



The City of New York

# Manhattan Community Board 1

## Monthly Board Meeting

Tuesday, October 27, 2020

6:00 PM

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

Tammy Meltzer, Chairperson

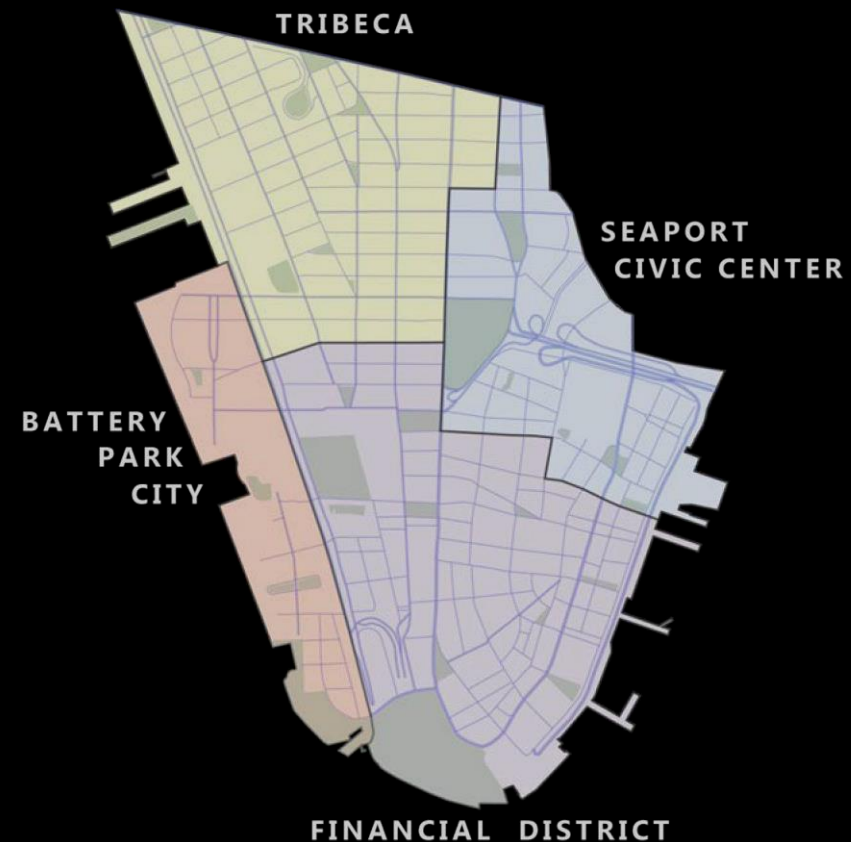
Alice Blank, Vice Chair

Lucian Reynolds, District Manager

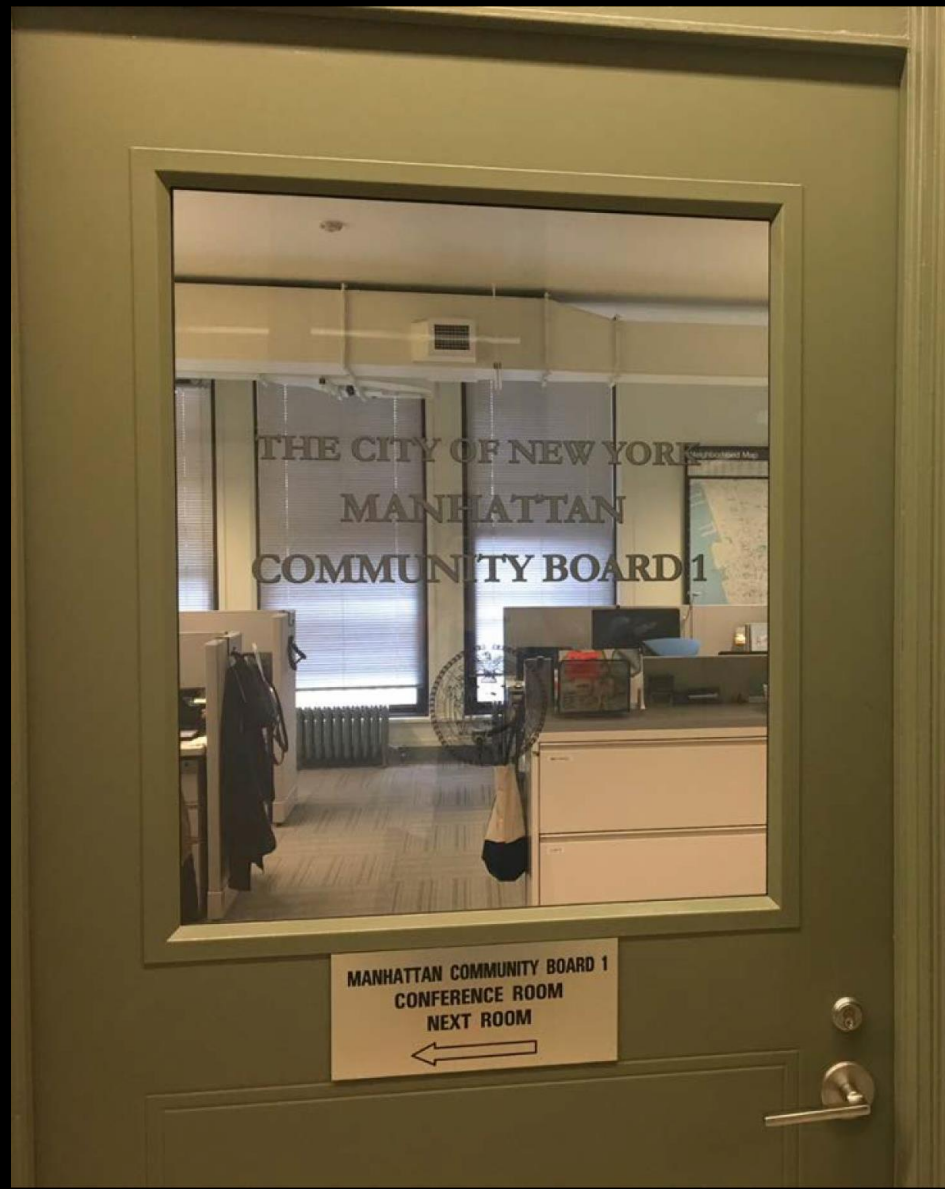
Lucy Acevedo, Community Coordinator

Diana Switaj, Director of Planning and Land Use

Ramesh Beharry and Jennifer Maldonado, Consultants



# CB1's OFFICE CONTACT



Manhattan Community Board 1  
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**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

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## Public Session

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

# Manhattan Community Board 1

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## Business Session

- A. Adoption of September 2020 minutes
- B. Treasurer's Report – M. James
- C. District Manager's Report – L. Reynolds
- D. Chairperson's Report – T. Meltzer

**Community Board #1 Treasurer's Report - Fiscal Year 2021 as of September 30, 2020**

**July 1, 2020 to June 30, 2021**

OMB Budget		Submitted by Mariama James, Treasurer on Tuesday, October 28, 2020						
Spending Category	Budget	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Unexpended		
		7-1 to 9-30	10-1 to 12-31	1-1 to 3-31	4-1 to -6-30	Balance		
Telephone	\$1,245.00	\$1,245.00					\$0.00	
General Supplies	\$0.00	\$0.00					\$0.00	
Food	\$0.00	\$0.00					\$0.00	
Cleaning Supplies	\$0.00	\$0.00					\$0.00	
Data Supplies	\$0.00	\$0.00					\$0.00	
Office Equipment	\$0.00	\$0.00					\$0.00	
Data Processing Equipment	\$0.00	\$0.00					\$0.00	
Printing	\$0.00	\$0.00					\$0.00	
Travel	\$0.00	\$0.00					\$0.00	
Leasing	\$0.00	\$0.00					\$0.00	
Service contract	\$0.00	\$0.00					\$0.00	
Donations	\$0.00	\$0.00					\$0.00	
Furniture	\$0.00	\$0.00					\$0.00	
Rental Space	\$0.00	\$0.00					\$0.00	
Postage	\$0.00	\$0.00					\$0.00	
Personnel Services	\$247,550.00	\$57,475.66					\$190,074.34	
<b>Totals</b>	<b>\$248,795.00</b>	<b>\$58,720.66</b>					<b>\$190,074.34</b>	
<b>Street Fair Fundraising</b>								
Spending Category	Budget	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Unexpended		
		7-1 to 9-30	10-1 to 12-31	1-1 to 3-31	4-1 to -6-30	Balance		
To be scheduled	\$149,569.00	\$500.00					\$149,069.00	
Leasing	\$300.00	\$0.00					\$300.00	
Training classes	\$5,000.00	\$3,000.00					\$2,000.00	
Service contract	\$1,850.00	\$0.00					\$1,850.00	
Temp. Services	\$4,490.00	\$0.00					\$4,490.00	
<b>Totals</b>	<b>\$161,209.00</b>	<b>\$3,500.00</b>					<b>\$157,709.00</b>	
<b>Grants</b>								
Spending Category	Budget	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Unexpended		
		7-1 to 9-30	10-1 to 12-31	1-1 to 3-31	4-1 to -6-30	Balance		
Consultant Contract	\$5,500.00	\$3,330.00					\$2,170.00	
<b>Totals</b>	<b>\$5,500.00</b>	<b>\$3,330.00</b>					<b>\$2,170.00</b>	

