

79th Street Boat Basin

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

Manhattan Community Board 7
Parks & Environment Committee
March 20, 2023

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

Project Size: 15.00 ac (In-Water Portion)

Parks

Agenda

Introductions

Review the Overall Project

- Purpose and Need
- Considerations in Developing the Design
- Project Timeline
- The Preliminary Design

Review Changes in the Dockhouse

- Alternative Dockhouse Locations Studied
- Dockhouse Footprint Reduced / Change to 2-story

Changes in the Team

- ARO Approach to Design

Q&A



NYC Parks



Manhattan Community Board 7
79th Street Boat Basin | Agenda

Community Programs

Educational Vessels

Hudson River Sloop Clearwater, Mystic Whaler, Living Classroom Foundation's Lady Maryland, Reach the World's Makulu, Harvey Gamage, Pride of Baltimore, and Sisters Under Sail's Tallship Unicorn, These vessels berth at the marina each year for several weeks at a time. Partnerships with NYC Department of Education as well as NYC Parks Recreation Centers and Summer Camps bring 4,500 students inside the marina, on the docks, in the Dockhouse bathrooms. These vessels also host up to 2,000 members of the public for open public sails.

Marina Open Houses with NYC Parks Urban Park Rangers

NYC Parks Dockmaster-led public open houses to learn about boating safety, and marine ecology with NYC Parks Urban Park Rangers. 2,500 members of the public.

Billion Oyster Project

Eight oyster cages are suspended off Boat Basin docks in partnership with Billion Oyster Project. BOP instructors lead 400 students to monitor the oysters.

Swim, Kayaking, Triathlon competitive events

4,000 competitors and related emergency service agencies use the marina docks and dockhouse bathrooms.

Sailing School - 350 students and member of the public participate in public sailing classes.

Public Charter Vessels - 1,200 members of the public take public charters aboard six-passenger (6-pac) vessels.

Human-Powered Vessel Public Dock

96 boaters store their vessels at site and regularly launch their vessels from the human-powered vessel floating dock. 200 non-storage human-powered vessel owners launch their vessels from the dock.



Project Considerations

Federal: USACE, FEMA
State: DEC, DOS, SHPO
City: DCP, PDC, DPR, LPC, DEP, SBS,
DOB Public: CB7, boating public, public
comments, Riverside Park Conservancy

STAKEHOLDERS

Safe, navigable marina
Dockhouse functional requirements
Operational year-round
Public facility/Community access
Minimize maintenance & energy
consumption
Sea Level Rise
Site Security

OPERATIONS

SITE CONSTRAINTS

Riverside Park
Hudson River Greenway
Rotunda
Waterfront (V-Zone)
Williams Pipeline
Pierhead Line
A-Dock

CODE / REGULATIONS

Building Code/ Flood Zone Design
Accessibility
Environmental (Water Dependency)
USCG PAF Requirements
US Customs
Comptroller



