

# SEAPORT WORKING GROUP

Guidelines & Principles

Community Board 1 – Open House

June 2, 2014

Jonathan Martin, Ph.D. AICP

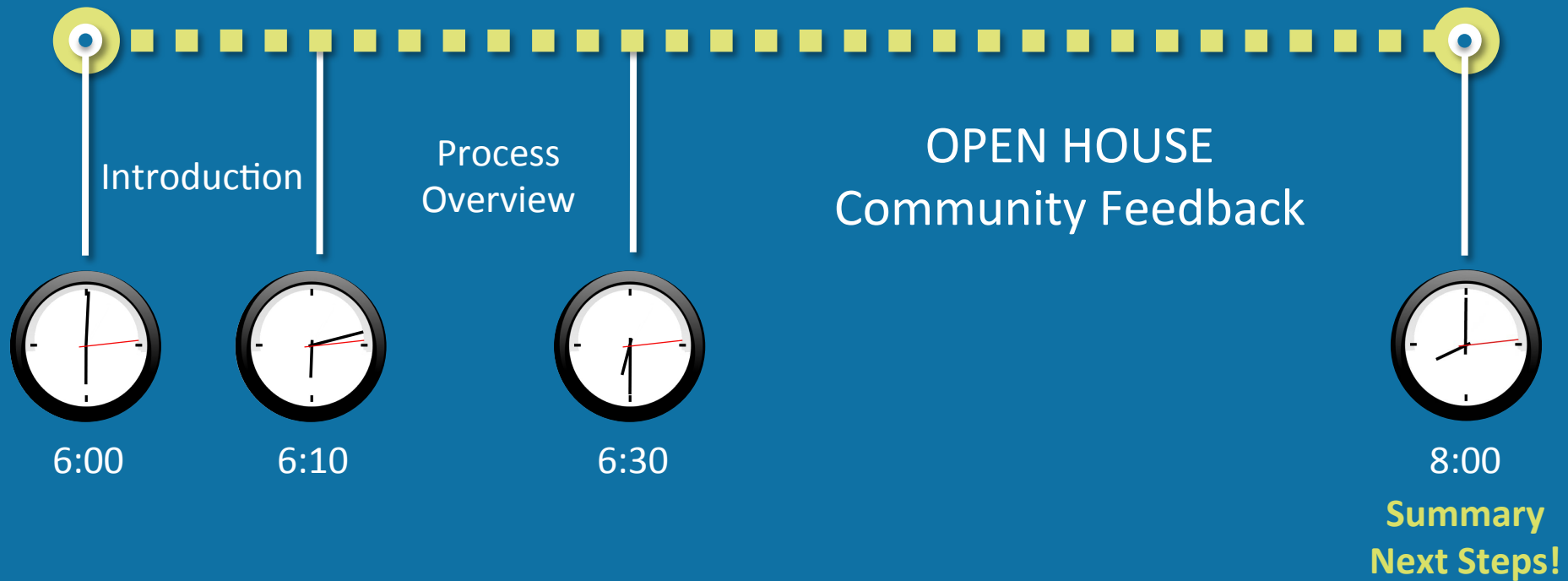
Nadya Nenadich, Ph.D.

Lakan Cole

Pratt Institute

# SEAPORT WORKING GROUP

## INTRODUCTION



# SEAPORT WORKING GROUP

## PURPOSE

The SWG was formed by Manhattan Community Board 1, Council Member Margaret Chin, Borough President Gale Brewer, State Assemblyman Sheldon Silver, State Senator Daniel Squadron and Congressman Jerrold Nadler following concerns raised by Community Board 1, local residents and others regarding the proposal by the Howard Hughes Corporation for redevelopment of the Seaport.

