

SITE PLANNING

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**STUYVESANT SQUARE
SITE INVENTORY**



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- I. Background (Breno, Sterling)
- II. Neighborhood (Danmon)
- III. Circulation (Sterling)
- IV. Park hardscape and amenities (Vladislav)
- V. Utilities (Breno)
- VI. Vegetation (Sterling)
- VII. Other aspects (Breno)
- VIII. Main interests (Vladislav)
- IX. Atmosphere (Vladislav, Danmon, Breno, Sterling)

I

Stuyvesant's average min temperature is 19.3 in January and 55.7 in July. The average precipitation in January is 2.52 and 6.93 in July.

The park is located in the Gramercy Historical District, New York City, NY between East 15th and 17th streets on either side of Second Avenue. The park has 3.928 acres with an elevation of 59 feet above sea level.

II

Peaceful, tranquil and intimate is how residents describe the Stuyvesant Square neighborhood, which stretches a few blocks around the park, from East 14th Street on the south to about East 19th Street on the north, from First Avenue on the east to Third Avenue on the west. The park itself is bordered by East 15th Street, East 17th Street, Rutherford Place and Nathan D. Perlman Place, and is bisected by Second Avenue. Black wrought-iron fences around the periphery give it an ambience more typical of London than New York.

The Stuyvesant Square neighborhood is in every way unrelated to Stuyvesant Town, the rental complex not far away that recently sold, with its cousin Peter Cooper Village, for \$5.4 billion. The rental communities consist of 110 uniform, nondescript brick buildings; Stuyvesant Square offers a diverse collection of pleasing structures. To start with, there is the Greek Revival Friends Meeting House; the Romanesque Revival

St. George's Church; and the new condos under construction in a Victorian Gothic-style building that was originally a convent. But that is not to leave out all the small- and medium-size apartment buildings and charming town houses of various descriptions. The square and its immediate environs were designated a historic district in 1975.

Schools and hospitals like Beth Israel Medical Center and the Hospital for Joint Diseases dominate the landscape east of Second Avenue and dwarf some of the town houses along surrounding blocks. But the residential, educational and medical communities seem to coexist harmoniously, according to Lyle Frank, chairman of Community Board Six.

~ What You'll Pay ~

Rutherford Place, the nine-story building at 305 Second Avenue, was converted to a rental building from a hospital in the 1980s and is now being converted to condos. According to Richard Cantor, principal in Cantor Pecorella Inc., which is marketing the 122 units, prices start at just under \$1 million and no two apartments are alike. Available units include a three-bedroom, three-bath with park views for \$2.5 million, and a one-bedroom, one-bath for \$1.195 million.

Landmark 17, which is not far away at 233 East 17th, has only four condo units still available, according to Tamir Shemesh, executive vice president with Prudential Douglas Elliman. The Victorian Gothic building, a former convent, also served for a time as a Salvation Army shelter and the New York outpost of Hazelden, a rehabilitation facility based in Minnesota.

One unit, offered at \$4.95 million, has three bedrooms and three baths spread over four levels. The 3,500-square-foot apartment has one room with 23-foot-high stenciled ceilings. In the original building the room was a chapel; during the rehabilitation years, it was restored by the musician Eric Clapton.

Some brokers see area town houses as a relative bargain. Barbara Godson, senior vice president at Halstead Property.

~ The Schools ~

Area schools like the Friends Seminary on Rutherford Place are an important part of the equation for parents like Mark Millhone, who chose his new Stuyvesant Park apartment in part because of them.

"For a certain kind of downtown parent," he said, "we couldn't imagine a better situation."

Connected to the historic Meeting House, Friends was founded in 1786 and teaches kindergarten through Grade 12. It has about 650 students, and tuition is about \$26,500 a year.

Public School 40 on 19th Street, which offers kindergarten through Grade 5, has an enrollment of about 530. Of fourth graders there in 2005, 83.5 percent read at or above grade level in English, compared with 60.4 percent of fourth graders citywide, and 94.9 percent did so in math, compared with 78.3 percent citywide.

