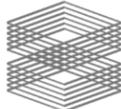




**HOYT AND ELM
STREETScape IMPROVEMENTS**

OCTOBER 19, 2020



TISHMAN SPEYER



PRESENTATION AGENDA

1. GOALS & CONTEXT

2. DOWNTOWN BROOKLYN VISION PLAN

3. 11 HOYT DISTINCTIVE SIDEWALK PHASE 1

- **OPTION 1 - PIGMENTED CONCRETE SIDEWALK**
- **OPTION 2 - PERMEABLE CONCRETE PAVERS**
- **OPTION 3 - DISTINCTIVE PLANTER SIDEWALK**

4. HOYT AND ELM SHARED STREETS (PHASE 2)

APPENDIX

5. LANDSCAPE MATERIALS & FURNITURE DETAIL

BOLD DOWNTOWN

a destination



IMPROVE STREETScape

Reclaim the public realm for greater pedestrian use to support growth of new businesses, residents and workers



ESTABLISH SENSE OF PLACE

Create engaging and welcoming spaces for workers, residents, students, and shoppers

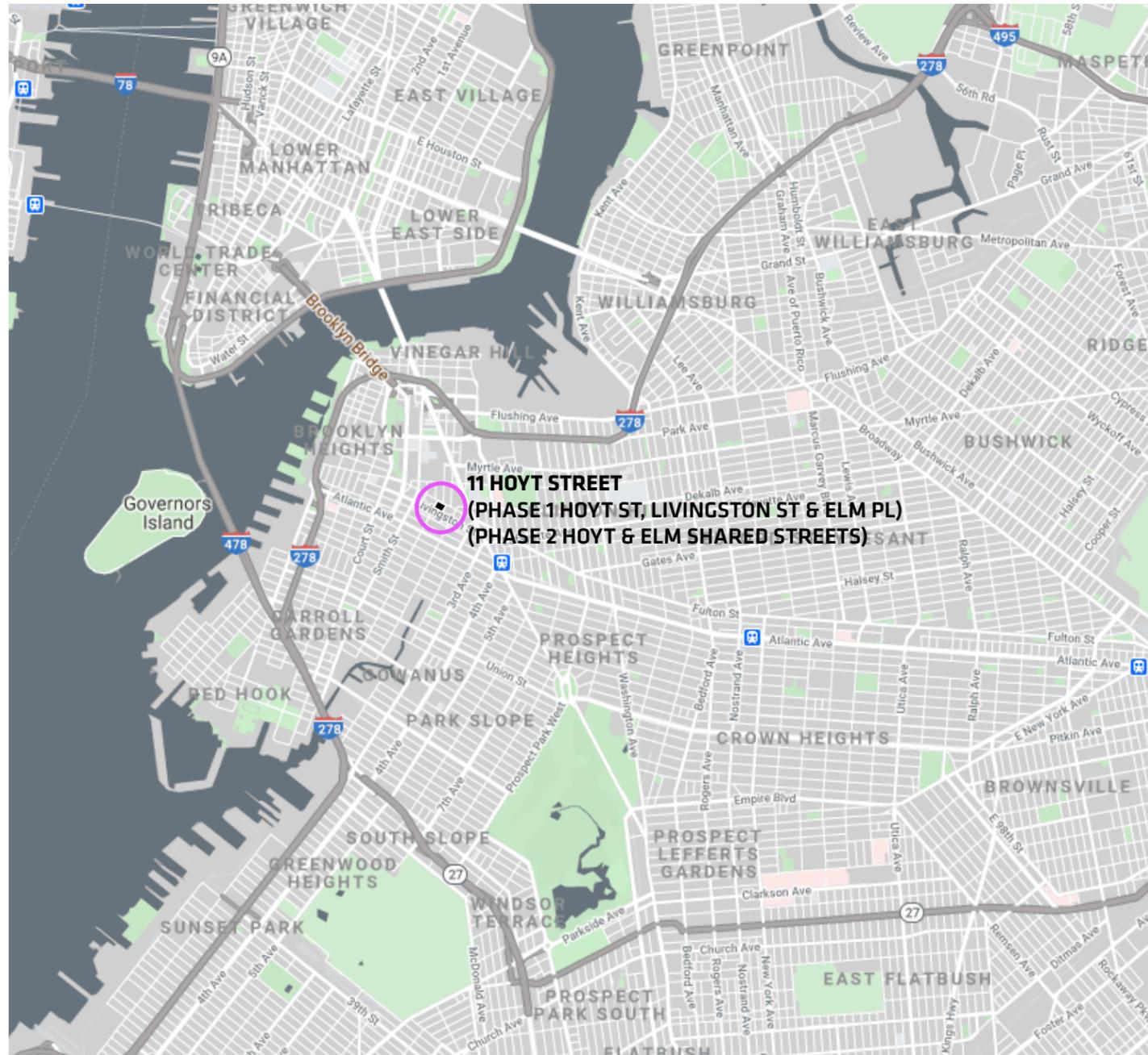


STRENGTHEN IDENTITY

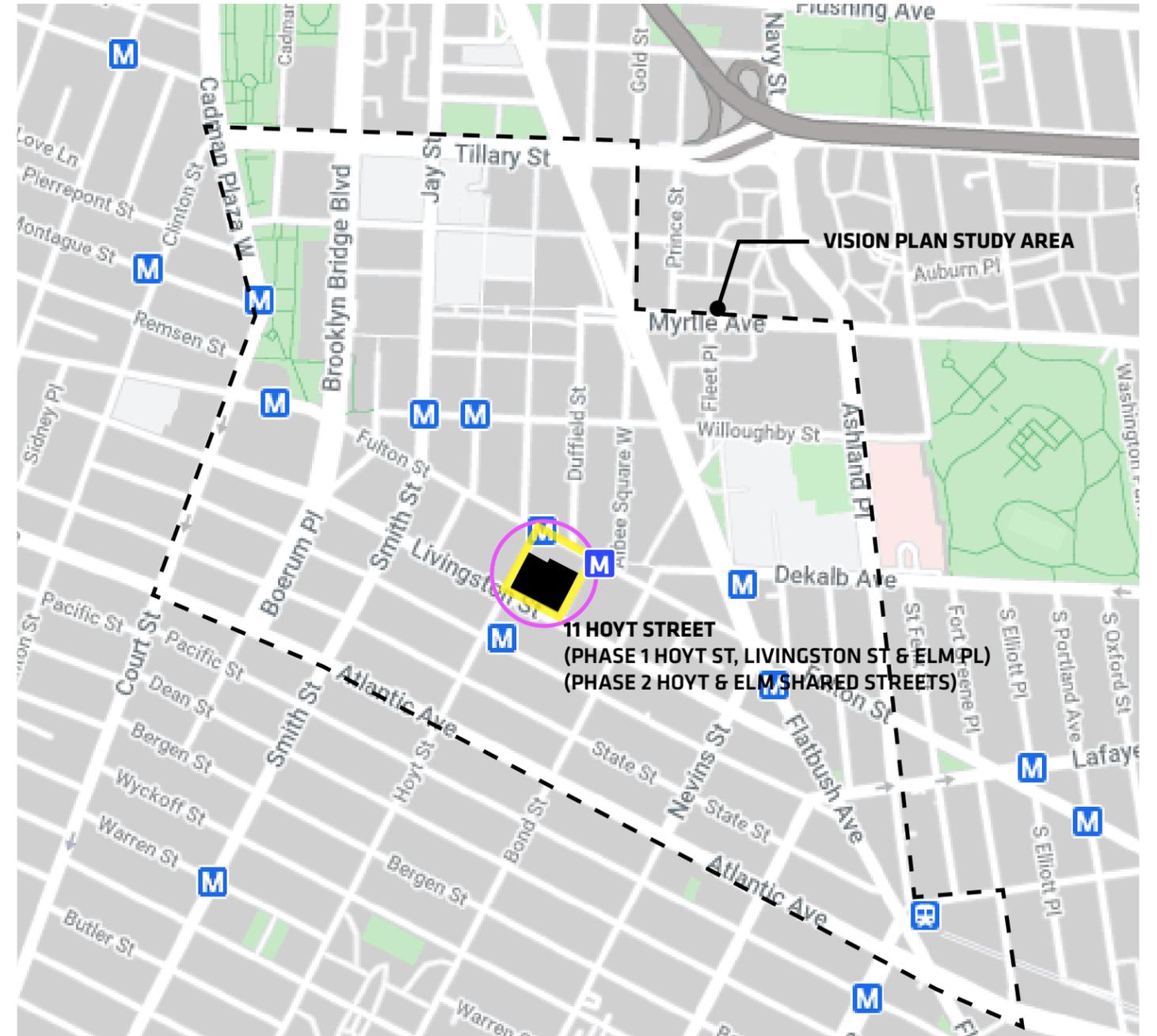
Create a vibrant downtown experience emblematic of Brooklyn's diverse cultures and communities

VISION PLAN GOALS

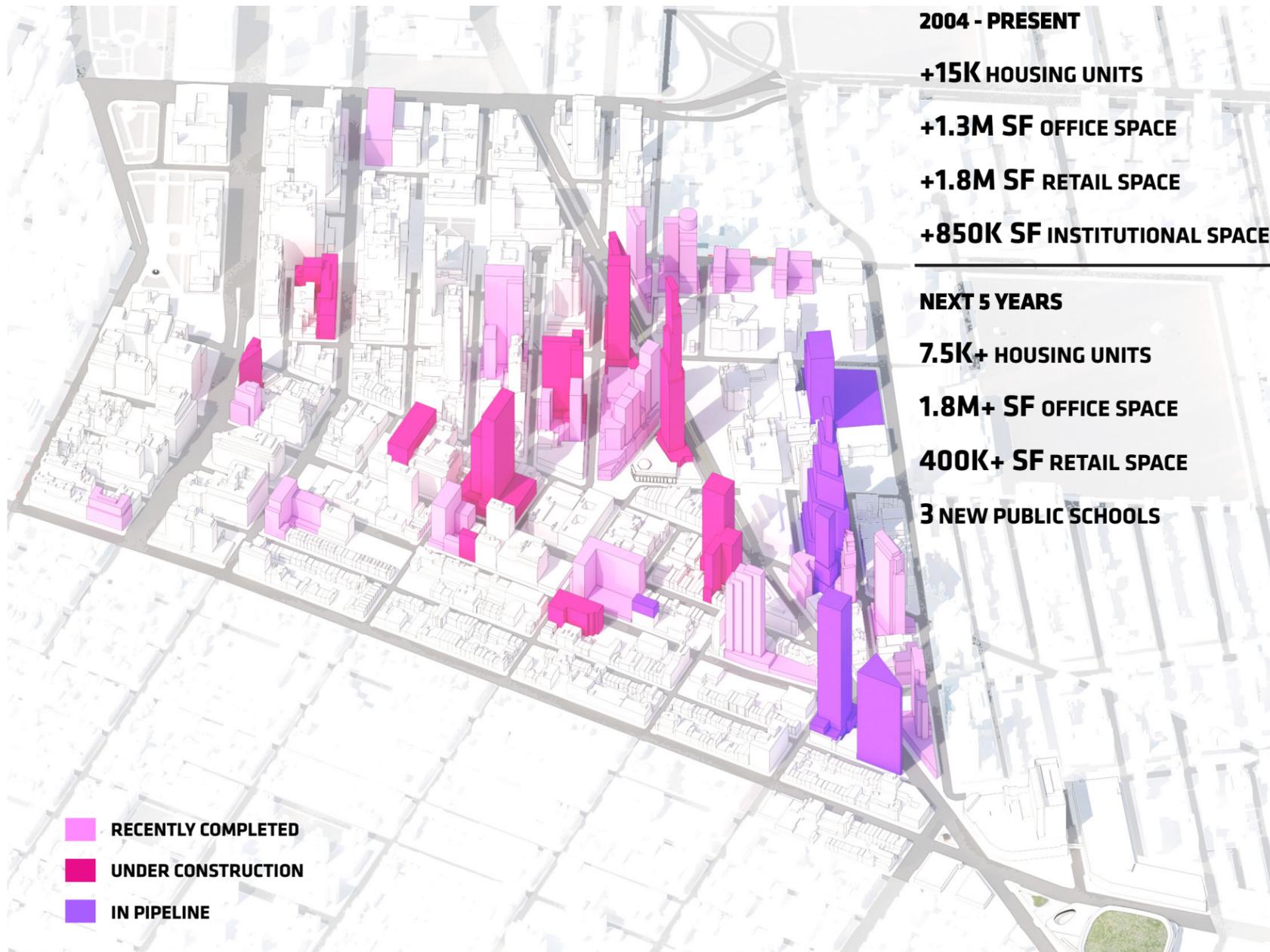
BOROUGH LOCATION



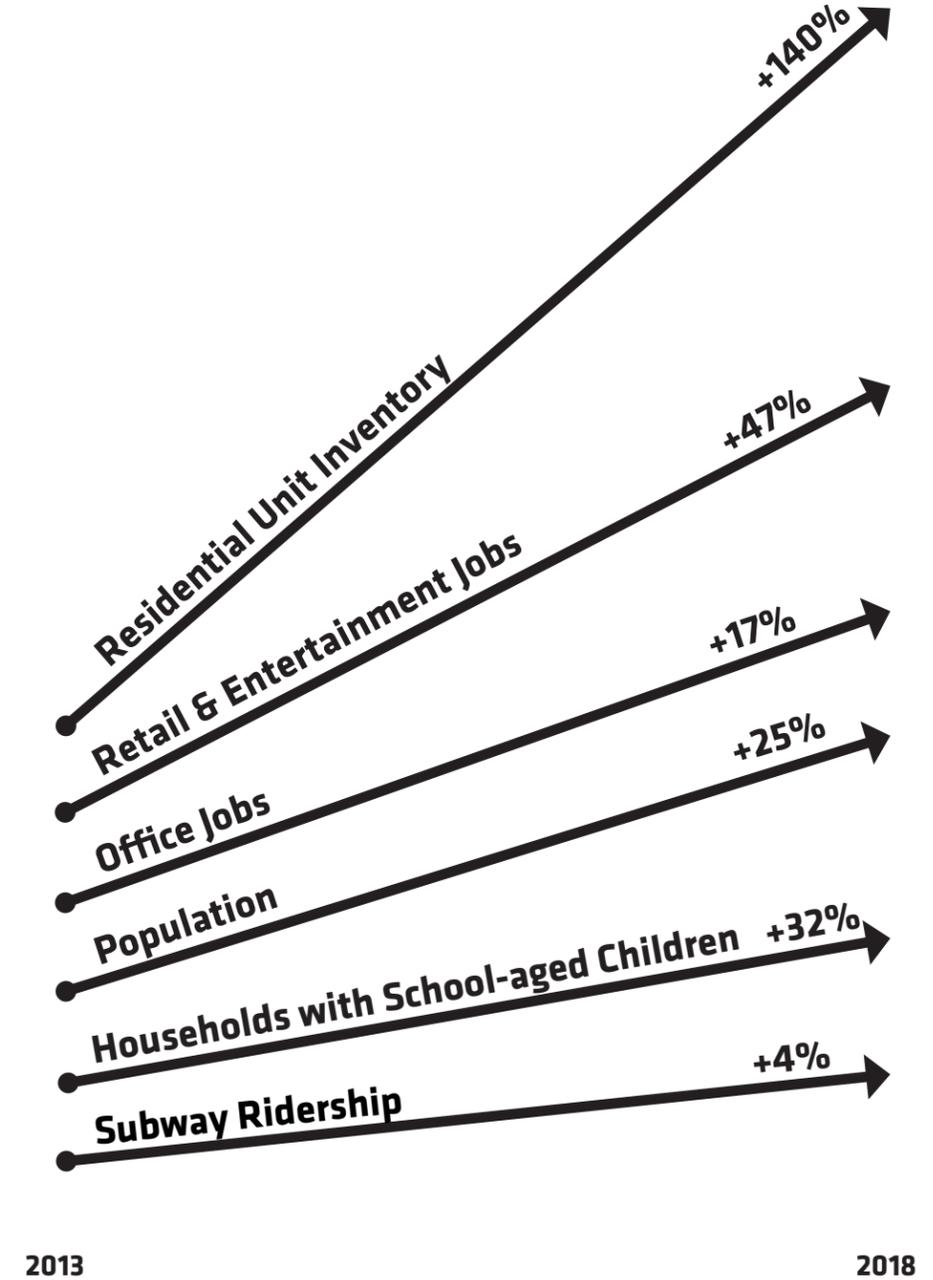
NEIGHBORHOOD & SITE LOCATION



VISION PLAN: DOWNTOWN BROOKLYN GROWTH



Sources:
DBP Q2 '20 DevMX



Sources:
 Residential Unit Inventory: DBP DevMX, 2013-2018
 Employment Data: Quarterly Census of Employment and Wages (QCEW), 2012-2017
 Population Data: U.S. Census Bureau American Community Survey (ACS), 2013-2018
 Subway Ridership: MTA Annual Subway Ridership, 2013-2018

VISION PLAN: RECENT CAPITAL IMPROVEMENTS



FLATBUSH AVENUE RECONSTRUCTION



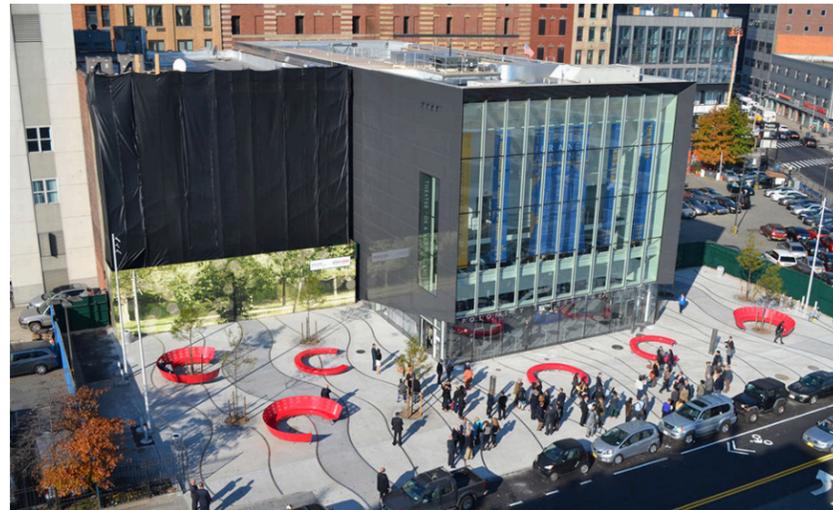
BROOKLYN BRIDGE GATEWAY



RECONSTRUCTION OF TILLARY STREET



ALBEE SQUARE



TFANA ARTS PLAZA



300 ASHLAND PLAZA

VISION PLAN:

WHAT WE'VE HEARD.....

- ENHANCE ENVIRONMENTAL COMFORT WITH MORE TREES AND SHADE
- WIDEN SIDEWALKS AND PROVIDE MORE BUMP-OUTS FOR SAFER CROSSINGS
- MORE GREEN AND ORGANIC FORMS HELP COMPLEMENT THE HARSH AND GREY, CONCRETE STREETS
- STREETScape FEELS "FRAGMENTED" AND "DISORIENTING"
- "USE SHARED STREETS AS ATTRACTORS" TO "CREATE A GATEWAY BETWEEN FULTON MALL AND SIDE STREETS"
- PEOPLE THAT FLOOD THE STREETS. BUSYNESS, DENSITY, AND DIVERSITY ARE POSITIVE ELEMENTS OF DOWNTOWN BROOKLYN'S IDENTITY!
- THE DISTRICT IS A VIBRANT HUB OF CULTURE AND THE ARTS - COLOR AND VISUAL ART IN THE STREETS SHOULD REFLECT THAT

CHALLENGES



LACK OF GREEN SPACES



HARSH & NARROW SIDEWALK



CLASHING GRIDS LEAD TO DISORIENTATION

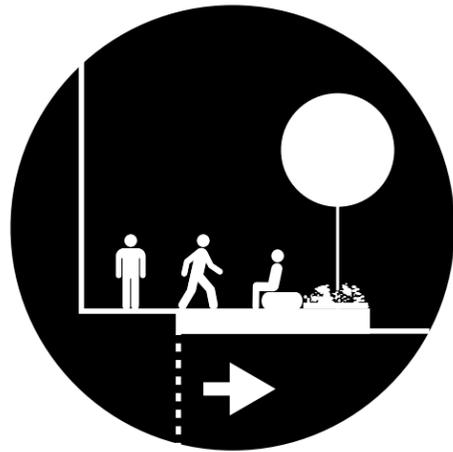


CONGESTION & MULTI-MODAL CONFLICT



INCONSISTENT STREETScape IDENTITY & DISTRICT AESTHETIC

VISION PLAN: DESIGN CONCEPT AND GOALS

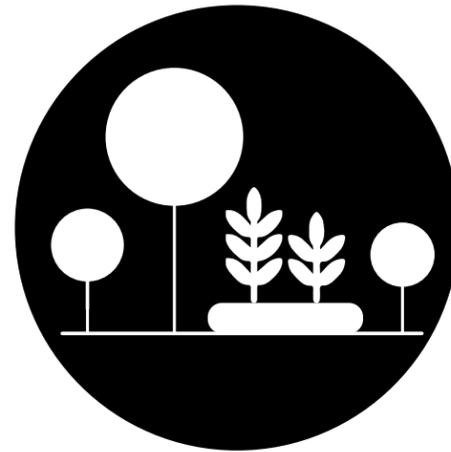
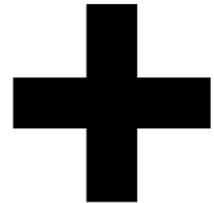


SIDEWALK WIDENING

Pedestrianize the Downtown Brooklyn core by widening substandard sidewalks through capital construction (Phase 1) and expanding the shared street network (Phase 2)

Outcome:

- Improve pedestrian safety, comfort, and circulation, especially around subway stations

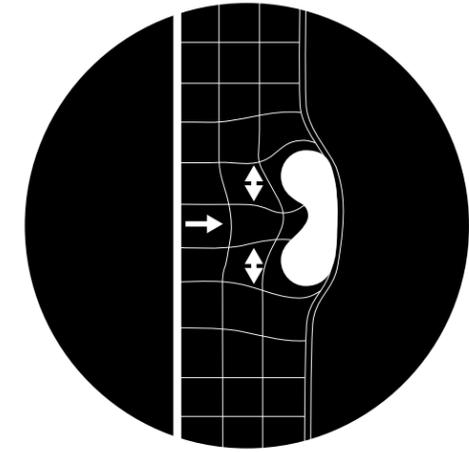
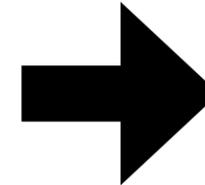


ENHANCED GREENING

Increase tree canopy and green infrastructure with new (Phase 1) and retrofitted (Phase 2) Downtown Brooklyn enlarged and curvilinear planting beds

Outcome:

- Reduces stormwater runoff and heat island effect
- Provides sense of safety and buffer from roadway



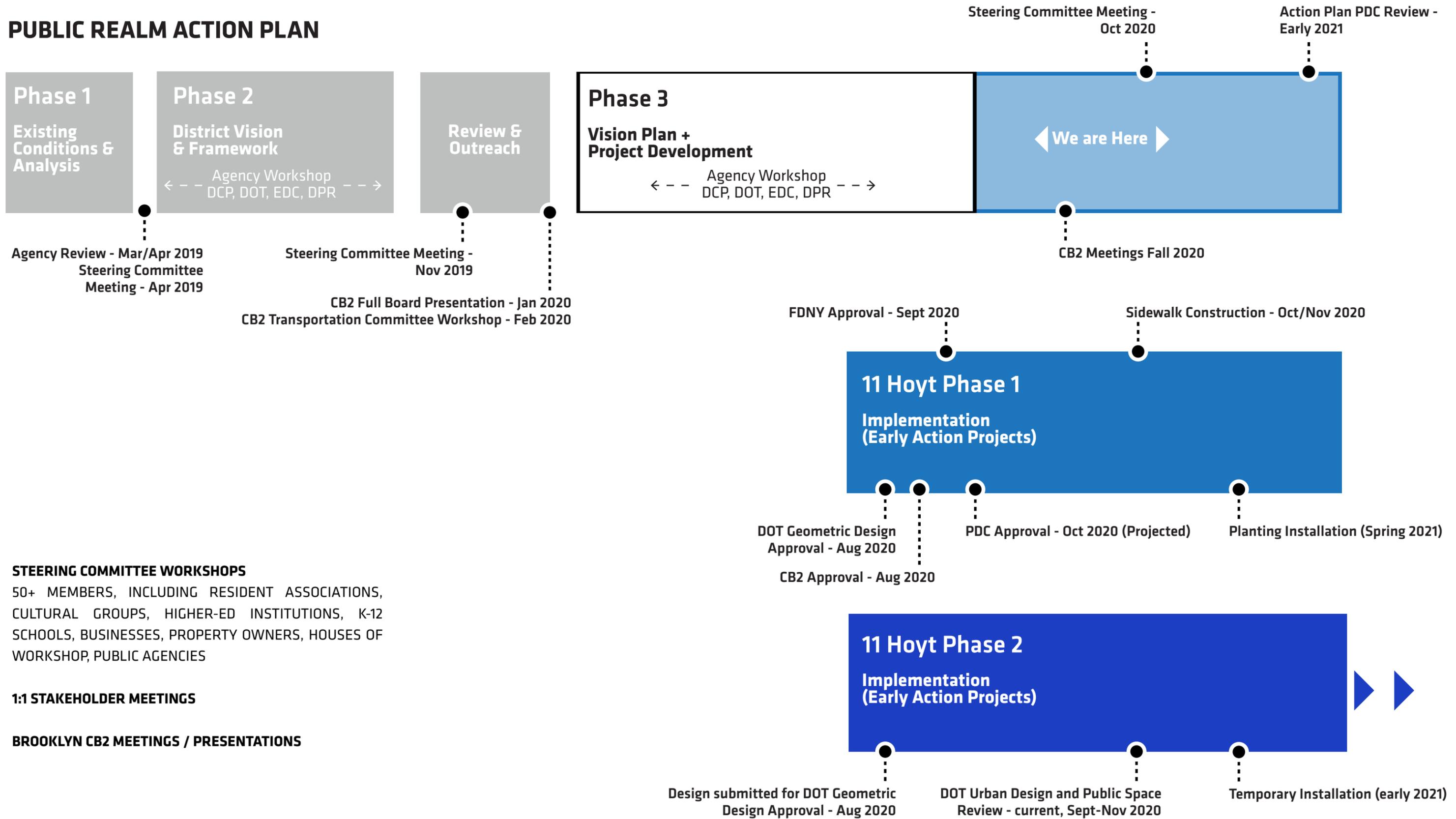
DISTINCTIVE SIDEWALK

Strengthen the character of Downtown Brooklyn through streetscape materials and amenities that incorporate color and soften edges to create a memorable district identity

Outcome:

- Softens the gray and harsh streetscape in the downtown core
- Improves livability and public realm for all users
- Creates consistent streetscape and iconic districtwide aesthetic

PUBLIC REALM ACTION PLAN



STEERING COMMITTEE WORKSHOPS

50+ MEMBERS, INCLUDING RESIDENT ASSOCIATIONS, CULTURAL GROUPS, HIGHER-ED INSTITUTIONS, K-12 SCHOOLS, BUSINESSES, PROPERTY OWNERS, HOUSES OF WORKSHOP, PUBLIC AGENCIES

