

Hudson River Park Mission Statement and Performance Measurement Report for FY 2019-20

MISSION STATEMENT

As set forth in the Hudson River Park Trust’s enabling legislation, the Hudson River Park Act (Act), Chapter 592 of the 1998 Laws of New York, the mission of the Hudson River Park Trust is to encourage, promote and expand public access to the Hudson River, to promote water-based recreation, and enhance the natural, cultural, and historic aspects of the river from north of Chambers Street to West 59th Street in New York City for residents and visitors to the area. The Trust has authority over the planning, construction, operation and maintenance of Hudson River Park.

PUBLIC BENEFIT

While residents and workers in and around the West side of lower Manhattan may be the primary benefactors, the benefits of Hudson River Park (the “Park”) extend to all stakeholders including the people of the City of New York, the State of New York, local employees, and tourists and visitors from across the region, the country and the world.

PERFORMANCE MEASUREMENT REPORT

1. Plan and Design the Park

Hudson River Park is being designed within an environmental and regulatory framework to provide for a wide of variety active and passive recreational opportunities, including children’s playgrounds, recreational fields and courts, comfort stations, small food concessions, boathouses, lawns, gardens, public art, cultural events and education spaces, and more. For new public park areas, Trust staff, architects, engineers and landscape architects have historically worked with local community members to identify specific programs and elements for the piers and upland areas in each community. As park development advances, areas to be designed continue to undergo collaborative planning and collaboration with local groups consistent with Hudson River Park practices since inception.

During FY19-20, design continued on two important new Park areas: Pier 97 and the adjacent upland area near the northernmost Park boundary and the Gansevoort Peninsula in Greenwich Village. In each instance, the Trust and design teams made presentations to the relevant community boards in which the park areas are located and refined design concepts based on community feedback. Community responses have been overwhelmingly positive, and design is now advancing into the construction document stage with the goal of having completed designs for both areas by the end of 2020. Because Pier 97 is located on New York City-owned property, the design for Pier 97 was also presented to the Public Design Commission, which granted

conditional preliminary approval for the Pier 97 park designs. Preliminary review of the design for the Pier 97 comfort station was also shared with the Public Design Commission in March 2020.

Planning continued on other new projects as well. For example, the Trust hired an architect to design a comfort station, expand the dog run and picnic area, and make other improvements at Chelsea Waterside Park. Conceptual design is now advancing based on feedback provided to the design team by key constituent groups and Community Board 4.

For Tribeca, marine engineers began working on designs for underwater habitat enhancements between Pier 26 and Pier 34 based on goals announced by Governor Cuomo in September 2019 that include introducing more oysters to the Sanctuary. Staff has also begun preparing a Request for Proposals for the upland park area between 29th and 44th Street in anticipation of funding being available; this park zone remains the least improved section of the overall Park.

2. Construct the Park

In FY 2019-20, the Trust made significant progress building new public park areas. Construction of Pier 26 continued throughout the year, and the Trust expects to open the pier for public use and enjoyment in late summer 2020. The local community, represented by Community Board 1, provided strong support for the design vision. Aside from a small active field area that will support the explosive growth in the number of children in Lower Manhattan, Pier 26 will feature a number of educational and environmental components.

Following a public review and comment process that took place the previous year, construction of a new permanent public art installation entitled *Day's End* by artist David Hammons commenced on the south side of the Gansevoort Peninsula. *Day's End* derives its inspiration and name from Gordon Matta-Clark's 1975 artwork once located in the same location, and is being donated to Hudson River Park by the Whitney Museum of American Art, which is also undertaking the construction. Construction is expected to be completed in Fall 2020.

Construction of Pier 55, a new 2.7-acre public pier dedicated to parkland and with performing arts programming, also advanced significantly in FY 19-20, with the completion of all of the pier's piles and signature "pots" and most of the decking completed. The cost of Pier 55 is estimated at \$250 million, with most of the funding coming from the private donor, the Diller-von Furstenberg Family Foundation. Pier 55 is due to open in 2021. Adjacent to Pier 55, the new over-water pedestrian platform and adjacent bikeway improvement between the Gansevoort Peninsula and 14th Street as part of a federally funded transportation grant was opened to the public in 2019.

Rehabilitation and adaptive reuse of Pier 57 also advanced significantly throughout the year. This project is being funded privately by the building's developers, which are also paying rent to help support the Park's operations, and includes a high quality historic restoration performed to meet

federal Department of the Interior Standards for design and materials. As part of the project, the developers are responsible for funding and maintaining over three acres of new public open space both at-grade and on the roof. Interior work by the two subtenants – Google and City Winery – also continued in FY 19-20.

