



The City of New York

Manhattan Community Board 1

Monthly Board Meeting

Tuesday, February 25, 2020

6:00 PM

PS 234

292 Greenwich Street, Auditorium

(Photo ID is required to enter building)

Anthony Notaro, Jr., Chairperson

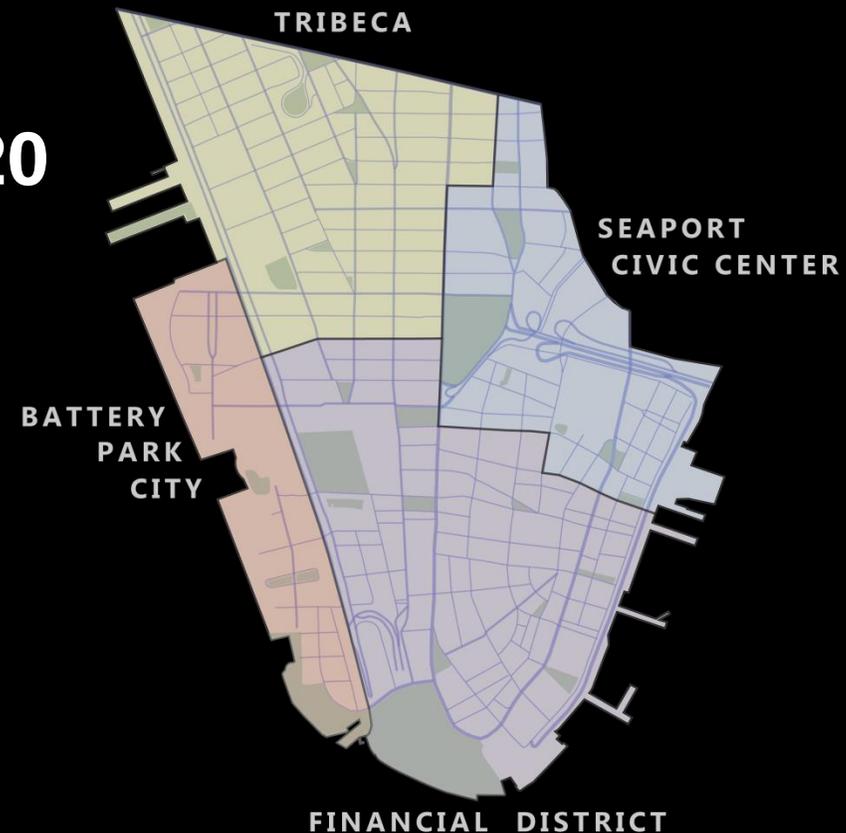
Lucian Reynolds, District Manager

Lucy Acevedo, Community Coordinator

Diana Switaj, Director of Planning and Land Use

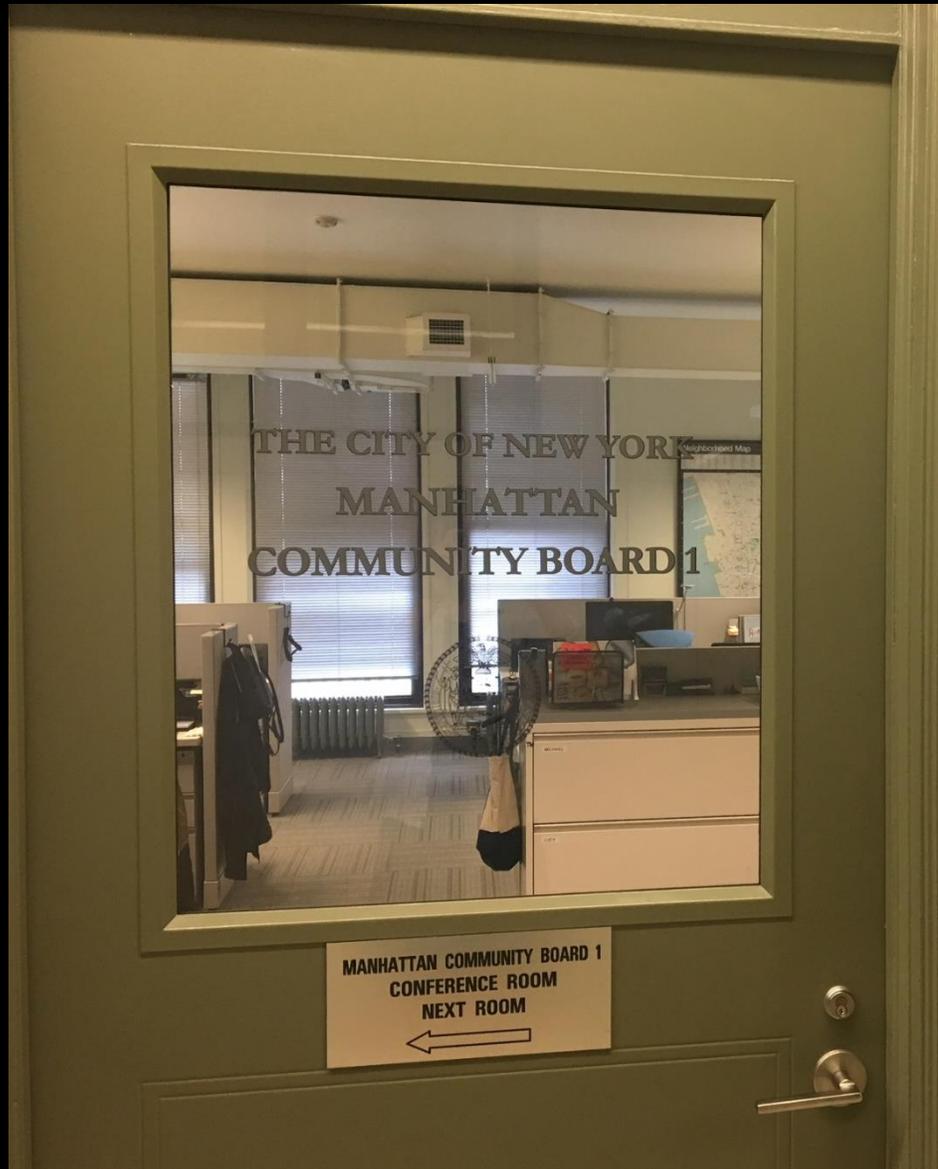
Ramesh Beharry and Jennifer Maldonado, Consultants

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

Email: Man01@cb.nyc.gov

Manhattan Community Board 1

Public Hearing

Mayor's Preliminary Budget for FY 2021

(Please limit to 1-2 minutes per speaker to allow everyone to voice their opinions)

To view the City's response to Community Board 1's budget requests, please see link on to our web site:

Archives → District Needs & Budget Priorities → [Register of Community Board Budget Requests for the FY 2021 Budget](#)

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 January 2020 minutes
- Chairperson's Report – A. Notaro, Jr.





MANHATTAN COMMUNITY
BOARD 1

CHAIRPERSON'S REPORT
February 25, 2020

● Chair Report - *What's Happening*

● **Focus on Seaport**

- 250 Water St Brownfield Cleanup Program
 - Comment Period has closed for Remedial Investigation Work Plan
 - NYS DEC will return to CB1 Environmental Protection Committee to respond to comments and address questions, next steps
 - Seaport Coalition hires independent environmental consultant
- Howard Hughes Corporation Stakeholder Workshop #3 - March 3
- We need to stand on our zoning for 250 Water St future development
- Seaport Advisory Board meeting February 26

● **Victims Compensation Fund updates on eligibility**

● **Q2 Manhattan Paper Challenge win**

● **77 Water Street – Upcoming arcade infill application**

● Chair Report -*Priorities*

- **Community Board Member re-application**
- **Working Groups**
 - Large Venues – commences
 - Congestion Pricing Guidelines – commences
 - Budget Input & District Needs Statement
 - Technology Strategy & Tools
- **Hudson River Park Trust**
 - Large Venues – commences
 - Congestion Pricing Guidelines – commences
 - Paul Goldstein
 - Andrew Zelter

- Chair Report - *LMCR Fidi/Seaport*



Manhattan Community Board 1

Committee Reports



Youth & Education

T. Joyce

- 1) CECD 2 Special Education Task Force Forum – Report
- 2) CB 1 Resolution on National Institute for Occupational Safety and Health (NIOSH) WTC Study – Report
- 3) Millennium 14th Floor Groundbreaking Press Conference – Report
- 4) December Transportation Meeting Trinity Place Traffic School Study – Report

Manhattan Community Board 1

Committee Reports

Licensing & Permits

S. Cole

- 1) Small Business Services/Economic Development Corporation concession agreement for the historic South Street Seaport District – Report

Tribeca area

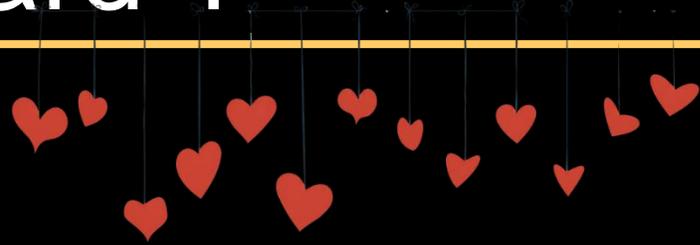
- 1) 75 Murray Street, application for liquor license for TriBeCa Arts Club LLC d/b/a TBD – Resolution
- 2) 396 Broadway, application for alteration of liquor license for Bridgeton F&B Management LLC d/b/a Walker Hotel Tribeca – Resolution

Financial District area

- 1) 18 William Street, application for liquor license for Hanover Hospitality LLC and 18 William Partners, LLC d/b/a TBD – Resolution

Manhattan Community Board 1

Committee Reports



Financial District area- continued

- 2) 76 Trinity Place Ground Floor, application for liquor license for 76 Catering LLC d/b/a TBD – Resolution
- 3) 88 Wall Street, application for liquor license for 88 Wall Street LLC & 88 Wall Street Manager, LLC d/b/a The Wall Street Hotel, 88 Wall Street – Resolution
- 4) 10 South Street, application for liquor license for 10 South Street Hotel Operator LLC d/b/a TBD – Resolution
- 5) 10 South Street, application for liquor license for 10 South Street Club Operator Inc. d/b/a TBD – Resolution

Manhattan Community Board 1

Committee Reports

Financial District area- continued

6) Applications for alteration of existing restaurant liquor licenses for sale of alcohol outdoors – Resolution

- 62 Stone Street, application for street activity permit for Bake My Day LLC d/b/a Financier
- 55 Stone Street, application for street activity permit for 55 Stone Street LLC d/b/a The Growler Bites and Brews
- 57 Stone Street, application for street activity permit for Vintry LLC d/b/a TBD
- 54 Stone Street, application for street activity permit for Pizza on Stone LLC d/b/a Adrienne's Pizza Bar
- 1 Hanover Square, application for street activity permit for One Hanover LLC d/b/a Harry's
- 95 Pearl Street, application for street activity permit for Pearlstone Restaurant LLC d/b/a Ulysses' Folk House
- 53 Stone Street, application for street activity permit for 53 Lapidar Inc d/b/a Revolution Taco & Tequila
- 83 Pearl Street, application for street activity permit for 55 Stone Rest Inc d/b/a Mad Dog & Beans
- 19 South William Street, application for street activity permit for Liam Street Venture LTD & Magic of Things LLC d/b/a The Cauldron
- 79 Pearl Street, application for street activity permit for RET Ventures LTD d/b/a Route 66 American BBQ
- 85 Pearl Street, application for street activity permit for 85 Pearl Street Venture LTD d/b/a Stone Street Tavern
- 81 Pearl Street, application for street activity permit for 81 Pearl Street Venture LTD d/b/a Beckett's Restaurant
- 21-23 South William Street, application for street activity permit for 45 Stone Street Venture LTD d/b/a The Dubliner

18 William Street – Hanover Hospitality LLC and 18 William Partners, LLC



Garbage Already covers the street and side walk day and night.

Is this an emergency exit?



10 South Street – 10 South Street Hotel Operator LLC & 10 South Street Club Operator Inc.



Manhattan Community Board 1

Committee Reports

Transportation & Street Activity Permits

B. Kay

- 1) Stephen Siller Tunnels to Towers 5K Run/Walk; September 26, 2020; 12:01AM – September 27, 5:00PM – Resolution
 - Vesey St between North End Ave (Full street closure)
 - Murray St between North End Ave (Full street closure)
- 2) Collister Street Lighting Issues – Report
- 3) Tribeca/WTC Bike Network – Report
- 4) Congestion Pricing Working Group – The Basics of the Congestion Pricing Law – Report

Transportation and Street Activity Committee

February 2020 Monthly Board meeting

Tribeca/WTC Bicycle Network Enhancements

Church St, 6th Ave, West Broadway, Varick St, Murray St, Park Pl, Barclay St

Presentation to Manhattan Community Board 1

February 4, 2020



Proposal Overview

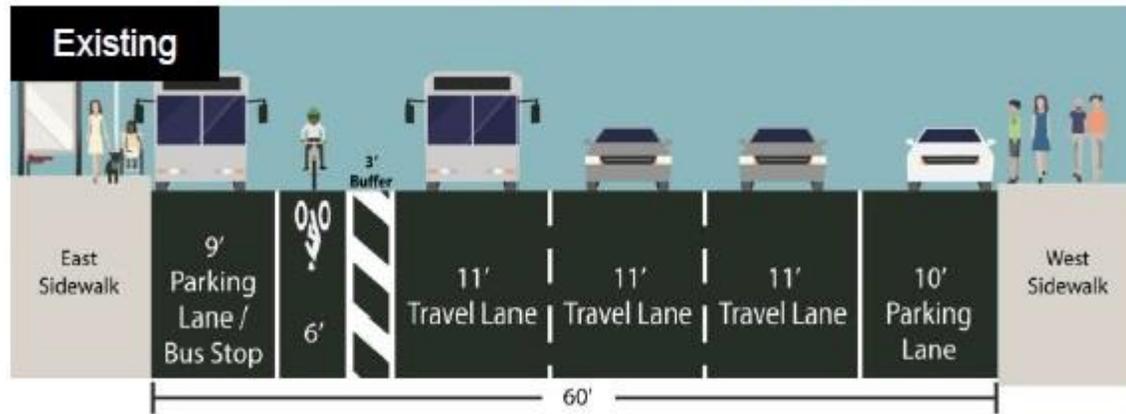
1. Upgrade existing buffered conventional bike lanes on main north-south corridors to protected bike lanes and extend south
2. Install conventional bike lanes on side streets to improve connectivity between the Brooklyn Bridge, World Trade Center, and Hudson River Greenway.



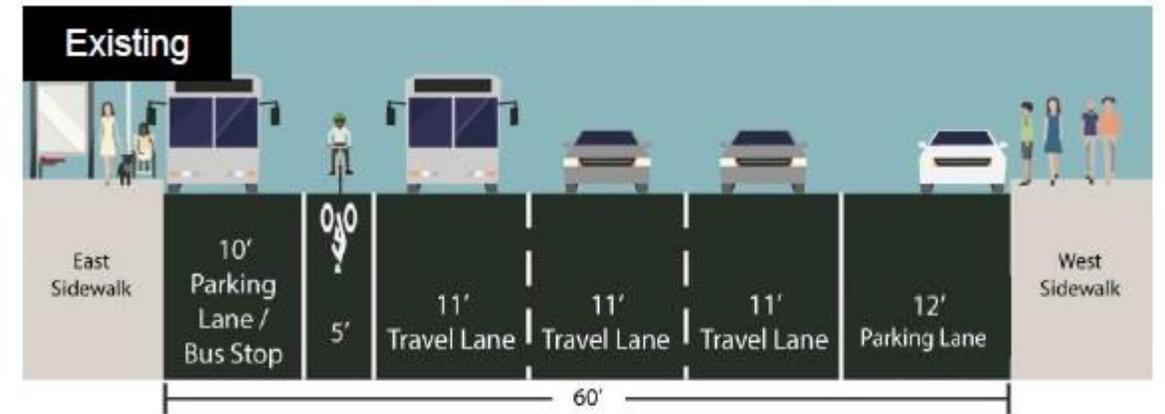
Upgrade to Protected Bicycle Lanes: Church Street/6th Avenue

- Install parking-protected bicycle lanes on Church Street and 6th Avenue between Barclay Street and Walker Street
- Repurpose an average of two parking spaces per block for turn conflict mitigation and additional pedestrian space

Church Street typical cross section



6th Avenue typical cross section



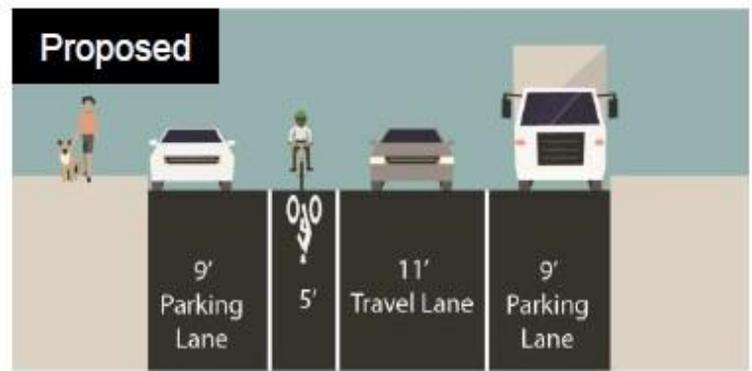
Improve Bicycle Network Connectivity

- Install conventional bicycle lanes on:
 - Murray Street, Broadway to West Street
 - Park Place, Greenwich Street to Broadway
 - Barclay Street, Broadway to Greenwich Street
- All streets are 1-way except for:
 - Park Place, Church Street to Broadway
 - Murray Street, Greenwich Street to West Street
- Future connection on Greenwich Street to be explored following planned capital project

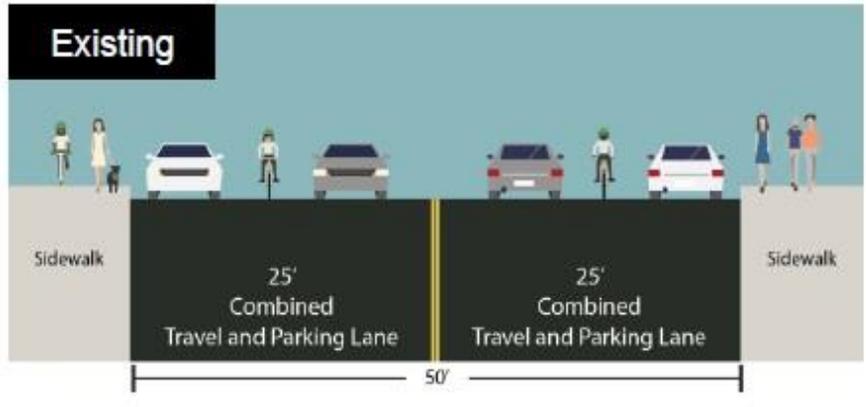


Broadway protected bike lane planned 2020 implementation

1-way typical cross section



2-way typical cross section



Resolution – Annual Tunnel2Towers Walk/Run



Congestion Pricing Working Group

What the Congestion Pricing component of the Budget Law includes and demographics of local residents that it would affect commuting to work

Manhattan Community Board 1

Committee Reports

Waterfront, Parks & Cultural

P. Goldstein

- 1) Historic Vessels RFEI & Pier 25 Marine Facility RFP – Report
- 2) Temporary Art Installations; Thomas Paine Park & Collect Pond Park – Report
- 3) Hudson River Park Trust Pier 40 Working Group – Report

Proposal for Temporary Installation – Jaime Miranda Bambaren at Thomas Paine Park

Artist(s): Jaime Miranda Bambaren
Title: *Semillas*
Site: Thomas Paine Park, Manhattan
Dates: May 3, 2020 – November 3, 2020
Material: Single piece reclaimed wood sculptures (13 total)
Dimensions: between 67 inches and 91 inches in diameter each
Weight: 4,000 to 8,000 lbs. each

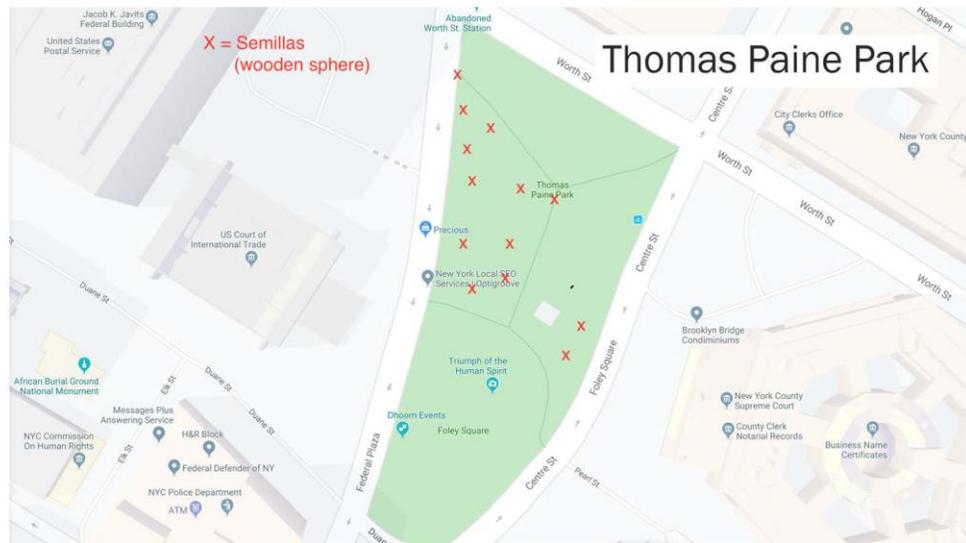
Summary of project:

As a reaction to ongoing natural disasters and floods in his native Peru, as well as larger issues like climate change, deforestation and the economy of materials, the artist started making monumental wood sculptures in 2010. The *SEED* sculptures are spherical forms carved from abandoned tree stumps. His goal is to educate with beautiful artworks created from recycled organic waste, with art becoming a catalyst for a new local and sustainable economy.

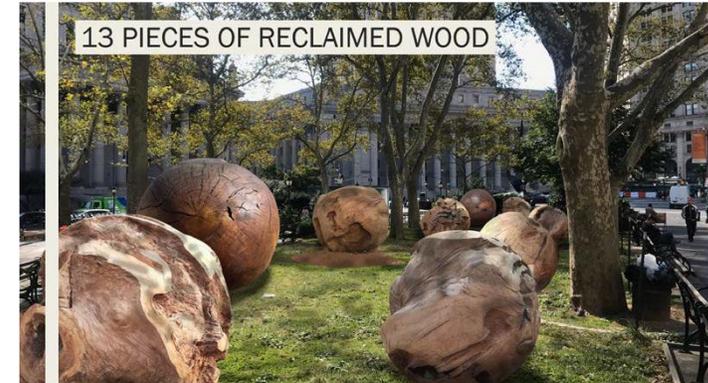
The artist is proposing to install 13 *SEED* sculptures on two lawns in Thomas Paine Park. Each sculpture will have a partially flat bottom. The artist is also proposing to partially submerge the sculptures at varying depths (between 12 and 20 inches below ground) for added stability. Each sculpture will be moved into the park using a forklift.

As a condition of this exhibition, should it receive all of the necessary approvals, NYC Parks will require the artist to provide signed and sealed engineering drawings from a New York City certified engineer to ensure the stability of the installation method.

Proposed Site



Proposed Artwork



Proposal for Temporary Installation – Luciano Garbati at Collect Pond Park

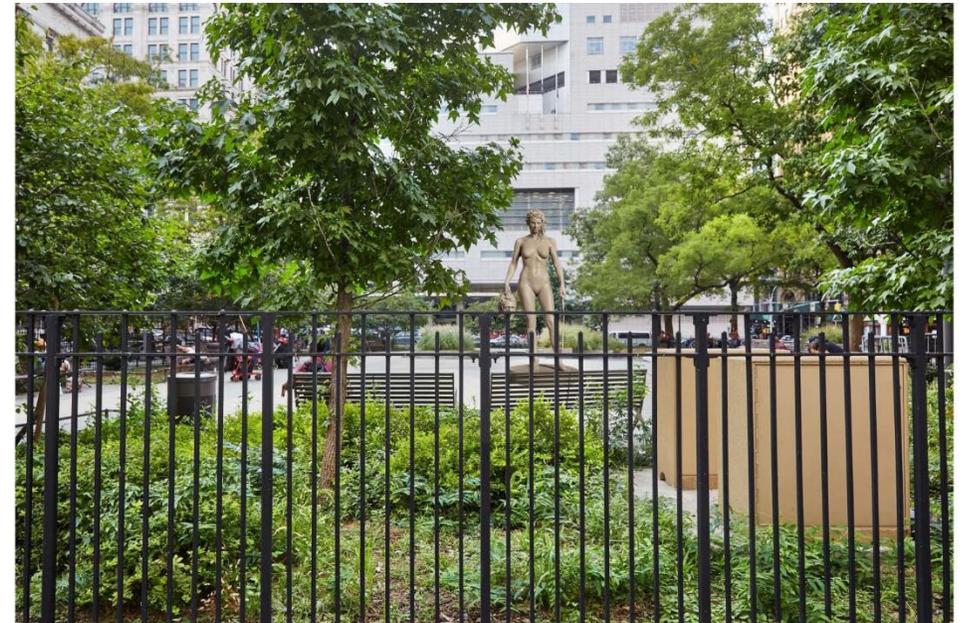
Artist(s): Luciano Garbati
Title: *Medusa with the Head of Perseus*
Site: Collect Pond Park, Manhattan
Dates: TBD 2020 (3 months)
Material: Bronze
Dimensions: 6 ft. 9 in. high x 3 feet 3 in. wide x 2 ft. 10 in. deep
Weight: 1,000 lbs. (sculpture plus base)

Summary of project:

Medusa with the Head of Perseus is a classically conceived sculpture, based on an ancient myth and inspired by sculptural icons of art history. It is a direct response to Cellini's *Perseus with the Head of Medusa* (1545-1554) which is still on view in the Piazza Della Signora in Florence, Italy. In the myth of Medusa, a beautiful young maiden is pursued and raped by Poseiden in Athena's Temple. She is then blamed for the rape and as punishment for her beauty, and being in the wrong place at the wrong time, she is exiled and turned into an ugly monster, then hunted and ultimately beheaded. This sculpture questions her characterization as a monster, and asks what this story could tell if looked at from a modern perspective. It is meant to be a feminine ethical statement; revisoning the past, in the hope of creating new emphatic futures.

The sculpture will be held in place by its weight, and a protective barrier will be placed beneath the sculpture to protect the surface.

