



# 28 Liberty Street

Adaptive Reuse

July 6, 2016

**SUMMIT GLORY LLC**  
A subsidiary of Fosun International Group

**FOSUN** 复星

SOM

AGENCY	DATE	STATUS
Community Board 1 - Landmarks Committee	March 12, 2015	APPROVED
Community Board 1 - Full Board	March 24, 2015	APPROVED
Community Board 1 - Financial District Committe	May 6, 2015	COURTESY REVIEW
NYC Landmarks Preservation Commission	August 5, 2015	APPROVED
NYC Board of Standards and Appeals	October 30, 2015	APPROVED
Community Board 1 - Financial District Committee	May 4, 2016	COURTESY REVIEW
Community Board 1 - Landmarks Committee	June 9, 2016	COURTESY REVIEW



“...additional plaza and  
concourse level access points  
are a welcome addition...”

CB1 stipulations since addressed:

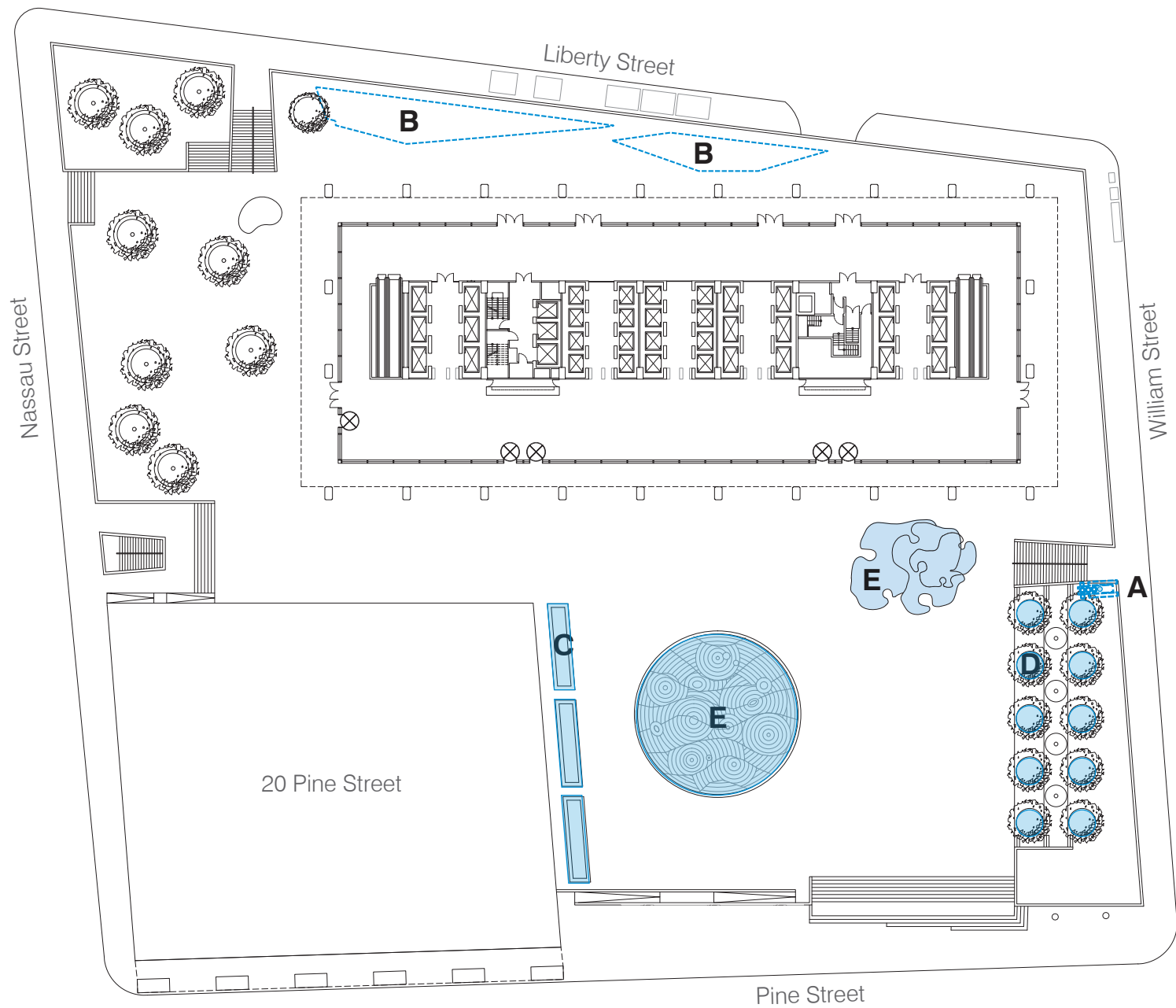
- ✓ “the plaza parapet...should  
be restored to its original  
materiality and function”
- ✓ “ensure that radiant light  
[from storefronts] is not  
oppressive to nearby  
residents”
- ✓ “implement details from  
the original design into  
storefront and plaza  
finishes including the  
parapet”

COMMUNITY BOARD #1 – MANHATTAN RESOLUTION	
DATE: MARCH 24, 2015	
COMMITTEE OF ORIGIN: LANDMARKS	
COMMITTEE VOTE:	9 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE:	35 In Favor 1 Opposed 0 Abstained 0 Recused
RE:	28 Liberty Street, AKA 1 Chase Manhattan Plaza, application for alterations to the plaza and storefronts, including the creation of new entrances at sidewalks and plaza levels and alterations to the building’s lobby and plaza finishes.
WHEREAS:	This application is for alterations to an individual New York City landmark building and public plaza, built in 1964 by Skidmore Owens and Merrill (SOM), encompassing three-quarters of a Lower Manhattan block, and a particularly fine example of modern urban office building architecture and public space design, and
WHEREAS:	The proposed new concourse entry along Liberty Street is an improvement to the current steep stairs, and additional plaza and concourse level access points are a welcome addition as long as they do not take away from the strong plaza perimeter, and
WHEREAS:	The proposed new building lobby entrance doors (two new sets of doors on Liberty Street, one new set of doors on Nassau Street and one new set of doors on William Street) fit within the original bay widths, use the original storefront details, match the adjacent storefront details and are appropriate, and
WHEREAS:	The removal of all the existing non-original planters and their replacement with planters and planter positioning that follow the original architect’s details and plaza plans is appropriate, and
WHEREAS:	The removal of the monolithic black granite around 80% of the plaza’s perimeter and replacement with new storefront assemblies to match the original details of the tower building are appropriate, and
WHEREAS:	The proposal for the new plaza parapet does not maintain the design intent of the plaza’s original monolithic stout perimeter which created a strong delineation between plaza above and street below. The proposed glass railing and thin band blurs the line between plaza and street and should therefore be redesigned and restored to its original heavy materiality and modernist function, and
WHEREAS:	Despite the fact that the current plaza artworks by two of the twentieth century’s greatest artists create a strong sense of place in the public space, the proposed third “place-holder” sculpture as presented does not give CB1 enough information to approve such an installation and CB1 therefore requests that the applicant return to CB1 to re-present the actual sculpture design and placement in the plaza, and
WHEREAS:	The proposed signage design is appropriately modern in its absence of large plastic backlit corporate logos, concealed connections and simple text-based stainless steel design, and
WHEREAS:	The proposed tower lobby ceiling and soffit lighting is an improvement on the current non-original lobby lights and general plaza illumination. The proposed ceiling creates a uniform glow that will be visible from the street, will help illuminate the plaza (eliminating the need for light poles on the plaza) and its reference to the original grid of the lobby ceiling make it an appropriate solution, and
WHEREAS:	The proposed illumination of the lobby ceiling extending outdoors to the building’s modernist cornice will vivify the lobby and plaza and is a brilliant reflection of Skidmore, Owings and Merrill’s interior and exterior landmark Manufacturers Hanover Trust building at 5th Avenue and 43rd street, and
WHEREAS:	Some on the committee asked that safeguards be put into place to insure that the radiant light is not oppressive to nearby residents, now
THEREFORE BE IT RESOLVED	
THAT:	CB1 recommends that the Landmarks Preservation Commission approve this proposal with the exception of the plaza parapet, and
BE IT FURTHER RESOLVED	
THAT:	CB 1 requests that, wherever possible, SOM research its rich catalog of details for 1 Chase Manhattan Plaza to implement details from the original design into all new storefront and plaza finishes including the parapet, and
BE IT FURTHER RESOLVED	
THAT:	Safeguards be put into place to ensure that the radiant light is not oppressive to nearby residents.

