



The City of New York

# Manhattan Community Board 1

***Monthly Board Meeting***  
***Tuesday, February 25, 2025***  
***6:00 PM***

1 Centre Street, 19<sup>th</sup> Floor - Southside  
Manhattan Borough President's Office  
and [Live Remote Meeting](#)

The public is welcome to attend in person or on Webex

Tammy Meltzer, Chairperson  
Alice Blank, Vice Chairperson  
Zach Bommer, District Manager  
Lucy Mujica Diaz, Community Coordinator  
Onedeige James, Community Associate



\*All meetings are recorded to the extent practicable and posted on our Youtube page as soon as possible. You may find the link [here.](#)

"If there are any relevant draft resolutions that will be considered at this meeting, they may be found [here](#)"

# MANHATTAN COMMUNITY BOARD 1

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## **Public Session** (6:00 PM – 7:00 PM)

A) Comments by members of the public  
(1-2 minutes per speaker)

# OFFICE CONTACT

Manhattan Community Board 1  
1 Centre Street, Room 2202 North New York, NY 10007  
Tel: (212) 602-6300

Website: [nyc.gov/mcb1](https://nyc.gov/mcb1) Email: [Man01@cb.nyc.gov](mailto:Man01@cb.nyc.gov)

**The Manhattan Community Board 1 office is open,  
but you must email us to set up an appointment.  
Please use [man01@cb.nyc.gov](mailto:man01@cb.nyc.gov) as the principal  
means of communication with staff.**



# MANHATTAN COMMUNITY BOARD 1

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**Public Hearing** (7:00 PM – 7:30 PM)

Topic: [Citywide Statement of Needs \(SON\) for Fiscal Years 2026 and 2027](#)

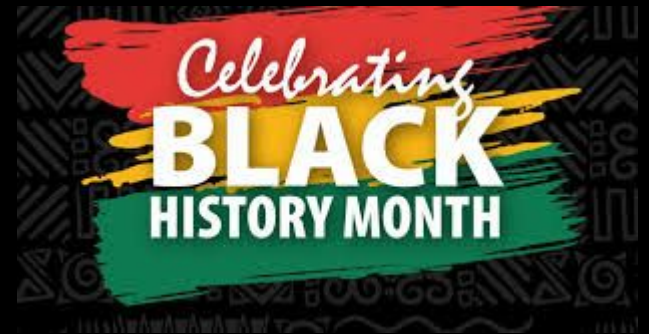




# MANHATTAN COMMUNITY BOARD 1

## Business Session

- A) Adoption of January 2025 minutes
- B) Updates from Elected Officials
- C) Chairperson's Report – T. Meltzer



# MANHATTAN COMMUNITY BOARD 1



## District Manager's Report January 2025

### CONFLICT OF INTEREST TRAINING - Tomorrow at 6PM

CB's 1, 2, 3 are sponsoring a joint Conflict of Interest training for our board members via zoom. The training will be presented by Alex Kipp of COIB, who is a very engaging presenter!

The focus will be on the City Charter as it relates to Community Boards, general policies and procedures, and—given the election cycle—members' responsibilities and awareness of conflicts of interest during elections. Members will have the opportunity to ask questions and engage via chat and I highly recommend that you attend.

**Who:** Community Boards 1, 2, 3

**When:** Wednesday, February 26 at 6:00 pm

**Where:** via zoom, registration link

[https://us06web.zoom.us/meeting/register/XIFcSSewQke-D\\_kTga2Pkw](https://us06web.zoom.us/meeting/register/XIFcSSewQke-D_kTga2Pkw)



# MANHATTAN COMMUNITY BOARD 1

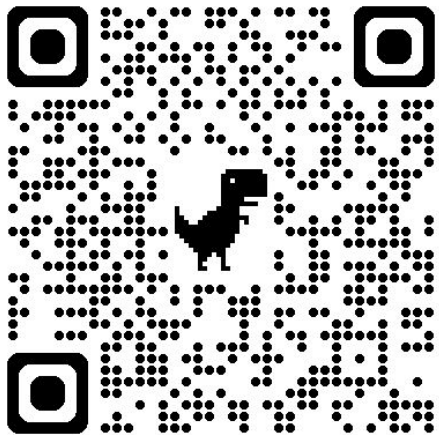


## District Manager's Report January 2025

### 100 Gold Street Proposed Redevelopment Survey

If you would like to have your thoughts registered in EDC's survey please go to their website and click on "Survey". Final date to respond is Friday 2/28.

<https://edc.nyc/project/100-gold-street>





# MANHATTAN COMMUNITY BOARD 1



## District Manager's Report January 2025

New York State DOT Study of West Side Highway  
Route 9A

Tour Tomorrow! February 26th at 3PM

**Day 1: February 26<sup>th</sup>**

Sections: 3A, 3B, 4A, 4B, 4C

**Meet Time: 3:00 PM**

Walk Time: 3:00 PM – 4:30 PM

Debrief Time: 5 PM - 6 PM

### Segment Map



**Group 1A:**  
59<sup>th</sup> St to 47<sup>th</sup> St

**Group 1B:**  
47<sup>th</sup> St to 34<sup>th</sup> St

**Group 2A:**  
34<sup>th</sup> St to 23<sup>rd</sup> St

**Group 2B:**  
23<sup>rd</sup> St to 14<sup>th</sup> St

**Group 3A:**  
14<sup>th</sup> St to Charles St

**Group 3B:**  
Charles St to Canal St

**Group 4A:**  
Canal St to Chambers St

**Group 4B:**  
Chambers St to Liberty Pl

**Group 4C:**  
Liberty St to Battery Pl

# MANHATTAN COMMUNITY BOARD 1



## District Manager's Report January 2025

**From the field:**

**Police Gate at Park Row  
and Worth repaired.**



# MANHATTAN COMMUNITY BOARD 1



## District Manager's Report January 2025

### From the Board:

**January Resolution: 95 Wall Street - recommend that the location be moved due to concerns with visibility from the Wall Street Historic District and proximity to 120 Wall Street which is National Register eligible;**

### From NYSHPO:

**NYSHPO has reviewed the additional material ... We continue to recommend that the location of the proposed cell tower be moved. We are concerned with the tower's visibility from the Wall Street Historic District , which is National Register listed, and 120 Wall Street, which is National Register eligible.**

# MANHATTAN COMMUNITY BOARD 1

C/O AIR FORCE IL



COURTESY OF <https://betterchinatown.com>





# February UPDATES

## SINCE LAST MEETING -WHERE'S THE CHAIR?

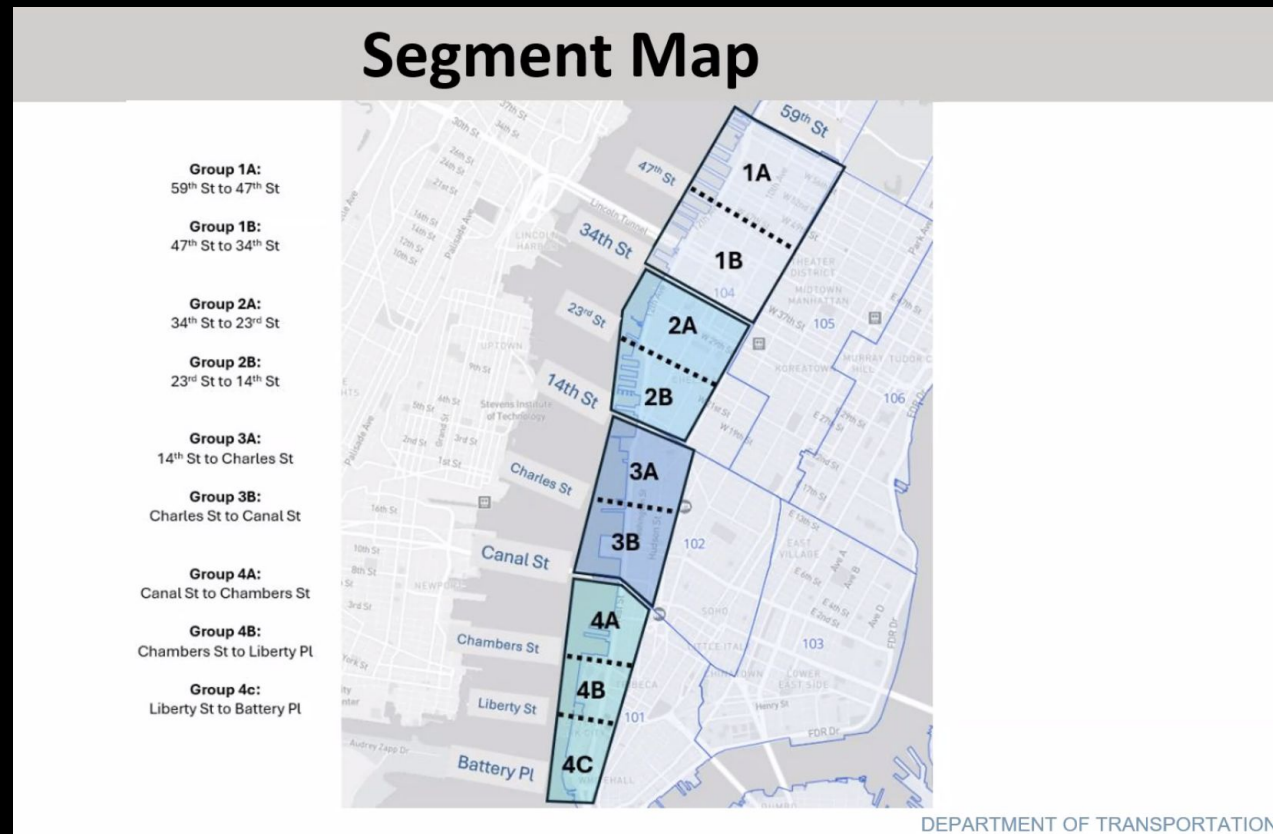
- Jan 30- HRPT Board Meeting
- Feb 05 - Meeting with SEG with Alice and Zach
- Feb 05 - NYCEDC & MAYORS OFFICE: THE BATTERY CONNECTION
- Weekly F/up FCNY FELLOW David Ludwig & Leah Barazani
- FEB 8 - AM Lee Lunar New Year
- FEB 11 - ADNY BOARD MEETING
- FEB 12 - 105 WASHINGTON STREET CAB
- Feb 12 - State Elected and CB1 re: Pier A
- FEB 14 - CB1 +CECM RE: AHA & CONSTRUCTION
- FEB 20 - BOROUGH BOARD - ALICE = THANK YOU!
- FEB 22 - BLACK HISTORY MONTH EVENT
- FEB 24- MEETINGS: G JANES  
FCNY FELLOW RE: EAST RIVER STUDY  
EAST RIVER WORKING GROUP
- FEB 25 - SDOT ROUTE 9A PRE-CORRIDOR BRIEFING



