



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

# Manhattan Design Guidelines Report Back Session

曼哈頓新拘留所: 設計指南摘要簡報會



**MN** Manhattan Facility

February 6, 2024  
February 2024



Welcome to the Borough-Based Jails

# Manhattan Design Guidelines Report Back Session

曼哈頓新拘留所: 設計指南摘要簡報會

Getting to know Zoom 認識 Zoom

## Interpretation is Available in Mandarin and Cantonese

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點擊螢幕底部的地球圖示以取得翻譯服務
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### Mute and Unmute

Mute during presentation, unmute during discussions

開啟和關閉靜音

演講期間將開啟靜音，討論期間會關閉靜音

### Stop and Start Video

關閉和開啟視像

### Provide Comments

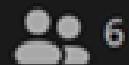
提供意見



Unmute



Stop Video



Participants



Chat



Share Screen



Interpretation

# Agenda 議程

1

**Design Guidelines Input Sessions**  
設計指南集思會

2

**What We Heard & Design Guidelines Updates**  
我們收集到的社區建議和設計指南更新

3

**Q&A**  
問答時間

Manhattan

# 1. Design Guidelines Input

## 設計指南集思

# Design Guidelines Purpose 設計指南的目的

- The Design Guidelines will be included in the new facility's Request for Proposal (RFP).
- The Design guidelines aid design-builders in preparing proposals, inspire creative solutions, and support the evaluation and selection process.
- The guidelines define physical building attributes and project-specific goals that achieve high-quality and enduring civic principles.
- 設計指南將包含在新拘留所設施的徵求建議書(RFP)中。
- 設計指南將協助建設商提案、激發創意解決方案、並支援評選流程。
- 設計指南規定了建築物的特徵和項目的特定用途，以實現高品質和持久使用的公共建築原則。

# Design Guidelines Engagement Sessions 設計指南社區集思

**Public Workshop**  
設計指南集思會

**11/29/2023**

**Open Comment Period**  
公開徵求意見時期

**11/30/2023 -  
12/22/2023**

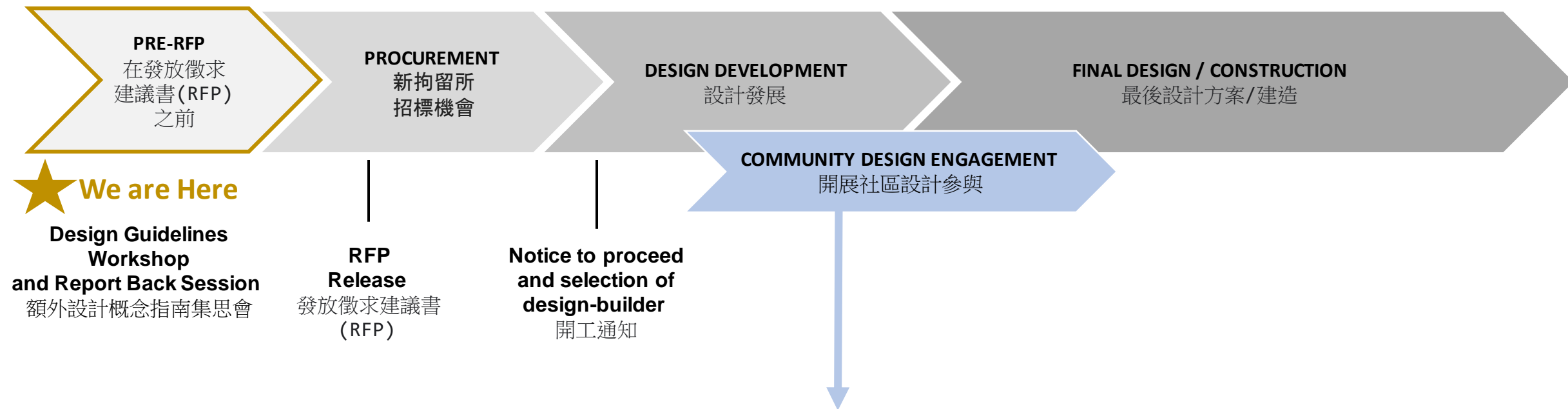
**Report Back Session**  
摘要簡報會

**2/6/2024 -  
Today 今天!**





# New Facility Community Design Input Plan | 新拘留所 社區設計參與計劃



**Next Steps:**  
**February 2024:**

- Community input incorporated into the Design Guidelines and posted on the website.
- Updated Design Guidelines incorporated into the RFP documents.

