

# 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  
April 17, 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

**Previous Meeting Recap**

**Project Purpose and Need**  
Project Size

**Discuss Public Review Forums**

**Dockhouse Design Development**  
Public Comments  
Review Design Philosophy  
Updated Renderings & Viewshed Analysis

**Q&A**



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**79th Street Boat Basin | Agenda**

# Previous Meeting Recap

## 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



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**79th Street Boat Basin | Recap**



# Project 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 1000 person, 15-year waiting list
- Upgrade the Dockhouse to comply with full expanded facility program
- Providing ADA accessibility throughout for first time in Marina's history



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**79th Street Boat Basin | Project Goals**

# Project Purpose and Need

- Provide year-round, seasonal, transient, and dock/dining dockage to thousands of boaters each year
- Most heavily subscribed public marina in New York City
- Existing marina served 900 seasonal permittees and up to 3000 transient guests each year; additionally community programs.
- Existing marina provides recreational and educational access to the waterfront to over 17,000 visitors per year.



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# Project Review Forums

## Multiple Project Review Forums

### Project Design

- FEMA soliciting comment on change to 2-story design
- Ongoing Community Board meetings
- Public Design Commission reviews

### Environmental Assessment Public Comments

### Regulatory Permit Public Comments

- New York State Department of Environmental Conservation
- US Army Corps of Engineers



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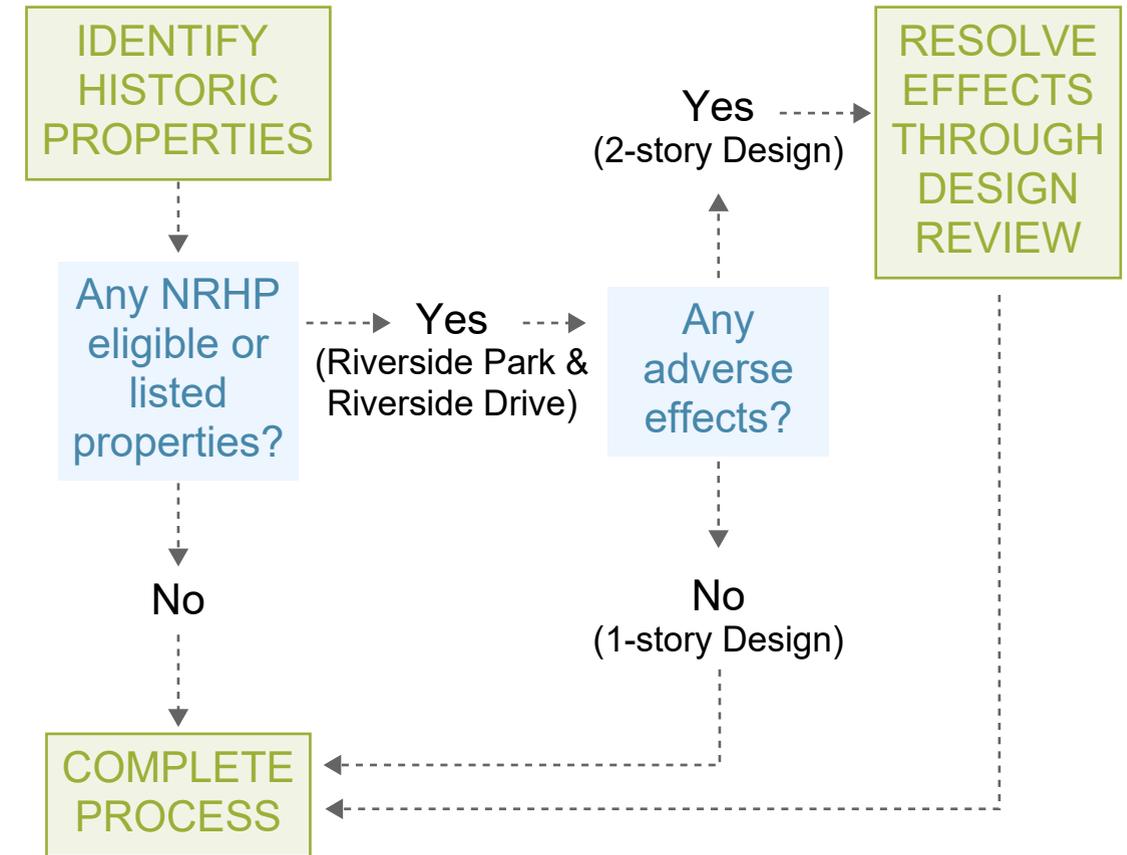


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# What is “Section 106?”

- Section 106 of the National Historic Preservation Act requires federal agencies to consider the effects of projects they carry out, approve, or fund on historic properties.
- Previous 1-story new Dock House was determined to have no adverse effects.
- FEMA has determined in their Section 106 lead agency role that the 2-story Dock House creates an “adverse effect” to the NRHP-listed Riverside Park & Drive viewsheds and sightlines from the Park to the Hudson.
- The Public Notice posted on 4/12 invites the public and interested groups into the tent with SHPO and FEMA to introduce the right design measures (bulk, colors, materiality, screening/planting, etc.) of the Dockhouse. The comment period closes on 4/27.
- Following the Section 106 design process/iterations, FEMA and SHPO will determine the appropriate design measures and “resolve” the adverse effect by requiring those design measures to be implemented as a condition of the federal funding.
- In addition to Section 106 design consultation, this project is subject to NYC PDC review and the design team will continue to consult with Manhattan CB7.



