

July 31, 2003

Laurie Silberfeld, Esq.  
Vice President and General Counsel  
Hudson River Park Trust  
Pier 40, Second Floor  
West Street at West Houston Street  
New York, NY 10014

**Re: Response to Notice of Request for Public Comments regarding the renewal of Chelsea Piers lease.**

Dear Ms. Silberfeld,

In general we agree that the concept of Chelsea Piers, one that Manhattan Community Board No. 4 played a part in formulating several years ago, is a success, and, as such, we certainly have no objections to the lease continuing as planned. This project has led the way toward the revitalization of the west side waterfront and the developers are to be applauded for their efforts and risks in bringing this project to fruition. In addition, Chelsea Piers is to be commended for their many free events, contributions to worthy causes, and other services to the city and community, in particular for children. However, we appreciate this opportunity to comment on certain aspects of the operation of Chelsea Piers as they relate to community concerns.

The electric sign on the side of Pier 61 facing north heads our list of things that we seek to change or eliminate. Our Board was opposed to this sign when it was first proposed and, in discussion with Chelsea Piers at that time, there was an informal understanding that when the portion of Chelsea Waterside Park west of Route 9a was completed, this sign would be removed. This "agreement" was not formalized. We urge the Trust to work toward a formal agreement with Chelsea Piers to remove this sign when this portion of the park is completed. It is distinctly "un-park-like" and can be seen for many blocks north of the park.

We also strongly urge the Trust to clarify the legality of Chelsea Pier's claim on the waters both north and south, as well as at the end, of Pier 62 when this pier is eventually turned over to the Trust as a park pier. Further, the Trust should work to clarify exactly what access rights Chelsea Piers will have to these water areas (assuming they, indeed, remain as part of the lease) and how that will affect the proposed design of Segment 5 now in progress. In any event, ask that the Trust reach an agreement with Chelsea Piers that it will not dock vessels on the westernmost 200' feet of the pier. Finally, as you already know, we feel that the use of Pier 62, both in the

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water and on the pier, as a showcase for a department store (Target, December 2002) was both inappropriate and possibly inconsistent with the lease. We strongly urge the Trust, as the landlord of Chelsea Piers as well as the agency charge with building a world-class park on the west side of Manhattan, to both discourage this type of use in the park, including Chelsea Piers, as well as make absolutely certain that all lease requirements are met in this regard.

Another concern, expressed by residents on occasion to our Board's Quality of Life Committee, are the noise from fireworks for private events at Chelsea Piers. While we understand that these fireworks are booked directly by event planners and are not provided by Chelsea Piers, we believe that the management, with some help from the Trust, can exert influence in discouraging these displays. In fact, after raising this issue with Chelsea Piers a few years ago, the problem has lessened, and we appreciate this response. Nonetheless, complaints still come in, and we feel that this situation can be improved even further.

Finally, we believe that the Trust should remind Chelsea Piers about its public access requirements, especially in the Brewery's outdoor serving area. This is a matter of better control over table placement, and better signage, so that pedestrians attempting to walk through or sit in this area will clearly understand that they have a right to do so without feeling that they are trespassing on private property.

Once again, and notwithstanding the above comments, we feel that the balance sheet on the activities at and by Chelsea Piers is very positive. May Chelsea Piers continue to be successful as well as a good neighbor.

Sincerely,



Walter Mankoff  
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 July 30, 2003 full board meeting.

cc: Hon. Michael Bloomberg, Mayor  
Hon. C. Virginia Fields, Manhattan Borough President  
Local Elected Officials  
Chelsea Piers