



The City of New York

# Manhattan Community Board 1

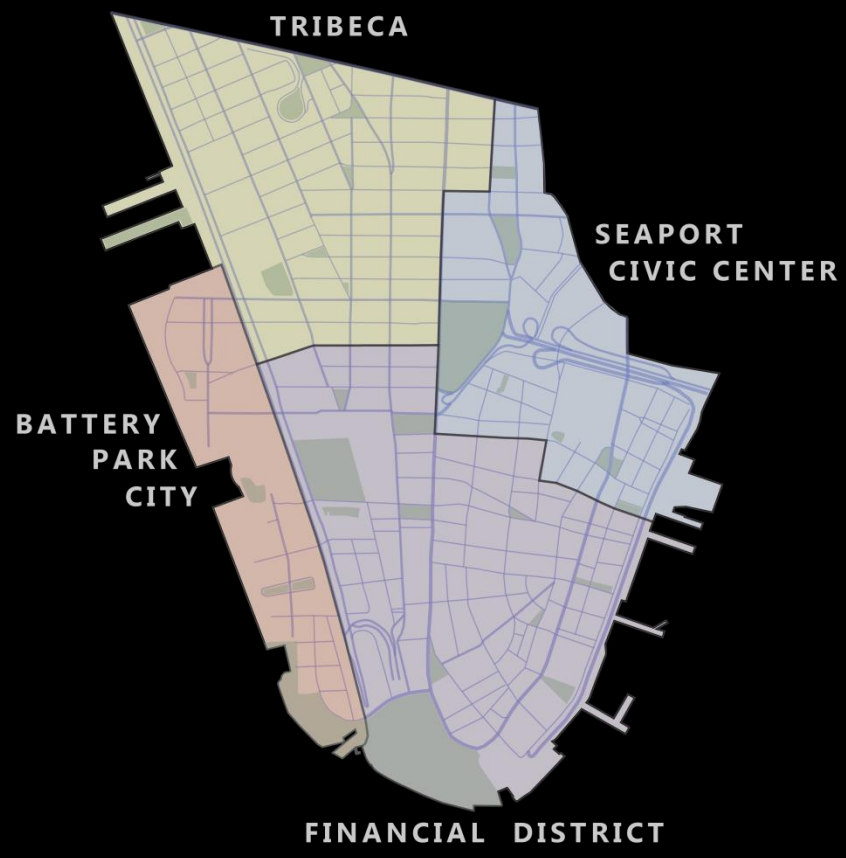
## Monthly Board Meeting

### Tuesday, May 23, 2017

### 6:00 PM

Downtown Boathouse  
Hudson River Park at Pier 26

Anthony Notaro, Jr. Chairperson  
Noah Pfefferblit, District Manager  
Lucy Acevedo, Community Coordinator  
Diana Switaj, Director of Planning and Land Use  
Michael Levine, Planning Consultant



# CB1's OFFICE CONTACT

Manhattan Community Board 1  
1 Centre Street, Room 2202 North  
New York, NY 10007  
Tel: (212) 669-7970  
Fax: (212) 669-7899

Website:

<http://www.nyc.gov/html/mancb1/html/home/home.shtml>

Email: [Man01@cb.nyc.gov](mailto:Man01@cb.nyc.gov)



# Manhattan Community Board 1

---

## Welcome

- Graeme Birchall, President, Downtown Boathouse
- Tom Lindon, Vice President of Marketing & Events, Hudson River Park Trust
- Tina Walsh, Assistant Director, Environmental Education

# 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)



# Manhattan Community Board 1

---

## Business Session

- Adoption of April 2017 minutes
- District Manager's Report – N. Pfefferblit
- Chairperson's Report – A. Notaro, Jr.

# Manhattan Community Board #1

Chairperson's Report

May 23, 2017

# Chair Report

## May 2017

### *What's Happening*

- **Howard Hughes Corporation & Pier 17 Tour – April 27**
  - New Committee Chairs reviewed and made plans for next steps (New Market Building)
- **CB1 & Stakeholders with M. Chin – May 11 - Lower Manhattan Traffic & Mobility Study**
- **School Overcrowding Task Force – May 16**
  - Citywide perspective for more leverage
  - Recognition of real specific issues
  - Borough Board will also take this up
- **Lower Manhattan Coastal Resiliency, Community Engagement Meeting – May 18**
  - Take a status of where we are and what the next steps are
  - Frustration vs Complexity of this massive effort
- **National Institute for Coastal and Harbor Infrastructure – May 18**
  - View of looking differently
  - How do we integrate this
  - Many stakeholders
- **Seaport Museum 50th Anniversary – April 29th**
- **New Mayor's Community Assistance Unity representative**
  - Gabi Dann-Allel (212) 788-2781

# Chair Report

## May 2017

### *Priorities*

- ***New Committee Structure***
  - Alignment is working
  - Reviewing committee sizes - rebalance
  - Reviewing Task Force changes
    - Housing
  - Strategic Goals
    - Meet with Committee Chairs
    - Focus is increasing
- *New Website*
- *Livability Index*
  
- ***Joel Kopel said he had fun at the Licensing Committee***



# Chair Report May 2017

## *Pier 17 Site Visit*



Chair Report  
May 2017

*Seaport Museum 50<sup>th</sup> Anniversary*



Photo: Downtown Express

# *Chairperson's Tip of the Hat*



# *Chairperson's Tip of the Hat*



# *Chairperson's Tip of the Hat*



# *Chairperson's Tip of the Hat*



# *Chairperson's Tip of the Hat*



# *Chairperson's Tip of the Hat*





# Manhattan Community Board 1 Committee Reports

---

## Nominating – M. James

- 1) Selection of Committee Chair – Report
- 2) Discussion of Candidates for Assistant Secretary – Report

# Manhattan Community Board 1 Committee Reports

---

## Executive – A. Notaro, Jr.

- 1) Rebalancing CB1 committee membership – Report
- 2) Reports from CB1 Committee Chairs – Report

# Manhattan Community Board 1 Committee Reports

## Quality of Life & Service Delivery – P. Moore

- 1) Community Board 1 Participation in the Hudson Square/West Village Transportation Study as it will affect Community Board 1– Resolution
- 2) Restoration and preservation of curb-side alternate side street parking on the north and south sides of Hubert Street, between Hudson and Collister Streets – Resolution
- 3) Venting for commercial establishments – Report
- 4) Urban Umbrella – Report
- 5) Shooting near Battery Park – Report



# HUDSON SQUARE/WEST VILLAGE

# BACKGROUND

---

- Requested by CM Corey Johnson and CB 2 to conduct a comprehensive Transportation Study
- Address congestion/queue spillback along major roadways leading to the Holland Tunnel
- Improve safety for all street users
- Access, connectivity and circulation to major pedestrian generators/attractions
- Safer crossing and access to Hudson River park
- Enhanced Quality of life for area residents and businesses

# STUDY SCHEDULE

---

- Tech Memo 1: Summer 2017
  - Tech Memo 2: Fall 2017
  - Tech Memo 3: Winter 2018
  - Draft Report: Spring 2018
  - Final Report: Spring 2018
-

# STUDY AREA

## Eastern Boundary

- 6<sup>th</sup> Avenue
- Greene Street
- Church Street

## Western Boundary

- West Street

## Northern Boundary

- Christopher Street

## Primary Southern Boundary

- Canal Street

## Secondary Southern Boundary

- Watts Street
- Leonard Street



— Primary Study Area

- - - Secondary Study Area

# Manhattan Community Board 1 Committee Report

## Youth & Education – T. Joyce

- 1) Borough of Manhattan Community College capital budget request, Scott Anderson, Vice President for Administration and Planning – Resolution
- 2) School Emergency Notification Procedures – Report
- 3) School Overcrowding Task Force – Report
- 4) Battery Park City Summer Events – Report



# Manhattan Community Board 1 Committee Reports

---

## Battery Park City – N. Segarra

- 1) Battery Park City Authority resiliency planning – Resolution
- 2) Liberty Community Garden – Report
- 3) Allied Universal Ambassadors – Report
- 4) Battery Park City Authority – Report



