



The City of New York

Manhattan Community Board 1

Monthly Board Meeting

Tuesday, April 24, 2018

6:00 PM

Metropolitan College

60 West Street

(Photo ID is required to enter building)

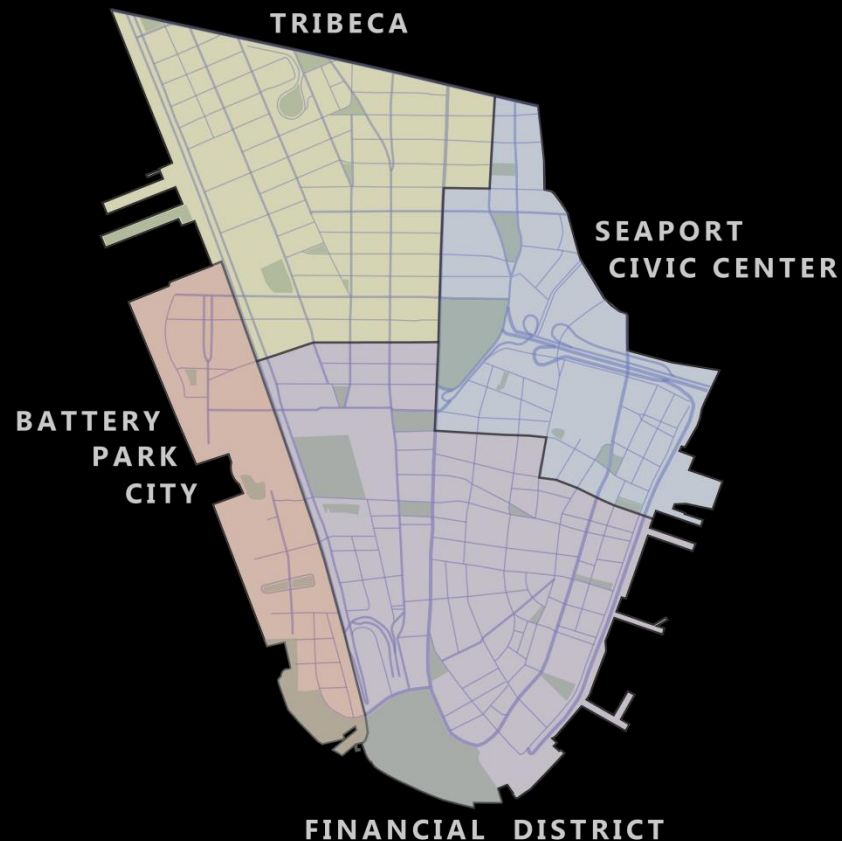
Anthony Notaro, Jr., Chairperson

Lucian Reynolds, District Manager

Lucy Acevedo, Community Coordinator

Diana Switaj, Director of Planning and Land Use

Michael Levine, Planning Consultant



CB1's OFFICE CONTACT

Manhattan Community Board 1
1 Centre Street, Room 2202 North
New York, NY 10007
Tel: (212) 669-7970
Fax: (212) 669-7899
Website: <http://www.nyc.gov/mcb1>
Email: Man01@cb.nyc.gov



Manhattan Community Board 1

Public Session

Comments by members of the public (6 PM to 7 PM)
(Please limit to 1-2 minutes per speaker to allow everyone to voice their opinions)

Manhattan Community Board 1

Business Session

- Adoption of March 2018 minutes
- District Manager's Report – L. Reynolds
- Treasurer's Report – J. Kopel
- Chairperson's Report – A. Notaro, Jr.
 - Report by Rajiv Kumar & Sarita Rupan, CB1 Fund for the City of New York Community Planning Fellows

Manhattan Community Board #1

Chairperson's Report
April 24, 2018



Chair Report - *What's Happening*

- Helicopter hearings and issues
- Seaport Advisory Group -Kick-off 4/16
 - Next Steps
 - Goals, members & meeting frequency
- School Safety Meeting – 4/16
 - NYPD & Dept. of Education discussed current and future policies and processes
- New York Stock Exchange Steering Committee – 4/10
 - Final meeting; Downtown Alliance will return to present proposal to CB1
- Neighborhood Policing – 4/10
 - [NYPD NCO \(neighborhood coordination officers\)](#)
 - Local meeting
 - Enter your address @ NYPD Website for information



Neighborhood Coordination Officers

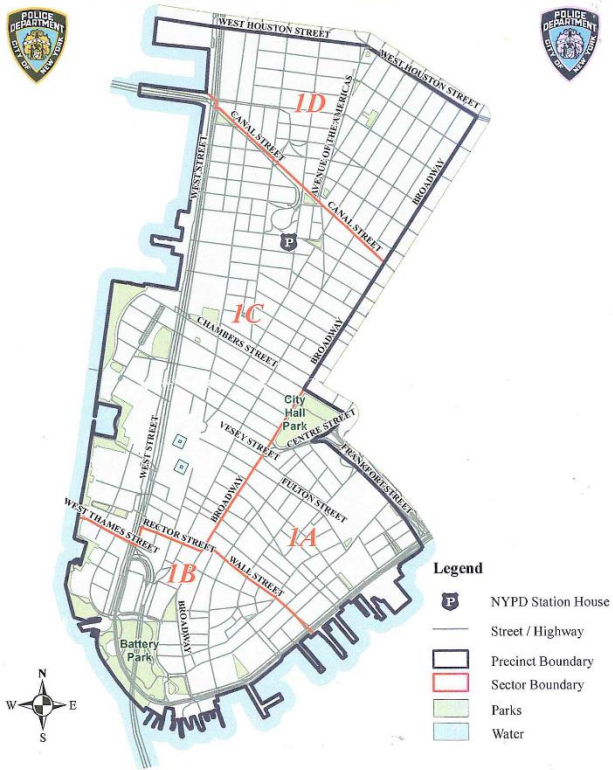
- Quarterly meetings of NCOs, officers assigned to steady sectors, and members of the community



- Officers work with the community to identify problems and develop strategies to address crime and quality-of-life issues

Neighborhood Coordination Officers

1ST PRECINCT - NEW SECTORS



1st Precinct Neighborhood Coordination Officer Program

- Locate your Sector on the map provided
- Find your corresponding NCO assigned to that sector on the list above
- Get to know your Neighborhood Coordination Officer

| | CMD | RANK | LAST NAME | FIRST NAME | TAX # | SECTOR OR PSA DEVELOPMENT | EMAIL |
|----|-----|------|-----------|------------|--------|---------------------------|--|
| 1 | 1 | SGT | CUMMINGS | EUGENE | 929974 | SERGEANT | EUGENE.CUMMINGS@NYPD.ORG |
| 2 | 1 | PO | POIRIER | JASON | 940588 | COORDINATOR | JASON.POIRIER@NYPD.ORG |
| 3 | 1 | PO | TASOREN | ARIF | 953468 | SGT OPERATOR | ARIF.TASOREN@NYPD.ORG |
| 4 | 1 | PO | BERNABE | GIOCARDO | 948180 | SECTOR ADAM | GIOCARDO.BERNABE@NYPD.ORG |
| 5 | 1 | PO | FORD | FRANCIS | 941774 | SECTOR ADAM | FRANCIS.FORD@NYPD.ORG |
| 6 | 1 | PO | HOLMAN | MILES | 952856 | SECTOR BOY | MILES.HOLMAN@NYPD.ORG |
| 7 | 1 | PO | RIDDICK | ADAM | 951139 | SECTOR BOY | ADAM.RIDDICK@NYPD.ORG |
| 8 | 1 | PO | BODDEN | DINAH | 927750 | SECTOR CHARLIE | DINAH.BODDEN@NYPD.ORG |
| 9 | 1 | PO | MILONE | JOSEPH | 952021 | SECTOR CHARLIE | JOSEPH.MILONE@NYPD.ORG |
| 10 | 1 | PO | DERMODY | DONALD | 957533 | SECTOR DAVID | DONALD.DERMODY@NYPD.ORG |
| 11 | 1 | PO | ERDMAN | MICHAEL | 941708 | SECTOR DAVID | MICHAEL.ERDMAN@NYPD.ORG |

