



Manhattan Community Board 1 Full Board Meeting

THURSDAY, DECEMBER 18, 2014

6:00 PM

Gibney Dance
280 Broadway

Catherine McVay Hughes, Chairperson
Noah Pfefferblit, District Manager
Diana Switaj, Director of Planning
Lucy Acevedo, Community Coordinator
Michael Levine, Planning Consultant
Tamar Hovsepian, Community Liaison

Manhattan Community Board 1

Public Session

Comments by members of the public

(6 PM to 7 PM)

Please limit to 1-2 minutes per speaker, to allow everyone to voice their opinions

Welcome

- Amy Miller, Associate Artistic Director, Gibney Dance

Guest Speaker

- Emily Petrone, Manhattan Borough Outreach Manager, Pre-K for All

Manhattan Community Board 1

Business Session

- Adoption of November 2014 minutes
- Chairperson's Report – C. McVay Hughes
- District Manager's Report – N. Pfefferblit



The City of New York

Manhattan Community Board 1

Catherine McVay Hughes Chairperson | Noah Pfefferblit District Manager

SPECIAL LANDMARKS COMMITTEE MEETING

Wednesday, December 10, 2014

Monday, January 5, 2014

Landmarks Preservation Commission application by Howard Hughes Corporation for the South Street Seaport for alterations to:

1. Tin Building: relocation and one-story addition
2. Pier 17 western edge / removal of headhouse
3. Pier 17 canopy and mechanical screen
4. Pedestrian canopy
5. Demolition of the Link Building
6. Construction of pavilions and lighting under FDR Drive
7. East River Esplanade
8. New building on Pier 16
9. Schermerhorn Row and new building on John Street
10. Wayfinding dynamic signs

The second CB1 Special Landmarks Committee meeting will take place on Monday, January 5, 2015 at 6:00pm at the Diker Pavilion at the Smithsonian National Museum of the American Indian, 1 Bowling Green .

The following Full Board meeting will take place on Monday, January 26, 2015 at PS/IS 89, 201 Warren Street, 2nd Floor Auditorium.

[Howard Hughes Corporation LPC Presentation - Wednesday, December 10, 2014](#)

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CB1 SPECIAL LANDMARKS COMMITTEE
MEETING 1 of 2
Wednesday, December 10, 2014



Photos from The Broadsheet Daily

Manhattan Community Board 1

Hydraulic fracturing in New York State banned



Manhattan Community Board 1



Liberty Street -- Removal of barricades on southern sidewalk beyond security clamshell and removal of hoist from 4 WTC (12/08/14)



Manhattan Community Board 1



Cortland Way signage installed to alleviate pedestrian traffic on Liberty Street (12/08/14)

Manhattan Community Board 1 Committee Reports

Quality of Life – P. Moore

1. Lower Manhattan Construction Update – Report
2. Light Pollution – Resolution



Manhattan Community Board 1

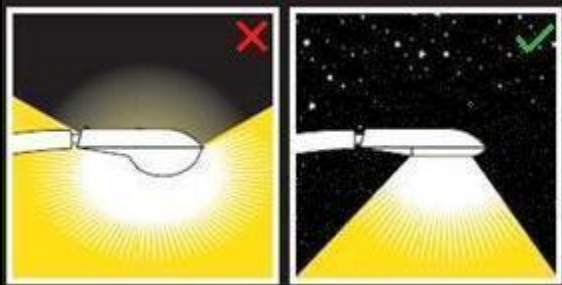
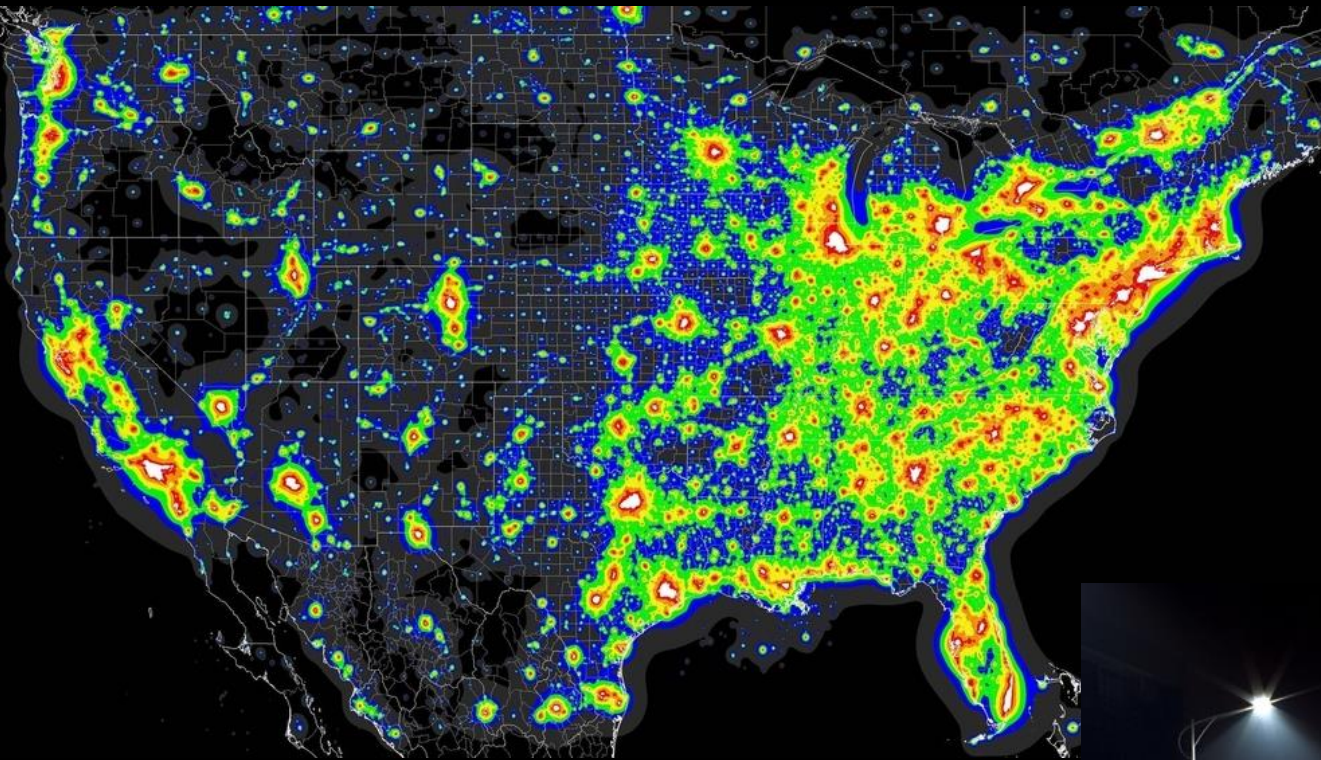
Light Pollution in NYC



Credit: NASA

Manhattan Community Board 1

Light Pollution in NYC



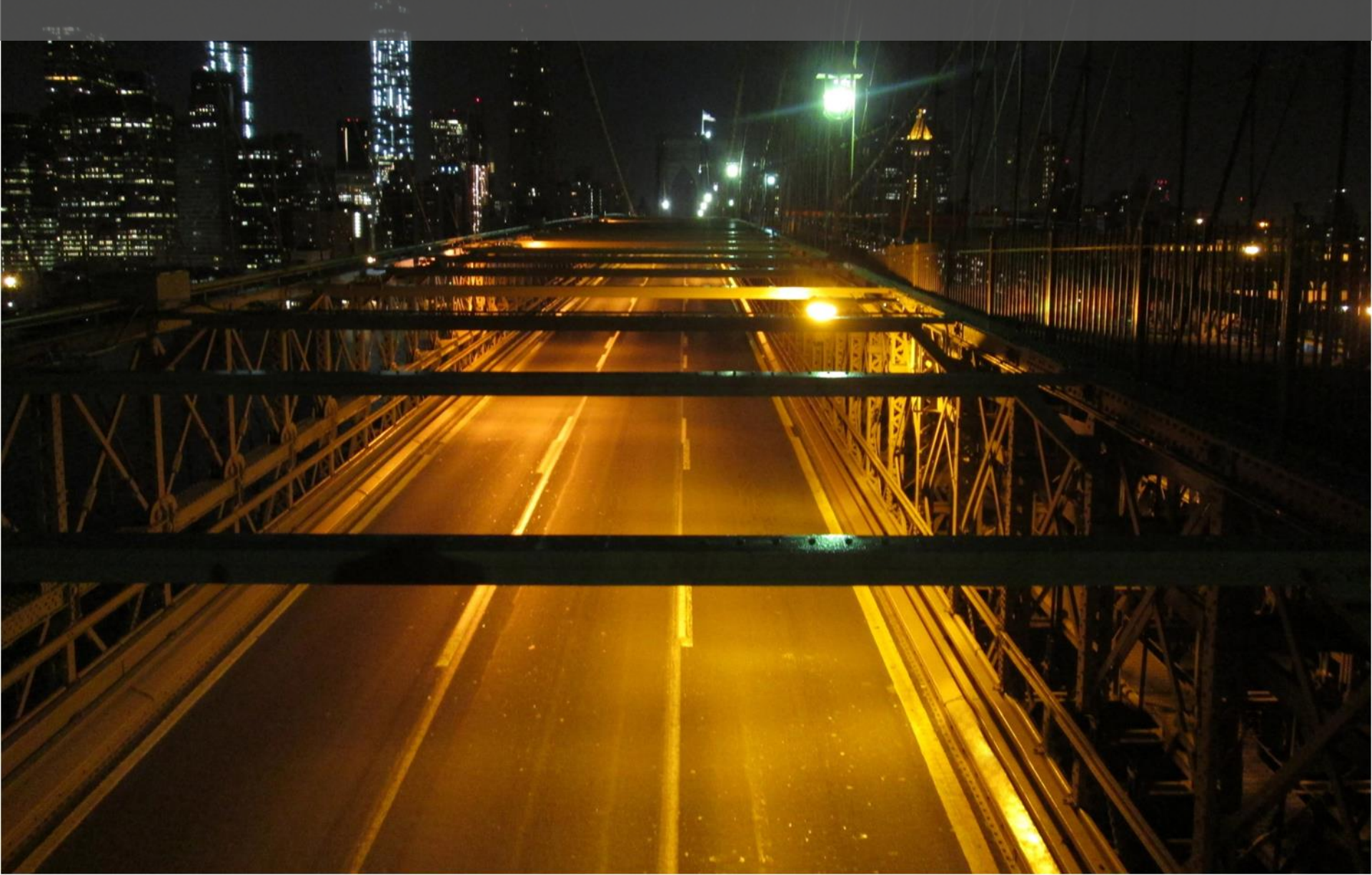
Manhattan Community Board 1 Committee Reports

