



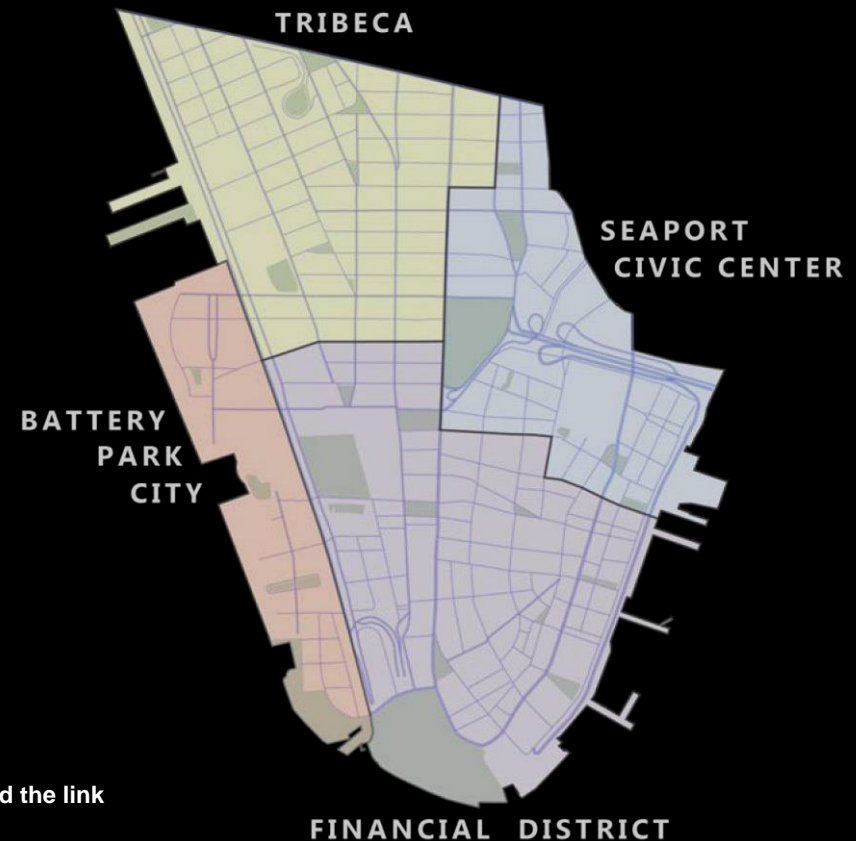
The City of New York

# Manhattan Community Board 1

**Monthly Board Meeting**  
**Tuesday, May 24, 2022**  
**6:00PM**

<https://live.mcb1.nyc>

Tammy Meltzer, Chairperson  
Alice Blank, Vice Chairperson  
Lucian Reynolds, District Manager  
Lucy Mujica Diaz, Community Coordinator  
Diana Switaj, Director of Planning & Land Use  
James Wilson, Consultant



“All meetings are recorded to the extent practicable and posted on our Youtube page as soon as possible. You may find the link [here.](#)”

“If there are any relevant draft resolutions that will be considered at this meeting, they may be found [here.](#)”

# MANHATTAN COMMUNITY BOARD 1 OFFICE CONTACT



Manhattan Community Board 1  
1 Centre Street, Room 2202 North  
New York, NY 10007  
Tel: (212) 602-6300

Website: [nyc.gov/mcb1](http://nyc.gov/mcb1)

Email: [Man01@cb.nyc.gov](mailto:Man01@cb.nyc.gov)

**The Manhattan Community Board 1 office is open, but you must email us to set up an appointment. Please use [man01@cb.nyc.gov](mailto:man01@cb.nyc.gov) as the principal means of communication with staff.**

# MANHATTAN COMMUNITY BOARD 1

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## Public Session

A) Comments by members of the public (6:00 PM – 6:45 PM)  
(1-2 minutes per speaker)



# MANHATTAN COMMUNITY BOARD 1

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## Public Hearing (6:45 PM – 7:00 PM)

- A) Follow-up on allowances or conditions that should be necessary to permit a community board member to contribute to quorum and vote without being physically present per the updates to Open Meetings Law that passed in the FY 2023 New York State Budget



# MANHATTAN COMMUNITY BOARD 1

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## Presentation (7:00 PM – 7:15 PM)

- A) 60 Wall Street, request for an updated Harmonious Relationship Report between the landmarked building at 55 Wall Street and the exterior renovations proposed to the base of the non-landmarked building at 60 Wall Street



# MANHATTAN COMMUNITY BOARD 1

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- A. Adoption of April 2022 minutes
- B. Updates from Elected Officials
- C. District Manager's Report – L. Reynolds
- D. Chairperson's Report – T. Meltzer

MANHATTAN  
COMMUNITY BOARD 1

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**DISTRICT MANAGER'S REPORT**

May 2022



# Manhattan Community Board 1 Chairperson's Report

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May 24, 2022 - VIRTUAL



# MAY UPDATES....Where is our Chair?

Happy Spring

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## SINCE LAST MONTH

- DOWNTOWN CANNABIS UPDATE
- 5WTC MEETING WITH COALITION
- COLLABORATION WITH CB1, CB2 & CB3 RE: SLA QUESTIONNAIRE & THE MAYORS BLUEPRINT
- TRINITY COMMONS WALK THROUGH WITH 5WTC/PANYNJ/CB1/NAC – 5.09
- 1<sup>ST</sup> PRECINCT ADVISORY COUNCIL 5.09
- HRP ADVISORY COUNCIL MEETINGS 5.10
- BOROUGH BOARD MEETING 5.19
- MANNY CANTOR CENTER WALK THRU – 5.18 (PAT MOORE)
- GOVERNOR'S ISLAND REDISTRICTING – LETTER
- ADNY BOARD MEETING 5.24



**IN THE WORKS & WAITING TO HEAR:**

DOT - BROOKLYN BRIDGE MANHATTAN

EDC TIMELINE: Open space available and when  
ESCR, BBE, THE BATTERY, Pier A, WHARF & WAGNER  
PARK

CONGESTION PRICING PANEL INFO

**HOT OFF THE PRESSES TODAY:**

Senator Kavanagh's BPCA board majority bill (S9031A)  
just passed the full Senate!

**LOOK AHEAD:**

SOUTH STREET SEAPORT MUSEUM –  
SUMMER LAUNCH & SAILING SEASON MAY  
25

1<sup>st</sup> Precinct - Build the Block Meeting - CHECK  
YOUR EMAILS

HRP AC MEETING: JUNE 7 – IN PERSON

VIRTUAL MEETINGS UNTIL June 14

THEN HYBRID – STAY TUNED



# MANHATTAN COMMUNITY BOARD 1

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## Nominating Committee – J. Galloway

1. Candidates for Chairperson, Vice–Chairperson, Secretary, Assistant Secretary and Treasurer –  
Report and request from the floor

### Current Nominations:

Tammy Meltzer, Chairperson

Alice Blank, Vice-Chairperson

Mimi Flynn, Secretary

Open, Assistant Secretary

Mariama James and Bernard Lin, Treasurer

# MANHATTAN COMMUNITY BOARD 1

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## Licensing & Permits Committee – S. Cole

1. State Enabling Legislation Licensing & Permits - Resolution
2. CB on the Downtown Cannabis Forums and other new policies that may pertain to applicants - Report
3. Feedback for Hide Lounge INC d/b/a Artazen Hotel at 24 John Street - Report

### Governor's Island area

1. 125 Carder Road, application for new and temporary retail permit license for Grupo Gitano LLC & Gitano NYC LLC - Resolution
2. 515 Wheeler Avenue, application for new and temporary retail permit license for M. Fox - Resolution

# MANHATTAN COMMUNITY BOARD 1

## Licensing & Permits Committee – S. Cole

### Tribeca area

1. 288 West Street, application for new and temporary retail permit wine, beer and cider license for Bklyn Clay LLC - Resolution

### Financial District area

1. 100 Greenwich Street, application for new and temporary wine, beer & cider retail permit license for Concord Panorama Greenwich LLC d/b/a Fairfield Inn & Suites NY Downtown Manhattan/World Trade Center Area - Resolution
2. 120 Cedar Street, application for new and temporary wine, beer & cider retail permit license for Dek Foods Inc. d/b/a/ Mughlai Indian Cuisine - Resolution
3. 25 Broad Street, application for new and temporary retail permit license for La Grande Boucherie Wall Street LLC d/b/a LaGrande Boucherie - Resolution

# MANHATTAN COMMUNITY BOARD 1

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## Executive Committee - T. Meltzer

1. 107 South Street, application exterior changes adding a fire escape at the rear and window modifications - Resolution
2. Remote Member Allowances for Hybrid Meetings Per the New Open Meeting Law Provisions - Resolution
3. Future and Pending New York State Legislation - Waiver of SLA 200 Foot Rule for 123 Greenwich Street - Resolution
4. Future and Pending New York State Legislation - Waiver of SLA 200 Foot Rule for 111 & 115 Broadway - Resolution
5. Future and Pending New York State Legislation - S9032 - Relating to Affordability in Battery Park City - Resolution
6. Bylaws Revision for Remote Voting- Resolution
7. Bylaws Revision to Agendas to Require Public Hearing and Allow Roll Call Vote on Adoption of Minutes - Resolution
8. Funding for the DOT Streets Master Plan Questions & Answers - Report

