

60 WALL STREET

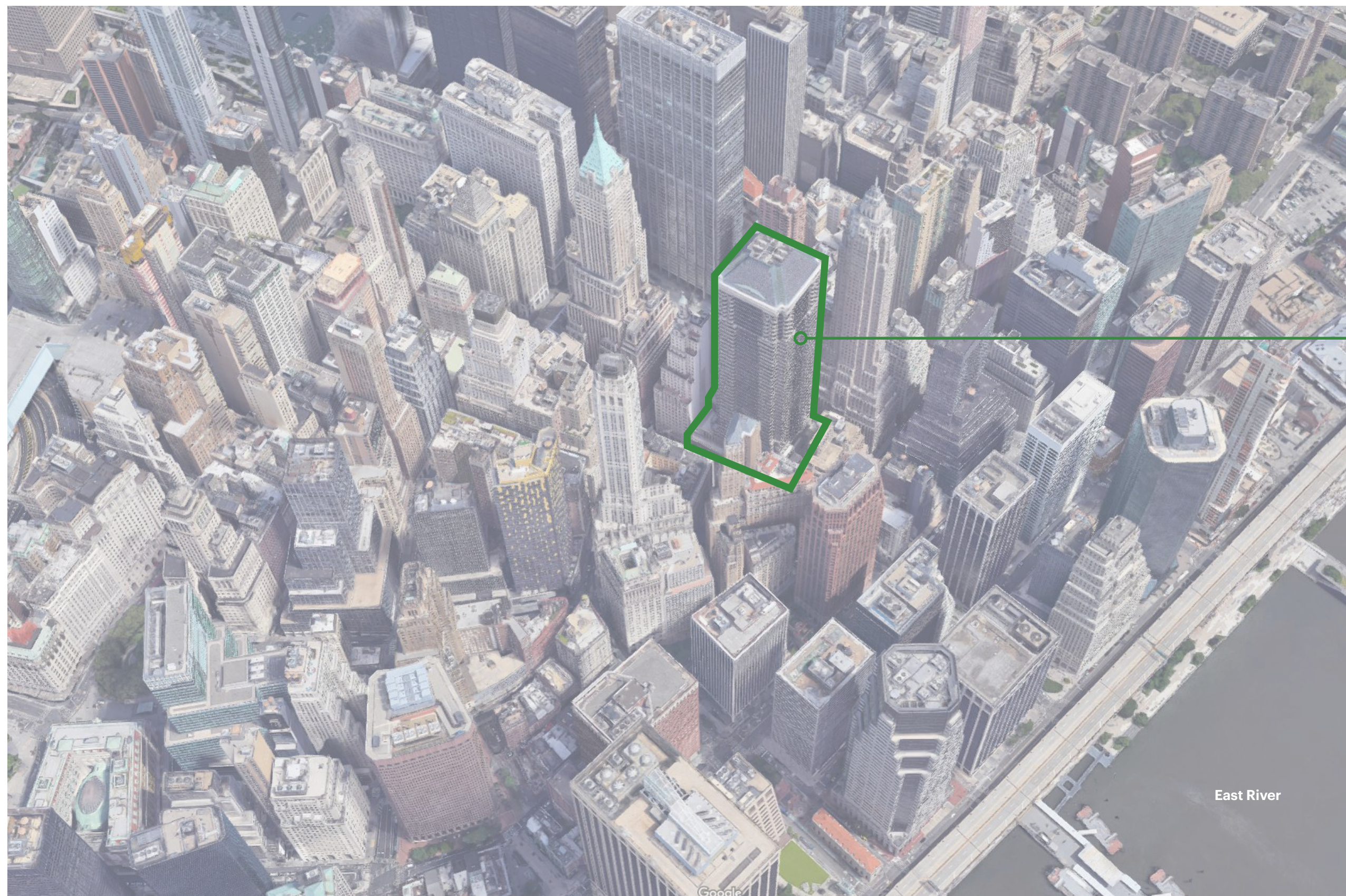


Project Description

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

Location



60 Wall Street

East River

Google

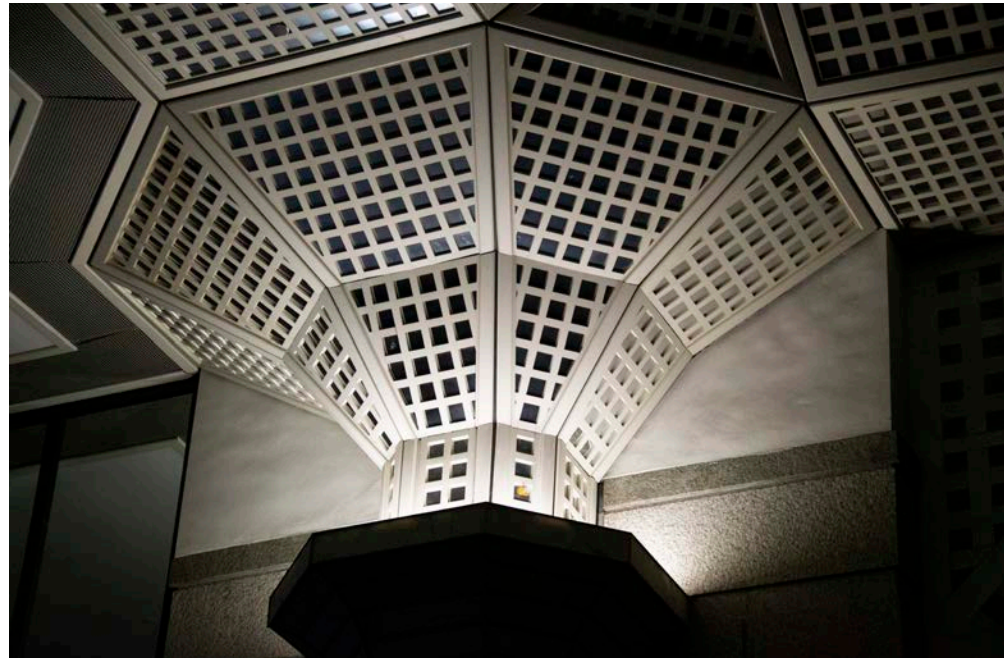