Chair Report - *What's Happening*

- Lower Manhattan Coastal Resiliency (LMCR) Community Engagement Meeting – 4/17
 - Complexity of the task
 - Multi-layer approach
 - CB1 Leadership
 - <http://www1.nyc.gov/site/planning/plans/climate-resiliency/climate-resiliency.page>
- Fearless Girl
 - Relocation
 - Process (temporary vs permanent art installation)



Chair Report - *Priorities*

- Sidewalk Shed Legislation and CB1 input
 - Thanks to Mariama and Pat
- Budget cycle & District Needs Statement
 - Make it meaningful
 - How do we track it
- Urban Fellows' Report





Downtown Little League 2018 Season

Governors Island Tour

4/18/2018



- The Island will remain open until 10PM every Friday evening from May 25-September 14
- Governors Island opens for the season May 1, ferries will be free opening week through May 6

Pier 17 Tour

4/19/2018



Pier 17 Tour

4/19/2018





Developmental Impact Fees

Database | Process | Analysis | Implementation

Rajiv Kumar Myana | Sarita Rupan

Fund for the city of New York | Community Planning Fellowship Program

Manhattan Community Board 01

New Residential Units

Manhattan Community District 01

2000 - 2016



New Construction

| Year | Units | Year | Units |
|------|--------------|------|--------------|
| 2000 | 189 | 2000 | 367 |
| 2001 | 348 | 2001 | 745 |
| 2002 | 586 | 2002 | 115 |
| 2003 | 1212 | 2003 | 624 |
| 2004 | 669 | 2004 | 364 |
| 2005 | 965 | 2005 | 1011 |
| 2006 | 1512 | 2006 | 273 |
| 2007 | 1710 | 2007 | 1267 |
| 2008 | 660 | 2008 | 1321 |
| 2009 | 92 | 2009 | 807 |
| 2010 | 143 | 2010 | 229 |
| 2011 | 3 | 2011 | 1391 |
| 2012 | 201 | 2012 | 2305 |
| 2013 | 185 | 2013 | 1190 |
| 2014 | 256 | 2014 | 256 |
| 2015 | 872 | 2015 | 872 |
| 2016 | 725 | 2016 | 1725 |
| | 10328 | | 14862 |

Source:
[Department of Buildings](#)

Source:
[Emporis database](#)

Alterations

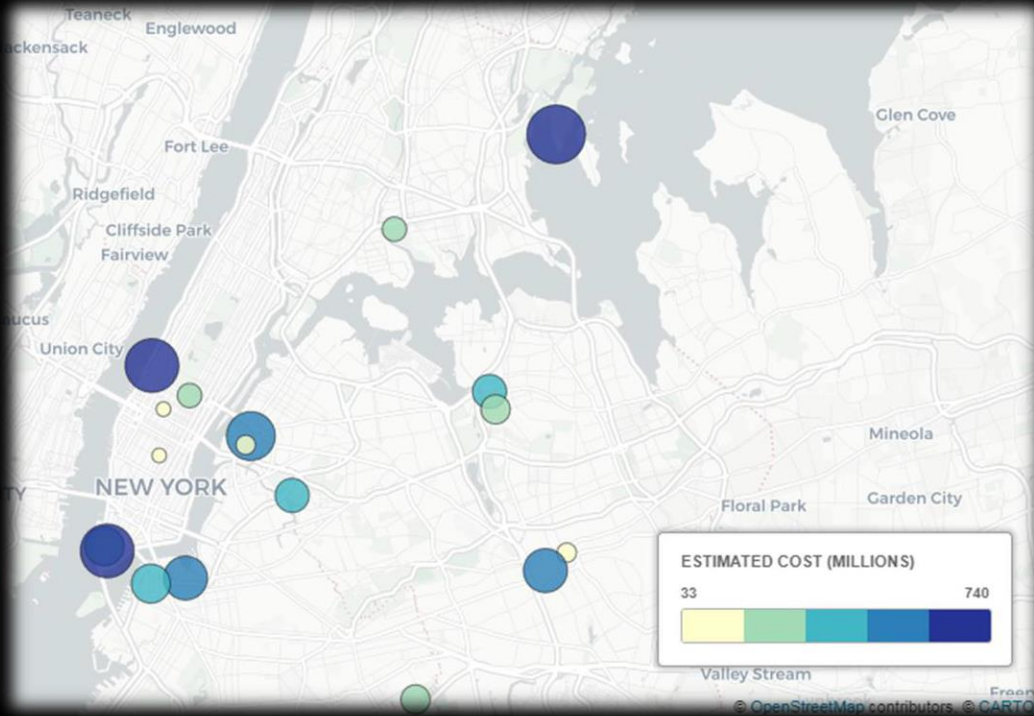
| Year | A1 Units | Year | Conv. Units |
|------|--------------|------|--------------|
| 2000 | 667 | 2000 | 359 |
| 2001 | 101 | 2001 | 852 |
| 2002 | 551 | 2002 | 841 |
| 2003 | 919 | 2003 | 306 |
| 2004 | 1400 | 2004 | 927 |
| 2005 | 1488 | 2005 | 998 |
| 2006 | 547 | 2006 | 1339 |
| 2007 | 932 | 2007 | 1087 |
| 2008 | 89 | 2008 | 2023 |
| 2009 | 408 | 2009 | 268 |
| 2010 | 3 | 2010 | |
| 2011 | 422 | 2011 | |
| 2012 | 7 | 2012 | 422 |
| 2013 | 33 | 2013 | |
| 2014 | 26 | 2014 | |
| 2015 | 1926 | 2015 | |
| 2016 | 699 | 2016 | 1057 |
| | 10218 | | 11263 |

Source:
[Department of Buildings](#)

Source:
[Alliance for the Downtown New York](#)

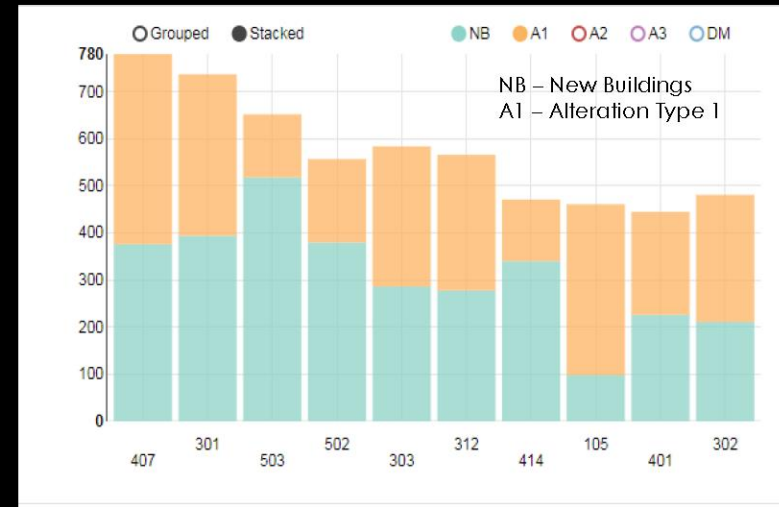
New Building and Alteration Job types - 2016

Top 20 Development projects (Q4 2016)



Source: NYC Construction Dashboard

Job Type: Top 10 Community Districts (2016)



Source: NYC Construction Dashboard

→ This map shows the top 20 approved New Buildings and A1 permits issued with the highest estimated cost in the 4th quarter of 2016. 1 Wall Street with A1 Job type (Conversion) in CB1 is estimated at cost of 444 million making it second largest project in Manhattan, the first being Hudson Yards.

→ By the end of 2016 CD1 had 394 units under New Buildings & 301 units of Alteration Job 1 type.