107 SOUTH STREET  
COMMUNITY BOARD PRESENTATION

5.12.2022



VIEW 5: RENDERED AERIAL VIEW REAR FACADE





VIEW 2: PROPOSED RENDERED STREET VIEW (NO CHANGE)

# MANHATTAN COMMUNITY BOARD 1

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## Quality of Life & Delivery Services Committee – P. Moore

1. Demanding Public Bathrooms and Bathroom Access in Lower Manhattan - Resolution
2. Cobblestone Streets in Lower Manhattan - Resolution
3. 9/11 Reporting Bill - Report

# MANHATTAN COMMUNITY BOARD 1

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## Battery Park City Committee – J. Cuccia

1. Skylight Productions/Fox Entertainment Event - Resolution
2. Request for Legal Battery Park City Residents to be Appointed to Open and Expiring Board Seats - Resolution
3. Forum for Feedback about the Timing of Resiliency Measures and Imminent Closure of Wagner Park in Battery Park City - Report
4. Forum for Feedback of the Battery Park City Authority by Local Organizations - Report
5. BPC Security Update – Report

# MANHATTAN COMMUNITY BOARD 1

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## Landmarks & Preservation Committee – J. Friedman

1. Recommendation on new LPC Commissioners - Resolution

# MANHATTAN COMMUNITY BOARD 1

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## Transportation & Street Activity Permits – B. Kay

1. Funding for the DOT Streets Master Plan - Resolution
2. Holland Tunnel Traffic: Improving Safety at Vestry Street - Report

# Fully Funding the Master Streets Plan - Resolution

What could it mean in MCD1?

# Bus Priority Corridor 2nd Ave- M15

-  EXISTING BUS LANES
-  FUTURE BUS PRIORITY CORRIDORS
-  PRIORITY INVESTMENT AREA TIER 1
-  PRIORITY INVESTMENT AREA TIER 2
-  PRIORITY INVESTMENT AREA TIER 3
-  2022 PROJECT LOCATIONS

## BRONX

- 1 TREMONT AVE. UNIVERSITY/BOSTON RD.
- 2 FORDHAM RD./PELHAM PKWY./207TH ST.
- 3 E. GUN HILL RD.
- 4 WASHINGTON BRIDGE
- 5 UNIVERSITY AVE.
- 6 PELHAM BAY PARK/ WESTCHESTER AVE. OVERPASS

## BROOKLYN

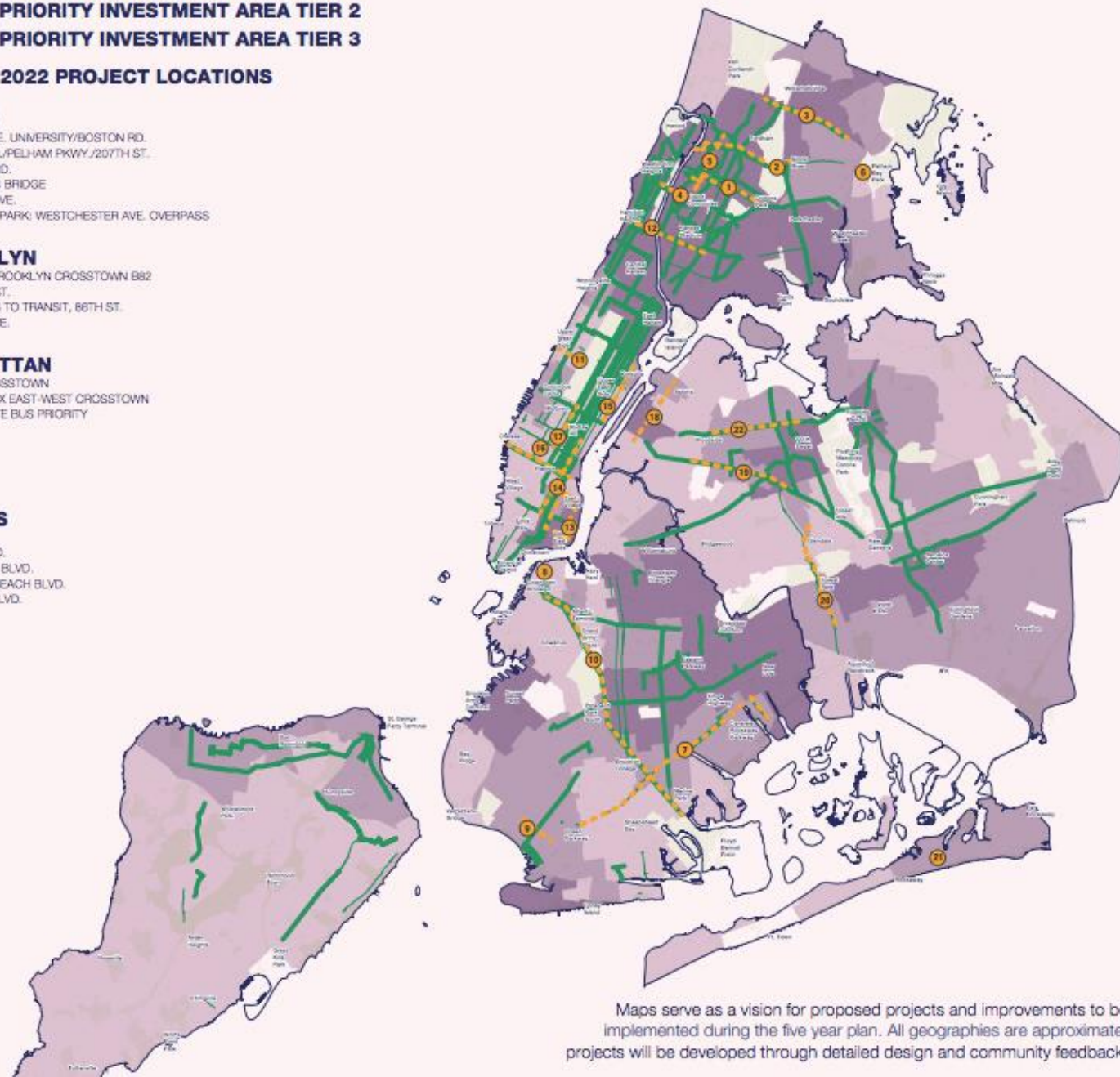
- 7 SOUTHERN BROOKLYN CROSSTOWN B82
- 8 LIVINGSTON ST.
- 9 SAFE ROUTES TO TRANSIT, 86TH ST.
- 10 FLATBUSH AVE.

## MANHATTAN

- 11 79TH ST. CROSSTOWN
- 12 SOUTH BRONX EAST-WEST CROSSTOWN
- 13 M14A/D ROUTE BUS PRIORITY
- 14 2ND AVE.
- 15 1ST AVE.
- 16 23RD ST.
- 17 6TH AVE.

## QUEENS

- 18 21ST ST.
- 19 QUEENS BLVD.
- 20 WOODHAVEN BLVD.
- 21 ROCKAWAY BEACH BLVD.
- 22 NORTHERN BLVD.



Maps serve as a vision for proposed projects and improvements to be implemented during the five year plan. All geographies are approximate; projects will be developed through detailed design and community feedback.

# Requests for Pedestrian Space & Safety Improvements

- Access to and development of space under and around the Brooklyn Bridge (Manhattan),
- Upgrading Park Row,
- Improving pedestrian safety, priority and space in the Financial District,
- Converting John Street to a shared street between William and Pearl Streets
- Making safety improvements along Canal Street,
- Upgrading the triangle bordered by Canal, Centre and Walker Streets to improve this Gateway to Chinatown,
- Installing jersey barrier protection for Centre Street and Lafayette Street bike lanes



# Therefore Be It Resolved That

Manhattan Community Board 1 (MCB1) strongly urges Mayor Adams and the New York City Council to fully fund the Streets Plan during this and future fiscal years; and

Implores the DOT to meet or exceed LL 195's benchmarks and to fund MCD1 projects including, but not limited to:

- Granting access to and development of the space under and around the Brooklyn Bridge
- Upgrading Park Row
- Improving pedestrian safety, priority and space in the Financial District
- Converting John St to a shared street between Williams and Pearl Streets
- Making safety improvements along Canal Street
- Upgrading the traffic triangle bordered by Canal, Centre and Walker Streets to improve this Gateway to Chinatown
- Installing jersey barrier protection for Centre and Lafayette Street bike lanes

# MANHATTAN COMMUNITY BOARD 1

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## Environmental Protection Committee - A. Blank

1. Funding an Independent Environmental Monitor for the Manhattan Detention Complex Project - Resolution
2. 250 Water Street Brownfield Cleanup Program - Report
3. Lower Manhattan Quarterly Resiliency Update - Report

A dedicated public hotline has been established by the Howard Hughes Corporation for calls and texts, as well as an email address through which members of the public can make construction-related inquiries.

