Introduction & Summary

In January 2019, The Hudson River Park Trust ("The Trust") hired a team led by James Corner Field Operations ("JCFO") to provide landscape architecture and related services for Gansevoort Peninsula. We view Gansevoort Peninsula as an extraordinary opportunity to access the water, design for resiliency and reinforce the goals of Hudson River Park as an Estuarine Sanctuary as well as provide recreational amenities that are missing elsewhere in Hudson River Park and that reflect this unique site and its neighborhood context. In our first walks on site, we were struck by the feeling of being on the final frontier, in the space of the river, with unusual views and a magnetic pull towards the southwest corner where the New York and New Jersey horizons meet. As such, we believe there is a great potential for Gansevoort Peninsula to be a confluence of nature and culture, a place full of possibility and imagination. Our approach will be rooted in the site itself (its history, location, scale, the water’s edge and its horizons) and informed by community input, the site’s role in the larger Hudson River Park and the programmatic opportunities that the site affords, along with the reality of a number of technical considerations and challenges.
In our first presentation to the community, we emphasized that as a firm, we are invested in deep collaboration as a means to better design. We have enjoyed hearing from the public about people’s hopes, ideas and even fears about Gansevoort and look forward to the process informing the design.

Gansevoort’s size, location and the fact that it does not front on a historic bulkhead (that cannot be altered) afford unique opportunities for access to the water, sports fields and other programming not found elsewhere in the park – points made overwhelmingly by the various park users and advocates who have participated in the community meetings and outreach opportunities we have planned with the Trust to date.

The Trust has requested that we provide this preliminary report to assist with Community Board 2’s upcoming discussion on May 1. As such, this report reflects feedback received through April 26, 2019. In coordination with JCFO, the Trust will be organizing additional follow-up public meetings/workshops through late-fall 2019. In addition, we are still receiving feedback through the online public outreach tool that will be accessible throughout the conceptual and schematic design process.
Public Outreach To Date:

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date</th>
<th>Detail</th>
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<tbody>
<tr>
<td>JCFO hired by Hudson River Park Trust</td>
<td>February 15, 2019 – present</td>
<td>Presentation by JCFO</td>
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<tr>
<td>Manhattan Community Board 2 Parks and Waterfront Meeting</td>
<td>March 6, 2019</td>
<td>Q&amp;A between CB2, Public, JCFO, and the Trust Preliminary Interactive Exercises</td>
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<tr>
<td>Site Meeting with CB2 and members of the public organized by HRPT</td>
<td>March 25, 2019</td>
<td>Approximately 30 individuals attended this walkthrough of the site.</td>
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<tr>
<td>Interactive Design Charrette organized by HRPT</td>
<td>March 26, 2019</td>
<td>Presentation with Preliminary Scale Analyses Small Group Planning Sharing with Full Group</td>
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In addition to the meetings and outreach tool prepared by the design team, HRPT and JCFO are aware of the petition initiated and in progress by the youth sports leagues: https://www.ipetitions.com/petition/fields-at-gansevoort-peninsula.

Public Comments: Overarching Themes

Both March meetings were very well-attended and speak to the strong public interest in the future of Gansevoort Peninsula. An overarching request that the design team heard at both meetings is for the design respond to local community needs, as opposed to regional needs. One speaker at the first meeting summed up this point by asking for Gansevoort to be designed to be part of Hudson River Park, rather than of the Meatpacking Community.

Many residents are also conscious of sea level rise as well as the potential for storm surge related damage. They expressed interest in a design that is responsive to climate change, microclimates, and which is resilient in the face of storm surge related impacts.

People also recognize that this is a unique and special opportunity, but they do so for different reasons, with three dominant themes.

- For a huge constituency, the size of the site supports the strong request for large sports fields. The Trust and design team have been made aware of the community petition signed by more than 2000 individuals requesting a field measuring 75x120 yards (225 x 360 feet) as the highest priority for the site.