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**79th Street Boat Basin | Section 106**

# Public Comments: Prior Dock House Design

- Dock House Location
- Dock House Visibility
- View of the River
- Dock House Size
- Dock House Appearance
- Dock House Opacity



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**79th Street Boat Basin | Public Comments**

# 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 sight lines from land to water
  - Large areas of windows facing land for transparency

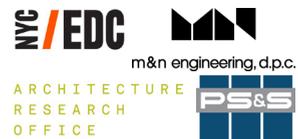
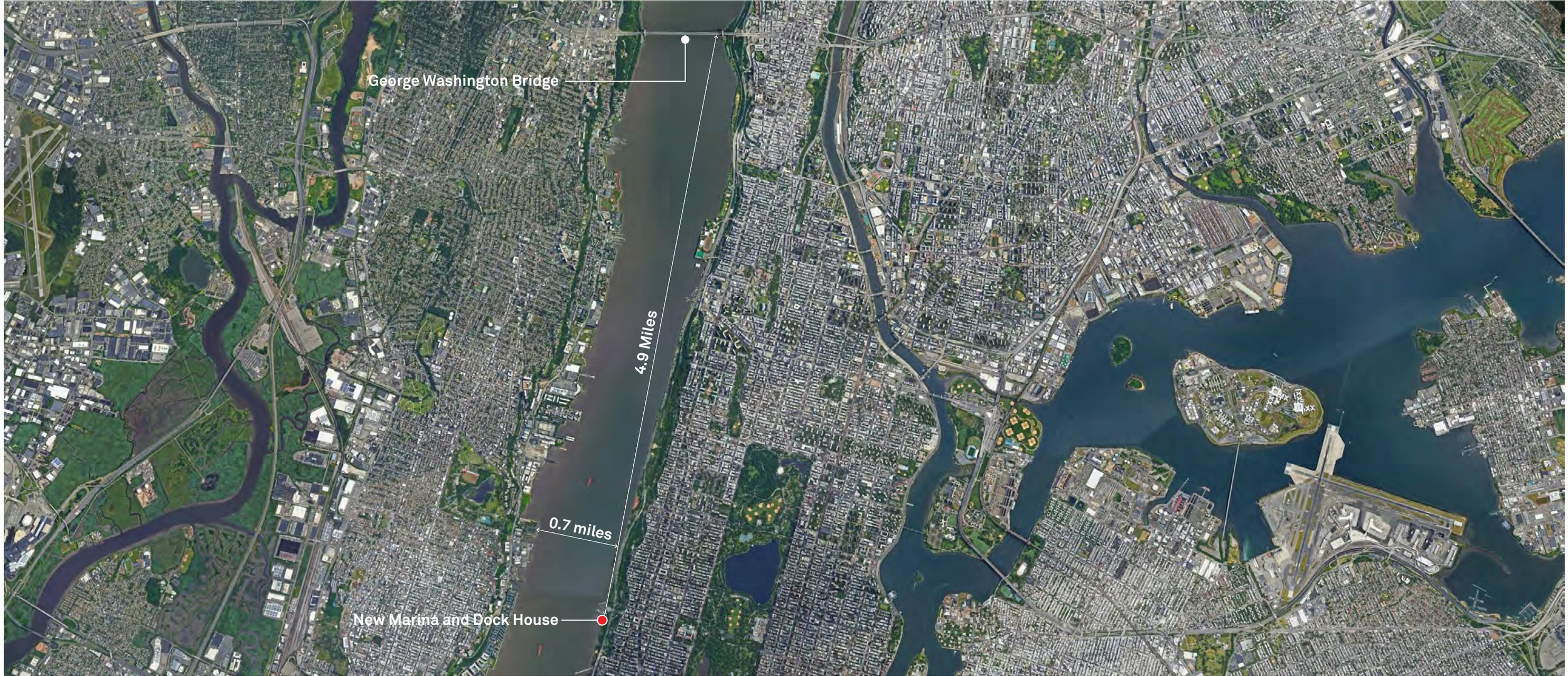


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**79th Street Boat Basin | Design Principles**

# Reference Aerial

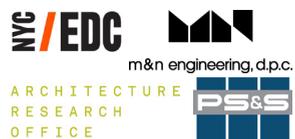


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**79th Street Boat Basin | Reference Aerial**

# Reference Aerial



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# Historic Rotunda and Marina



