



The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Tuesday, January 23, 2024
6:00PM

1 Centre Street, Mezzanine – Northside must enter the building through 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](#)"

OFFICE CONTACT



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

Website: nyc.gov/mcb1

Email: 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 as the principal means of communication with staff.

MANHATTAN COMMUNITY BOARD 1

Public Session (6:00 PM – 7:00 PM)

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



MANHATTAN COMMUNITY BOARD 1

Public Hearing

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



MANHATTAN COMMUNITY BOARD 1

Business Session

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

MANHATTAN COMMUNITY BOARD 1

District Manager's Report January 2024

MANHATTAN COMMUNITY BOARD 1

New Road Project: Reconstruction of Trinity Place

Amelia Ramos, CCL - Trinityplccl@gmail.com

- Begins February 2024.
- 72/24-Hour Advisories and signs will be posted in advance, where necessary, informing of bus stop impacts, traffic and/or parking restrictions, etc.
- DDC met with PS 150 - Will have flaggers on Edgar Street during work hours. 7-3pm
- Completion: Summer of 2027

MANHATTAN COMMUNITY BOARD 1

● **Open Streets Applications Deadlines**

The 2024 application deadlines:

- **Open Streets launching on or before June 30, 2024**
 - **deadline is January 31, 2024.**
- **Open Streets launching on or after July 1, 2024, or Schools applying for 24-25 year**
 - **the deadline is March 1, 2024**

- **For more information visit nyc.gov/OpenStreets**

MANHATTAN COMMUNITY BOARD 1

- **Office of Emergency Management**
 - Request a Ready New York Event
 - request an in-person or virtual emergency preparedness presentation.
 - Help your group or organization prepare for all types of emergencies
 - Request a Ready NY event or material via email at intergov@oem.nyc.gov

Treasurer's Report

Community Board #1 Treasurer's Report - Fiscal Year 2024 as of December 31, 2023 July 1, 2023 to June 30, 2024

OMB Budget Spending Category	Submitted by Mariama James, Treasurer on January 23, 2024					Unexpended Balance
	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	3rd Qtr. 1-1 to 3-31	4th Qtr. 4-1 to -6-30	
Telephone	\$1,645.00	\$1,245.00	\$400.00			\$0.00
General Supplies	\$1,600.00	\$0.00	\$120.41			\$1,479.59
Food	\$2,000.00	\$339.12	\$215.28			\$1,445.60
Cleaning Supplies	\$2,000.00	\$0.00	\$15.49			\$1,984.51
Data Supplies	\$4,000.00	\$325.44	\$0.00			\$3,674.56
Office Equipment	\$0.00	\$0.00	\$0.00			\$0.00
Data Processing Equipment	\$4,200.00	\$0.00	\$0.00			\$4,200.00
Printing	\$400.00	\$0.00	\$199.00			\$201.00
Travel	\$2,000.00	\$192.83	\$300.78			\$1,506.39
Leasing	\$300.00	\$0.00	\$0.00			\$300.00
Service Contract/Office Equipment Maintenance	\$3,000.00	\$2,450.00	\$0.00			\$550.00
Training	\$0.00	\$0.00	\$0.00			\$0.00
Furniture	\$0.00	\$0.00	\$0.00			\$0.00
Rental Space	\$0.00	\$0.00	\$0.00			\$0.00
Consultant Contract	\$0.00	\$0.00	\$0.00			\$0.00
Advertising	\$100.00	\$95.00	\$0.00			\$5.00
Personnel Services	\$228,673.00	\$31,910.54	\$57,908.05			\$138,854.41
Totals	\$249,918.00	\$36,557.93	\$59,159.01			\$154,201.06

Treasurer's Report

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Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	3rd Qtr. 1-1 to 3-31	4th Qtr. 4-1 to -6-30	Unexpended Balance	
Street Fair Fundraising							
To be scheduled	\$122,608.00	\$500.00	\$0.00			\$122,108.00	
Data Processing Equipment	\$0.00	\$0.00	\$0.00			\$0.00	
Donation	\$0.00	\$0.00	\$0.00			\$0.00	
Travel	\$1,000.00	\$0.00	\$0.00			\$1,000.00	
General Supplies	\$0.00	\$0.00	\$0.00			\$0.00	
Food	\$1,000.00	\$0.00	\$341.16			\$658.84	
Temp. Service	\$2,000.00	\$1,207.00	\$0.00			\$793.00	
Totals	\$126,608.00	\$1,707.00	\$341.16			\$124,559.84	
Grants							
Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	3rd Qtr. 1-1 to 3-31	4th Qtr. 4-1 to -6-30	Unexpended Balance	
To be determined	\$6,000.00	\$0.00	\$0.00			\$6,000.00	
Totals	\$6,000.00	\$0.00	\$0.00			\$6,000.00	



Manhattan Community Board 1 Chairperson's Report

January 2024 - HYBRID

SINCE LAST MEETING

-The Chair has been at the following....

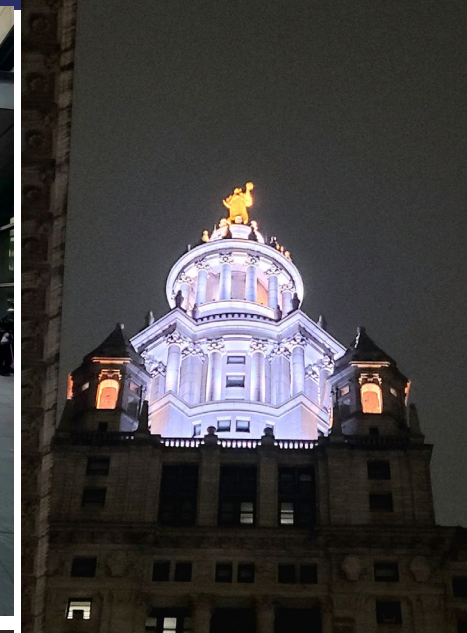
- Jan 3 - Staff - weekly
- Jan 9 - HRP AC
- Jan 11 - CB Leadership Meeting on NW BPCR
- Jan 12 - PBWG - Public Bathroom Working Group
- Jan 16 - Grand Opening - OPEN SQUASH - 100 Pearl St - 14th fl
- Jan 18- Borough Board Meeting
- Jan 18 - IBI - Institute of Black Imagination Meeting
- Jan 19 - 250 Working Group
- Jan 19 - Urban Planner Discussion
- Jan 19 - PBWG - Public Bathroom Working Group
- Jan 23- Orientation - Welcome Jill Goodkind
*** EPC Resiliency New Pathway and UPDATE***



We have
company in
the office

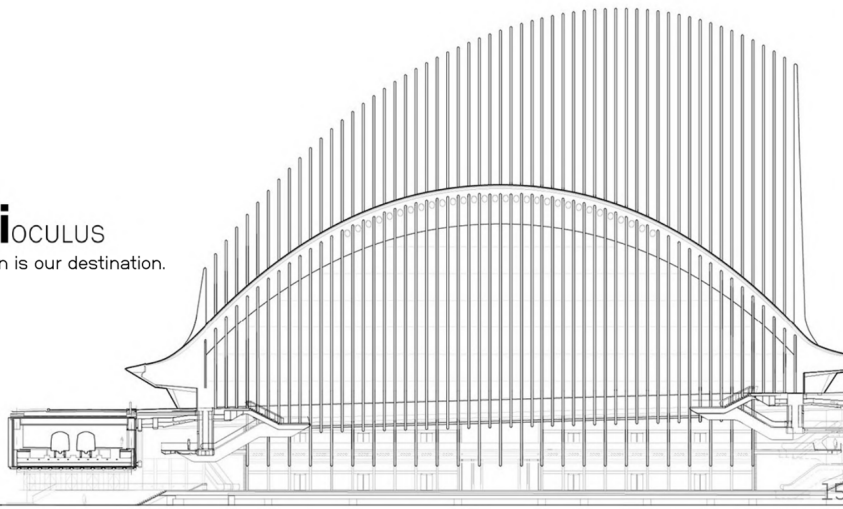


January UPDATES



Photos by TAM

ibiOCULUS
Imagination is our destination.



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About.

The IBI.

Whether in the built environment, urban plan, or social domain, the world we find ourselves in has been designed. By whom? For whom? In a world not designed with us in mind, Black people have continually hacked, remixed, and jerry-rigged the spaces, objects, and ideas that we confront, and in that process, have not only brought about our own deliverance, but that of others as well. The current state that we as citizens find ourselves in is by design, and we must design our way out of it.

The Institute of Black Imagination is an international non-profit organization advancing education, policy, practice, and funding for the ascension of the black and brown creative class. As a collaborative force, our mission is to expand the creative potential of black and brown thought leaders throughout the diaspora by providing a platform for self-expression, empowerment, and innovation.

Originating as a library housing the personal archives of the iconic artist Geoffrey Holder, the institute highlights the blueprint for creativity left behind via his archive. We aim to create a pathway for self-actualization and dialogue surrounding the concept of the Black imagination—an extraordinary force that transcends boundaries and ignites the spirits of individuals and communities.

THE INSTITUTE OF BLACK IMAGINATION.

OUR APPROACH

Empowering Black Genius Globally

Our Liberation Framework includes 3 core tenets that guide our work:

Celebrating Freedom Through Creativity

We believe in the power of artistic expression to convey narratives of liberation. Through artistic forms, we engage individuals in critical reflection, encouraging them to explore their own realities and question the status quo. In this way, we align with the concept of "conscientization," where individuals become conscious of their social and political circumstances.

Empowering Change Through Education

Education is our catalyst for transformation. We are committed to providing accessible learning opportunities on the African diaspora, equipping individuals with the knowledge and tools needed to drive societal change. This echoes the notion of education as a tool for liberation, where learners are active participants in their own learning, not passive recipients of information.

Preserving Cultural Legacies

We hold dear the importance of preserving Black cultural archives. By collecting and conserving these archives, we recognize the significance of memory and history in the struggle for freedom, both spiritually and economically. Our oral history interviews and digitization projects serve as repositories of collective memory, aligning with the idea of memory as a source of cultural identity and resistance.



*Rendering of Oculus space.

THE INSTITUTE OF BLACK IMAGINATION.