**下一步:**  
**2024年2月:**

- 社區的新回饋將被更新到新拘留所設計概念指南中。
- 更新後的設計概念指南將被納入徵求建議書(RFP)中。

**Community Design Engagement**

- Begins after Design-BUILDER is selected and receives NTP

**社區設計參與計劃**

- 新拘留所的承包商拿到開工通知(NTP)後開始

# Community Feedback Response Document

## 社區意見的回應文件

- Community Feedback Response Document will be posted online on the project website:  
<https://rikers.cityofnewyork.us/>
- 社區意見的回應文件將在網上公佈:  
<https://rikers.cityofnewyork.us/>

Community Feedback	Formal Response (Bold lettering indicates additions to design guidelines)
<b>Community feedback already included in Design Guidelines</b>	
Clean prison facilities would definitely produce calm and stress reducing environment as well. You know working toilets and sinks that are regularly checked to see if they're working properly and a plumber on the prison staff would help in case there are issues.	DOC maintenance staff are always on site within the Facility. Additionally, the Design Guidelines state: "Design to convey respect for all individuals entering or leaving custody, with safe, calming and professional environment that includes high-quality, non-institutional materials and finishes, appropriate lighting that is not excessively harsh or bright, and well-managed acoustics that control the spread of noise."
Facility should be turned into a center for community activities	20,000 SF of commercial and/or community space in the facility was included in the approved ULURP. The use of the space will be determined by City Hall at a later time with input from the community.
Space for cultural activities	
Commercial space	
It is not just a jail, but a community cultural center	Additionally, the Design Guidelines state: "Community and commercial spaces should be prominently visible and welcoming to encourage their use."
Community space should not be made to feel like a jail	20,000 SF of commercial and/or community space in the Facility was included in the approved ULURP. There will be an opportunity for small businesses to be part of this space. Additionally, approximately 6,000 SF of the 20,000 SF has been set aside for Chung Pak, which managed the businesses that were in the previous Manhattan Detention Complex. The use of the community and commercial space will be determined at a later time by City Hall with input from the community.
20,000 gross square ft. amounts to a tiny amount for the more than a dozen active non-profits in Chinatown, by the time the spaces are divided and distributed. These are OFFICE spaces, make no mistake. This insult of space, one that forces our community members into the jail to do community activities, simply doesn't belong in a jail. We should NOT have to have a jail to get the spaces we so desperately need. The idea that a jail will be a good neighbor is a farce, since 1838, the original TOMBS jail on this location to the last one only 40 years old, they've all been rapidly decrepit structures of suffering. We have little to no trust that this new jail will be any different. We want community spaces in buildings that WON'T be obsolete in 40 years, and in buildings that are SAFE and not endangering our neighbors, and NOT in danger of water seepage, cracking foundations and failure.	The Design Guidelines also speak to longevity: "Design for longevity by enabling simple, cost-effective operations and maintenance 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."
There should be no visible trace of this prison on Baxter street. Design should aim to blend Baxter street side to resemble the neighborhood with set backs at appropriate heights, first 6 floors for commercial and possibly affordable housing.	Activation of the ground floor was a priority of the City Planning Commission during ULURP in 2019. The Facility will be active along all street-facing frontages, as dictated by the approved ULURP drawings. Along Centre Street will be the public lobby, staff pedestrian entrance, and community and commercial space. Along White Street and Baxter Street will be commercial and community space as well. This priority is further emphasized in the Design Guidelines, which state: "Design the ground floor condition to complement existing uses along Baxter and Centre Streets, for instance by positioning community-oriented and local
<b>Activate ground floor</b>	
The design of spaces can only provide a sense of dignity and reflect an everyday living environment if everyone has their own cell which is a private living space. To share a prison space with other individuals is not always safe. If a prison's goal is to rehabilitate people, then I don't even see the point in having bars on the prison cells. But the doors to the cells should be transparent so that the guards can check on prisoners to see if they are in their cells. I'm not sure how prisoners can maintain their privacy since they are being watched all the time. Another thing you may want to include is security cameras within each cell so that prison security can monitor all the prisoners simultaneously from a single control center. Other than that, just making sure the prison cells are all regularly cleaned would definitely lend a sense of dignity and reflect a everyday living environment fairly. I would also recommend a chastity belt for the men that prisons could design to guard a man's anal area in prisons so that no one needs to fear being raped by another inmate. I'm not sure how they would go to the bathroom though with that but there should be a device like a doorbell inside the prison cell if a prisoner needs help going to the bathroom or something I guess. This is assuming there's no toilet in each cell. But if there were bathrooms in each cell, that would be better. Or there could be like an intercom inside the prison cell in case prisoners need assistance with something like if there's a dangerous inmate in there with them so that you can break up fights quickly. To make prison cells more livable, there should definitely be a calendar and clock in each cell so that people know what time and date it is. It is incredibly maddening when you have no idea how long you have been in a prison and when you are getting out. Even one night can be incredibly torturous on the human mind.	The BBJ Program intends to rethink the current function of a jail, to maximize public safety and improve the communities most affected by the justice system. The design will be based in principles of dignity, respect and rehabilitation. The Facility will include programming for education, vocational training, counseling and horticulture. All housing units will provide access to mental and medical health care providers. Every floor will include space for treatment in addition to the main clinic. Every housing unit will include outdoor recreation areas with access to light and air. All people in custody will have their own cell with a window, toilet, sink, desk, and bed.  Additionally, the Design Guidelines state: "Design to provide people in custody a sense of agency and measure of control over everyday functions by enabling safe and easy movement, unescorted where feasible, between different spaces and amenities, and laundry facilities in housing units to wash their own clothing and bedlinens as desired. Wherever possible, opportunities should be provided for occupants to personalize their space and control the room environment."



