



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 Catherine McVay Hughes Chairperson

Wednesday, December 19, 2012

22 Reade St, New York, NY

10:00 AM

Good morning Chairperson Burden and members of the City Planning Commission. I am Catherine McVay Hughes, Chairperson of Manhattan Community Board One.

We thank you for the opportunity to comment on the proposed plan for Pier 17 submitted by the Howard Hughes Corporation.

The proposed redevelopment of Pier 17 is intended to foster the revitalization of the South Street Seaport by enhancing access and the enjoyment of the waterfront in order to transform the area into a premier New York City destination for local residents, employees and tourists. Community Board 1 strongly believes that the Howard Hughes Corporation (HHC) has an unprecedented opportunity to revitalize the Seaport in a way that uplifts Lower Manhattan's rapidly growing community, especially after the devastation caused by Superstorm Sandy which left the South Street Seaport severely crippled.

Hundreds of small businesses in Manhattan District 1 have been devastated by Superstorm Sandy. Small retailers provide services essential to the commercial viability of Lower Manhattan, and essential to sustaining a residential population that has doubled in the past decade. Without them, temporarily displaced residents and corporations may be reluctant to return, and may threaten the future of a vibrant, 24/7 community that has become the fastest growing residential district in NYC. To aid in rebuilding the Seaport after Superstorm Sandy, HHC contributed to the Downtown Alliance's Back to Business Small Business Grant Program. It is imperative that HHC continues their efforts to restore the Seaport to its vibrancy as quickly and safely as possible since there are currently many stores shuttered on Fulton Street.

In addition to the setbacks posed by Superstorm Sandy, Community District 1 also struggles from inadequate community facilities to support a dramatically rising population. The most severe lack of community infrastructure is seen on the east side of Lower Manhattan, and we believe that the proposed revitalization of the Seaport by the Howard Hughes Corporation creates an unparalleled opportunity to incorporate the community infrastructure in an area that desperately needs it. Since 2008, Community Board 1 has been engaged in discussions with General Growth Properties in consideration of additional

community infrastructure for our district. CB1 strongly urges the HHC to continue this dialogue on how they can help locate and provide community facility space.

In addition, CB1 has major concerns that HHC has not shared with us any future plans for two properties for which they have the option to enter into an agreement with the New York City Economic Development Corporation to redevelop the Tin Building and the New Market Building which expires in 2013. These two buildings adjacent to Pier 17 are crucial to the redevelopment of the entire Seaport, and CB1 believes that it is imperative for the HHC to share any plans to develop these properties with us at this juncture in the redevelopment process.

In conclusion, Community Board 1 supports the Pier 17 plan as a means of revitalizing Lower Manhattan's Seaport and as a benefit to local businesses, residents, employees and tourists, if such a plan can be implemented in a manner in which the above conditions and modifications are satisfied.

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