Existing View to Wall Street

Looking South

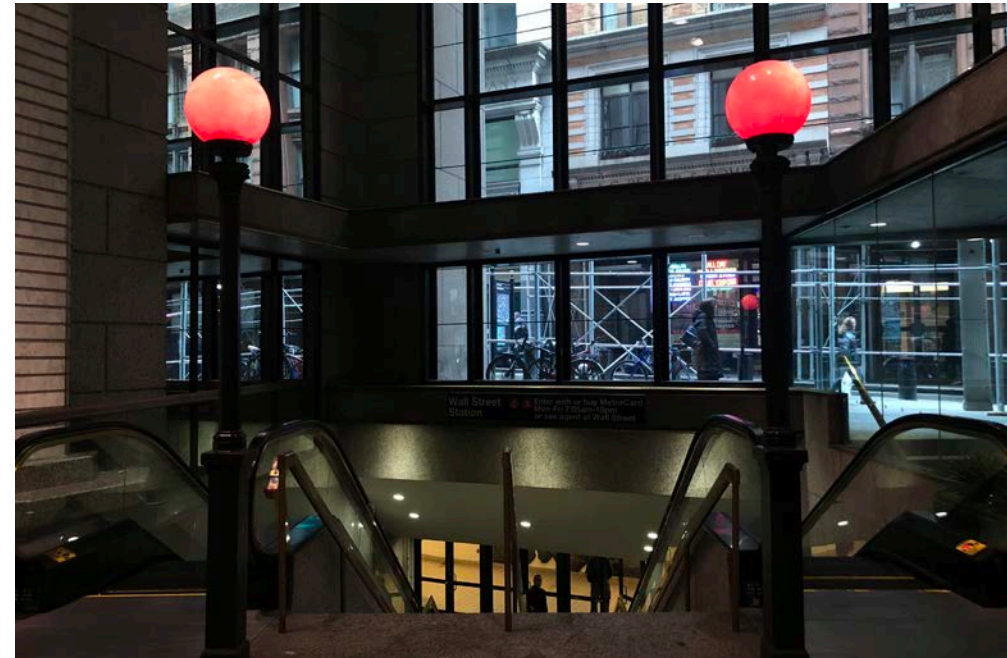


Components

Existing Covered Pedestrian Space



Lighting



Subway Access



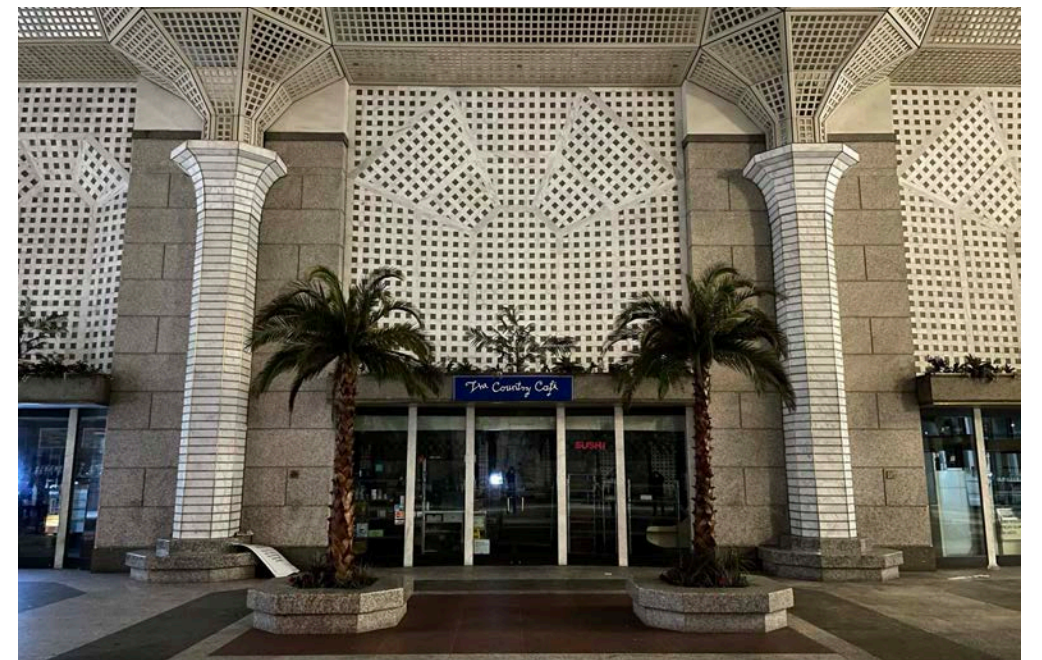
Planting



