# Manhattan Community Board 1 Full Board Meeting

Thursday, November 21, 2013 6:00pm

Borough of Manhattan Community College Fiterman Hall 245 Greenwich Street

# Manhattan Community Board 1 Public Session

Comments by members of the public
 (Please limit to 1-2 minutes per speaker, to allow everyone to voice their opinions)

# Manhattan Community Board 1 Business Session

- Adoption of October 2013 minutes
- Chairperson's report C. McVay Hughes
- District Manager's report N. Pfefferblit



Governors Island November 14, 2013

Ballfield



Governors Island November 14, 2013

Planting of 800,000<sup>th</sup> tree of MillionTreesNYC Initiative



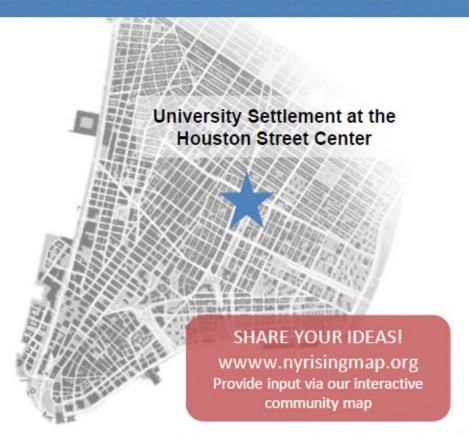
#### New York Rising Community Reconstruction Program

Public Meeting #2

#### Lower Manhattan Envisions a Resilient Future

Monday, December 2, 2013 6:00pm-8:00pm University Settlement at the Houston Street Center 273 Bowery, New York, NY

Come share your ideas for projects and strategies to make our community more resilient



# Manhattan Community Board 1

## Committee Reports

- Executive Committee
  - C. McVay Hughes
- Superstorm Sandy One Year After report from PANYNJ, Con Edison, MTA and Verizon
- 2. New York City Department of Small Business Services programs for businesses Report



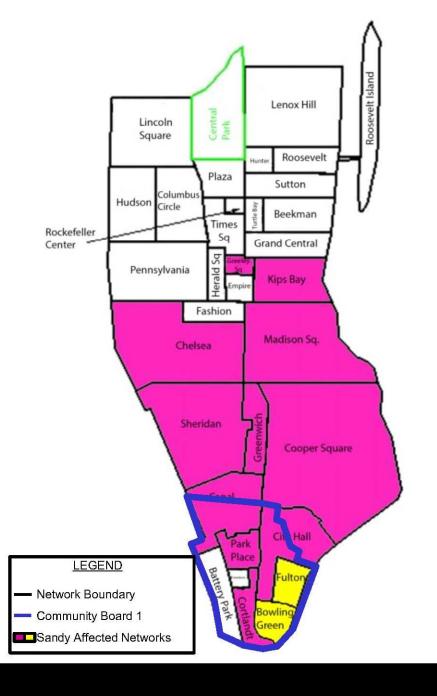
## **Storm Hardening**

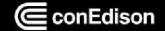
**Programs in Community Board 1** 

Network redesign program
 Fulton & Bowling Green

Submersible transformer program

Substation & Steam hardening

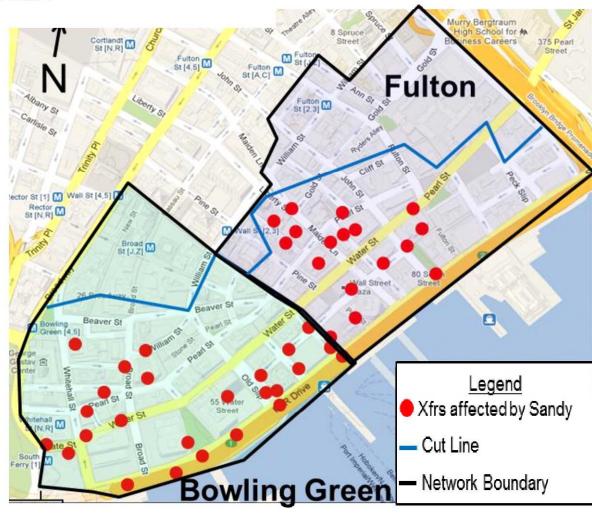


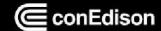


## **Superstorm Sandy**

Overview: Fulton & Bowling Green

- Severe Sandy flood impact
- 18,178 Population Residential & Commercial
- Downtown Hospital shutdown
- Significant equipment damage

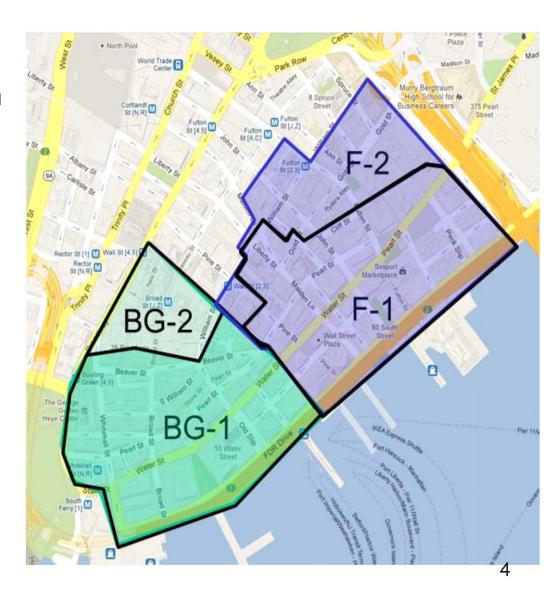




### Network Redesign Program

Fulton & Bowling Green Redesign

- Minimize customer interruption
  - 1,789 Residential households
  - 441 Commercial
  - 46,745 Employees
- Faster Restoration
  - Substations remain online
  - Ability to restore individual circuits



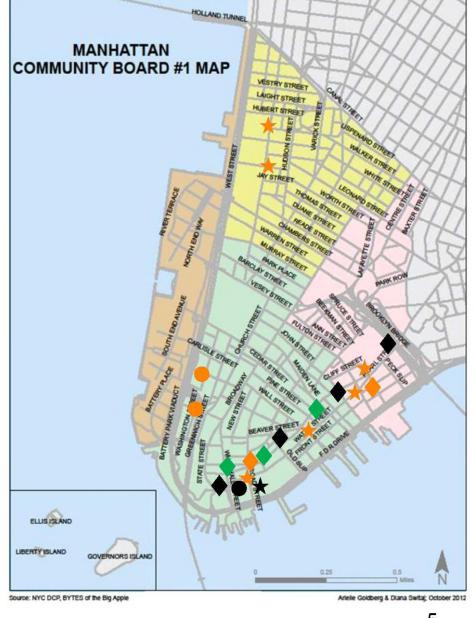
### **Community Board 1**

Storm Hardening Work by Program

Network Redesign Program:

9/20 Working ♦ 6/20 Installed ♦ 2/20 Complete ♦

- 120V Transformer Program:
   8/91 Working ★
   3/91 Complete ★
- 460V Transformer Program:
  3/83 Working
  4/83 Complete





## **Storm Hardening – Substations**

East River S/S

Raised Walls

E. 13th St. S/S

Concrete

Moat & Door



Mobile Diesel Flood Pumps

Seaport S/S – Electric Pumps

8

## **Storm Hardening – Generating Stations**



East River – Internal Concrete Moats

# Construction Schedule Community Board 1

- 120Vs
  - 2014 2016: 91 units scheduled for construction
- 460Vs
  - 2014 2016: 83 units scheduled for construction
- Fulton & Bowling Green Redesign
  - 2014: 2 locations scheduled for construction
- Substations
  - 2014 2016: Additional enhancements



