

Reconstruction of Flatiron Plazas and Worth Square

Design and Project Update

Manhattan Community Board 5, September 2026



Quennell Rothschild & Partners
Landscape Architects | Urban Designers | Planners

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Project Background



CITY N.T.S



NEIGHBORHOOD N.T.S



SITE N.T.S

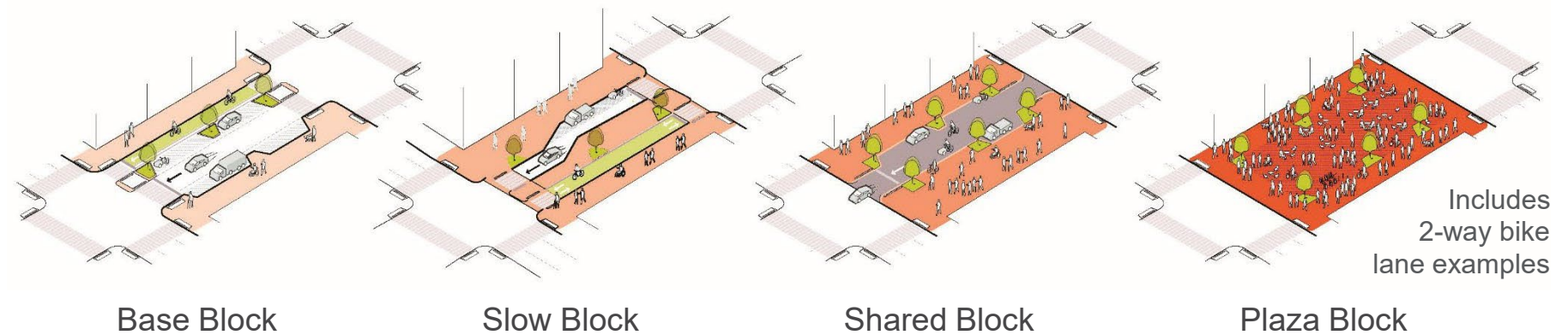
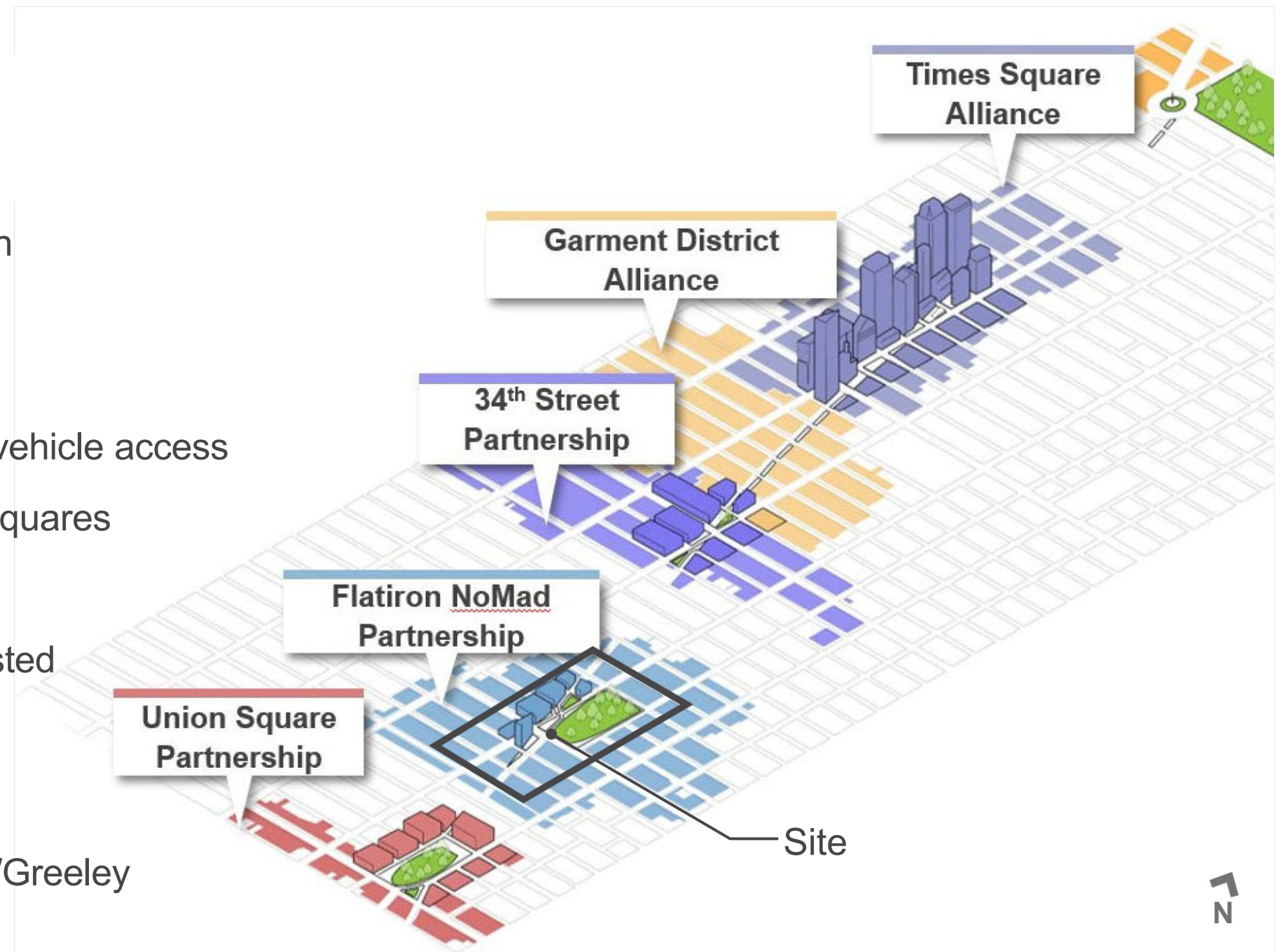
Planning Context

Broadway Vision Plan Goals for Flatiron/NOMAD Area:

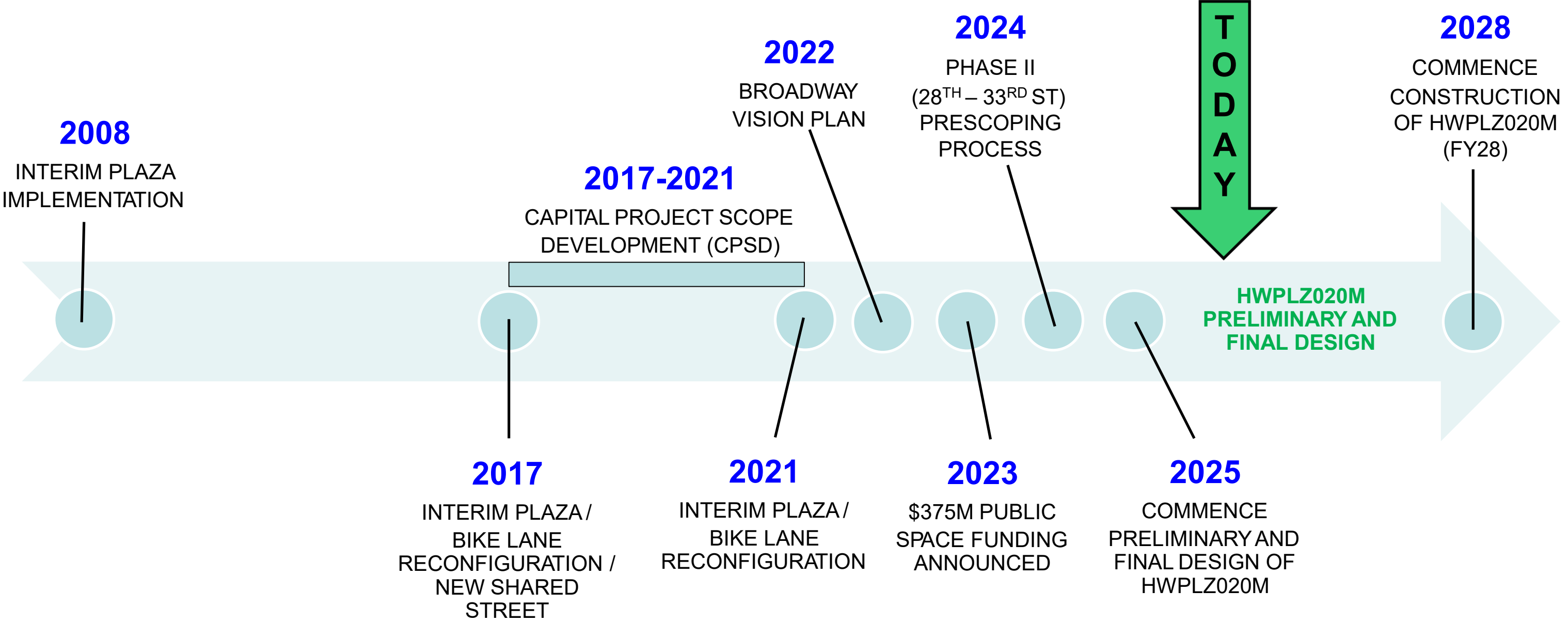
- Enhanced pedestrian space and bicycle circulation
- Create premier plaza spaces at major squares
- Introduce slower, social cycling in both directions
- Mitigate security risks while maintaining ADA and vehicle access
- Make context-dependent design choices - major squares entailing different materials, furniture and lighting
- Prioritize flexible use of plaza space where requested

