

NYMTC Brown Bag Lunch

November 17, 2010



Water Street: A New Approach



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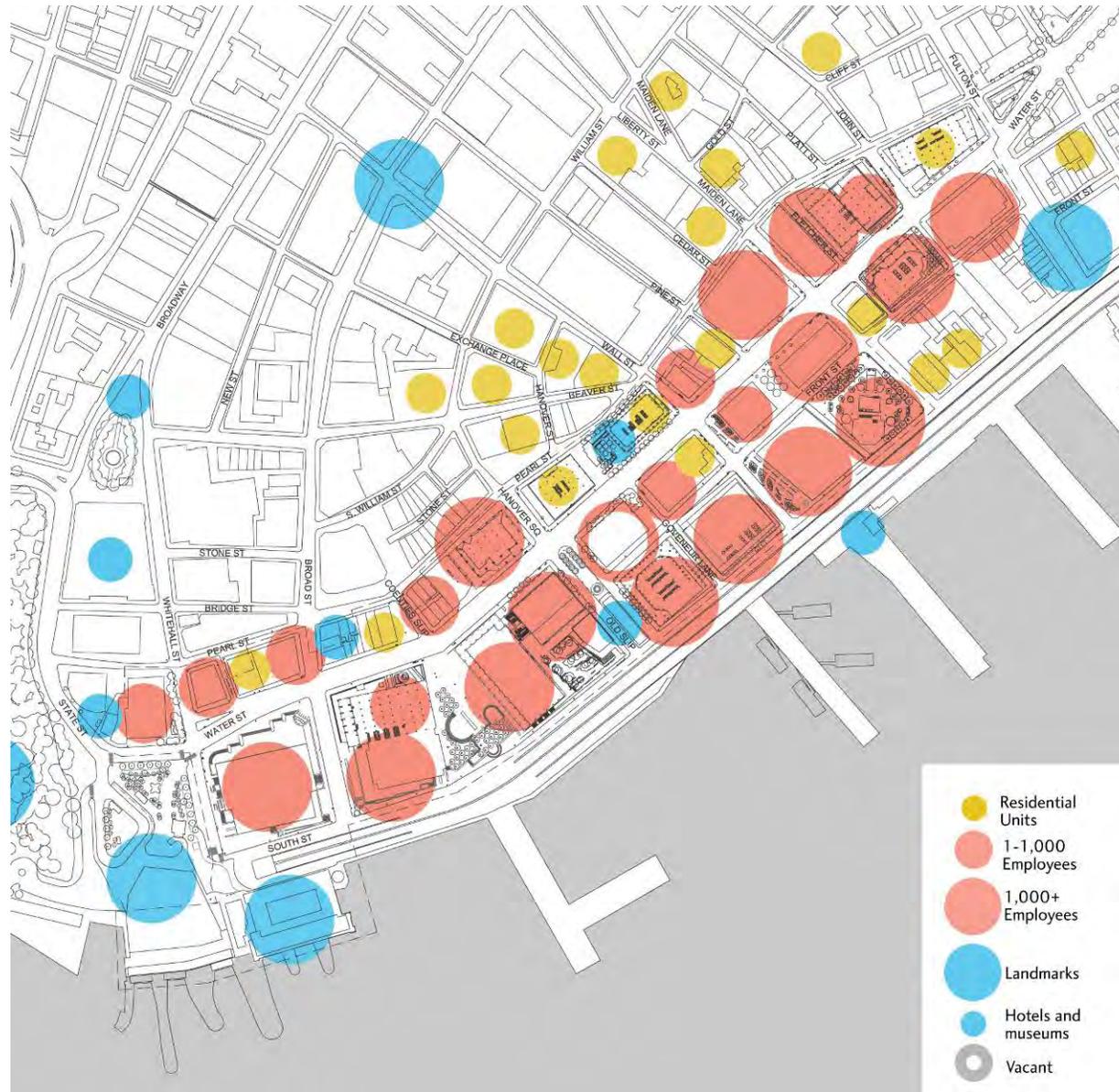
Why Water Street?



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Density of user groups



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Why Water Street?

Strengths



Improved East River Waterfront



Bookended by Seaport and Battery Park



Part of the dense commercial core



Proximate to historic Stone Street

Why Water Street?

Weaknesses



Overly wide street lacking amenities



Underutilized public space



Feels disconnected and outdated



Inconsistent pedestrian experience

Water Street Ad Hoc Committee

This study was commissioned by Alliance for Downtown New York

Robert R. Douglass
Chairman

Elizabeth H. Berger
President

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*Senior Vice President of Planning and
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Assistant Vice President of Planning

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Director of Research and Planning

Daria Siegel
Director of Research and Planning

Guillermo Stuart
Director of Infrastructure and Maintenance

Under guidance from Water Street Study ad hoc Committee

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*ad hoc Committee Chair
Executive Vice President, New Water Street Corp.*

Michael Berg
Associate, Jones Lang LaSalle

Maggie Boepple
*Former President, Lower Manhattan Cultural
Council*

Peg Breen
President, New York Landmarks Conservancy

Anita Contini
Senior Vice President, CIT

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President, Pace University

Earl Jackson
*Associate Director, Skidmore, Owings & Merrill
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*President, Governors Island Preservation and
Education Corporation*

Julie Menin*
Chairperson, Manhattan Community Board 1

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Samantha Rudin
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Vice President, General Growth Properties

Anthony L. Watson *
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Designed and produced by Water Street Study Project Team

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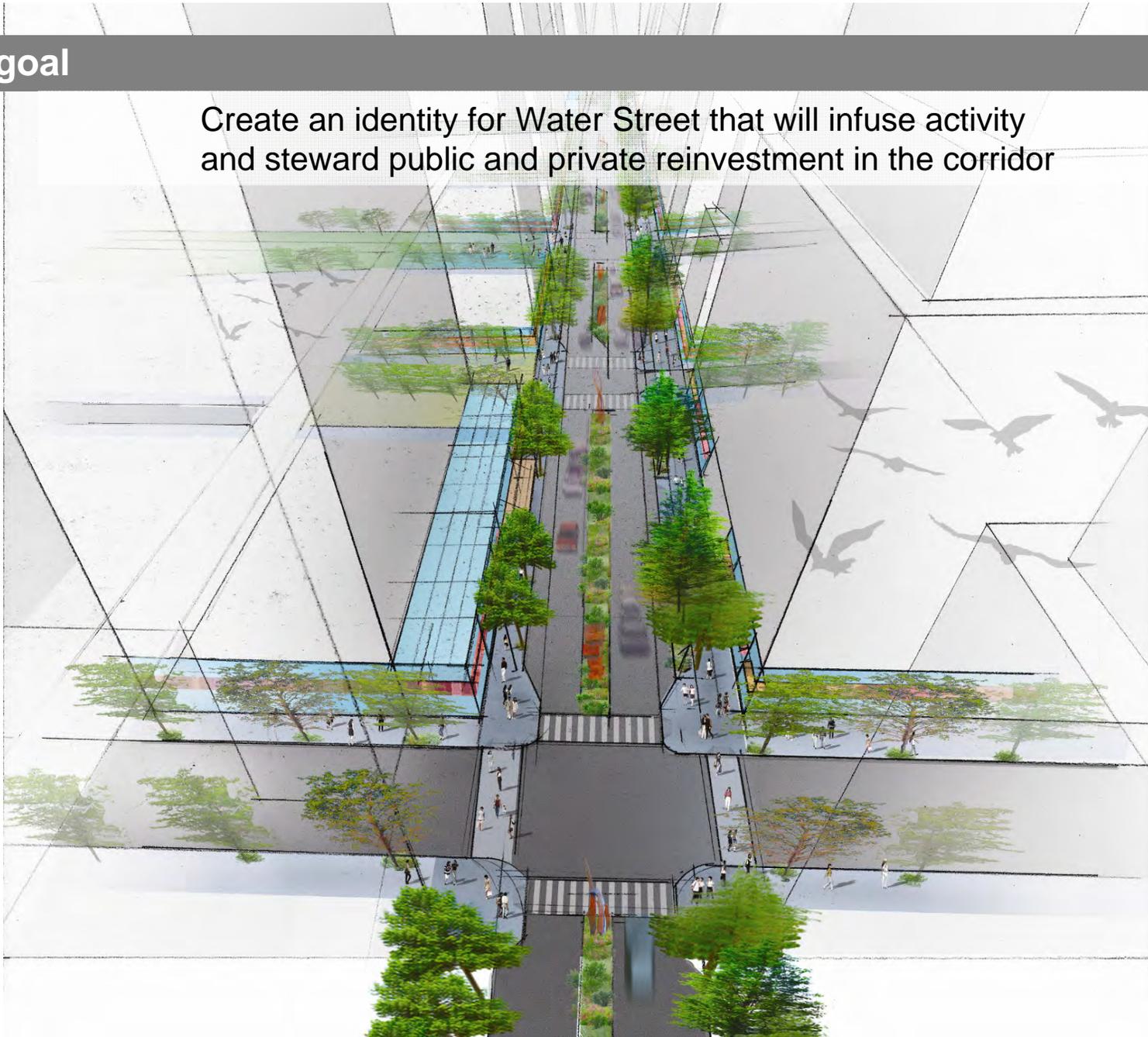
With
JDF Realty
L'Observatoire
International
Sylvia Harris