Liberty Community Garden

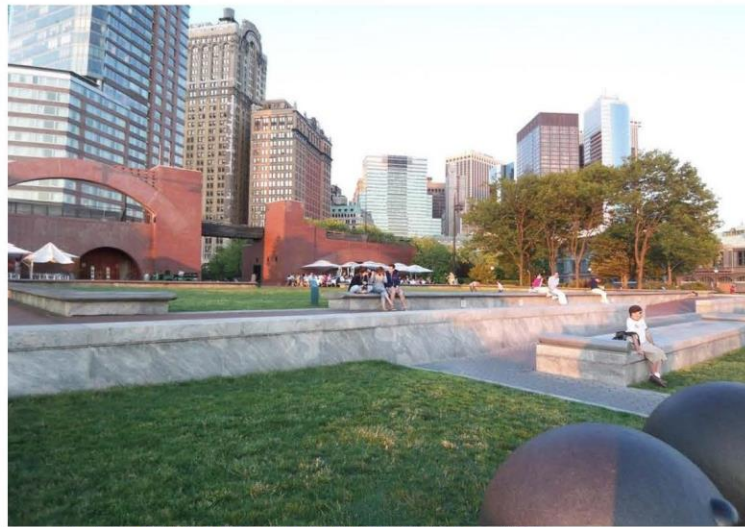


Liberty Community Garden

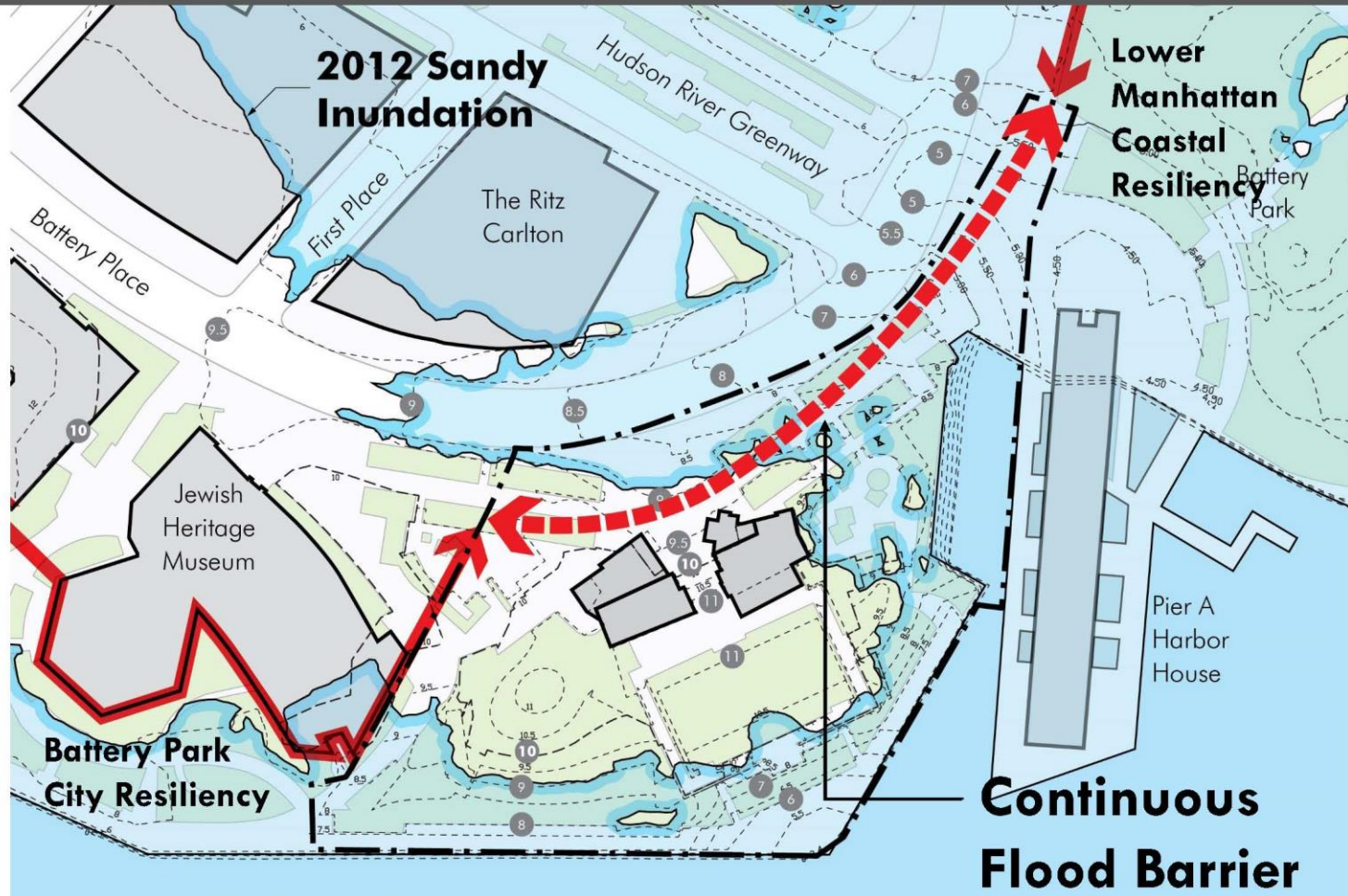


Liberty Community Garden

## Existing Barriers



# Establishing a Continuous Floor Barrier – Superstorm Sandy Inundation

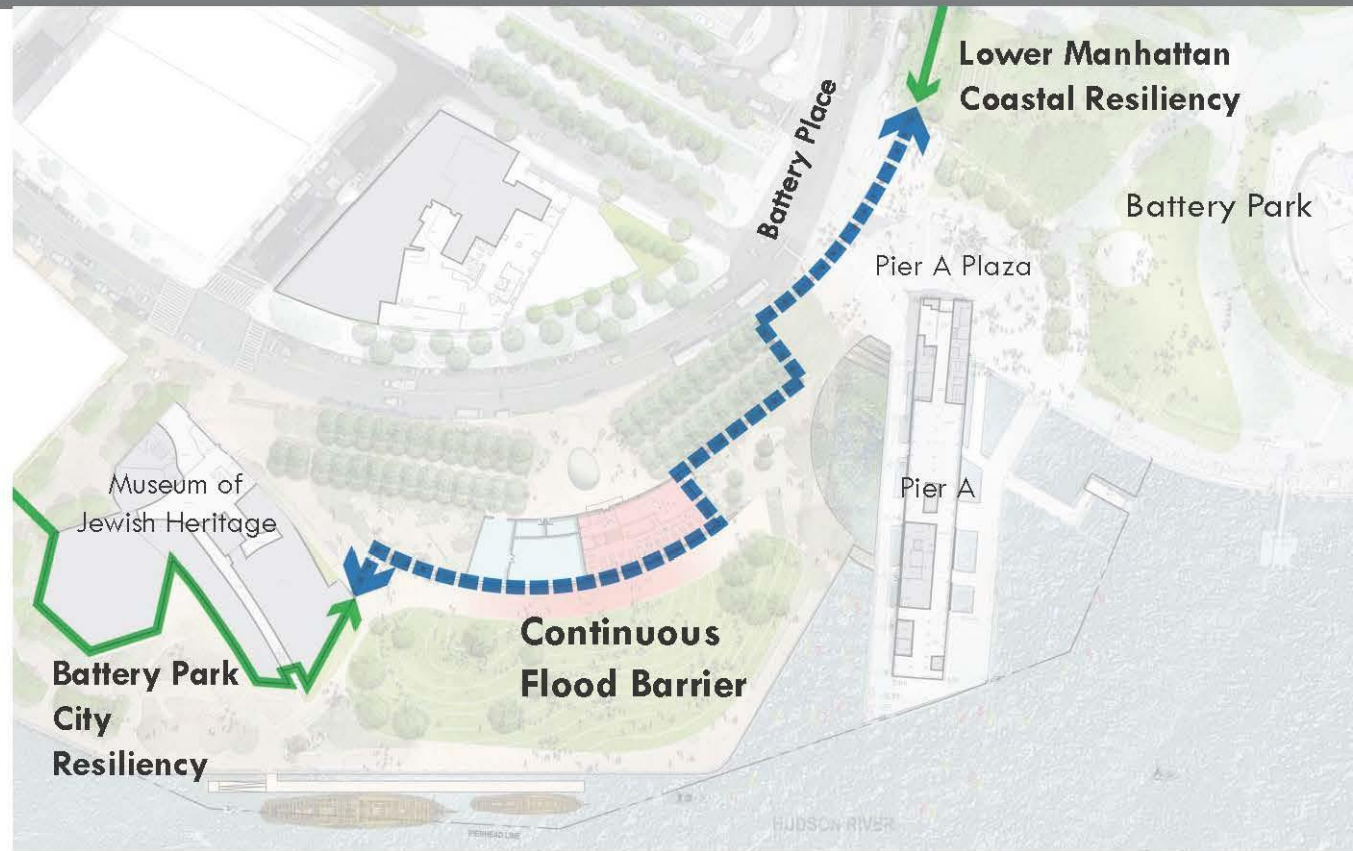


As outlined  
2016

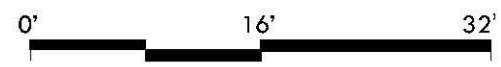
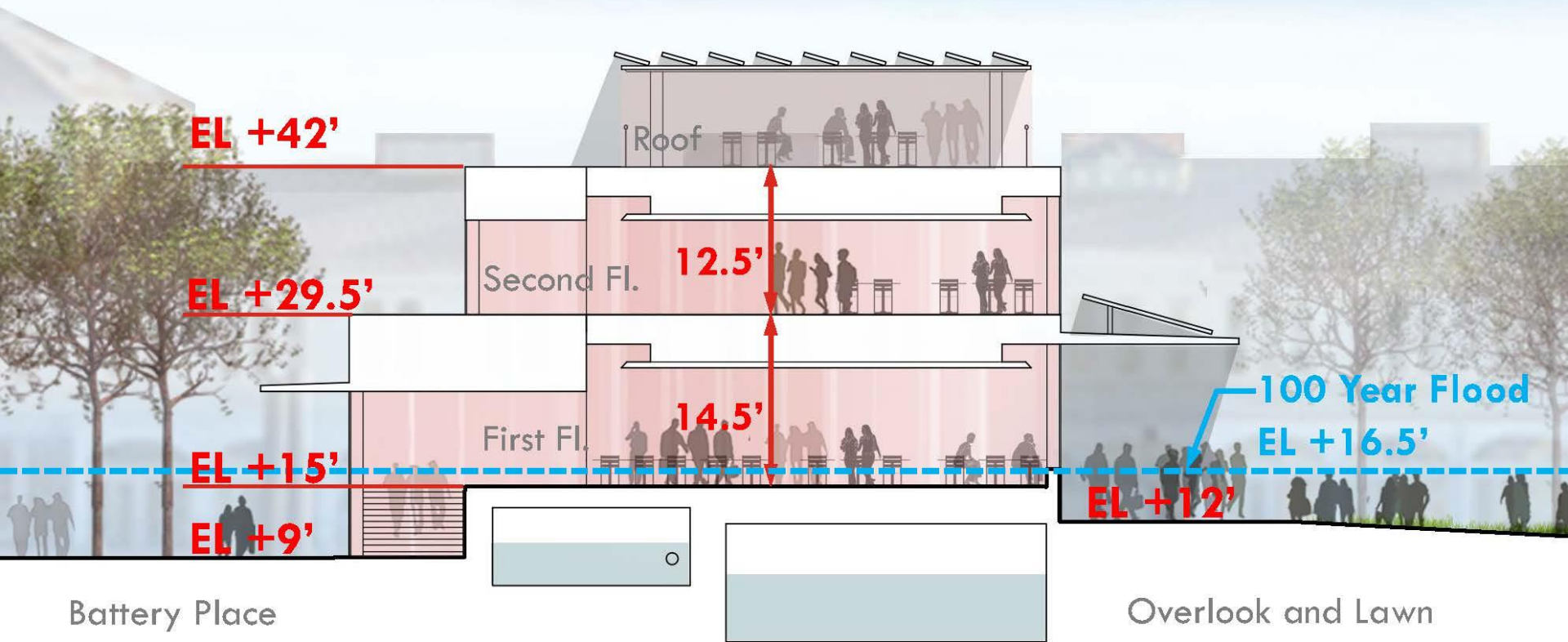
Battery Park City Au \* Inundation data from FEMA MOTF Hurricane Sandy Impact Analysis

# New Park Pavilion Design Principles: Resiliency

- More resilient barrier to protect upland areas
- More resilient facility
- DFE (Design Flood Elevation) 100 year flood elevation:  $El+16.5'$  NAVD per *Lower Manhattan Coastal Resiliency Plan*