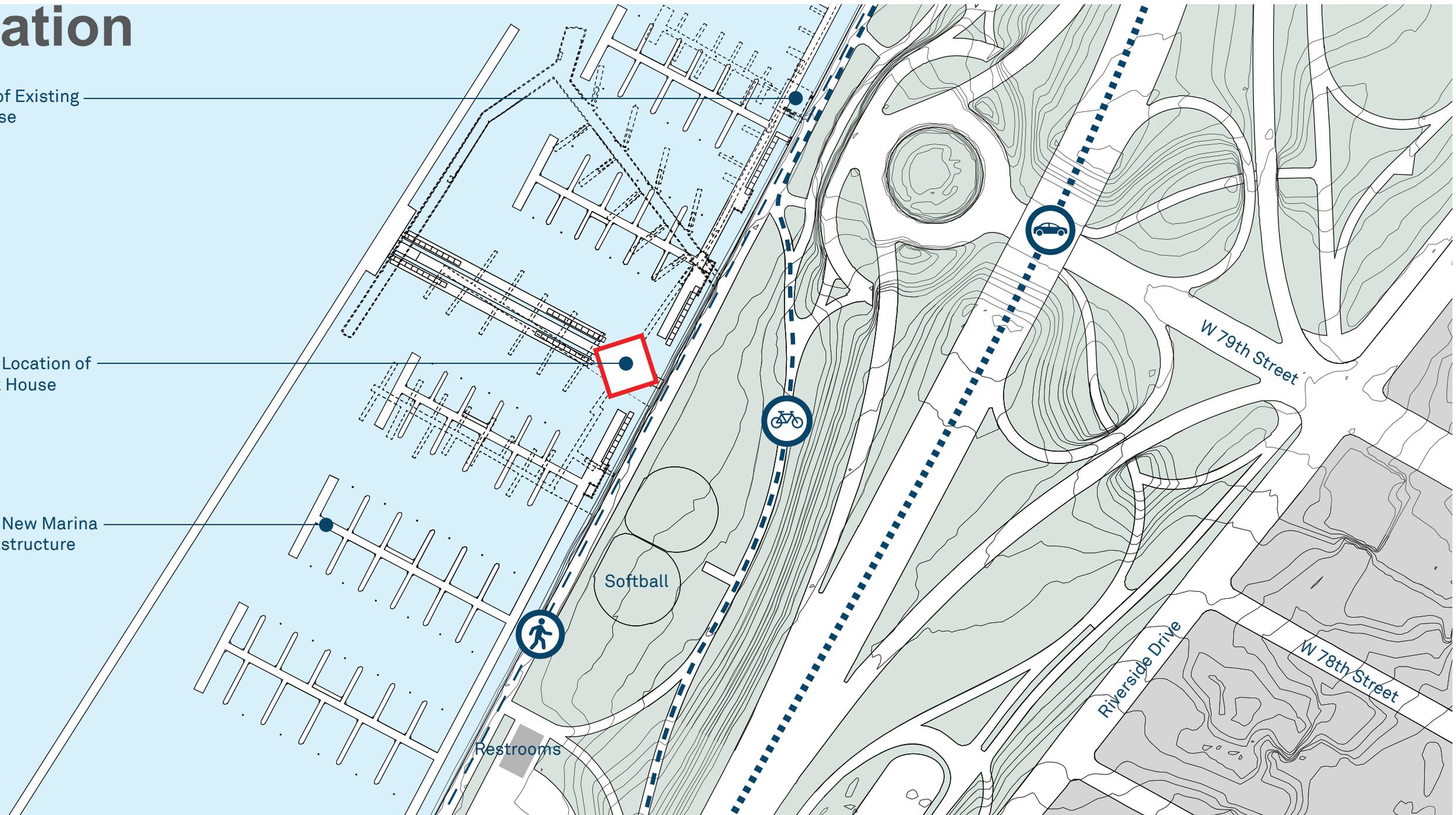
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79th Street Boat Basin | Historic Rotunda and Marina

# Site Circulation

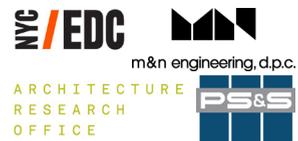
Location of Existing Dock House

Proposed Location of New Dock House

Proposed New Marina Boat Infrastructure

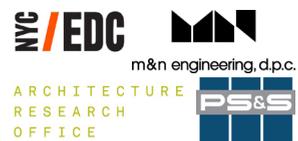
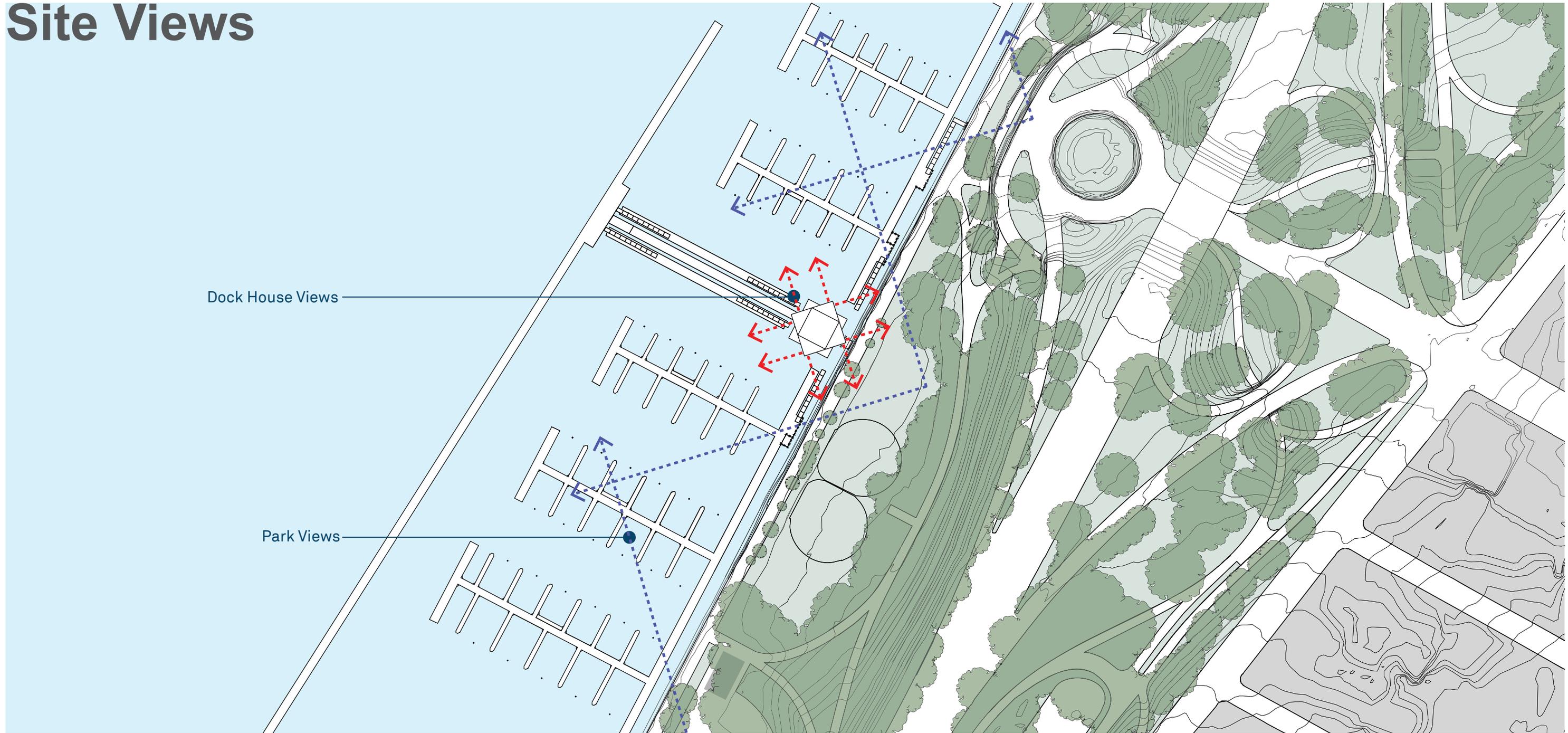