* Denotes Alliance for Downtown New York Board Member

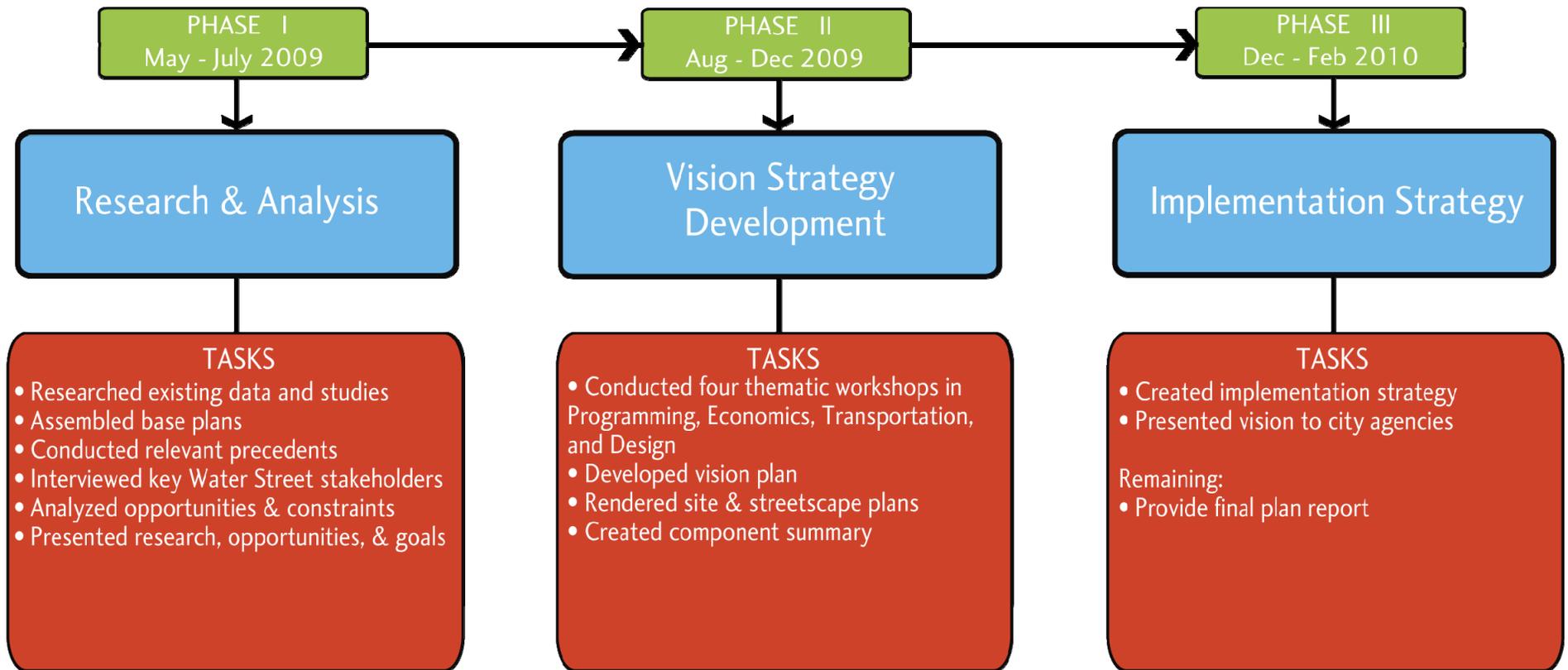


Study goal

Create an identity for Water Street that will infuse activity and steward public and private reinvestment in the corridor



Water Street Study process



Water Street Study process

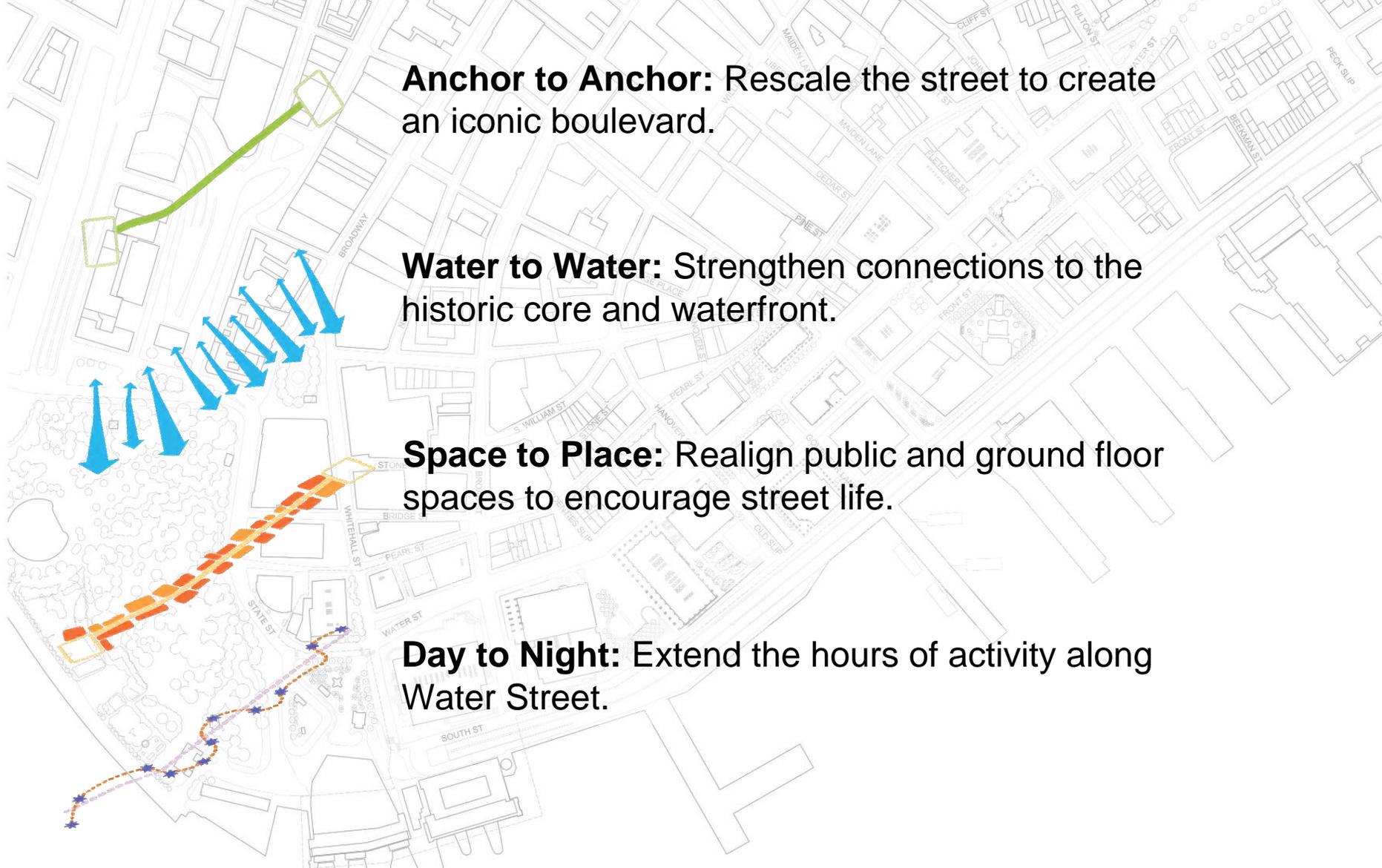


Significant agency and stakeholder input in workshops and project briefings, including:

- Department of Transportation
- Department of City Planning
- Department of Parks and Recreation
- Economic Development Corporation
- Manhattan Borough President's Office



4 Principles



Anchor to Anchor: Rescale the street to create an iconic boulevard.

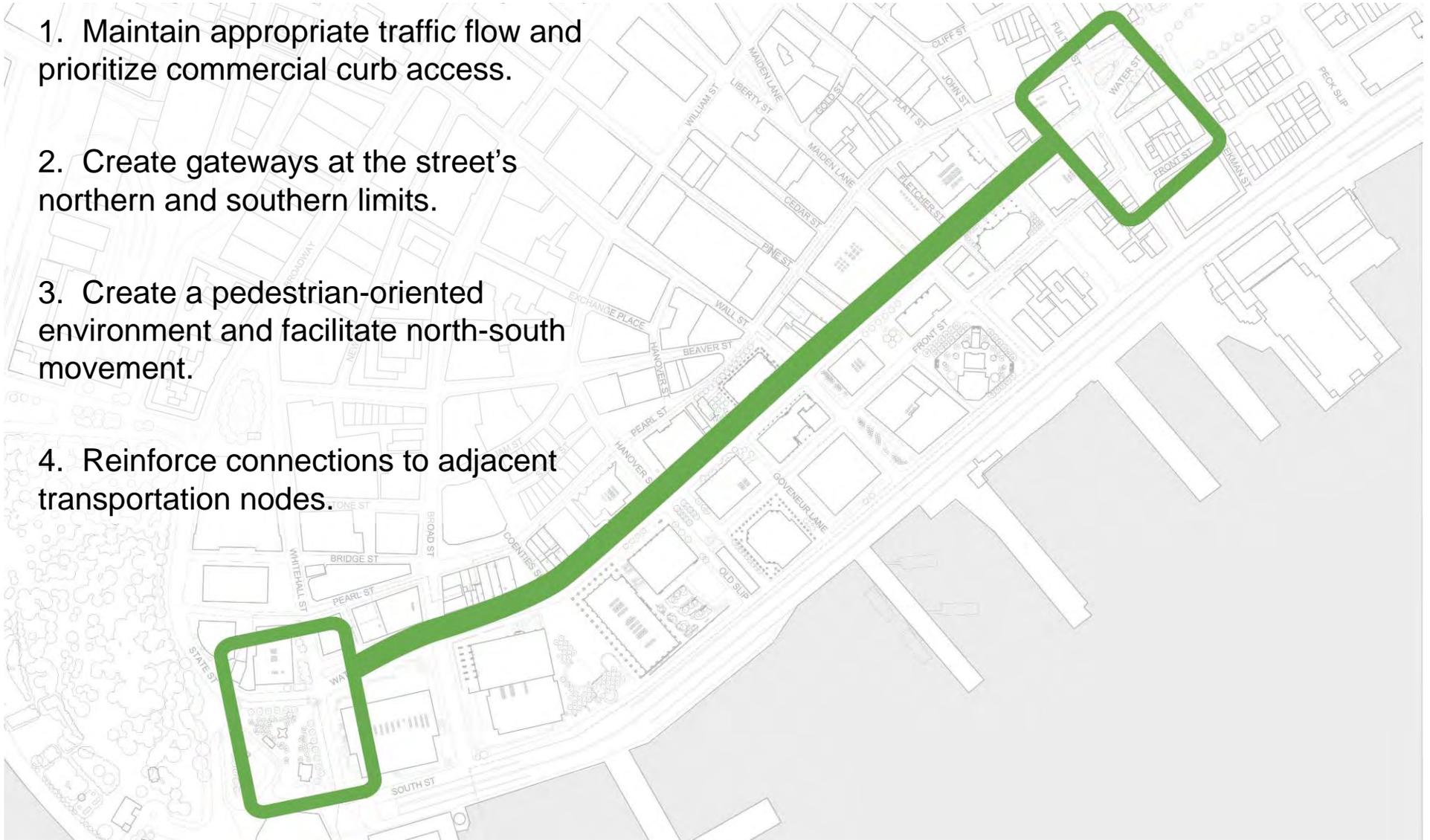
Water to Water: Strengthen connections to the historic core and waterfront.

Space to Place: Realign public and ground floor spaces to encourage street life.

