

Tibbetts Brook Daylighting Project

Tibbetts Advisory Group Meeting #9

June 16, 2026

Agenda

- **Introductions**
 - New DEP/Parks Staff & Construction Manager (Jacobs)
 - Brief Project History & Overview
 - Tibbetts Design Key Features & Planting Plans
 - Project Updates & Milestones
- **Phase 1: Lake (Hester & Piero's Mill Pond) Restoration & Invasives Management Updates**
- **Phase 2: Daylighting Milestones**
 - Joint Permit
 - MTA-MNR Easement
 - Floodnet Sensors
 - Procurement & Construction Award
- **Construction Outlook**
- **Questions**

History & Incremental Progress

- Daylight & greenway concept 1997 by Bronx Council for Environmental Quality (BCEQ)
- NYC Parks develops daylighting concept 2018 (NFWF LISFF funding)
- NYSDEC support for NYCDEP feasibility study 2018
- Tibbetts included in Long-Term Control Plan, led to DEP design initiation in 2020
- Hurricane Ida and mayoral funding support 2021
- Van Cortlandt Park Alliance, BCEQ, & steadfast community advocacy and support from 1990s through today

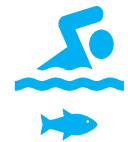


Project Motivation

NYC's Largest Green Infrastructure Project



- Increases local capacity of sewer and wastewater infrastructure
 - Approximately **2.1 billion gallons** of lake water per year will be diverted away from the combined sewer system through the daylit channel



- Improves Harlem River water quality by reducing **215 Million gallons** of annual Combined Sewer Overflows



- Reduces energy use and greenhouse gas emissions at Wards Island Wastewater Resource Recovery Facility



- Creates a new park, a safe greenway for exercise and transportation, access to a restored stream and riparian habitat, and improved park space

