A Non-ULURP Modification to facilitate the redesign of the existing Covered Pedestrian Space at 60 Wall Street

Located within the Lower Manhattan Special District, Community District 1, Manhattan
Components

Existing Covered Pedestrian Space

- Lighting
- Subway Access
- Planting
- Water Feature
- Seating
- Retail
Comparison

Existing View

Proposed View
Components

Proposed Covered Pedestrian Space

Lighting

Subway Access

Planting

Water Features

Seating

F&B / Retail
## Arcade & POPS Requirements
### Comparison Chart

<table>
<thead>
<tr>
<th>Arcade Areas</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall St.</td>
<td>4,322.5 SF</td>
<td>Unchanged</td>
</tr>
<tr>
<td>Pine St.</td>
<td>1,023.5 SF</td>
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<td>Total Area</td>
<td>15,080 SF</td>
<td>15,150 SF</td>
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<tr>
<td>Bonus Area</td>
<td>11,150 SF</td>
<td>11,150 SF</td>
</tr>
<tr>
<td>Connection to Subway</td>
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<td>✓</td>
</tr>
<tr>
<td>Public Seating</td>
<td>743.5 LF</td>
<td>750 LF</td>
</tr>
<tr>
<td>Moveable Seats</td>
<td>104</td>
<td>192</td>
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<tr>
<td>Public Tables</td>
<td>26</td>
<td>49</td>
</tr>
<tr>
<td>Planting Area</td>
<td>2,056 SF</td>
<td>3,600 SF</td>
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<tr>
<td>Restrooms</td>
<td>2</td>
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<tr>
<td>Water Feature</td>
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1. Water Feature
2. Seating Area
3. Grand Stair
4. Elevator
5. Pine Street Stair
6. Corridor to 2/3 Train
Lighting

View from Northeast
Plantings

Planters
Subway Access
View from MTA entry
Lighting
Section through Grand Stair
Subway Access
View at MTA Entrances

From Wall Street/CPS
Looking North Down the Grand Stair

At Pine Street
Looking South
Seating
Diversity of Seating Types
# Arcade & POPS Requirements

## Comparison Chart

### Arcade Areas

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*Covered Pedestrian Space includes the following features: Total Area, Bonus Area, Connection to Subway, Public Seating, Moveable Seats, Public Tables, Planting Area, Restrooms, Water Feature.*
Summary of Improvements

**LIGHTING**
1. Complete reimagining of lighting strategy
2. Introduction of natural light from above
3. Introduction of lighter, brighter material palette
4. Low iron glass storefront to allow more natural light from street

**SUBWAY ACCESS**
1. Overall circulation width improved by over 5'-0".
2. Added elevator for improved access to MTA mezzanine
3. Created monumental stair to improve user experience and sense of arrival to Wall Street

**WATER FEATURE**
1. Currently non-operational - new fountains have been re-imagined and integrated into seating areas

**PLANTING**
1. Replaced fake planting with +10,000sf of natural planting comprised of ~60 species, creating the largest interior green wall in the country
2. Addition of 8 hanging planter "stalactites" and auxiliary planters surrounding the retail space, creating a natural + tranquil public amenity

**SEATING**
1. Matching quantity of seats per previous plan and introducing new types of seating to create more diverse experiences more suitable for today’s use

**PUBLIC RESTROOMS**
1. Fixture count improved to 4 (from 1 single fixture)
2. Separate mens and womens restrooms
3. Individual stall design improves safety and comfort

**CONNECTION**
1. New storefront provides expansive and clear visual connection between street and interior public realm

**RETAIL / F&B**
1. Higher end flexible space fosters higher quality food and beverage options curated to provide a variety of services and experiences throughout the day for tenants and local residents