



The City of New York

Manhattan Community Board 1

Monthly Board Meeting

Thursday, December 19, 2019

6:00 PM

Pace University

1 Pace Plaza, Student Union

(Photo ID is required to enter building)

Anthony Notaro, Jr., Chairperson

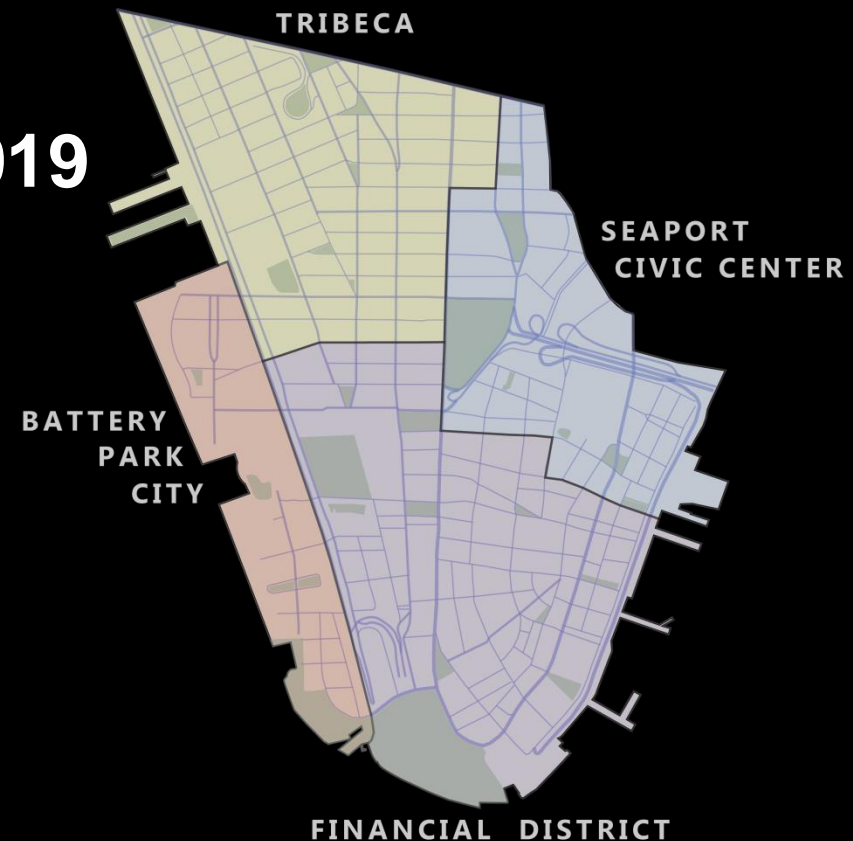
Lucian Reynolds, District Manager

Lucy Acevedo, Community Coordinator

Diana Switaj, Director of Planning and Land Use

Ramesh Beharry and Jennifer Maldonado, Consultants

Nisreen Sarryeh, Community Planning Fellow





CB1's OFFICE CONTACT



THE CITY OF NEW YORK
MANHATTAN
COMMUNITY BOARD 1

MANHATTAN COMMUNITY BOARD 1
CONFERENCE ROOM
NEXT ROOM
←

Manhattan Community Board 1
1 Centre Street, Room 2202 North
New York, NY 10007
Tel: (212) 669-7970

Website: 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)

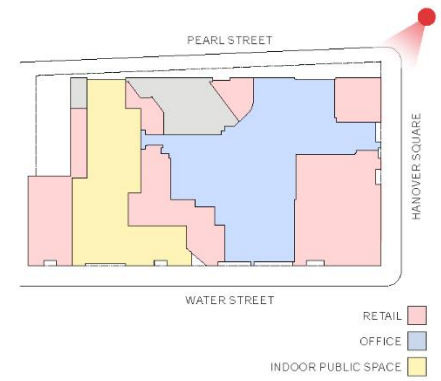
100 PEARL STREET

COMMUNITY BOARD 1 - MANHATTAN

FULL BOARD

12.19.2019

S9ARCHITECTURE

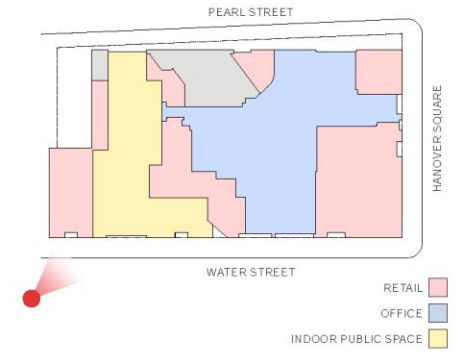


EXISTING



PROPOSED

RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY

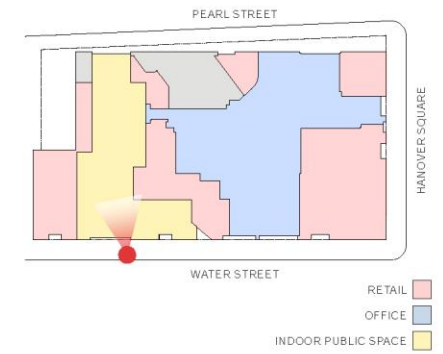


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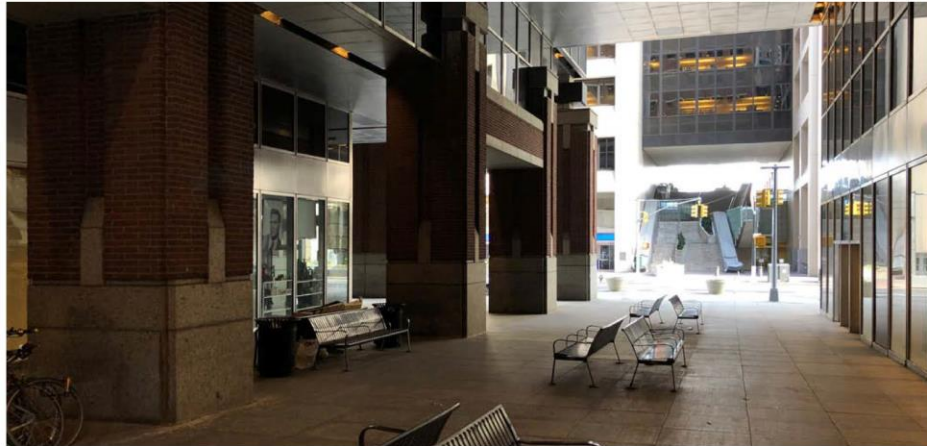
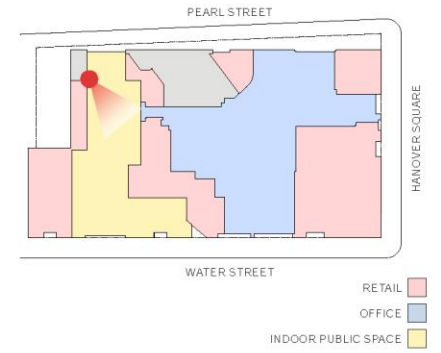


EXISTING



PROPOSED

RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY



EXISTING



PROPOSED

RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY



Manhattan Community Board 1

Business Session

- Adoption of November 2019 minutes
- District Manager's Report – L. Reynolds
- Chairperson's Report – A. Notaro, Jr.





MANHATTAN COMMUNITY
BOARD 1

CHAIRPERSON'S REPORT
December 19, 2019

● Chair Report -*What's Happening*

- Focus on Seaport
 - NEW – Climate Coalition Launch
 - 250 Water St Brownfields program – extension on time to review the Remedial Investigation Work Plan
 - HHC continues to conduct stakeholder workshops
 - We need to stand on our zoning for 250 Water St
- Landmarks Preservation Commission (LPC) looks favorably at 100 Centre St.
 - Received responses from CM Chin's office on or resolution
- Victims Compensation Fund Updates on eligibility

● Chair Report - *Priorities*

- Quorum issues, Committee Mandates & Communication Process
 - Are you committed to the right committee & do they fit your schedule?
 - How do we communicate via email (or social media)?
 - How do we decide where agenda topics go?

- Member re-application

- Working Groups
 - Event Spaces
 - Congestion Pricing Guidelines
 - Budget input & District Needs Statement
 - Technology Strategy

- Street Co-naming
 - Five Points
 - B. Ward
 - J. Kriegel (Council action alone)

- Chair Report – *Fixing the Tolls (Traffic)*



Chair Report – *Evacuation Day*



Chair Report – *Honoring Jeff Ehrlich*

Manhattan Community Board 1

Wishes to commend and thank
Jeff Ehrlich

For his outstanding service as a member of Community Board 1 for over 13 years. Jeff Ehrlich has served on several committees adding his energy and passion for protecting residents' rights and showing leadership during the critical period of development and change. Jeff selflessly served with distinction as chair of the Licensing and Permits Committee, while serving on several other committees. Jeff led the Licensing Committee from its inception, fostering its growth to the current state. All his colleagues will miss his outstanding meeting contributions, leadership skills, balanced judgement and dedication to the Lower Manhattan Community.

December 19, 2019
Anthony Notaro Jr.
Chairperson

Manhattan Community Board 1 Committee Reports

Executive Committee - A. Notaro, Jr.

- 1) Special Late Night Liquor License Protocol and Procedure – Report
- 2) Department of Sanitation Commercial Carting Zones Rulemaking – Report
- 3) Quorum at Committee – Report

