



**Report to Hudson River Park Advisory Council  
January 27, 2025**

**Design and Construction**

*Pier 97*

At Pier 97, contractors have been working to complete the area at the entrance to the pier, which required significant coordination with Con Edison and the Department of Environmental Protection related to existing infrastructure before construction of the park elements could be completed. Since the last meeting, contractors have placed the large decorative boulders that help comprise the signature entrance to this pier. We have also been working to complete the Pier 97 park building. Work has been paused over the past week due to the extremely low temperatures. We expect to be able to open the public restrooms this spring.

*W 29- W 46 Street Design*

The Trust and its design team led by Marvel held a very successful public engagement meeting on January 13th, attended by over 70 members of the public, focused on the portion of the project area between the north side of Pier 79 and Pier 84. Participants worked in groups to discuss the various subareas within the zone, possibilities and challenges at lively, active tables. The design team is currently analyzing the ideas, input and feedback we received. We will be putting together a summary, as we did for Gansevoort and Pier 97, which we will share when it is ready.

The design team has also been gathering information and making observations about the upland area between the privately owned Pier 78 and the NYCDOT Ferry Terminal at Pier 79. HRPT and the design team have begun initial discussions with NYCDOT and NYCEDC to share and discuss this information. We have also requested a meeting with the private property owner at Pier 78, and will coordinate with the Port Authority and New York Waterway. This is a challenging area with a confluence of stakeholders and uses. Solutions for this zone will depend on coordination among all parties, and we look forward to sharing more information and gathering public input on this area at a future meeting as well.

*Pier 40*

As previously reported, the Trust recently hired Hudson Meridian to oversee the range of needed capital maintenance work at Pier 40. Hudson Meridian continues to do gather information and assess conditions related to the fire suppression, garage, loading dock and other capital maintenance work that must be performed. Aside from the technical conditions, an important aspect of Hudson Meridien's scope of work with us includes making recommendations to the Trust about phasing, staging and procurement that is efficient and cost effective, but that also considers the tens of thousands of ballfield users, parking garage customers, boating operations, and HRPT operations that all occur at Pier 40. The Trust will be working with Hudson Meridian to develop phasing scenarios that endeavor to minimize the disturbance to Pier 40 activity while also being mindful of costs and construction duration time. We expect to perform significant construction on the fire suppression and garage repairs required by the new NYC Parking Garage regulations and code during the upcoming fiscal year.

### *Marine Construction*

HRPT is in the process of procuring a contractor for marine repairs at various locations throughout the Park. The thousands of individual piles supporting public park piers require regular inspections and as-needed capital maintenance in order to maximize their design lives. Repairs to the bulkhead must also be made from time to time. As in the past, this would be a multi-year contract (in this case, 5 years). The work is subject to regulatory approvals. The extent of work performed in any given year can be scaled based on priorities and annual budgets.

### *Parkwide Construction Management Services*

The Trust is also procuring an on-call construction manager to support anticipated some anticipated capital maintenance and repair projects that we expect will occur over the next few years, such as replacement of the synthetic turf at Piers 25 and 46, and repairs to the roofs at Pier 25 Mini-Golf and the Piers 66, 84 and 96 Boathouses. The Trust uses construction managers as our chief representative in the field during construction and to manage construction start-up, construction, and post-construction services on behalf of the Trust as required. The Trust will of course separately engage with stakeholders – e.g., our boathouse permittees -- as specific designs for each project come together.

### *West 26th Street Maintenance Building*

Work to repair the fire damage has been progressing well. Our contractor has completed structural roof repairs, replaced damaged insulation, and cleaned the interior of the building. Remaining work includes the replacement of metal roof sections and replacement of the damaged steel doors. The building should be restored to full operation by the middle of February.

### *Public Art Repairs*

In December 2023, the Trust entered into a contract with EverGreene Architectural Arts for Parkwide Art Maintenance and Conservation Services. EverGreene has experience providing conservation-related services for government agencies and large institutional clients, including the New York City School Construction Authority, Columbia University, the Architect of the Capitol, and other municipalities throughout the United States and Canada. EverGreene inspected all of the public art currently located in the Park and provided recommendations for repairs for certain pieces. Other aspects of their scope include providing additional training for relevant staff on maintaining the artwork and helping us address vandalism when it affects art. Based on the recommendations, the Trust is planning to move ahead with repairs to the mural in the Pier 40 lobby, the LGBT Memorial, the base for the Apple sculpture located near Pier 46, and professional cleaning for Two Too Large Tables at 29th Street.

