

The current proposal is:

Preservation Department – Item 1, LPC-20-10148

**84 South Street,
Borough of Manhattan**

How to Testify

Via Zoom: <https://us02web.zoom.us/j/89088348352?pwd=b2FRd3VaUjlZMDI3TUt6RjlmVmExUT09>

Meeting ID: 890 8834 8352

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BLOCKHOUSE

East River Esplanade, Borough of Manhattan

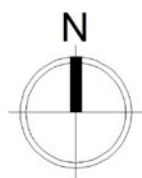
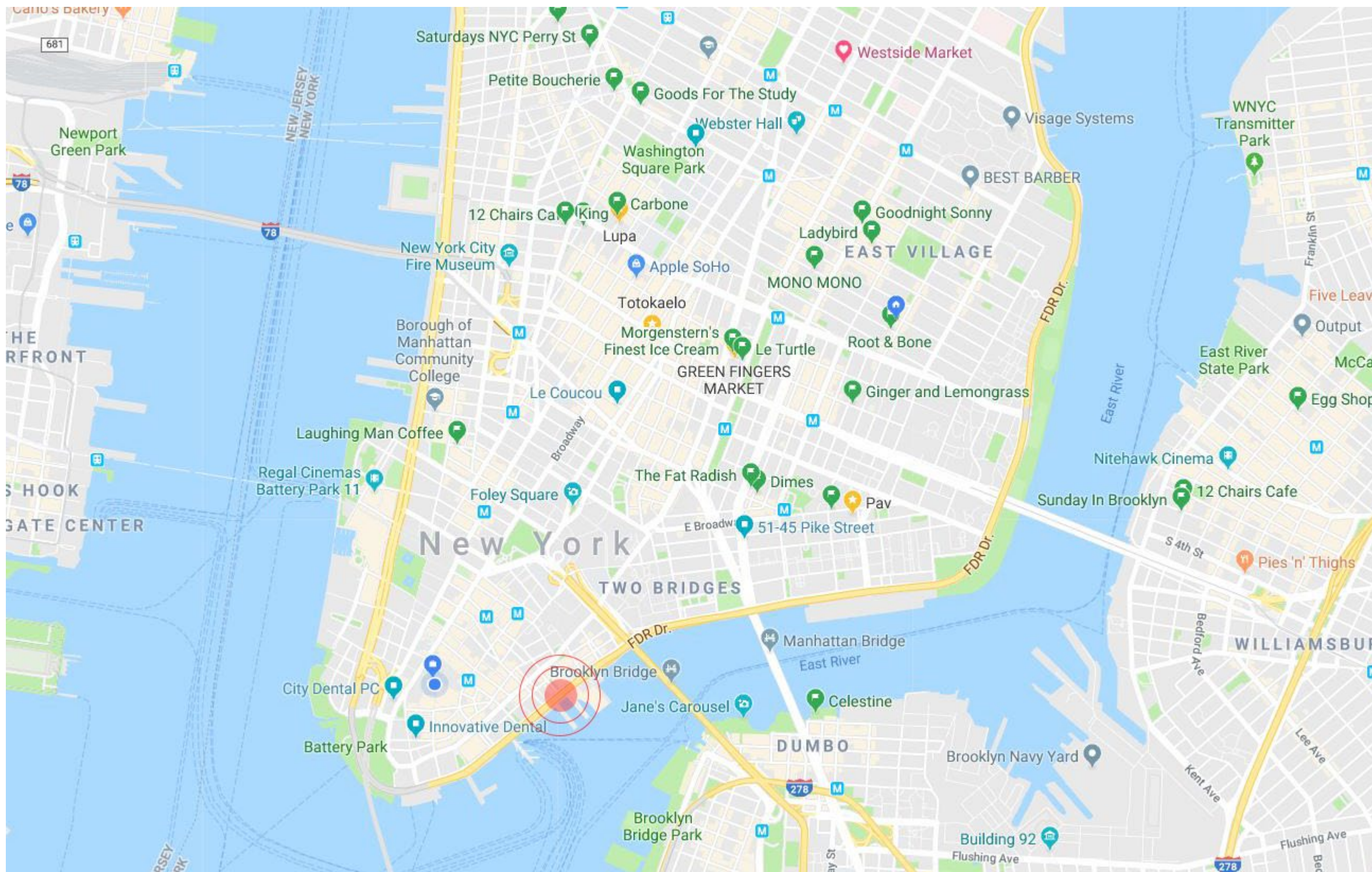
Concessionaire: Howard Hughes Corp.

Architect: Woods Bagot

LPC Hearing— July 14, 2020



NYC Parks

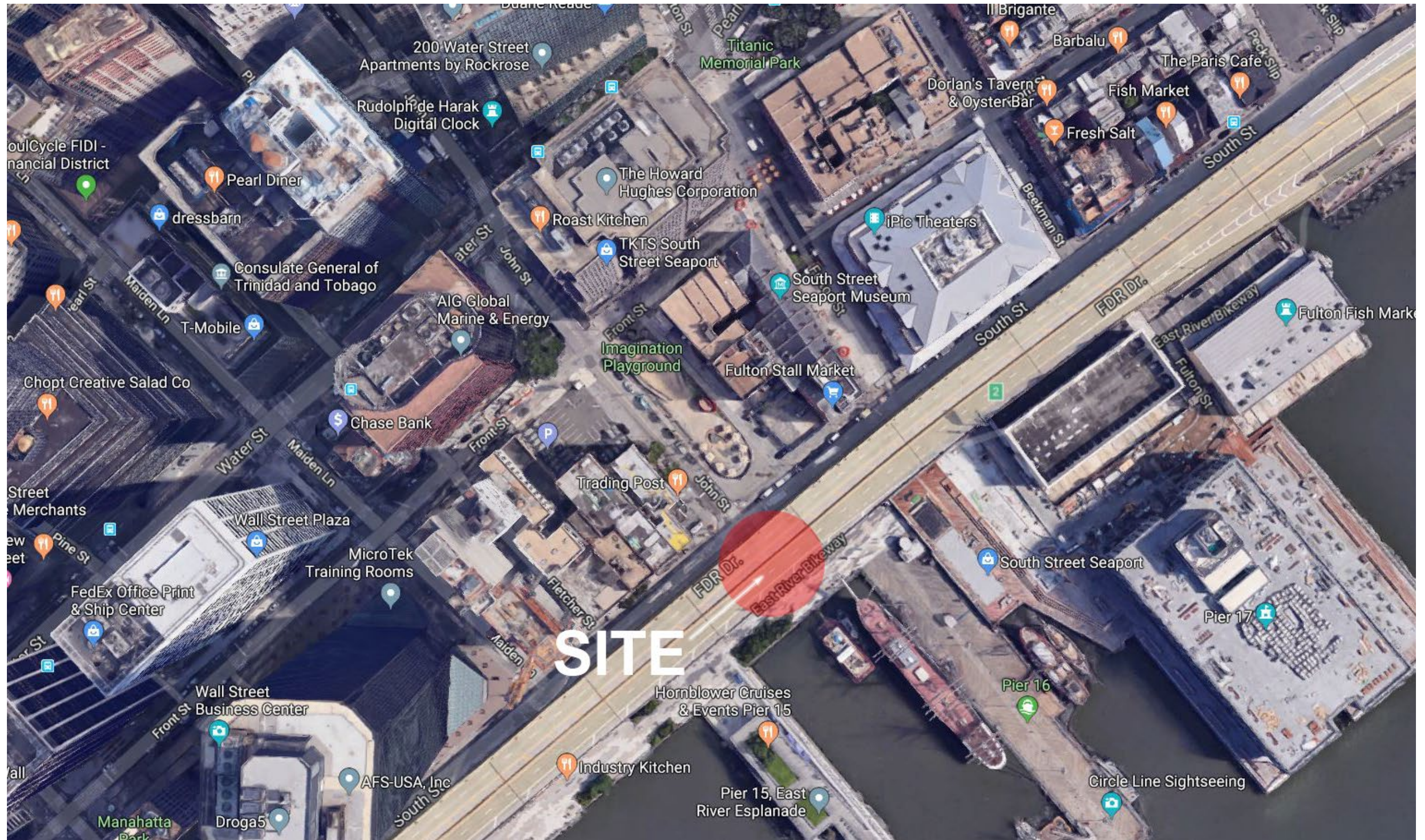


NYC Parks

City of New York
Parks & Recreation

LOCATION MAP

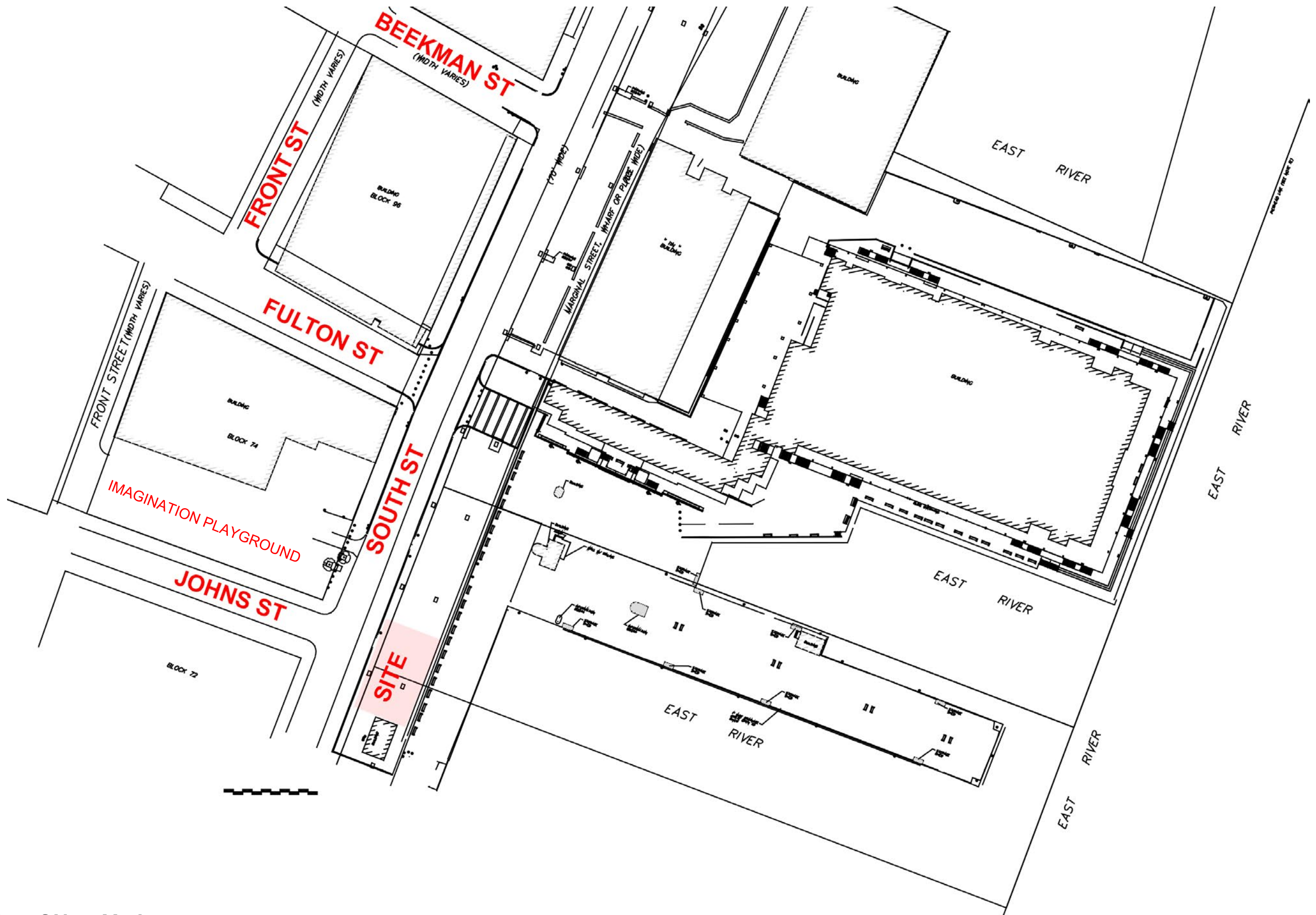
BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020