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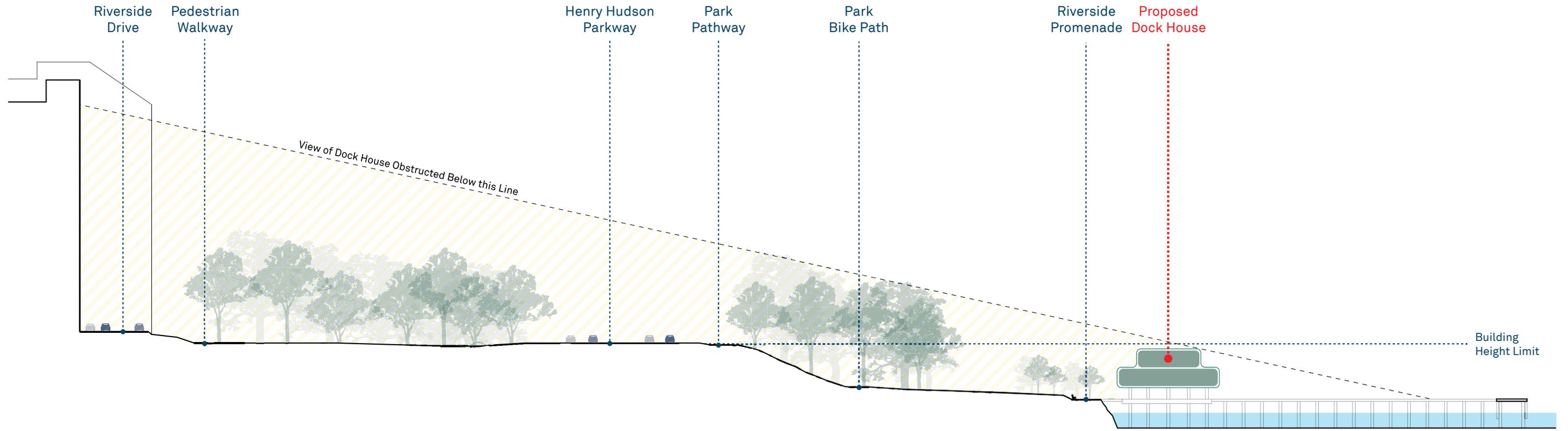
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# Site Views

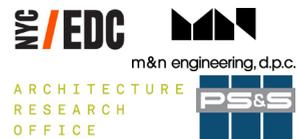


## Manhattan Community Board 7 79th Street Boat Basin | Site Views

# Site Section

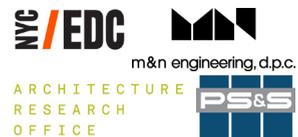
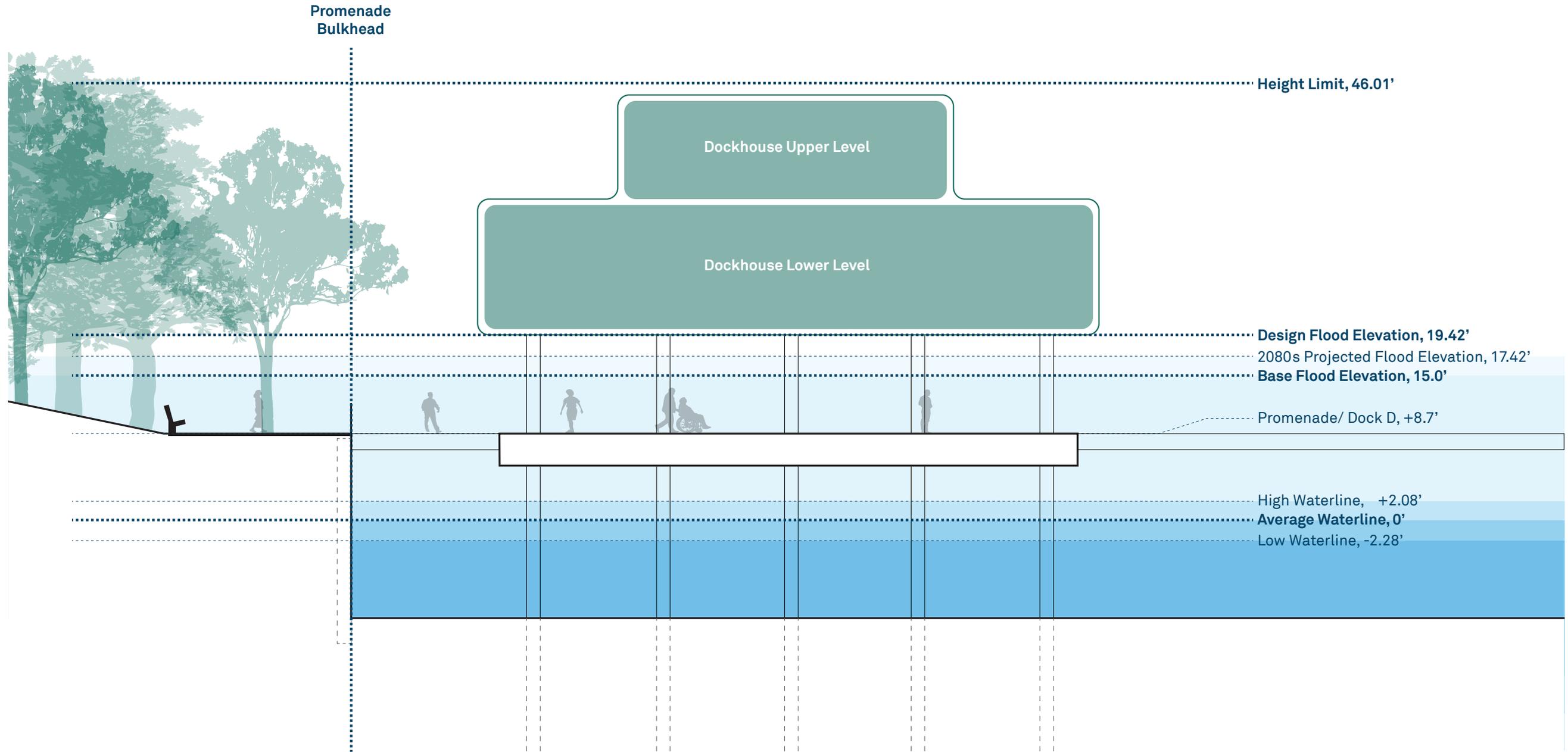