### 250 Water Street Construction Hotline

- For Calls and SMS Messages: 917-962-8166
- For emails: [info@250wsconstructionhotline.com](mailto:info@250wsconstructionhotline.com)

The public can now call, text or email 24 hours a day, 7 days a week. It is our goal to respond to inquiries within 24 hours or earlier depending on the nature of the inquiry. For public safety emergencies, please dial 911.



WELCOME

## NYSDEC Brownfield Cleanup Program: 250 Water Street

250 Water Street, New York, NY  
NYSDEC BCP Site No. C231127



About CB1

Reports

Meetings

Archives

Applicants

External Info

Search



## External Information



### External Information

250 Water Street Brownfield Cleanup Program

- [5/20/2022 - Update from Lawra Dodge, President, Excel Environmental Resources, Inc.](#)
- [5/19/2022 - Update from Lawra Dodge, President, Excel Environmental Resources, Inc.](#)

# Lower Manhattan Coastal Resiliency (LMCR) is a comprehensive climate adaptation strategy with over \$1B in city investments



# Project Timelines

Project	Design	Procurement	Construction	Complete	Visual					
					'22	'23	'24	'25	'26	'27
Brooklyn Bridge–Montgomery Coastal Resilience	Complete	February 2022	Fall 2022	Fall 2026						
Seaport Coastal Resilience I	Summer 2022	Spring 2025	Fall 2025	Winter 2027						
The Battery Coastal Resilience	Underway	Fall 2022	Spring 2023	Winter 2024						
Battery Park City Authority Resilience South	Spring 2022	Winter/ Spring 2022	Summer 2022	Summer 2024						
Battery Park City Authority Resilience North & West	Summer 2022	Summer 2022 (PDB Team Procurement)	Summer 2023	Early Winter 2026						



# Financial District and Seaport Climate Resilience Master Plan

**NYC / EDC** **NYC** Mayor's Office of Climate & Environmental Justice

## What's next?

The City will advance the design of the Master Plan over the next three years to prepare the project for environmental review and permitting applications. We anticipate achieving the following milestones:

- Advance design of raised shoreline and overwater structures (protecting against future daily high tides) to a 30% preliminary level.
- Advance all other elements of project to a conceptual 5-10% level of design (includes ferry terminals, pump station, tie-ins, and more).
- Develop sitewide strategies for implementation, maritime, stormwater management, energy & sustainability, and neighborhood integration.

# LMCR Battery

EDC managing on behalf of NYC Parks

**Budget: \$165 million**

## Project Progress:

- Previously presented to the Community Board 3/22
- PDC Amended Preliminary approval: 4/22
- 75% Design complete: 3/22
- Actively coordinating with the Battery Conservancy, BPCA, and CDOT on construction phasing of all Battery projects

## Upcoming Milestones:

- 100% Design Documents – Fall 2022
- Community Board Presentation – June 2022
- Final PDC – Summer 2022
- Construction Start – Spring 2023







# Battery Park City Update

## North/West Battery Park City Resiliency

- **Project Kickoff:** June 2021
- **Public Meeting #1** – August 4, 2021
- **Public Meeting #2** - December 16, 2021
- **Public Walkshops:** - October & November 2021
- **PDB RFQ Issuance :** September 2021
- **PDB RFP Issuance:** Late-January 2022
- **Public Open House** - June 2022
- **PDB Contractor Selection:** Summer 2022

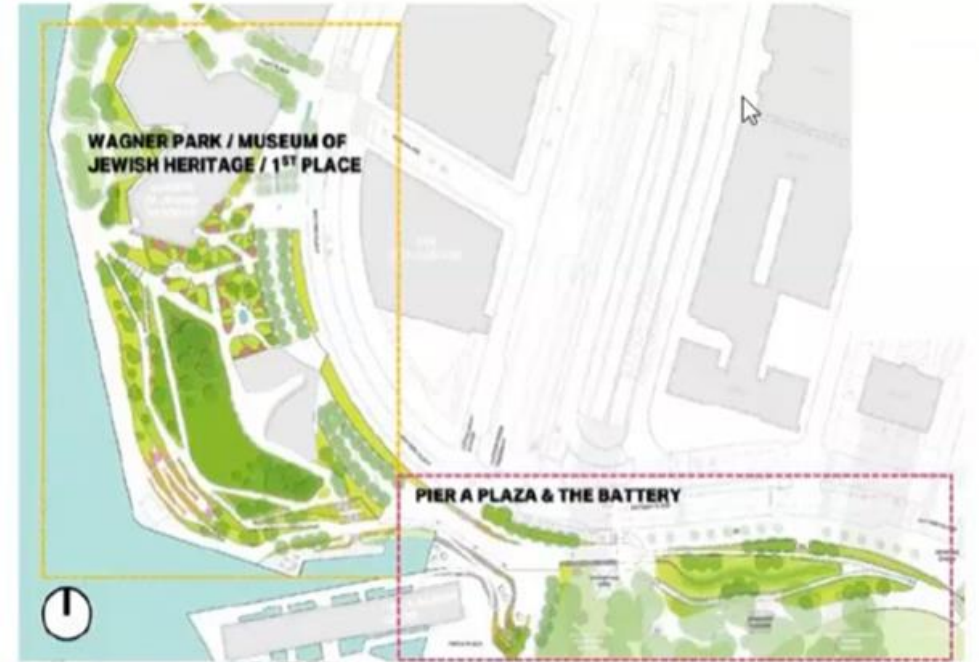


# Battery Park City Update

## South Battery Park City Resiliency

### • Construction

- **Phase 1 (Projected Construction Start -- Late Summer 2022):**
  - **MJH & Wagner Park Site:** Contractor Procurement Active
  - **Wagner Park Pavilion:** Contractor Procurement Active
- **Phase 2 (Projected Construction Start – Fall 2022)**
  - **Pier A/Battery/Interior Drainage :** RFP Issuance Late Spring 2022
- **Project Construction Completion:** Late Summer 2024 (2-Year Duration)



## Categories Analyzed

- Land Use, Zoning and Public Policy
- Open Space
- Shadows
- Neighborhood Character
- Natural Resources
- Hazardous Materials
- Water and Sewer Infrastructure
- Energy
- Transportation
- Air Quality
- Greenhouse Gas Emissions
- Noise and Vibration
- Historic and Cultural Resources
- Urban Design and Visual Resources

## No Significant Adverse Impacts

- Land Use, Zoning and Public Policy
- Open Space
- Shadows
- Neighborhood Character
- Natural Resources
- Hazardous Materials
- Water and Sewer Infrastructure
- Energy
- Transportation
- Air Quality
- Greenhouse Gas Emissions
- Noise and Vibration



## Significant Adverse Impacts

### Historic and Cultural Resources

- Wagner Park
  - NY State Historic Preservation Act, Section 14.09
  - Project results in Adverse Impact to Wagner Park
  - State Historic Preservation Office (SHPO) coordination
  - SHPO concurrence that there are no feasible and prudent alternatives
  - Letter of Resolution to be completed/Potential Mitigation includes:
    - Historical American Landscape Survey (HALS) Documentation
      - Interpretive Panels and Historic Photos
      - Website or Signage with QR Codes containing history of Wagner Park

### Urban Design and Visual Resources

- Significant adverse impacts to 2 existing views of the Hudson River and Statue of Liberty from east side of Wagner Park. No significant adverse impacts to any other views or urban design.
  - *Mitigation:* Impacts minimized by reconstruction of Wagner Park and Pavilion to allow for framed and unobstructed views to Hudson River and Statue of Liberty, enhanced northern and southern entries to park and enhanced pedestrian experience along Battery Place.

## Evaluation of Construction Impacts

### Historical and Cultural Resources

*Procedures for Avoidance of Damage to Historic Structures:*

- Construction Protection Plans (CPP) for Pier A and Castle Clinton National Monument

*Phase 1B Architectural Monitoring*

- Archaeological Monitoring during Construction at Pier A Plaza (Historic Bulkhead)
- Near Surface Isolation System Location in Vicinity of West Thames St (Historic Bulkhead)

### Open Space

*Temporary Significant Adverse Impact*

The following open spaces will be closed for all or portions of the 24-month construction duration:

- Battery Park City Esplanade (southern portion near the Museum of Jewish Heritage)
- Wagner Park
- Pier A Plaza
- Northernmost Section of The Battery and The Battery Bikeway

*Partial Mitigation:*

- Existing Battery Bikeway will be rerouted along the northern boundary of The Battery from State Street to West Street
- BPCA will temporarily relocate all programs & events from Wagner Park to other parks and open spaces in Battery Park City

# MANHATTAN COMMUNITY BOARD 1

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## Waterfront, Parks & Cultural Committee – P. Goldstein

1. Governors Island Seasonal Update - Report
2. City Hall Park - Report
3. 9/11 Memorial Museum Plaza Public Access Hours - Report
4. Future of the Coast Guard Building site - Report