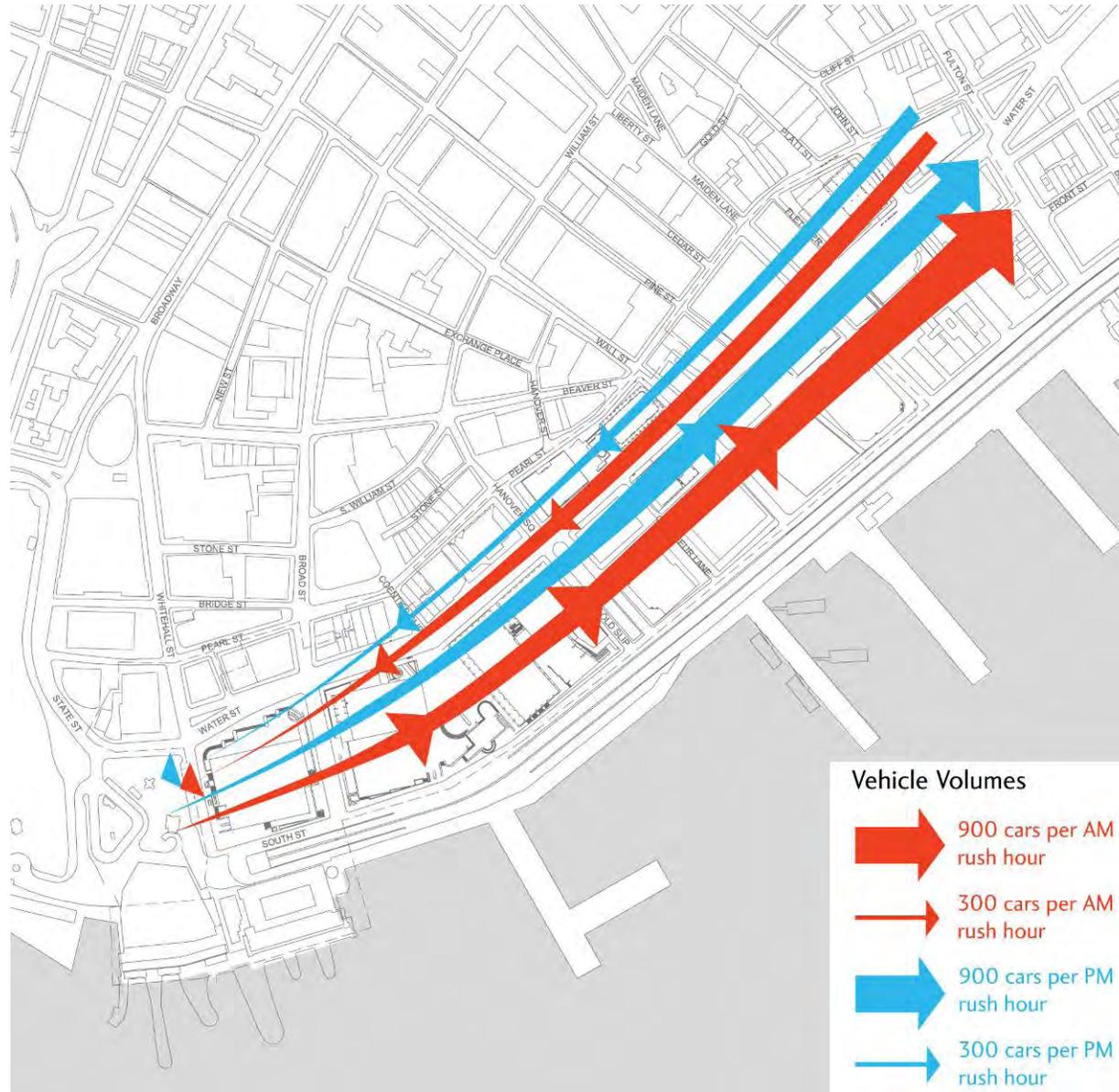
Day to Night: Extend the hours of activity along Water Street.

Anchor to Anchor: Rescale the street

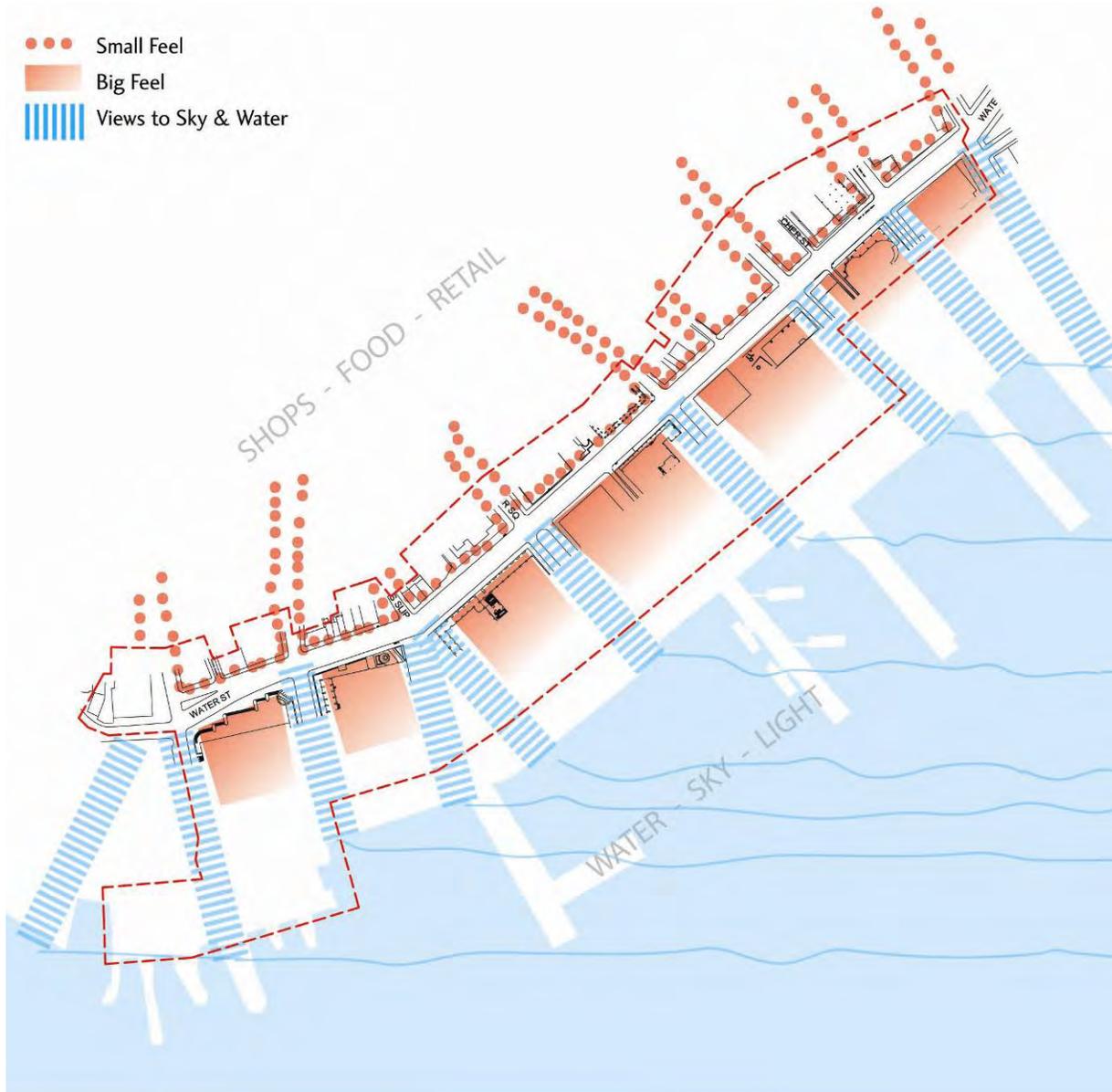
1. Maintain appropriate traffic flow and prioritize commercial curb access.
2. Create gateways at the street's northern and southern limits.
3. Create a pedestrian-oriented environment and facilitate north-south movement.
4. Reinforce connections to adjacent transportation nodes.