Future Work:

- 27th-38th Street is included in the funded Herald/Greeley Project, which is in design procurement



Project Timeline



Upcoming Engagement: Plaza workshops

October 14th and 15th – Noon to 2:00PM
Broadway Plaza between 23rd Street and 22nd Street

Project Timeline

2017-2021: Capital Project Scope Development (CPSD)

- Studied the neighborhood context
- Developed initial concept plan
- Developed initial security measure perimeter and strategies on how to reduce bollard use
- Received feedback from community
- Received Conceptual PDC approval, NYPD approval of schematic perimeter security layout, & NYCDOT approval of schematic roadway geometry

2021-2025: Interim Plaza and Bike Lane Reconfiguration

- Interim bike lane and plaza reconfiguration (2-way bikes in north/south direction)
- Broadway between 25th St. and 27th St. converted to plaza blocks
- Broadway Vision Plan created

2025: Midtown South Mixed Use Plan Rezoning

- Commitment from DOT in coordination with elected officials to evaluate full pedestrianization of additional blocks of Broadway



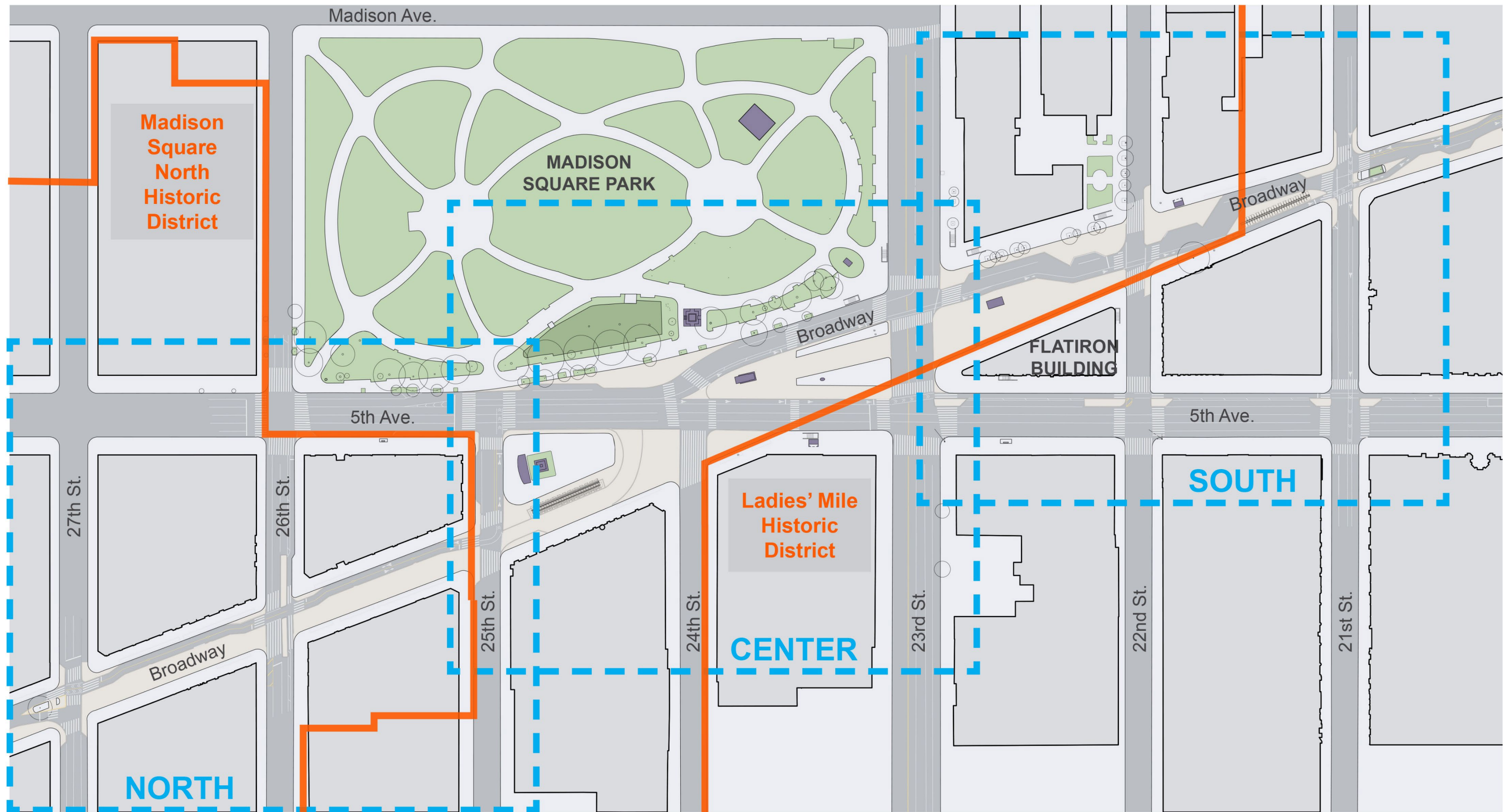
CPSD - Conceptual Rendering, 2021

Current Preliminary Design

- Design has been coordinated with Madison Square Park Conservancy and Flatiron NoMad Partnership
- Major plaza areas include pedestrian security measures that balance aesthetics and security
- Increased the amount of passive use spaces
- Balances green space with plaza flexibility, providing additional permanent plantings and tree canopy
- Incorporates two-way social cycling and accommodate future expansions of the bicycle network

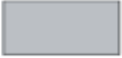
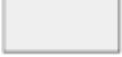