Seaport/Civic Center - J. Fratta/ M. Pasanella

1. Brooklyn Bridge Rehabilitation Project – Report
2. South Street Seaport Museum – Report
3. South Street Seaport development – Report
4. South Street Seaport Visions for a New Future – Report
5. Brooklyn Bridge improvements – Report
6. CB1 Summer Fair on Fulton street activity permit application for Fulton Street between Water Street and Gold Street Saturday, July 4, 2015, 10:00 am to 7:00 pm – Resolution
7. 22 Peck Slip/251 Water Street, application for a liquor license alteration for Hedgie LLC d/b/a The Hideaway Seaport – Resolution
8. Reconstruction of South Street South – Resolution
9. 77 Fulton Street, application for a wine and beer license for 77 Fulton Bakery Inc. d/b/a Lot 77 – Resolution

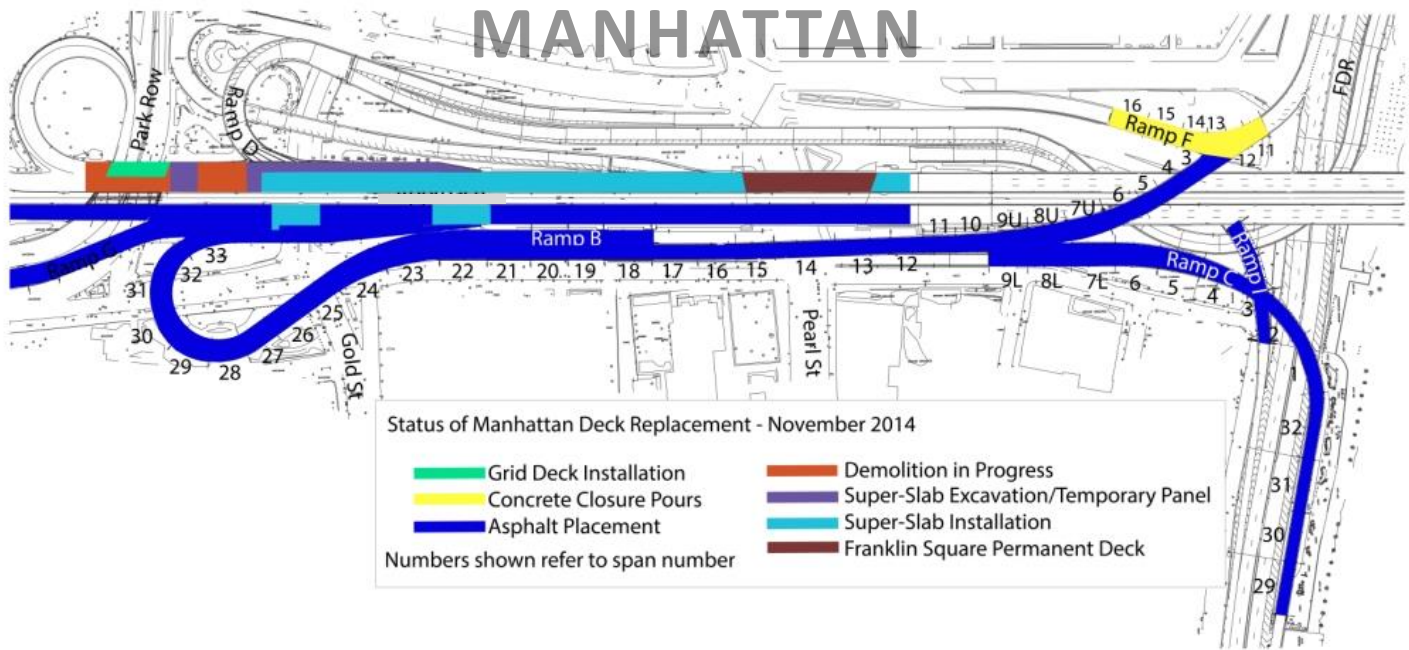


- Brooklyn Bridge Contract BRC270C/P(6)
- Rehabilitation of the Approaches and Ramps and Painting
- Manhattan CB#1 – Seaport Committee Update



December -
 February
 2014

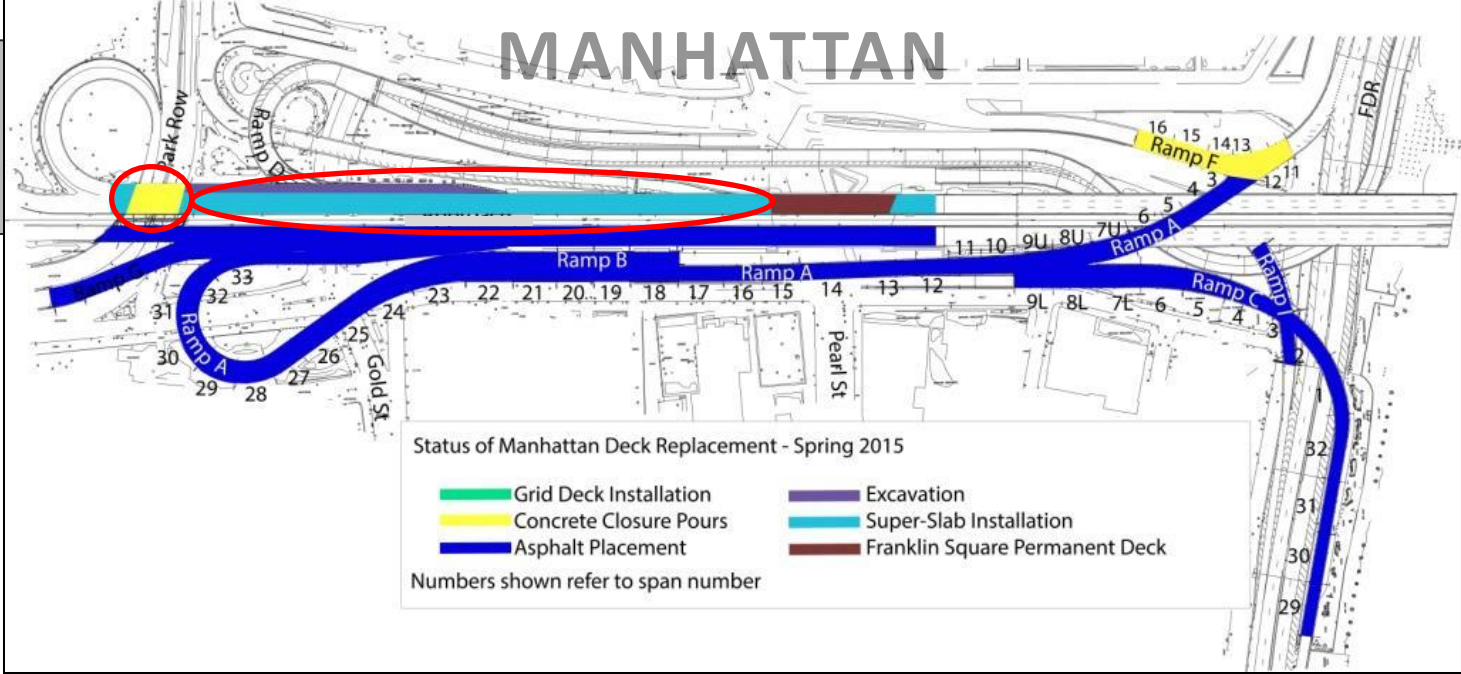
- Overnight closures continue
- Daytime single lane closures continue
- No full weekend closures



- Periodic operations weather permitting
 - Steel repairs
 - Roadway demolition
 - Painting



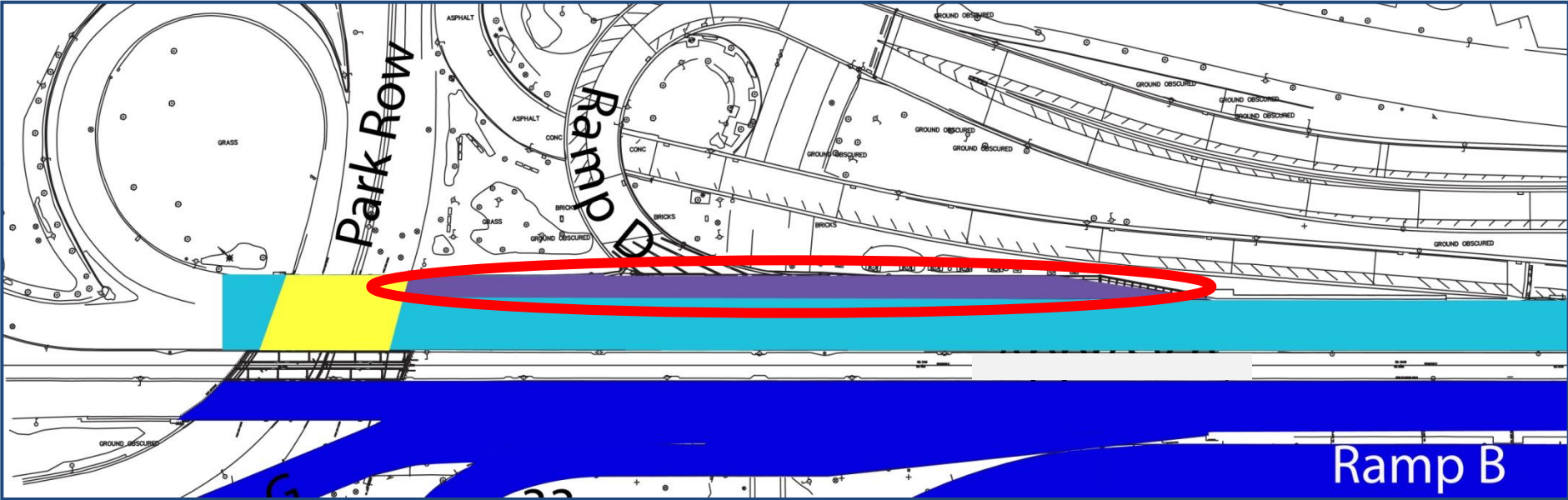
March
 2015
 (anticipated)



