

# SOUTH STREET SEAPORT

## PIER 17 - MINOR MODIFICATION

JULY 19, 2016

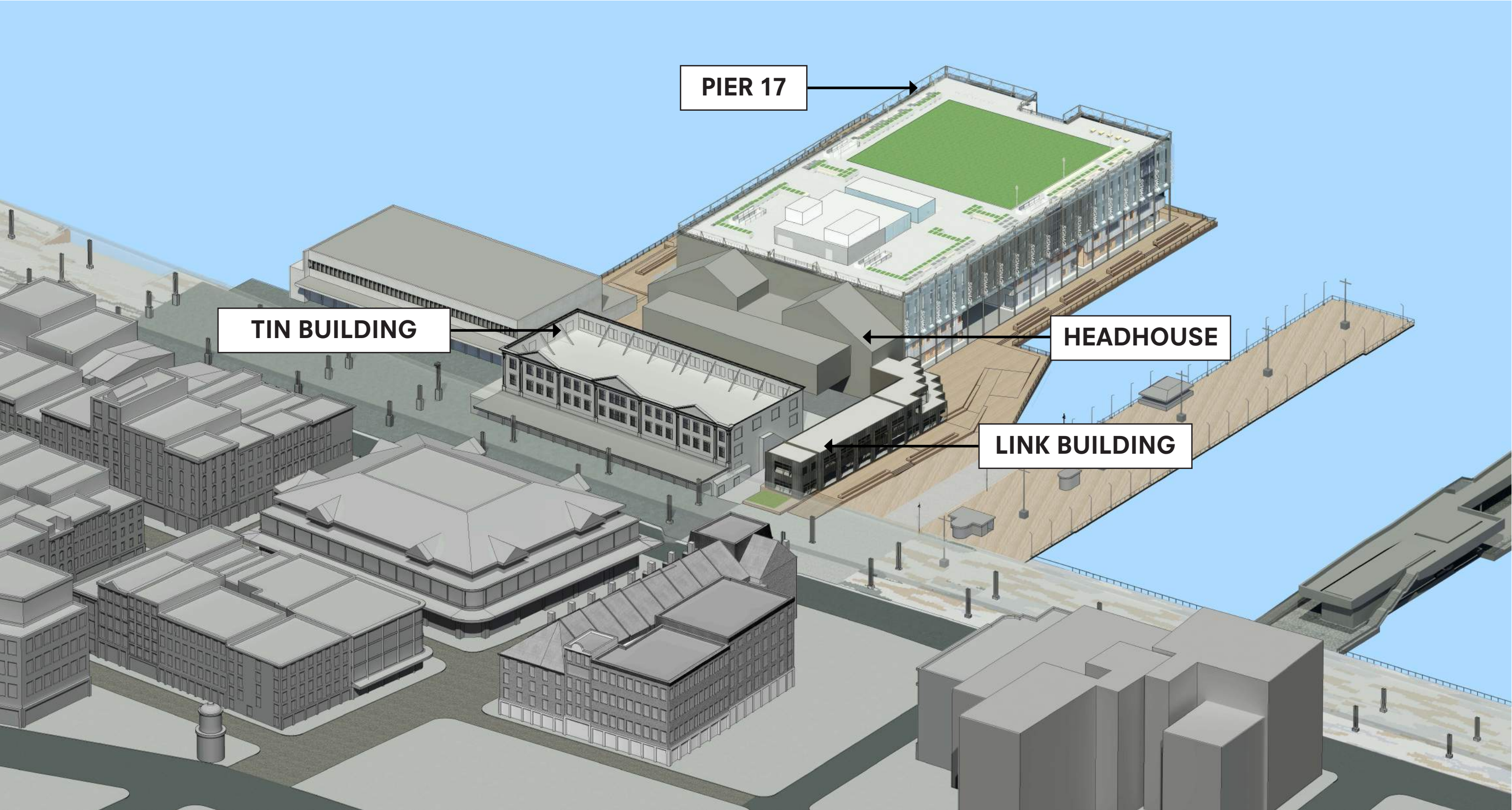
# THE SITE

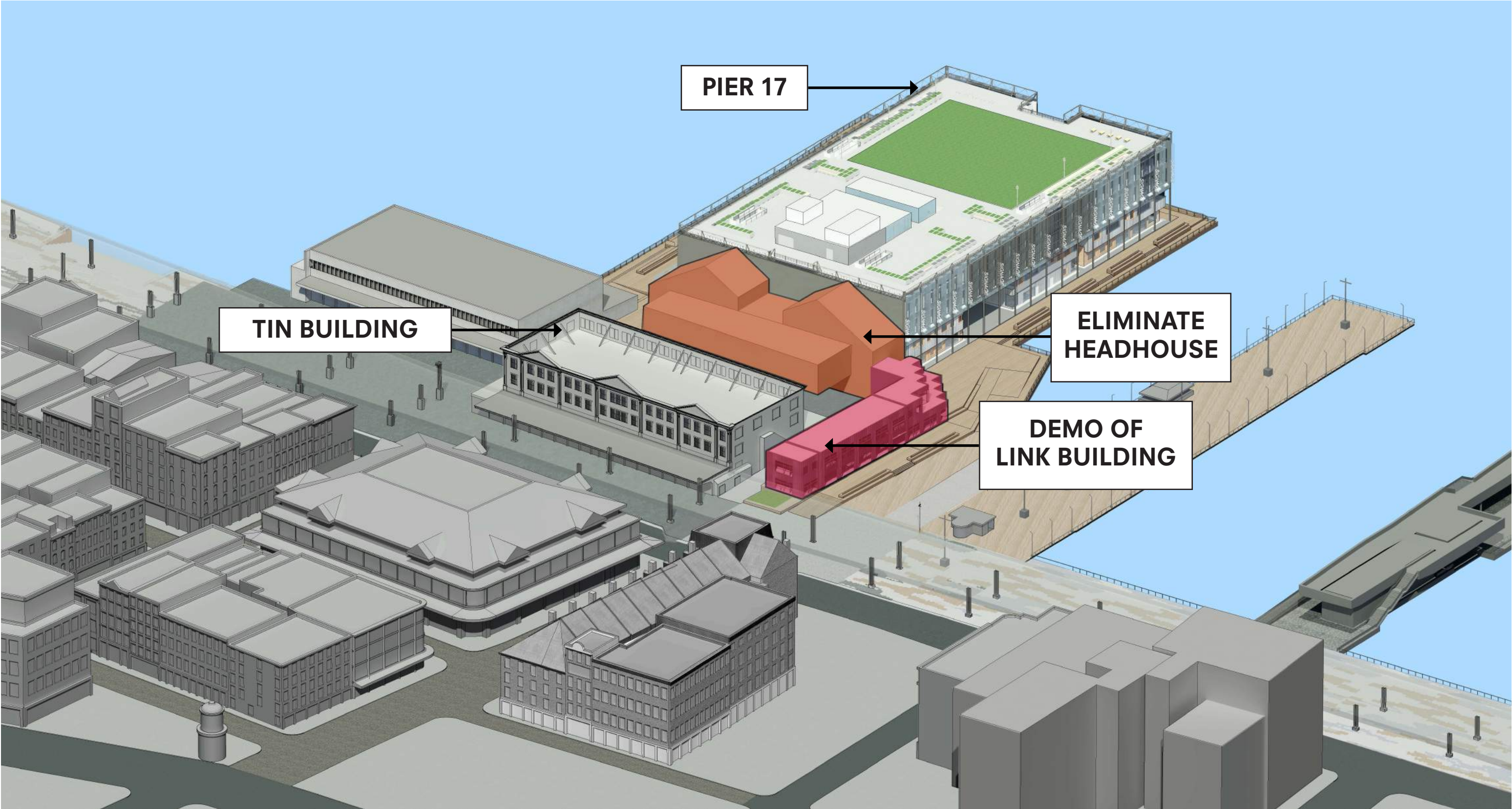


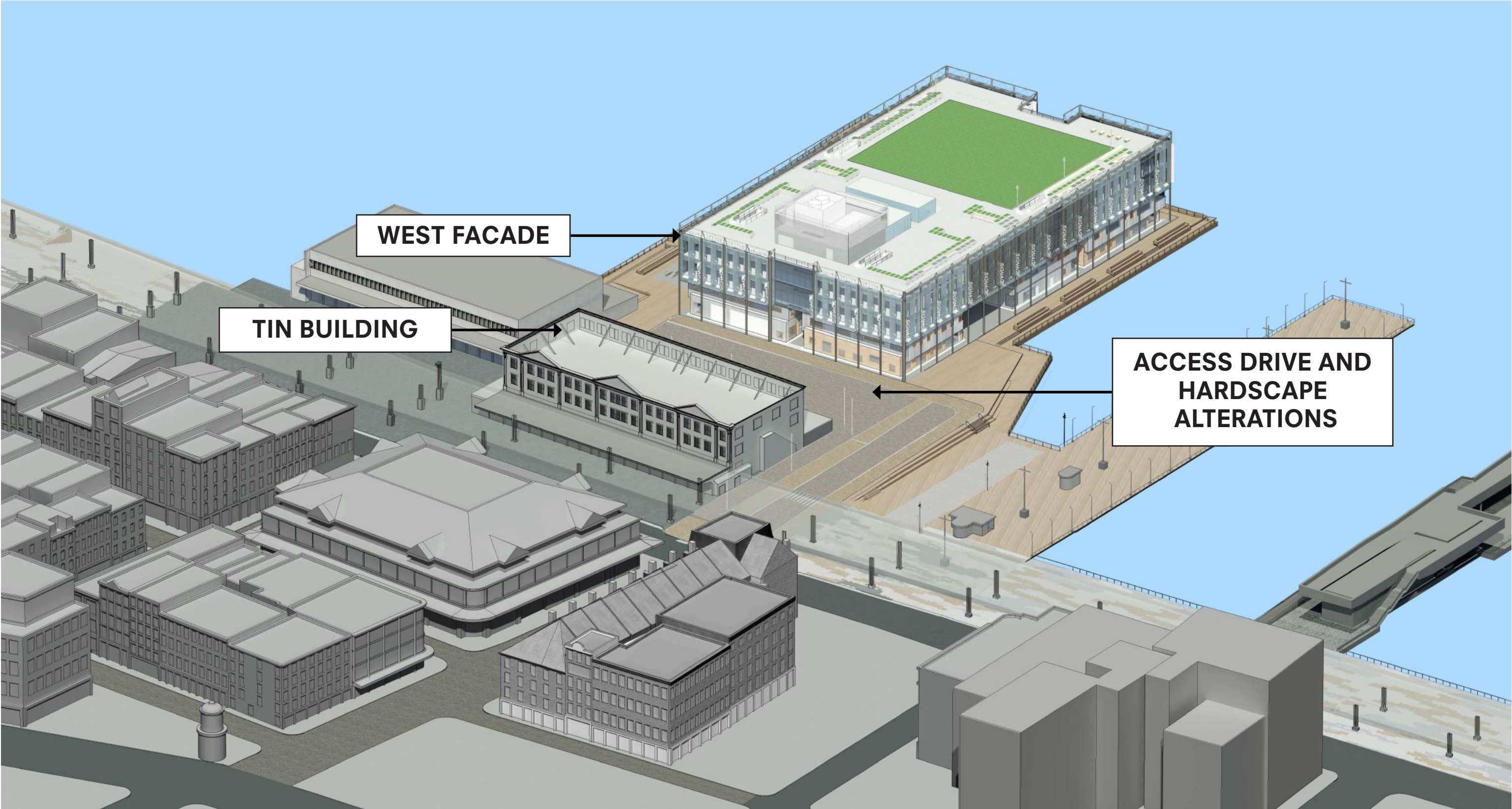


