



**Manhattan Community Board 6
East River Waterfront Access
Community Conditions Survey**

**Stefanie Garry
Community Planning Fellow, CB6
Manhattan Borough President's Office**



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May 2009

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This report, findings, and recommendations are dedicated to the residents and visitors of Manhattan Community District 6 and the members of Community Board 6. This work is undertaken so that they may further enjoy the great resources of the East River Waterfront in their home community.

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Introduction and Methodology

MANHATTAN COMMUNITY BOARD 6

EAST RIVER WATERFRONT ACCESS COMMUNITY CONDITIONS SURVEY

INTRODUCTION

Publicly accessible open space and outdoor recreation space in the City of New York is one of our community's greatest resources. Serving as space for recreation, exercise, relaxation, and preservation of natural resources, the city's parks, waterfronts and natural preserves are an invaluable asset.

With an estimated 136,000 people living in Community District 6 according to the 2000 Census figures, the need for publicly accessible open space is paramount. In a district with the least acreage of public open space in Manhattan, only 26.0 acres, the residents of CB6 look towards the East River Waterfront as a major community resource and place for active recreation, quiet

reflection and community use. Currently the district's open space amenities are crowded; serving on average more than 5,237 residents per acre.

While this overall amount of open space is small, residents are further hindered by a lack of accessibility to their open space. These public spaces must be accessible to all residents and maintained to ensure their health and safety are protected. Access for all community residents is another important priority for community members. Therefore, compliance with Americans with Disabilities Act regulations is another priority.

In 1993, the New York City Waterfront Zoning Regulation was adopted to guide the development, maintenance and access conditions of the City's waterfronts, some of greatest natural resources available to residents and visitors alike.

PURPOSE

This study is undertaken in an effort to better understand and document



View of the East River from the Sutton Place Parks.



Community Residents enjoy a sunny day outside, yet the FDR Drive blocks direct access to the water.

Waterfront History



Aerial view of the former Con Edison site from 38-42nd Streets along the East River.



View of the empty Con Edison lot from the pathway along the East River.

the community conditions and accessibility along the East River Waterfront within the boundaries of Manhattan's Community District 6.

METHODOLOGY

This waterfront conditions and access survey was undertaken by the Urban Planning Fellow at the request of the District Manager and Community Board members. Research was conducted from January through April 2009. The district was canvassed on foot from 14-59th Streets along the East River in order to determine access conditions.

The district was divided into 9 survey areas of approximately 5 blocks each to canvass on foot. Please see a breakdown of the study areas on the map on page 14.

The planning fellow then visited each waterfront survey area and evaluated the accessibility and waterfront conditions according to a pre-developed checklist which is available in Appendix A.

Photographs and other written

observations were recorded to document the conditions of the waterfront accessibility at various places within the district. These images and descriptions were then compiled into this report offering a snapshot of the East River Waterfront Access Conditions within Community District 6.

HISTORY AND BACKGROUND OF THE MIDTOWN EAST WATERFRONT

For most of the last century, Midtown East has been cut off from its waterfront and underserved by publicly accessible open space. The district is a growing community in terms of population with more than 2,150 new residential units added between 2000 and Winter 2008.

While population within the district is growing, community facilities and the amount of open space unfortunately are not. Thus, putting further stress on the already limited community amenities. However, there is a growing momentum within the Community Board to address these issues and improve the quality

Land Use History

and accessibility of open space within the Community District. The future of several major projects including the redevelopment of the former Con Edison site, the rebuilding of the FDR Drive, the potential UN campus expansion, and the proposed creation of Solar Two represent major opportunities for new growth in the district, and if planned together, these projects could be designed to create new and innovative waterfront space along the East River.

Redevelopment of the Former Con Edison Site

Four city blocks, just south of the United Nations along the East River, offer a rare opportunity for a major re-development in Midtown Manhattan. The former Con Edison power stations were decommissioned in 2001, and the rights to develop the site were secured by East River Realty Company (ERRC). ERRC has proposed 6.3 million square feet of development for the site in a mix of residential and office buildings. The plan for the closed waterside plant now occupying a prime site along the East River has the

latent potential to become a true community resource and open space destination tied into the surrounding neighborhoods and connected to the East River.

The redevelopment of the former Con Edison Site offers the opportunity to:

- Connect to the city, and create safe pedestrian links to First Avenue and along the East River
- Reach to the river by building a public waterfront park over FDR Drive and link existing riverfront esplanades to the north and south.
- Make a memorable place with a distinct civic identity and with public spaces and activities that attract visitors as well as nearby residents and workers.

New York has a once-in-a-lifetime opportunity to open up access to Manhattan's Midtown East waterfront. If planned together, these projects could be designed to create new park space, provide access to the waterfront, and complete a



In the early 19th and 20th centuries the East River waterfront was an active bustling space for travel, commerce and manufacturing.



Peter Cooper Village is a unique urban community developed in the post war years.

Land Use History

greenway that would go all the way from the Battery to Harlem along Manhattan's East River.

Land Use and Development History in the District

Midtown East has evolved from farms and country estates in the early 18th century to heavy industrial uses in the late 18th and early 19th centuries, to the significant institutional and residential uses that reflect its current character.

The area's farms and estates, including the Kips Estate and Turtle Bay, were redeveloped after the Civil War to heavy industrial uses which lasted until the late 19th century, when residential and institutional uses began to predominate.

The area from 40th to 49th Street and Third Avenue to the East River was originally known as Turtle Bay Farm, named after the small cove along the River. From the late 18th century, the East River waterfront was occupied by heavy industrial uses including old ironworks, stone

dressing plants, breweries and coal companies, shipyards, gas works, and slaughterhouses. In the early 1900s the New York Edison Company built two large power plants between 38th and 40th Streets along the East River.

In the mid-19th century, the eastern end of 42nd Street was a shantytown known as Dutch Hill until the area was bulldozed for the construction of tenement buildings and brownstones. In the late 1940s, the slaughterhouse district along the river was cleared to create the United Nations headquarters.

The Sutton Place and Beekman Place neighborhoods along the East River between the 59th Street Bridge and the north end of the United Nations campus at 48th Street were occupied in the 19th century by riverfront industrial uses, including button factories and a brewery, although they also included a number of older residential structures. In the 1920s and 1930s, these neighborhoods were redeveloped with apartment buildings and became residential enclaves attracting upper income

New York families.

The waterfront area to the south of 34th Street and east of First Avenue was known in the 19th century as the "gas house district," due to the coal gas manufacturing plants, storage tanks and other industrial features in the area. Institutional uses in this area also date back several centuries, with hospitals to treat epidemics and those for the poor, including the historic Bellevue Hospital, founded in the early 19th century.

In the 1930s and 40s, the FDR East River Drive was constructed, facilitating automobile access, but cutting off a significant portion of the neighborhood from the waterfront.

The last 50 years have seen an increasing development of residential buildings, including Kips Bay Houses, the Corinthian Building, the Horizon building and, in 2001, Trump World Tower. At the same time, the NYU and Bellevue campuses have been expanded, giving the neighborhood the predominant mix of residential and institutional uses it contains today.

Community Characteristics: Manhattan Community District 6

Land Use	Lots	Square Feet (in 1000s)	%
1- 2 Family Residential	234	392.0	1.5
Multi-Family Residential	1,060	6,257.9	24.5
Mixed Residential / Commercial	778	7,640.4	29.9
Commercial / Office	429	3,747.8	14.7
Industrial	31	118.7	0.5
Transportation / Utility	43	1,710.1	6.7
Institutions	211	4,078.5	16.0
Open Space / Recreation	29	872.6	3.4
Parking Facilities	32	226.9	0.9
Vacant Land	62	437.9	1.7
Miscellaneous	18	61.5	0.2
Total	2,927	25,544.1	100.0

Source: NYC Department of City Planning, 2009.

Total Population CB6		
1980	1990	2000
127,556	133,748	136,152

Source: NYC Department of City Planning, 2009.

Manhattan's East River Greenway



Source: <http://www.nyc.gov>

Currently, one of the major missing links in Manhattan's waterfront greenway lies between 38th and 63rd Streets adjacent to the East River.

The missing link begins with the former Con Edison parking lot, which occupies the area between the FDR Drive and the East River from 38th to 41st Streets, and continues between 42nd and 48th Streets where the UN campus occupies the area between First Avenue and the East River. From 41st Street to 63rd Street, the FDR Drive prohibits access to the waterfront. The missing link ends at 63rd Street, where the Bobby Wagner Walk begins and extends to 125th Street.

Manhattan Greenway Map



Map Source: <http://www.nyc.gov>

Waterfront access within the boundaries of Manhattan Community Board 6 represents a significant break in the continuous East River Greenway.

The missing links to the Greenway are highlighted in Red, representing a missed opportunity for community residents to enjoy the resources of the East River Waterfront.

THE COMMUNITY BOARD'S VISION

Manhattan Community Board Six (CB6) has set the goal of increasing access to the East River and developing new open space in the district.

To improve access to the waterfront, CB6 has proposed upgrading the area around the ferry landing at 34th Street; eliminating waterfront parking lots at 34th Street and between 38th Street and 41st Street; and creating connections to the waterfront through 39th Street and 40th Street. CB6 has also suggested studying the feasibility of redesigning or eliminating the northbound exit ramp off the FDR Drive at 42nd Street to allow greater access to the waterfront and the possibility of an additional ferry landing along the waterfront.

To increase the amount of open space, CB6 has proposed studying the creation of park space on the deck above the FDR Drive between 38th and 42nd Streets.

Community Board members are also committed to the preservation of existing park land and open space within the district. If Robert Moses Playground located near 42nd Street is converted to build a new building for the United Nations as has been considered, CB6 believes the active recreation space that the playground currently contains must be replaced.



Community Board Members were instrumental in the opening and maintenance of Stuyvesant Cove Park near 23rd Street along the East River.

CITY REGULATIONS AND WATERFRONT ZONING TEXT

Policies written under the Waterfront Zoning Text provisions are guided by the intent to provide public access to and along New York City's coastal waters. The intent is to provide both physical and visual public access in a manner that balances the interests of public and private waterfront use. All regulations discussed below have been drawn from and can be found in the New York City Zoning Text Resolution.

These zoning regulations establish public access requirements for most new residential and commercial development including:

- Standards for the size and configuration of waterfront public open spaces

Zoning Regulations

- Requirements for visual and physical connections to the upland;
- And design guidelines for the treatment of public spaces.

The regulations provide for adoption of Waterfront Access Plans to tailor the requirements to local site conditions. Although waterfront zoning regulations do not require public access in connection with industrial development, this is recommended and there are often appropriate opportunities for physical or visual access along the working waterfront, where there is no risk to public health and safety.

Goals of the Waterfront Zoning Policy

This policy also presents standards for public lands, public facilities contiguous to the shoreline and lands under water (public trust lands). These standards are intended to preserve existing access to the shoreline provided by facilities such as public parks, beaches, marinas, piers, streets, highways, and existing easements on privately-owned land and to encourage public access

improvements as a component of public projects.

Goals of the Zoning are:

- To preserve, protect and maintain existing physical, visual and recreational access to the waterfront.
- To protect and maintain infrastructure, including roadways and shoreline protection structures, which support public access and recreation facilities.
- To maintain in good repair existing public access areas to ensure public safety and enhance enjoyment.
- To incorporate public access into new public and private development where compatible with proposed land use and coastal location.
- To encourage the development and maintenance of high quality public spaces in appropriate locations, particularly those that would facilitate connection of existing waterfront public access spaces and allow continuous access along the shore.



Sutton Place parks offer elevated waterview plazas, but do not allow residents to truly connect with the waterfront at shore level.

- To encourage development of public access in industrially zoned areas where compatible and appropriate.
- To provide visual access to coastal lands, waters and open space where physically practical.
- To preserve existing visual access in the development of waterfront public lands and facilities. Minimize reduction of existing visual access caused by the scale, design, and location of public projects in areas such as streets, parks, bridges and highways. Preserve visual corridors provided or defined by mapped streets (open or improved) that

Zoning Regulations



Striped crosswalks and stoplights provide waterfront access points at 23rd Street and Avenue C.



The rehabilitation of former piers along the East River provide opportunities for new development and space for community activities.

terminate at the shoreline.

