HIGHBRIDGE PARK

ANCHOR PARKS PROGRAM:
CONCEPTUAL MASTER PLAN
Located along Amsterdam Avenue / Fort George Avenue from 155th Street to Dyckman Street, in the Borough of Manhattan

Community Board 12 Parks & Cultural Affairs Committee Presentation
March 7, 2017
MKW + Associates, Parks Capital Design
TONIGHT’S AGENDA

1/ Introduction
2/ Highbridge Park Conceptual Master Plan
3/ Anchor Parks Phase 1 Schematic Design
5/ Next Steps
OUR COMMITMENT: CREATE A BRIGHT, GREEN FUTURE WITH A MORE INCLUSIVE AND INNOVATIVE PARK SYSTEM
ANCHOR PARKS | Overview

OUR OLD PARKS ARE OUR NEW PARKS...
ANCHOR PARKS | Overview

NYC PARKS WILL INVEST $150 MILLION TO RENOVATE FIVE NEIGHBORHOOD ANCHOR PARKS —

ONE IN EACH BOROUGH
HIGHBRIDGE PARK: 130 ACRES OF...

- The City’s Oldest Standing Bridge
- Historic Water Tower
- Year-round Recreation Center
- Competition Sized Swimming Pool
- Wading Pool
- World Class Skate Park
- 2.5-Mile Mountain Biking Course
- BMX Jump Track
- Playgrounds (7)
- Ballfields (3)
- Basketball Courts (7.5)
- Handball Courts (3)
- Volleyball Courts
- Natural Areas
- Dog Run
- John T. Brush Stairway
- Natural Areas
- Dog Run
NYC PARKS’ NOVEMBER 2016 VISIONING

140 PEOPLE SHARED THEIR IDEAS AND HOPES FOR HIGHBIDGE PARK
NYC PARKS’ JANUARY 2017 COMMUNITY REPORT BACK MEETING

70 PEOPLE ATTENDED
Goals

• Improve connectivity and access including mid-level path to the High Bridge, north and south park connections, and linkage to the Polo Grounds houses

• Improve quality of play and recreational experiences: reconstruct Adventure Playground and Fort George Playground

• Provide additional sports fields / practice fields

• Provide much-needed bathrooms / restrooms
  - New bathroom at Adventure Playground
  - New restrooms at Highbridge Pool bleachers
  - New bathroom at Fort George Playground

• Provide outdoor gathering / picnic / event spaces

• Improve ADA access to Recreation Center

• Improve safety and security: provide park lighting

• Improve forest ecology and undertake forest restoration

• Complete restoration of historic Water Tower

• Add Highbridge Park signage / directories

• Improve / enhance park entrances / gateways

Project Size: 130 ac
Flood Hazard Zones

- **ZONE X** - Moderate risk areas within the 0.2% annual-chance floodplain.
- **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.
- **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.
- **FLOODWAY** - watercourse reserved to discharge base flood.
- **ZONE X** - Moderate risk areas within the 0.2% annual-chance floodplain.

**LIMIT OF MODERATE WAVE ACTION**
Highbridge Park | Surrounding Land Use

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
1 - View to Sugar Hill Luminaries Lawn at right and typical sidewalk treatment along this part of Edgecombe Avenue on the left.

2 - View to a portion of Adventure Playground.
3 - Sunken Playground consists of handball and basketball courts and sitting areas well below the adjacent sidewalk grade.

4 - Steps down into a depressed area along Edgecombe Avenue, originally designed as horseshoe pitches.
5 - Panoramic view of grade differential at Highbridge Recreation Center and sidewalk along Amsterdam Avenue.
6 - View of Highbridge Water Tower Plaza with the existing swimming pool to the left.