# SEAPORT WORKING GROUP

## MEMBERS

### Council Member Margaret S. Chin

Hon. Margaret S. Chin

### Manhattan Borough President's Office

Hon. Gale Brewer

### Assemblyman Sheldon Silver

Paul Goldstein

### State Senator Daniel Squadron

Mary Cooley

### Congressman Jerrold Nadler

Celine Mizrahi

### Community Board 1

Catherine McVay Hughes, Chair

Anthony Notaro, Vice Chair

John Fratta, Seaport/Civic Center Committee

Roger Bryom, Landmarks Committee

Jeff Galloway, Planning Committee

### Howard Hughes Corporation – Chris Curry

### Southbridge Towers - Paul Kefer

### James Beard Foundation – Diane Harris Brown

### Local Residents

Charles Jaskel

Amanda Byron Zink

Jonathan O'Donnell

### Lower Manhattan Cultural Council

Sam Miller

### Old Seaport Alliance - Marco Pasanella

### Seaport Speaks - Claire Weisz

### Save Our Seaport - Michael Kramer

### Downtown Alliance - Jessica Lapin

### Blue School - Allison Gaines Pell

### Manhattan Chamber of Commerce

Ann Kayman

# SEAPORT WORKING GROUP PROCESS

- 11 meetings (2/27 – 5/8) – weekly basis
- 12 guest speakers (e.g. DCP, LPC, EDC, South Street Seaport Museum, experts in field)
- 8 group work sessions (discussions, develop guidelines, etc.)
- 1 site visit/walking tour
- All information on Dropbox

# SEAPORT WORKING GROUP

## GUEST SPEAKERS

- 2/27 – NYC EDC (overview of properties)
- 3/6 – DCP (historical background – planning)
  - EDC (maintenance, infrastructure)
  - Howard Hughes Corporation (reconstruction)
- 3/13 – Patrick Sullivan Esq. (land use regulations)
- 3/20 – South Street Seaport Museum (museum needs)
  - Office of Long Term Planning (resiliency)
- 3/27 – Alliance for Downtown New York (market)
- 4/10 – NYC LPC (landmarks, historic district)
  - CB1 (public commentary update)
- 4/17 – Outside New York (waterfront opportunities)
- 5/1 – Old Seaport Alliance (perspectives)

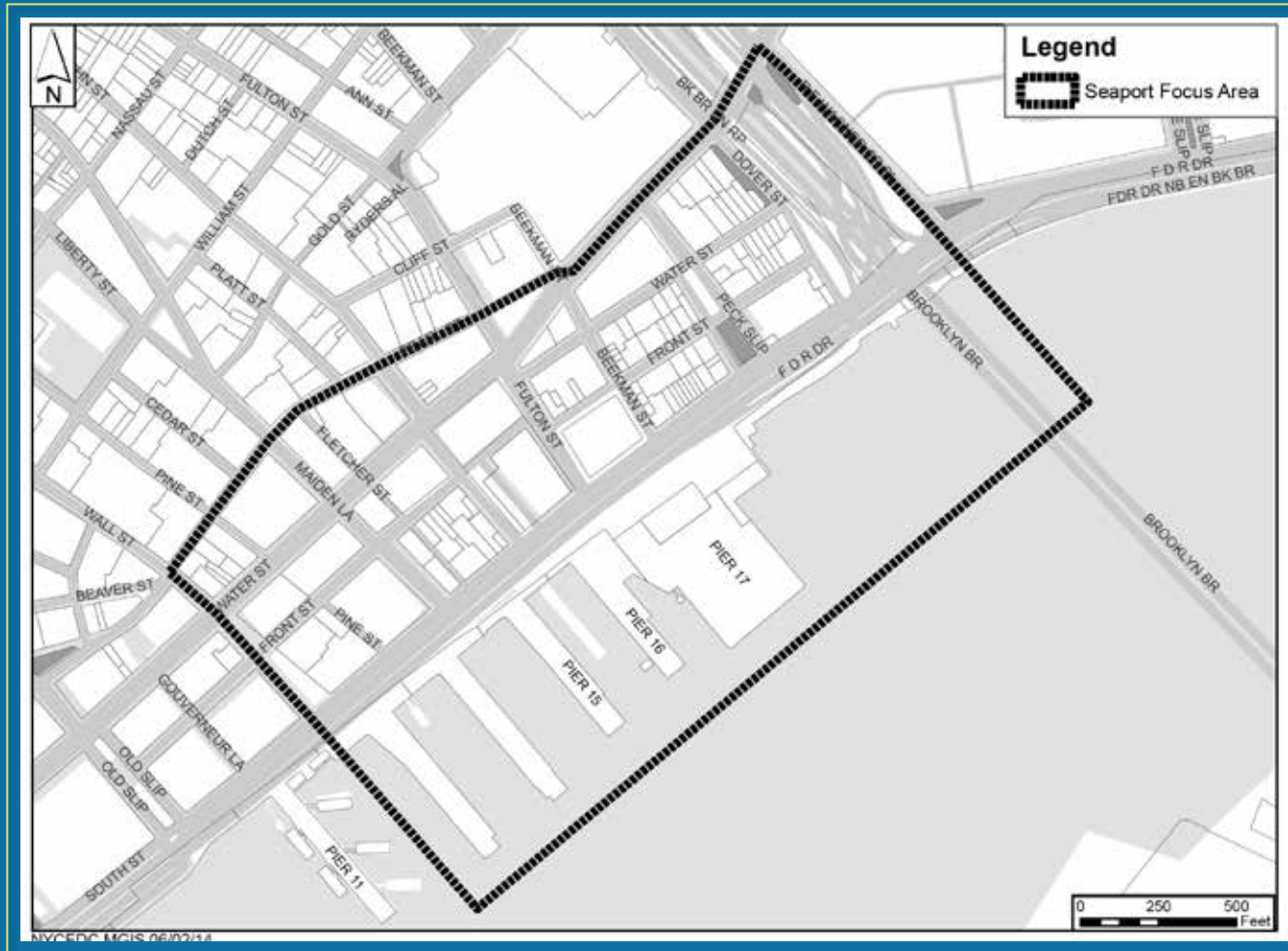
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## DOCUMENTS