- For another large group of people, the most compelling priority is to take advantage of the Gansevoort shoreline to create special water-related features which – depending on the person – can mean a beach, intertidal habitat or a place for direct access to the river. There is no clear consensus on which use of the water is most desired, with many people...
supporting all three of these water-related uses. Any of these proposed water uses will be dependent on technical parameters and constraints.

- Last, many people have also expressed their desire for **passive space**, with peaceful green areas for relaxation and enjoying the views and surroundings. A number of people have linked their desire for such quiet spaces with their feeling that this should be a park that serves the local community.

The design team is listening carefully to all of this feedback and observed that at the March 26, 2019 meeting organized by the Trust, most of the small working groups – even those dominated by people with strong preferences for particular program elements – endeavored to create balanced “plans” for Gansevoort that included some form of the three points highlighted above – ballfield(s), water uses and passive space. Each of these uses requires space to be both meaningful and functional which generated a lively discussion on priorities. Multiple types of program elements were envisioned and discussed, in recognition that there are many different views on how the area should best be used and thoughtful consideration was given to scale, compatibility, character and experience. In the end, all groups had some form of beach and a variety of field sizes to accommodate passive recreation and other desired programs.

**Online Public Outreach Tool**

In order to increase the scope of public outreach JCFO, in consultation with the Trust, has developed an online outreach tool which can be accessed on the Trust website at [https://hudsonriverpark.org/vision-and-progress/planning-and-construction/meatpacking-district](https://hudsonriverpark.org/vision-and-progress/planning-and-construction/meatpacking-district). To date, 26 individuals have completed the survey. The outreach tools asks the following questions:

1. **How do you usually get to Hudson River Park?** - The majority of respondents walk or bike to the park.
2. **Which Hudson River Park Entrance do you think you will use the most to get to the Gansevoort Peninsula (including the crosswalk now under construction at W.13th Street)?** – A variety of access points throughout Hudson River Park were mentioned with no particular entry point emphasized.
3. **What qualities do you value most about Hudson River Park?** – In keeping with feedback heard at community meetings, respondents emphasized water access, views, and the proximity to the Hudson River, as well as sports fields and recreational opportunities.
4. **What public park areas do you use most?** – Although a variety of park areas were mentioned, to date respondents have focused most heavily on the Pier 40 Fields, Pier 25, and Pier 66.
5. **What are your favorite ways to enjoy parks?** – Based on the 26 respondents to the outreach tool, kayaking was the most mentioned activity, although sports, biking, and walking were also emphasized.
6. **What public recreational amenities are missing from Hudson River Park?** – In line with that was heard at the public meetings, outreach tool respondents have mentioned the lack of direct water access and interaction with the river as missing amenities. Sports fields and other recreational amenities were also mentioned.
7. **What public recreational amenities are missing from the local neighborhoods near Hudson River Park?** – Related to feedback heard at the public meetings, as well as the online field petition, so far respondents have focused most strongly on the lack of sports field space in the local neighborhood, as well as the lack of direct water access.
8. **What are your top 2 priorities for Gansevoort Peninsula?** – In keeping with public meeting feedback, respondents emphasized water access, and sports fields, as well as a green and welcoming space.
Next Steps

The design team is currently undertaking hydrodynamic modeling, bathymetric survey, and other site analyses to inform conceptual design. At present, a big unknown is how existing physical conditions, regulatory requirements and constraints, and environmental and community programming desires will come together on the south side to inform design. We also need more specificity, in progress, on constraints provided by the Texas Eastern pipeline and other existing site infrastructure, as shown below. See attachment 1 for existing conditions and givens.

We expect to have much of this information in hand by the end of May. Coupled with the programmatic feedback we have been receiving from the community, the technical constraints will also inform the design concept.

