



Report on Operations and Accomplishments in Fiscal Year 2025 (April 1, 2024-March 31, 2025)

During Fiscal Year 2025, the Hudson River Park Trust (“Trust”) again advanced planning, construction, environmental, programming and operational initiatives that are at the heart of its mission. Hudson River Park (the “Park”) continued to provide high-quality public open space and accessible environmental, educational, fitness and recreational programming serving local and regional visitors, as well as guests from around the world, throughout the Fiscal Year.

Planning, Design and Construction

Estuarium

The Estuarium is a long-planned environmental education and science building located near Pier 26 in Tribeca and is core to the Trust’s mission with respect to Hudson River Park’s Estuarine Sanctuary. In September 2022, the Trust approved a contract with Sage & Coombe to lead a multi-disciplined design team charged with preparing the design for this facility, and throughout FY 2025, the team progressed plans for the building, landscape, exhibits, water intake and mechanical systems. The design team and the Trust held a meeting with Manhattan Community Board 1 in June 2024 to share updates on the schematic designs and intends to meet again with the community in FY 2026 to continue to share progress based on both community feedback and continued work to address technical and cost issues. The Trust continues to seek full funding for the project.

Pier 40

Pier 40 is the largest single property in the Park and is home to heavily used athletic fields, administrative and operating facilities of the Trust, a commercial parking garage, and commercial excursion vessels, among other uses. Revenue generated at Pier 40 from parking and maritime uses is a major source of Park operations funding. 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 addressing the deteriorated loading dock that surrounds the Pier 40 courtyard fields. Aside from design, procurement and funding, planning for the extensive capital maintenance work will ultimately require extensive coordination with Pier 40 tenants and permittees as well as the Trust staff given the complexity of keeping the public parking garage, ballfields, Trust’s offices and other occupant spaces open while the capital maintenance work proceeds. Actual construction is expected to commence in FY 2026.

Gansevoort Peninsula

The Gansevoort Peninsula is an approximately 5.5-acre parcel that was used by the New York City Department of Sanitation until New York City completed the removal of the Sanitation facility, providing a clean slate for a large new park area in 2018.

Construction of the new park was completed in December 2023 and includes a resilient sand bluff, boardwalk and landing for nonmotorized boats on the south side, a salt marsh on the north side with native grasses and plantings coupled with submerged reef balls and oyster gabions, a large synthetic turf ball field, dog park, adult fitness area, lawn for passive recreation, small park building and a variety of paths and esplanades. During the first quarter of FY 2025, the Trust added additional plantings, signage, lighting and decorative surfacing at the three dog runs. Construction of the new maintenance and restroom building was completed in July 2024. The new park space has received significant press attention, and residents and tourists are enjoying the public space on a daily basis.

Pier 97 and Adjacent Areas

During FY 2025, the Trust formally opened Pier 97 as a new public park pier, which includes a distinctive 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. Construction of the new restroom, maintenance and small concession building on the adjacent upland area was also substantially completed during the fiscal year, and the Trust expects to open the restrooms in early summer 2026 as soon as the Temporary Certificate of Occupancy is received. The Trust also continues to prepare the necessary drawings required by the New York State Department of Transportation to receive federal funding to complete finishes to the esplanade and Route 9A bikeway to better connect the northern portion of the Park with New York City’s Riverside Park South.

West 29th to 44th Streets Upland Area

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 29th and West 46th Streets, a challenging area due to existing land uses and other occupancies. Marvel began planning and design work for this area and several stakeholder meetings were held throughout FY 2025. The design team was introduced to Manhattan Community Board 4 in July 2024, and then to certain tenants and other occupants operating in that area in August and September 2024. The Trust organized a community engagement meeting held at the Intrepid Museum in January 2025 in which over 70 attendees participated in an interactive session designed to solicit input and spark discussion among participants on their programmatic interests for the area between W 39th Street and Pier 84 – the first area of design focus within this zone.

Other Projects

In January 2025, the Trust selected a new parkwide marine contractor to make the necessary repairs to piers, docks and bulkheads based on an engineering report prepared by the Trust's marine engineers. Subject to required regulatory permits, the marine contractor is expected to begin the repair work in FY 2025-26 with ongoing parkwide marine repairs occurring throughout the four-year contract term.