## Hugh L. Carey (HLC) Tunnel: Site Orientation



## **HLC Tunnel Sub-Facilities**

The Tubes



Ventilation Buildings









Plazas





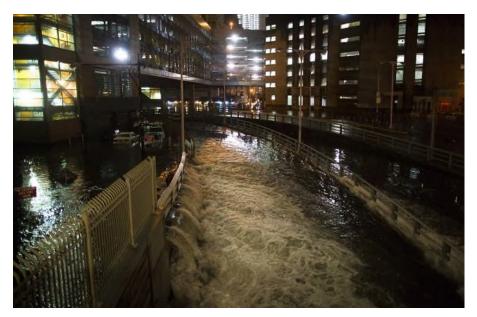
BVB

Support Buildings





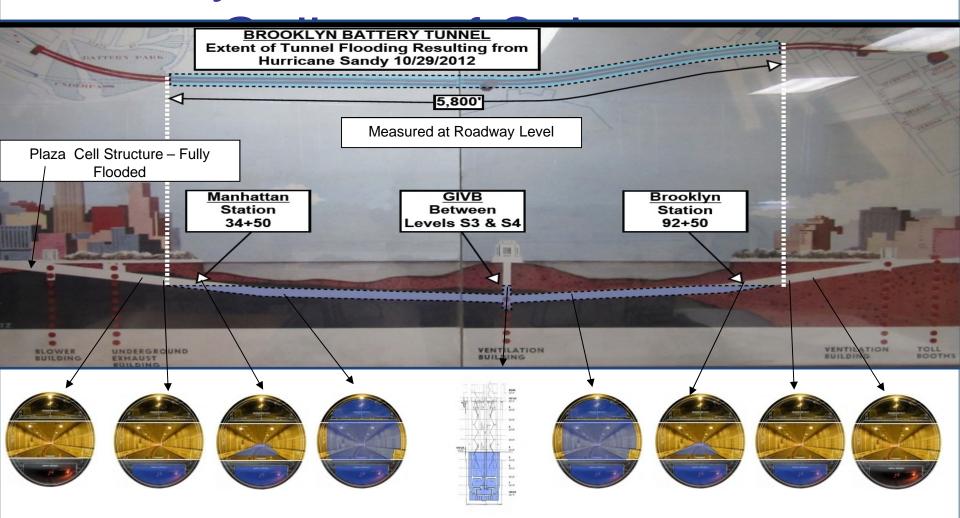
# Sandy Storm Surge: Flooding of HLC Tunnel





- Majority of corrosive, debris-laden seawater flowed from West St. through the open plaza railing/picket fence at Morris Street
- Some water came in through spare electrical ducts from Con Edison vault adjacent to Manhattan Blower Building through ceiling air ports
- Some water came through the Manhattan Plaza leading to West St

## Sandy Flood Limits – 60 Million



# MTA B&T Flood Mitigation Strategy

Short Term (Rapid Mitigation) Measures
 For protection against an event equivalent to Sandy for current season

#### Near Term Measures

To protect against a future 100-year event storm surge (higher than Sandy)

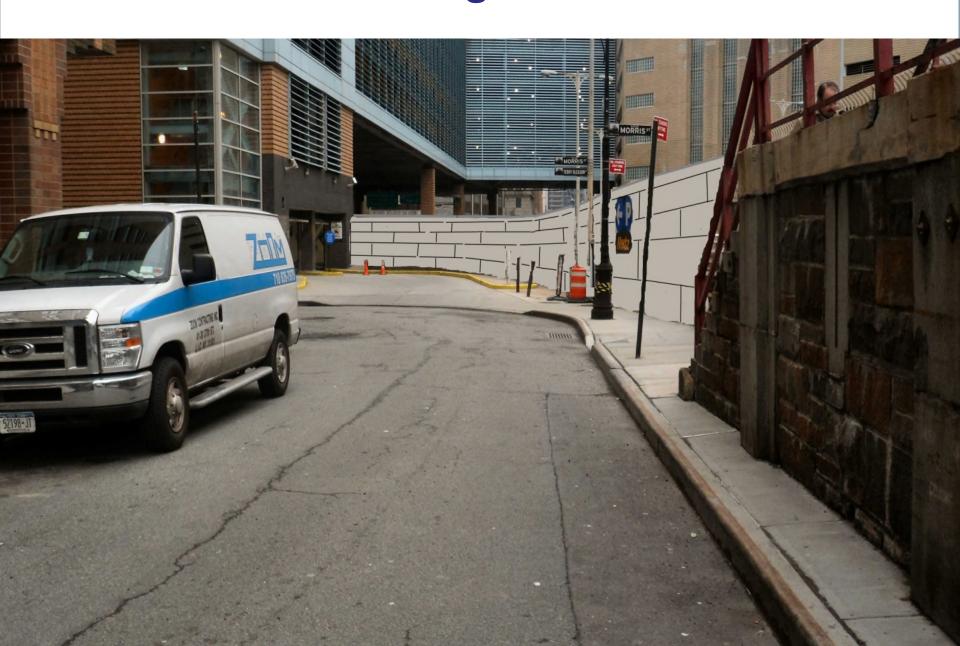
#### Long Term Measures

Protection against an event exceeding the 500-year event. A second line of defense against failed primary mitigation. Goal is to provide full-time permanent flood defense with minimal operational costs

Morris St. Rapid Mitigation
Temporary Wall System



## Permanent Retaining Wall at Morris Street



# Inflatable Tunnel Plug



#### SANDY RECOVERY AND RESILIENCY SIX CRITICAL LOCATIONS

#### **DESIGN PARAMETERS:**

- NON-DEPLOYABLE, PERMANENT SOLUTIONS ARE PREFERRED
- DESIGN FLOOD IS A SLOSH CATEGORY II STORM PLUS 3.0'
- MINIMIZE THE NUMBER OF DEPLOYABLE SOLUTIONS

#### **VULNERABILITY TABLE**

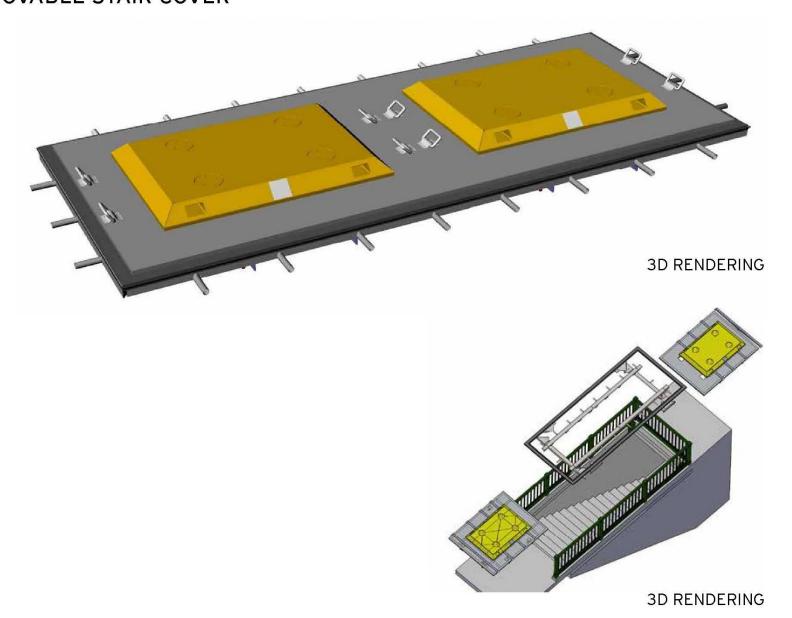
TYPES OF OPENINGS	QUANTITY	
NARROW STAIRWAYS	20	
PLAZA STAIRWAYS	4	
ELEVATOR	1	
EMERGENCY EGRESS HATCHES	4	
ACCESS HATCHES	3	
MANHOLES	27	
SIDEWALK VENT GRATINGS	269	







