

# 79th Street Boat Basin

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

PDC Preliminary Review  
December 16, 2024

Moffatt & Nichol with PS&S and Architecture Research Office

**Project Size:**

15.00 ac (In-Water Portion)

3,800 sf Dockhouse building footprint (Overwater coverage)

**Parks**

# 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



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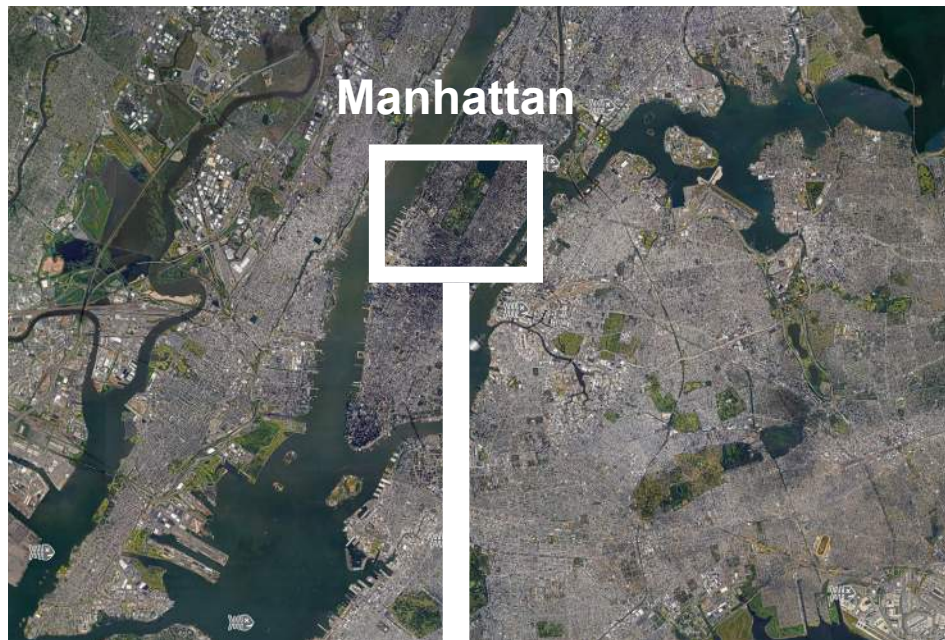
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**PDC Preliminary Design Review**  
**79th Street Boat Basin | Project Goals**



Manhattan

City

2 MI



Upper West Side

Neighborhood

1000 FT



Site

Site

200 FT



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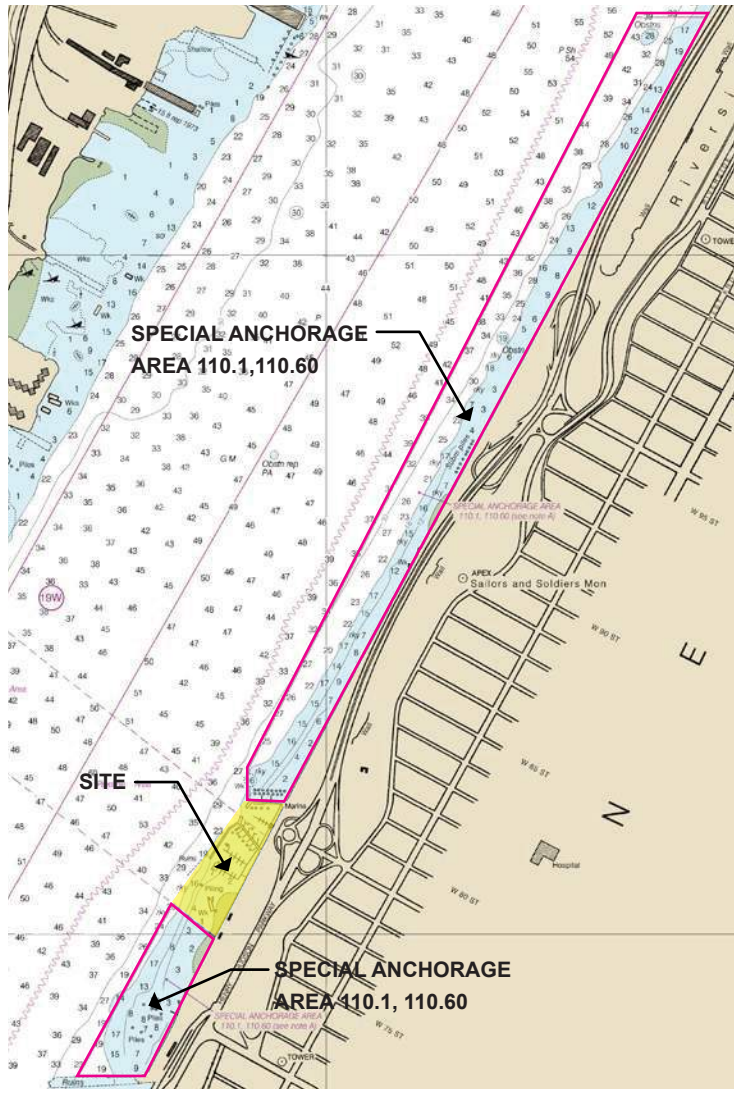
79th Street Boat Basin | Project Location



Mooring Area

1500 FT

NYCDPR dedicated mooring area (105.6 acres) denoted as “Special Anchorage Area” in the Federal Register Vol. 78, No. 161, Section 110.60



NOAA Chart 12341



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79th Street Boat Basin | Project Location with Mooring Area







## Land Use Categories

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



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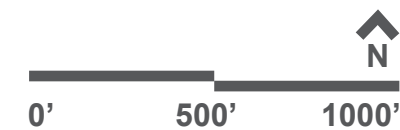
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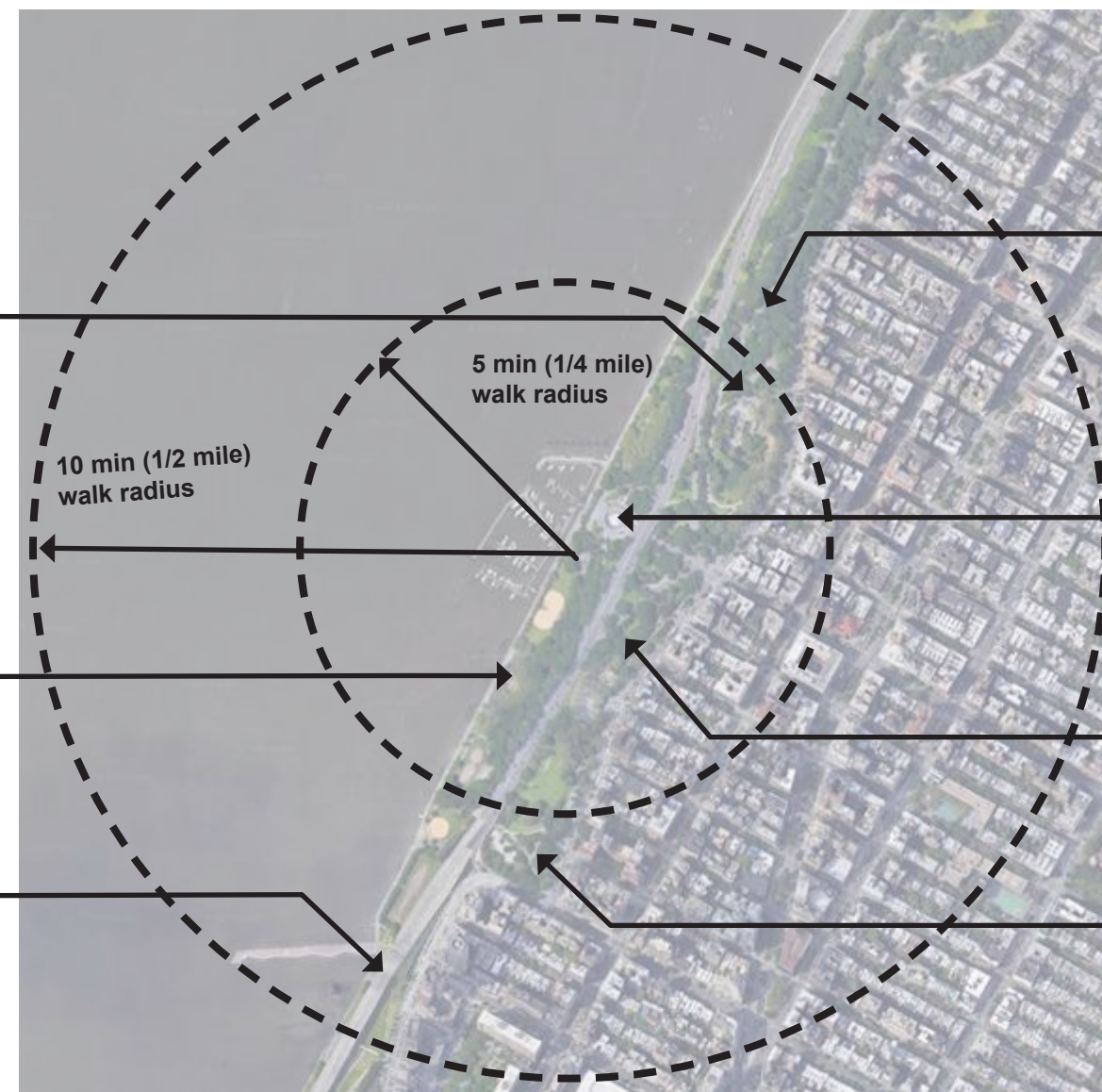
## PDC Preliminary Design Review 79th Street Boat Basin | Surrounding Land Use



**River Run Playground**  
Bathrooms  
Playground

**Classic Playground**  
Bathrooms  
Playground  
Ballfields

**Pier I**  
Bathrooms  
Dog Run  
Basketball Courts  
Concession  
Fishing



**Warsaw Ghetto Memorial Plaza**  
Garden Walk  
Dog Run

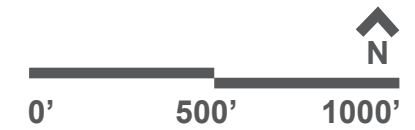
**The Rotunda**  
Bathrooms  
Concession

**Neufeld Elephant Playground**  
Bathrooms  
Basketball Courts

**Eleanor Roosevelt Memorial**  
Dog Run



**PDC Preliminary Design Review**  
**79th Street Boat Basin | Neighborhood Context**



1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020

Approx. 1936

Approx. 1968

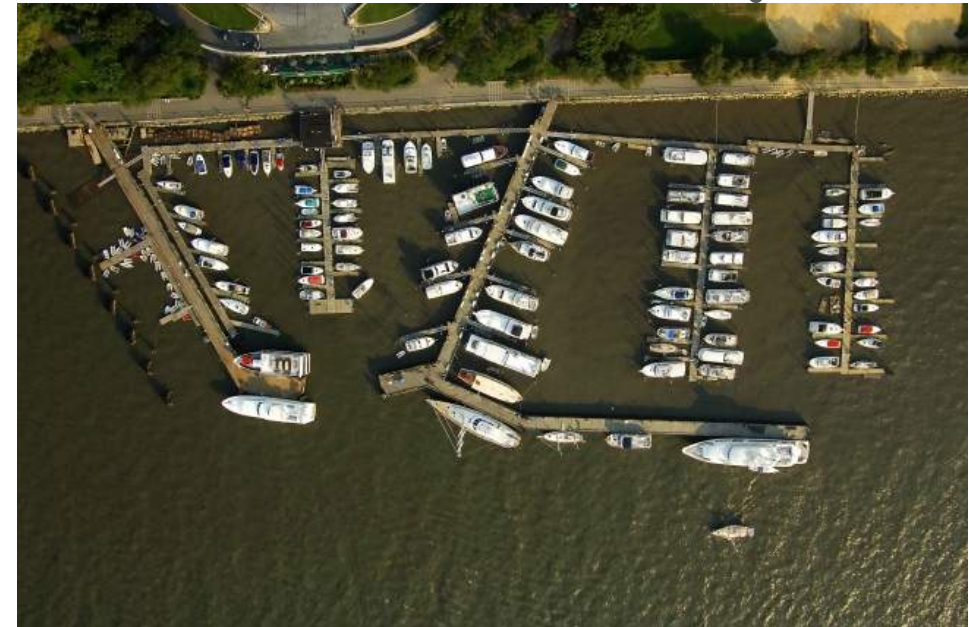
Approx. 2015



Original Construction



Southern Expansion



Current Configuration



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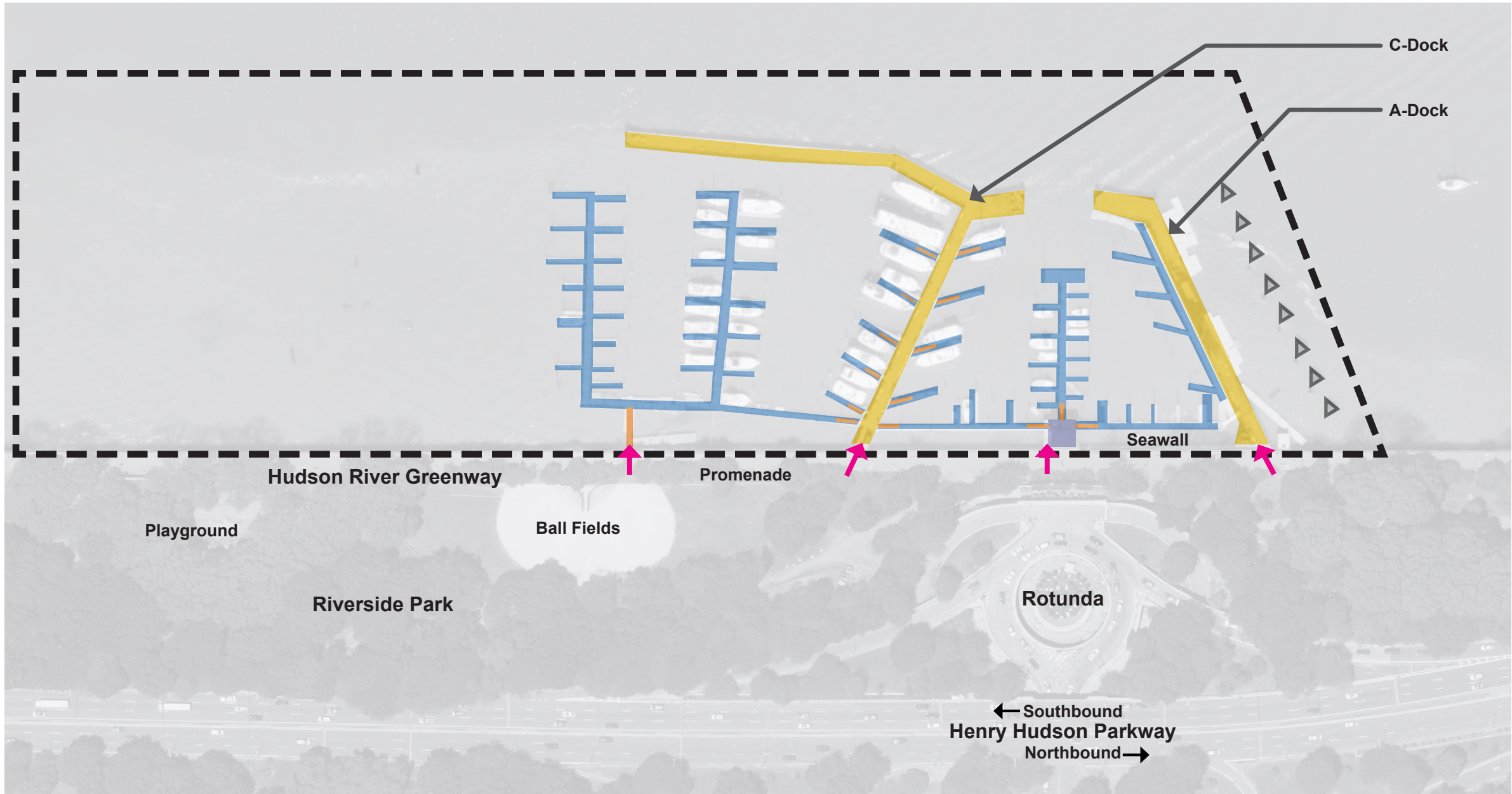
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**PDC Preliminary Design Review**  
**79th Street Boat Basin | Historical Context**