Existing Conditions

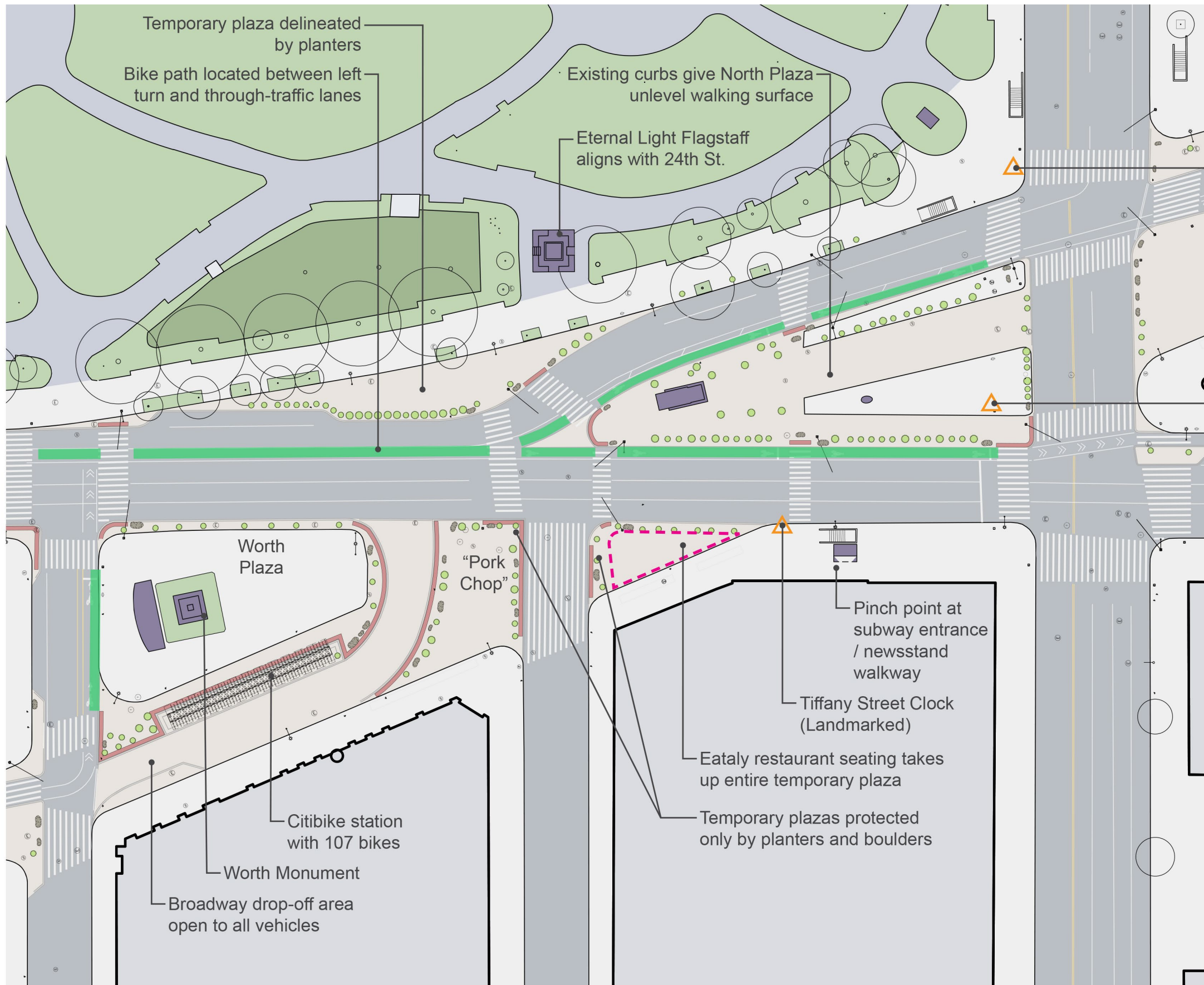




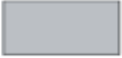
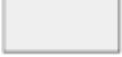
Legend

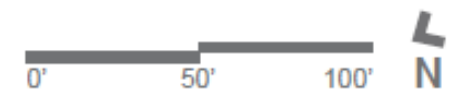
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-  Asphalt pavement
-  Concrete Pavement
-  Epoxy Adhered Aggregate over Asphalt Pavement
-  Asphalt Block Pavement
-  Detectable Warning Strips
-  Bike Lane
-  Existing Trees
-  Planting Area
-  Restaurant Seating
-  Citibike
-  Planter Pots
-  Boulders
-  Utilities

