



The City of New York

# Manhattan Community Board 1

## Monthly Board Meeting

Tuesday, January 28, 2020

6:00 PM

The African Burial Ground National Monument  
Visitor Center  
290 Broadway  
(Photo ID is required to enter building)

Anthony Notaro, Jr., Chairperson

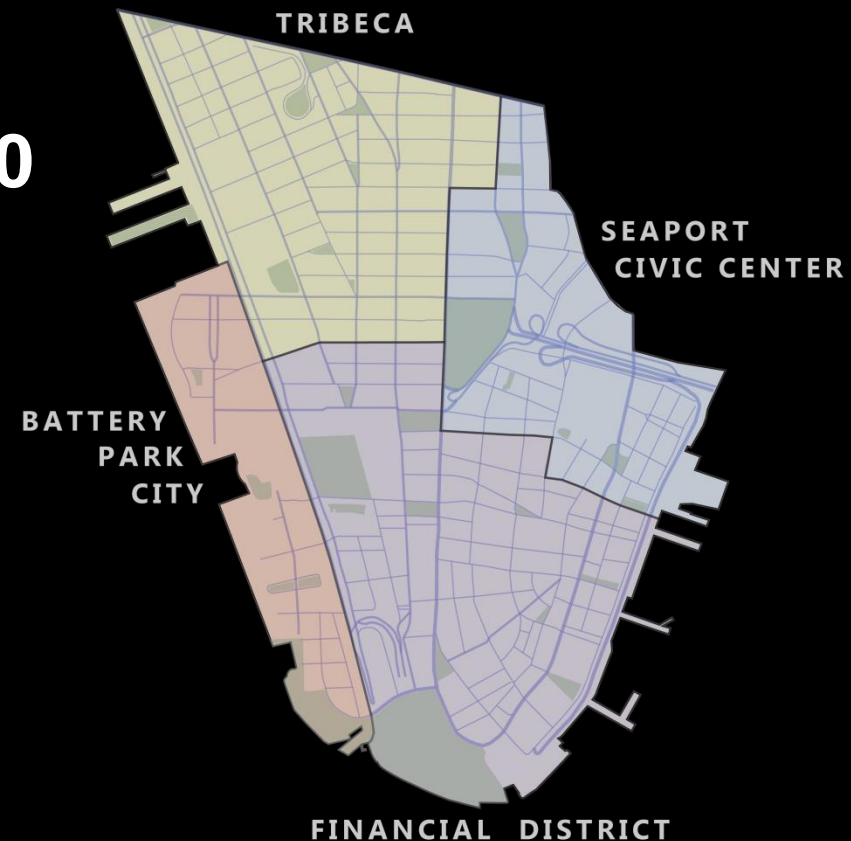
Lucian Reynolds, District Manager

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



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

Website: [nyc.gov/mcb1](https://nyc.gov/mcb1)

Email: [Man01@cb.nyc.gov](mailto:Man01@cb.nyc.gov)

# Manhattan Community Board 1

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## 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

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## Business Session

- Adoption of December 2019 minutes
- District Manager's Report – L. Reynolds
- Treasurer's Report – J. Kopel
- Chairperson's Report – A. Notaro, Jr.

MANHATTAN COMMUNITY  
BOARD 1

**TREASURER'S REPORT**  
January 2020

**Community Board #1 Treasurer's Report - Fiscal Year 2020 as December 31, 2019  
July 1, 2019 to June 30, 2020**

OMB Budget	Submitted by Joel Kopel, Treasurer on Tuesday, January 28, 2020					
<b>Spending Category</b>	<b>Budget</b>	<b>1st Qtr.</b>	<b>2nd Qtr.</b>	<b>3rd Qtr.</b>	<b>4th Qtr.</b>	<b>Unexpended</b>
		7-1 to 9-30	10-1 to 12-31	1-1 to 3-31	4-1 to -6-30	<b>Balance</b>
Telephone	\$2,845.00	\$2,845.00	\$0.00			\$0.00
General Supplies	\$2,500.00	\$0.00	\$928.34			\$1,571.66
Food	\$700.00	\$0.00	\$325.19			\$374.81
Cleaning Supplies	\$0.00	\$0.00	\$0.00			\$0.00
Data Supplies	\$0.00	\$0.00	\$0.00			\$0.00
Office Equipment	\$135.00	\$0.00	\$12.58			\$122.42
Data Processing Equipment	\$1,000.00	\$0.00	\$0.00			\$1,000.00
Printing	\$800.00	\$0.00	\$170.00			\$630.00
Temp. Service	\$0.00	\$0.00	\$0.00			\$0.00
Maintenance Repairs	\$0.00	\$0.00	\$0.00			\$0.00
Travel	\$100.00	\$0.00	\$0.00			\$100.00
Courses	\$0.00	\$0.00	\$0.00			\$0.00
Leasing	\$300.00	\$0.00	\$0.00			\$300.00
Service contract	\$1,750.00	\$0.00	\$0.00			\$1,750.00
Donations	\$0.00	\$0.00	\$0.00			\$0.00
Furniture	\$0.00	\$0.00	\$0.00			\$0.00
Professional computer service	\$2,000.00	\$0.00	\$0.00			\$2,000.00
Rental Space	\$65.00	\$0.00	\$65.00			\$0.00
Postage	\$50.00	\$0.00	\$0.00			\$50.00
Personnel Services	\$242,139.00	\$56,179.76	\$54,956.33			\$131,002.91
<b>Totals</b>	<b>\$254,384.00</b>	<b>\$59,024.76</b>	<b>\$56,457.44</b>			<b>\$138,901.80</b>
<b>Street Fair Fundraising</b>						
<b>Spending Category</b>	<b>Budget</b>	<b>1st Qtr.</b>	<b>2nd Qtr.</b>	<b>3rd Qtr.</b>	<b>4th Qtr.</b>	<b>Unexpended</b>
		7-1 to 9-30	10-1 to 12-31	1-1 to 3-31	4-1 to -6-30	<b>Balance</b>
To be scheduled	\$160,709.00	\$500.00	\$0.00			\$160,209.00
Temp. Services	\$6,402.00	\$0.00	\$6,402.00			\$0.00
Travel	\$1,000.00	\$0.00	\$0.00			\$1,000.00
<b>Totals</b>	<b>\$168,111.00</b>	<b>\$500.00</b>	<b>\$6,402.00</b>			<b>\$161,209.00</b>
<b>Grants</b>						
<b>Spending Category</b>	<b>Budget</b>	<b>1st Qtr.</b>	<b>2nd Qtr.</b>	<b>3rd Qtr.</b>	<b>4th Qtr.</b>	<b>Unexpended</b>
		7-1 to 9-30	10-1 to 12-31	1-1 to 3-31	4-1 to -6-30	<b>Balance</b>
One time Grant	\$0.00	\$0.00	\$0.00			\$0.00
Council Chin	\$0.00	\$0.00	\$0.00			\$0.00
Office Equipment	\$8,837.00	\$0.00	\$8,837.00			\$0.00
Data Processing Equipment	\$2,813.00	\$0.00	\$2,812.88			\$0.12
Leasing	\$300.00	\$0.00	\$298.56			\$1.44
Service Contract	\$1,750.00	\$0.00	\$1,750.00			\$0.00
Consultant Contract	\$33,300.00	\$0.00	\$13,320.00			\$19,980.00
<b>Totals</b>	<b>\$47,000.00</b>	<b>\$0.00</b>	<b>\$27,018.44</b>			<b>\$19,981.56</b>



MANHATTAN COMMUNITY  
BOARD 1

**CHAIRPERSON'S REPORT**

January 28, 2020

## ● Chair Report - *What's Happening*

### **Focus on Seaport**

- 250 Water St Brownfields Cleanup Program – Deadline extended for comment on Draft Remedial Investigation Work Plan. Comments submitted to NYS DEC
- Seaport Coalition secures independent environmental consultant
- Howard Hughes Corporation continues to host stakeholder workshops
- We need to stand on our zoning for 250 Water St

**9/11 Victims Compensation Fund updates on eligibility**

**Q2 Manhattan Paper Challenge win**



# ● Chair Report -*Priorities*

## **Member Re-Application**

## **Working Groups**

- Event Spaces
- Congestion Pricing Guidelines
- Budget Input & District Needs Statement
- Technology Strategy & Tools

## **Hudson River Park Trust**

- Pier 40 issue

# Chair Report

## Homeless Issues

ent of  
ss Services

DATE: January 17, 2020

FROM: NYC Department of Homeless Services

### NOTICE OF Department of Homeless Services CLEAN UP

LOCATION: Fulton Street between Gold Street and William Street, Manhattan, NY

Please take note that, as of this date: 1/20/2020, the New York City Department of Homeless Services (DHS), along with the New York Police Department (NYPD), NYC Department of Sanitation, and/or other New York City agencies, will complete a clean-up of the current location. It may be illegal for you to be at this location.

**As of the date of the clean up, you must leave this location along with your belongings.** DHS Outreach Teams will be available to assist you. DHS can provide you with temporary shelter and referrals to other services that may assist you.

Even if you are not interested in DHS services, you must remove your belongings from this location by the date listed or **YOUR BELONGINGS MAY BE DISCARDED**. Please redeem recyclable bottles and cans in advance of the clean-up.

If you would like to access DHS shelter services, you can contact 311 or report to the appropriate shelter intake facility for:

- Single men, located at: **400-430 East 30th Street New York, NY 10016;**
- Single women, located at: **(Please select closest option);  
116 Williams Street, Brooklyn, NY 11207; or,  
1122 Franklin Avenue, Bronx, NY 10456; or,**
- Adult Families (AFIC), located at:  
**400-430 East 30th Street New York, NY 10016;**
- Families with Children (PATH), located at:  
**151 East 151<sup>st</sup> Street, Bronx, NY, 10451.**

Please be advised that items such as furniture, appliances and large televisions are not permitted in shelter and must be placed in storage. **You are responsible for storing your belongings.** You can request funds for storage at your public assistance center. You will need to provide the center staff with three storage estimates. **Please note that an open and active public assistance case is required to be eligible for storage funds.**

If you have any questions regarding this DHS clean up, please contact:

The DHS Street Homeless Solutions Unit at the following number: (212) 361 7465

Thank you.

# Chair Report

## *Lower Manhattan Resiliency Community Engagement Meeting*



### CLIMATE CHANGE IS HAPPENING NOW

Impacts to Lower Manhattan will be felt across New York City and the region. The City is investing to adapt Lower Manhattan, and we need an innovative solution for the **Financial District and Seaport**.

#### WE NEED YOUR HELP

Join us to shape a resilient future for the **Financial District and Seaport**.

Learn about and share ideas on:

- **Climate risks**
- **The City's current plans**
- **How to be a part of the solution**

Family Friendly  
Light Refreshments  
Spanish & Cantonese Interpretation

Register for the event here:  
[www.bit.ly/fidiseaport](http://www.bit.ly/fidiseaport)

**WHAT** INTERACTIVE  
OPEN HOUSE

**WHEN** FEBRUARY 24  
4PM - 8PM  
DROP IN ANYTIME

**WHERE** PACE DOWNTOWN  
CONFERENCE CENTER  
157 WILLIAM ST  
NEWYORK, NY 10038

# Chair Report

## *Precinct Community Council Annual Conference*



# Manhattan Community Board 1

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## Committee Reports

### Executive

A. Notaro, Jr.

- 1) CB 1 Office Technology – Report

# Manhattan Community Board 1

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## Committee Reports

### Personnel

E. Lewinsohn

- 1) Discretionary Approvals Consultant Contract – Report

# Manhattan Community Board 1

## Committee Reports

### Licensing & Permits

S. Cole

#### *Tribeca area*

- 1) 125 Chambers Street, application for sidewalk café permit for Sweetgreen New York LLC d/b/a Sweetgreen – Resolution
- 2) 285 West Broadway, application for sidewalk café permit for St. Helier Tavern LLC – Resolution

#### *Financial District area*

- 1) 40 Wall Street, application for liquor license for Italian Food Zone USA Corp. d/b/a Nerolab – Resolution
- 2) 8-12 Stone Street, application for liquor license for Antinori Rest Inc. & NY Stone Street Hotel AB Licensee LLC & Pollin/Miller Hospitality d/b/a Doubletree Hotel NYC/Antinori Restaurant – Resolution

# Manhattan Community Board 1

## Committee Reports

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### Transportation & Street Activity

**B. Kay**

- 1) City Hall to Battery Park Bicycle Connection; Broadway, White Hall Street – Resolution
- 2) Rector Street Bridge – Resolution
- 3) Congestion Pricing Traffic Mobility Review Board – Resolution
- 4) Collister Street Lighting – Report



# Resolution: Broadway-Whitehall-Battery Park Bicycle Connection



# Resolution: Rector Street Pedestrian Bridge



# Traffic Mobility Review Board

Resolution on Board Member Appointment + Preparation for Congestion Pricing

# Congestion Pricing Working Group

- Members invited
- Meeting time (typical but perhaps not only)
- End Product – Resolutions (vs Report)

# Manhattan Community Board 1

## Committee Reports

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### Waterfront, Parks & Cultural

**P. Goldstein**

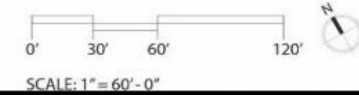
- 1) Battery Park City Ballfields & Recreation – Report
- 2) Finn Square Temporary Art Installation – Report
- 3) DeLury Square Park Construction Schedule – Report
- 4) Hudson River Park Trust Act and Pier 40 – Report



### LEGEND

- MOVABLE FLOOD BARRIER
- INTERIM STEEL FLOOD BARRIER WITH ARCHITECTURAL TREATMENT
- CONCRETE FLOOD BARRIER WITH ARCHITECTURAL TREATMENT
- EXISTING FENCE

NOTE:  
INTERIM DFE 12' (NAVD88)



# Proposal for Temporary Installation – Manuel Ferreiro Badia at Finn Square

Artist(s): Manuel Ferreiro Badia  
Title: *Compostela Fractal Shell*  
Site: Finn Square, Manhattan  
Dates: February 3<sup>rd</sup> 2020 – February 2<sup>nd</sup> 2021  
Material: Stainless Steel (sculpture and base)  
Dimensions: 80H x 53W x 53D (sculpture and base)  
Weight: 626 lbs (sculpture and base)

## Summary of project:

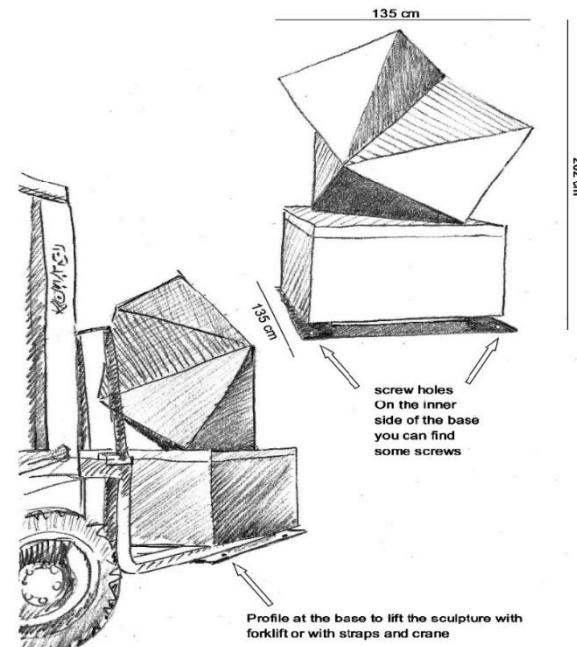
The sculpture *Compostela Fractal Shell* is based on origami studies and is composed of broken steel planes that cause the sculpture to change or live with sunlight. It reflects in an abstract way the fractal system of matter, looking for a simplicity that reflects the interior of every being. It is a work inspired in the study of the nature, in particular of a shell: the volume is reduced to its fractal structure, to its geometry.

The sculpture will be forklifted on to the site. It will be weighed down with four 250 lb sandbags on the corners inside of the base allowing three feet of clearance on all sides.

## Proposed Site



## Proposed Sculpture



# WORK IN PROGRESS: DeLury Square Reconstruction

**Anticipated Completion:** Fall 2020

**Agency:**

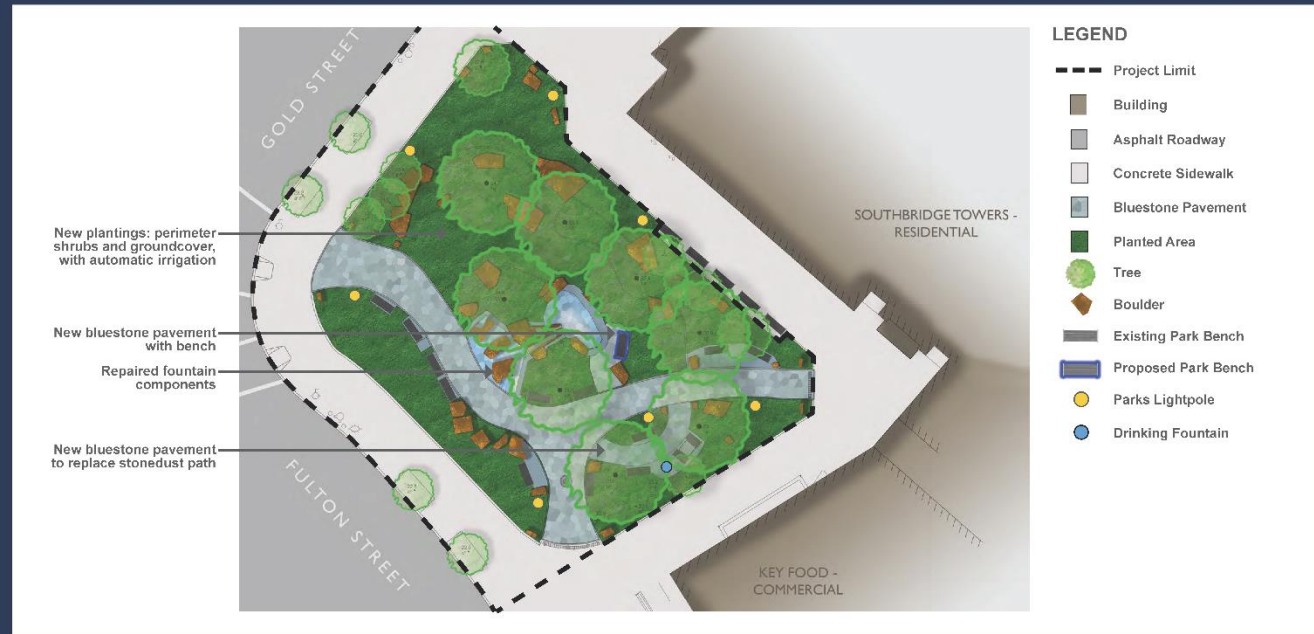
NYC Parks & Recreation  
830 Fifth Avenue, New York, NY 10065  
nyc.gov/parks

**General Contractor:**

Deborah Bradley Construction  
481 Manhattan Avenue  
New York, NY 10027  
212-222-2494

To anonymously report unsafe conditions at this worksite, call 311.

Para reportar condiciones peligrosas en un sitio de trabajo, llame al 311. No tiene que dar su nombre.



**BILL de BLASIO**  
Mayor

**GALE A. BREWER**  
Borough President

**MARGARET S. CHIN**  
Council Member

**MITCHELL J. SILVER, FAICP, Hon. ASLA**  
Commissioner

**THÉRÈSE BRADDICK**  
Deputy Commissioner

**WILLIAM T. CASTRO**  
Borough Commissioner



# Manhattan Community Board 1

## Committee Reports

### Quality of Life & Delivery Services

**P. Moore**

- 1) NIOSH/CDC Study of Student Health Outcomes – Resolution
- 2) 11 Hubert Street construction discussion with owner representative – Report
- 3) Victim's Compensation Fund – Report
- 4) Venue Working Group – Report

# Manhattan Community Board 1 Committee Reports

## Battery Park City

**T. Meltzer**

- 1) 9/11 BPC Residential Memorial Plaque Placement – Resolution
- 2) 2010 Amendment to BPCA's Settlement Agreement Financial – Report
- 3) Allied Universal Report, Year Over Year Comparisons – Report
- 4) BPCA Report with an Updates – Report

- 
- Battery Park City is host to many memorials spanning a number of events, both historical and recent.
  - In the last year alone, the State of New York has announced three additional memorials to place in BPC without input from the public.
  - The one memorial that honored BPC residents who perished during the attacks was removed from public view during a renovation and is yet to be replaced.
  - The BPC Committee agreed the best way to explore how to appropriately honor those who passed, and those who survived to rebuild the community should be a public discussion, which will hopefully serve as a model for future dedications in the public realm.

