

# SOUTH STREET SEAPORT

MIXED USE PROJECT





SOUTH STREET SEAPORT // SITE // PRE-DEMOLITION OF PIER 17





SOUTH STREET SEAPORT // SITE // TODAY





SOUTH STREET SEAPORT // PIER 17 REDEVELOPMENT // (10.15.13 APPROVED)





## SOUTH STREET SEAPORT // PIER 17 REDEVELOPMENT // (10.15.13 APPROVED)



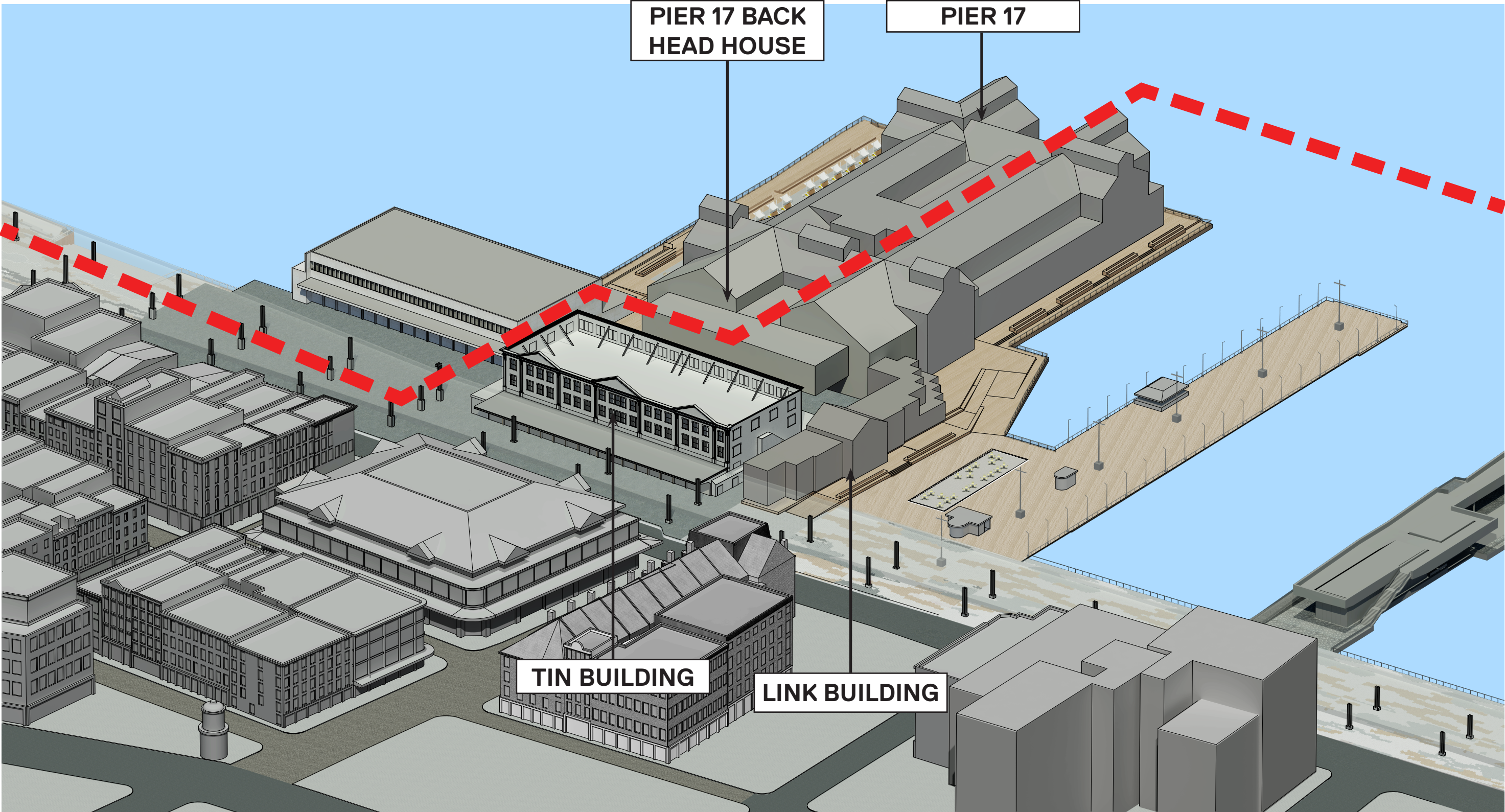






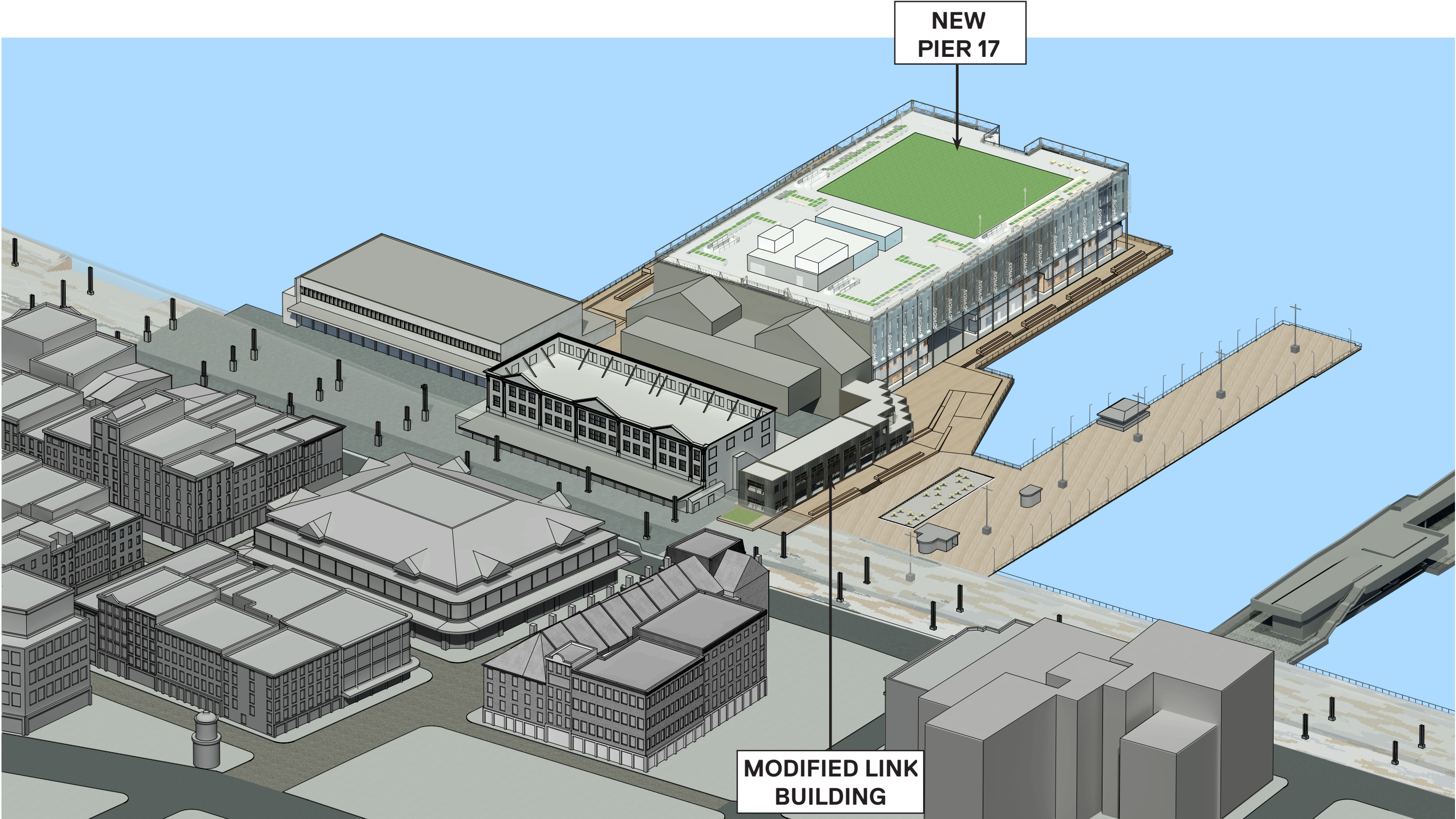




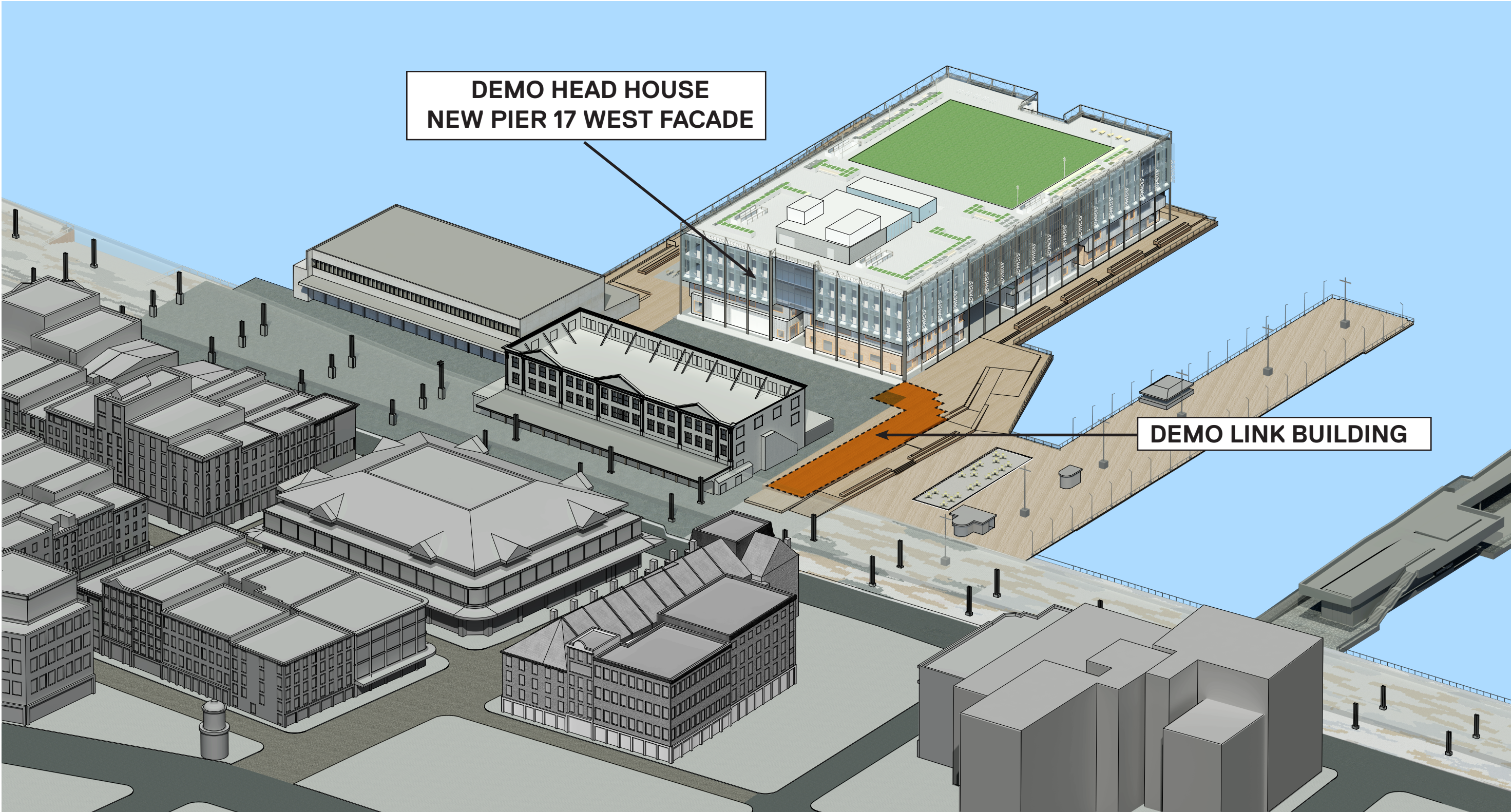


--- HISTORIC DISTRICT BOUNDARY



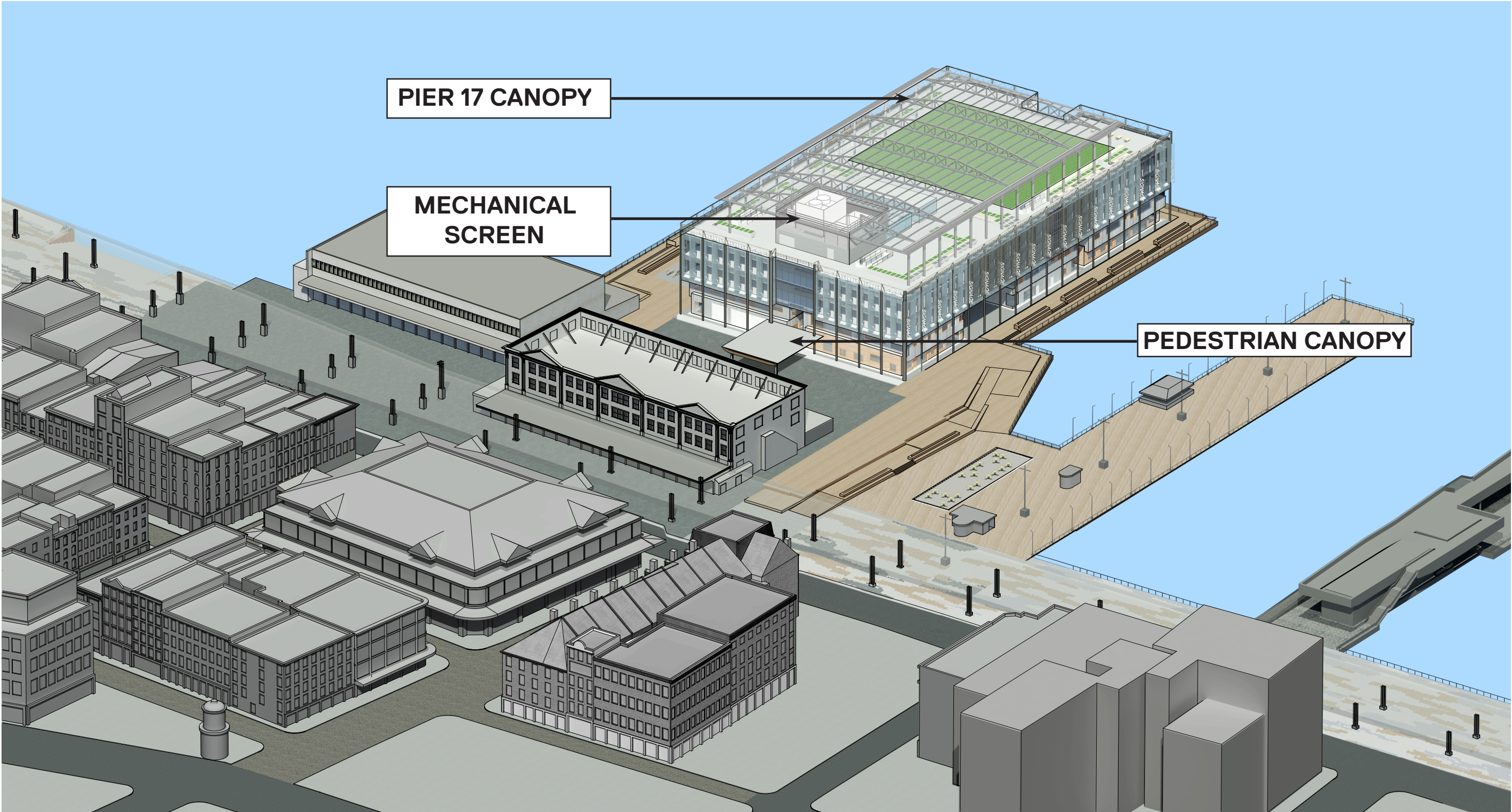




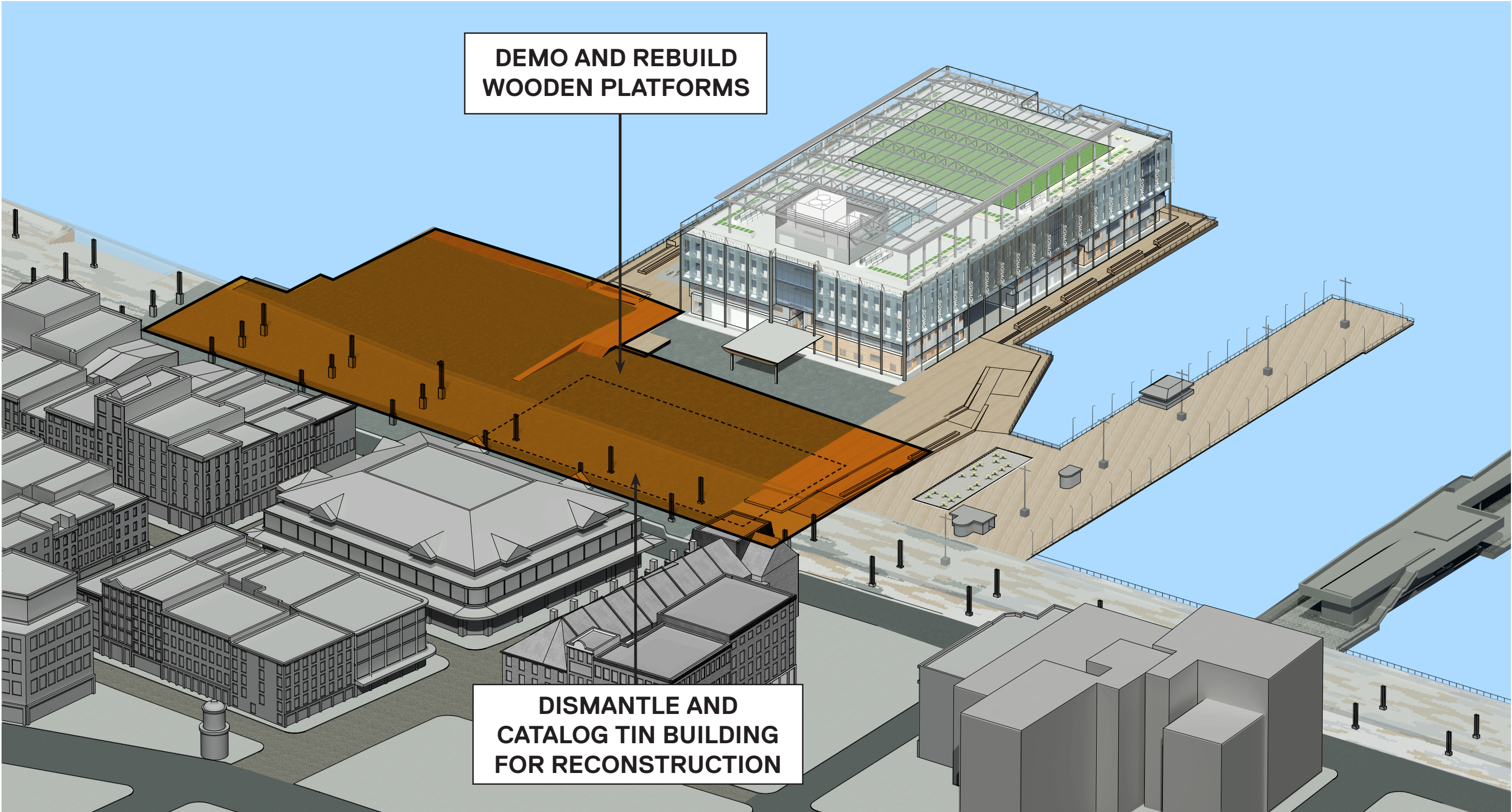




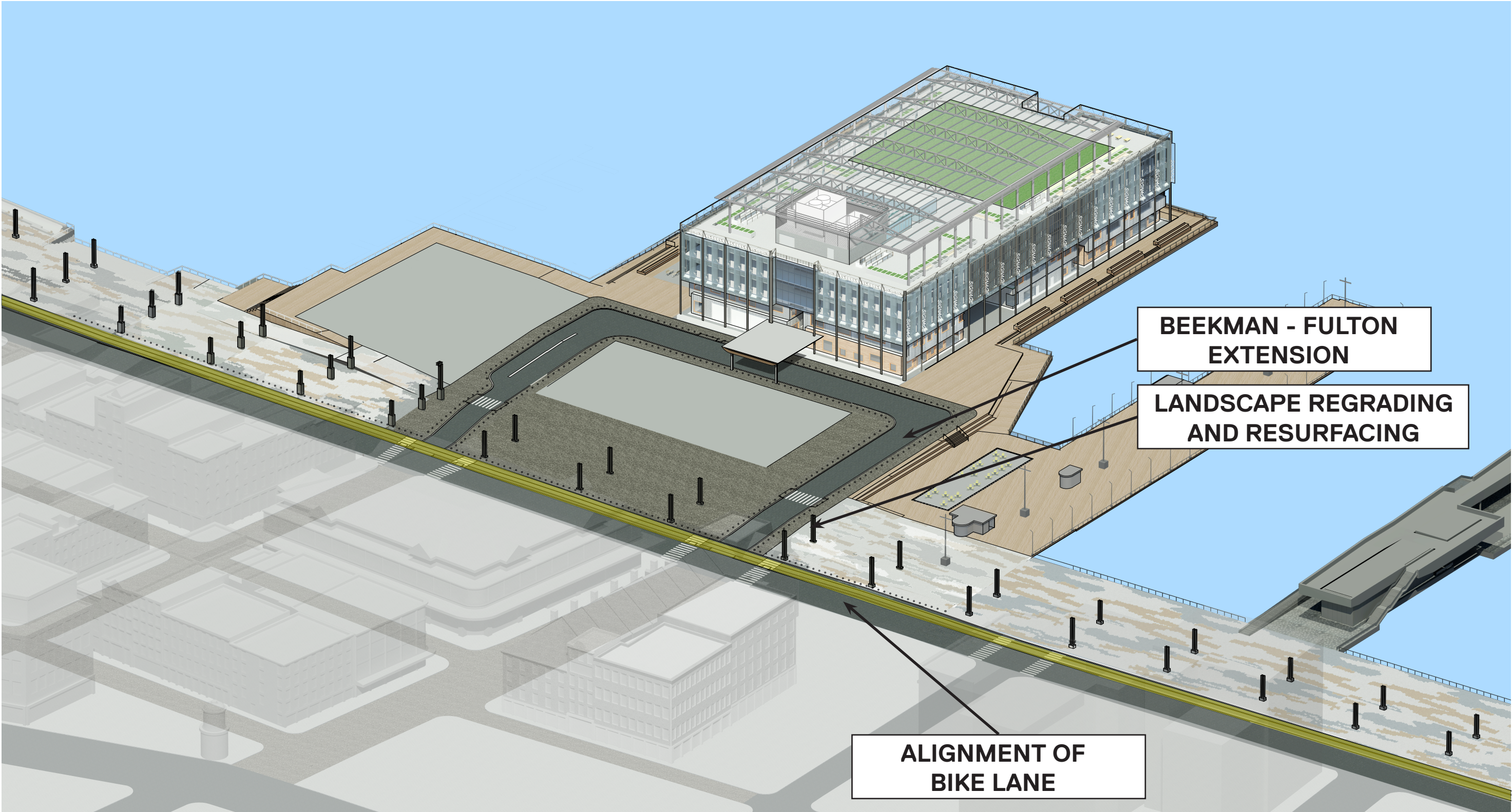
SOUTH STREET SEAPORT // THE PROPOSED MIXED USE PROJECT // PIER 17 CANOPY + MECHANICAL SCREEN + CANOPY



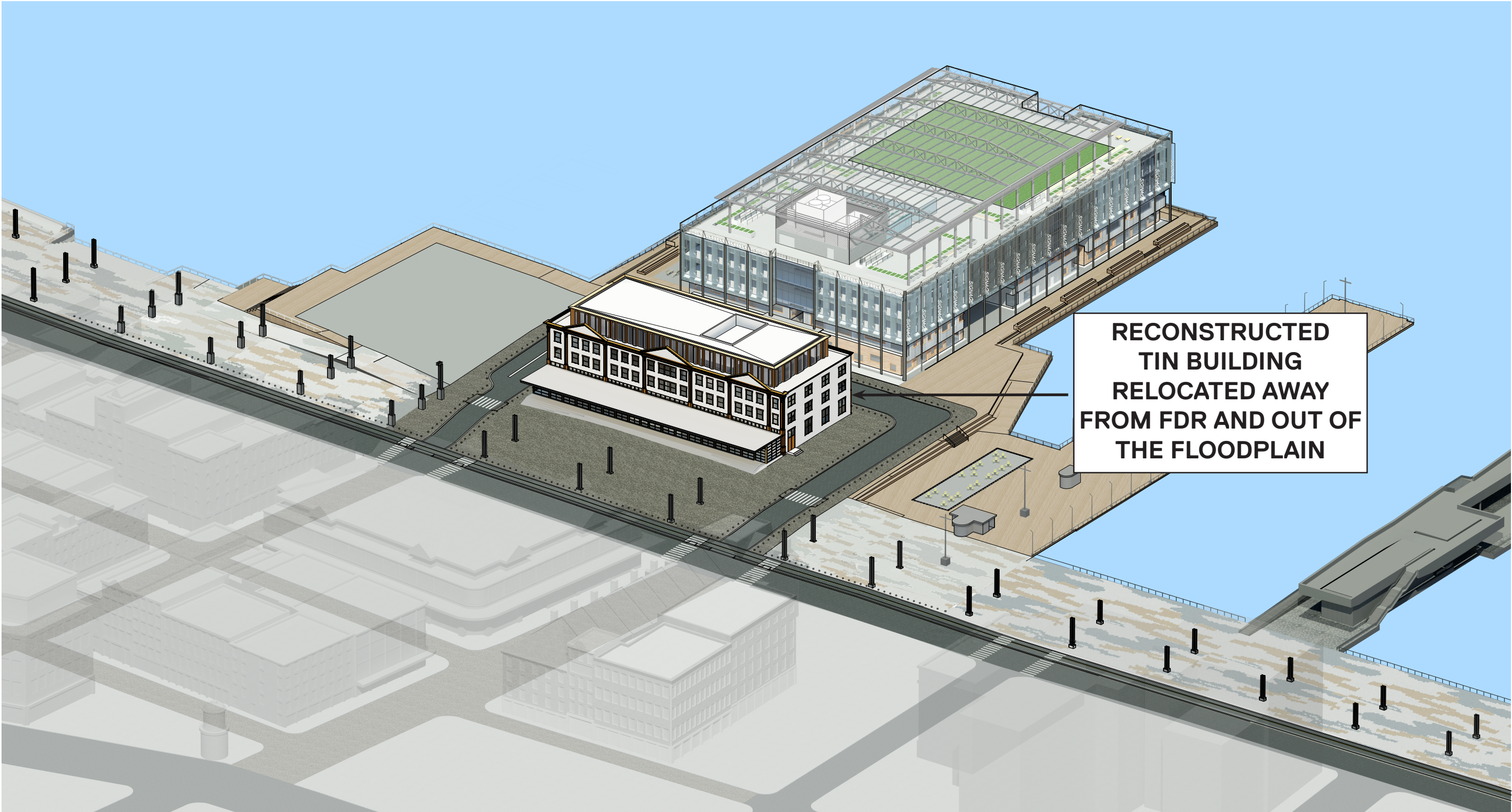




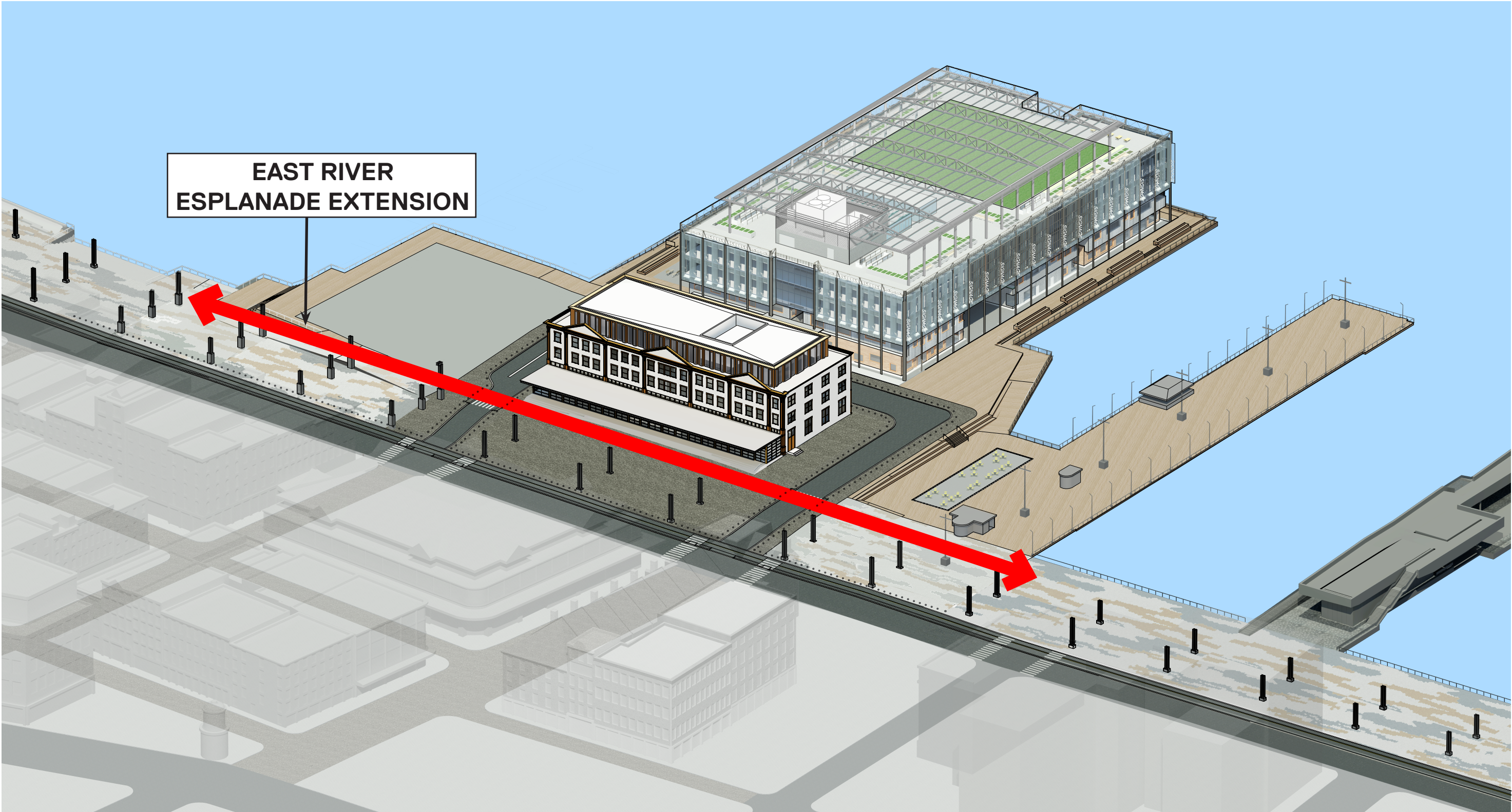




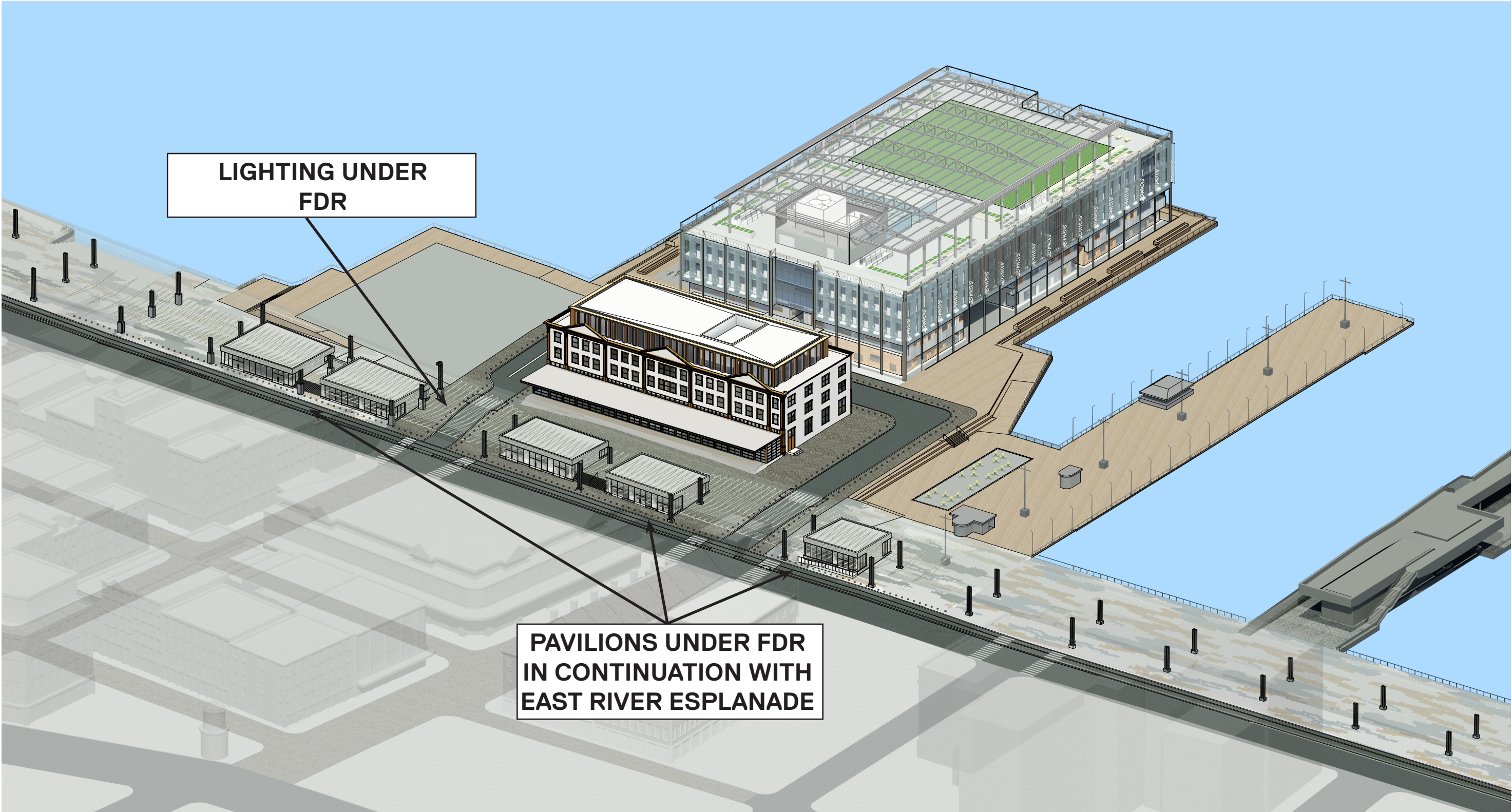




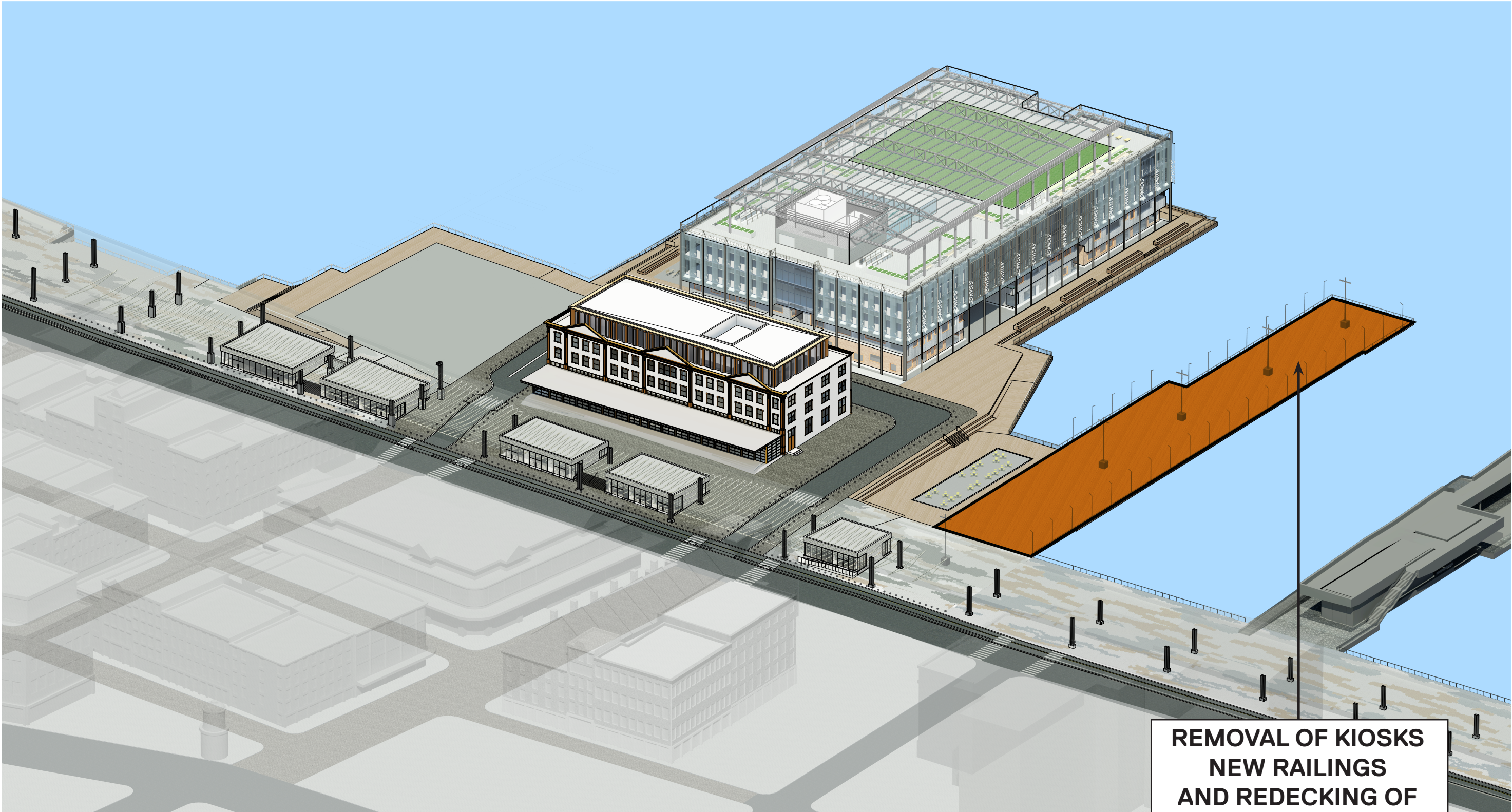








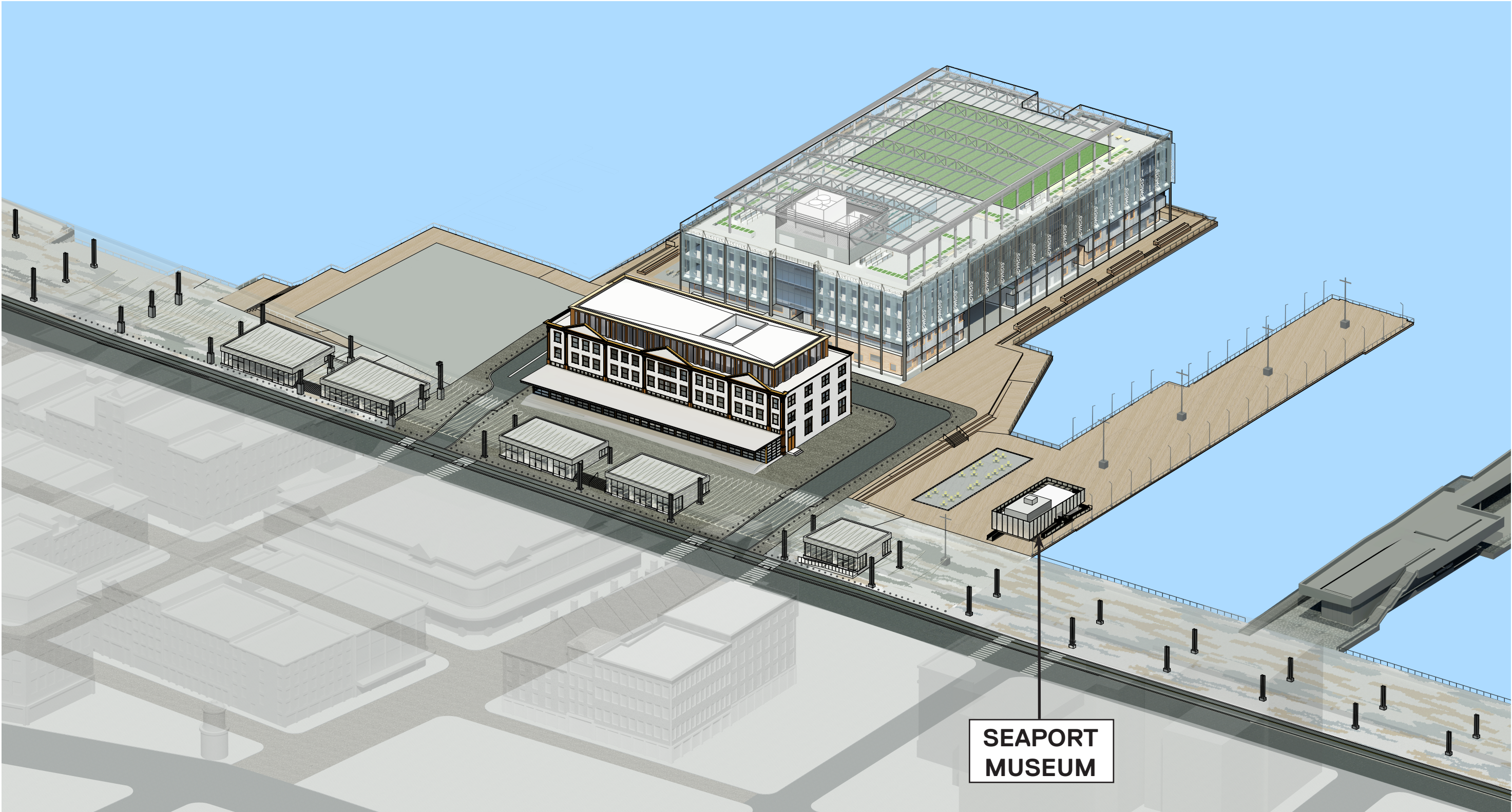




REMOVAL OF KIOSKS  
NEW RAILINGS  
AND REDECKING OF  
PIER 16

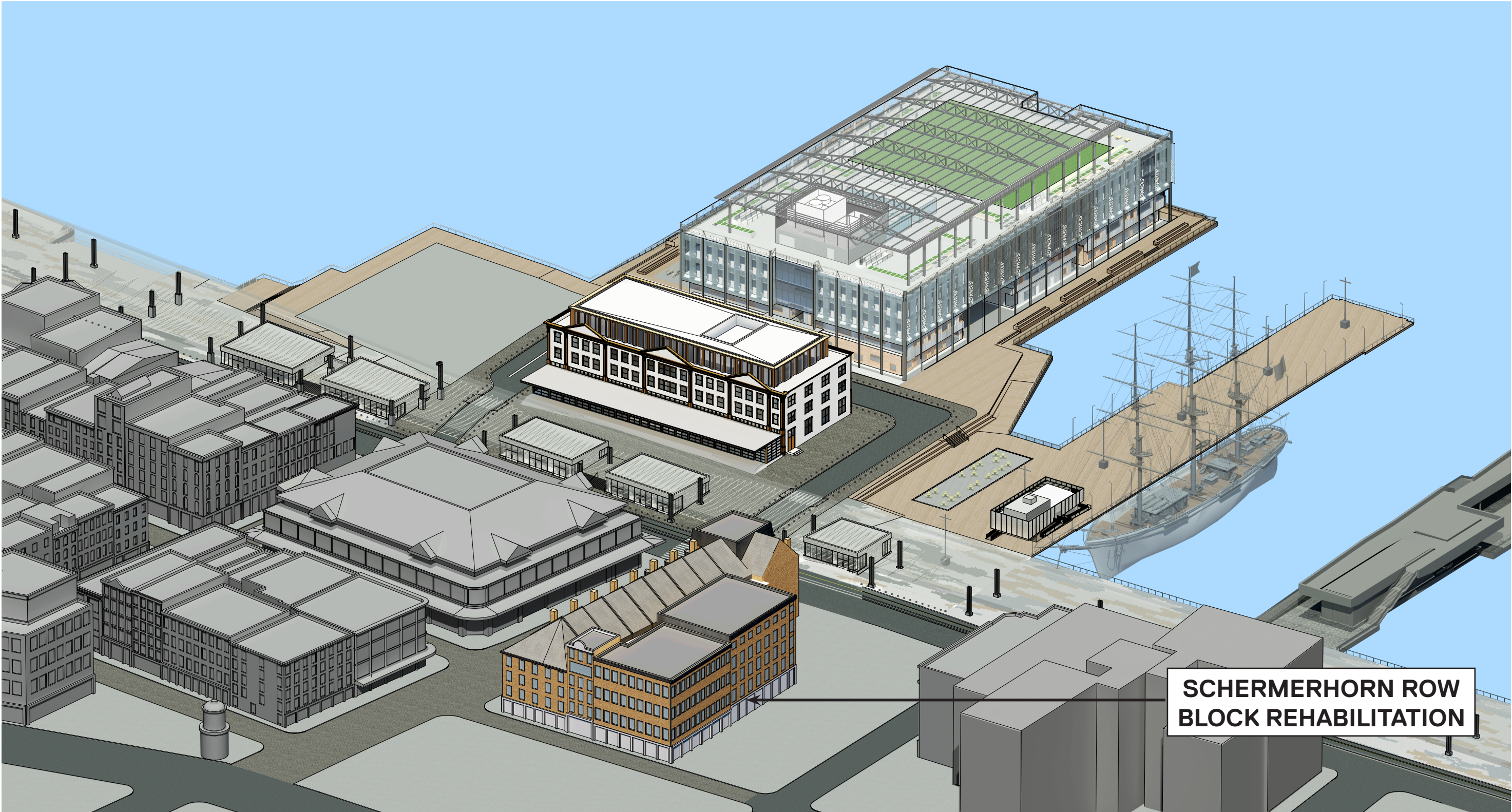


SOUTH STREET SEAPORT // THE PROPOSED MIXED USE PROJECT // SEAPORT MUSEUM





SOUTH STREET SEAPORT // THE PROPOSED MIXED USE PROJECT // SCHERMERHORN ROW BLOCK REHABILITATION AND JOHN STREET LOT ADDITION



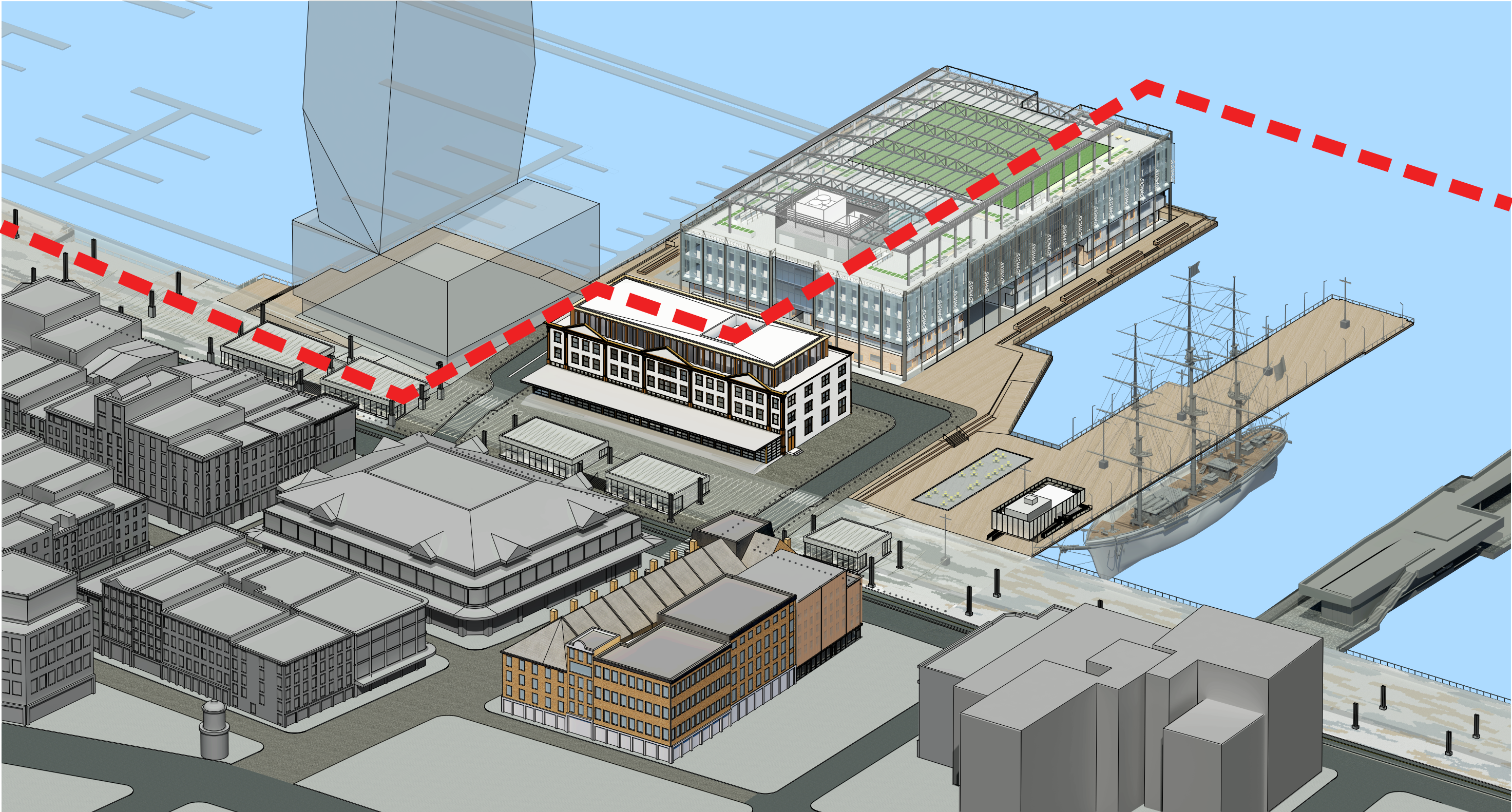


SOUTH STREET SEAPORT // THE PROPOSED MIXED USE PROJECT // SCHERMERHORN ROW BLOCK REHABILITATION AND JOHN STREET LOT ADDITION





SOUTH STREET SEAPORT // THE PROPOSED MIXED USE PROJECT //



--- HISTORIC DISTRICT BOUNDARY



# SCHERMERHORN ROW BLOCK

SOUTH STREET SEAPORT NEW YORK, NY  
DECEMBER 10, 2014

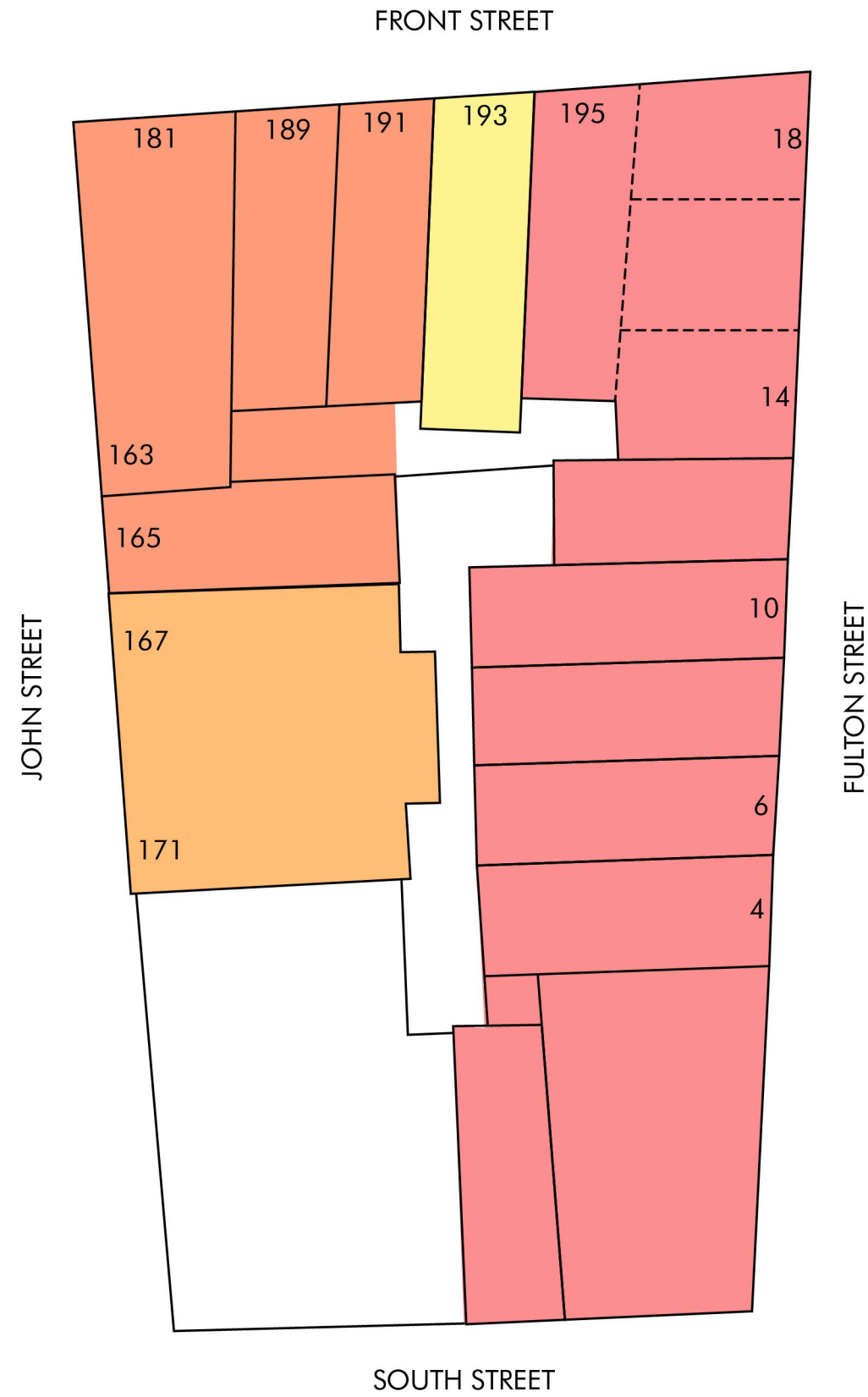






SCHERMERHORN ROW BLOCK  
PROJECT SITE





- 1811-1812
- C. 1840
- 1850
- 1793 with significant late 19th century alterations



FULTON STREET AND MARKET, 1834 (MERCURY'S STREET VIEWS OF NEW YORK)





SCHERMERHORN ROW, 1928  
FULTON ST. LOOKING SOUTH EAST FROM FRONT ST.



