

# **Hudson River Park Mission Statement and Performance Measurement Report for FY 2025-26**

## **MISSION STATEMENT**

As set forth in the Hudson River Park Trust’s (“Trust”) 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 and amenities, including children’s playgrounds, recreational fields and courts, restroom facilities, small food concessions, boathouses, lawns, gardens, public art, locations for cultural events, education spaces, and more. For new public park areas, Trust staff, and professional architects, engineers and landscape architects have historically worked in a consultative process with local community members to identify specific programs and elements for the piers and upland areas in each community. Such planning and collaboration with local groups has been a consistent Trust practice since inception.

As of the end of FY 2026, the Trust has completed construction of nearly all originally planned public park components envisioned by the Act. Areas that continued to be in design during this fiscal year include: (i) the Estuarium, an environmental education and science building that will host aquatic species from the Hudson River, to be located in the upland area near Pier 26; and (ii) the esplanade and upland area between West 29<sup>th</sup> and 44<sup>th</sup> Streets. Future areas for final design include Pier 40 and Pier 76.

In September 2022, the Trust approved a contract with Sage & Coombe to lead a multi-disciplined design team charged with preparing the design for the new Estuarium. Throughout FY 2026, designs for the building, landscape, exhibits, and water intake and mechanical systems continued to progress, and the Trust continued to host public meetings to share and solicit feedback on design. Specifically, the design team and the Trust held a meeting with Manhattan Community Board 1 in September 2025 to share updates on the designs, including the interior display tanks, immersive

gallery, classroom features, and the green roof. Since then, refinements have continued based on feedback from the community and the Board's Design Committee. While this project is not yet fully funded, the Trust is hoping to begin construction of the building and water intake structures in 2027, subject to securing all required approvals.

In January 2024, the Trust selected Marvel Architects, Landscape Architects, Urban Designers, PLLC (Marvel) in response to a Request for Proposals to lead a team to design the unfinished area of Hudson River Park located between West 29<sup>th</sup> and 46<sup>th</sup> Streets – a challenging area due to existing land uses and other occupancies. For this reason, the design and eventual construction work will be done in stages. Marvel has been engaged in planning and design work for the northern portion of the zone north of West 39<sup>th</sup> Street, and several stakeholder meetings were held throughout FY 2026. On May 28, 2025, the Trust held its second design engagement meeting that was open to the public so that Marvel could provide updates on its design based on the first community engagement meeting held in January 2025. The Trust and design team met with Manhattan Community Board 4's Waterfront, Parks and Environment Committee in June 2025 and its Traffic and Transportation Committee in September 2025 to address goals related to greening and improving the vehicular area from 39<sup>th</sup> to 44<sup>th</sup> street. A number of meetings have also been held with New York City's Department of Transportation and Economic Development Corporation and the Pier 78 private owner to begin exploring traffic and other circulation issues and potential opportunities for improvements east of Piers 78 and 79.

Throughout the year, the Trust continued to engage with the Battery Park City Authority (BPCA) regarding its proposed Northwest Resiliency project, which aims to install floodwalls and other measures around Battery Park City and adjacent areas in Lower Manhattan to prevent damage from storm surge to that residential and commercial community. A small portion of that project would occur within the southern portion of Hudson River Park and its Estuarine Sanctuary, with other work occurring adjacent to the Park. After BPCA released its Final Environmental Impact Statement (FEIS) and SEQRA Findings Statement for the project in May 2025, the Trust staff worked with BPCA and the New York State Office of General Services on an easement that would provide BPCA with an approximately six-foot-wide easement over a small portion of the Hudson River Park Estuarine Sanctuary needed to support the northern section of BPCA's Northwest Resiliency project. In March 2026, the Trust's Board of Directors adopted the Trust's SEQRA Findings Statement based on BPCA's FEIS and consented to OGS's proposed permanent easement to be granted to BPCA. The Trust also issued initial construction permits to facilitate early utility relocation and tide gate work in a portion of the upland section of Hudson River Park bordering Battery Park City. Staff will continue to engage with BPCA and the Hudson River Park Advisory Council as planning details for future construction within the Park become known. Construction in this southern portion of Hudson River Park is expected to last three to four years. BPCA has committed to provide \$6 million towards construction of the Estuarium as mitigation to impacts in the Park during this extended construction period.