## Governors Island At A Glance

- 172 car-free acres in NY Harbor open to the public year-round and accessible by ferry from Manhattan and Brooklyn
- Dozens of free public programs, public art and special events
- 120 acres of open space
- Spring/Summer Hours:
  - Monday-Friday 7AM-6PM
  - Saturday-Sunday 7AM-7PM
  - Open until 10PM Fridays and Saturdays from Memorial Day-Labor Day



## Ferry Info (visit [govisland.org](http://govisland.org) for schedules)

### *Trust for Governors Island Operated Ferries*

- Daily service from Lower Manhattan at 10 South Street
- Weekend Brooklyn service from Brooklyn Bridge Park Pier 6 and Red Hook/Atlantic Basin May 7-September 18
- \$4 roundtrip, free for everyone before noon on weekends
- Free ferries at all times for residents of NYCHA, IDNYC holders, seniors, children under 12, military personnel and community partners

### *NYC Ferry*

- NEW! Daily service via the South Brooklyn route
- \$2.75/trip



## Recreational Activities on Governors Island



### The Hills & Governors Island Park

Open Daily



### Lavender Field

Open Daily with special events and activities hosted by Earth Matter NY throughout the season



### Biking

Daily rentals from Blazing Saddles and CitiBike

Free bike rentals with Blazing Saddles weekdays before 12



### Play:groundNYC's The Yard

Adventure playground

Open weekends



### Kayaking

Learn to kayak with Downtown Boathouse starting in June

## Recreational Activities on Governors Island



### **Governors Island National Monument**

Guided tours of two historic forts, Castle Williams & Fort Jay on weekends with the National Park Service



### **Free Walking Tours**

Weekend guided tours and self-guided tours through Urban Archive



### **Grilling**

Visit [govisland.org/permits](http://govisland.org/permits) to reserve a grill



### **Athletic Fields**

Visit [govisland.org](http://govisland.org) to reserve sports fields

# FOOD, BEVERAGE & AMENITIES

## Nearly 20 Small Businesses Offering F&B, Amenities this Season

- Little Eva's, *open daily*
- Joes coffee, *open daily*
- Taco vista, *open daily*
- Collective Retreats, *open daily with overnight accommodations, F&B open to all visitors daily*
- Island Oyster, *open Wednesday- Sunday*
- The Foodie Spot, *open on weekends & features rotating vendors who are graduates of NYCHA's Food Business Pathways program*
- Fauzia's Heavenly Delights, *open weekends*
- Three's Brewing, *open weekends*
- Pizza Yard *reopening soon*

Vegan, vegetarian, kosher & halal options available



## UPCOMING SPECIAL EVENTS

- NYC Runs 5k & 10k (ticketed) May 21, June 5, June 19
- Rite of Summer free classical music concert series May 21, July 16, August 20, September 10
- Japan Performing Arts Festival May 28
- FAD Market local artisan marketplace May 21, monthly throughout the season
- Outdoor Films with Film at Lincoln Center June 3
- New York Harbor School Oyster Classic 5K June 5
- Jazz Age Lawn Party (ticketed) June 11-12
- Jazz by the Water, June 4 July 23, August 14
- NYC Pride presents Pride Island (ticketed) June 25-26



*FAD Market Pop Ups*



*Japan Performing Arts*



*Jazz By the Water*

## On View Through Summer 2022



*The May Room* by Shantell Martin, 2019



*Cabin* by Rachel Whiteread, 2016



*Yankee Hanger* by Mark Handforth

## On Long-Term View



*The Field Station of the Melancholy Marine Biologist* by Mark Dion, 2021



*Not for Nutten* by Duke Riley, 2021



*The Open Orchard* by Sam Van Aken, 2022

# Future of Nolan Park and Governors Island Cultural District



*Nolan Park Vision Plan Rendering*



*Seasonal Exhibition*

- Nolan Park includes 15 one- and two-family wood-framed former officer's quarters surrounding a central green space
- Trust's cultural program goals include:
  - To be a globally recognized and groundbreaking center for artistic presentation, research and public engagement;
  - To provide free programming for diverse audiences at a variety of scales and experiences
  - To leverage our unique position and local environment as a resource for the cultural community
  - To provide affordable space for arts organizations, artists and cultural practitioners
- Core to Governors Island Arts is the transformation of its seasonal Organization in Residence program into a year-round cultural campus in Nolan Park, offering exhibition, work, and artist residency space fostering a growing cross-disciplinary cultural community
- Governors Island Arts and Cultural District a key initiative as part of Mayor Eric Adams' Economic Recovery Blueprint



# MISSION STATEMENT

City Hall Park Conservancy's mission is to enhance and re-envision City Hall Park as a community asset and city-wide symbol, and to celebrate its past and contemporary history.

The Conservancy has a multi-tiered approach to restoring and maintaining planted areas, advocating for upgrades such as improved seating and park amenities, and developing community involvement through regular events and programming.

Our commitment includes implementing a climate-aware planting and development program, to ensure the long-term sustainability of our Park. We are working in partnership with the New York City Department of Parks and Recreation, to make the best possible City Hall Park.



## PARK EXISTING CONDITIONS



*Unmanaged dog situation  
destroying lawns,  
overgrown shrubs impact  
safety, non-working water  
fountains*



## SELECTED INAUGURAL PROJECTS

**SUMMER COMMUNITY EVENTS** - Free T'ai Chi Classes on Saturday mornings, historical walks, birdwatching and Urban Park Rangers

**SOUTH PARTERRE PLANTING** - Joint project with NYC Parks Dept., the Public Art Fund, and The Horticultural Society of New York

**POLLINATOR GARDEN @ TWEED** - Grant awarded in March 2022 for design and planting of a Pollinator Garden at the NE corner of the Park. Working with NYC Parks Department Director of Horticulture to plan and execute through summer 2022



# PROJECT I

## COMMUNITY ENGAGEMENT & EVENTS

Goal is to activate the park and reach out to all neighboring communities  
Tribeca, Financial District, Seaport, Two Bridges, and Chinatown

- New York School of T'ai Chi Chuan will lead community classes on Saturday mornings in May and June
- Audubon Society will lead birdwatching
- Historical walks with the Urban Park Rangers and other local institutions
- Children's events planned for the summer with local groups such as the Church Street School for Music and Art

# MANHATTAN COMMUNITY BOARD 1

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## Youth & Education Committee – T. Joyce

1. Charter School Presentation by Charter School of the Arts  
- Report
2. Harbor School Update - Report
3. Summer Rising Presentation - Report

# MANHATTAN COMMUNITY BOARD 1

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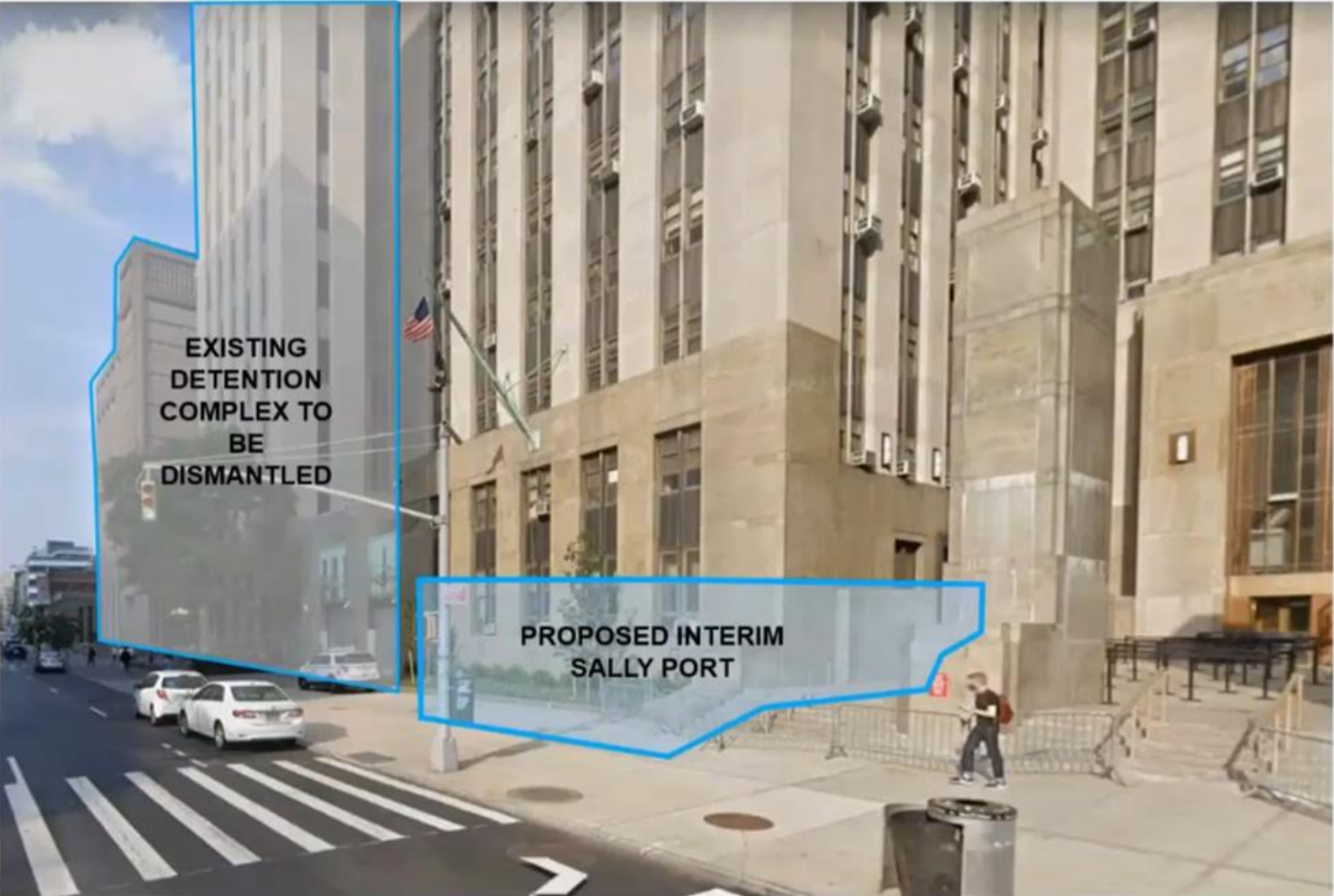
## Land Use, Zoning & Economic Development – P. Kennell/ L. Starr

