

259 Clinton Street

Community Presentation/ 社区演示/ Presentación a la Comunidad

February 15 2017 2017二月 Febrero 15 2017

Perkins Eastman |  **Starrett**
Development

AGENDA

议程

Agenda

Goals and Objectives

1. The Context

- Site Plan
- View from the Manhattan bridge

2. Project Overview

- Project Facts
- Floor Plans

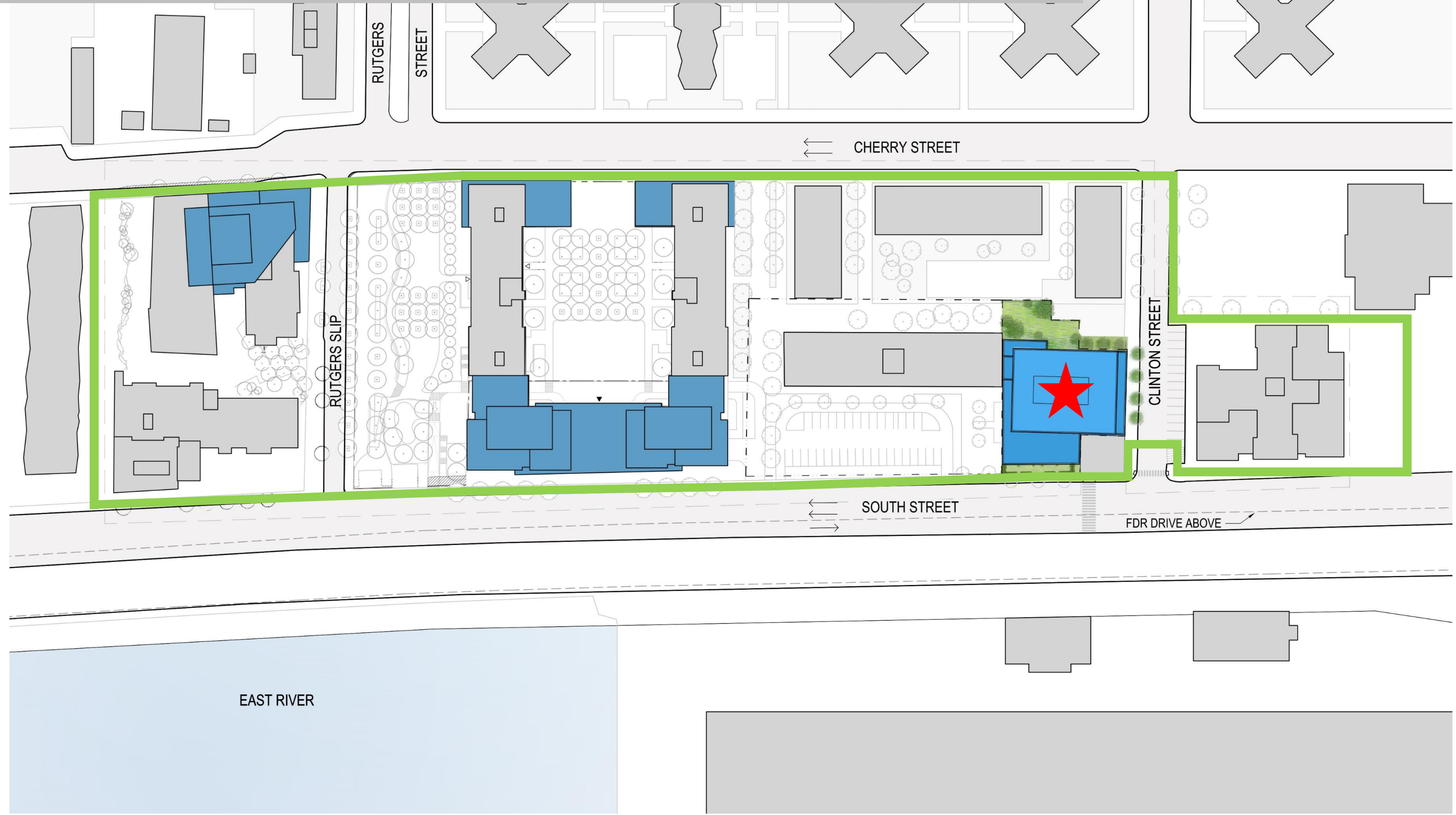
3. Starrett : Neighborhood Improvements

- Site Improvements and Landscape
- Street Improvements
- Working with the community
- Construction Mitigation Measures