# Design Overview: Additional Restorative Measures

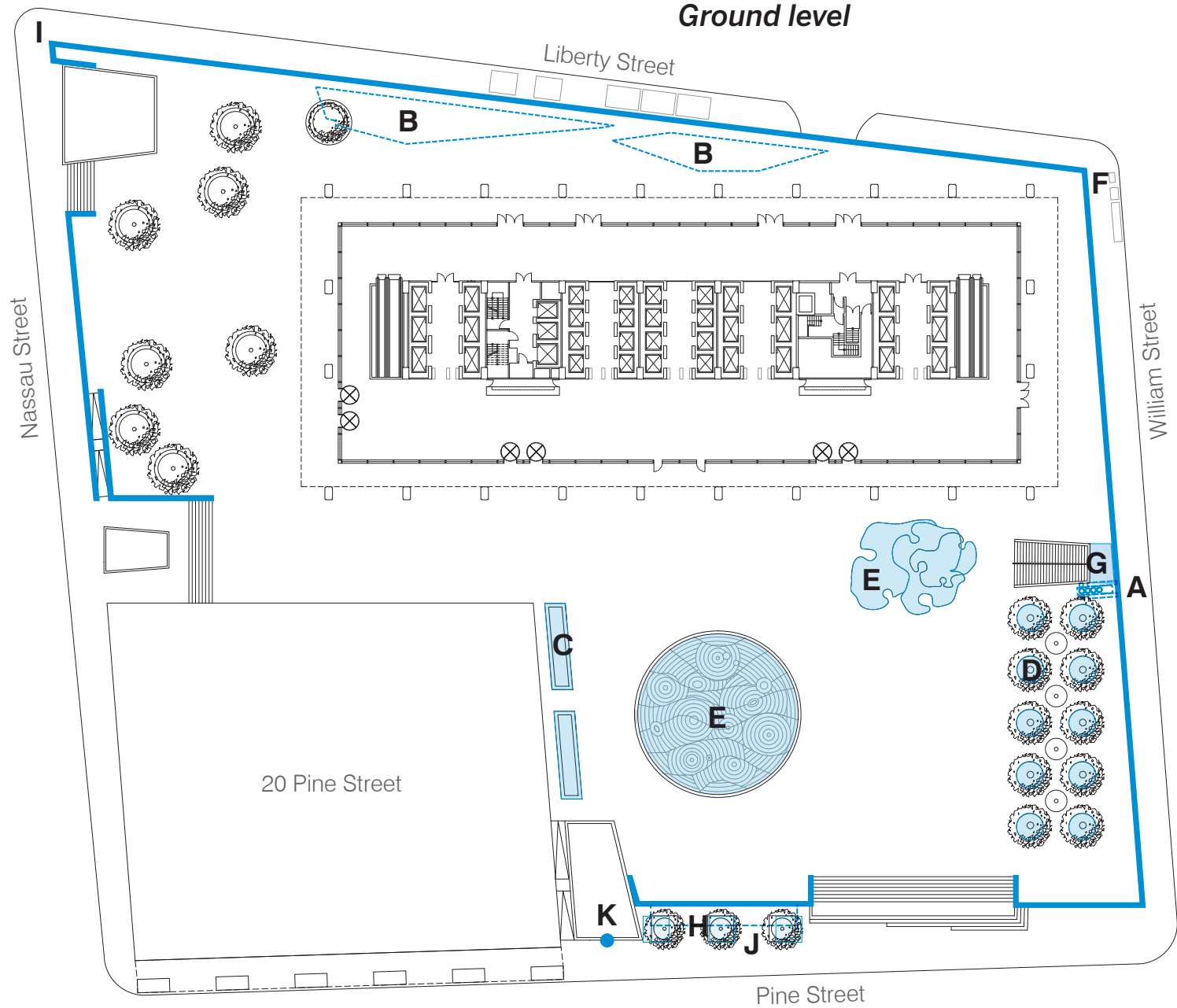
## March 24, 2015 CB1 Full Board Approved Plan

- A. Non-original William Street pylon removal
- B. Non-original air intake removal
- C. Linear planter restoration
- D. South plaza tree wells restoration
- E. Public art conservation



## August 5, 2015 LPC Approved Plan

- A. Non-original William Street pylon removal
- B. Non-original air intake removal
- C. Linear planter restoration
- D. South plaza tree wells restoration
- E. Public art conservation
- F. Parapet restoration
- G. William Street bridge restoration
- H. Non-original Pine Street ramp relocation
- I. Northwest corner restoration
- J. Pine Street tree wells restoration
- K. Restoration of original access point to Ground level





# South Entrance

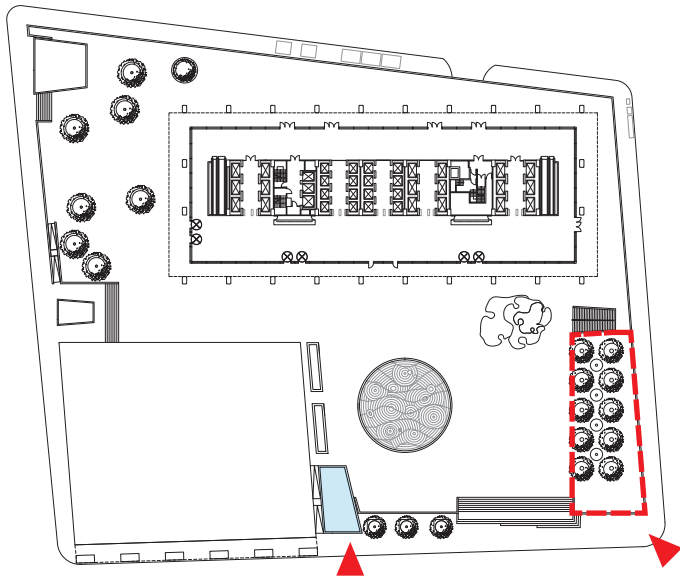
## March 24, 2015 CB1 Full Board Approved Design

Total Area: 5,137 SF  
Total Height at Entrance: 21'-8"  
Total Glass Storefront: 168 Linear Feet



## August 5, 2015 LPC Approved Design

Total Area: 1,276 SF (3,861 SF less than March 24<sup>th</sup> pavilion)  
Total Height at Entrance: 16'-2" (4'-6" less than March 24<sup>th</sup> pavilion)  
Total Glass Storefront: 43 Linear Feet (124' less than March 24<sup>th</sup> pavilion)