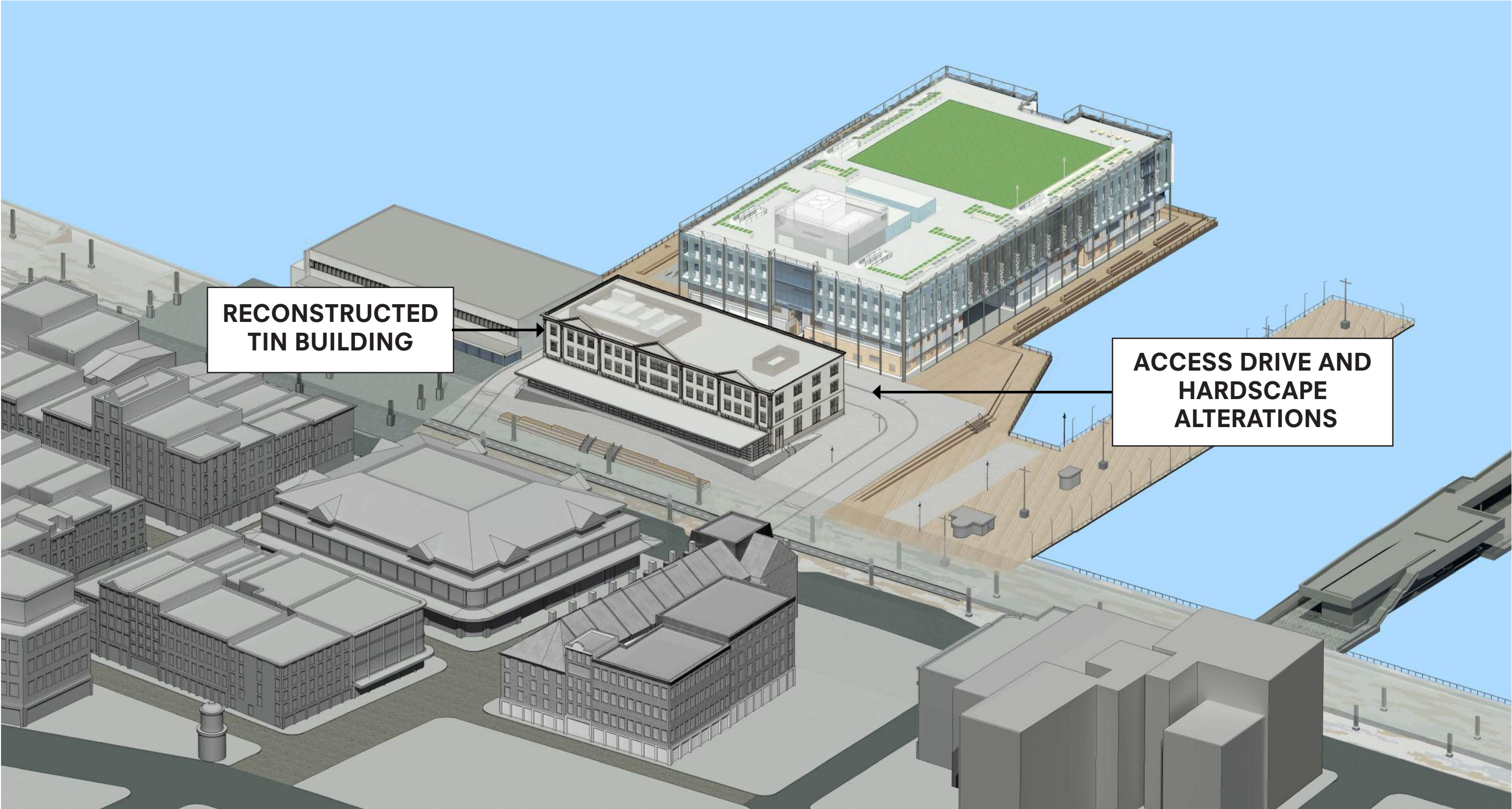












# TIN BUILDING DESIGN

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

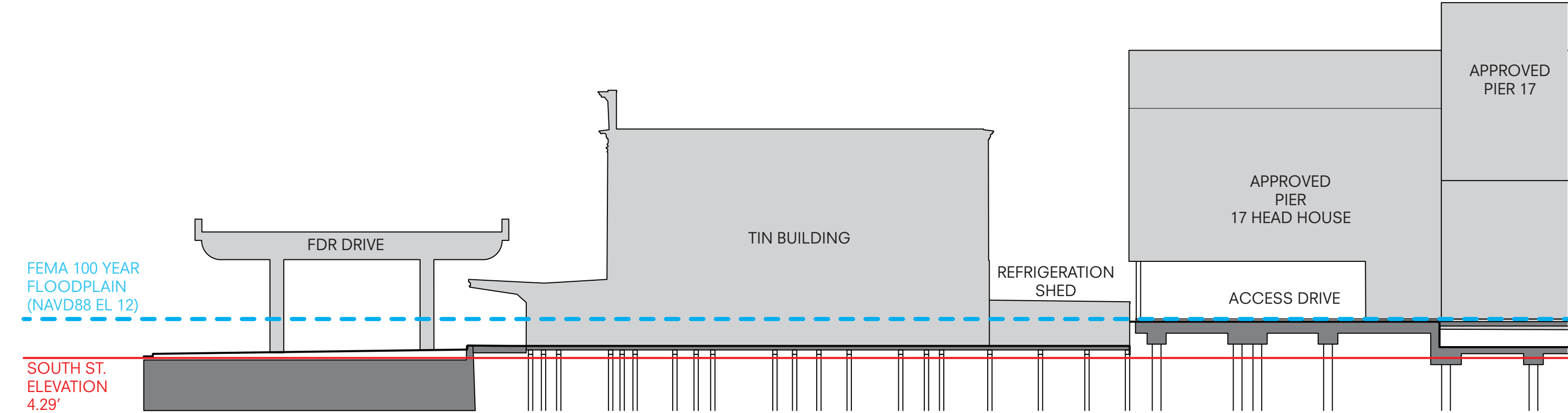


1940: The Tin Building’s historic context in the wide expression of