

**MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS
OF
PUBLIC REALM IMPROVEMENT FUND GOVERNING GROUP, INC.
*May 10, 2018***

The meeting of the Members and Directors of the East Midtown Public Realm Improvement Fund Governing Group was held at 2:14 p.m. on May 10, 2018 at 120 Broadway, New York, NY 10271.

Public notice of this meeting was given and posted in accordance with the Open Meetings Law.

The meeting was chaired by Council Member Powers, Vice-Chairperson of the Governing Group, on behalf of Deputy Mayor Alicia Glen, Chairperson of the Governing Group. The following Directors and Alternate Directors were present:

The following Members were present:

- Hon. Gale Brewer, Manhattan Borough President
- Hon. Keith Powers, Council Member for District 4
- Dan Garodnick, Designee of Speaker of the Council
- Vikki Barbero, Chairperson and Designee of Manhattan Community Board Five
- Terrence O’Neal, Member and Designee of Manhattan Community Board Six
- Susan Chin, Executive Director of the Design Trust for Public Space

The following Members acted by proxy:

- Alicia Glen, Deputy Mayor of Housing and Economic Development
- Marisa Lago, Director of the NYC Department of City Planning
- James Patchett, President of the NYC Economic Development Corporation
- Polly Trottenberg, Commissioner of the NYC Department of Transportation
- Melanie Hartzog, Director of the NYC Office of Management and Budget
- Mitchell Silver, Commissioner of the NYC Department of Parks and Recreation

The following Directors and Alternate Directors were present:

- Hon. Gale Brewer, Manhattan Borough President (was preceded by her alternate director)
- Jefferson Mao, Alternate Director for the Manhattan Borough President
- Hon. Keith Powers, Council Member for District 4
- Dan Garodnick, Designee of the Speaker of the Council
- Vikki Barbero, Chairperson and Designee of Manhattan Community Board Five
- Terrence O’Neal, Member and Designee of Manhattan Community Board Six
- Susan Chin, Executive Director of the Design Trust for Public Space
- Caitlin Lewis, Alternate Director for Deputy Mayor of Housing and Economic Development

- Bob Tuttle, Alternate Director for the Director of the Department of City Planning
- Tom McKnight, Alternate Director of the President of the Economic Development Corporation
- Lizette Christoff, Alternate Director for the Director of the Office of Management and Budget
- Ed Pincar, Alternate Director of the Department of Transportation
- Nicholas Molinari, Alternate Director for the Commissioner of the Department of Parks and Recreation
- April O’Neil, Representative for the Commissioner of the Department of Environmental Protection

The Meeting of Members commenced, a quorum being present.

1. **Directors:** It was announced that elections were in order to elect Alternate Directors of the corporation. There were no questions or comments. Upon a motion made and unanimously carried, a resolution was adopted for the membership sections at issue to elect the following Alternate Directors.

Alternate Director:
Tom McKnight
Lizette Christoff
Jefferson Mao

The Meeting of Directors commenced, a quorum being present.

1. **Adoption of Meeting Minutes:** It was announced that adoption of the meeting minutes from the Meeting of Members and Directors, held on February 15, 2018, was in order. Upon a motion made and unanimously carried, the meeting minutes were adopted.
2. **Concept Plan Project Update:** It was announced that DOT would present an update on several projects within East Midtown. Emily Weidenhof, DOT Director of Public Space, provided an update on the: (1) Pershing Square West plaza, (2) Pershing Square East plaza, (3) 53rd Street thoroughfare improvements, (4) 43rd Street shared street, and (5) Lexington Avenue thoroughfare improvements.

Pershing Square West, between East 41st and 42nd streets

This plaza is part of a pedestrian plaza program that predates the East Midtown Public Realm Improvement Concept Plan (the “Concept Plan”). It is a capital project scheduled to be substantially complete by the end of May 2018 and has a target opening in early to mid-June.