- CB1 Pier 17 Resolution (November 27, 2012)
- CB Town Hall Summary (April 10, 2014)
- LPC South Street Seaport HD Designation (1977)
- LPC South Street Seaport HD EXTENSION Designation (1989)
- Brooklyn Bridge Southeast Urban Renewal Project (1998)
- NYCSCA FY 2015-19 Five Year Capital Plan (2014)
- Piers/Platforms Repair-Reconstruction Cost Analyses (2014)
- Downtown Alliance - Lower Manhattan Real Estate Market Overview 1Q (2014)

# SEAPORT WORKING GROUP

## GEOGRAPHY



# SEAPORT WORKING GROUP

## MEETINGS

- 2/27 – Organization, Overview, Identification of Priorities
- 3/6 – Historical Context and Background
- 3/13 – New Market-Tin Building, Zoning Options
- 3/20 – Museum and Resiliency Issues
- 3/27 – Facilitation Process, Downtown Market Analysis
- 4/3 – Community + Preservation – Draft Guidelines/Principles
- 4/10 – Urban Design – Draft Guidelines/Principles
- 4/17 – Waterfront + Resiliency – Draft Guidelines/Principles
- 4/24 – Vitality – Walking Tour, Draft Guidelines/Principles
- 5/1 – Work Session – Guidelines/Principles
- 5/8 – Work Session – Guidelines/Principles
- 6/2 – CB1 Open House

Key Work Sessions

# SEAPORT WORKING GROUP MEETINGS

## 4/3 Community/Preservation

- Historical significance of the district
- Preserving the South Street Seaport Museum
- Transit options
- Educational needs

## 4/10 Urban Design

- An inviting streetscape
- Amenities: Public Market
- Building Height and Density



# SEAPORT WORKING GROUP MEETINGS

## 4/17 Waterfront & Resiliency

- Resiliency and Resilient development
- Amenities: Open Space

## 4/24 Vitality

- Integration with the Uplands
- Creating a Seaport that serves locals and attracts visitors
- Amenities: Maritime use(s)
- Support commercial vitality
- Amenities: Public Market