7 - A portion of Fort George Playground illustrating the expansive spray shower area.
8 - Dyckman Rest, previously a playground, contains expansive asphalt, some mature trees and occasional benches only.
Sugar Hill Luminaries Lawn - slopes down to Edgecombe Ave - open lawn, sunny

ADVENTURE PLAYGROUND - constructed late 70s, large open space segmented by serpentine concrete walls. Play equipment located within walls. Open spray area. Play equipment is dated and needs replacement. Proximity to Edgecombe Ave so utilities are available

Accessible route: ramp up from Sunken Playground to street level is southern end of accessible route to the High Bridge

SUNKEN PLAYGROUND - set well below street level, includes handball, basketball, open space, gathering plaza, also accessible ramp to street level - courts in good condition

Old horse shoe pit terraces - stairs down to shaded terraces

SUNKEN PLAYGROUND - set well below street level, includes handball, basketball, open space, gathering plaza, also accessible ramp to street level - courts in good condition

Existing picnic tables at base of Brush stairway

Potential Overlooks

Potential Overlooks

Hazardous crossing of Harlem River Drive / ramp. Need pedestrian crossing to provide access to Brush Stairway and into HBP

Section of Highbridge Park adjacent to Polo Ground Houses separated by Harlem River Driveway

Old Aqueduct Trail - dirt paved, relatively accessible grade - potential linkage to middle path / accessible route to High Bridge

Dramatic rock face outcroppings

Existing Stone Retaining Walls - in poor condition, some collapsed sections

Major rock outcropping / gathering area accessible by dirt trails

End of “Old Aqueduct Trail” water line was tunneled through existing rock outcropping. Cutting or blasting rock would endanger the actual historic water line. This linkage would complete the southern accessible middle path if possible.

Existing Stone Retaining Walls - in poor condition, some collapsed sections

Southern “gateway” at HBP to 155th Street, heavy traffic at intersection

AMSTERDAM AVENUE

COOGAN’S BLUFF PLAYGROUND

SOLAR PATH DIAGRAM

ST. NICHOLAS AVE

HARLEM RIVER DRIVE

HARLEM RIVER DRIVEWAY

HARLEM RIVER

END OF "OLD AQUEDUCT TRAIL" WATER LINE WAS TUNNELED THROUGH EXISTING ROCK OUTCROPPING. CUTTING OR BLASTING ROCK WOULD ENDANGER THE ACTUAL HISTORIC WATER LINE. THIS LINKAGE WOULD COMPLETE THE SOUTHERN ACCESSIBLE MIDDLE PATH IF POSSIBLE.

MATCHLINE - SEE MID SECTION

LEGEND

- PROJECT LIMITS
- PATHS
- STAIRS
- TRAILS
- ROADS
- AQUEDUCT TRAIL
- STEEP SLOPE
- SPOT ELEVATION
- BUILDING + STRUCTURES
- OPEN SUNNY PLAY AREA
- OUTDATED PLAY EQUIPMENT
- UNDERPERFORMING SOCIAL SPACE
- SPRAY SHOWER
- GATHERING
- OVERLOOK / VIEW
- BATHROOM
- BASEBALL
- BASKETBALL
- HANDBALL
- PLAYGROUND

Highbridge Park | Site Analysis Diagram - South Section
Highbridge Park
Community Recreation Center - indoor recreation & access
to highbridge park.
Handicap access needs improvement from Amsterdam Avenue due to raised entry.
Existing stairs from Water Tower plaza to High Bridge & accessible route.

Highbridge Pool - Moses era swimming pool, replaced historic Highbridge reservoir.

Well-used basketball courts (home of High Bridge Invitational Tournament) & volley ball courts.

Northern limits of south HBP. Extremely large & open rock outcropping relatively flat. Adjacent lawn & open asphalt area are unused & provide opportunity for informal gathering. Area is greatly elevated above amsterdam avenue sidewalk level.

HISTORIC WATER TOWER - Magnificent stone tower, vent structure for the aqueduct - iconic element for HBP, potential to open for public use.

Existing path / trail leading north from High Bridge Manhattan gathering plaza, potential link to north HBP - not an accessible route.

 Switchback series of steps provide difficult access under Washington Bridge - difficult connection to skate park.

Difficult to find and indistinct access to skate park - series of steps - underpass - poor lighting & signage.

Recently constructed access road for reconstruction of Alexander Hamilton Bridge

Existing stairs from Water Tower plaza to High Bridge & accessible route.

“Accessible” path on route to the High Bridge. Pavement in good condition. Bikeway/greenway markings, no existing lighting.

Large unused / underutilized pool structure & bleachers, potential bathroom.

Fenced & gated connection to Water Tower Plaza.

Relatively flat open space suitable for recreation.

Well-used basketball courts (home of High Bridge Invitational Tournament) & volley ball courts.