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Design Guidelines Workshop

Manhattan Borough-Based Jail Facility

DATE

Tuesday
Feb 06, 2024

TIME

5:30 pm to 6:30 pm

*Chinese language interpretation services will be available (Mandarin and Cantonese)

LOCATION:

Online Zoom Meeting

PLEASE RSVP AT

https://us02web.zoom.us/meeting/register/tZlscOCsrzsqE9HIvYBhz27RLGva_TiWWzUx



Please join us for a report-back online meeting for the Design Guidelines for the Manhattan Borough-Based Jail Facility!

The Design Guidelines will be included in the new facility's Request for Proposal (RFP) and will identify essential goals to aid design-builders in preparing proposals, inspire creative solutions, and support the City's evaluation and selection process.

The City has received community input on the Design Guidelines in 2020 and 2023. We will provide details about the feedback received and how they will be incorporated in the reviewed Design Guidelines and RFP.

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

First of all, we would like to thank everyone who participated in our previous community engagement sessions to discuss the Manhattan Facility Design Guidelines.

Please join us for a report-back online meeting on **February 6, 2024, at 5:30 PM**. We will provide details about the feedback received and how they will be incorporated into the reviewed Design Guidelines and RFP.

Date: February 6, 2024

Time: 5:30 PM

Location: Online (Zoom)

Registration:

https://us02web.zoom.us/meeting/register/tZlscOCsrzsqE9HIvYBhz27RLGva_TiWWzUx#/registration

Please check the flyer attached for more information.

Best,

Nikita Sin - *Community Construction Liaison*

Burtis Consulting Group – AHJV PMC Subconsultant

NYC BBJ Manhattan Dismantle CCL Mobile: (646) [REDACTED]

Email: ManhattanCCL@bbjnyc.com

BBJP Website: <https://rikers.cityofnewyork.us/>

DDC Website: www.nyc.gov/ddc

DDC Video: www.nyc.gov/webuild

Green Fast Track for Housing



Green Fast Track for Housing will allow NYC to build sustainable housing more quickly.

Green Fast Track for Housing will streamline the environmental review process for small- and medium-sized residential developments. By cutting up to two years and \$100,000 of red tape, Green Fast Track will speed up construction of much-needed housing across the city.

Upcoming Public Meeting

February 7, 2024, 10:00 am

Join this City Planning Commission hearing to give your feedback on the Green Fast Track proposal.

[Get details to participate here.](#)

Which Buildings Would Be Eligible for Green Fast Track?

Green Fast Track only applies to modest, eco-friendly residential buildings.

To qualify, projects must:

- Add 175 or fewer units in R1-R4 Residence districts, or 250 or fewer units in R5-R10 Residence, Commercial, or Manufacturing districts. [Learn more about zoning districts here.](#)
- Use all-electric heating instead of fossil fuels for heat and hot water
- Be located outside the most vulnerable coastal areas or away from major roads
- Meet specific standards for areas with hazardous materials, industrial emissions, or lots of ambient noise

Read the information:
<https://www.nyc.gov/assets/planning/download/pdf/about/dcp-rules/proposed-green-fast-track-housing.pdf>

Why Is Green Fast Track Needed?

Today's environmental review process puts unnecessary burdens on modest, sustainable housing projects. To tackle our city's housing crisis, we must remove these burdens to bring New Yorkers the high-quality housing they need.

The Department of City Planning (NYC Planning) analyzed more than 1,000 environmental reviews over the last decade. NYC Planning consistently found that modest housing projects with certain characteristics had no negative impacts on the environment. By shifting these projects onto the Green Fast Track for Housing, NYC will eliminate as much as two years of environmental review and more quickly deliver homes.

What's Next?

Green Fast Track for Housing is a proposed city rule and must go through NYC's City Administrative Procedure Act rulemaking process.

The City Planning Commission will hold a public hearing and accept written comments after publication of the proposed rule in the City Record, which is expected to occur soon.

The Planning Commission will then review comments and make modifications as appropriate before the rules go into effect.



MANHATTAN COMMUNITY BOARD 1

Quality of Life & Service Delivery Committee – P. Moore

1. Proposed 41-43 Beekman Street Shelter - Resolution
2. Flea Theatre - Report
3. Borough Based Jail deconstruction - Report
4. Water Street streetscape improvement project - Report
5. Pace University renovation project - Report

MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

1. Cannabis applications:

- 386 Canal Street, Biwa Beads LLC - Resolution
- 88 Fulton Street, Bud Nation LLC - Resolution
- 310 Canal Street, Omni Urban Crafters LLC - Resolution

2. By-Laws Task Force - Report

MANHATTAN COMMUNITY BOARD 1

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

1. 25 Water Street (aka 115 Broad Street, 4 New York Plaza) – Application for City Planning Commission (CPC) Chair Certifications for Creation of an Open Air Café in the Existing Privately Owned Public Space (POPS) Plaza - Resolution
2. 25 Water Street (aka 115 Broad Street, 4 New York Plaza) – Application for City Planning Commission (CPC) Chair Certifications for (1) Horizontal Enlargement Within an Existing Privately Owned Public Space (POPS) Arcade and (2) Design Modifications to an Existing POPS Plaza - Resolution
3. Public Hearing City of Yes for Economic Opportunity proposal (N240010ZRY and N240011ZRY) Zoning Text Amendment - Resolution

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Activity Permits Committee – J. Coleman

1. Daylighting corners for pedestrian safety - Resolution
2. Congestion pricing: release of Traffic Mobility Review Board recommendations on a tolling structure - Resolution

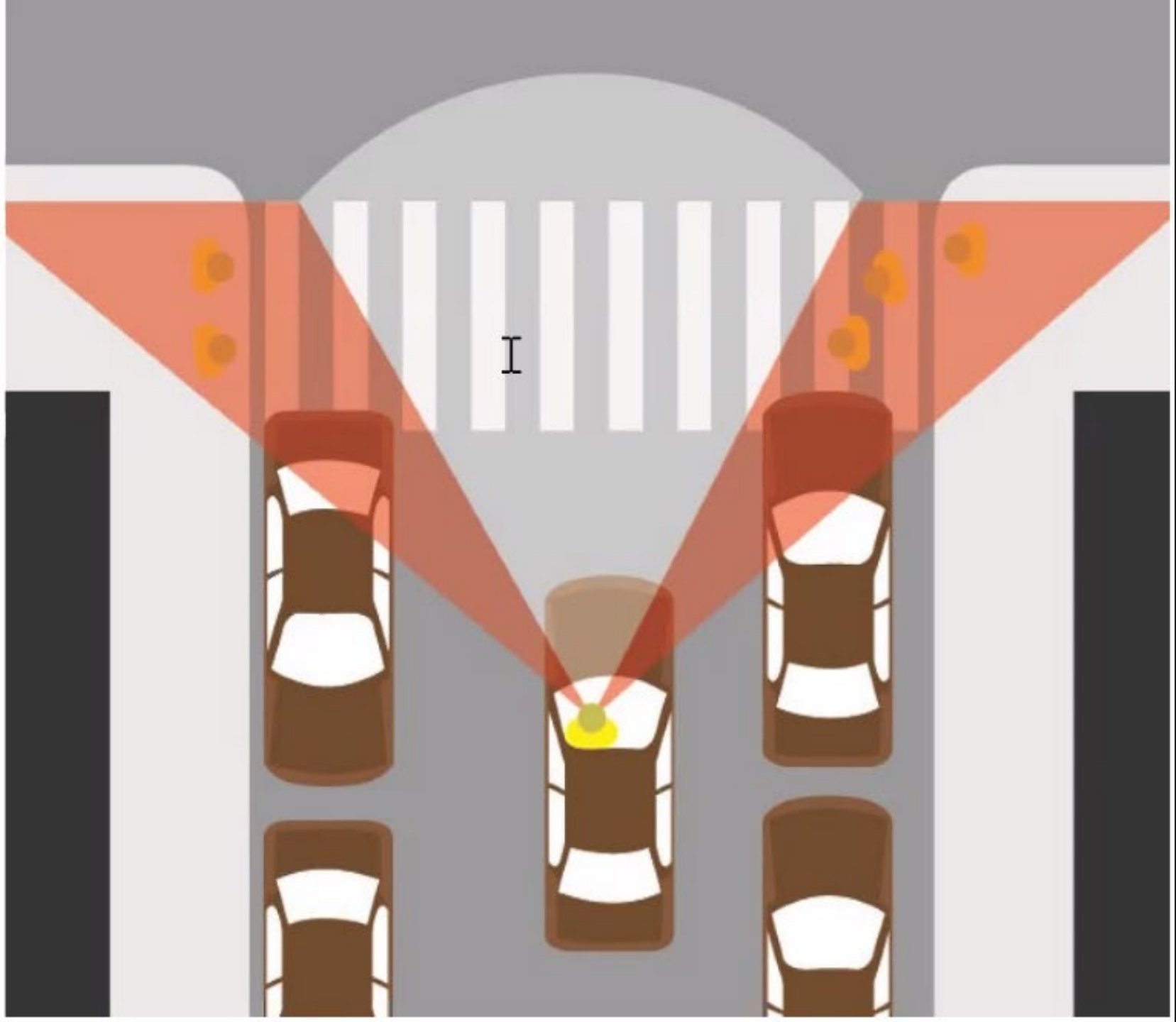
Transportation Committee Agenda

1. Trinity Place Traffic Study- PS 150 Students, possible resolution **POSTPONED**
2. Daylighting corners for pedestrian safety Resolution
3. Congestion pricing: release of Traffic Mobility Review Board recommendations on a tolling structure- Resolution