# SEAPORT WORKING GROUP PROCESS

Seaport Working Group  
Meeting April 10, 2014

## Draft Guidelines and Principles for Urban Design

**GUIDELINE: (for)** \_\_\_\_\_

### Principle 1:

Consensus on this principle? (please circle)

**Complete Consensus**

### Split Consensus

**No Consensus**

GROUP MEMBERS NAMES:

Support Working Group  
Meeting April 4, 2014

GROUP MEMBERS NAMES:

|                  |                       |
|------------------|-----------------------|
| Catherine Hughes | Nicole Lakatos        |
| Marek Jasaniella | Diane Harris-Brown    |
| Paul Goldstein   | Morgan                |
| Gale Brewer      | Allison (Blue School) |
|                  | Elizabeth (H.C.)      |

*Draft Guidelines and Principles on Historic Preservation & Community Needs*

GUIDELINE A: (for) Maintain the historic character of  
the Seaport through its, scale, material  
and feel.

in no particular order

Principle 1: Create a retail and programming mix that is unique and distinctive, accessible to locals.

Emphasis on ~~the~~ additional food and wears -  
asked client to ~~representative~~ incorporate a ring

Principle 2: ~~Resisting the pressure of the system~~  
~~which, otherwise, would~~  
 allow for "new take", "adoption"  
 which brings reuse", contrast that enhances  
 not diminishes or compromise

Principle 3: maintain ~~the~~ historic waterfront, with boats prominent in the ~~city~~ along the water's edge + in the view corridor - and ~~open~~ <sup>provide</sup> pursue opportunities to grow.

- College
  - principle 4: publically accessible space - indoor + outdoor for programmed + passive interaction.

# SEAPORT WORKING GROUP

## PROCESS

Seaport Working Group (04-17-2014) FOR DISCUSSION PURPOSES ONLY

**DRAFT GUIDELINE: [TOPIC: PRESERVATION]**

NAME: \_\_\_\_\_

Maintain the historic character and sense of place of the Seaport through the preservation and creative adaptive reuse of existing historic buildings to the greatest extent practicable.

**CONSENSUS FEEDBACK**

- ☐ I agree with this GUIDELINE and its wording
- ☐ I agree with this GUIDELINE but suggest language changes (see suggestion below)
- ☐ I partially agree with this GUIDELINE
- ☐ I disagree with this GUIDELINE

SUGGESTED LANGUAGE CHANGES and/or COMMENTS

**DRAFT PRINCIPLES (for guideline above)**

Utilize adaptive reuse of buildings whenever possible so as to enhance not diminish or compromise the historic integrity of the district.

**CONSENSUS FEEDBACK**

- ☐ I agree with this PRINCIPLE and its wording
- ☐ I agree with this PRINCIPLE but suggest language changes (see suggestion below)
- ☐ I partially agree with this PRINCIPLE
- ☐ I disagree with this PRINCIPLE

Preserve sense of place, "grit," historic character, and low rise buildings.

**CONSENSUS FEEDBACK**

- ☐ I agree with this PRINCIPLE and its wording
- ☐ I agree with this PRINCIPLE but suggest language changes (see suggestion below)
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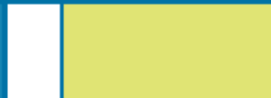
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## OUTCOMES

### 8 Guidelines & Related Principles

- Community & Connectivity
- Museum & Waterfront
- Open Space
- Preservation
- Vitality
- Building Heights & Views
- Resiliency
- Pedestrian Environment

### 2 Topics for Future Study



# SEAPORT WORKING GROUP

## 1. COMMUNITY & CONNECTIVITY

### GUIDELINE:

Maintain the historic character and sense of place of the Seaport by making stronger physical, social and economic connections within and beyond the Seaport community, including other Lower Manhattan neighborhoods and areas easily accessible via ferry, through a variety of innovative and convenient transportation modes, including trolley, walkways, bike paths and ferries.