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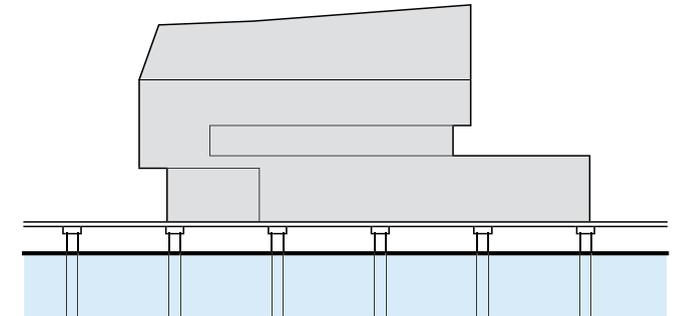
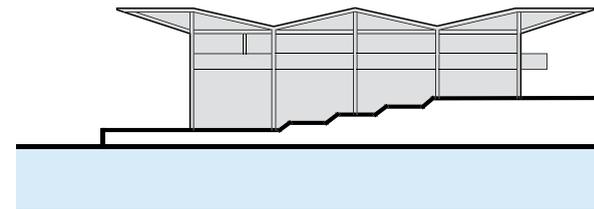
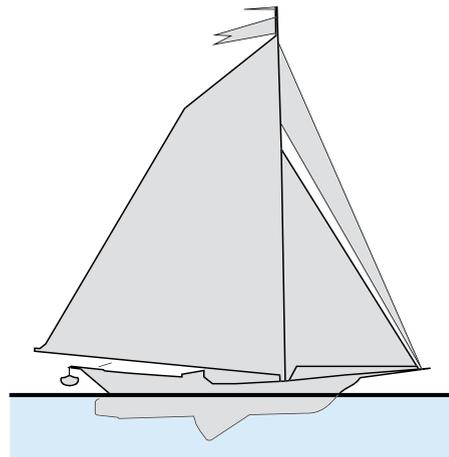
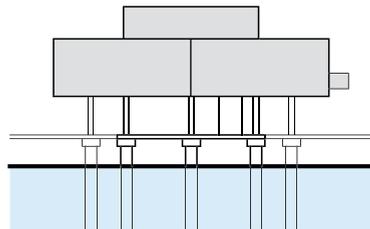
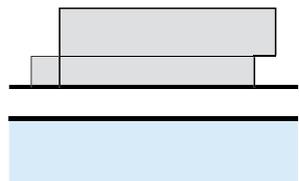
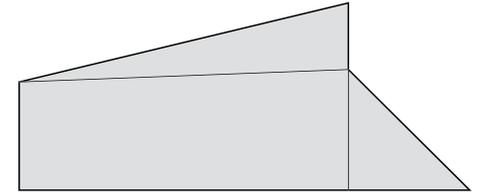
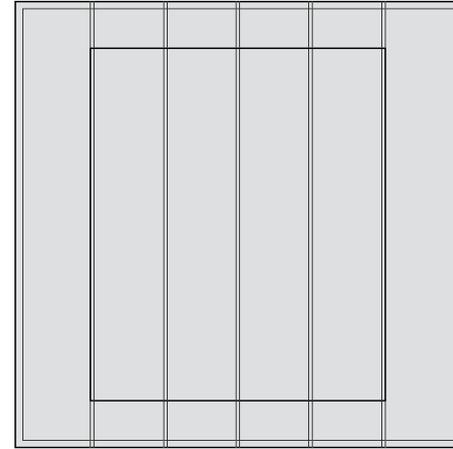
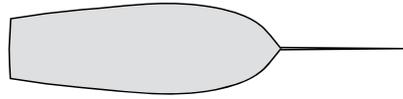
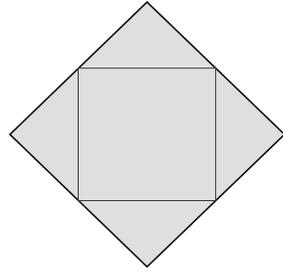
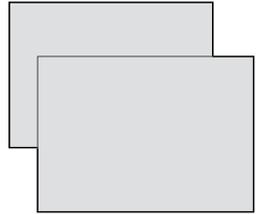
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**79th Street Boat Basin | Site Section**