City of New York
Parks & Recreation

PROJECT LOCATION

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020



PROJECT LOCATION

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020

IMAGINATION PLAYGROUND



JOHN STREET CONCESSION



EAST RIVER ESPLANADE

ALL LICENSE FEES ARE ALLOCATED TO ESPLANADE & IMAGINATION PLAYGROUND

- 50% OF ANNUAL FEE >> NYCEDC FOR MAINTENANCE OF ESPLANADE
- 50% OF ANNUAL FEE >> NYCPARKS FOR HIRING PLAYGROUND ASSOCIATE, SUPPLIES AND EQUIPMENT AT IMAGINATION PLAYGROUND

MINIMUM ANNUAL FEE

YR1	\$100,000
YR2	\$105,000
YR3	\$110,250
YR4	\$115,763
YR5	\$121,551
YR6	\$127,628
YR7	\$134,010
YR8	\$140,710
YR9	\$147,746
YR10	\$155,133

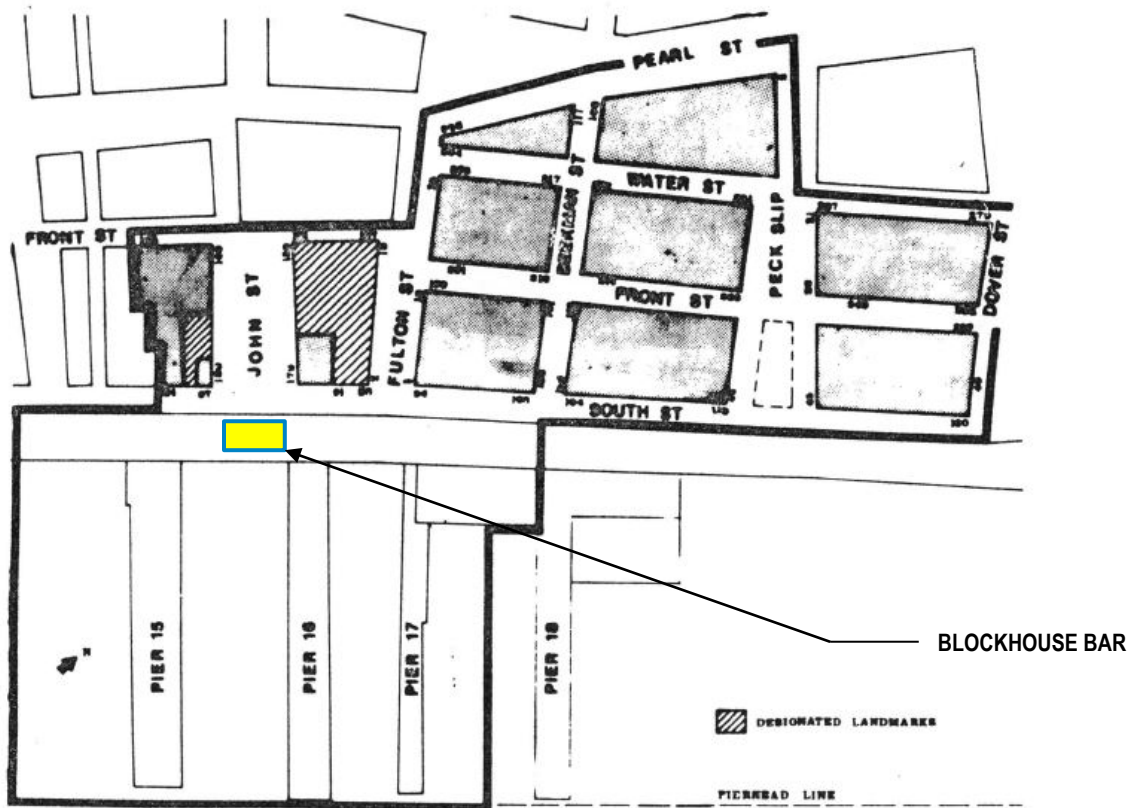


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FEES ALLOCATION

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020

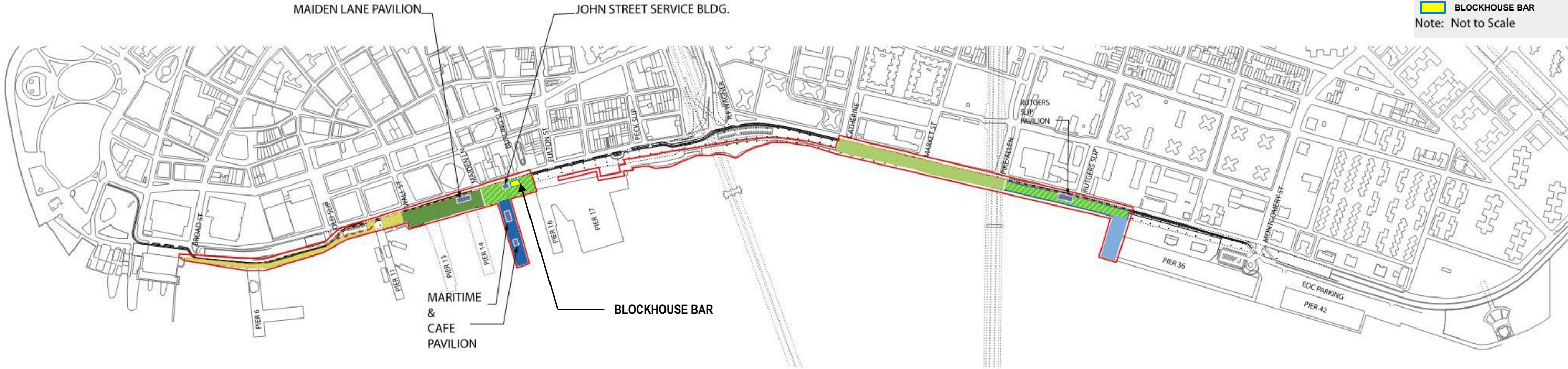


**SOUTH STREET SEAPORT
HISTORIC DISTRICT**

LEGEND

- ESPLANADE PILOT
- ESPLANADE PKG 2
- ESPLANADE PKG 3
- ESPLANADE PKG 4
- PIER 15
- PIER 35
- BIKELANE
- MAINTENANCE AREA
- BLOCKHOUSE BAR

Note: Not to Scale



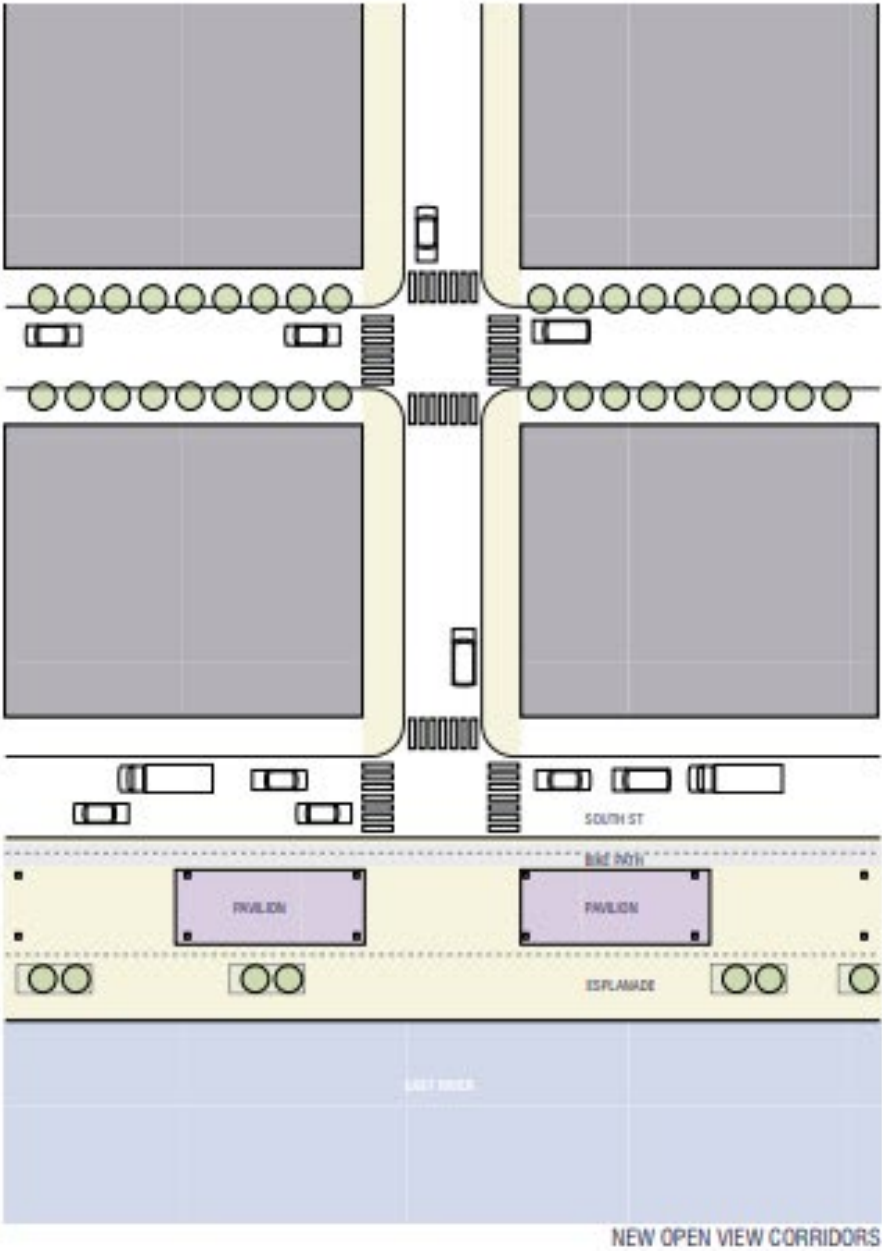
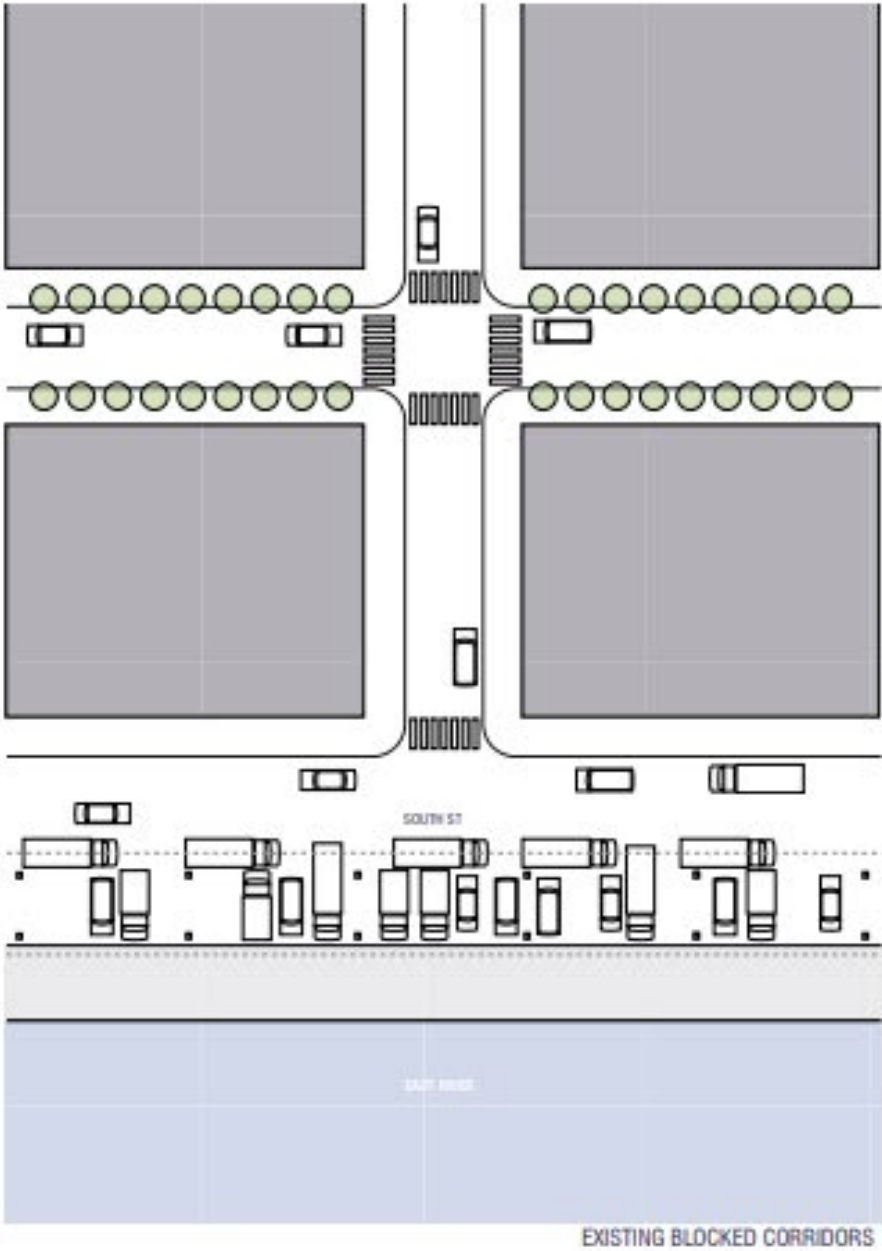
THE ESPLANADE

The most vital aspect of a successful waterfront project is the treatment of the edge condition. The edge of the city is the most direct interface between the land and the water. A vibrant edge will generate year-round activity and provide new amenities for residents, workers and visitors alike. The new East River Waterfront is designed as a series of 'projects' which complement each other while addressing the unique problems and opportunities in the study area. These projects share formal and material traits, creating a unique identity that signals this new waterfront. The key projects are the esplanade, new esplanade amenities, pavilions, and the FDR cladding.

