

79th Street Boat Basin

Located at West 79th Street and the Hudson River
in the Borough of Manhattan

PDC Conceptual Review
October 22, 2021

Moffatt & Nichol with B. Thayer Associates

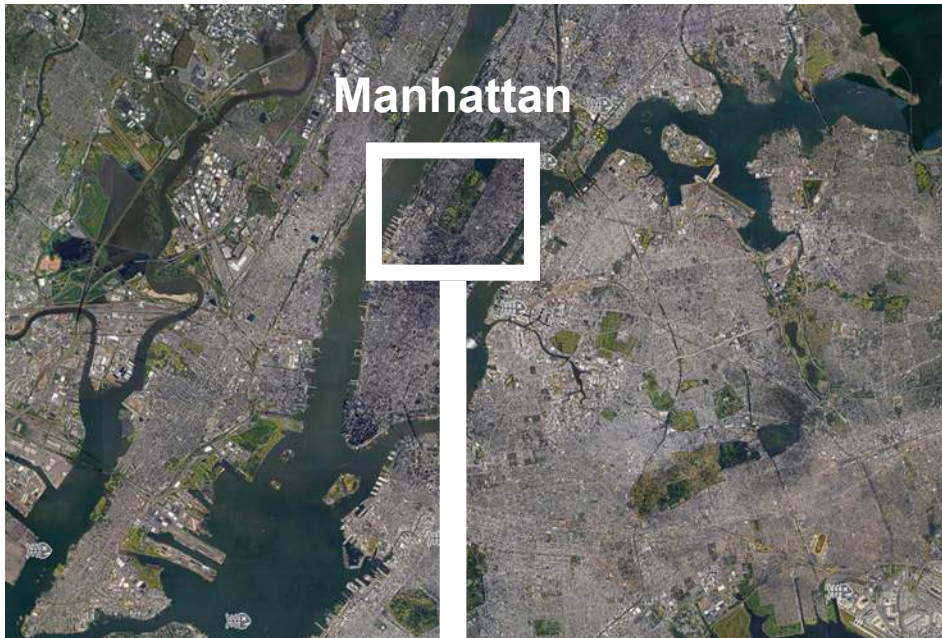
Total Budget: \$89.2m (\$60.9m Mayoral / \$28.3m FEMA)
Construction Budget: \$62.0m

Project Size: 15.00 ac (In-Water Portion)

Parks

Goals

- Reconstruct the marina to meet current climate resiliency design guidelines
- Enhance navigability of the basin via increased water depths and restored debris/ice protection
- Deliver utilities, accessibility, safety and security that comply with modern codes and standards
- Expand the number of boating berths to address the 850+ person, 15-year waiting list
- Upgrade the Dockhouse to comply with full expanded facility program



Manhattan

City

2 MI



Upper West Side

Neighborhood

1000 FT



Site

Site

200 FT



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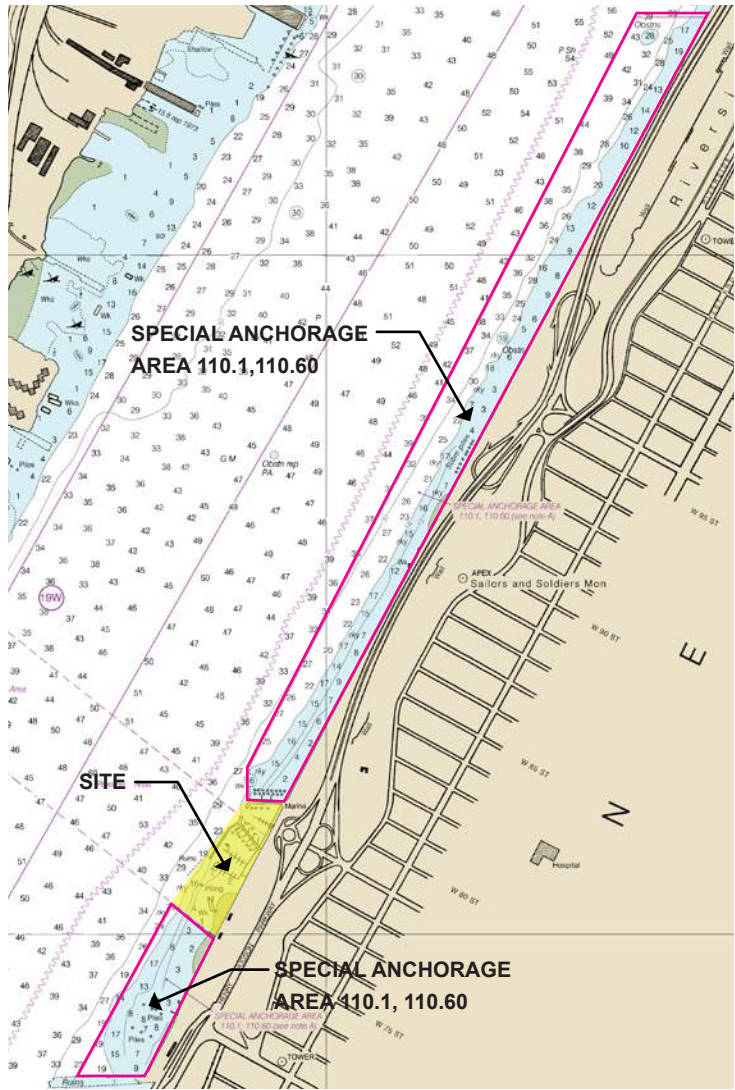
79th Street Boat Basin | Project Location





Mooring Area

NYCDPR dedicated mooring area (105.6 acres) denoted as “Special Anchorage Area” in the Federal Register Vol. 78, No. 161, Section 110.60



NOAA Chart 12341



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79th Street Boat Basin | Project Location with Mooring Area





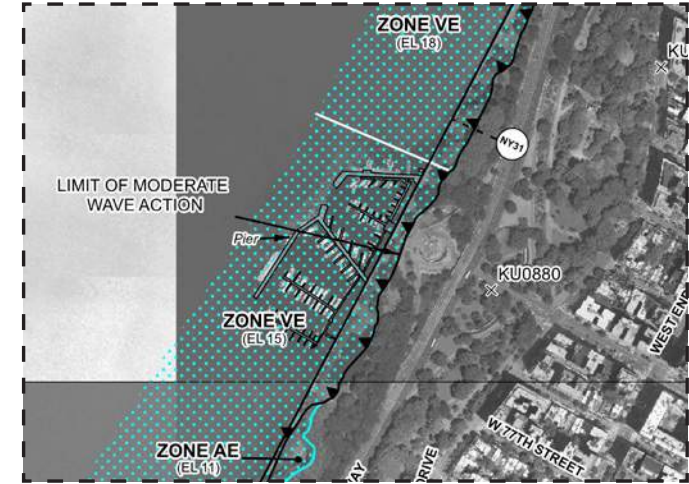
Flood Hazard Zones

2015 Preliminary 100-year Floodplain

1% Annual Chance Floodplain (100 Year Floodplain) The area that has a 1% chance of flooding in any given year.

2050s Projected 100-year Floodplain

The potential areas that could be impacted by the 100-Year flood in the 2050s based on projections of the high-estimate 90th percentile sea level rise scenario (NYC Panel on Climate Change (NPCC) 2015 data).



FEMA FIRM Map

Preliminary 2013 - FEMA FIRM Map: 3604970086G
Zone VE (EL 15)
Moderate wave action

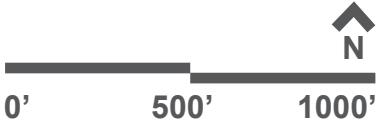
2007 - FEMA FIRM Map: 3604970086F
Zone AE (EL 10)
Moderate wave action (not indicated)



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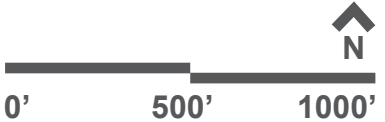


Land Use Categories

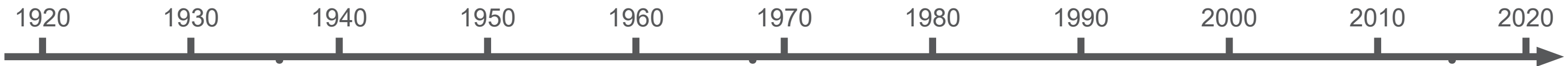
- 1 And 2 Family Residential
- Multi-Family Residential
- Mixed Use
- Open Space And Outdoor Recreation
- Commercial
- Institutional
- Industrial
- Parking
- Transportation / Utilities



