



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

# Manhattan Design Guidelines Input Session

September 19, 2023



**MN** Manhattan Facility

September 2023



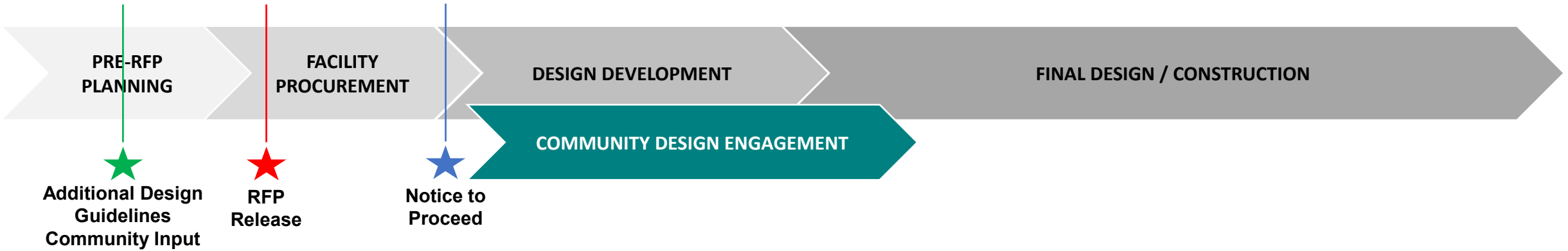
# Agenda

- 1 Community Design Input Plan
- 2 What We've Heard:  
Community Feedback & Design Guidelines
- 3 Q&A

Manhattan

# Community Design Input Plan

# New Facilities Community Design Input Plan



## Additional Community Input on Design Guidelines for Manhattan BBJ

- **September/October 2023:** Community review & comment on current Design Guidelines document
- **October/November 2023:** Community workshop to discuss additional Design Guidelines Input
  - Workshop format and content based on feedback gathered in September/October
- **December 2023:** Community input incorporated into the Design Guidelines and shared with the community; Updated Design Guidelines incorporated into the RFP documents

## Community Design Engagement (Initiates after Design-Builder is selected and receives NTP)

- Introductory meeting with selected Design-Build team shortly after NTP to discuss design approach and the plan for Design Input Workshops (schedule and format)
- Community Design Input Workshop before PDC Conceptual Review
- Community Design Input Workshop before PDC Preliminary Review
- Community Meeting before PDC Final review for report back & next steps

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# Prior Community Feedback & Design Guidelines

# What we heard

- The BBJ program has heard from community members through in-person and virtual engagement touch points, including:
  - Manhattan Community Boards 1 and 3 meetings
  - Neighborhood Advisory Committee (NAC) meetings
  - Elected official & community leader meetings
  - Chinatown stakeholder meetings
  - In-person visits, phone calls, and email correspondence
- Public design input sessions were held in February & October 2020 to inform Design Guidelines and RFP documents. Design Guidelines are posted online for public access: <https://rikers.cityofnewyork.us/documents/manhattan-site-design-principles-guidelines/>
- Feedback, concerns and comments received span the following broad categories: Construction, Policy, Community Engagement, and **Design**.
- **The focus of this session is design-related input and design guidelines feedback.**



# What we've heard regarding Design Input

Design-related areas of input and concerns include:

