

SOUTH STREET SEAPORT – *THE STREET OF SHIPS*



Peking berthed at South Street Seaport



Wavertree returns to Seaport Pier 16

"I hope we'll see the day when saving our great ships is as obvious as saving our great buildings."

Kent L. Barwick, Historic Preservationist

SOUTH STREET SEAPORT – MARITIME MUSEUM

The *Historic Ships Coalition* - which brings together owners and operators of historic vessels, maritime museums and organizations that celebrate and support historic vessels - seeks better berths and infrastructure to open up the waterfront as a community access point for historic and educational ships, and hands-on educational activities.

The **Seaport Coalition** supports measures to facilitate a return to berthing of historic ships at the Seaport's piers, including:

- incorporating ship-compatible sections in bulkheads
- upgraded fendering at Pier 17 for use by historic ships
- docking space for Museum vessels at Pier 15 as originally envisioned
- docking spaces for visiting vessels, possibly through the rebuild of now “ghost” piers 19-21



The coalition also supports looking further into a transient boat marina for small vessels as proposed in the city's 2004 waterfront study; (refer: marina schematic, slide/page 20)

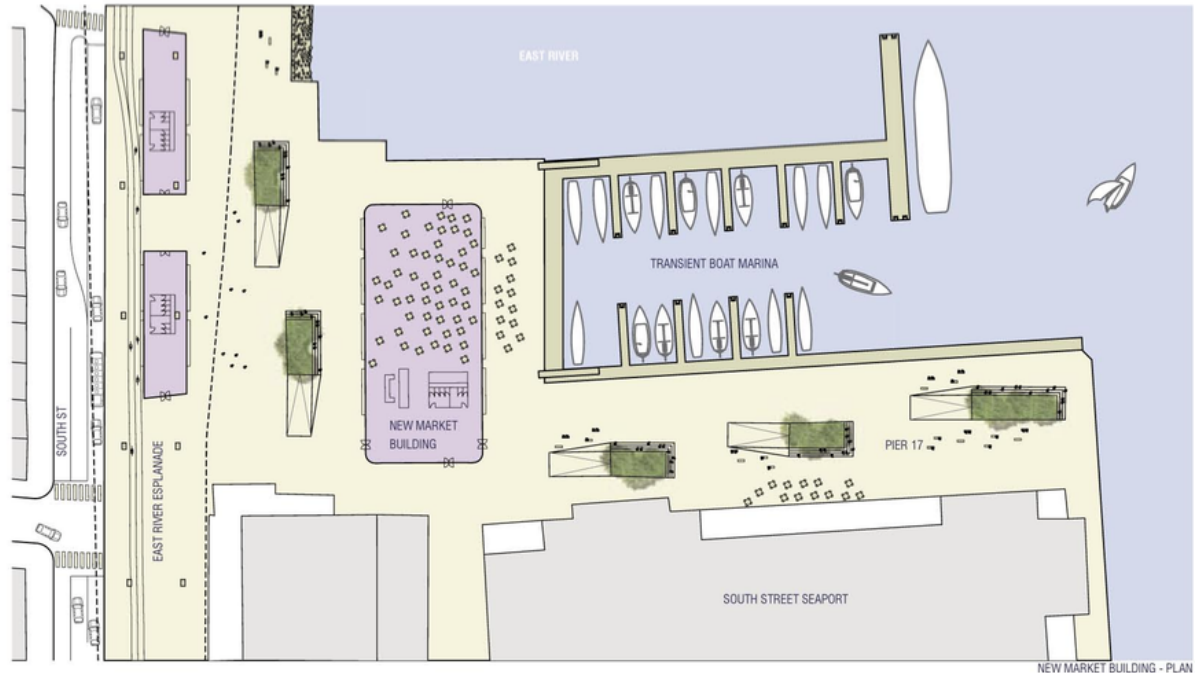
SOUTH STREET SEAPORT MARINA PLAN SCHEMATIC

NEW MARKET BUILDING

When the Fulton Fish Market moves to the Bronx in 2005, the New Market Building will be returned to the City's control. The existing building and pier will be demolished and rebuilt to enhance aquatic habitat, as well as provide access to the water's edge where there currently is none. The new building will be transparent with an open floor plan for community and commercial uses. A new transient boat marina will provide a much needed location for boating enthusiasts and amateurs alike to temporarily moor their vessels. This marina will provide direct access for small to mid-sized vessels in the East River and a destination for boaters from around the region to access Lower Manhattan by water.



