



The City of New York

Manhattan Community Board 1

Monthly Board Meeting

Tuesday, February 23, 2021

6:00 PM

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

Tammy Meltzer, Chairperson

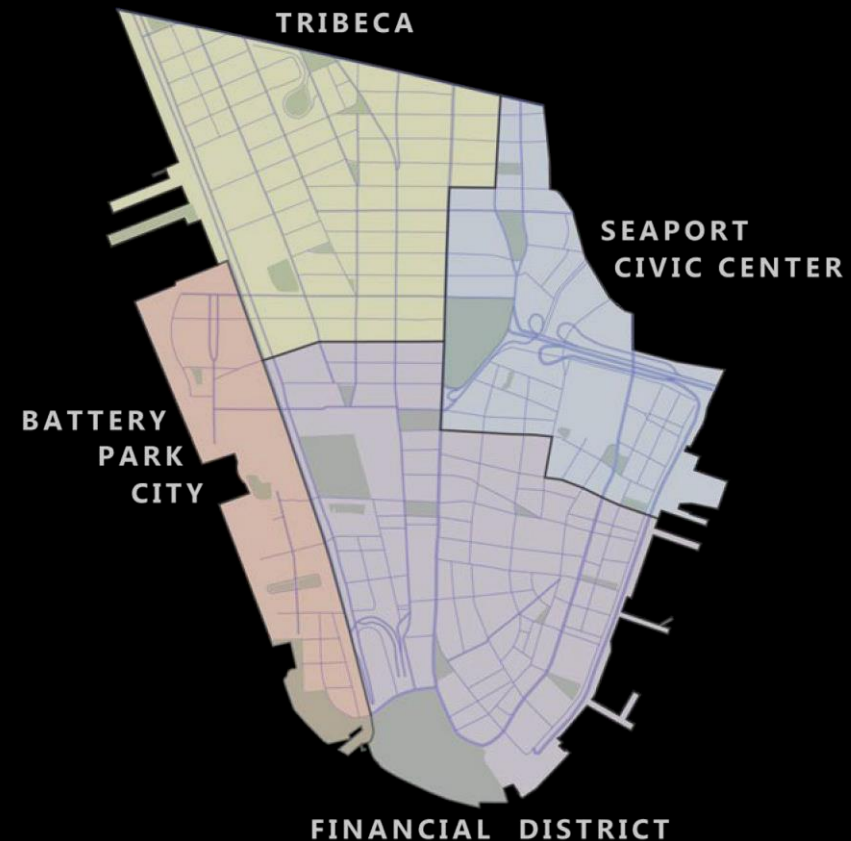
Alice Blank, Vice Chair

Lucian Reynolds, District Manager

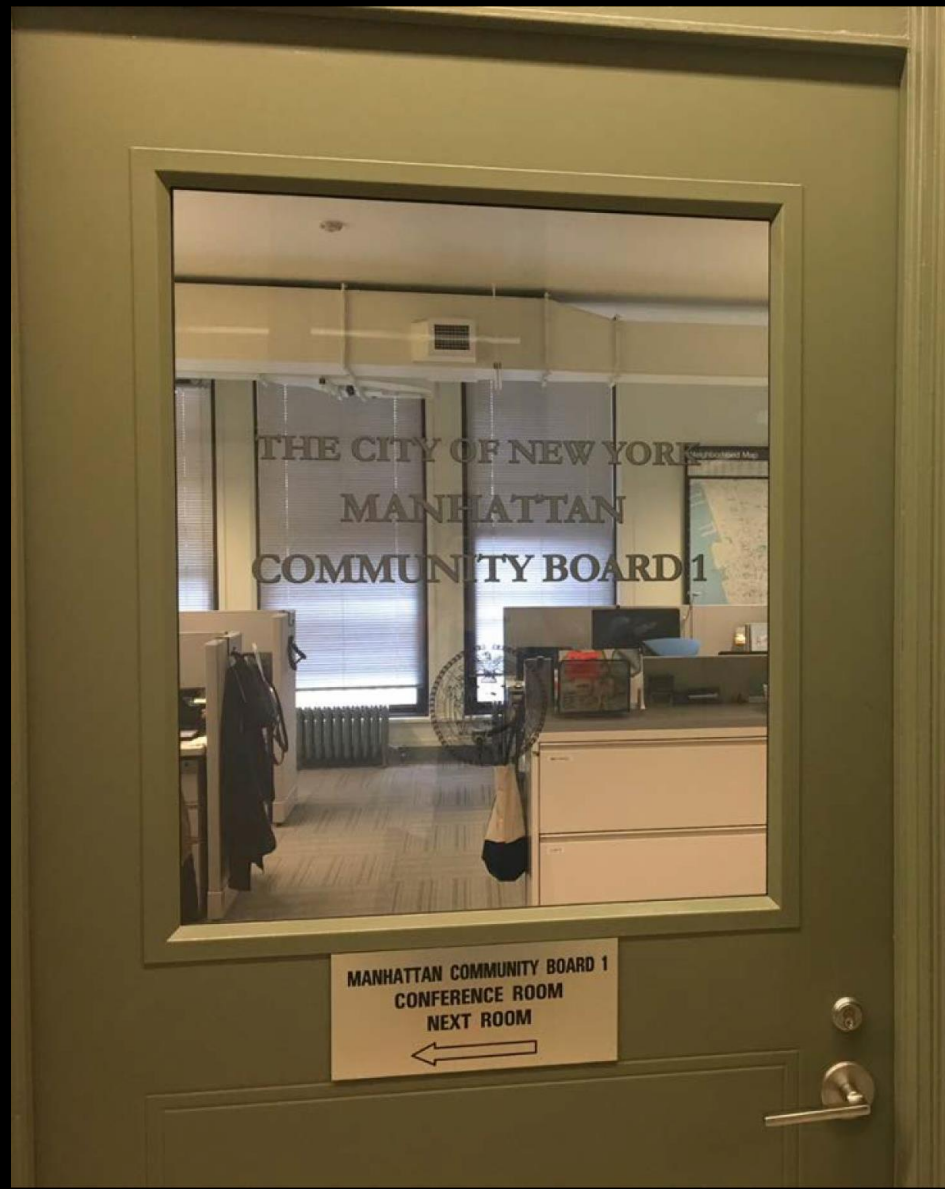
Lucy Acevedo, Community Coordinator

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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New York, NY 10007
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Email: Man01@cb.nyc.gov

The Manhattan Community Board 1 office is closed until further notice. Please use 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)

Manhattan Community Board 1

Business Session

- A. Updates from Elected Officials
- B. Adoption of January 2021 minutes
- C. District Manager's Report – L. Reynolds
- D. Chairperson's Report – T. Meltzer

MANHATTAN
COMMUNITY BOARD 1

DISTRICT MANAGER'S REPORT

February 2021



Manhattan Community Board 1 Chairperson's Report

FEBRUARY 2021 Updates



NEW UPDATES....

- MEETINGS:

- CB Collaboration Panel, “The Economic Impact of Changing Market Conditions in Housing,” ON JAN 28 – THANK YOU TO THOSE WHO ATTENDED
- GOVERNORS ISLAND - Climate Center Goals - Design Guidelines
- CPC HEARING FOR GOVERNORS ISLAND
- SUBMITTED TESTIMONY RE: 240 GREENWICH
- MAYOR’S OFFICE /TEST & TRACING - FRANCIS CURTIS UPDATES AT Quality of Life
- BOROUGH BOARD
- HUDSON RIVER PARK ADVISORY COUNCIL
- THE BATTERY CONSERVANCY 2020 ANNUAL MEETING
- ADNY BOARD OF DIRECTORS MEETING

- NEW PATHWAYS and ENGAGEMENT

- NEWSLETTER – FOLLOW UPS & CONTENT
- 240 GREENWICH – SOLICIT FEEDBACK ON PUBLIC ACCESS FROM COMMUNITY
- SCHEDULED BRIEFINGS WITH DCP
- COREY JOHNSON’S CITY COUNCIL LEGISLATION “Planning Together”
- GOVERNOR'S PROPOSAL TO CONVERT COMMERCIAL TO RESIDENTIAL
- LMCR – PLEASE PARTICIPATE





FIDI AND SEAPORT CLIMATE RESILIENCE PLAN



Scan Me

Thursday
February 25, 2021
4PM - 8PM
RSVP at
FiDiSeaportClimate.NYC
Join the event at any point, for as long as you're able!

The Financial District and Seaport Climate Resilience Plan

VIRTUAL OPEN HOUSE

Learn more about the project and provide feedback at our new engagement portal:

FiDiSeaportClimate.NYC

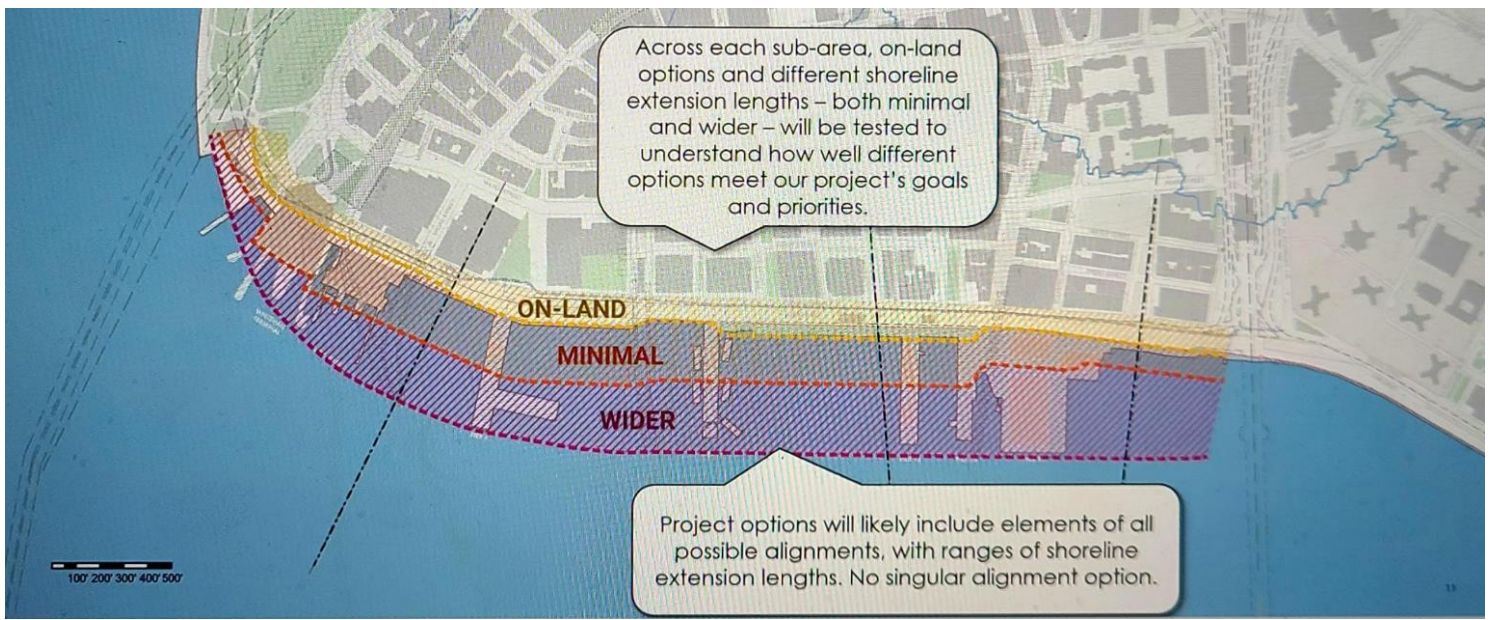
NYC/EDC **NYC** Mayor's Office of Resiliency

Climate change isn't coming, it's here.

