



The City of New York

# Manhattan Community Board 1

## Monthly Board Meeting

## Tuesday, June 23, 2020

## 6:00 PM

**Live Remote Meeting - <https://live.mcb1.nyc>**

Anthony Notaro, Jr., Chairperson

Tammy Meltzer, Vice Chair

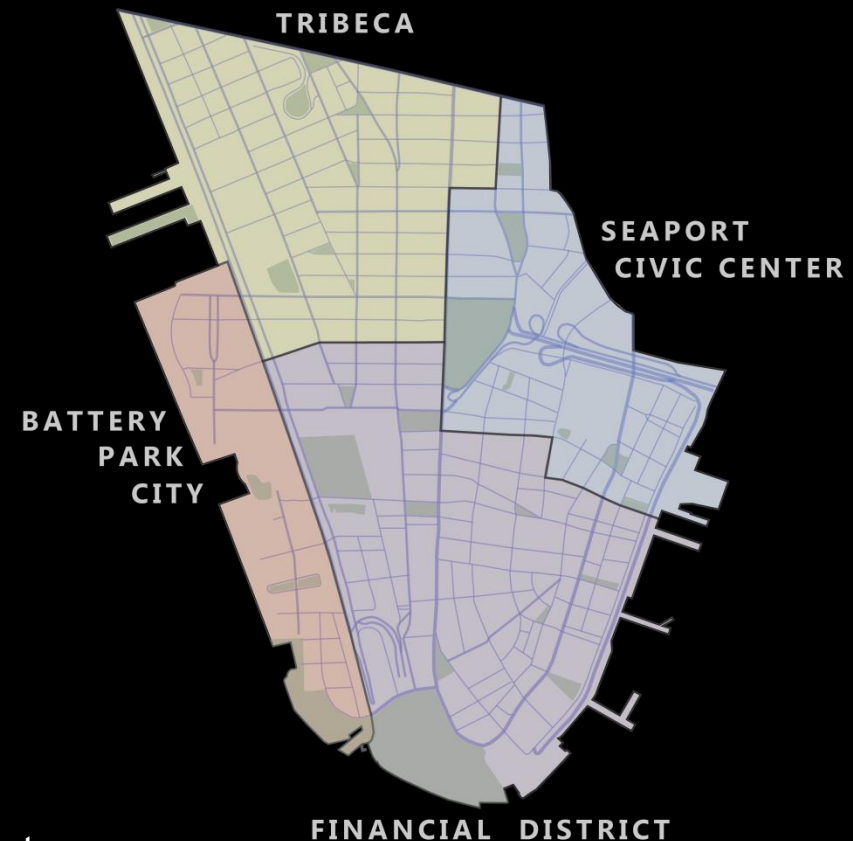
Lucian Reynolds, District Manager

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)

**The Manhattan Community Board 1 office is closed until further notice. Please use [man01@cb.nyc.gov](mailto:man01@cb.nyc.gov) as the principal means of communication with Community Board 1 staff who are working remotely to every extent possible.**

# Manhattan Community Board 1

---

## Public Session

Comments by members of the public (6 PM – 7 PM)  
(1-2 minutes per speaker)

(\$ in 000's)

**Managing Agency:** 072 : DEPARTMENT OF CORRECTION  
**Project Id:** C11421STC  
**Project Description:** NEW JAIL FACILITIES

**Ten-Year Plan Category:** New Jail Facilities

**Community Boards Served:** 000

**Borough:** CITYWIDE

**Budget Lines:** C-0114

**Original Budget:** \$1,065,627

**Project Plan**

	Prior Actuals	Plan						Total
		2020	2021	2022	2023	2024	RTC	
City	\$0	\$0	\$196,151	\$889,129	\$2,193,215	\$2,032,329	\$3,373,338	\$8,684,162
Non-City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

<u>Milestone</u>	<u>Original Start Date</u>	<u>Original End Date</u>	<u>Current Start Date</u>	<u>Current End Date</u>
DESIGN	Jun 2018	Jun 2021	Jun 2018	Jun 2021
BID AWARD AND REGISTER CONTRCT	Jul 2021	Jun 2022	Jul 2021	Jun 2022
CONSTRUCTION TO 75%	Jul 2022	Dec 2023	Jul 2022	Dec 2023
SUBSTANTIAL COMPLETION	Dec 2023	Apr 2024	Dec 2023	Apr 2024
PUNCHLIST COMPLETE, JOB CLOSED	Apr 2024	Jun 2024	Apr 2024	Jun 2024

**Explanation for Delay:**

**Project Location:**

**Scope Summary:**

21ST CENTURY DEPARTMENT OF CORRECTION PLAN

# 美 國 紐 約 中 華 公 所

CHINESE COMMUNITY CENTER, INC.

CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION

62 MOTT STREET, NEW YORK, NY 10013

T E L : (212) 226-6280

F A X : (212) 431-5883

E-Mail: ccbany@yahoo.com

Website: <http://www.ccbany.org>

Established

Since 1883

March 23, 2020

The Honorable Bill de Blasio  
Mayor of the City of New York  
City Hall  
New York, NY 10007

Dear Mayor de Blasio:

First of all, the Chinese Consolidated Benevolent Association (CCBA) and the Chinese-American community in New York sincerely thank for your efforts and leadership in fighting against the COVID-19 Coronavirus during this difficult time. The Chinese-American community will cooperate with the City's and State's policies to stop the spreading of the virus and hopefully the pandemic will be gone and eliminated soon.

I write to request for your consideration to re-allocate the \$8.7 billion budget designated to rebuild the detention centers under the City's plan --- including the Manhattan Detention Center --- to fight against the coronavirus.

It is now a critical time for New York City. The healthcare system is in need of enormous amount of medical supplies for the caregivers and patients. The businesses are facing closure and losses from the lack of customers and the restriction from their staff to go to work. Many workers will lose their jobs due to the impacts of the economy. Business and residential tenants will not be able to pay their rents and the landlords will not be able to maintain their buildings and pay the extremely expensive property taxes. New York City needs to allocate a lot of funding to resolve all of these problems.

The project to rebuild the four new borough-based jails to replace Rikers Island will cost over \$8.7 billion (Average \$1000 per New Yorker). At this critical time, this amount of budget will benefit everyone in New York City to survive at this time and help the recovery after the pandemic.

We hope that you and the City will take immediate action to re-allocate the budget to fight against the impacts from COVID-19 Coronavirus.

Sincerely,



Justin Yu  
President

# Manhattan Community Board 1 Committee Reports

---

## Executive Committee – A. Notaro

1. Temporary Amendment of Manhattan Community Board 1 By-Laws to Permit Election of Officers by Other Than Paper Ballot in Light of COVID-19 Crisis - Resolution

# Manhattan Community Board 1 Election

---

- A) Report by Susan Cole Chair of Nominating Committee
- B) Candidates speeches (3 minutes including questions and answers)
  - Mariama James, Treasurer
  - Brittney Wade, Assistant Secretary
  - Colin Mahoney, Secretary
  - Alice Blank, Vice-Chairperson
  - Elizabeth Lewinsohn, Vice-Chairperson
  - Tammy Meltzer, Chairperson
  - Anthony Notaro, Jr., Chairperson
- C) Voting link will be open half hour after candidate's speeches

# Manhattan Community Board 1

---

## Business Session

- A) Adoption of May 2020 minutes
- B) District Manager's Report – L. Reynolds
- C) Chairperson's Report – A. Notaro, Jr.





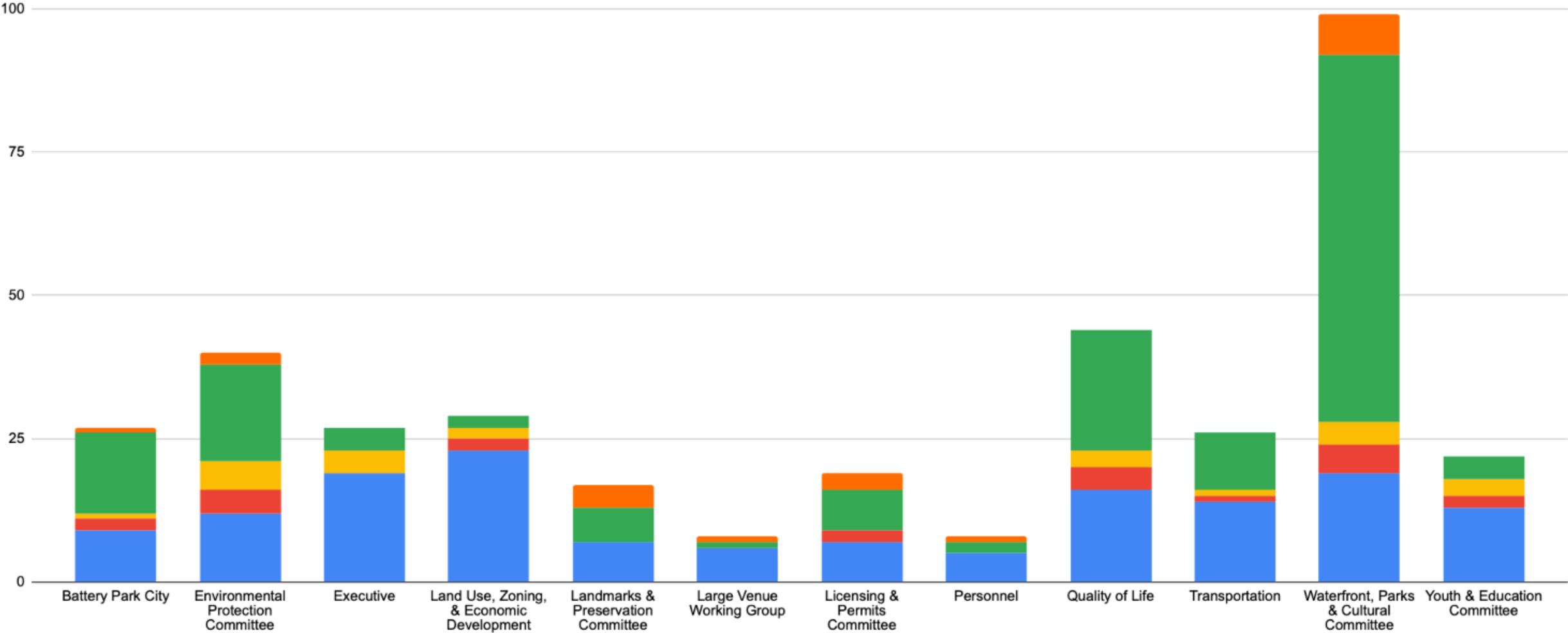
MANHATTAN  
COMMUNITY BOARD 1

**DISTRICT MANAGER'S REPORT**

June 23, 2020

# CB 1: June 2020 Committee Meeting Attendance

■ Presenter/Applicant Team Member
 ■ Member of the Public
 ■ Government Representative/Elected Official/Staffer
 ■ CB 1 Public Member
 ■ CB 1 Full Board Member



## Results of the CB 1 Practice Vote

What is the best water body in CB 1?	
3 Collect Pond	
4 East River	
22 Hudson River	
9 New York Harbor	
5 Not Voting	
Have you ever fed the squirrels in City Hall Park?	
2 Maybe	
33 No	
5 Not Voting	
3 Yes	

N=43

Is CB 1 a great board, or the greatest board?	
7 Great!	
3 Its definitely in the top 58!	
5 Not Voting	
28 The Greatest!	
How about that weather?	
14 Enough small talk, end this survey!	
15 I know, right?	
9 Not Voting	
5 You're telling me!	