Manhattan Community Board 1 Committee Reports



Youth & Education Committee – T. Joyce

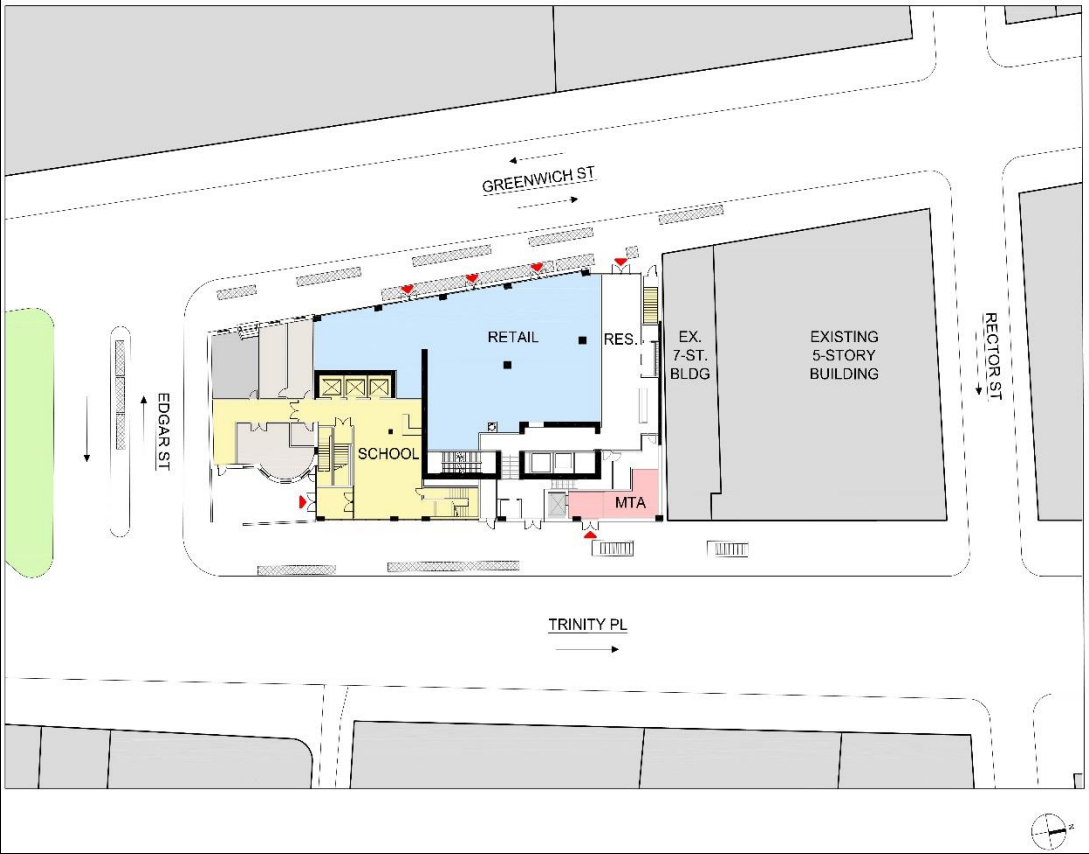
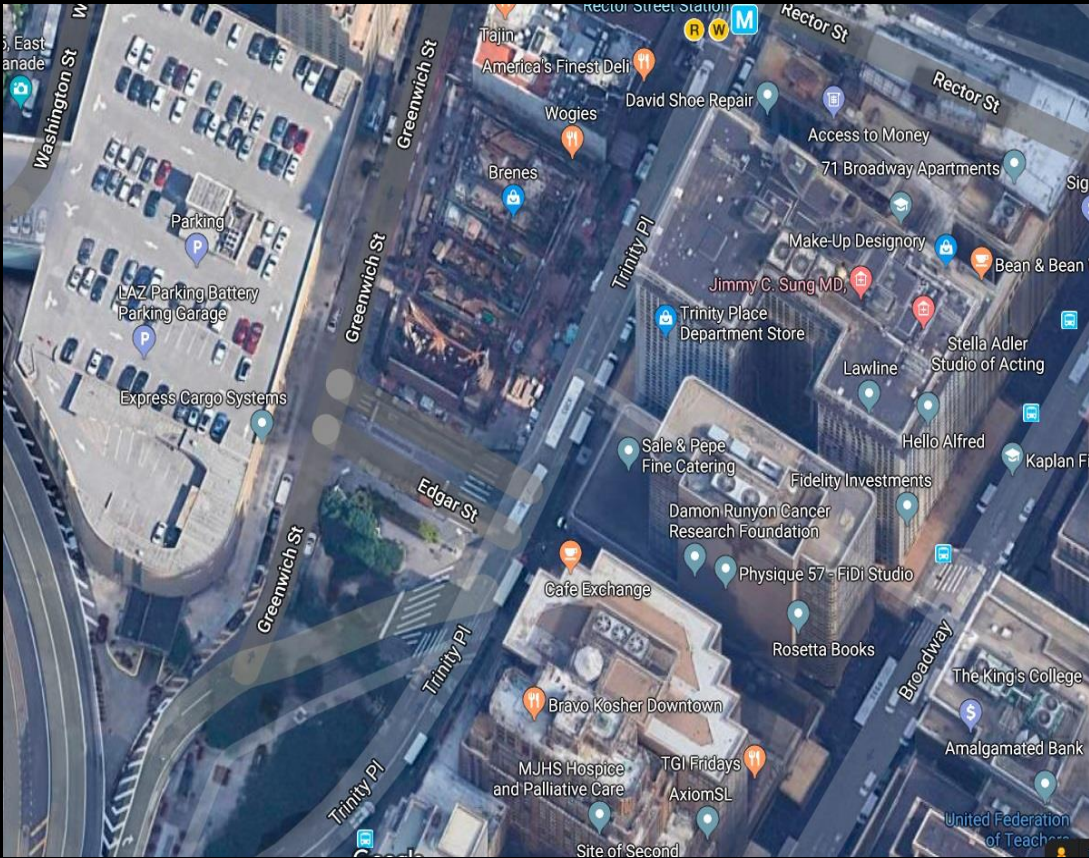
- 1) Eye to Eye Mentoring Program – Report
- 2) Proposed new learning-disabled public school on Bleecker Street for District 2– Report
- 3) Opening of Trinity Commons by Trinity Church, January 2020 – Report
- 4) Community Education Council (CEC) Students With Disabilities (SWD) Task Force – Report

Manhattan Community Board 1 Committee Reports

Transportation & Street Activity Permits – B. Kay

- 1) Edgar Street Traffic Study – Resolution
- 2) Downtown Connection Bus Service Changes – Presentation by Taina Prado, Downtown Alliance – Resolution
- 3) City Hall to Battery Park Bicycle Connection; Broadway, White Hall Street – Report

Edgar Street – 42 Trinity School



Current Environment – 42 Trinity



Endorsed DOT Proposal

Alternative 4: Close Edgar Street Westbound and Implement Signalization at Edgar Street and Greenwich Street



Alternative 4 proposes the following:

- Permanently close Edgar Street westbound to provide additional space for anticipated growth in pedestrian activity especially children in the area.
- Maintain the existing HCT Exit ramp operation (Ramp closed 6 AM – 10 AM).
- Signalize Edgar Street and Greenwich Street.

Lower Manhattan Connection Bus



Downtown Connection Bus Stop Proposal

Current Route (38 Stops)



Proposed Route (30 Stops)



Resident Priorities for Bus

- Retain Wall St stops as closest to Pier 11 and ferries to other boroughs
- Retain stops for shopping in area with Whole Foods, Target and Bed, Bath & Beyond
- Stops near schools
- Adding a stop near New York-Presbyterian Lower Manhattan Hospital
- Schedule buses so residents in Southbridge, Seaport and FiDi can attend the free morning exercise classes in north BPC

Manhattan Community Board 1 Committee Reports

Waterfront, Parks & Cultural Committee – P. Goldstein

- 1) Proposed Charging Bull Relocation to New York Stock Exchange Area, Public Design Commission Application – Report
- 2) South Street Seaport Stakeholder Workshops Update #2 – Report



STAKEHOLDER WORKSHOP II

NOVEMBER 12 2019



STAKEHOLDER ENGAGEMENT UPDATE:

WORKSHOP 1

SEPT 26, 2019

- **Initiate** collaborative and inclusive process
- **Present** physical and historic context
- **Share** existing parameters for height, bulk, and use
- **Generate** ideas and gather feedback

WORKSHOP 2

NOV 12, 2019

- **Report** back on Workshop #1 (and pop-ups)
- **Summarize** the unique opportunity for district-wide approach / benefits
- **Present** summary of existing development rights
- **Share** preliminary ideas for three development sites
- **Gather** feedback

WORKSHOP 3

- **Report** back on Workshop #2
- **Share** refinement of initial design ideas
- **Discuss** comprehensive planning framework and mechanism for delivering prioritized district improvements
- **Gather** feedback
- **Establish** a plan for on-going communication

WORKSHOP I PARTICIPANTS

Blue School
Brooklyn Bridge South Neighborhood Association
Children First
Commercial Property Owners in the Seaport
Downtown Alliance
ESPN
FiDi Families
Fresh Salt
Friends of Governors Island
Friends of South Street Seaport
Fulton Stall Market
Hamilton Madison House
Lower Manhattan Cultural Council
Manhattan Community Board 1
Merchants & Businesses in the Seaport
Municipal Art Society
National Maritime Historical Society
National September 11 Memorial & Museum

NY Landmarks Conservancy
Office of Manhattan Borough President Gale Brewer
Office of NYC Councilmember Margaret Chin
Office of NYS Assembly Member Yuh-Line Niou
Office of NYS Senator Brian Kavanagh
Peck Slip School
+ Pool
Quad Preparatory School
Sarah Jessica Parker Corporate
Save Our Seaport
Seaport Homeowners & Residents
South Street Seaport Museum
Southbridge Towers Residents Association
Tenants United Fighting for Lower East Side
The Battery Conservancy
Two Bridges Neighborhood Council
Waterfront Alliance

SUMMARY OF WHAT WE HEARD

Preservation of historic character – grittiness, authenticity, ships, sense of community	HISTORY
South Street Seaport Museum – accessible information, funding, expanded programming, community stewardship, visibility	
Community Facilities – theater, senior center, library	
Storytelling / Branding – within the broader Lower Manhattan not just the District	COMMUNITY
Year-round recreational facilities & programming – gym, ball fields, basketball, volleyball, swimming; family-oriented	
Equity – affordable housing, lunch options, neighborhood retail selection	
New and sustainable development – not on the water, sustainability reflect history, maintain views	INCLUSIVE DEVELOPMENT
Scale – no tower on 250 Water Street	
Connectivity – waterfront access, wayfinding, connections to Brooklyn Bridge, safety	
Maritime Activity – dockage of visiting ships and vessels	MARITIME + RESILIENCY
Resiliency – planning and design, preparation for sea-level rise vs. storm surge	
Streetscape improvements – mature greenery, public seating, permeable surfaces, safety for all transit modes	
Park / Open Space – the lack thereof	OPEN SPACE + URBAN DESIGN
Accountability – unfulfilled promises, transparency, communication with public	ACCOUNTABILITY

UNUSED DEVELOPMENT RIGHTS

289,300 ZSF

250 WATER

212,100 ZSF

NEW MARKET SITE

TIN BUILDING

PIER 17

473,000 ZSF
REMAINING

ALTERNATIVE DISTRIBUTION OF DEVELOPMENT RIGHTS

925,000 ZSF

250 WATER

75,000 ZSF

NEW MARKET SITE

TIN BUILDING

PIER 17

COMPREHENSIVE APPROACH TO DISTRICT-WIDE IMPROVEMENTS

- CONTEXTUAL BASE
- ACTIVATED STREET FRONTAGES
- AFFORDABLE HOUSING
- SPACE FOR PECK SLIP SCHOOL
- COMPLETE DISTRICT BY REPLACING PARKING LOT