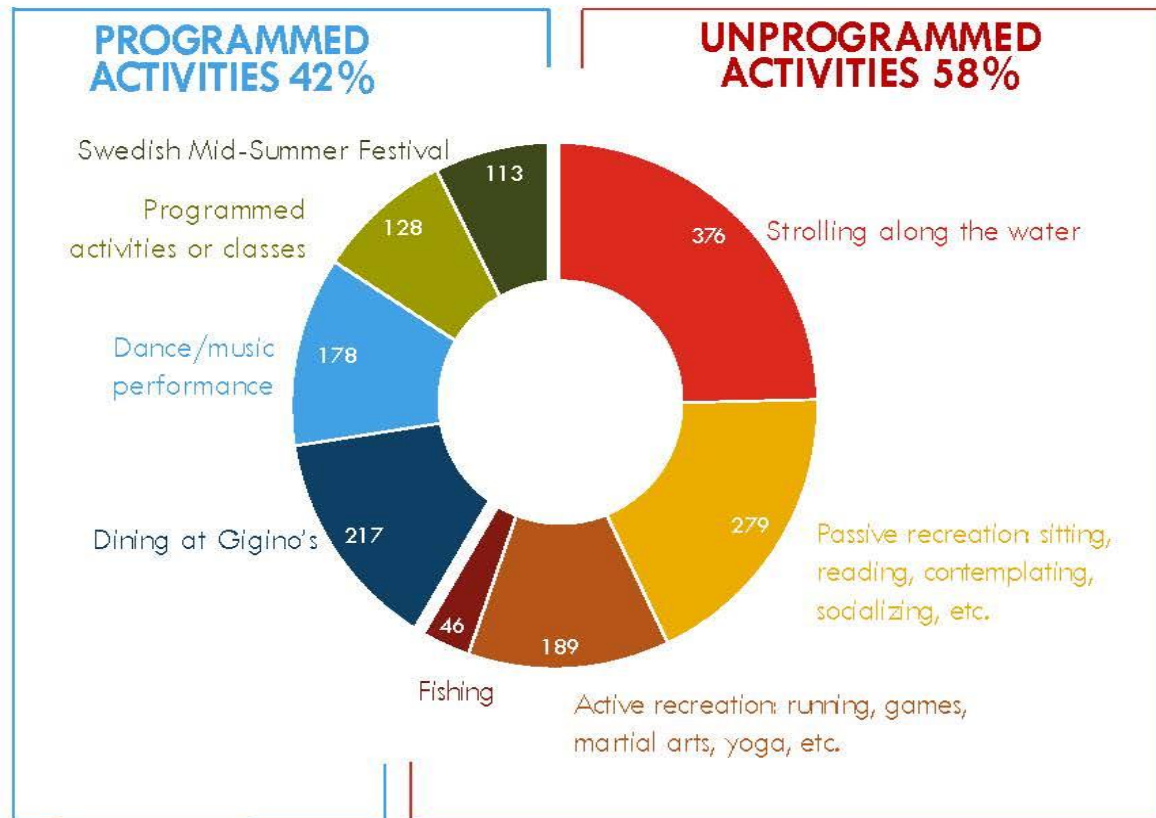


# New Park Pavilion: Key Heights

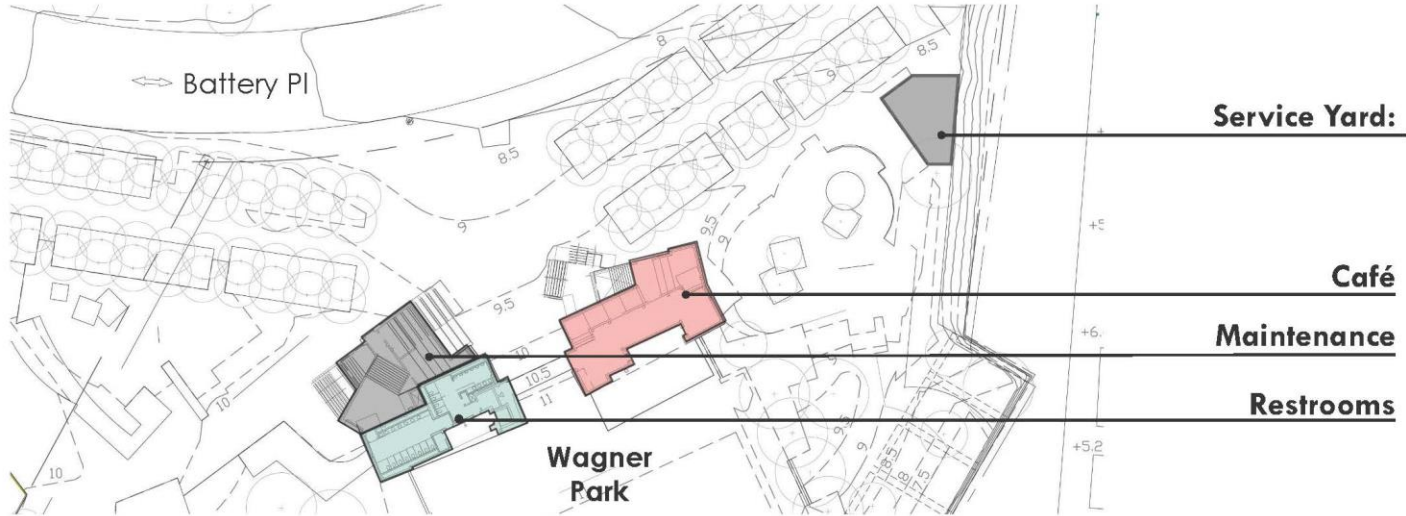




## WHY THEY CAME TO WAGNER PARK



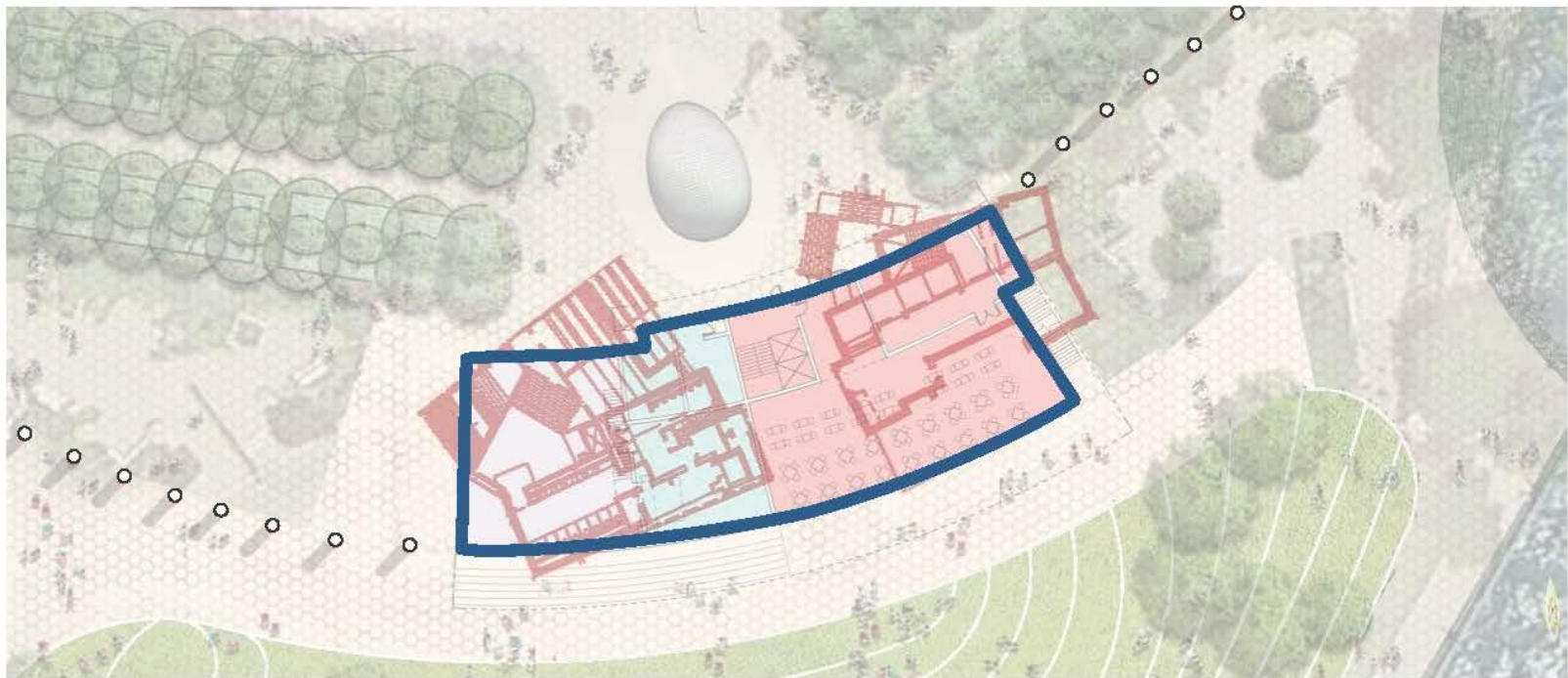
## Building Program Needs



Item	Existing	Needed
Restaurant	2,400 SF	6,000 SF
Restrooms	1,560 SF	1000 SF
Service Yard	1,000 SF	2,000 SF
Maintenance	1,800 SF	3,600 SF

as outlined  
2016

Program	Existing Usable Area	Potential Area
Food & Beverage	3,450 sf	6,000-10,000 sf
Maintenance/Security	1,665 sf	2,000 sf
Restrooms	1,750 sf	900 sf
Community Room	-	1,700 sf
Service Yard	960 sf	2,300 sf
<b>Total</b>	<b>7,825 sf</b>	<b>12,000-17,000 sf</b>