The Trust will be organizing additional community input workshops between now and late fall 2019 as design continues to progress. These meetings will be held once technical analysis is complete and the design team has developed conceptual ideas for community consideration.
ATTACHMENT 1
PUBLIC MEETING
SUMMARY
WHAT WE’VE HEARD SO FAR
FEEDBACK FROM MARCH 6TH CB MEETING

FAVORITE WAYS TO ENJOY PARKS:
• Passive recreation (walking, jogging, viewing, lawns, seating areas)
• Sports fields
• Water uses (kayaking and other activities)

WHAT'S MISSING:
• Water uses (beach, natural habitat, boat access)
• Passive recreation (trees, greenery, open spaces, shade)
• More ballfields
• Year-round use

WHAT ARE YOUR FAVORITE WAYS TO ENJOY PARKS?

IS THERE SOMETHING MISSING IN NEARBY PARKS OR COMMUNITY SPACES THAT YOU WISH YOU HAD ACCESS TO, OR THAT YOU WISH YOU COULD DO MORE OF?

ANSWER THE QUESTIONS ON YOUR NOTECARDS AND PIN THEM TO THE BOARD

JAMES CORNER FIELD OPERATIONS
WHAT MAKES Gansevoort Peninsula SPECIAL?

- THE SETTING
- OPPORTUNITY FOR A GREEN & PEACEFUL PARK THAT TAKES ADVANTAGE OF VIEWS & SURROUNDINGS
- OPPORTUNITY FOR A BEACH, IN-WATER ACCESS, AND HABITAT
- OPPORTUNITY FOR LARGE SPORTS FIELDS

WHAT MAKES GANSEVOORT PENINSULA A SPECIAL OPPORTUNITY?

WHAT ARE KEY WORDS THAT SPEAK TO THE ATMOSPHERE YOU HOPE THE SITE WILL HAVE IN THE FUTURE?

USE THE POST-ITS TO PROVIDE YOUR ANSWERS
FEEDBACK FROM MARCH 6TH CB MEETING

TOP PRIORITIES:

• SPORTS FIELDS OF VARYING TYPES

• PASSIVE RECREATION (LAWN AND QUIET GREEN SPACE)

• WATER USES (BEACH, NATURAL HABITAT, BOAT ACCESS)

WHAT ARE YOUR TOP 2 PRIORITIES FOR GANSEVOORT PENINSULA?

USE THE SHARPIES TO WRITE IN YOUR ANSWERS

JAMES CORNER FIELD OPERATIONS
EXISTING CONDITIONS & GIVENS

EXISTING CONDITIONS:

- FDNY ACCESS: MAINTAIN VEHICULAR ENTRY AND TURNAROUND AREA
- TEXAS EASTERN GAS LINE: KEEP EASEMENT FREE OF OBSTRUCTIONS AND MAINTAIN COVERAGE
- CSO (COMBINED SEWER OUTFLOW): MAINTAIN EXISTING OUTFLOW LOCATION
- PARK OPERATIONS BUILDING

GIVENS:

- NOT A COMMERCIAL PIER
- NO DEVELOPMENT
- DAY’S END INSTALLATION
- COMFORT STATION
- MAINTENANCE & OPERATION FACILITY
- BEACH
SCALE & COMPATIBILITY EXERCISE

TABLE 1:

• PRIMARY EMPHASIS: PASSIVE RECREATION

• QUALITY AND CHARACTER OF THE BEACH: INTERTIDAL HABITAT AND BOAT ACCESS TO THE SOUTH

• OTHER PROGRAMS: PLAY AREAS AND A LAWN

TABLE 2:

• PRIMARY EMPHASIS: PASSIVE RECREATION INCLUDING A LARGE LAWN FACING WEST

• QUALITY AND CHARACTER OF THE BEACH: A SANDY BEACH INCLUDING BOAT ACCESS AND A BOAT HOUSE TO THE SOUTH AND INTERTIDAL HABITAT TO THE NORTH

• OTHER PROGRAMS: SPORTS FIELDS (A LITTLE LEAGUE SOFTBALL WITH A U-8 SOCCER FIELD OVERLAY), A DOG RUN AND SHOWCASING HISTORY