The esplanade has two basic configurations along its length, a typical condition which exists primarily below the FDR Drive and a wide esplanade where an over-water relieving platform structure already exists. In both configurations the continuous Greenway around Manhattan is maintained, expanded and enhanced.

The layout of the esplanade consists of a recreation zone along the edge with seating and plantings, a program zone under the FDR Drive for the pavilions and outdoor activities, and a dedicated bikeway along South Street.

The pavilions and activities planned underneath the FDR Drive bring the active street life from the city to the water's edge. These pavilions are located along the waterfront, parallel to the existing street, so that view corridors are not obstructed. In the warm weather, the walls of the pavilions could open to allow the programs to spill out onto the esplanade. Additionally, in order to create a safe and inviting environment under the FDR the plan proposes new cladding to be placed on the existing FDR viaduct. This would include enhanced lighting and new materials in order to create an environment that attracts people at all hours of the day and night.



NYC Parks

City of New York
Parks & Recreation
Bill De Blasio, Mayor
Liam Kavanaugh, Commissioner

THE EAST RIVER WATERFRONT
MASTER PLAN

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020



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City of New York
Parks & Recreation
Bill De Blasio, Mayor
Liam Kavanaugh, Commissioner

HISTORIC PHOTOGRAPH OF SEAPORT AREA

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020

VIEW FROM JOHN'S ST



BROOKLYN'S BACKDROP OF
BRICK ARCHITECTURE

VIEW FROM SOUTH ST ONTO SEAPORT DISTRICT



RED BRICK ARCHITECTURE DOMINATES
THE SURROUNDING SITE



PIER 17



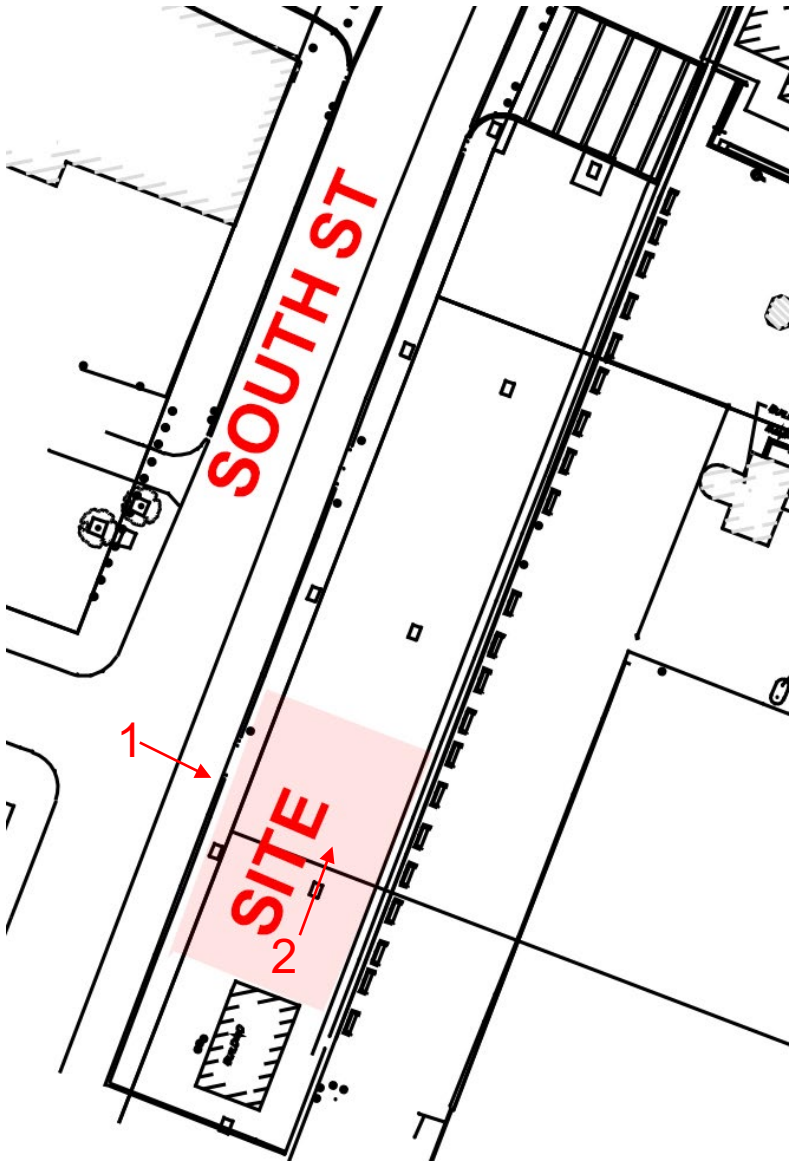
ARIAL VIEW OF SEAPORT DISTRICT

CONTEXT

01 VIEW FROM JOHN'S ST



02 VIEW FROM NORTH



SITE CONTEXT



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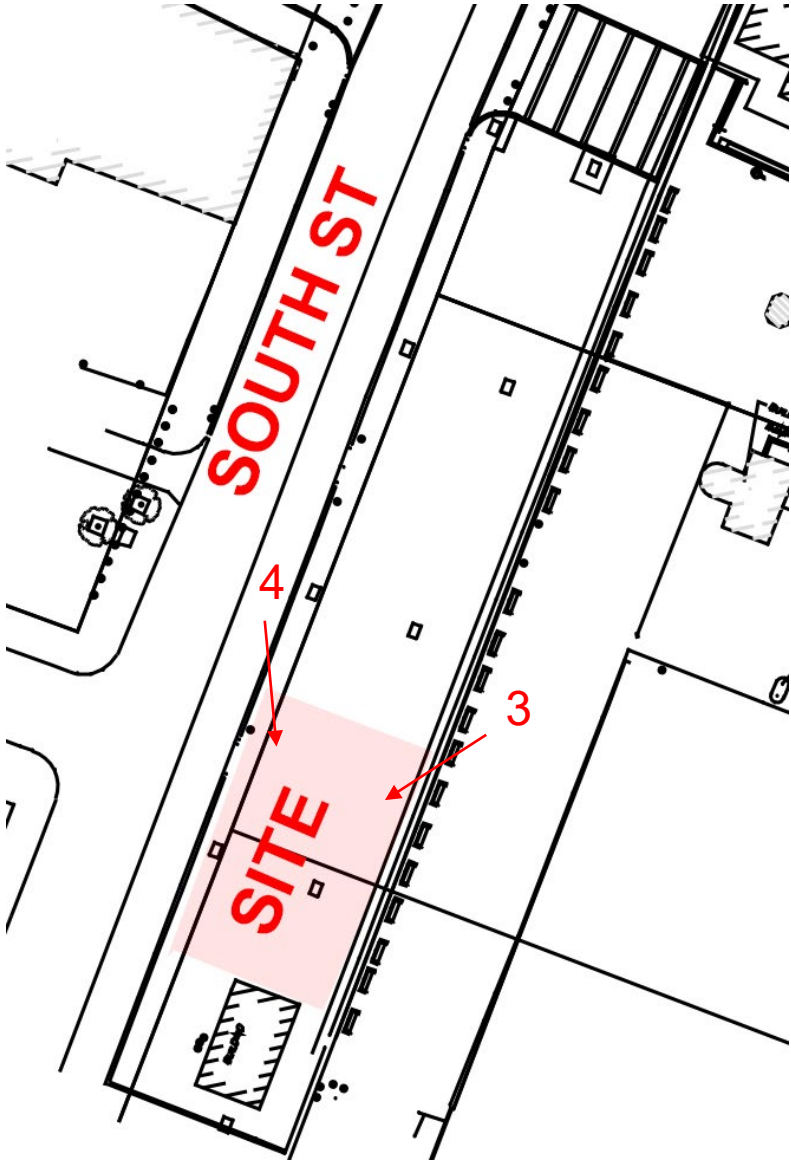
SITE PHOTOS

