



Parks

HIGHBRIDGE PARK

ANCHOR PARKS PROGRAM:

PHASE 1 CAPITAL PROJECT

Located between Laurel Hill Terrace/ Amsterdam Avenue and Harlem River Drive, in the Borough of Manhattan

Community Board 12 Parks & Cultural Affairs Committee Presentation

March 7, 2017

MKW + Associates, Parks Capital Design

Goals

- Reinstate access to a 10-block stretch of the park
- Improve connectivity and pathways
- Make entrances, paths and trails more accessible
- Restore historic Grand Staircase at Laurel Hill Terrace
- Provide ADA accessibility at Grand Staircase terrace
- Improve safety and security with new park lighting
- Stabilize stone walls and edging
- Provide benches in scenic locations
- Create new community gathering spaces
- Reconnect community to the rich ecology / forest of the park
- Reconnect community to the historic elements of the park

Total Budget: \$10M - Phase 1

Mayoral Funding FY17

Project Size: 6.14 acres



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Anchor Parks

Highbridge Park | Phase1 | Project Goals



SUMMARY

Connectivity, Paths, & Entrances	131
Natural Areas & Gathering Areas	104
Upkeep & Repair Park Amenities	75
Multiuse Soccer / Football Field	53
Playspaces and Programming	46
Bathrooms	33
Lighting	32
TOTAL	474



Community Visioning Session, November 28, 2016

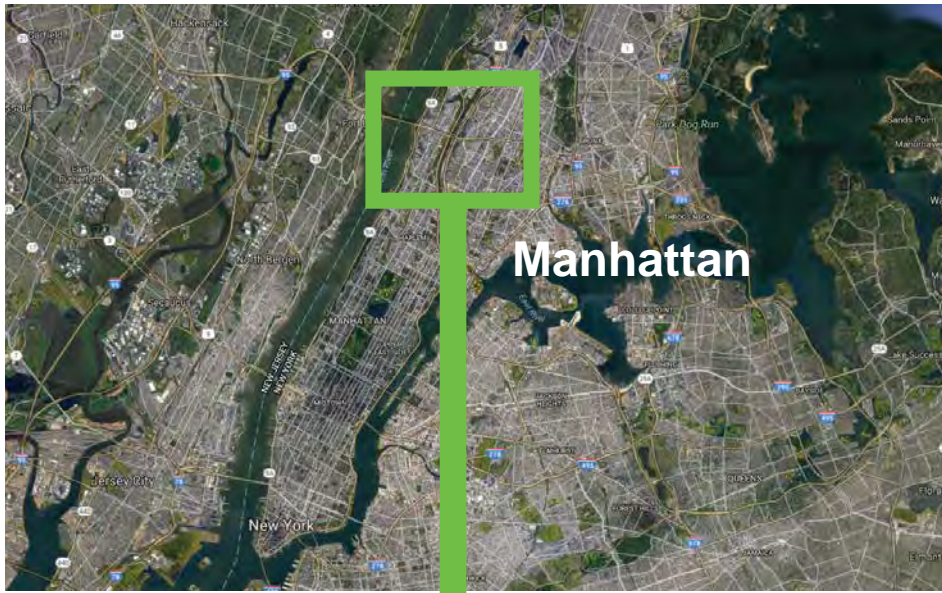


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Highbridge Park | Phase 1 | Community Visioning Session



Manhattan

City

2 MI



Highbridge Park

Neighborhood

1000 FT



HUDSON HEIGHTS

Yeshiva University

Site

500 FT



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Anchor Parks
Highbridge Park | Phase 1 | Site Location



Flood Hazard Zones

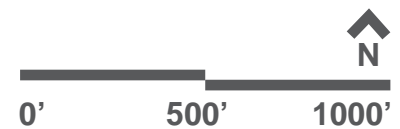
- ZONE A** - 1% annual-chance flood event. No Base Flood Elevation (BFE) exists.
- ZONE AE** - 1% annual-chance flood event. BFE exists.
- ZONE AO** - 1% annual-chance shallow flooding.
- VE** - Areas along coasts subject to inundation by the 1% annual-chance flood event with additional hazards associated with storm-induced velocity wave action. BFE exists.
- FLOODWAY** - watercourse reserved to discharge base flood.
- ZONE X** - Moderate risk areas within the 0.2% annual-chance floodplain.
- LIMIT OF MODERATE WAVE ACTION**



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Land Use Categories

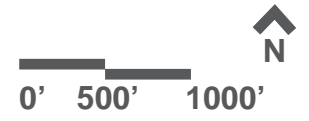
- 1 And 2 Family Residential
- Multi-Family Residential
- Mixed Use
- Open Space And Outdoor Recreation
- Commercial
- Institutional
- Industrial
- Parking
- Transportation / Utilities
- Vacant Lots



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Anchor Parks Highbridge Park | Phase 1 | Surrounding Land Use



Fort Tryon Park

- Basketball (2)
- Playground (2)
- Fitness equipment
- Bathroom (2)
- Spray shower

Gorman Park

Fort Washington Park

- Barbecuing Areas
- Basketball
- Soccer
- Volleyball
- Baseball (2)
- Handball (8)
- Playgrounds
- Tennis (10)

