

**GOVERNOR KATHY HOCHUL AND MAYOR ERIC ADAMS JOIN  
HUDSON RIVER PARK TRUST, RXR AND GOOGLE TO OPEN 80,000-SQUARE-FOOT  
PUBLIC PARK ON ROOF OF HISTORIC PIER 57**

***New York City's Newest and Largest Rooftop Park Welcomes the Public to Enjoy  
Stunning Vistas and Open Lawns***

**APRIL 18th, 2022 – NEW YORK** – Today, Governor Kathy Hochul, Mayor Eric Adams, Hudson River Park Trust President & CEO Noreen Doyle, RXR CEO Scott Rechler, and Google CFO Ruth Porat announced the opening of an 80,000-square-foot rooftop park at Hudson River Park's Pier 57, a historic pier that has been successfully restored by a development team led by RXR and featuring Google as the anchor tenant.

Opening the nearly two-acre rooftop park, New York City's largest rooftop open space, delivers on one of the original commitments made by the joint venture between development partners RXR, Young Woo & Associates, and The Baupost Group as part of the pier's redevelopment, and its creation expands the amount and variety of public open space in Hudson River Park. Other components of the reimagined 633,000 square foot pier now open include 350,000 square feet of commercial office space for Google, the relocated original City Winery, and additional public open space around the pier's perimeter and to the immediate north and south. The rooftop park is open to the general public daily all year, initially from 7AM to 10PM, and will also serve as an outdoor screening location for the TriBeCa Film Festival beginning this year. Other uses and amenities for the public will open in Fall 2022.

"Today is a great day to cut the ribbon on a beautiful, new 2-acre rooftop park and let the world know that New York is back," **Governor Hochul said**. "This is a win-win for New York and a testament to the innovative, sustainable, and inclusive future we're working to build, and I thank Google, Hudson River Park Trust, the women and men of labor, and our partners in government for making this day possible."

"By bringing workers back to the office and creating new green space all New Yorkers can enjoy, this project is helping revitalize our city," **Mayor Adams said**. "We are reimagining our communities, so everyone benefits from our prosperity. And with partnerships like this one between the city, the state, and our nonprofit and private sector partners, we are showing New York how to 'Get Stuff Done' and do it together."

[Pier 57](#) epitomizes how public-private partnerships can deliver significant benefits to New York State and City. Under its lease with the Trust, the development partnership led by RXR has invested \$410 million to restore Pier 57, which is listed on the State and National Registers of Historic Places. The rent from the pier will also support Hudson River Park's overall care and operations.

Additionally, to help realize the full potential of Pier 57 within its park setting, Google expanded their commitment to include 50,000 square feet of interior public-oriented space on the ground floor that will be developed and managed by Jamestown. When it opens in the fall, this area will include a new

food-hall curated by the James Beard Foundation, community space with flexible layouts that will be available for booking by local organizations, and a public gathering place—called the Living Room—with spectacular views of lower Manhattan, the Hudson River, and Little Island. Google is also creating an engaging tech-oriented public classroom to be operated by Hudson River Park’s River Project team that will expand environmental education programming and inspire the next generation of Hudson River stewards and STEM Leaders.

The new Pier 57 embodies New York City’s economic and cultural staying power, and is an important milestone in the continued evolution of the far west side of Manhattan. Beyond that, Pier 57 will generate millions of dollars in new revenue for the Hudson River Park Trust, which receives no public funding for maintaining and operating the four-mile Hudson River Park.

RXR’s focus on repurposing historic assets for the 21st century is on full display here, as Pier 57 joins the ranks of other icons like the Starrett Lehigh and Helmsley buildings. The project also provides a roadmap for success for the future of New York’s commercial real estate market as the industry continues to navigate this unprecedented time.