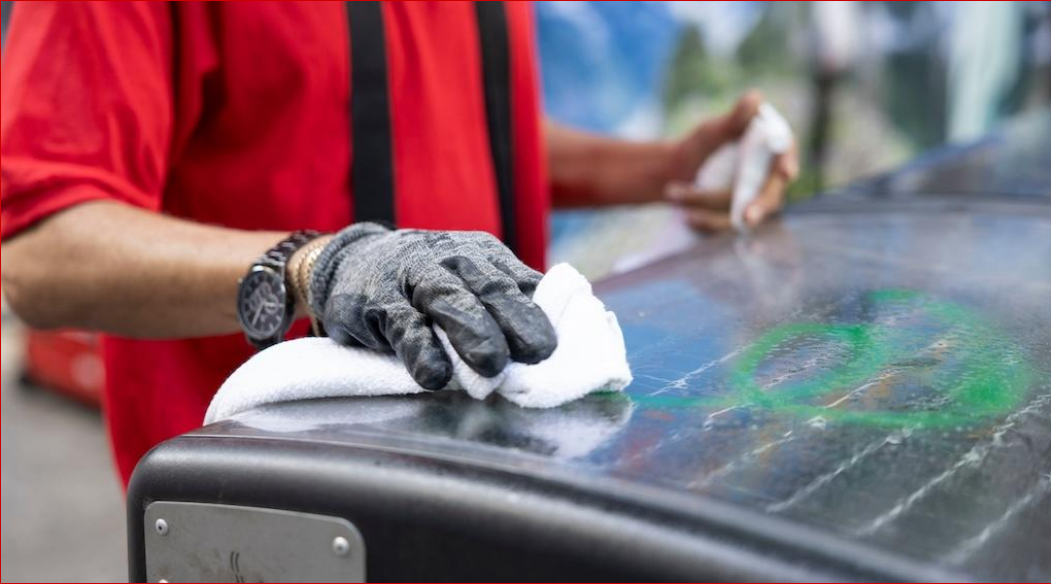


# SDOT WALK THROUGHS THIS WEEK

CONTACT ZACH FOR INFORMATION



# How do we help clean up some of our district? ...Downtown Alliance can help!



Ever wondered why downtown's buildings stay looking so shiny? In addition to cleaning up unsightly trash, as part of our core mission of keeping Lower Manhattan clean and safe, the Downtown Alliance Sanitation crews regularly deploy power washers, scrapers, wire brushes and elbow grease to remove graffiti, stickers and illegal advertisements around Lower Manhattan. In 2024 alone, our Sanitation team members successfully removed over 2,600 instances of graffiti and stickers across the district. And our team works fast — if you report graffiti to us, or if we spot it around the neighborhood, we'll usually remove it within a few days.

To report graffiti or other vandalism, e-mail:

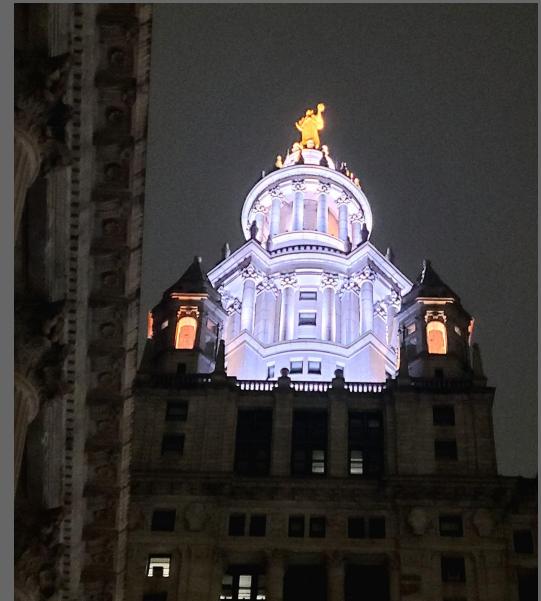
[ContactUs@DowntownNY.com](mailto:ContactUs@DowntownNY.com),

or simply tell one of the many public safety officers or sanitation crew members of the Downtown Alliance on the streets.

# UPCOMING...

RENEW YOU BOARD MEMBERSHIP!!! YOU CAN DO IT!

- 2025 Roars in with a lot to consider....
  - FIDI SEAPORT MASTER PLAN DESIGN PRESENTATIONS....a new PIER 19? Changes abound for PIER 15, pier 6 and Coast Guard Site...(FEB)
  - BPCA - REVIEW FINAL ENVIRONMENTAL STATEMENT (DELAYED)
  - BBJ - Designs, construction - contextual or behemoth template
- Quarterly Updates Seaport Entertainment Group
- Chinatown Connection/PARK ROW Traffic Study ( March)
- 100 GOLD STREET - RFP
  - Did you fill in the survey?????
- 
- LONG TERM - what about urban planning by CB1?
  - What can we imagine for the future?
  - Working group? Email office if interested in participating!
- CB1 HOLIDAY SPRING GET TOGETHER
  - Who wants to help find a budget friendly location?
  - MAY 4 - EXISTING & NEW BOARD MEMBERS & FAMILIES



## REMINDERS FOR FULL BOARD: BUSINESS SESSION FOR BOARD MEMBERS

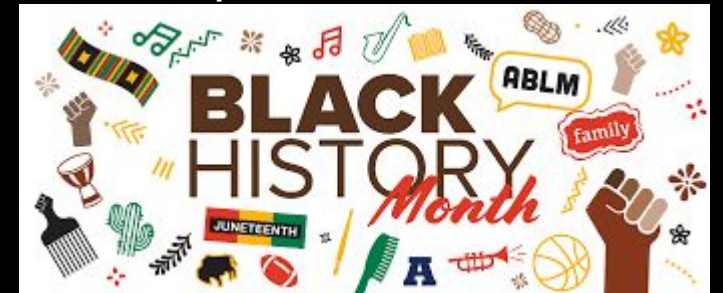
- Committee Reports without resolutions - 2 minutes/ topic presented or 6 minutes total.
  - Focus on highlights and summaries.
  - Details shared by links or from watching committee videos.
- Resolutions Protocols
  - Drafts due to the office no less than 24 hours prior to Full Board Meeting.
  - IF CHANGES ARE NEEDED AFTERWARDS - Highlight them on the draft and it will be reviewed at Full Board
  - If your committee meeting is in week 1 or 2 of the month - send drafts to the office within a week.
- FOR ALL BOARD MEMBERS:  
Please note without a hospitality committee, snack food is not guaranteed at full board meeting, volunteers reach out to Lucy.



# MANHATTAN COMMUNITY BOARD 1

## Executive Committee – T. Meltzer

1. 241 West Broadway, White Walker LLC dba Frenchette, application for sidewalk cafe – Resolution
2. 33 Peck Slip, Solo Legit NY LLC dba Seaport Hotel, application for roadway cafe – Resolution
3. 33 Leonard Street, TK Restaurant dba Square diner application for sidewalk cafe – Resolution
4. 385 Greenwich Street, Aelee LLC dba Yves application for sidewalk cafe – Resolution
5. Trust for Governors Island Update on Economic Development and RFPs - Clare Newman, President and CEO of the Trust for Governors Island – Report
6. Cannabis Control Board, New Licenses with 1000 ft Rule Distance Waiver, Comment Period – Resolution
7. Discovery Reform Proposal, Manhattan DA's Office, Eric Strazza and Peter Tse, Community Partnerships Division - Report
8. 10 South Street - Battery Maritime Building, Max Padden SVP Midtown Equities - Public Access Compliance - Report





# MANHATTAN COMMUNITY BOARD 1

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**Land Use, Zoning & Economic Development – N. Pourshakouri**

- 1. Downtown Alliance, quarterly update - Report**
- 2. National Entrepreneurship Week Event for Tribeca Small Businesses and Entrepreneurs AI and Legal Info Panel and Community Meet-and-Greet) – Report**



# MANHATTAN COMMUNITY BOARD 1

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## Transportation & Street Permits Committee - B. Kay

1. Greener Corridors for a More Resilient City - Report
2. New York State proposed legislation S226-2025/A7833-2023:  
Requiring the registration of E-bicycles used for commercial  
purposes - Report



# MANHATTAN COMMUNITY BOARD 1

## Licensing & Permits Committee – S. Cole

### Outdoor Dining - Dining Out NYC

1. 24 Harrison Street, Terroir Tribeca application for roadway cafe - Resolution
2. 146 Beekman Street, Fresh Salt application for roadway cafe - Resolution
3. 25 North Moore Street, Brandy's Library Lounge for roadway cafe - Resolution
4. 136 West Broadway, Edward's application for roadway cafe & sidewalk cafe - Resolution
5. 31 Walker Street, Anejo Tribeca application for roadway cafe - Resolution
6. 377 Greenwich Street, Locanda Verde application for roadway cafe - Resolution
7. 134 West Broadway, Max Restaurant application for roadway cafe - Resolution
8. 251 Church Street, Two Hands Tribeca application for roadway cafe - Resolution





# MANHATTAN COMMUNITY BOARD 1

## Licensing & Permits Committee – S. Cole

### Tribeca area

1. 240 Greenwich Street aka 101 Barclay Street, alteration to add floors 17-21 for Compass Group USA Inc and Thompson Hospitality Services LLC for full liquor license – Resolution
2. 78-82 Reade Street, application for a corporate change for Balcony Cafe Inc dba 1803 NYC for full liquor license – Resolution
3. 87 Walker Street, application for a method of operation change to extend closing hours by 1hr for All Blues Inc dba All Blues for full liquor license – Resolution

### Financial District area

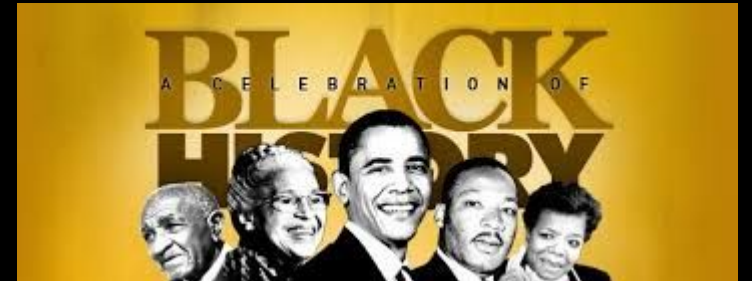
1. 1 Wall Street Court, new application for Continental Sports Lounge Inc for wine, beer & cider license and/or a full liquor license – Resolution



# MANHATTAN COMMUNITY BOARD 1

## Landmarks & Preservation Committee - J. Friedman

1. Docket number #25-04653 – Revised plans for 74 Hudson Street - Resolution
2. Docket number # LPC-25-05007 - Revised plans for 20 Exchange Place - Resolution
3. Docket number # LPC-25-06105 - Renovation of Building 301 on Governors Island - Resolution
4. Senate Bill S7791A 2023-2024 Legislative Session enacts the faith-based affordable housing act - Report



# 74 Hudson Street



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894 6th Avenue  
5th Floor  
NYC 10001  
T 212 874 0567

74 HUDSON — NEIGHBORHOOD AERIAL PHOTO

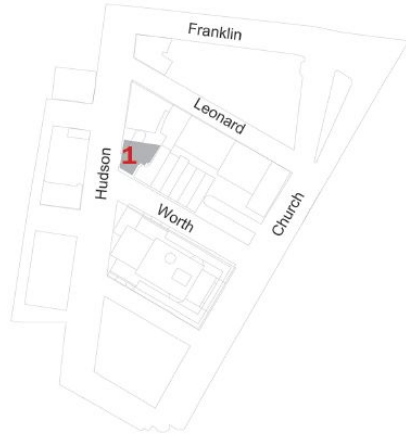
SCALE  
CLIENT  
PROJECT NUMBER  
DATE

N/A  
Hudson Parking LLC  
24.27  
FEB 13, 2025

**04**



# 74 Hudson Street



1. 74 Hudson Street (Site)



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74 HUDSON — EXISTING SITE AND CONTEXT

SCALE  
CLIENT  
PROJECT NUMBER  
DATE

N/A  
Hudson Parking LLC  
24.27  
FEB 13, 2025

**05**

# 74 Hudson Street



HUDSON STREET ELEVATION

## 74 HUDSON — NEIGHBORHOOD STREET ELEVATIONS



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SCALE  
CLIENT  
PROJECT NUMBER  
DATE

