



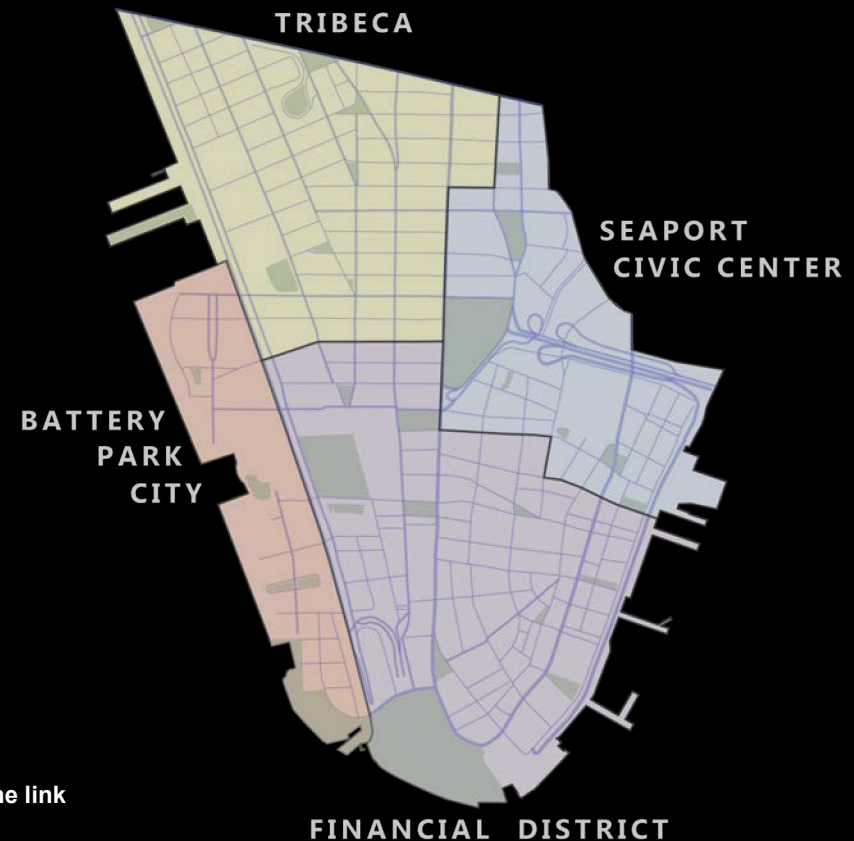
The City of New York

# Manhattan Community Board 1

**Monthly Board Meeting**  
**Tuesday, November 28, 2023**  
**6:00PM**

**Manhattan Borough President's Office**  
**1 Centre Street, 19th Floor - Southside**  
**and Live Remote Meeting - <https://live.mcb1.nyc>**  
**The public is welcome to attend in person or on webex**

Tammy Meltzer, Chairperson  
Alice Blank, Vice Chairperson  
Zach Bommer, District Manager  
Lucy Mujica Diaz, Community Coordinator  
Onedeige James, Community Associate



"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](https://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 (6:00 PM – 6:45 PM)

A) Comments by members of the public  
(1-2 minutes per speaker)

Registration to speak during the public session will open at 10:00 AM the same day and close at 5:45 PM.



# MANHATTAN COMMUNITY BOARD 1

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**Public Hearing** (6:45 PM – 7:00 PM)

Topic: City of Yes for Economic Opportunity proposal (N240010ZRY and N240011ZRY) Zoning Text Amendment



# MANHATTAN COMMUNITY BOARD 1

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## Business Session

- A) Adoption of October 2023 minutes
- B) Updates from Elected Officials
- C) District Manager's Report – Z. Bommer
- D) Chairperson's Report – T. Meltzer

# MANHATTAN COMMUNITY BOARD 1

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## **District Manager's Report**

November 2023

# EDCs Pier 6 Heliport RFP Announcement

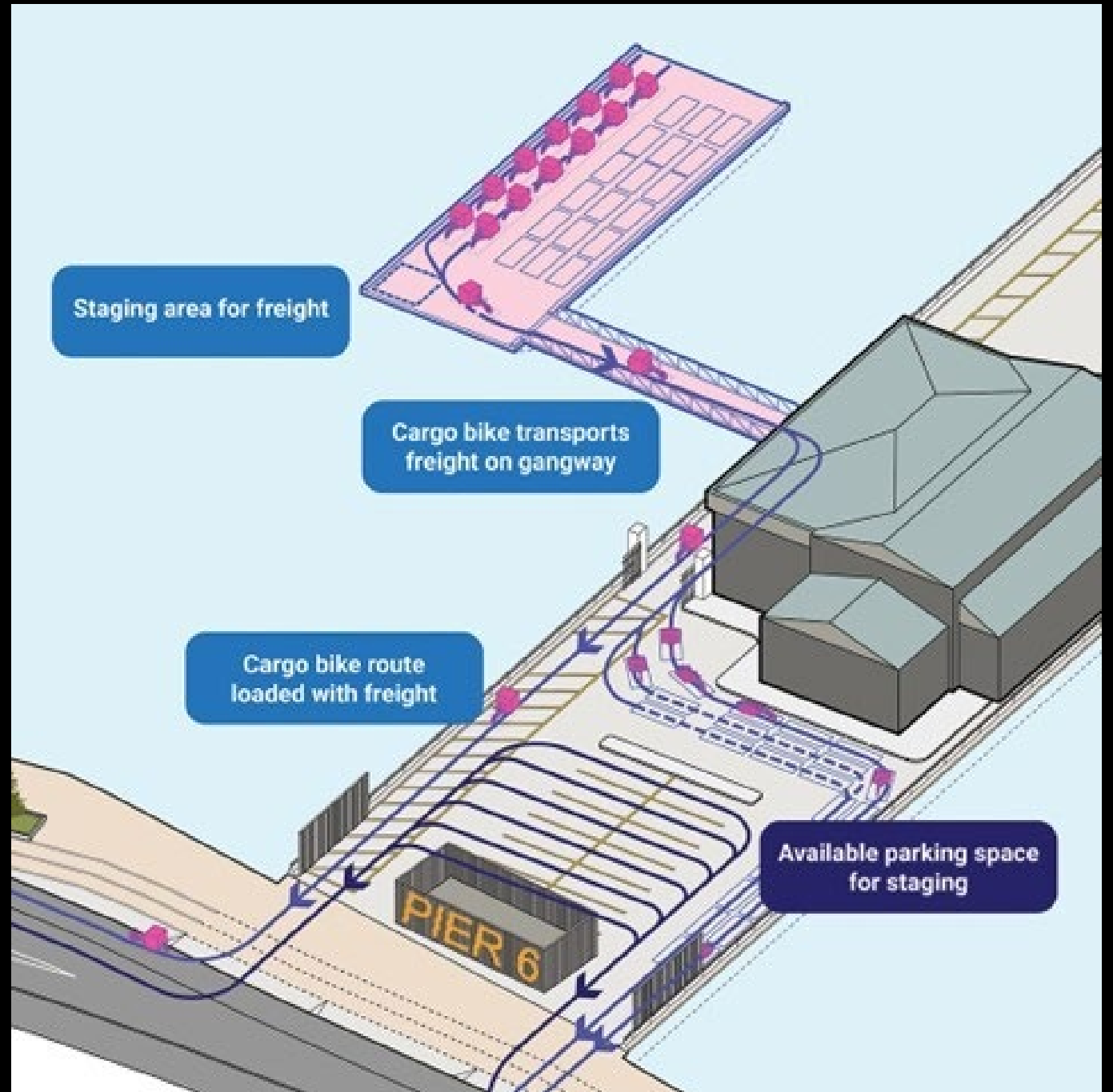
Operator to upgrade the city-owned heliport to provide the supporting infrastructure for electric vertical take-off and landing (eVTOL) aircraft and last-mile and maritime freight delivery.

Demo of an eVTOL vehicle from aviation company Joby. Performed take-off and landing.





- Example of potential “last mile” freight dock
- RFP application will remain open until January 12, 2024, with an operator expected to be named in spring 2024.



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**GET YOUR  
FREE  
SMOKE  
ALARM**

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SCAN  
HERE >>



[www.soundthealarm.org/nyc](http://www.soundthealarm.org/nyc)



# Manhattan Community Board 1 Chairperson's Report

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November 2023 - HYBRID

## SINCE OCT MEETING -The Chair has been at the following....

- Oct 25 - Meeting with HHC/ LMH CAB (Frances & Betty)
- Oct 30 - BBJ Meeting
- Oct 31 - Finalize SLA meeting questions
- Nov 01 - Staff Meeting/ BPC Committee
- Nov 02 - Governors Island CAC Meeting
- Nov 02- Meet with CB3 re: East River
- Nov 04- Gotham Park Block Party
- Nov 06- Annual Meeting SLA, Elected and CBs 1,2 and 3
- Nov 08- Staff Meeting/LMCR Quarterly mtg prep EDC
- Nov 08 - 110 William Street DCAS Meeting
- Nov 09- IPN/Stellar Management/Vornado/CB1
- Nov 09 - Holland Tunnel Walk - DOT, CB1, Tribeca North
- Nov 13 - EDC Pier 6 - ALice and Zach/ LZE Meeting
- Nov 15 - Pier 76 Taskforce Meeting/ staff meeting
- Nov 15- HRP AC
- Nov 16 - Borough Board Meeting/Exec Meeting
- Nov 20- Testify Public Hearing Open Dining/ DDC Walkthru for Vestry Street Cobblestones/ EPC meeting
- Nov 21- District Service Cabinet/Staff
- Nov 27- Neighbors re: 41-43 Beekman/ CPF intro mtg

## November UPDATES



Photos by  
Kaufmans

# LOTS HAPPENING THIS WEEK....

NOVEMBER 29

BPCA BOARD MEETING - 11AM

In-person and livestreamed at: [bpcadivacommunications.com/bpca-live/](https://bpcadivacommunications.com/bpca-live/).

Recordings available via the Authority's website.

**\*\*\*Manhattan Design Guidelines Workshop** for the Manhattan Borough-Based Jail Facility \*\*\*Time: 6 PM to 8 PM (doors open at 5:45 PM)

Location: Transfiguration Church -Entrance through 25 Mott Street

Please RSVP at <https://forms.gle/RF7PUtDLuFdVzPCA6>.