**Community Identity**

**Building Scale**

**Facility Entry**

**White Street  
Plaza Design**

**Street Level Experience**

**Sidewalk Design  
& Safety**

**Retail &  
Community Space**

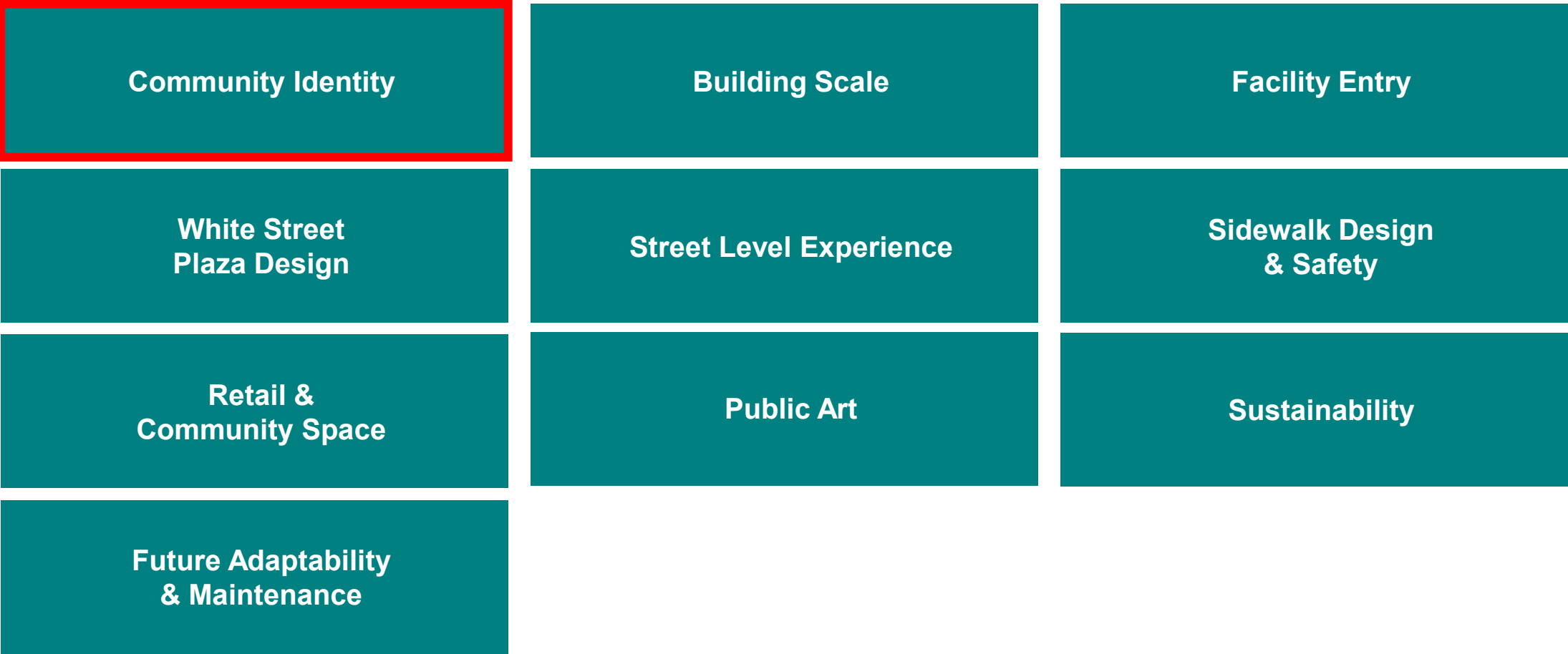
**Public Art**

**Sustainability**

**Future Adaptability  
& Maintenance**

# Design Guidelines & Community Feedback

Design-related areas of input and concerns include:





# What we heard - Community Identity

## Community Design Input Workshop

- Consider existing **vibrant commercial districts, small businesses, cultural centers, and public spaces** in the site design.
- **Outdoor public space** is important for a vibrant commercial district comprised of small businesses dependent upon pedestrian traffic.
- Existing neighborhood features a **multi-generational community, strong sense of family** and dynamic community.
- **Small-scale** character and **cultural/ethnic historical qualities** of the neighborhood are valued. Asian ethnic food and medical offices for seniors are prominent in the area.
- **Walkability and pedestrian interactions** are important to the neighborhood.
- **Landmarks**, cultural hub for **tourism**, and relevance of **Columbus Park** should be considered in the design.
- Existing community is diverse and highly engaged in community issues.

# Design Guidelines – Community Identity

Community Input	Design Guidelines Section 1 – 1.1.2 – Program Goals; Section 2, 2.4 – Enduring Resources
<b>Community Identity</b>	<p>The design and construction of the new Facilities must strive to relate to the city they are in and <b>create a sense of place for the citizens they serve</b>. As good civic architecture, the <b>Facilities must be welcoming and inclusive, serving all regardless of ability, race, creed, or gender</b>. The Facilities must embody a generative spirit that does not stagnate on a fixed identity and is <b>uplifting</b> rather than authoritative, <b>empowering</b> the people and community they serve.</p>
<b>Respect neighborhood character</b>	<p><b>Design Guidelines Section 2, 2.2 – Design Principles – Civic Assets Respond to Neighborhood Context</b></p> <p><b>Respond to neighborhood context through strategies that complement surrounding buildings and open space.</b> Massing and façade articulation should be used to <b>respond to the urban and human scale</b> and relate to adjacent buildings. The design should consider the multiple perspectives and approaches from which the building will be experienced.</p> <p><b>Articulate a clear relationship with the architectural character of the existing historic complex of the Criminal Courts Building</b> at 100 Centre Street which will connect to the new facility, and address the following:</p> <ul style="list-style-type: none"><li>• <b>Create massing that relates harmoniously with the existing building complex and the immediate contextual environment;</b></li><li>• Introduce meaningful changes in place to sculpt the form and avoid highlighting the facades as only “surface”;</li><li>• Express a pattern of elements and organizing geometry that extends and relates to the overall façade rhythm and proportions of the existing building complex;</li><li>• Create fenestration that relates harmoniously with the strong vertical articulation and clear fenestration pattern of the historic building;</li><li>• <b>Harmonize new materials with the materials of the existing building complex and enhance the compatibility between the new building and existing through the choice, quality, location, and detailing of materials;</b></li><li>• Make meaningful relationships with colors, textures, and details that visually fit together;</li><li>• Demonstrate a clear and intentional relationship between new and existing building complexes that helps a viewer read the layers of the overall development;</li></ul>