# Manhattan Community Board 1

## Committee Reports

### Landmarks & Preservation

R. Byrom

- 1) 245 Water Street, interior renovation of an existing residential building with associated exterior work including new rooftop structure using metal, wood, and cement based cladding materials, bulkhead, and window replacement – Resolution
- 2) Broad Street and Wall Street, proposal of concept design which include lighting, identifying delivery areas and replace existing concrete benches in the Stock Exchange, Federal Hall, and Broad/Exchange seating areas – Resolution
- 3) 15 Park Row, storefront master plan for current and future storefront alterations, and restoration work including door locations, bulkheads, signage and marquee sign – Resolution

# 245 Water Street – Historic to Current Conditions

## Historical Chronology

245 Water Street  
Year Built: 1835  
Year Last Altered: 2008



1940 Tax Photo



1960s Photo



Current Photo

# 245 Water Street – Proposed Work

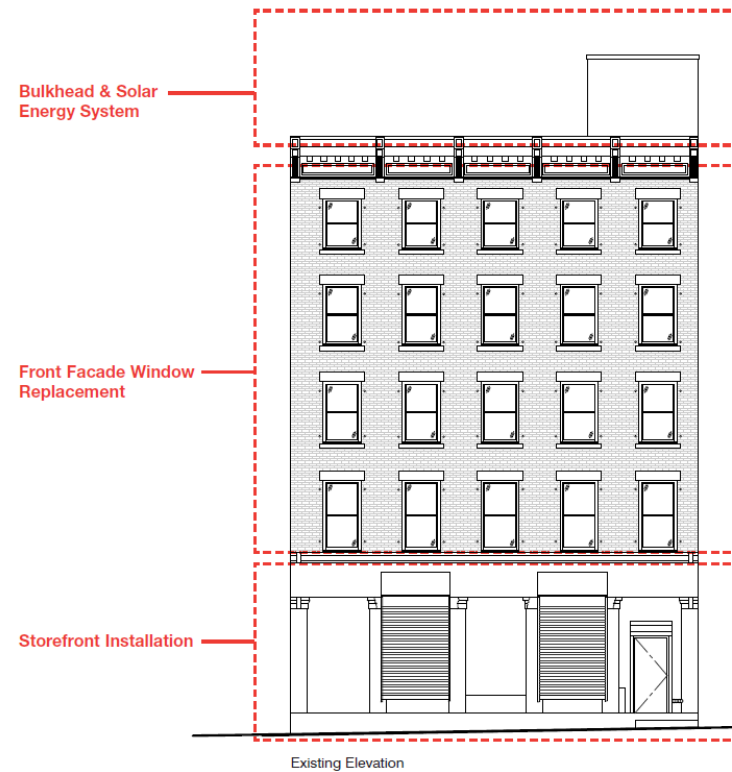
## Project Overview

### Project Goals

1. Convert Building from Two Family to Multifamily
2. Improve the Neighborhood Streetscape
3. Add Small Commercial Space on Ground Floor
4. Make Building Accessible Including Ground Floor and Roof
5. Improve Energy Efficiency by Designing to Passive House Standards

### Project Scope

1. Full Interior Renovation
2. Bulkhead and Roof Solar Energy System Addition
3. Window Replacement
4. Storefront Installation



**MBB**

# 245 Water Street – Proposed Storefront

## Proposed Storefront: Material Palette



# 245 Water Street – Existing and Proposed Storefront

## Previous Storefront Design

24 MAR 05 REVISED 7 JUL 05

BUILDING: EXISTING AND PROPOSED STOREFRONT BEFORE/AFTER

LP-01-358



1 EXISTING STOREFRONT PHOTO (BEFORE)



2 PROPOSED STOREFRONT RENDERING (AFTER)

10' 0"



**245 WATER STREET**  
245 WATER STREET, NEW YORK NY 10038

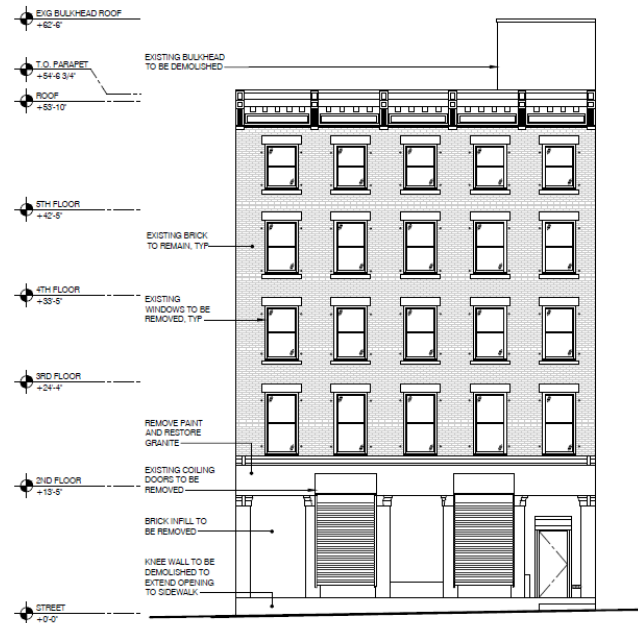
ARPAO BAKSA ARCHITECT, P.C.  
95 WALL STREET, 8TH FLOOR  
NEW YORK, N.Y. 10038-4101  
TEL: (212) 661-7474 FAX: (212) 661-8871  
WWW.ARPAOBAKSAARCHITECT.COM