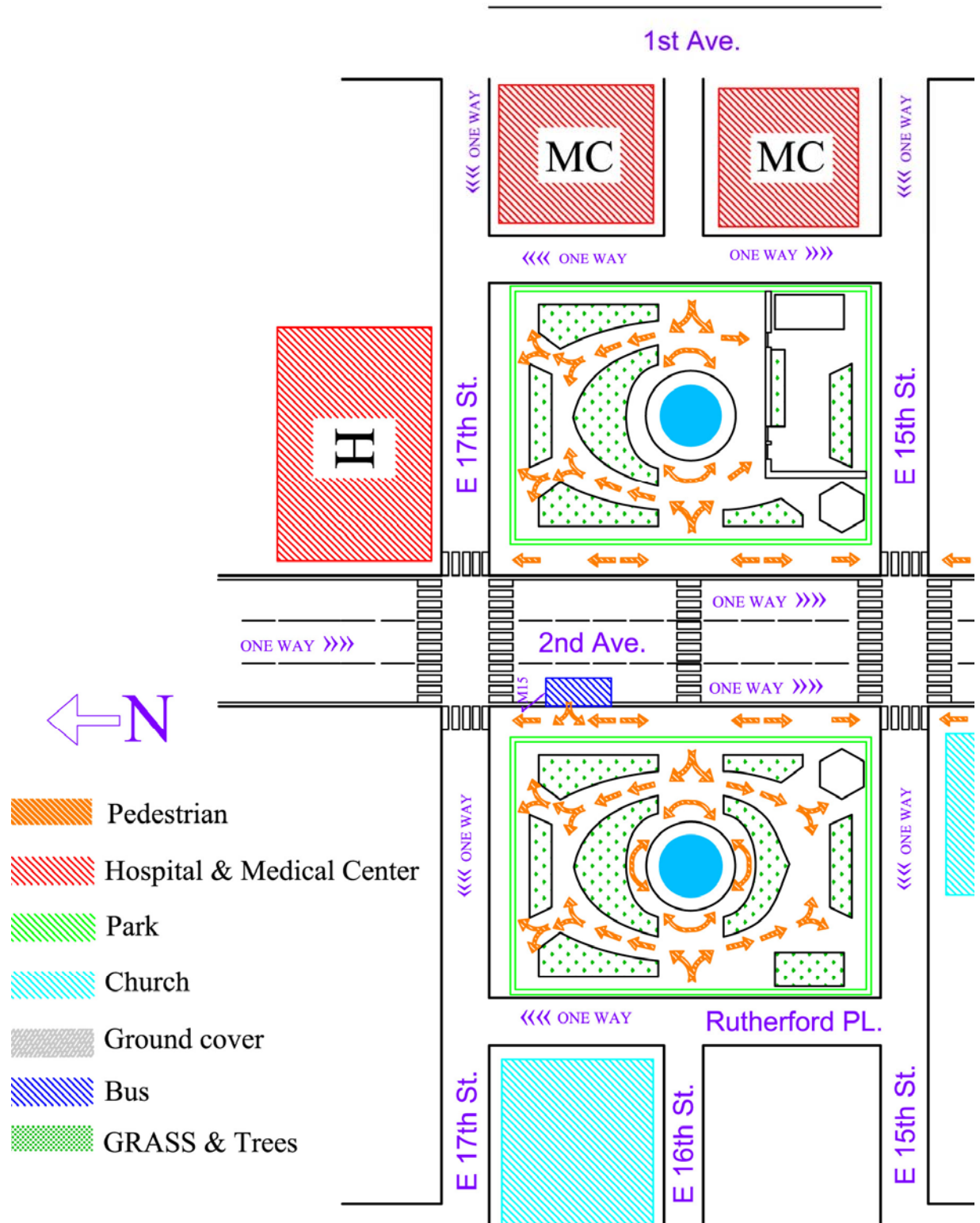
For Grades 6 through 8, there is Middle School 104, also known as the Simon Baruch Middle School, on East 21st Street, and the Salk School of Science Middle School, on East 19th, which is affiliated with the New York University School of Medicine.