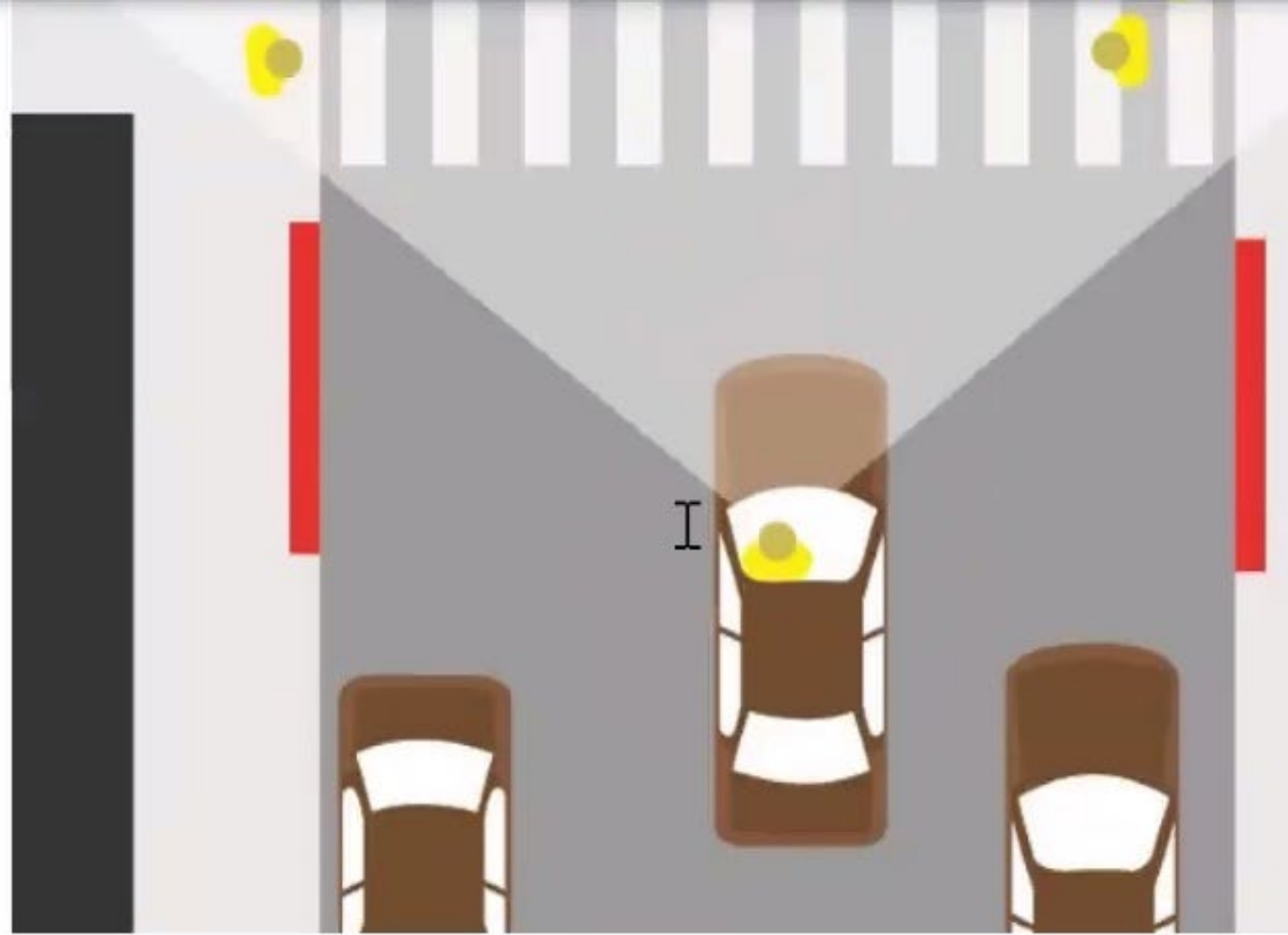
Definition

- Daylighting

- A street design intervention whereby visual obstructions closest to intersections are removed to improve visibility for pedestrians, cyclists, and motorists
- In the context of street safety, this design makes pedestrians at crosswalks more visible to drivers, reducing the chance of collisions at intersections



- A street design intervention whereby visual obstructions closest to intersections are removed to improve visibility for pedestrians, cyclists, and motorists
 - In the context of street safety, this design makes pedestrians at crosswalks more visible to drivers, reducing the chance of collisions at intersections
- **State vs. City Laws**
 - NYS law prohibits vehicles parking within 20ft of a crosswalk or intersection
 - NYC law only prohibits parking *directly within* a crosswalk or intersection



Visibility or sightlines allowed due to daylighting





Kevin Duggan @kduggan16 · 4h

DOT will daylight 1,000 intersections a year, in addition to 1,000 other intersections safety redesigns, DOT Commissioner Ydanis Rodriguez announces at City Hall this morning



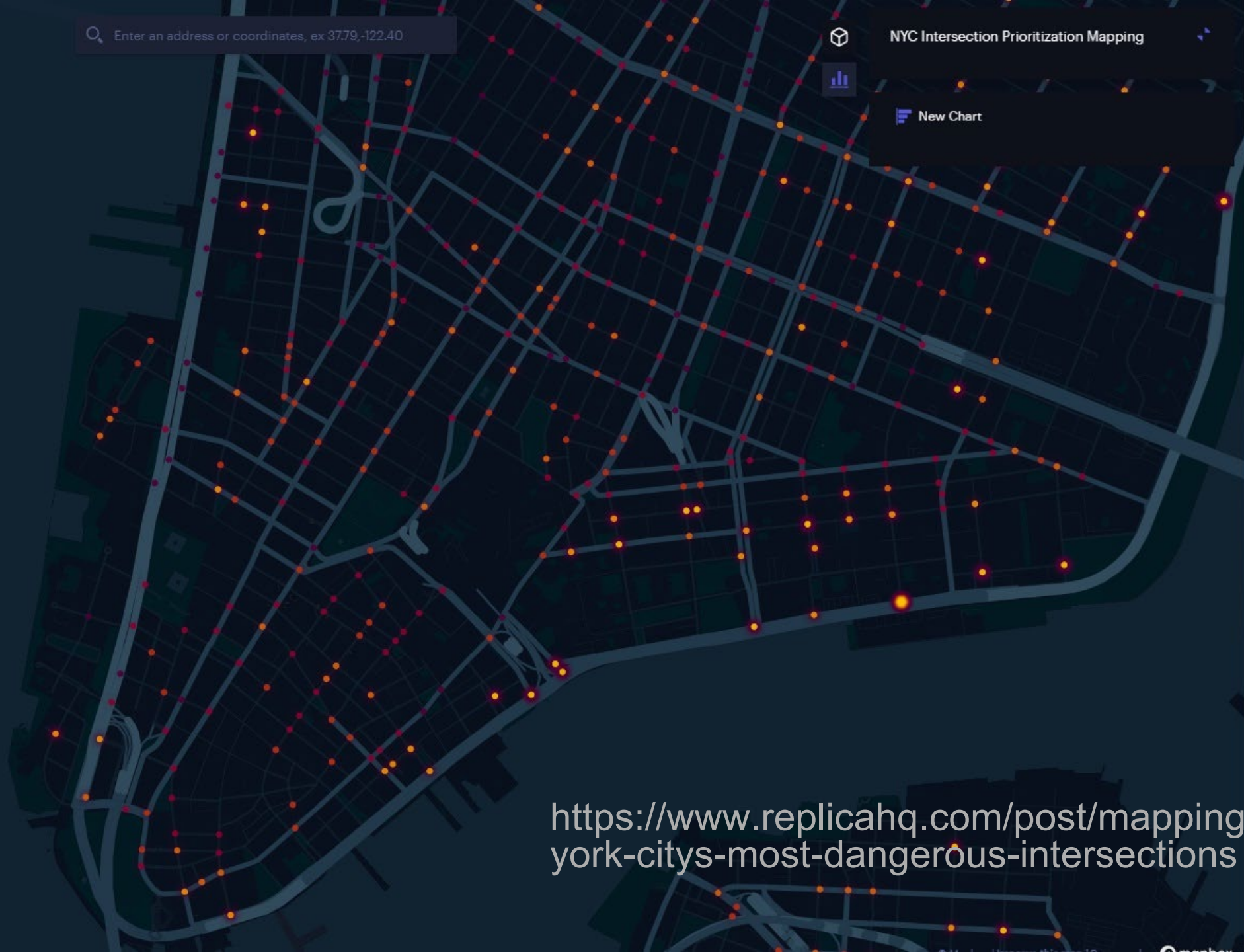
Enter an address or coordinates, ex 37.79,-122.40



NYC Intersection Prioritization Mapping



New Chart



<https://www.replicahq.com/post/mapping-new-york-citys-most-dangerous-intersections>

Priority Locations in CD1?

