



The City of New York

# Manhattan Community Board 1

**Monthly Board Meeting**  
**Monday, November 25, 2024**  
**6:00PM**

1 Centre Street, 19<sup>th</sup> Floor - Southside  
Manhattan Borough President's Office  
and [Live Remote Meeting](#)

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](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 – 7:00 PM)

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



# MANHATTAN COMMUNITY BOARD 1

## Public Hearing

Topic: Public Comment on Cannabis Control Board, new licenses 1000 ft Rule Distance Waiver





# MANHATTAN COMMUNITY BOARD 1

## Business Session

- A) Adoption of October 2024 minutes
- B) Updates from Elected Officials
- C) District Manager's Report – Z. Bommer
- D) Chairperson's Report – T. Meltzer



# MANHATTAN COMMUNITY BOARD 1

## District Manager's Report November 2024

Fund for the City of New York Community Planning Fellowship  
CB1 granted 2 Fellows!



Leah Barazani - Hunter College  
Project: Survey CB1 Permeable Space  
and Privatization of Public Space  
Mentor: Alice Blank



David Ludwig - Pratt Institute  
Project: East River Park Trust  
Mentors: Tammy Meltzer &  
Michael Kramer



# MANHATTAN COMMUNITY BOARD 1

## District Manager's Report November 2024

December Scheduling Changes:

Full Board - Thursday 12/19

Executive Committee - Will Not Meet

BPC Committee - Will Not Meet

EPC Committee - Attend the Seaport Workshop as Meeting (below)



# MANHATTAN COMMUNITY BOARD 1

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## District Manager's Report November 2024

Seaport Coastal Resilience Community Workshop

Date: Monday, December 16, 2024

Time: 6:30 p.m. – 8:30 p.m. (Presentation at 6:45 p.m.)

Location: Peck Slip School, 1 Peck Slip, New York, NY 10038





# MANHATTAN COMMUNITY BOARD 1

## Chairperson's Report November 2024



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

- OCT 23- SPCR Percent for Art Program - Neda
- OCT 23 - CHINATOWN WORKING GROUP
- OCT 23 - LMH Community Advisory Board - BETTY/FRANCES
- OCT 30 - HRP AC SAFETY COMMITTEE
- OCT 30 - Washington Street SH Community Advisory Board
- NOV 07 - Harbor School Groundbreaking - Tricia Joyce
- NOV 08 - Port Authority Initial Discussion - Tour Buses
- NOV 15 - FCNY Fellow Leah Barazani and MCB1 INTROS
- NOV 18 - FCNY Fellow David Ludwig and MCB1 INTROS
- NOV 19-ADNY ANNUAL MEETING
- NOV 20 - Pearl Street Alternatives ELECTED OFFICIALS
- NOV 21-BOROUGH BOARD - MTA PRESENTATION
- NOV 22 - PA/CB1/NYWW Hoboken 2025 Closures Briefing



Photos by TAM

## NOVEMBER UPDATES



Light It Up!



## UPCOMING CHANGES FOR FULL BOARD: STARTING TODAY for Elected Officials and Reps

- In person Attendance:
  - Elected officials: 6-minute goal + additional time for Q&A.
  - Representatives will have 3 minutes.
- Online attendance:
  - 4 minutes for elected officials and 2 minutes for a representatives.
- Hot Topics and adjustments as needed or requested.



## STARTING NEXT MONTH FOR BOARD MEMBERS

- Committee Reports without resolutions - 2 minutes per topic presented or 6 minutes total.
  - Focus on highlights and summaries.
  - Details shared by links or from watching committee videos.
- Resolutions Protocols
  - Drafts are due to the office no less than 24 hours prior to the Full Board Meeting = Friday 3pm for a Monday Meeting or Monday at noon if before a Tuesday Meeting.
  - If your committee meeting is in week 1 or 2 of the month - send drafts to the office within a week.
  - Please read the materials before the meeting.

# UPCOMING...

- **HOT OFF THE PRESSES**
  - CONGESTION PRICING STARTS JANUARY 5 2025
  - NEW OPERATOR FOR PIER 6 HELIPORT JANUARY 2025
  - NEW TOUR DATES OF 48 WALL (LICENSING TO REVIEW)
- **Due to the Holidays - Full Board on THURSDAY, DECEMBER 19TH**
- **DECEMBER AGENDAS: SHORT MONTH BUT PACKED!(NO EXEC)**
  - Brooklyn Bridge Arch Public Space Update and Plaza Partner
  - 10 South Street, Battery Maritime Building, Public Access Agreement
- **FIDI Seaport Master Plan Update is EPC in JANUARY - MAJOR CHANGES - PLEASE DO YOUR HOMEWORK! ...**
- **1st PCT Community Council meeting Monday, December 9th**
- **CB1 HOLIDAY POTLUCK - JANUARY 2025 - NEED VOLUNTEERS!!**





Have a great holiday  
with loved ones!

Thank you for all of  
your service!

Happy Thanksgiving !!



Yes ...a familiar face...



# MANHATTAN COMMUNITY BOARD 1

## Executive Committee - T. Meltzer

1. Bus Ticket Tour Licenses NYC Department of Consumer and Worker Protection and NYC Police Department - Resolution
2. Cannabis application - 381 Broadway, retail dispensary, Dai Ma LLC - Resolution
3. Cannabis application - 176 Broadway, retail dispensary, Encore Retailer II LLC - Resolution
4. 345 Greenwich Street, retail dispensary, Pacific Palms Group LLC - Resolution
5. Department of Homeless Services rule changes on proposed shelter notification - Resolution
6. Cannabis Illegal store Closures, Court Ruling - Report
7. Cannabis Control Board, New Licenses with 1000 ft Rule Distance Waiver, Comment Period closes December 23, 2024 - Report





# MANHATTAN COMMUNITY BOARD 1

## Street Fairs Committee - D. Charkoudian

1. Mardi Gras Productions on 2024 revenues and an outlook for 2025 - Report



# MANHATTAN COMMUNITY BOARD 1

## Licensing & Permits Committee - S. Cole

1. Maxwell Social Club Tribeca Inc, 451 Washington Street aka 135 Watts Street - Report

### Sidewalk Cafe

1. 184 Duane Street, application for roadway cafe permit for LM Cafe LLC dba Laughing Man Cafe – Resolution
2. 189 Franklin Street, application for a sidewalk cafe permit for MVNBC Corp dba Benvenuto Cafe – Resolution
3. 211 West Broadway, application for roadway cafe permit for Maman Tribeca LLC dba Maman – Resolution





# MANHATTAN COMMUNITY BOARD 1

## Licensing & Permits Committee - S. Cole

Seaport/Civic Center area

1. 95 South Street, Building G, alteration to remove the outdoor portion of the premises at Pier 17 Seafood Restaurant dba The Fulton for full liquor license – Resolution
2. 89 South Street, ground floor, alteration to expand the ground floor and add a second floor to the premises at HHC Pier Village LLC & Creative Culinary Management Company dba Pier Village for full liquor license – Resolution



# MANHATTAN COMMUNITY BOARD 1

## Licensing & Permits Committee - S. Cole

Tribeca area

1. 225 Murray Street, new application and temporary retail permit for SPB Murray Street LLC for full liquor license – Resolution
2. 6 Murray Street, new application and temporary retail permit for Satomi Tanaka Takeda for full liquor license – Resolution



# MANHATTAN COMMUNITY BOARD 1

## Licensing & Permits Committee - S. Cole

1. 20 Maiden Lane aka 51 Nassau Street, new application and temporary retail permit for Chef Spices LLC dba RAS Restaurant and Bar for full liquor license – Resolution
2. 11 Wall Street, B1, new application and temporary retail permit for Compass LCS LLC dba The Vault for full liquor license – Resolution
3. 11 Wall Street, floors 6-8, class change for Compass LCS LLC for full liquor license – Resolution
4. 32 Cedar Street, temporary retail permit and class change for Farida Group Corp dba Farida Central Asian Cuisine & Grill for full liquor license – Resolution
5. 28 Liberty Street, lower level 1-Space B, new application and temporary retail permit for Urban Soccer (Wall Street) LLC dba Soccerroof for full liquor license – Resolution
6. 48 Wall Street, new application for 48 Wall Retail LLC for full liquor license – Resolution
7. 41 John Street, new application and temporary retail permit for Palm Street International Group Inc for wine, beer & cider – Resolution

Site Visit at 48 Wall Street, Entertainment Venue

- Sunday 12/8 at 7 pm
- Monday 12/9 at 12 noon



# MANHATTAN COMMUNITY BOARD 1

## Youth & Education Committee - T. Joyce

1. Millennium High School 14th Floor expansion; interior windows and PA system details - Report
2. BPC ballfield renovation - Report
3. PS 234 construction and summer rising program - Report





# MANHATTAN COMMUNITY BOARD 1

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## Transportation & Street Permits Committee - B. Kay

1. West Side Highway (Route 9A) Mobility and Safety Improvement Study Overview - Report
2. Chinatown Connections, NYC Dept. of Transportation (DOT) Traffic Study update and progress -





Department of  
Transportation

# Route 9A Mobility & Safety Enhancements

Battery Place to West 59<sup>th</sup> Street  
MANHATTAN, NEW YORK

## Community Board #1

Wednesday, November 6, 2024

# Study Corridor





# Study Goals

NYSDOT is analyzing and will work towards implementing safety and mobility enhancements to improve travel for all modes from Battery Place to West 59<sup>th</sup> Street.