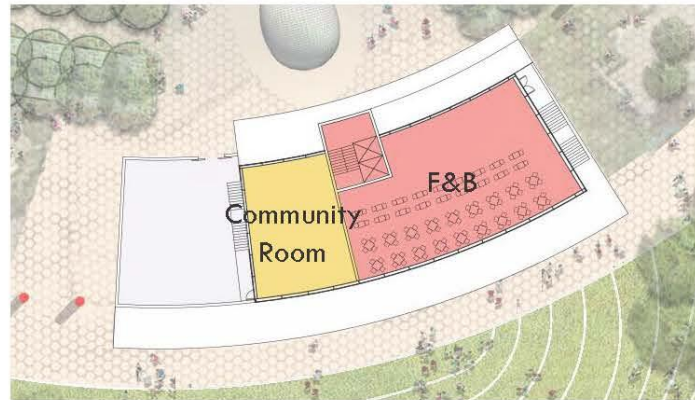


## Roof



Roof Garden: 700 sf

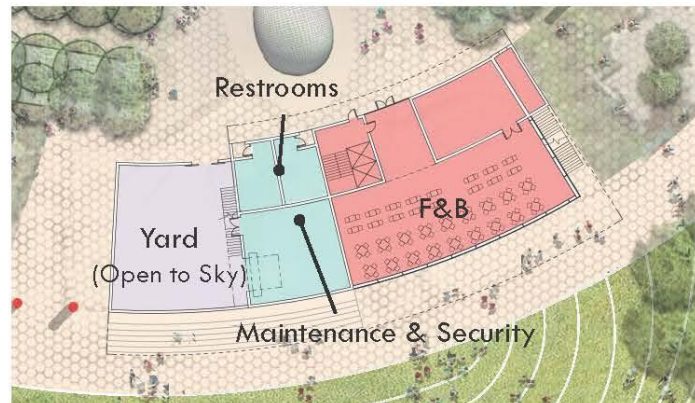
## Second Floor



F&B: 3,500 sf

Community Room: 1,700 sf

## First Floor

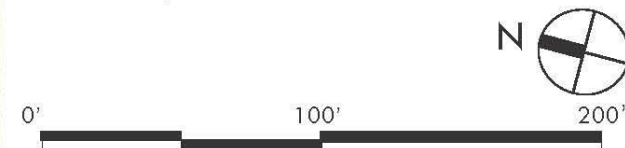


F&B: 5,000 sf

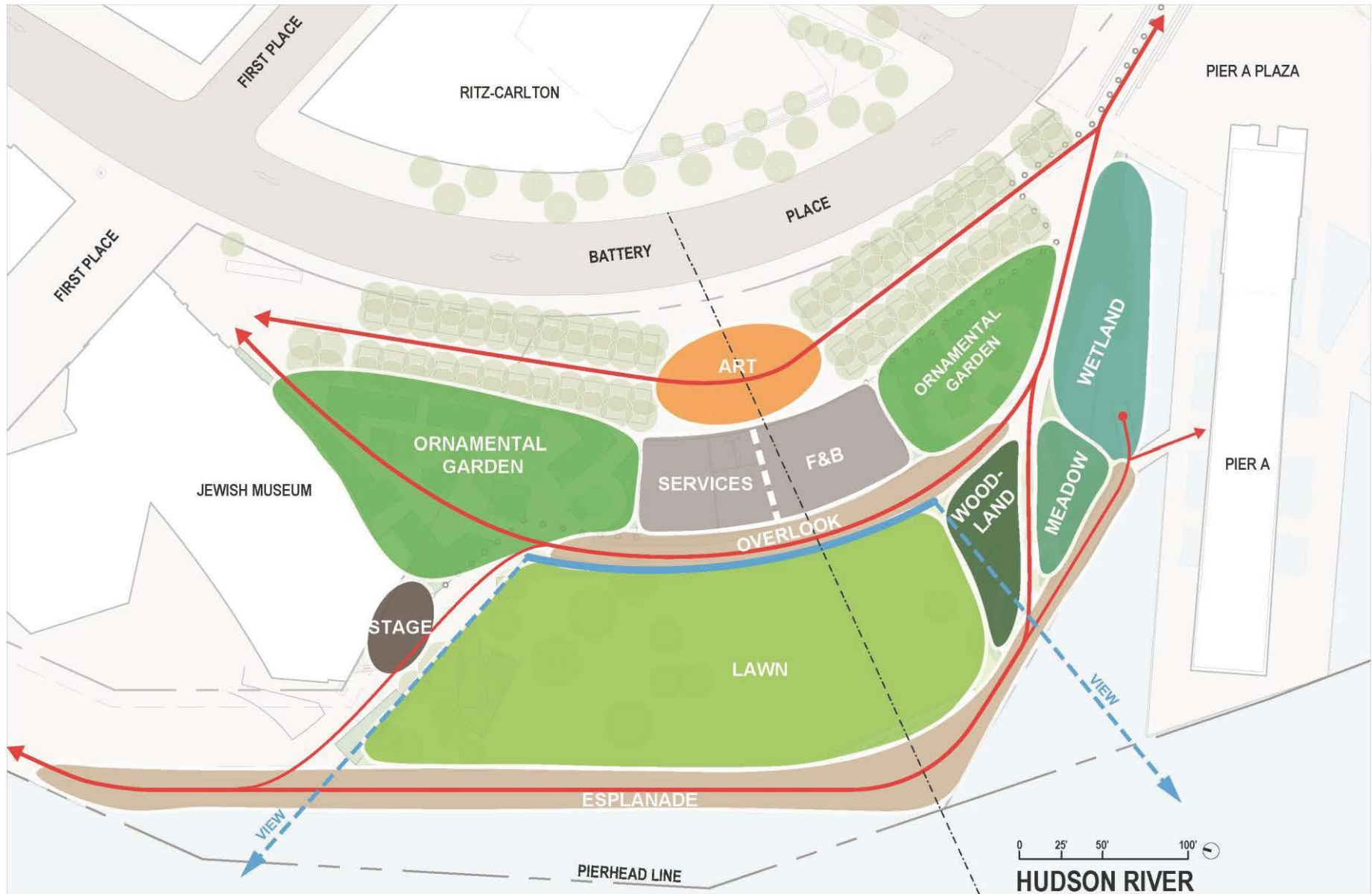
Restroom: 900 sf

