

May 8, 2003

Elyse Kroll  
ENK International  
3 East 54<sup>th</sup> Street, 12<sup>th</sup> Floor  
New York, NY 10022

**Re: Pier 94**

Dear Ms. Kroll,

Thank you for sending your architects and planners to the board for our review of your plans for Pier 94. We have several comments that we hope can be incorporated into your plans as you continue with the process.

The concept for a walkway through the north end of the headhouse along the bulkhead is excellent, and we appreciate your efforts, as well as your architect's time spent discussing the plan with the Dattner team so the path can be well integrated with the park.

However, since your plans do not comply with waterfront zoning, we cannot offer our full support. Specifically, waterfront zoning requires full access around the entire pier, whereas your plans have consistently eliminated public access from the southern half of the pier. Instead, we ask that you consider a proposal we think would make up for this loss of public space.

Instead of making the entrance to the Unconvention Center at the center of the eastern side of the headhouse, one possibility might be to have your conventioners enter into a grand public space in the north end of the headhouse, one that could be used simultaneously by the public, along the lines of Grand Central or the planned ferry terminal at Pier 79.

Ultimately our vision is for this to be a glass structure with views of the river and park, one that could also contain any other uses you need to accommodate your visitors, such as a café and restrooms. And since you need to have these uses, as well as an entryway, in your facility anyway, we expect that this proposal would not sacrifice any square footage needed for booths. Assuming that such a plan is feasible, it is possible that we can work with you to seek some additional funding to enhance this shared-use public space.

In addition, as you know, the board is very interested in finding a way to make the planned bridge across the highway happen, especially before the State Department of Transportation

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completes the Route 9A project. While we understand the challenges this creates for your renovation, we cannot stress too much the importance of this bridge, or the need to act within the window of opportunity we have while the DOT is still working on the highway. The convenience this would create for the public and of course for your conventioners is obvious.

At Jeannette Rausch's suggestion, the board hopes to convene a working group for the bridge, including your architect, the DOT, city Parks Department, and our local elected officials. We will be in touch regarding that soon.

We expect to see your team again at our June 12 meeting to discuss progress on the plans, since you will be certifying for the various permits later in the summer. We hope before then you can give serious consideration to our proposals and suggestions, and perhaps we can make yours a facility that is as attractive to park users as it is to your clients, and one that this community board can support.

Thank you, and we look forward to talking with you further.

Sincerely,



Simone Sindin  
Chair  
Manhattan Community Board No. 4



John Doswell  
Co-Chair  
Waterfront & Parks Committee

Pam Frederick  
Co-Chair  
Waterfront & Parks Committee

This letter was passed at Manhattan Community Board No. 4's May 7, 2003 full board meeting.

Cc: Jeannette Rausch, EDC  
Gary Handel, Architect  
Paul Travis, Washington Square Partners  
Friends of Clinton Cove  
Friends of Hudson River Park  
Hudson River Park Trust  
Local Elected Officials