**MBB**

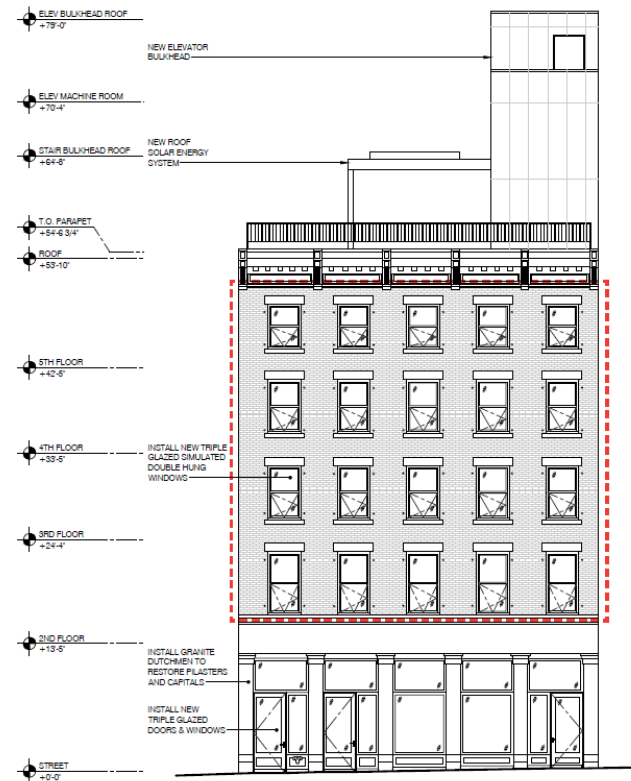


# 245 Water Street – Existing and Proposed Window Replacement

## Water Street Elevation: Window Replacement



Existing

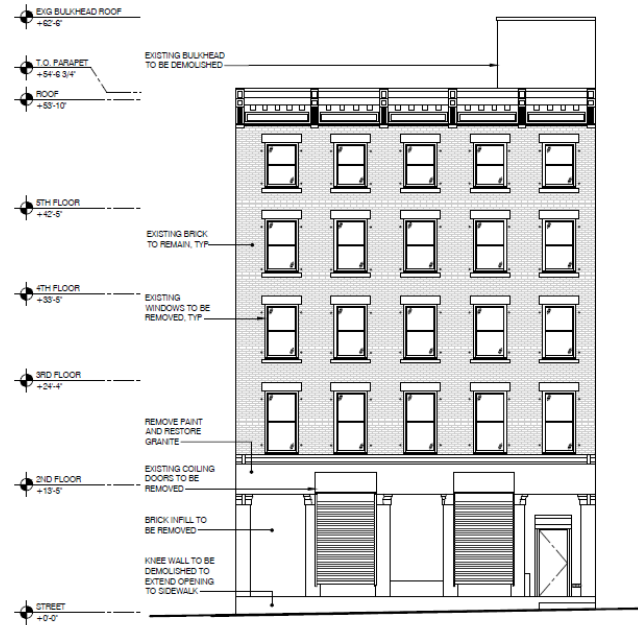


Proposed

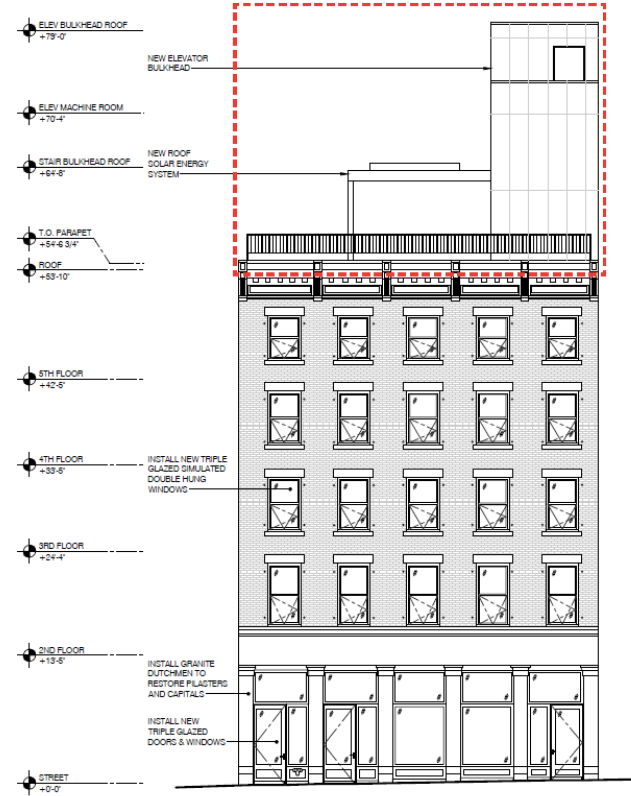
**MBB**

# 245 Water Street – Existing and Proposed Bulkhead and Roof

## Water Street Elevation: Bulkhead & Roof



Existing

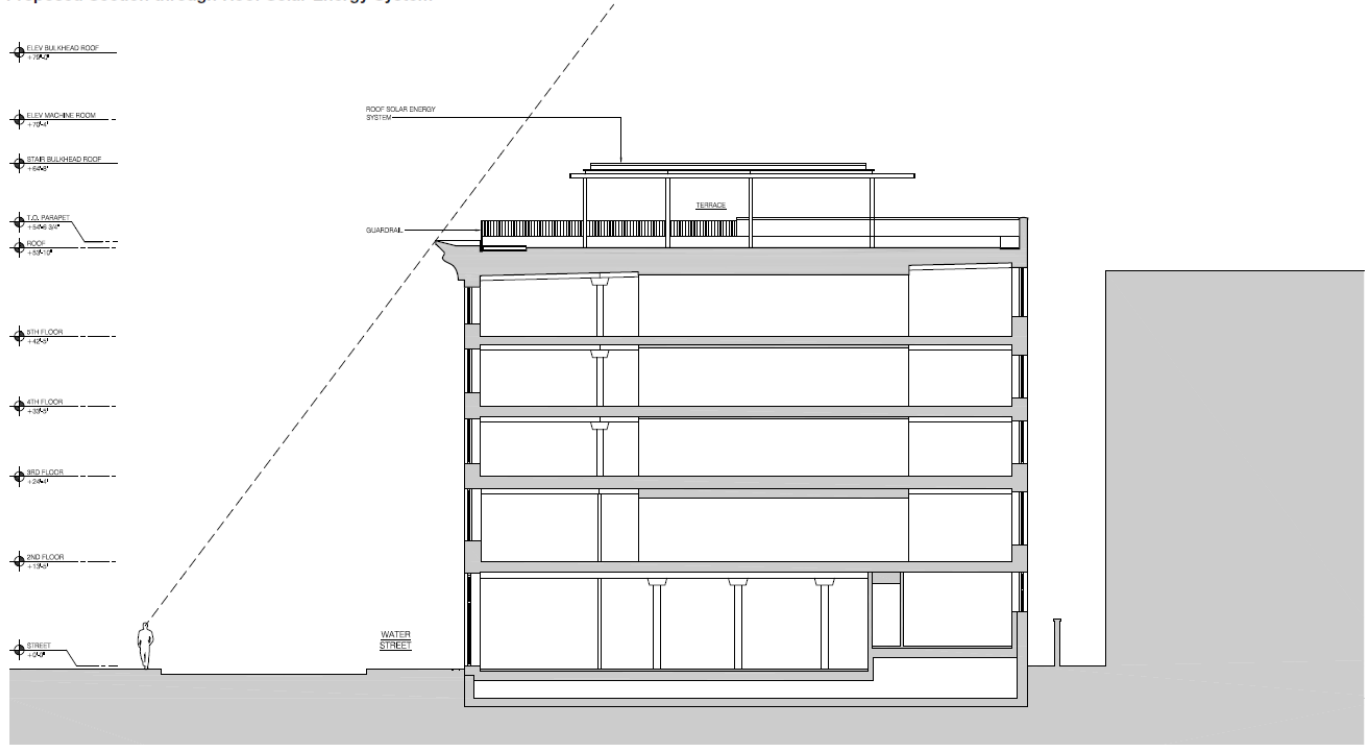


Proposed

# 245 Water Street – Existing Sightline

## Bulkhead & Roof: Sightline Study

Proposed Section through Roof Solar Energy System

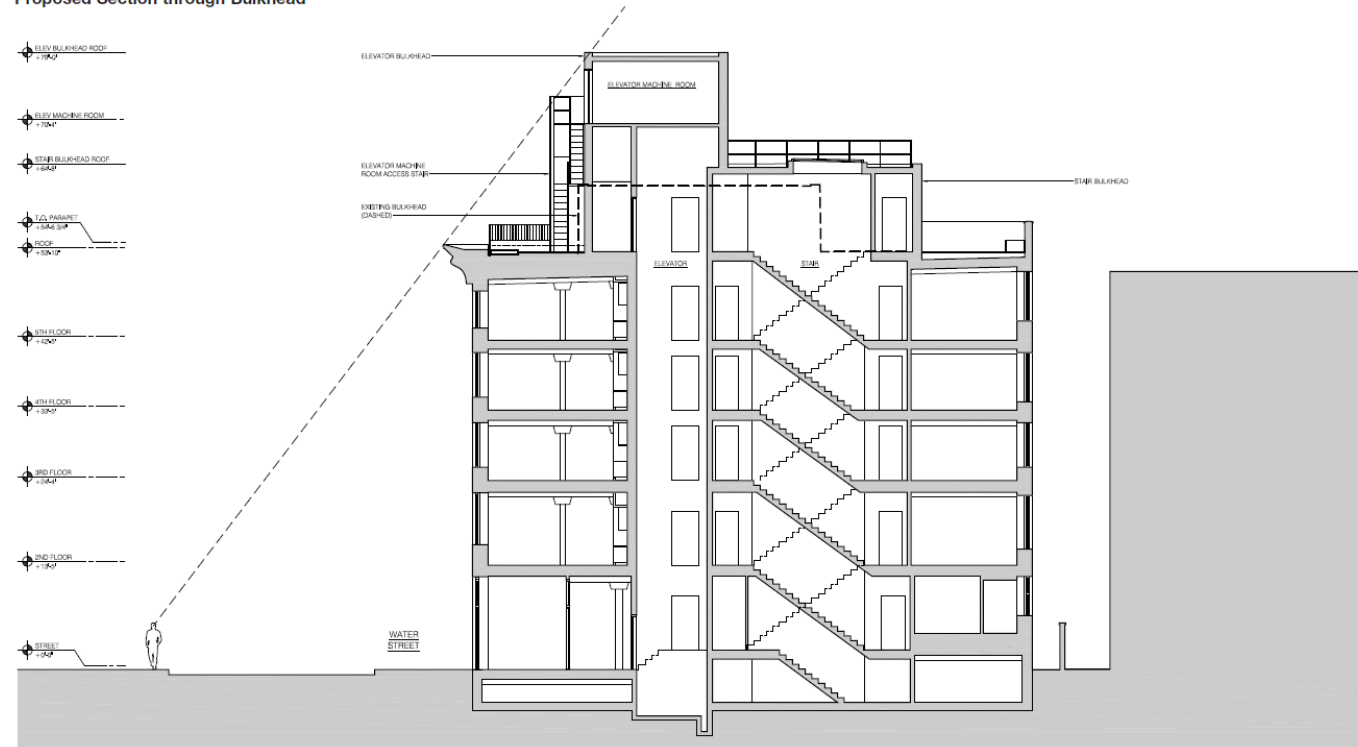


MBB

# 245 Water Street – Proposed Sightline

## Bulkhead & Roof: Sightline Study

### Proposed Section through Bulkhead



MBB

# 245 Water Street – Proposed Bulkhead and Roof Mock Up

## Bulkhead & Roof: Mock Up Photos

Northeast Corner of Water Street and Beekman Street



Legend

245 Water Street



Existing



Proposed

MBB

# 245 Water Street – Proposed Bulkhead And Roof Mock Up

## Bulkhead & Roof: Mock Up Photos

Southwest Corner of Pearl Street and Peck Slip

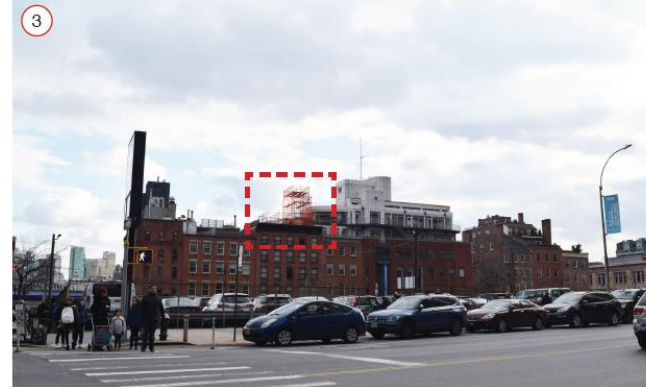


Legend

 245 Water Street



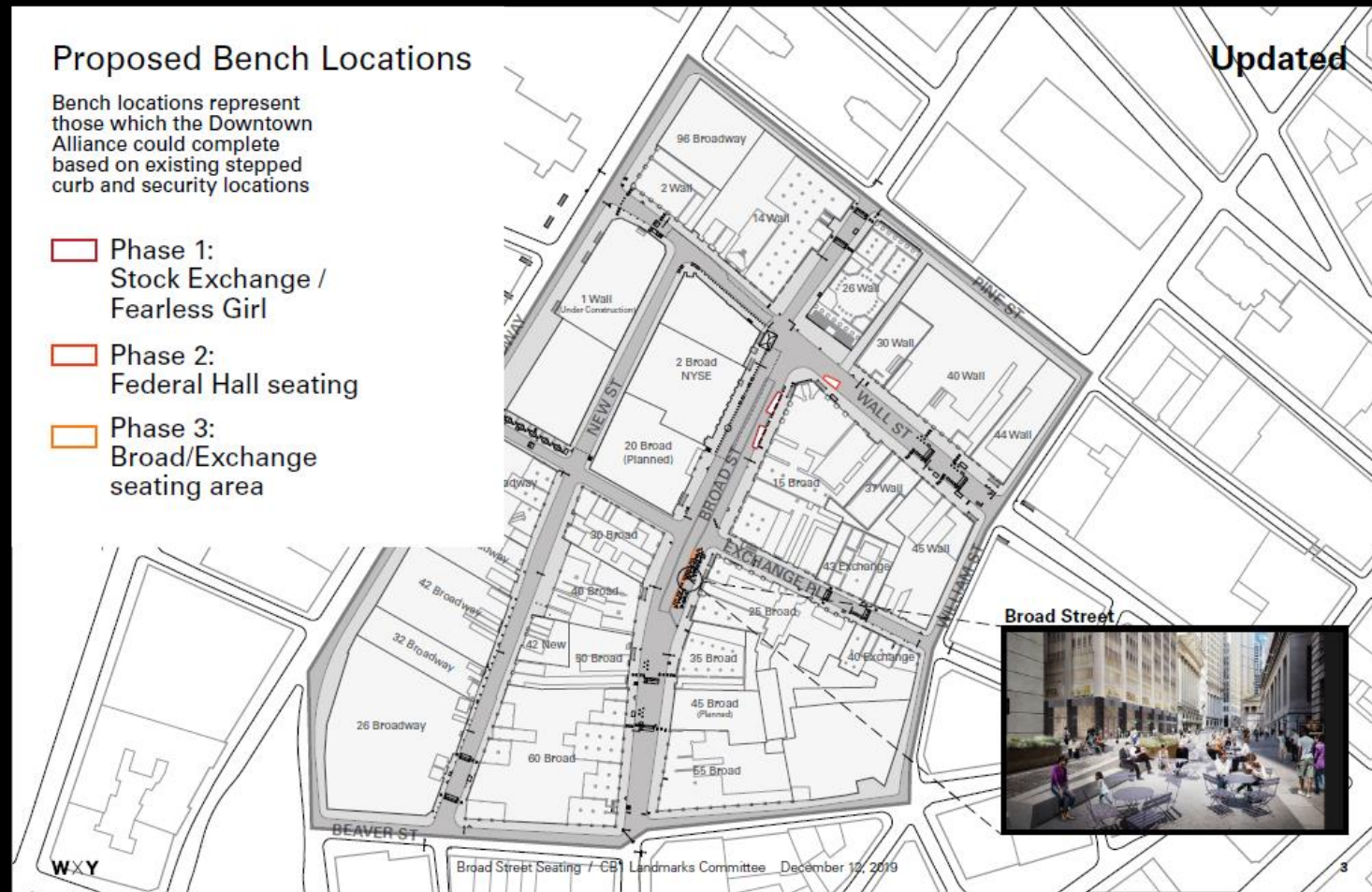
Existing



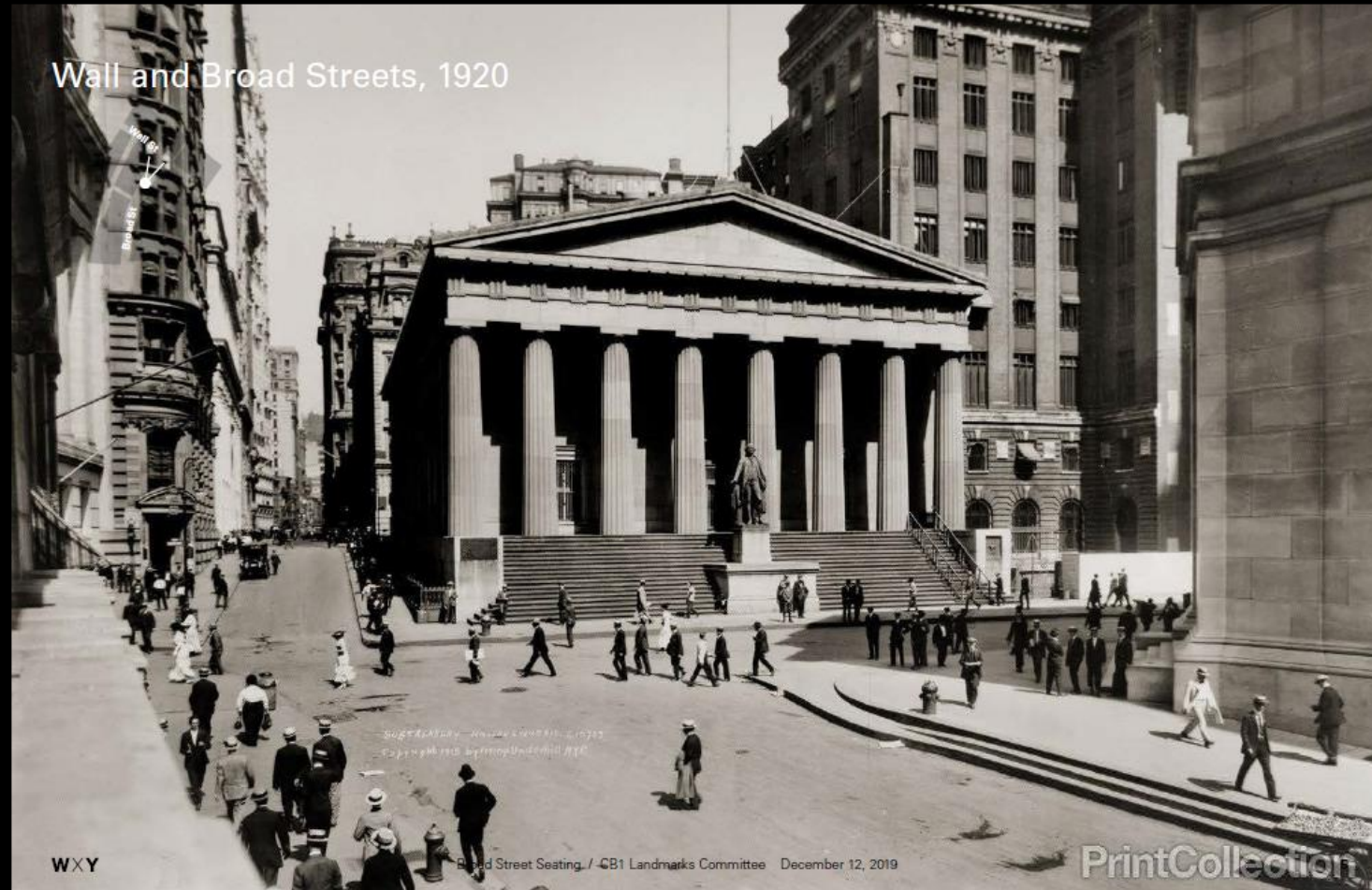
Proposed

**MBB**

# Broad Street and Wall Street – Proposed Design Plan of Seating



# Broad Street and Wall Street – Historic Conditions





# Broad Street and Wall Street – Current Conditions

Broad Street at Wall, Current



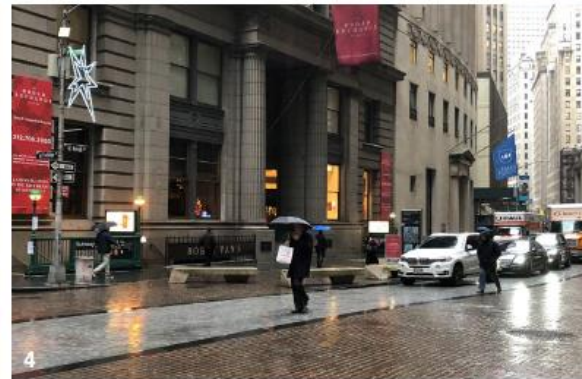
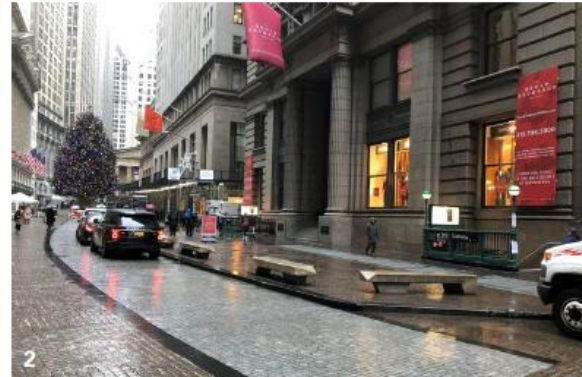
# Broad Street and Wall Street – Current Conditions

Wall Street at Broad, Current



# Broad Street and Wall Street – Current Conditions

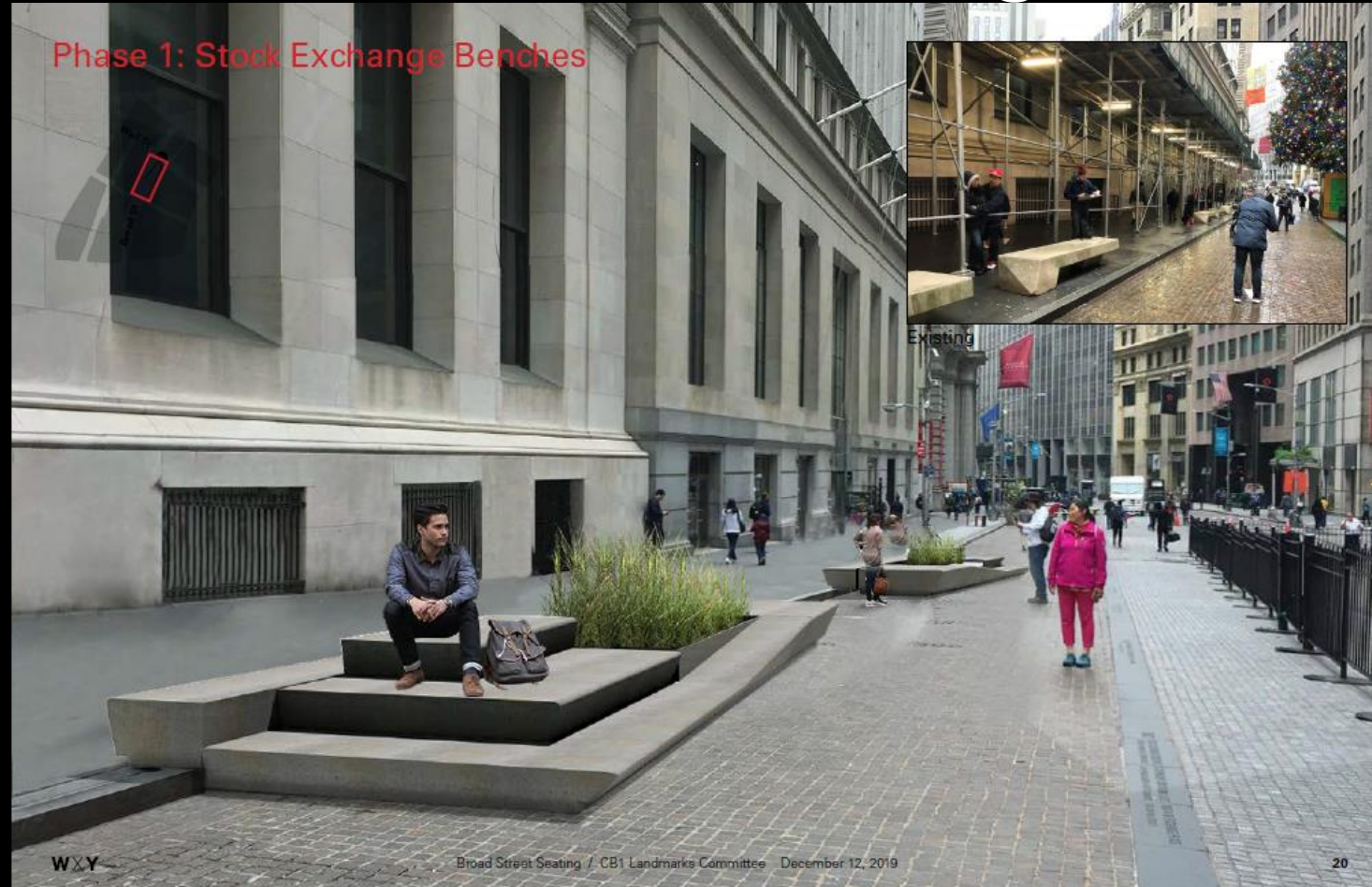
Broad Street at Exchange, Current



# Broad Street and Wall Street – Proposed Conditions at Stock Exchange/Fearless Girl



# Broad Street and Wall Street – Proposed Conditions at Stock Exchange/Fearless Girl



# Broad Street and Wall Street – Proposed Conditions at Federal Hall



# Broad Street and Wall Street – Proposed Conditions at Federal Hall



# Broad Street and Wall Street – Proposed Conditions at Broad St/Exchange Area





# Broad Street and Wall Street – Proposed Conditions



# Broad Street and Wall Street – Proposed Conditions at Broad St/Exchange Area



# 15 Park Row – Historic Conditions



EARLY 20TH CENTURY PHOTO  
ORIGINAL PARK ROW STOREFRONT  
PRECEDING THE 1930'S STOREFRONT ALTERATION



1940'S TAX PHOTO  
AFTER THE 1930'S STOREFRONT ALTERATION

# 15 Park Row – Historic Conditions



1960'S PHOTOGRAPH



2000'S PHOTOGRAPH

ADDITIONAL HISTORIC PHOTOGRAPHS OF PARK ROW STOREFRONT  
15 PARK ROW

# 15 Park Row – Existing Conditions



PHOTO OF EXISTING PARK ROW STOREFRONT  
15 PARK ROW

# 15 Park Row – Existing Conditions



EXISTING 13 PARK ROW ENTRANCE



EXISTING 13 PARK ROW SILL



EXISTING 13 PARK ROW WINDOW MULLION



EXISTING 13 PARK ROW TRANSOM



EXISTING STONE COLUMN AT 13 PARK ROW



EXISTING TYPICAL PILASTER

# 15 Park Row – Proposed Conditions



PROPOSED PARK ROW STOREFRONT - FRONT VIEW PERSPECTIVE  
15 PARK ROW

# 15 Park Row – Proposed Conditions



PROPOSED PARK ROW STOREFRONT - FRONT VIEW PERSPECTIVE - OPTION A  
15 PARK ROW



# 15 Park Row – Proposed Conditions



PROPOSED 19 & 17 PARK ROW ENTRANCES & STOREFRONT DETAILS  
15 PARK ROW

18

FOGARTY FINGER  
architecture | interiors

# 15 Park Row – Proposed Conditions



# 15 Park Row – Proposed Conditions



PROPOSED PARK ROW STOREFRONT - FRONT VIEW PERSPECTIVE  
15 PARK ROW

# Manhattan Community Board 1

## Committee Reports

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### Environmental Protection

**A. Blank**

- 1) South Battery Park City Resiliency – Report
- 2) Battery Park City Authority updates – Report
- 3) Lower Manhattan Quarterly Resiliency Update – Report

# LMCR Quarterly Update

January 2020



# IFPM Lower Manhattan Project Updates

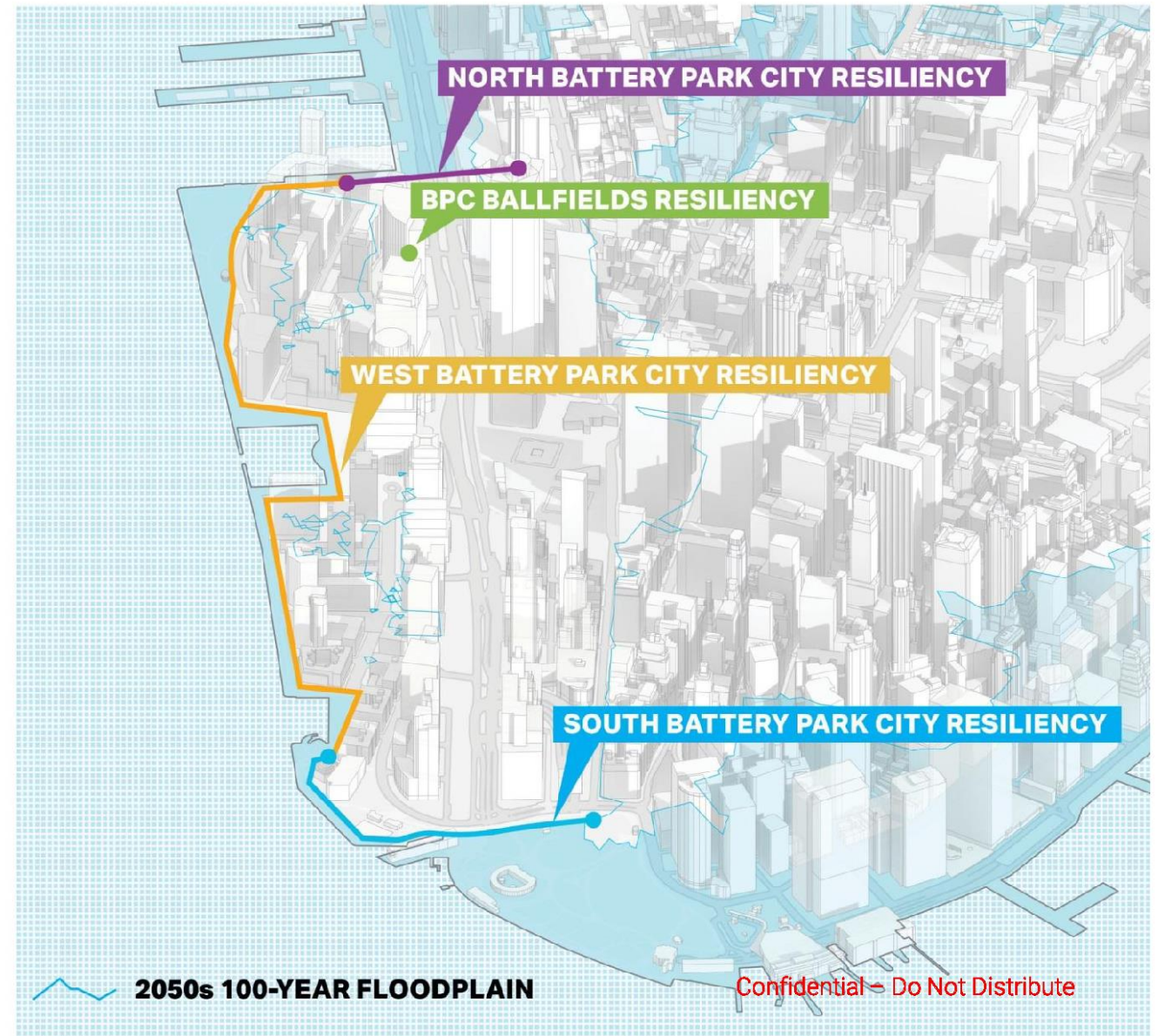
- South Street Seaport (SSSP)\*
  - Operational 7/1/2019
  - Re-Design Update
    - Alternative Measures Analysis
  - Extension Analysis\*\*
    - Interagency Walkthrough 10/18/19
    - DEP, DOT, EDC, ConEd Data Sharing
    - Next Steps

IFPM South Street Seaport and Potential Tribeca & South Street Seaport Extension



# Battery Park City Update

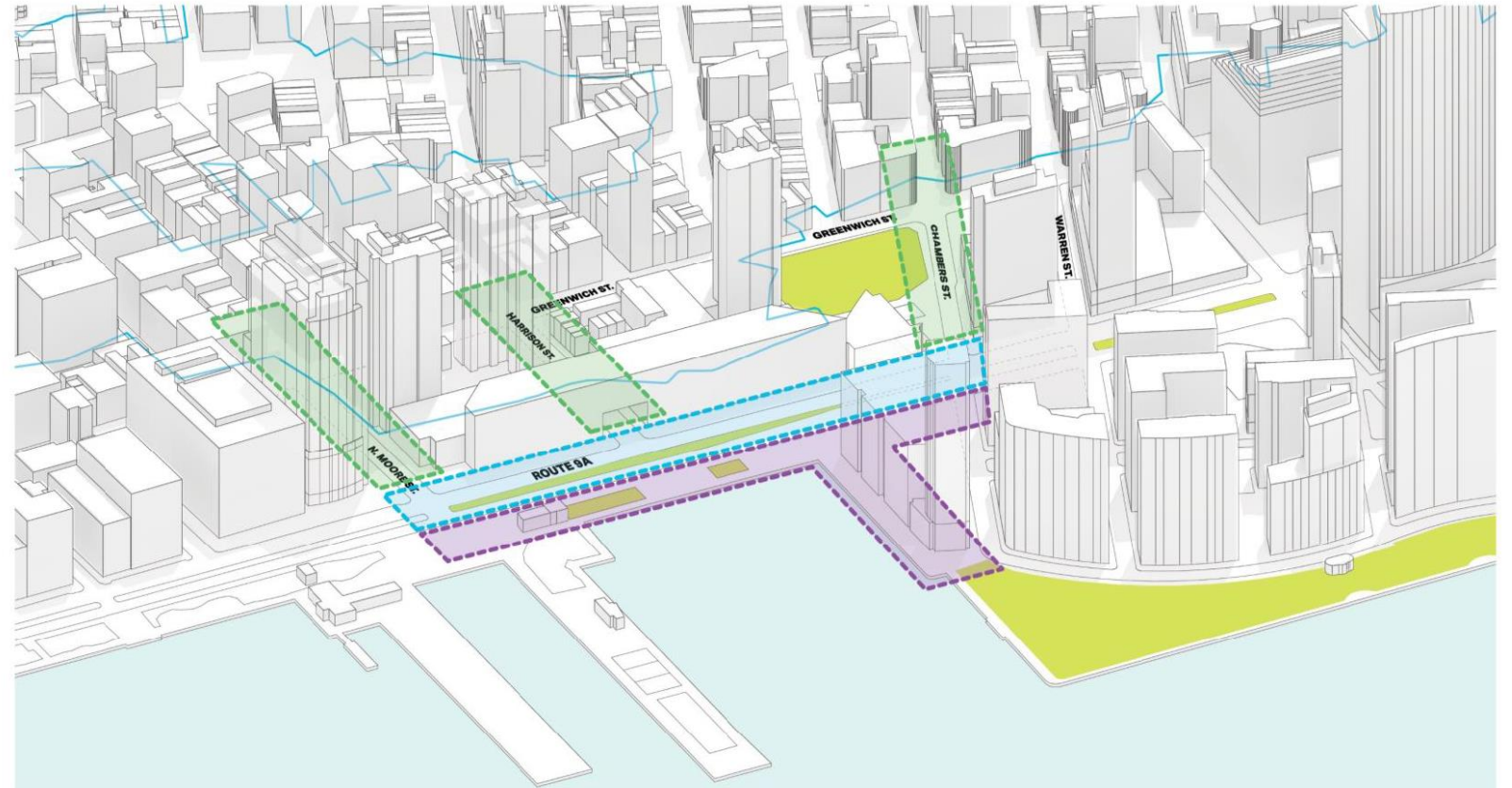
- South Battery Park City
  - Public Meeting #4
  - 30-50% Design
  - Ongoing Stakeholder Engagement
- North Battery Park City
  - Public Meeting #2
- West Battery Park City
  - RFP release (Spring)
- Ballfields Resiliency
  - Boundary Review



# Battery Park City Update

## North Battery Park City Resiliency

- Public Meeting #2
- Agency Kick-off
- Stakeholder Coordination
- Alignment Confirmation





# Battery Park City Update

## Ballfields

- Boundary Review
- Construction 2020



# The Battery Wharf Update

- Kicked off design with Stantec in November
- Initiating technical surveys and data collection
- Engagement
  - Ongoing coordination with City agencies, BPCA, National Parks Service
  - CB1 Updates
  - Public workshop
- Construction Manager Procurement:
  - Public RFP January 2020