Senior Pedestrian Zones

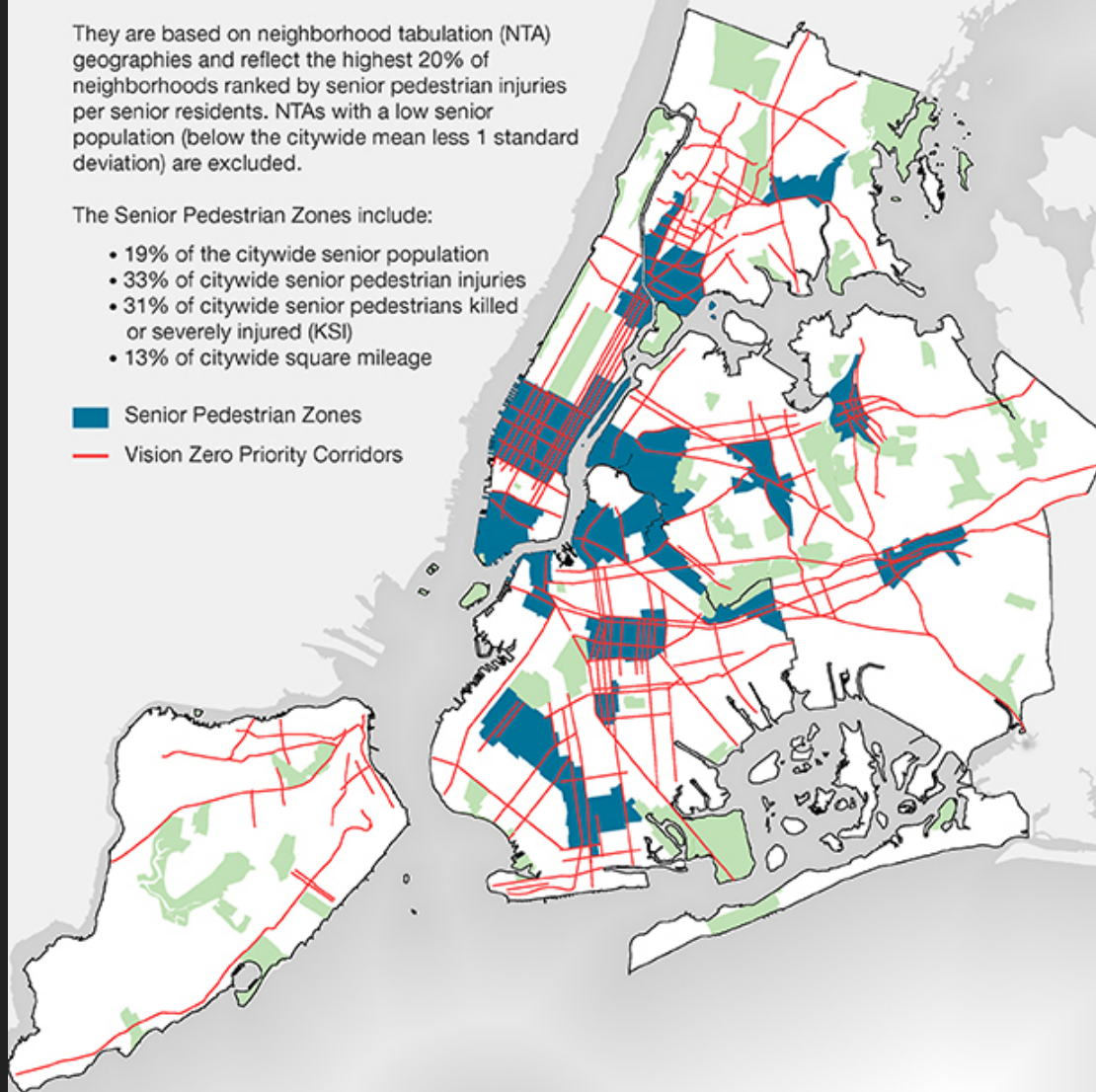
The Senior Pedestrian Zones represent the areas of the city with the highest rate of senior pedestrian injury relative to senior population.

They are based on neighborhood tabulation (NTA) geographies and reflect the highest 20% of neighborhoods ranked by senior pedestrian injuries per senior residents. NTAs with a low senior population (below the citywide mean less 1 standard deviation) are excluded.

The Senior Pedestrian Zones include:

- 19% of the citywide senior population
- 33% of citywide senior pedestrian injuries
- 31% of citywide senior pedestrians killed or severely injured (KSI)
- 13% of citywide square mileage

- Senior Pedestrian Zones
- Vision Zero Priority Corridors



A senior pedestrian struck at 20 MPH is three times more likely to die than a non-senior adult.



Canal Street, Manhattan

Manhattan Priority Corridors

Street Name	From	To	Ped Fatalities (2017-2021)	Ped KSI (2017-2021)	Miles	Ped KSI per mile (2017-2021)
7 Ave	Central Park S	W 11 St	5	44	2.4	18.4
Houston St	W St	FDR Dr	0	31	2.1	15.1
9 Ave	W 59 St	W 14 St	1	32	2.2	14.2
125 St	Marginal St	1 Ave	2	29	2.1	14.1
42 St	12 Ave	FDR Dr	0	27	2	13.8
8 Ave	Hudson St	Columbus Cr	4	32	2.5	13
Lenox Ave	Central Park N	W 147 St	4	21	1.9	11.3
23 St	11 Ave	FDR Dr	2	21	1.9	10.8
Ave of the Americas	Franklin St	Center Park S	5	40	3.7	10.7
34 St	12 Ave	FDR Dr	0	21	2	10.7
Canal St	W St	Bowery	2	12	1.1	10.7
York Ave	E 59 St	FDR Dr	1	18	1.7	10.6
145 St	Malcolm X Blvd	Riverside Dr	0	13	1.2	10.6
116 St	Morningside Ave	FDR Dr	2	16	1.6	10
2 Ave	Harlem River Dr	E Houston St	3	63	6.4	9.8
3 Ave	St Marks Pl	E 128 St	5	55	6	9.2
14 St	W St	Ave C	1	20	2.2	9.1
1 Ave	E Houston St	RFK Bridge	3	51	6.2	8.2
Frederick Douglass Blvd	Frederick Douglass Cr	Harlem River Dr	1	20	2.5	8.1
Lexington Ave	Gramercy Park N	E 131 St	2	44	5.5	8
40 St	12 Ave	1 Ave	2	14	1.9	7.4
10 Ave	W St	W 59 St	2	18	2.5	7.1
W St	W 14 St	Battery Pl	1	18	2.6	6.8

Vision Zero Priority Corridors

Canal St (West St - Bowery)

Ave of the Americas (6th St)
from Franklin St

West St (Battery Place - Canal
Street)

THEREFORE BE IT RESOLVED THAT:

Manhattan CB1 supports improving safety for all road users and urges the DOT to install low-cost daylighting that includes a boulder, bollard or heavy planter to block vehicle access until long-term safety measures such as sidewalk neckdowns can be installed to also calm traffic, shorten pedestrian crossings and increase the space that is available at corners; and

Priority intersections for safety measures, including daylighting, in CD1 include:

- Vision Zero Priority Corridors of Canal Street, Sixth Avenue from Franklin to Canal Street and West Street from Canal Street to Battery Place,
- Blocks with a school, senior center, assisted living facility, facility for people with disabilities (PWD), hospital, park or library; and
- The DOT proposed Pedestrian Priority Area that is outlined by the Brooklyn Bridge, Broadway, the Battery and Water/Pearl Streets.

Congestion Pricing

Past CB1 resolution requests

- An exemption for residents of the CBD;
- No exemptions for government employees;
- An exemption for for-hire vehicles if the congestion surcharge that they collect exceeds the daily congestion fee;
- Implement variable tolling with low-cost times;
- Implement a reduced toll for motorcycles and other two-wheeled motor vehicles;
- No exemption for moped-shared services; and
- Credits for bridge and tunnel tolls in order to remove the incentive for toll-shopping; and

TMRB recommendations addressed all of the
CB1 requests except for exempting residents

Protections for residents recommended by TMRB

- The toll should be charged only upon entering, not leaving, the zone, so trips entirely within the CBD will not tolled;
- Residents with adjusted gross incomes (AGI) below \$60,000 are eligible for a tax credit (in legislation)
- People with an AGI below \$50,000 are eligible for a 50% discount after 10 trips in a month (MTA agreement during EIS process).

Therefore Be It Resolved That:

Residents of the Central Business District with adjusted gross incomes below \$60,000 should have the option to register with the TBTA in order to receive an upfront exemption from the congestion charge.

MANHATTAN COMMUNITY BOARD 1

Battery Park City Committee – J. Cuccia

1. Brookfield Ferry Terminal Process for Private Charters, PANYNJ, NY Waterways - Report
2. North/West Battery Park City Resiliency Project Post - 30% Design Update – Reaches 6 & 7 - Report
3. South Battery Park City Construction - Report
4. Programming, Construction and Event Updates - Report
5. Wagner Park Task Force Updates - Report

NORTH/WEST BATTERY PARK CITY RESILIENCY PROJECT

CB1 Battery Park City Committee

January 4, 2024

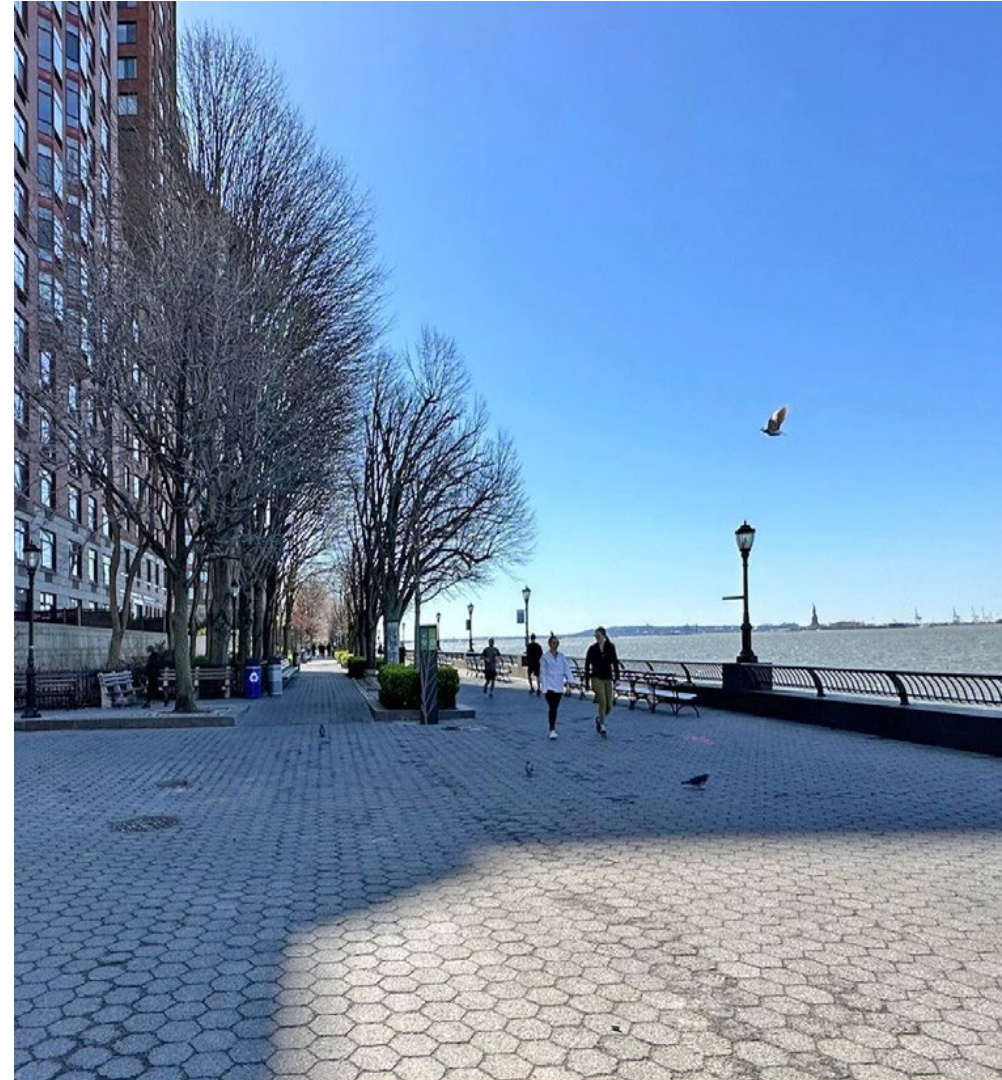


Battery Park
City Authority

Turner  CRUZ  ARCADIS  SCAPE  BIG  WSP 

What We Heard: Reach 6

- **Protect as many large trees as possible**
- **Provide equal or additional vegetation**
- **What will happen to the Art Installations on site?
A few select pieces are popular and valued by the community**
- **Previous proposed design has too much meander and change in elevation**
- **Where will the openings in the FBS walls be located and how wide will they be?**
- **Views to the water from the street- ends should be kept**
- **Programs at street end nodes are nice amenities**