Proposed Site and Artwork



Manhattan Community Board 1

Committee Reports

Quality of Life & Service Delivery

P. Moore

- 1) Victims Compensation Fund extension and community needs going forward – Resolution
- 2) How New York City is Preparing for Potential Novel Coronavirus – Report
- 3) Department of Design & Construction Oversight – Report
- 4) Large Venue Working Group – Report

Manhattan Community Board 1

Committee Reports

Battery Park City

T. Meltzer

- 1) Environmental Review Process for the New Citywide Ferry Route to Battery Park City – Report
- 2) BPCA Annual Budget Highlights – Report
- 3) BPCA Report – Report
- 4) Allied Universal Report – Report



NYC Ferry

Manhattan Community Board 1

February 5, 2020

Agenda

- General Updates
- Optimization
- Expansion

NYC / EDC



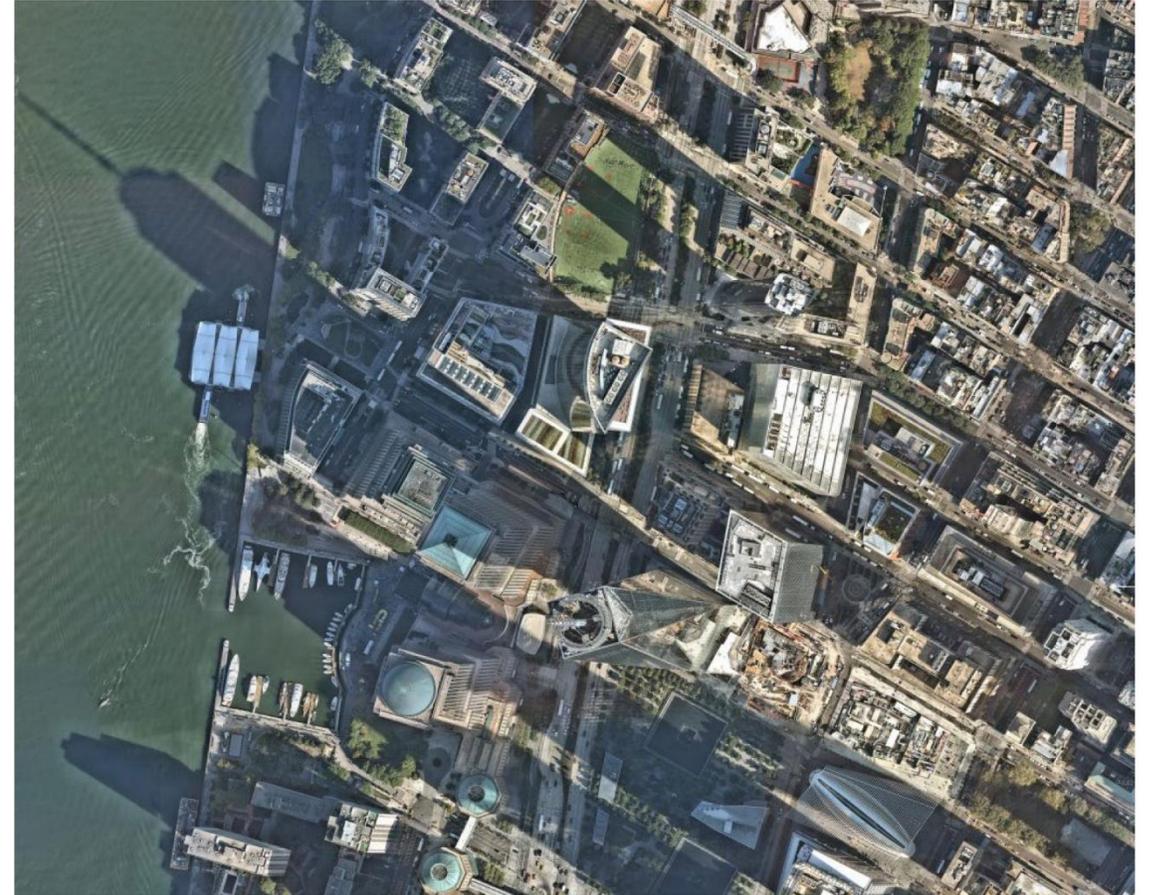
NYC
Ferry

Project Implementation Timeline

- **2017** – Launch of NYC Ferry
- **2018** – Final roll-out of original NYC Ferry system, start of Expansion Feasibility Study and community consultations
- **2019** – Planning study release and environmental review began
- **Environmental Review**
 - Draft Environmental Impact Statement (EIS) published January 28th, 2020
 - Manhattan public hearing (1 of 4):
 - **Thursday, March 5th at 6:00 PM (6 River Terrace, Community Room)**
 - Public comments accepted until Monday, March 16th
 - All comments received will be addressed in the final Environmental Impact Statement
- **Infrastructure & Launch**
 - Permitting: Early 2020, Construction at St George: Mid 2020
 - Battery Park City landing launch by the end of 2020

Battery Park City Landing

- Battery Park City Terminal (AKA Brookfield Place) owned by the Port Authority of NY/NJ and operated by NY Waterway
- Upgrades and amenities
 - Customer information
 - Arrival information
 - Ticketing machines
 - Queuing signage
- NYC Ferry will operate out of this site and will coordinate with existing operators to optimize queueing locations
- Peak ridership patterns will be consistent with existing weekday service



NYC Ferry Fleet Features

- **Design**

- Catamaran design for safety and comfort and high-efficiency design

- **Emissions**

- All vessels meet a minimum of Tier 3 requirements, making it the greenest fleet among passenger ferries
- Introducing the first Tier 4 passenger ferries in New York Harbor

- **Wake**

- Low-wake design minimizes impact to wetlands & other vessels
- Reduces fuel consumption

- **Noise**

- Silencers (muffler) on main engines and generators
- Acoustic insulation in the engine room





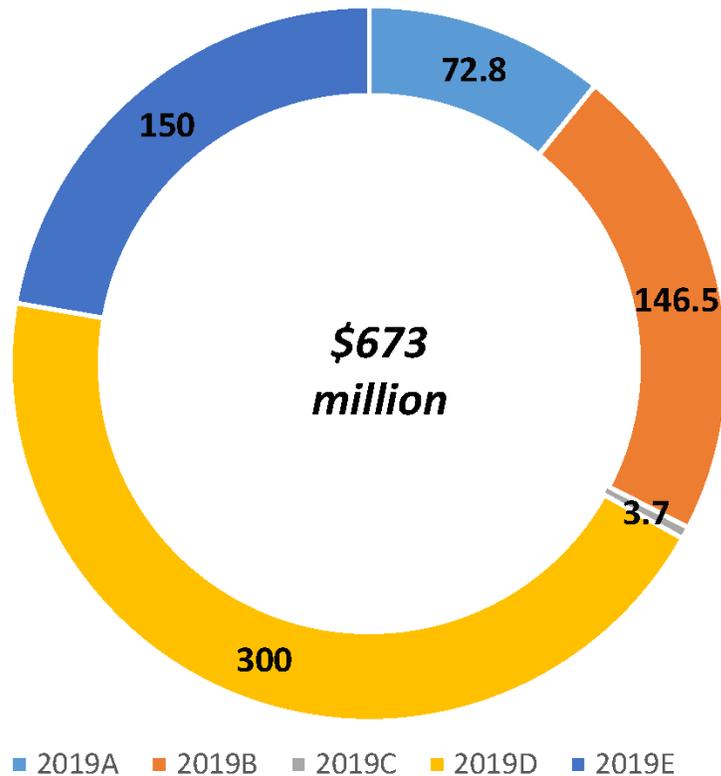
**Battery Park
City Authority**

Community Board 1 BPCA - Finance Presentation

February 5, 2020

2019 Financing Overview

BPCA 2019 Debt Issuance

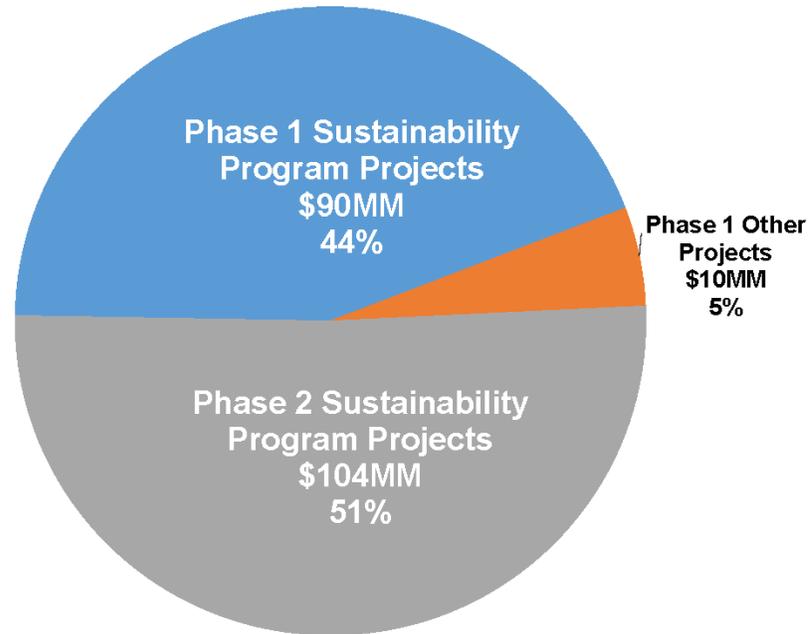


Milestones:

- Issued \$76.5 million Sustainability Bond
- Raised \$99.4 million new money
- Refunded 2009 A & B and 2013 C, D & E bonds
- Reduced interest costs
- Senior Bonds rated Aaa/AAA by Moody's & Fitch
- Junior Bonds rated Aa1/AA+ by Moody's & Fitch
- Eliminated the DSR for all but 2013A
- Restructured our swaps to reduce LIBOR risk
- Reduced floating rate debt to 12% from 26%

Capital Plan / Sustainability Program Projects

Phases 1 and 2 Capital Plan Projects
Total = \$204MM



2020 Financing Outlook

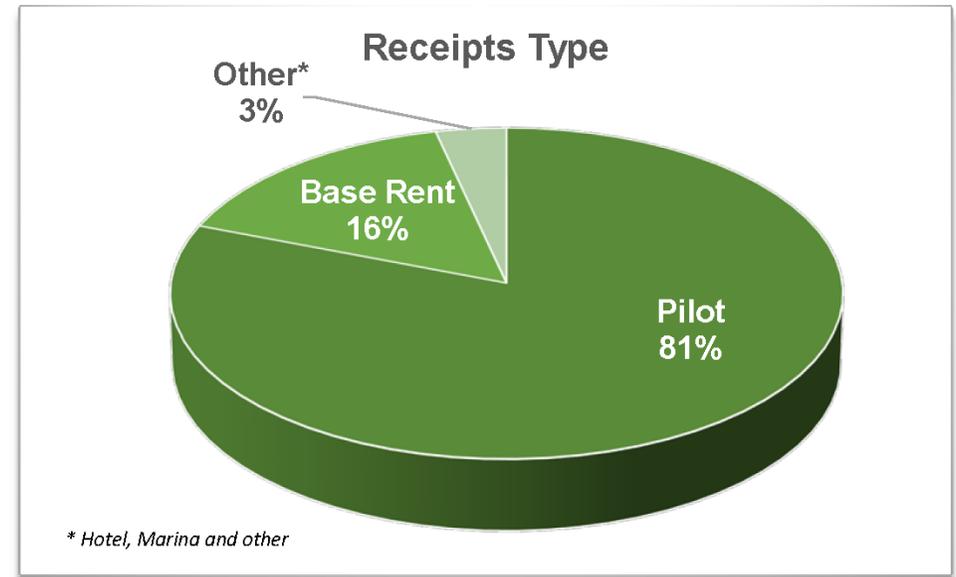
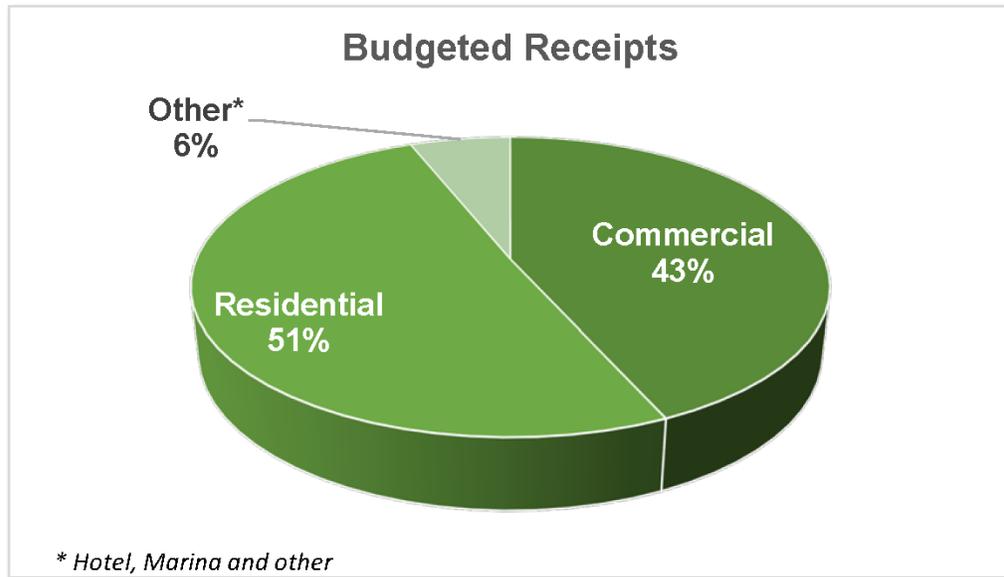
- Phase II of our Capital Plan will need to be updated and financed
- Anticipate a return to the bond market in 12-18 months



**Battery Park
City Authority**

Fiscal Year 2020 - Overview

FY2020 Budgeted - Sublease Revenues \$320 million¹



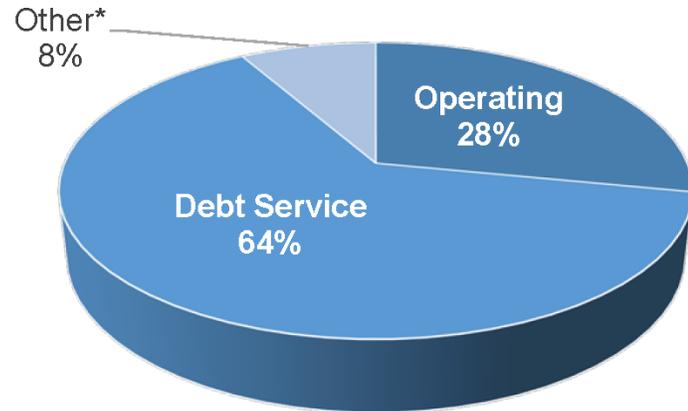
Notes:

1 Total receipts budget of \$325mm includes \$5mm interest earnings

FY2020 Budgeted Expenditures \$325 million

35% of Total

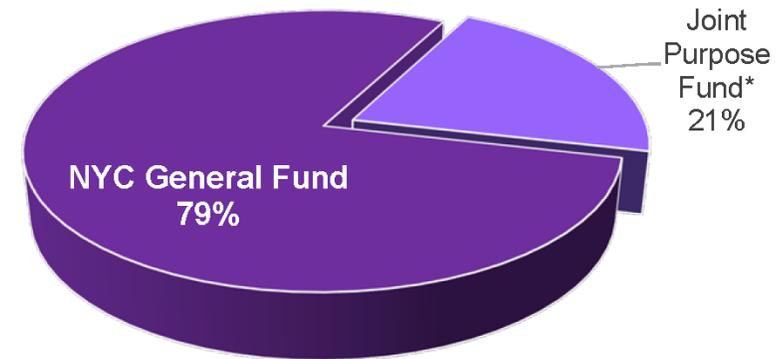
Budgeted BPCA Expenditures: \$113 million



* NYS Cost Recovery, NYC bridges, Eastern Border, other

65% of Total

Est. Excess Funds Subject to
the Settlement Agreement: \$212 million



* Pay-as-you-go Capital for Affordable Housing

FY2020 Capital Budget : \$76.2 million

Key Projects

• Resiliency Program	\$26.6 million
• Pile Remediation Phase 7	\$11.0 million
• Community Center Leak Remediation	\$8.5 million
• General Infrastructure	\$4.0 million
• West Thames Bridge	\$3.8 million
• Police Memorial Expansion	\$2.5 million
• Wayfinding	\$1.4 million
• North Grid Electric	\$1.3 million
• North Esplanade Granite Restoration	\$1.3 million
• Metals Restoration	\$1.1 million

Manhattan Community Board 1

Committee Reports

Landmarks & Preservation

R. Byrom

- 1) City Hall Park – City Hall steps reconstruction, new exterior lift and ramp – Resolution
- 2) 29-31 Leonard Street, exterior building repairs and removal of existing interior court – Resolution
- 3) 120 Broadway (The Equitable Building), new entry door and concrete wheelchair ramp at the Pine Street Façade – Resolution
- 4) 20 Harrison Street replace front and rear facade windows – Resolution

City Hall Park – City Hall Steps Historical Conditions

HISTORIC PHOTOGRAPHS



OVERVIEW OF THE FRONT STEPS
SOURCE: THE ARCHITECTURAL RECORD, APRIL 1916



OVERVIEW OF THE PORTICO, LOOKING WEST
SOURCE: THE ARCHITECTURAL RECORD, APRIL 1916



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151 West 26th Street - 8th Floor
New York, New York 10001-6810
Tel: 212.243.7404 info@ctaarchitects.com

MANHATTAN COMMUNITY BOARD 1 - LANDMARKS & PRESERVATION COMMITTEE PRESENTATION

CITY HALL STEPS RECONSTRUCTION & NEW EXTERIOR LIFT

Project Address: CITY HALL PARK, NEW YORK, NEW YORK 10007

19197

SK-04

13 FEB 2020

City Hall Park – City Hall Steps Existing Conditions

EXISTING PHOTOGRAPHS



OVERVIEW OF EXISTING LIMESTONE STEPS, TEMPORARY LIFT AND CONNECTING WALKWAY



OVERVIEW OF EXISTING TEMPORARY METAL RAMP AT PLAZA



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SK-05

13 FEB 2020

City Hall Park – City Hall Steps Existing Conditions

EXISTING PHOTOGRAPHS



OVERVIEW OF EXISTING LIMESTONE PORTICO LOOKING EAST



CLOSE UP OF EXISTING RAMP AND WALKWAY AT PORTICO



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SK-06

13 FEB 2020

City Hall Park – City Hall Steps Existing Conditions

EXISTING CONDITION AT STEPS



DISPLACED AND SHIFTED TREADS WITH DETERIORATED MORTAR



CRACKS, DETERIORATED MORTAR JOINTS, UNEVEN COATING



PREVIOUS REPAIR ATTEMPTS NOT MATCHED TO EXISTING LIMESTONE



TYPICAL CONDITION SHOWING VARIOUS CRACKS AND DETERIORATION



PREVIOUS REPAIR ATTEMPTS NOT MATCHED TO EXISTING LIMESTONE



TYPICAL CONDITION SHOWING VARIOUS CRACKS AND DETERIORATION



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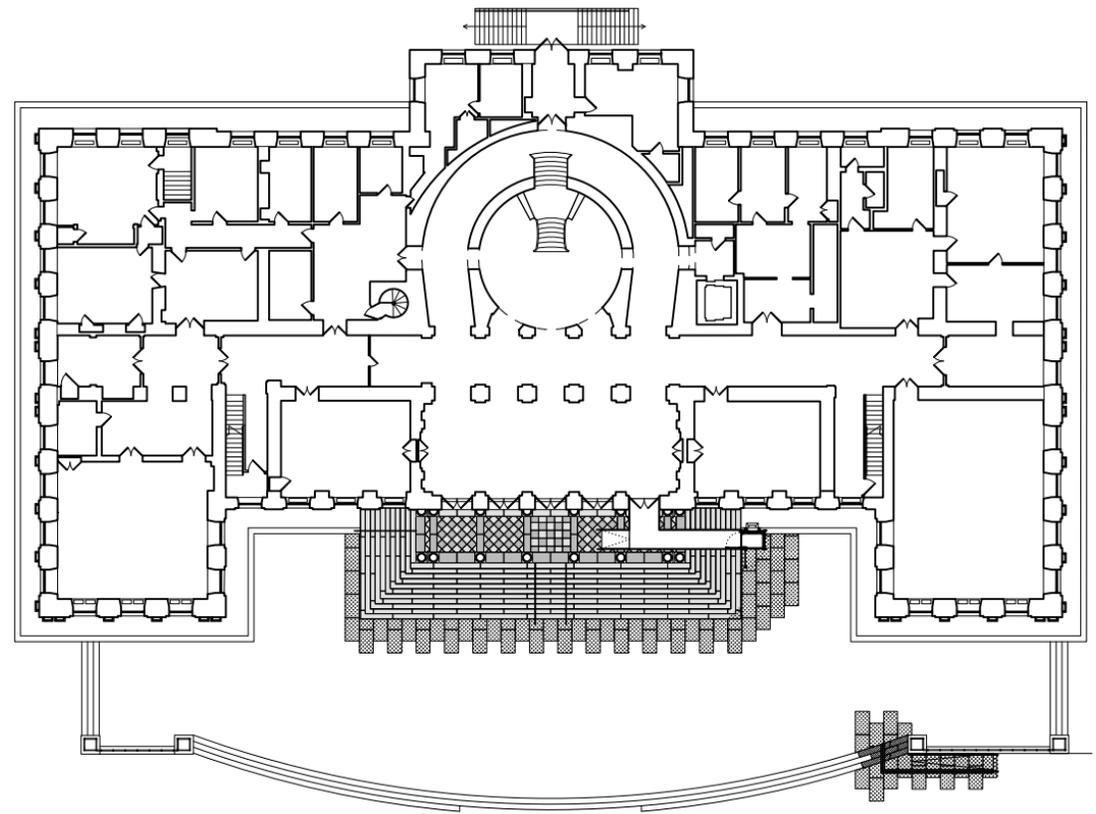
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SK-08

13 FEB 2020

City Hall Park – City Hall Steps Proposed First Floor Plan

PROPOSED FIRST FLOOR PLAN



- LEGEND**
- EXISTING TO REMAIN.
 - NEW GRANITE STAIR TREADS AND PORTICO PAVERS.
 - NEW CONTRASTING GRANITE PORTICO PAVERS.
 - NEW GRANITE STAIR TREADS TO MATCH EXISTING.
 - NEW CONTRASTING GRANITE RAMP CURB.
 - NEW 3'X3' BLUESTONE PLAZA PAVERS TO MATCH EXISTING.
 - NEW BLUESTONE RAMP AND LANDING PAVERS TO MATCH EXISTING PLAZA PAVERS.

1 PROPOSED FIRST FLOOR PLAN
Scale: 1:250



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SK-10
13 FEB 2020

City Hall Park – City Hall Steps Existing South Elevation

EXISTING SOUTH ELEVATION

LEGEND

- EXISTING TO REMAIN.
- EXISTING LIMESTONE STEPS TO BE REMOVED.

EXISTING HANDRAIL TO BE REMOVED.

EXISTING LIMESTONE STEPS TO BE REMOVED.

EXISTING LIFT AND WALKWAY TO BE REMOVED.

0 20 30 40 50 FT

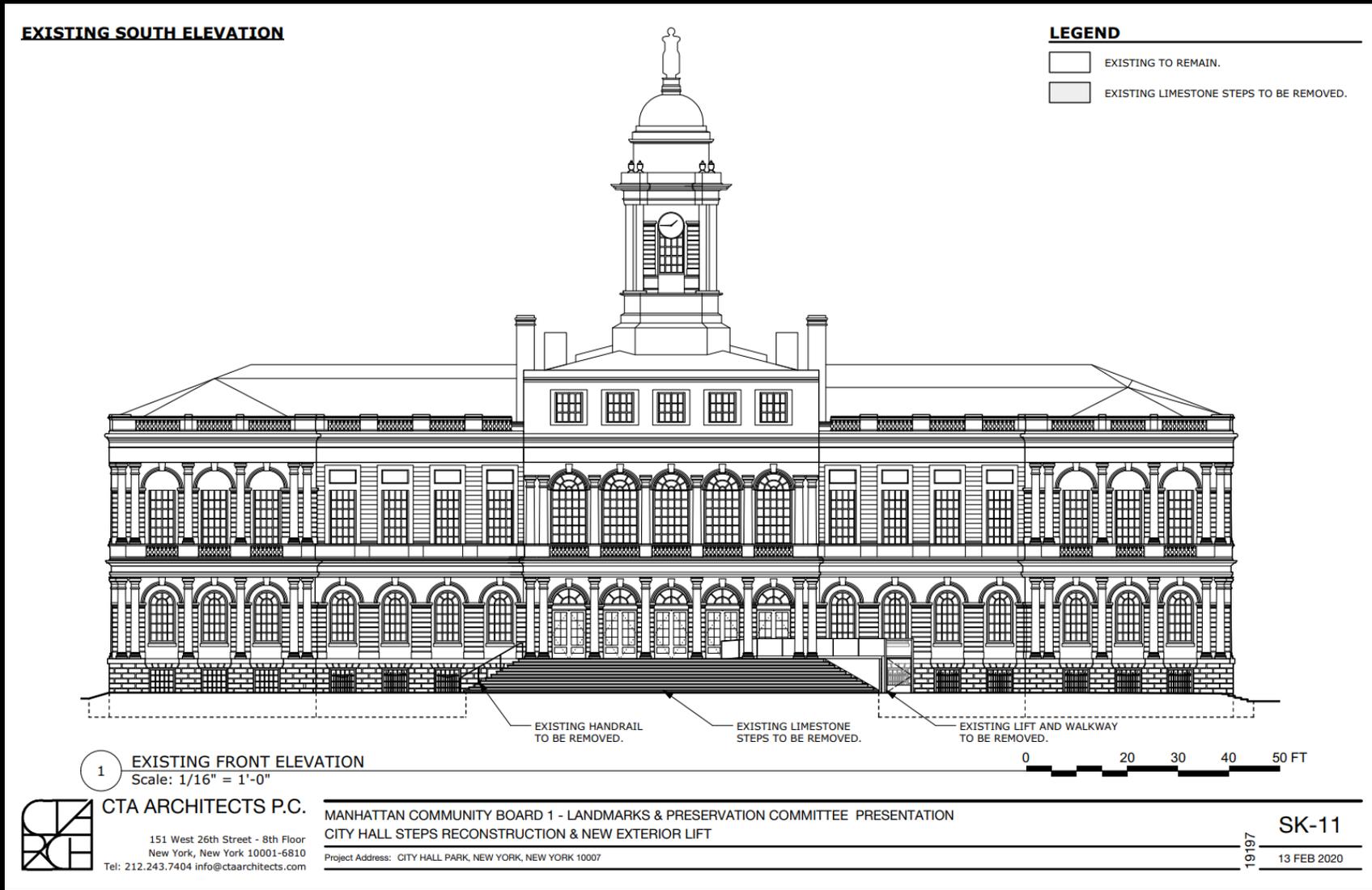
1 EXISTING FRONT ELEVATION
Scale: 1/16" = 1'-0"

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19197 SK-11
13 FEB 2020

City Hall Park – City Hall Steps Existing South Elevation

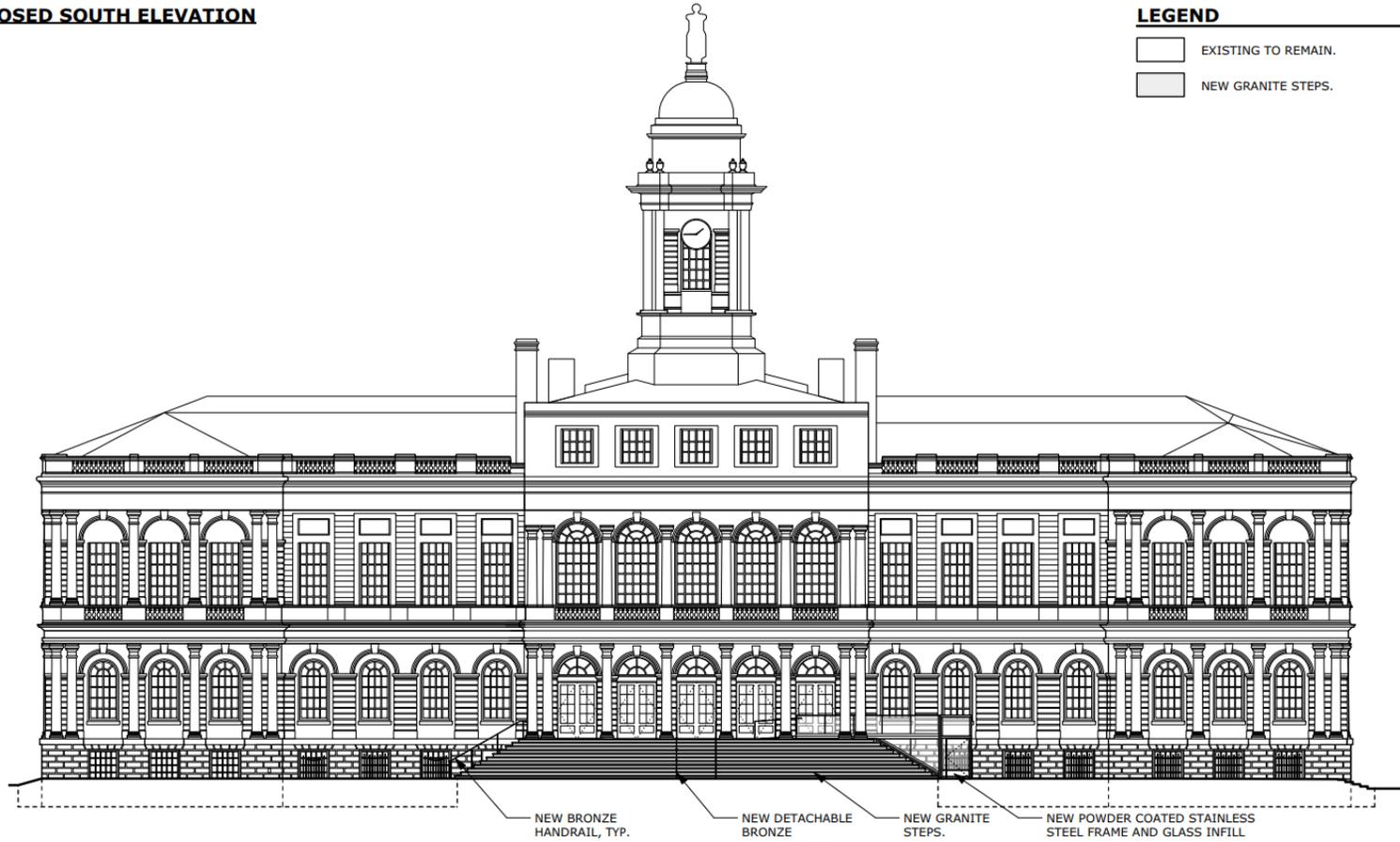


City Hall Park – City Hall Steps Proposed South Elevation

PROPOSED SOUTH ELEVATION

LEGEND

-  EXISTING TO REMAIN.
-  NEW GRANITE STEPS.