The Trust also continued to work with the New York State Department of Transportation (NYSDOT) on design and other aspects of NYSDOT's review required to receive federal funding for completing finishes for the permanent esplanade and bikeway that will better connect Hudson River Park with New York City's Riverside Park South in the area north of Pier 97.

## **2. Construct the Park**

### **A. Pier 97**

Construction of Pier 97 began in Fall 2021 and the park was fully opened in FY 2025. 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. At the end of FY 26, construction of the new restroom, maintenance and small concession building on the adjacent upland area was completed and the restroom opened to the public.

### **B. Other Construction**

In July 2024, the Trust entered into a contract with Hudson Meridian to serve as Construction Manager as Builder to plan, oversee and issue construction bids for important capital maintenance work needed at Pier 40, including continuing upgrades of the fire suppression system, repair work to the parking garage required by State and City laws, and the deteriorated loading dock that surrounds the Pier 40 courtyard fields. After Hudson Meridian procured the construction contractors, work on the fire suppression system and repair work to the parking garage continued throughout FY 26.

In the summer of 2025, Chelsea Piers completed new public improvements to the public walkway area adjacent to the Hudson River pursuant to the terms that the Trust has negotiated with Chelsea Piers when renewing its lease in 2022. The new public walkways and improved signage have made it clearer that pedestrians and runners can use the wide public walkway adjacent to the Hudson River for north-south passage, diverting pedestrian traffic from the narrow sidewalk in the front of the Headhouse adjacent to the Chelsea Piers’ service roadway.

## **3. Operate and Maintain the Park**

In January 2025, the Trust selected a new on-call parkwide construction manager to oversee several smaller capital maintenance projects throughout the Park. Construction work occurring in FY 26 included the installation of new replacement shade canopies at Pier 45 and a renovated turf field at Pier 46. The Trust’s art conservator, EverGreene Architectural Arts, also continued cleaning and conserving several public sculptures in the Park including the LGBT Memorial and Two Too Large Tables. In December 2025, the Trust entered into a contract with PMY Construction Corp. in response to a competitive procurement to rehabilitate portions of the Pier 51 playground, including updating play equipment and installing a new poured-in-safety surface. The play equipment was fabricated off site in the last quarter of FY 26 and installation is expected to occur in the fall of FY 27 to minimize the effects of temporary closures on children, their families and caregivers.

The Trust also selected a new parkwide marine contractor in January 2025 to make necessary state-of-good repair improvements to piers, docks and bulkheads based on engineering inspections conducted by the Trust’s marine engineers. Environmental permitting to allow the in-water work was completed in FY 26 and Reicon Group, LLC is expected to begin the repair work in late spring

2026 with ongoing parkwide marine repairs occurring over a four-year period now that regulatory approvals have been secured.

The Trust continued to maintain the wide variety of plants and trees throughout the Park in FY 25-26. 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, and elevator and fire alarm inspections, allowing the Park to meet its high maintenance standards.

Construction of the Hudson Tunnel Project by the Gateway Development Corporation in a portion of the Park between W 29<sup>th</sup> and W 30<sup>th</sup> Streets began in July 2025. The Trust continues to work closely with the Gateway Development Corporation and its contractors to ensure construction work minimizes impacts to the Park's patrons that use the upland walkway and adjacent bikeway and sail, kayak or paddleboard in the Hudson River near the construction site. Hudson Tunnel Project construction is expected to continue in the Park over a four-year period.

During the 2025 season, the Trust's Horticulture Department worked with Hudson River Park Friends to host volunteer events, including planting, shoreline clean up, and oyster monitoring, with more than 2,500 volunteers. The Trust also continued its highly successful composting program, combining collections from the public with brown plant matter that would otherwise become horticulture waste to create healthy, nutrient-rich soil used throughout the Park.

Following a competitive selection process, Mavik Enterprises, Inc. d/b/a Hudson Plate began operations at the Gansevoort concession for the summer 2025 season, providing food and beverages to Park patrons, including those using the beach, seating areas and turf field at Gansevoort Peninsula. The Trust also contracted for beverage and food services via mobile food carts near the Pier 62 carousel and the new kiosk at Chelsea Waterside Park with New York Picnic Company, Inc. during the summer 2025 season.