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Approx. 1936



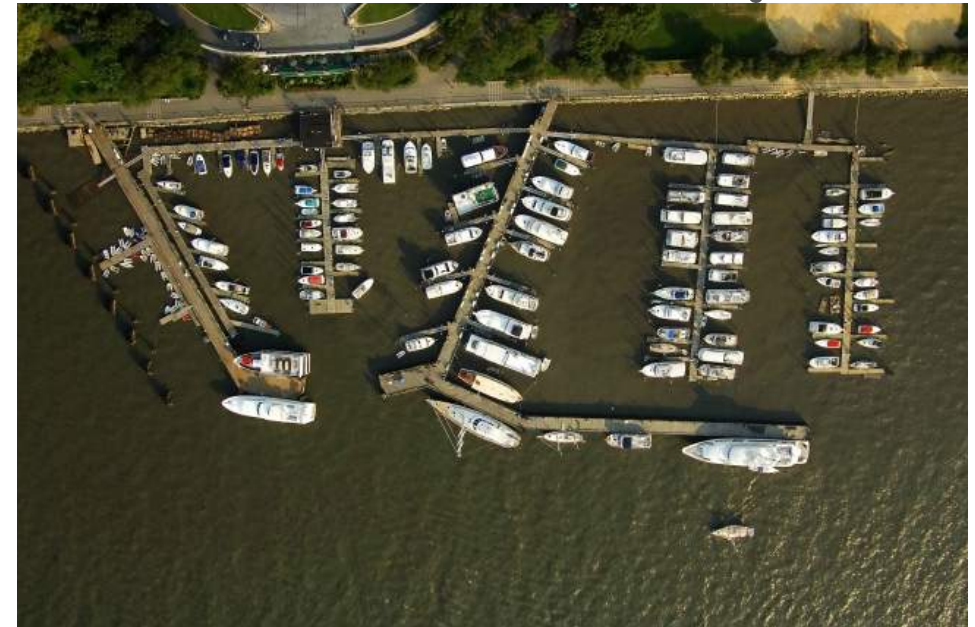
Original Construction

Approx. 1968



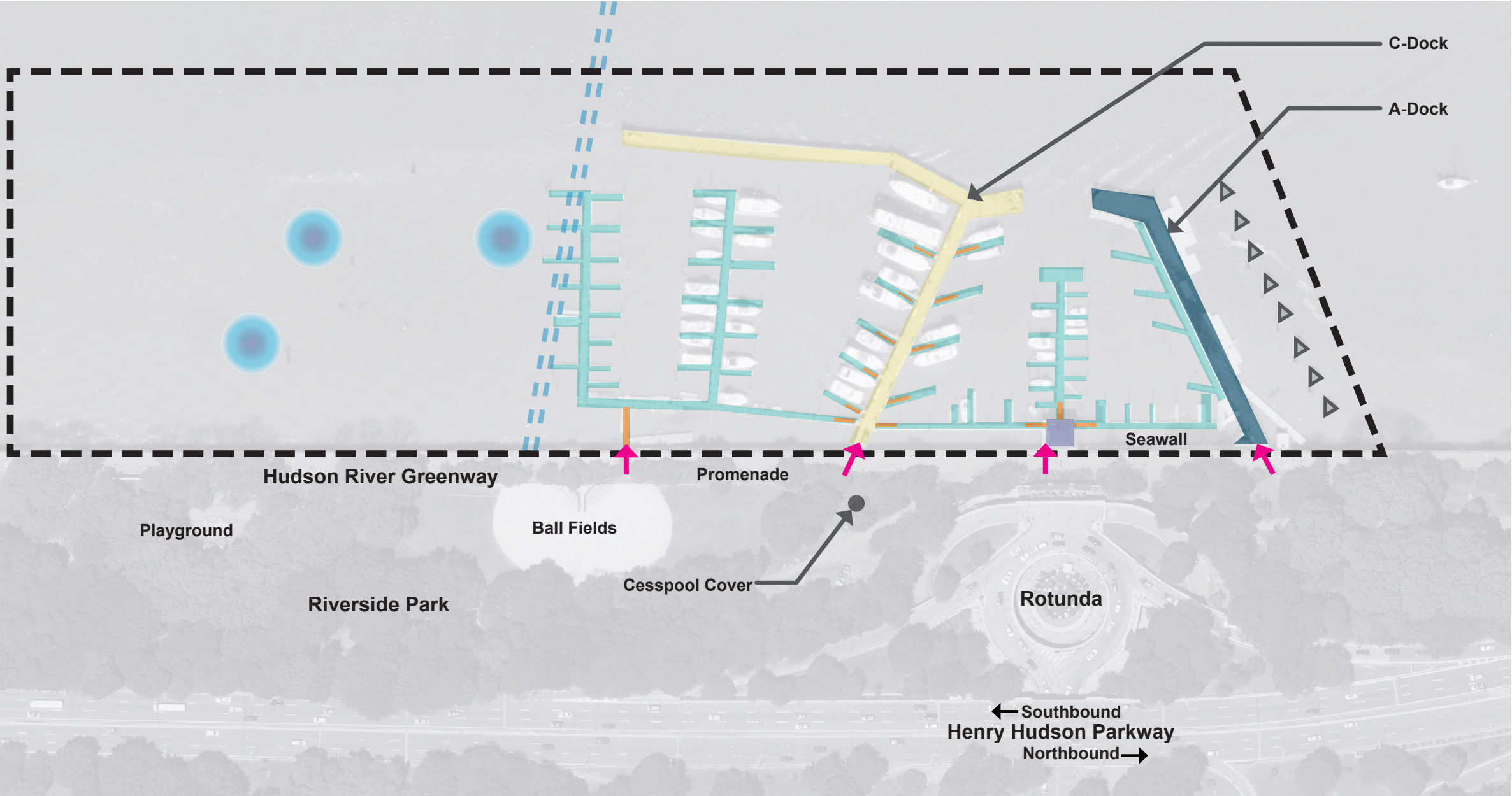
Southern Expansion

Approx. 2015



Current Configuration



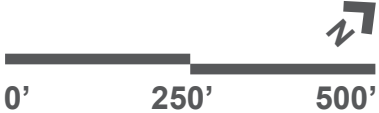


Legend

- Project Limit
- Pedestrian Entrance
- Damaged Fixed Pier
- Damaged Floating Docks
- Rebuilt Fixed Pier (2016)
- Damaged Gangway
- Damaged Dockhouse
- Debris Field
- Existing Icebreaker
- Existing Gas Pipeline
- Vehicular Traffic



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79th Street Boat Basin | Existing Layout and Site Analysis





1 - View from Café Looking West



2 - View from Floating Dock Looking North

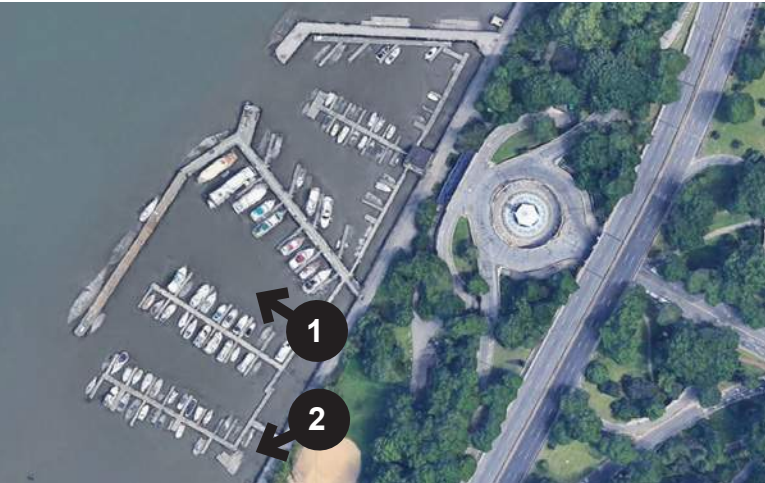




1 - View Looking West at Wave Screen



2 - View from Promenade Looking Southwest





1 - C-Dock at Low Tide

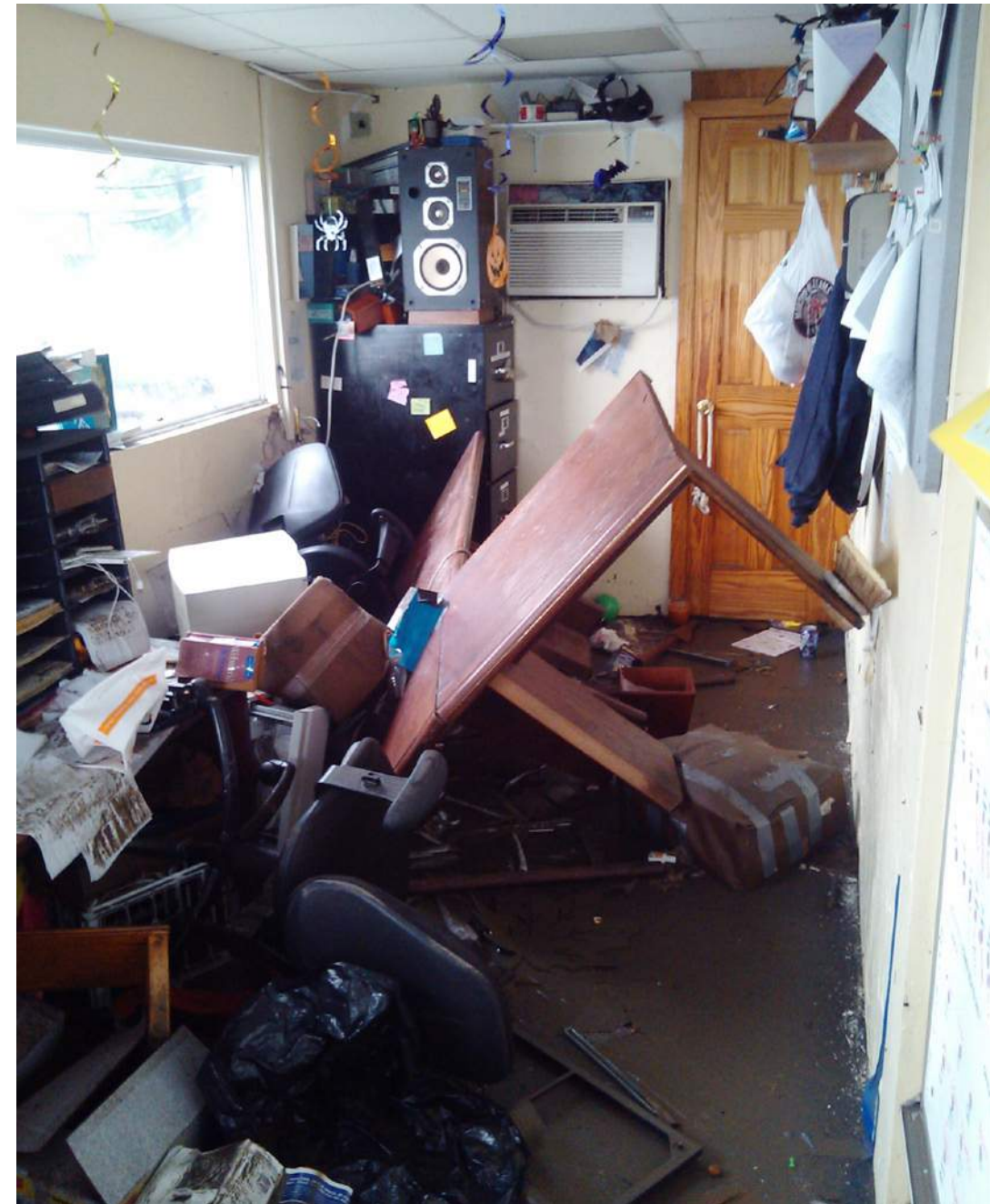


2 - D-Dock Ice Damage





Dock & Gangway Damage



Dockhouse Office After Flood

Stakeholder Outreach:

- 79th Street Boat Basin Boaters
- Riverside Park Conservancy
- Community Board 7 Chair Mark Diller
- Borough President Gale Brewer
- Council Member Helen Rosenthal
- Assembly Member Linda Rosenthal
- State Senator Robert Jackson
- Congressional District Staff, Rep. Jerry Nadler
- NYPD 20th Precinct
- NYPD Harbor Patrol
- FDNY Marine Unit
- U.S. Coast Guard Waterways Management
- Dedicated Email: boatbasin@parks.nyc.gov