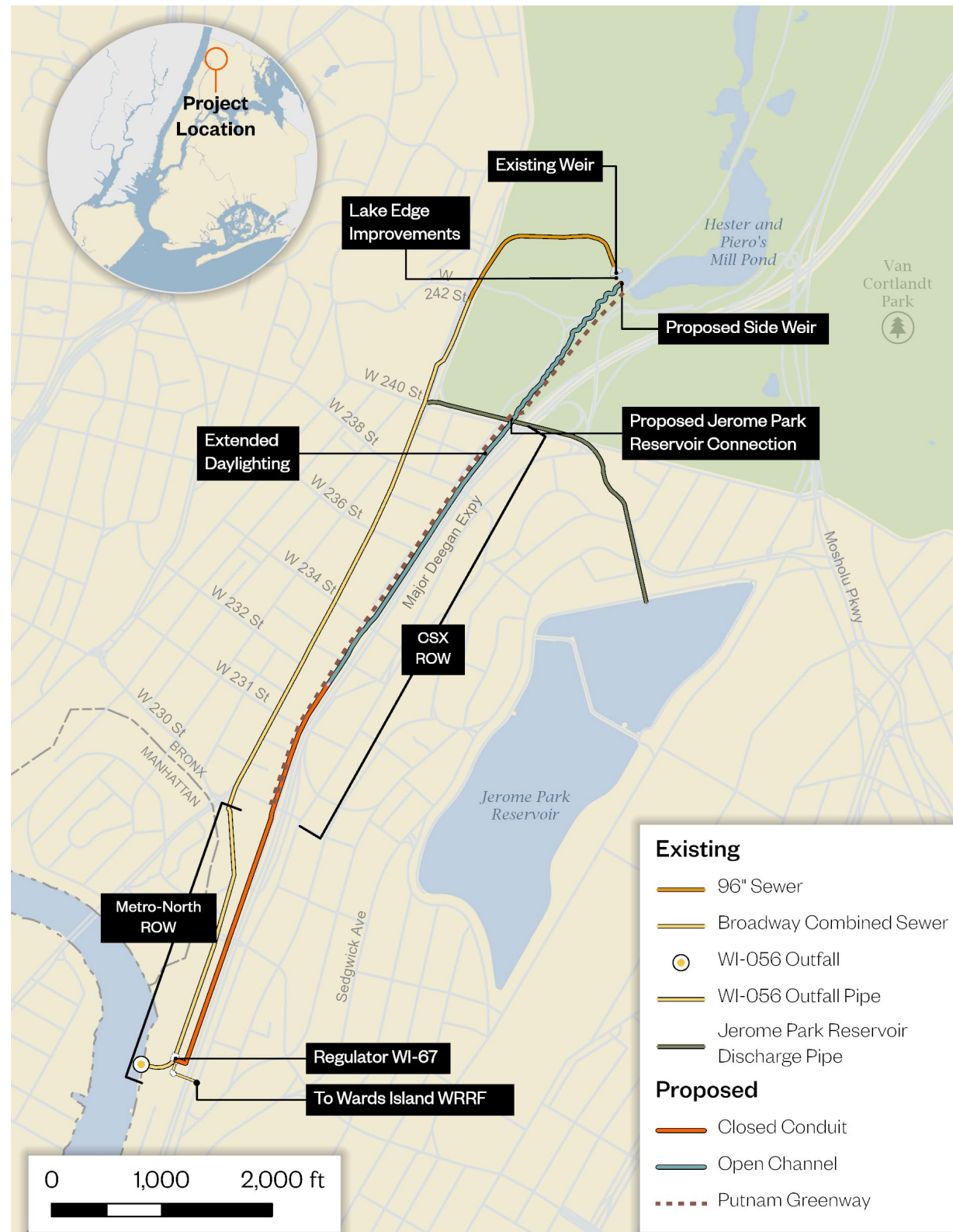
Project Community Involvement

- Created Tibbetts Advisory Group (TAG) with website and email list to engage public stakeholder groups
- Organized multiple site visits and meetings for TAG
- Other significant stakeholders included:
 - NYC DOT (greenway, lighting, bridges, public access points)
 - NYS DOT (adjacent highway)
 - Metro North Railroad
 - NYPD/FDNY (emergency access)
 - Local community board
 - Public Design Commission



Final Design Key Features

Project Overview



Phase 1: Hester and Piero's Mill Pond and shoreline Improvements (formerly Van Cortlandt Park Lake)

Phase 2: Tibbetts Brook Daylighting & Greenway

- Weir modifications and creation of diversion structure in Hester and Piero's Mill Pond
- Daylit stream and extended greenway through Van Cortlandt Park and acquired CSX property
- Underground pipe through Metro North property
- Outlet into Harlem River

Final Design Key Features

Site Plan



Final Design Key Features

Side Weir & Start of Stream



Final Design Key Features

VCP Greenway Corridor



Final Design Key Features

New Park (VCP South)



Final Design Key Features

Former CSX Corridor (new park)



Current Conditions: W. 239th Street View Looking South



Rendering: W. 234th Street View Looking North

Final Design Key Features

VCP Planting Palette

- ZONE 1 - FRESHWATER WETLAND**
Margins of daylighted stream corridor - Obligate (OBL) wetland species adapted to microclimates and soils of VCP - Sedges, Rushes & Forbs - 2" Plugs
- ZONE 2 - FLOODPLAIN SHADE**
Floodplain of daylighted stream corridor - Faculative Wetland (FACW) & (FAC) species - Mix of herbaceous and canopy/understory plants, multi-age, both full sun and shade tolerant.
- ZONE 3 - UPLAND FOREST**
Upland areas along trail - larger caliper trees near active use areas



From Hester & Piero's Mill Pond Outlet to Upland Pedestrian Bridge

Final Design Key Features

Partial Planting Palette

ZONE 1 - FRESHWATER WETLAND



Fringed Sedge (*Carex crinata*)



Three Square Bulrush
(*Schoenoplectus americanus*)



Tussock Sedge (*Carex stricta*)



Rose Mallow
(*Hibiscus moscheutos*)



Spotted Joe-pye Weed
(*Eutrochium maculatum*)



Rice Cutgrass
(*Leersia oryzoides*)

ZONE 2 - FLOODPLAIN



Button Bush
(*Cephalanthus occidentalis*)



Summersweet (*Clethra alnifolia*)



Inkberry
(*Ilex Glabra*)



Silky Dogwood (*Cornus amomum*)



Elderberry
(*Sambucus canadensis*)



Red Stemmed Dogwood
(*Cornus sericea*)

ZONE 3 - UPLAND FOREST



Black Gum (*Nyssa sylvatica*)



Smooth Alder (*Alnus serrulata*)



Pin Oak
(*Quercus palustris*)



Shadbush
(*Amelanchier canadensis*)



Sweetgum
(*Liquidambar styraciflua*)



Swamp White Oak (*Quercus bicolor*)