- Create new affordable housing.
- Build new mixed income housing.
- Increase flood resiliency of surroundings areas.
- Increase green areas and reduce impermeable paving.
- Improve and expand retail presence along South Street.
- Minimize disruption during construction by communicating with neighboring residents.
- Best efforts local hiring goal.

THE CONTEXT/ 环境/ El Contexto

TWO BRIDGES LSRD SITE/ 两桥LSRD站点/ El sitio de dos puentes LSRD



VIEW FROM THE MANHATTAN BRIDGE/从曼哈顿桥上的 景观/ Vista desde el puente de Manhattan



PROJECT OVERVIEW/ 项目概况/ Descripción del proyecto

PROJECT OVERVIEW FACTS/项目概况/Datos generales del proyecto

Approx. 750 units including 25% permanently affordable units

- APPROXIMATELY 187 AFFORDABLE UNITS DISTRIBUTED THROUGHOUT

62 floors including:

- GROUND FLOOR RETAIL
- LOBBY AND AMENITY FLOORS
- 56 RESIDENTIAL FLOORS
- 2 MECHANICAL FLOORS

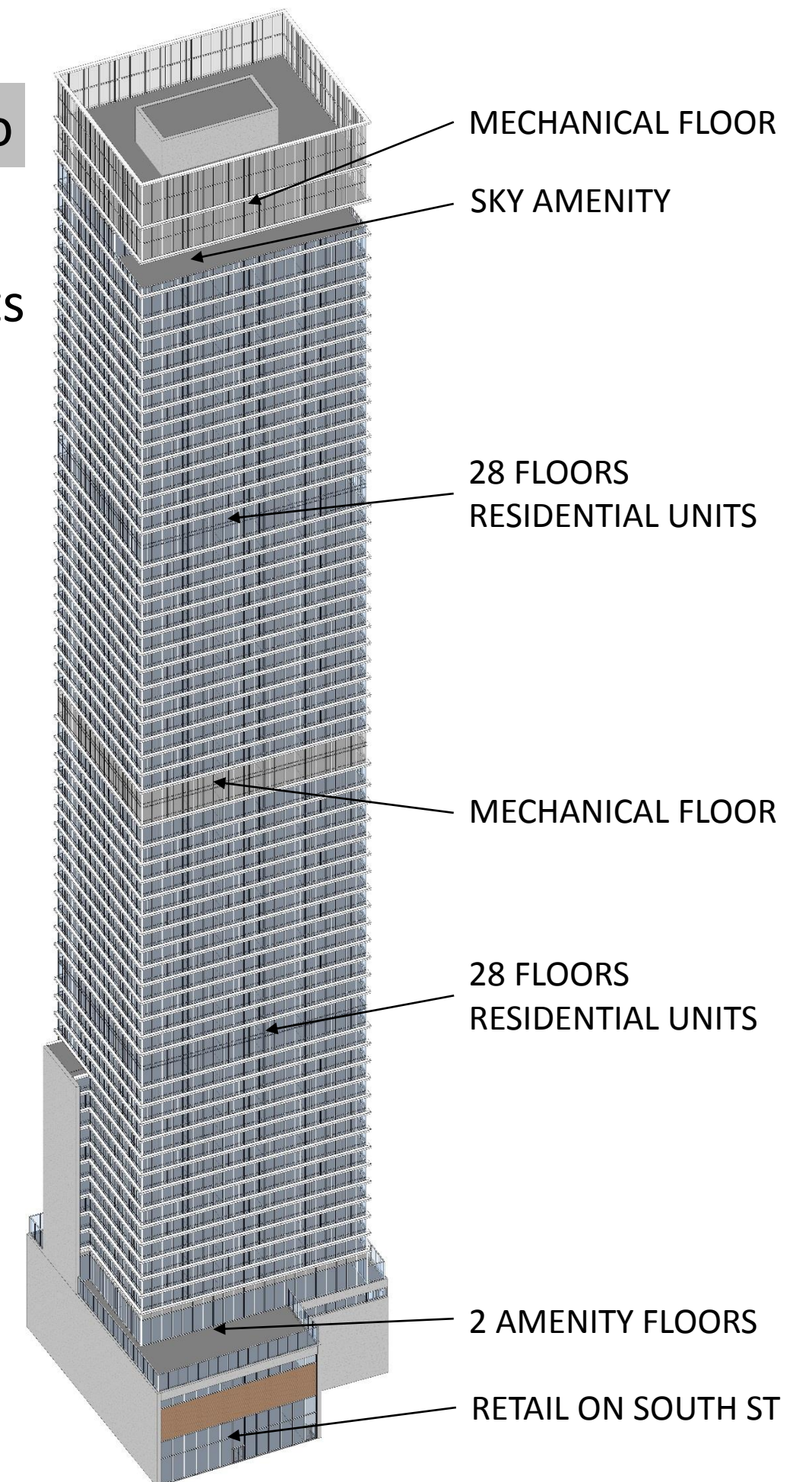
660,159 gsf total area including:

- 2,650 SF RETAIL
- 2,532 SF RESIDENTIAL LOBBY
- 21,962 SF RESIDENTIAL AMENITIES
- 488,530 SF RESIDENTIAL

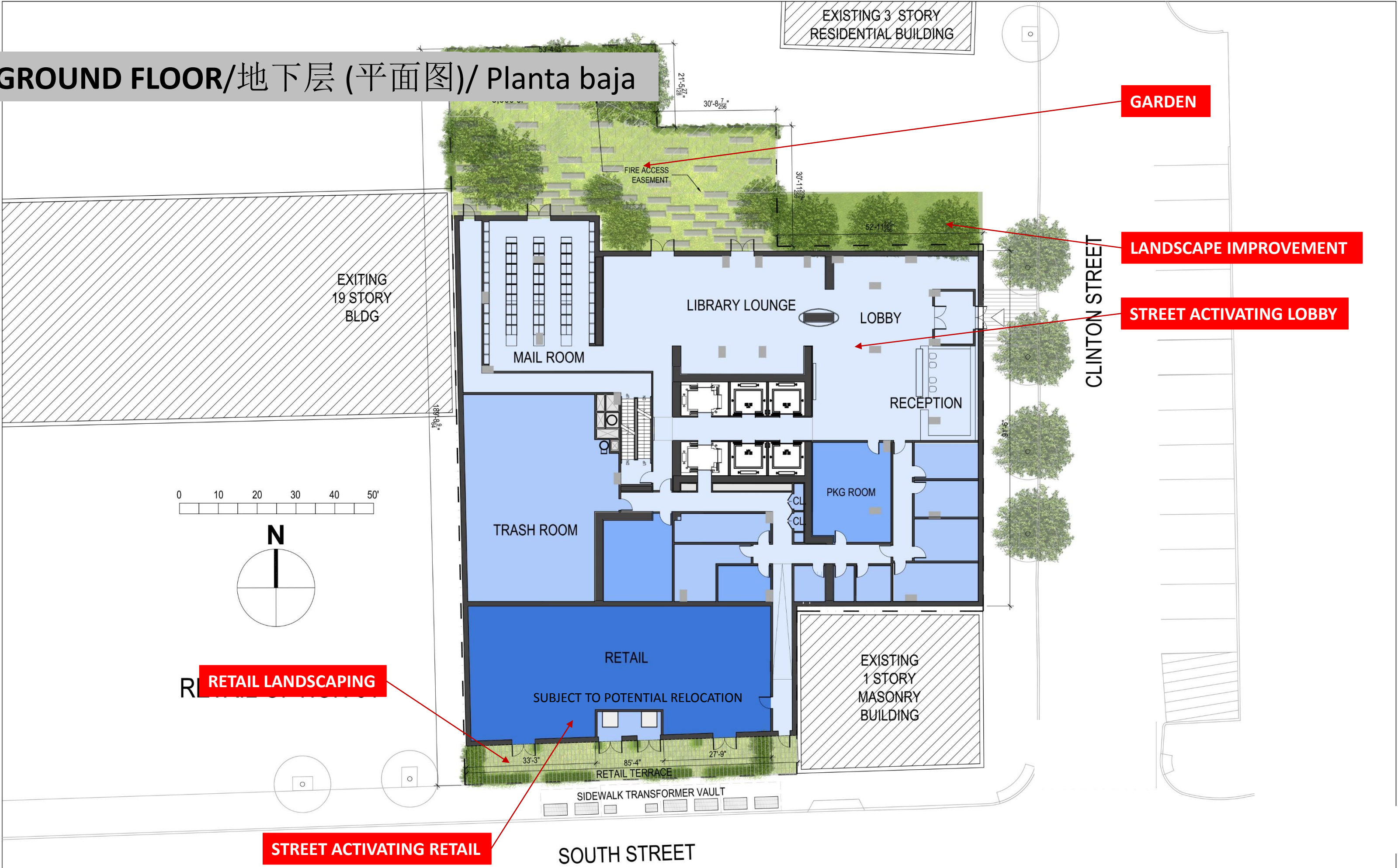
Total building height: 724 ft

Resiliency:

- +1 FOOT ABOVE FLOOD PLANE AT GROUND FLOOR
- FLOOD GATES AT RETAIL
- 3,300 SF GREEN BUFFER



GROUND FLOOR/地下层 (平面图)/ Planta baja



GARDEN

LANDSCAPE IMPROVEMENT

STREET ACTIVATING LOBBY

RETAIL LANDSCAPING

STREET ACTIVATING RETAIL

TYPICAL FLOOR/典型的楼层(平面图)/ Piso Típico



EXISTING 3 STORY
RESIDENTIAL BUILDING

EXISTING
19 STORY
BLDG

2 BR	STUDIO	1 BR	STUDIO	1 BR
STUDIO	REFUSE	BATH		1 BR
STUDIO	EL	BATH		1 BR
2 BR	JR 1 BR	1 BR	STUDIO	1 BR

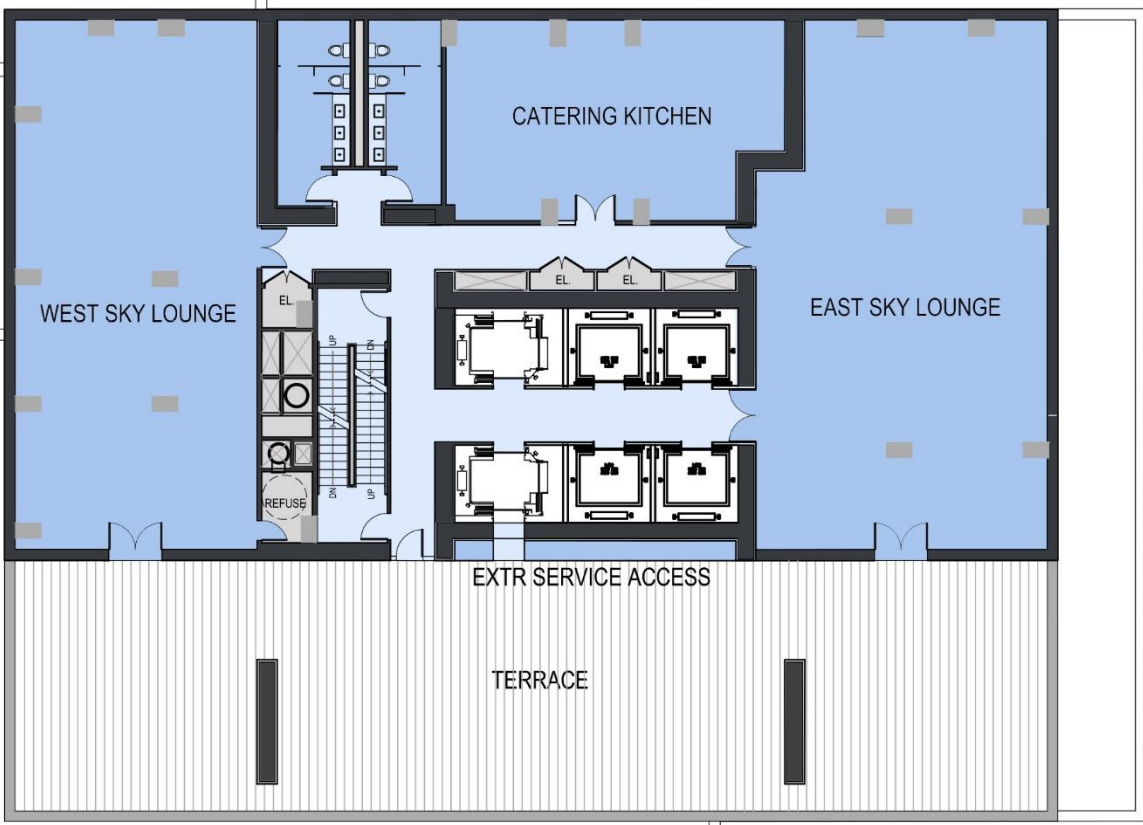
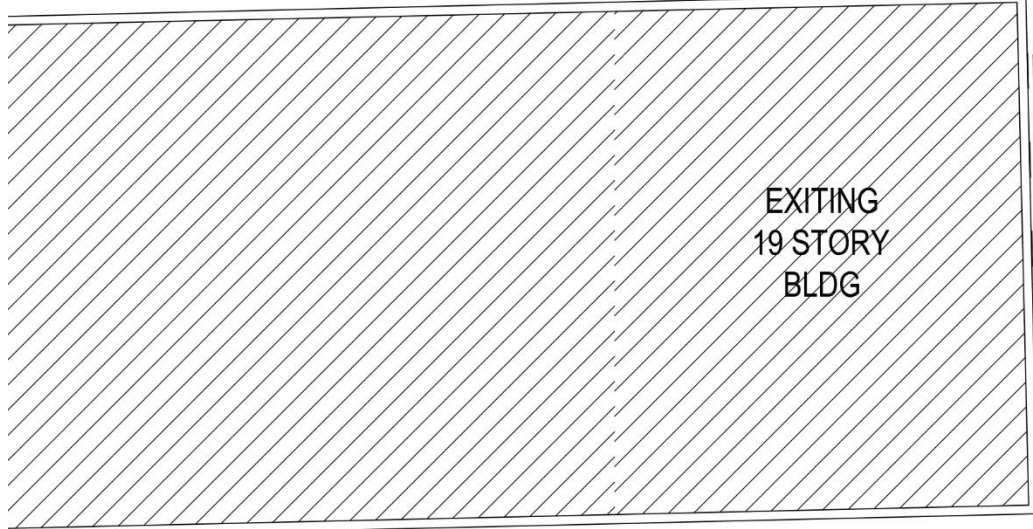
EXISTING
1 STORY
MASONRY
BUILDING

CLINTON STREET

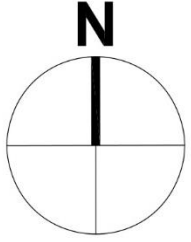
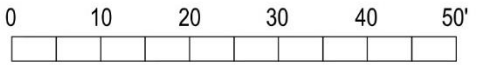
SOUTH STREET