1:1 STAKEHOLDER MEETINGS

BROOKLYN CB2 MEETINGS / PRESENTATIONS

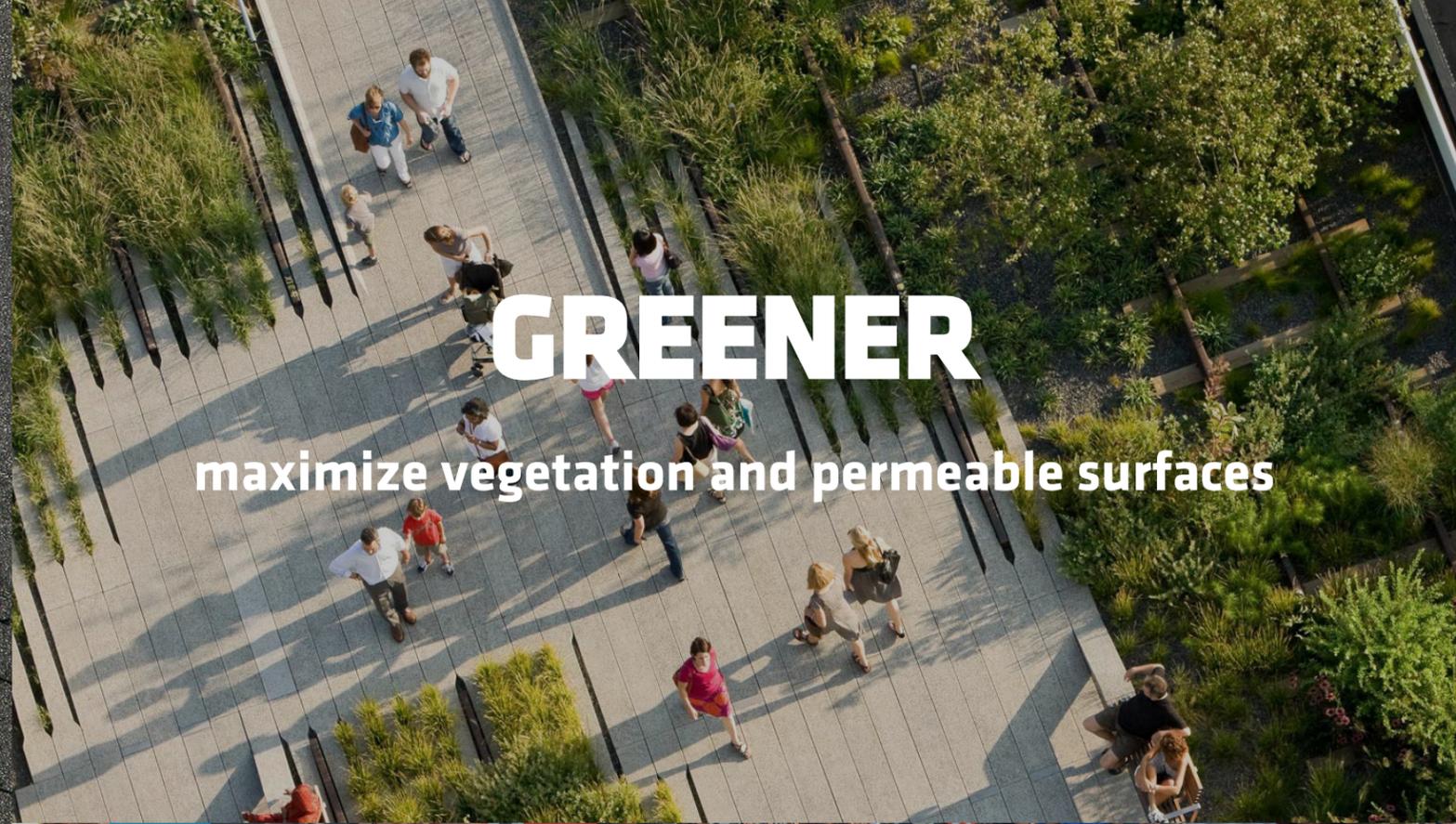


Tishman Speyer
BIG
Downtown Brooklyn Partnership



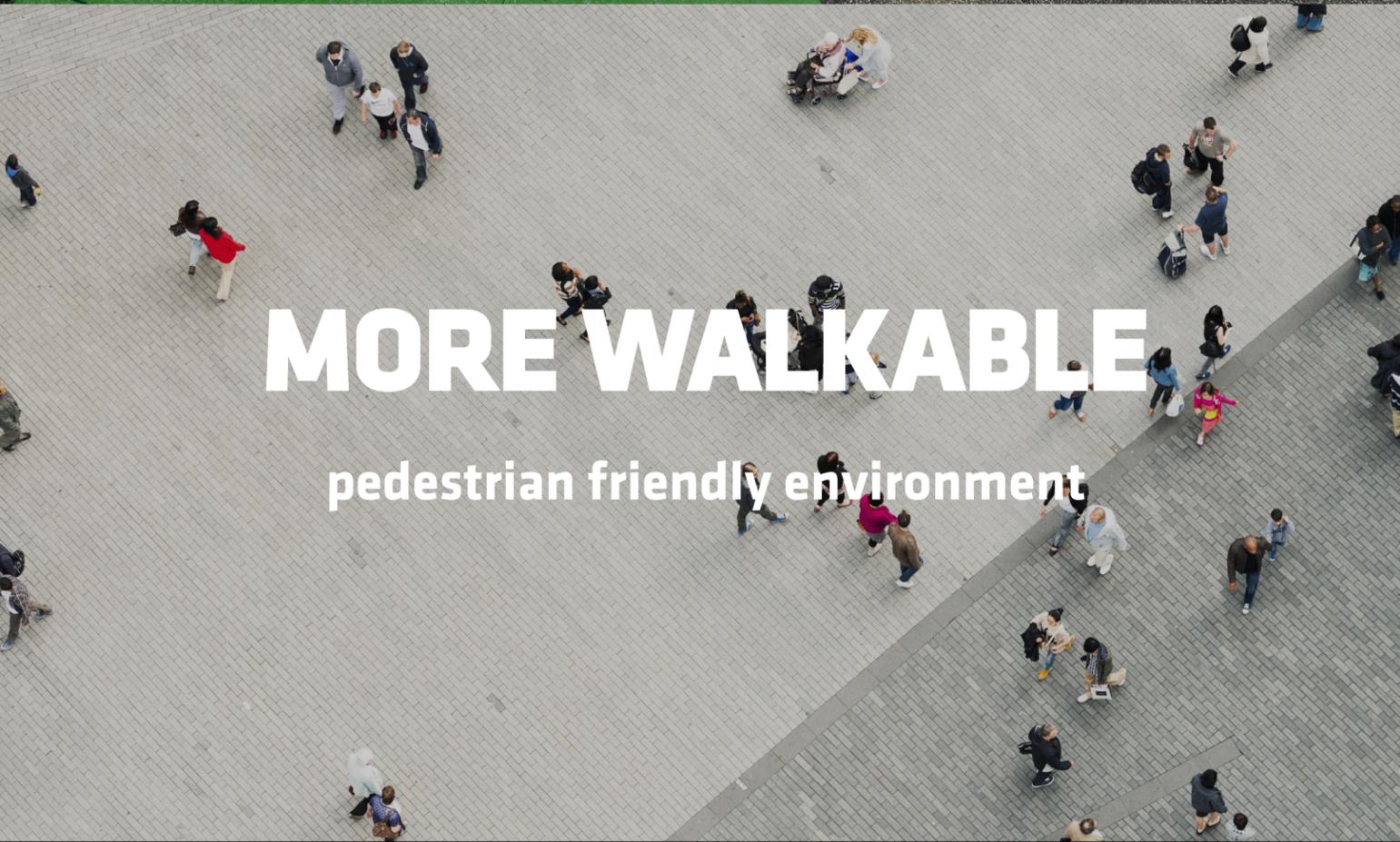
SAFER

connected/protected bike and more efficient bus network



GREENER

maximize vegetation and permeable surfaces



MORE WALKABLE

pedestrian friendly environment



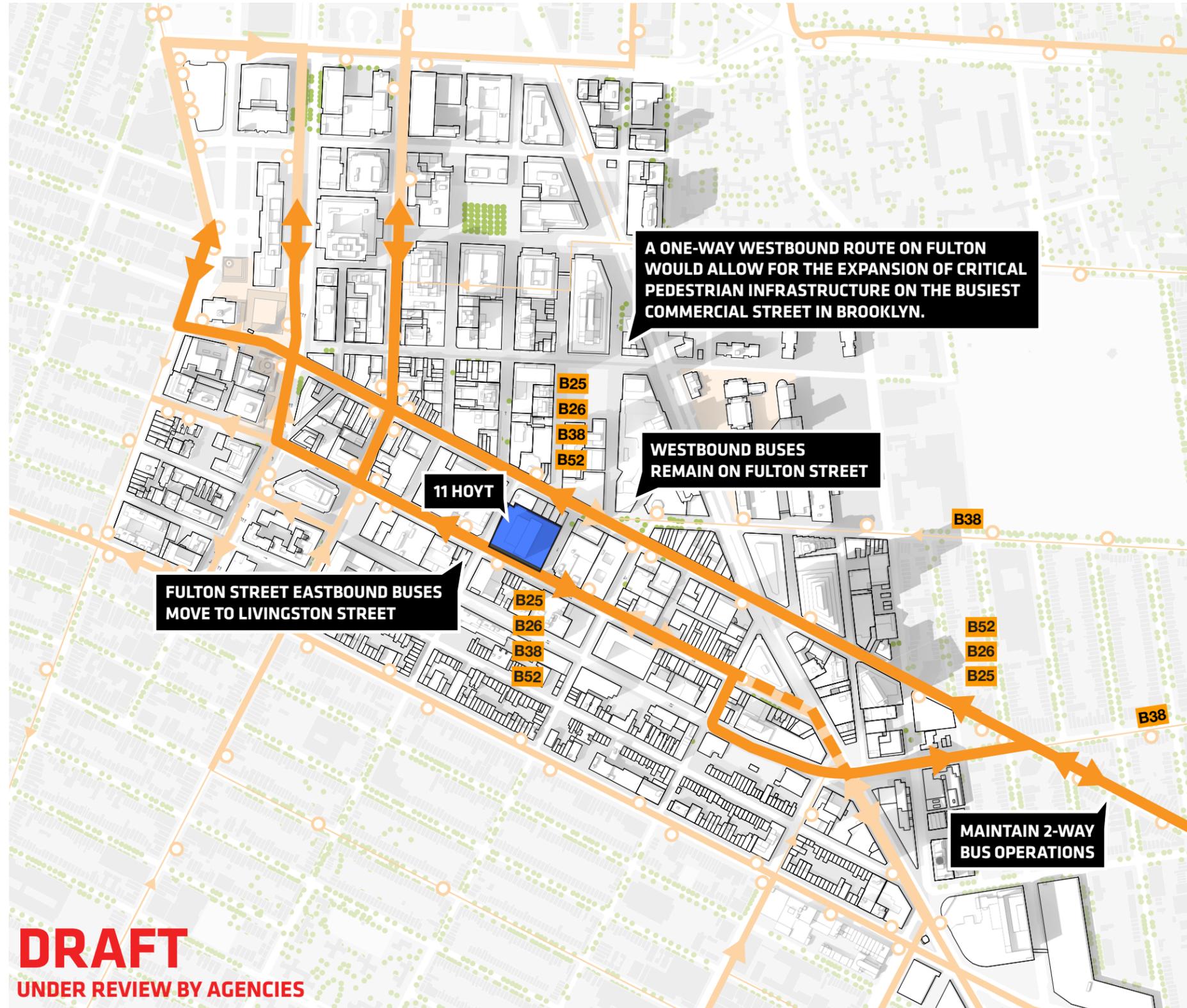
ENGAGING

create a sense of place, a destination for people to meet, gather and wander

VISION PLAN: BUS NETWORK TOMORROW

RECOMMENDATIONS

- 1 WAY WESTBOUND BUSES ON FULTON
- FULTON STREET EASTBOUND BUSES MOVE TO LIVINGSTON STREET
- 2-WAY BUS OPERATIONS MAINTAINED AT FULTON AND LAFAYETTE



- BUS STOP
- 1 BUS LINE
- 2-3 BUS LINES
- 4+ BUS LINES

SOURCE: NYCDOT DOWNTOWN BROOKLYN SURFACE TRANSIT CIRCULATION STUDY (2009)

DRAFT
UNDER REVIEW BY AGENCIES

VISION PLAN: BIKE NETWORK

RECOMMENDATIONS

- WESTBOUND PROTECTED BIKE LANE ADDED TO FULTON MALL
- EASTBOUND PROTECTED BIKE LANE ADDED TO SCHERMERHORN STREET

— BIKE NETWORK GAP

● CITY BIKE RACKS

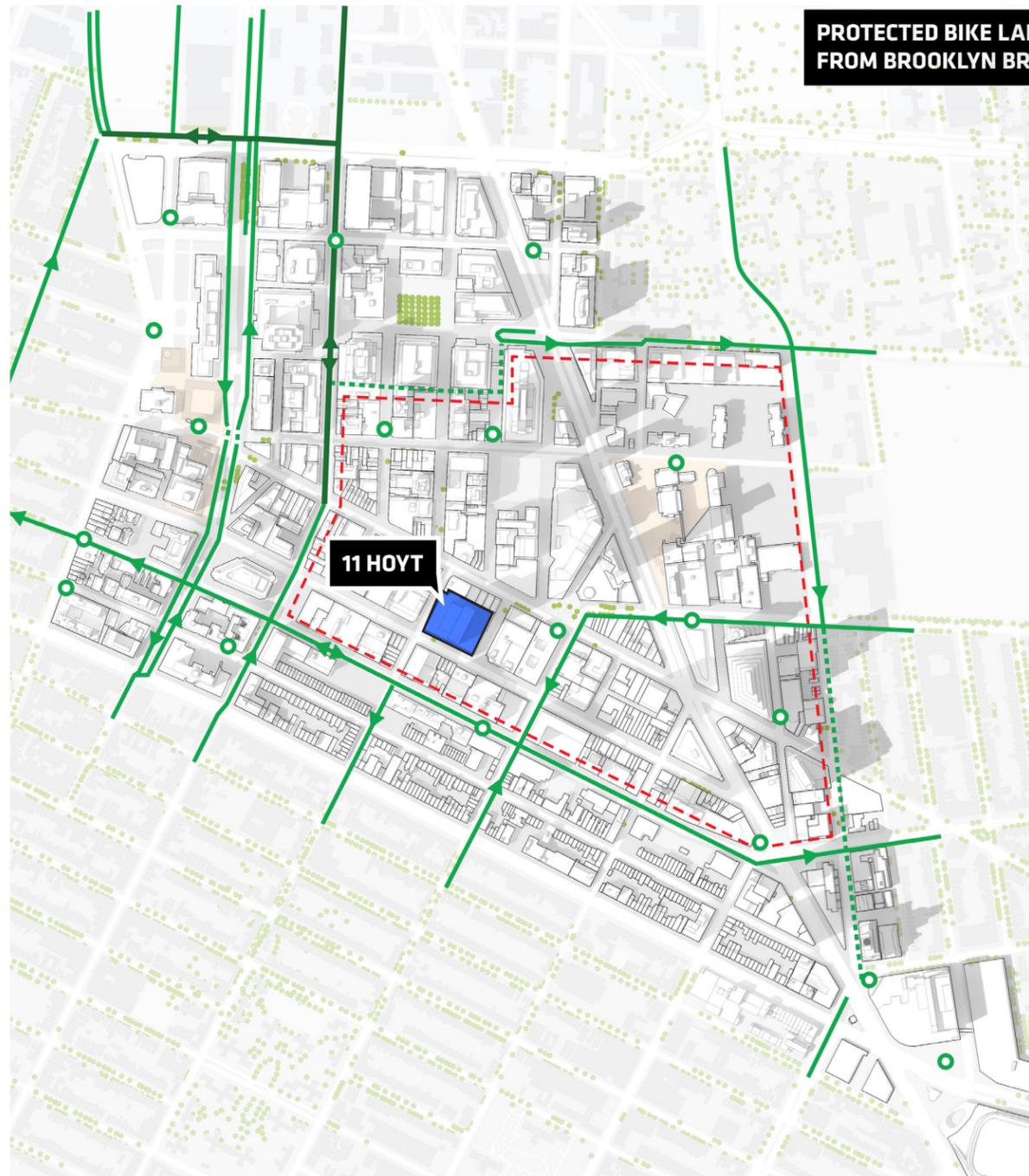
■ PROTECTED BIKE LANE



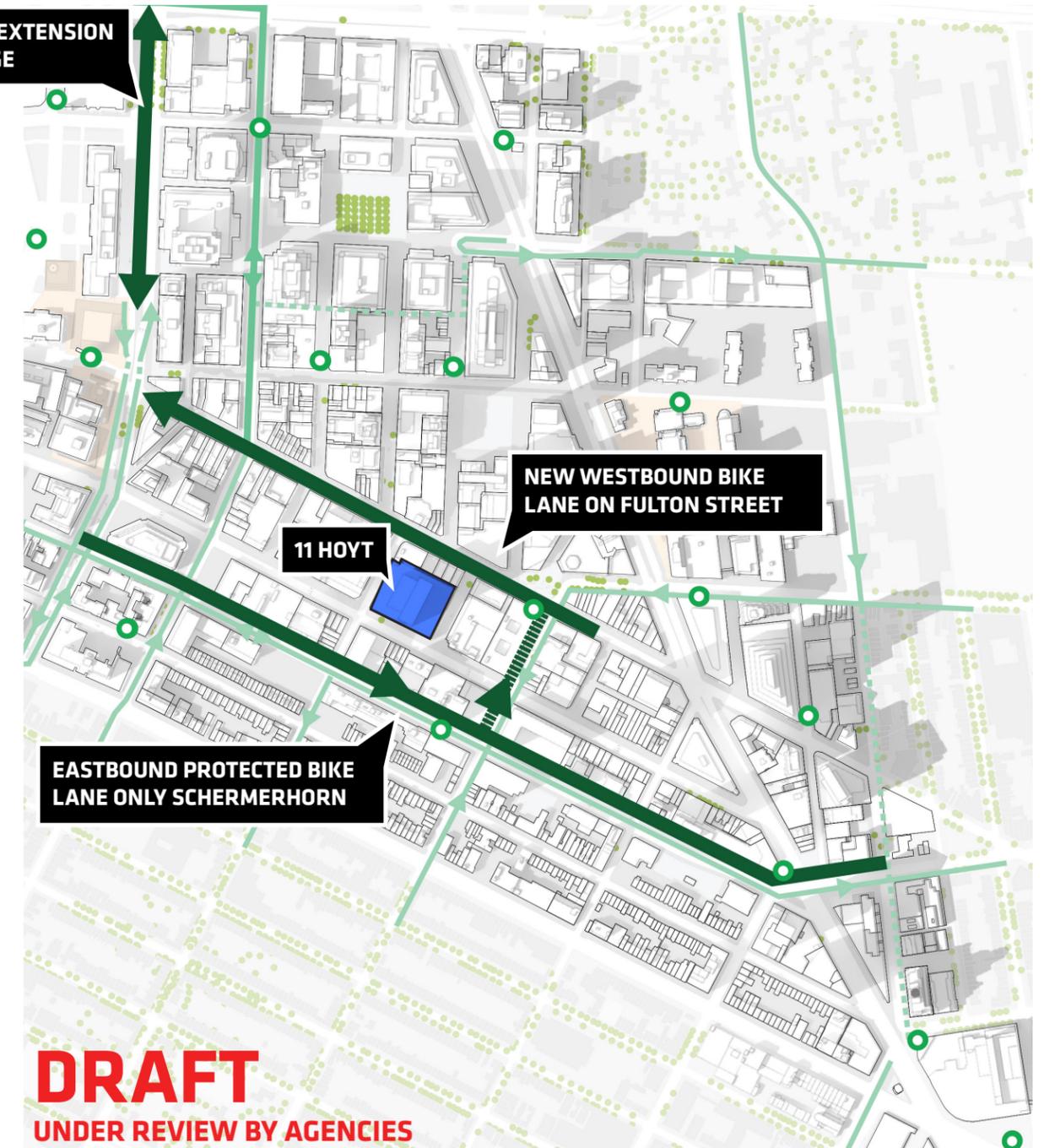
■ CONVENTIONAL BIKE LANE



■ SHARED BIKE LANE



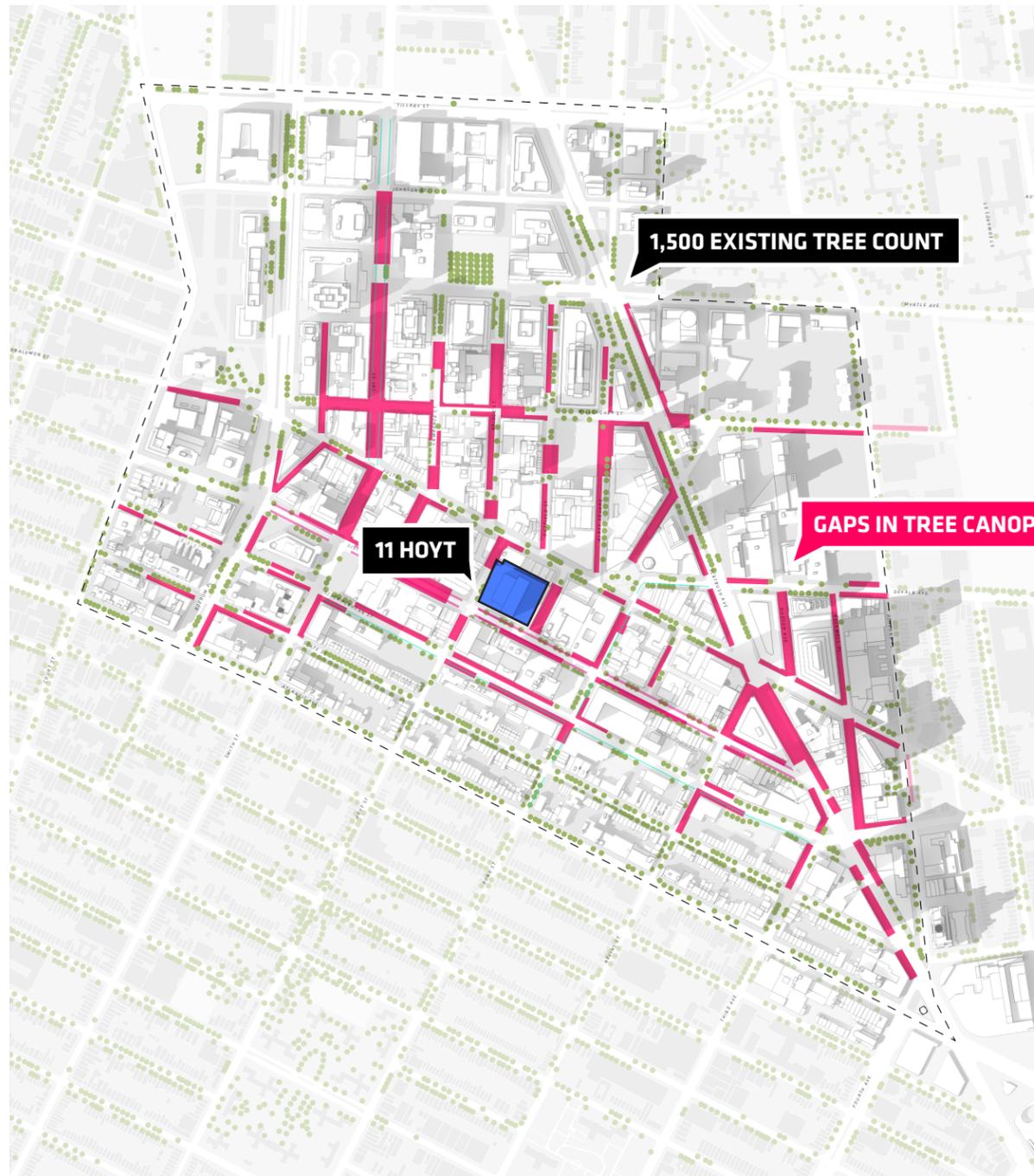
BIKE NETWORK TODAY



BIKE NETWORK TOMORROW

VISION PLAN: GREENING

- EXISTING TREE CANOPY HAS SIGNIFICANT GAPS
- 1,000 NEW TREES & 4 MILES OF UNDERSTORY PLANTING IDENTIFIED
- SIDEWALK EXPANSION CREATES NEW OPPORTUNITIES TO INCREASE GREENING, PLANT NEW TREES & UNDERSTORY



TREE CANOPY TODAY



TREE CANOPY TOMORROW

VISION PLAN: PEDESTRIAN NETWORK AND CHALLENGES TODAY



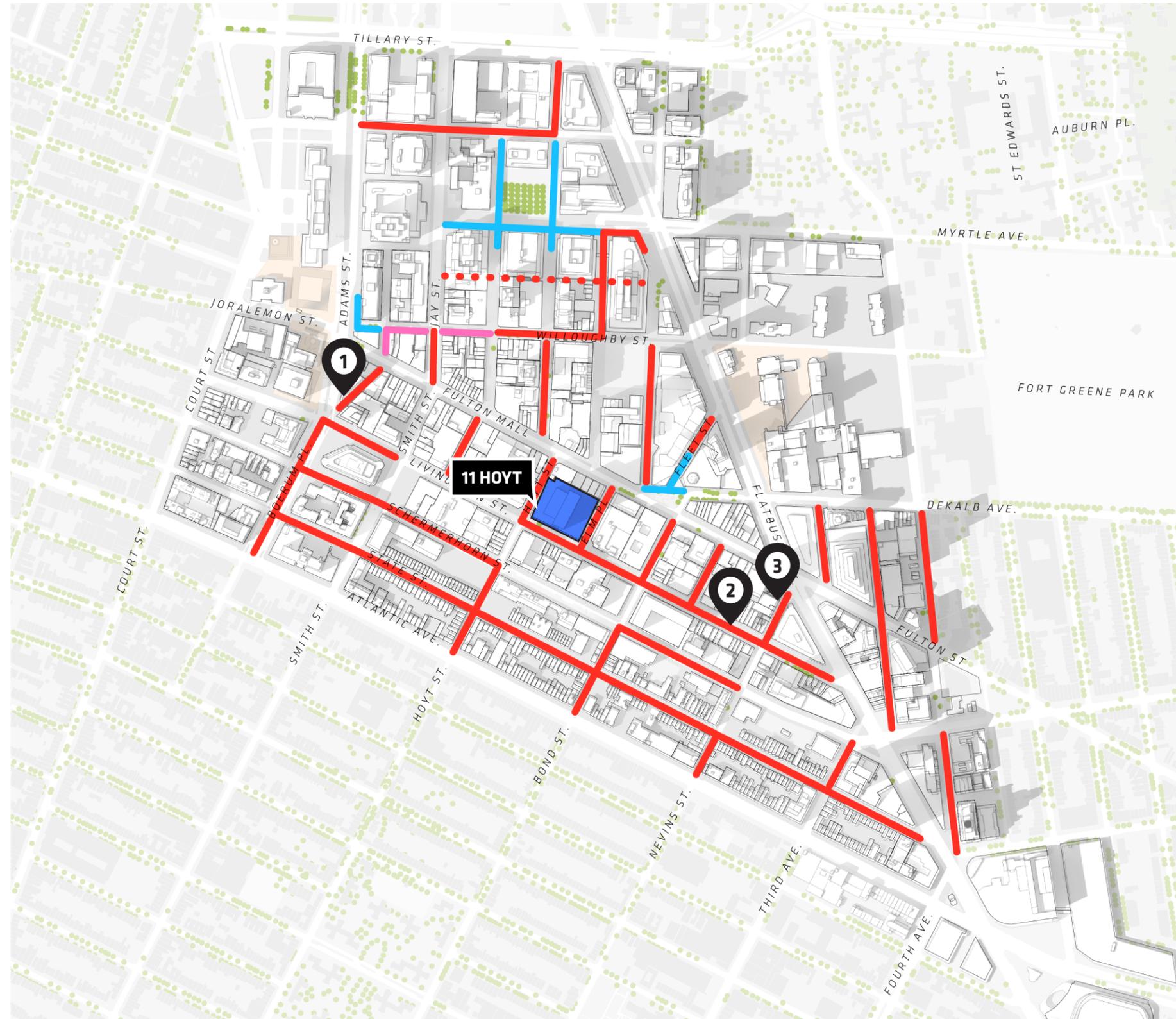
1. RED HOOK LANE



2. LIVINGSTON STREET



3. NEVINS STREET



- STREETS IN THE CORE DOWNTOWN BETWEEN WILLOUGHBY AND SCHERMERHORN ALONG THE FULTON MALL HAVE NOT BEEN STUDIED OR IMPROVED IN DECADES