Visioning Session with 79th Street Boat Basin Boaters 10/24/19

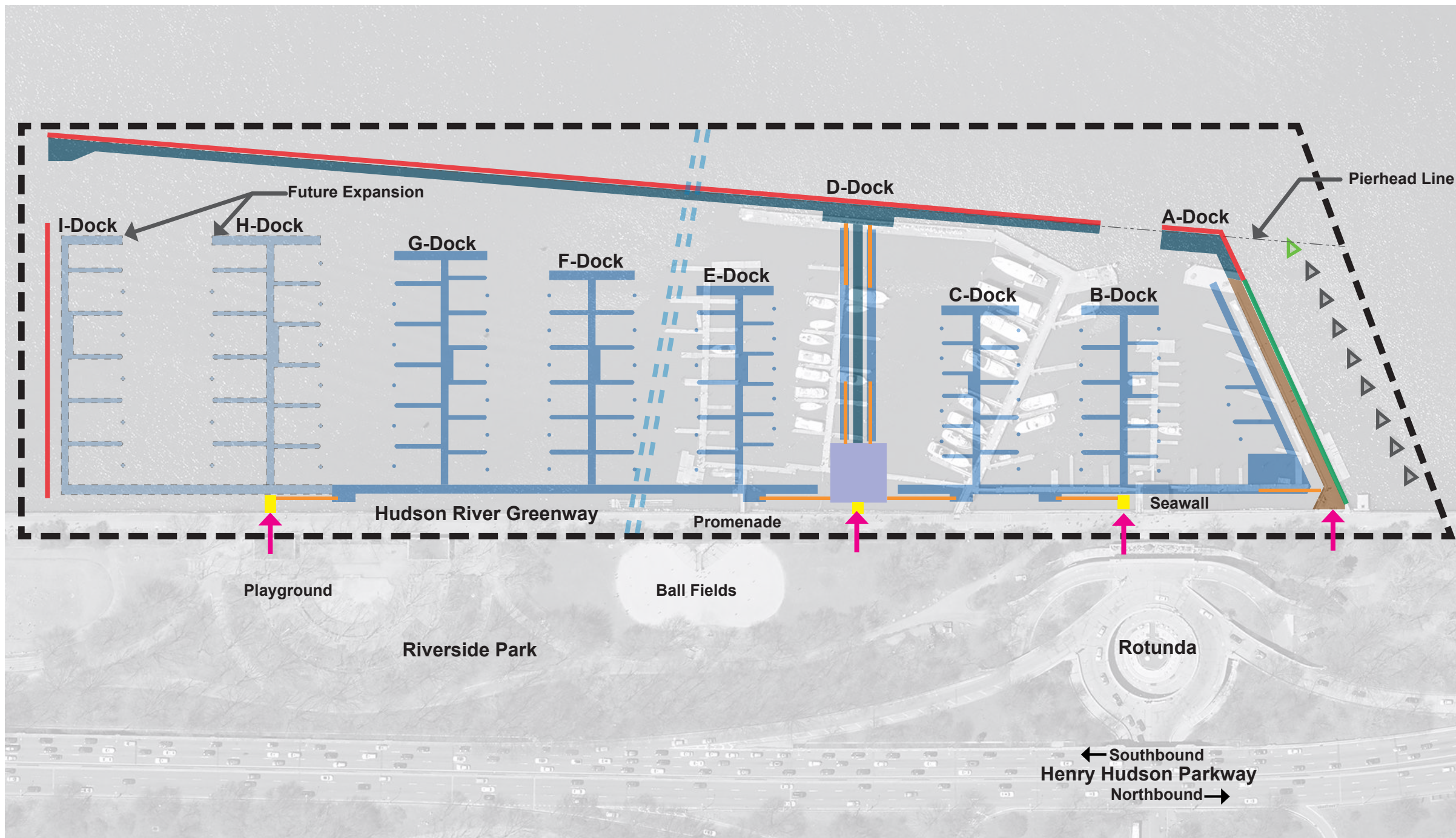


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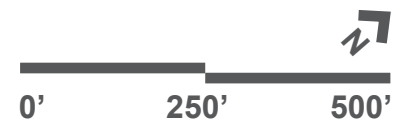
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79th Street Boat Basin | Stakeholder Outreach



Legend

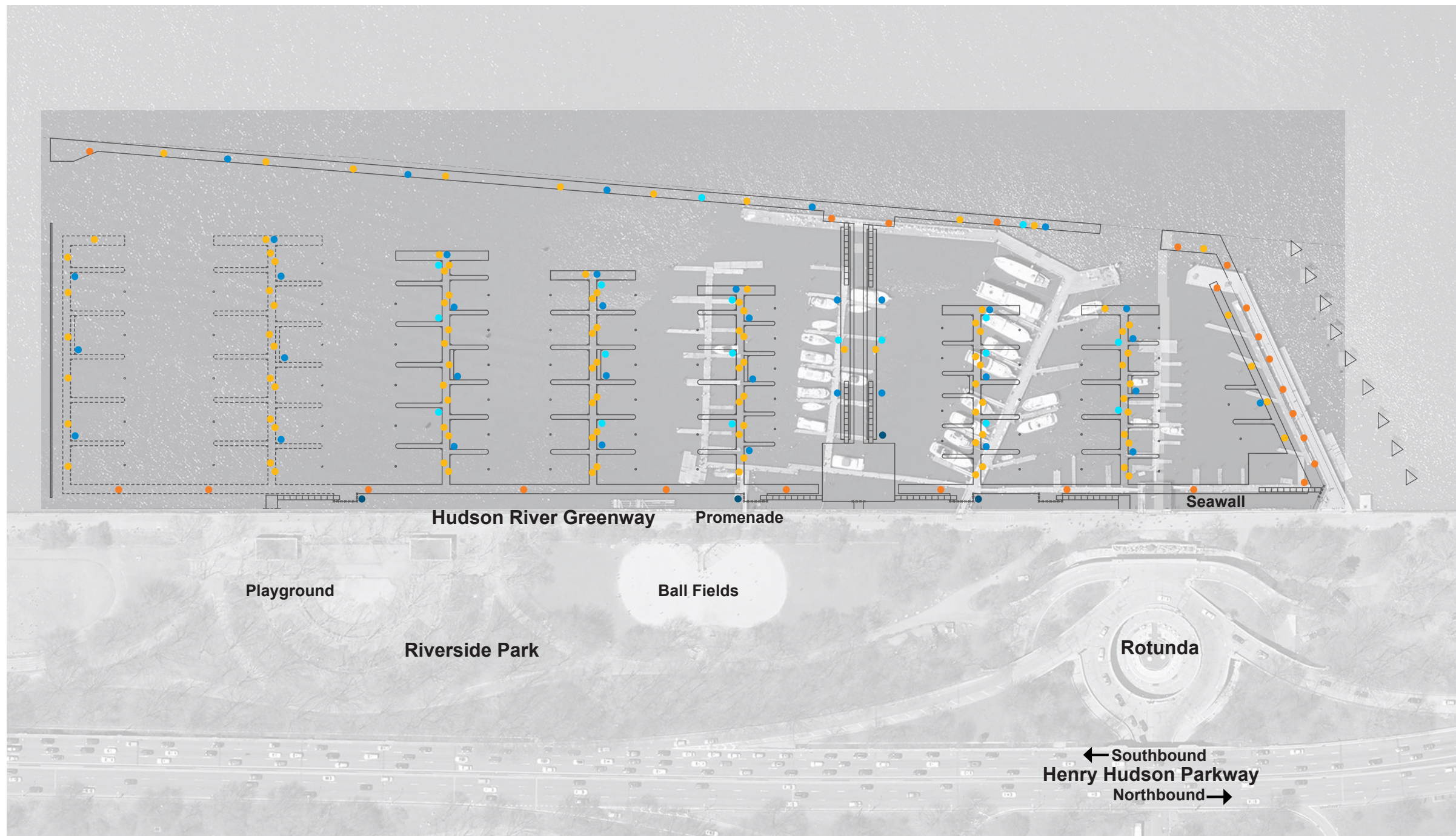
- Project Limit
- Pedestrian Entrance
- Existing Fixed Pier to Remain
- Existing Debris Screen to Remain
- Fixed Pier
- Wave Screen
- Gas Line
- Floating Docks (w/ Dash = Future)
- Gangway
- Elevated Dockhouse over Fixed Pier
- Access Platform
- New Icebreaker
- Existing Icebreaker
- Vehicular Traffic



PDC Conceptual Review 79th Street Boat Basin | Preliminary Design Plan

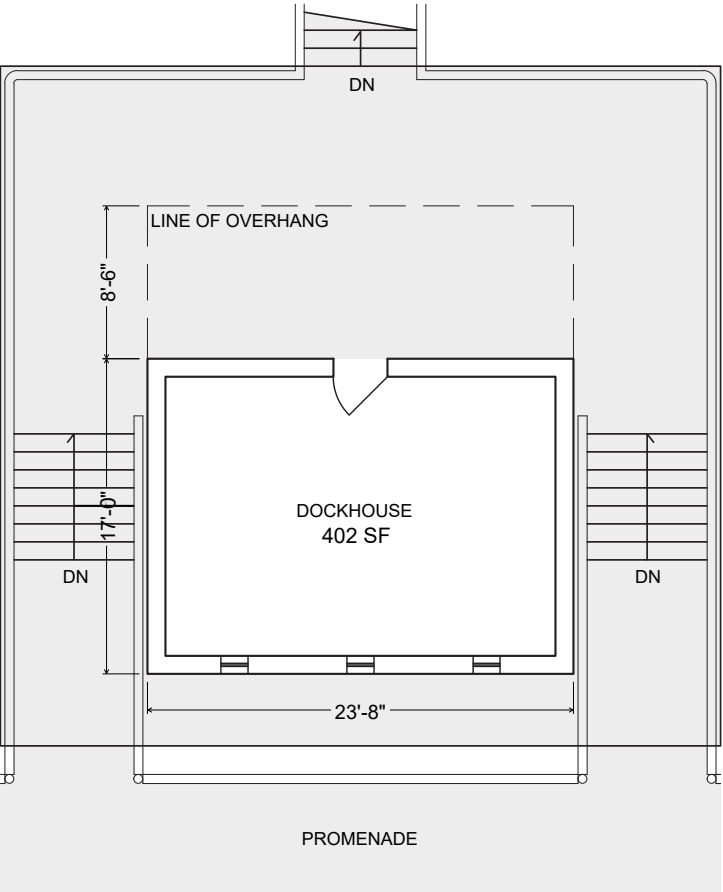
Legend

- Power Pedestal
- Light Bollard
- Winter Potable Water
- Pump-Out Unit
- Pump-Out Connection