At Pier 40, divers from a marine construction team installed individual “jackets” and made other repairs as part of the Phases 3 and 4 of the Pier 40 pile repair program, although this work was not completed by the end of the fiscal year. The Trust procured contractors for next two phases of this work to start in spring 2020, with completion of Phases 3 and 4 to follow afterwards. The Trust has sufficient funding from the air rights sale to undertake the remaining pile repair work in 2020 and 2021 to ensure that Pier 40 is once again on structurally sound piles that can support public recreational and commercial uses to help support the Park. In early 2020, the Trust also released requests for proposals for Pier 40 façade repairs and roof reconstruction work with the goal of commencing such work in the Summer FY 20-21.

Over the winter of FY 19-20, the Trust undertook the complete reconstruction of the large synthetic turf field at the Pier 40 courtyard so that the sports field could be reopened in time for the spring sports season. Amenities include additional dugouts, line striping, backstops, and higher fences along the baselines. While the work was completed ahead of schedule, COVID-19 has prevented the fields from reopening to the public.

At Pier 66a, also known as the Baltimore & Ohio Railroad Float Transfer Bridge, the Trust made essential structural repairs needed to keep portions of this structure from collapsing. Pier 66a is important in its own right as a historic resource, but it is also the means of access to several historic vessels and an important recreational and revenue-generating facility (Pier 66 Maritime restaurant, or “The Frying Pan”). Nearby, at Pier 66, the Trust replaced the dock at the boathouse so that sailing and maritime education can continue from that location.

At the northernmost edge of the Park, the in-water portion of a modest new over-water pedestrian platform was completed between West 58th and 59th Streets to help improve circulation and safety. The balance of that project should be completed in Summer 2020.

By March 2020, the Coronavirus pandemic began affecting Park construction and construction budgets beginning in March 2020. While some construction was able to continue, it remains to be seen to what extent current or future construction projects such as those currently in planning and design will be affected moving forward.

3. Operate and Maintain the Park

The Trust continues to operate and maintain the Park at a high level so that it remains a community asset and economic generator while simultaneously serving the millions of New Yorkers and tourists who use it annually. The Trust routinely reviews the maintenance needs of the Park and updates its security and maintenance plans accordingly based on available budgets. For example, in FY 2019-20, the Trust has continued to install security cameras to improve

parkwide safety. It works hard every year to maintain its beautiful horticultural assets, and relies on volunteers to help with weeding, bulb planting and other plant-related tasks. Hudson River Park Friends recruited over 2,000 corporate volunteers for this purpose last year.

Maintaining the Park includes capital maintenance projects for both Park-specific repairs and replacements, like playground safety surfaces and intermittent pile repairs, and repairs associated with maintaining legacy assets like Pier 40 and the historic bulkhead. Repairs to legacy assets are often complicated and costly. For example, aside from the ongoing pile repairs noted above, at Pier 40, there is a continued effort under way to replace the enormous pier's sprinkler system, reconstruct portions of the roof, repair critical areas of the facade and make other life safety improvements.

Beyond Pier 40, in FY 19-20, a contractor retained by the Trust conducted repairs of piles and bulkhead sections at multiple areas in the Tribeca, Greenwich Village, and Hell's Kitchen Park sections, ensuring that they will remain in a state of good repair. Other repairs were implemented for a similar reason, such as the replacement of paving at multiple locations, installing new asphalt at key locations, and addressing drainage issues at the Pier 62 skate park.

The terrorism incident of October 31, 2017 on the adjacent New York State Department of Transportation-owned bikeway, and the permanent barriers that have been installed to keep vehicles off the bikeway, have forced the Trust to revisit many aspects of its operations and maintenance activities. For instance, given the difficulty of traversing the Park, the Trust has been focused on creating outposts for certain sanitation and operations functions. During FY19-20, the Trust also created a new staff position, Senior Director of Public Safety, to further plan for public safety.

COVID-19 began affecting how the Park cleans and cares for various park areas in March 2020, and certain areas including fields and courts had to be closed for public safety. As is true throughout New York State and New York City, many aspects of the Park's operations were being modified and adapted to comply with new laws, rules and best practices, and the Trust expects many changes to remain into FY 20-21 and beyond.