In January 2025, the Trust selected a new on-call parkwide construction manager to oversee several smaller capital maintenance projects throughout the Park, including the replacement of the synthetic turf at Piers 25 and 46, repairs to the roofs at several smaller buildings, and parkwide unit paving. This work will continue in FY 2026. EverGreene Architectural Arts also began repairs to several public art pieces located in the Park.

Two of the Park's large tenants made substantial improvements to public space as required by their new leases with the Trust. Chelsea Piers, the tenant that occupies Piers 59, 60, and 61 and the headhouse, made substantial improvements to the premises including to the public walkway located adjacent to the Hudson River. The Intrepid Museum removed a defunct chiller plant and reconstructed the portion of the pier in that area, resulting in an additional 4,000 square feet of open publicly accessible space at Pier 86.

Public Recreation

Throughout FY 2025, 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 two skate parks support robust skating communities. Five thoughtfully designed playgrounds provide different types of play experiences including water play at several for children throughout New York City and beyond. Dog runs and sports courts are also heavily used, as are lawns and seating areas throughout the Park, whether for picnics, sunbathing, or relaxing.

Free Public Events

During the 2024 summer season, the Trust organized and hosted over 400 free events throughout the Park. Examples included live music and large public gatherings during 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, a new Broadway by the Boardwalk series at Clinton Cove, Tide Deck tours and science programming at Piers 26 and 57, plus a full range of free fitness classes. The Trust's annual SUBMERGE Marine Science Festival occurred on May 17 and 18, 2024 at Pier 84, attracting 1,000 students and over 3,000 members of the public to learn about marine science. Over 11,000 people attended the annual Blues BBQ festival at Pier 76 in August 2024. In September, the Trust partnered with the New York Latin Food Festival where 45 vendors offered savory dishes while listening to Latin music at Pier 76. The annual Pumpkin Smash event in November 2024 attracted nearly 2,000 patrons and resulted in the smashing of over 6,000 pounds of

pumpkins in support of the Trust’s composting program. 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 is a founding member of the West Side Cultural Network, a collaboration between cultural institutions on the West Side to promote collective offerings, which occur in the neighborhoods adjacent to the Park. Through this partnership, institutions including the Whitney Museum, the Shed, Poster House, and Highline, among others, come together to produce the Westside Festival, a daylong celebration of the vibrant cultural hub that has merged between the Meatpacking District and Hell’s Kitchen. The second Westside Festival took place in July 2024.

In March 2024, New York City announced that the Macy’s July 4, 2024, fireworks display and celebration would be held along the Hudson River with public viewing and Macy’s operations occurring in Hudson River Park. The Trust coordinated extensively with Macy’s, New York City’s Office of Citywide Event Coordination and Management, New York City Police Department and Chelsea Piers on logistics for this massive public event that attracts enormous crowds of New Yorkers and tourists for in-person fireworks viewing while also serving millions on national live TV. Due to the extensive advance planning and engagement, the event was a noted success.

Sports Facilities

The Trust continued to facilitate recreational play for the hundreds of thousands of Park goers who participate in organized sports activities on Park courts and fields, including use by a wide range of soccer, baseball, lacrosse, and football leagues. The recently constructed 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 22,000 permitted field hours to more than 100 groups in FY 24-25. Thanks to the high-quality programming provided by the Park’s wide range of for-profit and non-profit tenants under the Trust’s oversight, tens of thousands more also engaged in swimming, beach volleyball, mini golf and more. The Trust continued its partnership with Bike New York for a second 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 waterfront esplanade continues to be one of the most popular running paths in the City and is heavily used year-round.

Environmental Education, Science and Stewardship

The Trust continued to make significant advancements in its mandate to protect and enhance the existing marine habitat and approximately 400 acres of the Estuarine Sanctuary. This is achieved through direct engagement, 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.

Environmental Education

The Trust's River Project once again hosted hundreds of in-person educational programs throughout FY 2025, 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. These programs take place at locations throughout the Park including the Pier 26 Tide Deck, Pier 40 Wetlab, Gansevoort Peninsula and the Pier 57 Discovery Tank. The field trips offer hands-on opportunities for students to explore fish, plankton, shoreline ecology, pollution, climate change and more. The River Project also held its second annual Crab Week in mid-July 2024 to promote the role of crabs in the Hudson River environment. The annual Release of the Fishes at the Pier 40 Wetlab was held in late October 2024 and attracted a record number of community members to the event. The River Project continues to hold winter programming at the Pier 57 Discovery Tank classroom and adjacent gallery, which holds programs like Ask a Scientist.