*Current Conditions*

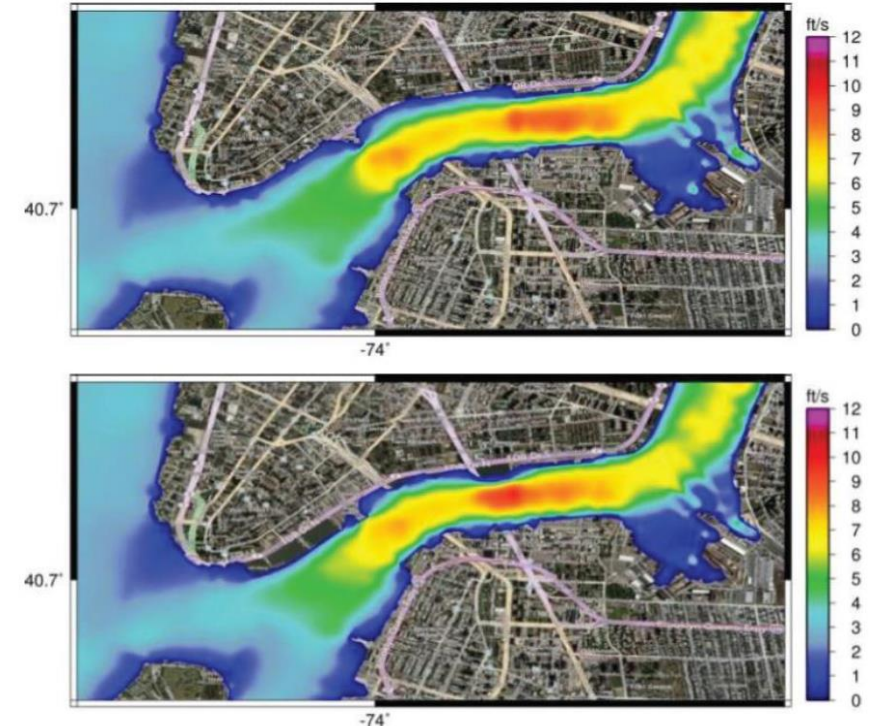


*The Battery Wharf Project Location Map*

# FiDi Seaport Master Plan Update

## Numerous analyses already underway

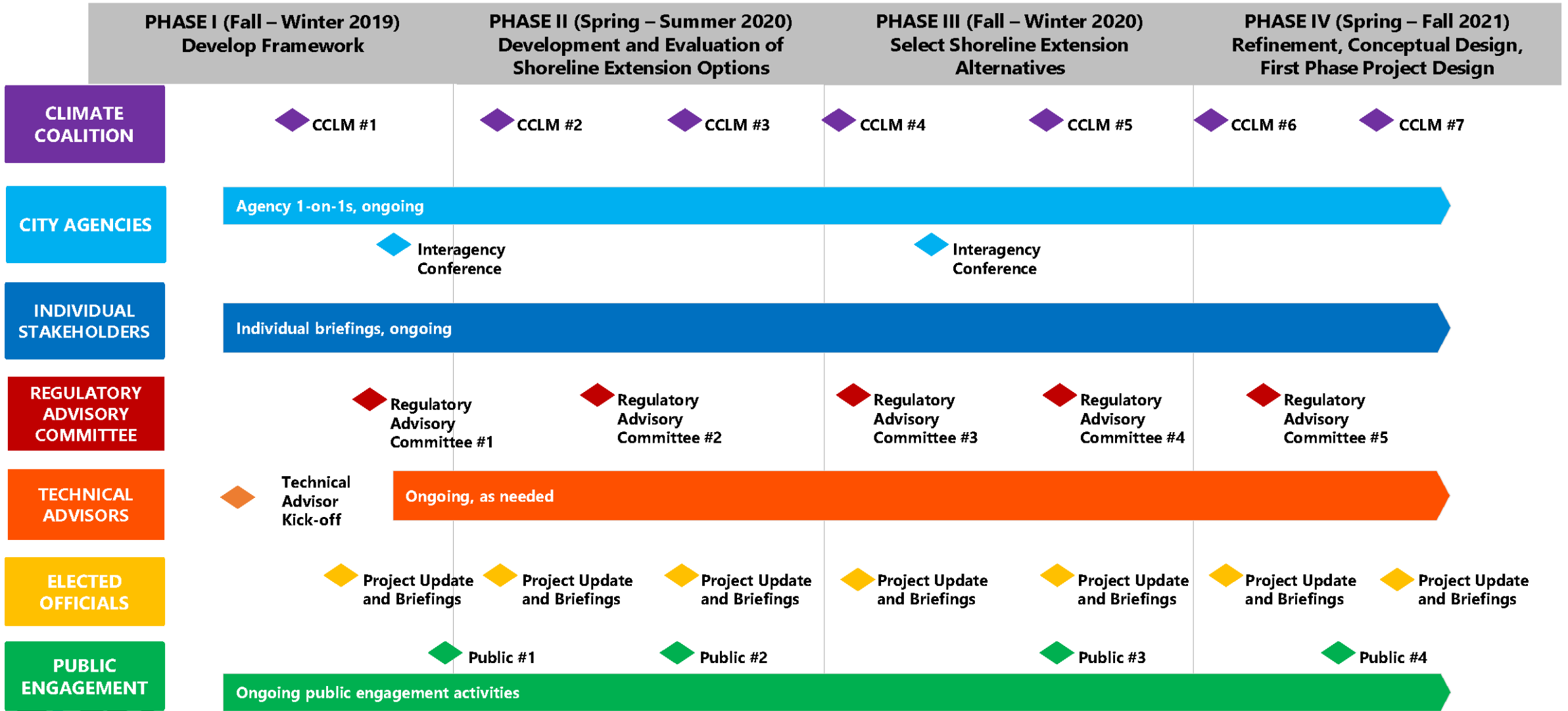
- Gathering, reviewing, and analyzing existing conditions data, including **transportation and maritime infrastructure data, subsurface conditions information, and drainage as-builts** to inform the solution space of possible shoreline extension options
- **Conducting preliminary hydrodynamic modeling** of potential shoreline extension extents to understand potential in-water impacts (e.g., navigational concerns, scour, potential adverse impacts outside of the study area)
- Drafting **Guiding Principles and Core Criteria** to articulate project goals as well as the metrics that will be used to evaluate different project alternatives
- Identifying and evaluating preliminary **funding and financing pathways** that the project can leverage
- Drafting content and developing the list of invitees for the first **Regulatory Advisory Committee** meeting



*Example of hydrodynamic modeling outputs depicting how shoreline extension alternatives may impact East River velocities. (Source: Arcadis)*

# FiDi Seaport Master Plan Update

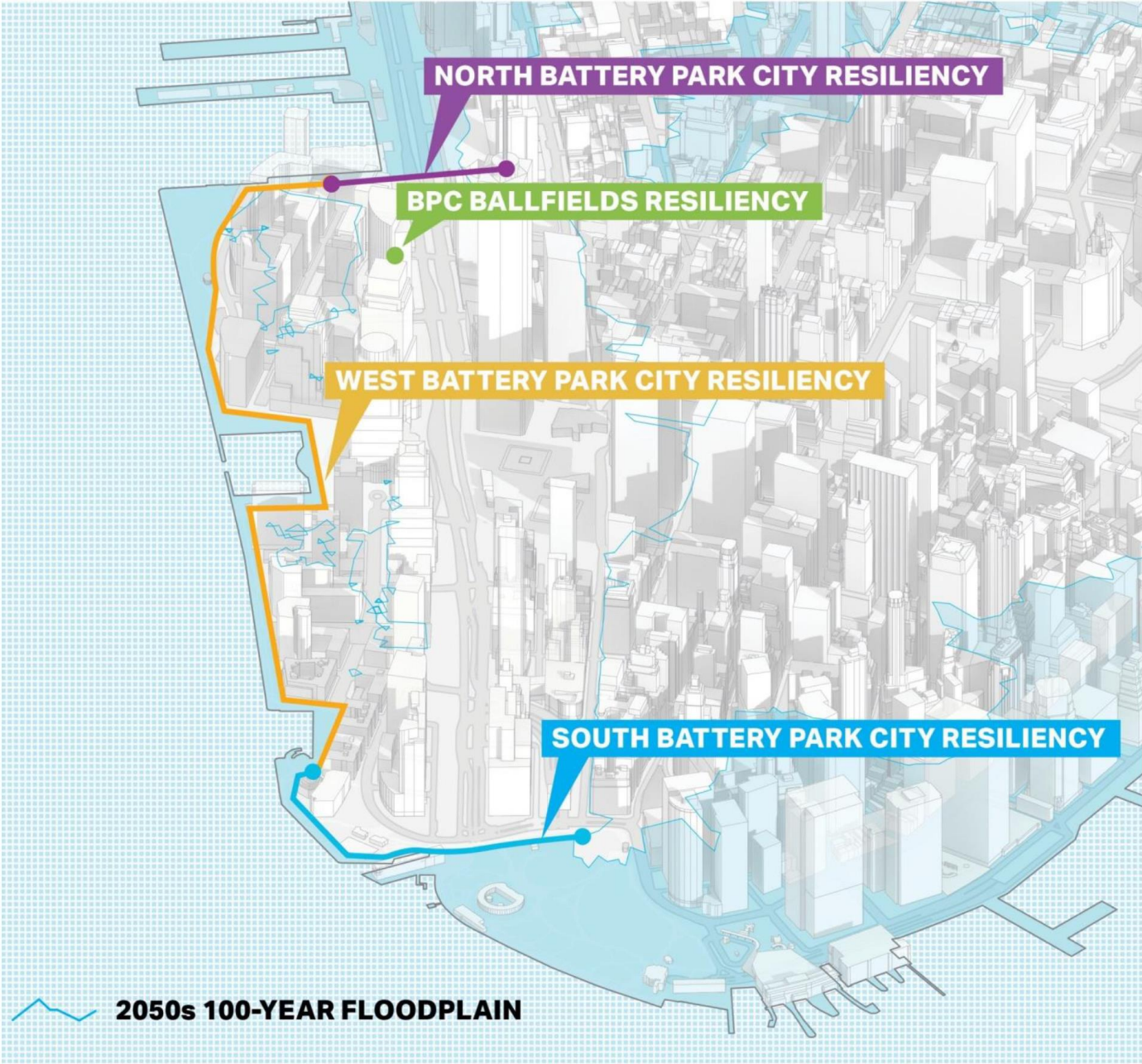
Conceptual schedule, to be refined on an ongoing basis



# SOUTH BATTERY PARK CITY RESILIENCY PROJECT

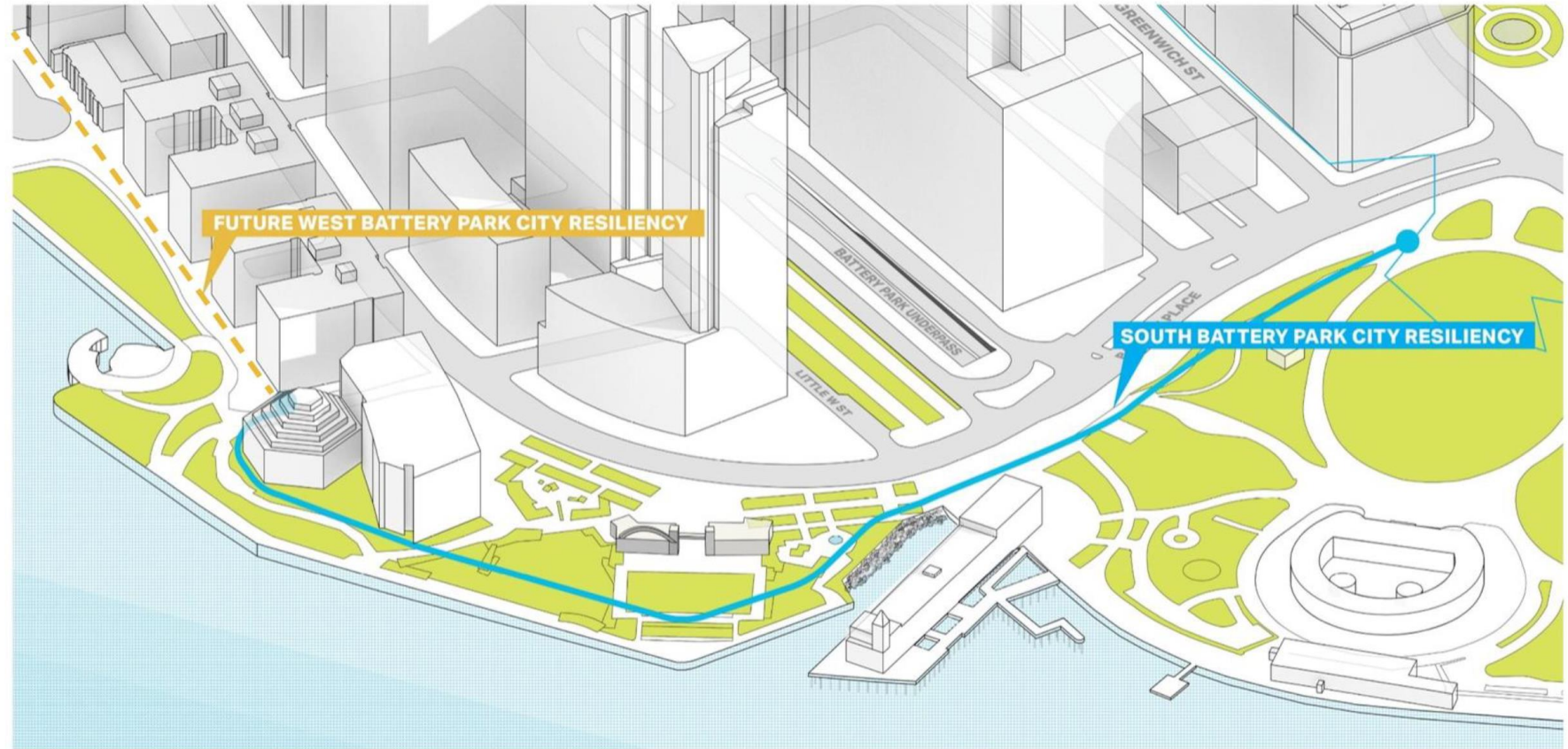
Public Meeting 4

January 15th, 2020

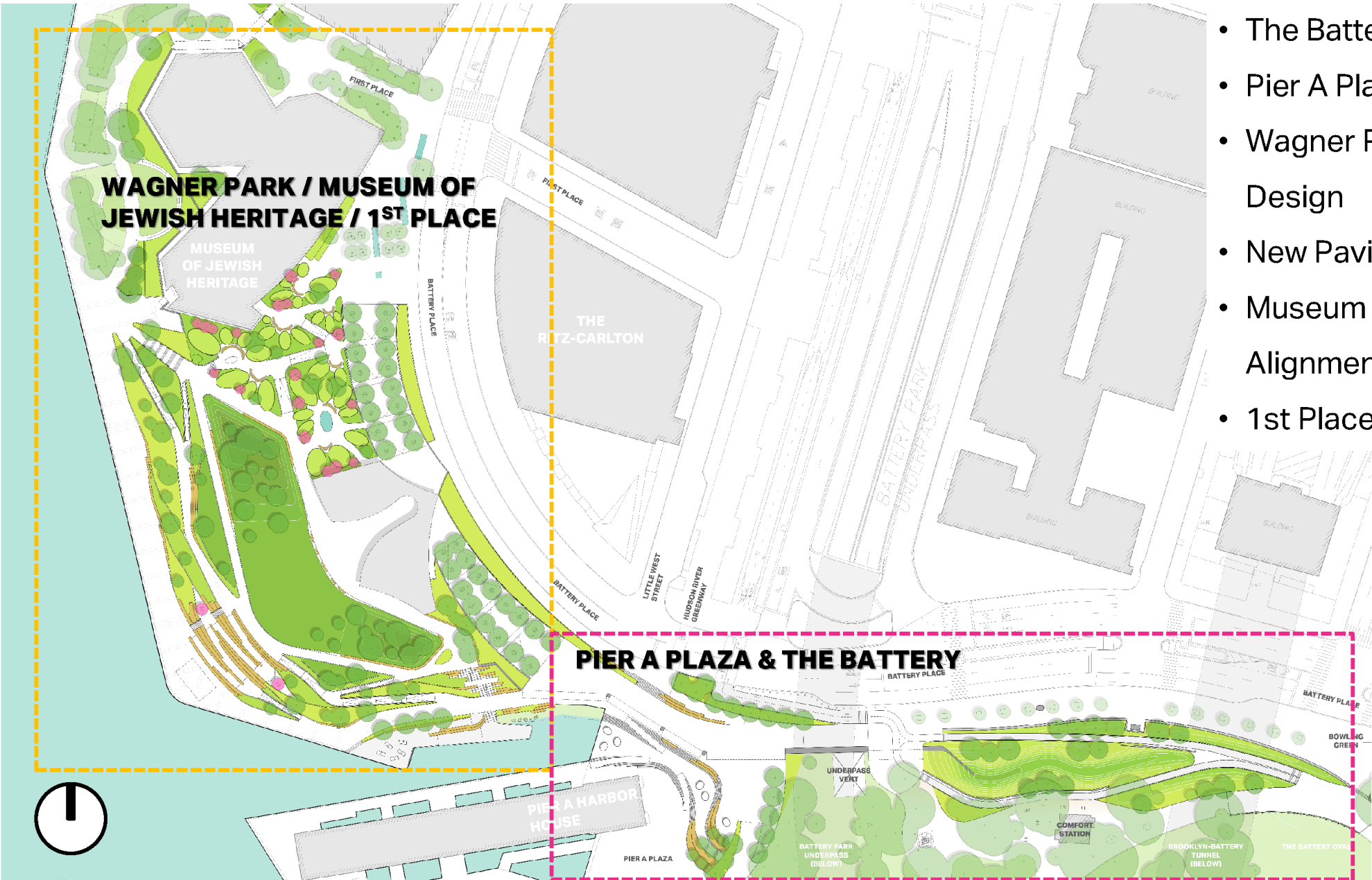


# TODAY | LOTS OF DESIGN TO COVER

- Integrated Coastal Model
- Interior Drainage Analysis
- The Battery Alignment Design
- Pier A Plaza Alignment Design
- Wagner Park Alignment & Park Design
- New Pavilion Design
- Museum of Jewish Heritage Alignment Design
- 1st Place Alignment Design



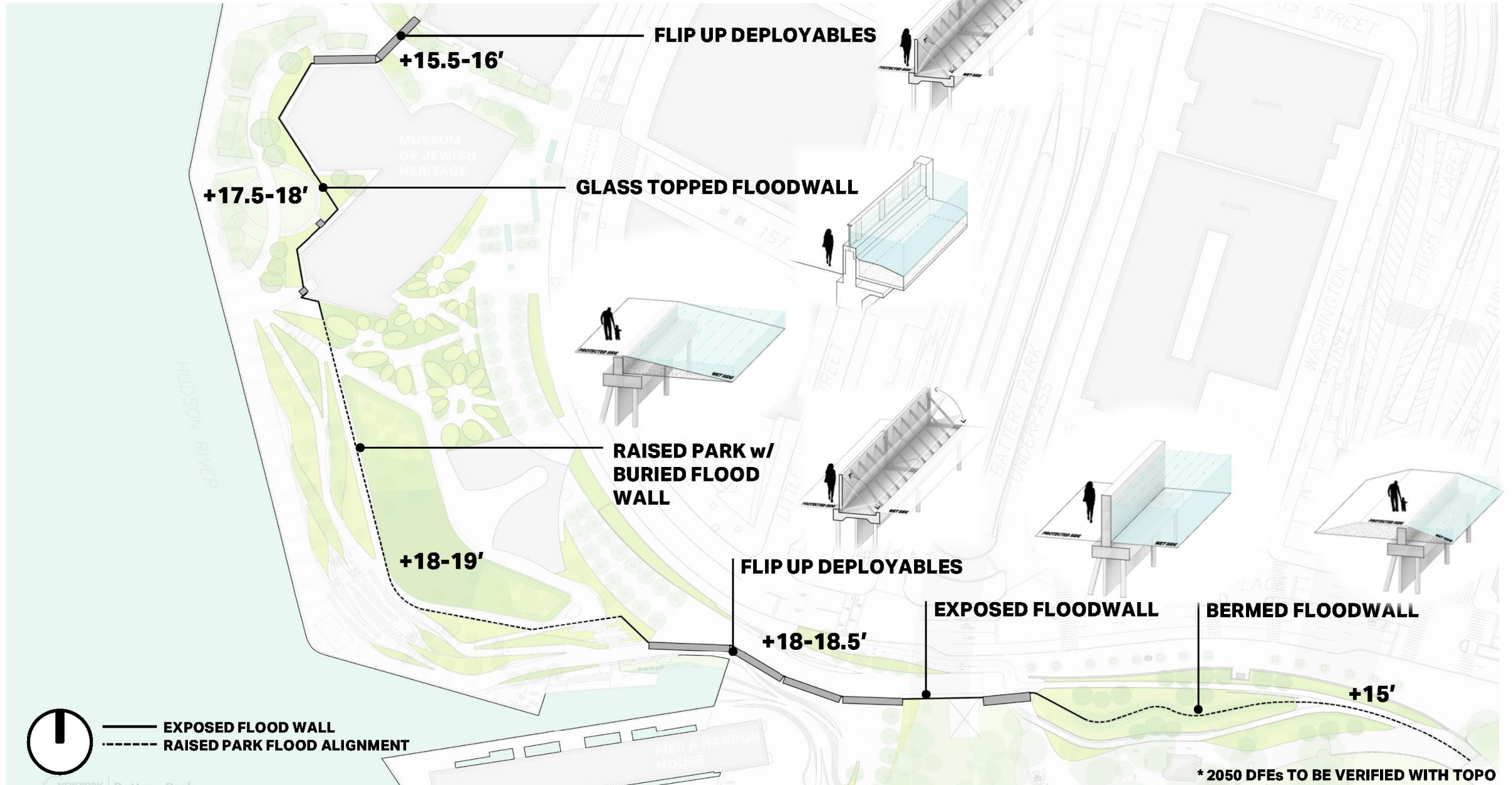
# PROJECT DESIGN UPDATE | OVERALL SITE



- The Battery Alignment Design
- Pier A Plaza Alignment Design
- Wagner Park Alignment & Park Design
- New Pavilion Design
- Museum of Jewish Heritage Alignment Design
- 1st Place Alignment Design



# THE SITE | FLOOD RISK MEASURES + DFE



\* 2050 DFEs TO BE VERIFIED WITH TOPO



# SUSTAINABILITY | WAGNER PARK GOALS

## WAGNER PARK CERTIFICATIONS:

- **ILFI Zero Carbon**

- Fully account for carbon emissions of the building energy use and materials.
- Building will use energy efficiency measures to reduce its energy
- Offset its remaining use with renewable energy
- Building will undergo life cycle assessment

- **Waterfront Edge Design Guidelines (WEDG) Certification**












- Administrated by Waterfront Alliance
- Addresses a variety of goals important to a sustainable, resilient, and community-valued waterfront space.
- Embraced by several major waterfront projects in the area.