Traffic volumes

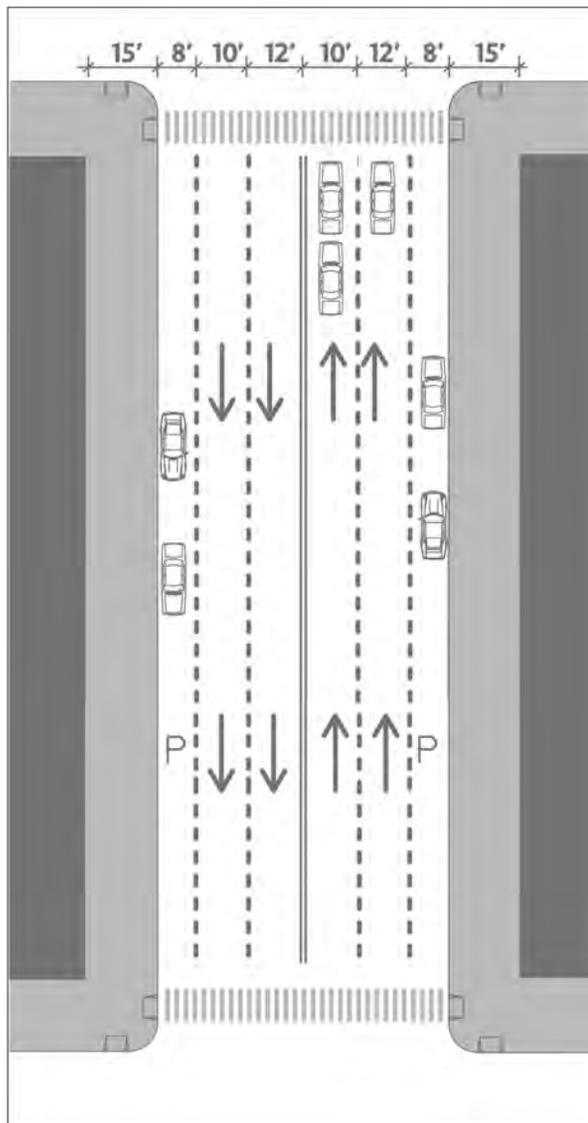


Neighborhood character

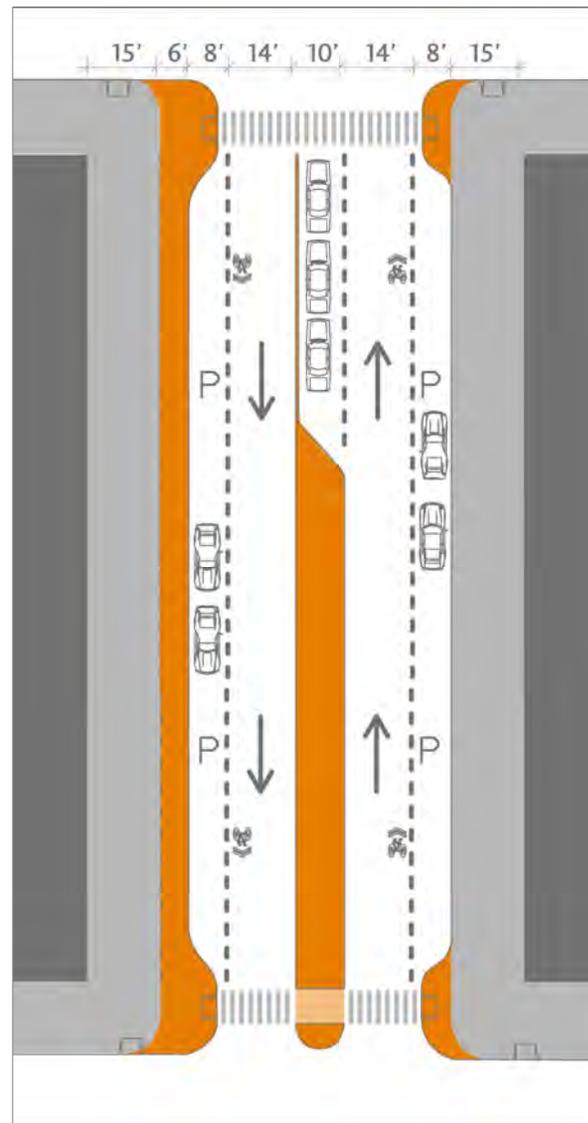


Street reconfiguration

Existing Condition

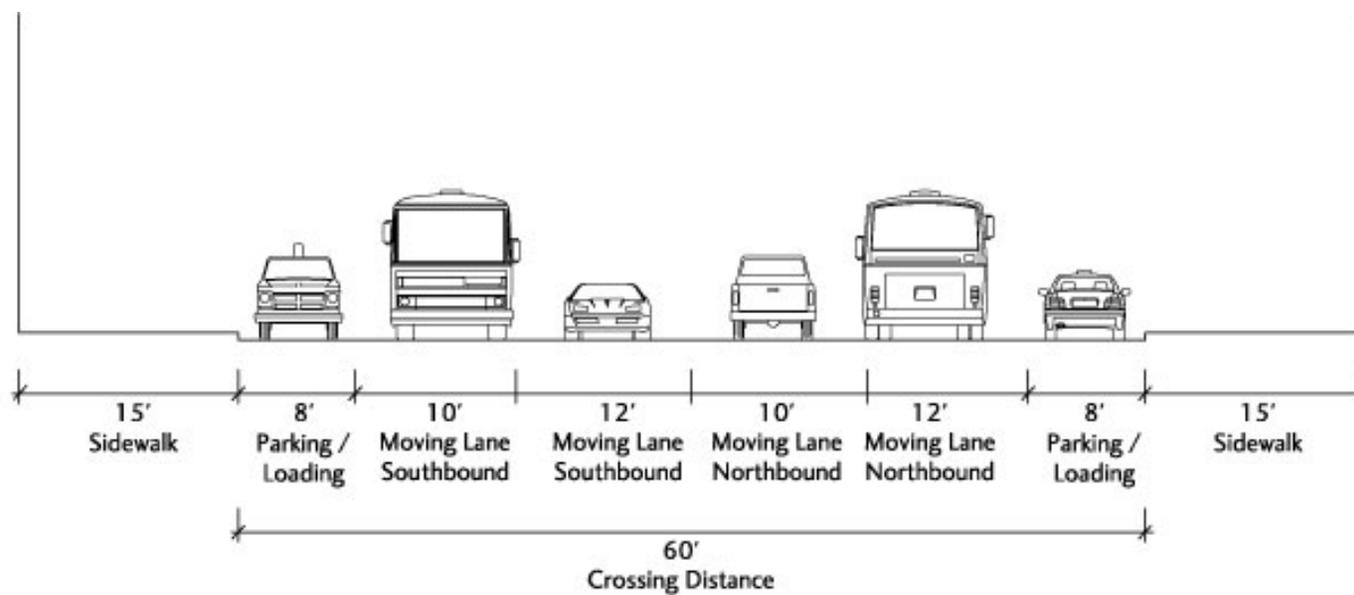


Median and Amenity Strip



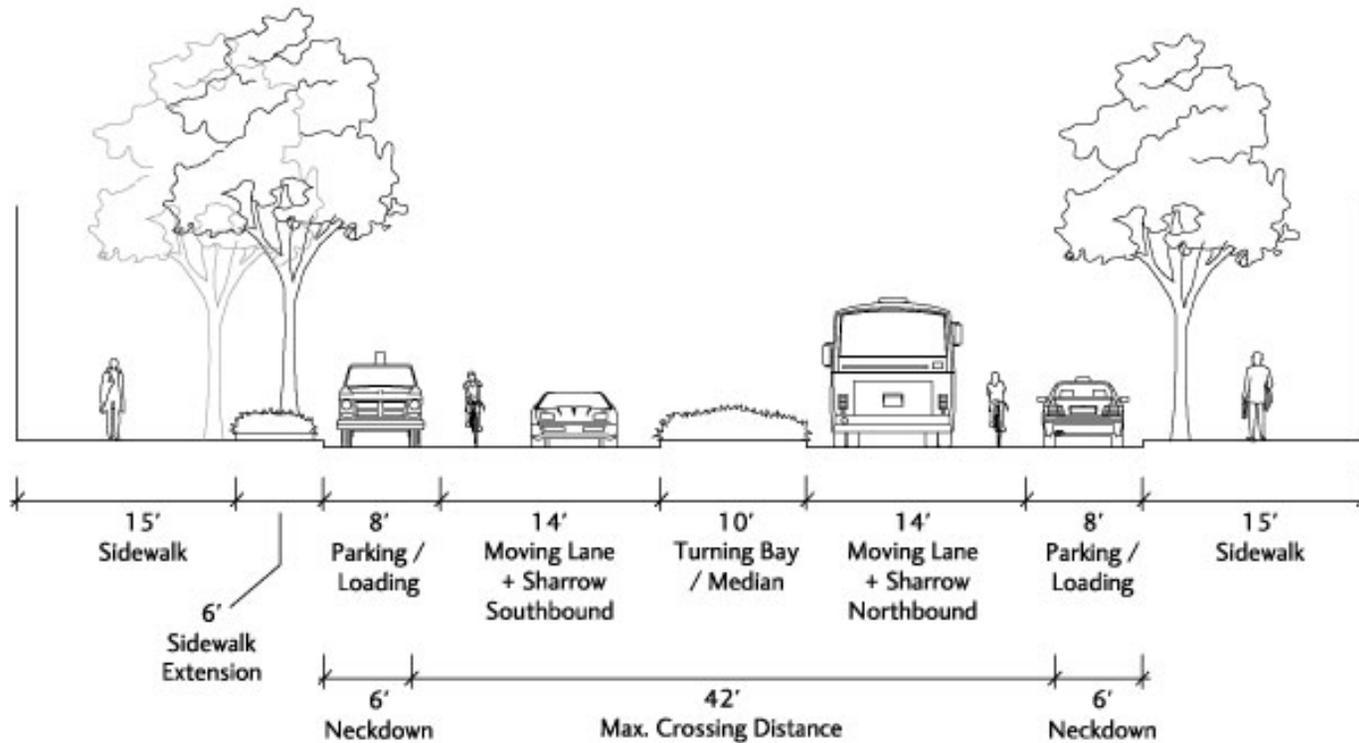
Street reconfiguration

Existing section



Street reconfiguration

Proposed section



Water Street today

Existing configuration view at Old Slip



Water Street tomorrow

Proposed configuration view at Old Slip

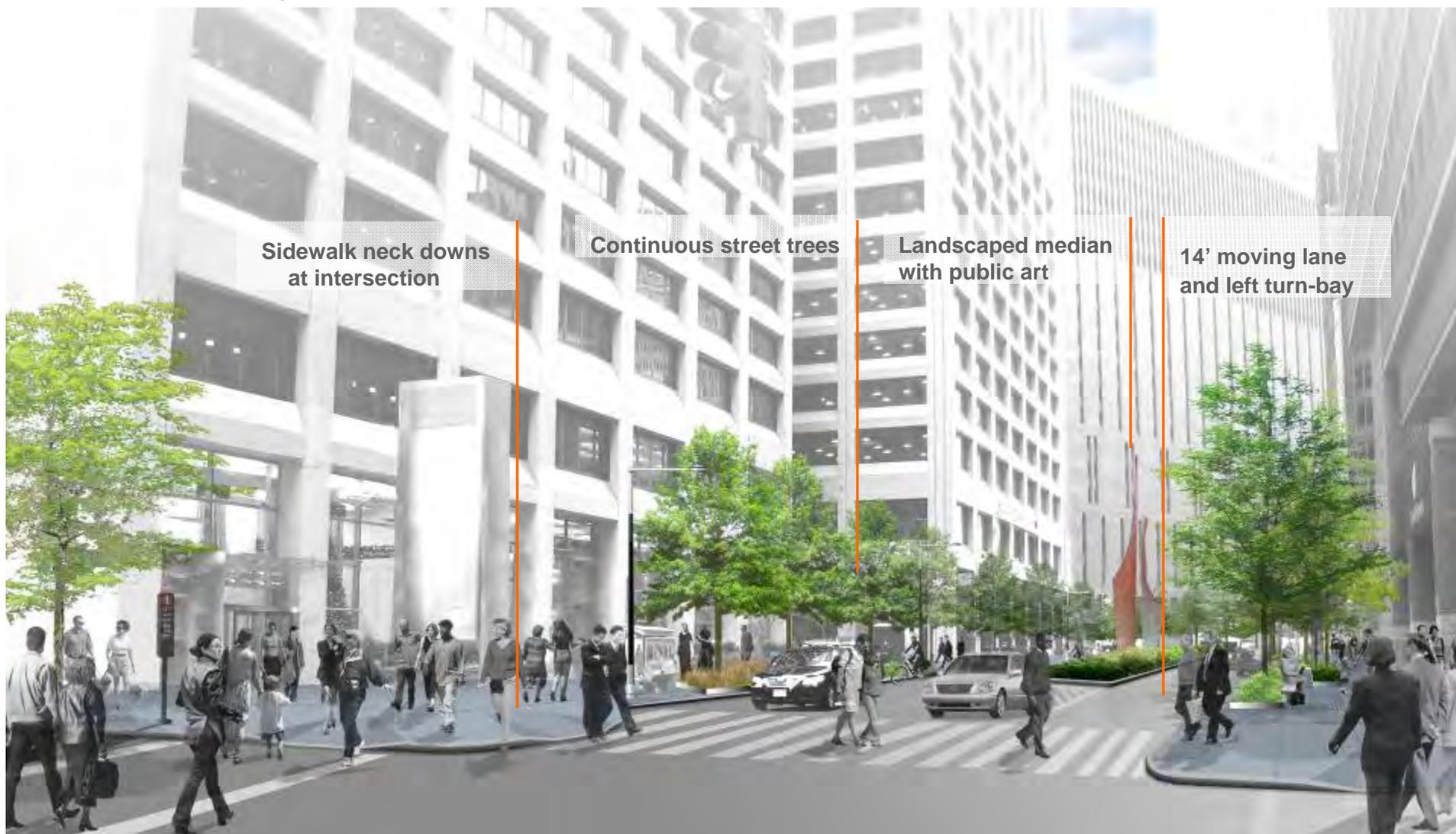


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Water Street tomorrow

Proposed configuration view at Old Slip



Sidewalk neck downs at intersection

Continuous street trees

Landscaped median with public art

14' moving lane and left turn-bay

Precedent: Via Veneto, Italy



Landscape patterns

West side:

- 10' Soil zone
- 10' Sidewalk

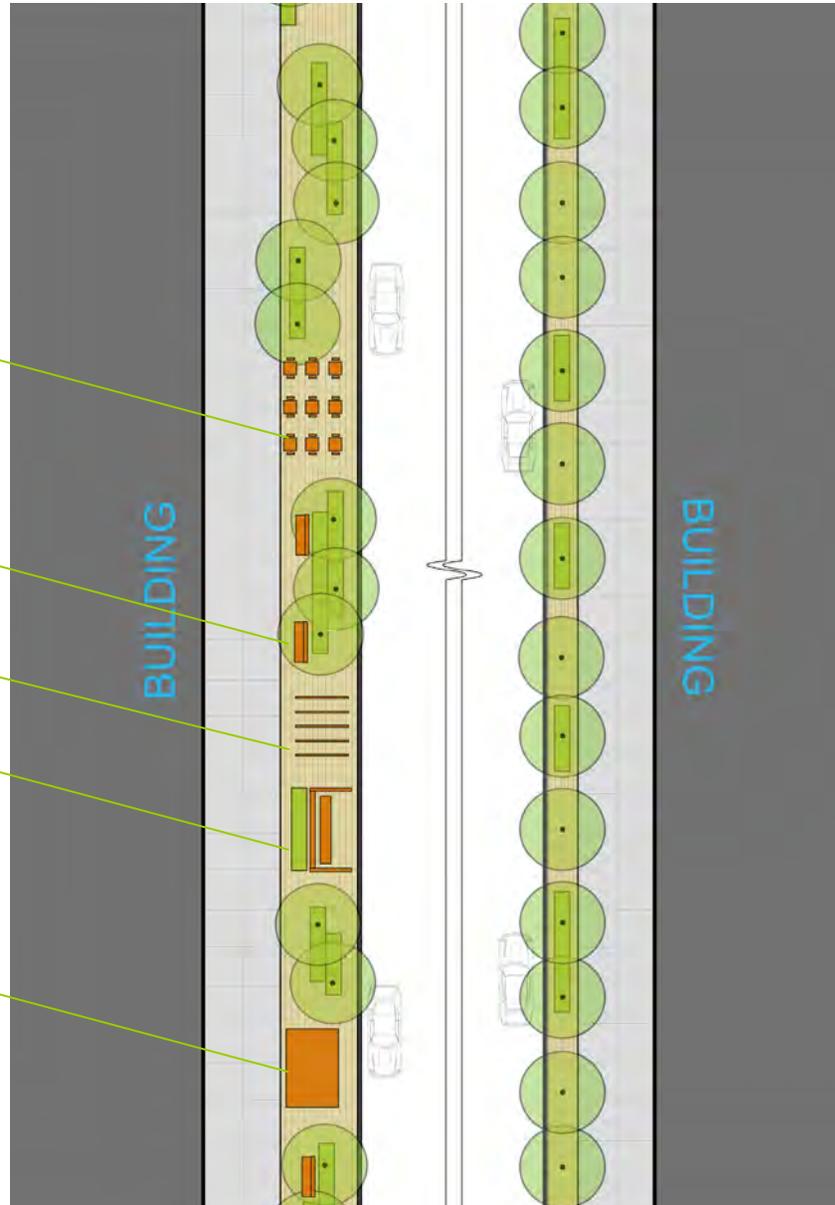
Café Seating

Benches

Bike Racks

Bus Shelter

Kiosk



East side:

- 5' Soil zone
- 10' Sidewalk

Water Street today

Existing sidewalk view North between Fletcher and John Streets



Water Street tomorrow

Proposed Western sidewalk view North between Fletcher and John Streets



Water Street tomorrow

Proposed Western sidewalk view North between Fletcher and John Streets



Water and Whitehall

Intersection at Whitehall Street, 2009



Water and Whitehall

Proposed plaza at Whitehall Street



Water and Whitehall

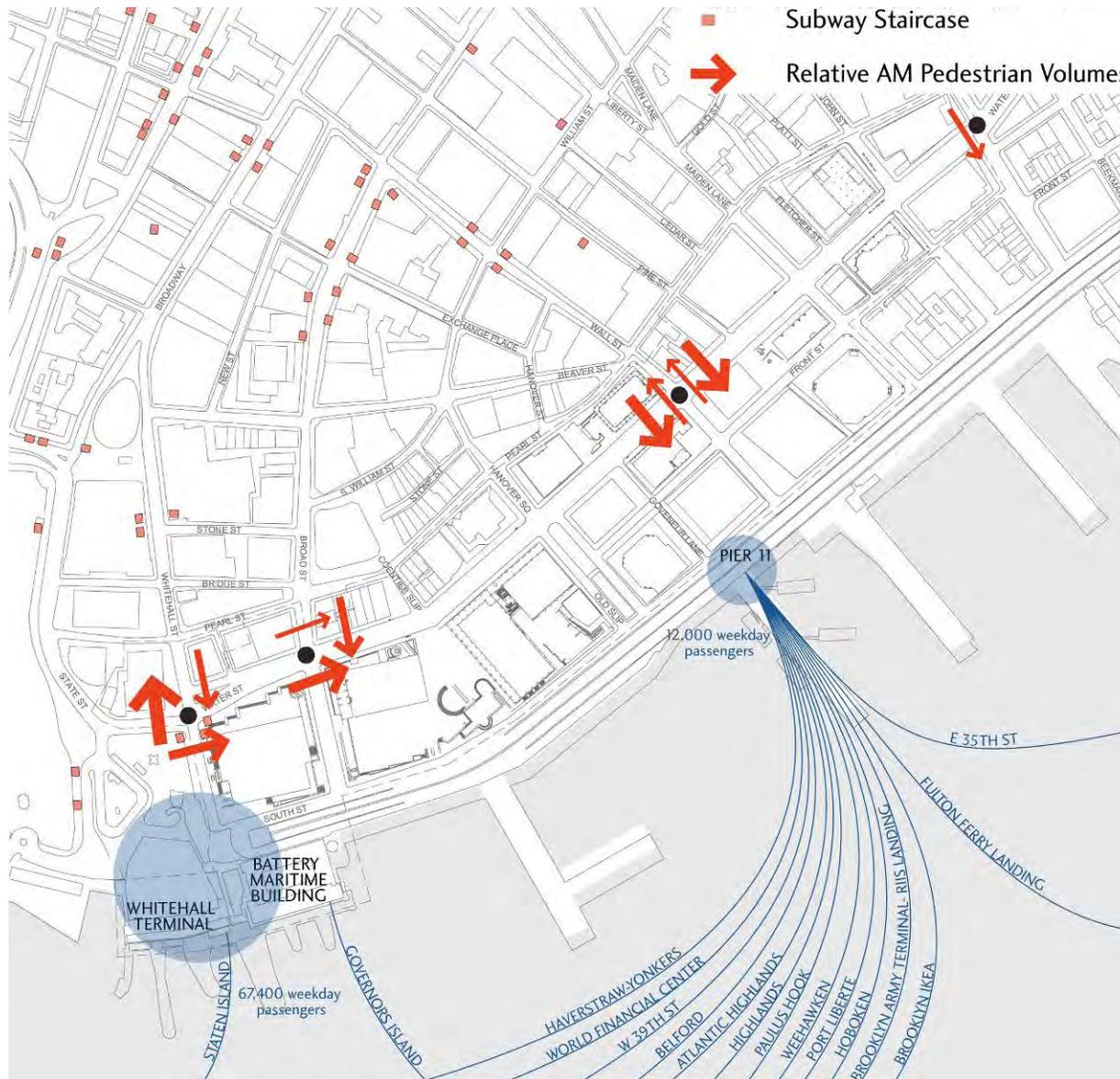
Proposed plaza at Whitehall Street



Water to Water: Create great public spaces that connect to the waterfront

1. Create a physical and programmatic link between Water Street and the East River Esplanade.
2. Improve sightlines between historic slips and the East River.
3. Expand central open space to create an active, programmable destination.
4. Integrate sustainable design into site improvements.