Water Feature

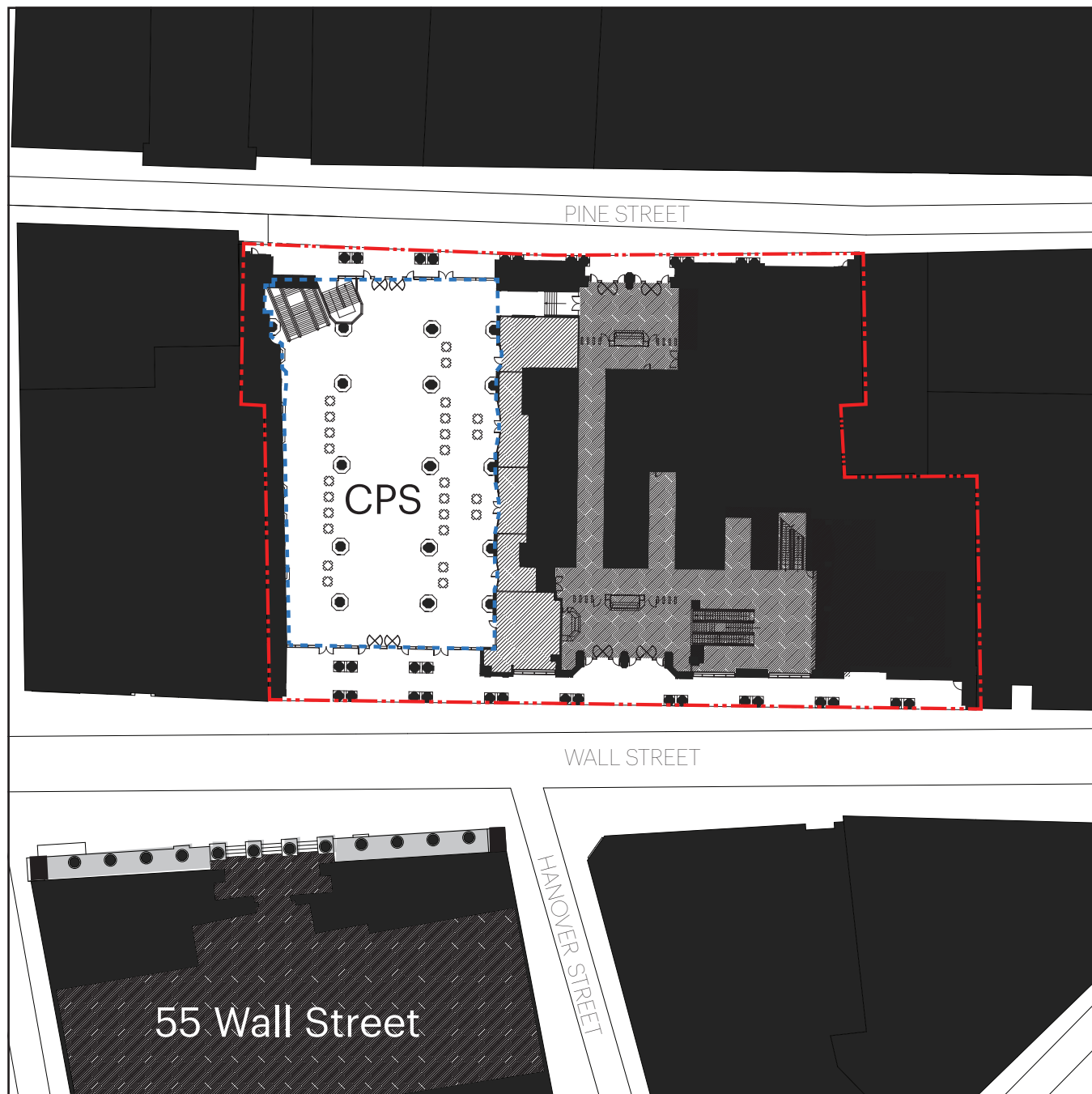


Seating

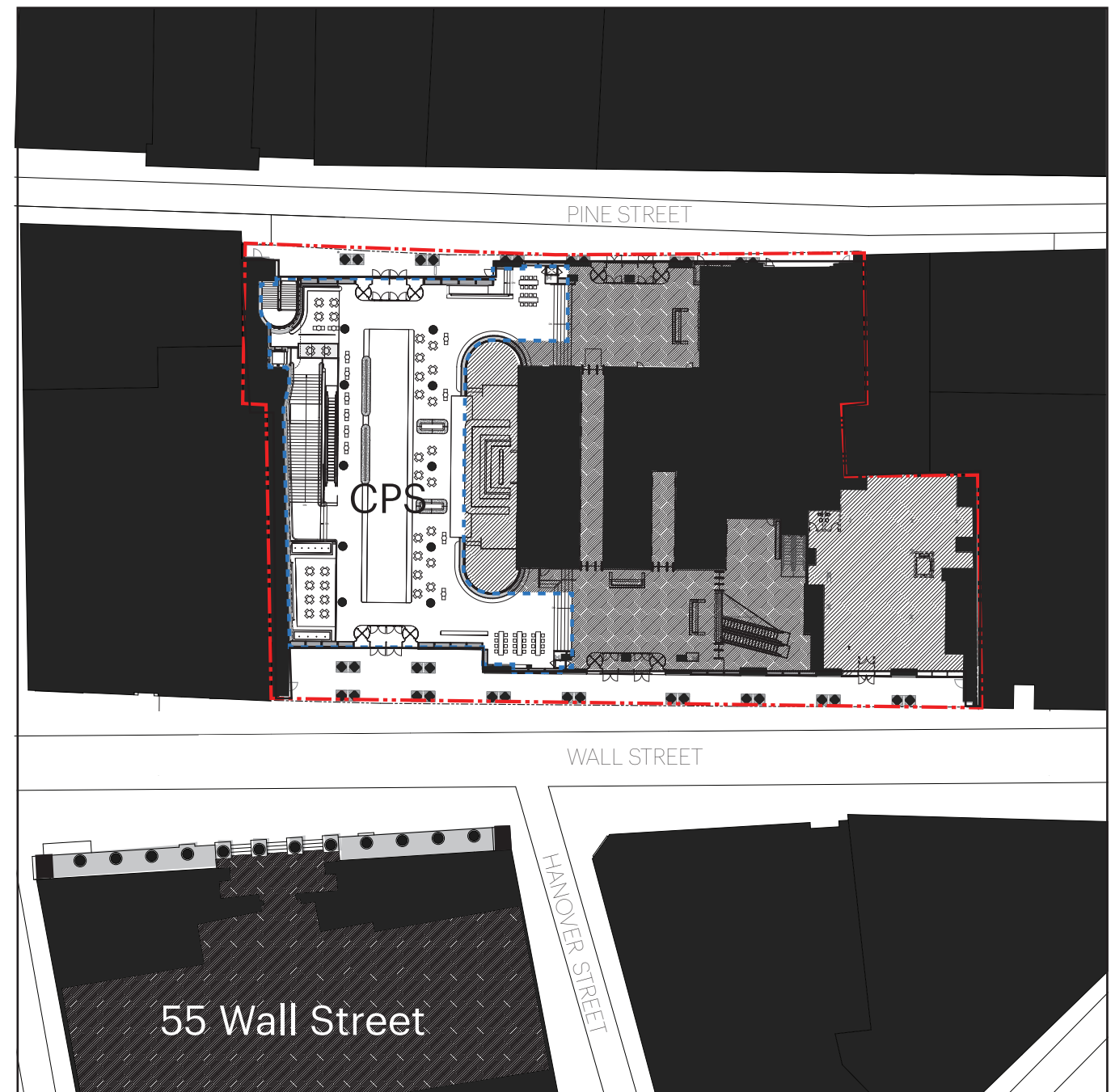


Retail

Comparison

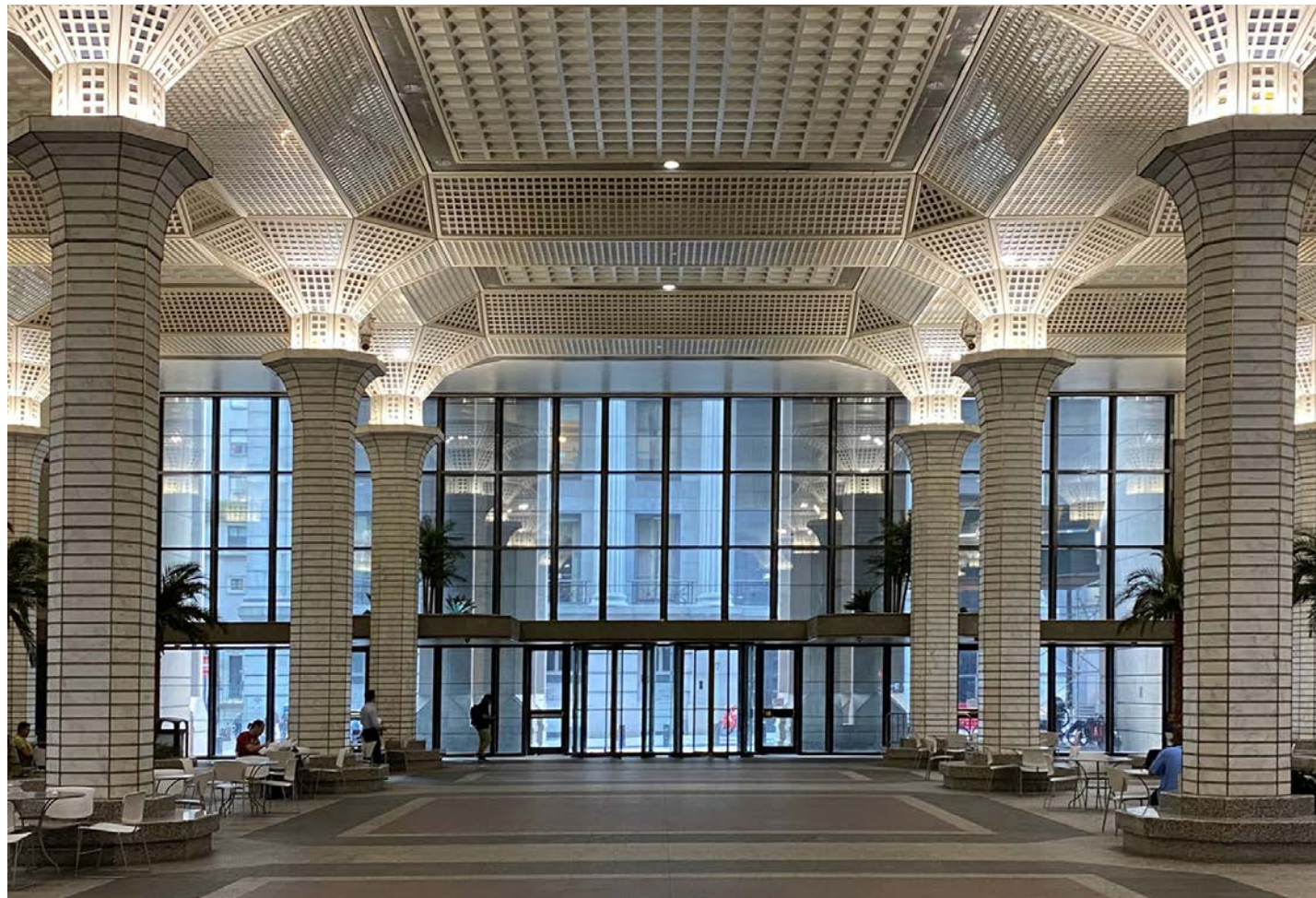


Existing Ground Plan



Proposed Ground Plan