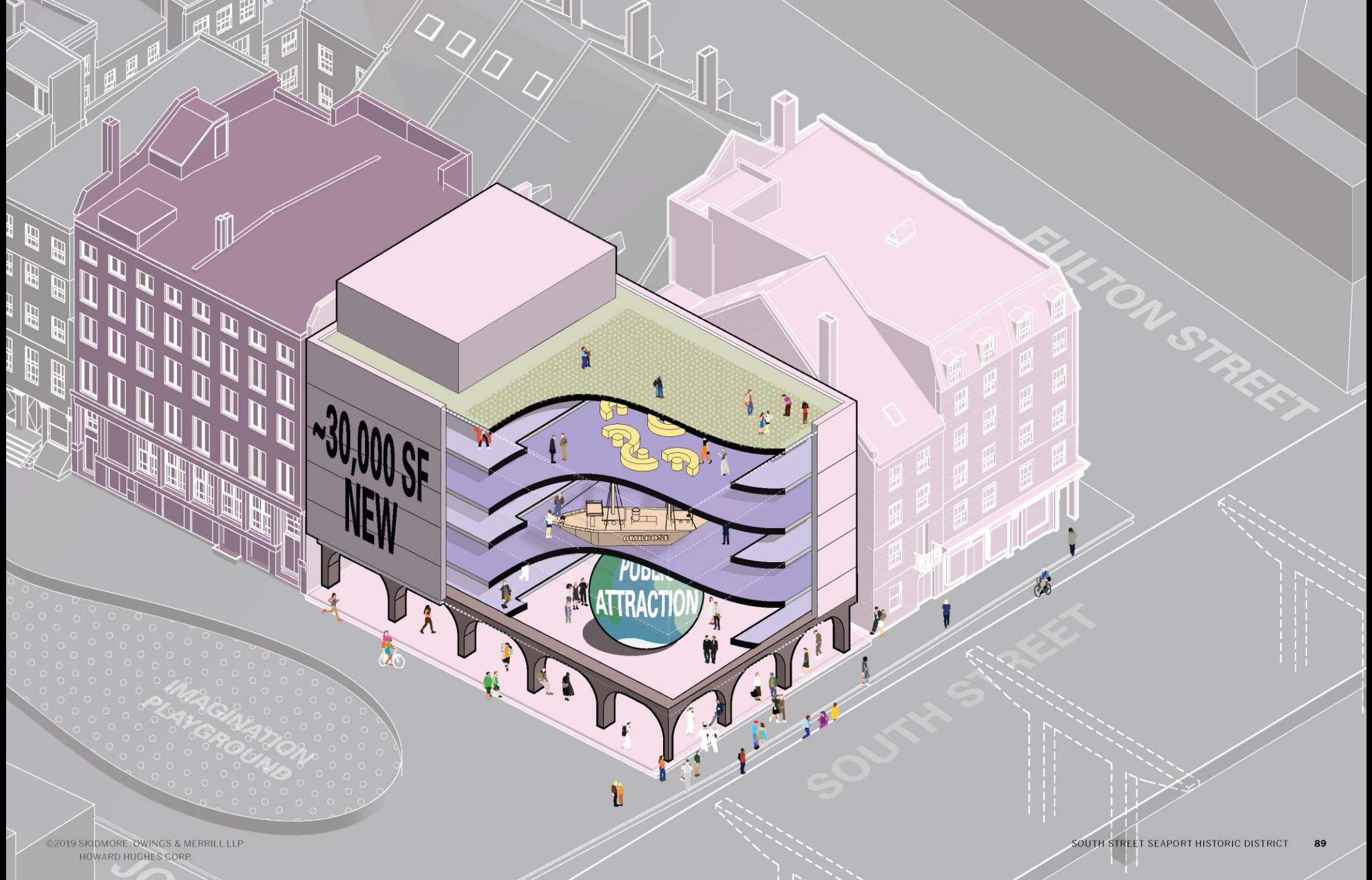
250 WATER

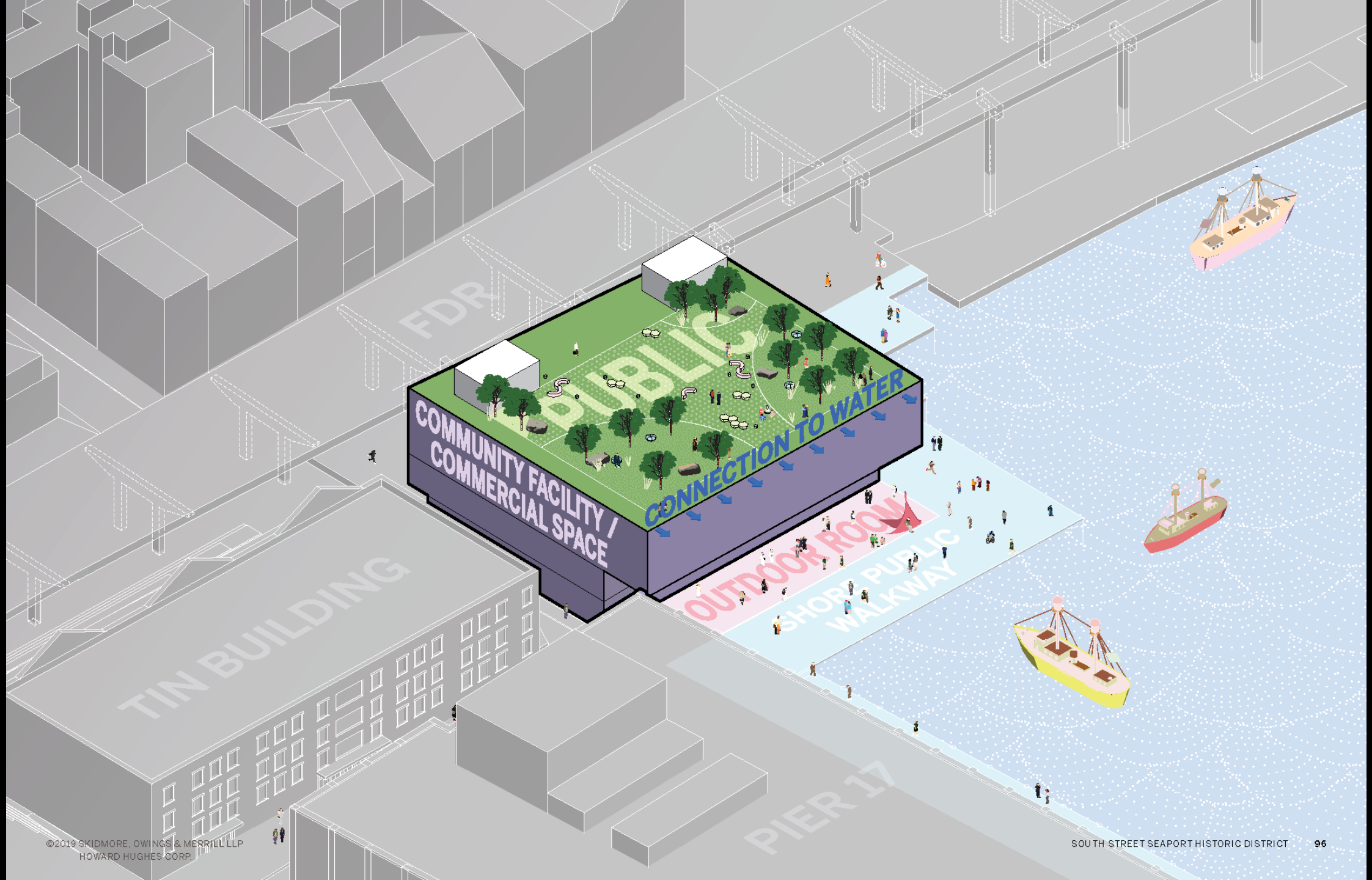
- ADDITION ON JOHN STREET LOT
- RENOVATED SPACE IN SCHERMERHORN ROW

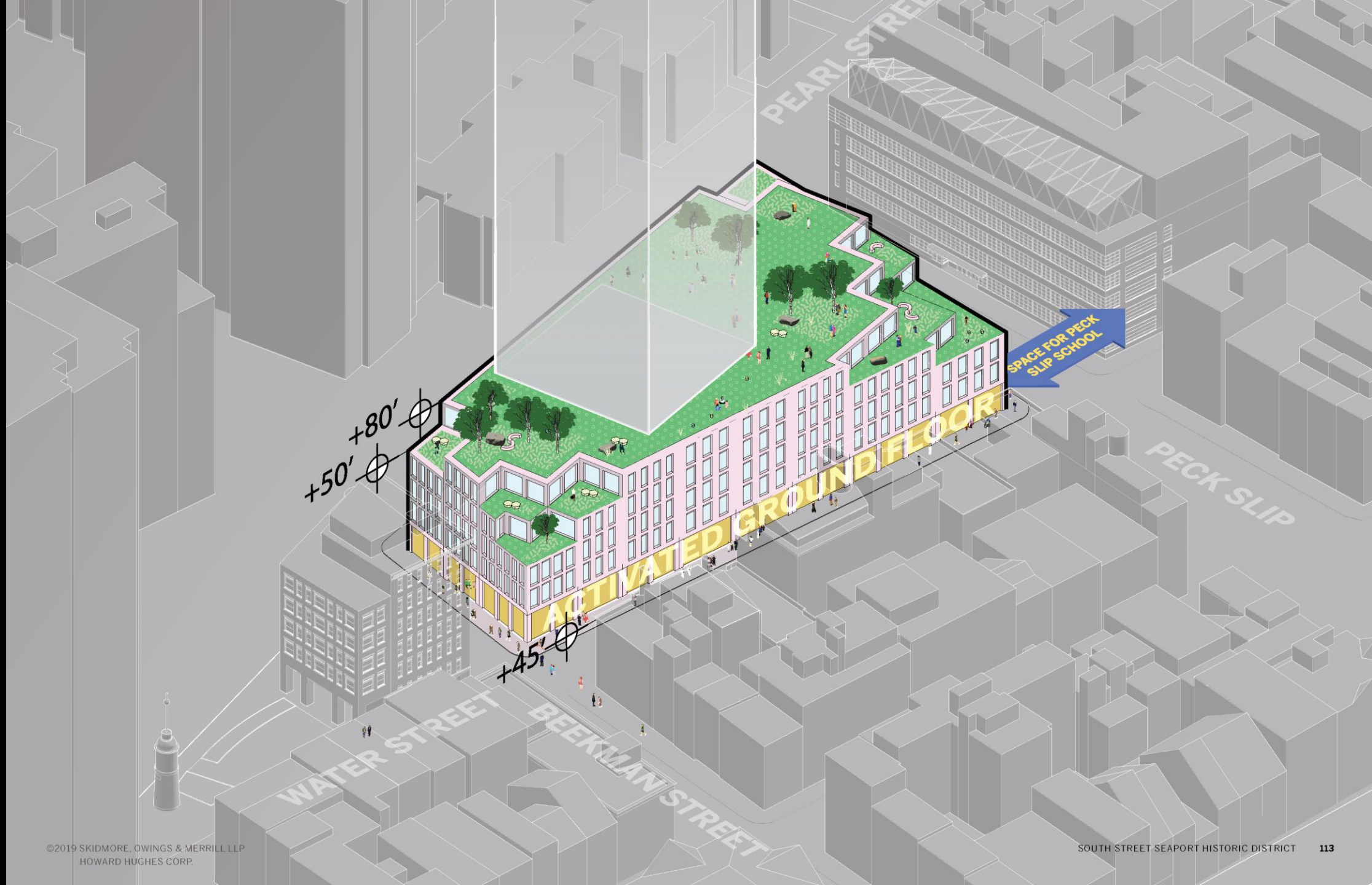
SSSM

NEW MARKET SITE

- SMALL SCALE BUILDING
- WATERFRONT ACCESS
- COMMUNITY FACILITY
- PUBLIC ROOF TERRACE







Manhattan Community Board 1 Committee Reports

Battery Park City Committee – T. Meltzer

- 1) Enhancing 311 to Send Specific “Boat Noise” Complaints Directly to Boat Operators and Oversight Authorities – Resolution
- 2) West Thames Street Bridge Completion – Report
- 3) New BPCA Contract with Allied for BPC Parks and Community Center – Report
- 4) BPCA Sustainability Plan: Introduction – Report
- 5) Allied Universal Report, Year Over Year Comparisons – Report
- 6) BPCA Report with an Updates – Report