1. Manhattan Detention Complex Construction Update & Sally Port  
Public Design Commission Application - Resolution

Manhattan

# Interim Sally Port Design Update

# Site Photo

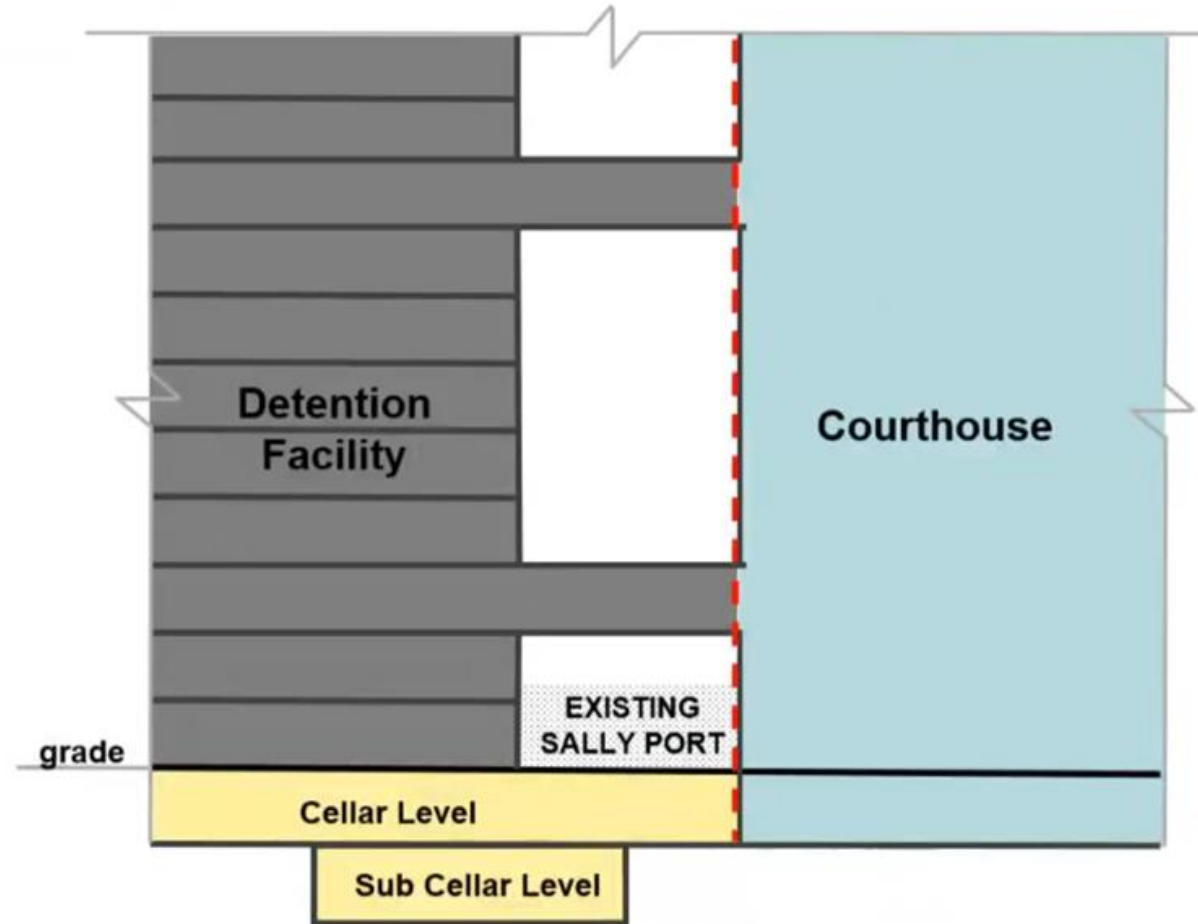




# Interim Sally Port Location

## Why can't the existing sally port remain operational during dismantle work?

- Using the existing sally port during active dismantle activities would create a very serious safety risk at the site.
- Existing sally port is connected to and sits on top of the cellar & sub cellar level of the existing detention facility to be dismantled. It does not have its own structural support separate from the detention facility.
- Existing sally port is directly below sky bridges at the 3<sup>rd</sup> and 9<sup>th</sup> floors that must be removed.
- Scaffolding for the detention facility must be erected in the existing sally port area.
- Existing sally port area is a critical staging area for dismantle work and keeps these operations within the enclosed construction site.

