



The City of New York

Manhattan Community Board 1

Monthly Board Meeting

Tuesday, April 27, 2021

6:00 PM

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

Tammy Meltzer, Chairperson

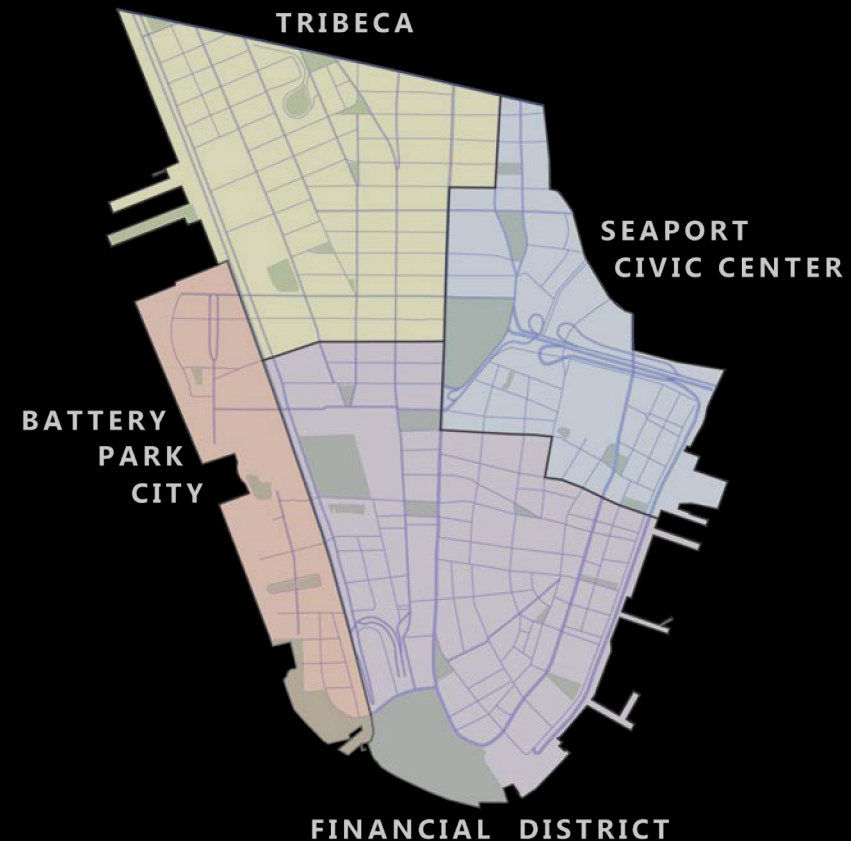
Alice Blank, Vice Chair

Lucian Reynolds, District Manager

Lucy Acevedo, Community Coordinator

Diana Switaj, Director of Planning & Land Use

Jennifer Maldonado, Consultants



MANHATTAN COMMUNITY BOARD 1 OFFICE CONTACT



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

Website: nyc.gov/mcb1

Email: Man01@cb.nyc.gov

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) Adoption of March 2021 minutes
- B) Updates from Elected Officials
- C) Treasurer's Report – M. James
- D) District Manager's Report – L. Reynolds
- E) Chairperson's Report – T. Meltzer

Community Board #1 Treasurer's Report - Fiscal Year 2021 as of March 31, 2021

July 1, 2020 to June 30, 2021

OMB Budget Submitted by Mariama James, Treasurer on Tuesday, April 27, 2021

Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	3rd Qtr. 1-1 to 3-31	4th Qtr. 4-1 to -6-30	Unexpended Balance
Telephone	\$1,114.00	\$1,114.00	\$0.00	\$0.00		\$0.00
General Supplies	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Food	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Cleaning Supplies	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Data Supplies	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Office Equipment	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Data Processing Equipment	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Printing	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Travel	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Leasing	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Service contract	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Training/Consultant	\$4,750.00	\$0.00	\$0.00	\$4,750.00		\$0.00
Furniture	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Rental Space	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Postage	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Personnel Services	\$239,172.00	\$57,475.66	\$54,952.81	\$64,134.57		\$62,608.96
Budget Cuts	\$3,628.00	\$0.00	\$3,628.00	\$0.00		\$0.00
Totals	\$248,664.00	\$58,589.66	\$54,580.81	\$68,884.57		\$62,608.96

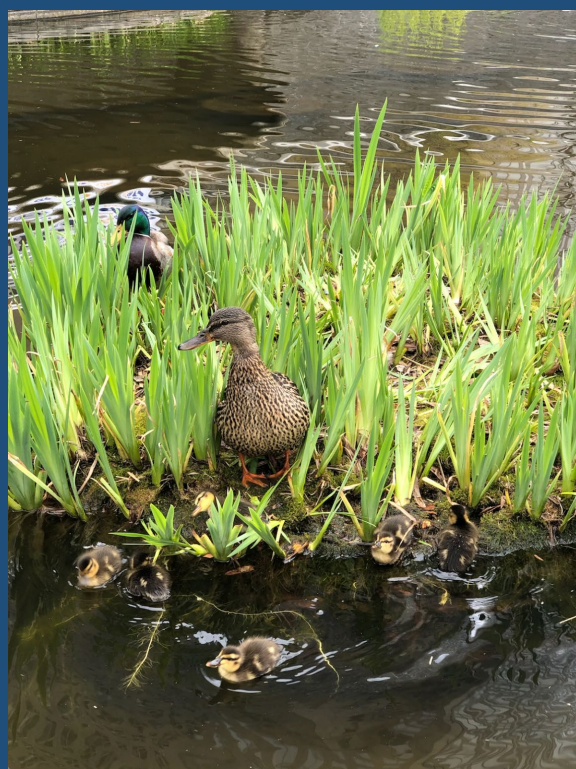
Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	3rd Qtr. 1-1 to 3-31	4th Qtr. 4-1 to -6-30	Unexpended Balance
To be scheduled	\$94,769.00	\$500.00	\$37.36	\$0.00		\$94,231.64
Data Supplies	\$200.00	\$0.00	\$0.00	\$0.00		\$200.00
Leasing	\$300.00	\$0.00	\$0.00	\$0.00		\$300.00
Training classes/Consultants	\$8,250.00	\$3,000.00	\$0.00	\$5,250.00		\$0.00
Service contract	\$1,850.00	\$0.00	\$1,850.00	\$0.00		\$0.00
Professional Services	\$2,000.00	\$0.00	\$0.00	\$1,689.21		\$310.79
Temp. Services	\$53,840.00	\$0.00	\$13,601.25	\$0.00		\$40,238.75
Totals	\$161,209.00	\$3,500.00	\$15,488.61	\$6,939.21		\$135,218.18

Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	3rd Qtr. 1-1 to 3-31	4th Qtr. 4-1 to -6-30	Unexpended Balance
Consultant Contract	\$5,500.00	\$3,330.00	\$0.00	\$0.00		\$2,170.00
Totals	\$5,500.00	\$3,330.00	\$0.00	\$0.00		\$2,170.00

MANHATTAN
COMMUNITY BOARD 1

DISTRICT MANAGER'S REPORT

April 2021



Manhattan Community Board 1 Chairperson's Report

April 2021 Updates

APRIL UPDATES....

- MEETINGS SINCE LAST MONTH

- MCB1 COLLABORATION: PRICING OUT MOM & POPS RELATED TO HOUSING GENTRIFICATION 3/30
- HUDSON RIVER PARK TRUST ADVISORY COUNCIL –APRIL 13
- FiDi-Seaport Climate Resilience Plan workshop on Reimagining Lower Manhattan’s Public Waterfront for the 21st Century – APRIL 13
- MAYOR’S OFFICE/TEST & TRACING - FRANCIS CURTIS UPDATES AT Quality of Life
- MANHATTAN BOROUGH BOARD
- 1st PRECINCT COMMUNITY COUNCIL MEETING
- BMCC

- NEW ENGAGEMENT

- CB1 AND BMCC CO-SPONSORED EVENT: June 17th Tentative title: “The Untold History of African Americans and Native Americans in lower Manhattan.”
- CB COLLABORATIONS with other boards



**LOOK AHEAD:
VIRTUAL MEETINGS CONTINUE... TURN ON THE CAMERA!**

APRIL:

- 5WTC COMMUNITY ADVISORY COUNCIL MEETING
- DOT WALK THRU FOR BROOKLYN BRIDGE BANKS/
- DUGOUT

MAY:

-250 WATER STREET – ALL LPC INTERNAL REVIEW **MAY 4**
“not substantively different from the previously presented proposal”