Bennett Park

- Playground
- Bathroom

University Woods
Dog-friendly Areas

Cedar Playground

- Basketball Court
- Fitness Equipment
- Spray Shower
- Bathrooms
- Playground

Beanstalk Playground

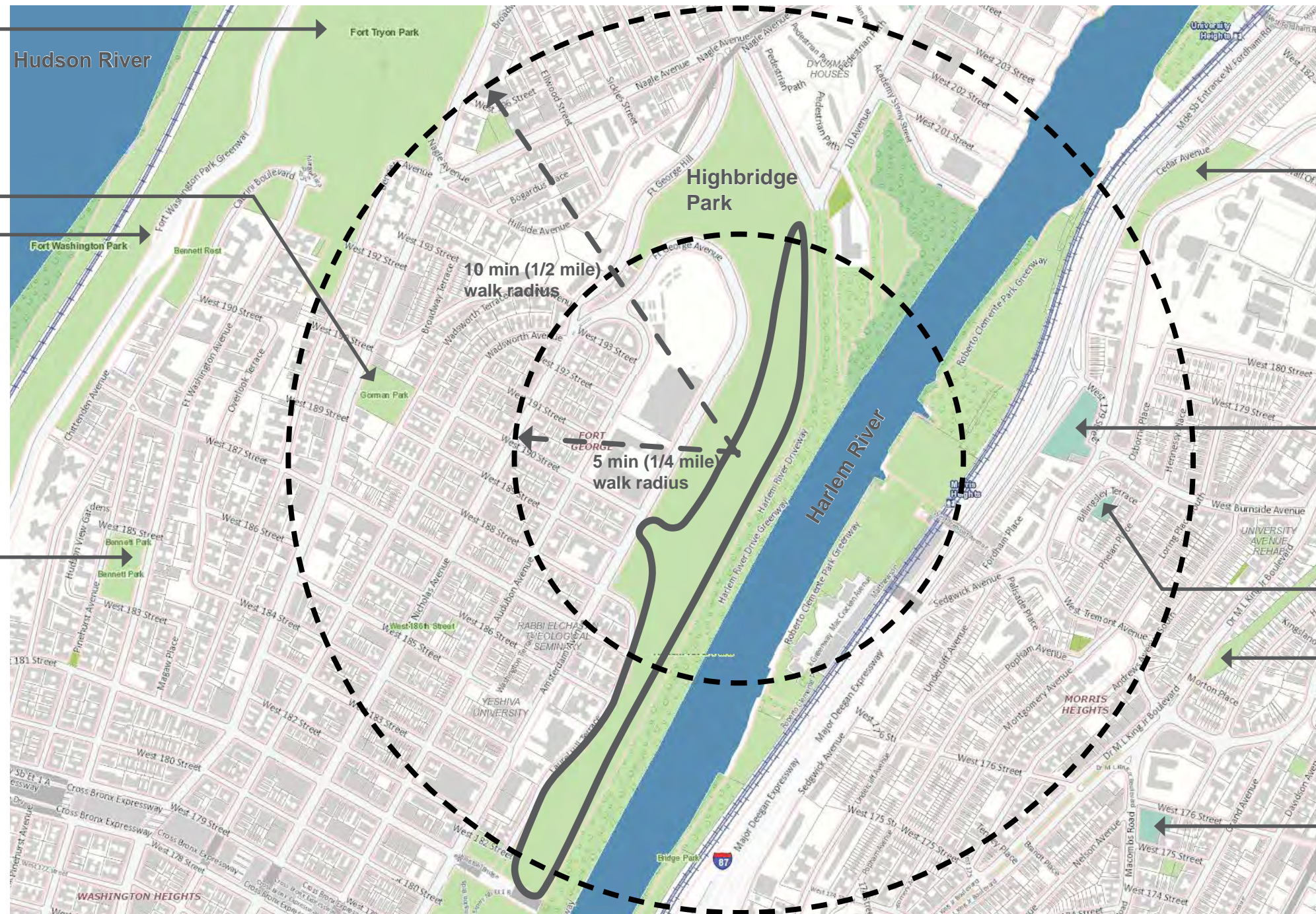
- Playground

Morton Playground

- Playground

Galileo Playground

- Playground
- Spray Shower



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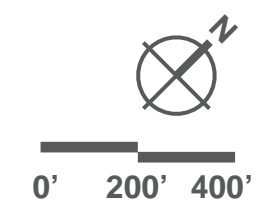


Anchor Parks

Highbridge Park | Phase 1 | Neighborhood Context



- # LEGEND
- PROJECT LIMITS
 - PATHS
 - STAIRS
 - TRAILS
 - ROADS
 - NO PARK ACCESS
 - STEEP SLOPE
 - PARK ENTRANCE
 - SPOT ELEVATION
 - LIMIT OF PHASE 1
 - BUILDING + STRUCTURES
 - OPEN SUNNY PLAY AREA
 - OUTDATED PLAY EQUIPMENT
 - HEAVY TRAFFIC CROSSING
 - UNDERPERFORMING SOCIAL SPACE
 - SPRAY SHOWER
 - GATHERING
 - OVERLOOK / VIEW
 - BATHROOM
 - BASEBALL
 - BASKETBALL
 - PLAYGROUND
 - MOUNTAIN BIKE TRAILS
 - BMX BIKE PARK
 - DOG PARK





1 - Typical path configuration and materials to the South of the Grand Staircase at 184th Street.



2 - View of upper terrace of Grand Staircase at 184th Street including step up from sidewalk level.





3 - View from upper terrace of Grand Staircase to existing lower walk and the High Bridge beyond.



4 - View of the Grand Staircase at 184th Street.





5 - View illustrating the relationship between the mid-level walk of Highbridge Park, the Grand Staircase at 184th Street and Laurel Hill Terrace.



6 - Typical pathway alignment, grade and adjacencies of rubble stone walls and curbs.



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Anchor Parks
Highbridge Park | Phase1 | Site Photos



7 - Stone retaining walls are a blend of dry-laid and mortared components and may include integrated rock outcrops.



8 - One of the taller heights of existing retaining walls along a steep downslope, protected by fencing.





9 - The pathway on the left slopes up to Amsterdam Avenue while the one on the right continues through the mid-level of Highbridge Park.



10 - A series of stone terraces occurs along a narrower portion of the path (12' wide) in which trees have volunteered over time. Poor pavement condition is typical along this northern section.





11 - Poor pavement condition is typical along this northern section.



12- The path down to Harlem River Drive becomes more open.