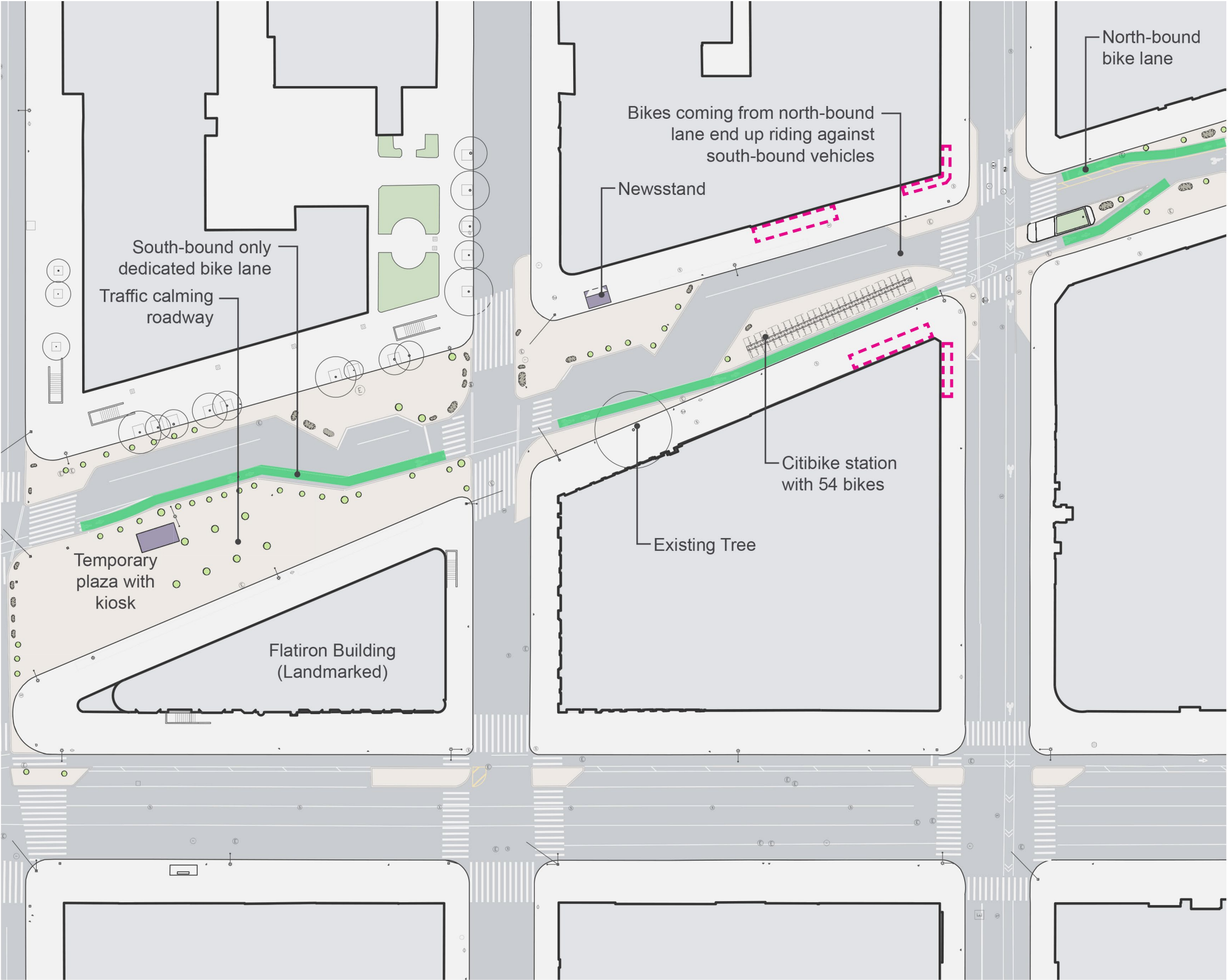




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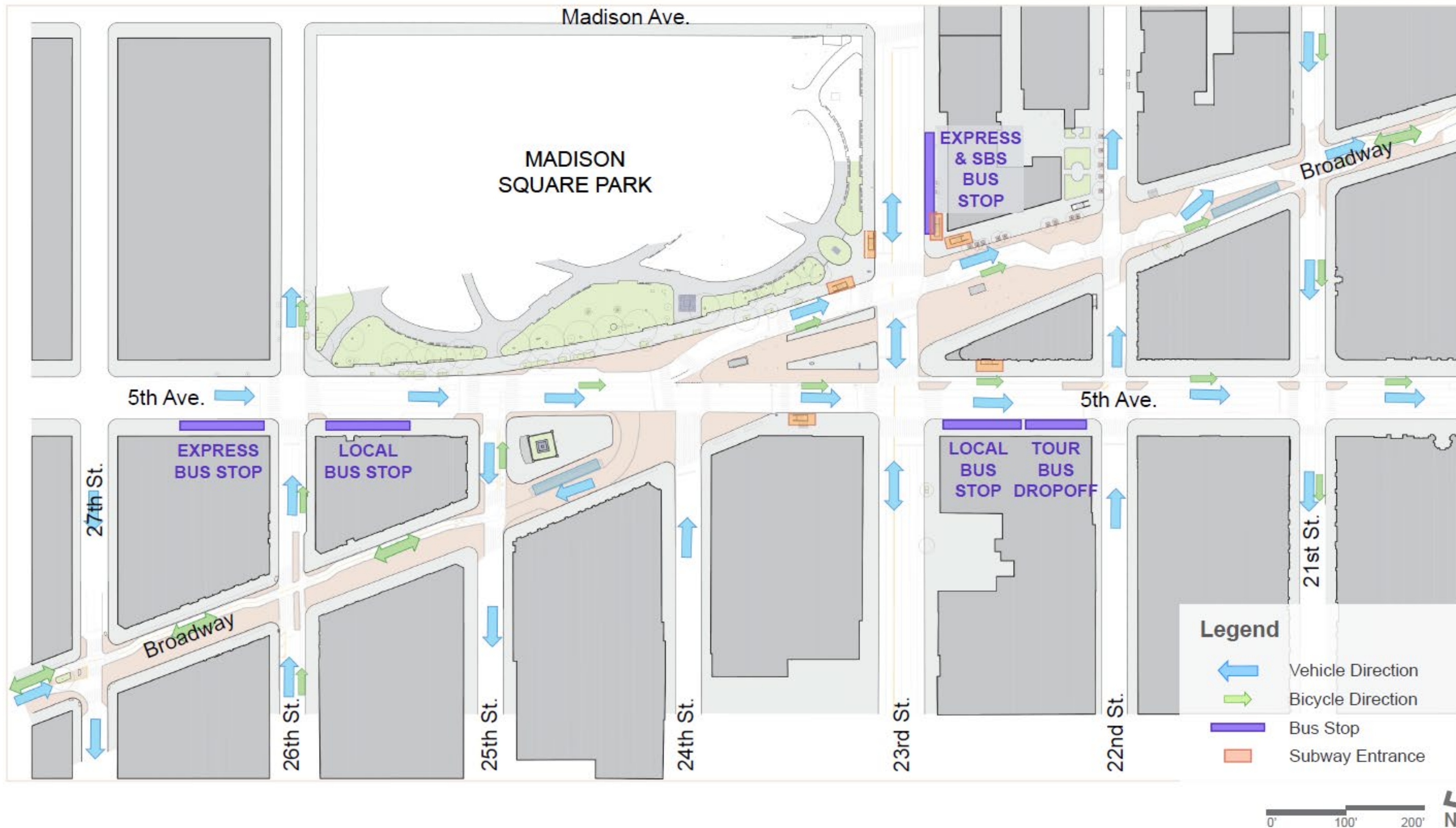




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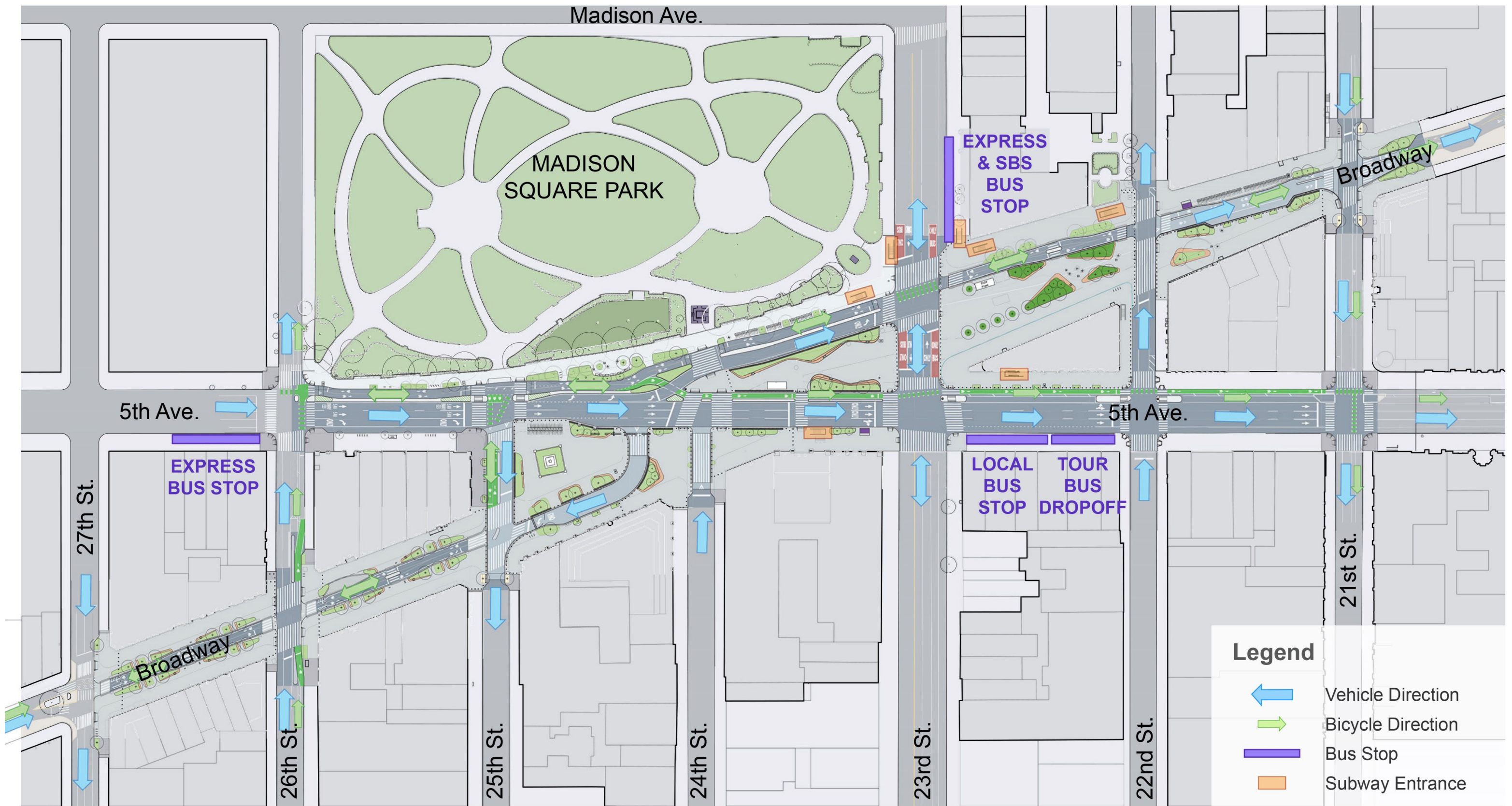
Schematic Design