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Recently reconstructed steps, terraces & gathering areas - overlook Harlem River

Potential linkage from skate park & north HBP to south section of park.

Main pathway - asphalt in very good condition, stone edge in fair condition. Existing lighting in disrepair - poles leaning, fixtures missing.

LAUREL HILL TERRACE - no access into HBP for this entire stretch.

Difficult to find and indistinct access to skate park - series of steps - underpass - poor lighting & signage.

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Fenced & gated connection to Water Tower Plaza.

Relatively flat open space suitable for recreation.
Stairs at 187th Street closed to public - fenced off, deterioration of steps and stone walls, unsafe

Steep slopes and rock outcropping throughout, some eroded areas

Existing asphalt path down to Dyckman, Fort George Hill, & Nagle Ave - no existing lighting or power - pathway gradient is steep, not accessible

Steep slopes and rock outcropping throughout, some eroded areas

Dyckman's REST - large, open asphalt area, perimeter seating & shade trees, on grade with sidewalk - unused open space

Juan Bosch sitting area / plaza in good condition

BMX bike course in good condition - good mapping / signage

Raul Wallenburg Playground in fair condition: Play equipment & spray shower needs updating, existing bathroom in good condition

Entry plaza / gateway to north end of HB - relatively flat grade

Pathway along Harlem River Drive in fair condition

MOUNTAIN BIKE COURSE - dirt trails with some erosion, good mapping / signage

BUCZEK FIELD - Synthetic turf recently installed, existing basketball courts in good condition

Existing asphalt path down to Dyckman in fair condition - no existing lighting or power - pathway gradient is steep, not accessible

Pathway along Harlem River Drive in fair condition

Entry plaza / gateway to north end of HB - relatively flat grade

Mountain Bike Course - dirt trails with some erosion, good mapping / signage

Buczek Field - Synthetic turf recently installed, existing basketball courts in good condition

Entry plaza / gateway to north end of HB - relatively flat grade

Pathway along Harlem River Drive in fair condition

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Pathway along Harlem River Drive in fair condition

Entry plaza / gateway to north end of HB - relatively flat grade
Sugar Hill Luminaries Lawn - Add amphitheater / outdoor classroom seating, add ADA seating and access - new planting - “gateway icons”
Highbridge Park | Conceptual Master Plan - South Section
Formalize entry to Croton Aqueduct trail from sidewalk - plaza / gathering

Highbridge Park | Conceptual Master Plan - South Section
New paving and lighting along Croton Aqueduct trail - add benches.
Highbridge Park | Conceptual Master Plan - South Section

ADVENTURE PLAYGROUND - New playground, spray area, new bathroom, plantings, lighting & gathering areas
SUNKEN PLAYGROUND - Improve ADA accessible route to street level - connect linkage to Croton Aqueduct trail

LEGEND
PATHS
STAIRS
TRAILS
SPOT
ELEVATION

Highbridge Park | Conceptual Master Plan - South Section
Add lighting to accessible route to the High Bridge
New connection to complete linkage of Croton Aqueduct trail and accessible route to the High Bridge. May require "bridge" path from Sunken Playground to avoid cutting or blasting rock.
Improve ADA access to the Rec Center at W 172nd Street
Improve water tower terrace - new pavement, lighting, benches - new gathering area
Open water tower to the public, add architectural uplighting to create visual beacon.
Highbridge Park | Conceptual Master Plan - Mid Section

Convert pool outbuilding / bleachers to new bathroom
Open / improve connection from water tower terrace to ballfield & Amsterdam Avenue
New path & steps to complete linkage of south & north HBP - connect to skate park
Highbridge Park | Conceptual Master Plan - Mid Section

New multi-use / practice synthetic turf field
Improve open gathering space north of volleyball courts. Community events / gathering / picnic.
Informal gathering at rock outcropping
Improve connection from skate park to south HBP
Improve access from main path to historic terrace/overlook & skate park - improve paths, steps & lighting
Improve access, visibility, & safety to skate park - provide lighting & signage
Repair & restore historic Grand Staircase, add handrails & lighting - create a new ADA plaza / gathering area.
Improve pathway from 181st Street to 190th Street - improve visibility, restore signage, benches, planting, some retaining wall repair.
Highbridge Park | Conceptual Master Plan - North Section