# Design Build Procurement Questions

## 關於新拘留所建設招標的議題

### Requests for Qualifications (RFQ), and Request for Proposal (RFP) release dates.

- The RFQ for the Manhattan Facility was released in October 2023, and the RFP will be released to shortlisted teams in February 2024. Notice to Proceed (NTP) for the selected Design-Build team is expected in early 2025.

### Requests to review the RFQ document to requirements set forth for potential contractors.

- The Request for Qualifications (RFQ) for the Manhattan Facility is publicly available for download on NYC DDC's DDC Anywhere website: <https://designbuild.ddcanywhere.nyc/?SearchString=&ProjectStatus=All-Current-PRJs>

### Requests to review the RFP before its official release.

- The full set of RFP documents is part of a confidential procurement process and cannot be released to the public. However, the Design Guidelines for the Manhattan Facility, which were recently updated to incorporate additional community feedback are part of the RFP documents and will be posted on our website.

### 要求知道詢價文件 (RFQ) 和 徵求建議書(RFP)的發佈日期

- 曼哈頓設施的詢價文件 (RFQ) 已於 2023 年 10 月發佈。而徵求建議書 (RFP) 將於 2024 年 2 月向入圍團隊發佈。開工通知書(NTP)預計於 2025 年初發放給被選中的建設團隊。

### 請求查閱潛在承包商的詢價文件(RFQ)

- 曼哈頓設施的詢價文件(RFQ)可在 NYC DDC 的 DDC Anywhere 網站上公開下載：  
<https://designbuild.ddcanywhere.nyc/?SearchString=&ProjectStatus=All-Current-PRJs>

### 請求在正式發佈徵求建議書 (RFP) 之前 進行審查。

- 全套徵求建議書(RFP)文件是保密招標流程的一部分，不能向公眾發佈。然而，曼哈頓設施的設計指南最近進行了更新，納入了額外的社區意見回饋。設計指南是RFP文件的一部分，並將發佈在我們的網站上。

# Design Build Procurement Questions (continued)

## 關於新拘留所建設招標的議題 (繼續)

**Requests for residents to have a role in the selection process of the design-build contractor.**

- This is currently under consideration by the City.

**Requests for Chinatown residents to have a decisive role in the project's design process.**

- Upon selection of the Design-Build Team, there will be a community design input process where the community will have the opportunity to provide input on the public-facing components of the Facility.