# FROM THE BBJ DESIGN WORKSHOP FLYER

**PLEASE RSVP AT**

[https://forms.gle/  
gMqiWL3KAor3p2UH7](https://forms.gle/gMqiWL3KAor3p2UH7)



Materials from the workshop will be posted online for virtual feedback following the workshop from November 30th to December 14th.

If you have any questions, please contact:  
**Nikita Sin**, Community Construction Liaison E:  
[ManhattanCCL@bbj.com](mailto:ManhattanCCL@bbj.com)  
P: 646-627-0963

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The NYC Department of Design and Construction is managing this project on behalf of the NYC Department of Correction.

Eric Adams  
Mayor


Thomas Foley, P.E.  
Commissioner

## Webinar: Lower Manhattan Coastal Resiliency, a Plan to Protect Lower Manhattan

**Date: WEBINAR November 29, 2023 Time: 12–1pm**

**REGISTER HERE:**

**[https://nycedc.zoom.us/webinar/register/WN\\_57tcNK0gTs6gDrVI8thgog#/registration](https://nycedc.zoom.us/webinar/register/WN_57tcNK0gTs6gDrVI8thgog#/registration)**



**The webinar will be hosted by Alexis Taylor, Vice President of Neighborhood Strategies at NYCEDC and Jordan Salinger, Senior Policy Advisor at NYC Mayor's Office of Recovery and Resiliency. Elijah Hutchinson, Executive Director at the Mayor's Office of Climate and Environmental Justice will also deliver remarks.**

# TIME TO SPEAK UP! NOVEMBER 30 FROM NORTH MOORE TO SOUTH COVE

## NORTH/WEST BATTERY PARK CITY RESILIENCY PROJECT: POST 30% DESIGN PROGRESS UPDATE COMMUNITY MEETING

THURSDAY, NOVEMBER 30, 2023 • 4:30-8:00 PM

4:30 PM – IN-PERSON OPEN HOUSE BEGINS

6:00 PM – IN-PERSON/VIRTUAL PRESENTATION BEGINS



NEW YORK  
STATE OF  
OPPORTUNITY

Battery Park  
City Authority



# BPCA MEETING - RSVP IS NEEDED

The [North/West Battery Park City Resiliency \(NWBPCR\) Project](#) is designing protective measures to reduce the risks associated with storm surge and sea level rise. TO RSVP

<https://www.eventbrite.com/e/northwest-bpc-resiliency-project-post-30-design-progress-update-meeting-tickets-749946880307>

Please note thus far in 2023 there has only been a localized drainage presentation and there have been no Reach Design Progress Presentations at Community Board 1 meetings. We recommend members and the public try to attend this update. CB1 continues to request that the BPCA present a comprehensive update at a CB1 meeting this year. This would be similar to what was done in December 2022.

# Manhattan Borough President's Office COMBATING IMPLICIT BIAS

Monday, December 4<sup>th</sup> @ 5PM.

This is one of three trainings that MBPO expects all board members to take annually.

You can register in advance for this training through this link:

[https://us06web.zoom.us/webinar/register/WN\\_YLy93eMPScym-Gam7XgyuQ#/registration](https://us06web.zoom.us/webinar/register/WN_YLy93eMPScym-Gam7XgyuQ#/registration)

This training will also be recorded and posted on the Manhattan Borough President's Youtube page.

# COMPOSTING BUDGET CRISIS



## SAVE OUR COMPOST

Community Rally &  
Outreach

**THURSDAY, NOVEMBER 30**

City Hall Park  
Broadway & Chambers St  
12 PM - 2 PM

**#SaveOurCompost**



## SAVE OUR COMPOST RALLY

WEDNESDAY, DECEMBER 6  
City Hall Park  
Broadway & Chambers St  
1 PM - 2 PM

**#SaveOurCompost**

With support from Council Member Sandy Nurse



Council Member  
Sandy Nurse

# MANHATTAN COMMUNITY BOARD 1

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## Executive Committee – T. Meltzer

1. Application for a new license for an adult use retail dispensary license or CAUD or ROD or MicroBusiness by applicants at the following locations - Resolution

40 Water Street, Sadar Adil Khan

80 John Street, GSEBAT Inc.

80 John Street, NSEBAT Inc.

80 John Street, Canna Dreams

80 John Street, DTPFF Enterprises

96 Greenwich Street, Happy123NYC LLC

110 Greenwich Street, Happy123NYC LLC

# MANHATTAN COMMUNITY BOARD 1

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## Executive Committee – T. Meltzer

120 Greenwich Street, OMG NY Retail Holdings LLC

176 Broadway, Broadway NY Canna Ventures LLC

176 Broadway, Encore Retailer II LLC

312-322 Canal Street, Jordan Forrester

111 Fulton Street, New York THC Company

161 Hudson Street, Good Day Flower LLC

161 Hudson Street, Nicole Polsinelli

88 Nassau Street, Mailk Zindani

386 Canal Street, Jordan Forrester

# MANHATTAN COMMUNITY BOARD 1

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## Executive Committee – T. Meltzer

2. 35 Wall Street, application for a new application for an adult use retail dispensary license for 35 WS TH LLC dba TBD - Resolution
3. Applicants that have notified CB1 they have withdrawn their application for an adult use retail dispensary license or CAURD or ROD or MicroBusiness - Resolution
4. BBJ/Lippman Commission 2.0 Local Community Appointees - Resolution
5. Proposed rule change: Open Dining NYC, DiningOutNYC - Report
6. CB1 Guidelines on Review of Cannabis Applications - Report

# MANHATTAN COMMUNITY BOARD 1

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

1. Shelter Updates in MCB1: 41-43 Beekman Street and 105 Washington Street - Report
2. Alexander Hamilton U.S. Custom House construction - Report
3. Residential Waste Containerization - Report
4. Demolition & Environmental Updates - Report
5. DDC/Street Reconstruction Updates - Report
6. The Flea Theater - Report

# MANHATTAN COMMUNITY BOARD 1

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## Land Use, Zoning & Economic Development Committee - P. Kennell

1. Downtown Alliance, Neighborhood Quarterly Update - Report
2. City of Yes for Economic Opportunity proposal (N240010ZRY and N240011ZRY) Zoning Text Amendment – Report



# MANHATTAN COMMUNITY BOARD 1

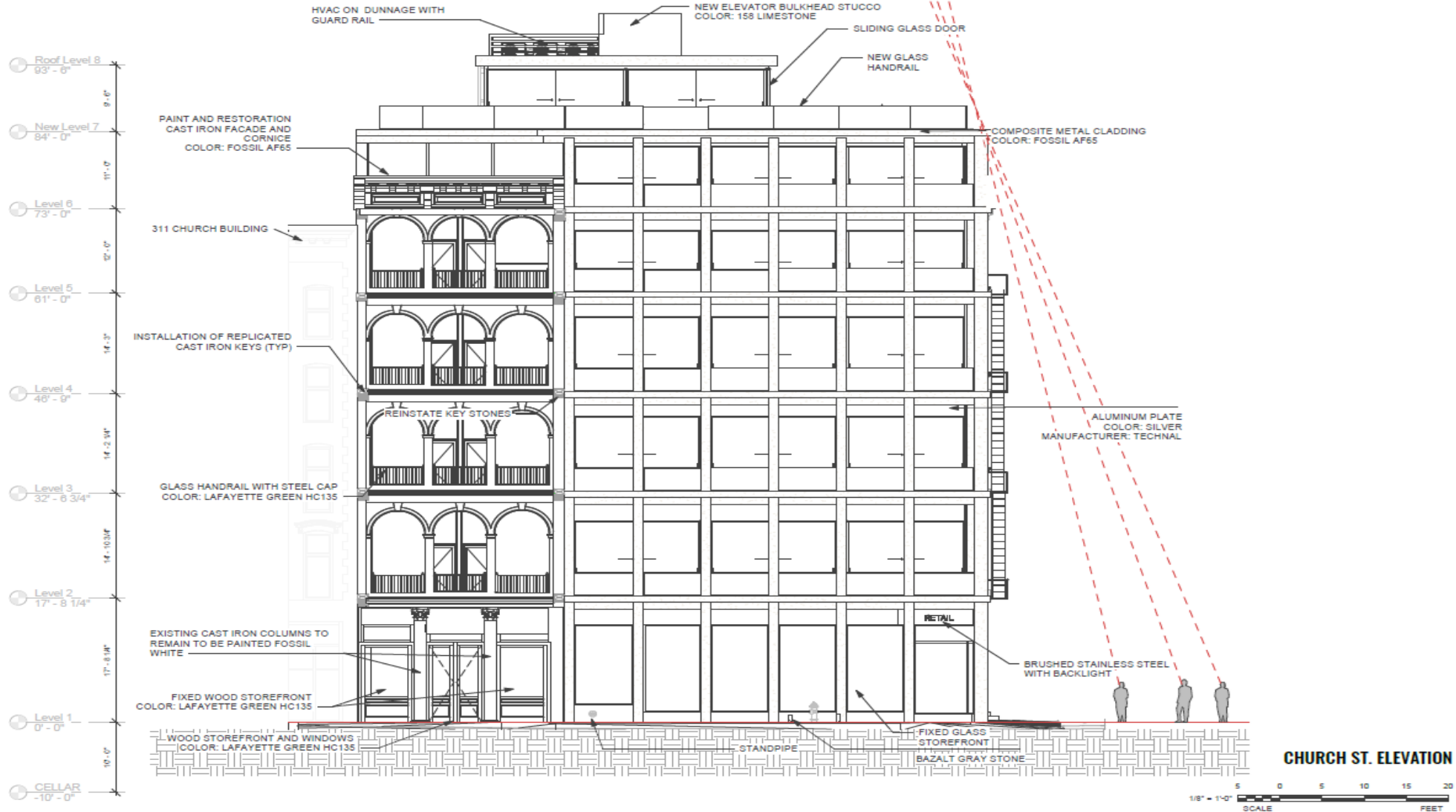
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## Landmarks & Preservation Committee – J. Friedman