MANHATTAN  
COMMUNITY BOARD 1

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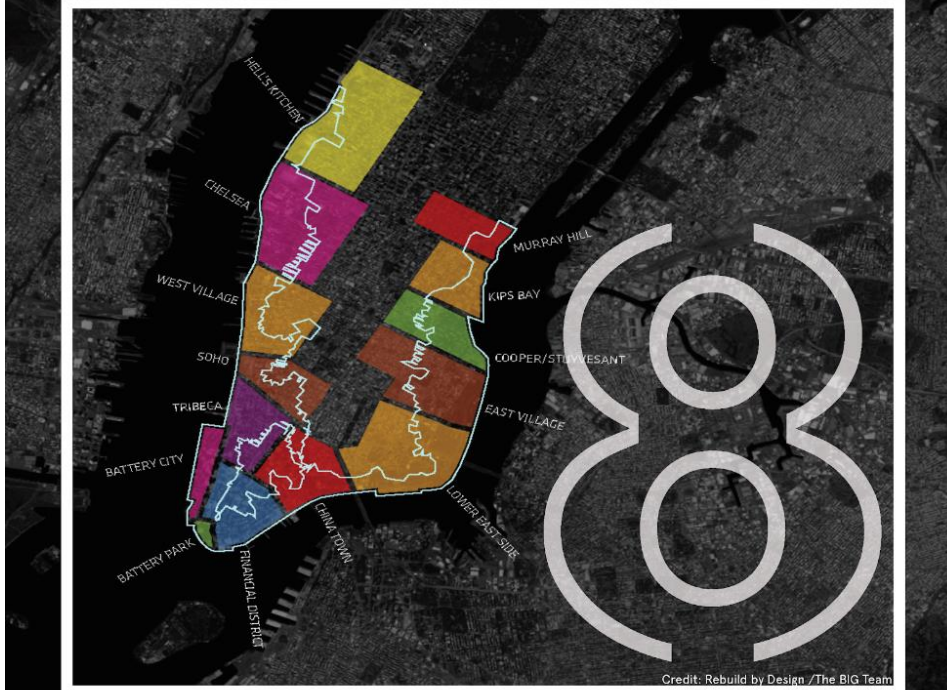
**DISTRICT MANAGER'S REPORT**

October 2020

# Manhattan Community Board 1 Chairperson's Report

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OCTOBER 2020



## 8 YEARS AFTER SANDY

### A COMMUNITY-WIDE DISCUSSION ON THE PROGRESS OF THE BIG U

WEDNESDAY, OCTOBER 28TH 2020

Virtual Event at 6pm

On the eve of the commemoration of Hurricane Sandy, representatives from Lower Manhattan Community Boards within the floodplain will discuss the progress of the BIG U, a vision for a 10 mile stretch of physical and social infrastructure that aims to protect Lower Manhattan from floodwater, storms, and other climate change impacts.

We hope you can join us!

Click [here](#) for agenda and to RSVP.



# ONE POTENTIAL ILLUSTRATIVE MASSING

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*Illustrative rendering shared in 2018*

# Manhattan Community Board 1

## Committee Reports

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### Executive Committee – T. Meltzer

1. 52 William Street "Temporary" Shelter- Resolution
2. Mayoral Executive Order - Resolution
3. Capital and Expense Budget for FY 2022 - Resolution
4. Warren St Cargo Bike Corral - Report

# Manhattan Community Board 1

## Committee Reports

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### **Battery Park City Committee – J. Cuccia**

1. Affordability and Housing for 80/20 Tenants at 225 Rector Place - Resolution
2. Brookfield Properties - Report
3. BPCA Report – Report
4. Census - Report
5. BPC Security – Report

# Manhattan Community Board 1

## Committee Reports

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### Waterfront, Parks & Cultural Committee - P. Goldstein

1. Titanic Memorial Lighthouse Restoration Project - Report
2. Open Spaces Report - Report
3. City Hall Park - Report
4. Hudson River Park Advisory Council - Report
5. CitiGroup Water Taxi at Pier 25 Change in Hours of Operation - Report

MANHATTAN COMMUNITY BOARD 1  
WATERFRONT, PARKS & CULTURAL COMMITTEE  
APPLICANT PRESENTATION

# TITANIC MEMORIAL LIGHTHOUSE

RESTORATION  
PROPOSAL

PREPARED BY:  
FRIENDS OF TITANIC LIGHTHOUSE RESTORATION (FOTLR)  
180 WATER STREET, #2711, NEW YORK, NY 10038

OCTOBER 20, 2020



TO RESTORE TITANIC MEMORIAL  
LIGHTHOUSE TO ITS 100% ORIGINAL  
WORKING CONDITION.

TO RECORD AND REMEMBER THE 1,496  
VICTIMS OF THE TRAGEDY.

TO RECOGNIZE  
A NATIONAL HISTORIC LANDMARK.

TO CREATE A 'BEACON OF HOPE' FOR  
YOUTH, IMMIGRANTS & VISITORS ALIKE.

MISSION & VISION

STANDARD SLIDE CORP.

#63



*II  
2/16  
Elevated view of N.Y. dock  
& showing Statue of Liberty*



PHASE 1 / REMOVAL & RESTORATION





TIME BALL

ROD

CUPOLA

DOME

TOWER

LANTERN

GANTRY  
IN STORAGE

GALLERY  
IN STORAGE

PLINTH

BRICKWORK

ENTRANCE

PLAQUE







PHASE 2 / REDEDICATION & CELEBRATION



TODAY

APRIL 2021

APRIL 15, 2022

PLANNING

COMMUNITY MEETINGS

SEAPORT MUSEUM

HOWARD HUGHES CORP.

ENVIRONMENTAL IMPACT

TITANIC RELATIVES

LOCAL BUSINESS

SUBMIT PLANS

CITY PERMITS

FUNDING

TITANIC FAMILY DONORS

FAMILY BENEFACTORS

CORPORATE SPONSORS

CITY PERMIT & APPROVALS

PUBLIC FUNDRAISING

CITY & STATE GRANTS

GOFUNDME DONATIONS

COMMUNITY OUTREACH

ESCROWED DONATIONS

RESTORATION

CONSERVATION PLAN

RESTORER SELECTED

LIGHTHOUSE REMOVAL

LIGHTHOUSE RESTORE

CONTRACTOR

LIGHT TOWER COMPLETED

LIGHT TOWER UNVEILED

ESTIMATES/BIDS

MUSEUM OVERSIGHT

DEMOLISH PLINTH

FRESNEL LENS REPAIR

GROUND-BREAKING

LANDSCAPING

TITANIC TOWER OPEN

CONSTRUCTION

COMPLETION

MARKETING

PRESS ANNOUNCEMENT

WEBSITE DESIGNED

PRESS ANNOUNCEMENT

PRESS ANNOUNCEMENT

REDEDICATION CEREMONY

SOCIAL CAMPAIGN

VIP & COMMUNITY TOURS

PUBLIC OPENING

DEVELOPMENT SCHEDULE

# Open Space Inventory and Report

NYC Manhattan Community Board 1

October 2020

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Prepared by: Nisreen Sarryeh, FCNY Community Planning Fellow

Supervised by: Diana Switaj, Director of Planning and Land Use, Manhattan CB1

# Introduction

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- CD1 is undergoing demographic transformation
  - Growth trends/ Residential population increase
  - Additional infrastructure demand
- Open Spaces Index →
  - Update record of the existing infrastructure
  - Assess and prioritize community needs
- Project prior to COVID-19

# Methodology – Main Research Question

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- Need to prioritize the community's most pressing and timely issues, and efficient and equitable distribution of resources

*What are Manhattan CD1's most pressing needs as it pertains to Open Space?*

- Attitudes and perceptions
- Adequacy for the district's growth
- Policy, planning and priorities

# Open Space Findings

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- 108 open spaces, including:
  - 51 parks, plazas and esplanades
  - 57 POPS
- Total: About **3,634,300** □ sq. ft
- No central inventory of all spaces
- Unclear/ undefined nomenclature, categorization and distinction

# Open Space Findings

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- Sq. ft of open space per 1,000 people (residential pop.):
  - 2010 = 684,892 sq. ft
  - 2017 = 566,000 sq. ft
- Change in open space ratio 17% decrease
- Full picture? Existing day-time population unknown