NEW MARKET BUILDING - EXISTING CONDITION



NEW MARKET BUILDING - PLAN

City of NY – East River Waterfront Study, 2004; New Market site. Proposed: “transient boat marina... to temporarily moor small to mid-sized vessels in the East River and a destination for boaters from around the region to access Lower Manhattan by water.”

SOUTH STREET SEAPORT MUSEUM SCHERMERHORN ROW



South Street Seaport: Fulton Plaza; Schermerhorn Row to right, East River waterfront-middle distance; 11.18.2017

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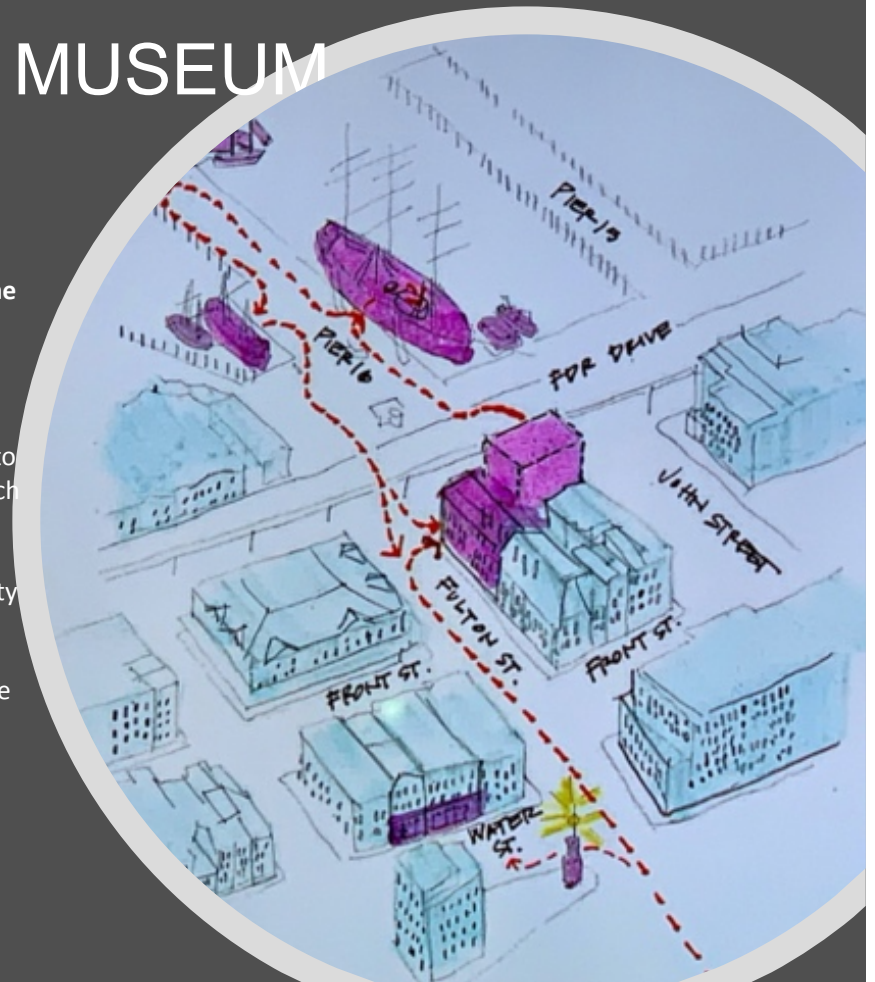
SOUTH STREET SEAPORT MUSEUM

THE SEAPORT MUSEUM AT RISK:

The model in place for over 30 years wherein the South Street Seaport Museum (SSSM) would derive much of its revenue from the commercial operator in the Seaport (now HHC) has failed. To date, the City of New York **has refused to amend the 1981 museum lease**

ACTIONS NEEDED TO SUPPORT THE MUSEUM :

- The city needs to revise the museum's outdated lease
- The City must also provide more funding. One way to accomplish that would be to include the SSSM in the City's *Cultural Institutions Group* which would ensure such funding
- There has been a "value-add" to all new developments that promote a harbor view. Property tax revenues from surrounding buildings should justify a larger city investment in the museum
- The current marketplace lease (City of NY – HHC) provides revenue to the developer. The Seaport Coalition asks that a percentage of the unabated revenue received from the Master Lease Holder by the City of New York be earmarked to subsidize the South Street Seaport Museum on an annual basis



250 WATER STREET



The Seaport Coalition supports only plans that can be developed under the current historic district zoning envelope.



NYC LANDMARKS PRESERVATION COMMISSION ON 250 WATER STREET

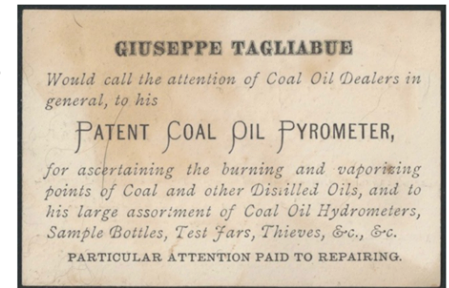
- HHC's newest planning for the Seaport area is an effort to trade public amenities for a zoning exemption for another high-rise building, this time not on the water but within the historic district. The site HHC wants to put a new tower on - 250 Water Street - has a long history of proposals being rejected by the NYC Landmarks Preservation Commission (LPC) as inappropriate because new proposed tall structures "**would dominate and overwhelm the neighboring buildings in the district**" – LPC Chair Kent Barwick.
- After the numerous rejections by the LPC, the City re-zoned the Seaport Historic District in 2003 to a contextual zoning designation (C6-2A) that limits the height of new buildings to 120 feet.