1. Docket #24-00195 - 32-34 Walker Street in the Tribeca East Historic District and include 32-s demolition of the one-story building at the corner (32 Walker), construction on the lot of a new building, and a rooftop addition - Resolution
2. Docket # 24-00099 - 70 Franklin Street, rooftop garden and elevator bulkhead - Resolution
3. Docket #24-00782 - 55 Hudson Street, proposed replacement windows at Staples Street Facade - Resolution
4. Docket #23-11765 - 134-140 Duane Street, facade restoration rehabilitation – Resolution

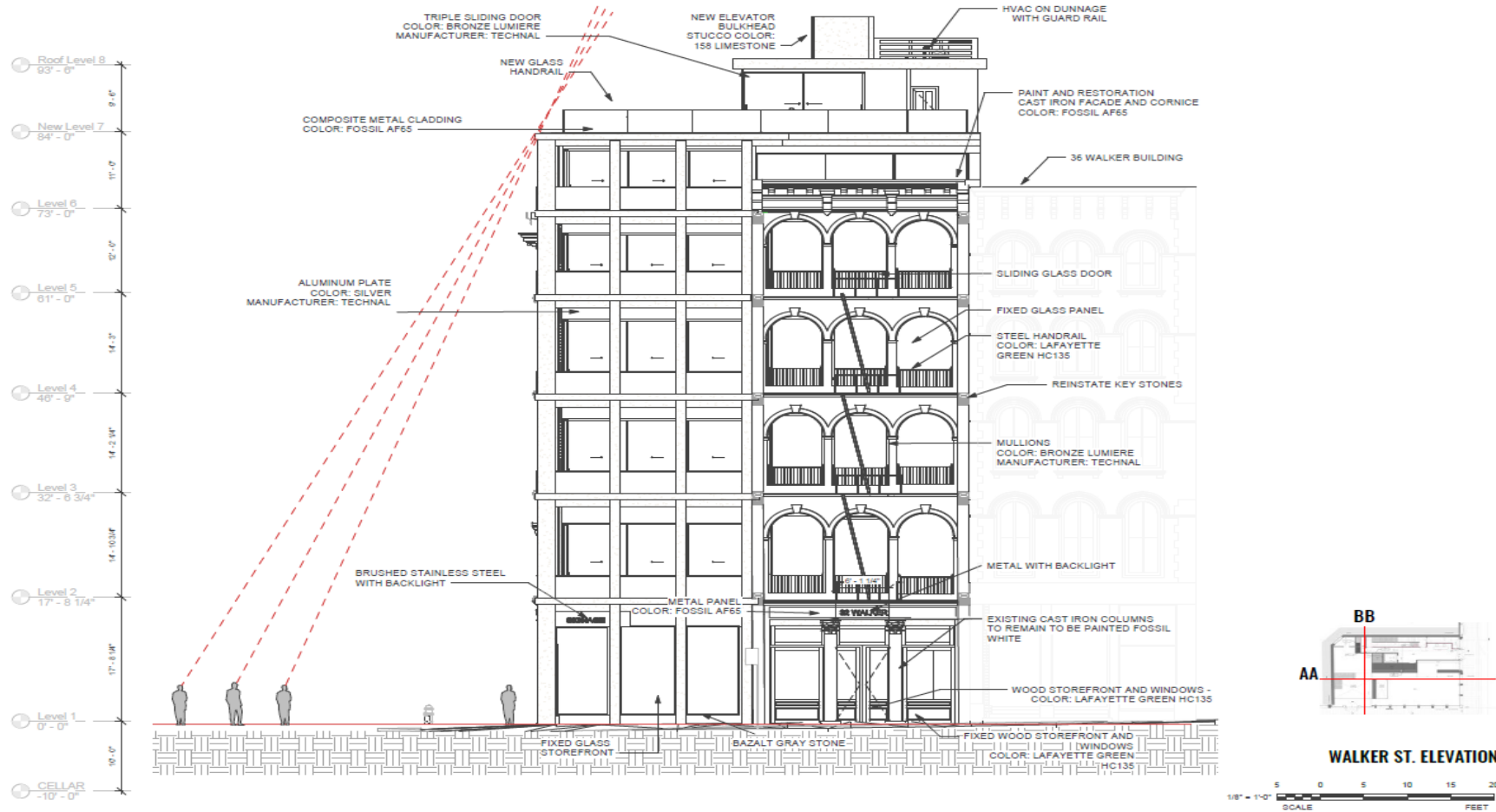
# 32-34 Walker Street

## 34 & 32 WALKER | ELEVATIONS

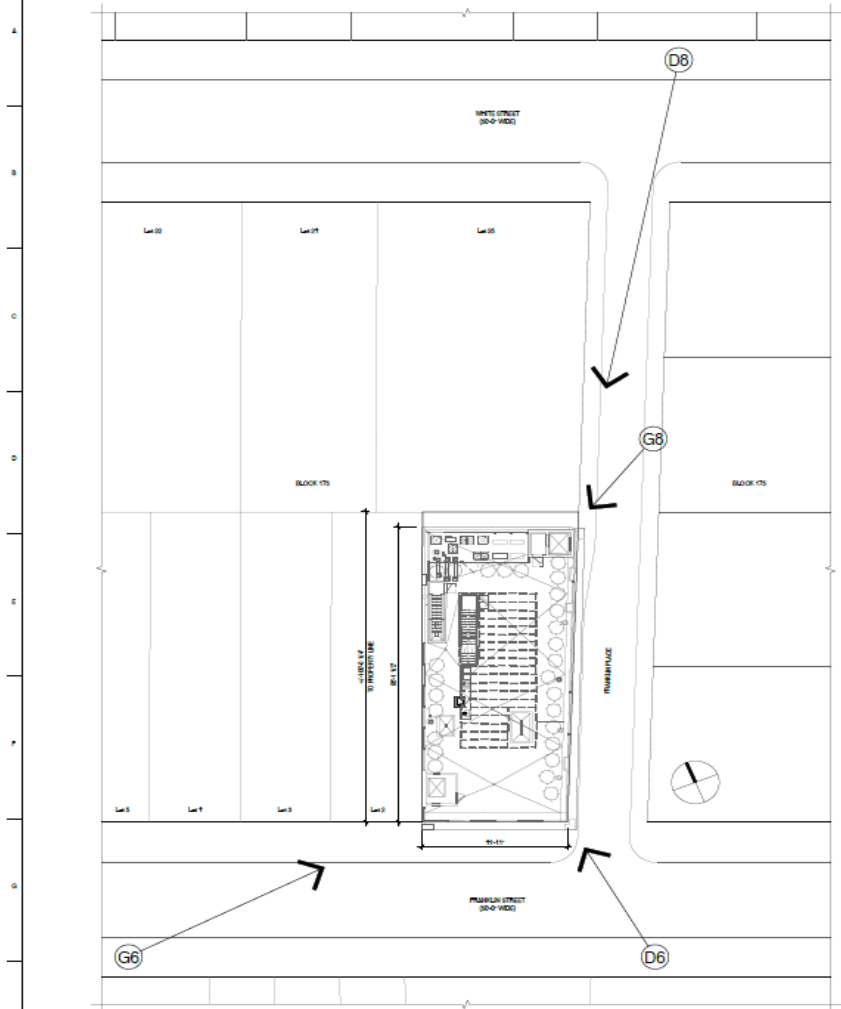


# 32-34 Walker Street

## 34 & 32 WALKER | ELEVATIONS



# 70 Franklin Street



**H1** PROPOSED ROOF PLAN 1/16" = 1'-0"



**D6** Franklin Street - NW View  
Proposed Roof Structure - Mock-up



**D8** White Street - SE View  
Proposed Roof Structure - Mock-up



**G6** Franklin Street - NE View  
Proposed Roof Structure - Mock-up



**G8** Franklin Street - NE View  
Proposed Roof Structure - Mock-up

Proposed Elevator Bulkhead

**ANDREY KHELITSEFF ARCHITECTS**  
550 Canal Street, New Smyrna Beach FL 32169  
Telephone 212-431-1503 www.itsheestcheff.com

1. Issued for Community Board Review 1/16/2022

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70 Franklin Street  
New York, NY