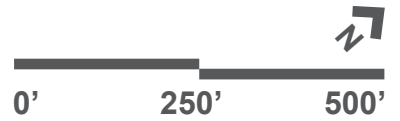


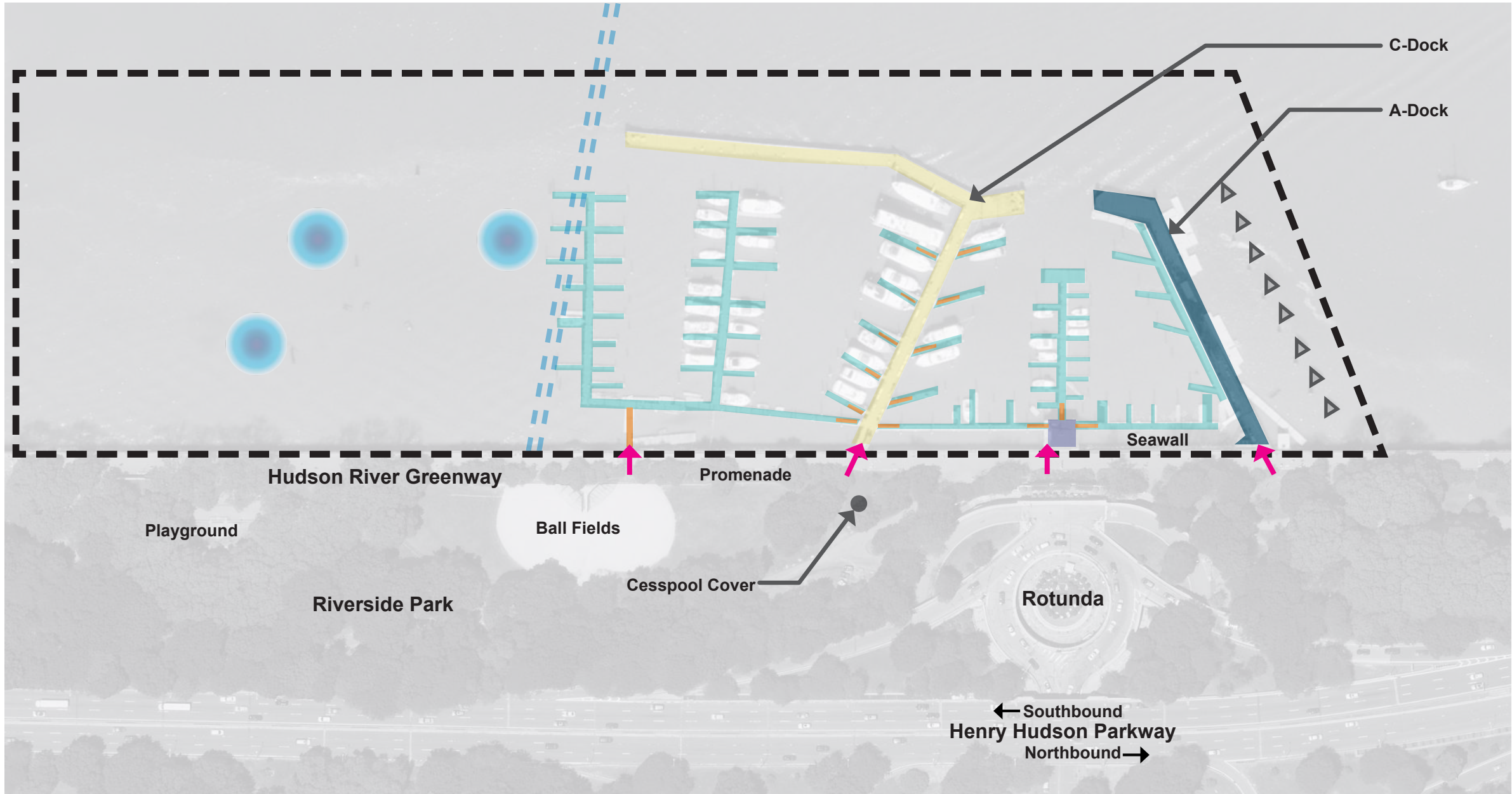
### Legend

-  Project Limit
-  Pedestrian Entrance
-  Fixed Pier
-  Floating Docks
-  Gangway
-  Dockhouse
-  Existing Icebreaker
-  Vehicular Traffic



## PDC Preliminary Design Review 79th Street Boat Basin | Existing Layout





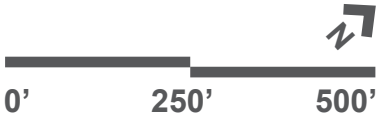
### Legend

- Project Limit
- Pedestrian Entrance
- Damaged Fixed Pier
- Damaged Floating Docks
- Rebuilt Fixed Pier (2016)
- Damaged Gangway
- Damaged Dockhouse
- Debris Field
- Existing Icebreaker
- Existing Gas Pipeline
- Vehicular Traffic



## PDC Preliminary Design Review

### 79th Street Boat Basin | Existing Layout and Site Analysis





1 - View from Café Looking West



2 - View from Floating Dock Looking North





1 - View from C-Dock Pier Looking Northeast



2 - View from C-Dock Looking South



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79th Street Boat Basin | Site Photos

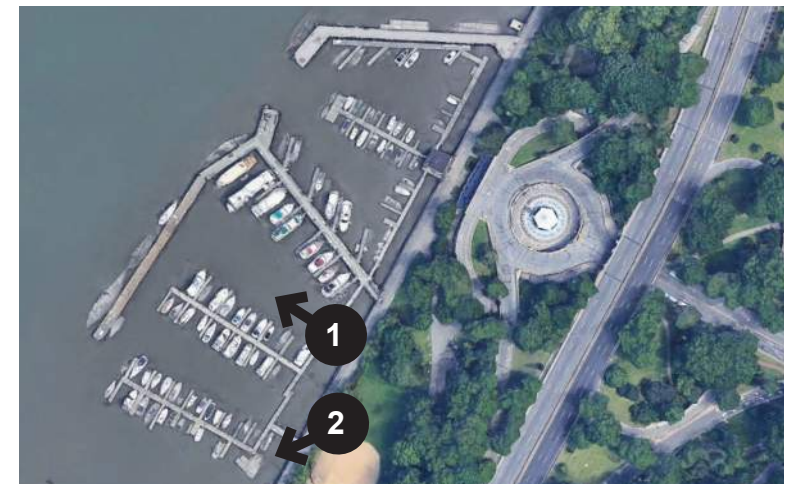




1 - View Looking West at Wave Screen



2 - View from Promenade Looking Southwest



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**PDC Preliminary Design Review**  
**79th Street Boat Basin | Site Photos**





1 - C-Dock at Low Tide

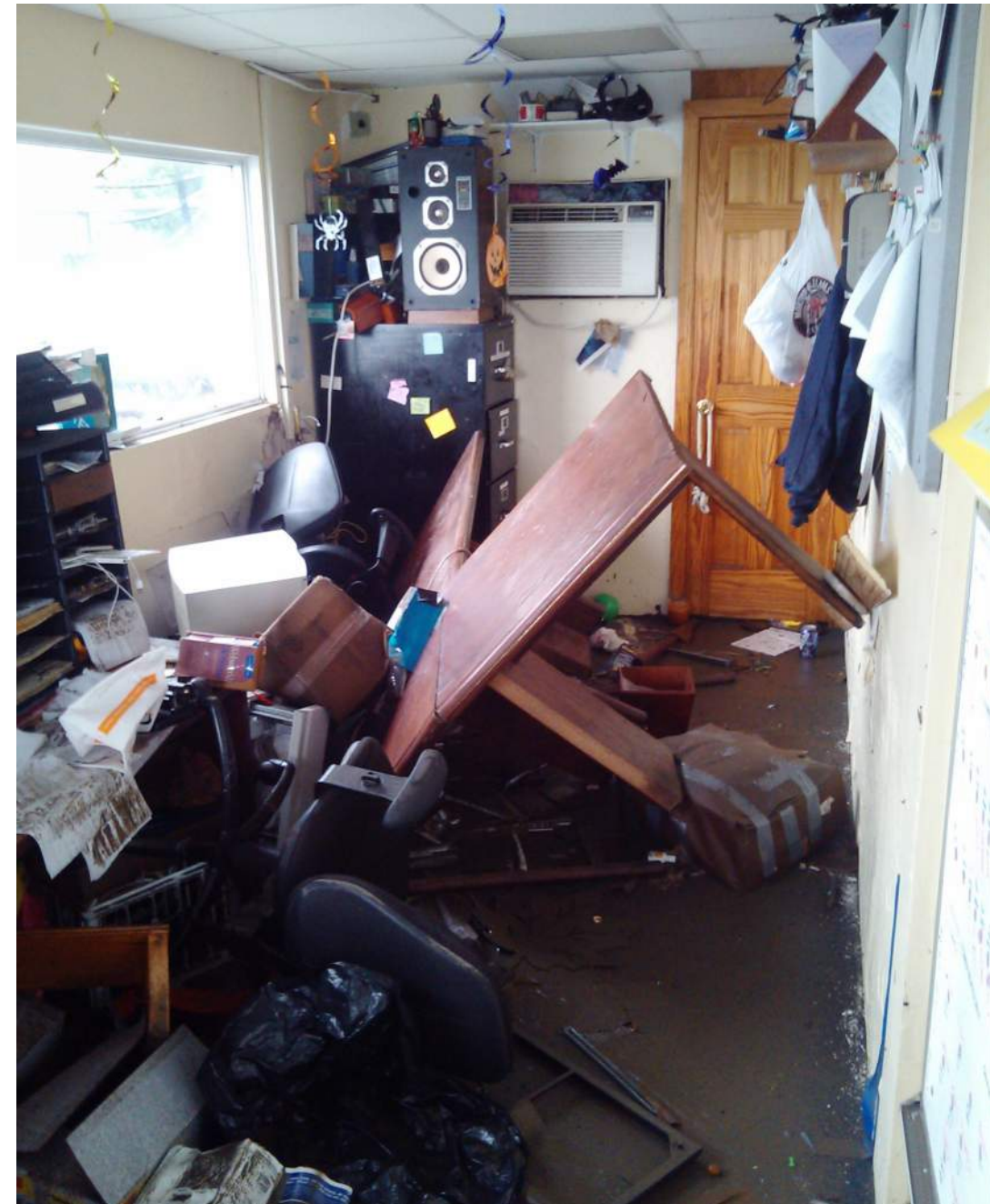


2 - D-Dock Ice Damage





Dock & Gangway Damage



Dockhouse Office After Flood

# 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
- SHPO



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

Dedicated Email: [boatbasin@parks.nyc.gov](mailto:boatbasin@parks.nyc.gov)



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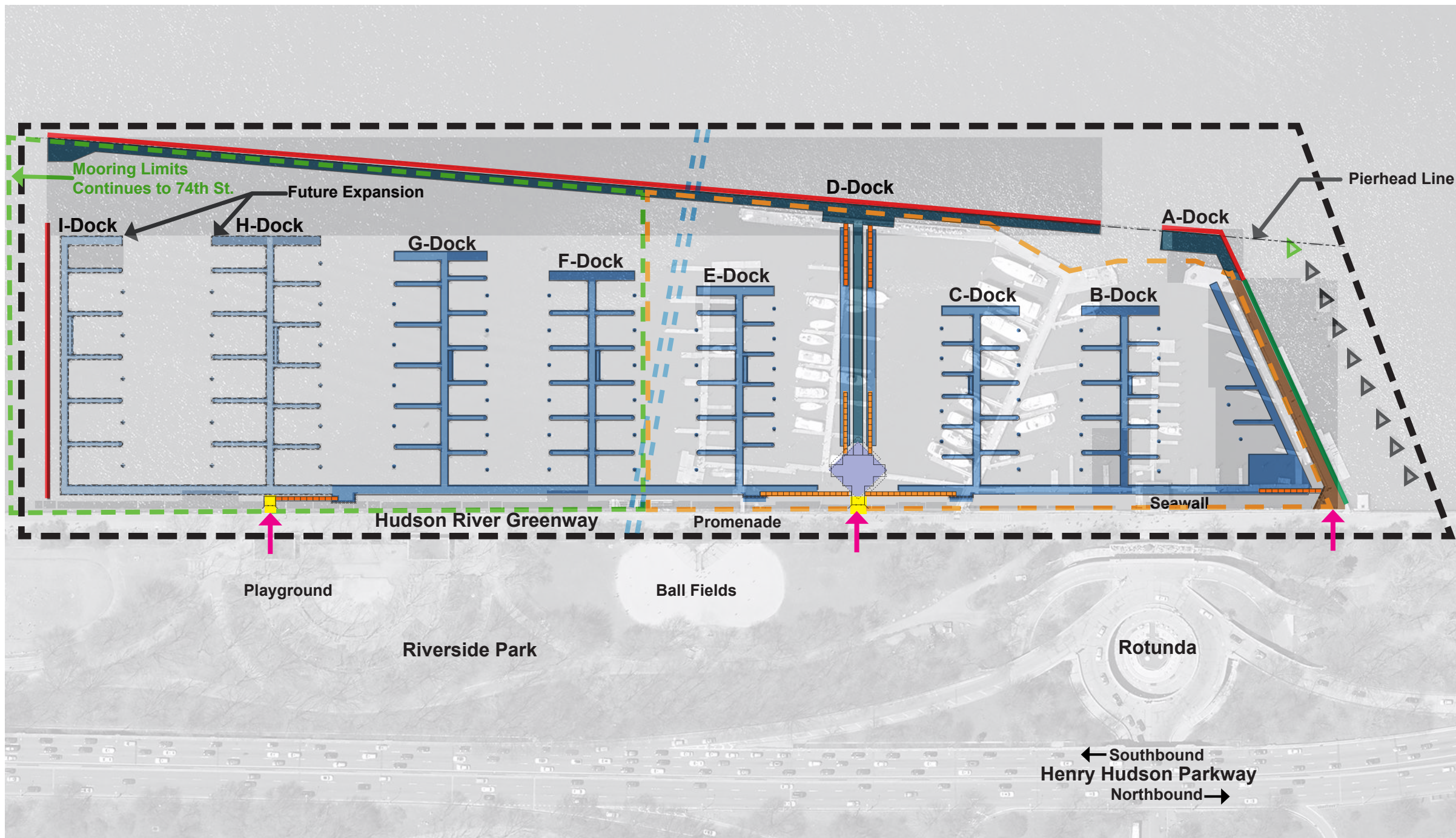
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79th Street Boat Basin | Stakeholder Outreach