NYC Parks



Manhattan Community Board 7
79th Street Boat Basin | Project Considerations

Stakeholder Outreach

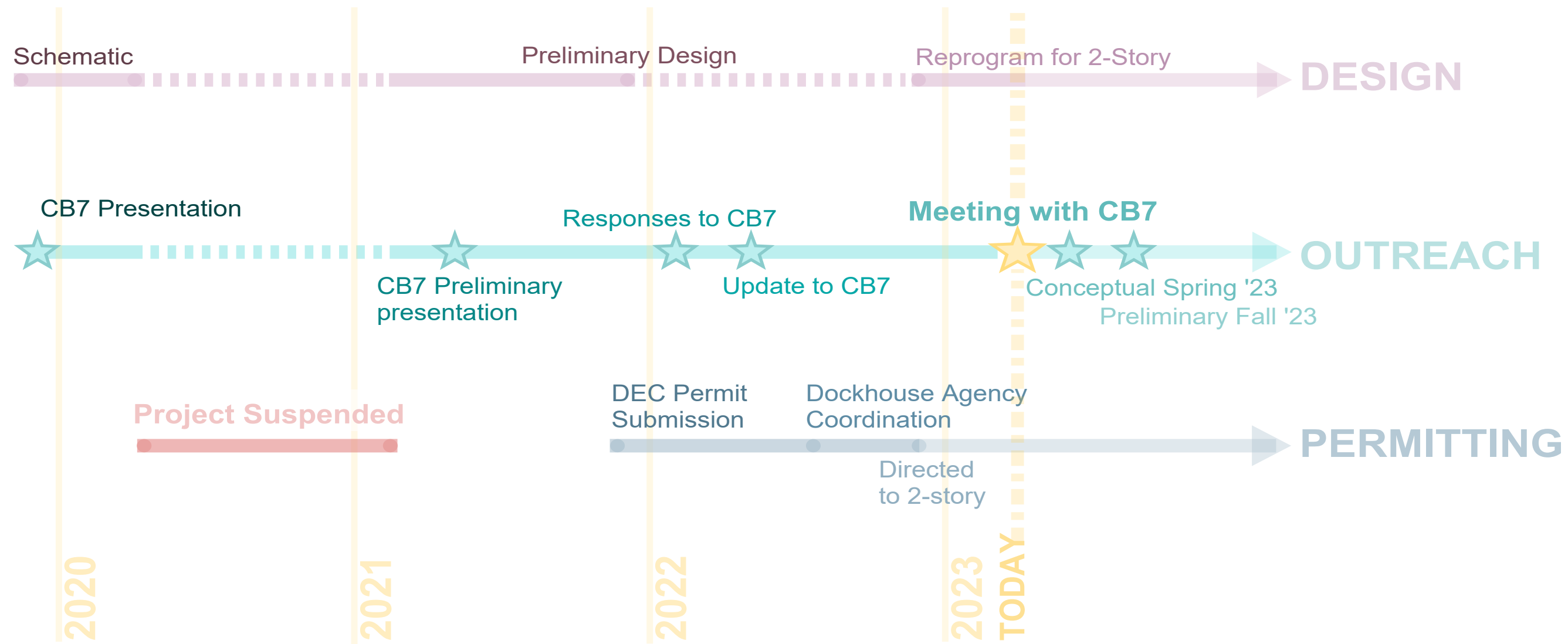
- 79th Street Boat Basin Boaters
- Riverside Park Conservancy
- Community Board 7
- Public Design Commission
- Borough President Mark Levine
- Council Member Gale Brewer
- Assembly Member Linda Rosenthal
- State Senator Holyman-Sigal
- NYPD 20th Precinct
- NYPD Harbor Patrol
- FDNY Marine Unit
- U.S. Coast Guard Waterways Management
- NY / NJ Harbor Operations Committee