**MANHATTAN  
COMMUNITY BOARD 1**

**CHAIRPERSON'S REPORT**

June 23, 2020

# CHAIR REPORT - *WHAT'S HAPPENING*

- Welcome to PHASE 2
- What will the future bring and how do we shape it?
- Community Board I Leadership
  - New Members
  - New Officers
  - New Focus
    - *Resiliency*
    - *Re-opening*
    - *Re-imagining*

## CHAIR REPORT - *WHAT'S HAPPENING*

- Open Streets
  - Pearl Street
  - Work with Downtown Alliance
  - Set metrics for success
- Expansion of Street Seats
  - Allow small businesses to come back

## CHAIR REPORT - *PRIORITIES*

- Working Groups
  - Event Spaces - commences
  - Congestion Pricing Guidelines - commences
  - Budget input & District Needs Statement - Possible New Group
  - Small Business
  - Technology Strategy & Tools – Possible New Group
- FY 2021 Budget Input
  - More important than ever

## CHAIR REPORT - *PRIORITIES*

- Post Pandemic World
  - Transportation
  - Education
  - Physical & Mental Health
  - Businesses
  - BUDGET



## CHAIR REPORT - *PRIORITIES*

- Focus on 250 Water Street Remedial Investigation Plan
- Focus on Seaport development plans by Howard Hughes Corporation
- 15 Beekman Street – Pace & SL Green
- 2020 Census
  - 53% response rate
  - <https://my2020census.gov/>
- Workers traveling back to work
  - NYSE example?

# Chair Report – UNEMPLOYMENT NUMBERS

	Unemployment Rate <i>Not seasonally adjusted</i>		Labor Force Participation Rate	
	February	May	February	May
<b>Overall</b>	<b>3.5%</b>	<b>19.9%</b>	<b>61.5%</b>	<b>53.8%</b>
Male	3.5%	21.5%	69.0%	62.3%
Female	3.5%	18.1%	54.9%	46.4%
Black	4.6%	23.5%	60.0%	47.4%
Asian	3.4%	25.6%	61.9%	51.0%
White	2.0%	11.8%	64.6%	57.5%
Hispanic	5.2%	25.1%	57.6%	55.0%
Foreign-Born	3.6%	23.3%	58.9%	52.2%

# Manhattan Community Board 1

## Committee Reports

---

### Executive Committee – A. Notaro, Jr.

1. Moving Parking and Placard Enforcement from the New York Police Department to the New York City Department of Transportation - Resolution
2. Guidelines for Expanded Outside Dining in CB1 - Resolution
3. Proposed Federal Legislation Related To Direct Aid To New Yorkers Affected By The COVID-19 Pandemic - Resolution
4. Proposed State Legislation Regarding Commercial Rent Forbearance - Resolution

# Manhattan Community Board 1 Committee Reports

---

## Youth & Education Committee – T. Joyce

1. City budget cuts to education - Resolution
2. Update on SCA/DOE construction of Trinity Place School – Report

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 23, 2020

COMMITTEE OF ORIGIN: YOUTH AND EDUCATION

COMMITTEE VOTE:	9 In Favor	1 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: Halting budget cuts to the NYC Department of Education for 2020-21 and beyond by using the City's resources to spare the suffering of NYC students, families, and citizens-at-large

WHEREAS: Mayor de Blasio has announced that NYC schools are [facing budget cuts](#) totaling as much as [\\$827 million for FY 2020-21](#); and

WHEREAS: This will directly impact the quality of education of 1.1 million students, or 12% of the City's population; and

WHEREAS: Teachers and families are struggling with many challenges right now, including loss of income, health issues and fears, and working to stay on pace during an unprecedented and rapid transition to remote learning; and

WHEREAS: City teachers and families need more, not less, support in this transition, including investment in digital infrastructure, given that remote learning may continue in the Fall; and

WHEREAS: New York City is home to [1 in 7 multi-billionaires living in America](#), with a total of 84 out of America's 607 calling our city home; and

WHEREAS: Wall Street is seeing a massive uptick in trading despite massive unemployment in our nation, with the combined trading volume of the NYSE and NASDAQ totaling over 15 billion just this past Friday, June 6, 2020; and

WHEREAS: All New Yorkers have a right to expect their government to use all means at its disposal to maintain, if not, improve the lives of its citizens; and

WHEREAS: The proposed cuts to the NYC DOE will have massive detrimental effects on students of all ages at a time when our young people need more support than ever, both educational and psychological; and

WHEREAS: It is inarguable that those with the greatest wealth are most immune to the financial and psychological suffering caused by the Coronavirus global pandemic; now

THEREFORE  
BE IT  
RESOLVED  
THAT:

- Community Board #1 calls on the Mayor and City Council to immediately restore [all funding](#) to the NYC DOE using the tremendous resources of our City, State, and Federal government through any means necessary, including but not limited to:
- aggressively exploring the legality and necessity of placing an added financial transaction tax ([FTT](#)) on each stock transaction here at the heart of America's financial industry;
  - raising property and income taxes on the billionaires calling our city home;
  - re-evaluating the funding details of how the State lottery is supposedly being used to help finance schools, and any other ideas our elected leaders have; AND

BE IT  
FURTHER  
RESOLVED  
THAT:

Community Board #1 calls on the Mayor and City Council to leave all budget lines in place while also making every effort to redirect money away from the central DOE and toward the City's schools.

# Manhattan Community Board 1 Committee Reports

---

## Transportation & Street Activity Permits – B. Kay

1. Emergency Bus Lanes – Resolution
2. Bicycle lanes – Report
3. Open Streets in CB 1 – Report
4. Street Seats and Social Distancing Space for Small Businesses – Report
5. Traffic-related issues for large venues - Report

# Bicycle Lane Updates

## Broadway-Whitehall



## Tribeca – WTC - Greenway



# Open Streets in CB1

Pearl St – From Cedar St - State St  
11 AM – 3 PM everyday

Front St – From Beekman - Peck Slip  
8 AM – 8 PM everyday





# Street Seats & Outdoor Dining

- *Guidelines for Outdoor Dining Spaces in CB1*
- DOT asked for the district's priority and exempt locations for Mayor's Outside Dining Program



# Traffic Issues for Large Venues

- Request to develop relevant metrics to be used *in lieu* of traffic study
- Suggest *Street & Sidewalk Impact Report* – identify uses of DOT controlled spaces
- Suggest collecting patrons' methods of transportation, advertising non-car options, details/mapping for all sidewalk uses
- Uses to be determined by Licensing Committee, coordination done by Executive Committee

# Improving Bus Speeds in NYC post-COVID-19

Resolution

# Manhattan Community Board 1 Committee Reports

## Quality of Life & Service Delivery Committee – P. Moore

1. Addressing Systemic Racism in Battery Park City & Lower Manhattan - Resolution
2. Banning Pepper Spray to Prevent the Further Spread of COVID-19 - Resolution
3. Social Distancing for Small Business, Sanitation & Noise Concerns - Report
4. Combined Sewer Overflows and Summer Swimming - Report

# Manhattan Community Board 1 Committee Reports

---

## Small Business Working Group – C. Mahoney

1. Mandate and goals - Report
2. Social Distancing Space for Small Businesses – Report
3. Small Business Forum - Report
4. List of resources for public dissemination - Report
5. Potential Resolutions – Report

# Manhattan Community Board 1

## Committee Reports

### Licensing & Permits Committee – S. Cole

#### ***Financial District area***

1. 25 Broadway, application for liquor license for 25 Broadway Ballroom LLC d/b/a Cipriani 25 Broadway – Resolution

#### ***Seaport/Civic Center area***

1. 42 Peck Slip, application for liquor license for 119 Paris Cafe Corp d/b/a Paris Cafe – Resolution

# Manhattan Community Board 1

## Committee Reports

### Licensing & Permits Committee – S. Cole

#### *Tribeca area*

1. 181 Duane Street, operation in absence of active OP liquor license for VV&V Brothers 623 Corp. d/b/a Gallo Nero – Resolution
2. 409 Greenwich Street, resolution on conditions for renewal of liquor license for Wolf at Tribeca, Inc. d/b/a Wolfgang's Steakhouse – Resolution
3. 52 Walker Street, application for corporate change for KNH Enterprises LLC d/b/a M 1-5 Bar and Lounge – Report
4. 200 Chambers Street, application for corporate change for Palm NY Downtown LLC d/b/a TBD – Report

# Manhattan Community Board 1 Committee Reports

## Battery Park City Committee – T. Meltzer

1. Reopening Public Facilities in BPCA Park - Resolution
2. Dog Runs in BPCA Park - Resolution
3. BPCA role with Open Streets in NBPC - Report
4. Reopening Passive or Active Recreation Space of the BPC Ballfields - Report
5. BPCA Report – Report
6. BPC Security Update – Report



# Manhattan Community Board 1

## Committee Reports

---

### Landmarks & Preservation Committee – B. Ehrmann

1. 84 South Street, application for updated design for NYC Parks Department Concession – Resolution
2. 107 South street, application for design of vertical extension and rehabilitation of property – Report

