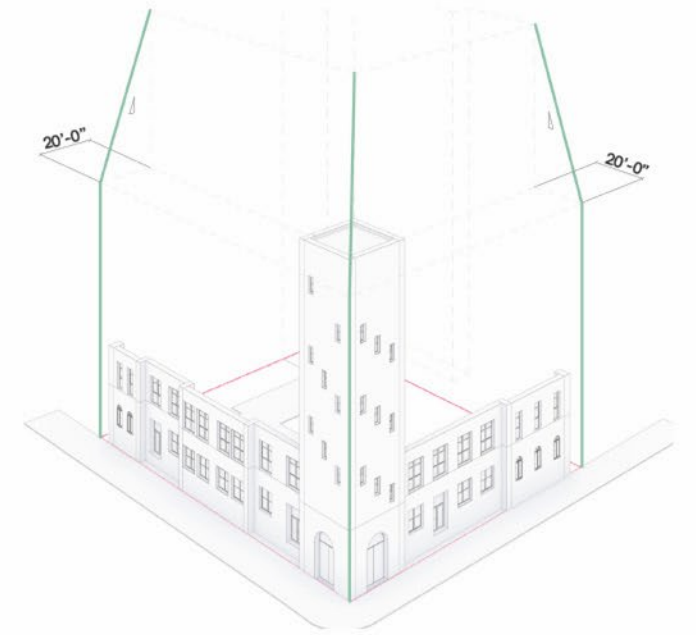


MASSING STRATEGY

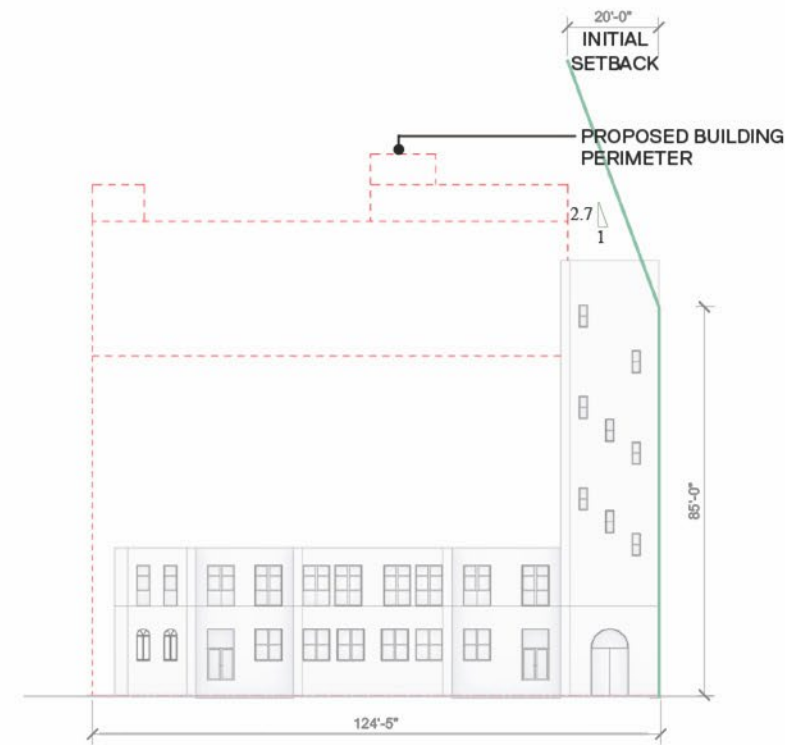
體塊策略



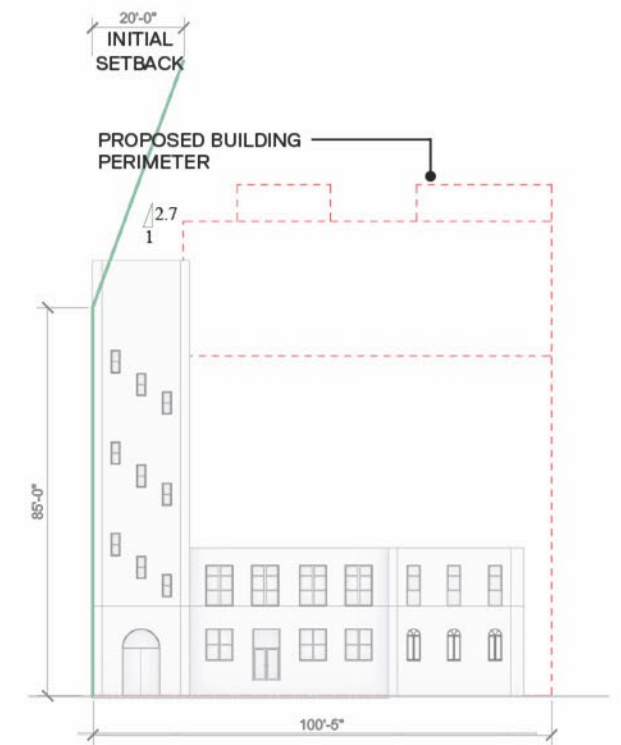
Site Plan Zoning Strategy



Axon Zoning Strategy



West Elevation Zoning Strategy



South Elevation Zoning Strategy



ONE WAY



MULBERRY