6:35 AM

Max Volume = 107.0 dB

Average Volume = 80.9 dB

Duration = 2 minutes 44 seconds

Note: Only 1 ferry at west end of dock

Slide borrowed from earlier BPC Committee presentation by Dr. Betty Kay



Community Board

Date Range

Complaint Type

Descriptor

Agency

Status

All

1/1/2010

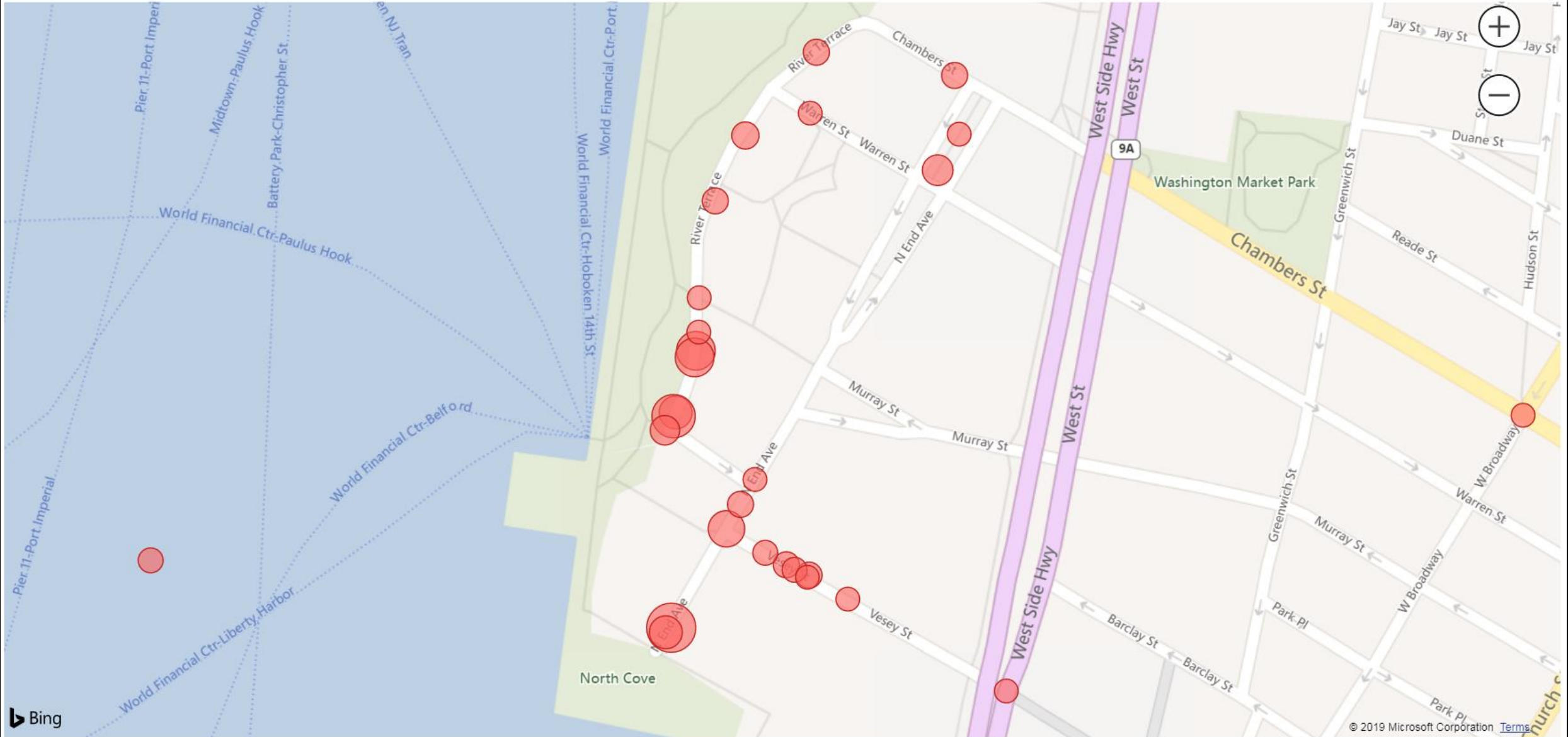
12/31/2020

Noise

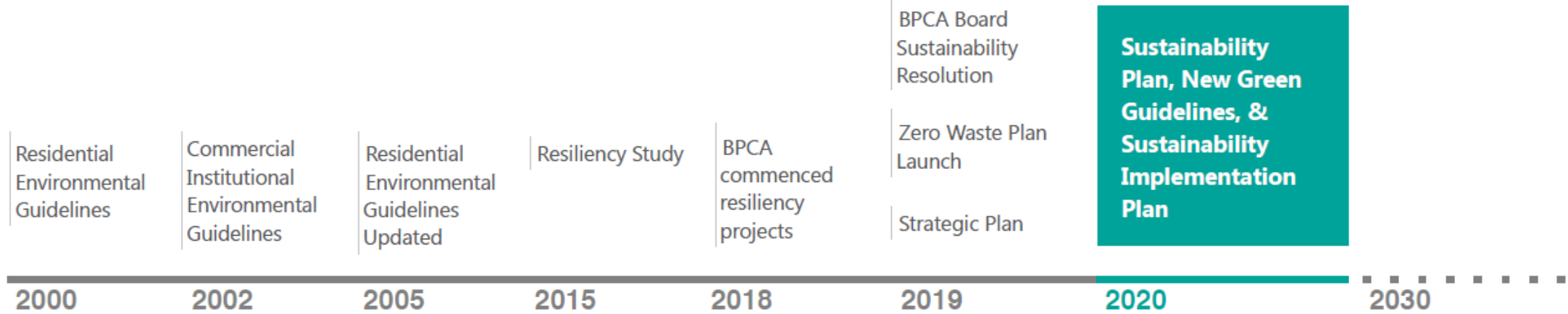
Noise: Boat(Engine,Music...

All

All



BPCA Legacy



Topic Areas



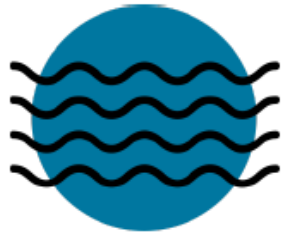
Energy

- Energy consumption
- Renewable energy



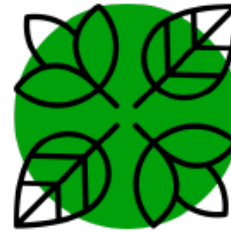
Waste

- Waste management
- Use of 'Green' materials



Water

- Water consumption
- Storm water management



Site

- Open space & landscape management
- Transportation

Manhattan Community Board 1 Committee Reports

Landmarks & Preservation – R. Byrom

- 1) Updates to LPC permit application forms and guides – Report



Manhattan Community Board 1 Committee Reports

Land Use Zoning & Economic Development – P. Kennell

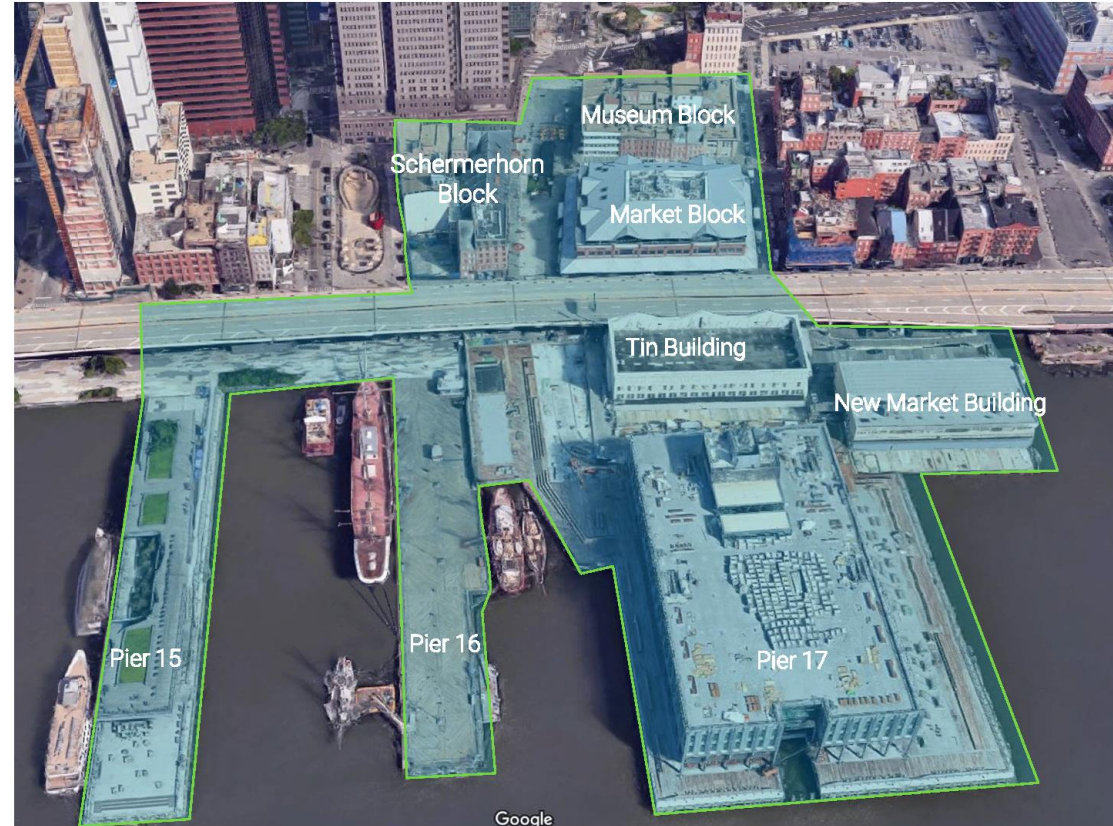
- 1) Proposed Small Business Services/Economic Development Corporation concession agreement for demapped pedestrian streets in Seaport District – Resolution
- 2) 100 Pearl St (7 Hanover) application to Department of City Planning for arcade infill – Resolution
- 3) Borough-Based Jails/Close Rikers – Report
- 4) New York State Multiple Dwelling Law, 12 FAR Cap for Residential Buildings – Report

South Street Seaport Concession

December 9th, 2019



South Street Seaport



NYC / **EDC**

South Street Seaport- Marketplace Lease (“HHC”) Premises

HHC responsible for surface area maintenance, repair and security of leased premises *and* Pier 16, adjacent portions of esplanade and Former Streets (“Joint Maintenance Area”)



Seaport- Demapped Streets

- Former Streets were demapped by the City in July 1983
- Non-exclusive access easement subsequently granted to Tenants (now HHC and Museum)
- Under the existing leases with HHC and Seaport Museum, both must consent to any and all licenses granted by City in the former streets
- HHC is responsible for surface area maintenance, repair and security in this area



Seaport- Former Streets Concession

Proposed concession will activate the Former Streets with year-round revenue-generating and community activities while encouraging the participation of interested organizations.