# 84 South Street - Existing Conditions, Panorama View

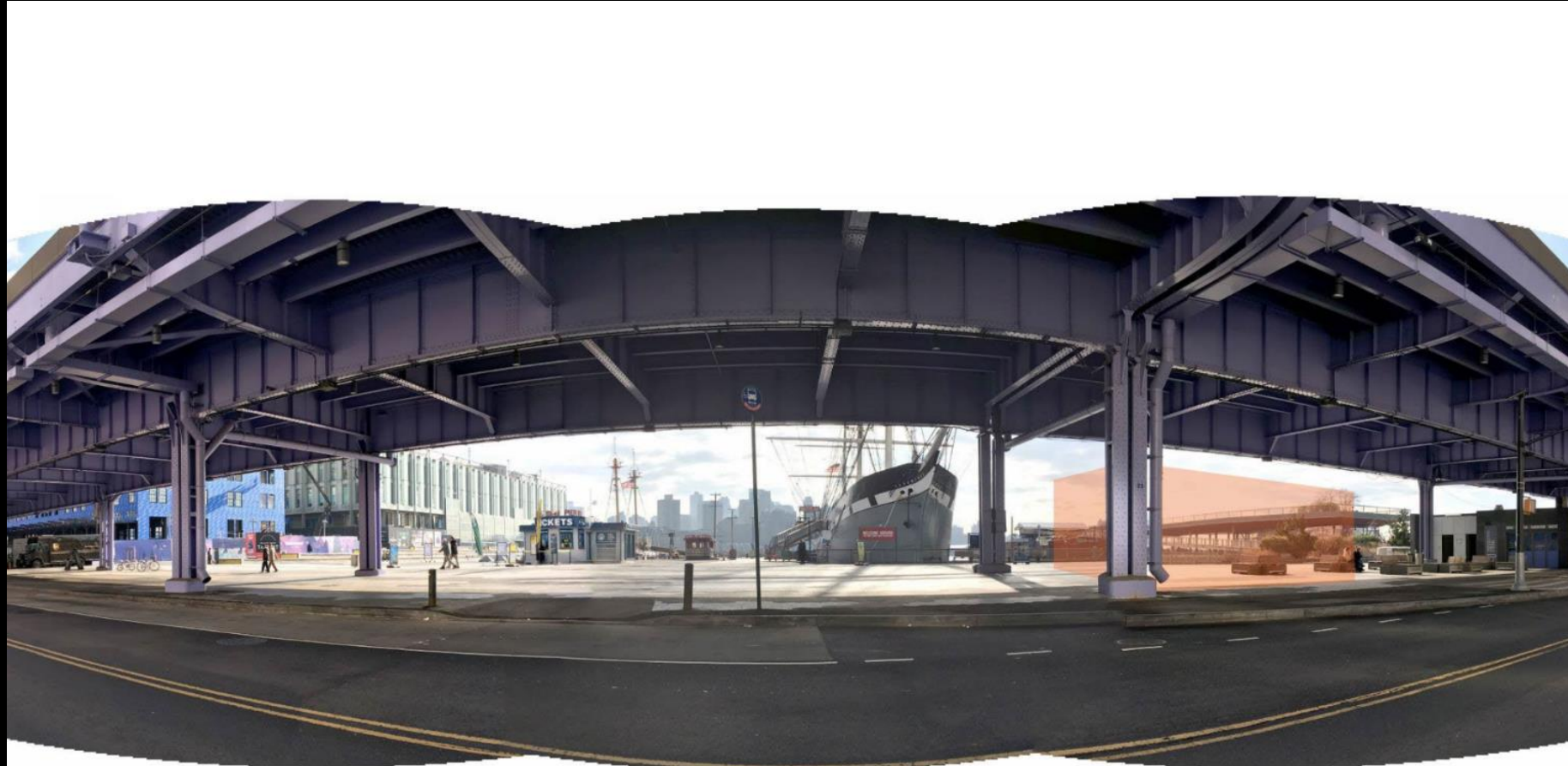


City of New York  
Parks & Recreation

PANORAMA VIEW NORTH OF  
IMAGINATION PLAYGROUND

BLOCKHOUSE  
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN  
JUNE 3, 2020

# 84 South Street - Proposed Conditions, Panorama View



City of New York  
Parks & Recreation

NYC Parks

**PROPOSED LOCATION**  
**PANORAMA VIEW NORTH OF**  
**IMAGINATION PLAYGROUND**

**BLOCKHOUSE**  
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN  
JUNE 3, 2020

# 84 South Street - View of Proposed Design From John Street



City of New York  
Parks & Recreation

PROPOSED LOCATION  
VIEW FROM JOHNS STREET

BLOCKHOUSE  
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN  
JUNE 3, 2020

# 84 South Street - View From John Street



City of New York  
Parks & Recreation

NYC Parks

2020 REVISED CONCEPT  
RENDER 1  
VIEW FROM JOHN'S STREET

BLOCKHOUSE  
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN  
JUNE 3, 2020

# 84 South Street - View Facing Out Onto East Esplanade



City of New York  
Parks & Recreation

NYC Parks

2020 REVISED CONCEPT  
RENDER 3

VIEW INSIDE BAR AREA FACING OUT ONTO EAST  
ESPLANADE

**BLOCKHOUSE**  
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN  
JUNE 3, 2020

# Manhattan Community Board 1 Committee Reports

## Environmental Protection – A. Blank

1. Lower Manhattan Resiliency Planning During the Pandemic and After – Resolution
2. South Battery Park Resiliency Plan Update, including new entrance to Wagner Park from Battery Place, revisions for Pier A and the north edge of the Battery - Report
3. Brownfield Cleanup Program Update on 250 Water Street - Report
4. Manhattan Community Board 1 Environmental Protection Committee Objectives and Strategies for 2020-2021 - Report

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 23, 2020

COMMITTEE OF ORIGIN: ENVIRONMENTAL PROTECTION

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Lower Manhattan Resiliency Planning During the Pandemic and After

WHEREAS: Manhattan Community Board 1 (CB1) has been advocating for many years for resiliency infrastructure to protect lower Manhattan, which was devastated during Superstorm Sandy and which is very vulnerable to the current and future impacts of climate change; and

WHEREAS: As we approach the ninth anniversary of Superstorm Sandy, CB1 is concerned about both the short-term and long-term time frames as Lower Manhattan remains largely unprotected. We face an increasing potential for suffering extreme weather events, sea level rise and subsequent damage to Lower Manhattan, and low-lying areas across the City; and

WHEREAS: As noted in the Lower Manhattan Climate Resiliency Study published March 2019, “Lower Manhattan comprises less than 1% of the entire city’s land area, but generates almost 10% of the city’s total economic output, as measured by Gross City Product, and is the location of over 10% of all New York City jobs. Workers in Lower Manhattan come from all parts of the city. The District’s growth is supported by excellent access to transit, with 19 out of 25 subway lines and 26 ferry lines passing through the District. Any climate impacts in the District will reverberate across the city as a whole and beyond;” and

WHEREAS: Lower Manhattan houses many of the City’s most important civic and cultural institutions and is home to some of the city’s most beautiful landmarked buildings and precious historic sites. It is also the seat of New York City government and home to the city’s financial industry; and

WHEREAS: The New York City Economic Development Corporation (EDC) has pivoted from the city’s critical resiliency work to work related to the COVID response. EDC and the City have stated that it is critical they preserve expense funding and cash flow to every extent possible and that the three resiliency projects they manage (Battery Wharf, Fidi/Seaport Master Plan, BMCR) have been put on a 90-day pause; and

WHEREAS: Just prior to the onset of the pandemic, momentum had finally started gaining on key lower Manhattan resiliency projects. The current public health crisis has highlighted the importance of proactive disaster planning and we cannot afford to delay these projects, both fiscally and in terms of the progress that has been made thus far; and

WHEREAS: As we move forward out of an immediate public health crisis and into a period of long-term economic recovery, it is critical the city moves forward with planning for these large infrastructure projects which may become eligible for stimulus funding in the future if they are closer to being “shovel-ready,” specifically Battery Wharf and BMCR which were originally planned to begin by the end of 2021; and

WHEREAS: The majority of resiliency projects in Lower Manhattan are still in the planning stages with the exception of the Interim Flood Protection Measures program in the Seaport area which is managed by the NYC Office of Emergency Management and Battery Park City resiliency projects under the jurisdiction of the Battery Park City Authority; and

WHEREAS: Lower Manhattan is one piece within 520 miles of coastline in New York City. CB1 believes a holistic approach must be taken to protect the city and region, and neighborhoods should not be pitted against one another to fight over resources for climate resiliency; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 urges the City of New York, the EDC, the Mayor’s Office of Resiliency and the Department of Parks and Recreation to re-start the lower Manhattan resiliency projects as soon as possible so that they can remain on schedule.