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020

03 VIEW FROM PIER 16



04 VIEW FROM SOUTH STREET



SITE CONTEXT

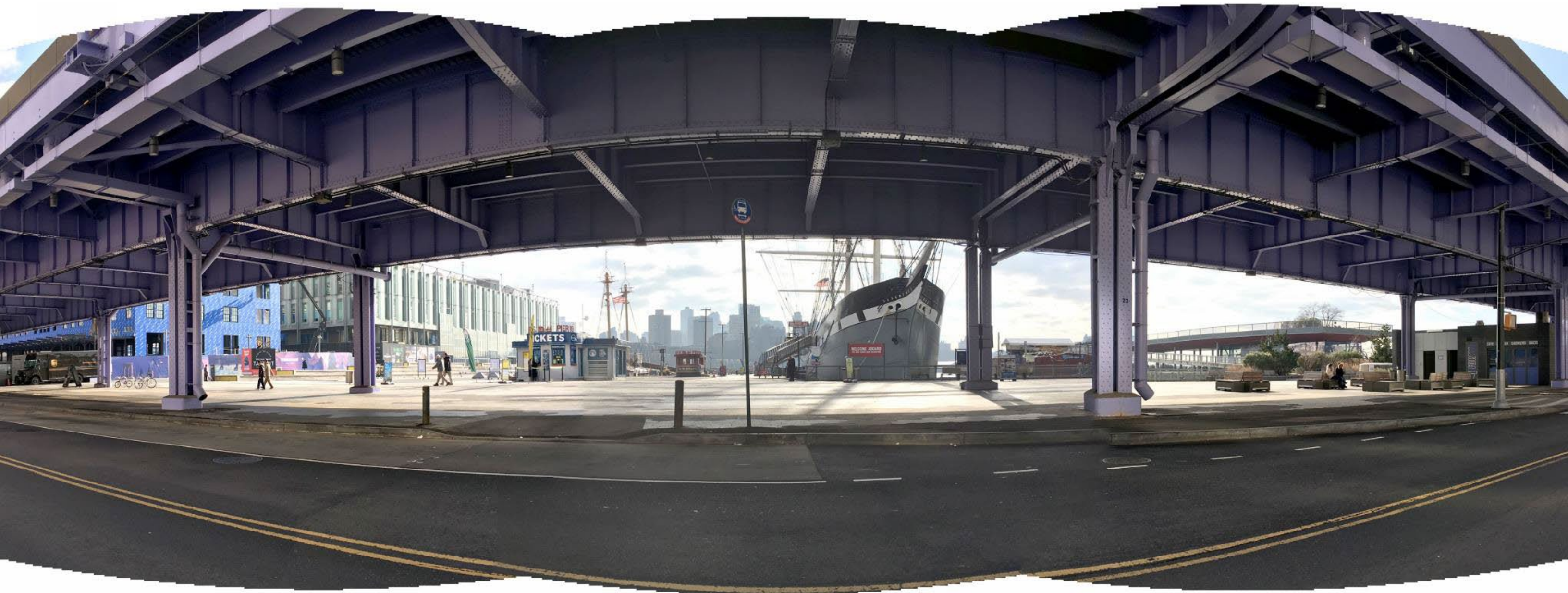


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SITE PHOTOS

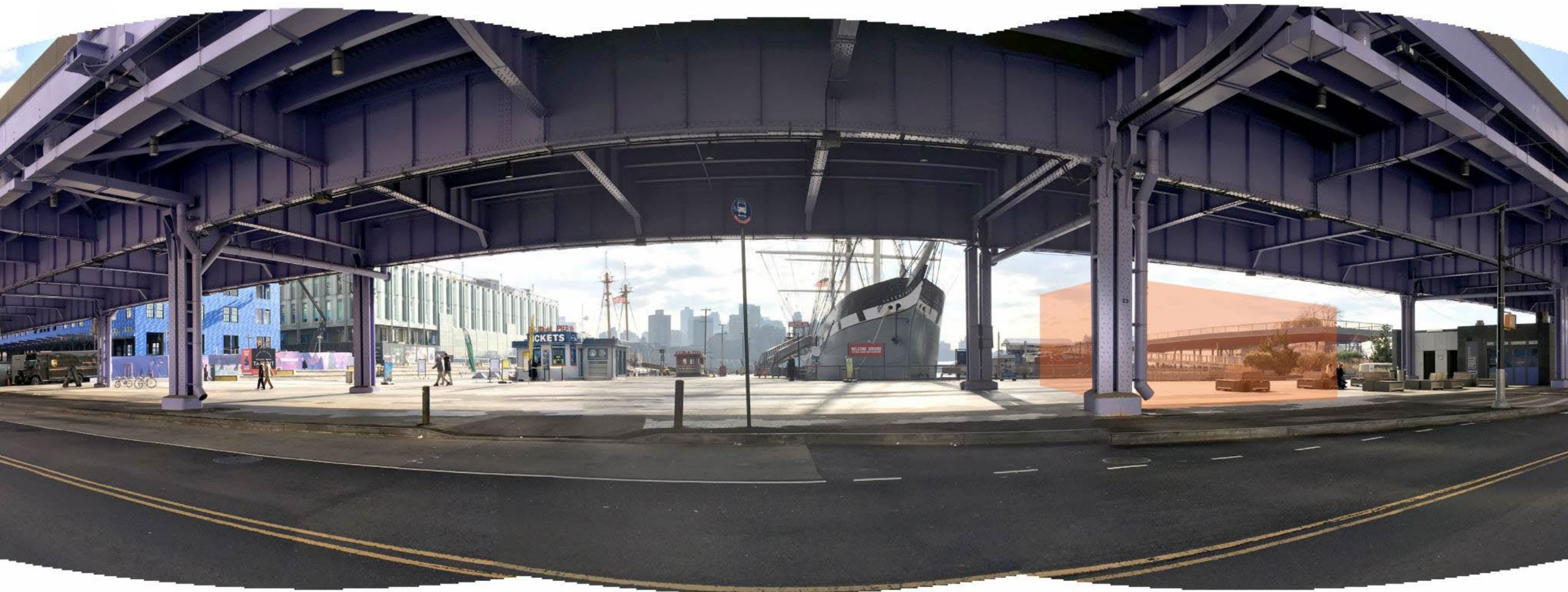
BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020



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PANORAMA VIEW NORTH OF
IMAGINATION PLAYGROUND

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020



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PROPOSED LOCATION
PANORAMA VIEW NORTH OF
IMAGINATION PLAYGROUND

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020

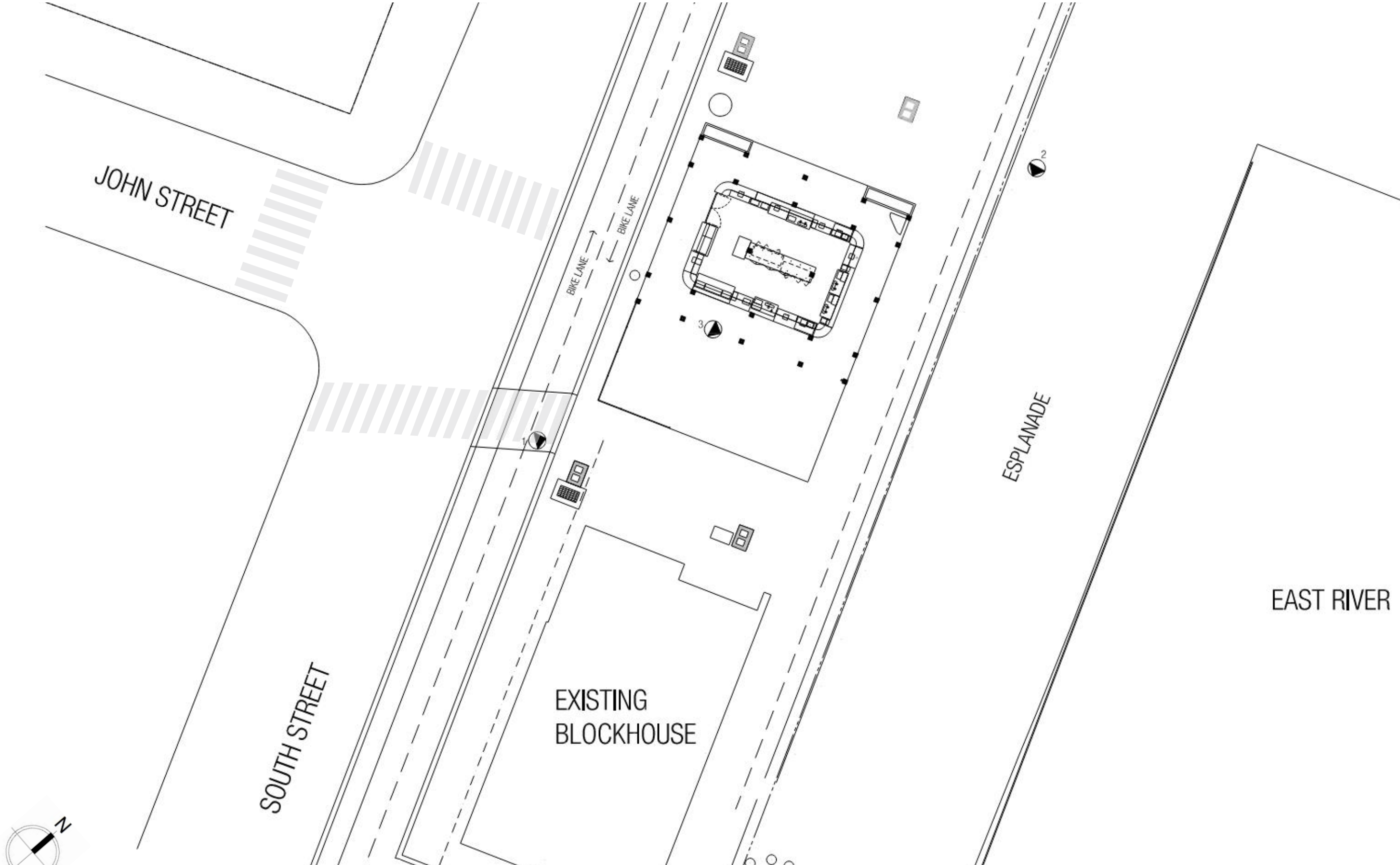


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Parks & Recreation

PROPOSED LOCATION
VIEW FROM JOHNS STREET

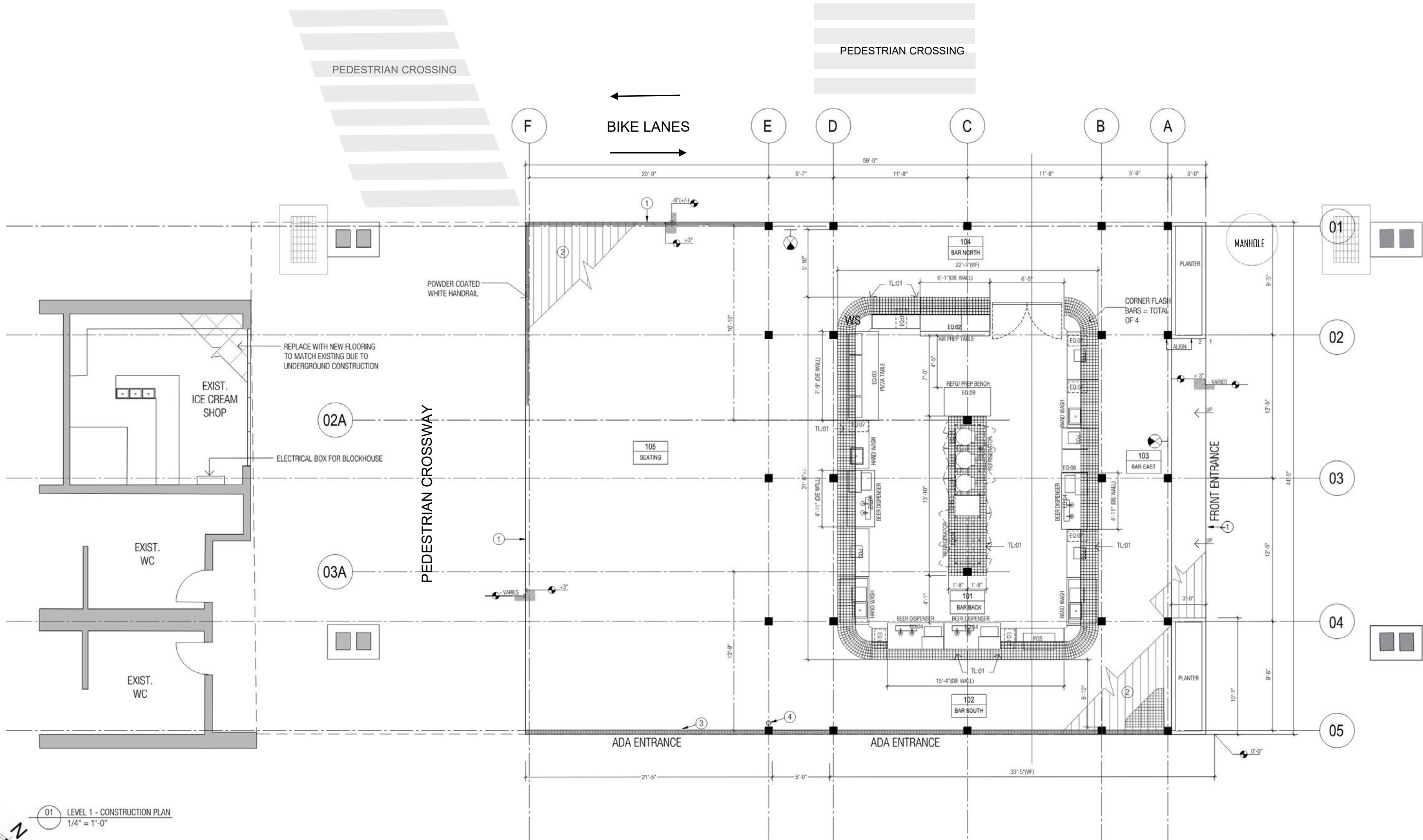
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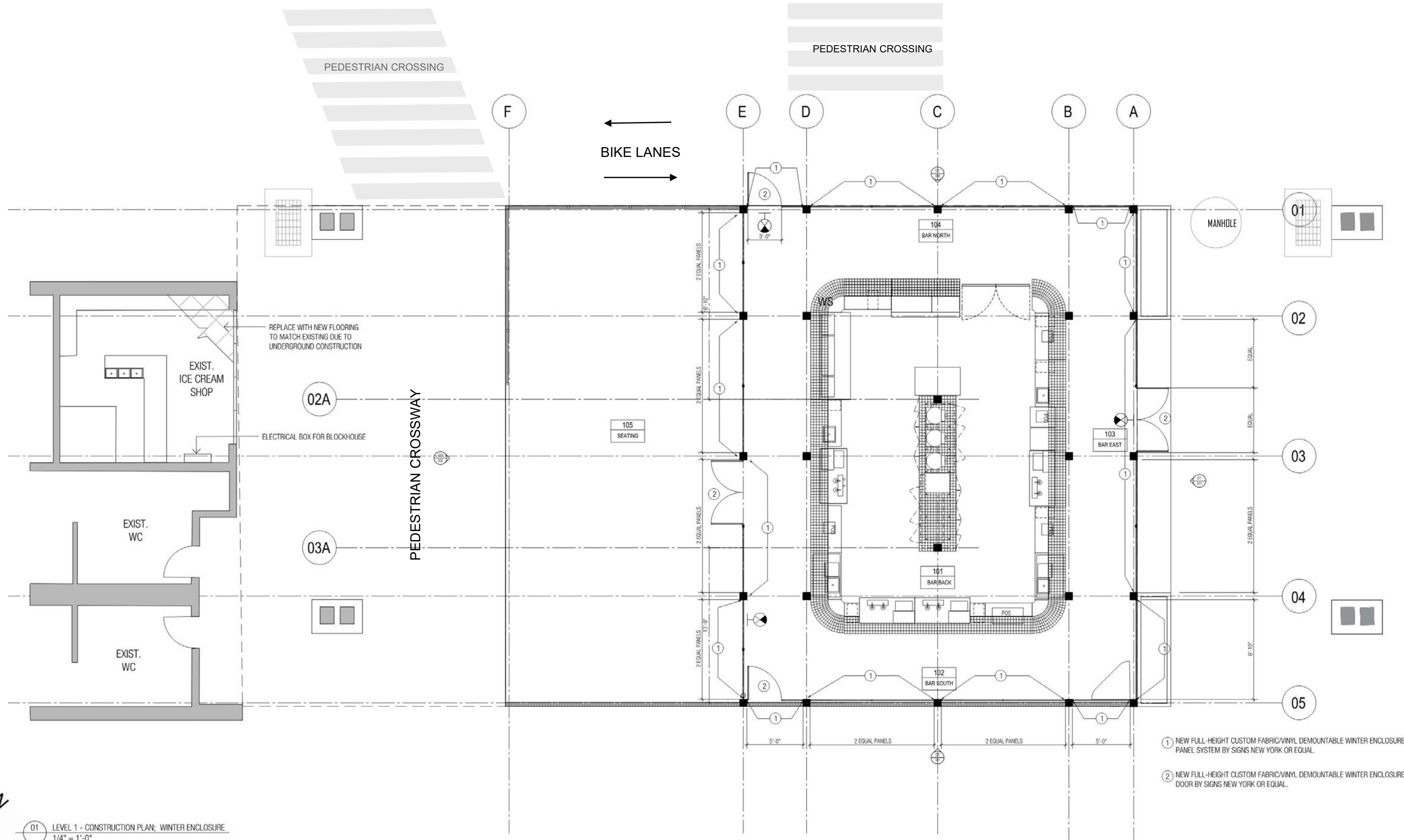