Reach 6 Esplanade Plaza | Existing

NORTH/WEST BATTERY PARK CITY RESILIENCY



Reach 6 Esplanade Plaza | Existing
Existing with Flood Barrier Line Overlay

NORTH/WEST BATTERY PARK CITY RESILIENCY PROJECT



Reach 6 Esplanade Plaza | Proposed

NORTH/WEST BATTERY PARK CITY RESILIENCY



Top of Wall:
+19.5'

Increased
Planting and
Shading

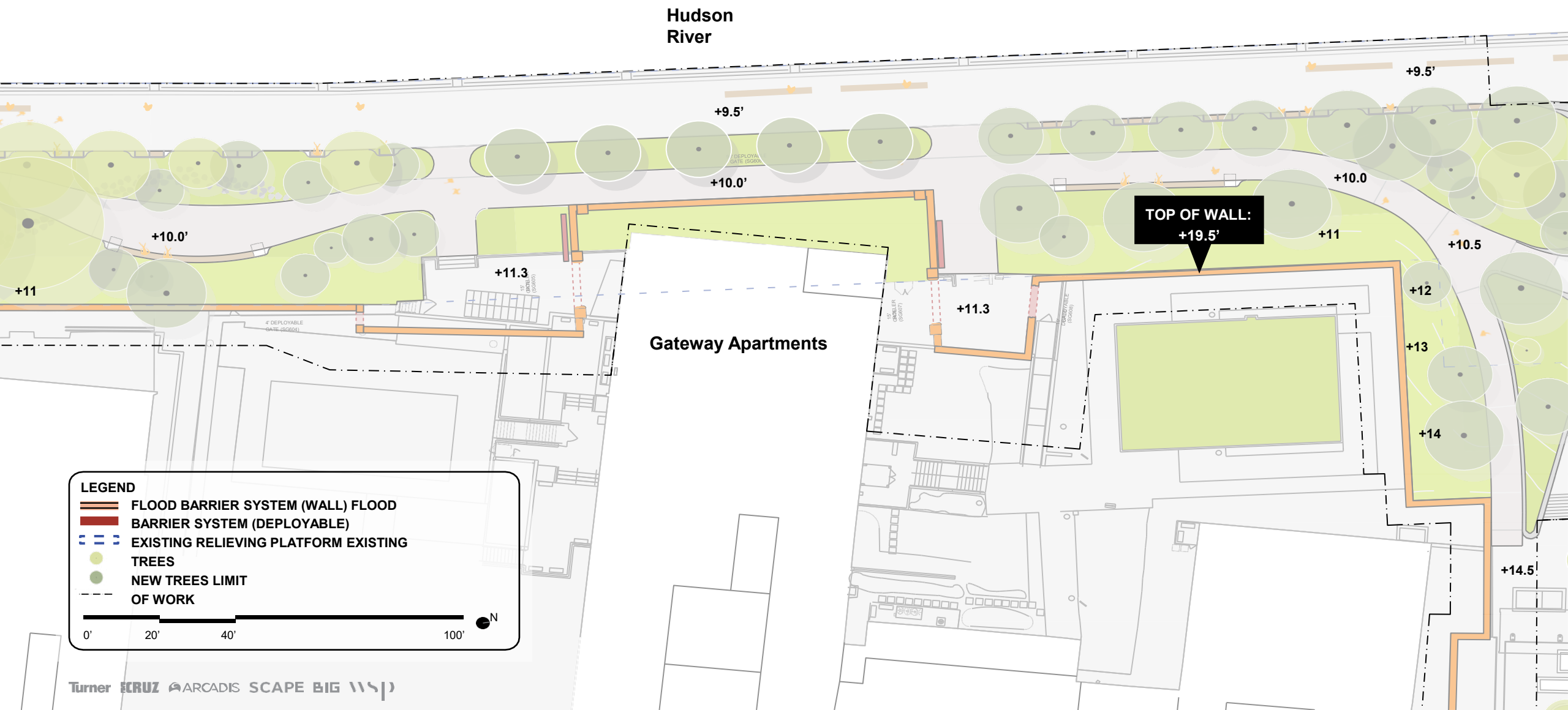
Plaza
Group
Seating

+ 10.00'

Preserved
Existing Sport
Court

+ 9.50'

Reach 6 Gateway Apartments | Proposed Plan



Hudson River

Gateway Apartments

TOP OF WALL:
+19.5'

LEGEND

- FLOOD BARRIER SYSTEM (WALL) FLOOD
- BARRIER SYSTEM (DEPLOYABLE)
- EXISTING RELIEVING PLATFORM EXISTING
- TREES
- NEW TREES LIMIT
- OF WORK

0' 20' 40' 100' N

Reach 6 Rector Place - Albany Street | Proposed

NORTHWEST BATTERY PARK CITY RESILIENCY



FBS Wall
Materiality under Development

Top of Wall:
+19.5'

Forest Seating Nodes



Integrated Wheelchair Spaces

+ 11.50'

Forest Walk

EXISTING TREE

+ 9.50'

Adventure Path

EXISTING TREE

Reach 6 Regatta Condominium | Proposed Plan

NORTH/WEST BATTERY PARK CITY RESILIENCY



Hudson
River



Regatta
Residences

Liberty Terrace
Residences

St. Thames



Reach 6 View from South Corner of Regatta Bldg | Proposed



Preserved Existing Esplanade

Green Buffer

FBS Wall
Materiality under Development

Top of Wall: +19.5'

Adventure Path

Forest Walk

EXISTING TREE

EXISTING TREE

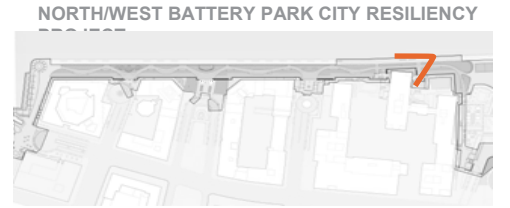
EXISTING TREE

EXISTING TREE

+ 11.50'

+ 9.90'

Reach 6 Gateway



Ongoing Flood Barrier System Configuration Options



Solid Flood Barrier System



Flood Barrier System with Deployables

Reach 6 W. Thames Street | Existing

Existing with Flood Barrier Line Overlay



Reach 6 W. Thames Street | Proposed

NORTHWEST EXTEND / NEW CITY RESILIENCE



FBS Wall
Materiality under
Development

Top of Wall:
+19.5'

+ 11.50'

8'

Public
Art TBD**

EXISTIN
G
TREE

EXISTIN
G
TREE

* Street Ends Layout Under Review

**To Be Verified with BPCA As Part of A Broader Public Art

Strategy | ARCADIS | SCAPE | BIG | WSP

Reach 6 W. Thames Street | Existing

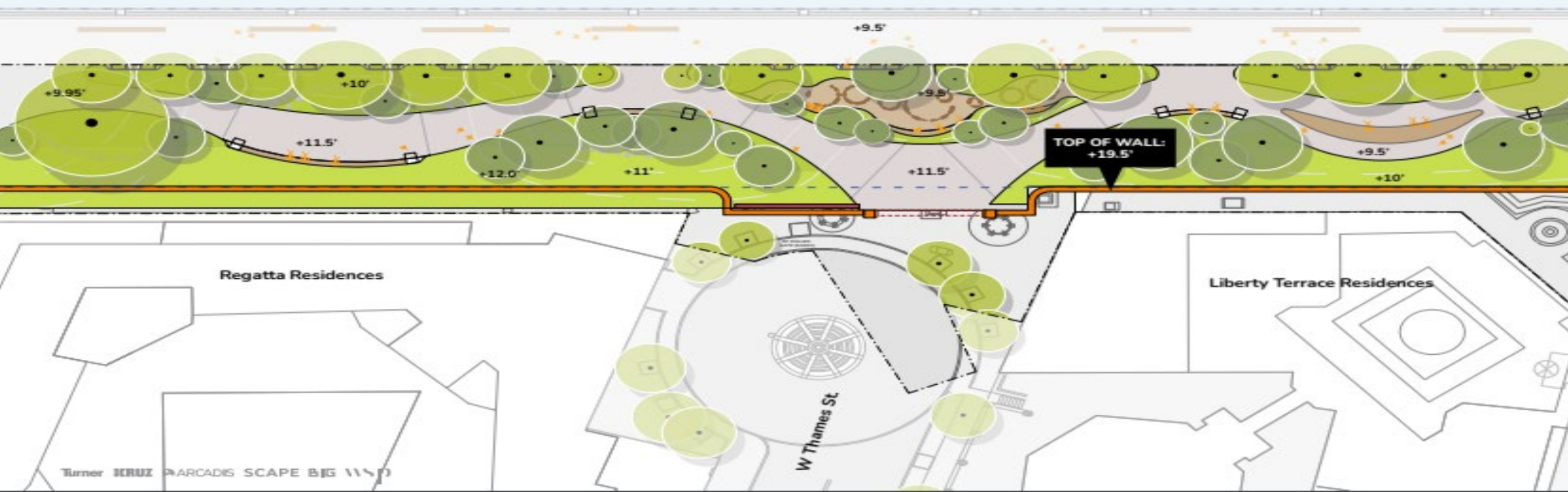
Existing with Flood Barrier Line Overlay