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 26, the Trust continued to expand its security system by adding new cameras and related infrastructure as well as additional access controls at various park building doors and gates. Ongoing maintenance also included the purchase of new parkwide trash cans and carousel tables and chairs throughout the Park. The Trust also continues to purchase electric vehicles and equipment to support its operations and continue its transition away from fossil-fuel powered equipment where possible.

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

Throughout FY 25-26, the Park was used by millions for walking, exercising and relaxing. The park's multiple ballfields were once again heavily used throughout the year by local schools, youth and adult leagues, and by the community more broadly during open play hours. The Trust hosts

over 100 different sports leagues and schools each year, providing a key active recreational outlet for New Yorkers.

During the 2025 summer season, the Trust organized and hosted over 400 free events throughout the Park, including Pride weekend at Piers 45 and 46; Bollywood and Bhangra dance at Pier 63; Sunset Salsa and Dance is Life at Pier 76; Jazz at Pier 84, the Broadway by the Boardwalk six-show series at Clinton Cove; Tide Deck tours and science programming at Piers 26, 57 and 97, and a full range of fitness classes. A Juneteenth celebration was curated by Ladies of Hip-Hop at Pier 45, and Papi Juice provided music at Pier 46 on June 26 in celebration of Pride. Over 14,000 people attended the Trust's annual free Blues BBQ festival at Pier 76 in August, and the Trust saw robust attendance at its other performances, festivals, educational programming, dance classes and more. The annual Pumpkin Smash event on November 1, 2025 resulted in the smashing of over 2,000 pounds of pumpkins in support of the Trust's composting program. The Trust continued its partnership with Bike New York for a third year to teach over 1,000 New Yorkers -- both adults and children -- how to ride a bike or enhance their biking skills at Pier 76.

The Trust's River Project once again hosted hundreds of in-person educational programs throughout FY 26, including a wide variety of enriching STEM programs, camp field trips and public drop-in programs throughout the year. 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.

The Trust hosted HYROX for its New York running and workout race event over three days from May 30 to June 1, 2025 with over 30,000 participants and spectators. Hudson River Park was proud to host the Erie Canal Boat *Seneca Chief* at Pier 26 on October 25 and 26, 2025 for its final stop on its 500-mile voyage in celebration of the 200<sup>th</sup> anniversary of the Erie Canal. Governor Hochul led the celebratory "wedding of the waters" ceremony. A member of the Haudenosaunee nation also participated in the ceremonies along with other dignitaries from New York State.

## **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. Field trip programs hosted by the River Project team served over 5,000 NYC students through programs taking place at locations throughout the Park including the Pier 26 Tide Deck, Pier 40 Wetlab, Gansevoort Peninsula, the Pier 57 Discovery Tank, and Pier 97. Field trips offer hands-on opportunities for students to

explore fish, plankton, shoreline ecology, pollution, climate change and more. During the 2025 summer programming season, the Trust offered a range of public education programs including catch & release fishing, Wetlab aquarium open hours, science lectures, early childhood STEM programming, park tours and more. The River Project also held its third annual “Crab Week” in mid July 2025 to promote the role of crabs in the Hudson River environment, which also was introduced with WNYC in the popular science podcast “Radio Lab.” The Trust held its first Pollination Celebration in the Park’s Habitat Garden in September 2025, featuring family friendly nature walks, insect-inspired crafts and more.

The Trust also hosted its annual free SUBMERGE Marine Science Festival, which occurred May 16 and 17, 2025 at Pier 84, attracting 1,000 New York City students on Friday and over 4,000 members of the public on Saturday. Guests at the festival were able to engage with over 20 organizations including environmental and parks partners and agencies from New York State, New York City, federal agencies and non-profit partners. Collectively, these organizations provided unique and interesting opportunities for students and the public 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. During Summer 2025, the Trust continued the fourth year of a five-year research program designed to assess the health and habitat of the enhancement structures located as part of the Tribeca Habitat Enhancement Project. The Trust also performed the second year of monitoring of the habitat enhancements installed on the north side of the Gansevoort Peninsula, including 300 submerged habitat enhancement features and a salt marsh. Using a grant from the National Oceanic and Atmospheric Administration (NOAA) through Congressionally Directed Funding, the Trust continued its trial of innovative, less invasive monitoring techniques.