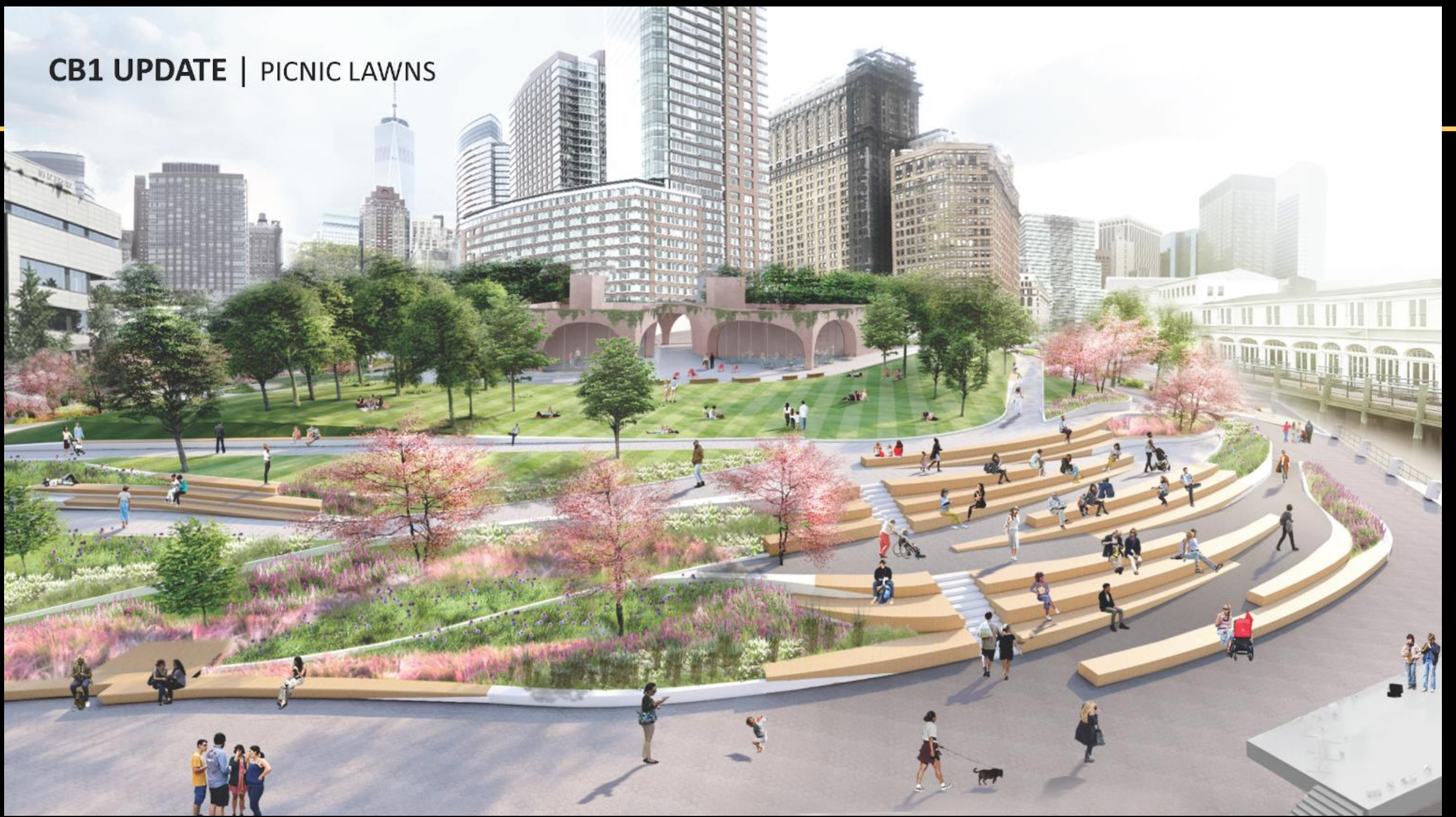


# SOUTH BATTERY PARK CITY RESILIENCY PROJECT

## CB1 UPDATE

June 15, 2020

# CB1 UPDATE | PICNIC LAWNS



PICNIC LAWNS | OPTION 1

DRAFT

- ← ACCESS (UNIVERSAL)
- WALLS/SEATING
- PLANTING
- LAWN
- PONDING AREAS



AECOM - PICNIC LAWN STUDY - APRIL 7TH

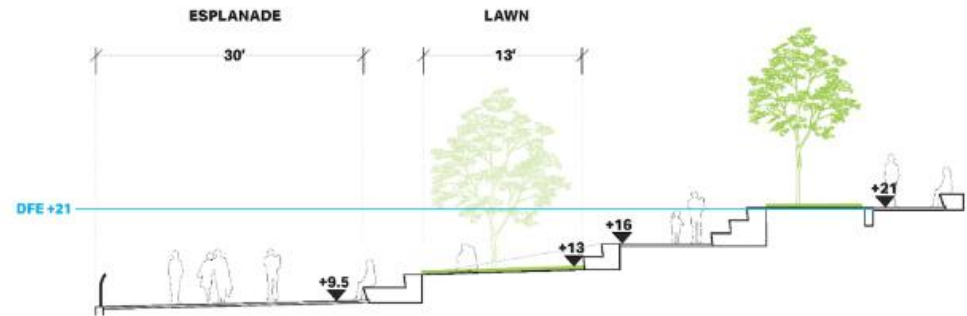
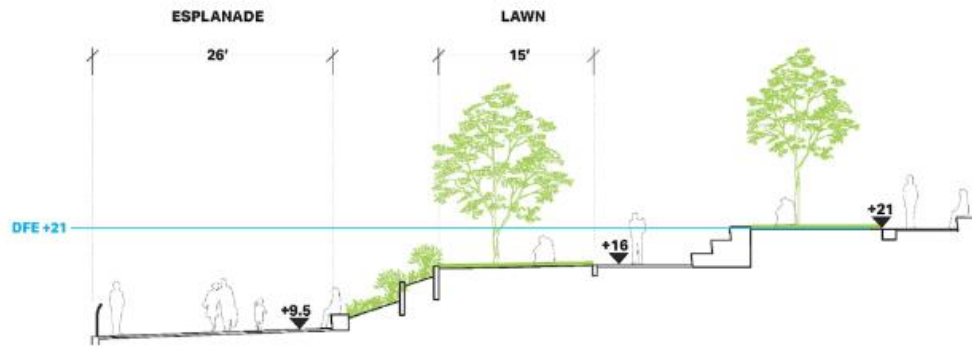
PICNIC LAWNS | OPTION 2

DRAFT

- ← ACCESS (ADA)
- ← ACCESS
- WALLS/SEATING
- PLANTING
- LAWN
- PONDING AREAS



AECOM - PICNIC LAWN STUDY - APRIL 7TH



# CB1 UPDATE | BATTERY PLACE

FROM JANUARY 15 PUBLIC MEETING



**VIEW FROM BATTERY PLACE**

ENHANCE PROCESSION - STREET TO PARK

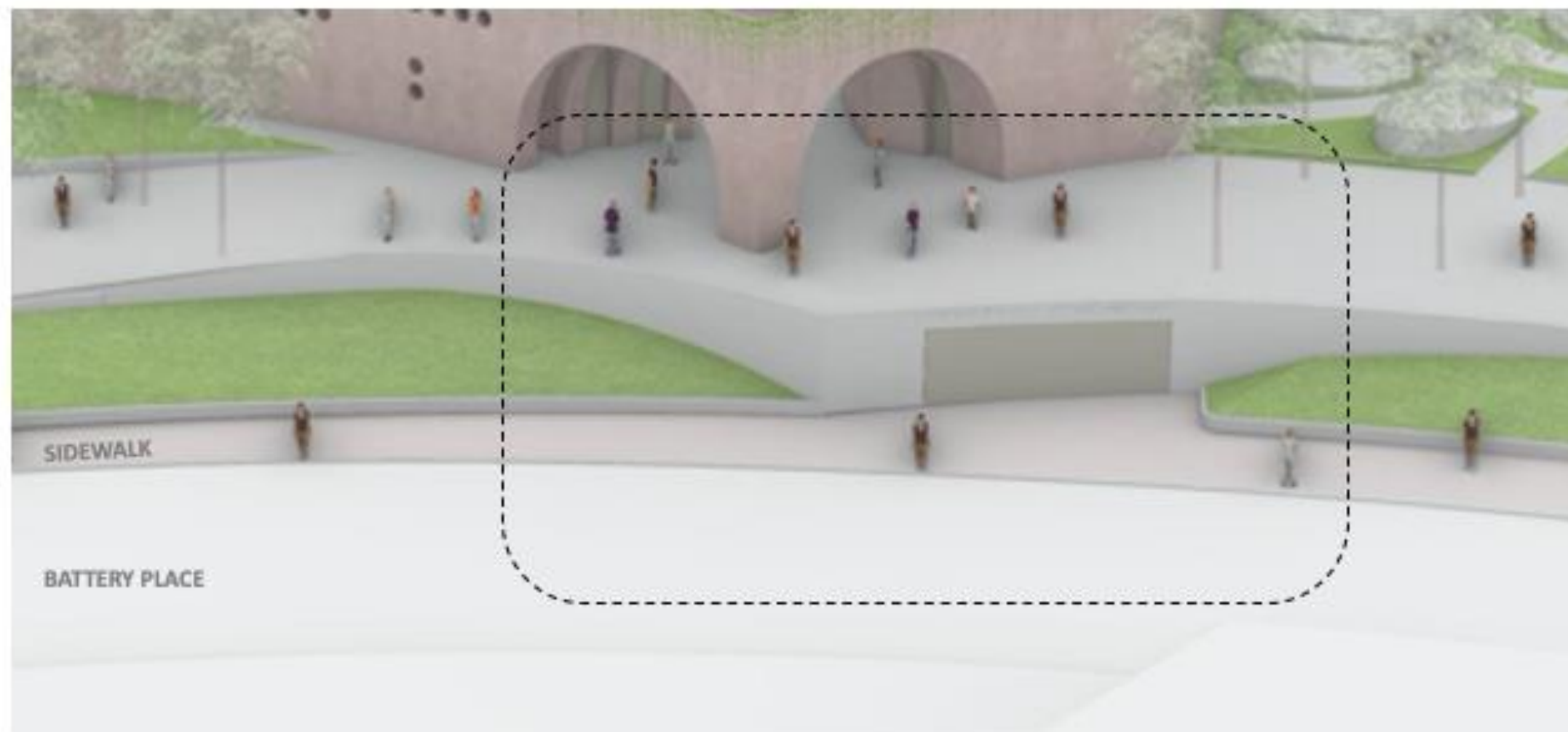
# BATTERY PLACE | PROPOSED DESIGN FROM PDC PACKAGE



Battery Park  
City Authority

**AECOM**














## BATTERY PLACE | DESIGN CHANGES



# INTERIOR DRAINAGE | POTENTIAL MITIGATION STRATEGIES

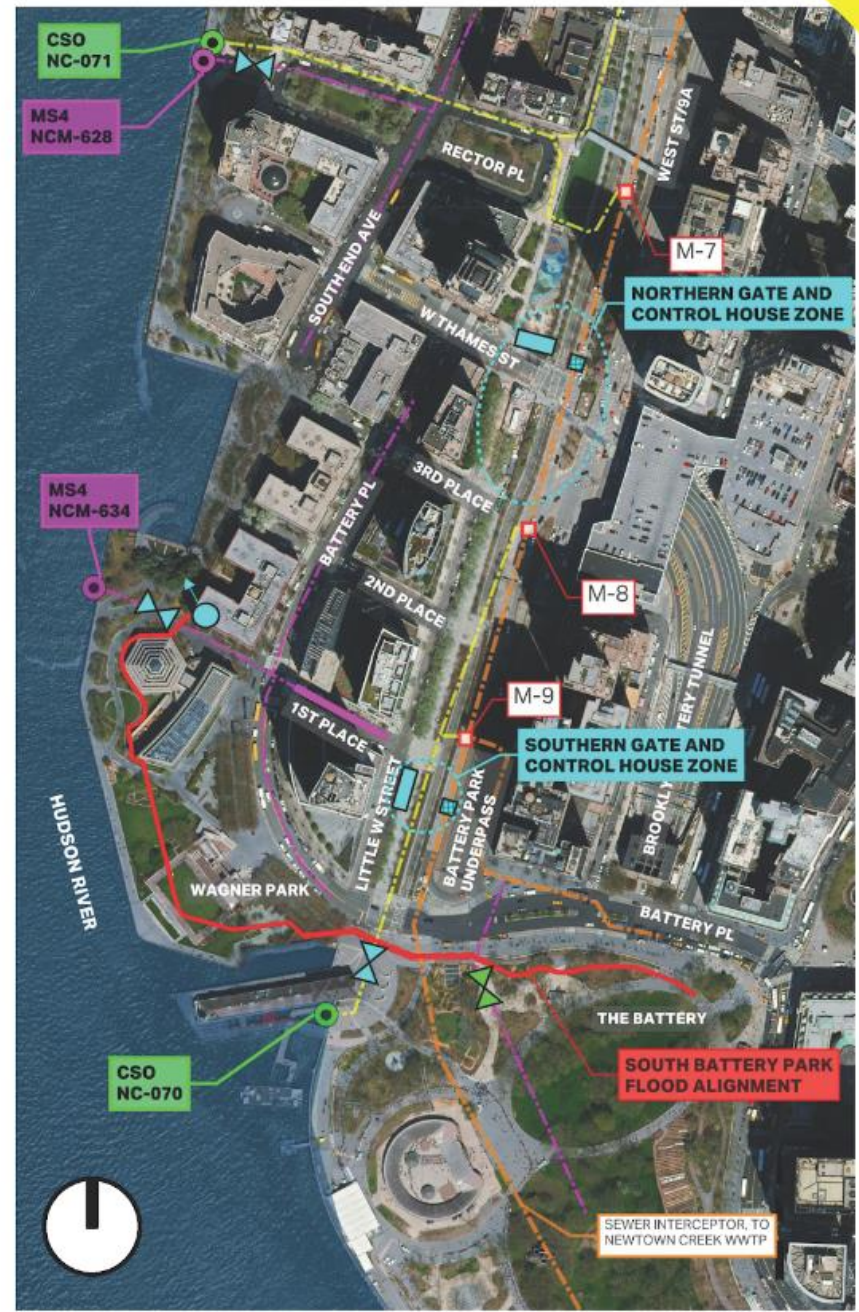
DRAFT

## 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 FLOOD ALIGNMENT
-  PROPOSED CONTROL HOUSE LOCATION
-  PROPOSED INTERCEPTOR GATE LOCATION
-  PROPOSED BACKFLOW PREVENTION VALVE
-  PROPOSED ISOLATION VALVE
-  POTENTIAL PUMP STATION
-  POTENTIAL PIPE UPSIZING