= NO MORE PUBLIC HEARINGS - WRITTEN COMMENTS TO LPC
& MAYORS’ OFFICE – RECOMMEND SEND by **5pm Friday**

- GOVERNORS ISLAND/ CITY COUNCIL VOTE- **MAY 11**

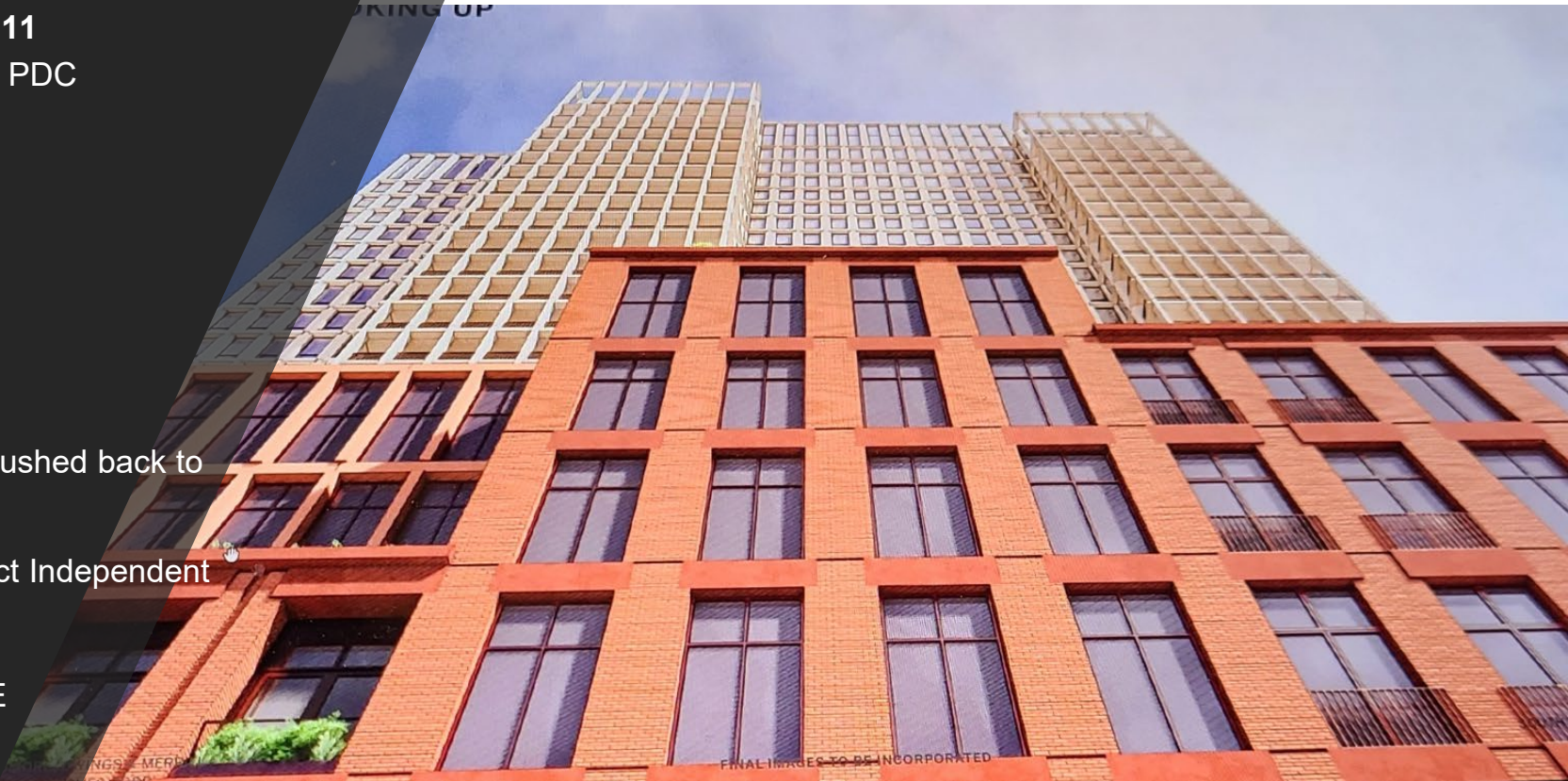
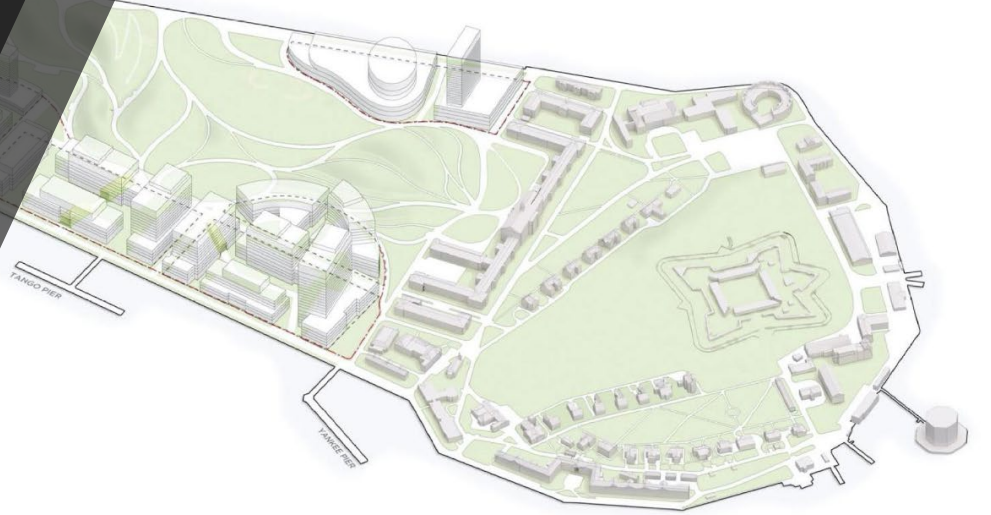
- BPCA -WAGNER PARK, PIER A, THE BATTERY – PDC
SUBMISSION IS MAY 28

HOT TOPICS FOR MAY:

- CONGESTION PRICING RESOLUTION
- CITYWIDE PLANNING RESOLUTION
- 2 CITYWIDE ZONING TEXT AMENDMENTS

IN THE WORKS:

- 240 Greenwich Street FOIL REQUEST- CITY has pushed back to
JULY (from MAY)
- - Working with the MBPO office to renew the contract Independent
Environmental Consultant for 250 Water Street
- ULURP continues – 250 WATER EXPECTED JUNE



FINAL IMAGES TO BE INCORPORATED

MANHATTAN COMMUNITY BOARD 1

Committee Reports

MANHATTAN COMMUNITY BOARD 1

Executive Committee - T. Meltzer

- 1) Understanding the City Administrative Procedures Act (CAPA) as it Affects Each Committee - Report
- 2) District Budget Consultations - Report
- 3) Report on CB 1 Office Reopening - Report
- 4) CB1 and BMCC Event June 17- The Untold History of African Americans and Native Americans in lower Manhattan - Report

MANHATTAN COMMUNITY BOARD 1

Waterfront, Parks & Cultural - P. Goldstein

- 1) South Street Seaport Museum History- Resolution
- 2) Heritage Trail Wayfinding Markers (Public Design Commission Application) - Resolution
- 3) African Burial Ground International Memorial Museum and Education Center Act - Resolution
- 4) Peck Slip Park - Report
- 5) Museum of Jewish Heritage - Report



SSSM Funding

Observations on the History, and An
Alternative Funding Option

The Sad Conclusion

- The Museum has large expenses with its ships and several buildings.
- NYC EDC and HHC have starved the Museum for decades by pocketing income from the Piers and HHC leased sites, rather than provide an ongoing revenue stream for the Museum as originally envisioned.
- Howard Hughes sold Seaport air rights on properties first held by the Museum and assembled as part of its 80 South Development Parcel for a **profit of \$183MM, a lost profit to the Museum and the District**, that went instead to Texas.
- The city is the Museum's landlord but has not supported its inclusion into the Cultural Institutions Group, with all its benefits.

The Solution?

- **New Principle:**
 - Revenues and asset sales from the Historic District should be returned to the Historic District, particularly the SSSM
- **First : Restore operating funding**
 - Take money the NYC EDC receives from HHC leases and return it to the Museum and the Historic District **from the private to the public good**
 - **More than \$2M per year** of recurring revenue from Pier 17/18, Tin Building and Ground Leases
 - **\$1M +** for the Hornblower docking Lease
 - Various fees and rents from other sources
 - Approach avoids changes to existing leases

The Solution? (cont.)

- **Second: Create a Museum Reserve Fund**
 - Generate \$15 – 30M from sales of city owned air rights
- **HOW?**
 - Approx. 257,000 sq. ft. of air rights are fully controlled by the City
 - From the New Market site (approx. 212k sq. ft.) plus another approx. 45k sq. ft. can be sold for use **outside, not inside**, the District and **monetized for the Museum**
 - **And the City, not HHC, owns approx. 415,000 sq. ft. of air rights from the Tin Building/Pier 17**
 - These public assets should not be given away to HHC who is merely the underlying renter..... instead the city should sell these air rights for use **outside the District with proceeds to the Museum**

The Solution? (cont.)