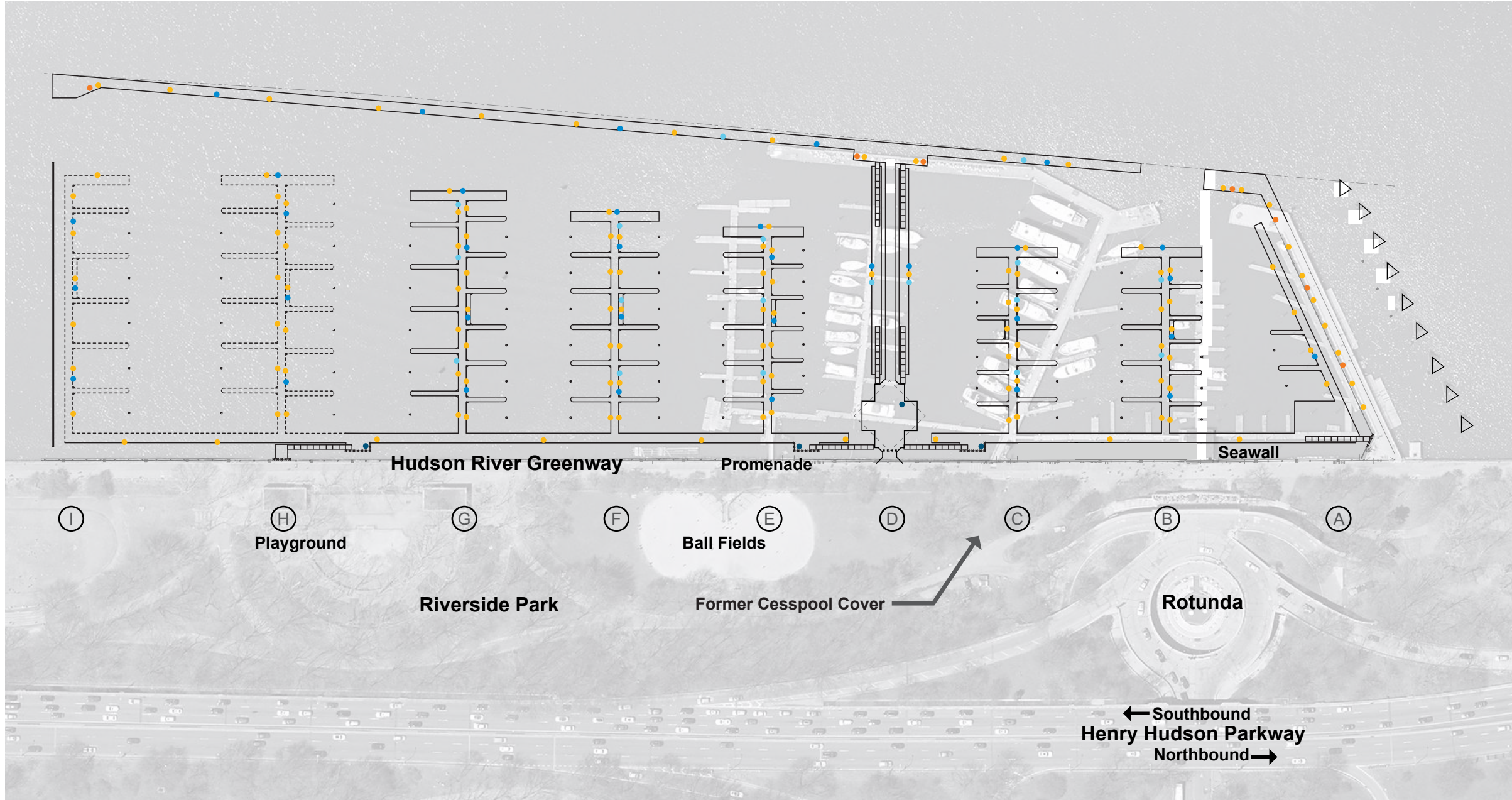




# Legend

- Project Limit
- Pedestrian Entrance
- Existing Fixed Pier to Remain
- Existing Debris Screen to Remain
- Fixed Pier
- Wave Screen
- Exist. Mooring Field
- Exist. Slips
- Gas Line
- Floating Docks (w/ Dash = Future)
- Gangway
- Elevated Dockhouse over Fixed Pier
- Access Platform
- New Icebreaker
- Existing Icebreaker
- Vehicular Traffic

# Marina Utility Plan



## Legend

- Marine Pedestal
- Overhead Light
- Winter Potable Water
- Pump-Out Unit
- Pump-Out Connection



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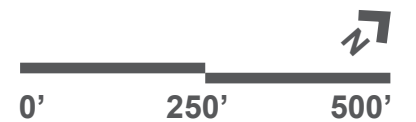
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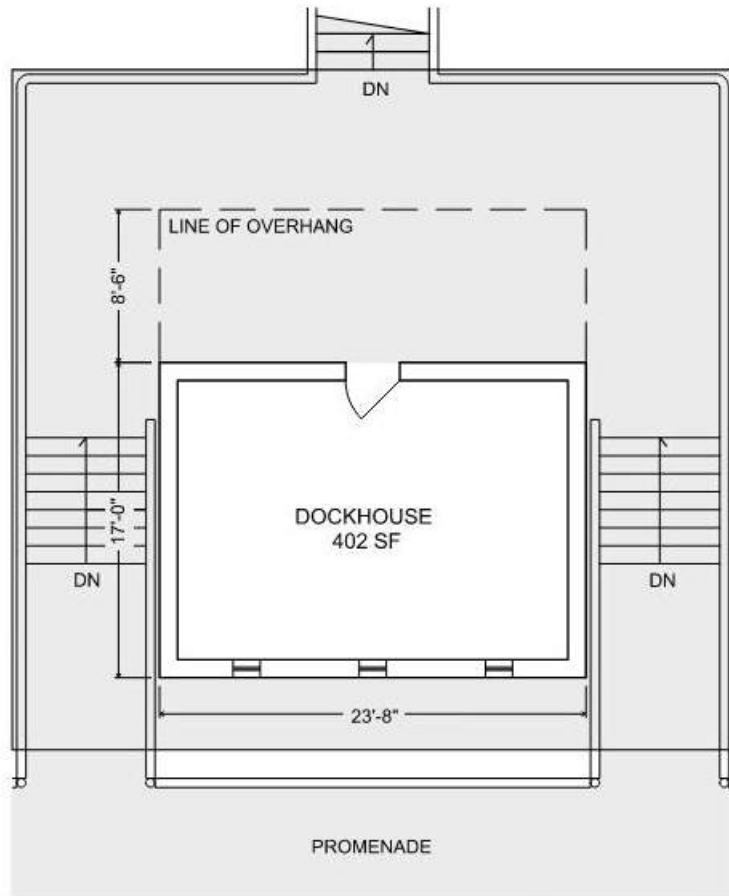


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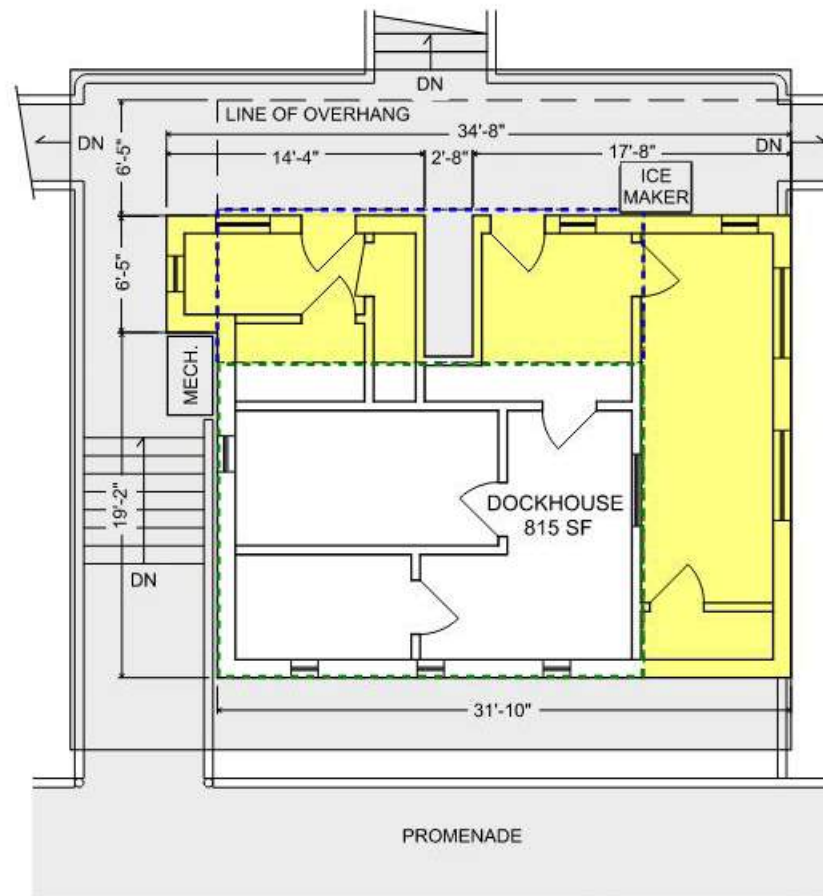


**PDC Preliminary Design Review**  
79th Street Boat Basin | Marina Utility Plan





Original 1937

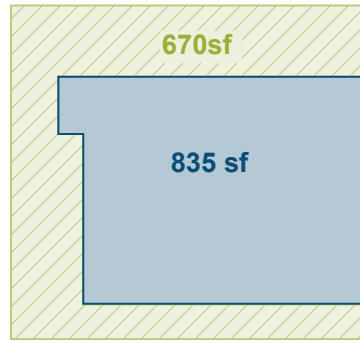
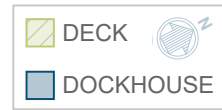


Existing Layout

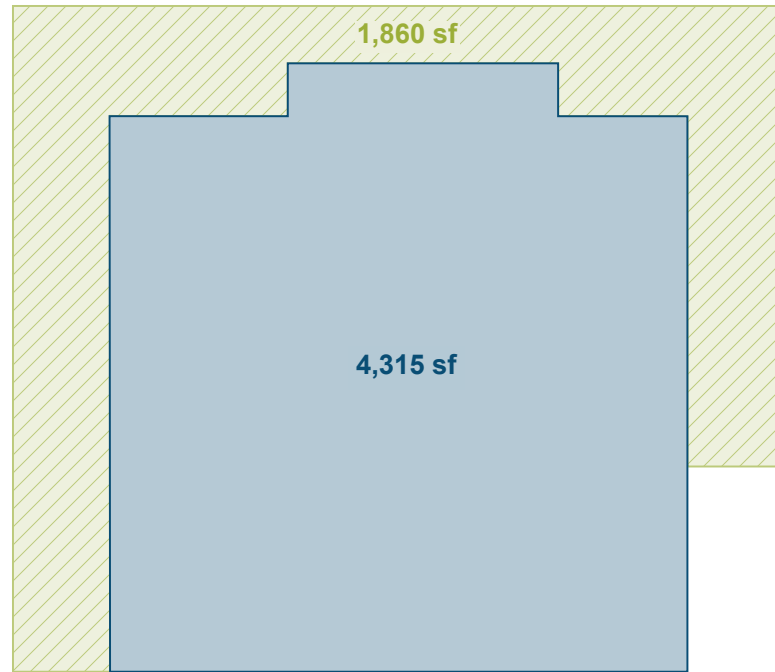
Legend

- 2003 Additions - 413 SF
- Outline of Original Overhang
- Outline of Original Dockhouse

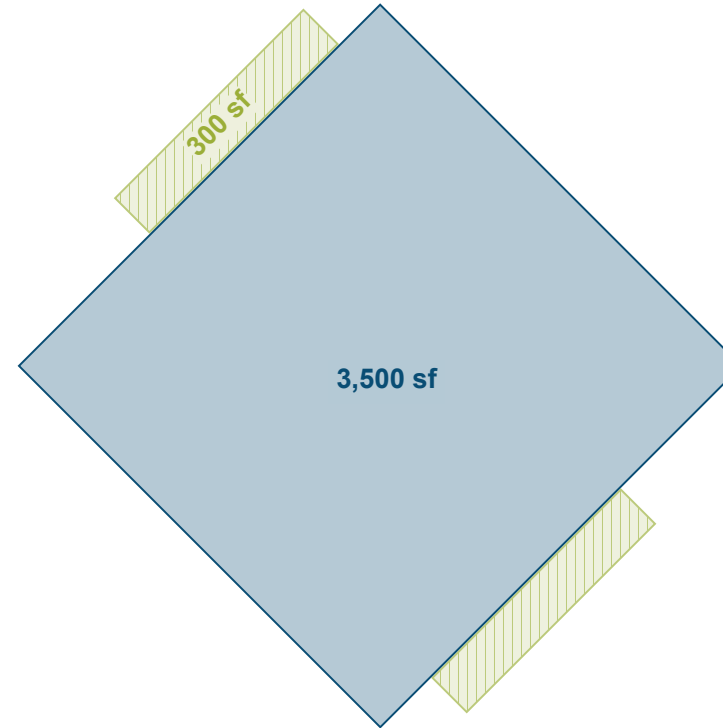
# Dockhouse Size



EXISTING = 1,505 SF



ORIGINAL 1-STORY DESIGN  
JUNE 2021  
6,175 SF



PROPOSED 1-STORY DESIGN  
MARCH 2024  
3,800 SF



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79th Street Boat Basin | Dockhouse Size



# Dockhouse Design Progression

**02/09/2022**

DEC requests  
Dockhouse Alternatives  
Analysis

**04/28/2022**

Submitted  
Dockhouse  
Alternatives Analysis

**01/13/2023**

Receive FEMA letter  
determining 2-story required  
Section 106 Design Review  
for view mitigation

**09/15/2021**

PDC Approved Conceptual Design:  
Approved by SHPO, LPC, did not  
require Section 106 review



1st Floor 4,314 SF  
Deck 1,862 SF  
**Total 6,176 SF**

**09/14/2022 09/2022**

DEC directs team  
to 2-story Design Onboarding Design Architect:  
Architecture Research Office

**12/16/2024**

1-Story Redesign



1st Floor 3,500 SF  
Deck 300 SF  
**Total 3,800 SF**



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**79th Street Boat Basin | Dockhouse Design Progression**

# Dockhouse Design Material Progression



Original 1-Story Design

June 2021 - September 2021

6,175 SF



Current 1-Story Design

November 2024

3,800 SF Program



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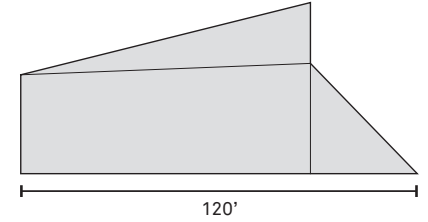
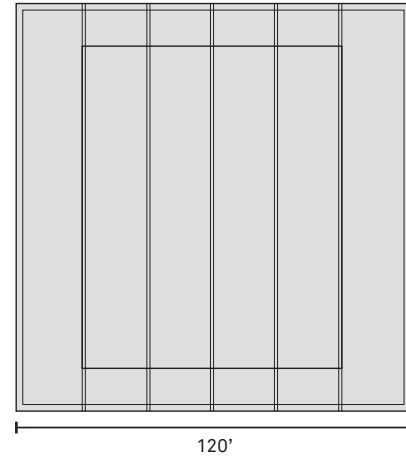
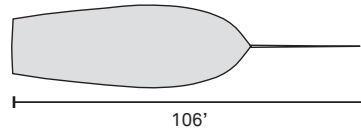
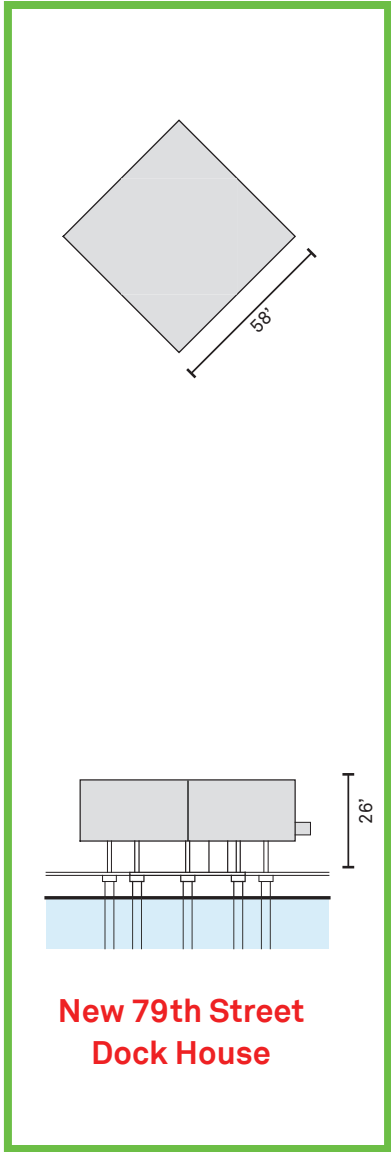