1

PROPOSED FRONT ELEVATION

Scale: 1/16" = 1'-0"

0 20 30 40 50 FT



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CITY HALL STEPS RECONSTRUCTION & NEW EXTERIOR LIFT

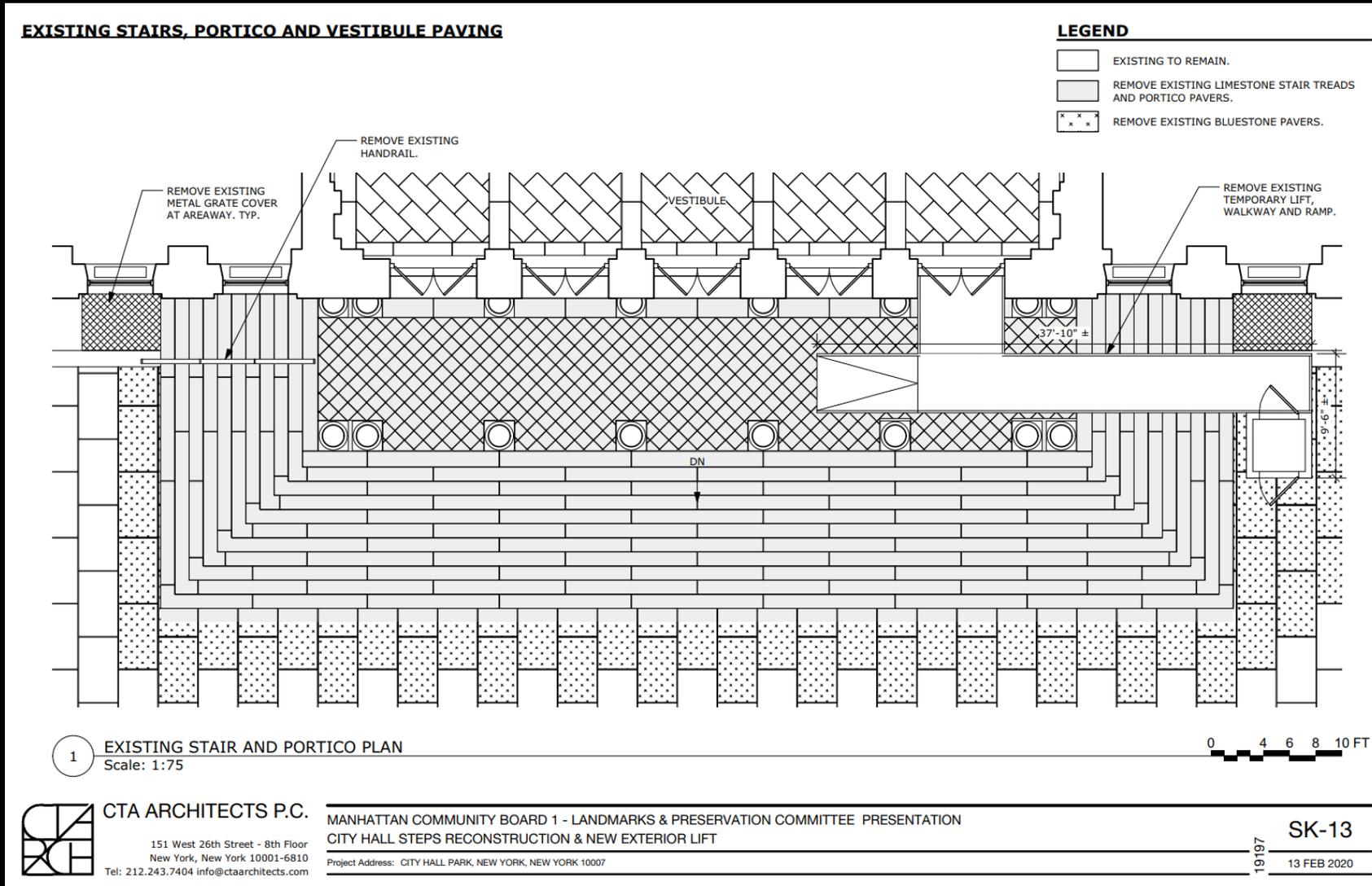
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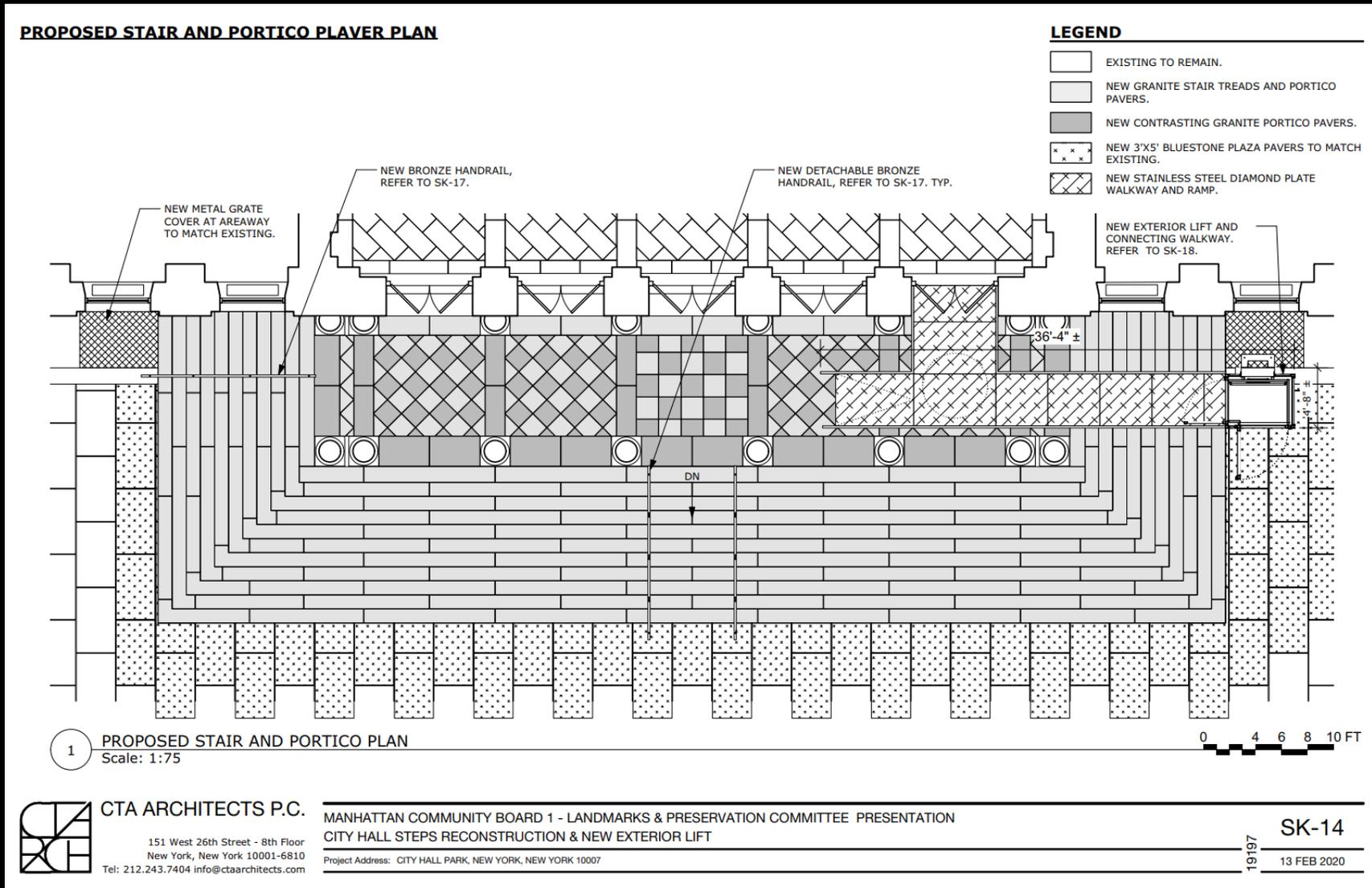
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13 FEB 2020

City Hall Park – City Hall Steps Existing Stairs



City Hall Park – City Hall Steps Proposed Stairs



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CITY HALL STEPS RECONSTRUCTION & NEW EXTERIOR LIFT

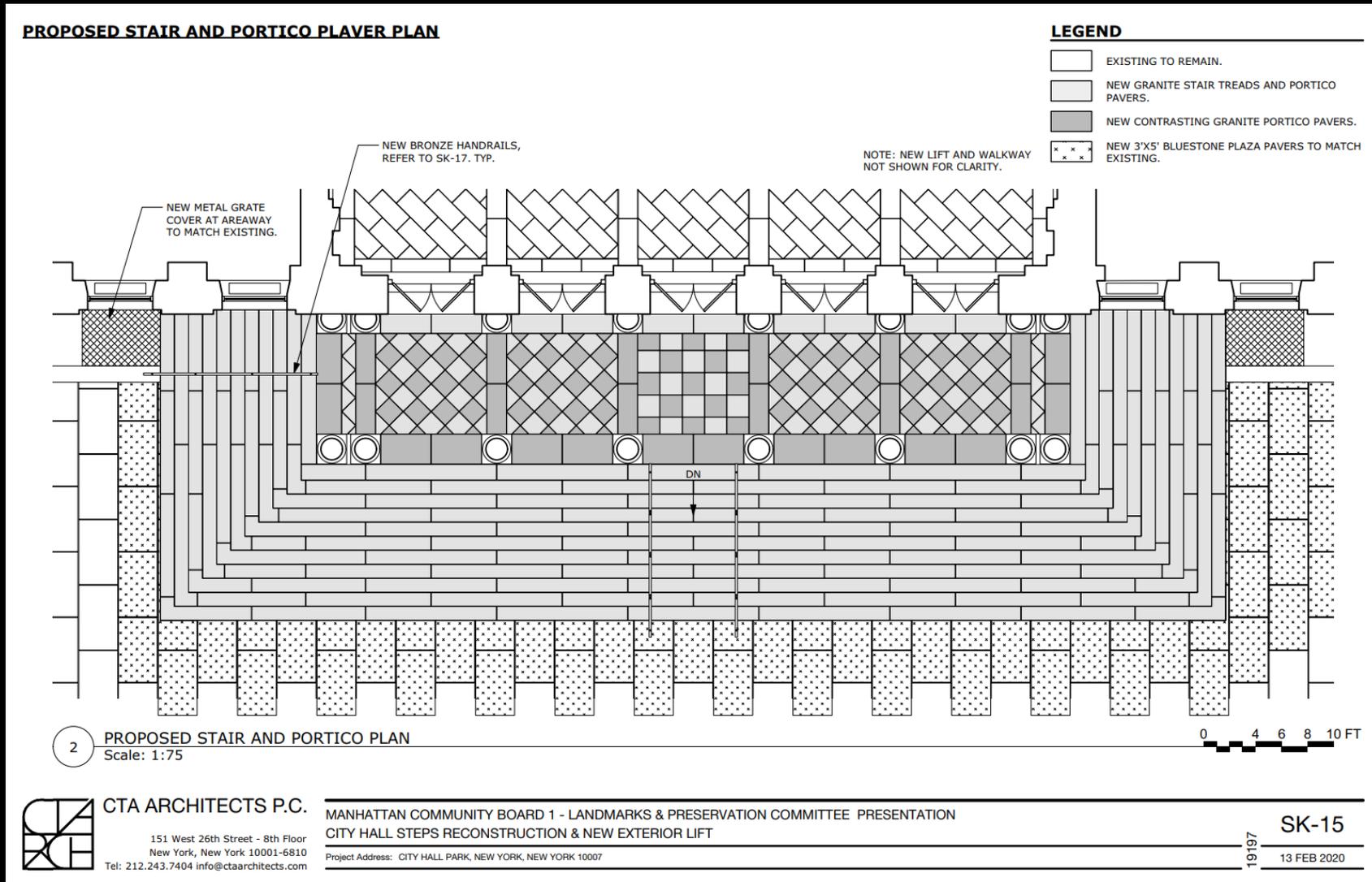
Project Address: CITY HALL PARK, NEW YORK, NEW YORK 10007

19197

SK-14

13 FEB 2020

City Hall Park – City Hall Steps Proposed Stairs, Cont'd.



City Hall Park – City Hall Steps Existing Handrails

HANDRAILS



OVERVIEW OF CITY HALL STEPS
SOURCE: NYC MUNICIPAL ARCHIVES COLLECTIONS
DATE: UNDATED, ~1960s



EXISTING BRONZE HANDRAIL AT THE WEST RETURN

NOTE HANDRAILS ALONG
CENTER OF STEPS.



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19197

SK-16

13 FEB 2020

City Hall Park – City Hall Steps Proposed Handrails

PROPOSED HANDRAILS

1 PROPOSED HANDRAIL ELEVATION
Scale: 3/8" = 1'-0"

2 PROPOSED DETACHABLE HANDRAIL ELEVATION
Scale: 3/8" = 1'-0"

3 DETACHABLE HANDRAIL COVER PLATE
NTS

4 DETACHABLE HANDRAIL COVER PLATE SECTION
Scale: 1 1/2" = 1'-0"

KEY PLAN
NTS

NEW BRONZE HANDRAIL COVER PLATE INSERTED INTO POST SLEEVE.

NEW METAL HANDRAIL POST SLEEVE AND BASE PLATE.

EXAMPLE OF BRONZE HANDRAIL SIMILIAR TO PROPOSED HANDRAIL

EXAMPLE OF PROPOSED HANDRAIL END VOLUTE

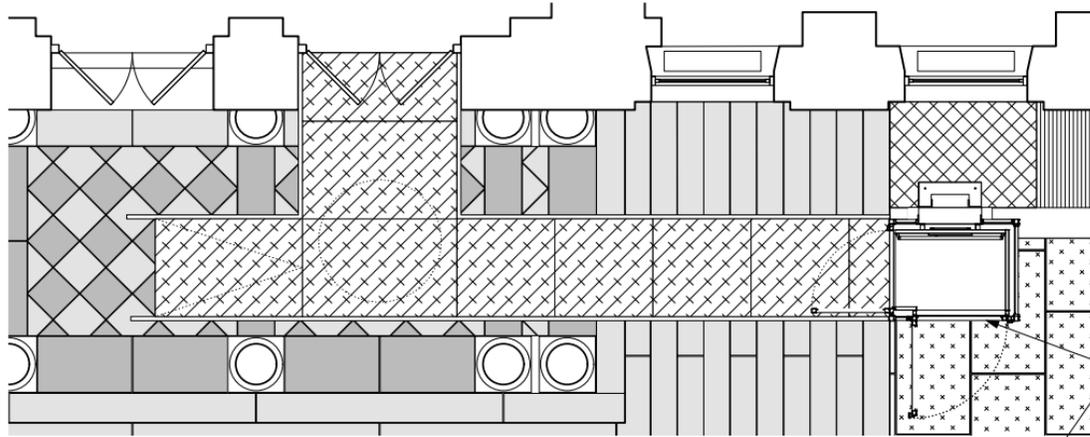
CTA ARCHITECTS P.C.
151 West 26th Street - 8th Floor
New York, New York 10001-6810
Tel: 212.243.7404 info@ctaarchitects.com

MANHATTAN COMMUNITY BOARD 1 - LANDMARKS & PRESERVATION COMMITTEE PRESENTATION
CITY HALL STEPS RECONSTRUCTION & NEW EXTERIOR LIFT
Project Address: CITY HALL PARK, NEW YORK, NEW YORK 10007

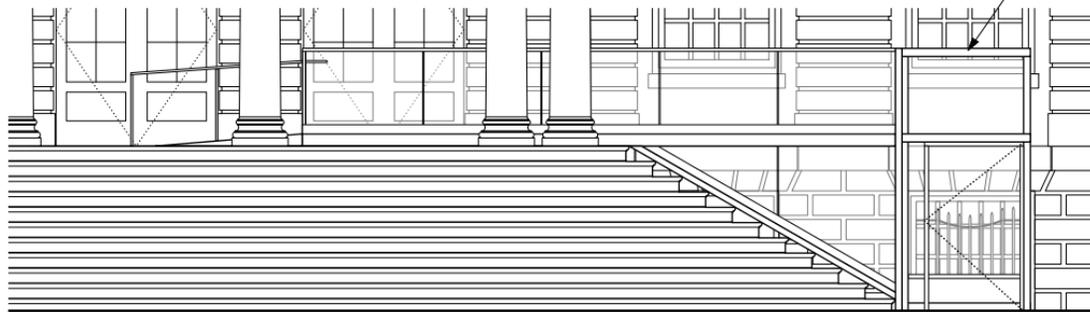
19197 SK-17
13 FEB 2020

City Hall Park – City Hall Steps Proposed Lift

PROPOSED LIFT, WALKWAY & RAMP



1 PROPOSED LIFT AND WALKWAY PLAN
Scale: 1:50



2 PROPOSED LIFT AND WALKWAY ELEVATION
Scale: 1:50

LEGEND

-  EXISTING TO REMAIN.
-  NEW GRANITE STAIR TREADS AND PORTICO PAVERS.
-  NEW CONTRASTING GRANITE PORTICO PAVERS.
-  NEW 3'X5' BLUESTONE PLAZA PAVERS TO MATCH EXISTING.
-  NEW METAL GRATE COVER OVER AREAWAY.
-  NEW STAINLESS STEEL DIAMOND PLATE WALKWAY AND RAMP.

NEW STAINLESS STEEL FRAME AND LAMINATED TEMPERED GLASS PANEL EXTERIOR LIFT, WALKWAY, AND RAMP. ALL STAINLESS STEEL FRAMING TO BE POWDER COATED TO MATCH COLOR OF EXISTING BUILDING FACADE.



EXAMPLE OF WALKWAY AND RAMP GLASS PANEL RAILING AND HANDRAIL.



EXAMPLE OF POWDER COATED STAINLESS STEEL FRAMED LIFT WITH CLEAR GLASS PANELS



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SK-18

13 FEB 2020

City Hall Park – City Hall Steps Existing Plaza Ramp

EXISTING PLAZA RAMP



EXISTING TEMPORARY METAL RAMP NEXT TO WROUGHT IRON LAMPOST AND RAILING TO REMAIN.



OVERVIEW OF EXISTING TEMPORARY METAL RAMP



EXISTING TEMPORARY METAL RAMP LANDING AT UPPER PLAZA



EXISTING TEMPORARY METAL RAMP ENTRANCE AT LOWER PLAZA



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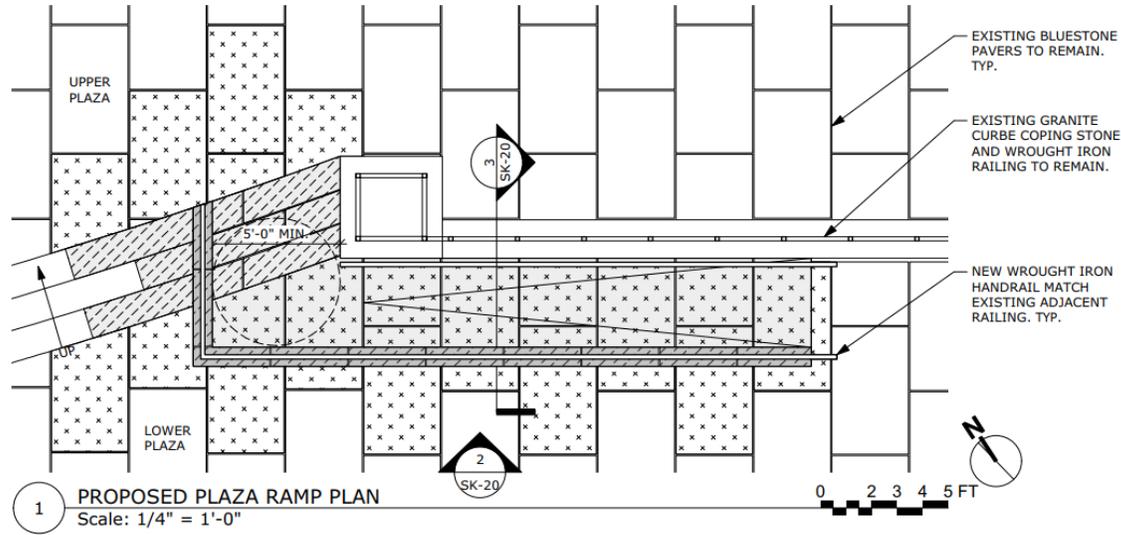
19197

SK-19

13 FEB 2020

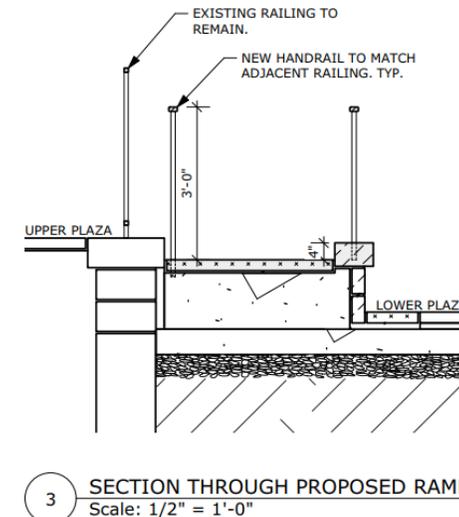
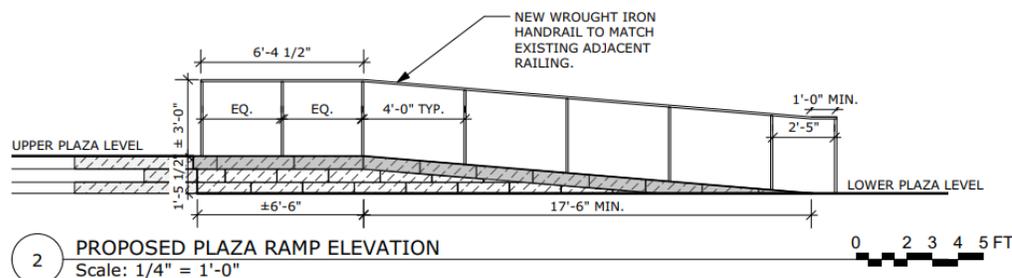
City Hall Park – City Hall Steps Proposed Plaza Ramp

PROPOSED PLAZA RAMP



LEGEND

- EXISTING TO REMAIN.
- NEW HALLOWELL GRANITE CURB WALL.
- NEW GRANITE STAIR TREADS TO MATCH EXISTING.
- NEW AMERICAN MIST GRANITE RAMP CURB.
- NEW 3'X5' BLUESTONE PLAZA PAVERS TO MATCH EXISTING.
- NEW BLUESTONE RAMP AND LANDING PAVERS TO MATCH EXISTING PLAZA PAVERS.