Manhattan CB 01 – Financial District Conversions



Manhattan CB 01 – Financial District New Construction



Legend
Financial District
New Construction

Source: NYC open data (PLUTO 2017v1)

0 0.04 0.09 0.18 0.27 0.36 Miles



Developmental Impact Fees

- Fees required by local government to build, improve, or expand infrastructure and public facilities that will directly address the demands created by any new development.
- Facilities are determined on the basis of comprehensive plan, master plan or capital improvement plan consistent with the zoning requirements and future needs of the community.
- Payment of fees are typically required before completion of the development or issuance of certificate of occupancy.
- Fees are calculated on the basis of the cost of facility as well as nature and size of the infrastructure required.
- Rate of the fee is proportionately charged on the basis of per capita increase created by the new development.
- **Texas:** First state to adopt the general impact fee enabling act in 1987
California: Largest number of communities adopting impact fees law

Pros and Cons of Developmental Impact Fees

- Effective tool for ensuring adequate infrastructure for planned and anticipated growth.
- Equitable and efficient manner in which funds can be raised for public facilities.
- With Impact fees each new development contributes its fair share for the city's infrastructure.
- Additional funds reduce the amount that municipality will be required to generate for major capital projects.
- Direct benefit for beneficiary who pay for the service.

- Does not typically cover the total infrastructure cost.
- Large amount of planning, administration and research required.
- The process requires long term maintenance, tracking of contributions and record keeping, as the capital project requires a number of years to build and develop.
- Impact fees charged on new development may increase housing prices/rent.
- The fees may reduce the number of affordable housing units built.

States & Year Enabled



Scenario 1 – Balboa Park, San Francisco, CA

Balboa Park Community Infrastructure Impact Fee

Impact Fee Rate = **\$10.70/SF** for Residential Development



If 2 Gold Street was Developed in Balboa Park, SF

- Total Area of Residential Units = 598,366 Sq. Ft.
- Total Impact Fee Generated = **\$6,402,516**
(598,366 x 10.7)

IMPACT FEE IMPLEMENTATION

IMPACT FEE - NEW CONSTRUCTION (2000 – 2016)

| Units | ResArea | *SF Impact fee | *PHX Impact fee |
|--------------|-------------------|-----------------------|----------------------|
| 8,647 | 10,424,353 | \$ 111,540,577 | \$ 18,806,360 |

*San Francisco Impact Fee Rate = \$10.70/Sft for Residential Development

*Phoenix Impact Fee Rate (Approximate) = \$3,346/ EDU
(Equivalent Demand Unit)
(Multi Family = 0.65 EDU per dwelling unit)

Source: DOB

IMPACT FEE – CONVERSIONS (2000 – 2016)

| Units | ResArea | *SF Impact fee | *PHX Impact Fee |
|---------------|-------------------|-----------------------|----------------------|
| 10,971 | 12,040,784 | \$ 128,836,389 | \$ 23,671,611 |

*San Francisco Impact Fee Rate = \$10.70/Sft for Residential Development

*Phoenix Impact Fee Rate (Approximate) = \$3,346/ EDU
(Equivalent Demand Unit)
(Multi Family = 0.65 EDU per dwelling unit)

Source: ADNY



Manhattan Community Board 1 Committee Reports

Executive – A. Notaro, Jr.

- 1) Annual Review of Public Members – Report
- 2) Committee Goals and Accomplishments – Report
- 3) Committee Structure Assessment – Report
- 4) 311 Data Visualization Presentation – Report
- 5) Committee Meeting Minutes and Recordings – Report

Manhattan Community Board 1 Committee Reports

Nominating Committee – S. Cole

- 1) Selection of Committee Chair – Report
- 2) Candidates for Chairperson, Vice-Chairperson, Secretary, Assistant Secretary and Treasurer – Report

Manhattan Community Board 1 Committee Reports

Youth & Education – T. Joyce

- 1) Reso A Funding for Peck Slip Playstreet – Resolution
- 2) Application for Playstreet by the Pine Street School – Report
- 3) School Safety Issues – Report

Manhattan Community Board 1 Committee Reports

Landmarks – J. Friedman

- 1) 412 Greenwich Street, application for façade alterations including lighting, signage, ADA handrail, and skylight in existing awning – Resolution
- 2) Landmarks Preservation Commission Proposed Rule Amendments – Resolution
- 3) Brooklyn Bridge Contract 7 – Report

412 Greenwich Street



412 Greenwich Street



FRONT ELEVATION | LAIGHT ST.
SCALE: 1/8" = 1'-0"

FACADE KEY NOTES:

- 1- Existing elevated sidewalk and ramp
- 2- New skylight in existing canopy
- 3- New non-illuminated pin-mount signage provided by DI, installed by GC.
Refer to page 18 for details
- 4- Open
- 5- New handrail. Refer to page 17 for details
- 6- Open

Brooklyn Bridge Rehabilitation

Brooklyn Bridge

Rehabilitation of Approach Arches and Towers
and Miscellaneous Repairs
Contract 7 # BRC270D



Brooklyn Bridge Rehabilitation

Project Scope – Manhattan Approach

- Removal of debris and hazardous materials
- Strengthening of interior transverse brick walls
- Repair of cracks in existing brick walls
- Cleaning, re-grading, re-paving basement floors
- Removal of existing brick walls and construction of new reinforced concrete infill walls
- Cleaning, repointing and resetting granite stones
- Installation of electrical service and ventilation



Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

1) Special Report on Recent SLA Licensing Public Hearings – Report

Tribeca area

1) 20 Warren Street, application for liquor license for ICCA – Resolution

2) 200 Church Street, application for an unenclosed sidewalk café for Tribeca’s Kitchen – Resolution

Battery Park City area

1) 225 Liberty Street, application for beer license for Olive’s – Resolution

2) 36 Battery Place, application for liquor license for Lox Café – Resolution

Seaport/Civic Center area

1) 19 Fulton Street, application for liquor license for HHC Cobblestones LLC – Resolution

2) 203 Front Street, application for liquor license for HHC Cobblestones LLC – Resolution

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

Financial District area

- 1) 60 Broad Street, 24th & 25th Floors, application for wine, beer & cider license for COWORKRS
60 Broad Street d/b/a Bond 60 Broad – Resolution
- 2) 55 Broadway, 3rd Floor, application for wine, beer & cider license for COWORKRS 55
Broadway d/b/a Bond 55 Broadway – Resolution
- 3) 11 Broadway, application for beer and cider license for HJK Plaza Deli, Inc. – Resolution
- 4) Gouverneur Lane and South Street Pier 11, application for liquor license for SeaStreak
Commodore – Resolution