REQUIRED FOR  
FEMA CERTIFICATION

ADDITIONAL MEASURES  
UNDER CONSIDERATION



# CONTROL HOUSE | REPRESENTATIVE EXAMPLE

## ESCR CONCEPT DESIGN NORTH GATE



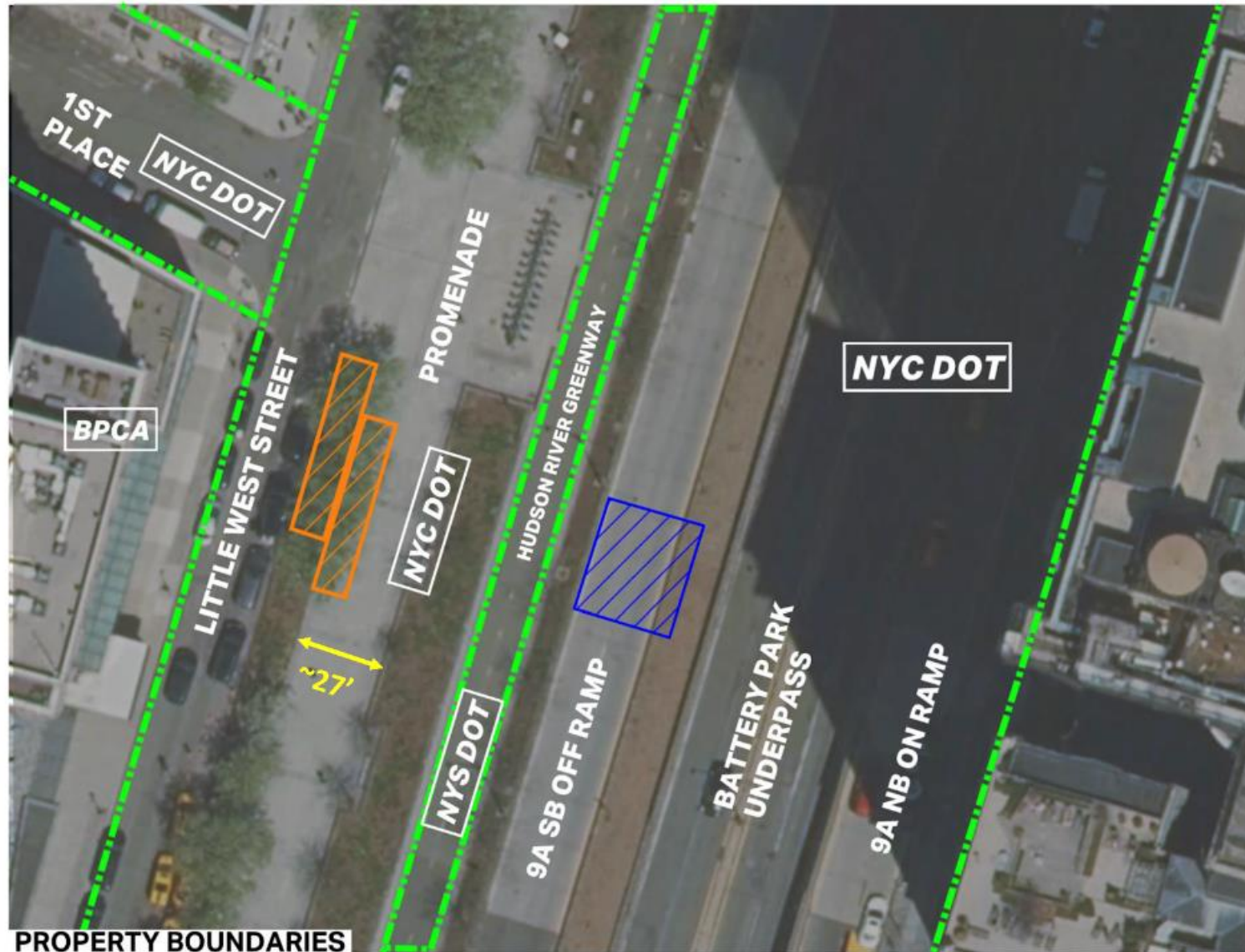
AKRF-KSE, JV | BJARKE | MATHEWS NIELSEN | ONE | NEW YORK CITY | NEW YORK CITY | NEW YORK | NEW YORK CITY DEPT. | NEW YORK CITY MAYOR'S  
 INGELS | LANDSCAPE | ARCHITECTURE | DEPT. OF DESIGN AND | DEPT. OF PARKS AND | CITY DEPT. OF | OF ENVIRONMENTAL | OFFICE OF RESILIENCY  
 GROUP | ARCHITECTS, P.C. | AND URBANISM | CONSTRUCTION | RECREATION | TRANSPORTATION | PROTECTION

**PDC FINAL REVIEW**  
**EAST SIDE COASTAL**  
**RESILIENCY PROJECT**  
 DECEMBER 16, 2019

**South Gate Building**  
**View From Southwest** 19



# INTERIOR DRAINAGE | SOUTHERN PROPERTY BOUNDARIES



PROPERTY BOUNDARIES

## NOTES:

INFRASTRUCTURE LOCATIONS SHOWN HEREON ARE FOR DISCUSSION PURPOSES ONLY AND DO NOT REPRESENT FINAL SITING.

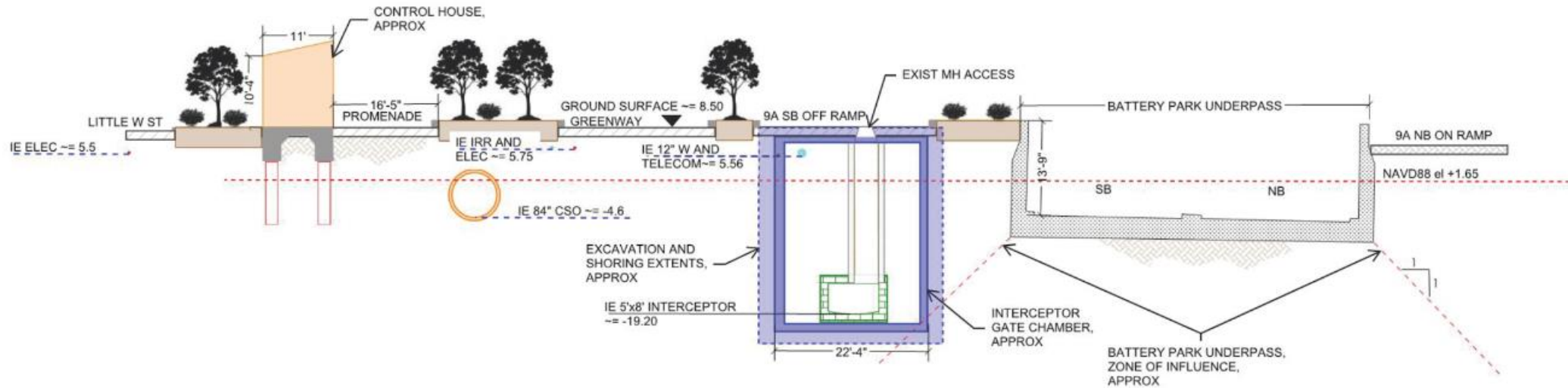
TITLE SURVEY FORTHCOMING, BOUNDARY LINEWORK SHOWN HERE IS APPROXIMATE.

LOCATION OF NYS DOT OWNERSHIP IS APPROXIMATE AND SUBJECT TO CHANGE.

THE PROMENADE IS ASSUMED TO BE UNDER NYC DOT PURVIEW. TO BE CONFIRMED.

HIGHWAY 9A IS UNDER NYS DOT PURVIEW, HOWEVER, THE FDR TUNNEL IS UNDER NYC DOT PURVIEW. THE LOCATION OF THIS DIVIDING LINE IS UNKNOWN.

# INTERIOR DRAINAGE | SOUTHERN CONTROL HOUSE, OPTION 2 SECTION



OPTION 2 SECTION

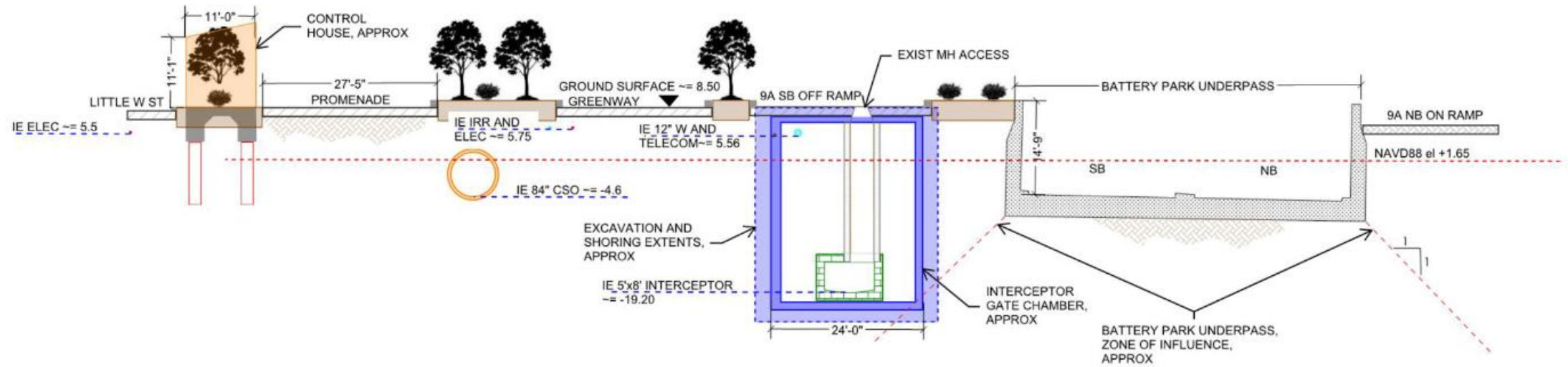
## NOTES:

UTILITY AND INFRASTRUCTURE INFORMATION SHOWN IS BASED ON BEST AVAILABLE INFORMATION AND IS SUBJECT TO CHANGE. UTILITY DEPTHS, SIZES, AND LOCATION TO BE CONFIRMED WITH NYC DEP.

INTERCEPTOR GATE HEIGHT, AS SHOWN, IS APPROXIMATE AND WILL BE SUBJECT TO CHANGES AS DESIGN PROGRESSES.

PILES SUPPORTING THE CONTROL HOUSE ARE REPRESENTATIVE ONLY AND WILL BE SUBJECT TO CHANGE.

# INTERIOR DRAINAGE | SOUTHERN CONTROL HOUSE, OPTION 3 SECTION



**OPTION 3 SECTION**

**NOTES:**

UTILITY AND INFRASTRUCTURE INFORMATION SHOWN IS BASED ON BEST AVAILABLE INFORMATION AND IS SUBJECT TO CHANGE. UTILITY DEPTHS, SIZES, AND LOCATION TO BE CONFIRMED WITH NYC DEP.