70 Mulberry

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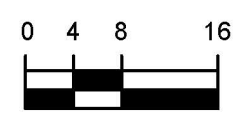
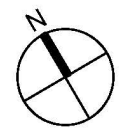
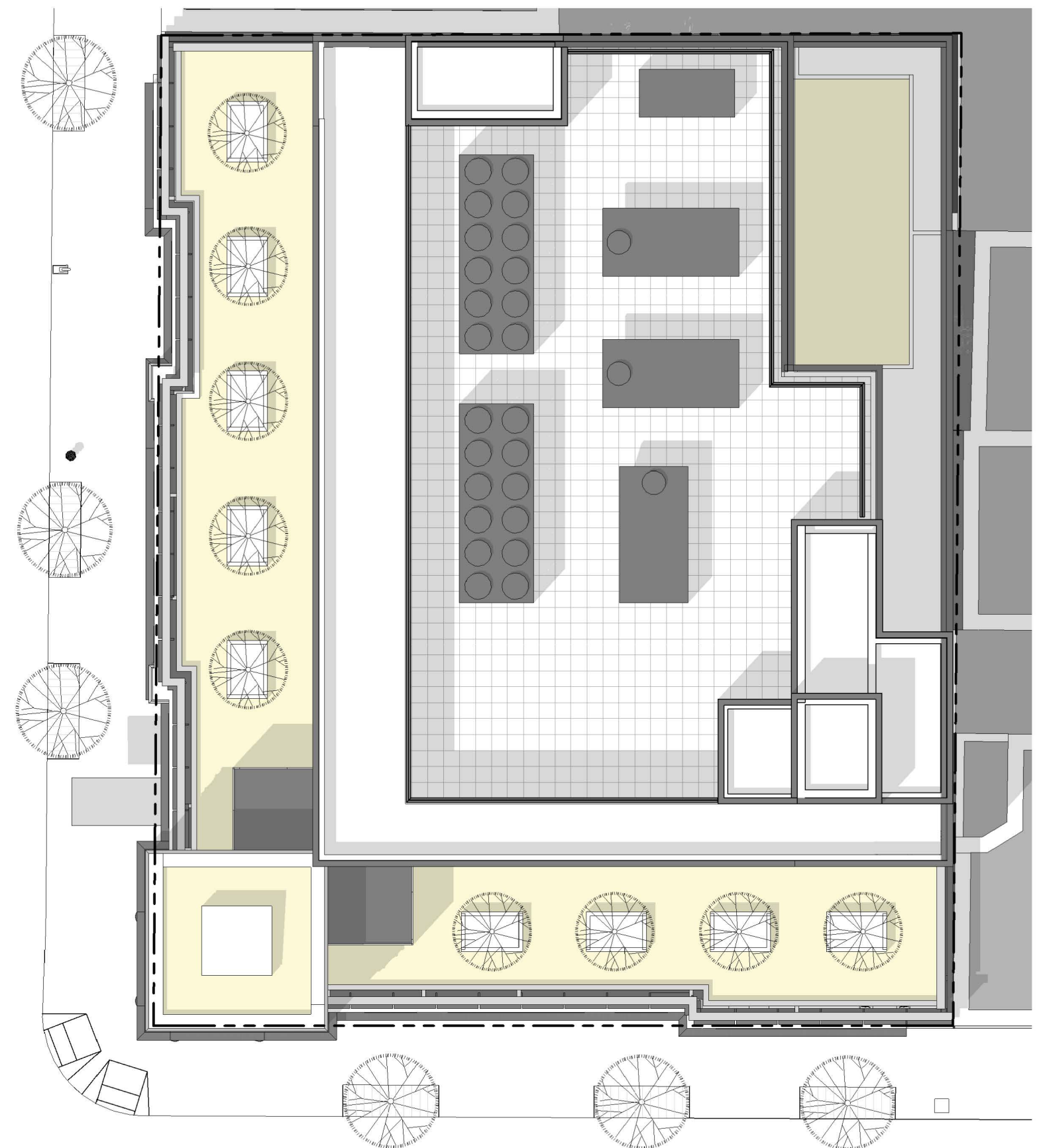
银记肠粉店
YIN JI CHANG FEN
Rice Noodle R.



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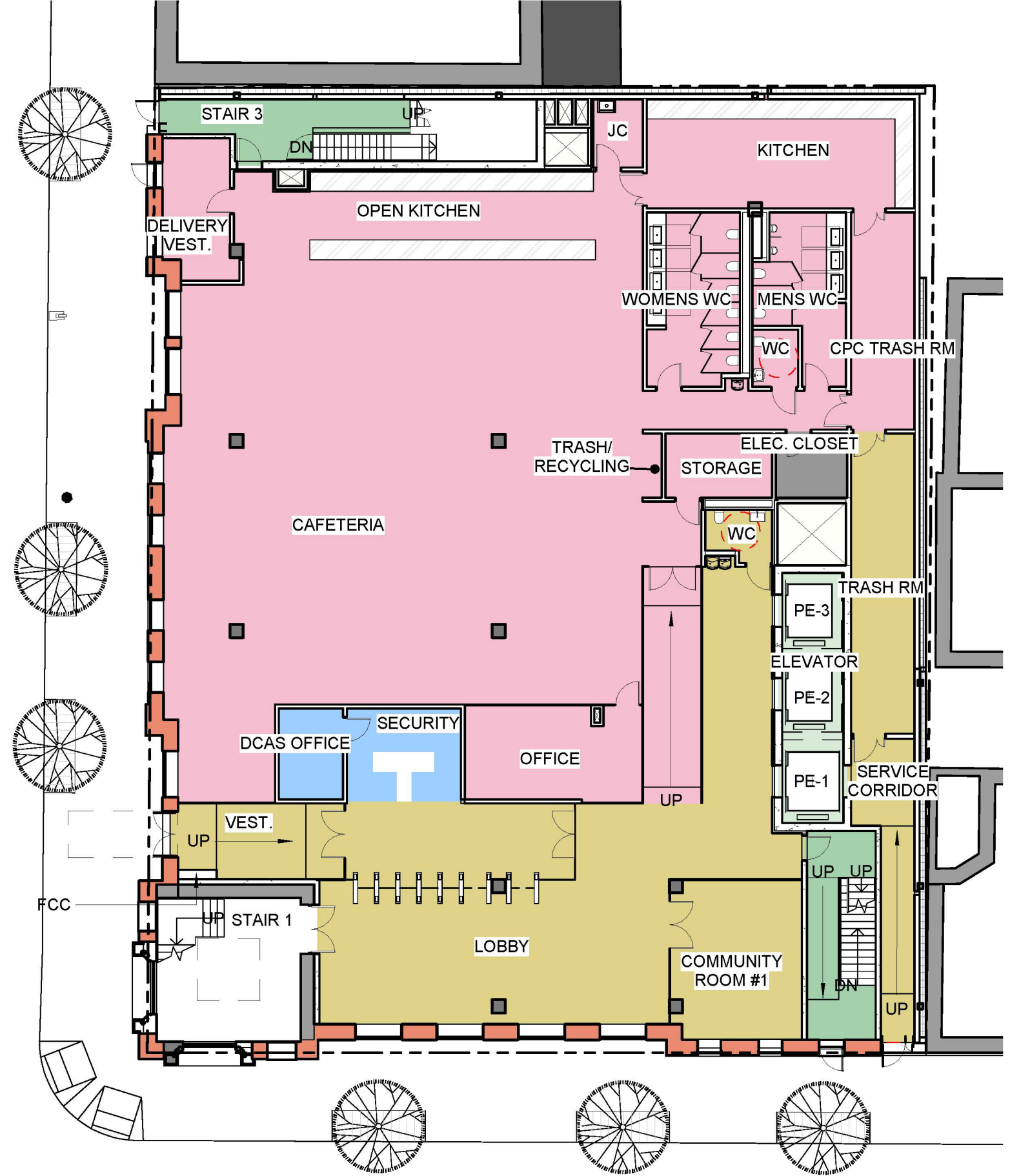