Understand the current and future needs of the corridor



Evaluate environmental, natural resource, cultural, and community needs



Create an inclusive and open process



# Study Milestones & Public Involvement Activities

## ROUTE 9A WEST SIDE HIGHWAY SAFETY & MOBILITY STUDY



Department of Transportation

| Project Phase               | PHASE 1<br>Existing Conditions & Corridor Vision |  |                       |  | PHASE 2<br>Concept Development |  |  |  | PHASE 3<br>Concept Refinement |  |                    |  | PHASE 4<br>Concept Recommendations |  |
|-----------------------------|--|--|-----------------------|--|--------------------------------|--|--|--|-------------------------------|--|--------------------|--|------------------------------------|--|
|                             | Fall 2024  |  | Winter 2024/2025      |  | Spring/Summer 2025             |  |  |  | Fall 2025/Spring 2026         |  | Summer/Winter 2026 |  |                                    |  |
| Elected Officials Meeting   |  |  | Corridor Walk Through |  |                                |  |  |  |                               |  |                    |  |                                    |  |
| TPC Meeting                 |  |  |                       |  |                                |  |  |  |                               |  |                    |  |                                    |  |
| Public Meeting              |  |  |                       |  |                                |  |  |  |                               |  |                    |  |                                    |  |
| Stakeholder Meetings        |  |  |                       |  |                                |  |  |  |                               |  |                    |  |                                    |  |
| Partner Agency Coordination |  |  |                       |  |                                |  |  |  |                               |  |                    |  |                                    |  |

### Key:



Transportation Partnering Committee Meeting (TPC)



Public Information Meeting (In-person & Virtual)



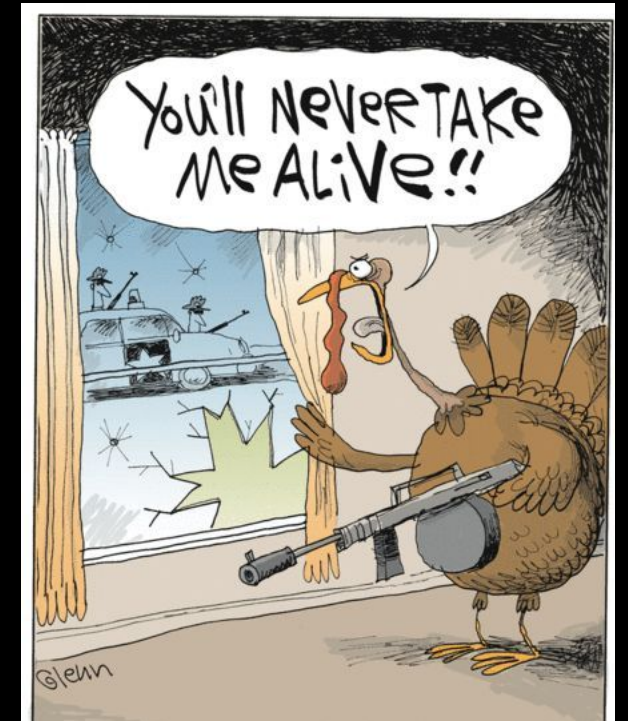
Community Stakeholder Briefing

# NYCDOT Traffic Study & Street Improvement Project updates

# MANHATTAN COMMUNITY BOARD 1

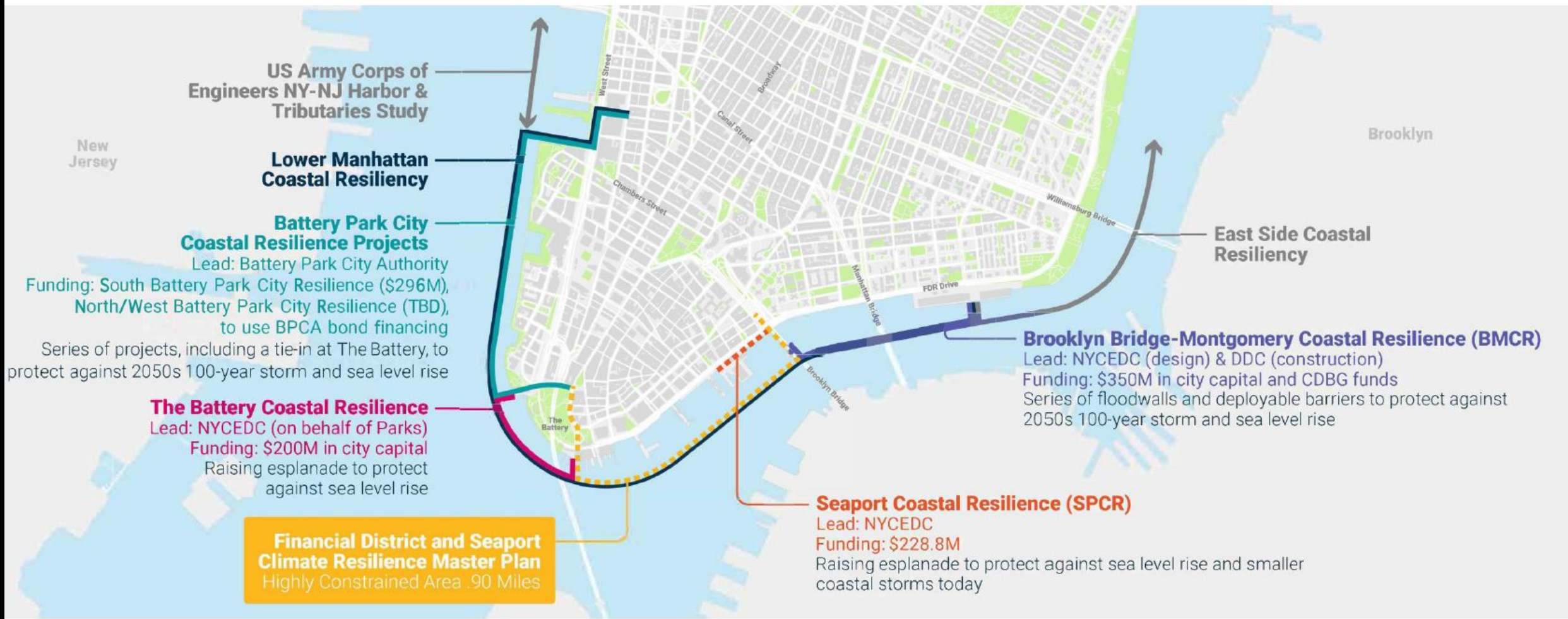
## Environmental Protection Committee - A. Blank

### 1. Lower Manhattan Coastal Resiliency (LMCR) Quarterly Updates – Report





**In Lower Manhattan, the City, State, and Federal governments have committed over \$2.7B 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.**





# LMCR – Battery Coastal Resilience

CB1 - 11/18/2024





# 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

| 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                 | Feb 2025 - Dec 2026       | 23 months |
| 11                        | NYC Parks Field House Renovation           | 2025                      | 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  
UNDERWAY

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



# Stage 4: LMCR - Battery Phase 2 Construction

July 2025 to June 2026 (11 months)

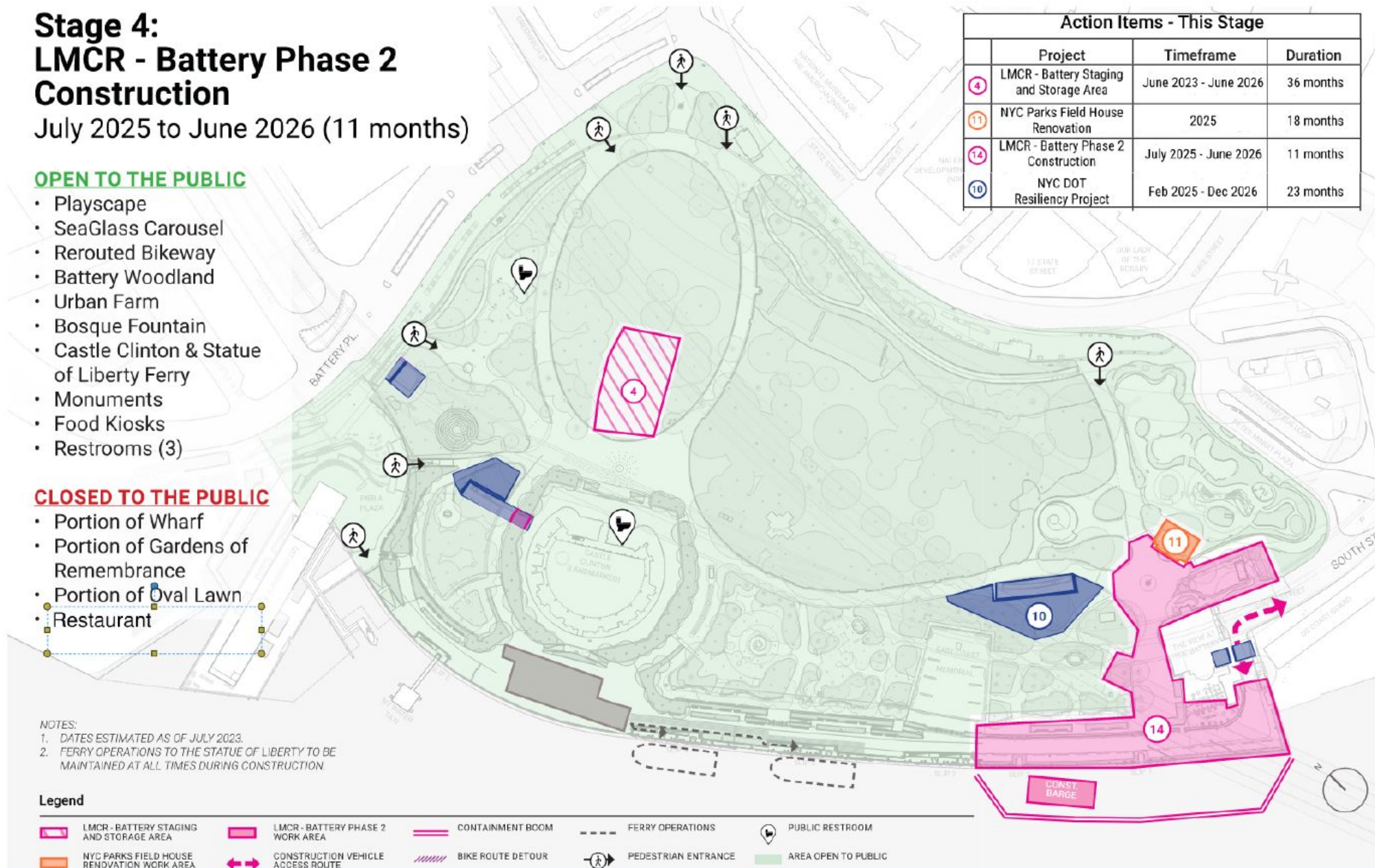
## OPEN TO THE PUBLIC

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

## CLOSED TO THE PUBLIC

- Portion of Wharf
- Portion of Gardens of Remembrance
- Portion of Oval Lawn
- Restaurant

| Action Items - This Stage |   |                       |           |
|---------------------------|---|-----------------------|-----------|
|                           | Project                                 | Timeframe             | Duration  |
| 4                         | LMCR - Battery Staging and Storage Area | June 2023 - June 2026 | 36 months |
| 11                        | NYC Parks Field House Renovation        | 2025                  | 18 months |
| 14                        | LMCR - Battery Phase 2 Construction     | July 2025 - June 2026 | 11 months |
| 10                        | NYC DOT Resiliency Project              | Feb 2025 - Dec 2026   | 23 months |



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                                     |                                   |                   |                     |                     |
|--|-----------------------------------|-------------------|---------------------|---------------------|
| LMCR - BATTERY STAGING AND STORAGE AREA    | LMCR - BATTERY PHASE 2 WORK AREA  | CONTAINMENT BOOM  | FERRY OPERATIONS    | PUBLIC RESTROOM     |
| NYC PARKS FIELD HOUSE RENOVATION WORK AREA | CONSTRUCTION VEHICLE ACCESS ROUTE | BIKE ROUTE DETOUR | PEDESTRIAN ENTRANCE | AREA OPEN TO PUBLIC |