## SANDY RECOVERY AND RESILIENCY SIX CRITICAL LOCATIONS REMOVABLE STAIR COVER







#### SANDY RECOVERY AND RESILIENCY SIX CRITICAL LOCATIONS

DEPLOYABLE SIDEWALK VENT COVER

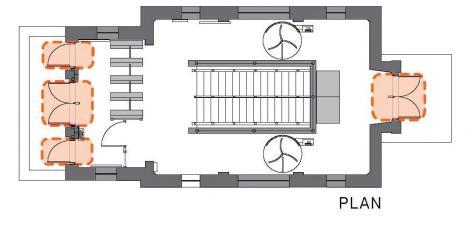






### SANDY RECOVERY AND RESILIENCY SIX CRITICAL LOCATIONS

MARINE DOOR





**EXISTING CONDITION IMAGE** 



**3D RENDERING** 





## SANDY RECOVERY AND RESILIENCY SIX CRITICAL LOCATIONS MARINE DOOR



DOOR OPEN

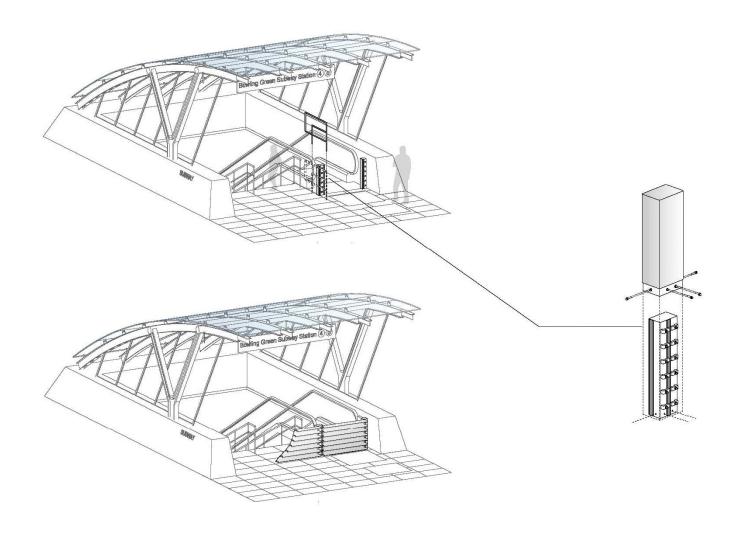


DOOR CLOSED





#### SANDY RECOVERY AND RESILIENCY SIX CRITICAL LOCATIONS







#### SOUTH FERRY ENTRANCE ONE PROPOSED DESIGN



PROJECT NAME: South Ferry Terminal Complex (Street Entrance Flood Protection)

DATE: 11/1/2013



RENDERING: PROPOSED ENTRANCE 1 (GATE - OPEN)

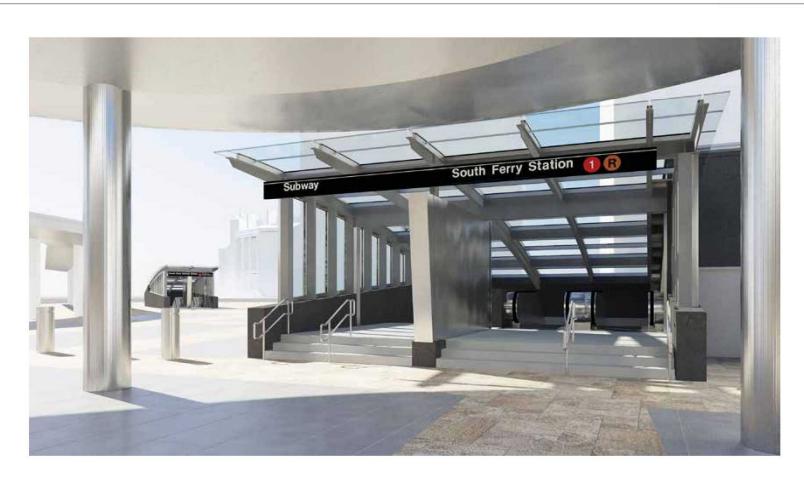








#### SOUTH FERRY ENTRANCE ONE PROPOSED DESIGN **OPEN DOORS**



PROJECT NAME: South Ferry Terminal Complex (Street Entrance Flood Protection)

DATE: 11/1/2013



RENDERING: PROPOSED ENTRANCE 1 (GATE-OPEN)









## SOUTH FERRY ENTRANCE ONE PROPOSED DESIGN CLOSED DOORS



PROJECT NAME: South Ferry Terminal Complex (Street Entrance Flood Protection)

DATE: 11/1/2013

New York City Transit

RENDERING: PROPOSED ENTRANCE 1 (GATE-CLOSED)









The City of New York is coordinating various programs and services to help businesses impacted by Hurricane Sandy. These programs include recovery loans, matching grants, and a fee waiver program. Additional resources include assistance with permits and inspections as well as employee assistance programs.



#### **NEED FINANCIAL ASSISTANCE?**

Businesses in need of financial assistance may be eligible for loans or tax exemptions to help repair, rebuild, and get back to business.

	Business Recovery Loan & Grant Program	
Qualifying Expenses	Inventory, refinancing, equipment (where no installation is required), and/or for general working capital (rent, utilities, insurance, payroll, taxes, marketing, etc)	
Loan Amount	Up to \$150,000*	
Grace Period	3 months of interest-only payments	
Interest Rate	1%	
Payback Period	5 years	
Fees	None	
Eligibility Requirements	<ul> <li>Located in New York City</li> <li>Are a small business (as defined by the Small Business Administration)</li> <li>Filed 2010, 2011 or 2012 tax returns filed (exceptions to be granted on a case by case basis)</li> <li>Have experienced direct damage a result of Hurricane Sandy.</li> </ul>	
Matching Grant	Up to \$60,000**	
Contact	<ul> <li>NYC Business Solutions</li> <li>Call 311, ask for NYC Business Solutions</li> <li>Visit NYC Business Solutions Center</li> </ul>	

<sup>\*</sup> Applicants that demonstrate need exceeding this amount may be eligible for loans up to \$1 million

<sup>\*\*</sup> Applicants that demonstrate need exceeding this amount may be eligible for grants up to \$100,000

# Manhattan Community Board 1

# Committee Reports

- Personnel Committee
  - L. Gerstman
- Community Associate position Report



# Manhattan Community Board 1

# Committee Reports

- Financial District Committee
   R. Sheffe
  - NYC Police Museum temporary reopening at 45 Wall Street – Report
  - Proposed move of probation facility from 346 Broadway to 66 John Street – Resolution
  - 3. Construction projects at 100 and 133 Greenwich Street Report
  - 23 Park Place, application for liquor license for Eamon Donnelly or entity to be formed, d/b/a to be determined – Resolution



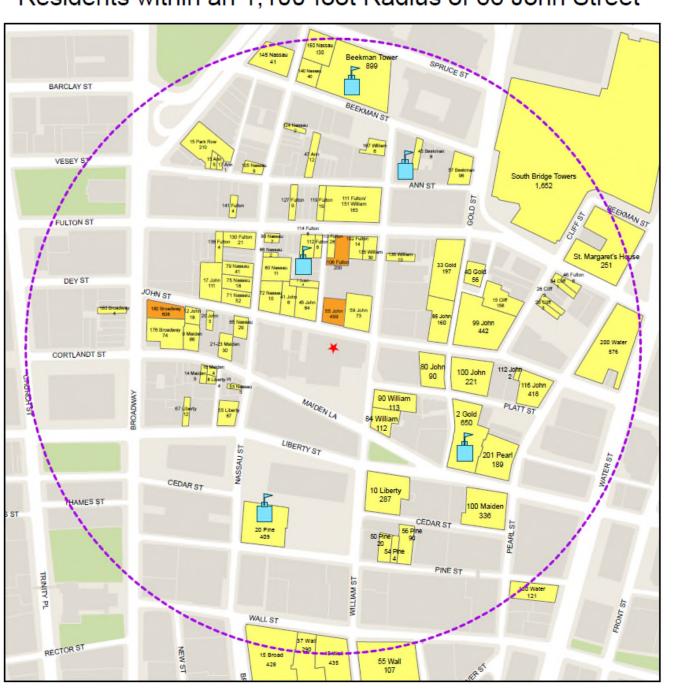
# LaightSi Hubert St Franklin S Harrison St Community Board 1 2013

# COMMUNITY DISTRICT 1 COURT LOCATIONS

Facility Number	Facility Name	Facility Address	Facility Type
1	U.S. District Court – Southern District	500 PearlStreet	Federal Court
2	U.S. Court of International Trade	1 Federal Plaza	Federal Court
3	United States Court of Appeals	40 Centre Street	Federal Court
4	Manhattan Family Court	60 Lafayette Street	State/City Court
5	NYC Civil Court – NY County	111 Centre Street	State/City Court
6	NYC Criminal Court	346 Broadway	State/City Court
7	NYC Criminal Courts and Prison	100 Centre Street	State/City Court
8	NYC Supreme Civil Court	71 Thomas Street	State/City Court
9	NYC Supreme Civil Court	80 Centre Street	State/City Court
10	NYS Supreme Court	60 Centre Street	State/City Court
11	Surrogates Court – NY County	31 Chambers Street	State/City Court

#### Residents within an 1,100-foot Radius of 66 John Street

#### DRAFT



66 John Street

Schools

10,842 Residential Units

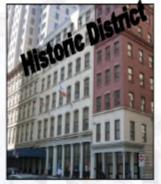
Pace University Residence Halls (1,900 students)\*

23,852 Estimated number of residents based on 2.2 individuals per household (ADNY 2010 Residential Survey)

\* One Pace Plaza not shown on map; dorm at 33 Beekman to be completed by 2015.