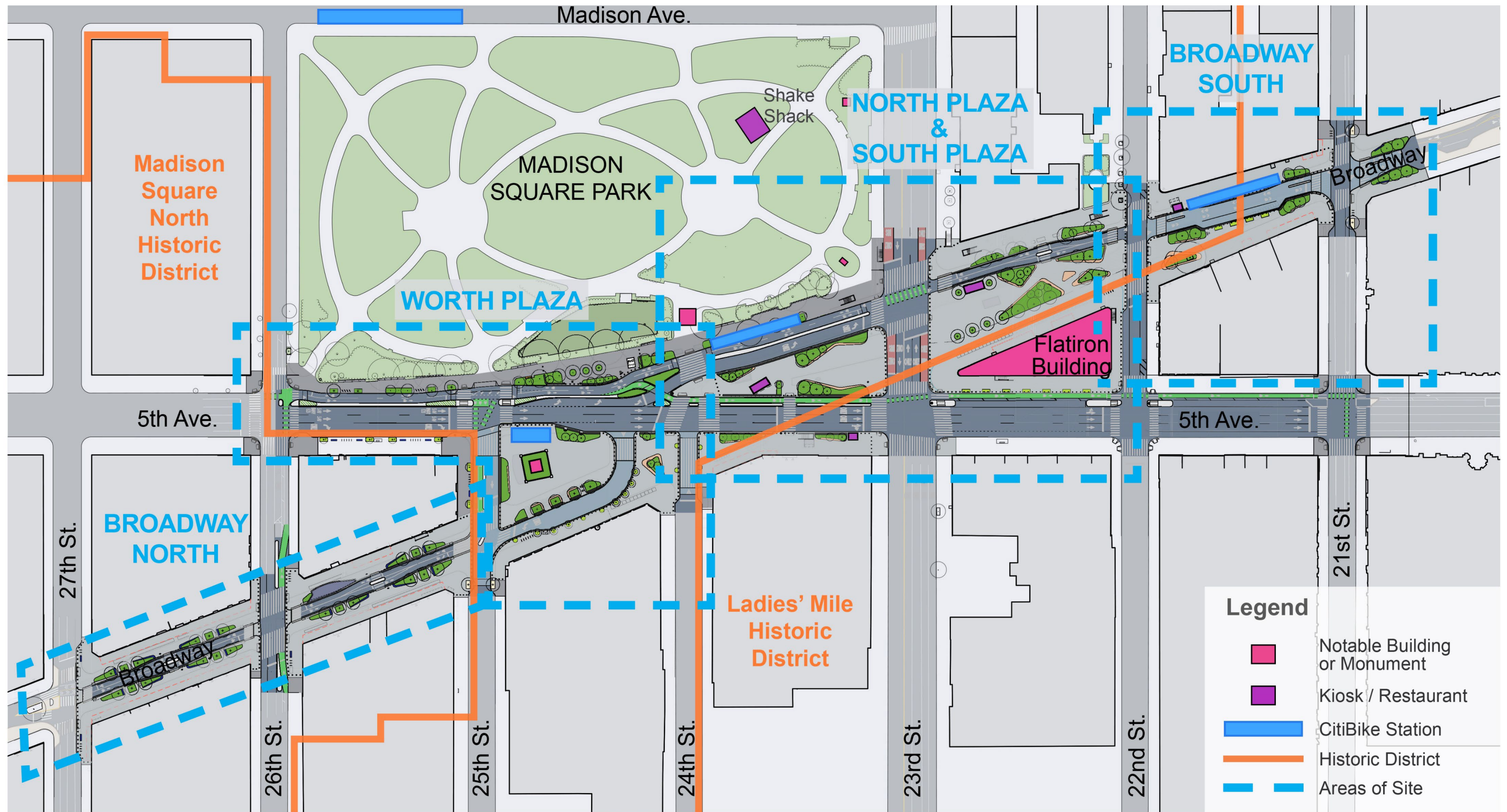
Site Design

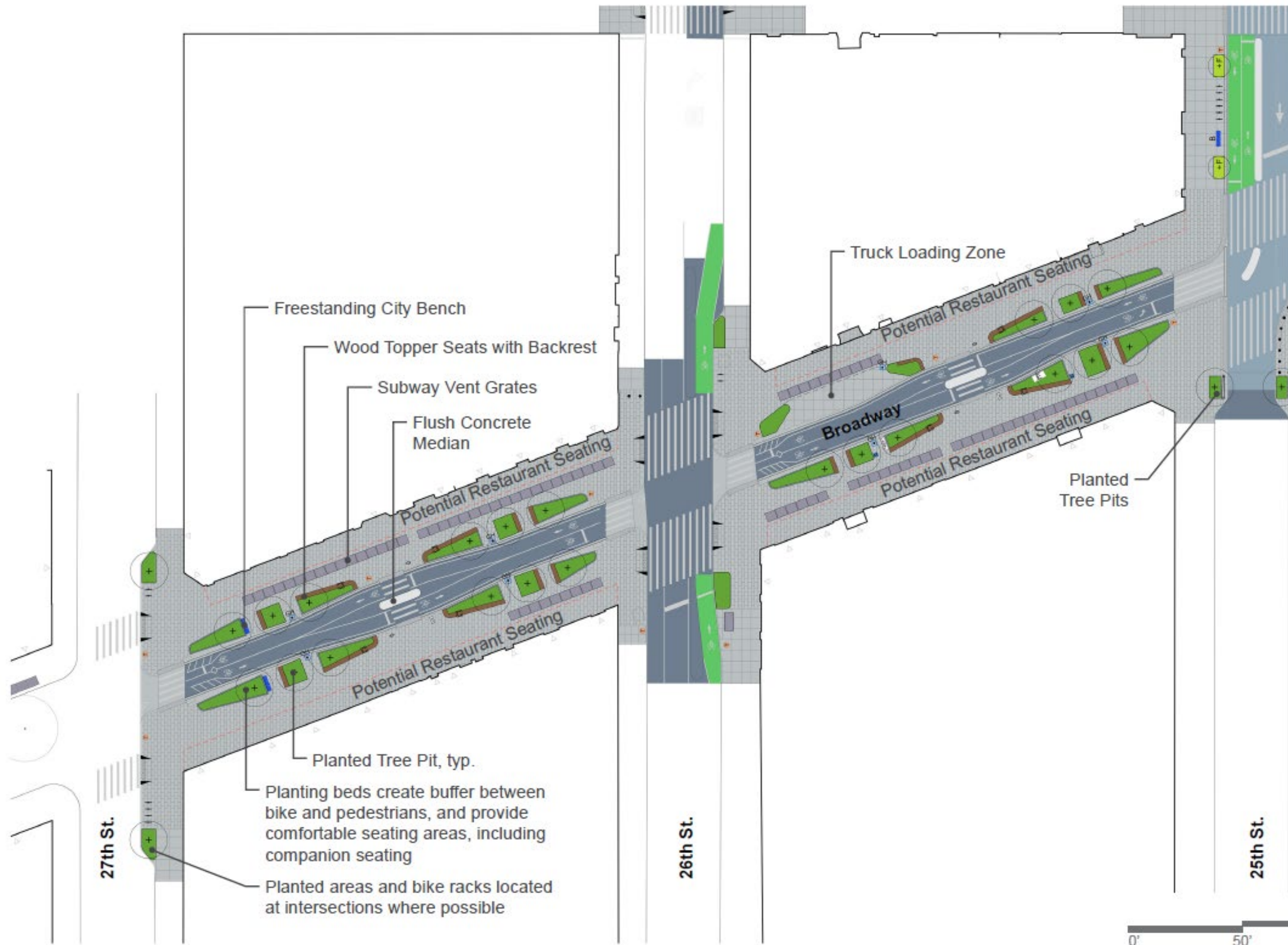
Design Goals

- Design spaces that incorporate goals of Broadway Vision Plan and can seamlessly connect with future projects to the north and south of site
- Maximize greening wherever possible, while still allowing for free movement of pedestrians between plaza spaces
- Increase tree canopy cover
- Create flexible plaza space that feels protected from surrounding traffic
- Provide safe bike routes and two-way bike lanes where possible
- Create plaza spaces that feel related and cohesive, but provide a varied experience
- Limit number and visibility of bollards