- **Third:**
 - **Reclaim the unused \$12.5M Sandy FEMA grant** for Museum Repairs, which are untouched to date
- **Fourth:**
 - **Assume museum has applied for Federal Program Grants** under COVID and other Rescue programs
 - If they haven't, they are remiss
- **Fifth:**
 - **Rebalance Public/Private equation** with inclusion into the Cultural Institutions Group
 - CB 1 has supported this since Sept 2019
- **Timing:**
 - Short term: Divert revenues; FEMA funding
 - Medium term: Sell air rights
 - Longer term: John St. lot lease and development

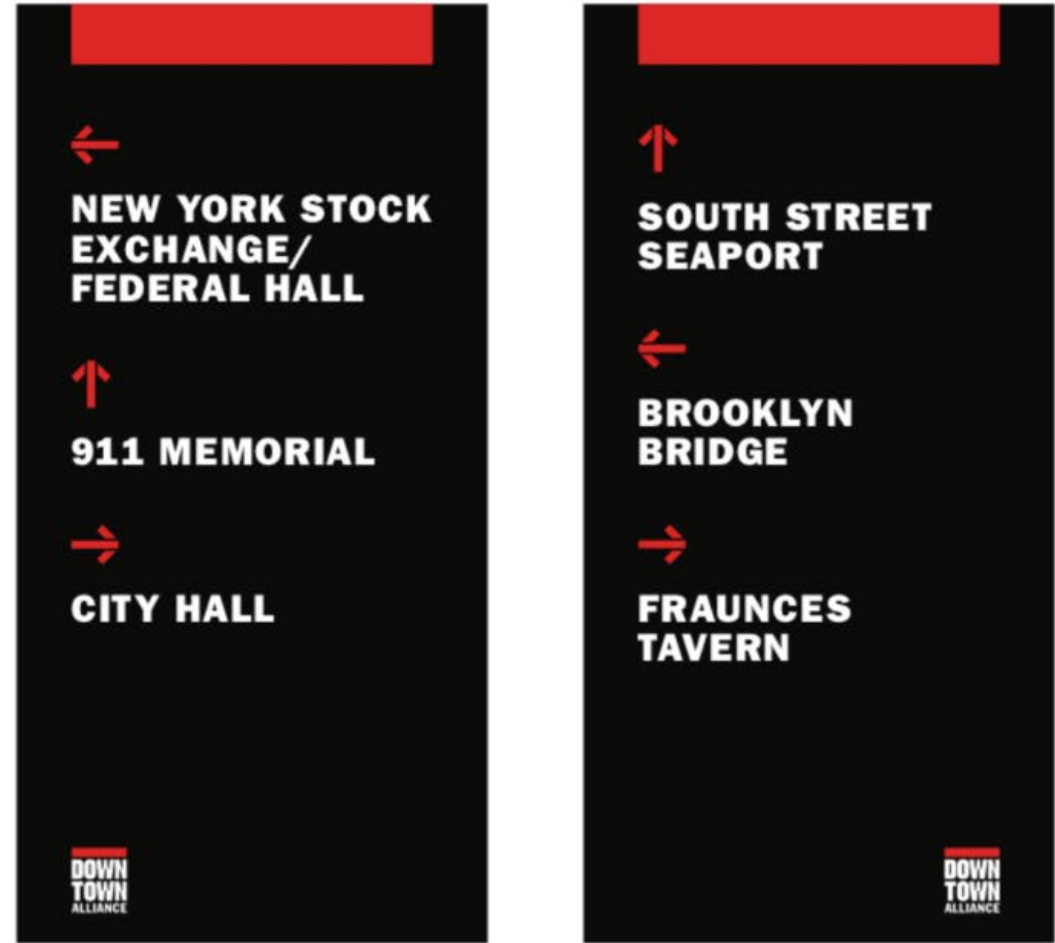
Conclusion

- Money is there to Save **BOTH** the Museum **AND** the Historic District
 - Is **NOT** an either/or situation!
- The Museum should get the money it deserves from the city to assure its financial future.
- Its survival should not be dependent on:
 - An ephemeral unsigned bribe to the community from a private developer who actively helped the city starve the Museum in the first place
 - A vague promise that serves to divorce the Museum from the Seaport Community it was entrusted to preserve

Existing Wayfinding Plaque Design:



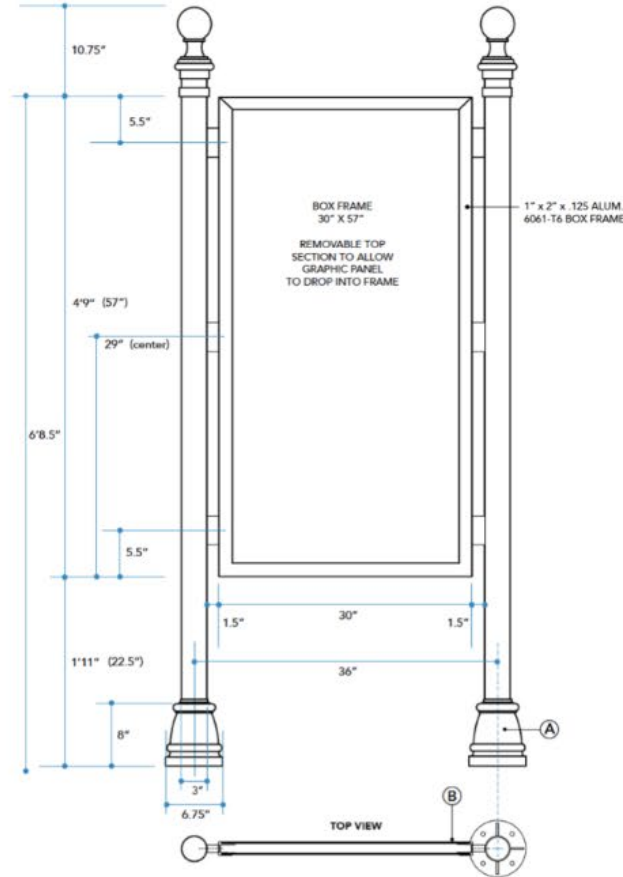
Updated Wayfinding Plaque Design:



Existing Heritage Trail Marker:



Updated HTM Structure:



Updated HTM Sign Panel Design:

Design for the updated HTM sign panel:

- Header: EXPLORE DOWNTOWN
- Icon: Red square with white 'i'
- Title: J.P. MORGAN BUILDING
- Image: Black and white photograph of the J.P. Morgan Building facade.
- Portrait: Circular portrait of J.P. Morgan.
- Text:

As the former location of 6 Broad Street was Dewey's Olympic House, founded by abolitionist and early restaurateur Thomas Dewey, Ban to a couple who were formerly unwell. Dewey opened his restaurant in 1920, who taking orders from an eleven-year-old boy during the service to New York City's elite. When Charles Dickens visited the city in 1842, Dewey was selected to serve the "big boy" with honor.

Dewey, who helped found the United Anti-Slavery Society of the City of New York, secretly used the restaurant's cellar as a stop on the Underground Railroad to harbor refugees and freedom seekers.
- Image: Small photograph of a street scene with a wagon.
- Text:

Famed late-19th-century banker J. Pierpont Morgan, Sr. helped hasten the industrialization of America, and the home of his financial empire, the original "Palace of Morgan," was erected on 22 Wall Street in 1873. In 1913, the company built a new bank on the site (pictured above), displaying his fabulous wealth by showcasing the skyscraper headquarters. Other banks were building by making the new, unimproved site the same face as the original.

In 1920, a wagon exploded across the street, killing 30 people. In an unmarked area this bomb struck. The marks on the bank's Wall Street facade have been left deliberately unimpaired and can still be seen today.
- Footer: DOWNTOWN ALLIANCE

Existing Orientation Column Design:



Updated Orientation Column Design:



PECK SLIP PARK



SKATEBOARDERS



PLANTINGS

MANHATTAN COMMUNITY BOARD 1

Youth & Education Committee - T. Joyce

- 1) Getting to Know BGX - Report
- 2) Bringing Science Labs to the Classroom - Report
- 3) DOE Plans for Summer 2021 and Mental Health Programming - Report

MANHATTAN COMMUNITY BOARD 1

Health & Human Services Subcommittee – F. Curtis

- 1) An Introduction to Viruses & Vaccines: Specific Information on SARSCov2 (COVID-19) – Report
- 2) Legislative updates from City Council Health Committee – Report

MANHATTAN COMMUNITY BOARD 1

Quality of Life & Delivery Services Committee - P. Moore

- 1) Demolition of the New Market Building - Report
- 2) DDC Oversight - Report
- 3) NYPD Public Safety Updates - Report
- 4) City Council Police Reform Legislative Package - Report

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Activity Permits – B. Kay

- 1) Two-way Brooklyn Bridge Bike Path – Report
- 2) Manhattan Borough President's Open Streets - Report
- 3) Congestion Pricing Working Group - Report

Brooklyn Bridge Two-way Bike Lane

Timeline

January 28, 2021 Mayor announced “Bridges for the People” with bike lanes on the Brooklyn and Queensboro Bridges

April 6, 2021 DOT presents a 2-way bike lane for the innermost lane of Manhattan-bound Brooklyn Bridge to CB1’s Transportation Committee

Oct-Nov 2021 bike lane will open

Brooklyn Bridge Protected Lane and Access

Brooklyn Bridge Design

Remove one vehicle travel lane and install two-way protected bike lane for the length of the bridge



8' 2-Way Bike Lane

2'

10' Vehicle Lanes (2)