The City and community are creating a plan to protect the Financial District and South Street Seaport neighborhoods, including many essential functions for the region, from increased coastal flooding.

We invite you to join us at the Financial District and Seaport Climate Resilience Master Plan's Virtual Open House to provide input on what you envision for the future of Lower Manhattan. We will explore why the area's low-lying topography, dense infrastructure, and complex waterfront and maritime uses make it particularly challenging to protect and adapt. Through ongoing discussions around project constraints and opportunities, we will work together to build a plan that provides flood protection infrastructure and responds to the community's inputs and needs.

Language translation services available!



STAY TUNED THIS WEEK: THURSDAY, FEBRUARY 25
FiDi SEAPORT CLIMATE RESILIENCE MASTER PLAN:
Anytime between 4pm and 8pm
Feedback through a newly launched engagement portal:
fidiseaportclimate.nyc

**LOOK AHEAD: VIRTUAL CONTINUES...
TURN YOUR CAMERA ON SO WE CAN SEE YOU!**

MARCH:

- 250 WATER ST LANDMARKS UPDATE
- GOVERNOR'S BUDGET PROPOSAL AFFORDABLE HOUSING & CB1
- RESILIENCY IS HAPPENING
- LMCR – SPEAK UP
- BPCA -WAGNER PARK, PIER A, THE BATTERY/CB1 FOLLOW UP
- BATTERY WHARF CONSTRUCTION
- CONGESTION PRICING
- BOROUGH BASED JAILS – NAC OR CB1 MEETINGS
- 240 GREENWICH FOLLOW UP
- UNDER THE BROOKLYN BRIDGE

APRIL:

- GOVERNORS ISLAND CITY COUNCIL HEARING



Manhattan Community Board 1

Committee Reports

Manhattan Community Board 1

Youth & Education Committee - T. Joyce

- 1) Food Bank Volunteers Needed for EV Loves NYC - Report
- 2) Harbor School Pool Funding and Siting - Report
- 3) NYC Middle & High School Admissions Deadline Change - Report

Manhattan Community Board 1

Quality of Life & Delivery Services – P. Moore

- 1) Hotel Conversions in Lower Manhattan - Resolution
- 2) Gaps in COVID-19 Recovery Relief for Owner-Occupied Housing - Report
- 3) DDC Oversight - Report
- 4) Water Street Reconstruction - Report

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Health & Human Services Sub-Committee – F. Curtis

1) State of the City's Response to COVID-19 - Report

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Transportation & Street Activity Permits – B. Kay

- 1) Access & Safety for Pedestrian Ramp Users - Resolution
- 2) Street Use Priorities - Report
- 3) Citibike & Other DOT Updates - Report
- 4) Congestion Pricing Working Group - Back In Action - Report

Transportation Committee February Agenda

1. Access & Safety for Pedestrian Ramp Users - Discussion & Resolution
2. Citibike & Other DOT Updates - Presentation by Jennifer Sta. Innes, Deputy Manhattan Borough Commissioner, NYC Department of Transportation (DOT)
3. Street Use Priorities - Discussion & Possible Resolution
4. Congestion Pricing Working Group - Back In Action - Discussion

Resolution -Access & Safety for Pedestrian Ramp Users



§ 19-162.3 City-issued parking permit & § 19-162.5 City-owned vehicle rule



NYC Traffic Rule for T-intersection Parking

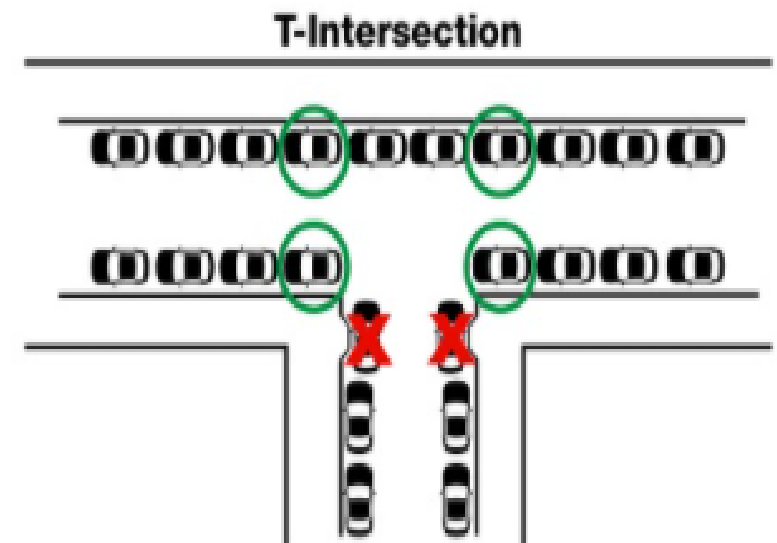
T Intersections

The New York City Traffic rules allow parking at some "T" intersections—those without traffic signals, all-way stop signs or crosswalk markings—even if there is a curb cut at that location.

Curb Cuts

A curb cut is the area of a sidewalk that has been lowered, or cut down, to facilitate access to the street. If you would like DOT to consider a T-intersection for a crosswalk, visit [311 Online](#) or contact your [DOT Borough Office](#). Based on the location's distance from the nearest crosswalk and pedestrian volumes, DOT will determine whether a crosswalk can be installed.

Parking in School Zones



The areas circled in green are legal parking spots.

The areas with red X's are illegal parking spots.

Value of a Crosswalk

Parked cars do not allow a sightline for driver or wheelchair user or child

Generally makes it illegal to park in front of the curb cut even with current T-intersection rule

Could alert drivers that there is a sidewalk ramp & law requires yielding

Lack of snow clearance for wheeled devices still a problem



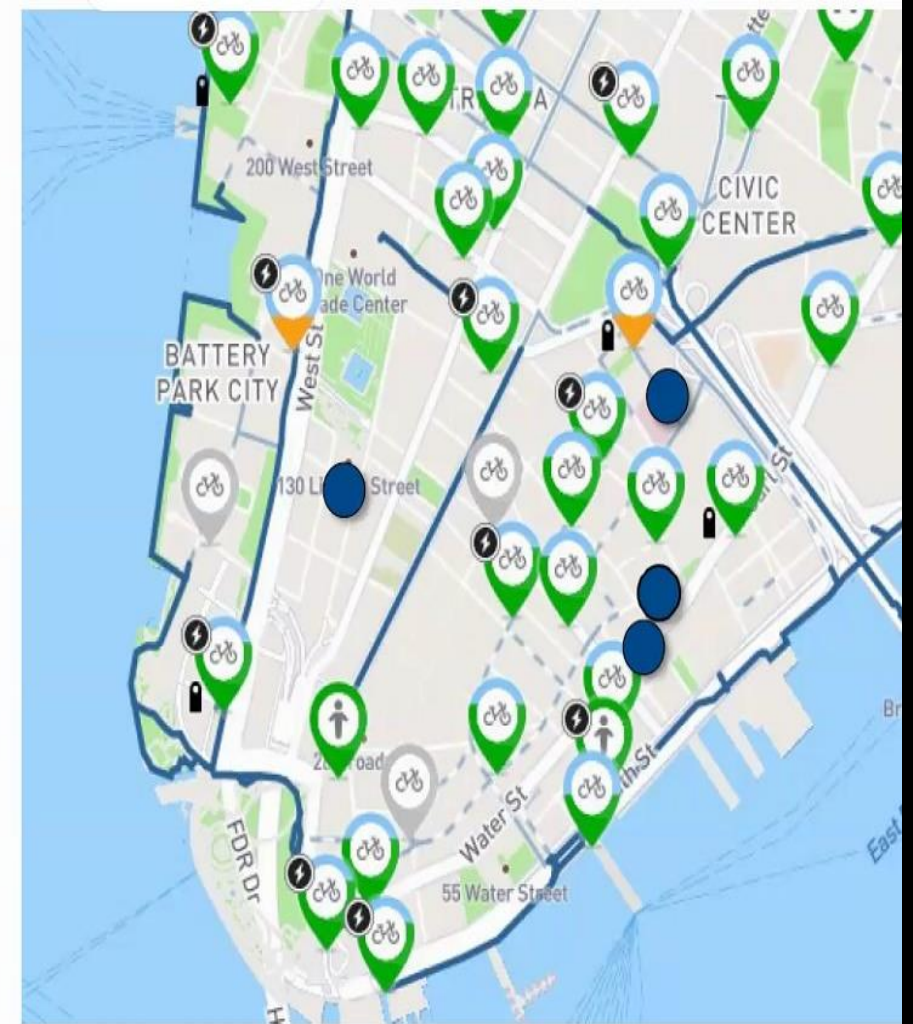
Citi Bike Phase 3 Update

- Installation to begin – all sites of concern reviewed but found suitable.
- Water St & John St location delayed as nearby construction has caused a bus stop to be moved so would now interfere
- Spruce St & Gold St station on Spruce so no impact on Pace University or South Bridge; Hospital wants it for their workers
- Fulton St & Pearl St – a one year pilot with Rockrose the POPS owner
- Albany St & Greenwich St – adequate space using current parking lane space

New Stations Overview

4 New Stations:

- Water St & John St
 - West roadbed
- Spruce St & Gold St
 - East roadbed
- Fulton St & Pearl St
 - West sidewalk
- Albany St & Greenwich St
 - North roadbed



Manhattan Community Board 1

Land Use, Zoning & Economic Development – P. Kennell

- 1) 42 Walker Street, application (C200251ZSM) by AMK Holdings LLC for a special permit to modify the maximum building height, the minimum rear yard requirements; and the minimum distance between legally required windows and a rear lot line to allow a one-story enlargement - Resolution
- 2) Planning Together: A New Comprehensive Planning Framework for New York City – Report
- 3) Borough Based Jails/Manhattan Detention Complex – Report

42 WALKER STREET

NEW YORK, NEW YORK.

PROPOSED SCOPE:

ONE STORY NON-VISIBLE RESIDENTIAL ADDITION TO EXISTING FIVE STORY CAST IRON MIXED USE BUILDING.