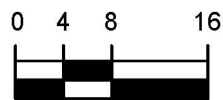
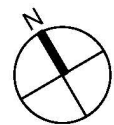
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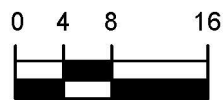
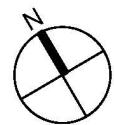
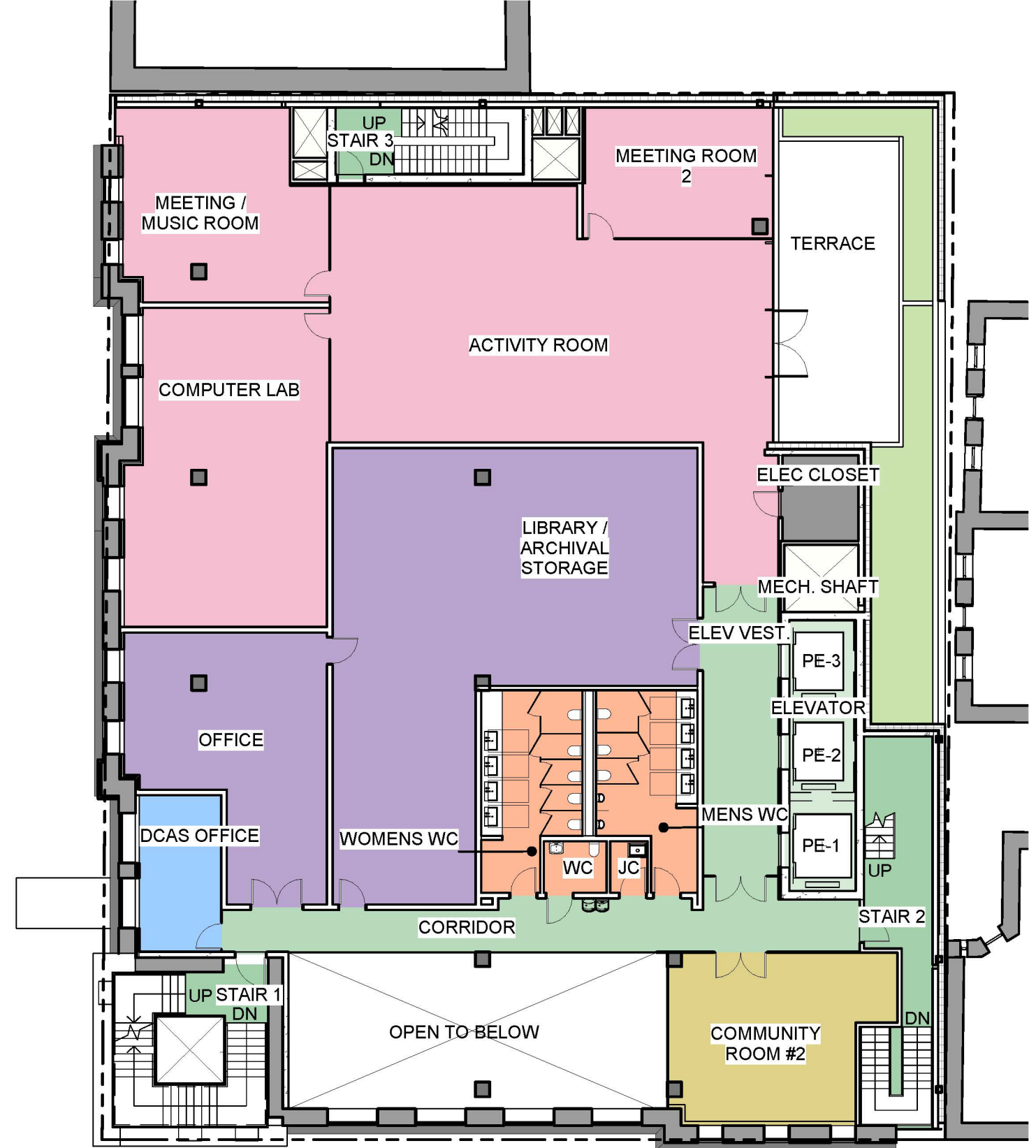