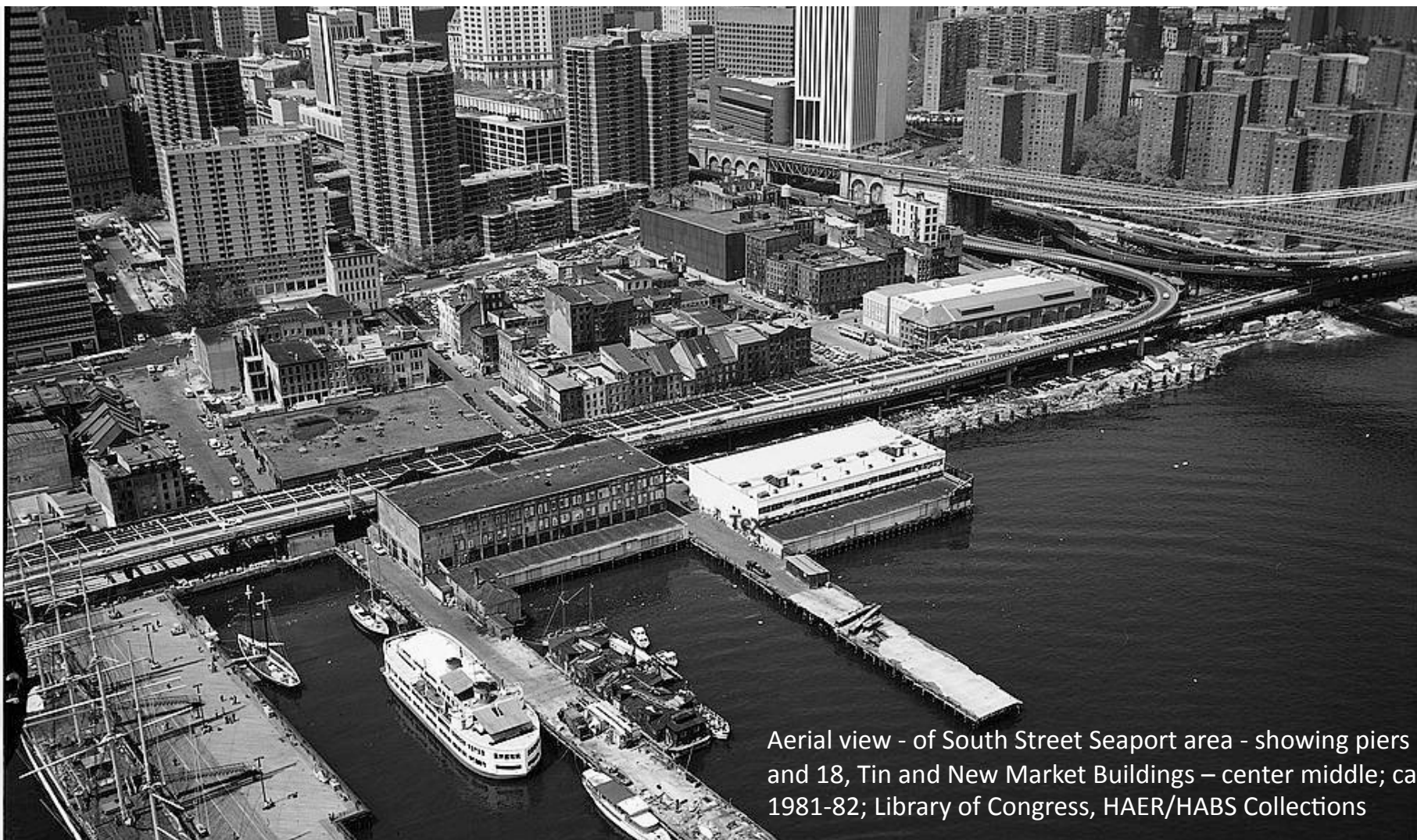
SAFE DEVELOPMENT AT 250 WATER STREET

- This site was previously the location for three mercury thermometer factory buildings, a chemical company and a gasoline service station.

- The site requires extensive remediation to remove toxic materials before development can proceed. The developer HHC, has been approved for participation in NY State's Brownfield Cleanup Program; the early planning and investigation stages are now in progress.

- Given the recent financial challenges facing the Howard Hughes Corp., the Seaport Coalition seeks assurances that the work will be completed in a timely, transparent and professional manner.





Aerial view - of South Street Seaport area - showing piers 17 and 18, Tin and New Market Buildings – center middle; ca 1981-82; Library of Congress, HAER/HABS Collections

HAER No. NY-156-1

ELEANOR'S WALKWAY A GOAL FOR THE FUTURE

One aspect of the Downtown *East River Waterfront Study* undertaken in 2002 by **Skidmore, Owings and Merrill (SOM)**, is pedestrian and bicycle use of part of the FDR Drive Viaduct.

According to the SOM proposal:

- ✓ The FDR Drive Viaduct was long seen as an impediment to claiming the East River waterfront for pedestrian use
- ✓ The traffic capacity of the FDR Drive Viaduct roadbed is in fact wider than the traffic demand south of the Brooklyn Bridge. Studies show that the roadbed can be reduced to two lanes and still serve downtown access and circulation requirements.





HISTORIC SEAPORT – WHO GUIDES THIS PUBLIC ASSET

A new form of governance is needed to ensure that the public's interests are at the center of public asset planning and development.