# Design Guidelines & Community Feedback

Design-related areas of input and concerns include:

Community Identity	Building Scale	Facility Entry
White Street Plaza Design	Street Level Experience	Sidewalk Design & Safety
Retail & Community Space	Public Art	Sustainability
Future Adaptability & Maintenance		

# What we heard - Building Scale

## NAC Meetings

- Request to **reduce the new facility height** as much as possible.
- Question about the **feasibility of including open space within a vertical building.**

## Community Board Meeting

- Concern about building height and additional height needed for **mechanical ventilation systems.**

## CPSD & Community Comments on CPSD

- Suggestion that building height be in **scale with buildings in the surrounding neighborhood.**
- Concern that the facility will **block air and natural light.**

## Community Design Workshop

- Desire to **integrate color and window pattern with the community and neighborhood character.**
- Suggestion to break the building into pieces, so **it doesn't feel massive**
- Desire to incorporate **sculptural qualities.**



# Design Guidelines - Building Scale

Community Input	Design Guidelines Section 2, 2.3 – Building Exterior, Custody Areas
<b>Building scale and neighborhood context</b>	<p>Design the massing and façade to <b>respond to the distinct scale and character of the Facility’s two street exposures</b>, including the large-scale civic buildings along the 75-foot-wide Centre Street and the smaller-scale residential buildings on the 50-foot-wide Baxter Street.</p> <p>Strategies such as setbacks, material differentiation, expression of the building base or podium, and concentration of the bulk toward Centre Street <b>should be explored to relate to the surrounding building heights and reduce the experience of excessive bulk along Baxter Street.</b></p> <p><b>*Note: Total building height was determined by ULURP, which established 295’ maximum height, not including the 40’ mechanical equipment.</b></p>
<b>Total building height</b>	
<b>Building scale &amp; sculptural qualities</b>	
<b>Shadow and ventilation impacts on neighborhood</b>	<p>Language specifically addressing shading and ventilation of neighboring buildings is not included in the Design Guidelines, beyond the setbacks and massing strategies noted above.</p>
<b>Open space in vertical building</b>	<p>Design outdoor recreation spaces to be easy and appealing to access from the dayroom with a sense of connection to nature. Their orientation, proportions, and finishes should <b>maximize exposure to daylight and fresh air with enclosures that screen the view to and from neighboring buildings while offering a degree of visual transparency.</b> Required security enclosures should not evoke a sense of cages.</p> <p>Design rooftops to provide <b>outdoor recreation or garden space</b> wherever feasible for use of people in custody.</p>

# Design Guidelines & Community Feedback

Design-related areas of input and concerns include:

Community Identity	Building Scale	Facility Entry
White Street Plaza Design	Street Level Experience	Sidewalk Design & Safety
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# What we heard - Facility Entry

<b>Community Design Input Workshop</b>	<ul style="list-style-type: none"><li>• Suggestion to <b>add greenery at the entrance with a welcoming scale.</b></li><li>• Desire for a <b>distinct entrance</b> with a recognizable shape so that visitors can easily locate and identify the building.</li><li>• Desire to <b>avoid a monumental or highly institutional approach.</b></li></ul>
<b>NAC</b>	<ul style="list-style-type: none"><li>• Request for update about the Centre Street curb cut/parking entrance and plan to <b>move the parking entrance from Baxter Street to Centre Street.</b></li></ul>
<b>CPSD &amp; Community Comments on CPSD</b>	<ul style="list-style-type: none"><li>• Request to relocate the <b>parking entrance</b> to Centre Street and the community space to Baxter Street.</li><li>• Request to <b>minimize multiple check-in points and general security apparatuses</b> in and around the site.</li></ul>
<b>Other Community Feedback</b>	<ul style="list-style-type: none"><li>• Request to move the <b>vehicular entrance</b> from Baxter Street to Centre Street.</li></ul>