Comparison



Existing View



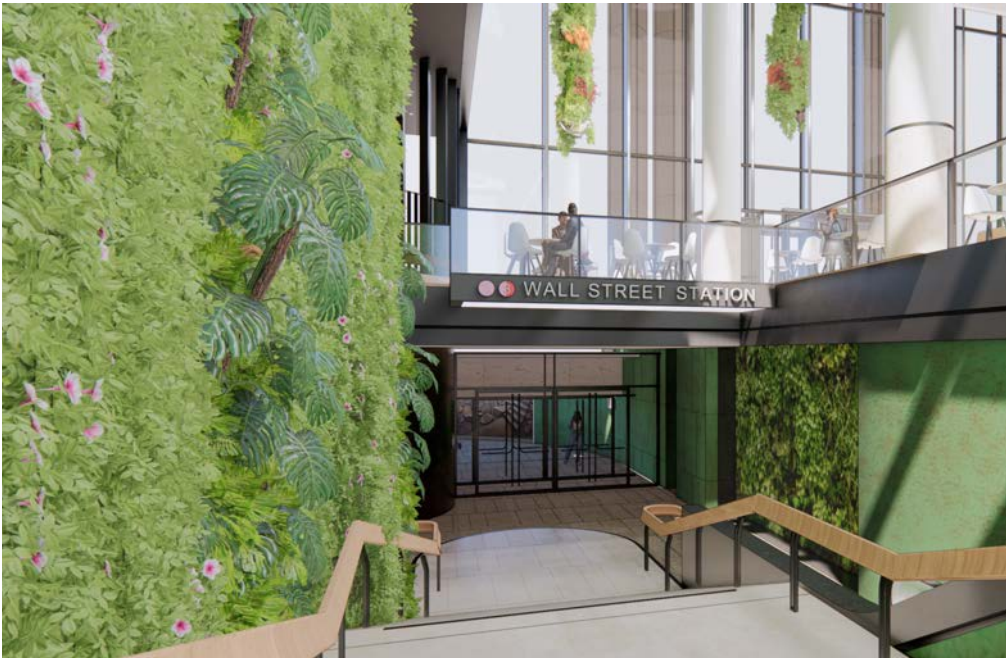
Proposed View

Components

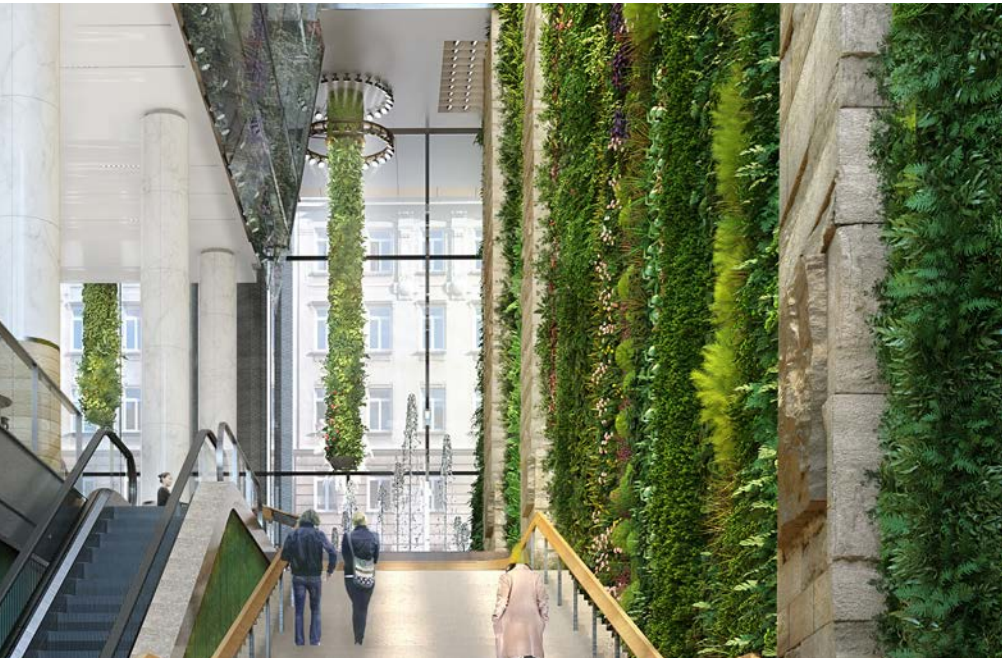
Proposed Covered Pedestrian Space



Lighting



Subway Access



Planting



Water Features



Seating



F&B / Retail

Arcade & POPS Requirements

Comparison Chart

	Existing	Proposed
Arcade Areas		
Wall St.	4,322.5 SF	Unchanged
Pine St.	1,023.5 SF	Unchanged
Covered Pedestrian Space		
Total Area	15,080 SF	15,150 SF
Bonus Area	11,150 SF	11,150 SF
Connection to Subway	✓	✓
Public Seating	743.5 LF	750 LF
Moveable Seats	104	192
Public Tables	26	49
Planting Area	2,056 SF	3,600 SF
Restrooms	2	2
Water Feature	✓	✓