Reach 6 Regatta Condominium | Proposed Plan



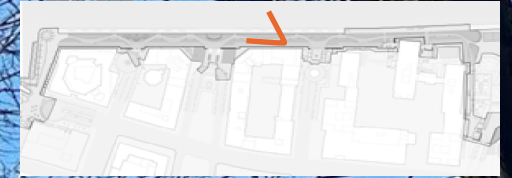
Hudson River



Reach 6 View from South Corner of Regatta Bldg | Existing



Reach 6 Rector Place - Albany Street | Existing



Reach 6 Rector Place - Albany Street | Existing
Existing with Flood Barrier Line Overlay





Esplanade

SOUTH COVE

Montessori School

Regatta Condominium

Café

South Cove Plaza Building

Riverwatch Building

SOUTH END AVE

BNRCE

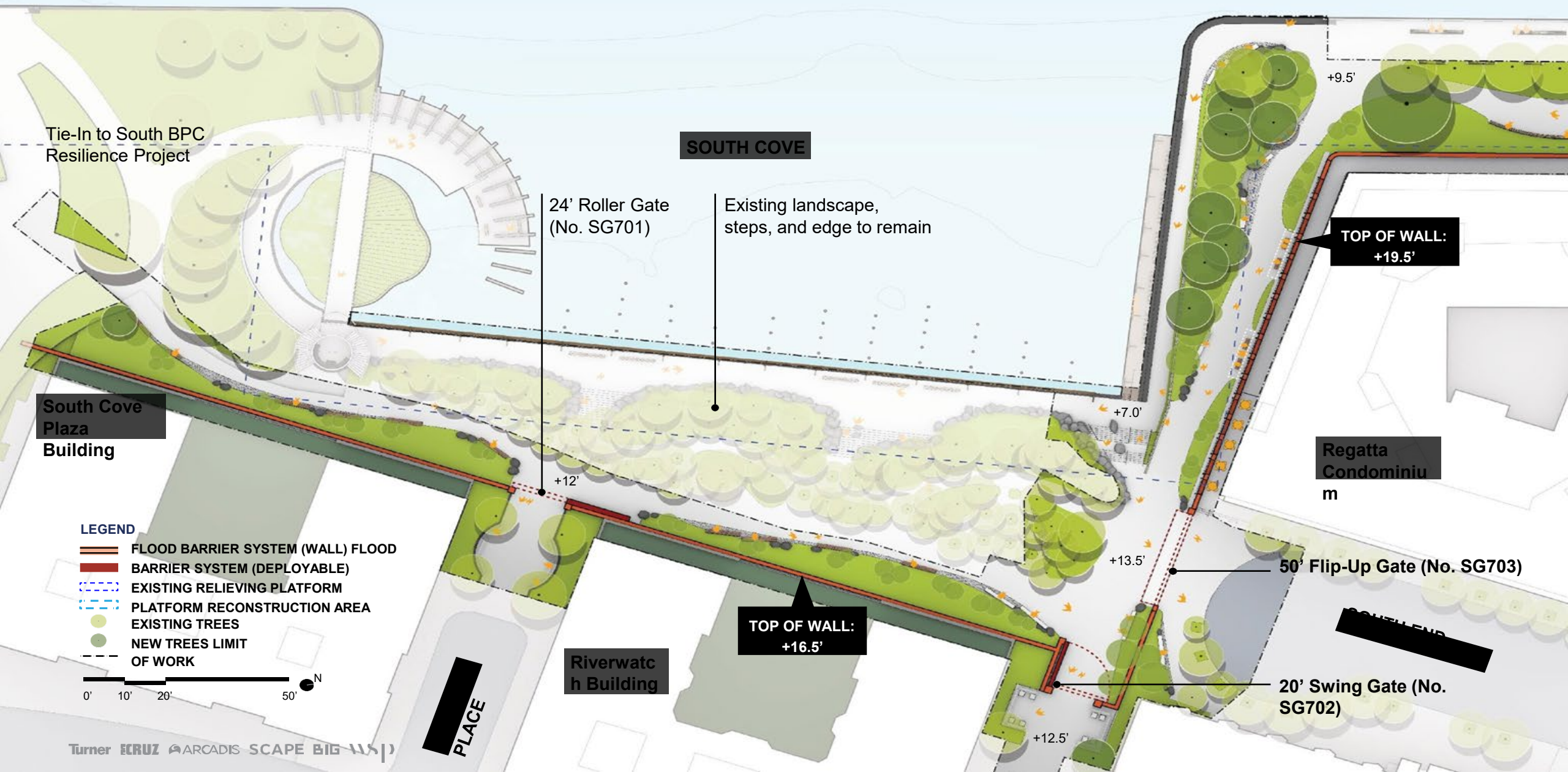
PLACE

What We Heard: South Cove

- Importance of protecting existing grove and the feel of a “forest walk”
- Appreciation for quiet, contemplative seating areas along the water’s edge and further inland
- Importance of preserving views from street ends out to the river
- Interest in maintaining, and if possible, expanding, circulation areas to avoid pinch points



South Cove | Plan



Tie-In to South BPC Resilience Project

SOUTH COVE

24' Roller Gate (No. SG701)

Existing landscape, steps, and edge to remain

TOP OF WALL: +19.5'

South Cove Plaza Building

Regatta Condominium

- LEGEND**
- FLOOD BARRIER SYSTEM (WALL)
 - FLOOD BARRIER SYSTEM (DEPLOYABLE)
 - EXISTING RELIEVING PLATFORM
 - PLATFORM RECONSTRUCTION AREA
 - EXISTING TREES
 - NEW TREES LIMIT OF WORK



TOP OF WALL: +16.5'

50' Flip-Up Gate (No. SG703)

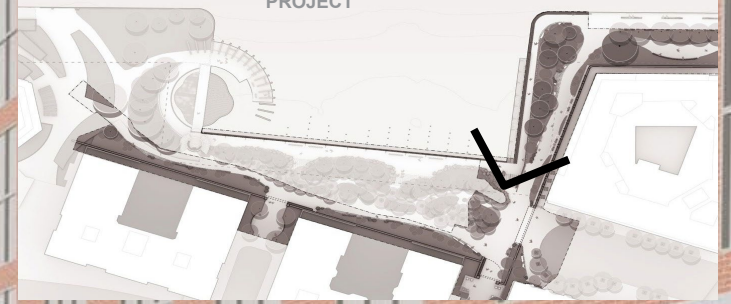
20' Swing Gate (No. SG702)

Riverwatch Building

PLACE

South Cove | View of Lower Ramp

Proposed



Existing Wood Deck to Remain

New Planting along Edge

Climbing vines

Textured Wall with Storm Elevation Markers

FBS Wall
Materiality under Development

Top of Wall: +19.5'

+ 9.50'

+ 5.75'

+ 7.00'

+ 13.00'