Maintenance & Security: 1,100 sf

Yard: 3,000 sf

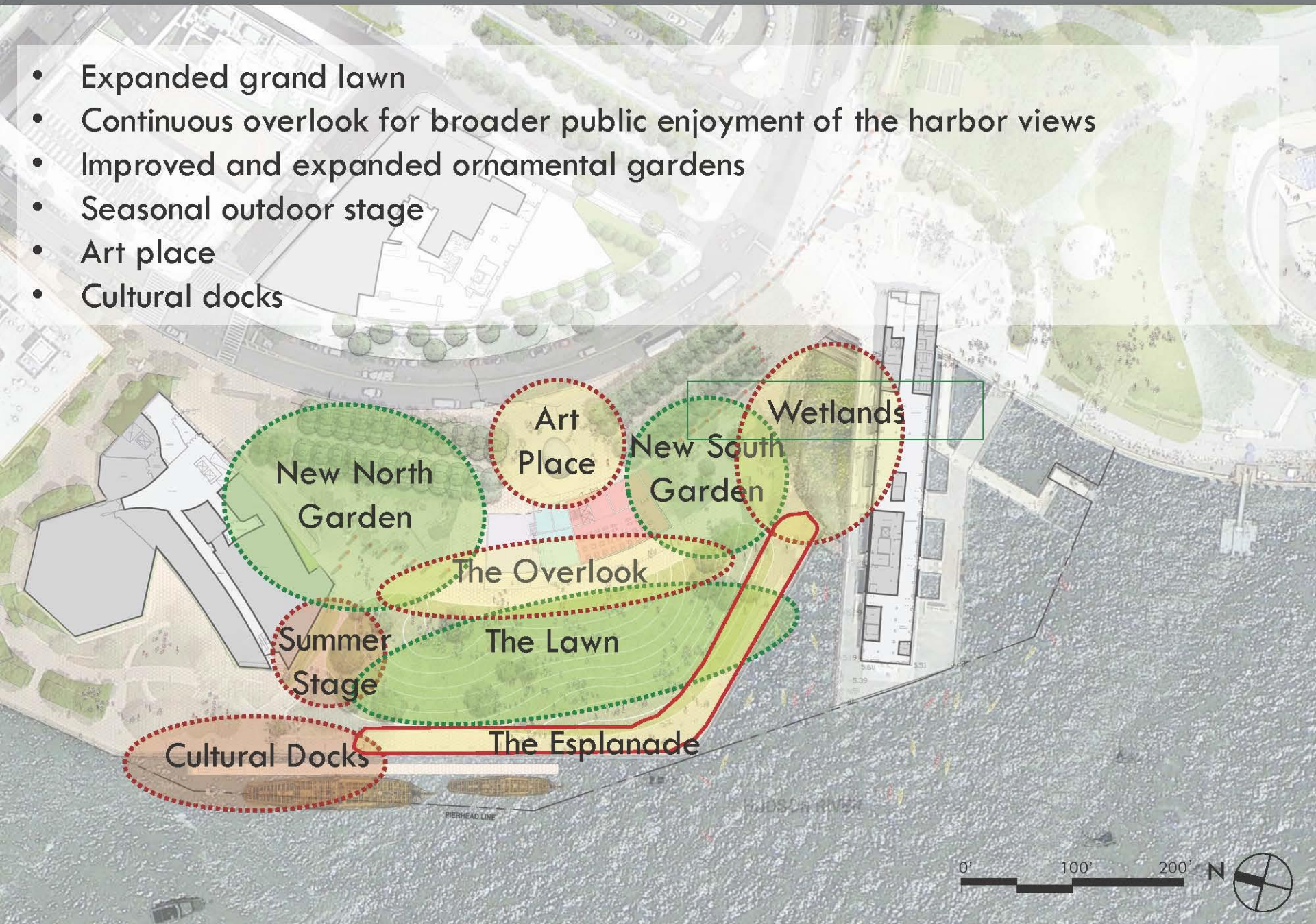


# Park Programming

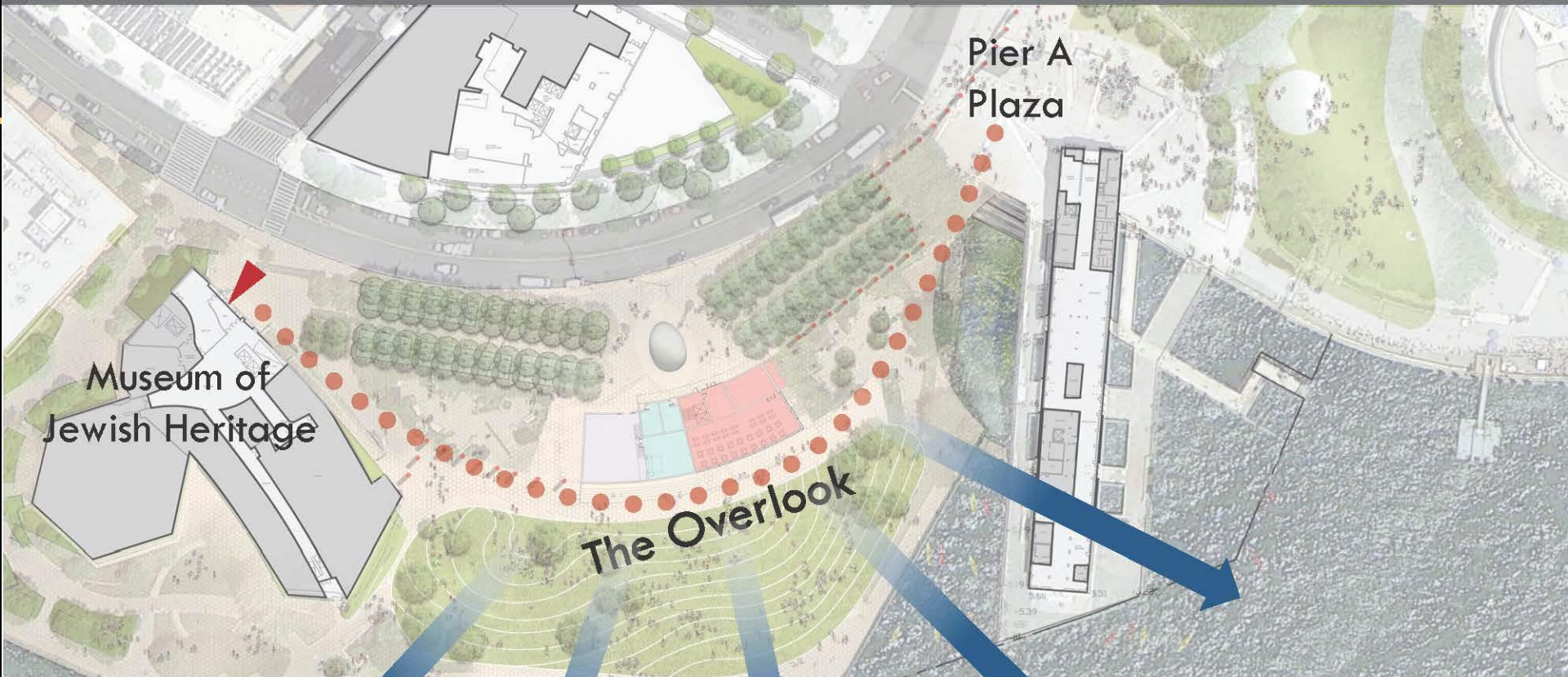


# A Series of Places

- Expanded grand lawn
- Continuous overlook for broader public enjoyment of the harbor views
- Improved and expanded ornamental gardens
- Seasonal outdoor stage