# North Entrance

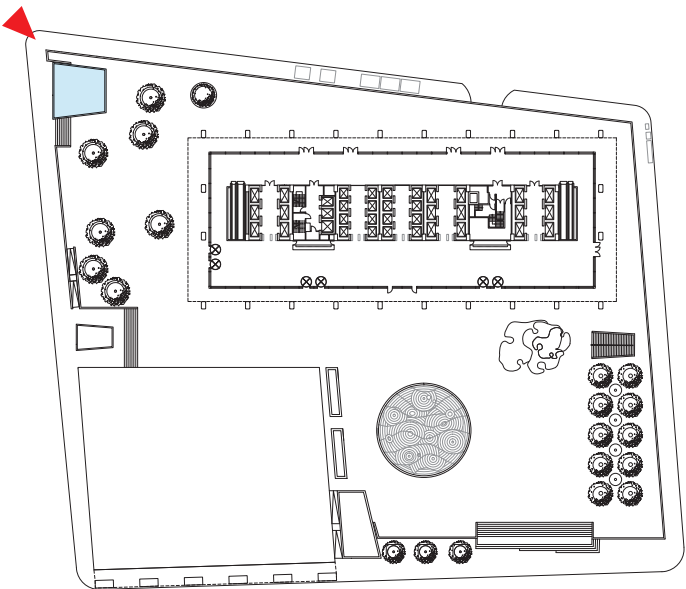
## March 24, 2015 CB1 Full Board Approved View

Total Area: 2,846 SF  
Total Height at Entrance: 20'-8"  
Total Glass Storefront: 116 Linear Feet



## August 5, 2015 LPC Approved View

Total Area: 1,822 SF (1,025 SF less than March 24<sup>th</sup> pavilion)  
Total Height at Entrance: 17'-2" (3'-6" less than March 24<sup>th</sup> pavilion)  
Total Glass Storefront: 46 Linear Feet (70' less than March 24<sup>th</sup> pavilion)





# Cedar Street Entrance (no change from March 24<sup>th</sup>)

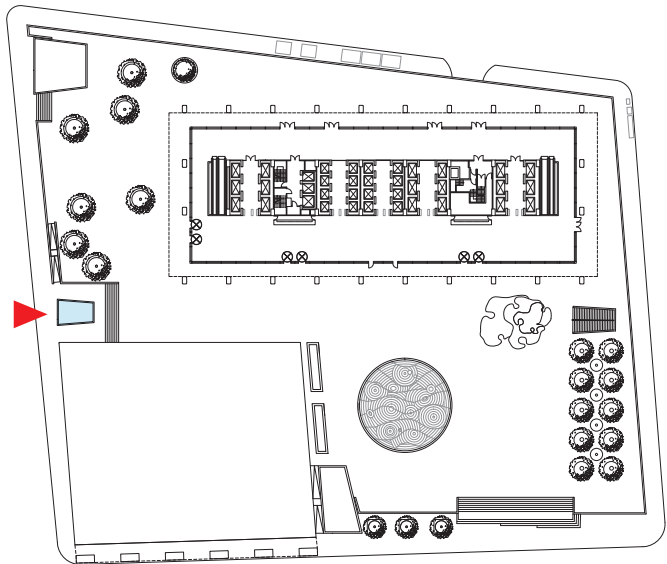
## March 24, 2015 CB1 Full Board Approved View

Total Area: 417 SF  
Total Height at Entrance: 11'-0"  
Total Glass Storefront: 18 Linear Feet





## August 5, 2015 LPC Approved View

Total Area: 417 SF (same as March 24<sup>th</sup> pavilion)  
Total Height at Entrance: 11'-0" (same as March 24<sup>th</sup> pavilion)  
Total Glass Storefront: 18 Linear Feet (same as March 24<sup>th</sup> pavilion)

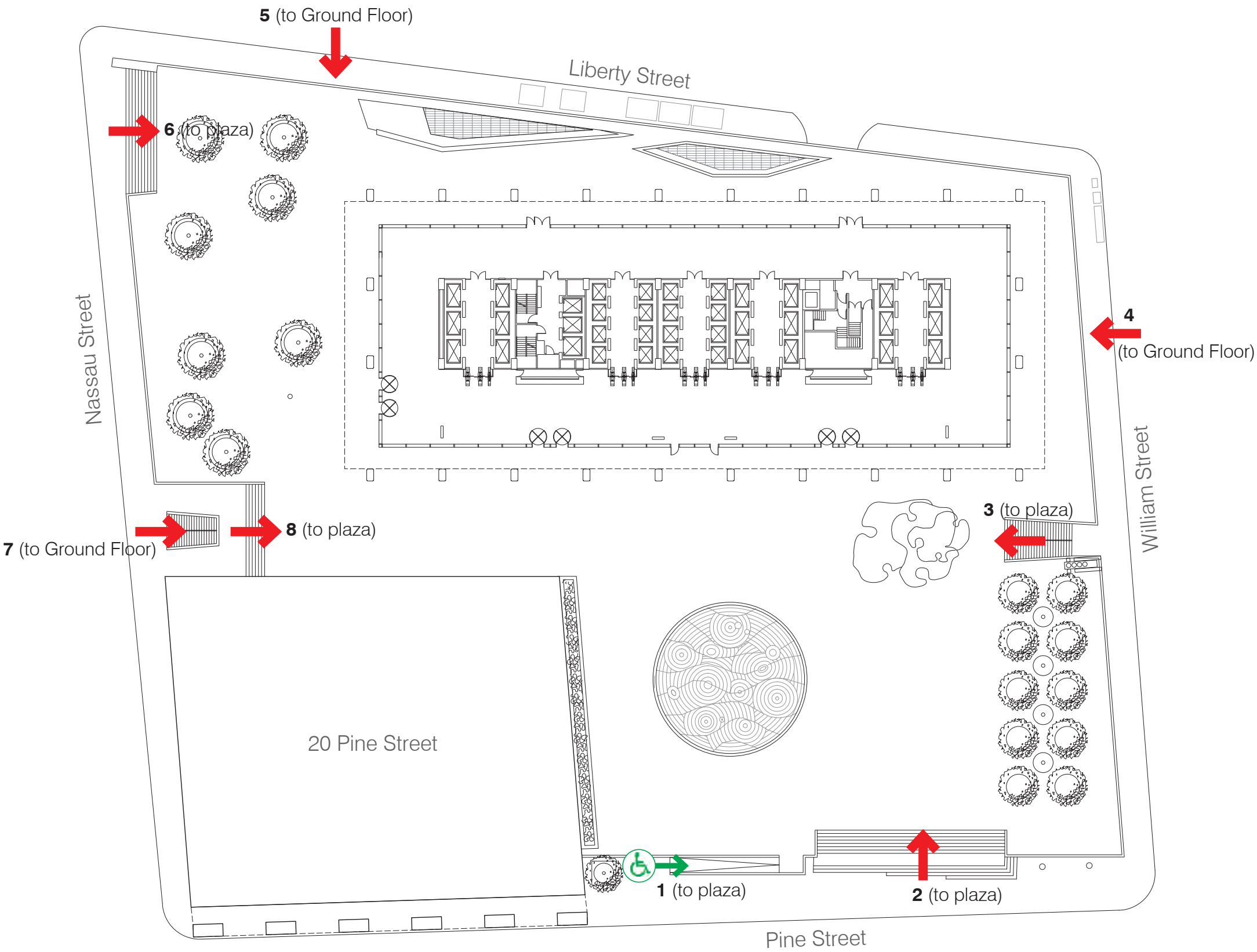




# Existing Entrances

-  **Accessible Entrance**
-  **Non-Accessible Entrance**

- 1: Existing Pine Street Ramp
- 2: Existing Pine Street Stair
- 3: Existing William Street Stair
- 4: Existing William Street Entrance
- 5: Existing Liberty Street Entrance
- 6: Existing North Corner Stair
- 7: Existing Nassau Street Entrance
- 8: Existing Nassau Street Stair