Since 1993, the Zoning Resolution has included special regulations for waterfront properties, which require new developments, except for industrial, low-density residential and City infrastructure, to build and maintain waterfront public access areas.

These Waterfront Public Access Areas should be designed to ensure that waterfront public access areas are inviting to the public through:

- Facilitation of high quality design elements
- Ensuring of uninterrupted waterfront access that is clearly open to the public
- Promotion of the greening of the waterfront with a variety of plant materials that provide aesthetic and ecological benefits, including trees, shrubs, and ground cover;
- Facilitation of a wide variety of amenities, including access to water, boat launches and anchorages, and play areas
- Encouragement of a variety of landscape designs, including edge treatments
- Activation of waterfront spaces

by improving connections between the water's edge and the upland streets.

Zoning Text Terminology

Waterfront Area

The "waterfront area" is the geographical area comprising all blocks between the pier headline and a line 800 feet landward from the shoreline. Where such line intersects a block, the entire block shall be included and the waterfront area boundary shall coincide with the center line of the landward boundary street or other block boundary.

All developments on zoning lots within waterfront blocks shall be subject to the provisions of Section 62-71. All waterfront public access areas, shall comply with the provisions of 62-60, which regulates the general design standards and maintenance obligations for the waterfront public access areas. Waterfront public access areas as well as developments that are predominantly docks, those for non-commercial pleasure boats,

Design Requirements

ferries, sightseeing, excursion or sport fishing vessels; boatels; or commercial beaches; or development on piers or platforms are subject to regulation under the requirements of Section 62-48.

Supplemental Public Access Area

A “supplemental public access area” is a waterview plaza, waterview park, waterview sitting area or residual public access area provided on a waterfront zoning lot, in addition to other required public access areas, in order to fulfill the waterfront public access requirements.

Upland connection

An “upland connection” is a pedestrian way, which provides a public access route from a shore public walkway or a supplemental public access area to a public sidewalk within an open and accessible public street, Public Park or other accessible public place.

Design Requirements

The requirements shall apply to shore public walkways, and supplemental public access areas.

Circulation and access

All waterfront public access areas shall be accessible from an open public street, public park or other public place at intervals along the shore public walkway not to exceed 600 feet by means of either a direct connection or, where no direct connection exists, an upland connection between the public access area and an adjoining public sidewalk within an open public street, public park or public place.

A shore public walkway shall provide a circulation path with a minimum clear width of 12 feet. Such path shall be located within 10 feet of the shoreline for at least 20 percent of its length. Secondary paths, when provided, shall be at least 6 feet wide.

Accessibility for persons with Disabilities

Waterfront public access areas



Waterfront access gates at Peter Detmold Park, 51st Street.



Single bench seating at Stuyvesant Cove Park.

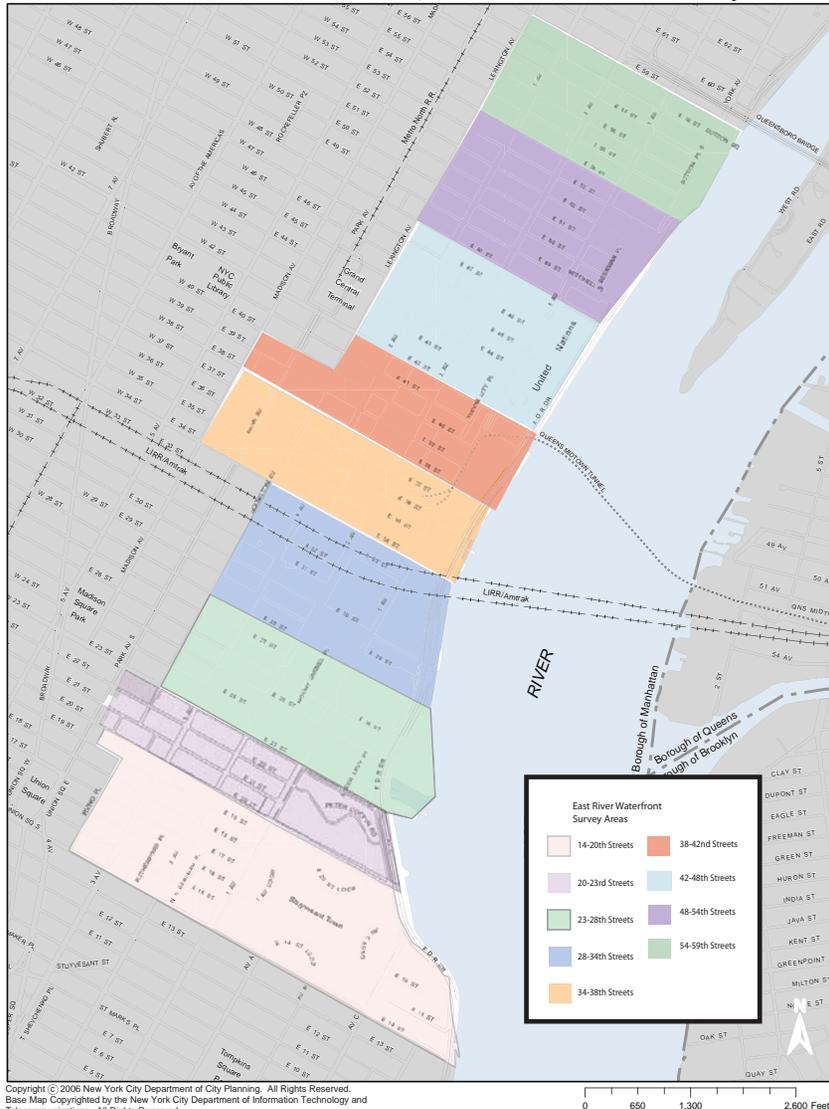


Handicap accessible ramps provide ADA compliant access at the Sutton Place Parks.

Design Requirements

Manhattan Community District 6: Map and Location of Survey Areas

East River Waterfront Survey Areas Manhattan Community District 6



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shall be accessible to the handicapped in accordance with the Americans with Disabilities Act and the American National Standards Institute (ANSI) design guidelines.

Entry Gates

Gates attached to fences and walls that limit physical access to waterfront public access areas from streets, public parks or other public ways or from adjacent waterfront public access areas on adjoining zoning lots shall be permitted only at the boundaries of the waterfront public access areas and such adjacent publicly accessible areas. The maximum height of a gate shall be four feet above the adjoining grade. Gates shall consist of no more than 30 percent opaque or solid elements. When opened for access, such gate shall not obstruct any portion of the required circulation path or paved area.

Entry signage

All waterfront public access areas shall contain an entry sign mounted on a permanent structure. Such sign shall be located within five feet of the boundary of the entrance from a street, public park or other public way. Required signage shall contain:

- The New York City waterfront symbol, 12 inches square in dimension, lettering at least one-and one-half inches in height stating "OPEN TO PUBLIC" in lettering at least one-half inch in height stating the approved hours

Design Requirements



Wooden and wrought iron benches along the waterfront provide spots for relaxation.



Trash cans and appropriate lighting are among the required amenities to be placed along the waterfront according to the Zoning Text Resolution.

of operation.

- Lettering at least one-half inch stating: "Do not enter outside of hours of operation"
- The International Symbol of Access for the Physically Handicapped, at least three inches square, or the statement "This public access area is accessible to the physically handicapped"
- Address of the property where the waterfront public access area is located.

Screening buffer

A screening buffer shall be provided within the shore public walkway or supplemental public access area, running along the entire upland boundary of such area where it abuts non-publicly accessible areas of the zoning lot. Not less than 50 percent of such facade area shall be glazed with transparent materials and up to 20 percent of such facade area may be glazed with translucent materials.

Trash receptacles

One trash receptacle shall be provided for every 4,000 square feet of shore public walkway and

supplemental public access area, located in visible and convenient locations. Trash receptacles shall be placed within 50 feet of a seating area. They must have a minimum capacity of 25 gallons and have either top openings that measure at least 12 inches wide or side openings that measure at least nine inches high. Trash receptacles shall be able to fit standard bags used to collect trash.

Seating

One linear foot of seating shall be provided for every 75 SF of shore public walkway and supplemental public access area.

Plantings

An area equal to at least 50 percent of the area of the shore public walkway and supplemental public access area shall be planted.

Trees and additional plantings

A minimum of one canopy tree shall be provided for every 2,000 square feet of shore public walkway and supplemental public access area. In no event may

Design Requirements

a shore public walkway have an amount equivalent to less than two canopy trees for every 100 feet of shoreline. In addition to the trees required, or every 1,250 square feet of shore public walkway or supplemental public access area, one of the following must be provided: a canopy tree, an ornamental tree or a multi-stemmed equivalent, 60 square feet of planting beds, or 110 square feet of accessible lawn.

Bicycle parking

Bicycle racks sufficient to provide at least four bicycle parking spaces shall be provided within a waterfront public access area. Bicycle racks shall be adjacent to a circulation path and at least 20 feet from the shoreline.

Additional Special Requirements for Public Access on Piers

Access and Circulation

All developments on zoning lots containing piers shall provide public access. Pier public access areas shall be directly accessible from

a waterfront public access area, public sidewalk within an open public street, public park or other accessible public place. At least one circulation path having a minimum clear width of ten feet shall be provided throughout the public access area required on the pier.

Seating

At least one linear foot of seating is required for every 100 square feet of pier public access area.



Stuyvesant Cove Park provides a variety of seating arrangement for residents and visitors to enjoy the waterfront vistas.



Native species plants provide shade for waterfront patrons and natural habitats for wildlife along the East River.

Major Findings and Violations from the Survey Results:

The following observations and violations are characteristic of the East River Waterfront as a whole. Overall the conditions and quality of the access points and the available amenities along the East River need to be upgraded and amended to improve the quality of life for residents and community visitors alike.

CURRENT CONDITIONS OF THE EAST RIVER WATERFRONT AS DETERMINED THROUGH SITE OBSERVATIONS

Particular attention has been paid to note the conditions as evaluated by the following criteria:

- Configuration and dimensions of upland connections
- Grade changes at the vehicular pedestrian transition areas
- Circulation and access
- Lighting
- Plantings and trees
- Obstructions
- Barriers (guardrails, fences, gates and bollards)
- Seating
- Signage
- Paving
- Amenities
- Equipment

A full blank copy of the survey tool used to evaluate the conditions on the East River Waterfront can be found in Appendix A.

In the following section, violations, community conditions, and accessibility will be evaluated for each survey area in particular. However, on the whole the following major findings and violations are characteristic of the conditions along the East River Waterfront in Manhattan Community District 6.

Waterfront Access Along the East River is Inadequate for Community Resident's Needs:

- Many residents are unaware of how to appropriately enter the waterfront from main city streets;
- Additionally the waterfront from 38-48th is entirely cut off from community access;
- Many areas have only one or a very limited number of street level access points.

The Vast Resource of the East River is Under utilized:

- The number of patrons observed along the waterfront is low;
- Community Events along the waterfront are limited;
- Opportunities for diverse types of recreation are limited;
- There are few opportunities for active recreation.

Signage Indicating Waterfront Access is Inadequate:

- Official signage is not used;
- Proper parties responsible for maintenance are not always identified;
- Accessible paths from main streets including 1st Avenue are not always identified.

Handicap Accessibility to the Waterfront Needs to Be Improved:

- Many access points, especially those through Peter Detmold Park are not ADA compliant;
- Crosswalks, stairways and paving conditions need to be amended to meet ADA needs;
- Busy streets, crosswalks and intersections make access points along the waterfront hazardous for the elderly and youth in particular.

Diverse Opportunities and Uses Need to Be Created Along the Waterfront:

- The current waterfront areas provide for passive recreational activities;
- Active recreational spaces for residents and visitors of all ages need to be created and maintained to appeal to all community members;
- Permitted amenities including comfort stations, water fountains, kiosks, cafes and other forms of diverse waterfront use are not readily utilized;
- Public art installations are very minimal along the waterfront.



Residents access to the East River Waterfront is cutoff by the FDR East River Drive at many locations along the waterfront.



Portions of the Waterfront from 38-48th Street are entirely inaccessible by residents and community visitors.

14-20th Streets

EAST RIVER WATERFRONT CONDITIONS: 14-20TH STREETS

Waterfront Access and conditions from 14-20th Street Along the East River Waterfront are not uniformly accessible and pose challenges for some community members to access their use.