# Site Electrical Work at Wagner Park Progress

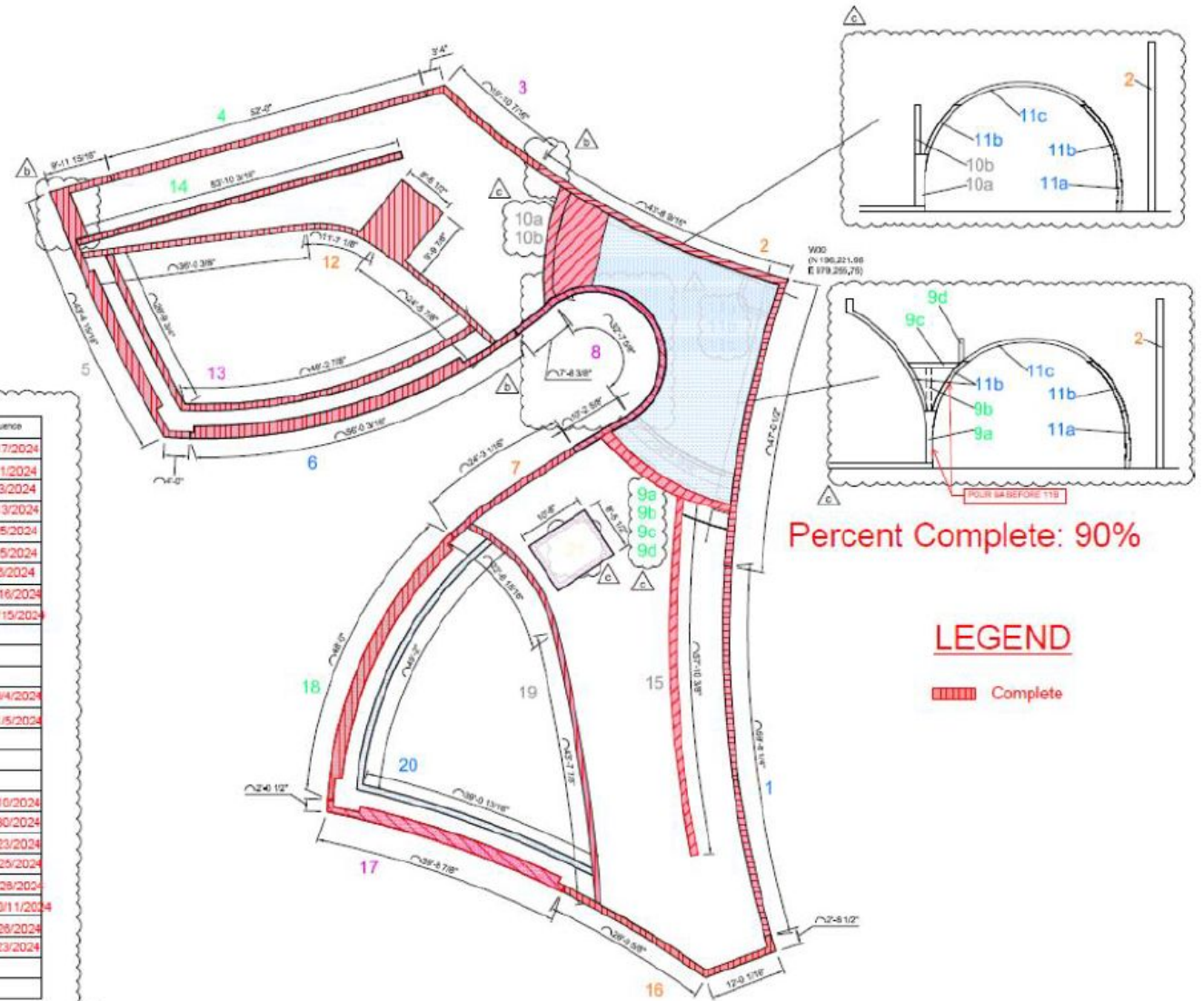




# Pavilion Concrete Installation Progress

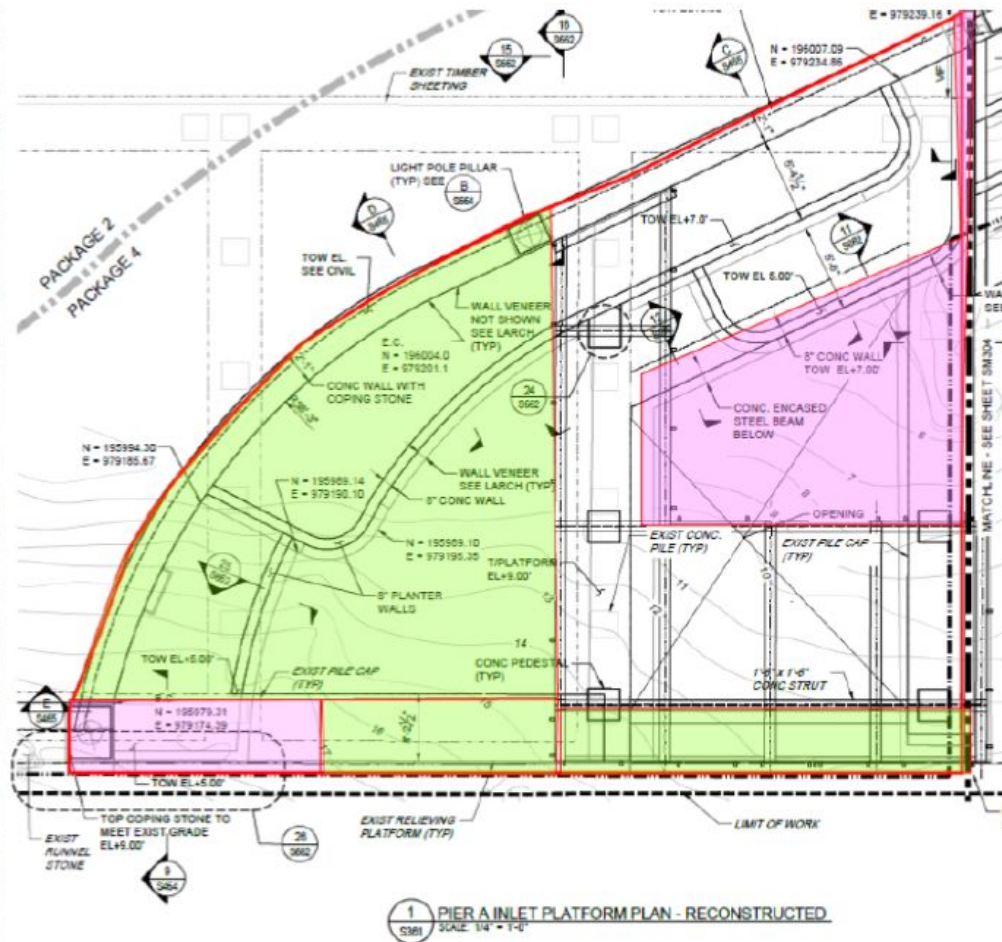


| Pour number | Pour sequence |
|-------------|---------------|
| 1           | 1 4/17/2024   |
| 2           | 3 5/31/2024   |
| 3           | 4 5/3/2024    |
| 4           | 5 5/13/2024   |
| 5           | 6 6/26/2024   |
| 6           | 7 8/15/2024   |
| 7           | 11 6/6/2024   |
| 8           | 12 6/16/2024  |
| 9a          | 11 10/15/2024 |
| 9b          | 22            |
| 9c          | 26            |
| 9d          | 27            |
| 10a         | 14 10/4/2024  |
| 10b         | 23 11/5/2024  |
| 11a         | 15            |
| 11b         | 24            |
| 11c         | 25            |
| 12          | 8 7/10/2024   |
| 13          | 9 8/30/2024   |
| 14          | 10 7/23/2024  |
| 15          | 10 10/25/2024 |
| 16          | 2 4/29/2024   |
| 17          | 16 10/11/2024 |
| 18          | 18 6/26/2024  |
| 19          | 17 7/23/2024  |
| 20          | 20            |
| 21 (BL 5)   | 21            |





# Pier A Inlet Deck Progress

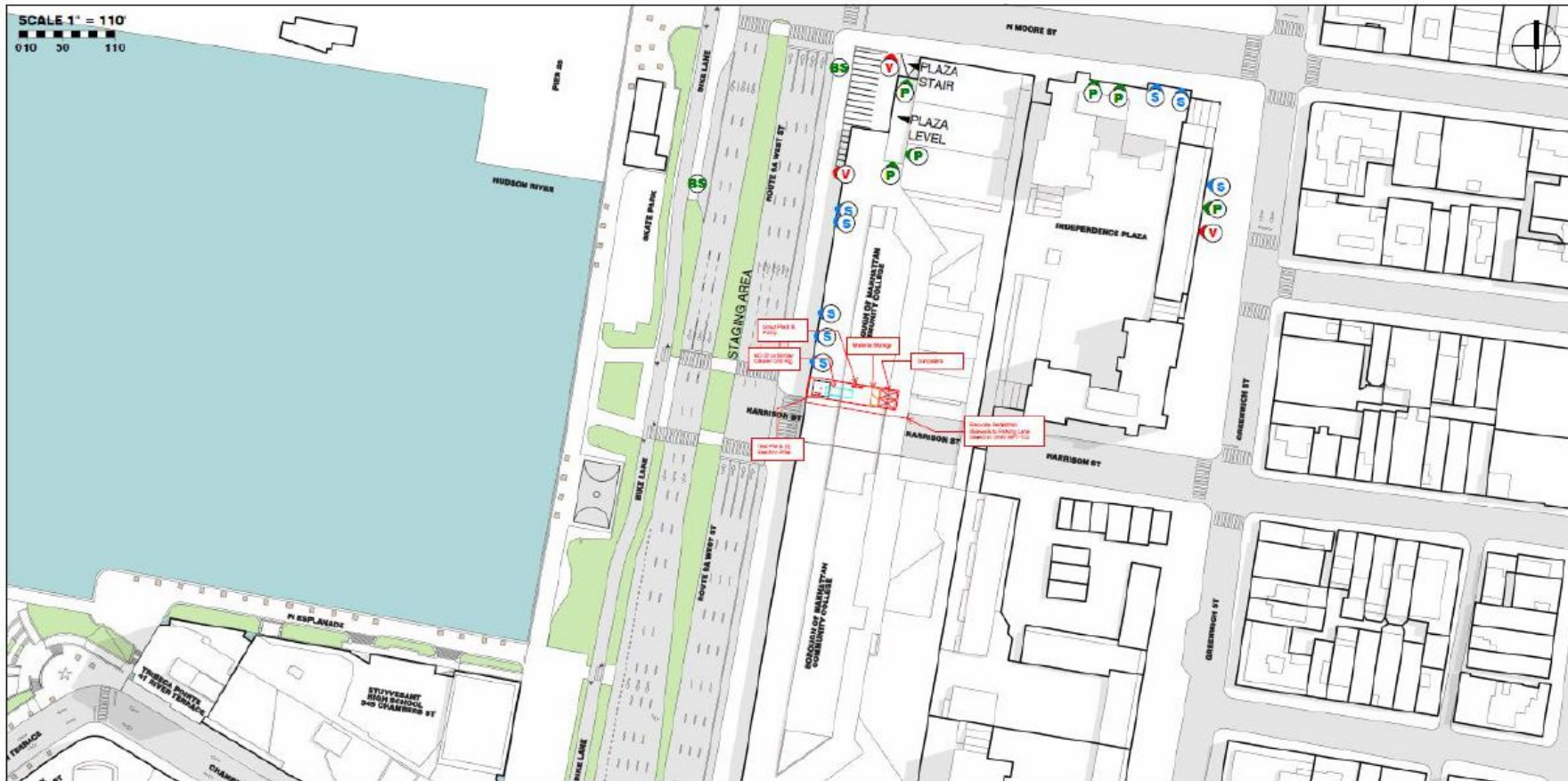


- Pier A Inlet Demo remaining 20%
- Pier A Deck Reconstruction completed 60%





# Test Pile Locations - Reach 1/ Route 9A (Location 1)



**Pile Mobilization:** Mid November

**Pile work performed:** Late November for one week

**Restoration of site:** Late December (7 weeks total)

**Pile Work performed:**

- Mini-piles (4 reaction piles and 1 test pile)
- 13" in diameter each
- Approximately 80-90 feet deep