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

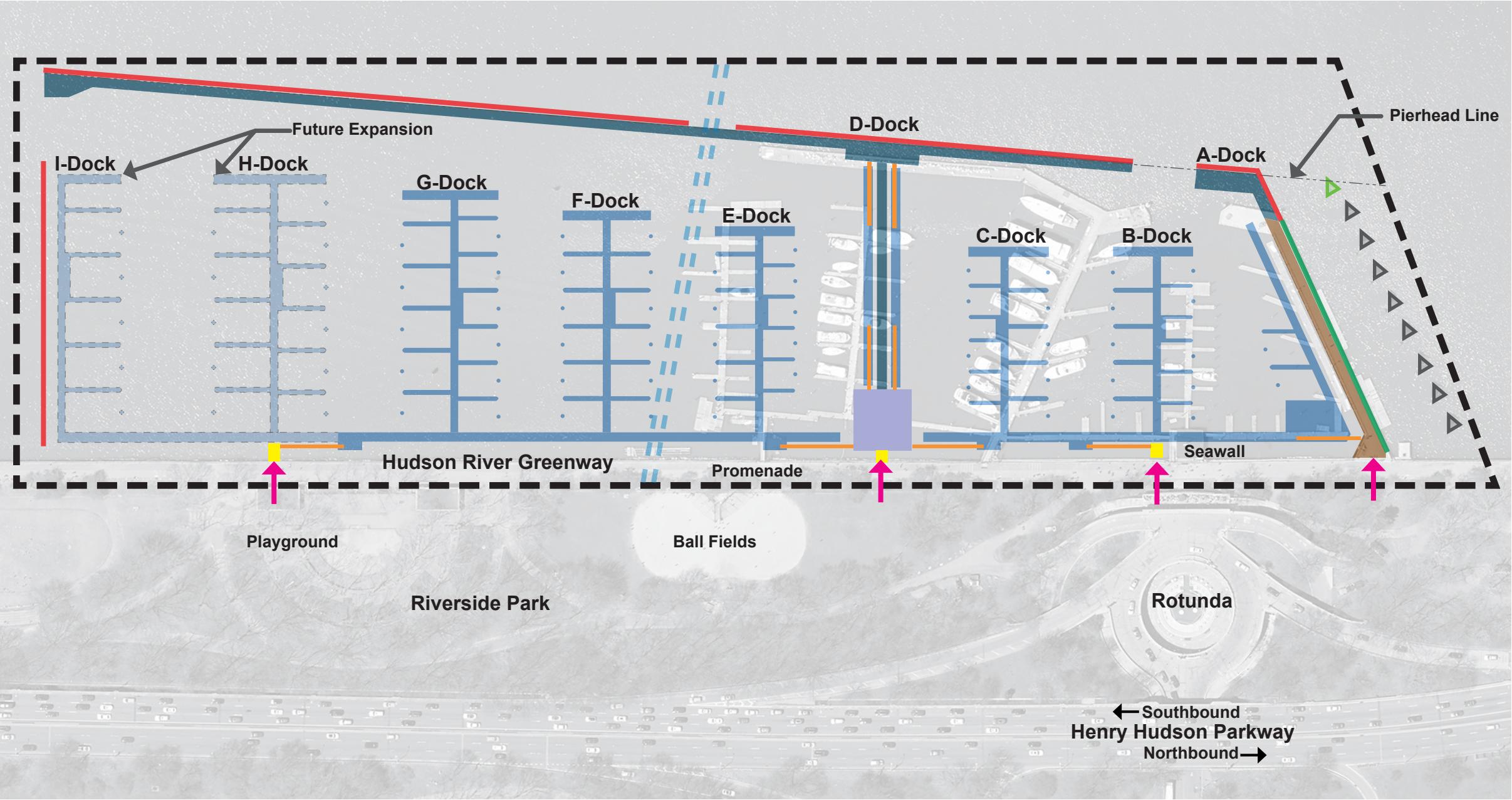
Dedicated Email: boatbasin@parks.nyc.gov

Project Timeline



Manhattan Community Board 7
79th Street Boat Basin | Project Timeline

Project Overview



- 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

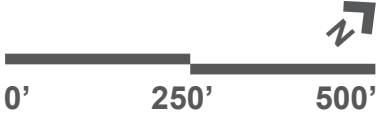
Elevated Dockhouse over Fixed Pier

Access Platform

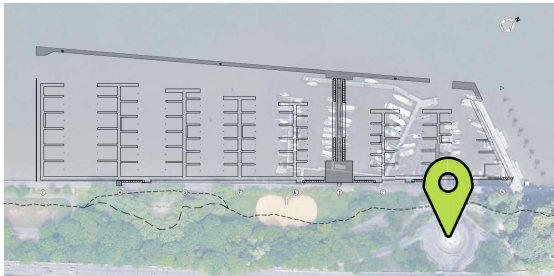
New Icebreaker

Existing Icebreaker






Vehicular Traffic



Alternative Dockhouse Locations








ROTUNDA LOCATION

-  **NON-SECURE FACILITY**
Requires crossing of public promenade.
-  **OCCUPIED SPACE**
No space in Rotunda for Dockhouse.
-  **LANDWARD OF LIMWA**
Behind the limit of moderate wave action.
-  **OBSTRUCTED SIGHTLINES**
Rotunda views obstructed.
-  **ACCESSIBLE PATH**
Greatest path length and ramp up.