N/A  
Hudson Parking LLC  
24.27  
FEB 13, 2025

**08**



# 74 Hudson Street



74 HUDSON — CONTEMPORARY CONTEXT: PREVIOUSLY APPROVED PROJECT AT 74 HUDSON



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SCALE  
CLIENT  
PROJECT NUMBER  
DATE

N/A  
Hudson Parking LLC  
24.27  
FEB 13, 2025

**20**

# 74 Hudson Street



74 HUDSON — WORTH ST ELEVATION WITHOUT BLINDS & WITHOUT STREET TREES



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5th Floor  
NYC 10001  
T 212 874 0667

**SCALE**  
**CLIENT**  
**PROJECT NUMBER**  
**DATE**

N/A  
Hudson Parking, LLC  
24.27  
FEB 13, 2025

**32**



# 74 Hudson Street



74 HUDSON — HUDSON ST ELEVATION WITHOUT BLINDS & STREET TREES



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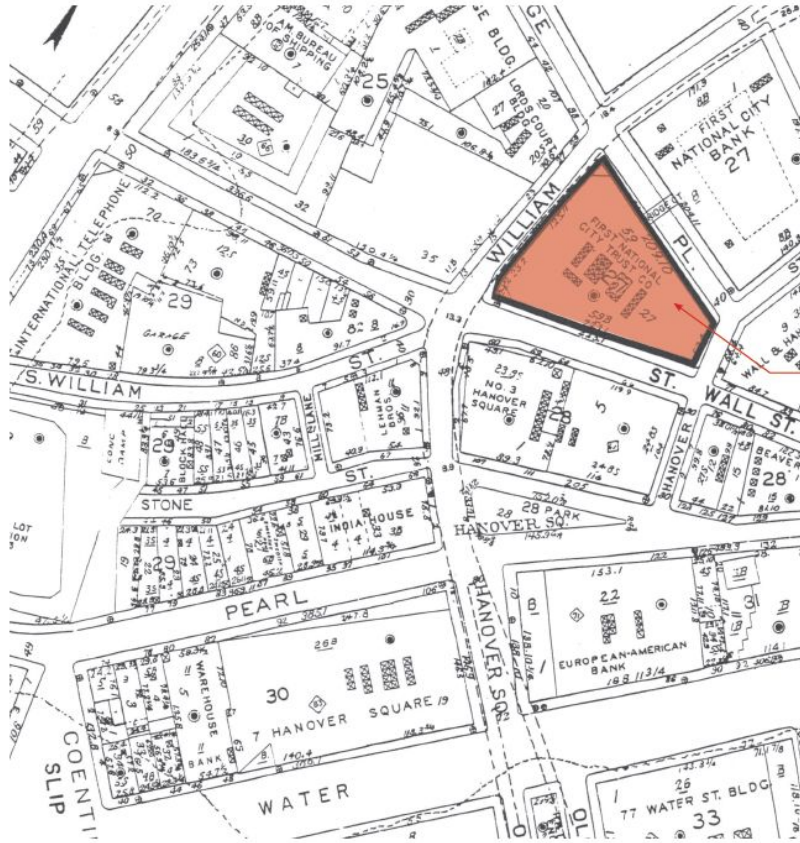
894 6th Avenue  
5th Floor  
NYC 10001  
T 212 874 0567

**SCALE** N/A  
**CLIENT** Hudson Parking LLC  
**PROJECT NUMBER** 24.27  
**DATE** FEB 13, 2025

**35**

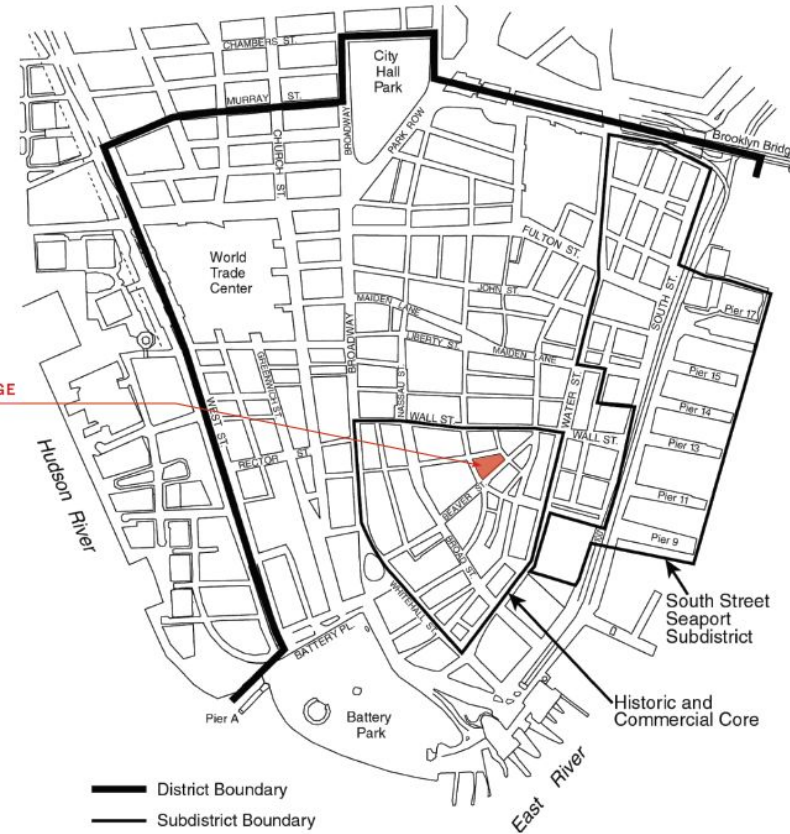


# 20 Exchange Place



Landmark Site: Borough of Manhattan Tax Block 27, Lot 27  
Source: Sanborn Manhattan Landbook, 1994-95

20  
EXCHANGE  
PLACE



Zoning Resolution:  
Special Lower Manhattan District (91-A1)  
Zoning: C5-5 | LM; Zoning Map: 12b

# 20 Exchange Place



## SCOPE ONE: EXCHANGE PLACE ENTRANCE AND PLANTERS

- 1a. NEW ENTRANCE DOORS
- 1b. NEW PLANTERS AT ENTRANCE

## SCOPE TWO: NEW FLAGS ON EXISTING FLAGPOLES

- 2a. NEW FLAGS ON EXISTING FLAGPOLES AT EXCHANGE PLACE
- 2b. NEW FLAGS ON EXISTING FLAGPOLES AT WILLIAM STREET

## SCOPE THREE: EXTERIOR ILLUMINATION

- 3a. NEW EXTERIOR ILLUMINATION ON EXISTING ARCHITECTURAL FEATURES
- 3b. RELAMPING EXISTING ENTRY SCNCES AND EXISTING PENDANT
- 3c. NEW RECESSED FIXTURE AT BOTTOM OF EXISTING ENTRY SCNCES

## SCOPE FOUR: FACADE CLEANUP

- 4a. GRANIT FACADE - CLEANING (PODIUM LEVEL ONLY)
- 4b. DECORATIVE METALWORK - CLEANING (PODIUM LEVEL ONLY)

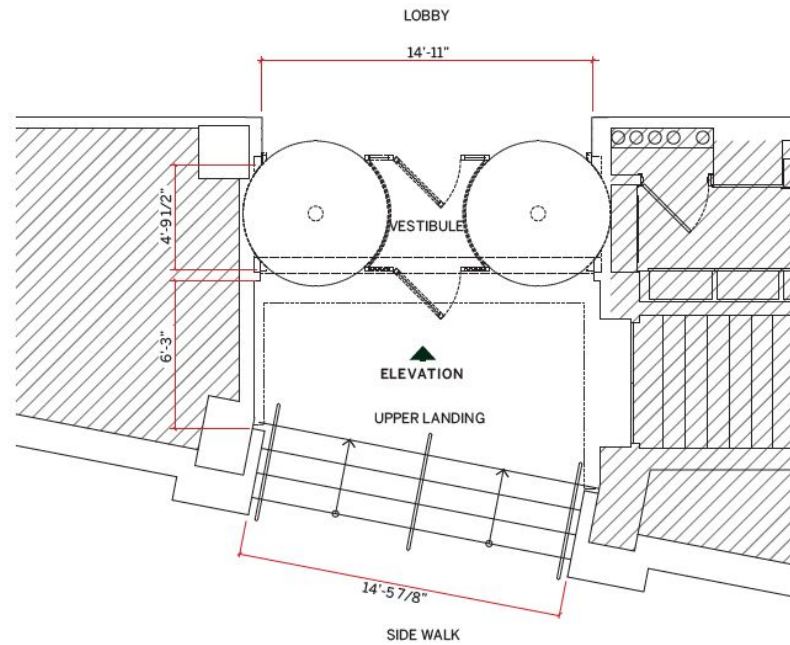


# 20 Exchange Place

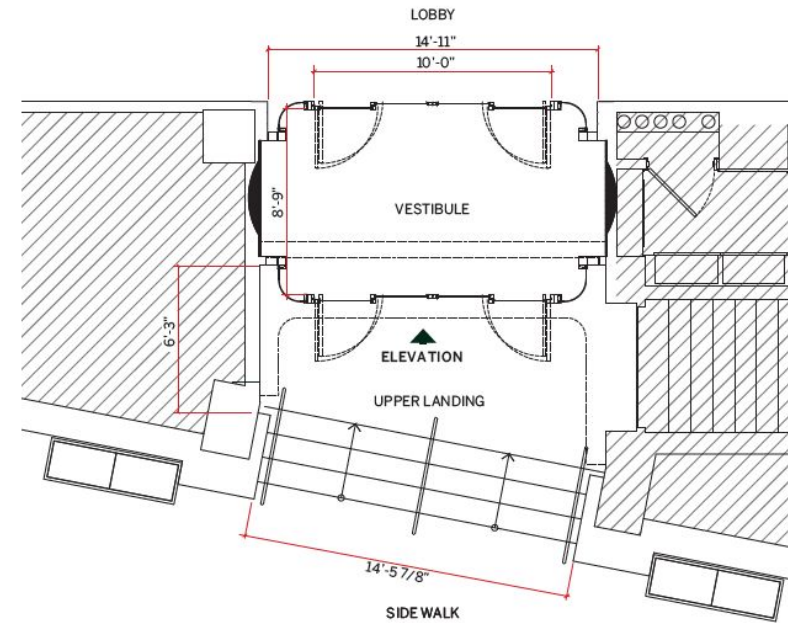




# 20 Exchange Place



EXG ENTRANCE PLAN



PROPOSED ENTRANCE PLAN

JGNeukomm  
Architecture

COPYRIGHT 2025 JG NEUKOMM ARCHITECTURE

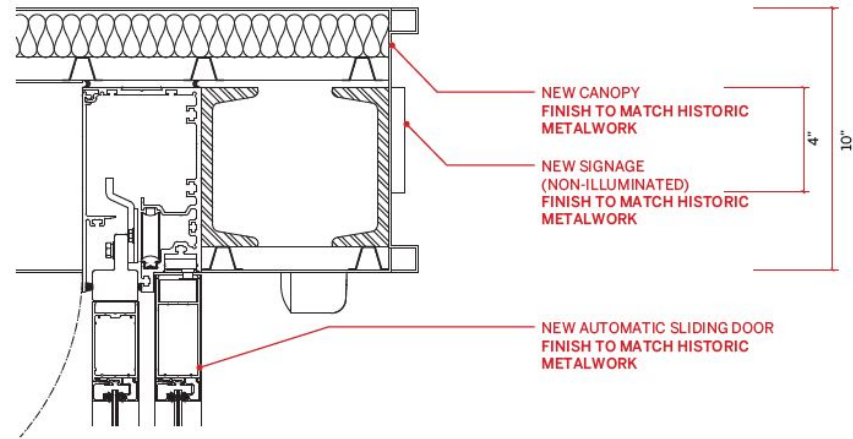
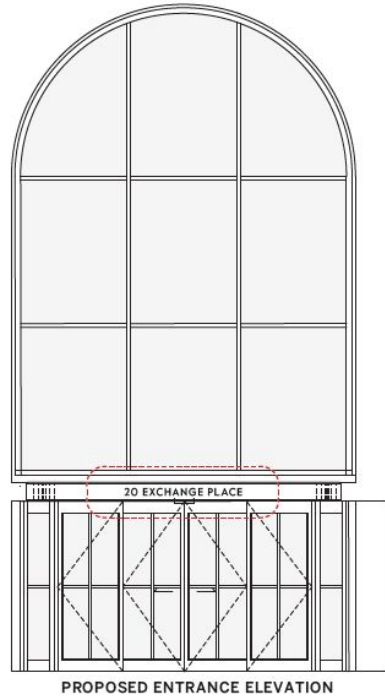
FLOOR PLAN: EXISTING AND PROPOSED  
SCOPE ONE: EXCHANGE PLACE ENTRANCE AND PLANTERS