Access to/from Bridge from the North

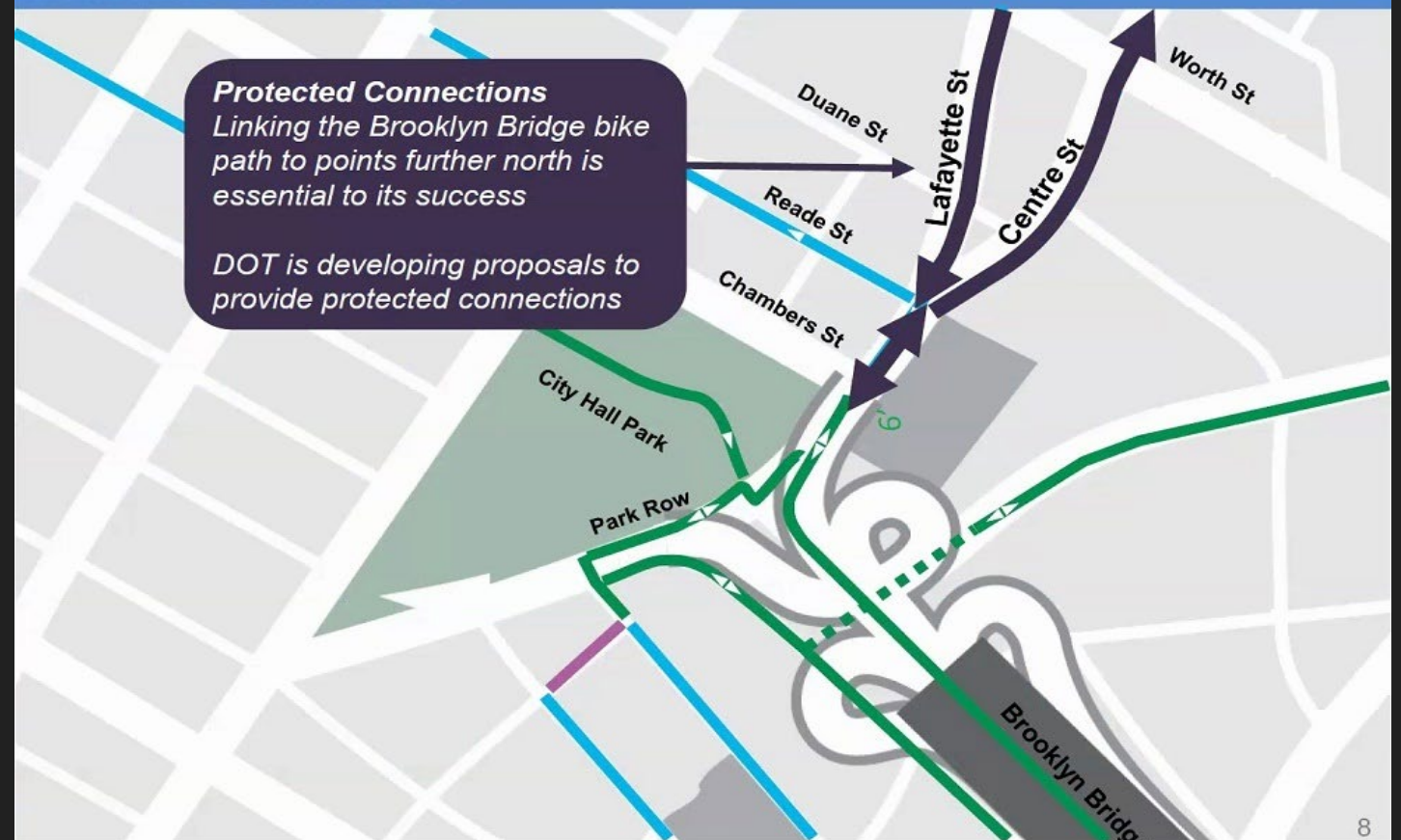
Protected bike lanes on Lafayette and Centre St already announced. Construction Plans to be sped up.

Some current gaps in the existing and planned bike lanes to be filled in.

DOT to present final plans to Transportation Committee in 2-3 months

Brooklyn Bridge Protected Lane and Access

Manhattan Connections



Manhattan Borough President's Open Streets Report

The *Future* of *Open Streets*



The Future of Open Streets

“The Future of Open Streets” visualizes six ways to redesign Open Streets, the program that closes streets to traffic to allow more space for pedestrians, cyclists, and restaurant goers, born of New Yorkers’ desire to safely spend time outdoors during the COVID-19 pandemic. Now that the City has made Open Streets permanent, the program must be improved to offer communities streets that cater to what they need today. The report uses cases studies of current Open Streets on University Place, Avenue B, Restaurant Row, Broadway, Pearl Street, and Pleasant Avenue.

DOT April 5th Tweet

Signs and street barriers are being replaced at Open Streets across NYC.

Open Streets with temporary limited local access allow vehicles to drop-off/pick-up, deliveries, emergencies & parking.

Drivers must go 5 mph and through traffic is not permitted



Central Business District Tolling Program

Commonly called Congestion Pricing, this legislation was part of NY's 2019 budget.

Includes all of Manhattan south of 61st St.



Program Basics

- The MTA's Triborough Bridge and Tunnel Authority (TBTA) will be responsible for implementing and maintaining the new tolling system
- A Memorandum of Understanding between MTA and the City of New York DOT will specify how they will work together
- A six-person Traffic Mobility Review Board (TMRB) — five appointed by TBTA and one by the Mayor — to provide recommendations 30 days or sooner before the program goes into effect;
- \$100 million allocated from the state budget for installing new tolling technology and infrastructure
- 80% of revenue will go to NYC subways, buses, and Staten Island Rapid Transit, 10% to Long Island Rail Road, and 10% to Metro-North Railroad

Recent Developments

“...the United States Department of Transportation (USDOT) will allow New York State to proceed with the federally required Environmental Assessment and public outreach for the nation's first congestion pricing program,”

NYC would become the first city in the U.S. to implement a congestion toll with goals of *reducing traffic, expanding and improving mass transit (MTA) - plus improve air quality.*

Congestion-pricing plans on federal roads (which includes FDR, West St and section of Canal Street) must get federal approval so Secretary Buttigieg has the authority to adjust NYC's program goals

Exemptions and Credits in the Legislation

- Passenger cars may only be charged once daily for entering or remaining in the CBD
- Emergency vehicles and vehicles transporting disabled persons will be exempt from the charge
- Residents of the zone with incomes less than \$60,000 per year will receive a tax credit equal to the amount paid in congestion charges on their NY taxes

Positions

MCB1 supports the program goals of less congestion, improving mass transportation and reducing air pollution

Some members insist that improving mass transit is a government responsibility, not something that drivers should pay for so all CBD residents should be exempt and others say that tolling is inconvenient but necessary to reduce pollution, reduce traffic congestion and fund MTA improvements

TBIR Requests (at present)

Exempt residents of the CBD tolling zone from all charges on cars that they own or rent

Don't exempt any city workers or other groups beyond what the law specifies

Exempt taxis and for-hire vehicles as long congestion fee collected from customers exceeds daily CBD fee on cars

Two-way tolling - no opinion; too complex to choose a stance

Variable tolling - no opinion as do not want to select winners and losers

Still to be Decided May 4th as Finalize Resolution

Motorcycles & Mopeds - smaller than cars, should they be charged less or exempt?

Revel moped-share - should they be exempted as an extension of mass transportation (company is DOT regulated)?

Credit for bridge or tunnel tolls to leave/enter zone? - not discussed yet

Elected officials work together to expand sustainable, non-MTA transportation options (eg, ferries, roads, Citi Bike, etc)

Come to committee May 4th if you want to be part of the conversation for the resolution!

MANHATTAN COMMUNITY BOARD 1

Land Use, Zoning & Economic Development – P. Kennell

- 1) Pace University Master Plan – Report
- 2) Planning Together (Int. 2186 [Johnson], A Local Law to amend the New York City charter, in relation to requiring a comprehensive long-term plan) - Report

NYC MASTER PLAN

Community Board #1

April 12, 2021

MASTER PLAN GOALS

- ✓ Create a distinct identity for Lubin at 1 Pace Plaza
 - ✓ Create a distinct identity for Dyson at 41 Park Row
 - ✓ Create a new student center for student success
-
- Create a new exterior identity for 1 Pace Plaza
 - Create new forms of learning and research spaces
-
- Consolidate downtown campus leased properties
 - Address Performing Arts needs
 - Addressing critical infrastructure and code compliance issues

1PP WEST - FLOORS 4TH-6TH RENOVATION

Scope of work includes:

- Full interior renovation of 3 floors
- Includes infrastructure upgrade for floors 4th-6th
- Reconfigured Lubin School of Business administrative offices and student study & collaboration spaces
- Creation of an Online Learning Center to develop digital content
- New general-purpose classrooms with new state of the arts technology

4TH FLOOR RECEPTION AREA



4TH FLOOR COLLISION SPACE



5TH FLOOR CLASSROOM CORRIDOR



6TH FLOOR SCREENING ROOM



6TH FLOOR ONLINE LEARNING CLASSROOM



STATUS UPDATE

- Construction is on-going
- Demolition is complete on floors 4th and 6th
- Started demolition on the 5th floor in the beginning of April
- Partition framing is underway
- Began HVAC duct work installation
- Electrical rough-ins started
- Target completion – August 2021
- Monitoring potential disturbances : Noise, street closure