# Recommendations

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- Prioritize, maintain, preserve and increase access
- Improve quality
- Facilitate provision and addition of open space
- Focus on diversified and equitable spaces
- Encourage investment



# Recommendations

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- Increase oversight; safeguard design and management
- Adhere to sustainability and resiliency standards
- Promote benefits
- Encourage private-public partnerships

# Implementation Suggestions

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- Reclaim open space: “Brooklyn Banks” lot under Brooklyn Bridge (Manhattan side)
- Temporary spaces
- Activate community
- Educate
- Creative ways to create/use space
- Dedicated Advisory Board or Committee



Image source: Wikipedia

# Manhattan Community Board 1 Committee Reports

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## Youth & Education Committee – J. Mihok

1. Updates On Remote Learning And Planning For 2020-2021 - Report
2. Senator Kavanagh Town Hall on Young People's Civic Engagement - Report
3. Doe Review Of Ventilation Requirements In School Buildings - Report
4. Study on Effectiveness of Synchronous Online Instruction - Report
5. SCA/Mayor's Office construction of Trinity School - Report

# Manhattan Community Board 1

## Committee Reports

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### Landmarks & Preservation Committee – B. Ehrmann

1. Bogardus Plaza, Statement Of Support For Pdc, Approved Kiosk - Resolution
2. 60 Collister And 55 Laight Street, Further Review Of Application To Renovate Industrial Street Canopy To Main Building Entrance - Report

# Bogardus Plaza, PDC-approved Kiosk Site Plan

## BOGARDUS PLAZA – SITE PLAN



# Bogardus Plaza, PDC-approved Kiosk Project Site

## **BOGARDUS PLAZA – SITE PHOTO**

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# Bogardus Plaza, PDC-approved Kiosk Design

## DESIGN COMPONENTS

### Exterior Features

(per preliminary approval)

Folding security shutters  
double as an awning

Sliding windows for service  
Only 2 sizes of glazing (fixed/sliding)

Square corners to maximize interior  
space

Lower cladding comprised of  
multiple panels for ease of  
replacement

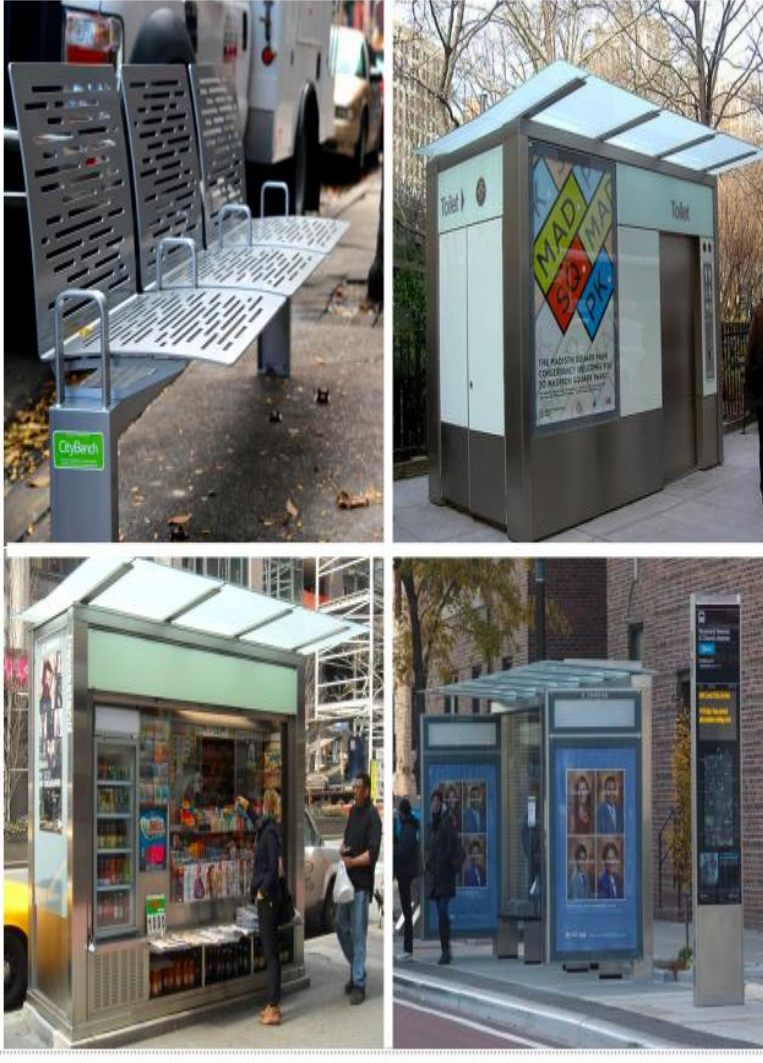


# Bogardus Plaza Kiosk, Design & Lighting Precedents

## CITYWIDE PRECEDENT

### Existing Street Furniture

The aesthetic of the kiosk should be harmonious with the city's streetscape and other street furniture including newsstands, bus shelters, Automatic Public Toilets (APTs) and CityBenches.



## LIGHTING PRECEDENT

### Illumination

- The kiosk as a beacon at dark
- Lighting visible through shutter perforation

Example - London



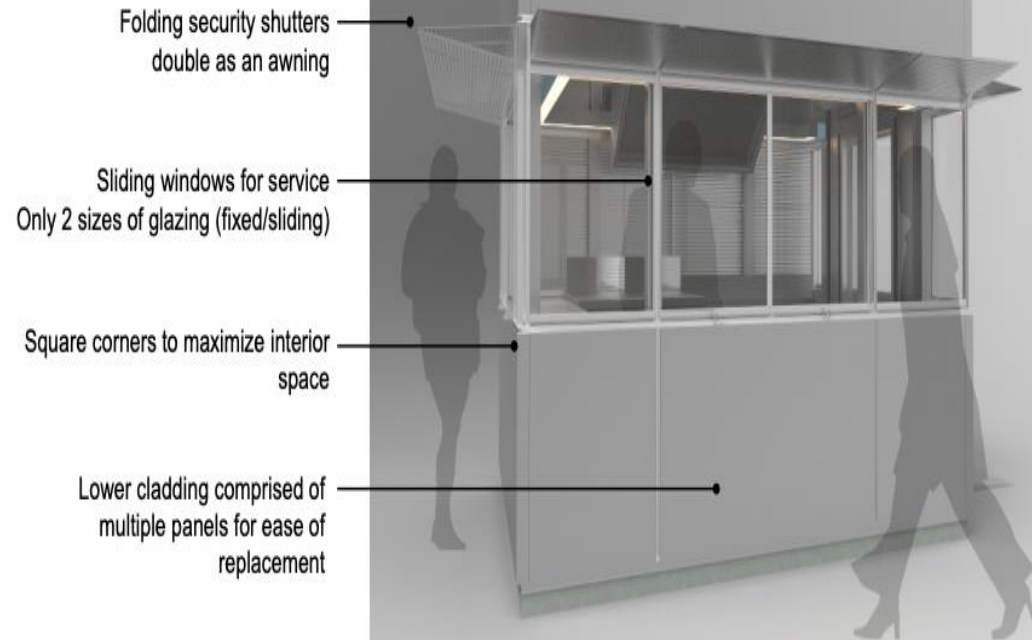


# Bogardus Plaza Kiosk, Design & Signage

## DESIGN COMPONENTS

### Exterior Features

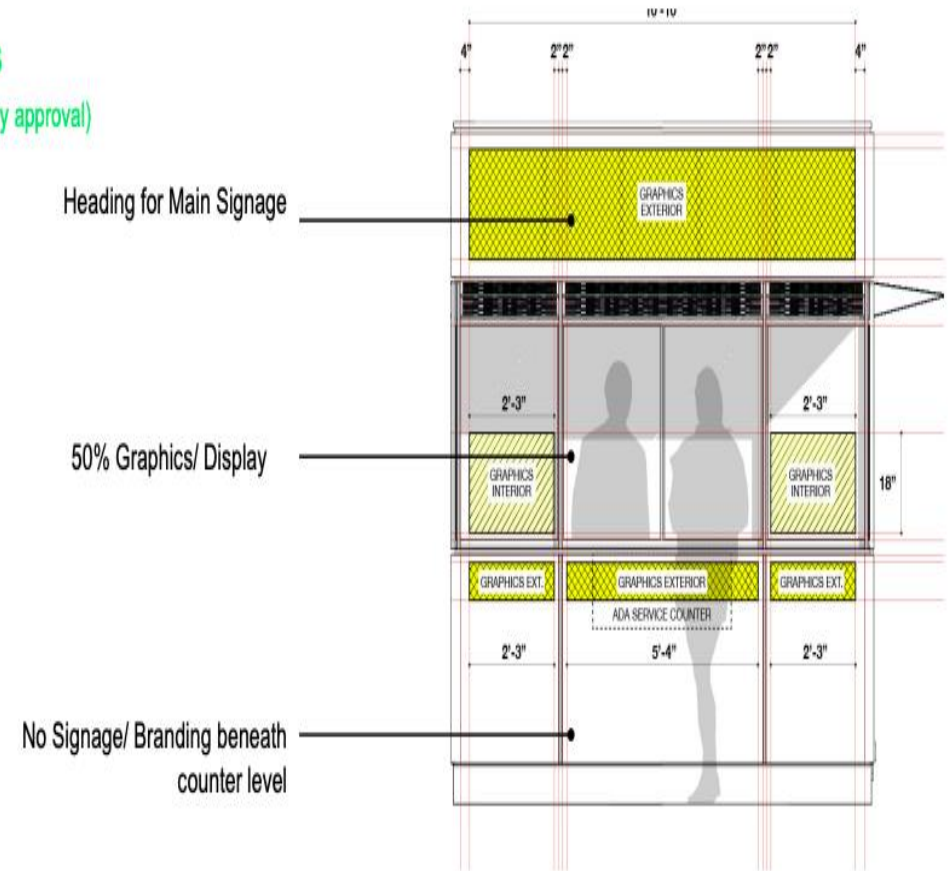
(per preliminary approval)



