

SAVE OUR SEAPORT “Vision” for the TIN and NEW MARKET Buildings

Reinvigorate the South Street Seaport Museum
Recreate a “Street of Ships”
Repurpose contributing significant Historic Buildings
Restore the quality of life with Community Amenities

Howard Hughes does not own, lease, or have they yet exercised lease "options" on the Tin Building, New Market Building, piers 19-21 and other public-owned inland sites within the South Street Seaport Historic District. SOS’s “Vision” for next steps follows:

1. In addition to the Museum's continued presence in Schermerhorn Row, the New Market Building should be repurposed as a center of Maritime Activity and use the second floor (23,350 sf) for SSSM gallery, meeting and educational spaces. Dedicate ground floor space for ship maintenance and Public Market uses.
2. Create berthings in the East River for visiting historic ships and/or a working waterfront, with control of ghost piers 18-21 to go to SSSM for earned revenue.
3. Select operator (via an RFP process) i.e. the New Amsterdam Market, to operate an indoor/outdoor destination Public Market. Encourage waterborne activity.
4. Repurpose the Tin Building upper floors (estimated at 100,000 sf) for a Harbor Middle School or for a Community Recreational Center with public/private funds or for a Catering Facility or for a Culinary School (via RFP process) to create earned income, and build synergy between users and foodies.
5. Since the Howard Hughes Corporation has “missed their milestones”, SOS Reiterates its Call for a MORATORIUM on any new SEAPORT Land Use Actions. SOS asks that the NYC Comptroller annul the 2011 Letter of Intent; and for the Mayor to put into place a community-based master planning effort to create a strategic vision for the Seaport Historic District. The Howard Hughes Corporation will need to be part of the process, but should not be leading it.
6. Engage the Howard Hughes Corporation as one of many stakeholders in a Master Planning process. Explore creative strategies to provide a development site and/or Air Rights Transfers anywhere other than in the NYS/Federal Historic Seaport District for the Howard Hughes Corporation.
7. Require ULURP approvals for downtown Developers to include a Community Benefit Agreement to renovate the Tin and New Market Buildings and repair pier pilings and platform. Authorize Howard Hughes Corporation to act as fee leasing agent sharing revenue stream for SSSM properties insuring certainty of SSSM operational cash flow.
8. A new governing authority, with local stakeholders, would replace the involvement of NYEDC in the Brooklyn Bridge Southeast Urban Renewal Plan district. It would act as the Landlord to the South Street Seaport and environs, (from The Battery to Pier 42), and reconvene the SEAPORT WORKING GROUP to finish their work which will result in a new Master Plan for the district.