Potential playground / spray area improvements
Highbridge Park | Conceptual Master Plan - North Section
Reconstruct pathway from 190th Street to Dyckman Street - new full depth asphalt, new electrical service, & new lighting, benches, & planting.
New entry plaza / gateway to HBP (ADA accessible) - new pavements, planting, lighting, signage - “gateway icon”
New Playground at Fort George - new play equipment, spray area, open play space, & new bathroom
DYCKMAN REST - New playground, plaza, community gathering, spray area, benches, lighting & plantings
New sitting / gathering plaza, potential food concession, "gateway icon"
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 Commitee 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
SUMMARY

<table>
<thead>
<tr>
<th>Category</th>
<th>Votes</th>
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<tbody>
<tr>
<td>Connectivity, Paths, &amp; Entrances</td>
<td>131</td>
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<tr>
<td>Natural Areas &amp; Gathering Areas</td>
<td>104</td>
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<tr>
<td>Upkeep &amp; Repair Park Amenities</td>
<td>75</td>
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<tr>
<td>Multiuse Soccer / Football Field</td>
<td>53</td>
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<tr>
<td>Playspaces and Programming</td>
<td>46</td>
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<tr>
<td>Bathrooms</td>
<td>33</td>
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<tr>
<td>Lighting</td>
<td>32</td>
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<td><strong>TOTAL</strong></td>
<td><strong>474</strong></td>
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</table>

Community Visioning Session, November 28, 2016

Anchor Parks
Highbridge Park | Phase1 | Community Visioning Session
Anchor Parks
Highbridge Park | Phase 1 | Site Location
Flood Hazard Zones

- **ZONE X** - Moderate risk areas within the 0.2% annual-chance floodplain.
- **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.
- **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.
- **FLOODWAY** - watercourse reserved to discharge base flood.
- **ZONE X** - Moderate risk areas within the 0.2% annual-chance floodplain.

LIMIT OF MODERATE WAVE ACTION

Anchor Parks
Highbridge Park | Phase 1 | Flood Risk
5 min (1/4 mile) walk radius
Highbridge Park
Hudson River

10 min (1/2 mile) walk radius

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

Anchor Parks
Highbridge Park | Phase1 | Neighborhood Context

NYC Parks

MCW ASSOCIATES LLC
**Highbridge Park | Phase1 | Site Analysis**

- **Switchback series of steps** provide difficult access under Washington Bridge - difficult connection to skate park.
- **GRAND STAIRCASE AT LAUREL HILL TERRACE** - closed to public, deterioration of concrete slabs, granite steps are unsafe - no handrails, no lighting, overlook plaza - not ADA compliant.
- **Steep slopes and rock outcropping throughout, some eroded areas.**
- **Stairs at 187th Street closed to public - fenced off, deterioration of steps and stone walls, unsafe.**
- **Existing stone retaining walls vary in condition from sound / good to unsound, poor - some repair of collapsed section, needs repointing and mortaring throughout.**
- **Existing asphalt path down to Dyckman street in fair condition - no existing lighting or power - pathway gradient is steep, not accessible.**
- **Pathway along Harlem River Drive in fair condition.**
- **MOUNTAIN BIKE COURSE - dirt trails with some erosion, good mapping / signage.**
- **GRAND STAIRCASE AT LAUREL HILL TERRACE - closed to public, deterioration of concrete slabs, granite steps are unsafe - no handrails, no lighting, overlook plaza - not ADA compliant.**
- **Entry plaza / gateway to north end of HB - relatively flat grade.**
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**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
- Underperforming Social Space
- Spray Shower
- Gathering
- Overlook / View
- Bathroom
- Baseball
- Basketball
- Playground
- Mountain Bike Trails
- BMX Bike Park
- Dog Park

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**Solar Path Diagram**

- **EAST**
- **SUNRISE**
- December 21
- **NORTH**
- **SUNSET**
- June 21
- **WEST**
- **SUNSET**
- December 21
- **SOUTH**
- **0°**
- 10°
- 20°
- 30°
- 40°
- 50°
- 60°
- 70°
- 80°
- 90°
- 100°
- 110°
- 120°
- 130°
- 140°
- 150°
- 160°
- 170°
- 180°
- 190°
- 200°
- 210°
- 220°
- 230°
- 240°
- 250°
- 260°
- 270°
- 280°
- 290°
- 300°
- 310°
- 320°
- 330°
- 340°
- 350°
- **EVENING**
- **MID-DAY**
- **MORNING**