LEGEND

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- SHARED TENANT AMENITIES



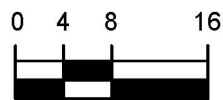
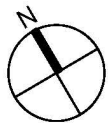
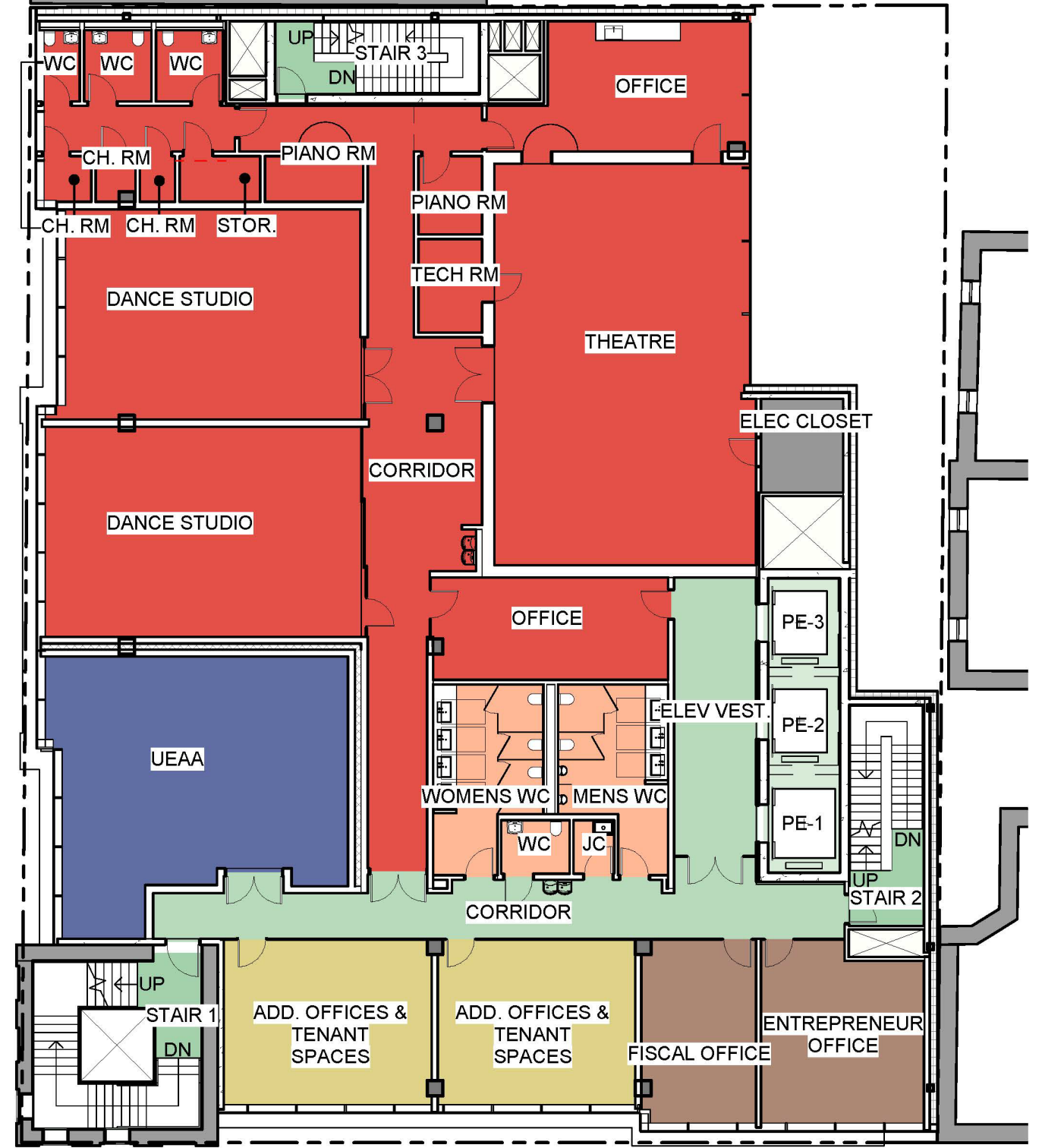
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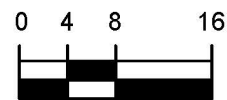