South Street. Today, the building is isolated from its historical connections to the street by the FDR (ca. 1954). (NYC MA)

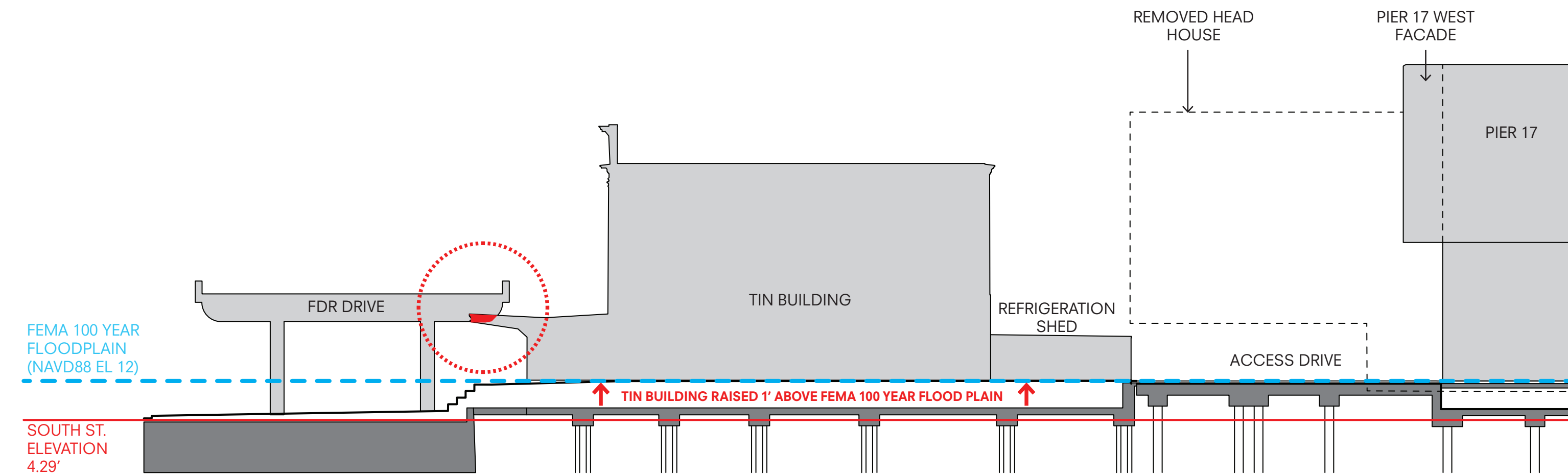


2012: Flood waters on South Street from Superstorm Sandy.