- DEMAPPED STREETS
- SHARED STREET
- NARROW/SUBSTANDARD SIDEWALKS

VISION PLAN: PEDESTRIAN NETWORK PHASE 1



1. 11 HOYT



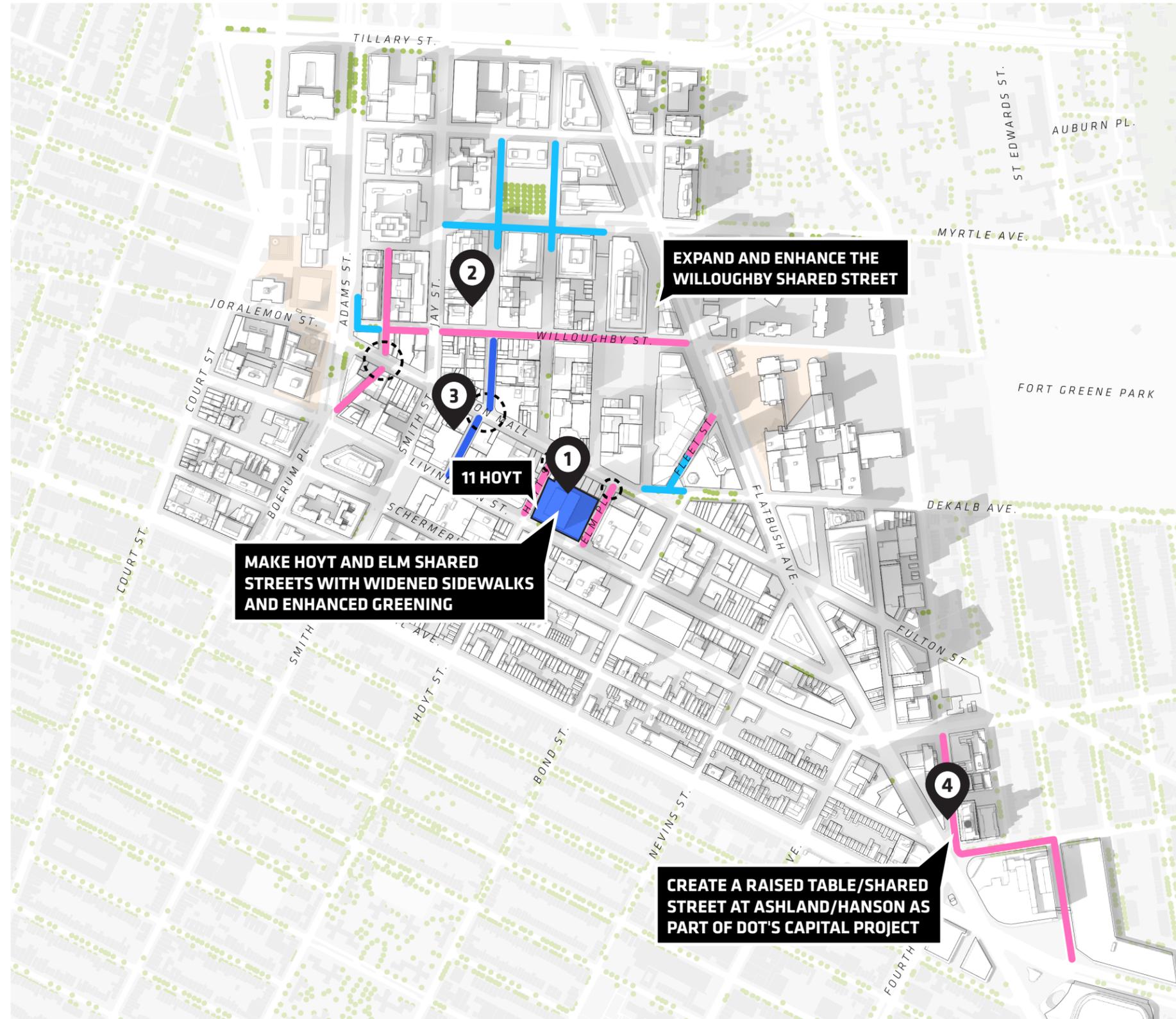
2. ENHANCED WILLOUGHBY SHARED STREET



3. GALLATIN PLACE PILOT PROJECT



4. ASHLAND/HANSON SHARED STREET



VISION PLAN: PEDESTRIAN NETWORK PHASE 2



1. ENHANCED GREENING RETROFIT PLANTERS ON FULTON MALL



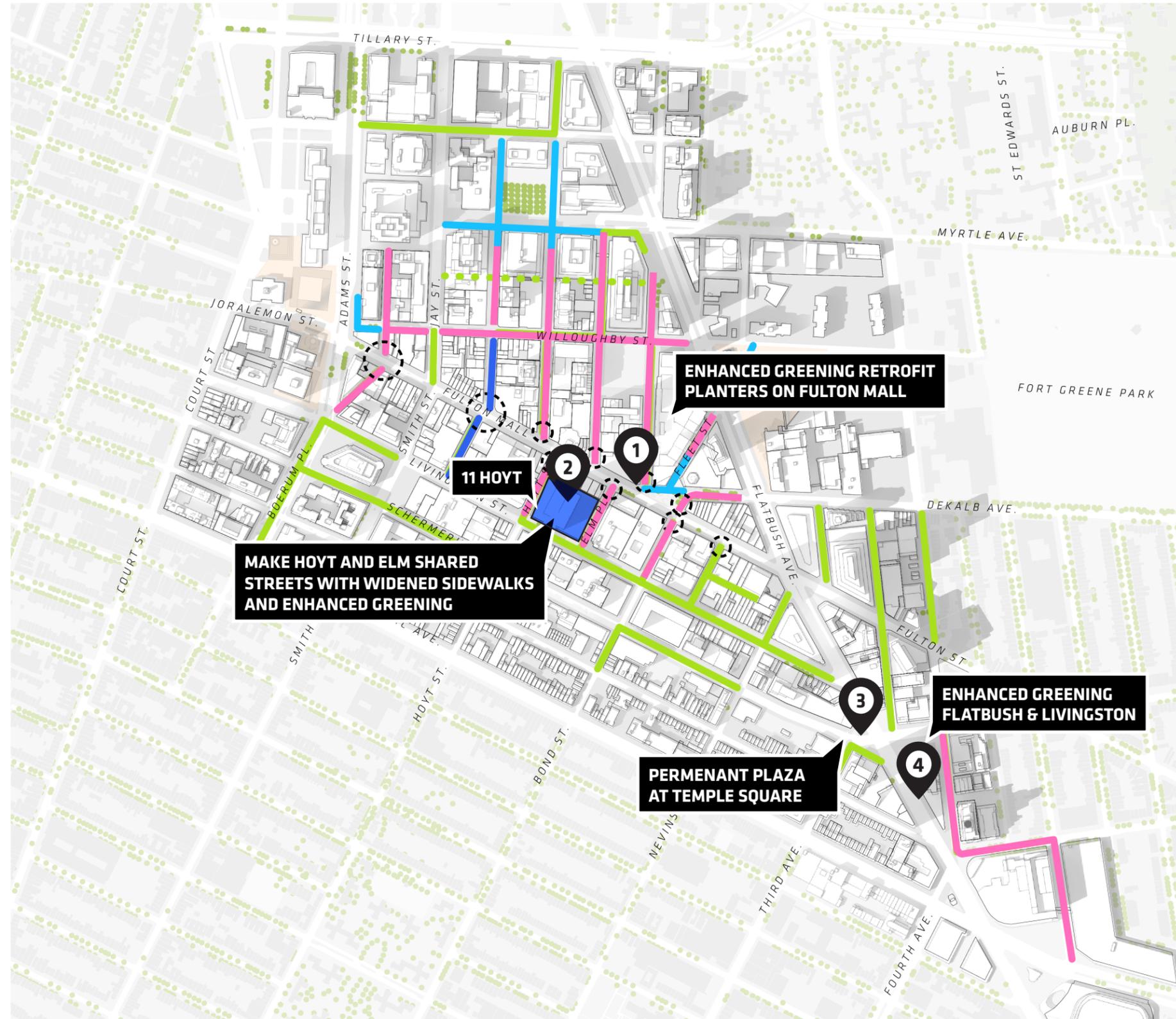
2. HOYT & ELM PILOT PROJECT



3. PERMENANT PLAZA AT TEMPLE SQUARE



4. FLATBUSH AVENUE DOT CAPITAL PROJECT



MAKE HOYT AND ELM SHARED STREETS WITH WIDENED SIDEWALKS AND ENHANCED GREENING

ENHANCED GREENING RETROFIT PLANTERS ON FULTON MALL

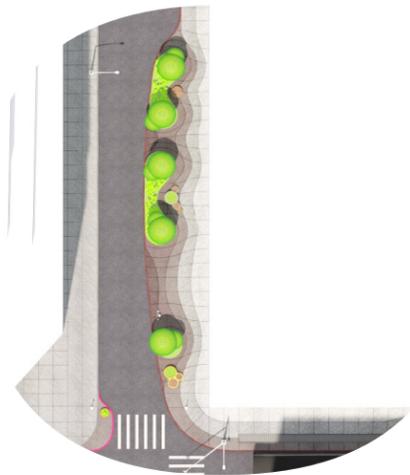
ENHANCED GREENING FLATBUSH & LIVINGSTON

PERMENANT PLAZA AT TEMPLE SQUARE

-  FULTON MALL CROSSING
-  SEASONAL STREET WITH PROGRAMMING
-  DEMAPPED STREETS
-  SHARED STREET
-  SIDEWALK EXPANSION (BULB OUTS, ENHANCED GREENING, PLANTERS, STREET SEATS, SIDEWALK WIDENINGS, PEDESTRIAN ISLANDS)

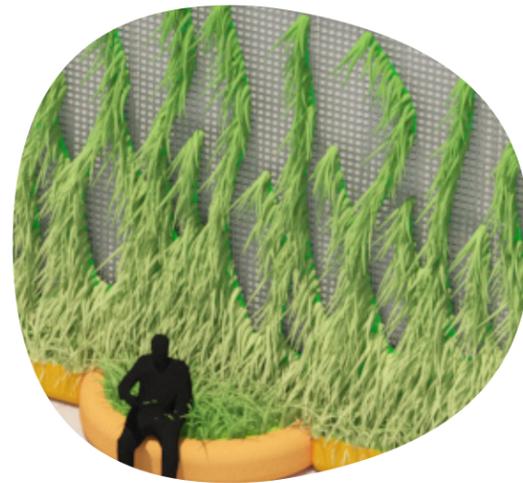


VISION PLAN: TOOLKIT STRATEGIES



GEOMETRY

organic forms allow for more space for pedestrians, seating, and greening across a range of street typologies



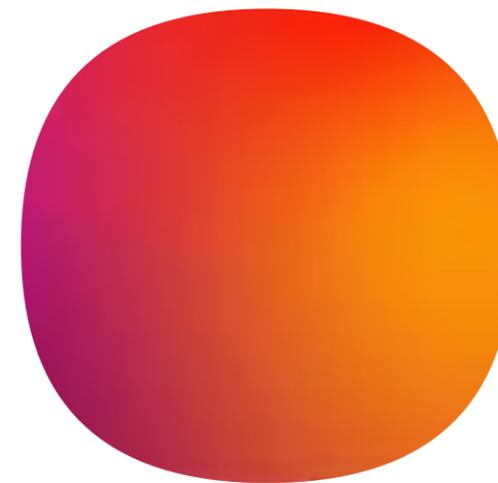
GREENING

provide new opportunities for planting, using in-ground, green wall, other strategies



FURNITURE

enhance DOT's standard toolkit using color and playful elements easily replicated



COLOR

provide a distinct warm to cool color palette with signature branded furnishing to strengthen downtown brooklyn's visual identity.



MATERIALITY

a varied palette of materials both for capital and pilot projects to make the pedestrian space feel continuous and expansive

VISION PLAN: GEOMETRY TOOLKIT TO EXPAND SIDEWALKS AND INCREASE PEDESTRIAN SPACE

STREET SEAT AND ART



SINGLE PILOT/TEMPORARY BUBBLE
social seating/program spill out (s)

Where it is not possible to expand sidewalks single bubbles can be utilized to define social seating areas at sidewalk edge or provide program spill out

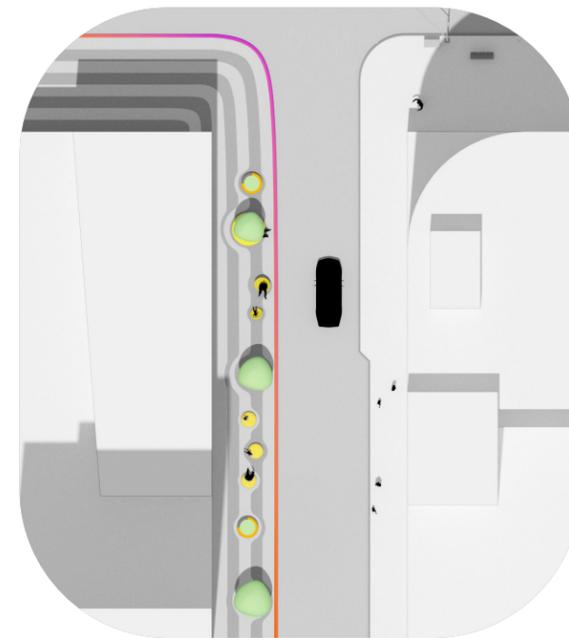
SHARED STREETS AND PLAZAS WITH ART/PROGRAMMING



TWIN PILOT/TEMPORARY BUBBLE
complementary program (m)

A combination of two or more bubbles with in close proximity blended together can act as a larger temporary plaza or chicanes on a shared street

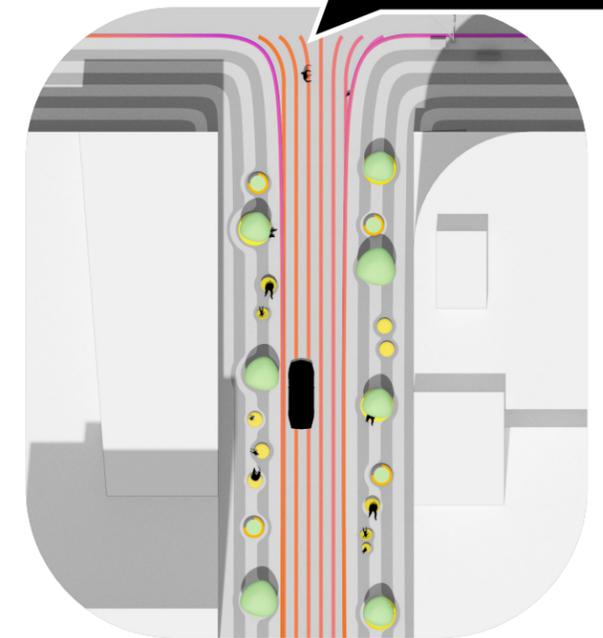
SIDEWALK WIDENING



SINGLE CAPITAL BUBBLE
shared street (l)

The sidewalk extends to create a shared street with clearly identified vehicular lane

SIDEWALK WIDENING BOTH SIDES OF SHARED STREET



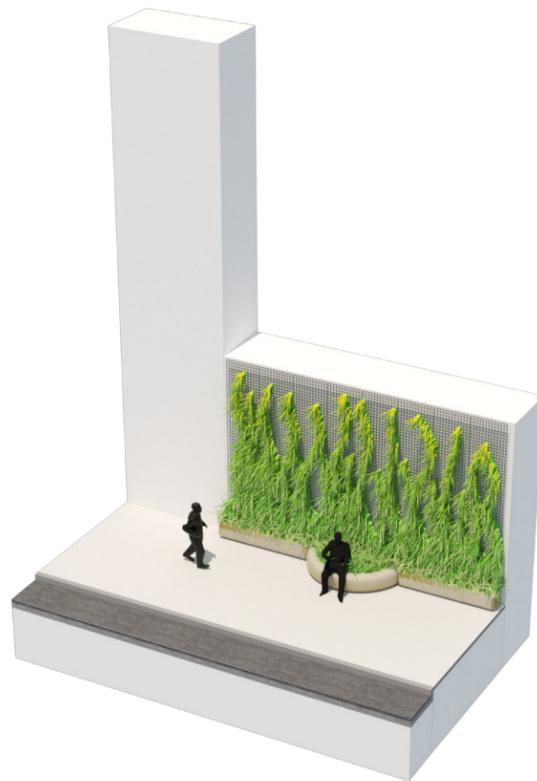
TWIN CAPITAL BUBBLE
shared street (xl)

The sidewalk extends and blends to demarcate multiple circulation modes such as vehicular lanes, bike lanes, loading zones

VISION PLAN: GREENING TOOLKIT

PILOT & CAPITAL

CAPITAL PROJECTS



INDIRECT GREEN FACADES

trellis, cable, or mesh support allow vines to grow up building facade, no irrigation or drain required, easier to retrofit



EXPANDED SIDEWALK

large raised tree planters are possible with expanded sidewalks and can be utilized in areas with underground infrastructure (subways)



BIOSWALE

removes debris and pollution from stormwater runoff, connection to city sewer system requires maintenance to keep drainage clear

GRAVEL, PIPED CONNECTION TO SEWER SYSTEM



RAIN GARDEN

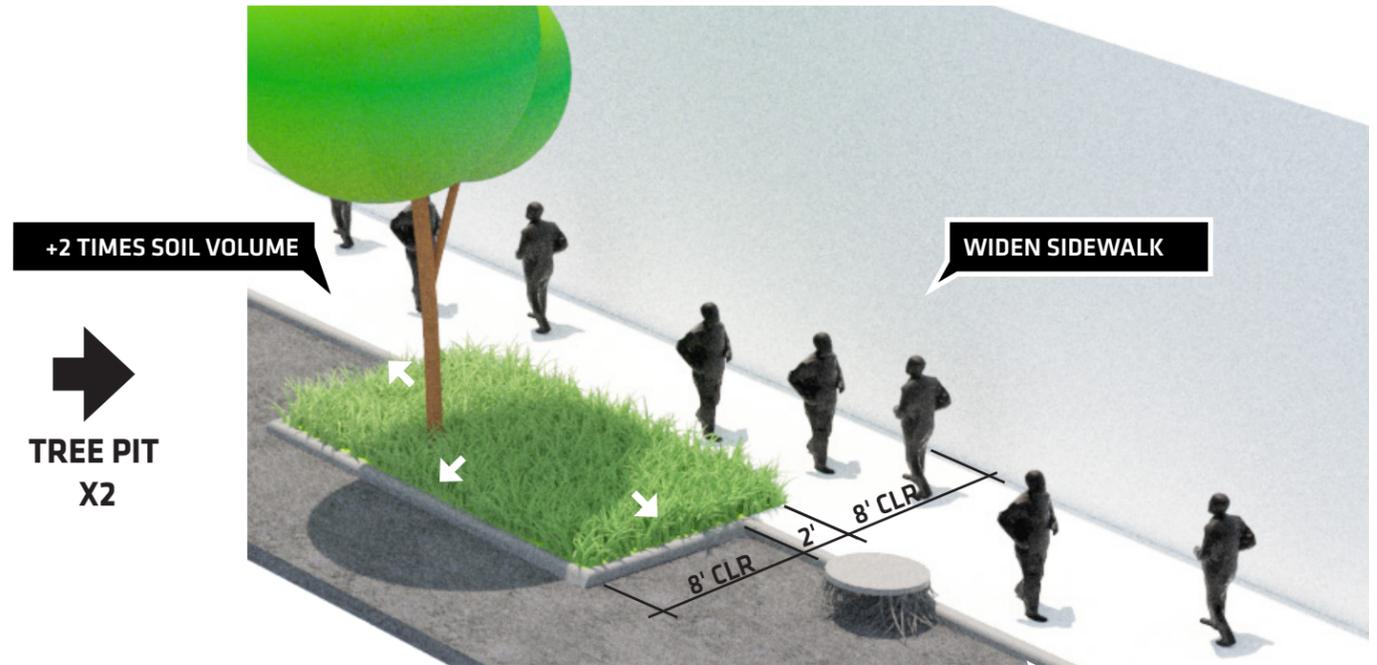
allow stormwater to be naturally absorbed into the ground before entering the sewer system, clean air and promote biodiversity

GRAVEL, NO CONNECTION TO SEWER SYSTEM

VISION PLAN: ENHANCED GREENING DESIGN CONCEPT



EXISTING TREE PIT

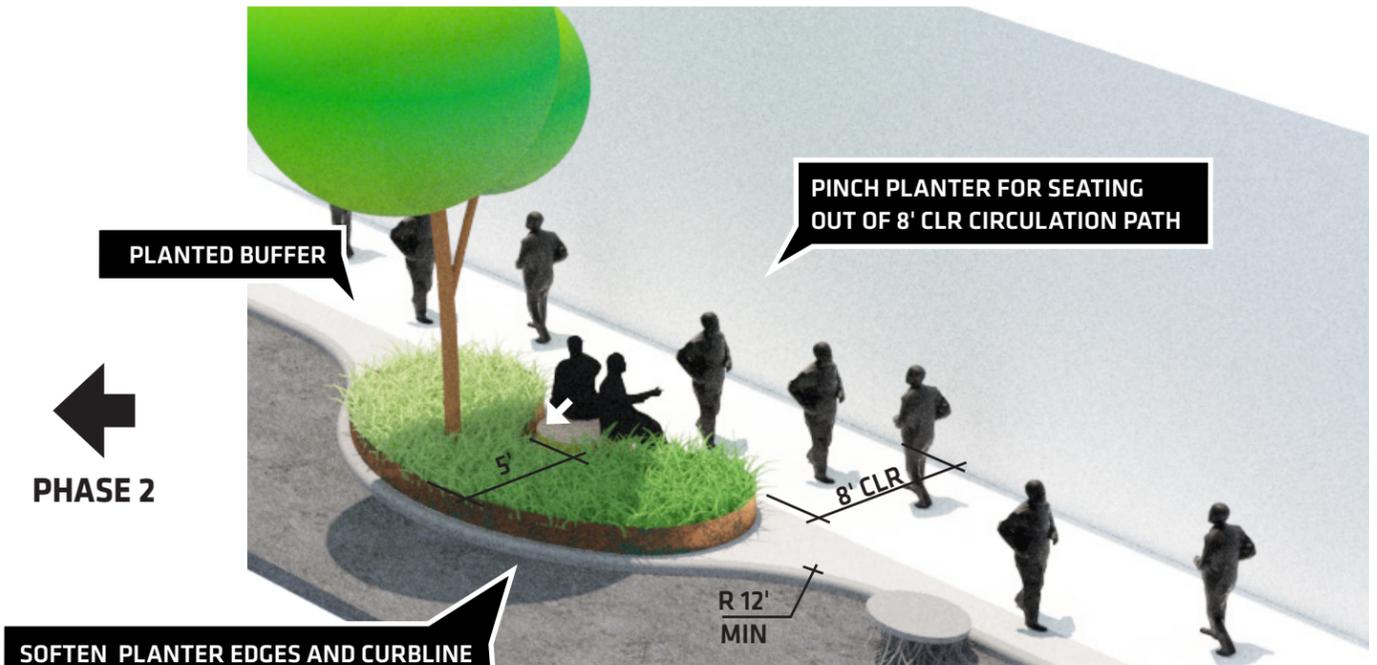


INCREASE TREE PIT

STREET SWEEPER BROOM
REQ'S MIN. RADIUS OF 12'-0"