居民要求能參與建設承包商的評選過程。

- 市府正在考慮這要求。

唐人街居民要求能在專案設計過程中作決定。

- 選擇建設團隊後，將有一個社區設計集思流程，社區將有機會就公共設施部分提供意見。

Manhattan

## 2. What We Heard

# Design Guidelines Updates

我們收集到的社區建議  
和設計指南更新



## 2. What we heard and Design Guidelines Updates | 我們收集到的社區建議和設計指南更新

### 253 community comments received - 收集到253條建議



**105**

Comments that led to  
Design Guidelines  
modifications

**105條建議**  
進行設計指南修改



**40**

Design-related comments  
already included in  
Design Guidelines or  
project requirements

**40條建議**  
設計相關的意見已包含  
在現有的設計指南中或  
項目要求中



**102**

Comments outside of  
the Scope of Design  
Guidelines or related to  
future project phases

**102條建議**  
超出設計指南範圍  
或與未來項目相關



**6**

Comments related to  
DOC Operations

**6條建議**  
有關市懲教局 (DOC) 的  
運作

**Addressed in Design Guidelines or Project Documents**  
已處理包含在設計指南或項目文件中

## 2. What we heard and Design Guidelines Updates | 我們收集到的社區建議和設計指南更新

Main topics 主題:				
Design Guidelines modifications 設計指南更新		Topics already included 已包含的主題		Future phases 未來階段
Building Envelope 建築外殼	Building Materials & Façade Enhancements 建築材料 & 外牆提升	Maintenance and Longevity 維護及長期使用	Parking Entrance 停車場入口	Community Space Usage and Participation 社區和商業混合空間的使用和參與
Building Access 建築入口	Urban Relationship 城市關係	MWBE Inclusion 包括少数族裔/女性擁有的企業(M/WBE)	Community Space Provision 社區空間使用條款	Public Art Participation 公共藝術參與
Outdoor Public Spaces 戶外公共空間	White Street Arcade 白街拱廊	Public Art 公共藝術		DOC Operations 市徽教局運作
Public Space Security Concerns 公共空間安全擔憂	Interior Design 室內設計			Re-entry Support Services 重返社會支持服務

## Community Input and Comments 社區建議

**Consider additional setbacks beyond the ULURP requirements, and reduce building height**

考慮 統一土地使用審查程序 (ULURP) 要求之外的額外建築後移線，並降低建築高度

## Design Guidelines Section 2 – 2.3 – Streetscape and Open Space 設計指南 街景與公共空間

The ULURP set the maximum dimensions of the building, including height, which cannot be exceeded, and dictated the streets where there can be points of entry.

The following statement has also been added to the Design Guidelines:

**"Explore opportunities to increase the setbacks and reduce the building height where possible."**

統一土地使用審查程序(ULURP)規定了建築的最大尺寸、高度、並規定了(行人和車輛)的街道入口。

設計指南中還添加了以下聲明：

**“探討增加建築的後移線(以增加陽光)並盡可能降低建築高度的可能性。”**



## Community Input and Comments 社區建議

**Choose materials to create a more welcoming and integrated feel with the rest of the neighborhood. Avoid sterile or harsh materials**

選擇材料以營造與社區其他地方更溫馨和共融的感覺。避免使用消毒過或差劣的材料

## Design Guidelines Section 2 – 2.3 – Streetscape and Open Space 設計指南 街景與公共空間

The revised Design Guidelines state:

"Harmonize new materials with the materials of the existing building complex and enhance the compatibility between new building and existing through the choice, quality, location, and detailing of materials. **Study facade to enhance areas around the jail such as Columbus Park.**"

修訂後的設計指南指出：

「使用新材料與現有週邊建築群的材料相協調，並透過材料的選擇、品質、位置和細節來增強新建築與現有建築之間的兼容性。**研究外牆以提昇拘留所周圍的區域，例如哥倫布公園。**」

## Community Input and Comments 社區建議

Concerns that the building will feel like a wall to the neighborhood, blocking light and air