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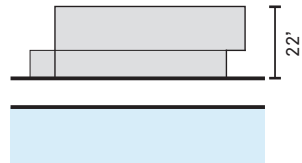
79th Street Boat Basin | Dockhouse Design Material Progression

# Size Comparison Reminder

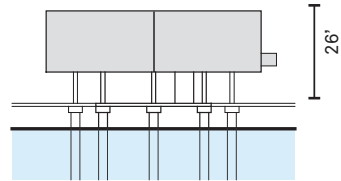
## PLANS



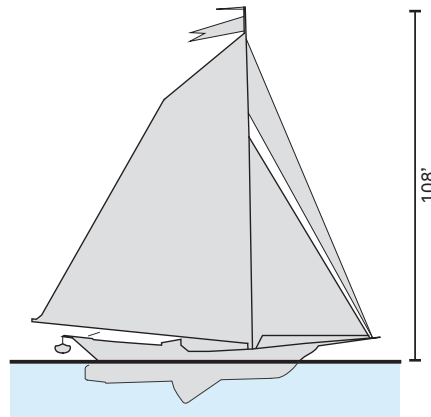
## ELEVATIONS



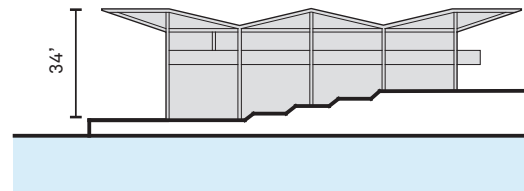
Brooklyn Bridge  
Park Boathouse



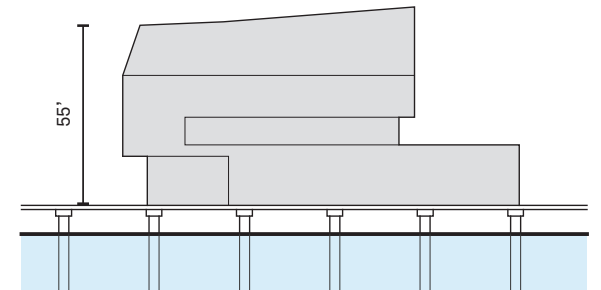
**New 79th Street  
Dock House**



Hudson River Sloop  
Clearwater



Proposed Sherman Creek  
Community Boathouse



FDNY Marine Company  
1 Firehouse



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79th Street Boat Basin | Size Comparison Reminder



# Views and Access



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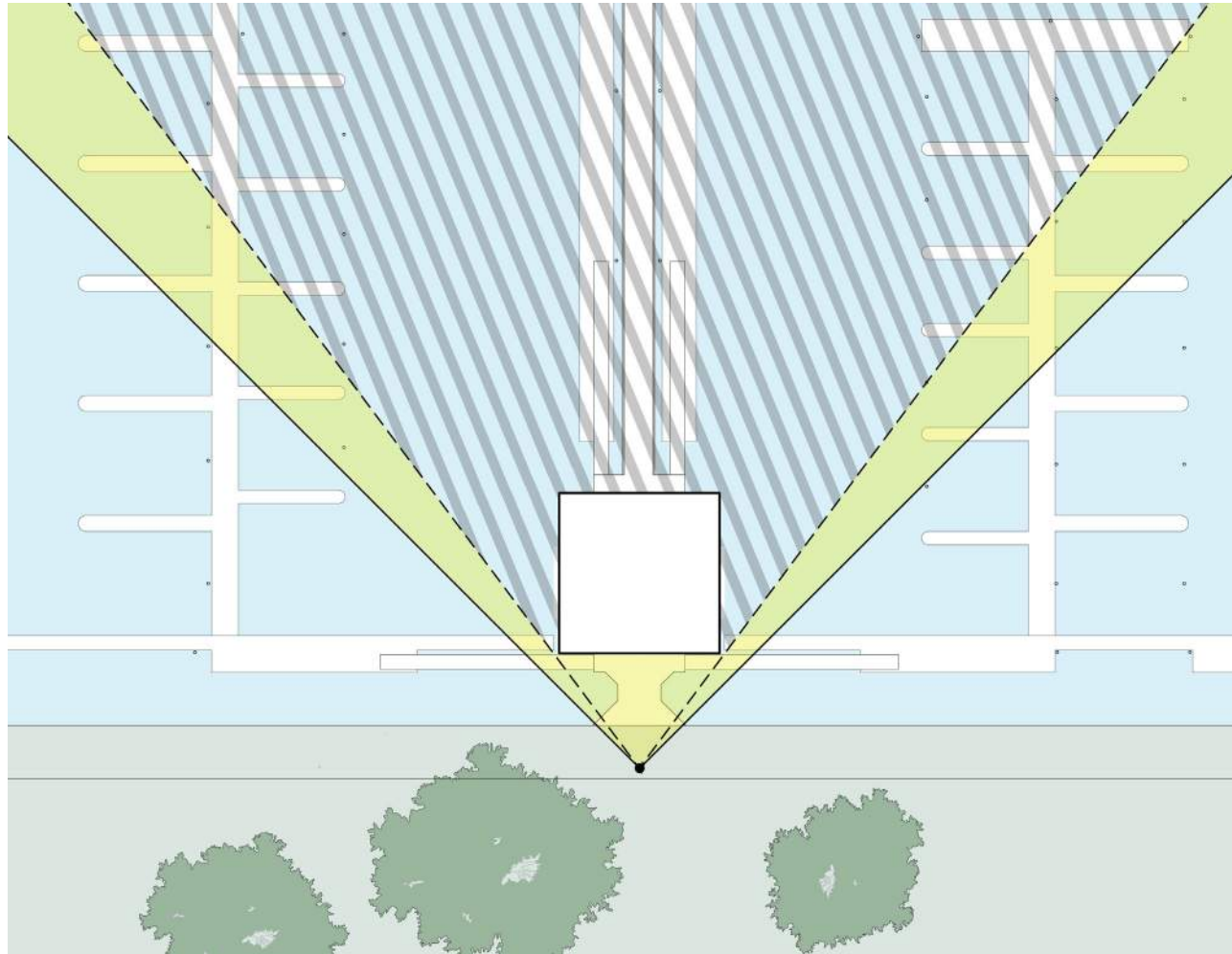


**PDC Preliminary Design Review**  
**79th Street Boat Basin | Views and Access**

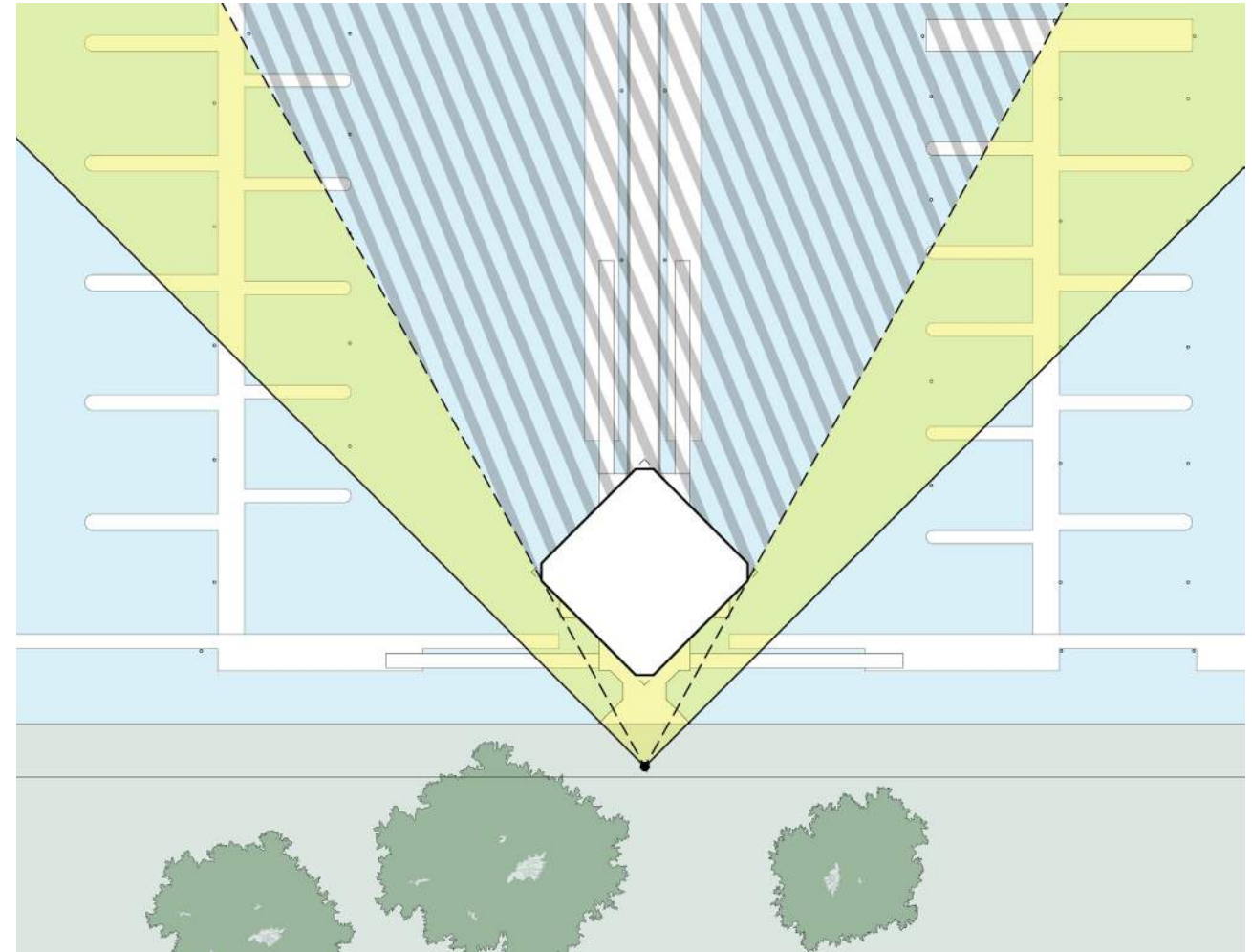


# Promenade Viewshed Analysis: Building Rotation Reduces Visual Obstruction

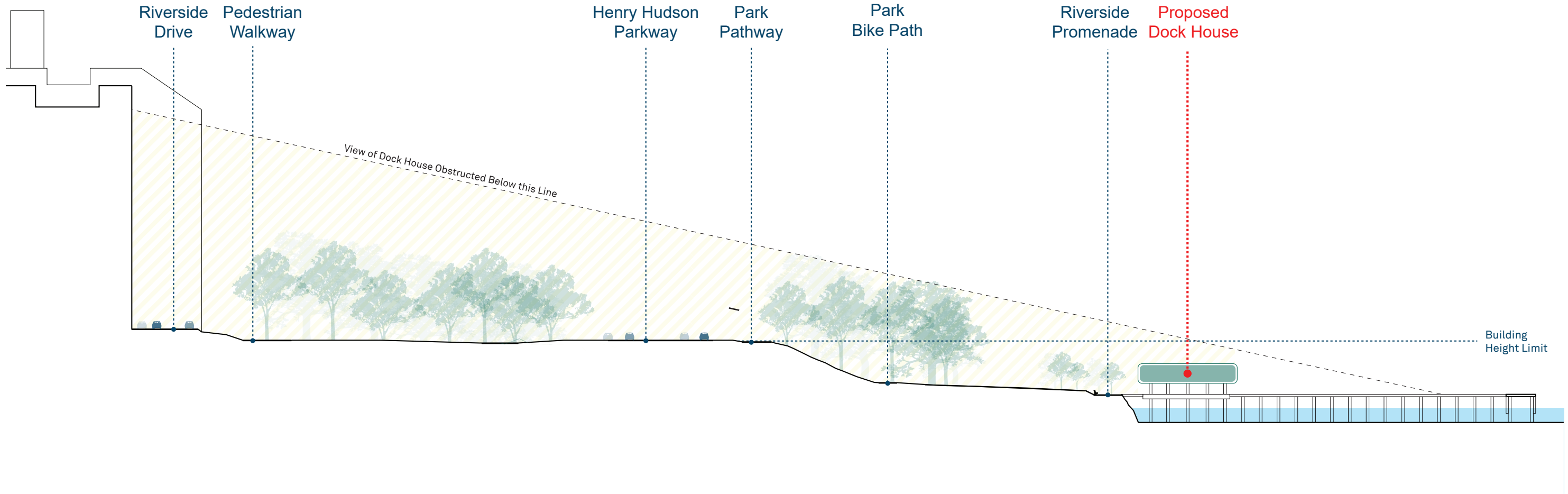
## Orthogonal Dockhouse Orientation



## 45 Degree Dockhouse Rotation



# Site Section



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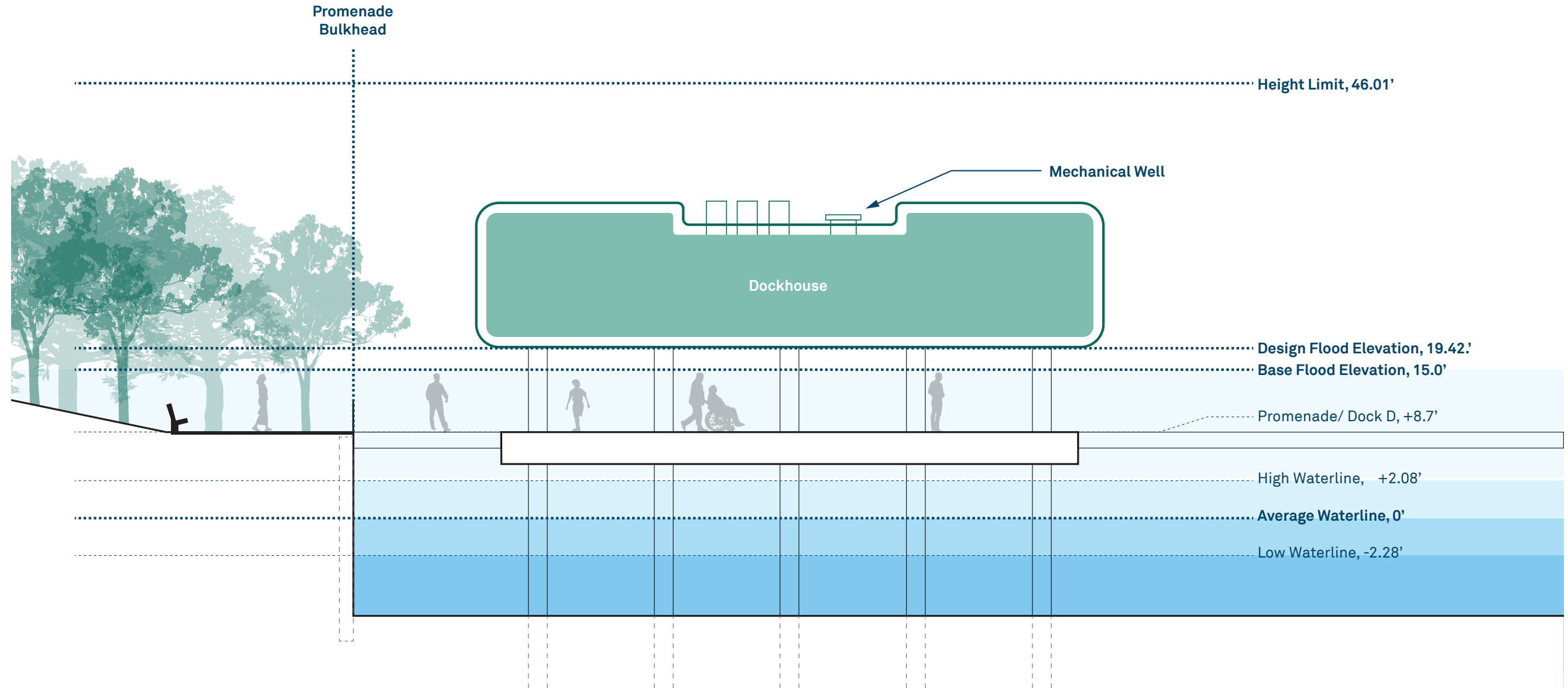
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**79th Street Boat Basin | Site Section**