### ASSETS FOR POTENTIAL DISPOSAL

### ALL IN KEY MARKETS AND HAVE LARGE CAPITAL INVESTMENT NEEDS



22 Reade St Footprint



49-51 Chambers St Footprint





346 Broadway Footprint

Buildings	22 Reade Street	49-51 Chambers Street	346 Broadway
	ULURP Approval Required	ULURP Approval Required	ULURP Approved in 1998
Block, Lot	Block 154, Part of Lot 23	Block 153, Lot 1	Block 170, Lot 6
Built In	1894 - 1898	1908 - 1912	1894 - 1898
Building Sq Ft	99,000 SF	231,379 SF	418,991 SF
# Floors (Avg Size)	6 (11,000 SF)	14 (15,000 SF)	13 (27,000 SF)
<b>Building Footprint</b>	11,407 SF	17,820 SF	27,874 SF
Zoning	C6-4	C6-4	C6-4A
Re-Use	Pursuant to zoning	Pursuant to zoning	Pursuant to zoning
Highlights	DCP to relocate to 1 Centre St	<ul> <li>NYPD and DSNY to move to leased space or other owned buildings</li> <li>DOE, Parks, and related Not- For-Profits to occupy space at</li> </ul>	<ul> <li>NYPD, DSNY, Probation and related Not- For-Profits to move to leased space or other owned buildings</li> <li>Courts to occupy space at 80 Centre St</li> <li>HHC to move into leased space</li> </ul>
DRAFT		BOC, CB1 to move to space at 1 Centre St	MOVA and other veterans groups to occupy space at 1 Centre St

#### COMMUNITY BOARD #1 – MANHATTAN RESOLUTION

DATE: JUNE 26, 2012

COMMITTEE OF ORIGIN: PLANNING AND COMMUNITY INFASTRUCTURE

SEAPORT/CIVIC CENTER YOUTH AND EDUCATION

HOUSING

ARTS AND ENTERTAINMENT

COMMITTEE VOTE:	10	In Favor	0	Opposed	0	Abstained	0	Recused
PUBLIC MEMBERS:	1	In Favor	0	Opposed	0	Abstained	0	Recused
BOARD VOTE:	39	In Favor	0	Opposed	0	Abstained	0	Recused

RE: Civic Center Plan - ULURP Application #: C120267PPM

CEQR Number: 12DME006M

WHEREAS: The Department of Citywide Administrative Services ("DCAS") has presented the Civic Center Plan which proposes to consolidate various government agency offices into modern efficient office spaces by disposing of underutilized office buildings in very poor condition in the Civic Center; and

WHEREAS: The Civic Center Plan proposes to significantly shrink the City's office space footprint and save money and energy by consolidating government operations to improve working conditions and create economic development opportunities in Lower Manhattan; and

WHEREAS: DCAS has applied for disposition of two City-owned properties, pursuant to zoning, to facilitate the larger plan that involves the sale of three city-owned buildings at 346 Broadway, 22 Reade Street and 49-51 Chambers Street (the "Civic Center Plan Properties"); and

WHEREAS: By the current ULURP Application, DCAS requests disposition of 22 Reade Street and 49-51 Chamber Street and the third building; 346 Broadway, was previously approved for disposition in September 1998; and

WHEREAS: 22 Reade Street is located at the northwest corner of Reade Street and Elk Street and has approximately 99,000 square feet of space and is currently fully occupied by the Department of City Planning and is located within the African Burial Ground and the Commons Historic District; and

WHEREAS: The Emigrant Savings Bank building at 49-51 Chambers Street, is located at the northwest corner of Chambers Street and Elk Street and has 231,379 square feet of space and a surface parking lot and currently houses various city agencies, and

Community Board 1 therefore urges disapproval of the Civic Center Plan ULURP unless the following conditions and modifications are satisfied:

- A new K-5 school with 1200 seats and a middle school with preference for local residents are constructed within the CB1 District, either within one of the three Civic Center Plan Properties or in another CB1 District space;
- EDC reissues the RFP as a restricted sale RFP for the Civic Center Plan
  Properties, requiring the inclusion of affordable, middle income housing,
  school seats (if the K-5 school referenced above is not built elsewhere within
  CB1), a senior services center and affordable commercial space for not-forprofit use;
- The reissued RFP includes as part of its selection criteria the impact of the proposed uses on the CB1 community, including mitigation of adverse impacts; and
- The reissued RFP clarifies the status of the parking lot adjacent to 49-51 Chambers Street, which is part of the same tax lot at 49-51 Chambers, as either being included within, or excluded from the disposition, and



The City of New York

### Manhattan Community Board 1

Catherine McVay Hughes CHAIRPERSON | Noah Pfefferblit DISTRICT MANAGER

Council of the City of New York Subcommittee on Planning, Disposition and Concessions

> L.U. No. 721 C 120267 PPM Civic Center Plan

Testimony by Catherine McVay Hughes Chair

Tuesday, November 13, 2012, 9:30 AM Committee Room, City Hall New York, NY

Good morning Chairperson Levine and members of the Subcommittee on Planning, Disposition and Concessions. I am Catherine McVay Hughes, Chair of Manhattan Community Board One (CB1). In the aftermath of Hurricane Sandy, I express my condolences to all those affected by the storm and hope for a speedy recover.

I appreciate the opportunity to comment on the proposed Civic Center Plan submitted by the New York City Department of Citywide Administrative Services (DCAS) for the disposition of 22 Reade Street and 49-51 Chambers Street.

We understand that once disposition is approved, DCAS intends to transfer these properties and 346 Broadway, which was disposed of in 1998, to the New York City Economic Development Corporation (NYCEDC). While we favor the disposition and consolidation components of the plan, we have problems with the manner in which EDC intends to sell the three properties with a total of 750,000 square feet of space to private buyers as selected through an unrestricted Request for Proposals (RFP) process. We strongly believe that the selection criteria of a properly formulated RFP should have included a review of how the proposals would impact the community, with a particular emphasis of the extent to which the proposals could assist in solving community infrastructure needs, such as school seats and affordable housing.

Community District #1 is the fastest growing neighborhood in New York City. Residential population increased by 77% between 2000 and 2010 to 63,000. This revitalization in Lower Manhattan has altered our demographics and severely burdened our local schools. Professor Eric Greenleaf of New York University has conducted an in depth analysis of overcrowding in Community District 1 and recently presented his troubling findings to Community Board 1. Since 2000, we have witnessed an astounding 147% growth in children under the age of five in our district. This year, our six public elementary schools enrolled 72 kindergarten students over capacity. By 2014, Professor Greenleaf predicts the shortage will increase to 250 or even 300 kindergarten seats. This prediction, furthermore, is conservative, as it is based upon a plateau in the district's 2010 population. With a total of roughly 3,000 residential units in construction in

49 Chambers Street, Suite 715, New York, NY 10007-1209 Tel. (212) 442-5050 Fax (212) 442-5055 man01@cb.nyc.gov www.nyc.gov/html//mancb1 "... We strongly believe that the selection criteria of a properly formulated RFP should have included a review of how the proposals would impact the community, with a particular emphasis of the extent to which the proposals could assist in solving community infrastructure needs ..."