Plan Views

40% Proposed Design

Widened circulation

Expanded planting with new grove

Total area of new planting along edge:
~4,460 SF

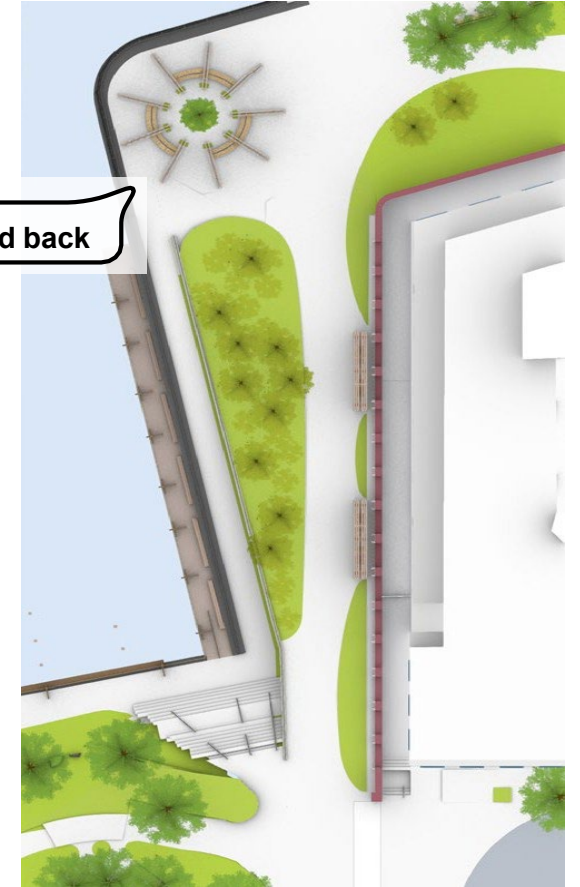
New trees added: 15



Revised to Maintain Pergola

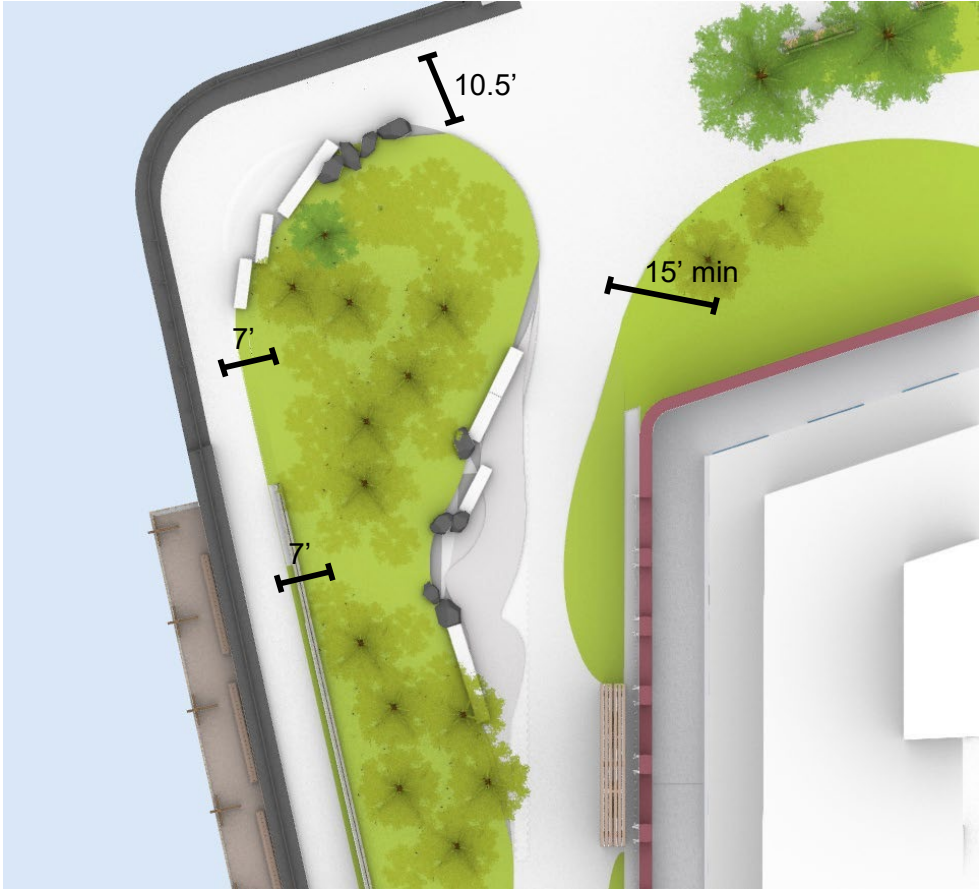
New planting pulled back

Total area of new planting along edge:
~2,940 SF
New trees added: 10

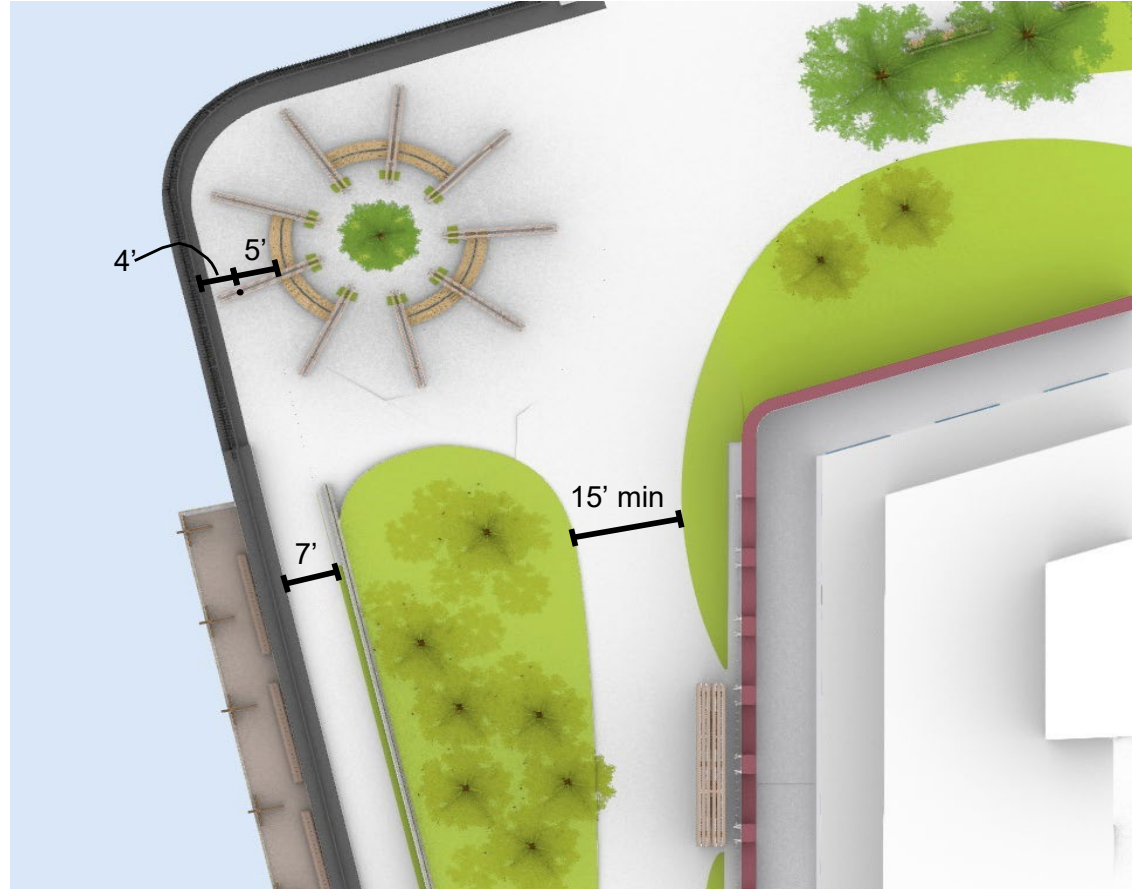


Plan Views

40% Proposed Design (Expanded Planting)



Revised to Maintain Pergola



Pergola Maintained
View from Reach 6

Open views
to harbor

Pergola Maintained

View from Ramp to Lower Level



Pergola Maintained

View East along Regatta Wall

Straightened Path

**Pergola Maintained
Edge View from Water**

No Backs or Armrest

Pinched Circulation

Summary of Design Considerations

40% Proposed Design

- 4,460 SF of added planting
- 15 new trees
- Widened circulation toward lower
esplanade
- Inclusive seating
- Option preferred by Mary Miss

Revised to Maintain Pergola

- 2,940 SF of added planting
- 10 new trees
- Pinched circulation toward lower
esplanade
- Seating with no back or armrests
- Option preferred by CB1 members

HYBRID APPROACH EXPANDED PLANTING + PARTIAL PERGOLA

**Pergola Maintained
Edge View from Water**

No Backs or Armrest

Pinched Circulation

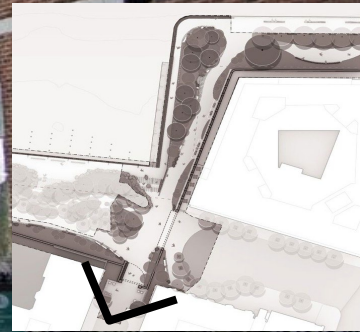
Expanded Planting (40%)
Edge View from Water

Inclusive Seating

Widened Circulation

3rd Place | View from Street

Existing



+ 13.00'

Proposed

EXISTING TREE

EXISTING TREE GROUP

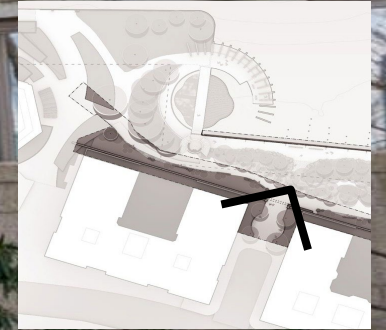
Top of Column: +17.5'

Top of Wall: +16.5'

+ 13.25'

2nd Place | View from Park

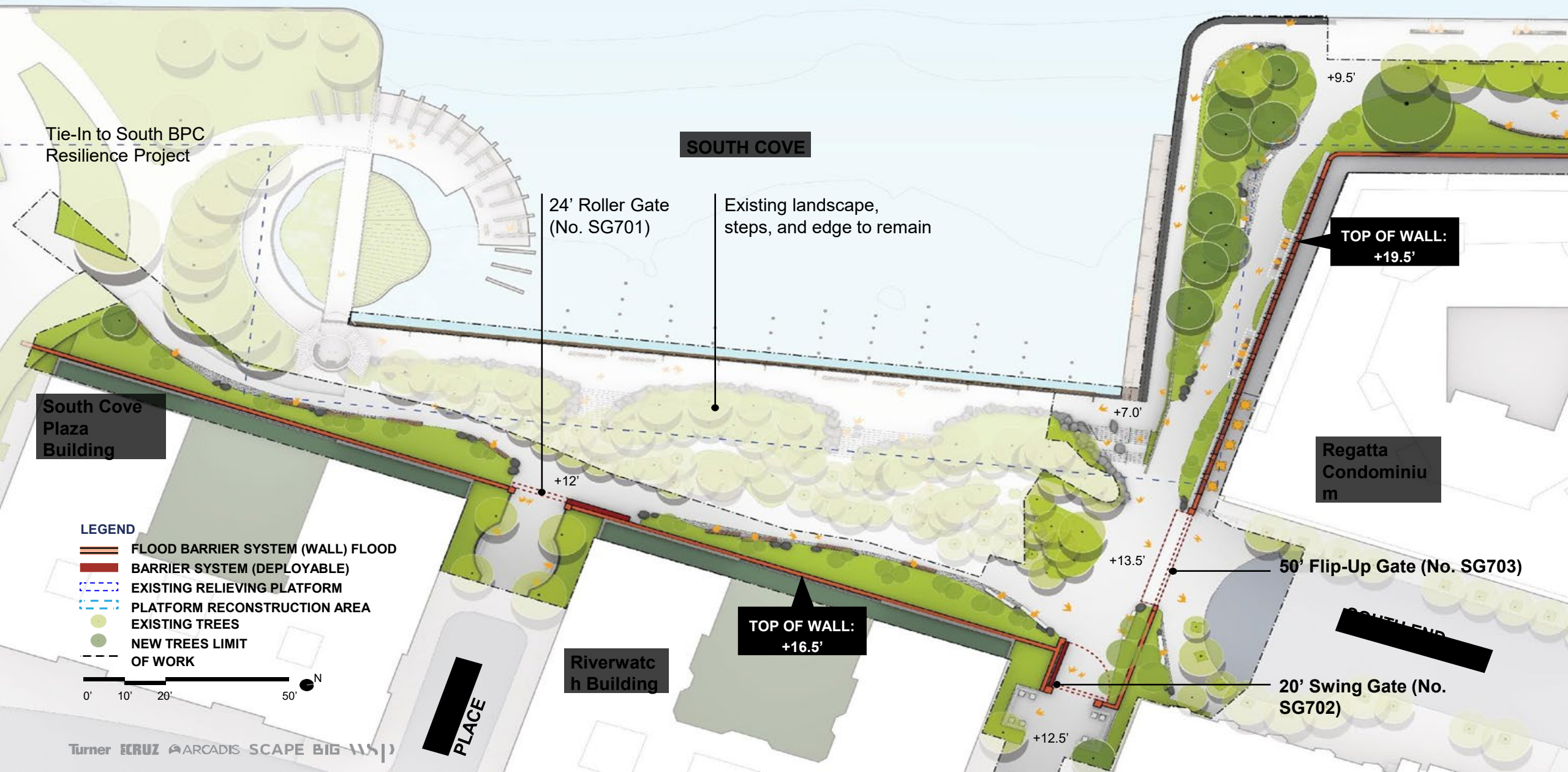
Existing



Proposed



South Cove | Plan



Tie-In to South BPC Resilience Project

SOUTH COVE

24' Roller Gate (No. SG701)