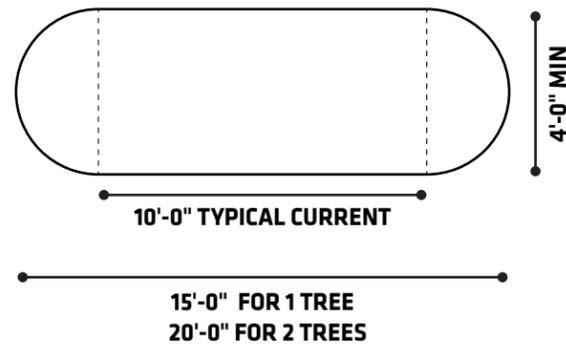


SHARED STREET



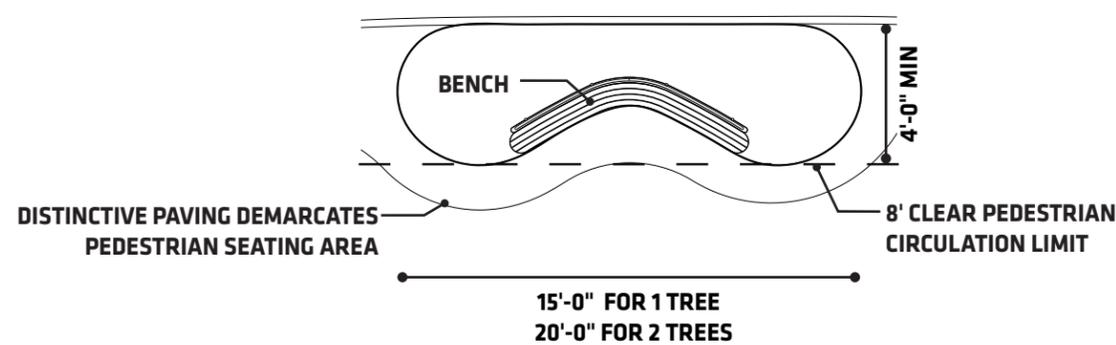
SOFTEN TREE PIT

VISION PLAN: DOWNTOWN BROOKLYN DISTRICT PLANTER TYPOLOGIES



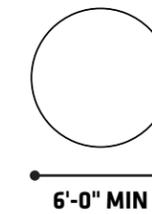
LOCATION

- NARROW SIDEWALKS TO MAXIMIZE PEDESTRIAN FLOW



LOCATION

- EXPANDED/WIDE SIDEWALKS WITH HEAVY PEDESTRIAN FLOW



LOCATION

- SIDEWALKS WHERE INCREASED UNDERSTORY PLANTING IS NOT POSSIBLE DUE TO EXISTING INFRASTRUCTURE

VISION PLAN: PILOT MATERIAL PALETTE



01

01 | RUBBER CURB



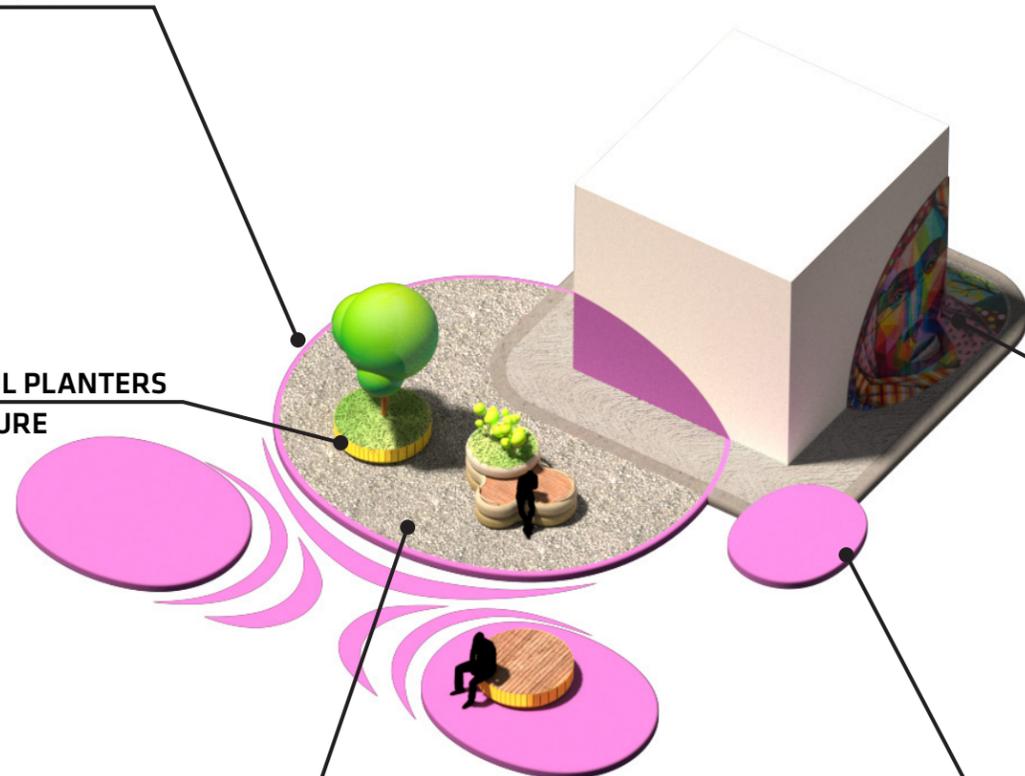
02

02 | COLORFUL PLANTERS AND FURNITURE



03

03 | COLORFUL DECOMPOSED GRANITE



PILOT
 COLORFUL
 RECOGNIZABLE
 GREEN
 TACTICAL
 LOW COST

04 | MURAL



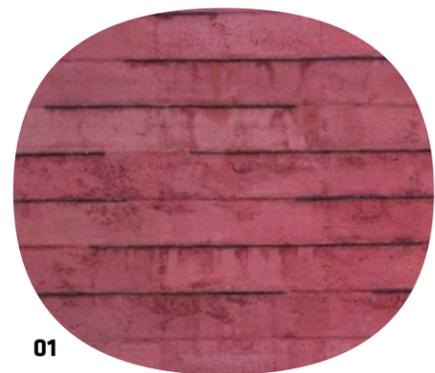
04

05 | THERMOPLAST ON SIDEWALK



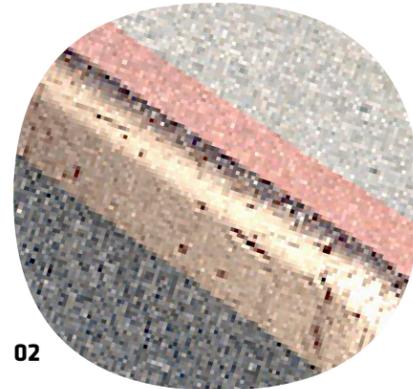
05

VISION PLAN: CAPITAL MATERIAL PALETTE



01

01 | PIGMENTED CONCRETE CURB



02

02 | WEATHERED STEEL
FACED CURB



03

03 | CUSTOM 3D PRINTED
SIGNATURE PLANTER



00 | INSPIRATION MACY'S
RENOVATED FACADE



04

04 | IN GROUND PLANTING



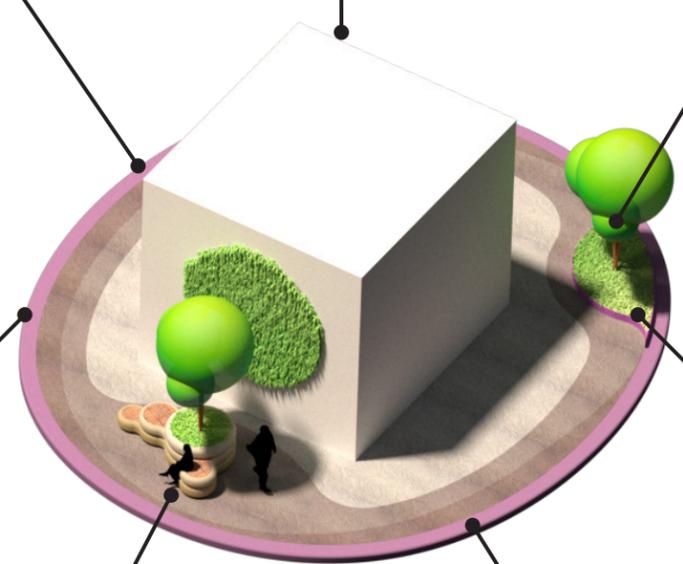
05

05 | CORTEN STEEL
PLANTER EDGE



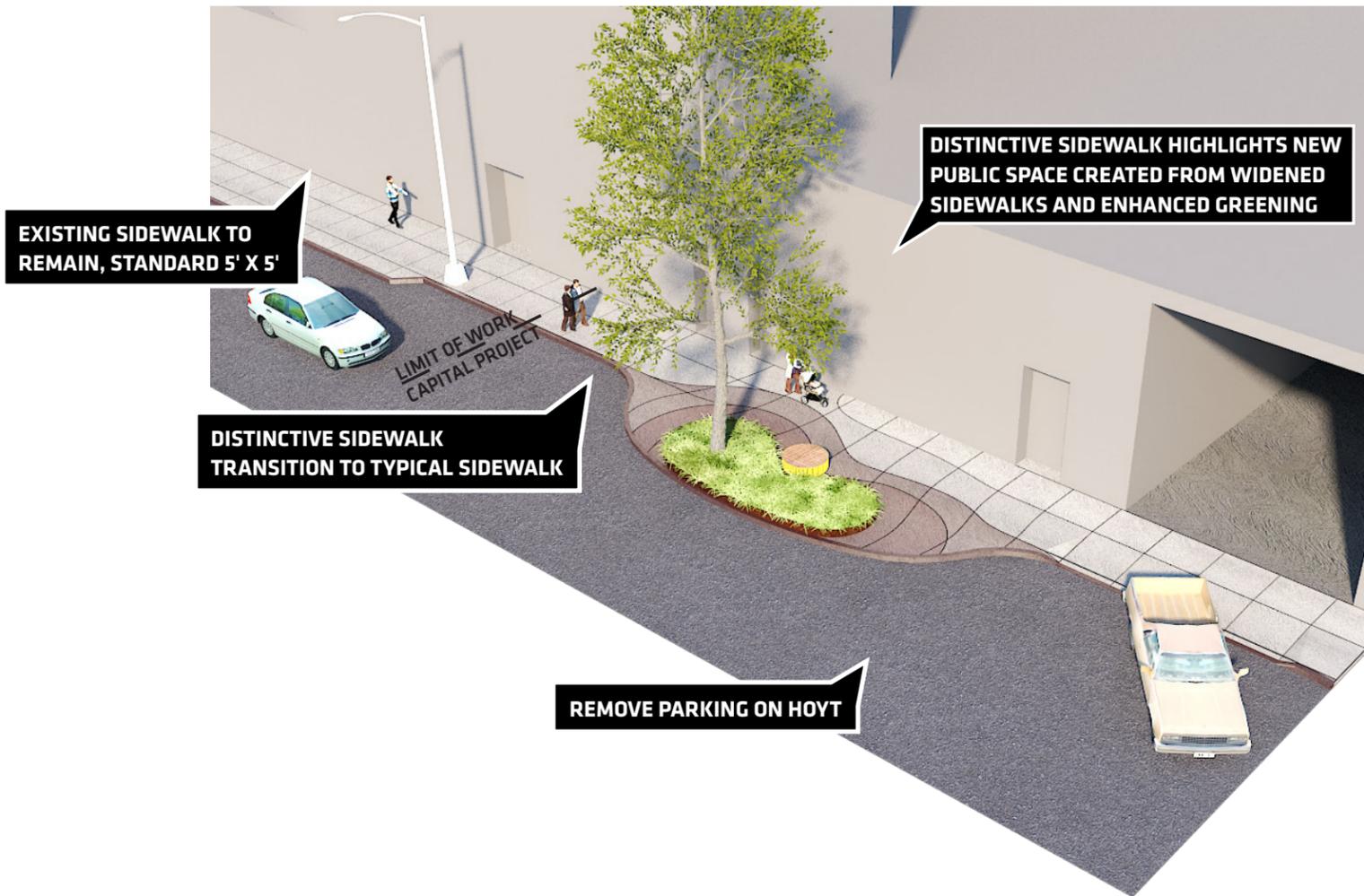
06

06 | PIGMENTED CONCRETE
BROOM FINISH

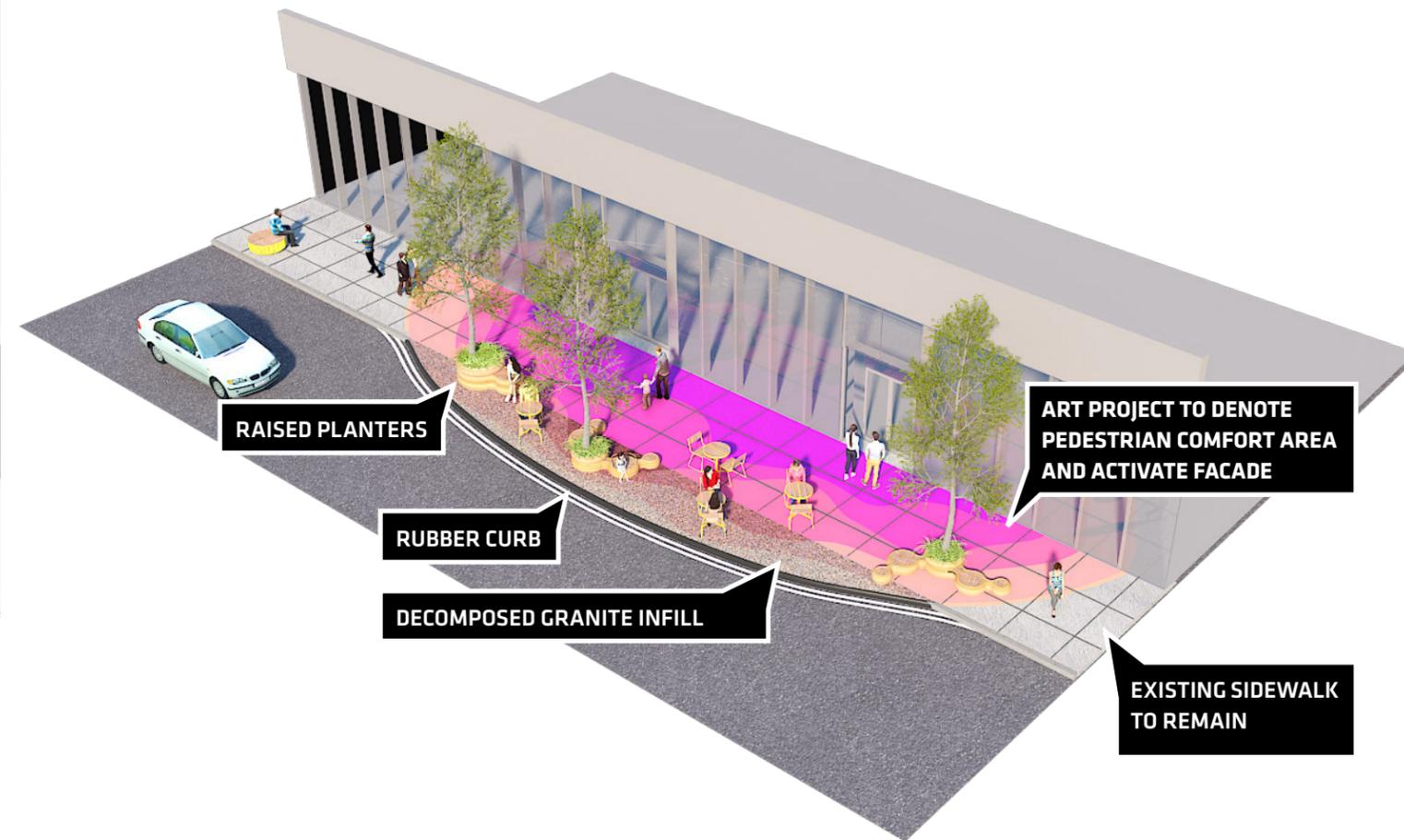


CAPITAL
COLORFUL
RECOGNIZABLE
GREEN
TIMELESS
DURABLE

VISION PLAN: PILOT & CAPITAL MATERIAL PALETTES



**CAPITAL MATERIAL PALETTE
11 Hoyt Phase 1**



**PILOT MATERIAL PALETTE
11 Hoyt Phase 2**

VISION PLAN: EARLY ACTION PROJECTS

Draft Concept Design, Currently in Development with Stakeholders



Tishman Speyer
BIG
Downtown Brooklyn Partnership

HOYT AND ELM STREET DISTINCTIVE SIDEWALK APPLICATION
10.19.2020

VISION PLAN
EARLY ACTION PROJECTS

VISION PLAN: EARLY ACTION CAPITAL PROJECTS



INCREASED UNDERSTORY PLANTING

DISTINCTIVE SIDEWALK

11 HOYT



DISTINCTIVE SIDEWALK

1 BOERUM PLACE

ENHANCED GREENING, CURVILINEAR, ENLARGED PLANTING BEDS WITH UNDERSTORY (DOWNTOWN BROOKLYN STANDARD)

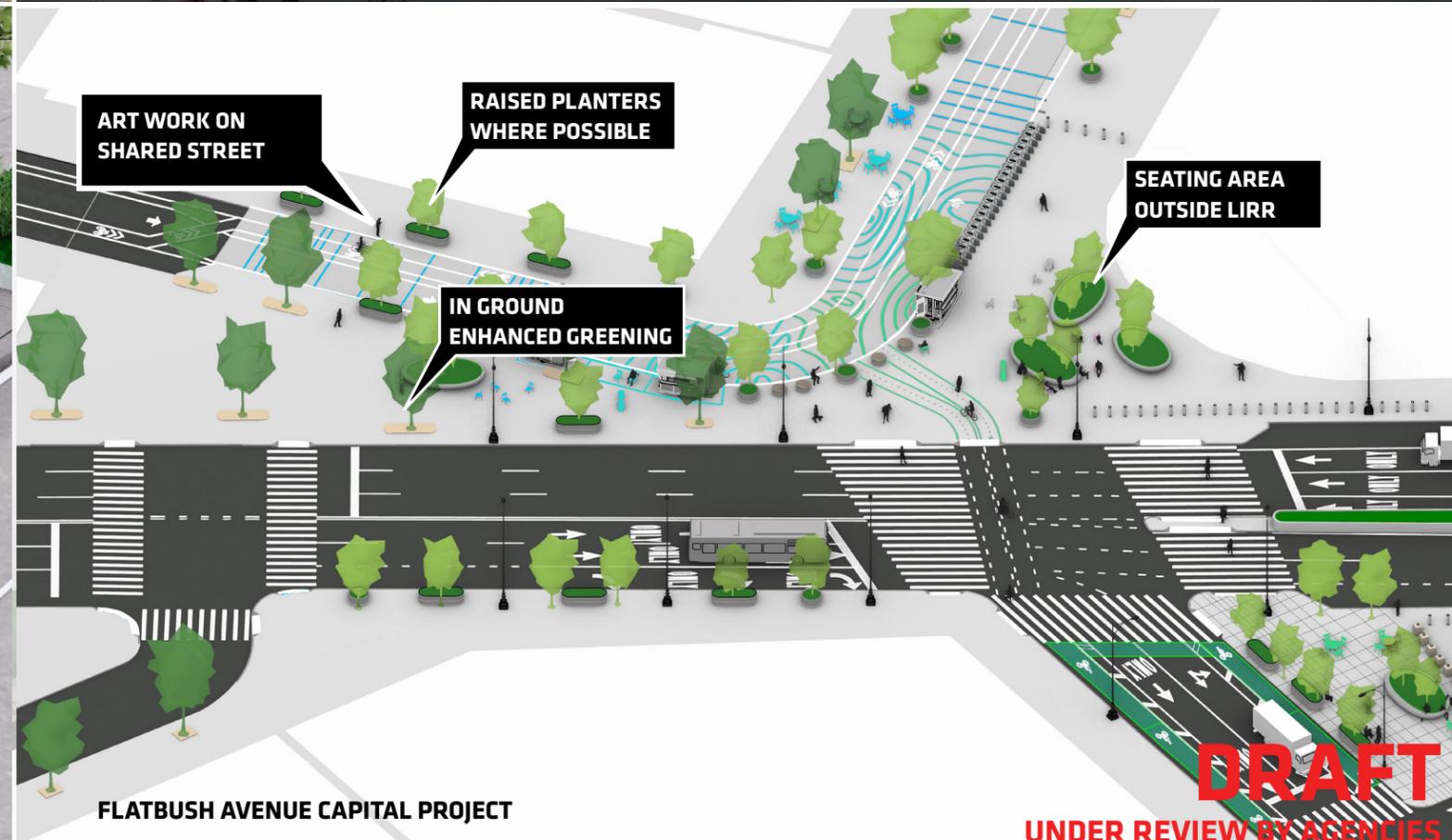


MICRO FOREST

DISTINCTIVE SIDEWALK

NO WORK TO EXISTING ALBEE SQUARE PAVEMENT

FLEET STREET CAPITAL PROJECT



ART WORK ON SHARED STREET

RAISED PLANTERS WHERE POSSIBLE

IN GROUND ENHANCED GREENING

SEATING AREA OUTSIDE LIRR

FLATBUSH AVENUE CAPITAL PROJECT

DRAFT UNDER REVIEW BY AGENCIES



Tishman Speyer
BIG
Downtown Brooklyn Partnership

HOYT AND ELM STREET DISTINCTIVE SIDEWALK APPLICATION
10.19.2020

VISION PLAN
EARLY ACTION CAPITAL PROJECTS

VISION PLAN: OTHER EARLY ACTION TEMPORARY/PILOT PROJECTS



ENHANCED GREENING

EXPANDED SIDEWALK WITH STREET SEATS

HOYT STAGE 2



INDIRECT GREEN WALL

ART ON STREET & WALL

ENHANCED GREENING

GALLATIN PLACE SHARED STREET



ENHANCED GREENING

WILLOUGHBY ENHANCED SHARED STREET



PLAY AREA

ENHANCED GREENING

GROVE ALLEY

DRAFT
UNDER REVIEW BY AGENCIES

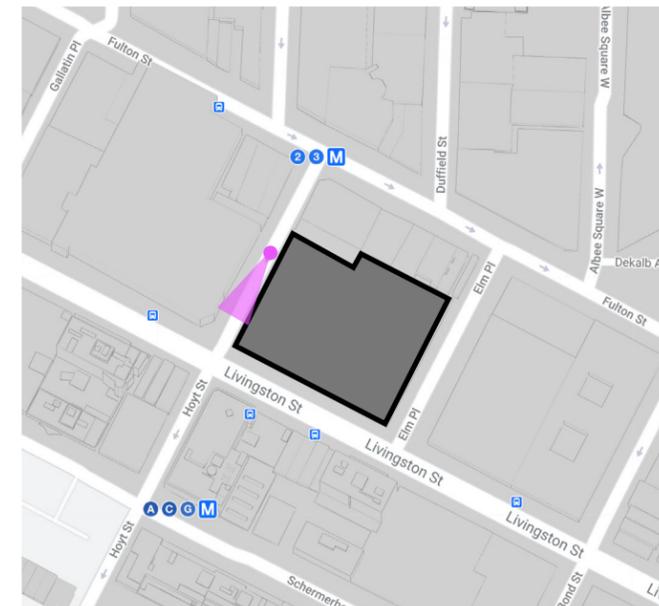
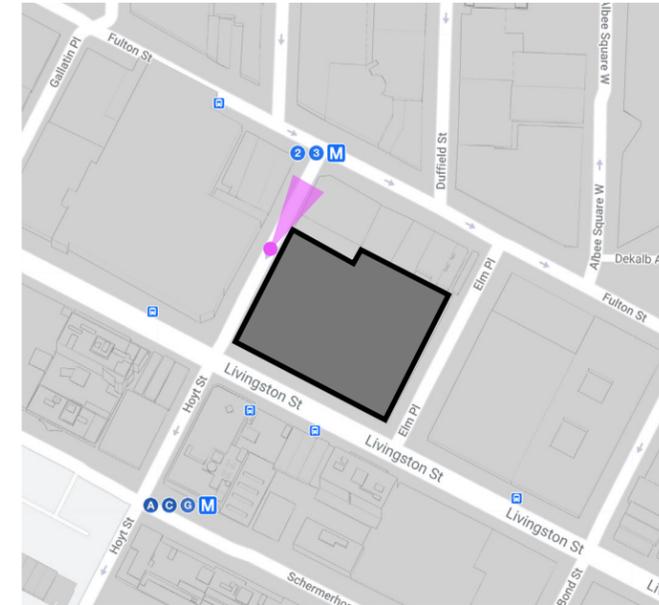
HOYT STREET EXISTING CONDITIONS



HOYT STREET LOOKING TOWARDS LIVINGSTON STREET



HOYT STREET LOOKING TOWARDS LIVINGSTON STREET



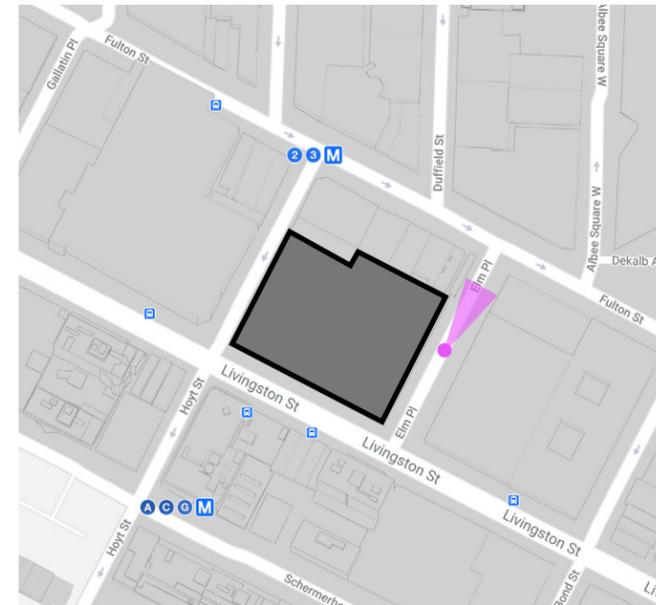
HOYT STREET EXISTING CONDITIONS

- WEST SIDE OF SIDEWALK: 12'-1 1/2"
- EAST SIDE OF SIDEWALK: 10'-0"
- 2 TREES (BOTH WITHIN 11 HOYT BPP)
- 3 EMPTY TREE PITS (ALL WITHIN 11 HOYT BPP)
- 1 BIKE RACK (BY SUBWAY ENTRANCE)

ELM STREET EXISTING CONDITIONS



ELM STREET LOOKING TOWARDS LIVINGSTON STREET

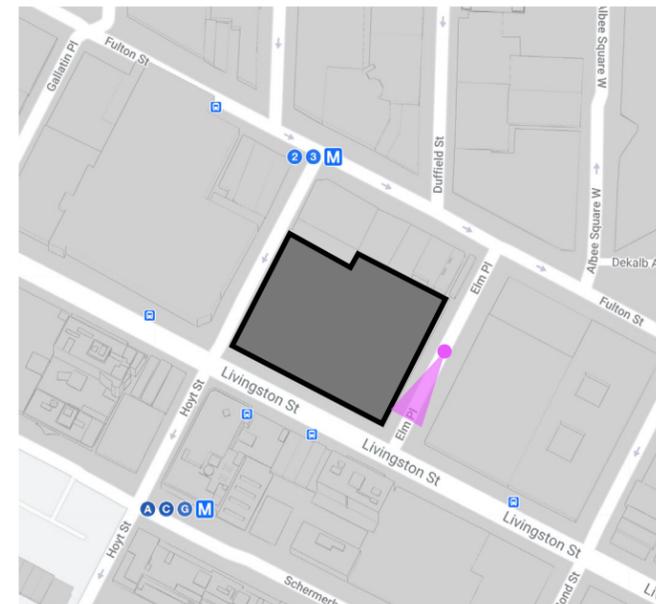


ELM STREET EXISTING CONDITIONS

- WEST SIDE OF SIDEWALK: 8'-0"
- EAST SIDE OF SIDEWALK: 13'-8"
- 1 TREE BY FULTON MALL
- 1 BIKE RACK MID-BLOCK EAST SIDE
- 1 BENCH MID-BLOCK EAST SIDE



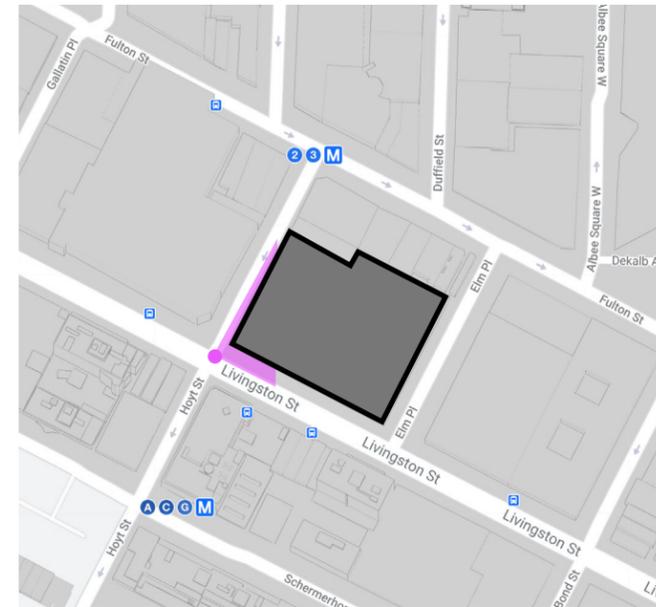
ELM STREET LOOKING TOWARDS LIVINGSTON STREET



LIVINGSTON STREET EXISTING CONDITIONS



LIVINGSTON STREET AND HOYT STREET LOOKING EAST AND NORTH

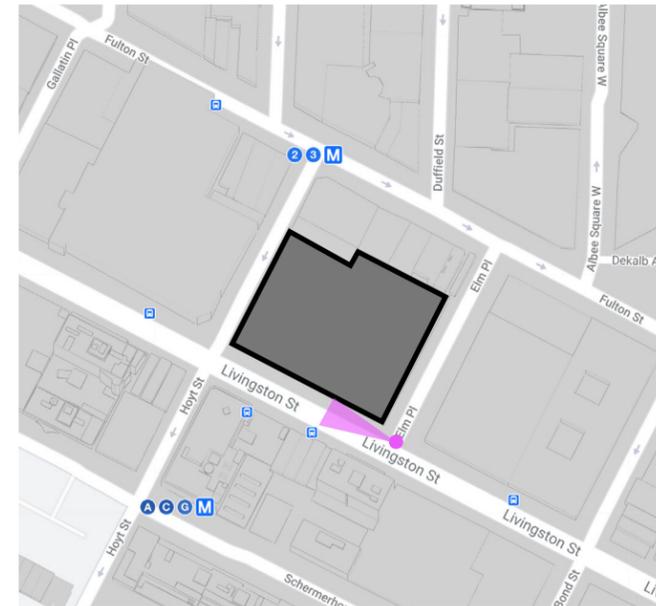


LIVINGSTON STREET EXISTING CONDITIONS

- NORTH SIDE OF SIDEWALK: 15'-4 1/4"
- SOUTH SIDE OF SIDEWALK: 15'-2"
- 7 TREES (WITHIN 11 HOYT BPP)