Manhattan Community Board 1 Committee Reports

Land Use Zoning & Economic Development – P. Kennell

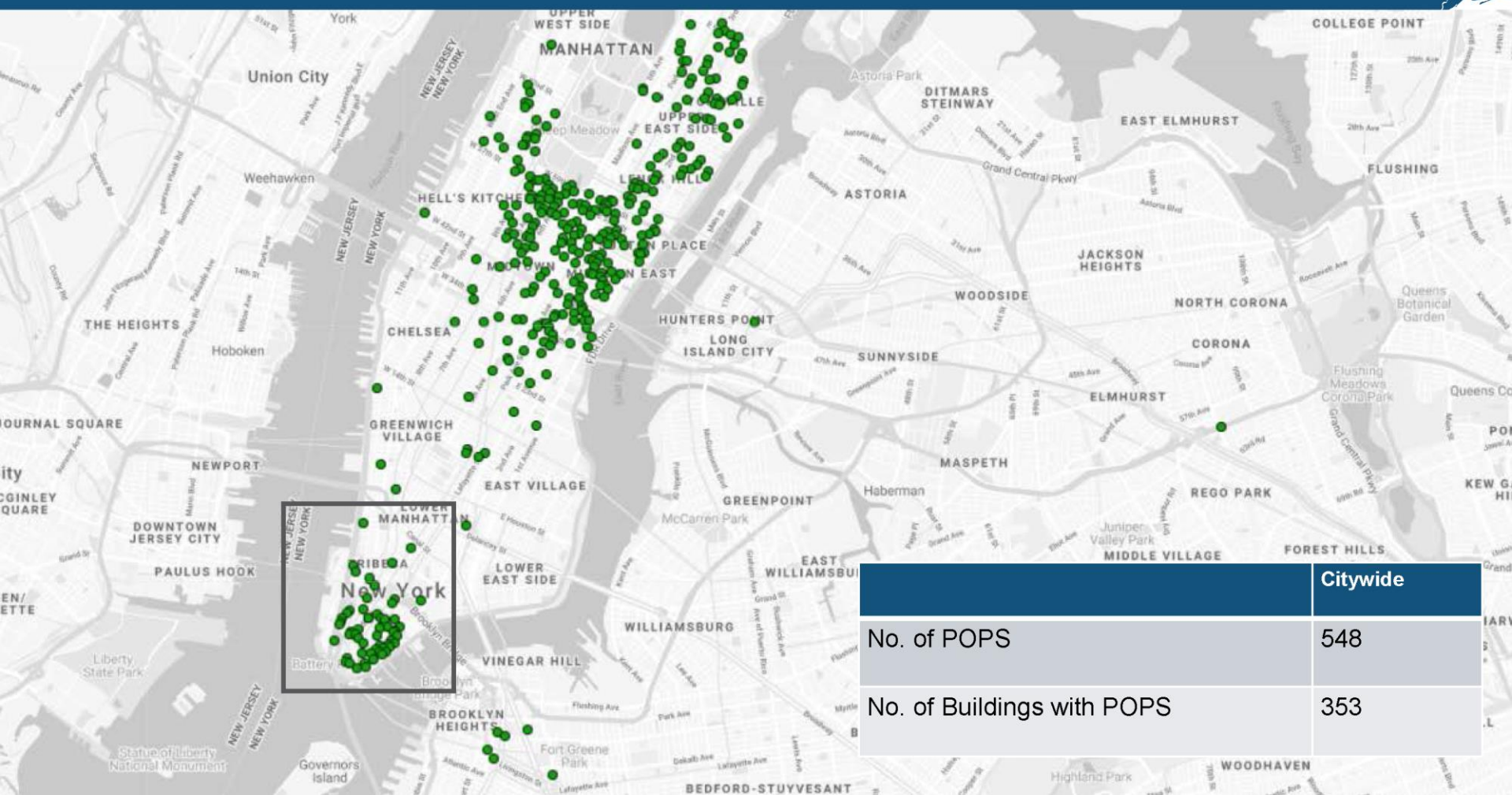
- 1) Privately Owned Public Spaces (POPS) 101– Report
- 2) Residential Development in Lower Manhattan 2000 - Present & Impact Funds – Report



NEW YORK CITY'S
**PRIVATELY
OWNED
PUBLIC
SPACES**

"POPS 101"
for Community Board 1
April 9, 2018

I. PROGRAM OVERVIEW



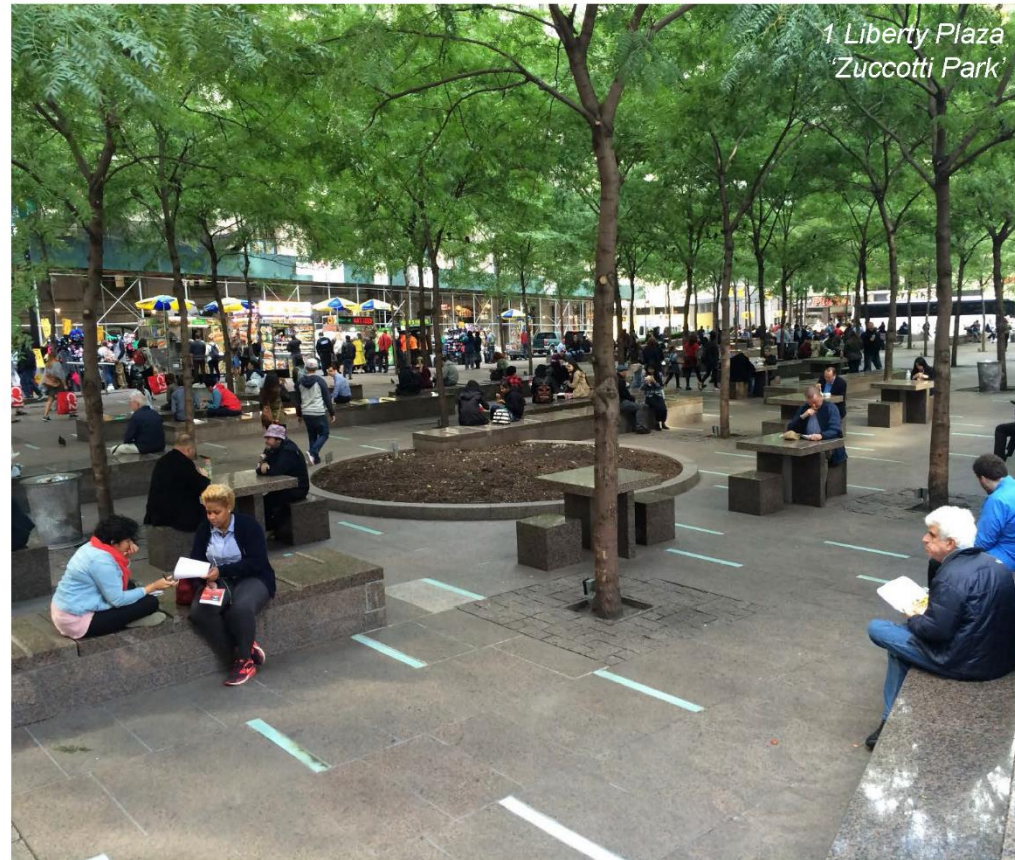
II. BRIEF HISTORY

- 1961 | As-of-right “plaza” & “arcade”
- 1960/70s | Special permit/district POPS
- 1975 | “Urban plaza” (Urban Open Space)
- 1977 | “Residential plaza”
- 1980s | Special district POPS modifications, contextual districts
- 1996 | Plaza consolidation
- 2000 | POPS book published
- 2007 | “Public plaza” overhaul
- 2009 | Follow-up “public plaza” text
- 2016 | Water Street POPS
- 2017 | POPS legislation

III. DCP'S ROLE

Program:

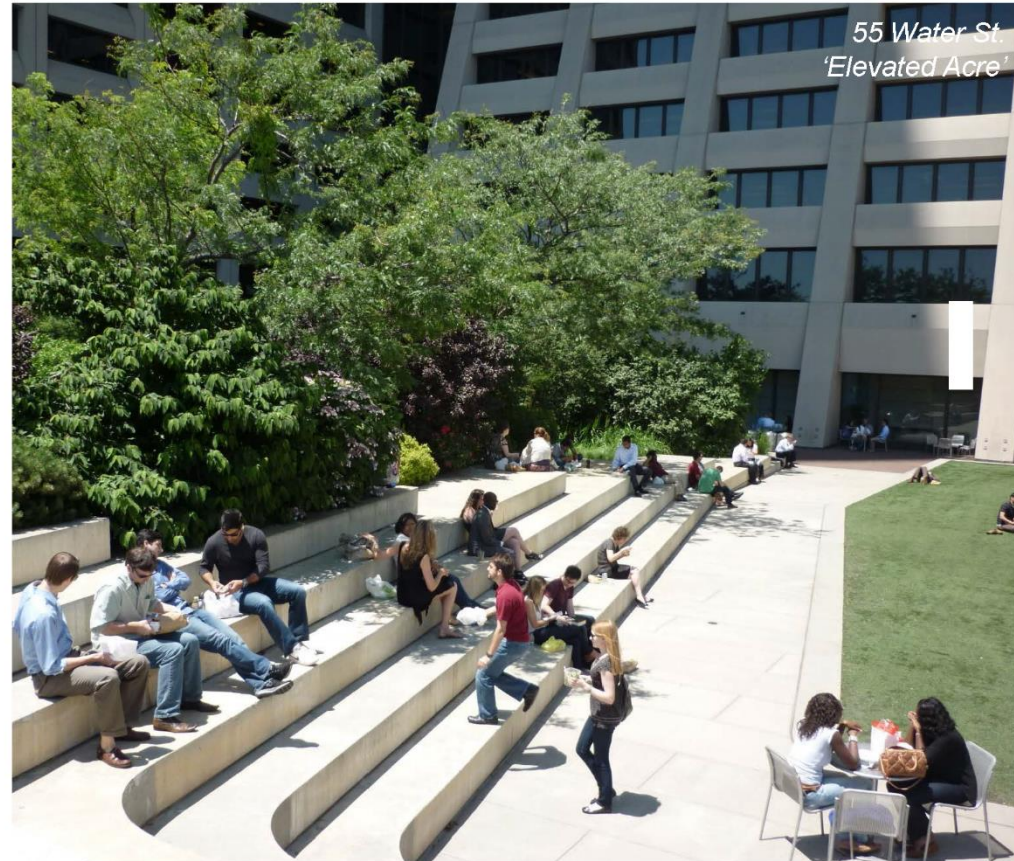
- To provide information and resources on all POPS matters to public and owners (requirements, processes, etc.)
- To continually improve standards for POPS
- To coordinate with sister agencies, such as DOB, on concerns and complaints
- To ensure consistency in application review and POPS are of high quality
- To maintain data and files on all POPS