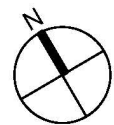
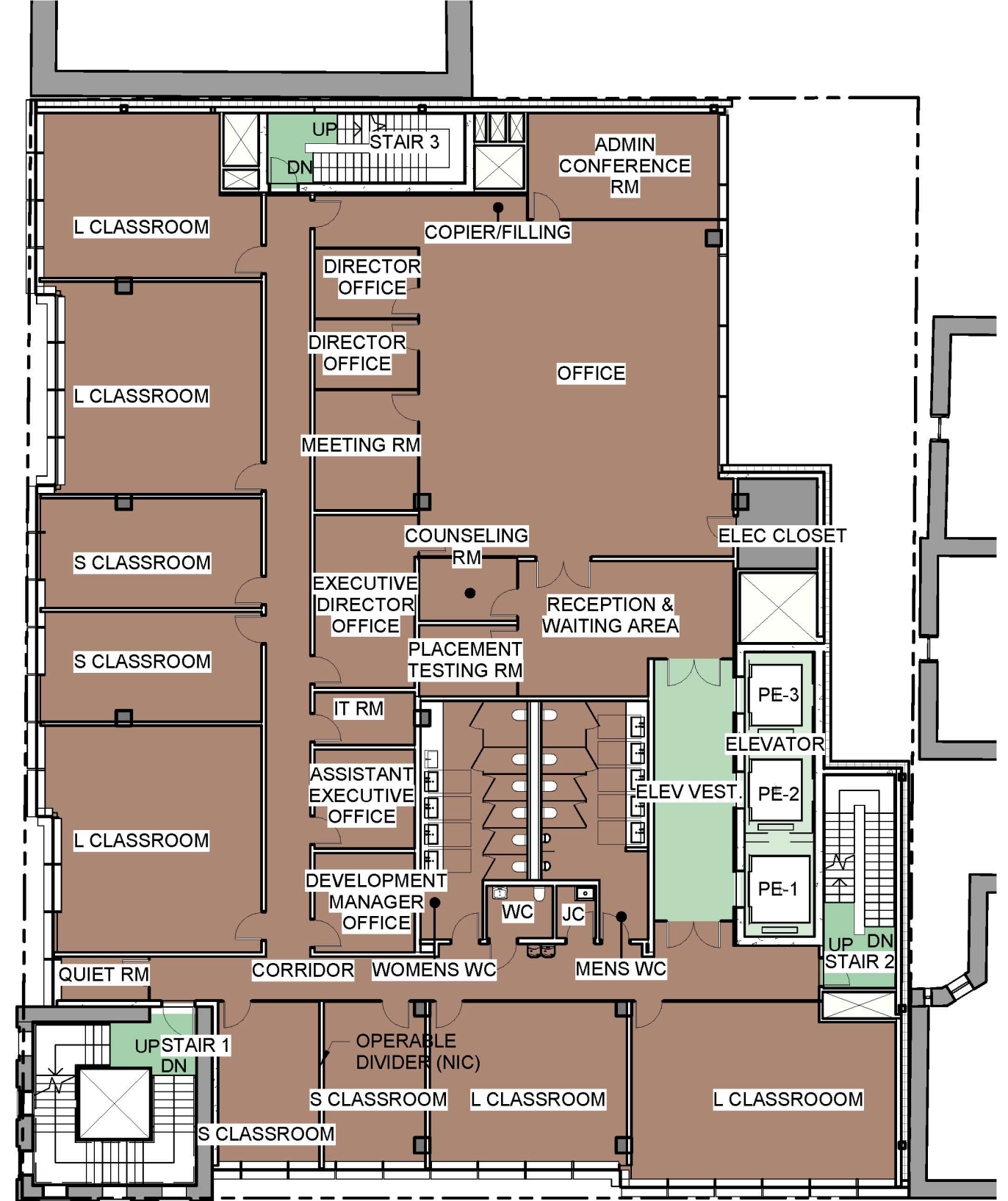
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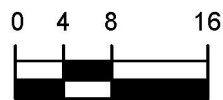
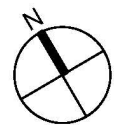
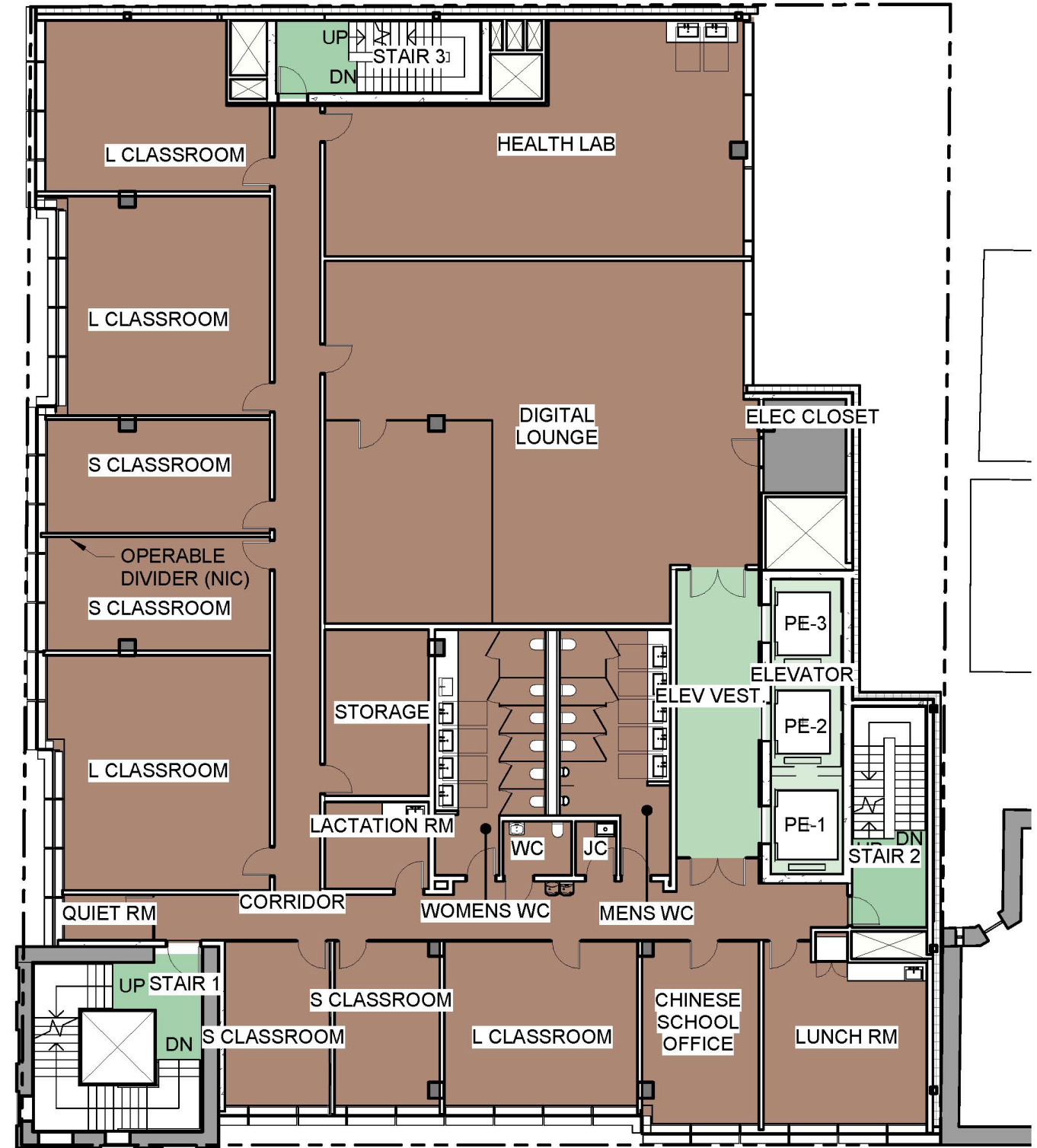