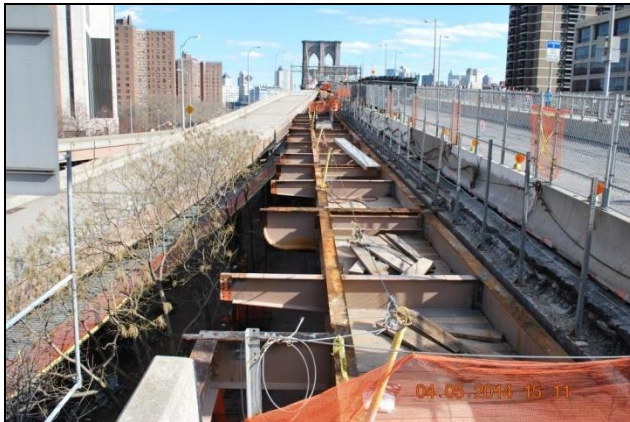
- Grid deck installation & concrete closure pours at Park Row Structure
- Complete all super slab installation
- **Grid deck installation at North Cantilever**



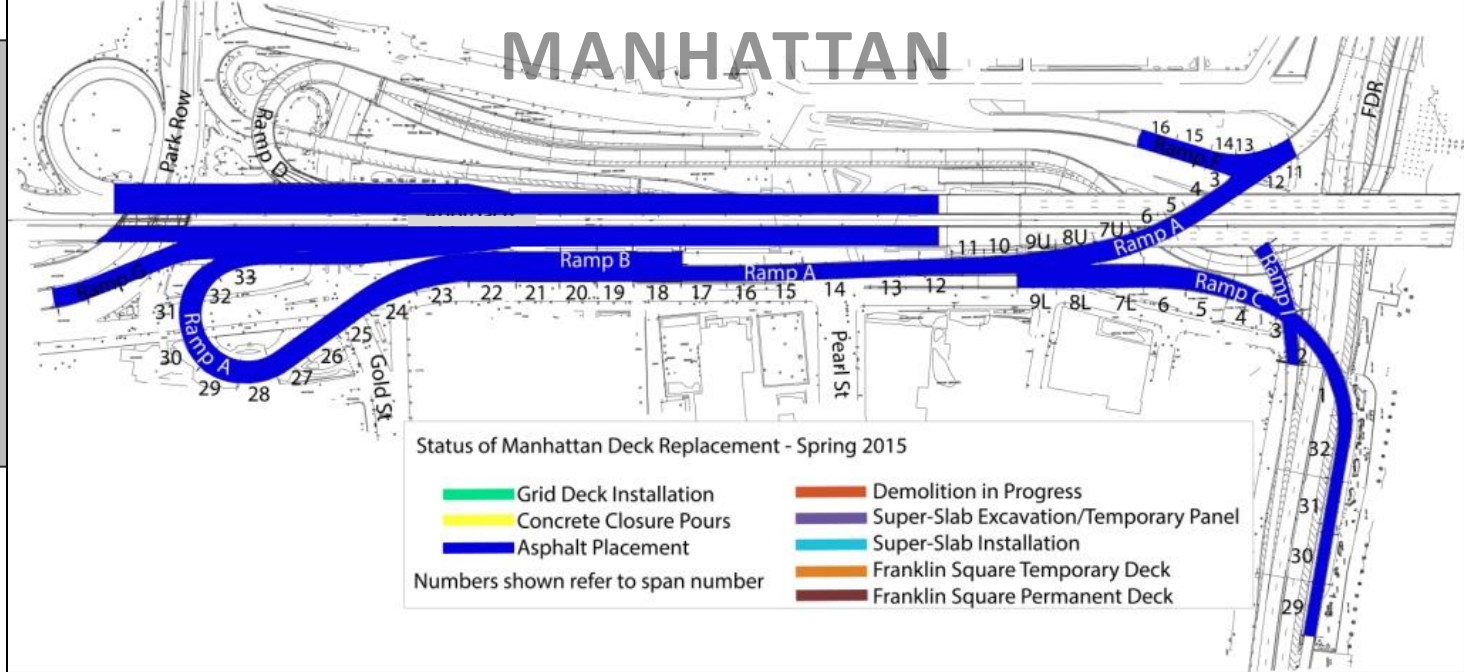
North Cantilever



- Additional steel deterioration encountered upon demolition of roadway
- Currently in design phase for replacement steel
- Asphalt placement on roadway contingent upon North Cantilever