Feature Wall Elevation



1. Water Feature
2. Seating Area
3. Grand Stair
4. Elevator
5. Pine Street Stair
6. Corridor to 2/3 Train

Proposed Feature Wall

Looking West



Lighting

View from Northeast



Plantings

Planters



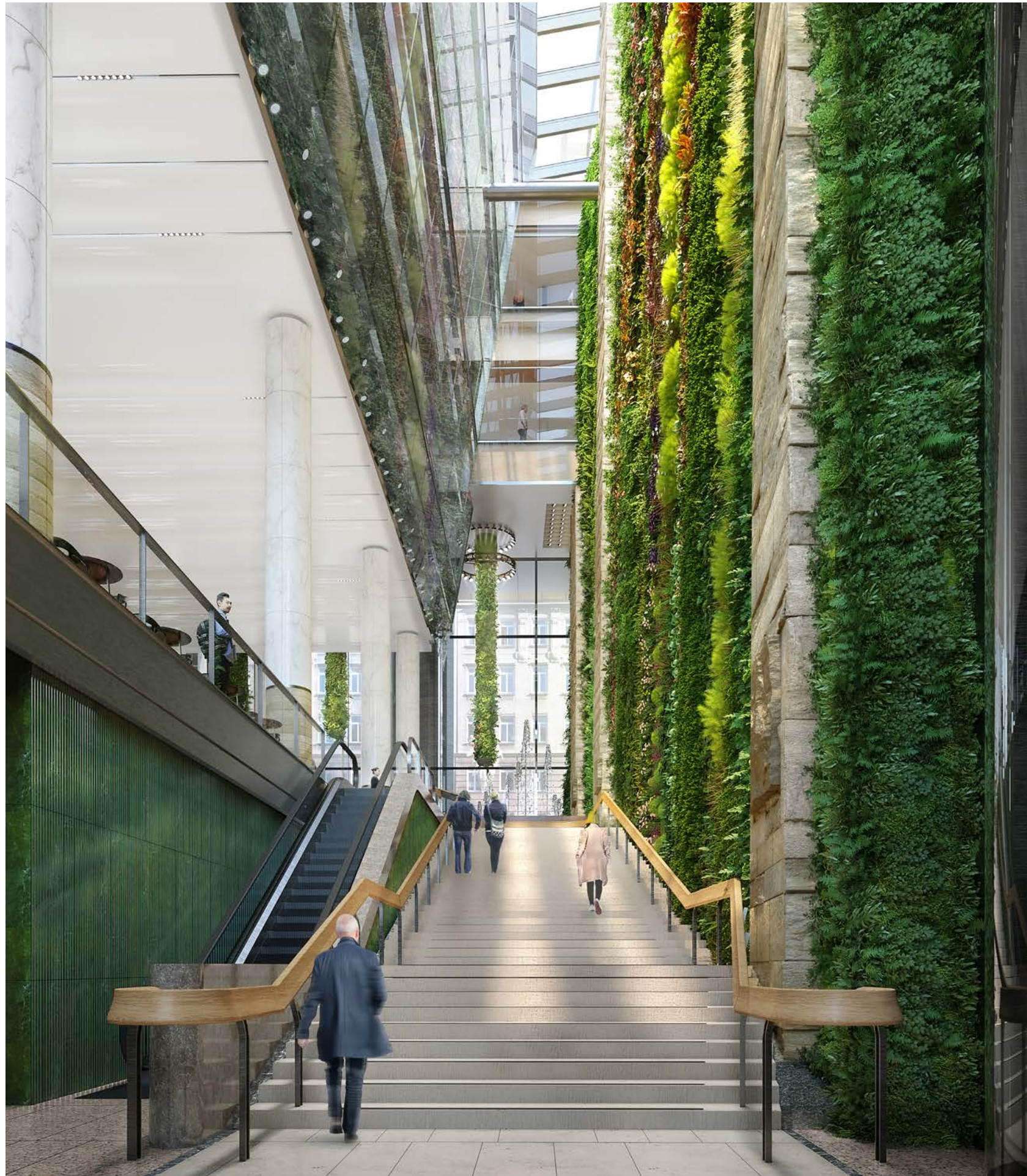
Connection Wall Street



Connection

Pine Street





Subway Access
View from MTA entry

Lighting

Section through Grand Stair



Pine St

Wall St

Corridor to