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PROJECT SITE PLAN

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020





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FLOOR PLAN – WINTER CONCEPT

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020



SEAPORT LIGHT FIXTURES



SEAPORT WOOD DECKING



SEAPORT RED BRICK BUILDINGS



ESPLANADE BENCHES & PLANTERS



PIER 15



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**MATERIALS AND FINISHES
PRECEDENTS**

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020



PERFORATED BLACK MESH BAR CLADDING



STAINED WOOD DECKING & CEILING



TERRACOTTA BAR TILES TO TOP OF BAR



PERFORATED BRASS METAL EDGE TRIM TO BAR



WHITE POWDER COATED STEEL HAND-RAIL



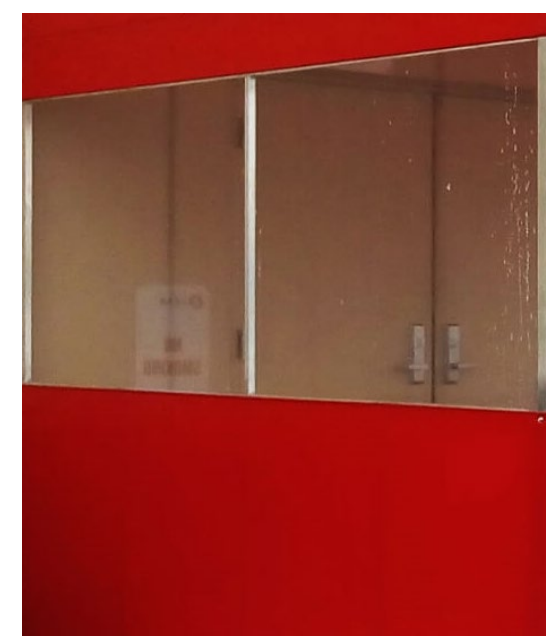
BLACK MESH BAR SHEVLING



PRE-CAST PLANTERS



OAK WOOD FRAMING POST



CLEAR VINYL & RED AWNING PANELS



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2020 REVISED CONCEPT
RENDER 1
VIEW FROM JOHN'S STREET

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020



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2020 REVISED CONCEPT
RENDER 1 – WINTER STRUCTURE
VIEW FROM JOHN'S STREET

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020



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2020 REVISED CONCEPT
RENDER 2
VIEW SOUTH FROM ESPLANADE

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
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2020 REVISED CONCEPT
RENDER 2 – WINTER STRUCTURE
VIEW SOUTH FROM ESPLANADE

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020



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**2020 REVISED CONCEPT
RENDER 3**
VIEW INSIDE BAR AREA FACING OUT ONTO EAST
ESPLANADE

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020



City of New York
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2020 REVISED CONCEPT
RENDER 3 – WINTER STRUCTURE
VIEW INSIDE BAR AREA FACING OUT ONTO EAST
ESPLANADE

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020

Public Design Commission Design Narrative

“Blockhouse Bar” @ East River Esplanade, Manhattan

Blockhouse Bar is a new open-air food and beverage experience adjacent to the existing ice cream shop at the John Street Service building near Pier 16 at the East River Esplanade. It sits under the FDR Drive near Pier 16 within the South Street Seaport District. It will seat approximately 100 people in a variety of seating arrangements, including bar seating, banquettes, and café style tables. It will serve beverages as well as a menu focused on pizza and a raw bar. Located between land and sea, the bar is to be a popular year-round gathering space, where New Yorkers and tourists can unwind while taking in stunning views of the East River.

Design Narrative

Keeping true to the surrounding rich red brick architecture and wooden piers, the design will use natural materials to blend in with the surrounding urban waterfront context. The core materials include Wood, Concrete, and Metal allowing each element to be expressed in the space and signify its importance to the surrounding context. A robust shell awning system will enclose the Bar during the cooler months, keeping it warm and inviting to the public.

Neighbourhood Context

In addition to the use of materials native to the immediate context, Blockhouse Bar’s design is sensitive to the importance of the waterfronts role in the Community. Through careful siting of seating areas, and the use of transparent or porous materials, existing view corridors from John Street are respected. The wood structure is minimally impactful to the existing plaza area and meant to be easily demountable.

Estimated Project Cost

The estimated total project cost is \$650,000.

BLOCKHOUSE

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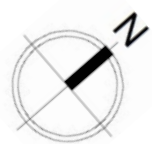
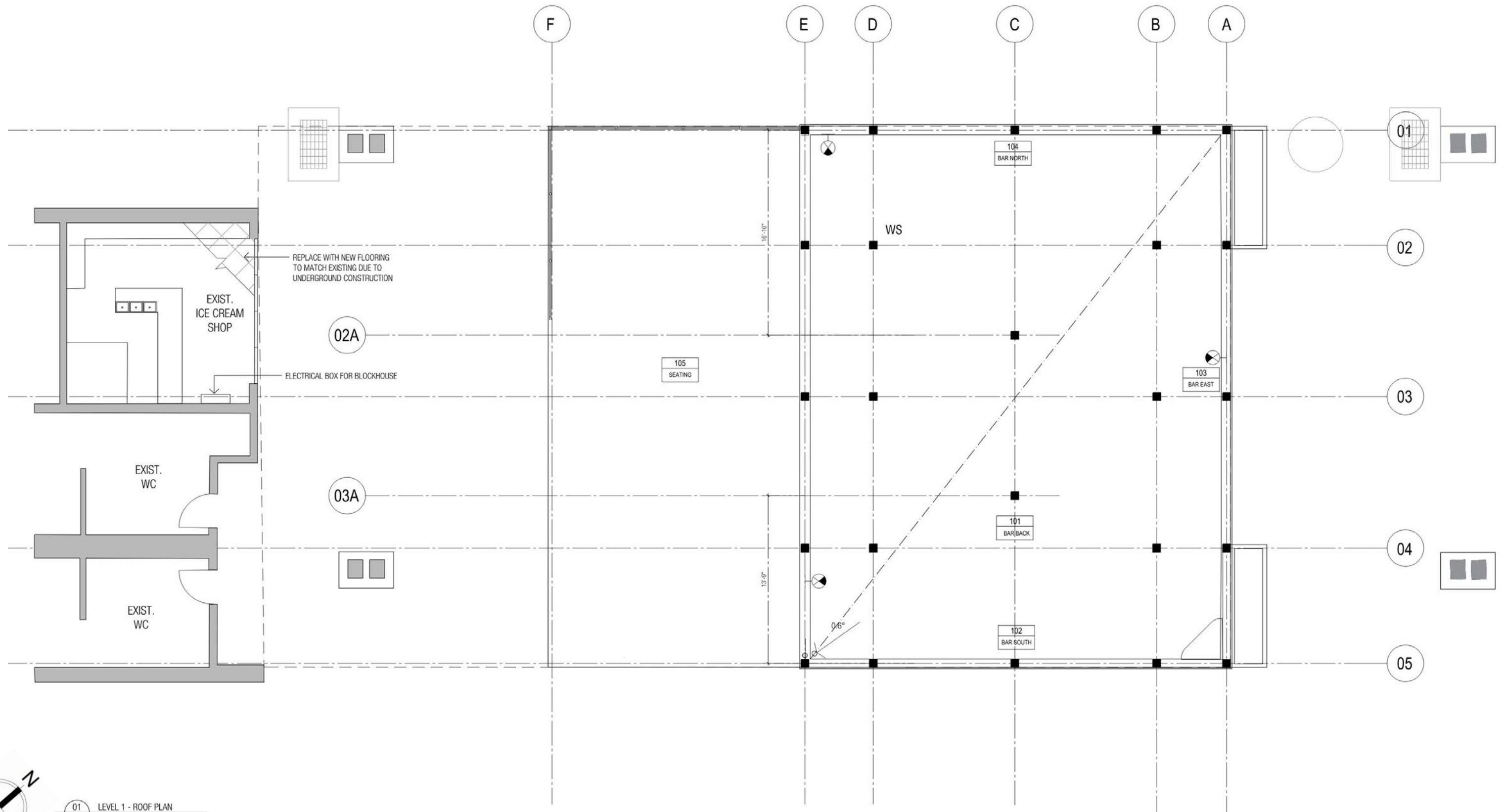
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01 LEVEL 1 - ROOF PLAN
1/4" = 1'-0"