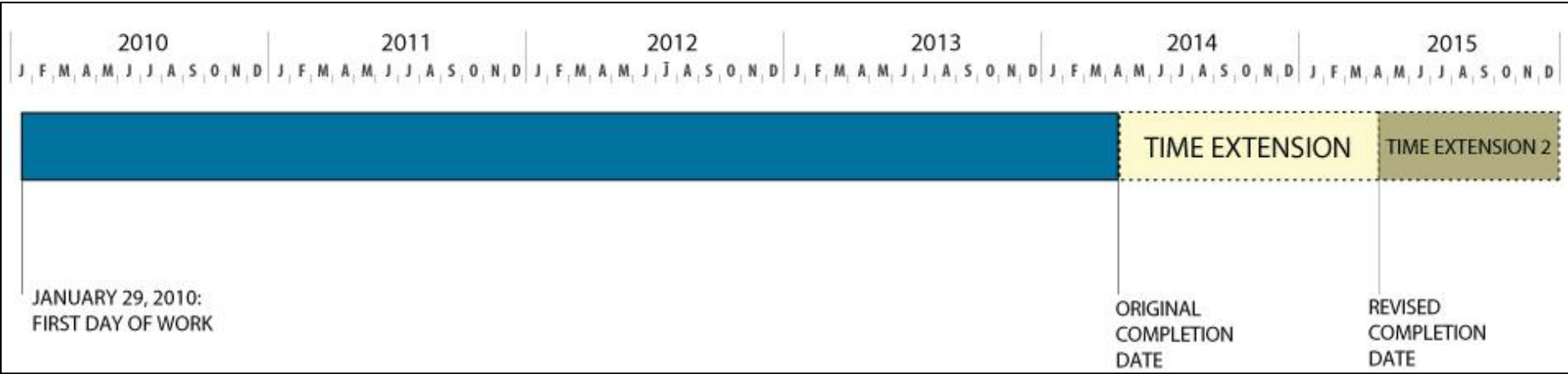
Upon Completion of North Cantilever



- Final asphalt placement on Manhattan-bound roadway

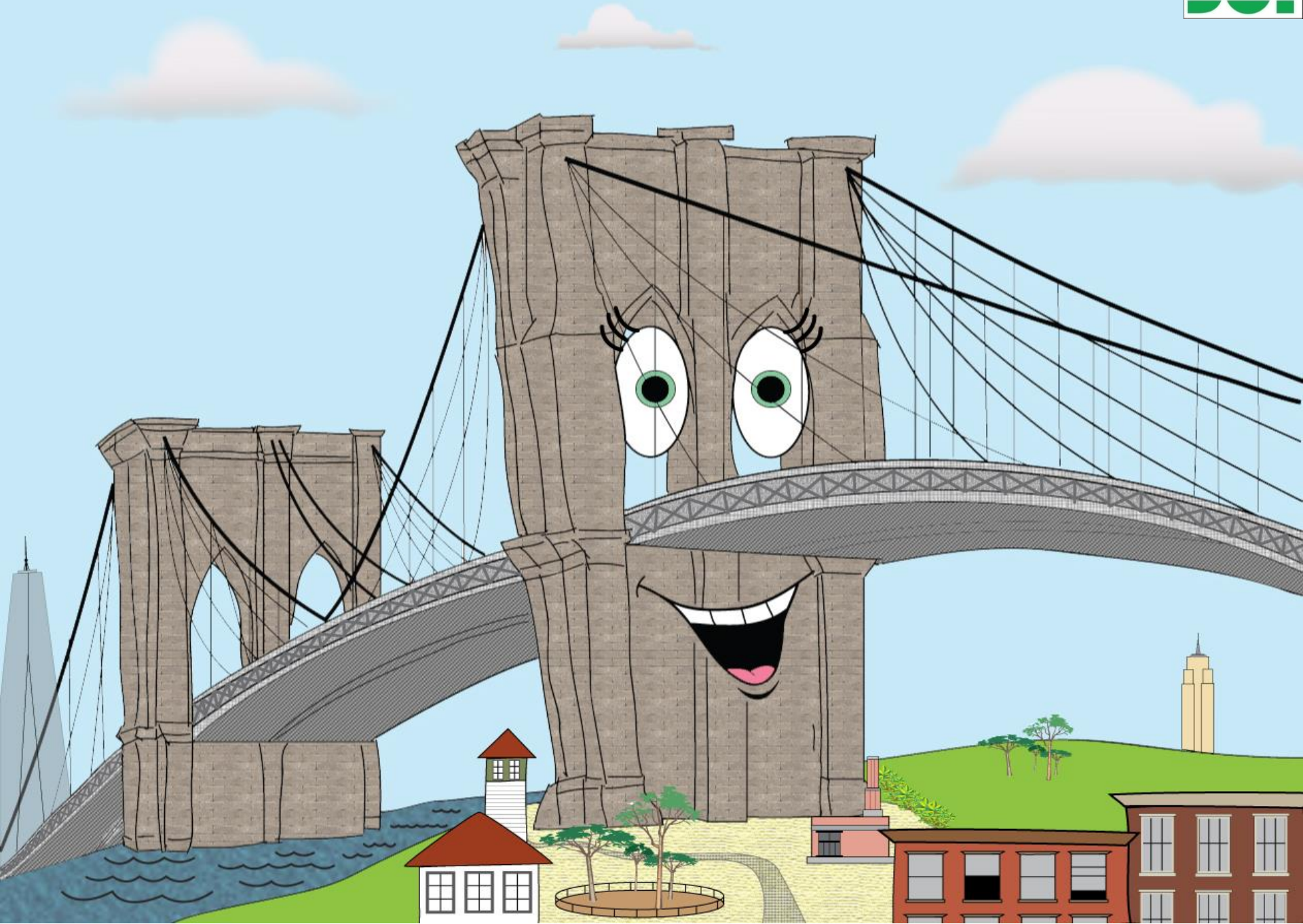


Contract Timeline



Operations potentially remaining after April 2015

- Steel repairs
- Ramp C pier replacement
- North Cantilever
- Brooklyn operations
- Restoration of storage yard area at Manhattan Anchorage (the dugout)

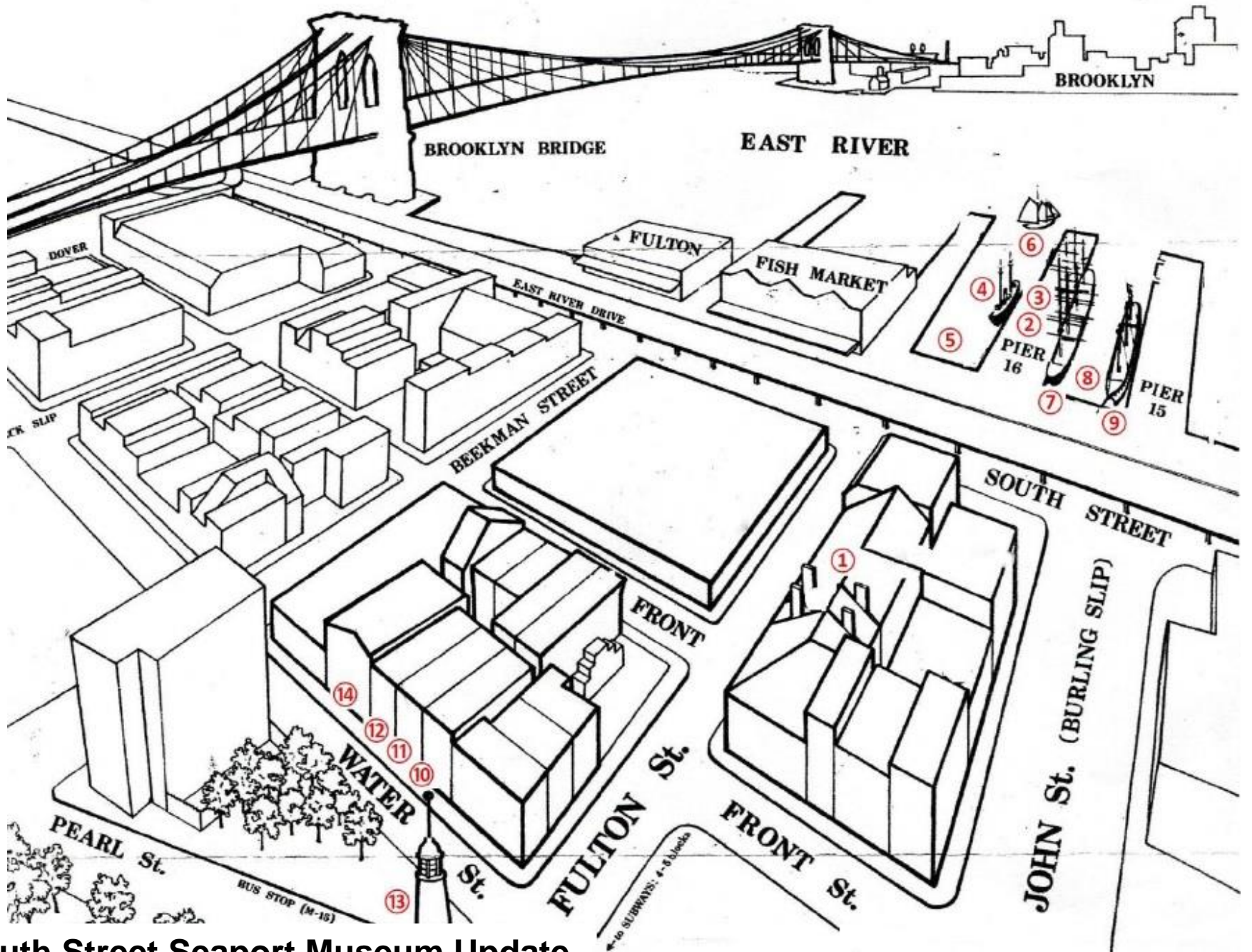




South Street Seaport Museum Update



South Street Seaport Museum Update



South Street Seaport Museum Update



South Street Seaport Museum Update



South Street Seaport Museum Update

South Street South Reconstruction Project From Old Slip to Fulton Street

The Agencies Involved:

- NYCDOT Project Manager:
 - John Delucia
- NYCEDC Project Managers:
 - Brian Larsen
 - Kathryn Prybylski
- Resident Engineering Service: Jacobs Engineering
 - Project Manager: Christine Oates
 - Resident Engineer: William Moser, P.E.
 - Office Engineer: Rhina Tamayo
 - Senior Inspector: Hatoum Hatoum
- Contractor: Trocom Construction Corporation
 - Project Manager: Anthony Santoro
 - Superintendent: Anatoly Veksler



LOCATION PLAN

South Street South Reconstruction Project

From Old Slip to Fulton Street

- Logistics:
 - Construction Schedule: January 2015 through November 2015
 - Construction work will be performed 2 blocks at one time
 - Work will begin on the West side of South Street then move to the East side.
 - South Street will be shut down to 2 lanes of traffic, one lane in each direction, North and South
 - No parking will be allowed on South Street
 - The Bike lane will remain open and relocated onto the Esplanade
 - Sidewalks will be a minimum of 5 feet wide and will remain open at all times
 - Pedestrian Crossings on South Street will remain open at all times within the 2 block work zone and will be guided by Flag Persons

South Street South Reconstruction Project

From Old Slip to Fulton Street

The Work:

West Side of South Street

1. Existing curbs will be removed and replaced with new granite curb and drainage catch basins will be installed.
2. Removal and replacement of the roadway.
3. Removal and replacement of the sidewalk.
4. Installation of the street lights, traffic signal poles and tree openings.

Once the West side is complete the work will move to the East side of South Street working North to South.

East Side of South Street

1. Installation of new drainage line, catch basins and manholes. Con Ed and ECS relocation work will also begin.
2. Installation of new granite curb.
3. Removal and replacement of the remaining roadway.
4. Installation of street lighting and traffic signals.
5. Installation of the final asphalt roadway over the concrete roadway and completion new striping.

Manhattan Community Board 1 Committee Reports

Seaport/Civic Center - J. Fratta

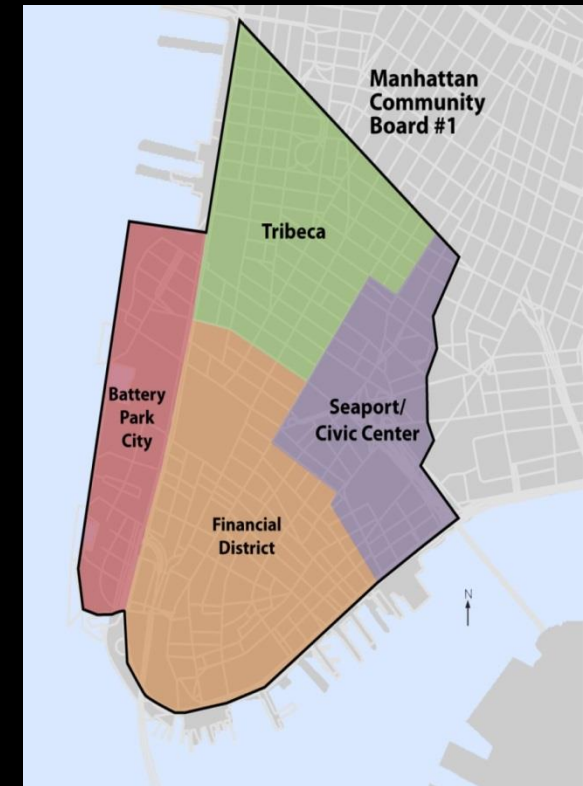
- 11.22 Peck Slip/251 Water Street, application for a new unenclosed sidewalk café license for Hedgie LLC d/b/a The Hideaway Seaport – Resolution
12. 21-23 Peck Slip, application for renewal of an unenclosed sidewalk café license for IDG Seaport Corp d/b/a Acqua – Resolution