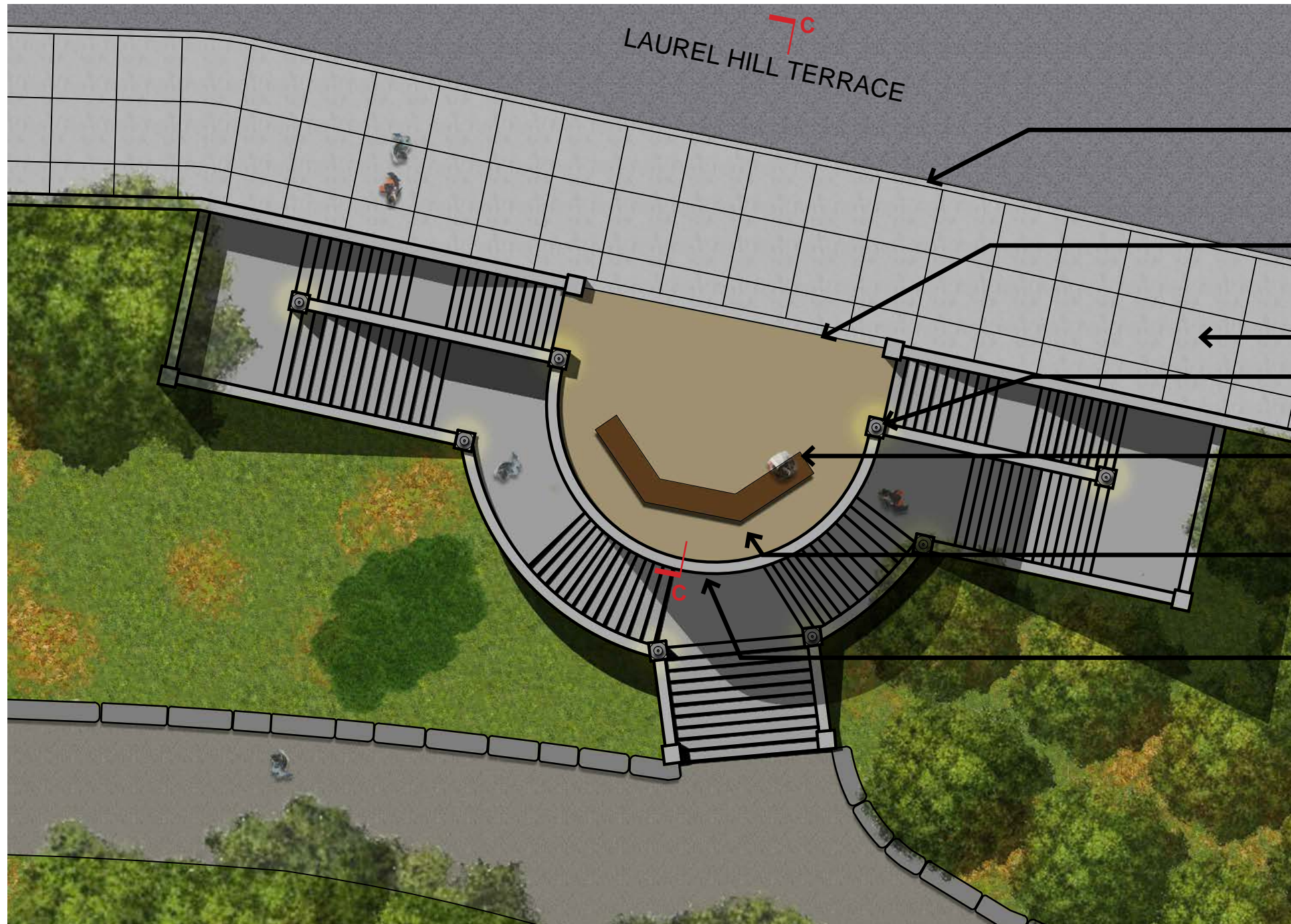


13 - As the path approaches the Harlem River Drive/Dyckman Street intersection, the wooded character along it becomes more transparent.



14 - Lower path to Harlem River Drive/Dyckman Street becomes less wooded and more park-like.





New Concrete Street Curb set to maximum allowable reveal

New Concrete Sidewalk set flush with existing Terrace edge

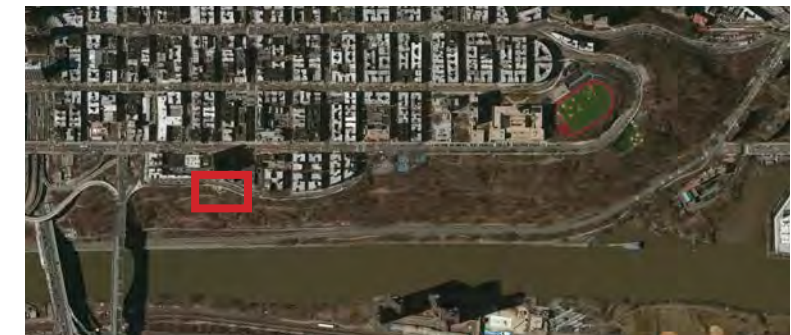
5' x 5' Scoring pattern

Restore historic pier-mounted lighting to illuminate plaza

1939 Angled World's Fair Bench with back

Existing Terrace to remain

Existing Parapet Wall



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Highbridge Park | Phase1 | Detail Plan - Terrace at The Grand Staircase