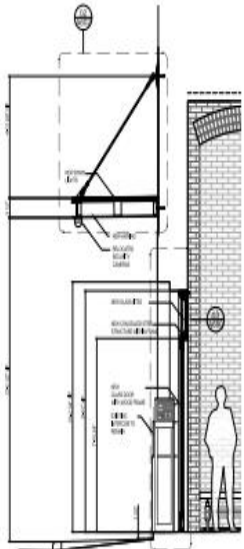
## SIGNAGE AND BRANDING

### Principles

(per preliminary approval)



# 60 Collister Street, Revised Canopy & 55 Laight Street, Glass Doors

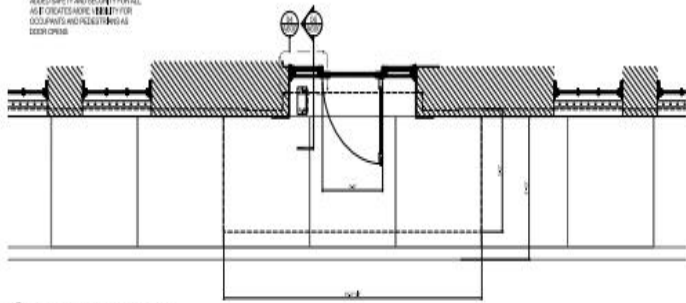


01 SECTION 60 COLLISTER ST - PROPOSED  
1/2" = 1'-0"

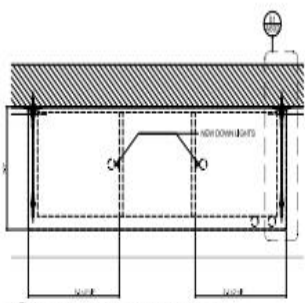


02 ELEVATION 60 COLLISTER ST - PROPOSED  
1/2" = 1'-0"

NOTE: WITH GLASS DOOR PROPOSAL  
ADDED SAFETY AND SECURITY FOR ALL  
AS IT CREATES MORE LEVELTY FOR  
OCCUPANTS AND VISIBILITY AS  
DOOR OPENS



04 PLAN 60 COLLISTER ST - PROPOSED  
1/2" = 1'-0"



03 AWNING PLAN 60 COLLISTER ST - PROPOSED  
1/2" = 1'-0"

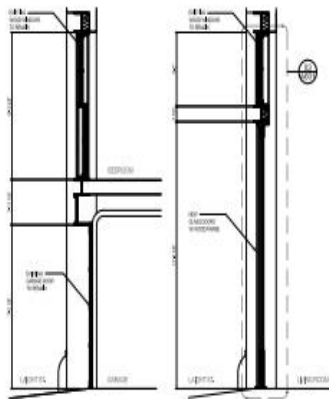
**Dean/Wolf  
architects**

60 COLLISTER ST & 55 LAIGHT  
ST ENTRANCE RENOVATIONS  
60 Collister Street & 55 Laight Street  
New York, NY 10013

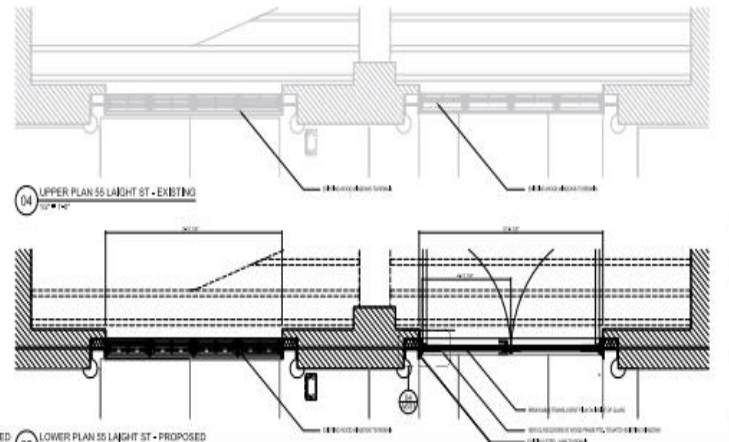
PROPOSED -  
COLLISTER ENTRANCE  
ELEV, SECT, AND PLAN



01 ELEVATION 55 LAIGHT ST - PROPOSED  
1/2" = 1'-0"



02 BDRG SECT 55 LAIGHT ST - EXIST.  
1/2" = 1'-0"



04 UPPER PLAN 55 LAIGHT ST - EXISTING  
1/2" = 1'-0"

03 LV SECT 55 LAIGHT ST - PROPOSED  
1/2" = 1'-0"

05 LOWER PLAN 55 LAIGHT ST - PROPOSED  
1/2" = 1'-0"

**Dean/Wolf  
architects**

60 COLLISTER ST & 55 LAIGHT  
ST ENTRANCE RENOVATIONS  
60 Collister Street & 55 Laight Street  
New York, NY 10013

PROPOSED -  
LAIGHT ENTRY DOORS  
ELEV, SECT, AND PLAN

# 60 Collister Street/55 Laight Street, Cont'd.



01 EXISTING 60 COLLISTER ENTRY



02 PROPOSED 60 COLLISTER ENTRY



03 EXISTING 55 LAIGHT ENTRY



04 PROPOSED 55 LAIGHT ENTRY

**Dean/Wolf**  
architects

60 COLLISTER ST & 55 LAIGHT  
ST ENTRANCE RENOVATIONS  
60 Collister Street & 55 Laight Street  
New York, NY 10013

PROPOSED- 2020  
COLLISTER AND LAIGHT  
ENTRANCE RENOVATIONS

# Manhattan Community Board 1 Committee Reports

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## Environmental Protection – C. Mahoney

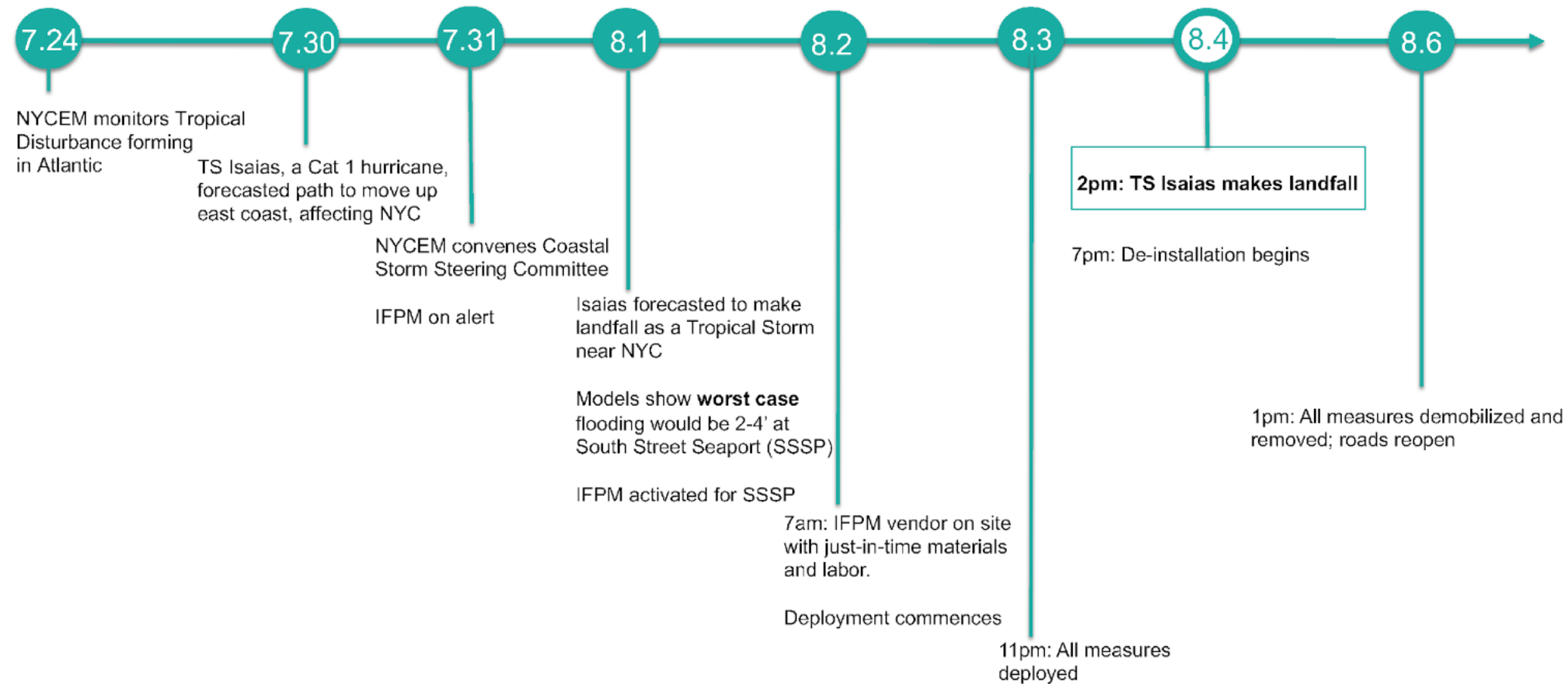
1. 250 Water Street Brownfield Cleanup Program - Report
2. Lower Manhattan Coastal Resiliency Quarterly Update - Report
3. Battery Park City Authority Resiliency Update - Report

