

Hudson River Park Mission Statement and Performance Measurement Report for FY 2023-24

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 a carefully planned environmental and regulatory framework to provide for a wide variety of active and passive recreational opportunities, including children’s playgrounds, recreational fields and courts, restroom facilities, small food concessions, boathouses, lawns, gardens, public art, cultural events, 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 planning and collaboration with local groups consistent with Hudson River Park practices since inception. As of the end of FY 2024, the Trust has made significant progress in the design and construction of the Park. Remaining areas include the Estuarium, the upland area between West 29th and 46th Streets and Piers 40 and 76.

In September 2022, the Trust previously approved a contract with Sage & Coombe as the lead designer to prepare the design for the new Estuarium. The Estuarium would be an approximately 10,000-square-foot new environmental education and science building located upland of Pier 26. Throughout FY 2024, designs for the building, landscape, exhibits, water intake and mechanical systems continued to progress and the Trust hosted public meetings to share and solicit feedback on design.

In January 2024, the Trust selected Marvel Architects, Landscape Architects, Urban Designers, PLLC (Marvel) in response to a Request for Proposals to design the unfinished area of Hudson River Park located between West 29th and 46th Streets, which will be a very challenging area to design and construct due to existing land uses and tenant occupancies. A kickoff meeting between Trust staff and Marvel’s landscape architects occurred during the last quarter of FY 2024 after

execution of the contract with the goal of commencing the preparation of design plans and community engagement in FY 2025.

In the Summer of 2023, the Trust formed the Pier 76 Task Force to begin discussions with key stakeholders on the future redevelopment of Pier 76 and to collectively develop some actionable ideas that can advance the dual goals of creating significant new, high quality public open space and generating revenue to help support the overall care of Hudson River Park, consistent with the Act. The Task Force met six times between July and November 2023 to discuss open space and revenue generating opportunities at the pier, engineering and cost assumptions, and Hudson River Park's long-term projected financial needs. The Task Force effort was facilitated by expert consultants from Field Operations and HR&A who helped the group explore these topics within both the context of the surrounding public realm and the current economic reality of New York State and New York City. Manhattan Community Board 4's representatives were invited to present the Board's Affordable Housing Plan and nearby uses and developments to provide neighborhood context to inform the discussions. Subsequent to the Task Force process, the Trust continued discussion in public meetings with Manhattan Community Board 4, which in March 2023 adopted a resolution to support amending the Act to allow for a broader range of uses to be considered as part of the future redevelopment of Pier 76. The Trust has also made information prepared for the Task Force available through its website and has discussed the process and ideas with its Advisory Council.

2. Construct the Park

Construction activity on new open space areas advanced significantly during FY 23-24 resulting in the opening of new public open space at the Pier 26 Science Playground, Gansevoort Peninsula, and Pier 97, as well as the opening of a redesigned and enhanced Chelsea Waterside Park.

A. Pier 26 Science Playground

Construction of the new Science Playground in Tribeca adjacent to Pier 26 was completed in January 2024 when the first group of school children joined staff and donors for the January 23, 2024 grand opening. The project was funded primarily by the Trust's non-profit fundraising partner, Hudson River Park Friends, with additional support from the Manhattan Borough President and City Council. The new Science Playground includes unique play equipment including a 90-foot-long Atlantic sturgeon and 49-foot-long Shortnose sturgeon, along with slides, climbing nets and other features designed as aquatic organisms.

B. Gansevoort Peninsula

Construction of the 5.5 acres of new public park at the Gansevoort Peninsula, a former Department of Sanitation facility was substantially completed in late September 2023. The public opening occurred on October 2, 2023 with Governor Hochul, Deputy Mayor Joshi, Manhattan Borough President Levine and other elected officials, Board members and community members coming together to celebrate the fantastic new park space. The new park section includes a large sports field, sand and rocky beach with a landing for nonmotorized boats, adult fitness area, and public seating and walkways. The new dog runs -- one for large dogs and one for small dogs, as well as a special dog socialization area -- opened on December 11, 2023. The installation of a salt marsh on the north side with native grasses and plantings coupled with submerged reef balls and oyster gabions provides valuable habitat, improves resiliency and serves as an educational and research opportunity. Construction of the new

maintenance and restroom building also continued throughout FY 2024 and is expected to be open in mid-2024.