- Step 1: Permission to negotiate concession from DSBS --> EDC approved
 - 40 Day Notice sent to BP and CB1 in March 2019
 - Permission to negotiate concession granted May 2019
 - DSBS and EDC negotiated concession details
 - One-year term with four one-year renewal options
 - Release a 'rolling' RFP on EDC's website to source events
 - Set up restricted fund to direct concession revenues to fund improvements in the Seaport District



Seaport- Concession Next Steps

- Step 2 – Request for Award meeting set for FCRC meeting on January 8th, 2020
 - Receive written Notice to Proceed from Comptroller within 45 days
 - Release rolling RFP on website to procure ideas for community events and activations
 - Establish restricted fund for concession revenues



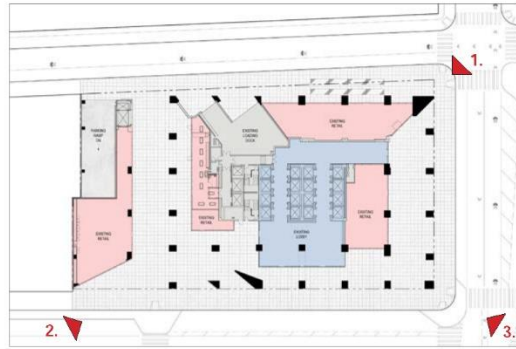
100 PEARL STREET

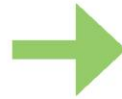
COMMUNITY BOARD 1 - MANHATTAN

LAND USE COMMITTEE

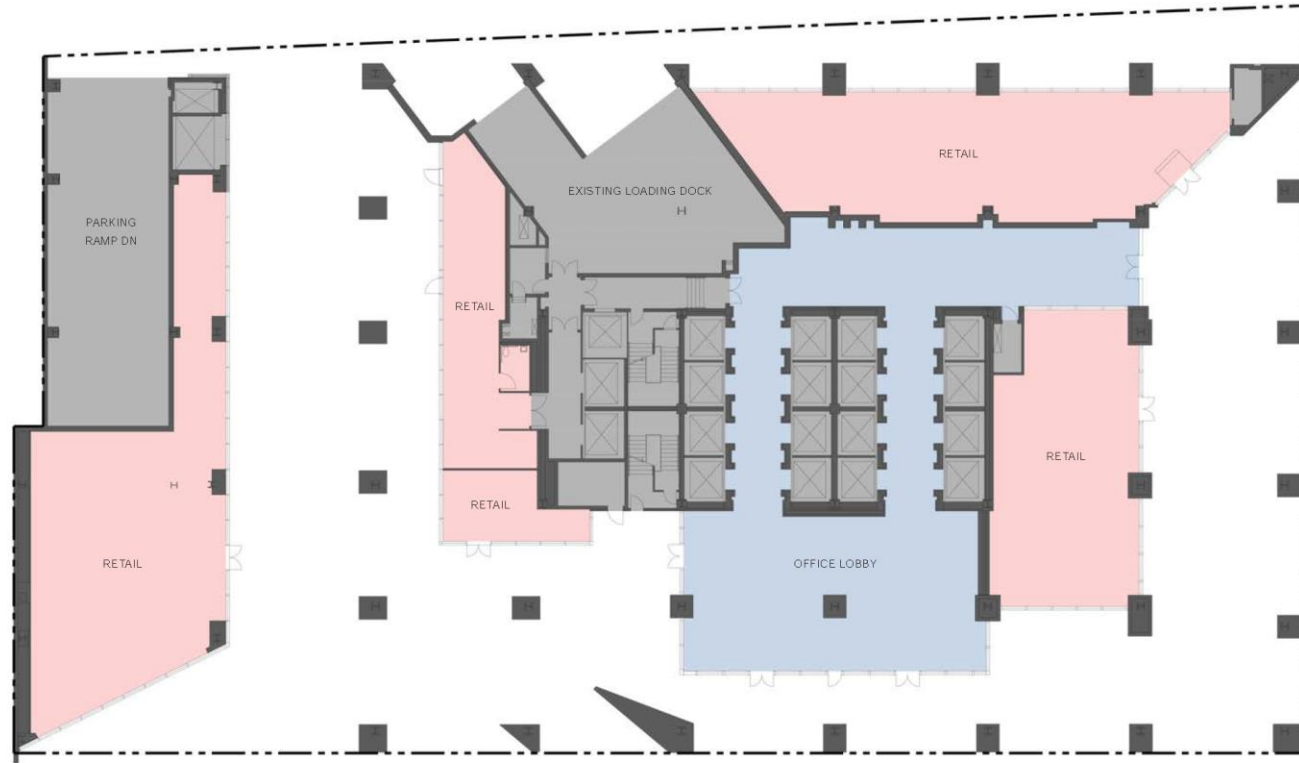
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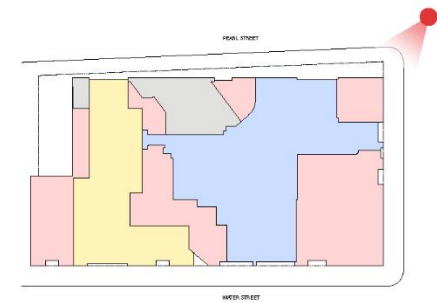
PEARL STREET



HANOVER SQUARE

WATER STREET



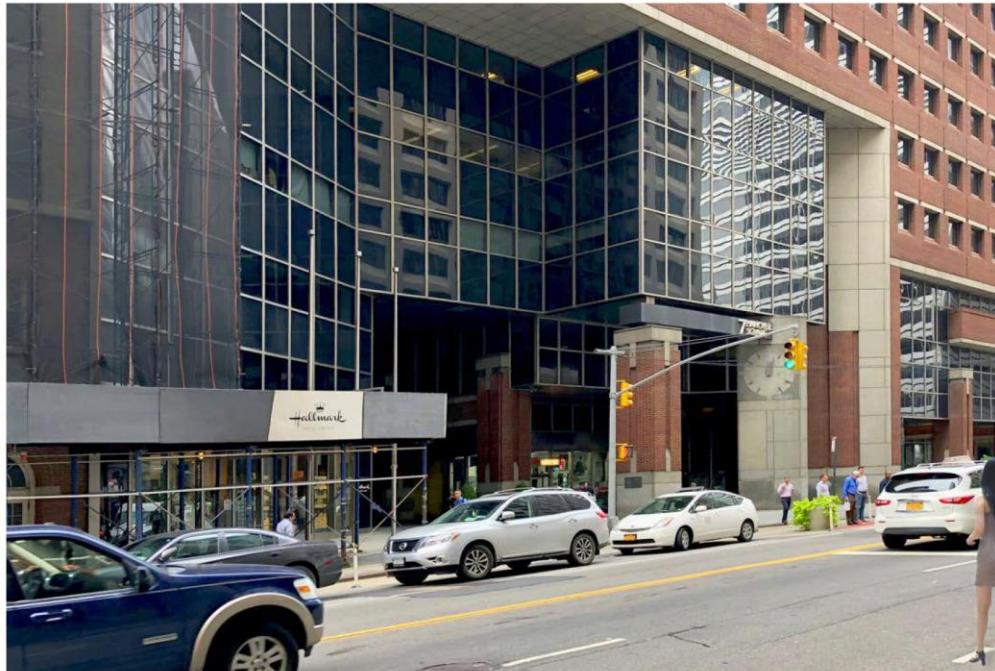
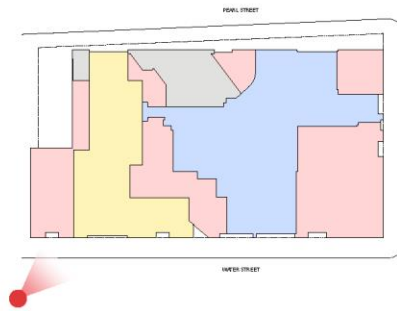


EXISTING



PROPOSED

RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY



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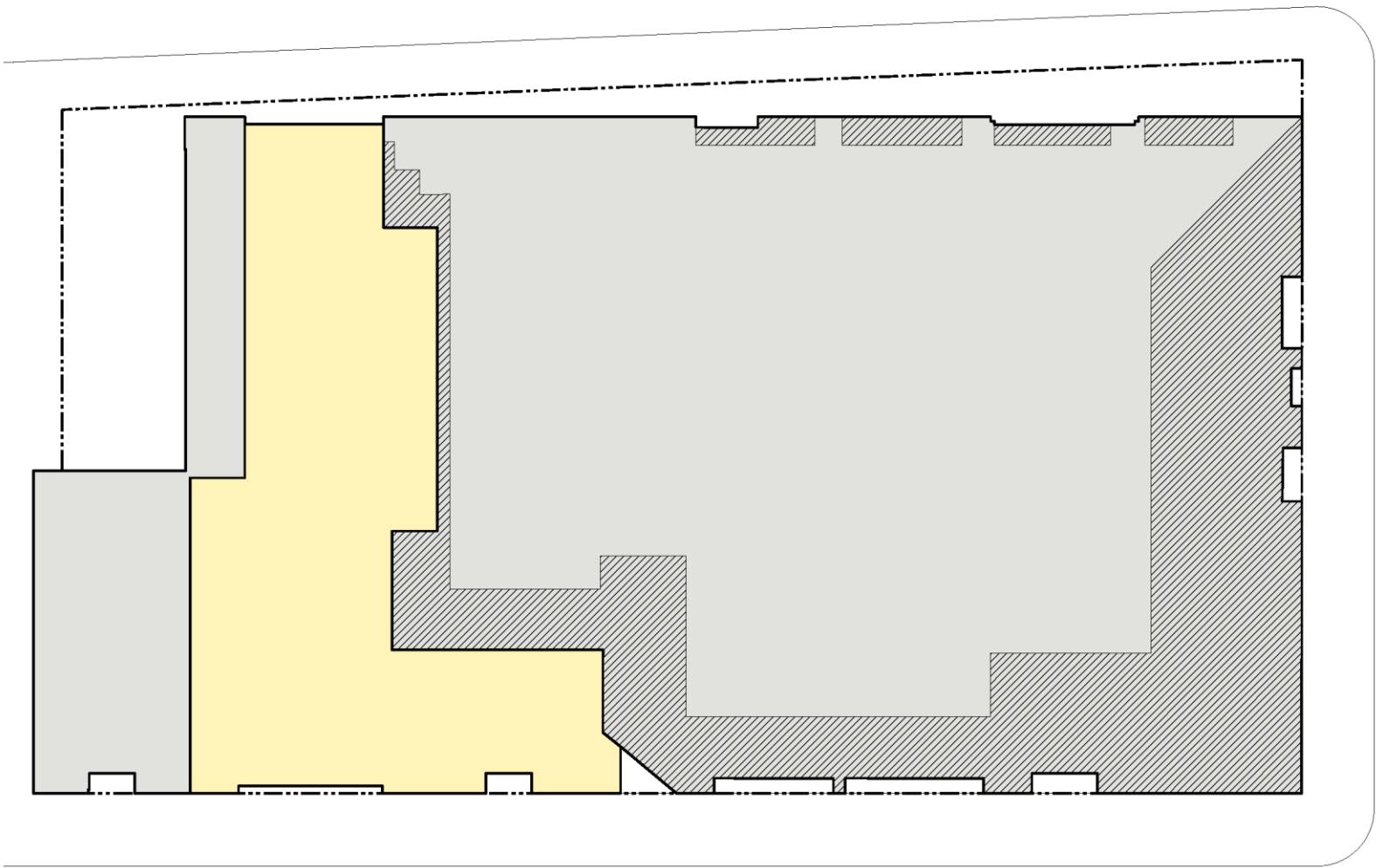
PROPOSED ACTIONS


