



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JEAN-DANIEL NOLAND
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

January 28, 2008

Hon. Diana Taylor
Chairperson
Hudson River Park Trust
Pier 40, 2nd Floor
West Street at West Houston Street
New York, NY 10014

Re: Supplemental Recommendation of the Pier 40 Working Group of the HRPT Advisory Council

Dear Ms. Taylor:

Manhattan Community Board 4 ("CB4") wants to state its general support for the Supplemental Recommendation of the Pier 40 Working Group, of January, 2008 which recommends that the Trust:

1. End the RFP process without selecting either of the two proposals, Related or Camp Group, and
2. Begin a new process based on the recommendations of the Pier 40 Development Feasibility Study prepared by HR&A for the Pier 40 Partnership (the "conservancy" model).

CB4 agrees with the Working Group and most people in nearby communities that the Related Company's proposal for Pier 40 (the "Pier") is completely inappropriate for the Park and the community, while the Camp Group proposal continues to appear financially unfeasible. Having studied the Pier 40 Partnership proposal (as outlined in the Pier 40 Development Feasibility Study prepared by HR&A), we agree that it appears to offer a better way forward, with more benefits, and perhaps less risk, than either of the two commercial bids. However, we realize that it is certainly not risk free itself, and we are concerned that the Pier's future is at stake.

CB4 is aware of the deteriorating nature of the Pier and the need for repairs to stabilize the structure. Without seeing an engineer's report, it is difficult for CB4 to assess the immediate nature of these repairs, but we understand that they are generally severe and we fear that any delay in fixing the Pier could lead to a much larger price tag down the road, and might deny HRPT the ongoing revenue stream from Pier 40 that it requires for maintenance of the entire Hudson River Park.

At the same time, we are concerned that using funds from the Trust or other public sources for these repairs may take much needed money away from the Hudson River Park Trust's current

park construction commitments, particularly in Chelsea and Tribeca. This cannot be allowed to happen.

Therefore, if the Trust follows the recommendations of the Working Group and agrees to move forward with the Partnership's "conservancy" model, it will be imperative that all parties involved – HRPT, The Partnership, The Trust AC and Pier 40 working group, elected officials, the affected community boards and all community users - move as quickly and cooperatively as possible to insure that the funds needed to repair the pier are available as soon as needed, with no impact to overall park construction.

Finally, regardless of who is selected, CB4 would like to express its hopes that:

1. The Pier and its fields be made available to underprivileged children as well as to organized leagues, and that;
2. The design of the Pier retain an ability to facilitate water-dependant uses, including large vessels such as historic ships and visiting tall ships, and that;
3. Any proposal to increase parking, especially transient parking, be evaluated in light of PlaNYC and the overall desire to decrease automobile use south of 96th Street, and that;
4. A secure bicycle parking facility, perhaps combined with a bicycle rental facility, be considered, as this use would be appropriate within a park and fully consistent with the city's environmental goals.

This letter was passed by the Executive Committee of CB4 on Monday, 28 January and is subject to ratification by the full board at its next scheduled meeting on 6 February 2008.

Sincerely,



Jean-Daniel Noland
Chair Manhattan Community Board 4

Cc: Hon. Elliot Spitzer, Governor, New York State
Hon. Michael Bloomberg, Mayor, City of New York
Hudson River Park Trust Board Members
Connie Fishman, President/CEO Hudson River Park Trust
Arthur Schwartz, Chair, Hudson River Park Trust Pier 40 Working Group
Marc Ameruso, Chair, Hudson River Park Trust Advisory Council
Brad Howlman, Chair, Manhattan Community Board 2
Julie Menin, Chair, Manhattan Community Board 1
Hon. Christine Quinn, Speaker NY City Council
Hon. Richard Gottfried, NYS Assembly Member
Hon. Deborah Glick, NYS Assembly Member
Hon. Thomas Duane, NYS Senator
Hon. Jerrold Nadler, Member of Congress
Hon. Scott M. Stringer, Manhattan Borough President