Direct Street Access to the waterfront is not available at many upland connections as access is blocked by the FDR East River Drive. Direct street level access is very limited in this study area:

At the 14th Street Con Edison site there is no access at Avenue C;

At 15th Street, the Con Edison facility provides for no access at Avenue C;

At 16th Street, the Con Edison facility provides for no

access at Avenue C;

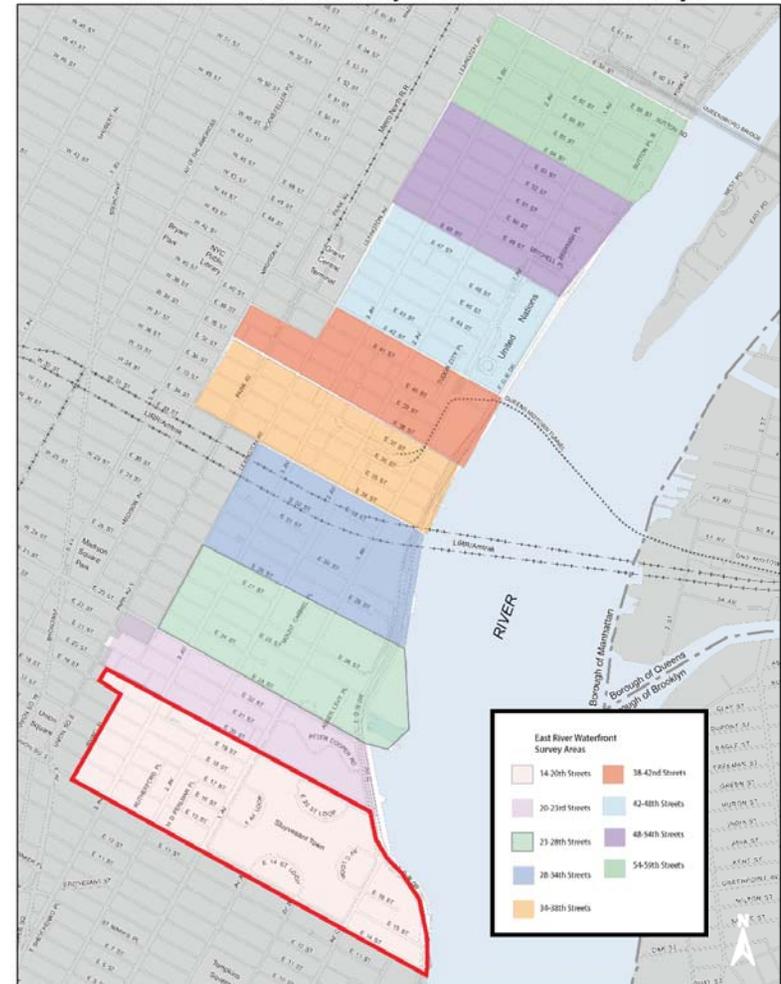
At 17th Street there is no access at Avenue C near the Mitchell Brothers Playground.

Waterfront access at the street level is available at 18th Street under the FDR Drive. There is a crosswalk



The currently operational 14th Street Con Edison Power Plant blocks access from Avenue C along the East River.

East River Waterfront Survey Areas Manhattan Community District 6



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14-20th Streets

at 18th street with a stop sign and lighted walk sign. This access point puts you onto the East River Greenway that connects down to east River Park at the base of 14th street. Access is limited by cars coming off the ramp at the FDR drive. Cars move at a high speed and make pedestrian crossing challenging, even at designated crosswalks and areas.

A small strip of waterfront access runs between the FDR Drive from the access at 18th street down to 14th and the beginning of East River park.

The pathway between 20th to 14th streets is rather narrow. Bicycles and pedestrians must share the same space. When the pathway narrows at 16th street, this makes sharing the road very difficult.

RECOMMENDATIONS:

Pathways: use a separate paving color or striping for bike lanes, especially where the pathway narrows between 14th and 16th Streets.

Widen the pathway at 16th street to 14th Streets to ensure that bikers and pedestrians can share the path

safely.

Raise the height of the Guardrail along the FDR. The low hanging guardrail between the pathway and the FDR could be raised to improve pedestrian and bikers sense of security and safety.

Plant larger shade bearing trees at strategic sites along the waterfront to increase the amount of shaded space, as there is currently limited shade available in this study area.

Place call boxes or emergency access telephones along the waterfront.

Install official waterfront signage indicating hours of operation, responsible agencies, and emergency contact information.

Create more active recreational activities and areas along the waterfront. The installation of fitness equipment, horse shoe pits or other activities would diversify the offering along the waterfront.

Open the currently closed Con Edison storage site at 15th to active use.



East River Waterfront view at 18th Street.



Benches, plantings and trash receptacles along the waterfront pathway.



Con Edison storage materials block direct waterfront access at 15th Street.

14-20th Streets

EAST RIVER WATERFRONT: SITE SURVEY AND MONITORING INSPECTION REPORT

DATE AND TIME OF SURVEY: April
16th; 3:30pm

AREA SURVEYED:

EAST RIVER Waterfront From 14th
Street to 20th Street

TYPE OF DEVELOPMENT:

Waterfront esplanade with combined
walking and bike path

PERMANENT STRUCTURES: None

ACCESS: CONDITION, DESCRIPTION AND COMMENTS

X 24 HOURS; no signage indicators
limiting access or hours
RESTRICTED HOURS None
POSTED HOURS None
CLOSED FOR EVENTS None

ACCESS DETAILS: CONDITION, DESCRIPTION AND COMMENTS

GATED ENTRANCE None
GATED WITH LOCKS None
X FULLY ACCESSIBLE Fully
accessible at all hours at street level;
entrance only at 18th Street and Ave.
C and FDR Drive
GATED PERIMETER None
X POSTED SIGNAGE East River
Greenway bike path connection

EASE OF ACCESS: CONDITION, DESCRIPTION AND COMMENTS

X ROAD CONDITIONS Busy cross
section and exit ramp of FDR; heavy
and higher speed traffic flow
X CROSSWALK Striped painted on the
ground
X TRAFFIC LIGHT With pedestrian walk
light signal
STOP SIGN None
X OTHER Do not enter and yield
signs posted for FDR access road
X HANDICAP ACCESSIBLE Access at
18th street is ADA compliant

REQUIRED AMENITIES: CONDITION, DESCRIPTION AND COMMENTS

NONE
ARTWORK None
BICYCLE RACKS None
DRINKING FOUNTAIN None
X COMFORT STATION Portable toilet
at 18th street
X SEATING Yes, ample good quality
X BENCHES 43 wooden and iron
benches
X TABLES 2 tables with stationary
chairs
X SHADE Minimal shade provided by
small trees near some benches
X LIGHTING 9 wrought iron street
lamps
X TRASH RECEPTACLES
Number and Location: 26 receptacles;

well spaced along walkway
X PLANTINGS well maintained, small
ground cover
X TREES small decorative trees
VIEWING STATIONS none
X SIGNAGE Indicates link in East
River Greenway
X PATHWAY Good condition, smooth
grey and red brick; pathway between
14-16th streets is extremely narrow
for 2 way traffic-less than 4 ft. wide at
some points
WATER FEATURE none
RETAIL none
ACCESS TO FERRY TERMINAL n/a
ACCESS TO HELIPAD n/a
OTHER n/a

PERMITTED AMENITIES: CONDITION, DESCRIPTION AND COMMENTS

FOOD SERVICE none
KIOSK none
OPEN AIR Café none
OTHER none
PIERS n/a
BULKHEADS n/a

VIOLATIONS OBSERVED:

ACCESS:
AMENITIES:
X CONDITIONS: Signage is
inadequate, no hours or responsible
parties posted

20-23rd Streets

EAST RIVER WATERFRONT SURVEY: 20-23RD STREETS

Stuyvesant Cove Park, which occupies the majority of the East River Waterfront space between 20th and 23rd Streets is an example of some of the best waterfront access in Community District 6. Following the hard work of Community Board members in the creation of Stuyvesant Cove park, this stretch of the East River Waterfront represents one of the most popular, well maintained, and pleasant areas of the District.

The entrance point for waterfront access at 20th street is under the FDR drive at Avenue C. This is



Tables, chairs, benches and gazebos provide pleasant spaces for relaxation and socializing in Stuyvesant Cove Park at 23rd Street along the East River.

one of the best accessible areas of the waterfront. Stuyvesant Cove Park is one of the most popular areas of waterfront access in the district.

The variety of community amenities including gazebos, chairs, tables, chess boards, and individual seating provides for a multi-use space used by a variety of



20-23rd Streets

community members and residents.

Solar one is located at the waterfront plaza at 23rd Street. This privately owned eco-laboratory provides education activities, community outreach and environmental awareness campaigns. The Solar One structure is currently a self-sufficient building powered by the photovoltaic cells that line the rooftop of the structure. The outdoor patio at Solar One and floor mural area are important community activity areas along the waterfront.

The proposed expansion and construction of Solar Two will create new community resources along the waterfront, however this design and construction process must be undertaken in ongoing dialogue and coordination with the members of Manhattan Community Board 6.

RECOMMENDATIONS:

Install a stop light at the FDR service road. High speed traffic at 23rd Street and Avenue C along the FDR service road is a challenge. While a pedestrian cross walk with

lighted sign is installed, further reducing the speed of traffic would help to ensure that all community patrons, especially the elderly are able to access the waterfront safely.

Update community information billboards. Information on the two boards are outdated. Expand the capacity of these important community information posts and include more active events.

Repair the back patio at Solar one: The wooden patio is becoming weathered and the wooden planters along the patio are in need of replacement.

Install the official NYC Waterfront Signs to indicate hours of use and access, responsible parties, and emergency contact information.

Repaint the floor mural at 23rd street to revitalize the community artwork in the study area. Increase the amount of public art along the waterfront.



A variety of plantings and trees provide shaded relaxation space along the waterfront.



A separated two-way bike path provides recreational areas for residents and visitors.



Solar One, an environmental education organization is located in Stuyvesant Cove Park.

20-23rd Streets

EAST RIVER WATERFRONT: SITE SURVEY AND MONITORING INSPECTION REPORT

DATE/TIME OF INSPECTION: April 16;
4:30pm

AREA SURVEYED: East River Waterfront
from 20th Street to 23rd Street

TYPE OF DEVELOPMENT: Waterfront
promenade; Stuyvesant Cove Park (NYC
Parks and Recreation Department); Solar
One

PERMANENT STRUCTURES: Gazebo,
benches and tables with chairs; Solar One
Building (private structure)

ACCESS: CONDITION, DESCRIPTION AND COMMENTS

24 HOURS

X RESTRICTED HOURS Posted dawn to
dusk

X POSTED HOURS On Parks Department
official sign

CLOSED FOR EVENTS unknown

ACCESS DETAILS: CONDITION, DESCRIPTION AND COMMENTS

GATED ENTRANCE

GATED WITH LOCKS

X FULLY ACCESSIBLE enter at traffic light
under the FDR at Avenue C.

GATED PERIMETER

X POSTED SIGNAGE East River
Waterfront greenway sign is posted along
the bike path; official NYC green symbol is
used, but not waterfront symbol

EASE OF ACCESS: CONDITION, DESCRIPTION AND COMMENTS

X ROAD CONDITIONS Busy streets at Ave.
C; Entrance at 20th and 23rd Streets

X CROSSWALK Entrance at striped painted
crosswalk at street level

X TRAFFIC LIGHT With walk signal for pe-
destrians

STOP SIGN

OTHER

X HANDICAP ACCESSIBLE Grade and
streets are handicap accessible, but access
would be challenging due to traffic volume
and higher speed traffic

REQUIRED AMENITIES: CONDITION, DESCRIPTION AND COMMENTS

NONE

X ARTWORK Floor mural at Solar One in
need of repainting

BICYCLE RACKS None, but separated
and well marked bike path is present

DRINKING FOUNTAIN None

X COMFORT STATION 1 portable toilet
located at 23rd street

X SEATING A variety of quality seating
options are available to patrons

X BENCHES 34 stainless steel benches

X TABLES Grouping of 4 permanent
chairs around tables

X SHADE Yes, very good shade in some
places, especially in the gazebo

X LIGHTING wrought iron lampposts

X TRASH RECEPTACLES

Number and Location: 6 cans near benches
and pathway

X PLANTINGS Exceptional variety of
plantings and native vegetation species.
Good ground cover, wildflowers and small
ornamental trees

X TREES larger shade trees provide

comfort and shade the seating area from the
bike path

VIEWING STATIONS

X SIGNAGE Stuyvesant Cove Billboard
with outdated event information; Solar One
information billboard

X PATHWAY Excellent condition grey stone
pathway

WATER FEATURE none

X RETAIL Gas station at 23rd Street sells
snacks and drinks

ACCESS TO FERRY TERMINAL n/a

ACCESS TO HELIPAD n/a

OTHER Separated two-way bike path
provides safe space for both bikers and
pedestrians; chess tables provide space
for interaction and games; Solar One
environmental education center and patio
space.