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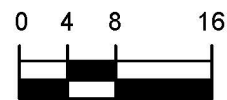
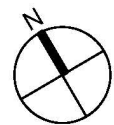
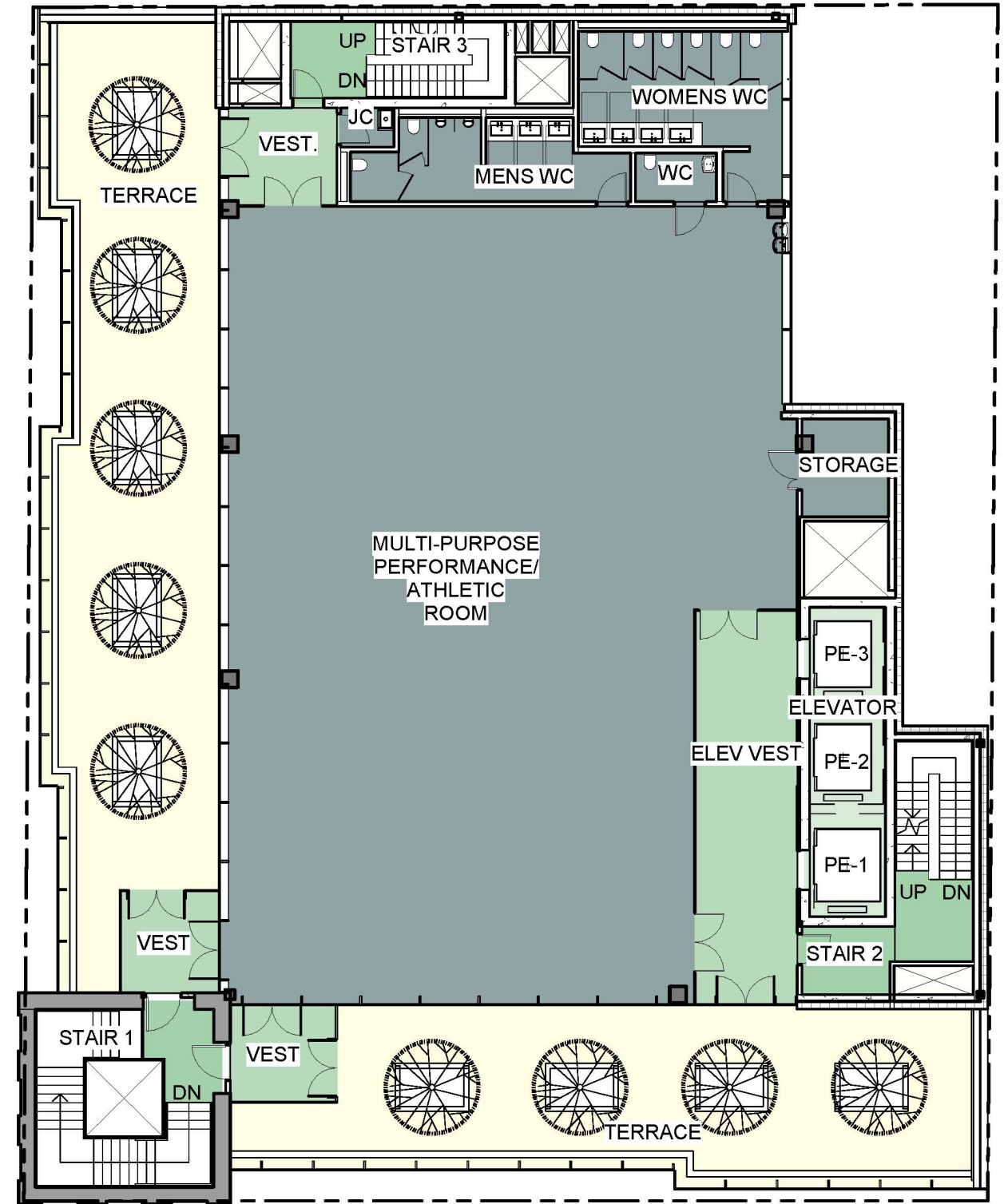
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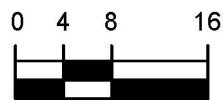
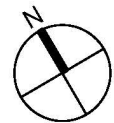