Manhattan Community Board 1 Committee Reports

Planning Committees - J. Galloway

1. World Trade Center Quarterly Update – Report
2. Silverstein Properties Update – Report
3. State Legislature Bill A5355/S3076, concerning electric substation placement – Presentation by representative of Assemblymember Gottfried – Resolution
4. Passive House – Resolution



The Port Authority of NY & NJ

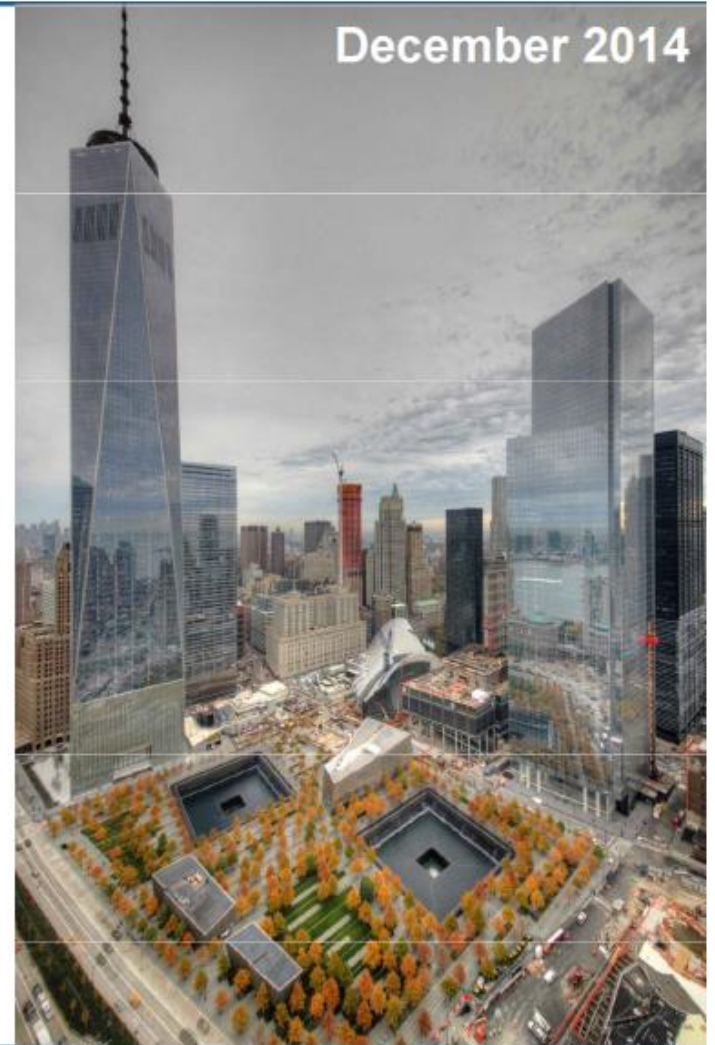
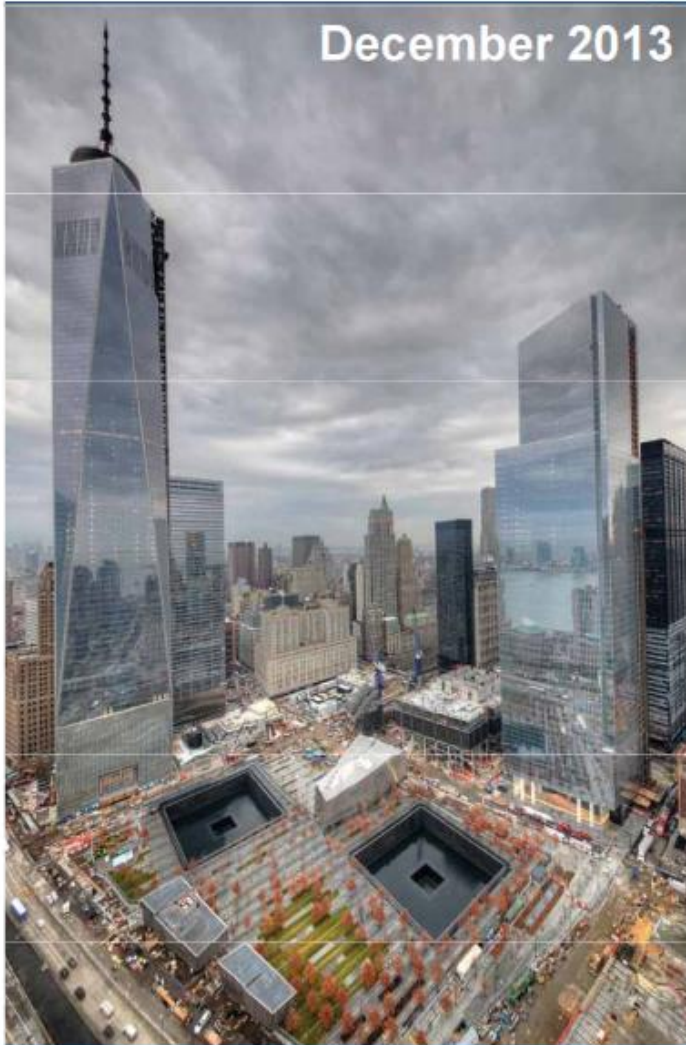
World Trade Center Progress

Year End Update to Community Board 1

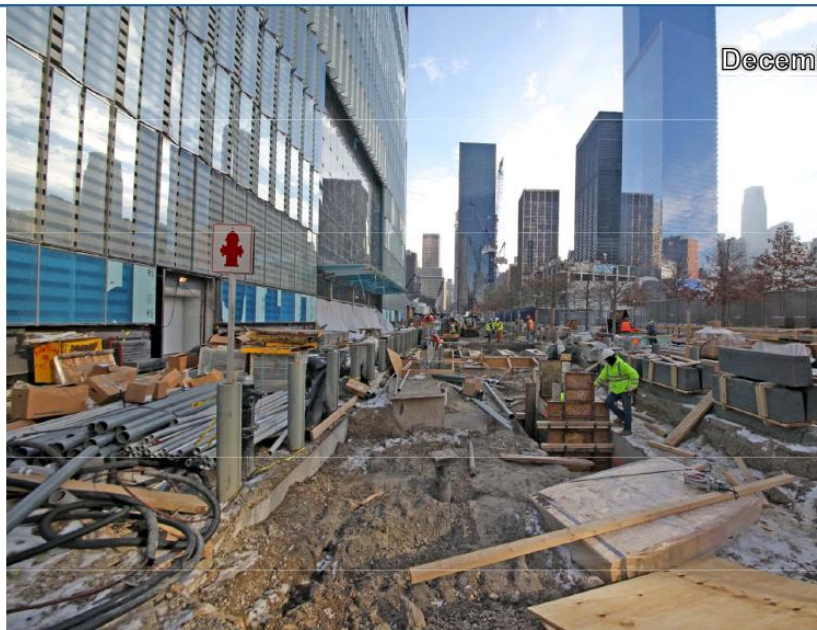
December 8, 2014

THE PORT AUTHORITY OF NY & NJ

WTC Construction Progress – December 2013 to 2014



One World Trade Center – Fulton Entrance 2013



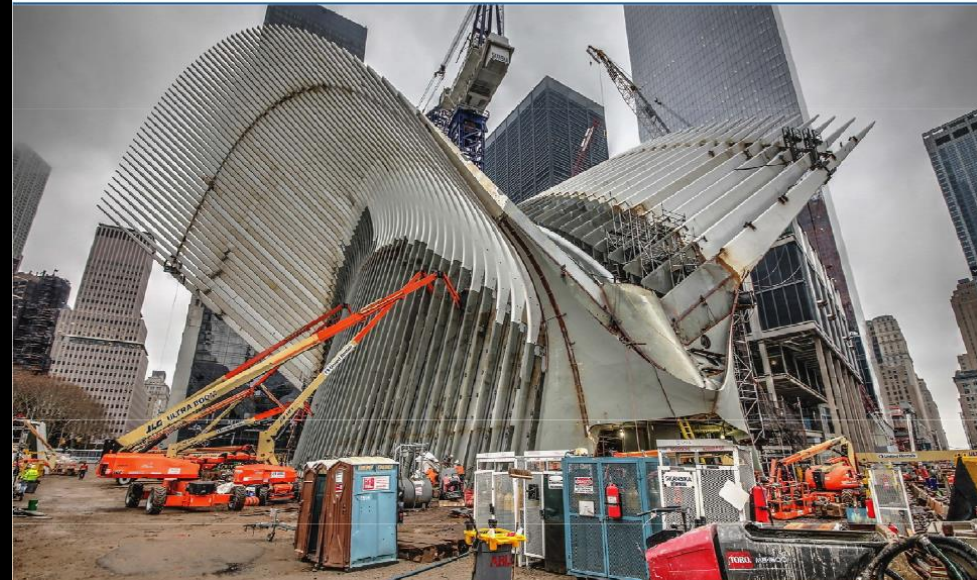
One World Trade Center – Fulton Entrance 2014