- Art place
- Cultural docks



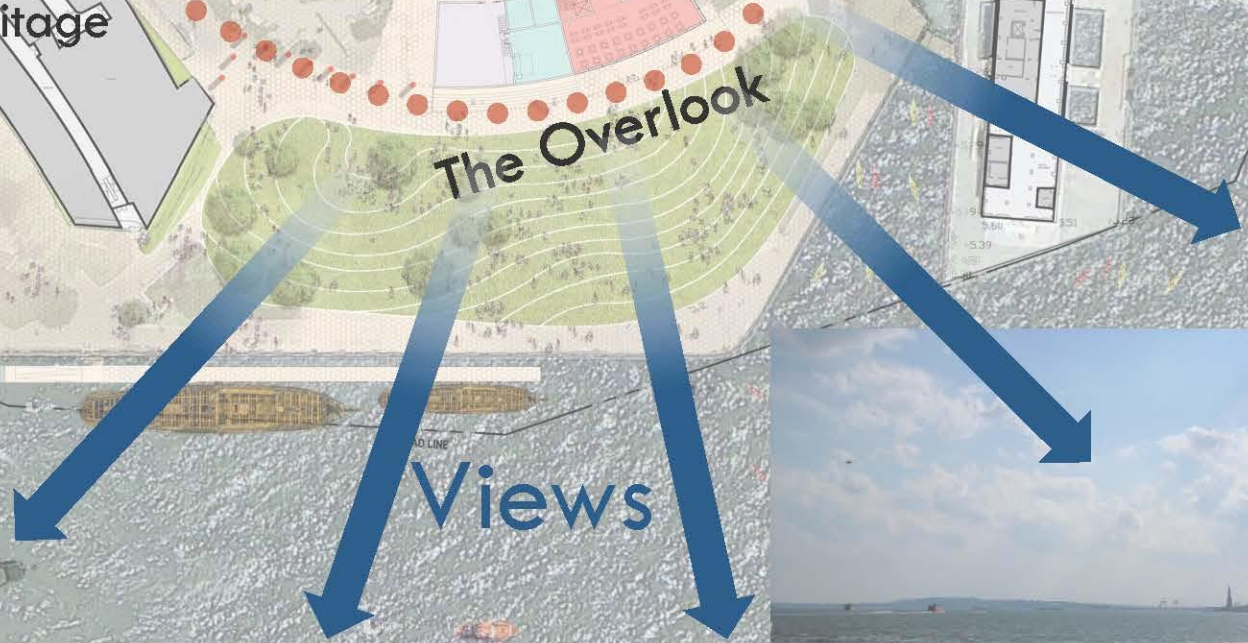
# The Overlook



Museum of Jewish Heritage

Pier A Plaza

The Overlook

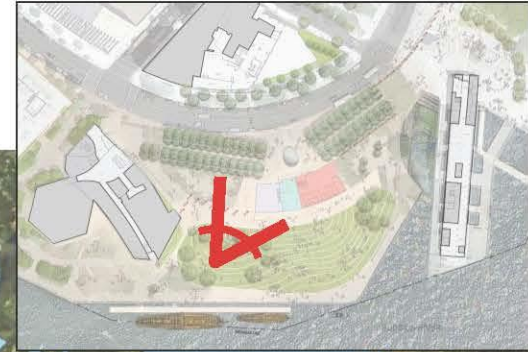


Views



# View from the Lawn

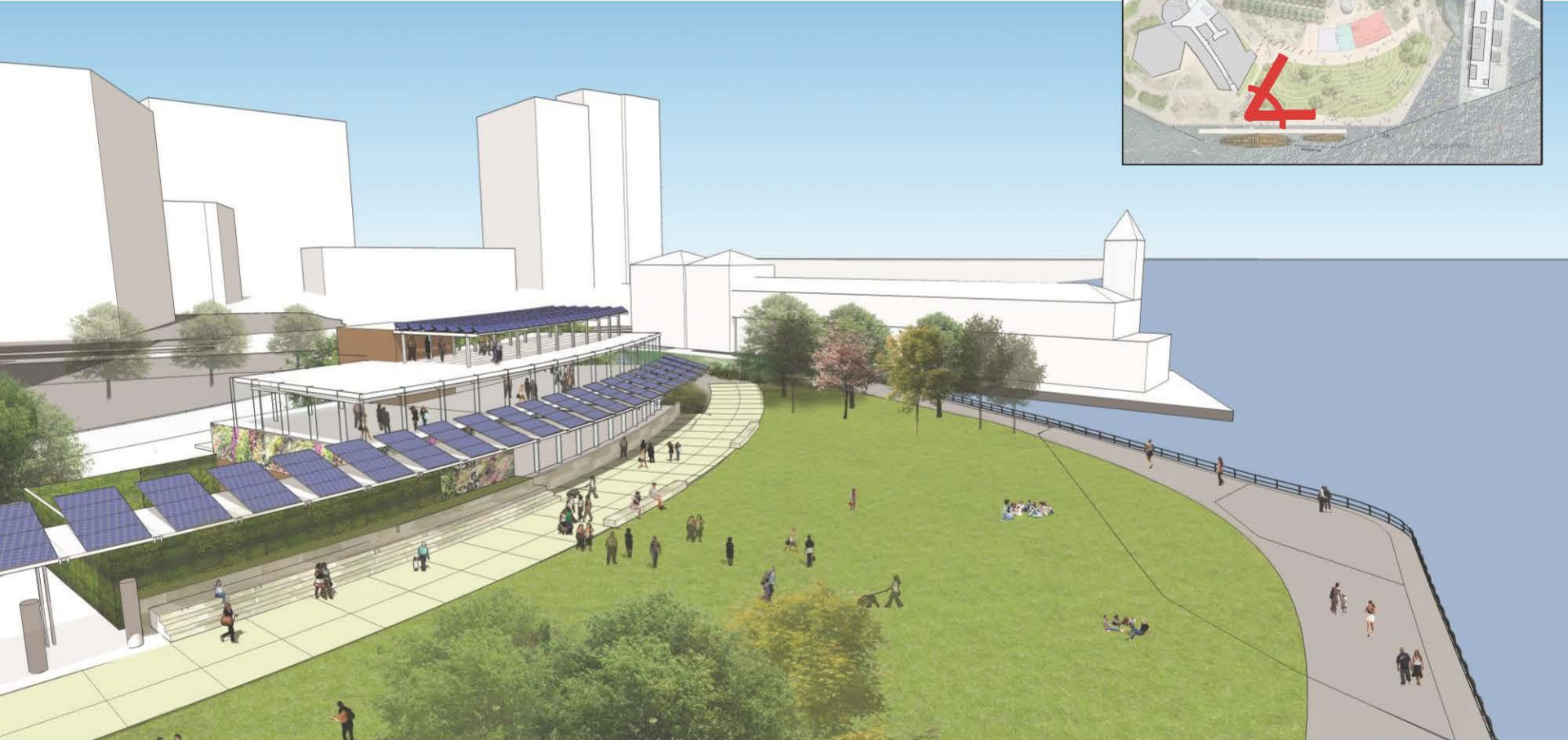
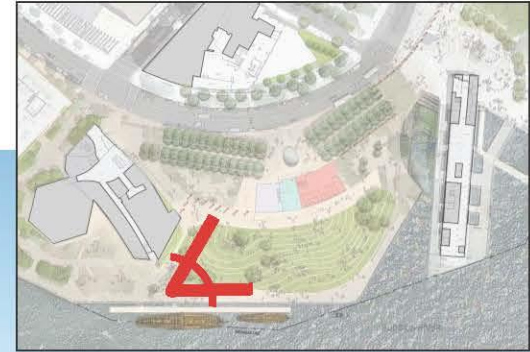
Key Plan