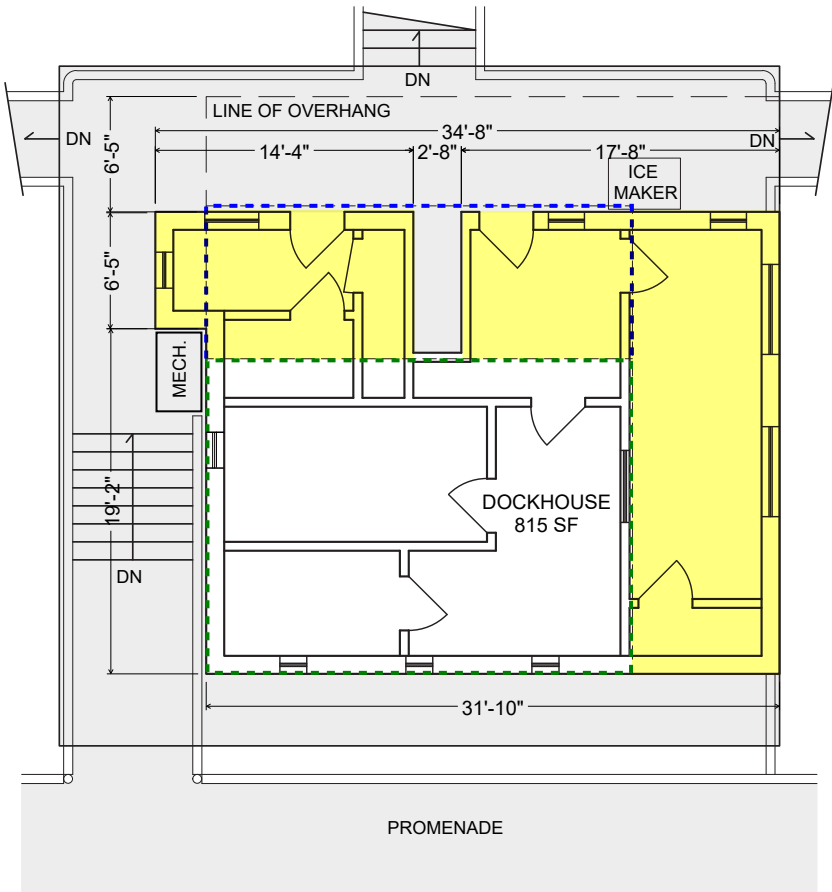


Legend

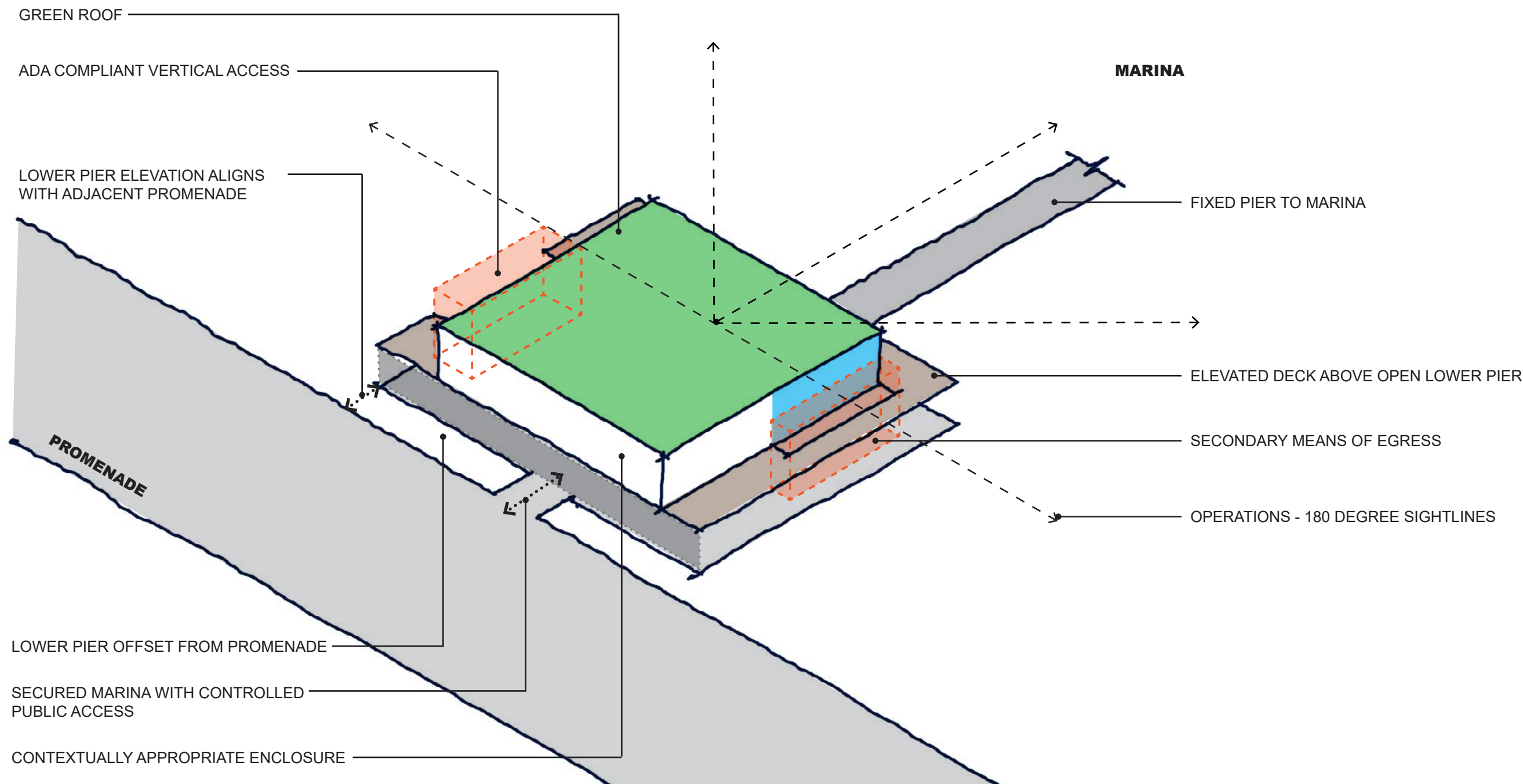
- 2003 Additions - 413 SF
- Outline of Original Overhang
- Outline of Original Dockhouse

