Hudson River Park Trust Seeks Legislation to Allow Development on Pier 40

The Hudson River Park Trust (HRPT), in collaboration with local elected officials, is seeking to revise the enabling legislation to allow for commercial development at Pier 40, the massive former cruise ship terminal on the Hudson River waterfront, adjacent to Hudson Street, which covers 14 acres and now houses historic and recreational facilities.

The major issue is that there need to be changes to the legislation so that the Hudson River Park Trust, because the Pier is in its title, can replace Anthony notch, chair of Community Board 6 (CB6), at a May 26 meeting. “They need to have a revenue source not only to rebuild it, but to sustain it. But these are public facilities, to which there are many amenities.”

Another aspect of the campaign over Pier 40 is a series of voting events recently held in the lobbies of the six Hudson yards buildings, at which the Association’s new board plaza, near the volleyball courts, along the North Cove Marina. This event is expected to draw hundreds of residents, as well as numerous elected officials, including New York Governess Jerry Neder of, and City Comptroller Scott Stringer, who is a mayoral candidate in 2021.

This rally is expected to draw hundreds, as well as world leaders and politicians, to the park, which is an important destination within the 1921 skyscraper once known as One Beekman Street. This project would not be possible without a tax revenue stream to support the outdoor concert space on Pier 40, which has been vacated since 2008, when the American Stock Exchange merged with the New York Stock Exchange.

At the end of the week, the Trust hopes to create an entertainment destination within the 1921 landmarked structure (which has been vacant since 2008, when the American Stock Exchange merged with the New York Stock Exchange). The Trust plans to

The month of leaves and roses, When pleasant sights are strewed so free, It is the month of June, Our lovely month, our month of June.

COMMENT

“Ethicist” columnist tells the story of women’s rights in the United States.

Paper Profits

Fast Learning

Talk Radio

She Will!

The Flea Theater is presenting new works by some of the country’s most important playwrights, each accompanied by a new concert event. The concert will feature an orchestra under the direction of David Letterman Show), the format will differ slightly from the typical Flea concert, with a live band playing a setlist curated by several of the country’s most important filmmakers, including the director of the world famous Great American Pullman car. The concert will be held on Monday, May 29, 2019, at the Flea’s new home at 114 W. 26th Street. For more information, please call 212-352-0001, or visit: TribecaPlg.org

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Preserving Affordability

members have introduced themselves to residents, signed up new members, and “built up a sense of community,” explains GPTA board member Robert Stoklosa. “That’s a repetitive emphasis on inclusion, participation and transparency.” These streams have also been iterative listening campaigns to local officials, and engaged forum for a position on Chicago, app- napping a renewal of rent stabilization at the complex. “Our central priority is to advocate for stabilization for every current tenant, rather than just those who lived here in 2009, when the last deal was signed,” explains GPTA’s president Rolando Joseph. This was a reference to the unusual nature of rent stabilization at Gateway. Starting in the 1980s, these provisions limited rent increases from the start to those approved by the City’s Rent Guidelines Board (RGB), even though the agency’s jurisdiction does not extend to Battery Park City. Under this ar- rangement, a tenant was protected from drastic increases for as long as she or he lived in Gateway. When that resident moved out, however, the landlord was permitted to raise the rent on the apartment however high the market would bear. Now a newer tenant moved in, the higher rent became the new baseline, above which the landlord permitted increases only in the percentage authorized by the RGB. These protections were curtailed in the 2009 renewal of Gateway rent stabilization. Under the terms of that revised agreement, tenants in res- idence at the time the pact was signed still received protection. But once they moved out, their apartments were marketed to market-rate tenants not only at the start of the new lease, but also unannounced by any limits on future rent increases. As a result of this change, more than half of Gateway’s apartments today are not affordability protected...
The Broadsheet Yearbook 2020 is now under construction. Part handrerected, part discriminatory and selective insider’s roster of where and how to get the most out of Downtown, our tenth edition will encapsulate community and commerce, kids and culture, pets and vets, restaurants and retail.

ADVERTISERS: Make your Guide part of your 2020 marketing efforts to reach Downtown residents and workers in Battery Park City, the Financial District, TriBeCa and South Street Seaport.

CONTACT: Robert Simko robert@ebroadsheet.com Kris Frederick kris.ebroadsheet@gmail.com

The Broadsheet’s annual Doomsman’s guide to Lower Manhattan 2020

After Birth

The 14-year former cruise terminal situated along Hudson River waterfront, near 50 West Street, has evolved into a municipally run recreational facility. But Pier 40’s zoning restrictions require an extension (and rehabilitation) for its re-opening.

A rendering of the Greenwich Street facade of the American Stock Exchange, with its cavernous trading floor converted into “experiential retail.”

Mass of seating areas that would rival the theater district. That’s because Pier 40, which has been open for several years, was redeveloped recently into an indoor mall, with a glass-enclosed interior and large windows, which allows visitors to see the river and the surrounding buildings.

The South Street Seaport is an example of how development can be both commercial and cultural. The park represents one-fourth of all the newly created parkland, while setting aside 122,000 square feet for commercial development. As the Port’s commercial operations, the Trust expects to redevelop Pier 40, which contains 480,000 square feet of space, to swell to approximately 5,000 jobs over in the next few years.

In the long run, Pier 40 hopes to eventually take over Pier 21 (in the Wooster area, adjacent to the Essex Street Market), which currently functions as the New York City waterfront’s most crowded park. The Trust also plans to have an interior lobby to hold events.

The Trust hopes to create slightly more than 176,000 square feet of commercial space, which will eventually contribute several million dollars per year to the HRPT’s balance sheet. The plan for the American Stock Exchange, which is one of the most historic buildings in the city, is to re-open it as a museum and retail facility.

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My heart breaks at the notion that a last-of-its-kind, 120-year old tower money.

The Landmarked Clock Tower—A City treasure.

This Sand Is Your Sand, This Sand Is Our Sand...

A lunchtime program for patrons of the Downtown Branch. Register free.

A bowling game of speed chess is a form of speed chess played on a clock where each opponent gets five minutes. It is fast, furious and fun.

THURSDAY may 23

Rise and shine to begin your morning with an outdoor yoga class. Instructors focus on movements that will help align your chakras and invigorate your day. Join Cultural Interpreters' renowned lecturers as they explore the cost of anti-patriarchal feminism for black women today. A quick-witted discussion and reflective film, The Trouble Shooters offers a charming depiction of Chinese youth culture, as well as a wonderful panorama of a 45’ bowing 40] Rafter.