0' 40' 80'

# Flood and Height Constraints



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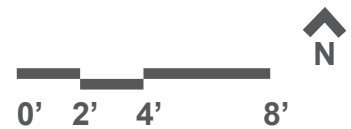
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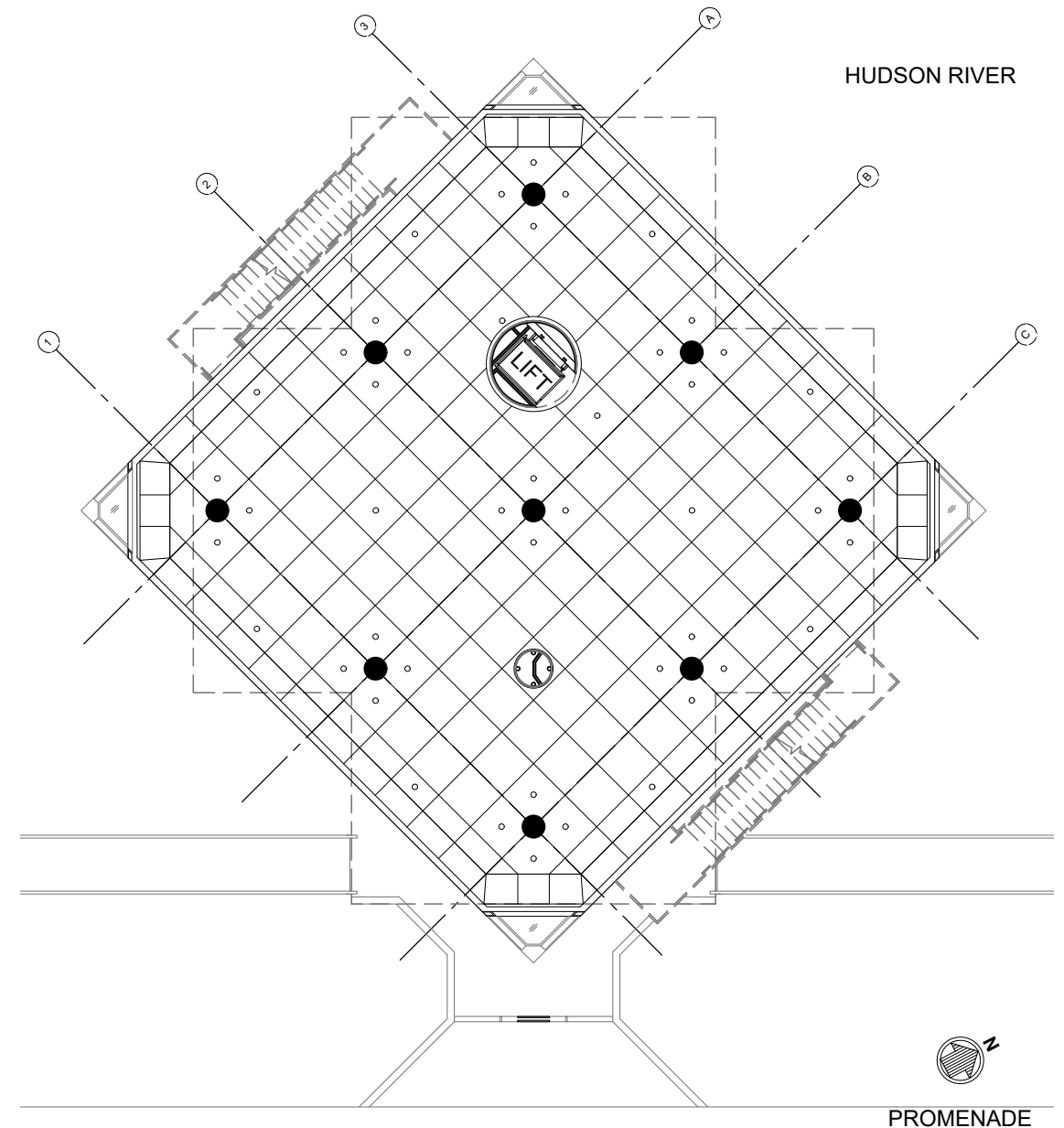
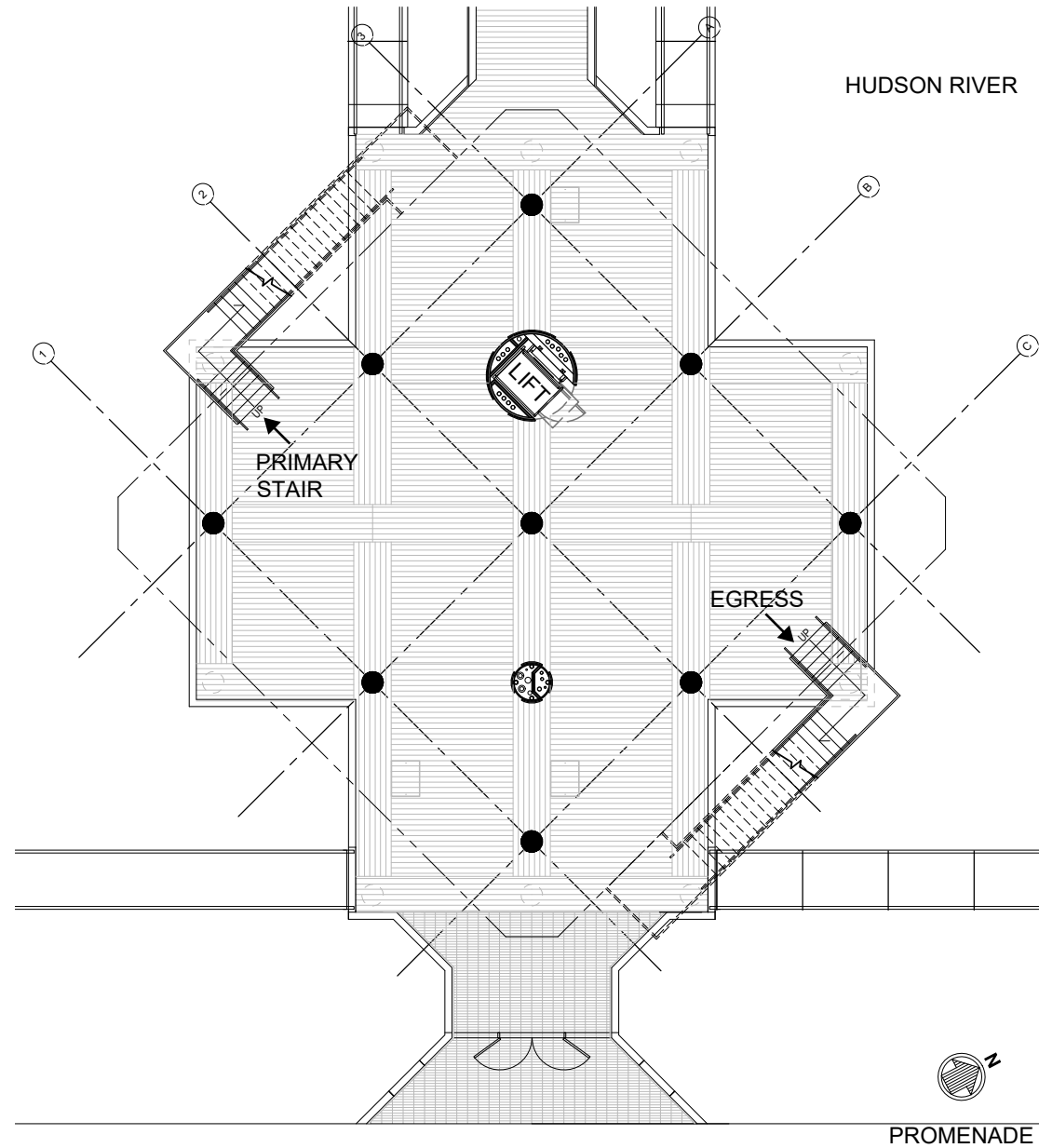


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79th Street Boat Basin | Flood and Height Constraints



# Pier Deck Level Plan and RCP



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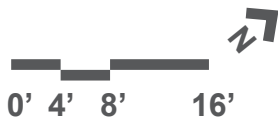


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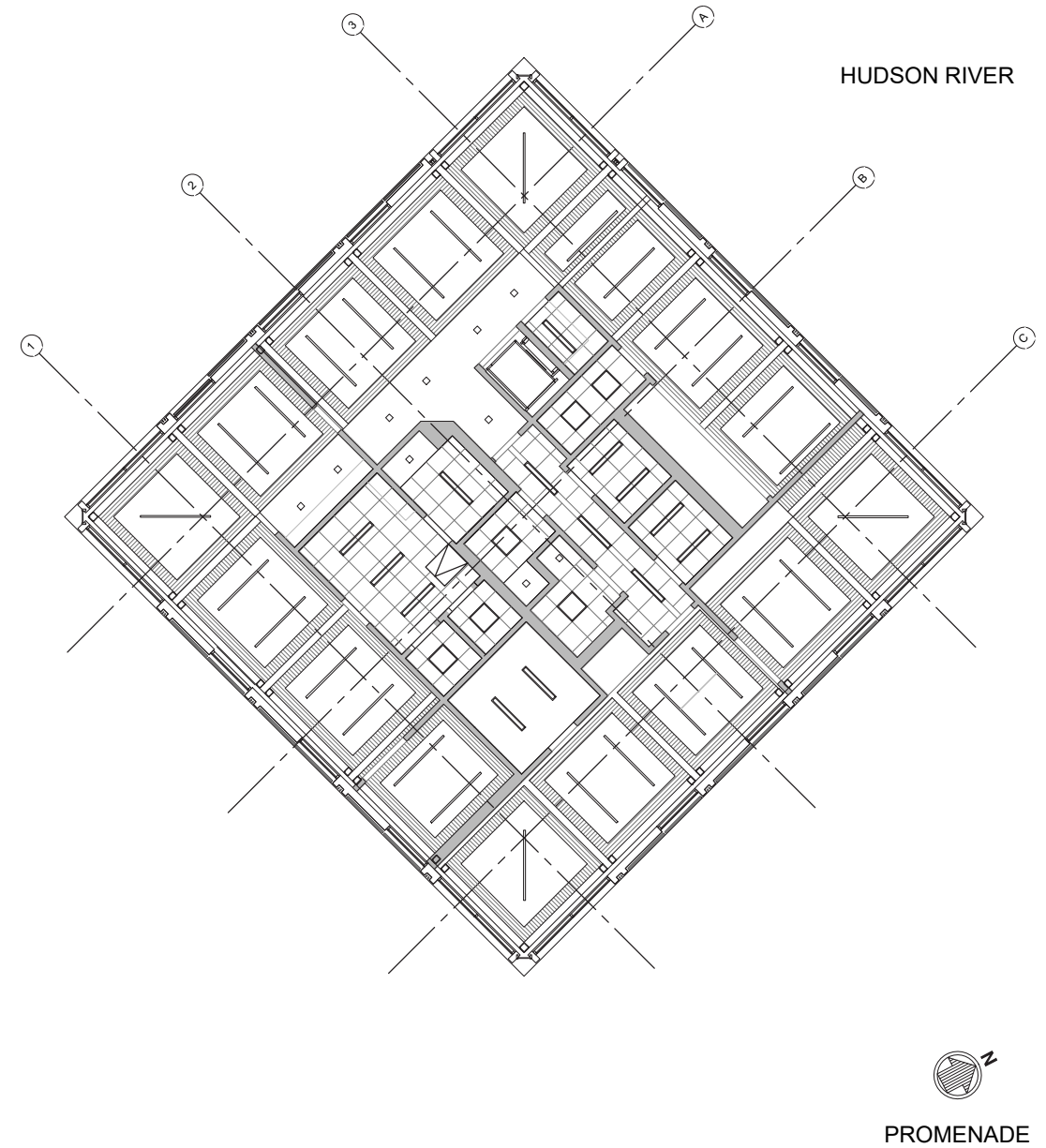
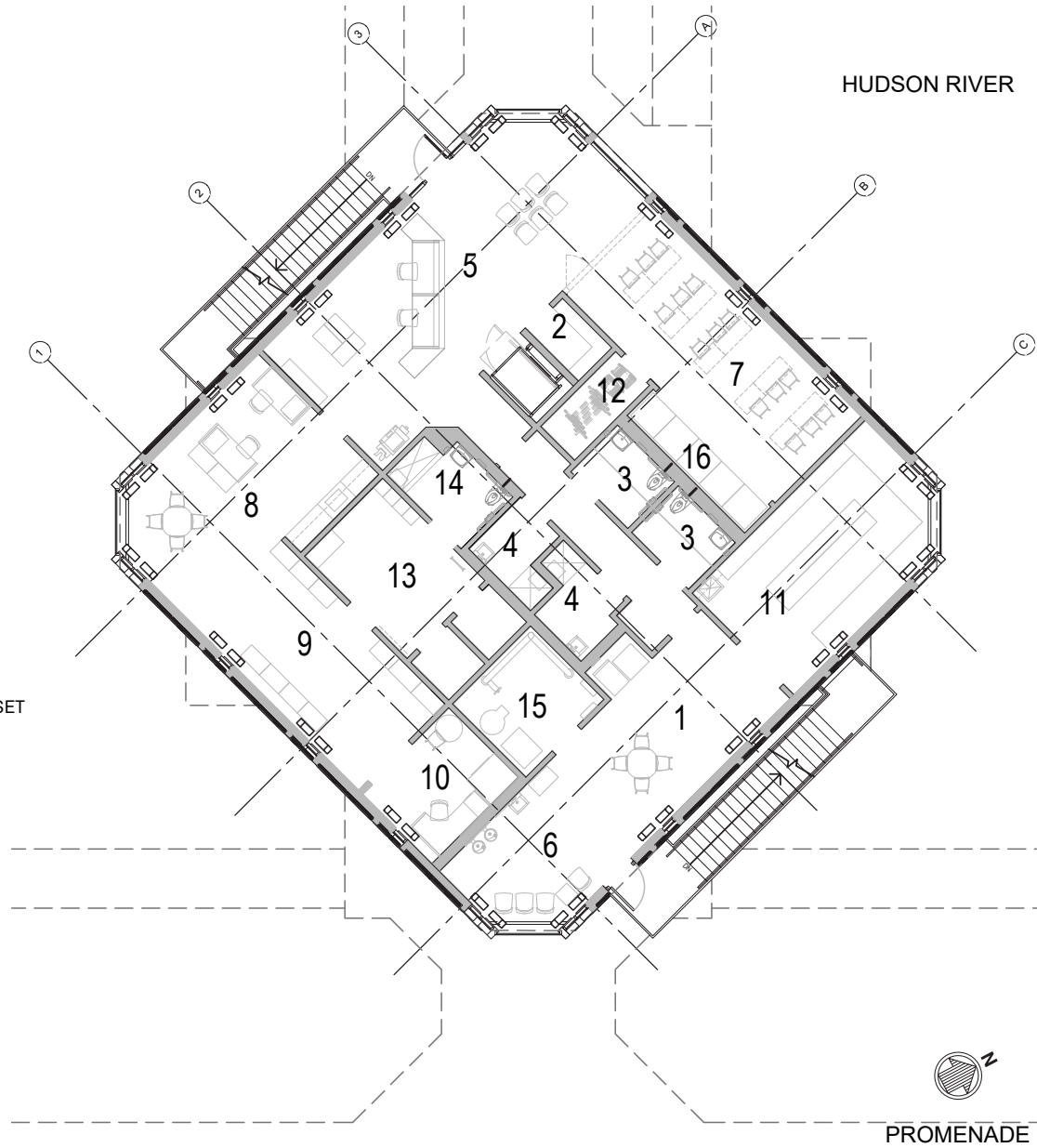
79th Street Boat Basin | Pier Deck Level Plan and RCP