LIST OF DRAWINGS:

1. DCP-01 ZONING ANALYSIS
2. DCP-02 REAR YARD OPEN SPACE DIAGRAM
3. DCP-03 ZONING LOT SITE PLAN
4. DCP-04 FIRST FLOOR SITE PLAN
5. DCP-05 WAIVER SITE PLAN
6. DCP-06 EXISTING TO REMAIN FLOOR PLANS
7. DCP-07 PROPOSED FLOOR PLANS
8. DCP-07 WAIVER SECTION
9. DCP-09 BUILDING ELEVATIONS



PROJECT SUMMARY

- This application seeks a special permit pursuant ZR § 74-711 to modify ZR §§ 23-47 (minimum required rear yard), 23-692(d)(2) (height limitations for narrow buildings or enlargements) and 23-861 (minimum distance between legally required windows and walls or lot lines) to facilitate a one-story enlargement of the existing five-story building at 42 Walker Street, Block 194, Lot 11, located in a C6-2A zoning district, within the Special Tribeca Mixed Use District - Area A7 and the Tribeca East Historic District.
- Through this application, the applicant also seeks to preserve the historically significant features of the building, while undertaking a first-class restoration and implementing a continuing maintenance program to ensure the building is properly maintained in a sound, first class condition.
- The restorative work approved by the LPC includes the restoration of missing cast iron elements at the building entrance, the restoration of the damaged storefront entrance steps, the replacement of missing and damaged cast iron vault light panels at the sidewalk, the resetting of the granite sidewalk slabs, the replacement of existing concrete sidewalk flags with new concrete tinted to match granite, and the removal of the FRP previously installed to replace missing and damaged capitals at the cast iron piers, and the installation of new cast iron capitals to match the historic capitals at the cast iron piers.



NYC COUNCIL

PLANNING TOGETHER

A New Comprehensive Planning Framework
for New York City

Key Issue Summary

- 1** The City's planning mandates are insufficient, scattered, and confusing.
- 2** A lack of coordination across City agencies creates inefficiencies.
- 3** A lack of proactive planning has forced communities into reactionary and defensive positions.
- 4** The City's piecemeal approach to planning exacerbates inequality.
- 5** The City's long-term budget planning bears very little meaningful relationship to the City's policy or land use planning.
- 6** The long-term planning that the City does complete with respect to capital infrastructure is unrealistic.
- 7** Budget decisions remain divorced from assessments of capital needs, which are incomplete and insufficient.

PLANNING TOGETHER

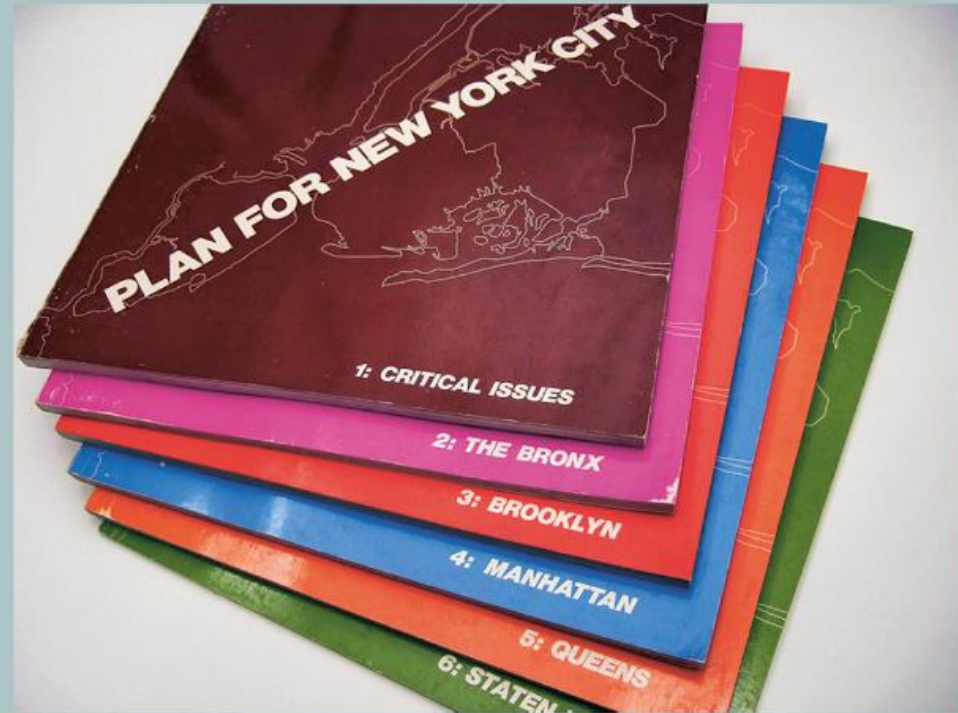
Comprehensive Planning holistically examines the existing conditions of our city, identifies challenges, opportunities, and goals, and proposes policies to address and achieve them through an ongoing, cyclical process.

The framework is designed specifically to help correct neighborhood disparities and decades of disinvestment in communities of color and support equitable growth to create a more resilient and inclusive City.



Comprehensive Planning

- Over the last century, New York City has repeatedly abandoned attempts to mandate comprehensive citywide planning in favor of a piecemeal approach to rezonings, land use, and budget decisions.
- NYC is the only large City in America that does not engage in some form of comprehensive planning.
- In New York State, only 3 cities with populations over 50,000 do not have comprehensive plans: New York City, Mount Vernon, and Yonkers.
- The American Planning Association proposes comprehensive planning as the ideal mechanism to integrate sustainability into urban governance.



Planning Framework Overview

- 1** The Office of Long-Term Planning and Sustainability (OLTPS) will assess City's existing conditions in coordination with communities and City agencies.
- 2** Based on the data, the City would work in partnership with communities and key stakeholders to determine the City's long-term needs for housing, jobs, open space, schools, and other critical infrastructure.
- 3** Through a robust public engagement process, New Yorkers will help decide where and how the City will distribute that critical infrastructure in their neighborhoods over the next 10 years, prioritizing any growth in areas with high access to opportunity and low risk for displacement.
- 4** Community Boards and Borough Presidents would be required to adopt preferred land use scenarios.
- 5** The NYC Council would reconcile recommendations from various stakeholders and adopt a preferred land use scenario for each Community District for inclusion in the Final Long Term Plan.
- 6** Future rezoning applications (ULURPs) will describe how the action does or not does not align with the Final Long Term Plan. All budget planning documents will reflect the budget priorities identified in the plan.



NYC Criminal Justice

NYC Department of Design and Construction
DDC

COMMUNITY BOARD 1 LAND USE COMMITTEE BOROUGH-BASED JAILS

MANHATTAN

FEBRUARY 8, 2021

6:00 – 8:00 PM



NYC Criminal Justice

NYC Department of Design and Construction
DDC

AGENDA

Welcome, Introductions and Meeting Purpose

Previous Meetings

Example of Community Input Included

in Design Principles and Guidelines

Answers to CB1 Specific Questions

Engagement Opportunities

Adjourn

Community Resources During Construction



NYC Criminal
Justice

NYC Department of
DDC Design and
Construction

- Website
- Community Construction Liaison
- Designated Phone Number
- Newsletters
- Weekly Look Ahead
- 72-Hour Advisories for Impactful Construction Activities
- Store Front Location Close to the Construction Site

Manhattan Community Board 1

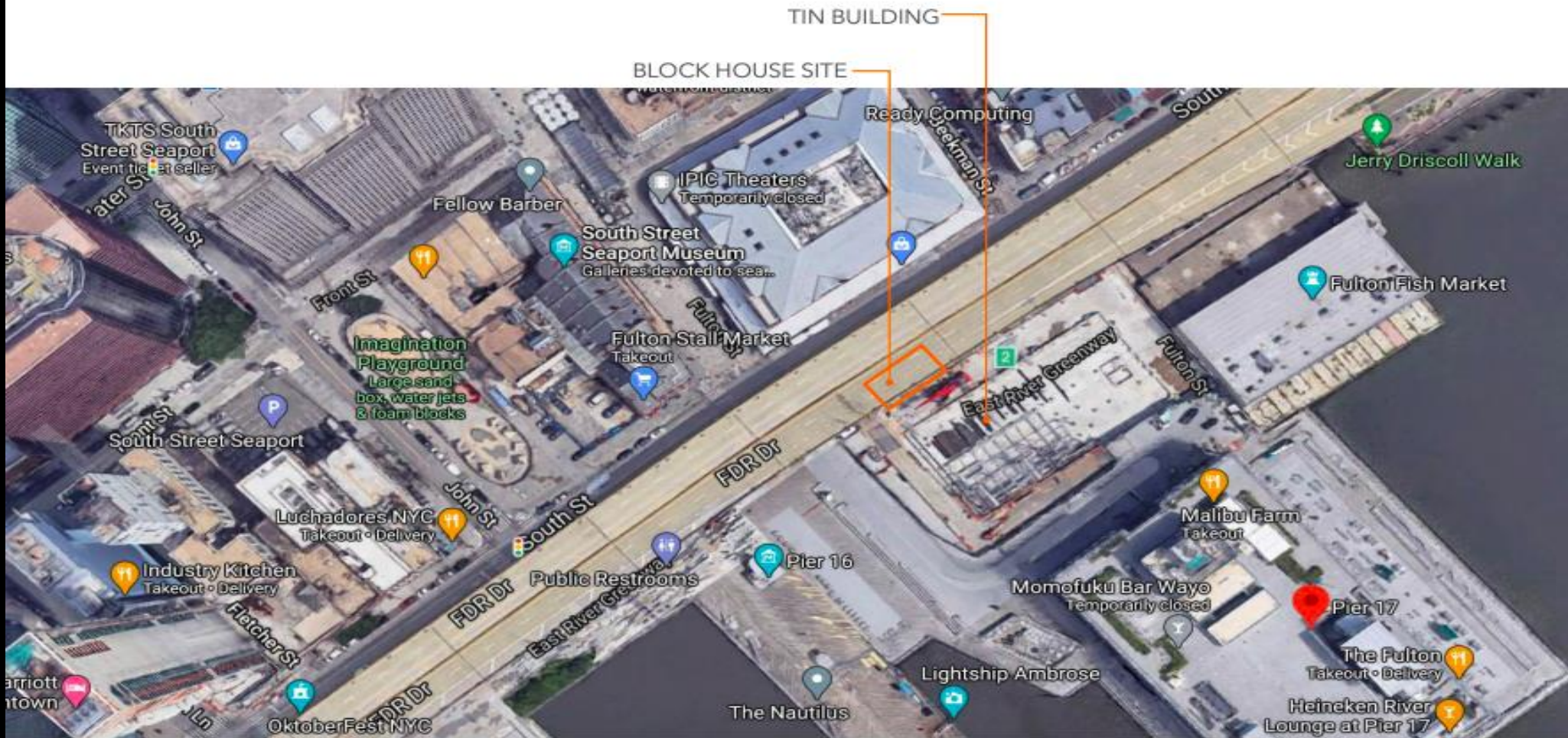
Landmarks & Preservation - J. Friedman

1) Tin Building, application for relocation of originally proposed John Street snack bar and concession -
Resolution