Proposed Roof Plan &  
New Structure Mock-ups

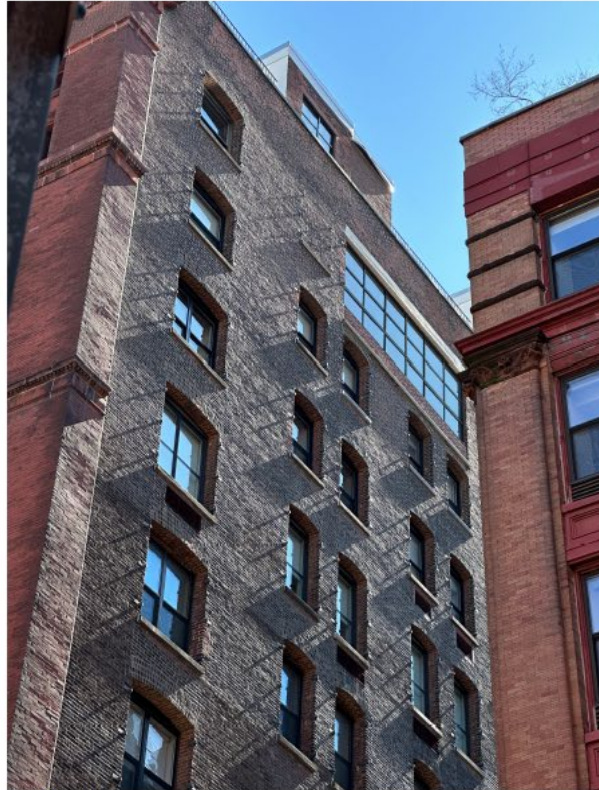
Project: 22PP01  
Date: N/A  
9/16/2022

LPC-003

# 55 Hudson Street



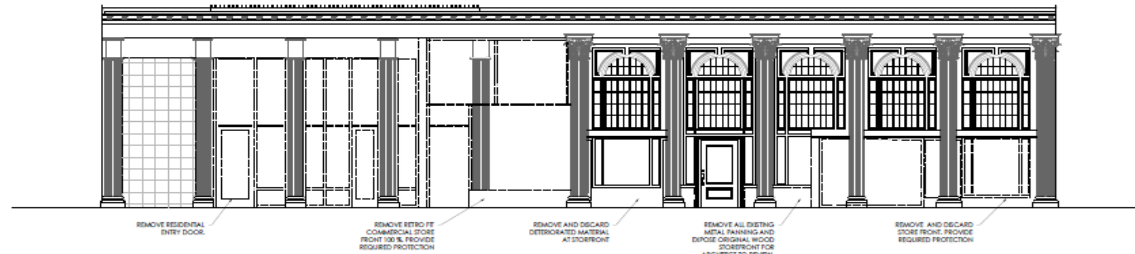
EXISTING



PROPOSED

1  
55 HUDSON STREET APT #10BC

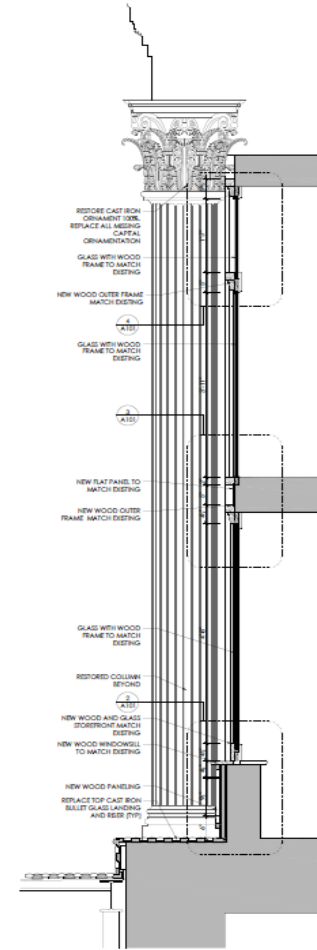
# 134-140 Duane Street



1 STOREFRONT REMOVALS @ ELEVATION  
Scale: 1/8" = 1'-0"



2 PROPOSED ELEVATION PLAN  
Scale: 1/8" = 1'-0"



3 PROPOSED STORE FRONT SECTION CUT  
Scale: 1/8" = 1'-0"

MATTHEW CORDONE ARCHITECT PLLC  
92 North Broadway  
Rochester, NY 14609  
New York 10706  
PHONE: 716.491.8071  
mccordone@ccopllc.com

OWNERS:  
WASH DUANE OWNERS CORP  
134-140 DUANE STREET  
134-140 DUANE STREET, NEW YORK 10013

CONSULTANTS:

REVISIONS	#	DATE	REVISION
	1	09.30.2023	LPC SUBMISSION

SEAL & SIGNATURE



PROJECT:

NORTH ELEVATION RESTORATION  
134 DUANE STREET  
NEW YORK, NEW YORK 10013

DRAWING TITLE:

PROPOSED PLANS AND ELEVATIONS

DATE:	03/11/2023	DWG NO.:	
DRAWN BY:	MVC		A-100.00
CHECKED BY:	MVC		
PROJECT NO.:	21020		

# MANHATTAN COMMUNITY BOARD 1

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## Waterfront, Parks & Cultural Committee - A. Zelter

1. Duane Street Park, Restoration & Expansion - Resolution
2. The Midtown Equities team, access to the Battery Maritime Building Great Hall - Report
3. Hudson River Park Trust (HRPT) Quarterly Update - Report
4. Gotham Park Planting - Updates, Rosa Chang, Co-Founder Gotham Park – Report

# MANHATTAN COMMUNITY BOARD 1

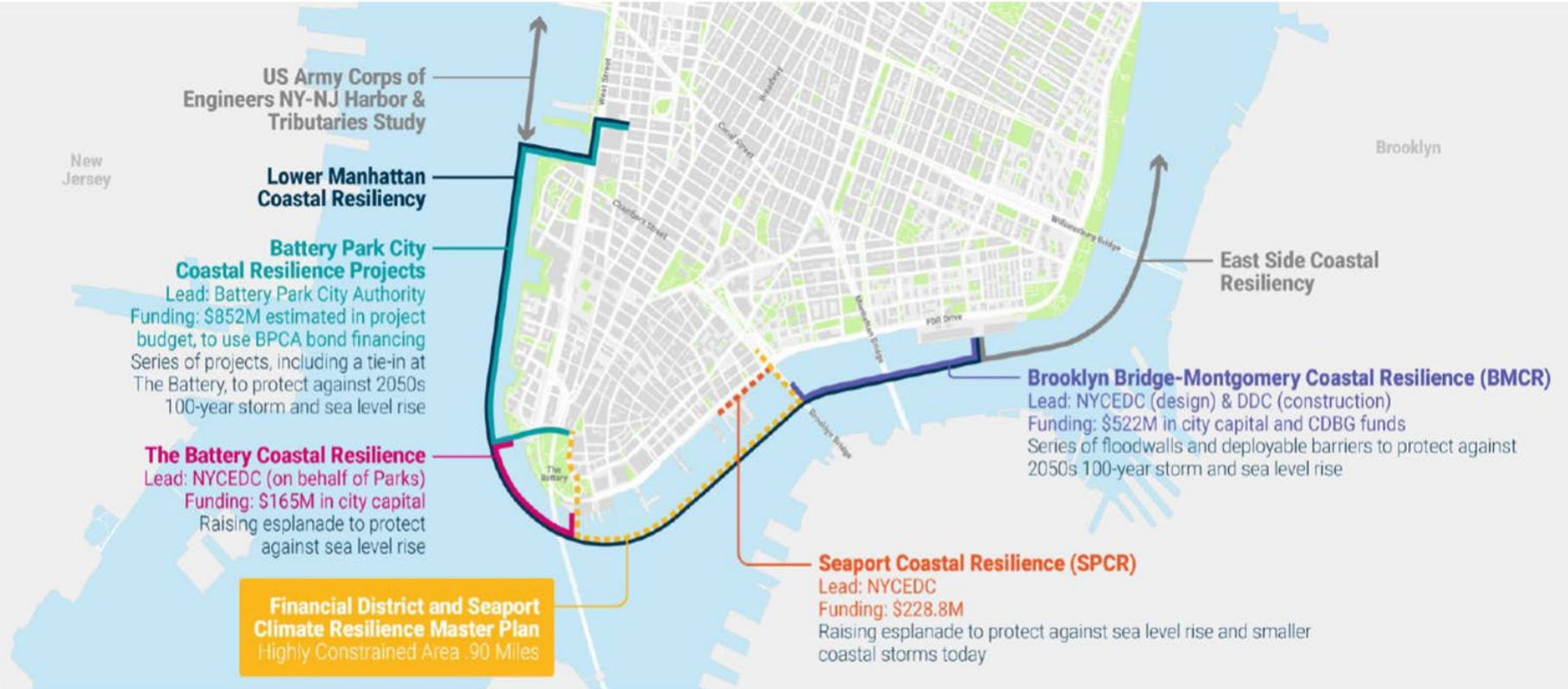
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## Environmental Protection Committee – A. Blank

1. Lower Manhattan Coastal Resiliency (LMCR) quarterly update - Report
2. Battery Park City Authority update on the North West Battery Park City Resiliency Project - Report



**In Lower Manhattan, the City, State, and Federal governments have committed over \$1.7B in capital investments for climate adaptation projects. **The Financial District and Seaport Climate Resilience Master Plan** will fill a missing link in Lower Manhattan's comprehensive flood defense infrastructure.**



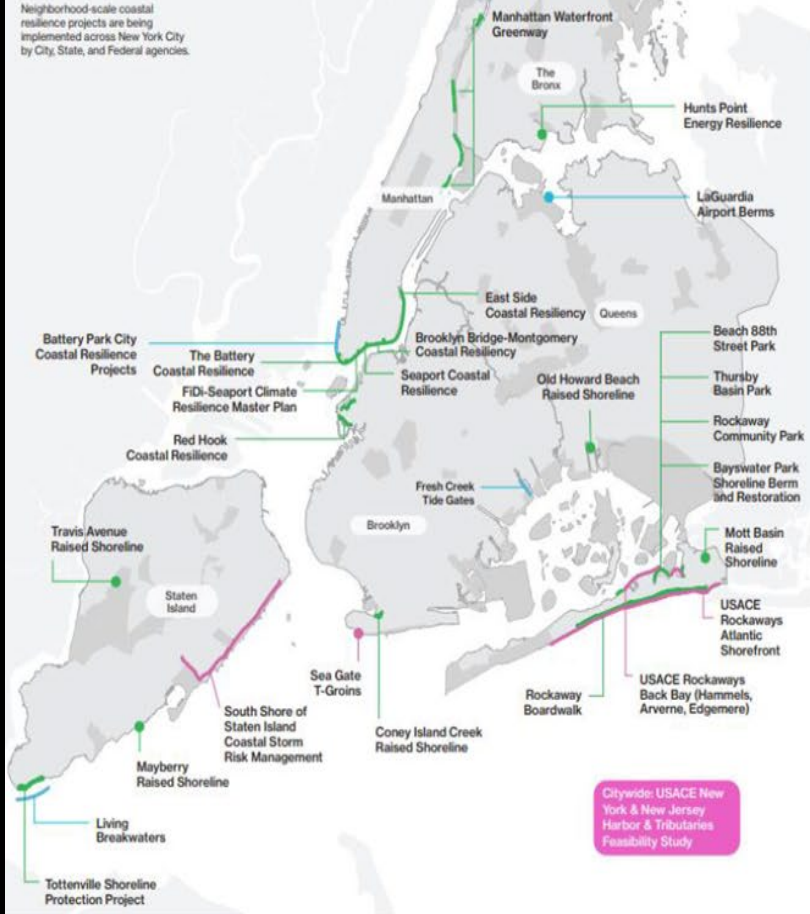
# Project Timelines

(Est. Dates as of November 2023)

Project	100% Design	Procurement	Construction Start	Construction Complete						
					'23	'24	'25	'26	'27	'28
Brooklyn Bridge–Montgomery Coastal Resilience	Complete	Complete	Underway	Fall 2026	[Green bar from start of '24 to end of '26]					
South Battery Park City Resiliency	Complete	Complete	Underway	Early/Mid 2025	[Green bar from start of '24 to end of '25]					
The Battery Coastal Resilience	Complete	Underway	Underway	Summer 2026	[Green bar from start of '25 to end of '26, with orange bar from start of '24 to start of '25]					
North/West Battery Park City Resiliency	April 2024	Complete	Early 2025	Early/Mid 2028	[Green bar from start of '25 to end of '27, with orange bar from start of '24 to start of '25]					
Seaport Coastal Resilience	2025	Winter 2025	Winter 2026	Winter 2028	[Green bar from start of '27 to end of '28, with orange bar from start of '25 to start of '27]					
FiDi-Seaport Master Plan	Underway	TBD	TBD	TBD	[Orange bar from start of '23 to end of '28]					



Neighborhood-scale coastal resilience projects are being implemented across New York City by City, State, and Federal agencies.