Final Design Key Features

New Park Planting Palette

ZONE 1 - FRESHWATER WETLAND

Within and on the upper margins of the active stream corridor, full sun to part shade at bridge overpasses

ZONE 2 - FLOODPLAIN SHADE

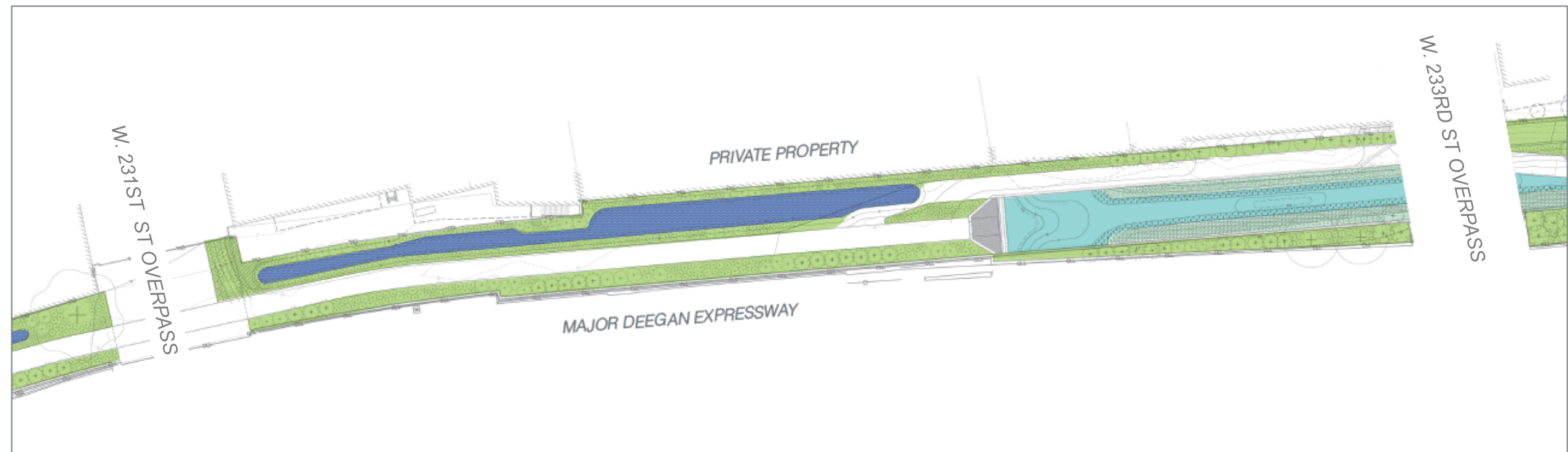
Narrow upper margins of stream corridor, subject to periodic inundation

ZONE 3 - UPLAND URBAN FOREST

Upland areas of CSX corridor - prioritize buffering of walls and creation of shade

BIORETENTION AREA - SHALLOW ROOTED MIX

Shallow soil volumes over gravel base (6"-8"), 60% herbaceous, 40% woody, dry meadow, part shade



Final Design Key Features

New Park Partial Planting Palette

ZONE 1 - FRESHWATER WETLAND



Softstem Bulrush
(*Schoenoplectus tabernaemontani*)



Swamp Milkweed (*Asclepias incarnata*)



Fringed Sedge (*Carex crinata*)



Red Stemmed Dogwood
(*Cornus sericea*)



Pussy Willow (*Salix discolor*)



Smooth Sumac
(*Rhus Glabra*)

ZONE 3 - URBAN UPLAND (TREES)



Hackberry
(*Celtis occidentalis*)



Red Maple (*Acer rubrum*)



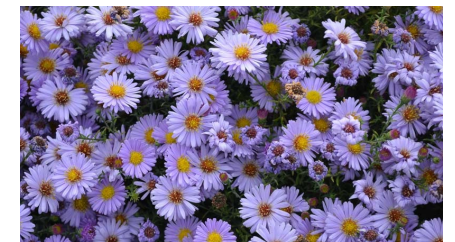
Chokeberry
(*Aronia melanocarpa*)



Groundsel Bush (*Baccharis halimifolia*)



Goldenrod
(*Solidago rugosa*)



Smooth Aster
(*Symphyotrichum laeve*)



Tulip Poplar (*Liriodendron tulipifera*)



Green Pillar Pin Oak
(*Quercus palustris* 'Pringreen')