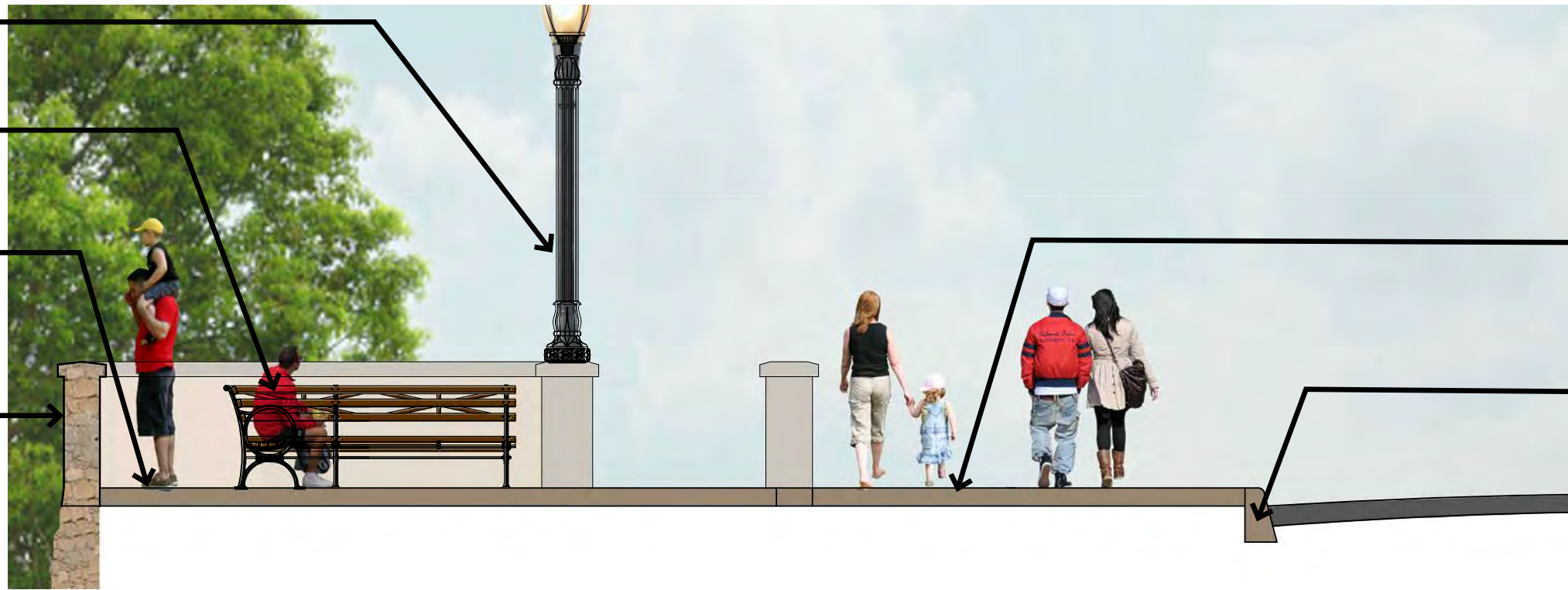


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Existing Terrace to remain

Existing Parapet Wall



New Concrete Sidewalk set flush with existing Terrace edge

New Concrete Street Curb set to maximum allowable reveal



Existing Conditions



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Anchor Parks

Highbridge Park | Phase1 | Detail Section C-C - Terrace at The Grand Staircase



EXISTING HISTORIC GRAND STAIRCASE



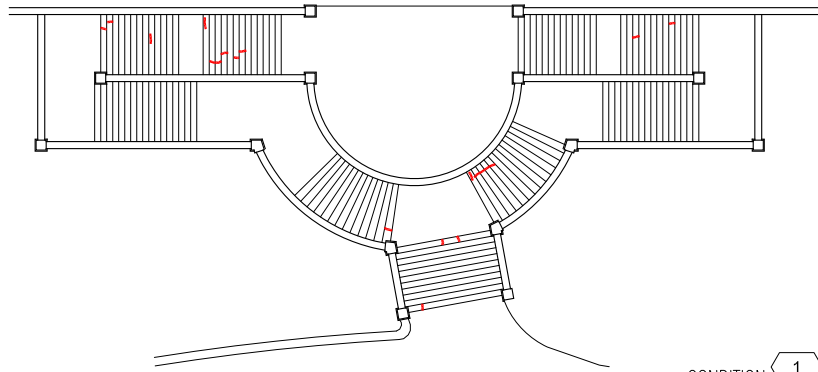
EXISTING HISTORIC GRAND STAIRCASE



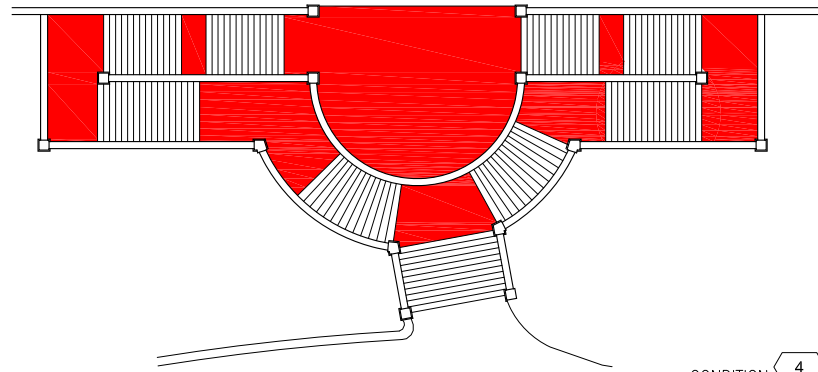
Anchor Parks
Highbridge Park | Phase 1 | Existing Conditions