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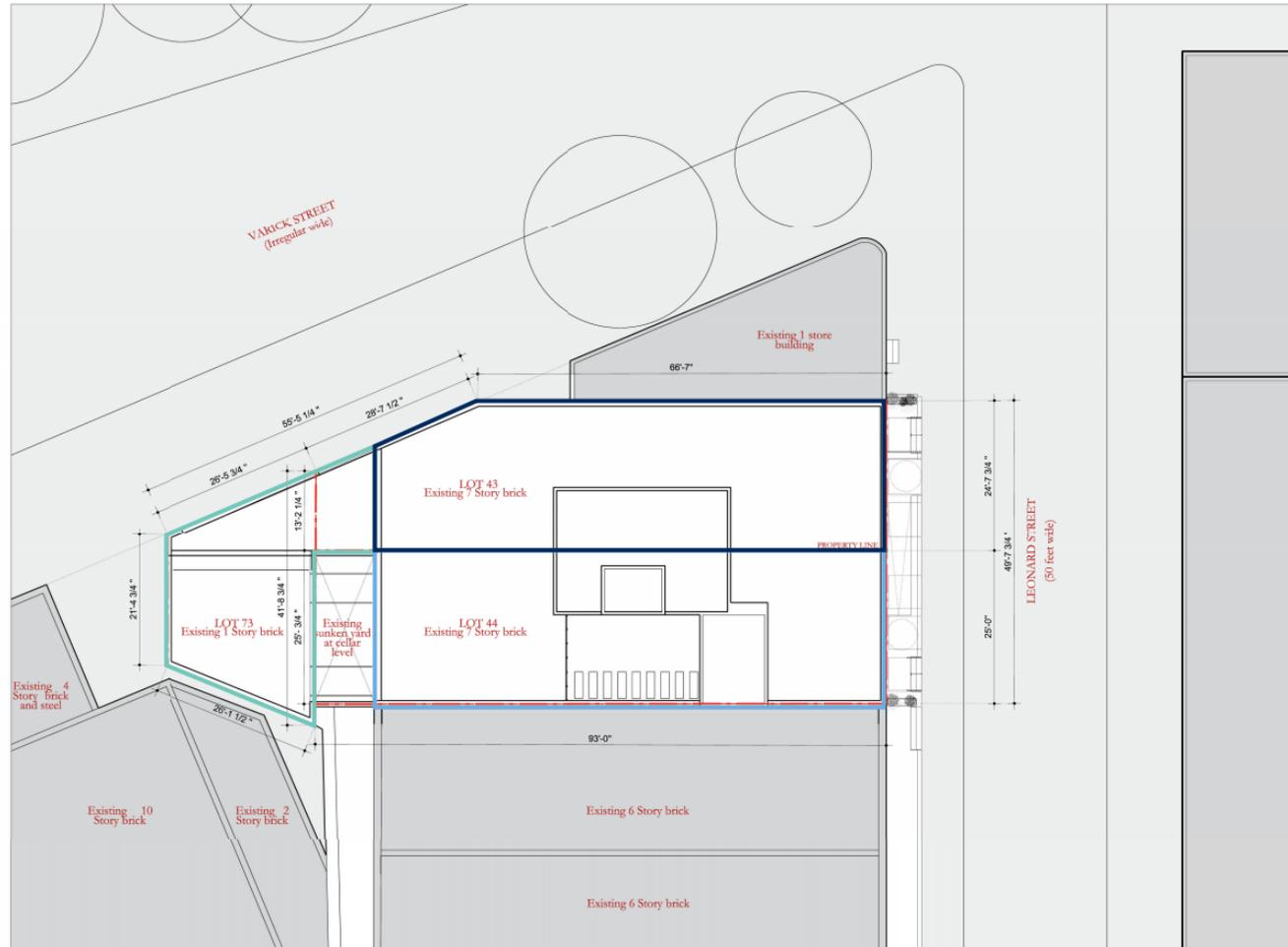
19197

SK-20

13 FEB 2020

29-31 Leonard Street – Site Plan

Site Plan



29-31 Leonard Street – Historical Conditions



29-31 Leonard Street – Historical Conditions



1940



1940

29-31 Leonard Street – Street View

Street view

05



View of Vatic Street looking South



View of Vatic Street looking North

29-31 Leonard Street – Street View

Street view

06



View of Finn Square and Varick Street looking west



View of Varick Street looking west

29-31 Leonard Street – Street View

Street view

08



View of Varick Street looking west



Front view of Varick Street

29-31 Leonard Street – Street View

Street view

07

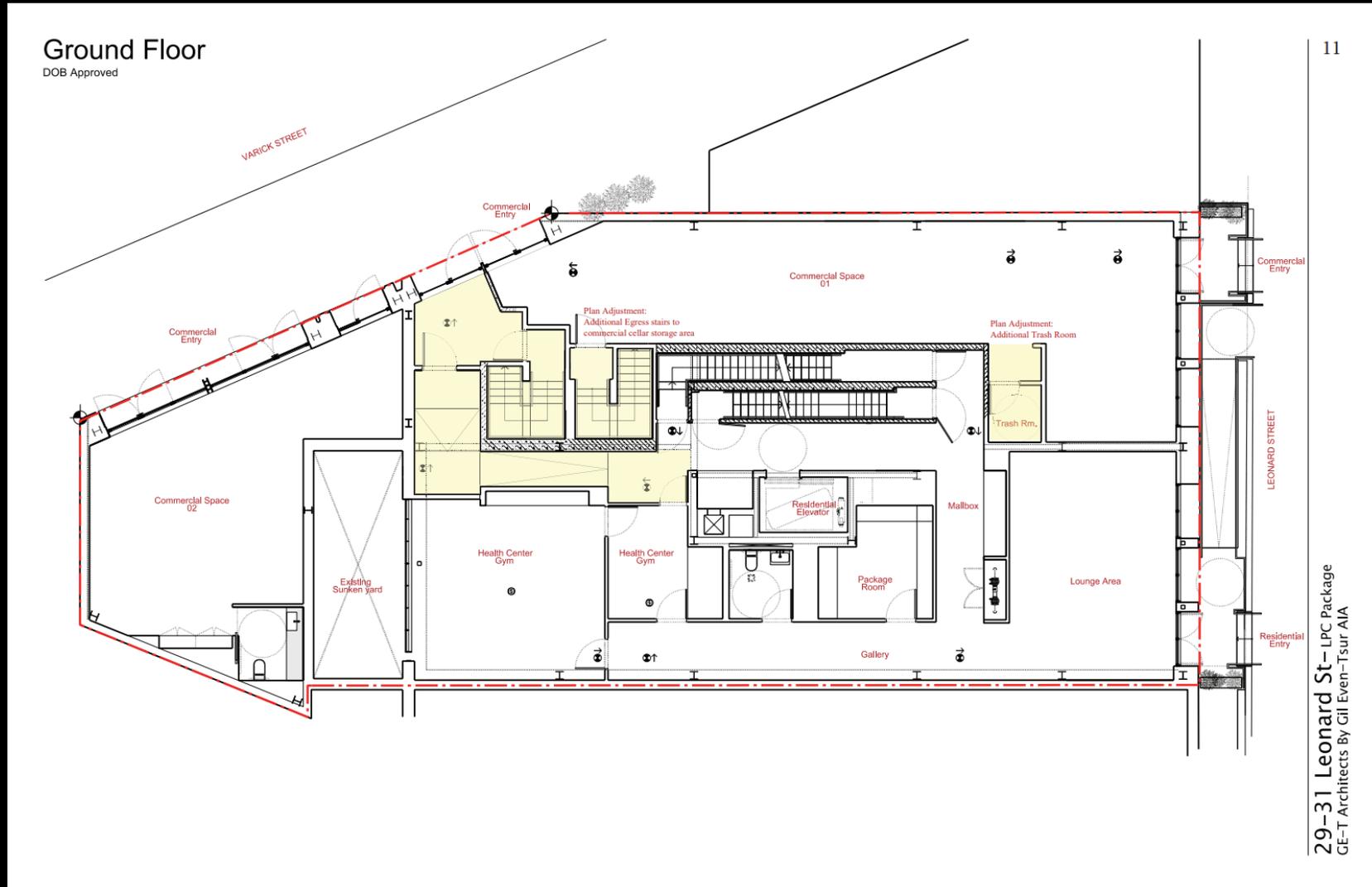


View of Leonard Street looking west

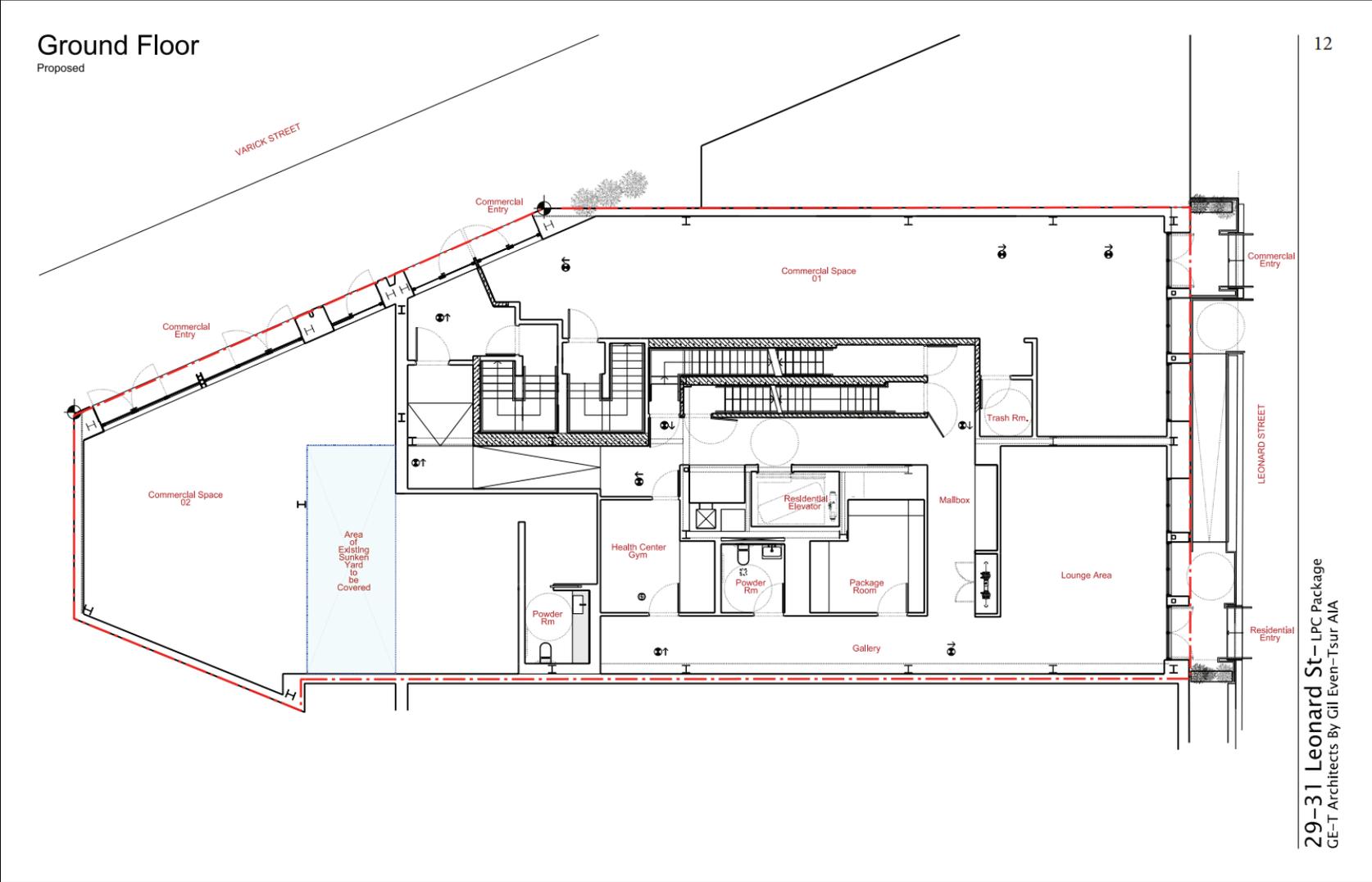


View of Leonard Street looking East

29-31 Leonard Street – Approved Ground Floor



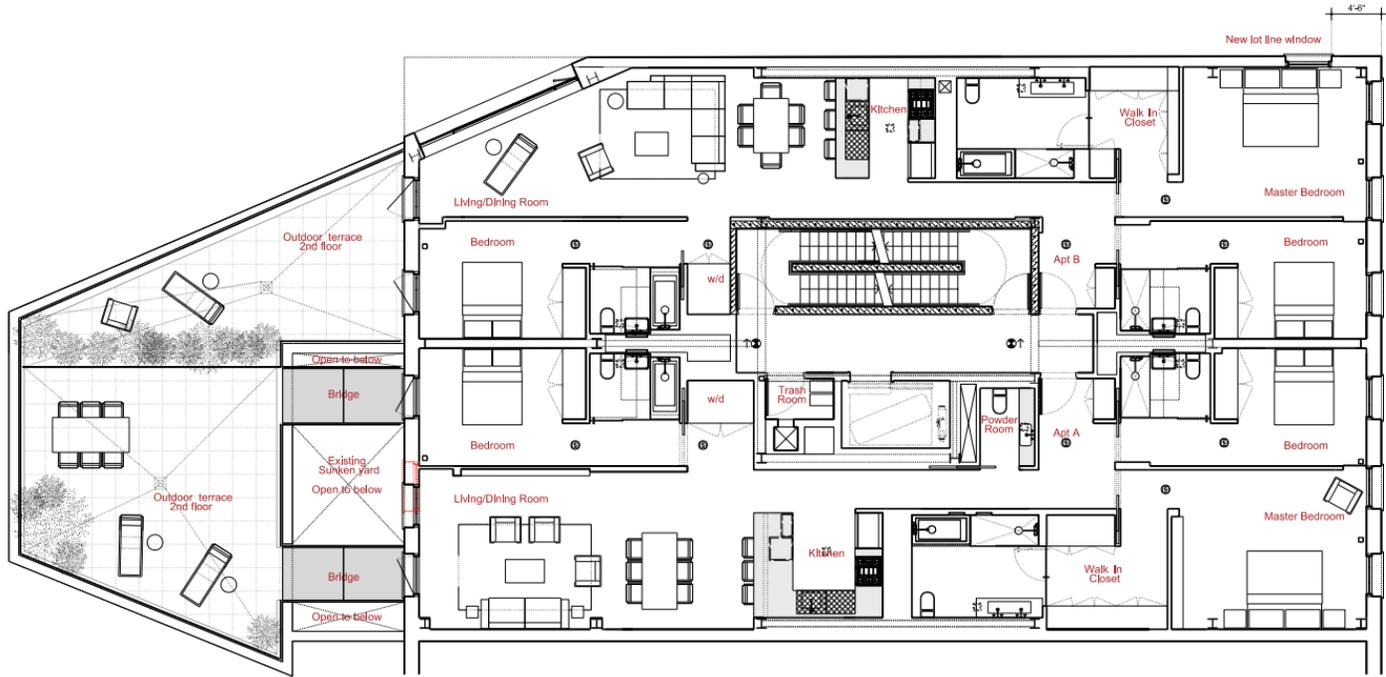
29-31 Leonard Street – Proposed Ground Floor



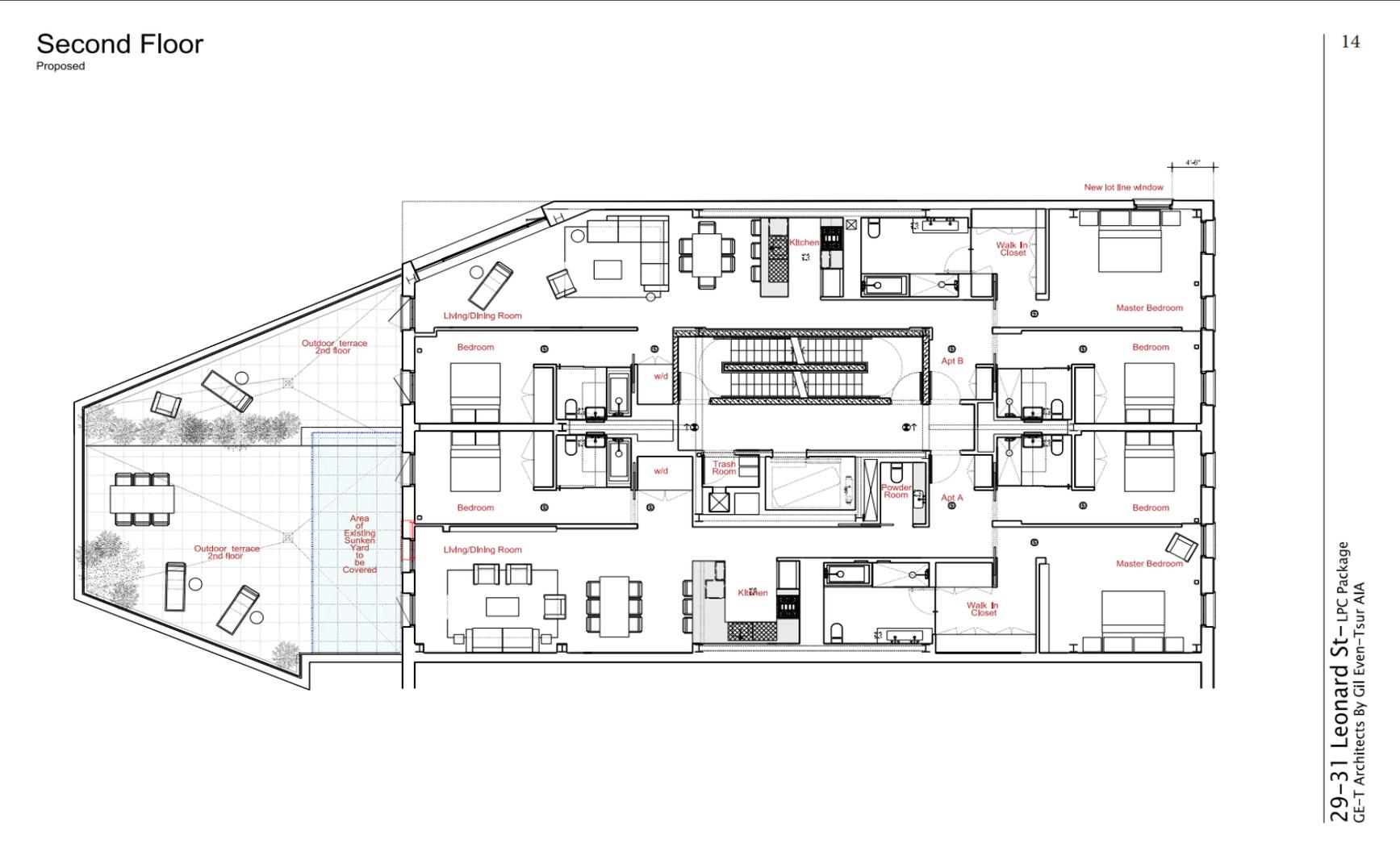
29-31 Leonard Street – Approved Second Floor

