



The City of New York

Manhattan Community Board 1

Monthly Board Meeting

Tuesday, May 25, 2021

6:00 PM

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

Tammy Meltzer, Chairperson

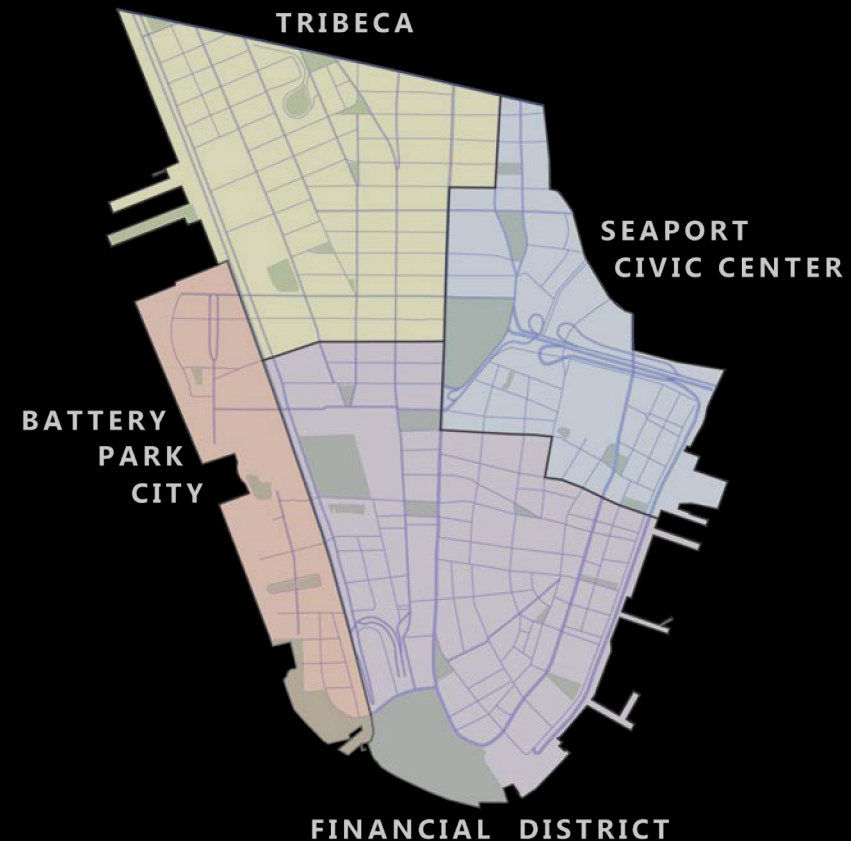
Alice Blank, Vice Chair

Lucian Reynolds, District Manager

Lucy Acevedo, Community Coordinator

Diana Switaj, Director of Planning & Land Use

Jennifer Maldonado, Consultant



MANHATTAN COMMUNITY BOARD 1 OFFICE CONTACT



Manhattan Community Board 1
1 Centre Street, Room 2202 North
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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 April 2021 minutes
- B) Updates from Elected Officials
- C) District Manager's Report – L. Reynolds
- D) Chairperson's Report – T. Meltzer

MANHATTAN
COMMUNITY BOARD 1

DISTRICT MANAGER'S REPORT

May 2021



EXPLORE LOWER MANHATTAN STONE STREET HISTORIC DISTRICT



The Great Fire of December 1835 leveled more than 20 downtown blocks in the area bounded by Wall Street, Broad Street, Coenties Slip and the East River. It took 2,300 firefighters to bring the fire under control, but not before the city had sustained property losses of \$15 to \$20 million, bankrupting most of New York's fire insurance companies.



After the Second World War, much of the Lower Manhattan waterfront fell into disuse as the city's economic base shifted away from shipping and manufacturing. By the 1960s, a coalition of young intellectuals, writers, filmmakers, artists and poets had moved into the area's inexpensive work spaces. This was one of the first realizations of "loft living" — that is, artists inhabiting and making art in former industrial buildings favored for their space, light and cheap rents. The group included Robert Rauschenberg, Jasper Johns, Ellsworth Kelly, Robert Rauschenberg, Jasper Johns, Ellsworth Kelly, Robert Rauschenberg and Agnes Martin. Sometimes referred to as the artists of the Coenties Slip, this group is recognized today for their departure from the area's popular Abstract Expressionism movement. Their pioneering work inspired postmodern Pop Art, minimalism and other movements.



One of the first paved streets in the city of New York, Stone Street's stores and loft buildings were built for dry-goods merchants and insurers shortly after the Great Fire of 1835, but in the 20th century, the street fell victim to neglect. In 1998, the Landmarks Commission, other city agencies, the Alliance for Downtown New York and Stone Street building owners came together to transform the area into a vibrant historic district, restoring the street to its period grandeur and turning it into one of downtown's liveliest dining scenes.



Manhattan Community Board 1 Chairperson's Report

May 2021 Updates

MAY UPDATES....

• SINCE LAST MONTH

- 5WTC COMMUNITY ADVISORY COUNCIL MEETING BEGAN
- DOT WALKTHROUGH FOR BROOKLYN BRIDGE BANKS – UPDATE
- Climate Coalition for Lower Manhattan – NYCEDC & MOR
- THE BATTERY CONSERVANCY BOARD MEETING- SUMMER UPDATES
- DOWNTOWN ALLIANCE Board of Directors Meeting – SEE NEWSLETTER
- BOROUGH BOARD
- NYPD 1st PRECINCT COMMUNITY COUNCIL MEETING
- BOROUGH OF MANHATTAN COMMUNITY COLLEGE (BMCC)
- CM CHIN, CB1, PS/IS 276 Battery Park City School and CUCS
- BOROUGH BASED JAILS NEIGHBORHOOD ADVISORY COUNCIL MEETING
- DI Hellman/MBPO - Business District Recovery Initiative Detail
- LETTERS FROM THE CHAIR: SPEAKER JOHNSON RE: POSITION ON GI ZONING ULURP; LETTER TO PDC RE: SBPC RESILIENCY, WHICH COVERS PIER A AND THE BATTERY

• 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 Community Boards



**LOOK AHEAD:
VIRTUAL MEETINGS CONTINUE FOR JUNE**

NEW BOARD MEMBERS TO BE APPOINTED SOON

MAY:

GOVERNORS ISLAND/ CITY COUNCIL VOTE- MAY 27

- NYPD 1ST PRECINCT COMMUNITY COUNCIL NOMINATIONS – MAY 27
- TOMMY MORAN/ NYPD RETIREMENT – MAY 28
- 9/11 MUSEUM – MAY 30

HOT TOPICS FOR JUNE:

- 2 MORE CITYWIDE ZONING TEXT AMENDMENTS
Open Restaurants Citywide Zoning Text Amendment
Health & Fitness Citywide Zoning Text Amendment
- 250 WATER STREET ULURP - Hearing June 14 @ 6PM
- SEAPORT MARKETPLACE LEASE RENEWAL ULURP CERTIFICATION
- BPCA -WAGNER PARK, PIER A, THE BATTERY – PDC SUBMISSION IN JUNE/ HEARINGS IN JULY

IN THE WORKS & WAITING TO HEAR:

- Set up a meeting with DCP to be stricter with POPS as the principal gatekeeper.
- 240 Greenwich Street FOIL REQUEST- CITY has pushed back to JULY (from MAY)
- Working with the MBPO office to renew the contract Independent Consultant for 250 Water Street
- 5WTC COMMUNITY ADVISORY COUNCIL UPDATES
- DOT NOTES - BROOKLYN BRIDGE BANKS MEETING





HAPPY MEMORIAL DAY

Thank you to all of those who serve this great country.

Please honor our Amazing Veterans and those currently serving!

Parks/Photos care of TheBattery.org website

MANHATTAN COMMUNITY BOARD 1

Committee Reports

MANHATTAN COMMUNITY BOARD 1

Executive - T. Meltzer

- 1) 140 Broadway Revocable Consent for Street Furniture - Resolution
- 2) 402 Comfort Road, Governors Island, application for liquor license for Pizza Yard Holdings LLC d/b/a Pizza Yard - Resolution
- 3) 88 Wall Street, proposed legislation to provide “tied-house” exemption for 88 Wall Street, LLC & 88 Wall Street Manager, LLC d/b/a The Wall Street Hotel - Resolution
- 4) City Programs Funded by the Community Development Block Grant - Report

MANHATTAN COMMUNITY BOARD 1

Landmarks & Preservation - B. Ehrmann

- 1) 31 Harrison Street, review of legalizing LPC violations including intercom installation at entry door jamb and shutter removal, and legalizing secondary facade HVAC grille installation - Resolution
- 2) 54 Warren Street application for restoration of existing granite slabs – Report

31 Harrison Street, Historical & Existing Conditions



TAX PHOTO 1980
NTS ①



25 - 33 HARRISON STREET 1990
NTS ②



1980'S TAX PHOTO ● 31 HARRISON ST
NTS ④



EXISTING FACADE ● 31 HARRISON ST
NTS ⑤



25 - 33 HARRISON STREET 2020
NTS ⑥

STEVEN HARRIS
ARCHITECT PLLP

60 Warren Street New York 10007
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STHARRIS@STHARRISARCHITECTS.COM

31 HARRISON ST.
NEW YORK, NEW YORK 10013

DATE: 1/17
DRAWN: JLP
CHECKED: JLP

HISTORICAL PHOTOGRAPHS

LPC-002
© 2017 STEVEN HARRIS ARCHITECTS

31 Harrison Street, Intercom



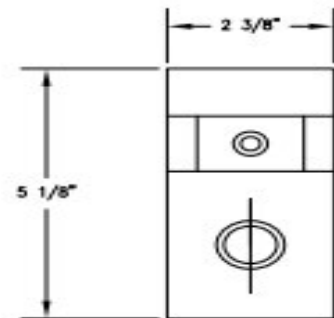
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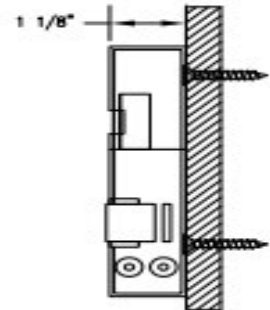
EXISTING DOOR INTERCOM
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EXISTING DOOR INTERCOM
NTS