- A CERTIFICATION THAT THE PROPOSED HORIZONTAL ENLARGEMENT COMPLIES WITH THE PROVISIONS AND CONDITIONS OF SECTION 91-83
- AN AUTHORIZATION TO PERMIT A HORIZONTAL ENLARGEMENT WITHIN AN ARCADE LOCATED WITHIN "AREA B"
- AN AUTHORIZATION TO ADJUST THE PLAZA REGULATIONS TO ACCOMMODATE THE INDOOR PUBLIC SPACE
 - A. LEVEL OF THE INDOOR PUBLIC SPACE - TO ACCOUNT FOR THE EXISTING GRADE OF THE THROUGH BLOCK ARCADE BETWEEN PEARL STREET AND WATER STREET
 - B. SIGNAGE - TO ALLOW FOR A SIGNAGE PROGRAM WITHIN THE INDOOR PUBLIC SPACE THAT WILL FACILITATE A SUCCESSFUL PUBLIC SPACE AND RETAIL ENVIRONMENT
 - C. KIOSKS - TO INCREASE THE NUMBER OF KIOSKS FROM ONE TO THREE
- A CERTIFICATION TO ALLOW CAFES IN A THROUGH BLOCK ARCADE

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PEARL STREET



-  PROPERTY LINE
-  PRIVATE
-  INDOOR PUBLIC SPACE (IPS)
-  CERTIFICATION AREA

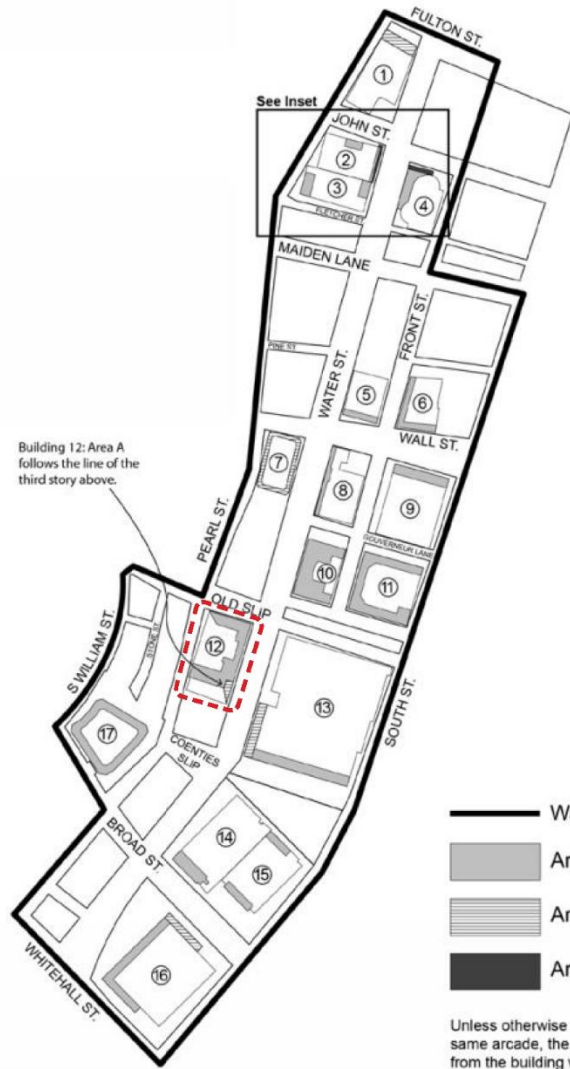
PROPOSED IPS:	6,298 SF
HORIZONTAL ENLARGEMENT:	7,003 SF
TOTAL INFILL:	13,301 SF
CALCULATION: 13,301 SF - 6,298 SF = 7,003 SF	

HANOVER SQUARE

WATER STREET

PROPOSED ACTIONS

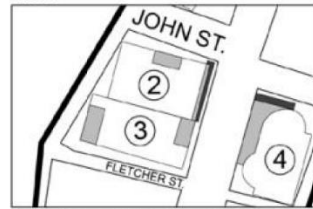
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Building 12: Area A follows the line of the third story above.

See Inset

Inset



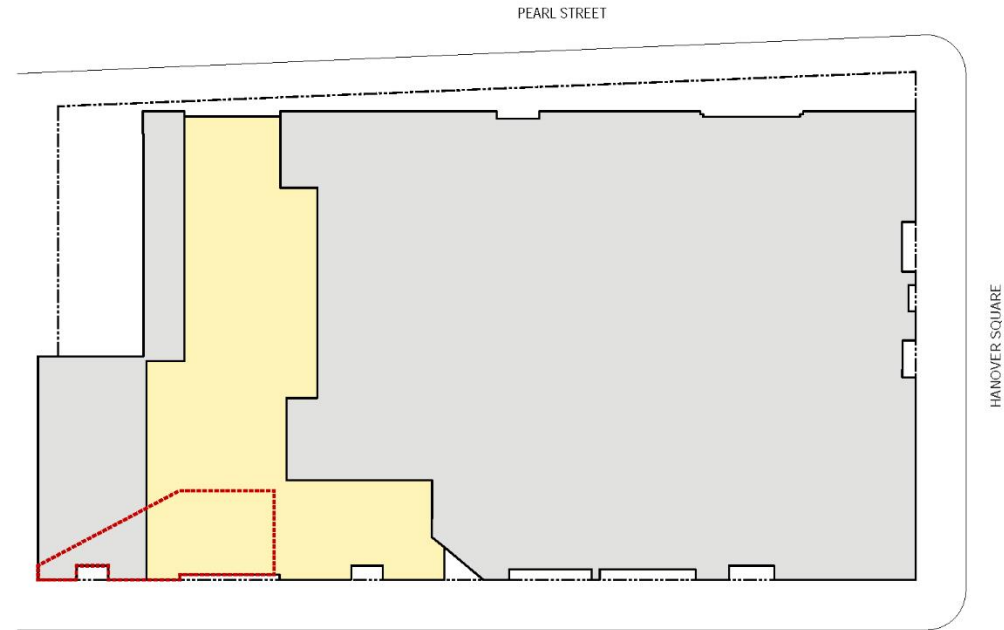
Building 2: Area C follows the portion of the arcade that is open to the sky.

Building 4: Area A extends to the column faces closest to John Street.

Building	Address
①	200 Water Street
②	180 Water Street
③	160 Water Street
④	175 Water Street
⑤	100 Wall Street
⑥	110 Wall Street
⑦	75 Wall Street
⑧	95 Wall Street
⑨	111 Wall Street
⑩	77 Water Street
⑪	32 Old Slip
⑫	7 Hanover Square
⑬	55 Water Street
⑭	4 New York Plaza
⑮	2 New York Plaza
⑯	1 New York Plaza
⑰	85 Broad Street

- Water Street Subdistrict
- Area A (Section 91-83)
- Area B (Section 91-841)
- Area C

Unless otherwise noted, where two Areas are located within the same arcade, the line separating them shall be one extending from the building wall to which it is drawn.