SCHERMERHORN ROW, 1928  
FULTON ST. LOOKING SOUTH WEST FROM SOUTH ST.





171-163 JOHN ST, c.1865 (MCNY)





BURLING SLIP (JOHN STREET) AND SOUTH STREET, c.1940 (NYPL)



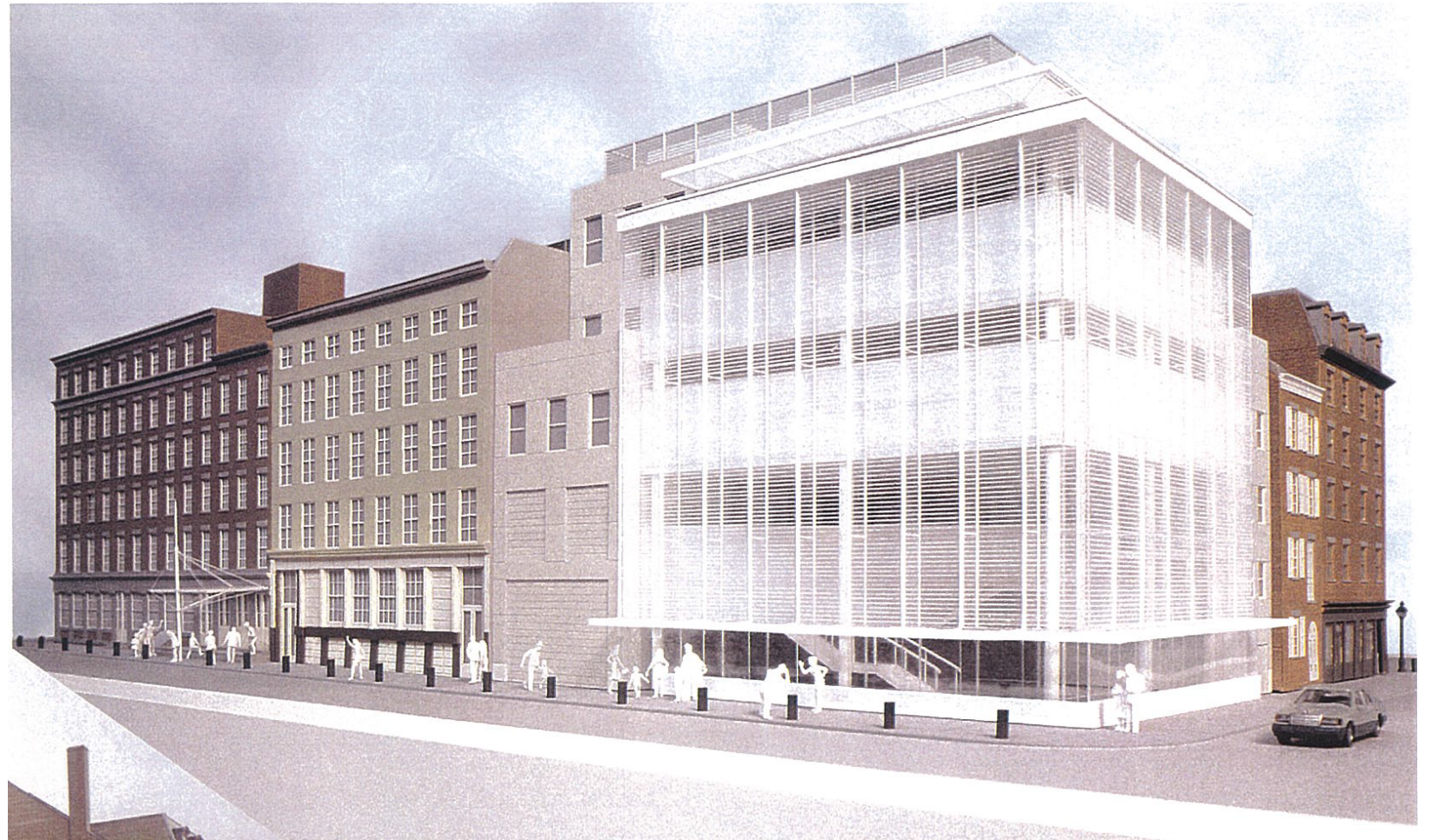


SCHERMERHORN ROW BLOCK, 1981 (HABS)





SCHERMERHORN ROW BLOCK, c.1983, FOLLOWING RESTORATION (SHPA)



SOUTH STREET SEAPORT MUSEUM, JOHN STREET PROPOSAL, BEYER BLINDER BELLE (1998)









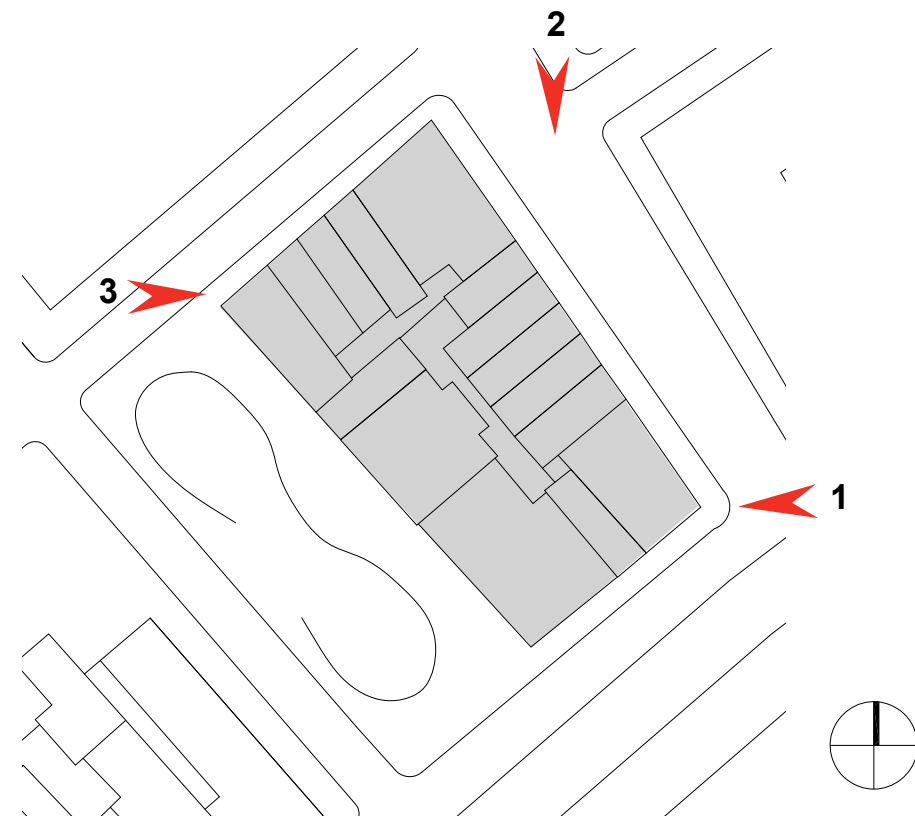
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2



3







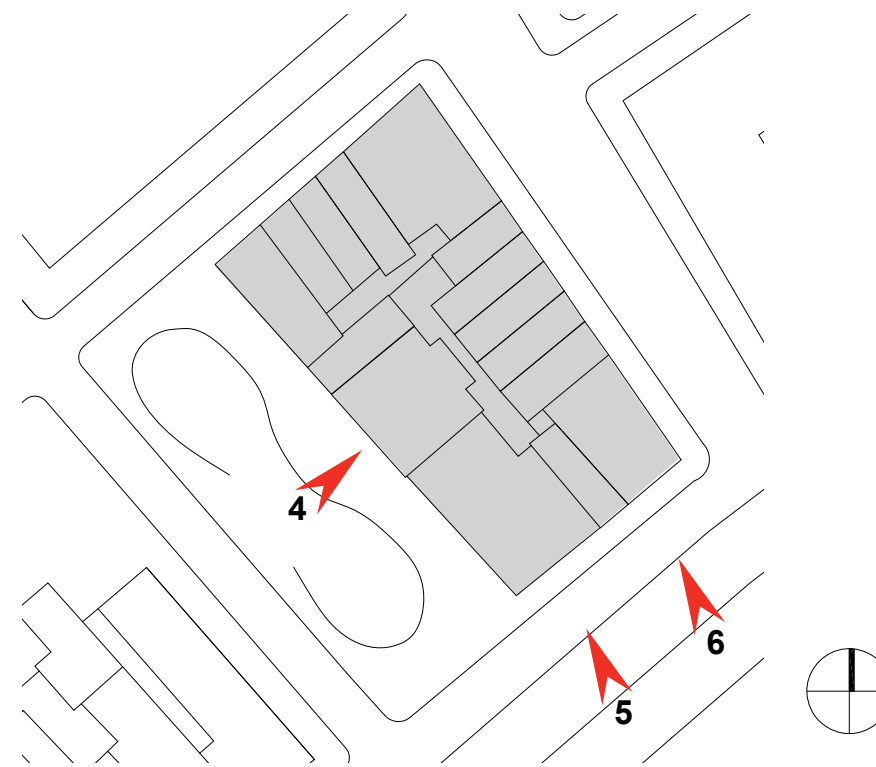
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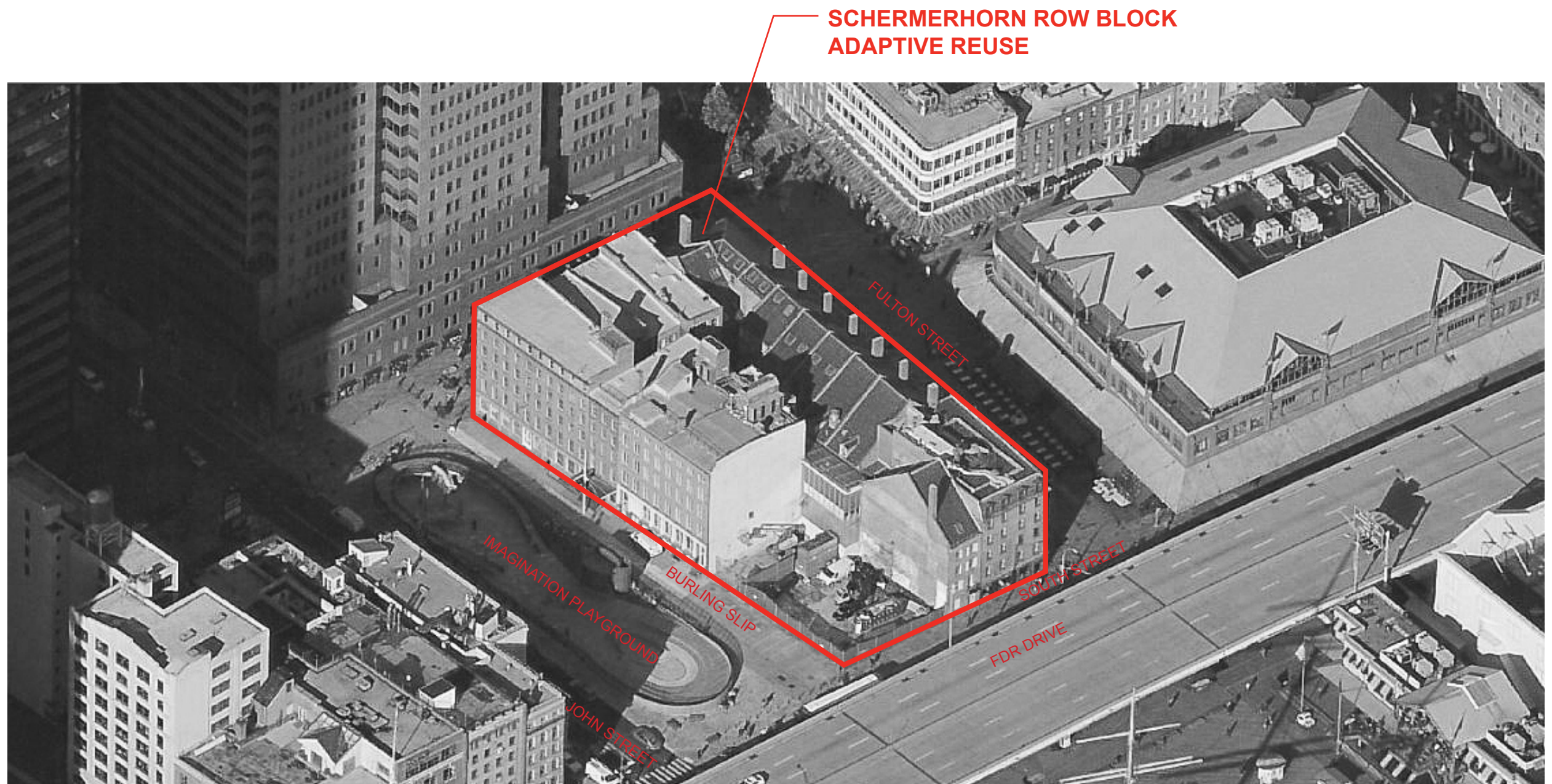
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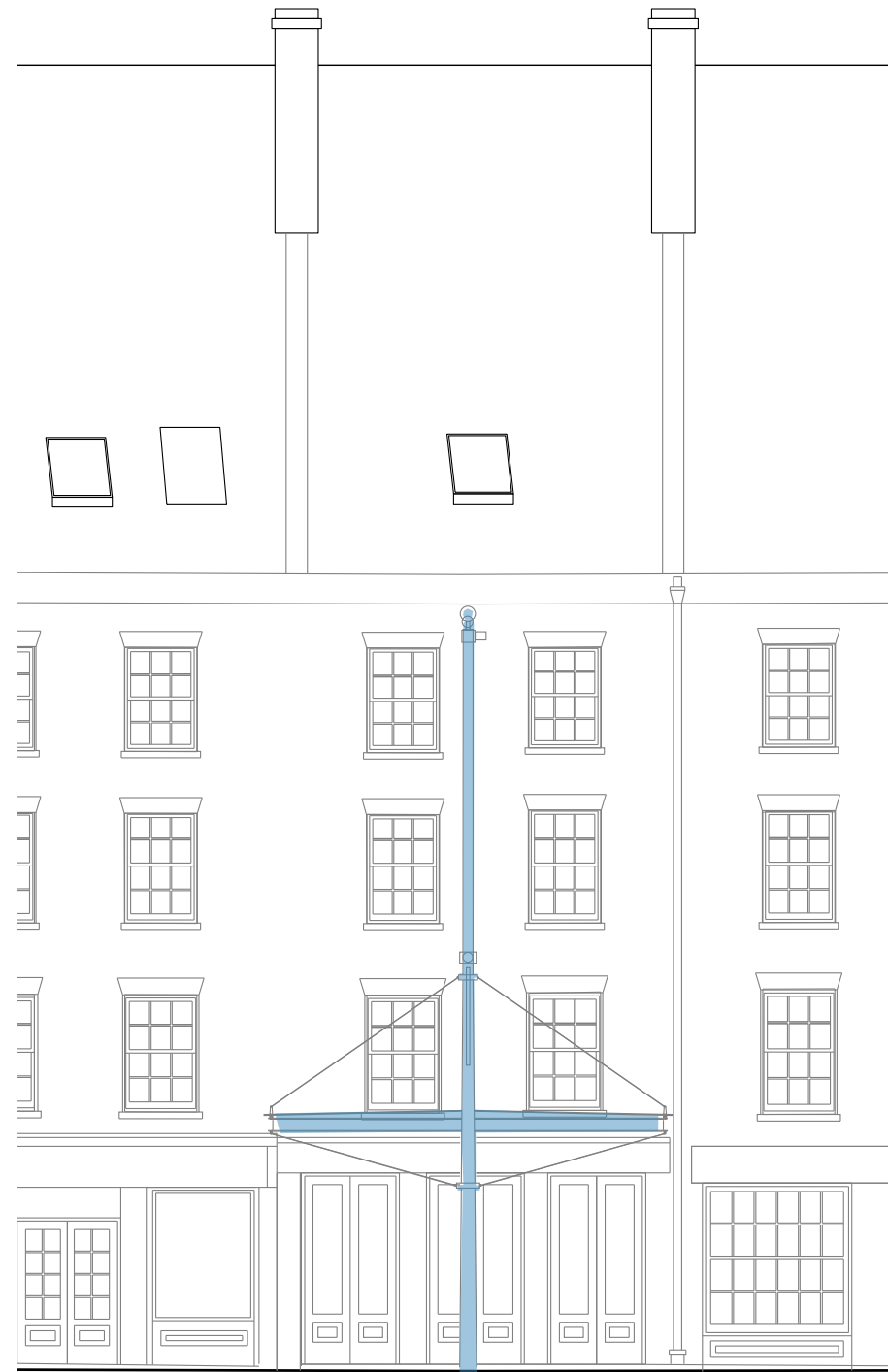






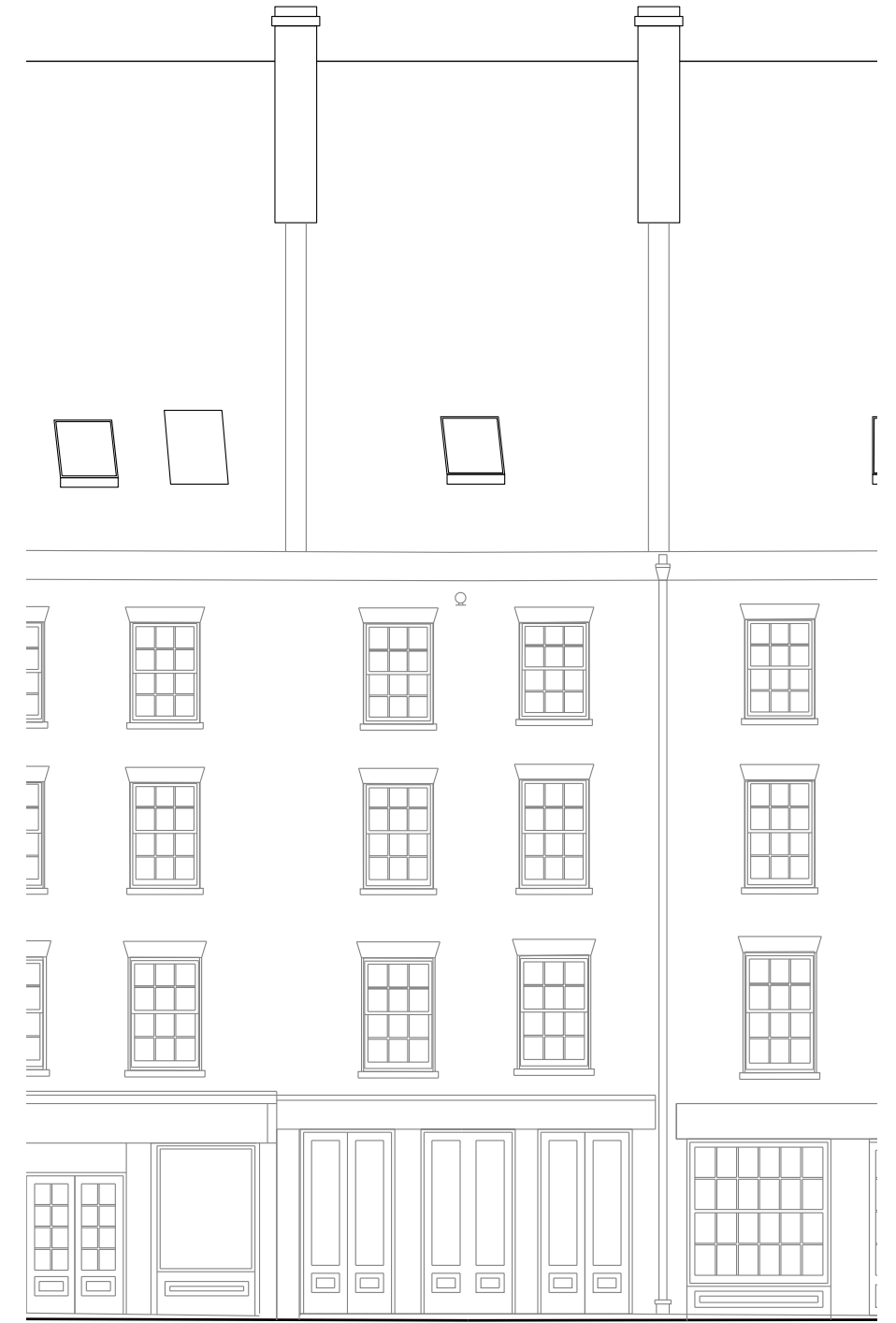


12 FULTON ST



12 FULTON ST

EXISTING



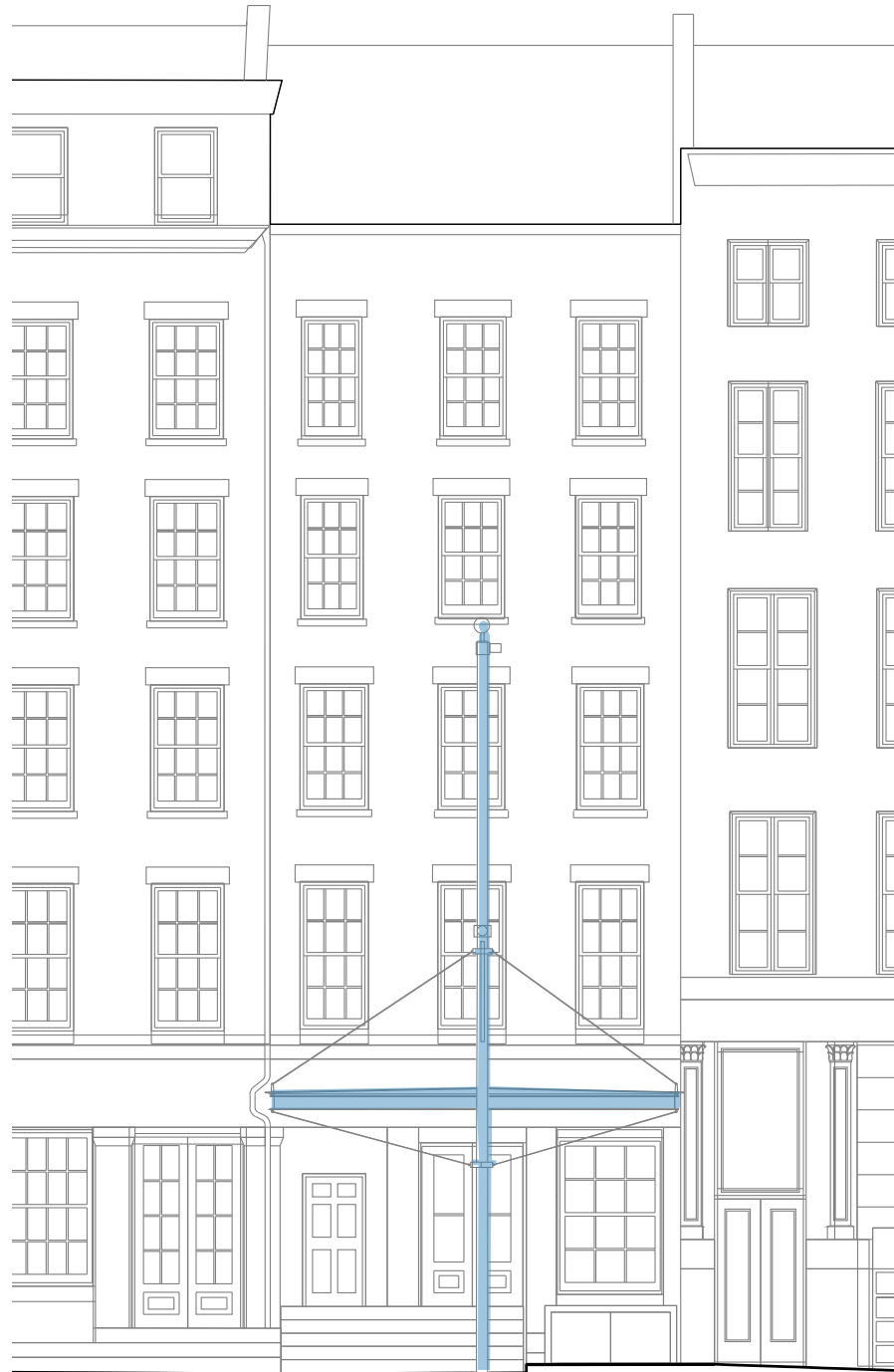
12 FULTON ST

PROPOSED



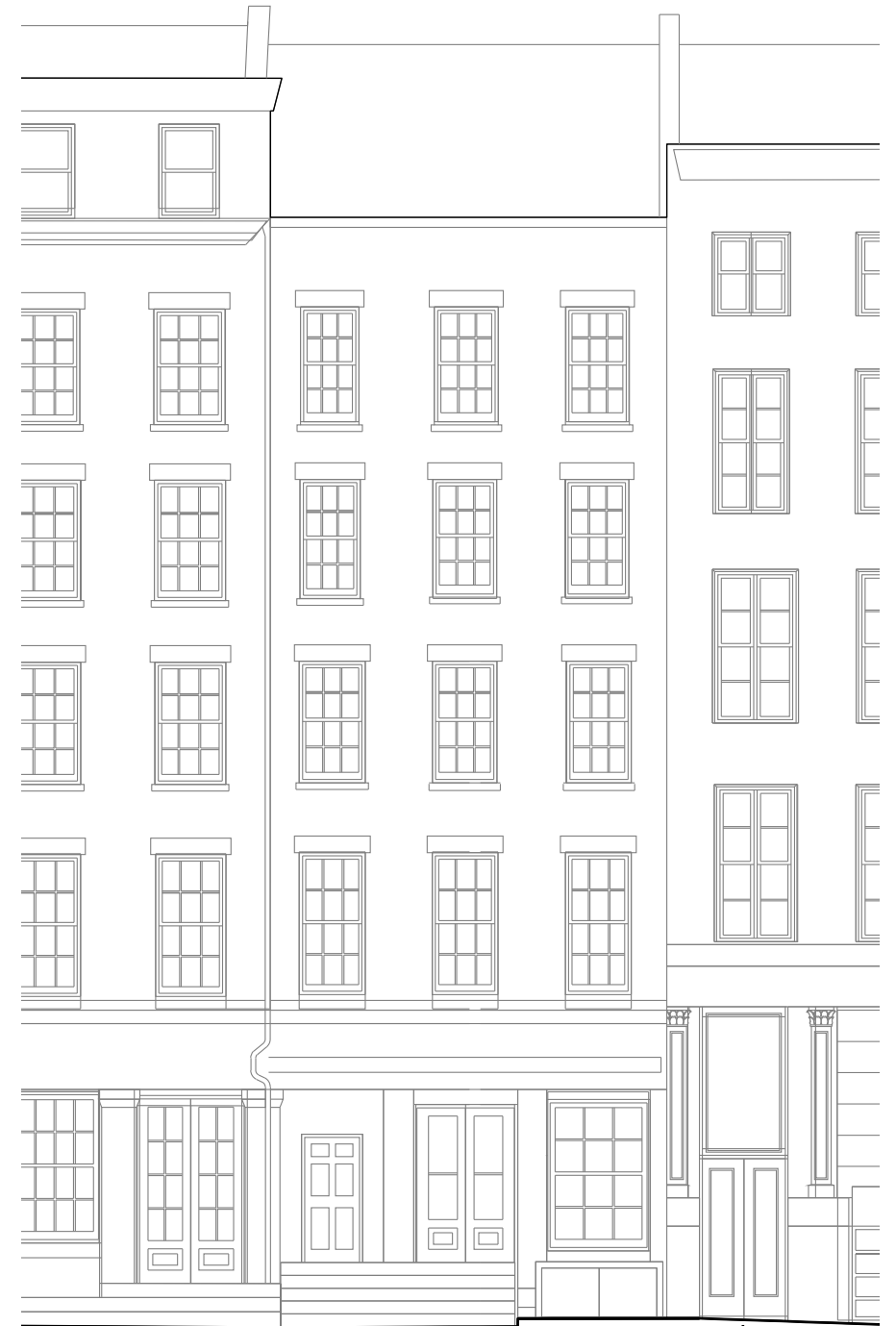


165 JOHN ST



165 JOHN ST

EXISTING



165 JOHN ST

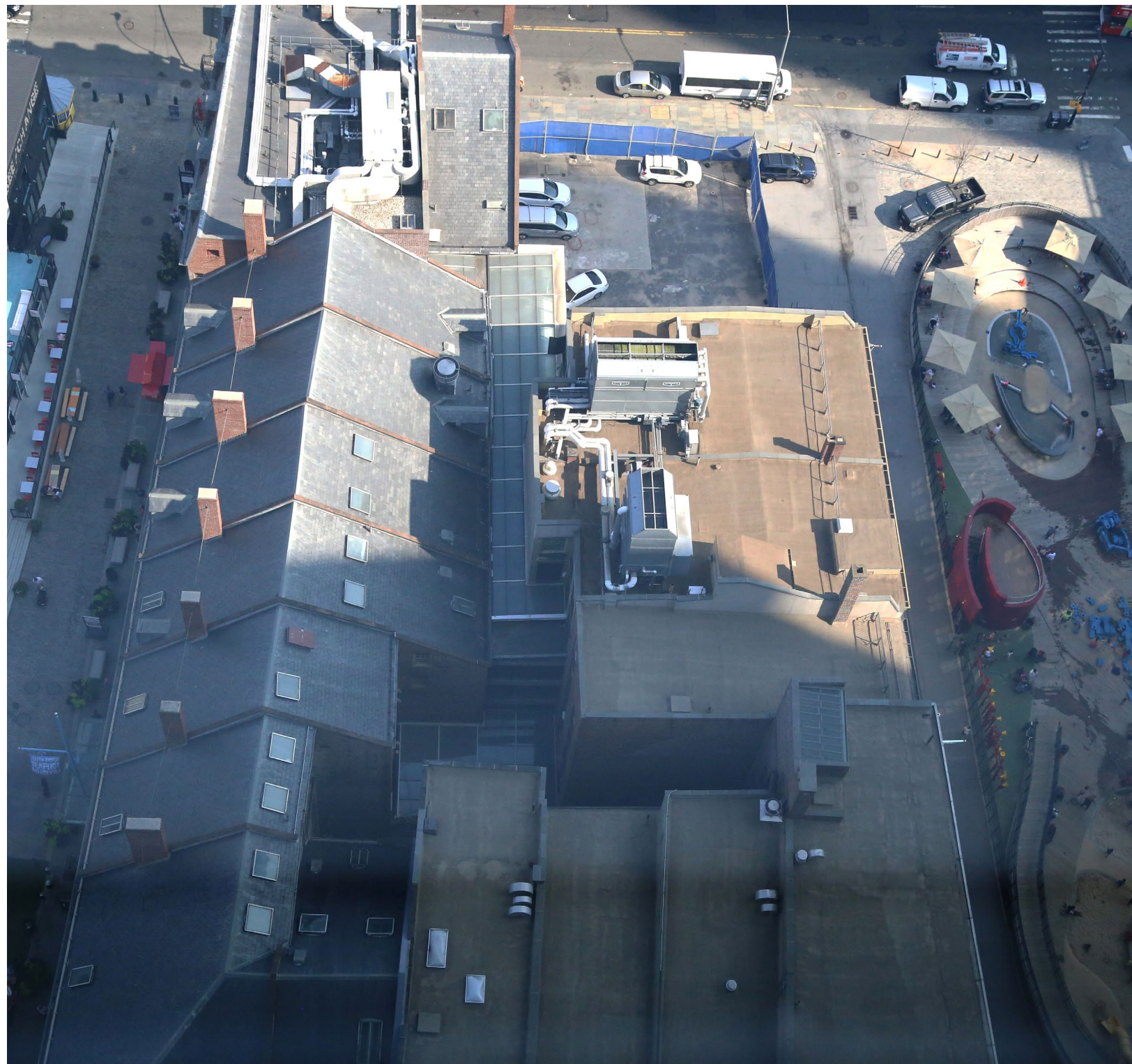
Proposed ADA entrance —

PROPOSED



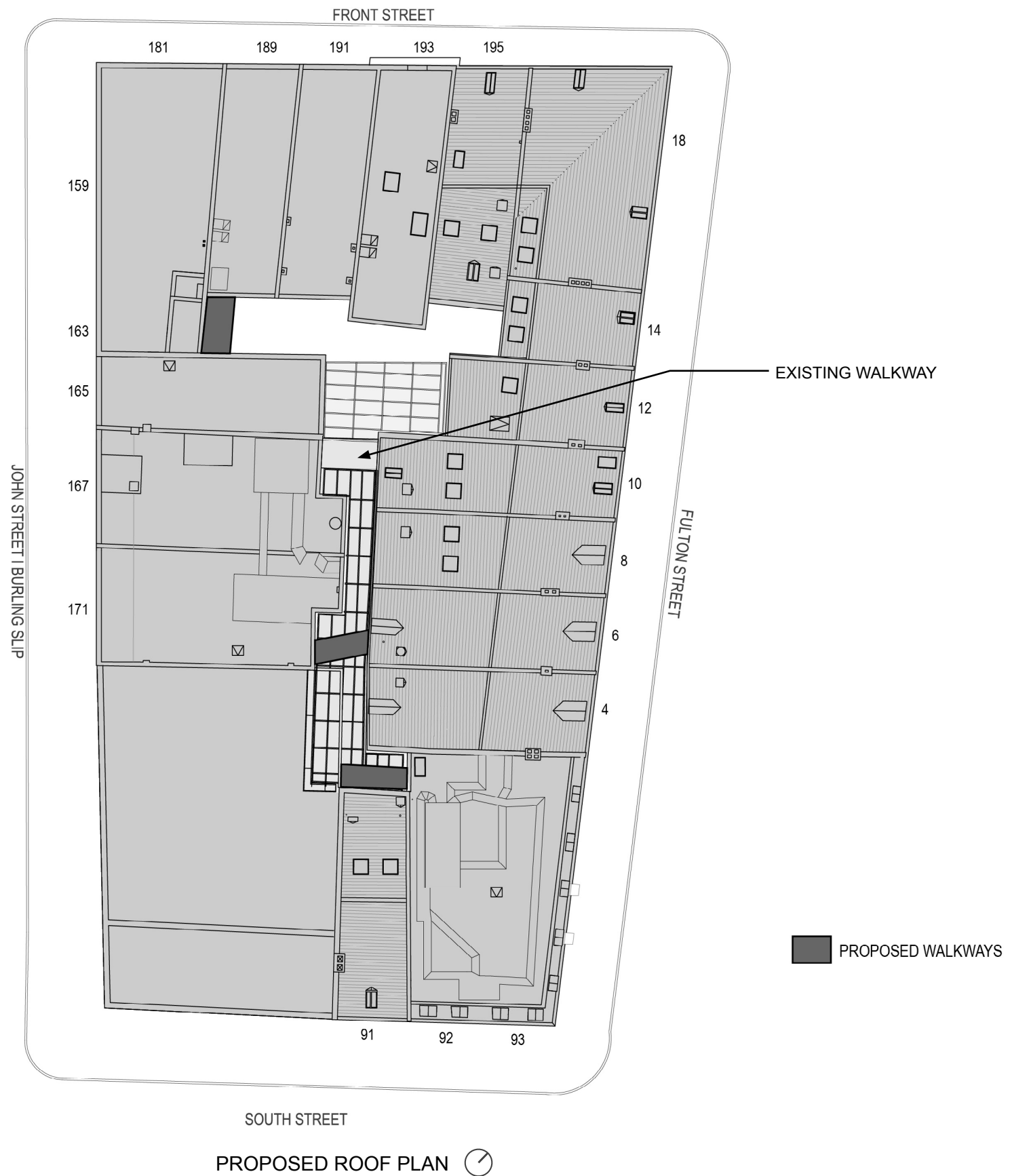
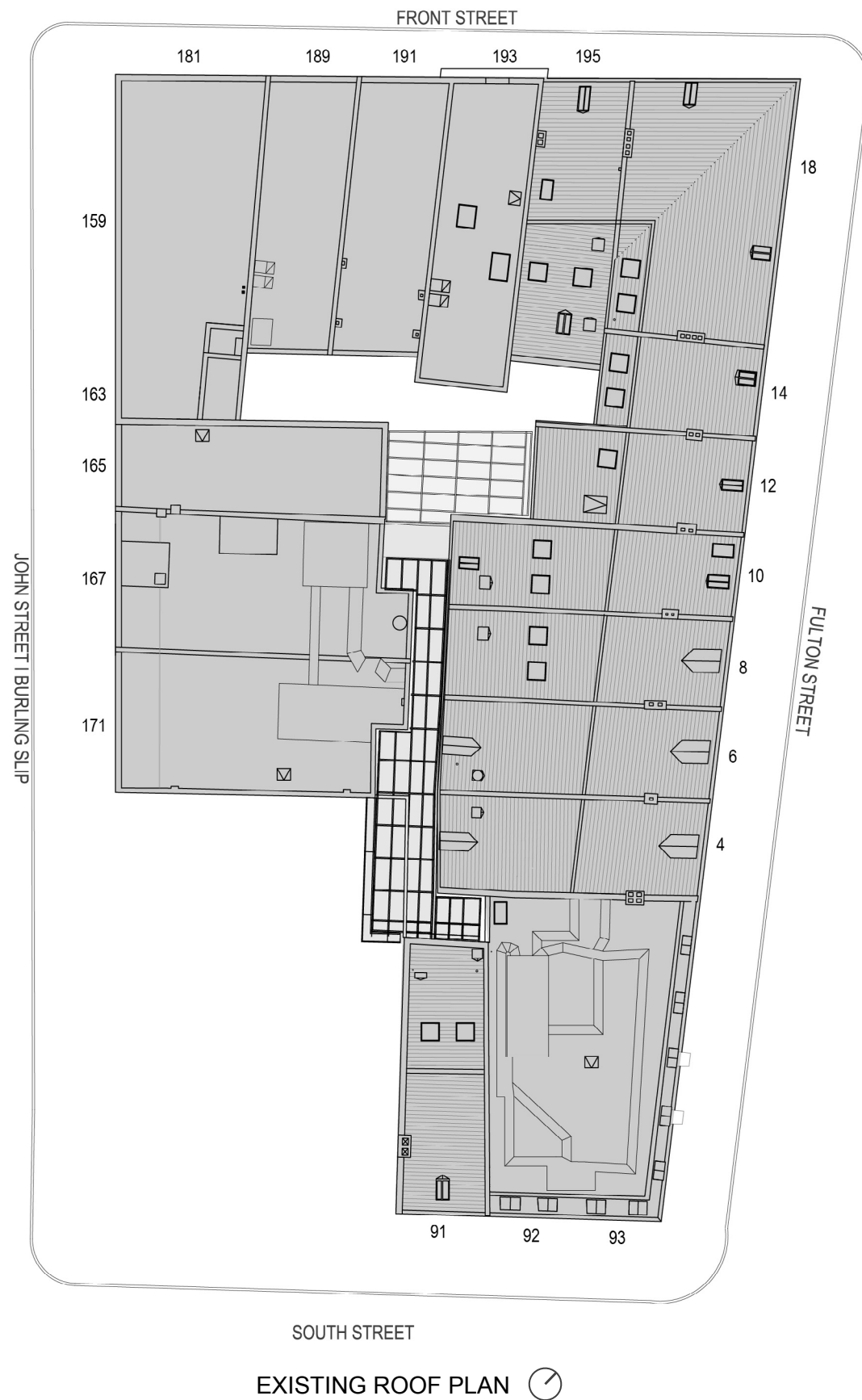
# COURTYARD ALTERATIONS



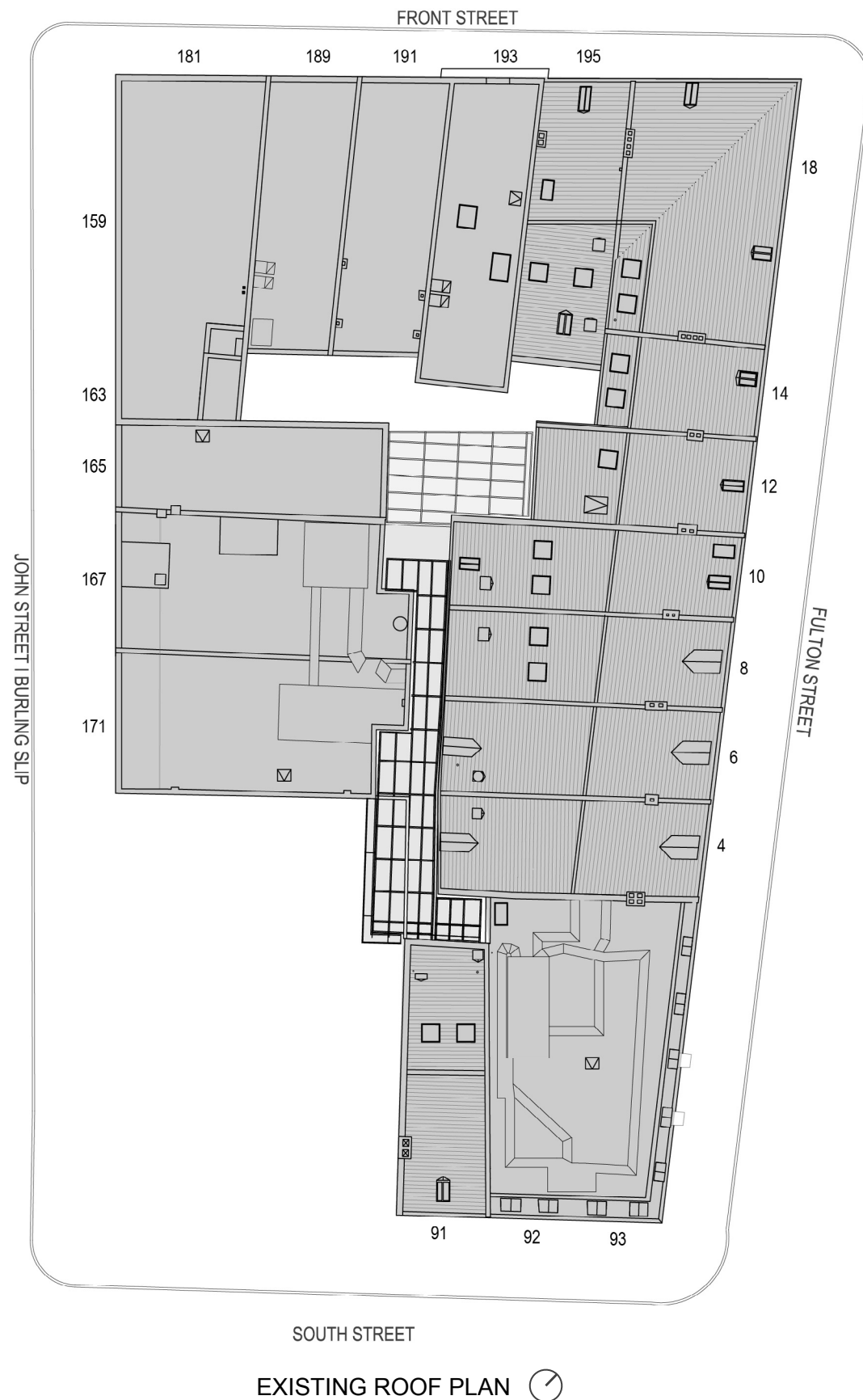


1 - AERIAL VIEW



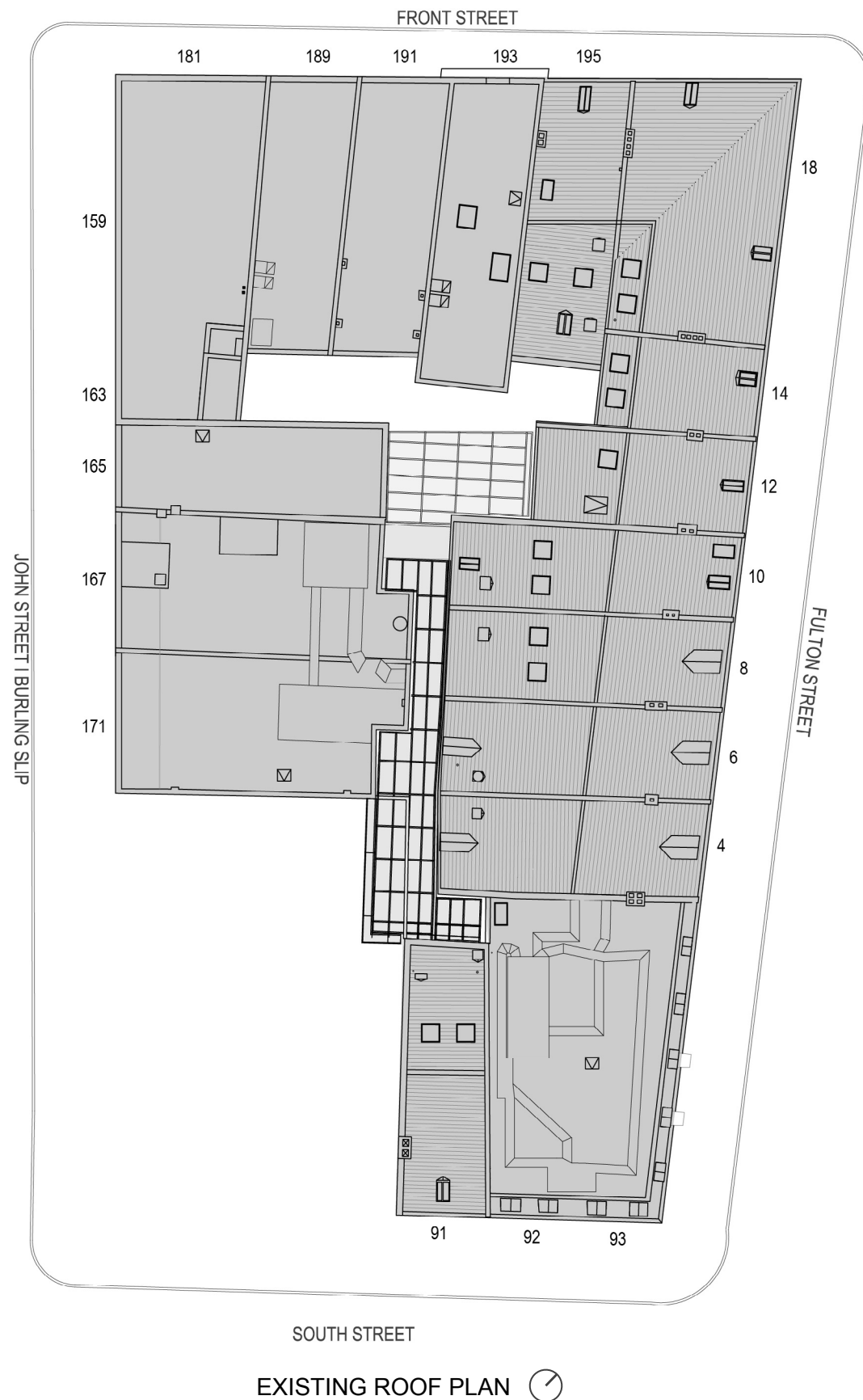




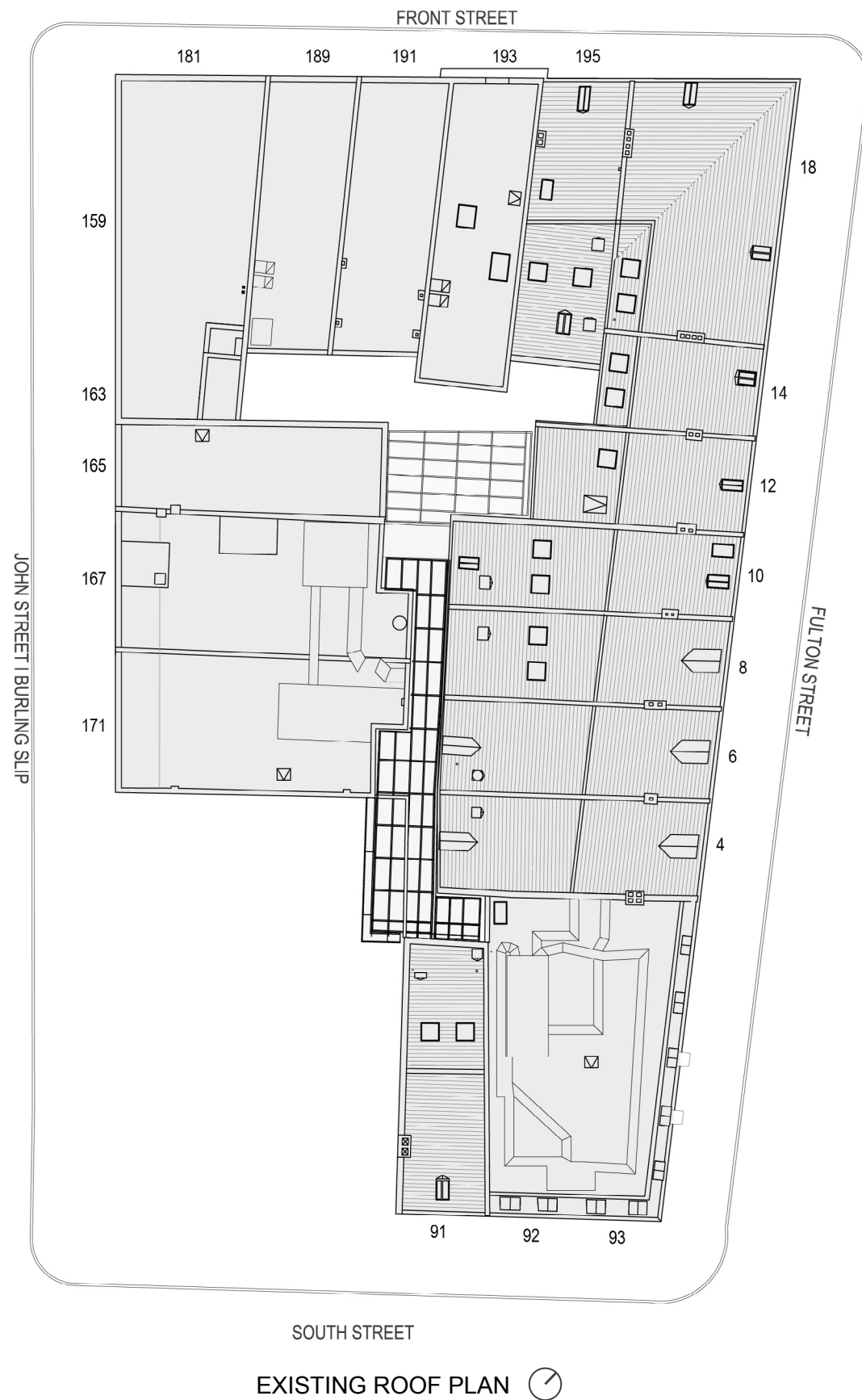


- PROPOSED SKYLIGHTS
- PROPOSED WINDOWS ALTERATION

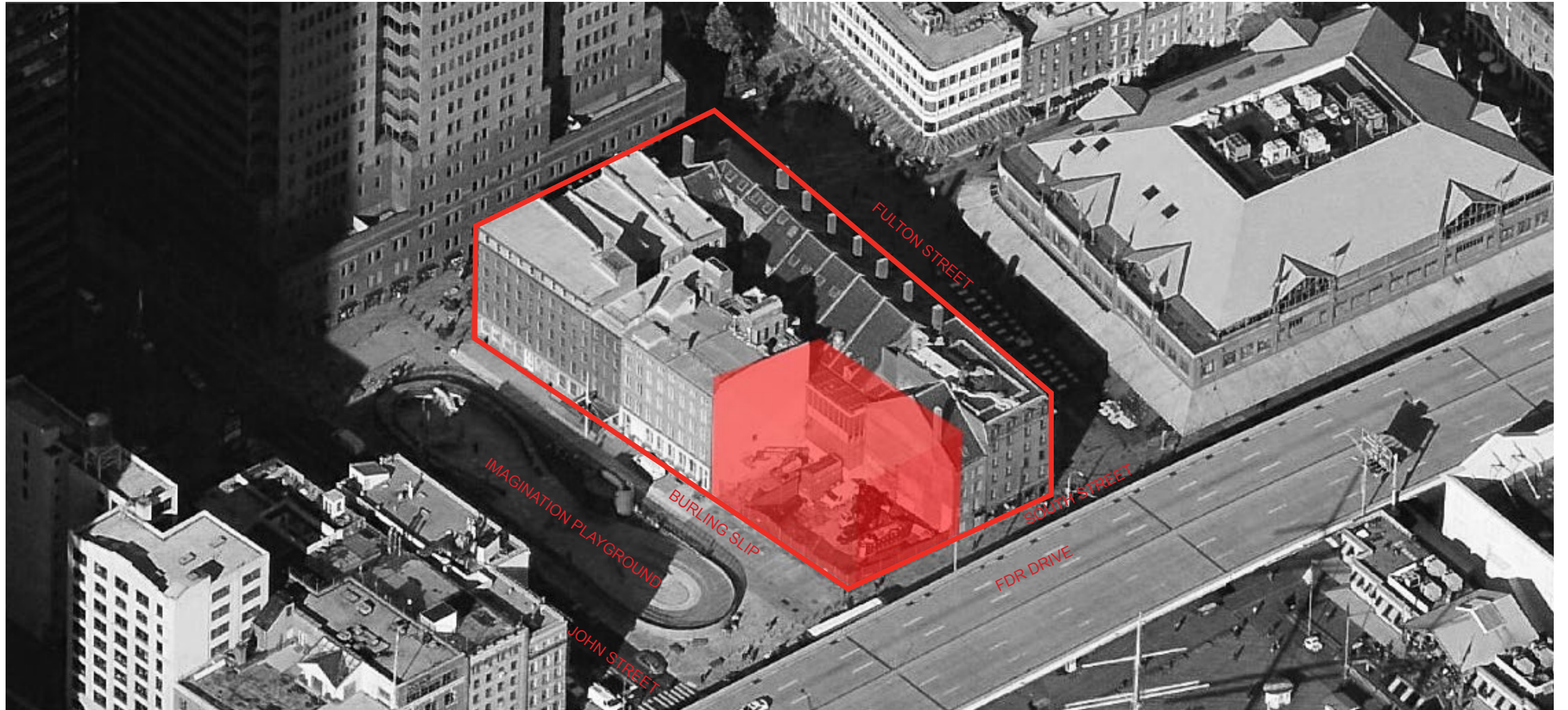
















EXISTING ENTRANCE GRATED STEPS



EXISTING WINDOW SHUTTER &  
RAIN LEADER



EXISTING GHOSTING OF WINDOW  
SHUTTER



EXISTING CAST IRON STOREFRONT



EXISTING GRANITE STOREFRONT



EXISTING BRICK & STONE SILL

























5 FL + 51'4"

4 FL + 42'4"

3 FL + 29'4"

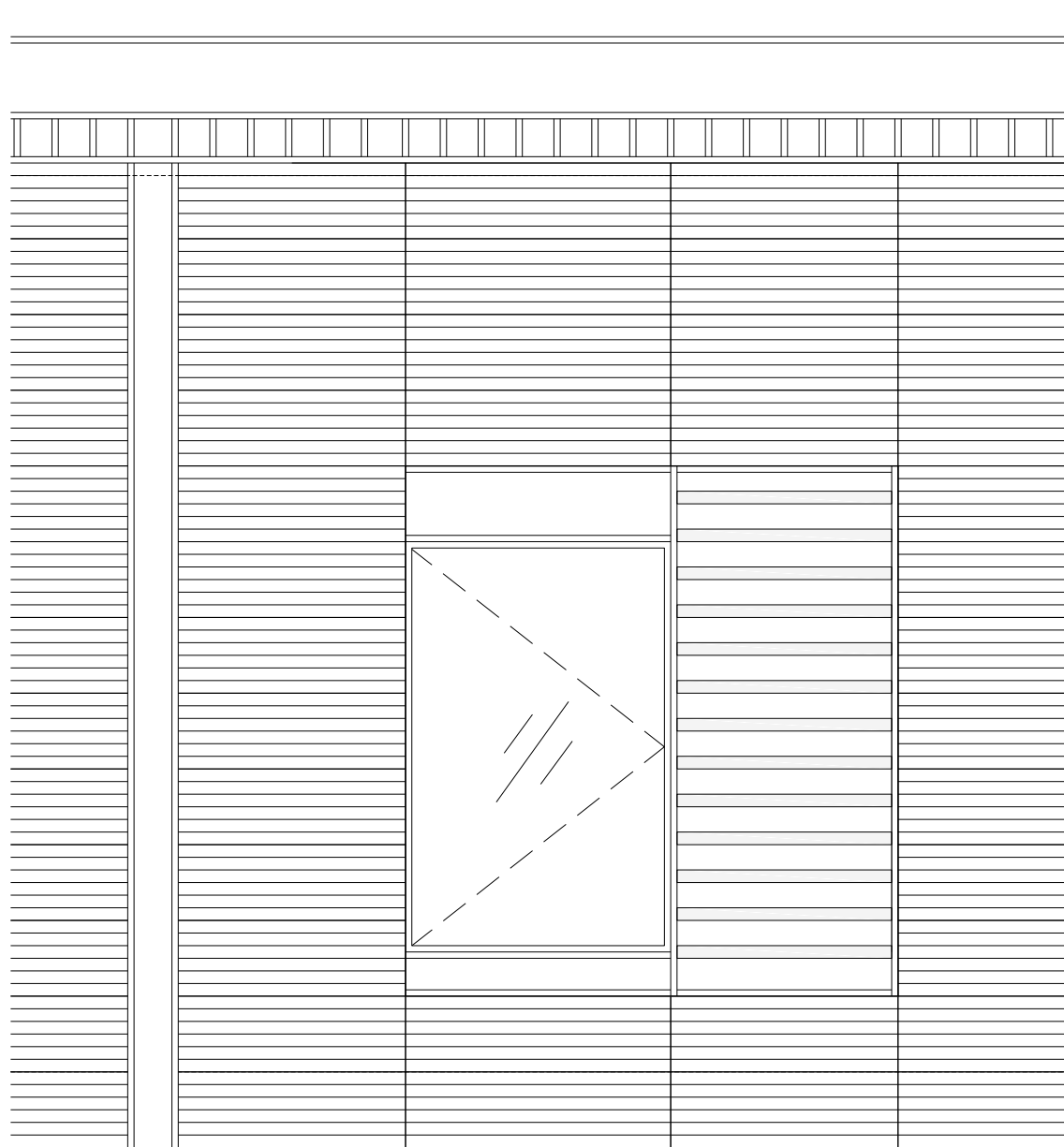
2 FL + 16'4"