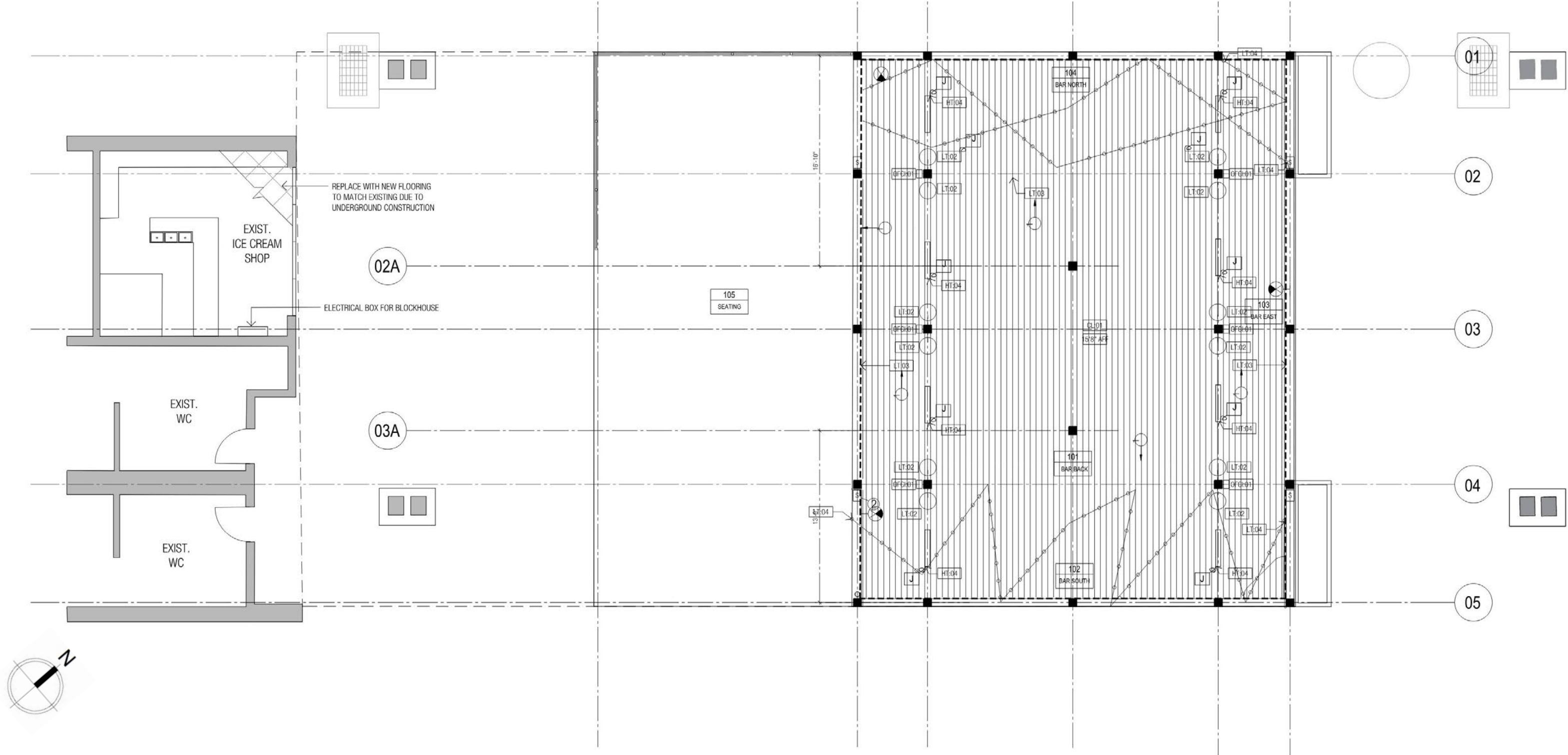


NYC Parks

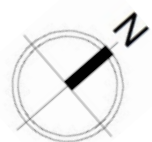
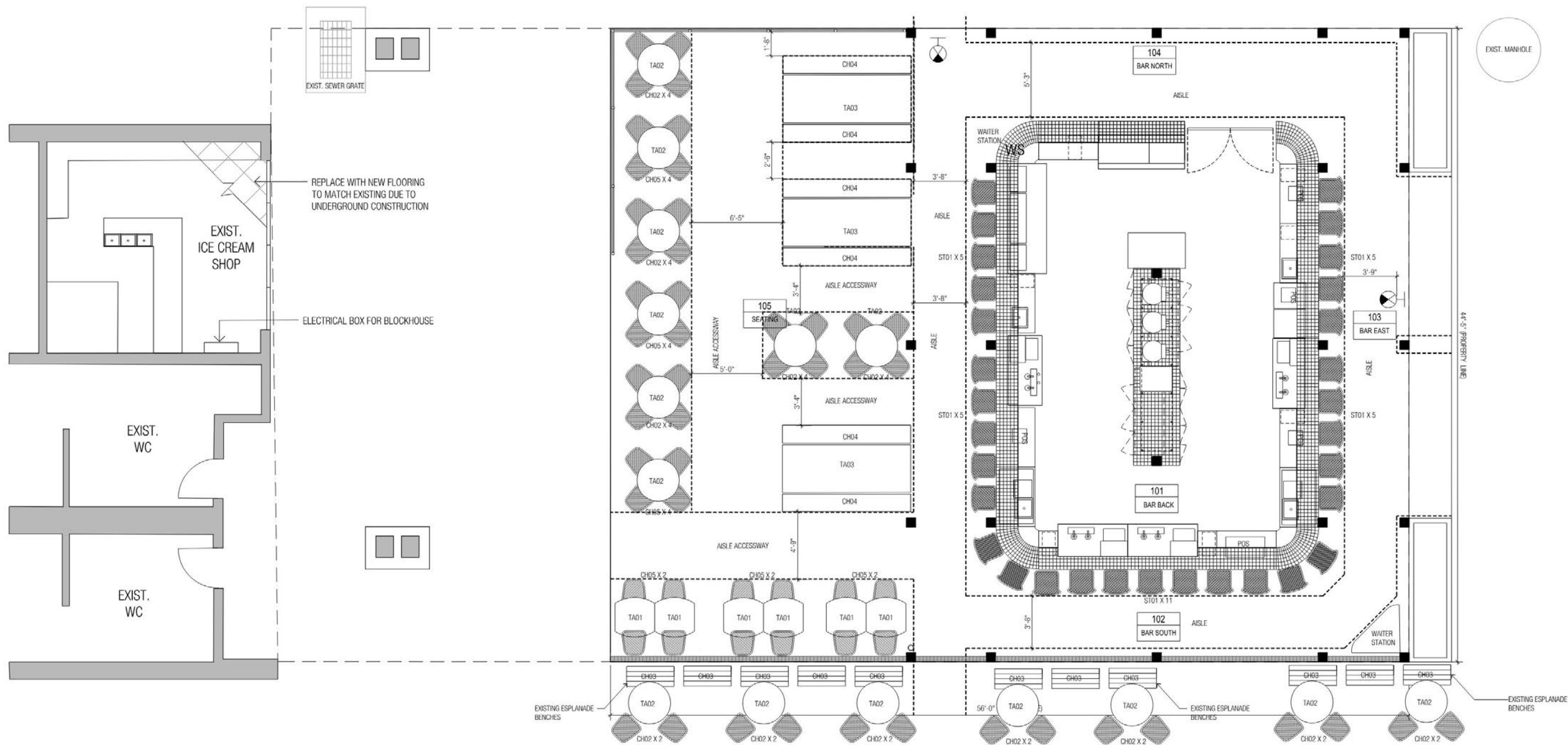
City of New York
Parks & Recreation

ROOF PLAN

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020



01 LEVEL 1 - REFLECTED CEILING PLAN
1/4" = 1'-0"

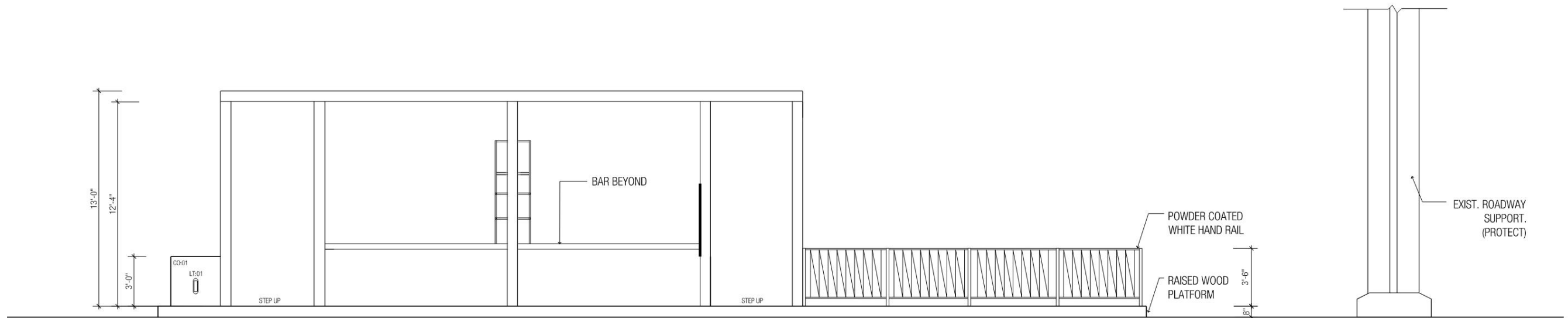


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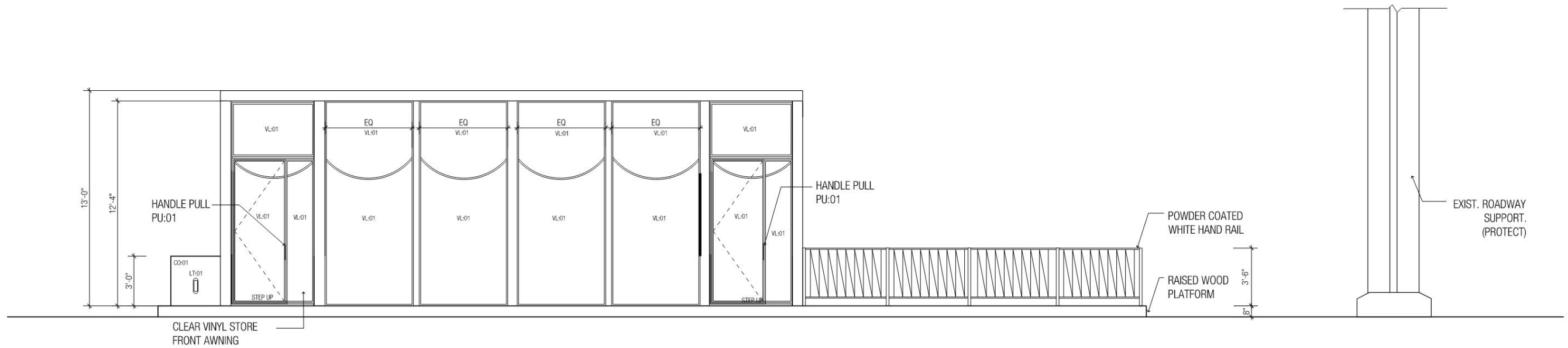
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FURNITURE PLAN

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020



02 ELEVATION - WEST FACADE DURING SUMMER
1/4" = 1'-0"



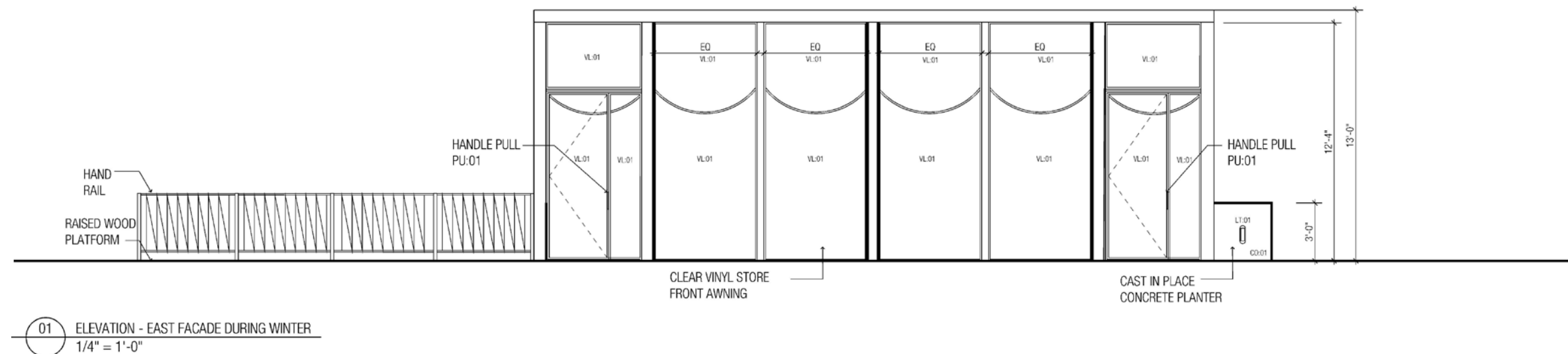
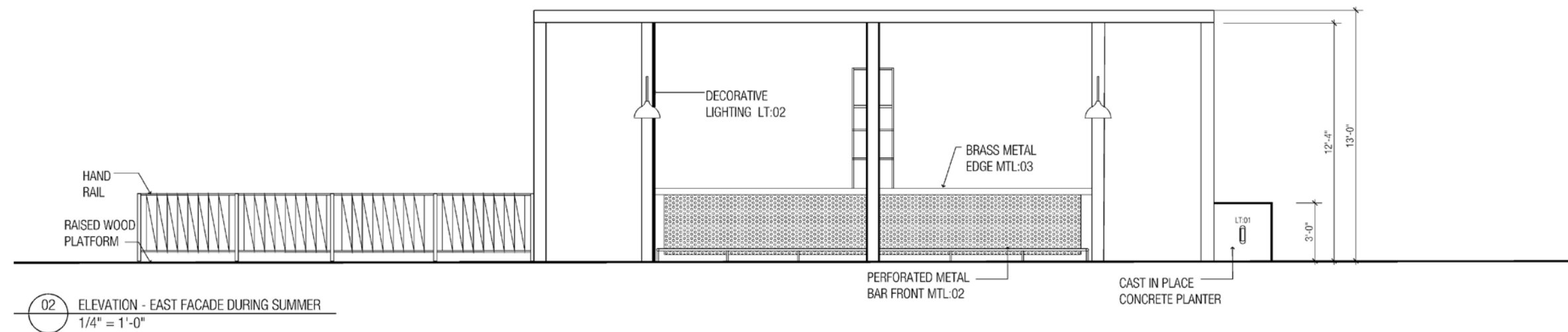
01 ELEVATION - WEST FACADE DURING WINTER
1/4" = 1'-0"