Second Floor

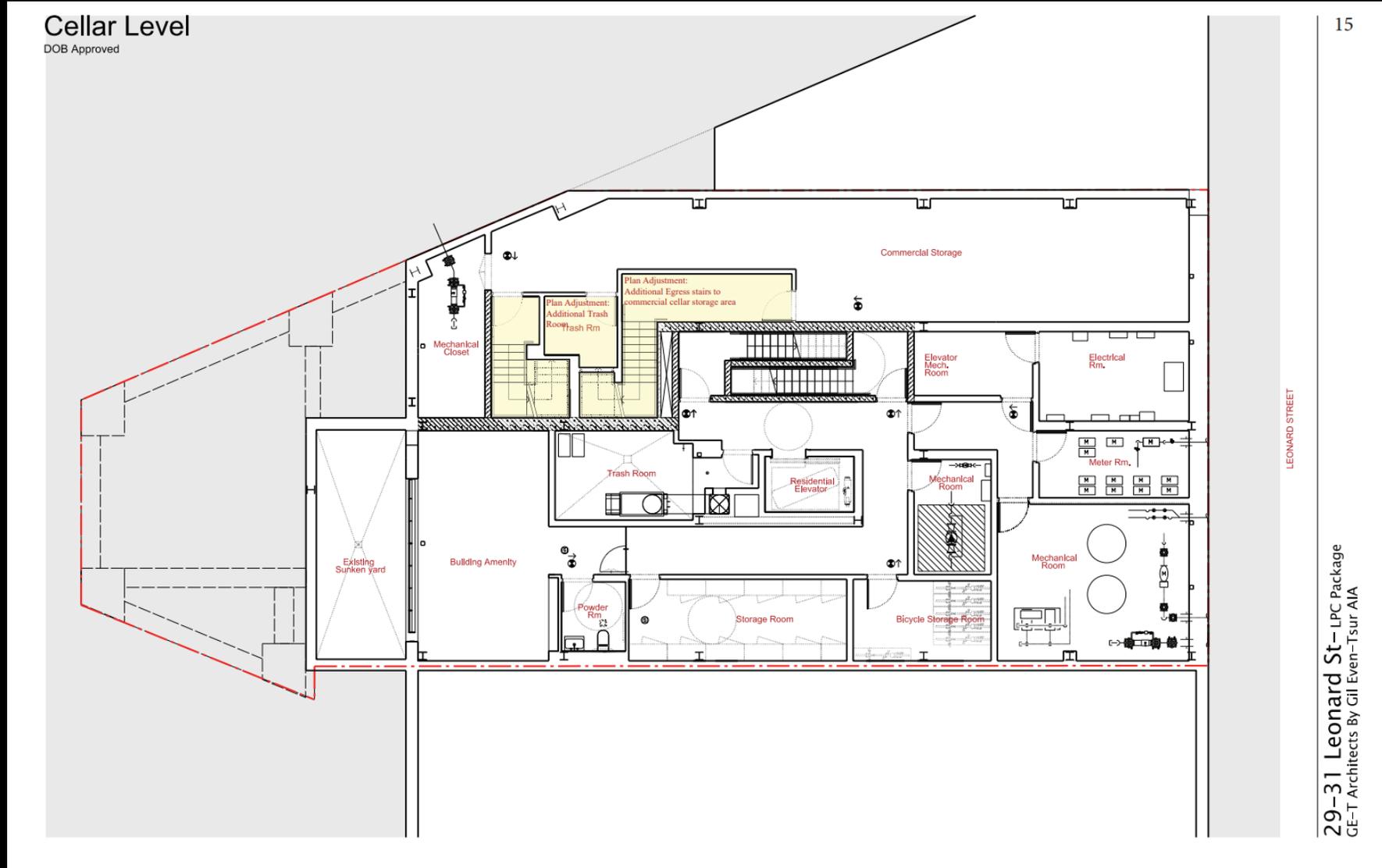
DOB Approved



29-31 Leonard Street – Proposed Second Floor

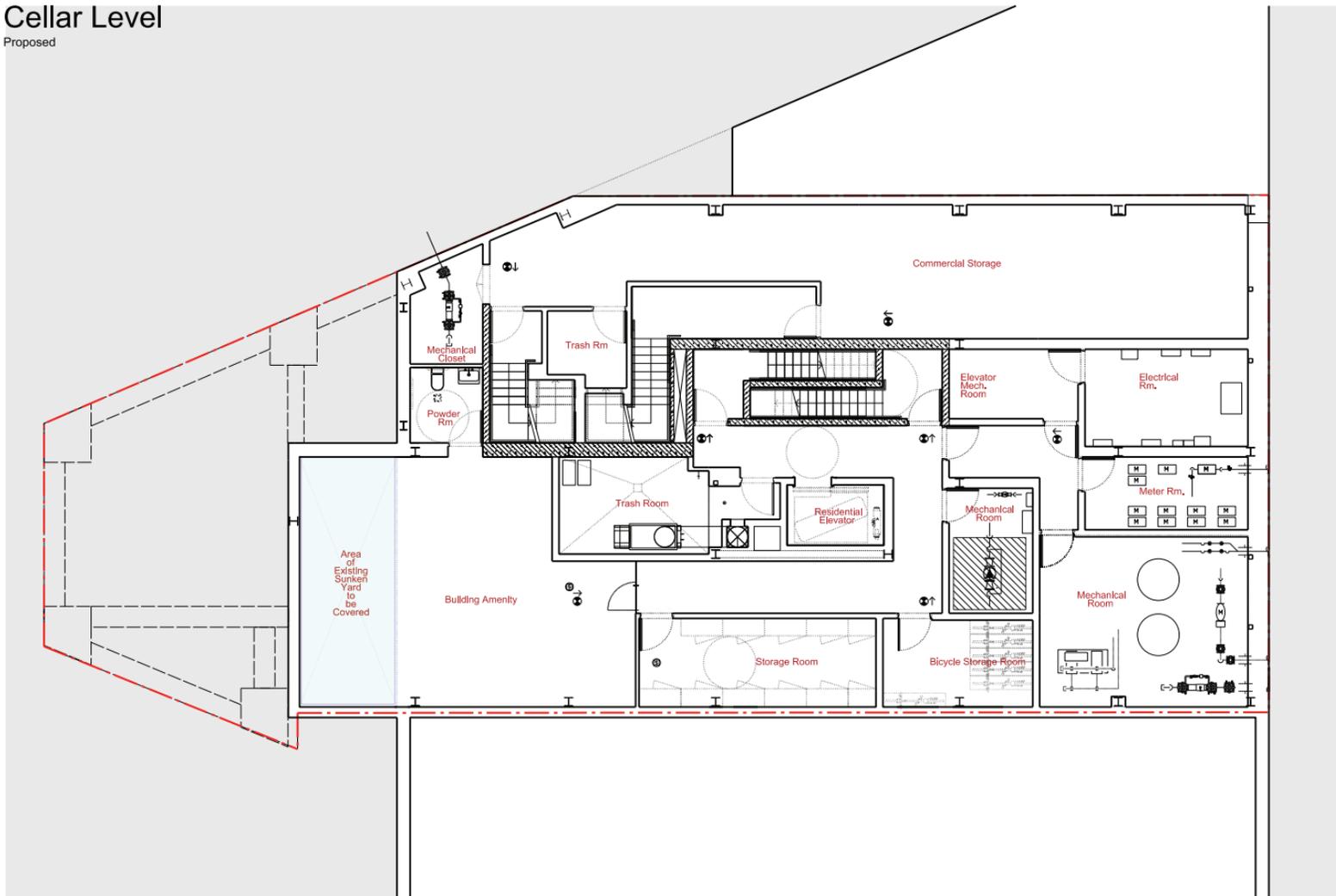


29-31 Leonard Street – Approved Cellar Floor



29-31 Leonard Street – Proposed Cellar Floor

Cellar Level
Proposed



16

29-31 Leonard St – LPC Package
GE-T Architects By Gil Even-Tsur AIA

29-31 Leonard Street – Approved North Elevation

North Elevation

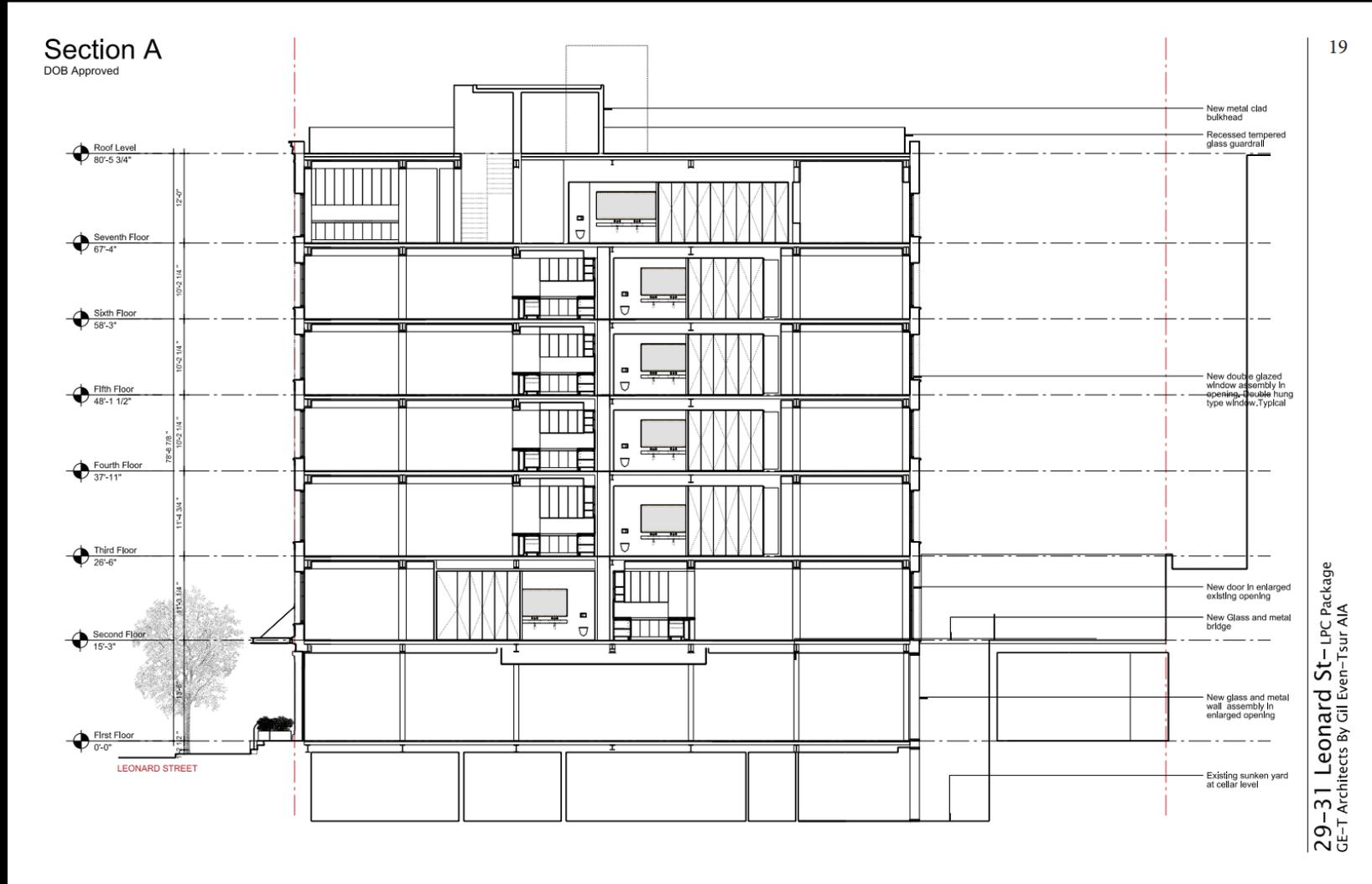
DOB Approved



29-31 Leonard Street – Proposed North Elevation



29-31 Leonard Street – Approved Section A



20 Harrison Street – Historic Conditions

Tax Photos
1940's



20 Harrison Street
Window Replacement



Community Board + LPC Presentation

Tax Photo 1980's



30 January 2020

20 Harrison Street – Historic Conditions

Owner's Photos From Date of Purchase 1983



20 Harrison Street
Window Replacement



30 January 2020
3

20 Harrison Street – Historic Conditions

Owner's Photos From Date of Purchase 1983



20 Harrison Street
Window Replacement



30 January 2020
3

20 Harrison Street – Existing Conditions

Existing Photos
January 2020



20 Harrison Street
Window Replacement

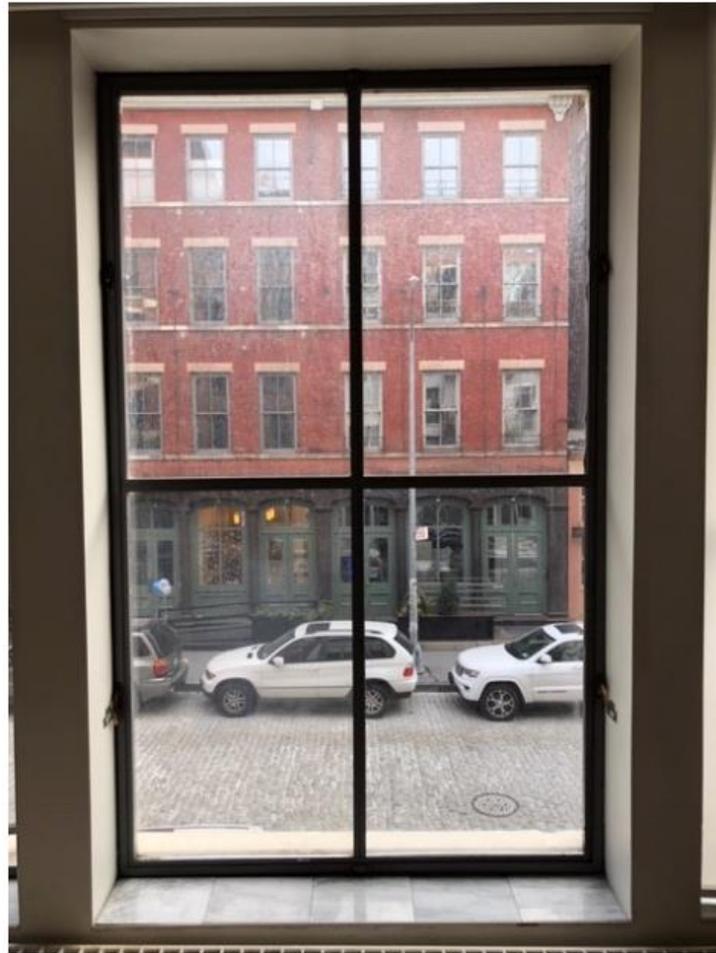
Community Board + LPC Presentation

30 January 2020

20 Harrison Street – Existing Conditions

Existing Photos
January 2020

Steel Windows
with Minimal
Frame and No
Brick Mold



20 Harrison Street
Window Replacement

Community Board + LPC Presentation

30 January 2020

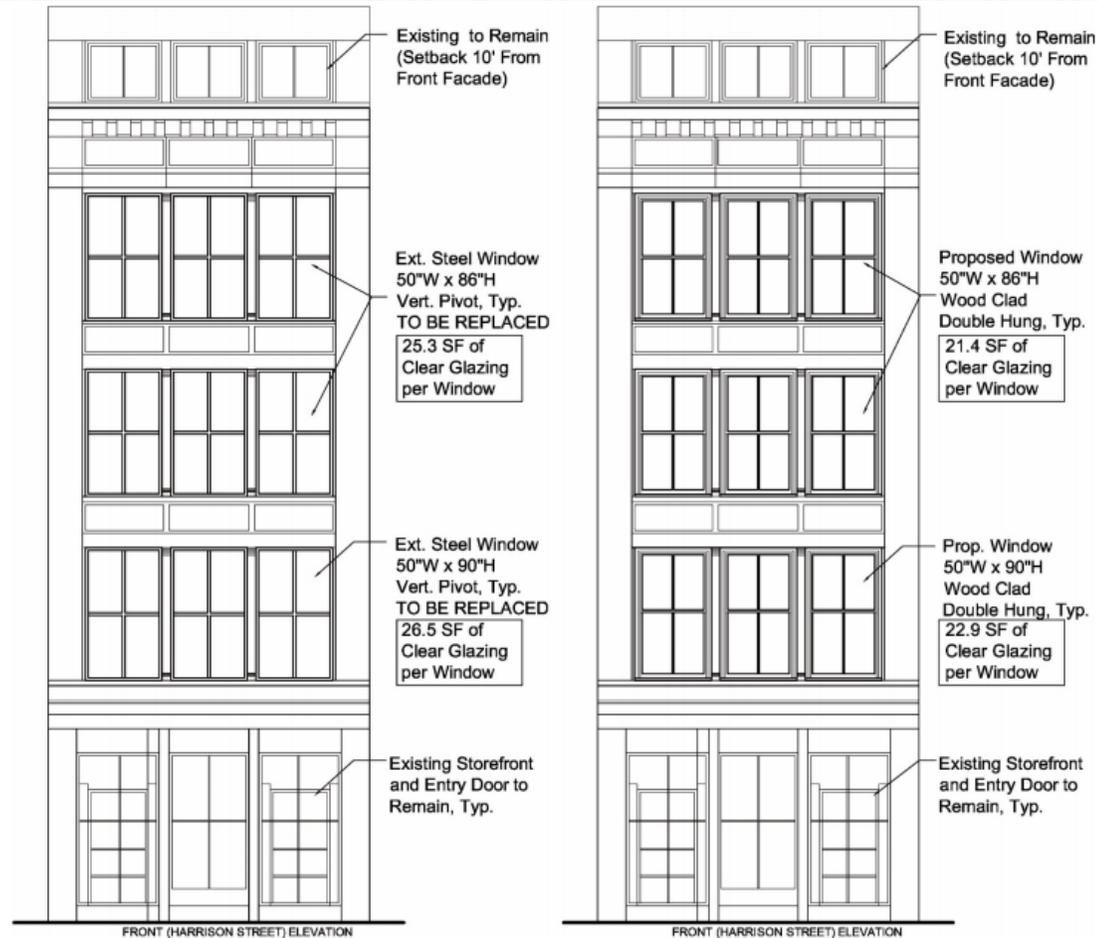
20 Harrison Street – Existing Conditions

Existing Photos
January 2020



Steel Windows
with Minimal
Frame and No
Brick Mold

20 Harrison Street – Existing & Proposed Façade



20 Harrison Street
Window Replacement

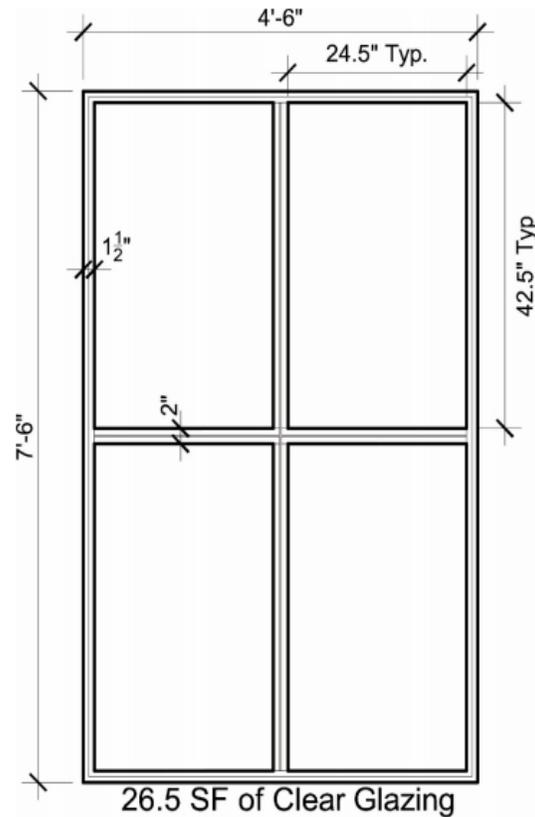
Existing Façade

Proposed Façade (New Windows Only)

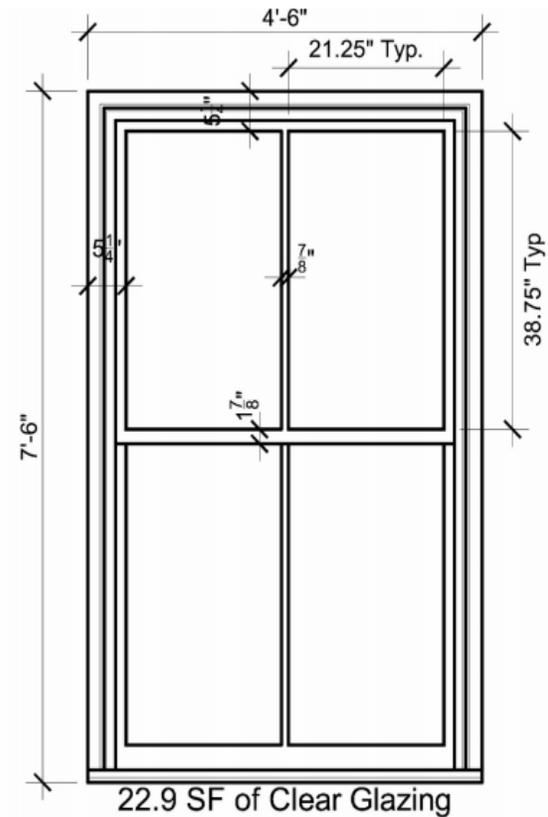
Community Board + LPC Presentation

30 January 2020

20 Harrison Street – Existing & Proposed Window

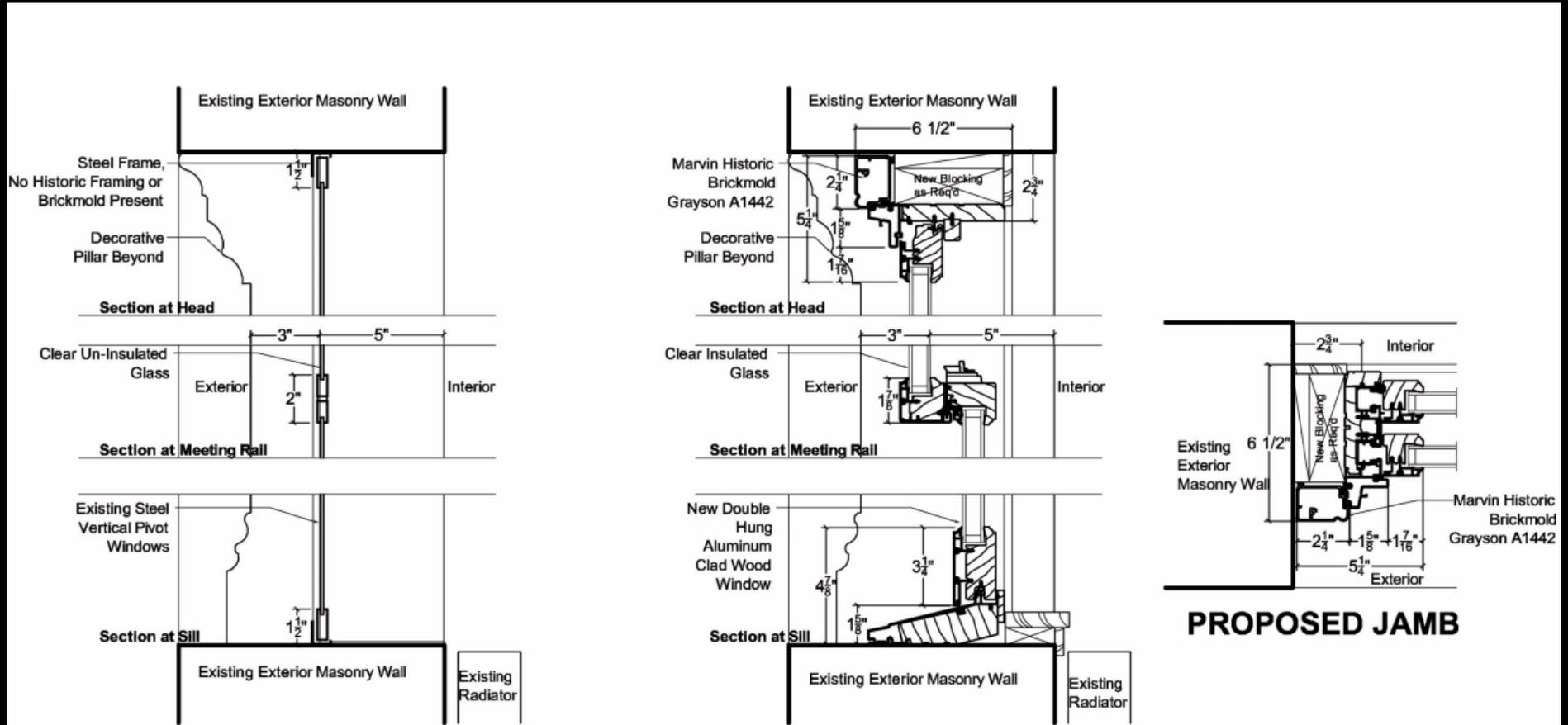


Typical Existing Window:
Steel Frame Single Pane Vertical
Pivot Window, Painted Light Grey
No Brickmold.



Typical Proposed Window:
Aluminum Clad Wood Double Hung
Window, Ext. Color 'Cadet Grey',
Brickmold to Match Historically

20 Harrison Street – Proposed Jamb



120 Broadway – Historic Conditions



NYC Public Library Collection



1940 Tax photo



Designation Report Photo

120 Broadway – Historic Conditions, Cont'd.



NYC Public Library Collection



NYC Public Library Collection



Designation Report Photo

120 Broadway – Historic Conditions, Cont'd.



NYC Public Library Collection



NYC Public Library Collection



Designation Report Photo

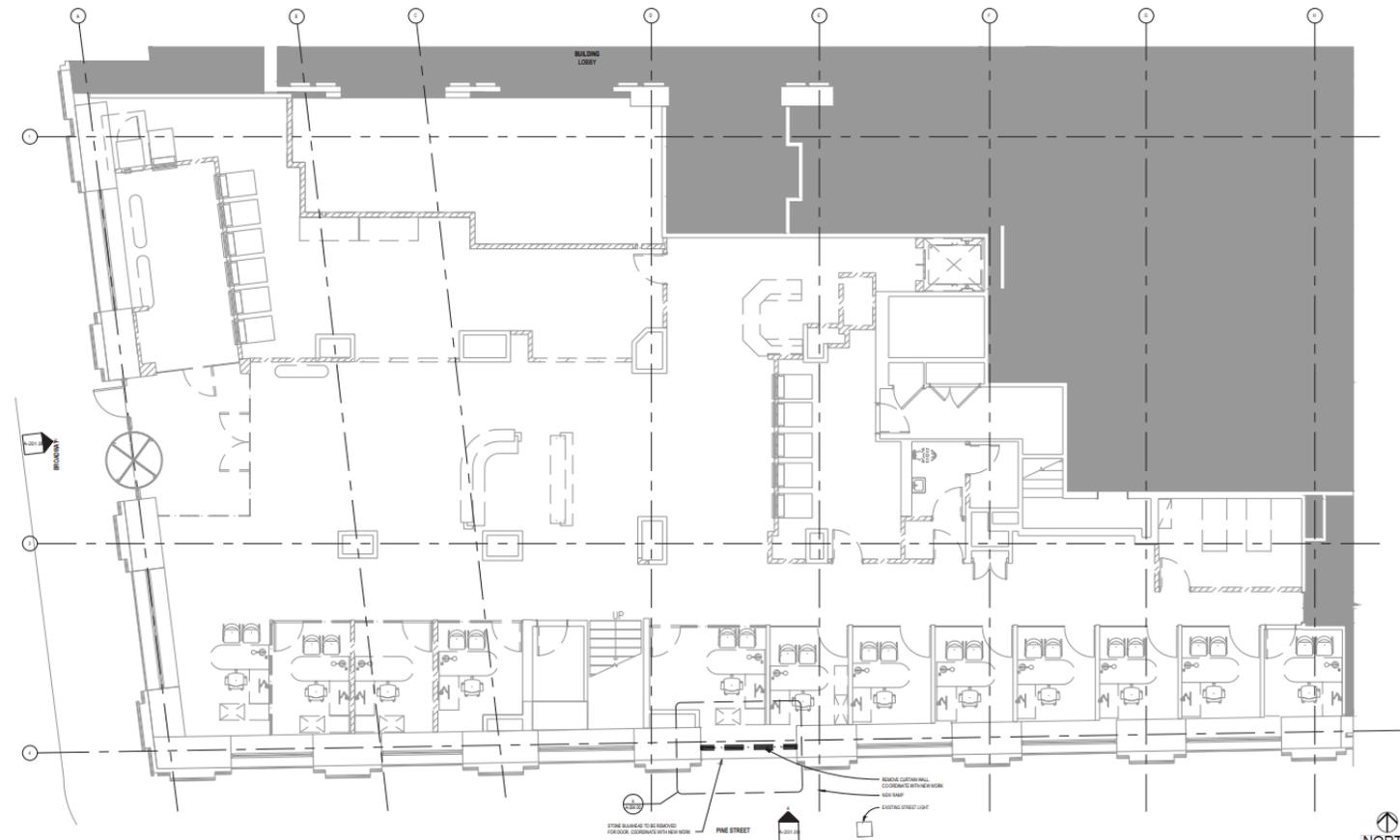
120 Broadway – Existing Conditions



120 Broadway – Existing Conditions, Cont'd.



120 Broadway – Existing Ground Floor



P + K
S + B

CALLISONRTKL



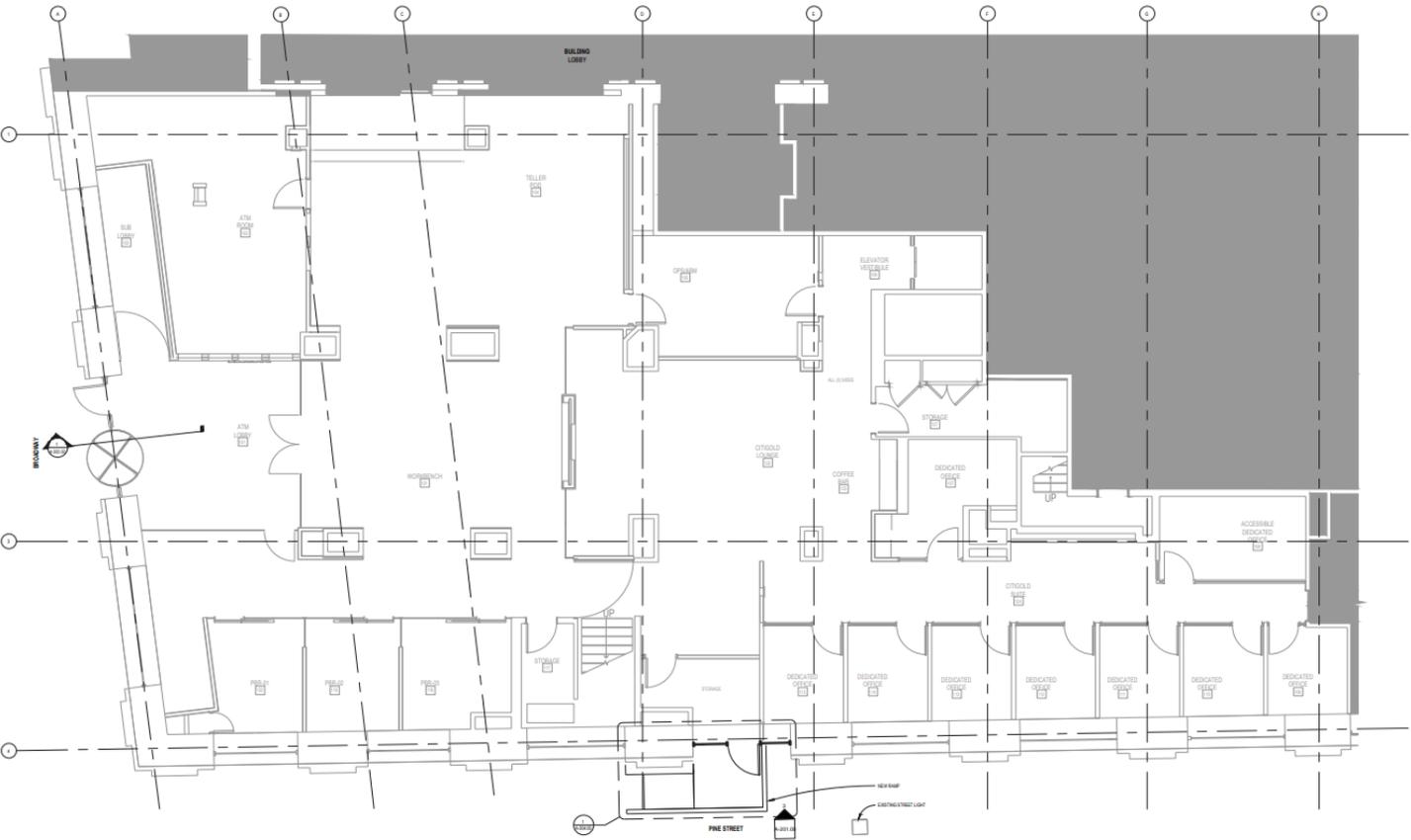
GROUND FLOOR - DEMOLITION PLAN
120 Broadway



8

February 11th, 2020

120 Broadway – Proposed Ground Floor



P
+
S

K
B

CALLISONRTKL



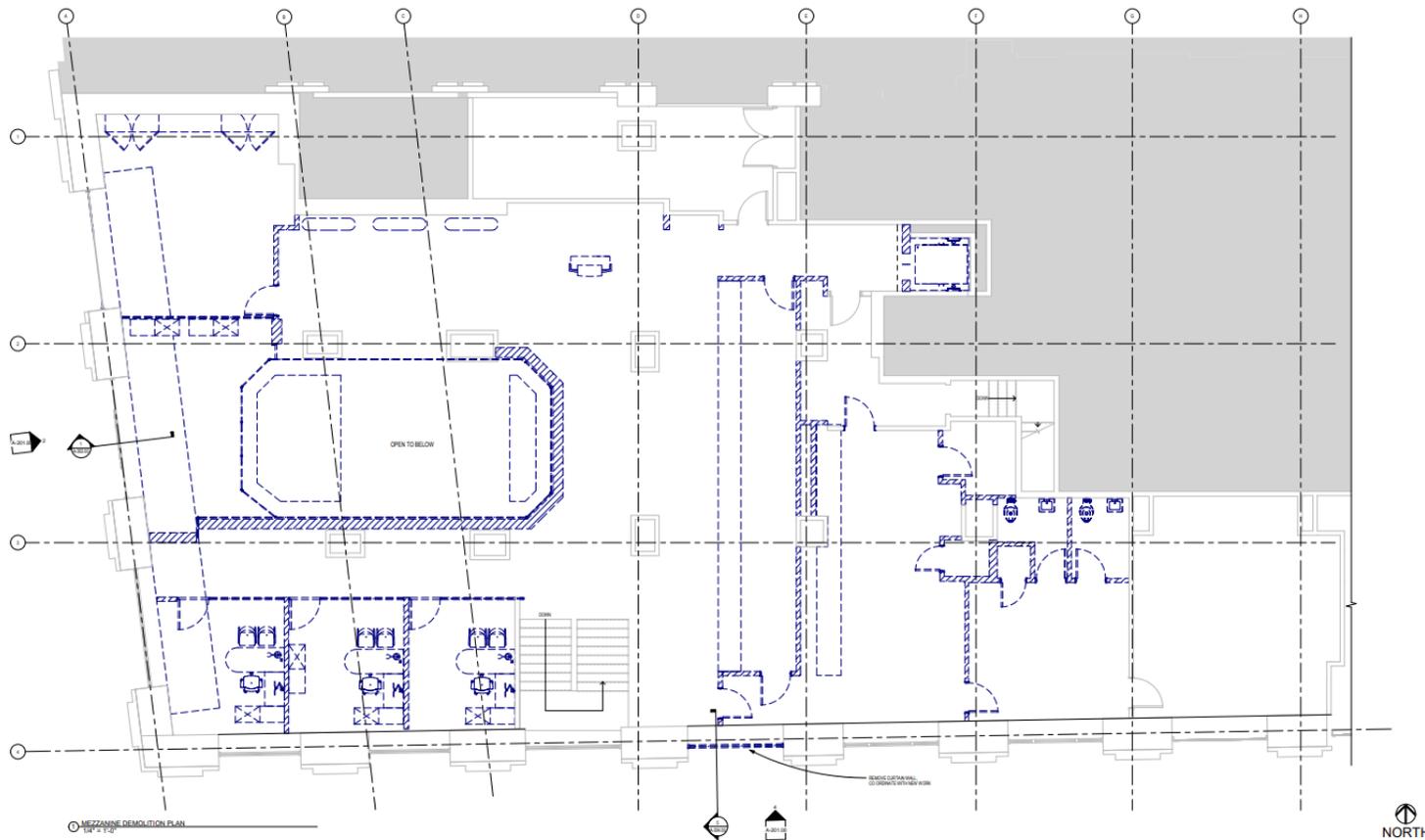
GROUND FLOOR - PROPOSED PLAN
120 Broadway