# LPC-Approved Entrances

28 Liberty Street  
July 6, 2016

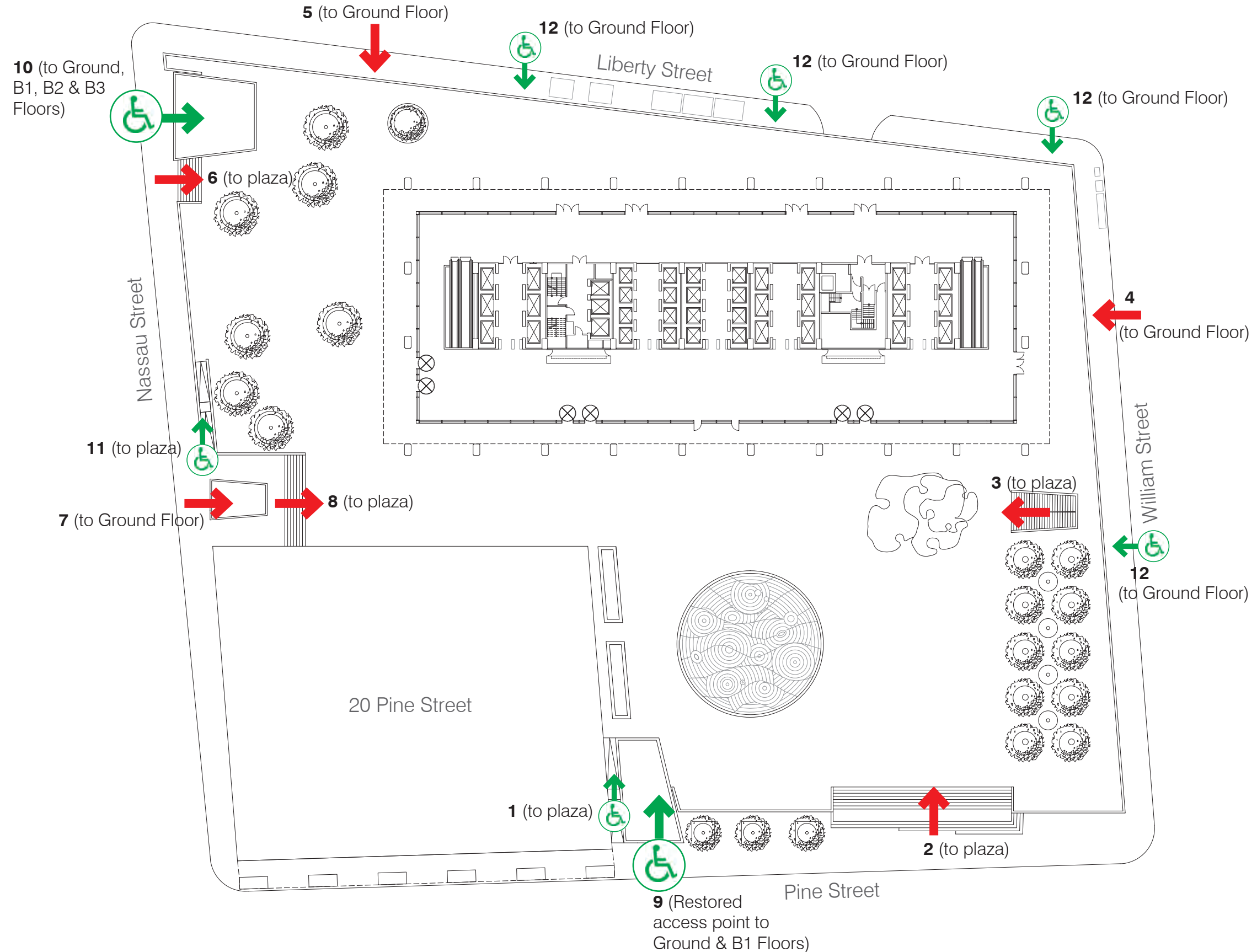


**Accessible Entrance**



**Non-Accessible Entrance**

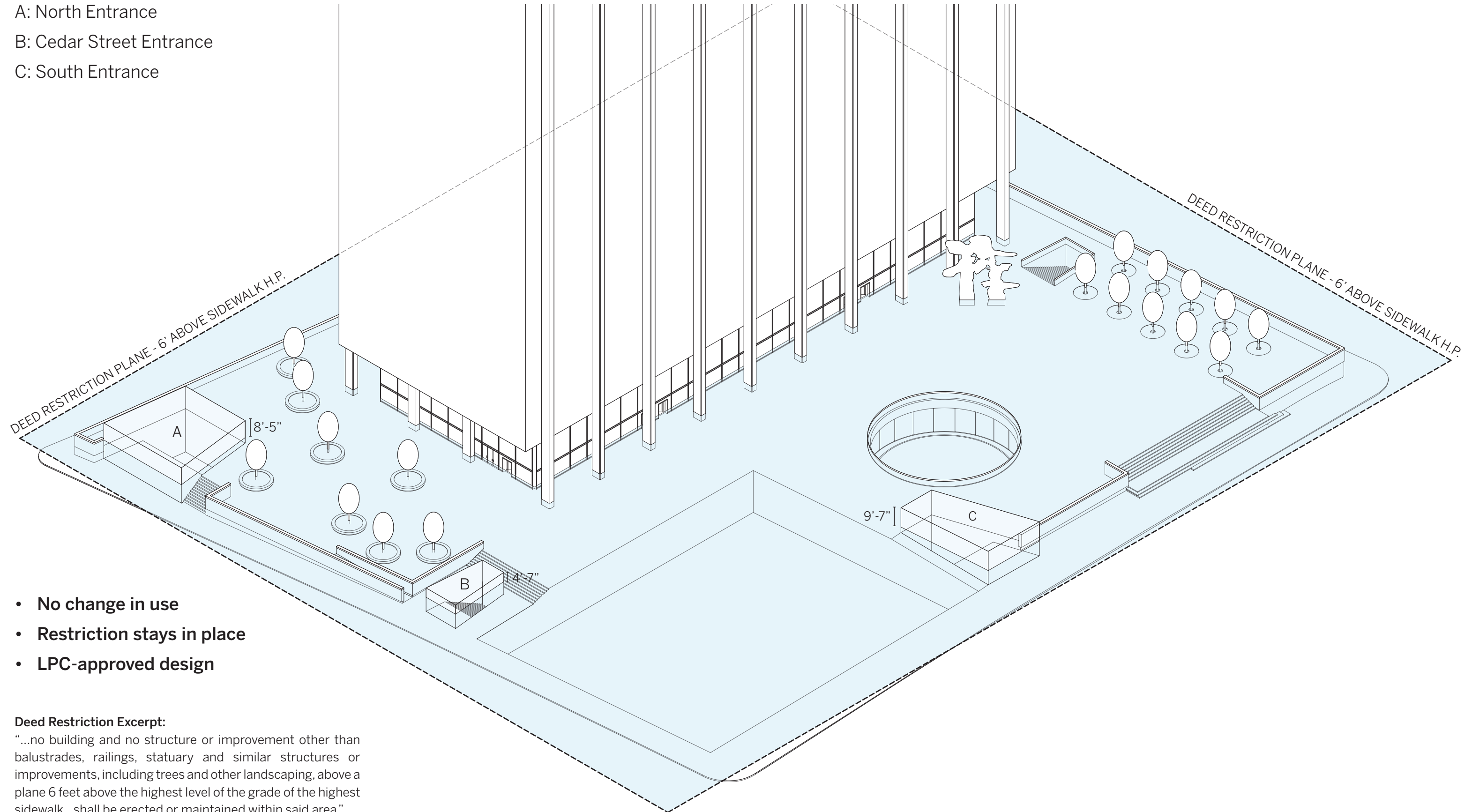
- 1:** Approved Pine Street Ramp
- 2:** Existing Pine Street Stair
- 3:** Existing William Street Stair
- 4:** Existing William Street Entrance
- 5:** Existing Liberty Street Entrance
- 6:** Approved North Corner Stair
- 7:** Existing Nassau Street Entrance
- 8:** Existing Nassau Street Stair
- 9:** Approved South Entrance Elevator
- 10:** Approved North Entrance Elevators
- 11:** Approved Nassau Street Ramp
- 12:** Approved Storefront Entrances