# Lower Manhattan Coastal Resiliency Briefing

LMCR CB1 Quarterly Update – October 19, 2020



# IFPM South Street Seaport Isaias Deployment



# IFPM Lower Manhattan Project Updates

- South Street Seaport (SSSP)\*
  - Operational 7/1/2019
  - Re-Design UpdateAlternative Measures Analysis
- SSSP Extension\*\* and Tribeca\*\*\*
  - Analysis Paused due to COVID-19 Impacts

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

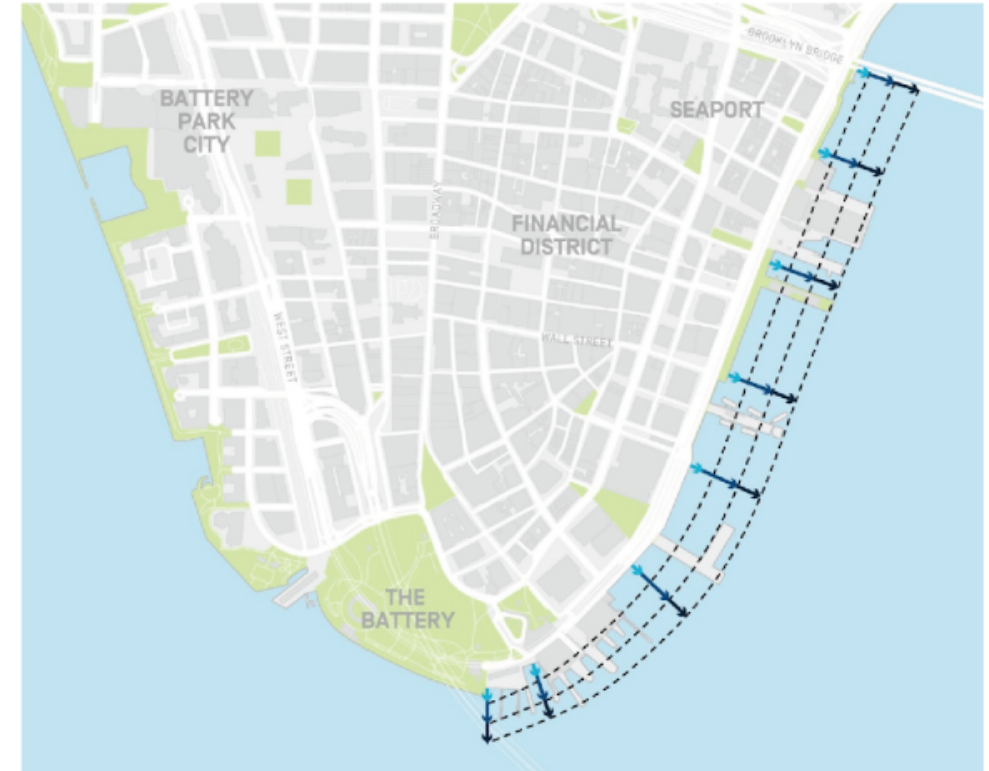


# The FiDi-Seaport Climate Resilience Plan will develop a coastal resiliency solution to protect Lower Manhattan.

The Financial District and Seaport have unique constraints that require us to explore a range of flood protection options, including extending the shoreline into the East River.

What can we achieve by 2021?

- Determine extent of shoreline extension
- Develop a conceptual design of coastal defense infrastructure and preliminary design of a first phase project
- Create a detailed implementation plan for financing, construction, and governance
- Advance permits with State and Federal agencies
- Create a drainage plan to upgrade sewer system in response to severe climate risks

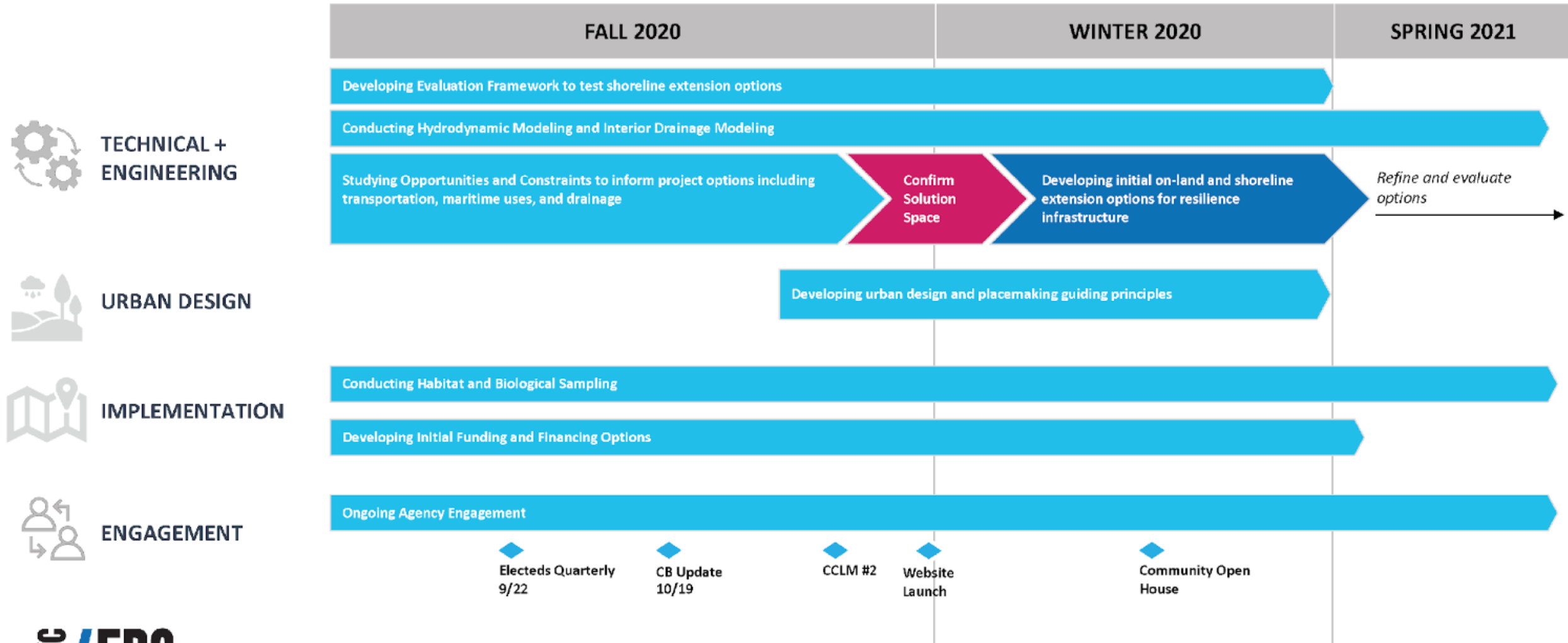


*Location and extent of shoreline extension to be determined through community engagement and permitting*



# FiDi Seaport Climate Resilience Plan Update

6-month Workplan



# Public Engagement Strategy

What are the key tools we will use to ensure diverse and inclusive engagement?