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 fifth annual ESMP Science Sanctuary meeting in January 2026, inviting members of the TAC along with local university and college faculty members to discuss their park-based research projects. Topics included studying oyster and bivalve shells to assess environmental and climatic differences stemming from varied habitat conditions, pollinator diversity due to climate change, and micro- and nano-plastics in waterways. The meeting also included discussion regarding design approaches for a potential new habitat enhancement project in the Estuarine Sanctuary and about ways to increase the sharing of the growing amount of park science data with external sources. The Trust also held the annual ESMP Technical Advisory Council meeting in February 2026 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 its unique combination of iconic architecture and innovative cultural programming. Little Island's amphitheater events were sold out for the entire summer 2025 season, with the maximum ticket price again set at \$25, providing a local and regional attraction. At Pier 57, the public park rooftop and its inspiring views continued to be a significant draw, and the ground level Market Hall, City Winery, and Google's community classrooms all also continued to do well. Two new restaurants also opened on the western side of Pier 57 in FY 25-26: Miru and ofCorsica!. Nearby, the sunning sand bluff and other amenities at Gansevoort Peninsula have also become a destination for New Yorkers and tourists alike.

The Intrepid Museum remains an essential attraction for many students, New Yorkers and visitors from around the world, while also honoring and serving members and former members of the United States military branches including through annual traditions like Fleet Week. Circle Line and New York Water Tours both continue to provide the public with sightseeing opportunities in the Hudson River and New York Harbor.

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 occurring in the neighborhoods adjacent to the Park. Through this partnership, institutions including the Whitney Museum, the Shed, Poster House, and Highline, among others, join together to produce the Westside Festival, a daylong celebration of the vibrant cultural hub that has emerged between the Meatpacking District and Hell's Kitchen. The Westside Festival took place in July 2026, with a kick-off ceremony in Hudson River Park.

Throughout the year, many tenants and permittees, including but not limited to Chelsea Piers, the Intrepid Museum, Circle Line, New York Water Tours, 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, 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. The Trust continues its active management of the Pier 40 Parking Garage, with the result that income from the garage grew as compared to the previous year. In addition, the Trust continues to work closely with Hudson River Park Friends, a non-profit dedicated to raising money and other support for the Park; through support provided by Friends, the Trust has been able to undertake many initiatives ranging from building new playgrounds to art restoration to purchasing composting equipment over the years. Friends also provides thousands of volunteer hours that support Park care.

In December 2025, the New York City Department of City Planning certified Uniform Land Use Review Procedure (ULURP) applications to two developers seeking rezonings for mixed residential/commercial developments near 54<sup>th</sup> and 55<sup>th</sup> Streets and 11<sup>th</sup> Avenue that would require

the purchase of excess development rights from Hudson River Park prior to commencing construction should the two developments proceed. While no closing date has been set forth, if the two projects do proceed, the Trust currently expects to use the funds generated to support the redevelopment of Pier 76 located within Manhattan Community Board 4.

The Trust also received several allocations from its local representatives to support the Park. In FY 26, the Trust received two Congressional appropriations through Congressman Jerrold Nadler: one through NOAA for \$1,031,000 to be directed towards new habitat enhancements and the second through the U.S. Housing and Urban Development for \$850,000 for public bathroom rehabilitation. Additionally, Assembly Member Deborah Glick was able to secure \$1 million in funds for the future Estuarium through the Department of Environmental Conservation. This new funding continues to help close the funding gap as we advance closer to a final design for this building that will celebrate our Estuarine Sanctuary, advance environmental education, and support our scientific research goals. Finally, State Senator Brad Hoylman-Sigal and Borough President Mark Levine together directed \$250,000 in capital funding to support the rehabilitation of the Pier 51 Playground.

While the Trust continues to face challenges long-term with respect to the continual and growing costs of capital maintenance that 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 Park's capital maintenance needs. By the end of FY 26, the Trust's unaudited financial position was more favorable than budgeted – the result of a combination of prudent spending, delays in undertaking certain necessary projects and therefore deferred expenses, and a continual and focused effort to improve the Park's financial position through optimizing revenue generating or cost offsetting opportunities.