LIVINGSTON STREET AT ELM STREET LOOKING WEST

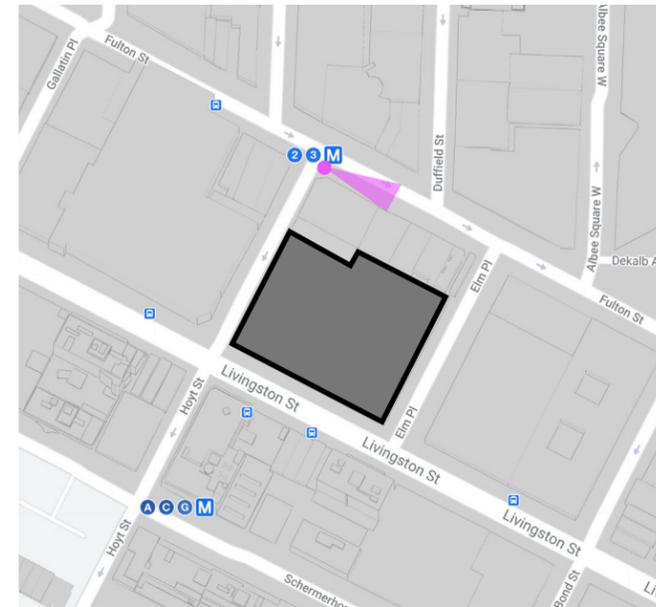


FULTON MALL EXISTING CONDITIONS

TREE PIT WITHOUT TREES

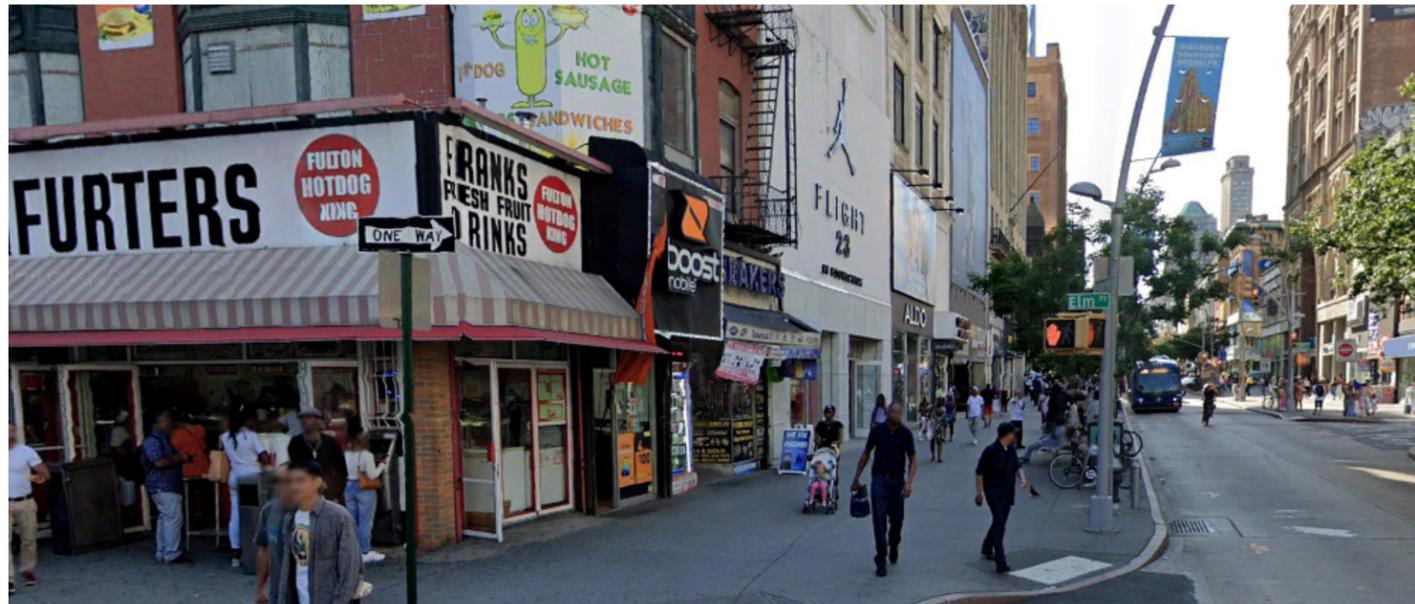


LIVINGSTON STREET AND HOYT STREET LOOKING EAST AND NORTH

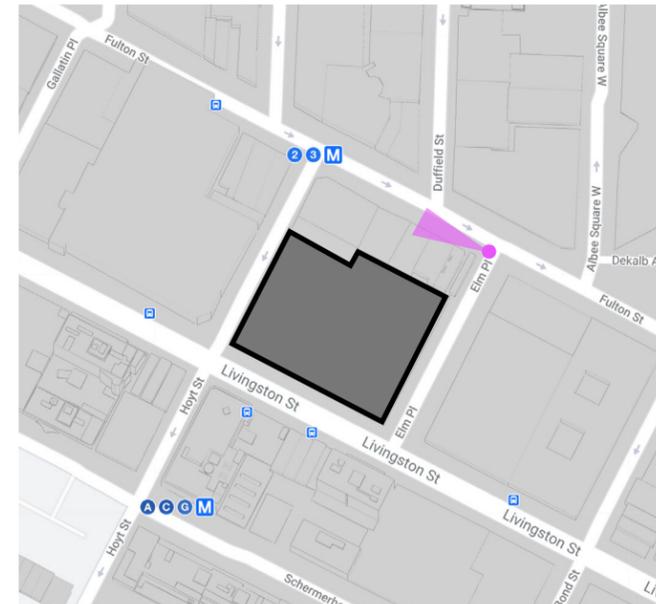


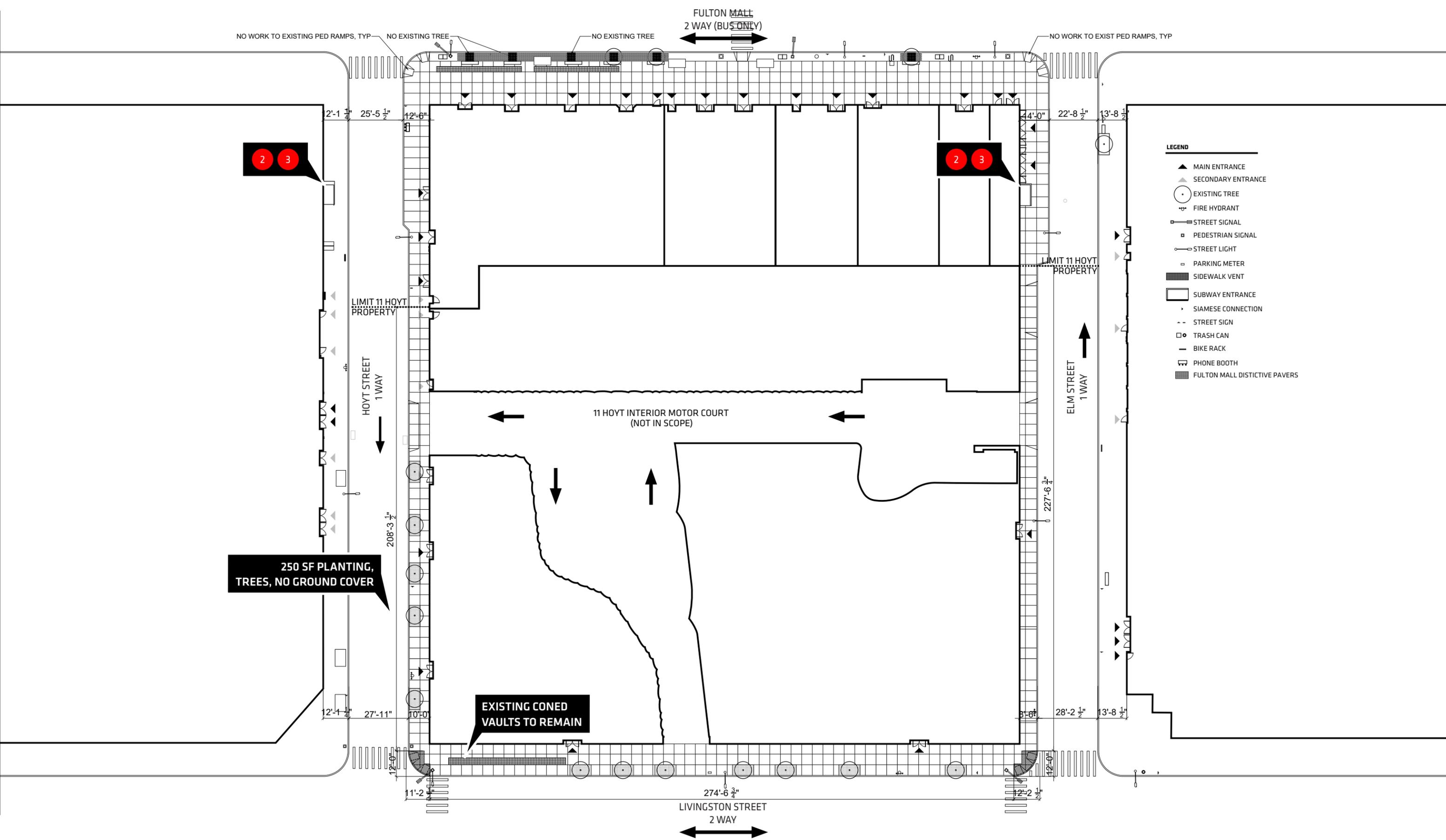
FULTON EXISTING CONDITIONS

- NORTH SIDE OF SIDEWALK: +/-24'-0"
- SOUTH SIDE OF SIDEWALK: +/-24'-0"
- 3 EMPTY TREE PITS
- 3 TREES
- 6 BENCHES
- 2 BIKE RACKS



LIVINGSTON STREET AT ELM STREET LOOKING WEST

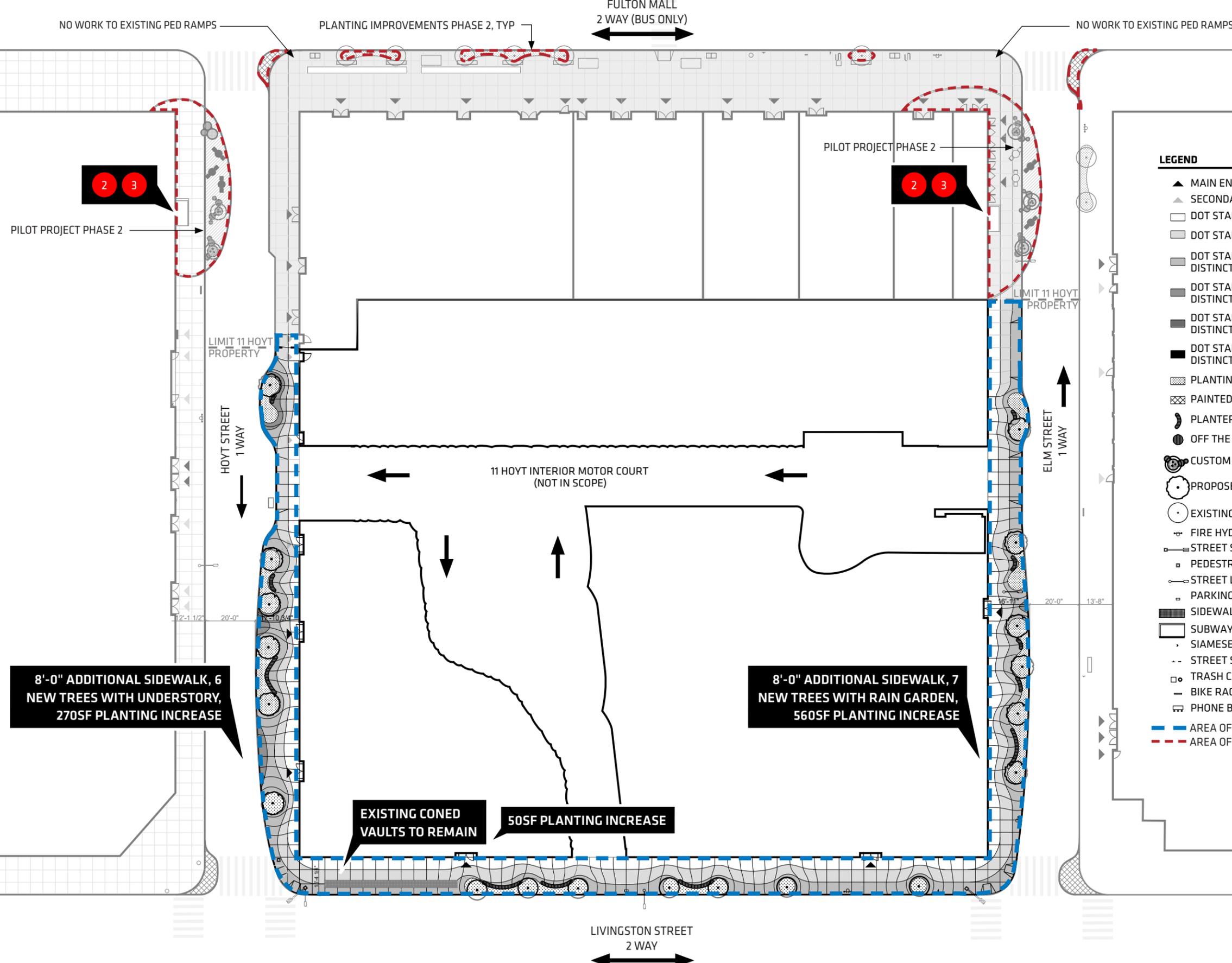




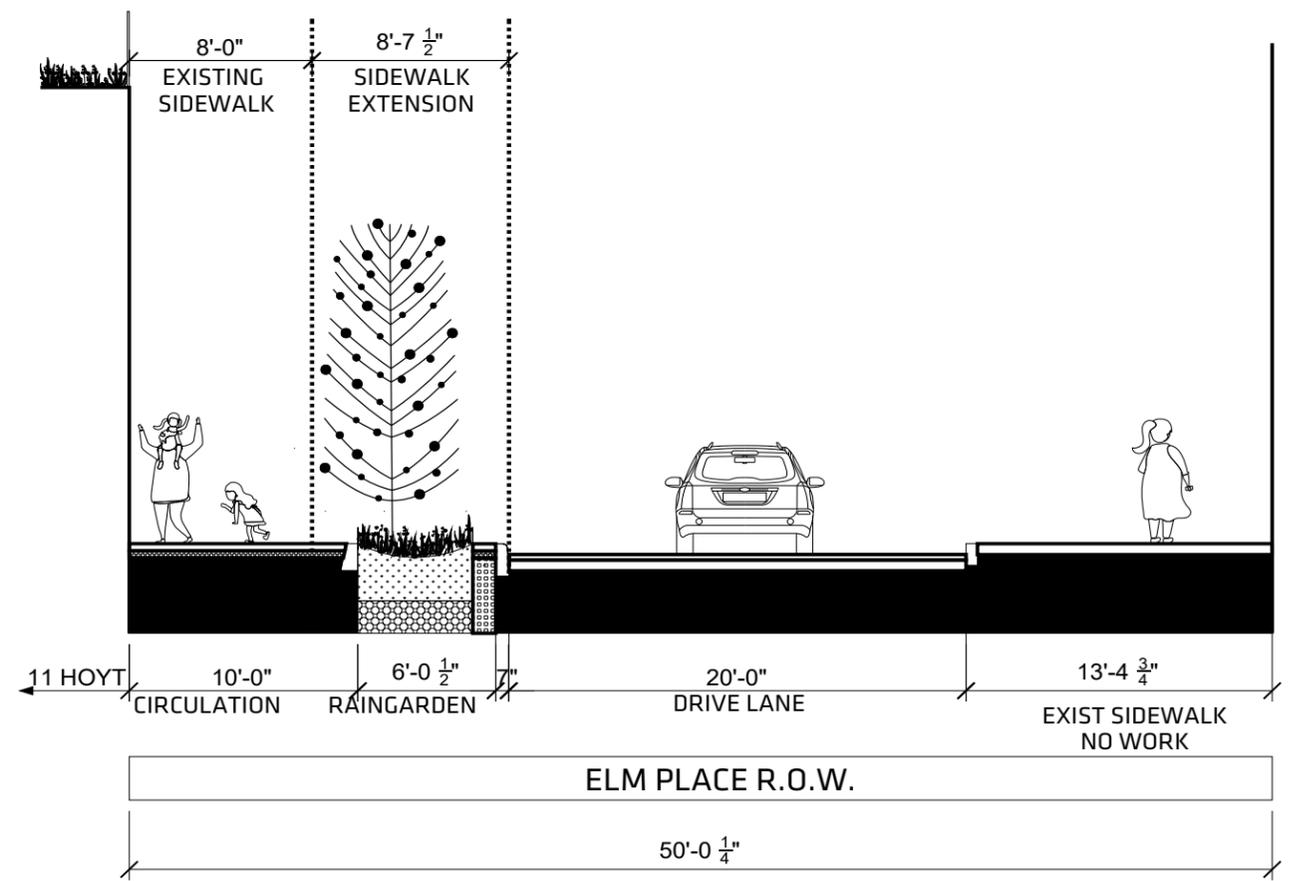
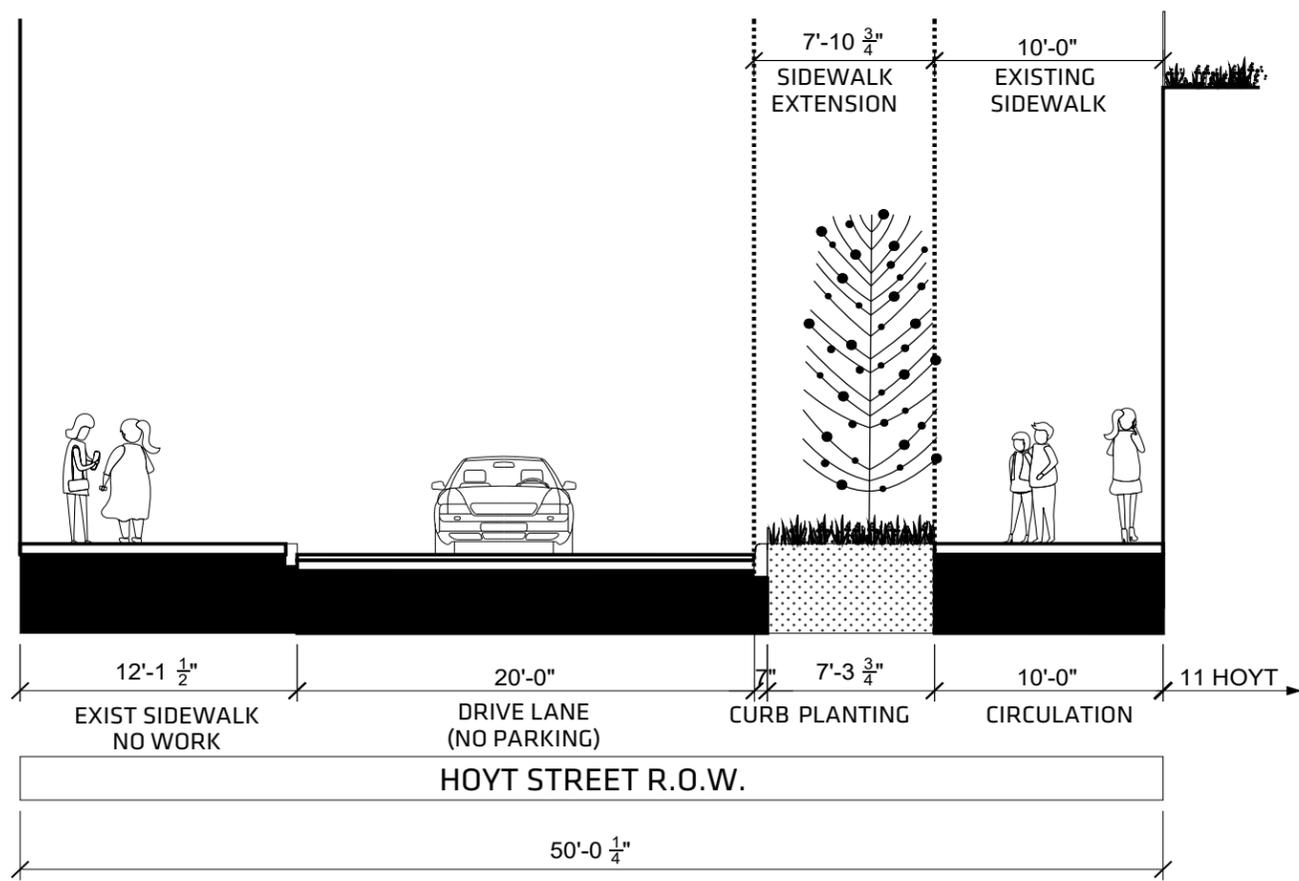
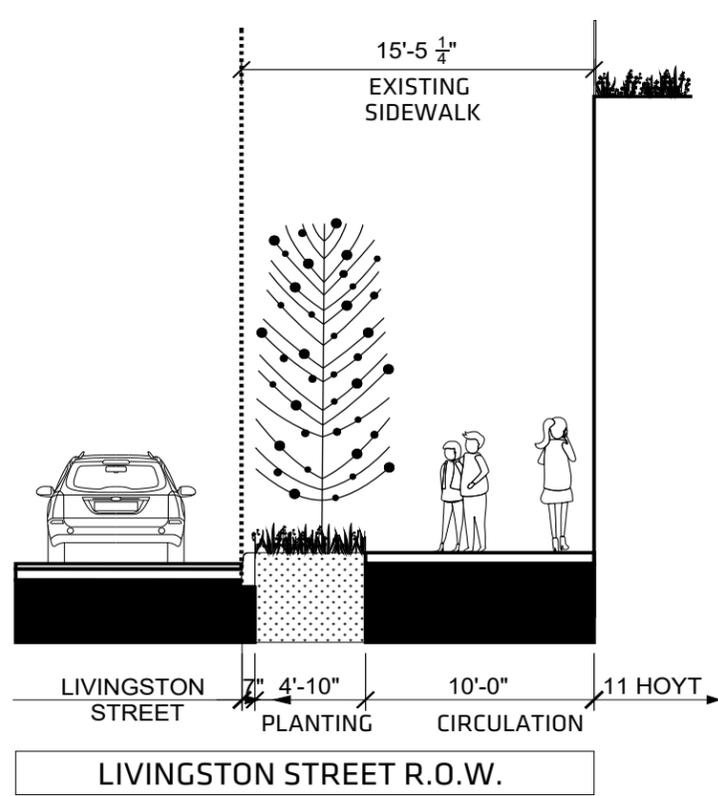
Tishman Speyer
 BIG
 Downtown Brooklyn Partnership

HOYT AND ELM STREET DISTINCTIVE SIDEWALK APPLICATION
10.19.2020

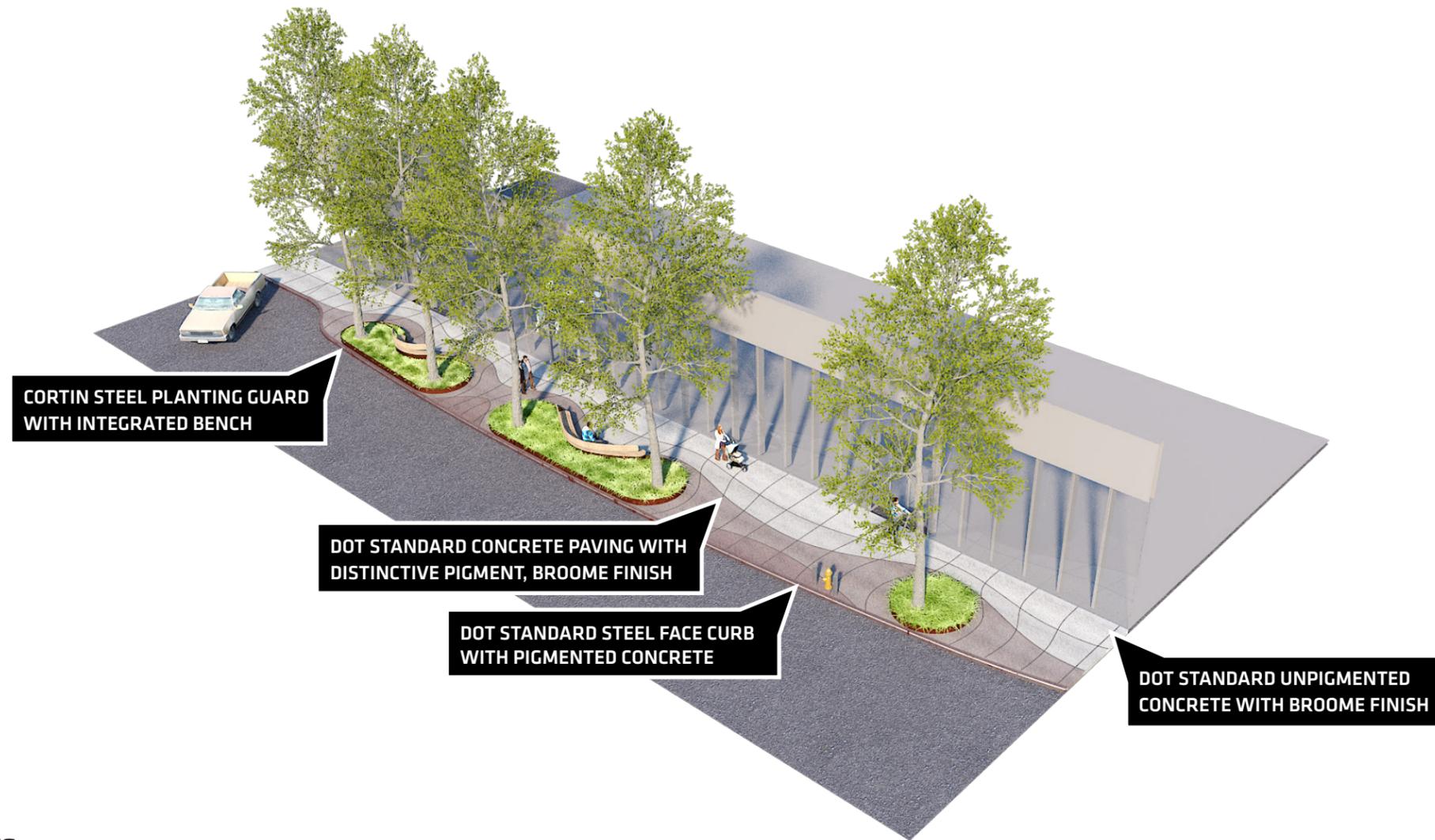
11 HOYT
 EXISTING PLAN



- LEGEND**
- ▲ MAIN ENTRANCE
 - ▲ SECONDARY ENTRANCE
 - DOT STANDARD NONPIGMENTED CONCRETE
 - DOT STANDARD PIGMENTED GREY CONCRETE
 - DOT STANDARD CONCRETE WITH DISTINCTIVE PIGMENTED 1
 - DOT STANDARD CONCRETE WITH DISTINCTIVE PIGMENTED 2
 - DOT STANDARD CONCRETE WITH DISTINCTIVE PIGMENTED 3
 - DOT STANDARD STEEL FACE CURB WITH DISTINCTIVE CONCRETE PIGMENT
 - ▨ PLANTING
 - ▨ PAINTED BULB-OUT AT CROSSING
 - ☺ PLANTER INTEGRATED SEATING
 - OFF THE SHELF SEATING
 - ☺ CUSTOM PLANTER WITH SEATING
 - PROPOSED TREE
 - EXISTING TREE
 - ⊕ FIRE HYDRANT
 - ⊕ STREET SIGNAL
 - ⊕ PEDESTRIAN SIGNAL
 - ⊕ STREET LIGHT
 - ⊕ PARKING METER
 - ▨ SIDEWALK VENT
 - SUBWAY ENTRANCE
 - ▨ SIAMESE CONNECTION
 - ▨ STREET SIGN
 - TRASH CAN
 - ▨ BIKE RACK
 - ☺ PHONE BOOTH
 - AREA OF PROPOSED WORK - PHASE 1
 - - AREA OF PROPOSED WORK - PHASE 2



VISION PLAN: DISTINCTIVE SIDEWALK OPTION 1 PIGMENTED CONCRETE (PREFERRED)