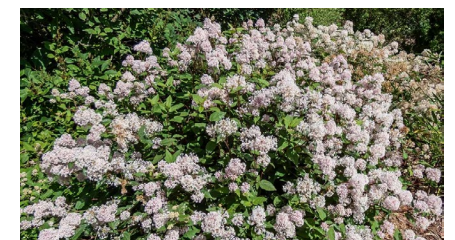
Sumac (*Rhus sp.*)



Bayberry
(*Morella pennsylvanica*)



Black Eyed Susan
(*Rudbeckia hirta*)



New Jersey Tea
(*Ceanothus Americanus*)

ZONE 2 - FLOODPLAIN

ZONE 3 - URBAN UPLAND (SHRUBS)

BIORETENTION

Project Overview

Permitting & Approvals

Winter 2021 - Spring 2024

Advanced
Conceptual
Design

Fall 2022

Preliminary
Design

Summer 2023

Final Design

Winter 2025

Procurement
of Contractor

2025/2026

Start of
Construction

2026

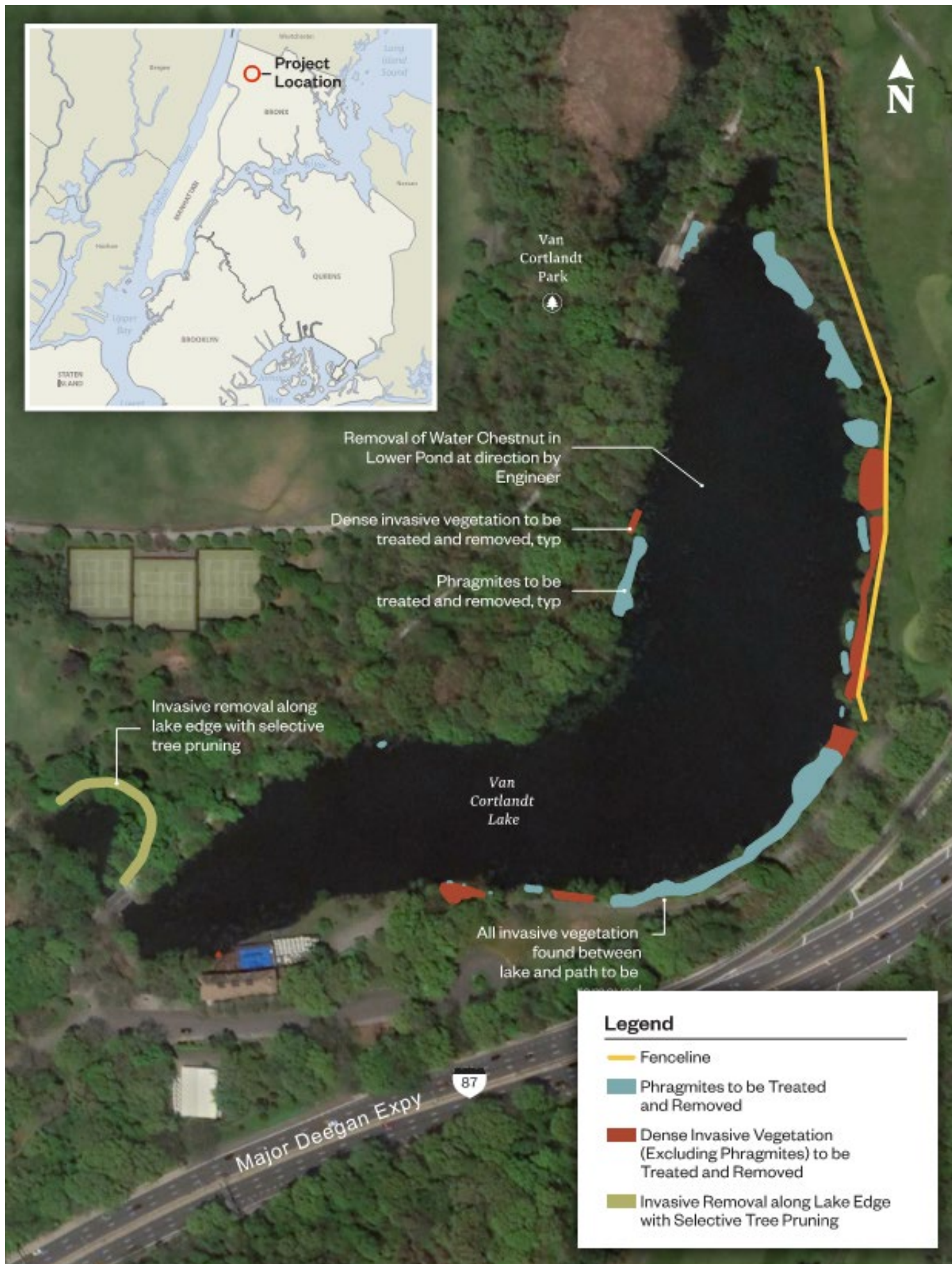
... TAG Meeting #9
June 2026

Project Timeline & Milestones

- **June 2024:** Closing on CSX Property
- **August 2024:** Metro-North Railroad (MNR) Easement Acquisition ULURP Approval *Received*
- **Summer 2024:** Phase 1 Lake Restoration Began
- **Spring 2025:** Onboard Construction Manager (Jacobs)
- **Fall 2025:** Final Design Completion for Daylighting
- **Winter 2025:** Advertisement for Bid
- **Late Summer 2026:** Anticipated Construction Notice to Proceed
- **Summer 2026 – Summer 2029:** Anticipated Construction