**NOTES**

REACH 1 - Mini Piles (Harrison Street)

**LEGEND**

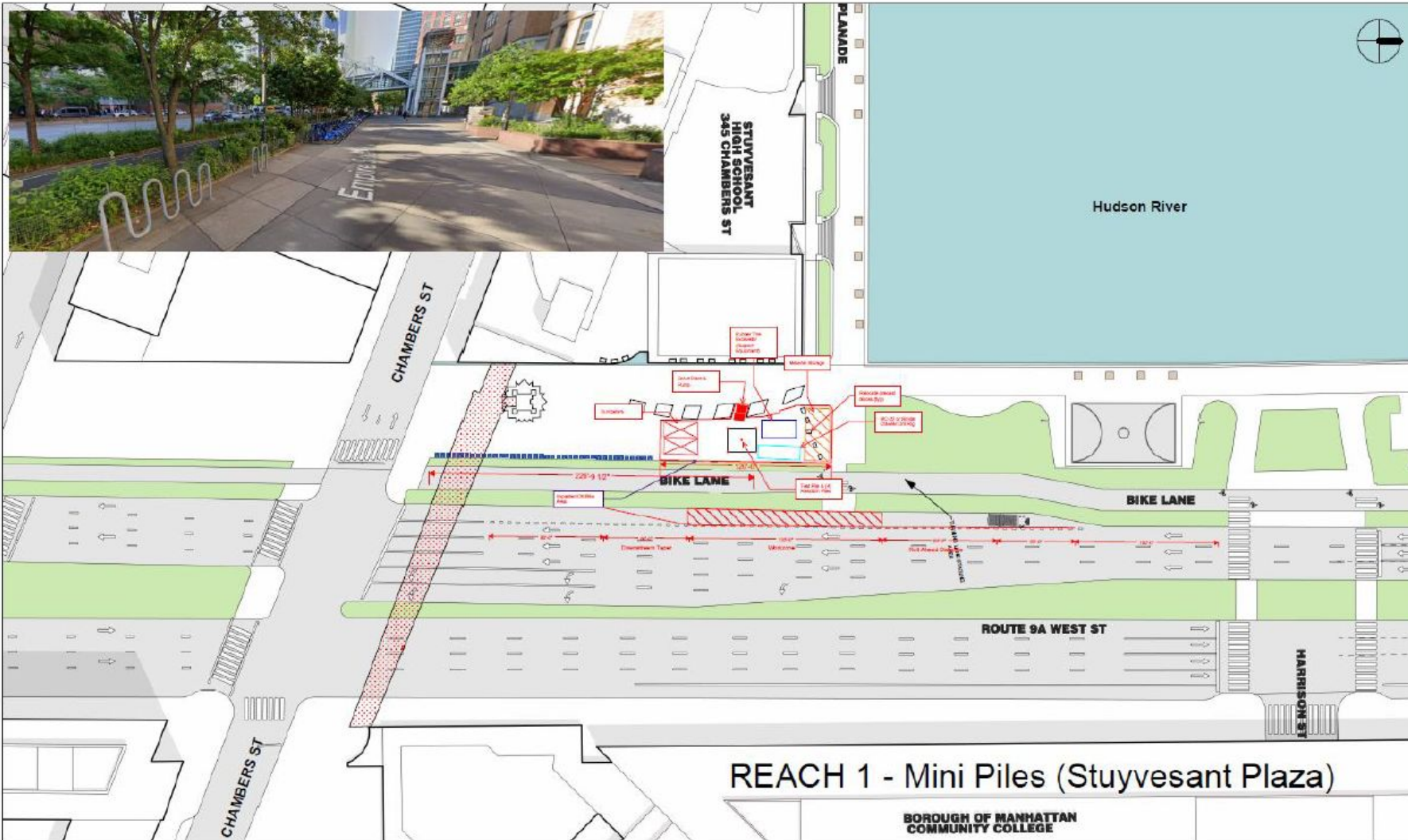
- Ⓟ PEDESTRIAN EGRESS
- Ⓢ SERVICE EGRESS
- Ⓥ VEHICLE EGRESS
- Ⓟ BUS STOP
- ALIGNMENT WALL

**KEY PLAN - REACH 1**





# Test Pile Locations- Reach 1/ Route 9A (Location 2)



**Borings and Test Pits:** Late October-Late November

**Pile Mobilization:** Late November

**Pile work performed:** Early December for one week

**Restoration of site:** Early January (7 weeks total)

**Pile Work performed:**

- Mini-piles (4 reaction piles and 1 test pile)
- 13" in diameter each
- Approximately 80-90 feet deep



# Test Pile Locations- Reach 7/ South Cove (Location 4)



**Pile Mobilization:** Early December

**Pile work performed:** Mid December for one week

**Restoration of site:** Mid January (7 weeks total)

**Pile Work performed:**

- Mini-piles (4 reaction piles and 1 test pile)
- 13" in diameter each
- Approximately 75 feet deep

**NOTES**

**REACH 7 - MINI PILES**

**LEGEND**

- P PEDESTRIAN EGRESS
- S SERVICE EGRESS
- V VEHICLE EGRESS
- BS BUS STOP
- ALIGNMENT WALL

**KEY PLAN - REACH 7**





# Test Pile Locations- Reach 5/ Belvedere Plaza (Location 3)



**Drilled Shaft Mobilization:**  
Early December

**Shaft work performed:** Mid  
December for 10 days

**Restoration of site:** Late  
January (8 weeks total)

**Shaft Work performed:**

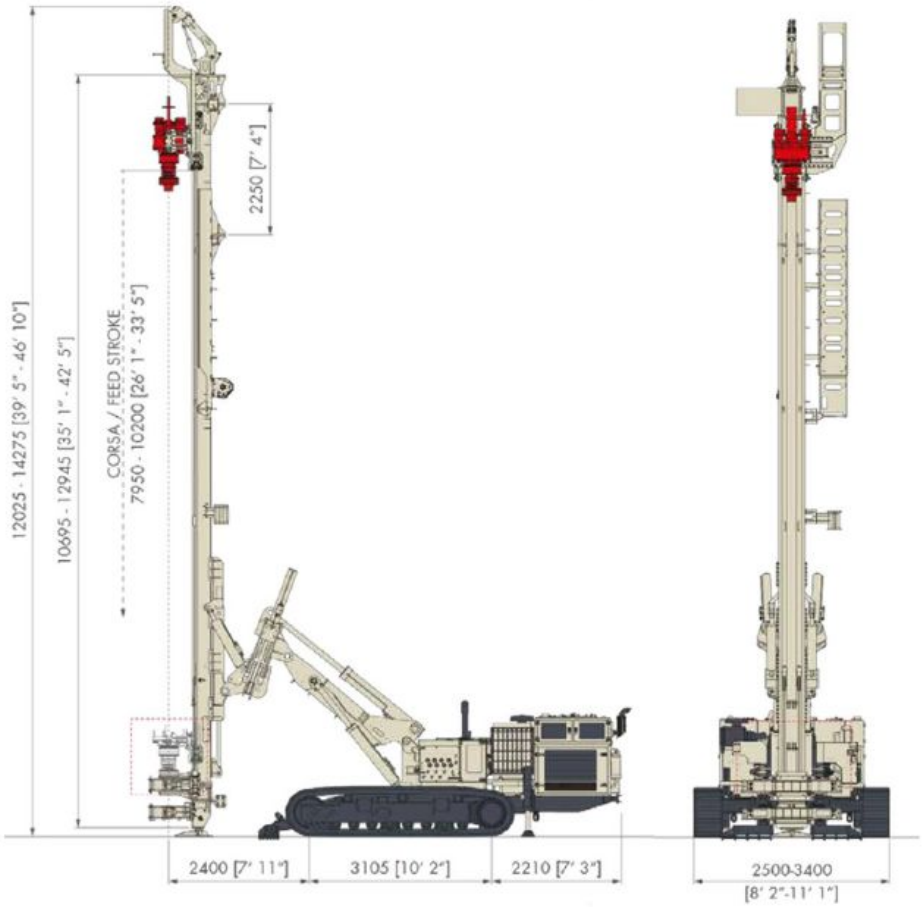
- 2 drilled shafts
- 36" in diameter each
- Approximately 75 feet deep

**NOTES**  
REACH 5 - DRILLED SHAFTS

| LEGEND |                   |
|--------|-------------------|
|        | PEDESTRIAN EGRESS |
|        | SERVICE EGRESS    |
|        | VEHICLE EGRESS    |
|        | BUS STOP          |
|        | ALIGNMENT WALL    |

