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

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

**SOLAR PATH DIAGRAM**

- **EAST**
  - Sunrise: December 21
  - Sunrise: June 21
- **WEST**
  - Sunset: December 21
  - Sunset: June 21
- **NORTH**
  - 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°, 360°
- **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°, 360°

**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**
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.
**Highbridge Park | Phase 1 | Detail Plan - Terrace at The Grand Staircase**

- **LAUREL HILL TERRACE**

- **1939 Angled World’s Fair Bench with back**

- **Existing Terrace to remain**

- **Existing Parapet Wall**

- **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**

**Anchor Parks**

**Highbridge Park | Phase 1 | Detail Plan - Terrace at The Grand Staircase**
Anchor Parks
Highbridge Park | Phase1 | Detail Section C-C - Terrace at The Grand Staircase

- Restore historic pier-mounted lighting to illuminate plaza
- 1939 Angled World's Fair Bench with back
- 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

0' 4' 8'
EXISTING HISTORIC GRAND STAIRCASE
EXISTING HISTORIC GRAND STAIRCASE

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

Figure 2 – Grand Staircase under construction, north staircase, 1923
EXISTING HISTORIC GRAND STAIRCASE AND PLAZA

Photo 35: Historic image, May 25, 1923

Photo 36: Historic image

Anchor Parks
Highbridge Park | Phase1 | Existing Conditions
Existing Sycamores

8’ long 1939 World’s Fair Bench with back

Rain Garden
**Anchor Parks**

Highbridge Park | Phase 1 | Phase 1 Plan - A

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

- **8' Long 1939 World’s Fair Benches with Backs**
- **Asphalt Top Coat**
- **Type B Light Pole / Fixture at 75’ on center**

**Detail Plan - Terrace at Grand Staircase**

**Laurel Hill Terrace**

**Harlem River Drive**

**W 186 th St**
New Benches
New Conc. Curb with 4' Steel Fence
New Light Poles
Full Depth Asphalt Pavement
Asphalt Top Coat

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

Anchor Parks
Highbridge Park | Phase1 | Phase 1 Plan - B
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 ‡

Harlem River Drive
Detail Plan - Entrance at HRD and Dyckman
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
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 Section E - E

NYC Parks
Anchor Parks
Highbridge Park | Phase 1 | 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!