### THE CITY ${f RECORD}$

Official Journal of The City of New York

#### FOLUME CEL NUMBER 69 TABLE OF CONTENTS PUBLIC HEARINGS & MESTINGS Breeklyn Berough President 881 Choosis Administrative Berries 485 City Flanning Constitute ..... Cay Planeior AND Consequity Source 182 Franchise and Consuming Series

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#### THE CITY RECORD MICHAEL R. BLOOMBERG, Mayor

RESSA WELLS HANDY, Commissioner, Department of Digwide Administrative Services ELI BLACHMAN, Editor of The City Report.

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### PUBLIC HEARINGS AND

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#### RECORDAN BORDINGS PRESIDENT

### UNIFORM LAND USE REVIEW PROCEDURE

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CALENDAR ITEM 1 PITRIN-BERRIMAN REZONDAU ZONDAG MAP AMENDMENT COMMENTEY DESCRIPTION &

In the matter of applications submitted in 19thin Berriman HDFC personnel to Sections 2074 and 201 of the New York City Charter for an approximent of the Zening Map. 1) eliminating from within an entering IC Detroit a CI-4 District property intended by a loss 154 feet merbanty of Philip Accesse, Berrimon Server, Polisio Accesse, and Chaptered Accesso; and shanging from an RS Distrect to us RTA Dietrict and establishing within the proposed RTA a CE-District property bounded by a loss 100 feet surfacely of ene. Services Store: Prikin Average, and Average to furtiliste the strongeness of a verse story. 68 and affortable busines development.

#### CALINDAR ITEM 2 CHICK AVENUE MICHARDS HABIT COMMUNITY DISTRICT I

in the matter of an application admitted to the Department in Terrisdier of an application industried by the properties of farms and Recention and the Open Epiech Albaron be North Emiliary approach to Section 117-c and 136 of the Nor-Yee's Egg. Coloriest and Section 117-c and 136 of the Park Tity Administrative Cale for in connection to the City Magninistrative Cale for in connection to the City Magninistrative Cale for in connection to the City Magninistrative Cale for in the Cale of the Cal perion of Driggs Assume at its former orderescript with Morth 12th Street, the establishment of an addition to McCorper. Park, and the objectives of grades conventated thereby including authorization for any expectation or dispension of

Note: To request a sign language interpreter, or to request T\*ID exercises, sell life. Notice Portion at T\*IO 000-0000 at losses the bestmen days before the class of the beauting.

#### CITY COUNCIL

LAND THE DIVISION

NOTICE IS HEREBY CIVEN THAT the Council has scheduled the following public hearing on the matter indicated below:

The Subsequenties on Louing and Franchises will hald a public bearing us the following matter in the Cannolli Committee Bears, 500 forced up, 16th Floor. New York City, New York 1987, commercing at 850 A.M. on

MANUATEAN COMEPANEING TEST AMENDMENT MANGEATTAN CE's 1 through 6 S 120125 DR Application extracted by the Department of City Planning, parents to Section 2011 of the New York City Cluster; concerning article I. Chapter 2 (Comprehensive HE Simus) Parking Regulations in Community Hetricis I. Z. I. 4 E. G. 7 and 8 or the Berough of Machattas and Particus of Community District 1 and 2 to the Strongth of Quarnel, and raction after Sections, and Syring the regulations governing off errors parking and insuling in Manhaton Community Districts I through 8, see Council Website hity: flegister cratellinys gos/Calcuder segs for further

The Subsequetties on Landmarks, Public String and Martilese Unes will hold a public bearing in the Consoit Consolites Roses, 16th Floor, 210 Broadway, New York City, New York 19067, passessening at 1160 A.M. see Tuesday, April 16, 2011.

Correspient will haid a public bearing on the following matter in the Council Committee States, 19th Place, 200 Broadway, New York City, New York 1937, commencing at 169 P.M. on Tureday, April 16, 2013;

#### BRIDGE 140 MANBATTAN CH. 10

MANIMITAN CH., 18
Application substituted by the New York Chr. Department of binsting Processation and Development for a time assumption, or processed to Development for a time assumption, or processed to Development for the Process Event of the State of the Process Institute Process Institute Process Institute 2014. LTL 11.12.75.75 who Athrib Street (Benk 1974. d. 1811. 1974. This Street Institute 2014. In Transmitted Process In Transmitted In Transmitted Process In Transmitted Process In Transmitted Process In Transmitted Process In Transmitted In Transmitted

#### CITYWIDE ADMINISTRATIVE SERVICES

REPORTED STATEMEN

NOTICE IS BEREIT GIVEN TRAY A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC BEARING, in accurate with Section 624 of the New York City Charles, will be boild at 1000 A.M. on Agest 25, 2013 in the second Good conference recent, Species that, \$2 Bleach Birect in Marrietten.

is the matter of a sublease for The City of New York, as Tenard, of approximately \$2.000 rectable square fact of square on the 12th New in a building leasted at \$0 Church Street (Mark 88, Lat Lite the Recough of Marketter for the New York City Police Department to use or offices.

The proposed law was approved by the City Planning. Commission pursuant to NYC Charges Section 185 on March 30, 2013-4070 Appl No. N 100106 PADS Public Distring Col. 36, 131.

The proposed substance shall be for the norse from outlier of encryptory until Substantial Geophisms of such as August 11. All all an analysis of the 14 for the conference of such as for 12 kills (1000) of 12 kills programs from these prelocations owns principles (1000) of 12 kills (1000) of 12 ki the grad of each month;

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The Landines shall propose fried architectural plans and engineering plans and make alterations and improvements in acceptance with provincing architectural plans and Lendbert studi contribute 8771,372. The ballace up to \$1.00,158 shall be reinforced to Landbert upon Substantial

in the matter of a loan for the Crty of New York, as tenual. of approximately 13.250 restable square feet of office space on portions of the seath (Bib) and sevently (Tib) finises, and 1.565 texts the uppers but of starage space on the eight (04) News, in a building invoiced at 100 Broadway (blinds 120, Let 1501), in the Rorough of Blockstran, for the Spacial Christian Support Unit, See Scientification Trinsion, See Begoing Camadashane Management and Budget Deventuation Unit, the Support Seering Sering, and the Department Institutions Unit of the New York Phylosophia Department Institutions Unit of the New York Phylosophia Deportment to use as an office

The proposed are man approved by the City Planning Comprisedon purposed to SFT Charter Section 286 or March 20, 2003 (CPC Appl. No. 9 18030 FOOF Public Renting Cal.

The proposed home shall be fire a presid of tan (10) years and those III wouths from Debetartial Completion of absentions and improvements, at an annual rest, for the office premises of \$548,485 (\$4). Twose esture fact for the first three (5) years following over communications, 2004, 120: 1942-42 per spates final for the following three 21 years, and 2070-221 (242-0) per spates forth or the last four (4) years, and of our section per regards meet by the abstract on years, and of a mental rest, for the abstract presents on \$770,000 film 20 per squares field for the first three 17 years believing rest, volumeratement, \$70,801 (\$17,00) per square fact for the following three 50 years, and \$70,000 for \$40,000 per square. for the enters persons for the first three till exacts of the

The lease may be begringed by the Tought for the 7th Form programs only at the unit of eight 20 years, provided the Funnel gives the Landbord treates (LD) months prior written In the matter of a Lease Amendment for The City of New York, as Tenant, to provide for the leasing of approximately 42,854 rentable square feet of space on the entire 5th and part of the 6th floors in a building located at 66 John Street (aka 59 Maiden Lane - Block 67, Lot 1) in the Borough of Manhattan for the Department of Probation, Department of Sanitation and New York City Police Department to use as offices. The lease amendment shall also provide for the Landlord to make renovations to the 4th floor of 34,928 rentable square feet already under lease to Tenant.

The proposed Lease Amendment shall be for the term from Substantial Completion of work of each floor to August 31, 2021 at an annual rent of \$2,722,370 (\$35.00 per square foot) from Substantial Completion of each floor through the 5th year and then \$2,877,934 (\$37.00 per square foot) from the 6th year to August 31, 2021, payable in equal monthly installments at the end of each month.

Tenant's option to renew for a term of five (5) years at 95% of Fair Market Value shall be applicable to the 5th and 6th floor spaces.

