



**Burt Lazarin**  
Chair

**Jesse R. Bodine**  
District Manager

CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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April 5, 2019

Hon. Jerrold Nadler  
Congressman  
10th District of New York  
201 Varick Street, Suite 669  
New York, NY 10014

Hon. Deborah Glick  
New York State Assembly  
853 Broadway, Suite 2007  
New York, NY 10003

Hon. Brad Hoylman  
New York State Senate  
322 Eighth Avenue, Suite 1700  
New York, NY 10001

Hon. Richard Gottfried  
New York State Assembly  
214 W. 29th Street, Suite 1002  
New York, NY 10001

Hon. Robert Jackson  
New York State Senate  
5030 Broadway Suite 701  
New York, NY 10034

Hon. Margaret Chin  
New York City Council  
101 Lafayette Street, 9th Floor  
New York, NY 10013

Hon. Brian Kavanaugh  
New York State Senate  
250 Broadway Room 2011  
New York, NY 10007

Hon. Corey Johnson  
New York City Council Speaker  
224 W. 30th Street, Suite 1206  
New York, NY 10001

Hon. Linda B. Rosenthal  
New York State Assembly  
230 W. 72nd Street, Suite 2F  
New York, NY 10023

Hon. Gale A. Brewer  
Manhattan Borough President  
1 Centre Street, 19th Floor  
New York, NY 10007

**Re: Pier 40**

Dear Elected Officials,

Hudson River Park (the “Park”) is a treasured resource, shared by Manhattan Community Boards (“MCB”) 1, 2 and 4. Decisions made regarding the Park, including decisions to amend the Hudson River Park Act (the “Act”), affect all West Side residents. Any amendment to the Act

should be flexible enough to allow the Hudson River Park Trust (the “Trust”) to choose a development project for Pier 40 that will allow the Trust to continue to derive a significant portion of its annual budget from commercial uses at that pier. The Trust believes that it must generate 25% of its annual budget from Pier 40, and Manhattan Community Board 4, by a vote of 31 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote at its April 3<sup>rd</sup> Full Board meeting, supports that position. If Pier 40 does not generate 25% of the Trust’s annual budget, too much of a burden will be placed on the other commercial locations in the Park, the vast majority of which are located in Community District (“CD”) 4.

MCB4 recognizes the unique treasure that is Pier 40, and its importance to the residents of our CD. The ballfields at Pier 40 are used not only by residents of CD2, but by adults and children citywide. The children who live in CD4 are major users of Pier 40. CD4 is within the catchment area for the Greenwich Village Little League and our CD is also a source of players in the Downtown United Soccer Club.

Pier 40 is also unique in that it is the only pier located outside of Community District 4 that provides significant revenue to the Trust. As set forth in the November 2017 report of the Future of Pier 40 Working Group, and based on information received from the Trust, seventy-five (75%) per cent of the revenue for Park operations comes from commercial uses of the piers in CD4. Our residents are major users of the Park and our neighborhoods provide the primary financial support for Park operations.

While it would be ideal if the City and State could provide all, or even most, of the funding for the operation of the Park, this is not something we realistically expect. After 20 years, the Park still isn’t completed (with most of the unfinished areas in CD4) and it took a major intervention by Governor Cuomo to secure funding simply to complete the Park. And while Hudson River Park Friends has done a wonderful job of increasing funding for development of the Park and related programming, they are nowhere near able to provide a significant portion of the Park’s annual budget. Thus, the Trust must generate revenue from the commercial nodes within the Park to meet its financial needs.

Although MCB2 must have input into the RFP process to decide what will ultimately be built at Pier 40, any changes to the Act must give the Trust flexibility to choose a project that will continue to generate 25% of the Trust’s annual budget.


Sincerely,



Burt Lazarin  
Chair  
Manhattan Community Board 4



Lowell Kern  
Co-Chair  
Waterfront, Parks &  
Environment Committee



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

Cc: Carter Booth, Chair, Manhattan Community Board 2

Tobi Bergman, Chair, Future of Pier 40 Working Group (MCB2)  
Madelyn Wils, President & CEO, Hudson River Park Trust  
Connie Fishman, Executive Director, Hudson River Park Friends