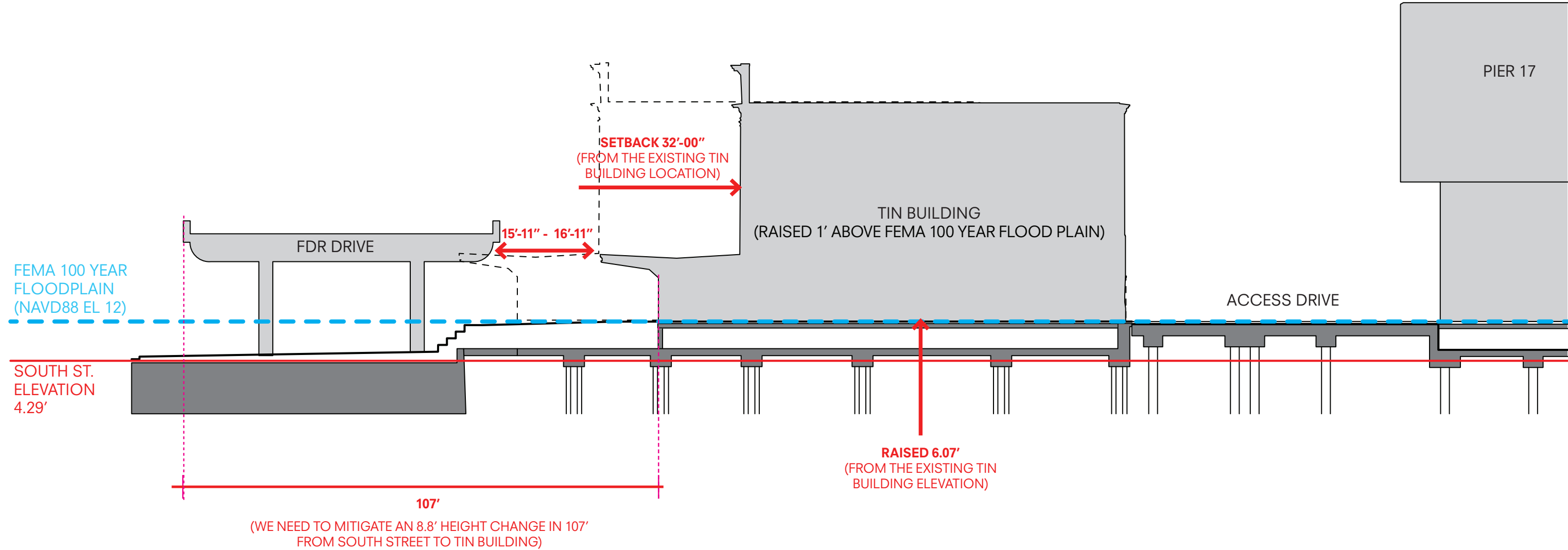
SOUTH STREET SEAPORT // TIN BUILDING // REASON FOR MOVE // 2013 APPROVED SITE CONDITION