Tin Building, Project Site Location

Site

MANCINI:



Tin Building, Summer East View

Summer East View

MANCINI:



Tin Building, Winter East View

Winter East View

MANCINI:



Tin Building, North West View

North West View

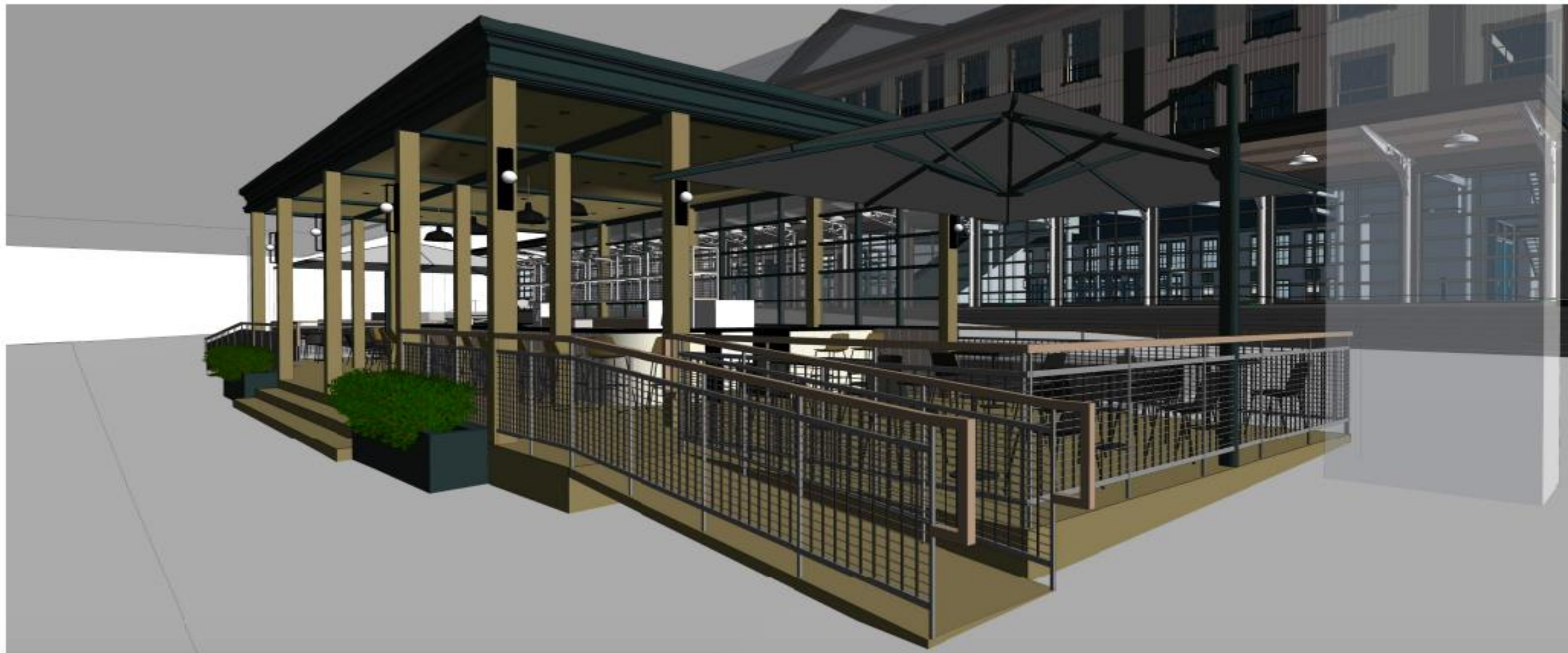
MANCINI:



Tin Building, North View

North View

MANCINI:



Tin Building, South View

South View

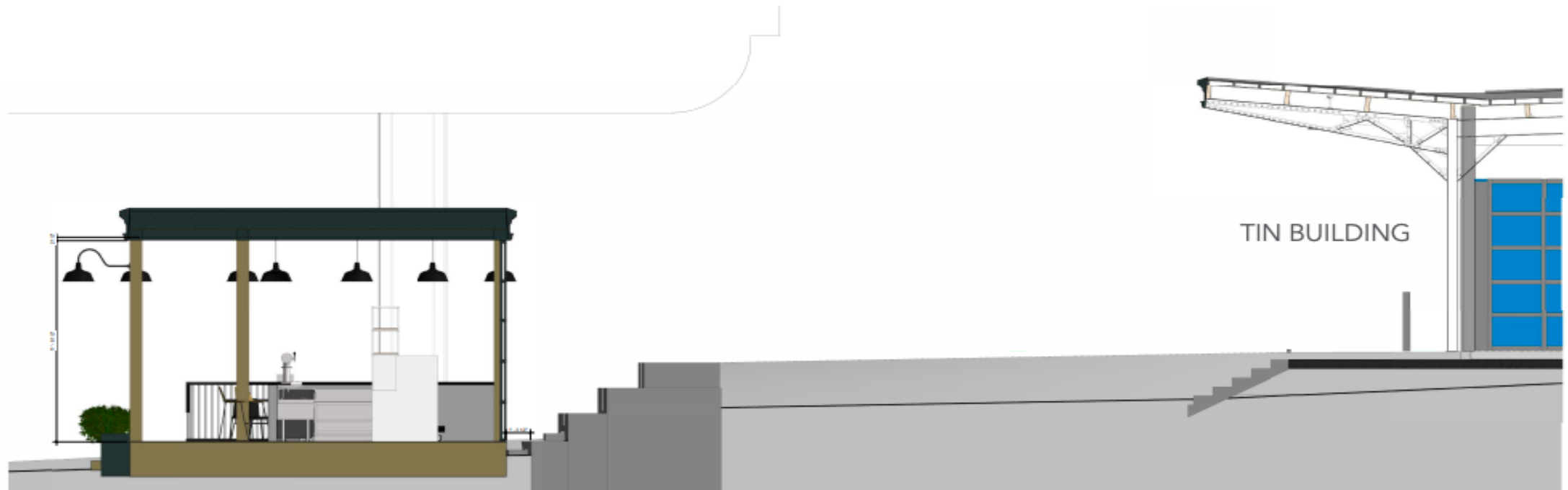
MANCINI:



Tin Building, Section View

Section

MANCINI:



Manhattan Community Board 1

Licensing & Permits - S. Cole

1) Response to the Mayoral Executive Order and City Council Int 2127-2020 - Resolution

Tribeca area

1) 181 Duane Street, application for liquor license for Vasil Stefanidhi d/b/a Paping Corporation - Resolution

2) 456 Greenwich Street, application for liquor license for CBCS Washington Street LP, 456 F&B LLC and Hotel Barriere Management USA Company LLC d/b/a TBD - Report

Manhattan Community Board 1

Large Venue Working Group – M. James

1) Development of guidelines for Licensing & Permits
Committee for Large Scale Venue Applicants - Report

Manhattan Community Board 1

Battery Park City - J. Cuccia

- 1) Esplanade Pedestrian Management Plan For The Proposed Citywide Ferry Service to Battery Park City - Report
- 2) Proposed Signage for Oval Park/Pumphouse Park - Report
- 3) Culmination of the West Thames Street & Gardens Restoration - Report
- 4) Brookdale Updates - Report
- 5) BPCA Report – Report
- 6) BPC Security Update – Report

Manhattan Community Board 1

Waterfront, Parks & Cultural - P. Goldstein

- 1) Gateways to Chinatown – Report
- 2) St. Andrew's Plaza, Franchise and Concession Review Committee and Department of Transportation intent to award kiosk concession - Report
- 3) Duane Park Bikeshare Expansion - Report
- 4) African Burial Ground - Report
- 5) Black Gotham Experience - Report



唐人街
GATE
WAYS
TO
CHINA
TOWN
之道

CANAL
STREET
TRIANGLE

**DESIGN
DEVELOPMENT**

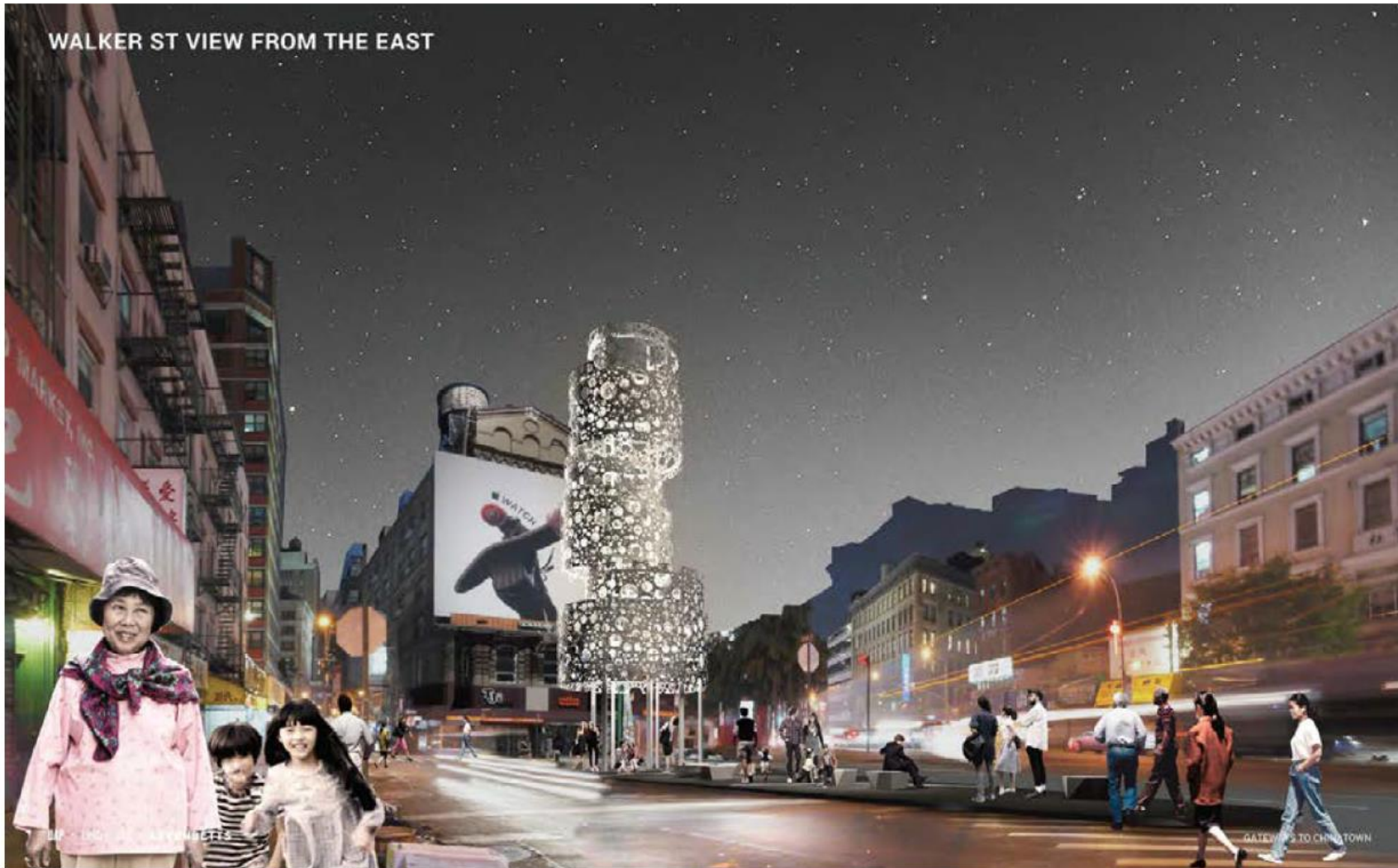
COMMUNITY BOARD MEETING
JANUARY 20, 2021