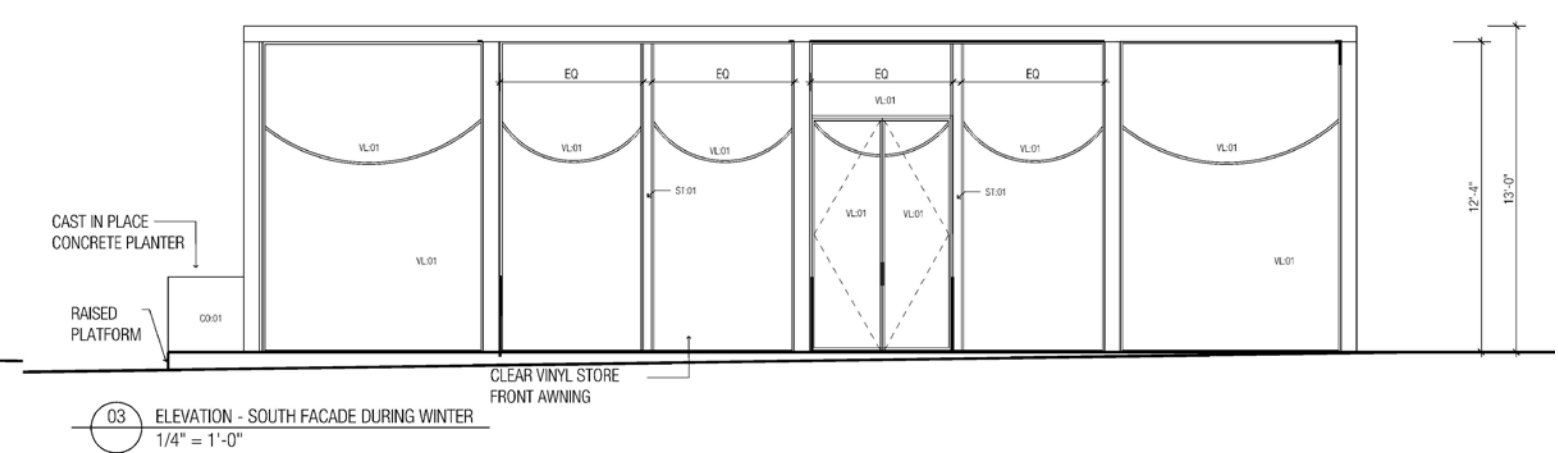
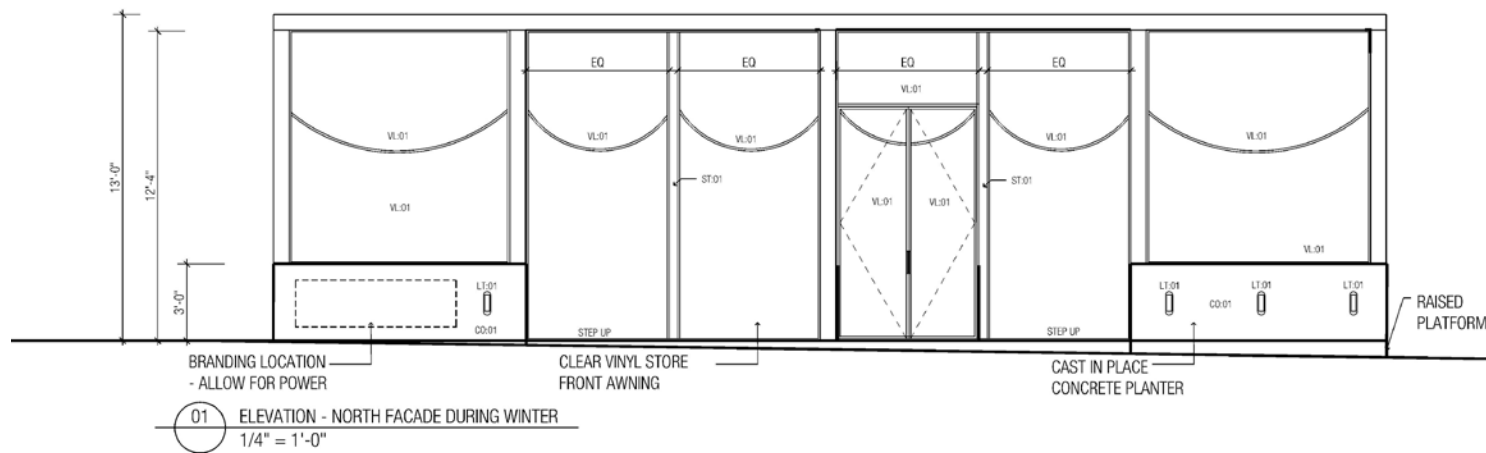
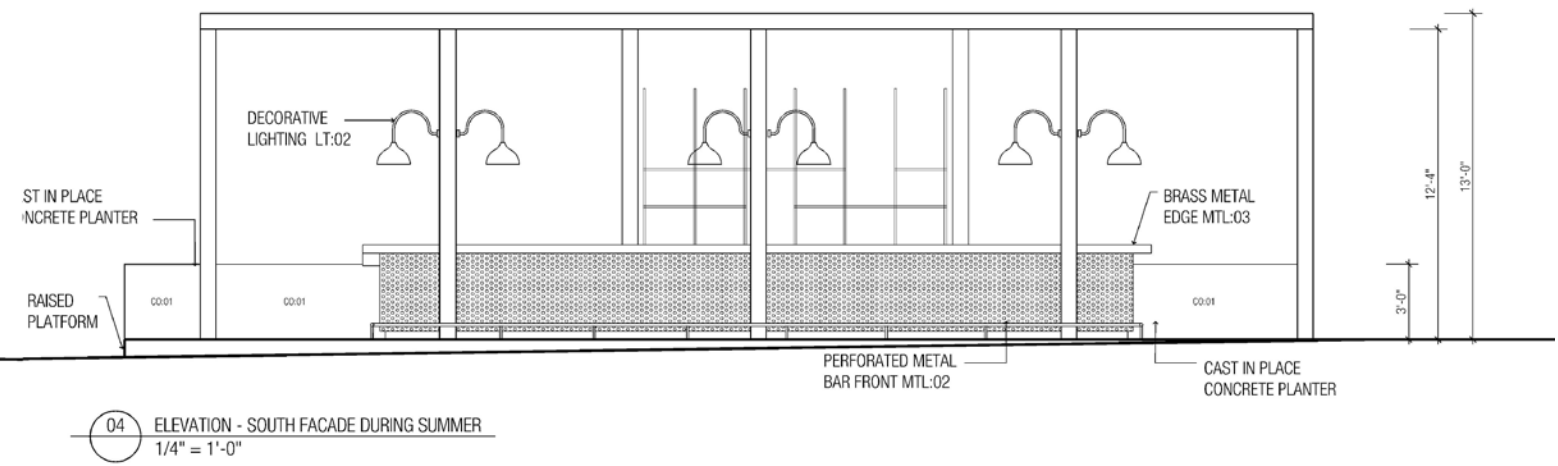
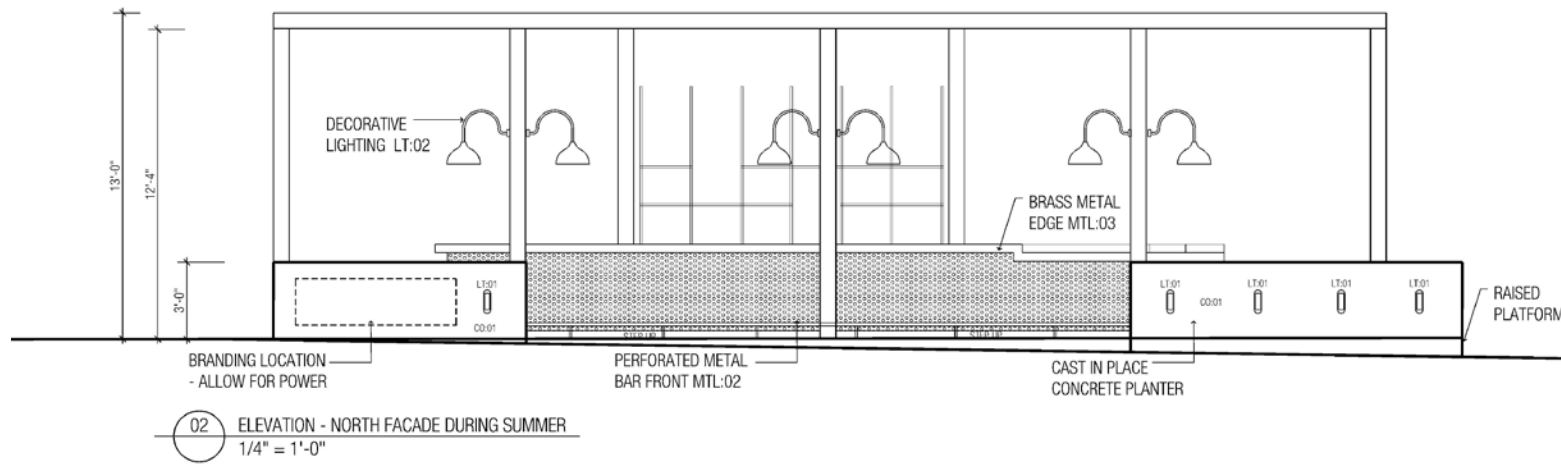


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WEST ELEVATION
JOHN'S STREET

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
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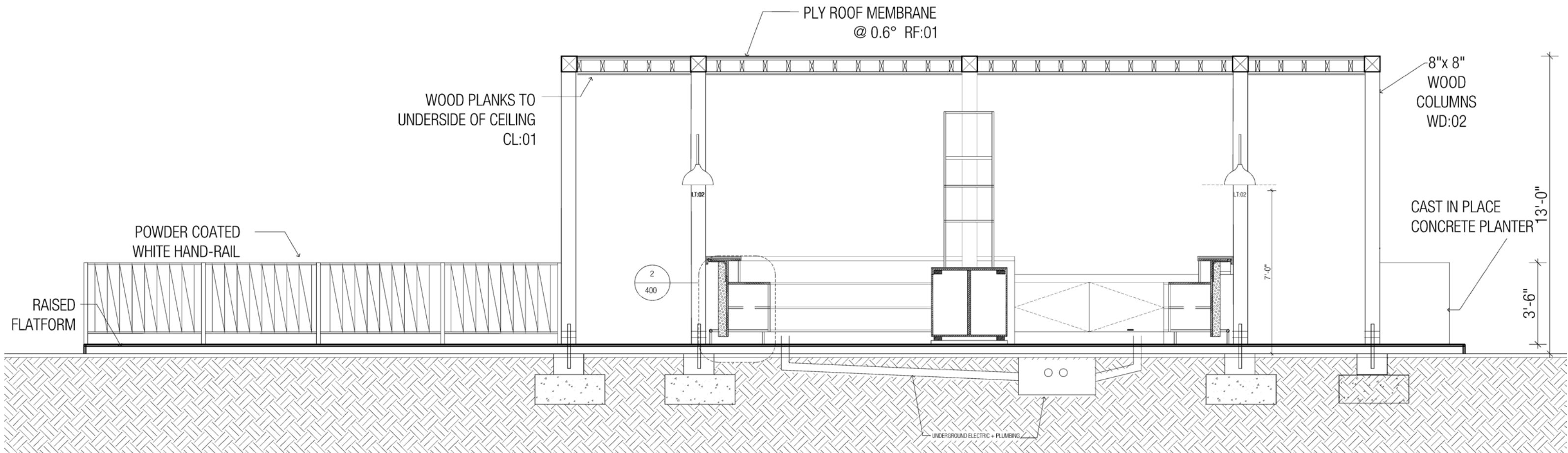