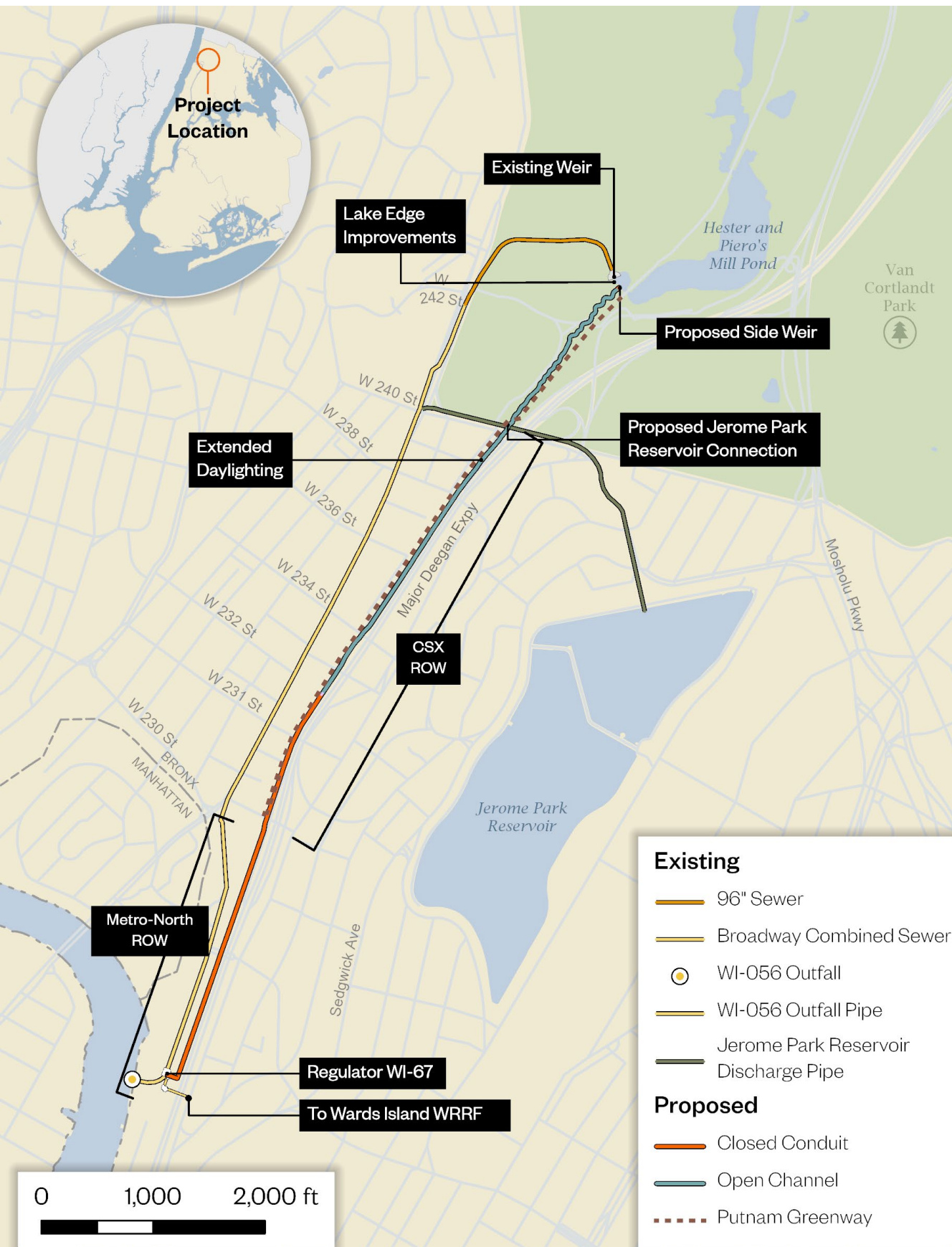
Phase 1 Lake Restoration: Overview

- Treatment and disposal of nearly 1 acre of *phragmites* and other invasive shoreline vegetation
- Harvest and disposal of water chestnut and other invasive floating aquatics within the lake
- Living shoreline pilot complete in Aug. 2025
- Contract Registered – Steven Dubner Landscaping, Inc.
- August 2024 – ongoing thru Fall 2028
- Total Cost: \$1.9M



Living shoreline pilot planting at Van Cortlandt Park

Phase 2: Daylighting & Greenway Updates



- ✓ Final Design
- ✓ Final PDC Submission & Approval
- ✓ Construction Manager Onboarded
- ✓ Advanced coordination with MTA-MNRR to finalize easement agreement
- ✓ Received Joint Permit Application approval from USACE and NYSDEC
- ✓ Advanced procurement phase for construction contract
- ✓ Notice of Award to construction contractor
- ✓ Finalize MTA-MNR Easement Agreement

❑ Construction Notice to Proceed (late Summer 2026)

Joint Permit Application

New York City
Department of Environmental Protection



Tibbetts Brook Daylighting and Hester
and Piero's Mill Pond Improvements Project
Bronx, NY

Joint Permit Application
NYSDEC PROTECTION OF WATERS & USACE NATIONWIDE
PERMITS

November 2023

PREPARED BY

- Joint Permit Application (NYS DEC/USACE) issued by NYS DEC on January 22, 2026
- USACE had previously approved on 7/29/25



MTA-MNRR Easement



- MTA Board of Directors voted positively regarding the easement agreement on January 28, 2026 and final easement documents signed in May 2026.
- Final coordination with DCAS in progress to officially record the easement.

Floodnet Sensors

- Early detection sensors to promote early awareness of the dam overtopping and downstream flooding, e.g., Major Deegan
- Two sensors + signage installed on 6/10/2026