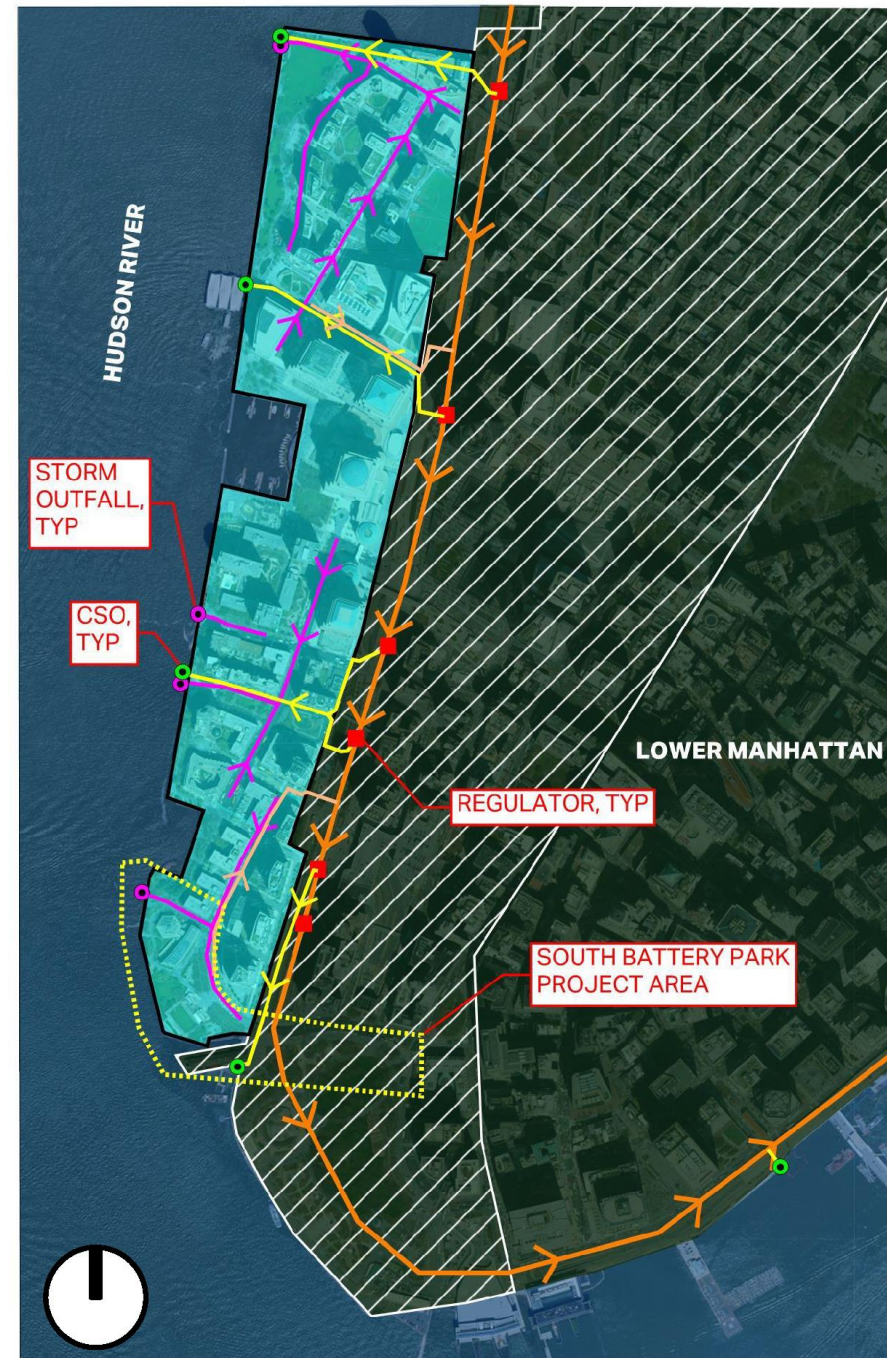


# INTERIOR DRAINAGE|

## EXISTING SYSTEM OVERVIEW













### LEGEND

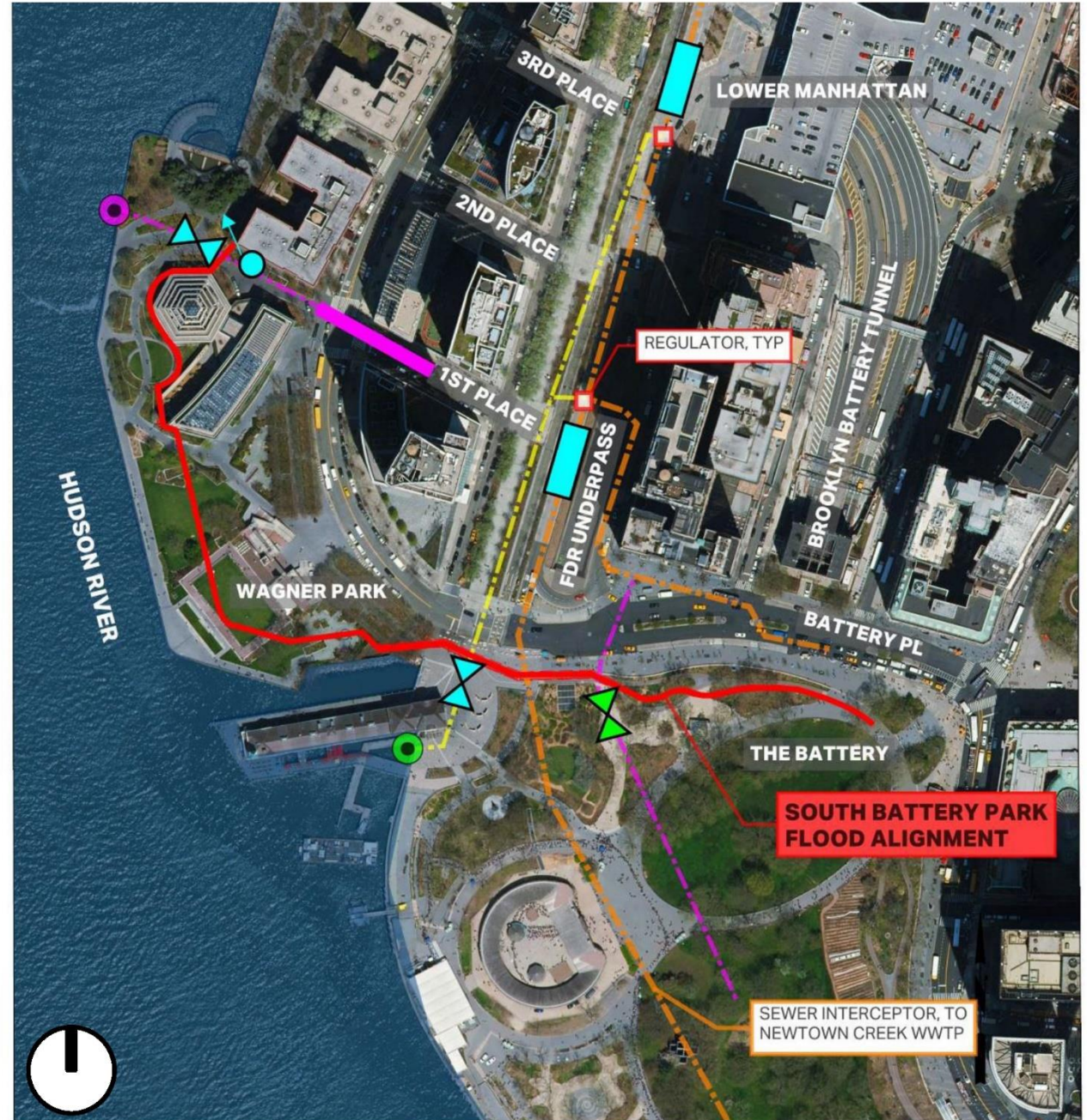
-  SEPARATED STORMWATER DRAINAGE AREA
-  NEWTOWN CREEK SEWERSHED
-  COMBINED SEWER OVERFLOW (CSO) DISCHARGE POINT
-  SEPARATED STORMWATER DISCHARGE POINT
-  COMBINED SEWER INTERCEPTOR
-  NEWTOWN CREEK SUB-SEWERSHED
-  COMBINED SEWER OVERFLOW (CSO) OUTFALL PIPE
-  SEPARATED STORMWATER SEWER
-  SEPARATED SANITARY SEWER
-  SOUTH BATTERY PARK COASTAL RESILIENCY PROJECT AREA
-  EXISTING COMBINED SEWER REGULATOR



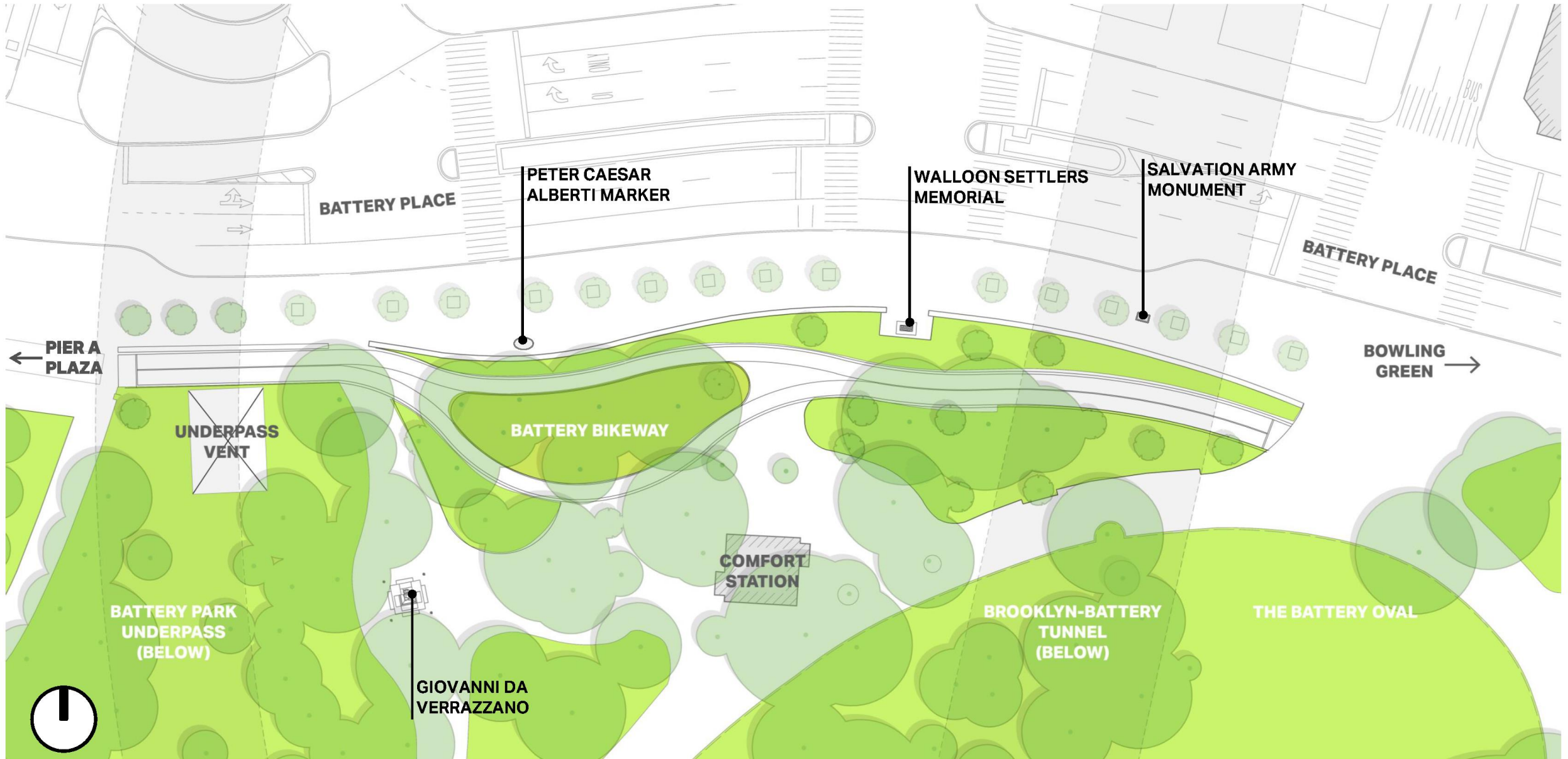
# INTERIOR DRAINAGE| POTENTIAL MITIGATION STRATEGIES

## LEGEND

-  EXISTING COMBINED SEWER OVERFLOW (CSO) DISCHARGE POINT
-  EXISTING SEPARATED STORMWATER DISCHARGE POINT
-  EXISTING COMBINED SEWER INTERCEPTOR
-  EXISTING COMBINED SEWER OVERFLOW (CSO) OUTFALL PIPE
-  EXISTING SEPARATED STORMWATER SEWER
-  EXISTING COMBINED SEWER REGULATOR
-  PROPOSED RESIST STRUCTURE ALIGNMENT
-  POTENTIAL INTERCEPTOR GATE WITH CONTROL HOUSE
-  POTENTIAL BACKFLOW PREVENTION VALVE
-  POTENTIAL PIPE UPSIZING
-  POTENTIAL PUMP STATION
-  POTENTIAL ISOLATION VALVE



# THE BATTERY | EXISTING CONDITIONS



NEW YORK  
STATE OF  
OPPORTUNITY

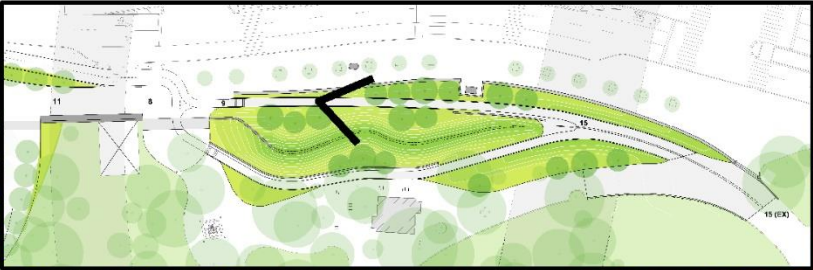
Battery Park  
City Authority

**AECOM**

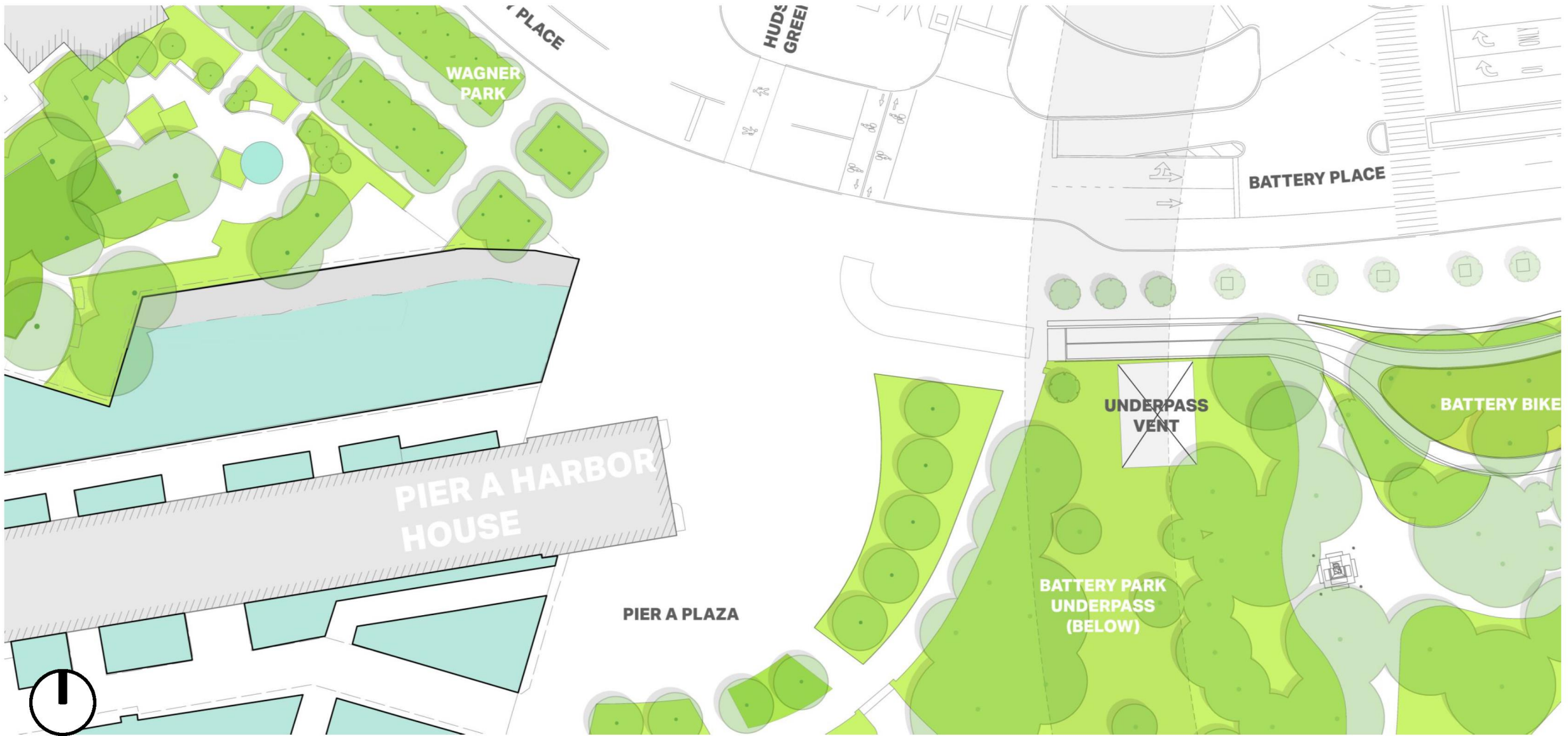
# THE BATTERY | PROPOSED DESIGN







# PIER A PLAZA | EXISTING CONDITIONS



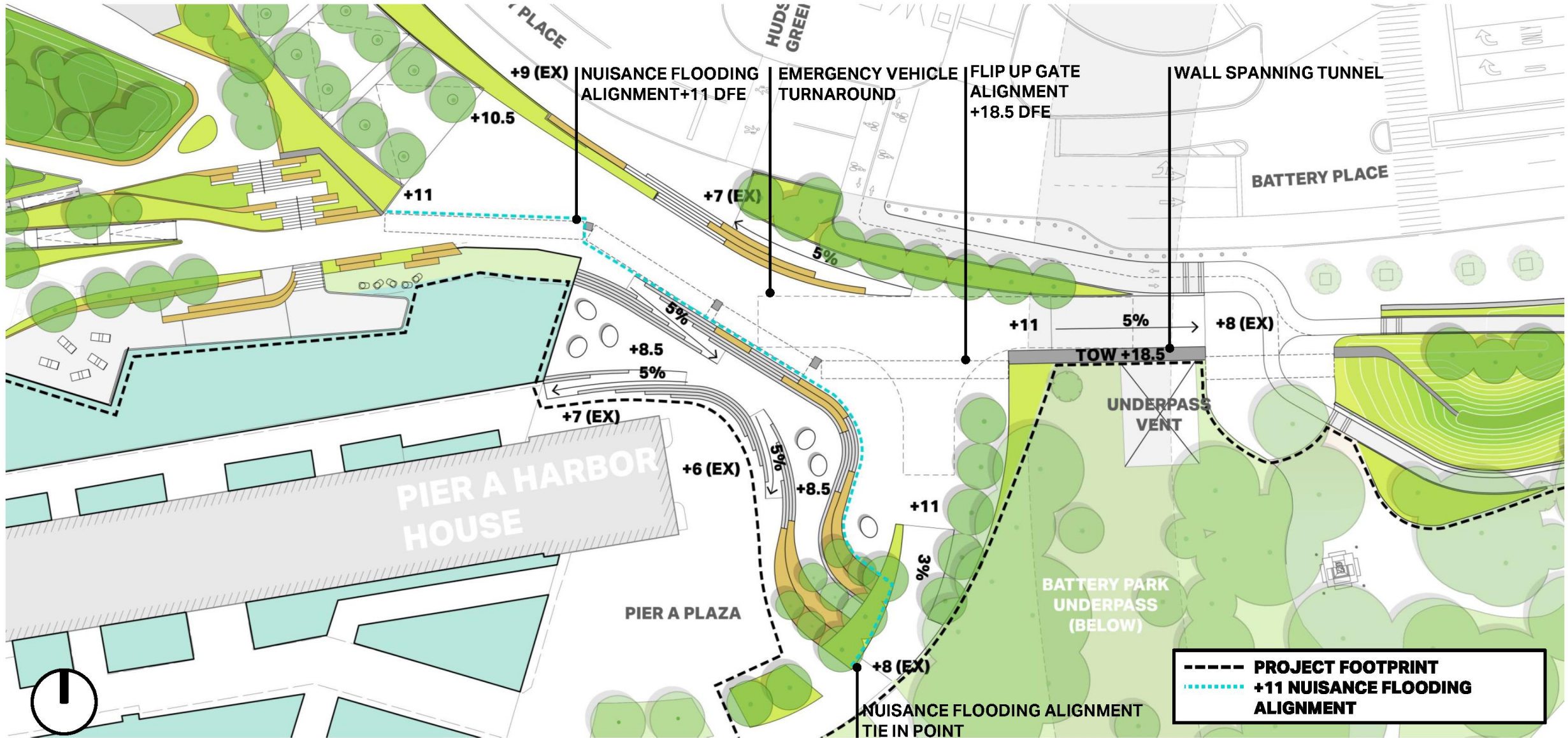
NEW YORK  
STATE OF  
OPPORTUNITY.