EXISTING HISTORIC GRAND STAIRCASE AND PLAZA

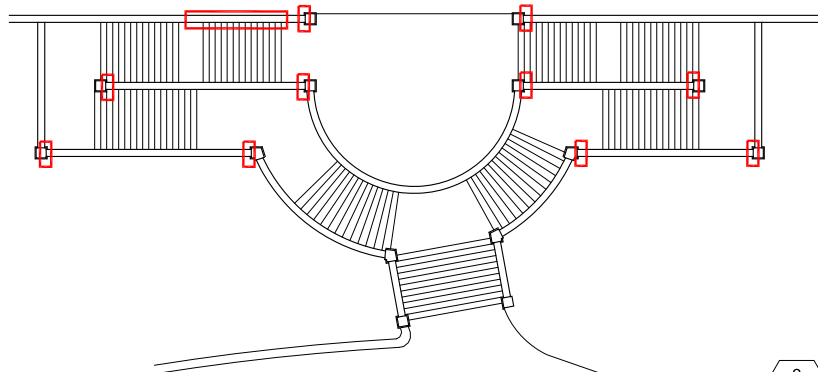




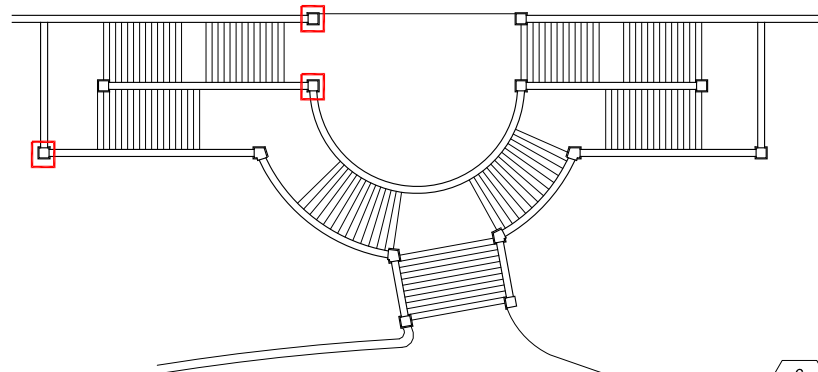
CONDITION 1



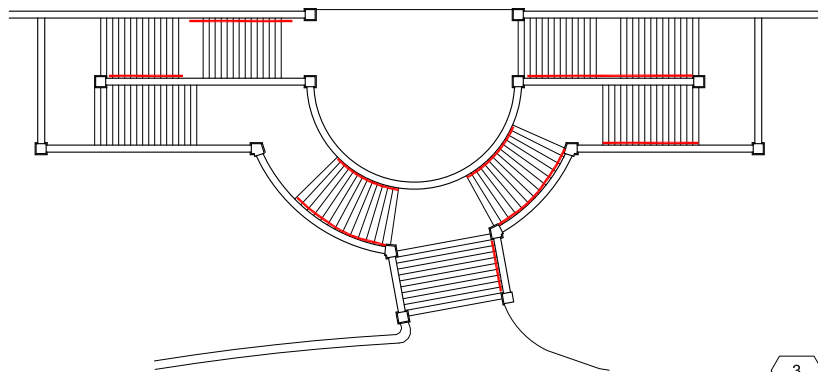
CONDITION 4



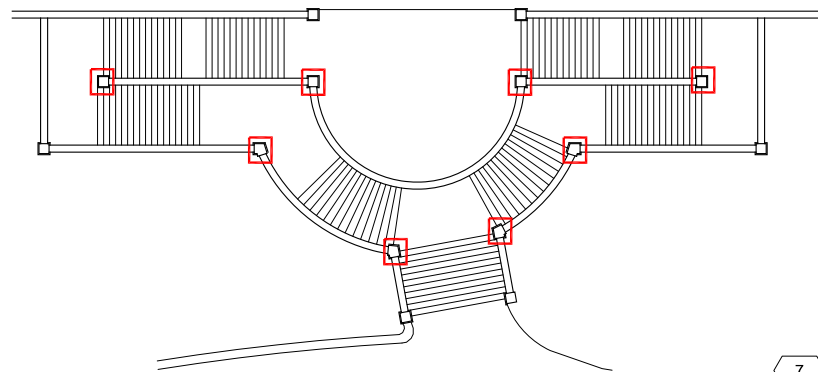
CONDITION 2



CONDITION 6



CONDITION 3



CONDITION 7

RESTORATION SCHEDULE

TAG	DESCRIPTION	PHOTO	QUANTITY
1	REPAIR CRACK ON GRANITE STEP WITH COMPOSITE MORTAR	P1.1 - P1.X	21 (EA)
2	REPAIR GRANITE PIER & PARAPET DISPLACEMENT AND REPOINT. DETERMINE UNDERLYING CAUSE OF MOVEMENT, COORDI. WITH STRUCTURAL DWGS.	P2.1 - P2.X	11 (EA)
3	REPOINT MISSING MORTAR BETWEEN GRANITE STEP AND PARAPET WITH MORTAR TO MATCH ORIGINAL MORTAR.	P3.1 - P3.X	200 (LF)
4	REMOVE FAILED PREVIOUS REPAIR ON ALL LANDINGS AND REPAIR WITH NEW MATERIAL TO MATCH ORIGINAL, COORDI. WITH STRUCTURAL DWGS.	P4.1 - P4.X	1,900 (SF) 8 LANDINGS
5	REPAIR CHIPPED/DAMAGED GRANITE STEP AND PARAPET COPING WITH COMPOSITE MORTAR	P5.1 - P5.X	-- (LF)
6	REPLACE MISSING GRANITE COPING STONE	P6.1	3 (EA)
7	INSTALL MISSING LIGHT FIXTURE AND REQUIRED ELECTRICAL	P7.1	8 (EA)
8	INSTALL NEW HANDRAIL	SK-1	320 (LF)
9	REPAIR STEP CRACK ON GRANITE BLOCK PARAPET, COORDI. WITH STRUCTURAL DWGS.	P9.1 - P9.X	9 (EA)
GRANITE STONE WALL & BLOCK PARAPET REPAIR AND CLEANING			
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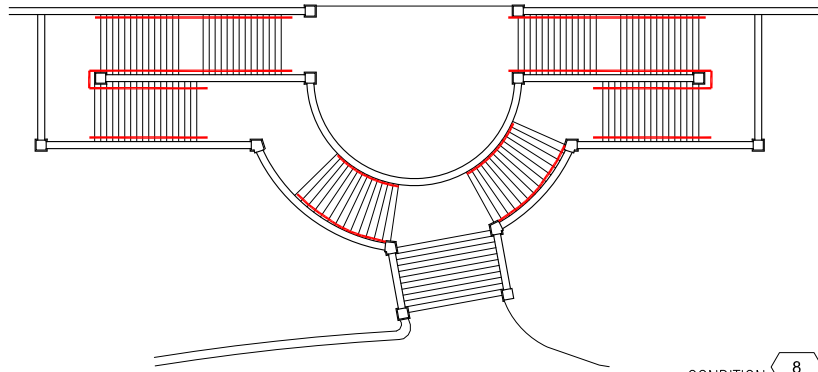
NOTE: PHOTO REFERENCES SHOWING EXISTING CONDITIONS



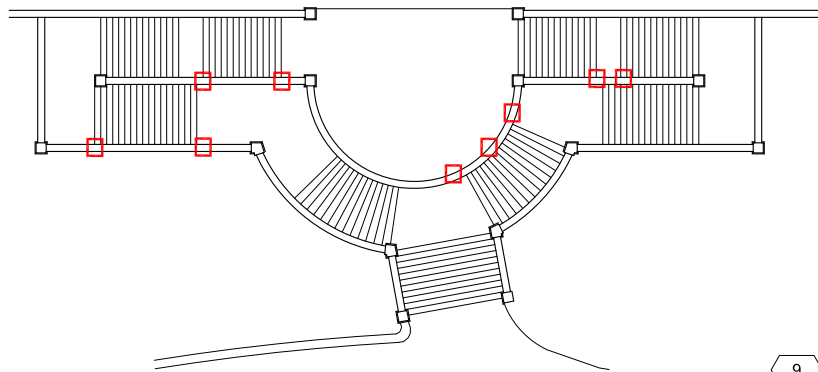
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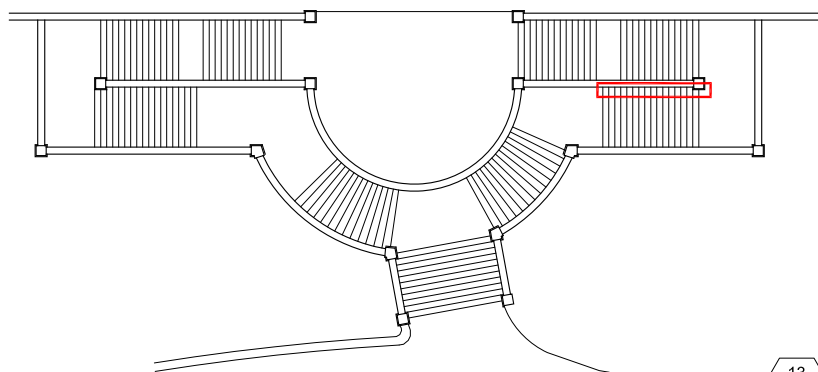
Anchor Parks
Highbridge Park | Phase1 | Staircase Restoration



CONDITION 8



CONDITION 9



CONDITION 13

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Anchor Parks
Highbridge Park | Phase1 | Staircase Restoration