CANAL STREET TRIANGLE

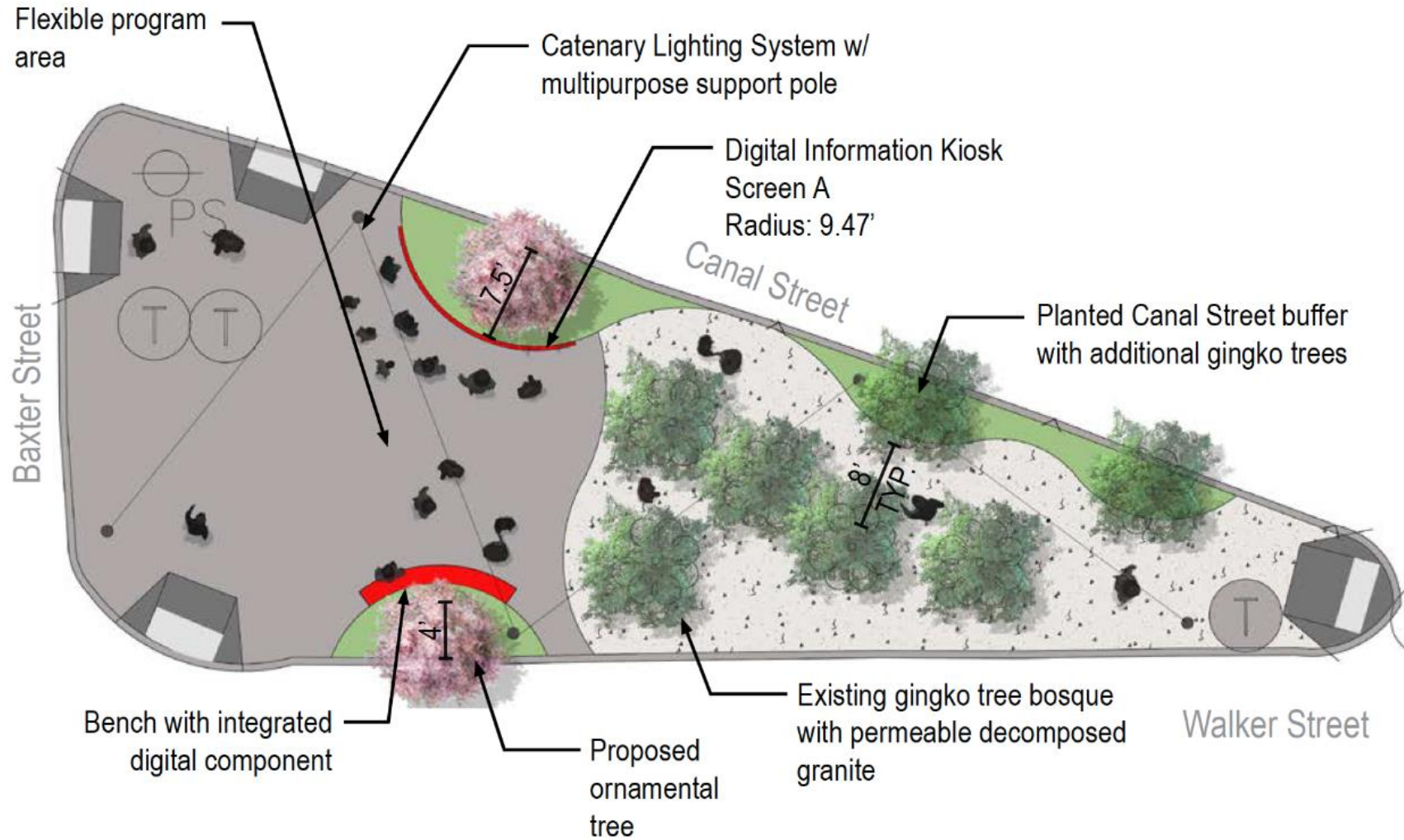
PROJECT LOCATION



RFP RESPONSE: 2019 UAP DESIGN PROPOSAL (REFERENCE ONLY)



DESIGN DEVELOPMENT: BOSQUE



CANAL STREET TRIANGLE
BOSQUE



A historical map of a coastal city, likely Black Point in the 18th century, showing a dense grid of streets and buildings along a waterfront. Several sailing ships are depicted in the harbor. The map is rendered in a sepia or aged parchment style.

BlackTM Gotham

EXPERIENCE



**Black
Gotham**
EXPERIENCE

BOOK ONE

**OTHER SIDE
OF WALL STREET**

CHAPTER ONE

**OCEAN
DREAMS**



KAMAU WARE
WRITER + PHOTOGRAPHER

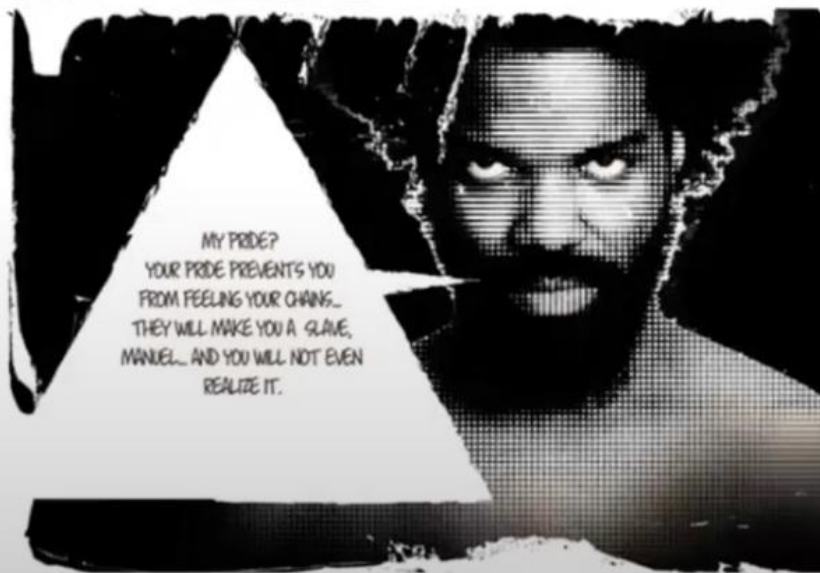
WILLIAM ELLIS
DESIGNER + ILLUSTRATOR

/ 250
LIMITED EDITION PREVIEW



OUR SOULS CROSS THE
WHITE LINE, LEAVING OUR
BODIES BEHIND BUT OUR SOULS
LIVE IN OUR BODIES. MY SOUL BURNS.
NOW, WHILE MY BODY ACHES IN CHAINS...IN
THE BELLY OF THIS MONSTER MADE BY YOUR
SAVORS, LITTLE KING.

MOCK ME ALL YOU WANT
BUT YOU ARE WRONG, BROTHER.
MY SOUL IS FREE AND SO IS YOURS.
THE DEVIL HAS MADE YOU TOO
ANGRY TO SEE. YOUR PRIDE...
IS YOUR CHAIN.



MY PRIDE?
YOUR PRIDE PREVENTS YOU
FROM FEELING YOUR CHAINS...
THEY WILL MAKE YOU A SLAVE,
MANUEL... AND YOU WILL NOT EVEN
REALIZE IT.

AS ABOVE
SO BELOW

- WALKING TOUR
- EXHIBITION
- CATALOG
- DOCUMENTARY



For all those who were lost

For all those who were stolen

For all those who were left behind

For all those who were not forgotten

Manhattan Community Board 1

Environmental Protection - A. Blank

- 1) 250 Water Street Brownfield Cleanup Program - Report
- 2) Lower Manhattan Quarterly Resiliency - Report

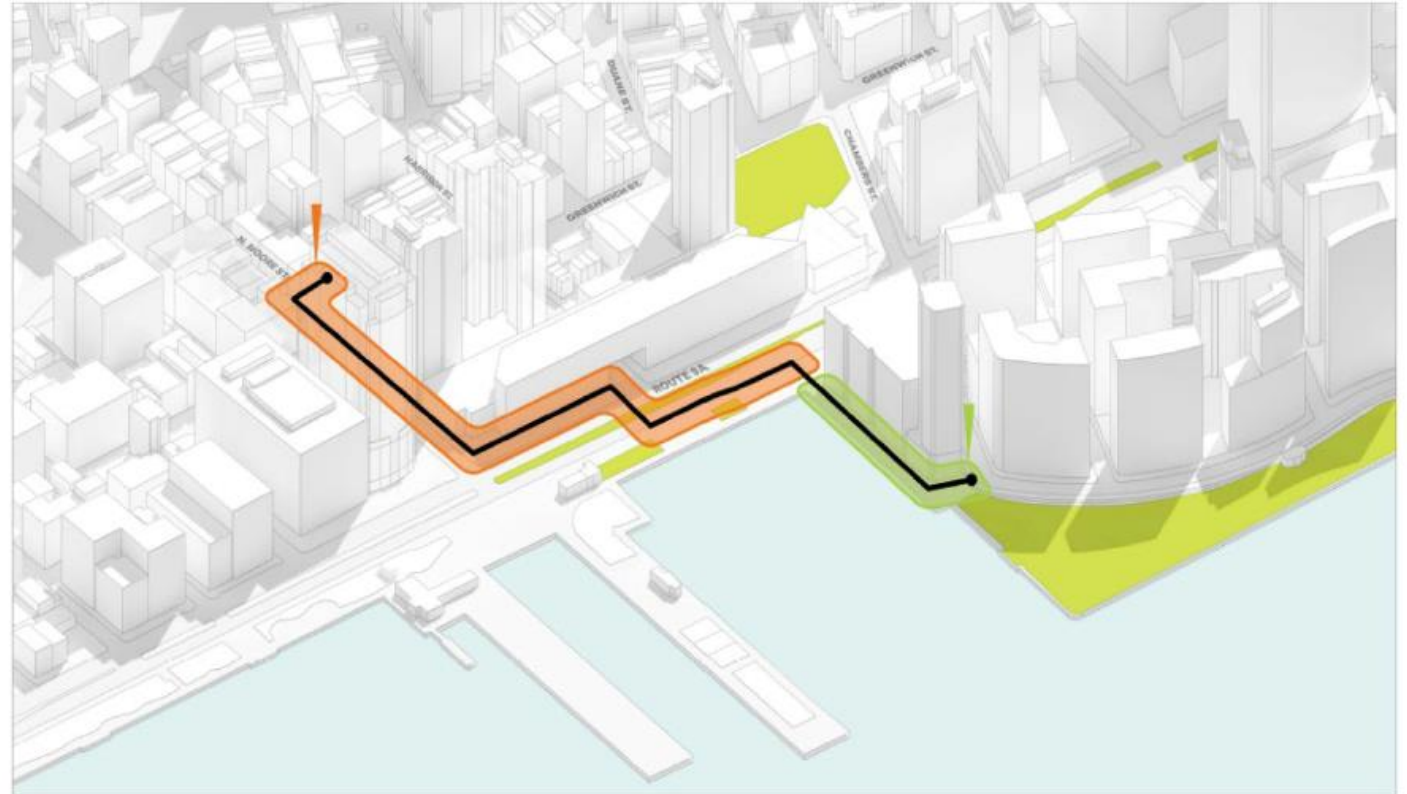
Lower Manhattan Coastal Resiliency Briefing