Citywide: USACE New York & New Jersey Harbor & Tributaries Feasibility Study

# PlaNYC Commitment: Establish the Bureau of Coastal Resiliency at DEP

*Benefits of a new governance structure:*

- ✓ Increase coordination and efficiency of capital project delivery
- ✓ Establish clear maintenance oversight of coastal resilience projects
- ✓ Provide a central point of accountability for flood protection to New Yorkers

*DEP is particularly well positioned to lead this multi-agency effort:*

- ✓ Mission alignment with flood resilience planning and operations
- ✓ Experience operating emergency and just-in-time systems
- ✓ Expertise in delivering complex construction projects

# LMCR - The Battery

EDC Managing Project on Behalf of Parks

## Design

- 100% Design complete – Spring 2023
- Seeking Envision Certification (program to lower carbon footprint for large infrastructure projects)

## Construction Updates

- NPS temporary security tent in construction – commenced July 2023.
- Early salvage work - completed
- Construction contracts – procurement ongoing
- Community Liaison – Karp Strategies

## Conceptual Rendering



## Upcoming Milestones

- Existing wharf demolition - to begin January 2024
- NPS transition to temporary security tent - January 2024
- Anticipate start of pile driving for new wharf - Spring 2024.

# Stage 3: LMCR - Battery Phase 1 Construction

Jan 2024 to July 2025 (19 Months)

## OPEN TO THE PUBLIC

- Playscape
- SeaGlass Carousel
- Rerouted Bikeway
- Battery Woodland
- Urban Farm
- Bosque Fountain
- Castle Clinton & Statue of Liberty Ferry
- Monuments
- Food Kiosks/Restaurant
- Restrooms (3)

## CLOSED TO THE PUBLIC

- Wharf
- Gardens of Remembrance
- Portion of Oval Lawn

NOTES:  
1. DATES ESTIMATED AS OF JULY 2023.  
2. FERRY OPERATIONS TO THE STATUE OF LIBERTY TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

### Legend

- SBPCR WORK ZONE
- SBPCR STAGING AREA
- SBPCR CONSTRUCTION GATE
- LMCR - BATTERY PHASE 1 WORK AREA
- LMCR - BATTERY STAGING AND STORAGE AREA
- NYC PARKS FIELD HOUSE RENOVATION WORK AREA
- NYC DOT RESILIENCY PROJECT SURFACE WORK AREAS
- INTERIM NPS TENT DE-CONSTRUCTION WORK AREA
- NPS TENT AT CASTLE CLINTON RE-CONSTRUCTION AREA
- CONSTRUCTION VEHICLE ACCESS ROUTE
- CONTAINMENT BOOM
- BIKE ROUTE DETOUR
- FERRY OPERATIONS
- PUBLIC RESTROOM
- AREA OPEN TO PUBLIC

Action Items - This Stage			
	Project	Timeframe	Duration
4	LMCR - Battery Staging and Storage Area	June 2023 - June 2026	36 months
5	SBPCR Project	Oct 2023 - Early/Mid 2025	20 months
9	LMCR - Battery Phase 1 Construction	Jan 2024 - April 2025	15 months
10	NYC DOT Resiliency Project	Jan 2024 - Dec 2025	24 months
11	NYC Parks Field House Renovation	Aug 2024 - May 2026	20 months
12	NPS Tent at Castle Clinton Re-Construction	April 2025 - June 2025	3 months
13	Interim NPS Tent De-Construction	June 2025 - July 2025	3 weeks

UNDERWAY  
UNDERWAY



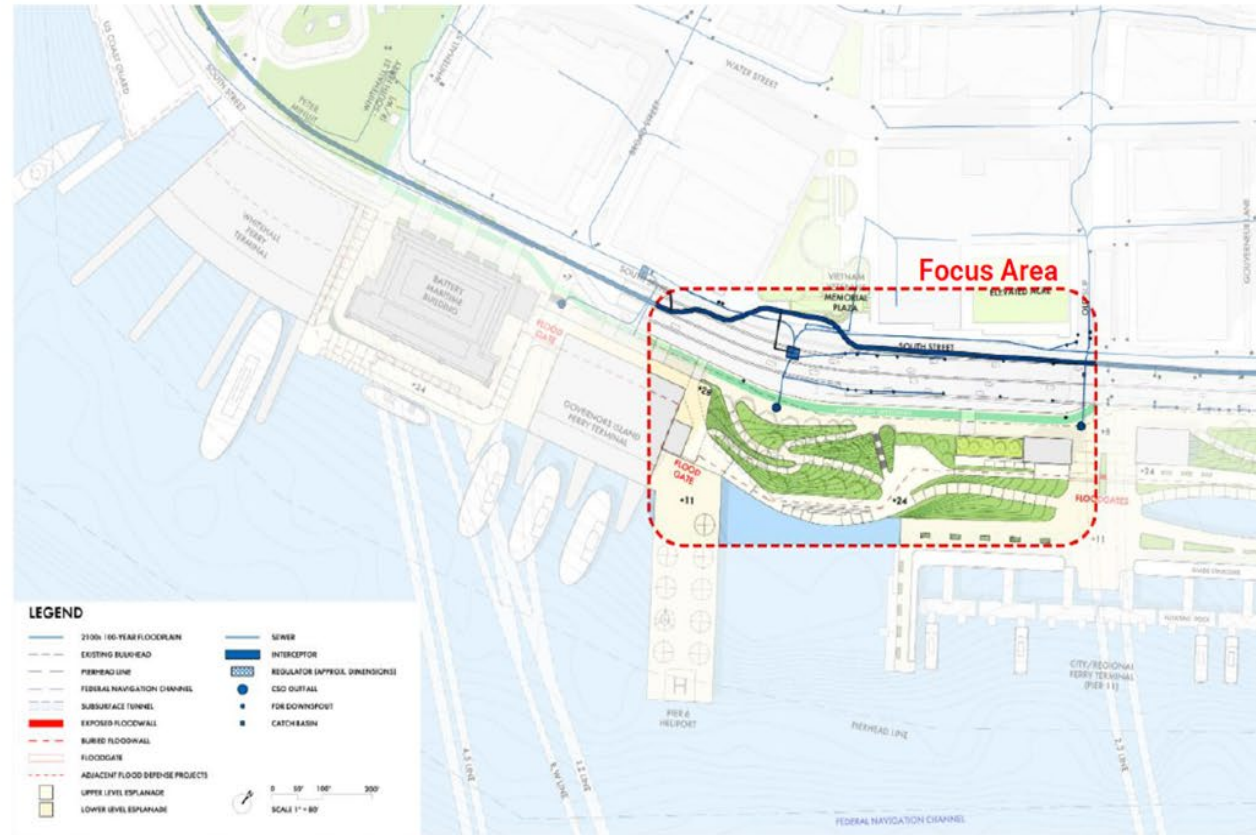
# Financial District & Seaport Climate Resilience Plan Updates

November 20, 2023



# Identified Initial Concept Area – From New GIF Terminal to Old Slip

- Identifying a concept area to test stormwater practices, including:
  - Ensuring we comply with local regulatory requirements for stormwater runoff on the shoreline extension
  - Opportunities to capture, store, and reuse stormwater on-site
  - Potential to capture additional water from the FDR drive
  - Flexibility of practices across the site
- Design considerations exploring:
  - Conflicts with existing sewer outfalls
  - Compatibility and connectivity with other drainage improvements, including sewer upgrades and the pump station
  - Future sea level rise impacts

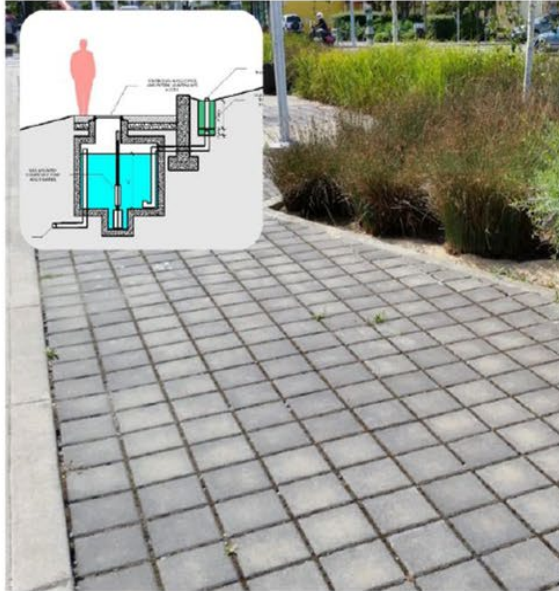


# Key Stormwater Management Strategies



## Green Infrastructure + Waterfront Greenway Corridor

In some areas, we may be able to combine GI solutions with the Manhattan Greenway



## Permeable Paving and Storage Tanks Under Landscape

The team plans to maximize permeable paving where feasible and find areas for stormwater storage under the landscape



## Water Squares / Surface Detention for Cloudburst Events

The team is looking for opportunities to integrate surface detention where feasible



# Key Stormwater Management Strategies



## Green Roofs

The team is exploring multiple green roof approaches. Some spaces may be publicly accessible, some not.



## Rainwater Storage For Irrigation and Building Uses

The team is looking for opportunities to store rainwater. Some of these tanks may be underground, some can be located within buildings embedded in the raised landscape.