Pershing Square East, between East 41st and 42nd streets

This plaza is part of the Concept Plan and it is now formally designated as a pedestrian plaza. The space will be refreshed with surface upgrades, geometry improvements, and the addition of planters and other amenities. The refresh is scheduled to occur in early June 2018 and be open to the public in mid-June.

The 53rd Street thoroughfare improvements

The geometry of the bulbouts and neckdowns, and the locations of planters are being discussed with the Grand Central Partnership and East Midtown Partnership business improvement districts (BIDs). The target implementation schedule for the thoroughfare improvements with interim materials is during the summer of 2018.

The 43rd Street shared street, between Lexington and Third avenues

The shared street interim design was presented to Community Board 6. There was a robust discussion and DOT will present its revised design to the community board at a future meeting. The target implementation schedule for the shared street with interim materials is during the summer of 2018, followed by the beginning of the design phase of the capital project.

Lexington Avenue thoroughfare improvements

The cost and feasibility of thoroughfare improvements along Lexington Avenue, which could be integrated into the 43rd Street shared street project, were selected for further study during the February 15, 2018 meeting of the Governing Group. DOT analyzed the cost and feasibility of these improvements and determined that the economies of scale would allow improvements from East 41st and 48th streets. This would result in an expenditure of \$12.8 million that would be added to the existing 43rd Street shared street capital project budget.

In response to clarifying questions from Director Garodnick, Ms. Weidenhof stated that DOT's presentation regarding the 43rd Street shared street to Community Board 6 is available on the DOT website. She clarified that no additional funds were necessary to complete the interim thoroughfare improvements along 53rd Street. She also clarified the schedule of the Pershing Square East plaza, which includes design public engagement through 2021 and construction culminating in 2024.

In response to a question from Director Garodnick regarding the Lexington Avenue thoroughfare improvements, Ms. Weidenhof explained that funding the improvements now as part of a broader 43rd Street shared street project would allow the streamlining of the project's scope and implementation, which would save both money and time. Director Garodnick inquired as to the potential impacts of these improvements. Ms. Weidenhof noted that the impacts were studied in the East Midtown project's environmental impact statement (EIS) and would likely be limited and relate to the loss of parking spaces.

The Hon. Director Powers, Director O'Neal, Director Chin, and Director Garodnick inquired as to how the location of thoroughfare improvements along Lexington Avenue were selected and analyzed. Ms. Weidenhof explained that the location of corner bulbouts and midblock neckdowns were determined based on the turn radius of vehicles; the location of moving versus parking lanes; and areas were sidewalk amenities, such as trash bins and wayfinding signs, could be consolidated to allow for greater pedestrian circulation. She also noted that the thoroughfare improvements and their potential impacts were analyzed in the East Midtown project's EIS.

A discussion focused on how the community boards could be involved in the thoroughfare improvement project along Lexington Avenue after funds are allocated by the Governing Group. Director Lewis and Ms. Weidenhof explained that the community boards would be involved in DOT's standard design public engagement process that would allow for changes to the project. Director Christoff noted that dramatic changes to the scope of the improvement could be problematic after a task order has been registered, a process estimated to require six months. Director Lewis noted that the Governing Group could retract funding for a project at a later time if monies had not been spent.

In response to comments from the Hon. Director Brewer and Director Chin regarding branding East Midtown with a design vocabulary that includes treatments and bollards, Ms. Weidenhof responded that DOT is thinking about how to tie the plazas, shared streets, and thoroughfare improvements together through design elements that produce a coordinated look. It is also working with NYPD on the issue of safe and aesthetically pleasing bollards. Ms. Weidenhof further noted that DOT will remain engaged with the community boards, the area's BIDs, and local stakeholders as these projects move into the design phase.

A discussion focused on how cost overruns and expansions to a project's scope would be handled. Director Lewis responded that the cost estimates for each project are conservative, however, if a cost overrun occurs the Governing Group can authorize additional funds or modify the scope of the project. Ms. Weidenhof further elaborated that the proposed scope of projects is broad and allows flexibility in the design process to modify the scope while remaining within budget. In response to a question from Director O'Neal, Ms. Weidenhof stated that project costs related to the Department of Environmental Protection infrastructure include catch basin relocations and moving of utilities under the street.