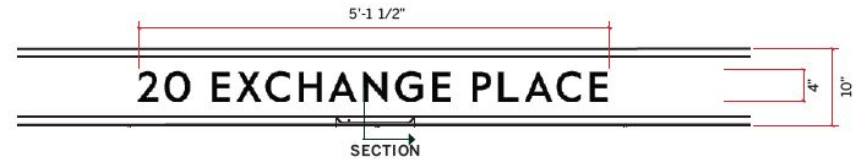
2402 - 20 EXCHANGE PLACE

FEBRUARY 13, 2025 | ONE|07

# 20 Exchange Place



SECTION AT CANOPY WITH SIGNAGE



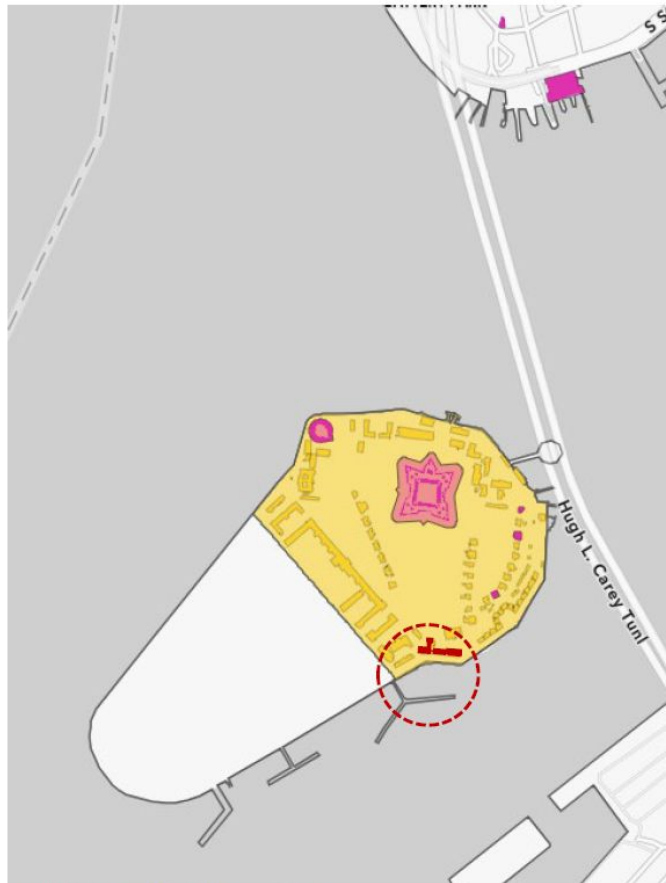
HISTORICAL REFERENCE (HORIZONTAL TEXT ABOVE DOORS)



# Building 301 on Governors Island

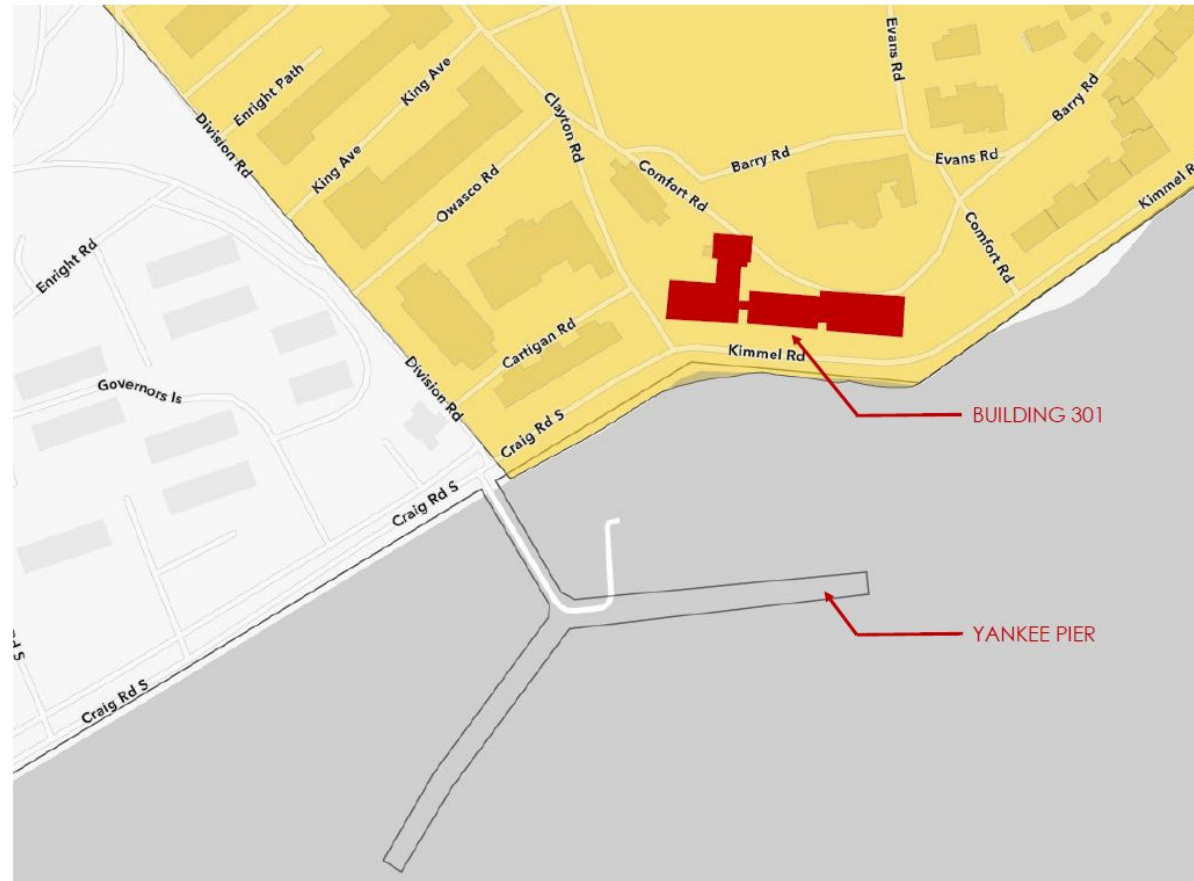
BUTTERMILK LABS  
301 COMFORT ROAD, GOVERNORS ISLAND, NY 11231

FEBRUARY 13, 2025  
LPC 3



GOVERNORS ISLAND HISTORIC DISTRICT

BUILDING LOCATION – NYC LANDMARKS MAP



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# Building 301 on Governors Island

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FEBRUARY 13, 2025  
LPC 6



SOUTH FACADE SEEN FROM YANKEE PIER – JANUARY 2025 (VIEW #1)

EXISTING CONDITIONS

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# Building 301 on Governors Island

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FEBRUARY 13, 2025  
LPC 9



MAIN BUILDING, NORTH FACADE – JANUARY 2025 (VIEW #4)

EXISTING CONDITIONS

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# Building 301 on Governors Island

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FEBRUARY 13, 2025  
LPC 12



NORTH WING, WEST FACADE ENTRANCE – JANUARY 2025 (VIEW #6)

EXISTING CONDITIONS

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# Building 301 on Governors Island

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FEBRUARY 13, 2025  
LPC 13



NORTH WING, WEST FACADE GENERATOR MOCKUP – JANUARY 2025 (VIEW #7)

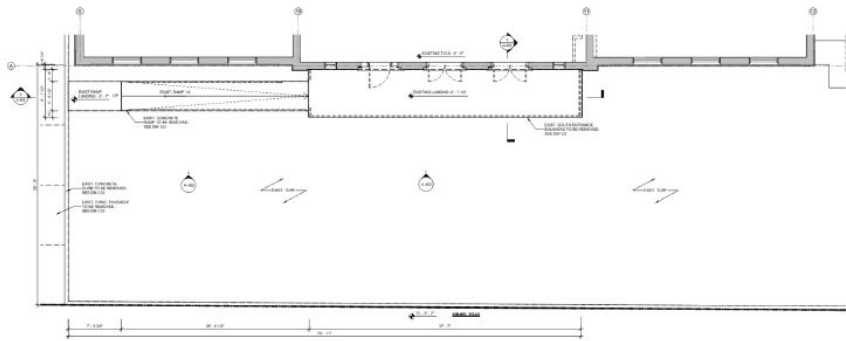
EXISTING CONDITIONS

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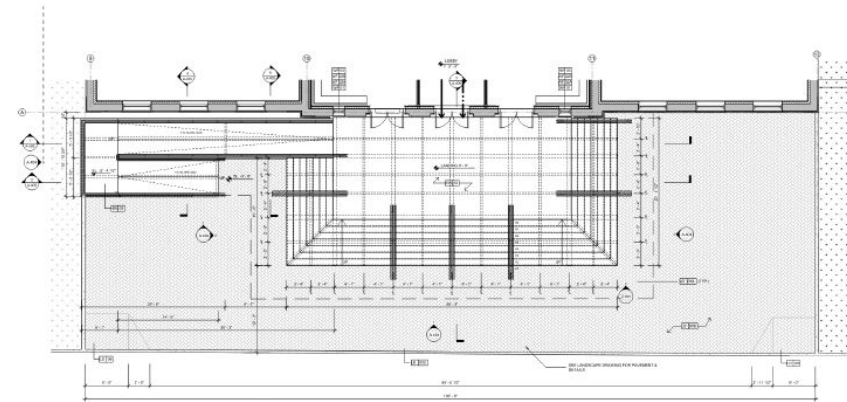
# Building 301 on Governors Island

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FEBRUARY 13, 2025  
LPC 18



EXISTING  
MAIN BUILDING – SOUTH ENTRANCE



PROPOSED



# Building 301 on Governors Island

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FEBRUARY 13, 2025  
LPC 28



EXISTING



PROPOSED

EXISTING AND PROPOSED – SOUTH ENTRANCE

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# Building 301 on Governors Island

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FEBRUARY 13, 2025  
LPC 29



EXISTING



PROPOSED

EXISTING AND PROPOSED – SOUTH ENTRANCE

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FEBRUARY 13, 2025  
LPC 31



EXISTING



PROPOSED

EXISTING AND PROPOSED – EAST WING ENTRANCE

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# Building 301 on Governors Island

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FEBRUARY 13, 2025  
LPC 32



EXISTING



PROPOSED

EXISTING AND PROPOSED – WEST WING ENTRANCE

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# Building 301 on Governors Island

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FEBRUARY 13, 2025  
LPC 33



EXISTING



PROPOSED

EXISTING AND PROPOSED – NORTH WING WEST ENTRANCE

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# Building 301 on Governors Island