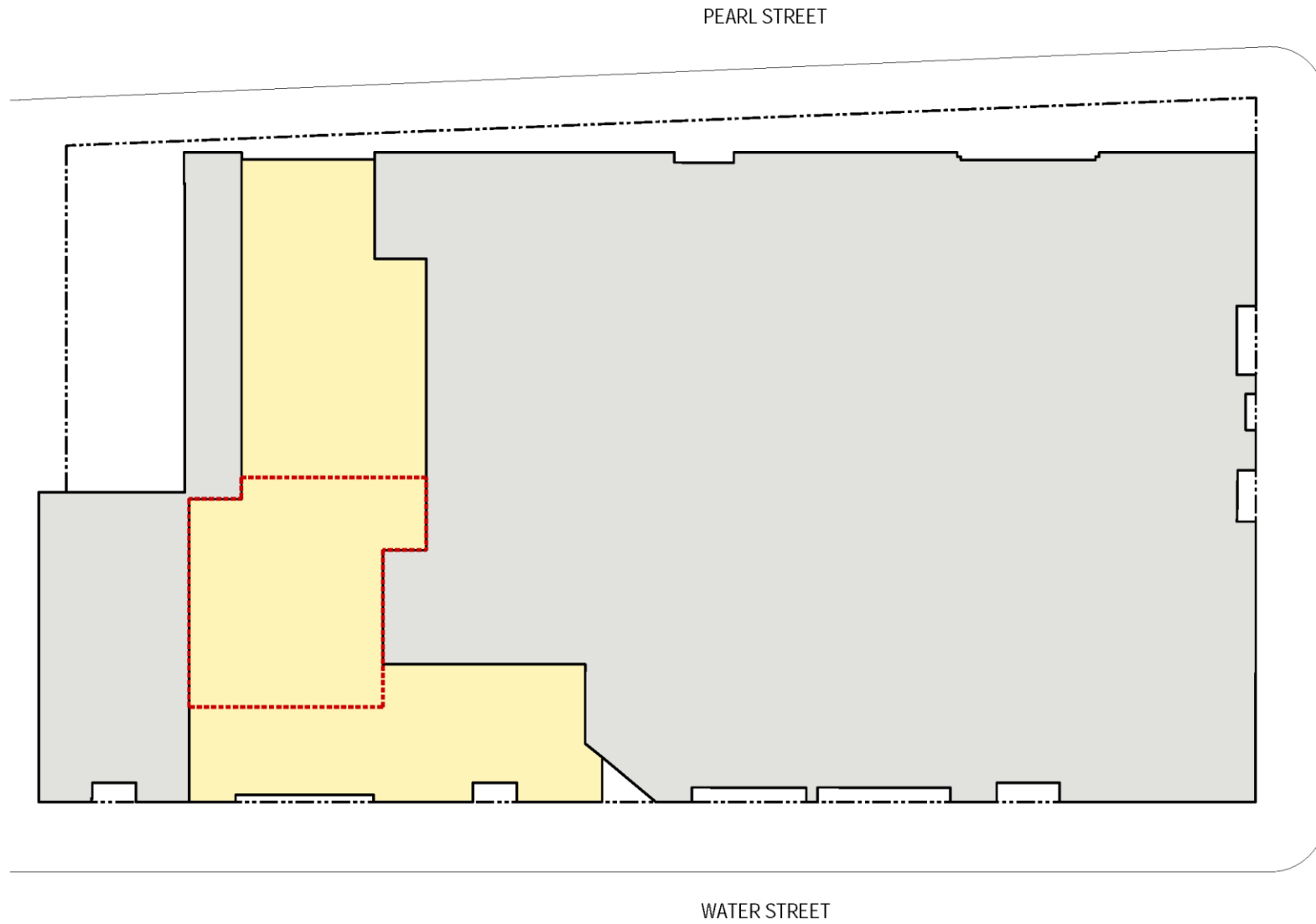






- PROPERTY LINE
- PRIVATE
- INDOOR PUBLIC SPACE
- AUTHORIZATION AREA



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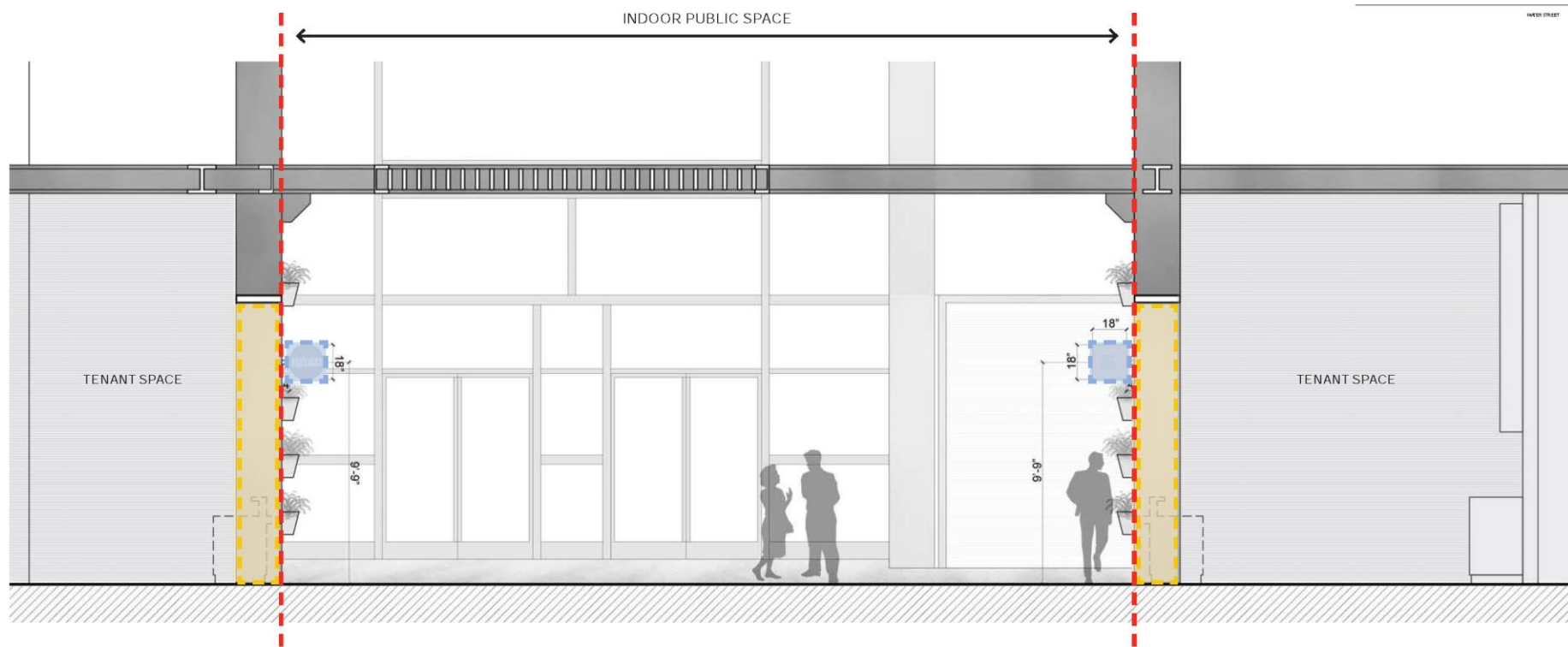
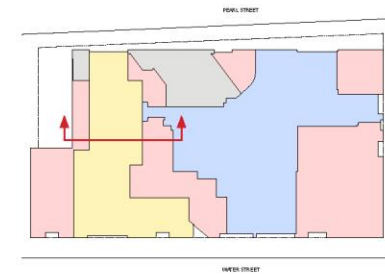


-  PROPERTY LINE
-  PRIVATE
-  INDOOR PUBLIC SPACE
-  GRADE CHANGE WAIVER AREA

HANOVER SQUARE

PROPOSED ACTIONS

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- - EXTENTS OF INDOOR PUBLIC SPACE / DEMISING LINE
- ZONE 01 - BLADE SIGN
- ZONE 02 - PRIMARY SIGNAGE ZONE

PROPOSED ACTIONS

- A CERTIFICATION THAT THE PROPOSED HORIZONTAL ENLARGEMENT COMPLIES WITH THE PROVISIONS AND CONDITIONS OF SECTION 91-83
- AN AUTHORIZATION TO PERMIT A HORIZONTAL ENLARGEMENT WITHIN AN ARCADE LOCATED WITHIN "AREA B"
- AN AUTHORIZATION TO ADJUST THE PLAZA REGULATIONS TO ACCOMMODATE THE INDOOR PUBLIC SPACE"
 - A. LEVEL OF THE INDOOR PUBLIC SPACE - TO ACCOUNT FOR THE EXISTING GRADE OF THE THROUGH BLOCK ARCADE BETWEEN PEARL STREET AND WATER STREET
 - B. SIGNAGE - TO ALLOW FOR A SIGNAGE PROGRAM WITHIN THE INDOOR PUBLIC SPACE THAT WILL FACILITATE A SUCCESSFUL PUBLIC SPACE AND RETAIL ENVIRONMENT
 - C. **KIOSKS - TO INCREASE THE NUMBER OF KIOSKS FROM ONE TO THREE**
- A CERTIFICATION TO ALLOW CAFES IN A THROUGH BLOCK ARCADE

PROPOSED ACTIONS

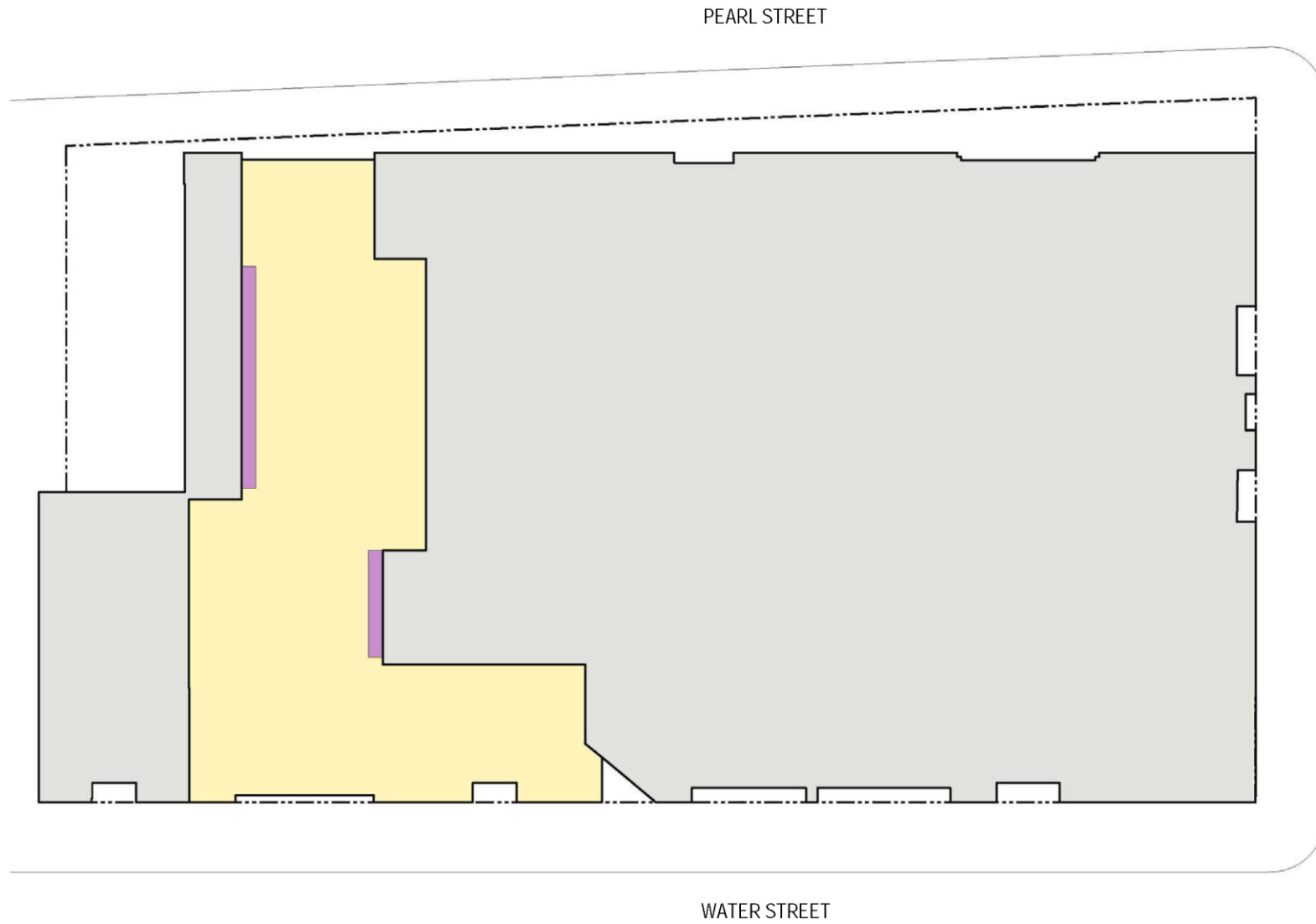
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- **A CERTIFICATION TO ALLOW CAFES IN A THROUGH BLOCK ARCADE**