### *P45 Shade Structures*

The Trust has issued a work order to our on-call contractor to replace the fabric on the existing shade structures at Pier 45. The existing fabric is nearly twenty years old and is torn in several locations. While changing out the fabric we will take advantage of the opportunity to repaint and perform minor repairs to the steel support structures. This work is scheduled to be complete prior to the Summer season.

## **Real Estate and Planning**

### *Potential Transferrable Development Rights Transfer to Dewitt Clinton Park North (801 Eleventh Avenue & 629 West 54th Street)*

In December, the NYC Department of City Planning released a Draft Scope of Work for a potential rezoning and applications for special permits at 801 Eleventh Avenue (between W 55 & W 56 Streets) & 629 West 54th Street (at Twelfth Ave). The sites are within the allowable area for the Hudson River Park Special District. A CB4 Member presented on the project at CB4's Clinton/Hell's Kitchen Land Use Committee which can be viewed [here](#), and you can learn about how to be involved in scoping process [here](#).

The Trust does not yet have a formal position on the project, but we have notified both the Department of City Planning and the prospective development teams that we are willing to engage in business negotiations and required environmental reviews around the sale of some of our Transferable Development Rights (TDR). While the Draft Scope includes a list of possible Hudson River Park TDR granting sites, the Trust has not identified any specific granting sites that we would consider for this particular proposal nor have business terms been reached. In addition to the City's ULURP approvals for the rezoning and special permits, the transfer of TDRs requires a Significant Action process, and approval by the Trust's Board of Directors of Hudson River Park.

While this is just the beginning of a long process, the sales could help support creation of new public open space at Pier 76.

### *P3 Permit Termination*

The Hudson River Park Trust recently had to make the extremely difficult decision to terminate the longstanding permit held by the Pier Park and Playground Association, Inc. (P3) for interior space on the south side of Pier 40. We made this determination based upon significant permit violations related to significant unauthorized construction at Pier and had no plans to make any changes to P3's status prior to this incident. Please know that this decision was not made lightly.

To minimize disruption to parents and players, we have allowed P3 to complete its winter and spring seasons as usual, and we have committed that P3 will continue to be able to use Pier 40 fields this summer and beyond for camps and other programs.

The Hudson River Park Trust has not made any decisions yet about the future of the interior space, other than that we will not seek to introduce a commercial use there. In addition, before making any decisions, we are committed to listening to our community about how this space can continue to serve the youth sports community that is such an integral part of both Pier 40 and Hudson River Park overall. We will be working with Community Board 2, our Advisory Council, and league leadership on the best way to begin that conversation.

### *Gansevoort and Chelsea Waterside Park Concessions RFP*

Earlier this month the Trust released a Request for Proposals for operators for the Trust's two newest concessions at Gansevoort Peninsula and Chelsea Waterside Park. The Trust is seeking operators for seasonal café, grab and go food and beverage services for a short-term duration (one year plus two optional one-year renewals). During this period, we expect to learn more about the demand and market for each concession at these locations before seeking a longer-term operator.

### *MCT Master Plan Meeting*

NYC's Economic Development Corporation is hosting a public workshop on Tuesday, January 28 from 6-8 PM at Pier 88 to gather input on potential interventions and upgrades at the Manhattan Cruise Terminal. More information on how to join can be found [here](#).

As described by EDC: "the MCT masterplan process will explore development options for short- and long-term investments in transportation, maritime, logistics, and public spaces. These options will guide efforts to modernize and maintain the Manhattan Cruise Terminal as a key part of Manhattan's waterfront. To inform how this process can optimize the public realm and improve quality of life around the terminal, we invite the community to share their perspectives throughout the process."

EDC is also running a [survey](#) through the end of January to gather public feedback on the community's experience around the terminal. Please be sure to fill it out and share it widely.

### *NYS DOT Route 9A Study*

As previously reported, the New York State Department of Transportation (NYSDOT) is conducting a comprehensive study on mobility and safety enhancements to upgrade pedestrian and bicycle safety along Route 9A, also known as the West Side Highway. The study limits are from Battery Place to 59th Street in Manhattan, NY. Last fall, NYS DOT presented at all of the Community Boards along the corridor, and in December, NYS DOT held a well-attended kick-off meeting to introduce the project with a range of stakeholders. HRPT has notified SDOT that the Advisory Council has a strong interest in the corridor and that it is an important voice. You can learn more about the project, sign up for notifications and share comments about the corridor at [westsidehighwaystudy.com](http://westsidehighwaystudy.com).