# Dockhouse Level Plan and RCP

LEGEND:

- 1 LAUNDRY ROOM
- 2 PACKAGE ROOM
- 3 CUSTOMER TOILETS
- 4 CUSTOMER SHOWER
- 5 CUSTOMER SERVICE AREA
- 6 MARINA SUPP/ VESTBIULE
- 7 TRAINING/ EMERG. PREP.
- 8 OPEN OFFICE
- 9 FILE ROOM
- 10 OFFICE SUPPORT
- 11 REPAIRS STORAGE/ JAINTORS CLOSET
- 12 STORAGE
- 13 LOCKER ROOM
- 14 STAFF TOILET/ SHOWER
- 15 MECHANICAL AND TELE CLOSET
- 16 ELECTRICAL CLOSET



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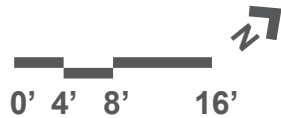


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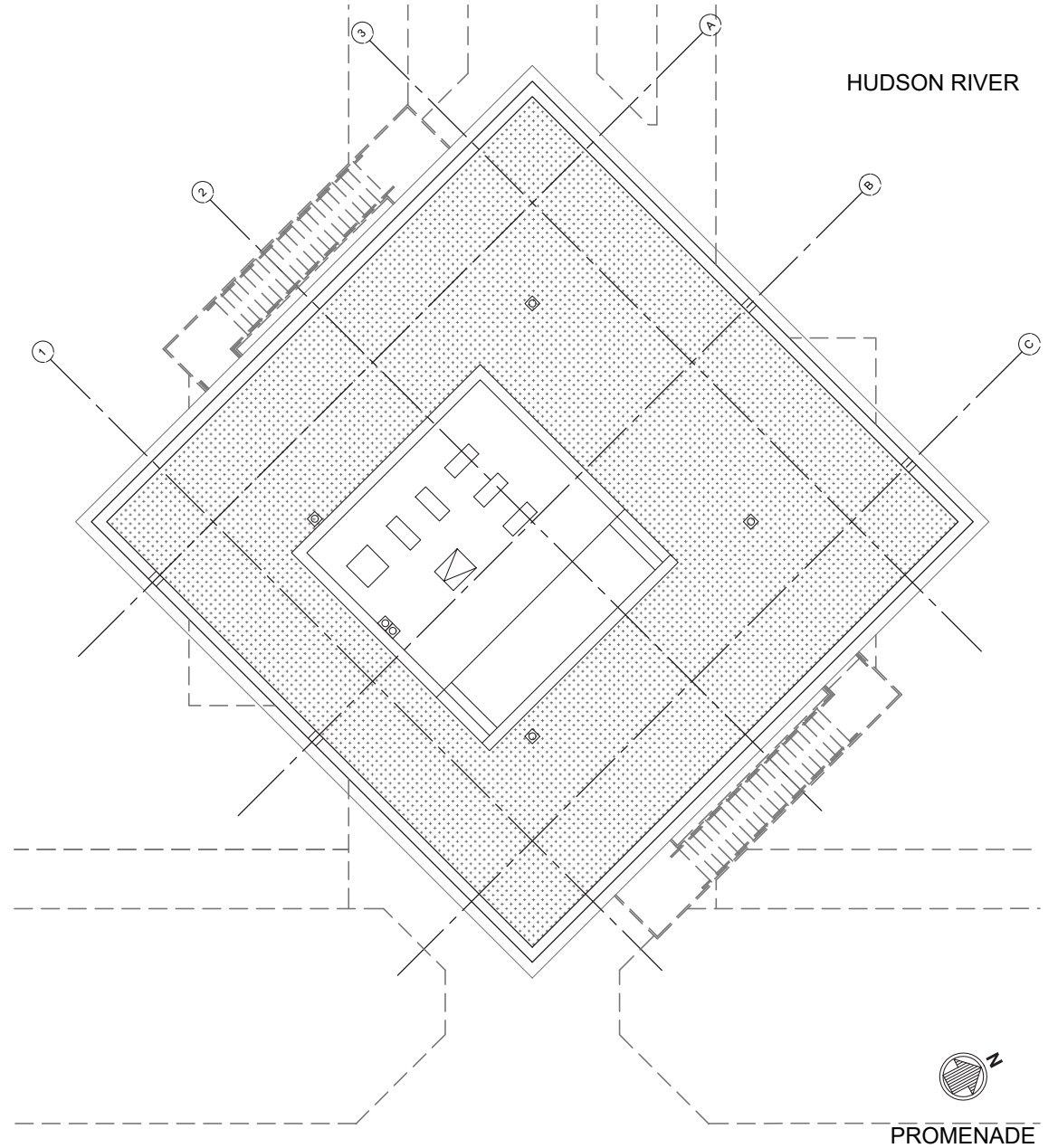
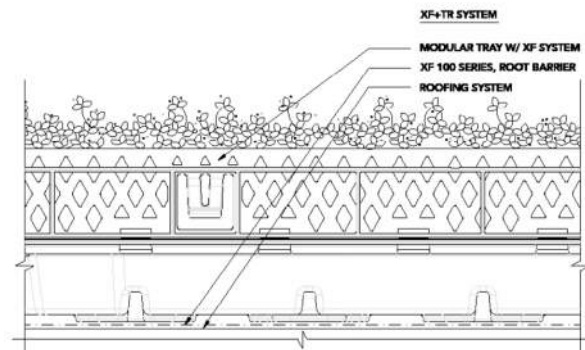
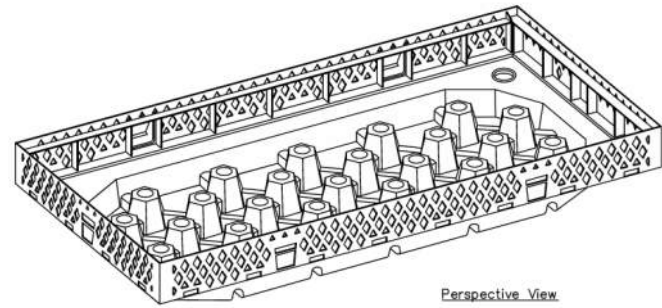
79th Street Boat Basin | Dockhouse Level Plan and RCP



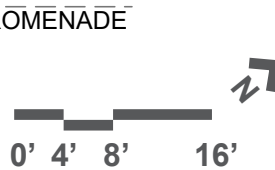
PROMENADE



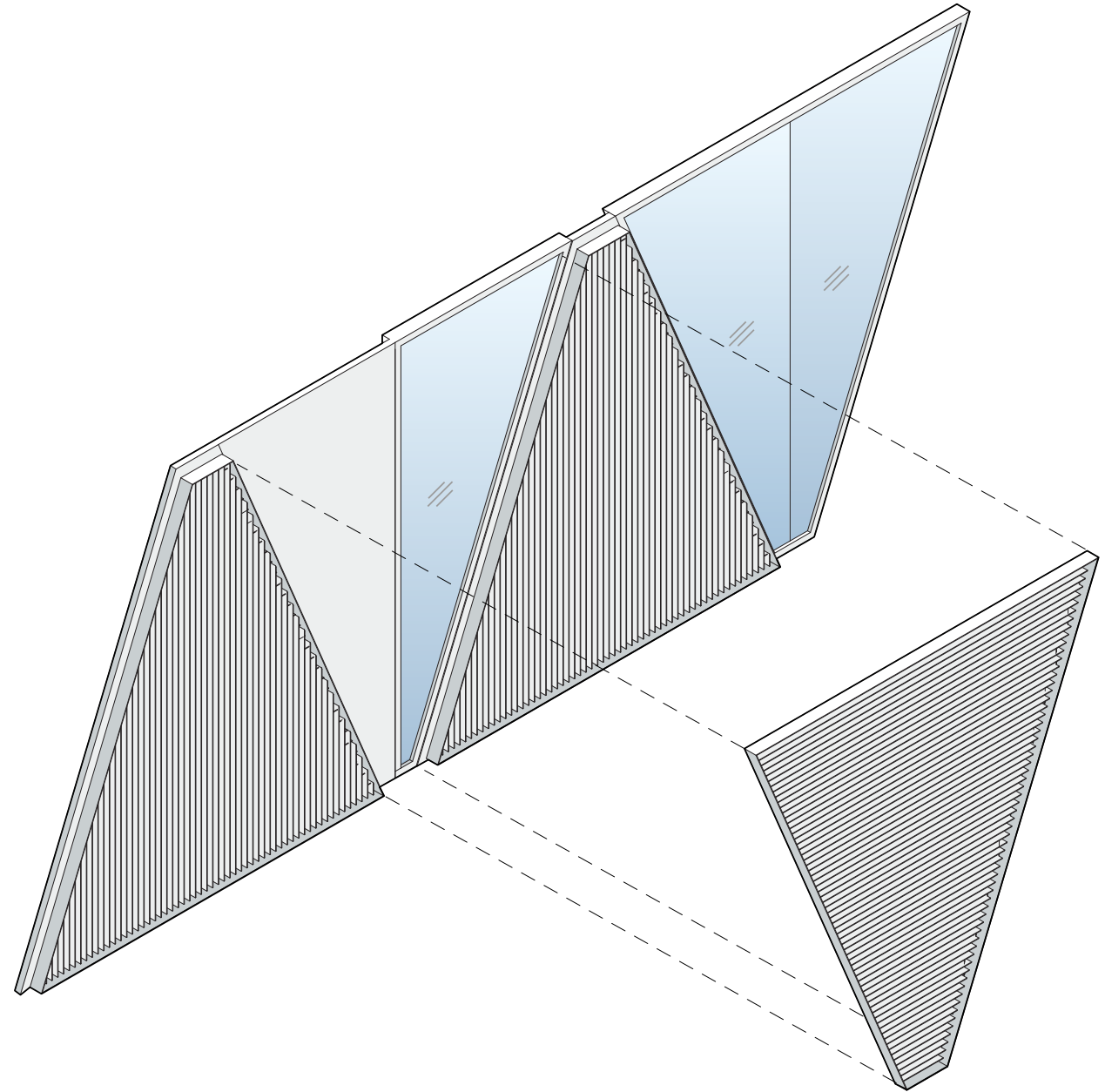
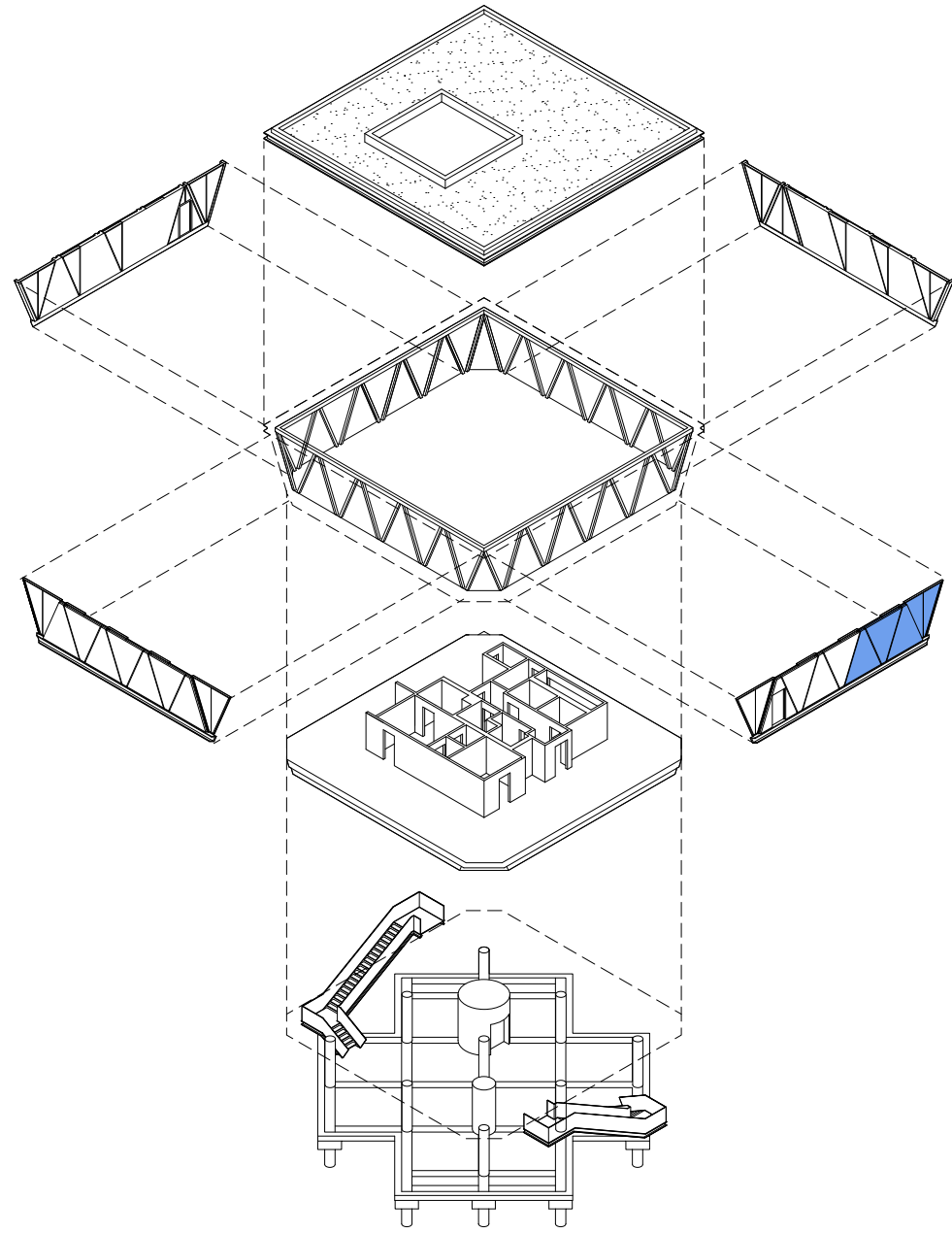
# Roof Plan