PERMITTED AMENITIES: CONDITION, DESCRIPTION AND COMMENTS

X FOOD SERVICE Gas Station at 23rd
Street sells snacks and drinks

KIOSK none

OPEN AIR CAFÉ none

OTHER none

PIERS none

BULKHEADS none

VIOLATIONS OBSERVED:

X ACCESS: Official NYC Waterfront signage
not used or posted

AMENITIES:

CONDITIONS:

23-28th Streets

WATERFRONT ACCESS CONDITIONS: 23-28TH STREETS

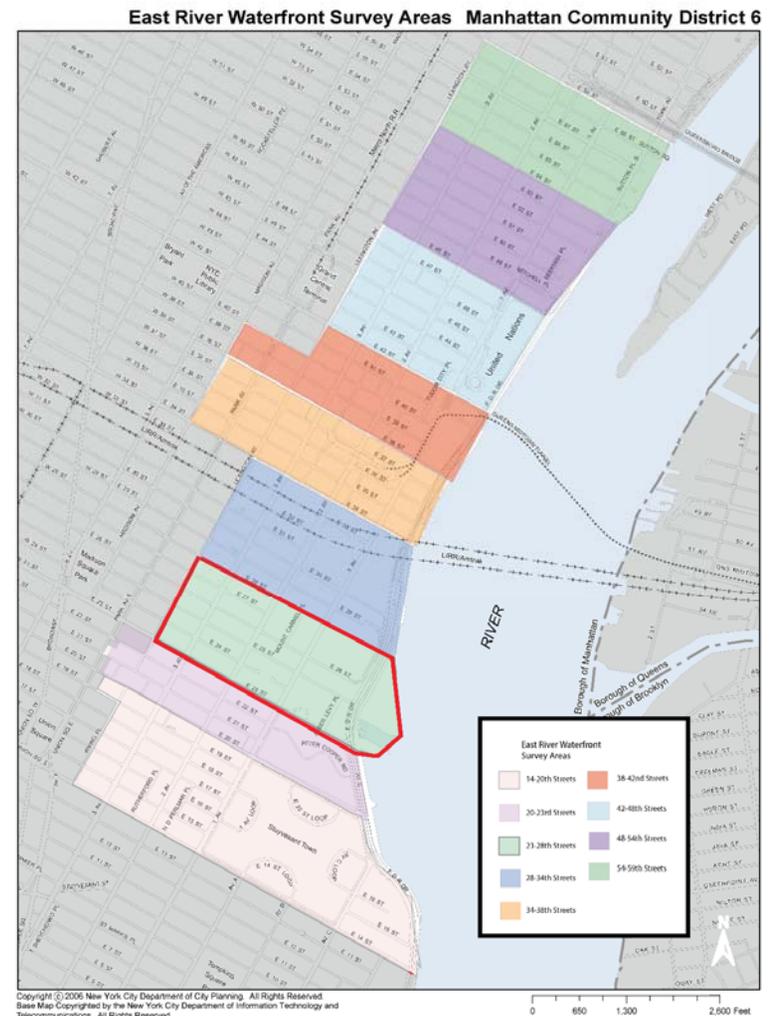
The East River Waterfront from 23-28th Streets is accessible mainly through the privately owned Waterside Plaza space. Waterside Plaza is a privately owned residential community, comprised of four residential towers and a variety of supplemental retail and services.

Occupying a significant portion of the waterfront between 23rd and 28th Streets, the publicly



accessible waterside and waterview plazas within the complex are a well maintained and pleasing community amenity. Waterside Plaza is located East of the FDR Highway, on the East River between 25th and 29th Streets. It is north of the Gulf gas station, the Marina

Waterside Plaza provides privately owned public access to the waterfront at limited hours for the community.



23-28th Streets

and the United Nations International School and south of the Water Club.

Waterside Plaza consists of four high-rise towers, 20 townhouses and retail spaces surrounding a central plaza. Visitors to Waterside Plaza can access the apartment towers and stores on the Plaza, three stories above Street Level. A pedestrian ramp on the South end of the complex and an escalator to the north are the best ways to access the Plaza Level.

The pedestrian entrance to Waterside is via the footbridge which is on 25th Street over FDR Drive.

The automobile entrance to Waterside is at the 23rd Street intersection with the FDR Drive. The M-16 bus departs from the southerly and northerly end of the Waterside complex at designated bus stops.

One of the most appealing aspect of Waterside Plaza's publicly accessible waterfront space is the children's playground area. The East River Waterfront within Community

District 6 lacks many opportunities for active recreation and organized play. This site provides opportunities for small children to actively enjoy the waterfront in their community.

RECOMMENDATIONS:

Provide more green and permeable surfaces along the waterfront. While the pathways and plaza are well maintained, they are mainly hard surfaces. Accessible areas of grass would improve the drainage conditions along the plaza and diversify the waterfront experience

Improve lighting along the water level pathway. While there are good amenities for sitting and strolling at the water level, the lighting situation is in need of improvement. Additional lights along the building or standing lampposts along the guardrail at the water would improve the feeling of safety at Waterside Plaza and make for more active use into the late afternoon hours.

Install official waterfront signs at the plaza level indicating hours of public access and when the waterfront is closed for events.



Playground equipment at Waterside Plaza provides active recreation space for youth in the district.



Access to the East River at Waterside Plaza is restricted to pedestrians and only during posted hours.



Benches and umbrellas at Waterside Plaza provide comfortable space for relaxation.

23-28th Streets

EAST RIVER WATERFRONT: SITE SURVEY AND MONITORING INSPECTION REPORT

DATE/TIME OF INSPECTION: 16 April;
5:00pm

AREA SURVEYED:

EAST RIVER Waterfront From 23rd Street
to 28th Street (Access is through private
property at Waterside Plaza)

TYPE OF DEVELOPMENT: Waterview
plaza; Waterside Plaza Residential
Complex (privately owned)

PERMANENT STRUCTURES: Waterside
Plaza Apartment Towers, Terrace

ACCESS: CONDITION, DESCRIPTION AND COMMENTS

24 HOURS

X RESTRICTED HOURS Private property
restricted access

X POSTED HOURS Waterfront walkway
posted from dawn to dusk

CLOSED FOR EVENTS Unknown

ACCESS DETAILS: CONDITION, DESCRIPTION AND COMMENTS

GATED ENTRANCE

X GATED WITH LOCKS Water level
pathway accessible

X FULLY ACCESSIBLE Plaza levels
at 25th street accessible via stairway,
escalator, and elevator

X GATED PERIMETER Water level
walkway accessible through gated access

X POSTED SIGNAGE

EASE OF ACCESS: CONDITION, DESCRIPTION AND COMMENTS

X ROAD CONDITIONS low traffic along
access road

X CROSSWALK Striped painted
crosswalk along street and sidewalk
STOPLIGHT
STOP SIGN

X OTHER City Bus stop and taxi stand
provide access to the Waterside Plaza
complex; pedestrian bridge

X HANDICAP ACCESSIBLE Waterside
Plaza is accessible via stairs, escalator
and elevator

REQUIRED AMENITIES: CONDITION, DESCRIPTION AND COMMENTS

NONE

X ARTWORK Some sculptures on
waterview plaza and along walkway

BICYCLE RACKS None

DRINKING FOUNTAIN None

X COMFORT STATION Private rest
rooms for residents

X SEATING Wooden benches

X BENCHES

X TABLES at Waterview plaza, shaded
tables are provided

X SHADE Umbrellas provide shade at
tables; larger trees at waterview plaza
provide some shade

X LIGHTING Mounted along buildings
on plaza level; poor lighting at water
level pathway

X TRASH RECEPTACLES

Number and Location: 4 at main
waterview plaza; none noted along
water-level pathway

X PLANTINGS planters contain small
trees

X TREES Small ornamental trees
VIEWING STATIONS None

X SIGNAGE Private property signs
posted; listing limited hours of access

X PATHWAY

Material, Paving Condition: smooth
concrete walkways and plaza; good
condition

WATER FEATURE None

X RETAIL waterside restaurant
ACCESS TO FERRY TERMINAL n/a
ACCESS TO HELIPAD n/a

X OTHER A very nice children's play area
with equipment for active recreation is
located at the plaza level

PERMITTED AMENITIES: CONDITION, DESCRIPTION AND COMMENTS

X FOOD SERVICE waterside bar is
KIOSK None

OPEN AIR CAFÉ restaurant

OTHER n/a

PIERS n/a

BULKHEADS n/a

VIOLATIONS OBSERVED:

X ACCESS: Official waterfront access
sign is not used

AMENITIES:

CONDITIONS:

28-34th Streets

EAST RIVER WATERFRONT CONDITIONS FROM 28-34TH STREETS

The NYU facilities parking lot along the river occupies a prime area for waterfront use and active recreation.

The Water Club, a private dining establishment is docked along the waterfront at 28th Streets. While this restaurant and dining club is a community landmark it represents a private use of important waterfront space.

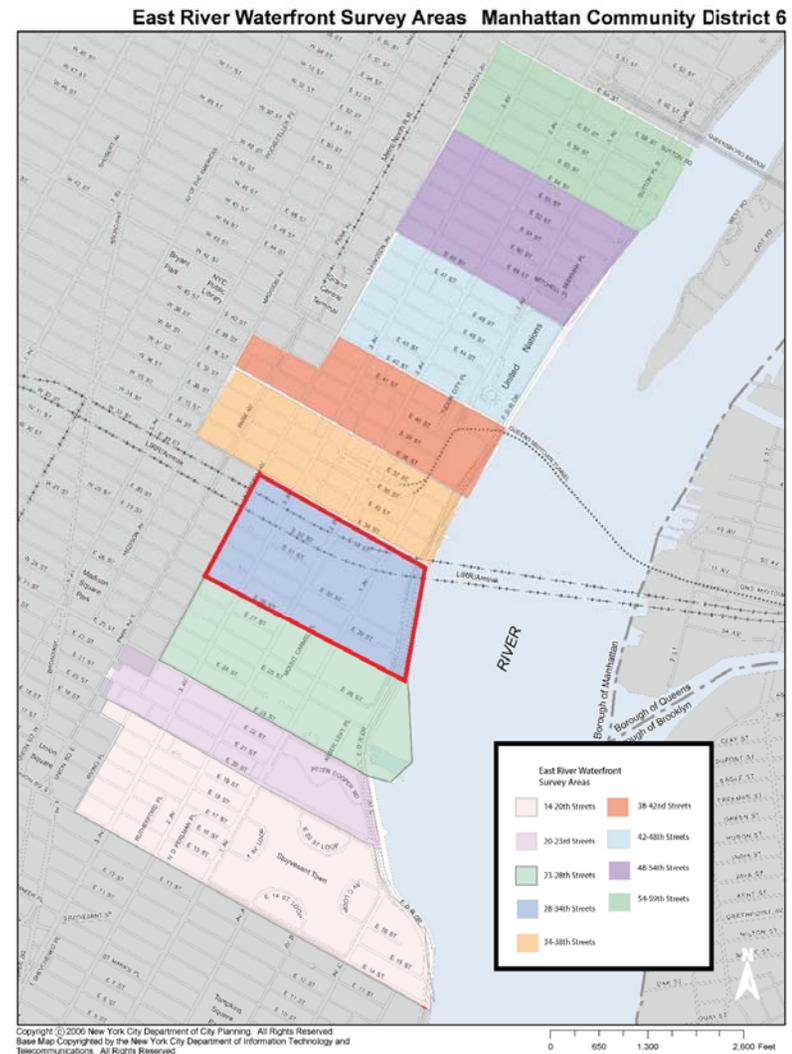
The pathway between the Water Club and the 34th Street Ferry Terminal and Heliport is a smooth paved

surface. Wooden benches that are built into planters provide seating and also a buffer from the parking and street activities.