# Practice Examples



StormTank Shallow Geogrid System

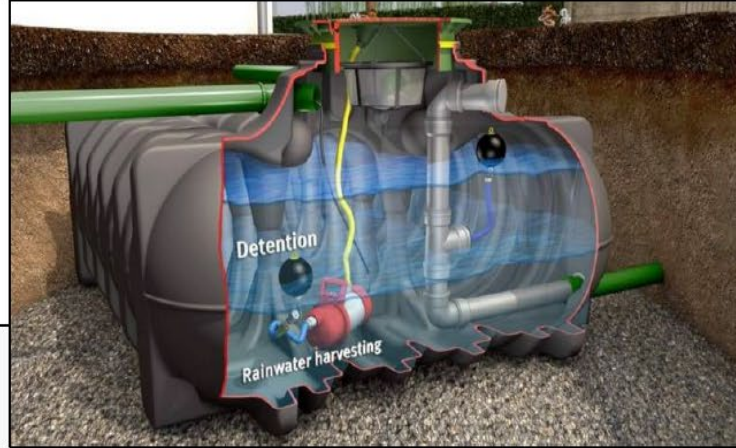


StormTech Shallow Chamber Collection



Shallow Precast Stormwater Cistern

# Practice Examples



Stormwater Cistern GRAF



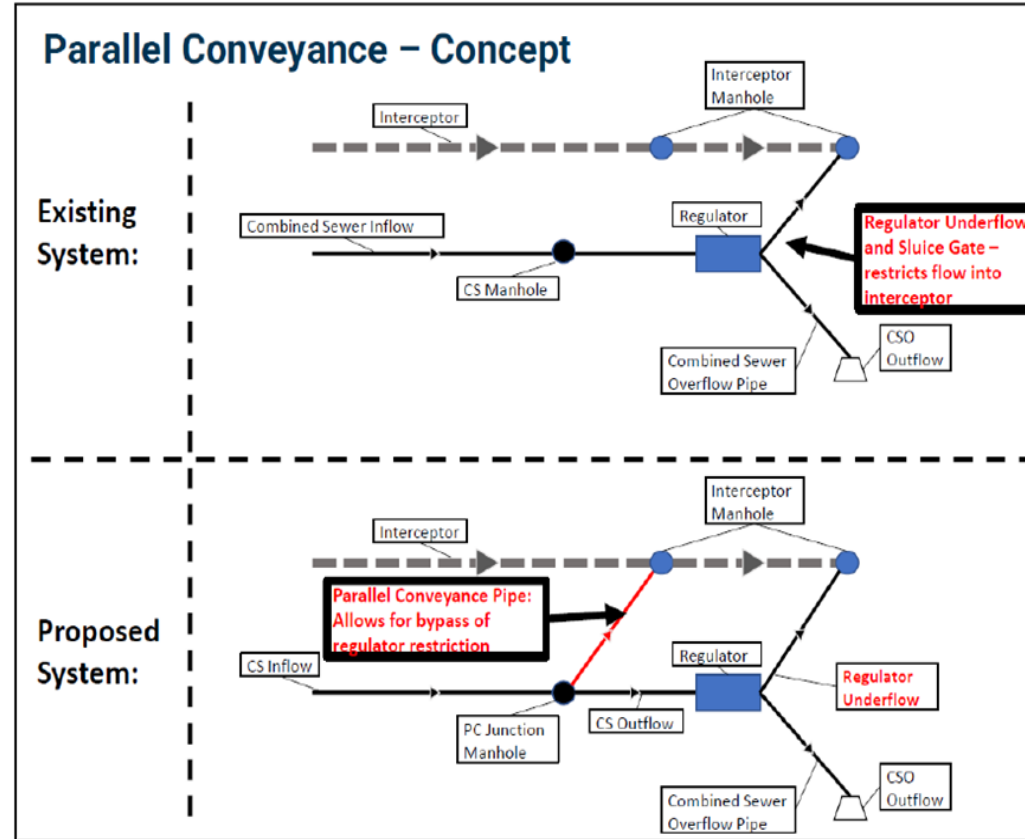
Soil Cells in Landscape



Soil Cells in Linear Tree Planting – Strata Cell

# Why Parallel Conveyance?

- Parallel conveyance (PC) is a stormwater management strategy that involves creating parallel pathways for stormwater to flow, reducing the risk of flooding.
- It aims to distribute and manage the flow of stormwater by providing alternative pathways, minimizing the risk of overloading a single drainage route during heavy rainfall events.
- PC enhances the resilience of a neighborhood to extreme weather events, as it provides a more robust sewer system capable of handling varying runoff volumes and intensities



# Brooklyn Bridge-Montgomery Coastal Resilience Construction Update

CB1 Environmental Committee Meeting

1 Centre Street and Virtual  
November 20, 2023



# BMCR | Project Status

ALL WORK IS SUBJECT TO CHANGE

## Current Activities

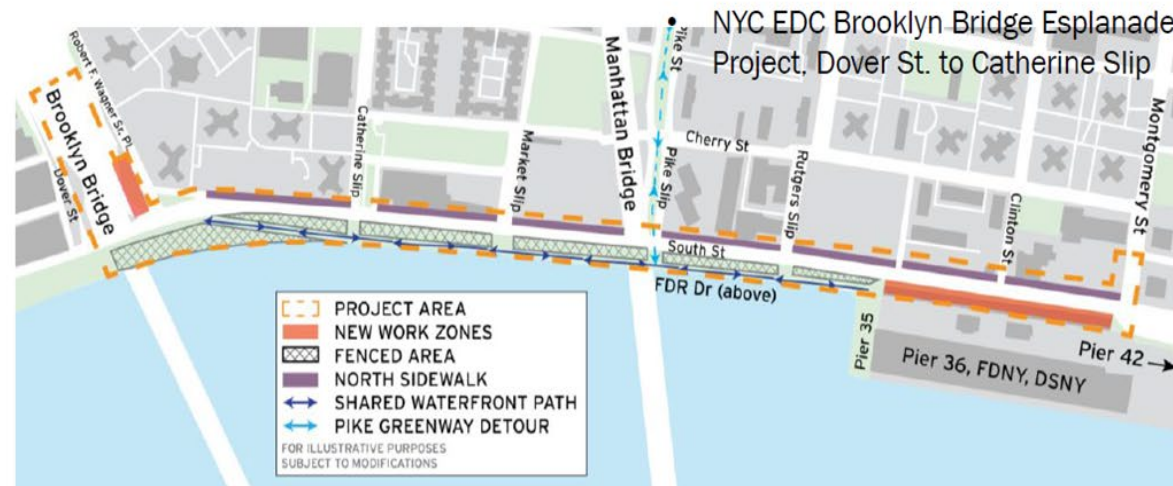
- Distribution Water Main ~70% Complete
- Utility Relocation & Upgrades
- Floodwall construction
- Micropile installation
- Work zone expansion Pier 35-36
- Seepage barrier installation

## Upcoming Activities

- Interceptor gate building construction

## Coordination

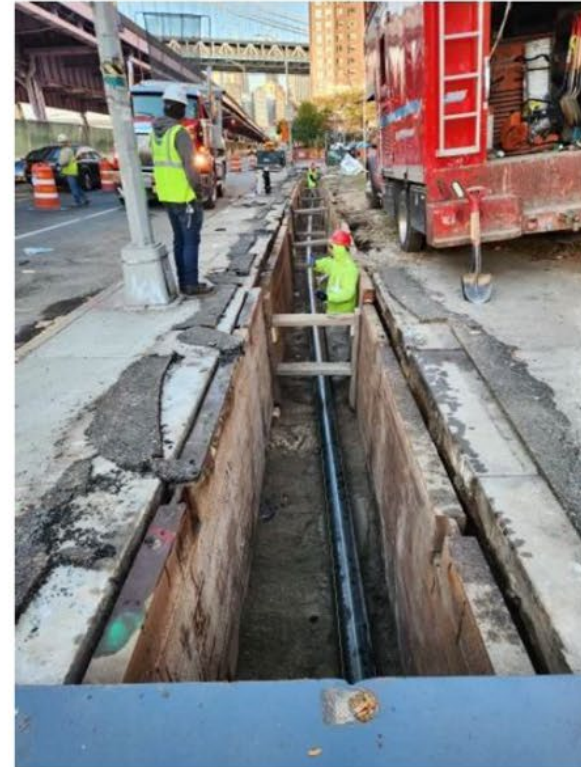
- ESCR—PC and PA1 Construction, Utility Work Coordination
- Ongoing coordination with DOT to maintain safe, greenway access



# BMCR | Construction Photos



Micropile Installation - September 2023



Gas Main Installation on South Street - October 2023

# BMCR | Upcoming Activities – Robert F. Wagner Sr. Pl.

ALL WORK IS SUBJECT TO CHANGE



Rendering of future Interceptor Gate Building on Robert F. Wagner Sr. Pl.




**Construction Advisory**

Project # SANDYWEBB | Borough Manhattan | Data Issue 10/08/2023

The Brooklyn-Bridge + Manhattan Coastal Resilience (BMCR) Project is an initiative to provide long-term flood protection on the south side of Manhattan.

**Construction of the Interceptor Gate Building**  
Robert F. Wagner Sr. Pl., at South St.  
Starting November 8, 2023.  
Ongoing until further notice.

The Interceptor gate building, which will house the mechanics that operate the Interceptor gate for the sewer system improvements, will be constructed on Robert F. Wagner Sr. Pl. at South St.