BATTERY OPERATED, SURFACE MOUNTED, INTERCOM DETAIL
NTS



4

INTERCOM INSTALLATION

STEVEN HARRIS
ARCHITECT LLP
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212 207 1100 212 207 2000
info@sharrisa.com sharrisa.com

31 HARRISON ST.
NEW YORK, NEW YORK 10021

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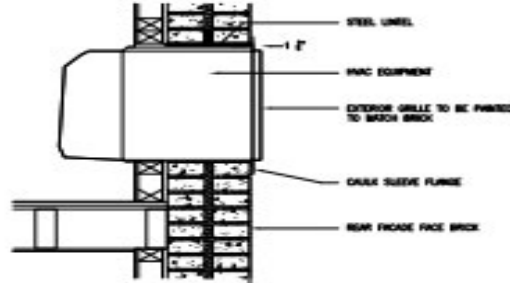
INTERCOMBINATION

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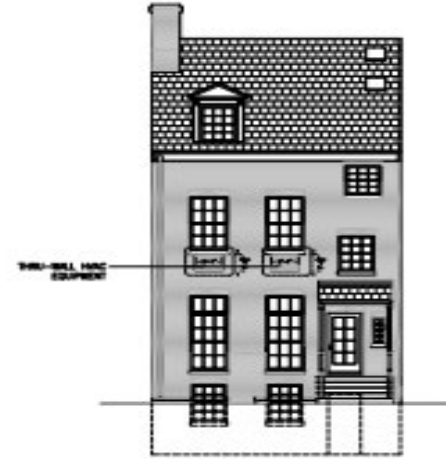
31 Harrison Street, HVAC Grille Installation



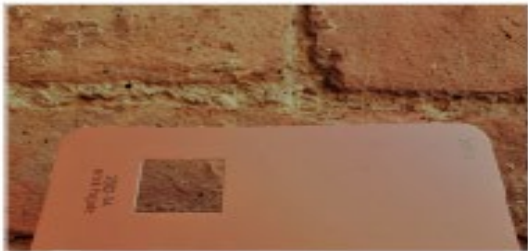
PHOTO OF REAR FACADE FROM WEST
NYS ①



SECTION AT THROUGH-WALL HVAC UNIT
NYS ②



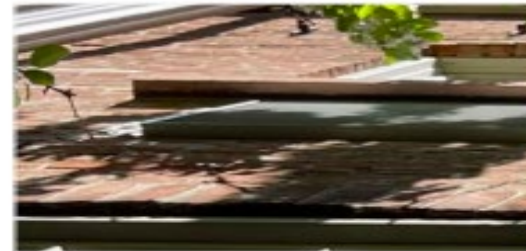
EXISTING REAR FACADE
NYS ③



HVAC GRILLE PAINT COLOR
NYS ④



PHOTO OF REAR FACADE SHOWING GRILLES
NYS ⑤



CLOSE UP OF GRILLE
NYS ⑥

HVAC GRILLE INSTALLATION

31 HARRISON ST.
ROSE FORD, NEW YORK 14023

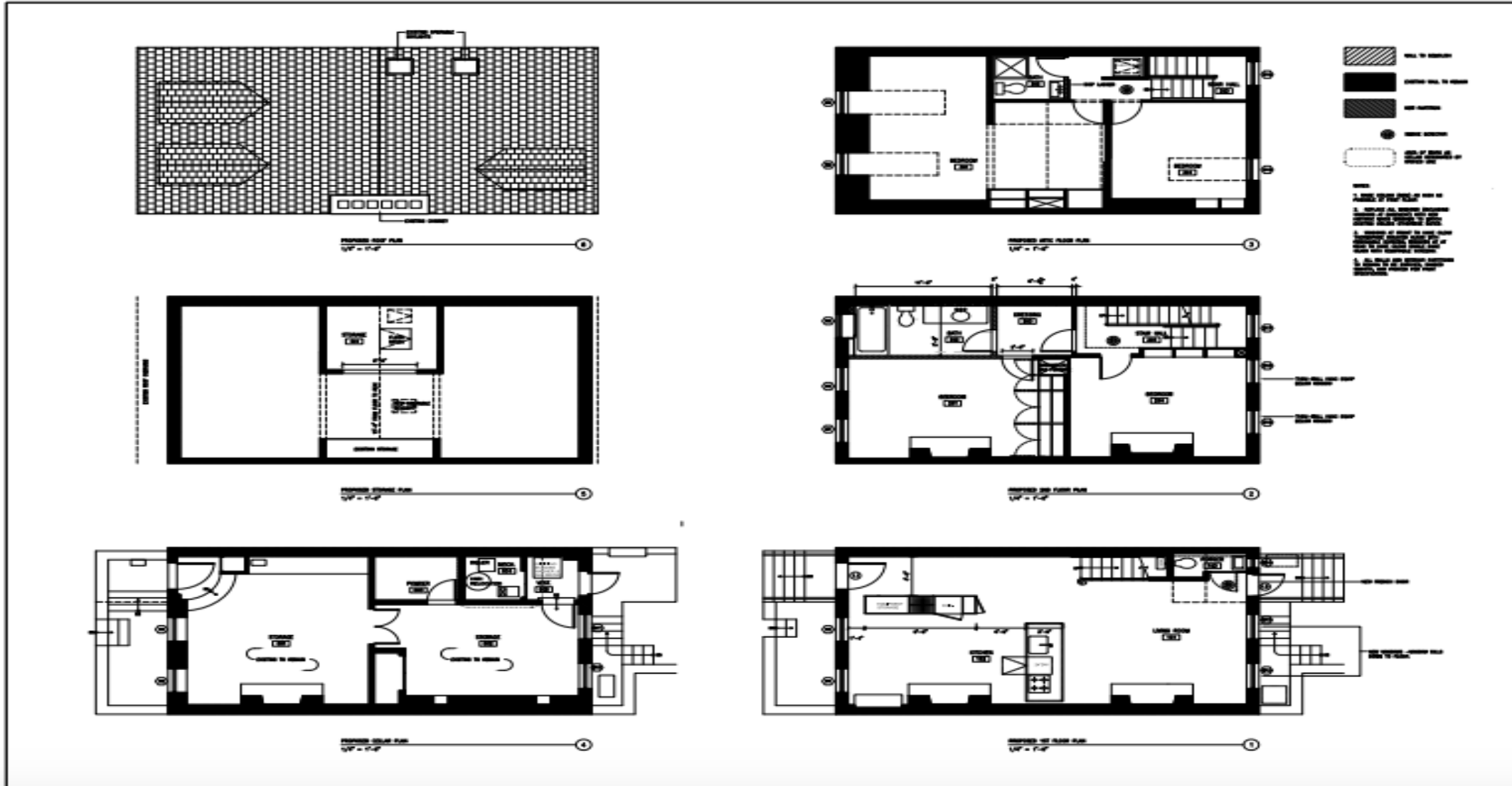
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HVAC EQUIPMENT GRILLES

LPC-005

© 2024 BY DESIGN: HARRISON STREET

31 Harrison Street, Proposed Plans



STEVEN HARRIS
ARCHITECTS

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PERMIT
DRAWINGS

SCOTT FRANCESCA ARCHITECTS
 31 HARRISON STREET
 NEW YORK, NEW YORK 10001

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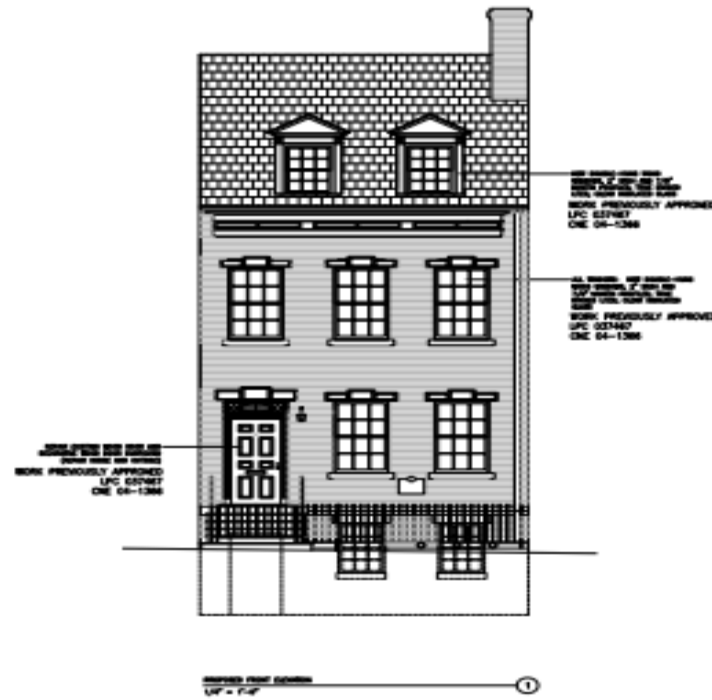
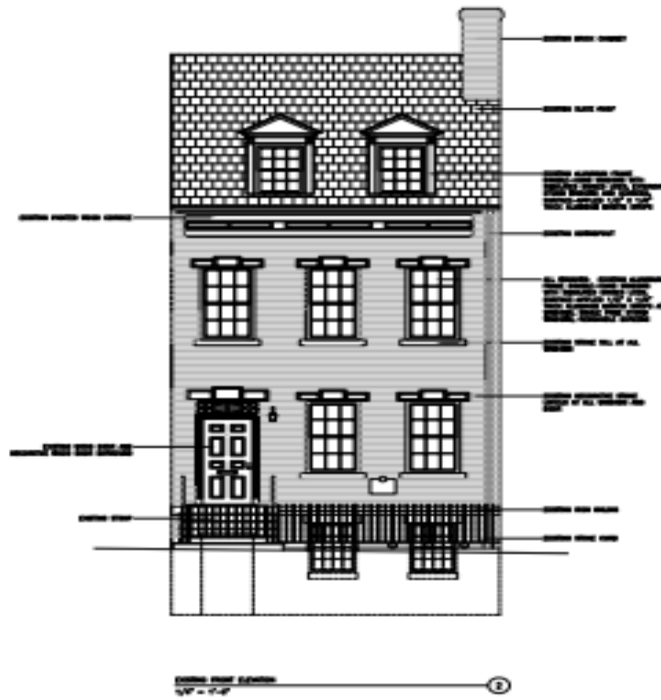
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PLANS