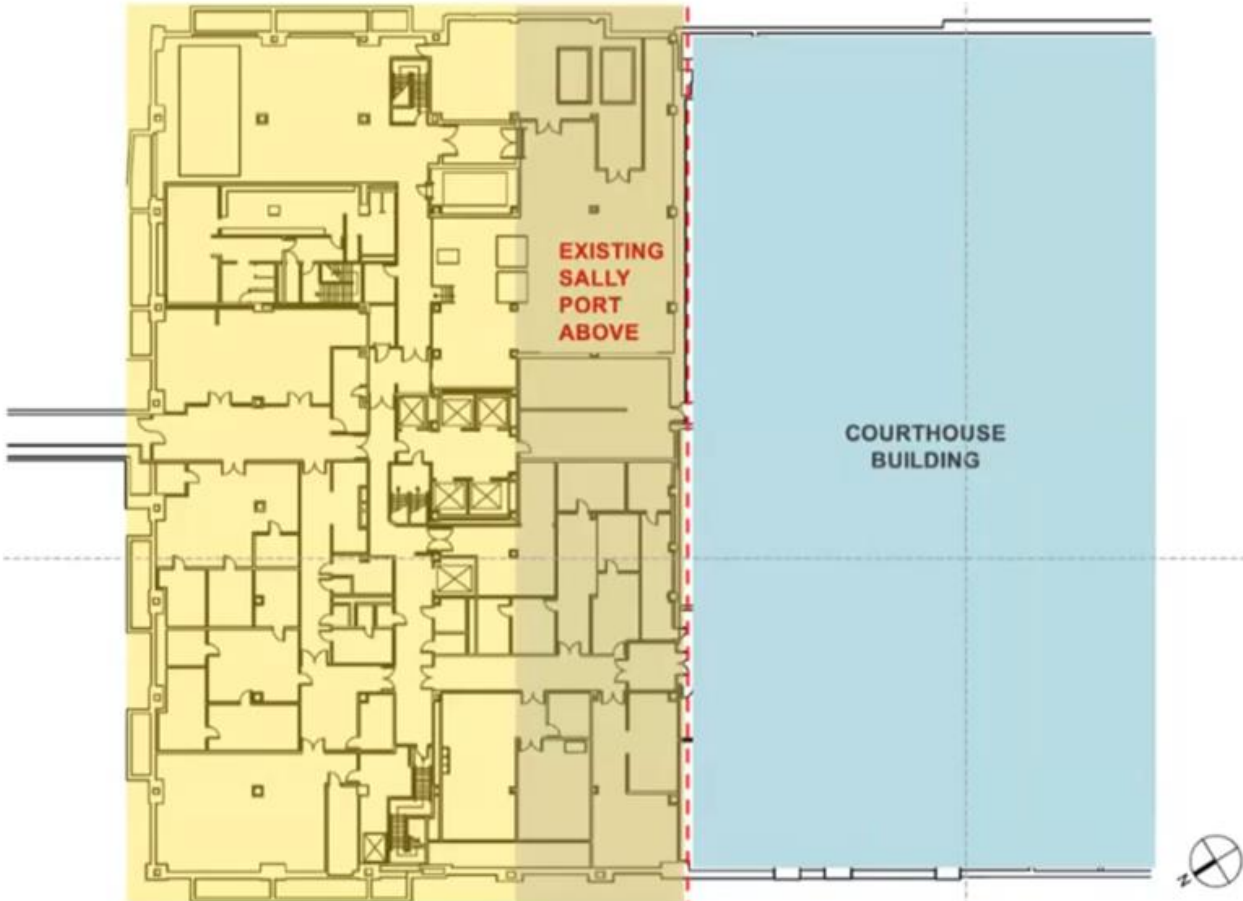


Section Diagram

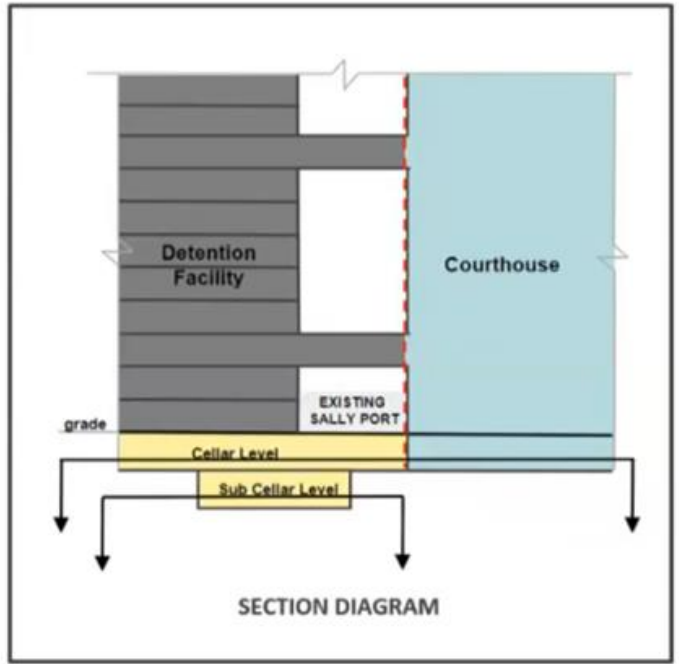
# Existing Sally Port



Sub Cellar Plan



Cellar Plan

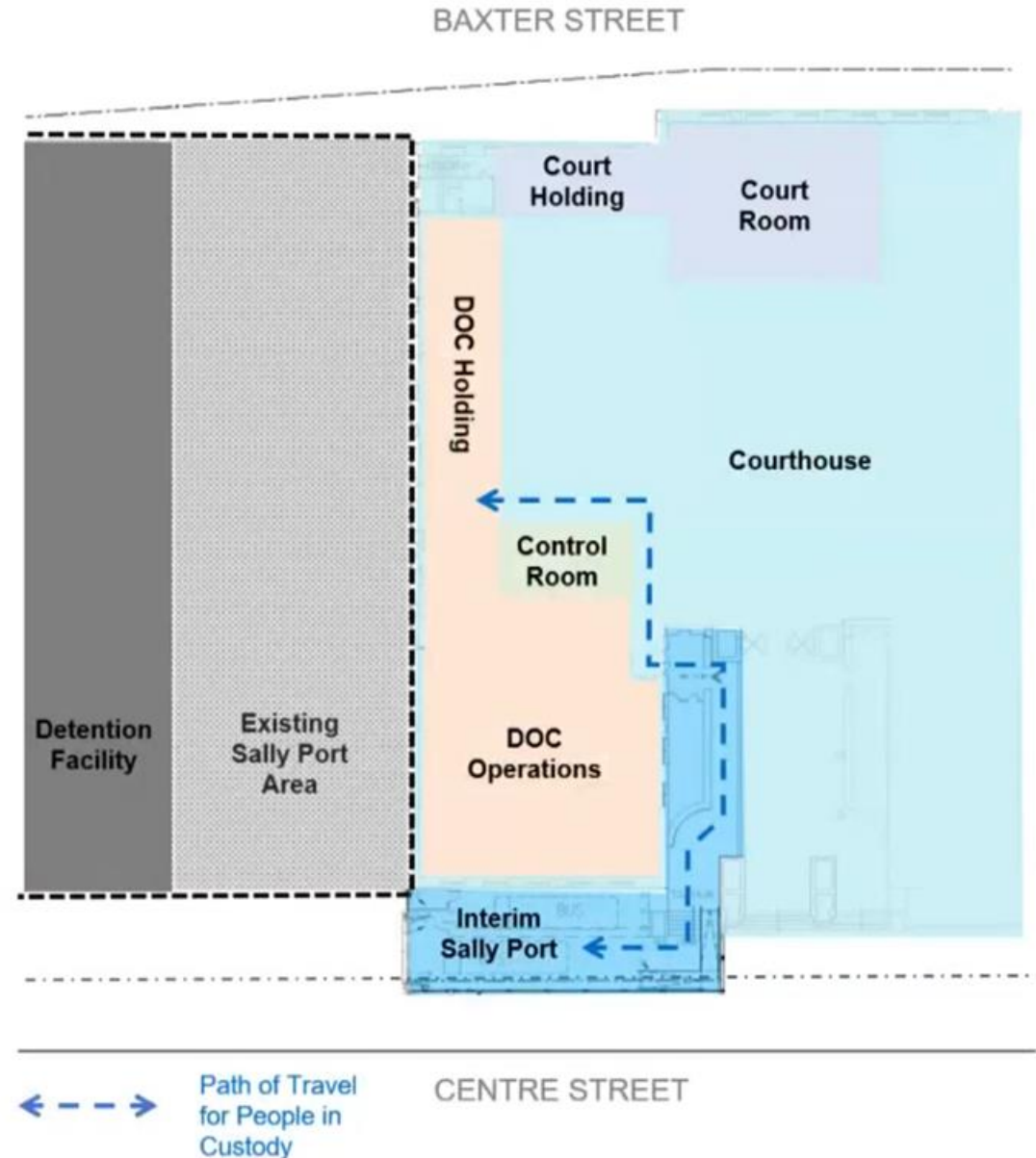


SECTION DIAGRAM

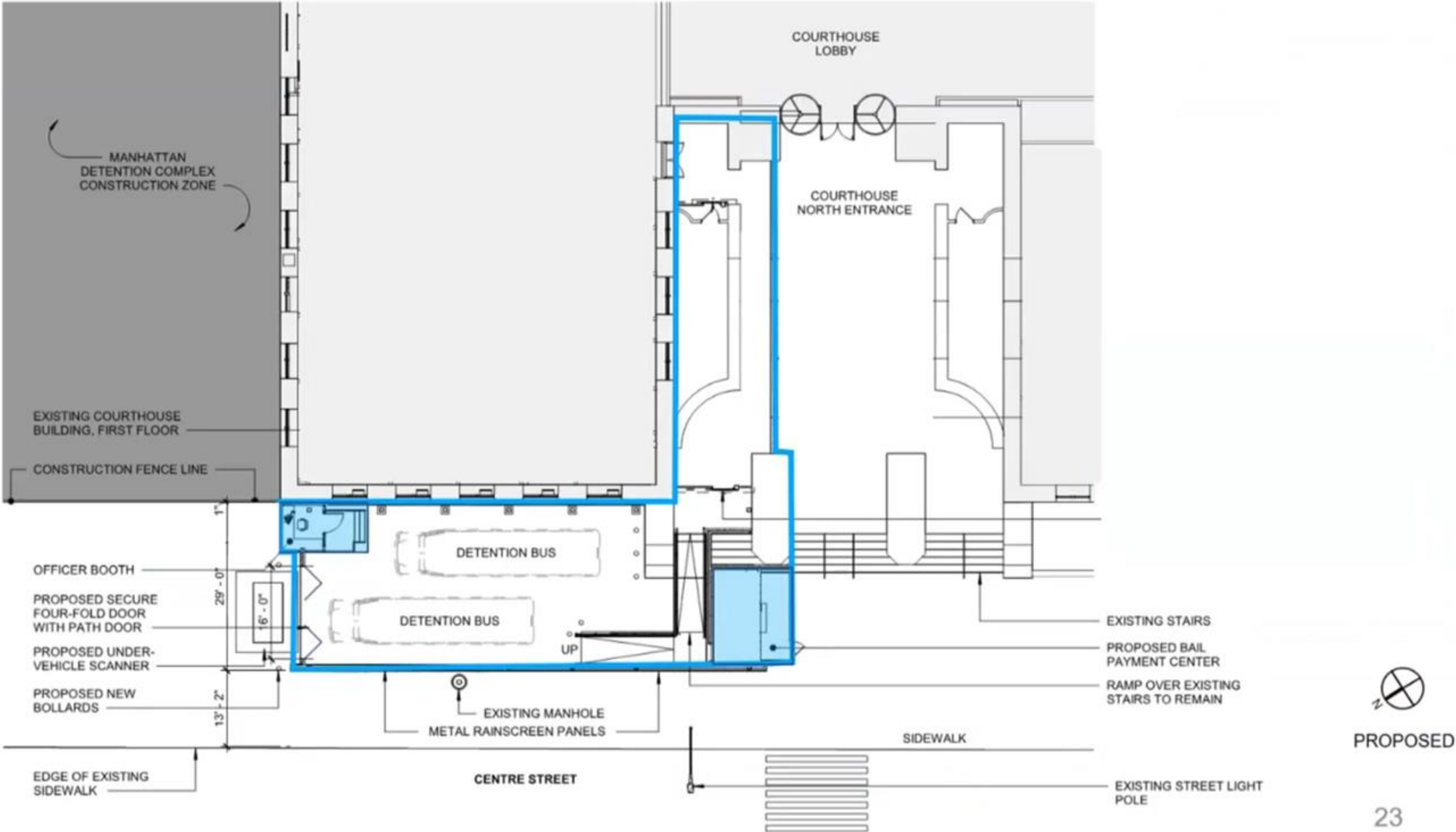
# Interim Sally Port Location

## Why is the Interim Sally Port placed on Centre Street in front of the courthouse?

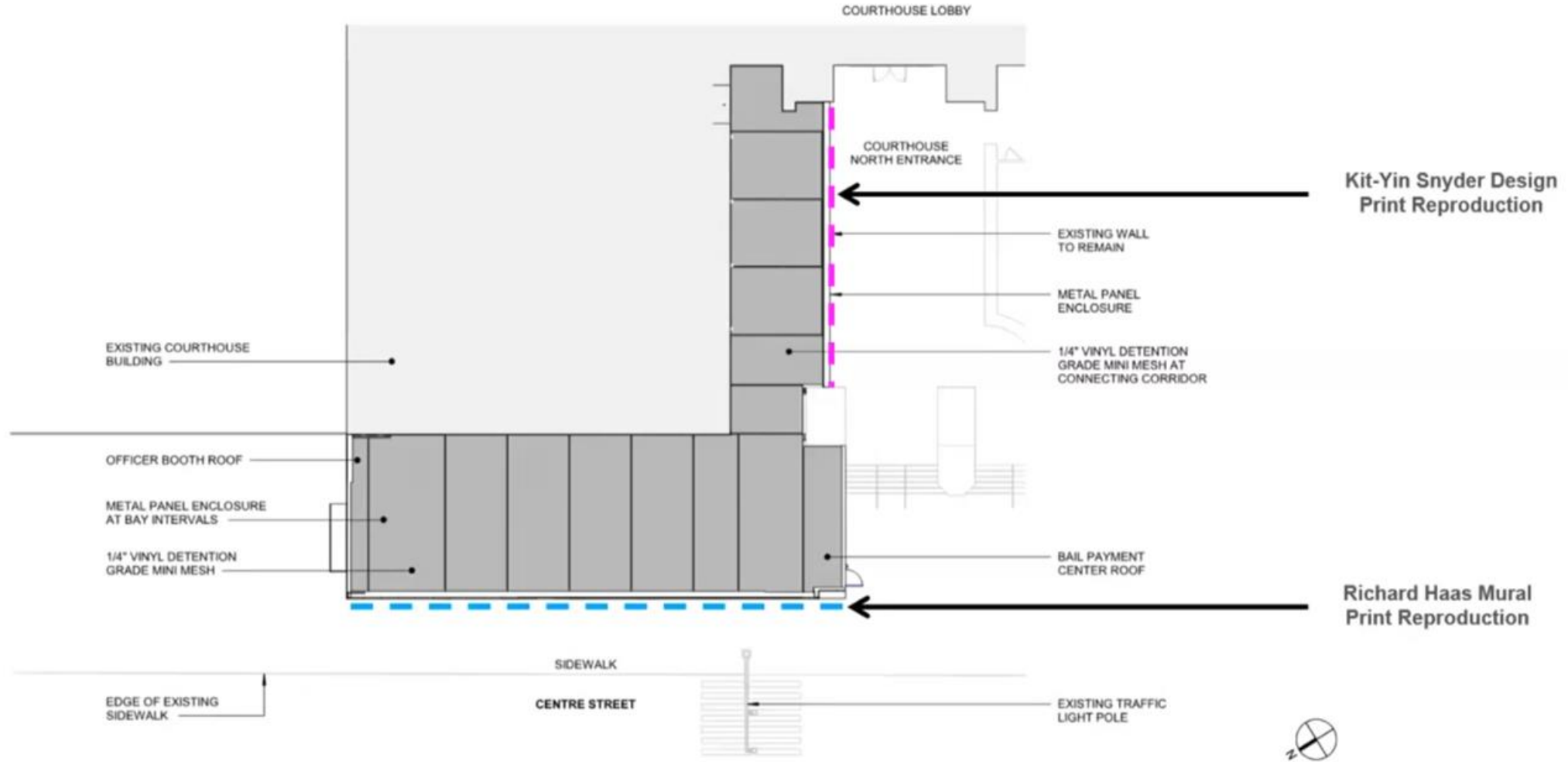
- Provides for uninterrupted DOC and NYPD operations for court production.
- Location is safely away from dismantle work
- Courtrooms face Baxter St and would require relocation and reconfiguration of holding areas if entrance from Baxter
- Proposed location has less impact on traffic. Baxter is a narrower street and includes many businesses and outdoor dining structures.
- Baxter St. sidewalk is not wide enough to accommodate Sally Port.