# Design Constraints



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**79th Street Boat Basin | Design Constraints**

# Size Comparison



Brooklyn Bridge  
Park Boathouse

**New 79th Street  
Dock House**

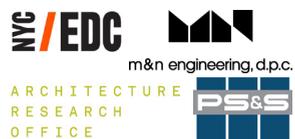
Hudson River Sloop  
Clearwater

Proposed Sherman Creek  
Community Boathouse

FDNY Marine Company  
1 Firehouse

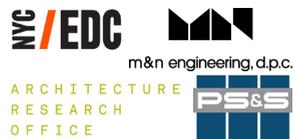
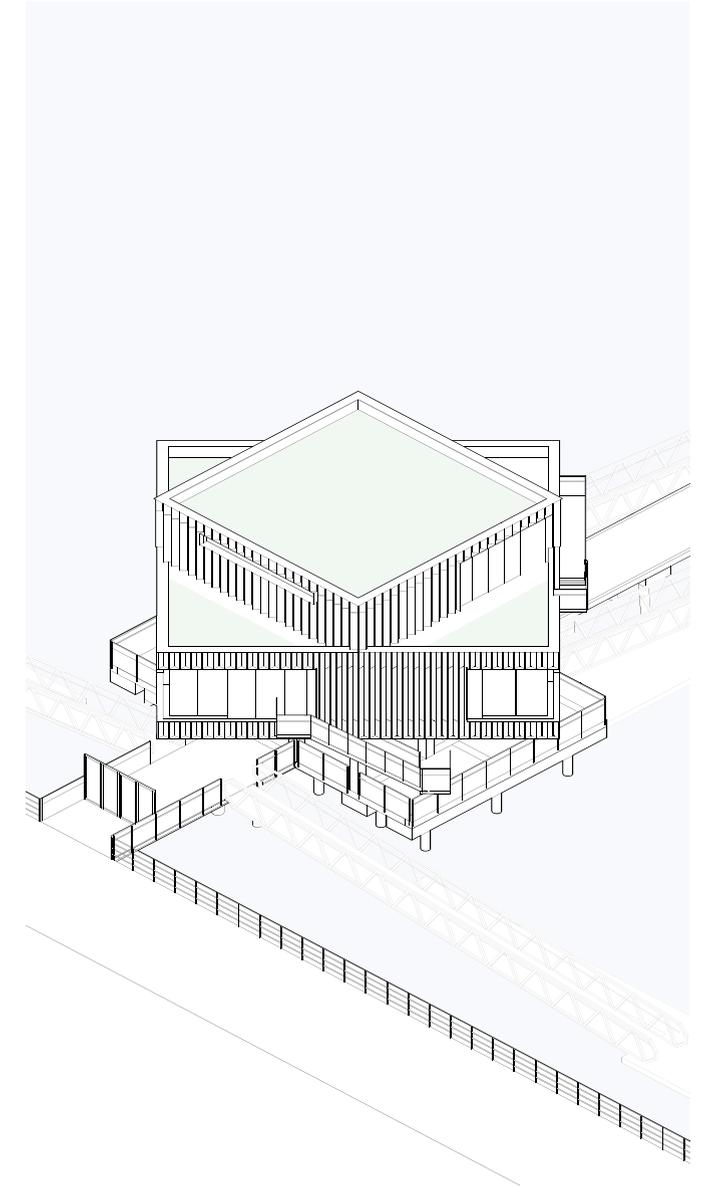
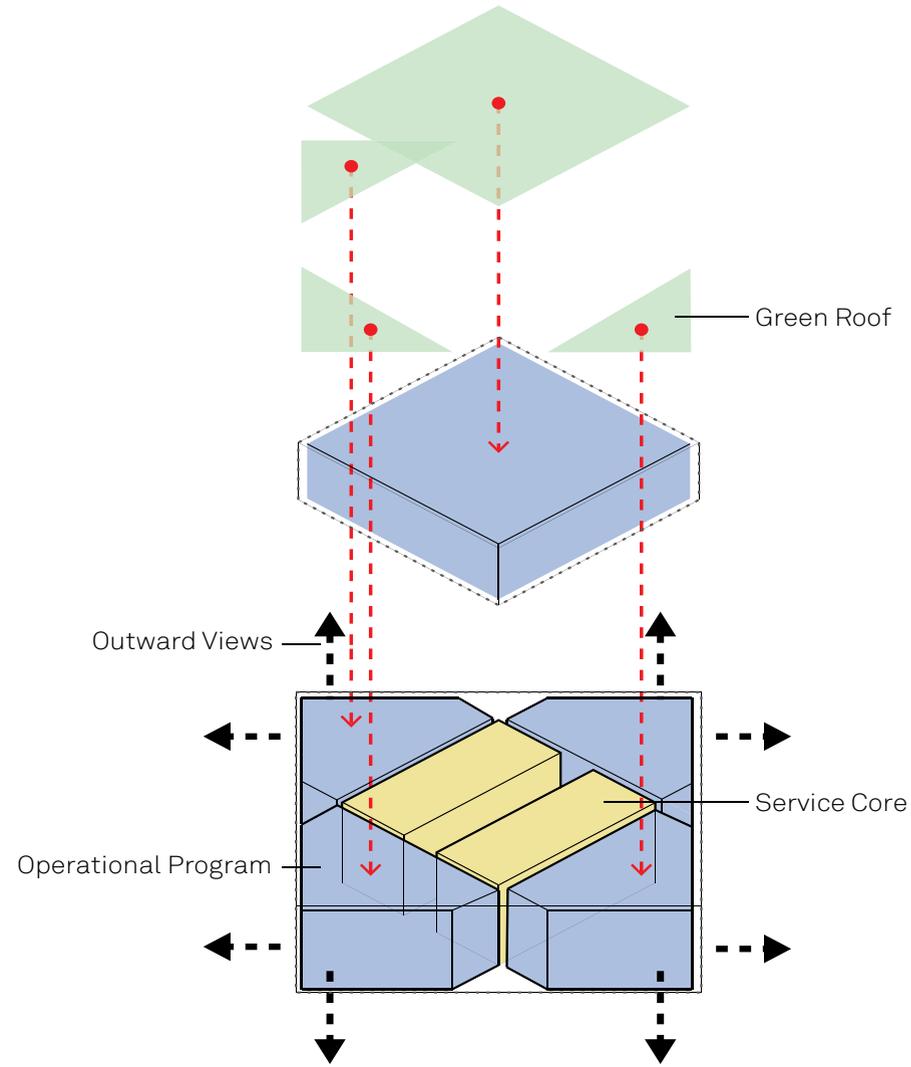
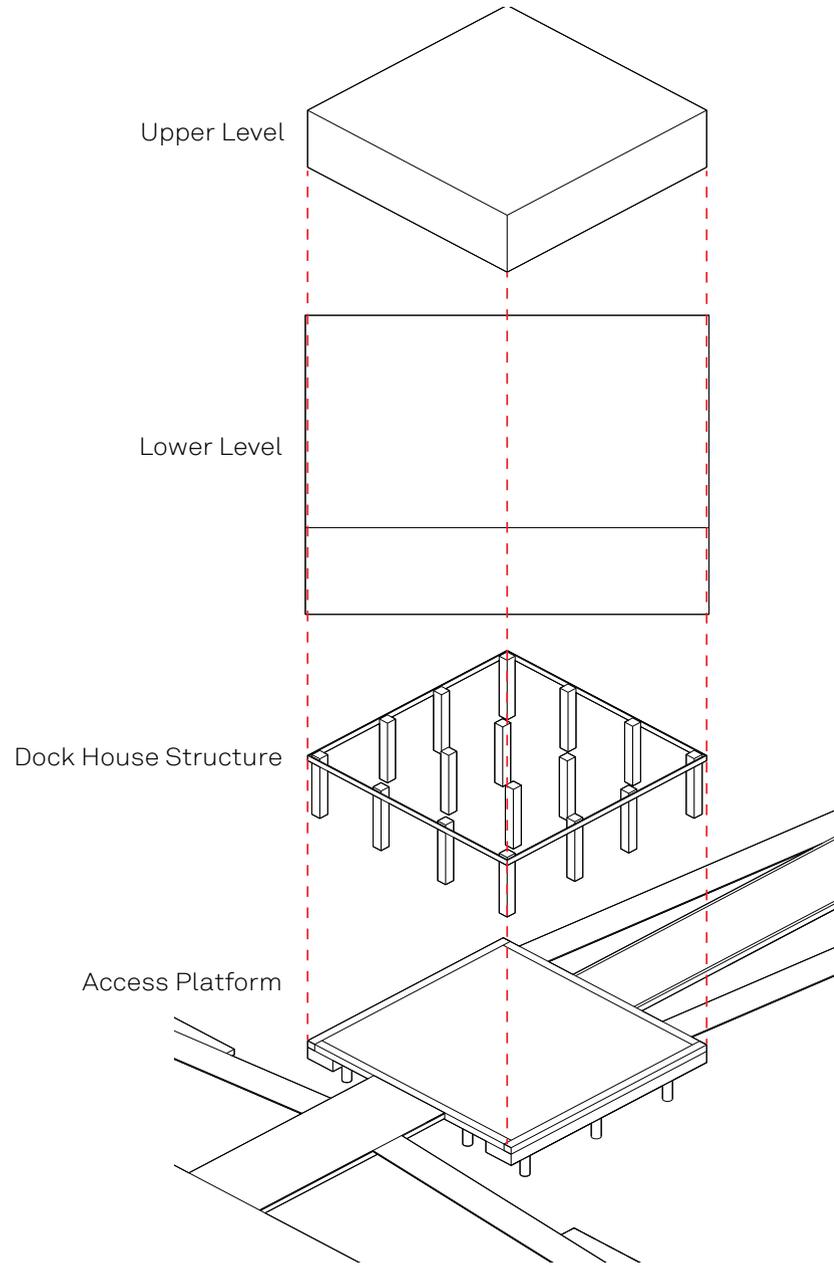