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31 Harrison Street, Proposed Floor



STEVEN HARRIS
ARCHITECTS
55 Warren Street New York, 10007
12 212 587 1168 12 212 388 2932
©2014 Steven Harris Architects, LLC

PERMIT
DRAWINGS

SCOTT FRANCES RESIDENCE
31 HARRISON STREET
NEW YORK, NEW YORK, 10007

REVISIONS

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SCALE: 1/4" = 1'-0"
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CHECKED BY: JHS

FRONT ELEVATION
A201
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MANHATTAN COMMUNITY BOARD 1

Large Venue Working Group – M. James

- 1) Update on development of guidelines for Large Scale Venue Applicants - Report

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits – S. Cole

1) Guidelines for Liquor License Applications with Large Venues in CB1 - Resolution

Seaport/Civic Center area

1) 96 South Street, application for liquor license for Fulton Market LLC & Creative Culinary Management Company LLC d/b/a TBD - Resolution

2) 220 Front Street, application for liquor license for TrummerRx LLC d/b/a Rx - Resolution

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits – S. Cole

Tribeca area

- 1) 451 Washington Street, application for liquor license for an Entity to be Formed by David Litwak d/b/a Maxwell - Resolution
- 2) 124 Chambers Street, application for liquor license for Corp to be Formed by Paola Italia - Resolution
- 3) 139 Duane Street, application for removal and relocation of liquor license for Fonda Avenue B LLC d/b/a Fonda - Resolution
- 4) 30 Hudson Street, application for liquor license for Forge 30 Hudson LLC d/b/a TBD - Report

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits – S. Cole

Financial District area

- 1) 102 Greenwich Street, re-application for liquor license for Fathelbab, Inc. d/b/a TBD - Resolution
- 2) 53 Stone Street, update on application for alteration of liquor license to expand to Pedestrian Stone Street Mall for 53 Lapidar Inc. d/b/a Revolution Taco & Tequila - Report
- 3) 83 Pearl Street, update on application for alteration of liquor license to expand to Pedestrian Stone Street Mall for 55 Stone Rest Inc. d/b/a Mad Dogs & Beans - Report

MANHATTAN COMMUNITY BOARD 1

Waterfront, Parks & Cultural – P. Goldstein

- 1) Heritage Trail Wayfinding Markers (Public Design Commission Application) - Resolution
- 2) China Institute - Report
- 3) Hudson River Park Advisory Council - Report
- 4) Brooklyn Bridge Banks/Dugout Site Visit - Report

05/18/2021



Lower Manhattan Wayfinding Signage Revised Proposal Community Board 1 Presentation

Heritage Trail Markers List

- 1 Wall St & 14 Wall Street
- 55 Wall St & 20 Exchange Place
- 70 Pine Street
- African Burial Ground
- American Stock Exchange
- 28 Liberty
- Equitable Building
- Civic Center & Foley Square
- Stone Street Historic District
- Fraunces Tavern Block Historic District
- Hanover Square
- John Street Methodist Church
- Broad Street
- New York Stock Exchange
- Newspaper Row
- 7 + 8 State Street
- Seamen's Church Institute
- South Street Seaport Historic District
- William Barthman Jeweler Clock
- Woolworth Building
- Old Slip
- Wall Street - 48 Wall Street
- Federal Reserve, Former Chamber of Commerce, Liberty Tower
- Wall + Broad Streets, Federal Hall
- 1 Bowling Green, The Historic Battery & Castle Clinton
- Pace University, Daily Tribune & Theatre Alley

Community Board 1 April Resolution Conditions

- Potential for launching a design competition for signage design
- Incorporating QR codes for cultural institutions and other popular destinations
- Consult historians of varied background/representation (a broader representation for historically marginalized people, i.e. people of color, queer, indigenous)
- Use term "Lower Manhattan" rather than "Downtown"
- Minimize Downtown Alliance logo
- More images rather than text on signage
- Consider the possibility of electronic signage
- Freedom Trail incorporation
- Partner with African Burial Ground
- Recognize immigrants and historic people

#1 Use of Lower Manhattan instead of Downtown



EXPLORE LOWER MANHATTAN

CIVIC CENTER FOLEY SQUARE



Foley Square is now home to the Municipal Building, United States Courthouse and the New York State Supreme Court. Before the square was created in the early twentieth century, though, the area was the Five Points, a 19th-century neighborhood located at a five-way intersection. The neighborhood, which became infamous for its difficult living conditions, crowded jobs and cheap rents for newly emancipated Black Americans, newly arrived Irish immigrants, and the long-established Anglo-Dutch working class, continued to evolve. The Foley Square area had also been the site of a Native American village. In 2012, it became a site for the Occupy Wall Street protests. Most recently, in the summer of 2020, Black artists installed a "Black Lives Matter" mural here, a federal courthouse adjacent reminder of systemic racism in the criminal justice system.



On July 16, 1854, Elizabeth Jennings, a young Black school teacher, church organist and activist, was forcibly removed from a classroom belonging to the Third Avenue Railroad Company. Jennings and her friend Sarah E. Adams were initially permitted on the sidewalk at the corner of Pearl and Chatham Streets, but the conductor grew combative. Together with the driver and a police officer, he forced Jennings and her friend out of the car. Jennings filed a successful lawsuit, which ultimately paved the way for the end of segregated public transit in New York.



In 1740, dozens of people were convicted and brought to Foley Square after allegedly participating in the Great Negro Plot, a purported conspiracy to overthrow people and pose whites to start fires across what is now Lower Manhattan. Historians have debated whether or not such a plot even existed; regardless, 17 Black and 4 white people were hanged, 12 were burned at the stake, and 72 were banished from the colony.



2 Minimize the size of Downtown Alliance logo on all signs



EXPLORE LOWER MANHATTAN

NEW YORK STOCK EXCHANGE



The New York Stock Exchange is the beating heart of the world's financial markets, housed in a grand neoclassical building at the corner of Wall and Broad Streets. Wall Street has been home to stock brokers since 1792, when they started meeting under a buttonwood tree along the sidewalk here. The building that stands in front of you today was built between 1902 and 2003 to replace an earlier headquarters that the NYSE had occupied.

One of the Stock Exchange's best-known achievements has been pioneering the development of information technology to speedily transmit data to investors. Stock brokers were early users of the first telegraph line between New York and Philadelphia in 1844, and phones were on the trading floor as early as 1875.



Before the Stock Exchange found its permanent home, stock brokers would meet and trade in a room at the Turkey Coffee House at the corner of Wall and Water Streets. The Coffee House, which no longer exists, also served a more nefarious purpose: it was a local anchor for the transatlantic slave trade. Here, slave ship owners would register the enslaved individuals they'd imported. Enslaved people were then bought and sold at a slave market between Pearl and Wall Streets, which was subsequently the Common Council of the City of New York in 1792. The city's businesses, banks, insurance companies and the stock exchange were all regulated in the slave trade.

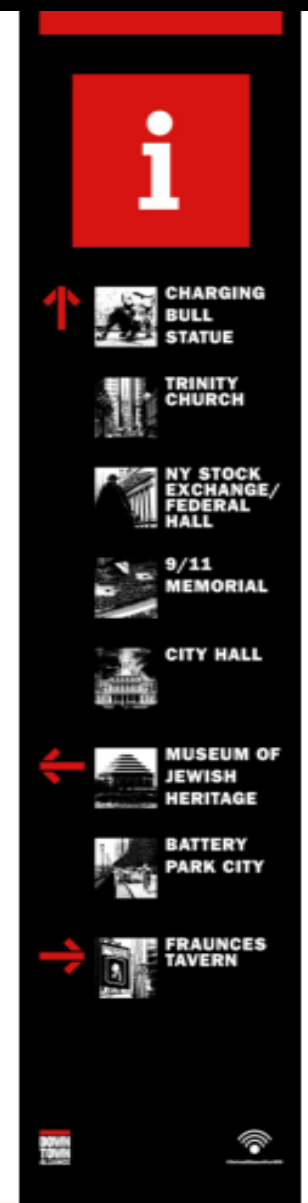
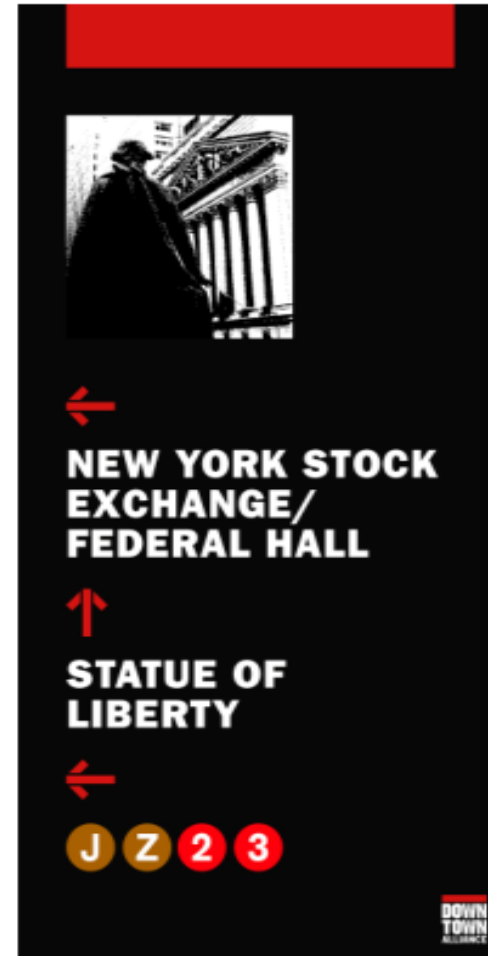


The stock ticker machine, invented in 1867, revolutionized the communication of stock prices and became a symbol of Wall Street business. Using information received over telegraph lines, it provided a running report — or ticker tape — of the prices and volume of securities traded on the stock exchange. Today, the "ticker-tape" is electronic and runs on television networks around the world.