“Hudson River Park is a tremendous example of the extraordinary things that can happen when government, the private sector and local communities work together,” said **Hudson River Park Trust President & CEO Noreen Doyle**. “Pier by pier, section by section, we are transforming four miles of Manhattan’s shoreline, and spaces like Pier 57 shape not only the waterfront, but also how people see and experience New York City. Today, Pier 57 becomes part of our success story. Hudson River Park thanks Governor Hochul, Mayor Adams, RXR, Young Woo, Baupost, Google, and all our elected officials and community partners for the imagination, commitment and resolve that have delivered this inspiring new public open space.”

“Pier 57’s rooftop park builds on RXR’s proud history of developing some of the most innovative and iconic projects throughout New York City,” said **Scott Rechler, CEO of RXR**. “By sparking economic activity, providing the community with much-needed public space, and supporting artists, Pier 57 represents a very bright light at the end of the tunnel New Yorkers have been navigating for the past few years. I’m honored to work with the Governor, Mayor, and the Hudson River Park Trust on a one-of-a-kind public private partnership that showcases the best of our city.”

“As Google continues to invest and grow in New York, we are committed to the type of community-oriented development that Pier 57 embodies,” said **Ruth Porat, Alphabet and Google CFO**. “A project like Pier 57 that offers public spaces for the local community to enjoy is a win for both New York and Google. The innovative public-private collaboration that made this project possible is one of many reasons Google believes in the future of New York, and why we are excited to invest another \$2.3 billion in New York this year.”

Pier 57 was constructed in 1952 and is listed on the National Register of Historic Places. It originally opened in 1954 as the terminal for Grace Line, and then in 1969, it became the Hudson Pier Depot for

the New York City Transit Authority. The depot closed in 2003 and was shuttered until this redevelopment. Hudson River Park began this effort in 2008 and worked closely with the State and City to reimagine this space as a mixed-use pier with office spaces, cultural and educational amenities, and public open space on the roof with views overlooking Hudson River Park and New York City.

"Access to open green space is essential for healthy and resilient communities, and I'm thrilled New Yorkers will have access to a new two-acre rooftop park at Pier 57," said **Manhattan Borough President Mark Levine**. "This innovative urban park will serve as a refuge for New Yorkers in need of space and open air year round, and I look forward to seeing more green space created across the city as we recover from this pandemic."

"The rooftop at Hudson River Park's Pier 57 is a spectacular new public park, and evidence of what is possible when New Yorkers work together," said **Congressman Jerrold Nadler**. "I applaud the Hudson River Park Trust, RXR/Young Woo and Google for bringing this historic pier back to life and turning it into a great public amenity - and I'm proud that Federal Historic Tax Credits were able to help make it happen."

"Opening right as the spring flowers are blooming, Pier 57's rooftop park will provide New Yorkers a beautiful respite for West Siders and beyond," said **State Senator Brad Hoylman**. "Pier 57 is a model for how our fast-paced city can creatively make space for rest, nature, and community. Pier 57 will serve as the multi-purposed home of the Tribeca Film Festival, friend and family gatherings, and a spot to take in our breathtaking skyline. I'm confident it will have healing benefits that boost our collective wellbeing and sense of belonging, and I'm grateful for the advocacy of Community Board 4 for making this urban park a reality."

"The opening of Pier 57's rooftop park represents a great step toward the completion of Hudson River Park," said **Assembly Member Richard Gottfried**. "This restored historic pier brings terrific public amenities including this and other fantastic new public spaces to Chelsea just in time for spring as well as contributing to the financial support of the park for years to come."

"New Yorkers cherish Hudson River Park as their main green space, backyard, and recreation area. Completing the park and seeing rehabilitated piers become park spaces that residents can use in their communities is fundamental to the long history and goals of Hudson River Park. I am excited to see Pier 57's rooftop open space begin to welcome the public as this multi-use pier nears completion. Urban parks have a rare opportunity and responsibility to utilize existing buildings and infrastructure to create open public spaces that are unique and useful. The rooftop at Pier 57 is an example of that usefulness and I am sure will be a great asset to Manhattan's west side for years to come," said **Assemblymember Deborah J. Glick**.