EXISTING 3 STORY
RESIDENTIAL BUILDING

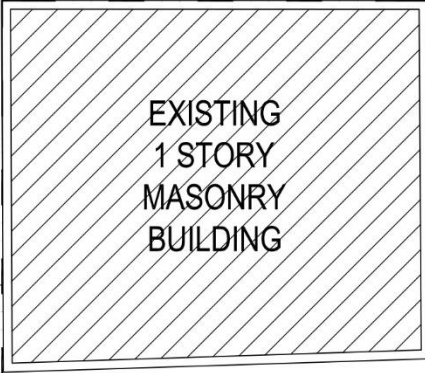
ROOFTOP AMENITIES/屋顶休息室/Salon de actividades en la azotea



CLINTON STREET



ROOFTOP AMENITY 61ST FLOOR



SOUTH STREET

STARRETT: SITE IMPROVEMENTS/ 邻里改善/ Mejoramiento del vecindario

DEVELOPER SITE IMPROVEMENTS/开发商环境改观/ Mejoras en el sitio para desarrolladores

- A:** Residential Garden
- B:** Additional Landscaping
- C:** Landscaped Podium Terraces
- D:** New Retail with Landscaping
- E:** Resiliency Measures:
 - Flood gates in front of retail
 - Water retention and management
 - Building above the Flood Plain