DOWN
TOWN
ALLIANCE

#3 Add more high quality images & subway icons to signage.



#4 Alliance will host & implement QR codes or a similar digital platform with more historic information and connection to neighborhood cultural institutions.

i

EXPLORE LOWER MANHATTAN
**STONE STREET
HISTORIC
DISTRICT**



The Great Fire of December 1835 leveled more than 20 downtown blocks in the area bounded by Wall Street, Broad Street, Coenties Slip and the East River. While 2,000 firefighters fought the inferno for 10 days, it did not destroy the city's financial center. The fire's destruction cost property owners \$1.8 to \$25 million, prompting most of New York's fire insurance companies.



After the Second World War, much of the Lower Manhattan waterfront fell into disuse as the city's economic base shifted away from shipping and manufacturing. By the 1960s, a coalition of young intellectuals, writers, filmmakers, artists and poets had moved into the area's abandoned loft spaces. This was one of the first instances of "loft living" — that is, artists inhabiting and making art in former industrial buildings. Renowned for their avant-garde, light and cheap rents, the group included Robert Rauschenberg, Jasper Johns, Shurchin Kelly, Robert Indiana and Agnes Martin. Sometimes referred to as the artists of the Coenties Slip, the group is recognized today for their departure from the area's previous Abstract Expressionist movement. Their pioneering work inspired prefigured Pop Art, minimalism and other movements.



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DOWN
TOWN
ALLIANCE

15 Wayfinding Plaques



Existing



Proposed update

5 Orientation Columns



Existing



Proposed update

HOW CHINA INSTITUTE FULFILLS ITS MISSION

School of Chinese Studies –

Language Classes, Cultural Workshops, Music Classes & Performance, Professional Development for K-12 Educators

China Institute Gallery –

Exhibitions, Education Outreach, Lectures, Symposia

Public Programs –

Talks with Leading Thinkers on China, Film Screenings, Music Performances, Family-Friendly Cultural Festivals and Workshops, Fashion, Food, and More

China Institute Center for Business –

Programs at this crucial forum—providing interaction and insights on the business landscape in both China and the U.S.—include Speaker Series, Executive Roundtables, and Conferences

CHINA INSTITUTE GALLERY



Established in 1966, China Institute Gallery is renowned for its world-class thematic exhibitions of the finest Chinese works of art, including paintings, calligraphy, ceramics, bronzes, decorative art, folk art, photography, textiles, and contemporary art.

CHINA INSTITUTE

2021: A RENEWED VISION FULFILLED IN LOWER MANHATTAN



RENDERING: GROUND FLOOR EXHIBIT & PERFORMANCE HALL



MANHATTAN COMMUNITY BOARD 1

Youth & Education – T. Joyce

- 1) In-person Learning - Resolution
- 2) Freedom Youth Introduction - Report
- 3) Getting to know BGX - Report
- 4) Development and Programming With CB1 Youth Community - Report
- 5) Updates on P.S. 150 Reopening and Rezoning - Report

MANHATTAN COMMUNITY BOARD 1

Quality of Life & Delivery Services – P. Moore

- 1) Expansion of SCRIE and DRIE Eligibility to Residents of Former Mitchell-Lama Buildings and Other Enhancements - Resolution
- 2) NYC Advisory Commission on Property Tax Reform: Preliminary Report - Report
- 3) Mediating Establishment and Neighborhood Disputes (MEND) NYC - Report
- 4) Public Safety Update - Report

MANHATTAN COMMUNITY BOARD 1

Land Use, Zoning & Economic Development – P. Kennell

- 1) Elevate Transit: Zoning for Accessibility (ZFA), Citywide Zoning Text Amendment - Resolution
- 2) Hotels Special Permit, Citywide Zoning Text Amendment - Resolution
- 3) Planning Together (Int. 2186 [Johnson], A Local Law to amend the New York City charter, in relation to requiring a comprehensive long-term plan) - Resolution
- 4) 5 World Trade Center - Report

ZONING FOR ACCESSIBILITY

MAY 2021

New York City Department of
City Planning
Metropolitan Transportation Authority,
New York City Transit
Mayor's Office for People with Disabilities

zap.planning.nyc.gov/projects/2020Y0194



Mayor's Office for
People with Disabilities

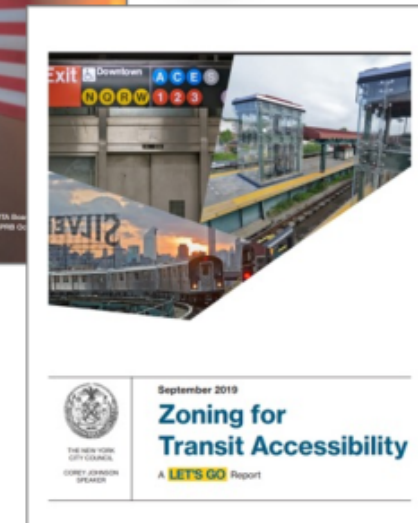
Elevate Transit: Zoning for Accessibility

A collaborative plan by MTA and City of New York

The Metropolitan Transportation Authority and the Department of City Planning are proposing a citywide **zoning text amendment** that will allow the MTA to work more efficiently with private developers to help achieve systemwide accessibility much more quickly.

The proposal includes

- A **system-wide transit easement requirement**; and
- An **expanded transit improvement bonus** in high density areas



Current Accessibility Status

Most stations were built before 1950. MTA has made progress through its capital programs, but there is still a long way to go:

- **Only 136** out of **493** subway or SIR stations are accessible
- **25** out of **39 LIRR and MNR** stations within city limits in the MTA system are accessible

ADA accessible stations:

Include many features to make stations readily accessible to, and usable by, individuals with disabilities. Zoning for Accessibility focuses on vertical accessibility.



To facilitate transit station upgrades beyond the limited geography of today's transit-related zoning provisions, the proposed text amendment would

- I. **Expand the easement requirement system-wide** to better coordinate the present and future relationship of land uses around transit stations by providing **zoning flexibility** to offset potential zoning burdens of an easement on development feasibility
- II. **Increase participation in the transit bonus program** to support the provision of station improvements in high-density areas in the city.

System-wide Easement Requirement

In **all applicable zoning districts**, developments and enlargements on zoning lots of **at least 5,000 sf** and **within 50 feet of mass transit stations** would be required to first consult with the MTA and Chair of the CPC regarding the need for a transit easement.

APPLICABLE ZONING DISTRICTS

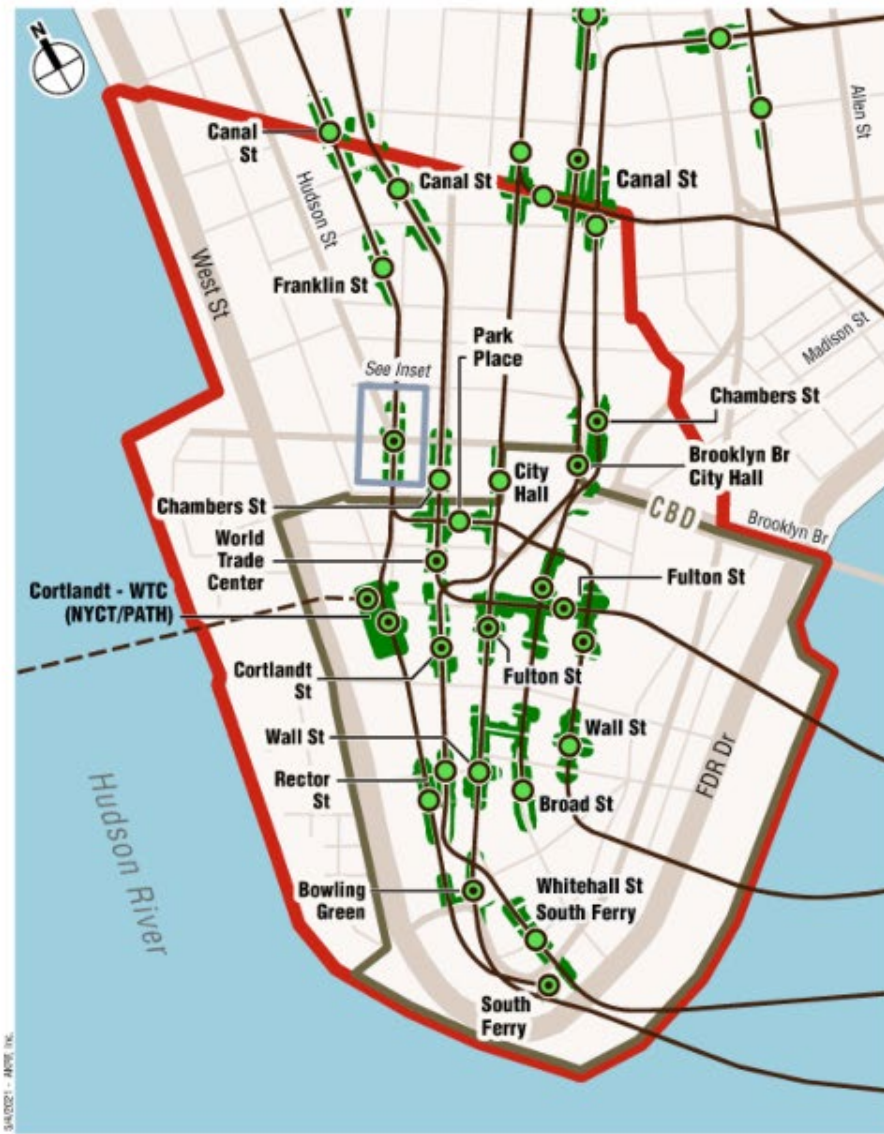
- **Residence Districts:** All districts at or above R5 (with commercial overlay) and R5D districts
- **Commercial Districts:** All districts with a residential equivalent at or above R5, as well as C7 and C8 districts
- **Manufacturing Districts:** All districts