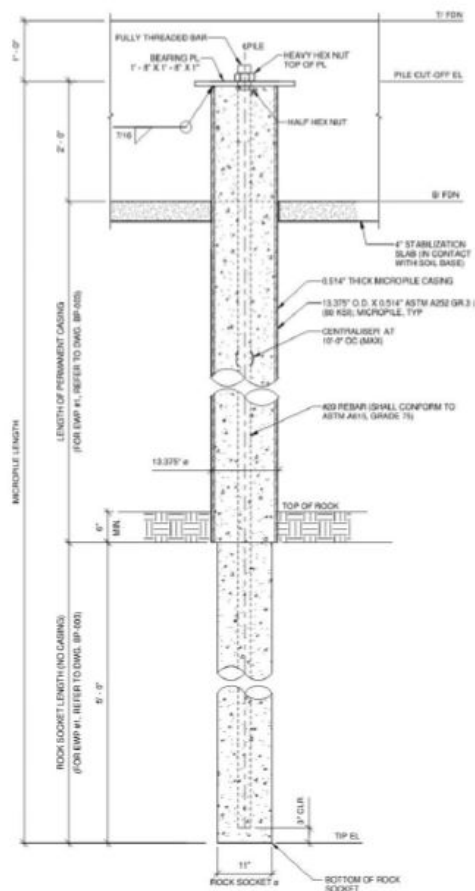


# Micropile Installation - 13"

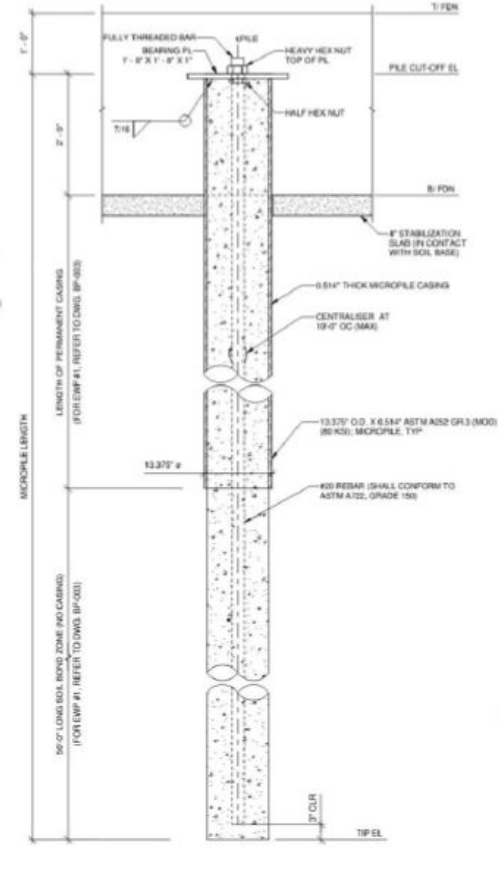


**MC-28 HYDRAULIC CRAWLER DRILL**

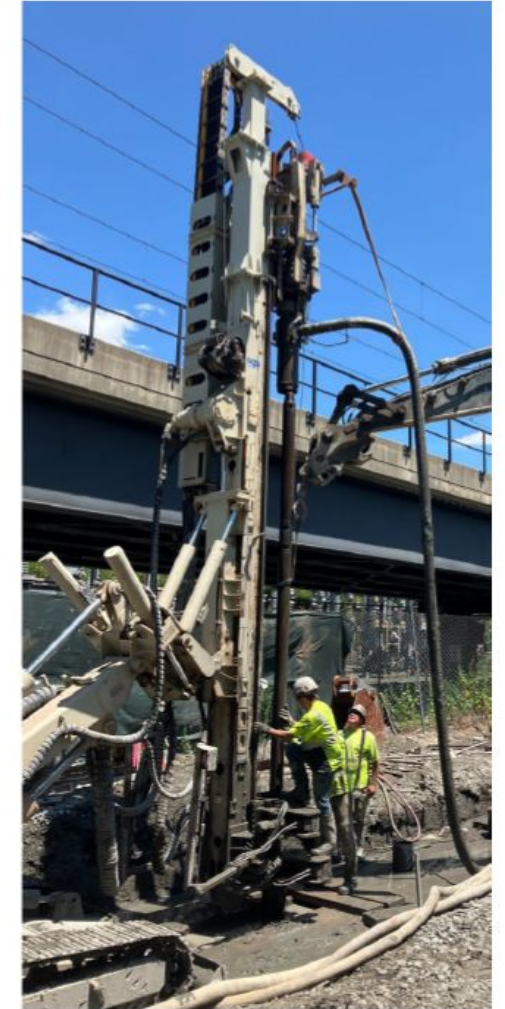
NOT TO SCALE



**MICROPILE WITH ROCK SOCKET DETAIL**

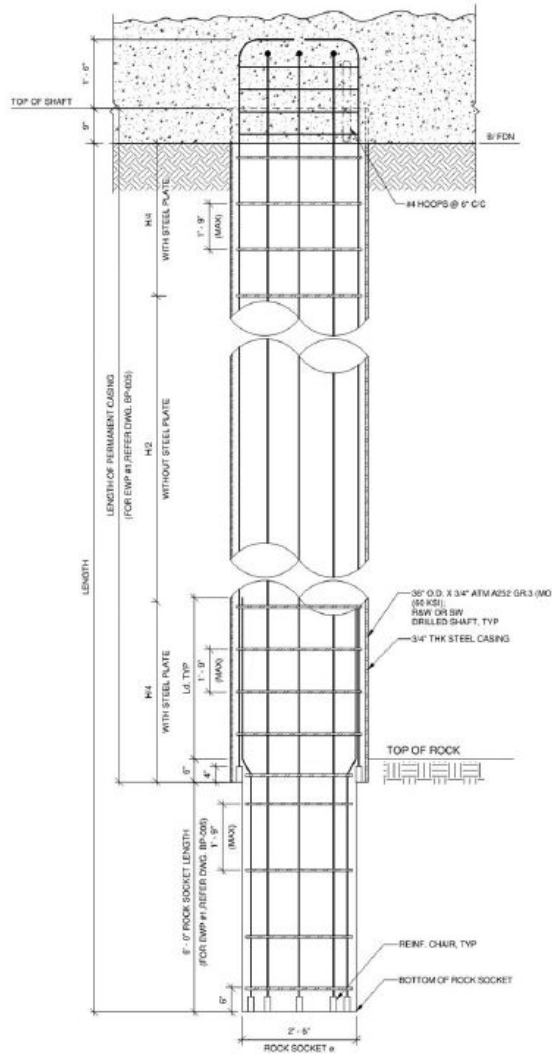


**MICROPILE WITH SOIL BOND DETAIL**

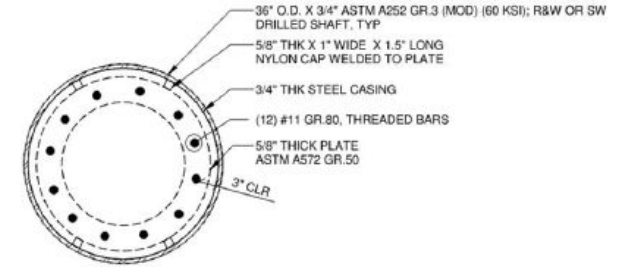




# Drilled Shaft Installation- 36"



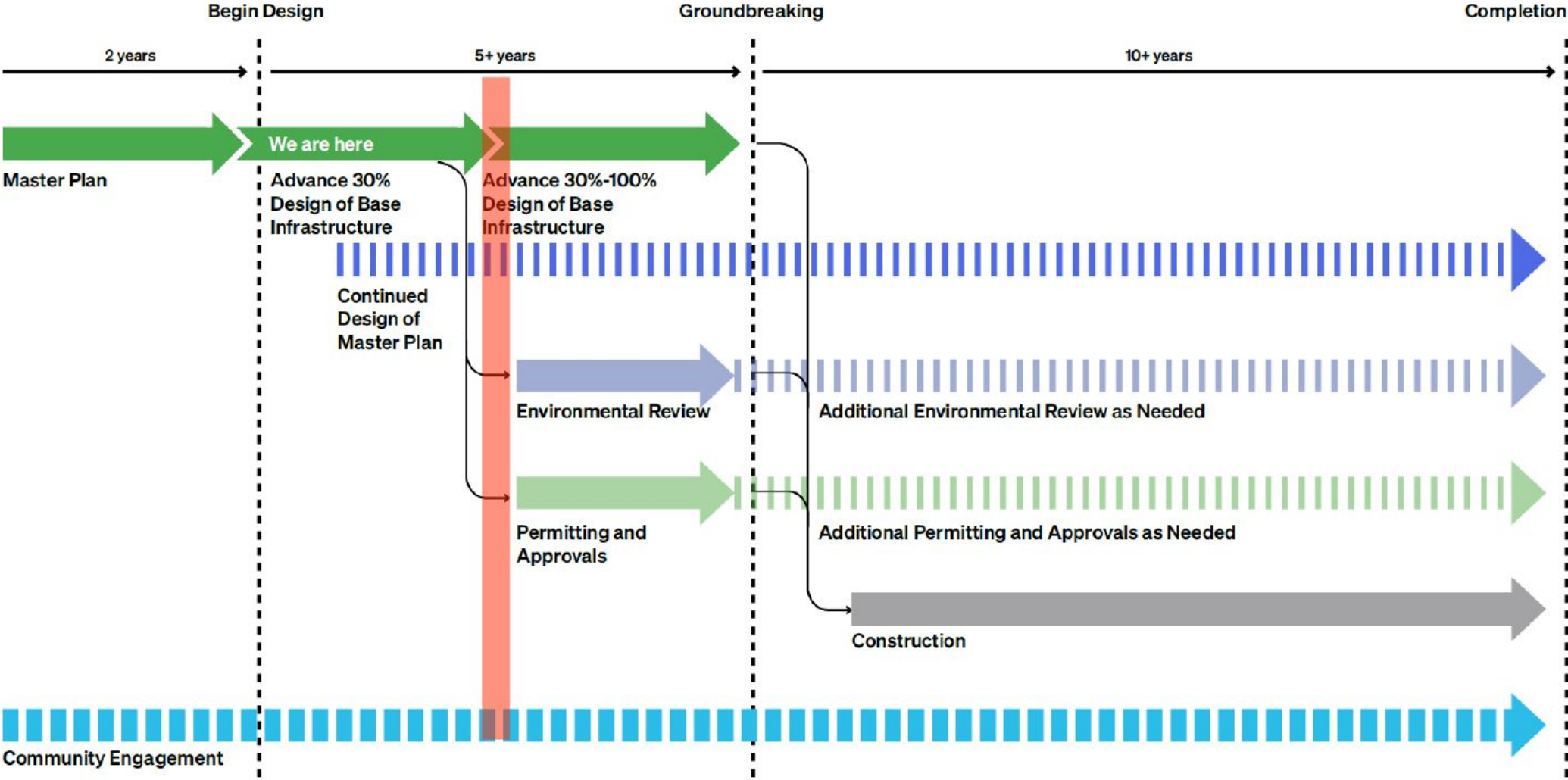
**TYPICAL 36" Ø DRILLED SHAFT SECTION**



**1 SECTION**  
S-006.1 SCALE: 3/4" = 1'-0" 0' 1' 2' 3'



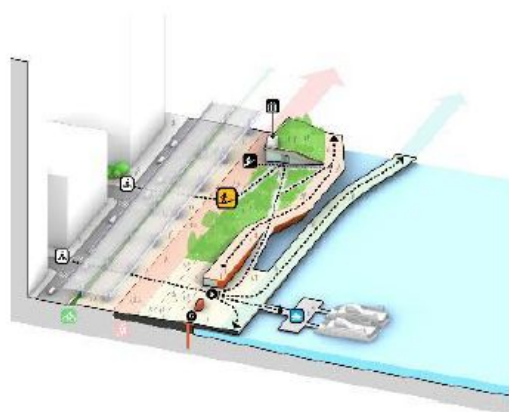
# Our goal is to move the FiDi-Seaport Project from a conceptual vision to an **actionable capital project**.





# In the upcoming year, we will be advancing the base infrastructure from schematic to preliminary in preparation for environmental review.