LANDSCAPE/景观/ Paisaje



NATURAL PRIVACY FENCE



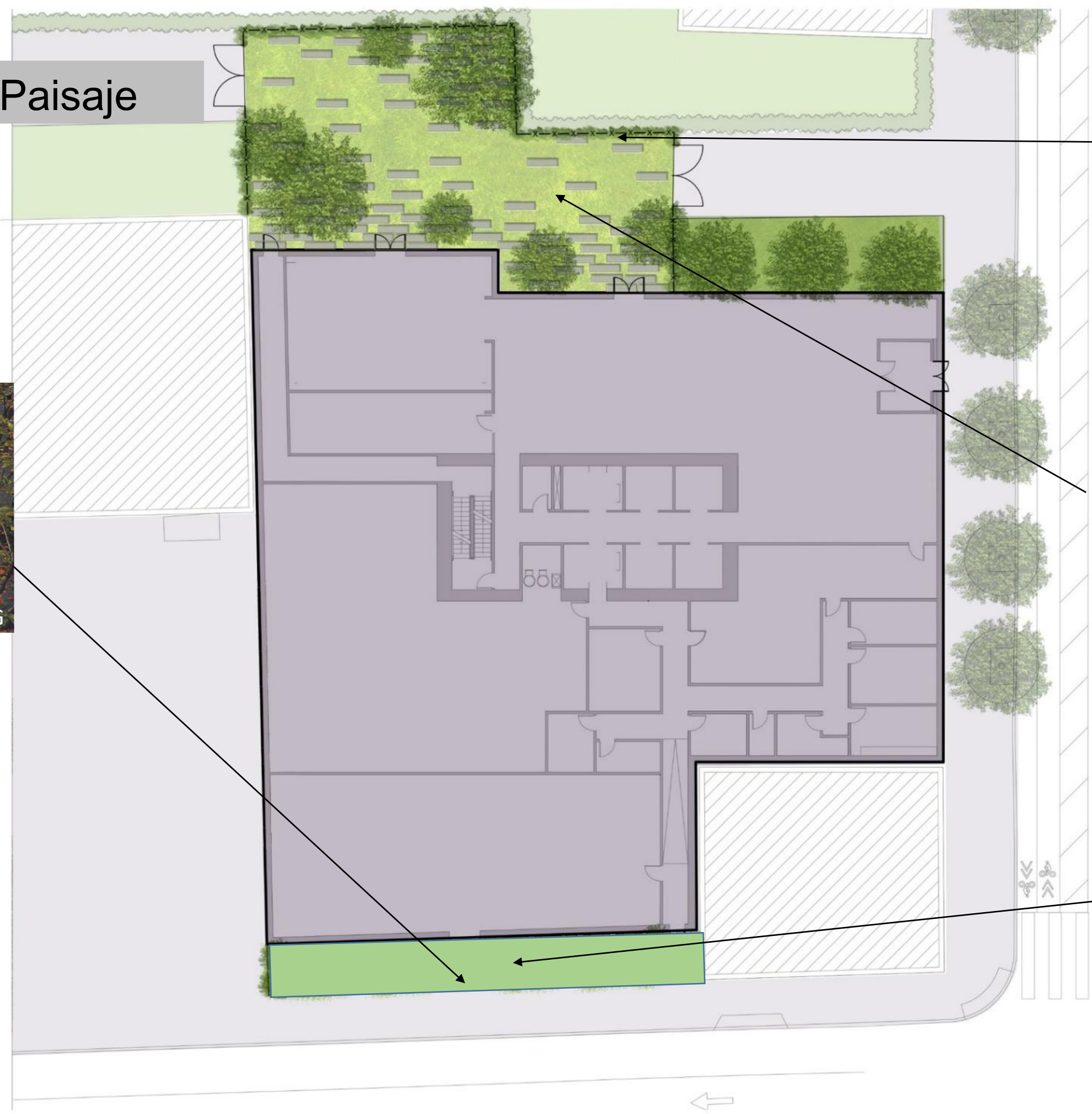
GREEN PAVING



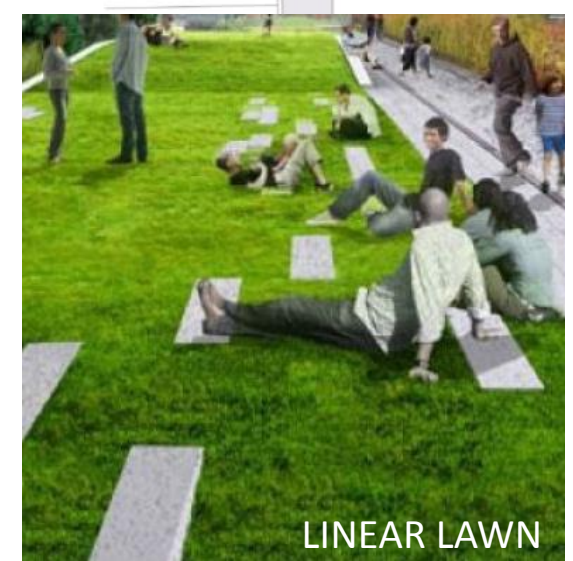
FULL SIZE TREES



LANDSCAPE/景观/ Paisaje



PARK BENCHES



LINEAR LAWN



TERRACE PLANTERS



RESIDENTIAL LOBBY AND GARDEN: ACTIVATING CLINTON STREET PROVIDING GREEN AREAS

住宅大堂和花园：激活克林顿街/ Lobby y jardín residencial: activando Clinton Street



RETAIL ON SOUTH STREET: ACTIVATING SOUTH STREET

零售在南街激活南街激活南街 / Venta al por menor en South Street, activando South Street



WORKING WITH THE COMMUNITY/ 与社区合作/ Trabajar con la comunidad

- Assistance with completing affordable housing lottery applications to maximize community preference
- Minimize disruption during construction by communicating with neighboring residents.
- Best efforts local hiring goal.



Noise mitigation

- Construction performed within hours of operation permitted by NYC DoB.
- Utilizing modern construction equipment with sound attenuation.

Construction monitoring

- Pre & post construction surveys of adjacent buildings
- Vibration monitoring of adjacent buildings
- Dust control program

Construction safety

- Utilized trained and fully dedicated site safety manager to supervise site safety during construction.
- Provide signage, sidewalk sheds and personnel to direct pedestrians and traffic around construction area in conjunction with DOT.
- Periodic safety updates given to all jobsite personnel to discuss general safety and requirements.

Projected construction period

- 2018-2021

THANK YOU
谢谢你
Gracias