1 CRACK ON GRANITE STEP



4 FAILED PREVIOUS REPAIR ON LANDING



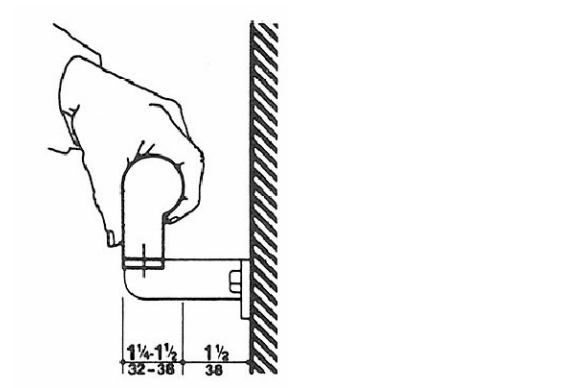
7 MISSING LIGHT FIXTURE



2 GRANITE PIER & PARAPET DISPLACEMENT



5 CHIPPED / DAMAGED GRANITE STEPS



8 INSTALL SIDE-MOUNTED NEW HANDRAIL



3 MISSING MORTAR



6 MISSING GRANITE COPING



9 STEP CRACK

RESTORATION SCHEDULE

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NOTE: PHOTO REFERENCES SHOWING EXISTING CONDITIONS



10 GRANITE STONE WALL CRACK



13 MISC. BRICK INFILL



11 REPOINT 100% MORTAR



14 GRAFFITI AND PAINT



12 VOIDS & MATERIAL LOSS

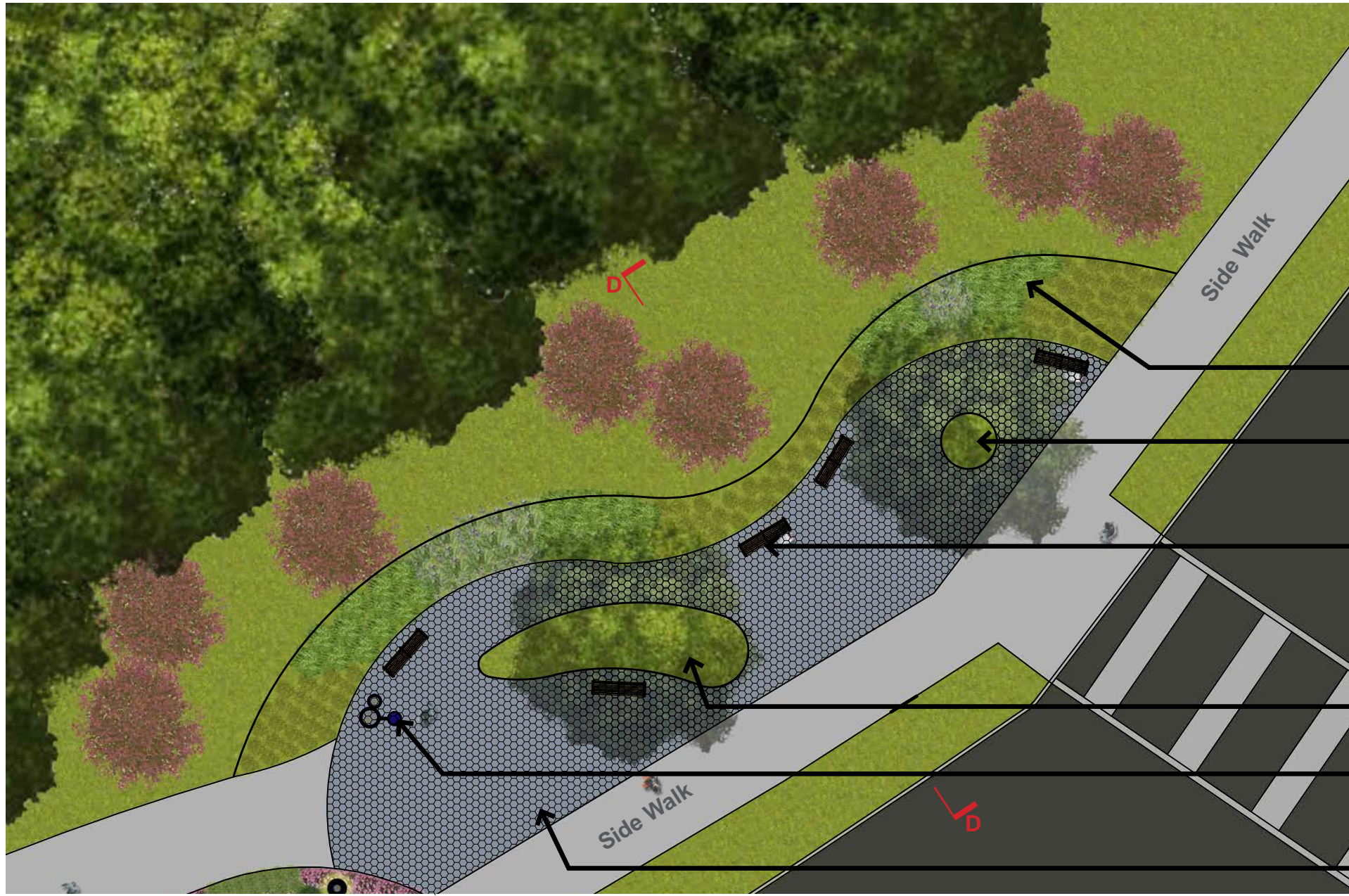


15 UPWARD-FACING JOINT IN GRANITE COPING STONE

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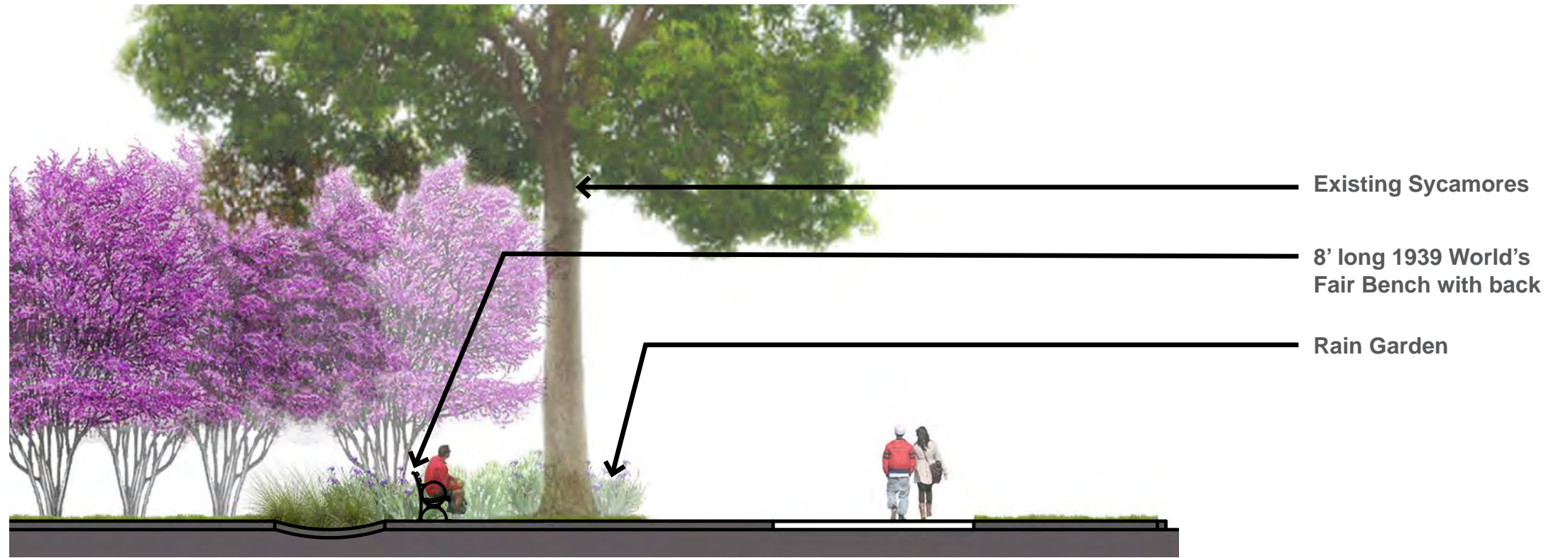


- Rain Garden
- Existing Sycamores
- 8' long 1939 World's Fair Bench with back
- Low Plant Bed
- Bottle Filler / Drinking Fountain
- Asphalt Block Pavement

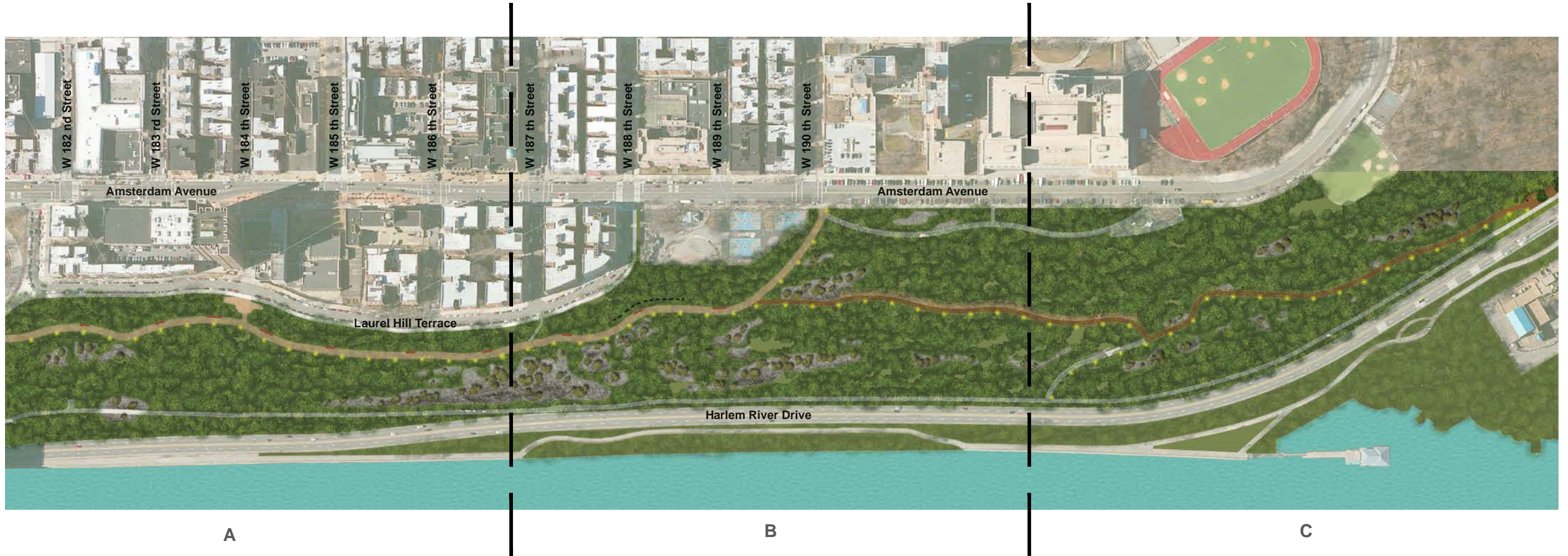


Anchor Parks
Highbridge Park | Phase 1 | Detail Plan - Entrance at Harlem River Drive and Dyckman Street