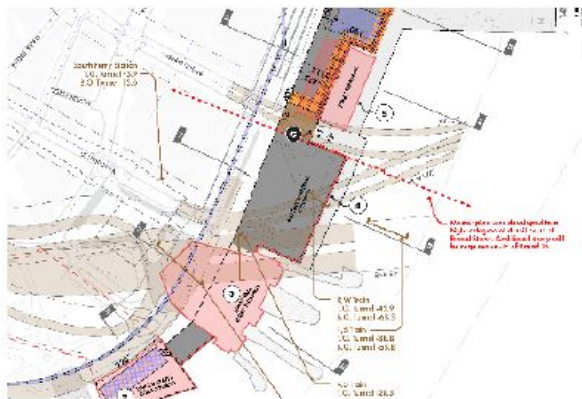
## Phase VI Summer 2023 – Summer 2024



- Advance technical studies and engineering for flood protection infrastructure while further studying access, program, and green spaces

15-20% “schematic” design for base infrastructure and updated concept design for all other elements

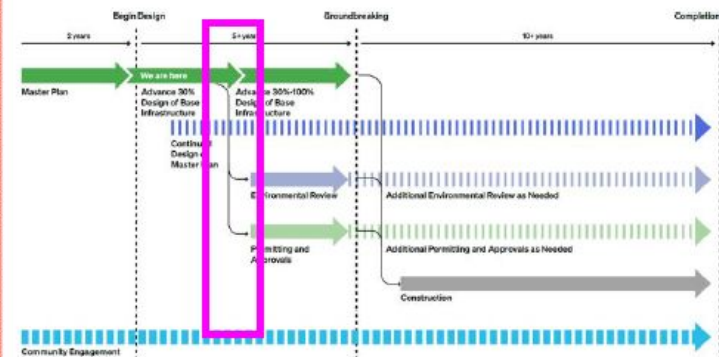
## Phase VII Fall 2024 – Fall 2025



- Advance technical studies and engineering for flood protection infrastructure while further studying access, program, and green spaces

30% “preliminary” design for base infrastructure and 10% concept design for all other elements

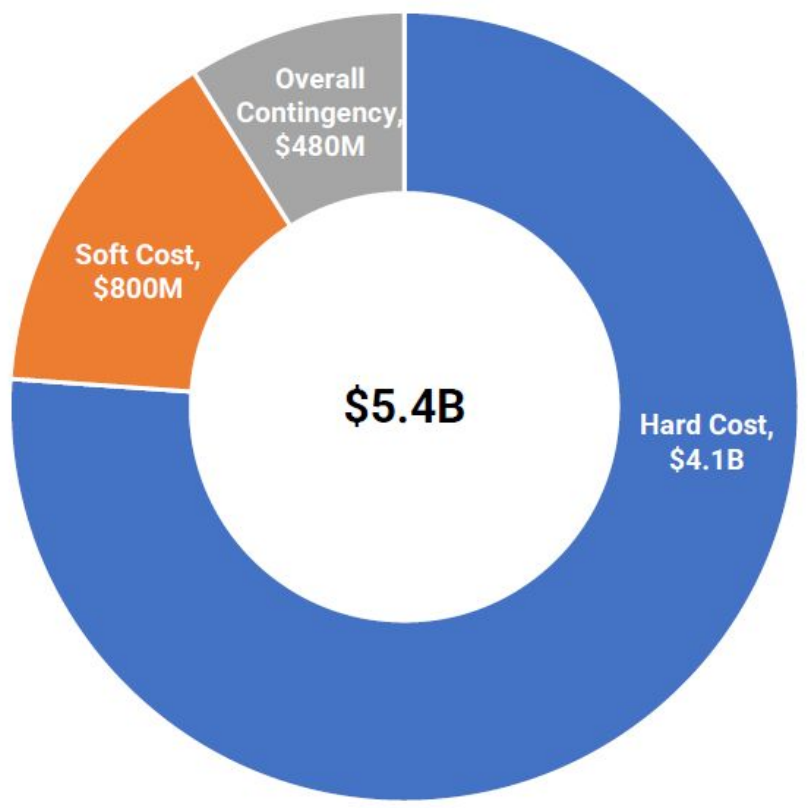
## Environmental Review and Permitting 2025-2027



In FY 26, we need the City to fund environmental review so that the approvals process can begin to better position the project for Army Corps Civil Works Funding



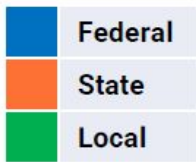
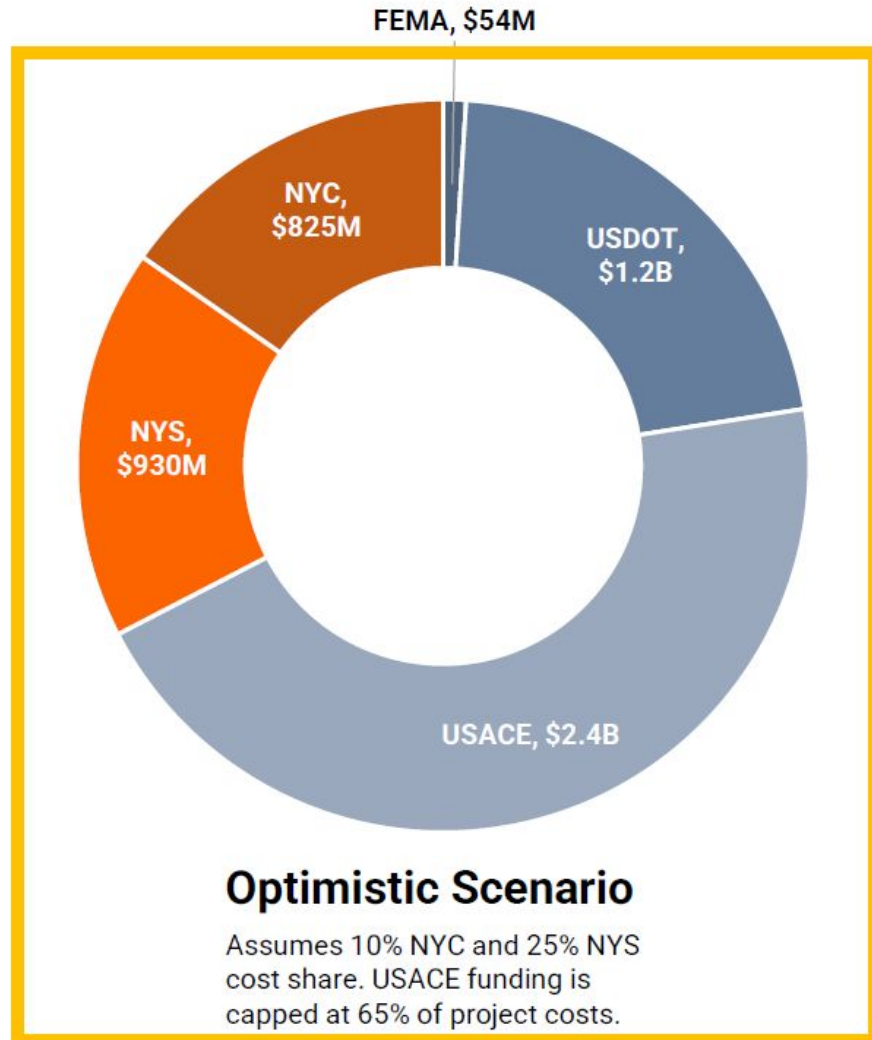
The estimated capital cost of the FiDi-Seaport Climate Resilience Project is **\$5.4B in 2024 dollars.**



**Project Cost (2024\$)**  
by major cost category

| Potential Construction Period | Escalation | Total Project Cost |
|-------------------------------|------------|--------------------|
| Baseline                      | -          | \$5.4B             |
| 2027-2038                     | +2.9B      | \$8.2B             |
| 2030-2041                     | +4.1B      | \$9.5B             |
| 2035-2046                     | +\$6.8B    | \$12.2B            |

NYC aims to work together with the Army Corps to implement the rest of the project. Army Corps projects require agreements with non-federal partners, including a typical 10-35% local cost-share.





We need your help to realize FiDi-Seaport; **together we can make Lower Manhattan resilient.**

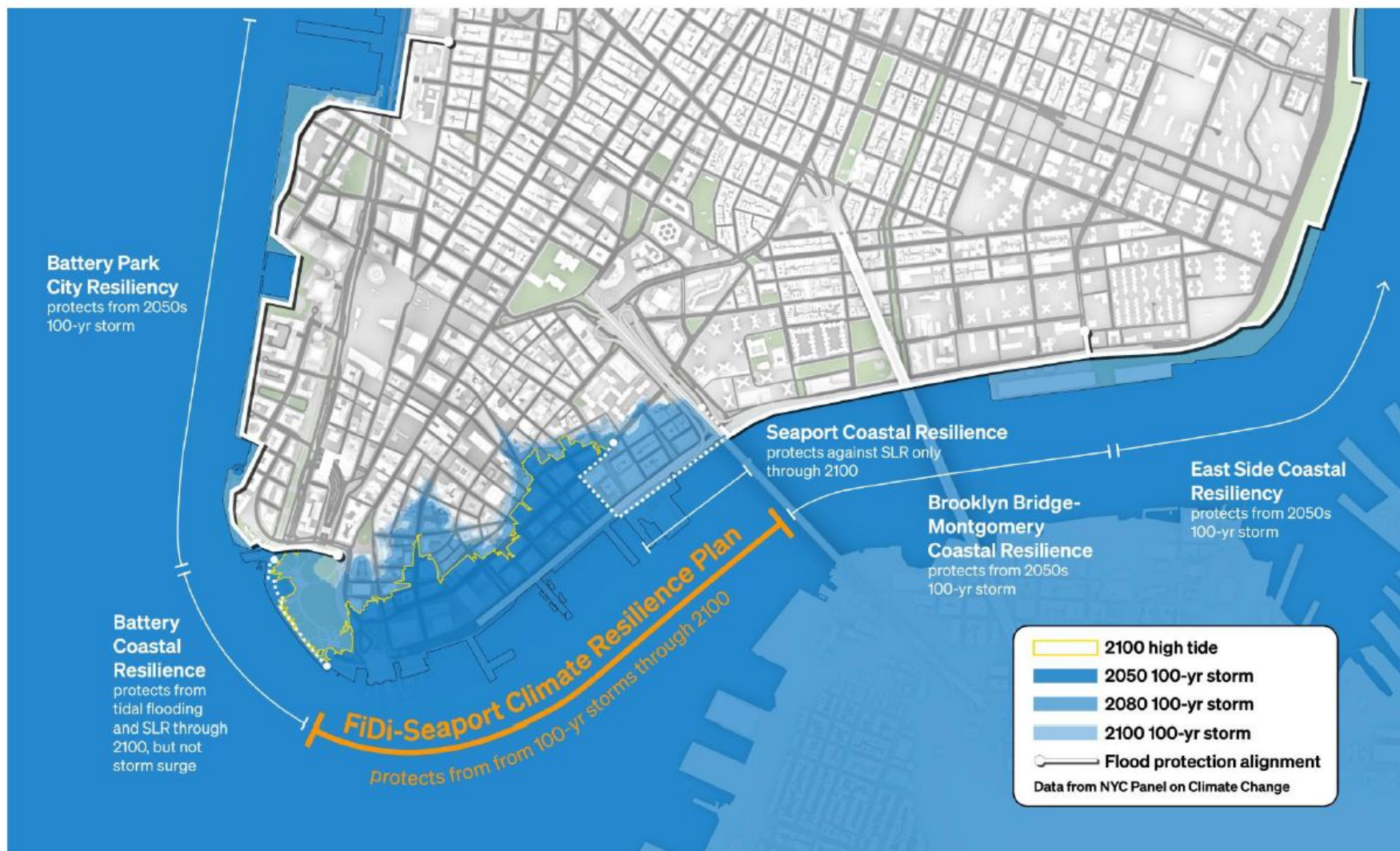
## What can I do?