The High School for Health Professions and Human Services on East 15th Street offers Grades 9 through 12 and has about 1,500 enrollees. Average SAT scores in 2004-2005 were 433 on the verbal section, compared with 497 statewide, and 451 on the math, compared with 511 statewide.

On Second Avenue between 14th and 15th Streets is the private Manhattan Comprehensive Night and Day High School. It is open from 11 a.m. to 11 p.m. Monday through Thursday, plus Sunday afternoon, for students 17 to 22 who work full time.

III

On the site plan of the Stuyvesant Park, includes the paths that pedestrian made take inside and around the park. I'm showing the ground that is cover and the part of the park that is cover by grass and trees. The closest train station to the Stuyvesant Park is the L which is only a 10 min. walk towards 14th St. and then taking a right and keeps going until you get to 3rd Ave. And you can also take the M15 heading toward 14th St.



IV

Concrete and stone tiles are the surfaces visitors are walking on in the park. They are hardly any different from the hard surface of the city streets; you don't feel a transition when you walk into the park, even though paths in the park are of a different pattern. Fortunately, a visitor may walk onto the lawn to take a seat at the picnic tables

on the grass; this provides a totally different feeling to the feet and creates different sensation of the park if one chooses to do so. Besides tables on the lawn, the park provides plenty of benches throughout. Most of them are located near and around two water fountains; each fountain is surrounded by lavish collection of flowers. Benches are accompanied by trash and recycle containers in close proximity. Sadly, even though the park has water fountains, it doesn't provide drinking water, or toilet facilities (two octagonal buildings supposedly served as bathrooms in the past, but now they are for service use only). The park also doesn't have a shelter in case of the rain; the only temporary refuge is provided by a lavish canopy of trees.

V

- Utilities
 - Electric: Lamps Posts
 - Irrigation: Catch Basis, Oriented display

VI

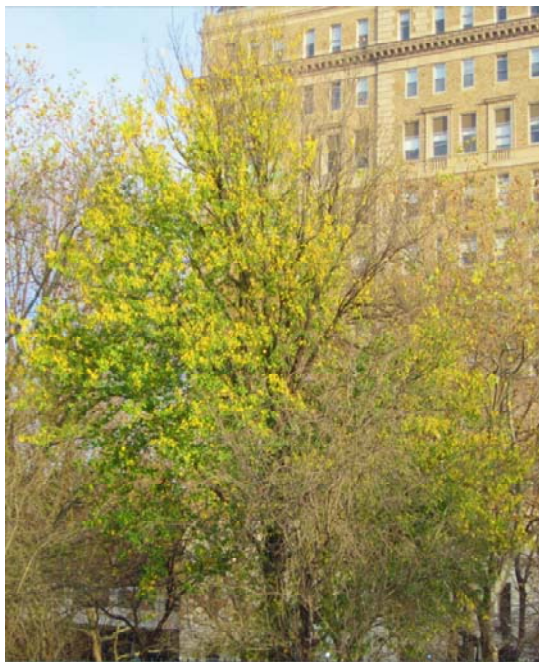
There is a great variation of plants and trees in the park. The combination of blue, yellow, purple and white plants, create an amazing contrast of colors worth experiencing. There is a great portion of covered ground in the park, which is shown on the circulation map. I have inserted pictures of trees, shrubs, and flowers, to further describe the park.



This plant stand out, for it lively colors and texture



A picture of a shrub with some sort of berries on it.



A tree with a real vivid color.



Combination of purple and orange made this picture livelier.



The wavy texture of this plant was interesting

VII

- Types of Soil & Rock
 - Hexblocks, cobblestones & blue slates around the trees
 - Topsoil is the main type for all the vegetation
- Wildlife
 - Squirrels and birds make up for most of the wildlife in the park

VIII



One of two fountains surrounded by vegetation



Vegetation of the park



Benches and picnic tables



Service facility



Closed Lawn



Second Avenue is crossing the park in half



Peter Stuyvesant and Antonin Dvorak



Main path through the park
Park is close to the Hospital, which attracts many drug-seekers and homeless people, who make other people uncomfortable in the park.