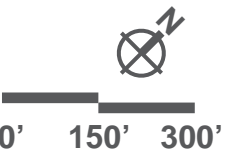


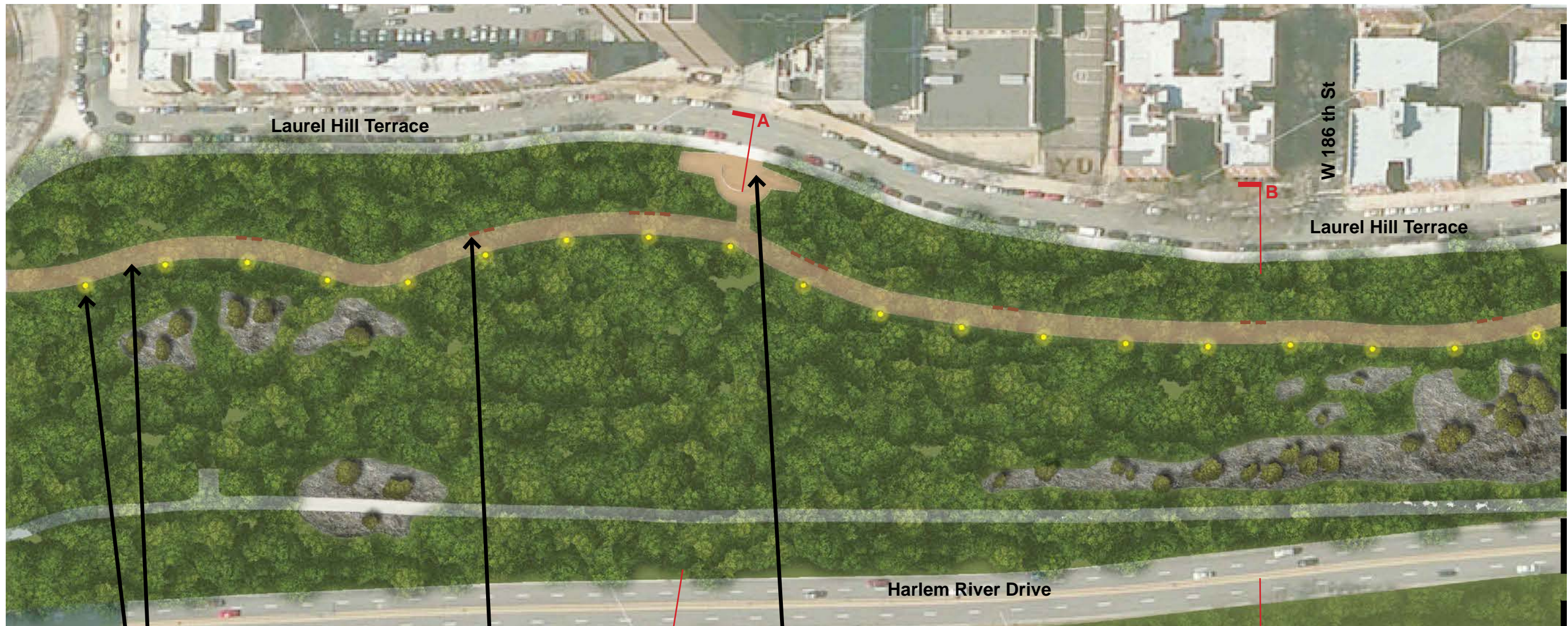


Existing Conditions



Anchor Parks
Highbridge Park | Phase 1 | Phase 1 Plan - Overall









Asphalt Top Coat

Type B Light Pole / Fixture
at 75' on center ±

8' Long 1939 World's Fair
Benches with Backs

Detail Plan - Terrace at
Grand Staircase

Legend

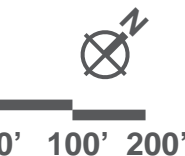
-  New Benches
-  New Light Poles
-  Full Depth Asphalt Pavement
-  Asphalt Top Coat



NYC Parks



Anchor Parks
Highbridge Park | Phase 1 | Phase 1 Plan - A





W 187 th St

Laurel Hill Terrace

Amsterdam Avenue

MATCHLINE

MATCHLINE

Asphalt Top Coat

Type B Light Pole / Fixture
at 75' on center ±

8' Long 1939 World's Fair
Benches with Backs

Full Depth Asphalt
Pavement

Legend

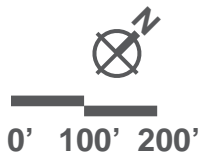
- - - New Conc. Curb with 4' Steel Fence
- New Benches
- New Light Poles
- Full Depth Asphalt Pavement
- Asphalt Top Coat