Existing landscape, steps, and edge to remain

TOP OF WALL: +19.5'

South Cove Plaza Building

Regatta Condominium

- LEGEND**
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 - EXISTING TREES
 - NEW TREES LIMIT OF WORK

TOP OF WALL: +16.5'

50' Flip-Up Gate (No. SG703)

20' Swing Gate (No. SG702)



Riverwatch Building

PLACE

South Cove | Aerial View

Proposed

EXISTING TREE
SPRAY

New Planting
along Edge

In-Water
Habitat
Modules

Existing Wood
Deck to
Remain

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Tribeca area

1. 253 Church Street, TK Tribeca LLC dba Tara Kitchen, application for a class change on a full liquor license - Resolution

Financial District area

1. 17 Battery Place, Terravita Battery Park LLC dba Terravita, new application and temporary retail permit for full liquor license - Resolution

MANHATTAN COMMUNITY BOARD 1

Youth & Education Committee – T. Joyce

1. Enrollment numbers 2023-2024 - District 2 - Report
2. Harbor School Lease and New Campus Plan Updates - Report

MANHATTAN COMMUNITY BOARD 1

Landmarks & Preservation Committee – J. Friedman

1. Docket number LPC-24-01920; 315 Greenwich Street, face repairs and maintenance, additional new glass fiber reinforced plastic, addition of stair and stair bulkhead on the roof, removal of existing non-historic storefront; removal of fire escape landings - Resolution
2. Docket number LPC-24-05823; 77 Hudson Street removal of vault lights - Resolution
3. Docket number LPC-24-05844; Governor Island, Installation of ADA ramps at buildings 111 and 114, Governors Island and installation of light poles adjacent to Buildings 111, 112 and 114 - Resolution
4. Docket number LPC -22-09644, 83 Chambers Street aka 65 Reade Street
Docket number LPC- 22-09645, 85 Chambers Street aka 67 Reade Street - Tribeca South Historic District, Manhattan Block 149, Lot 6 - Interior demo and modifications to create (2) commercial units and (8) residential units; NO building extension or addition of floors to the bulk of the building; Replacement of storefront (s) and upper floor windows; Clean and repair street facing facades; Removal of exterior fire escape. Resolution



EXISTING ELEVATION - SOUTH



PROPOSED ELEVATION - SOUTH

77 Hudson St, Manhattan – Tribeca West Historic District

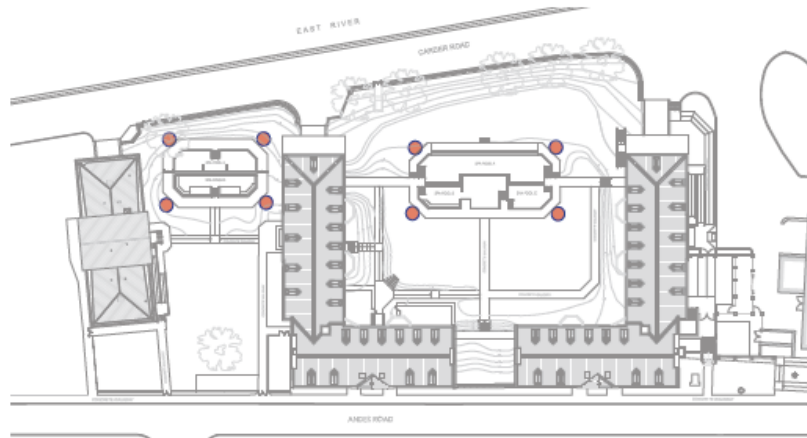
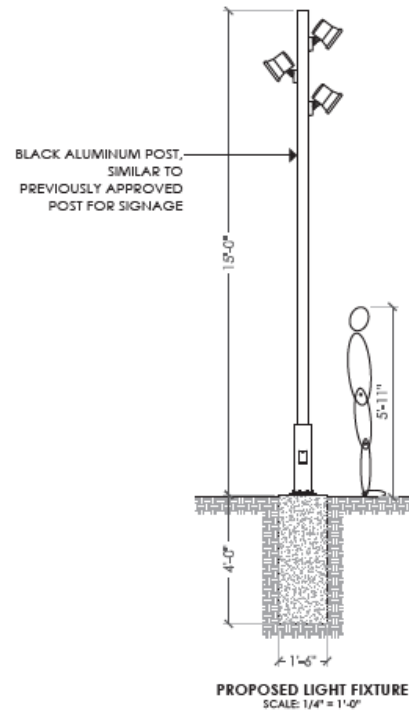


Only 2 Deteriorated Vault Lights are present

Photos of Vault Prior to Construction



PREVIOUSLY APPROVED POST SIGN



84 933

BEGA Compact floodlight

Project - Reference number: Date

Product description

- Luminaire made of corrosion-resistant aluminum and stainless steel
- BEGA Linear® coating technology
- Color: graphite or lake
- BEGA Hybrid Optics®
- Clear safety glass
- Reflector surface made of pure aluminum
- Roofline edge of floodlight: 350°
- Beam range: 30°/1-120°
- Mounting bracket with 90° threaded connection
- Thread length: 1.4 mm
- Connecting cable: 100000-F 9.01 meter
- Cable weight: 7 m
- BEGA Lifetime Care®
- Complies with local requirements in accordance with IEEE 1789, DIN IEC/EN 60529, IEC 60746 EN547-1
- LED power supply unit
- 200-240 V AC, 50/60 Hz
- DC 170-240 V
- DALI compatible
- Number of DALI addresses: 1
- Batteries: 8 provided between the main and control cables
- BEGA Thermal Control
- Temperature thermal regulator to protect temperature-sensitive components without switching off the luminaire
- Safety class: I
- Protection class: IP 65
- Dust-tight and protection against water jets
- Impact strength: IK10
- Protection against mechanical impacts: < 10 joules
- CE - Conformance mark
- RoHS - safety mark
- Weight: 4.7 kg
- The product contains light sources of energy efficiency class: D

Applications

- Compact floodlight with 90° connecting thread. The floodlight can be screwed on to the ceiling with any one beam fixed according to 30°/20° or with BEGA accessories.
- Beam
- Module connected voltage: 71.5 V
- Luminaire connected voltage: 78.5 V
- Rated temperature: T_a = 25 °C
- Ambient temperature: T_a = 40 °C

On request we can offer you modifications for environments with higher temperatures as a customized product.

84 933/3

Module designation	LED-1344/003
Color temperature	2300 K
Color rendering index	CR>90
Module luminous flux	10500 lm
Luminaire luminous flux	7837 lm
Luminaire luminous efficiency	100 lm/W

84 933/4

Module designation	LED-1344/040
Color temperature	4000 K
Color rendering index	CR>90
Module luminous flux	10770 lm
Luminaire luminous flux	7950 lm
Luminaire luminous efficiency	104.5 lm/W

Service life - Ambient temperature

Rated temperature	T _a = 25 °C
LED life	> 50,000 h
LED module	120,000 h (80,000 h)

Ambient temperature max.: T_a = 45 °C (110 °F)

LED life	83,000 h
LED module	80,000 h (60,000 h)
LED module	100,000 h (70,000 h)

Lighting technology

- Wide beam light distribution
- Half beam angle: 120°
- For special lighting applications, an optical filter can be used to change the spectral light color into a full beam light distribution.

Technical comment

- Beam diameter: Ø A / H 60
- Maximum number of luminaires of the type per luminaire cable feeder: 8/16A: 18 luminaires
- 8/16A: 28 luminaires
- C/16A: 18 luminaires
- C/16A: 28 luminaires
- BEGA Hybrid Optics® offers complete lighting control thanks to optimized reflectors and reflectors, precisely calculated reflectors with a pure aluminum surface and lenses, for example made of ultra-clear silicone or glass, capture almost every single light beam emitted by the LED modules. Maximum light efficiency is achieved via the synergy between lens and reflector technology.

Accessories

71 260	Shield
71 267	Cylindrical shield
71 290	Optical filter flat beam
71 840	Adapter for installation on a pole
76 294	Stark cap
76 294	Pole cap for pole top ø 80 mm
76 298	Pole cap for pole top ø 80 mm
76 298	Pole cap for pole top ø 80 mm
76 298	Pole cap for pole top ø 80 mm
76 298	Mounting box - rectangular
76 298	Color clamp
76 270	Color clamp
76 888	Last top step

For the accessories a separate instruction for use can be provided upon request.

Article No. 84 933

- LED color temperature: optimally 3000K or 4000K
- 84933 K - Article number + 80
- 4000 K - Article number + 80
- 2000 K - Article number + 80
- 4000 K - Article number + 80
- Color: graphite or lake
- graphite - article number
- lake - article number + A

Light distribution

BEGA System® Location 10 - Product 31 01 - 0000 Model - 84 933 www.bega.com



KEY MAP



VIEW A



VIEW B



VIEW K



VIEW C



VIEW D



VIEW M



83 CHAMBERS ST
65 READE ST
CB-17
01/1/24

MANHATTAN COMMUNITY BOARD 1

Waterfront, Parks & Cultural Committee – A. Zelter

1. Plus Pool, floating pool test run this summer - Resolution

MANHATTAN COMMUNITY BOARD 1

New Business

MANHATTAN COMMUNITY BOARD 1

Old Business

MANHATTAN COMMUNITY BOARD 1

Adjournment

MANHATTAN COMMUNITY BOARD 1

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

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