- Location does not impact Columbus Park.



# Interim Sally Port Location

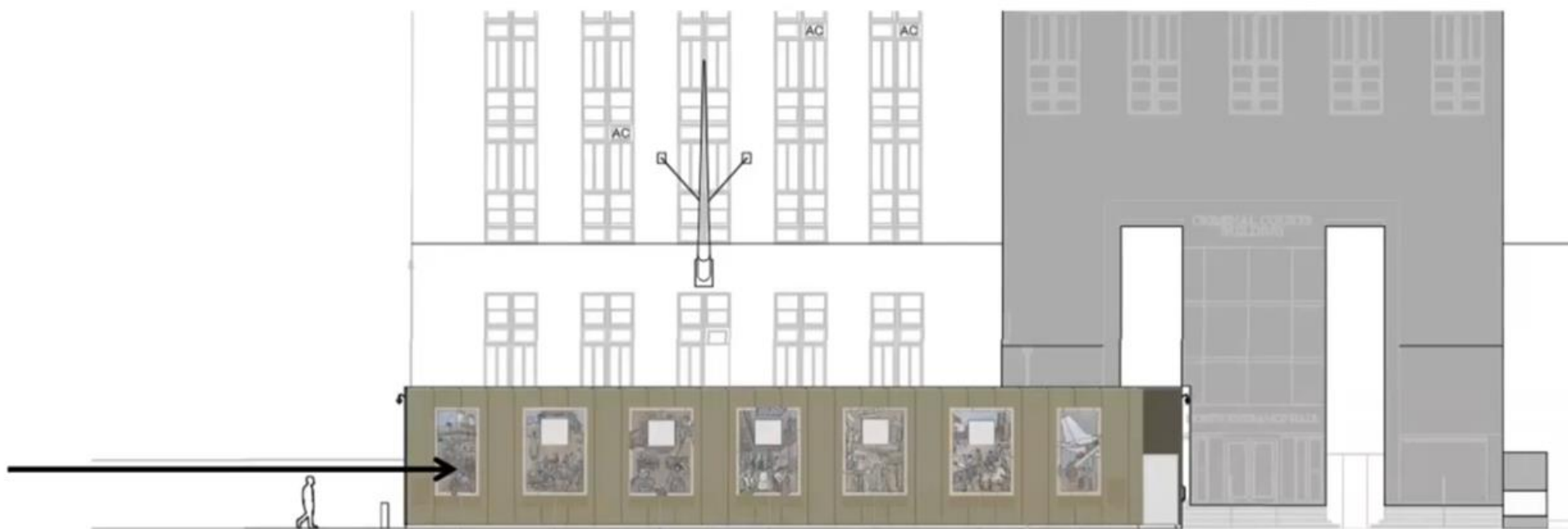


# Interim Artwork Locations



# West Elevation – Updated Design

Temporary  
Reproduction of  
Haas Mural



IMMIGRATION ON THE  
LOWER EAST SIDE OF  
NEW YORK  
1989



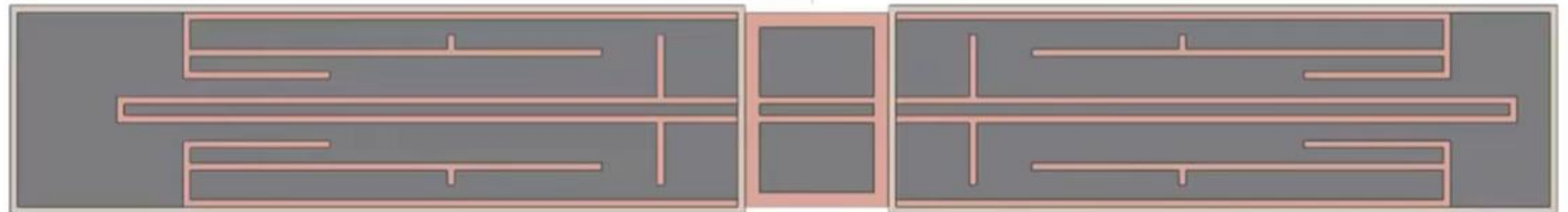
# South Elevation – Updated Design

4



*UPRIGHT*  
1992

Note: Actual colors to be developed in consultation with the artist



# MANHATTAN COMMUNITY BOARD 1

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## New Business

1. 60 Wall Street, request for an updated Harmonious Relationship Report between the landmarked building at 55 Wall Street and the exterior renovations proposed to the base of the non-landmarked building at 60 Wall Street - Resolution