**PDC Preliminary Design Review**  
79th Street Boat Basin | Roof Plan



# Building Assembly



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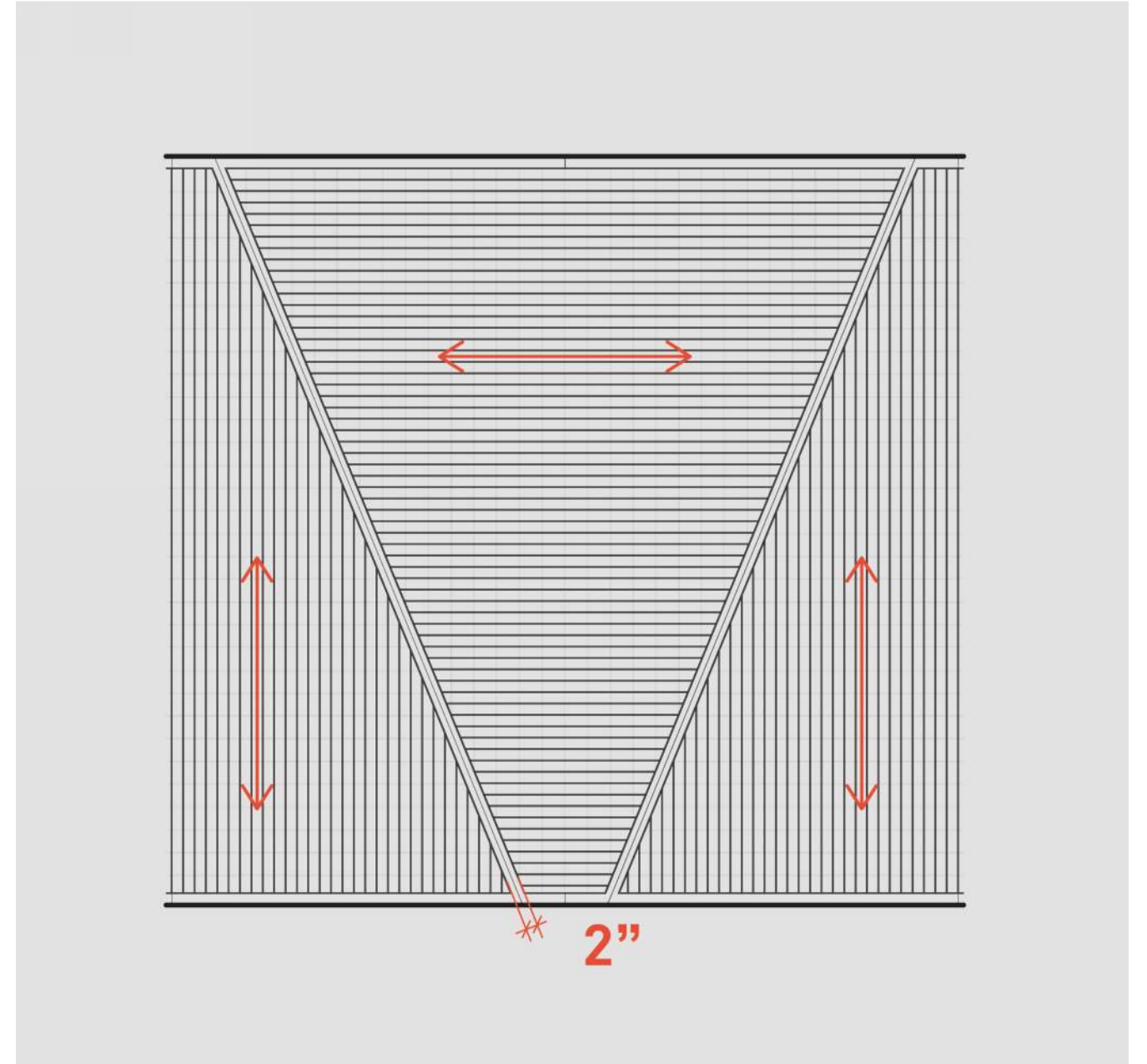


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**79th Street Boat Basin | Building Assembly**

# Detailed Facade View



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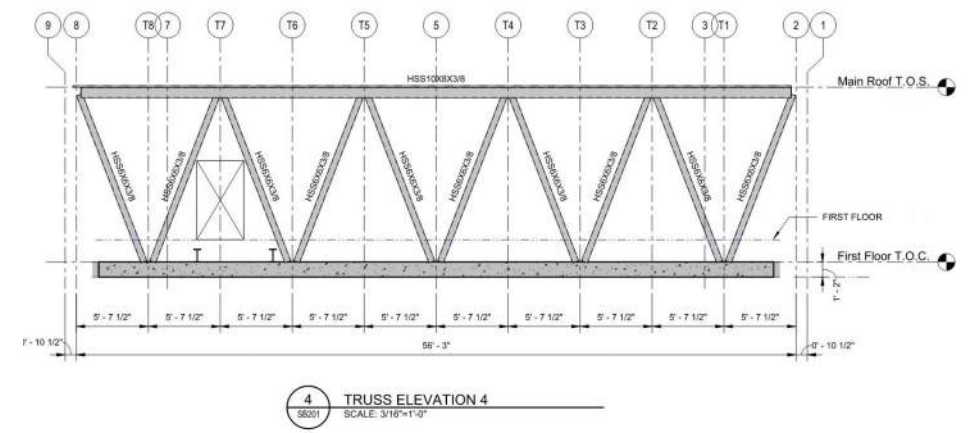
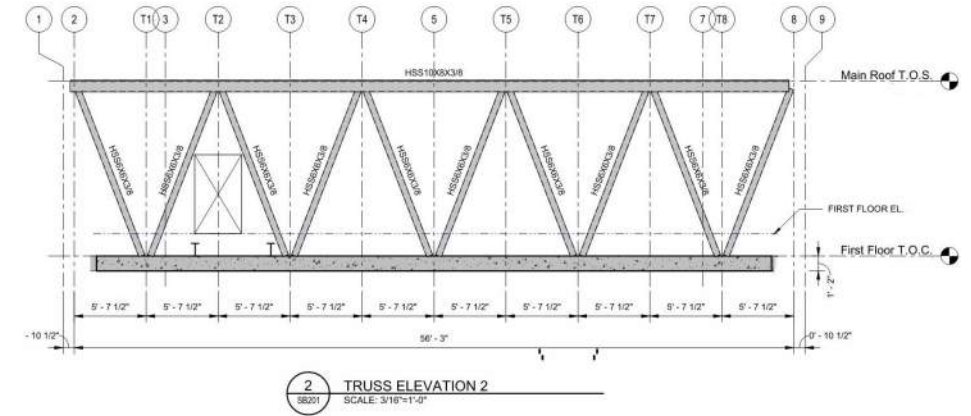
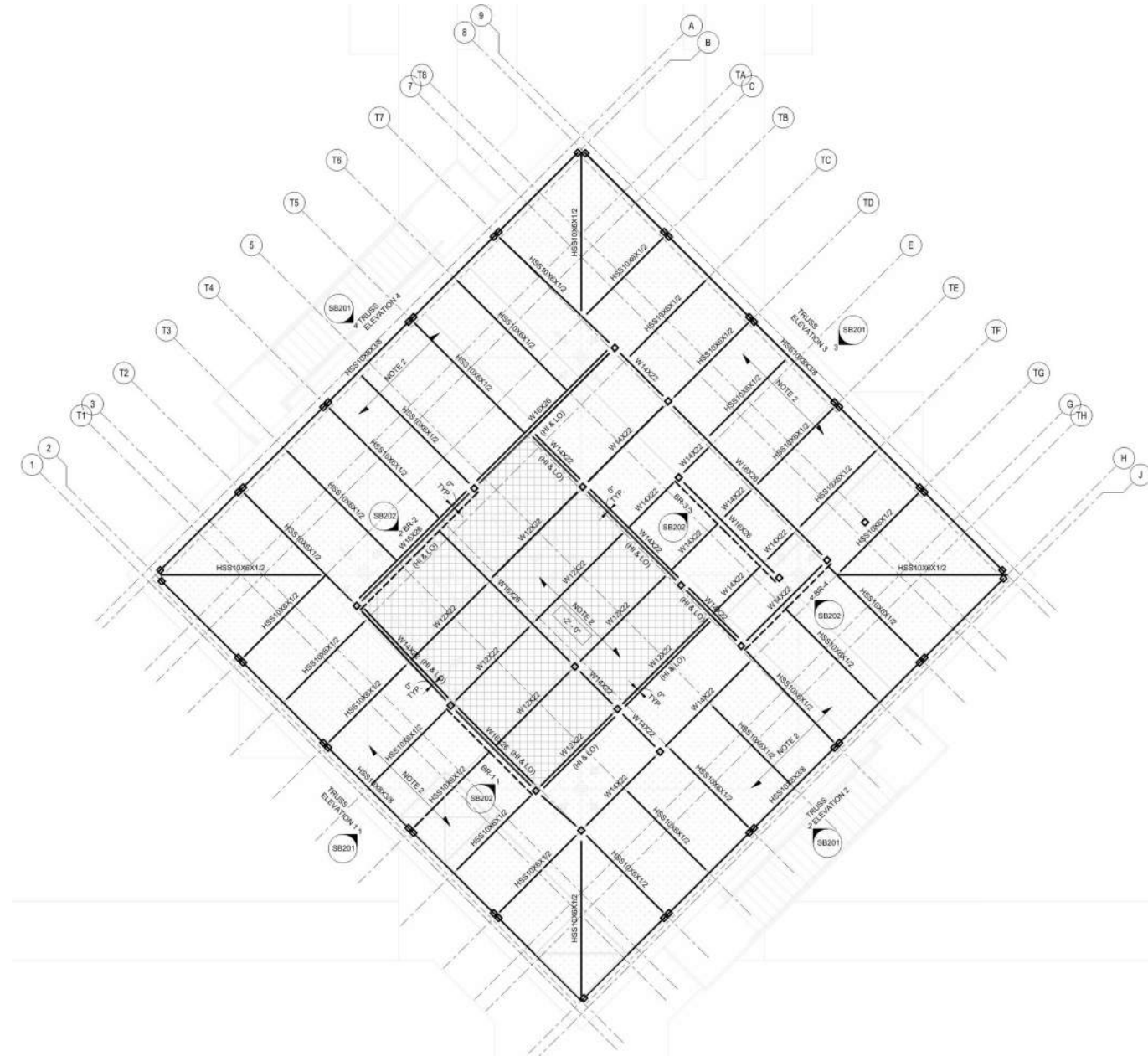


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79th Street Boat Basin | Detailed Facade View



# Structural Design



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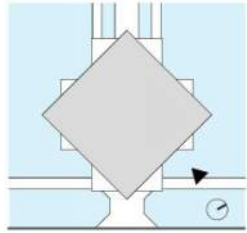
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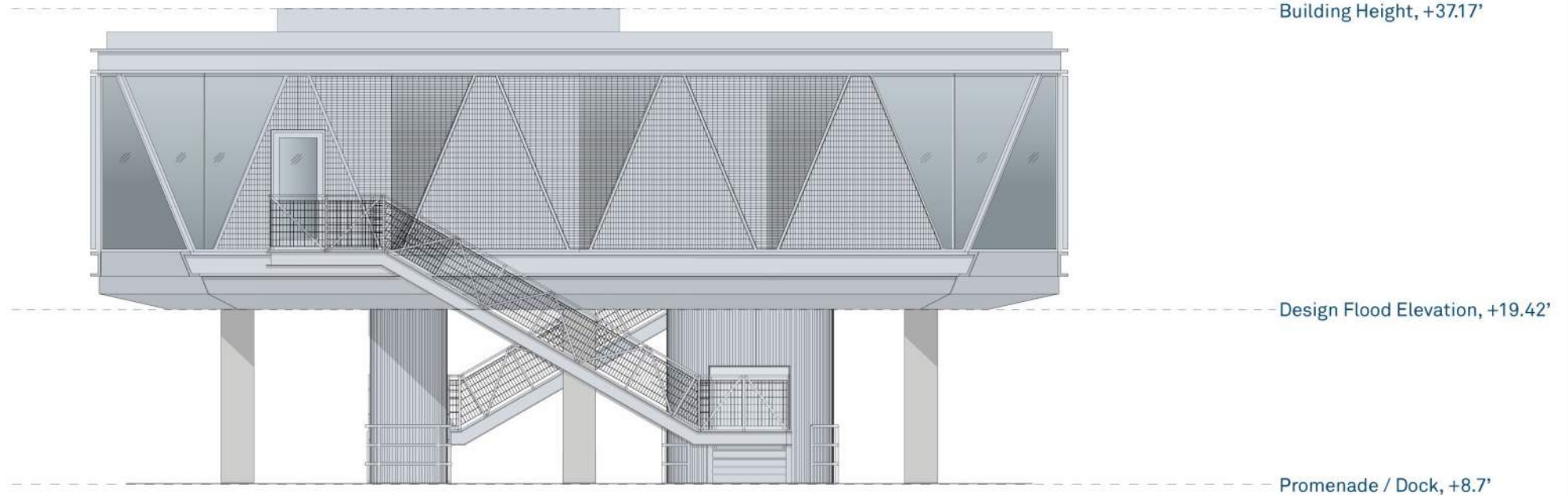
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79th Street Boat Basin | Structural Design



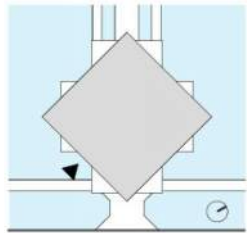
Key Plan



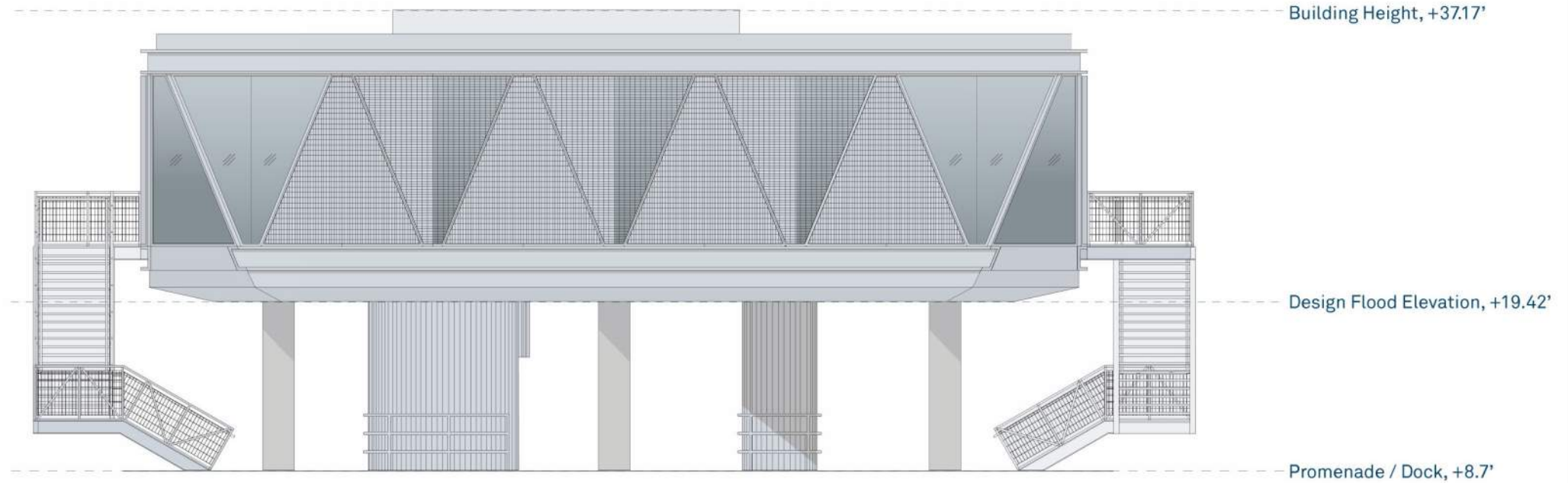
NORTHEAST ELEVATION



Key Plan



SOUTHEAST ELEVATION



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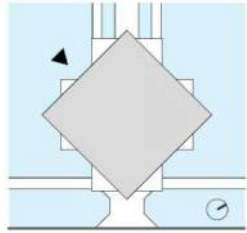