### PRINCIPLES:

- 1.1 Integrate a contextual way-finding signage system, in accordance with LPC guidelines, identity graphics and appropriate branding that respect and celebrate the Seaport's history and identity.
- 1.2 Create a structure for sustained community and citywide input and participation, including that from residents and business owners, in preserving and protecting the historic character and integrity of the district.

# SEAPORT WORKING GROUP

## 1. COMMUNITY & CONNECTIVITY

### PRINCIPLES:

- 1.3 Actively encourage public access to the water, water dependent uses and waterborne activities through diverse programming of public space and connections with other maritime uses and sites in New York harbor and beyond, including Governor's Island and other ports, potentially via a visiting ships program.
- 1.4 Create stronger connections between the Seaport stores, cultural activities and amenities, and the upland community through public and family-oriented programming and curated independent shops, services and events.
- 1.5 Support the community through creation of a community center, accessible open space, and partnerships with local educational institutions that provide programming for all ages at the Seaport.

# SEAPORT WORKING GROUP

## 2. MUSEUM & WATERFRONT

### GUIDELINE:

Maintain the historic character and sense of place of the Seaport by recognizing and supporting a reinvented South Street Seaport Museum as the cultural anchor of the district.

### PRINCIPLES:

**2.1** Preserve, protect and strengthen the museum through creation of a long-term strategy that ensures financial and institutional sustainability and independence.

**2.2** Strengthen physical and visual connections between the museum, the waterfront and the historic ships while maintaining a museum presence in the uplands.

**2.3** Ensure that an active and historic waterfront is maintained and that ships remain prominent on the waterfront by providing sufficient berthing space for the museum and visiting ships.

**2.4** Consider different ideas for maintaining the Peking on the waterfront and encouraging other tall ships.

# SEAPORT WORKING GROUP

## 3. OPEN SPACE

### GUIDELINE:

Maintain and improve existing open space at the Seaport and create new open space along the water's edge that is publically accessible, including indoor and outdoor spaces programmed for passive and active recreation.

### PRINCIPLES:

- 3.1 Maximize access to existing and new open space, including roofs of privately owned buildings, to appeal to a wide variety of users, including workers, local residents, families and visitors, for daytime and evening activities
- 3.2 Improve the public realm in existing open spaces and create new features in suitable locations with consideration for view corridors.
- 3.3 Compliment historic district with decorative amenities, such as street furniture, planters and appropriate lighting.
- 3.4 Activate, recapture and revitalize underutilized areas under FDR Drive with creative, cultural and contextual programming and physical improvements such as landscaping, lighting and acoustic treatments.

# SEAPORT WORKING GROUP

## 4. PRESERVATION

### GUIDELINE:

Maintain the historic character, visual corridors and sense of place of the Seaport through the preservation and creative adaptive reuse of existing historic buildings to the greatest extent practicable.

### PRINCIPLES:

- 4.1 Utilize adaptive reuse of buildings so as to preserve the historic integrity of the district.
- 4.2 Preserve sense of place, “authentic,” historic character, and low-rise scale by keeping buildings in scale with the historic fabric of the district.
- 4.3 Use historically appropriate materials that complement the existing buildings.
- 4.4 Appropriately program the Seaport with input from the museum to maintain and improve the historic character and sense of place.

# SEAPORT WORKING GROUP

## 5. VITALITY

### GUIDELINE:

Create a Seaport that supports commercial vitality through diverse retail programming that is cohesive and distinct from other nearby shopping areas and serves local residents, families and visitors, and integrates the uplands with the waterfront.

### PRINCIPLES:

- 5.1 Support retail programming at the Seaport that is distinctive, vibrant, diverse and attractive to a broad spectrum of people, including local residents, workers, and tourists.
- 5.2 Create a retail mix that prioritizes smaller, local and regional purveyors and retailers, including those specializing in artisanal foods, craftsmanship, and art relevant to the Seaport.
- 5.3 Create a year-round public market district based on successful precedents from around the world that prioritizes and incubates local purveyors selling locally and responsibly sourced foods and goods and restaurants that appeal to locals, families and visitors and are true to the spirit and character of the district's traditional role as the city's marketplace.