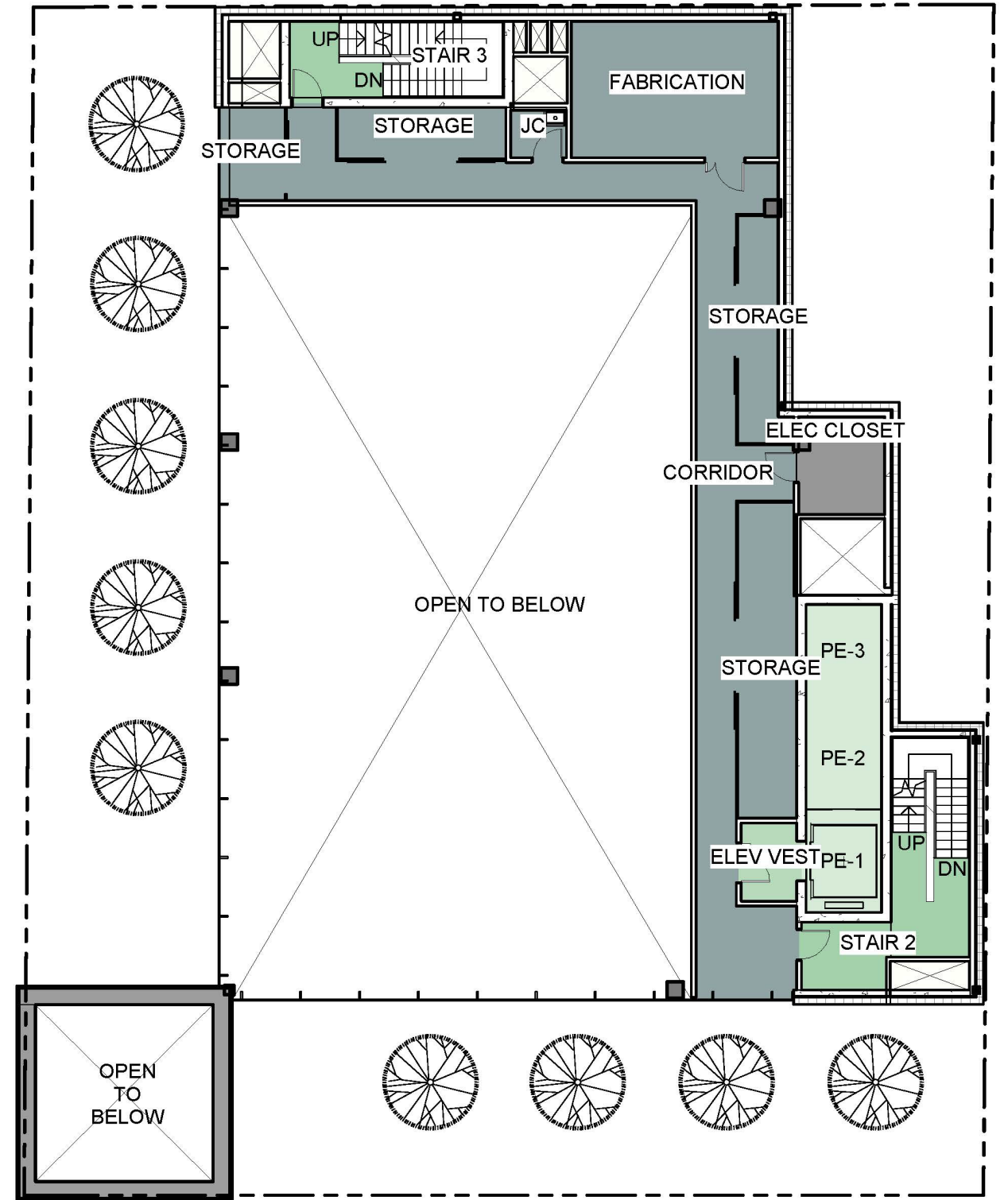
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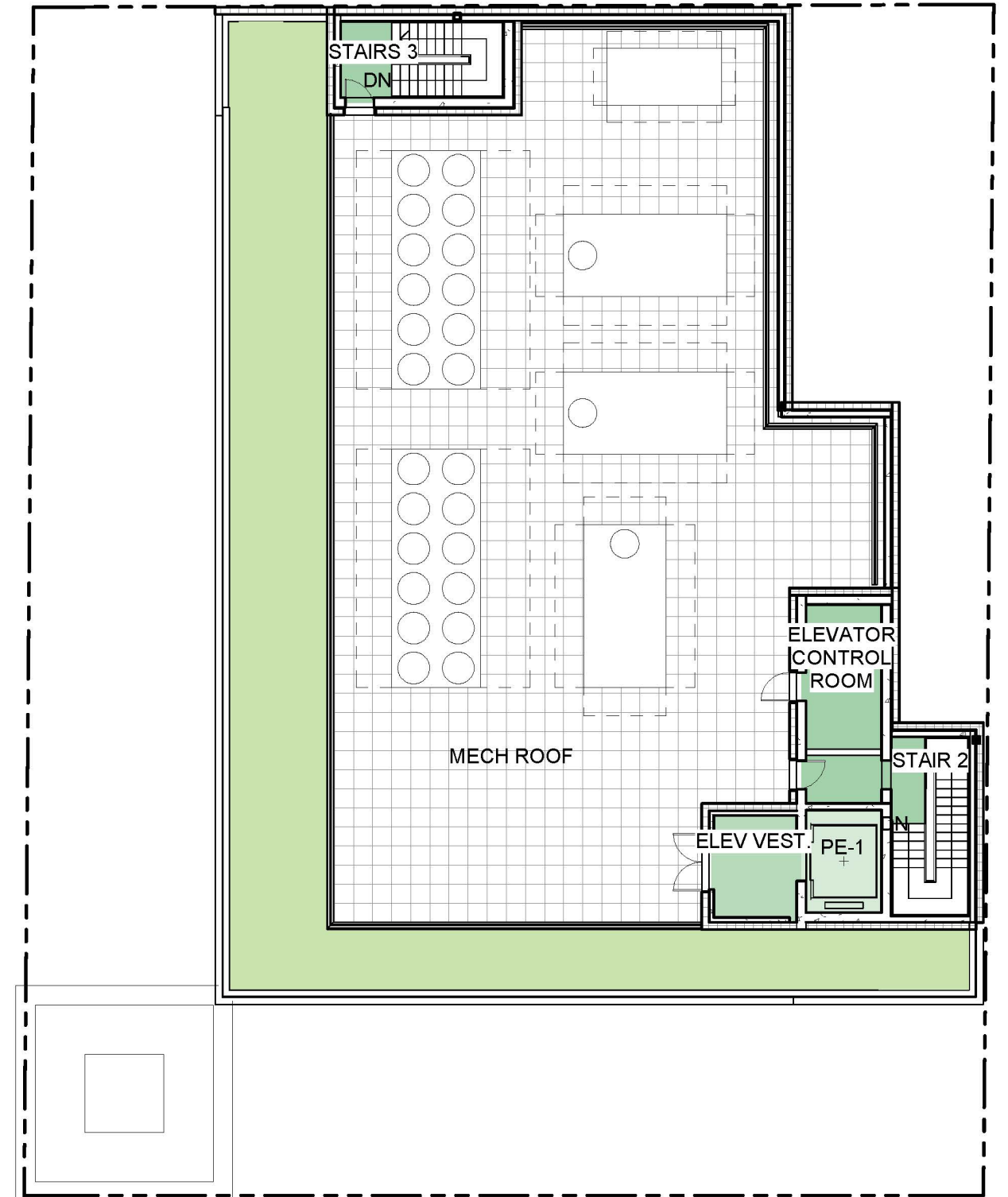
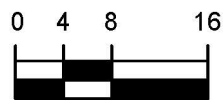
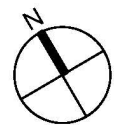
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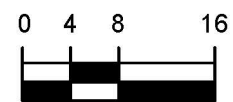