C. Pier 97

Construction of Pier 97 began in Fall 2021 with substantial work occurring throughout FY 2024 such that a large portion opened to the public in late December 2023 while construction continues on other areas. This new park pier includes a playground with water spray features, a granite “all ages” slide, a sports field, gently sloping lawns, an elevated belvedere with integrated seating, and sunset plaza chairs for relaxation. Work also continued in constructing the new restroom, maintenance and small concession building with the hope that the building will open to the public in early FY 2025.

The Trust also continues to provide the necessary plans and other documents to the New York State Department of Transportation as precursors to receiving federal funding for completing finishes for the permanent esplanade and bikeway that will better connect Hudson River Park to New York City’s Riverside Park South proximate to Pier 97 as well.

D. Chelsea Waterside Park

Construction of Chelsea Waterside Park Phase II upgrades, which include a new restroom facility with solar panels to reduce the Park’s energy footprint, an expanded picnic area, a reconstructed synthetic turf field, a larger dog run, and other improvements was completed in June 2023. The Trust held a ribbon cutting ceremony and was joined by State Senator Hoylman, Assembly Member Simone, City Council Member Bottcher, Deputy Manhattan Borough President Aya Keefe, former Assembly Member Gottfried, and former State Senator Duane, as well as many members of Community Board 4, the Hudson River Park’s Advisory Council, and dozens of members of the Chelsea Waterside Park Association to celebrate this project’s completion.

E. Other Construction

In July 2023, the Trust commenced construction of four interim pickleball courts adjacent to the Park’s storage yard near 34th Street and south of Pier 76. The courts opened to the public on November 14, 2023 and the Trust has seen heavy usage even through the winter months. Resurfacing of the newly surfaced tennis courts south of Pier 40 near Houston Street was completed and the tennis courts have been fully used. In FY 2023, a new crosswalk was installed by the Trust’s partner agencies NYS and NYC Department of Transportation, with encouragement from the Meatpacking District BID, at Gansevoort Street, improving safe connections in this heavily used park area. A second new crosswalk was installed south of Houston Street next to the refurbished tennis courts to facilitate access to the newly-opened office building at 550 Washington Street. The Trust’s Horticulture team also restored the Habitat Garden located between West 26th to 29th Streets in the spring of 2023.

F. Pier 40

At Pier 40, divers from marine construction firms completed the installation of individual “jackets” and make other repairs to Pier 40’s piles and deck as part of the pier’s comprehensive structural pile repair program. Collectively, these repairs will ensure that Pier 40 is once again supported by structurally sound piles needed for public recreational and commercial uses that help support the Park’s overall care and operations. Work continues to progress on replacing the new sprinkler system and other infrastructure projects.

3. Operate and Maintain the Park

The Trust continued to maintain the wide variety of plants and trees throughout the Park in FY 23-24. During the 2023 season, the Trust's Horticulture Department worked with Hudson River Park Friends to host 118 volunteer events with over 3,000 volunteers. The Trust also continued its highly successful compost program, combining collections from the public with brown plant matter that would have become horticulture waste to create healthy, nutrient-rich soil used throughout the Park.

The Trust's Operations and Facilities Departments continued to provide day-to-day care of the Park, from daily cleaning of park areas, restrooms and office spaces, to trash and graffiti removal, to keeping fountains and other key infrastructure working in good order. Trust staff continued to manage contracts for on-call services, including janitorial, irrigation, elevator inspections, and upgrading and repairing fire alarm systems, allowing the Park to meet its high maintenance standards.

Beyond day-to-day care, 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 23-24, the Trust continued to expand its security system by adding new cameras and related infrastructure. The Trust also expanded its routine marine inspection efforts to better identify emerging issues as the Park ages; some of these structures are now approaching 25 years since their reconstruction as public park piers. The Facilities and Operations Departments continue to install energy-efficient LED lighting throughout the Park, and the Trust executed a new contract with the New York City Parks Department for safety services from Parks Enforcement Patrol officers, expanding the number of contracted officers to support newly completed park areas.

Maintaining the Park includes undertaking significant capital maintenance projects. These range significantly in nature and complexity, with capital maintenance at legacy assets like Pier 40 being most intensive. In FY 23-24, the Trust commenced resurfacing and repairs to a water spray area at the Pier 25 playground and repaired wood decking at Pier 45 while also continuing to advance sprinkler upgrades and parking structure repairs within Pier 40, for example.

