

June 9, 2004

Connie Fishman  
Hudson River Park Trust  
Pier 40  
West Houston St. & West St.  
New York, NY

**Re: Priorities for Pier 57**

Dear Ms. Fishman,

We understand that the RFP for Pier 57 will soon be distributed to the four respondents whose proposals qualified them for this second round of reviews. However, Manhattan Community Board No. 4 and its Waterfront and Parks Committee would like to add its priorities to those you receive from the task force when you and your staff are reviewing the responses to the RFP.

The board has seven broad areas of concern for the pier, the specifics of which we will not address at this time. They are as follows:

1. Any chosen proposal for Pier 57 should include public space beyond the required waterfront access, including public outdoor space, preferably on the roof, as well as public indoor space.
2. The proposals should make provisions for boating, especially non-motorized small boats, as well as a public launch.
3. The proposal chosen should preserve the maritime history of the pier and the waterfront somehow through exhibits and historic ships, as well as preserve the historic character of the pier.
4. Given the pier's unique size and proximity to Chelsea's burgeoning arts community, provisions should be made inside the pier for the visual and performing arts.
5. The pier should provide some active recreation uses for free or at a low cost, especially for youth.

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6. Any proposed use should be compatible with the existing character of Chelsea and should not create extensive noise or any large-scale activity that would negatively affect the existing residents and businesses of Chelsea.
7. All efforts should be made to make the building as self-sustaining as possible.

Thank you for your attention to this. We look forward to seeing the plans for the pier progress.

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