4. Provide Free and/or Low Cost Public Recreational, Educational and Cultural Opportunities

Until March, when they had to be closed for public safety, the Park's athletic facilities were again heavily used by residents and visitors. The ballfields at Pier 40 alone again experienced more than 240,000 users in FY 2019-20, while the tennis and basketball courts, skate parks, four permanent non-motorized boathouses, and playgrounds throughout the Park drew tens of thousands more. More than half of the total number of non-motorized boating trips in New York City are estimated to take place through one of Hudson River Park's boathouses.

Last year, the Trust's Estuary Lab hosted 500 environmental education programs serving 33,000 Park visitors and NYC students. This includes hosting 250 school and summer camp field trips that together delivered high quality programming to 10,000 City students. 67% of groups

attending field trips were awarded need-based fee waivers, and the Trust again proudly served students from all five boroughs of NYC.

The Estuary Lab also delivered over 100 free and low-cost public drop-in programs targeting a wide-ranging audience of park visitors from toddlers to seniors and focused on such topics as park wildlife, waterfront history, oyster restoration and sustainability. The SUBMERGE Marine Science Festival, a daylong celebration of NYC's coastal waters, attracted 7,500 participants in 2019, bringing engaging science to life and promoting environmental awareness.

The breadth and depth of marine science education and research in the Park leaped forward in 2019 as The River Project, a community-supported marine field station, laboratory and native aquarium, became formally integrated within Hudson River Park. The River Project has worked side-by-side with the Trust's Estuary Lab over many years and the two organizations are now united in a joint mission to support the health and habitat of the Park's Estuarine Sanctuary through hands-on environmental education and scientific research.

In 2019, the Trust organized another highly successful season of free public events. Both Thursday night Jazz at Pier 84 and Sunset on the Hudson Friday night concerts saw great crowds attending a relaxing and eclectic series of musical entertainment. The Blues BBQ Festival held on a perfect weather day in August was at capacity with over 7,000 music and food enthusiasts in attendance. Sunset Salsa continued to be a seasonal favorite, drawing over 2,500 dancers for each session. Hudson RiverKids children's programming increased in popularity over the previous year, with more than 300 people regularly attending performances in Tribeca every week. Finally, the annual Pumpkin Smash fall festival cemented its reputation as a favorite of Park patrons. In 2019, approximately 1,200 local residents generated over 2,000 pounds of compost by smashing their pumpkins, and in the process, learned a great deal about the benefits of composting in the Park and NYC at large.

5. Promote Environmental Stewardship and Enhance the Estuarine Sanctuary

The Trust continues to take seriously its mandate to protect and enhance existing marine habitat and the 400 acres of Estuarine Sanctuary. This is achieved through multiple partnerships and science projects including a robust slate of research initiatives, through work on the Estuarine Sanctuary Management Plan, and through direct efforts to enhance the river and park environment.

In 2019, the Trust continued its work on its Pier 32 oyster research initiative, which involves measuring growth and mortality rates of oysters at 12 locations over a three-year term. In addition, the Estuary Lab furthered its collaborations with the citywide Billion Oyster Project initiative by supporting 24 oyster research stations throughout the Park, and co-led an environmental DNA research project involving the collection and sequencing of water samples for fish DNA at three Park locations with the renowned Cold Spring Harbor Laboratory. Another initiative includes the ongoing management of two instruments in the Hudson River Ecosystem

Conditions Observing System (HRECOS) network, a group of near real time instruments in the lower Hudson River tracking and sharing water quality measures.

Throughout 2019, the Trust's Estuary Lab continued its partnership with Brooklyn College to sample sanctuary waters for the presence of microplastics -- plastics smaller than 5mm -- with the objective of obtaining baseline microplastic concentration data for the Sanctuary. The Estuary Lab also expanded its efforts to collect and categorize plastic marine debris by adding a new sampling site and removing 555 pounds of plastics from the Pier 76 and Gansevoort Peninsula shorelines. Staff reports this data to the National Oceanic and Atmospheric Administration's (NOAA) marine debris program.

The Trust's plastics research and education programs inspired the "Park Over Plastic" initiative launched in May 2019. Park Over Plastic is a growing alliance of Park staff, visitors, tenant businesses, and other stakeholders collectively working to reduce plastic pollution in the Park and beyond. The Trust developed a Green Partnership program with its tenants, created a Green Resource Guide to inform going low waste, installed 40 indoor and outdoor bottle fillers throughout the Park, expanded Park recycling and strategically shared plastic reduction messaging on Park social media channels.