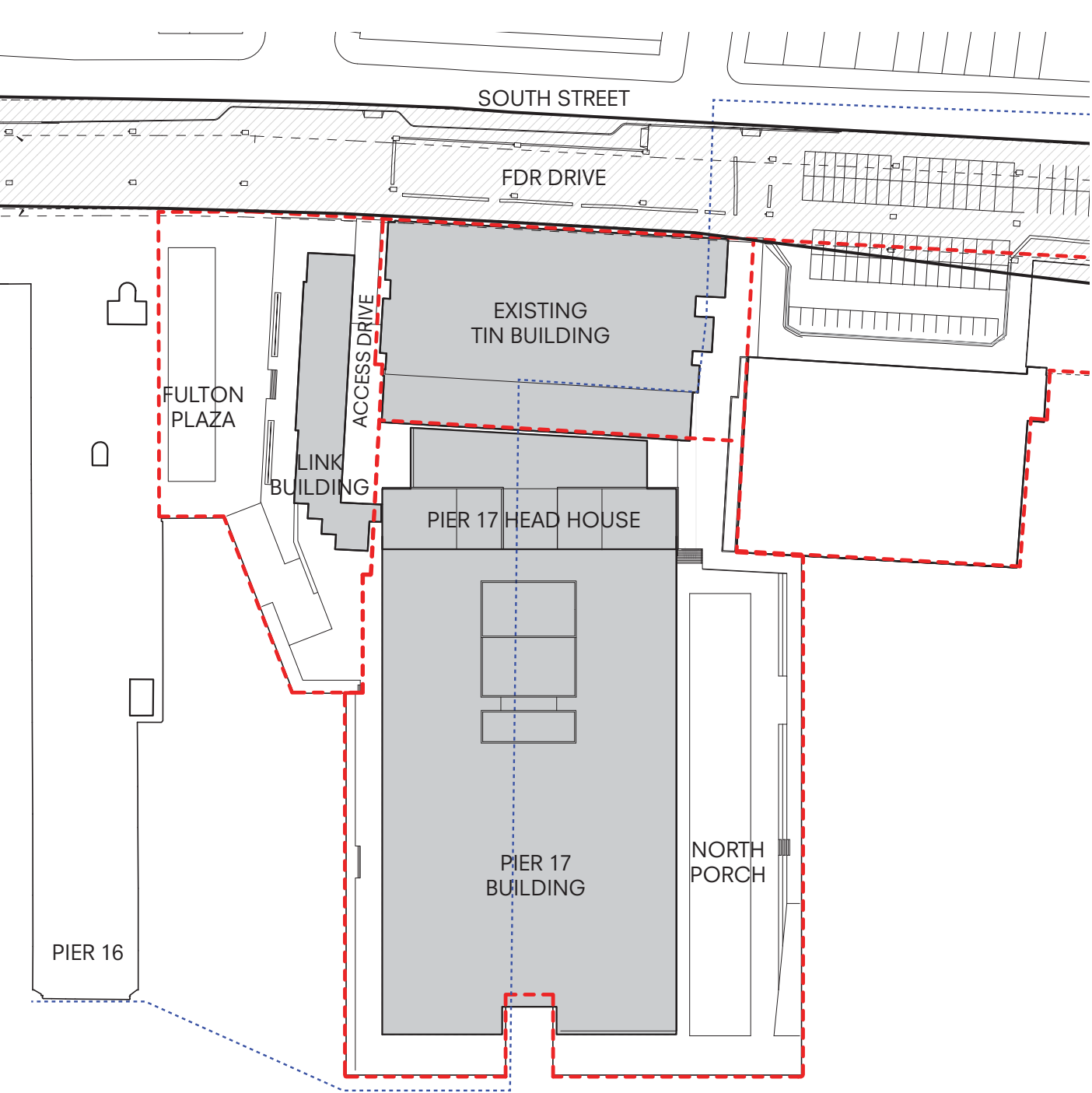
SOUTH STREET SEAPORT // TIN BUILDING // REASON TO RELOCATE THE BUILDING



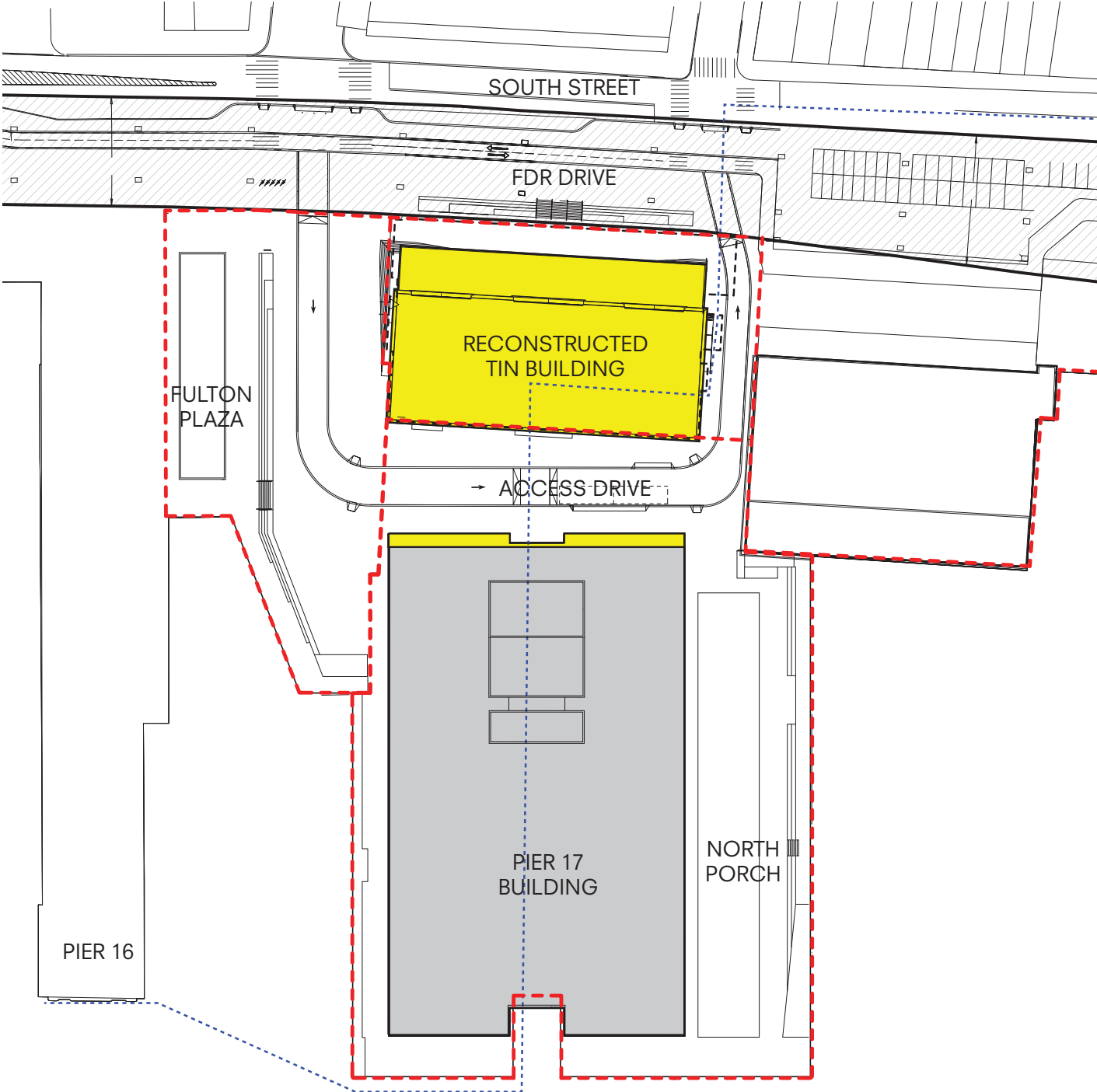
SOUTH STREET SEAPORT // TIN BUILDING // REASON FOR MOVE // PROPOSED SITE CONDITION