The Landlord shall prepare final architectural plans and engineering plans and make alterations and improvements in accordance with preliminary architectural plans and specifications which are attached to the Lease Amendment. The total work cost shall not exceed \$4,151,500, to which the Landlord shall contribute \$771,372. The balance up to \$3,380,128 shall be reimbursed to Landlord upon Substantial Completion.

#### CITYWIDE ADMINISTRATIVE

ESTRUCTURARISE

NOTICE OF REPORT CITYEN THAT A BEAL PROPERTY ACQUISITIONS AND DESPONMENCES PURLISHED IN A SECTION WITH BELOW IN the New York City Charley, will be best at 10 20 A.M. on June 13. Will in the newest four conference come, Specter Man, In-

IN THE MATTER OF a Mr. Laure Americans for The Co. Plan York, as Topast, to percein the the memans of the Sty's reinforcement to the Lapshord of the manuration to for the 70.064 restable apairs but of agree on the ortion 4th 6.56; Doors is a halding located at 60 data Direct who 59 Martin Lone. "Hoch 67, Let 2 to the Berough of Marketten existion and the New York City Palier Department

The Landbert shall prepare final architectural plans and supplieding plans and table afterchine and improvements is served-tern all professors problems of large and specifications which are affected in the Landbert and specifications which are attached to the Landbert American The total work must still a few countries. The total work must still a few countries of the Landbert shall consider FYLLFO The belower up to the Landbert shall be minimized in Landbert upon Constants.

IN THE MATTER LIFE a base for the Caty of New York, as treast, of approximately 1,2,100 restable reports for all filling the control of the c

The proposed size was approved by the City Planning Convenient parented in DVC Charter Section (10) on Murch 58, 1983 CPC Appl. No. 18 128129 PDA Cobin Huerting Col.

The proposed Jenin that I to See a period of ten (111 pours and street of possible from Radonaudal Computation of Absorbine of proposed of the Computation of Absorbine of Seed, 180 (24), 26 per separate Seed, 180 (24), 26 per separate Seed, 181 (24), 26 per separate Seed, 26 per separa for online premises for the first two (2) counts of the base.

The lower pay be temporated by the Tenant for the 7th fleet The lane-map is intramated by the Fernant by the 196 file from promises and just the said of sight of years, provided the Fernant group the Landbert level or 120 receibs upone explore value for the event that the lower is internated by the Thomas, the Thomas shall pay to the Landbert the importance position of the Landbert must be the treat south the first field providing the sout abstracts partial and the beautit seprementarily buildings—containables.

The Tomast shall have the right to come the loans he ion additional large larges of free his poors such at 1970 of the than his pushed calor of the pressures, as defined further in the loans.

IN THE RATTER OF a natural of the base for the Oly of New York, or Tennet, of oppositioners is 1855 agreen best of land and BAD To retained against find of pages in the retain one story bending invoked of 12 North 15th Street Bank 2010, Let U as the Baseage of Branklyn, for the Department of Departmental Production for see as a granty.

The proposed lower thall be for a potied of ten (10) power, manuscing Seventher 1, 2012, and enginery Rether 31. 2003, et al. amount lose yeel of \$122,000 to \$6.60 per appare that for the local, and \$12.00 per appare that for the local, and \$12.00 per appare that for the local, and \$12.00 per appare that for the local and \$10.00 per appare that for the local and \$10.00 per appare that for the local, and \$10.00 per appare that for the local, and \$10.00 per appare that for the local and \$10.00 per appare that for the local and \$10.00 per appare that for the local \$10.00 per appare that \$10.00 per appare tha

Toroni stuff have so right to recew the leave.

Tamani whall have the one time option to terminate the loose study (Wildays ofter the savestile (Tile) year agent save (II) months province twitter makes.

Parties information, including paths, inspection of the programed insure many he additioned at Case Courts Street. Learn 2000 Fourts, New York, N.Y. USENT. To exherink an emperiment, please resolved Clarin Floreing at 2012 (200 cm to

Inferituals requesting Buy Language Interpreters should sustain the Mayor's Office of Coulomb Astrono, Furdia Hearings Divis, 343 Household, Rose Web, S.V. 19881, 1212: 785-786, no later than FVP 15: 505594281 DAYS FROM TO THE FUNDAMENTAL SUSSESSION TO THE PURSUAL CHARACTER.

THE users should call VERHALL IN roles services.

#### CITY PLANNING COMMISSION

BATTLE STRAIGS

NUTSCHES BEREIT GIVEN THAT BUSINESTIONS. flow been adapted up the Chy Phopsing Consultation Schoolsding public beautings on the following matters to be beld at Speciar Stall. 22 Stands Street, New York, NY, on Westnesday, June 8, 2012 of 19391 A.M.

NO. T MCCARDEN FARM ADDITION/COMEN AVENUE DEMARTS

Allianus of Furth Breaklys pursued in Sections UV-cond 100 of the Piers Facts Dig Chairles and Sections 5-120 of eq. : the New York City Administrative Code for an amendment to

- Union Averse from North 13th Street in Driggs
- the physicism, discontinuous and storing of a portion of Thiggs Avenue at the firemer expressition selfa Barris Tittes Street.
- the setablishment of an addition to McCurren Park.

including authorization for may suspicition to disposition of real property related therein, to econoteros with May New 5 1777 and 5 1725 dated December 15, 1912 and agreed by the Samuel Proteins.

VVETTE V. DEUEL, Calcular Officer City Planning Commission, 22 Reads Street, Room 2E New York, New York 1887 Telephone (2007) 726-2019

#### COMMUNITY BOARDS

# COLUMN STREET

PUBLIC NOTICE IS HEARTY SIVEN THAT OR SINGUIS.

CHES have been activitied for golde fatering by

Community Busine.

#### ROBOUGH OF STATES ISLAND.

CORDICATOR SOLUTION NO. 21 - Marchey, June 2, 2012 of 7-10 V M. Deglene Heights Charele, Eri St. Marks Place States Island, SY

SC HARDENER
ST. George Water State Hadevelopment
HN 7805 HAVWER OF an emphasize industried by the NYU.
Emparize Havenipment Compression, New York Wissel LLC
and St. George Outer Development LLC, parament to
factions 1874 and 281 of the New York for Charter for an assendment of the Zenary Map Section No. 21st by conditioning a Special St. Overgo Delical

IN THE MATTER OF an againstion extended by the 1970. Someone Downspread Conjunction, New York Wilson LLC., particular to Sections 1974, and 2011 of the New York City. Charact for the grant of a operal permit, to allow a development plan for a Charaction Wheel, accounty terminal building and puller purking games

IN THE MATTER OF an againment submitted by the 1970. Exercise Decemporal Comparisons and St. George Cons. Development 3.1,0, personer to Sections 1974; and 261 of the New York City Charter Se tinggrout of a openial person to allow a development plus for a retail outlet real, catering Checking, Thereis and purche purking parage

SC INCLUSIVE OF SECURITY OF SECURITY STREET, IN THE MATTER UP THE SECURITY OF SECURITY SECURI

IN THE MATTER OF an application admitted by the NYC Department of Small Restroy Services (SBD), personers to Service 197-c of the New York Dits (Dearter for the digustion of four (4) city-owned proportion

#### CORRECTION

Manufacture.

Please take more that the next meeting of the Board of Carrection will be badd on dum 3, 1813, at \$10 a.m., or the paths beauting reven of the Landmark Properties. Commission. Located at 1 Contro Street, With Plant, Blazer NGS, New York, NY, 1820.

At that time there will be a discussion of various insue-concerning flew York City's sufremment system. W-1917

LANDMARKS PILKSERVATION

MINISTERNATION.

MUTCHESS IN LIGHTED FOUNDS that purchased to the provision of Title 25, rhopter 3 of the Admirantmention Code of the City of New York (Sections 25-367, 25-308, 25-388, 35-313, 25-318, 20-2131 (Bernardy Chipter S.A. Sertinas 211-61), 217-72, 207-12.0, 201-17.0, and 207-19.0. Tuneday, June 4, 2003 as \$100 A.M. or the meeting of that day a public benting will be hald in the Conference Storm at 1 Centre Street, Wh Floor. through of Maxistress with property to the following properties and then followed by a public meeting. Any person requiring measurable assumedation in order to participate er the bearing or attend the meeting should cad at write the and marks Commission to love than five it's business days believe the bearing or meeting.