PALETTE 1 - DISTINCTIVE ELEMENTS



concrete with distinctive pigment 1, Scofield C-24 Charcoal



concrete with distinctive pigment 2, Scofield C-38 Burnt Red 33%



concrete with distinctive pigment 3, Scofield C-38 Burnt Red 66%



concrete with distinctive pigment 4, Scofield C-38 Burnt Red 100%



weathered steel faced curb with distinctive pigment 4



corten steel planter guard



furniture



CORTEN STEEL PLANTER GUARD

DOT STANDARD STEEL FACED CURB WITH DISTINCTIVE PIGMENTED 4 CONCRETE

DOT STANDARD CONCRETE WITH DISTINCTIVE PIGMENT 2

DOT STANDARD CONCRETE WITH DISTINCTIVE PIGMENT 1

DOT STANDARD UNPIGMENTED CONCRETE WITH BROOM FINISH



Tishman Speyer
BIG
Downtown Brooklyn Partnership

HOYT AND ELM STREET DISTINCTIVE SIDEWALK APPLICATION
10.19.2020

11 HOYT DISTINCTIVE SIDEWALK
OPTION 1 - PIGMENTED CONCRETE
VIEW OF HOYT STREET



CORTEN STEEL PLANTER GUARD

DOT STANDARD STEEL FACED CURB WITH DISTINCTIVE PIGMENTED 4 CONCRETE

DOT STANDARD CONCRETE WITH DISTINCTIVE PIGMENT 2

DOT STANDARD CONCRETE WITH DISTINCTIVE PIGMENT 1

DOT STANDARD UNPIGMENTED CONCRETE WITH BROOM FINISH



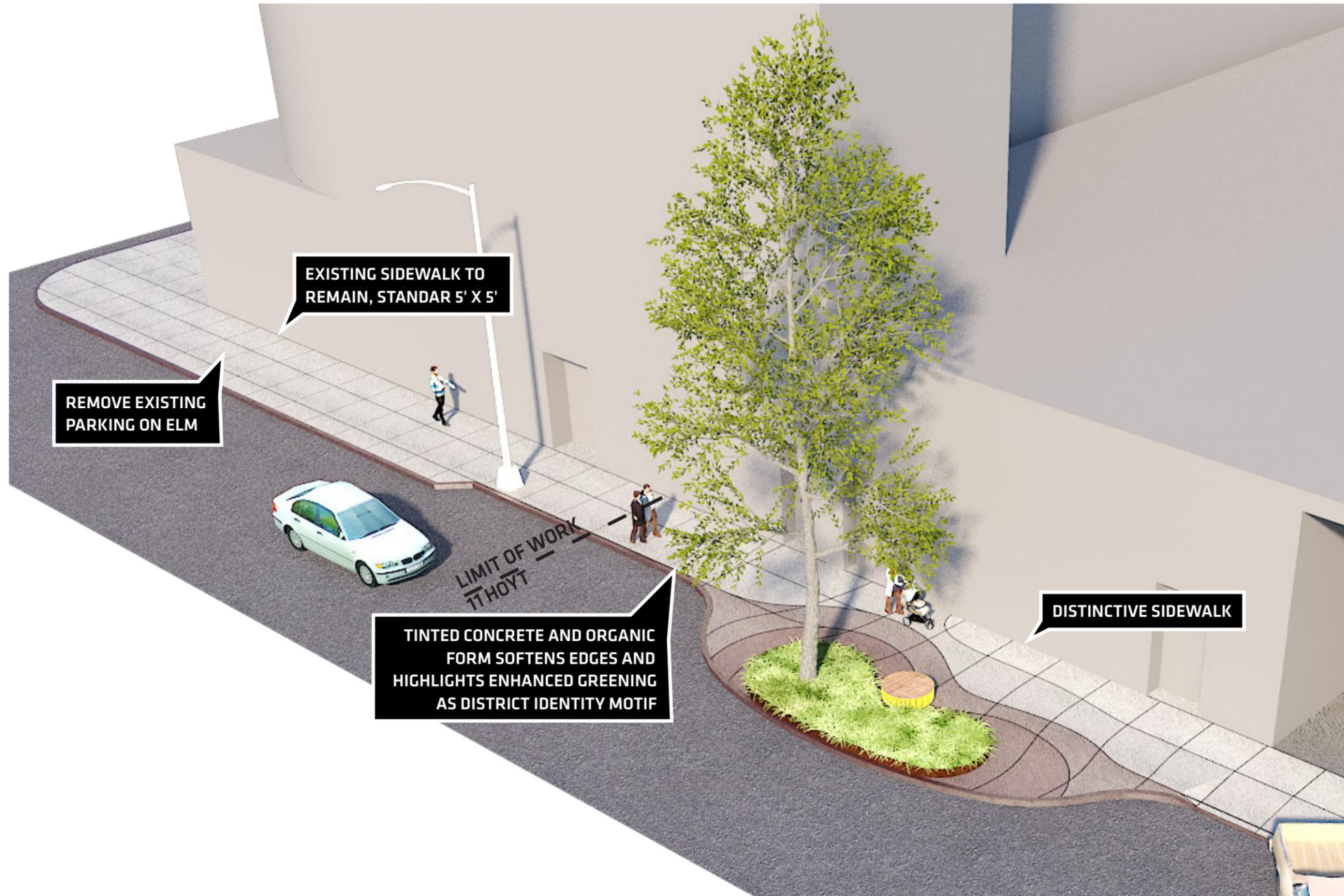
DOT STANDARD UNPIGMENTED CONCRETE WITH BROOM FINISH

DOT STANDARD CONCRETE WITH DISTINCTIVE PIGMENT 1

CORTEN STEEL PLANTER GUARD WITH INTEGRATED BENCH

DOT STANDARD STEEL FACED CURB WITH DISTINCTIVE PIGMENTED 4 CONCRETE

DOT STANDARD CONCRETE WITH DISTINCTIVE PIGMENT 2



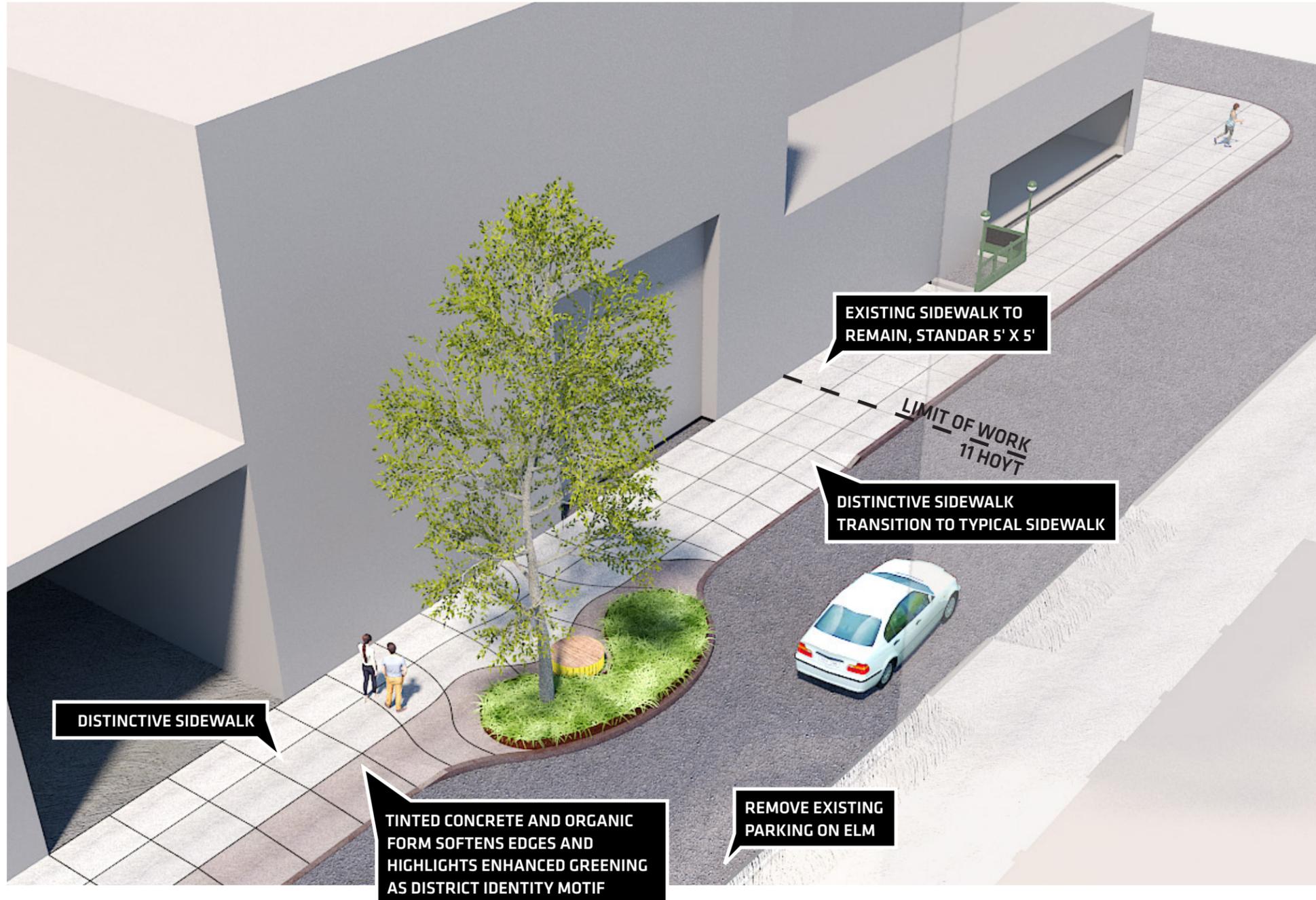
HOYT STREET LOOKING TOWARDS LIVINGSTON STREET



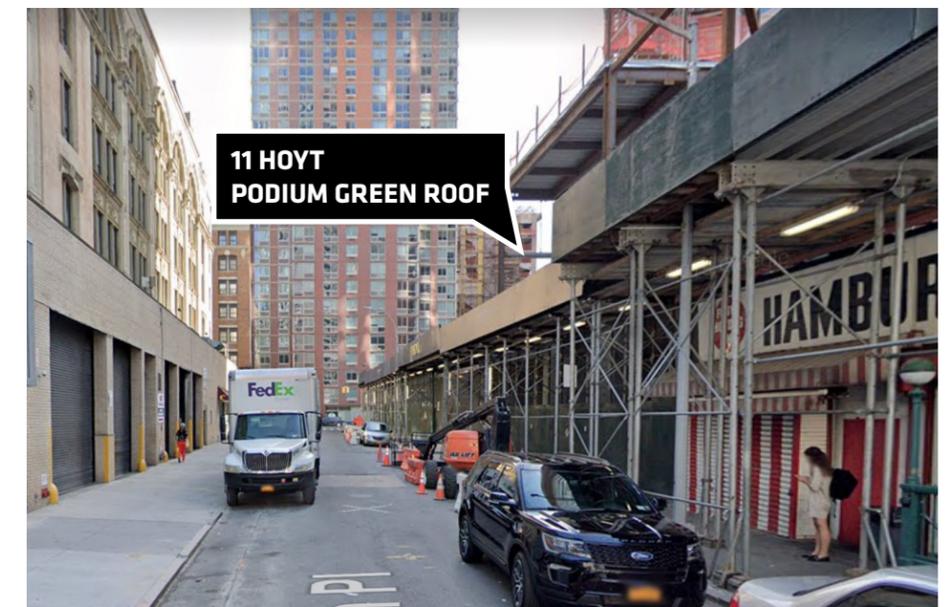
HOYT STREET LOOKING TOWARDS LIVINGSTON STREET

1 HOYT STREET AXON OF EXISTING SIDEWALK AND DISTINCTIVE SIDEWALK ABUTMENT
SCALE: NTS

2 HOYT STREET EXISTING PHOTOGRAPHS
SCALE: NTS



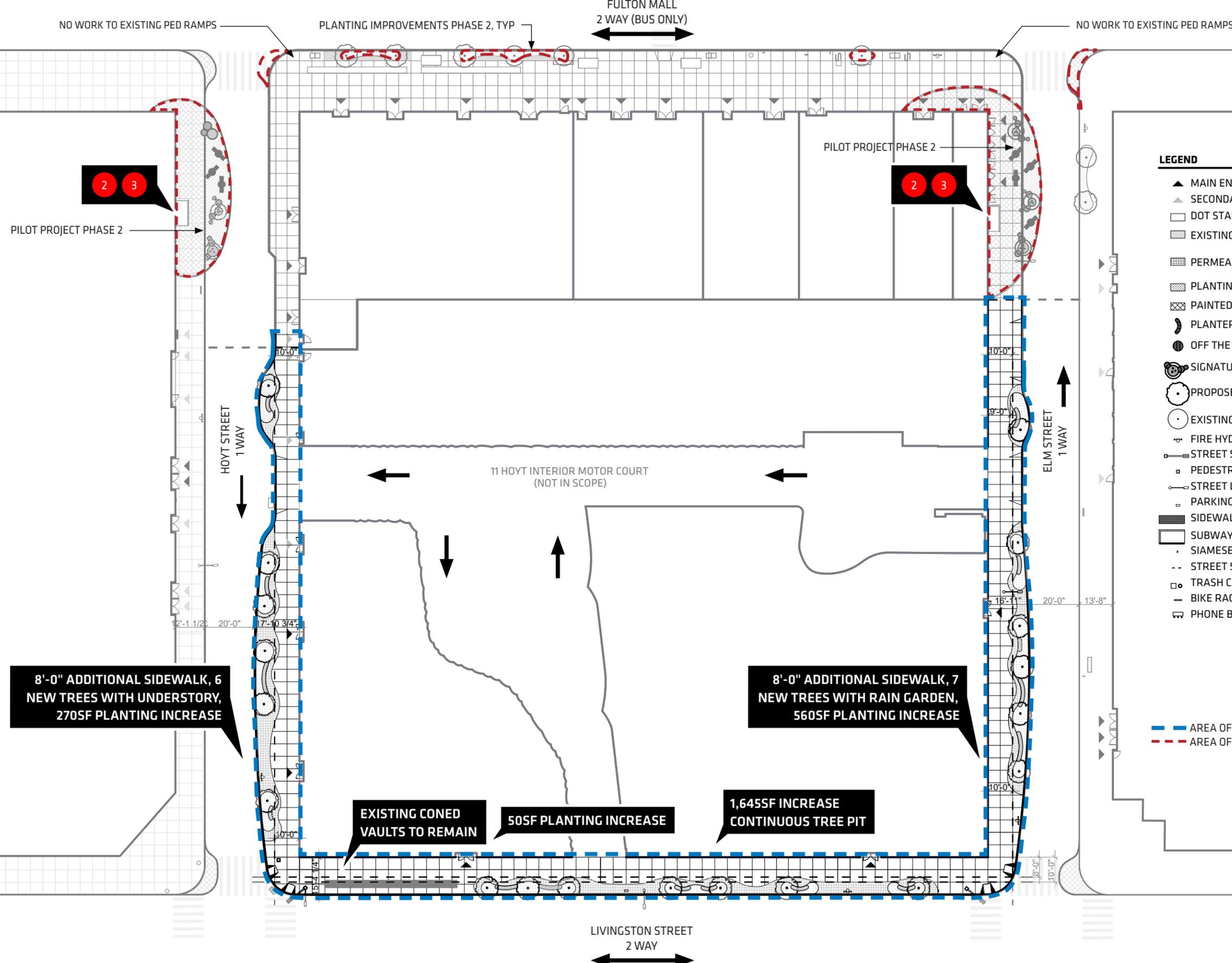
ELM STREET LOOKING TOWARDS LIVINGSTON STREET



ELM STREET LOOKING TOWARDS LIVINGSTON STREET

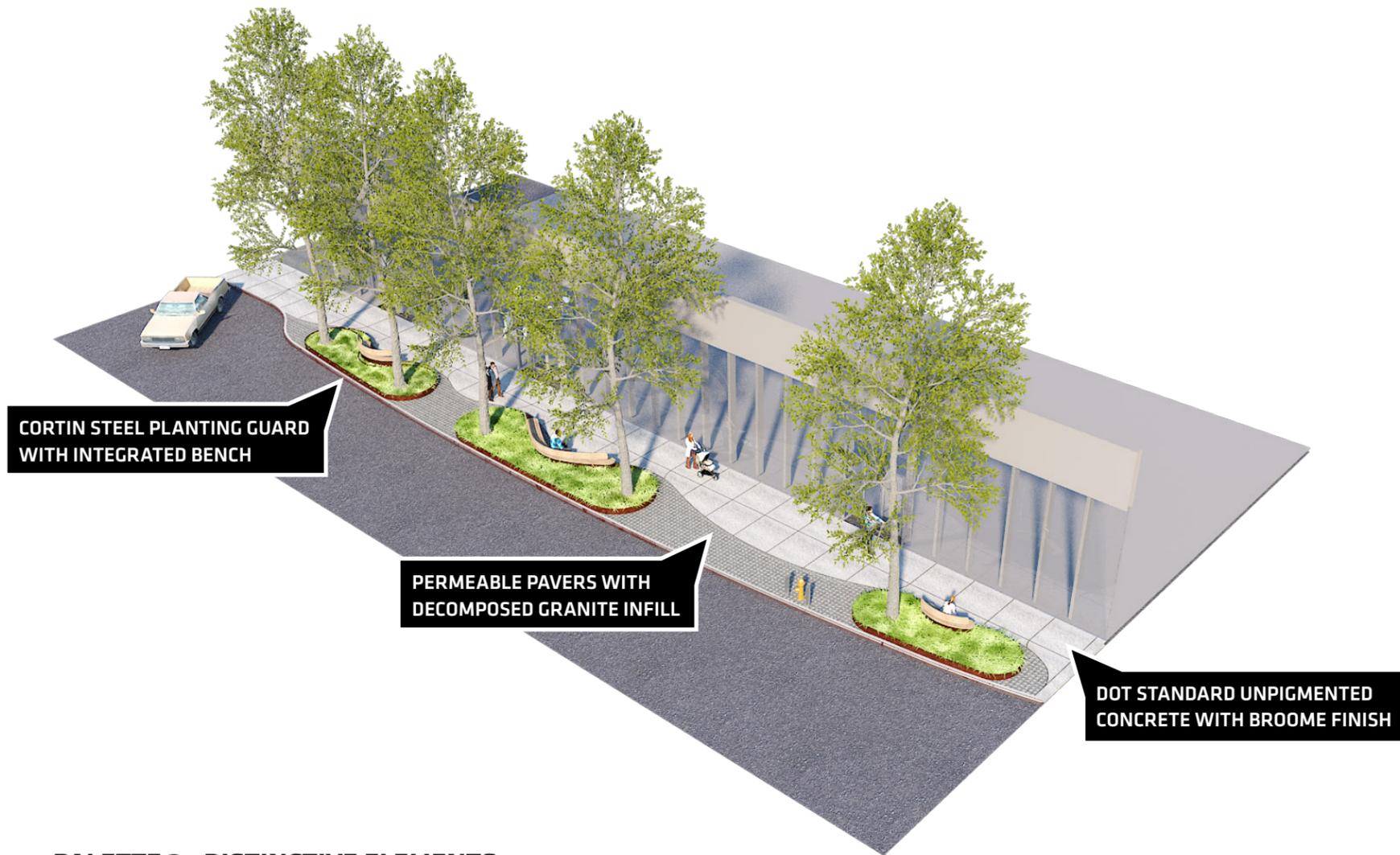
1 **ELM PLACE AXON OF EXISTING SIDEWALK AND DISTINCTIVE SIDEWALK ABUTMENT**
SCALE: NTS

2 **ELM PLACE EXISTING PHOTOGRAPHS**
SCALE: NTS

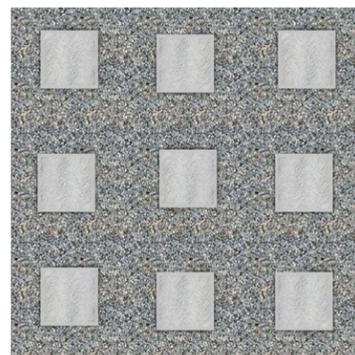


- LEGEND**
- ▲ MAIN ENTRANCE
 - ▲ SECONDARY ENTRANCE
 - DOT STANDARD NONPIGMENTED CONCRETE
 - ▨ EXISTING SIDEWALK TO REMAIN
 - ▩ PERMEABLE PAVERS WITH DG
 - ▨ PLANTING
 - ▨ PAINTED BULB-OUT AT CROSSING
 - ☪ PLANTER INTEGRATED SEATING
 - OFF THE SHELF SEATING
 - ☪ SIGNATURE PLANTER WITH SEATING
 - PROPOSED TREE
 - EXISTING TREE
 - ⚡ FIRE HYDRANT
 - ⚡ STREET SIGNAL
 - ⚡ PEDESTRIAN SIGNAL
 - ⚡ STREET LIGHT
 - ⚡ PARKING METER
 - ▨ SIDEWALK VENT
 - ▨ SUBWAY ENTRANCE
 - ▨ SIAMESE CONNECTION
 - ▨ STREET SIGN
 - ⊞ TRASH CAN
 - ▨ BIKE RACK
 - ▨ PHONE BOOTH
- AREA OF PROPOSED WORK - PHASE 1
 - - AREA OF PROPOSED WORK - PHASE 2

VISION PLAN: DISTINCTIVE SIDEWALK OPTION 2 PERMEABLE CONCRETE PAVERS



PALETTE 2 - DISTINCTIVE ELEMENTS



permeable pavers with decomposed granite infill



corten steel planter guard

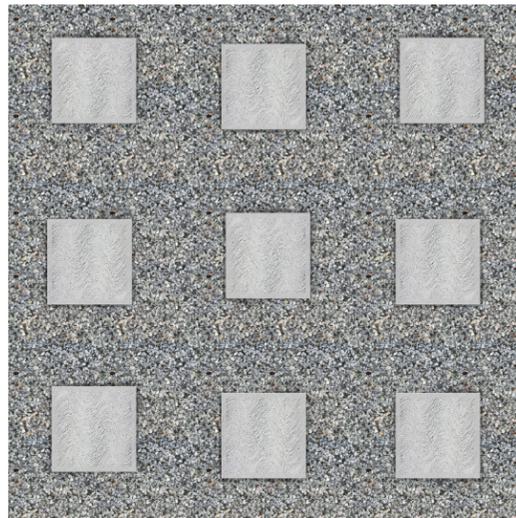


furniture

CONTINUOUS TREE PIT AND PERMEABLE PAVERS

VISION PLAN: DISTINCTIVE SIDEWALK OPTION 2 - PERMEABLE PAVER OPTIONS

FINAL SELECTION DEPENDENT ON PDC INPUT, COST, AND AVAILABILITY



CHECKER BLOCK PEREMABLE PAVERS WITH DECOMPOSED GRANITE

- ADA COMPLIANT

-REGULAR MAINTENACE REQ TO REMOVE WEEDS AND SCOURING

- 24" X 24" CHECKERBLOCK UNIT WILL REQUIRE SOME CUTTING/LOSS OF MATERIAL

TURFLOCK PEREMABLE PAVERS WITH DECOMPOSED GRANITE

- ADA COMPLIANT

-REGULAR MAINTENACE REQ TO REMOVE WEEDS AND SCOURING

- 24" X 15" UNIT WILL REQUIRE SOME CUTTING/LOSS OF MATERIAL

BELGIUM BLOCK CUBES

- ADA COMPLIANT 1/2" GAP MAX FILLED WITH GRAVEL

- MINIMAL MAINTENANCE

- 4" X 4" X 4" BLOCK UNIT, MINIMAL CUTTING/LOSS OF MATERIAL

RESIN BOUND GRAVEL

- ADA COMPLIANT

- MINIMAL MAINTENANCE

- NO CUTTING/LOSS OF MATERIAL



CORTEN STEEL PLANTER GUARD

PERMEABLE PAVERS WITH DECOMPOSED GRANITE INFILL

DOT STANDARD UNPIGMENTED CONCRETE WITH BROOM FINISH



CORTEN STEEL PLANTER GUARD

PERMEABLE PAVERS WITH
DECOMPOSED GRANITE INFILL

DOT STANDARD UNPIGMENTED
CONCRETE WITH BROOM FINISH



Tishman Speyer
BIG
Downtown Brooklyn Partnership

HOYT AND ELM STREET DISTINCTIVE SIDEWALK APPLICATION
10.19.2020

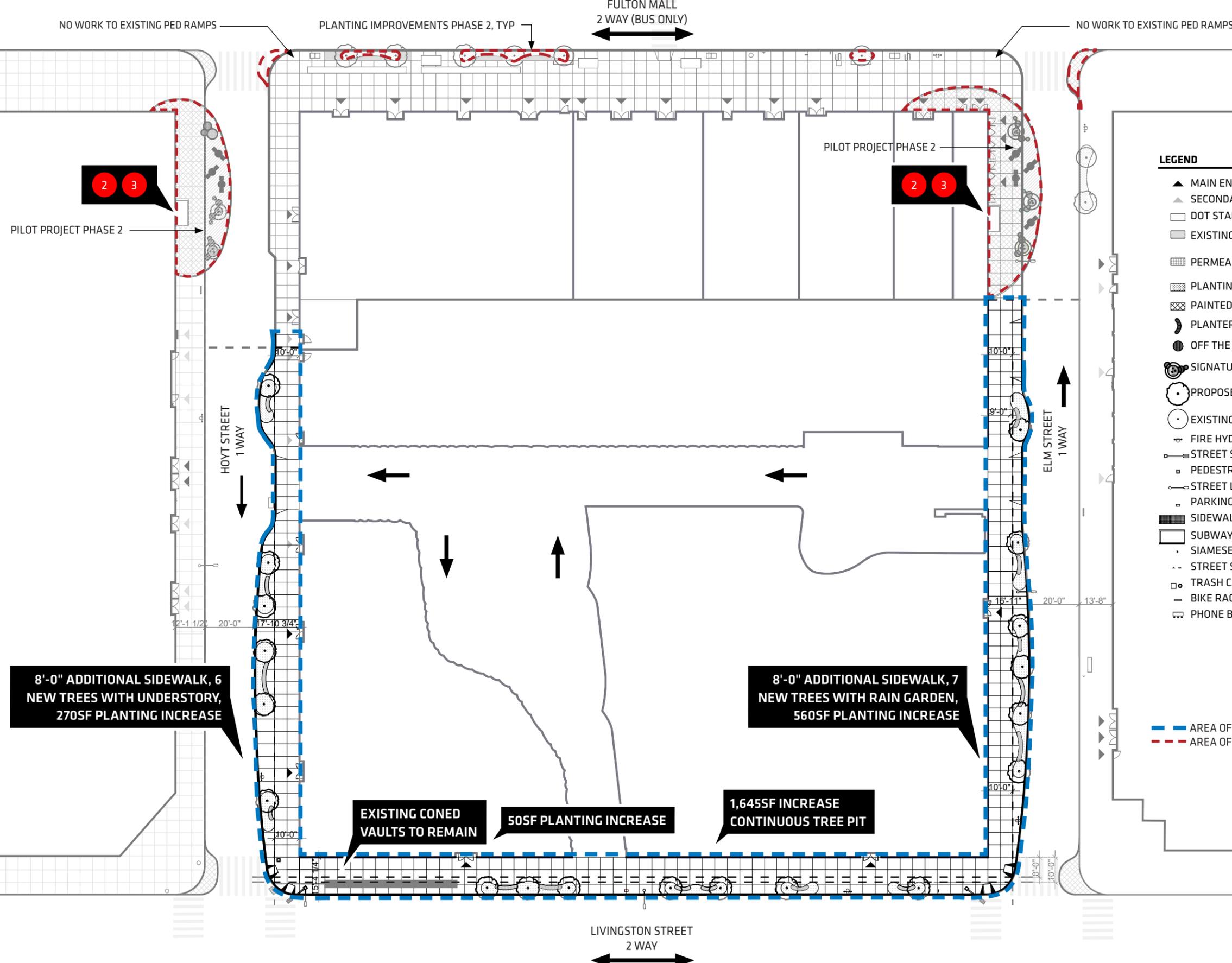
11 HOYT DISTINCTIVE SIDEWALK
OPTION 2 - PERMEABLE PAVERS
VIEW OF LIVINGSTON STREET