Illustrative example of applicability

Developments and enlargements on **zoning lots within 50 feet** of a station would be subject to the Certification



Easement Applicability in Manhattan CD1



- Manhattan Community District 1
 - Central Business District
 - NYCT
 - PATH
- MTA Station Accessibility**
- Full ADA Access
 - Partial ADA Access
 - No ADA Access
- Easement Stations**
- Proposed Easement Station
- Easement Areas**
- 50' Area of Applicability

Proposed 50-Foot Easement Area Example

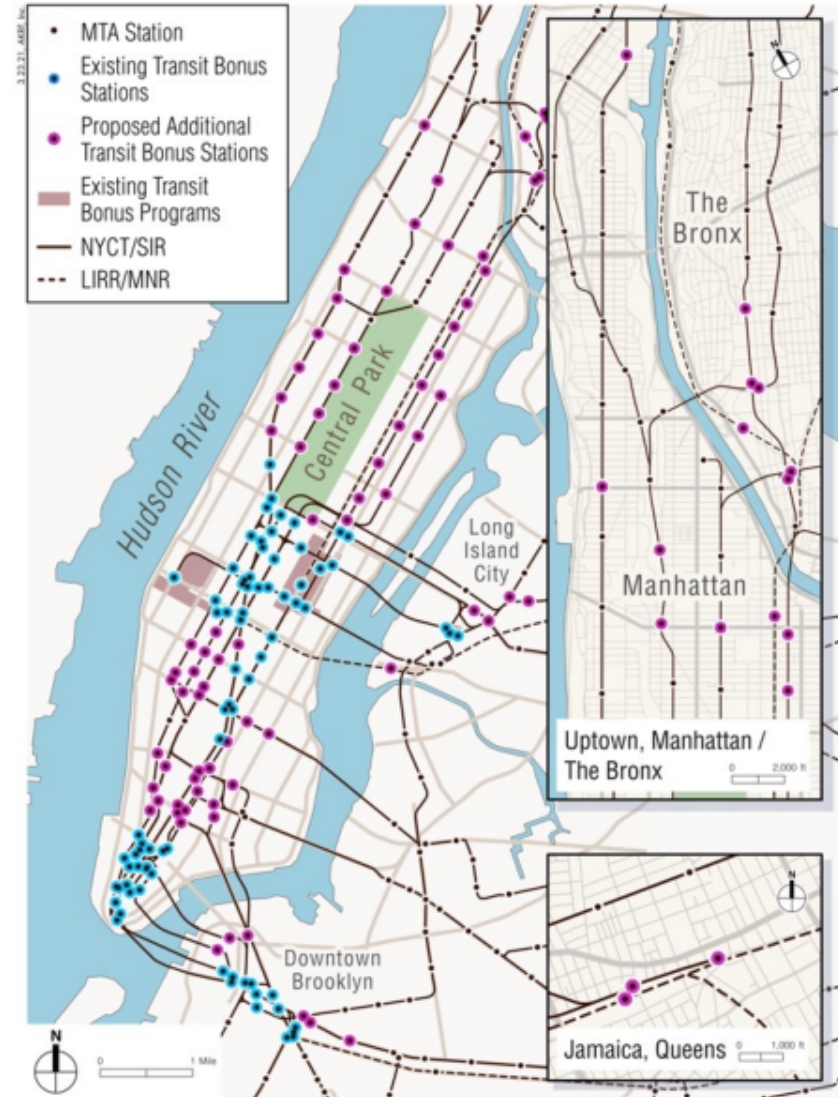


Expanded Transit Bonus Program

Station improvements would be incentivized through a **new transit bonus** that would

- provide a floor area increase of up to 20 percent for **significant station improvements**; and
- **expand coverage** of existing subway bonus.

The new transit bonus would be subject to a more simplified discretionary review and approval process.



Bonus Applicability in Manhattan CD1



Manhattan Community District 1

Central Business District

NYCT

PATH

MTA Station Accessibility

- ⊙ Full ADA Access
- ◐ Partial ADA Access
- No ADA Access

Bonus Stations

- Existing Transit Bonus Station
- Proposed Additional Transit Bonus Station

Bonus Areas

- 500' Area of Applicability
- 1500' Area of Applicability

0 1,500 Feet

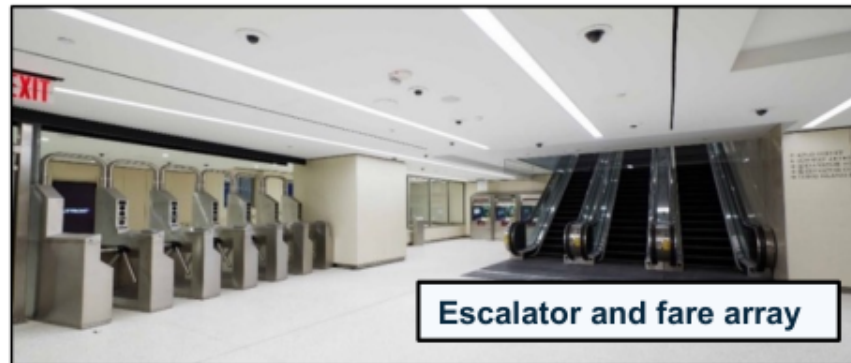
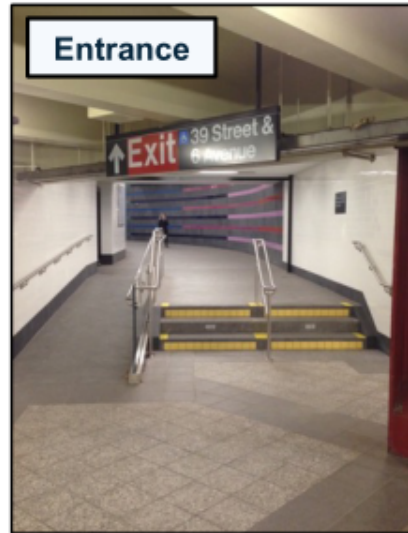
Manhattan Community District 1

Floor Area Bonus and Improvements

Floor Area Bonus

- Granted in exchange for **construction of significant station improvements**
- Commensurate with **the degree to which such improvements** enhance customer access and station environment
- Occupied and used only when such improvements are **determined by the transit agency to be usable by the public**
- At non-accessible stations, vertical accessibility improvements, like elevators, are required first

Station improvements may include new connections, additions or reconfigurations of circulation space





CITYWIDE HOTEL SPECIAL PERMIT

MANHATTAN CD 1 | MAY 10, 2021



Project Overview

The proposed text amendment would create a new special permit for hotel development citywide.

It is intended to create a consistent framework for hotel development and ensure that hotels do not negatively affect the surrounding area.



