



BILL LYONS/METRO

DAREN DAIV AND NEAT play on a strip of Manhattan's East River waterfront slated to be remade. The Lower Manhattan Development Corp. has kicked in \$150 million for the project, but it remains unclear where ongoing revenue will come from.

Waterfront plan funding up in the air

LOWER MANHATTAN A two-mile stretch of waterfront—from Battery Park to the Lower East Side—is slated to be transformed into a public park and esplanade.

Before that, however, the tangle of city agencies and private entities that own the property must be unraveled to secure the land. Then, someone has to figure out how to pay for park upkeep.

"The first thing we have to do is get a real basis of the cost [of upkeep]," said William Kelley, of the city's

Economic Development Corporation, at a forum Monday night sponsored by the Civic Alliance to Rebuild Downtown New York. "We had originally estimated a cost of \$5 million a year. It may be more or less."

A consultant hired by the EDC is expected to come up with a number this summer and then, Kelley said, "we'll return to the community."

Margaret Chin, deputy executive director for Asians American for Equality, wants to make sure that Chinatown

and the Lower East Side have a voice in the process. Because the area north of the Brooklyn Bridge is mostly lined with subsidized housing, Chin said many residents are worried they will be displaced. Her organization brought in artists and architects who devised a Chinese scholar's garden and a place for Tai Chi.

"We need to make sure the pavilions will be for the community and there will be opportunities for small businesses instead of just chain stores," she said.

Madelyn Wils, a Lower Manhattan Development Corporation board member, offered some suggestions. She recently toured Sydney's waterfront and said they make money from parking.

Because of the Parks Dept.'s limited funding, organizations often have to search for outside sources to maintain and operate parks. Several different models are out there: in Greenpoint/Williamsburg, the rezoning required developers to build and maintain their open spaces through

Park plans include...

- Access to the renovated Battery Maritime Terminal, which may get a gourmet food market.
- The New Market Building, vacated by the Fulton Fish Market, may become a cultural space with a marina.
- 100,000 square feet of "pavilions" under the FDR Drive for community, cultural or retail uses.
- Pier 42, between Rutgers Slip and Clinton Street, will get a beach and cove.
- The park's design phase is expected to begin this fall, and the city hopes to begin construction in 2009.

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incentives: the Hudson River Park is funded by revenues from commercial uses in the park and private and public contributions; plans for Brooklyn Bridge Park call for tax revenues from high-rises built in the park.

"What lies ahead for Lower Manhattan is a vastly improved parks system and one that needs to be cared for over time," said Josh Laird, assistant commissioner of planning at the Parks Dept. But Laird didn't know if this responsibility would fall on the Parks Dept. or what model would be used to cover costs. "Maybe the answer for the East River waterfront isn't known yet."



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