+ 3'4"

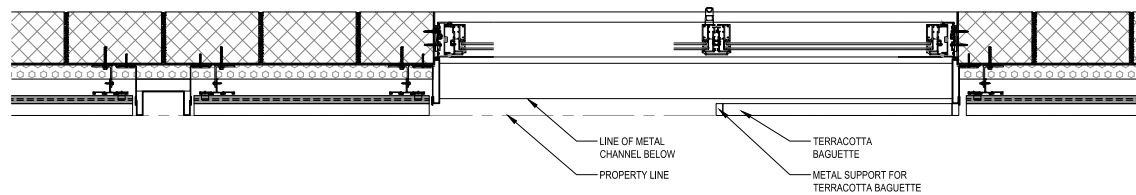




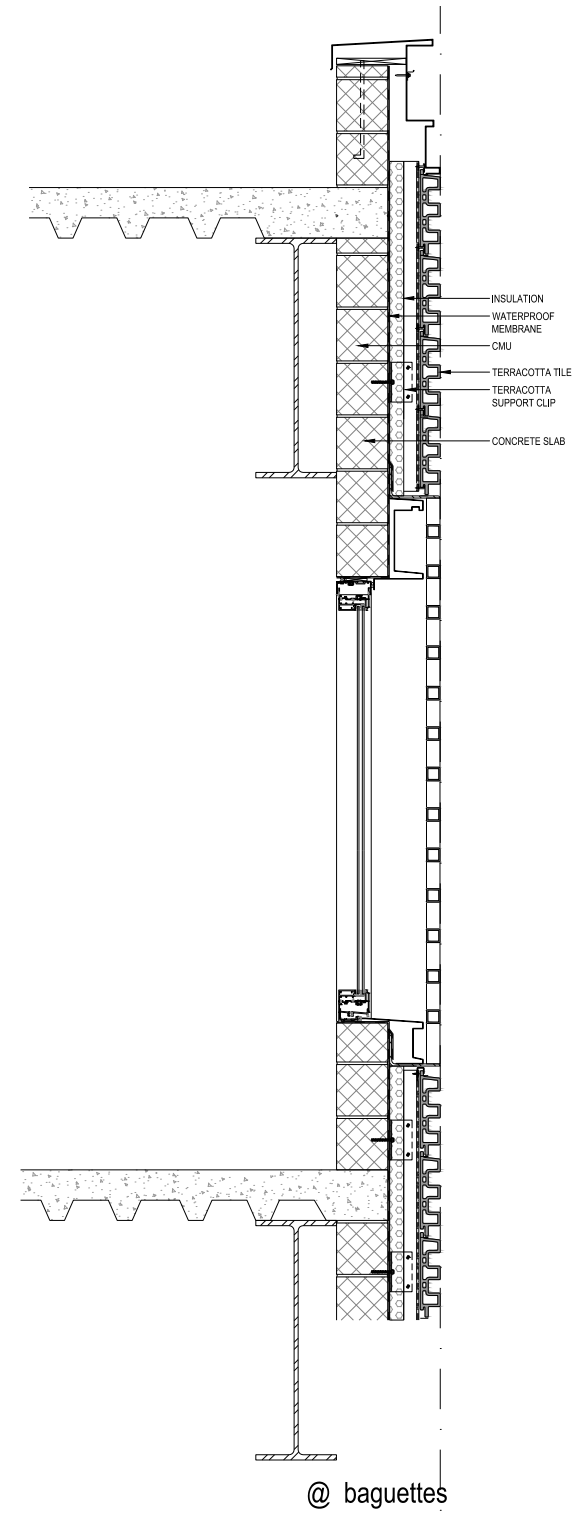




2 ENLARGED ELEVATION - RESIDENTIAL  
SCALE: 1" = 1'-0"

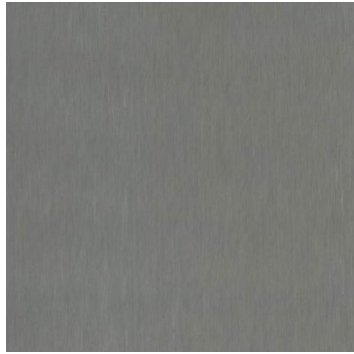


3 TYP PLAN DETAIL - RESIDENTIAL  
SCALE: 1" = 1'-0"

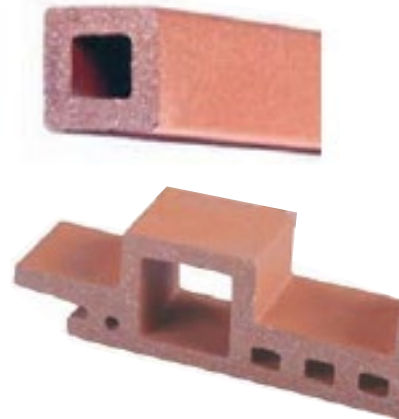


2 TYP SECTION DETAIL - WINDOW WITH BAGUETTES  
SCALE: 1" = 1'-0"





ZINC AT PENTHOUSE



TERRACOTTA BAGUETTES AND TILES



METAL AT STOREFRONT, WINDOW CHANNELS, CORNERS



GRANITE BASE





# STOREFRONT AND SIGNAGE STUDIES





SIGNAGE BAND

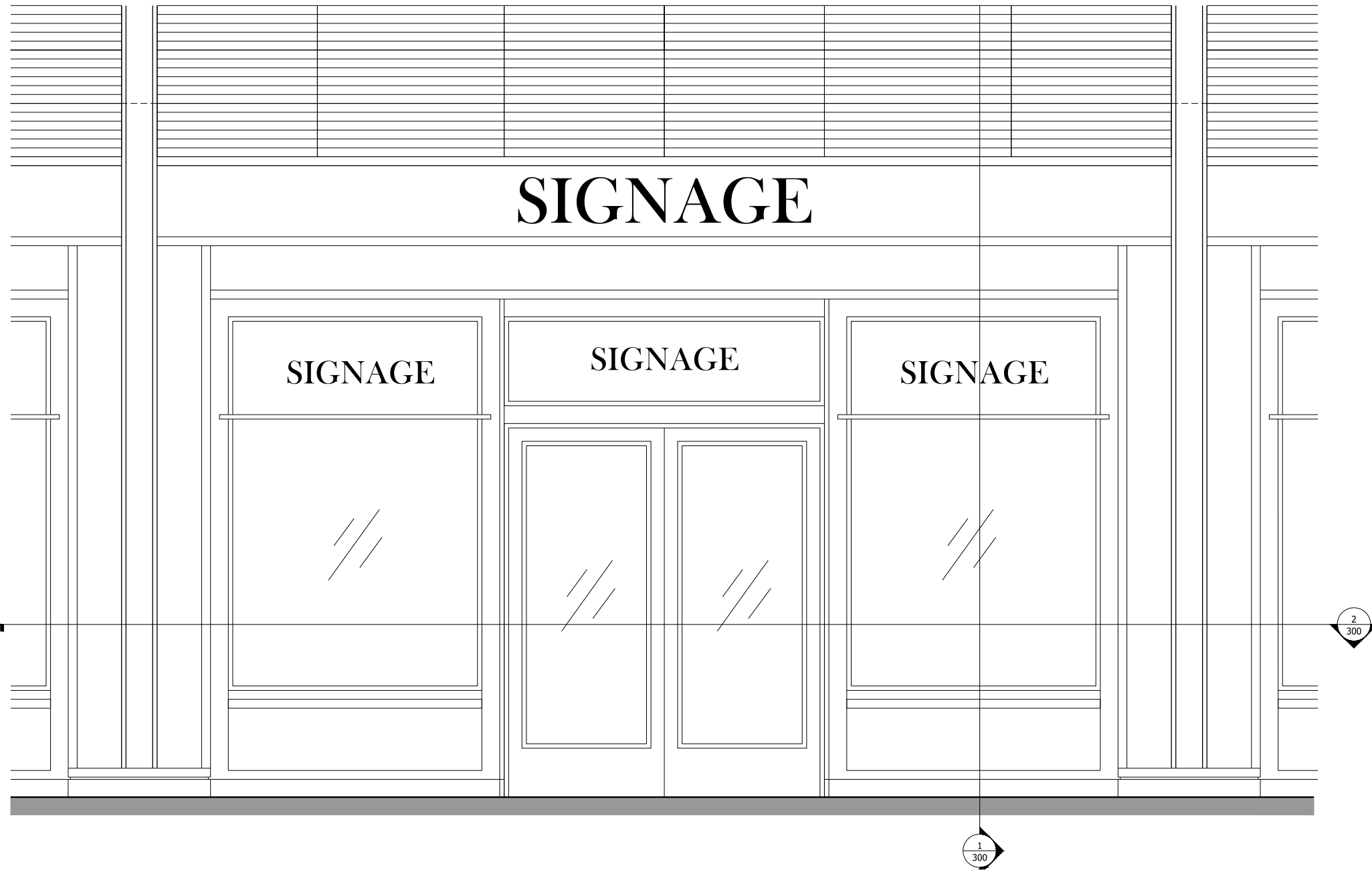


SIGNAGE APPLIED ON GLASS

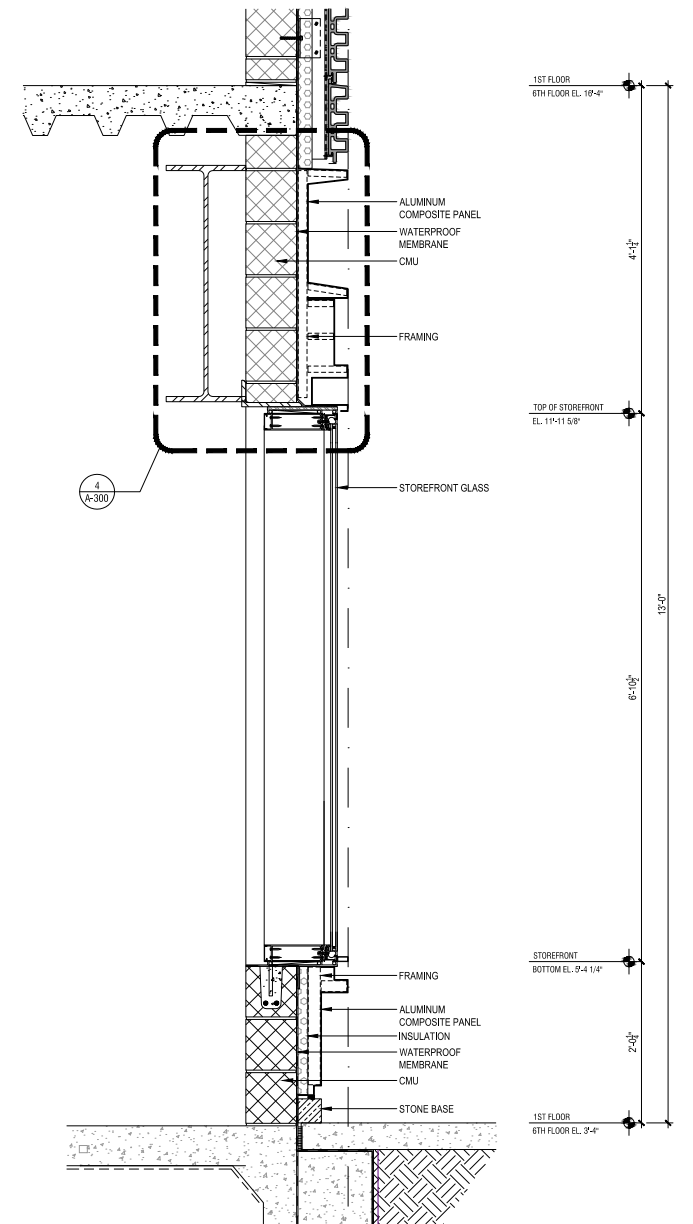




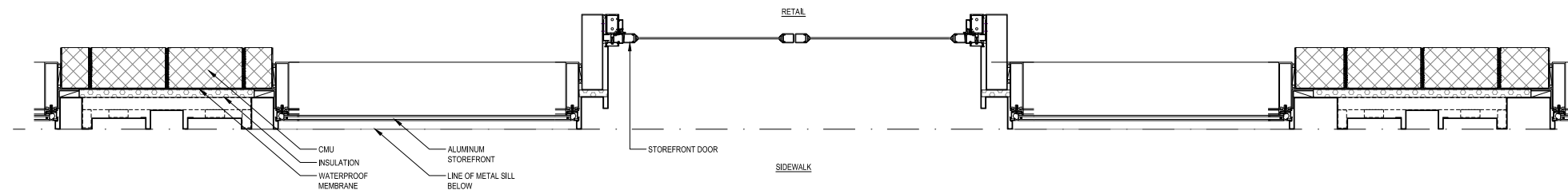




1 ENLARGED ELEVATION - STOREFRONT  
SCALE: 1" = 1'-0"



2 TYP. SECTION DETAIL - STOREFRONT  
SCALE: 1" = 1'-0"

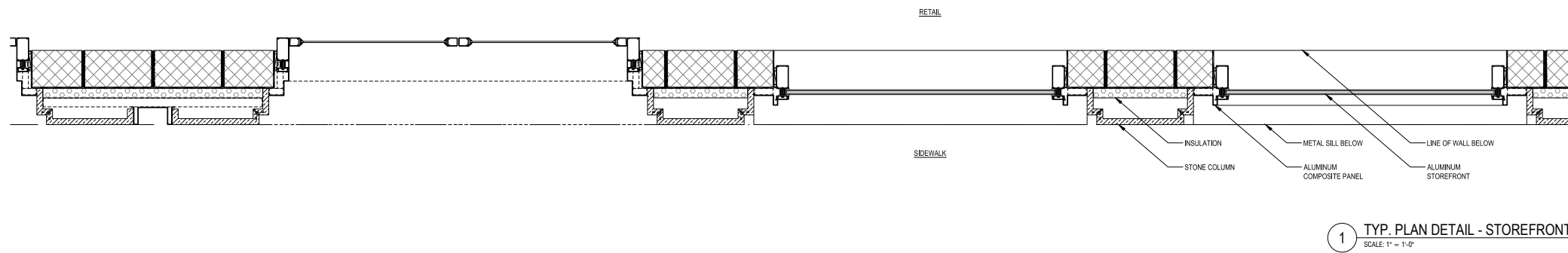
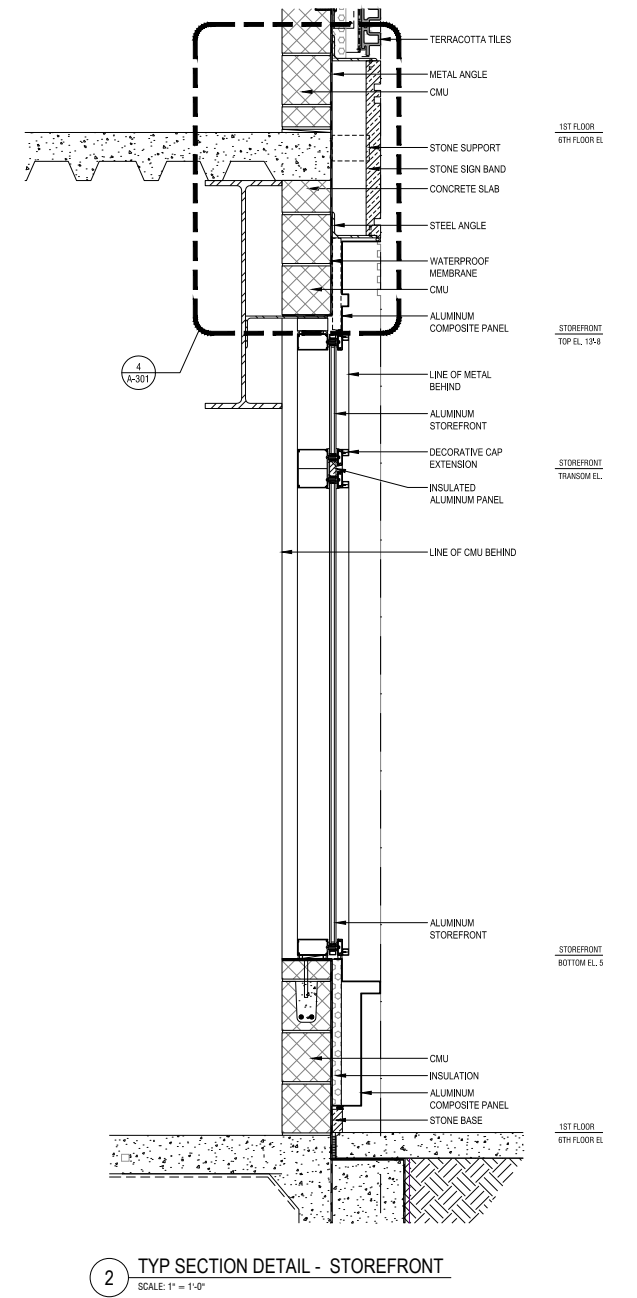
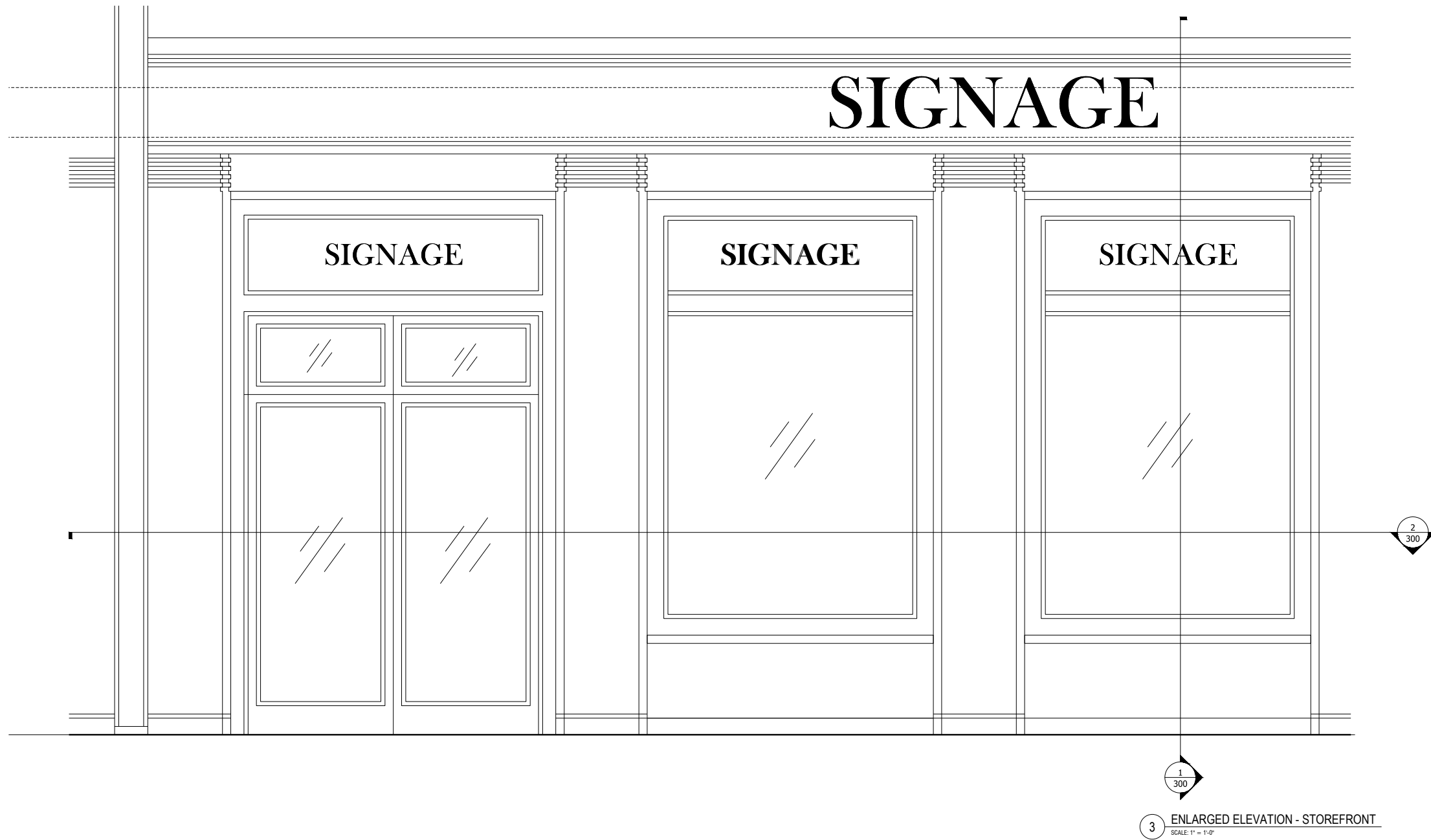


3 TYP. PLAN DETAIL - STOREFRONT  
SCALE: 1" = 1'-0"







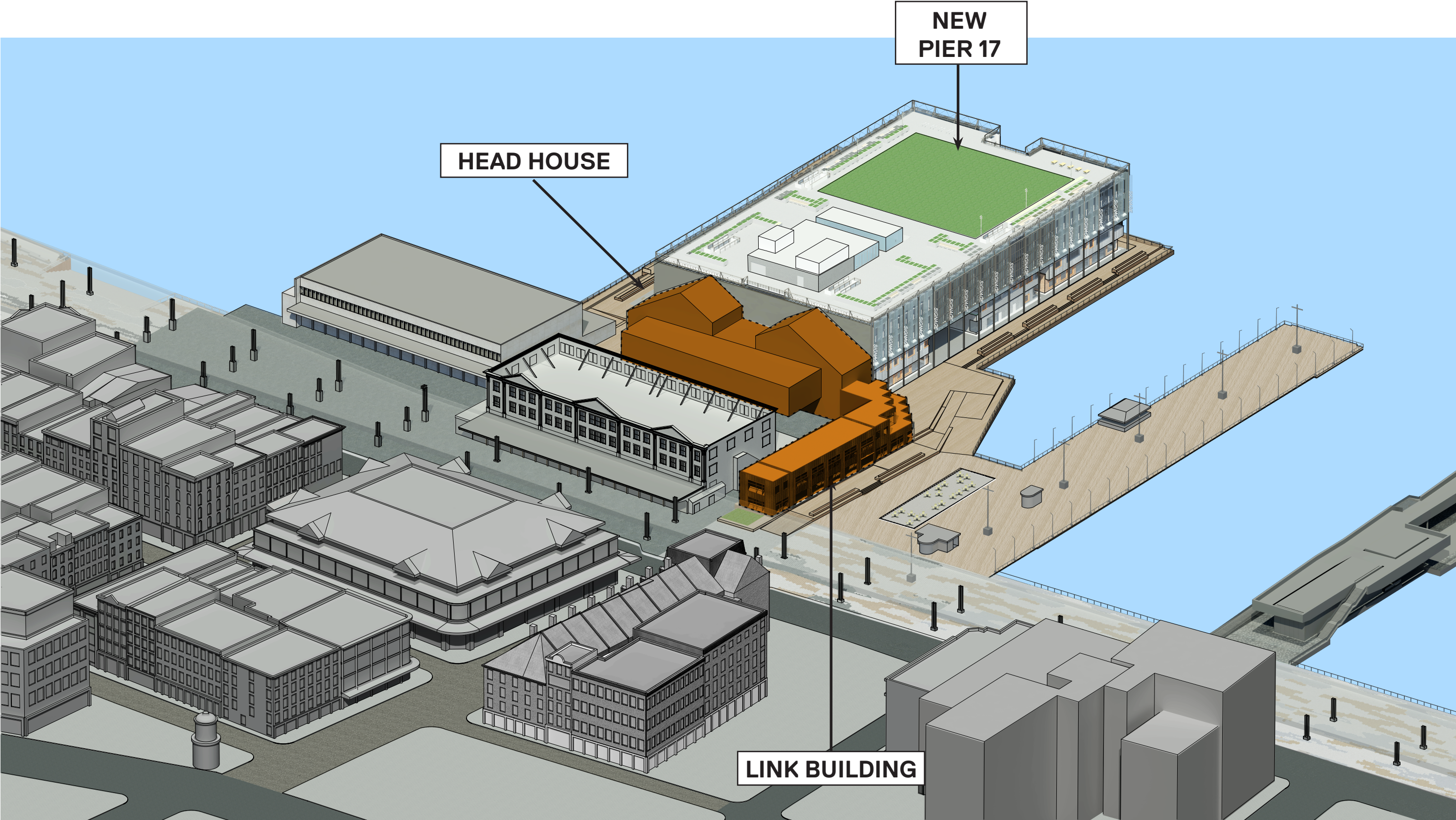




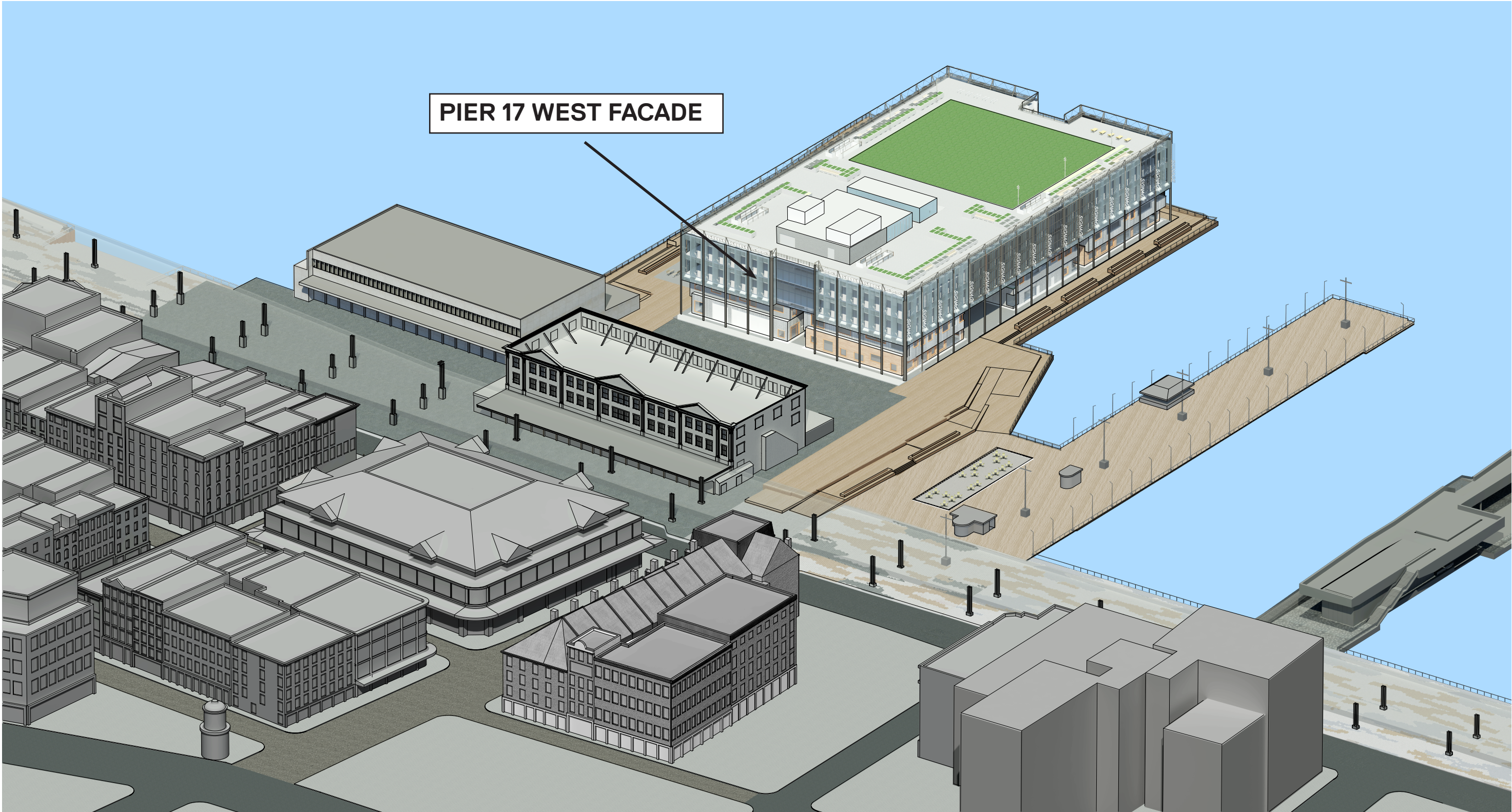
**PIER 17**  
**REMOVAL OF HEAD HOUSE**  
**COMPLETION OF WEST FACADE**  
**REMOVAL OF LINK BUILDING**  
**PIER 17 CANOPY AND MECHANICAL SCREEN**  
**PEDESTRIAN CANOPY**



SOUTH STREET SEAPORT // PIER 17 RENOVATION // (10.15.13 APPROVED) // DEMO HEAD HOUSE AND LINK BUILDING

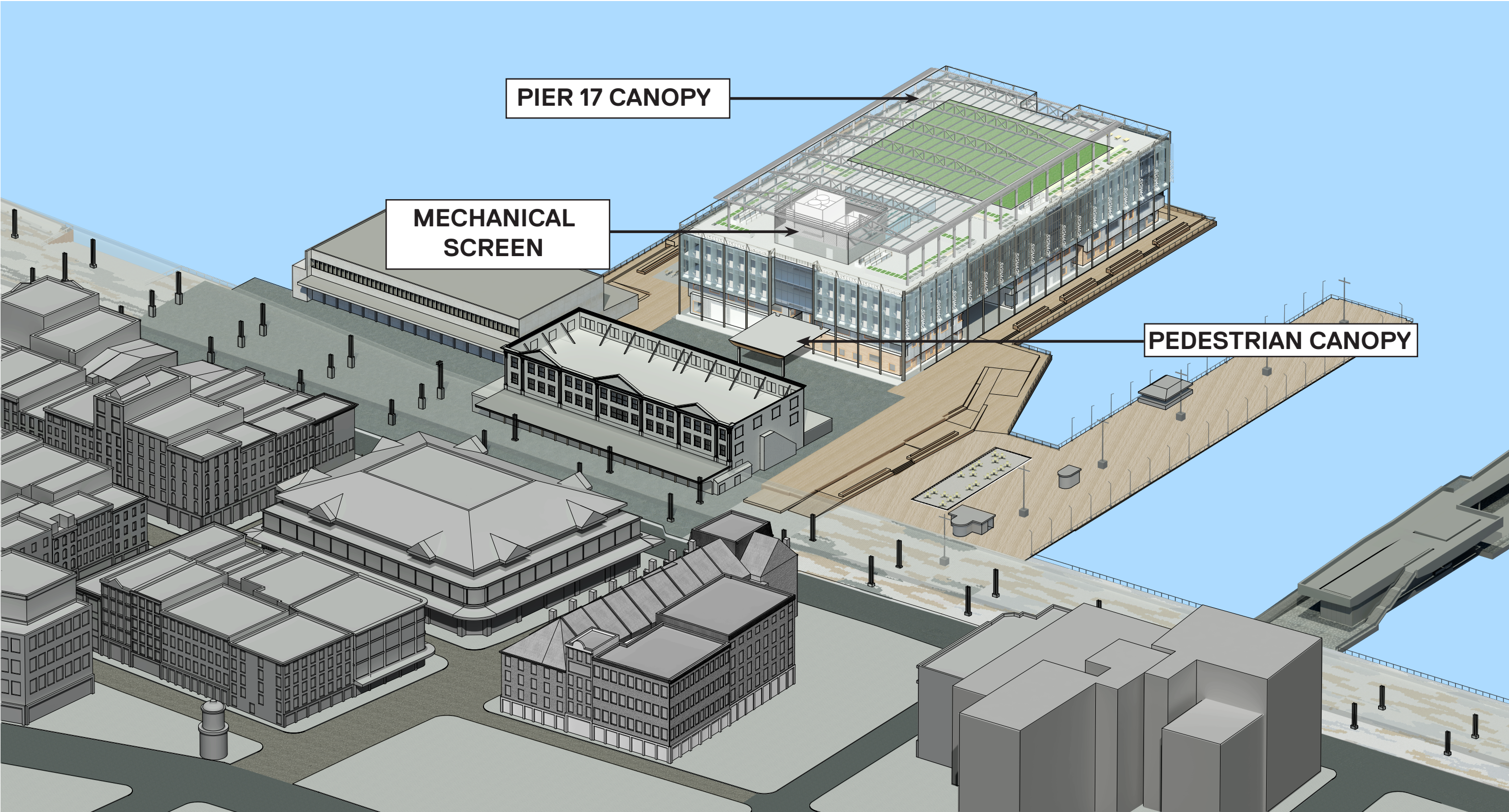








SOUTH STREET SEAPORT // PIER 17 CANOPY, MECHANICAL SCREEN AND CANOPY





SOUTH STREET SEAPORT // PIER 17 // EXISTING PIER 17 HEAD HOUSE



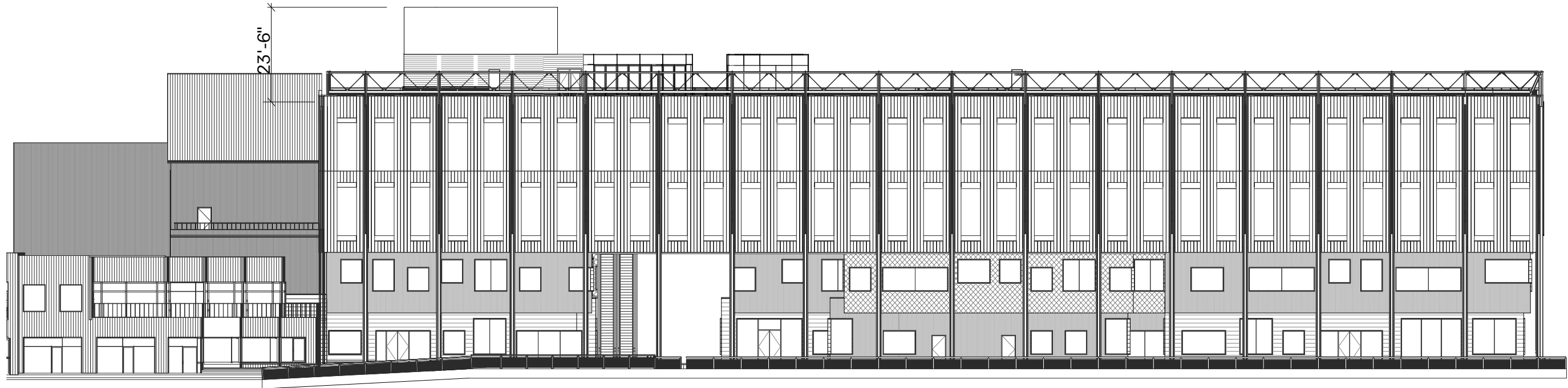


SOUTH STREET SEAPORT // PIER 17 // PROPOSED PIER 17 CANOPY + WEST FACADE + PEDESTRIAN CANOPY

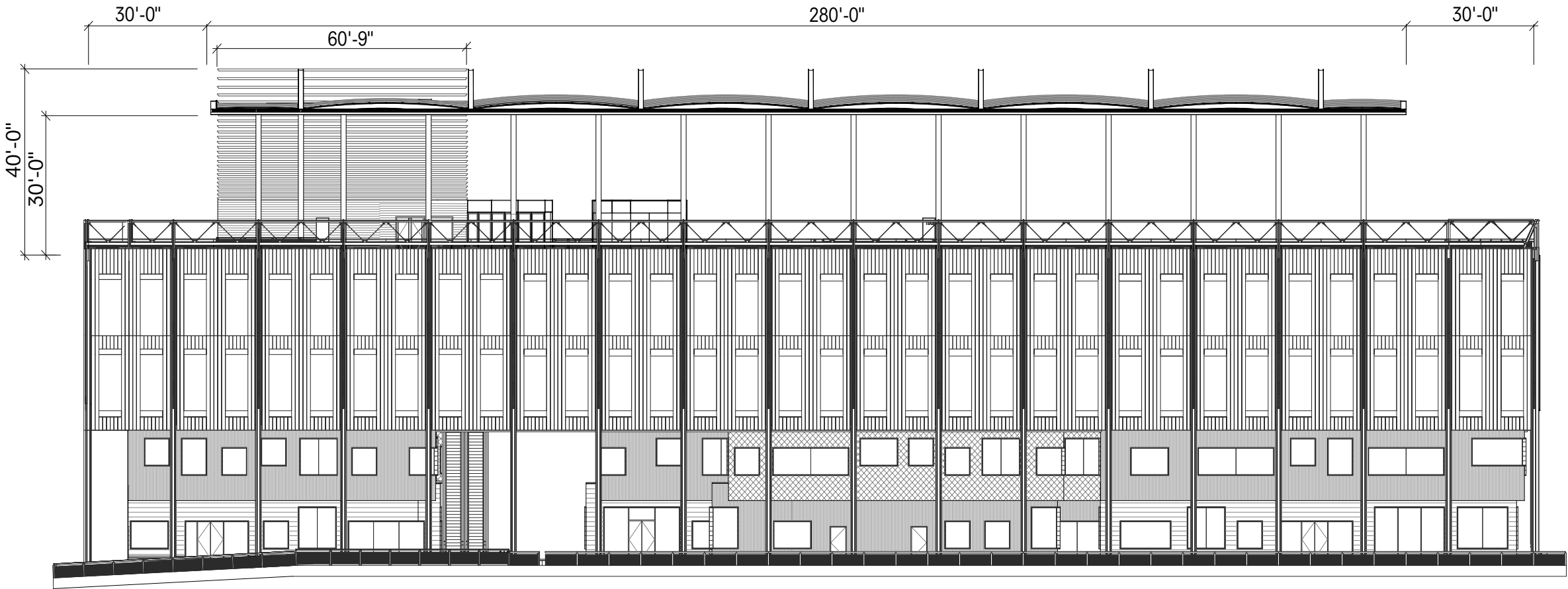




SOUTH STREET SEAPORT // PIER 17 // PIER 17 CANOPY + MECHANICAL SCREEN // SOUTH ELEVATION



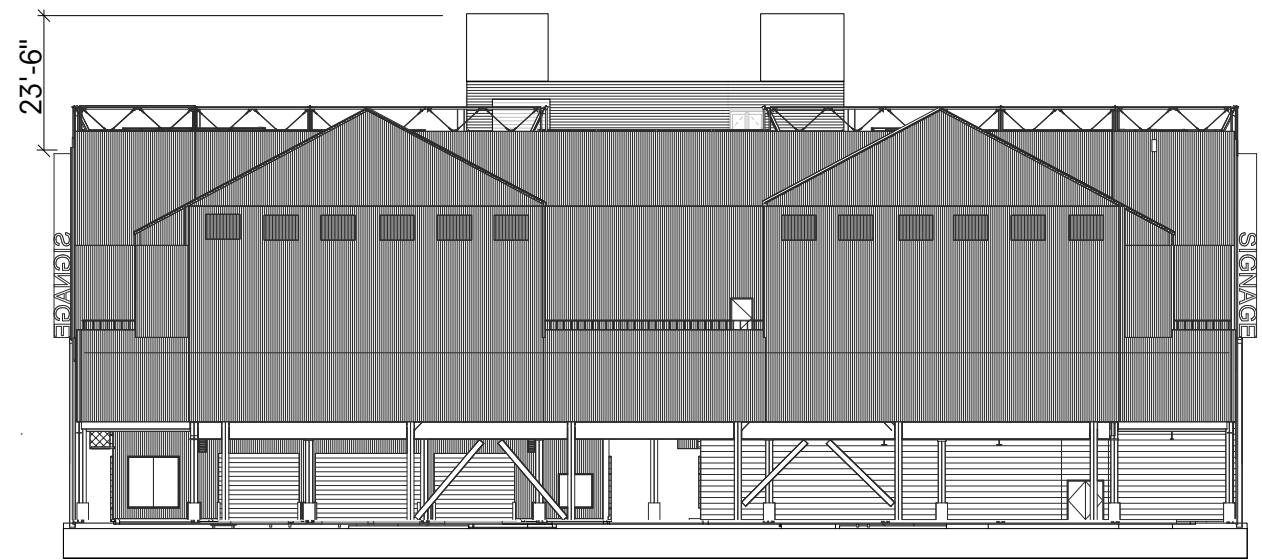
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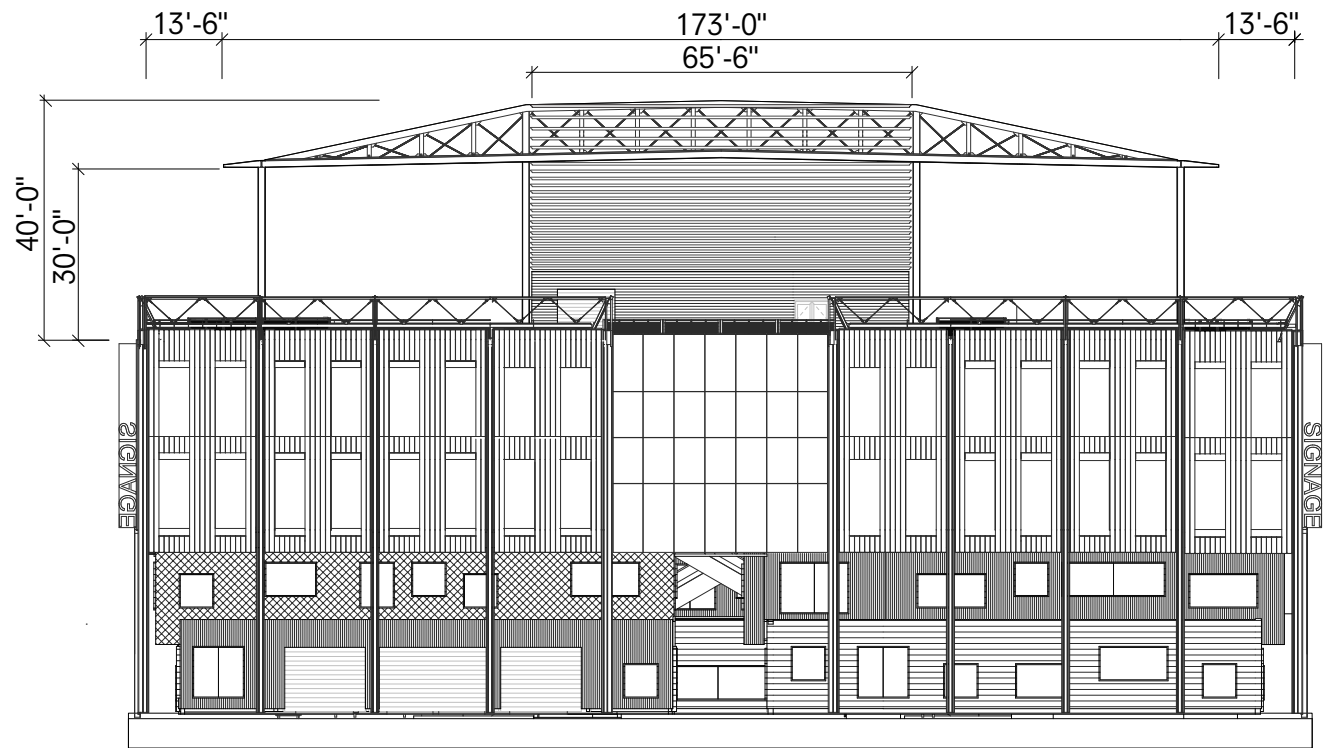
Proposed