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FEBRUARY 13, 2025  
LPC 34



EXISTING



PROPOSED

EXISTING AND PROPOSED – NORTH WING WEST ENTRANCE

**AYONSTUDIO**  
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# MANHATTAN COMMUNITY BOARD 1

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

1. New York Climate Exchange - Report
2. African Burial Ground Memorial Foundation (ABGMF) - Report





# MANHATTAN COMMUNITY BOARD 1



## Quality of Life, Health, Housing & Human Services Committee

- P. Moore

1. 225 West Broadway, Terra, application for roadway cafe – Resolution
2. 185 Duane Street, Hideaway, application for roadway cafe – Resolution
3. 259 Front Street, Cowgirl Seahorse, application for roadway cafe – Resolution
4. 113 Reade Street, Serafina Tribeca application for sidewalk & roadway cafe - Resolution
5. 30 Broad Street, Serafina Express application for sidewalk cafe – Resolution
6. 16 North Moore, Walkers, application for sidewalk cafe – Resolution
7. 135 West Broadway, Tiny's and the Bar Upstairs, application for sidewalk cafe – Resolution
8. 71 North Moore, Smith & Mills, application for sidewalk cafe – Resolution
9. 281 West Broadway, Pepolinos, application for sidewalk cafe - Resolution

# MANHATTAN COMMUNITY BOARD 1

## Battery Park City Committee - J. Galloway

- 1. BPCA Request for Proposal for Security Services - Resolution  
Brookfield Place Security - Report**
- 2. Battery Park City Dog Run Upgrade Project Update - Report**
- 3. South Battery Park City Resiliency Project Construction update - Report**
- 4. BPC Security Update – Report**
- 5. Programming, Construction, and Event Updates - Report**



# MANHATTAN COMMUNITY BOARD 1

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THEREFORE BE IT RESOLVED THAT:

MCB1 requests that the security services provided by BPCA, as well as the budget for such services, include or accommodate the following:

1. The geographic Site for security services should include all of the outdoor areas of BPC except those areas patrolled by Brookfield's security personnel, plus Pier A plaza, and the Community Center at Stuyvesant High School;
2. The Site should also include the bikeway and greenway along West Street south of Chambers Street and those areas of West Thames Park and the Promenade along Little West Street notwithstanding that some or all of those areas may be technically within another entity's jurisdiction; MCB1 requests that BPCA coordinate with such other jurisdictions to assure proper security coverage of those areas;
3. The number of patrol personnel on duty at any particular time should be greater than the 5-person minimum specified in the Security RPF; although MCB1 defers to security experts in determining the appropriate staffing sufficient to provide meaningful security, MCB1 believes that in "hot spot" areas within the Site that have experienced elevated levels of security issues, there should be sufficient security personnel on patrol that a uniformed security officer should be within the line-of-sight of visitors of such "hot spot" areas at all times;
4. The Ballfields, which have had a number of security incidents over the past year, should have a security officer present at all times when the Ballfields are open;



# MANHATTAN COMMUNITY BOARD 1

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Continued:

5. Based on feedback from community members, “hot spot areas” would include (but are not limited to): West Thames AstroTurf; Rector Park, Rockefeller Park; Tear Drop Park; all playgrounds; and
6. The security company should be required by contract to maintain the Security RFP’s requirement of a minimum of 11 Special Patrol Officers who are qualified as Peace Officers under the requirements of the New York State Division of Criminal Justice Services, and the budget provided to the security company should be sufficient to maintain that level of SPOs;
7. The security contract should require, and provide funding for, continuous training of the security contractor’s personnel sufficient to meet a high level of service and competence consistent with the standards identified in the Security RFP;
8. The phone number for the public to request security assistance should be well-publicized, not only on the BPCA website, but also on signage throughout BPC;
9. The “essential duties” reference in the Qualifications of Security Personnel should be defined to ensure clarity and compliance with disability rights laws, such as the Americans with Disabilities Act (ADA).

# MANHATTAN COMMUNITY BOARD 1

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## Environmental Protection Committee - A. Blank

1. Fidi Seaport Master Plan - Report
2. Public Comments on Battery Park City Authority (BPCA) application of BPCA Flood Barrier System for Coastal Resiliency for permitting by US Army Corps of Engineers, (Public Notice No. NAN-2024-0043-EMI) - Resolution



# MANHATTAN COMMUNITY BOARD 1

## Old Business







# FiDi and Seaport

Climate  
Resilience  
Plan



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Community Board 1  
February 20, 2025

NYC / EDC

NYC

Mayor's Office of Climate &  
Environmental Justice

ARCADIS



Since then, we have been advancing the base infrastructure from schematic to preliminary **in preparation for environmental review.**

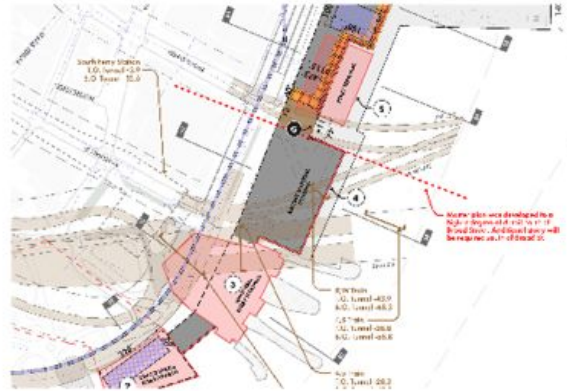
## Phase VI Summer 2023 – Summer 2024



- Advance technical studies and engineering for flood protection infrastructure while further studying access, program, and green spaces

15-20% “schematic” design for base infrastructure and updated concept design for all other elements

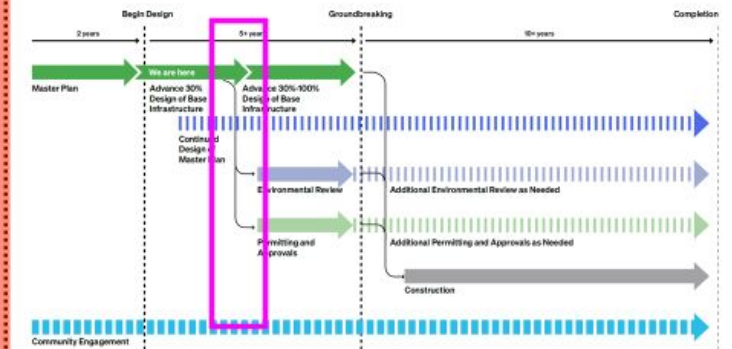
## Phase VII Fall 2024 – End of 2025



- Advance technical studies and engineering for flood protection infrastructure while further studying access, program, and green spaces

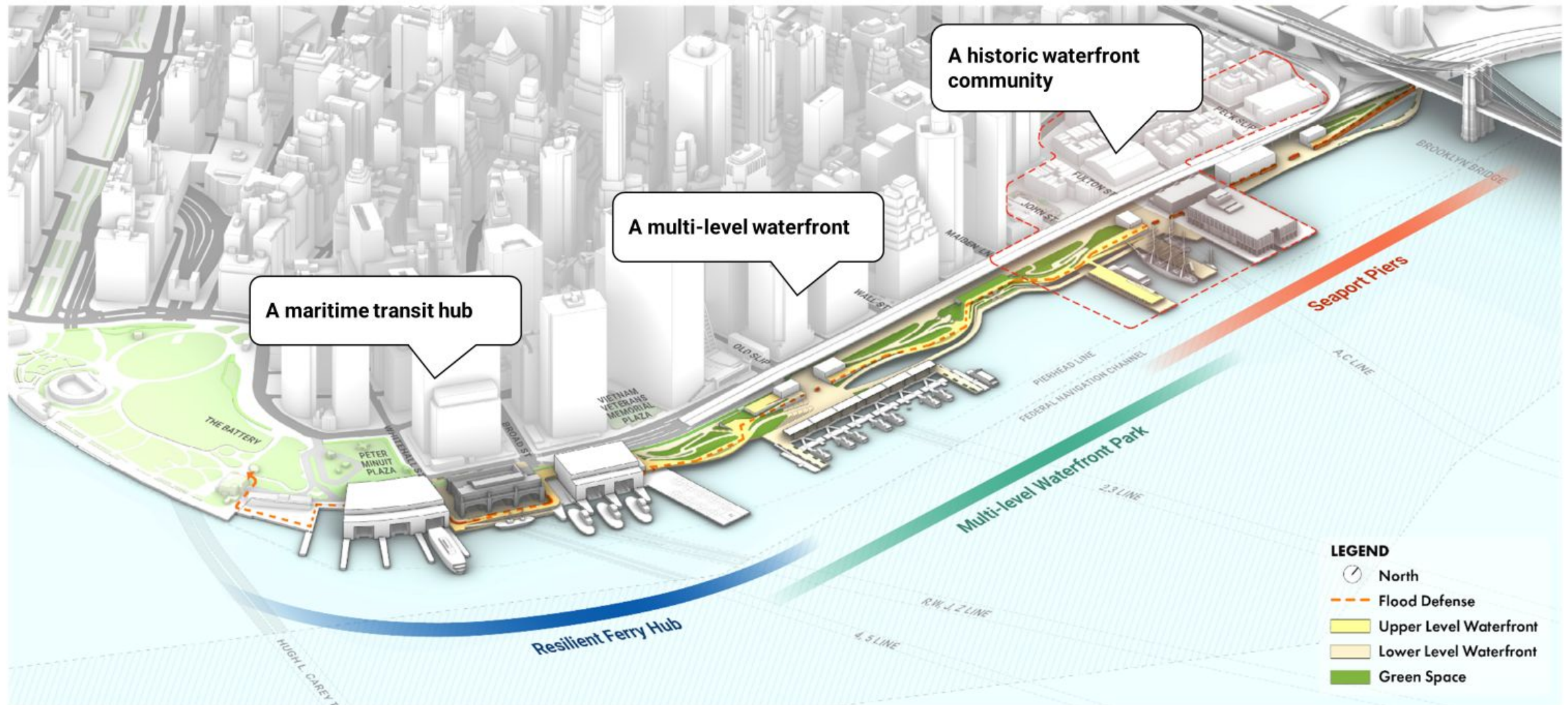
30% “preliminary” design for base infrastructure and 10% concept design for all other elements