Project # SANDYWEBB | Borough Manhattan | Data Issue 10/08/2023

Queensboro Bridge + Roosevelt Fwy

BMCR Community Construction Liaison (CCL)

Email: [bmcr.ccl@nyc.gov](mailto:bmcr.ccl@nyc.gov)

Web Site: [www.nyc.gov/bmcr](http://www.nyc.gov/bmcr)

NYC DDC | EDC | NYC | DOT



New work zone for interceptor gate building construction in red



# Seaport Coastal Resiliency? (SPCR)

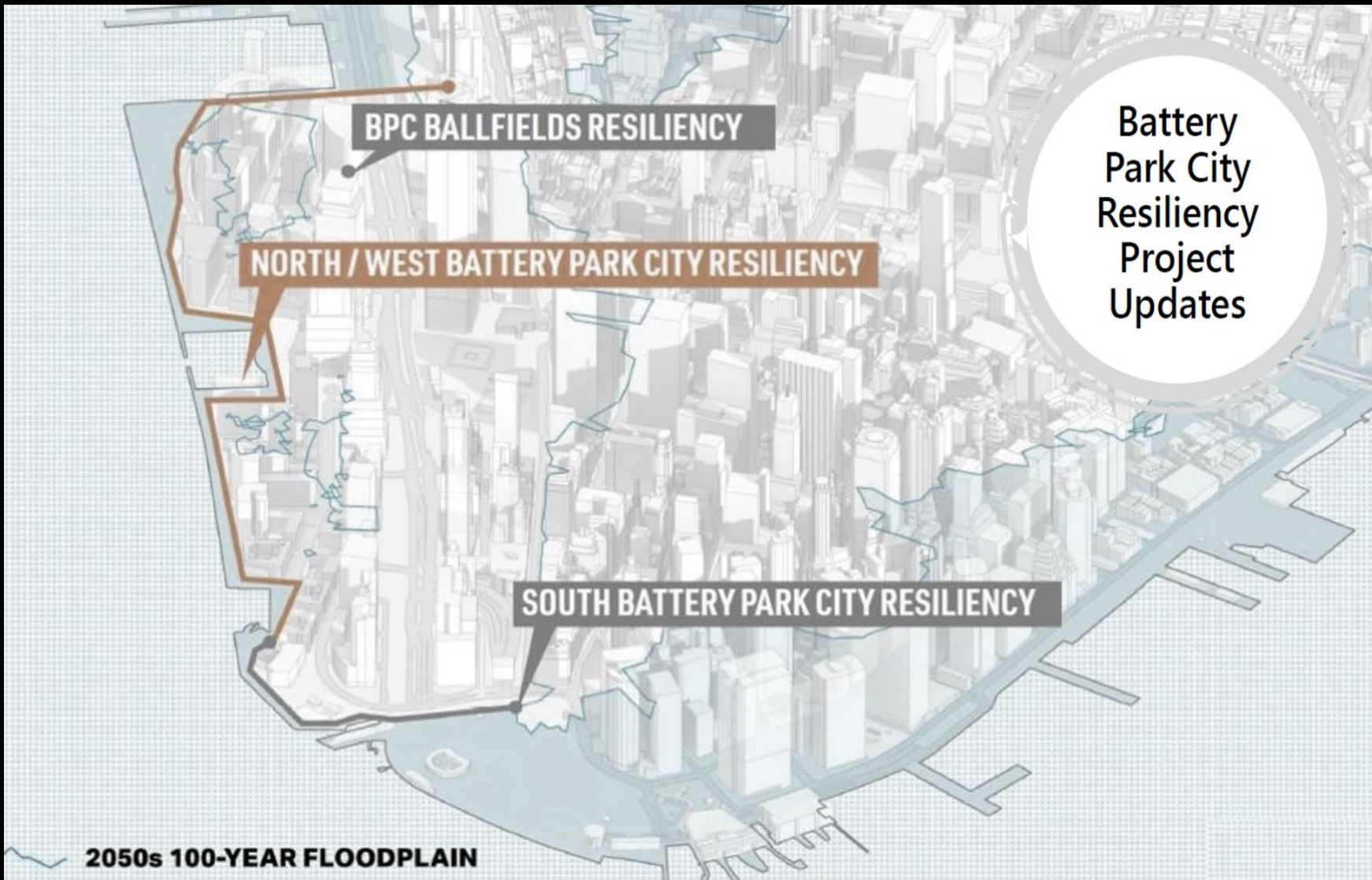
Creating a more resilient Seaport by addressing sea level rise, drainage risks, and improved waterfront access

- To address climate risks in this area, this project proposes raising the shoreline 3-5 feet in the area from the Brooklyn Bridge to Imagination Playground
- As part of the federal grant application process, early project scoping also includes potential esplanade improvements, ecological enhancements, and green infrastructure to address stormwater management
- The design will be determined once we move further along into the design process and have a Design Consultant onboard

## Engagement & Next Steps:

- BRIC Award Formally Received from FEMA – Review Process In Progress
- Design Team procurement of design team to be completed by Early 2024
- When design work begins, project team to regularly coordinate with and seek input from the CB and continue to share updates via quarterly LMCR briefings





**BPC BALLFIELDS RESILIENCY**

**NORTH / WEST BATTERY PARK CITY RESILIENCY**

**SOUTH BATTERY PARK CITY RESILIENCY**

Battery  
Park City  
Resiliency  
Project  
Updates

**2050s 100-YEAR FLOODPLAIN**

## South Battery Park City Resiliency – Construction Updates

- Foundation construction of the new Pavilion Building in Wagner Park.
- Installation of cistern and backfilling in Wagner Park.
- Installation of soil anchors for new sheet pile floodwalls in Wagner Park.
- Performance of test pits and new utility installation on First Place
- Tree pruning, removal, and protection completion in The Battery.
- Performance of test pits within the construction fence will continue in The Battery.



Cistern Installation – Wagner Park



Foundation Work – Wagner Park Pavilion

# North/West Battery Park City Resiliency

## Public Engagement To- Date

- Project Kickoff: June 2021
- Public Meeting #1 – August 4, 2021
- Public Meeting #2 - December 16, 2021
- Public Walkshops: - October & November 2021
- Public Meeting #3 (Open House) – June 2022
- Public Meeting #4 - September 2022
- Reach Workshops- February 6<sup>th</sup>, February 6<sup>th</sup>, March 6<sup>th</sup>, March 14<sup>th</sup> 2023
- Public Meeting #5 (30% Design) – June 26, 2023
- Site Walkthroughs - October 19<sup>th</sup>, October 21<sup>st</sup> & October 26<sup>th</sup>
- **Public Meeting #6 (Post-30% Design Progress Update) – November 30, 2023**



# MANHATTAN COMMUNITY BOARD 1

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## Transportation & Street Activity Permits Committee – B. Kay

1. New NYC Ferry Contract with Hornblower Group - Matt Petric , Senior VP, NYC Ferry & Diana Switaj, Government & Community Relations, NYCEDC - Presentation
2. Thames Street Pedestrian Plaza: next steps - Resolution
3. Proposed rule change: Prohibition of Vending on Elevated Pedestrian Walkways and Bicycle Lanes on a Bridge or Bridge Approaches Comment Period & Public Hearing 11/15 - Discussion
4. Proposed rule change: Open Culture Program, Open Street Events and Extension of Street Fair Moratorium - Comment Period & Public Hearing 11/20 - Discussion
5. Proposed rule change: Open Dining NYC - Comment Period & Public Hearing 11/20 - Discussion

# New NYC Ferry Contract with Hornblower Group

## What is NYC Ferry

- NYC Ferry is a **publicly-funded, privately-operated** transit system that provides daily, year-round service at **25 landings** along **6 routes**. It is comprised of a **38-vessel fleet** of purpose-built vessels that are stored at **homeports** (warehouse and maintenance facilities) in the **Brooklyn Navy Yard** and soon **Atlantic Basin, Red Hook** as well. The operation includes approximately **450 crew**, employed by the Operator and overseen by **15 direct staff** employed by NYCEDC. Aside from COVID impacts, NYC Ferry was steadily growing since its launch and has served over **30M riders since its launch**.

NYC / EDC



# NYC Ferry Forward

## A Plan for a More Equitable, Accessible, and Financially Sustainable System

- At the direction of Mayor Adams, NYCEDC developed a comprehensive strategy to improve NYC Ferry:
  - Improve equity and access to the ferry
  - Enhance the system's financial sustainability & reduce public subsidy
  - Create new revenue streams
  - Release new RFP for ferry operations

# Ferry Forward Success to Date

## **Farebox Revenue Up 45%**

- Due to the fare changes and strong ridership, farebox revenue is up by more than \$6M, helping offset costs

## **Discount Program Growing**

- We have successfully processed over 11,000 discount program applications so far and launched a pilot offering half-priced tickets to Harbor School students

## **Rockaway Reserve and Rocket**

- As we continue to innovate, we have new ways to serve riders and generate more revenue. This summer Rockaway Reserve and Rocket together generated 20x more net revenue than last summer's special Rockaway service

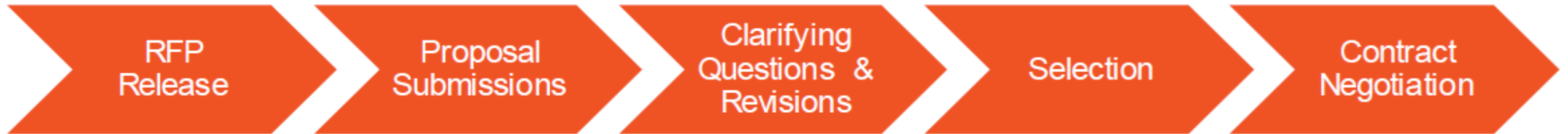
## **Increased Transparency**

- New Yorkers have access to NYC Ferry ridership details, financial and subsidy information, and ferry ridership demographic data



# RFP Goals

- Ensure a safe, reliable, and accessible transportation system
- Reduce net costs to the City through greater control on operational expenses and ownership of farebox revenues and sponsorship
- Improve the rider experience with better real-time information, ticketing improvements, and outreach for discount programs
- Promote M/WBE and support a maritime career pipeline



# The Contract



## The Term

- 5 years, plus two 3-year extension options

## Ferry and Shuttle Services



- Hire and train crew, operate ferries
- Sub-contract shuttle buses

## Ferry Maintenance & Homeports



- Maintain all vessels
- Perform some homeport management

## Dispatch & Information Management



- Live ridership tracking, vessel tracking

## Ticketing



- Operator manages and maintains TVMs, App; EDC option to introduce other ticketing system
- Manage discount program



## Marketing and Customer Service

- All marketing, social media
- EDC must approve marketing in advance

## Community Outreach



- 12 in-person (or virtual as required) events per month, 10k + people engaged per year; 10+ monthly canvassing
- Organize at least one career fare, attend at least 8 others; do at least 10 volunteer events
- Full-time NYCHA outreach coordinator