Weekly schedules can be found <https://www.pace.edu/master-plan-nyc/project-schedule>

15 BEEKMAN DEVELOPMENT

15 BEEKMAN DEVELOPMENT

- The building is being constructed by a developer, SLGreen
- Pace University will be a tenant of the building
- SLGreen is constructing the core and shell of building and undertake the dormitory floors fit-out
- Pace University is responsible for the fit-out of the academic floors
- The building will replace the outdated student housing currently located in Maria's Tower with modern facilities in the upper portion of the building
- The building will be the new home for the Seidenberg School of CSIS
- It will also house: Classrooms, study spaces, Library, Cafeteria, Student Academic Support
- The building is being constructed to high energy efficiency standards to align with Pace's sustainability goals
- The academic portion of the building is in the design development phase
- Target schedule of completion: Fall 2013

STACKING DIAGRAM



ARCHITECTURE RESEARCH OFFICE

03.17.2021

161 WILLIAM STREET

Lobby and Façade Upgrades



- Home for the College of Health Profession, School of Education and One-Stop-Shop for student services
- The building will be fully occupied by Pace University by the end of the year
- He Landlord will be doing upgrades to the façade on 2 levels on Williams Street and Ann Street
- Work to begin in May 2021
- Target completion Spring 2022

161 William Street – Lobby and Façade Upgrades



- The lobby will also get renovated at the same time
- This renovation coincides with the façade renovation and follows the same completion schedule

FUTURE PLANS

- Address Performing Arts' critical needs for performance and rehearsal spaces, finalize consolidation strategy
- 1 Pace Plaza East – Future Development Strategy
- Develop Climate Action Plan

MANHATTAN COMMUNITY BOARD 1

Battery Park City – J. Cuccia

- 1) BPCA Annual Budget Highlights – Report
- 2) Tribeca Film Festival Installation – Report
- 3) IGY Marina Schedule for the 2021 Season - Report
- 4) Public Seating at the Winter Garden - Report
- 5) BPCA Reports – Report
- 6) BPC Security Update – Report

MANHATTAN COMMUNITY BOARD 1

Environmental Protection – A. Blank

1) South Battery Park City Resiliency Plans - Report

SOUTH BATTERY PARK CITY RESILIENCY

CB1 UPDATE

APRIL 19, 2021

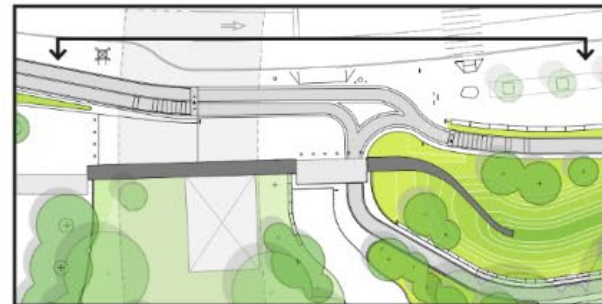


**Battery Park
City Authority**

AECOM

CONCEPT 1 | THE BATTERY + PIER A PLAZA

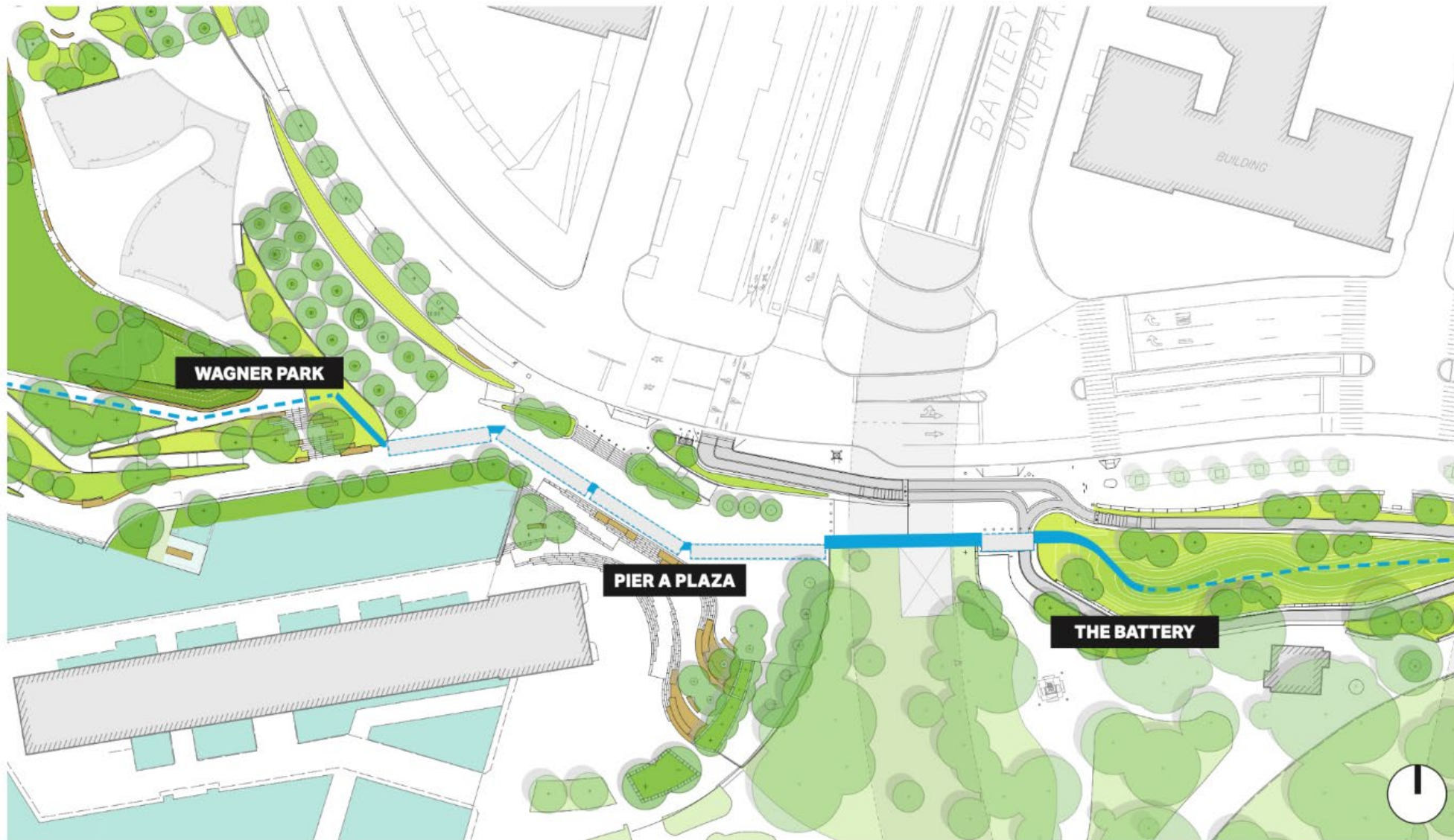
THIS CONCEPT STRENGTHENS THE RELATIONSHIP WITH THE ADJACENT STONY CREEK BLOCKS BY USING THE STONE SAINT SEBASTIAN, WHICH BRINGS A SUBTLE WARMTH TO THE WALL.



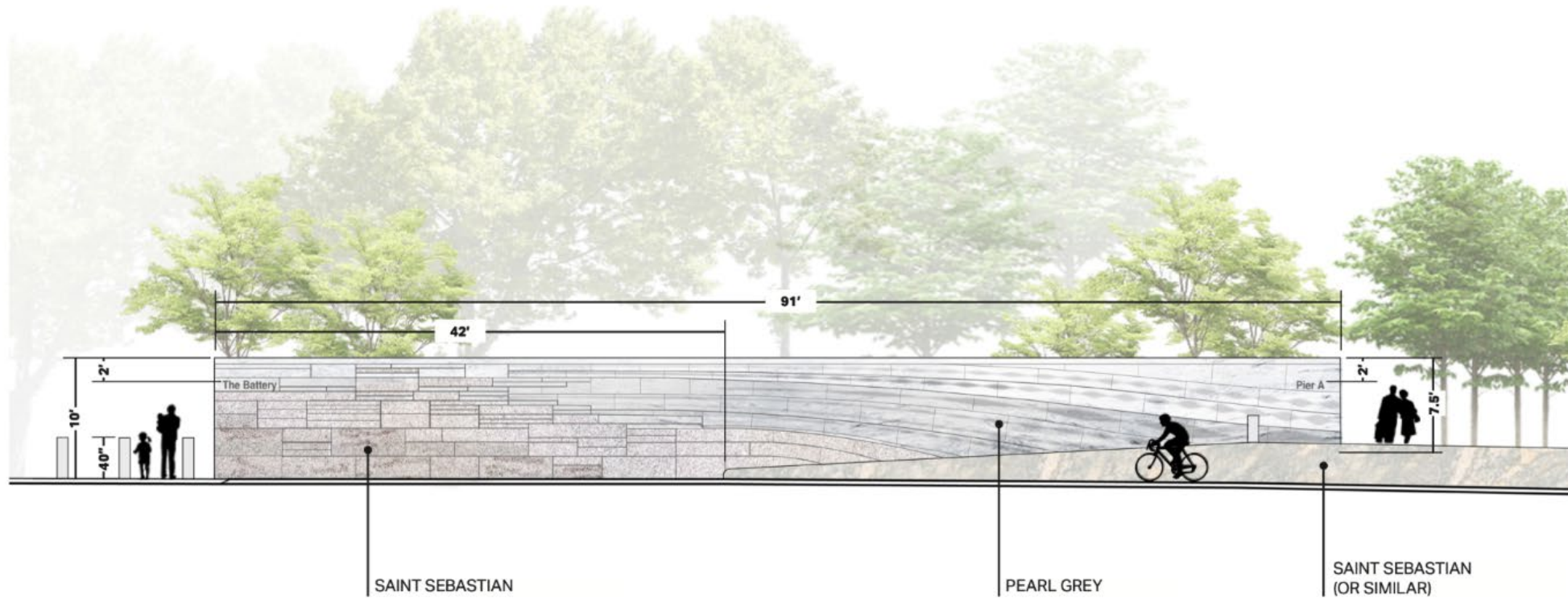
Battery Park
City Authority

AECOM

EXPOSED FLOODWALL | FLOOD ALIGNMENT



CONCEPT 1 | PIER A PLAZA ENLARGEMENT



SCALE: 1" = 8'