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NORTH & SOUTH ELEVATION

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
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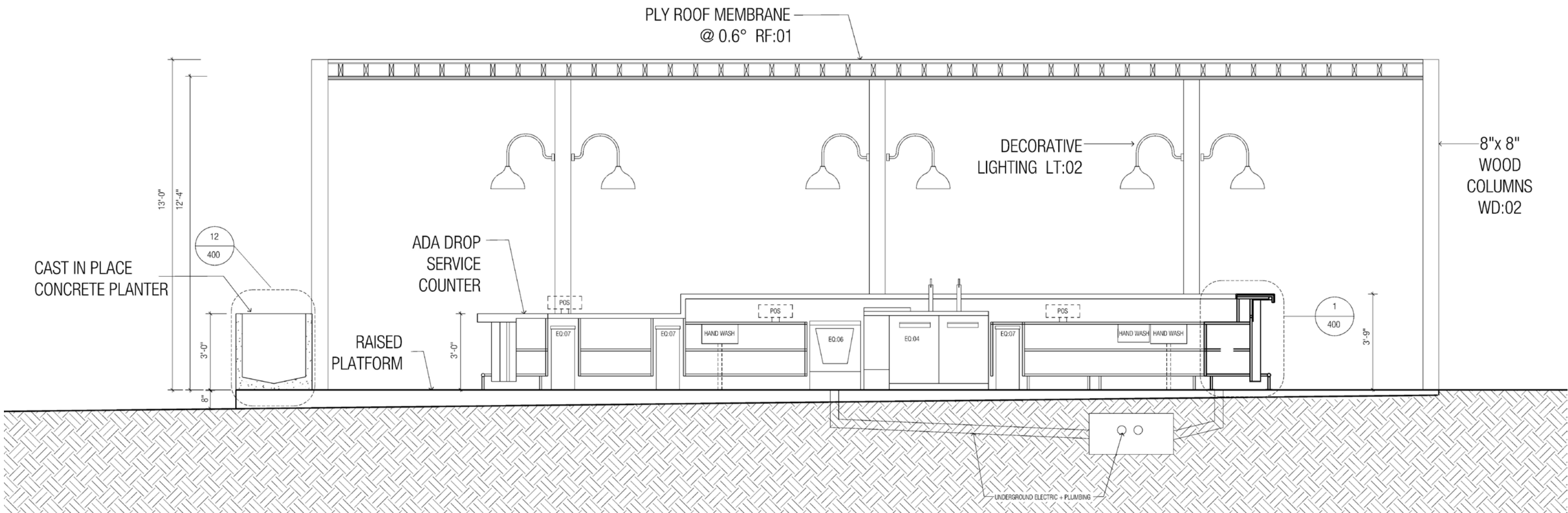


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SECTION
BAR LOOKING WEST

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
JULY 14, 2020



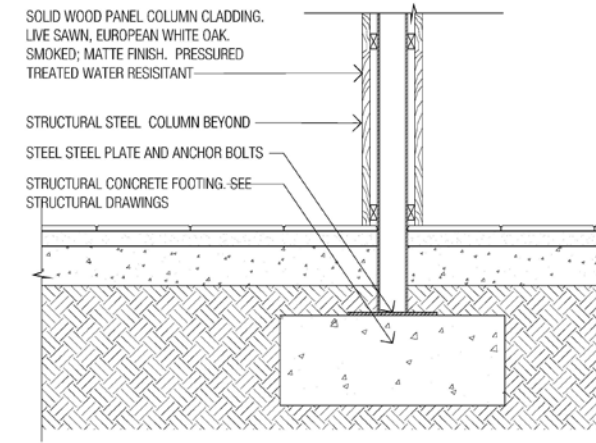
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SECTION
BAR LOOKING NORTH

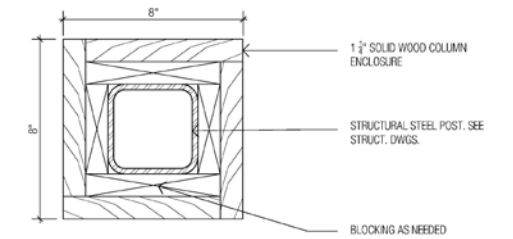
BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
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BRANDING TO BE
BACK LIT
WITH 1" OFFSET
TO PLANTER FACE

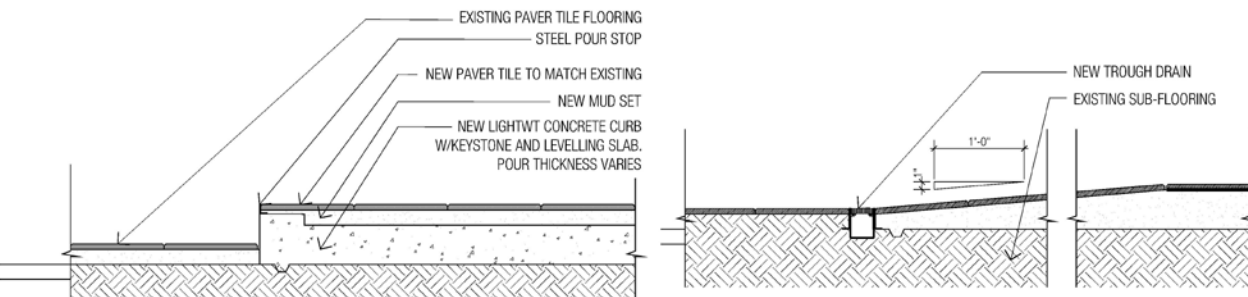
12 SECTION DETAIL SIGNAGE MOUNTING
3" = 1'-0"



11 PLAN DRY WALL
1" = 1'-0"

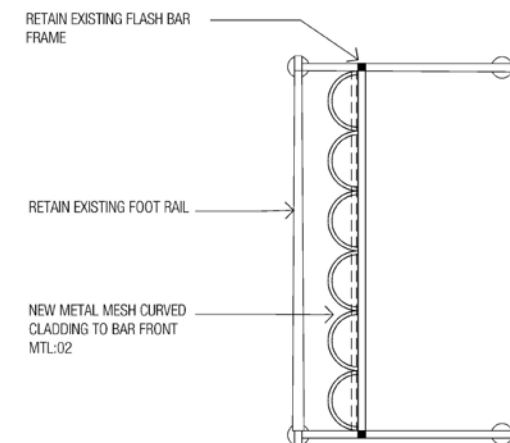


10 SECTION DETAIL @ TYP COLUMN
1" = 1'-0"

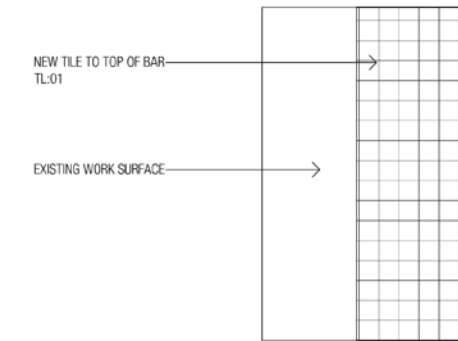


09 PLAN FLASH BAR
1" = 1'-0"

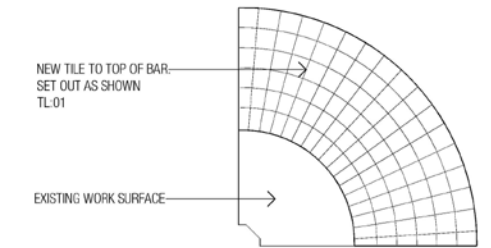
08 PLAN @ EXISTING TO RAISED FLOORING TRANSITION
1" = 1'-0"



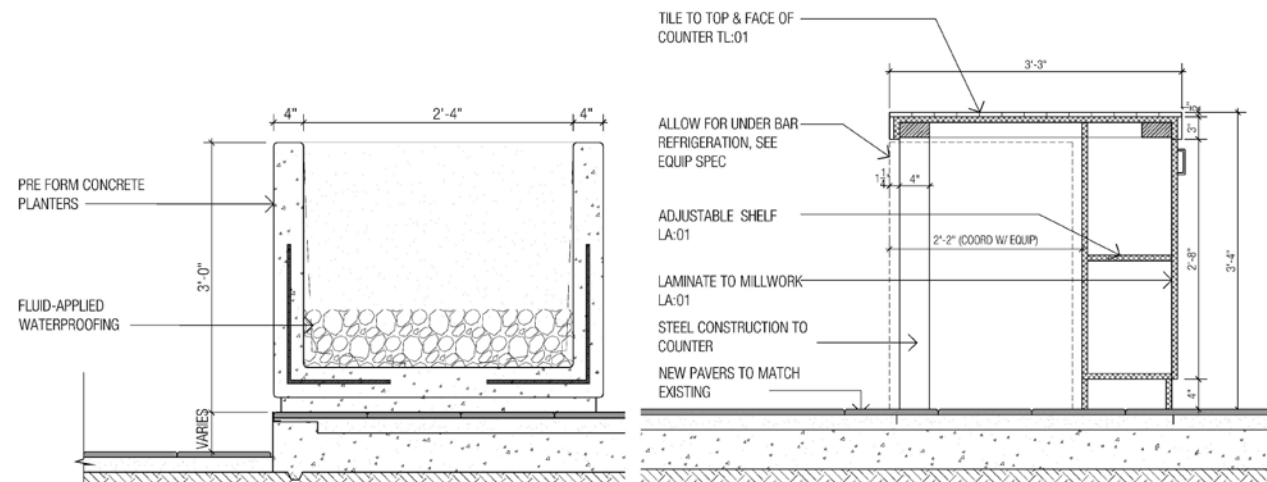
07 PLAN SECTION @ FLASH BAR UNIT
1" = 1'-0"



06 SECTION DETAIL @ TYP FLASH BAR UNIT
1" = 1'-0"

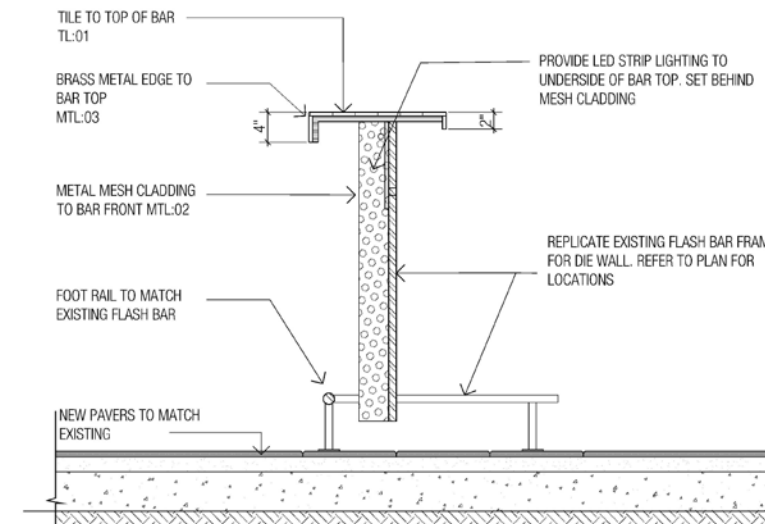


05 SECTION DETAIL @ CURVED FLASH BAR UNIT
1" = 1'-0"

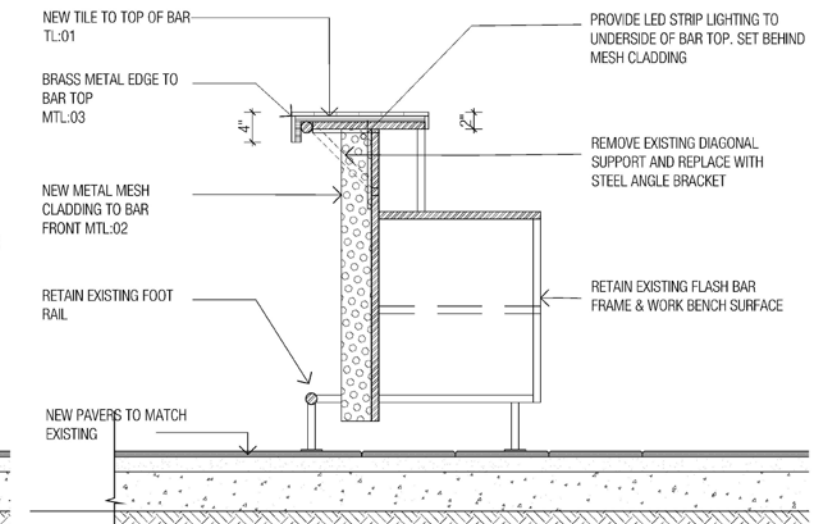


04 SECTION @ PLANTER
1" = 1'-0"

03 SECTION DETAIL @ BAR ISLAND
1" = 1'-0"



02 SECTION DETAIL @ DIE WALL
1" = 1'-0"



01 SECTION DETAIL @ FLASH BAR UNIT
1" = 1'-0"



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DETAILS

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
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