Currently the East River bike path does not run along this section of the waterfront and cyclists must be directed onto city streets.



Parking occupies prime waterfront space along the East River Waterfront.



28-34th Streets

RECOMMENDATIONS:

Convert the Parking lot along the East River to publicly accessible waterfront open space. This area could become a community destination if use were converted from a hard paved surface parking lot to a soft surface or grass covered area. Opening this currently under utilized space could add much needed waterfront acreage that could be adapted to a variety of seasonal active and passive uses.

Widen the pathway along the waterfront. Currently the East River Greenway bike path is not accessible directly along the water at this point. Widening the pathway could create an opportunity for a separate bike lane along the waterfront.

Install more affordable retail and dining options along the waterfront. The Water Club stands as an important community destination, however a variety of retail and dining options would ensure that affordable options are available to residents and visitors of all income levels.

The placement of a Kiosk or temporary retail establishment could

provide a needed service to patrons along the waterfront.

The installation of a water fountain or comfort station would also provide a needed service to waterfront users.

Install official NYC waterfront signage indicating hours of operation, and responsible parties in the area.

At the Ferry Dock, there should be a permanent covered structure to shelter patrons who are waiting for the Ferry. A small comfort station or portable toilet should be installed to accommodate waiting passengers.

The ADA compliance of the Ferry Dock should be confirmed. And if necessary additions and renovations should be made to ensure that the Dock is brought up to compliance.



A limited waterfront path runs from 28th to 34th Streets.



The Water Club provides a private amenity to the community along the waterfront.



An NYU parking lot occupies prime waterfront area between 28th and 34th Streets.

28-34th Streets

EAST RIVER WATERFRONT: SITE SURVEY AND MONITORING INSPECTION REPORT

DATE/TIME OF INSPECTION: April 19th,
2009; 5:30pm

AREA SURVEYED:

EAST RIVER Waterfront From 28 Street to
34th Street

TYPE OF DEVELOPMENT: Waterfront
pathway

PERMANENT STRUCTURES: Water Club
Restaurant Boat; NYU Parking lot

ACCESS: CONDITION, DESCRIPTION AND COMMENTS

X 24 HOURS waterside pathway open all
hours

X RESTRICTED HOURS Ferry Terminal
hours restricted; waterfront path open all
hours

POSTED HOURS

CLOSED FOR EVENTS Not noted

ACCESS DETAILS: CONDITION, DESCRIPTION AND COMMENTS

X GATED ENTRANCE at Ferry Terminal and
Heliport

X GATED WITH LOCKS Metal Gates and
locks restrict Ferry Terminal and Heliport
Access

X FULLY ACCESSIBLE Waterfront pathway
open at all hours

X GATED PERIMETER Guard rail along
waterfront pathway; fully gated around the
Heliport and Ferry Terminal Access Ramps

X POSTED SIGNAGE Indicates hours of
Heliport and Ferry operation and schedules
of departures

EASE OF ACCESS: CONDITION, DESCRIPTION AND COMMENTS

X ROAD CONDITIONS Access along
FDR Service Road

X CROSSWALK Striped painted
crosswalk with Pedestrian Walk Sign

STOPLIGHT None

STOP SIGN None

OTHER Yield and Wrong Way signs
along service road; MTA Bus stop at the
Ferry Terminal; Handicap accessible bus
route M34

X HANDICAP ACCESSIBLE Pathway and
Heliport Appear to be accessible; Ferry
Terminal does not, but further investigation
would be required.

REQUIRED AMENITIES: CONDITION, DESCRIPTION AND COMMENTS

NONE

ARTWORK None

X BICYCLE RACKS yes, 2 steel racks

DRINKING FOUNTAIN None

COMFORT STATION None

X SEATING Variety of wooden and metal
benches; Seating at Bus Stop

X BENCHES variety of wooden and metal
benches

TABLES None

X SHADE Provided in some areas by
larger trees.

X LIGHTING Wrought iron lamp posts
spaced along the waterfront pathway

X TRASH RECEPTACLES

Number and Location: 4 spaced along
waterfront path

X PLANTINGS Small ground cover and
flowers in large planters

X TREES Excellent large shade trees
VIEWING STATIONS None

X SIGNAGE Only Water Club Private
property signs; Ferry and Heliport
schedules; No mention of waterfront
access.

X PATHWAY Smooth, good quality red
brick walkway; well maintained

WATER FEATURE None

RETAIL None

X ACCESS TO FERRY TERMINAL Easy
access to 34th Street Ferry Terminal along
waterfront walkway

X ACCESS TO HELIPAD Easy access to
34th Street Helipad along the waterfront
walkway

OTHER

PERMITTED AMENITIES: CONDITION, DESCRIPTION AND COMMENTS

FOOD SERVICE Water Club private
restaurant on a self contained property

KIOSK None

OPEN AIR CAFÉ None

OTHER None

PIERS None

BULKHEADS None

VIOLATIONS OBSERVED:

ACCESS: No Official Waterfront Signs
Used; Handicap accessibility at the Ferry
Terminal is questionable

AMENITIES:

CONDITIONS:

34-38th Streets

EAST RIVER WATERFRONT ACCESS CONDITIONS: 34TH TO 38TH STREETS

The pathway along the East River leading to Glick Park (also known as the East River Esplanade) is another excellent site along the waterfront and provides a much needed community amenity.

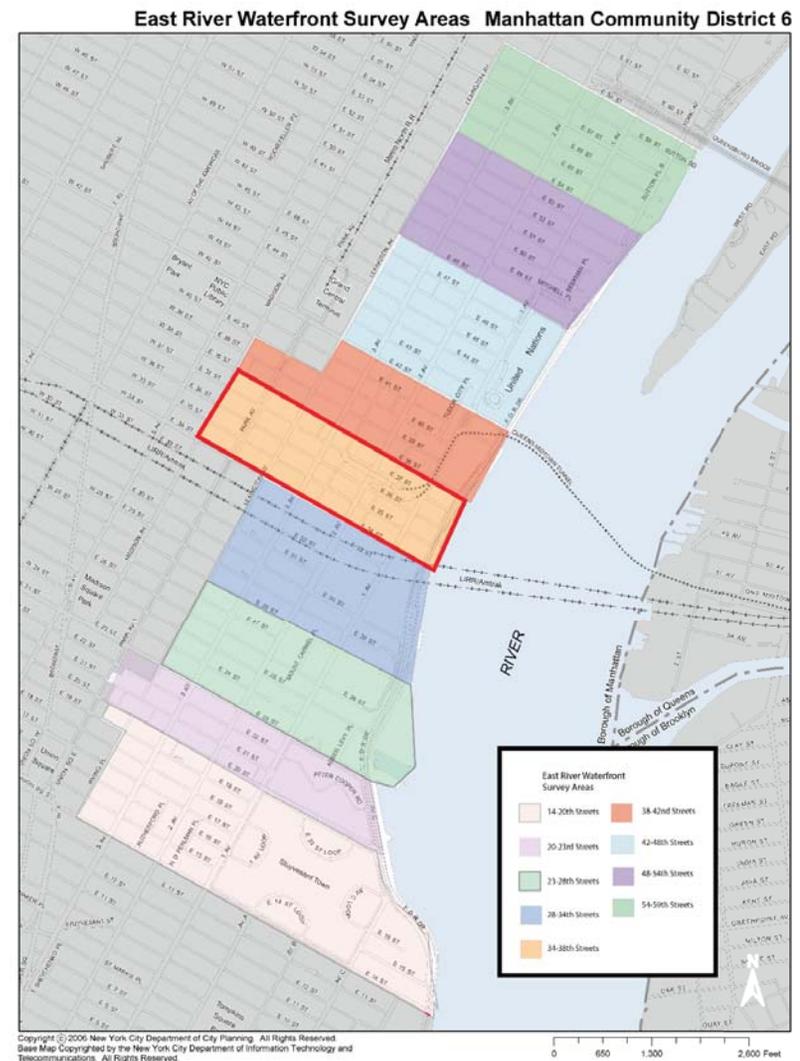
Access to the Ferry Terminal is very close and patrons are also able to access the East River Heliport easily along the waterfront pathway.



Glick Park provides beautifully landscaped waterfront access for residents in Community District 6.

The pathway leading from the Ferry terminal runs underneath and along the FDR Drive and service road until reaching the entrance to Glick Park at 37th street.

Access directly from 37th street into the park has been blocked and the underpass is closed by locked gates.



34-38th Streets

The amenities at Glick park are very nice and well maintained. A variety of metal and marble benches provide seating and space for relaxation. The park is well landscaped and ample shade is provided in the park.

The park also is home to some of the only active recreation areas along the waterfront. The small exercise station inside the park is a great example of what could be added to other areas along the waterfront.

This section of waterfront access also has excellent access to the East River Ferry terminal and the East River Heliport. Connection to the rest of the city via MTA Bus is also available at the 34th Street station.

The Con Edison parking lot begins at 38th street and thus indicates the start of the inaccessible portion of the East River Waterfront within the boundaries of Community District 6.

RECOMMENDATIONS:

Open the access gates at 37th street under the FDR to allow for direct street level access to the Park and waterfront area.

Install official NYC waterfront signage indicating a waterfront access location and hours and rules of access.

Install a water fountain or comfort station in the park or along the pathway to provide a needed amenity to the area.

Increase areas for active recreation in the park by converting some of the hard surfaces in the park area to soft permeable surfaces including grass.

Expanding the walkway at the waterfront edge could also allow for the continuation of the East River Greenway and bike path through this study area.

Ensure the compliance of the Ferry Terminal with ADA regulations. This may require further evaluation and depending on the outcome of these studies, further action and construction may be necessary to bring this up to code.



The ferry landing at 34th Street provides fast ferry access to Queens, Brooklyn, and Lower Manhattan.



Exercise stations provide active recreation opportunities along the East River.



Access to Glick Park at the 37th Street underpass is baracaded closed.

34-38th Streets

EAST RIVER WATERFRONT: SITE SURVEY AND MONITORING INSPECTION REPORT

DATE/TIME OF INSPECTION: April 19th,
2006; 4pm

AREA SURVEYED:

EAST RIVER Waterfront From 34th Street to
42nd Street

TYPE OF DEVELOPMENT: Waterfront
esplanade, park

PERMANENT STRUCTURES: Con Edison
Parking lot; NY Heliport; East River Ferry
Dock

ACCESS: CONDITION, DESCRIPTION AND COMMENTS

24 HOURS

- X RESTRICTED HOURS Dawn to Dusk
- X POSTED HOURS On Official Parks
Department Signage
- CLOSED FOR EVENTS Not Noted

ACCESS DETAILS: CONDITION, DESCRIPTION AND COMMENTS

- X GATED ENTRANCE Ferry Terminal, Heliport
and Glick Park are Gated
- X GATED WITH LOCKS Metal Fences with
Chain Locks provide secure access
- X FULLY ACCESSIBLE Waterfront pathway
and bus stop area are fully accessible at all
hours
- GATED PERIMETER Waterfront pathway
protected by guardrail; Park, Heliport and
Ferry Terminal Access are Gated around the
Perimeter
- POSTED SIGNAGE Ferry times and routes,
Heliport access hours and

EASE OF ACCESS: CONDITION, DESCRIPTION AND COMMENTS

ROAD CONDITIONS 37th Street
underpass is barricaded closed.

- X CROSSWALK With Pedestrian Walk sign
STOPLIGHT Regulating traffic along FDR
service road.
- STOP SIGN

- X OTHER wrong way and do not enter
signs along the FDR Service Road
- X HANDICAP ACCESSIBLE Waterfront
pathway and park access is handicap
accessible

REQUIRED AMENITIES: CONDITION, DESCRIPTION AND COMMENTS

NONE

ARTWORK None

- X BICYCLE RACKS 2 metal racks
- DRINKING FOUNTAIN None
- COMFORT STATION None

- X SEATING Yes, great variety of seating
options
- X BENCHES Wooden and wrought iron
benches and marble benches inside the park

TABLES None

- X SHADE Yes, excellent shade provided
by large trees

- X LIGHTING Decorative lampposts spaced
evenly along the waterfront

- X TRASH RECEPTACLES
Number and Location: Well covered along
the pathway, in the park and at the Ferry
Terminal

- X PLANTINGS A great variety of plants,
flowers and decorative ground cover provide
landscaping in the park

- X TREES Large variety of ornamental and
shade trees provide distinctive landscaping

VIEWING STATIONS

- X SIGNAGE NYC Parks Department Official
Sign indicates hours of operation; no official
waterfront sign is used however.