## Workforce Development



- 15% M/WBE goal
- Grow maritime pipeline

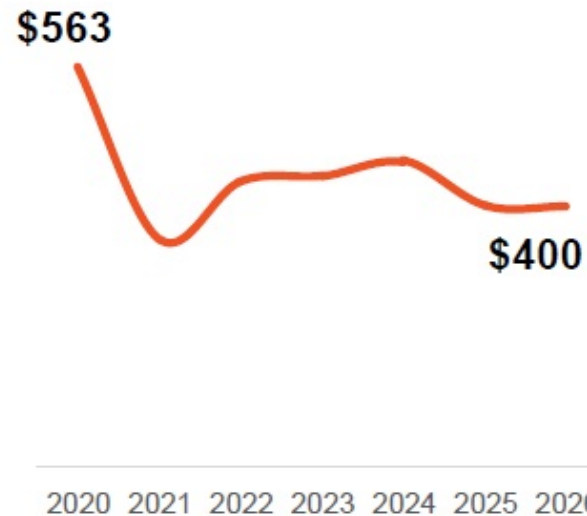
## New Build Vessels



- Contract allows for operator to build vessels on EDC's behalf

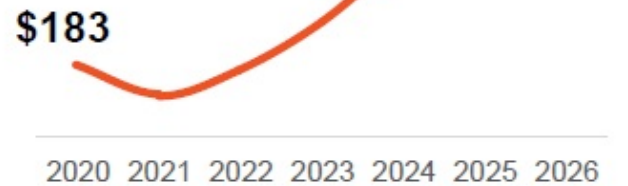
# NYC Ferry Finances

## Net Operator Expenses Per Hour



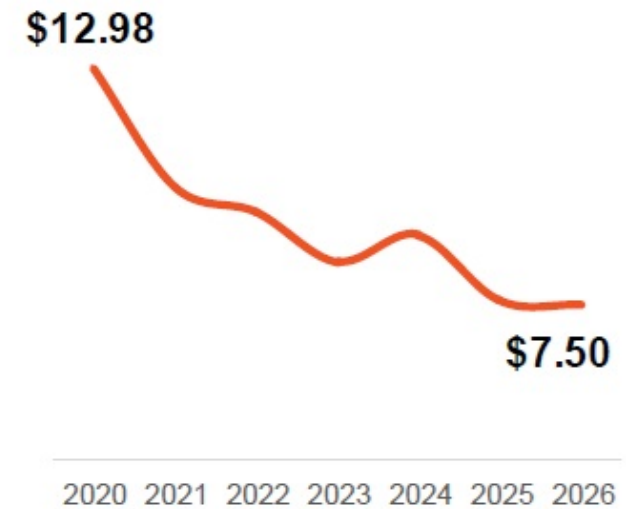
- Payments to Operator, net of revenues
- Excludes fuel costs, which are driven by market forces

## Revenues Per Hour



- Assumes no changes to fare policy
- Includes Sponsorship beginning in 2025

## Subsidy Per Rider



- Includes fuel and non-Operator costs (e.g., EDC oversight, landing maintenance and ops, etc.)

Note: Financials after 2026 remain stable

# Thames Street Pedestrian Plaza - Resolution



THAMES STREET, FROM TRINITY PL LOOKING EAST

# Therefore Be It Resolved That

Manhattan Community Board One (CB1) reaffirms its past resolutions and does not oppose a pedestrian plaza on Thames Street between Trinity Place and Broadway, nor the proposed design, subject to the following conditions:

- All those stated in CB1's 2017 and 2018 resolutions,
- The road, sidewalk and building entries are flush with each other and meet or exceed the accessibility standards from the 2017 HDC study,
- Accessible public circulation paths are created and maintained,
- Free public seating is created and maintained,
- View corridors are maintained along the length and width of the plaza.

# MANHATTAN COMMUNITY BOARD 1

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## Battery Park City Committee – J. Cuccia

1. BPC Greenway Playscape/ Pataki Parkway Activation – Report
2. Senator Brian Kavanagh’s Bill NY State Senate Bill 2023-S2963 - Report
3. Wagner Park Task Force Membership and MOU creation and structure – Report
4. BPC Security Update – Report
5. Programming, Construction and Event Updates - Report

# Battery Park City Greenway Playspace Update & Discussion

Manhattan Community Board 1

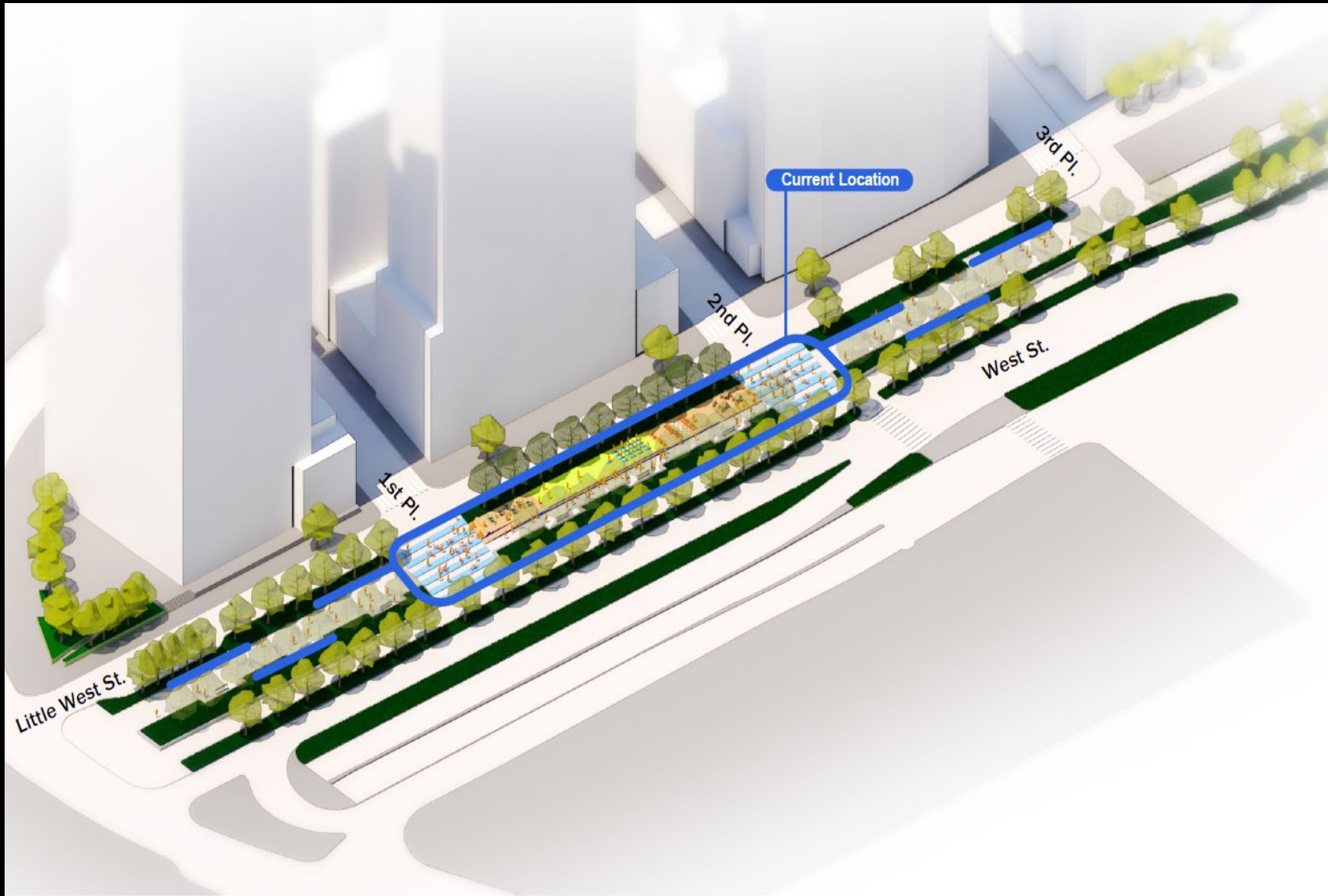
Battery Park City Committee

November 1, 2023



**Battery Park  
City Authority**





## GAMES & GROOVES (Fridays, September 15-October 27)

## WHAT WE FOUND

Program participants on each date as follows:

- 9/15: 40
- 9/22: 15
- 9/29: Rainout
- 10/6: No scheduled program
- 10/13: 25
- 10/20: Rainout
- 10/27: 15

### TOTALS

4 program dates  
72 total participants  
18 participants per program





# Tell Us What You Think...

[Take the follow-up survey here](#)

## More about the BPC Greenway Playscape Initiative:

- [BPCA Launches Public Dialogue for Expanded Recreation Space \(September 2022\)](#)
- [Presentation to Manhattan Community Board 1 \(November 2022\)](#)
- [Presentation to Manhattan Community Board 1 \(April 2023\)](#)
- [Presentation to Manhattan Community Board 1 \(July 2023\)](#)

# MANHATTAN COMMUNITY BOARD 1

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## Licensing & Permits Committee – S. Cole

### Financial District area

1. 108 Greenwich Street, JRZAC LLC, application for a new license and a temporary retail permit for full liquor license - Resolution
2. 100 Broad Street, LLC to be formed by Tsion Besusan, application for a new license and a temporary retail permit for full liquor license - Resolution
3. 10-12 Cortlandt Street, Barcade WTC LLC d/b/a Barcade - Resolution
4. 133 Greenwich Street 1st floor, 133 Greenwich LLC, new application for full liquor license and temporary retail permit for wine, beer & cider license - Resolution
5. 133 Greenwich Street 6th floor, 133 Greenwich LLC, method of operation change on full liquor license - Resolution

# MANHATTAN COMMUNITY BOARD 1

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## Licensing & Permits Committee – S. Cole

### Tribeca area

1. 39 Avenue of Americas, York Street Lssee DE LLC, York Street LLC, Hersha Hospitality Management LP d/b/a Hilton Garden Inn Tribeca, Corporate change on a full liquor license - Resolution
2. 70-72 Laight Street, Taylor Collective LLC d/b/a Sub Rosa, new application and temporary retail permit application for full liquor license - Resolution
3. 456 Greenwich Street, BCS Washington Street LP and Hotel Barrier Management USA LLC, method of operation change to extend closing hours on full liquor license - Resolution

# MANHATTAN COMMUNITY BOARD 1

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New Business

# 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"**