LANDSIDE LOCATION

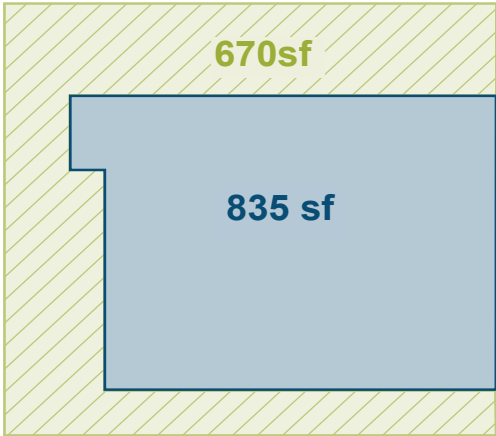
-  **NON-SECURE FACILITY**
Requires crossing of public promenade.
-  **OCCUPIED SPACE**
Replaces existing park/recreation space.
-  **SEAWARD OF LIMWA**
Within the limit of moderate wave action.
-  **OBSTRUCTED SIGHTLINES**
Existing tree line obstructs view of marina.
-  **ACCESSIBLE PATH**
Moderate path length and ramp up.



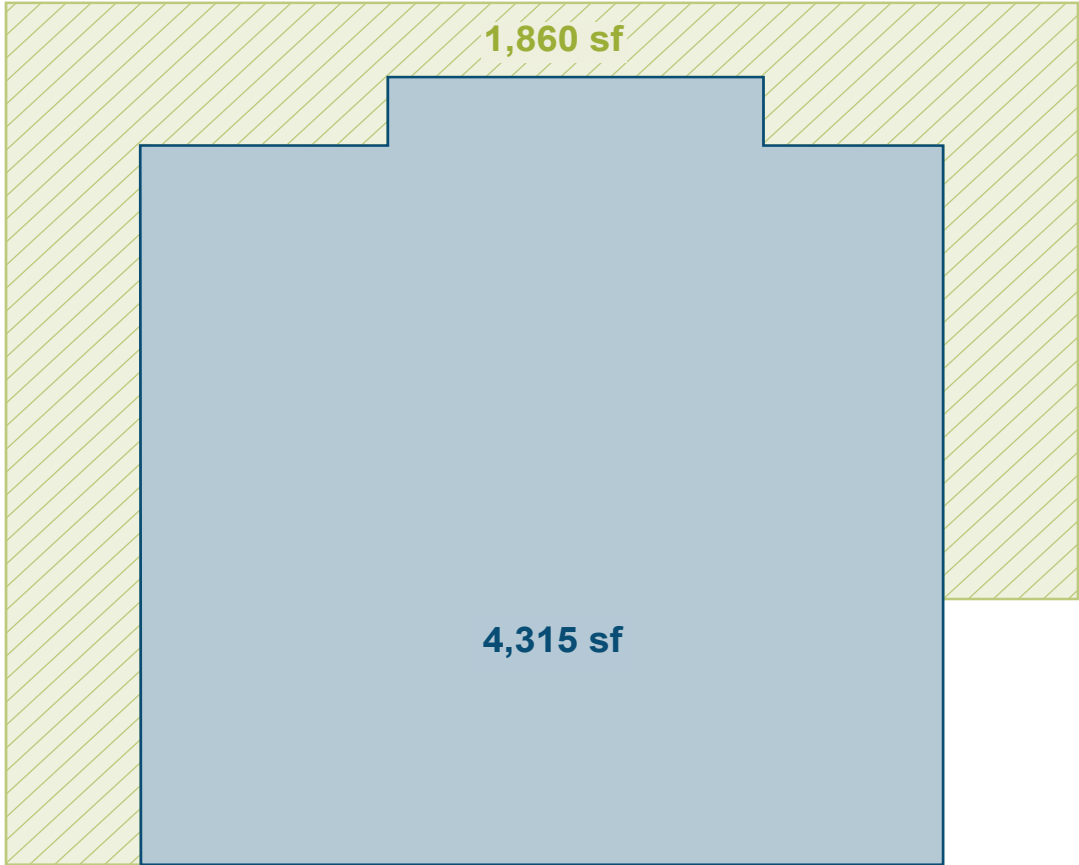
PROPOSED LOCATION

-  **SECURE FACILITY**
Within gated marina facility.
-  **AVAILABLE SPACE**
Space not currently occupied.
-  **SEAWARD OF LIMWA**
Within the limit of moderate wave action.
-  **CLEAR SIGHTLINES**
Clear views of marina.
-  **ACCESSIBLE PATH**
Least path length and ramp up.