---

**Anchor Parks**

NAME YOUR LOCAL PARKS

NYC Parks

MCW ASSOCIATES, LLC

0° 200' 400'
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.
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.
LAUREL HILL TERRACE

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

Anchor Parks
Highbridge Park | Phase 1 | Detail Plan - Terrace at The Grand Staircase
1939 Angled World's Fair Bench with back
Existing Terrace to remain
Existing Parapet Wall

Restore historic pier-mounted lighting to illuminate plaza

New Concrete Sidewalk set flush with existing Terrace edge
New Concrete Street Curb set to maximum allowable reveal

Existing Conditions
EXISTING HISTORIC GRAND STAIRCASE
EXISTING HISTORIC GRAND STAIRCASE

Photo 16: Historic construction photo of W 184th Street Grand Staircase. May 25, 1923

Photo 17: Existing overview

Figure 1 – Grand Staircase under construction, well house, 1923

Figure 2 – Grand Staircase under construction, north staircase, 1923

Anchor Parks
Highbridge Park | Phase1 | Existing Conditions
## Restoration Schedule

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Start Date</th>
<th>End Date</th>
<th>Hours</th>
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<tbody>
<tr>
<td>1</td>
<td>Clear any debris from the area and remove any damaged stone blocks.</td>
<td>1.1.2023</td>
<td>3.1.2023</td>
<td>5</td>
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<tr>
<td>2</td>
<td>Sandblast the existing stone to prepare for new material.</td>
<td>3.2.2023</td>
<td>3.15.2023</td>
<td>10</td>
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<tr>
<td>3</td>
<td>Apply a primer to the cleaned area.</td>
<td>3.16.2023</td>
<td>3.30.2023</td>
<td>15</td>
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<tr>
<td>4</td>
<td>Install the new stone material.</td>
<td>4.1.2023</td>
<td>4.15.2023</td>
<td>20</td>
</tr>
<tr>
<td>5</td>
<td>Grout the joints and smooth the surface.</td>
<td>4.16.2023</td>
<td>5.1.2023</td>
<td>15</td>
</tr>
<tr>
<td>6</td>
<td>Complete any finishing touches, such as chiseling or etching.</td>
<td>5.2.2023</td>
<td>5.10.2023</td>
<td>7</td>
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**Notes:**
- All work is to be completed by May 10, 2023.
- Hours are estimated and may vary based on weather conditions.
Anchor Parks
Highbridge Park | Phase1 | Detail Plan - Entrance at Harlem River Drive and Dyckman Street
Anchor Parks
Highbridge Park | Phase 1 | Phase 1 Plan - A

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

Laurel Hill Terrace
Harlem River Drive
Anchor Parks
Highbridge Park | Phase 1 | Phase 1 Plan - A

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

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

- Full Depth Asphalt Pavement
- Type B Light Pole / Fixture at 75' on center +

Detail Plan - Entrance at HRD and Dyckman

Amsterdam Avenue

0' 100' 200'

Harlem River Drive
Anchor Parks
Highbridge Park | Phase 1 | Site Section B-B
Existing vegetated upslope

Existing Rough Stone Retaining wall or Rock Outcrop
Height varies between 3' and 12'

8' long 1939 World’s Fair Bench with back in double or triple configurations

Asphalt Top Course or New Full Depth Asphalt

New Type B light pole/fixture at 75’ on center

Existing Rubble Stone Curb 8” to 12” High

Existing vegetated downslope

Anchor Parks
Highbridge Park | Phase 1 | Typical Site Plan
Existing vegetated upslope
Existing Rough Stone retaining wall or Rock Outcrop Height varies between 3’ and 12’
8’ long 1939 World’s Fair Bench with back in double or triple configurations
Asphalt Top Course or New Full Depth Asphalt

New Type B light pole/fixture at 75’ on center
Existing Rubble Stone Curb 8’ to 12’ High
Existing vegetated downslope
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

Anchor Parks
Highbridge Park | Phase1 | Site Furnishings
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!