SOUTH STREET SEAPORT // PIER 17 // PIER 17 CANOPY + MECHANICAL SCREEN // WEST ELEVATION



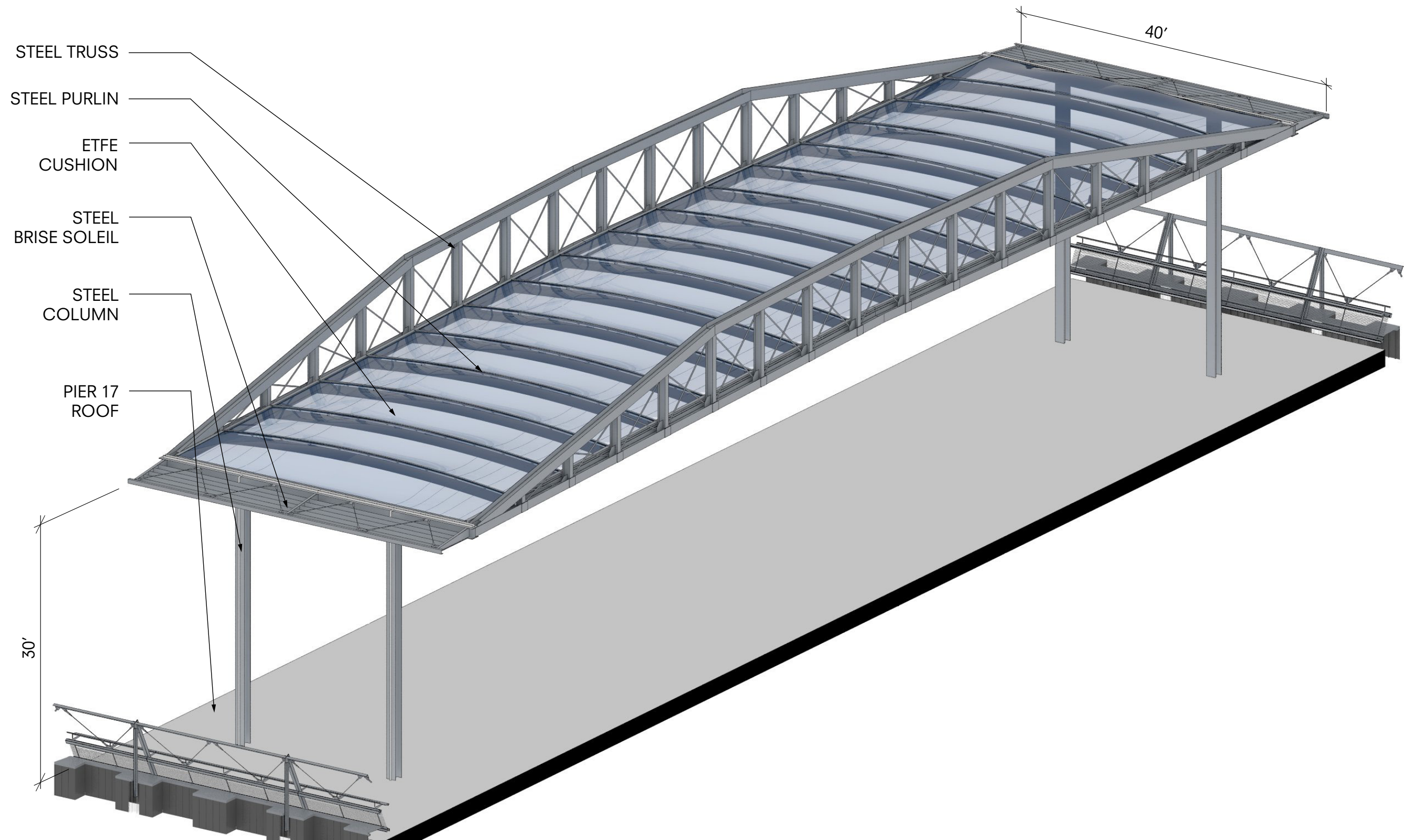
Existing



Proposed

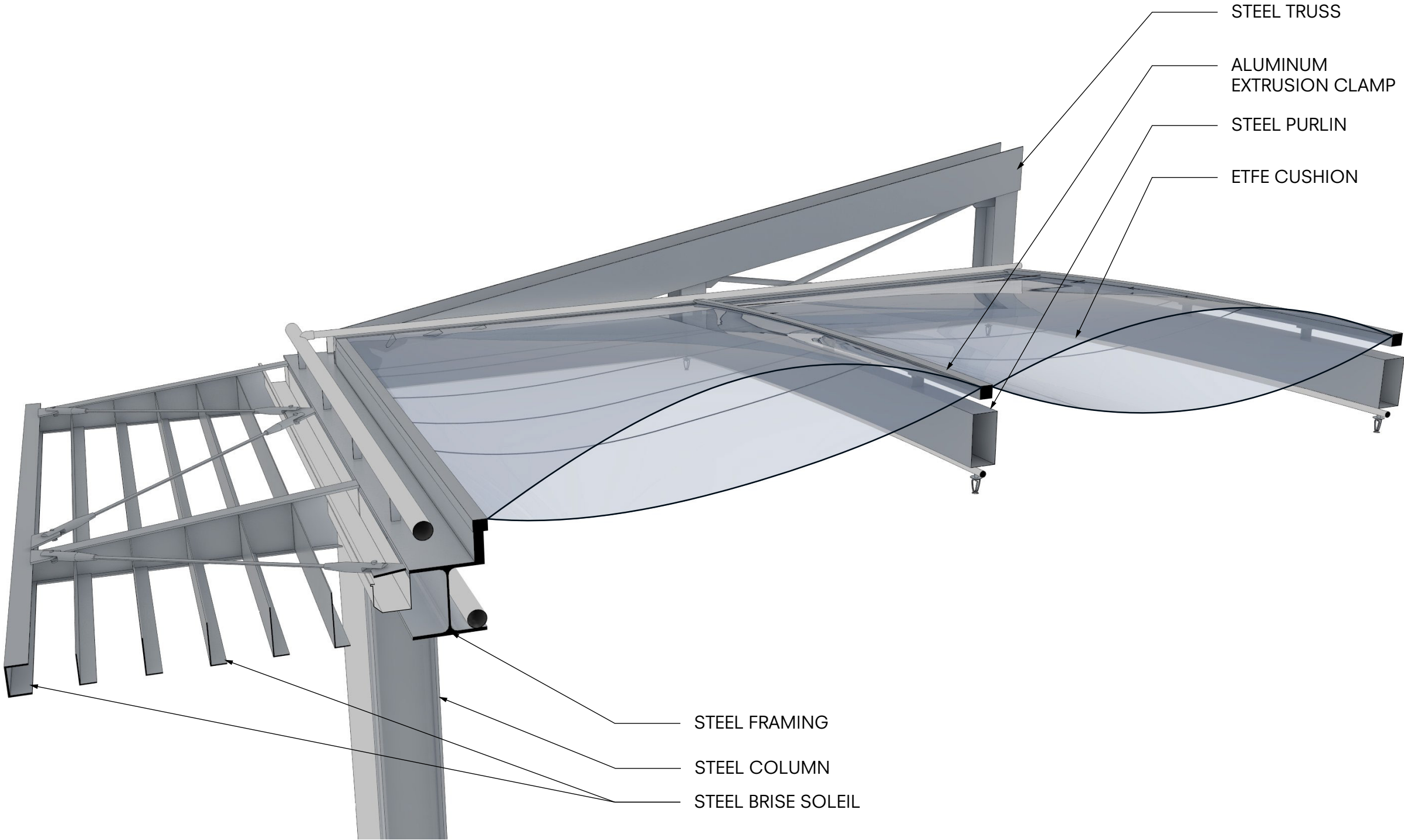


SOUTH STREET SEAPORT // PIER 17 // PROPOSED PIER 17 CANOPY // AXON SECTION DETAIL



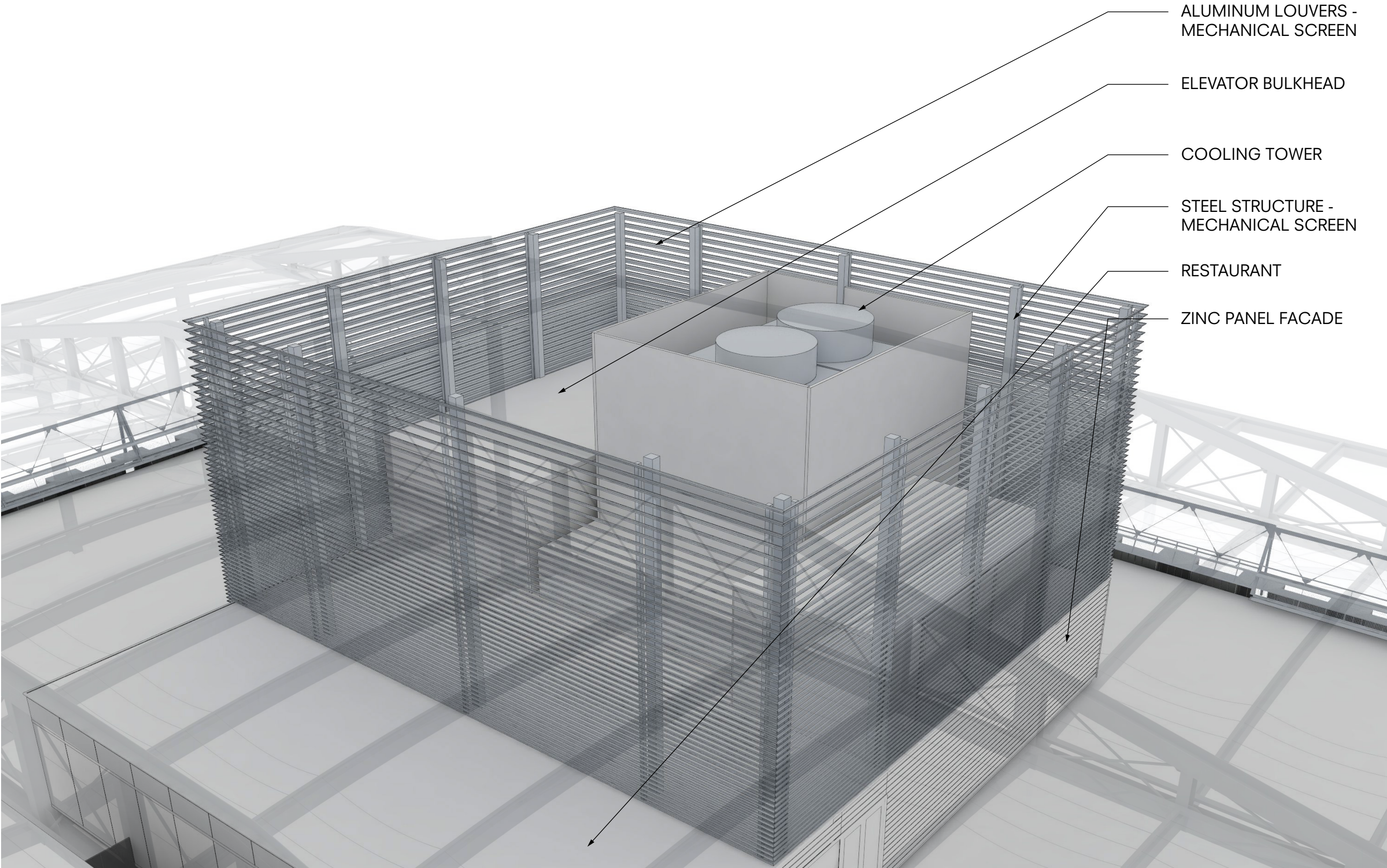


SOUTH STREET SEAPORT // PIER 17 // PROPOSED PIER 17 CANOPY // AXON SECTION DETAIL





SOUTH STREET SEAPORT // PIER 17MECHANICAL SCREEN // DETAILS





SOUTH STREET SEAPORT // 10.15.2013 APPROVED AERIAL VIEW





SOUTH STREET SEAPORT // PROPOSED AERIAL VIEW // PIER 17 WITH MECHANICAL SCREEN





SOUTH STREET SEAPORT // PROPOSED AERIAL VIEW // PIER 17 WITH MECHANICAL SCREEN AND CANOPY





SOUTH STREET SEAPORT // EXISTING VIEW OF FULTON PLAZA





SOUTH STREET SEAPORT // PROPOSED VIEW OF FULTON PLAZA // PIER 17 WITH MECHANICAL SCREEN AND CANOPY









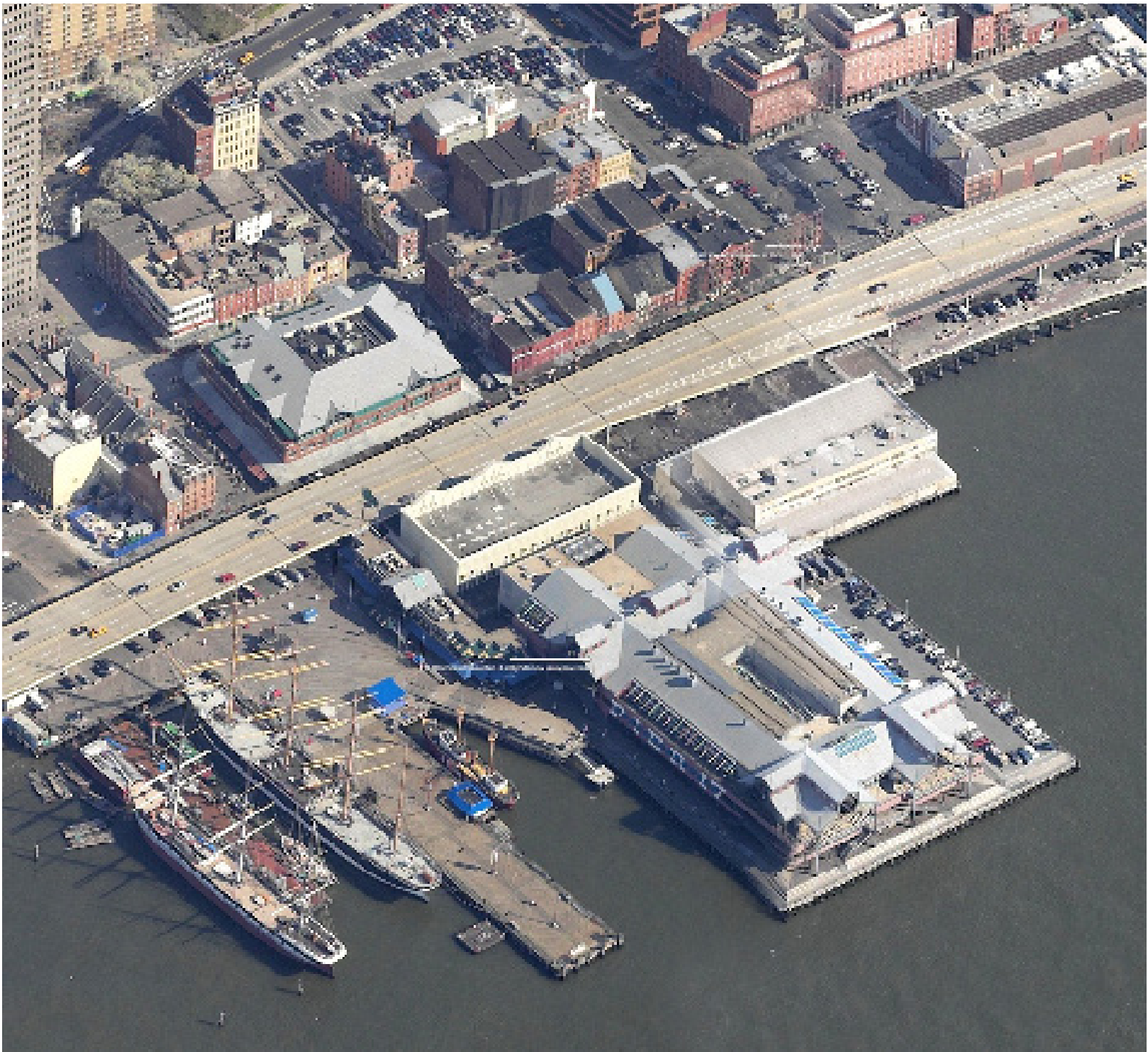
SOUTH STREET SEAPORT // PROPOSED PIER 17 SOUTH FACADE //17 WITH CANOPY AND MECHANICAL SCREEN





# TIN BUILDING

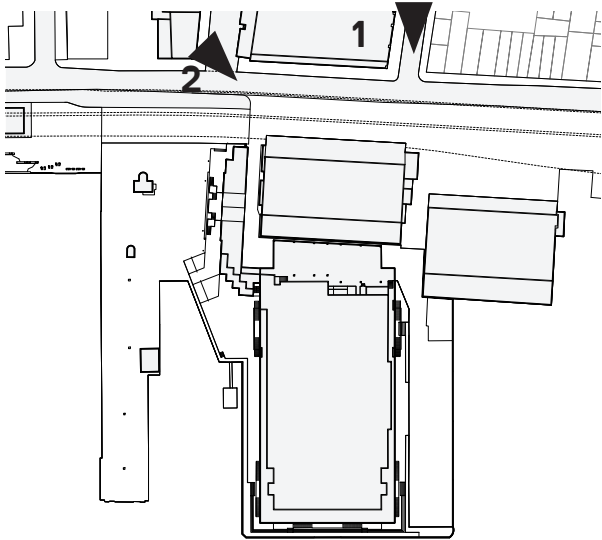




Tin Building and Pier 17. c.2012



SOUTH STREET SEAPORT // TIN BUILDING // EXISTING CONDITIONS



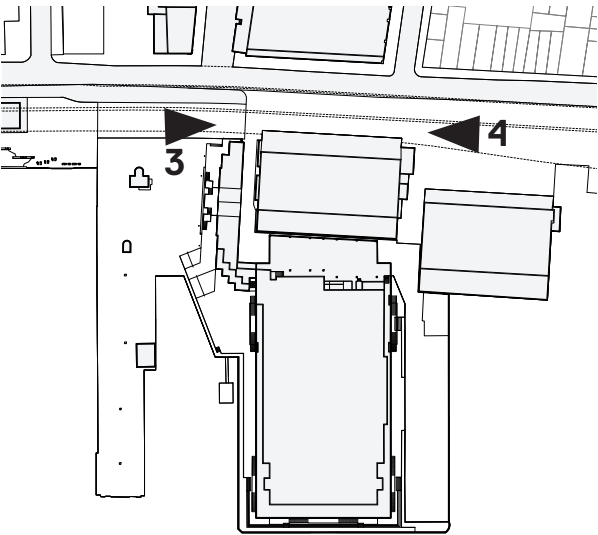
1 View East along Beekman, showing Pier 17 beyond the Tin Building



2 View from South Street looking North towards the FDR and Tin Building



SOUTH STREET SEAPORT // TIN BUILDING // EXISTING CONDITIONS



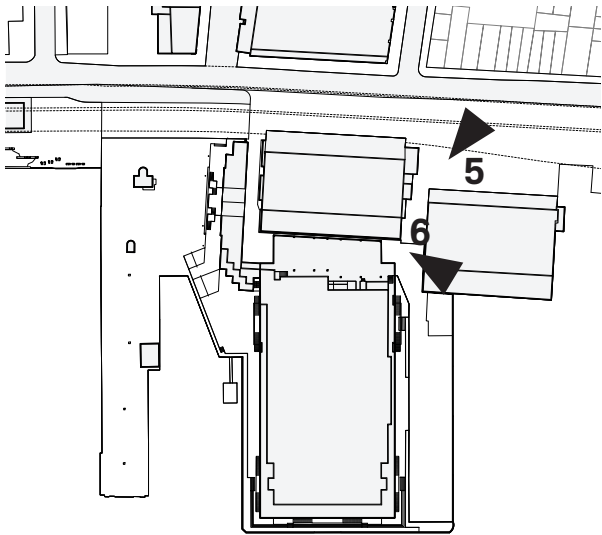
3 View North along South Street showing the Link Building in the foreground



4 View of the North and West facades of the Tin Building from under the FDR



SOUTH STREET SEAPORT // TIN BUILDING // EXISTING CONDITIONS



5 View East towards the New Market Building and Tin Building from under the FDR







1937: Showing relationship of building to street and working waterfront. (NYPL)





1940: The Tin Buidling’s historic context in the wide expression of South Street. Today, the building is isolated from its historical connections to the street by the FDR (ca. 1954). (NYC MA)





FULTON FISH MARKET, 1907.





1943: Showing detail of Tin Building canopy construction, transparency at the ground floor and relationship to the street. (LOC)





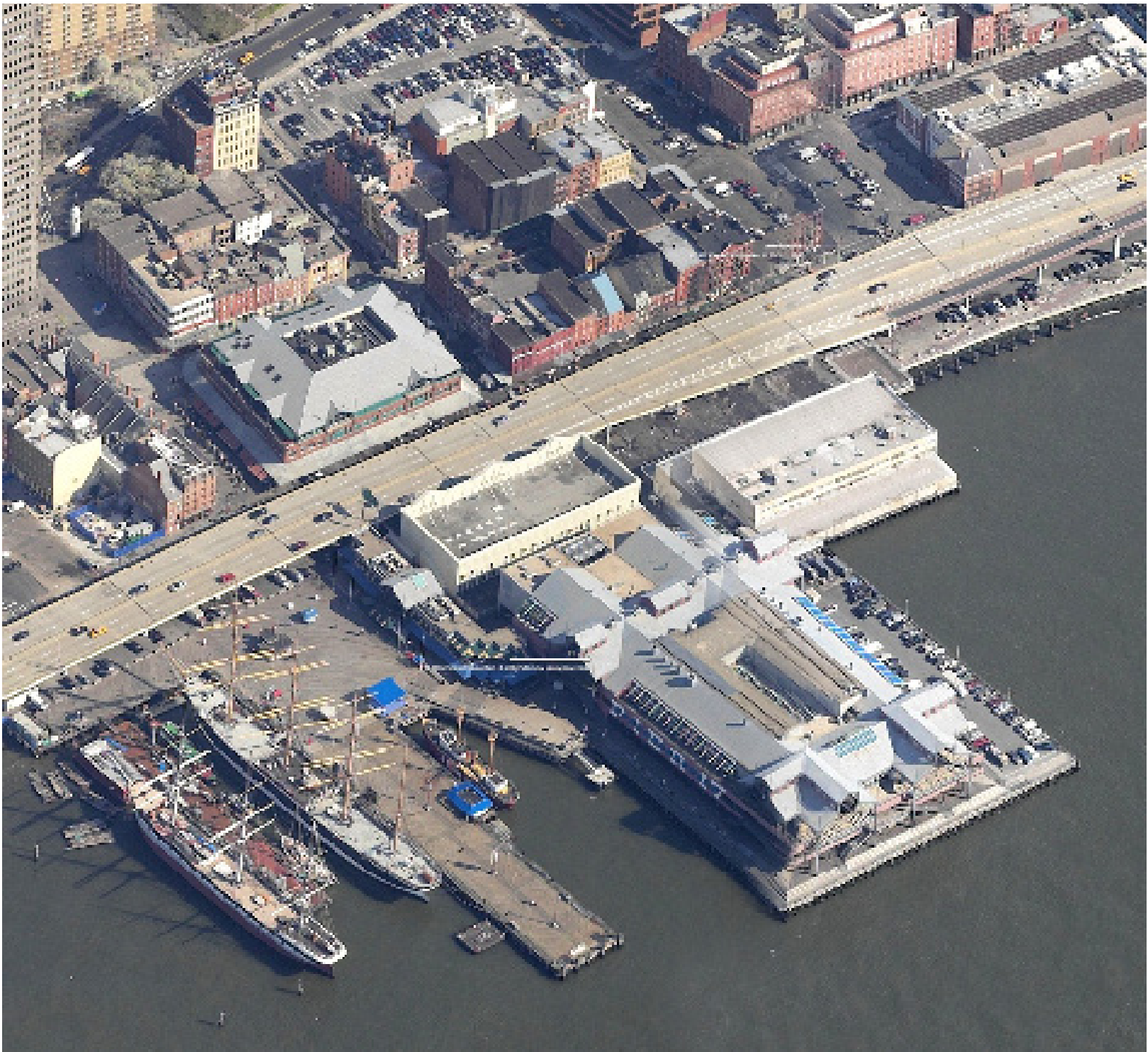
1925: Fulton Fish Market historically played an essential role on the water side for receiving fish, and on the land side for selling fish. Today, the building is separated from the East River by the contemporary Pier 17 structure (ca. 1983). (NYPL)





1981: Aerial view of seaport area showing the Tin Building isolated from its street context but retaining its presence on the East River. Note installation of refrigeration shed. (HAER, LOC)





Tin Building and Pier 17. c.2012

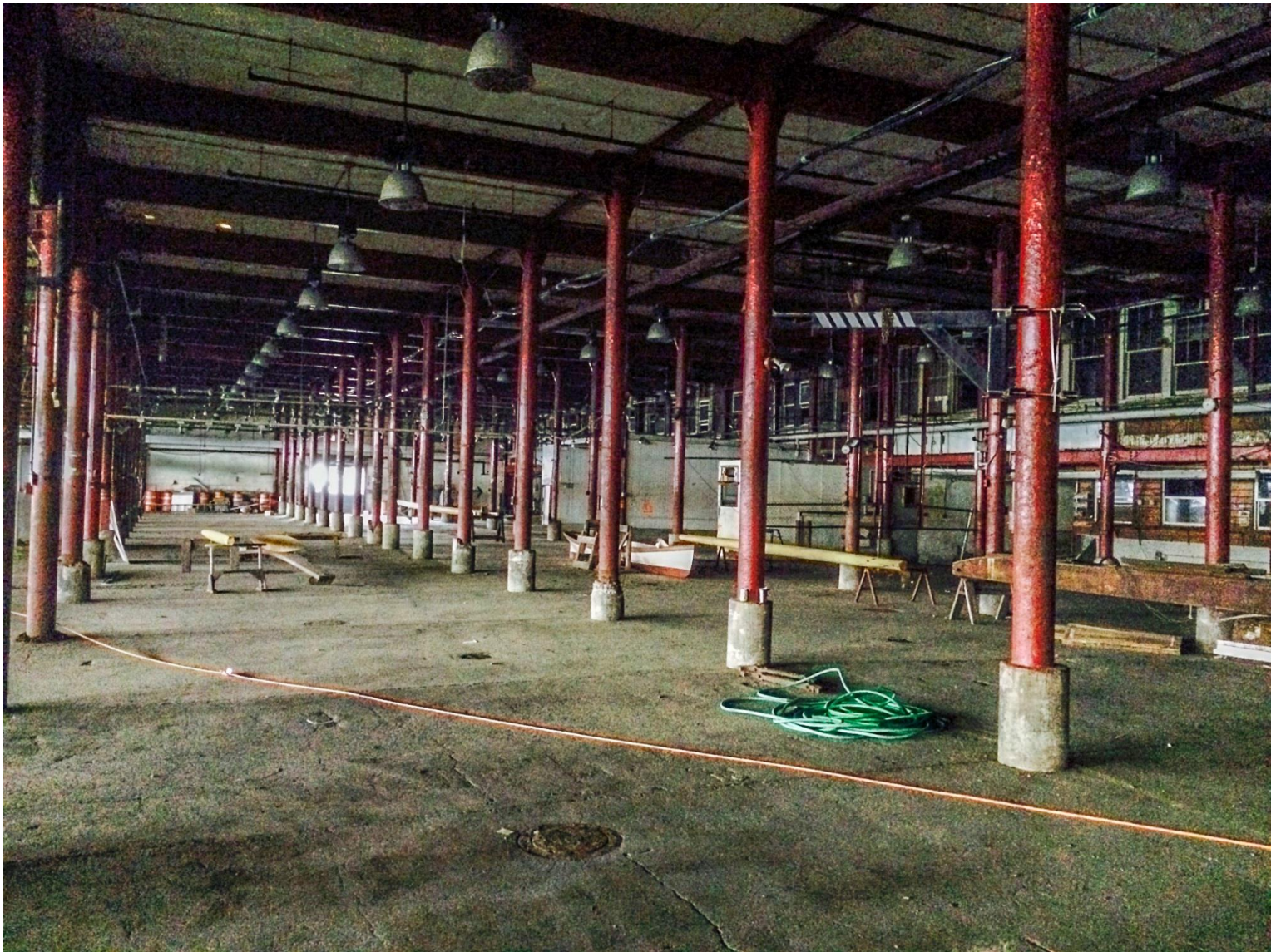


# TIN BUILDING - ENGINEERING



SOUTH STREET SEAPORT // TIN BUILDING // DIFFICULTY OF MOVE // LARGE STRUCTURE

- ◆ Dimensions = approximately 120' x 220'



Cast iron columns



Typical building move



SOUTH STREET SEAPORT // TIN BUILDING // DIFFICULTY OF MOVE // CURRENT CONDITION OF PLATFORM PIERS

- Tin Building platform in poor condition in spite of previous repair attempts.



Tin Building in-water structure. Crushed pile cap at B18.



Tin Building in-water structure. Severely rotted timber framing with ~80% section loss at E15.





Tin Building in water structure. Rotted timber pile post at F11. Remnants of a pile wrap are identified by the yellow arrow.



Tin Building in-water structure.





Tin Building in water structure.



SOUTH STREET SEAPORT // TIN BUILDING // DIFFICULTY OF MOVE // STRUCTURAL INTEGRITY



Interior today.

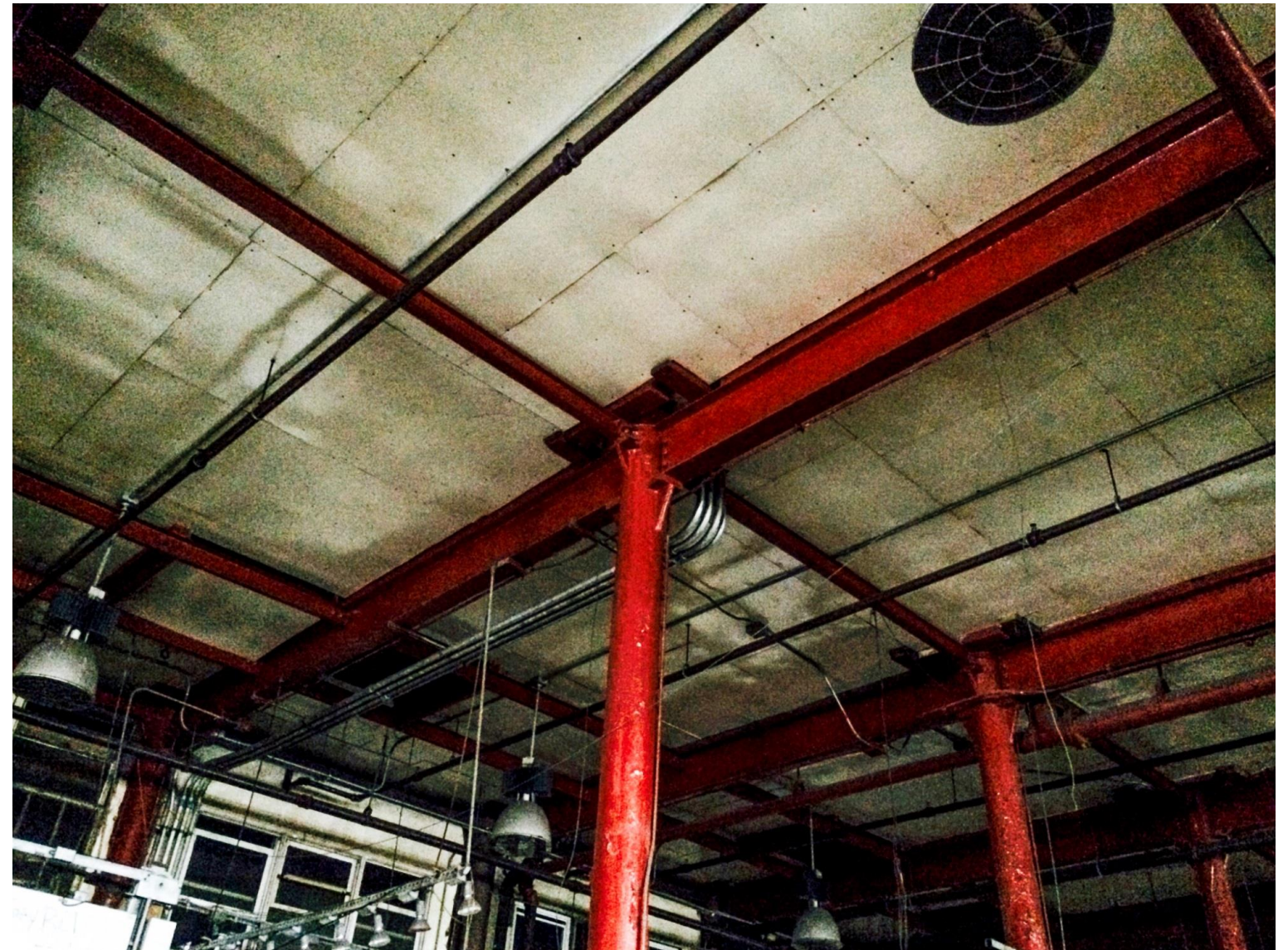


## SOUTH STREET SEAPORT // TIN BUILDING // DIFFICULTY OF MOVE // STRUCTURAL INTEGRITY

- ♦ Cast iron is a brittle material.
- ♦ Buildings of this era lack a discernable lateral system.
- ♦ Structure has weak tongue and groove diaphragm(s).



Tongue and groove wood floor



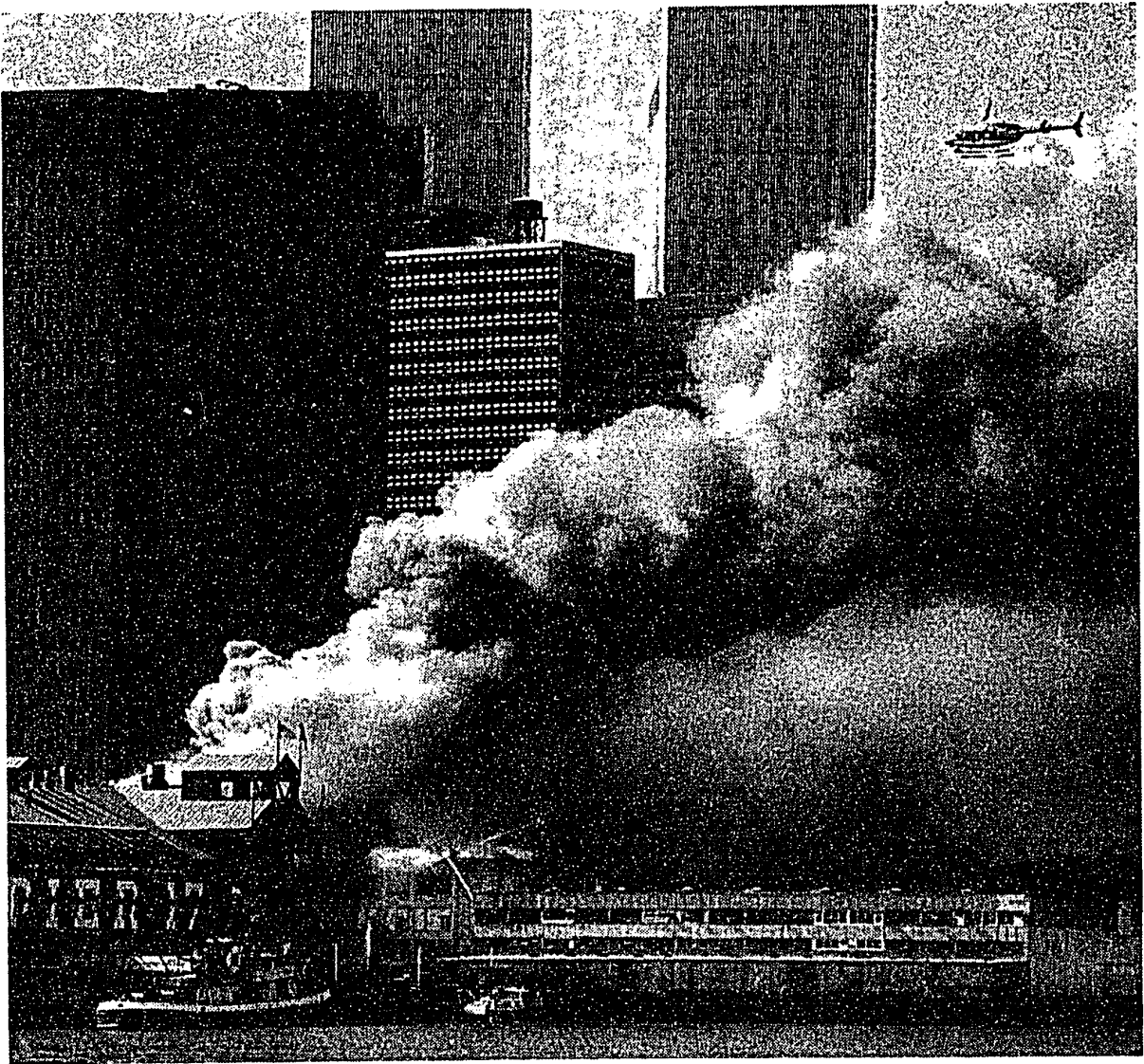
Penetration in floor



**Fire Sweeps Through Major Building at Fulton Fish Market**

By JOE SEXTON

*New York Times* (1857-Current file); Mar 30, 1995; ProQuest Historical Newspapers The New York Times (1851 - 2004)  
pg. A1



Don Hogan Charles/The New York Times

**Fire at Fulton Fish Market Prompts Investigation**

Smoke billowing from a fire that destroyed a building at the Fulton Fish Market yesterday. Coming as city officials moved to seize control of the market, the fire immediately prompted investigations. Page B1.

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Fire, 1995.





Fire, 1995.





Fire, 1995.

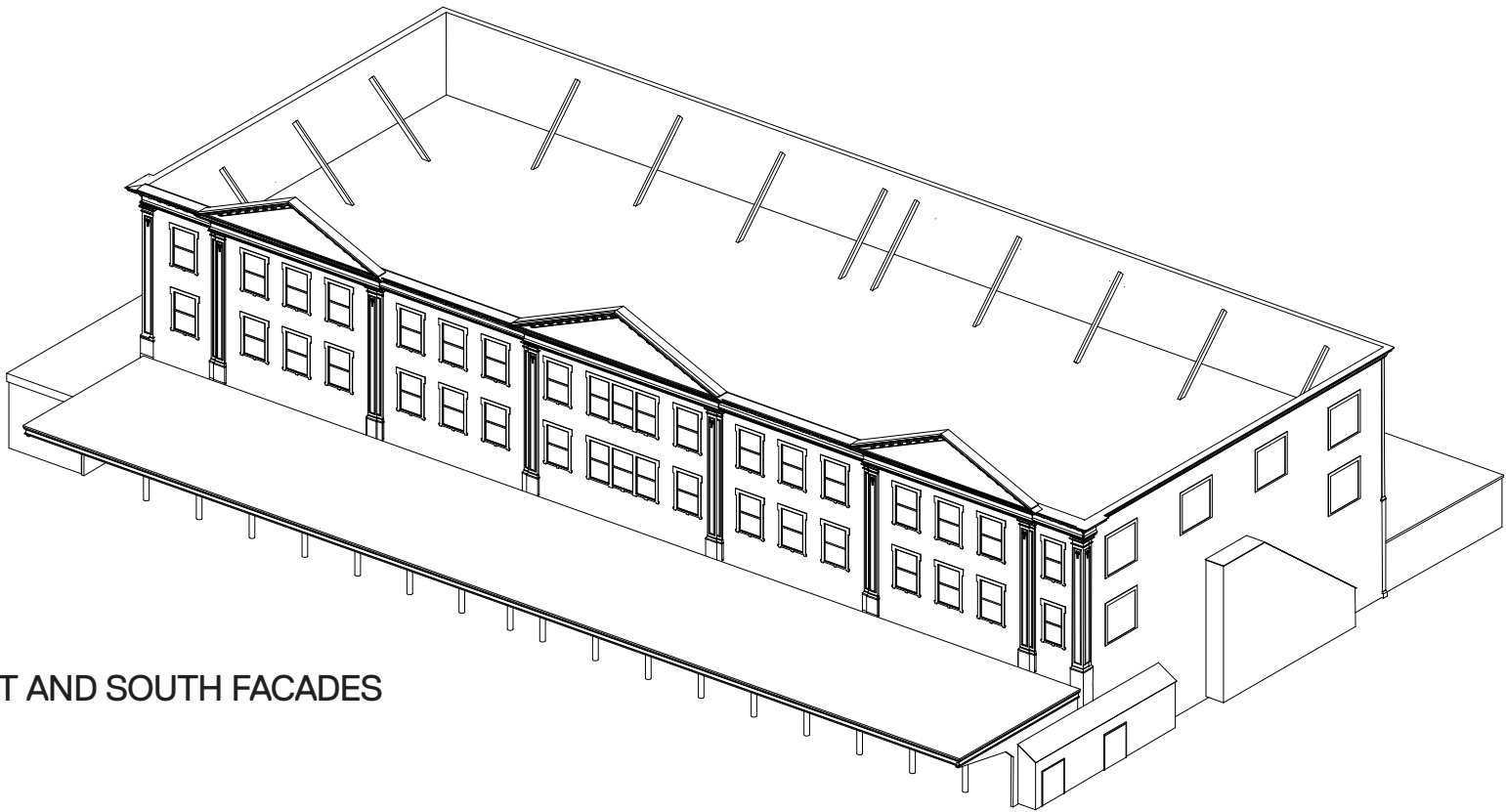




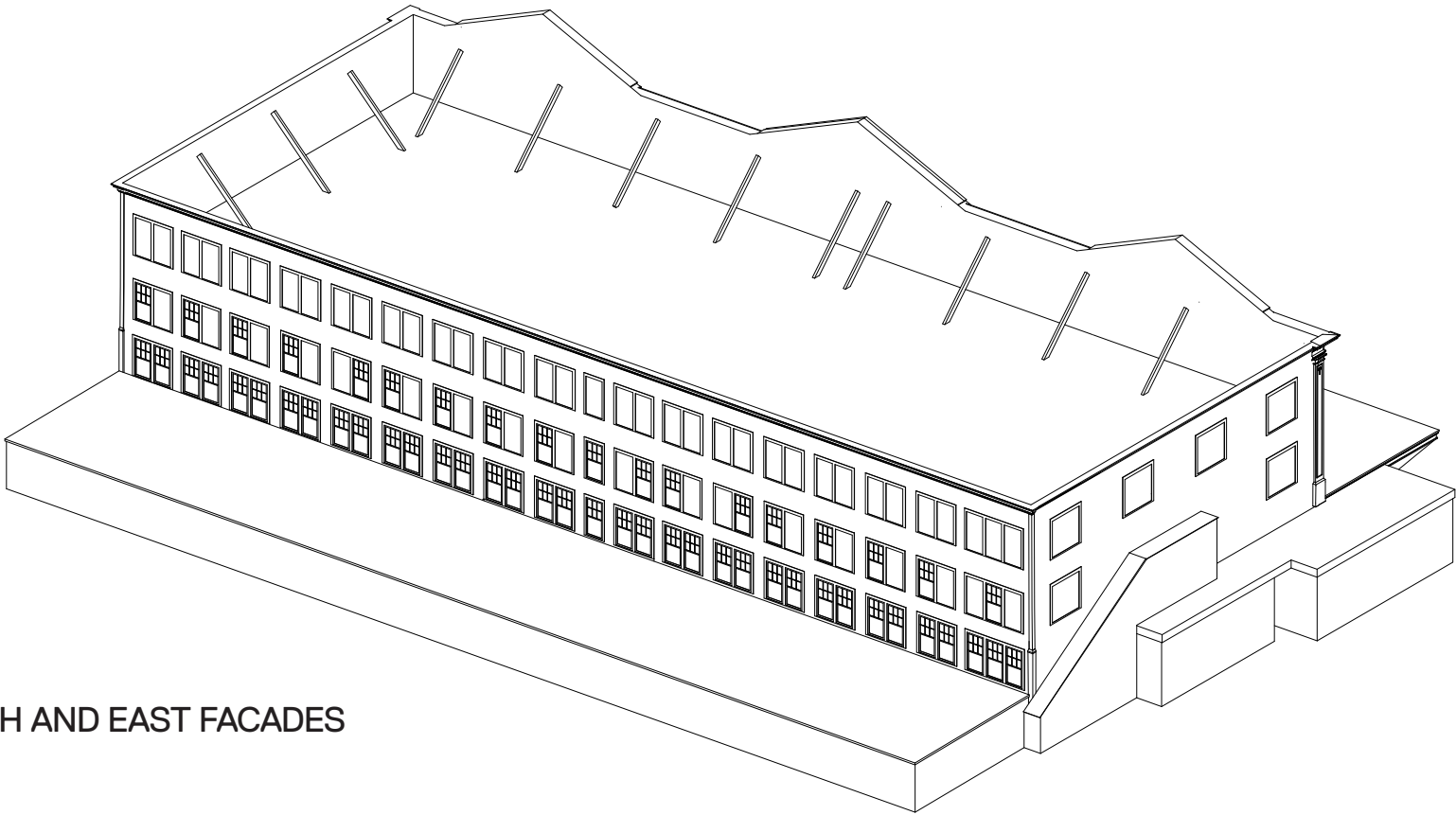
Fire, 1995.