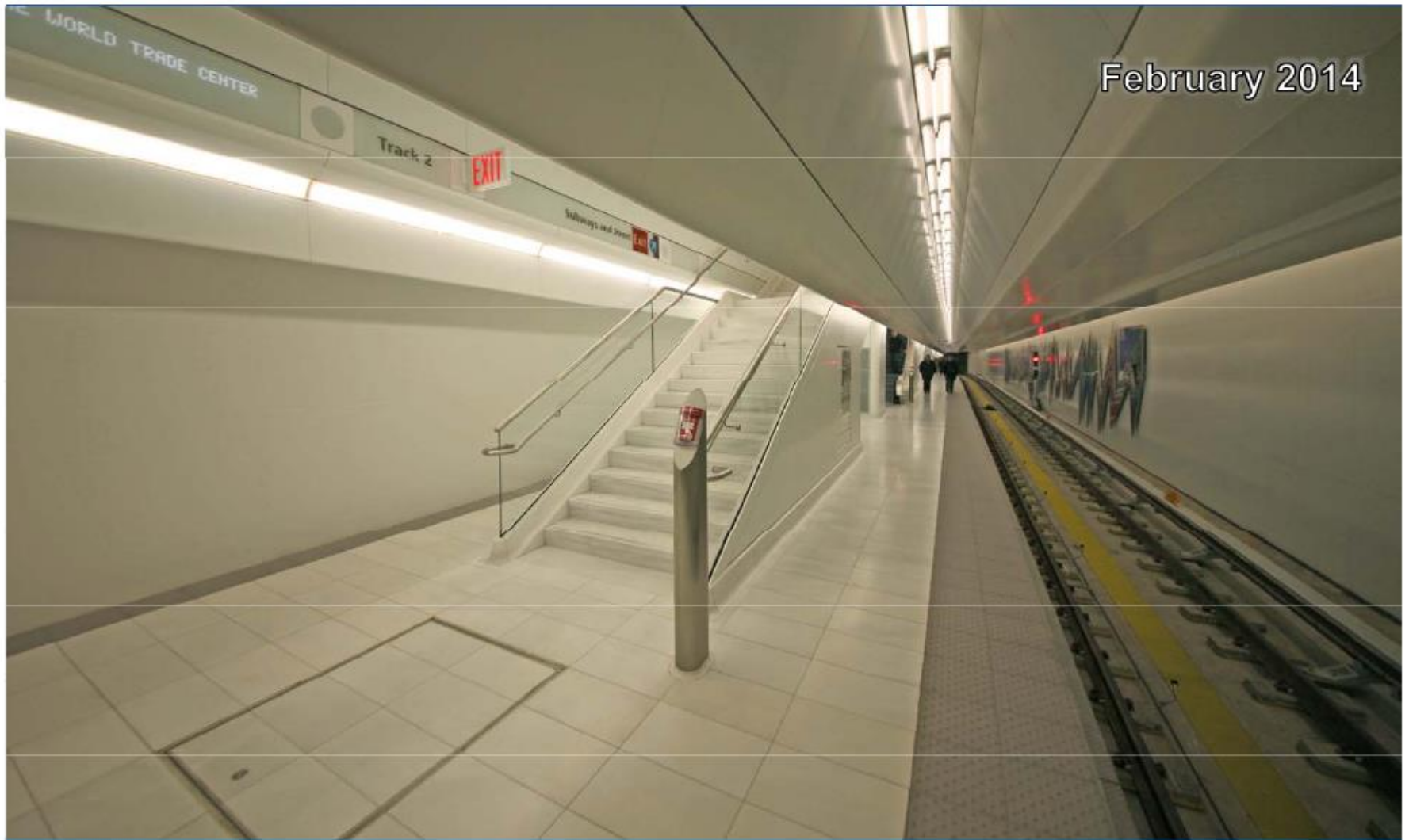
Transportation Hub – Oculus 2013



Transportation Hub – Oculus 2014

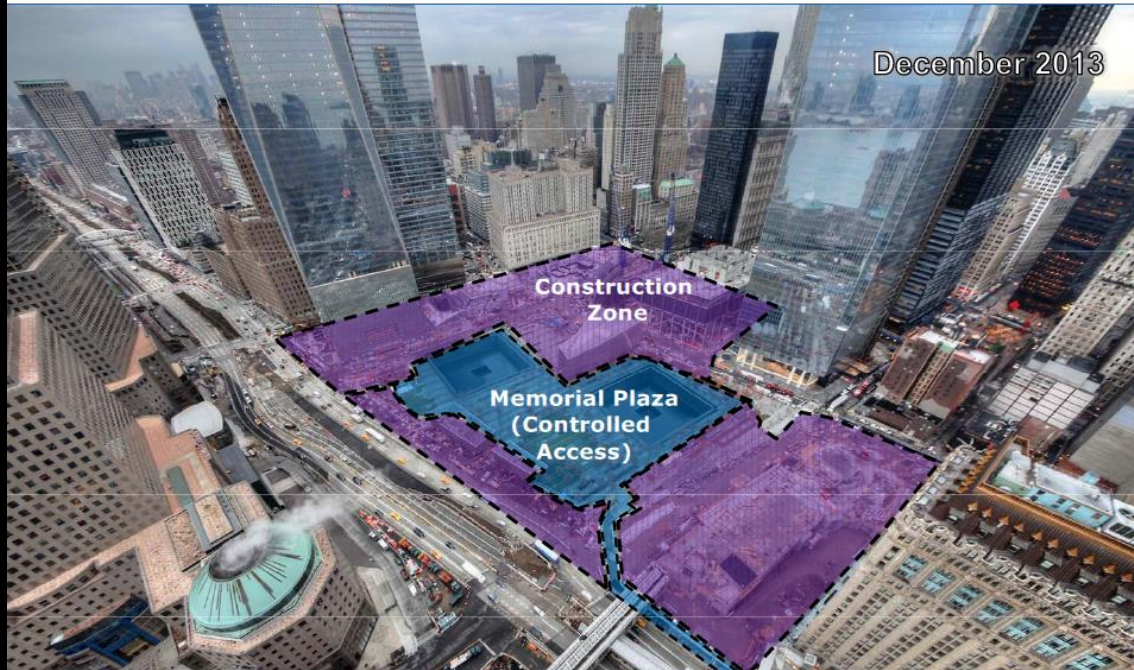


Transportation Hub – Platform A

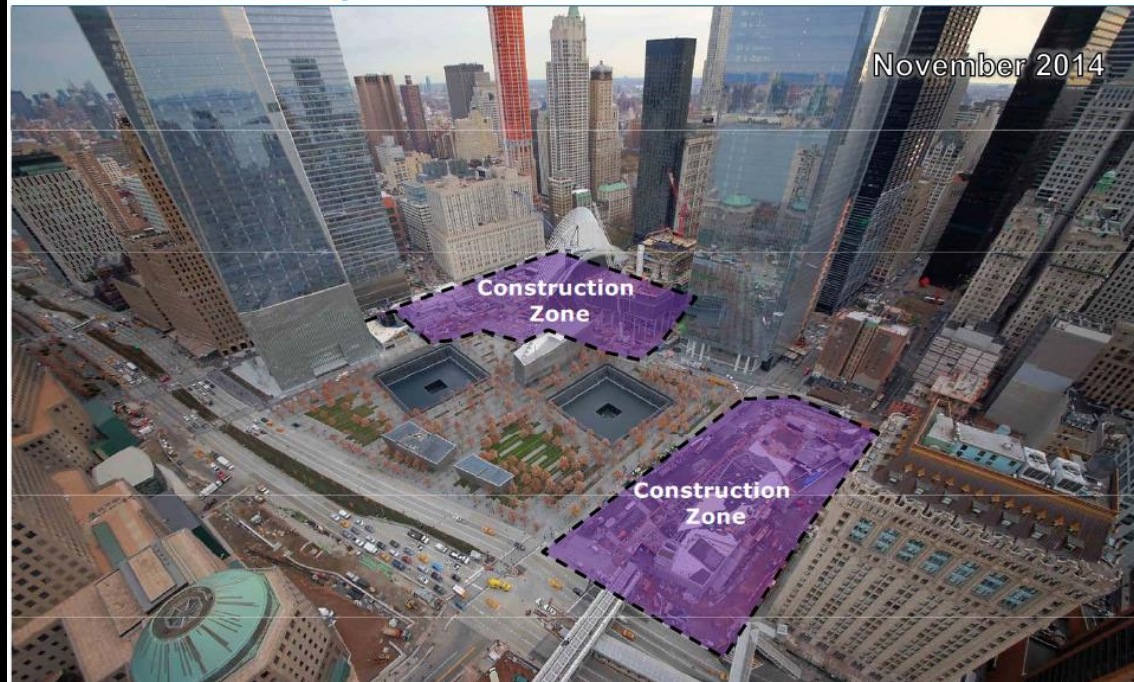


February 2014

WTC Fence Comparison - 2013



WTC Fence Comparison - 2014



7 WORLD TRADE CENTER



Complete

1 WORLD TRADE CENTER



Complete

9/11 MEMORIAL & MUSEUM



Complete

VEHICLE SECURITY CENTER



Complete



2 WORLD TRADE CENTER



2020

WTC TRANSPORTATION HUB



2015

3 WORLD TRADE CENTER



2018

4 WORLD TRADE CENTER



Complete



Silverstein Properties – 4 WTC at Liberty & Church



Silverstein Properties – Cortlandt Way between 4WTC & 3 WTC



Silverstein Properties – 30 Park Place (aka 99 Church Street)

PASSIVE HOUSE: Low Carbon by Design

*Delivering low-energy buildings
for a prosperous & resilient New York*



Can you find the Passive House?