# View from Above

Key Plan



# Manhattan Community Board 1 Committee Reports

---

## Land Use, Zoning & Economic Development – P. Kennell

- 1) Brooklyn Bridge Contract 7 work – Report
- 2) Nassau Street Tourist Trail demo – Report
- 3) New York Stock Exchange – Report
- 4) Housing Sub-Committee: coverage and concept – Report

# Brooklyn Bridge

## Presentation to Community Board M1

May 8, 2017



# Contracts

- **Contract 6**

Rehabilitation of Approach Spans and Ramps and Painting of the Entire Bridge

- **Contract 6A**

Rehabilitation of Stone Masonry Walls at Approaches and Ramps

- **Contract 7**

Rehabilitation of Approach Arches, Towers, Ramp Substructure and Miscellaneous Repairs

## **Contract 6**

# **Rehabilitation of Approach Spans and Ramps and Painting of the Entire Bridge**

Construction Start: January 2010

Construction Finish: January 2017

# **Contract 6A**

## Rehabilitation of Stone Masonry Walls at Approaches and Ramps

Construction Start: July 2017

Construction Finish: December 2018

# Contract 7

## Rehabilitation of Approach Arches, Towers, Ramp Substructures and Miscellaneous Repairs

Construction Start: April 2019  
Construction Finish: April 2023



# Project Goals

- Rehabilitate iconic structure phase-II
- Improve live load capacity of arch blocks to match super structure.
- Strengthen foundations and substructures at ramps
- Strengthen masonry towers
- Preserve historic fabric as per SHPO / LPC / NPS
- Minimize removals and maximize reuse of materials
- Balance constructability with preservation strategies
- Minimize impact to commuters and communities



# DESIGN AND CONSTRUCTION SCHEDULE

## Brooklyn Bridge

Rehabilitation of Approach Arches, Towers, Ramp Substructures,  
and Miscellaneous Repairs  
Contract No.: BRC 270 D BIN 2-24001-9

ITEM	Submission Date	Remarks
SHPO Review Package	February 2017	Submitted
NTP Final Design	April 2017	
ADP	November 2017	
PS&E	July 2018	
Advertisement	September 2018	
Bid Opening	December 2018	
Construction Start	March 2019	
Construction Complete	March 2022	

**Projected  
Schedule**

# MAKE WAY

*for*

# LOWER MANHATTAN

8 May 2017

BUROHAPPOLD  
ENGINEERING

WXY

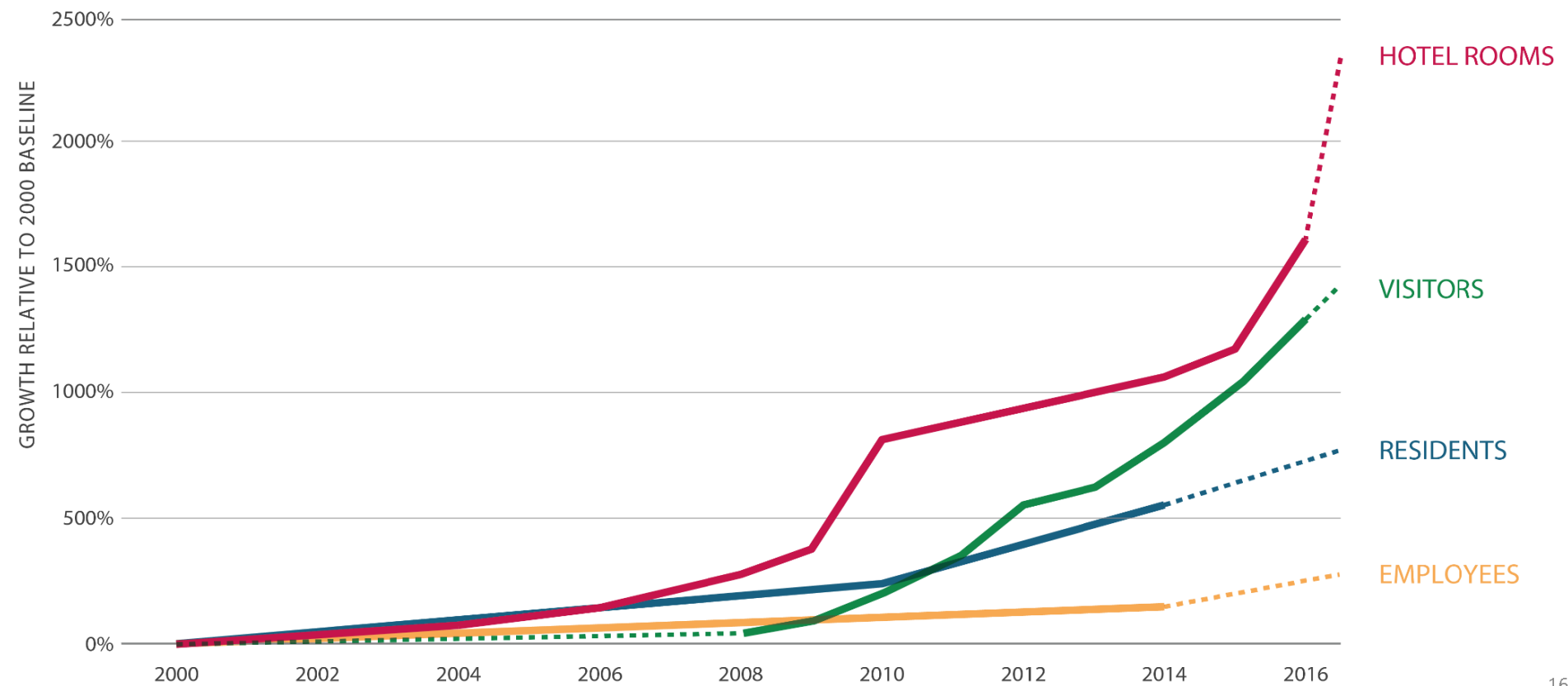
Sam  
Schwartz  
Engineering  
D.P.C.

Publica

J.M.  
KAPLAN  
FUND

## 2. Locating a tourist trail in Lower Manhattan

# Tourism on the rise



# Tourist trails numerous, competing & conflicting

- Heritage Trails
- Downtown Alliance walking tours
- Public art walks
- Walking tours from guide books (e.g., MAS architecture walking tour book, Time Out walking tours)



# Tourist volumes

1. African Burial Ground National Monument
2. City Hall, Brooklyn Bridge entrance, Newspaper Row
3. Woolworth Building
4. St. Paul's Chapel
5. 9/11 Memorial, One World Trade Center, Oculus
6. North Cove, World Financial Center, Irish Hunger Memorial
7. South Street Seaport, Pier 17
8. Federal Reserve Bank, Liberty Tower
9. Zuccotti Park, Equitable Building
10. Trinity Church, American Stock Exchange
11. New York Stock Exchange, Federal Hall, J.P. Morgan & Company Building
12. Museum of American Finance
13. Stone Street, Hanover Square
14. Vietnam Veterans Memorial, Dutch City Hall Archeological Site
15. Fraunces Tavern
16. Bowling Green, The Bull, Seaman's Church Institute
17. Customs House, National Museum of the American Indian, St. Elizabeth Ann Seton Shrine
18. South Cove, Museum of Jewish Heritage, Skyscraper Museum
19. The Battery, Castle Clinton, ferries to Liberty & Ellis Islands, Korean War Memorial
20. Staten Island Ferry, Governors' Island Ferry



# Tourism building blocks

- Select tourist locations, grouped by proximity to one another



# Recommendation: Nassau-Broad-Beaver





# Community Board 1 Stock Exchange District Study Briefing May 8th, 2017



# Challenging Security Infrastructure

- Temporary security measures installed immediately after 9/11
- Existing black fencing around NYSE installed in 2003
- ~2003 City released plan for new security infrastructure and streetscape enhancements
- Existing security infrastructure installation complete by 2008