## Environmental Review and Permitting 2026



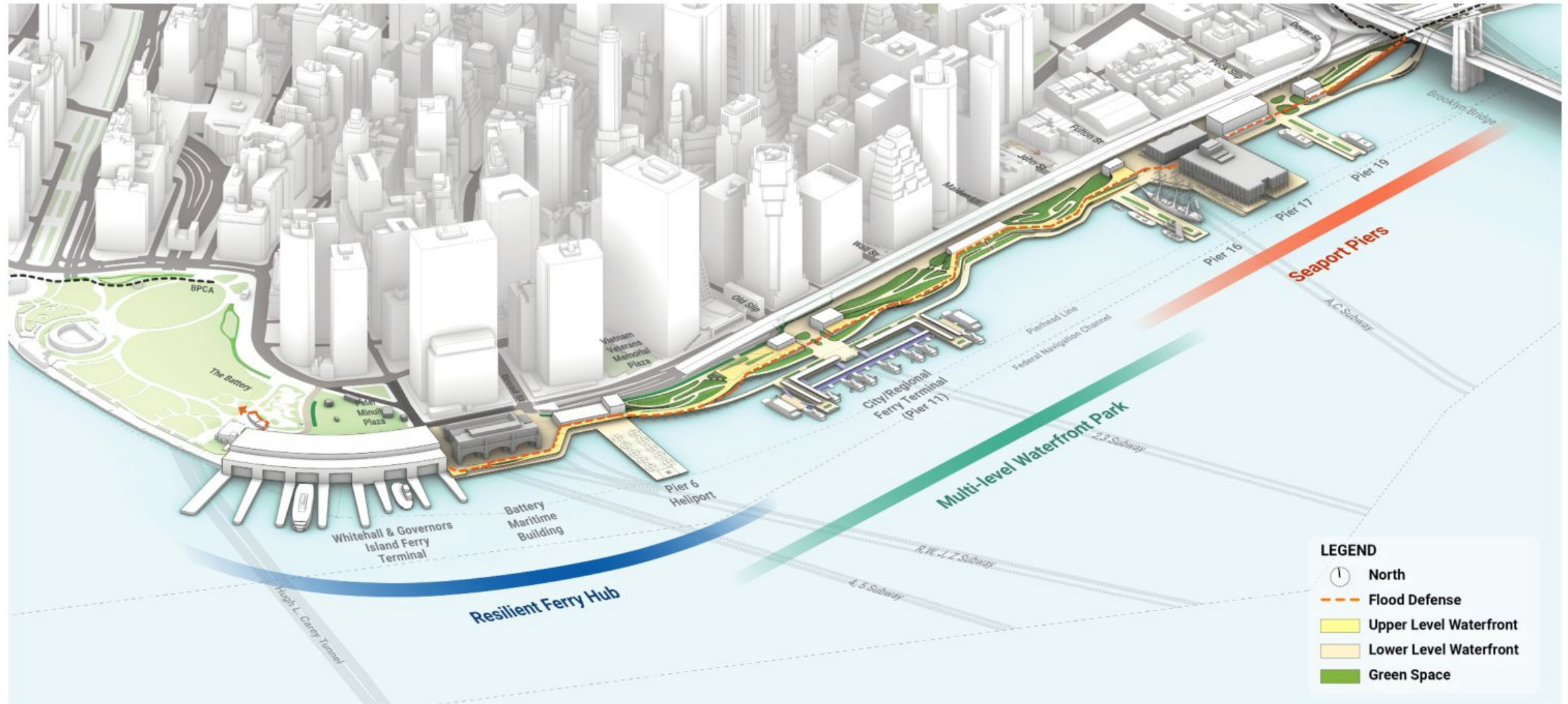
After 2025, design will continue to advance while the environmental review and approvals process begins

The previous design shared with the CCLM continued to build on the vision for a **reimagined and resilient waterfront** for generations.





**The latest design was driven by updates to make the project more implementable, moving us closer to realizing a 21st century FiDi-Seaport waterfront.**



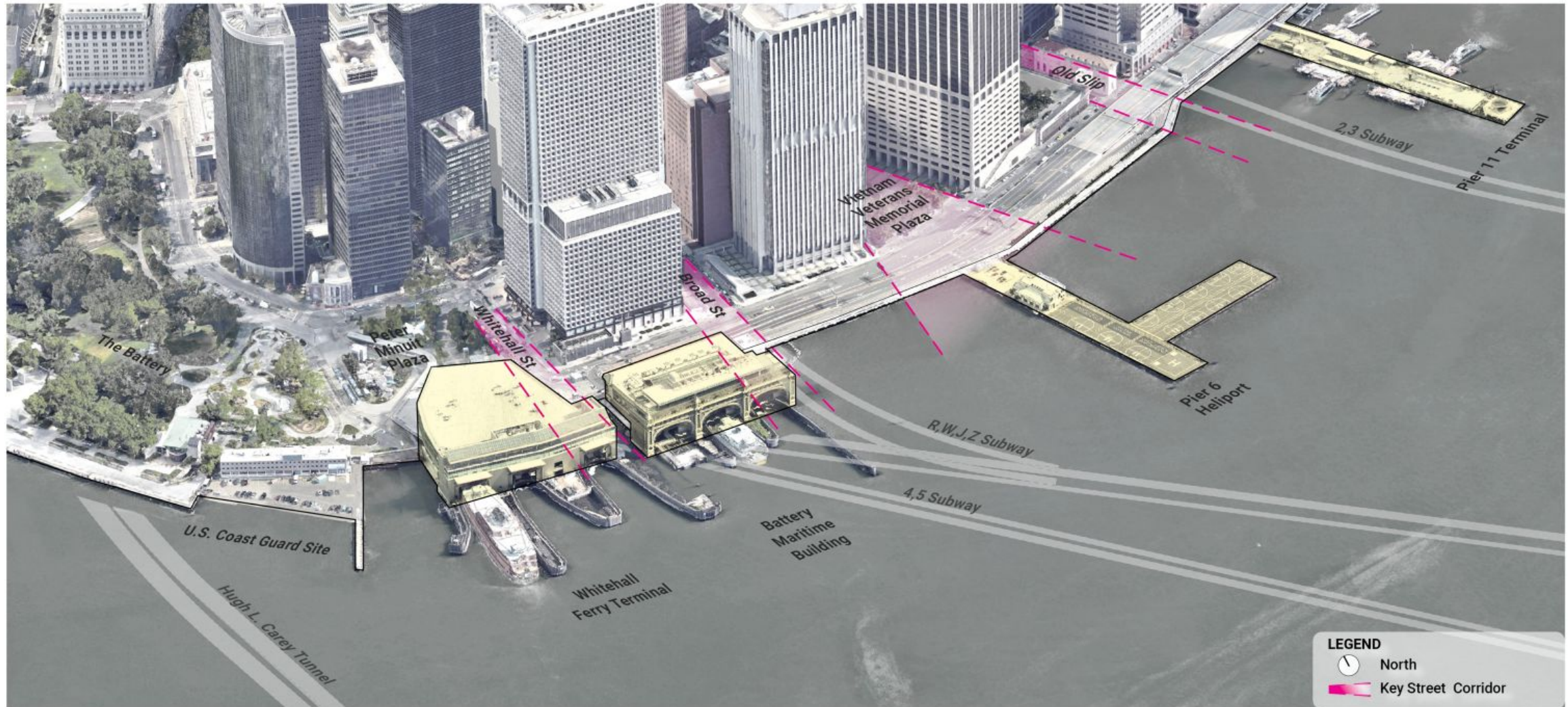
An aerial photograph of Lower Manhattan, New York City, showing the dense cluster of skyscrapers along the waterfront. The image is overlaid with a semi-transparent teal color. The text is centered over the image.

# **Resilient Ferry Hub**

## **The Battery to Vietnam Veterans Memorial Plaza**

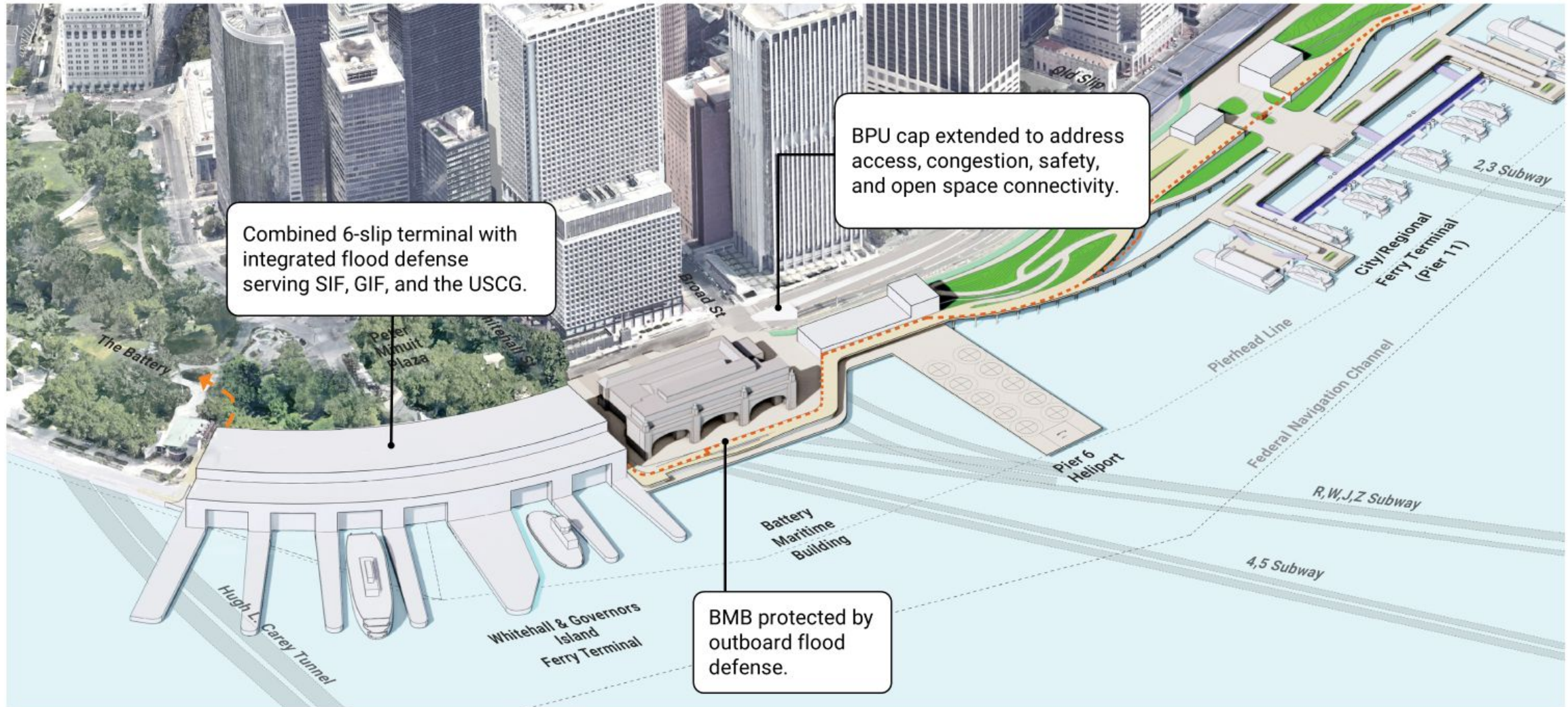


The **waterfront from the Battery to Vietnam Veterans Memorial Plaza** is a multi-modal transportation hub connecting ferries, subways, and on-land transportation.





The updated Ferry Hub design prioritizes resilience, security, user experience, and upgrades to current operations while also significantly reducing costs.