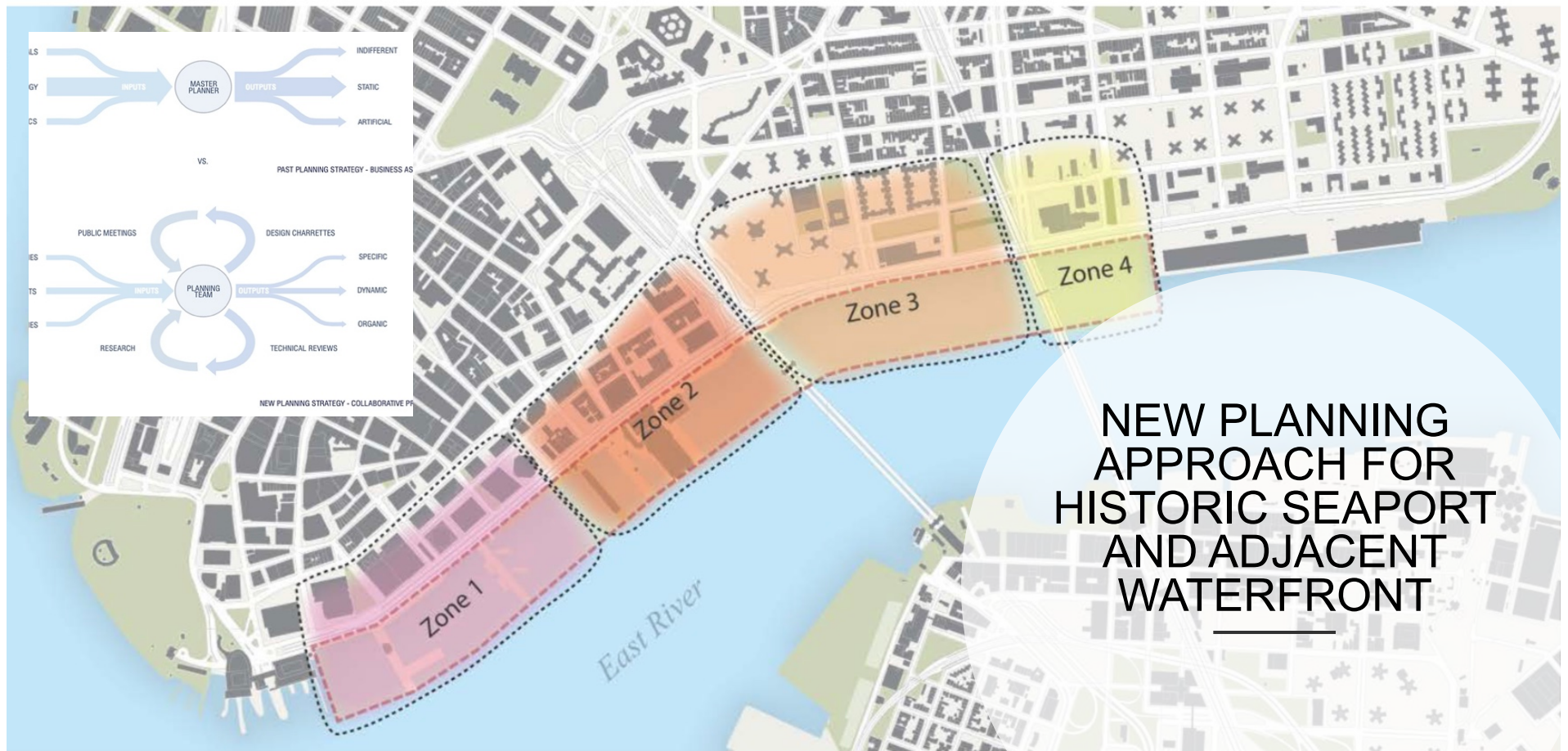


Figure 8: Study Area Zones and adjacent upland areas

EAST RIVER TRUST – GUIDING HISTORIC SEAPORT DEVELOPMENT



The Seaport Coalition advocates support for the creation of a public asset oversight entity, **empowered by city mandate**, to ensure that the Seaport's history, character and sense of place are preserved



As with other major NYC projects, a new sponsoring entity (such as a Local Development Corporation) would act as a planning team for the management and funding of public assets in the Seaport, and serve as the public partner for private component coordination

SOUTH STREET SEAPORT – *THE PEOPLE WHO WORKED THERE*



fish on the docks at Fulton



ing fish on a scoop scale, Fulton



New York, New York. Loading boxes of fish to be shipped to hotels and restaurants at the
Fulton fish market
photo: Gordon Parks, 1943, Library of Congress, FSA/OWI Collection