TRANSPORCE OF STATES OILAND 14 PERT - March 18, lot 82 48 St. Marke Place - St. George Historic District Army-Reserves on their street, building steighed by Distring and Death and build in 1920/01 Application in to construct as edding and grown as conserve place Toront ESA. Consequently District St.

CHETTERCATE OF APPROPRIATIONS THEOLOGY MACHELLYN 15-8449 - Blook 2547, Set 15-34 Kent Street - Electrant Fator Peroli Company Historic District A Garman Regulatories Revival style factory built of 1994-08. Againstian in to after the factorie, resolvent a reaften stiffing, throughly stear extension, and encounter the sear parel Based MLA Community District 1.

#### CERTIFICATE OF APPROPRIATES HAS

BUREFARM OF BRESHELVIN 14-529 - SELS SENT, M. 24-170 Jennibug, akş tilt-iste Dragge Arman (formut) Villigundung Sanings Rand - Individual Landbuck & litterfor Landmark A Chang Revived strik basic designed by George B. Fost and had no 1875, with a floramente and non-line opin channel busings had designed by George B. that, with a mural to Peter B. Wight. Application is to install Ushi Batana Cammanin Barriel 1

DODDUGH OF BROOKLYN 14-INSI - Not No. 36 1-4) Water Breet-Fulton Ferry History Dietron A Arab totaco exceluse half c. 1863. Application is to construct runkep saledyseen. Dones! Fork NYS. Community District 2.

CHARGE OF APPROPRIATEDING ROPONIGH OF MINDERSON 14-1989 - Black 199, lint be 154 Deca Street Storrage Utili Historic Detroit A Greek Bertral style reviewe healt a 1818. Application is to rear year addition and other the rear Bonds. Engel 1909. Classicality District E.

CERTIFICATE OF APPROPRIATEDING DOSCOCES OF SECONDARY (4-2021 - Stank Else ha 6-100 William Romer, also 20 Pietrepung Street Brauklyn. Heighte Historia District des alternet residented building build to the 19th restury. Application to be legalize the contallation. of a cornies assembly consisting of a coding and plantes, and the probabilities resolvened applyment all estimat. Landoucks Preservation Commission permits.

#### REPERENCE MARKETER

HOROUGH OF ERECKLYSS in VAID-Black 2941, by HE 200 Washington Assense-Clarine Hild Historic Detrict A. Idrery handing designed by Bossigners, Brighatt, Guidzisky A Manuella and built to 2014 Application is to world realize reschanted recognised and muscl obstruction retween.

CRETIFICATE OF APPROPRIATENESS SCHOOL OF ERNORE THE 12-1625 - Stark 1966, by TR. 65 Proposes Avenues Forum ) Lincoln Chairlean ( Medianic's Torquia, Independent Chinel Order of Medianics of the Western Hamaghers-Indreshad Landmark A Gases Asse-right class building designed by Eudalph L. Diags and built by 1969. Association in to after the pressure and morall or barrier-free assess Lt. Zone 8 7002. Community District L.

#### CERTIFICATE OF APPROPRIATIONS ROBOTICS OF ISSUESA VIVE DISSISS. TOOK 13.25, Sec. 27. that Wasterman, Road Housest Plack South Wistoric District A mid-lifth contary cits with Railmans explosionals designed by Carrell Profit and built as 1979. Application in to

fermion for garage and role possib, and overlant a died-CERTIFICATE OF APPROPRIATE/SHE SCHOOLS OF HANGATTAN 18-1270 - Hale 175 her t-

"O Frankla Stewn Tribes East Historic District As-Salamaio etglo etmo and left hedding built in 1807-01 Application is to create a new executy opening and entail trial. Community Heldrick I.

PROPERTY ATE OF APPROPRIATEMENT SCHOUGH OF MANDIATTAN IN-2002 - Block TYT, lot TY 131 Congliftmet Sellin Cost from Historic District A Federal style mechanic built in 1821 and attared in the mid 1815 mattery to more regists a commercial ground flow. Application is to disasseemble the building to address tamentes emergency meditions Zonei M1-68. Community District 2:

DESTIFACATE UP ADVINCEMATENTINE BORDATER OF WANTATTAN IN-DRY - Block DRY, let 6-1215 Clarati Street - Saffe-Cast Iron Harnett Dietnes A Foreign style measurer tout in 1621 and altered in the mail 19th tentage to acceptable to commercial period from application is to discussed to the building to oblives sametrus operpopsy conditions Toront MI-528 Demminty District 12.

DESTRUCATE OF APPROPRIATENCES MONICOCKI IN MANUATTAN 14-1221 - Ebok ULL I. 14-14-ZIO Wort IIII; Street-Greenwich Village Hederic Debriet An ha monte viele spalmene half to 1954. Application is to martials a sump and a methy hubband and data. and also window openings at the rear founds. Community Dierrat 2.

CERTIFICATE OF APPROPRIATEMENT DOGGOGGE OF MANUFACTION IS SUFERING TO THE SECOND 64 Parry Street-Greenwick Williage Historic District Ac-lianizate style territories designed by Rainet Storic and half in 1866. Application is to interiract muftip and rear out additions, after the facule, and enquerie the miles and war parel Thrond Hd. Community Director 2.

CENTRICATE OF APPROPRIATEMENT DUROUGH OF MANCHATTAN 14-2003 - Sinch Clin let 23. 34 King Street-Charlton-King-Fanden Historic Dieters A Creak Baybell stalk readman built in 1845 Application is to construct recting and rose particulable on and replace the windows and every door. Laurel \$8. Constrainty District 2.

CHISTURGATE OF APPROPRIATEMENT SUBSCRIPTION OF MANNATTAN TRACKS. Block 644 by St. 515-621 Workington Broot, sks 71-73 Generoust Street-

ROBOTORI OF BROOKLYN

IN THE MATTER OF an application volunties by The Department of Parks and Restriction and the Open Space

Completion.

IN THE MATTER OF a 5th Lease Amendment for The City

City's reimbursement to the Landlord of the renovation costs

for the 70,054 rentable square feet of space on the entire 4th

Maiden Lane - Block 67, Lot 1) in the Borough of Manhattan

& 5th floors in a building located at 66 John Street (aka 59

for the Department of Probation, the Department of

Sanitation and the New York City Police Department.

accordance with preliminary architectural plans and

Landlord shall contribute \$771,372. The balance up to

The Landlord shall prepare final architectural plans and

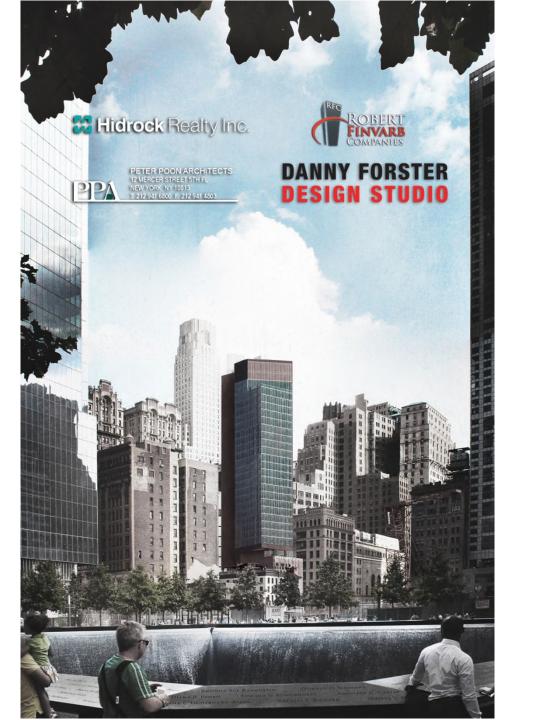
engineering plans and make alterations and improvements in

