



# Tribeca: An Enduring Evolution

A guide to the story, soul, and future of a New York icon.



# From Farmland to a Name on the Map

**The origin of the name:** “Triangle Below Canal Street,” a syllabic abbreviation coined by artists in the 1970s to define their community.

**Early origins:** The area began as Dutch farmland, part of a tract given to Trinity Church in 1705, and grew into one of NYC’s first residential neighborhoods.

**Fun Fact:** Many streets are named for the Lispenard family, early landowners. Lispenard Street is a direct homage, and even Bleecker Street is named for Anthony Lispenard Bleecker.





# The Merchant City & The Artist's Canvas



## The Merchant City:

In the 19th century, the neighborhood became a bustling commercial center for shipping, textiles, and produce, home to the famous Washington Market. This boom is responsible for the grand industrial and loft buildings that define its architecture today.



## The Artist's Canvas:

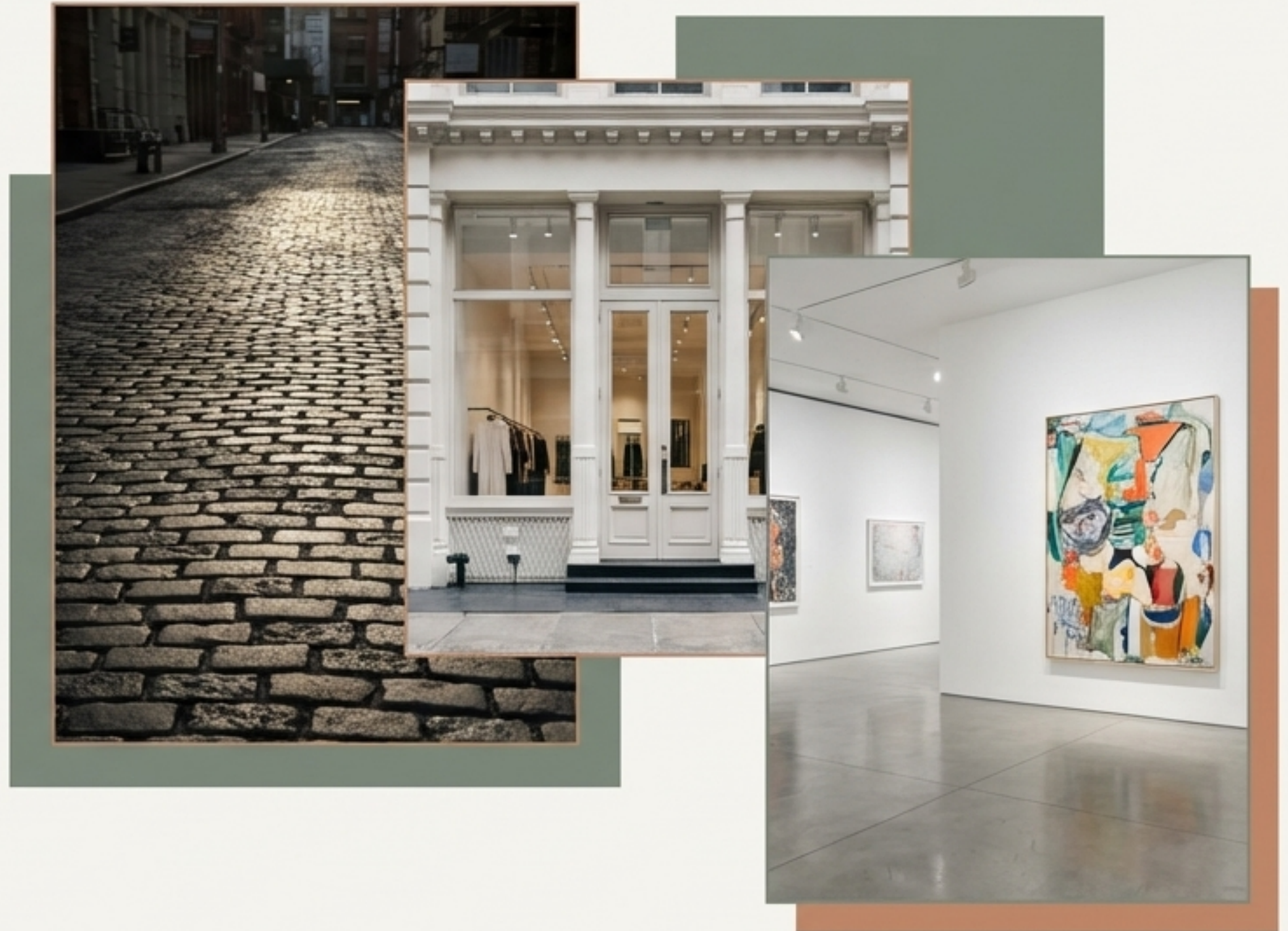
After a mid-20th century decline, artists moved into the vast, empty warehouses in the 1960s and 70s. They converted these spaces into live/work lofts, preserving the historic buildings and infusing the area with a new creative spirit.



