



The City of New York

Manhattan Community Board 1

Catherine McVay Hughes CHAIRPERSON | Noah Pfefferblit DISTRICT MANAGER

City Planning Commission Public Meeting

South Street Seaport Pier 17

Testimony by Michael Levine Director of Land Use and Planning

Wednesday, December 19, 2012

22 Reade St, New York, NY

10:00 AM

Good morning. I am Michael Levine, Director of Land Use and Planning at Manhattan Community Board One (CB1). Thank you for the opportunity to comment on the Pier 17 redevelopment proposal.

Community Board One has engaged in a lengthy and comprehensive public review process since the South Street Seaport Limited Partnership, an affiliate of Howard Hughes Corporation and the New York City Department of Small Business Services have applied for approval of several actions to facilitate the reconstruction of the existing three-story Pier 17 building retail structure at the South Street Seaport area of Community Board One in Lower Manhattan. These include a rezoning, three special permits, two authorizations, a certification, as well as a zoning text amendment and a property disposition.

Since initiation of this project by Howard Hughes Corporation, CB1's Seaport/Civic Center, Planning, Landmarks and Executive Committees have received a number of formal presentations regarding the plans for Pier 17, for which we are grateful.

Community One's formal public hearing was held on October 4th, 2012. 28 individuals spoke at this hearing, representing a variety of community members, local businesses and community based organizations, as well as The Alliance for Downtown New York, the Metropolitan Waterfront Alliance, other citywide groups and members of CB1's Seaport community. The Community Board received a total of 21 written testimonies submitted both from those who spoke at the public hearing and from those who submitted written testimonies directly to the Community Board in the following weeks.

The comments heard at the public hearing, as well as the written testimonies received were reviewed by the relevant CB1 committees. They generally were in favor of the proposed plan to redevelop Pier 17, but raised a number of concerns and constructive comments which have been incorporated into CB1's resolution adopted on November 27, 2012. You will hear more shortly.

In addition, in 2008 when General Growth Properties, the prior owner of the Seaport properties, contemplated redevelopment of Pier 17, it began a fruitful discussion with community leaders to identify and assess community needs. It sought to study the

49 Chambers Street, Suite 715, New York, NY 10007-1209

Tel. (212) 442-5050 Fax (212) 442-5055

man01@cb.nyc.gov

www.nyc.gov/html/mancb1

feasibility of and the potential for a community center on the east side of the district. That process was discontinued when Howard Hughes Corporation acquired the property. We believe this discussion should be continued.

I will be followed by Catherine Hughes, Chair of CB1 and Jeff Galloway, Chair of CB1's Planning Committee, who will be speaking on the specific needs and concerns of Community Board 1 and those expressed at the public hearing in regards to the plans to revitalize Lower Manhattan's Seaport as presented by the Howard Hughes Corporation.

Thank you for this opportunity to comment on the Pier 17 proposal.