

**STRATEGIC PLANNING NEEDS ASSESSMENT
COMMUNITY BOARD ONE**

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Introduction

Over the last four-months, Michael Levine and Eric Goldwyn met with each of Community Board One's four area committees to conduct a strategic planning needs assessment. During these meetings, Michael outlined the purpose of the exercise and asked committee members to consider two questions:

- What are the aspects of your neighborhood that work well?
- What can we do to make your neighborhood better?

Each committee provided significant feedback that the Board will rely on to craft documents that outline the Board's agenda and long-term land-use planning vision.

This will be used in preparation of:

- 197-A plan(s)
- White paper(s)
- The Community Board's annual District Needs Statement

Executive Summary

Several common themes were found in Community Board One's area committees responses to the Strategic Planning Needs Assessment exercise. Each committee recognizes and embraces the fact that their neighborhood ranks among the fastest growing in the City. They believe that basic improvements to existing infrastructure must be made to keep pace with the rapid growth. Most of the committees also agree that protections must be put into place to prevent out-of-context development that will dramatically alter the unique urban fabric of their neighborhoods. Battery Park City, however, thinks that expansion may be a good idea. The four committees also relish the distinctive grid-pattern, street names, and architecture that distinguish Lower Manhattan from the rest of the borough and city. All agree that more convenience retail (i.e. supermarkets, hardware stores, delis, etc), transportation, open space, cultural facilities, and schools are needed to enhance the neighborhoods in Community Board One.

**Financial District
Good:**

- **Transportation**
 - Public: Subways, Buses, PATH
 - Waterfront: Access to Brooklyn

- **Neighborhood Character**
 - Retail Diversity and Small Scale Shops
 - Variety in Restaurants
 - Continuum of Educational Facilities (from Kindergarten to College)
 - Mixed Use
 - Low Rise Character of Greenwich South
 - Sunlight – Do not Feel Locked In
 - Proximity to Waterfront
 - Bustle and Energy of Financial Capital
 - Parks
 - City Hall
 - Battery Park
 - Bowling Green
 - Liberty/Zuccotti Park
 - Peck Slip
 - Vest Pocket Parks
 - Ballfields on West Side

- **Communication/Open Dialogue with and Direct Access to Local Government**
 - City and State Government
 - Elected Officials
 - Downtown Alliance Business Improvement District

- **Cultural Amenities**
 - Museums
 - Theaters
 - Churches/Cemeteries

- **Unique Elements**
 - Employment Opportunities
 - Fastest Growing Residential Area in Country
 - Growing Ethnic Diversity
 - Ticker Tape Parades

- **Historical Neighborhood Character**
 - Landmarked Historic Sites
 - First Federal Hall
 - Irregular Named, not Numbered Streets from Dutch Street Plan

**Financial District
Better:**

- **Protect Neighborhood Character**
 - Preservation of Historic Sites

- **Improve Amenities**
 - More Groceries/Fresh Food Markets/Resident oriented Shops
 - Ability to Park Cars (Free of Residents)
 - Waterfront Development (Like Baltimore)
 - More Recreation and Cultural Amenities
 - Less Visible Garbage and Rodents
 - Better Maintenance and Clean-Up
 - Improved Facilities/Infrastructure
 - Cleaner Subway Platforms
 - More Medical Facilities
 - More Schools
 - More Ballfields
 - More Parks
 - More Cultural Facilities
 - Arts
 - Theater
 - Museums
 - Art Movie Houses

- **Regulations**
 - Fewer News Kiosks
 - Regulate/limit Black Cars/Agency Cars
 - Retrofit All Moving Vehicles to Meet Air Pollution Control
 - Areas for Vendors
 - Better Traffic Enforcement
 - Ticket all Violators of Traffic Lights
 - Enforcement of 3 Minute Idling Rule

- **Affordability**
 - More Affordable Housing
 - More Good/Affordable Weekend Restaurants

TriBeCa
Good:

- **Land-Use**
 - Mixed-Use Nature (Mixed-Use Zone)
 - Commercial/Office/Residential
 - 24/7 mix
 - Low Density and Small Buildings
 - Limited number of franchises
 - North TriBeCa
 - No big boxes (good zoning)

- **History**
 - Landmark quality buildings

- **Location**
 - Waterfront
 - Short Blocks that serve as a change from the standard grid

- **Facilities**
 - Cultural and Educational Institutions
 - Transportation
 - Parks (green spaces and open spaces)

- **Architecture**
 - Buildings with character

- **Neighborhood Characteristics**
 - Low-Rise, Calm, Real Community
 - Diverse Characteristics
 - Families/Children/Singles
 - Air
 - Most unspoiled part of Manhattan
 - Loading Docks
 - Green Markets
 - Economic Diversity
 - Vistas
 - Great views of the Empire State Building, Chrysler Building and New Jersey

**TriBeCa
Better:**

- **Facilities**
 - Delis, Small Stores, run of the mill stores for everyday life
 - Better Bus Service
 - Parks
 - Schools
 - Supermarkets
 - More Small Businesses
 - More Retail Vibrancy
 - Community Garden/Greenspace
 - Senior Activities

- **Land-Use**
 - Contain out-of-scale development
 - Affordable Housing
 - No Bad Architecture
 - Stronger restrictions on bars and clubs
 - Slow down Residential conversions
 - Protection of Rent laws
 - Restrict Designer Hotels
 - Widen Greenwich Street
 - Revamp demolition laws that enable developers to kick-out renters
 - Historical and architectural context for new construction
 - Parking regulations
 - Change to alternate side of the street and in general update to reflect the area

- **Arts**
 - Maintain and encourage the Arts
 - Performing Arts (large and small)

