



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**DELORES RUBIN**  
Chair

**Jesse R. Bodine**  
District Manager

February 9, 2016

Ms. Madelyn Wils  
President and Chief Executive Officer  
Hudson River Park Trust  
Pier 40, 2nd Floor  
353 West Street  
New York, NY 10014

**RE: Manhattan Community Board 4 (MCB4) response for official review period for the Lease of Pier 57 to RXR**

Manhattan Community Board 4 is pleased that HRPT is entering into a formal lease for Pier 57 so that the revitalization of this pier may now start.

We have reviewed the lease and are pleased that the terms comply with the FEIS, that periodic review of the transportation staffing will be possible to adjust to the flux of operation, and that any future shuttle operation will be subject to a traffic study and Community board consultation.

We suggest that the lease include stipulations that the vast majority of the deliveries would be done overnight to minimize potential conflicts with the bikeway.

HRPT still needs to comply with its longstanding commitment as part of the FEIS to install a split phase signal at 10th Avenue for the vehicles turning westward on 15th Street.

We appreciate HRPT's willingness to explore the possibility of solar voltaic collectors as part of the roof installation. We hope you will also consider small wind turbines in this relatively breezy location. These types of installations will save on the cost of electricity use at the pier and will also serve as educational examples to others if installed in this prominent location.

We suggest that HPRT and its architects find a way to capture and beneficially use rain water for the operation of the pier (gray water for cleaning, watering plantings, HVAC water supply and the like).

Finally we ask that HRPT and the operators of Pier 57 focus on hiring local residents, both for the construction phase of this project and once Pier 57 is up and running. Further we request that HPRT and the operators of Pier 57 give priority to artists residing or working in the Clinton/Hell's Kitchen/Chelsea district for future art installations on this site.

We intend the comments of this letter to be complementary to and not a replacement of the comments MCB4 offered in its October 7, 2015 letter to you.

We look forward to the successful completion and operation of this project.

Sincerely,



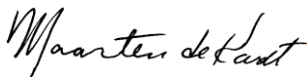
Delores Rubin  
Chair



Christine Berthet  
Co-Chair, Transportation  
Planning Committee



Ernest Modarelli  
Co-Chair, Transportation  
Planning Committee



Maarten de Kadt Co-Chair  
Waterfront, Parks &  
Environment Committee

[Signed February 5, 2016]  
Lowell Kern, Co-Chair  
Waterfront, Parks &  
Environment Committee