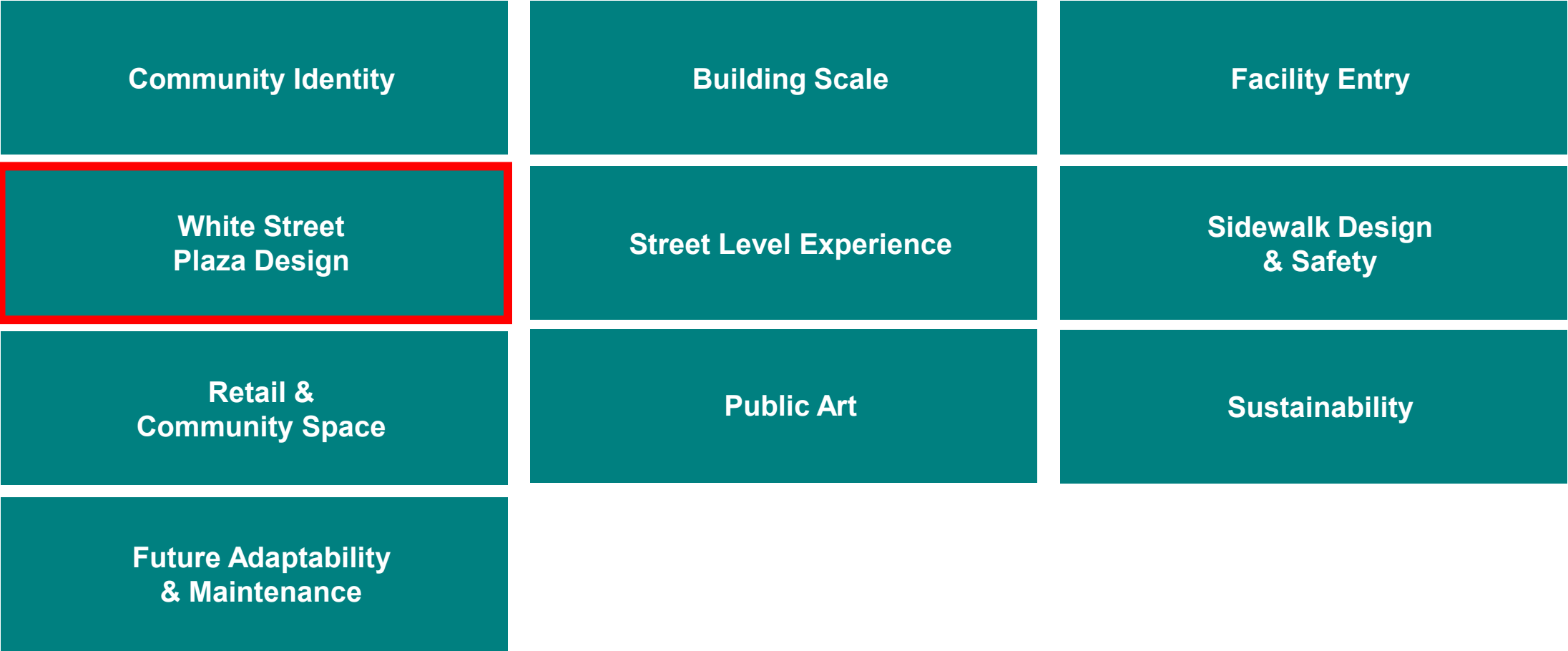
# Design Guidelines - Facility Entry

Community Input	Design Guidelines Sections: 1.2.1 – Program Goals; 2, 2.2 – Civic Assets – Enhance Pedestrian Experience; 2.3 Streetscape and Open Space
Welcoming entrance scale	Express civic character in the public realm through design, with massing, fenestration, and materiality that enhances the <b>neighborhood and is inviting to the public. Public entrances and adjoining community facilities should be prominent, welcoming, and accessible to all.</b>
Identifiable building entrance	
Greenery	Open spaces should be accessible, inviting, safe, and <b>should support the community with amenities such as planting</b> , shade, seating, lighting and wayfinding.
Centre Street curb cut	<p><b>Design vehicular access points on Centre and Bayard Streets to minimize impacts on the sidewalk</b> by providing clear sight lines for exiting vehicles, allowing ample space for queuing within the facility, and recessing gates and entrances to limit sidewalk encroachment.</p> <p><b>Vehicular entrances and streetscape security components should be discreet and well-integrated with the pedestrian experience.</b> Open spaces should be accessible, inviting, and safe, and should support the community with amenities such as planting, shade, seating, lighting, and wayfinding.</p>
Vehicular entrance	<p>Vehicular entrances and exits should be designed to allow queuing within the facility, <b>minimizing impacts</b> on adjacent streets and sidewalks.