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

Throughout FY 23-24, the Park was used by millions for walking, exercising and relaxing. The ballfields were once again heavily used throughout the year by local schools, youth and adults leagues, and by the community more broadly during open play hours. The new sports fields at Gansevoort Peninsula and Chelsea Waterside Park provide much needed space for youth and adult leagues alike, with the Trust issuing more than 7,000 permitted field hours to more than 56 groups in the 2024 Spring season alone.

During the 2023 season, the Trust organized and hosted over 400 free events throughout the Park footprint, including the Hudson River Dance Festival, sunset salsa lessons, Tide Deck tours and science programming, plus a full range of fitness classes. Over 15,000 people attended the annual Blues BBQ festival at Pier 76 on August 13, and the Trust saw robust attendance at its other performances, festivals, educational programming, dance classes and more. The Pumpkin Smash event in November 2023 attracted nearly 1,000 additional patrons, for a total of 1,700, and received

city-wide media coverage. In response to community suggestions, the Trust also partnered with Bike New York to host introductory bike riding classes for adults and children at Pier 76, which is currently well suited for this use. Additionally, various Park tenants continued to provide free or low-cost programming, such as free kayaking and historic boat tours, expanding the Park's reach and breadth of offerings.

The Trust's River Project once again hosted hundreds of in-person educational programs throughout FY 24, including over 100 enriching STEM programs, camp field trips and public drop-in programs throughout the year. Additionally, for the first time, the Trust was able to offer robust winter programming thanks to the new Discovery Tank classroom at Pier 57. Winter programming included Painting Nature, Ask a Scientist and Guided Gallery events led by the River Project team. Adjacent to the classroom, the River Project maintains a gallery open to the public in which educational exhibits are rotated throughout the year to teach aspects of the Hudson River ecosystem. Over two-thirds of available field trips hosted by the River Project hail from Title 1 Schools, and staff conducts significant outreach so that teachers and administrators from across New York City are aware of the Park's affordable or free educational offerings.

The Park continued to work closely with many permittees and tenants to facilitate additional free and low-cost recreational, educational and cultural opportunities. At the Park's four purpose-built boathouses and Pier 40, permittees continued to provide safe, accessible, free and low-cost on-water boating opportunities for the public, serving over 50,000 people. Collectively, the boating permittees within the Park form the largest on-water boating program in the region. In addition, the Trust has partnered with the US Coast Guard Auxiliary and the Nautical School to provide free and low-cost boating education programs in recognition of the Sanctuary's value for recreational boating and the Trust's commitment to public safety.

5. Promote Environmental Stewardship and Enhance the Estuarine Sanctuary

The Trust continues to make significant advancements in its mandate to protect and enhance existing marine habitat and the approximately 400 acres of Estuarine Sanctuary.

Environmental education has been a longstanding Trust priority, and efforts in FY 23-24 built on prior successes while expanding to include new educational spaces within the Park. Field trip programs hosted by the River Project team served over 4,000 NYC students. These programs take place at locations throughout the Park including the Pier 26 Tide Deck, Pier 40 Wetlab and the newly-opened Pier 57 Discovery Tank. Field trips offer hands-on opportunities for students to explore fish, plankton, shoreline ecology, pollution, climate change and more. During the 2023 summer programming season, the Trust offered over 400 public education programs including catch & release fishing, Wetlab aquarium open hours, science lectures, early childhood STEM programming, park tours and more.

The Pier 57 Discovery Tank opened in the Spring of 2023 and features a technology-powered gallery with a series of digital games that invite visitors to explore life beneath the surface of the Hudson River and learn about the fascinating wildlife within our local waterways. Notably, this environmental classroom is also the Trust's first full-size education classroom, and its creation has allowed the Trust to offer an expanded roster of field trip programs, teacher trainings and public events year-round in a temperature-controlled environment.

While rain forced the cancellation of the first day of the Trust's annual SUBMERGE Marine Science Festival, which would have served over 1,000 additional students, the second, public day of the festival hosted over 4,000 attendees. Guests at the festival were able to engage with over 20 organizations including New York State, New York City, federal and non-profit partners providing unique and interesting opportunities to learn about marine science. The event also showcased a wide range of local wildlife including raptors, owls, turtles, terrapins, seahorses and crabs.