### Spread Awareness

*The more we can share the vision of this project and its need, the stronger our coalition of support grows.*

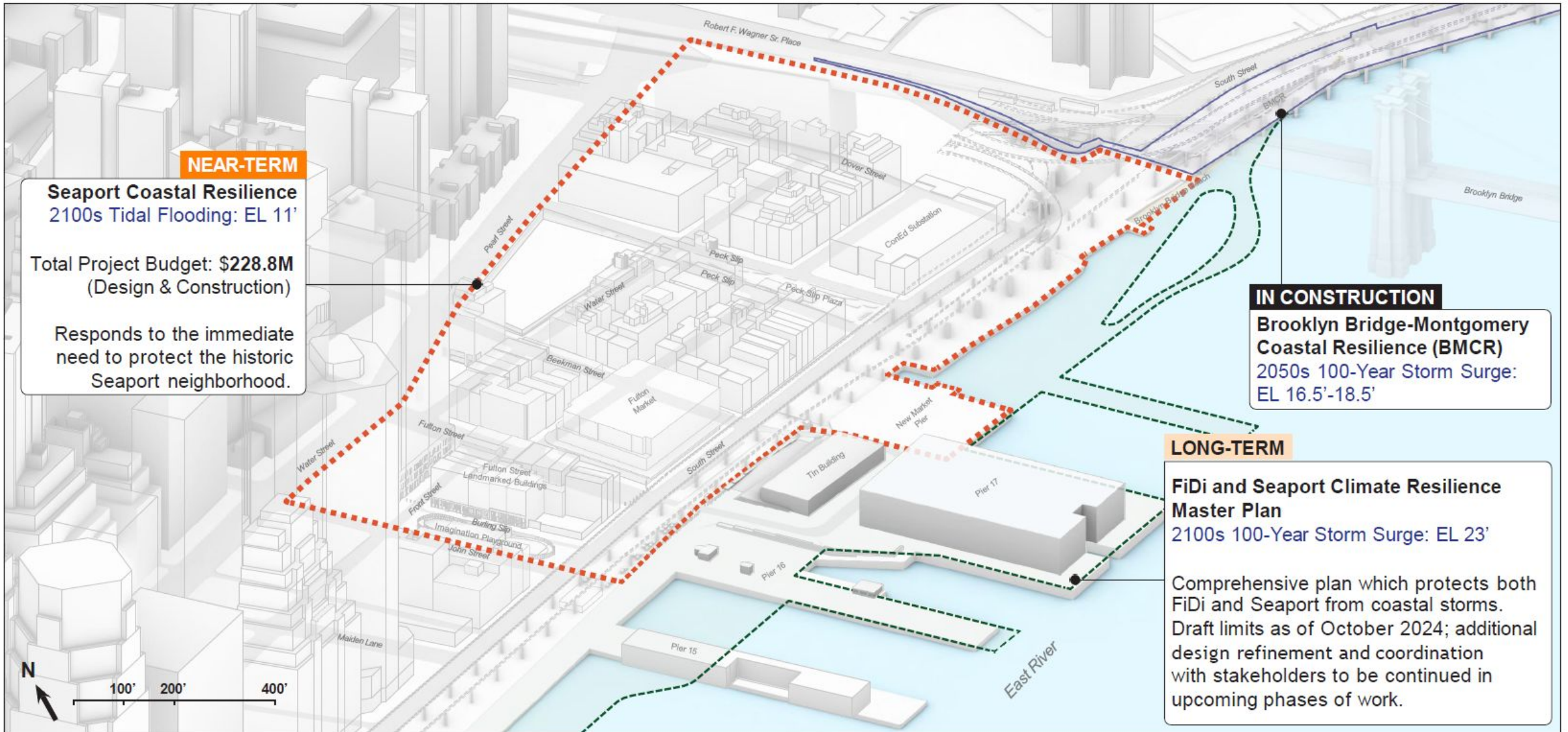
### Advocate for the USCG Site

*While our goal is to make progress by Dec 2024 we will need support to keep the effort going*





# Seaport Coastal Resilience: Adjacent Projects



**NEAR-TERM**

**Seaport Coastal Resilience**  
 2100s Tidal Flooding: EL 11'

Total Project Budget: \$228.8M  
 (Design & Construction)

Responds to the immediate need to protect the historic Seaport neighborhood.

**IN CONSTRUCTION**

**Brooklyn Bridge-Montgomery Coastal Resilience (BMCR)**  
 2050s 100-Year Storm Surge: EL 16.5'-18.5'

**LONG-TERM**

**FiDi and Seaport Climate Resilience Master Plan**  
 2100s 100-Year Storm Surge: EL 23'

Comprehensive plan which protects both FiDi and Seaport from coastal storms. Draft limits as of October 2024; additional design refinement and coordination with stakeholders to be continued in upcoming phases of work.



# Next Steps | Project Schedule & Community Outreach



## DATA COLLECTION + DESIGN (Fall 2024)

- Existing Drawing Collection
- Surveys (Topographic, Geotechnical, Utility, Bathymetric, Hydraulic)
- Site Inventory and Analysis
- Preliminary Alignment Feasibility Studies
- Coordination with Agencies
- Begin Public Art Process
- Begin Schematic/Pre-conceptual Design

## COMMUNITY OUTREACH LOOKAHEAD

- November 18** LMCR Quarterly Update
- December 16** Community Meeting #2: Alignment Updates & Public Realm Design Workshop
- January** CB1 (Environmental Protection Committee): Share feedback from Community Workshop and design progress
- Spring 2025** Public Walking Tours/Pop Up Events
- Spring 2025** Community Meeting #3: Present design progress and receive feedback

# BMCR | Project Status

ALL WORK IS SUBJECT TO CHANGE

1. Floodwall construction
2. Utility installations on South St., Catherine Slip to Market Slip  
Parallel conveyance micropile installation, Robert F. Wagner Sr. PI to Catherine Slip
3. Utility work on South St., Pike Slip to Montgomery  
Intermittent closures of Clinton St. between Cherry St. and South St.
4. Flip up gate installation, floodwall construction  
Micropile installation
5. Pedestrian access to Pier 35 via esplanade (closest entry from South Street at Rutgers Slip)  
Floodwall construction



Weekly Bulletins & Advisories are issued with construction activities.  
Saturday work and off-hour shifts are anticipated for some work operations.



# LMCR projects respond to the urgency of the moment while planning for the long-term

A shared goal of protecting against climate hazards, addressing the unique conditions for each area



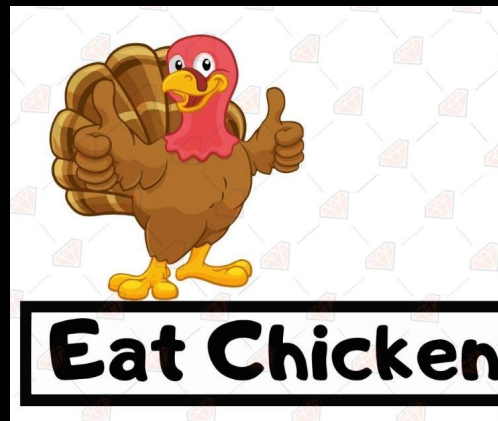
Responding to the urgency of the moment....

...And making investments in the future

# MANHATTAN COMMUNITY BOARD 1

## Battery Park City Committee - J. Galloway

1. South Battery Park City Resiliency Project Construction update - Report
2. Reissued Wagner Park Pavilion RFP update - Report
3. BPC Ballfields Turf and Padding Repair Projects update - Report
4. Upgrade discussion on BPCA Dog Runs - Report
5. BPC Security Update – Report
6. BPC Programming, Construction and Event Updates - Report





# Wagner Park Restaurant RFP Primary Objectives



Battery Park  
City Authority

Experienced  
operator and  
compelling food  
and beverage  
concept

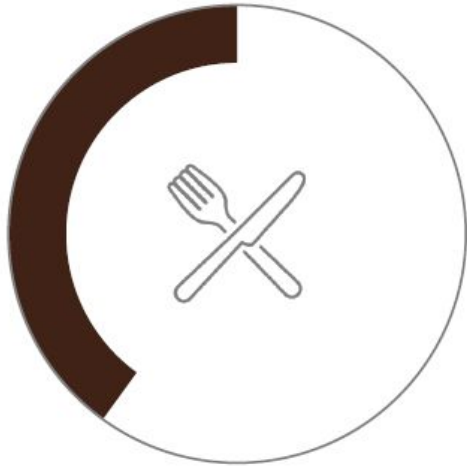
High quality,  
affordable, and  
sustainable food  
and beverage  
offerings

Year-round and  
sustainable  
operations

Restaurant  
opening  
concurrent with  
Wagner Park re-  
opening

Responsiveness  
to local community  
goals including  
those outlined by  
CB1

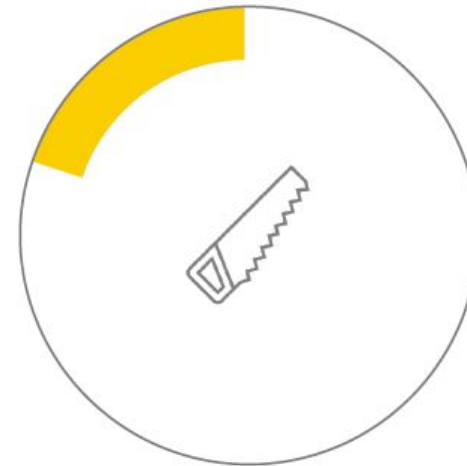
# RFP SELECTION CRITERIA



**40%**

**PROGRAM, DESIGN AND  
COMMUNITY BENEFITS**

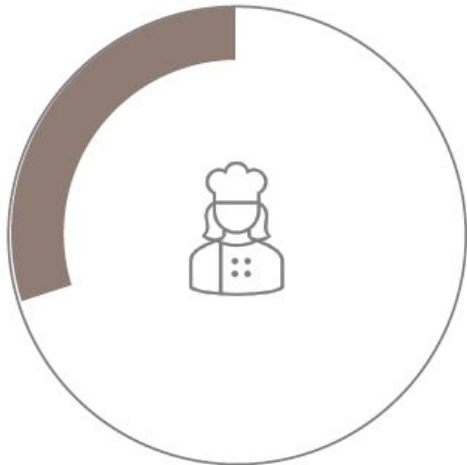
Restaurant concept, design, and  
community benefits