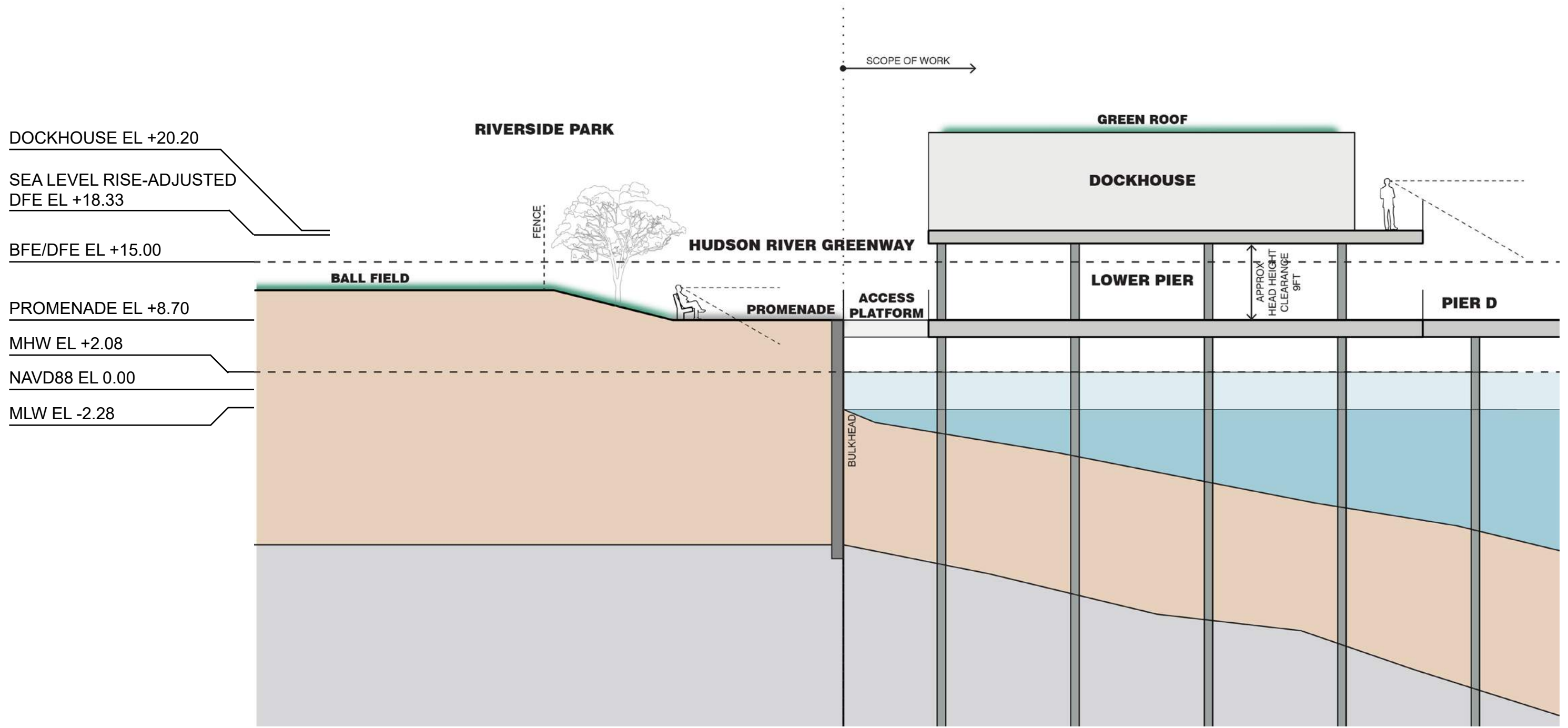


Original 1937



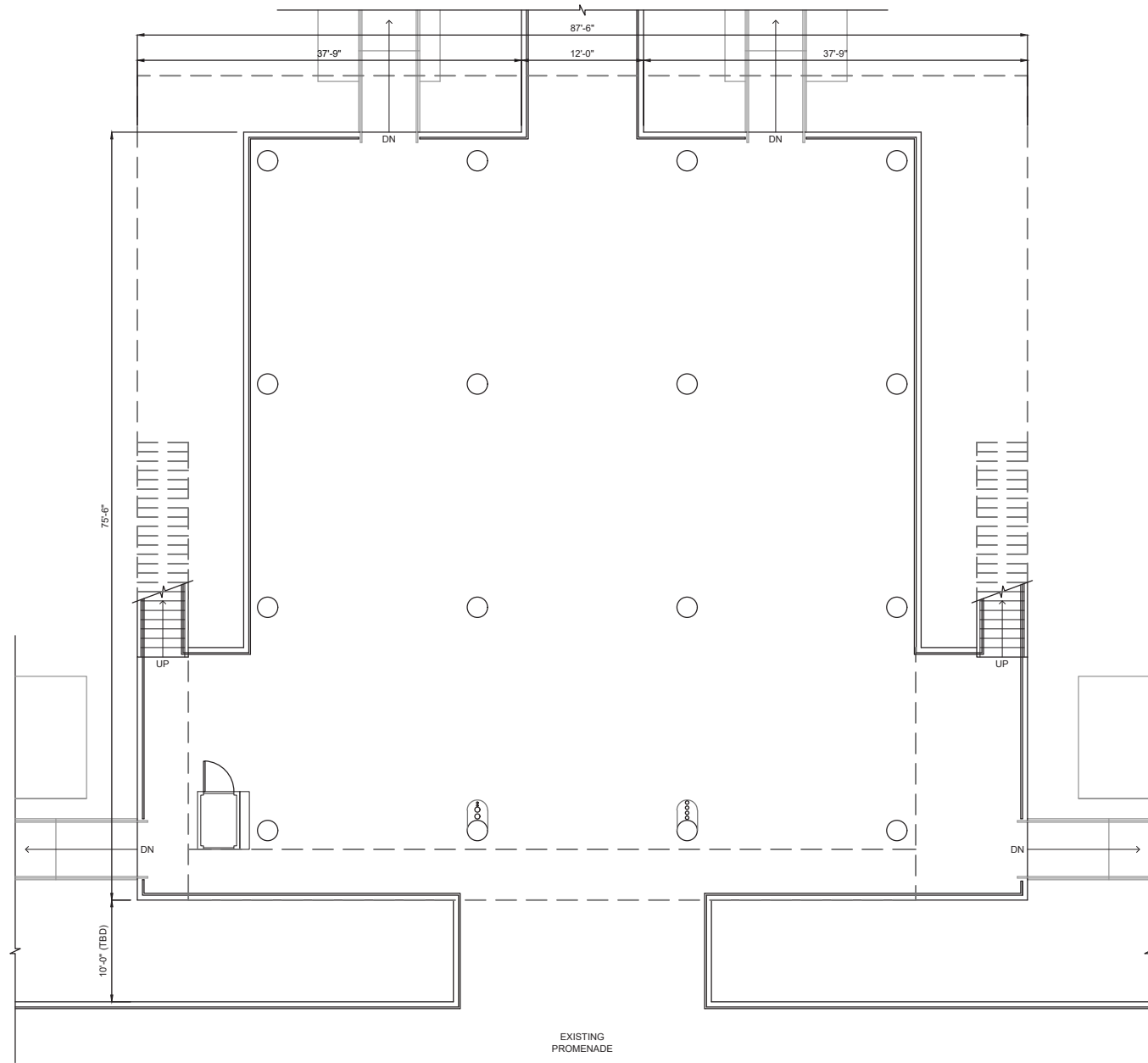
Existing Layout



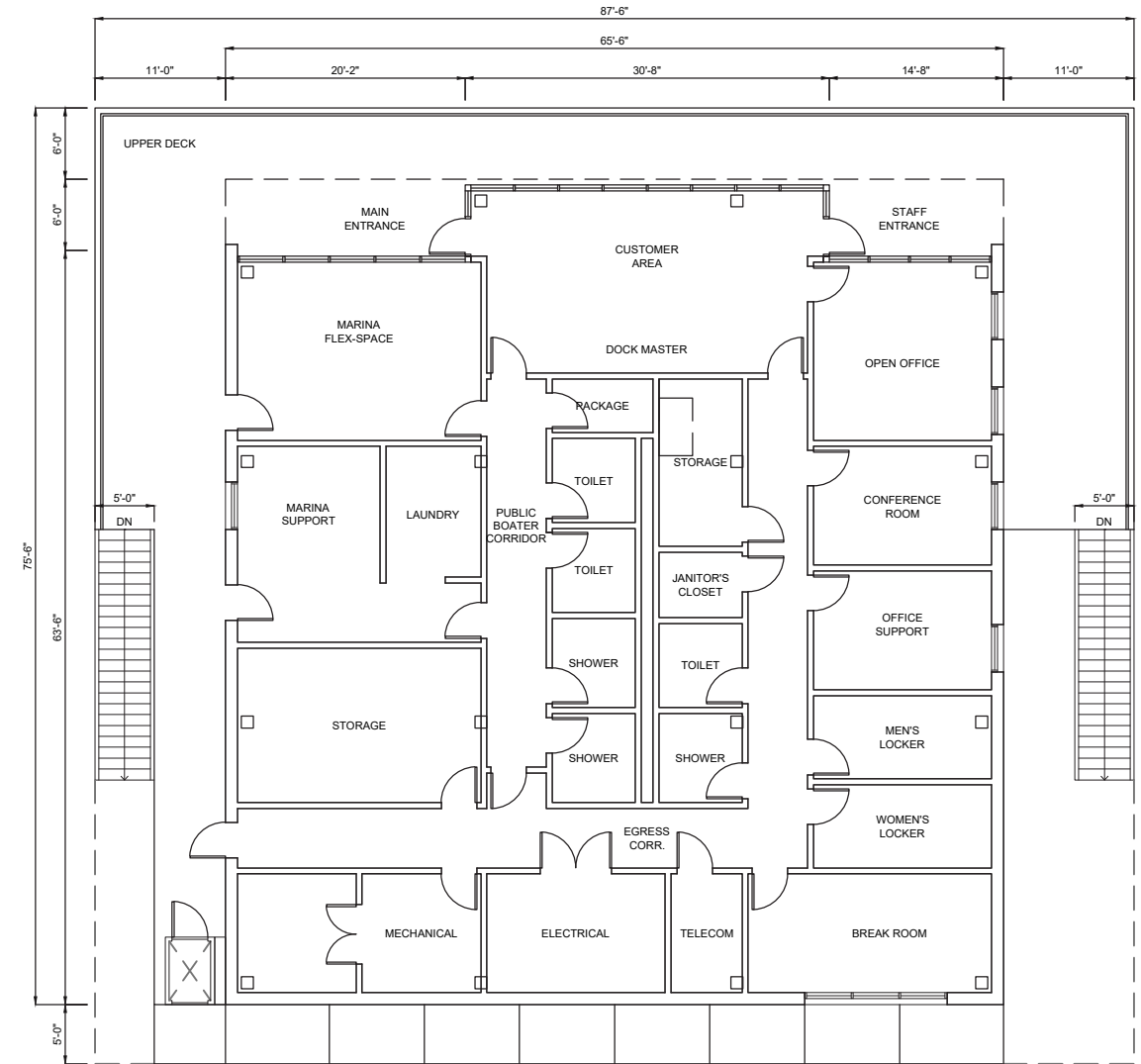


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79th Street Boat Basin | Elevated Dockhouse Section





Lower Pier



Elevated Dockhouse

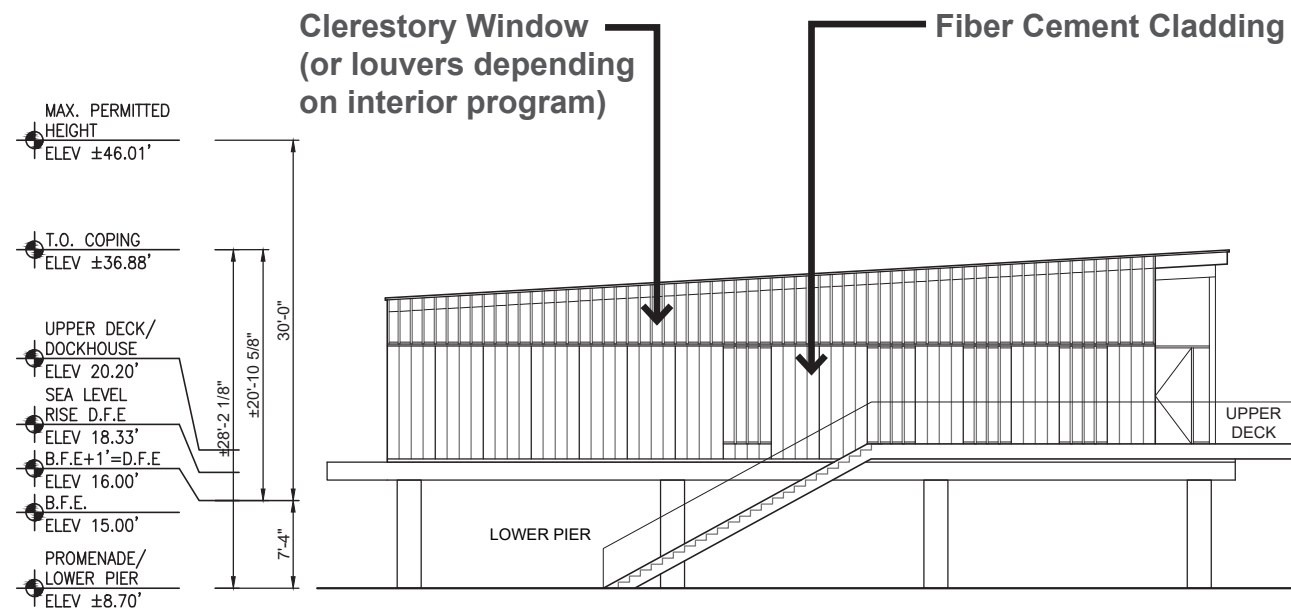


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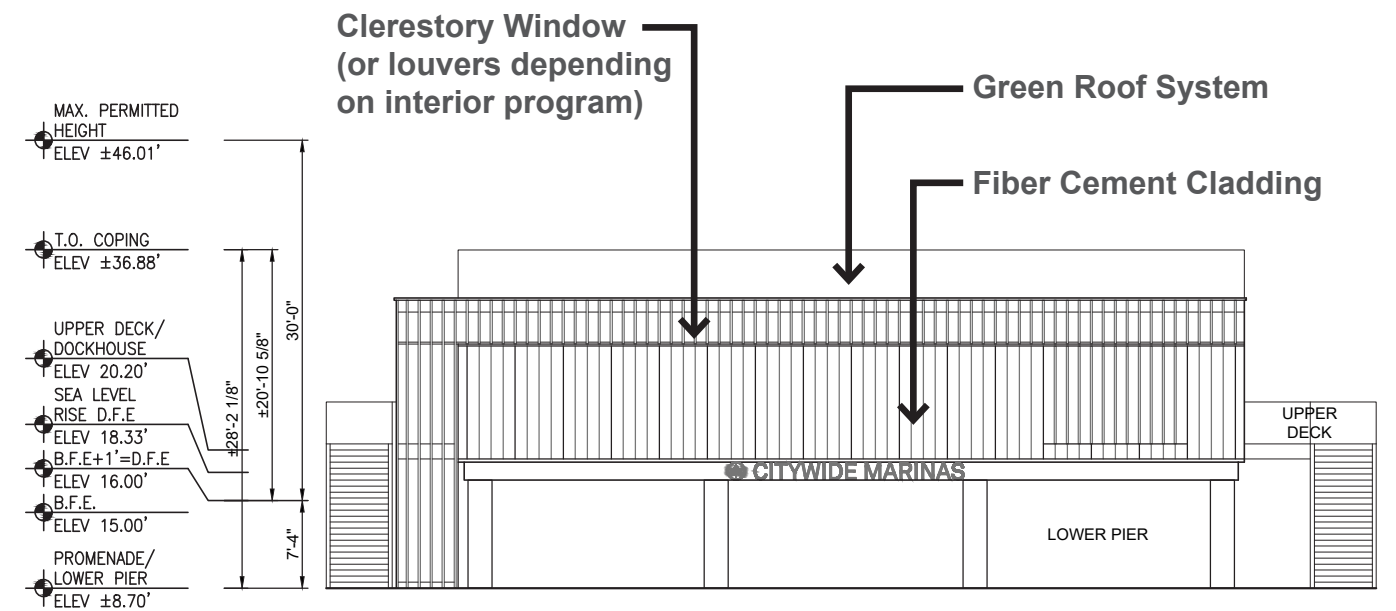