### **Public Safety**

We are happy to report that in our year-end review of public safety in calendar year 2024 in Hudson River Park, we saw a decrease of incidents. Crime overall, including robberies, was down. However, we did notice a trend in robberies committed by snatching bags or chains from victims while driving by on scooters or bicycles, which is a trend that has also been occurring around the city. We also noticed an increase in thefts related to marine facilities and boats in Hudson River Park and have been working with our tenants on how we can collectively better secure property. We will continue to monitor these trends.

### *Code Blue*

During the colder months when unhoused persons that frequent Hudson River Park and use our facilities are more vulnerable to the elements, PEP implements a City policy called Code Blue. More specifically, between November 15th and March 15th, when the temperatures drop below 32 degrees or during inclement winter conditions (i.e. strong winds, forecasted precipitation for more than two hours, extended periods of cold, sudden cold after a warm period) known locations are visited during each tour and unhoused persons are checked for wellness including, hypothermia, frost-bite, and/or any other cold-stress related issues. These wellness checks can result in people accepting medical assistance, other services, moving to safer locations, and/or moving off park property when the park is closed to the public. During calendar year 2024, PEP conducted 1897 such Code Blue visits. During the first 22 days of January 2025, PEP has conducted 408 Code Blue visits.

### *6<sup>th</sup> Precinct Build the Block*

On January 30 at 6:00PM, we will once again host the 6<sup>th</sup> Precinct Sector “D” Build the Block Meeting at the Pier 40 lobby. The NYPD Build the Block Meetings attempt to bring together community stakeholders to focus on police related concerns and collaboratively work toward solutions and is a great way to learn more about neighborhood safety trends that impact the Park.

## **Environmental and Sanctuary Initiatives**

### *Winter Field Trips & Public Events*

All winter long, our River Project team is guiding students, families and adults through engaging programming in the Pier 57 Discovery Tank. NYC schools can book hands-on winter field trips on a range of STEM topics, including climate change, pollution and environmental justice. So far this winter, over 30 schools and 450 students are scheduled to visit the Discovery Tank. Of these schools, 65% have Title I status and they hail from all five boroughs and New Jersey. In addition to field trips, our River Project team will welcome visitors to the Discovery Tank during public programming. Our monthly Science After Dark series kicks-off in February for adults to dive into science topics through lectures, storytelling and workshops. During the Discovery Tank’s open hours, thematic educational activities will rotate monthly to complement the high-tech elements in space. The first theme, plankton, coincides with the annual winter phytoplankton bloom in the Hudson River. Visitors can discover more about plankton’s importance in the Estuary’s ecosystem and peek through a microscope to see a live sample.

### *Sanctuary Science Meeting*

We hosted our fourth annual ESMP Science Sanctuary Meeting earlier this month. Regional experts, local university and college faculty, environmental partners and the Research & Habitat Enhancement subcommittee joined our River Project team to discuss research progress and priorities. The Trust shared updates on our seven internal research projects including fish ecology, eDNA, plastic pollution, water quality, pathogens, and studies focused on Park habitat enhancement efforts. New this year, we brought together a panel of experts to discuss the innovative research underway at the Tribeca and Gansevoort Habitat Enhancement Projects. Panelists included Dr. Lesley Baggett from AKRF, Dr. Anna Davis from the Smithsonian Environmental Research Center (SERC), Dr. Thomas Grothues from Rutgers University, and Dr. Chester Zarnoch from Baruch College. Each shared valuable insights into the ecological advancements and methodologies driving these initiatives. Visiting Scholars also presented on their research in the Park sharing findings related to oyster recruitment and biofouling dynamics on habitat structures, environmental DNA and metabarcoding analysis of 97 water samples from the lower Hudson River, and the microbial communities and presence of antibiotic resistant genes on microplastics. These presentations exemplify the Visiting Scholar program’s role in driving meaningful scientific advancements and fostering partnerships to address critical environmental challenges. River Project will be hosting our annual ESMP Technical Advisory Council meeting on February 19th to share a comprehensive review of the year and look ahead to upcoming projects, programs and partnerships.

