



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

JESSE R. BODINE
District Manager

November 24, 2015

Michelle Craven
Senior Executive Director
Office of Cityscape & Franchises
NYC Department of Transportation
55 Water Street, 9th Floor
New York, NY 10041

Re: Brookfield West Development Sidewalk Design

Dear Ms. Craven,

At the October 21, 2015 meeting of the Manhattan Community Board 4 (CB4) Transportation Committee Brookfield Office Properties presented a design for the sidewalk around their development between 9th and 10th Avenues on West 31st and West 33rd Street. Brookfield's Manhattan West project will include a 67 story 19 commercial building, 62 story residential building, and 2 acre Plaza and unique sidewalk features that will provide a cohesive design between the sidewalk and the plaza.

CB4 is generally pleased with the proposed design for the sidewalk, and supportive of the distinctive paving that would unify required Public Access Areas with adjacent sidewalks through the use of granite unit pavers and a 12" wide granite curb, both of Virginia Mist granite with waterstorm finish, which matches the majority of the unit pavers throughout the larger site. While we support the design and the unique granite features, we have several recommendations which we believe would improve the pedestrian experience. CB4 recommends:

- Brookfield install a sign at the corner of West 31st street and 9th Avenue indicating there is elevator access to the plaza further down 31st Street.
- The installation of planters where tree pits are not a possibility due to underlying infrastructure. This is especially recommended for West 31st street between 9th and 10th Avenues where no trees are indicated on their proposed design.
- Where possible, Brookfield should consider the use and installation of permeable ground coverings that will reduce water runoff and provide water collection for street trees.

In addition to these recommendations, CB4 has serious concerns about the bollards which surround the development as required by Amtrak; but, we understand this is an NYPD requirement of their location. We do request that Brookfield come back to the Community Board before implementation to go over the bollard design and coloring.

These recommendations and concerns were addressed during our discussion with Brookfield, and they agreed to implement or consider our recommendations.

CB4 would also like to express our appreciation to Brookfield for addressing concerns we expressed previously regarding their application for revocable consent to construct an elevator and overhead plaza near the corner of West 31st Street and Dyer Avenue, on which we requested an 8 foot clearance around the entrance of the elevator on West 31st street. While we will continue to advocate with DOT to install a bulb out at the corner of Dyer Avenue and West 31st Street, we are pleased that Brookfield has found a solution to enable 7'10" clearance on both Dyer Avenue and West 31st street between the elevator and the bollards.

Sincerely,



Christine Berthet
Chair



Ernest Modarelli
Co-Chair, Transportation
Planning Committee



Jay Marcus
Co-Chair, Transportation
Planning Committee

cc: DOT Manhattan Borough Commissioner Margaret Forgione
Peter Krokondelas, Kasirer Consulting