



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**JEAN-DANIEL NOLAND**  
Chair

**ROBERT J. BENNETTO, JR., ESQ.**  
District Manager

October 7, 2008

Myron Maurer  
Senior Vice President  
Merchandise Mart Properties, Inc.  
Suite 470 The Merchandise Mart  
Chicago, IL 60654

Ernesto Padron, Senior Project Manager  
NYC Economic Development Corporation  
110 William Street  
New York, NY 10038

**Re: Plan for Pier 92-94**

Dear Mr. Maurer and Mr. Padron:

Manhattan Community Board 4 (CB4) thanks you for presenting your plans for Pier 92/94 to the Waterfront & Parks Committee on 11 September 2008. While CB4 has never endorsed the idea of a non-water dependent use for these piers, the city has made clear to us that a mid size convention center needed to be sited somewhere in mid-Manhattan and that this was the only site that could be found.

In the course of several meetings with EDC prior to the RFP being issued for this use, we made it clear that the following issues were important to us:

1. That the ability for Pier 92 to be used for as needed for overflow cruise ship and special water event uses (i.e. Fleet Week) be considered, and
2. That traffic to and from the facility, in particular truck traffic servicing conventions, be mitigated to the maximum degree possible, and
3. That a future pedestrian bridge, possibly funded primarily by NYS DOT, be accommodated in the plan, and
4. That a public use of the northern extension of the head house, in the form of a public "winter garden" or similar glass walled structure, be incorporated into the design.

**"Winter Garden"**

We were encouraged when the RFP was released that EDC seemed to have heard and responded to our issues. Now that Vornado/Merchandise Mart has been selected and revealed plans, we appreciate that three of the four issues (maritime use, traffic and the bridge) seem to have been accommodated in the design, but we are disappointed that the largely public "winter garden" concept, mentioned in the RFP and anticipated by the community, has morphed into a largely private space with a limited number of "scheduled" community days offered. We do appreciate that a smaller fully public space (the café & seating area) along with restrooms and a 2<sup>nd</sup> outdoor

seating area on the water has been provided, along with the access to the end of the pier (the last required by NYC Waterfront Zoning). We urge the Vornado/Merchandise Mart to reconsider ways that the former “winter garden” space may be better shared to bring it closer to the original vision that CB4 expected, and/or how this loss (at least in terms of expectations) might be better mitigated.

As you likely know by now, CB4 has long held an interest in the development of this property, and in particular the northern extension of the Pier 94 head house, which abuts Clinton Cove Park. As the drawing on page 2 indicates (from the Hudson River Park – Design Guidelines Master Plan, Hudson River Park Conservancy, July 1997), the original vision for Clinton Cove Park included the possibility of the removal of the northern portion of the head house to increase the size of the planned Clinton Cove Park.

Sincerely,



Jean-Daniel Noland, Chair Manhattan Community Board 4



Capt. John Doswell, Co-Chair  
Waterfronts & Parks Committee



John D. Lamb, Co-Chair  
Waterfront & Parks Committee

Cc: Diana Taylor, Chair Hudson River Park Trust  
Connie Fishman, President/CEO HRPT  
Local city & state elected officials:  
Quinn, Gottfried, Glick, Rosenthal, Duane, Stringer, Nadler  
Friends of Hudson River Park