2/3 Train

Subway Access

View at MTA Entrances



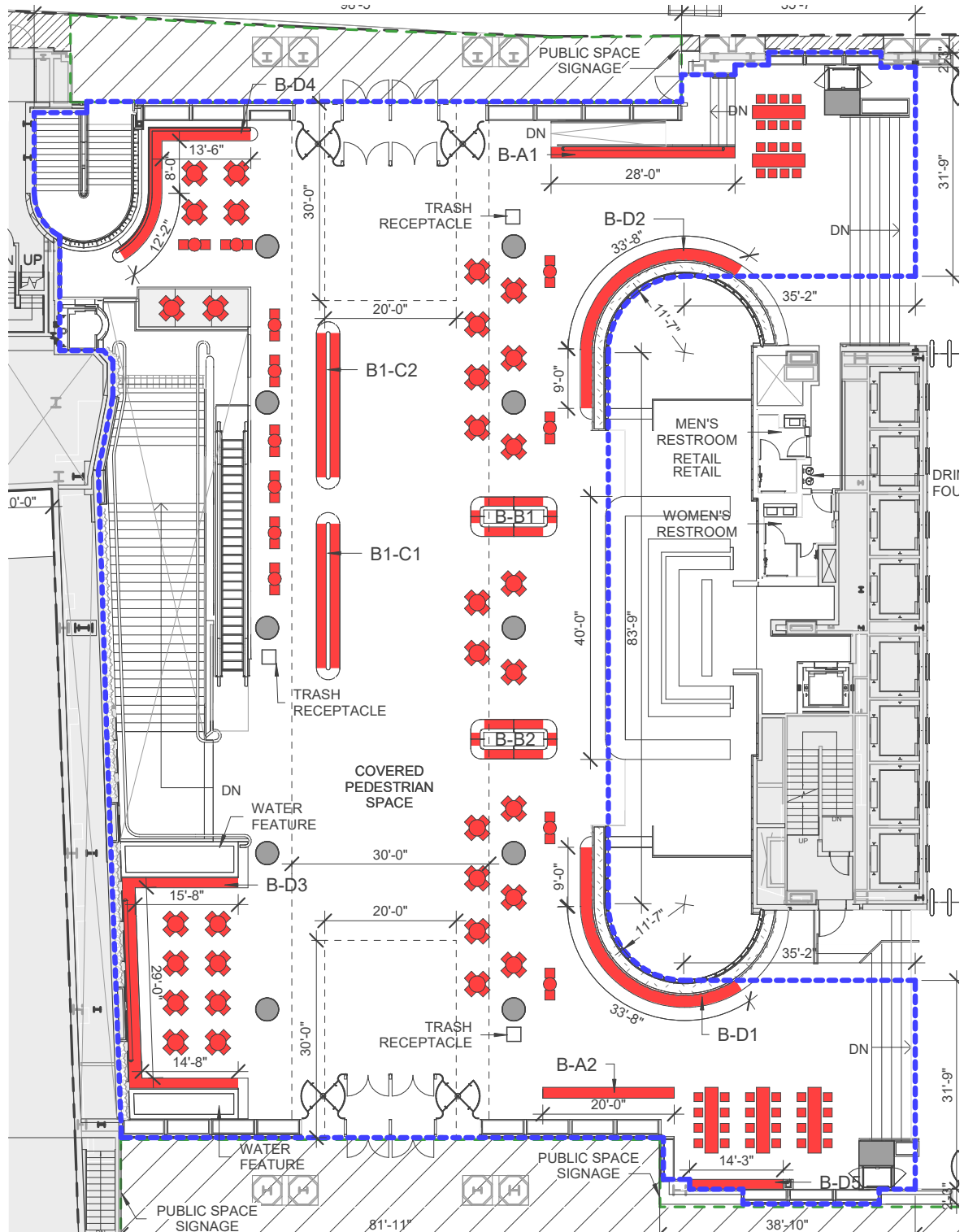
From Wall Street/CPS
Looking North Down the Grand Stair



At Pine Street
Looking South

Seating

Diversity of Seating Types



Arcade & POPS Requirements

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Summary of Improvements



LIGHTING

1. COMPLETE REIMAGINATION 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