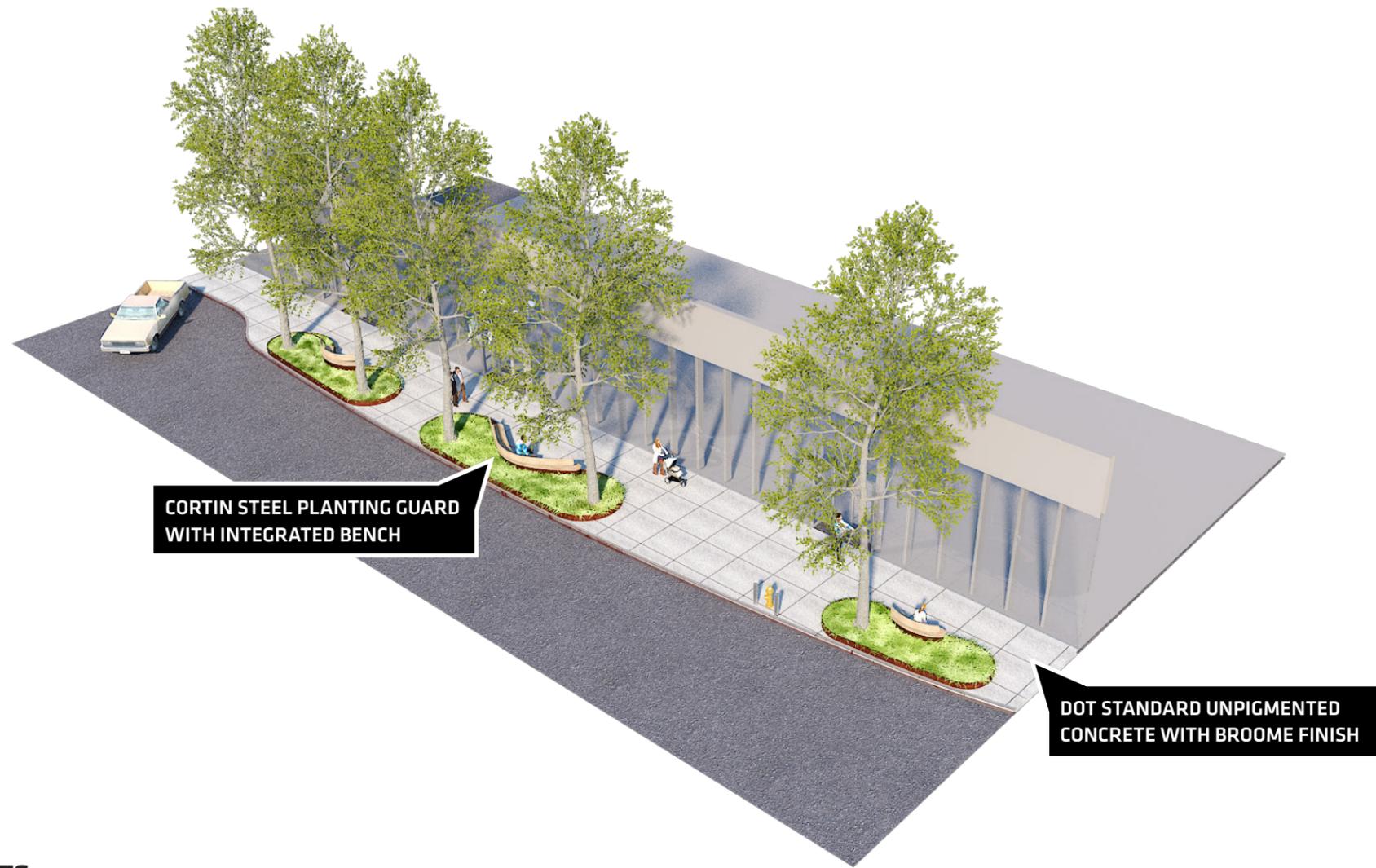
CORTEN STEEL PLANTER GUARD

PERMEABLE PAVERS WITH DECOMPOSED GRANITE INFILL

DOT STANDARD UNPIGMENTED CONCRETE WITH BROOM FINISH



- LEGEND**
- ▲ MAIN ENTRANCE
 - ▲ SECONDARY ENTRANCE
 - DOT STANDARD NONPIGMENTED CONCRETE
 - ▨ EXISTING SIDEWALK TO REMAIN
 - ▩ PERMEABLE PAVERS WITH DG
 - ▧ PLANTING
 - ▨ PAINTED BULB-OUT AT CROSSING
 - ☪ PLANTER INTEGRATED SEATING
 - OFF THE SHELF SEATING
 - ☪ SIGNATURE PLANTER WITH SEATING
 - PROPOSED TREE
 - EXISTING TREE
 - ⚡ FIRE HYDRANT
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 - ⚡ STREET LIGHT
 - ⚡ PARKING METER
 - ▨ SIDEWALK VENT
 - SUBWAY ENTRANCE
 - ⋄ SIAMESE CONNECTION
 - ⋄ STREET SIGN
 - ⊠ TRASH CAN
 - ⊠ BIKE RACK
 - ⊠ PHONE BOOTH
- AREA OF PROPOSED WORK - PHASE 1
 - - AREA OF PROPOSED WORK - PHASE 2



PALETTE 3 - DISTINCTIVE ELEMENTS



corten steel planter guard



integrated bench



CORTEN STEEL PLANTER
GUARD WITH INTEGRATED BENCH

DOT STANDARD UNPIGMENTED
CONCRETE WITH BROOM FINISH

11 HOYT: FURNITURE OPTIONS



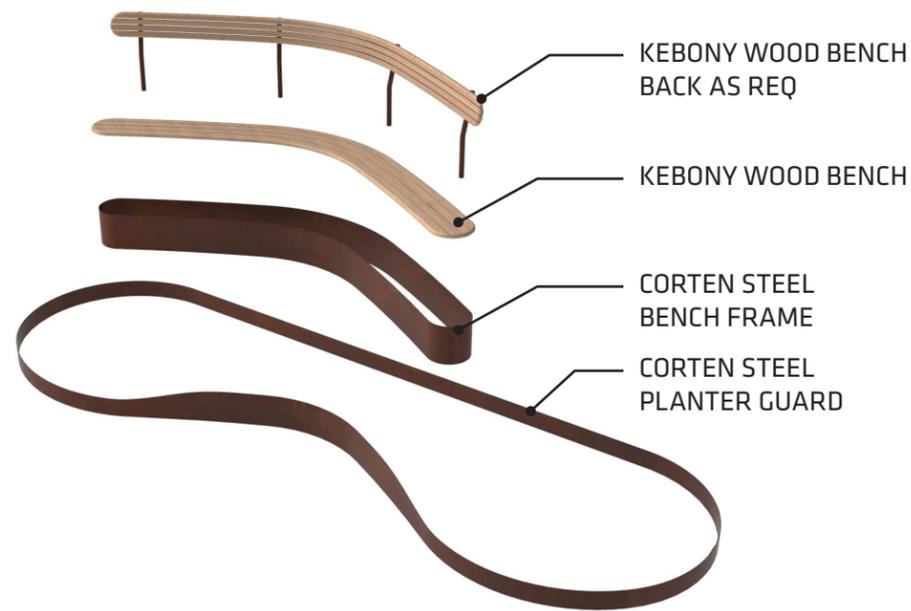
VESTRE - STRIPES PLANTER AND BENCH



VESTRE - VROOM MODULAR SYSTEM

OFF THE SHELF

'FOR MULTIPLE BENCHES, 1 OF EVERY 5 OR NO LESS THAN 2 SHOULD INCLUDE ARMRESTS.'

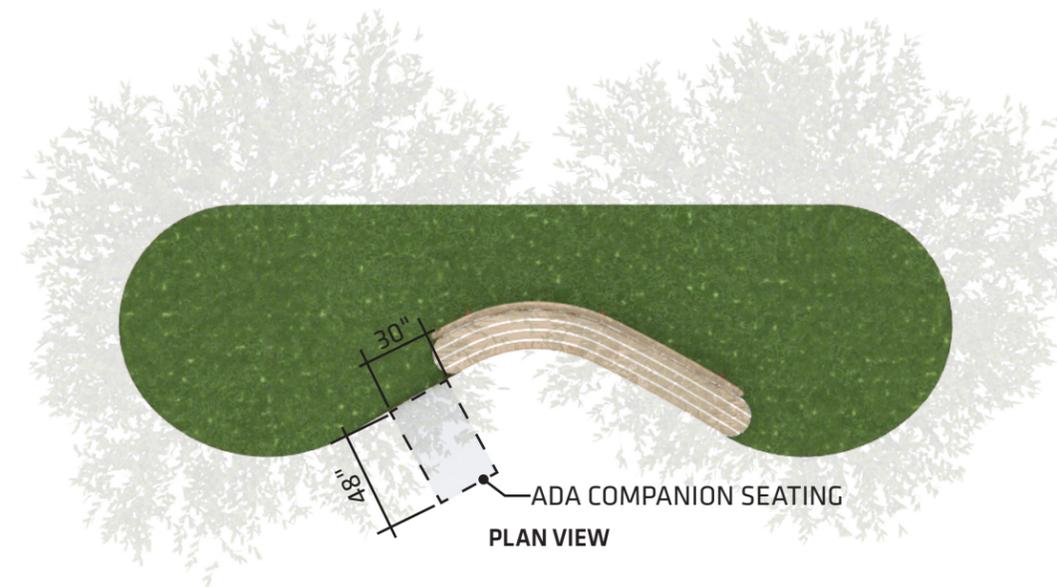


EXPLODED AXON



AXON VIEW

PLANTER GUARD WITH INTEGRATED BENCH



ADA COMPANION SEATING
PLAN VIEW

PLANTER AND MATERIAL OPTION SUMMARY



OPTION 1 - PIGMENTED CONCRETE

BENEFITS

- **+7 NEW TREES**
- **INTEGRATED BENCH +117 LF INCREASE**
- **PLANTING AREA +867 SF INCREASE**
- **HOYT STREET SIDEWALK +7'-10" INCREASE**
- **ELM STREET SIDEWALK +8'-10" INCREASE**



OPTION 2 - PERMEABLE PAVERS

BENEFITS

- **+7 NEW TREES**
- **INTEGRATED BENCH +117 LF INCREASE**
- **PLANTING AREA +926 SF INCREASE**
- **CONTINUOUS TREE PIT +1,645 SF INCREASE**
- **HOYT STREET SIDEWALK +7'-10" INCREASE**
- **ELM STREET SIDEWALK +8'-10" INCREASE**
- **TINTED CONCRETE AND ORGANIC FORM SOFTENS EDGES AND HIGHLIGHTS ENHANCED GREENING AS DISTRICT**

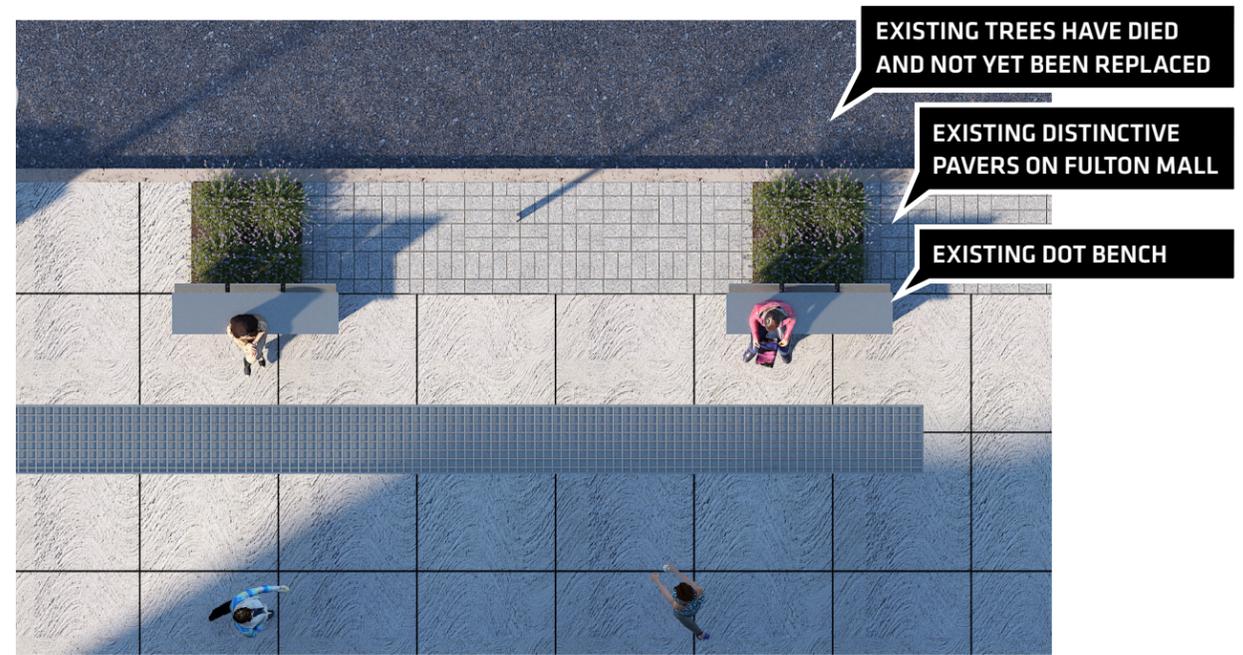


OPTION 3 - DISTINCTIVE PLANTER

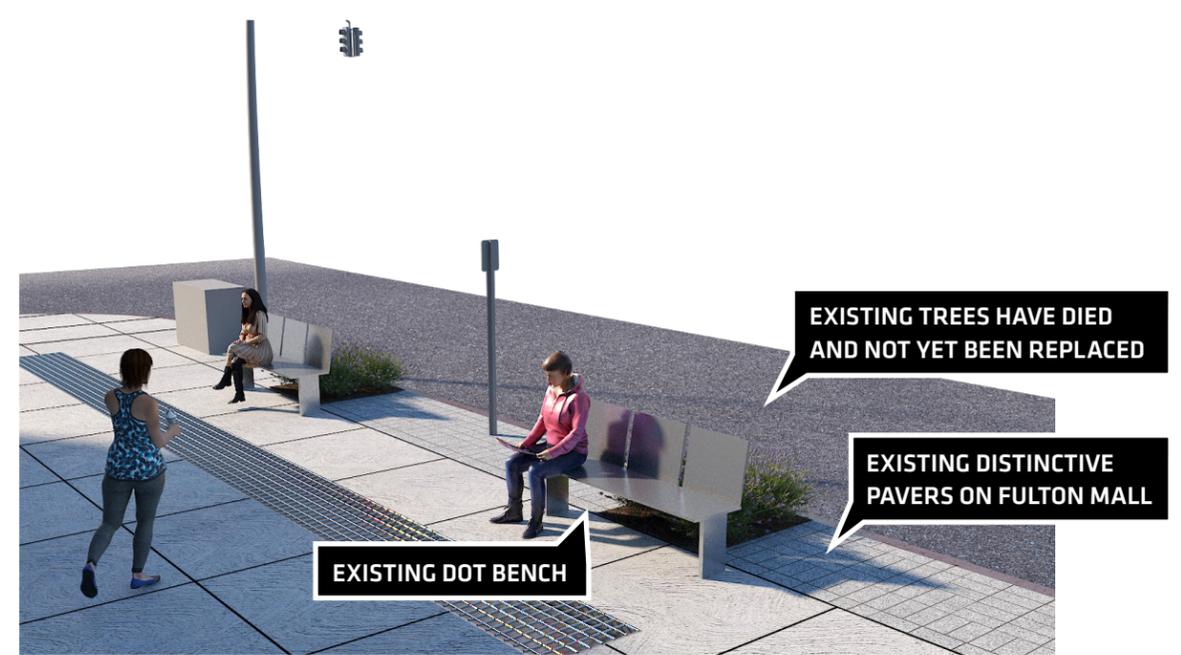
BENEFITS

- **+7 NEW TREES**
- **INTEGRATED BENCH +117 LF INCREASE**
- **PLANTING AREA +926 SF INCREASE**
- **HOYT STREET SIDEWALK +7'-10" INCREASE**
- **ELM STREET SIDEWALK +8'-10" INCREASE**

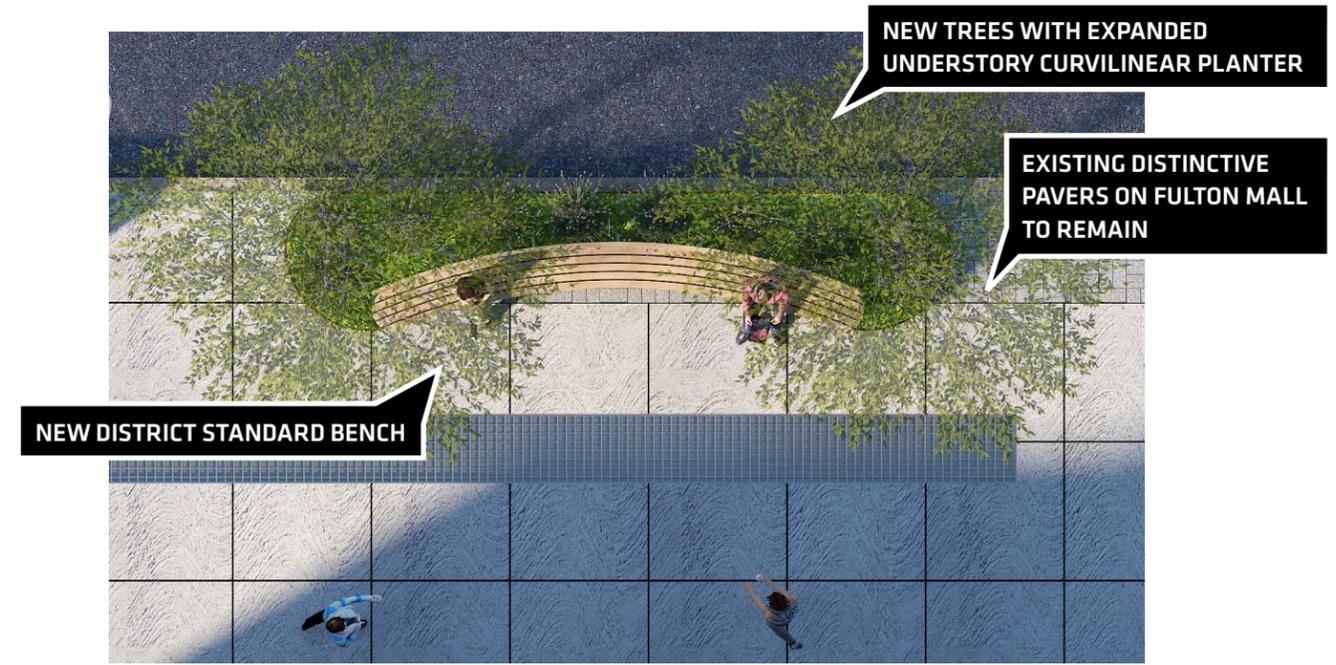
FULTON MALL PHASE 2 RETROFITTED PLANTERS



EXISTING CONDITIONS



EXISTING CONDITIONS

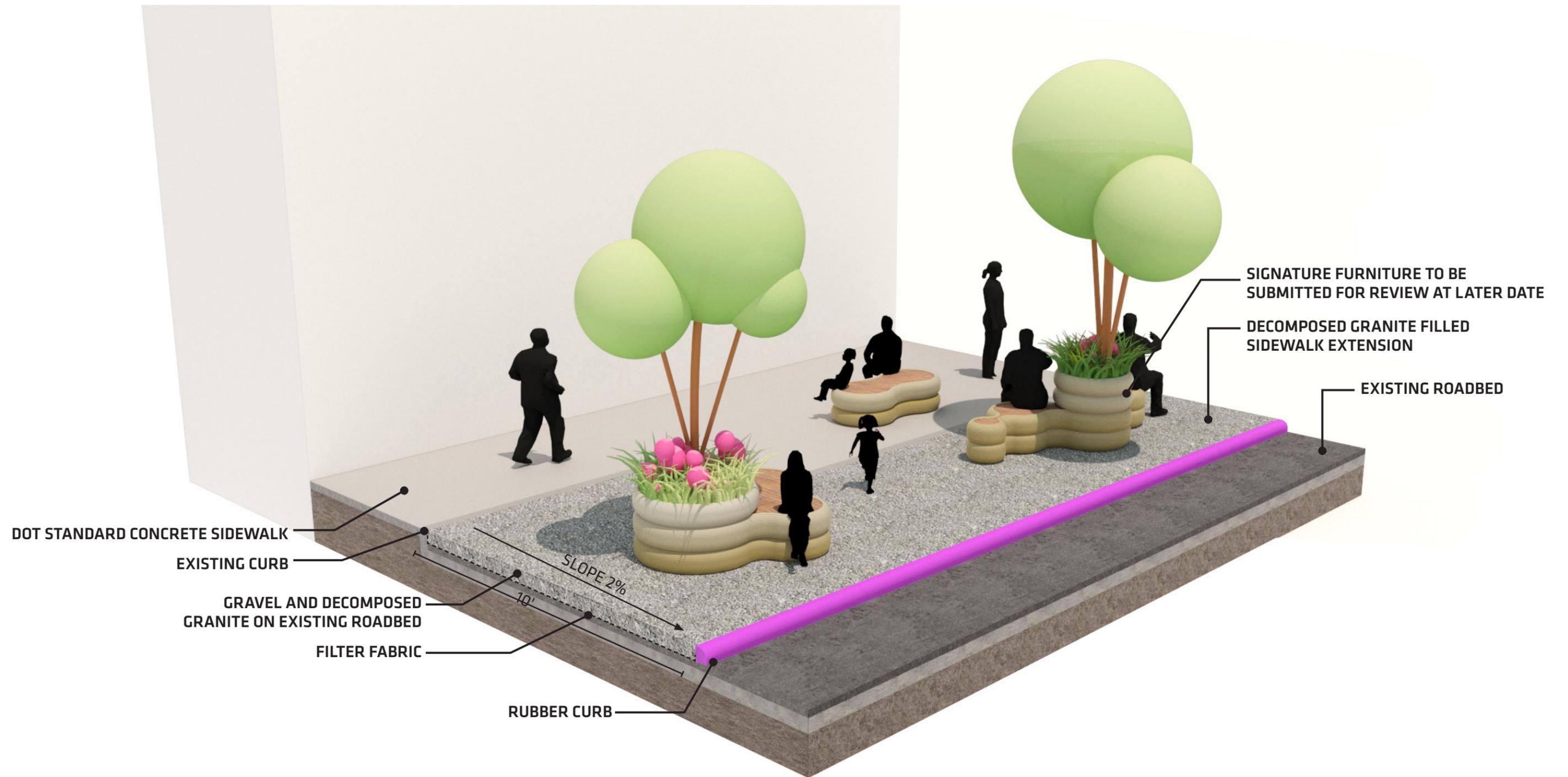


PROPOSED IMPROVEMENTS WITH ENHANCED GREENING



PROPOSED IMPROVEMENTS WITH ENHANCED GREENING

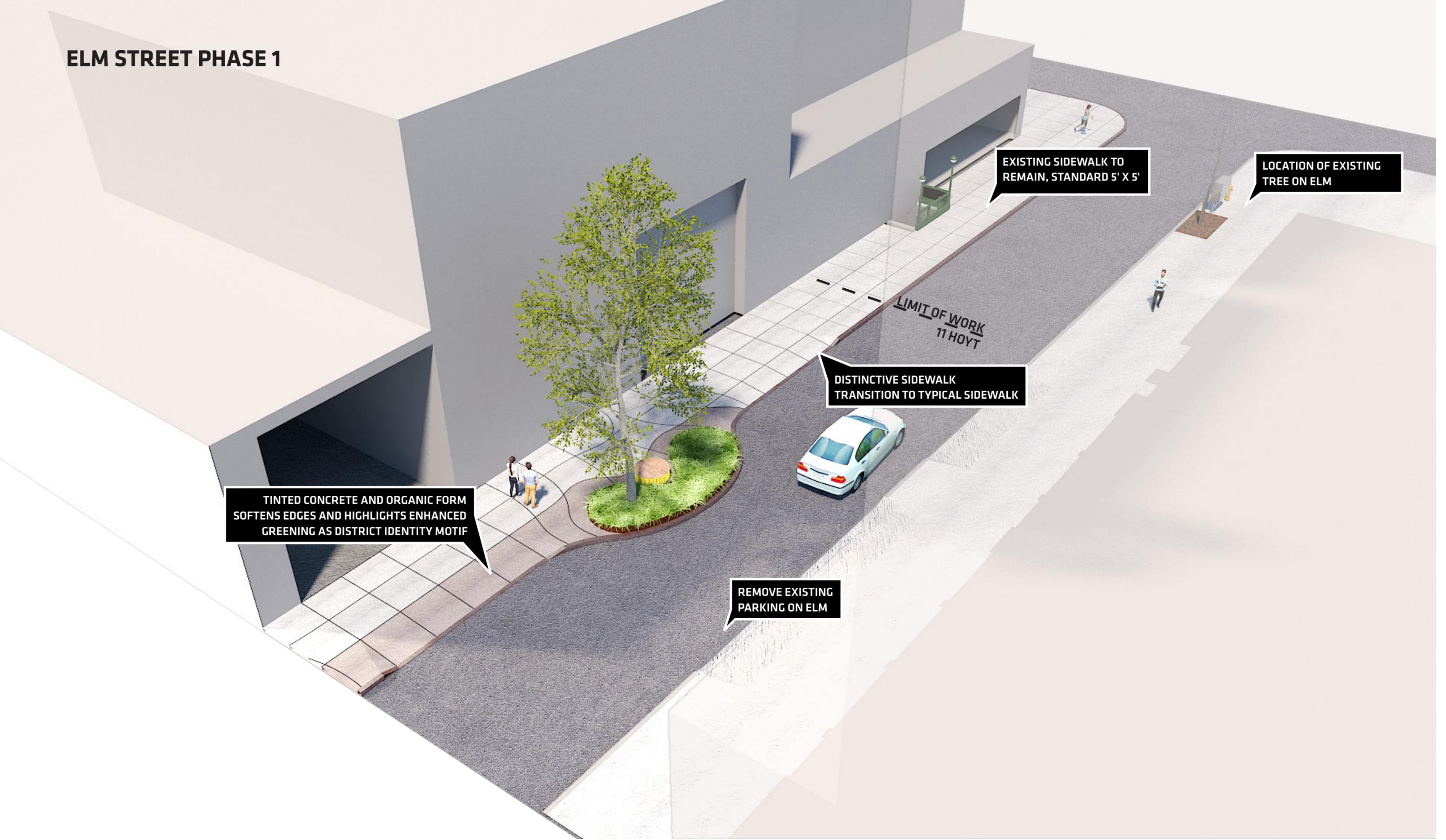
PHASE 2 PILOT PROJECT



HOW TO EXPAND SIDEWALKS WITHOUT REMOVING EXISTING CURBS

gently sloping gravel and decomposed granite infill

ELM STREET PHASE 1



ELM STREET PHASE 2



PHASE 2 SHARED STREET SIDEWALK EXPANSION WITH RUBBER CURB AND DECOMPOSED GRANITE EXPANDED SIDEWALK AND RAISED TREE PLANTERS