PDC Conceptual Review 79th Street Boat Basin | Dockhouse Floor Plans

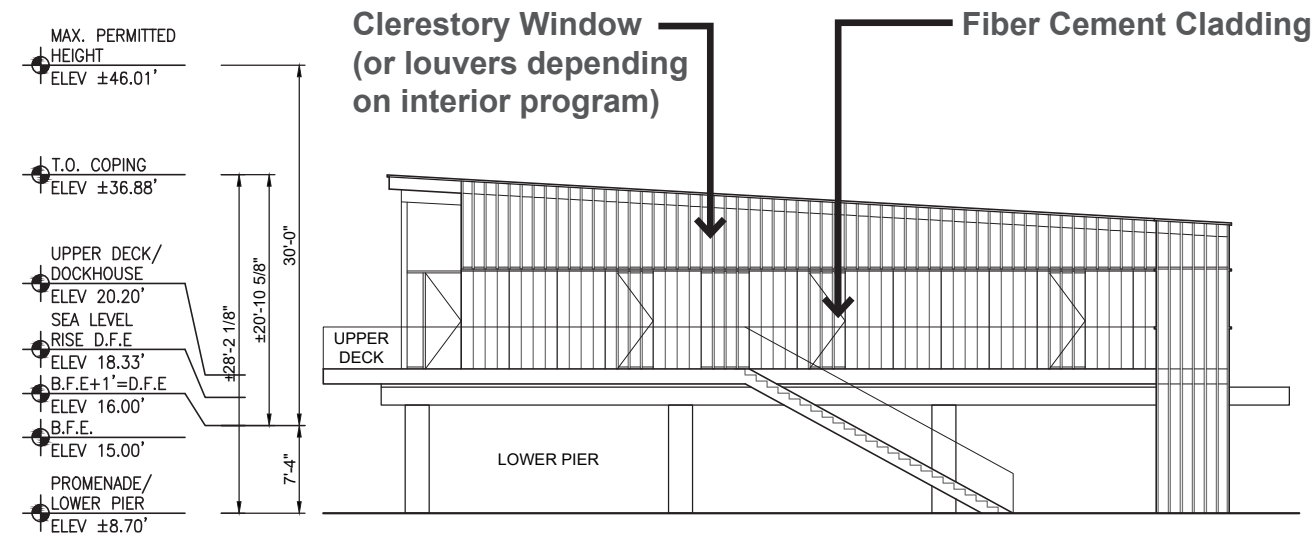




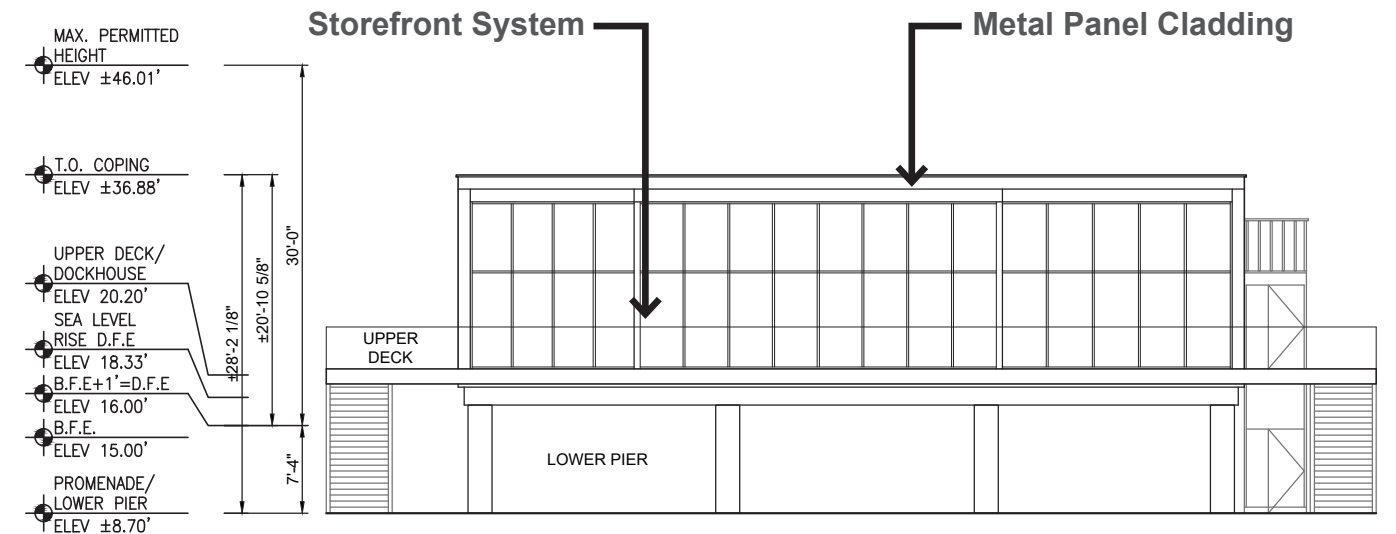
North Elevation



East Elevation



South Elevation



West Elevation

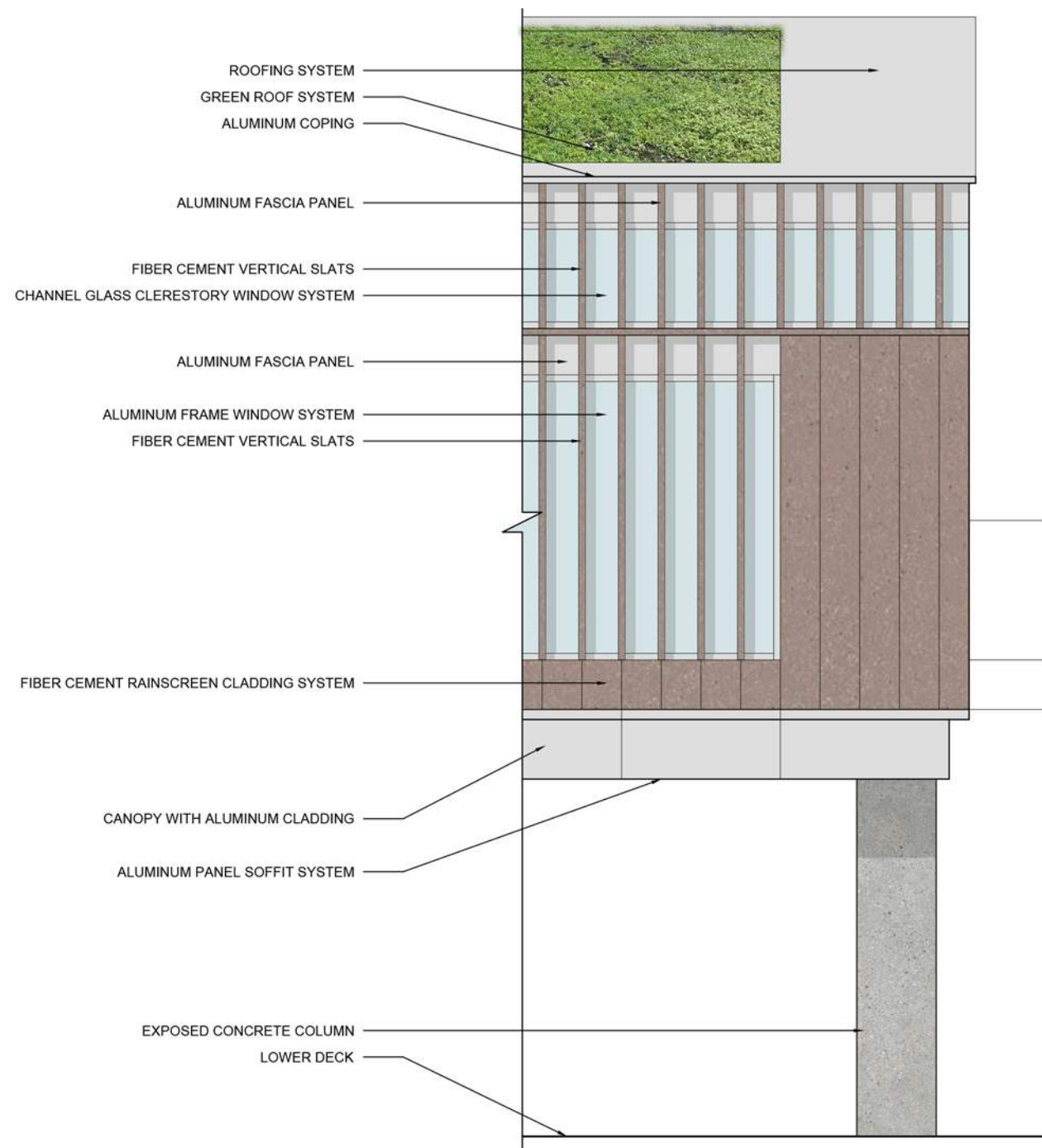


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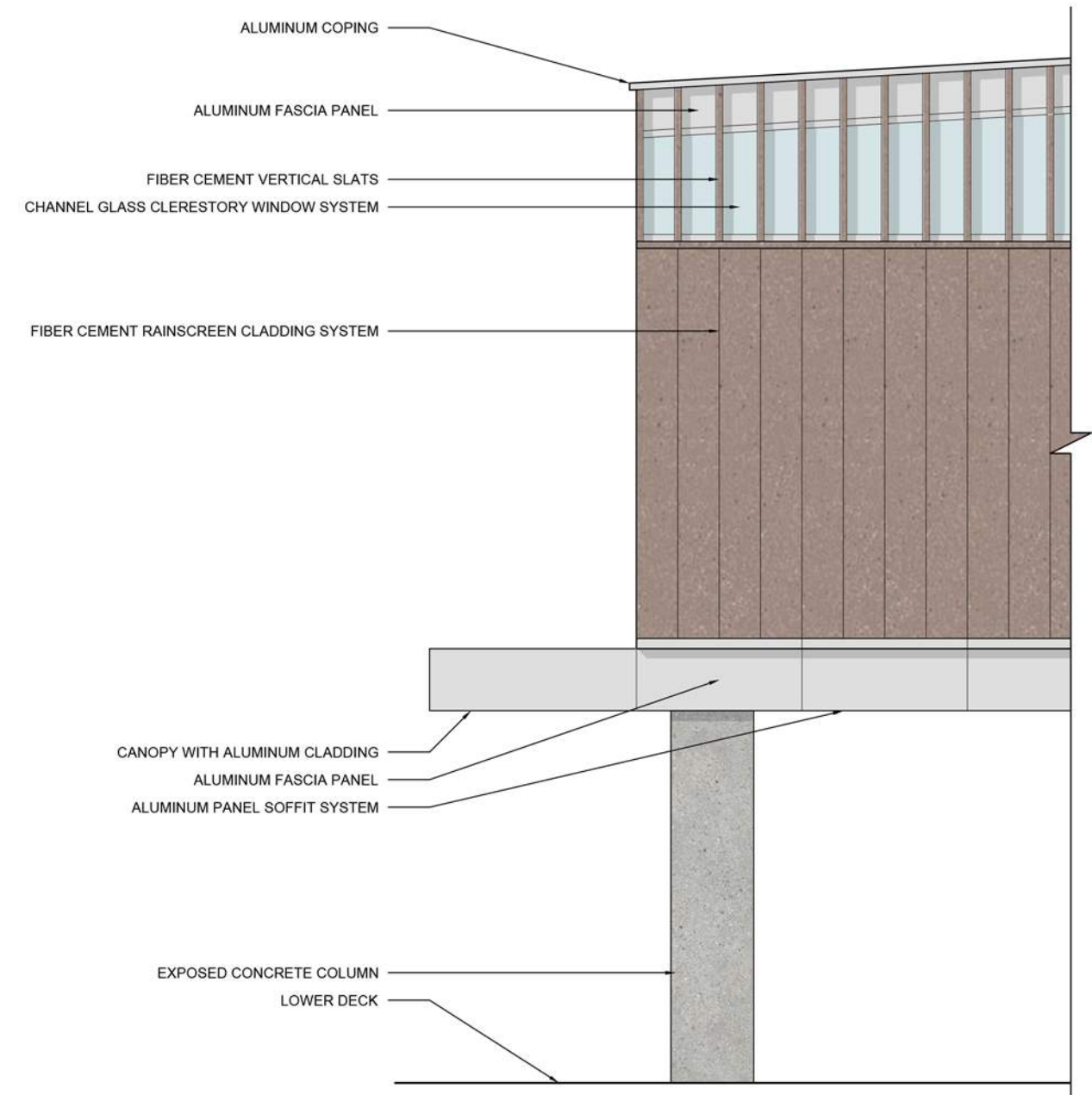


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79th Street Boat Basin | Building Elevations