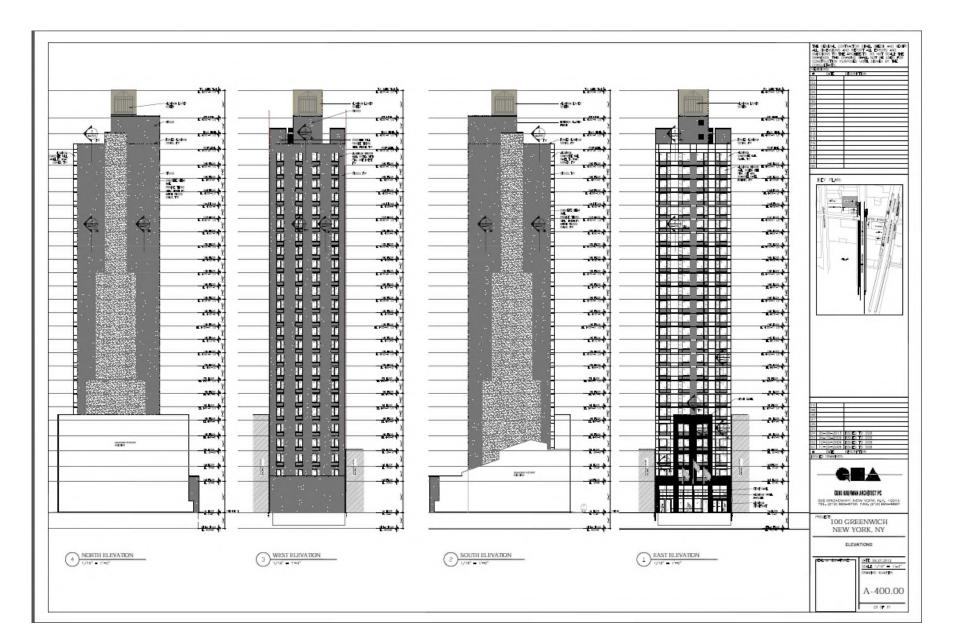
specifications which are attached to the Lease Amendment.

The total work cost shall not exceed \$4,974,600, to which the

\$4,203,228 shall be reimbursed to Landlord upon Substantial

of New York, as Tenant, to provide for the increase of the





# Manhattan Community Board 1 Committee Reports

- Battery Park City Committee
   A. Notaro
- 1. Community Center at Stuyvesant High School Resolution
- 2. BPCA Contributions and Charitable Donations Resolution
- 3. PS-IS 276: traffic light warrant study Report
- 4. Neighborhood Slow Zone application Report
- 5. West Thames Street Bridge Report



# Committee Reports

Seaport/Civic Center

J. Fratta

- Future of South Street Seaport Area and Autumn/Winter Programming - Report and resolution
- 2. Perk Slip Park Report
- 3. 33 Beekman Construction Report
- 261 Water Street, application for assignment of consent for an unenclosed sidewalk café for Mark Joseph Steakhouse – Report
- 5. 213 Front Street, application for a restaurant liquor license for TBD Resolution
- 6. 5 Beekman Street, application for a hotel liquor license for 5 Beekman Street Resolution
- 7. 42 Peck Slip, application for a tavern liquor license for Paris Café LLC Resolution





Rendering of draft HHC development plan New York Times



Peck Slip Park

### View to east



Peck Slip Park

### Site View – before & after



Peck Slip Park



## PECK SLIP PARK TIMETABLE

- Transmittal for Bid January 2014
- Bid Award July 2014
- Construction Start October 2014
- Construction Completion October 2015

# Committee Reports

- Planning Committee
  - J. Galloway and M. Connolly
- Feasibility study for multi-purpose levee concept at "Seaport City" – Report
- 2. Community Planning Urban Fellow housing projects Report
- 3. United States Army Corps Of Engineers Report





## **Seaport City Feasibility Study**

Community Board Presentation November 2013

## **Study Area**

Encompasses approx. 1.2 miles of Lower Manhattan's eastern edge, north to south.



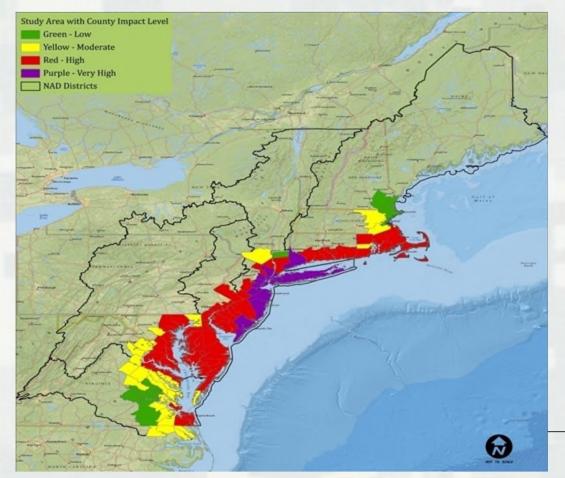
## **Next Steps**

- Assess existing conditions
  - Study area history and relevant precedents
  - Site conditions (environmental, geotechnical, etc.)
  - Regulatory framework / permitting processes
- 2. Identify and evaluate MPL options
- 3. Develop a recommended option
- 4. Identify next steps
- 5. Craft a stakeholder engagement framework

### **North Atlantic Coast Comprehensive Study**

"That using up to \$20,000,000\* of the funds provided herein, the Secretary shall conduct a **comprehensive study** to address the flood risks of **vulnerable coastal populations** in areas that were affected by Hurricane Sandy within the boundaries of the North Atlantic Division of the Corps..." (\*\$19M after sequestration)

Comprehensive Study to be complete by Jan 2015;
 unused funds available for future USACE studies



 Areas affected by erosion, precipitation, winds, surge, etc.
 (FEMA's H. Sandy storm surge data)

### Goals:

- Provide a Risk Reduction
   Framework , consistent with
   USACE-NOAA Rebuilding Principles
- Promote Coastal Resilient Communities with sustainable and robust coastal landscape systems, considering future sea level rise and climate change scenarios, to reduce risk to vulnerable population, property, ecosystems, and infrastructure.

# Committee Reports

- Tribeca Committee
  - M. Connolly and E. Lewinsohn
- 1. The Washington Market School Block Party street activity application for Duane Street between Church Street and West Broadway on Saturday, May 3, 2014 from 9:00 a.m. to 4:00 a.m. Resolution
- 350-370 Canal Street, BSA application to permit a physical culture or health establishment Resolution
- 3. 404-406 Broadway, BSA application to permit a physical culture or health establishment Resolution
- 4. 136 West Broadway, application for a renewal of a sidewalk café license for Edward's Resolution
- 241 West Broadway, application for a renewal of a sidewalk café license for Cercle Rouge – Resolution



# Manhattan Community Board 1 Committee Reports

- 6. 31 Walker Street, application for a liquor license for Anejo Resolution
- 7. 221-223 West Broadway aka 5-7 White Street, application for a liquor license for an entity to be formed by Robert Collins Resolution
- 8. 105 Reade Street, application for an alteration to the method of operation of a liquor license for Sazon Resolution
- 9. 11 Avenue of the Americas, application for a liquor license for Eleven Food and Beverage Inc. Resolution
- Codification of committee liquor and sidewalk café license standards – Report



# Committee Reports

Landmarks Committee

– R. Byrom

- 1. 100 Franklin Street, application for approval to construct two new buildings on a vacant parking lot – Resolution
- Association of Brick Mason Contractors of Greater New York – Report
- 3. 115 West Broadway, application for legalization of previously approved vault restoration project Resolution

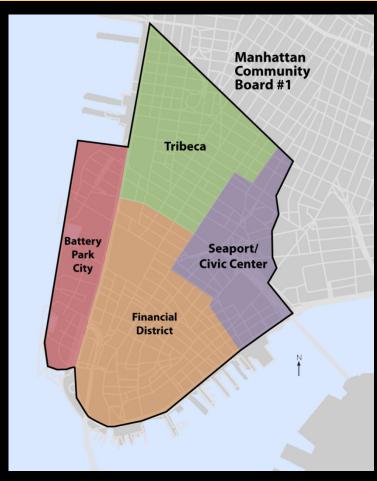


# Committee Reports

Youth & Education

– T. Joyce

- World Trade Center Pediatric Study Resolution
- Department of Education 2014 Capital Budget submission – Report
- 3. Local schools' crossing guards and crosswalks Report



# Manhattan Community Board 1 New Business

# Manhattan Community Board 1 Adjournment

Thank you & goodnight!