NEW YORK
STATE OF
OPPORTUNITY.
Battery Park
City Authority

AECOM

EXPOSED FLOODWALL | PIER A PLAZA + WAGNER PARK



STONE TYPES

SAINT SEBASTIAN
(OR SIMILAR)



SITE SECURITY WALLS

● ● PEARL GREY

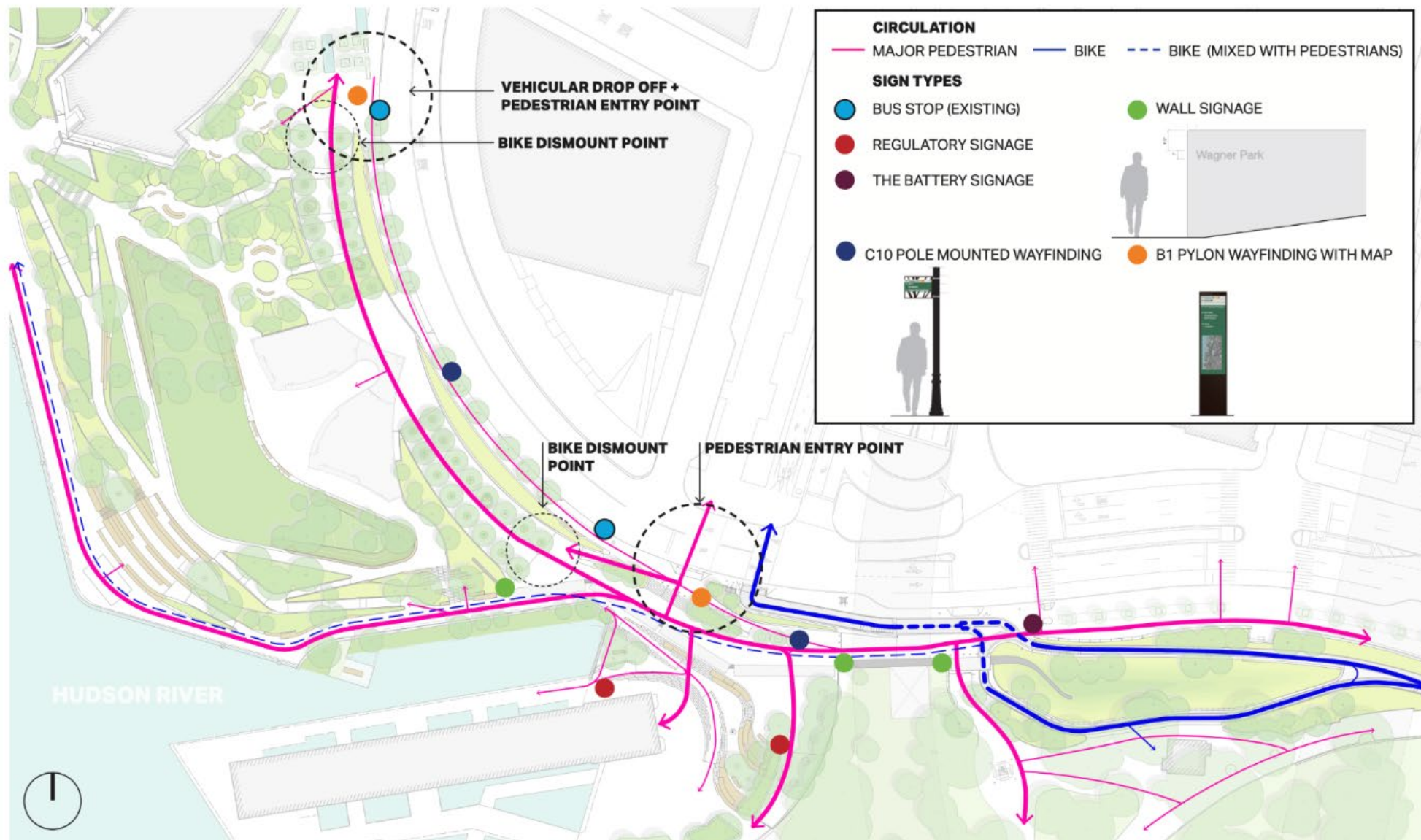


FLOODWALL

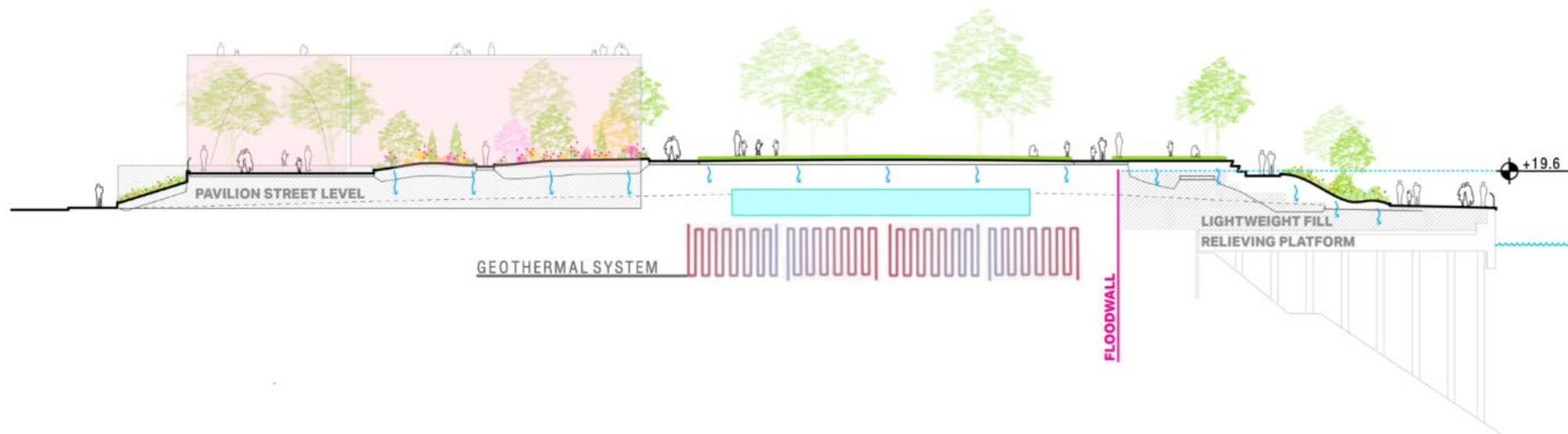
STONE KEY PLAN



PIER A PLAZA + BATTERY PL | CIRCULATION + WAYFINDING



SUSTAINABILITY | WAGNER SECTION



SUSTAINABILITY | CERTIFICATIONS



BUILDING ZERO CARBON CERTIFICATION

SITE WEDG Waterfront Edge Design Guidelines

BATTERY PLACE ELEVATION STUDY | CB1 UPDATE



NEW YORK
STATE OF
OPPORTUNITY.