SOUTH STREET SEAPORT – *THE PEOPLE INSPIRED BY IT*

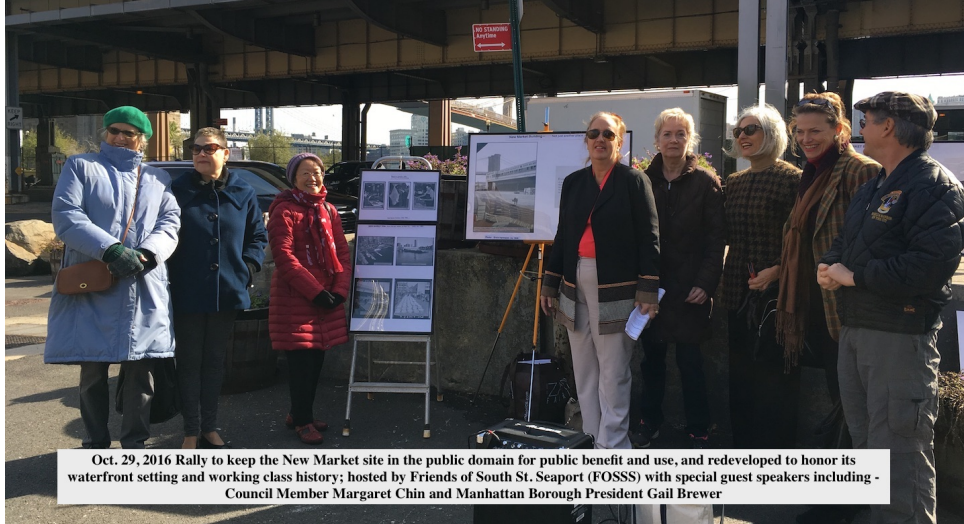
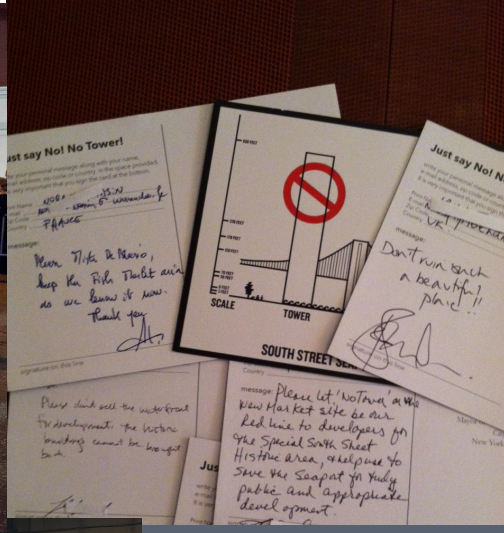


Untitled: [A dog walking in front of the Fulton Fish Market - New Market Building]
Photo: ERICH HARTMANN, ca. 1955; credit: Erich Hartmann/Magnum Photos

EVERY NOW AND THEN, seeking to rid my mind of thoughts of death and doom, I get up early and go down to Fulton Fish Market. I usually arrive around five-thirty, and take a walk through the two huge open-fronted market sheds, the Old Market and the New Market, whose fronts rest on South Street and whose backs rest on piles in the East River.

JOSEPH MITCHELL, *Up in the Old Hotel*, 1952.

Untitled: [A dog walking in front of the Fulton Fish Market - New Market Building]
Photo: Erich Hartmann, ca. 1955; credit: Erich Hartmann/Magnum Photos



Oct. 29, 2016 Rally to keep the New Market site in the public domain for public benefit and use, and redeveloped to honor its waterfront setting and working class history; hosted by Friends of South St. Seaport (FOSSS) with special guest speakers including - Council Member Margaret Chin and Manhattan Borough President Gail Brewer

ADVOCATING FOR A SPECIAL PLACE

Clockwise from top left: Save Our Seaport (SOS) - "Pirates" march; Just Say No! No Tower! - Postcards to the Mayor; ChildrenFirst: children add their voices to concerns over 250 Water St.; Friends of South St. Seaport (FOSSS) – Rally to keep the New Market site in the public domain for public benefit & use