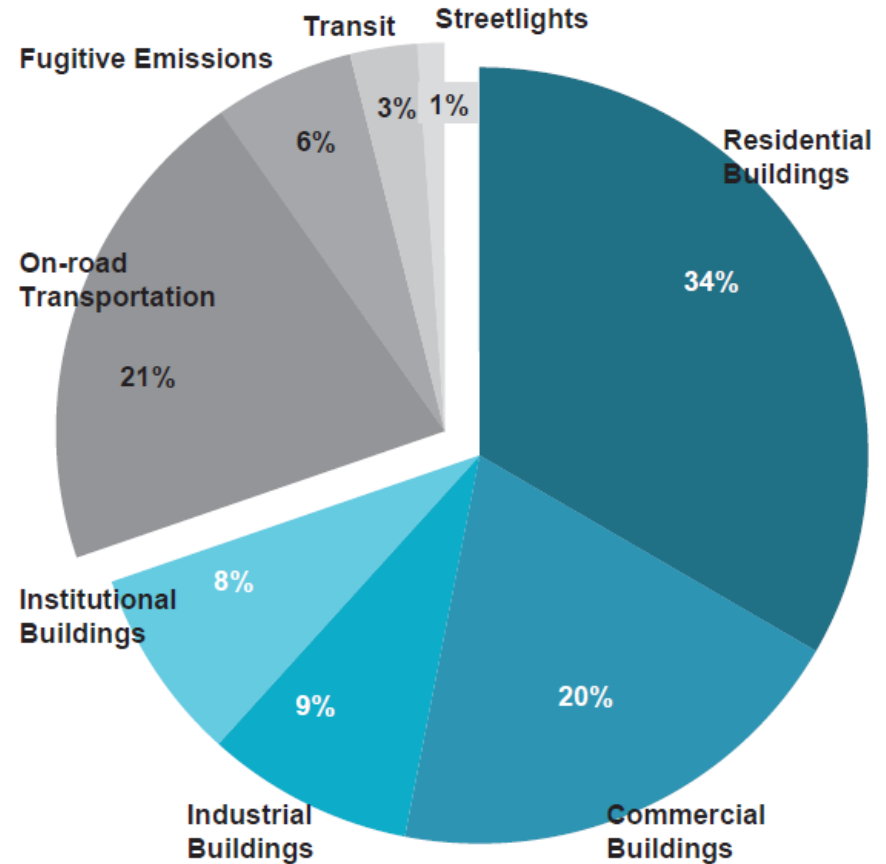
Presented by:



NYC BUILDINGS DOMINATE

“The energy used in our buildings contributes nearly **three-quarters** of citywide emissions.”

One City: Built to Last



Source: New York City Mayor's Office of Long-Term Planning and Sustainability



Mayor Bill de Blasio
announces policy to
meet 80% reductions
by 2050.

“To implement leading edge...cost-effective...highly energy
efficient...look to **Passive House**...or
“zero net energy” ...standards.”

JOIN GLOBAL LEADERSHIP

from **AUSTRIA**

to **CHINA**



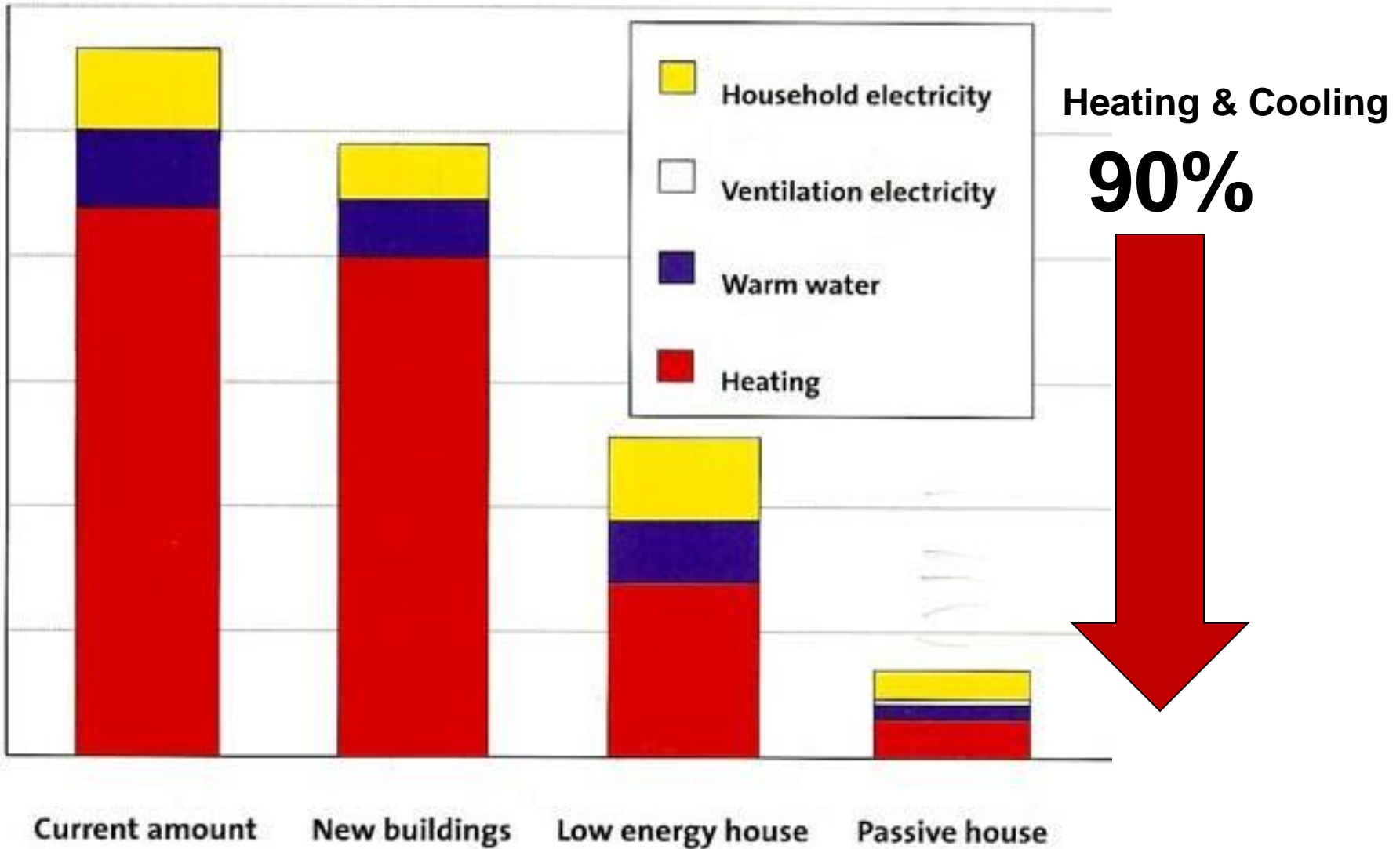
Passive House Database
Passive House Days!



*Passive House
Institute*
www.passivehouse.com

WHY PASSIVE HOUSE?

BIG ENERGY REDUCTION



BROAD BENEFITS

User Experience:

- **Thermal / Acoustic Comfort:** most comfortable
- **Health:** best indoor air quality
- **Resilience:** shelter-in-place in power-outages



BROAD BENEFITS

Economic:

- **Skilled Jobs:** training & employment
- **New & Expanding Expert Industry:** professional services and component manufacturing
- **Construction Cost Parity:** within reach as market adapts.
- **Low-risk / High-return:** conservative investment
- **Affordable Green Occupancy:** Low energy costs

Case Study: Knickerbocker Commons Affordable Housing

803 Knickerbocker Avenue, Brooklyn
Architect: Chris Benedict, R.A.
Owner: Ridgewood Bushwick Senior Citizen's Council
General Contractor: Galaxy Construction
Construction Cost: \$180/square foot
No. of Units: 24



Knickerbocker Commons, the first mid-sized apartment building designed to Passive House standards in the United States

HOW IS THIS POSSIBLE?

With an Integrated Goal & Methodology:

Passive House **reduces** our buildings' **operational energy demand** to an **optimized extent** through **passive measures** and components:

Orientation & Massing, Insulation, Airtightness, Windows & Doors, Passive heat gains, Carefully calculated energy balance

WE CAN DO BETTER, TODAY

URBAN GREEN COUNCIL

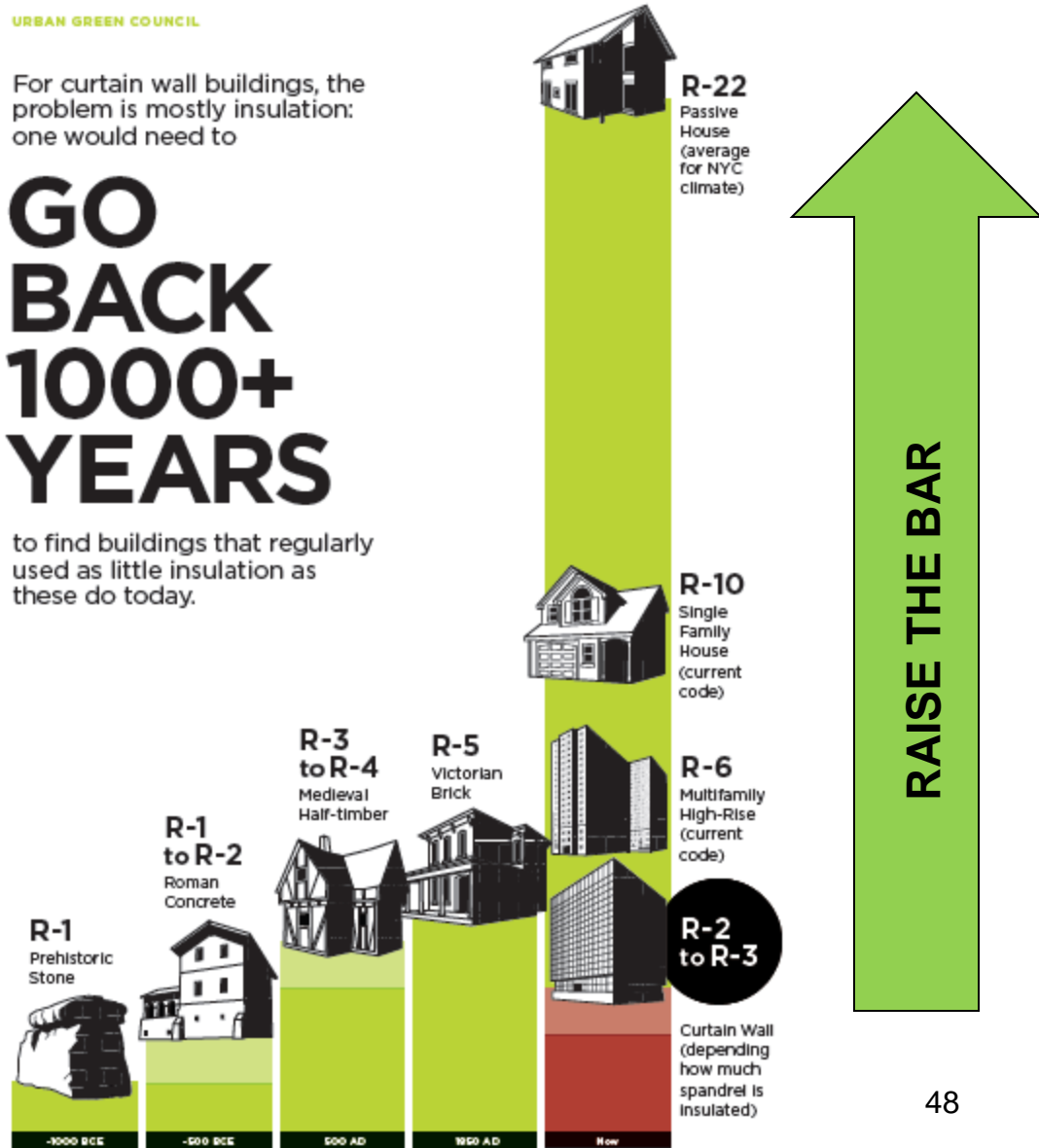
For curtain wall buildings, the problem is mostly insulation: one would need to