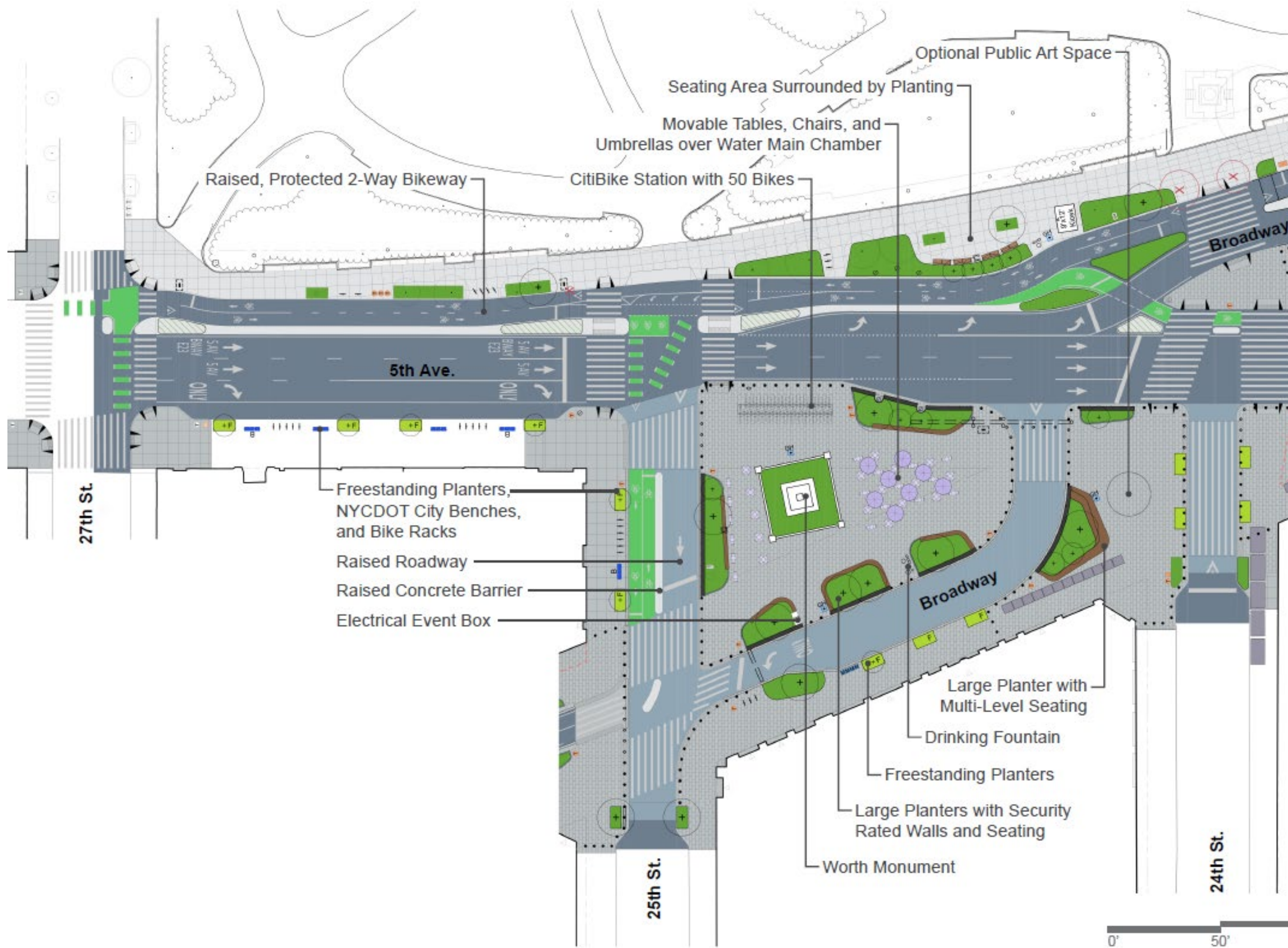






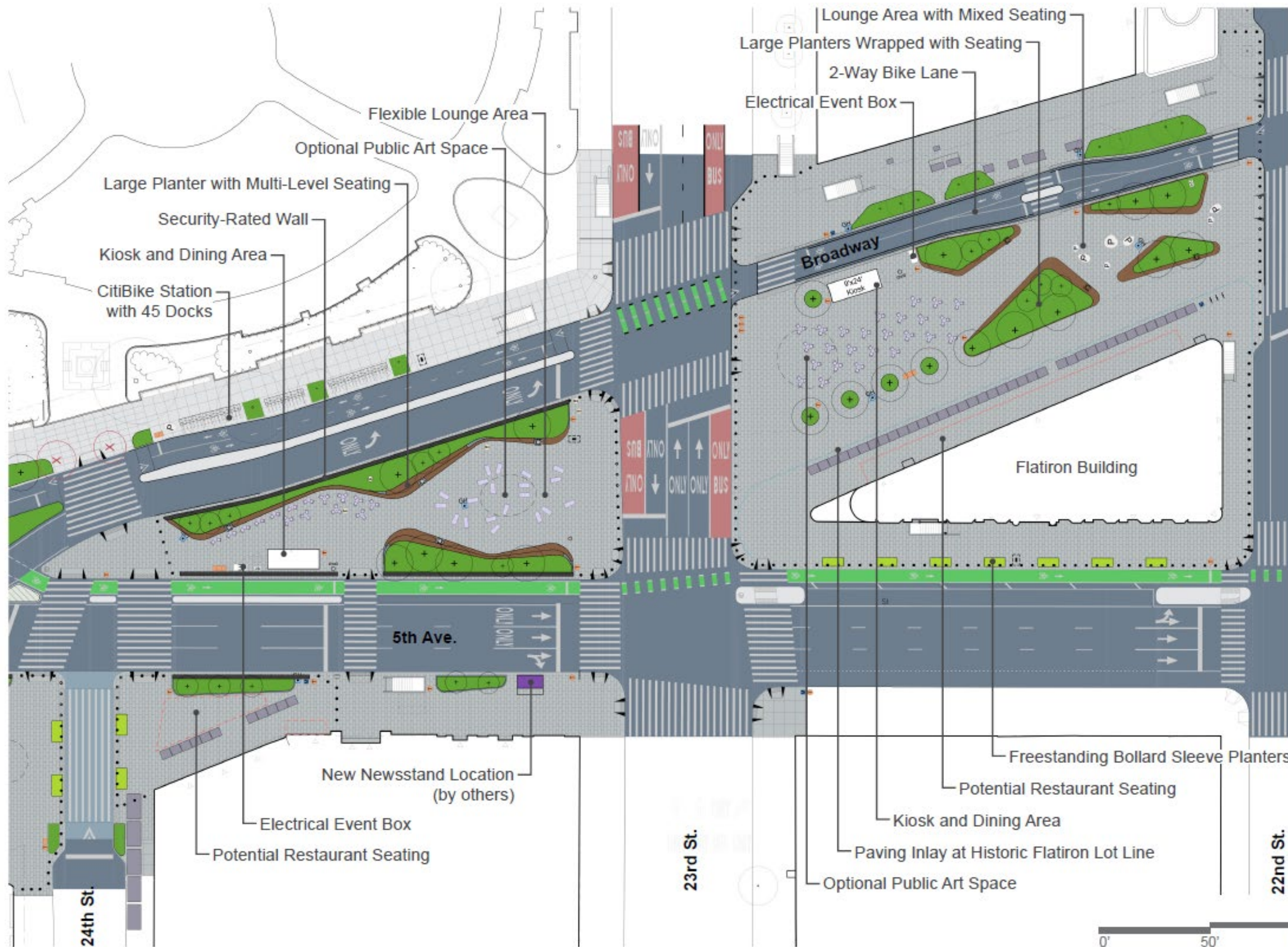
Legend

- Existing Tree
- Tree Canopy
- Existing Tree Removal
- New Tree
- Existing Tree in Enlarged Tree Pit (5'x10' min) with Bed Planting
- New Tree in Tree Pit (5'x10' min)
- New Tree in Tree Pit (5'x10' min) with Bed Planting
- New Tree in Tree Pit (8' dia.) with Bed Planting, (Maintenance partner to be confirmed)
- In-Ground Planter
- Security-Rated Wall
- Fixed Bollard
- Removable or Retractable Bollard for Vehicle Access
- Martello Bollard
- Above-Ground Rectangular Planter Sleeve (Slides over bollards) Sizes: 9'-9'X5' and 9'-9'X4'
- Above-Ground Free-Standing Rectangular Planter
- Optional or Removable Low Planting - (Pending coordination of maintenance responsibilities)
- Paving Type 1 - Sidewalk Paving Non-Tinted Concrete, 5'x5' Scoring
- Paving Type 2 - Plaza Paving Landmark Grey Pigmented Concrete, 3'x1'-6" London Paver Scoring
- Paving Type 3 - Raised Roadway & Crosswalk Paving Tinted Concrete, Custom Scoring
- Paving Type 4 - Historic District Sidewalk Paving Landmark Grey Pigmented Concrete, 5'x5' scoring
- Paving Type 5 - Road & Bikeway Paving Asphalt