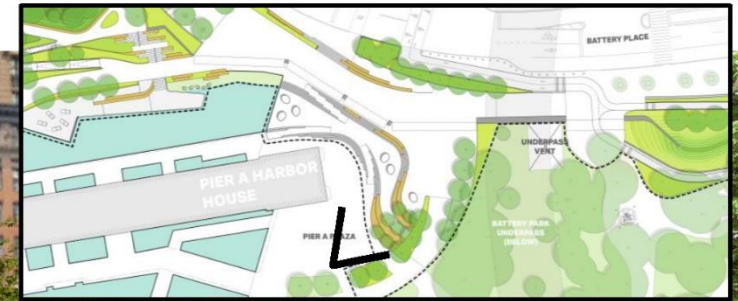
Battery Park  
City Authority

AECOM



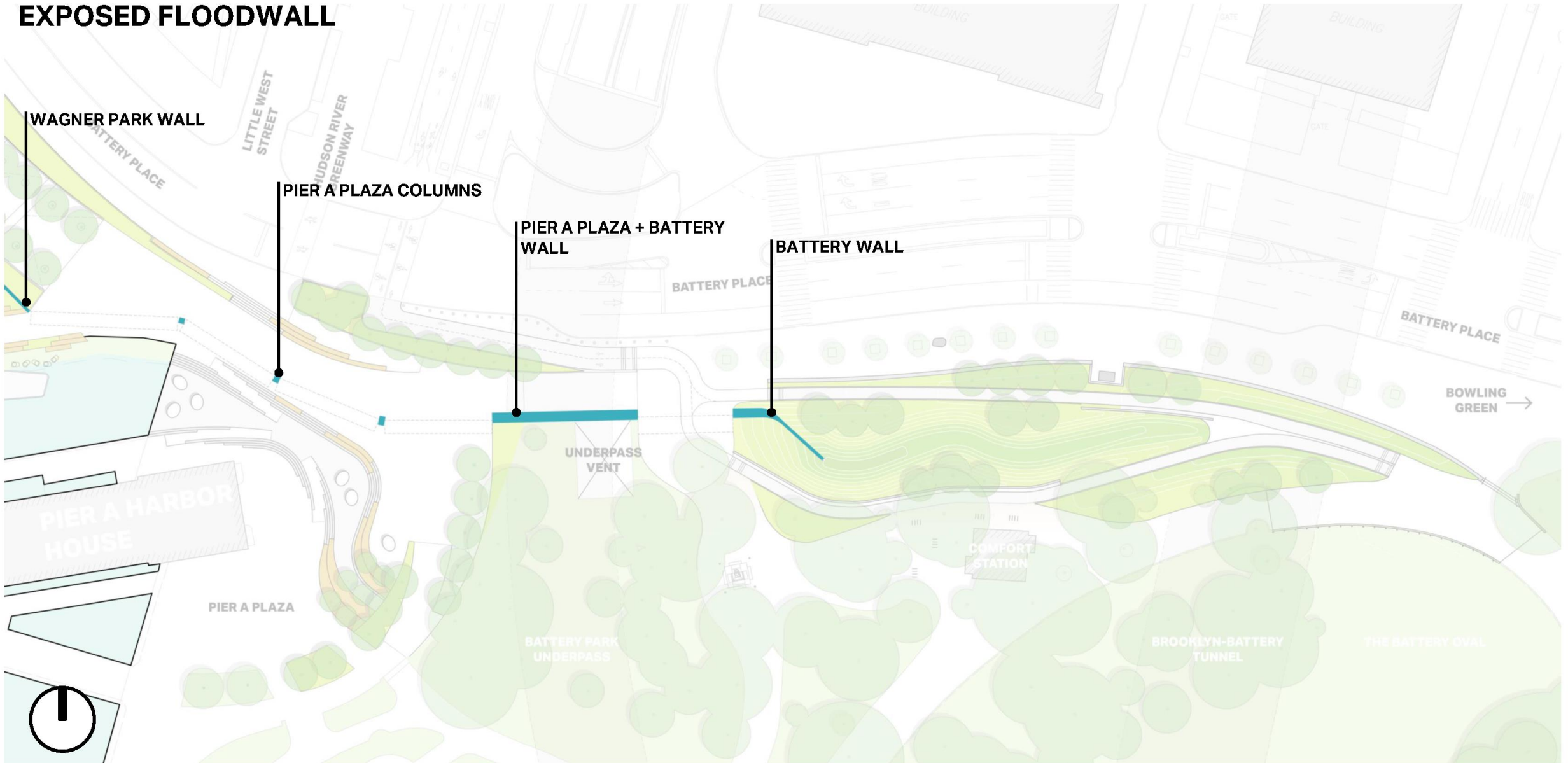
# PIER A PLAZA | PROPOSED DESIGN



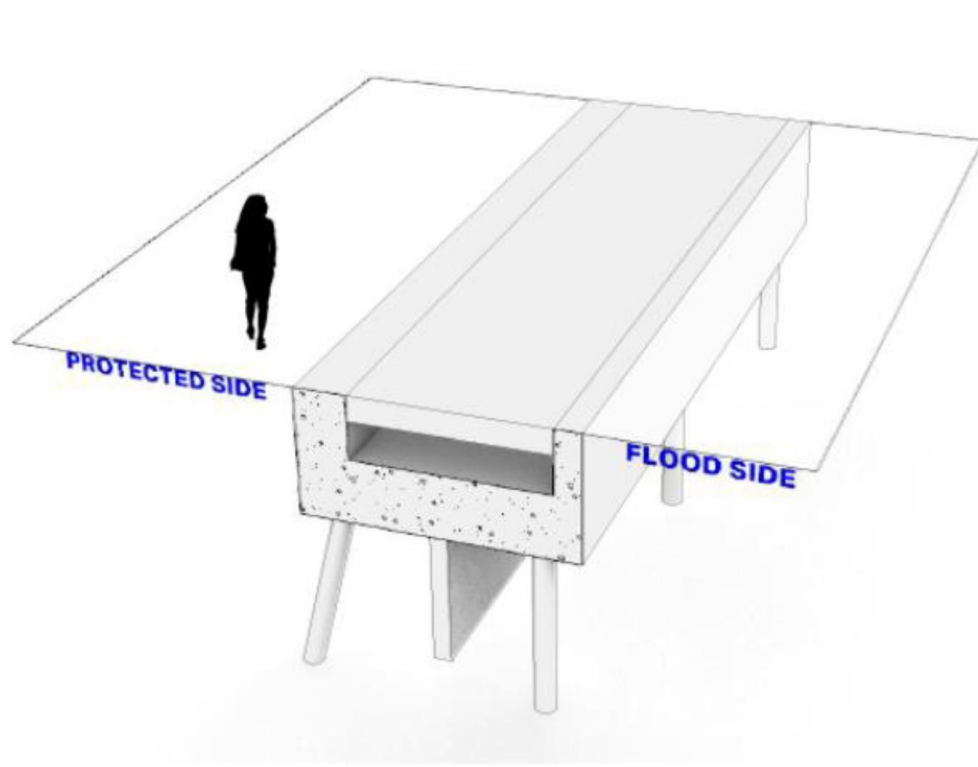


# THE BATTERY + PIER A PLAZA | MATERIALS PALETTE

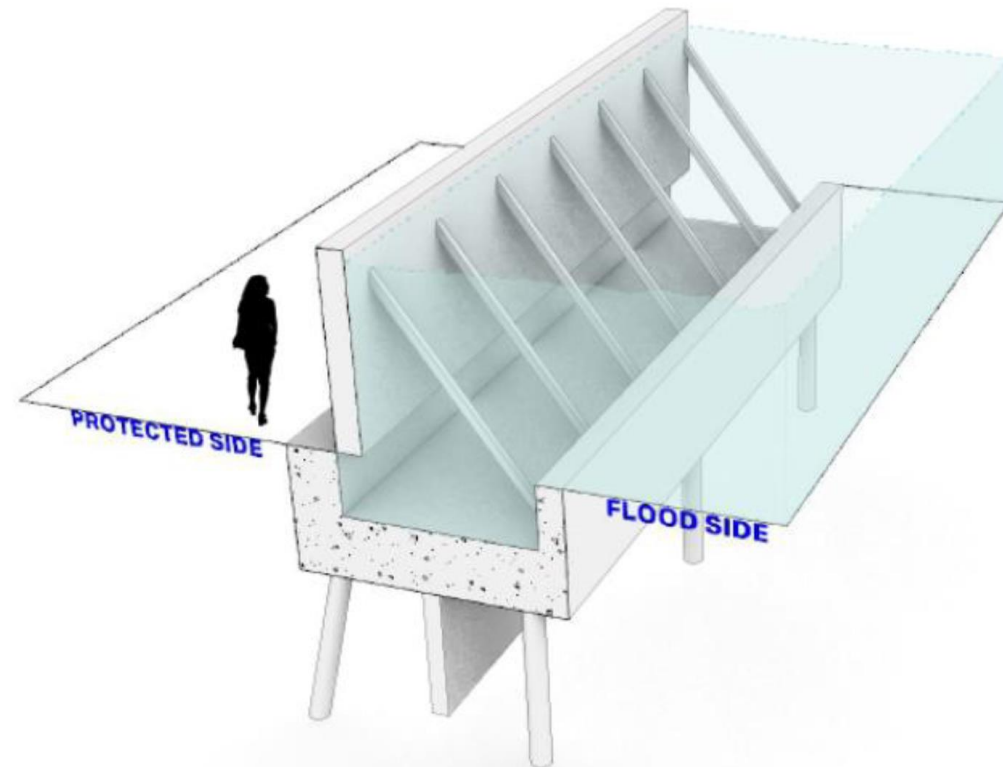
## EXPOSED FLOODWALL



# PIER A PLAZA | STRUCTURAL ENGINEERING



FLIP UP GATE – STOWED POSITION

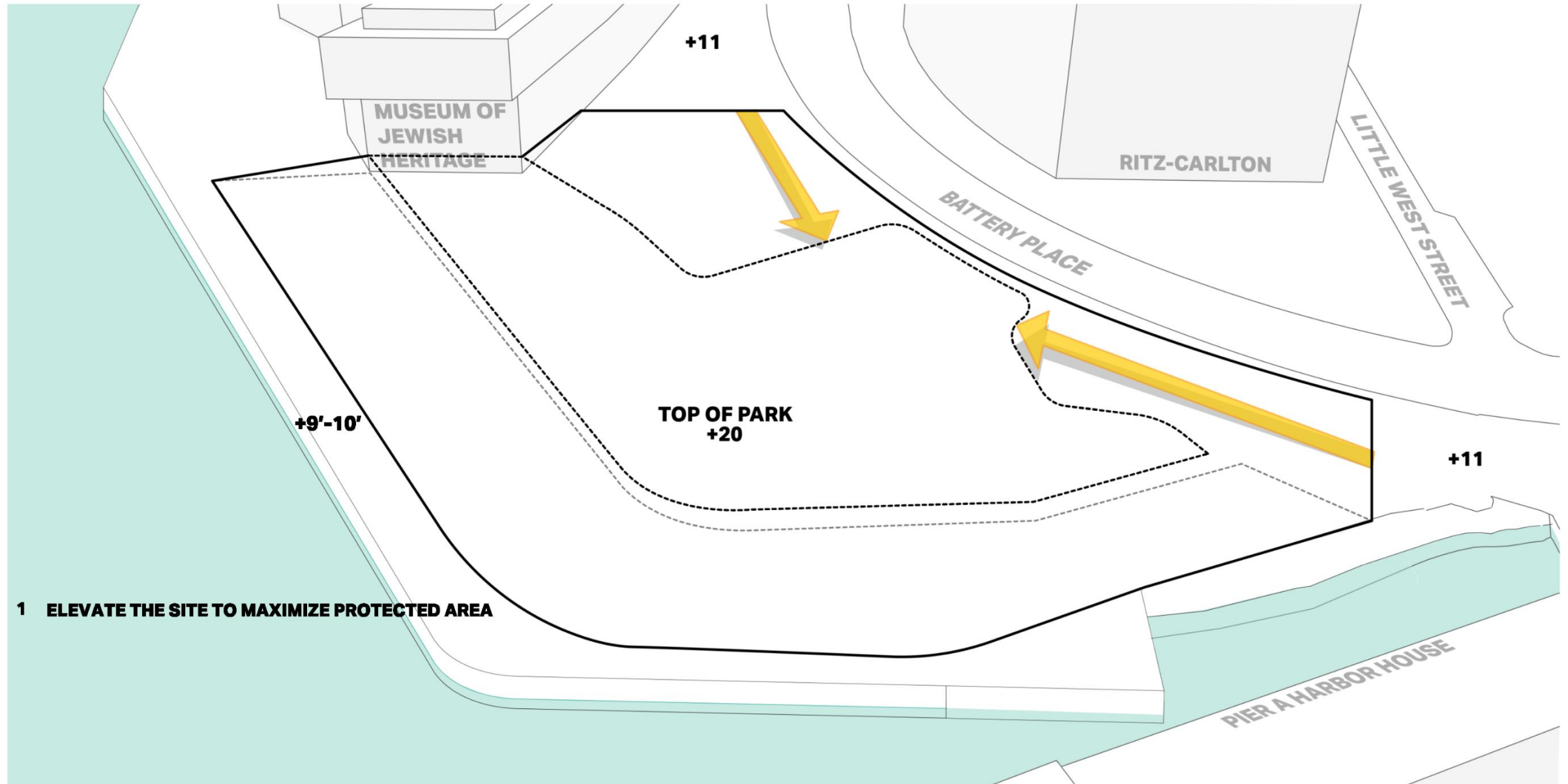


FLIP UP GATE – DEPLOYED POSITION

# THE SITE

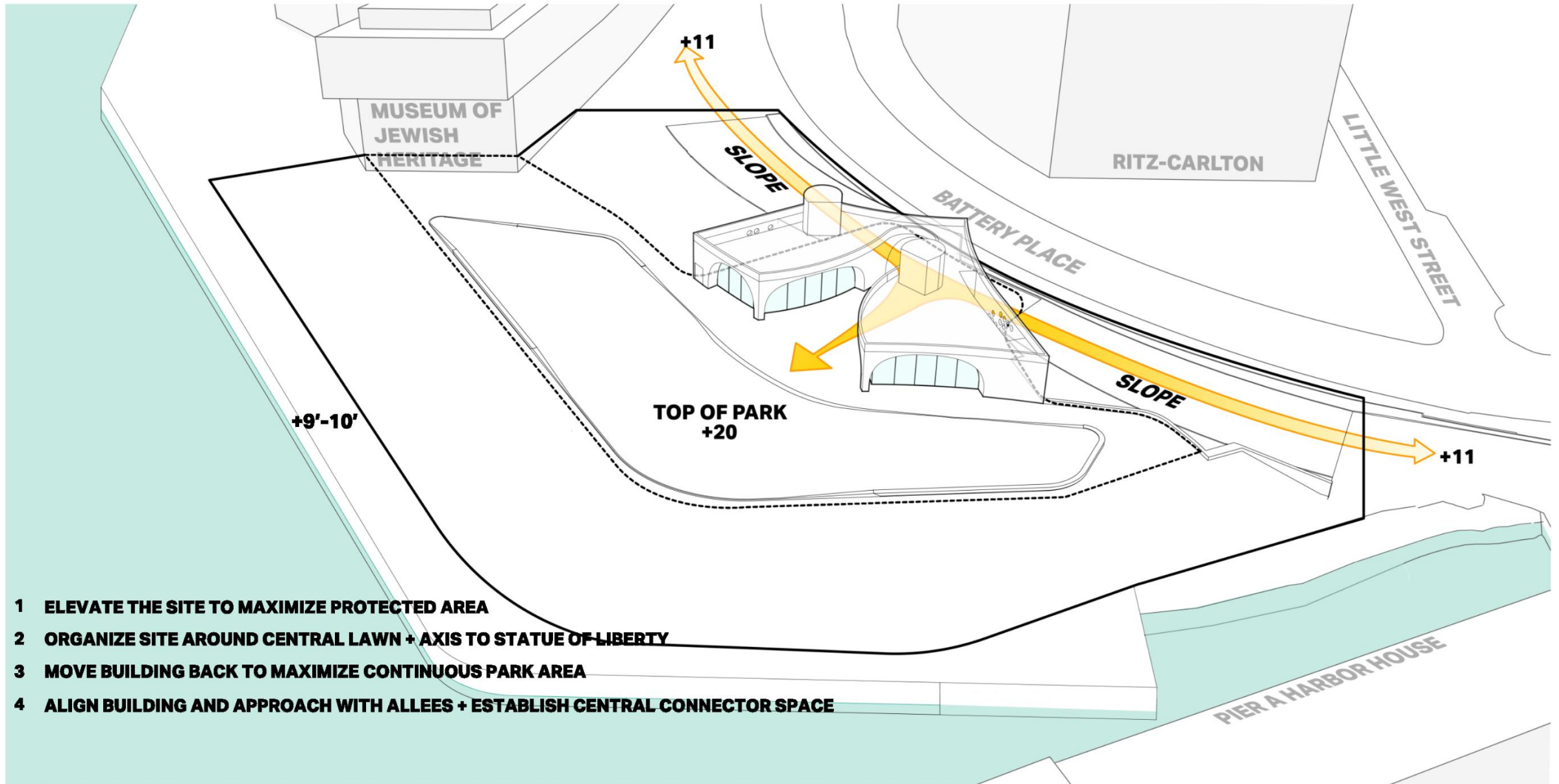


# WAGNER PARK | DESIGN PRINCIPLES

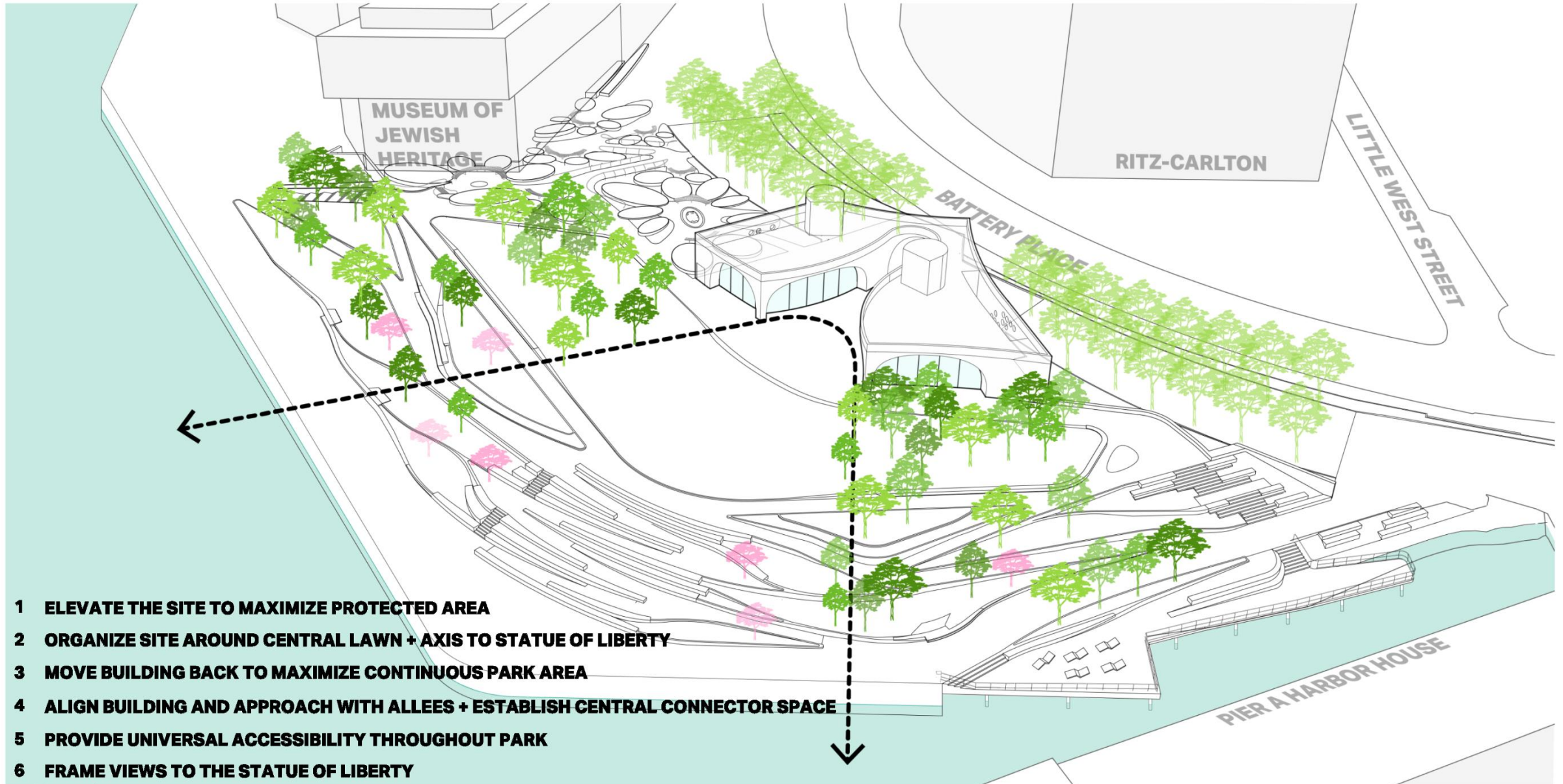


**1 ELEVATE THE SITE TO MAXIMIZE PROTECTED AREA**

# WAGNER PARK | DESIGN PRINCIPLES



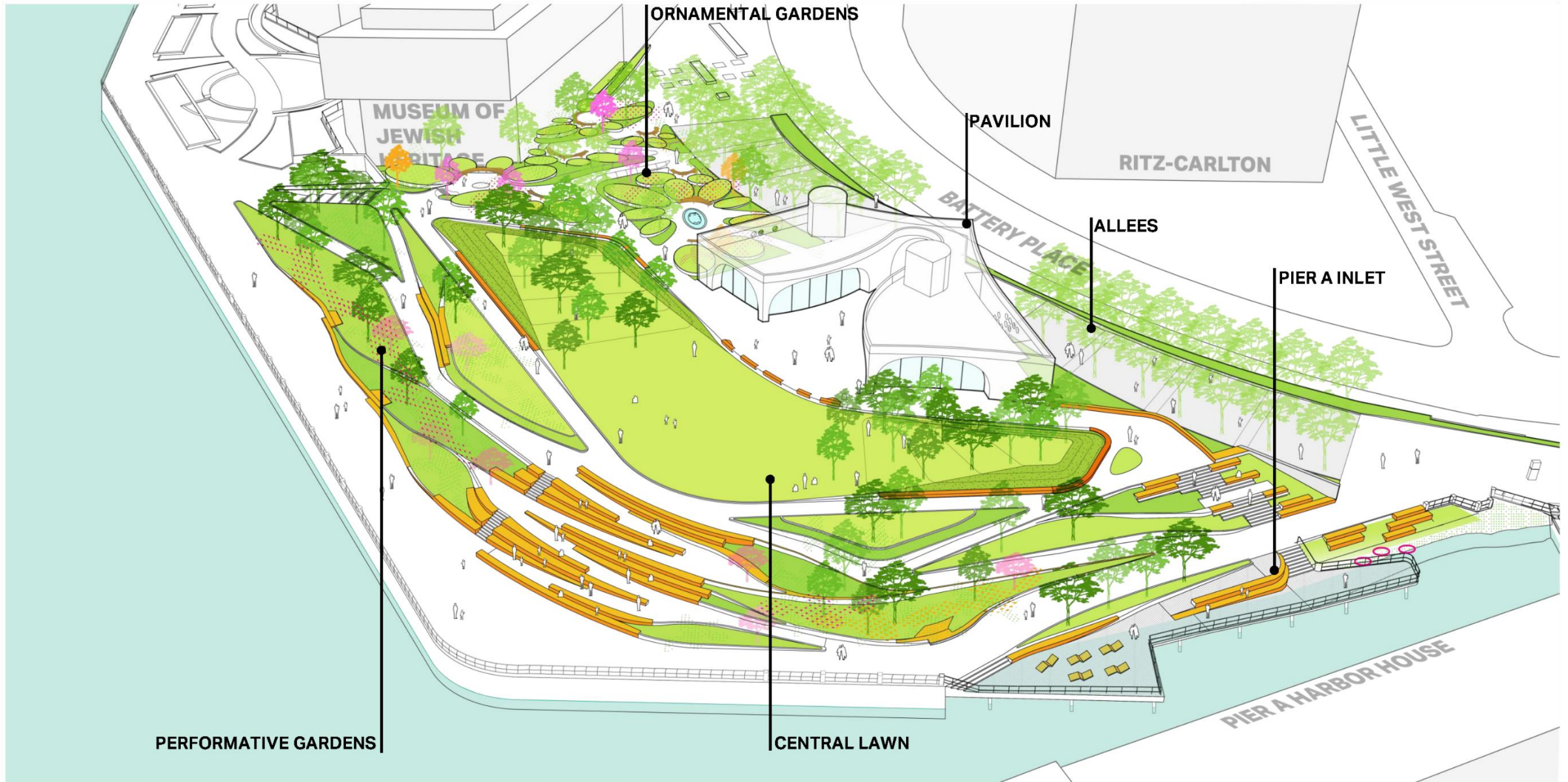
# WAGNER PARK | DESIGN PRINCIPLES



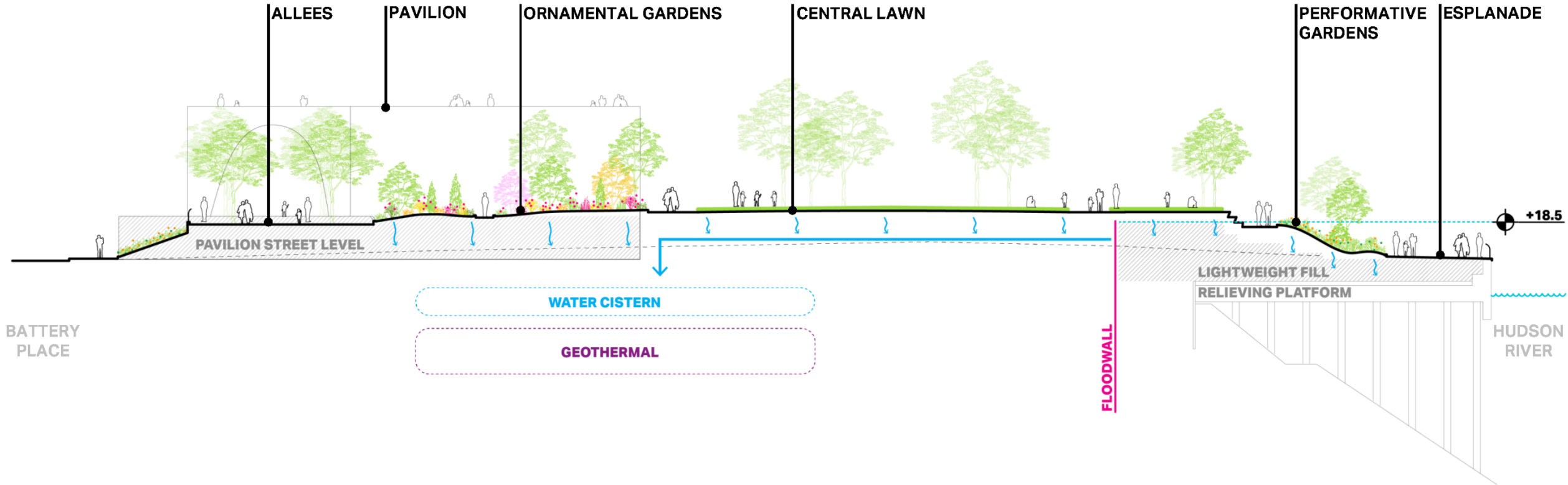
- 1 ELEVATE THE SITE TO MAXIMIZE PROTECTED AREA**
- 2 ORGANIZE SITE AROUND CENTRAL LAWN + AXIS TO STATUE OF LIBERTY**
- 3 MOVE BUILDING BACK TO MAXIMIZE CONTINUOUS PARK AREA**