Estuarine Research

Research on the Park's seven long-running studies on fish abundance and diversity, water quality, plastic pollution, pathogens, environmental DNA, and oyster health all continued throughout the Fiscal Year, contributing to stronger baseline data for understanding river conditions and estuarine community utilization.

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 2024, the Trust continued the third 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 received a \$750,000 grant from the National Oceanic and Atmospheric Administration through Congressionally Directed Funding for a multiyear research project. This project is on the 300 submerged habitat enhancement features that were installed north of the Gansevoort Peninsula's salt marsh as part of the Gansevoort Peninsula Park construction project. The Trust retained an environmental consultant in June 2024 and the research began at that time.

In FY 2025, the Trust expanded its Visiting Scholar Program, hosting 20 scholars from 15 partnering research institutions. The Trust also continued its partnership with CUNY's Office of Research and awarded two small research grants to CUNY faculty selected through a competitive proposal process. This partnership aligns the mission of two public entities to provide accessible science education and build career pathways into STEM fields, while advancing Park research goals.

The Hudson River Park Act requires the Trust to prepare and maintain an Estuarine Sanctuary Management Plan ("ESMP") to balance and guide activities and initiatives involving the Sanctuary. In FY 21-22, the Trust completed its update to the ESMP and a

new Action Agenda for the period 2021-2030. Through multiple partnerships as well as independently, this Fiscal Year, the Trust advanced a robust slate of research initiatives and held meetings with its Technical Advisory Council (“TAC”) as provided for in the ESMP. Specifically, the Trust held its fourth annual ESMP Science Sanctuary meeting in January 2025, 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 research projects conducted by the River Project, including studies 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 TAC meeting in February 2025 to provide a comprehensive review of the Sanctuary and plans for upcoming programs and projects.

Sustainability

In FY 2025, the Trust continued its highly successful community 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 continued to expand its effort to reduce its dependence on fossil fuels. Although a significant portion of the Trust’s in-park vehicles have long been electric, advances in technology have allowed the Park to continue investigating replacing heavier machinery and vehicles with electrically powered versions. The Trust also continued to install additional LED lighting throughout the Park.

Operations and Facilities Management

From plants to pavement, and from buildings to fountains, virtually every object and corner of the Park needs care and maintenance throughout the year. The Park’s Operations and Facilities team removed snow, replaced pavement and pavers, maintained marine infrastructure, mowed lawns, and repaired clogs and leaks, among countless other long- and short-term projects needed to keep the Park in good and safe condition. Flowers and trees bloom throughout the spring, summer and fall seasons to the delight of visitors in the Park. In FY 2025, the Trust continued to expand its security system by adding new cameras and related infrastructure.

Maintaining the Park includes undertaking significant capital maintenance projects. In addition to those noted at the start of the report, in FY 2025, the Trust also completed the resurfacing to a water spray area at the Pier 25 playground, repaired the wood decking at Pier 45, and replaced or repaired several docks.

Private Sector Partnerships

Hudson River Park was conceived as a public-private partnership, with income from certain permissible commercial uses generating most of the income used to support the

Trust's operations. Since the Trust's inception, the Park has worked with partners ranging from large scale commercial tenants like New York Water Tours, Chelsea Piers, Pier 57 and Circle Line to non-profit boating and community organizations to help activate and enliven the Park while also generating income in the form of rent to support Park operations. Many Park tenants and shorter-term permittees also conduct important programming serving schools and the public. The Trust's River Project staff partners on some of these programs, including with staff from the Intrepid Museum, Little Island and Hudson River Community Sailing.

In addition, the Park relies on the financial support and community engagement provided through the Trust's partnership with Hudson River Park Friends ("Friends"). Friends' in-person gala raised significant private money to support the Park, and it continues to explore and expand new ways to raise funds, including its Playground Committee and affiliation groups. Friends' volunteer efforts, through corporate partnerships and community engagement, provide significant support to the Trust's horticultural staff and greatly improve the quality of plantings that the Park is able to present as well as the installation of play equipment and improvements to the multiple dog runs located in the Park.

In FY 2025, Hudson River Park was once again financially self-sufficient on an operating basis.