III. DCP'S ROLE

Application Review:

- DCP reviews all POPS applications, both new and existing spaces, to ensure proposals meet standards set forth in Zoning Resolution
 - Large part of staff work program
- Most approvals are by certification by CPC Chairperson
- Community Boards are given opportunity to provide input for applications that are:
 - CPC Authorizations or Special Permits
 - Certifications for open air café/kiosk in a plaza



IV. COMPLIANCE

- POPS are held to the standards under which they were approved.
- Department of Buildings is responsible for enforcement of Zoning Resolution, which includes POPS.
- DOB responds to POPS complaints with an inspection.
- Beginning in 2019, DOB will inspect each POPS annually as required by POPS legislation.
- Submit complaints through 311 – see handout.

<http://www1.nyc.gov/nyc-resources/service/2289/public-plaza-complaint>



The screenshot shows the official website of the City of New York, specifically the 'Public Plaza Complaint' page. The page header includes the NYC logo and navigation links for 'NYC Resources', 'NYC311', 'Office of the Mayor', 'Events', 'Connect', and 'Jobs'. A search bar is also present. The main heading is 'Public Plaza Complaint'. Below the heading, there are social media sharing options (Facebook, Twitter, Google+, Tumblr, Email) and a 'Print' button. The main text explains that public plazas are open areas on private property and should contain signs listing their features. It also mentions that public plazas are required to be open to the public and generally contain features like trees, benches, and water features. A link is provided to report a public plaza that is poorly maintained or not open to the public during posted hours. The page also includes a section titled 'Also Found In:' with a link to 'Housing & Development > Buildings & Property > Complaints >'.

PRIVATELY OWNED PUBLIC SPACES

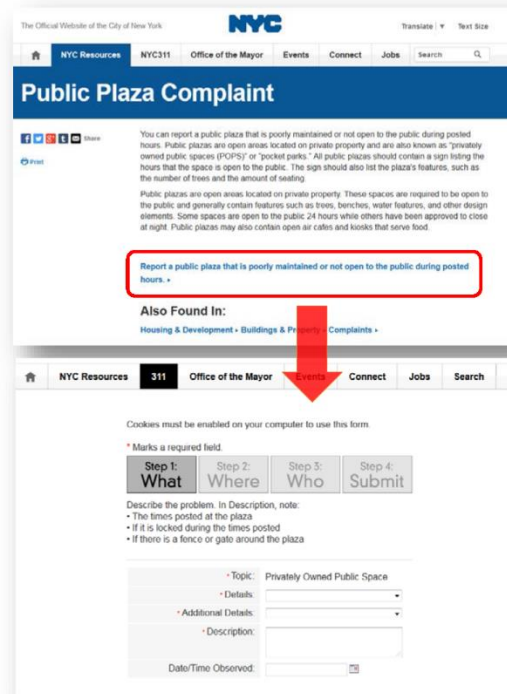
"POPS 101" for Community Board 1 - April 9, 2018

311 PLAZA COMPLAINTS

The "311" portal is available to report maintenance issues within plazas or plazas that are not open to the public during posted hours: <http://www1.nyc.gov/311/>

Navigation:

1. NYC 311 - <http://www1.nyc.gov/311/>
2. Click 'Housing and Development' link
3. Click 'Buildings & Property' link
4. Scroll down, and click 'Public Plaza Complaint' link:
<http://www1.nyc.gov/nyc-resources/service/2289/public-plaza-complaint>



For information on a property, including recorded complaints and violations, visit Department of Building's BUILDING INFORMATION SYSTEMS (BIS) - <http://a810-bisweb.nyc.gov/bisweb/bsqpm01.jsp>

Manhattan Community Board 1 Committee Reports

Resiliency Sub-Committee – A. Blank

1) Lower Manhattan Coastal Resiliency – Report

LOWER MANHATTAN COASTAL RESILIENCY

CB 1 BRIEFING | APRIL 2018



HR&A

AECOM

BIG
SKANSKA | HOK | PARSONS BRINCKERHOFF

one

 NYCEDC

New York City Economic Development Corporation

NYC

Mayor's Office of
Recovery & Resiliency

LOWER MANHATTAN COASTAL RESILIENCE STUDY

STUDY OBJECTIVES

- Identify extent of climate hazards and exposure in Lower Manhattan
- Assess options for adapting to climate threats over the long term (i.e., to 2100)
- Develop a long-term strategy to adapt Lower Manhattan

BY 2100, SEA LEVEL RISE WILL SUBMERGE THE DISTRICT'S EDGE AND CAUSE MONTHLY TIDAL INUNDATION

11%

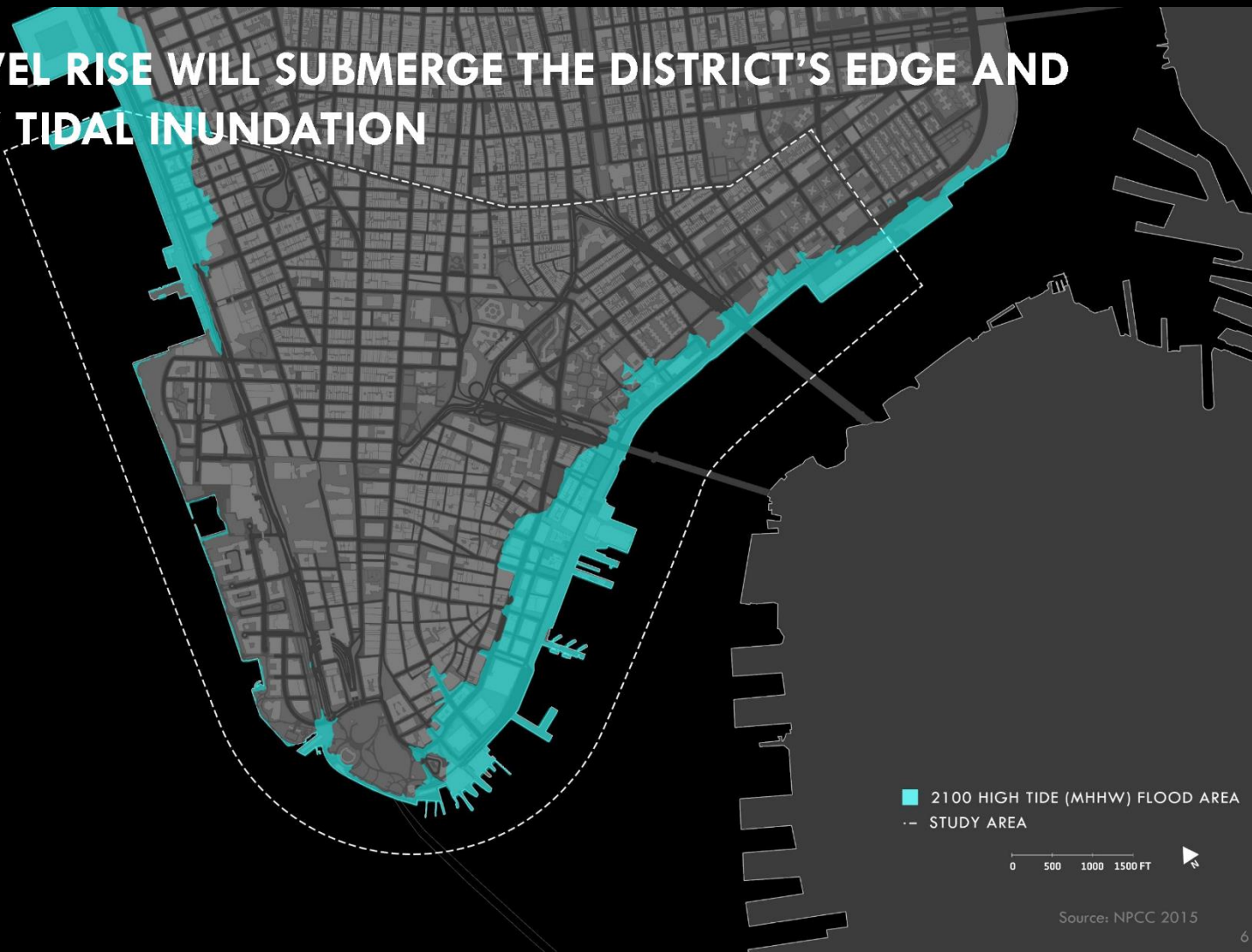
of buildings at risk
from monthly tidal inundation