- 4 ALIGN BUILDING AND APPROACH WITH ALLEES + ESTABLISH CENTRAL CONNECTOR SPACE**
- 5 PROVIDE UNIVERSAL ACCESSIBILITY THROUGHOUT PARK**
- 6 FRAME VIEWS TO THE STATUE OF LIBERTY**



# WAGNER PARK | PROPOSED DESIGN



# WAGNER PARK

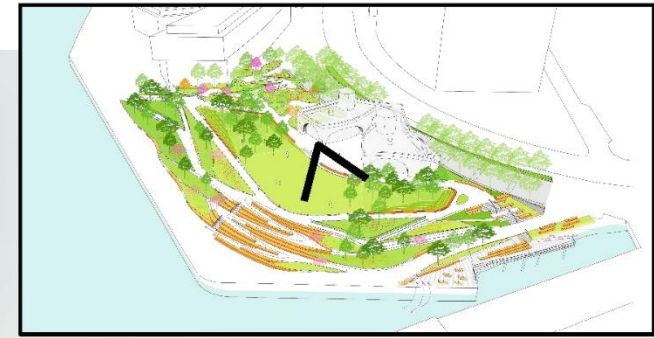


BATTERY PLACE



Battery Park  
City Authority

AECOM

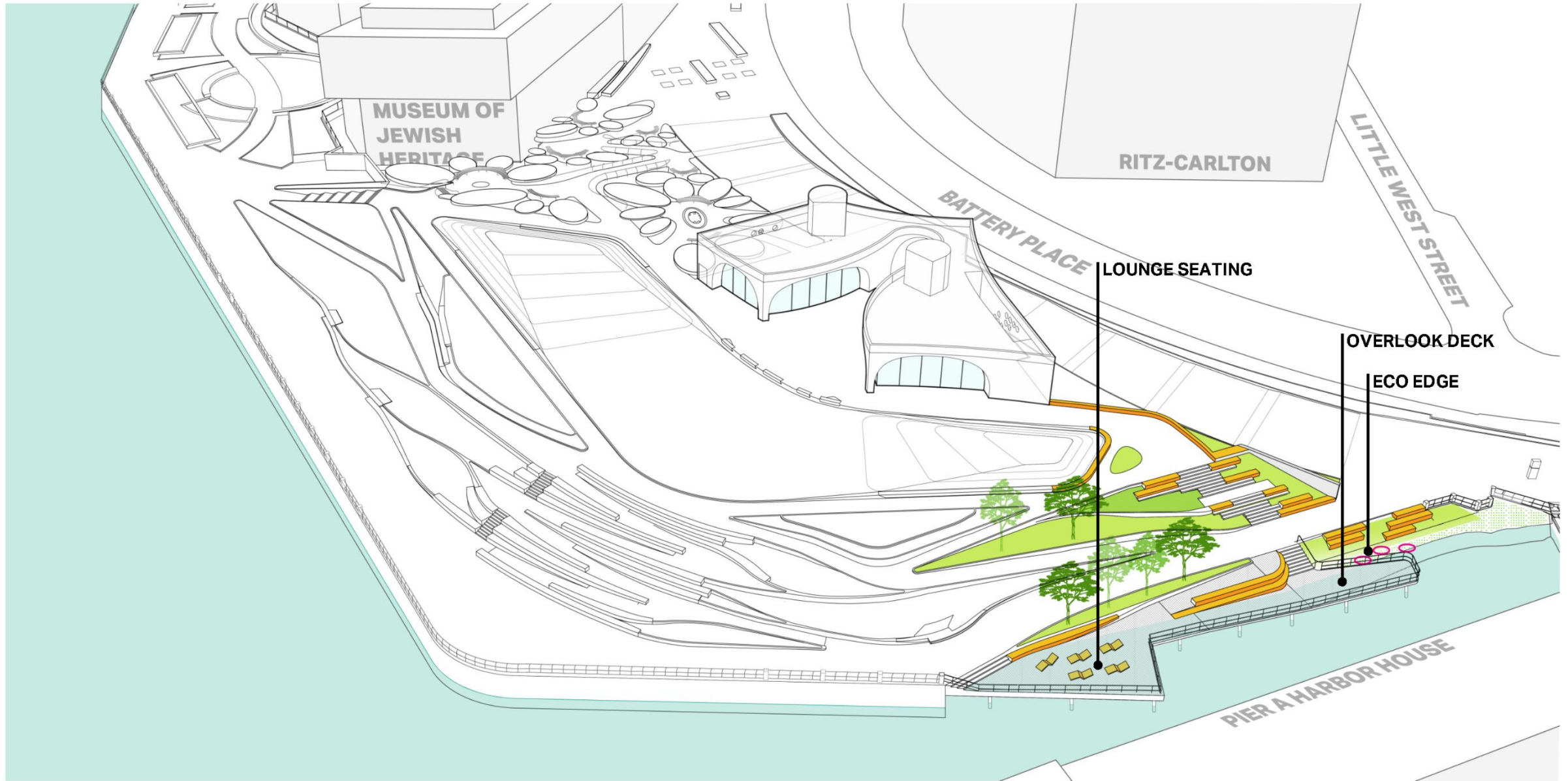








# WAGNER PARK | PIER A INLET









Battery Park  
City Authority

**AECOM**

# PAVILION DESIGN PRINCIPLES

## LANDSCAPE RESPONSIVE DESIGN



# THE BATTERY | PAVILION



**VIEW FROM BATTERY PLACE**

ENHANCE PROCESSION - STREET TO PARK



**LOOKING OUT TOWARDS THE PARK**

FRAME VIEW TO STATUE OF LIBERTY

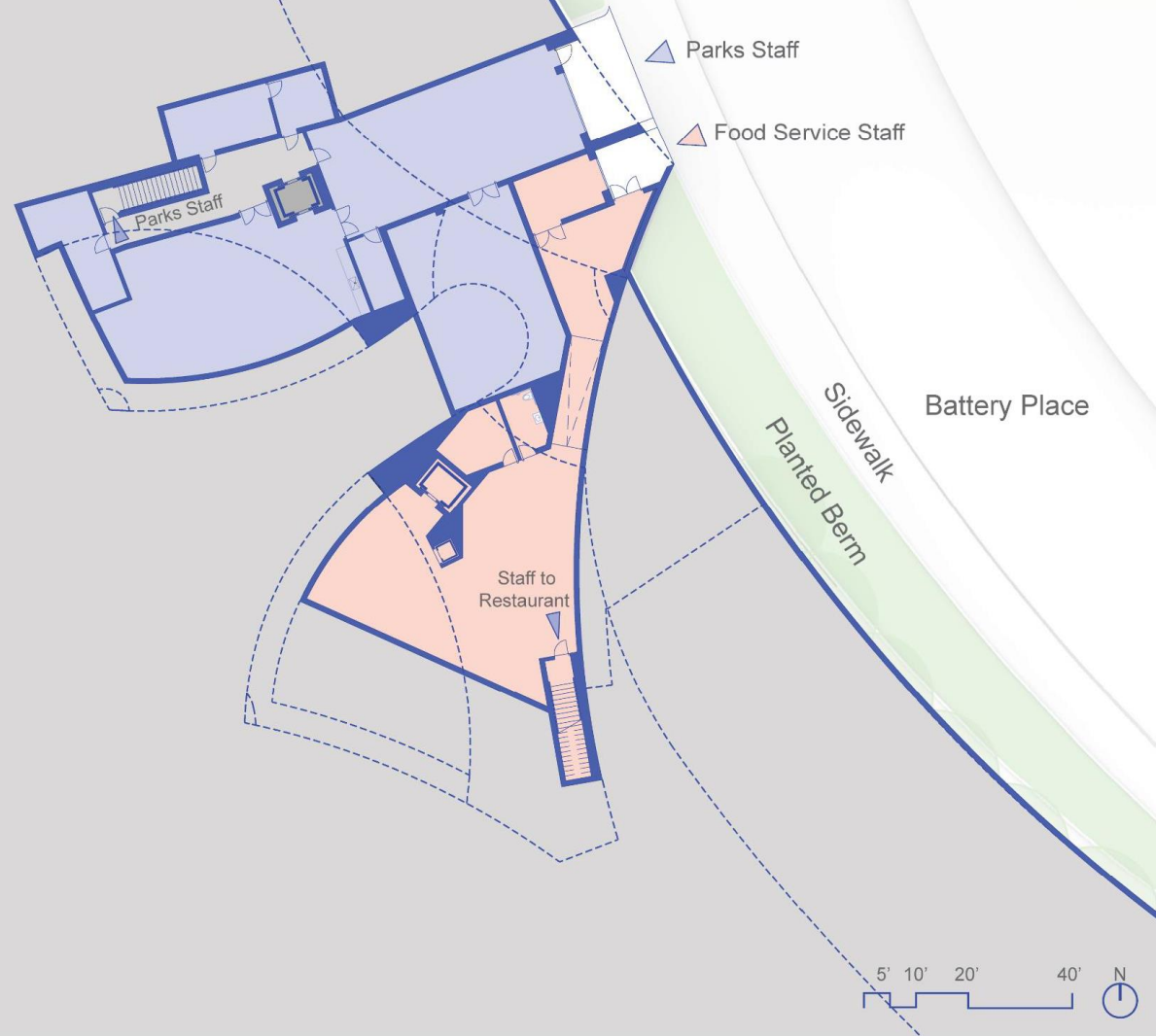
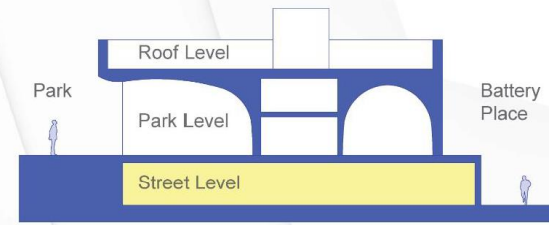


Battery Park  
City Authority

**AECOM**

# STREET LEVEL

-  Parks Support, Storage, Garage = 4,122 nsf
-  Food Service Kitchen, Trash = 2,308 nsf

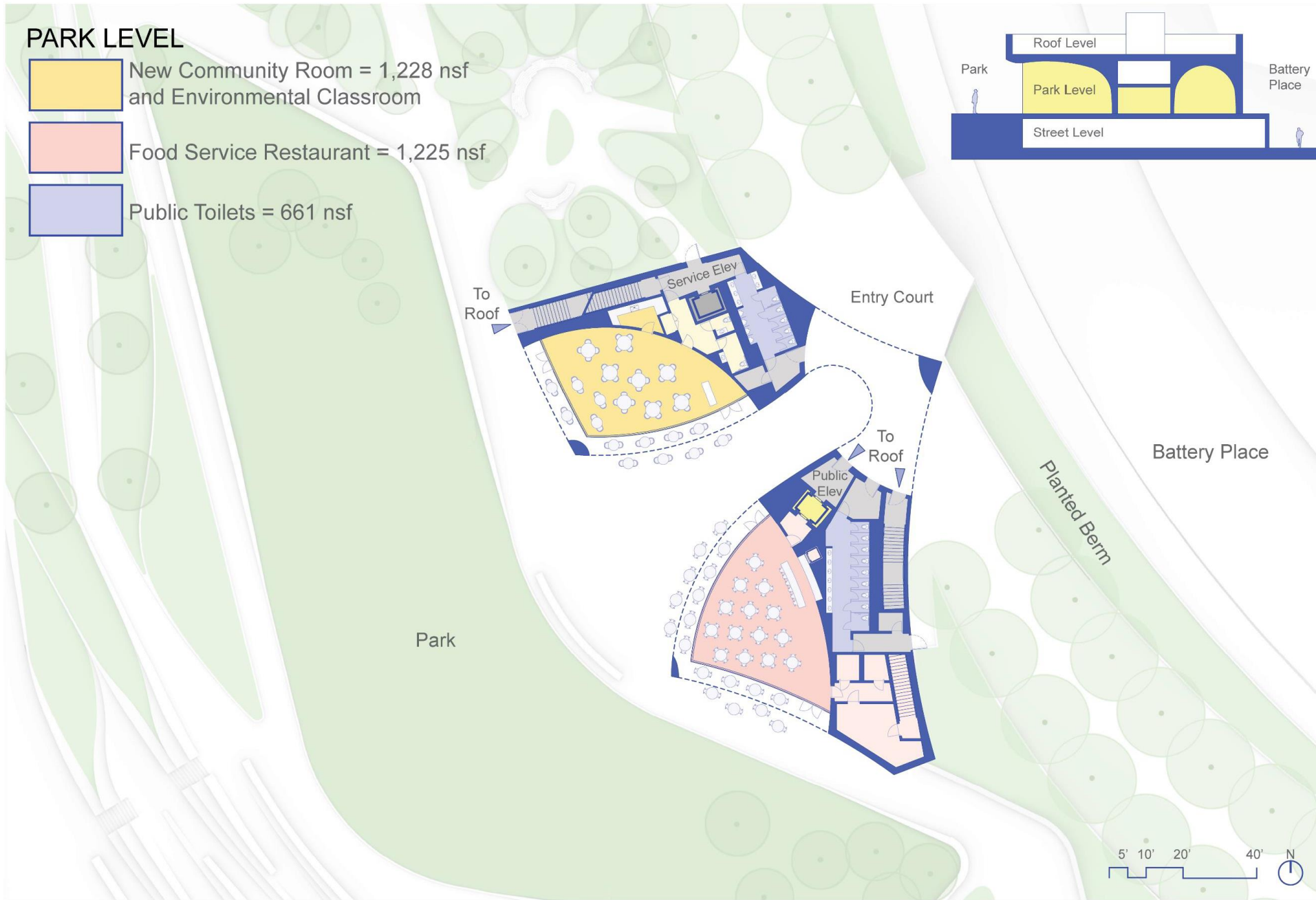
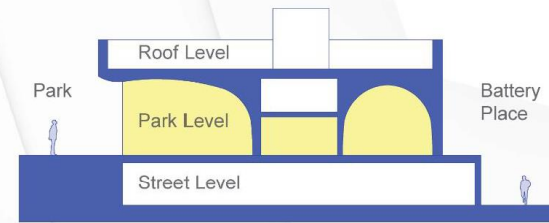