LMCR Update February 2021

Battery Park City Update

North & West Battery Park City Resiliency

- 30% Design of North Completed
- Preferred Alignment for North Tentatively Selected
- Completed Community Update #3 for North Project
- Progressive Design Build for Combined North and West Project in Progress
 - Consulting Engineer RFP Underway
 - PDB RFP issuance in 2021



Battery Park City Update

Ballfields

- Design Revision Completed (PDC Recommendations)
- Revocable Consent Hearing January 2021 - NYCDOT
- Construction Commencement – Spring 2021



The Battery Wharf Update

- *Stantec restarted design December 2020*
- *Ongoing coordination with City agencies, Mayor's Office, BPCA, National Parks Service, Battery Conservancy*
 - *In-depth meeting on March 15th at CB1 EPC*
 - *Public meeting in late March*
- *Construction Manager Procurement:*
 - *Hunter Roberts Construction Group: contract being finalized*



Current Conditions



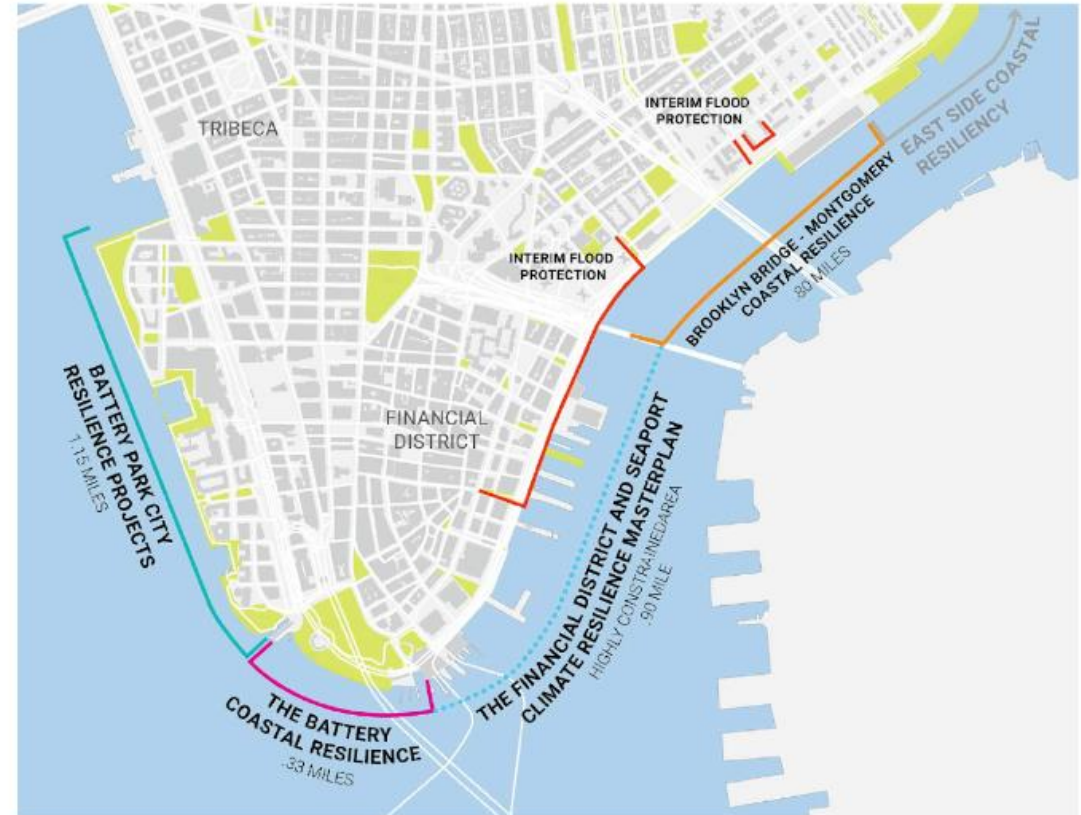
The Battery Wharf Project Location Map

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 advancement of first phase project options
- Create a roadmap with details on implementation, financing, construction, and governance framework
- Advance permitting strategy with State and Federal agencies
- Create a drainage plan to upgrade sewer system in response to severe climate risks



The FiDi and Seaport neighborhoods are an unresolved gap in the broader LMCR strategy. Lower Manhattan and the region are vulnerable to increasing coastal flooding without a strategy for FiDi-Seaport.

What have we been up to since we last met?



Met with the **Aquatic Resources Advisory Committee (ARAC)** to discuss existing site conditions and project priorities



Progressing the **aquatic sampling & testing** in the East River for the Fall sampling season, with results to be shared early 2021



Developing and refining **hydrodynamic and wave models**, including **ADvanced CIRcluation (ADCIRC)** and **Simulating WAVes Nearshore (SWAN)**, to understand the **wave climate** in the East River during both storm and non-storm conditions



Completing desktop **tidal frequency analyses** to understand how sea level rise will impact key maritime assets, including Whitehall Ferry Terminal and the Battery Maritime Building



Building in additional detail and resolution into existing NYC drainage models to test different combinations of **pumping and storage solutions** to manage stormwater in the study area

How does the regulatory framework inform how we design?

As we develop options for the project, it is imperative that we comply with rules and regulations based on the existing Federal and State regulatory framework as these entities will be the ultimate decision makers on whether the project advances forward. This includes:



Avoiding: fully assessing if an on-land option is possible to implement based on technical feasibility, impacts, and cost.



Minimizing: if we must go into the water to site our coastal resilience infrastructure, we must justify every inch and demonstrate that we are minimizing our impact.



Mitigating: if we must go into the water, we must understand all potential impacts – including ecological, navigation, and scour – and demonstrate to the State and Federal government that we can mitigate any negative impacts.

Four Distinct Study Areas

REACH A: BATTERY ADJACENT
KEY MARITIME ASSETS AND
FERRY TERMINALS

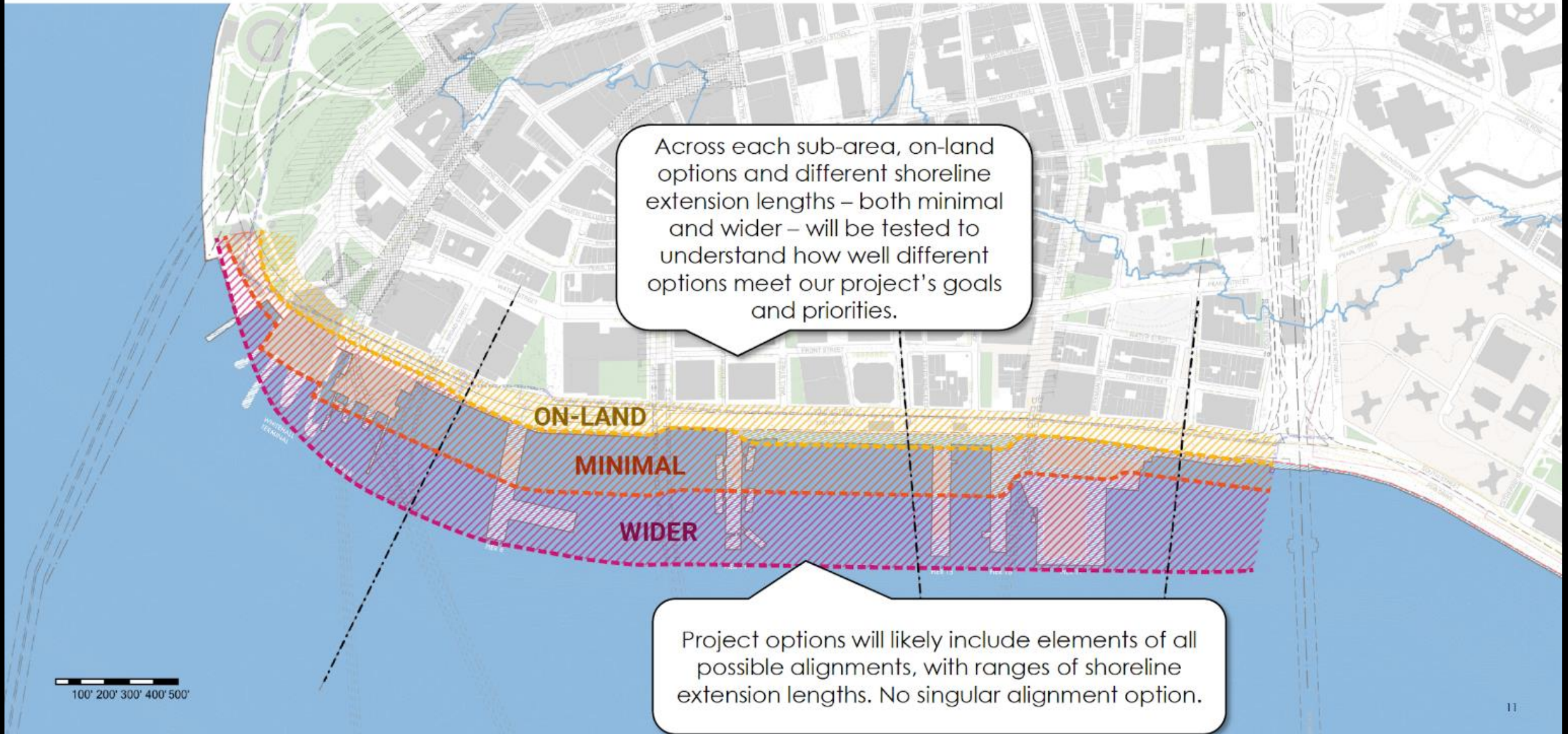
REACH B: FINANCIAL DISTRICT
CHARACTERIZED BY THE FDR
DRIVE TRANSITIONING FROM
AT-GRADE TO VIADUCT