- Detectable Warning Strips
- On-Street Bike Lanes
- Custom Platform Seating Element with Incorporated Planting
- Seating - Wood Slat Topper
- Seating - Standard NYCDOT City Bench
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- Bench Seating - 1939 World's Fair Bench
- Seating - Stone Seats
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- Landscape Forms Chill Chaise Lounges (Maintained by Flatiron/Nomad Bid)
- Fermob Bistro Table and Chairs (Maintained by Madison Square Park Conservancy)
- Umbrella (Maintained by Madison Square Park Conservancy)
- Companion Seating
- DOT Hoop Bike Rack
- Relocated CitiBike Rack
- Drinking Fountain / Bottle Filler
- Existing Trash Receptacle & Compactor
- Trash Receptacle & Compactor
- Mailbox
- Ground Hydrant
- Electrical Cabinet (400 amp)
- Wayfinding Sign
- Existing Newsstand Location
- Potential Newsstand Location
- Restaurant Seating Area
- Subway Entrance
- Right of Way Line
- Building Entrance



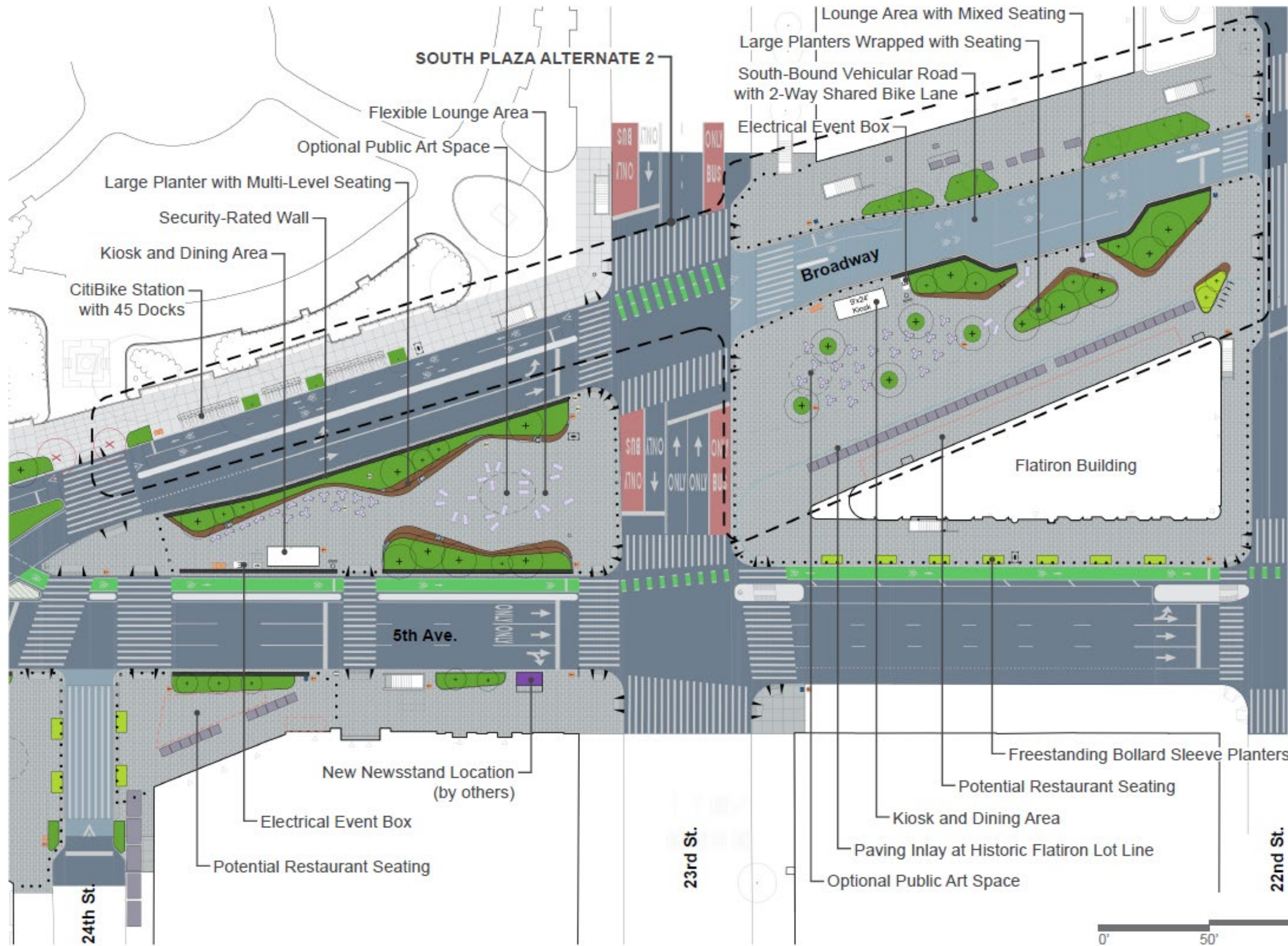
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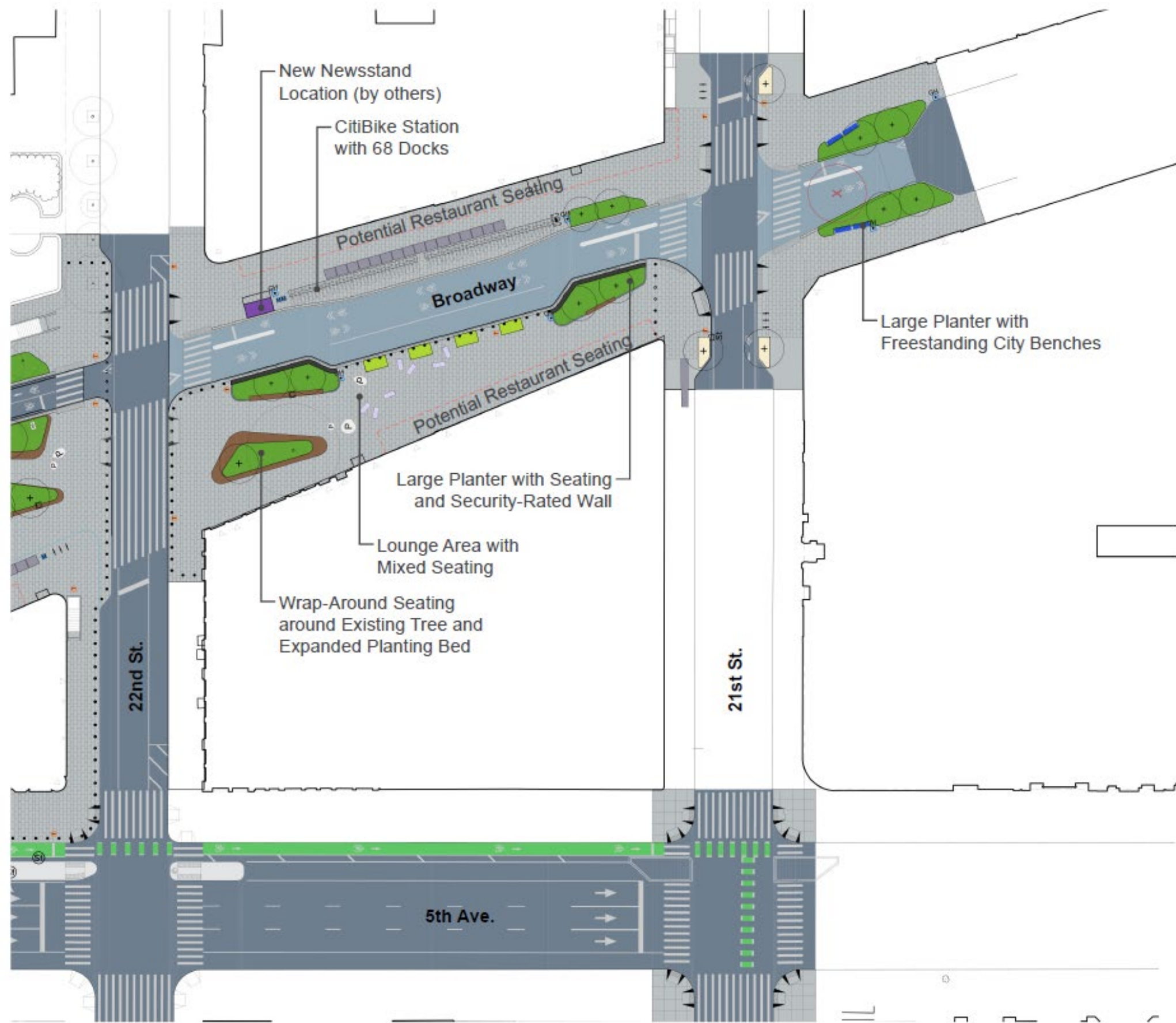
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Circulation Considerations