Flushing, QN

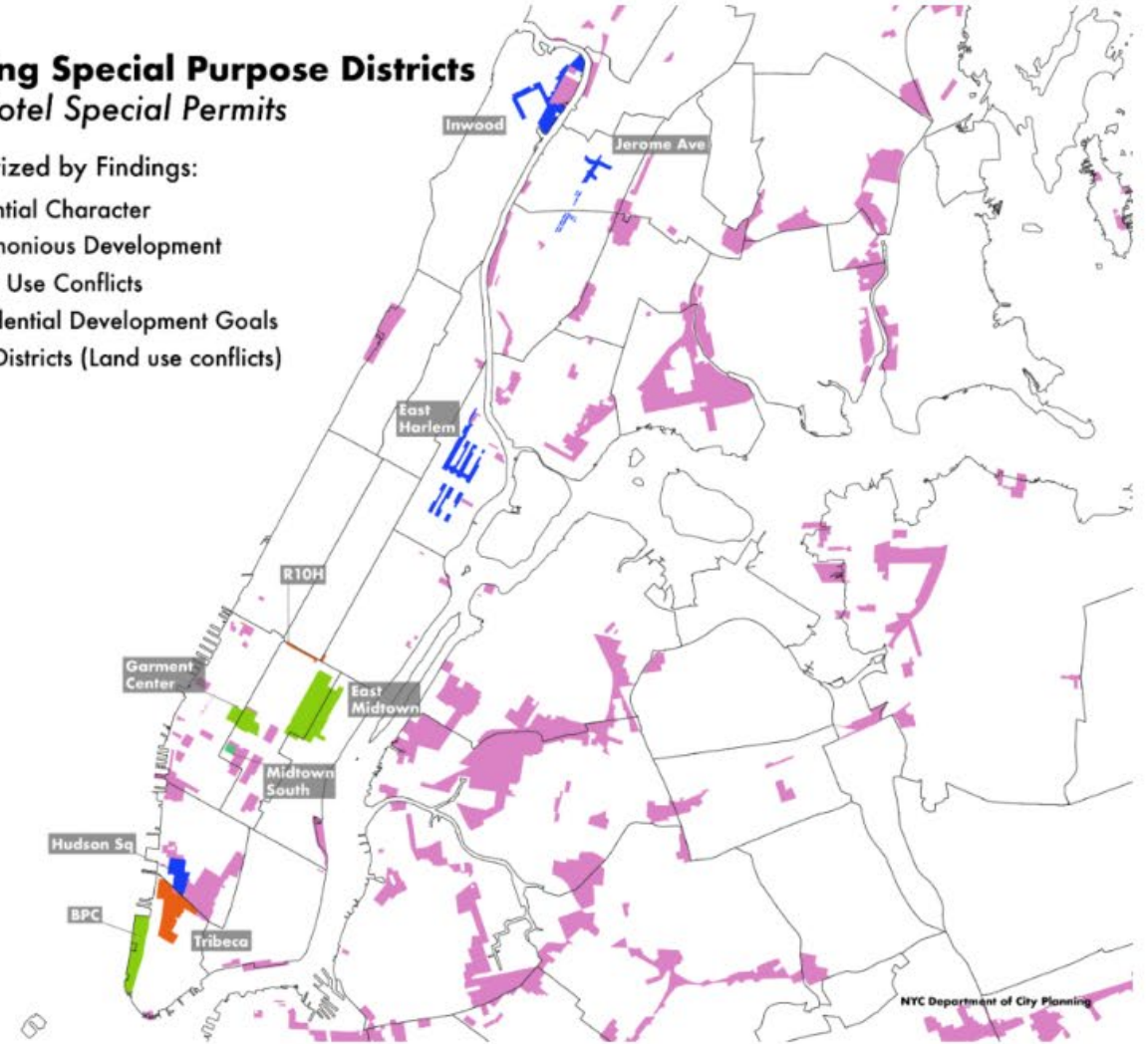
Existing Special Permits

- R10H – 1968*
- Tribeca – 2010
- BPC – 2011
- East Midtown - 2017
- East Harlem - 2017
- Inwood - 2018
- Garment Center - 2018
- Jerome Avenue – 2018

Existing Special Purpose Districts with Hotel Special Permits

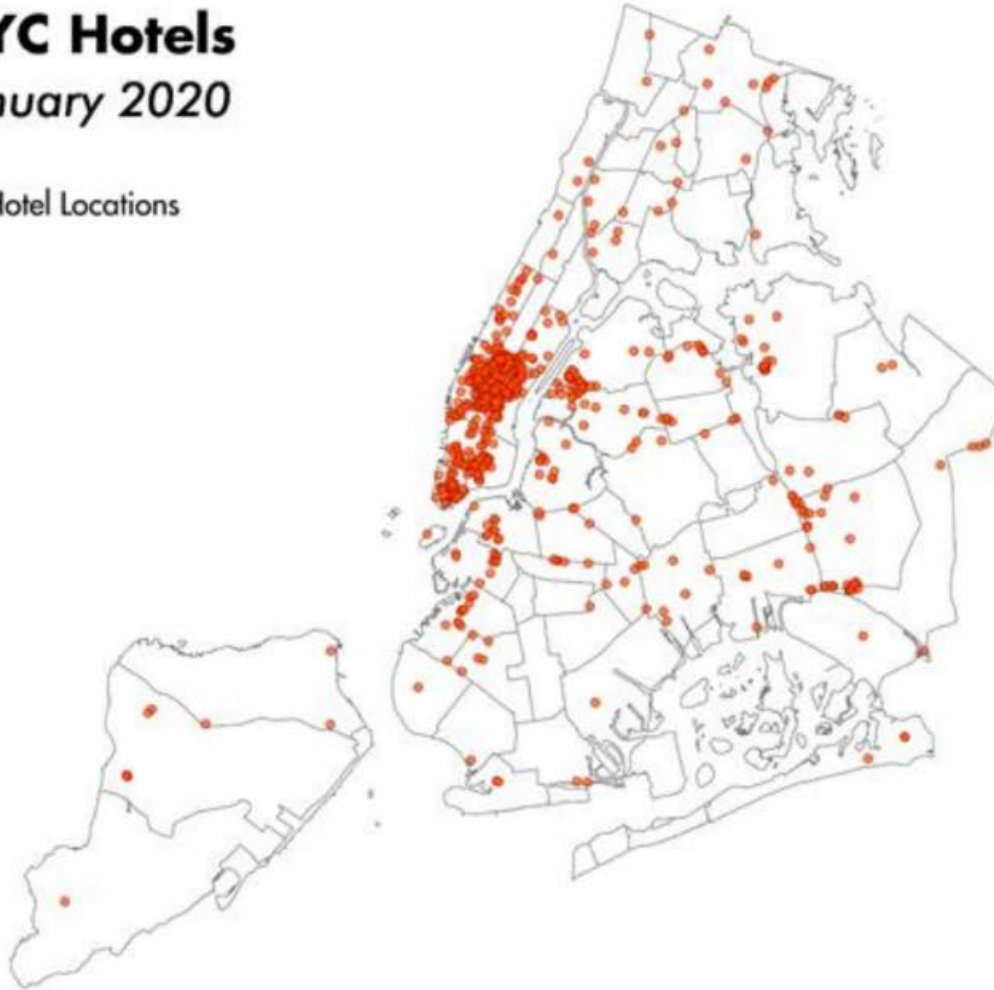
Categorized by Findings:

- Essential Character
- Harmonious Development
- Land Use Conflicts
- Residential Development Goals
- M1 Districts (Land use conflicts)



NYC Hotels January 2020

● Hotel Locations



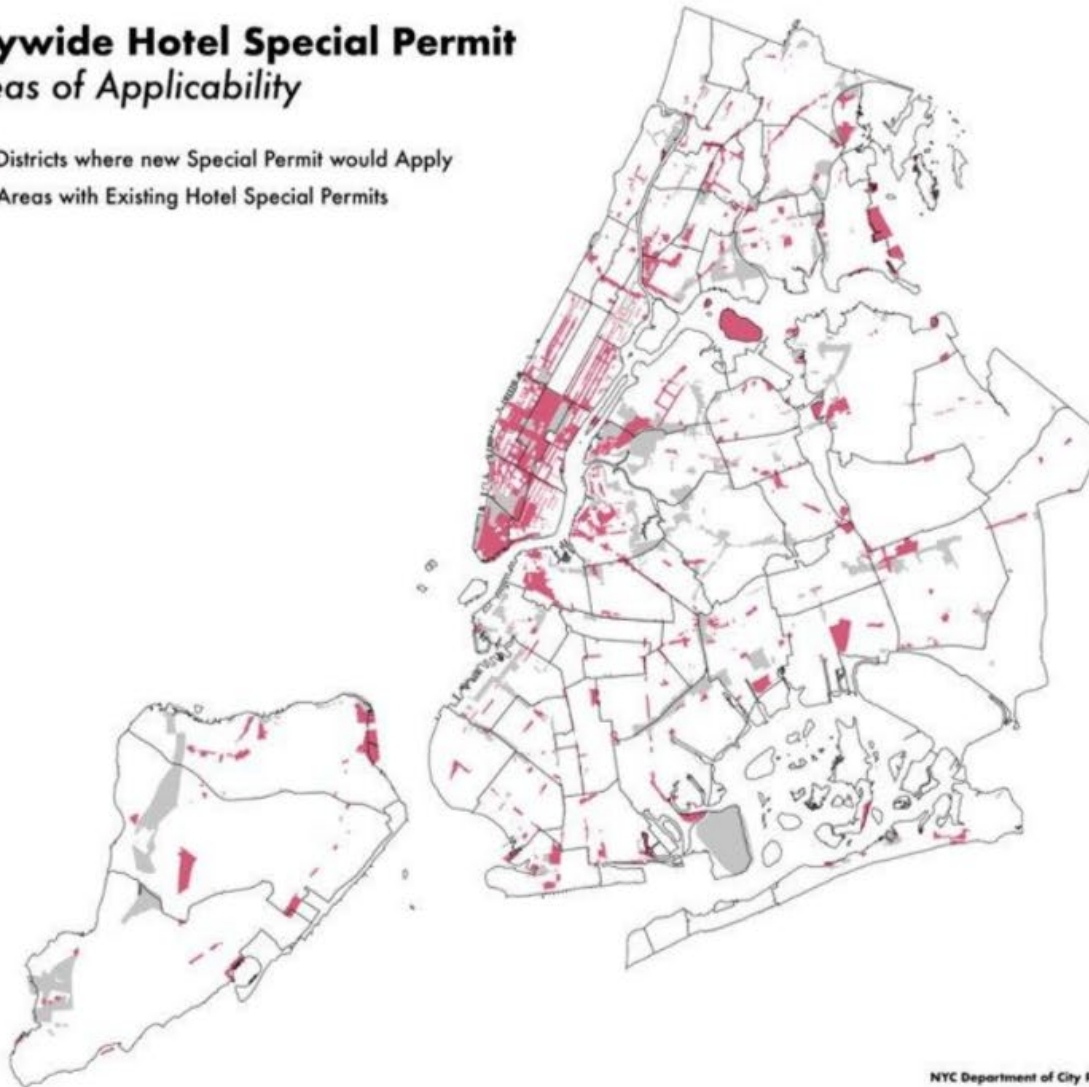
NYC Department of City Planning

- Ensuring that there is a consistent zoning framework for new hotels that will support more predictable development.