SOUTH STREET SEAPORT // TIN BUILDING // EXISTING



WEST AND SOUTH FACADES



NORTH AND EAST FACADES





Existing Tin Building third level



SOUTH STREET SEAPORT // TIN BUILDING // EXISTING



GFRP pediments and cornice



Blocked windows & exposed fastener siding

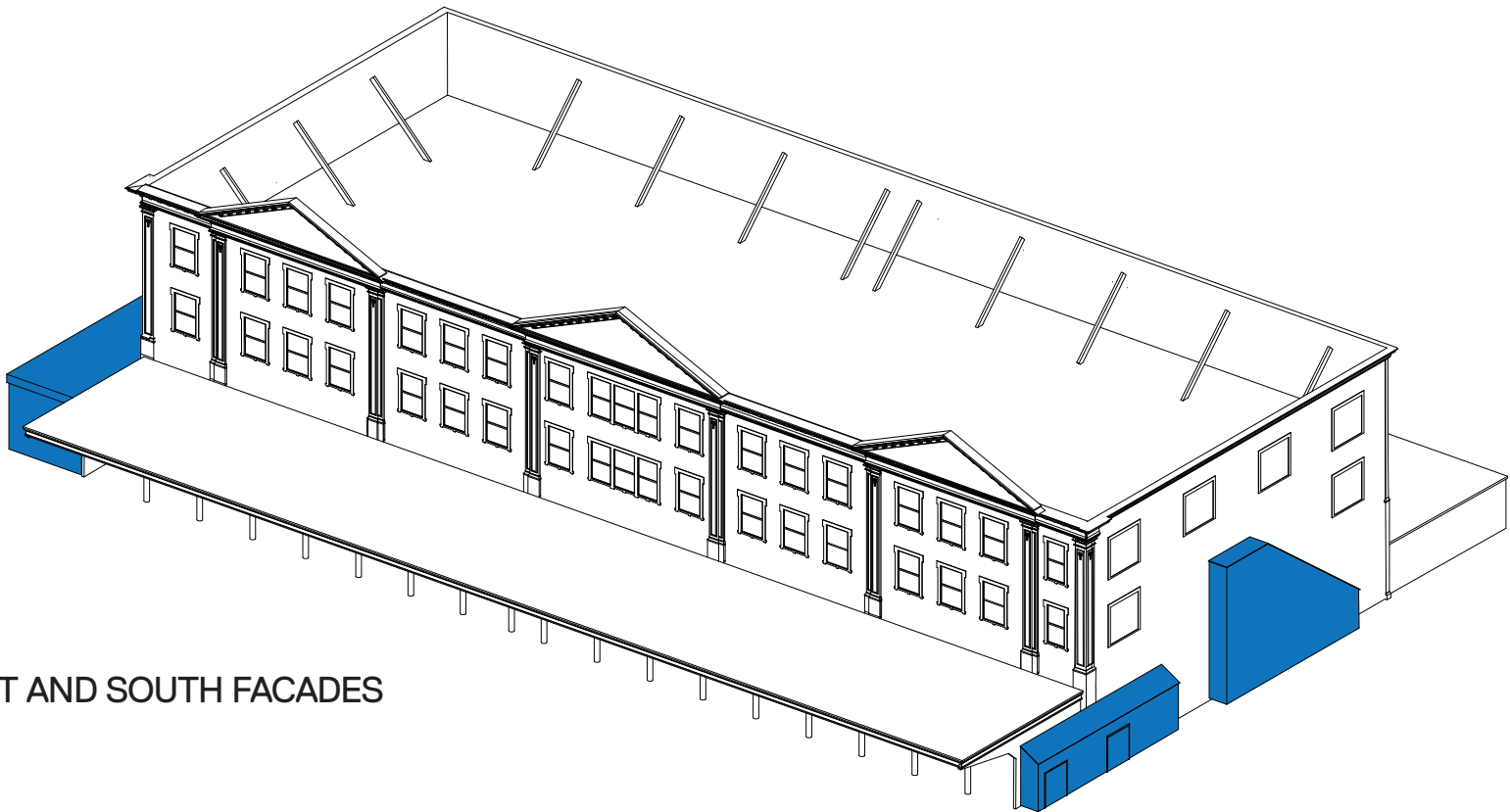




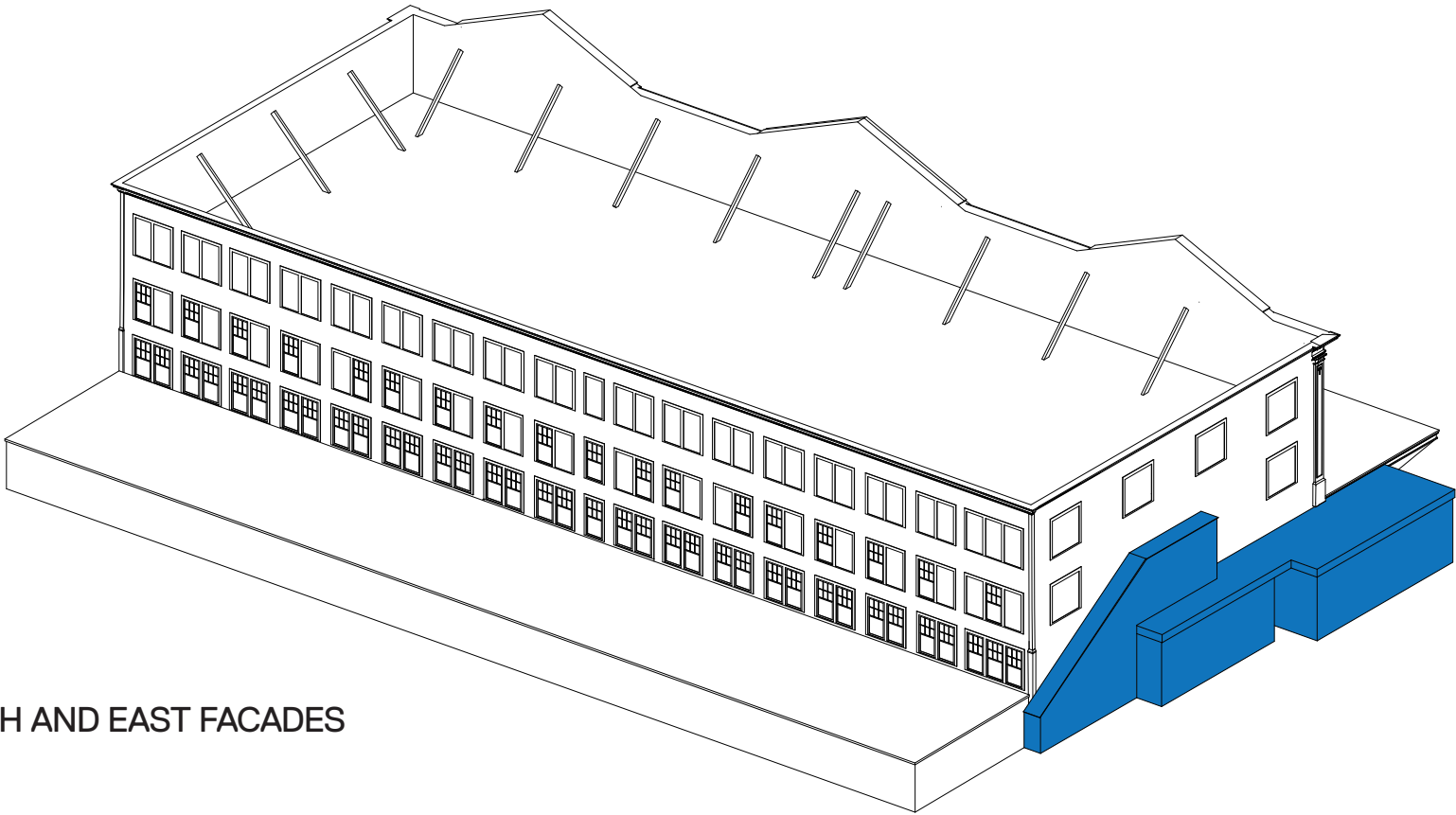
GFRP pediments and cornice



SOUTH STREET SEAPORT // TIN BUILDING // REMOVE ADDITIONS



WEST AND SOUTH FACADES



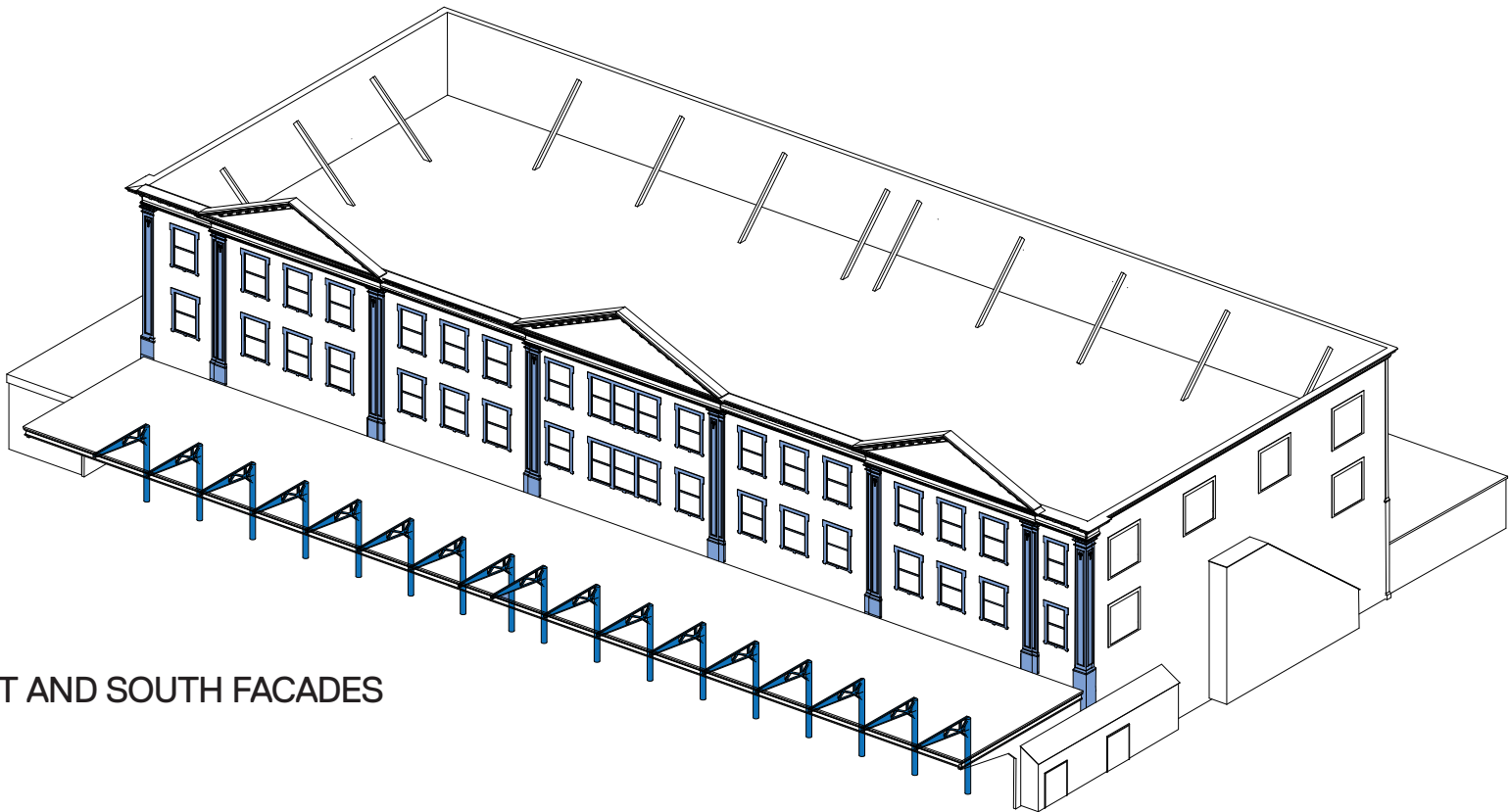
NORTH AND EAST FACADES



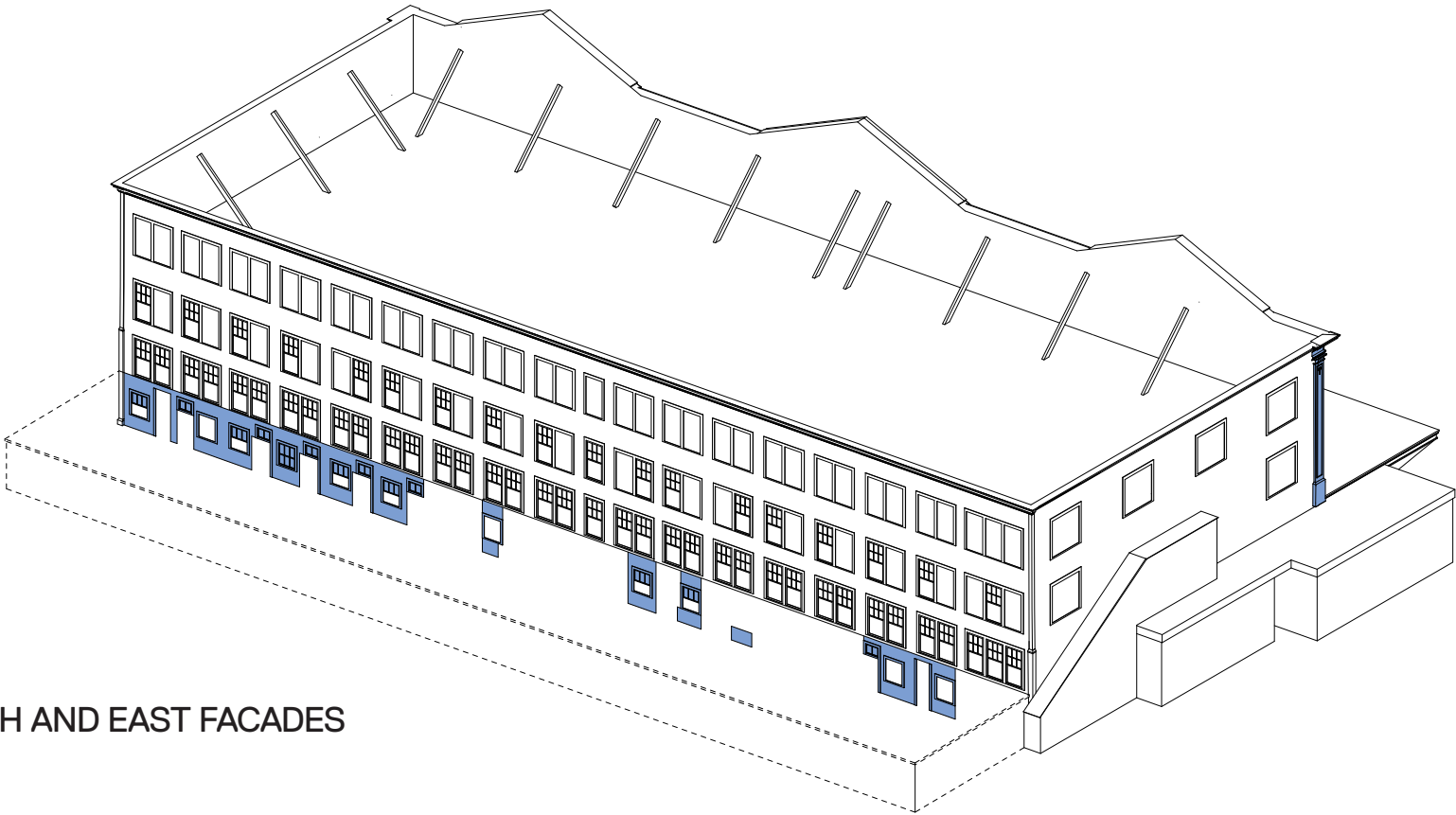
Stair additions +  
utility sheds



SOUTH STREET SEAPORT // TIN BUILDING // EXISTING ORIGINAL CLADDING ELEMENTS



WEST AND SOUTH FACADES



NORTH AND EAST FACADES

- EXISTING ORIGINAL CLADDING ELEMENTS
- EXISTING ORIGINAL EXTERIOR COLUMNS

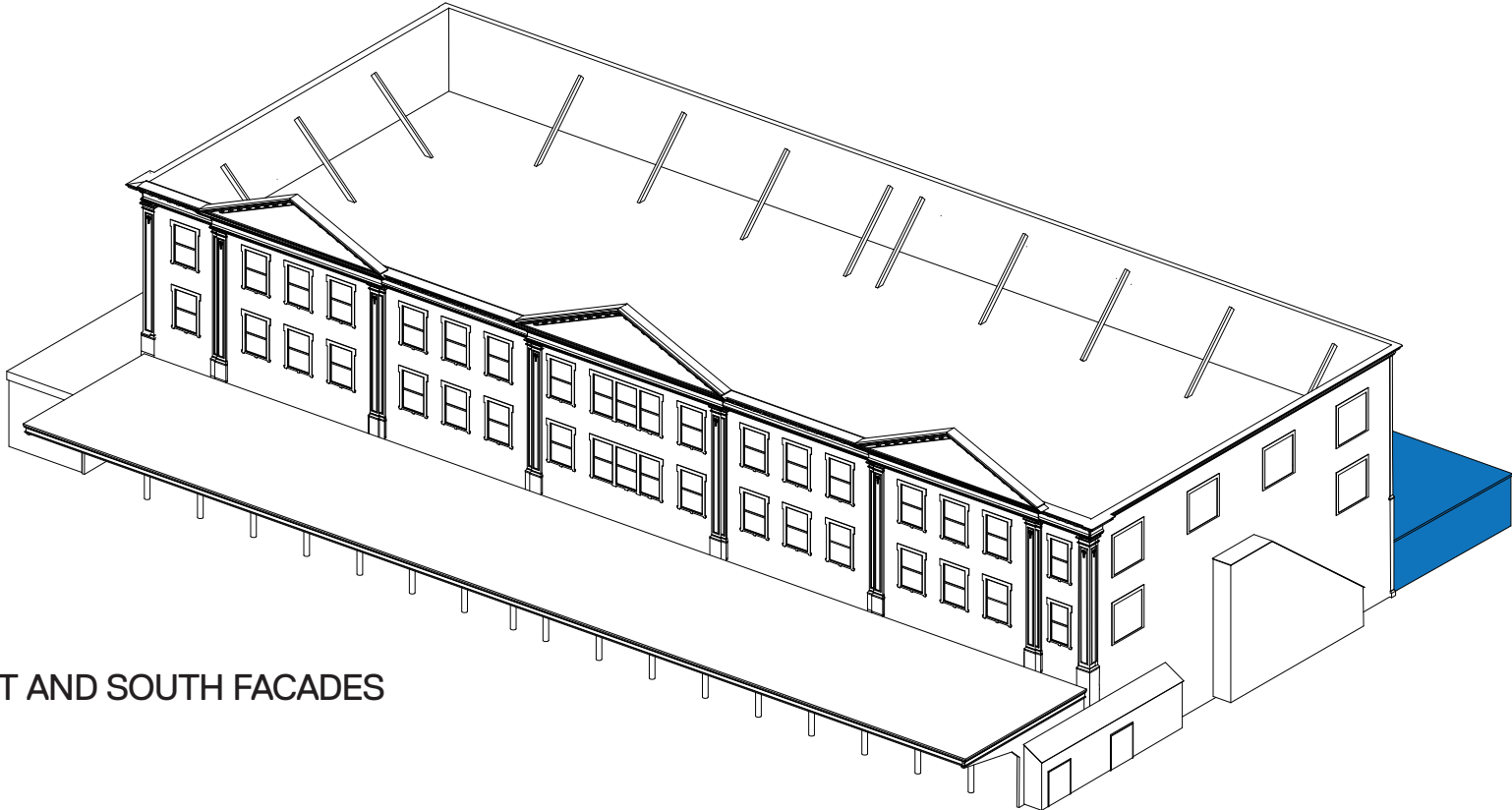




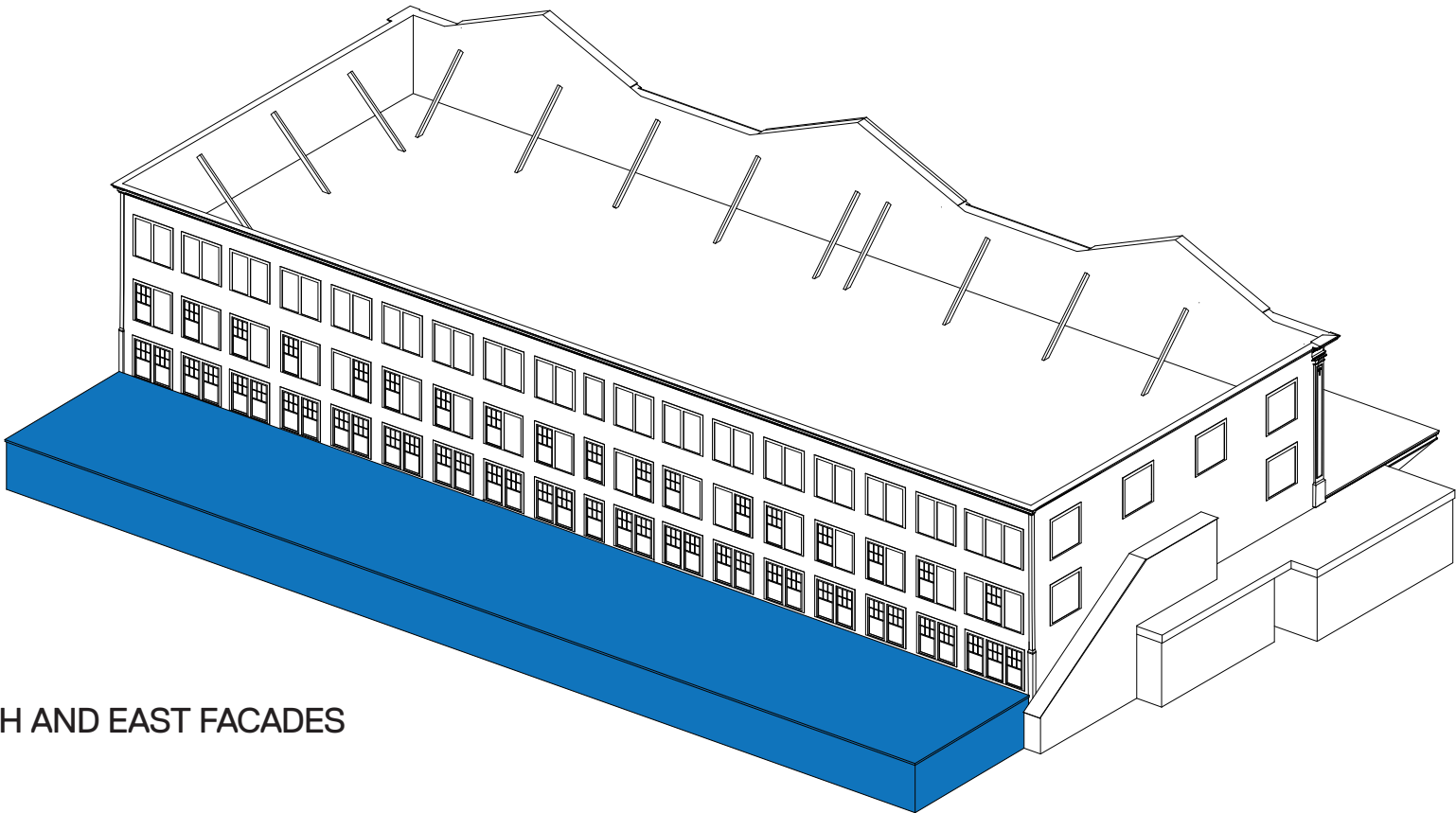
Tin Building rear facade, 1943.



SOUTH STREET SEAPORT // TIN BUILDING // REMOVE ADDITIONS



WEST AND SOUTH FACADES



NORTH AND EAST FACADES

 Refrigeration shed





Refrigeration shed at rear of building.






Original window, rear facade.



SOUTH STREET SEAPORT // TIN BUILDING // REAR FACADE WITH ORIGINAL REMAINING FABRIC



 Existing Original Fabric



SOUTH STREET SEAPORT // TIN BUILDING // EXISTING ORIGINAL CLADDING ELEMENTS







Existing condition of front facade clearstory windows



Detail view of missing clearstory windows at front facade





Existing condition of window surrounds



Detail view of rusted window surround





Detail view of rusted window surround



Detail view of rusted window surround





Existing condition of pillasters





Non-original fabric





Existing West canopy and supports





Roll down gates showing interior beyond



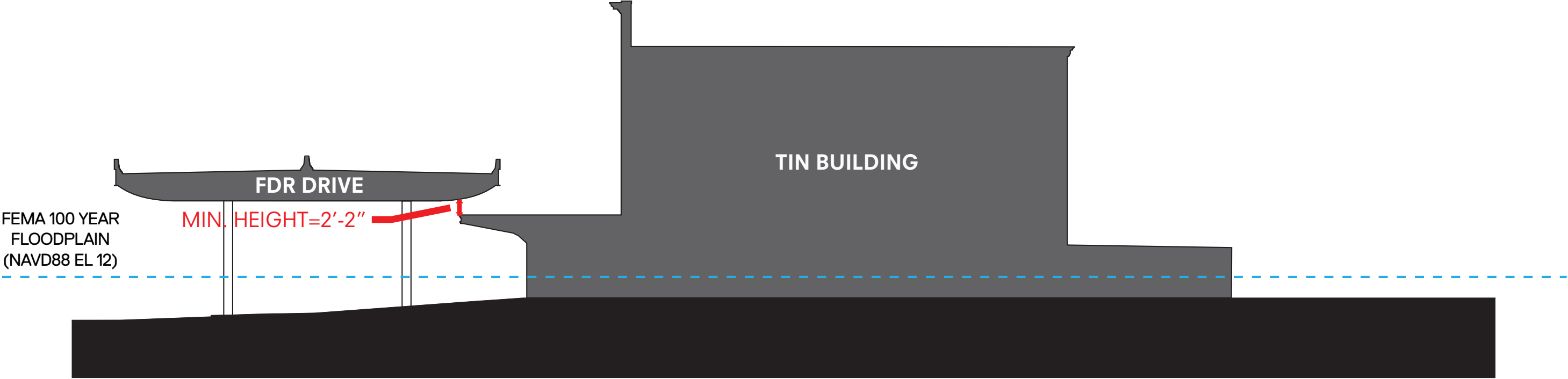
SOUTH STREET SEAPORT // TIN BUILDING // REASON FOR MOVE



1940: The Tin Buidling’s historic context in the wide expression of South Street. Today, the building is isolated from its historical connections to the street by the FDR (ca. 1954). (NYC MA)

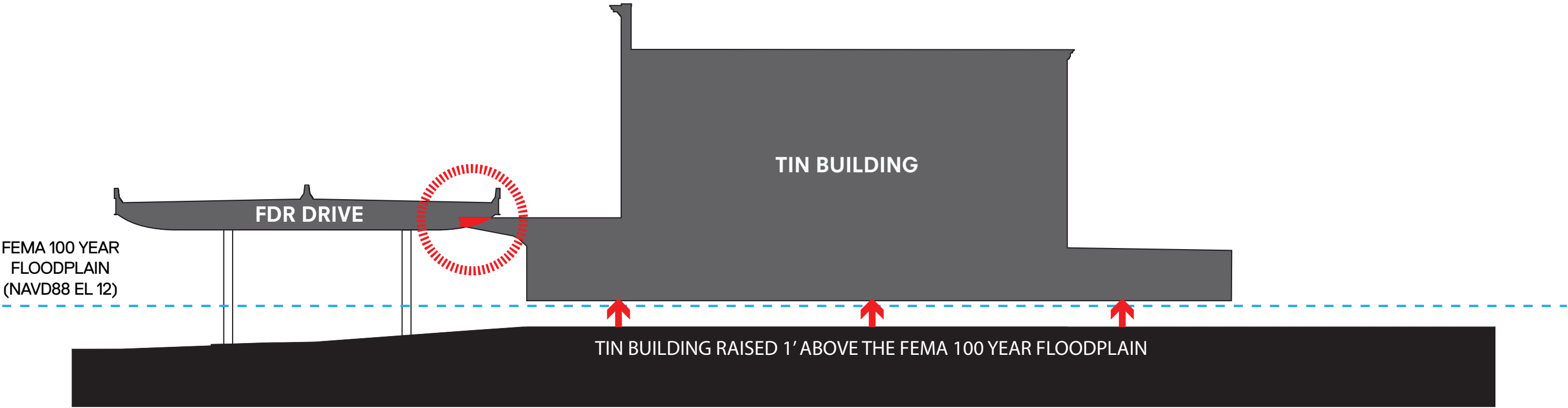


SOUTH STREET SEAPORT // TIN BUILDING // REASON FOR MOVE // RAISING THE TIN BUILDING ABOVE THE 100 YEAR FLOODPLAIN



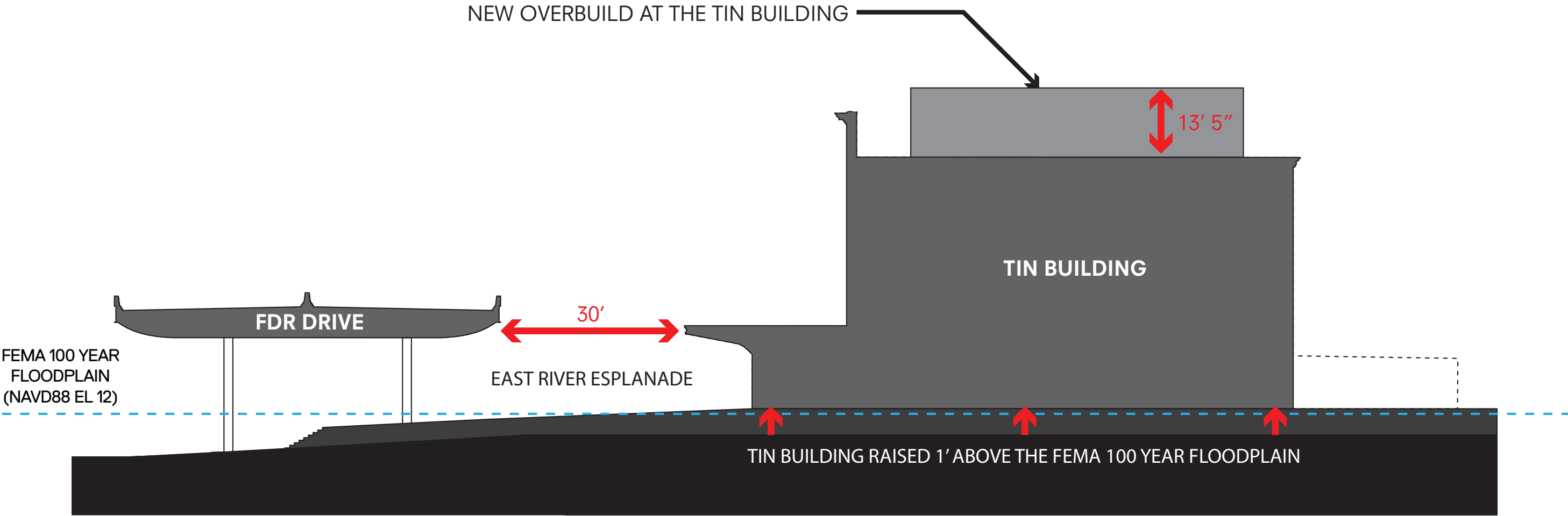


SOUTH STREET SEAPORT // TIN BUILDING // REASON FOR MOVE // RAISING THE TIN BUILDING ABOVE THE 100 YEAR FLOODPLAIN



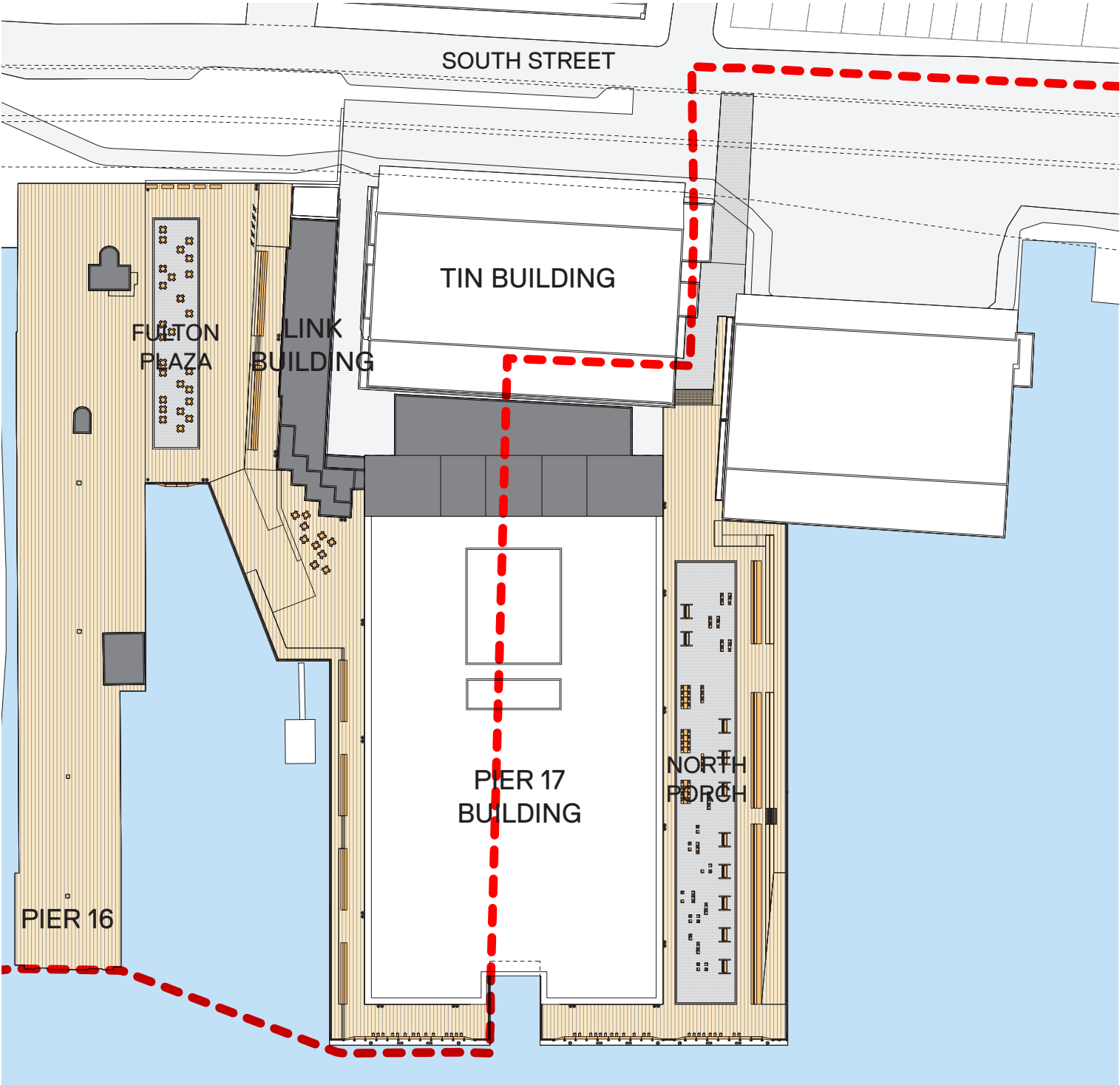


SOUTH STREET SEAPORT // TIN BUILDING // REASON FOR MOVE // RAISING THE TIN BUILDING ABOVE THE 100 YEAR FLOODPLAIN

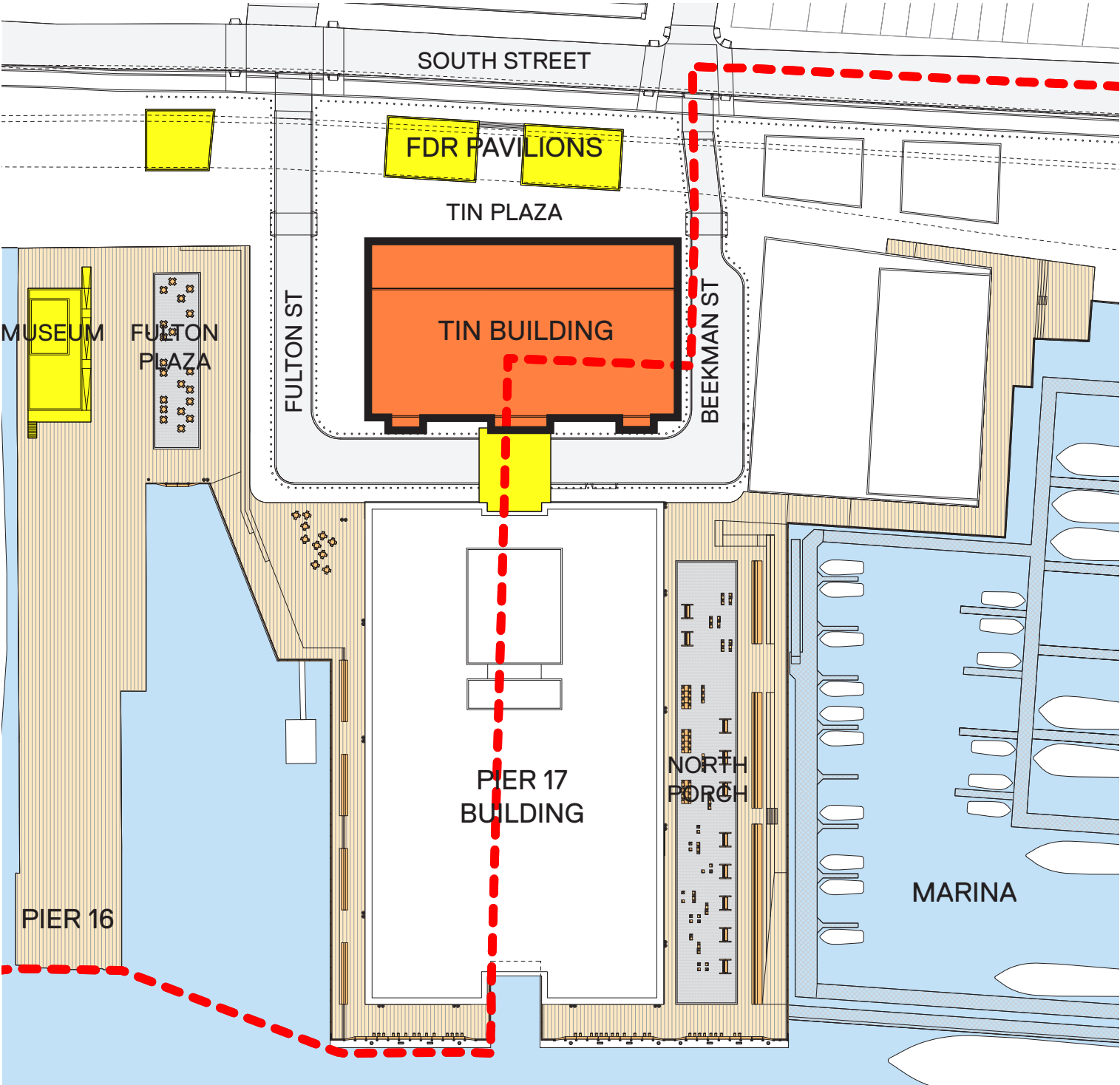




SOUTH STREET SEAPORT // TIN BUILDING // SITE PLAN



APPROVED SITE PLAN (10.15.13)



PROPOSED SITE PLAN

- REHABILITATED TIN BUILDING
- NEW CONSTRUCTION
- EXISTING BUILDINGS TO BE DEMOLISHED
- HISTORIC DISTRICT



SOUTH STREET SEAPORT // TIN BUILDING // REASON FOR MOVE // DISTANCE BETWEEN EXISTING TIN BUILDING AND FDR





SOUTH STREET SEAPORT // TIN BUILDING // PROPOSED MID-BLOCK VIEW





SOUTH STREET SEAPORT // TIN BUILDING // EXISTING ESPLANADE VIEW





SOUTH STREET SEAPORT // TIN BUILDING // PROPOSED ESPLANADE VIEW





SOUTH STREET SEAPORT // TIN BUILDING // EXISTING VIEW FROM PIER 17





SOUTH STREET SEAPORT // TIN BUILDING // PROPOSED VIEW FROM PIER 17

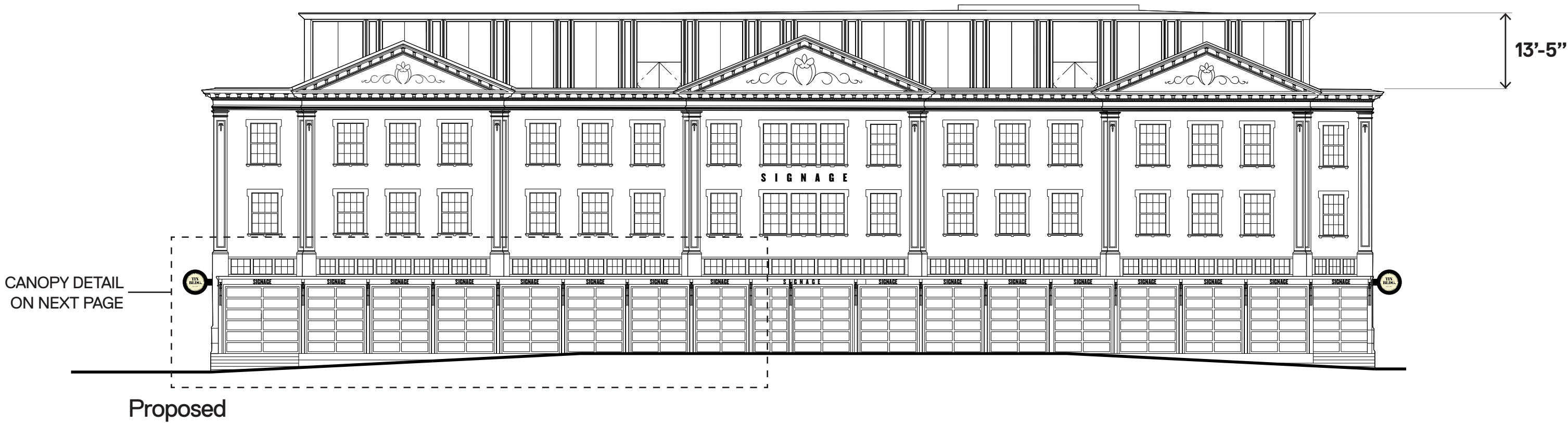




SOUTH STREET SEAPORT // TIN BUILDING // WEST ELEVATION

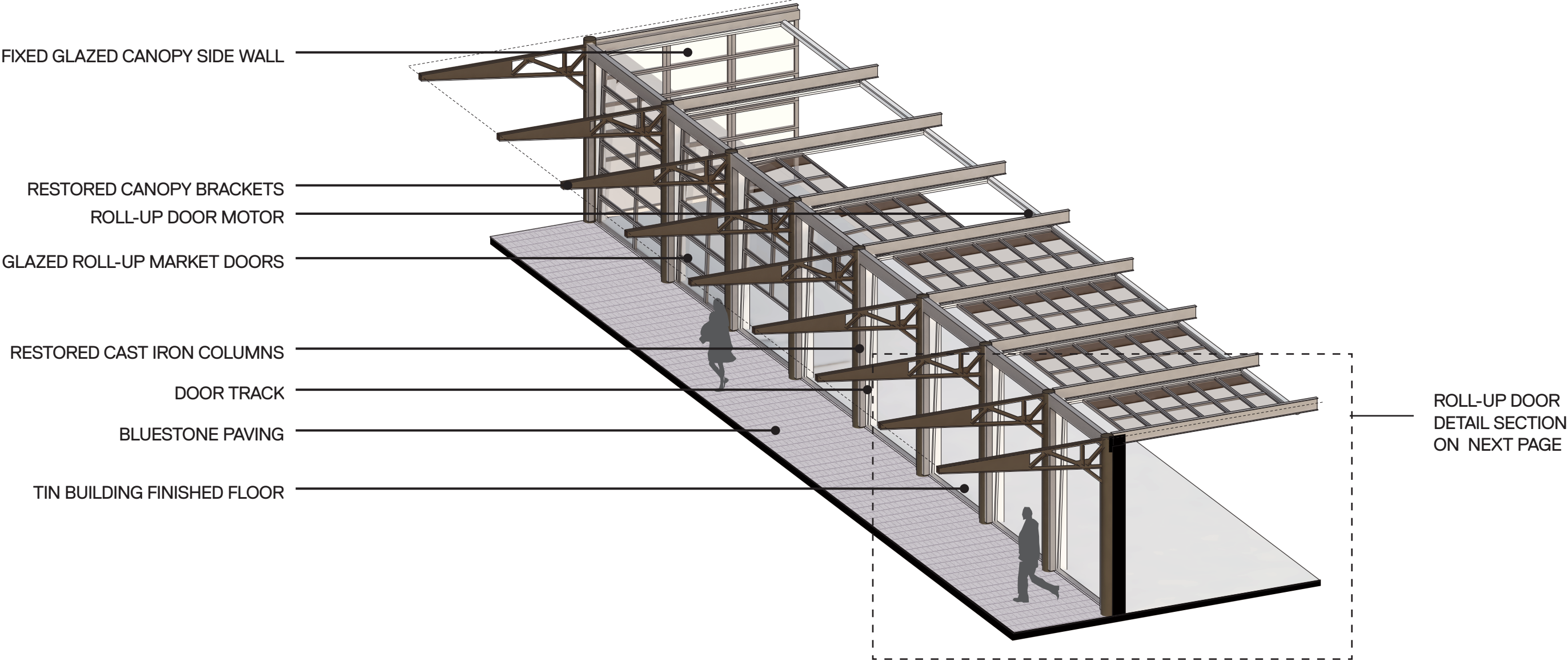


Existing



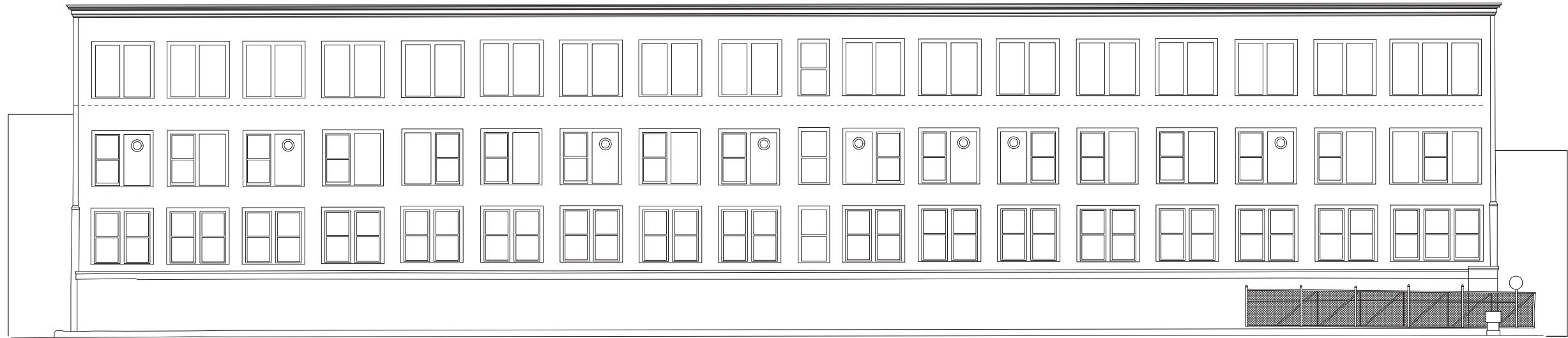


SOUTH STREET SEAPORT // TIN BUILDING // WEST CANOPY DETAILS

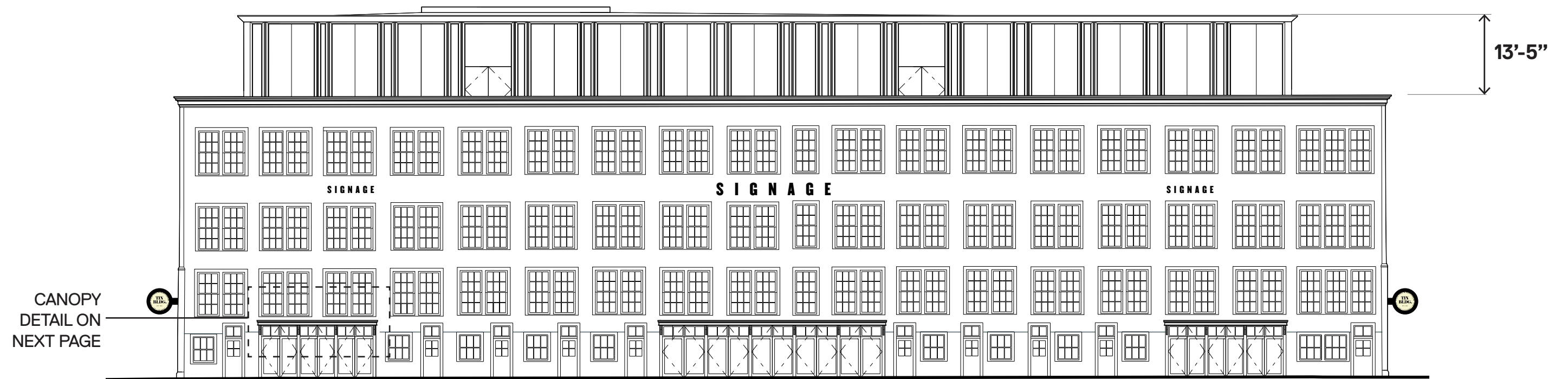


\*CANOPY OMITTED FOR CLARITY





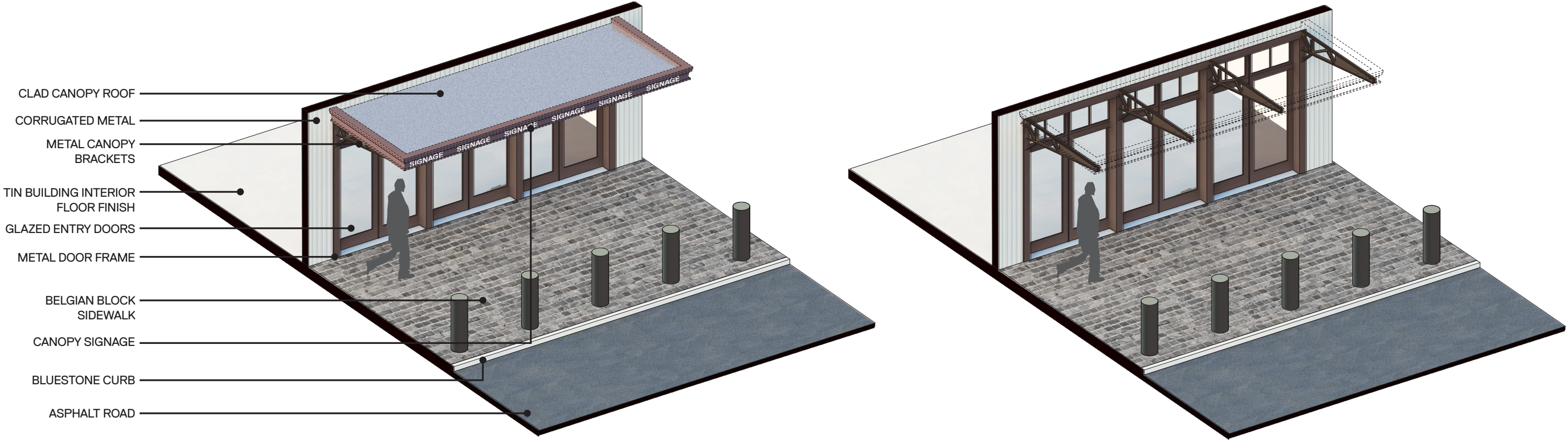
Existing



Proposed



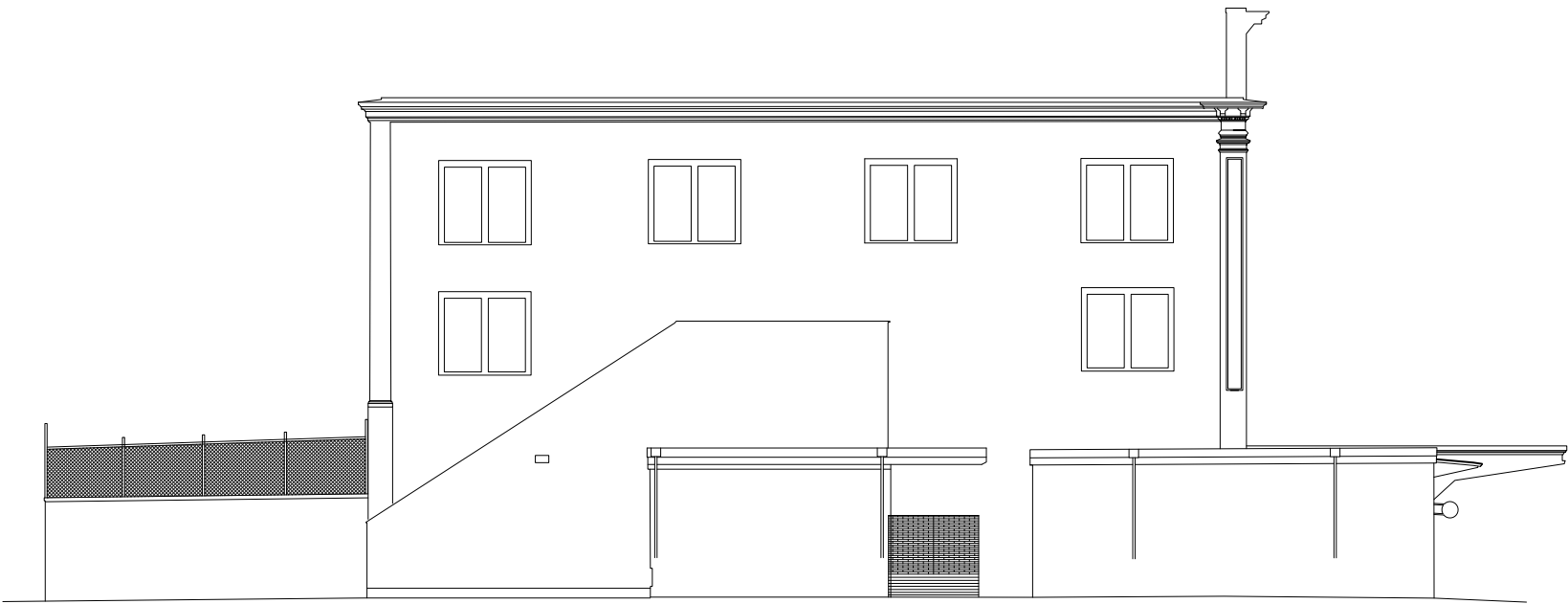
SOUTH STREET SEAPORT // TIN BUILDING // EAST CANOPY DETAILS



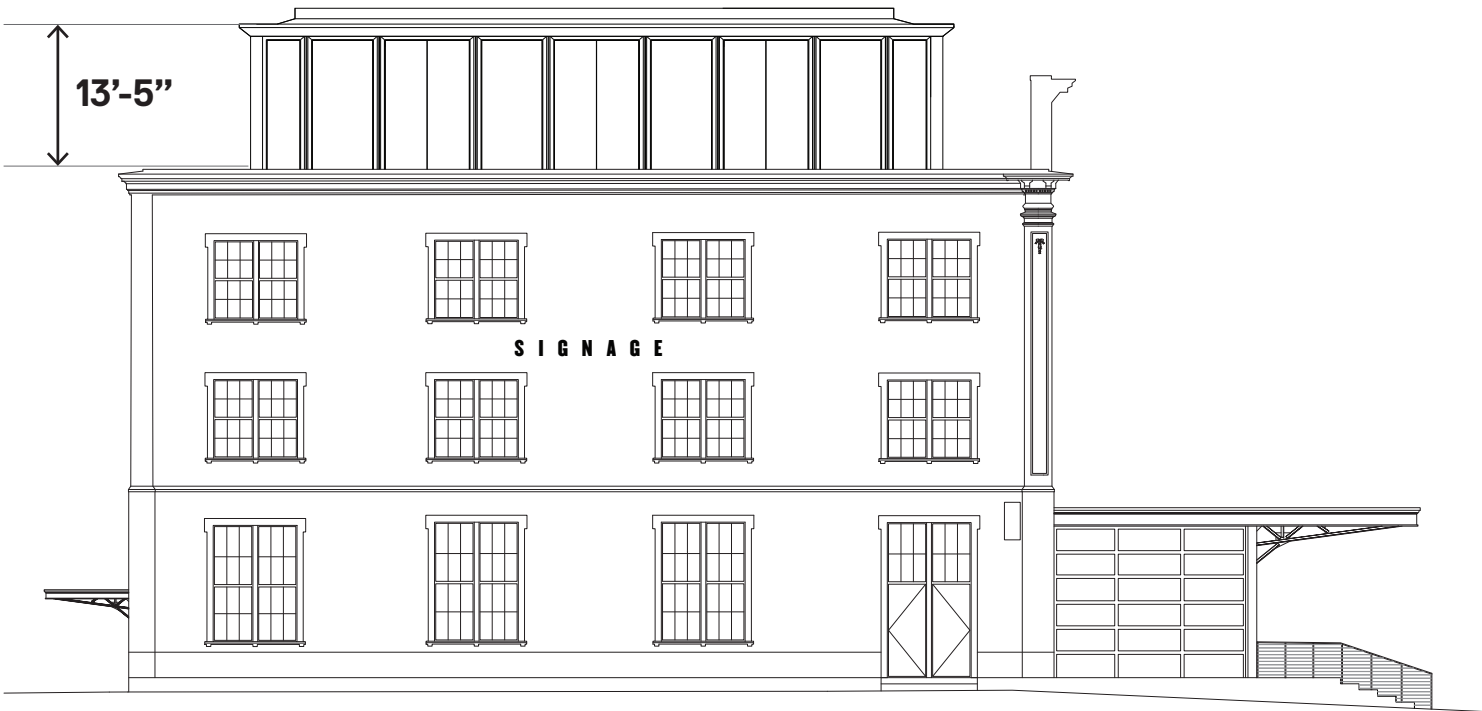
\*CANOPY OMITTED FOR CLARITY



SOUTH STREET SEAPORT // TIN BUILDING // NORTH ELEVATION



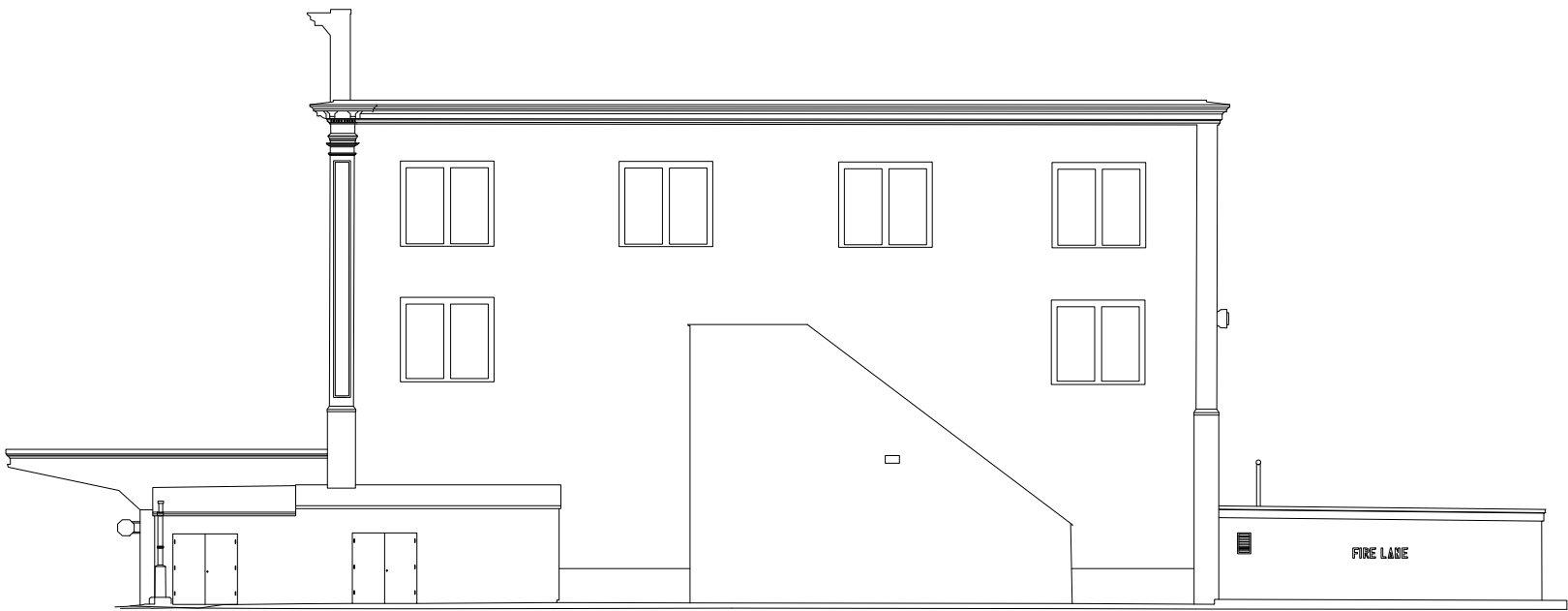
Existing



Proposed



SOUTH STREET SEAPORT // TIN BUILDING // SOUTH ELEVATION



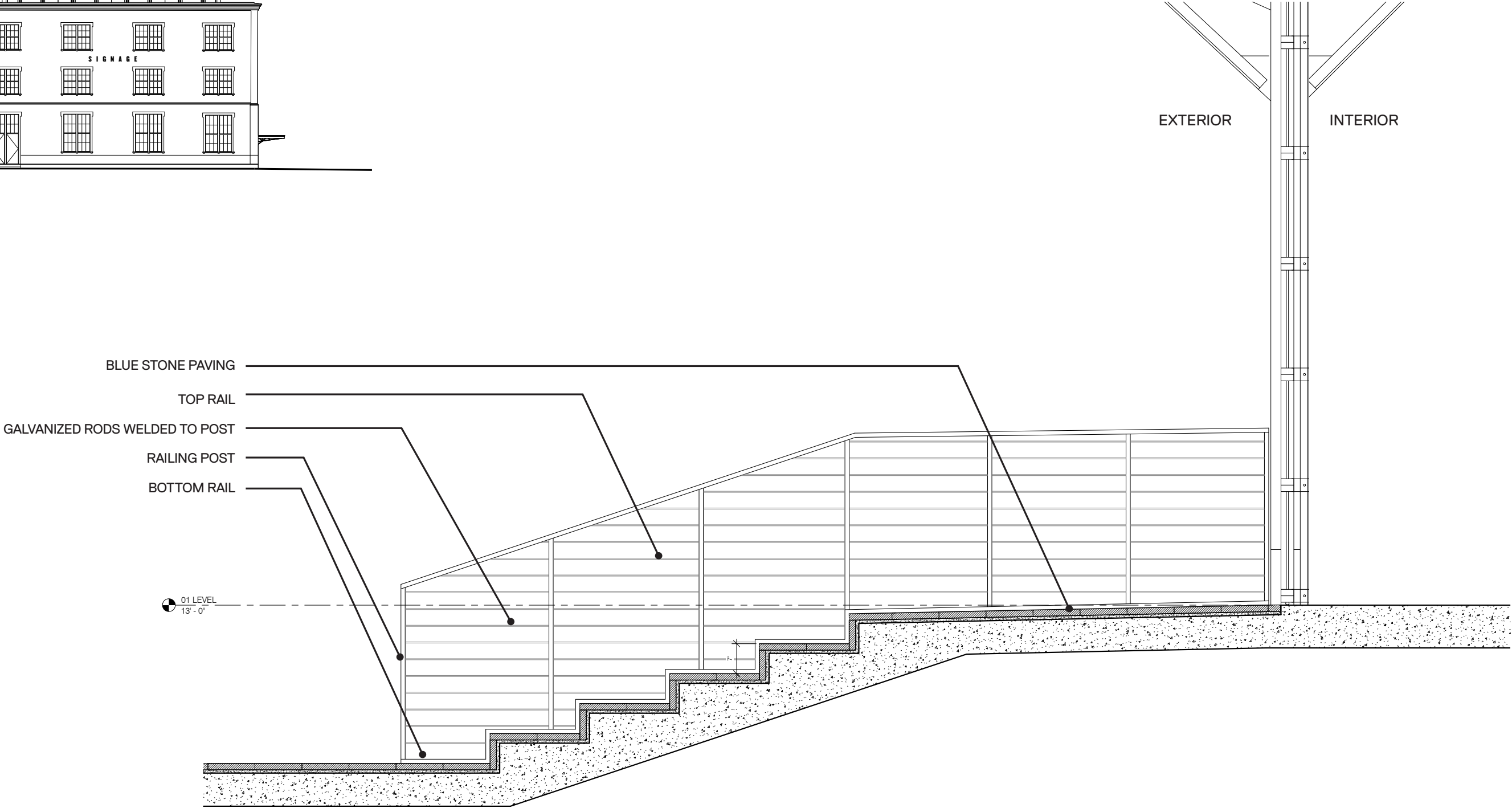
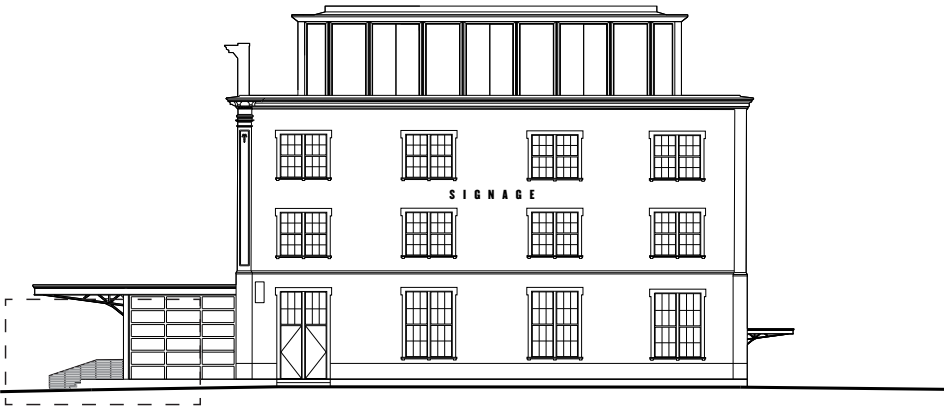
Existing