- 70 vehicles in the AM and 90 in the PM use the block between 23rd Street and 22nd Street
- Circulation access is maintained via 5th Avenue and 22nd Street
- Block does not have major property entrances, loading docks, or driveways
- NYC DOT can work with property owners to maintain critical access for repairs, move ins/outs, etc.



Schematic Design Design Renderings













Schematic Design Materials

Paving

Plaza Paving

London Paver Scoring, Tinted Concrete



London Paver Scoring is 3'-0" x 1'-6" scores, running bond pattern. Custom concrete scoring in plaza areas has been adapted from the custom scoring pattern proposed in the CPSD. Though the pattern is different, it follows the initial idea of emphasizing plaza space through paving.

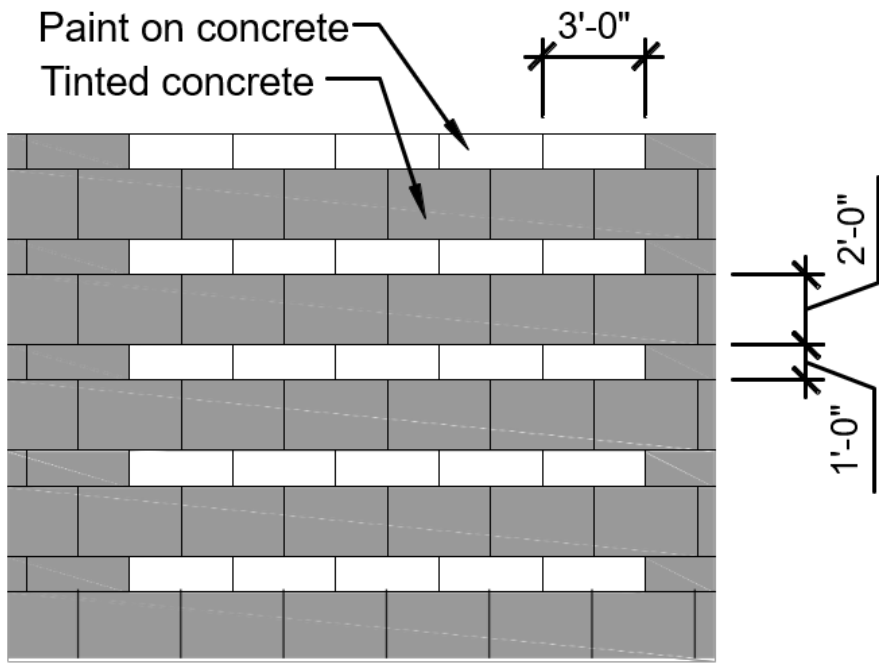
Plaza Paving

Granite Inlay for Flatiron Historic Lot Demarctaion



Raised Crosswalk Paving

Adjusted Plaza Scoring, Tinted Concrete w/ Paint



Sidewalk Paving

5'x5' Scoring, Tinted and Non-Tinted Concrete



Bike Path Paving

Asphalt Path



Fixed Seating

Multi-Level Seating



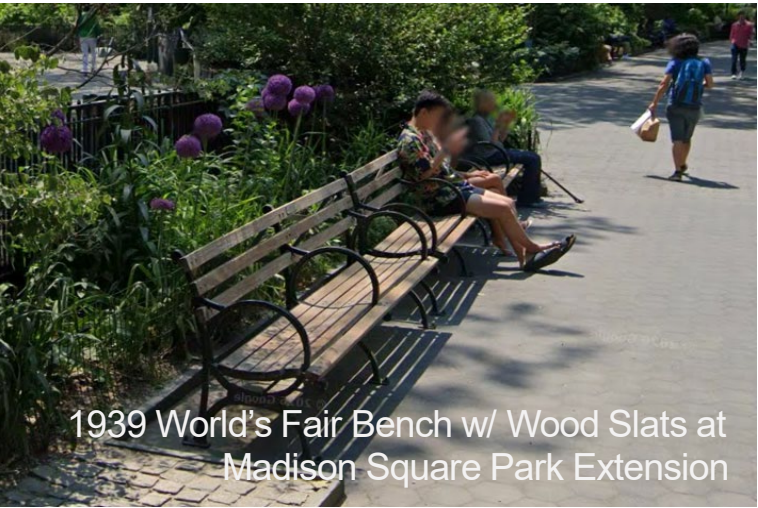
Wood Slat Multi-Level Seating

Wood Slat Seating on Seatwall



Wood Slat Bench Toppers
on Concrete Seatwall

Standard Seating



1939 World's Fair Bench w/ Wood Slats at
Madison Square Park Extension

Stone Seating



Escofet Petra Seats



Wood Slat Seats with Back



NYC DOT CityBench on Concrete Seatwall
at Broadway North and Broadway South



Companion Seating

Movable Seating

Movable Tables & Chairs

Powder-Coated Steel



Lounge Chairs

Rotationally-Molded Polyethylene



Installation Movable Seating



Site Furnishings

Drinking Fountain



Bottle Filler



Trash Receptacles & Storage



Currently on site



Currently on site

Electric Box



Lighting

Street Lights



Flatbush Avenue Pole
Black



Pedestrian Lights



Flushing Meadows Pedestrian Pole
Black

Thank You!

Upcoming Engagement: Plaza workshops
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