29%

of impacted buildings in FiDi

\$4B

assessed value at risk
from monthly tidal inundation



■ 2100 HIGH TIDE (MHHW) FLOOD AREA
- - STUDY AREA

0 500 1000 1500 FT

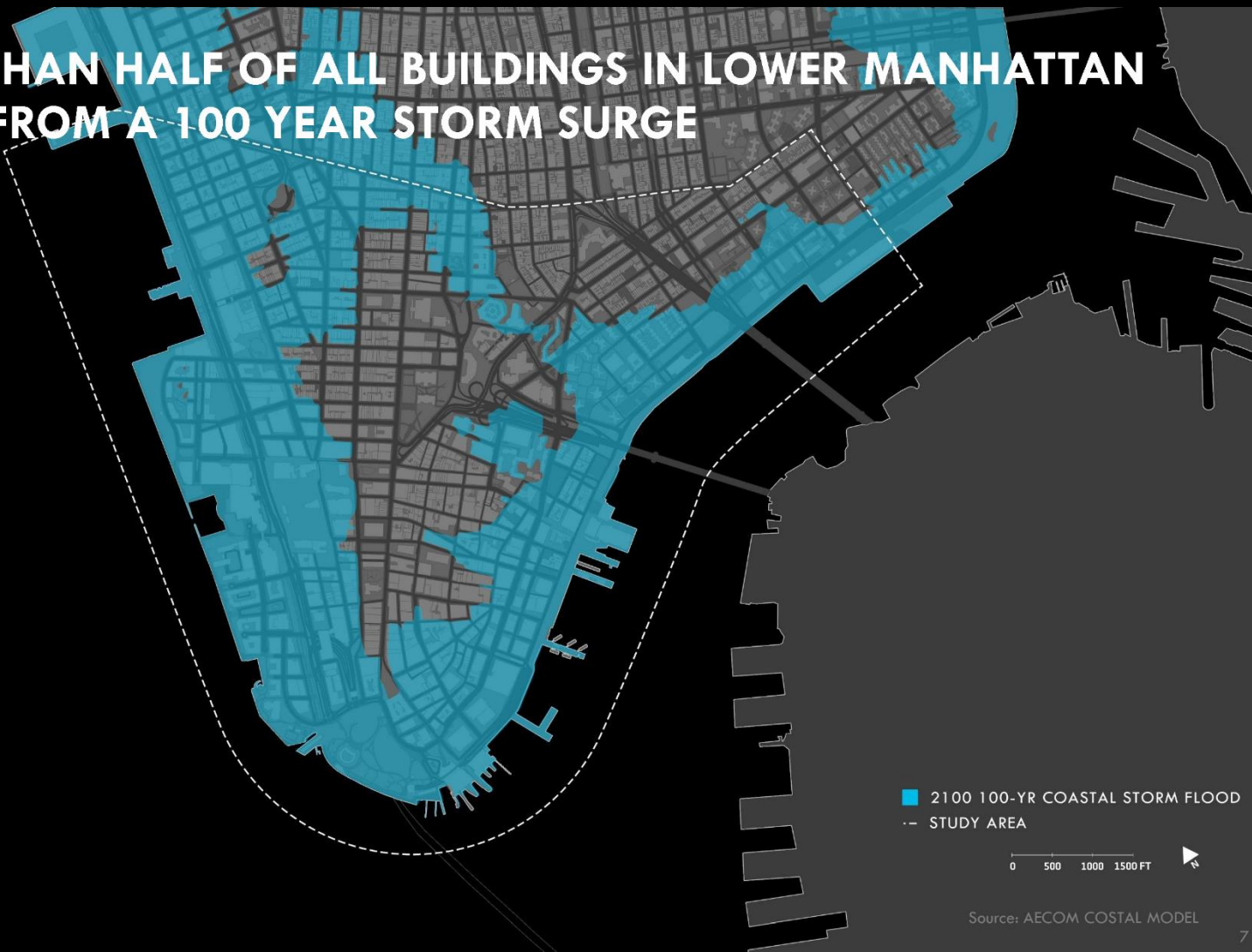
Source: NPCC 2015

BY 2100, MORE THAN HALF OF ALL BUILDINGS IN LOWER MANHATTAN WILL BE AT RISK FROM A 100 YEAR STORM SURGE

9-16 feet
surge height

\$13B
assessed value at risk
from 2100 100 year surge

50%
of buildings exposed
to 100 year surge in 2100



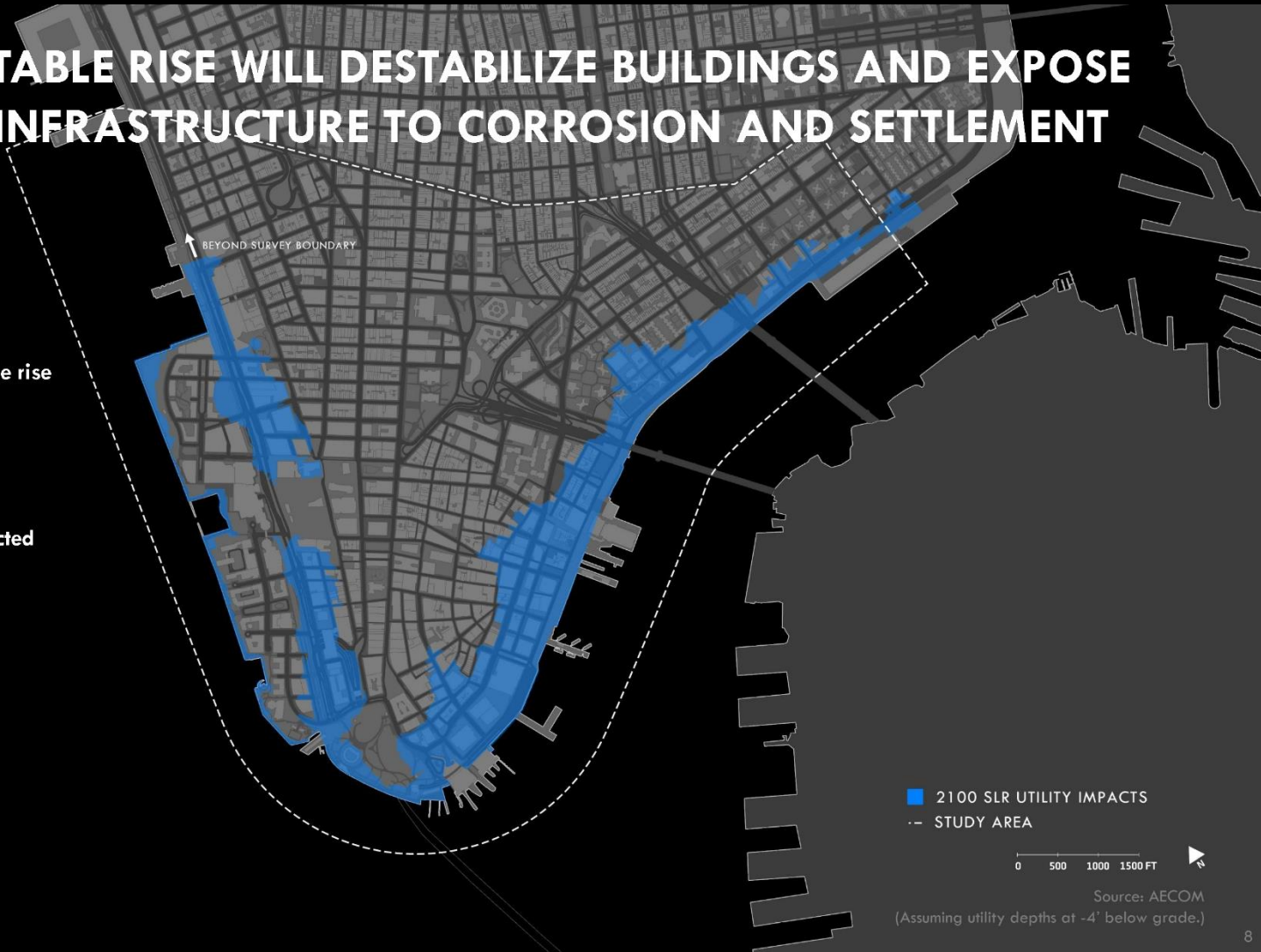
GROUNDWATER TABLE RISE WILL DESTABILIZE BUILDINGS AND EXPOSE UNDERGROUND INFRASTRUCTURE TO CORROSION AND SETTLEMENT

167

high-risk buildings vulnerable to destabilization due to groundwater table rise

39%

of the district's streets will have impacted underground utilities



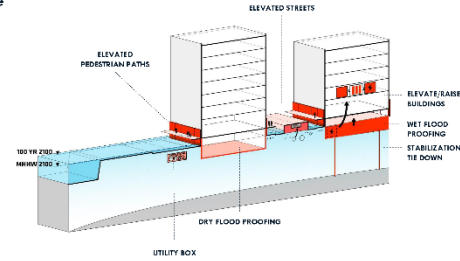
SCENARIO 1 | ADAPT BUILDINGS AND PUBLIC REALM

BUILDING

- Elevation of building ground floors in tidal inundation zone
- Structural stabilization in GWT zone (older buildings)
- Wet floodproofing to 2100 storm surge (older buildings)
- Dry floodproofing to 2100 storm surge (newer buildings)

PUBLIC REALM

- Elevation of impacted streets, sidewalks and esplanades within tidal inundation zone
- Utility box and utility relocation in GWT zone



16

SCENARIO 2 | ADAPT BUILDINGS TO SURGE; EDGE TO TIDAL INUNDATION

BUILDING

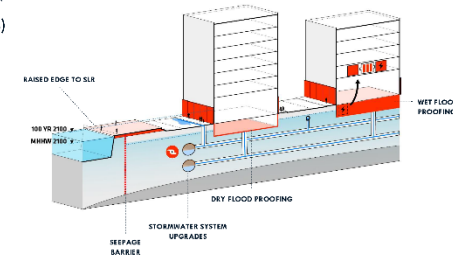
- Wet floodproofing to 2100 storm surge (older buildings)
- Dry floodproofing to 2100 storm surge (newer buildings)

SUBSURFACE

- Existing stormwater system separation
- Added stormwater pumping and filtration capacity to accommodate 2100 10-year rain event

EDGE

- Seepage barrier
- Raised edge to 2100 sea level rise



INTERNAL DRAFT FOR DISCUSSION

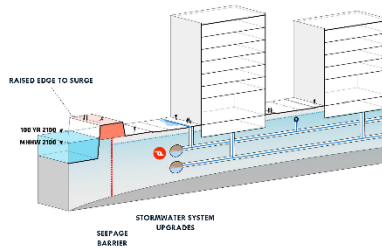