</p> <p><b>Enhance the pedestrian experience</b> by designing the ground floor and open spaces to engage the public and contribute to the character of the streetscape and public realm. Ground floor façades should enliven the sidewalk experience by highlighting active community uses, providing visual connections between inside and outside, and by responding to the human scale.</p>
Check-in points and site security	<p><b>Vehicular entrances and streetscape security components should be discreet and well-integrated with the pedestrian experience.</b> Open spaces should be accessible, inviting, and safe, and should support the community with amenities such as planting, shade, seating, lighting, and wayfinding.</p>
Parking entrance & community space	The request to move parking entrance to Centre Street and the community space to Baxter Street is not included in the Design Guidelines, but has been addressed in the Indicative Documents.



# Design Guidelines & Community Feedback

Design-related areas of input and concerns include:



# What we heard - White Street Plaza Design

## Community Board Meeting

- Design White Street to be a **pedestrian-focused space** with bollards and barriers to impede vehicular traffic and parking.

## Community Design Input Workshop

- Create an informal **gathering space with lighting and green areas.**
- **Design for White Street should be low-key, open, and integrated** with Columbus Park and with the neighborhood.

## Other community Feedback

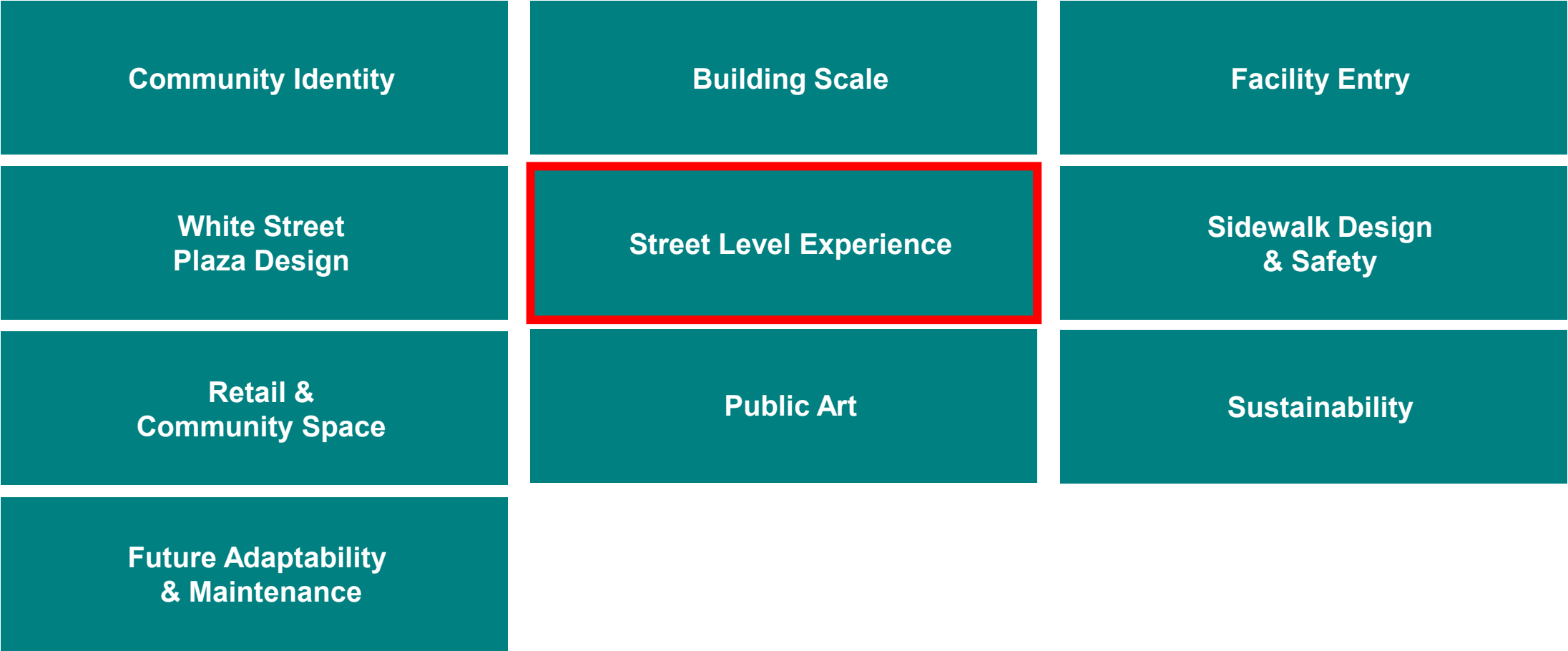
- Include **pedestrian and bike connectivity** through White Street.
- Request to maintain White Street open **24 hours every day.**