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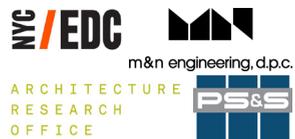
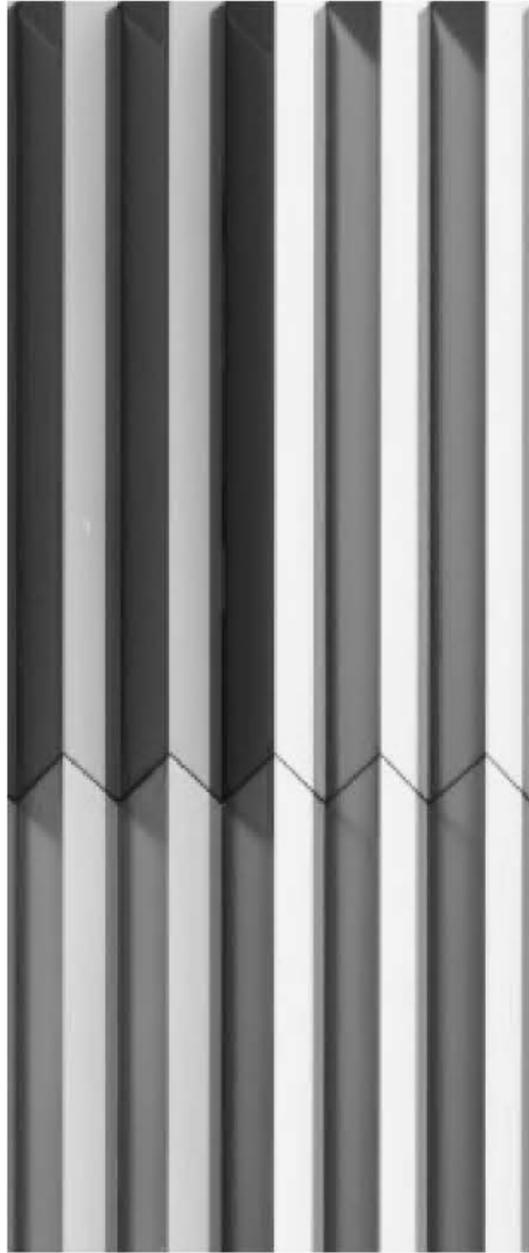


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79th Street Boat Basin | Size Comparison

# Dockhouse Program and Circulation



# Material Palette

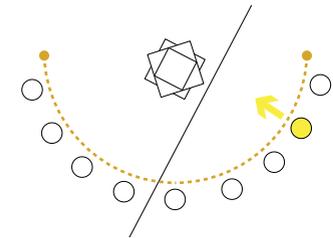


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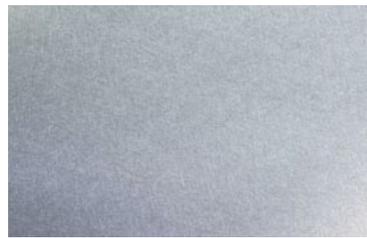
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9AM



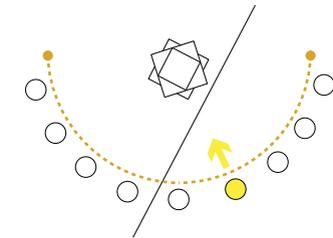
Sun Angle



Material Surface



11AM



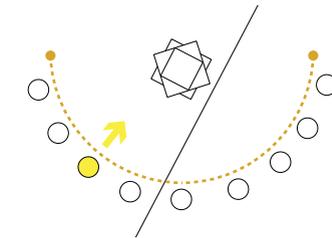
Sun Angle



Material Surface



3PM



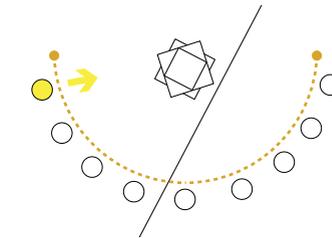
Sun Angle



Material Surface



5PM

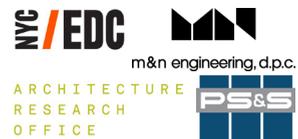


Sun Angle



Material Surface

# Dockhouse Renderings



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**79th Street Boat Basin | Dockhouse Renderings**

# Dockhouse Renderings

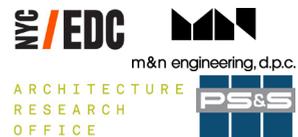


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**79th Street Boat Basin | Dockhouse Renderings**

# Dockhouse Renderings



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# Dockhouse Renderings

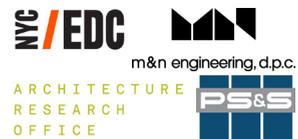


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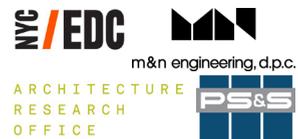
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# Viewshed Analysis



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# Viewshed Analysis



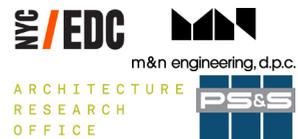
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# Viewshed Analysis



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# Viewshed Analysis



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# Public Comments: Design Evolution and Response

## 1. Dock House Location

- Dock House site relocated
- Location meets marina operational requirements
- No program located in Riverside Park
- Active section of Riverside Park

## 2. Dock House Visibility

- Dock House outside of rotunda view shed
- Dock House is screened by existing trees
- Green roof blends roof with landscape
- Facade cladding creates dynamic play of shadow
- Facade material connects to site

## 3. View of the Hudson River from Riverside Park

- Floor area of Dock House reduced
- Orientation of lower level opens toward views
- Large corner windows
- Reduction in number of columns at dock level
- River views to north and south of marina

## 4. Dock House Size

- Smaller footprint
- Minimum program required for operations
- Minimum building height to meet code
- Massing/form reduced apparent size
- Lift under building

## 5. Dock House Appearance

- Wholistic redesign of dock house
- 360 degree design strategy
- Intersecting forms change with view position
- Integration of form, material, and details

## 6. Dock House Opacity

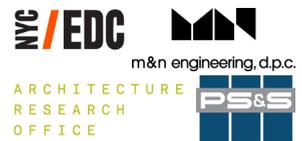
- Active interior spaces face exterior
- Large corner windows



# Q&A



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