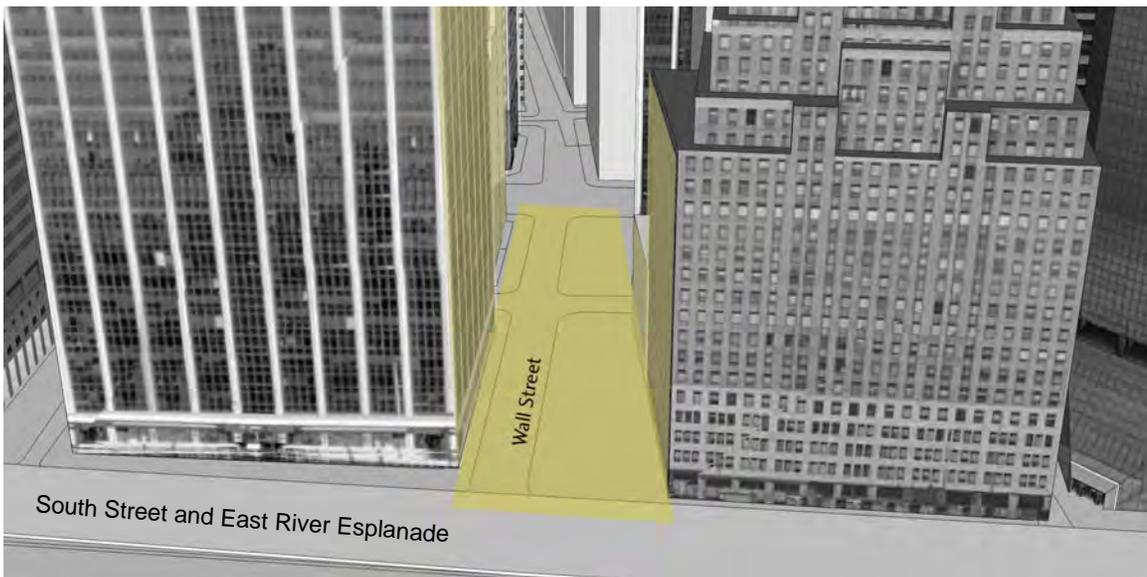
Commuter activity



Conceptual cross street strategy



Public space network connections



Water Street today

Mannahatta Park existing



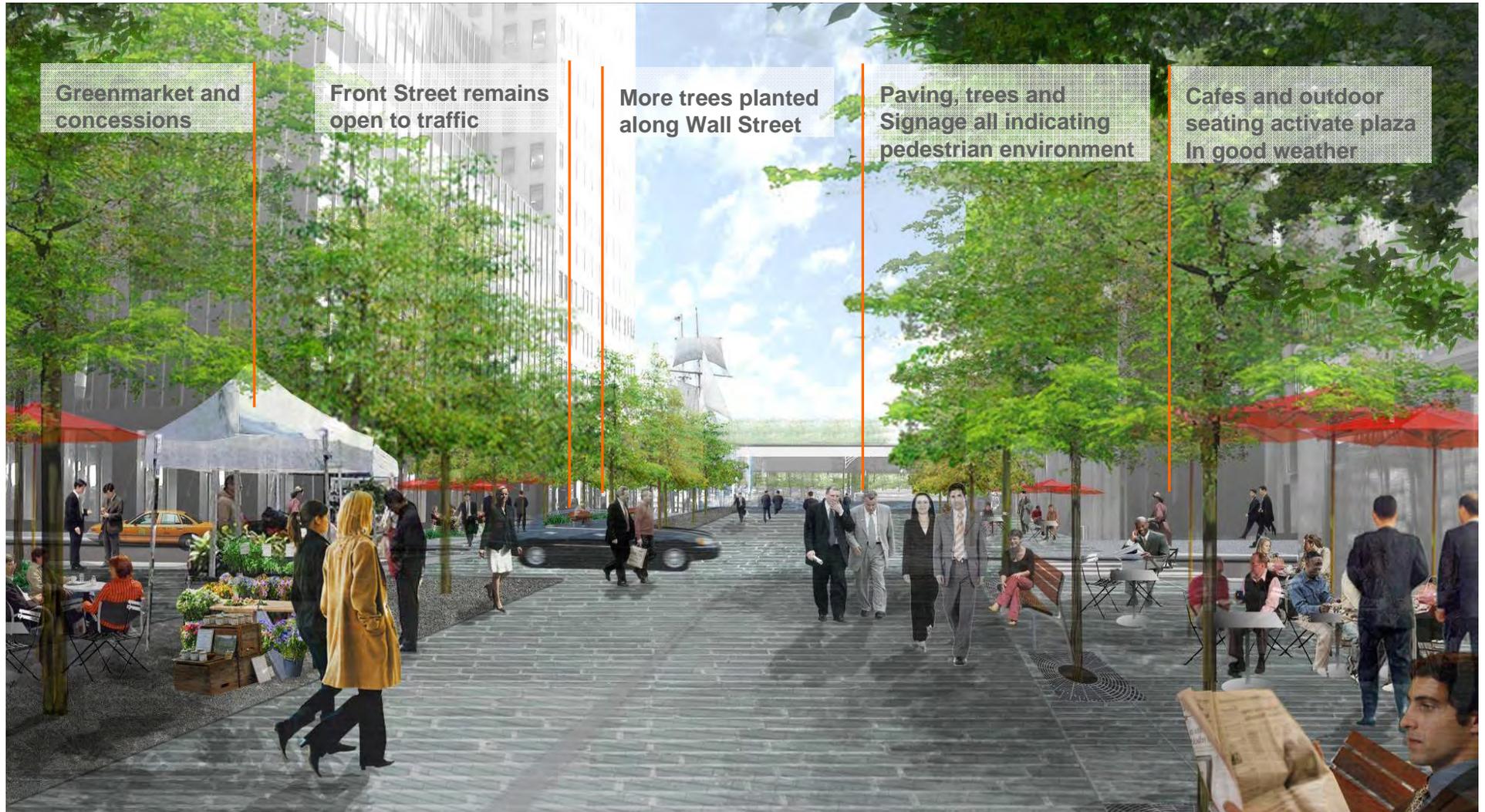
Water Street tomorrow

Mannahatta Park destination: passive weekday use



Water Street tomorrow

Mannahatta Park destination: passive weekday use



Greenmarket and concessions

Front Street remains open to traffic

More trees planted along Wall Street

Paving, trees and Signage all indicating pedestrian environment

Cafes and outdoor seating activate plaza in good weather

Water Street tomorrow

Mannahatta Park destination: active weekend use



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Water Street tomorrow

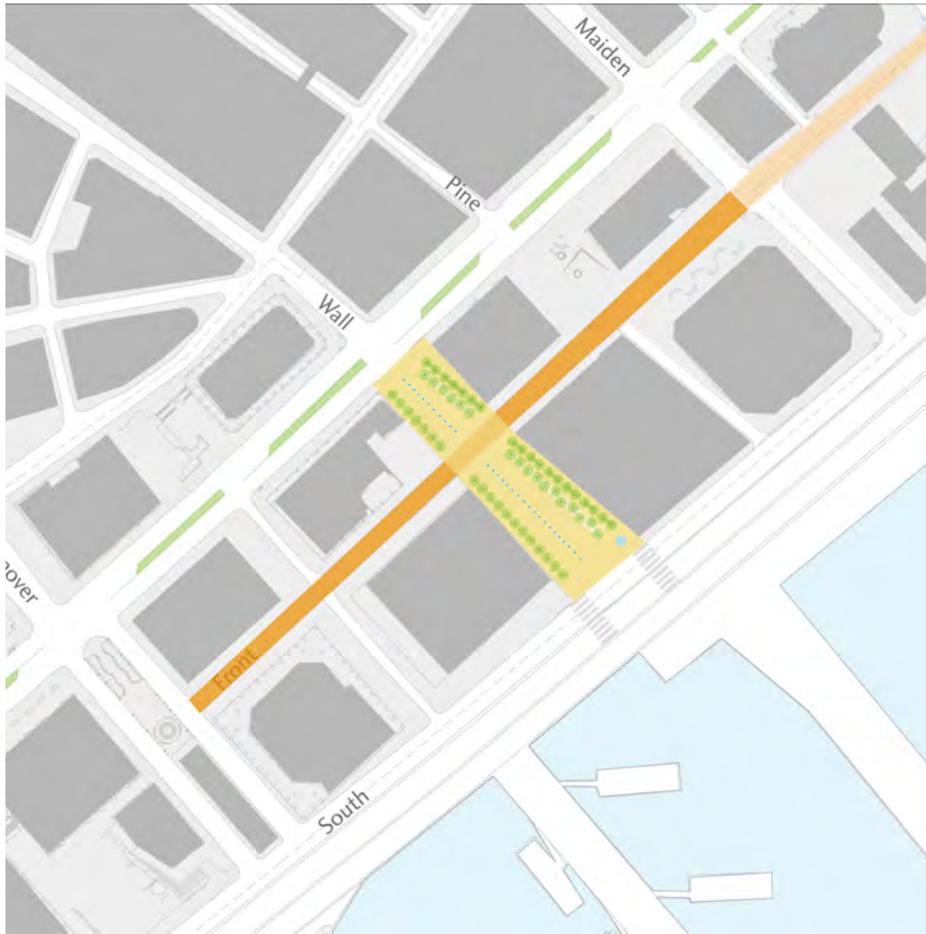
Mannahatta Park destination: active weekend use



In ground fountains used seasonally and for community events

Visual line of elements leads visitors toward the waterfront and esplanade

Placemaking on Front Street



Space to Place: Attract retail and incentivize investment

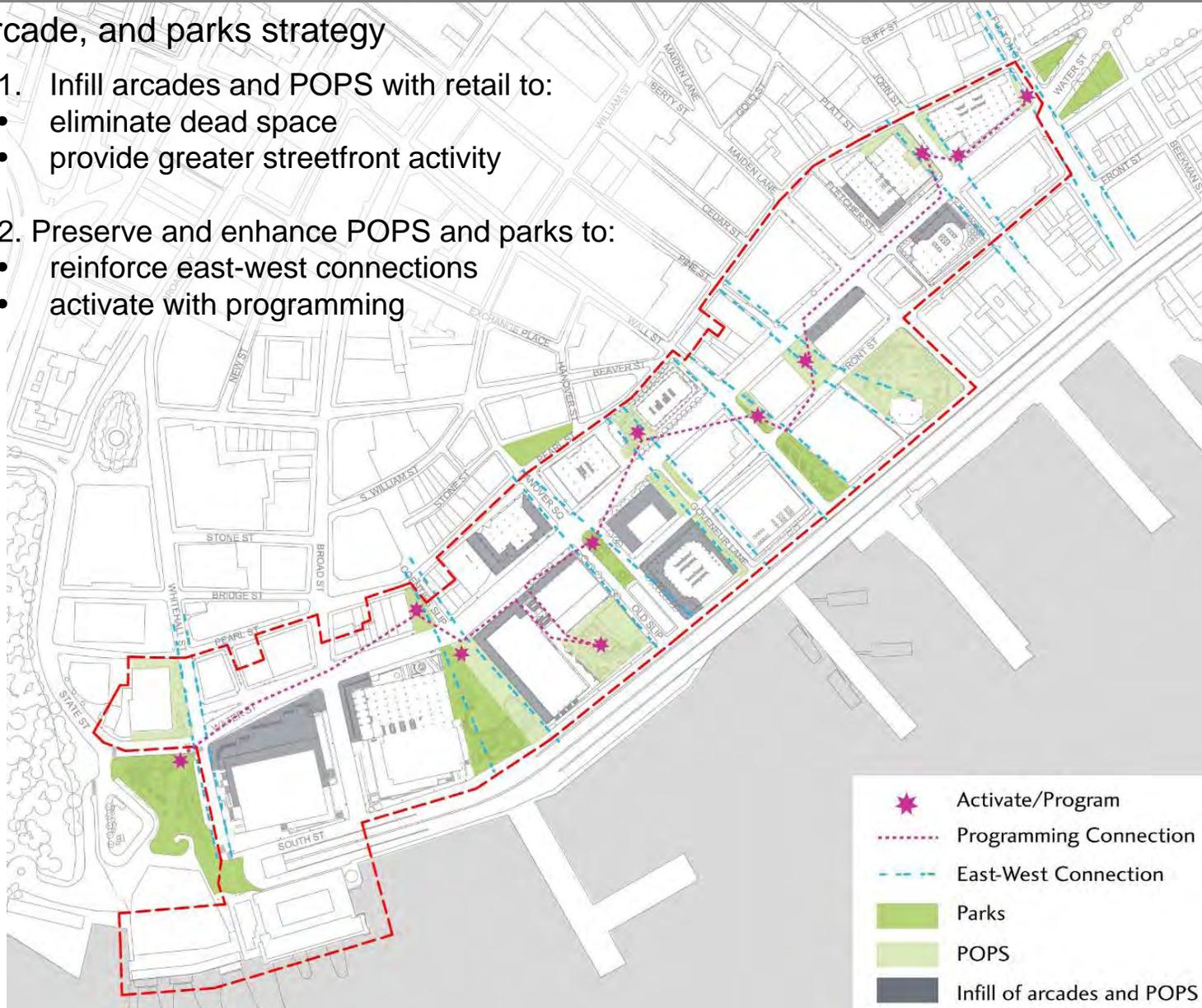
1. Modify zoning regulations to facilitate re-design and infill of POPS and arcades.
2. Reconfigure ground floor spaces to enable new uses.
3. Entice retail uses that target workers and extend to residents and tourists.
4. Accelerate transformation by incentivizing capital reinvestment.