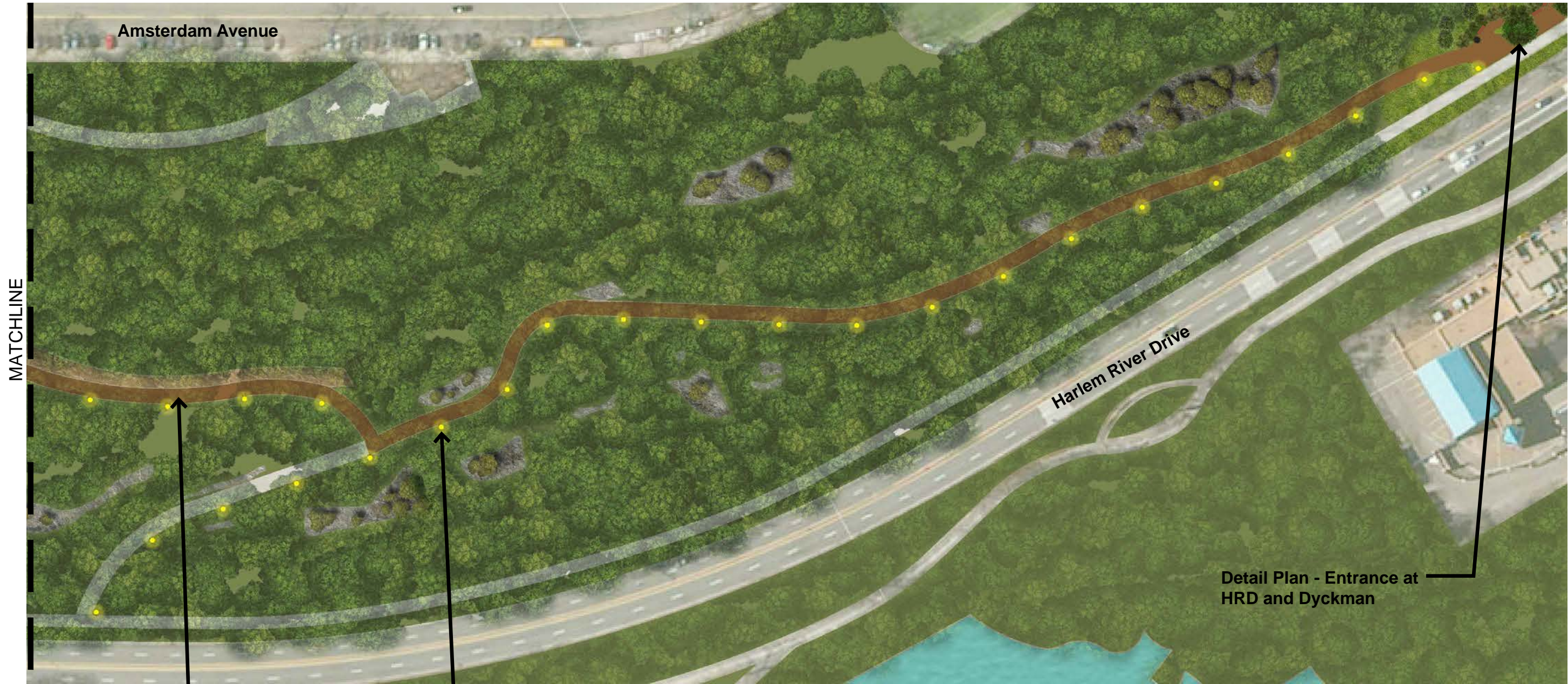


NYC Parks



Anchor Parks
Highbridge Park | Phase 1 | Phase 1 Plan - B





MATCHLINE

Amsterdam Avenue





Harlem River Drive

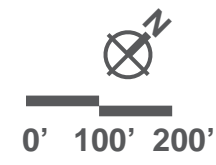
Detail Plan - Entrance at HRD and Dyckman

Full Depth Asphalt Pavement

Type B Light Pole / Fixture at 75' on center +

Legend

-  New Benches
-  New Light Poles
-  Full Depth Asphalt Pavement
-  Asphalt Top Coat



NYC Parks



Anchor Parks
Highbridge Park | Phase 1 | Phase 1 Plan - C



NYC Parks

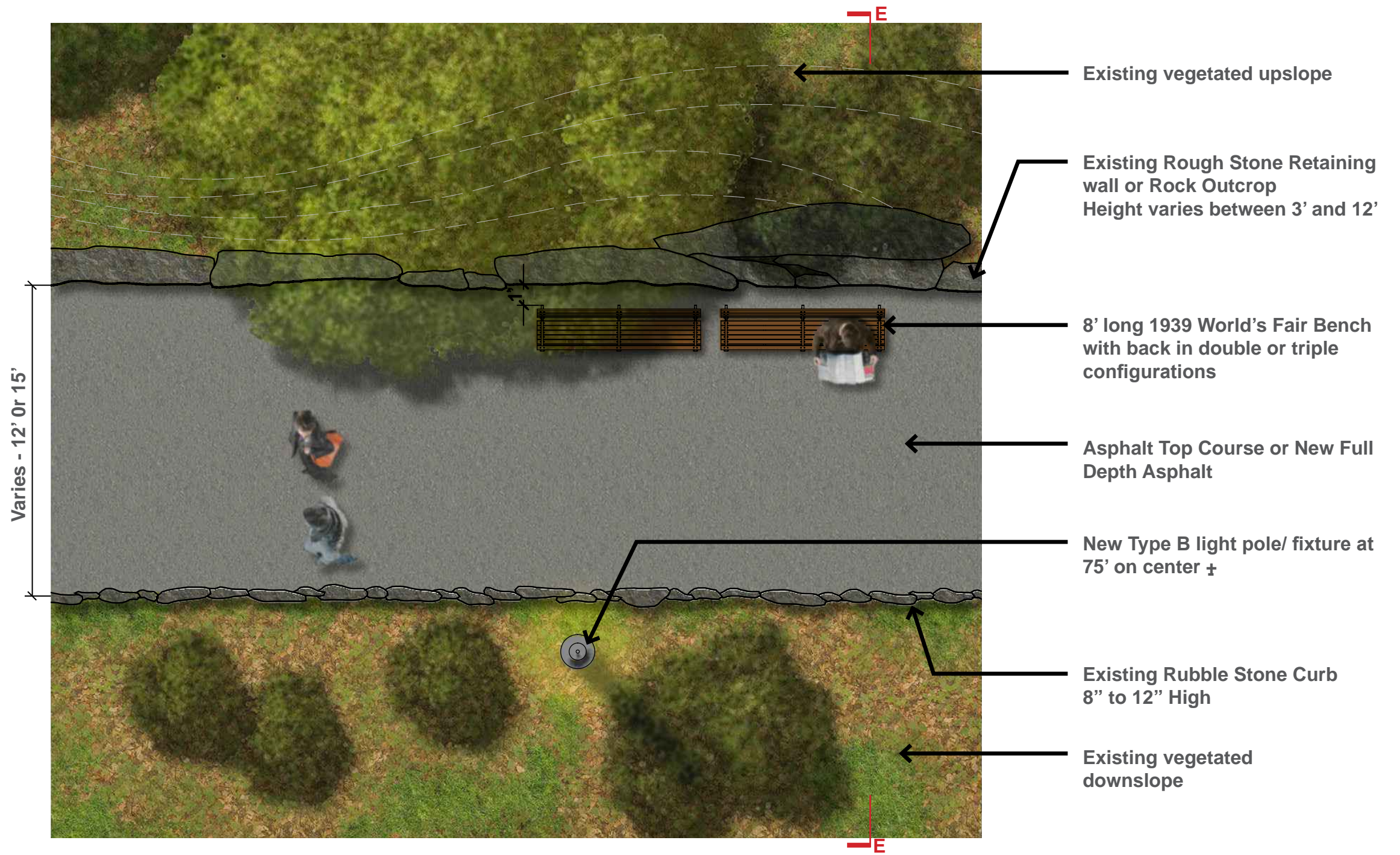


Anchor Parks

Highbridge Park | Phase 1 | Site Section A-A - At Grand Staircase









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Anchor Parks
Highbridge Park | Phase1 | Typical Site Section E - E





Asphalt Pavement



Asphalt Block Pavers



Concrete Pavement



4'-0" Steel Fence



1939 World's Fair Bench with Back



Bottle Filler with Hi-Lo Drinking Fountains



Type B Light Pole and Fixture

WHAT COMES NEXT?

- **Submit Phase 1 project to the Public Design Commission**
- **Continue design of Phase 1 project throughout 2017**
 - **Begin the Phase 2 project in May**





THANK YOU!