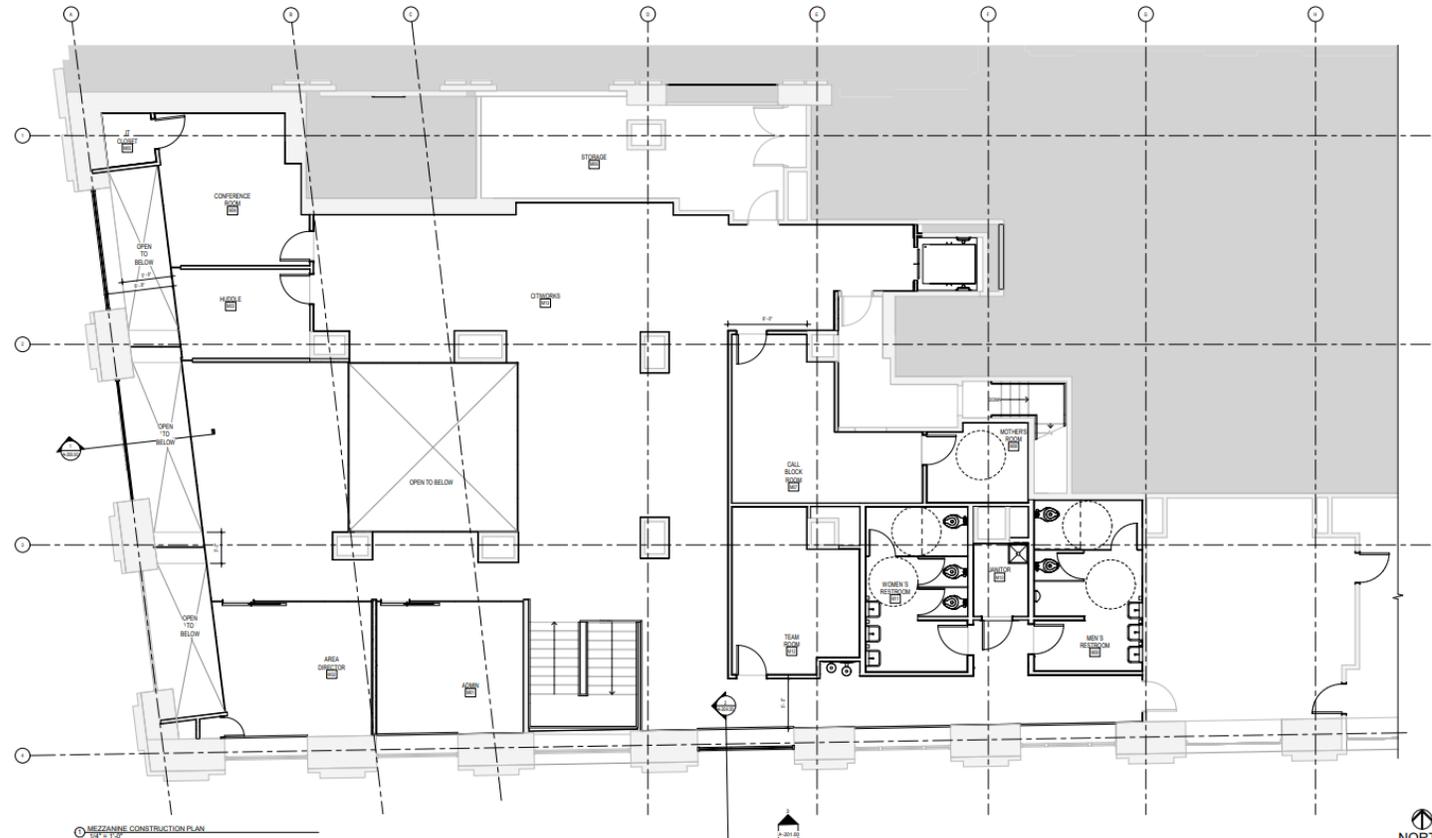
10

February 11th, 2020

120 Broadway – Existing Mezzanine



120 Broadway – Proposed Mezzanine



MEZZANINE CONSTRUCTION PLAN

P
+
S

K
B

CALLISONRTKL



MEZZANINE - PROPOSED PLAN

120 Broadway



NORTH

11

February 11th, 2020

120 Broadway – Pine St Existing Elevation



Existing Frosted Glass
Film To Be Replaced

Existing Window to
be removed

----- Scope of Work

120 Broadway – Pine St Proposed Elevation



120 Broadway – Pine St Existing & Proposed Bay D



Existing



Proposed

Manhattan Community Board 1

Committee Reports

Environmental Protection

A. Blank

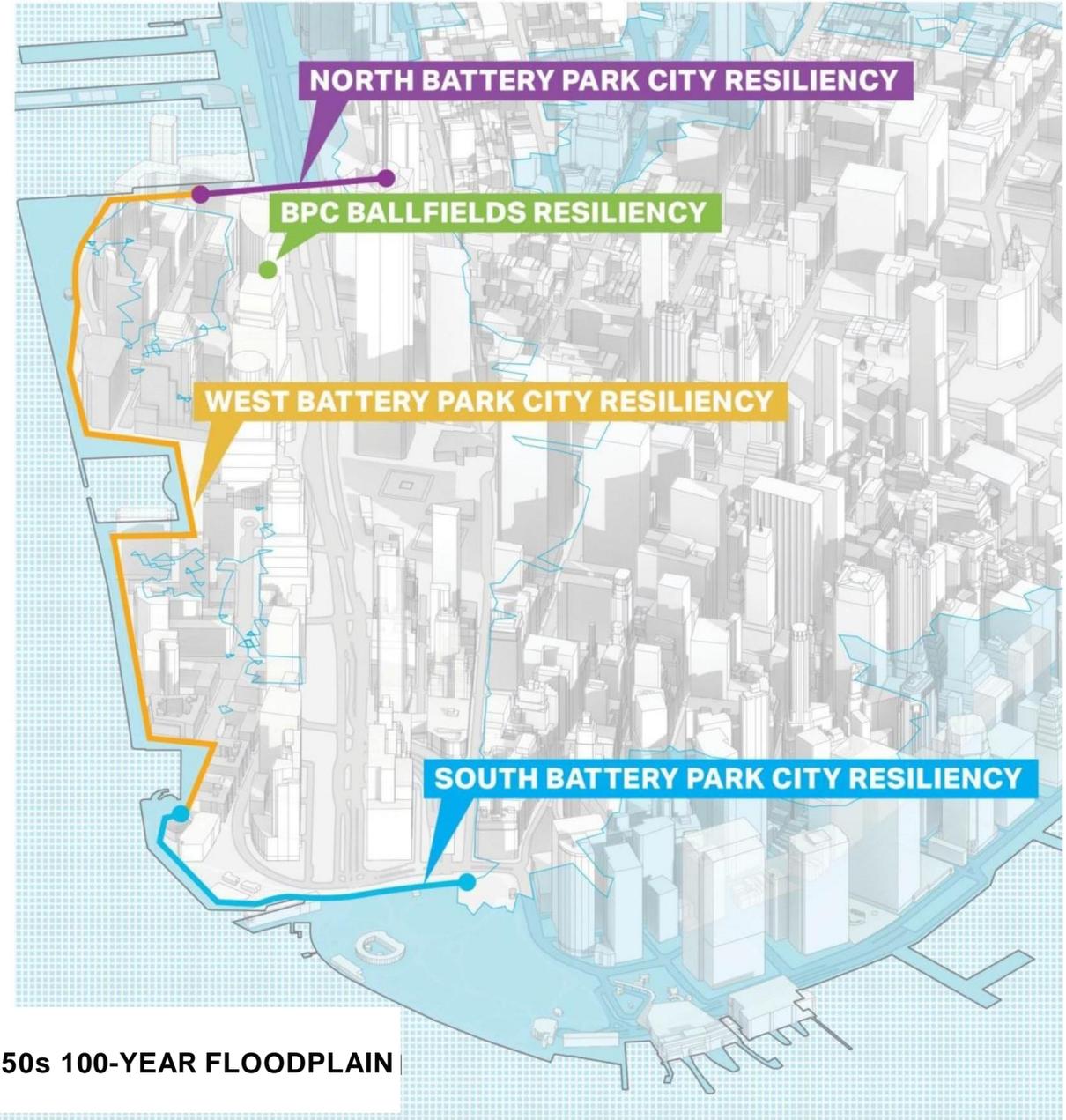
- 1) South Battery Park City Resiliency (Including The Battery, Pier A, Wagner Park & Museum of Jewish Heritage – Resolution



SOUTH BATTERY PARK CITY RESILIENCY PROJECT

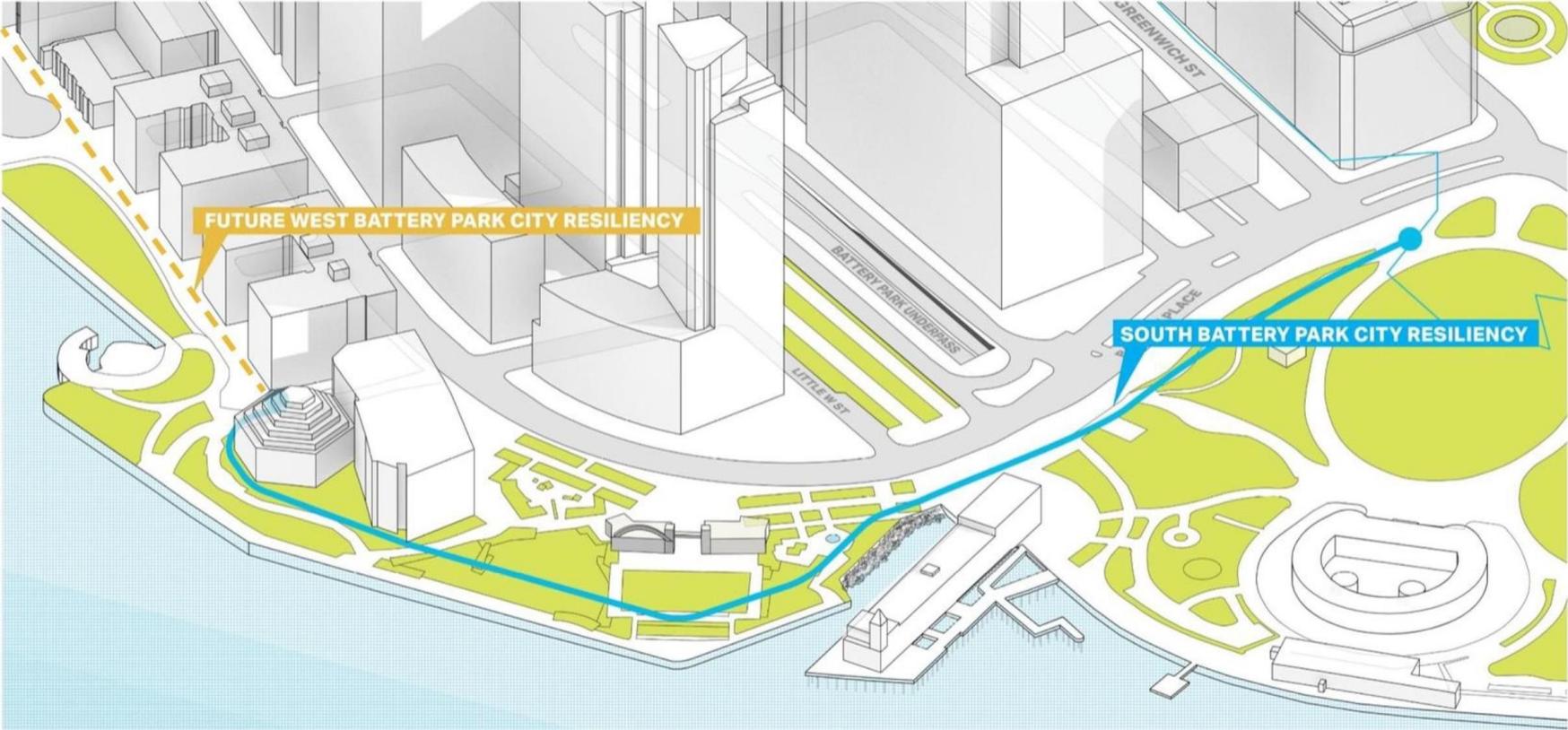
Public Meeting 4

January 15th, 2020

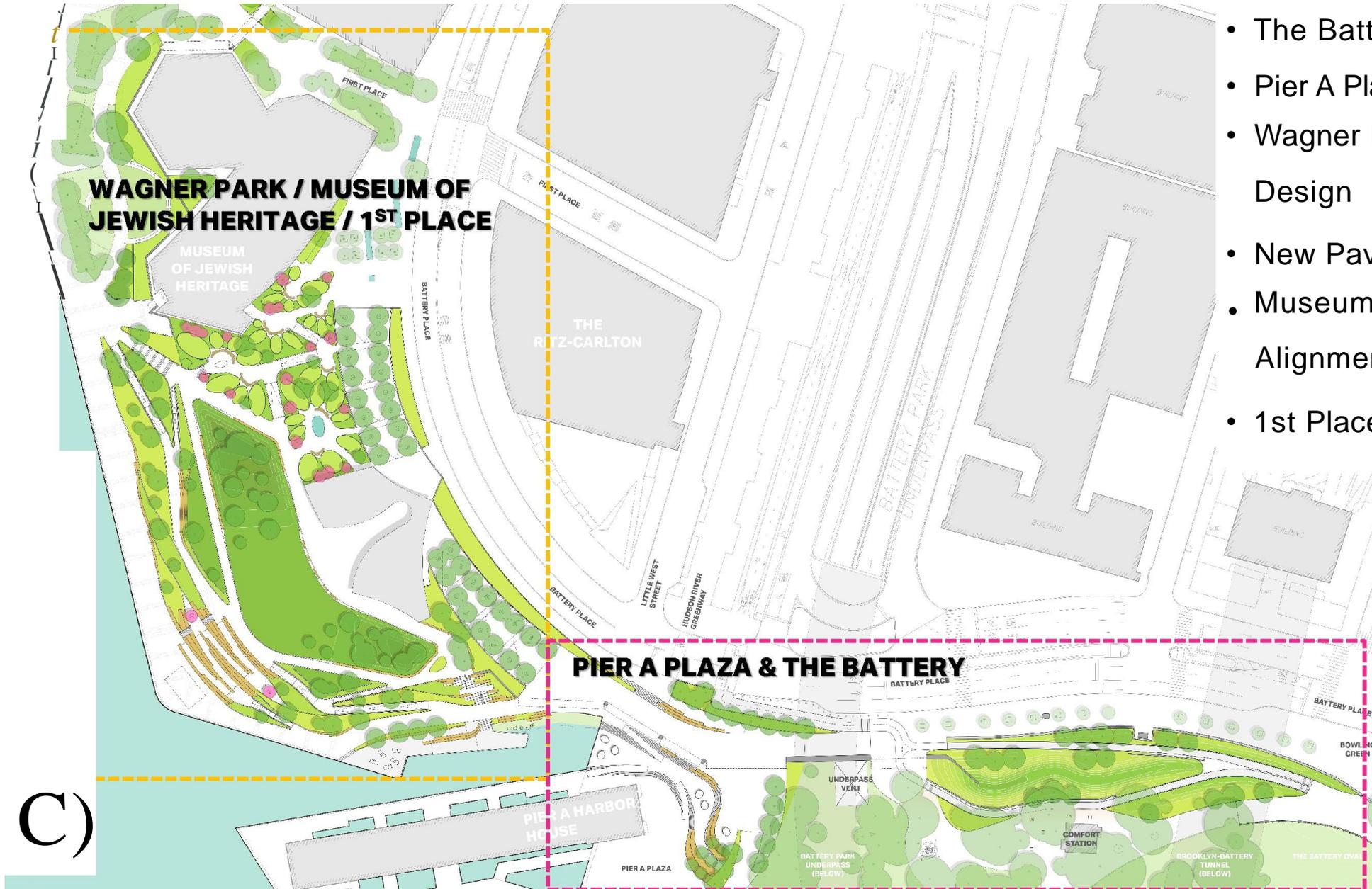


TODAY | LOTS OF DESIGN TO COVER

- 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



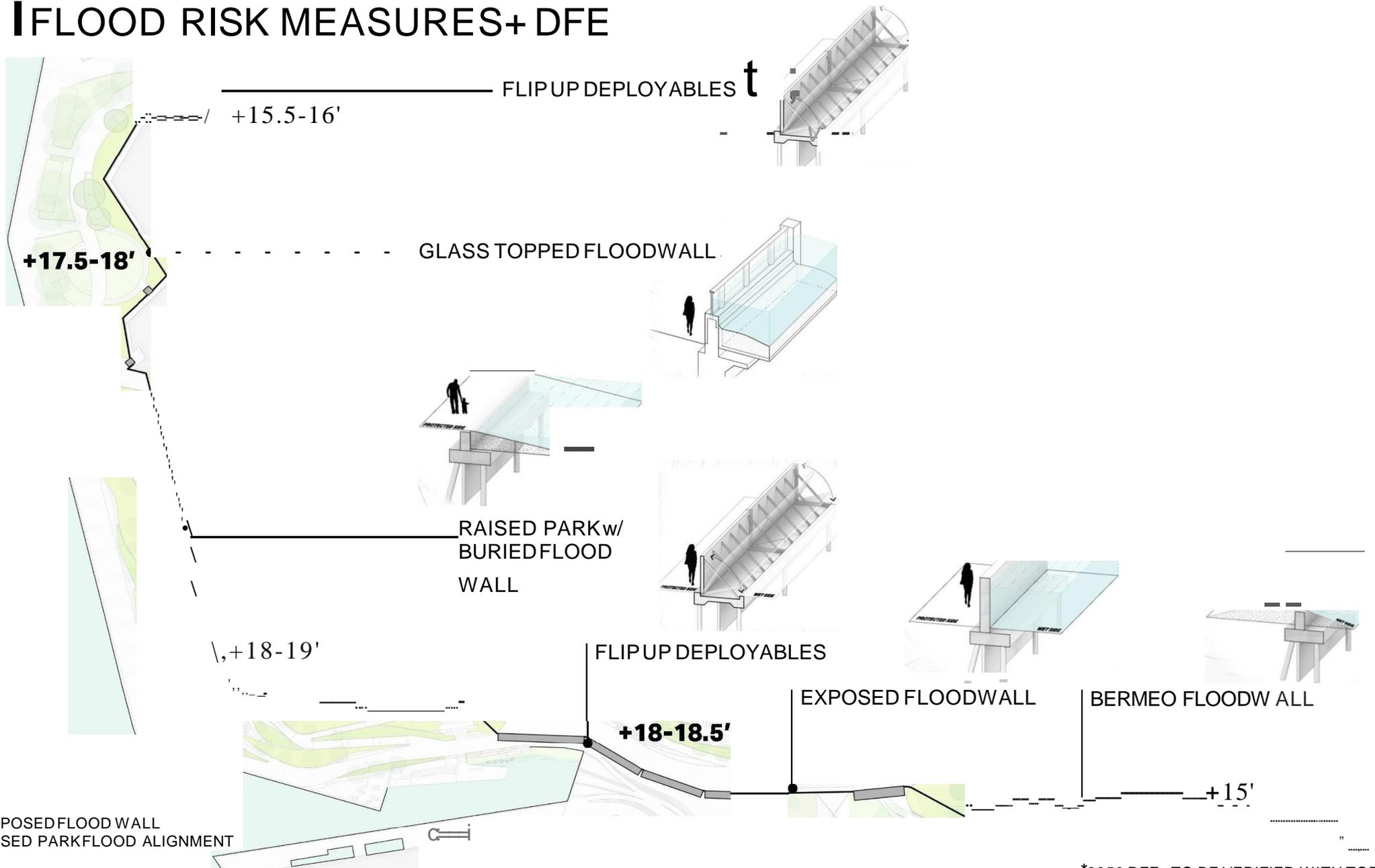
PROJECT DESIGN UPDATE | OVERALL SITE



- 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

C)

THE SITE | FLOOD RISK MEASURES+ DFE



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.



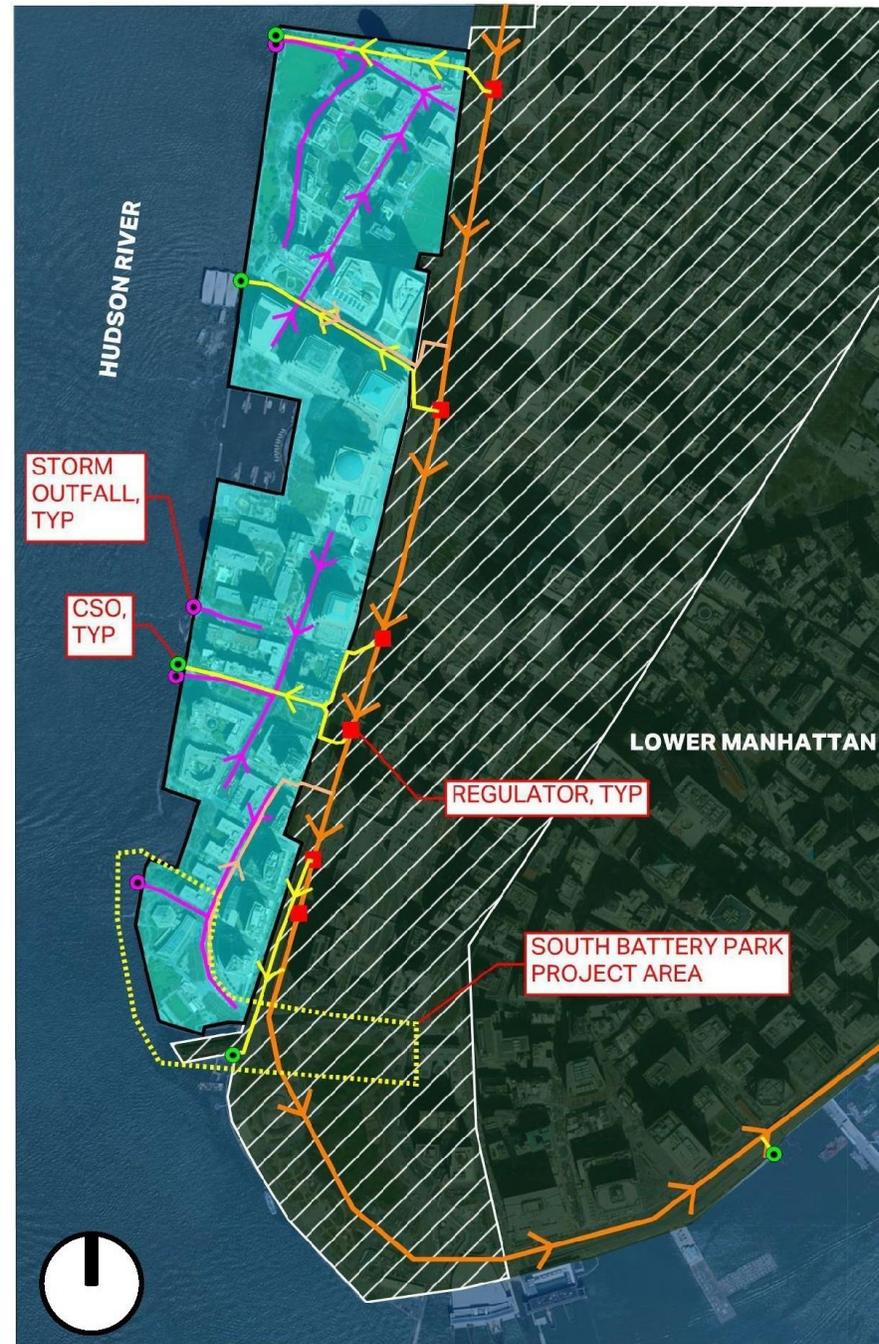
CARBON
CERTIFICATION



INTERIOR DRAINAGE EXISTING SYSTEM OVERVIEW

LEGEND

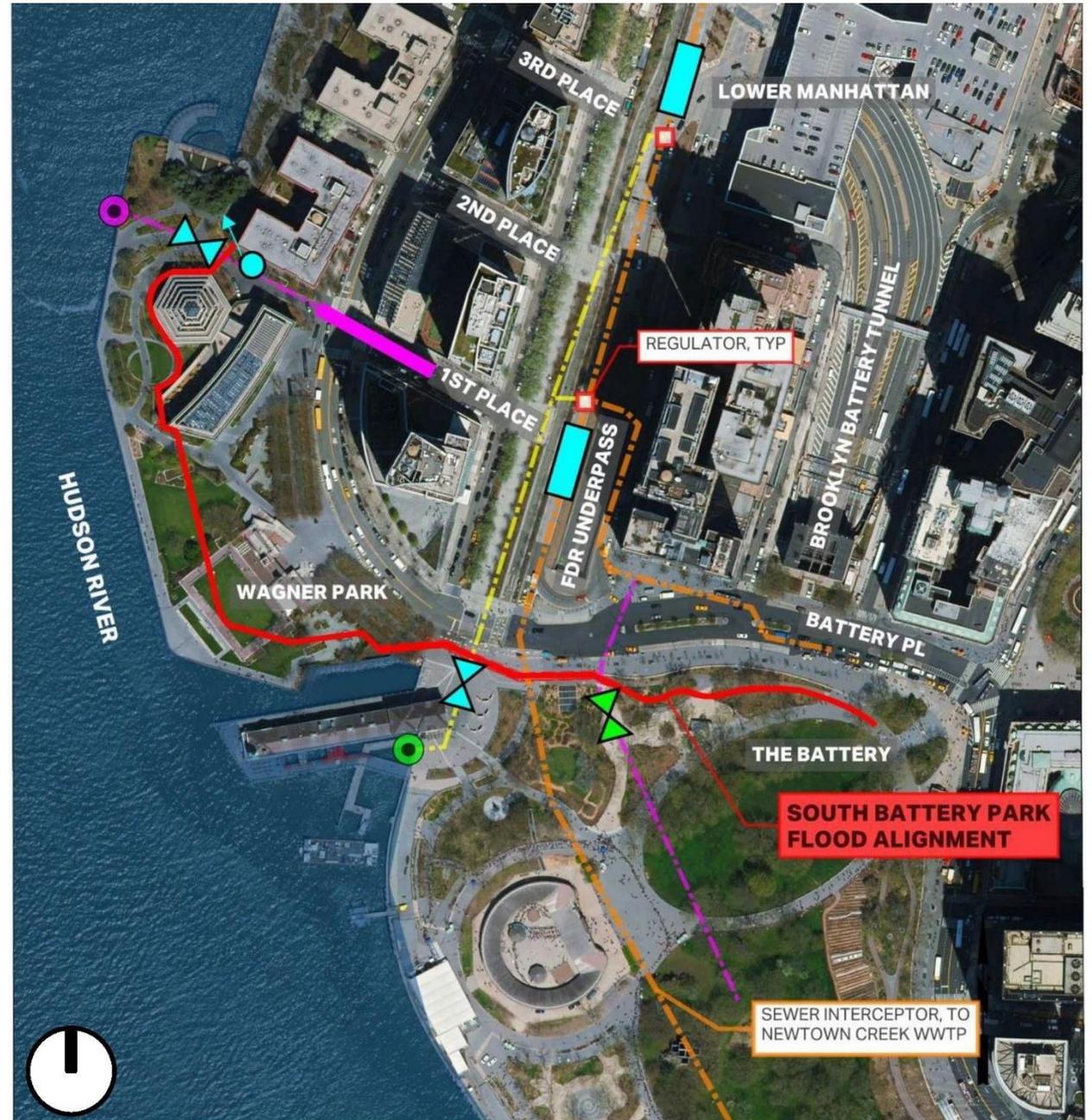
-  SEPARATED STORMWATER DRAINAGE AREA
-  NEWTOWN CREEK SEWERSHED
-  COMBINED SEWER OVERFLOW (CSO) DISCHARGE POINT
-  SEPARATED STORMWATER DISCHARGE POINT
-  COMBINED SEWER INTERCEPTOR
-  NEWTOWN CREEK SUB-SEWERSHED
-  COMBINED SEWER OVERFLOW (CSO) OUTFALL PIPE
-  SEPARATED STORMWATER SEWER
-  SEPARATED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