REACH C: SEAPORT DISTRICT
CHARACTERIZED BY HISTORIC
ASSETS AND USES

REACH D: BROOKLYN
BRIDGE ADJACENT
NORTHERN TIE-BACK



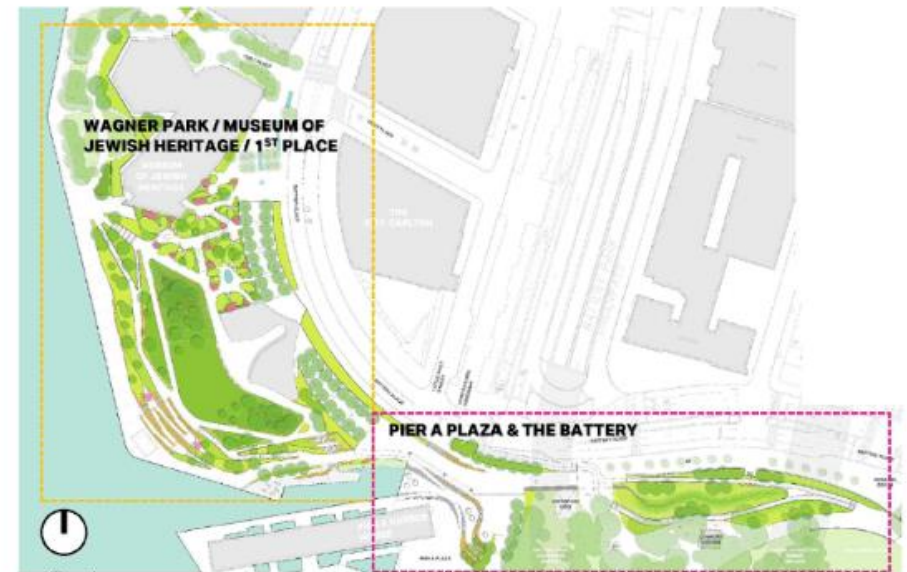
What do our early project options look like?



Battery Park City Update

South Battery Park City Resiliency

- EIS in progress
- Construction Start -- November 2021
- 75% design Pier A Plaza & Battery
- 95% design Wagner Park & MJH
- Concept Design for Inner Drainage
- Final PDC Target -- March 2021