- **Enforcement and Creation of Regulations**
 - Black cars
 - Enforce the idling law and no double parking on the west-side highway
 - Sidewalk Cafes (enforcement of regulations)
 - Enforce leash and pooper-scooper laws
 - Enforce jay walking
 - Litter
 - Limit Tour Buses

- **Unique Identity**
 - Keep business mix
 - Restore Cobble Stones

SEAPORT/CIVIC CENTER

Good:

- **Location**
 - Transportation
 - Restaurants
 - Utilities
 - Views
 - Southbridge Towers (Affordable Housing)
 - Synergy (mix of people)
 - Waterfront Access
 - Fastest Growing Area of the City
 - Growth and Funding because of 9/11
 - Negative (developers enriching themselves)
 - Excitement for change
 - Negative... change isn't always good, or welcomed

- **History**
 - Seaport Museums (artifacts)
 - The Seaport, ships, etc

- **Arts**
 - Theaters (theater @ Pace)
 - Outdoor musical events

- **Architecture**
 - First Frank Gehry apartment building
 - City Hall, Municipal Building, Tweed, and municipal buildings in general

- **Facilities**
 - Hospital (CB1 Asset)
 - Two Universities (Pace & NYU)
 - Historic and Active Houses of Worship
 - Retail Operations (J&R... Century 21)
 - City Hall Park
 - Before 2001 (closed of)
 - Aesthetics

SEAPORT/CIVIC CENTER
Better:

- **Facilities (Improve)**
 - Movie theaters
 - Performance spaces
 - Art galleries
 - More Green Space
 - Playgrounds
 - Schools
 - Community Facilities
 - Public transportation facilities to accommodate expected residential growth
 - Community Center
 - Specialty Retail (groceries, wine shops, etc...)
 - Inadequate Parking for buses, residents, visitors
 - Congestion as related to Police HQ

- **Land-Use**
 - Contextual Zone to prevent monstrous buildings
 - Protect waterfront from over development
 - Affordable Housing (more, define affordable, & assess the area's need)
 - Re-Open Park Row!

- **Safety**
 - Terrorism

Battery Park City Good:

- **Location**
 - Access to the River
 - Isolation from the rest of the City
 - Relationship with Ground Zero rebuilding efforts
 - Most famous neighborhood in the world
 - Limitations on cars
 - Lots of outdoor public space (roughly 50% of the area is open space)
 - Ballfields, dog run, etc...
- **Sense of Community**
 - Closely knit
 - Strong sense of community
 - Safe and secure
 - Small town feel
 - familiarity with neighbors and merchants
 - Good schools
- **Unique Attributes**
 - Battery Park City is the product of innovative engineering and a well-thought out Master Plan
 - very positive relationship with the BPCA
 - BPC Parks conservancy does an excellent job maintaining parks
 - Built into the master plan are high design standards and a commitment to green design
 - Configuration of buildings
 - focal points of the are on the interior

Battery Park City Better:

- **Facilities**
 - Restaurants
 - Bakeries, hardware stores, massage parlors, service retail
 - Firehouse, schools, hospitals, libraries
 - Performance venues
 - Permanent facilities (not just summer stages)
 - Cultural museums (i.e. branch of the Guggenheim and not just memorials)
- **Better connectivity with the City**
 - Transportation
 - Another permanent pedestrian bridge
- **Community Development**
 - More landfill to the north (expansion!)
 - Opportunity to buy into housing (northern community). Since Liberty Bonds financed construction, units must be rentals
- **Affordability**
 - More affordable housing (specifically larger units)
 - Moderate priced retail
- **Open Space**
 - More active recreation space
 - Acquire Pier A
 - Better access to the water
 - Boating, a shore, BPC Beach

197a Planning Committee Priorities and Concerns

Schools

- New schools to accommodate the growing population in the district
- Educational amenities (i.e. libraries)

Green

- New green spaces to counteract the increased construction in the neighborhood
- More trees
- LEED compliance
- Greenstreets
- Make sure that the Parks Department maintains Hanover Square Park

Regulations

- Traffic enforcement
- Enforcement of signage regulations
- Construction permit enforcement
- Make sure that restaurants and bars keep their doors closed so that noise and music don't disturb residents
- Crack down on the proliferation of both real and fake city agency placards that allow those cars to park wherever they please
- Resolve transportation issues on Hudson Street and Canal Street
- After hours traffic

Infrastructure

- Street Resurfacing (MONTHLY!)
- Tourist Bus Garage
- Fairly priced parking facilities for residents and their guests
- Regular infrastructure upgrades and expansion
- How do we decide how many parking spaces are appropriate for new developments?

Quality of Life

- More neighborhood oriented retail
- Supermarkets
- Cultural facilities for all ages
- Safe outdoor recreation
- Continuation of weekday public transportation schedule during the weekend
- Review transportation impacts of closing Park Row
- Less traffic
- No more tall building along Greenwich Street between Liberty Street and the Battery

- Remedy the black car parking/standing problems
- Preserve commercial spaces in TriBeCa (review the residential conversions)
- Architectural quality outside of the landmark districts
- More restaurants

Affordable Housing

- Affordable Housing for Low and Middle income people (keep the area diverse)
- Affordable housing (minimum 20% of all new projects)
- Middle income housing
- How does CB1 ensure that affordable housing is included in new construction?
Can we? No new construction without discussions with CB1.

Land-Use

- Governors Island: What is CB1's role?
- Contextual Zoning: land-use for the entire district, where appropriate
- Possible Inclusionary Zoning for the Special Districts
- Expand the Historic Districts Review of the Zoning for Greenwich Street South
- Special Tribeca Mixed Use District
 - Review of Sliver Building Regulations
 - Review of the 2,000 sf minimum Apartment Size
 - Review of Use Group Categories

Compiled by: Eric Goldwyn 4/19/07