Proposed

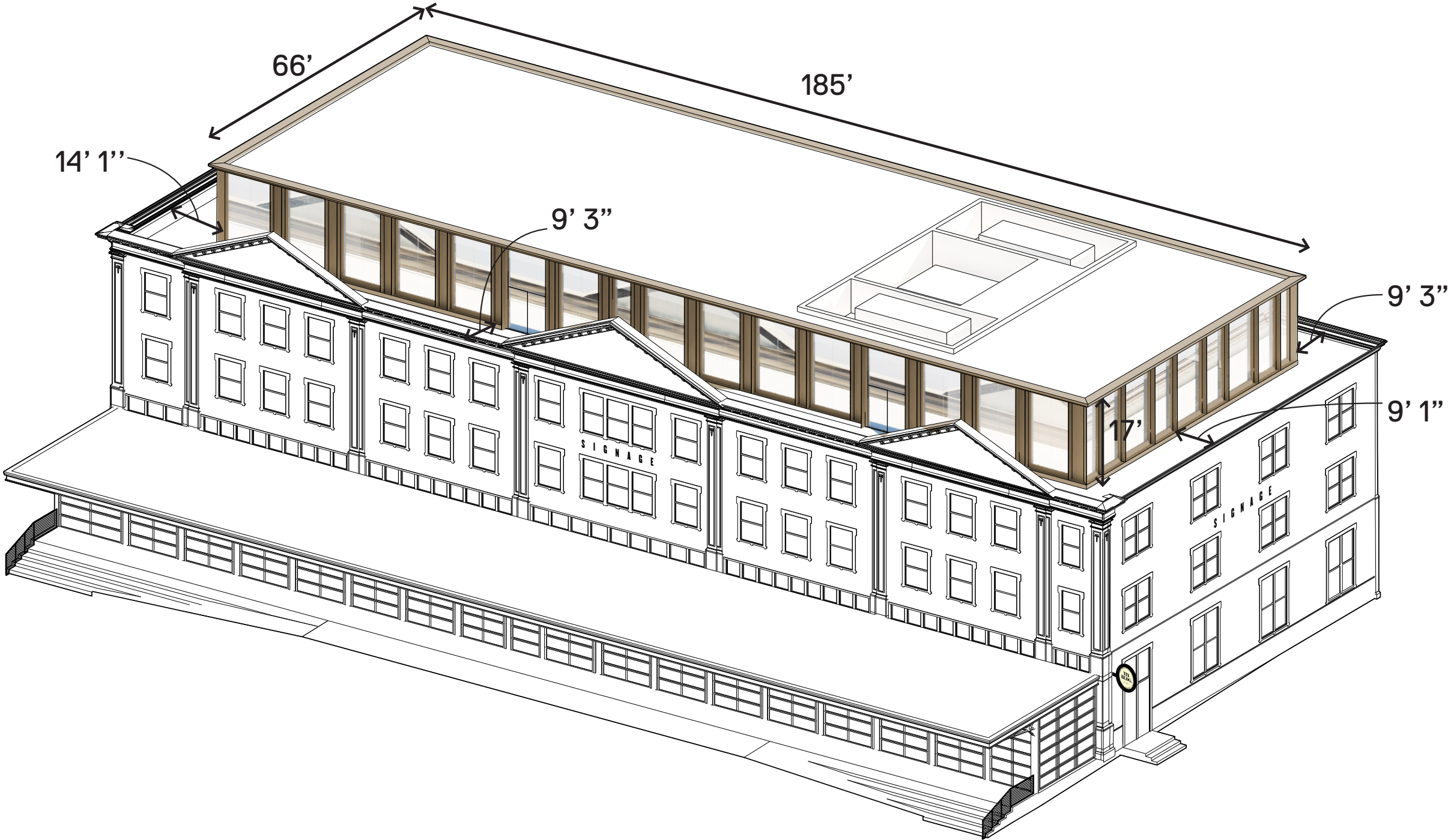


SOUTH STREET SEAPORT // TIN BUILDING // WEST CANOPY // STAIR DETAIL

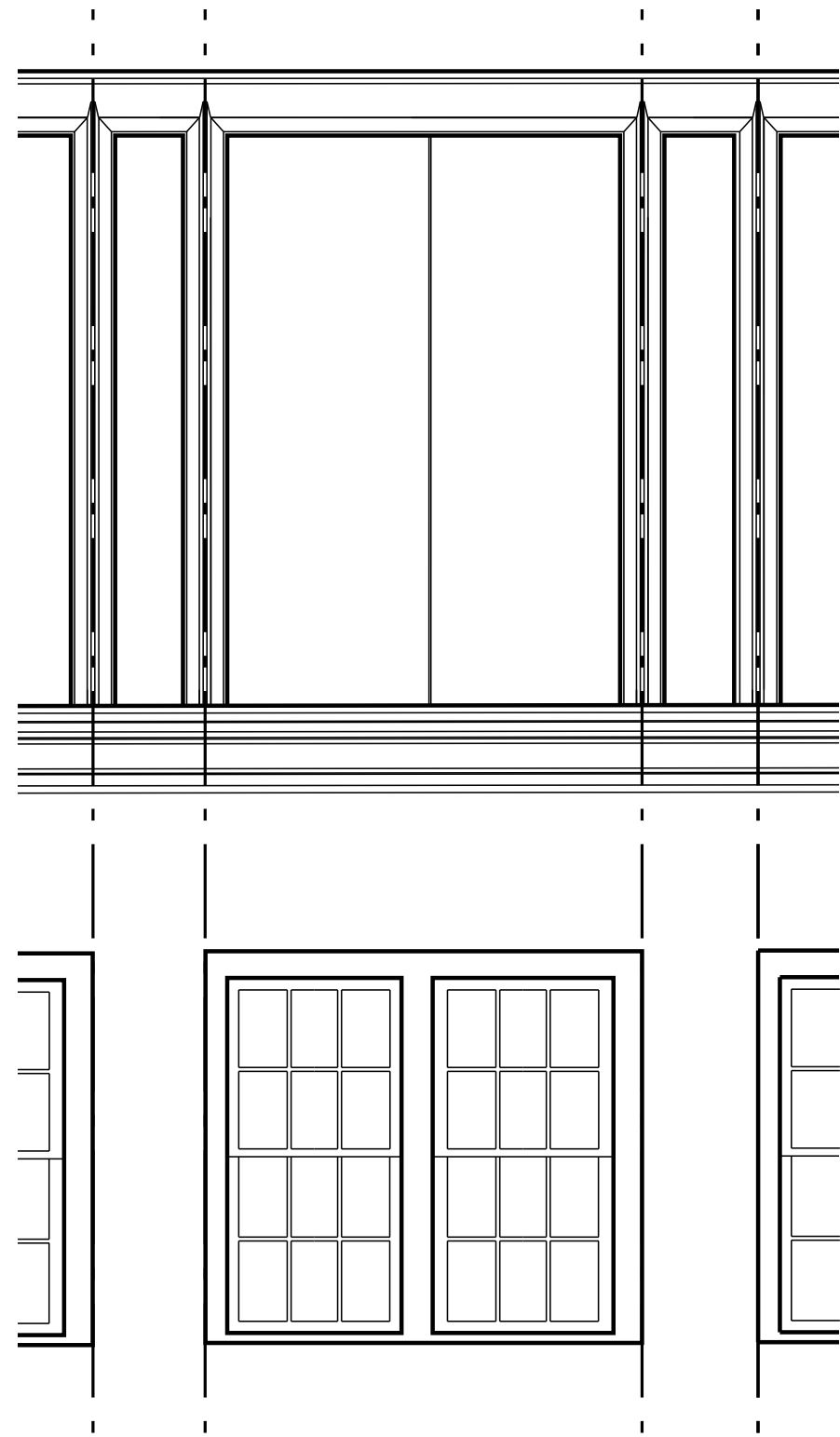




SOUTH STREET SEAPORT // TIN BUILDING OVERBUILD // DIMENSIONS



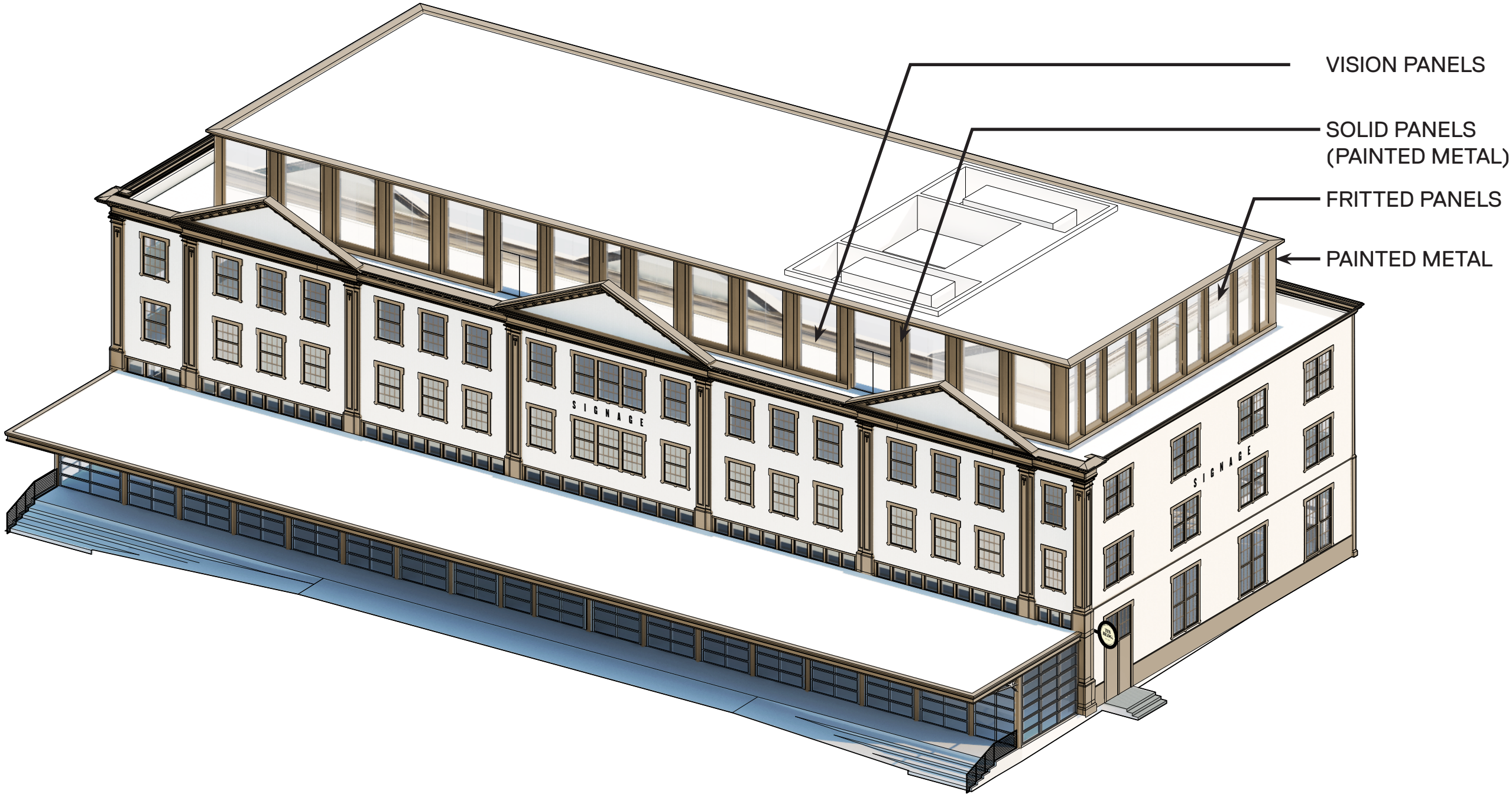




ALIGNED TO EDGES OF HISTORIC WINDOWS

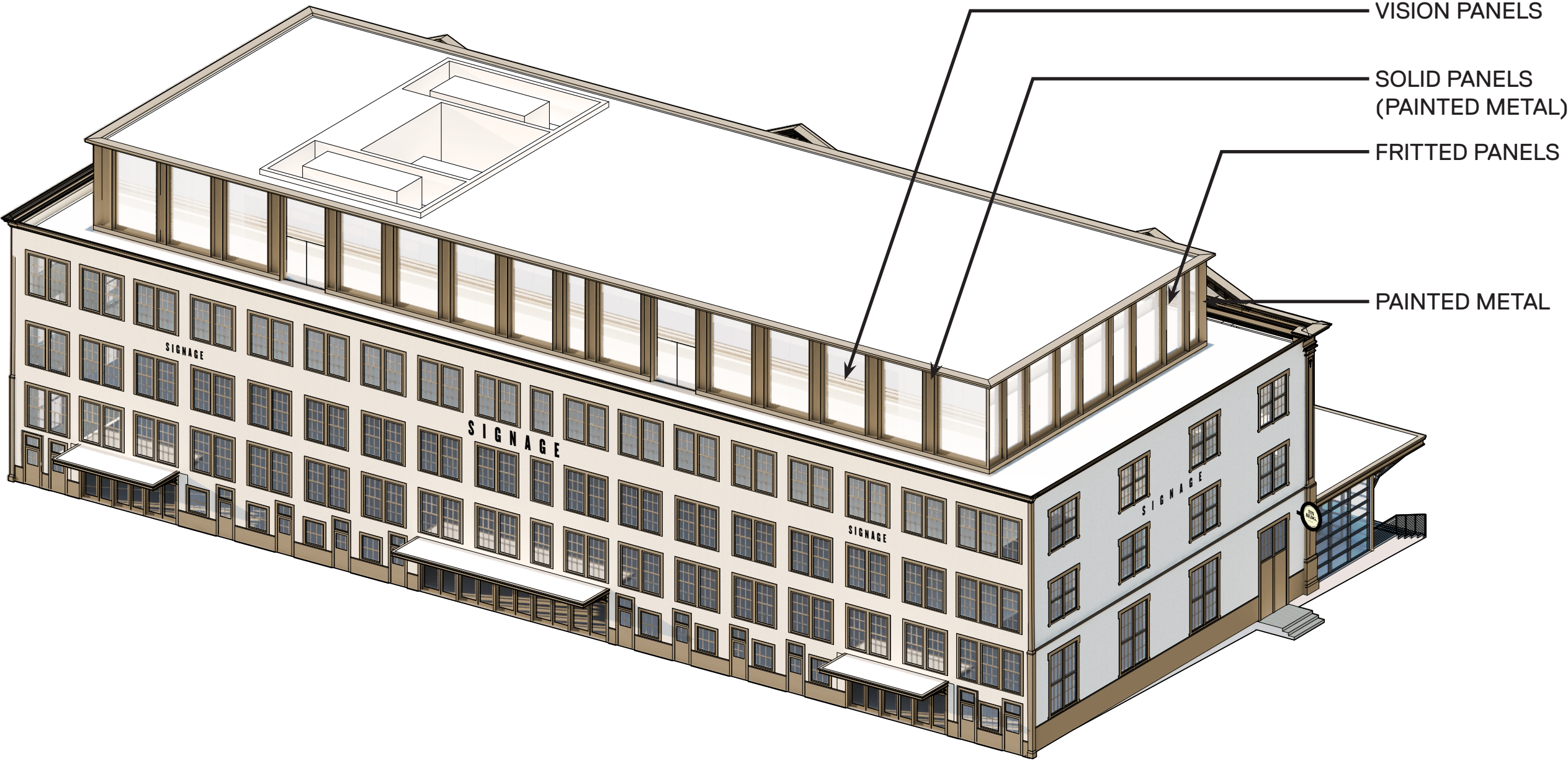


SOUTH STREET SEAPORT // TIN BUILDING OVERBUILD // MATERIALITY AXON VIEW



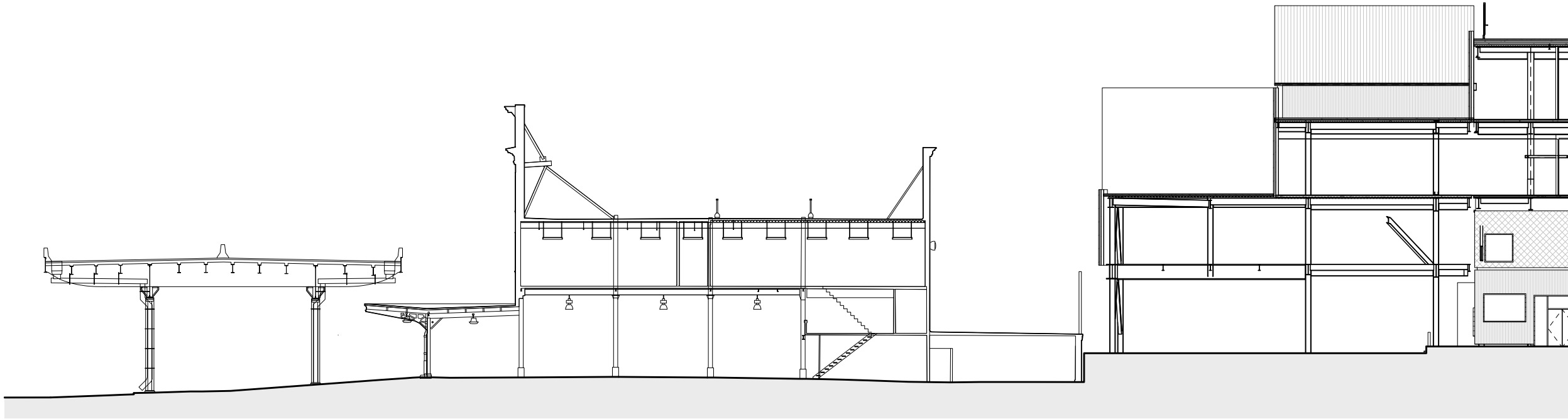


SOUTH STREET SEAPORT // TIN BUILDING OVERBUILD // AXON VIEW

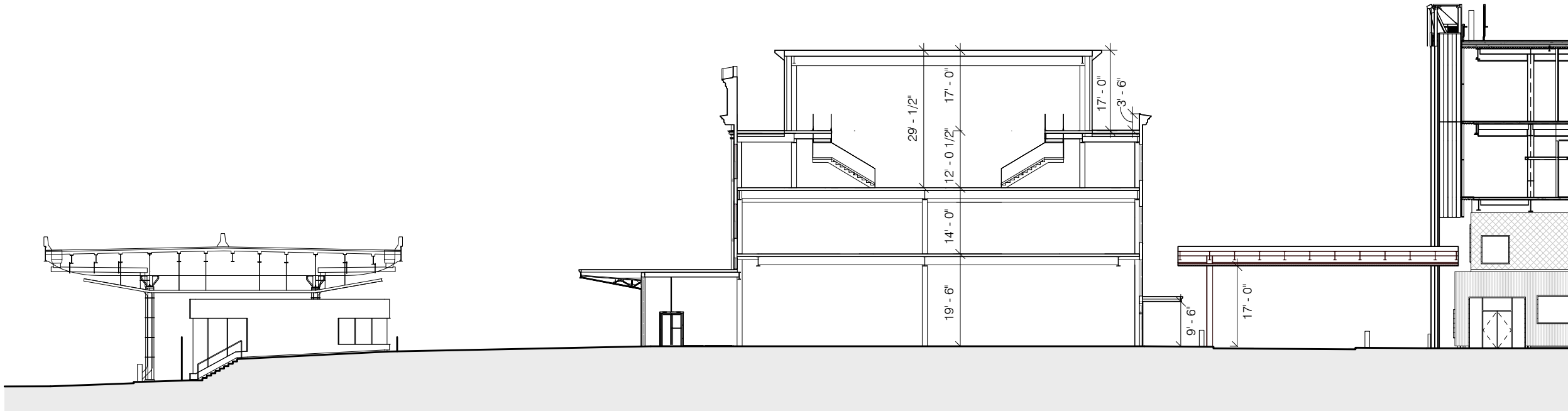




SOUTH STREET SEAPORT // TIN BUILDING OVERBUILD // SECTIONS



10.15.13 Approved Site Section



Proposed Section



# TIN BUILDING INTERIOR COLUMNS



SOUTH STREET SEAPORT // TIN BUILDING INTERIOR COLUMNS



Original interior, 1954.



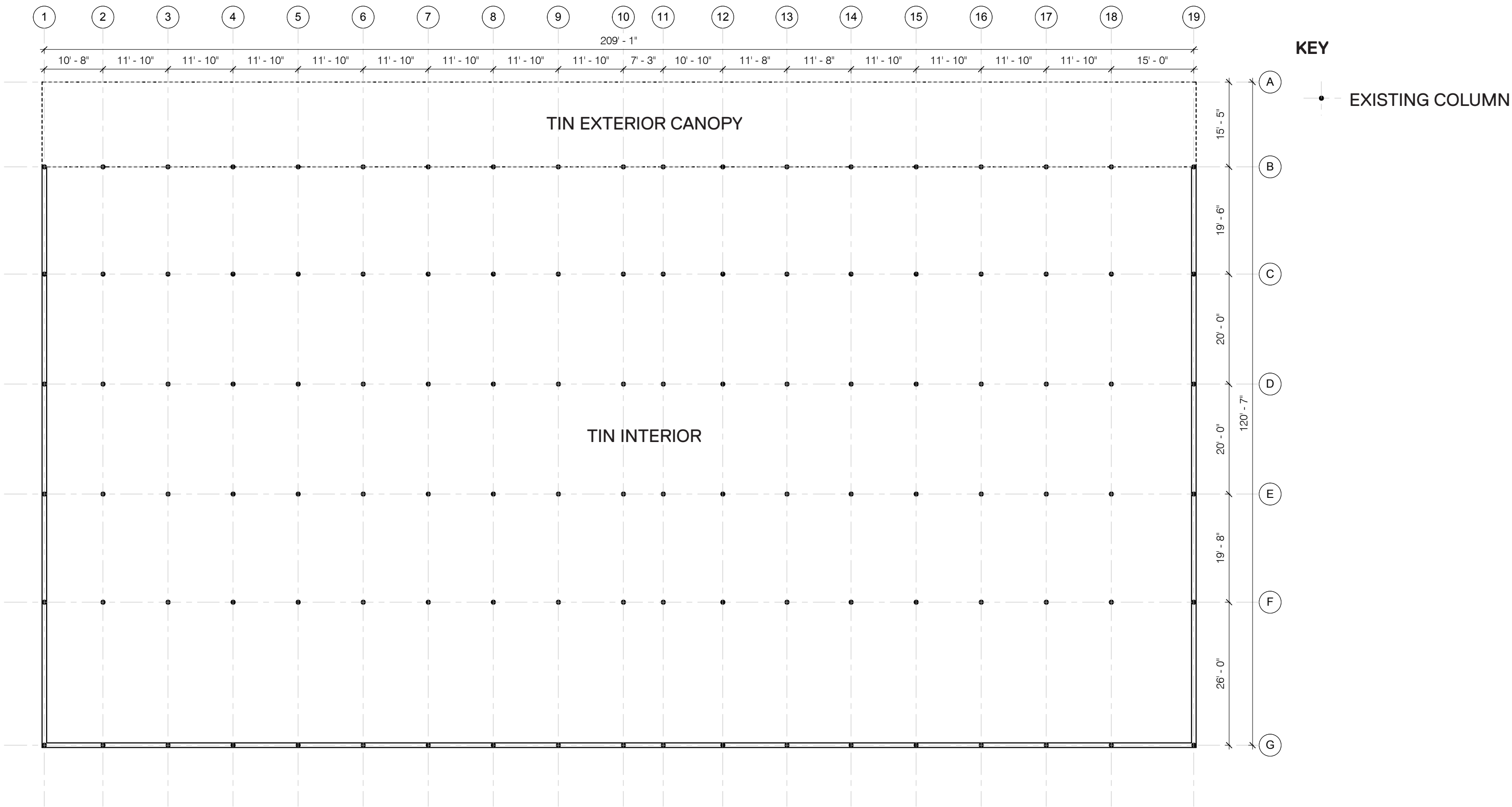
SOUTH STREET SEAPORT // TIN BUILDING INTERIOR COLUMNS



Tin Building Interior today.

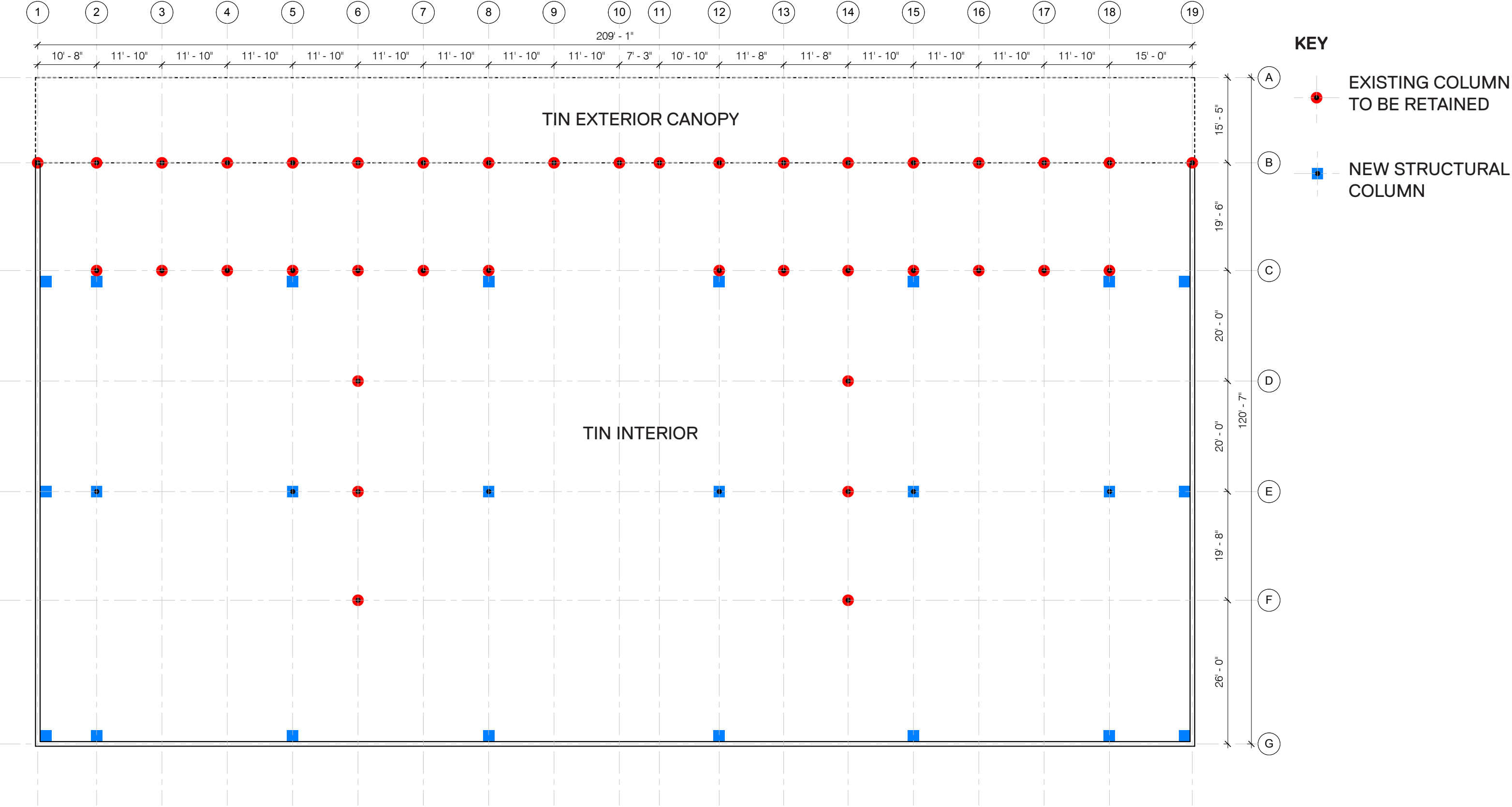


SOUTH STREET SEAPORT // TIN BUILDING INTERIOR COLUMNS // EXISTING COLUMNS





SOUTH STREET SEAPORT // TIN BUILDING INTERIOR COLUMNS // PROPOSED COLUMN GRID





# LANDSCAPE MATERIALS





1940: The Tin Buidling’s historic context in the wide expression of South Street. Today, the building is isolated from its historical connections to the street by the FDR (ca. 1954). (NYC MA)





Pier 18, 1943 (LOC)



Pier 18, 1943 (LOC)



SOUTH STREET SEAPORT // LANDSCAPE // MATERIAL PALETTE



GRANITE BELGIAN BLOCK



ASPHALT



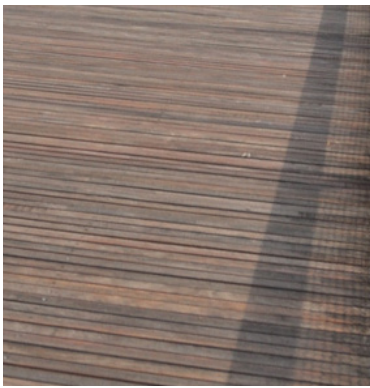
PIER 17 PAVER



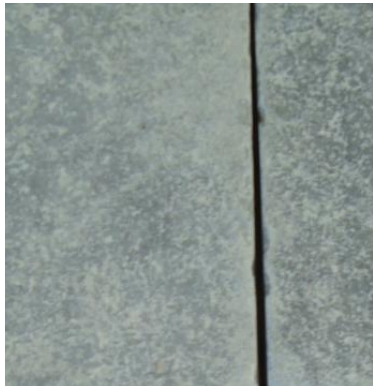
BIKE LANE PAVING



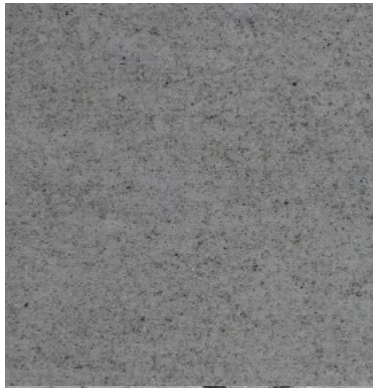
ERW ESPLANADE HEX PAVER



WOOD DECKING



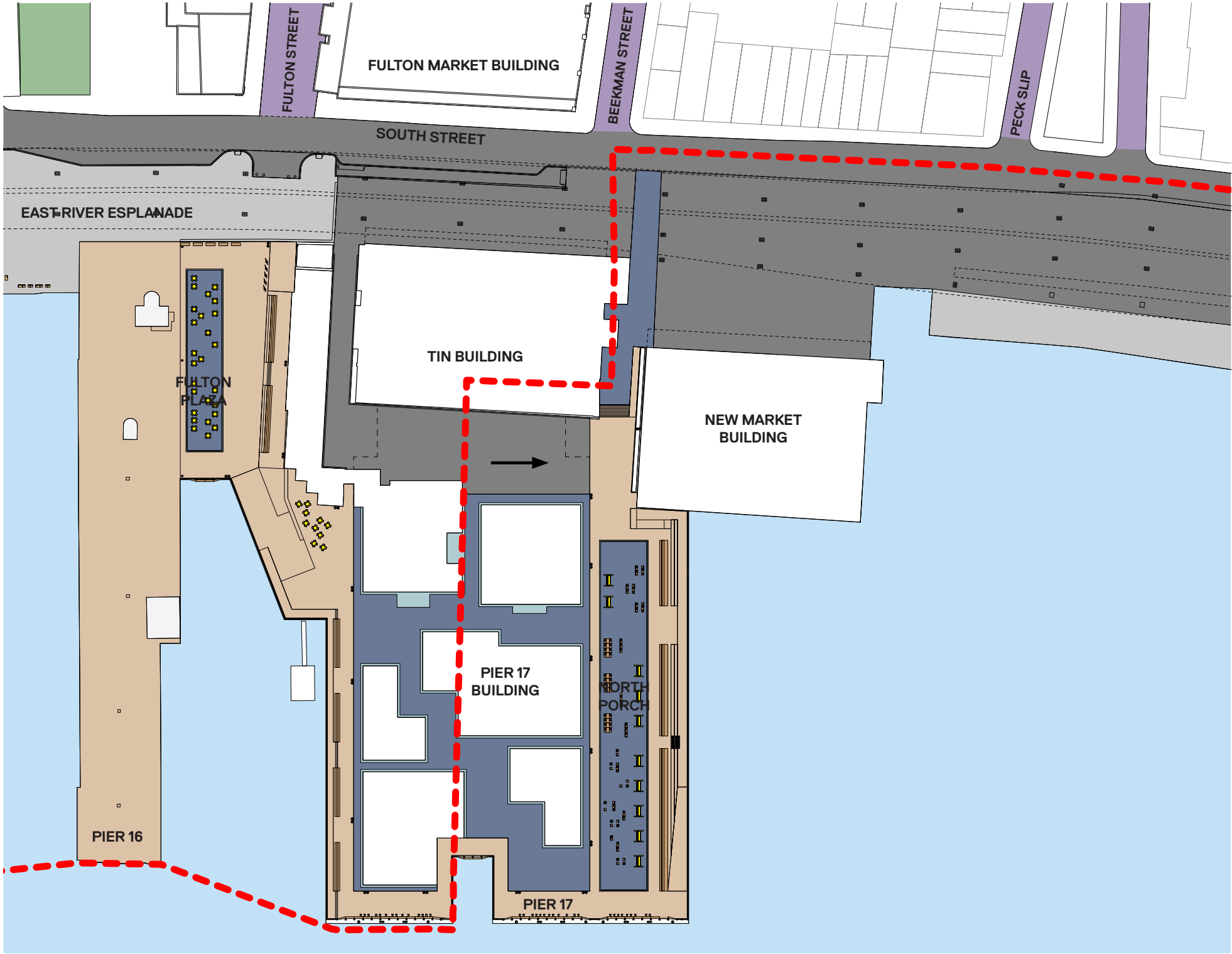
BLUESTONE



CONCRETE SIDEWALK



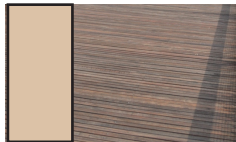
SOUTH STREET SEAPORT // LANDSCAPE // EXISTING + APPROVED LANDSCAPE MATERIALS



1 BELGIAN BLOCK



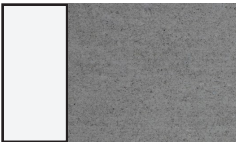
2 HEX PAVING  
(SINGLE / 3 TONE)



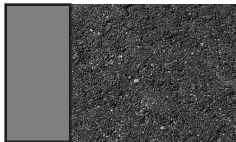
3 WOOD DECKING



4 CONCRETE PAVER



5 CONCRETE SIDEWALK



6 ASPHALT



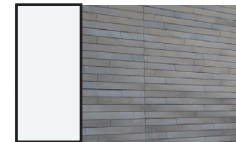
7 GRANITE CURB



8 BLUESTONE



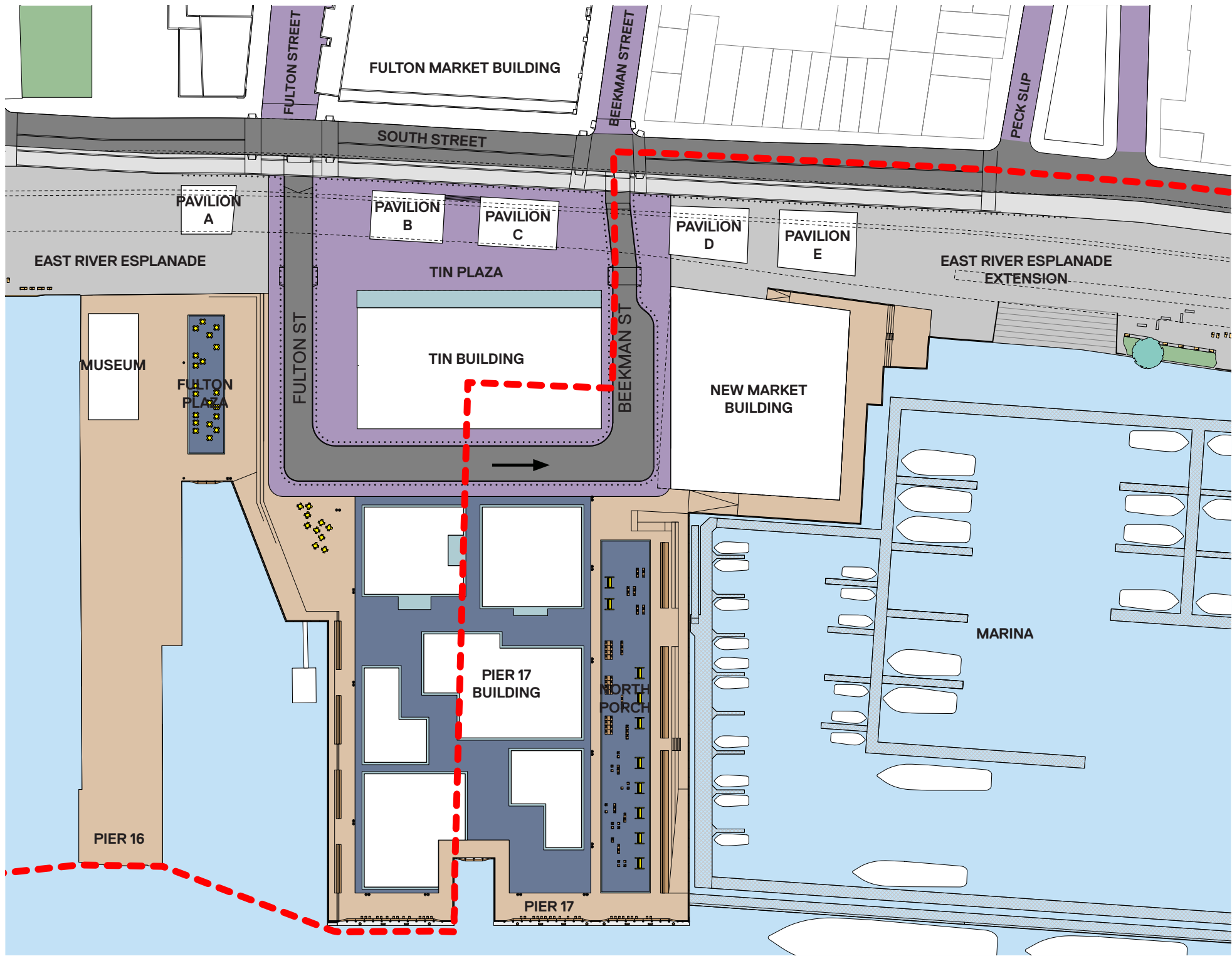
9 CHARCOAL GREY  
PAINTED BOLLARDS



10 GFRC CLADDING



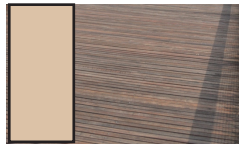
SOUTH STREET SEAPORT // LANDSCAPE // PROPOSED LANDSCAPE MATERIALS



1 BELGIAN BLOCK



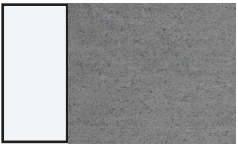
2 HEX PAVING (SINGLE / 3 TONE)



3 WOOD DECKING



4 CONCRETE PAVER



5 CONCRETE SIDEWALK



6 ASPHALT



7 GRANITE CURB



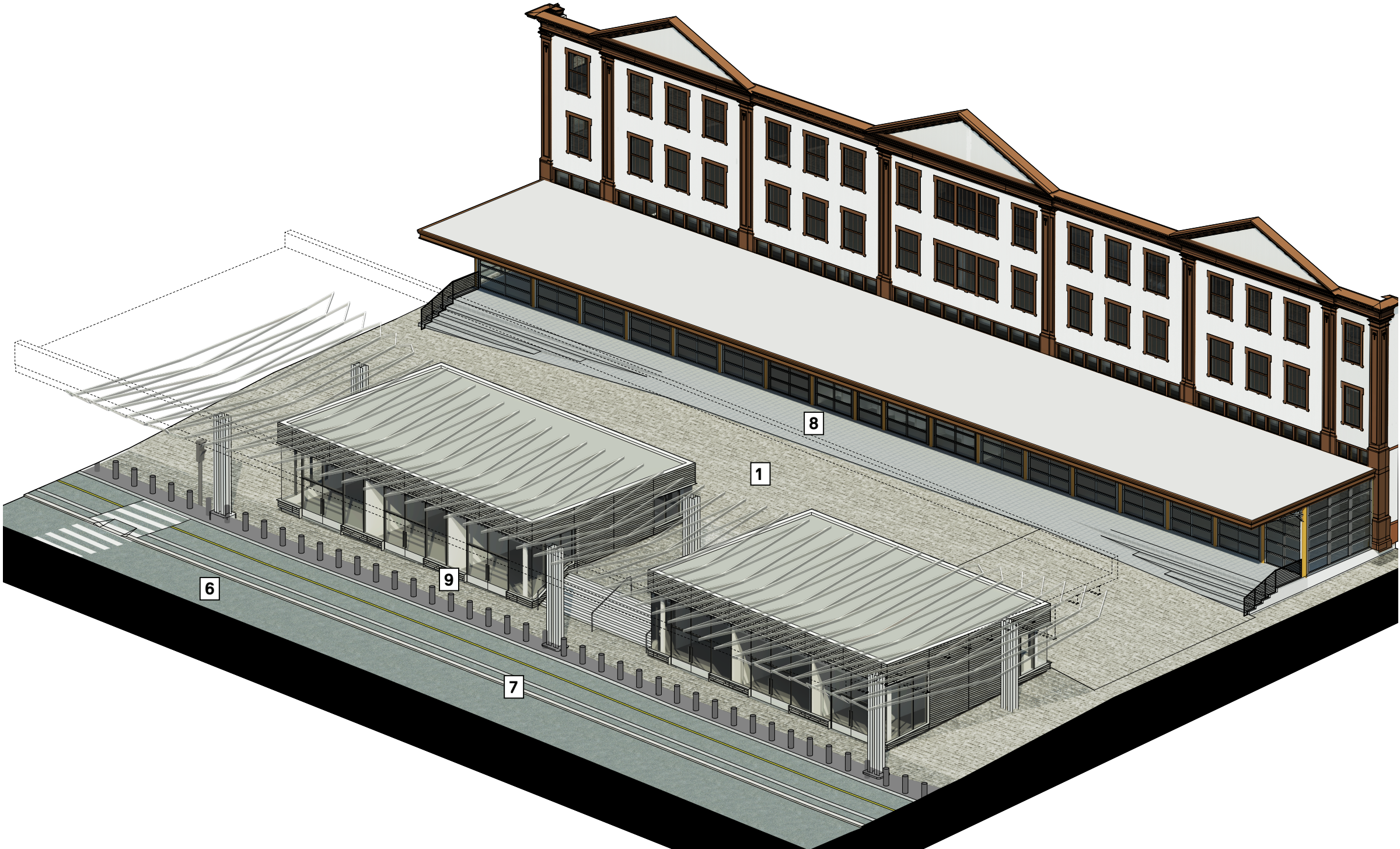
8 BLUESTONE



9 CHARCOAL GREY PAINTED BOLLARDS



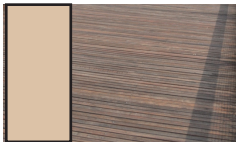
SOUTH STREET SEAPORT // LANDSCAPE // PROPOSED TIN PLAZA



1 BELGIAN BLOCK



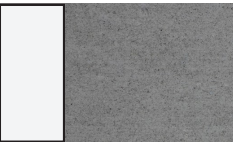
2 HEX PAVING  
(SINGLE / 3 TONE)



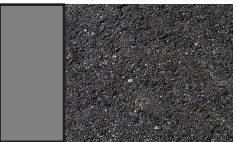
3 WOOD DECKING



4 CONCRETE PAVER



5 CONCRETE SIDEWALK



6 ASPHALT



7 GRANITE CURB



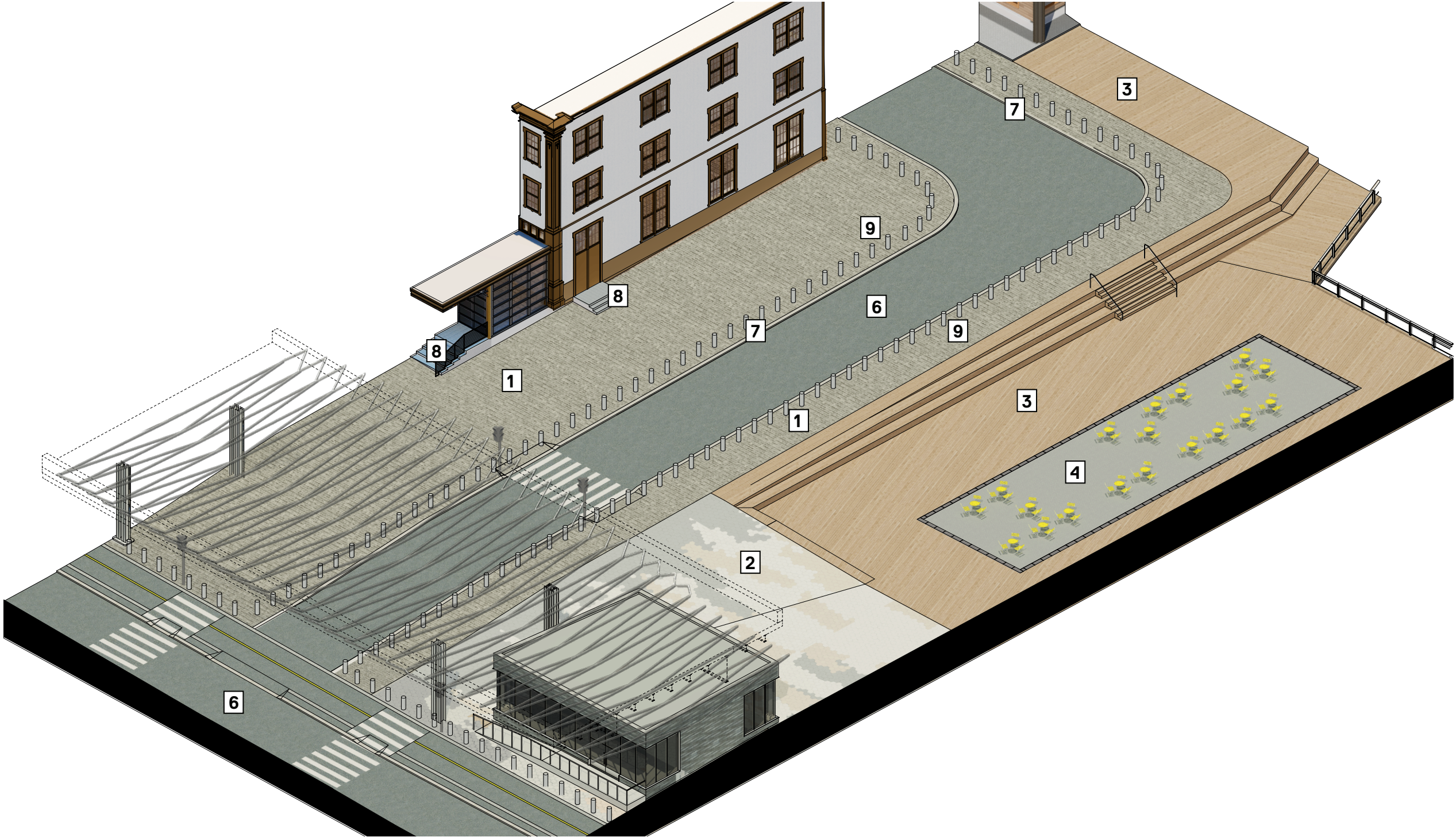
8 BLUESTONE



9 CHARCOAL GREY  
PAINTED BOLLARDS



SOUTH STREET SEAPORT // LANDSCAPE // PROPOSED FULTON PLAZA



1 BELGIAN BLOCK



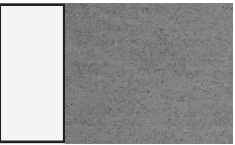
2 HEX PAVING (SINGLE / 3 TONE)