# Deed Restriction: Height Limiting Plane

28 Liberty Street  
July 6, 2016

- A: North Entrance
- B: Cedar Street Entrance
- C: South Entrance



- No change in use
- Restriction stays in place
- LPC-approved design

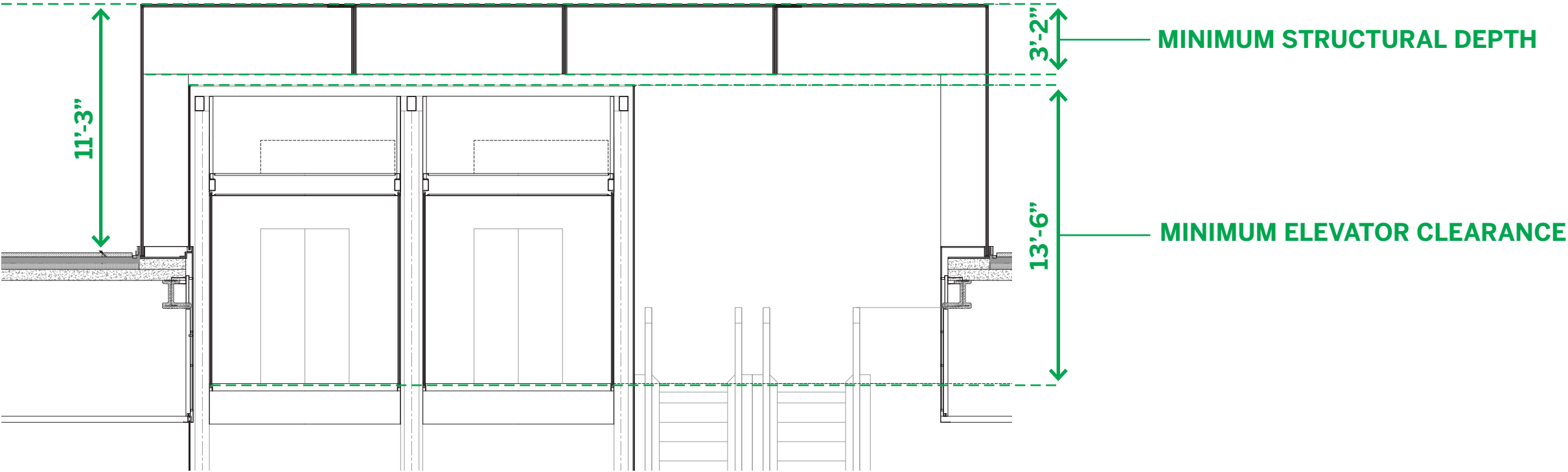
## Deed Restriction Excerpt:

"...no building and no structure or improvement other than balustrades, railings, statuary and similar structures or improvements, including trees and other landscaping, above a plane 6 feet above the highest level of the grade of the highest sidewalk...shall be erected or maintained within said area."