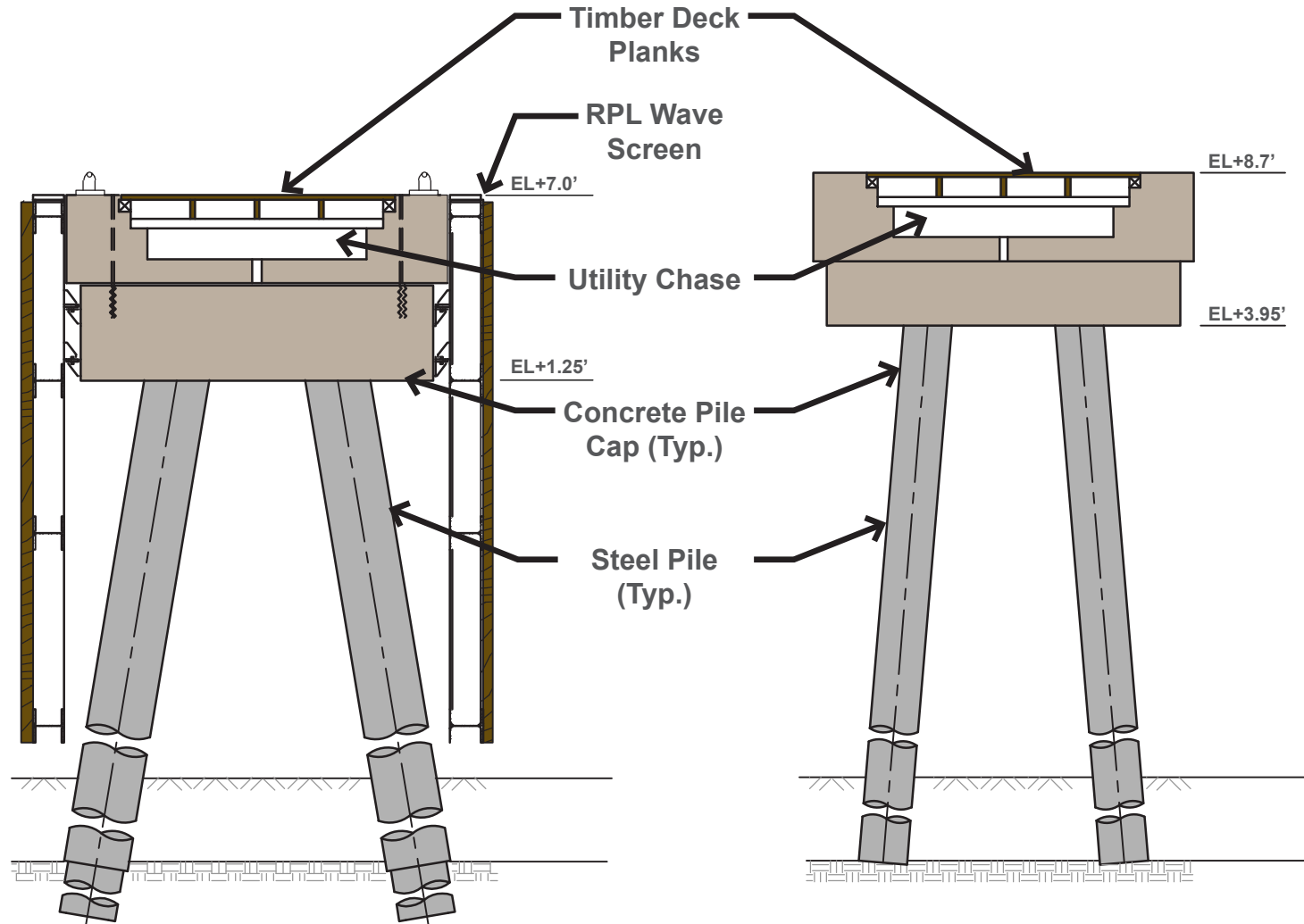




Partial Enlarged East Elevation

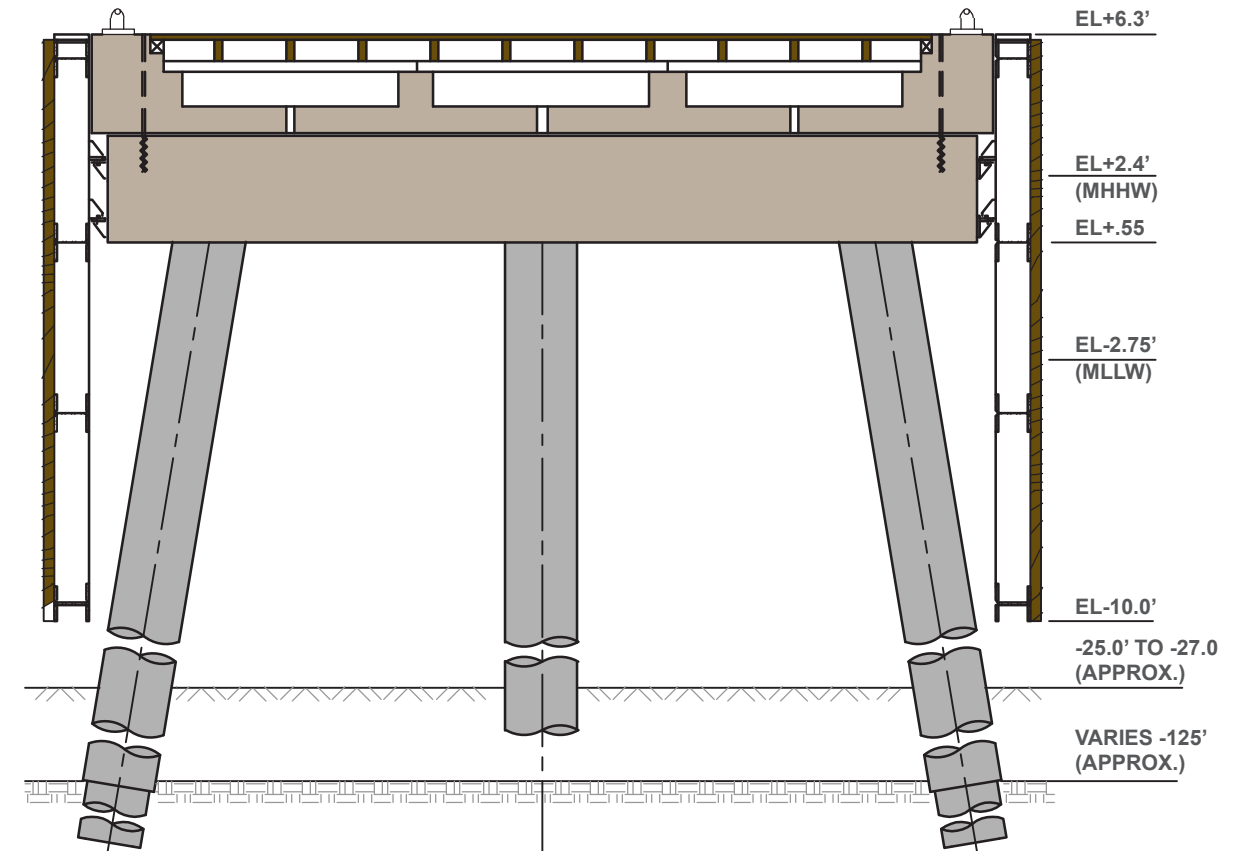


Partial Enlarged North Elevation



West Pier Section

D Dock Pier Section



A Dock Pier Extension Section





Revision 1
Simplified horizontal band, canopy is reconfigured and integrated as singular planar element projecting from the underside of the building



Revision 2
Revised configuration of outdoor deck so that framing is concealed within the thickness of the deck fascia



Revision 3
Tone of channel glass
revised to more closely
represent actual material

Channel Glass
Clerestory Window
(or louvers depending
on interior program)

Fiber Cement Cladding
System

Canopy/Signage
(Metal Panel Cladding)

Metal Panel Cladding

Revision 4
Simplified horizontal
band, canopy is
reconfigured and
integrated as singular
planar element projecting
from the underside of the
building

Metal Panel Soffit



Green Roof

Storefront System

Timber Deck and
Fascia Board

Revision 5
Revised configuration
of outdoor deck so that
framing is concealed
within the thickness of
the deck fascia

Exposed Concrete
Columns

Timber Deck



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79th Street Boat Basin | Promenade View from the North



Fiber Cement
Cladding System

Metal Panel Soffit

Revision 6
Changed material of
underside of building to
metal panel soffit to help
simplify and create
singular planar element
to cap the bottom of the
building

Exposed Concrete
Columns

Metal Clad Canopy with
Metal Signage

Revision 7
Simplified horizontal
band, canopy is
reconfigured and
integrated as singular
planar element projecting
from the underside of the
building

Metal Fence and Gate with
Metal Mesh Infill

Timber Deck





Revision 8
Removed wrapping of
translucent clerestory panels
to simplify glazing scheme



Revision 9
Revised configuration
of outdoor deck so that
framing is concealed
within the thickness of
the deck fascia











FDNY Marine Company 1 Firehouse



Polycarbonate Dock Building



The Boathouse



Pier 15



Pier 96 Manhattan Community Boathouse



Pier 66 Hudson River Sailing

**Primary Facade
Material Considerations**



Metal Panels



Fiber Cement



Terra Cotta



Storefront/Aluminum Windows



Louver



Stair



Green Roof



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79th Street Boat Basin | Dockhouse Materials

**PDC Reviewed
9/15/2021**



Fiber Cement



Metal Panels (Alternate Cladding - Vertical Orientation)



Metal Panels - Soffits/Trim



Channel Glass



Storefront/Aluminum Windows



Louver



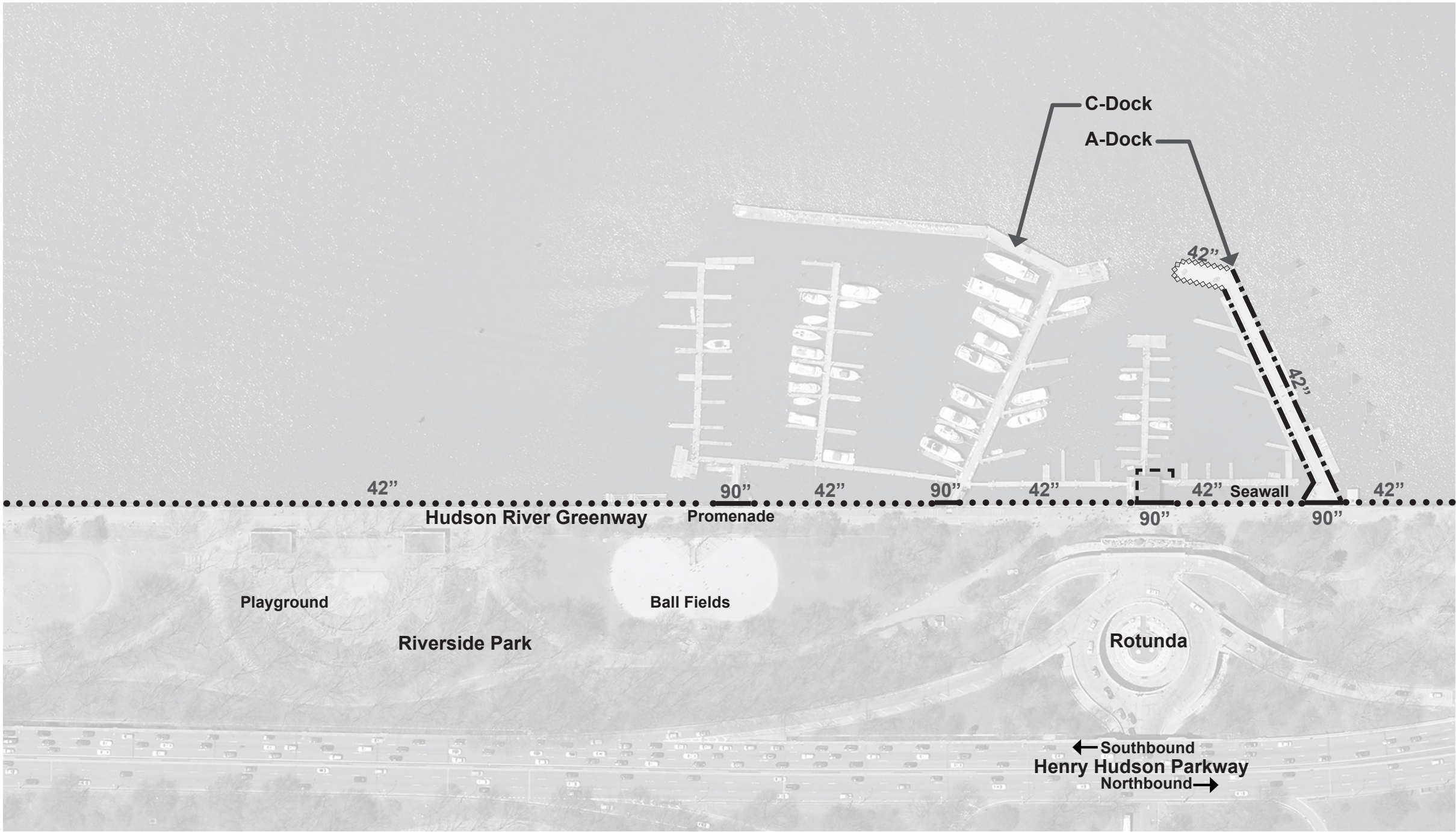
Stair



Green Roof

Revision 10
 Removed terra cotta material
 image, added metal panel
 soffits/trim and channel glass
 material images





Legend

(X = Height)

- ...X... Pipe/CLF (Promenade)
- - X - - Pipe (Dockhouse Deck)
- X - Pipe/Cable (A-Dock)
- XXXXX Pipe/Chain (A-Dock)
- X Steel Picket Gate