Battery Park
City Authority

AECOM

CB1 Meeting | 22nd February



BATTERY PLACE ELEVATION STUDY | CB1 UPDATE



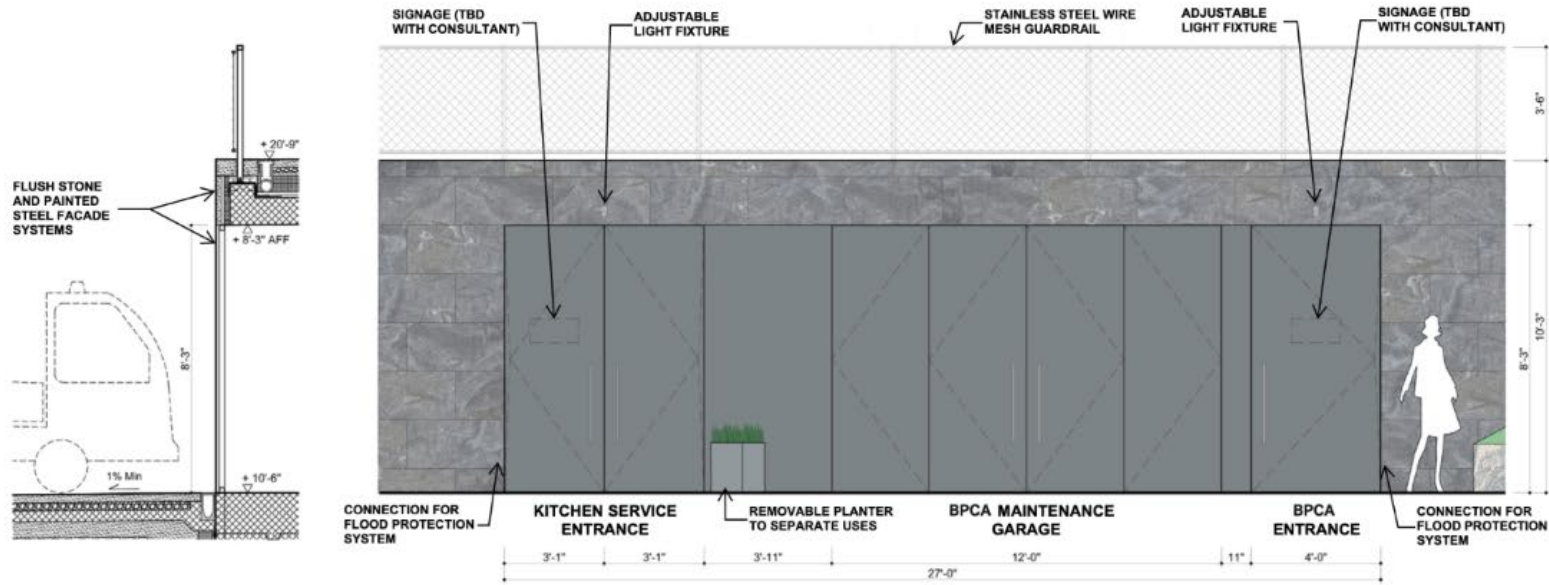
CB1 Meeting | 22nd February 2021



Battery Park
City Authority

AECOM

BATTERY PLACE ELEVATION STUDY | CB1 UPDATE



CB1 Meeting | 22nd February 2021

ELEVATOR FEASIBILITY STUDY



Considerations

- Provides access to existing elevator
- Long travel distance from Battery Place to elevators (70ft + corridor)
- Inconvenient and non-intuitive wayfinding
- Safety and security concerns in long public corridors and lobbies
- Reduced efficiency and reduction of program areas

Design Study | April 19th 2021



Battery Park
City Authority

AECOM

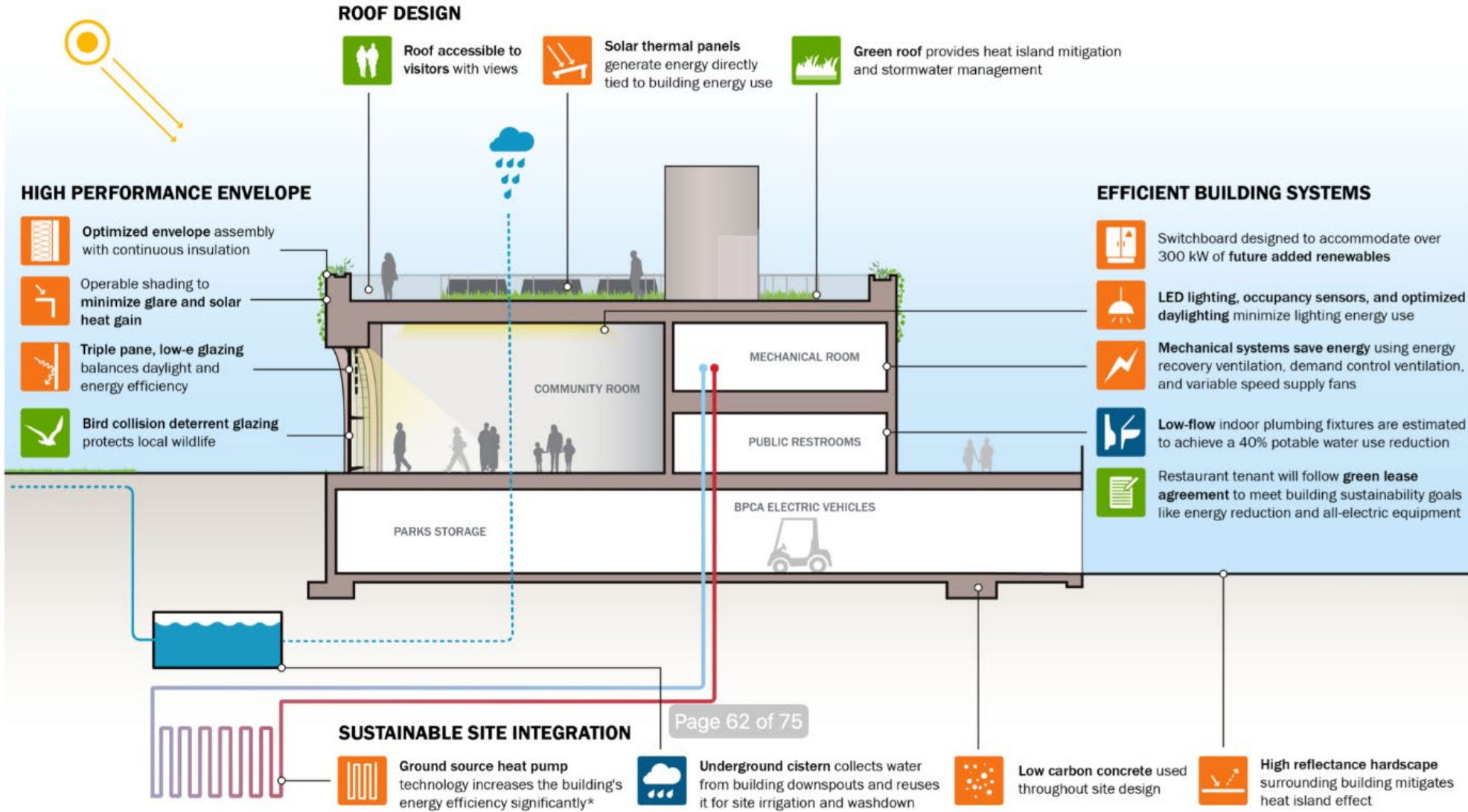


NEW YORK
STATE OF
OPPORTUNITY.

Battery Park
City Authority

AECOM

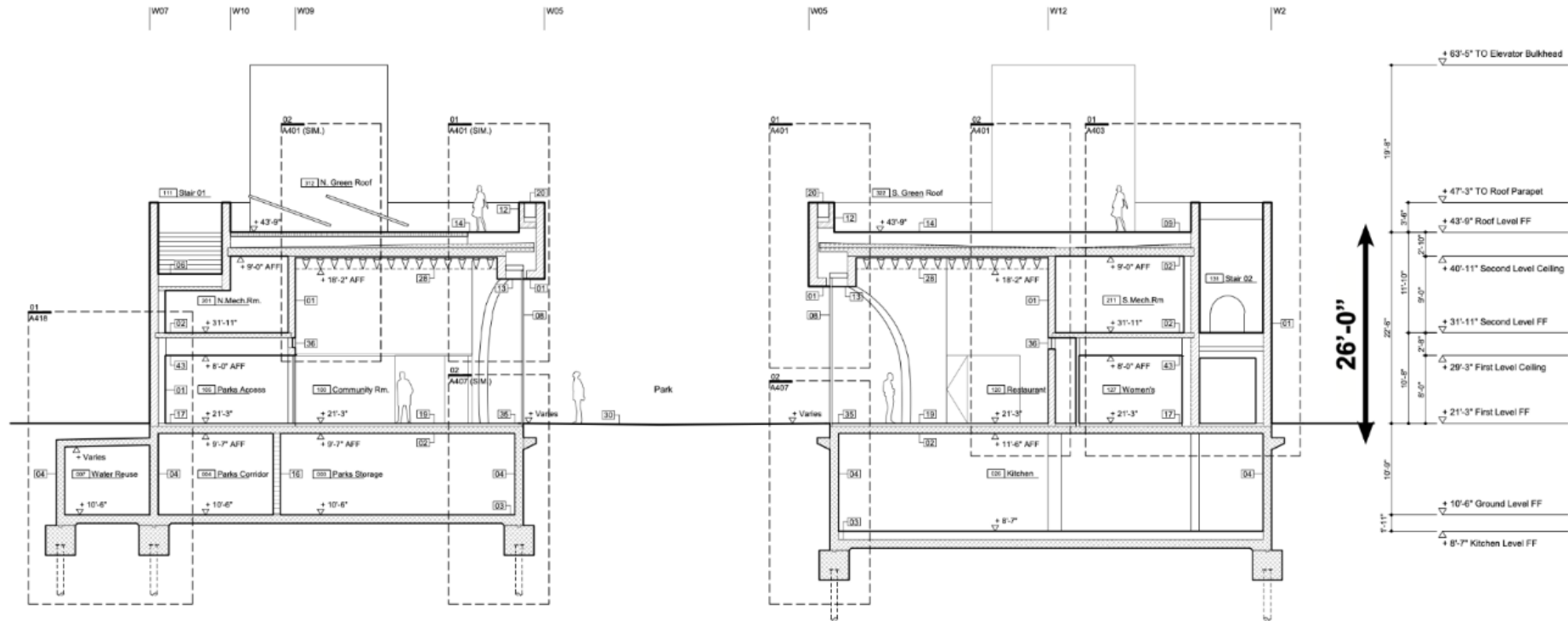
SUSTAINABILITY | PAVILION



* Geothermal location is diagrammatic, and will be located under Wagner Park site