**20%**

**PROJECT CONSTRUCTION,  
FEASIBILITY, AND TIMELINE**

Restaurant design and  
construction timeline, financial  
feasibility, innovative construction  
management, and sustainable  
building practices



**30%**

**EXPERIENCE AND  
QUALIFICATIONS**

Operator's experience,  
qualifications, financial  
capabilities, and management &  
operation approach



**10%**

**BASE RENT/FINANCIAL OFFER**

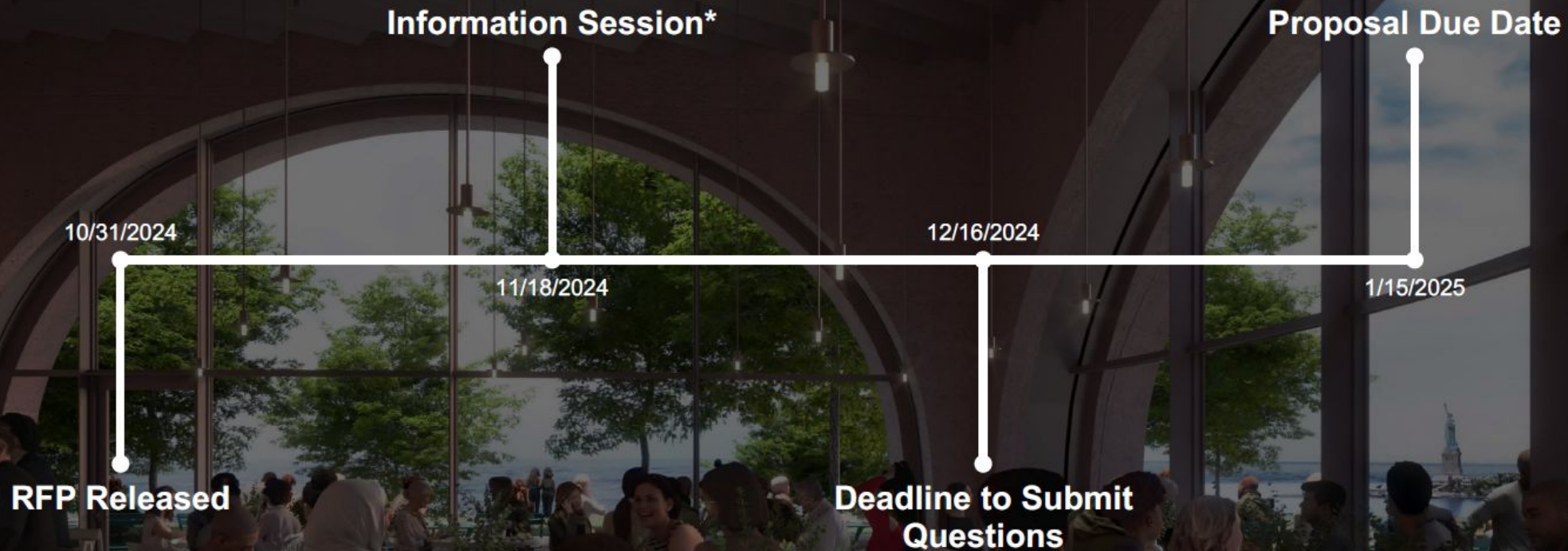
Restaurant base rent and overall  
competitiveness of proposed  
financial offer



# RFP TIMELINE



Battery Park  
City Authority

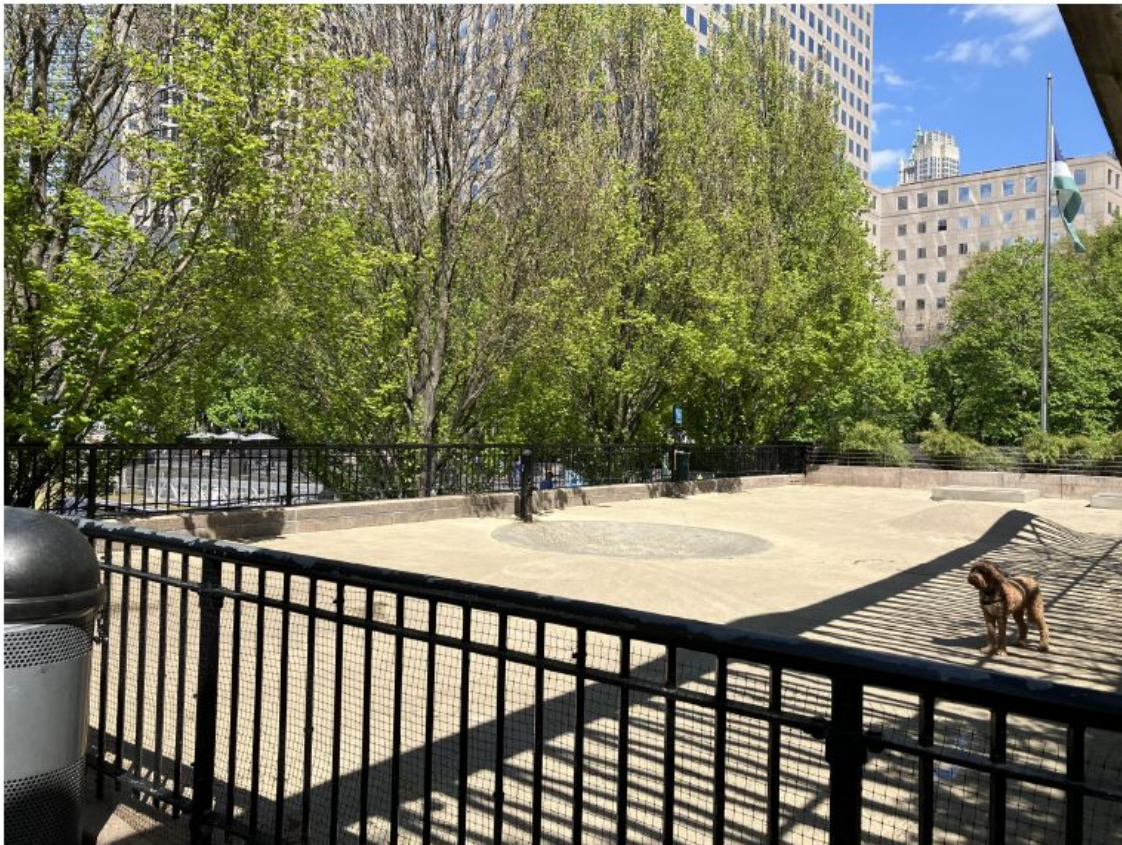


*\*Site visit will be held if construction conditions are safe to permit potential Respondents to visit*



# Objective: Improve upon existing features

- Ground Surfacing
- Fencing & gate access
- Waterplay & topography
- Seating, shading, lighting
- Drinking fountains
- Waste collection



Kowsky "Sirius" Dog Run



North End Avenue Dog Run



# Anticipated Timeline

- **Design: Start January 2025**
  - Schematic Design – existing conditions assessment & report
  - Design Development – program verification & community engagement
  - Construction Drawings – finalize design for bidding
- **Construction: Start Fall 2025**
  - Phased construction, work will occur one dog run at a time



# MANHATTAN COMMUNITY BOARD 1



## Landmarks & Preservation Committee

### - J. Friedman

1. Docket number #25-0448 - Presentation by NYC Department of Design and Construction regarding 60 Centre Street; overall building envelope rehabilitation to address water infiltration and deteriorations. Work includes roof replacement, façade repairs and waterproofing. Sub-basement repairs include waterproofing and plumbing work to address water infiltration issues. Site Improvements including sidewalk replacement, regrading, and landscaping - Resolution
2. Docket number #25-04123 -77 Franklin Street, proposed is solely to repaint the historic storefront dark gray - Resolution
3. Docket number #25-04653 -74 Hudson Street, proposed one story commercial building to replace existing parking lot at grade level - Resolution



# 60 Centre Street

## PROPOSED GUARDRAIL – WEST ELEVATION (CENTRE STREET)



PROPOSED guardrail superimposed onto existing photo

# 60 Centre Street

## PROPOSED LANDSCAPE



Note: Pedestrian ramp not shown

**Thornton  
Tomasetti**

**NYC  
DDC**

Department of  
Design and  
Construction

NANCY OWENS  
STUDIO

NY County Courthouse- 60 Centre St  
New York, NY 10007

COMMUNITY BOARD 1  
November 14, 2024



# 60 Centre Street

## PROPOSED LANDSCAPE



**Thornton  
Tomasetti**



Department of  
Design and  
Construction

NANCY OWENS  
STUDIO

NY County Courthouse- 60 Centre St  
New York, NY 10007

COMMUNITY BOARD 1  
November 14, 2024



# 77 Franklin Street



View at Franklin Street  
Looking East



View at Franklin Street  
Looking South



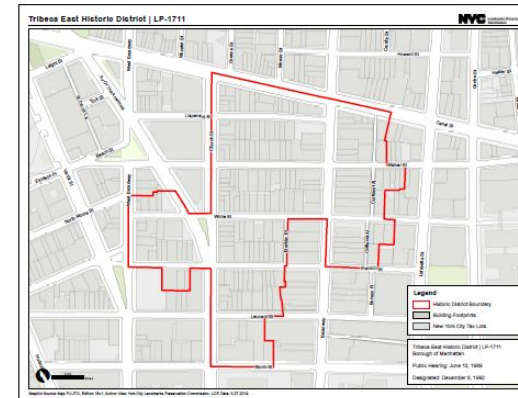
View at Franklin Street  
Looking West



Pre-Existing View



View at Franklin Street  
Looking West



77 Franklin Street, Manhattan  
Docket #LPC-25-04123

Existing Conditions  
Lewis Architects



# 74 Hudson Street



**DXA studio**  
© DXA studio  
dxastudio.com

894 6th Avenue  
5th Floor  
NYC 10001  
T 212 874 0567

74 HUDSON — FACADE

SCALE  
CLIENT  
PROJECT NUMBER  
DATE

N/A  
Constantine Fotos  
24.27  
OCT 23, 2024

**33**



# 74 Hudson Street



VIEW 1

74 HUDSON — VISIBILITY STUDY - LOOKING NORTH EAST ALONG HUDSON ST.



DXA studio 894 6th Avenue  
 5th Floor  
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 dxastudio.com T 212 874 0567

SCALE N/A  
 CLIENT Constantine Fotos  
 PROJECT NUMBER 24.27  
 DATE OCT 23, 2024

37



# MANHATTAN COMMUNITY BOARD 1

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## Quality of Life, Health, Housing & Human Services Committee - P. Moore

1. 320 Pearl Street proposed Safe Haven Shelter - Report
2. 'Michelle Go Act' To Expand Access to Psychiatric Care by Allowing Federal Medicaid to Pay for Psychiatric Beds in Certain Facilities - Resolution



# MANHATTAN COMMUNITY BOARD 1

## Old Business





# MANHATTAN COMMUNITY BOARD 1

## New Business



# MANHATTAN COMMUNITY BOARD 1

## 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"**