In 2019, the Trust's Community Compost Program also continued to grow, in partnership with NYC's Department of Sanitation, Council Member Corey Johnson, and Hudson River Park Friends. Impressively, 85,753 pounds of organic waste were collected from the Park's offices, boathouses and community drop-off sites, with an overall upward trend in pounds collected throughout the year. The Trust's horticulture team also contributed 350,000 pounds of horticultural waste while maintaining the Park this year. In total, the Park turned over 435,000 pounds of organic waste into compost during 2019, a 23% increase from 2018. Trust employees and community members were also educated at workshops, volunteer events and public programming to encourage best practices in composting. In March, composting was suspended due to COVID-19.

The Trust has also been working closely with the development team for Pier 57 and its subtenant, Google, to plan an interactive estuary-focused science classroom, to be operated by the Trust, at Pier 57. In addition, Estuary Lab is actively engaged with the design process for the Gansevoort Peninsula to ensure that the salt marsh and other habitat enhancements at the Gansevoort Peninsula support the Trust's habitat goals. Finally, the Estuary Lab is leading the effort to plan for the Tribeca Habitat Enhancements noted above.

6. Establish an Estuarine Sanctuary Management Plan

The Act required the Trust to prepare an Estuarine Sanctuary Management Plan (ESMP) which has provided guidance on balancing the needs of various Park purposes while monitoring and enforcing Park policies, laws and regulations to manage and protect the sanctuary. FY19-20 was a very active year for the continuing effort to update the ESMP, which will include an action plan

for the next decade focused on three management areas: (1) Education, (2) Research and Habitat Enhancement, and (3) Public Access and Resource Management. Technical Advisory Committees (TACs) comprised of experts in these areas supported this effort throughout the year.

7. Promote economic development and tourism in the state of New York

Annually the Park is visited by millions – both New Yorkers and visitors to the City. As the number of Park amenities increases and as the types of tenants and permittees grow more diverse, such as the location of offices for Google at Pier 57, the number of visitors and opportunities for economic growth will continue to emerge.

However, the Coronavirus pandemic that impacted New York City at the end of the last quarter of FY19-20 is requiring the Trust and other government agencies to reconsider plans and practices. As noted above, many of the Park's events have historically drawn large crowds, which will likely not be permitted throughout most of FY20-21 due to the need for social distancing. As will occur for parks and recreation areas throughout New York State, the Trust will face new challenges in finding ways to encourage economic development and tourism while also meeting State and City Department of Health guidelines required to reduce the spread of COVID-19.

8. Operate on a model of economic self-sufficiency

The Trust seeks to ensure the Park's future financial self-sufficiency by growing its annual revenue, currently generated principally through commercial leases at certain piers as well as shorter term occupancy permits, fees and sponsorships. In addition, the Trust continues to work closely with Hudson River Park Friends (Friends), a non-profit dedicated to raising money for the Park, including on its successful initiatives to raise funds for playgrounds, art restoration, composting equipment, volunteering and other important projects. In FY 19-20, the Trust succeeded in funding all operating expenses (but not capital maintenance) from income sources within the Park.

In early 2020 at the request of Governor Cuomo, the Trust organized and held several meetings with a new Task Force consisting of elected officials and representatives of the local community boards, Friends and the Advisory Council to address potential future uses of Piers 40 and 76 that can generate revenue for Park operations while also providing increased open space for both locations. Until COVID-19, the goal had been for the Trust to work with the Task Force to inform recommendations for any amendments to the Hudson River Park Act that would be needed to redevelop both piers and other suggestions for income generation by May 2020. Due to the COVID-19 pandemic, the last Task Force meeting had to be canceled. Meanwhile, as part of the FY 21 Budget, the State amended the Act to require that New York City transfer Pier 76 to New York State and the NYPD tow pound to leave by December 31, 2020, with the potential for the City to pay occupancy fees if the City does not show good faith efforts to find a new tow pound location. The Trust will continue to coordinate with the State and City regarding both piers.

Finally, as noted above, the Trust expects to face substantive fiscal challenges in FY 20/21 due to the economic impact of COVID-19. Issues that it may face include the uncertainty of State and City capital funds being available to continue construction of new Park piers and losses in operating revenue due to reduced operations in the summer 2020 as civil orders continue to delay the opening of entertainment, tourism and restaurant uses.