SOUTH STREET SEAPORT // SITE PLAN



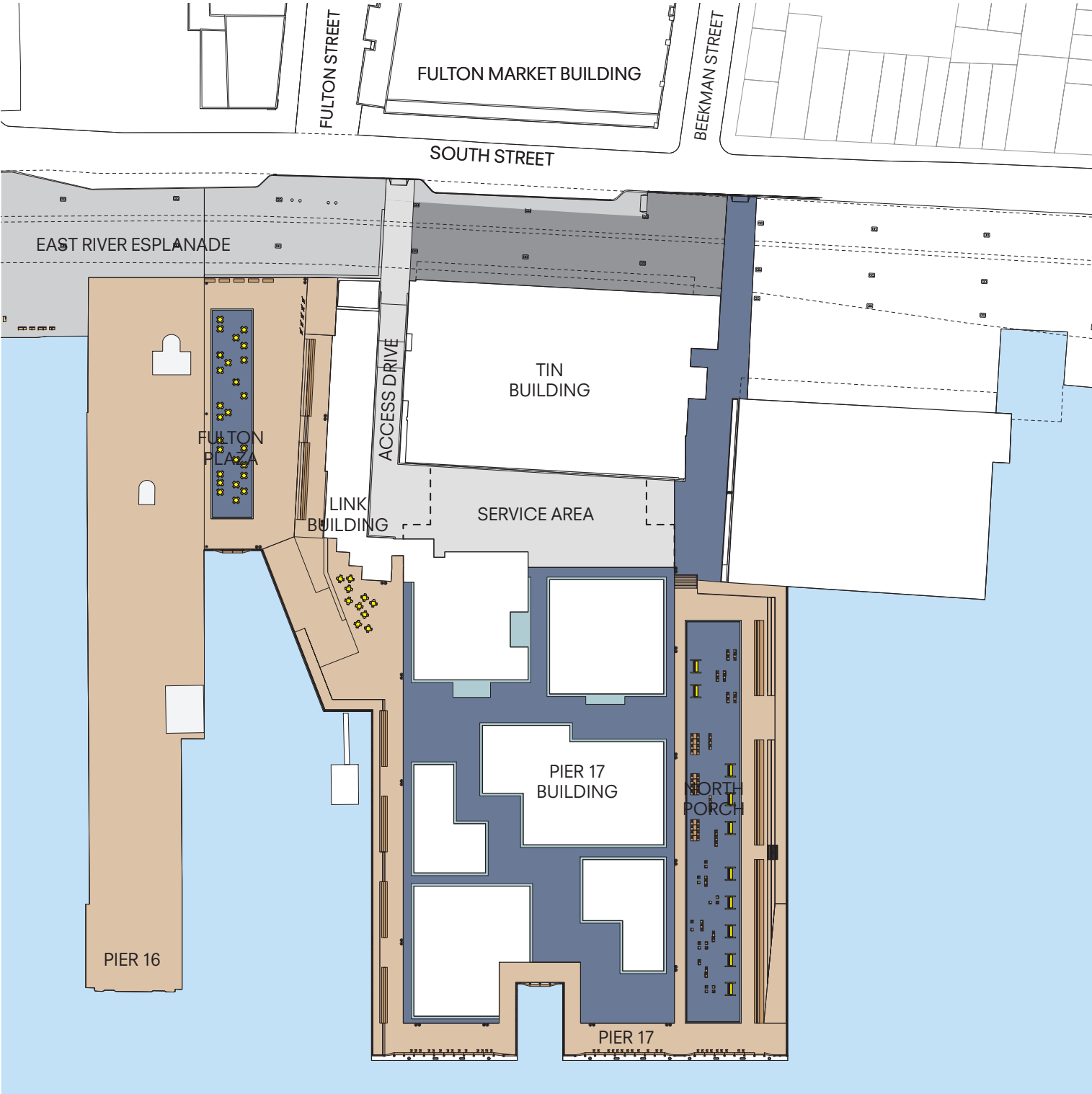
APPROVED SITE PLAN



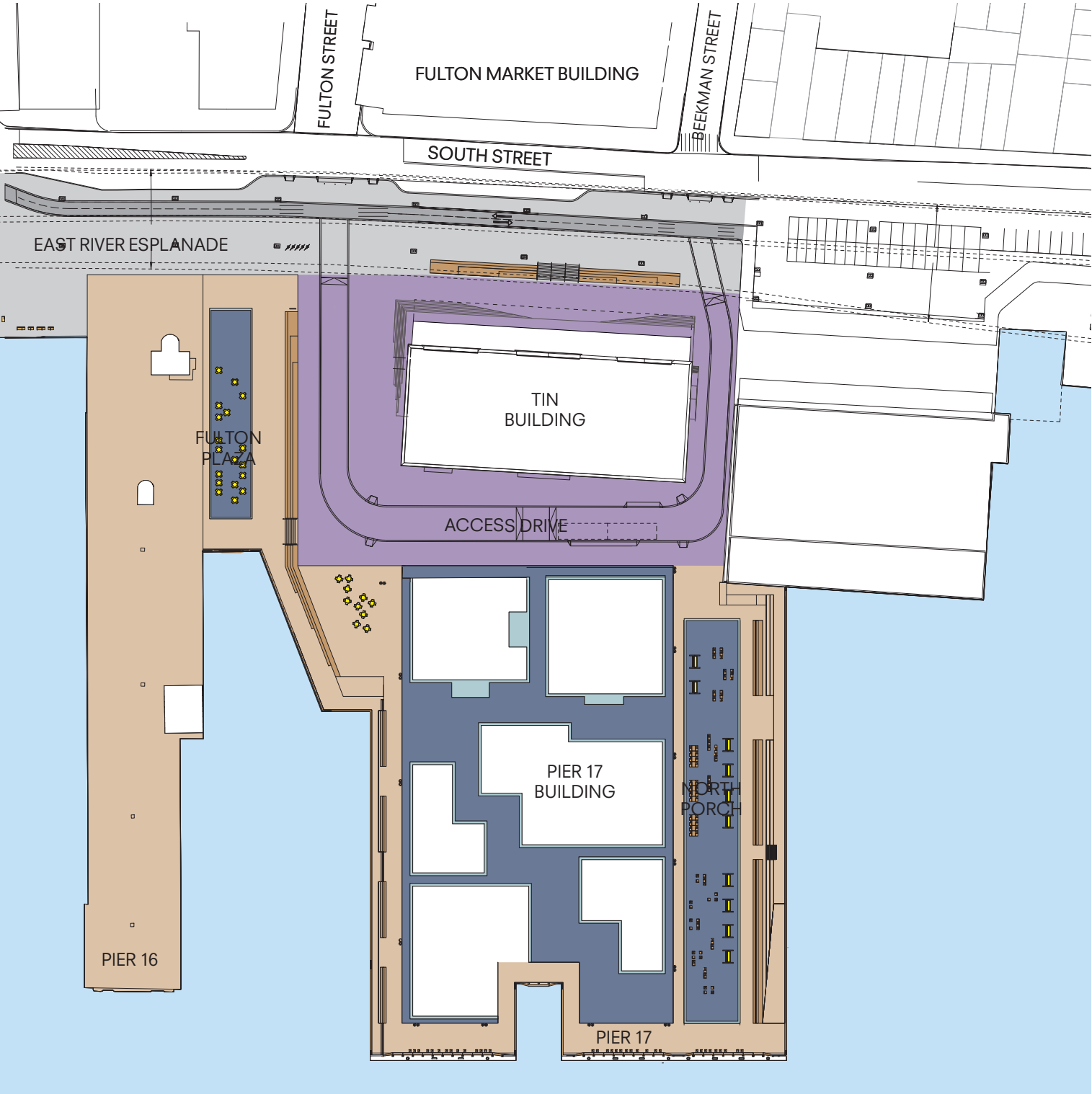
PROPOSED SITE PLAN

- NEW CONSTRUCTION
- PIERS AND PLATFORMS
- HISTORIC DISTRICT LINE

SOUTH STREET SEAPORT // APPROVED + PROPOSED LANDSCAPE MATERIALS