- X PATHWAY

Material, Paving Condition: Excellent
Condition concrete walkway along the
waterfront and Ferry Terminal/ Heliport;
Pattern red brick and stone in Glick Park

WATER FEATURE None

RETAIL None

ACCESS TO FERRY TERMINAL Easy access
to the 34th Street Ferry Terminal along a
well-lit path

ACCESS TO HELIPAD Easy access to the
34th Street Ferry Terminal along a well-lit
path

OTHER Exercise Station provides
opportunities for active recreation along the
East River Waterfront

PERMITTED AMENITIES: CONDITION, DESCRIPTION AND COMMENTS

FOOD SERVICE None

KIOSK None

OPEN AIR CAFÉ None

OTHER None

PIERS None

BULKHEADS None

VIOLATIONS OBSERVED:

ACCESS: Waterfront official signage is
not used; Handicap Access along the Ferry
Terminal is questionable and would require
additional evaluation.

AMENITIES:

CONDITIONS:

34TH STREET HELIPORT AND FERRY TERMINAL

34th street along the East River represents an important link in the city's transportation network. Both the East River Ferry Terminal and the 34th Street Heliport occupy important waterfront space in the Community District. While these areas are certainly necessary and important community amenities, the use of the waterfront by the public is limited in these areas.

In addition several amenities and upgrading activities should be carried out along the Ferry Terminal and Heliport sites to ensure the safety and comfort of area patrons.



The 34th Street Heliport provides services to Lower Manhattan, and area airports.



Patrons waiting for the East River Ferry and the Heliport must wait outside along the waterfront path.



The East River Ferry approaches the 34th Street Ferry Terminal.



Ferry service is provided to many points in lower Manhattan, Brooklyn and Queens. Access hours for the ferry and a schedule of routes are also posted.

RECOMMENDATIONS FOR THE HELIPORT AND FERRY TERMINAL SITES:

Build a permanent structure for the Ferry Terminal. As of now passengers are not protected from the elements while they wait for the East River Ferry. As of now, passengers have no protection from the rain, snow or cold weather. A covered permanent structure would improve the aesthetics of the ferry terminal and could serve to increase ridership.

The construction of a permanent structure could also allow for a comfort station, small food service facility and retail center to be created along the waterfront. Creating a more diverse mix of uses along the waterfront at the Ferry Terminal could lead to more active and animated waterfront space at different times during the day.

Increase lighting of the Heliport under the FDR Drive. As development currently stands the lighting near the Heliport is rather low. Installation of additional lamp posts along the pathway or on the permanent structures of the Heliport would improve this area significantly.



In addition to the East River Ferry Service, private fast ferry service to New Jersey also docks at the East River Ferry Terminal. Access to a Queens restaurant is also provided via ferry service.

EAST RIVER WATERFRONT ACCESS CONDITIONS: 38-42ND STREETS

NO access along the East River is available at 38th to 42nd Streets. The Con Edison Parking Lot and loading pier begins at 38th Street the edge of Glick Park, and blocks all pedestrian access points to the waterfront.

This also begins the missing link of the East River Greenway along the waterfront. Here pedestrians and bikers must transition onto First Avenue to continue the journey along the Greenway.

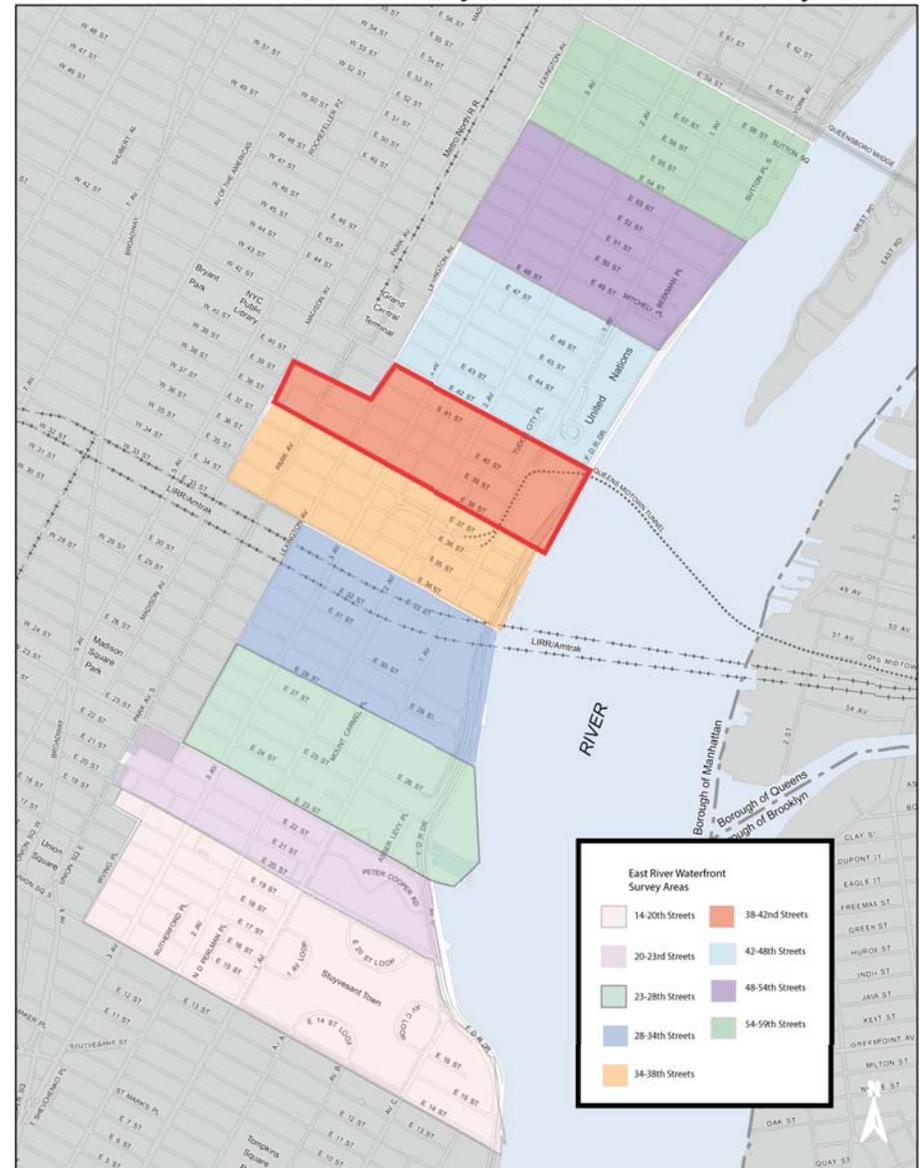
RECOMMENDATIONS:

Maintain active involvement and monitoring by the Board Members of the development at the former Con Edison Site.

Promote active use of the surrounding waterfront access points within the District.

Board Members should work together with area elected officials to continue to emphasize the importance of waterfront access and open space for area residents and visitors.

East River Waterfront Survey Areas Manhattan Community District 6



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0 650 1,300 2,600 Feet

38-42nd Streets

EAST RIVER WATERFRONT: SITE SURVEY AND MONITORING INSPECTION REPORT

DATE/TIME OF INSPECTION: April
19th; 5pm

AREA SURVEYED:
EAST RIVER Waterfront From 38th
Street to 42nd Street

Extra Information: The Con Edison
former parking lot begins at 38th
Street along the East River blocking
all potential pedestrian access points
to the waterfront. The survey area is
completely inaccessible.

TYPE OF DEVELOPMENT: Paved
Parking lot; gated perimeter
PERMANENT STRUCTURES: Former
Loading Pier

**ACCESS: CONDITION,
DESCRIPTION AND COMMENTS**
24 HOURS
X RESTRICTED HOURS Completely
closed
POSTED HOURS No Signage
CLOSED FOR EVENTS

**ACCESS DETAILS: CONDITION,
DESCRIPTION AND COMMENTS**

GATED ENTRANCE
X GATED WITH LOCKS Waterfront
access is gated off with a chain link
fence and locked
FULLY ACCESSIBLE
X GATED PERIMETER Chain-link
fence encircling the pier/ parking lot
POSTED SIGNAGE

**EASE OF ACCESS: CONDITION,
DESCRIPTION AND COMMENTS**
ROAD CONDITIONS None
CROSSWALK None
STOPLIGHT None
STOP SIGN None
OTHER None
HANDICAP ACCESSIBLE No access
for any patrons

**REQUIRED AMENITIES:
CONDITION, DESCRIPTION AND
COMMENTS**
NONE
ARTWORK None
BICYCLE RACKS None
DRINKING FOUNTAIN None
COMFORT STATION None
SEATING None
BENCHES None
TABLES None
SHADE None
LIGHTING None
TRASH RECEPTACLES

Number and Location: None
PLANTINGS None
TREES None
VIEWING STATIONS None
SIGNAGE None
PATHWAY
Material, Paving Condition: None
WATER FEATURE None
RETAIL None
ACCESS TO FERRY TERMINAL n/a
ACCESS TO HELIPAD n/a
OTHER None

**PERMITTED AMENITIES:
CONDITION, DESCRIPTION AND
COMMENTS**
FOOD SERVICE None
KIOSK None
OPEN AIR Café None
OTHER None
X PIERS Con Edison Pier, looks to be
very unstable.
BULKHEADS n/a

VIOLATIONS OBSERVED:
X ACCESS: No waterfront access
allowed at all; No signs indicating
access restriction
X AMENITIES: No Amenities provided
X CONDITIONS: The Con Edison
pier appears to be dilapidated and
unsound

42-48th Streets

EAST RIVER WATERFRONT ACCESS SURVEY: 42ND TO 48TH STREETS

No Waterfront Access Points are available along the East River in this study area. The waterfront from 42 to 48th Street is not Accessible at all to the public. Access is blocked mainly by the presence and security regulations governing the United Nations Campus.

This area again represents a continuation of the significant break in the Manhattan Greenway.

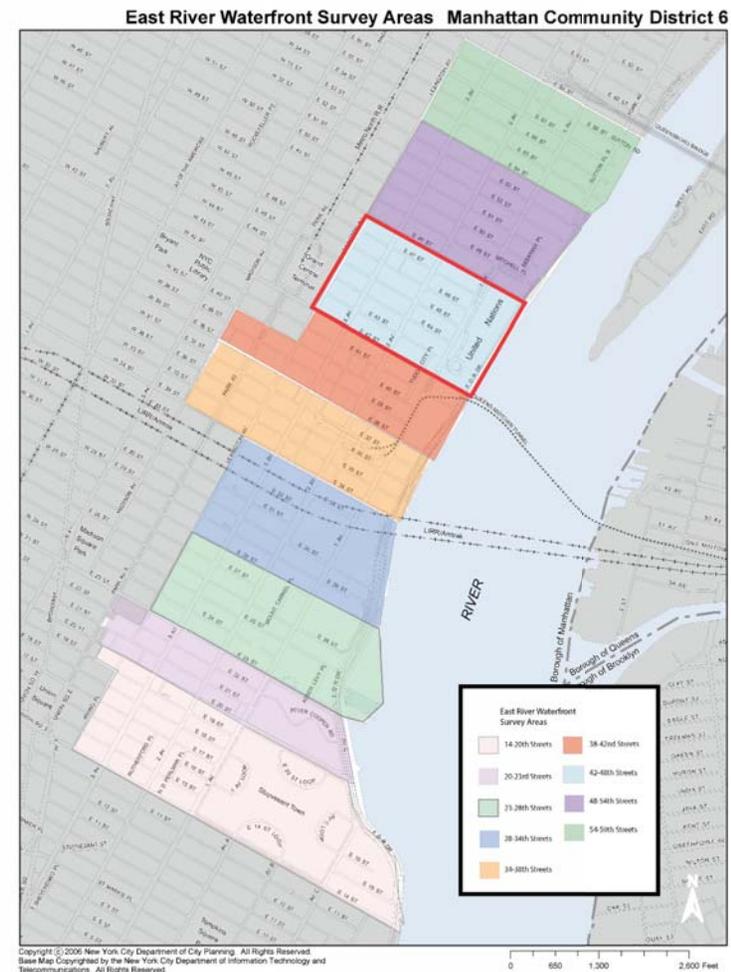
RECOMMENDATIONS:

If the proposed expansion and renovation of the United Nations campus goes through in the future, reserved land should be designated as waterfront park or open plaza space.