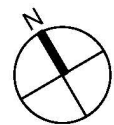
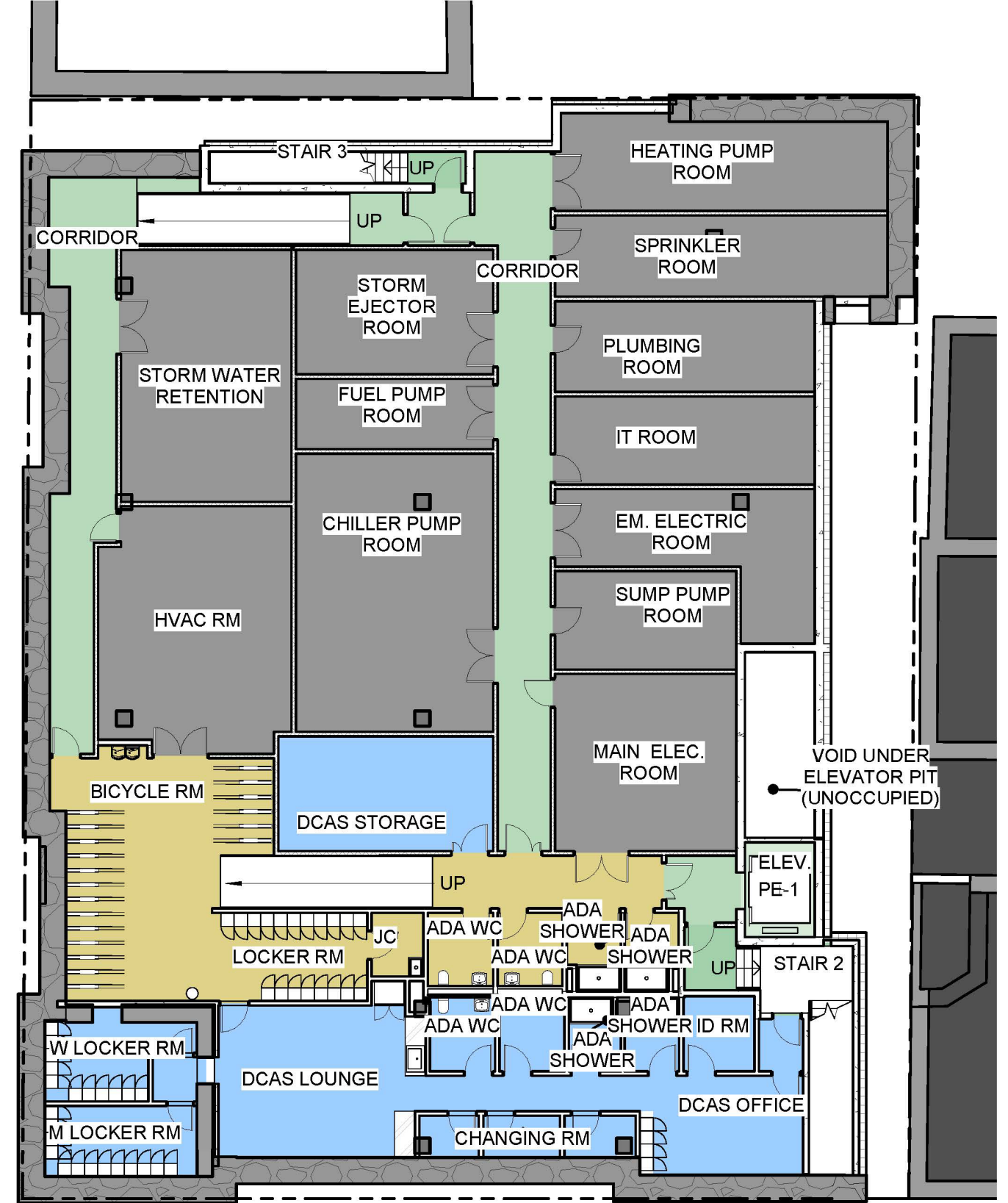
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Contact 聯系我們

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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