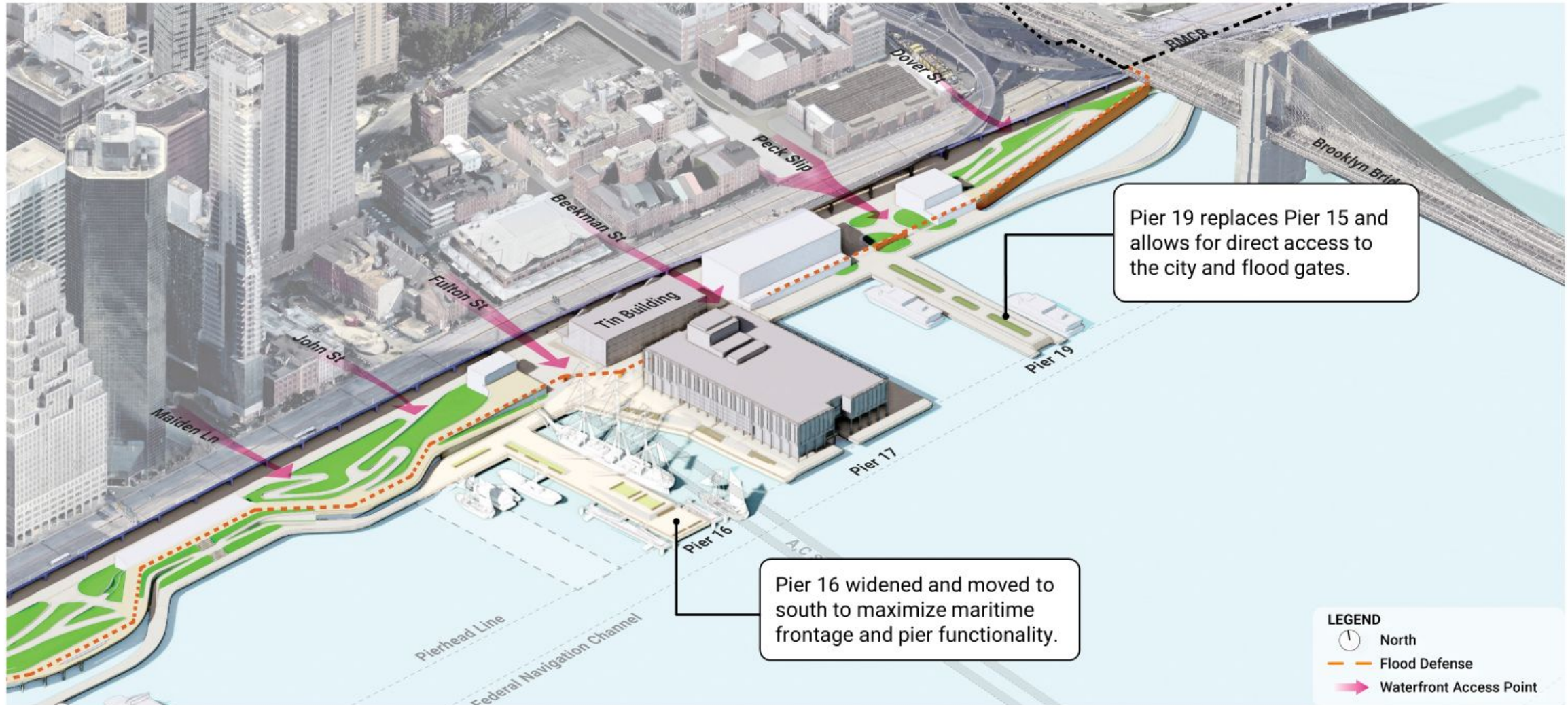
# Seaport Piers

## South Street Seaport Waterfront





The **recently updated Seaport Piers design** addresses several implementation, access, & maritime operations challenges identified in the prior phase.



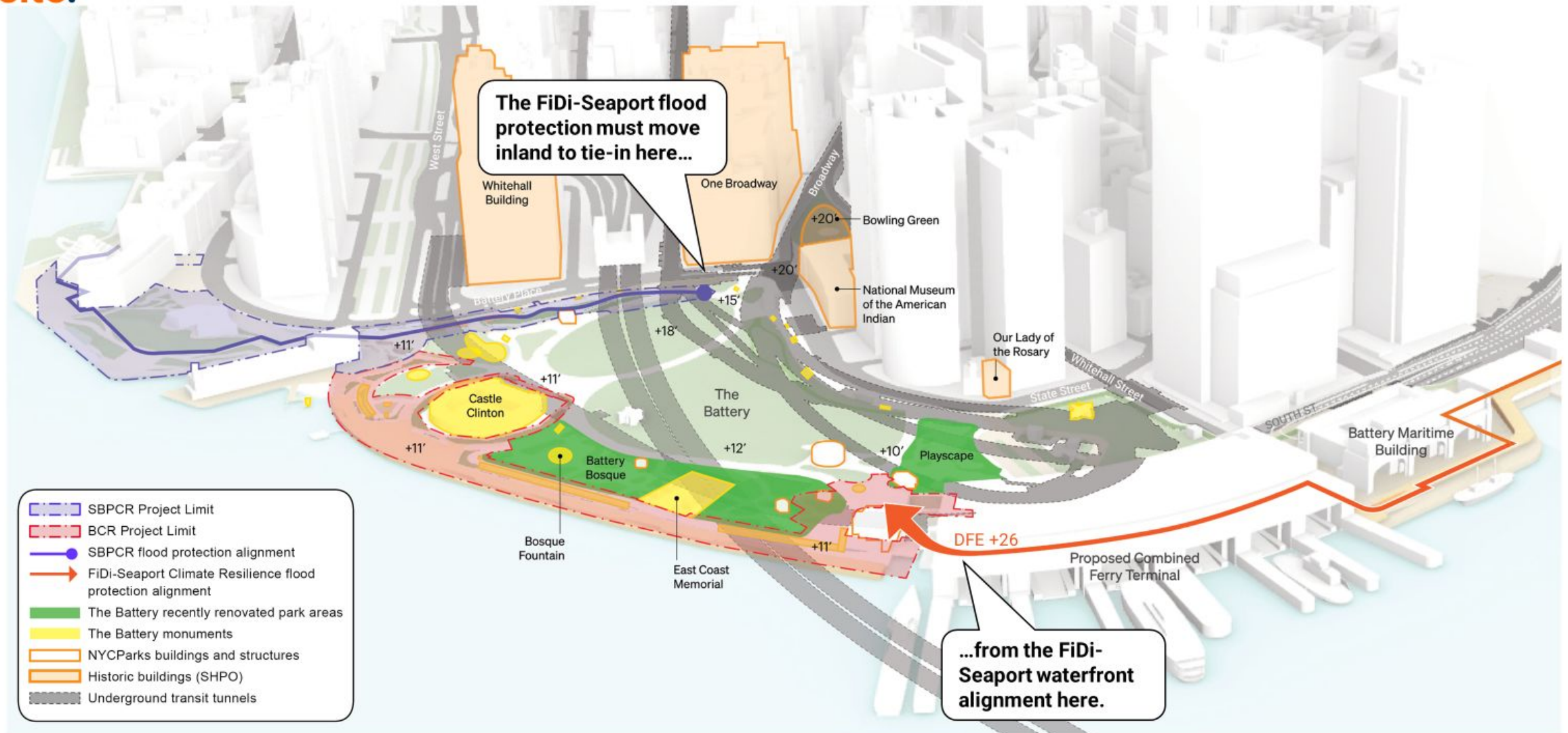




# Southern Tie-In The Battery



# Closing the Southern Tie-In requires threading flood protection through a complex site.

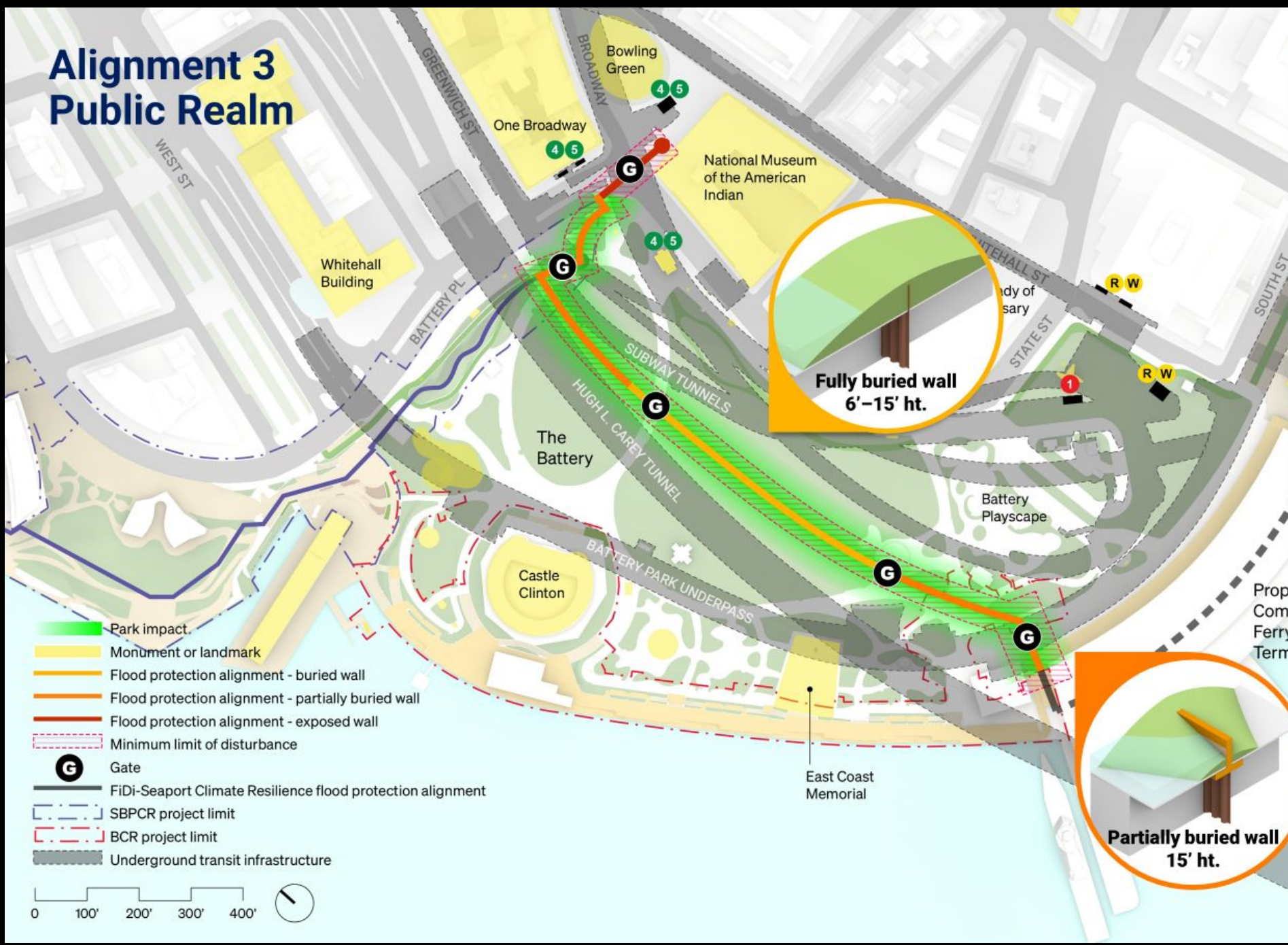


**Alignment 3**

**In Park - The Battery Upland**



# Alignment 3 Public Realm



**Visible Floodwall**  
15% fully exposed 1-15' ht.  
(5) gates

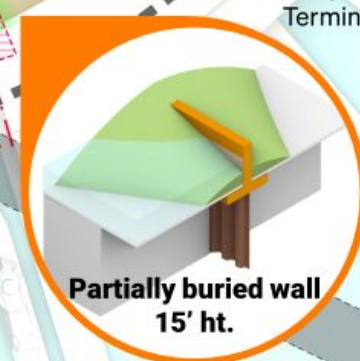
**Historic/cultural impacts**  
Marine Flagstaff

**Building impacts**  
None currently anticipated

**Park impacts**  
Seaglass Carousel;  
Urban Farm

**Tree loss**  
Along flood protection in park  
Replanting in the park

**Integration opportunities**  
Floodwall can be integrated into park with landform, circulation, and new planting





# In the upcoming year, we will be advancing the base infrastructure from schematic to preliminary **in preparation for environmental review.**

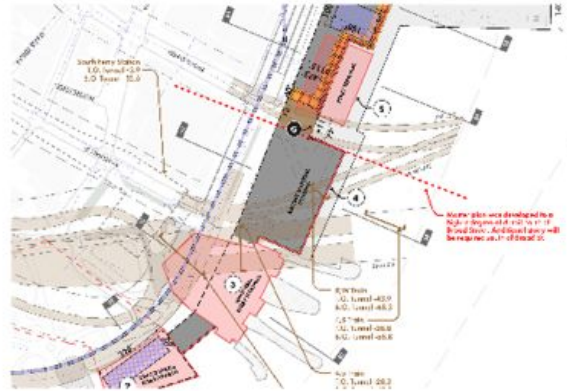
## Phase VI Summer 2023 – Summer 2024



- Advance technical studies and engineering for flood protection infrastructure while further studying access, program, and green spaces