3 WOOD DECKING



4 CONCRETE PAVER



5 CONCRETE SIDEWALK



6 ASPHALT



7 GRANITE CURB



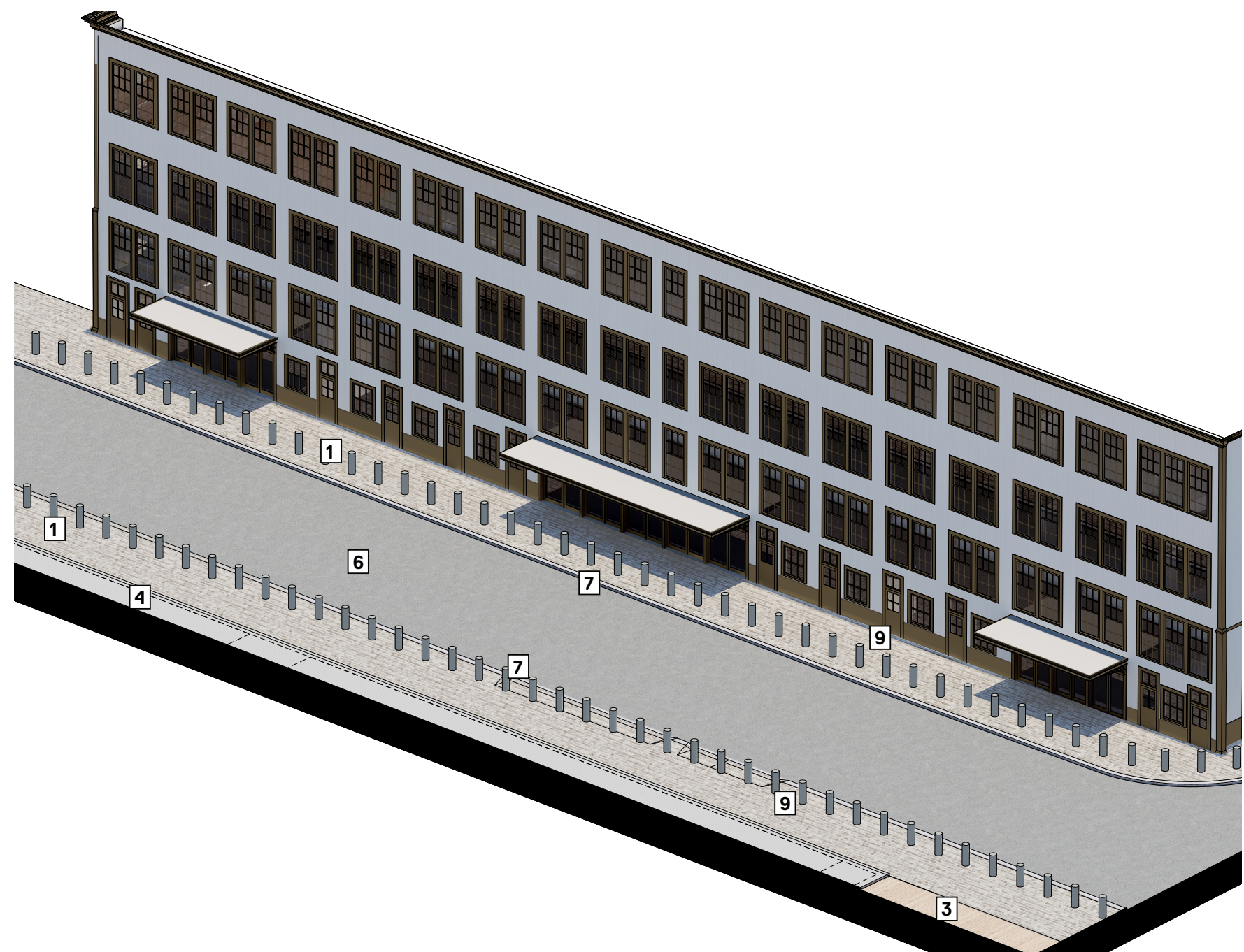
8 BLUESTONE



9 CHARCOAL GREY PAINTED BOLLARDS



SOUTH STREET SEAPORT // LANDSCAPE // PROPOSED REAR OF TIN BUILDING



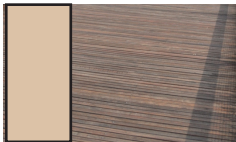
\*PEDESTRIAN CANOPY OMITTED FOR CLARITY



1 BELGIAN BLOCK



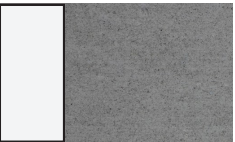
2 HEX PAVING (SINGLE / 3 TONE)



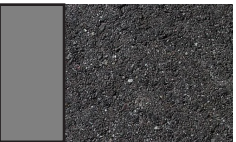
3 WOOD DECKING



4 CONCRETE PAVER



5 CONCRETE SIDEWALK



6 ASPHALT



7 GRANITE CURB



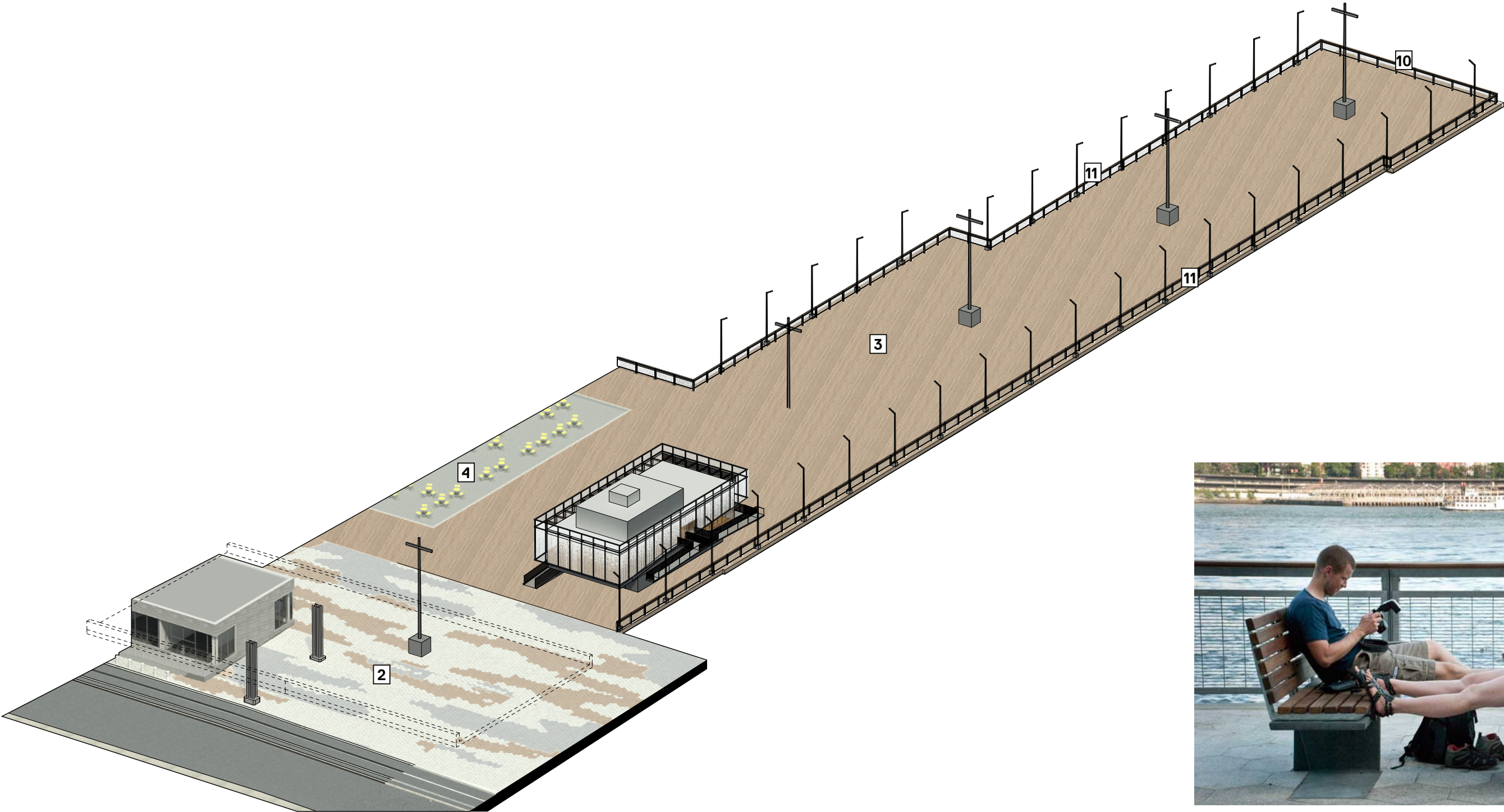
8 BLUESTONE



9 CHARCOAL GREY PAINTED BOLLARDS



SOUTH STREET SEAPORT // LANDSCAPE // PROPOSED PIER 16



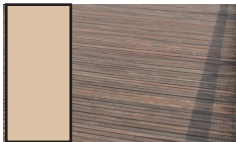
11 EAST RIVER WATERFRONT RAILING



1 BELGIAN BLOCK



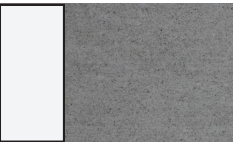
2 HEX PAVING (SINGLE / 3 TONE)



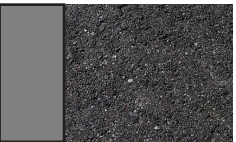
3 WOOD DECKING



4 CONCRETE PAVER



5 CONCRETE SIDEWALK



6 ASPHALT



7 GRANITE CURB



8 BLUESTONE



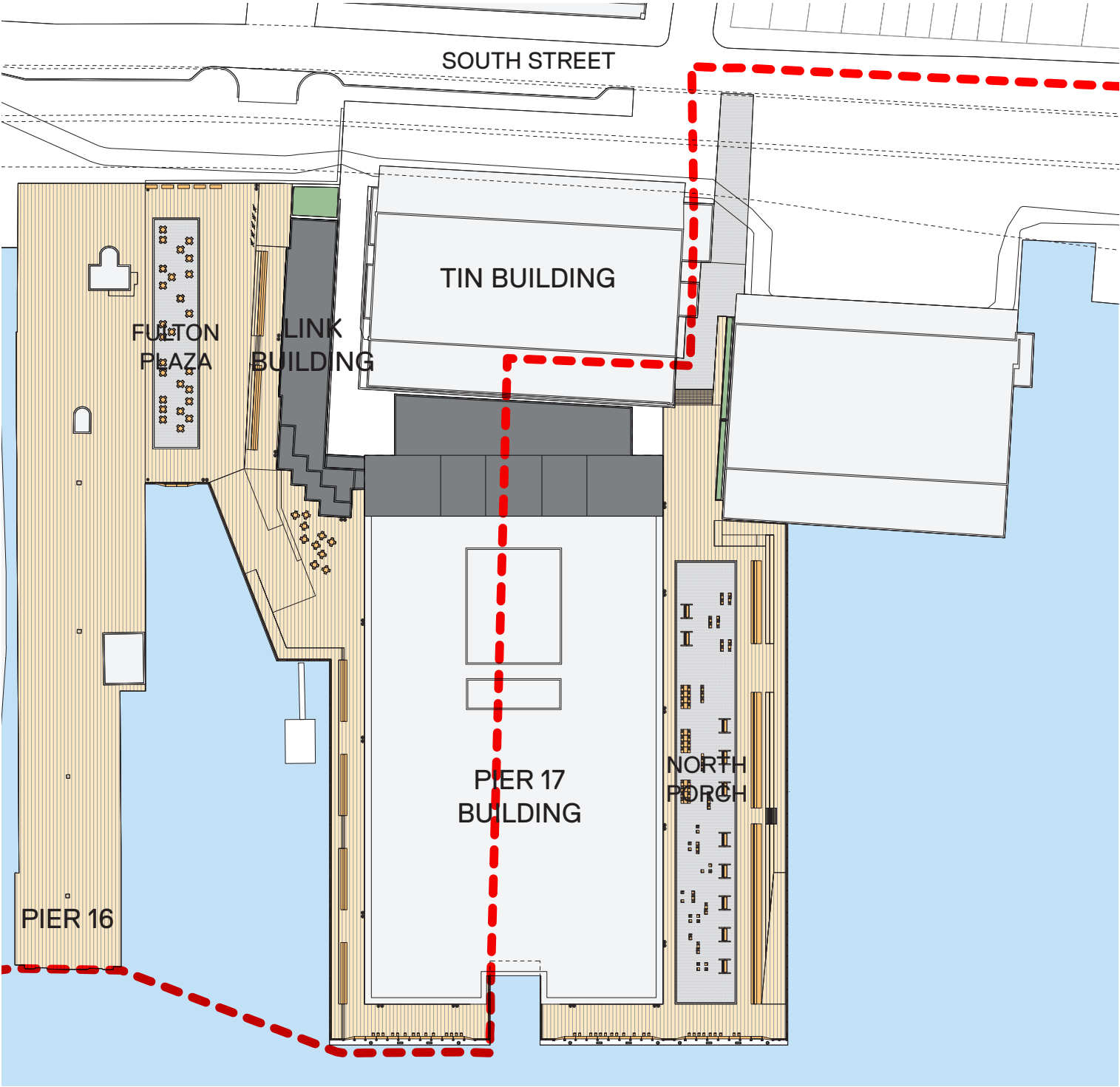
9 CHARCOAL GREY PAINTED BOLLARDS



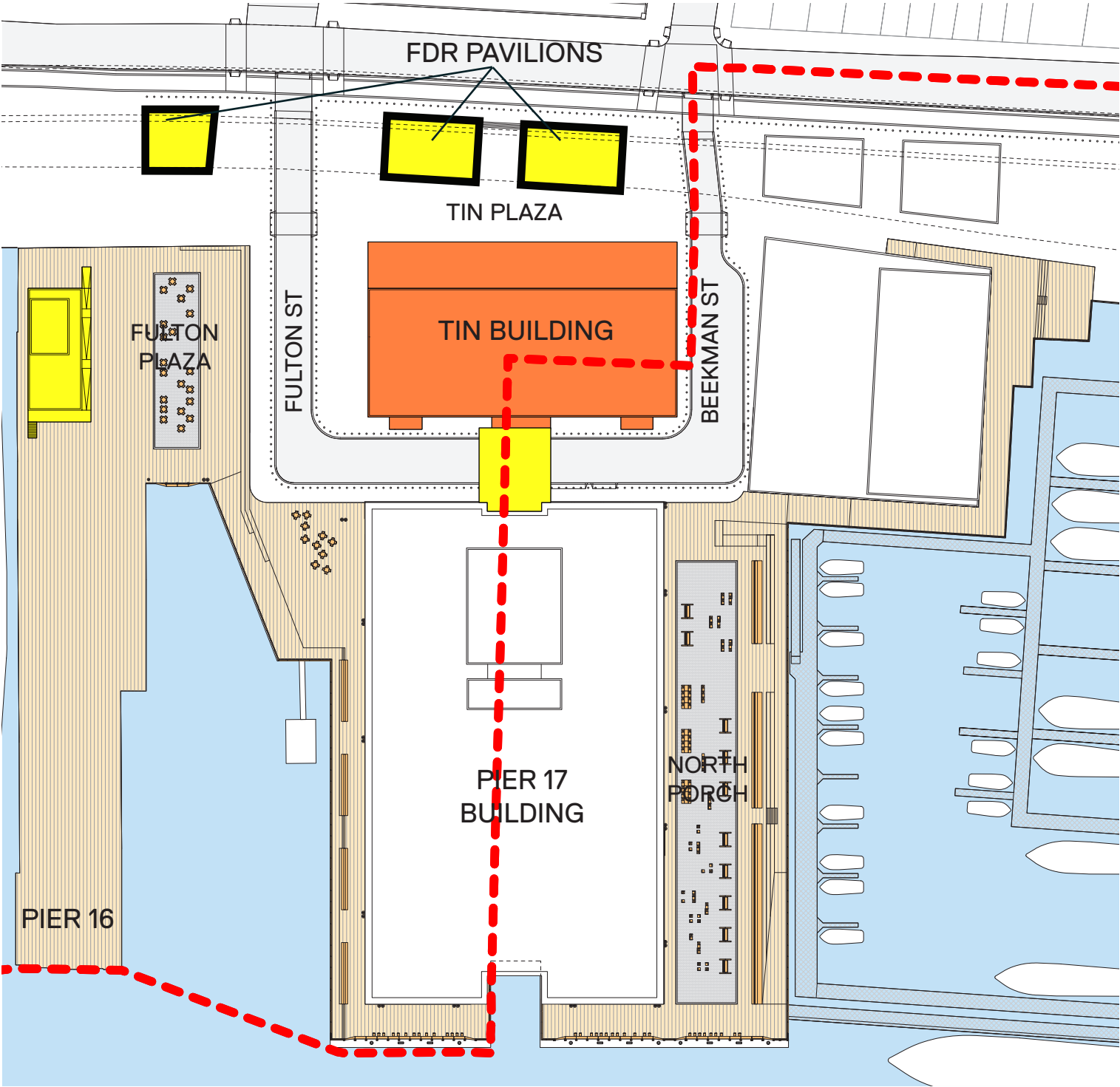
# FDR PAVILIONS



SOUTH STREET SEAPORT // FDR PAVILIONS // SITE PLAN



APPROVED SITE PLAN

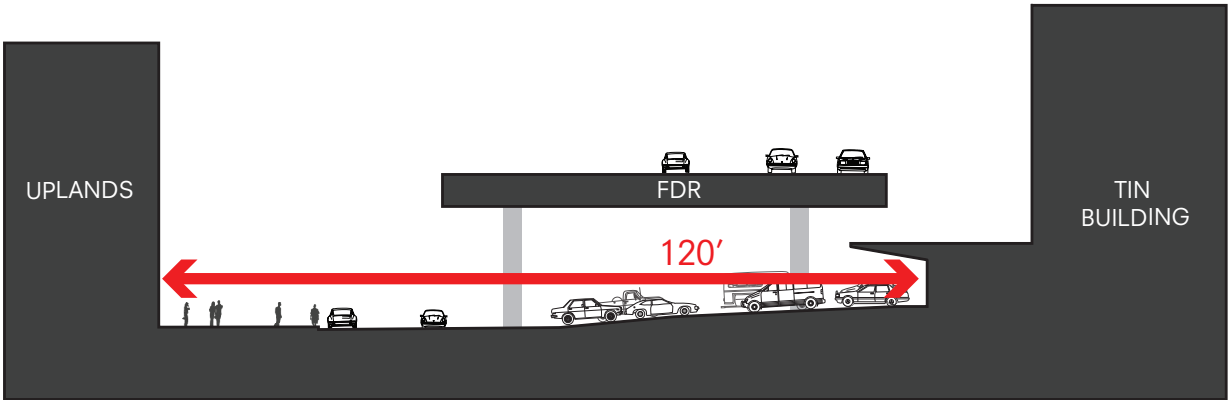
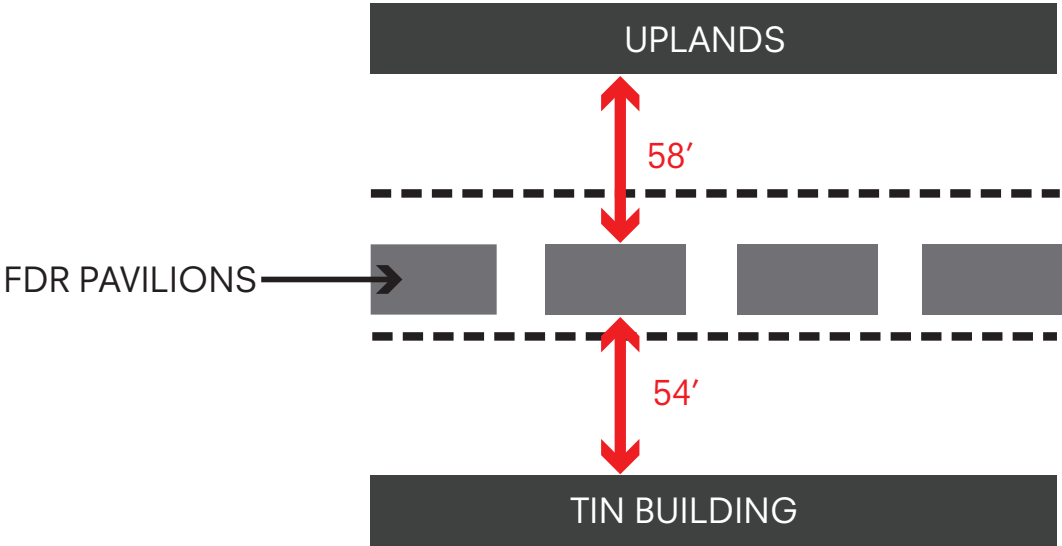
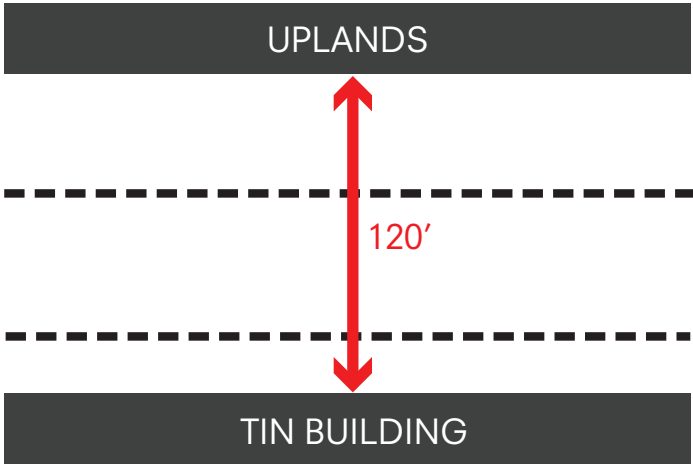


PROPOSED SITE PLAN

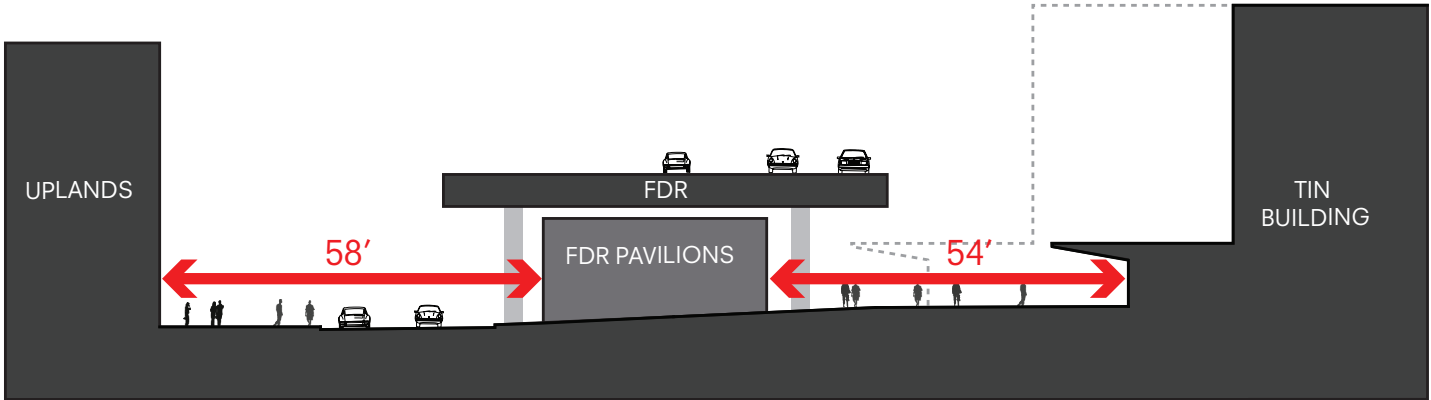
- REHABILITATED TIN BUILDING
- FDR PAVILIONS
- NEW CONSTRUCTION
- EXISTING BUILDINGS TO BE DEMOLISHED
- HISTORIC DISTRICT



SOUTH STREET SEAPORT // PAVILIONS // BREAKING UP THE WIDTH OF SOUTH STREET



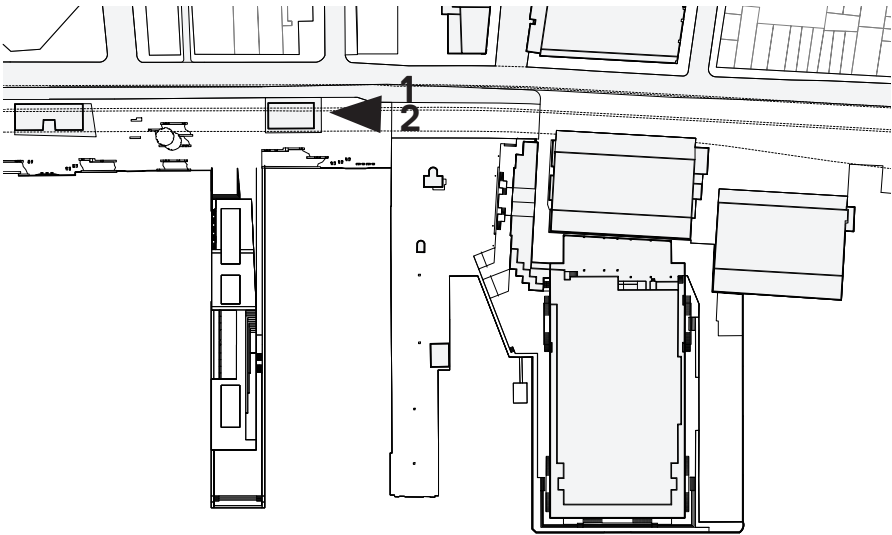
EXTREMELY WIDE DISTANCE SEPARATES  
PIER 17 STRUCTURES FROM THE UPLANDS



FDR PAVILIONS CREATE NEW STREETFRONTS  
AND REDUCE THE SCALE OF THE STREETS



SOUTH STREET SEAPORT // PAVILIONS // EXISTING EAST RIVER WATERFRONT PAVILIONS



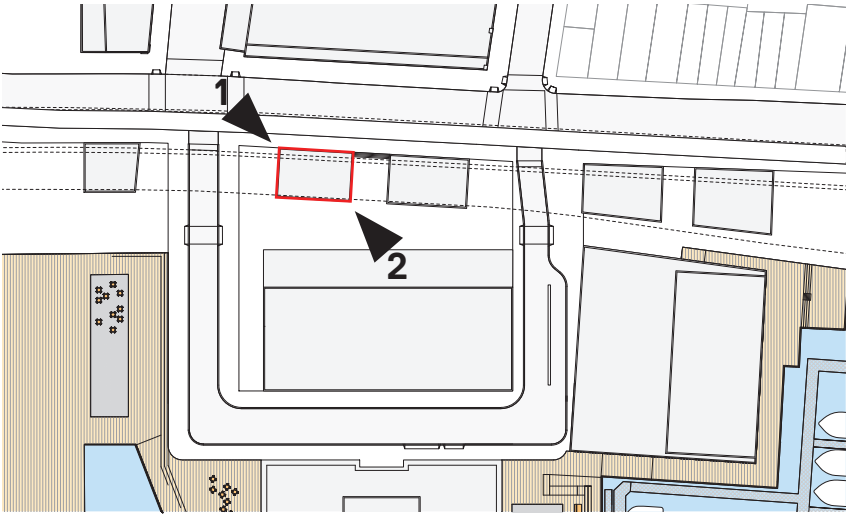
View South from the East River Esplanade towards the John Street Pavilion