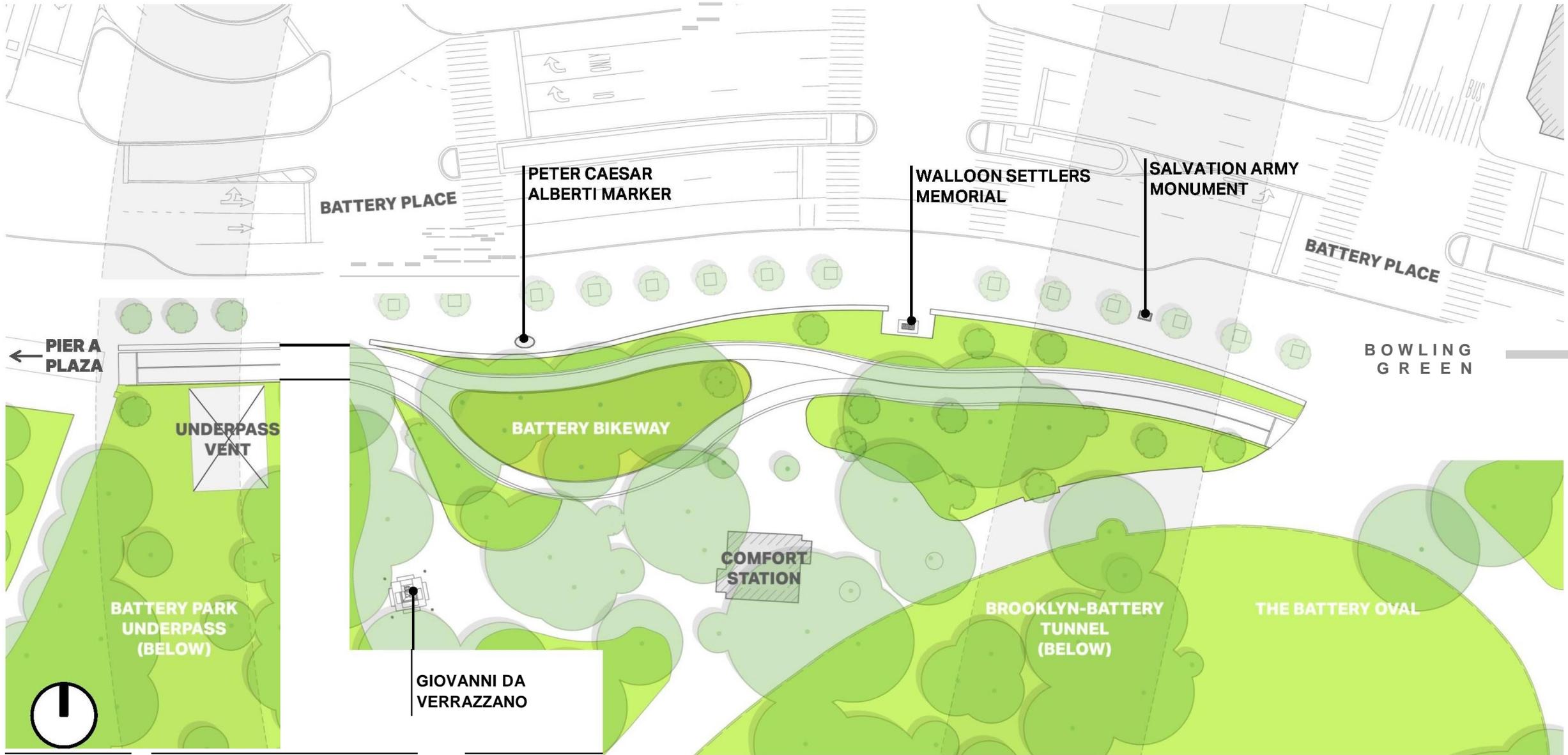
INTERIOR DRAINAGE! POTENTIAL MITIGATION STRATEGIES

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



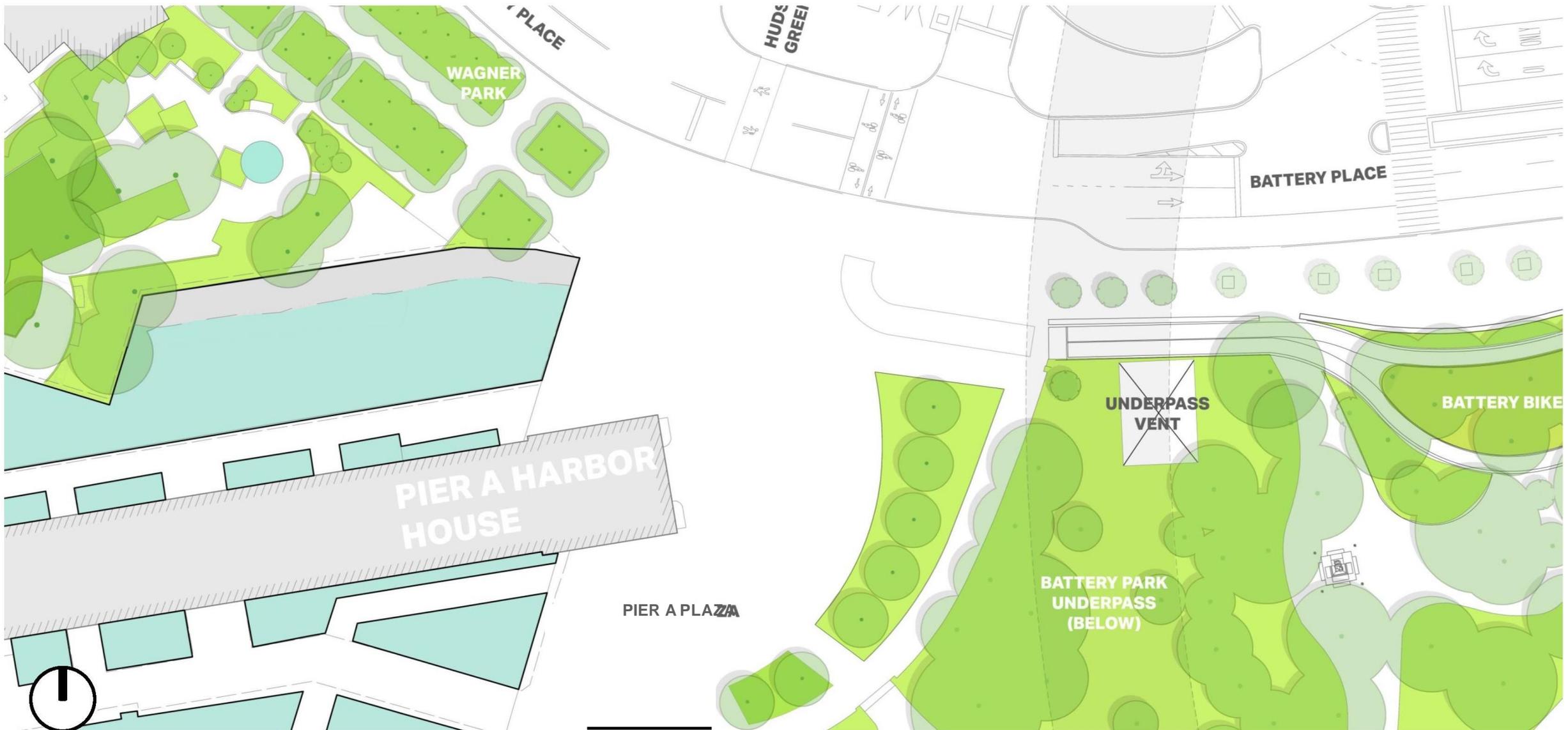
THE BATTERY | PROPOSED DESIGN



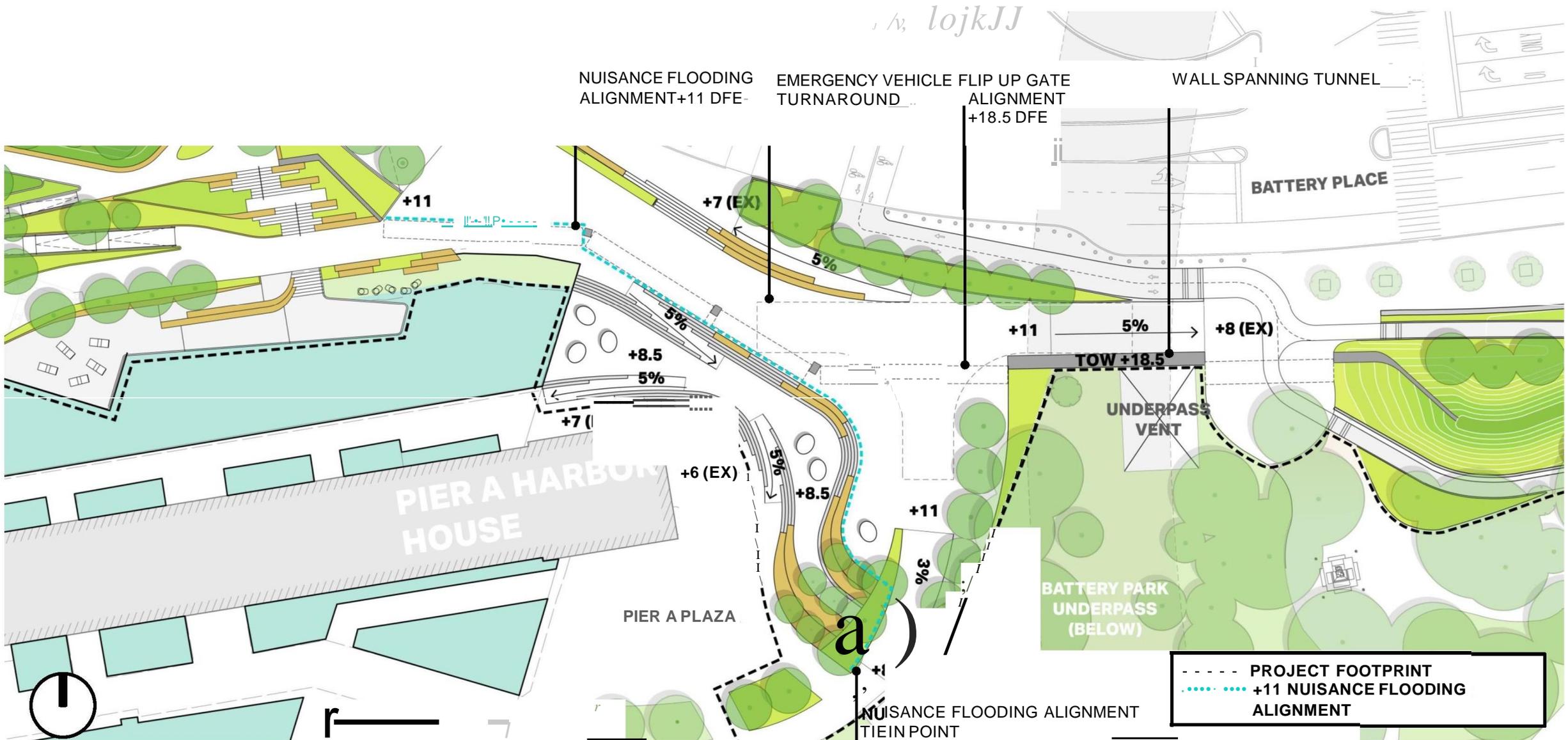




PIER A PLAZA | EXISTING CONDITIONS



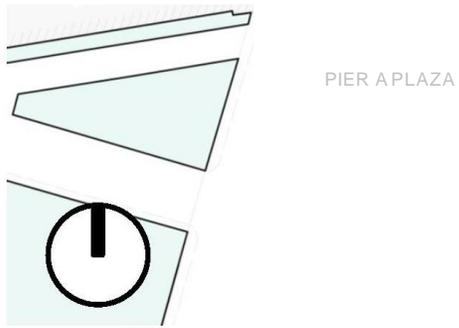
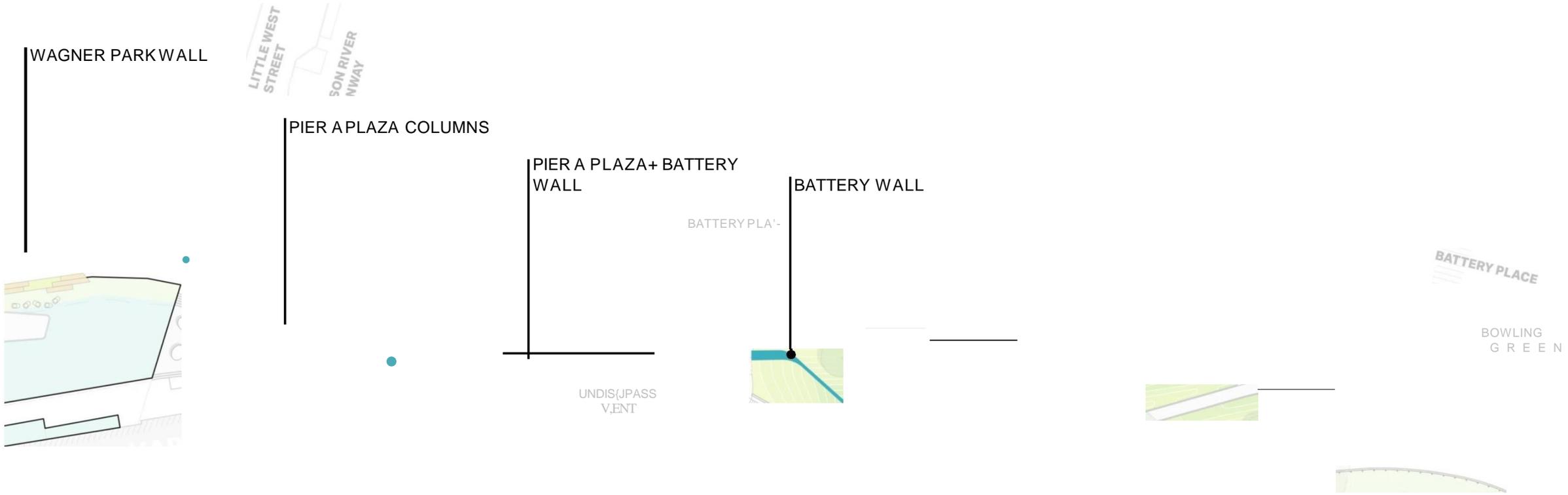
PIER A PLAZA | PROPOSED DESIGN



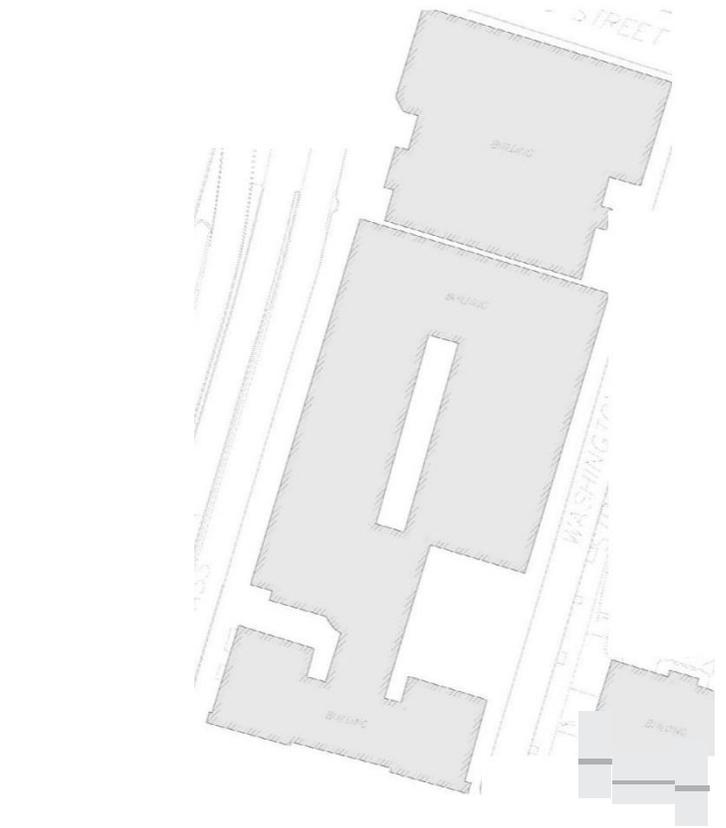


THE BATTERY+ PIER A PLAZA | MATERIALS PALETTE

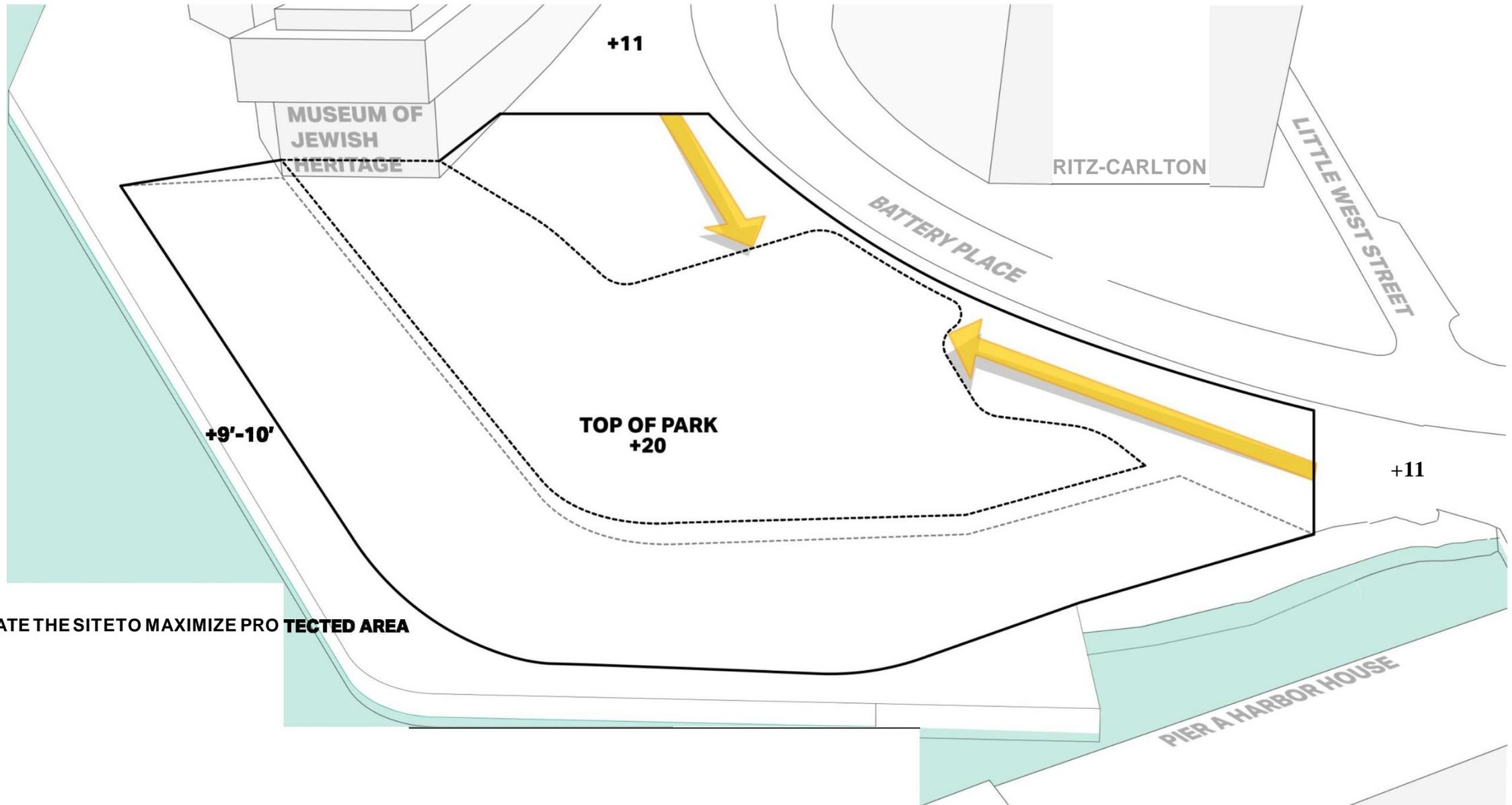
EXPOSED FLOODWALL



THE SITE

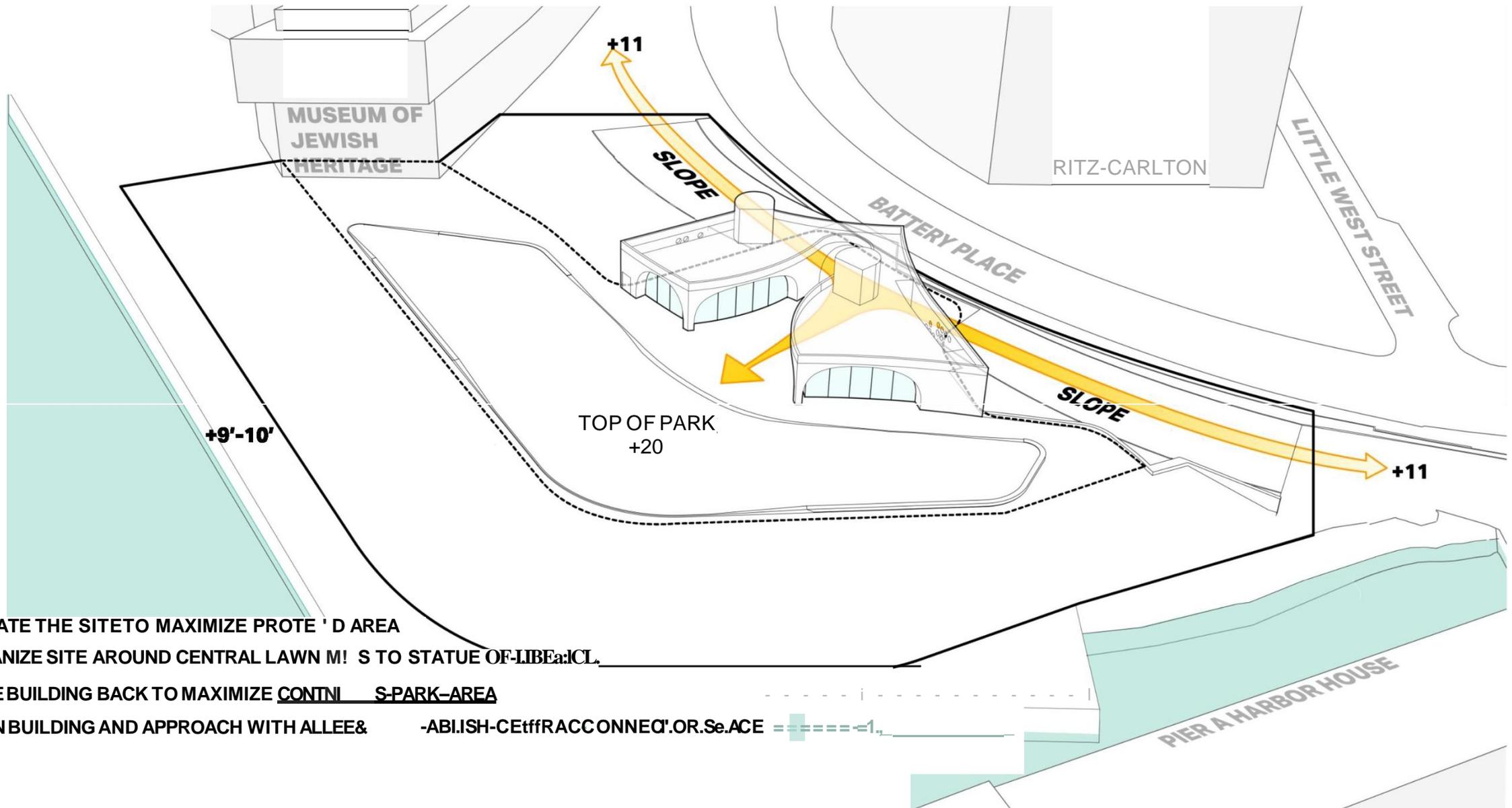


WAGNER PARK | DESIGN PRINCIPLES



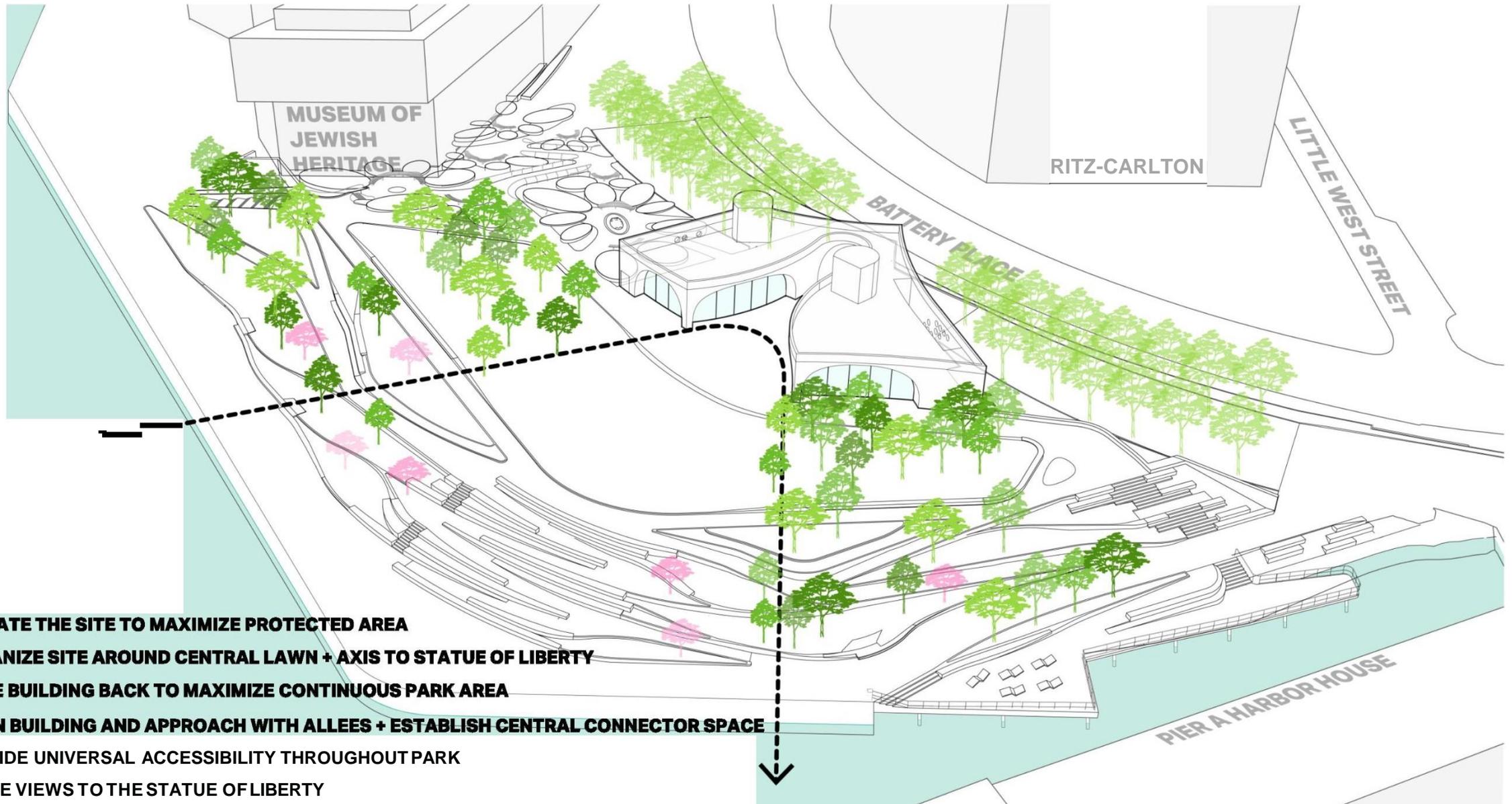
1 ELEVATE THE SITE TO MAXIMIZE PROTECTED AREA