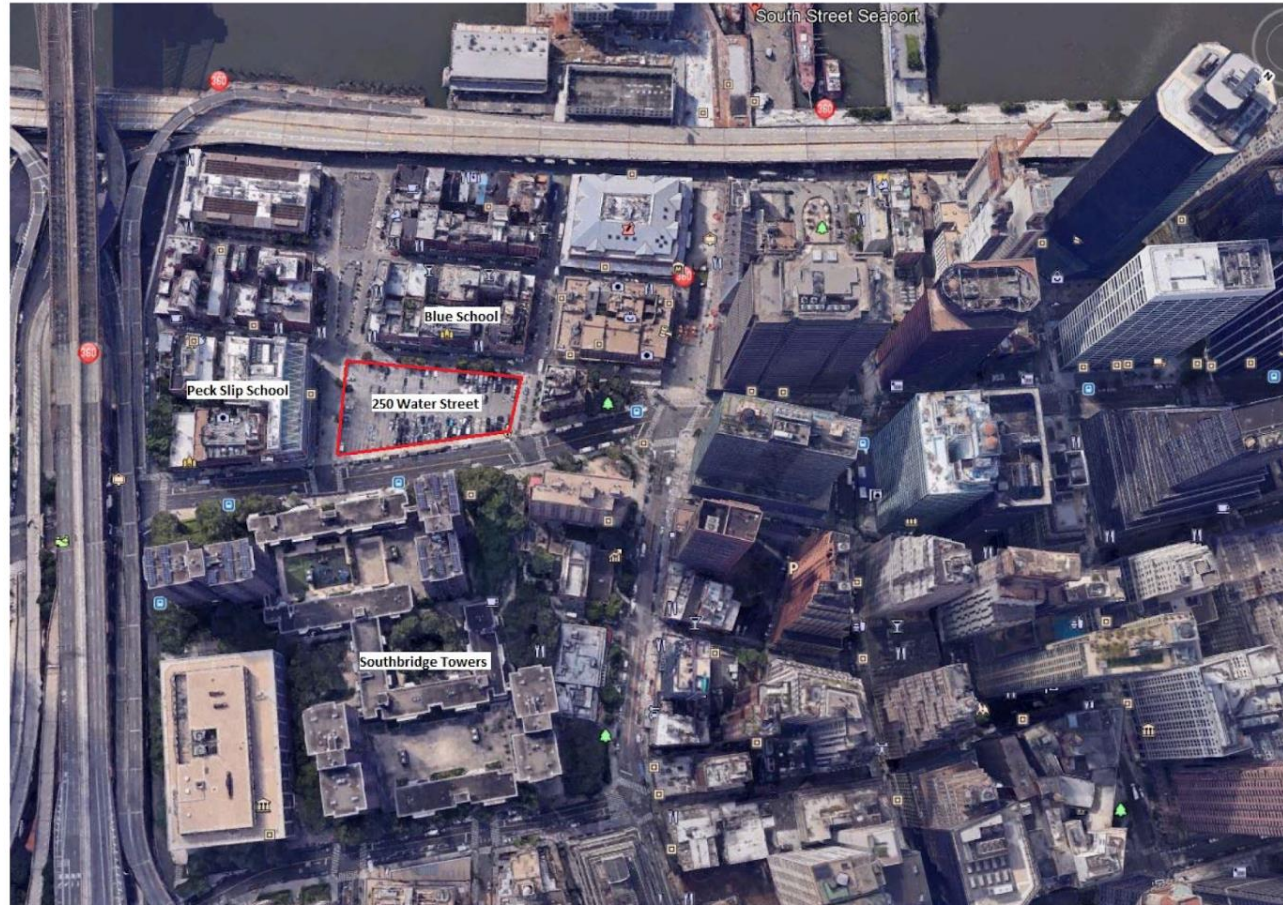
INTERCEPTOR GATE HEIGHT, AS SHOWN, IS APPROXIMATE AND WILL BE SUBJECT TO CHANGES AS DESIGN PROGRESSES.

PILES SUPPORTING THE CONTROL HOUSE ARE REPRESENTATIVE ONLY AND WILL BE SUBJECT TO CHANGE.

# BROWNFIELD CLEANUP PROGRAM

250 Water Street BCP Site #C231127

Site Location Map



# 250 WATER STREET BROWNFIELD CLEANUP PROGRAM



**Department of  
Environmental  
Conservation**

## **Where to Find Information:**

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C231127/>

and at these location(s):

### **New York Public Library**

Chatham Square Branch  
33 East Broadway  
New York, NY 10002

### **Manhattan Community Board 1**

1 Centre Street  
Room 2202 North  
New York, NY 10007-7970  
(212) 669-7970

*(\*Repositories are temporarily  
unavailable due to COVID-19  
precautions. If you cannot access the  
online repository, please contact the  
NYSDEC project manager listed below  
for assistance)*

## **Who to Contact:**

*Comments and questions are always  
welcome and should be directed as  
follows:*

### **Project-Related Questions**

Rafi Alam, Project Manager  
NYSDEC

625 Broadway  
Albany, NY 12233  
(518) 402-8606

[\*\*Rafi.Alam@dec.ny.gov\*\*](mailto:Rafi.Alam@dec.ny.gov)

### **Project-Related Health Questions**

Sarita Wagh  
NYSDOH - Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860

[\*\*BEEI@health.ny.gov\*\*](mailto:BEEI@health.ny.gov)

**For more information about New York's  
Brownfield Cleanup Program, visit:**

[\*\*www.dec.ny.gov/chemical/8450.html\*\*](http://www.dec.ny.gov/chemical/8450.html)