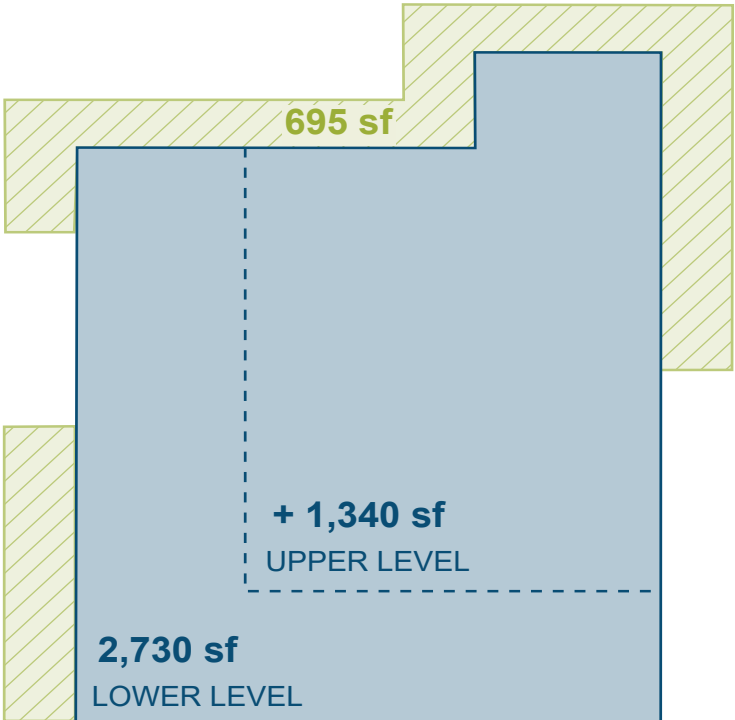
Dockhouse Design Progression



EXISTING = 1,505 SF

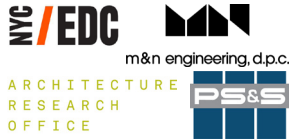
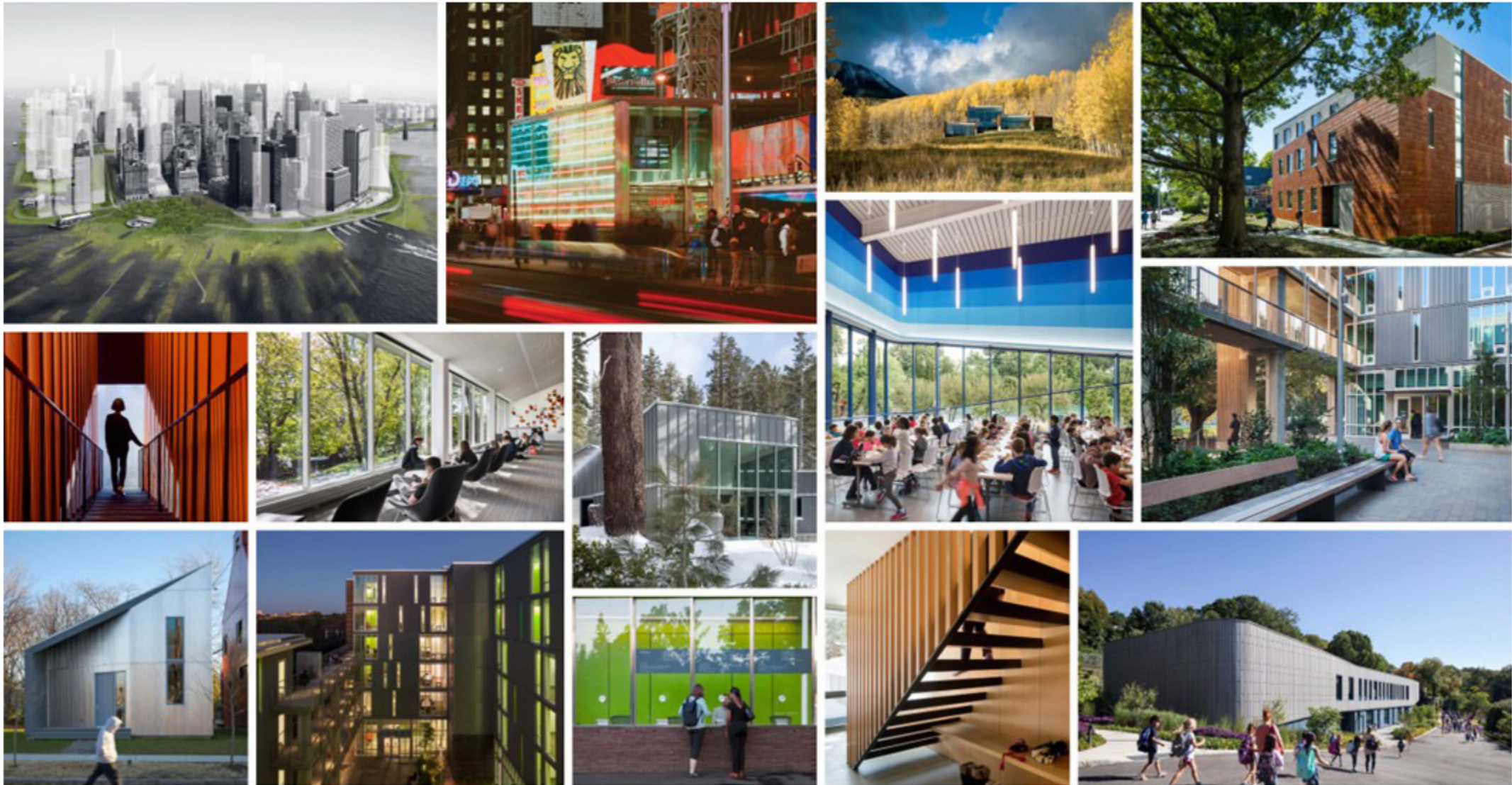


PREVIOUS = 6,175 SF



PROPOSED = 4,765 SF

Architecture Research Office



Manhattan Community Board 7
79th Street Boat Basin | ARO

Relevant Civic Projects



Design Principles

Design for Resiliency

- Elevate building above flood level per code requirements
- Unenclosed lower level per code requirements
- Vertical lift with mechanical located above flood level

Reduce Ecological Impact

- Area of building over water is minimized
- Building contains only water-dependent uses
- LEED Silver
- Bird-friendly glazing

Support Operational Requirements

- Purposeful, efficient program and planning
- Appropriate marina security and access
- Low maintenance, durable materials