Space to Place: Attract retail and incentivize investment

POPS, arcade, and parks strategy

1. Infill arcades and POPS with retail to:
 - eliminate dead space
 - provide greater streetfront activity
2. Preserve and enhance POPS and parks to:
 - reinforce east-west connections
 - activate with programming



Water Street today

80 Pine Street



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Water Street tomorrow

80 Pine Street



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Reconfiguration of ground-floor spaces

Exploring minimum to maximum approaches

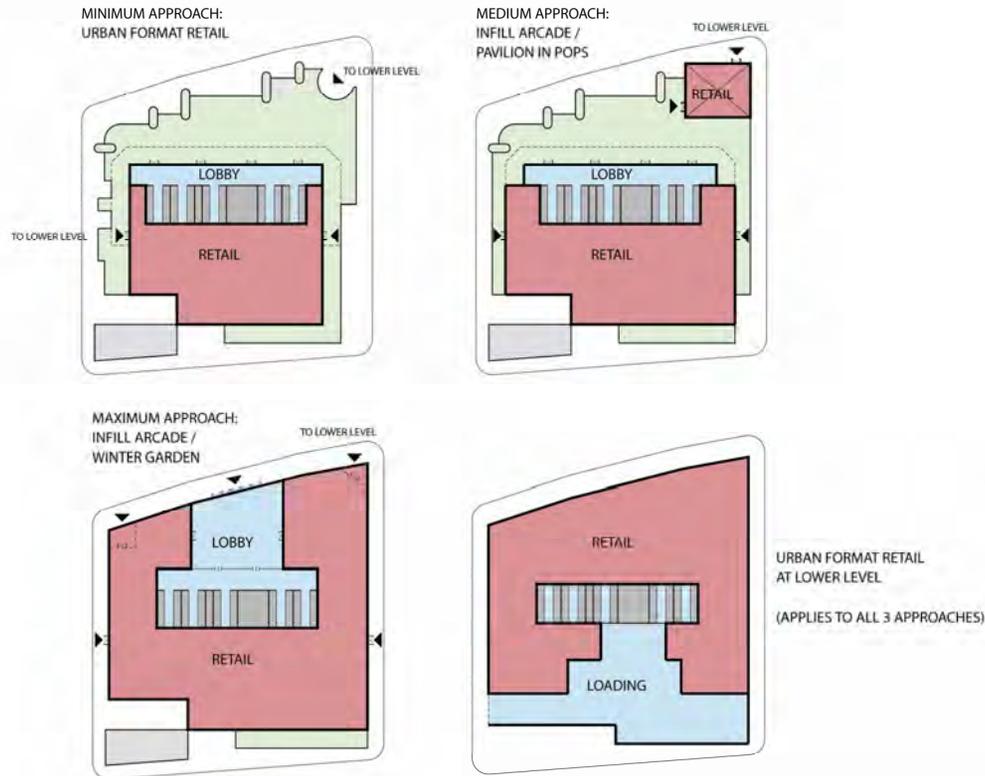
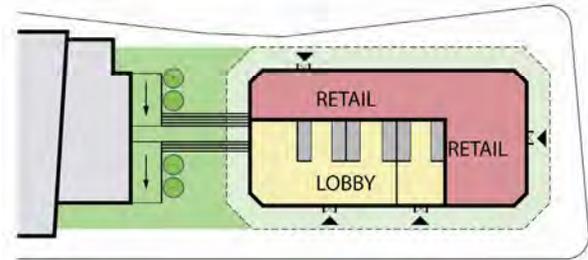
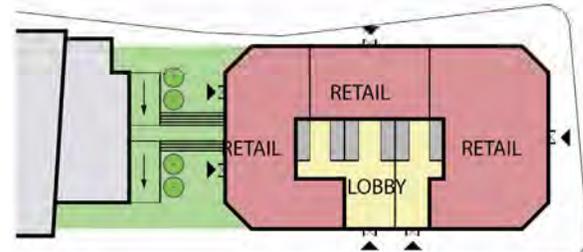


Illustration of varied configurations for 1 New York Plaza (left) and 75 Wall Street (right)

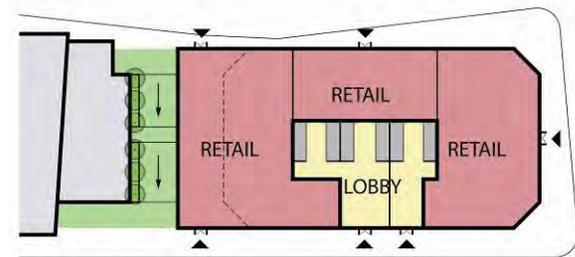
MINIMUM APPROACH:
REDESIGN POPS/
LIGHTING OR ART IN ARCADE



MEDIUM APPROACH:
INFILL ARCADE



MAXIMUM APPROACH:
INFILL ARCADE /
INFIL POPS



Water Street today

75 Wall Street



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Water Street tomorrow

75 Wall Street



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Water Street today

One New York Plaza



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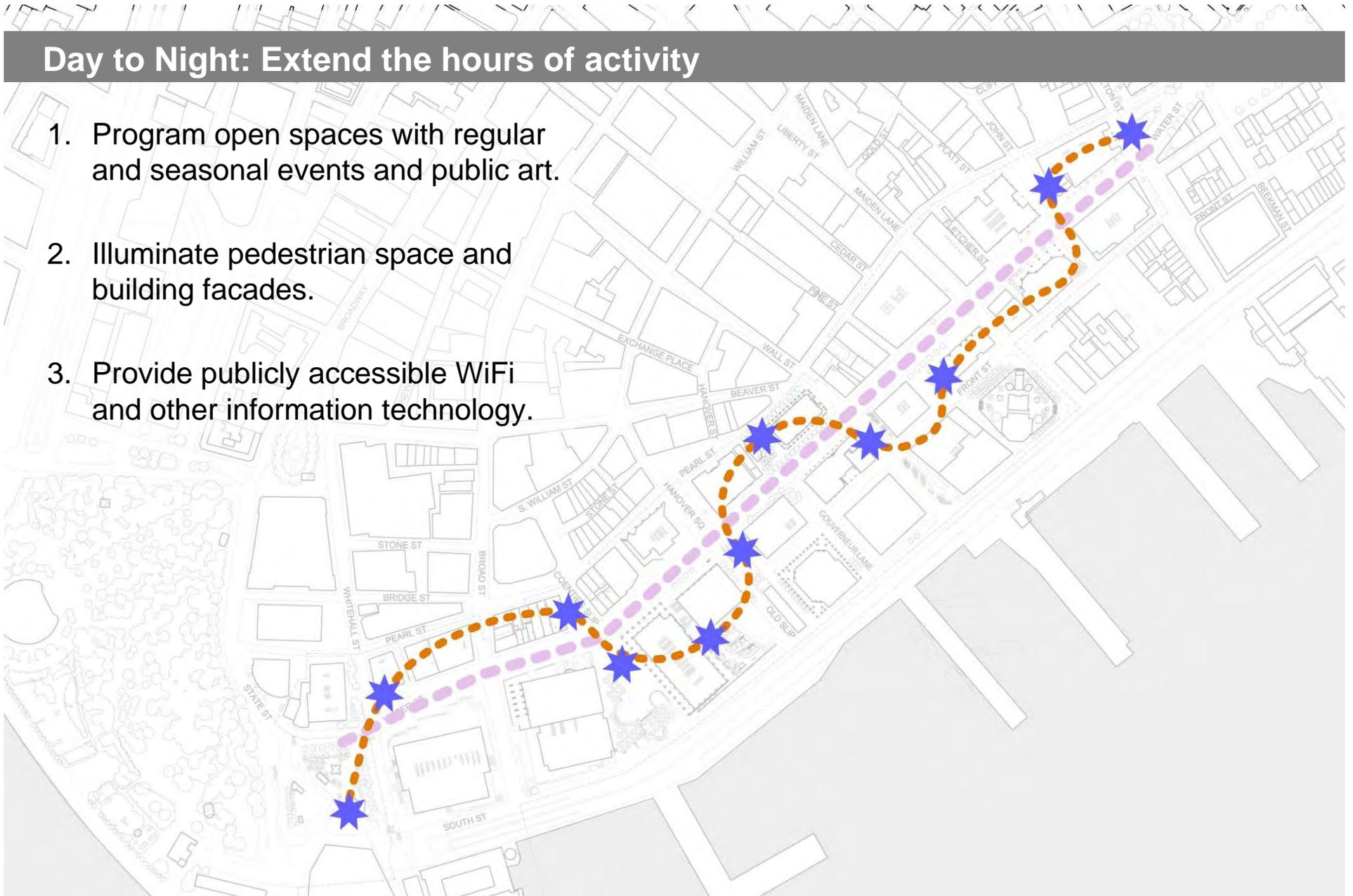
Water Street tomorrow