擔心這棟建築對鄰居來說就像一堵牆，阻擋了光線和空氣

## Design Guidelines Section 2 – 2.3 – Streetscape and Open Space 設計指南 街景與公共空間

The revised Design Guidelines state:

"Design to respond to the character of the neighborhoods and communities that surround the facility...**Consider how the building maximizes light and air of the neighboring buildings and open spaces.**

Consider the pedestrian perspective from all vantage points and how to **mitigate bulk and scale so the building is not perceived as a wall.**"

修訂後的設計指南指出：

「設計要回應設施周圍鄰里和社區的特徵...**考慮建築物如何能最大限度地增加鄰近建築物和開放空間的光線和空氣。**

考慮從所有有利位置的行人視角，**以及如何減輕建築物的體積和規模，這樣建築物就不會被視為一堵牆。**”

## Community Input and Comments 社區建議

Provide adequate access for emergency vehicles

為緊急車輛提供足夠的通道

## Design Guidelines Section 2 – 2.3 – Streetscape and Open Space 設計指南 街景與公共空間

In addition to the **previously conducted traffic analysis**, this is also a **program requirement**. The following statements have been added to the Design Guidelines:

**"Ensure emergency vehicles have adequate access to the site."**

**"Include removable bollards to ensure that White Street remains pedestrian-only but can be accessed by emergency vehicles"**

除了先前的交通流量分析，這也是的項目要求。

設計指南中已加入了以下聲明：

**“確保緊急車輛有足夠的通道進入。”**

**“包括可移動的公告欄，以確保白街僅供行人使用，但緊急車輛可以進入”**



Community Input and Comments 社區建議

Allow for safe use for all hours of the day, especially at night

可以全天安全使用，尤其是在晚上

Design Guidelines Section 2 – 2.3 – Streetscape and Open Space設計指南 街景與公共空間

The revised Design Guidelines state:

**"Design the White Street arcade, Baxter Street, and Centre Street for active and safe passage 24 hours a day with active-use frontage lining the space, clear sight lines, suitable lighting and security to accommodate active community use at night, and cameras.**

**"Consider design of street furniture that is comfortable, but prevents individuals from sleeping or reclining comfortably on them."**

修訂後的設計指南指出：

「將白街拱廊、巴士特街和中央街設計為每天24小時活躍且安全的通道，空間內有活躍使用的臨街面、清晰的視線、適合夜間社區活躍使用的照明和安全設施以及攝像頭。

“考慮設計舒適的街道设施，但會防止遊民睡覺或斜倚在上面。”

## Community Input and Comments 社區建議

Healthy trees, lights, public seating,  
and street maintenance

健康的樹木、燈光、公共座椅和  
街道維護

## Design Guidelines Section 2 – 2.3 – Streetscape and Open Space 設計指南 街景與公共空間

The revised Design Guidelines state:

Design a cohesive, engaging, and easily **maintainable, and durable** streetscape experience along Baxter and Centre Streets that is consistent with the character of surrounding blocks. Incorporate elements such as seating, **mature** street trees, planting and bioswales, wayfinding, and bicycle racks in appropriate locations. **Consider opportunities for increasing the width of sidewalks. Bollards and other protective devices should be incorporated to maintain pedestrian safety.** Consider community preferences for seating that builds a sense of togetherness and is appropriate for seniors and disabled individuals.

修訂後的設計指南指出：

沿著巴士特街和中央街設計一個有凝聚力和吸引力**易於維護且持久的**街景體驗，並與周圍街區的特徵相一致。在適當的位置納入座椅、茂盛的樹木、綠化種植和生態調節溝(bioswales)、路向指示和自行車架等元素。

**考慮增加人行道寬度的機會。應採用護柱及其它保護設備以維護行人的安全。考慮社區對座椅的喜好，以建立團結感，並適合老年人和殘障人士。**

## Community Input and Comments 社區建議

**Creating a sense of openness should be prioritized under the White Street Arcade.**

**Consider going above and beyond the minimum ULURP requirements.**

白街拱廊應優先考慮營造開放感。

考慮超出統一土地使用審查程序 (ULURP) 的最低要求。

## Design Guidelines Section 2 – 2.3 – Streetscape and Open Space 設計指南 街景與公共空間

The revised Design Guidelines state:

"Design the **pedestrian-only** White Street arcade to be inviting and hospitable to pedestrians, with generous proportions **adding to the feeling of openness** appropriate to a civic building. **Consider going beyond the minimum ULURP requirements for the arcade.**"

修訂後的設計指南指出：

“將**僅供行人**使用的白街拱廊設計得對行人有吸引力且熱情，其寬敞的比例增加了適合民用建築的開放感。**考慮超出統一土地使用審查程序 (ULURP) 的拱廊最低要求。**”



# White Street Arcade - Wind Tunnels | 白街拱廊 - 風洞擔憂

Community Input and Comments 社區建議	Response
Measures must be taken to prevent the White Street Arcade from becoming a wind tunnel	A wind tunnel test <b>and mitigation measures</b> for the White Street arcade were <b>added to the project requirements.</b>
必須採取措施防止白街拱廊成為風洞	項目增加要求針對白街拱廊的風洞測試和緩解措施。

## Community Input and Comments 社區建議

**Addition of public facilities such as restrooms that include baby changing stations**

**增設公共設施，例如設有嬰兒換尿布台的衛生間**

## Design Guidelines Section 2 – 2.3 – Streetscape and Open Space 設計指南 街景與公共空間

Restrooms **for visitors to the Manhattan Facility** will be included in the Manhattan Facility lobby. Baby changing stations are included in the project requirements.

The following statement has been added to the Design Guidelines:  
**"Design public areas, including restrooms, with durable materials that can be easily maintained."**

曼哈頓新拘留所大廳內將提供拘留所訪客使用的衛生間。嬰兒換尿布台的要求已包含在項目要求中。

設計指南中加入了以下聲明：  
“使用易於維護耐且用的材料設計公共區域包括衛生間。”

## Community Input and Comments 社區建議

**Provide calm and stress-reducing environments within the facility, spaces free of noise pollution and where people can meditate in silence or with sounds that are calming**

在新拘留所內提供平靜和減輕壓力的環境、無噪音污染的空間以及人們可以在安靜或平靜的聲音中冥想的地方

## 2.3 - Design Guidelines - Custody Areas 設計指南 在押區

"Design housing units to be calming and restful and to reduce situational stress and anxiety creating a sense of privacy and retreat while maintaining the requisite visual connection by the supervising officer where necessary. **All** units should evoke a safe, restorative and healing environment."

「將住房單元設計得平靜、安寧，減少情境壓力和焦慮，創造一種隱私和隱居感，同時在必要時保持監督人員必要的視覺聯繫。**所有**單元都應營造一個安全、恢復和療癒的環境。」

# Comments Already Addressed | 已處理的意見

## Maintenance

- Design for longevity by enabling simple, cost-effective operations and maintenance and **selecting high-quality materials** with demonstrated durability.

## Hiring MWBEs

- MWBE (Minority and Women-Owned Business Enterprise) participation is a **priority for the City**. There will be information sessions for potential subcontractors. Sessions will include Chinese translation and interpretation.

## Parking Entrance Location

- The request to **move the parking entrance to Centre Street** has been addressed in the Project Requirements.

## 維護

- 透過實現簡單、經濟高效的操作和維護以及選擇具有經證明耐用性的優質材料來實現長久的設計。

## 僱用 MWBEs

- MWBE（少數族裔和女性擁有的商業企業）的參與是該市的首要任務。將為潛在的分包商 (subcontractors) 舉辦資訊發布會。會議將包括中文筆譯和口譯。

## 停車場入口地點

- 將停車場入口移至中央街的請求已包含在項目的要求中。

## Community Space Uses and Selection

- The use of the space will be determined by City Hall at a later time with input from the community.

## Percent for Art Program

- The Manhattan facility will be part of the Percent for Art program. Suggestions will be shared with the Department of Cultural Affairs.

## Re-Entry Services

- The specific organizations that will provide social services in the Manhattan Facility lobby have not been identified yet.

## Allocating parking spaces for the public

- As per ULURP there will be 125 spaces for DOC-authorized vehicles within the facility.