 - Northside of dam path
 - Southeast side of blue bridge over the lake



Procurement



- On December 17, 2025, the project was advertised to bid
- Opening bid date was March 18, 2026
- On April 28, 2026, NYC DEP issued a Notice of Award to lowest bidder, **Railroad Construction Co. Inc.(RRC)**, to provide construction services for the Tibbetts Brook Daylighting project based upon their bid of \$149.5M.
- OMB approved Certificate to Proceed on June 9, 2026
- Awaiting registration at Comptroller.

Construction Phase Project Team

NYCDEP BOS

Roopesh Joshi, P.E.
Assistant Commissioner

Sarah Bray

Project Manager

NYCDPR

Project Partner

Marit Larson

Acting Deputy Commissioner

Sara Donatich

Project Manager

Stephanie Ehrlich

VCP Administrator

Jacobs CM Team

Lynda Tollner, PE
Construction Manager
Omar Ockeh, PE
Resident Engineer

**Construction Community
Liaison**

Hazen & Sawyer

*Design Services during
Construction*
Dahlia Thompson, PE
Design Engineer

Railroad Construction Corporation

Pablo Lemus, PE
Project Manager

Construction Phase Anticipated Schedule

Construction

Summer 2026 – Summer 2029

Notice to Proceed

Late July/August 2026
(ahead of previously
anticipated date)

Pre- Construction Activities

August - November 2026

Major Construction

*November 2026 –
August 2029*

Substantial Completion

August 2029

Final Completion

August 2030

... TAG Meeting #9
June 2026

Next Steps

- Safety Plan Approval
- RCC Contractor Mobilization
- Advance approval on Parks Tree & Construction Permits
- Future TAG meetings anticipated to be scheduled every 4 months based on construction progress.
- Construction Community Liaison will provide communication to community in coordination with DEP Bureau of Public Affairs

Questions?