- **Create a new interactive engagement portal** to share information, educate and consult/involve the community in the process
- **Develop an extensive marketing strategy** to expand project audience and target specific audiences including physical installations (LinkNYC and Bus Shelters), and print materials
- **Hold ongoing meetings** with Climate Coalition, key City agencies, regulating entities (ARAC), and electeds
- **Host meetings across a broad array of stakeholders** to present project information at key milestones and get feedback
- **Host online public forums** with interactive activities to facilitate dialogue and discussion amongst stakeholders virtually
- **Host smaller meetings, discussions and design workshops** to delve into specific topic areas
- Utilize **social media platforms** to engage across stakeholder groups and notify the public of key project events and milestones.
- Share materials with educators and educational institutions to integrate into **climate and resilience curriculum**



# The Battery Wharf Update

- Kicked off design with Stantec in November 2020
- Initiating technical surveys and data collection completed
- Early schematic design on pause
- Engagement Ongoing coordination with City agencies, Mayor's Office, BPCA, National Parks Service, Battery Conservancy
  - CB1 Update (Part of overall LMCR update)
- Construction Manager Procurement:
  - Public RFP issued January 2020
  - Selection: Hunter Roberts Construction Group



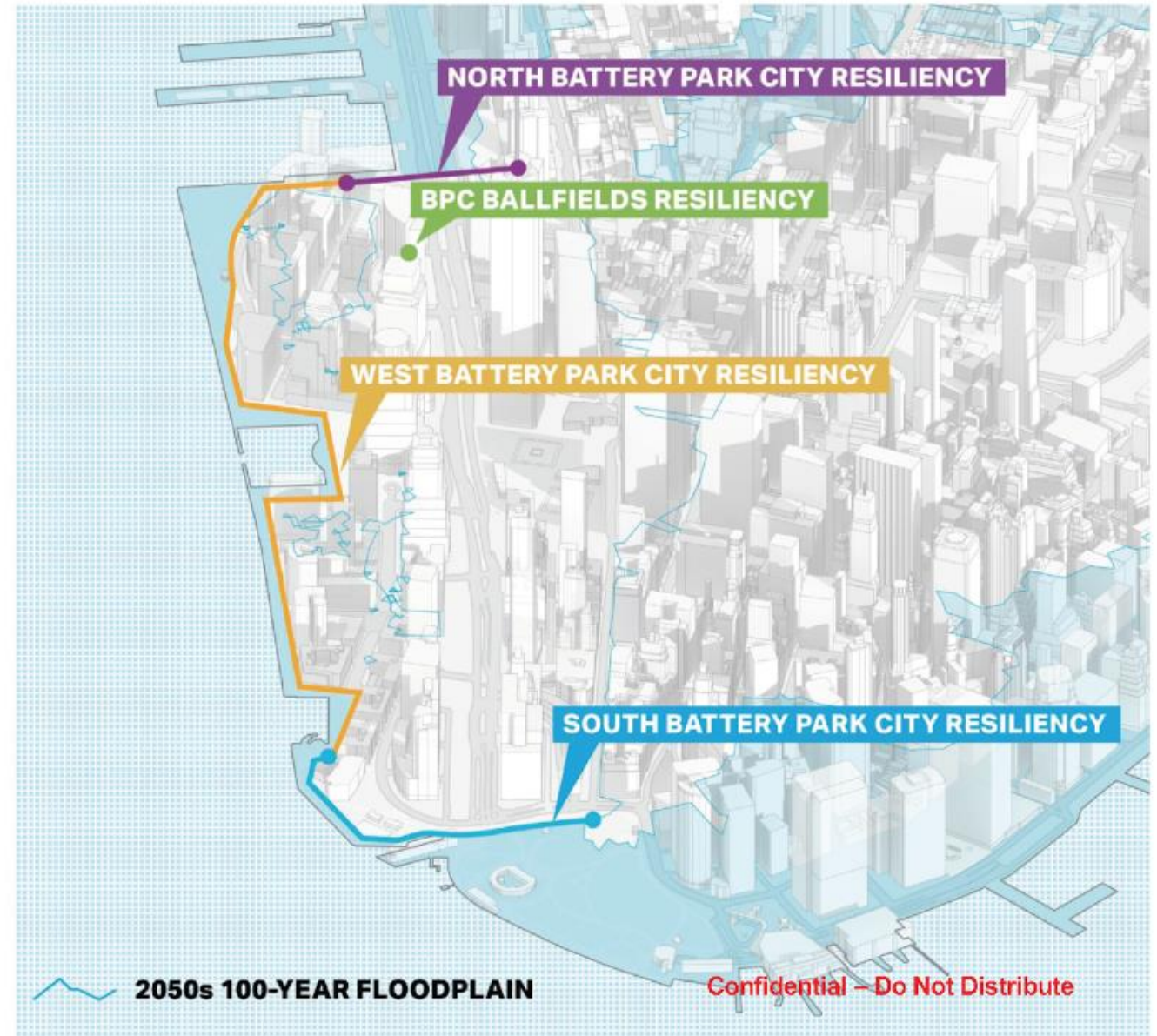
*Current Conditions*



*The Battery Wharf Project Location Map*

# Battery Park City Update

- South Battery Park City
  - EIS
  - 75% design
- North Battery Park City
  - EIS
  - 30% design
  - Potential Progressive Design Build
- West Battery Park City
  - Design Procurement on Hold
  - Potential Progressive Design Build
  - RFEI Outstanding – Responses Due 9/25/20
- Ballfields Resiliency
  - Revocable Consent Pending
  - Construction Start -- Fall 2020



# Public Engagement Milestones

Projects	Timeline			
	September	October	November	December
IFPM		CB1 Update (10/19)		
Battery Park City		CB1 Update (10/19)		South Battery Park City Resiliency (CB1 EP Committee)
The Battery		CB1 Update (10/19)		
FiDi-Seaport	Virtual Walking Tour (9/21)	CB1 Update (10/19)	Launch interactive community portal CCLM #2 (TBD)	
BK Bridge-Montgomery	CB3 Update (9/10)	PDC Preliminary Review (10/19)	Public Meeting #3 (November or December)	Public Meeting #3 (November or December)
Overall LMCR Strategy	Quarterly electeds and CBs update (9/22) Additional briefings	CB1 Update (10/19)		

# Manhattan Community Board 1 Committee Reports

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## Transportation & Street Activity Permits – B. Kay

1. Access-A-Ride - Report
2. Revel Electric Moped Sharing - Report
3. Warren St Cargo Bike Corral- Report
4. Financial District Neighborhood Association (FDNA) Shared Streets - Report

# October 2020 Transportation Committee Agenda

**1. Revel Electric Moped Sharing in CD 1**

**1. Access-A-Ride**

**1. Warren Street Cargo Bike Corral**

**1. FDNA Shared Streets / Ann St Update**

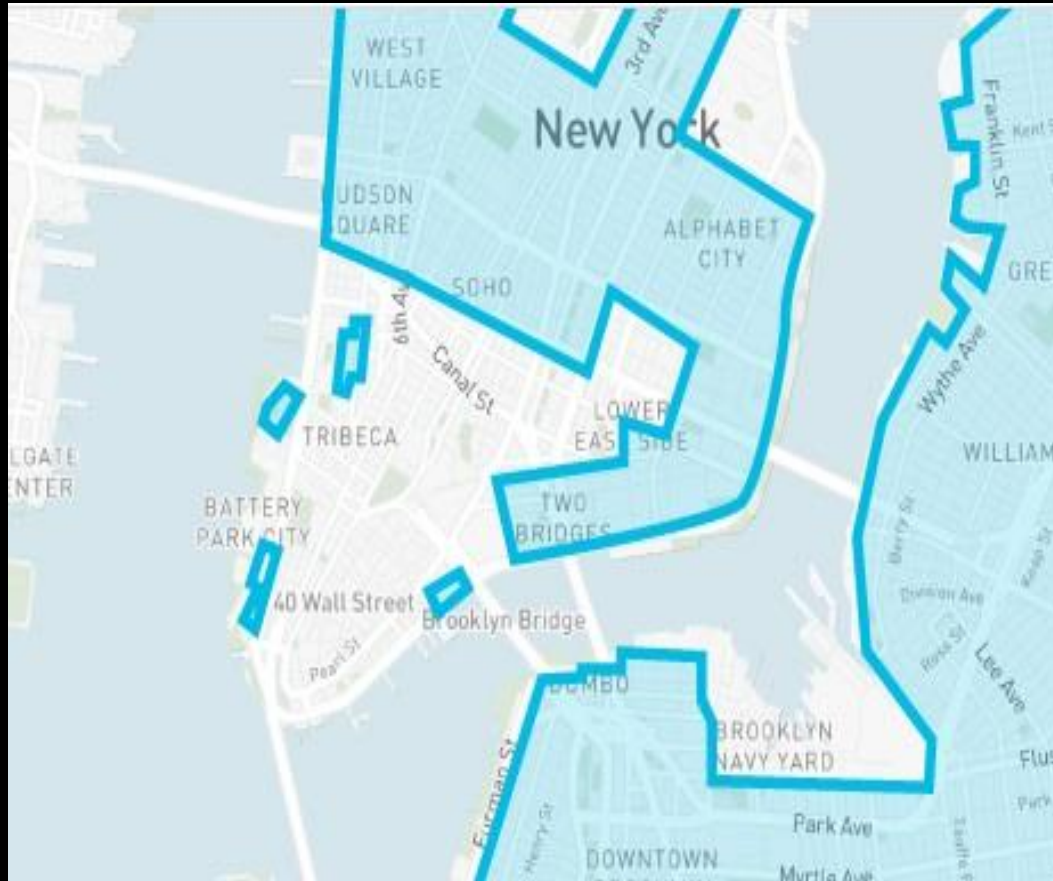
**1. Capital and Expense Budget Items for FY 2022**