## 社區空間的運用與選擇

- 該空間的使用將由市政廳稍後根據社區的意見決定。

## 藝術百分比項目

- 曼哈頓設施將成為藝術百分比項目計劃的一部分。社區建議將轉交給市文化局(DCLA)。

## 重返社會服務

- 將在曼哈頓設施大廳提供社會服務的具體組織尚未確定。

## 為公眾分配停車位的請求

- 根據統一土地使用審查程序(ULURP)的要求，新拘留所將設有 125 個 DOC 授權車輛停車位。



## What We Heard: Summary | 我們收集到的社區建議：摘要

- Design Guidelines were updated to include community feedback and language describing streetscape character for the White Street Arcade and open space, preferences for building access, and emergency vehicle access.
- In multiple instances, input received was already included in Design Guidelines and RFP documents, but it confirmed alignment with community interests.
- Input provided on potential uses for retail and community space was acknowledged and will be addressed in future stages of the projects by City Hall.
- 設計指南已更新，包括社區回饋和描述白街拱廊和開放空間街景特徵的言語、建築通道的偏好以及緊急車輛通道。
- 在多種情況下，收到的意見已包含在設計指南和 RFP 文件中，但它確認了與社區利益的一致性。
- 社區和商業混合空間的潛在用途提供的意見已得到認可，並將由市政廳在未來階段予以解決。

Manhattan

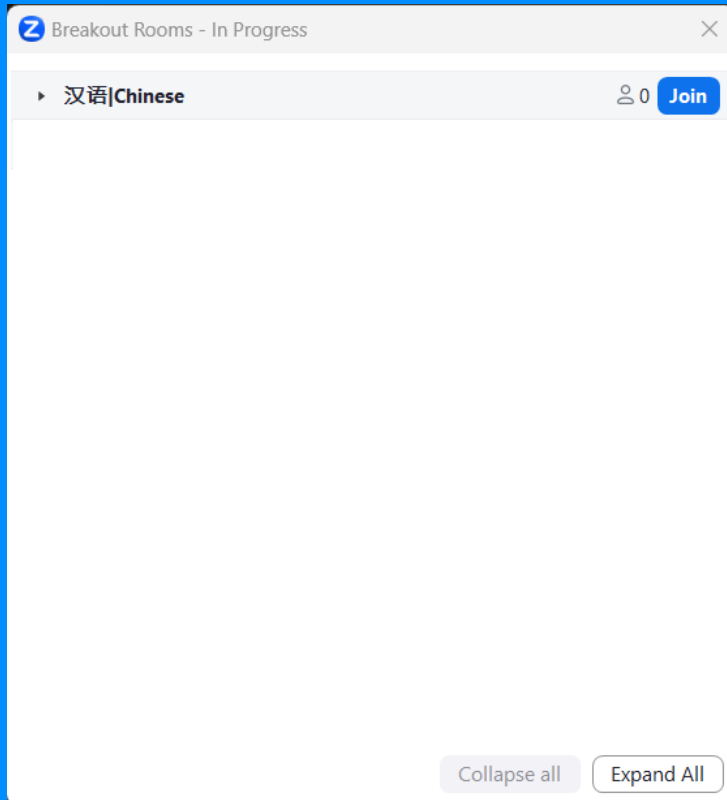
# 3. Q&A

## 問答時間

# BREAKOUT ROOMS for Q&A

問答時間 - 分組討論

Getting to know Zoom 認識 Zoom



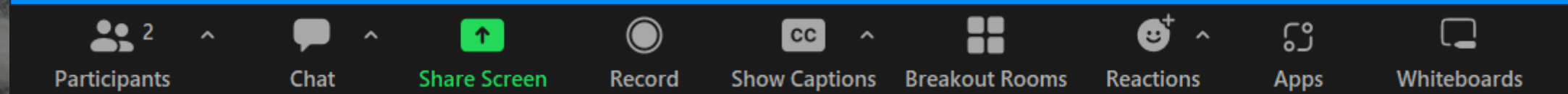
Select the session you will join based on your preferred language.

(You can always change rooms)

根據您首選的語言入組。

(隨時可換組)

To join a breakout room, select this icon  
請點擊此圖標加入分組討論室







NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

**Thank You!**  
謝謝您的參與!



**MN** Manhattan Facility

February 6, 2024  
February 2024