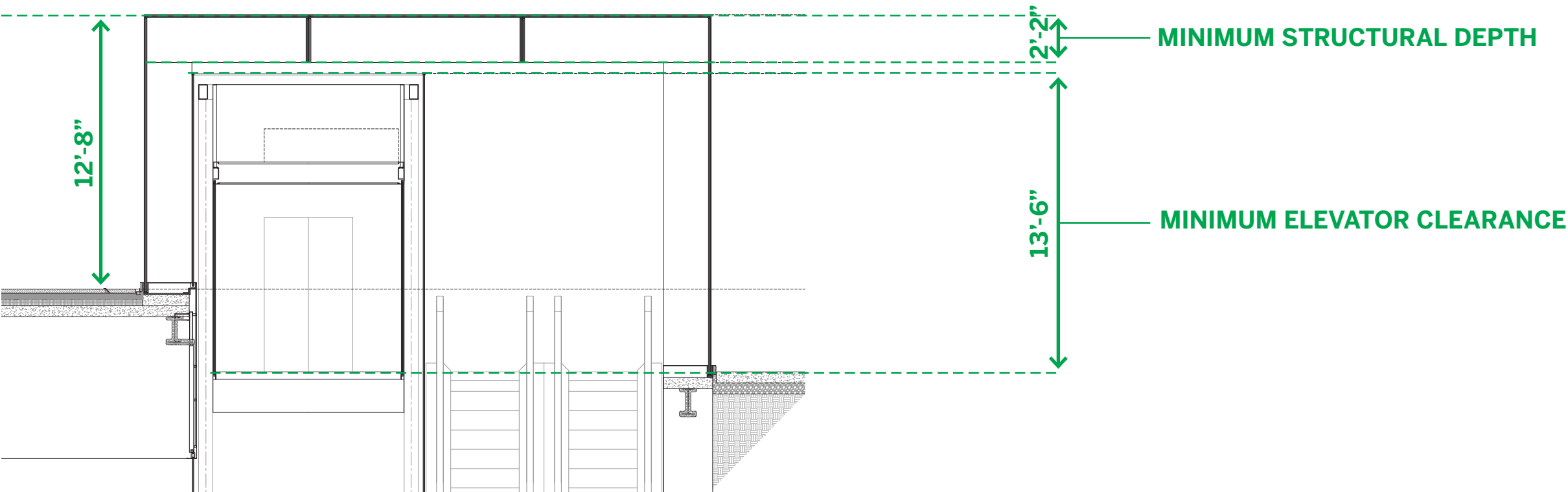


# Minimum Clear Heights for Accessible Elevators

Section at North Entrance elevators



Section at South Entrance elevator

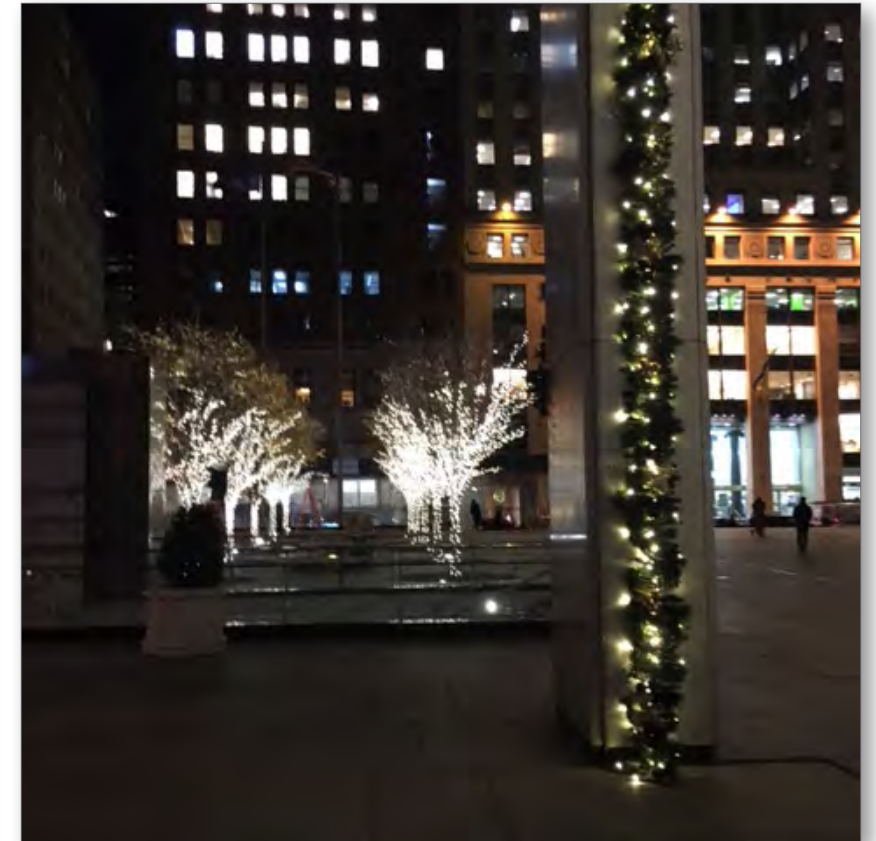




# Fosun and Community

28 Liberty Street  
July 6, 2016

- Plaza has been open continuously, as opposed to full closures in years before Fosun's ownership
- Recycling program with internal trash system, no exterior garbage cans
- Enhanced commitment to cleanliness
- Improved cleaning and maintenance of the historic Noguchi fountain
- New furniture and umbrellas on the plaza for community use
- Manicured flowers and updated landscaping
- Outdoor holiday decorations
- Committed to leaving at least 50% of the plaza open during construction of improvements





# Non-profit Community Engagement Events

28 Liberty Street  
July 6, 2016

- Dine Around Downtown (Downtown Alliance)
- MoMath (Museum of Mathematics)
- Sing for Hope
- River to River (LMCC)
- New summer movie series (Thursdays, 7/22 - 8/25)
- Employment of a full-time, experienced outdoor programming and event manager
- Donation of approximately 70,000 SF of office space to artists and cultural uses
- More to come!







“...a **nucleus**...[to] provide a balance between work, open space and recreation...  
for a healthy **renaissance** of the entire lower Manhattan area.”

-Nathaniel Owings, The Spaces In Between: An Architect's Journey, 1973



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# North Entrance

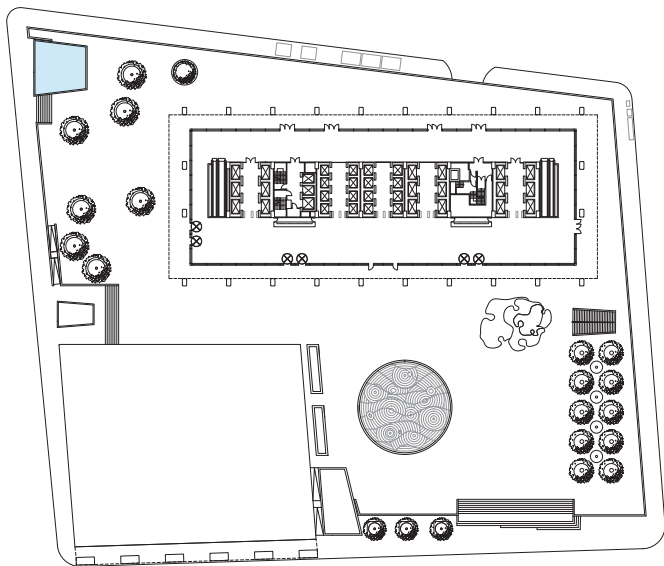
Landing Area: **691 SF**

Retail Area Served: **171,641 SF**

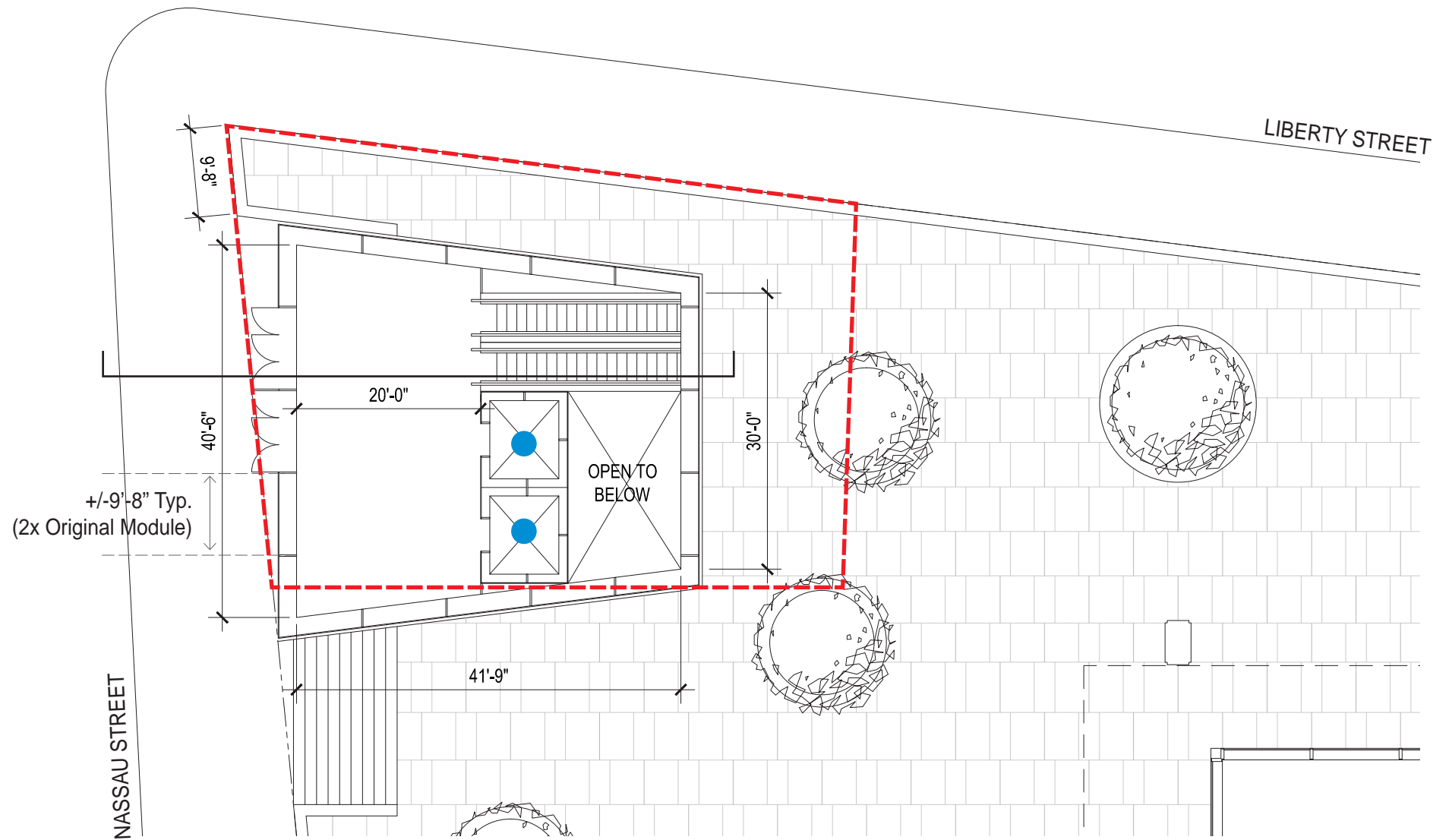
Retail Occupancy Served: **3,210 People**