GO BACK 1000+ YEARS

to find buildings that regularly used as little insulation as these do today.



CLIMATE DANGER



Manhattan Community Board 1 Committee Reports

Planning and Battery Park City Committees - J. Galloway/A. Notaro

1. Affordable housing in Lower Manhattan – Resolution



Manhattan Community Board 1

Committee Reports

Landmarks – R. Byrom/ J. Friedman

1. South Street Seaport, application for alterations to Tin Building, Schermerhorn Row, Pier 17 and East River Esplanade, demolition of the Link Building, construction of pavilions under FDR Drive and new building on Pier – Report
2. 1 White Street, application for storefront renovation, handicapped access ramp and bulkhead and rooftop garden – Resolution
3. 26 Broadway, application for signage and flagpole – Resolution



Manhattan Community Board 1

Committee Reports

Tribeca - E. Lewinsohn

1. Proposal for a bus stop for Lily Travel Services LLC on Lafayette Street between Walker and White Streets – Report
2. 443 Greenwich Street, application for authorization pursuant to section 13-442 of the Zoning Resolution to allow an attended accessory parking facility with a maximum capacity of 15 spaces on the ground floor and cellar of an existing building – Resolution
3. 67 Reade Street, application for restaurant wine and beer license for New Sun Café Japanese Cuisine Inc. – Resolution
4. 88 Thomas Street a/k/a 50 Hudson Street, application for alteration of liquor license to permit permit later closing hours; and to permit all night service on New Year's Eve for Emporio 50 LLC d/b/a Bar Cyrk NYC – Resolution



Manhattan Community Board 1

Committee Reports

Tribeca - E. Lewinsohn

5. 305 Church Street, application for alteration of liquor license to permit live music for Mexma LLC – Resolution
6. Application by Downtown Independent Democrats for street activity permit for Lafayette Street between Canal Street and Leonard Street, Sunday, July 12, 2015 – Resolution
7. 155 Chambers Street, application for restaurant wine and beer license for DBTG Chambers LLC d/b/a Dirty Bird to Go – Resolution
8. 32 White Street, application for renewal of sidewalk cafe license for Tribeca Grand Hotel, Inc. – Resolution
9. 135 West Broadway, application for renewal of sidewalk cafe license for Tiny's and the Bar Upstairs – Resolution



Manhattan Community Board 1 Committee Report

Financial District – S. Cole

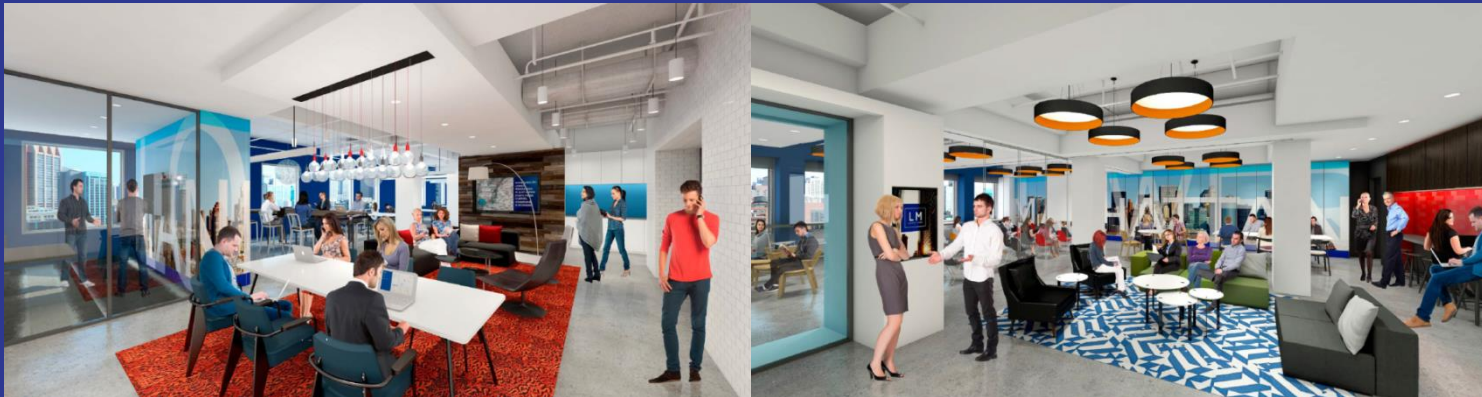
1. Lower Manhattan HQ – Report
2. Shakespeare Downtown Presentation – Report
3. 20 Exchange Place Construction Update – Report
4. 90 Washington Street, application for a liquor license for NY Hospitality LLC – Resolution
5. 1 World Trade Center, 45th floor, application for a liquor license for Legends OWO, LLC – Resolution



LMHQ

WILL BE THE CENTRAL MEETING PLACE FOR THE
CREATIVE, TECH AND MARKETING COMMUNITY
IN LOWER MANHATTAN

OPENING SPRING 2015



Presented by: Downtown Alliance

Shakespeare Downtown

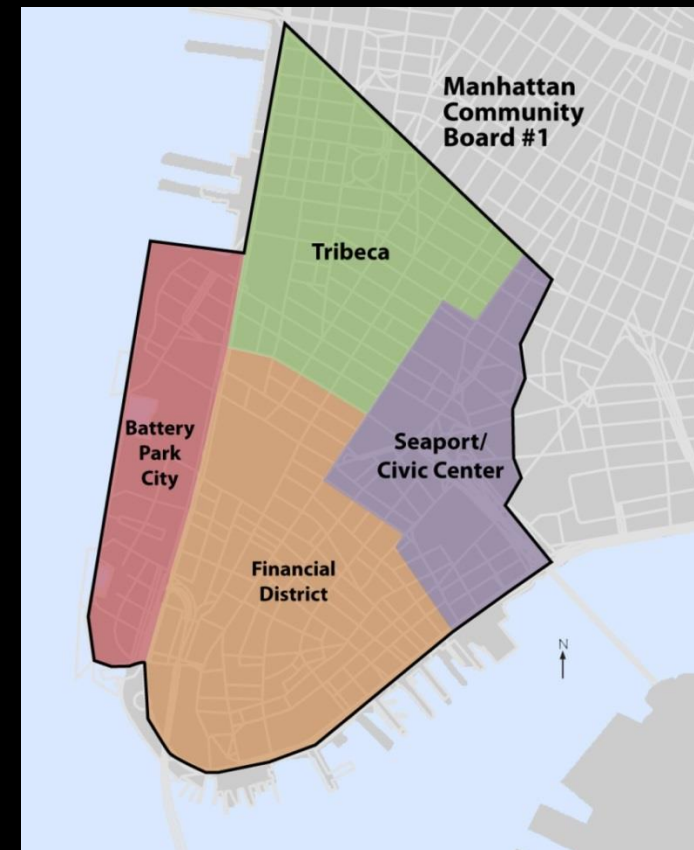


www.shakespearedowntown.org

Manhattan Community Board 1 Committee Reports

Youth & Education – P. Hovitz

1. Art Connects New York Presentation – Report
2. Institute for Career Development (ICD) Presentation – Report
3. Establish a center around preventing diseases of environmental origin in children – Report
4. Super Duper Tennis Programs Presentation – Report
5. Reinstatement of allocated field time on the MBHS field to support spring and fall little league activities – Resolution



Comprehensive Community Centers



Art Connects partnership with Queens Community House included installing commissioned work in three different locations.

Manhattan Community Board 1 Committee Reports

Battery Park City – A. Notaro

1. Manhattan by Sail Update – Resolution
2. Tunnel to Towers Foundation street activity permit application for Vesey Street between West Street and North End Ave. Sunday, September 27, 2015, 7:00 am to 12:00 pm – Resolution
3. Battery Park City Authority – Report
4. BPC Parks Enforcement Patrol Update – Report
5. Responses by NYC and NYS Departments of Transportation to CB1 letter regarding Liberty and West Street intersection – Report
6. Pier A Visitors Center Update – Report
7. CB1 letter regarding ferry noise – Report



North Cove Marina



Photo from The Broadsheet Daily

MANHATTAN

BY

SAIL



NEW YORK





Manhattan Community Board 1

Old Business

No Business conducted

Manhattan Community Board 1

New Business

No Business conducted

Manhattan Community Board 1

Adjournment

Thank you and goodnight!