# Revel Scooter





# Revel Scooter Pickup in MCD1



# Changes to Operation

- Originally required
  - Photo of valid driver's license
  - Revel account
- Restarted their 3,000 strong moped fleet on August 27, 2020 with new requirements including
  - Training video
  - In-app safety test
  - Photographic evidence (selfie) of user wearing helmet
  - New penalties (banned from future use) for breaking rules – Revel uses geotags and trackers on scooters to collect real time locations.

# New Suspension Policy

- Permanent Suspension
  - Sharing your account with anyone
  - Riding with a passenger who is under 18
  - Riding on a sidewalk
  - Riding on a highway or any road with a speed limit over 40 mph
  - Failing to report an accident
- Warning or temporary suspension for first offense, then increased
  - Riding without a helmet
  - Running red lights or stop signs
  - Riding in a bike lane, on a major bridge or in a tunnel, in a park
  - Going the wrong way down a one-way street

# Reckless Driving

- Definition
  - Endangering pedestrians or other motorists
  - Weaving in and out of traffic,
  - Speeding through red lights,
  - Racing,
  - Doing wheelies or donuts,
  - Riding with more than one passenger
- Results in a temporary suspension.
- Revel does NOT shut off or slow engines in response to infractions due to concern over potential harm to user

# How to report a Revel Moped

- Observer can use the Revel app to report it
- Go online or call it in to Revel.
- 311 could record complaint
- With location and time, Revel can identify the user, however, they get pings in their office when a driver goes somewhere off limits (bike paths, bridges, tunnels, limited access highways)
- There are a range of penalties if someone breaks a rule to a permanent ban for large or repeat breaking of rules.

Possible resolution on Revel in November

# Access-A-Ride



# Possible Access-A-Ride resolution - November



# Ann Street Update - Outside Dining

- Restaurants without space for a fixed setup need to setup daily, store inside and difficult to not be flimsy
- Lunch trade very diminished since few workers or tourists – Downtown Alliance working on addressing this problem
- Fewer restaurants paying their full rents and do not foresee when that will change.
- DOT's regulations for “permanent” outdoor dining program still being developed and will probably change after next summer
- Current use of streets by businesses not sustainable for DOT
- This will remain an evolving issue

# Manhattan Community Board 1 Committee Reports

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

1. Policing In Perspective - Report
2. New York State Housing Legislation - Report
3. Walking While Trans Ban Nys Legislation - Report
4. Racism As Public Health Crisis - Report
5. The Anti-racism In Public Act Of 2020 - Report
6. New York Presbyterian Lower Manhattan Hospital - Report

# Manhattan Community Board 1

## Committee Reports

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### **Land Use, Zoning & Economic Development Committee – F. Cunningham**

1. South Street Seaport Zoning and Transfer of Development Rights - Resolution
2. South Street Seaport Leasing and Asset Management - Report
3. Governors Island South Island Rezoning Update - Report

# South Street Seaport Historic District

Community Board 1 Land Use Committee

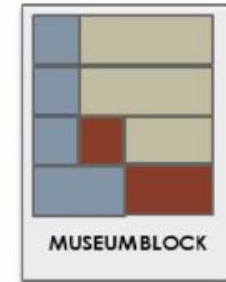
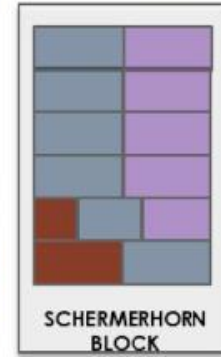
October 15, 2020



# South Street Seaport- Leasehold Boundaries



## Stacking



GOVERNORS ISLAND

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# CB1 Land Use Committee

Governors Island Planning & Zoning Presentation

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# Presentations & Review Meetings

- **Sept 14: Update on Climate Center Vision and High-Level Rezoning Proposal to CB1 Land Use, Zoning and Economic Development Committee**
- **TODAY: South Island Rezoning Update to CB1 Land Use, Zoning and Economic Development Committee**
- **Oct 19: DCP Certification Presentation to the City Planning Commission**
  - City Planning will refer out the land use application and zoning text to all parties
- **Nov 2 : Special CB1 Meeting to hear feedback and input on non-zoning related issues and opportunities including**
  - Park and Open Space Use
  - Waterfront Access & Transportation
  - Public Programming
- **Nov 9: Land Use & Economic Development Committee Hearing**
  - Detailed zoning text presentation
  - Review of EIS
  - Financial Details

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# South Island Rezoning Proposal

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## **Extend uses allowed in the Historic District (Northern Subdistrict, rezoned in 2013) to the South Island, including:**

- Office
- Education
- Cultural
- Retail
- Restaurants
- Gyms & Health Clubs
- Hotel & Convening
- Amusements
- Maritime Recreation
- Dorm & Faculty Housing

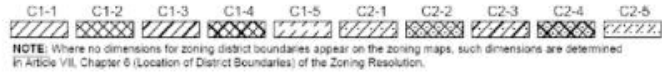
## **Add:**

- Research & Development
- Small Scale Production
- Accessory Uses to Island Operations

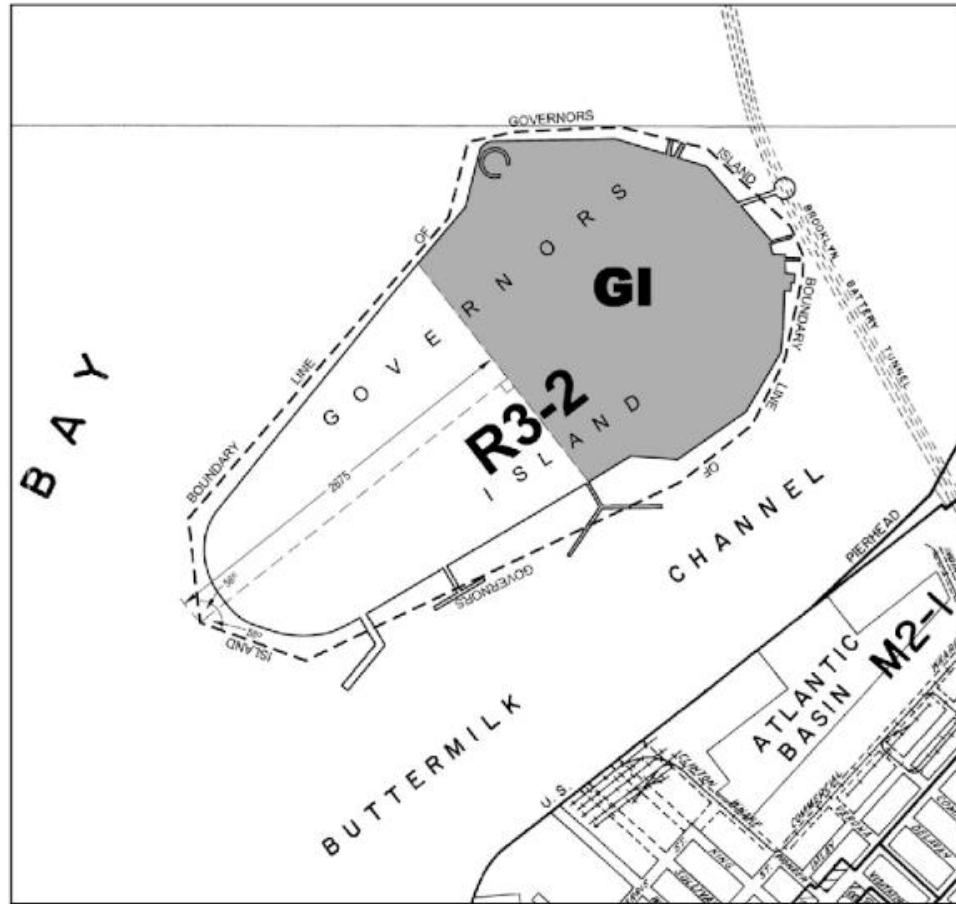
## **Protect and expand the existing open space**