- 8' minimum head clearance at escalator
- 20' minimum escalator run-off landing  
(Kenneth W. Griffin, ed., *Transit Facilities*, 2004)

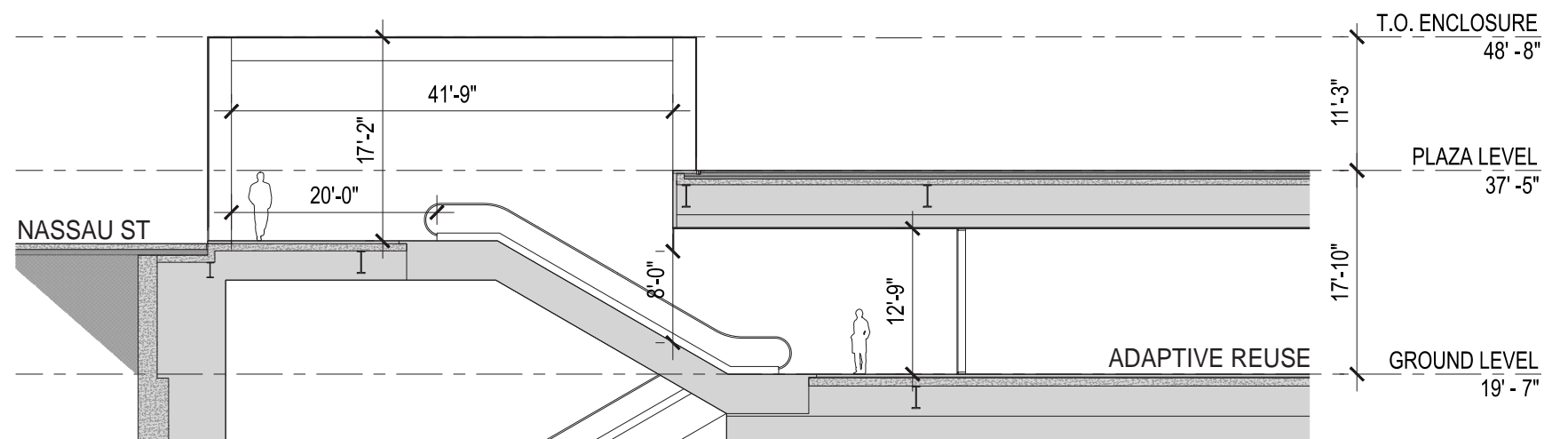
- Accessible entrance to adaptive reuse
- Footprint of March 24<sup>th</sup> entrance