# Where Cobblestones Meet Culture

Describes the current atmosphere as one of Manhattan's most fashionable neighborhoods, known for its celebrity residents, art galleries, boutique shops, and world-class restaurants.

Highlights the unique architectural fabric where historic industrial buildings have been masterfully transformed into spacious, sought-after lofts and modern residences.





# The Architecture That Tells a Story



**The Textile Building (1901):**  
A neo-Renaissance icon from the neighborhood's industrial heyday.



**140 West Street (The Verizon Building):**  
A landmark Art Deco masterpiece with a unique Mayan-inspired motif.



**Hook & Ladder Company No. 8:** The still-operating firehouse made famous as the headquarters in the *Ghostbusters* films.



# Connected & Culinary

## Transportation

A highly accessible hub, served by the 1, 2, and 3 subway lines. Its northwestern corner contains the entrances to the Holland Tunnel and is bordered by the West Side Highway (West St.), providing easy vehicular access.



## Dining & Shopping

A true culinary destination, the neighborhood is filled with an array of high-caliber restaurants and exclusive boutique shops that cater to a discerning clientele.





# Urban Oases on the Waterfront

Introducing the neighborhood's key parks: Hudson River Park, the city's second-largest, bordering the west side, and Washington Market Park, beloved by residents for its large playground.

These parks are more than just lawns; they are community centers featuring assets like the Urban Farm and community gardens, which are highly valued by residents.





# The Festival That Rebuilt a Community

The Tribeca Festival was created in direct response to the September 11 attacks, with a mission to reinvigorate Lower Manhattan both economically and culturally.

It celebrates New York City as a major filmmaking center and has become a globally recognized institution, redefining the film festival experience.





An aerial photograph of Lower Manhattan, New York City, taken from a high vantage point. The image shows a dense cluster of skyscrapers, including the Freedom Tower, which stands out prominently. The city is surrounded by water, and the sky is a warm, orange-brown color, suggesting sunset or sunrise. The overall scene is a mix of urban architecture and natural elements like trees and water.

# Facing the Water's Edge

## THE CHALLENGE:

Rising sea levels, more intense coastal storms, and increasing days of tidal flooding pose a clear and present danger to the neighborhood and its waterfront.

**THE RESPONSE:** A multi-billion dollar investment from city, state, and federal governments in the Lower Manhattan Coastal Resiliency (LMCR) plan to adapt and protect the shoreline.



# Reshaping the Shoreline for the Next Century

## THE GOAL:

To rebuild and elevate the waterfront wharf and esplanade, reducing flood risk from the projects bordering the neighborhood, including The Battery and North/West Battery Park City Resiliency, while maintaining the beloved character and use of the parks.

## THE SCALE:

Over \$2.7 billion has been committed across Lower Manhattan to create a comprehensive flood defense infrastructure for the future.





# Designed with the Community in Mind

“Keep spaces and views open to the waterfront.”



“Maintain and improve pedestrian and bike connectivity.”



“Protect and expand beloved assets like the community gardens and the Urban Farm.”

“Design new topography with gentle slopes and lookouts for new views.”



# What's New and What Remains

## New:

- An expanded tree-shaded plaza for events
- A reconfigured oval lawn with
- A new hilltop ridge offering fresh vistas of the harbor



## Remains:

- Key assets are being preserved and integrated, including the Urban Farm, which the new landform will bend around, and the iconic SeaGlass Carousel.



# The Evolution in Action

- Acknowledge that this resilient future is currently under construction.
- Showcase the tangible progress and quality of the work through key milestones and details, demonstrating the care being put into the project.



New Plantings



Refurbished Benches



High-Quality Finishes



The New Esplanade



# A Legacy of Adaptation

Frame the current coastal resiliency project as the latest chapter in a multi-century story of the neighborhood reshaping its waterfront to meet new challenges and opportunities.



*How can we best serve the park into the future?*





# Discover Tribeca.

A neighborhood always in the making.

For more information on the waterfront's future, visit: [nyc.gov/site/lmcr](https://nyc.gov/site/lmcr) or contact [info@batterycoastalresilience.com](mailto:info@batterycoastalresilience.com).