

July 8, 2003

Jeannette Rausch
Senior Vice President, Real Estate
New York City Economic Development Corporation
110 William Street
New York, NY 10038

Via fax: 212-312-3916

Re: Pier 94

Dear Ms. Rausch,

This letter is in response to the presentation of design plans for Pier 94 at Manhattan Community Board No. 4's Waterfront and Parks Committee meeting on June 12th. Our letter is divided into three parts: First, waterfront access and park space (by far the most pressing concern for residents of this park-starved neighborhood), second, the bridge from DeWitt Clinton Park, and finally, issues relating to the proposed design of the facility.

Specifics on each of the points follow. However, our basic position is this: that unless ENK is able to modify its plans for Pier 94 to create significant public space in the north end of the headhouse and enlarge the open space at the western end of the pier, the Waterfront Committee will recommend that the full board oppose the ULURP and other applications.

Waterfront access and park space.

As you are well aware from previous discussions going back over three years, the twin issues of waterfront access and park space have always been of the highest priority to this community board and the residents of Clinton. In both the plans presented to us back in 2001 and in the current plan, access to the southern side and end of Pier 94 is eliminated, a situation that we cannot accept and one that is in clear disregard of waterfront zoning, which requires full access around the perimeter of the pier. While ENK presents reasons that make it difficult to provide such access, the loss of this public space is distressing to us, and we strongly feel that it is incumbent on ENK to provide suitable mitigation for this loss in order for us to support the plans for the pier.

Further, waterfront zoning would also require that the westernmost 25 percent of the pier be dedicated to public access. Taken as a mathematical calculation, the areas that ENK plans to remove from public use (the perimeter walkway along the southern side of the pier and around the western and southern ends of the southern portion of the headhouse) come to a total of 17,820 square feet. The loss of the westernmost end of the pier adds 19,000 square feet to this loss, making a total of 36,820 square feet.

We had previously suggested that ENK could consider making the north end of the headhouse a public atrium, which would also be used by the convention center's clients and conventioners.

Uses such as storage or a meeting room were not what we meant by public space. A public atrium, with glass doors and/or large windows, designed in such a way that it was contiguous with the currently planned outdoor open space in Clinton Cove Park, would be desirable. (Other in-kind types of mitigation, such as scholarships, do not address the issues facing our committee, which are the loss of public open space and failure to adhere to waterfront zoning requirements.)

We hope that EDC, in its negotiations over the lease of Pier 94, will encourage ENK to make a significant portion of the northern end of the headhouse a public space (again, one that might be shared) that connects directly to the outdoors and to the waterfront.

Bridge landing

At your suggestion, we convened a meeting to discuss the bridge from DeWitt Clinton Park to Pier 94. ENK provided the services of its architect and in our discussions we were able to come up with several concepts for landing the bridge on the western side. We will continue discussion with both the New York State Department of Transportation and ENK, in the hope that we can find funding for a bridge that will serve both the parks users and convention visitors.

Design

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Our only concerns have to do with signage, and we believe that the following restrictions on signage should be incorporated into the lease:

1. There should be no signage on the northern or western faces of the structure.
2. There should be no electronic signage anywhere.
3. The east side signage must be temporary and related to the current event in the pier with the exception of identifying business signage for ENK.
4. There should be no permanent signage or sponsorship on the pier, save the signage for ENK's business.
5. Pier 94 should not be used for special events outside of the business of the Unconvention Center.

Conclusion

On the issues of design and the potential for landing a bridge across Route 9A, we seem to be close to an agreement. We wish we could say the same about our number one issue – finding a

way to substantially improve public access and park space, particularly given the loss of a significant amount of perimeter space around the southern half of the pier.

Manhattan Community Board No. 4 respectfully hopes that ENK will be able to respond with sufficient modifications that may lead a final conclusion that will benefit both ENK and the community. And we urge you at EDC to enforce the principles of waterfront zoning on your property, and encourage the same from your lessee.

Sincerely,

A handwritten signature in black ink, appearing to read "Walter Mankoff". The signature is written in a cursive, slightly slanted style.

Walter Mankoff

Chair

Manhattan Community Board No. 4

This letter was passed by Executive Poll on July 7, 2003.