APPROVED SITE PLAN



PROPOSED SITE PLAN



PRECAST CONCRETE  
PAVER - ROAD



ESPLANADE HEX PAVER



WOOD DECKING



WOOD FURNITURE

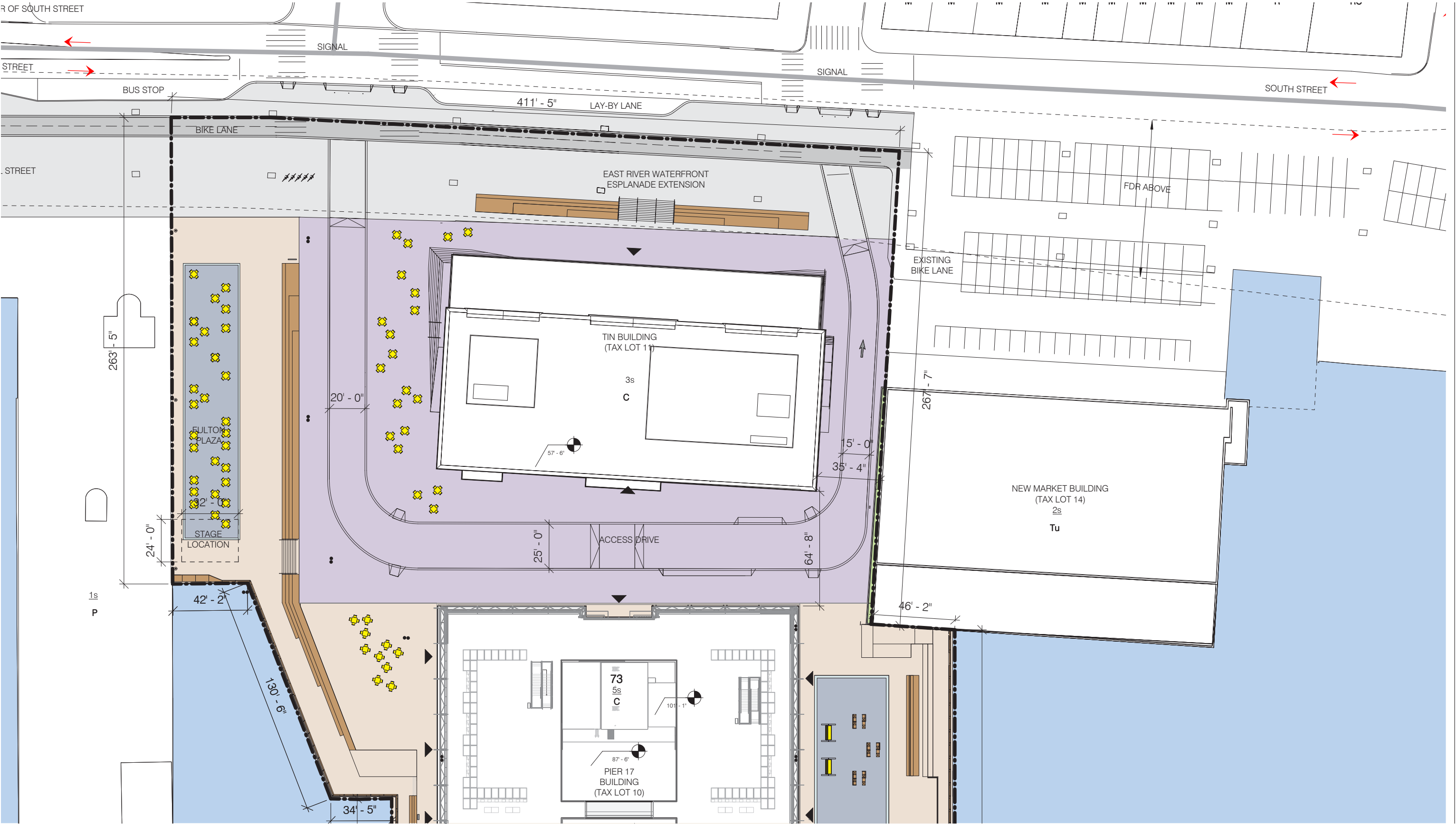


BLUESTONE

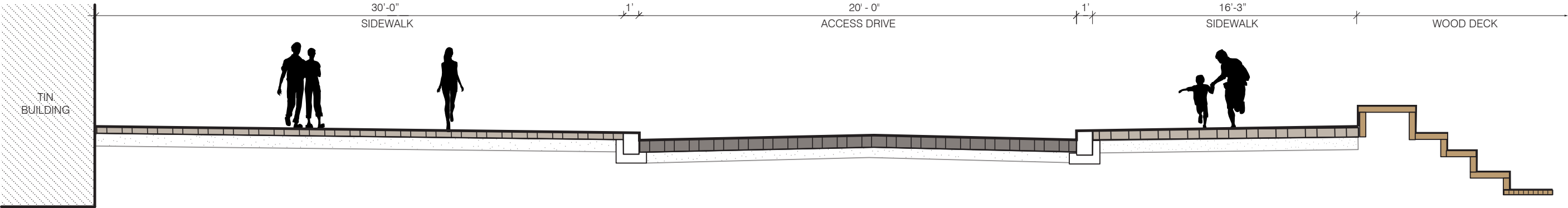
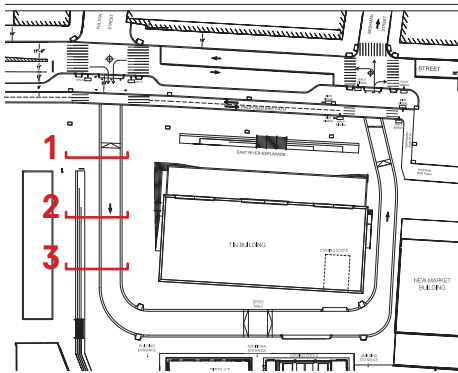