ENHANCED GREENING WITH ADDITIONAL TREE

VIBRANT COLOR AND ART HIGHLIGHT PEDESTRIAN REFUGE AREA TO IMPROVE CIRCULATION OUTSIDE SUBWAY STATION

DISTINCTIVE SIDEWALK TRANSITION TO TYPICAL SIDEWALK

TINTED CONCRETE AND ORGANIC FORM SOFTENS EDGES AND HIGHLIGHTS ENHANCED GREENING AS DISTRICT IDENTITY MOTIF

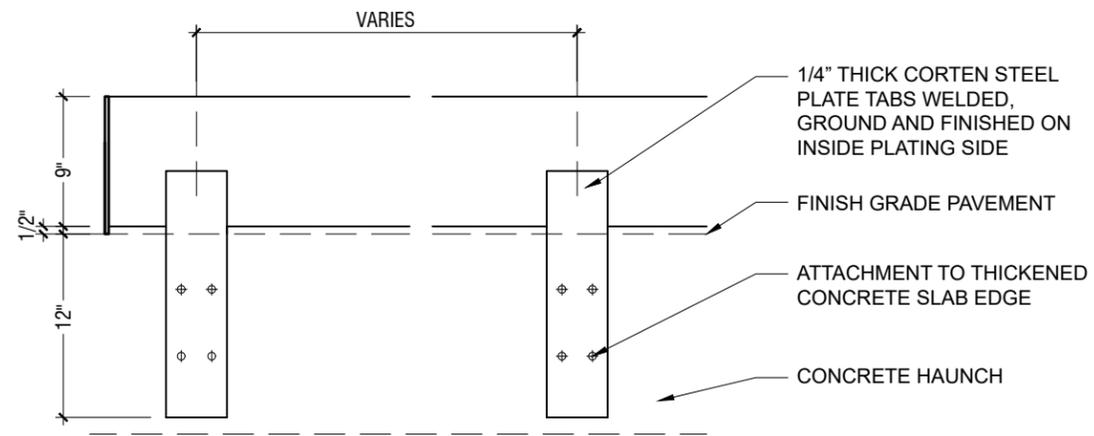
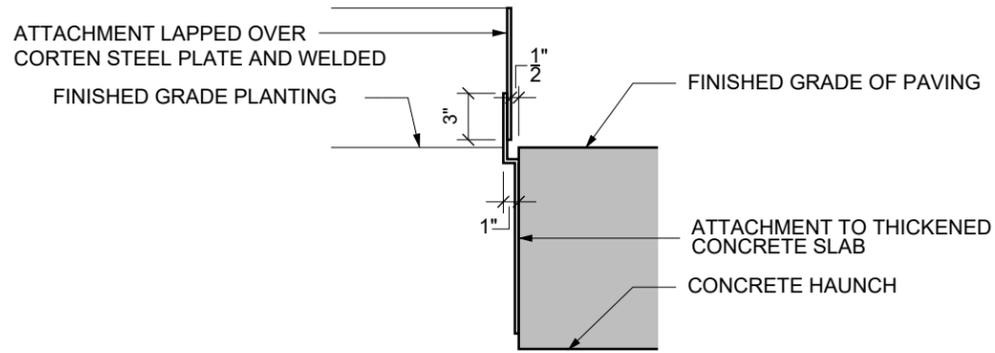
REMOVE EXISTING PARKING ON ELM

LIMIT OF WORK
11 HOYT

APPENDIX



CORTEN STEEL PLATE AND WELDED



1 **DISTINCTIVE TREE GUARD SECTION/ELEVATION**
NTS

2 **DISTINCTIVE CORTEN STEEL TREE GUARD (PREFERRED OPTION)**
NTS

3 **DISTINCTIVE GALVANIZED STEEL TREE GUARD**
NTS



CA - Carex appalachica



HM - Hakonechloa macra



ACH - Anemone cylindrica 'Honorine Jobert'



AHV - Anemone virginiana



GM - Geranium 'Claridge Druce'



HO - Helleborus orientalis 'Royal Heritage Strain'



HA - Heuchera americana



EAR - Euphorbia amygdaloides var. Robbiae



SC - Symphyotrichum cordifolium 'Avondale'



AHR - Anemone x hybrida 'Robustissima'



PD - Phlox divaricata 'Blue Moon'



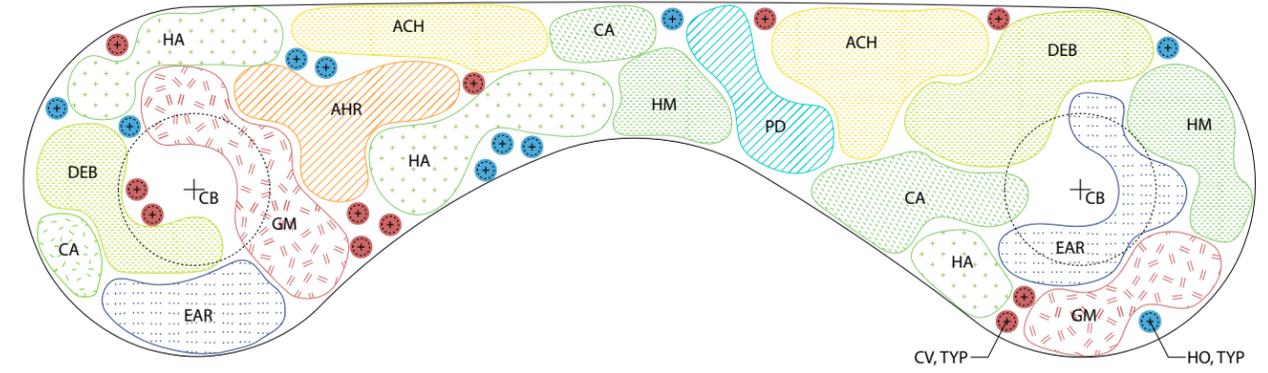
CV - Crocus vernus 'Jeanne d'Arc'



DEB - Dryopteris erythrosora 'Brilliance'



CB - Carpinus betulus Emerald Avenue



3 PLANTING PLAN
NTS



2 PLANTING AND TREE GUARD ELEVATION
NTS

1 FULL SHADE PLANTING PALETTE
NTS



CC - Calamagrostis canadensis



CD - Carex divulsa



AHU - Amsonia hubrichtii



ATS - Amsonia tabernaemontana var. salicifolia



AHR - Anemone x hybrida 'Robustissima'



BAG - Baptisia 'American Goldfinch'



BPS - Baptisia 'Purple Smoke'



DP - Dalea purpurea



EY - Eryngium yuccifolium



GT - Gillenia trifoliata



HA - Heuchera americana



HV - Heuchera villosa 'Autumn Bride'



LS - Liatris spicata



PD - Phlox divaricata 'Blue Moon'



PJ - Phlox paniculata 'Jeana'



PM - Pycnanthemum muticum



ZA - Zizia aurea



GN - Galanthus nivalis



NH - Narcissus 'Hawera'



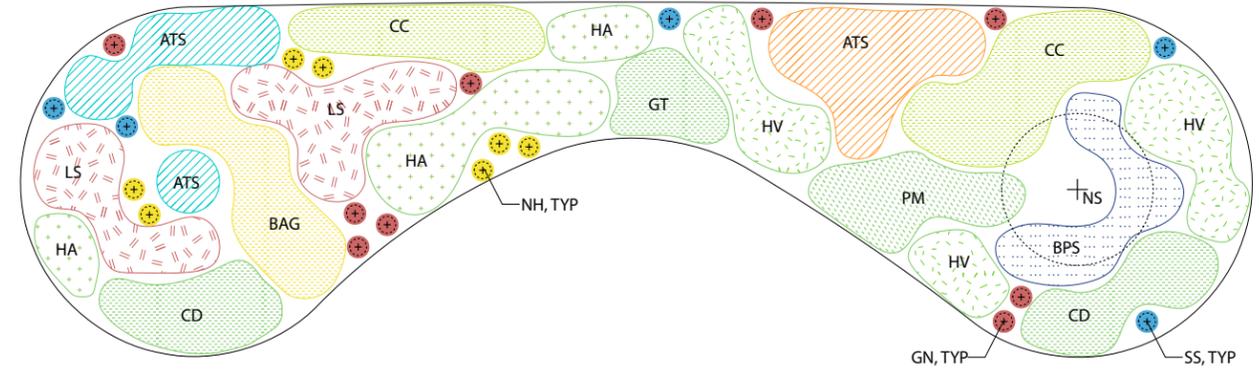
SS - Scilla siberica



NS - Nyssa sylvatica

1 PART SUN/PART SHADE PLANTING PALETTE

NTS



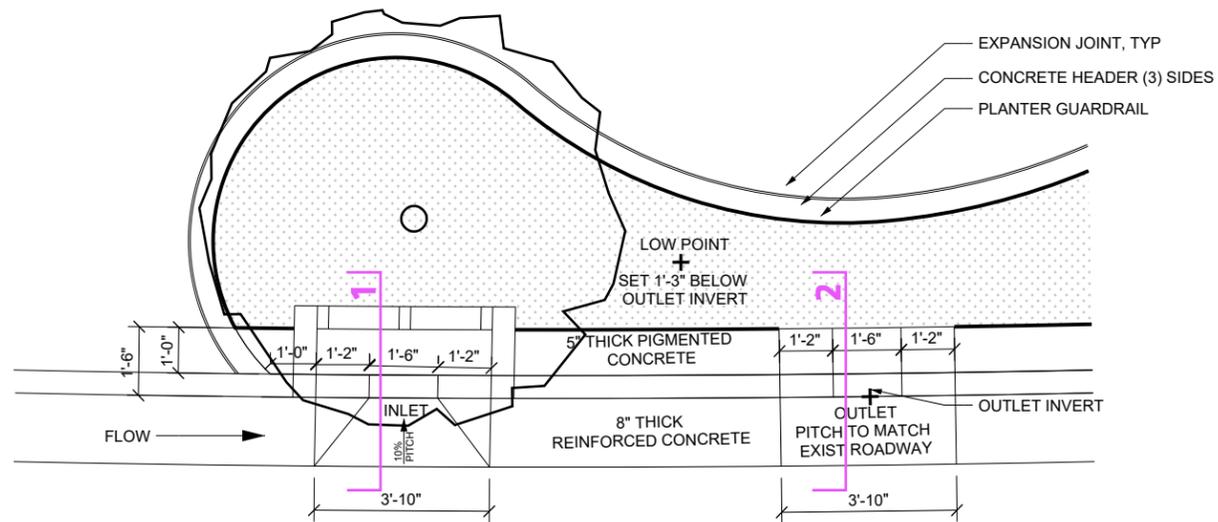
3 PLANTING PLAN

NTS

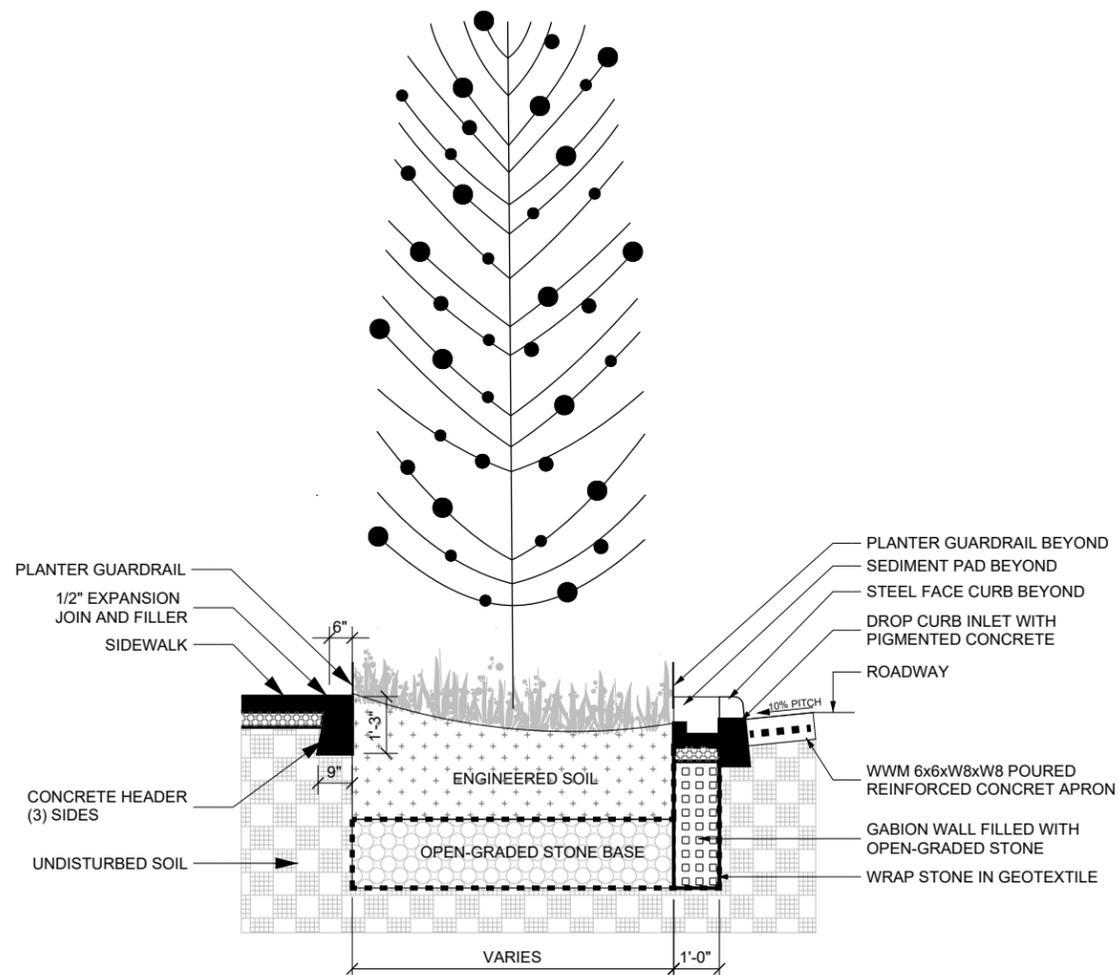


2 PLANTING AND TREE GUARD ELEVATION

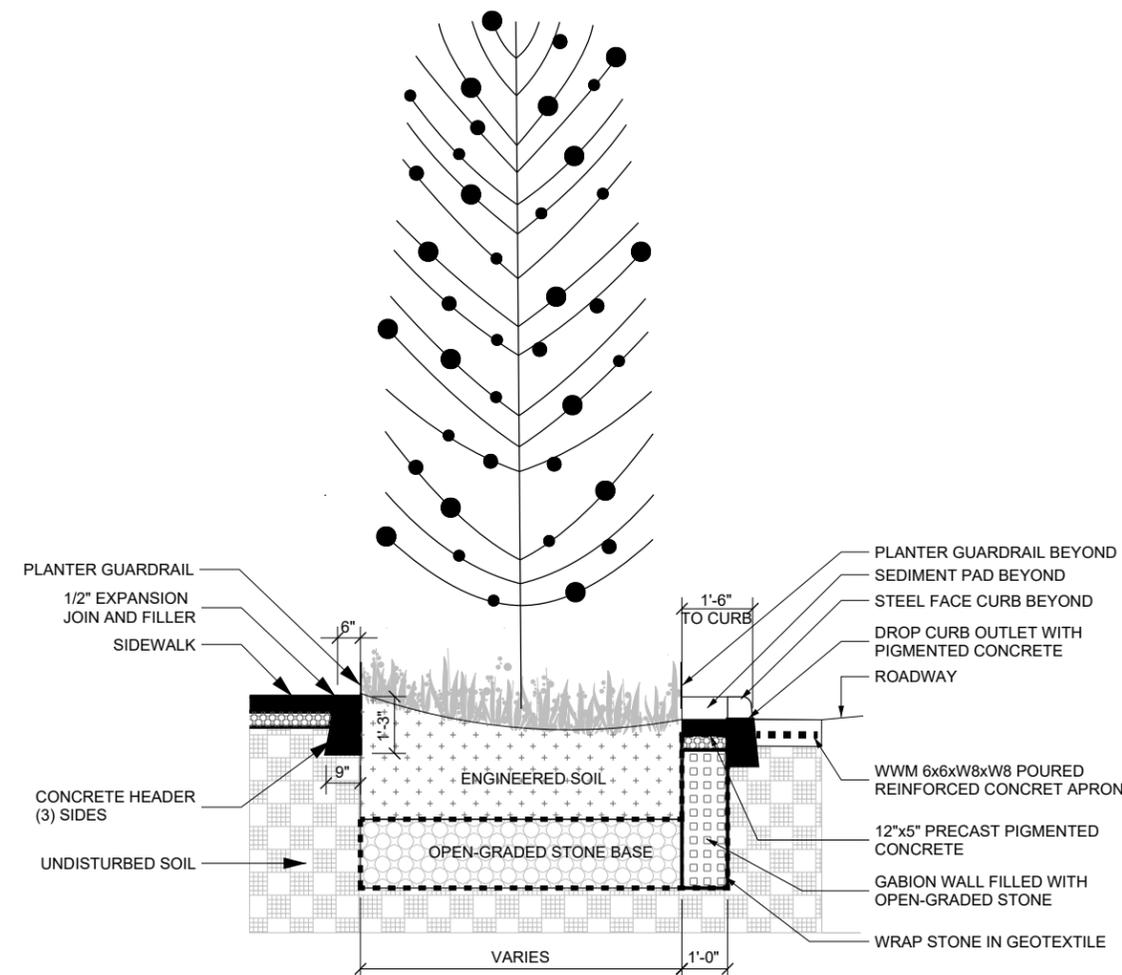
NTS



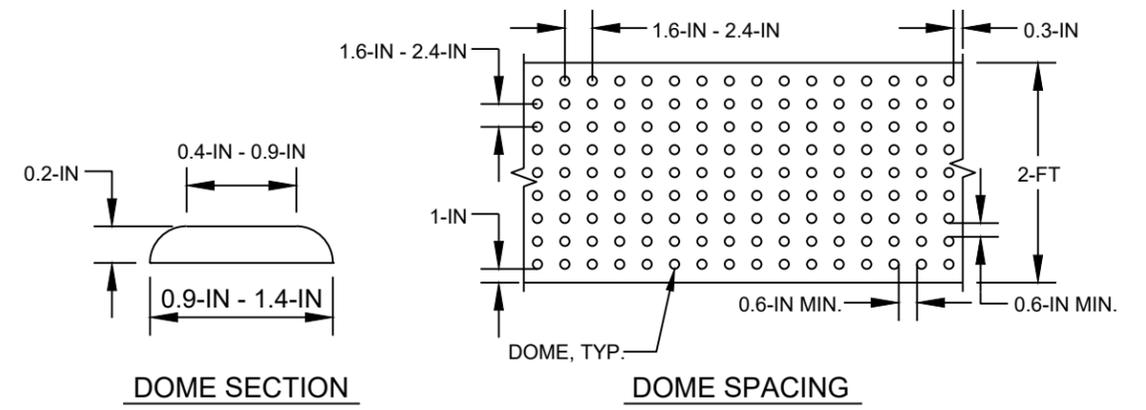
3 PLAN DETAIL AT ROW INLET AND OUTLET (NYCDEP GI121)
 NTS



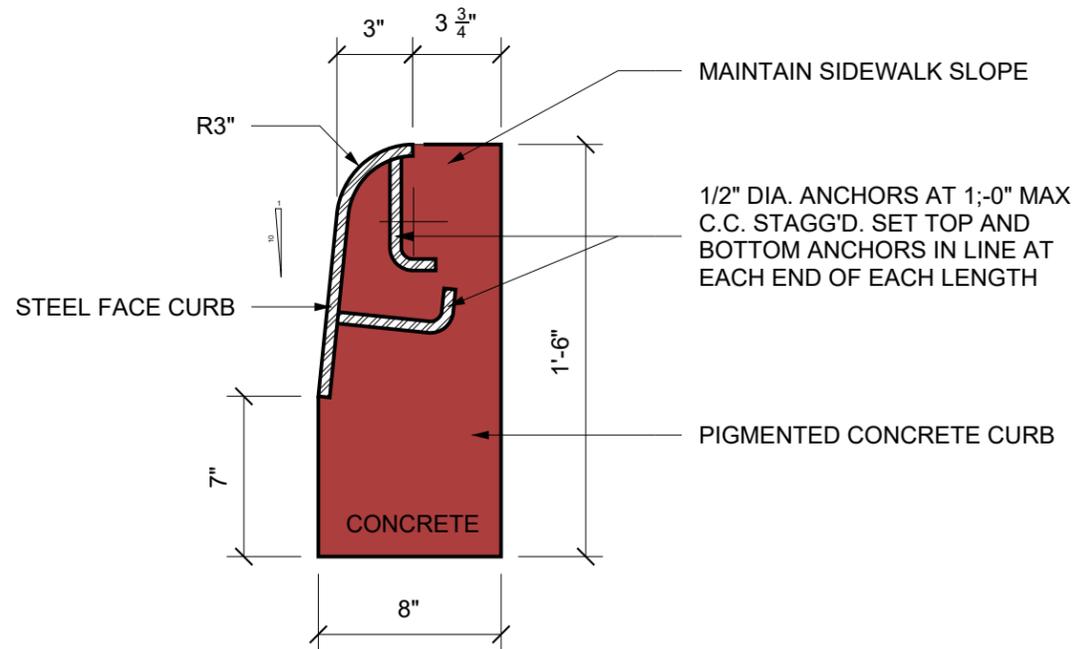
1 SECTION AT R.O.W. INLET (NYCDEP GI121)
 1/4"=1'-0"



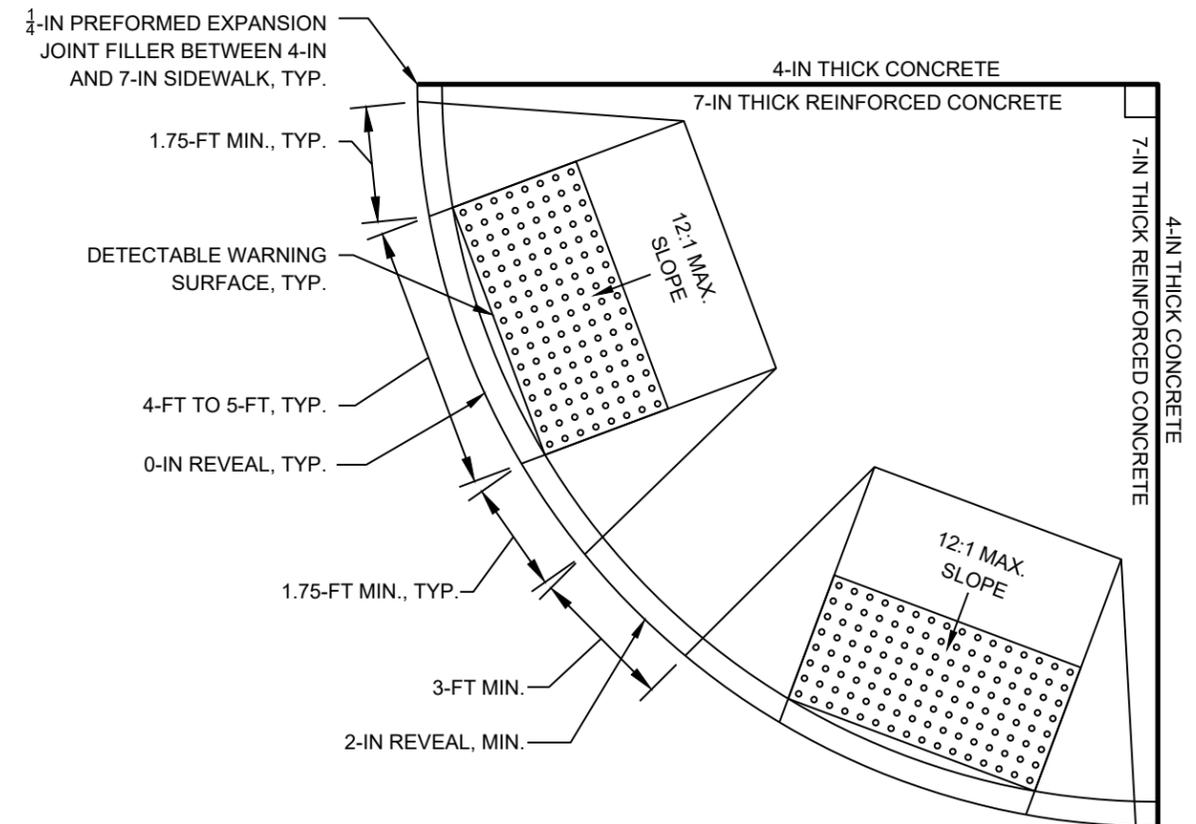
2 SECTION AT R.O.W. OUTLET (NYCDEP GI121)
 1/4"=1'-0"



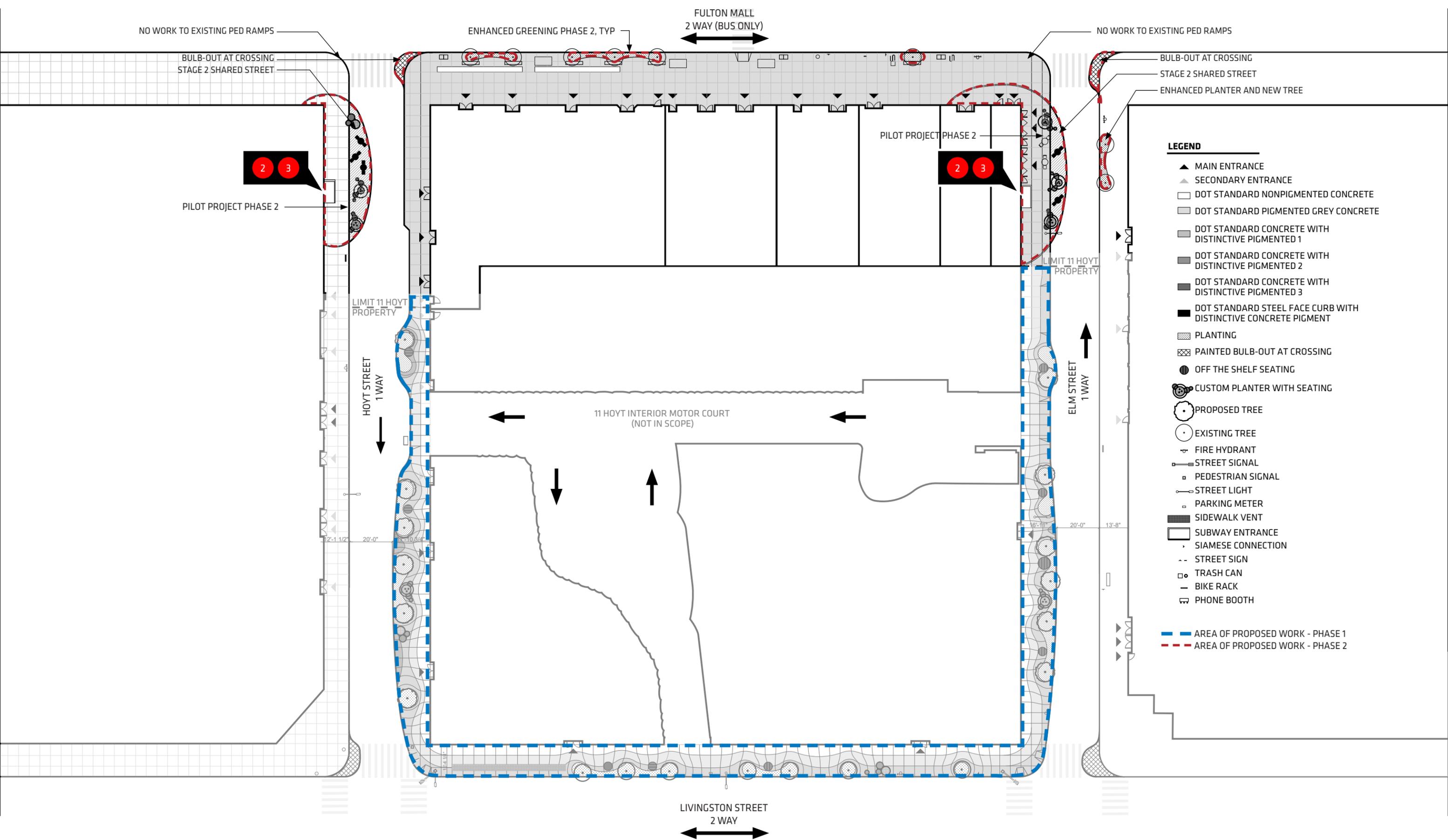
3 TYPICAL WARNING SURFACE DETAILS
NTS



1 STEEL FACED CONCRETE CURB (NYCDOT #H-1010)
SCALE: 3"=1'-0"



2 TYPICAL SIDEWALK PEDESTRIAN RAMP (NYCDOT #H-1011)
NTS



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 BIG
 Downtown Brooklyn Partnership

HOYT AND ELM STREET DISTINCTIVE SIDEWALK APPLICATION
 10.19.2020

11 HOYT
 PHASE 2 PROPOSED AREA OF WORK

ELM STREET PHASE 2



ENHANCED PLANTER WITH ADDITIONAL TREE

RAISED TREE PLANTERS

BULB-OUT WITH PLANTER

RUBBER CURB WITH DECOMPOSED GRANITE EXPANDED SIDEWALK

ADDITIONAL PEDESTRIAN SPACE TO IMPROVE CIRCULATION OUTSIDE SUBWAY STATION