

Ravinder S. Bhalla, Mayor
City of Hoboken
94 Washington Street
Hoboken, New Jersey 07030



Director Jennifer Gonzalez AICP PP CFM
Department of Climate Action + Innovation
201.420.2000 ext. 1901
jgonzalez@hobokennj.gov

MEMORANDUM

Date: 2/1/2024

To: Hoboken City Council

From: Caleb Stratton, Assistant Business Administrator
Jennifer Gonzalez, Climate Action and Innovation Director
Ronald 'RJ' Theofield, Capital Planning Manager

Subject: Proposed Final Concept Design for Maritime Park

The purpose of this memorandum is to summarize and explain the proposed final concept design for Maritime Park, with a focus on the preliminary cost estimate and phasing approach. A consultant team led by Dattner Architects and SCAPE prepared the attached "Maritime Park Framework and Concept Design Report", dated February 1, 2024, that summarizes key elements of the proposed concept design and includes appendices detailing technical design considerations, stakeholder engagement, preliminary cost estimates, phasing approach, and existing conditions analysis. In accordance with the City's Parklands Ordinance (Ch. 56A of the Hoboken City Code), a resolution to approve this concept design is proposed for the February 7, 2024 City Council meeting.

FINAL CONCEPT DESIGN

Between March and December 2023, the consultant team worked collaboratively with the City of Hoboken and community members to craft a framework and concept design for the future Maritime Park. The proposed concept design would redevelop the former Union Dry Dock site and existing Castle Point Terrace Skate Park into a waterfront park with a new and expanded skatepark, flexible lawn area, natural playground, community building, plazas, learning and maritime piers, expanded beach, and tidal marsh, while also incorporating ecological enhancements and coastal resiliency features (see Figure 1). This concept design builds upon an in-depth analysis of the site's existing conditions and directly responds to the preferences expressed by Hoboken residents throughout a series of meetings and surveys held over the ten-month long community-driven design process.



Figure 1: Illustrative Site Plan - Proposed Concept Design (SCAPE 2023)

PRELIMINARY COST ESTIMATE

The Concept Design Report contains a preliminary cost estimate based on the proposed final concept design. At this early stage of design, the cost estimate is intended only to provide a general understanding of the costs associated with developing Maritime Park as envisioned given the project site's existing conditions. During subsequent stages of park development, the cost estimate will continue to be revised as the park's design is further refined. It is also anticipated that Maritime Park will be designed and constructed in multiple phases, and, as such, the costs and funding needs associated with each phase will become clearer through the engineering design process.

In summary, the total preliminary estimated construction cost for the entirety of Maritime Park (all potential phases) is approximately \$69.8 million, excluding the development of a pedestrian bridge between Elysian Park and the future Maritime Park, which is estimated at \$4.7 million. The total construction cost estimate is comprised of both "direct costs" and "contingent costs." Direct costs are the costs directly associated with the design and construction of the park, while contingent costs are added on top of the direct costs to provide the estimate with a safety net against uncertainties that may arise over the course of engineering design and project delivery. The estimated total direct cost for the project is \$41.6 million (60%), with an estimated \$28.2 million (40%) in contingent costs for a total construction cost of \$69.8 million.

The major drivers of the project's direct costs are the need for in-water pier work, reconstructing the shoreline, and general upland sitework and preparation. Due to the site's existing conditions, extensive sitework and shoreline reconstruction are required to prepare and stabilize the site for safe public use as well as ensure a resilient park.

PHASING APPROACH

The construction of Maritime Park will need to be phased in a manner consistent with constraints including, but not limited to, regulatory permitting, project financing, use agreements between City, NY Waterway, and the New Jersey Department of Environmental Protection (NJDEP) for the interim use of portions of the site, as well as the planned improvements along Sinatra Drive. Below, Figure 3 demonstrates the spatial relationship between several of these factors and the proposed concept design for Maritime Park.



Figure 3: Plan diagram of with areas of site usage during lease agreement (SCAPE 2023)

As the concept design for Maritime Park was guided by community preferences and site conditions to maximize its long-term benefits, not by short-term constraints affecting construction phasing, the park's layout and programming does not align with the boundaries shown in Figure 3. The specific phases will be determined through the engineering design process in 2024. However, preliminary analysis indicates that Phase 1 of Maritime Park may consist of: 1) the complete construction of the transportation improvements along Sinatra Drive and the southernmost pedestrian plaza identified in the concept design, 2) the partial construction of a portion of the expanded skate park, and 3) the commencement of general site work on the remaining available portions of the site in preparation of future construction. A detailed and comprehensive phasing plan identifying the exact scope, area, timing, and sequencing of work to be undertaken as part of Phase 1 and any subsequent phasing was recommended to be completed as part of the next stage of design for Maritime Park.