# Design Guidelines - White Street Plaza Design

Community Input	Design Guidelines Section 2, 2.3 – Streetscape and Open Space
Low-key and inviting space	Design the White Street arcade to be <b>inviting and hospitable to pedestrians</b> , with generous proportions appropriate to a civic building.
Pedestrian friendly	Design the facility and the White Street arcade to serve as an <b>active gateway between neighborhoods, strengthening pedestrian connections</b> along this heavily trafficked route.
Neighborhood integration	Consider ways to <b>complement the neighborhood cultural traditions</b> in the design.
Pedestrian connectivity	Explore opportunities to <b>improve pedestrian pathways</b> at the intersection of White Street and Centre.
Bike connectivity	Bike connectivity is mentioned regarding Centre Street facility access and inclusion of bike racks, but not mentioned for White Street Plaza. Follow up for the community: Should White Street include a bike path or be pedestrian accessible only?
Green areas	Consider how the massing and expression of entrances at Centre and Baxter Streets can signal the <b>public nature of the space</b> .
Integrated to Columbus Park	Design to encourage <b>a safe and direct pedestrian crossing from Columbus Park</b> to the White Street arcade.
Lightning	Design White Street arcade to <b>be active and feel safe 24 hours a day</b> with active-use frontage lining the space, clear sight lines, and <b>suitable lighting</b> .
Open 24/7	

# Design Guidelines & Community Feedback

Design-related areas of input and concerns include:





# What we heard – Street Level Experience

## Community Design Workshop

- Desire for organized, clean, and accessible **seating for disabled, homeless and elder people.**
- Preference for **trees, greenery, and adequate lighting** close to seating areas.
- Desire for seating areas where people can hang out, and that are convenient to stay for more extended periods and have lunch outside.
- **Movable seating** would allow for flexibility and options for people to sit alone or in groups.
- Concerns about creating **space for skateboarders.**

# Design Guidelines – Street Level Experience

Community Input	Design Guidelines Section 2, 2.2 – Design Principles – Civic Assets - Enhance the Pedestrian Experience; 2.3 – Streetscape and Open Space
<b>Organized and accessible seating</b>	<p>Open spaces should be <b>accessible, inviting, safe</b>, and should support the community with amenities such as <b>planting, shade, seating, lighting and wayfinding</b>.</p> <p>Design a <b>cohesive and engaging streetscape experience</b> along Baxter and Centre Streets that is <b>consistent with the character of surrounding blocks</b>. Incorporate elements such as seating, street trees, planting and bioswales, wayfinding, and bicycle racks in appropriate locations.</p>
<b>Amenities close to seating areas</b>	
<b>Movable seating</b>	<p>Movable seating is not specified in the Design Guidelines.</p>
<b>Avoid spaces for skateboarders</b>	<p>Skate deterrents are not specified in the Design Guidelines.</p>

# Design Guidelines & Community Feedback

Design-related areas of input and concerns include:

Community Identity	Building Scale	Facility Entry
White Street Plaza Design	Street Level Experience	<b>Sidewalk Design &amp; Safety</b>
Retail & Community Space	Public Art	Sustainability
Future Adaptability & Maintenance		

# What we heard - Sidewalk Design & Safety

## Community Design Workshop

- A **hidden secured edge** is the most accessible, attractive, and easy to maintain. It allows greenery, seating, and protects pedestrians.
- The most **disliked feature was the visible protection wall as it looks like a jail barricade**, is restrictive for varied paths, too monolithic, and tempting for skateboarding.
- Participants **dislike bollards** as they are unwelcoming and institutional-looking.
- **Concerns regarding the planted secured edge** as people can hide behind the planters, it can attract graffiti and possibly become a receptacle for litter.
- **Concerns about the safety and maintenance of the area, the pedestrian experience**, and the opportunity to see new design options.