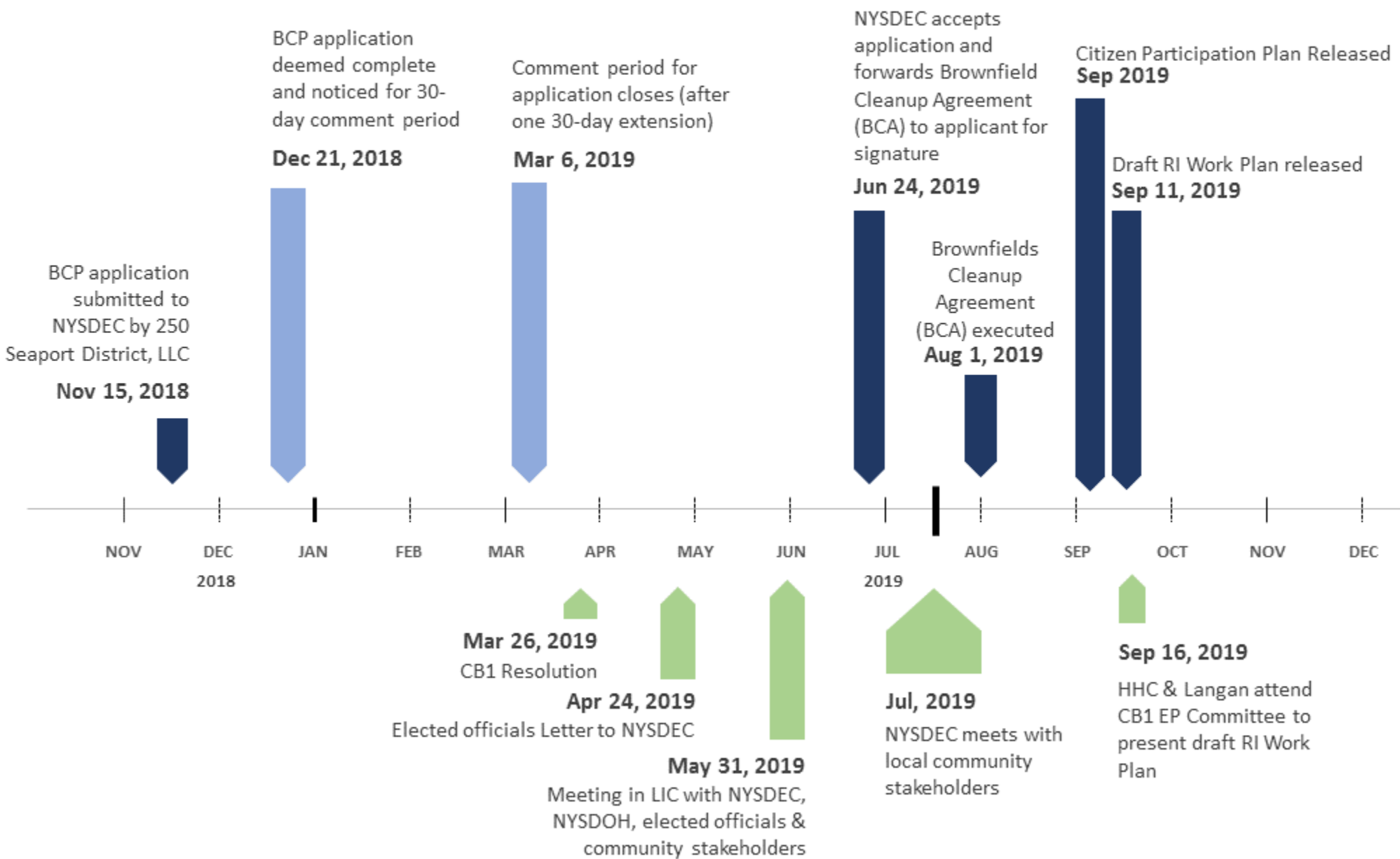


Manhattan Community Board 1 Committee Reports

Environmental Protection – W. Chapman & D. Switaj

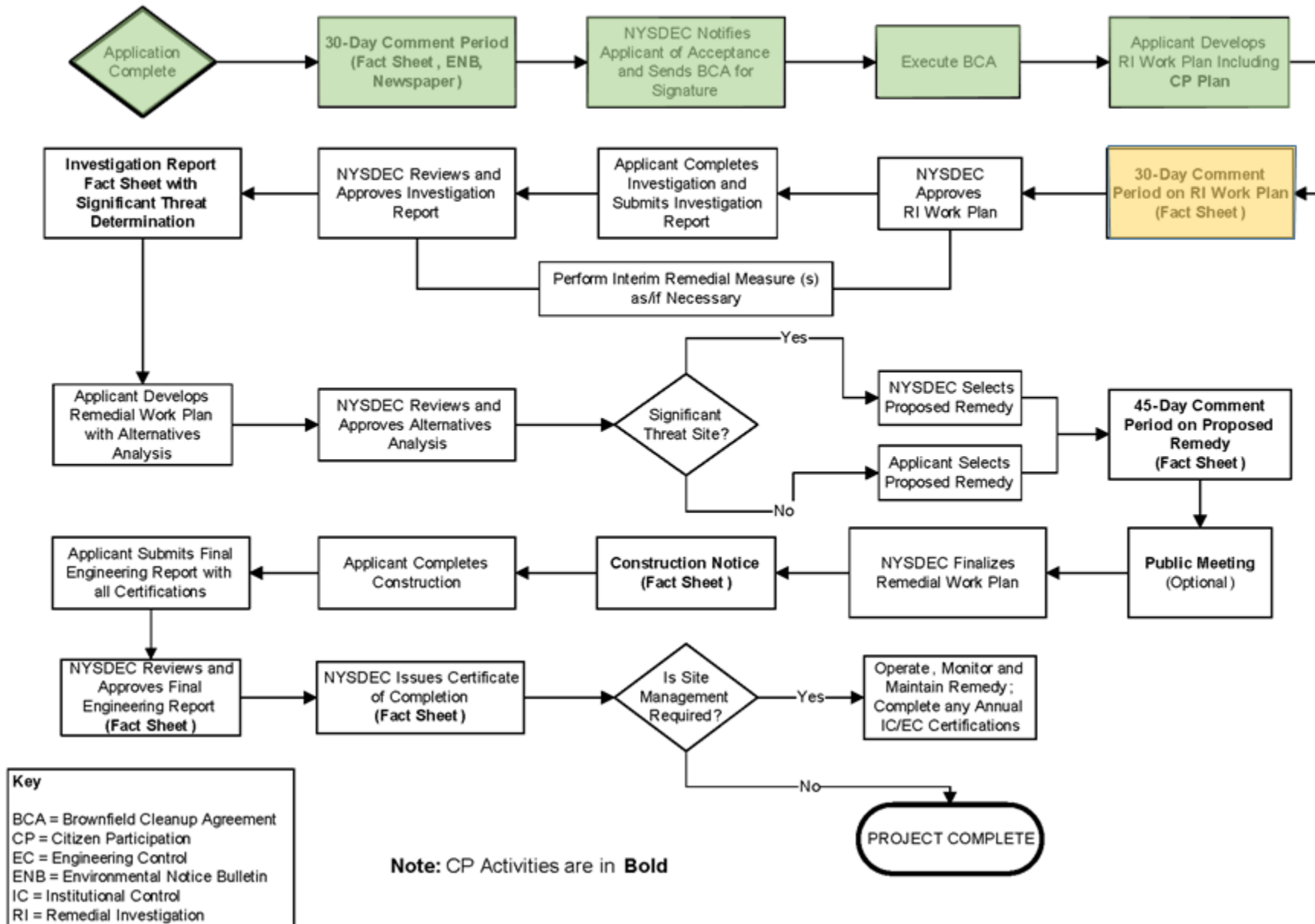
- 1) 250 Water Street – Brownfield Cleanup Program Remedial Investigation Work Plan – Resolution
- 2) Rebuild by Design: The History of the BIG U – Presentation by Amy Chester, Managing Director, Rebuild by Design – Report

250 Water St - Brownfield Cleanup Program



- Oct 9, 2019**
4 Elected Officials send letter to NYS DEC requesting 30 day extension
- Oct 16, 2019**
NYSDEC grants RI Work Plan extension until Dec 2
- Nov 4, 2019**
6 elected officials send letter to NYSDEC requesting additional 90 day extension
- Nov 7, 2019**
CB1 sends letter to NYSDEC reiterating request for additional 90 day extension
- Nov 27, 2019**
NYSDEC grants additional 45 day extension for draft RI Work Plan Public Comment Period
- Jan 16, 2020**
Deadline for draft RI Work Plan Public Comment Period

Appendix D– Brownfield Cleanup Program Process



REBUILD BY DESIGN



Creating Resilient Cities

Amy Chester, Managing Director

**SANDY UNVEILED INTERDEPENDENT
VULNERABILITIES ACROSS THE REGION**



A DIFFERENT APPROACH

To initiate, develop, organize, test, analyze, and promote inclusive and collaborative design-driven innovation processes with communities and governments on a regional scale seeking transformative approaches to resilience in the face of future uncertainties, especially those due to climate change.

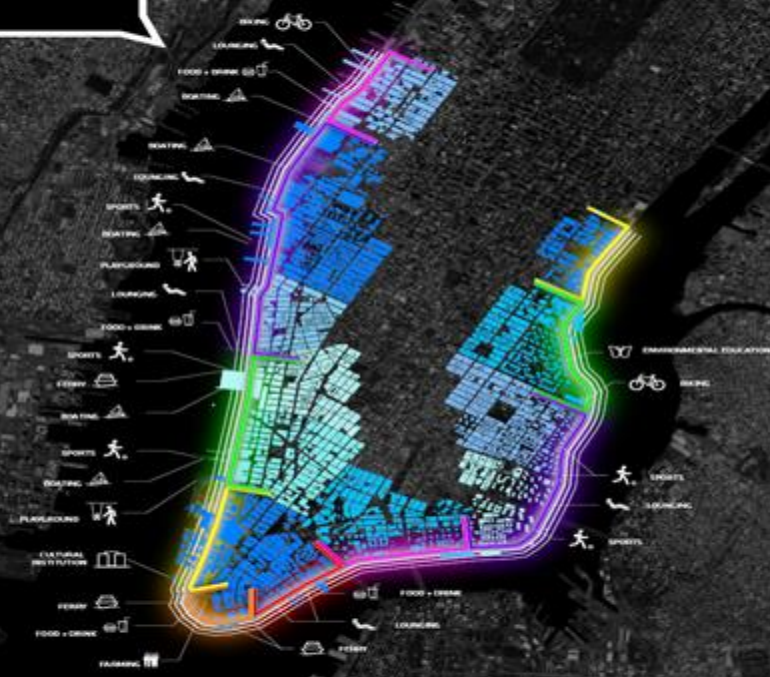
- Interdisciplinary
- Regional
- Replicable
- Implementable
- Inclusive
- Collaboration
- Comprehensive



The BIG U

BIG (Bjarke Ingels Group)
One Architecture
Starr Whitehouse
Buro Happold
Level Agency for Infrastructure
James Lima Planning + Development
Green Shield Ecology
AEA Consulting, Arcadis
Project Projects,
Parsons School of Constructed
Environments

A TAILORED APPROACH TO TRADITIONAL INFRASTRUCTURE: DIVERSITY!





HUD - Rebuild by Design

ES&P TEAM



HUD - Rebuild by Design

TEAM



HUD - Rebuild by Design

© 2012 ERM



HUD - Rebuild by Design

PHOTOGRAPH BY [unreadable]



HUD - Rebuild by Design

TEAM



HUD - Rebuild by Design

TEAM



HUD - Rebuild by Design

BIG TEAM



Manhattan Community Board 1 Committee Reports

Licensing & Permits Committee – M. Ameruso

Battery Park City area

- 1) 102 North End Avenue Restaurant A West, application for liquor license for Anea LLC d/b/a TBD – Resolution

Seaport/Civic Center area

- 1) 15 Park Row Commercial Unit, application for liquor license for CWJR Winery, LLC d/b/a J&R Music Lounge By City Winery – Resolution
- 2) 11 Fulton Street, application for liquor license for iPic Theaters, LLC d/b/a Ipic Theaters and The Tuck Room – Resolution

Manhattan Community Board 1

Committee Reports

Licensing & Permits Committee M. Ameruso

Tribeca area

- 1) 124 Chambers Street, application for The Grey Dog Tribeca, LLC d/b/a TBD – Resolution
- 2) 53 Beach Street, We Work Temporary Liquor License Permit – Report

Financial District area

- 1) 175 Greenwich Street, application for liquor license for Proper Hall 175 Greenwich LLC d/b/a TBD – Resolution
- 2) 4-10 Platt Street, application for renewal of liquor license for Lam Platt Street Hotel LLC & Platt Street Operating Corp d/b/a Four Points by Sheraton Downtown & Ketch Brewhouse – Report
- 3) Stone Street Security Concerns – Report

Manhattan Community Board 1

Old Business

Manhattan Community Board 1

New Business

An aerial photograph of New York City at sunset. The Freedom Tower is the most prominent building on the right, its spire reaching towards a sky filled with soft, colorful clouds in shades of purple, pink, and blue. The city's dense skyline of skyscrapers extends across the middle ground. To the left, the dark water of the harbor is visible, with a few boats and their white wakes. The overall mood is serene and majestic.

Thank you and goodnight