DRAFT

# 60 WALL STREET

Presentation to Community Board 1

May 24, 2022

DRAFT

# 55 Wall St 1970s

1830s:  
Merchants Exchange  
(Isaiah Rogers)

1862  
Customs House

1907  
National City Bank  
(McKim Mead & White)



DRAFT

Existing Condition  
Issues



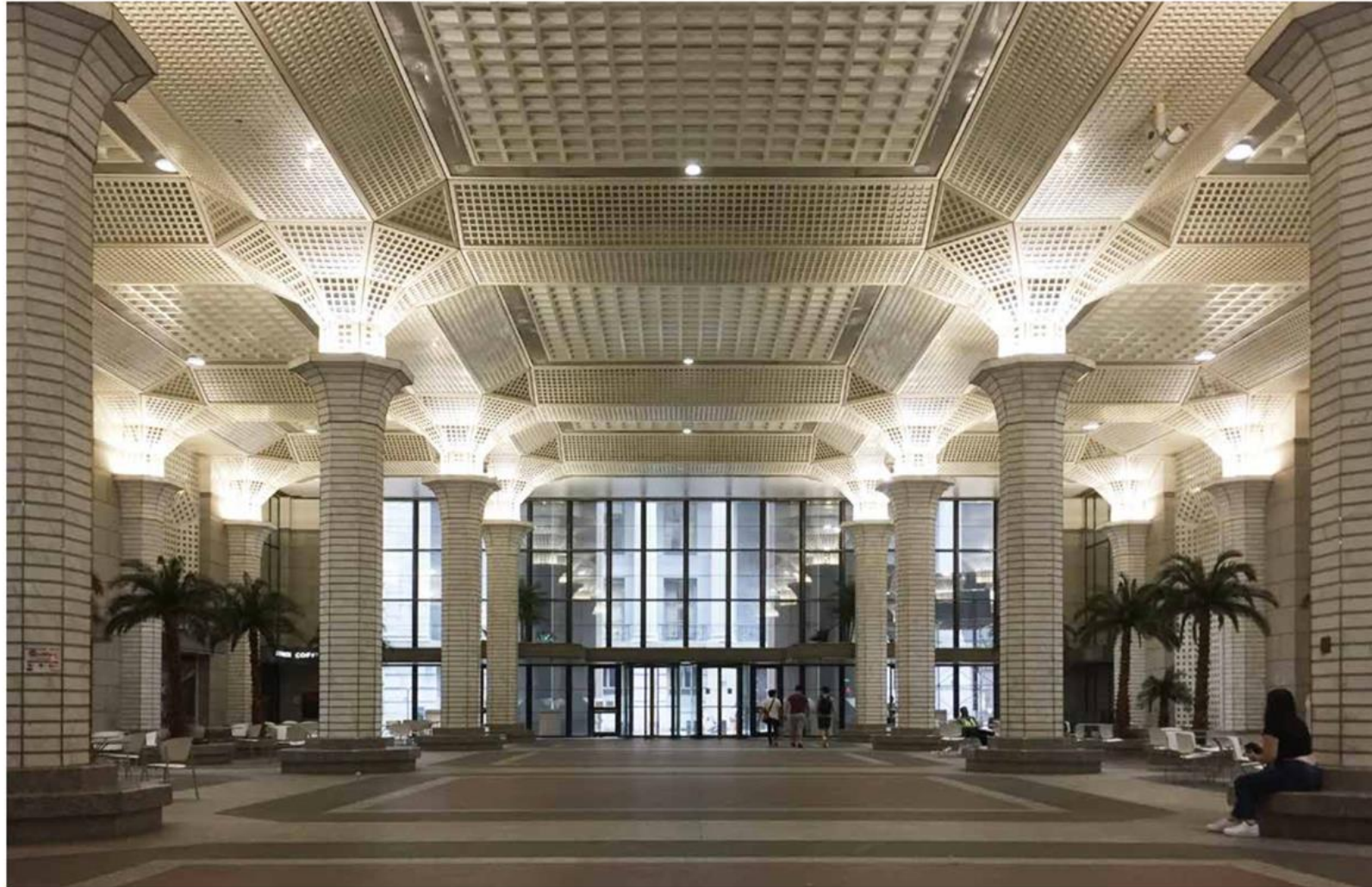
DRAFT

Proposed Design



DRAFT

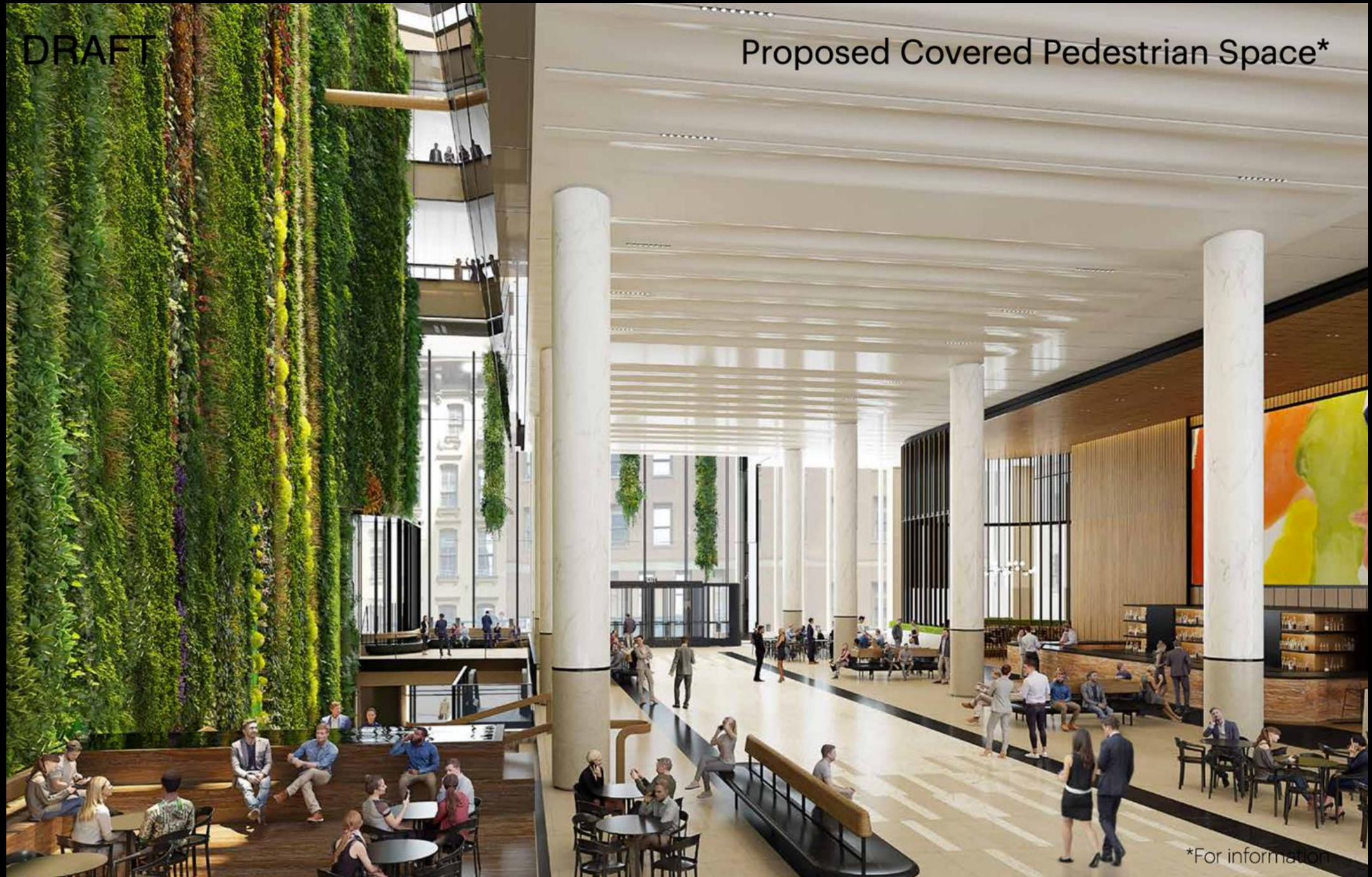
Existing POPS\*  
Covered Pedestrian Space



\*For information

DRAFT

# Proposed Covered Pedestrian Space\*



\*For information

# MANHATTAN COMMUNITY BOARD 1

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Old Business

# MANHATTAN COMMUNITY BOARD 1

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Adjournment



# MANHATTAN COMMUNITY BOARD 1

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**All documents relating to the above agenda items are on file at the Community Board 1 office and are available for viewing by the public upon written request to [man01@cb.nyc.gov](mailto:man01@cb.nyc.gov)**

**At all meetings, additional items may be raised as "New Business"**