# Manhattan Community Board 1 Committee Reports

---

## Waterfront, Parks & Cultural – A. Zelter

1. Howard Hughes Corporation Seaport Stakeholder Workshop #3 - Report

# COMMUNITY BOARD 1 MEETING

JUNE 16, 2020



# STAKEHOLDER ENGAGEMENT



**CB-1**  
DEC 17, 2019

**CB-1**  
JUN 16, 2020





1

# Who controls the unused development rights that HHC proposes for transfer?

289,300 ZSF  
HHC OWNERSHIP

250 WATER

415,000 ZSF  
HHC LEASEHOLD INTEREST

58,000 ZSF  
CITY-OWNED RIGHTS

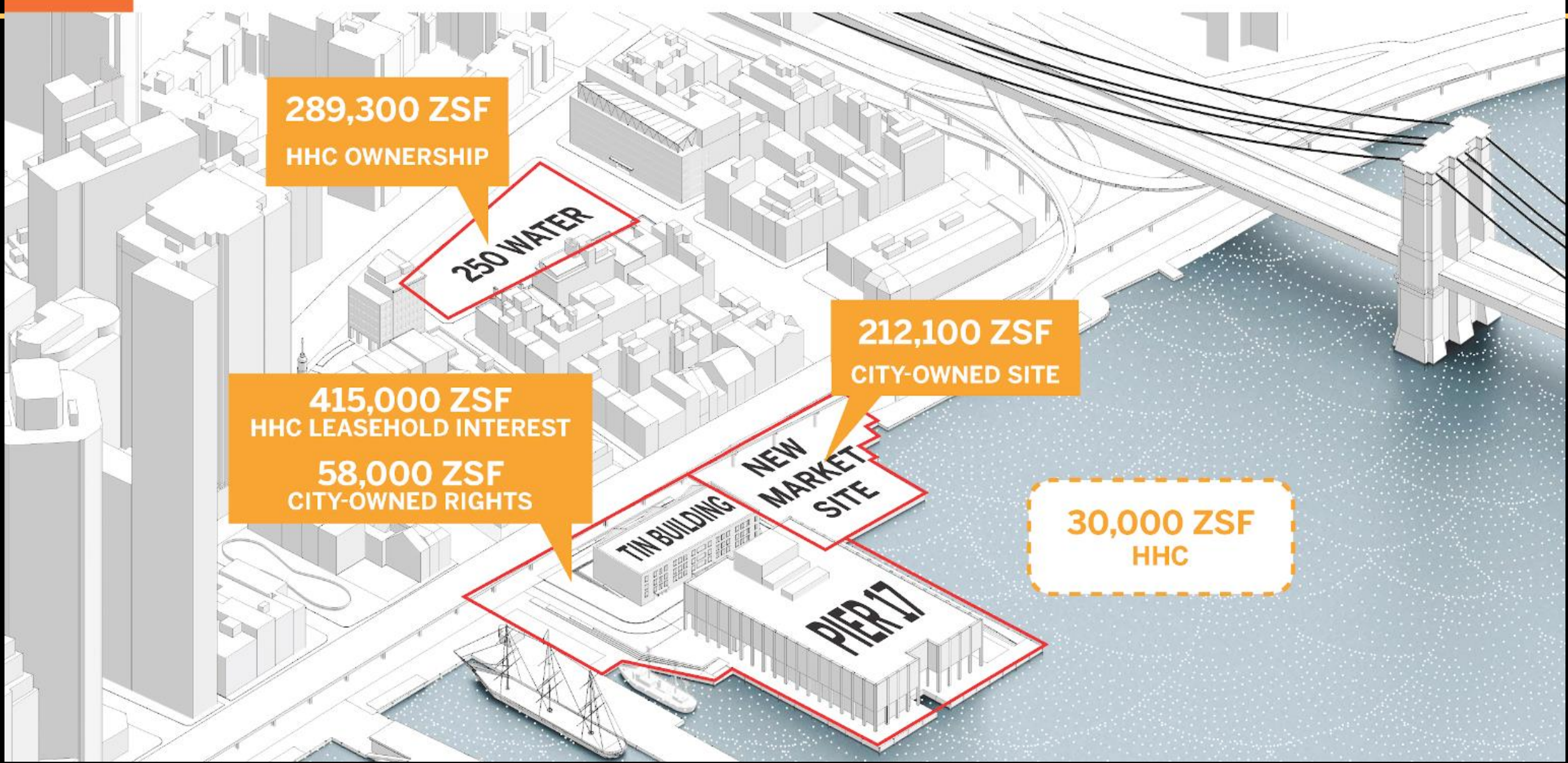
212,100 ZSF  
CITY-OWNED SITE

NEW  
MARKET  
SITE

TIN BUILDING

PIER 17

30,000 ZSF  
HHC



## 2

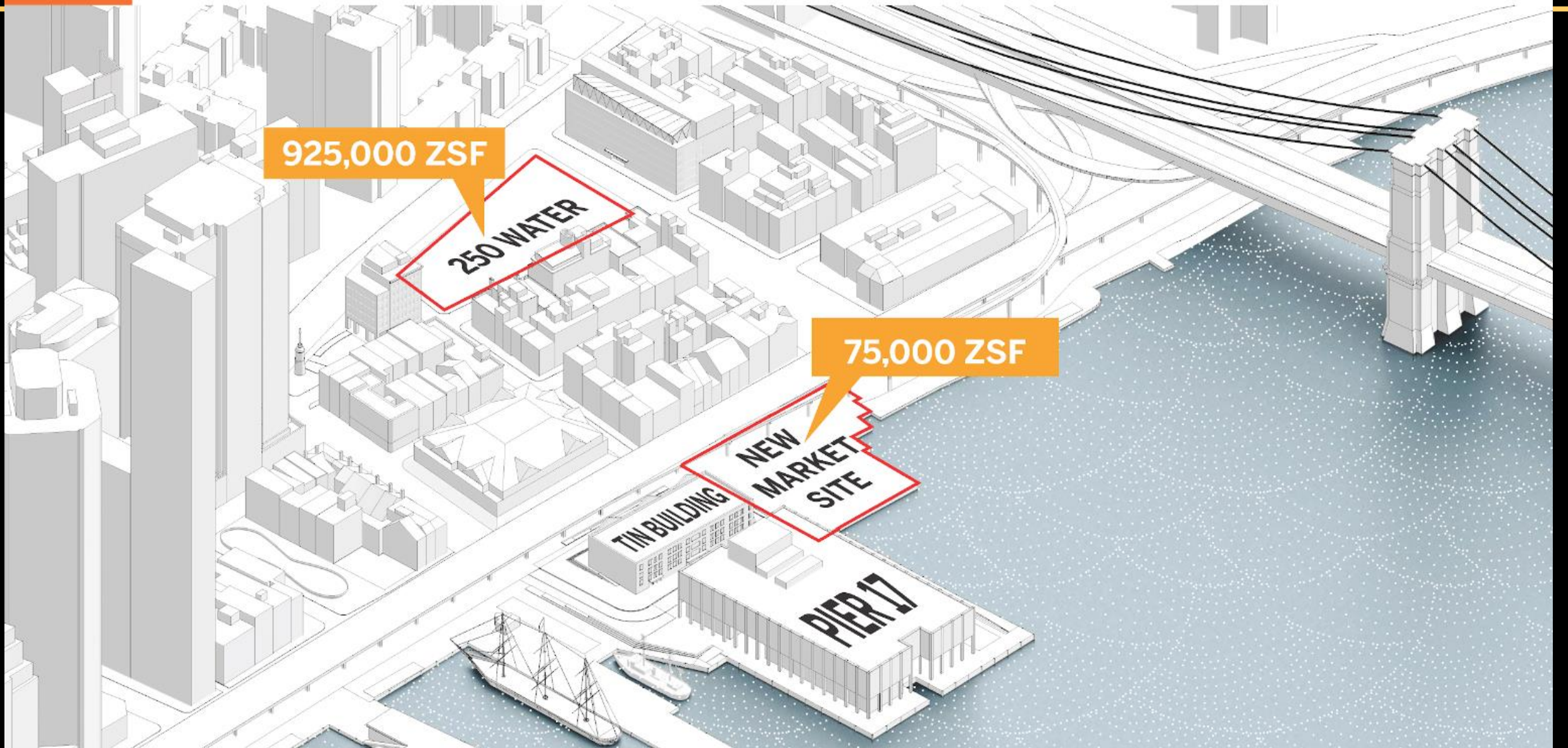
# What approvals would be needed to allow for this transfer to 250 Water Street?

- Amend Subdistrict Boundary
- Add New Market Site (10) and Pier 17 / Tin Building (11) as **Granting Sites**
- Add 250 Water Street (23) Site as a **Receiving Site**
- Eliminate #15 and #16 as **Receiving Sites**



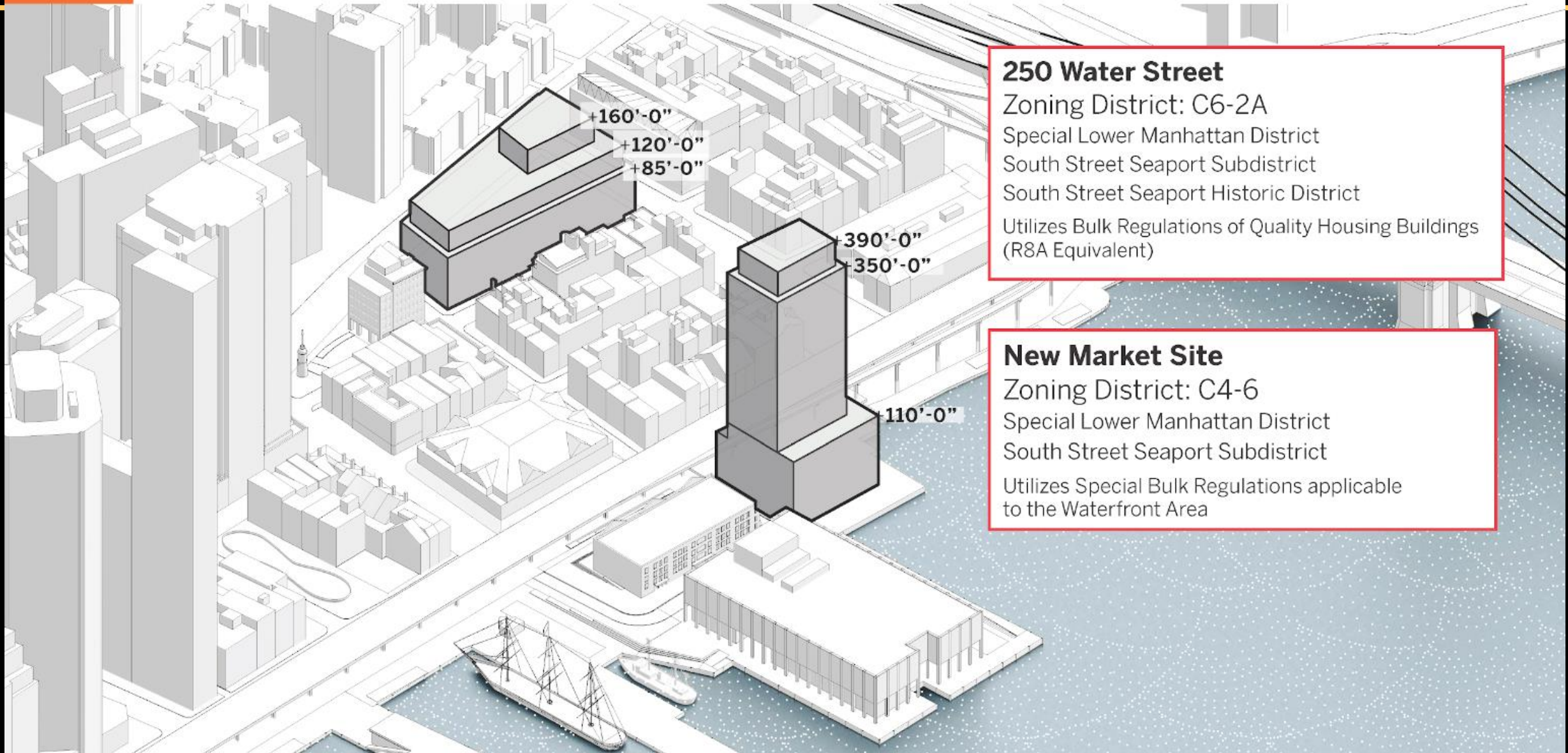
1

# Proposed distribution of development rights



# 1

## Existing Zoning Envelope



**250 Water Street**  
Zoning District: C6-2A  
Special Lower Manhattan District  
South Street Seaport Subdistrict  
South Street Seaport Historic District  
Utilizes Bulk Regulations of Quality Housing Buildings (R8A Equivalent)

**New Market Site**  
Zoning District: C4-6  
Special Lower Manhattan District  
South Street Seaport Subdistrict  
Utilizes Special Bulk Regulations applicable to the Waterfront Area

+160'-0"  
+120'-0"  
+85'-0"

390'-0"  
350'-0"

110'-0"