# SEAPORT WORKING GROUP

## 5. VITALITY

### PRINCIPLES:

**5.4** Schedule time-based events and public programs that appeal to a variety of people in order to create diversity and varied interest through the day, week and year at the Seaport provided events do not adversely affect the surrounding area.

**5.5** Eliminate short-term storefront vacancies through creative strategies such as temporary uses and “pop-up” local stores, cultural exhibits and galleries so as to create active street frontage and enhance pedestrian interest.

**5.6** Develop a temporary signage program that complements the Seaport’s historic character during construction periods to orient people to, from and within the Seaport.

**5.7** Develop public art opportunities at the Seaport that include stakeholder input and take advantage of the area’s social and cultural history and New York artists and scholars.

**5.8** Create opportunities to engage the water in a variety of ways from viewing, touching, and entering.

# SEAPORT WORKING GROUP

## 6. BUILDING HEIGHTS & VIEWS

### GUIDELINE:

Buildings developed on properties adjoining the South Street Seaport Historic District should not adversely impact neighborhood scale and character.

### PRINCIPLES:

- 6.1 Alternatives to the proposed 50-story tower should be sought and any building on the New Market site should be contextual with the buildings within the South Street Seaport Historic District.
- 6.2 Encourage the transfer of development rights to incentivize lower buildings and public open space in the immediate vicinity of the South Street Seaport Historic District in conformance with the design objectives of the 1998 Urban Renewal Plan Area.
- 6.3 Preserve and protect all historic east-west view corridors delineated in the 1998 Urban Renewal Plan and views of the Brooklyn Bridge and historic ships.

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## 7. RESILIENCY

### GUIDELINE:

Resiliency measures should include preserving historic character of the Seaport and access to the waterfront to the maximum extent possible.

### PRINCIPLES:

**7.1** Develop a resiliency plan for the Seaport through a process of collaborative consultations with stakeholders, community members and experts.

**7.2** Develop green guidelines for future development when applicable, including measures that minimize greenhouse gas emissions and generation of energy from alternative sources such as wind and solar.

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## 8. PEDESTRIAN ENVIRONMENT

### GUIDELINE:

Create an attractive and functional pedestrian environment by balancing pedestrian, bicycle and vehicular circulation.

### PRINCIPLES:

- 8.1 Develop a vehicular and pedestrian/bicycle flow plan so as to better accommodate pedestrians and bicycles, private vehicular traffic and service and commercial deliveries, including tour buses.
- 8.2 Develop a beautification plan so as to maintain and enhance the visual appearance at the Seaport
- 8.3 Develop a waste management plan so as to minimize litter and minimize impacts of trash collection.
- 8.4 Prohibit vehicular parking east of the FDR expressway.

# SEAPORT WORKING GROUP

## 9. TOPICS FOR FUTURE DISCUSSION/STUDY

### TOPICS:

**9.1** Create a process for ongoing community engagement: Study the shifting of governance from NYCEDC to a new entity that would include community members.

**9.2** Study the creation of the “Eleanor Roosevelt High Line” by building a trail above the FDR south of the Brooklyn Bridge to the Battery Maritime Building. This new trail could provide connective links to support pedestrian and bicycle access to the Brooklyn Bridge and Seaport.

# SEAPORT WORKING GROUP

## OPEN HOUSE



Summary of Community  
Input from tonight's open  
house will be added to  
the **Guidelines &  
Principles** publication

**Available on CB1 website:**

- Guidelines & Principles (Draft)
- Opportunity to provide additional comments

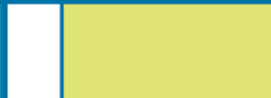
# SEAPORT WORKING GROUP

## OPEN HOUSE



# Let's Begin!

## 5 Minutes to Set Up....



# SEAPORT WORKING GROUP

Guidelines & Principles

Available on CB1 website:

[www.nyc.gov/html/mancb1](http://www.nyc.gov/html/mancb1)