Direct waterfront access from 42nd to 48th Streets is completely cut-off by the FDR East River Drive.

Creative design techniques including the construction of a plaza over the FDR Drive could create acres of new waterfront land in the District and would create a destination space along the East River Waterfront that could increase the use and profile of the area's amenities.



42-48th Streets

**EAST RIVER WATERFRONT:
SITE SURVEY AND MONITORING
INSPECTION REPORT**

DATE/TIME OF INSPECTION:
March 31, 2009; 3pm

AREA SURVEYED:
EAST RIVER Waterfront From 42nd
Street to 48th Streets

TYPE OF DEVELOPMENT: United
Nations Campus

PERMANENT STRUCTURES:
General Assembly Hall, Support Office
Buildings

**ACCESS: CONDITION, DESCRIPTION
AND COMMENTS**

24 HOURS

X RESTRICTED HOURS No Access
to the waterfront for community
members

POSTED HOURS
CLOSED FOR EVENTS

**ACCESS DETAILS: CONDITION,
DESCRIPTION AND COMMENTS**

GATED ENTRANCE
GATED WITH LOCKS
FULLY ACCESSIBLE

X GATED PERIMETER Guarded
perimeter

X POSTED SIGNAGE Posted private
access; ID holder entrances to the
campus and public entrances to the
campus

**EASE OF ACCESS: CONDITION,
DESCRIPTION AND COMMENTS**

ROAD CONDITIONS n/a
CROSSWALK None
STOPLIGHT None
STOP SIGN None

X OTHER No access to the public,
UN Campus is monitored by guard
gates; ID badge needed for Campus
Access

HANDICAP ACCESSIBLE No, not
accessible to anyone

**REQUIRED AMENITIES:
CONDITION, DESCRIPTION AND
COMMENTS**

NONE
ARTWORK None
BICYCLE RACKS None
DRINKING FOUNTAIN None
COMFORT STATION None
SEATING None
BENCHES None
TABLES None
SHADE None
LIGHTING None
TRASH RECEPTACLES
Number and Location: None
PLANTINGS None

TREES None
VIEWING STATIONS
SIGNAGE
PATHWAY

Material, Paving Condition: None
WATER FEATURE None
RETAIL None
ACCESS TO FERRY TERMINAL
n/a
ACCESS TO HELIPAD n/a
OTHER None

**PERMITTED AMENITIES:
CONDITION, DESCRIPTION AND
COMMENTS**

FOOD SERVICE None
KIOSK None
OPEN AIR CAFÉ None
OTHER None
PIERS None
BULKHEADS None

VIOLATIONS OBSERVED:

X ACCESS: Public Waterfront is
completely inaccessible from the
street

X AMENITIES: No public amenities
are provided

CONDITIONS: None

48-54 Streets

EAST RIVER WATERFRONT ACCESS: 48TH TO 54TH STREETS

Access to the East River Waterfront between 48th and 54th Streets is limited to entry points through Peter Detmold Park. Largely cutoff by the FDR East River Drive, direct waterfront access is via a small pedestrian ramp over the heavily trafficked FDR drive.

From 51st to 54th Streets a small water-level pathway provides direct waterfront access, however, this space is

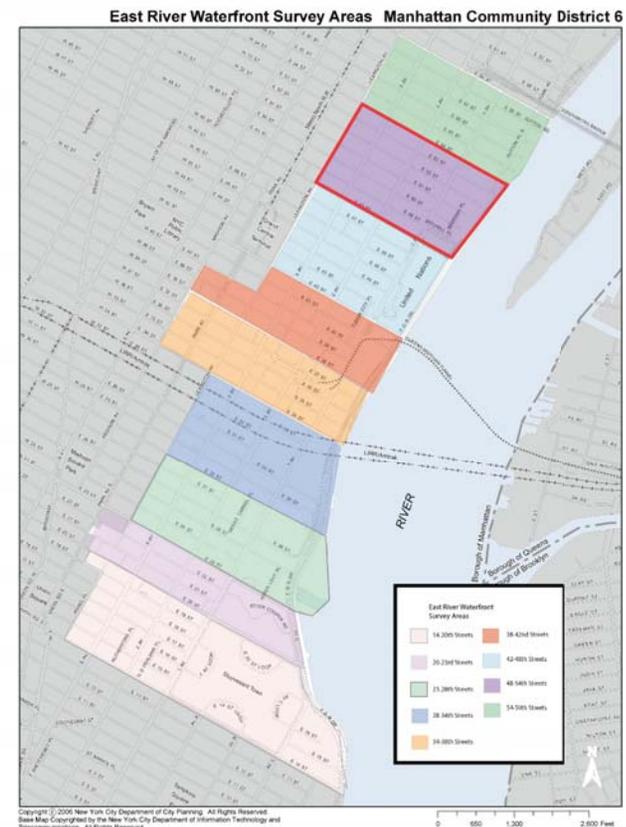
largely under utilized by the residents and community members alike.

No waterfront access is available at 50th street. A steep staircase at 51st provides access down to the waterfront pedestrian bridge and to Peter Detmold Park.

The waterfront pathway is complete with benches, trash cans and street lamps, but provides little else in terms of waterfront amenities.



Heavy Traffic along the FDR Drive impacts the quality of waterfront space from 51st to 54th Streets.



48-54 Streets

No direct waterfront access is available through the first of the Sutton Place Parks at 54th Street. The waterfront from the Sutton Place Parks in this study area does provide for a nice view, but the outdoor area is noisy and waterfront access for patrons is blocked by the FDR.

This section of the waterfront plaza in this study area is in violation of ADA compliance. Access is only available through a steep staircase in Peter Detmold Park that is metal and often becomes slippery when wet.

Overall, access to the 48-54th streets waterfront are only accessible through the bridge in Peter Detmold Park. View from Sutton Place park is delightful, but noise and pollution are a nuisance.

RECOMMENDATIONS:

Bring park and waterfront access points and upland connections up to compliance with ADA regulations.

Post official NYC waterfront signage indicating how to access the waterfront, its hours and amenities. Increase the amount of waterfront amenities by adding a water fountain and port-a-sans along the waterfront. Add a sign indicating who is responsible for upkeep and maintenance, need contact information on who to call.

Replace and maintain the metal staircase and walkway over the FDR to ensure that paving is smooth and that non-slip surfaces are used to prevent accidental slips and falls.

Repair the uneven and cracked pavement along the East River Waterfront.



The pedestrian access bridge over the FDR at 51st Street is not handicap accessible.



Gaps in the waterfront railing create unsafe conditions for waterfront patrons.



Direct waterfront access is cut-off by the FDR East River Drive.

48-54th Streets

SITE SURVEY AND MONITORING INSPECTION REPORT

DATE/TIME OF INSPECTION: 3/24/09; 12:30-1:30 and 3/31/09; 3:45-4:30.

AREA SURVEYED: East River Waterfront From 48th Street to 54th Street

TYPE OF DEVELOPMENT: Park, Dog Park, Waterfront Plaza

PERMANENT STRUCTURES: In the park, Gazebo, Waterfront access bridge over FDR

ACCESS: CONDITION, DESCRIPTION AND COMMENTS

24 HOURS

X RESTRICTED HOURS Yes

X POSTED HOURS Park Closes at Dusk; Not posted for Waterfront Area

CLOSED FOR EVENTS Unclear, No Signage Indicating procedure

ACCESS DETAILS: CONDITION, DESCRIPTION AND COMMENTS

X GATED ENTRANCE A 48th Street park entrance and at 51st Street Stairwell

X GATED WITH LOCKS Park entrances at 48th and at 51st Streets have a gated metal fence

X FULLY ACCESSIBLE NO, Not ADA Compliant, ONLY a steep stairway provides waterfront entry

X GATED PERIMETER Yes

X POSTED SIGNAGE Official Parks Department sign is posted at Peter Detmold Park, but unclear if rules apply to the waterfront as well

EASE OF ACCESS: CONDITION, DESCRIPTION AND COMMENTS

X ROAD CONDITIONS Must cross 48th street to Enter Peter Detmold Park; No view around the corner of FDR Access Road-- Dangerous due to higher speed vehicles

CROSSWALK NONE

STOPLIGHT NONE

STOP SIGN NONE

X OTHER 48th Street Sign posted: No Pedestrian Crossing at the FDR

X HANDICAP ACCESSIBLE No, Waterfront area is only accessible via stairwell

REQUIRED AMENITIES: CONDITION, DESCRIPTION AND COMMENTS

NONE

ARTWORK NONE

BICYCLE RACKS NONE

DRINKING FOUNTAIN NONE

COMFORT STATION NONE

X SEATING BENCHES (See Below)

X BENCHES Wooden benches with metal armrest, In good condition

TABLES NONE

X SHADE In Park, yes good shade; But along waterfront shade is minimal

X LIGHTING 7 metal lampposts along the waterfront; 2 turned on all day

X TRASH RECEPTACLES

Number and Location: 4 spaced along the Waterfront

PLANTINGS NONE

X TREES 10 Small trees in Closed Pits

VIEWING STATIONS NONE

X SIGNAGE Parks Department signage, but none specific to the Waterfront

X PATHWAY On waterfront Material, Paving Condition: Brick Stones, Uneven in some places

WATER FEATURE NONE

RETAIL NONE

ACCESS TO FERRY TERMINAL N/A

ACCESS TO HELIPAD N/A

X OTHER NO accessible green space, only paved conditions at the waterfront

PERMITTED AMENITIES: CONDITION, DESCRIPTION AND COMMENTS

Food Service NONE

KIOSK NONE

OPEN AIR CAFÉ NONE

OTHER N/A

PIERS N/A

BULKHEADS N/A

VIOLATIONS OBSERVED:

X ACCESS: Not ADA COMPLIANT, Access only via Stairwells that are steep, slippery and uneven in places

AMENITIES: None

X CONDITIONS: Pavement is uneven in some places; Guard rails along the waterfront are low and in one place in particular the openings look too wide.

OTHER OBSERVATIONS/NOTES: Traffic from the FDR is constant and rather unpleasant. The area is vastly under used.. On first observation only 2 people came to the waterfront in 45 minutes (at lunch hour) and on 2nd observation only 5 people came in 45 minutes in the late afternoon.

54-59th Streets

EAST RIVER WATERFRONT ACCESS: 54-59TH STREETS

The series of Sutton Place parks, which are very nicely landscaped waterview plazas along the East River represent an important community resource for the residents and visitors of Community District 6.

Despite the fact that direct water level access is not available at the Sutton Place parks, the series of elevated plazas do provide excellent views of the East River, Roosevelt Island and the Queensboro Bridge.

