



Hudson River Park Trust

March 8, 2018

Hon. Marisa Lago
Chair
New York City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re.: 606 West 30th Street (ULURP No. 180150 ZMM, N180151 ZRM, N180151 (A)ZRM, 180152 ZSM, 180152 (A)ZSM)

Dear Chair Lago:

On behalf of the Hudson River Park Trust (the “Trust”), I wish to extend my appreciation for the effort that you and the staff at the New York City Department of City Planning (“DCP”) are making to consider the proposed action related to the redevelopment of the property located at 606 W. 30th Street (Block 675, Lot 39), or in the alternate, 604-606 West 30th Street (Block 675, Lots 38 and 39), inclusive of the contemplated zoning text amendments and special permits related to the Special Hudson River Park District (the “Special District”) and the Trust’s ability to transfer floor area.

Pursuant to the Hudson River Park Act, Chapter 592 of the Laws of 1998 of the State of New York, as amended (the “Act”), the Trust is responsible for the planning, design, development, construction, operation and maintenance of the Hudson River Park and the improvements therein (collectively, the “Park”), which is located along West Street in the Borough of Manhattan, City and State of New York, and includes the property known as “Chelsea Piers” generally situated between West 17th Street to West 22nd Street at Twelfth Avenue in the Borough of Manhattan, City and State of New York. The Trust has identified a portion of Chelsea Piers, specifically Piers 59, 60 and 61 and their associated headhouses, which are generally located on portions of Manhattan tax Block 662, Lots 11, 16 and 19, as the “Granting Site” pursuant to the Special District.

Pursuant to subsection 1(j) of Section 7 of the Act, the Trust is authorized:

“to transfer by sale any unused development rights as may be available for transfer to properties located up to one block east of the boundaries of the [P]ark along the west side of Manhattan, if and to the extent designated and permitted under local zoning ordinances ...”.

Section 89-21 of Article VIII, Chapter 9 of the Zoning Resolution of the City of New York (the “Zoning Resolution”) requires that all Special Permit applications include, inter alia:

“a statement from the [Trust] identifying improvements to be made to [the Park], and indicating that payment of the #required funds# necessary to effectuate the transfer of #floor area# pursuant to this Section, in combination with any other available funding, would be sufficient, according to the Trust’s estimate, to complete such identified improvements.”

It is our understanding that West 30th Street LLC (the “Developer”), has submitted an application to DCP for a Special Permit to permit the transfer of “floor area” (as defined in the Zoning Resolution) from Piers 59, 60 and 61 and their associated headhouses to 606 W. 30th Street (Block 675, Lot 39) (the “Transfer”), or in the alternate, to 604-606 West 30th Street (Block 675, Lots 38 and 39) (the “Alternate Transfer”). Specifically, the Developer seeks to purchase 29,625 square feet of unused development rights from the Granting Site in connection with the Transfer, or in the alternate, 34,562.5 sf in connection with the Alternate Transfer.

The Trust has negotiated a draft Purchase and Sale Agreement (the “PSA”) with the Developer for the Transfer. Pursuant to such PSA, the Developer would pay the Trust \$9,570,000 (Nine Million Five Hundred Seventy Thousand Dollars) in connection with the Transfer (the “Transfer Proceeds”). Should the Alternate Transfer proceed, the Trust will negotiate a draft Alternate Purchase and Sale Agreement (the “Alternate PSA”) with the Developer. Pursuant to such Alternate PSA, the Developer would pay the Trust \$11,164,812.50 (Eleven Million One Hundred Sixty-Four Thousand Eight Hundred Twelve Dollars and Fifty Cents) in connection with the Alternate Transfer (the “Alternate Transfer Proceeds”).

The Transfer or Alternate Transfer would require a “significant action” process and subsequent approvals by the Board of Directors of the Trust pursuant to the Act, which approvals would be contingent upon and subject to approvals of zoning text amendments and special permits related to the Special District, and certain other actions by the New York City Planning Commission (the “Commission”) including zoning map amendments, text amendments, special permits and other related actions in connection with Developer’s proposed redevelopment of 606 W. 30th Street (Block 675, Lot 39), or in the alternate, 604-606 West 30th Street (Block 675, Lots 38 and 39).

Accordingly, this letter is submitted to the Commission in satisfaction of the requirement under Section 89-21 of the Zoning Resolution that the Trust identify improvements to be made to the Park, and confirm the sufficiency of funding to complete such identified improvements.

The Trust plans to allocate eighty percent (80%) of the Transfer Proceeds or Alternate Transfer Proceeds for park construction within the boundaries of Community Board 4. The Trust has consulted with Community Board 4 concerning their priorities for

additional improvements to the Park within their district, and has also considered which of those priorities would be undertaken with alternative funding that is expected to be made available from New York State. Based on these considerations, the Trust has determined that the construction projects that would be undertaken within Community Board 4 using Transfer Proceeds or Alternate Transfer Proceeds and other unused development rights sales proceeds, supplemented if needed by other funding, include:

1. Upgrades to Chelsea Waterside Park. Transfer Proceeds would be used for upgrades to existing and planned landscaping, and would include features such as a new comfort station, permanent picnic area and an enlarged dog run.

Estimated budget:

Design, construction management and escalation - \$2.7 million

Landscape, demolition, hardscape, and site utilities - \$6.3 million

Total - \$9 million

2. Design of new temporary improvements and permanent park on the upland area between West 29th Street and 34th Streets, inclusive of the area where the independently planned Gateway Tunnel project is intended.

Design estimate: \$3.2 million

3. Construction of a new pile-supported over-water pedestrian platform and related upland Park improvements between West 58th and West 59th Streets measuring approximately 4,000 square feet. Transfer Proceeds would be used for the design and construction of this platform and related upland park, including associated utilities, decorative pavement and railings. The project will improve circulation and safety in the area.

Estimated budget:

Design, construction management, contingencies and escalation - \$1.9 million

Marine construction, landscape, utilities and hardscape construction - \$5.2 million

Total: \$7.1 million

4. Construction of habitat beach and accessible walkway and related landscape improvements between 34th and 35th Streets inclusive of all utilities and finishes.

Estimated budget:

Design, construction management, contingencies and escalation- \$2.5 million

Marine, landscape, hardscape and site utilities - \$5.2 million

Total - \$7.7 million

5. Construction of a portion of 32nd to 34th Streets

As stated above, the Trust will complete a design for the entire area between 29th to 34th Streets. Following design, the Trust will construct a section of the upland area between 32nd to 34th Streets with the funds remaining from the transfer of development rights.

As noted above, the Trust intends to dedicate the remaining twenty percent (20%) of the Transfer Proceeds or Alternate Transfer Proceeds to the future capital maintenance needs of park improvements located solely within Community Board 4. This portion of the Transfer Proceeds or Alternate Transfer Proceeds shall be set aside and restricted to fund capital maintenance and/or reconstruction of park improvements such as: piles, pier decks and floating docks, bulkheads, playgrounds, paved surfaces, landscaping, lighting, utilities, roofs and other structural components of park buildings (as opposed to park/commercial buildings as defined in the Act), and other capitally eligible work.

This statement to the City Planning Commission is provided to satisfy the requirement under Section 89-21 of the Zoning Resolution with respect to the application of funds received by the Trust from the Transfer or Alternate Transfer. I wish to thank the Department of City Planning and the Commission for the consideration given to the needs of the Park.

Sincerely,

A handwritten signature in black ink, appearing to read 'Madelyn Wils', written in a cursive style.

Madelyn Wils
President & CEO