## Other Primary Approvals

ALL PART OF TDR FRAMEWORK

250 Water Street



- Agreement with NYCEDC
- ULURP / CEQR
- Landmarks Preservation Commission

New Market Building

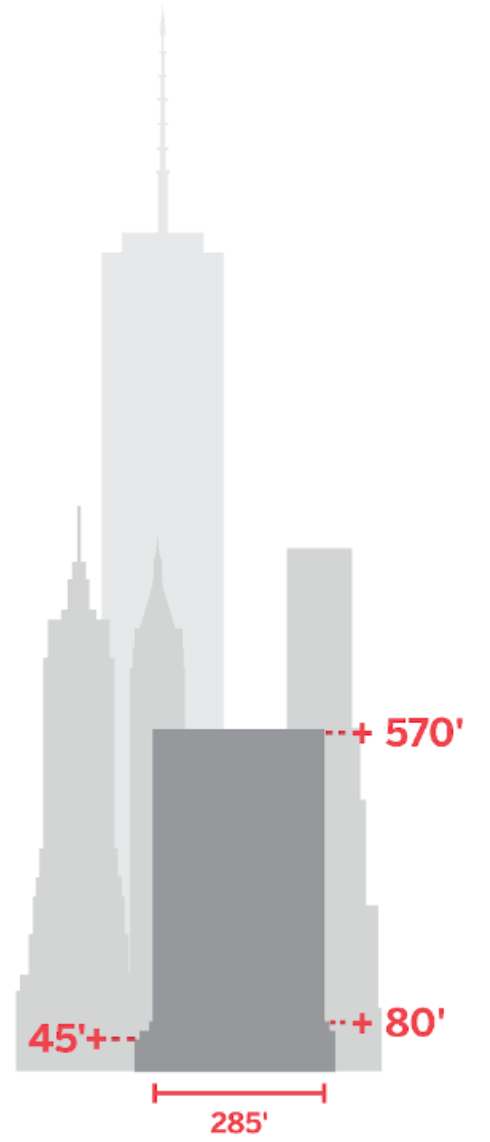
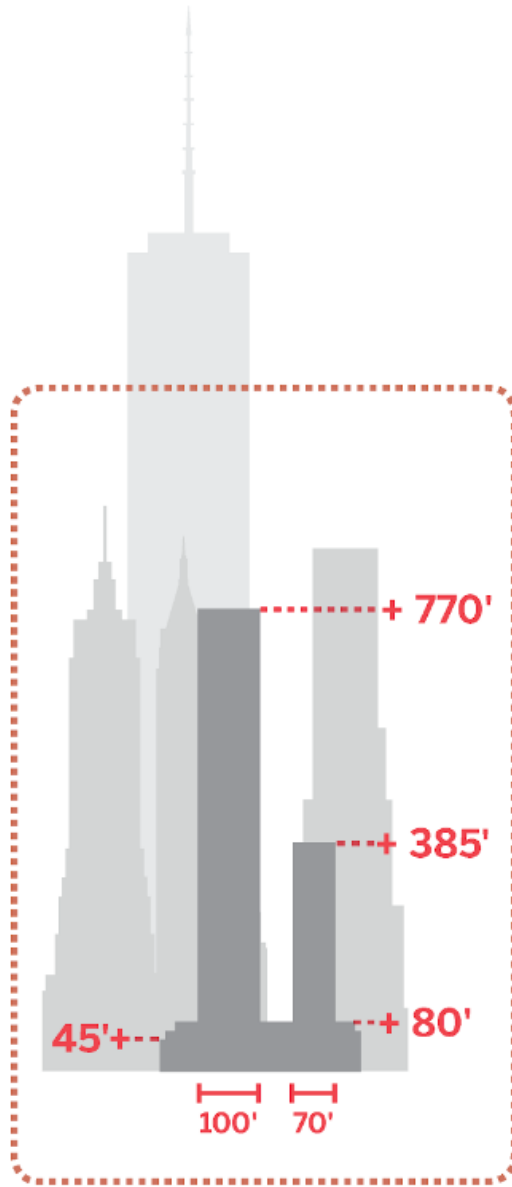
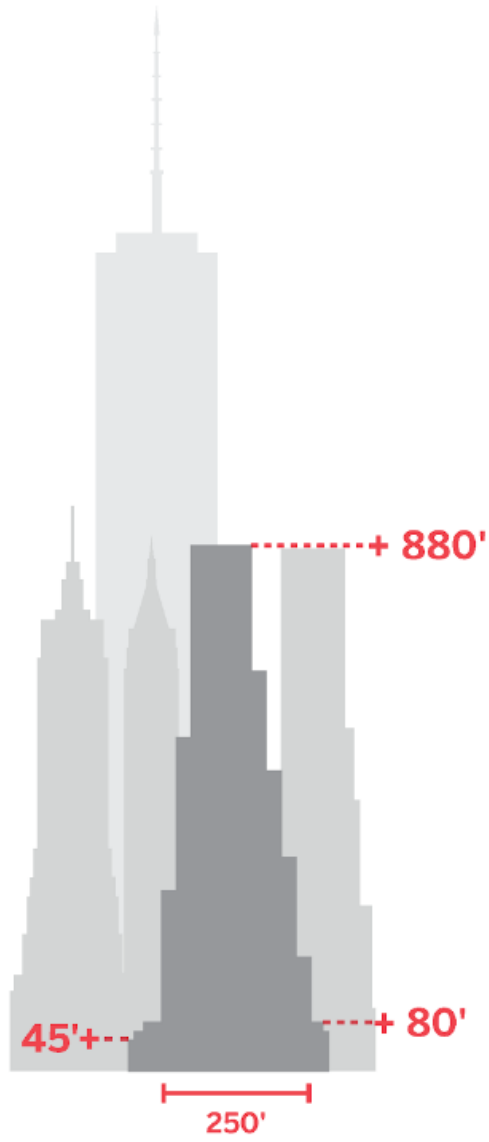
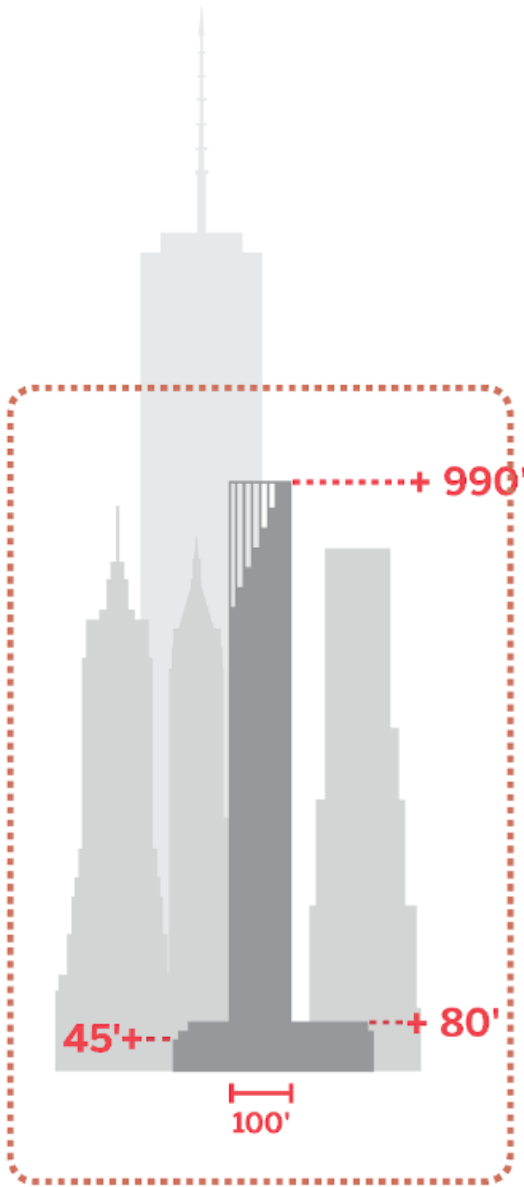


- Agreement with NYCEDC
- ULURP / CEQR
- Public Design Commission

John Street Lot



- Agreement with NYCEDC
- Landmarks Preservation Commission



3

How would a transfer to 250 Water Street make improvements possible? How can the community be assured the delivery of improvements?



ZONING RESOLUTION



### Priority Designated Improvements

- Developer obligations stipulated in zoning text
- Delivery required as condition of Certificate of Occupancy

### Seaport Improvement Fund

- Financial contribution from developer required
- Projects eligible for funding
- Use of funds to be determined by a Seaport governing group

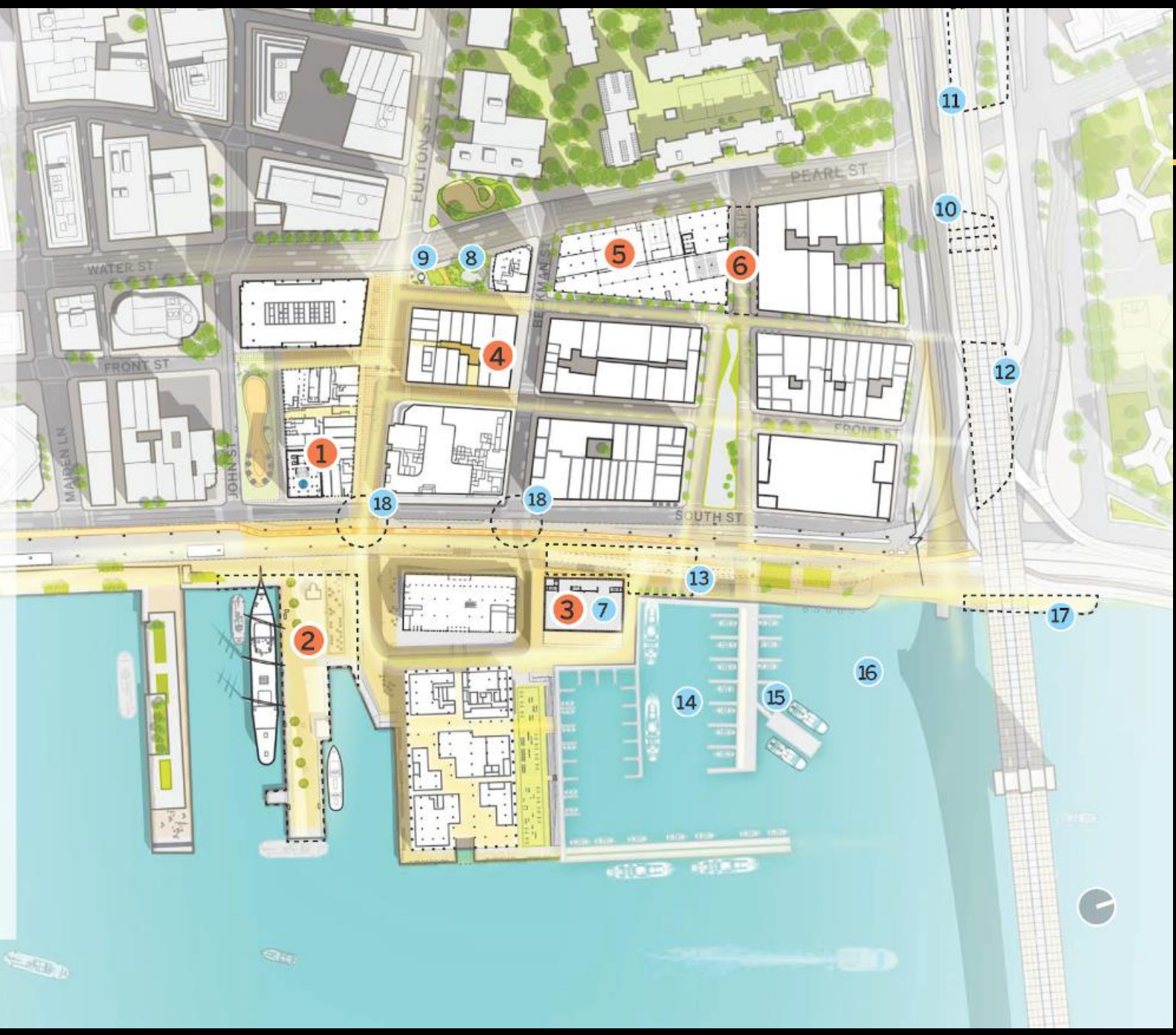
PROPOSED ZONING FRAMEWORK

**PRIORITY DESIGNATED IMPROVEMENTS (PRELIMINARY)**

- 1 New Museum / Renovated Historic Space + Support
- 2 Museum Pier 16 Upgrades
- 3 Rebuilt New Market Site with public rooftop
- 4 Public Market
- 5 Affordable Housing at 250 Water Street (MIH)
- 6 Improved School Play Area

**SEAPORT IMPROVEMENT FUND (POTENTIAL PROJECTS)**

- 7 Community Space at New Market Building
- 8 Restored Titanic Park
- 9 Restored Lighthouse
- 10 Reopen Brooklyn Bridge 'Dug-Out's
- 11 Reopen Brooklyn Bridge Banks
- 12 Revitalize Parking Lot below Brooklyn Bridge
- 13 Completion of Esplanade
- 14 Boat basin with berths for visiting + historic ships
- 15 NYC Ferry Terminal
- 16 Floating Pool
- 17 Brooklyn Bridge Beach Access
- 18 Safer South Street
- 19 Resilience / Flood Protection (not shown on map)
- 20 District Signage + Wayfinding (not shown on map)





# Manhattan Community Board 1

## Committee Reports

---

### Large Venue Working Group – T. Meltzer

1. Potential Large Venue Impacts in the Bowling Green Area - Report
2. Development of guidelines for Licensing & Permits Committee for Large Scale Venue Applicants - Report

# Manhattan Community Board 1

## Committee Reports

---

### Personnel Committee – E. Lewinsohn

1. CB1 Family Leave Policy Update – Resolution
2. Review of Request for Proposal for Upcoming Consultant Contract – Report
3. Public Member Interviews – Report

# Manhattan Community Board 1

---

## Old Business

# Manhattan Community Board 1

---

## New Business

1. Juneteenth's Rightful Designation as a National Day of Commemoration of the End of North American Slavery – Resolution