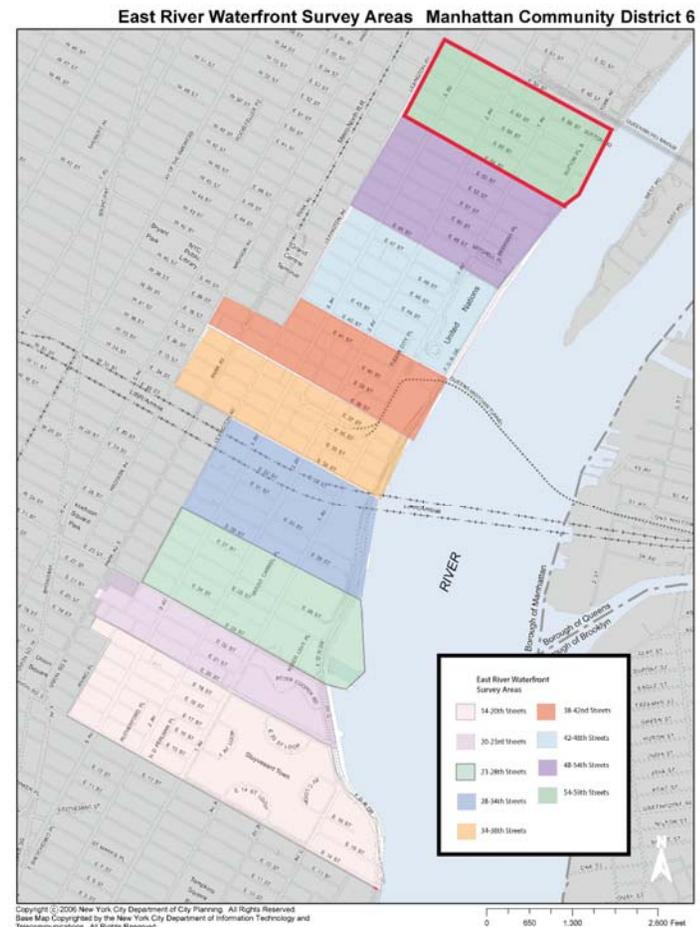
Waterview access is available at 55th Street via elevated plazas at Sutton place park. Unfortunately, there is no sunshine on the terrace even on a bright day. The 55th terrace is not handicap accessible and uneven pavement

further discourages active use.

The 56th Street park provides access via an elevated waterfront view terrace. A nicely designed ramp allows for handicap access and 12 benches provide for a variety of seating options. The placement of two chess tables and benches provides additional opportunities for community interaction.



Waterfront access at the Sutton Place Parks is only available at elevated plaza levels.



54-59th Streets

Red brick paving for the walkways is aesthetically very nice and creates smooth even surfaces. Despite the well populated park, there are little other amenities such as water fountains or bathrooms to complement the park space.

The waterview plaza at 57th Street is the largest of the Sutton Place Parks and is also handicap accessible. A variety of landscaping, shade trees, flowers, and ground cover provides a good mix of shaded and sunny waterview space.

A children's sand pit provides opportunities for active recreation and use of the waterfront by all ages.

One of the primary concerns with other areas along the waterfront was safety and the level of guardrails and barriers. The Guard rails used in the Sutton Place Parks are curved to prevent dangerous falls and unsafe conditions.

The 58th street park is handicap accessible via a street level ramp. However, the park is split into two levels, and the lower level receives little to no direct sunlight.

All of the Sutton Place Parks are operated and maintained by the NYC Parks Department and close at 11pm.

At 59th Street there is no waterfront access along the East River.

Overall, the Sutton Place parks provide well utilized public spaces for community use and enjoyment of the East River Waterfront.

RECOMMENDATIONS:

Install official waterfront signage indicating waterfront access hours, rules of operation and responsible parties.

Provide additional service amenities including a water fountain, comforts station and perhaps even a small food kiosk.

Install a children's playground area, ball field or programmed space for more active recreation.

Ensure that pavement in the 55th street waterview plaza is smooth and in good repair.



Sutton Place Parks provide water view access along a series of elevated plazas.



Carefully designed guard rails create safe waterside spaces for patrons of all ages.



Residents and visitors enjoy a sunny spring day along the East River waterfront.

54-59th Streets

EAST RIVER WATERFRONT: SITE SURVEY AND MONITORING INSPECTION REPORT

Manhattan Community Board 6

DATE/TIME OF INSPECTION: April 9th,
2009. 2:30pm

AREA SURVEYED: EAST RIVER
Waterfront From 54th Street to 59th
Streets.

TYPE OF DEVELOPMENT: Waterview
Parks

PERMANENT STRUCTURES: Benches,
Tables

ACCESS: CONDITION, DESCRIPTION AND COMMENTS

24 HOURS

X RESTRICTED HOURS limited access
hours for parks

X POSTED HOURS Dawn to Dusk on
official Parks Department Signs

CLOSED FOR EVENTS Unknown

ACCESS DETAILS: CONDITION, DESCRIPTION AND COMMENTS

X GATED ENTRANCE Parks all have gated
entrances

X GATED WITH LOCKS Metal locks
regulate access

X FULLY ACCESSIBLE Most of
the Sutton Place Parks are Handicap
accessible with ramps

X GATED PERIMETER Waterview plazas
have great guardrails; Parks are gated

along the perimeter

X POSTED SIGNAGE Official Parks
Department Signs indicating hours
of operation; No specific mention of
Waterfront view or access

EASE OF ACCESS: CONDITION, DESCRIPTION AND COMMENTS

X ROAD CONDITIONS access to parks
at street level; low traffic flow

X CROSSWALK regulates pedestrian
access

STOPLIGHT

STOP SIGN

OTHER

X HANDICAP ACCESSIBLE Most parks
have ramp access for handicap individuals

REQUIRED AMENITIES: CONDITION, DESCRIPTION AND COMMENTS

NONE

X ARTWORK Bronze boar sculpture in the
park

BICYCLE RACKS None

DRINKING FOUNTAIN None

COMFORT STATION None

X SEATING Variety of seating options

X BENCHES metal, wooden and concrete
benches

X TABLES 2 Chess board tables

X SHADE Lots of good shade areas
inside the parks

X LIGHTING Large metal lamp posts well
spaced throughout the parks

X TRASH RECEPTACLES

Number and Location: Ample trash cans
spaced throughout the parks

X PLANTINGS Excellent variety of green
plants and decorative flowers

X TREES Many large trees provide shade
and protection from the sun

VIEWING STATIONS None

X SIGNAGE Official Parks department
signs listing rules and hours of operation;
Official Waterfront Signage is not used

X PATHWAY

Material, Paving Condition: Red decorative
brick; excellent condition

WATER FEATURE None

RETAIL None

ACCESS TO FERRY TERMINAL N/A

ACCESS TO HELIPAD N/A

X OTHER Children's sand pit for playing

PERMITTED AMENITIES: CONDITION, DESCRIPTION AND COMMENTS

FOOD SERVICE None

KIOSK None

OPEN AIR CAFE None

OTHER None

PIERS n/a

BULKHEADS n/a

VIOLATIONS OBSERVED:

ACCESS: Official signage for NYC
Waterfront not used

AMENITIES: None

CONDITIONS: None

Final Recommendations

FINAL RECOMMENDATIONS

The following major recommendations provide guidelines and suggestions for improving the overall quality and accessibility of the East River Waterfront.

Create Awareness of Waterfront Access:

- Distribute Maps or flyers to indicate waterfront access points;
- Create a web presence for waterfront events;
- Place banners and signage directing people toward waterfront access points along 1st Avenue.

The Utilize the Vast Resource of the East River:

- Increase the number of patrons observed along the waterfront;
- Increase the number of Community Events along the waterfront;
- Create and develop new active recreation areas along the East River including ball fields, play

grounds and other equipment; Install new comfort stations and other amenities to make long term waterfront use available;

- Create new public art campaigns for the East River Waterfront to reflect the diverse history and heritage of the Community.

Improve Signage for Waterfront Access:

- Ensure that official signs are used with appropriate hours and regulations posted;
- Ensure that contact information for responsible parties is identified;
- Place placards and signs along main access roads to direct people to the waterfront.

Improve Handicap accessibility to the Waterfront:

- Identify and publicize areas of the waterfront that are explicitly handicap accessible;
- Create signage to indicate accessibility for the handicap;
- Amend crosswalks, stairways and paving conditions need to meet ADA compliance.

Create Diverse Opportunities and Uses Along the Waterfront:

- Create opportunities for a variety of active and passive recreational uses along the waterfront;
- Develop recreational spaces for residents and visitors of all ages to appeal to all community members;
- Install new equipment, kiosks, or other spaces that will attract diverse uses.

Build Community Support for the East River Waterfront

- Local community residents, business owners and workers should engage with the community board and to support the waterfront;
- Engage with local elected officials to improve waterfront access and awareness of community events.

Summary and Conclusion

SUMMARY AND CONCLUSION

The East River Waterfront represents a major community resource for the residents, and visitors of Manhattan Community District 6. At present time, Community District 6 has the least amount of open space within its district boundaries of any Community District in Manhattan. Therefore, many residents and visitors look to the Waterfront along the East River as a space for relaxation, active recreation and passive reflection.

As the results of this survey show, the quality, conditions, and accessibility of the East River Waterfront are not adequate to meet the needs of the current population. Many residents are currently not able to access the waterfront from within their own community. Handicap accessibility is problematic throughout the district, and several areas in the community are completely cut off from direct waterfront access.

The City of New York at large is

expected to add an additional one million residents in the next twenty years, and this will continue to place a stress on the already limited outdoor and open space resources in the City. Therefore, the need to revitalize and maintain quality publicly accessible open space along the East River is an important priority for the community.

The observations recorded here document the quality and access conditions of the East River Waterfront at the current moment in time. This snapshot of the East River Waterfront provides residents and visitors alike with the tools and information needed to engage with the appropriate city agencies to address the shortcomings of the current East River Waterfront conditions.

The recommendations provided here also offer guidance and suggestions for improving the conditions and accessibility of the East River Waterfront. The waterfront should be a diverse and varied place with activities and amenities for residents and visitors of all ages and interests. By diversifying and adding additional

amenities including kiosks, comfort stations, and water fountains, the waterfront will become a more user friendly space throughout the year. Active recreational opportunities are another important feature to develop and maintain so that residents and visitors of all ages can benefit from and enjoy the waterfront.

This report is only the first step in creating a vibrant and active waterfront along the East River in Manhattan Community District 6. Many opportunities including the redevelopment of the FDR Drive, the development of the former Con Edison plant and the potential expansion of the United Nations campus pose great opportunities for increasing the amount and improving the quality of publicly accessible open space along the East River.

Taken together, the finding presented in this report and the recommendations presented offer an initial framework for creating a diverse and vibrant East River waterfront that will continue to serve the open space needs of Community District 6 for generations to come.

Appendix A: Blank Survey

EAST RIVER WATERFRONT: SITE SURVEY AND MONITORING INSPECTION REPORT

Manhattan Community Board 6

SURVEYOR NAME: _____

DATE/TIME OF INSPECTION:

AREA SURVEYED:

EAST RIVER Waterfront From _____
Street to _____ Street

Extra Information: _____

BLOCK:

LOT:

PROPERTY OWNER/AGENCY:

TYPE OF DEVELOPMENT:

PERMANENT STRUCTURES:

ACCESS:

CONDITION, DESCRIPTION AND
COMMENTS

24 HOURS _____

RESTRICTED HOURS _____

POSTED HOURS _____

CLOSED FOR EVENTS _____

ACCESS DETAILS:

CONDITION, DESCRIPTION AND
COMMENTS

GATED ENTRANCE _____

GATED WITH LOCKS _____

FULLY ACCESSIBLE _____

GATED PERIMETER _____

POSTED SIGNAGE _____

EASE OF ACCESS:

CONDITION, DESCRIPTION AND
COMMENTS

ROAD CONDITIONS _____

CROSSWALK _____

STOPLIGHT _____

STOP SIGN _____

OTHER _____

HANDICAP ACCESSIBLE _____

REQUIRED AMENITIES:

CONDITION, DESCRIPTION AND
COMMENTS

NONE _____

ARTWORK _____

BICYCLE RACKS _____

DRINKING FOUNTAIN _____

COMFORT STATION _____

SEATING _____

BENCHES _____

TABLES _____

SHADE _____

LIGHTING _____

TRASH RECEPTACLES _____

Number and Location: _____

PLANTINGS _____

TREES _____

VIEWING STATIONS _____

SIGNAGE _____

PATHWAY _____

Material, Paving Condition: _____

WATER FEATURE _____

RETAIL _____

ACCESS TO FERRY TERMINAL _____

ACCESS TO HELIPAD _____

OTHER _____

PERMITTED AMENITIES:

CONDITION, DESCRIPTION AND
COMMENTS

FOOD SERVICE _____

KIOSK _____

OPEN AIR Café _____

OTHER _____

PIERS _____

BULKHEADS _____

VIOLATIONS OBSERVED:

ACCESS: _____

AMENITIES: _____

CONDITIONS: _____

RECOMMENDATIONS:



**Manhattan Community Board 6
East River Waterfront Access
Community Conditions Survey**

May 2009

**Stefanie Garry
Community Planning Fellow
Manhattan Borough President's Office
Manhattan Community Board 6**