SCENARIO 3A.1 | ADAPT EDGE TO TIDAL INUNDATION AND SURGE W/ PASSIVE INBOARD INTERVENTIONS

SUBSURFACE

- Existing stormwater system separation
- Added stormwater pumping and filtration capacity to accommodate 2100 10-year rain event

EDGE

- Seepage barrier
- Raised edge to 2100 100-year storm surge
- FDR relocation to an at-grade arterial road to facilitate raised edge



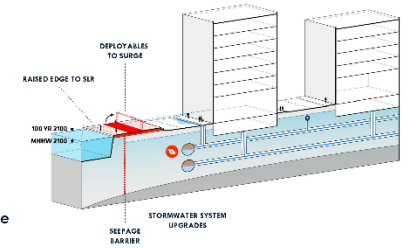
SCENARIO 3A.2 | ADAPT EDGE TO TIDAL INUNDATION AND SURGE W/ DEPLOYABLE INBOARD INTERVENTIONS

SUBSURFACE

- Existing stormwater system separation
- Added stormwater pumping and filtration capacity to accommodate 2100 10-year rain event

EDGE

- Seepage barrier
- Raised edge to 2100 sea level rise
- District-wide deployables to 2100, 100-year storm surge



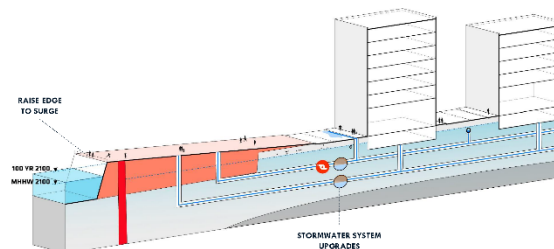
SCENARIO 3B | ADAPT EDGE TO TIDAL INUNDATION AND SURGE W/ OUTBOARD PROTECTION

SUBSURFACE

- Existing stormwater system separation
- New stormwater and sanitary systems in reclaimed land
- Additional stormwater pumping and filtration capacity

EDGE

- Outboard raised edge



INTERNAL DRAFT FOR DISCUSSION

EVALUATION CRITERIA

BENEFITS



Climate Benefit achieved through avoided losses and disruption caused by hazard impacts

Co-Benefits produced through improved mobility, enhanced and expanded public realm, and building modernization

FEASIBILITY



Technical constructability and ability to phase without large-scale disruption

Permitting ease and ability, as well as environmental considerations

FINANCIAL CONSTRAINTS



Net Cost to the City

Sectoral Burden to the public and private sectors

Interim Flood Protection Measures Program Overview



Flooding Addressed by IFPM



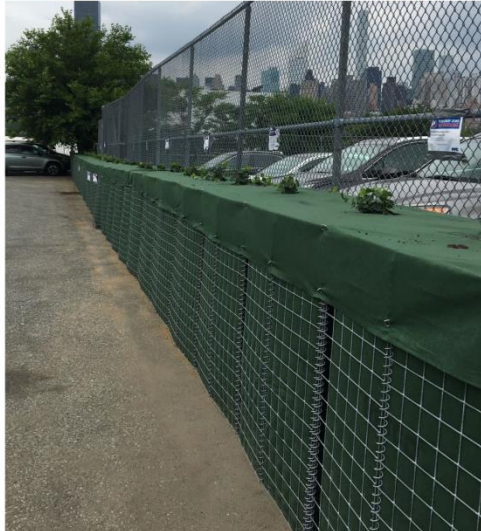
- Interim flood protection measures ***are*** intended to:
 - Reduce storm surge flood risk