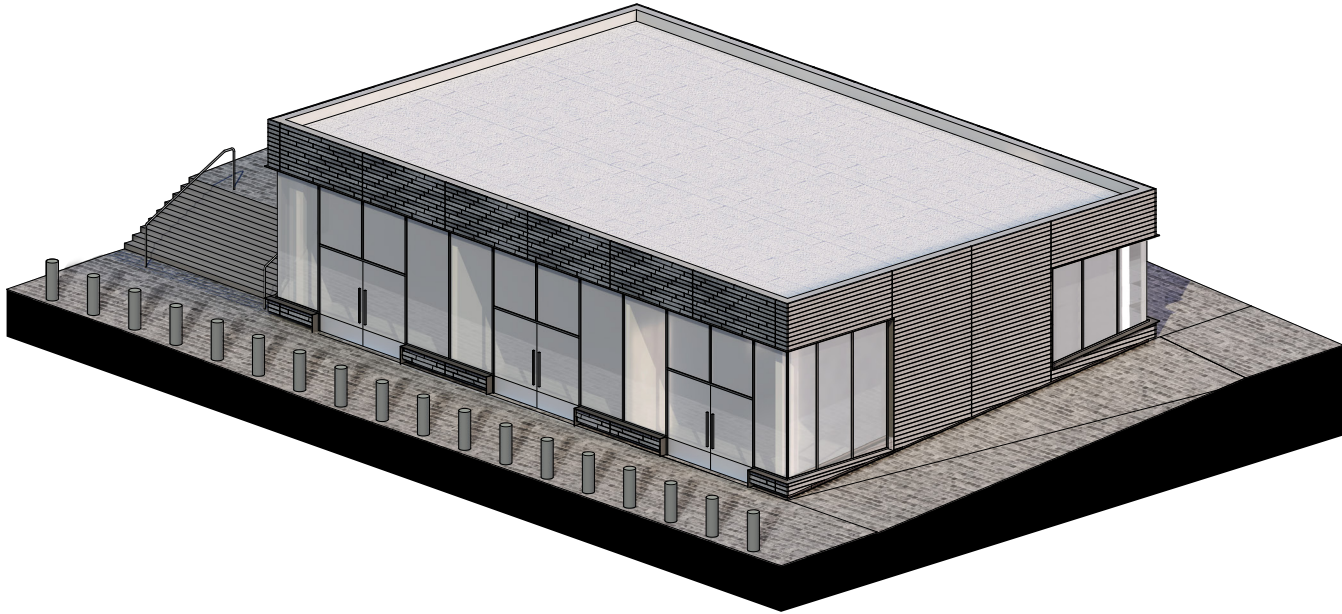
John Street Pavilion with Signage



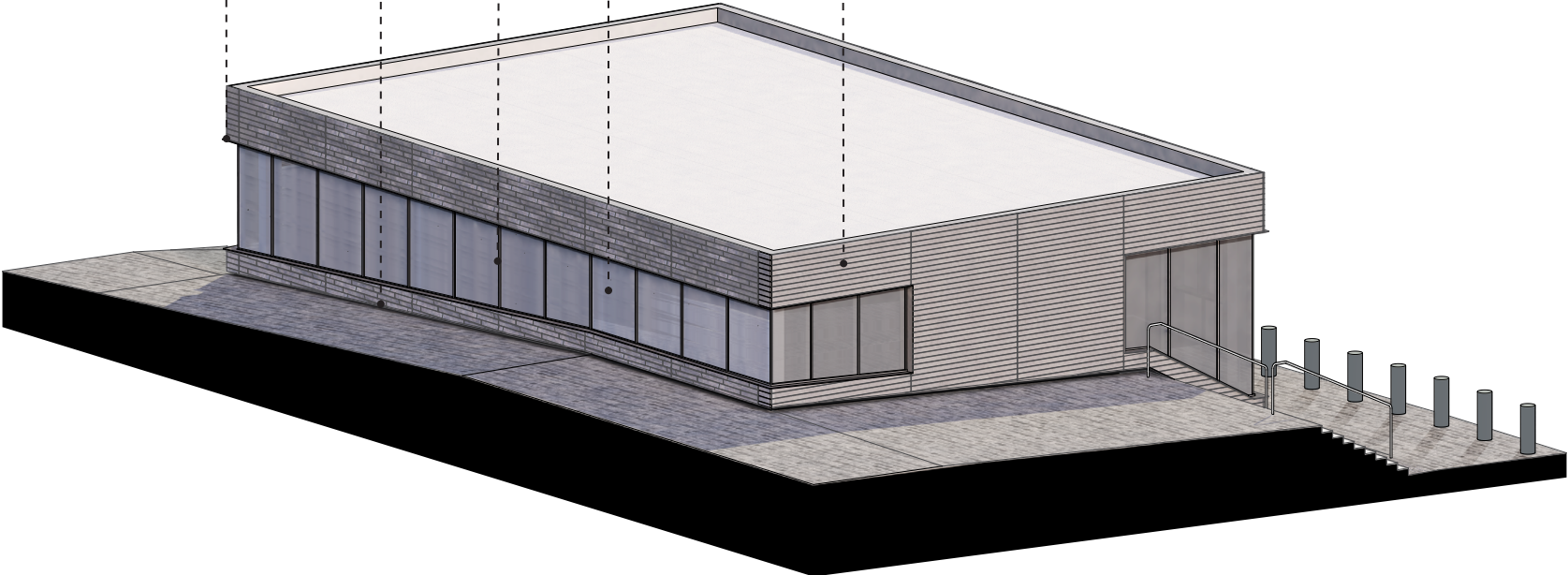
SOUTH STREET SEAPORT // FDR PAVILIONS // TYPICAL PAVILION



- GFRC CLADDING
- GLAZING
- GLAZING MULLION
- EXPOSED CONCRETE FOUNDATION WALL
- STAINLESS STEEL FRAME



1. South-West Corner of Pavilion B



2. North-East Corner of Pavilion B



# FDR LIGHTING



SOUTH STREET SEAPORT // FDR LIGHTING // EXISTING SOUTH STREET VIEW





SOUTH STREET SEAPORT // FDR LIGHTING // PROPOSED SOUTH STREET VIEW // DAY





SOUTH STREET SEAPORT // FDR LIGHTING // PROPOSED SOUTH STREET VIEW // NIGHT





SOUTH STREET SEAPORT // FDR LIGHTING // EXISTING VIEW SOUTH FROM SOUTH STREET AT BEEKMAN STREET





SOUTH STREET SEAPORT // FDR LIGHTING // PROPOSED VIEW SOUTH OF PAVILIONS FROM SOUTH STREET AT BEEKMAN STREET



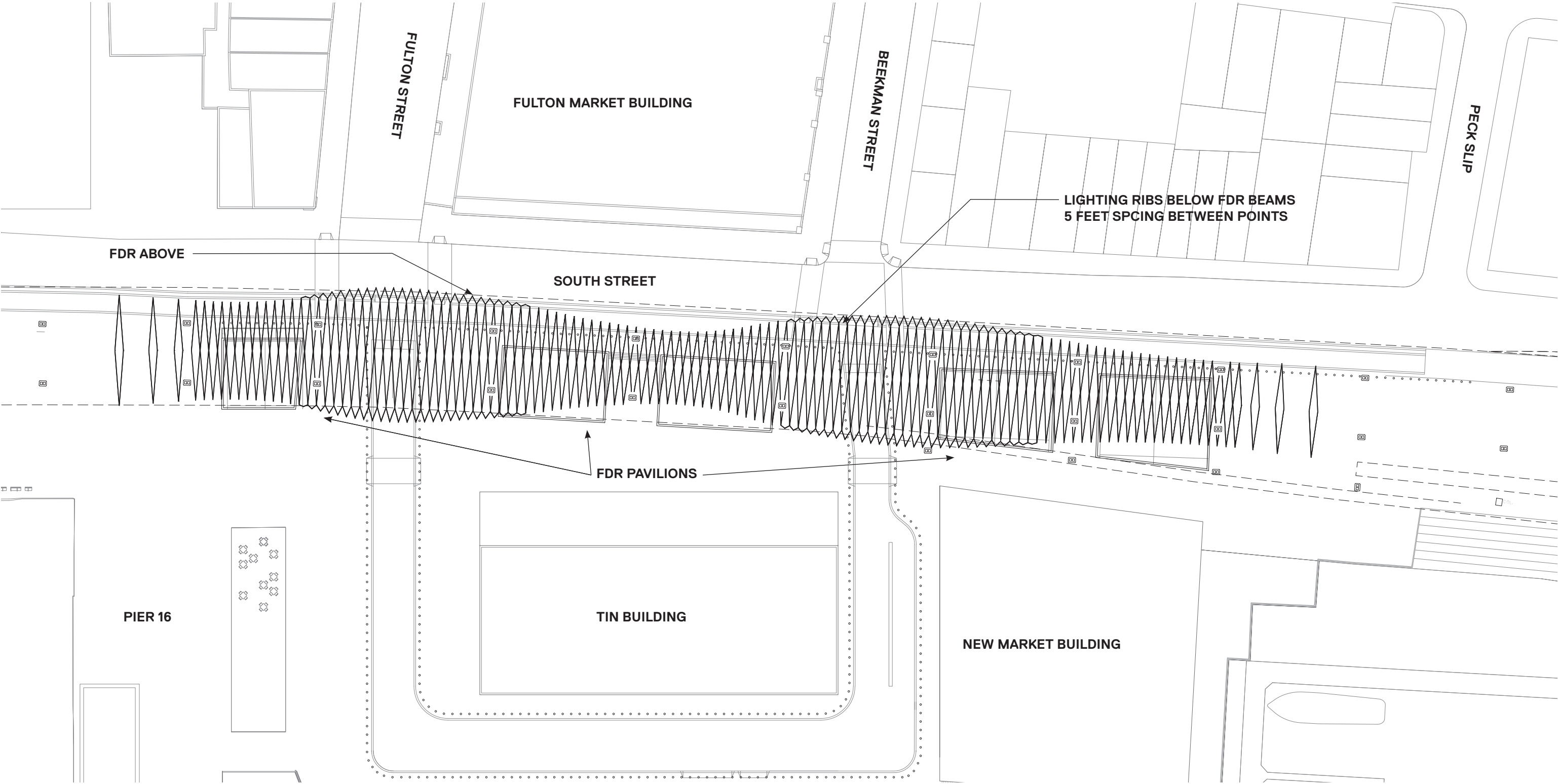


SOUTH STREET SEAPORT // FDR LIGHTING // PROPOSED VIEW SOUTH OF PAVILIONS FROM SOUTH STREET AT BEEKMAN STREET



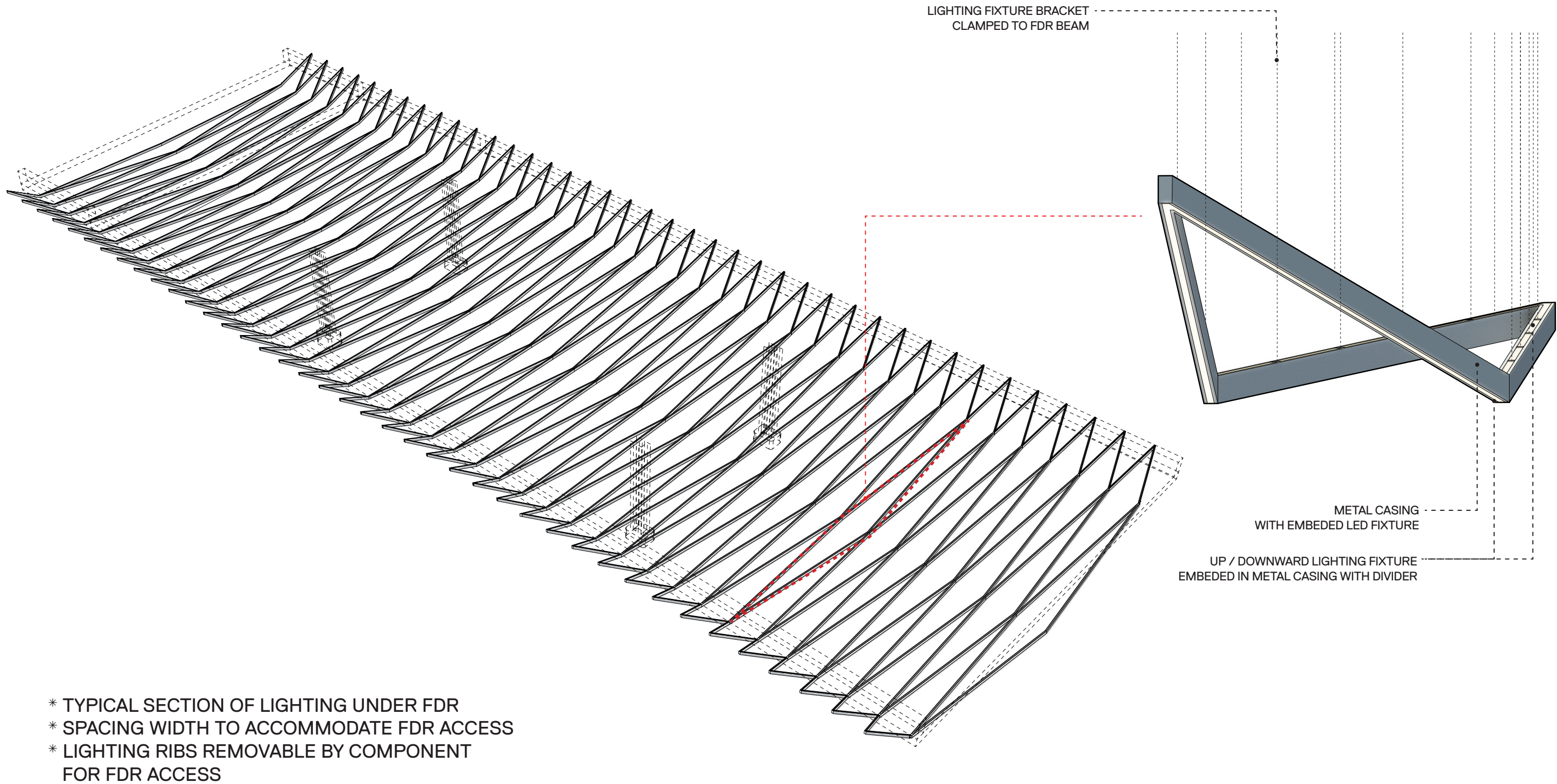


SOUTH STREET SEAPORT // FDR LIGHTING // SITE PLAN OF LIGHTING COMPONENTS





SOUTH STREET SEAPORT // FDR LIGHTING // TYPICAL SECTION OF LIGHTING UNDER FDR

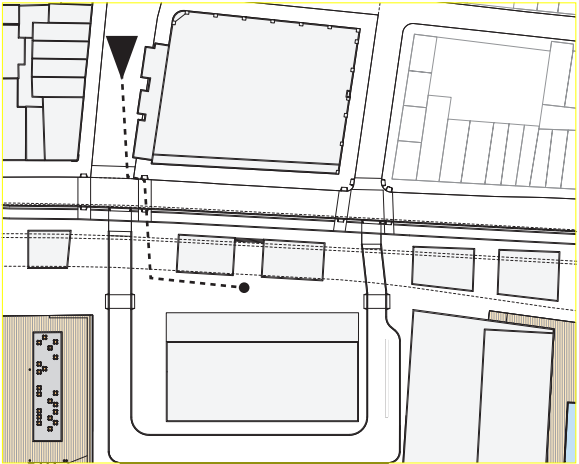




# TIN BUILDING APPROACH SEQUENCE FROM FULTON STREET

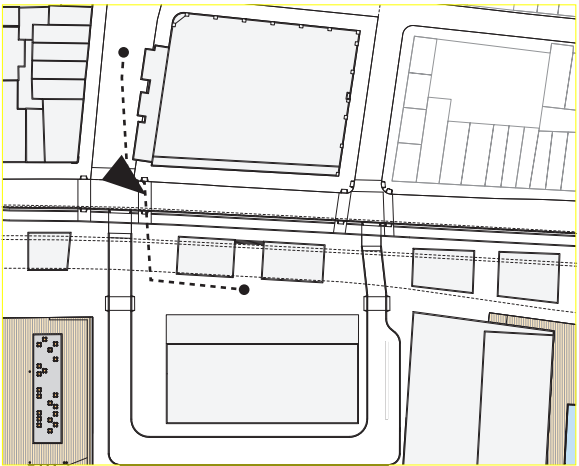


SOUTH STREET SEAPORT // PROPOSED TIN BUILDING APPROACH SEQUENCE // FROM FULTON STREET TO TIN PLAZA



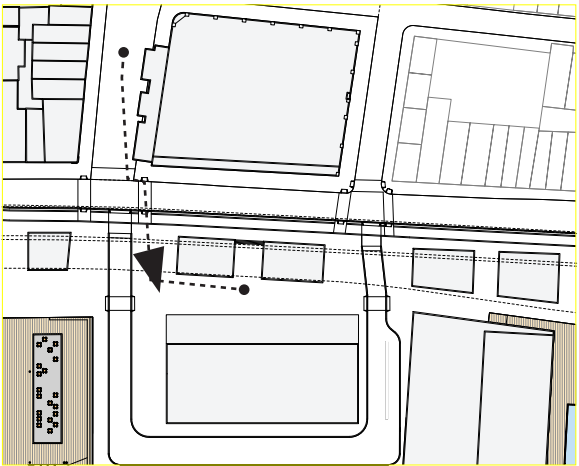


SOUTH STREET SEAPORT // PROPOSED TIN BUILDING APPROACH SEQUENCE // FROM FULTON STREET TO TIN PLAZA



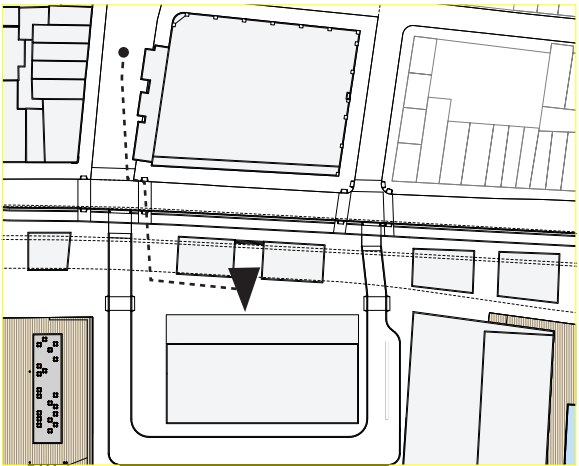


SOUTH STREET SEAPORT // PROPOSED TIN BUILDING APPROACH SEQUENCE // FROM FULTON STREET TO TIN PLAZA





SOUTH STREET SEAPORT // PROPOSED TIN BUILDING APPROACH SEQUENCE // FROM FULTON STREET TO TIN PLAZA

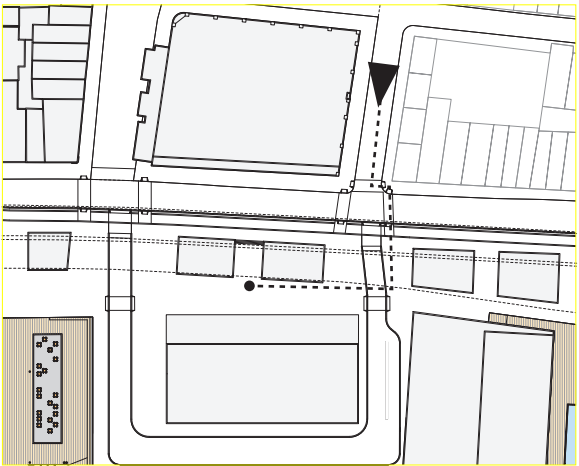




# TIN BUILDING APPROACH SEQUENCE FROM BEEKMAN STREET

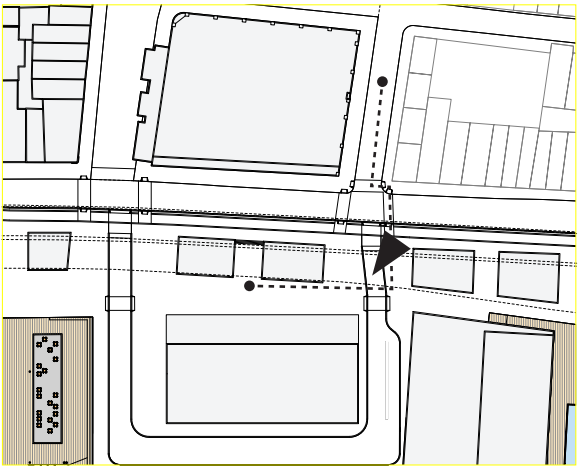


SOUTH STREET SEAPORT // PROPOSED TIN BUILDING APPROACH SEQUENCE // FROM BEEKMAN STREET TO TIN PLAZA



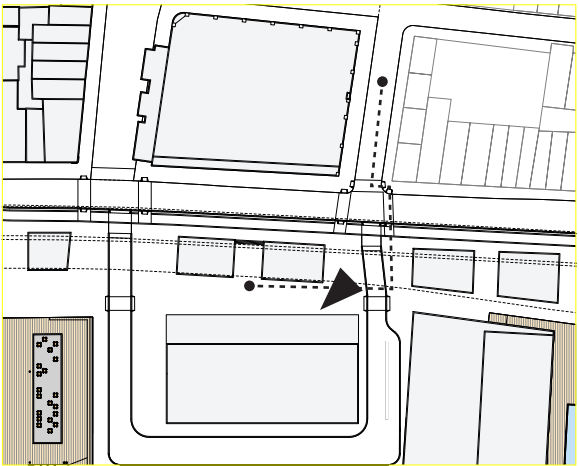


SOUTH STREET SEAPORT // PROPOSED TIN BUILDING APPROACH SEQUENCE // FROM BEEKMAN STREET TO TIN PLAZA



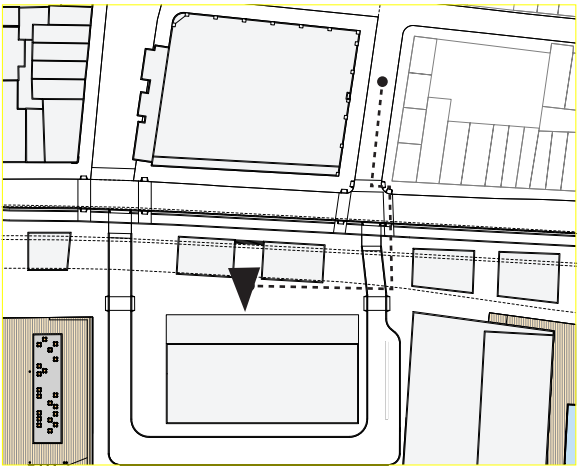


SOUTH STREET SEAPORT // PROPOSED TIN BUILDING APPROACH SEQUENCE // FROM BEEKMAN STREET TO TIN PLAZA





SOUTH STREET SEAPORT // PROPOSED TIN BUILDING APPROACH SEQUENCE // FROM BEEKMAN STREET TO TIN PLAZA

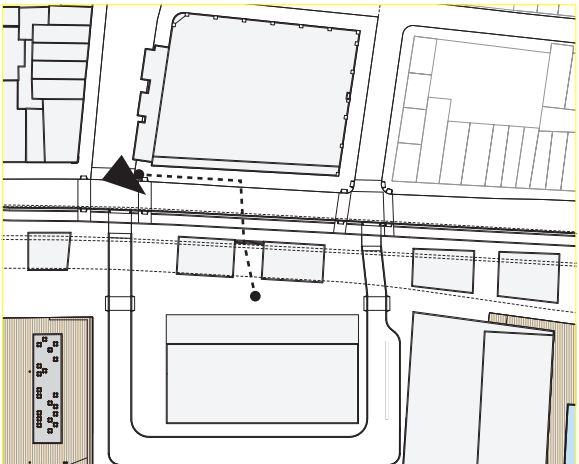




# TIN BUILDING APPROACH SEQUENCE FROM SOUTH STREET

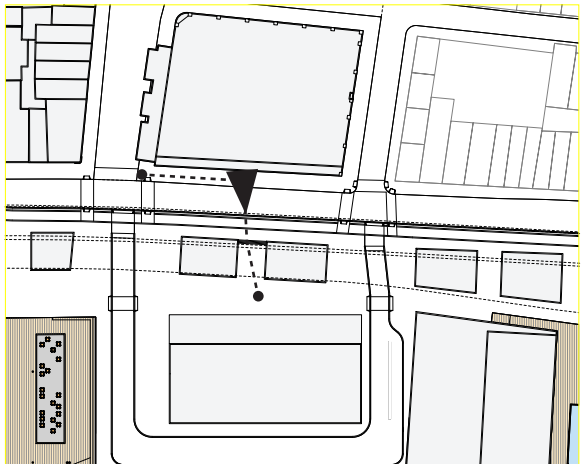


SOUTH STREET SEAPORT // PROPOSED TIN BUILDING APPROACH SEQUENCE // FROM SOUTH STREET TO TIN PLAZA



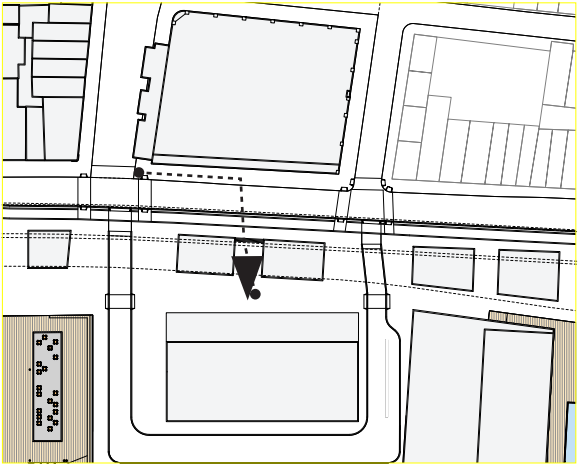


SOUTH STREET SEAPORT // PROPOSED TIN BUILDING APPROACH SEQUENCE // FROM SOUTH STREET TO TIN PLAZA





SOUTH STREET SEAPORT // PROPOSED TIN BUILDING APPROACH SEQUENCE // FROM SOUTH STREET TO TIN PLAZA

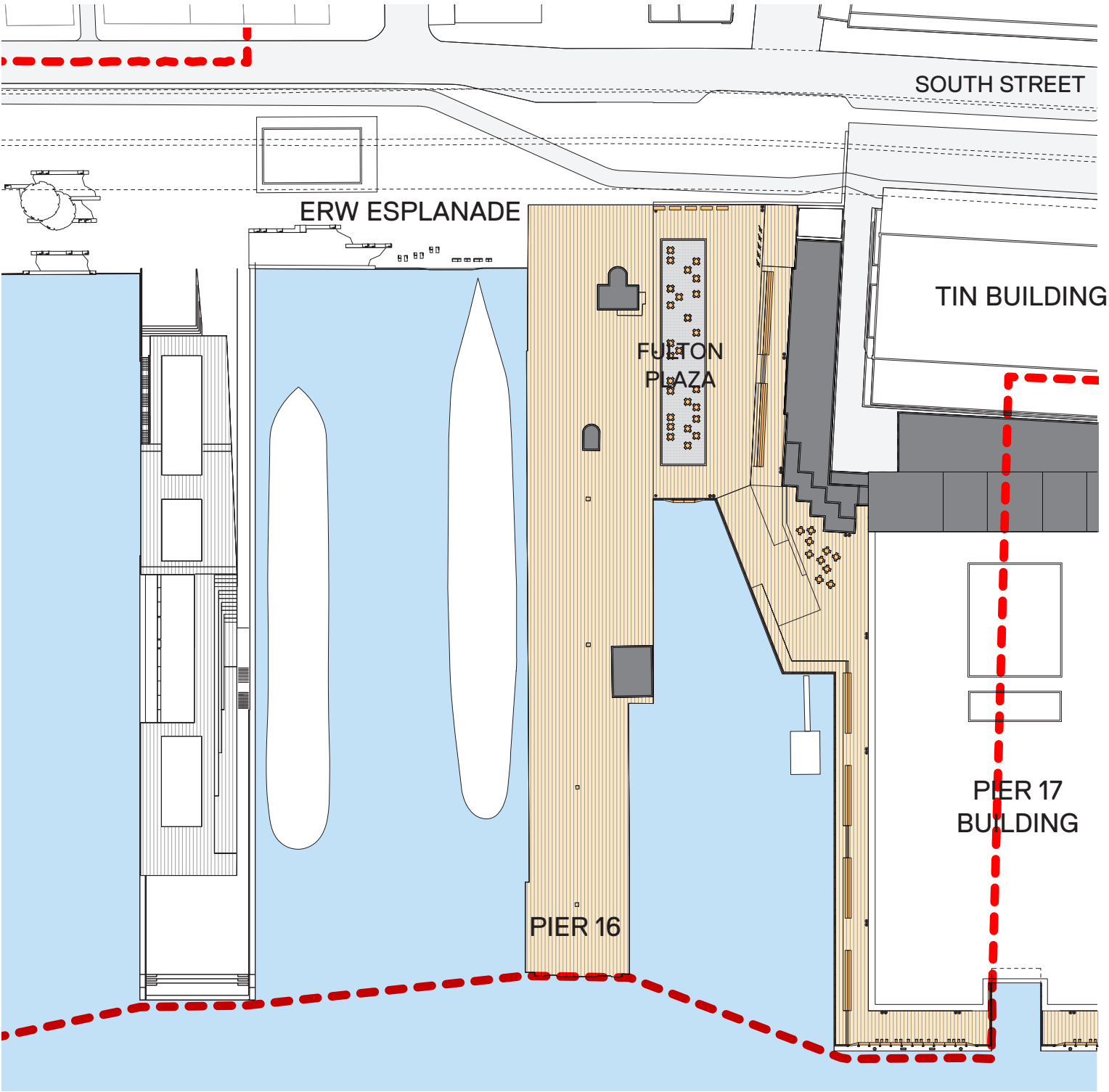




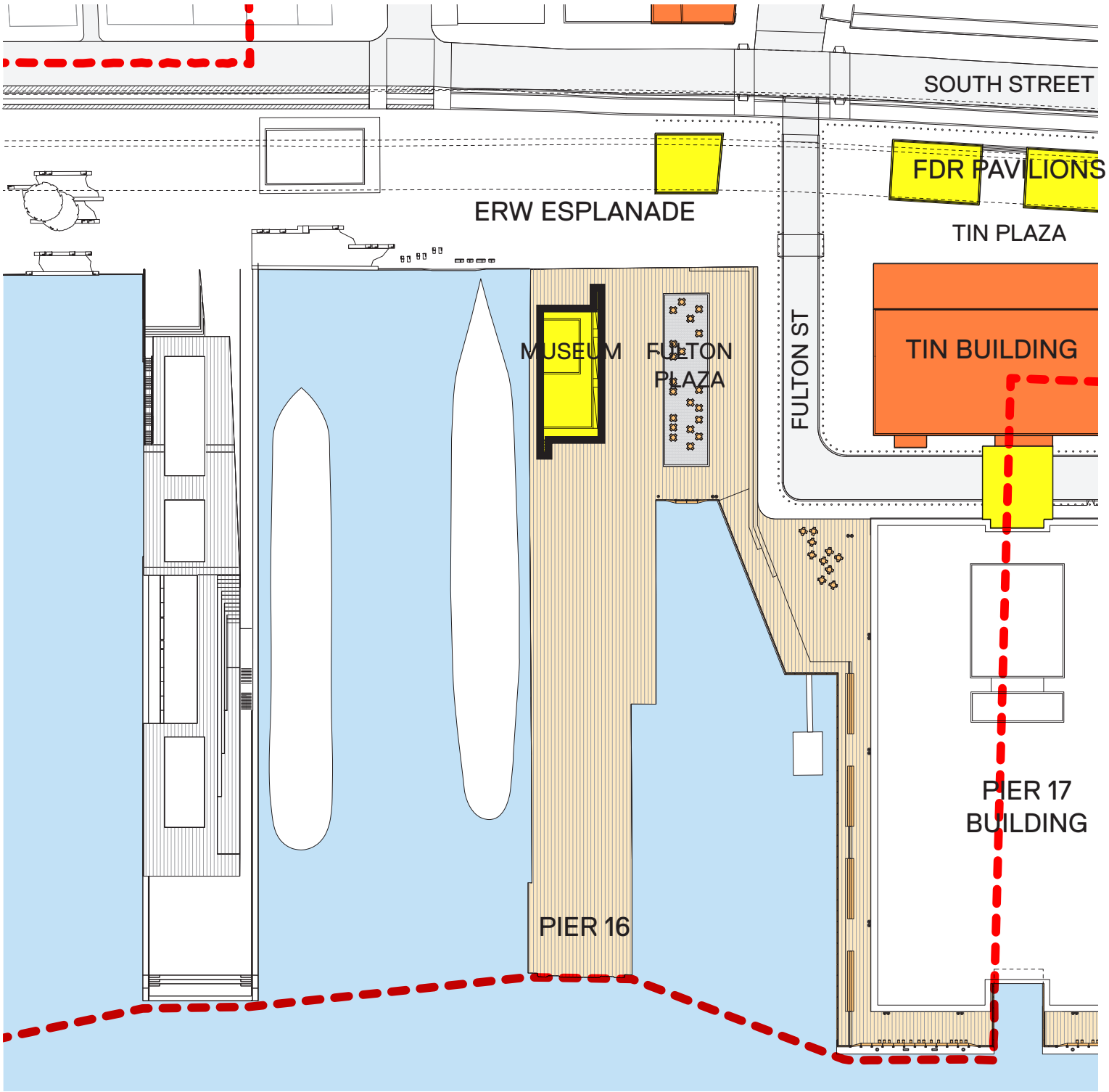
# SEAPORT MUSEUM



SOUTH STREET SEAPORT // SEAPORT MUSEUM // SITE PLAN



EXISTING PIER 16 SITE PLAN

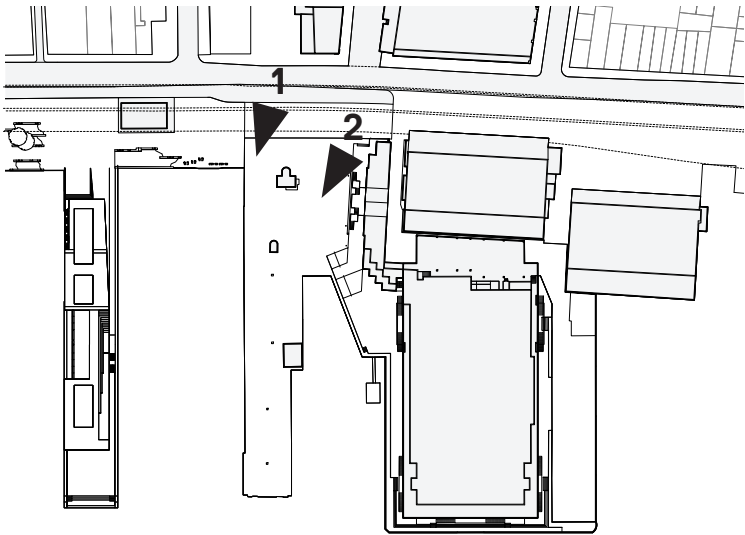


PROPOSED PIER 16 SITE PLAN

- REHABILITATED TIN BUILDING
- SEAPORT MUSEUM
- NEW CONSTRUCTION
- EXISTING BUILDINGS TO BE DEMOLISHED
- HISTORIC DISTRICT



SOUTH STREET SEAPORT // SEAPORT MUSEUM // EXISTING CONDITIONS



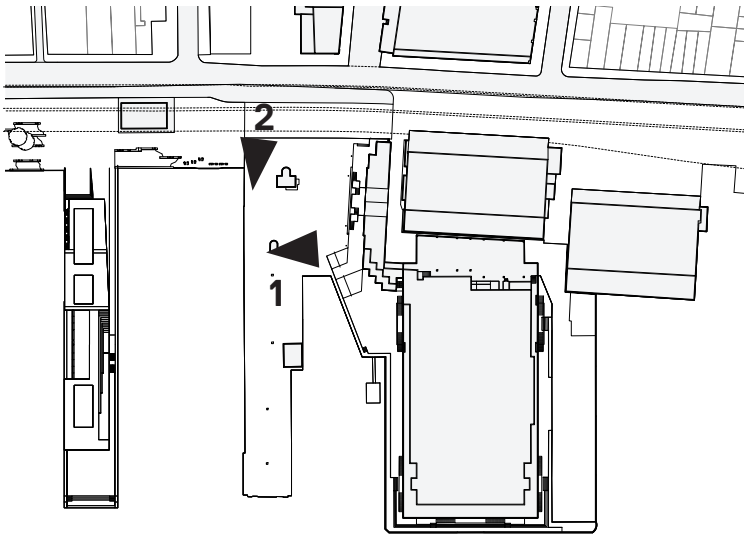
View East at Pier 16 from the East River Esplanade.



View South East from Pier 16 towards the Peking.



SOUTH STREET SEAPORT // SEAPORT MUSEUM // EXISTING CONDITIONS



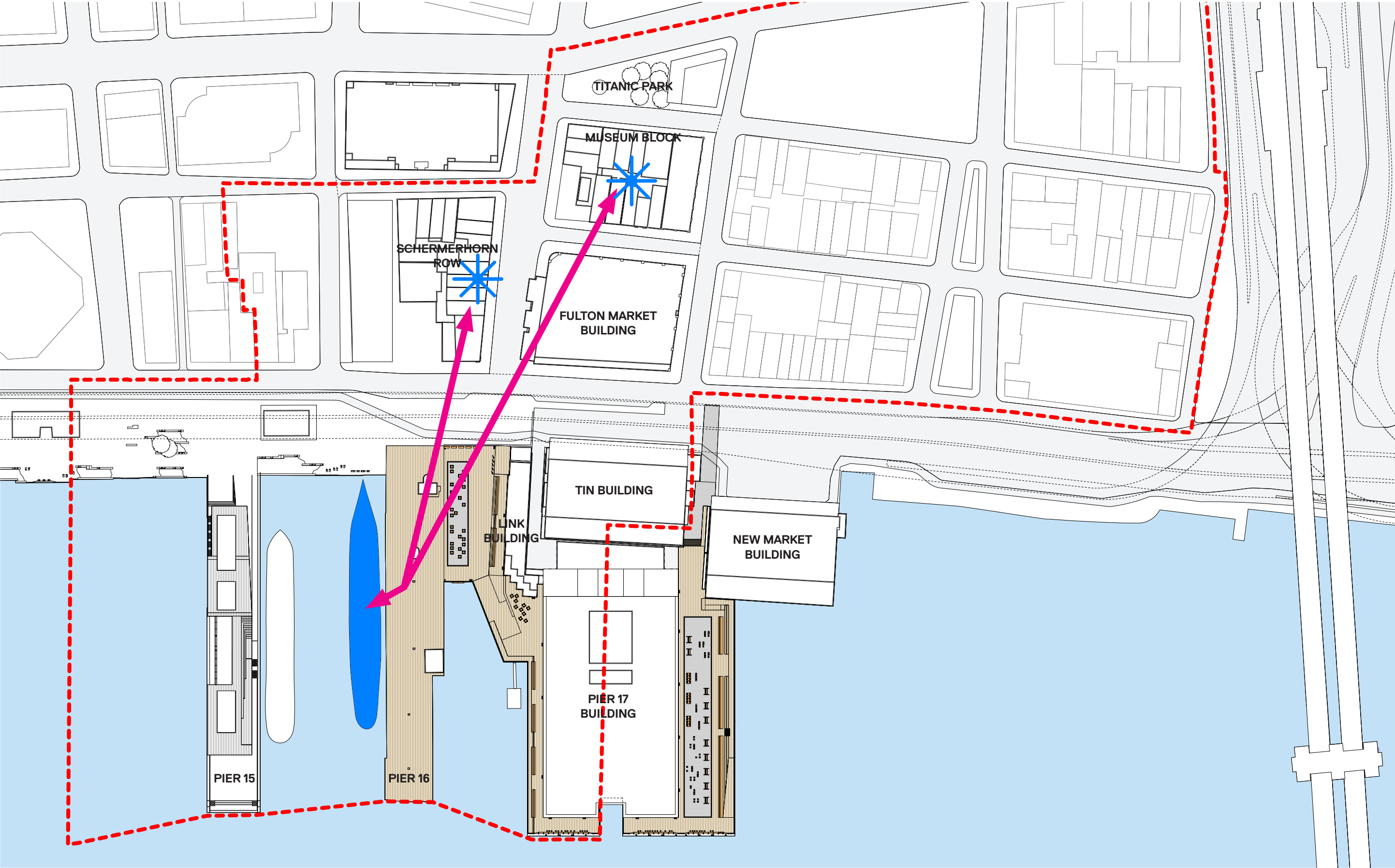
Pier 16 wood decking



East River Esplanade pavers adjacent to Pier 16

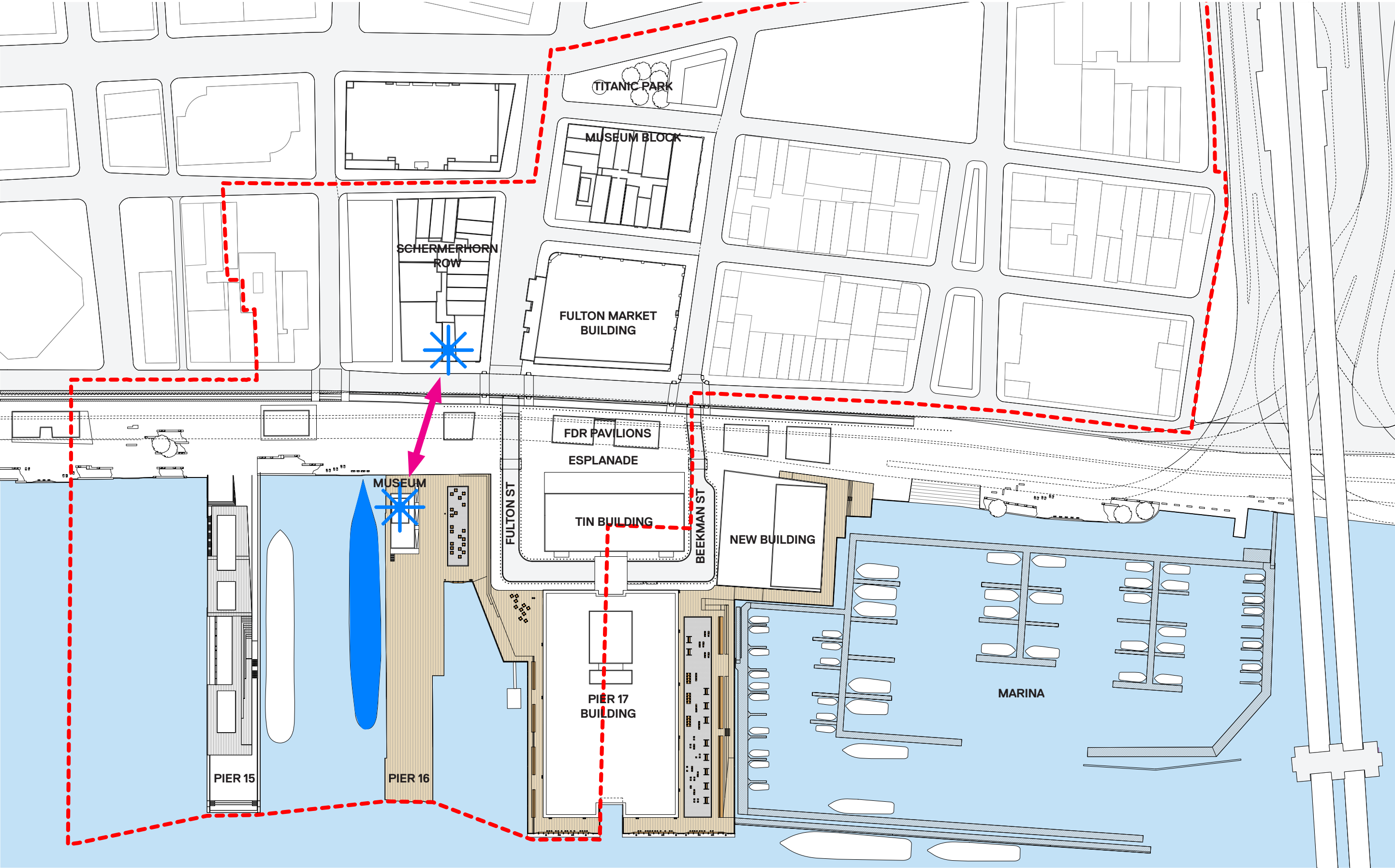


SOUTH STREET SEAPORT // SEAPORT MUSEUM // DISPERSED EXISTING LOCATIONS



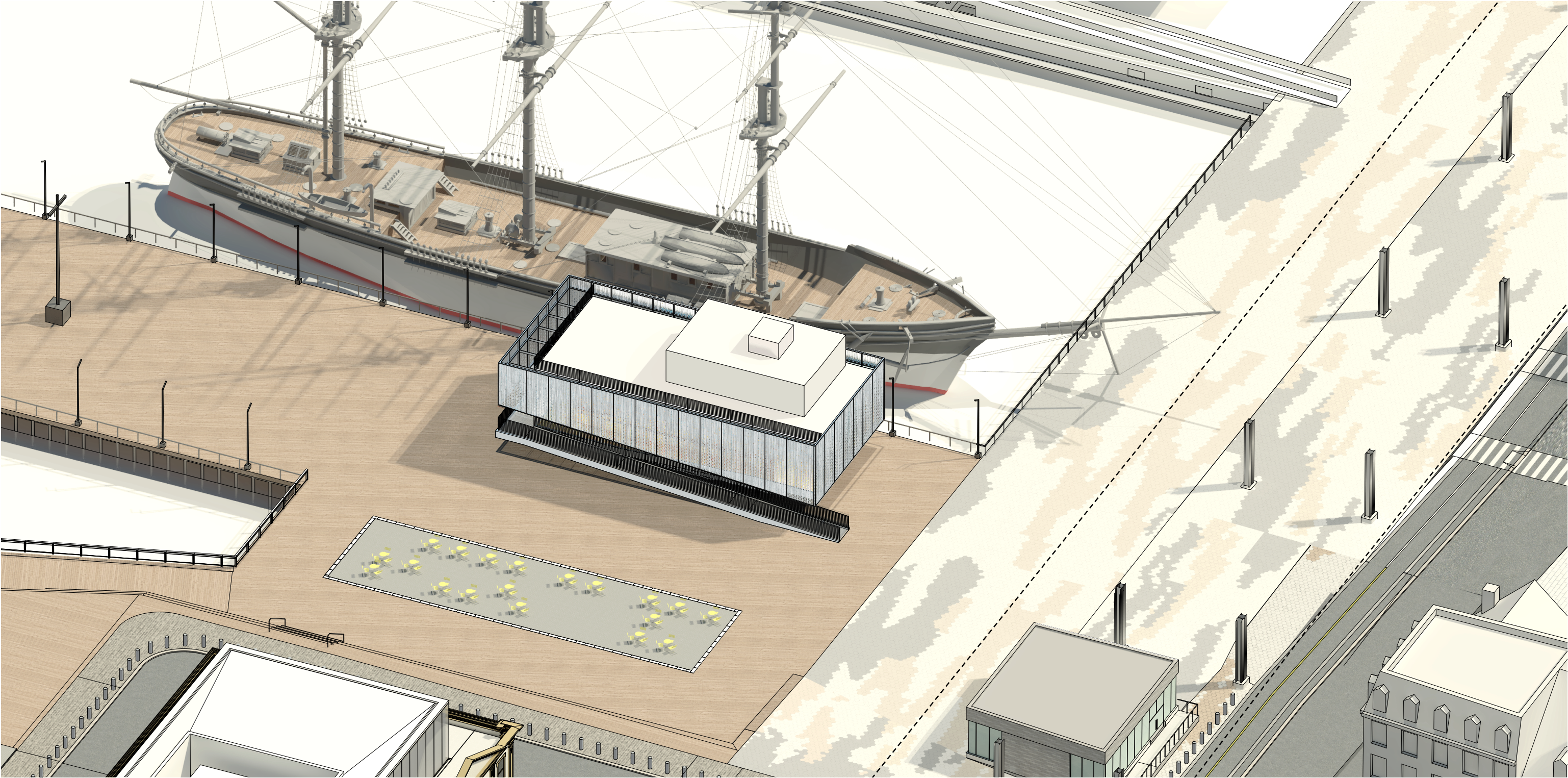


SOUTH STREET SEAPORT // SEAPORT MUSEUM // PROPOSED CENTRALIZED LOCATION





SOUTH STREET SEAPORT // SEAPORT MUSEUM // AXONOMETRIC VIEW

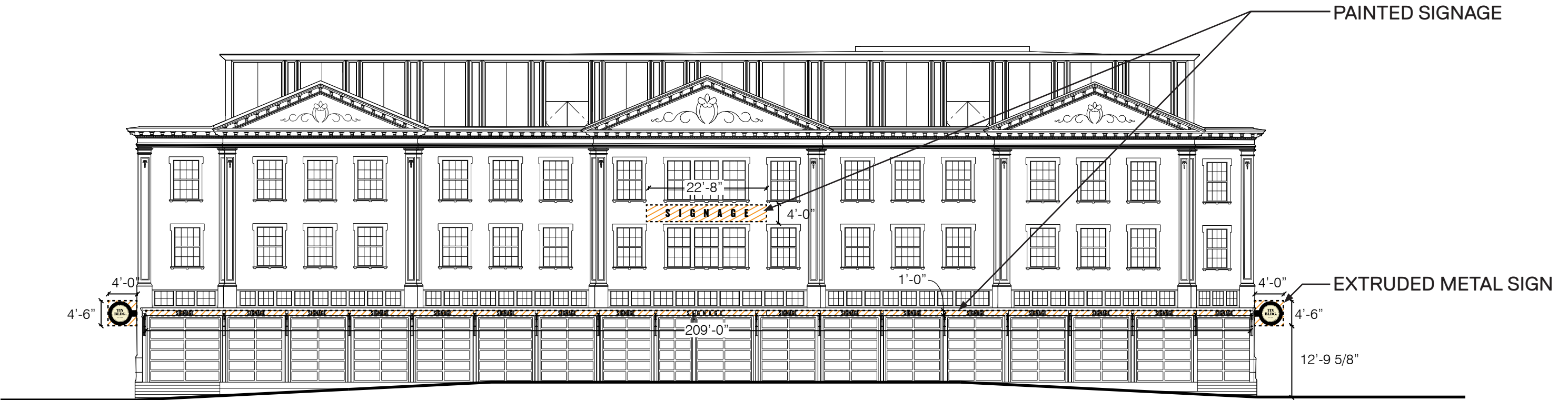




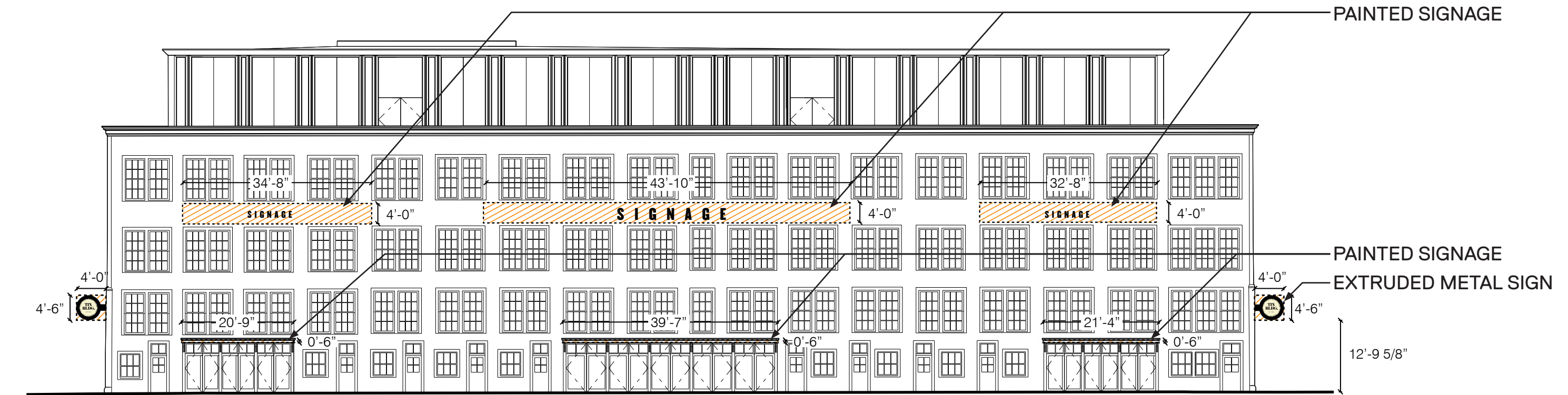
# WAYFINDING AND SIGNAGE



SOUTH STREET SEAPORT // WAYFINDING & SIGNAGE // PROPOSED TIN BUILDING SIGNAGE AREAS



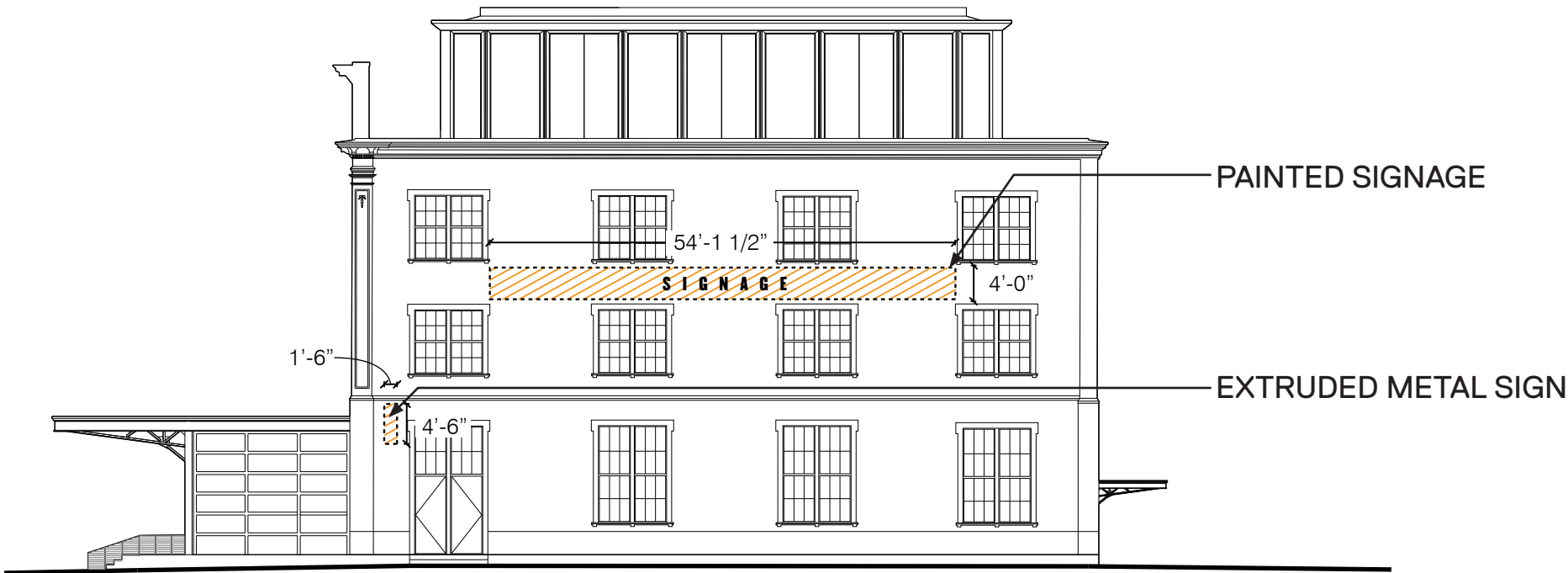
PROPOSED WEST ELEVATION SIGNAGE



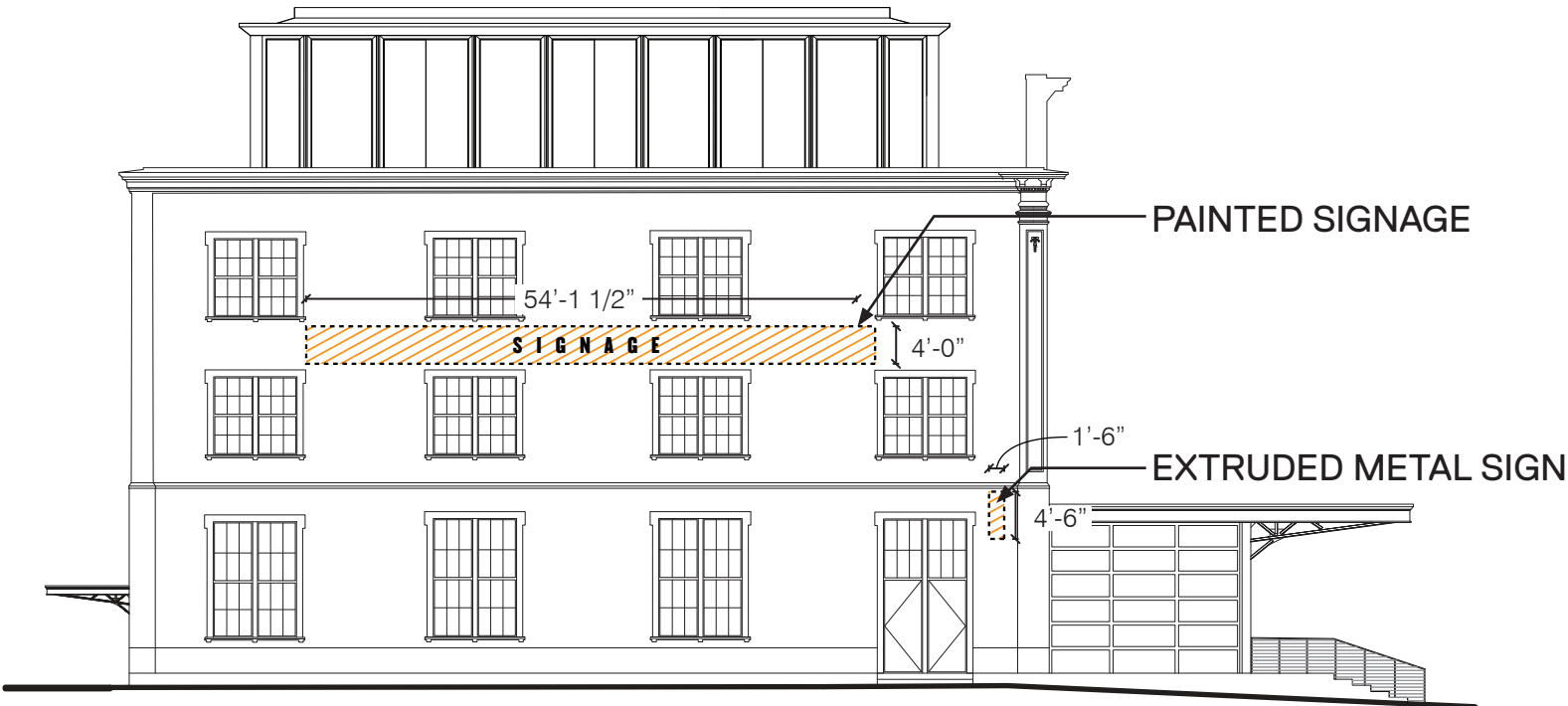
PROPOSED EAST ELEVATION SIGNAGE



SOUTH STREET SEAPORT // WAYFINDING & SIGNAGE // PROPOSED TIN BUILDING SIGNAGE AREAS



PROPOSED SOUTH ELEVATION SIGNAGE



PROPOSED NORTH ELEVATION SIGNAGE

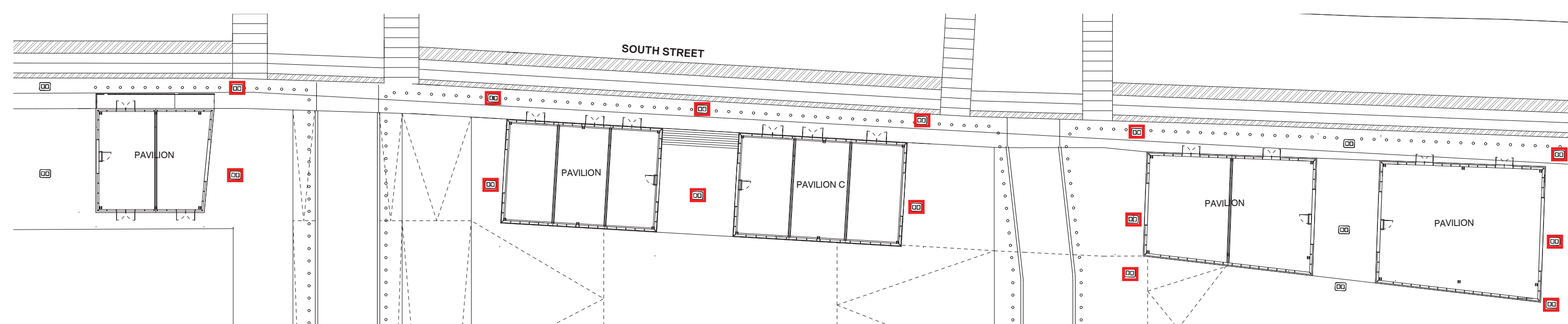


SOUTH STREET SEAPORT // WAYFINDING & SIGNAGE // PROPOSED MID-BLOCK VIEW OF TIN BUILDING



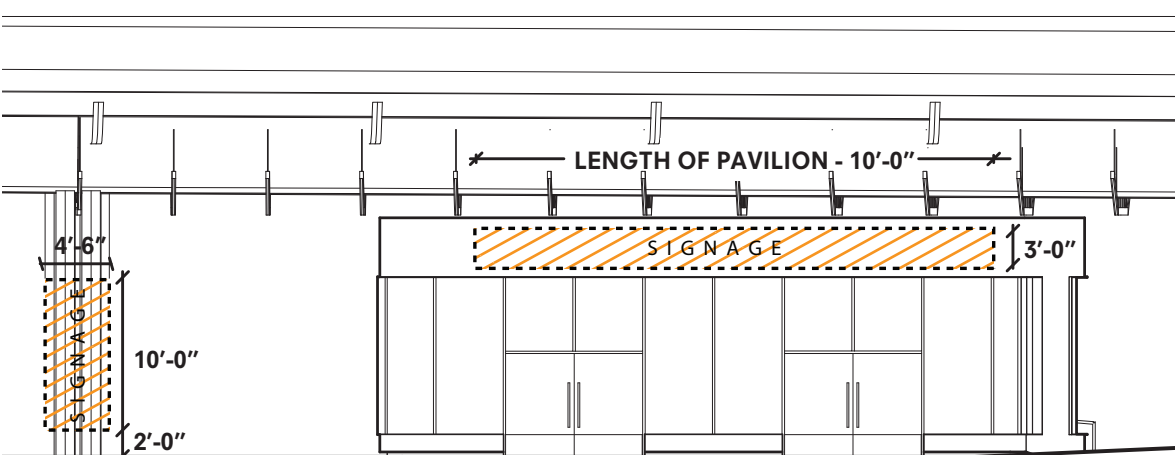


SOUTH STREET SEAPORT // FDR COLUMN AND AND PAVILION SIGNAGE LOCATIONS

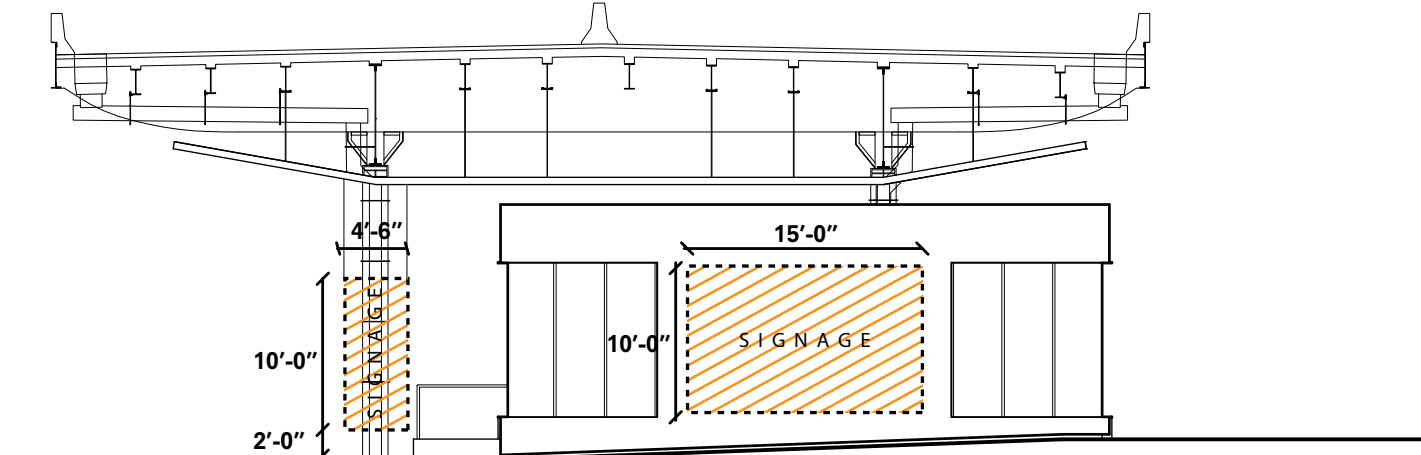


FDR COLUMN LOCATION PLAN

■ FDR COLUMN SIGNAGE LOCATION



WEST/EAST ELEVATION - TYP.



NORTH /SOUTH ELEVATION - TYP.

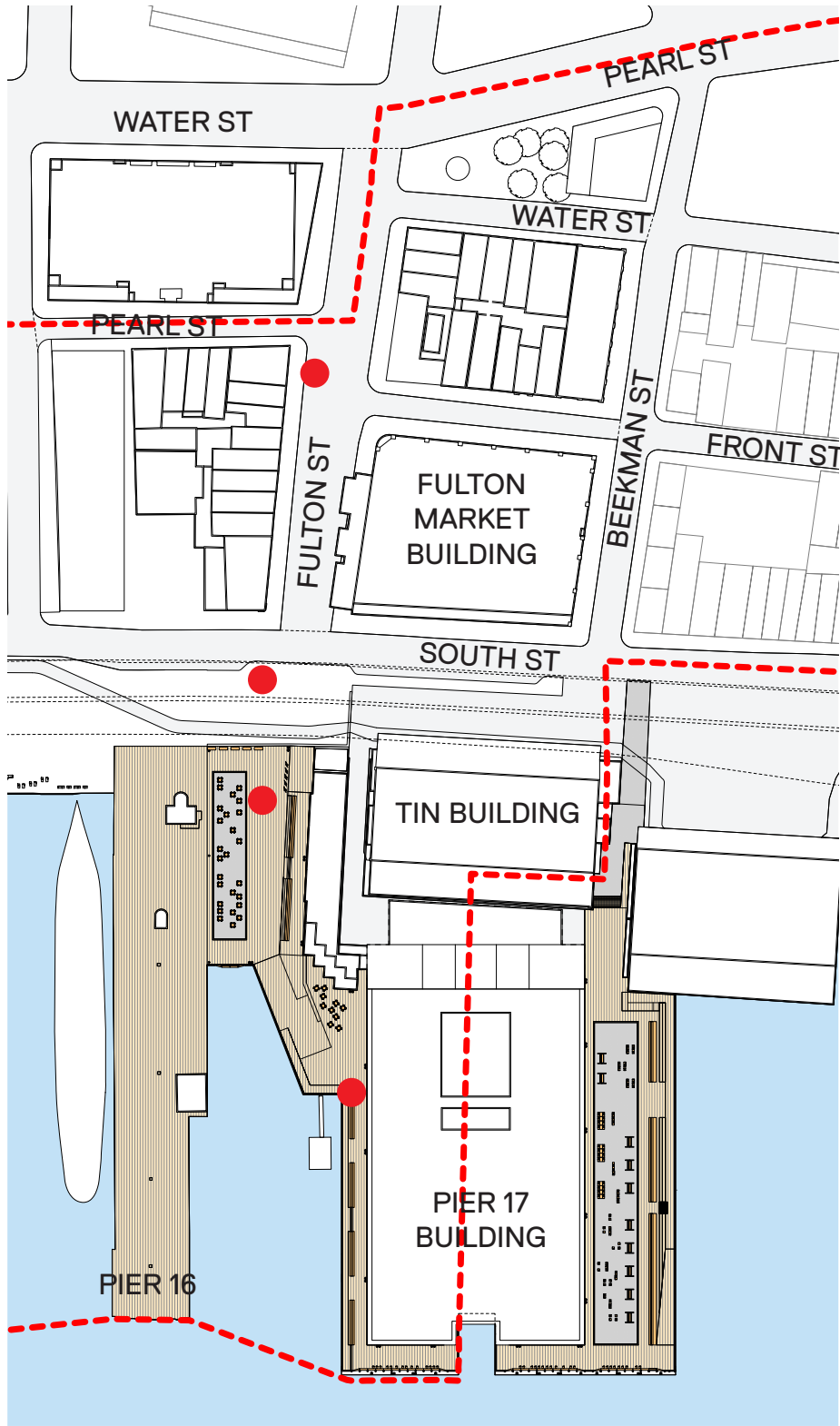


SOUTH STREET SEAPORT // FDR COLUMN AND AND PAVILION SIGNAGE // PROPOSED SOUTH STREET VIEW // DAY

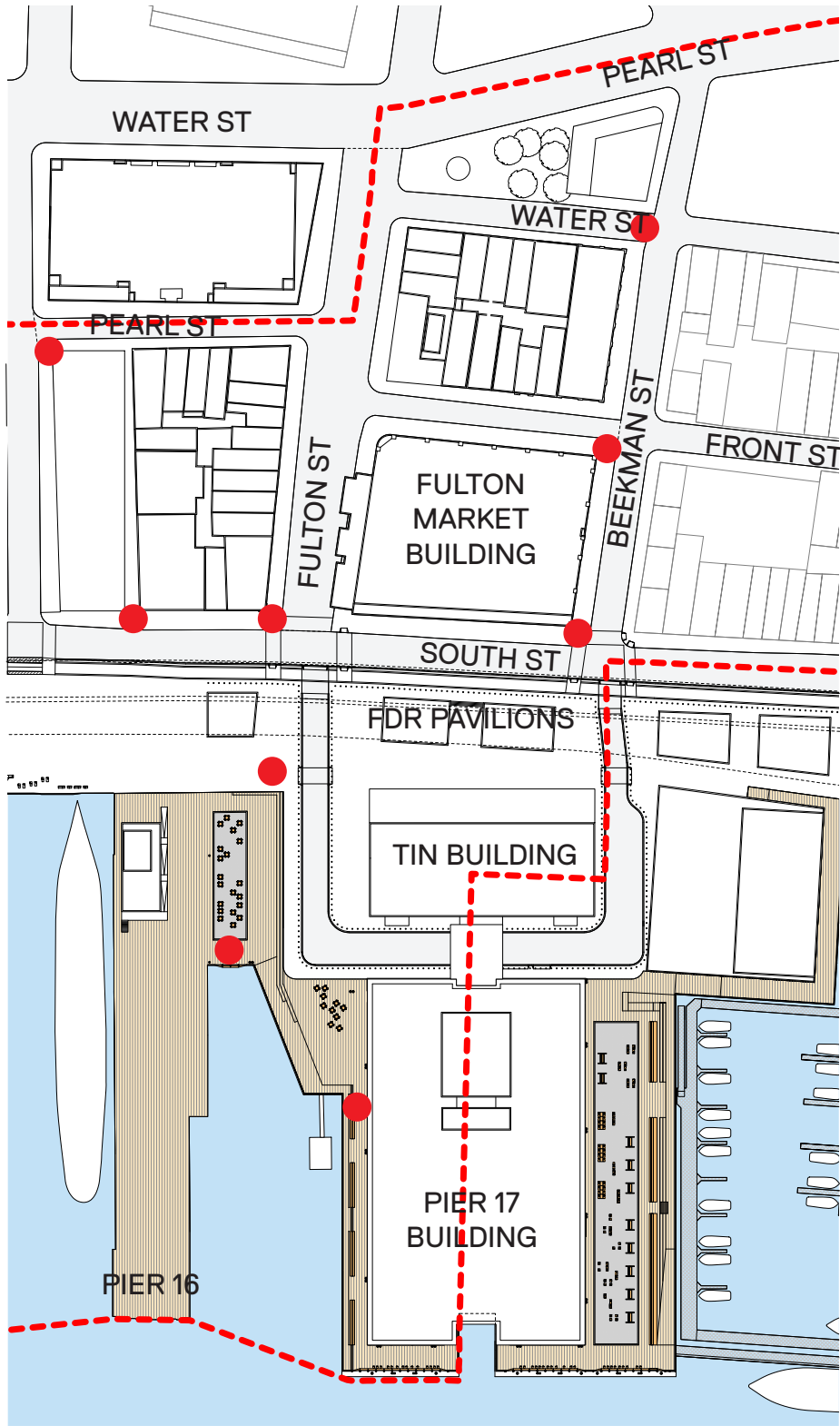




SOUTH STREET SEAPORT // WAYFINDING & SIGNAGE // PROPOSED WAYFINDING LOCATIONS



10.15.13 APPROVED WAYFINDING LOCATIONS



PROPOSED WAYFINDING LOCATIONS

● WAYFINDING DIRECTORY      - - - - HISTORIC DISTRICT



SOUTH STREET SEAPORT // WAYFINDING AND SIGNAGE //



10.15.13 APPROVED SEAPORT DISTRICT  
WAYFINDING SIGNAGE



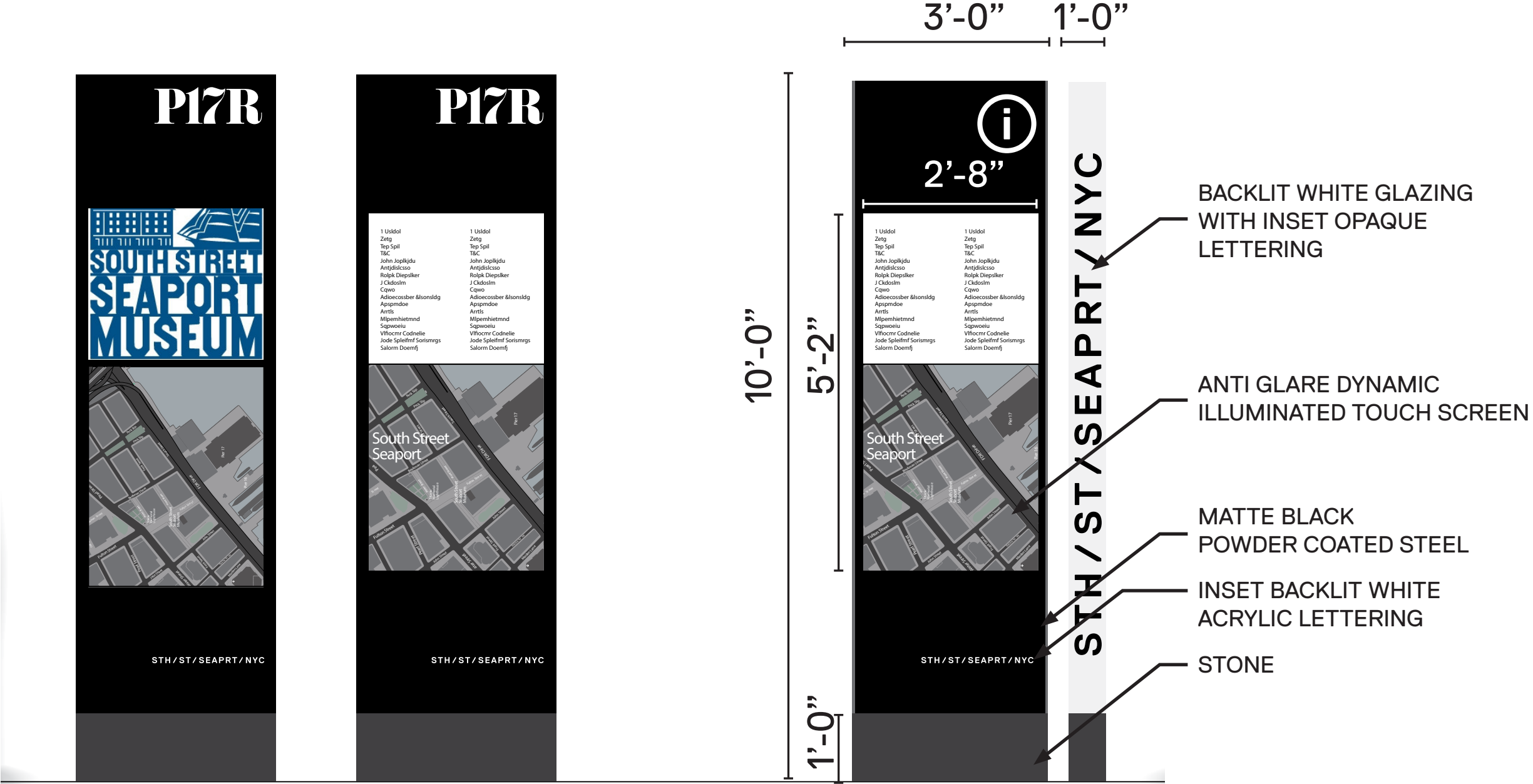
DOT PEDESTRIAN  
WAYFINDING SIGNAGE



PROPOSED SEAPORT DISTRICT  
WAYFINDING SIGNAGE



SOUTH STREET SEAPORT // WAYFINDING & SIGNAGE / PROPOSED ELEVATIONS

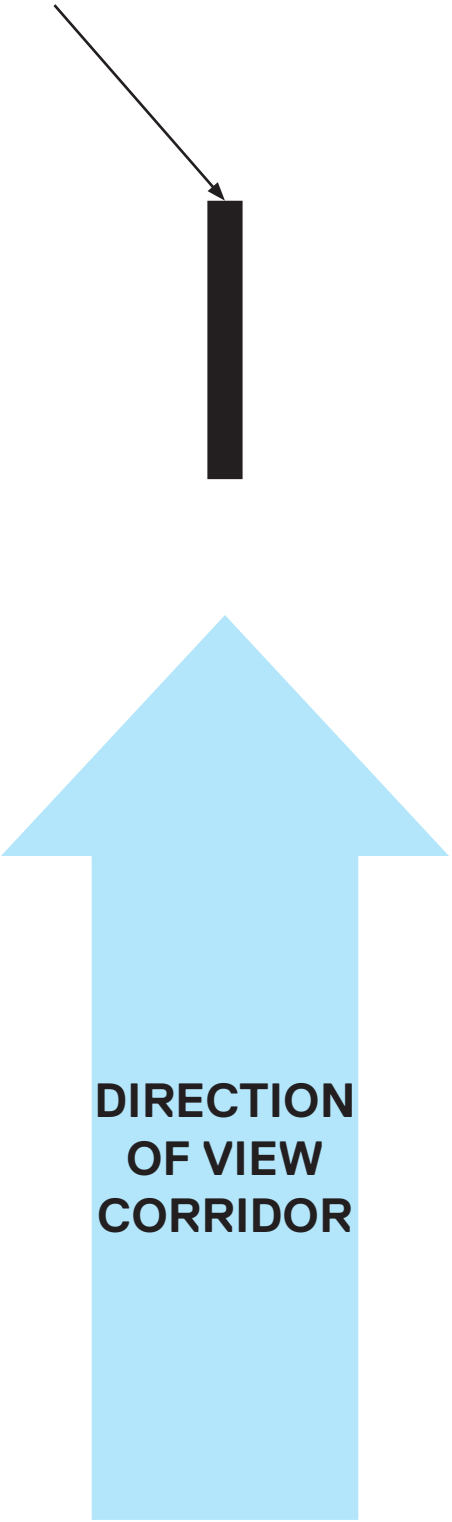




SOUTH STREET SEAPORT // WAYFINDING & SIGNAGE // PROPOSED WAYFINDING KIOSK



NARROW EDGE OF WAYFINDING KIOSK  
ALIGNED TO VIEW CORRIDOR





SOUTH STREET SEAPORT // TIN BUILDING // PROPOSED ESPLANADE VIEW