"Hudson River Park is a treasure of our city and I'm excited that we've taken another step toward its completion. This facility and rooftop green space will be an incredible resource for our community. I'm grateful to everyone who made its opening today possible," said **Council Member Erik Bottcher**.

Photos assets available [here](#).

### **About RXR**

RXR is an innovative investor, developer and place-maker committed to applying a customer and community-centered approach to building properties, services, and products that create enduring value for all stakeholders. Headquartered in New York with a national platform strategy, RXR is a 500+ person, vertically integrated operating and development company with expertise in a wide array of value creation activities, including ground up real estate, infrastructure and industrial development, uncovering value in underperforming properties, repurposing well-located iconic properties, incorporating cutting edge technologies and value-added lending. The RXR platform manages 83 commercial real estate properties and investments with an aggregate gross asset value of approximately \$22.4 billion, comprising approximately 30.2 million square feet of commercial properties, a multi-family residential portfolio of approximately 7,300 units under operation or development, and control of development rights for an additional approximately 3,700 multi-family and for sale units as of December 31, 2021 adjusted for transactions through January 6, 2022. Gross asset value compiled by RXR in accordance with company fair value measurement policy and is comprised of capital invested by RXR and its partners, as well as leverage.

### **About the Hudson River Park Trust**

The Hudson River Park Trust is a partnership between New York State and City charged with the design, construction, and operation of the four-mile Hudson River Park and Estuarine Sanctuary. Both the Trust and the park itself are governed by the Hudson River Park Act, a 1998 law that established the park and its requirements. Guided by a vision for a magnificent waterfront park, the Trust continues to advance park construction and ensure the park's future financial self-sufficiency by developing the remaining commercial nodes.

### **About Young Woo & Associates**

Founded in 1979, Young Woo & Associates (YWA) has identified and developed a variety of specialized projects in the NY metro area and throughout the United States. The firm has earned a reputation as one of the most innovative developers, largely the result of YWA's unique ability to apply creative solutions to emerging lifestyle trends, implement bold design with new technology and, most importantly, identify up-and-coming locations ripe for creative development.

### **About The Baupost Group**

The Baupost Group is a Boston-based investment manager with a long-term, value-oriented approach. Since 1982, the firm has been thoughtfully stewarding and compounding capital on behalf of families, foundations and endowments, as well as employees who collectively are the firm's largest client. Baupost manages roughly \$29 billion with a broad and flexible charter, investing in a wide range of asset classes, including significant holdings in publicly traded debt and equity securities, private debt, real

estate, and private equity. CEO and Portfolio Manager Seth Klarman has overseen Baupost's investments from the company's inception.

### **About Google**

Google first came to New York in 2000 and has been a dedicated partner to the city and state since. With over 12,000 employees in the state, Google knows New York is one of the most important talent pools in the world because of its unparalleled entrepreneurial and creative energy. Through Grow with Google workforce development programs, local Google.org grant initiatives, continued building development and various public-private partnerships, Google intends to be a staple to New York's economic growth, a vital member of the community and a leader of New York's recovery

### **About Jamestown**

Jamestown is a global, design-focused real estate investment and management firm with a 38-year track record and mission to create places that inspire. Since its founding in 1983, Jamestown has executed transactions in excess of \$35 billion. As of December 31, 2021, Jamestown has assets under management of \$13 billion and a portfolio spanning key markets throughout the U.S., Latin America, and Europe. Jamestown employs more than 400 people worldwide with headquarters in Atlanta and Cologne, and offices in Amsterdam, Bogotá, Boston, London, Los Angeles, Madrid, Milan, New York, San Francisco, and Washington. Current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square in San Francisco, the Innovation and Design Building in Boston, and Groot Handelsgebouw in Rotterdam. For more information, visit [www.jamestownlp.com](http://www.jamestownlp.com).

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