One New York Plaza

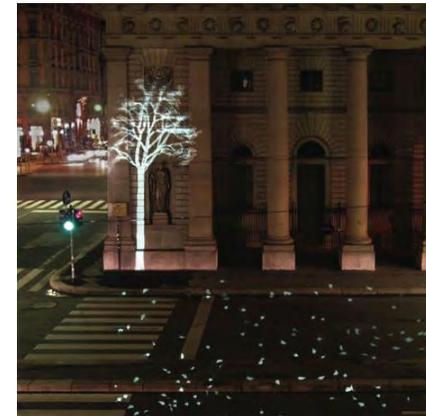
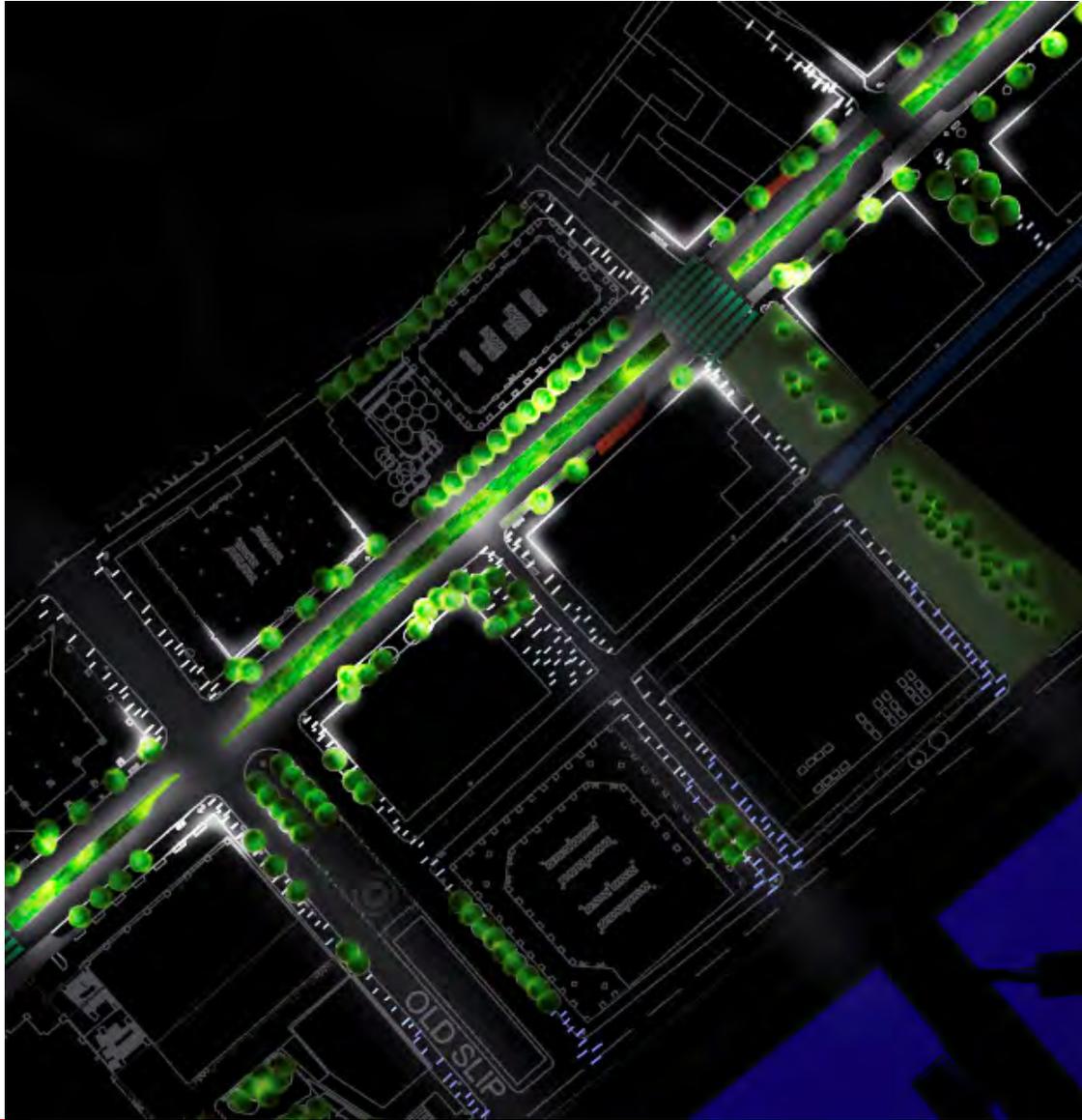


Day to Night: Extend the hours of activity

1. Program open spaces with regular and seasonal events and public art.
2. Illuminate pedestrian space and building facades.
3. Provide publicly accessible WiFi and other information technology.



Lighting strategy



Lighting strategy



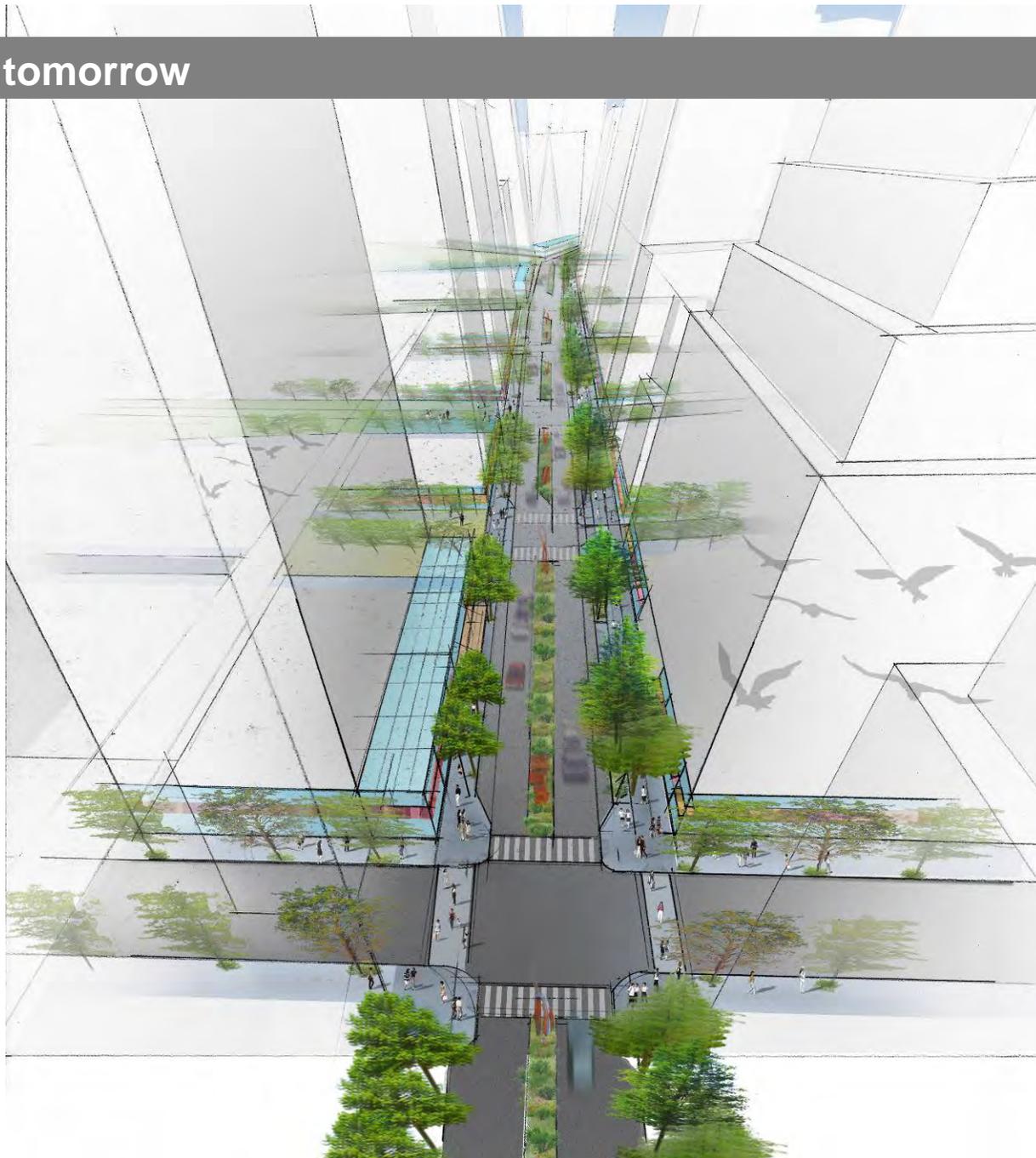
Arts and programming



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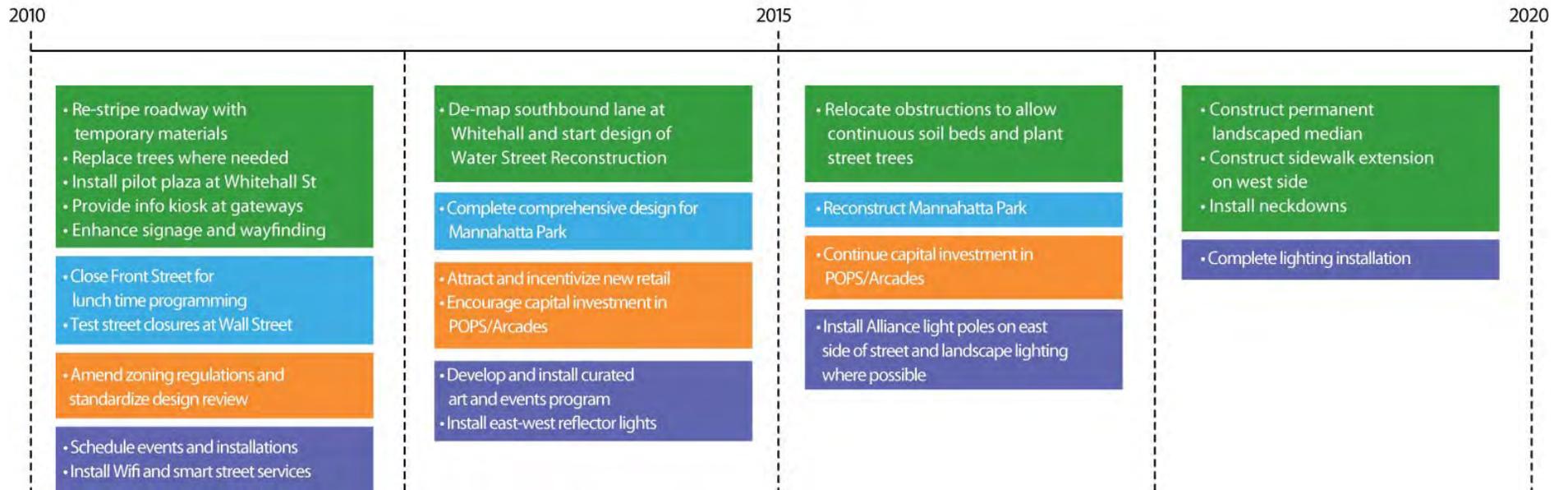
Water Street tomorrow



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Potential timeline for implementation



Water and Whitehall

DOT temporary pedestrian plaza at Whitehall Street



Water Street: A New Approach

Further information including a link to download the whole report:
www.downtownny.com/waterstreet



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