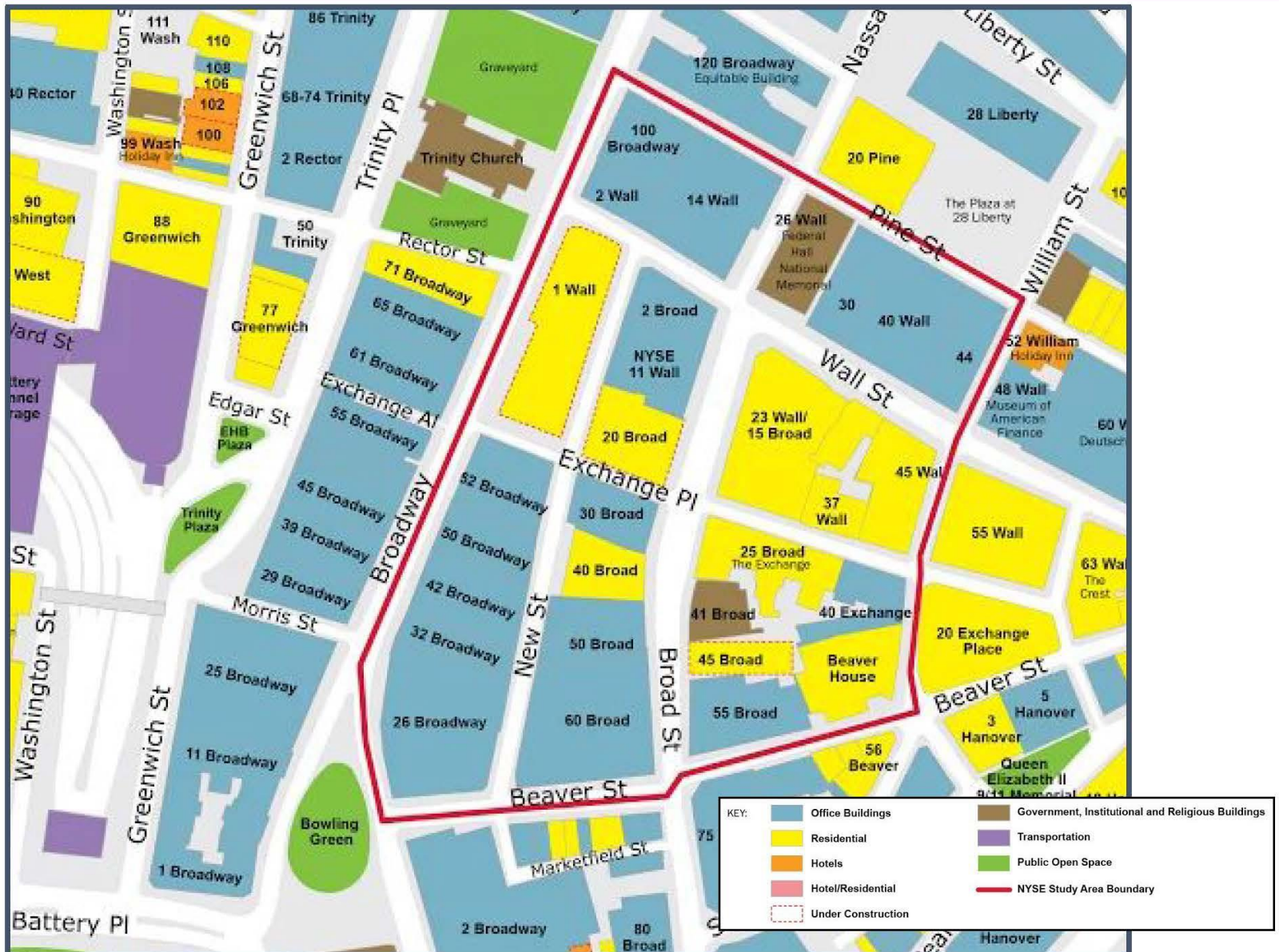


# Challenges: Fortress Lower Manhattan

- Key elements of existing security infrastructure have failed to function properly
- “Temporary” security apparatus is off-putting and unsightly.
- Streetscape is cluttered, street furniture is mismatched with limited seating, eurocobble poorly maintained
- Public spaces ill-defined, poorly maintained with no landscaping or greenery
- Little historical interpretation



# Stock Exchange District: Study Area



# Long-Term Alliance Planning Study

- In 2016, the Alliance released an RFP for an urban design/planning consultant to study the area and develop promote the transformation of the Stock Exchange District into a vibrant and secure public space that is welcoming for New Yorkers and visitors alike.
- In March, we selected a design team lead by WXY architecture + urban design.

The logo for WXY, consisting of the letters "W", "X", and "Y" in a bold, black, sans-serif font.

SCA PE / L ANDSC APE  
ARCH ITEC TU RE PLLC

The logo for Sam Schwartz Transportation Consultants, featuring the name "Sam Schwartz" in white on a green background.

Transportation  
Consultants

The logo for CITYACTIVATORS, with the text in white on a green rectangular background.The logo for gleeds, with the word "gleeds" in a lowercase, black, sans-serif font and a small yellow circle with a white "G" inside to the right.

- WXY is an award winning Lower Manhattan based urban design firm
- Claire Weisz is leading the project for WXY
- Claire is a Lower Manhattan resident with extensive experience in the neighborhood, including:
  - SeaGlass Carousel
  - East River Blueway
  - Battery Bosque

# Scope & Study Goals

## Enhance the public realm

- Create a flexible and attractive public space that may be applicable to a variety of uses, including programming, such as arts and culture and passive uses.
- Maximize the impact of historic view corridors, such as the view of Trinity Church from Wall Street

## Highlight the historic and cultural assets and opportunities in the area

- Enhance the accessibility and interpretative value of the historic assets in the area and encourage urban design that responds to the deep and unique history of the Stock Exchange District, including Federal Hall, the House of Morgan, the remains of the original Wall Street palisade.
- Identify programming opportunities that respond to the unique conditions and history of the Study Area.

## Improve access and mobility

- Improve mobility and circulation throughout the Study Area and enhance building access for pedestrians, deliveries and sanitation.
- Identify solutions for more efficiently and effectively handling solid waste disposal in the area.



# Community & Stakeholder Engagement

## **Ad Hoc Committee: Ongoing**

- Community Board 1: Chair, Land Use and Landmarks Chairs
- Residents
- Small Business Owners
- Property owners
- Commercial tenants
- Cultural & educational institutions

## **Group and individual interviews: May-June 2017**

- WXY will conduct a series of one-on-one interviews with stakeholders
- Several small group walking tours to solicit feedback

## **Online engagement through Downtown Alliance website: Summer 2017**

- Downtown Alliance will create a webpage about the project and use our communication channels and social media platforms to solicit feedback from the broader community.

## **Community Meeting & CB 1 Briefing: Fall 2017**

## **Plan released: Late 2017/Early 2018**

# Manhattan Community Board 1 Committee Reports

## Licensing & Permits – J. Ehrlich

- 1) 95 West Broadway, application for liquor license for Tribeca Hotel LLC – Resolution
- 2) 361 Greenwich Street, application for restaurant liquor license for Il Mulino New York – Resolution
- 3) 79 Walker Street, application for liquor license for 79 Walker Street Restaurant LLC – Resolution
- 4) 203 Front Street, application for liquor license for Superspace 2 LLC – Resolution
- 5) 53 Stone Street, application for restaurant liquor license for 53 Lapidar Inc. – Resolution
- 6) 88 Broad Street, application for alteration of a liquor license for OBBM LLC d/b/a Broadstone Tap House – Resolution
- 7) 5 Hanover Square, application for restaurant liquor license for 5 Hanover Square Café LLC d/b/a The Bedford – Resolution
- 8) Street Activity Permit Application, Transportation Alternatives, Friday, June 9, 2017, Broad Street between South Street and Water Street – Resolution



# Manhattan Community Board 1 Committee Reports

---

## Landmarks & Preservation – R. Byrom

- 1) 415 Broadway, application to legalize historic iron-gate removal – Resolution
- 2) 312-322 Canal Street, application for new nine story building – Resolution

# 415 Broadway



- 1992 LPC Designation Photos

# 312 – 322 Canal Street



# Manhattan Community Board 1

---

## Old Business

# Manhattan Community Board 1

---

## New Business

# Manhattan Community Board 1 Adjournment

Thank you and goodnight