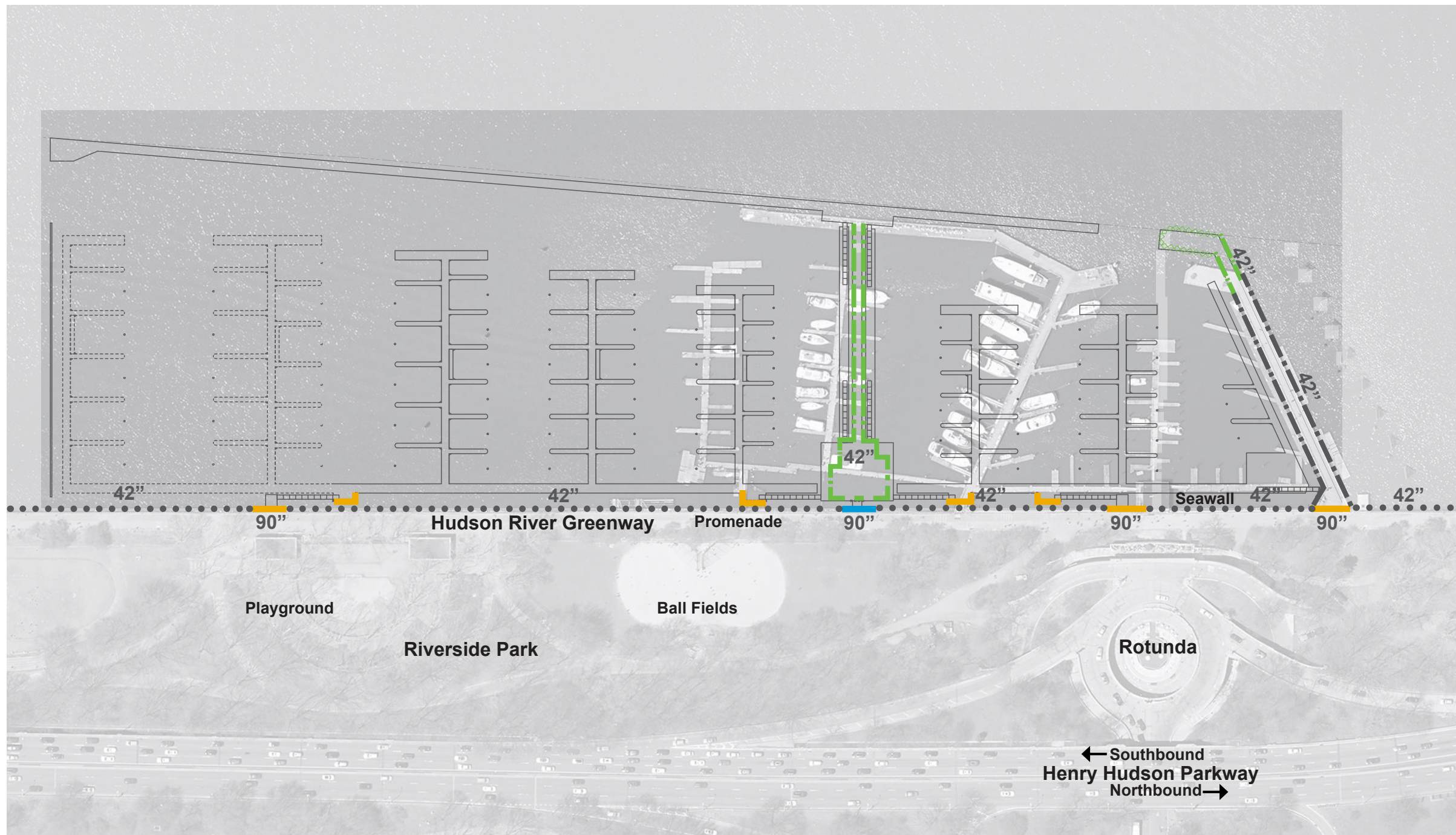
PDC Conceptual Review 79th Street Boat Basin | Existing Searail/Gate Diagram



Legend

(X = Height)

- ...X... Existing Pipe/CLF (Promenade)
- X- Existing Pipe/Cable (A-Dock)
- X- Pipe/Cable (A-Dock & Dockhouse)
- X Pipe/Chain (A-Dock)
- X Steel Picket Gate/Fence
- X Steel Mesh Gate/Fence





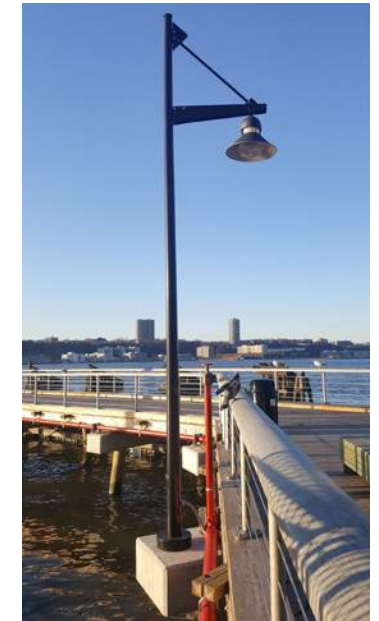
Utility/Power Pedestals



Dock Boxes



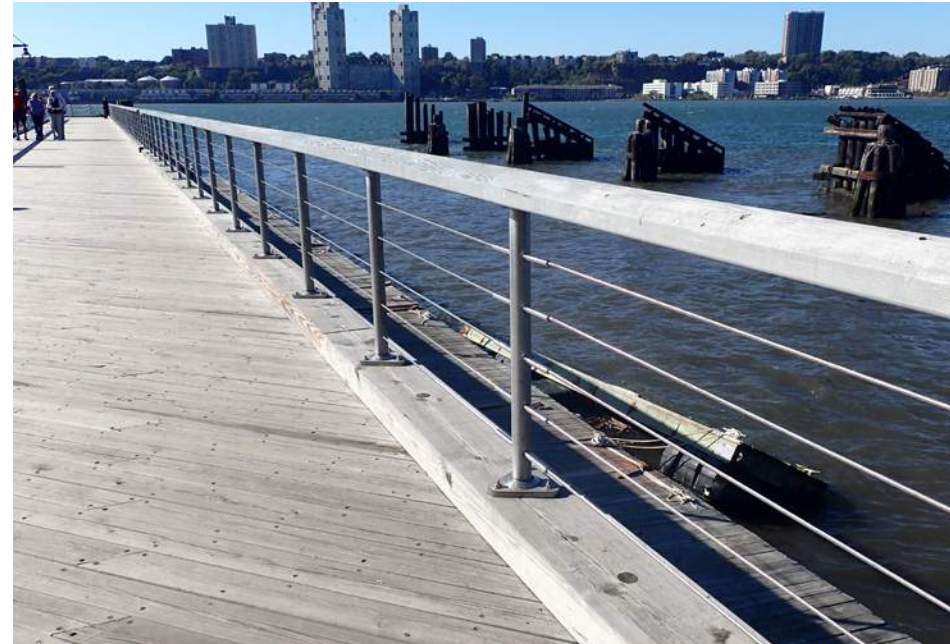
Pumpout Station



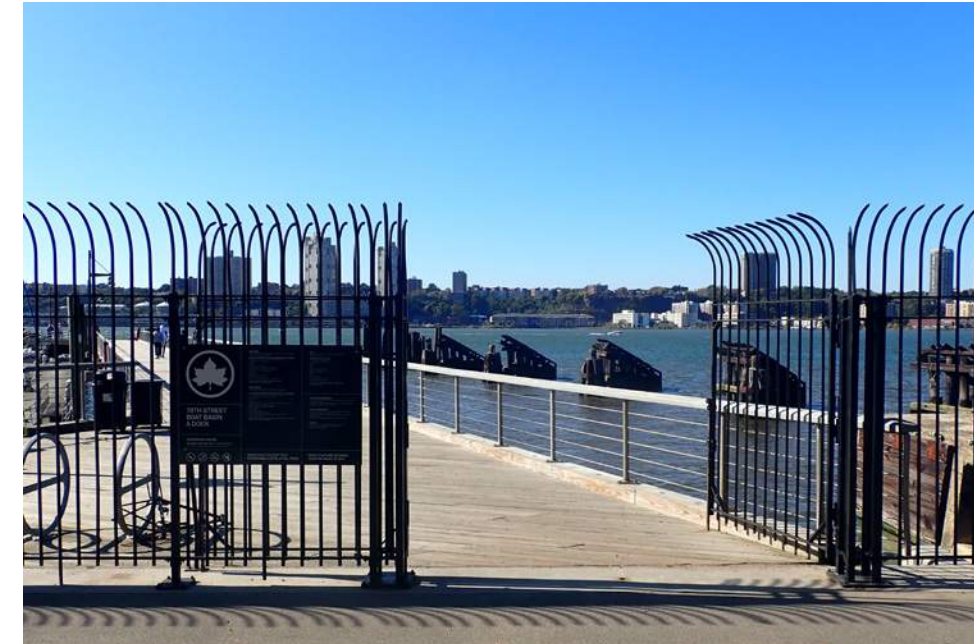
Pier Lighting



Promenade Searail



Marina Searail



Steel Picket Gate



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79th Street Boat Basin | Proposed Searails/Gates & Site Amenities (Precedents)

High Security Welded Wire Steel Fence - Higher Density

- Most secure, anti-climb design



Product Example Image From Website
Steel with Black Powder Coat Finish



Product Example Image From Website
Steel with Black Powder Coat Finish

Commercial Welded Wire Steel Fence - Lower Density

- Increased transparency



Con Ed Area Along East River
Steel with Black Powder Coat Finish



Con Ed Area Along East River
Steel with Black Powder Coat Finish

Woven Wire Steel Fence

- Similar in aesthetic with A-Dock Searail



East 34th St Ferry Terminal
Stainless Steel Rope with Painted Steel Frames



East River Waterfront Basketball Courts
Stainless Steel Rope with Stainless Steel Tube Frames

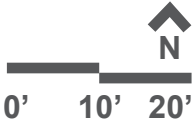


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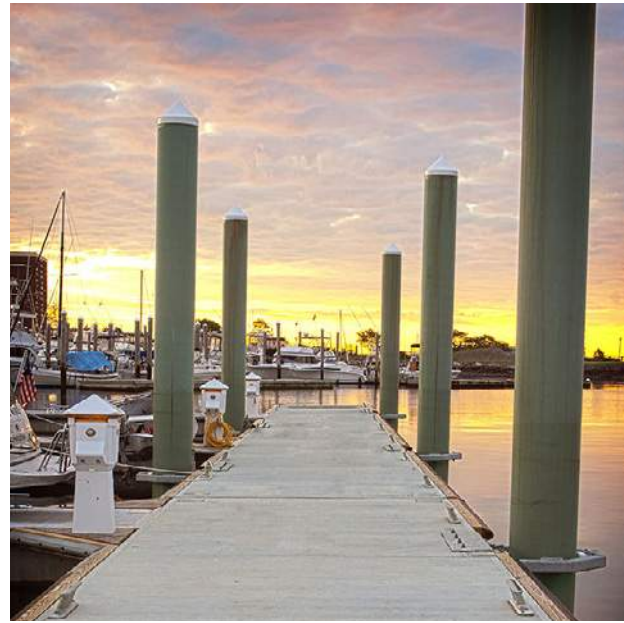
m&n engineering, p.c.

PDC Conceptual Review
79th Street Boat Basin | Gate and Fence Alternatives





Concrete Floating Docks



Floating Dock Pile Guides



Aluminum Gangway



Steel Piles & Concrete Pile Caps



Vertical Plank Wave Screen (To be RPL Planks)



Timber Deck