Since 2021, the Trust has installed over 35 million oysters into the Park's Sanctuary waters -- a third of New York City's total restored oyster population as of 2024. During Summer 2023, the Trust completed the second phase of the Tribeca Habitat Enhancement Project as well as the second year of a five year research program designed to assess the health and habitat value of these enhancement structures. The Trust also received a \$750,000 grant from the National Oceanic and Atmospheric Administration through Congressionally Directed Funding for a multiyear research project on the 300 habitat enhancements that were installed north of the Gansevoort Peninsula's new salt marsh as part of the Gansevoort Peninsula park construction project. The research will begin in 2024.

Throughout the year, the Trust had meetings with and consulted with members of its Technical Advisory Council (TAC) as provided for in the adopted Estuarine Sanctuary Management Plan (ESMP). The Trust held its third annual ESMP Science Sanctuary meeting in January 2024, inviting members of the TAC along with local university and college faculty members and other environmental partners. During the meeting, the Trust provided updates on the seven research projects conducted by the River Project, including on fish ecology, eDNA, plastic pollution, water quality, pathogens, and studies focused on Park habitat enhancement efforts. Visiting scholars were also invited to share findings related to the Gansevoort Peninsula salt marsh including regarding oyster recruitment and genetics, the effects of Combined Sewer Outfall impact on microbial community assemblages, and images of the aquatic life in the Hudson River. The Trust also held the annual ESMP Technical Advisory Council meeting on February 1, 2024 to provide a comprehensive review of the Sanctuary and plans for upcoming programs and projects.

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

Throughout the fiscal year, the Park was again visited annually by millions of people – both New Yorkers and visitors to the City. The Trust continues to work with a wide range of partners on promoting New York City as a premier destination.

Notably, Little Island continues to receive considerable news coverage and brings many new visitors to the Park and New York City through a combination of its iconic architecture and cultural programming. At Pier 57, the public park rooftop and its thrilling views continues to be a significant attraction, and the ground level Market Hall as well as City Winery are welcome new attractions providing exciting food options including from first generation business owners. The new beach and other amenities at Gansevoort Peninsula made the New York Times and other local news, proving to be a new destination for New Yorkers and tourists alike.

The Trust is a founding member of the West Side Cultural Network, a collaboration between cultural institutions on the West Side to promote collective offerings and the neighborhoods adjacent to the Park. Through this partnership, institutions including the Whitney, the Shed, Poster House, Rubin Museum, and Highline, among others, join together to produce the Westside

Festival, a daylong celebration of the cultural hub that has grown between the Meatpacking District and Hell's Kitchen. The first Westside Festival took place in Summer 2023.

Throughout the year, many tenants and permittees, including but not limited to Chelsea Piers, the Intrepid Museum, Circle Line, City Winery and Vineyard, Grand Banks, Drift Inn, and the Park's carousel, miniature golf and trapeze school continued to provide significant and sometimes unique employment opportunities while attracting and serving significant numbers of visitors. Similarly, the Trust hosted film and television shoots, fashion shows, events like the New York City Wine and Food Fest, Bike MS and a wide range of non-profits for walk/run fundraisers. Nearly all these events enhanced both local employment and brought visitors to New York City.

7. 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 parking fees, shorter term occupancy permits, field fees, sponsorships, and grants and donations through its fundraising partner, Hudson River Park Friends. In FY 24, the Trust selected a new concessionaire for a marine operator at Pier 40 following a public procurement process. New York Water Tours will provide dinner and sightseeing cruises from Pier 40, similar to past marine operations at Pier 40. As part of its sustained commitment to engaging with local communities, the Trust worked with New York Water Tours to present plans for Pier 40 operations to Community Board 2's Waterfront and Parks Committee on February 7, 2024. The Trust continues its management of the Pier 40 Parking Garage, including attracting new contract customers, and the garage continues to provide substantial revenue to support Park operations. In addition, the Trust continues to work closely with Hudson River Park Friends, a non-profit dedicated to raising money for the Park, including its successful initiatives to raise funds for playgrounds, art restoration, composting equipment, volunteering and other important projects.

While the Trust continues to face challenges long-term with respect to the costs of capital maintenance, which were not anticipated during the Park's early planning process, the Trust continues to operate on a financially self-supporting basis, even generating modest excess operating revenue that can be used in support of the capital maintenance needs. By the end of FY 24, the Trust's unaudited financial position was more favorable than budgeted, especially benefiting from two onetime payments – one from the Gateway Tunnel project for a permanent easement and one from an unanticipated transaction rent event at Chelsea Piers as required under the new lease -- each over \$8 million.