### *FAO Schwarz Fellowship*

Following a robust selection process, the Park’s River Project was selected as one of the five host organizations for FAO Schwarz’s 2025-2027 Fellowship. The FAO Schwarz Family Foundation selected non-profit organizations in three cities – Boston, New York City, and Philadelphia – to provide a transformative professional experience for a recent college graduate seeking a career in social change. The Fellow will support the Park’s River Project with both environmental education programming and a special project. Applications for this fellowship are due on February 1st. Applicants must be seniors in

college and graduated in Winter 2024 or Spring 2025. The job description for this fellowship can be found on the Park's Career webpage. Please encourage college seniors in your network to apply!

## **Public Programs**

### *Events*

Our team is busy planning another fantastic events season, including returning favorites like Blues BBQ, SUBMERGE Marine Science Festival, Healthy on the Hudson, Jazz on Pier 84, Broadway By the Boardwalk, Dance is Life, Pumpkin Smash and more. We look forward to sharing the details of our 2025 season in the coming months!

### *Permits*

The Programs team works hard to permit a wide range of events in the park – from picnics to birthday parties to run/walk fundraisers and large-scale events. 2025 will see the return of some very popular permitted events, with fitness phenomenon Hyrox returning for their international competition, among others. Other large-scale annual events like Walk MS and Bike MS, are slated to return as well, while several run/walks and permitted events of all sizes and for an enormous range of causes currently planning to come back throughout the year.

### *Free NYS Motorized Boating Safety Courses*

Hudson River Park has partnered with the Nautical School to provide free access to the New York Safe Boating Course, which, as of January 1, 2025, is required for all operators of recreational boaters using motorized vessels, including personal watercraft. New York State does not require operators of non-motorized boats, such as kayaks and canoes, to have a boating safety certificate. This class teaches basic boating skills and encourages common sense and courtesy to all who use our shared waterways. Pre-registration is required – see more details on our event calendar. Space is limited, so reserve your spot today!

### *Sports Fields*

Our 2024 field permitting season facilitated over 23,000 hours of field time, serving NYC public schools, youth, and adult leagues while offering ample open play hours for the community. The Winter Permitting, one of our lightest, had 40 different permittees

The 2025 spring field season kicks off on March 17 and runs through June 15. The application deadline for Spring Permits was January 17, 2025. Summer Season applications open March 17 and close April 18, 2025, with the season running from June 17 to August 31, 2025, bringing us into alignment with NYC Parks' permitting cycle. Visit [hudsonriverpark.org/fields](https://hudsonriverpark.org/fields) for more information and to apply.

## **Operations & Facilities**

### *Winterizing Facilities*

At the beginning of the season, the team successfully winterized all the fountains, splash parks and miles of irrigation in time for the change in weather. The team is currently focused on maintaining many of the parks heating systems, including our many public restrooms, vehicles and large equipment during the winter season.

### *Pier 40 Pedestrian Safety & Security Grant*

In good news, we have made significant process on our HUD Grant that was directed by Congressman Nadler to improve pedestrian safety & security. As a reminder from previous reports, this \$1 million in funding will be used for replaced/new railings, light fixtures, and security bollards along existing pedestrian paths and sidewalks around Pier 40. Now that we have posted the required Notice of Intent to Request Funds, we are hopeful to receive final approval from HUD. We will share updates on timing and other details as the process progresses.

## **Operations, Horticulture and Maintenance**

### *Winter Weather*

This winter's seasonally appropriate snowy and cold weather has kept the team busy, with three snowstorms that our staff have spent approximately 400 labor hours clearing. The recent low temperatures have also caused ice accumulation in certain spots, which have required intermittent closures of certain features until we can clear the condition. We regularly update the Alerts page on the website with closures.

### *Seasonal Décor*

As we have the past few years, staff installed holiday decorations throughout the park for the holiday season. Decorations were placed around Christopher St. fountain, and our Dog Parks – including Tribeca, Leroy, Gansevoort, Chelsea Waterside and Pier 84 spaces. Our staff also installed an extra special decoration at Gansevoort made almost entirely from material collected in the Park.

We are looking for a sponsor to help financially support our decorations next year, so please let us know if you know of a corporation or business that is interested.



### *Horticulture*

2024 concluded with the planting of 39 new trees, 359 shrubs, 3,786 perennials, 2,106 annuals, and so far this season 22,700 bulbs - this is in addition to the new plants and trees at Pier 97 and Gansevoort. We're looking forward to a colorful and green Spring.

Friends the Trust hosted that last volunteer event on December 7. In all, 2024 had a total of 6882 volunteer work hours, representing an enormous contribution to the Park.