# Design Guidelines - Sidewalk Design & Safety

Community Input	Design Guidelines Section 2, 2.2 – Civic Assets – Enhance Pedestrian Experience, Design for Longevity; 2.3 - , Streetscape & Open Space
Integrated security	Vehicular entrances and streetscape security components should be <b>discreet and well-integrated with the pedestrian experience</b> . Open spaces should be accessible, inviting, safe, and should support the community with amenities such as planting, shade, seating, lighting and wayfinding.
Avoid visible protection, bollards, and planting secured edge	Security measures should be <b>unobtrusive, avoiding the appearance of a fortified facility</b> .  <b>Consider planting, trees or other landscaping measures at vehicular access points to soften impact.</b> Especially key at sally port entry on Baxter Street and exit onto Centre Street, helping to demarcate these areas and screen from other active uses and or public seating areas.
Safety and Maintenance	Design for longevity by enabling simple, <b>cost-effective operations and maintenance</b> and selecting high-quality materials with demonstrated durability. Materials and fixtures should be easy to clean and should stand up to high levels of traffic without appearing harsh or institutional. Building systems, features, and equipment should be easy to maintain, update, and replace when needed.

# Design Guidelines & Community Feedback

Design-related areas of input and concerns include:

Community Identity	Building Scale	Facility Entry
White Street Plaza Design	Street Level Experience	Sidewalk Design & Safety
<b>Retail &amp; Community Space</b>	Public Art	Sustainability
Future Adaptability & Maintenance		

# What we heard – Retail & Community Space

## Community Design Input Workshop

- Desire for a **multi-functional, culturally inclusive community space** that serves seniors, youth programs and entrepreneurs, freelancers and business owners is desired.
- Request to make the space **appealing to locals and visitors** to bring more pedestrian traffic.
- Recommendation for a **community needs assessment** to fully understand the needs/wants of the community.

## Chinatown Stakeholders meeting

- Request to differentiate **community space and retail space**.
- Recommendation of **use ground floor for senior health facilities and other senior uses**.

## CPSD & Community Comments on CPSD

- Request to create a selection process that includes **community input to determine uses of community spaces**, with the possibility of **expanding community spaces to upper floors**.
- Request for support for **cultural spaces, incubators for small businesses, and medical offices for community space**.

# Design Guidelines - Retail & Community Space

Community Input	Design Guidelines Section 2, 2.3 – Community and Commercial Spaces, Public Areas
Differentiate community space and retail space	<p>Design <b>community spaces and commercial space to complement existing neighborhood resources</b>, including nearby Columbus Park. Community and commercial spaces should be prominently visible and welcoming to encourage their use.</p> <p><b>Design to enable a range of different uses by enhancing the quality and flexibility of the community and commercial space.</b> Strategies such as maximizing the ceiling height, planning for appropriate room sizes with significant street frontage and adequate depth, and providing ample natural light can help ensure that the community space(s) best supports the needs of future operator(s).</p>
Pedestrian traffic	
Uses of community space	
Community Needs Assessment	<p>Specific uses for the community spaces are not included in Design Guidelines and are out of scope of the Facility design phase under DDC.</p>
Include more community space	<p>20,000 sf community space is determined by ULURP.</p>

# Design Guidelines & Community Feedback

Design-related areas of input and concerns include:

Community Identity	Building Scale	Facility Entry
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# What we heard - Public Art

## Community Board Meeting

- Request for existing artwork to be **reinstalled in the new facility**.
- Request for **artists to participate** in the process of finding the right location for the artwork removed.
- Request for **artwork maintenance**.

## Chinatown Stakeholders meeting

- Request for information on **Percent for Art process and incorporation of pre-existing art** in the new facility.