WAGNER PARK | DESIGN PRINCIPLES

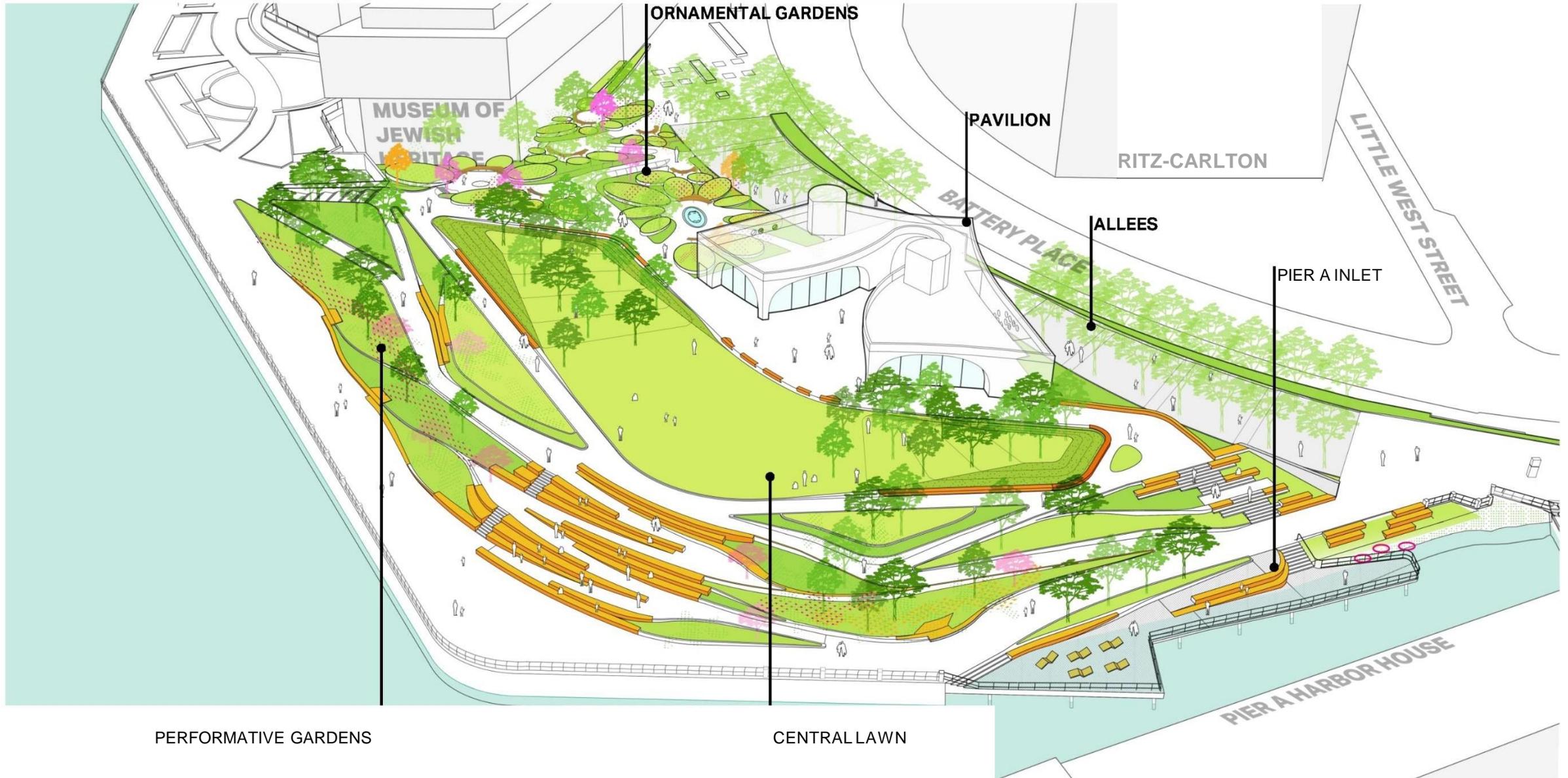


- 1 ELEVATE THE SITE TO MAXIMIZE PROTECTED AREA
- 2 ORGANIZE SITE AROUND CENTRAL LAWN MOUNTAINS TO STATUE OF LIBERTY
- 3 MOVE BUILDING BACK TO MAXIMIZE CONTIGUOUS PARK AREA
- 4 ALIGN BUILDING AND APPROACH WITH ALLEY & ABANDONED CONNECTIONS

WAGNER PARK | DESIGN PRINCIPLES



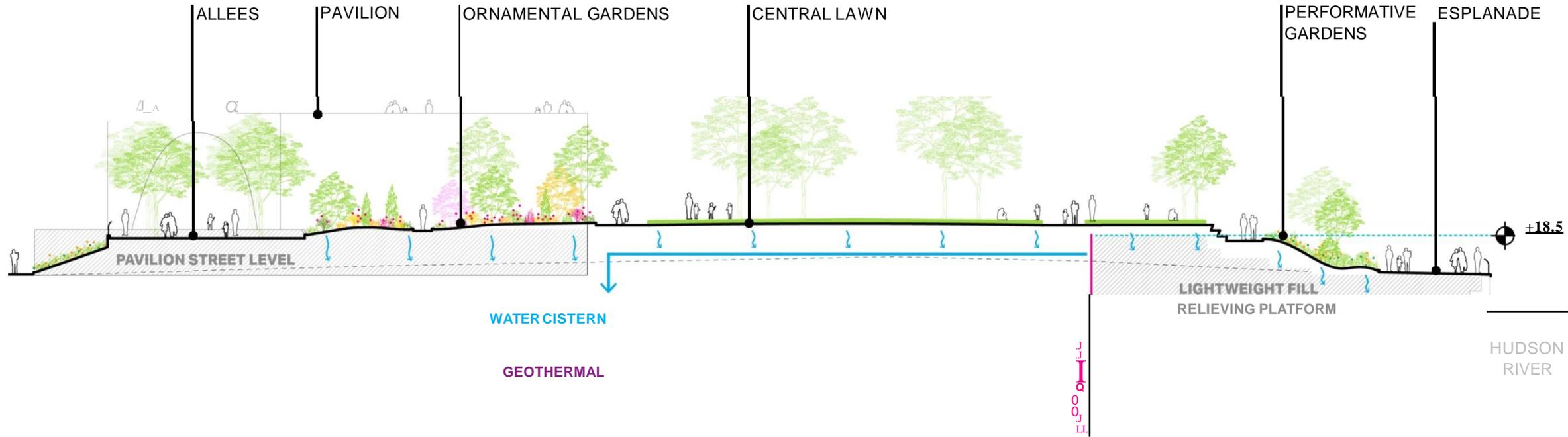
WAGNER PARK | PROPOSED DESIGN



PERFORMATIVE GARDENS

CENTRAL LAWN

WAGNER PARK



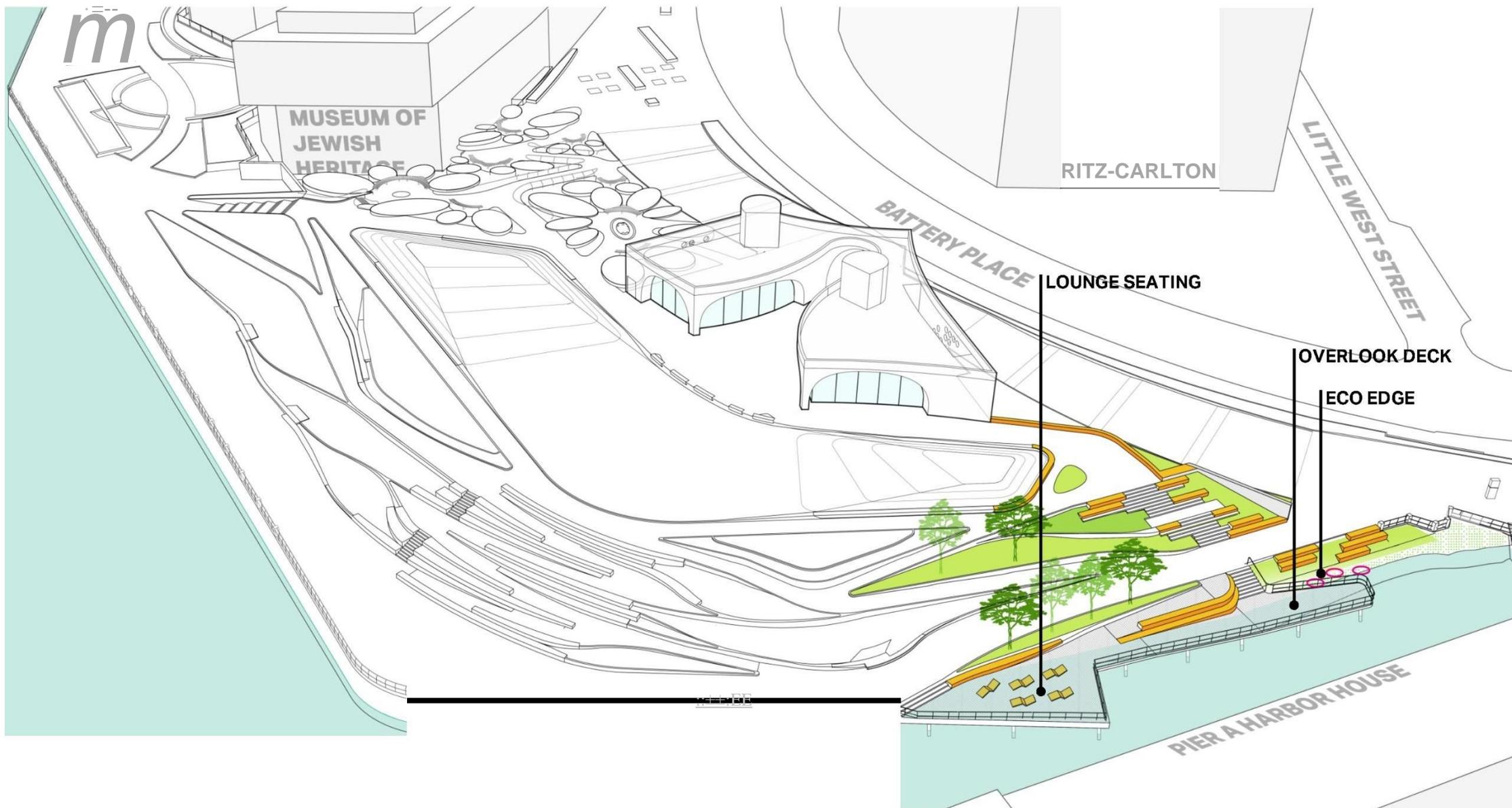








WAGNER PARK | PIER A INLET







PAVILION DESIGN PRINCIPLES

LANDSCAPE RESPONSIVE DESIGN

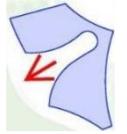


THE BATTERY PAVILION



VIEW FROM BATTERY PLACE

ENHANCE PROCESSION - STREET TOPARK



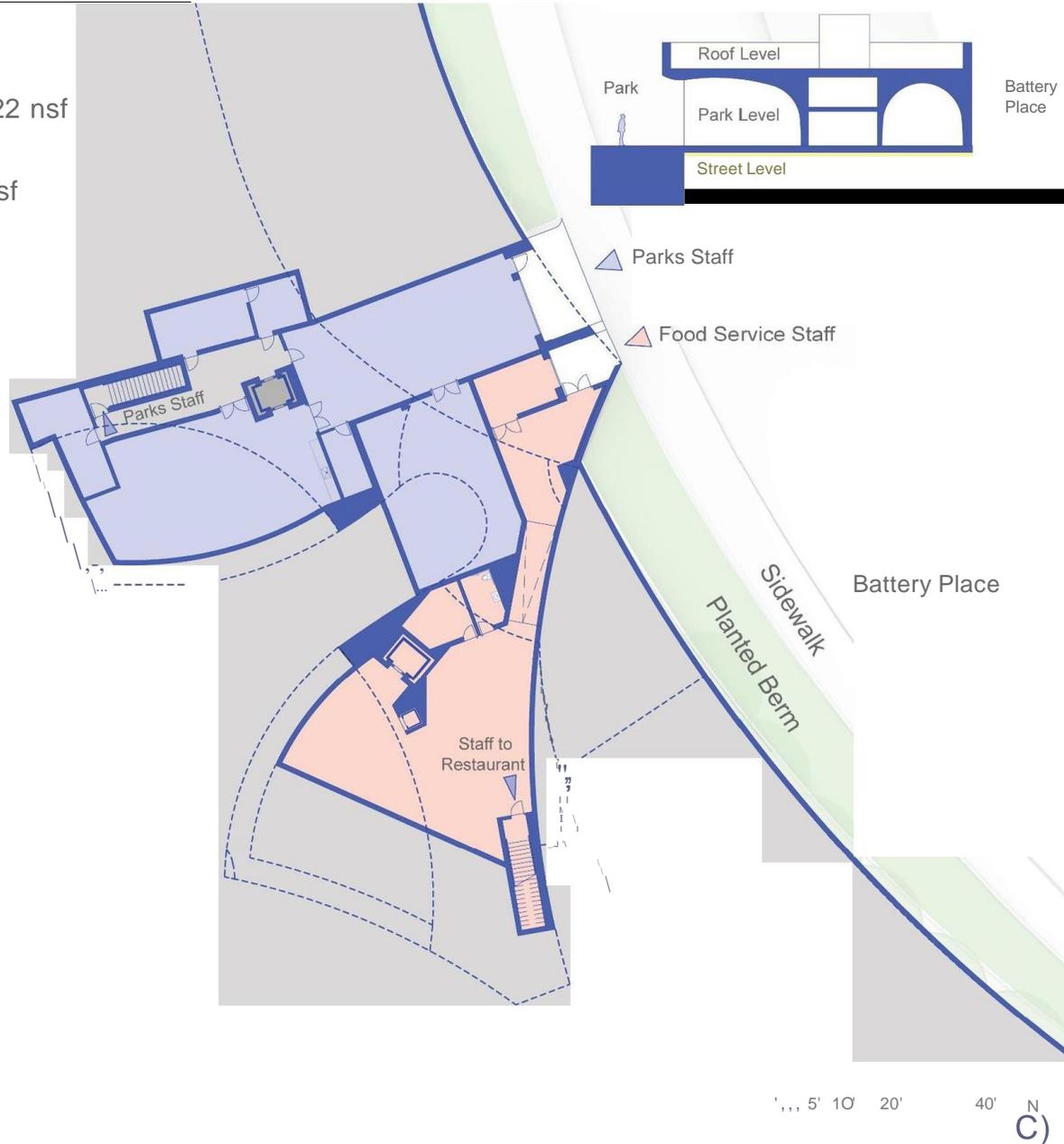
LOOKING OUT TOWARDS THE PARK

FRAME VIEW TO STATUE OF LIBERTY

STREET LEVEL

Parks Support, Storage, Garage = 4,122 nsf

Food Service Kitchen, Trash= 2,308 nsf

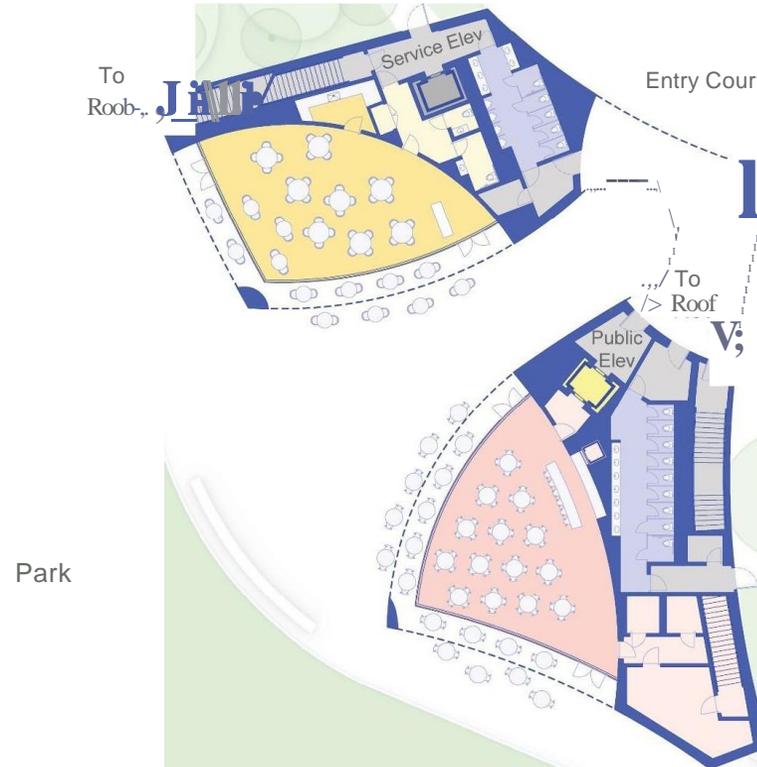
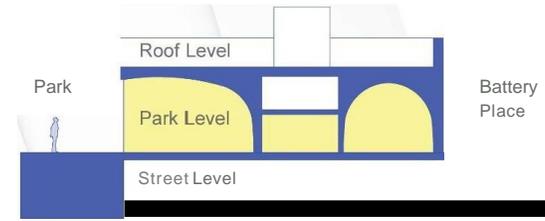


PARK LEVEL

II New Community Room = 1,228 nsf
L **J** and Environmental Classroom

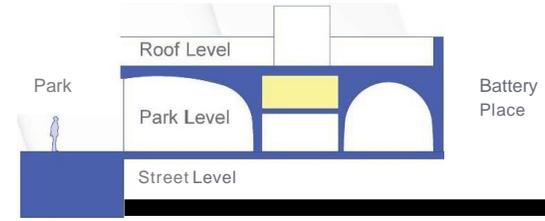
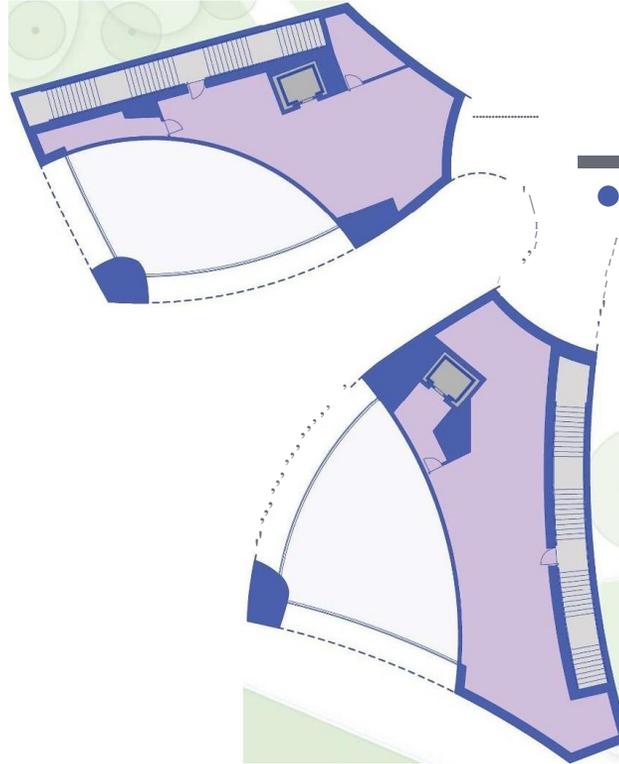
CJ Food Service Restaurant= 1,225 nsf

CJ Public Toilets= 661 nsf



MECHANICAL LEVEL

Mechanical Rooms = 2,583 nsf

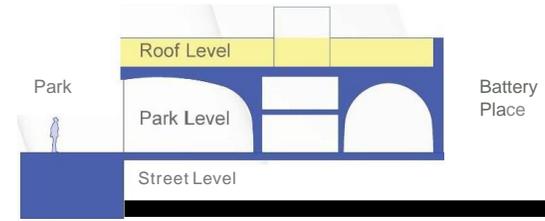


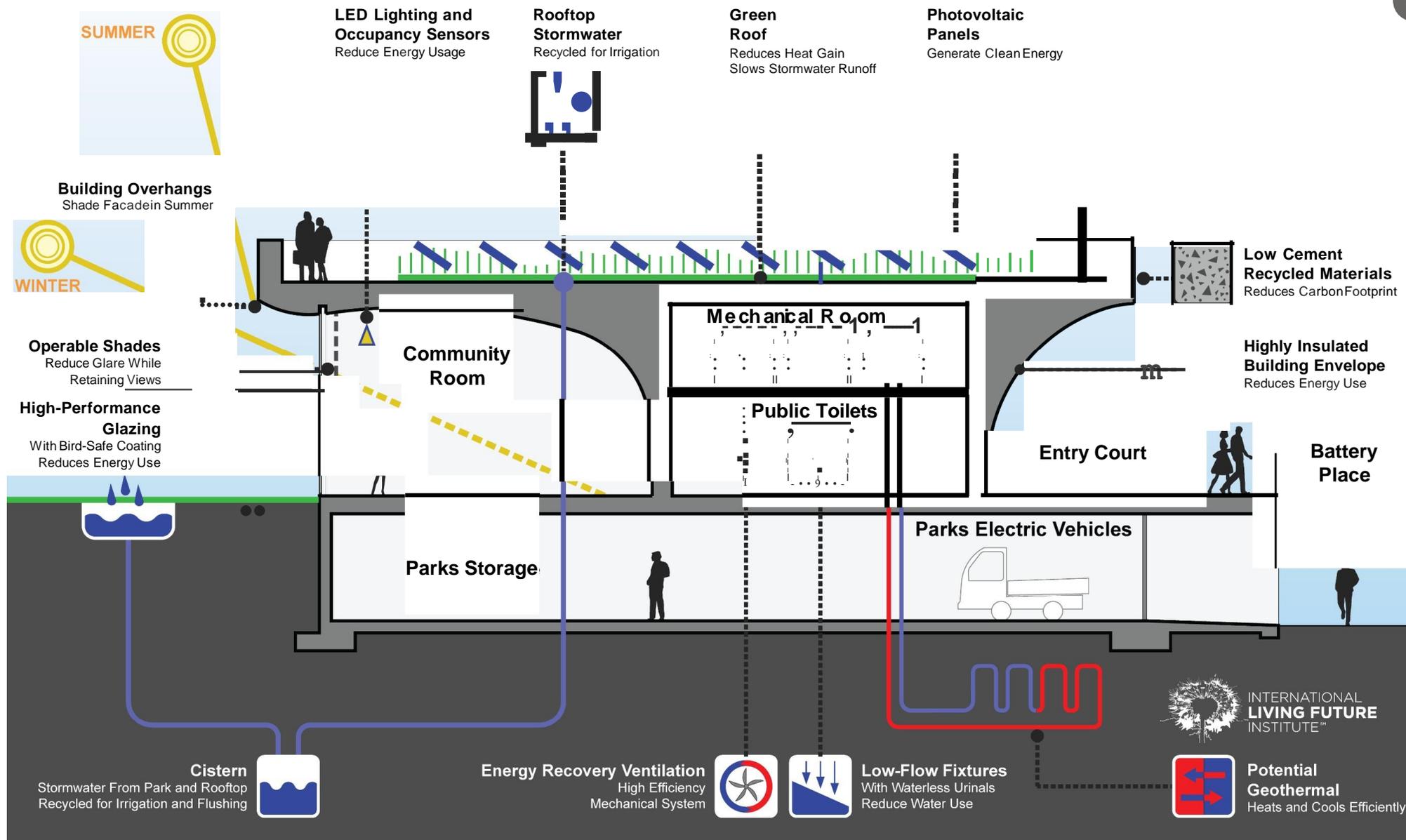
5' 10' 20' 40' N
C)

ROOF LEVEL

Green Roof With Photovoltaic Panels = 2,485 nsf

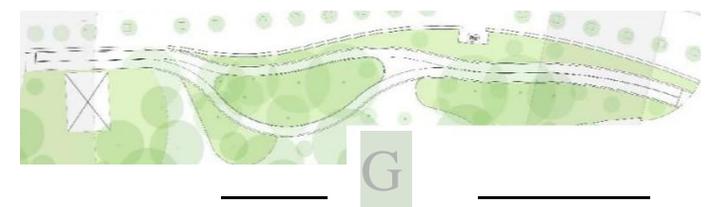
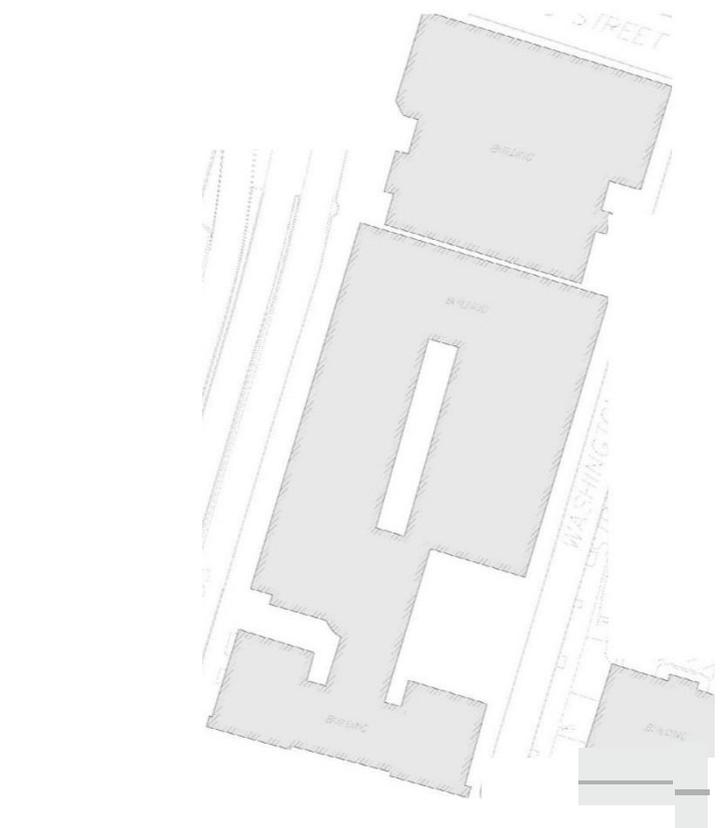
Public Roof Terrace = 2,960 nsf





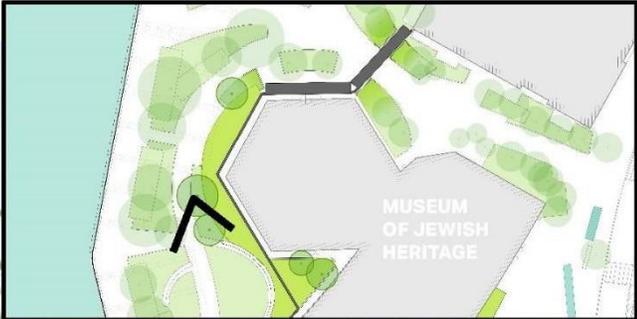
THE SITE

MUSEUM OF JEWISH HERITAGE





MUSEUM OF JEWISH HERITAGE



MUSEUM OF JEWISH HERITAGE



FIRST PLACE I STRUCTURAL ENGINEERING

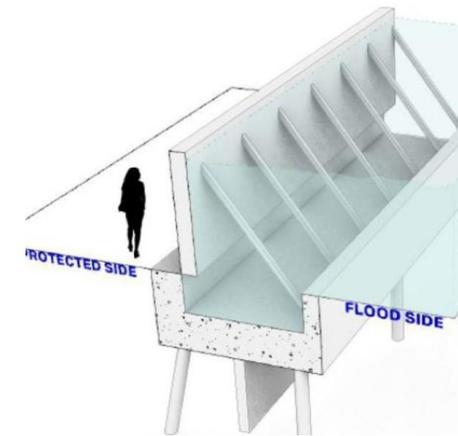


WEST BPCR TIE-IN (TBD)

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

Manhattan Community Board 1

Committee Reports

Personnel

E. Lewinsohn

- 1) Discretionary Approvals Consultant Interviews – Resolution

Manhattan Community Board 1

Old Business



Manhattan Community Board 1

New Business

A photograph of the New York City skyline, featuring the Freedom Tower and other skyscrapers, viewed from across the water. A large, light blue heart outline is superimposed over the center of the image. The text "Thank you & goodnight" is written in white, bold, sans-serif font inside the heart.

**Thank you &
goodnight**