Applicable Areas

Citywide Hotel Special Permit Areas of Applicability

- Districts where new Special Permit would Apply
- Areas with Existing Hotel Special Permits



NYC Department of City Plan

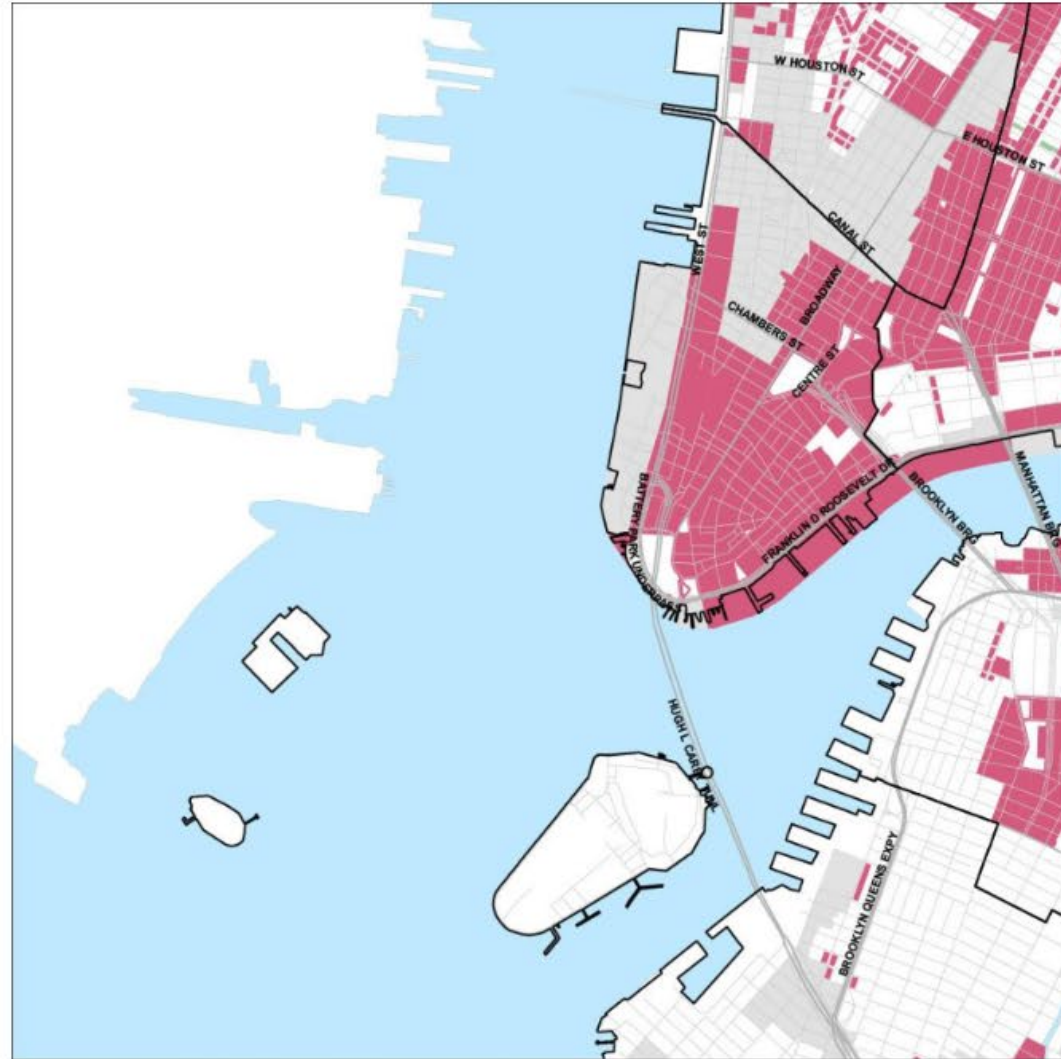
- Zoning districts where hotels are currently allowed will require a special permit for any new hotels and conversions:
 - Higher density Commercial,
 - Mixed-use,
 - M1/Residential
- The proposed citywide special permit will replace existing special district special permits.
- The existing M1 Hotel special permit will retain its findings that are specific to light industrial areas.

Applicability in CD 1

Citywide Hotel Special Permit

Areas of Applicability in MN CD1

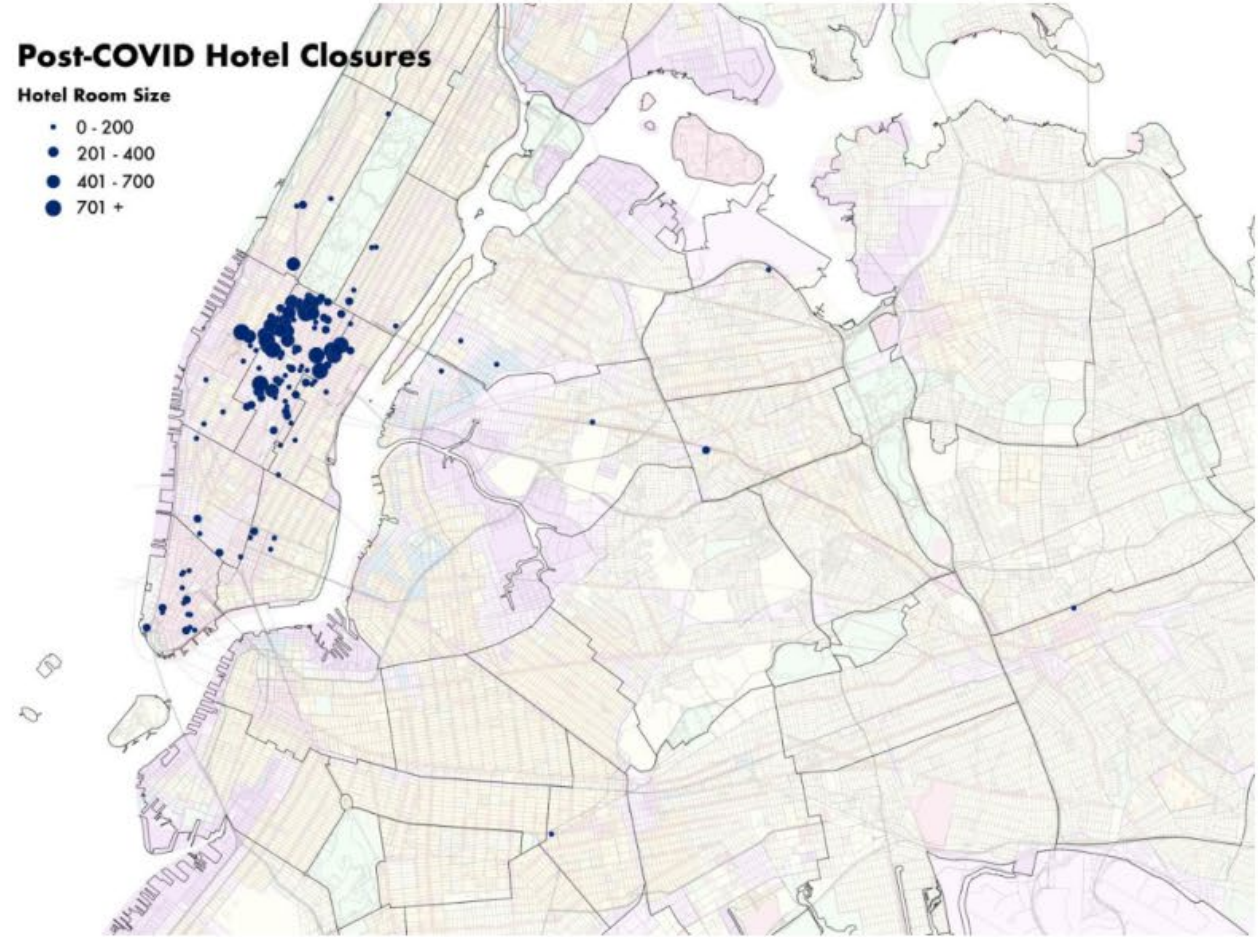
- Districts where new Special Permit would Apply
- Areas with Existing Hotel Special Permit



COVID Impacts on the Hotel Industry

The COVID-19 pandemic has had a significant effect on the NYC hotel industry and its workers:

- Between January and November 2020, a net total of 146 hotels (out of 705) and 42,030 rooms closed.
- 96.3% of room closures occurred in Manhattan.
- Estimates of 197,000 jobs lost in the leisure and hospitality industry.



Recovery Proposal

Proposed recovery provisions are intended to restore the hotel inventory to pre-COVID levels. These include:

1. **Modified vesting** to allow projects in DOB pipeline to advance, even if foundations are not complete by adoption
 - Projects filed with DOB prior to 2018 need to obtain a foundation permit prior to adoption
 - Projects filed between January 1, 2018 and referral need to obtain zoning plan approval from DOB prior to adoption
 - Both categories of vested projects have 6 years, instead of standard 2 years, from date of adoption to complete construction

2. **Exclusions of recent or active land use applications**
 - Approved CPC or BSA application will not require a special permit, if approved after January 1, 2018
 - Applications that begin CPC public review or file with BSA prior to adoption date will not require a special permit

3. **Extended Discontinuance:**
 - Allow hotels that exist on date of adoption, should they become vacant, to retain their use 6 years from date of adoption without a special permit
 - Existing hotels are allowed to convert to another use and may convert back to hotel use until 6 years from date of adoption

Planning Together (Int. 2186 [Johnson])

A Local Law to amend the New York City charter, in relation to requiring a comprehensive long-term plan)