**Allow a maximum 4.275M SF across designated development sites on the South Island, creating an effective 2.98 FAR based on the area of the development zones only**

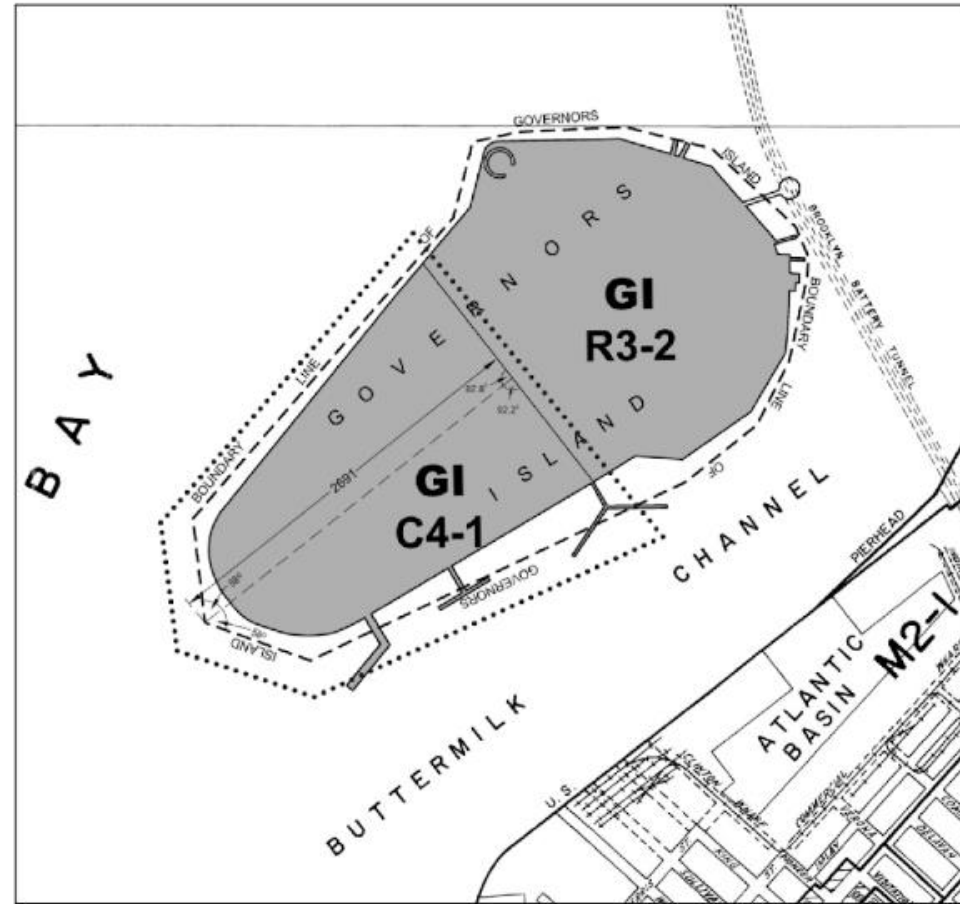




## Zoning Change Map



CURRENT ZONING MAP



PROPOSED ZONING MAP

# Comprehensive List of Uses Allowed by Proposed Rezoning

Proposed Use	Zoning Use Group	Allowable Uses
<b>Faculty Housing, Caretaker Housing, and Residencies</b>	1 & 2	*See next slide for details on how deed restrictions impact allowable uses in these groups
<b>Community Facilities</b>	3 & 4	All uses (e.g. universities, museums, rec centers, etc.)
<b>Hospitality (Hotels, etc.)</b>	5 & 7A	All uses
<b>Retail Establishments</b>	6, 7B, 9A, 10A, 12B, 13B	<p>From 6: All uses <b>except</b> drive-in banks, loan offices, and stores selling autos, floor coverings, furniture, medical appliances, paint, sewing machines, or typewriters</p> <p>From 7B: <b>Only</b> bike rental and repair and sail-making and sign painting shops under 2.5K SF of FAR per establishment</p> <p>From 9A: All uses, <b>except</b> boat or auto sales; musical instrument and umbrella repair; blueprinting or photostatting establishments; plumbing and HVAC equipment showrooms without repair facilities, and small business machine sales, rental or repairs</p> <p>From 10A: <b>Only</b> ferry docks (no gambling vessels); eating or drinking places in hotels; photography, movies, radio, or TV studios; and floor covering and furniture stores</p> <p>From 12B and 13B: All uses.</p>
<b>Office</b>	6B	All uses
<b>Amusements</b>	8A, 12A, 13A, 15	<p>From 8A, 12A, 13A: All uses (e.g. bowling alleys, theaters, skating rinks, mini-golf) <b>except</b> stadiums</p> <p>From 15: <b>Only</b> merry-go-rounds</p>
<b>Artisanal Craft &amp; Food Manufacturing</b>	11A, 18A	<p>From 11A: All uses (e.g. ceramics, bookbinding, jewelry making, etc.)</p> <p>From 18: <b>Only</b> breweries, wineries, and distilleries</p>
<b>Facilities for Boating and Related Activities</b>	13C, 14, 17C	<p>From 13C and 14: All uses (e.g. boat launches, docks, boat repair)</p> <p>From 17C: <b>Only</b> docks.</p>
<b>R&amp;D, Prototyping, and Light Manufacturing</b>	16A, 16D, 17B	<p>From 16A and D: <b>Only</b> carpentry, custom wood-working, or custom-furniture making shops; warehouses</p> <p>From 17B: <b>Only</b> research laboratories; furniture manufacture; food, beverage; and pharmaceutical manufacturing; boat building and repair; enclosed substations; and docks</p>
<b>Utility, Sanitation, and Public Service</b>	12C, 17C, 18	<p>From 12C: All uses.</p> <p>From 17C: <b>Only</b> enclosed substations</p> <p>From 18: <b>Only</b> sewage plants; and marine transfer stations (serving the Island)</p>

## Overnight Accommodation Uses

Proposed Use	Implications for Governors Island
<b>Co-ops/Condos</b>	Prohibited by deed. Not allowable on Island.
<b>Rentals</b> (Market Rate & Affordable)	Prohibited by deed. Not allowable on Island.
<b>Dormitories</b>	Allowed under deed. Feasible under zoning. Filed as “Community Facility”.
<b>Faculty Housing</b>	Allowed under deed. Feasible under zoning. Filed as “Residential”.
<b>Short-Term Artist/Cultural/Scholar Residencies</b>	Allowed under deed. Feasible under zoning. Filed as “Residential”.
<b>Caretaker Housing</b>	Allowed under deed. Feasible under zoning. Filed as “Residential”.
<b>Hotels</b>	Allowed under deed. Feasible under zoning. Filed as “Hotel”.

*\*Any uses filed as “residential” must be allowed by the deed and are limited to .5FAR throughout development sites.*

*\*\*Zoning filing categories are typical.*

# OVERALL VISION (ILLUSTRATIVE VISION)



# Manhattan Community Board 1 Committee Reports

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## Small Business Working Group – C. Mahoney

1. Indoor Dining - Report
2. Strategies for Encouraging Recovery - Report
3. Long Term Solutions for Sustained Rebuilding and Growth - Report

# Manhattan Community Board 1

## Committee Reports

### Licensing & Permits Committee – S. Cole

#### *Financial District area*

1. 25 Broad Street, Application For Liquor License For Joseph Smith D/B/A TBD - Resolution
2. 70 Pine Street, Application For Alteration Of Liquor License To Add Space To The Upper Floor For 70 Pine Owner Restaurant LLC D/B/A Aerlume - Report
3. 49-53 Ann Street, Review Of Liquor License For Noise Complaints For Ann Street Hotel Llc D/B/A Aloft Manhattan, Downtown Financial District – Report

# Manhattan Community Board 1

## Committee Reports

### Licensing & Permits Committee – S. Cole

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

1. 95 South Street, Application For Alteration Of Liquor License To Add Dining Space To The Upper Floor For Hhc Bridgeview LLC D/B/A TBD – Resolution

#### ***Tribeca area***

1. 353 Greenwich Street, Review Of Liquor License For Noise Complaints For Maryann's 353 Mex Inc D/B/A Zona Tribeca Mezcaleria - Report

# Manhattan Community Board 1

## Committee Reports

### Licensing & Permits Committee – S. Cole

#### *Tribeca area*

1. 353 Greenwich Street, Review Of Liquor License For Noise Complaints For Maryann's 353 Mex Inc D/B/A Zona Tribeca Mezcaleria - Report



# Manhattan Community Board 1

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## New Business

### Licensing & Permits Committee – S. Cole

#### New Business

1) Review Of Proposed Guidelines For Liquor Licenses On Rooftops And Terraces In CB1-Resolution