JAMES CORNER FIELD OPERATIONS
TABLE 3:
• PRIMARY EMPHASIS: A BALANCE OF PASSIVE RECREATION AND SPORTS FIELDS (INCLUDING LITTLE LEAGUE SOFTBALL WITH A U-10 SOCCER FIELD OVERLAY)
• QUALITY AND CHARACTER OF THE BEACH: AN IN-WATER BEACH WITH INTERTIDAL HABITAT AND A BOATHOUSE TO THE SOUTH
• OTHER PROGRAMS: A GREENHOUSE, COMMUNITY GARDEN, AND SMALL PLAYGROUND

TABLE 4:
• PRIMARY EMPHASIS: SPORTS FIELDS INCLUDING TWO U-10 SOCCER FIELDS WITH A LITTLE LEAGUE SOFTBALL OVERLAY
• QUALITY AND CHARACTER OF THE BEACH: CREATION OF A COVE TO THE SOUTHEAST WITH A SANDY BEACH, INTERTIDAL HABITAT AND BOAT ACCESS
• OTHER PROGRAMS: PASSIVE RECREATION THAT FORM A BUFFER AROUND THE SPORTS FIELDS WITH SMALL PLAY AREAS, A DOG RUN AND LAWNS
### SCALE & COMPATIBILITY EXERCISE

**TABLE 5:**

- **PRIMARY EMPHASIS:** A balance of Passive Recreation and Sports fields (including a large lawn on the western edge and reduced version of the petition field to the east)
- **QUALITY AND CHARACTER OF THE BEACH:** A sandy beach to the south and intertidal habitat to the north
- **OTHER PROGRAMS:** A large dog run, an in-river pool/ice rink, small play area and showcasing history

**TABLE 6:**

- **PRIMARY EMPHASIS:** Sports fields, stressing the importance of the full sized petition field (including two little league softball overlays)
- **QUALITY AND CHARACTER OF THE BEACH:** A sandy beach with boat access to the south with and intertidal habitat to the west
- **OTHER PROGRAMS:** Passive Recreation, a dog run and play area
**SCALE & COMPATIBILITY EXERCISE**

**TABLE 7:**

- **PRIMARY EMPHASIS:** SPORTS FIELDS, HOWEVER PARTICIPANTS FELT A REDUCED VERSION OF THE PETITION FIELD WAS SUFFICIENT INCLUDING A U-10 SOCCER FIELD OVERLAY.
- **QUALITY AND CHARACTER OF THE BEACH:** A SANDY BEACH AND INTERTIDAL HABITAT TO THE SOUTH
- **OTHER PROGRAMS:** A LAWN ALONG THE WESTERN EDGE, A SKATEPARK, AS WELL AS A SMALL DOG RUN AND PLAY AREA

**TABLE 8:**

- **PRIMARY EMPHASIS:** SPORTS FIELDS, STRESSING THE IMPORTANCE OF THE FULL Sized PETITION FIELD (INCLUDING TWO LITTLE LEAGUE SOFTBALL OVERLAYS)
- **QUALITY AND CHARACTER OF THE BEACH:** A SANDY BEACH AND INTERTIDAL HABITAT TO THE SOUTH
- **OTHER PROGRAMS:** A LAWN ALONG THE WESTERN EDGE, A SKATEPARK, AS WELL AS A SMALL DOG RUN AND PLAY AREA

**JAMES CORNER FIELD OPERATIONS**
**SCALE & COMPATIBILITY EXERCISE**

**TABLE 9:**

- **PRIMARY EMPHASIS:** A balance of Passive Recreation and Sports fields (including little league softball with a U-10 soccer field overlay)
- **QUALITY AND CHARACTER OF THE BEACH:** A sandy beach with boat access and intertidal habitat to the south
- **OTHER PROGRAMS:** A dog run

**TABLE 10:**

- **PRIMARY EMPHASIS:** Passive Recreation including a lawn along the western edge
- **QUALITY AND CHARACTER OF THE BEACH:** A sandy beach and intertidal habitat to the south
- **OTHER PROGRAMS:** A U-8 soccer field, dog run and play area