In response to a question from Director Barbero regarding how the BIDs would be involved in the improvement projects, Ms. Weidenhof discussed that DOT engages with BIDs as early in the design process as possible to understand their amenity tool kit and the needs of various property owners. She noted that thoroughfare improvements often require less engagement since they are expansions of the existing sidewalk that reduce crosswalk times and generally allow more space to consolidate existing street furniture.

Fred Cerullo, President and CEO of the Grand Central Partnership, addressed the Governing Group. Mr. Cerullo discussed questions regarding the thoroughfare improvements and stressed the need for further discussions with DOT and members of the Grand Central Partnership. In response to a question from Director Garodnick regarding if the Lexington Avenue thoroughfare improvements presented a problem for the Grand Central Partnership, Mr. Cerullo responded that he could not speak fully on behalf of the Grand Central Partnership's members at that time, but noted that the thoroughfare improvements were, in his personal view, considerably more modest than shared street and plaza proposals, which had concerned some of the Grand Central Partnership members. In response to a question from the Hon. Director Brewer about how Vanderbilt Plaza and Pershing Square West plaza align with the Grand Central Partnership's brand, Mr. Cerullo noted that Grand Central Partnership was not involved directly with the design of Vanderbilt Plaza but would be in

discussions about the space in the future, and that it had been involved in the design of Pershing Square West. Mr. Cerullo discussed the Grand Central Partnership's investment of \$50 million into streetscape features; such as streetlights, news boxes, and bicycle racks; and how their design can be used to thread future amenities into the area.

In response to a question from Director Garodnick and the Hon. Director Powers, Director Tuttle answered that the contribution into the Public Realm Improvement fund associated with the transfer of development rights from Grand Central Terminal to 270 Park Avenue (a/k/a JPMorgan Chase Headquarters) would likely occur by the end of 2018 or early 2019.

A discussion focused on information that could be provided to the community boards at their upcoming meetings regarding the Lexington Avenue thoroughfare improvements. Ms. Weidenhof noted that designs would not be ready but that on street parking space reductions could be discussed based on the general locations of proposed bulbouts and neckdowns. It was also noted that the East Midtown project's EIS provides analysis regarding how the improvements could potentially affect vehicle and pedestrian traffic under a scenario when the projected development sites are constructed.

A discussion focused on the Governing Group's expenditure history of the \$38 million in initial funding provided by the City, which is:

- \$6.2 million for the East 43rd Street shared street security infrastructure (the capital buildout was funded through a commitment by the City but didn't include the security infrastructure that is now mandated by the City for these types of public spaces)
- \$15 million for the Pershing Square East pedestrian plaza capital buildout

A discussion focused on DOT's next steps to advance the Lexington Avenue thoroughfare improvements if funding was approved by the Governing Group. Director Pincar and Ms. Weidenhof stated that additional information, such as a crossing time comparison between the existing condition and the corner bulbout condition, and examples, such as the Pershing Square West materials palette, could be provided at a future meeting. It was further noted that many decisions are made during the design stages of the project and that DOT wants to be respectful of that process.

3. **Vote to Calendar Projects:** Director Garodnick made a motion to calendar the thoroughfare improvements on Lexington Avenue from East 41st to East 48th streets. There were no questions or comments. Upon a motion made and unanimously carried, a resolution was adopted to calendar the project for a funding vote during the current session.
4. **Vote to Fund Projects:** Director Garodnick made a motion to fund the thoroughfare improvements on Lexington Avenue from East 41st to East 48th streets. There were no questions or comments. Upon a motion made and unanimously carried, a resolution was adopted to fund the project, with an estimated cost of \$12.8 million.
5. **New Business:** No new business was proposed.

6. **Adjournment:** There being no further business to come before the meeting, the meeting of the Board of Directors was adjourned at 3:22 p.m.