## Plan at Street Level



## Section



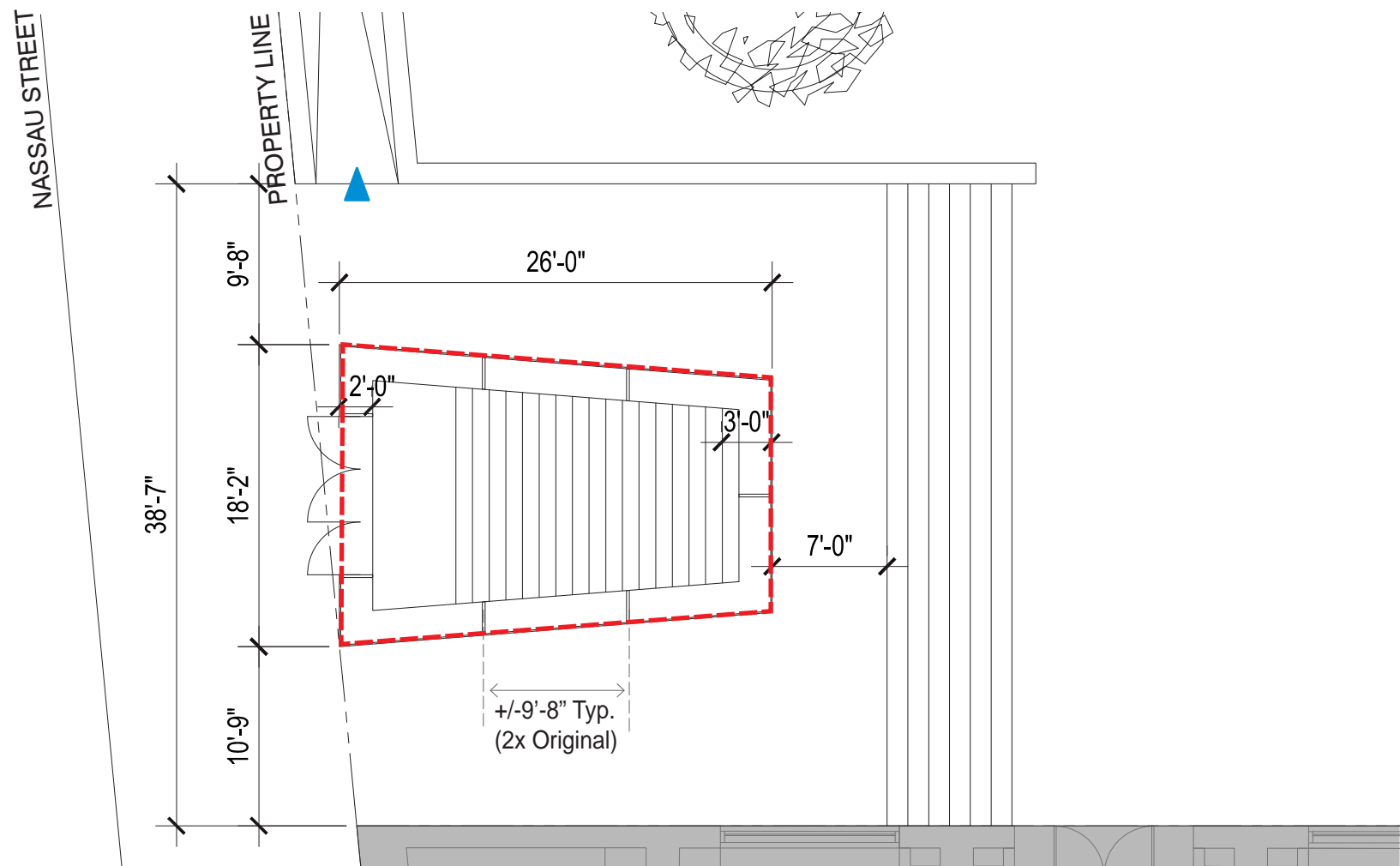


# Cedar Street Entrance (no change from March 24<sup>th</sup>)

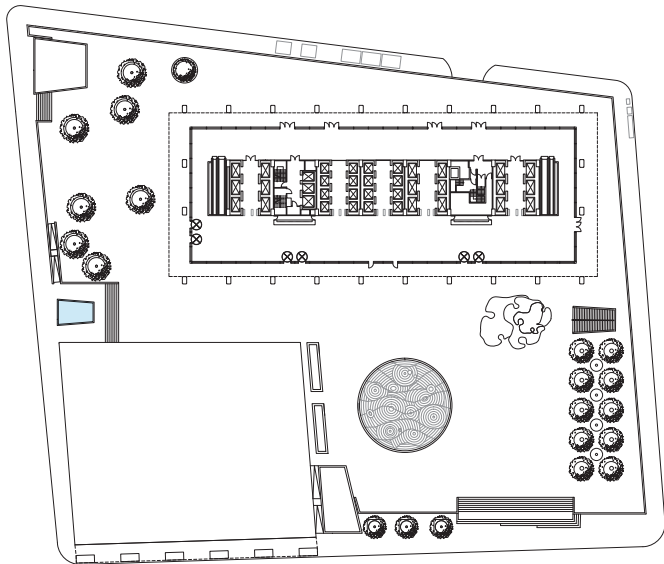
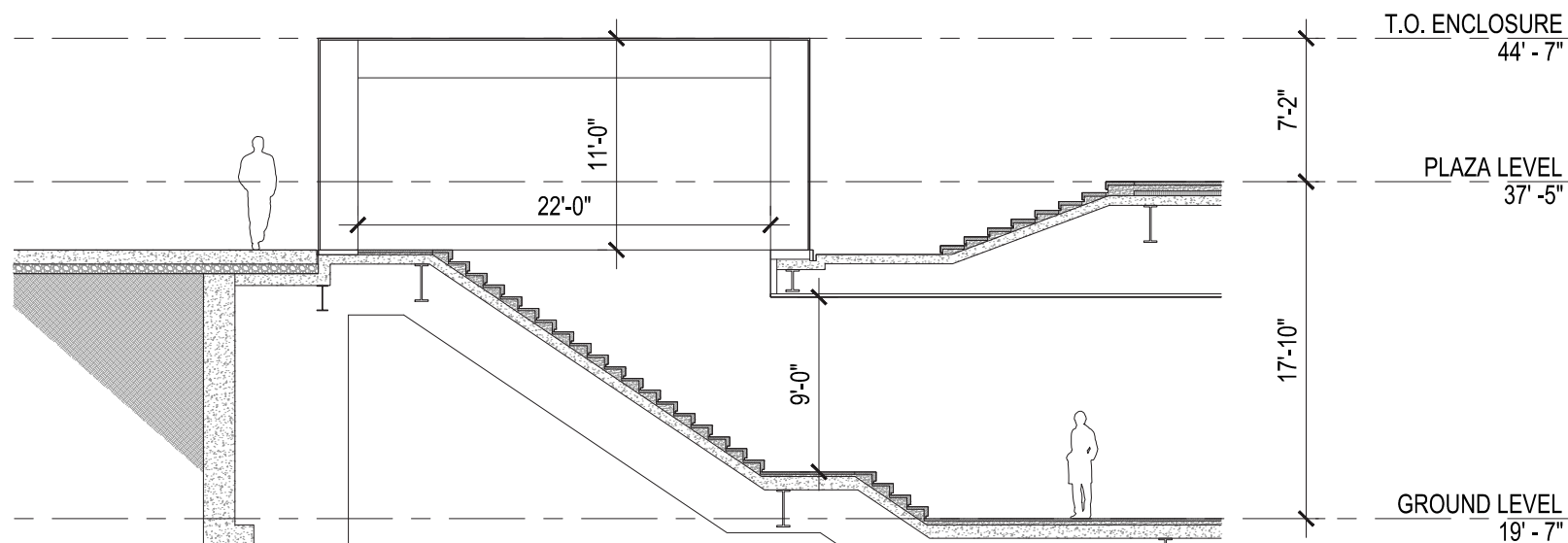
Landing Area: **136 SF**

- weather-safe enclosure for existing stair
- ▶ Accessible entrance to plaza
- ... Footprint of March 24<sup>th</sup> entrance

Plan at Street Level



Section





# South Entrance

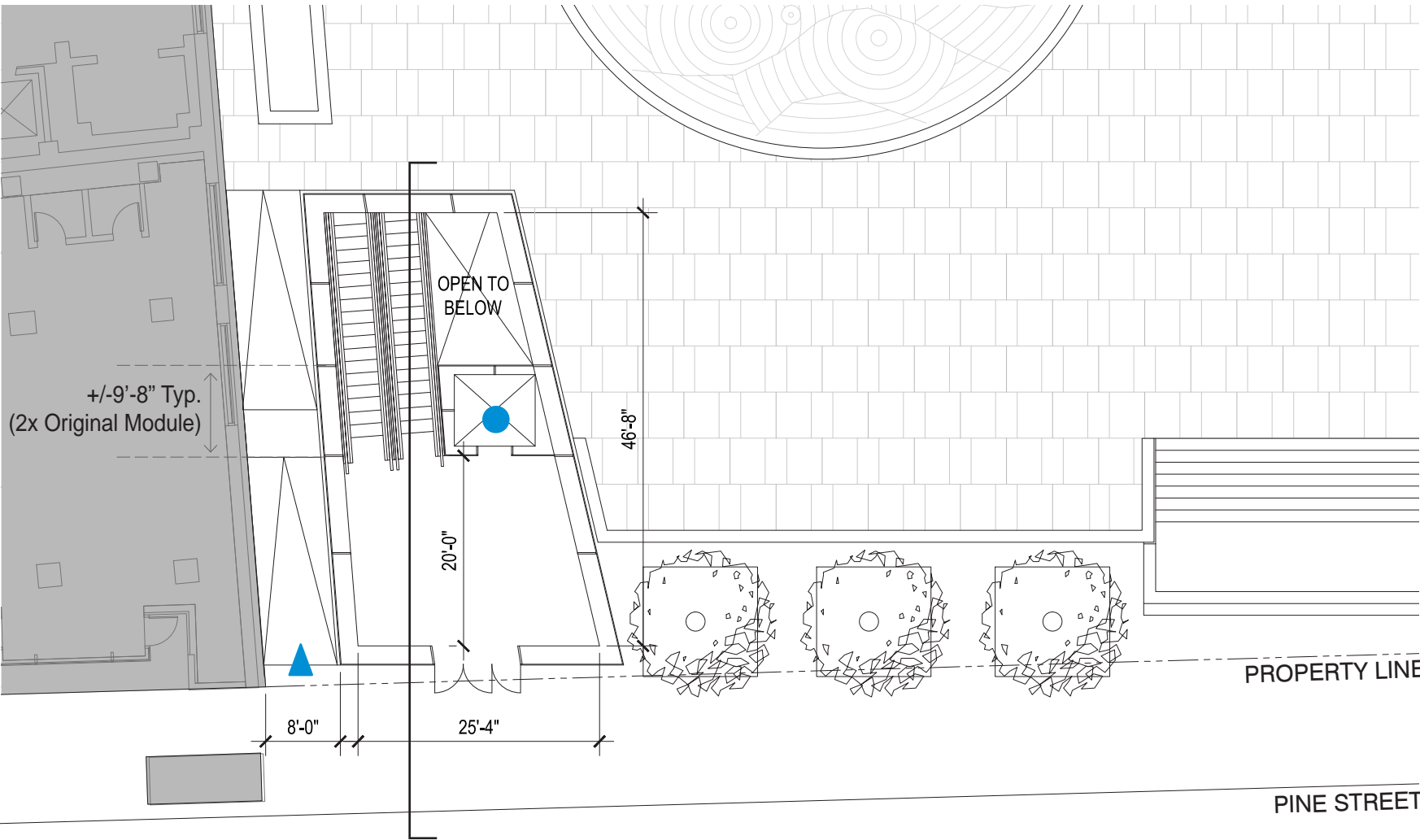
Landing Area: **432 SF**

Retail Area Served: **76,488 SF**

Retail Occupancy Served: **1,680 People**

- 8' minimum head clearance at escalator
- 20' minimum escalator run-off landing  
(Kenneth W. Griffin, ed., *Transit Facilities*, 2004)
- Accessible entrance to adaptive reuse
- ▶ Accessible entrance to plaza
- ... Footprint of March 24<sup>th</sup> entrance

Plan at Street Level



Section