SECTIONS

Design Development | March 12th 2021



Section Through Community Room

Section Through Restaurant



Battery Park
City Authority

AECOM

SUSTAINABILITY | MEASURES



SITE STRATEGIES:

- Flood resilient, elevated park design
- Enhanced visual and physical access to water
- Increased waterfront pathway and greenway connectivity
- Stormwater management using infiltration and underground cistern
- Reduction of water consumption through subsurface irrigation at the lawn areas
- Upland riparian zone habitat and pollinator support
- Lowland and in-water habitat support at Pier A inlet
- 85% Native Planting
- Urban heat island mitigation - average pavement SRI above 29
- Environmentally-responsible construction
- Solar lighting for resilient energy sources
- Low carbon concrete
- Site salvage (plants and materials)
- Educational programming
- Community engagement + site assessments

BUILDING STRATEGIES:

- Bird collision deterrence
- Geothermal
- Rooftop solar thermal panels
- Green roof
- Triple pane, low e-glazing
- High reflectance pavement
- Low carbon concrete and interior materials
- Healthy and low-emitting materials
- Rainwater collection + reuse
- Efficient potable water fixtures
- Energy efficient lighting
- Highly insulated building envelope
- Energy recovery ventilation
- Ground source heat pump technology significantly increases building energy efficiency
- Energy efficiency building systems include energy recovery ventilation, demand control ventilation, and variable speed supply fans
- All-electric building, including restaurant and kitchen equipment

MANHATTAN COMMUNITY BOARD 1

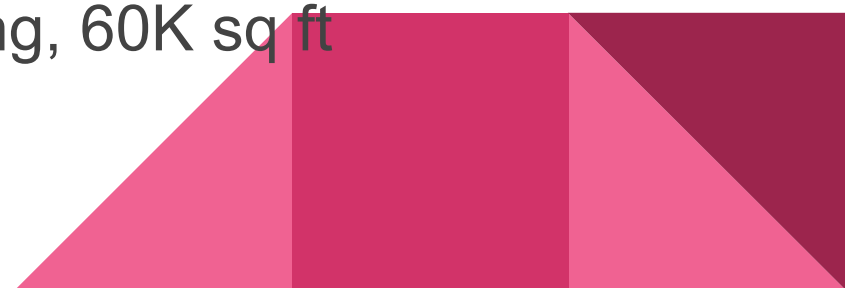
Large Venue Working Group – M. James

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

What constitutes a “large venue” ?

The Top “Large Venues” in NYC according to a 2019 online guide are:

Center 415:	Capacity 800 standing, 30K sq ft
BKLYN Studios:	Capacity 450 avg guests, 13K sq ft
Brooklyn Expo Center:	Capacity 4,000 standing
Classic Car Club:	Capacity 650 standing
DeKalb Stage:	27K transformable sq ft
Grand Hyatt NY:	Capacity 1,500 standing, 60K sq ft



What constitutes a “large venue” ?

Continued...The Top “Large Venues” in NYC according to a 2019 online guide are:

Intrepid Sea, Air & Space Museum:

Capacity 3,000 standing

NY Academy of Medicine:

Capacity 1,500 standing

Pier Sixty:

Capacity 2,000 standing

Skylight Modern:

Capacity 800 standing

Second Floor:

Capacity 900 standing

Tao Downtown:

Capacity 1,500 standing



What constitutes a “large venue” ?

Continued...The Top “Large Venues” in NYC according to a 2019 online guide are:

Upstairs at the Pennsy

Capacity 600 standing, 16K sq f

Terminal 5:

Capacity: 3,000



Place of Assembly Designation

- Establishments that are designed to hold 75 or more people are designated Places of Assembly by the Department of Buildings
- A Place of Assembly space is where large groups of people gather for any activity. The Department of Buildings requires a Place of Assembly Certificate of Operation in two circumstances: 1) where 75 or more people gather indoors or on roofs or roof terraces; or 2) where 200 or more people gather outdoors. Assembly spaces include but are not limited to restaurants, museums, theaters, auditoriums, churches and sports arenas.
- The Fire Department performs fire safety inspections in conjunction with the Buildings Department for assembly spaces. The NYC Fire Code also outlines requirements for Public Gatherings (Temporary Places of Assembly) that regulate standing areas, egress, fire guards, safety announcements, inspections, evacuation protocol and fire apparatus access.
- https://www1.nyc.gov/assets/buildings/pdf/code_notes_place_of_assembly.pdf

What constitutes a “large venue”?

We see from the list that these types of venues tend not to be in densely populated, residential areas

For the past two decades, FiDi, located here in Community District 1 has been among the fastest growing residential neighborhoods in all of NYC





Battery Park City

Rector Park

Battery Park

Park Row

Financial District

Port Imperial Ferry

Ferry

What constitutes a “large venue”?

Of this list of the current fastest growing residential neighborhoods, Tribeca, also located in CD1 is the only one of the list at all located in Manhattan and comes in at Number 3

2021 Neighborhoods to Watch



What constitutes a “large venue” ?

In this context, what factors do we wish to consider in determining what would warrant a “large venue” designation in CD1?

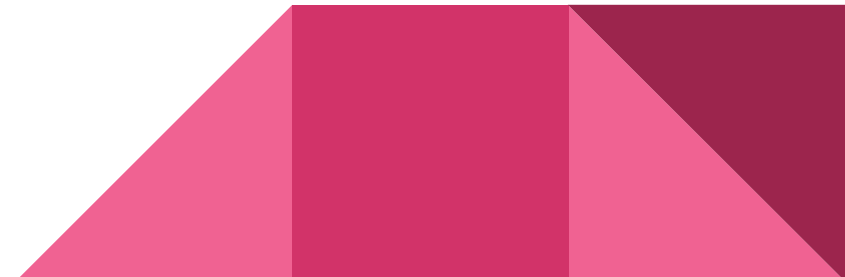
Should that number differ by neighborhood?



What constitutes a “large venue” ?

In this context, what factors do we wish to consider in determining what would warrant a “large” designation in CD1?

1. Surrounding buildings: residences, schools
2. Traffic: grid, pattern, flow, type of pavement
3. Garbage: amount, where is stored, when is it picked up
4. Deliveries: what time, is there an on premises loading dock
5. Impact Assessments/Statements
6. Other/s



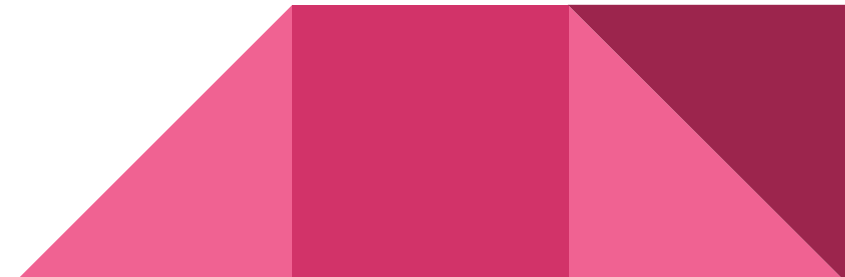
The End

Sources:

<https://streeteasy.com/blog/up-and-coming-neighborhoods-in-nyc-2021>

<http://www.new-york-map.info/maps-of-manhattan/map-of-financial-district.htm>

<https://www.revelr.com/blog/the-top-15-large-event-venues-in-nyc>



MANHATTAN COMMUNITY BOARD 1

Licensing & Permits - S. Cole

Battery Park City area

- 1) 102 North End Avenue, application for liquor license for Anea LLC d/b/a TBD - Report

Tribeca area

- 1) 59 Reade Street, application for liquor license for Michael Zieleniewski or Entity to be Formed d/b/a TBD - Resolution

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits - S. Cole

Financial District area

- 1) 24 John Street, 20th & 21st floors, application for liquor license for Hide Lounge Inc d/b/a TBD - Resolution
- 2) 120 Water Street, application for liquor license for 120-122 Water Street LLC d/b/a Hotel Indigo - Resolution
- 3) 77 Fulton Street, Space A, application for alteration of liquor license to add seating and tabling to the outdoor dining area for Pizzaiuoli Napoletani 1 LLC d/b/a Keste' Wall Street – Report

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits - S. Cole

Seaport/Civic Center area

- 1) 89 South Street, Ground Floor, application for alteration of liquor license to add additional bar for HHC Pier Village LLC d/b/a Pier Village - Resolution

MANHATTAN COMMUNITY BOARD 1

Old Business

MANHATTAN COMMUNITY BOARD 1

New Business

MANHATTAN COMMUNITY BOARD 1

Adjournment