# PARK LEVEL

 New Community Room = 1,228 nsf and Environmental Classroom

 Food Service Restaurant = 1,225 nsf

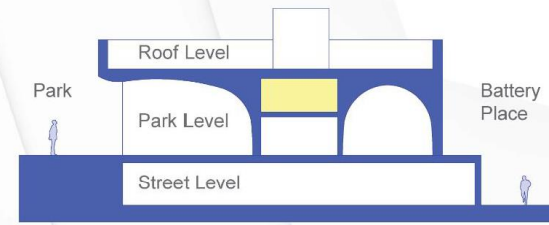
 Public Toilets = 661 nsf



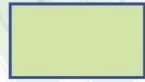
# MECHANICAL LEVEL

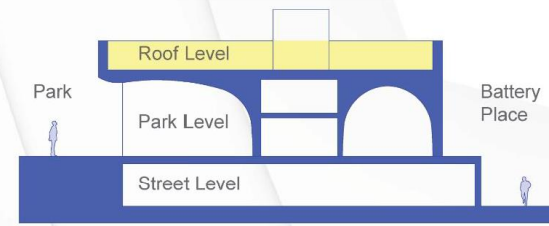


Mechanical Rooms = 2,583 nsf

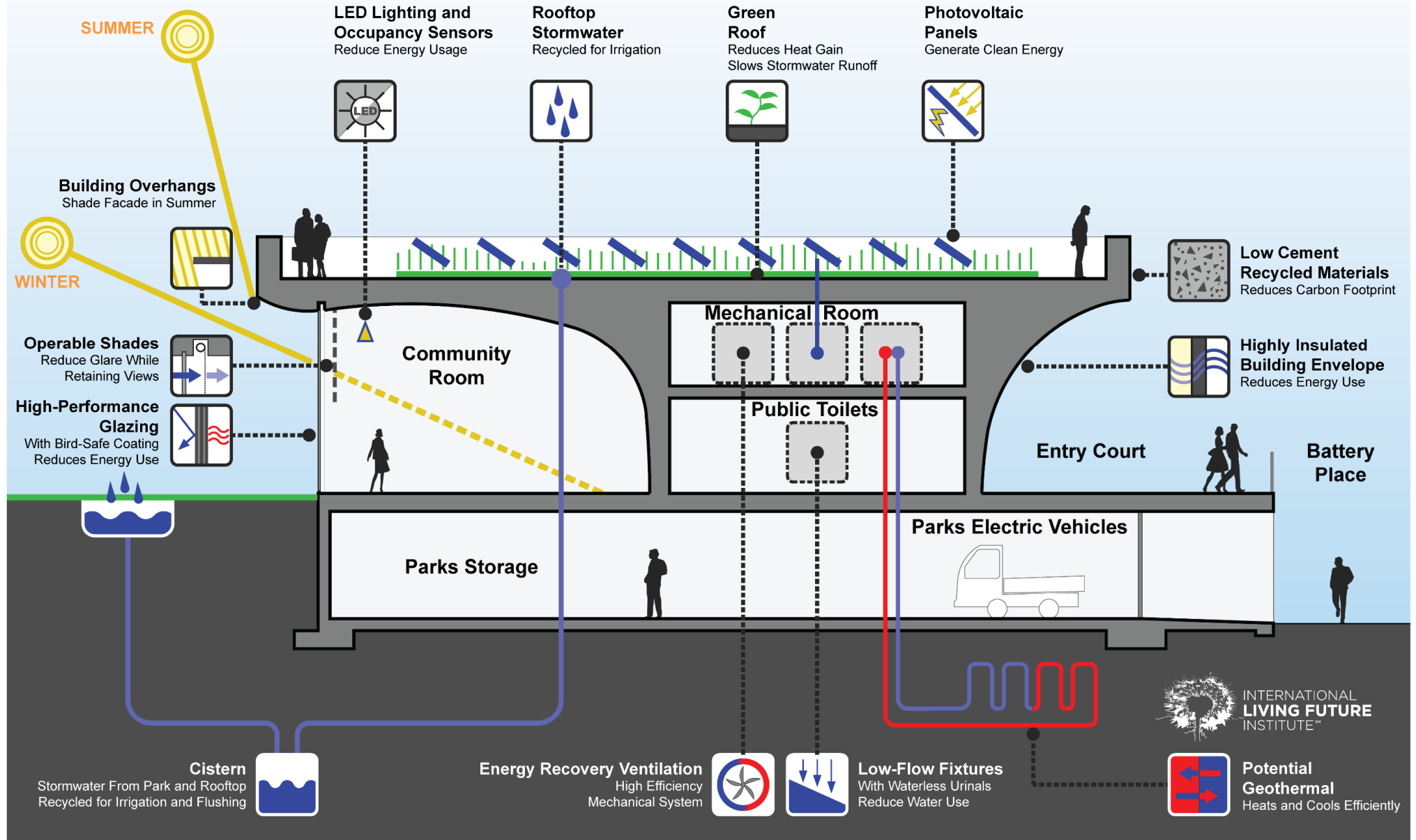


# ROOF LEVEL

-  Green Roof With Photovoltaic Panels = 2,485 nsf
-  Public Roof Terrace = 2,960 nsf

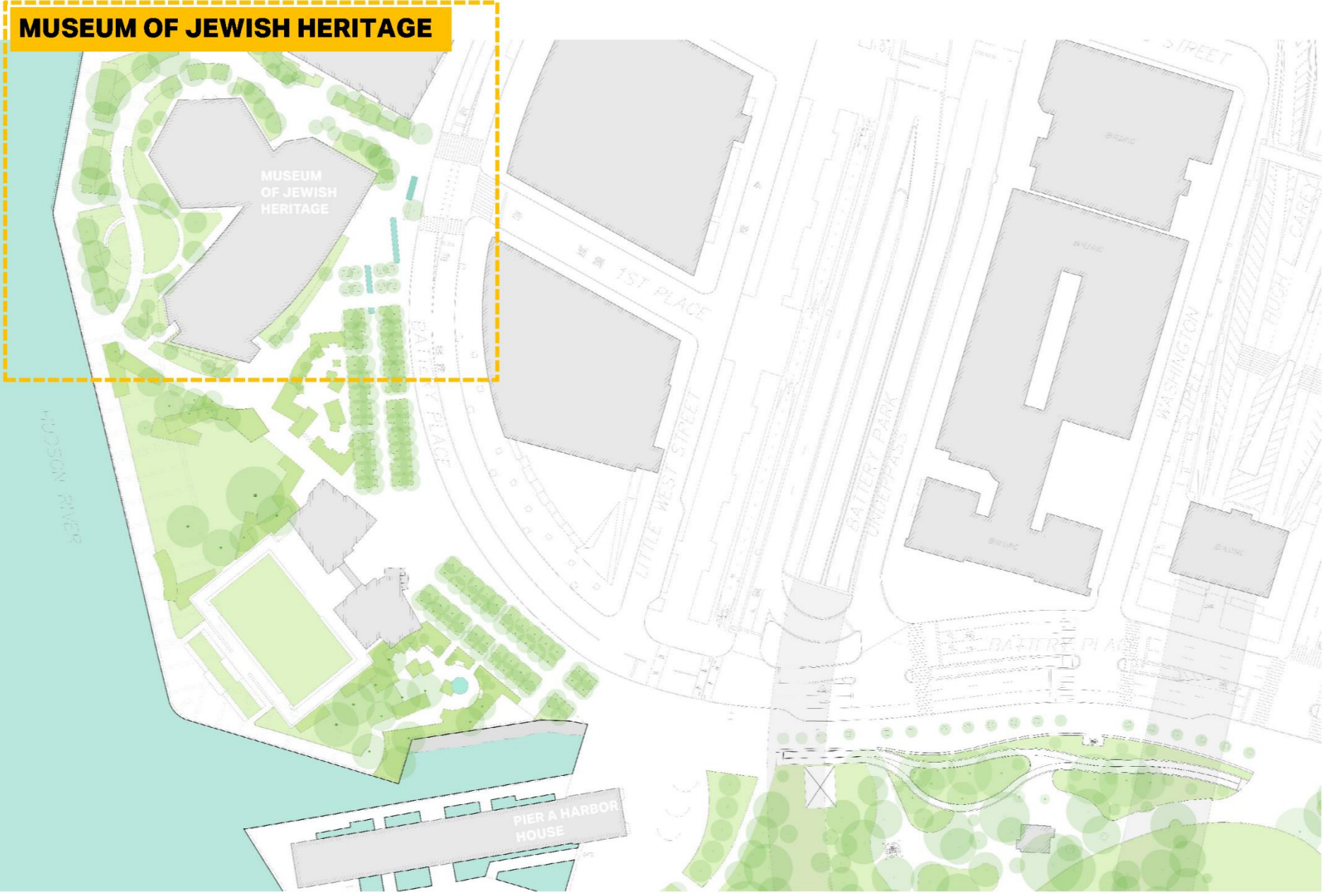






# THE SITE

## MUSEUM OF JEWISH HERITAGE



# MUSEUM OF JEWISH HERITAGE | PROPOSED DESIGN



NEW YORK  
STATE OF  
OPPORTUNITY.

Battery Park  
City Authority

AECOM





# FIRST PLACE | STRUCTURAL ENGINEERING

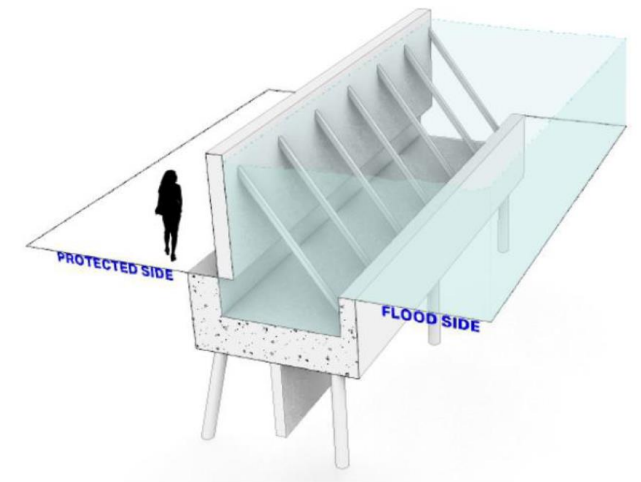


WEST BPCR TIE-IN (TBD)

FLIP UP ACROSS FIRST PLACE

FLIP UP IN FRONT OF ORNAMENTAL DOOR

FEMA TODAY 100-YR STORM TIE-IN (TBD)



FLIP UP GATE – DEPLOYED POSITION

# THANK YOU!

PLEASE ADDRESS COMMENTS BY **JANUARY 29**  
TO

[sbpcr@bpca.ny.gov](mailto:sbpcr@bpca.ny.gov)

\*\* Presentation and video of presentation will be available  
online post this meeting for reference

# LOWER MANHATTAN COASTAL RESILIENCY FINANCIAL DISTRICT AND SEAPORT INTERACTIVE OPEN HOUSE



## CLIMATE CHANGE IS HAPPENING NOW

Impacts to Lower Manhattan will be felt across New York City and the region. The City is investing to adapt Lower Manhattan, and we need an innovative solution for the **Financial District and Seaport**.

### WE NEED YOUR HELP

Join us to shape a resilient future for the **Financial District and Seaport**.

Learn about and share ideas on:

- Climate risks
- The City's current plans
- How to be a part of the solution

Family Friendly  
Light Refreshments  
Spanish & Cantonese Interpretation

Register for the event here:  
[www.bit.ly/fidiseaport](http://www.bit.ly/fidiseaport)

**WHAT** INTERACTIVE  
OPEN HOUSE

**WHEN** FEBRUARY 24  
4PM - 8PM  
DROP IN ANYTIME

**WHERE** PACE DOWNTOWN  
CONFERENCE CENTER  
157 WILLIAM ST  
NEW YORK, NY 10038



# Manhattan Community Board 1

## Committee Reports

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### Land Use Zoning & Economic Development

**P. Kennell**

- 1) New York City Comptroller Retail Vacancy Report – Report
- 1) 84 Franklin Street – Board of Standards and Appeals application 2019-296-BZ for a special permit to allow the operation of a physical culture establishment (Aire Ancient Baths) – Resolution



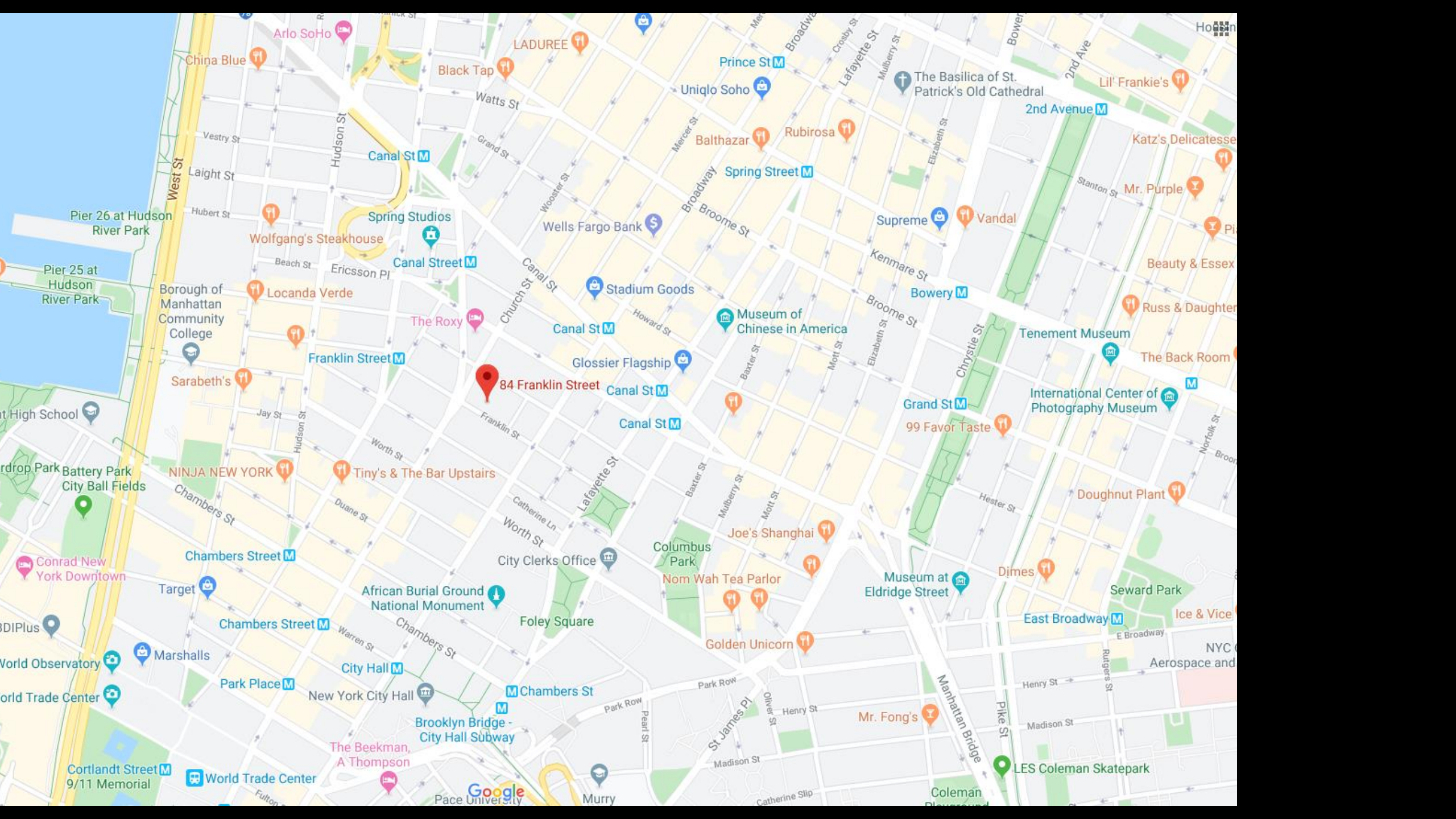
NEW YORK CITY COMPTROLLER  
**SCOTT M. STRINGER**

Bureau of Budget

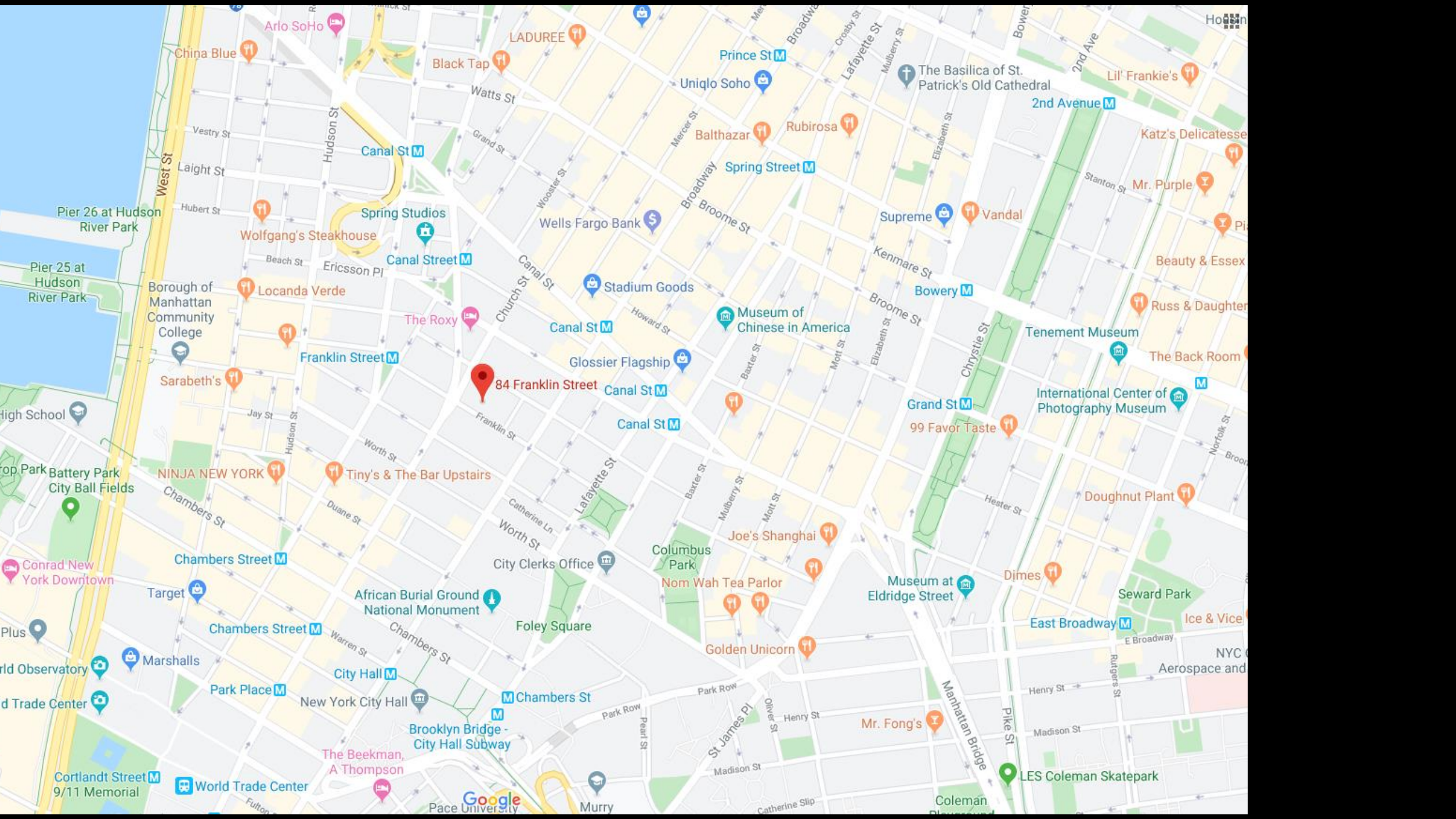
# Retail Vacancy in New York City

Trends and Causes, 2007-2017

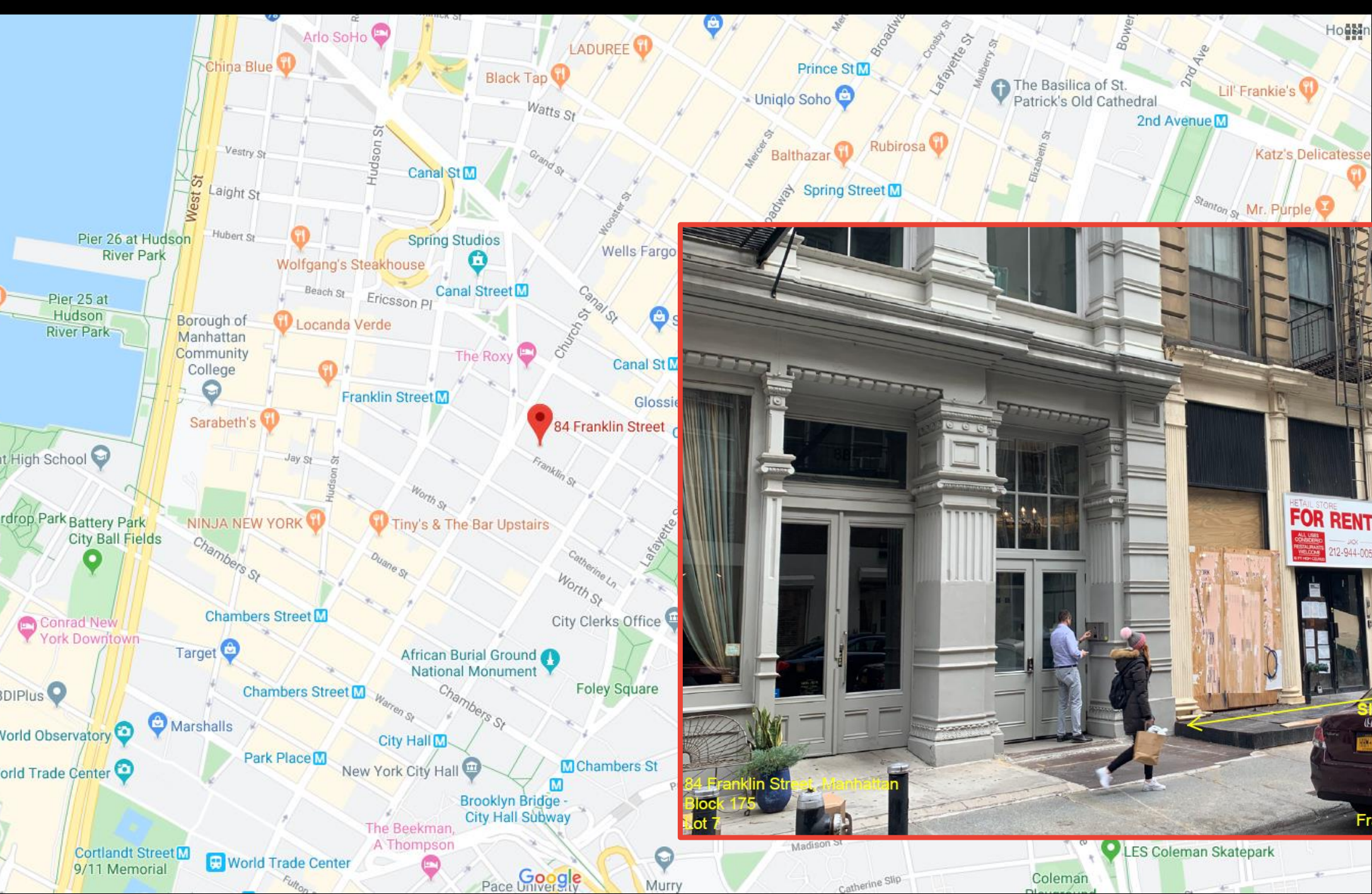
September 2019



84 Franklin Street



84 Franklin Street



84 Franklin Street, Manhattan  
Block 175  
Lot 7

View #4  
11/20/19

# Manhattan Community Board 1

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## Old Business

# Manhattan Community Board 1

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## New Business

A wide-angle photograph of the New York City skyline at dusk. The One World Trade Center is the central focus, its spire reaching into a dark blue sky. Other skyscrapers are visible on either side, their windows reflecting the fading light. In the foreground, the dark water of the harbor is visible, with a few small boats. The overall mood is serene and contemplative.

**Thank you and  
goodnight**