



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD No. 4**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
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**WALTER MANKOFF**  
Chair

**ANTHONY M. BORELLI**  
District Manager

**MEMORANDUM**

**DATE:** January 13, 2005

**TO:** Trip Dorkey, Chair  
Hudson River Park Trust

**FROM:** Anthony M. Borelli

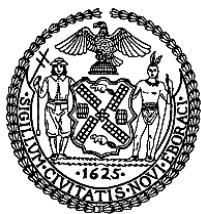
**CC:** Elected Officials  
Community Boards Nos. 1 & 2  
Friends of Hudson River Park  
HRPT Staff, Board and Advisory Council

**RE:** Correction to CB4's January 11, 2005 letter regarding Pier 57

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Please note that CB4's letter dated January 11, 2005 regarding Pier 57 proposals incorrectly included the signature of John Doswell. While John is in fact the Co-Chair of CB4's Waterfront and Parks Committee, because of his personal involvement with the Pier 57 RFP process, at no time has he lead Committee discussions on any matters involving the Pier 57 RFP and he has recused himself from voting on the same.

I apologize for any inconvenience this administrative error may have caused.



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January 11, 2005

Trip Dorkey  
Chair  
Hudson River Park Trust  
Pier 40 at West Houston St., 2<sup>nd</sup> Floor  
New York, NY 10014

**Re: Proposals for Pier 57**

Dear Mr. Dorkey,

Manhattan Community Board No. 4 is writing in response to the upcoming decision of the Board of Directors regarding Pier 57. It has long been a major concern of the Board that this large and important structure must be a truly contributing part of the Hudson River Park. Several of our members have been members of the Pier 57 Community Working Group, and other present or former members have been associated with responses to the RFP for the pier.

However, after discussions at the meetings of both the full Board and the Waterfront and Parks Committee, the latter of which included presentations from the two remaining proposers, the Board has decided not to support either proposal, but rather outline issues that either proposer must address before being awarded the contract to develop Pier 57.

**TRAFFIC**

The Board shares the concern of the Working Group that several aspects of the Witkoff/Cipriani "Leonardo" proposal in regard to vehicular access for its catering business need further modifications in order to be fully acceptable, and in fact, some members have questioned whether the traffic plans as shown to date are even feasible without causing major problems on Route 9A and for the surrounding park.

The most crucial of these is the large paved area in front of the pier designed to accommodate the disturbingly heavy traffic for major events. The proposed three lanes for vehicles in front of the pier including a large drop-off and pick-up area allow no space for a park in front of the pier and barely provide for a walkway.

Other solutions must be found. The adaptation of the original traffic pattern of the pier bringing traffic down ramps leading to the caissons as proposed by Meta Brunzema seems by far the best

approach suggested up to now and we are glad that it has been adopted as a starting point. This solution would probably be very effective if two full lanes could be created in the center of the drop-off/loading area on the floor of the headhouse caisson. If sufficient workable space cannot be created at this lowest level of the pier, some restrictions on vehicles or additional locations for parking or waiting outside the park might be required; or if there seems no feasible alternative, a single supplementary lane for drop-off in front of the pier might possibly be allowed if restricted to use at infrequent major events.

## **HISTORIC INTEGRITY**

The Board urges the Trust Board to maintain the historical integrity of the pier, especially now that it is officially listed on the State and National Historic Register. The addition of a full third story to the pier, as proposed by Chelsea Piers for its tennis center, would diminish its historical value and increase the bulk of a structure that already overshadows the park. The Board also urges the Trust to require that the chosen developer follow historical color choices for the outside of the pier as well. Leonardo has pledged to do this; Chelsea Piers states that it will comply with the requirements of the State Historic Preservation Office.

## **OPEN SPACE**

Public space on Pier 57 is a major concern of the community, and our general attitude is more is better. We share the concern of the Working Group that neither proposal offers real public space on an upper level of the west end of the pier. It is impermissible in a public park for the best views to be reserved for the patrons of upscale athletic facilities, whether tennis or swimming.

Both proposals as drawn to date offer adequate indoor public space, and we encourage the Trust to ensure that these spaces remain accessible and attractive. We support the Working Group in its efforts to direct the proposers to move the indoor walkways to the south side of the pier, open to views yet covered, as originally proposed by Meta Brunzema for the Doswell plan. This offers indoor public space that is unique to both New York and the river, rather than an interior gallery that could be anywhere.

## **LEASE REQUIREMENTS**

The Board urges to the Trust to reflect these conditions in its lease with the chosen developer. Also, the proposer must guarantee in the lease that any non-revenue generating programs on the pier (such as public parks or walkways, bridges over the highway, etc.) will be part of the final build-out of the pier.

We ask that the Trust require in the lease that the developer truly make accessible the required perimeter walkway by adding signage, posting hours, and maintaining it at all times.

Finally, should the Leonardo proposal be chosen, we ask the Trust to consider placing capacity restrictions on the catering space, in order to better control the traffic issues that will no doubt be part of that development.

**T. Dorkey**  
**January 11, 2005**  
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Again, the Board considers this pier to be an anchor of the southern half of the park, and while it is being developed privately, all efforts should be made to consider it a public space and one that is very much part of the Hudson River Park.

Thank you for your consideration of these issues.

Sincerely,



Walter Mankoff  
Chair  
Manhattan Community Board No. 4



John Doswell  
Co-Chair  
Waterfront & Parks Committee

Pam Frederick  
Co-Chair  
Waterfront & Parks Committee

cc: Elected Officials  
Community Boards Nos. 1 & 2  
Friends of Hudson River Park  
HRPT: Connie Fishman, Noreen Doyle, Laurie Silberfeld  
HRPT Board  
HRPT Advisory Council