- Interim flood protection measures ***are not*** intended to:
 - Mitigate rainfall flooding
 - Address flood risk during severe events like Hurricane Sandy
 - Fully eliminate flood risk

Pre-Deployed Hesco Barriers



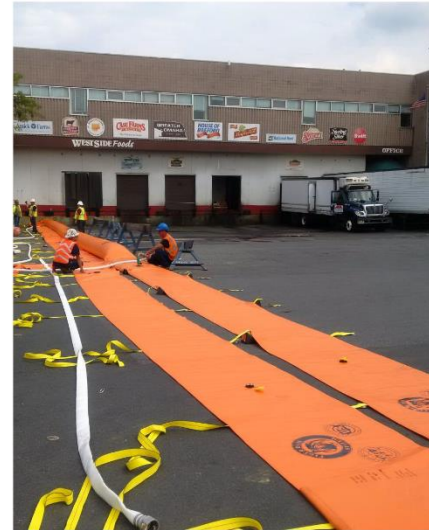
Sand-filled geotextile and wire mesh containers remain in place up to 5 years



Just-In-time Tiger Dams



Water-filled tubes deployed in lead up to coastal storms



South Street Seaport Conceptual Design



CONCEPTUAL DRAFT FOR DISCUSSION PURPOSES ONLY

Manhattan Community Board 1 Committee Reports

Quality of Life & Service Delivery – P. Moore

- 1) Pace University Construction – Report
- 2) Mayor's Office for People with Disabilities – Report
- 3) Ready New York Emergency Preparedness – Report
- 4) Battery Heliport – Report
- 5) Curb side alternate side street parking during filming – Report

Manhattan Community Board 1 Committee Reports

Battery Park City – T. Meltzer

- 1) West Thames and Rector Street Bridges – Report
- 2) E-bikes – Report
- 3) Battery Park City Authority – Report

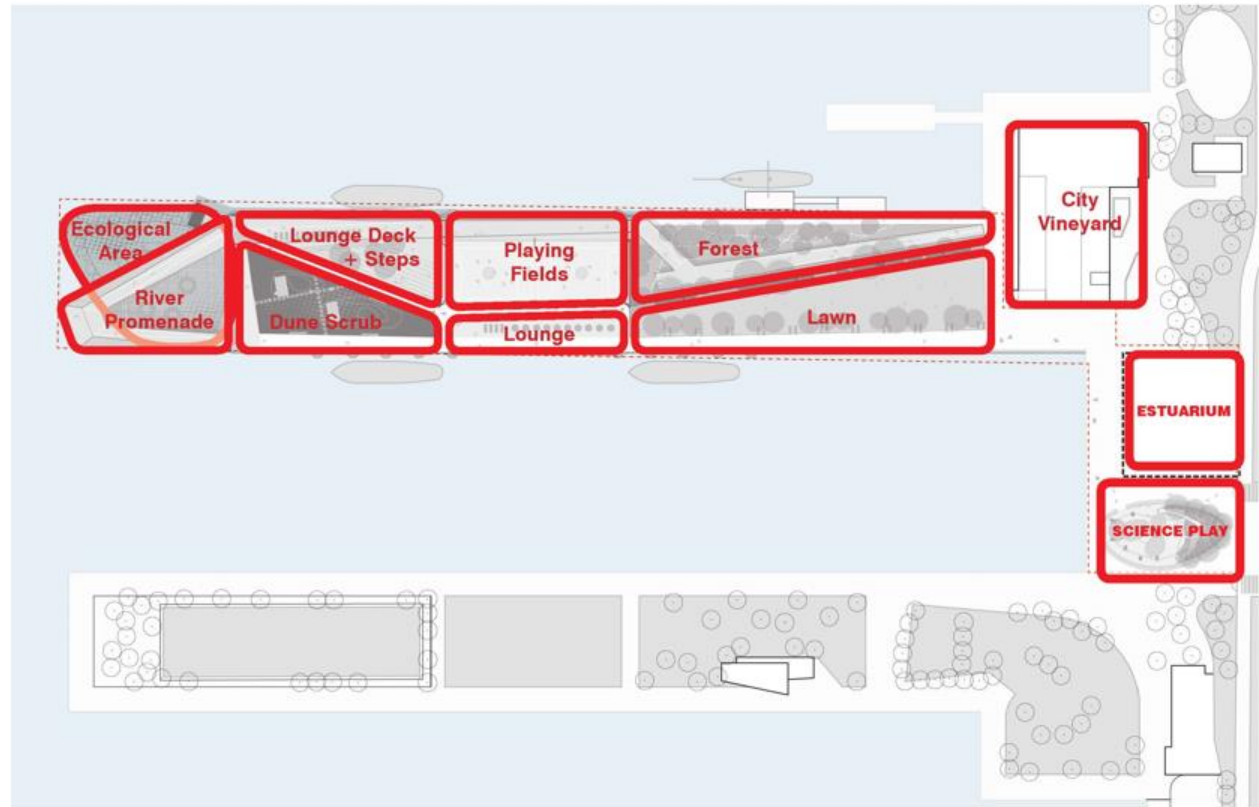
Manhattan Community Board 1 Committee Reports

Waterfront, Parks & Resiliency – P. Goldstein

- 1) Pier 26/Hudson River Park Resiliency – Report
- 2) Seaport Advisory Board – Report
- 3) Modifications to DeLury Square – Resolution

**Community Board 1
Pier 26 Update
April 17, 2018**

**Concept
Plan**



HUDSON RIVER PIK



HUDSON RIVER PK

Lawn Area



HUDSON RIVER PK

**Science
Playground**



Construction Schedule:

- Summer 2018 Marine work commences
- Fall 2018 Landscape work commences
- Fall 2020 Construction Completion

Note: The schedule is subject to successful bidding and permitting.

A blue rectangular button with the word "Schedule" in white text.

Schedule



DeLury Square

Located at Fulton and Gold Streets,
in the Borough of Manhattan

Community Board 1 - Parks Subcommittee
April 2018

Alex Hart, Central Landscape Architecture
George Bloomer, NYC Parks

Parks

Goals

- Support ongoing efforts by the Friends of DeLury Square to maintain the park.
- Protect plantings and lawn areas from overuse
- Supplement existing plantings
- Restore decorative fountain, lighting and provide various repairs

Total Budget: \$202k
City Council District 1, Margaret Chin - \$202k FY17

Project Size: 0.20 ac









1 - Complete Park from Fulton Street



DeLury Square | Site Photos



LEGEND

-  Project Limit
-  Park Entrance
-  Pedestrian Traffic
-  Tree / Shade

Dead street tree

Lawn closed with range fencing due to damage from dogs and overuse

Fountain has mechanical and lighting issues

Low-voltage lighting not working

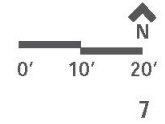
Stonedust path overused, difficult to maintain

SOUTHBRIDGE TOWERS - RESIDENTIAL

KEY FOOD - COMMERCIAL



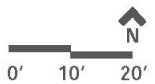
DeLury Square | Site Analysis





LEGEND

- Project Limit
- Building
- Asphalt Roadway
- Concrete Sidewalk
- Bluestone Pavement
- Compacted Stonedust
- Planted Area
- Tree
- Boulder
- Park Bench
- Parks Lightpole
- Drinking Fountain



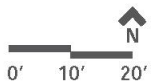


LEGEND

- EXISTING FENCES (x = HEIGHT)
-^x..... STEEL
- LOW / PLANTING
FENCES 2'-6" - 3'-6" HT. (x = HEIGHT)
- ^x— STEEL



DeLury Square | Fence Diagram



Manhattan Community Board 1

Old Business

Manhattan Community Board 1

New Business

Manhattan Community Board 1 Adjournment

Thank you and goodnight