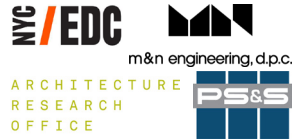
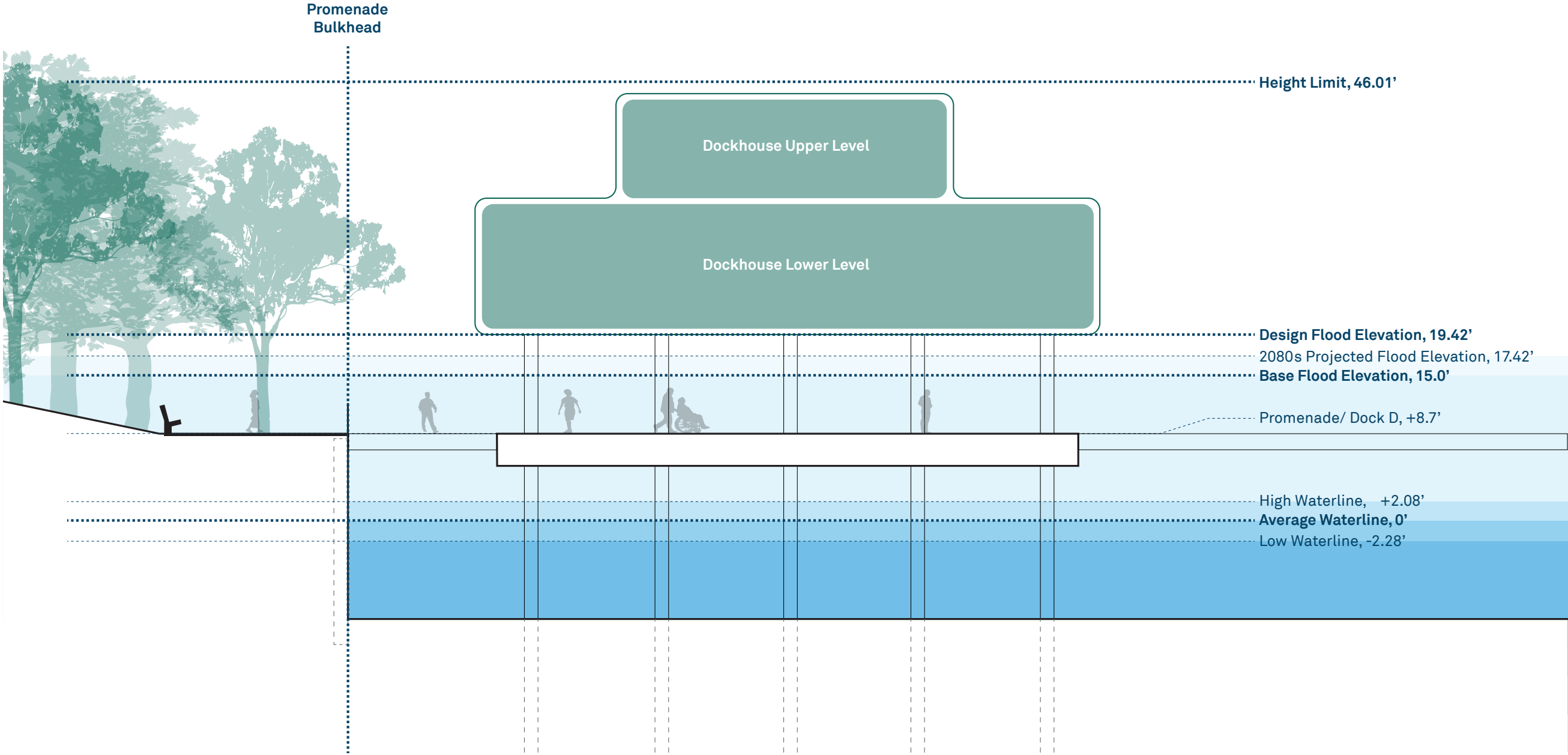
Context-Sensitive Design

- Building site is located away from rotunda
- No program in Riverside Park
- Smallest footprint to meet program requirements
- Minimize plenum space to reduce building height
- Visually screened exterior mechanical area
- Green roof

Design Excellence

- Distinctive and memorable design
- Integrity of building form, structure and materials
- Respond to sightlines from land to water
- Large areas of windows facing land for transparency

Design Constraints



Q&A



NYC Parks

NYC / EDC



m&n engineering, d.p.c.

ARCHITECTURE
RESEARCH
OFFICE



Manhattan Community Board 7 79th Street Boat Basin | Q&A