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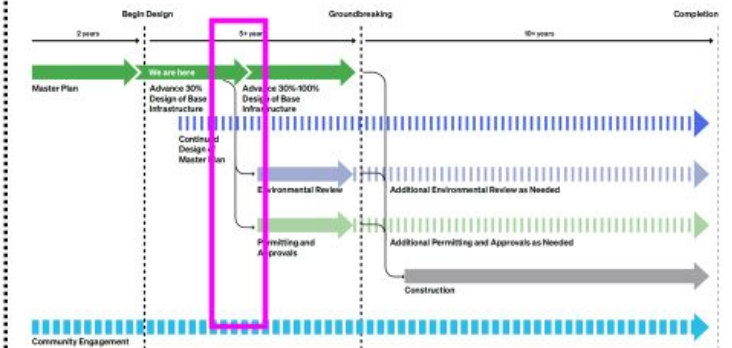
## Phase VII Fall 2024 – End of 2025



- Advance technical studies and engineering for flood protection infrastructure while further studying access, program, and green spaces

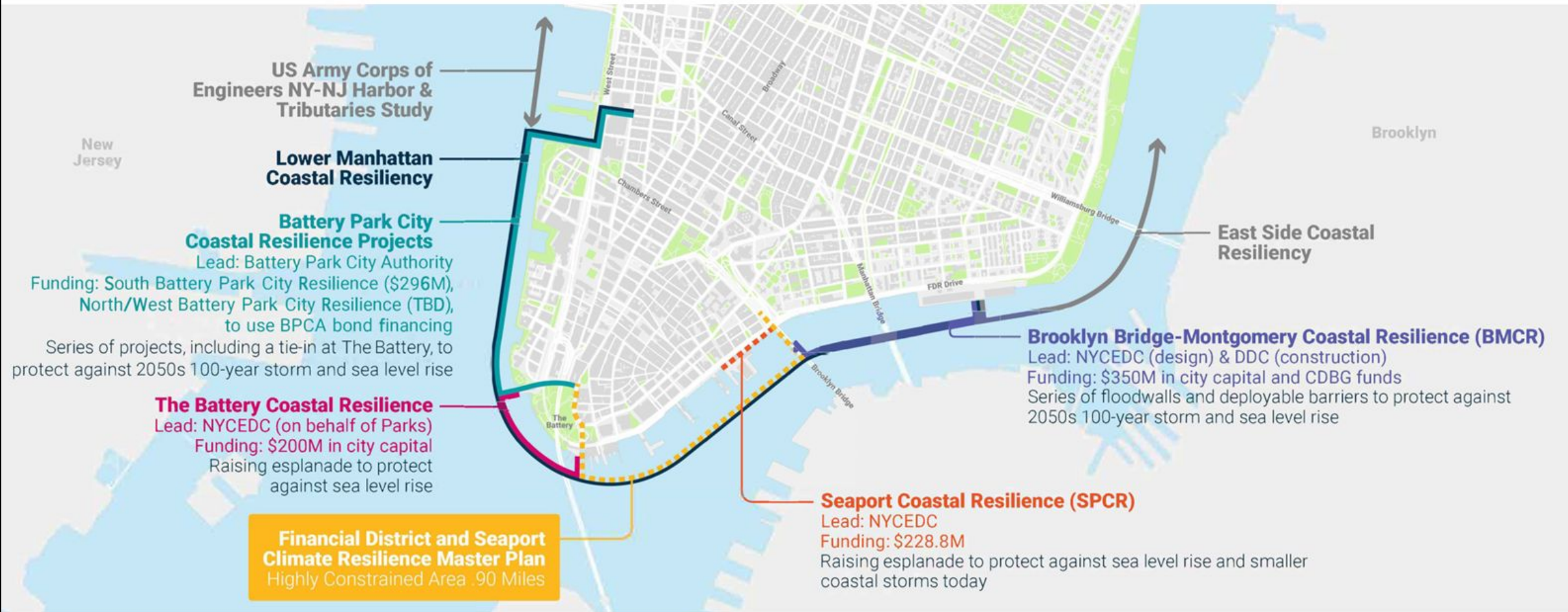
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## Environmental Review and Permitting 2026



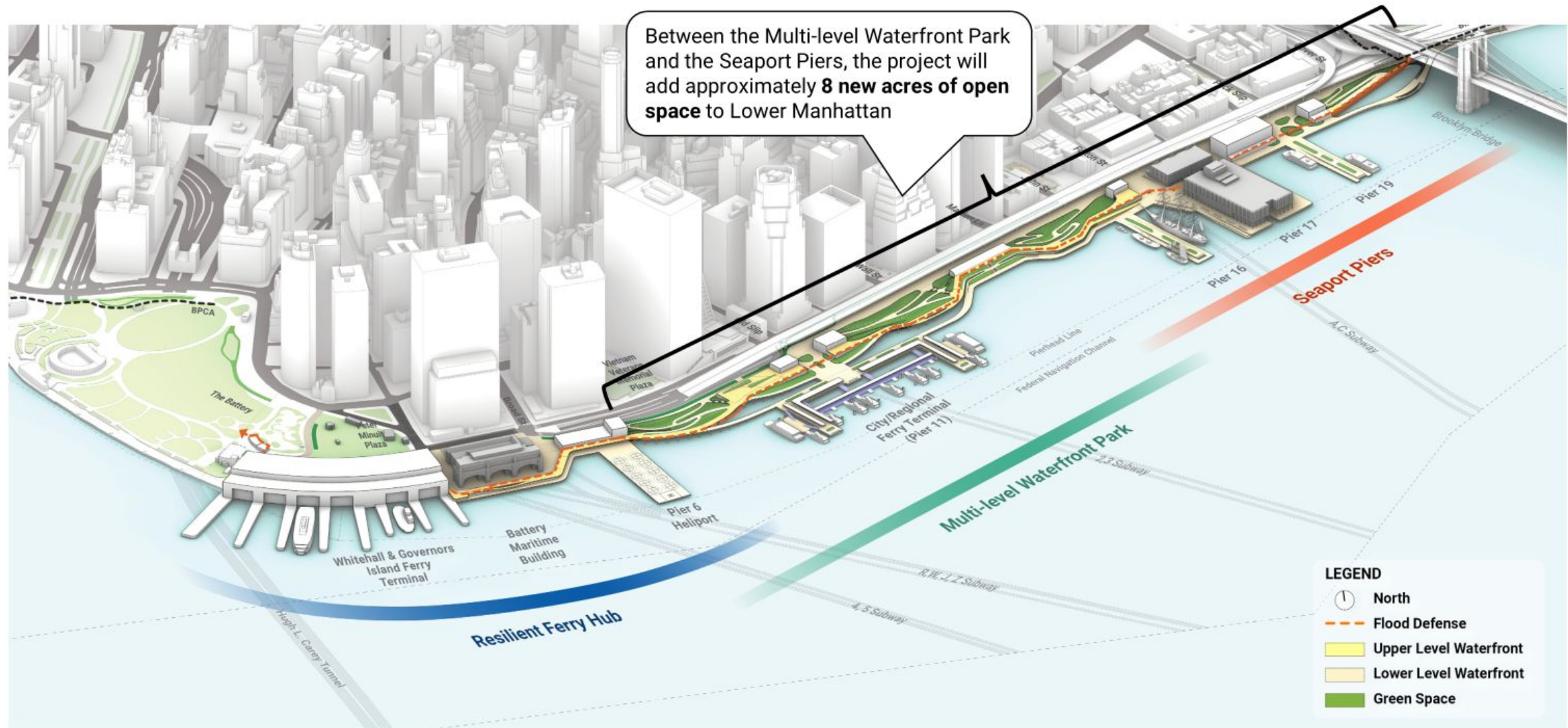
After 2025, design will continue to advance while the environmental review and approvals process begins

# Most of **LMCR** is under construction today or will soon complete design.

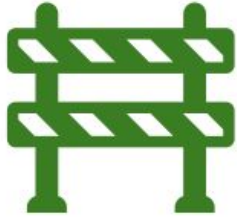




## The shoreline extension allows for the **addition of new waterfront open space.**



Our implementation strategy is rooted in a **carefully developed construction phasing plan** that adheres to key tenets of building on the FiDi-Seaport waterfront.



**Maintaining public waterfront accessibility** and minimizing disruption to daily life, while also ensuring safety and sustained community engagement.



**Minimizing disruption to maritime operations**, ensuring that waterborne transit for thousands of commuters & visitors can continue to function.



**Accelerating project delivery**, and in doing so reducing overall cost and risk to the waterfront.



## We are working on an alternative approach to Army Corps project delivery.

- Goal is to save time and money compared to Traditional Delivery for both the Federal government and non-Federal partners.
- The Assistant Secretary of the Army Civil Works (ASA(CW)) directed USACE to establish a pilot program with the **goal of demonstrating the viability of new delivery methods that significantly reduce the cost and time of project delivery.**

### Split Delivery

- Divide responsibility for specific reaches to implement project using both USACE and non-federal partner capabilities.
- **Authority: Section 221 – Work In-Kind (see [ER 1165-2-208](#)).**
- Example: Fargo-Moorhead FRM

### Non-Federal Feasibility Study

- **Authority: Section 203 – Non-Federal Implementation Pilot Program (see [implementation guidance](#) and [report](#))**
- NYC has been working with Denver and other pilot projects to improve Section 203 and 204 through Congressional WRDA (Water Resource Development Act) WRDA bills are drafted every two years.
- WRDA2024 is currently under reconciliation between house and senate versions. We are already looking towards WRDA2026

### Non-Federal Implementation

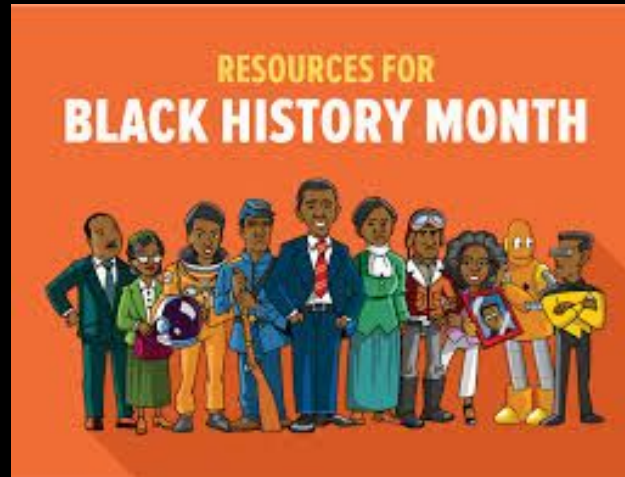
- Non-federal partner has full project management and control for construction or a separable element of the project.
- USACE transfers appropriated funds to non-federal partner to cover Federal share of construction.
- **Authority: Section 204** (Denver South Platt River and Tributaries Project)
  - Sponsor led
  - Reimbursable Agreement – reimbursements during construction to support progress/milestone payments
- Example: Denver, CO South Platte River



# MANHATTAN COMMUNITY BOARD 1

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## New Business



# MANHATTAN COMMUNITY BOARD 1

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## Adjournment



# MANHATTAN COMMUNITY BOARD 1

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**All documents relating to the above agenda items are on file at the Community Board 1 office and are available for viewing by the public upon written request to [man01@cb.nyc.gov](mailto:man01@cb.nyc.gov)**

**At all meetings, additional items may be raised as "New Business"**