Good evening and thank you for the opportunity to submit this written testimony. I am Roland Lewis, president of the Metropolitan Waterfront Alliance. The Metropolitan Waterfront Alliance is a coalition of over 480 organizations working together to transform the New York Harbor and its waterways into a world class resource for work, play, transit and education. We applaud the mapping of the 46-acre Four Sparrows Marsh as a New York City park, which will preserve this tidal wetland and coastal habitat as an undeveloped, natural area in perpetuity.

We understand that the project requires a rezoning of the development parcel from C3, a low-density commercial district that promotes waterfront recreational activities in waterfront areas adjacent to residential districts, to C8, a high-density mixed commercial and manufacturing district that provides for automotive activities requiring large tracts of land. In light of the proposed rezoning, we feel it is especially important to preserve recreational opportunities on the water, protect the ecologically important salt marshes and the environment, and urge the developer to incorporate recreation, proper public access, and innovative designs to ensure ecological protection of the site as priorities in the Mill Basin Design Guidelines. High-quality design and community input will ensure public enjoyment and use of the waterfront, as well as mitigate environmental concerns arising from the proximity of the Four Sparrows Retail Center.
to the Salt Marsh. MW A urges the City to take the advice of leading conversation and civic
groups for the protection of critical ecological areas and ecological functions.

We appreciate the developer's efforts to mitigate the environmental impact of the site by
constructing a buffer between the proposed development and the parkland to be mapped.
However, given the fragile ecology of the Salt Marsh, the proposed siting of an automotive use
on the development parcel and and the fact that this development will require substantial paving
for parking and construction, we urge the developer to incorporate permeable surfaces and latest
technology in stormwater mitigation design. This project has the opportunity to be truly
innovative and get a head start on complying with new runoff control standards that EPA is
likely to promulgate in 2012.

We are pleased that the plan includes public safety and access improvements such provisions for
bicycle access, and a nature trail providing physical and visual access to the waterfront. The
design of the trail should emphasize clear signage and quality native landscaping to maximize
the function of this important amenity.

We are pleased that the Sea Travelers Marina property will be subdivided from the development
parcel and preserved for water-dependent maritime use. MWA would like to stress the
importance of design guidelines in the construction of boat storage racks on that property, so that
the resulting facilities are usable and well-maintained. Circulation improvements should preserve
and enhance public access to the Marina, so that it may continue to operate on the waterfront.