**Empire State
Development**



**Lower Manhattan
Development
Corporation**

WTC Site 5 Project Presentation

Manhattan Community Board 1

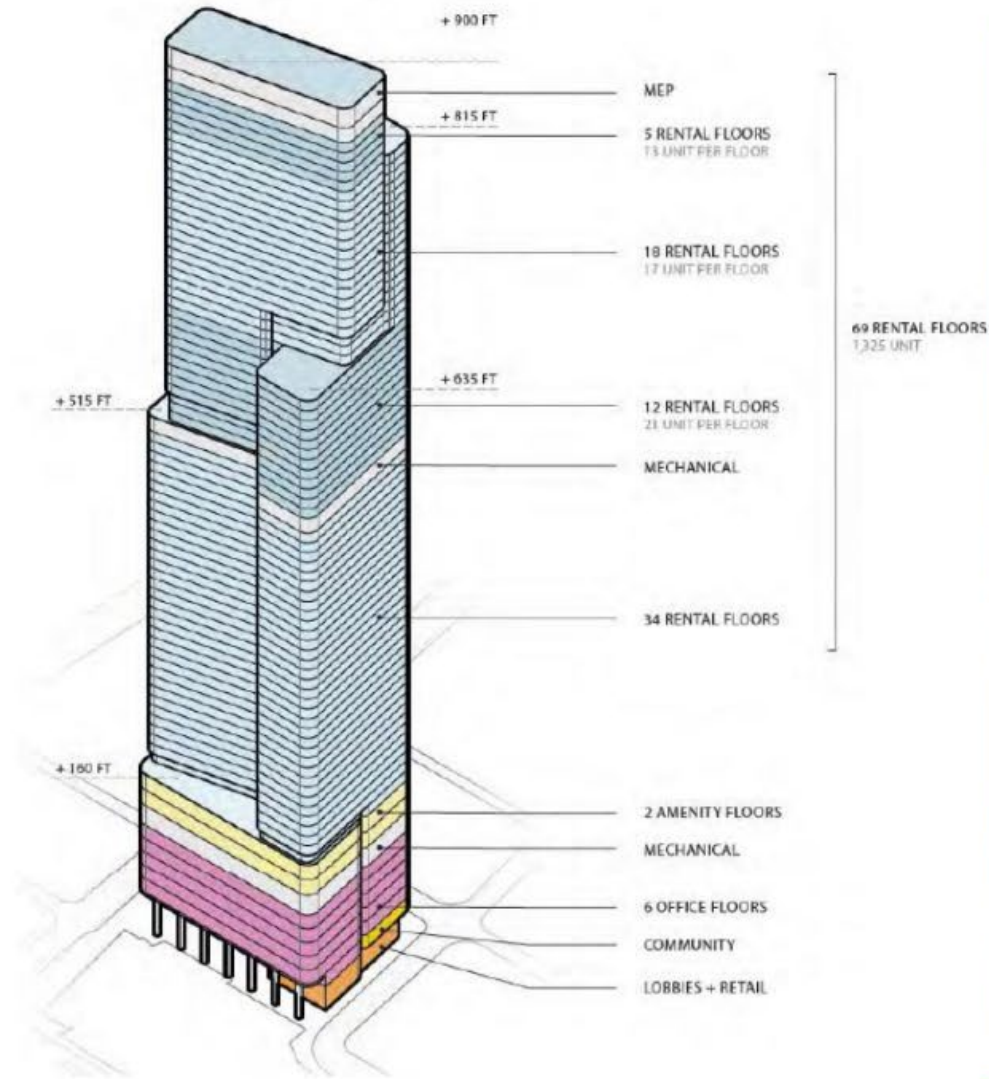
Land Use, Zoning & Economic Development Committee Meeting

Monday, May 10, 2021

Proposed Program

- ~1.56MM GSF / 80 stories
- ~1.2MM GSF Residential Rental*
 - ~1,325 total units
 - ~330 permanently affordable units (25% at or below 50% avg AMI)
- ~190,000 GSF Office
- ~12,000 GSF Community Facility
- ~55,000 GSF Public Amenity Space
- ~7,000 GSF Retail
- 99-year lease

**Requires modification to the World Trade Center General Project Plan (GPP)*



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Development

Community Benefits



Affordable Housing:

- 25% of residential floor area will be affordable at or below an average of 50% Area Median Income (AMI)
- At least 10% of the affordable units will be leased to households at or below 40% AMI
- At least an additional 10% of the residential units will be leased to households at or below 60% AMI
- None of the affordable units will be leased to households above 80% AMI
- Units will be permanently affordable through a regulatory agreement with NYS Homes and Community Renewal

Community Facility:

- LOIs from three not-for-profits but will work with community to select use

Job Opportunities:

- ~5,420 direct construction jobs
- ~1,900 permanent jobs
- 30% MWBE and 6% SDVOB contracting goals
- Prevailing wage construction



**Empire State
Development**

Proposed Design



Masonry frames and rounded corners relate to 120 Greenwich and reference the architectural heritage of the Financial District



Podium form is lifted two stories above the street, providing an urban-scaled entry gesture for the office lobby, and widening the sidewalk along Greenwich and Albany Streets



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Development

Preliminary Timeline

- **Feb 2021:** Conditional designation
- Next steps:
 - ✓ Community Engagement
 - ✓ Advance Programming and Design
 - ✓ Environmental Analysis
- **Fall 2021:** LMDC Board takes initial action on MGPP, makes determinations on Environmental Review (SEQRA / NEPA) and authorizes disposition process for Site 5 to ESD / public hearing & comment period
- **Winter 2021/22:** LMDC Board considers public comments, takes action on MGPP and disposition of Site 5 to ESD / ESD Board takes action on acquisition of Site 5 and long-term lease to developer
- **Spring/Summer 2022:** Final public approvals



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MANHATTAN COMMUNITY BOARD 1

Environmental Protection – A. Blank

- 1) Battery Park City Ball Fields Resiliency Project- Report
- 2) 250 Water Street Brownfield Cleanup Program - Report
- 3) Resilience Policy - Report



**WATERFRONT
ALLIANCE**

Systemic Change!





**WATERFRONT
ALLIANCE**

RISE TO RESILIENCE

OUR COMMUNITIES, OUR FUTURE

Photo by Nathan Kensinger

Our coalition

STEERING COMMITTEE

AIA NY

Climate Jobs NY

Coney Island Beautification Project

Environmental Defense Fund

Future City Inc

LES Ready!

New Jersey Future

New Jersey League of Conservation
Voters

New Jersey VOAD

New York Building Congress

Ocean Bay CDC

Rebuild by Design

Regional Plan Association

Riverkeeper

Rockaway Initiative for Sustainability
and Equity (RISE)

Stepping Stones Resources

The Center for NYC Neighborhoods

Utility and Transport Contractors

Association of NJ

WE ACT for Environmental Justice

Waterfront Alliance

What unites us

1

Infrastructure and housing must be safe and resilient to future conditions.

2

Information needs to be transparent and accessible—we all have the right to know our climate risk.

3

Adaptation strategies must be based in science and community-driven.

4

Public and private investments in resilience must flow to all, but especially those at greatest risk: low income communities and communities of color.

5

Well-paying, locally-hired, long-term green jobs are the basis of a resilient economy for all.

6

Solutions need to address both human needs and protect and restore wildlife and their habitats.

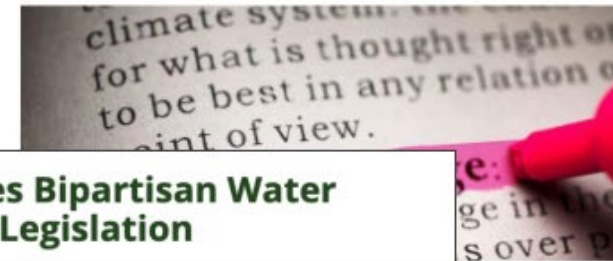
Land use policy and funding



Photo

For builders, towns, assessing impact on climate change is now law

By **RDIAJ Staff** (Trenton) - February 5, 2021



Congress Passes Bipartisan Water Infrastructure Legislation

December 22, 2020

WASHINGTON, D.C. — The following statements (WRDA 2020). The legislative vote of 91 to 7. The bill w

QUEENS Daily Eagle

HOME CORONAVIRUS QUEENS NEWS LAW CRIME POLITICS COMMUNITIES VOICES WHO WE ARE NEWSLETTER

NYC council passes bill to score sustainability of city-funded projects

March 21, 2021 by Rachel Vick



Figure 1: The Council passed a bill introduced by Councilmember Cuito Constantinescu that will require public projects to meet resilience and sustainability standards. Photo courtesy of Constantinescu.

The city council on Thursday passed legislation that would issue a resiliency report card for all new city-funded capital projects.

City of Water Day



How you can get involved

www.waterfrontalliance.org

www.Rise2Resilience.org

@Ourwaterfront

@WaterfrontAlliance

#Rise2Resilience

MANHATTAN COMMUNITY BOARD 1

Battery Park City – J. Cuccia

- 1) Brookfield Updates on Activating the Upper Plaza and Seating at the Winter Garden - Report
- 2) Reviewing BPCA Finances - Report
- 3) Pixar Putt Pier @ Pier A -Krista Robbins, Rockefeller Productions - Report
- 4) ReadyBPC – Report
- 5) BPC Security Update – Report
- 6) BPCA Report – Report
- 7) Setting Committee Goals for Affordability and Predictability in Battery Park City - Report

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Activity Permits – B. Kay

- 1) Existing DOT Project Updates - Report
- 2) Defining Street Co-Naming Requirements During the Pandemic – Report
- 3) Congestion Pricing in CB 1 - Resolution

CBD Tolling Program Resolution

A Review of the 3 TBIR Statements

#1 Therefore Be It Resolved That:

MCB1 supports the goals of reducing traffic congestion, improving transit and reducing carbon emissions to improve air quality and public health.

However, many board members believe that the program, as defined in the legislation, is unacceptable without changes that include a larger financial burden being taken by the government.

#2 Elected officials work to expand non-MTA options

Make streetscapes better for pedestrians

Build more bicycle infrastructure

Integrate mass transportation options (MTA, Citi Bike, ferries, etc)

#3. MCB1 calls on the TBTA and the TMRB to:

Exempt all residents of the tolling zone

Deny exemptions to NYC employees

Exempt taxis and FHV if the congestion surcharges collected exceed the CBD toll

Identify other funding sources for the MTA

Safeguard the personal privacy of drivers

Have some low cost travel times (variable tolling)

Have reduced rates for motorcycles and mopeds...

Improve transportation options before congestion pricing program begins

MANHATTAN COMMUNITY BOARD 1

New Business

MANHATTAN COMMUNITY BOARD 1

Adjournment

MANHATTAN COMMUNITY BOARD 1

Old Business