WAGNER PARK | FINAL DESIGN

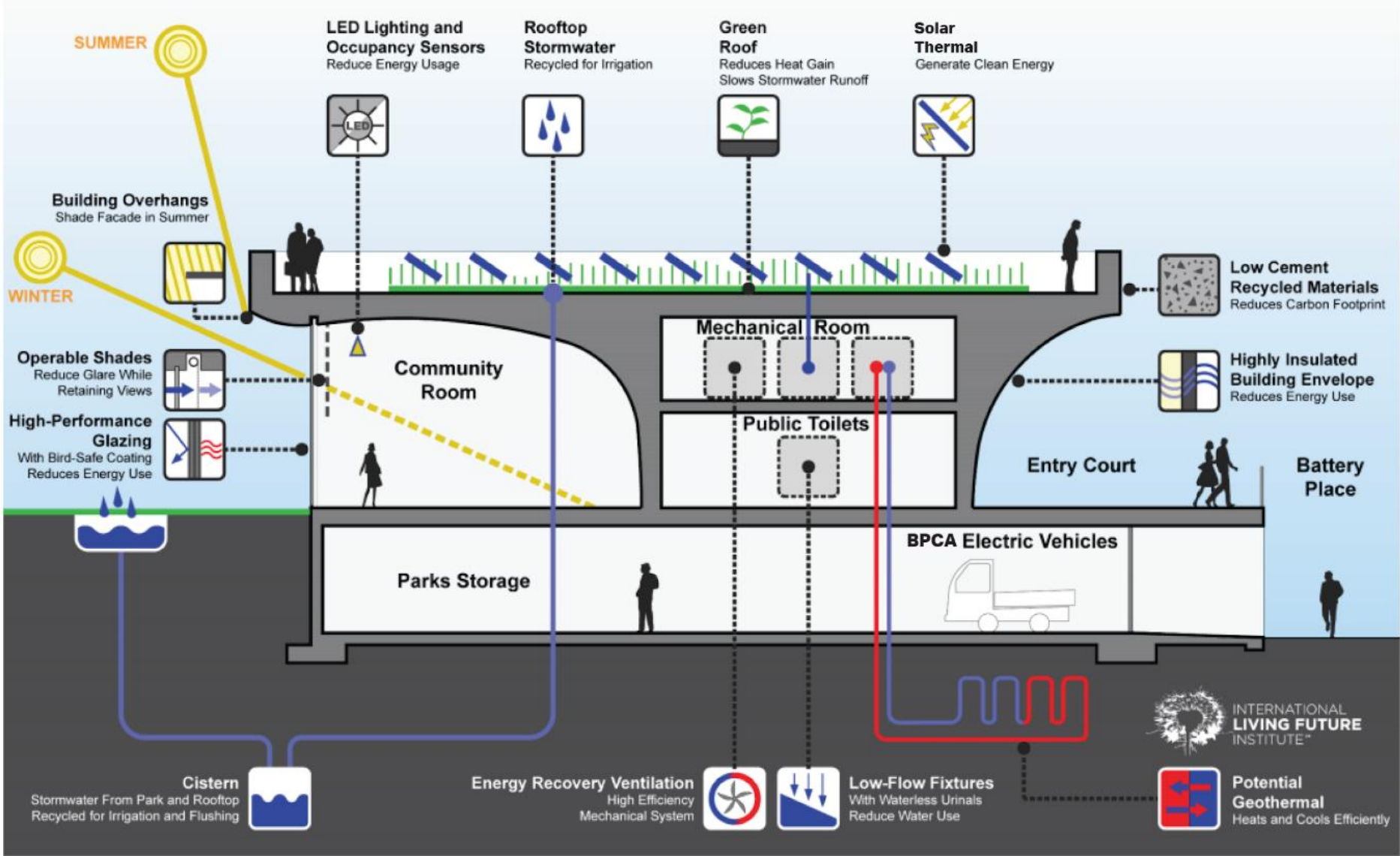


SUSTAINABILITY | CERTIFICATIONS

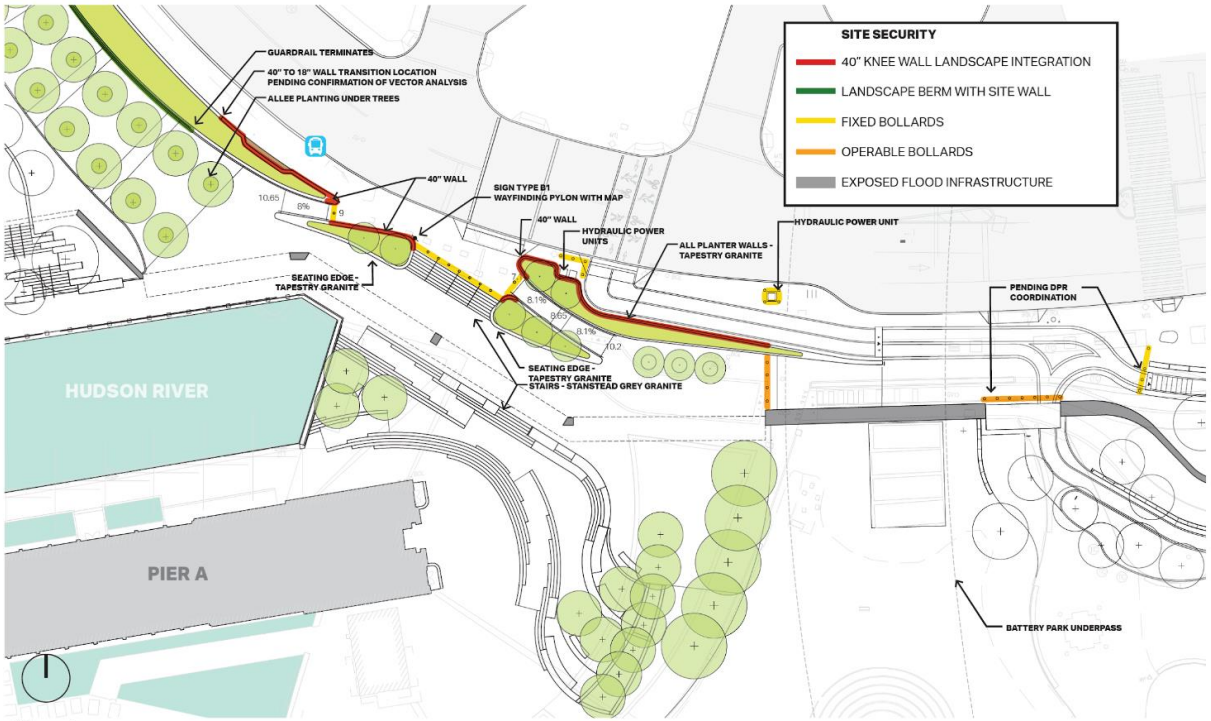


BUILDING	
SITE	

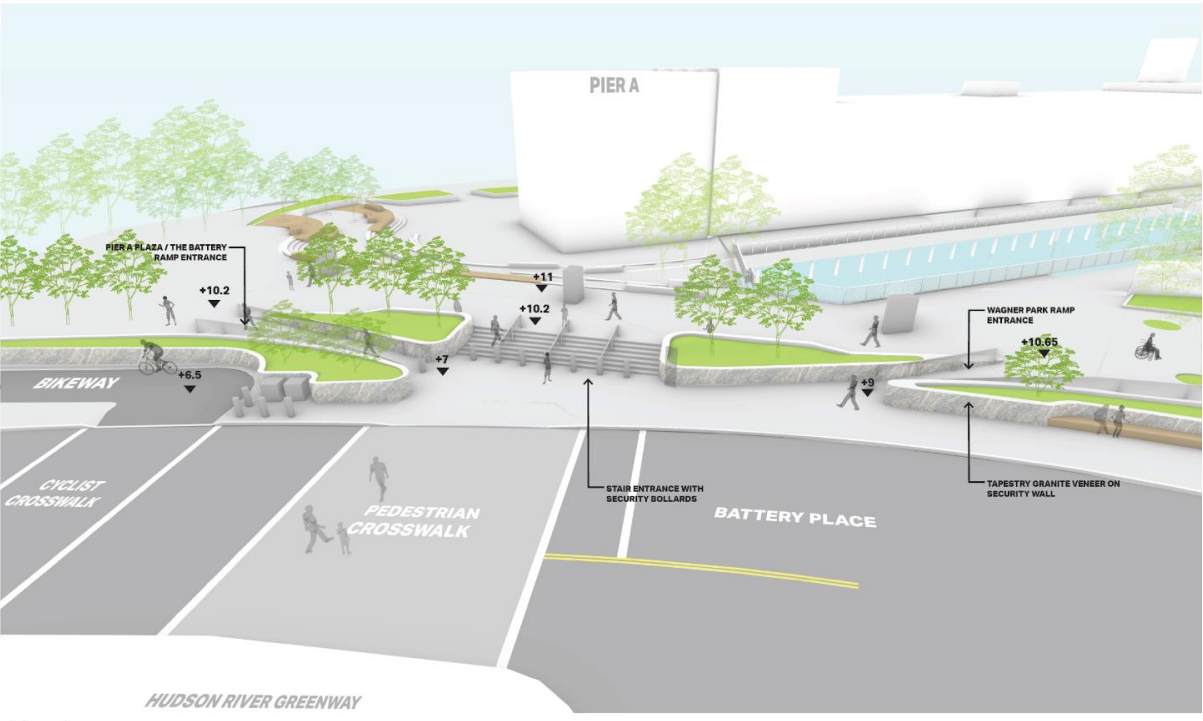
SUSTAINABILITY | PAVILION



SITE SECURITY | PREFERRED DESIGN



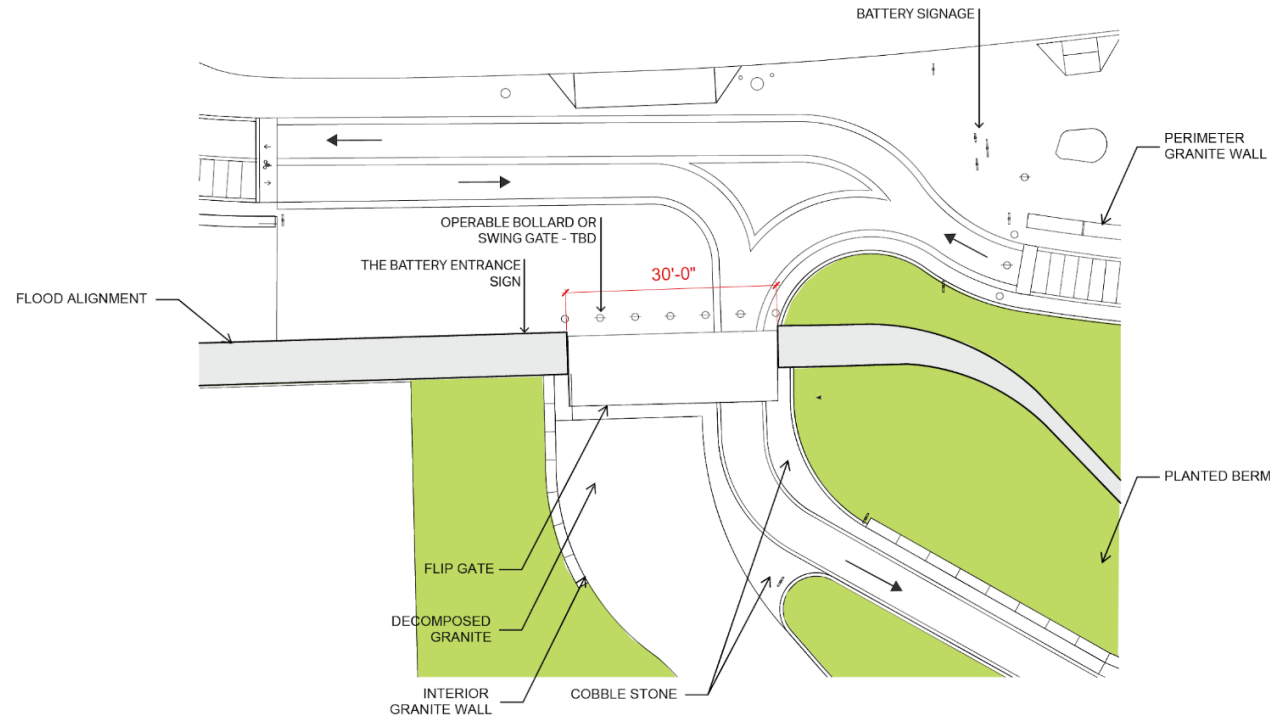
SITE SECURITY | PREFERRED DESIGN



THE BATTERY | ENTRANCE



THE BATTERY | UPDATED DESIGN



BATTERY PLACE | DESIGN REFINEMENT



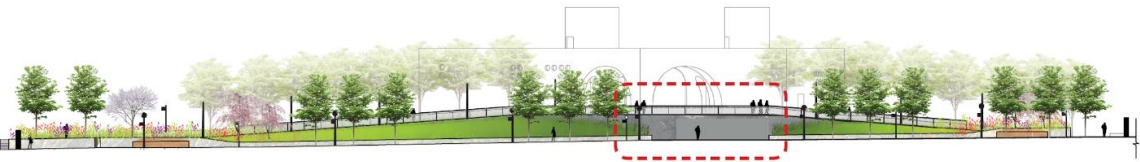
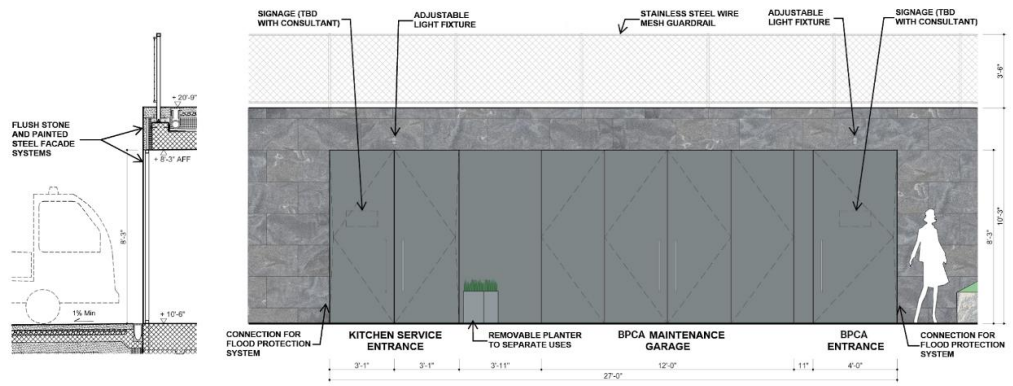
- 1. RAMP ADDED FOR DIRECT ACCESS TO WAGNER PARK
- 2. ALLEE RAMP SHORTENED
- 3. SOFTEN CORNER AT BASE OF ALLEE
- 4. UNIFORM STREET TREES
- 5. SEATING AT BUS STOP
- 6. LOADING ONLY ZONE
- 7. VEHICLE + PEDESTRIAN ARRIVAL POINT
- 8. PEDESTRIAN ARRIVAL POINT
- 9. POLE MOUNTED WAYFINDING
- 10. PYLON WITH MAP WAYFINDING



BATTERY PLACE | DESIGN REFINEMENT



BATTERY PLACE | SERVICE ENTRANCE



BATTERY PLACE | STUDY 4

DRAFT INTERNAL STUDY







NEW YORK
STATE OF
OPPORTUNITY.

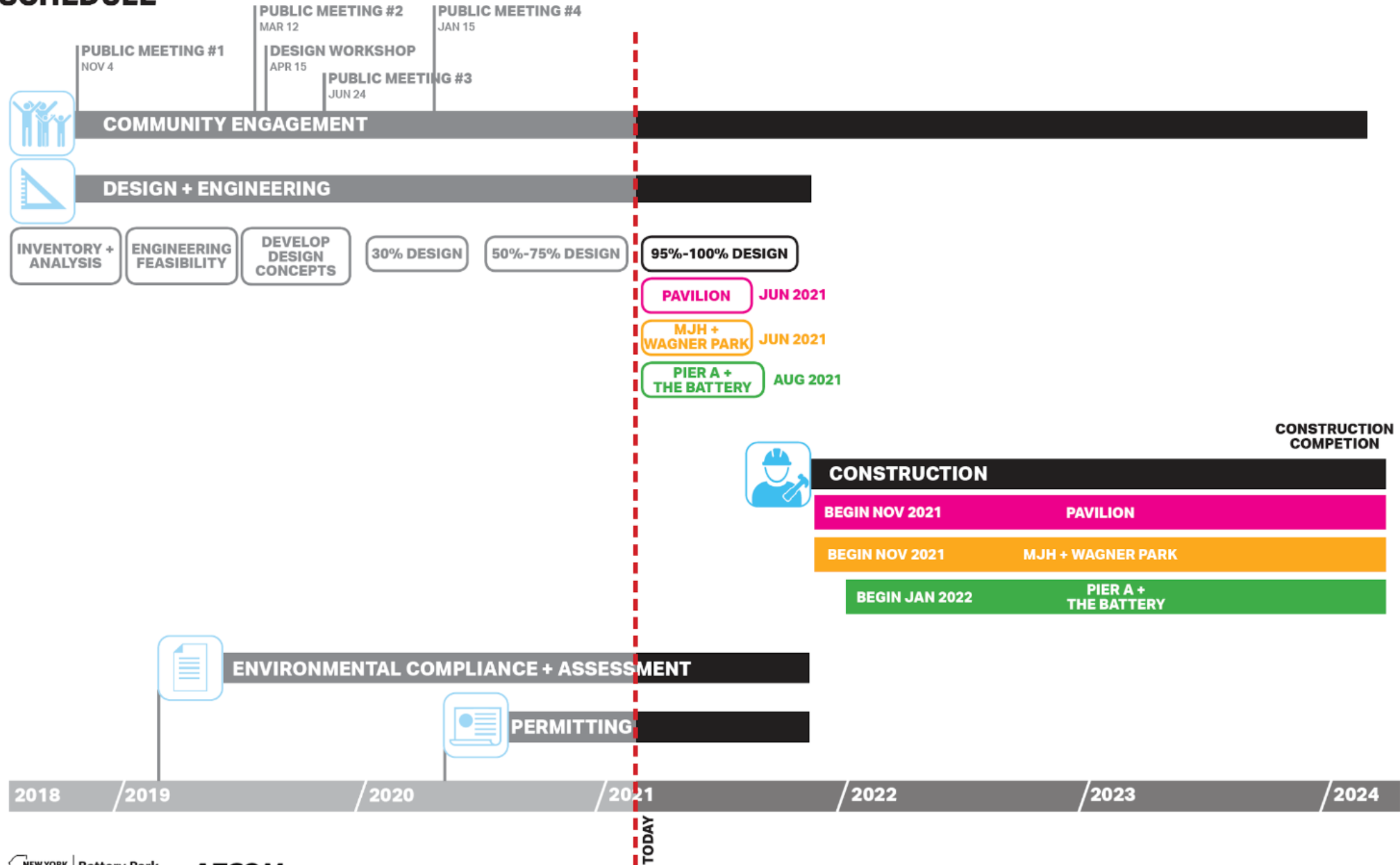
Battery Park
City Authority

AECOM

CB1 UPDATE - FEB 22



SCHEDULE



Manhattan Community Board 1

Executive – T. Meltzer

- 1) 2021 Municipal Elections and Polling Site Taskforce - Report
- 2) Composting in Lower Manhattan - Report
- 3) Budget Cuts for Community Boards FY 2022 - Resolution
- 4) COVID-19 Pandemic Memorial - Resolution

Manhattan Community Board 1

Old Business

Manhattan Community Board 1

New Business

Manhattan Community Board 1

Adjournment