# Design Guidelines - Public Art

Community Input	Design Guidelines Section 2, 2.3 – Streetscape and Open Space
Request for artist participation	<p>Advance and support public art as an opportunity for activating the public domain. <b>Successfully integrated artwork can further project excellence by conveying a sense of welcome</b>, highlighting the unique qualities of a place, sparking the imagination, encouraging social interaction, promoting awareness and understanding, challenging assumptions, or simply beautifying a space and providing visual interest.</p>
Artwork maintenance	<p>Details about artwork maintenance, artist participation, and the Percent for Art Program are not included in Design Guidelines.</p>
Request for information on the Percent for Art Program	
Request for existing artwork to be reinstalled	<p>Specific request to reinstall existing artwork in the new Facility is not included in Design Guidelines.</p>

# Design Guidelines & Community Feedback

Design-related areas of input and concerns include:

Community Identity	Building Scale	Facility Entry
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# What we heard - Sustainability

## NAC

- Request for sustainability to be incorporated into the design requirements, such as **LEED or Passive House certification**.

## CPSD & Community Comments on CPSD

- Concern that the height of the groundwater table will make underground parking infeasible, and that the construction of the facility could impact local flooding and sewage back-ups in the neighborhood.
- Recommendation for an evaluation of a green infrastructure plan for the neighborhood.

# Design Guidelines - Sustainability

Community Input	Design Guidelines Section 2, 2.1 – Supportive Environments; 2.4 – Enduring Resources
<b>Sustainability</b>	<p>Foster wellbeing by creating healthy and active environments that reduce stress and promote comfort. <b>Maximize access to daylight and fresh air by providing views of nature and vegetation</b> wherever possible. Promote daily physical activity by providing spaces for active recreation as well as opportunities for independent movement throughout the building. <b>Create positive environmental conditions including healthy air quality, comfortable temperatures, noise-mitigating acoustics, appropriate and variable lighting, and high-quality, sustainable materials.</b></p> <p>Optimize performance by employing innovative and multilayered solutions to achieve high standards of <b>environmental sustainability</b>. Limit the use of natural resources by optimizing energy performance, minimizing greenhouse gas emissions, limiting water use, and reducing construction waste. The design should meet and exceed established standards for green buildings and infrastructure.</p>
<b>Certifications</b>	<p>Certifications like Passive House or LEED are not addressed in the Design Guidelines. LEED Certification requirements are included in the RFP document package.</p>
<b>Groundwater &amp; Neighborhood Green Infrastructure</b>	<p>A neighborhood green infrastructure plan is not addressed in the Design Guidelines as this is beyond the scope of the Manhattan Borough-Based Jail Facility. Groundwater and subsurface conditions are assessed and addressed through building engineering, not the Design Guidelines</p>

# Design Guidelines & Community Feedback

Design-related areas of input and concerns include:

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Future Adaptability & Maintenance		



# What we heard - Future Adaptability & Maintenance

## NAC

- Inquiry about the ability of the new facility to be **repurposed** if needed in the future.

## Others Community Feedback

- Question about **how the new facility and surrounding areas will be maintained**, and who will be responsible for the maintenance.
- Request to explore adaptive reuse of the existing Detention Center instead of new construction.

# Design Guidelines - Future Adaptability & Maintenance

Community Input	Design Guidelines Section 2, 1.2.1 – Program Goals & 2.3 – Custody areas
<p><b>Future Adaptability of the new Facility</b></p>	<p>Anticipate future change by enabling the building and site to <b>adapt to changing conditions and future needs</b>. Consider how program layout and stacking, structural and building systems, construction assemblies, and technology can support <b>flexibility for operational and programmatic changes in the building typology and use</b>.</p> <p>Design to <b>optimize flexibility</b> between housing unit types while meeting their unique requirements to allow adaptation to fluctuations or future changes in population.</p>
<p><b>Adaptive reuse of existing building</b></p>	<p>Adaptive reuse of the existing building is not included in the Design Guidelines. This was reviewed and the City determined that adaptive reuse is not appropriate for this project.</p>
<p><b>Maintenance</b></p>	<p>Design for <b>longevity by enabling simple, cost-effective operations and maintenance and selecting high-quality materials with demonstrated durability</b>. Materials and fixtures should be easy to clean and should stand up to high levels of traffic without appearing harsh or institutional. Building systems, features, and equipment should be easy to maintain, update, and replace when needed.</p>
<p><b>Responsibility for maintenance</b></p>	<p>Responsibility for maintenance is not included in the Design Guidelines. NYC DOC will be responsible for the maintenance of the facility upon completion.</p>

# Design Guidelines – Points for further input

What are we missing and what would you like to see added to the Design Guidelines?

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# Q & A





NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails |

# Thank You



**MN**

**Manhattan Facility**

September 2023