CONCRETE PAVER

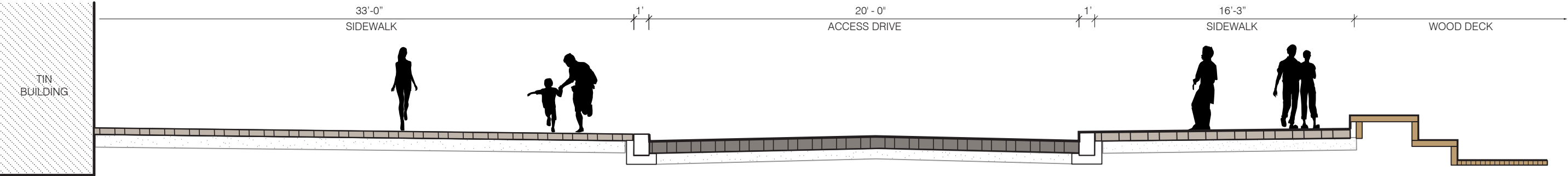
PIER 17 // ACCESS DRIVE DESIGN // PROPOSED SITE PLAN



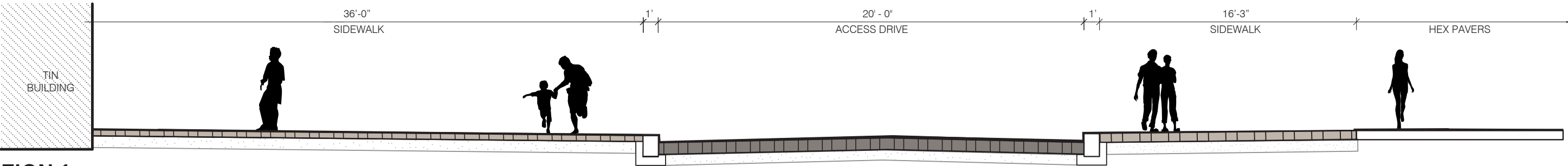
SOUTH STREET SEAPORT // HARDSCAPE / ACCESS DRIVE / SECTIONS



SECTION 3

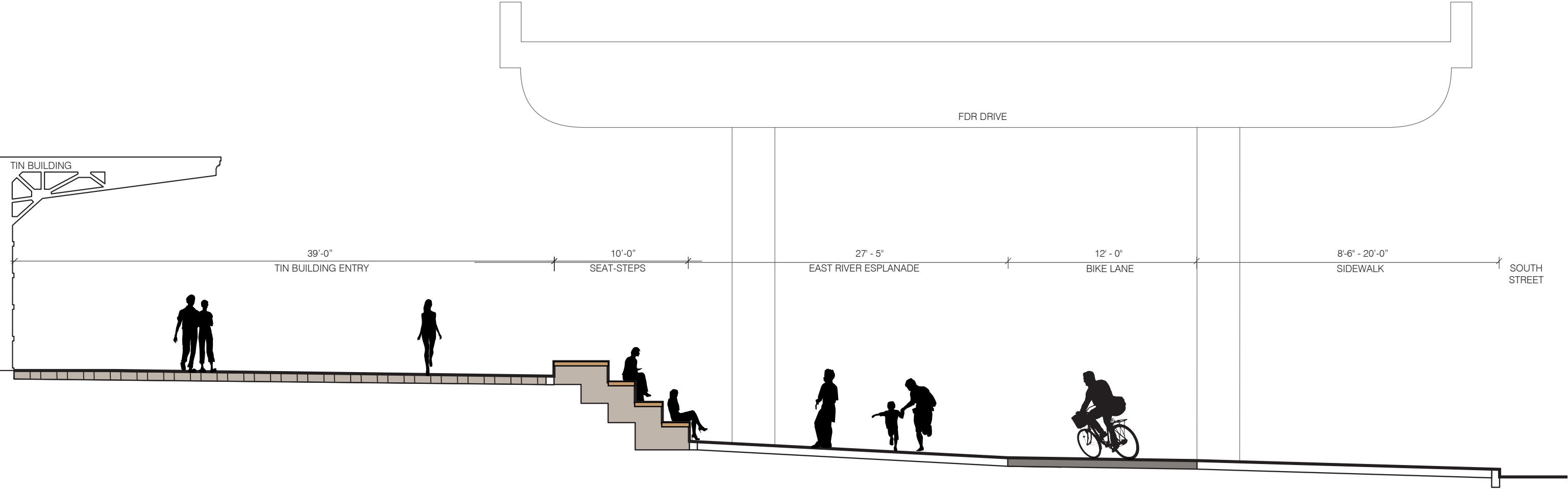
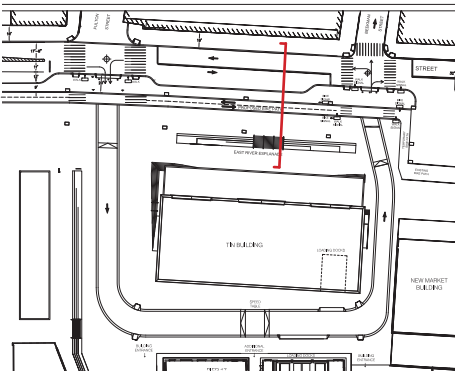


SECTION 2

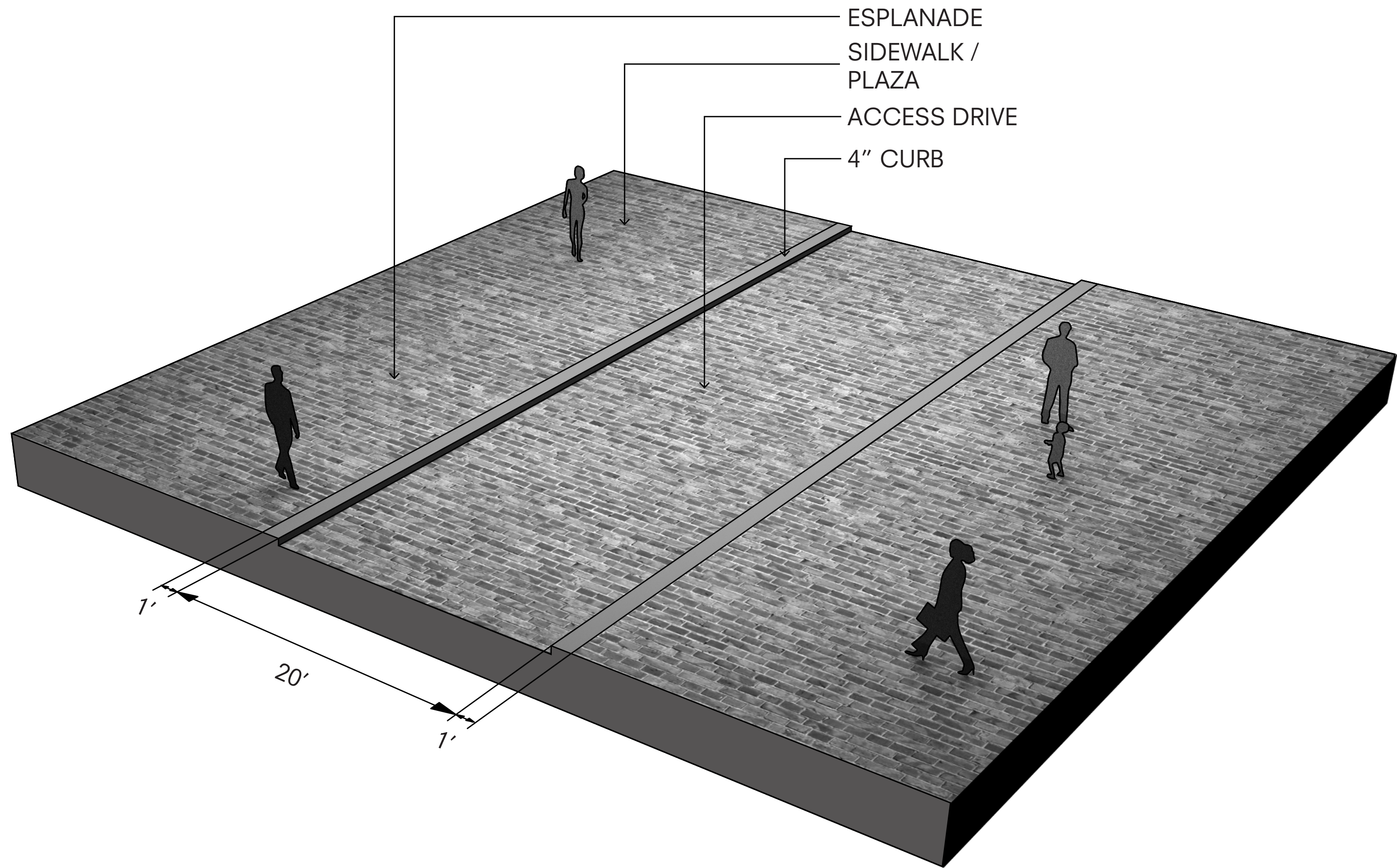


SECTION 1

SOUTH STREET SEAPORT // HARDSCAPE / ESPLANADE / SECTION



SOUTH STREET SEAPORT // HARDSCAPE // ACCESS DRIVE TYPICAL SECTION





\*FDR OMITTED FOR CLARITY

SOUTH STREET SEAPORT // LIGHTING // EXISTING CONDITIONS





SOUTH STREET SEAPORT // VIEW OF EAST FACADE FROM THE SOUTH



SOUTH STREET SEAPORT // VIEW OF EAST FACADE FROM THE NORTH









## **SOUTH STREET SEAPORT // LIST OF ACTIONS**

- Modification of 2013 special permits to enlarge the zoning lot and modify the site plan subject to the special permits:
  - Waterfront height and setback special permit (ZR Section 62-834): shift in Pier 17 building;
  - Large-scale signage special permit (ZR Section 74-744(c)): Pier 17 Building west façade and Tin Building signage; and
  - Large-scale waterfront yard special permit (ZR Section 74-743(a)(2)): no change in yards.
- Waterfront Authorization (ZR Section 62-822(b)): design of waterfront public access areas – to approve new design on the Tin Building site and the former Link Building site.
- Waterfront Certification (ZR Section 62-811): to approve the design for the waterfront public access areas, as modified by the new Authorization.