IX

- Vlad -

In my opinion, Stuyvesant Square could provide a refuge from the big city and an atmosphere of serenity despite the noise from the surrounding roads. Unfortunately it doesn't. As I was approaching the park I was surprised to see so much greenery among skyscrapers and I was drawn inside with a hope to be further immersed into an assumed peace of the nature. It didn't happen. As I walked into the park I felt as if I were on the crossroads rather than away from any path; the park is crossed in half by a second avenue and perpendicularly by a busy walkway where fountains are located also, with many benches around it. The only quiet places are in the tiny corners of the park. The absence of facilities, drinking fountains and cafeterias further downgrades the park to the level of a bad hostess who is unable to provide her guests with basic accommodations. I can even go as far as to associate the park with a shrine of veneration of Peter Stuyvesant and Antonin Dvorak whose statues are proudly displayed in each half of the park. Of course, the park isn't as bad as I made it sound so far; being in the middle of the busy and noisy streets of overpopulated New York it does make visitors feel different and somewhat relaxed, as they pass through the park. Lavish greenery of trees and other plants does create a relaxed emotional state of mind to some extent, which is so important to have from time to time, but so difficult to achieve living in New York.

- Breno -

The first feeling I had once I got to the park was that it felt as if I haven't left the city at all. The park is poorly constructed to block out the noise from the adjacent streets (Second Ave & 17th St). With that being said, the park offers much too little for people trying to escape, if only for a moment, from the stress and agitation that the life in New York City imposes. Moreover, being that the adjacent buildings and businesses in the area are mainly hospitals and medical centers, this park should improve to provide a quieter place for people with disabilities to enjoy their morning walk or a nice picnic with the family.

Furthermore, the park does not provide lavatory nor clean drinking water for anyone that passes or stop for a short while to eat their lunch or hang out before

heading back to the office. As I was only there during the daytime, I cannot say much about the lighting the park provides after sunset hours. Thou, just by seeing that the lamps are purposefully left as antique objects in the park, it suggests that the park also has poor lighting during the evening hours, making it more unlikely for people to stop by or even pass through it.

- Sterling -

The Stuyvesant Square Park is a typical New York Park, that has potential to look beautiful but it is not well taken care of. It could be that I arrived at the wrong season since all trees are losing their leaves and the nature scene is no longer as vivid as it is in other seasons, because of the gray skies; or perhaps it was not cleanup day. The park is poorly maintained, it has benches that are losing their color and homeless people that roam around and claim territory in vast areas of the park. Leaves are scattered all around the park, and people who go to walk their pets do not clean up after their dogs. From what I have seen online the park can look beautiful during Summer/Spring/Pre-Fall, with all the flowers and trees coming to life or the change of colors throughout those seasons. My point of view on what can be done to help maintain the park are: keeping everything clean, they could also get people from the program "New York Cares" who are in charge of getting volunteers to keep NY parks clean and maintained. Even though there is still a great amount of visitors coming and going to the park during the winter season, it is still impressive to see this amount of people in such a hidden and/or seclude park.

- Danmon -

Stuyvesant Square Park is a simple and random NYC park with a lot of park benches surrounding the perimeter. You can sit here at dusk and meditate on the peaceful surrounding . This park is so incredibly great, it makes you realize again for the trillion time why New York City is so incredible. This is about as close as you'll come to peace and quiet in Manhattan. The park has tons of benches, statues and a sweet fountain. It is surrounded by quiet streets, but that is offset by 2nd Avenue which slices through it, dividing it into two parks which is really a unique feature about this park it enjoy cause it gives you the illusions threw two park built into one. Also if

you stick toward the Rutherford Place side, you should be able to forget about the traffic cause it more quiet and enjoyable. If I had to make some recommendation for the park I would recommend that the park have more lights if feel this would give the park a more safe feeling at night. Also there is no children play ground, at least I didn't see any of them I feel that this would spice up the park so to speak. Enjoy your time it this park cause it is truly a very in this underrated park.