### PDC Preliminary Design Review

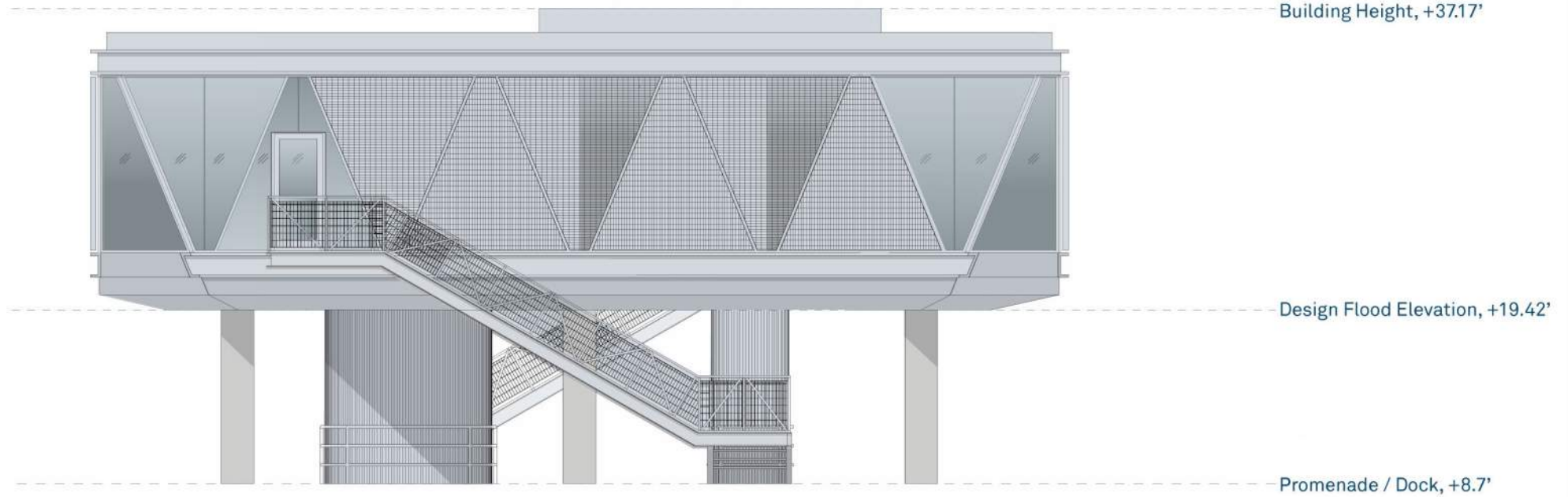
## 79th Street Boat Basin | Elevations - Northeast and Southeast



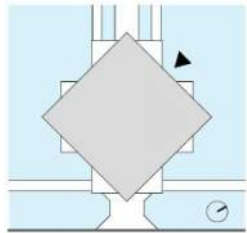
Key Plan



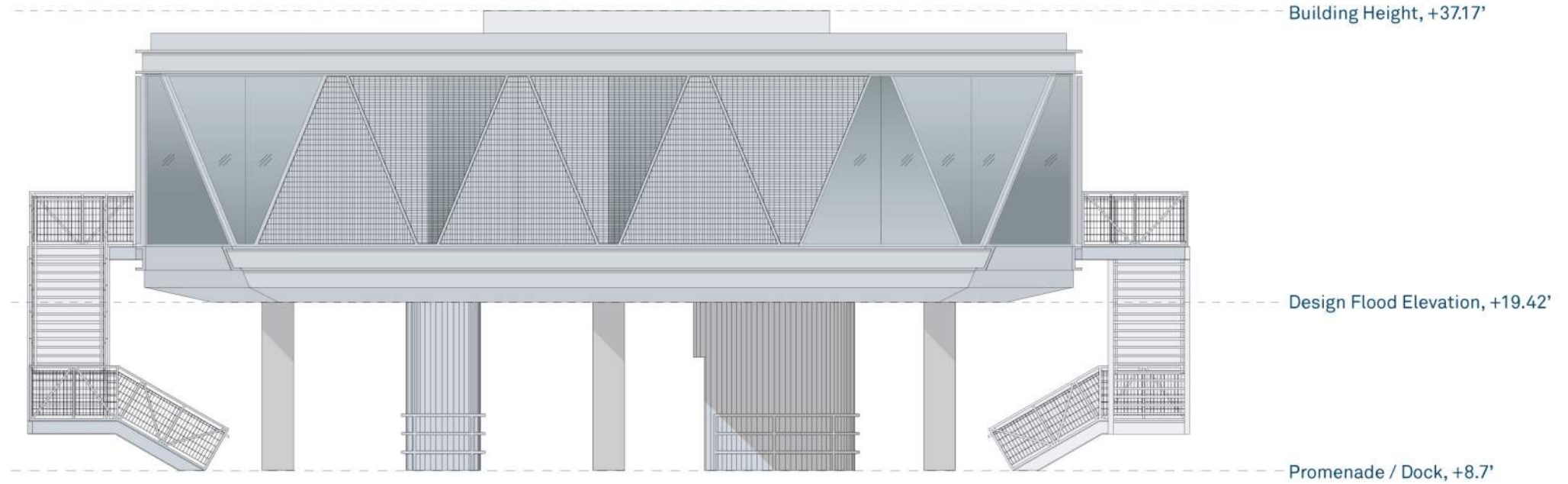
SOUTHWEST ELEVATION



Key Plan



NORTHWEST ELEVATION



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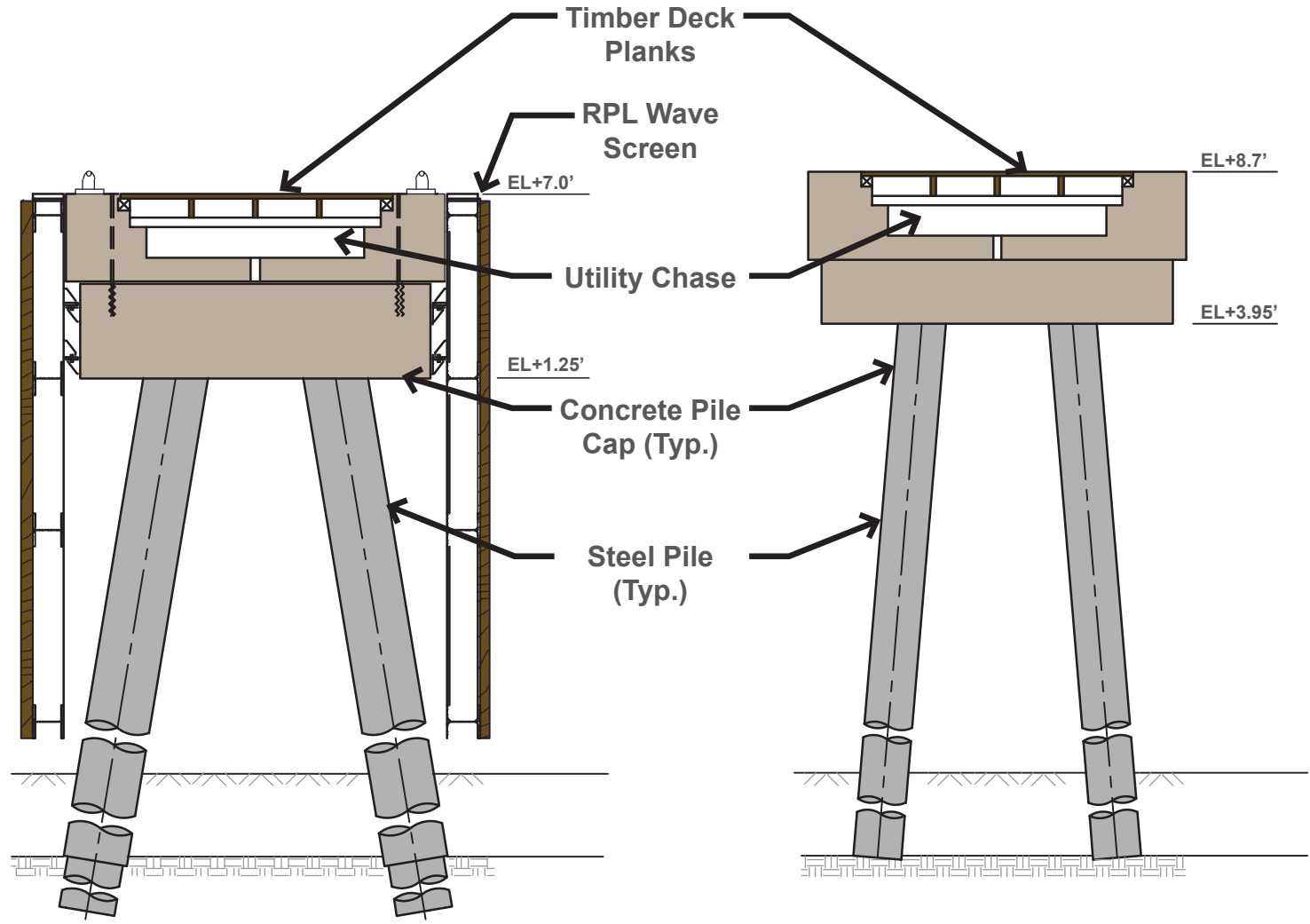
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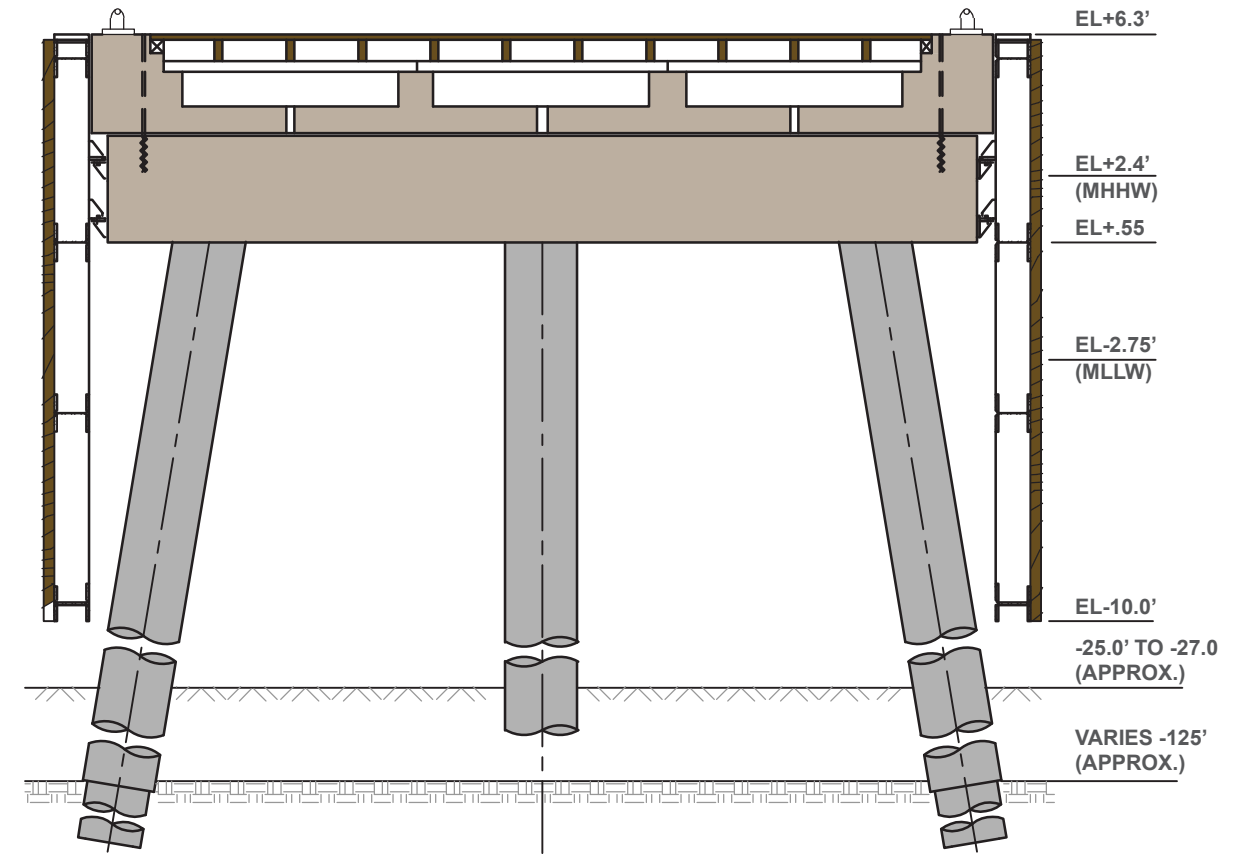
## 79th Street Boat Basin | Elevations - Southwest and Northwest





West Pier Section

D Dock Pier Section



A Dock Pier Extension Section



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79th Street Boat Basin | Fixed Pier Sections



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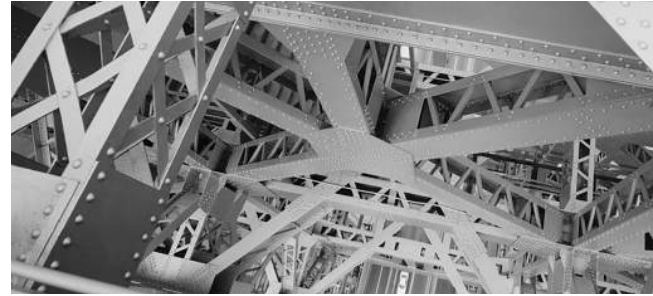
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**79th Street Boat Basin | Design Principles**

# Hudson Waterfront Precedents



GW Bridge from top level looking down



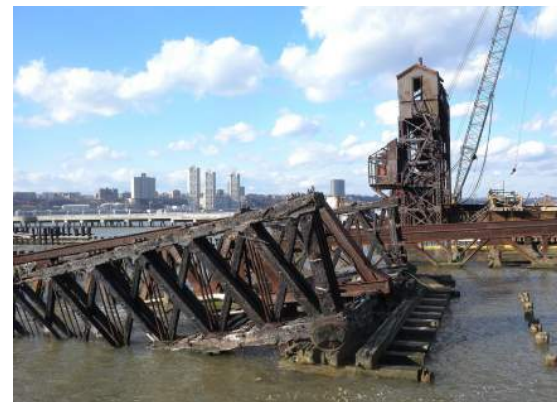
Abandoned 69th Street Transfer Bridge



George Washington Bridge



Aluminum Gangway



Abandoned 69th Street Transfer Bridge



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79th Street Boat Basin | Hudson Waterfront Precedents

# View Looking South Along Promenade



# View Looking West



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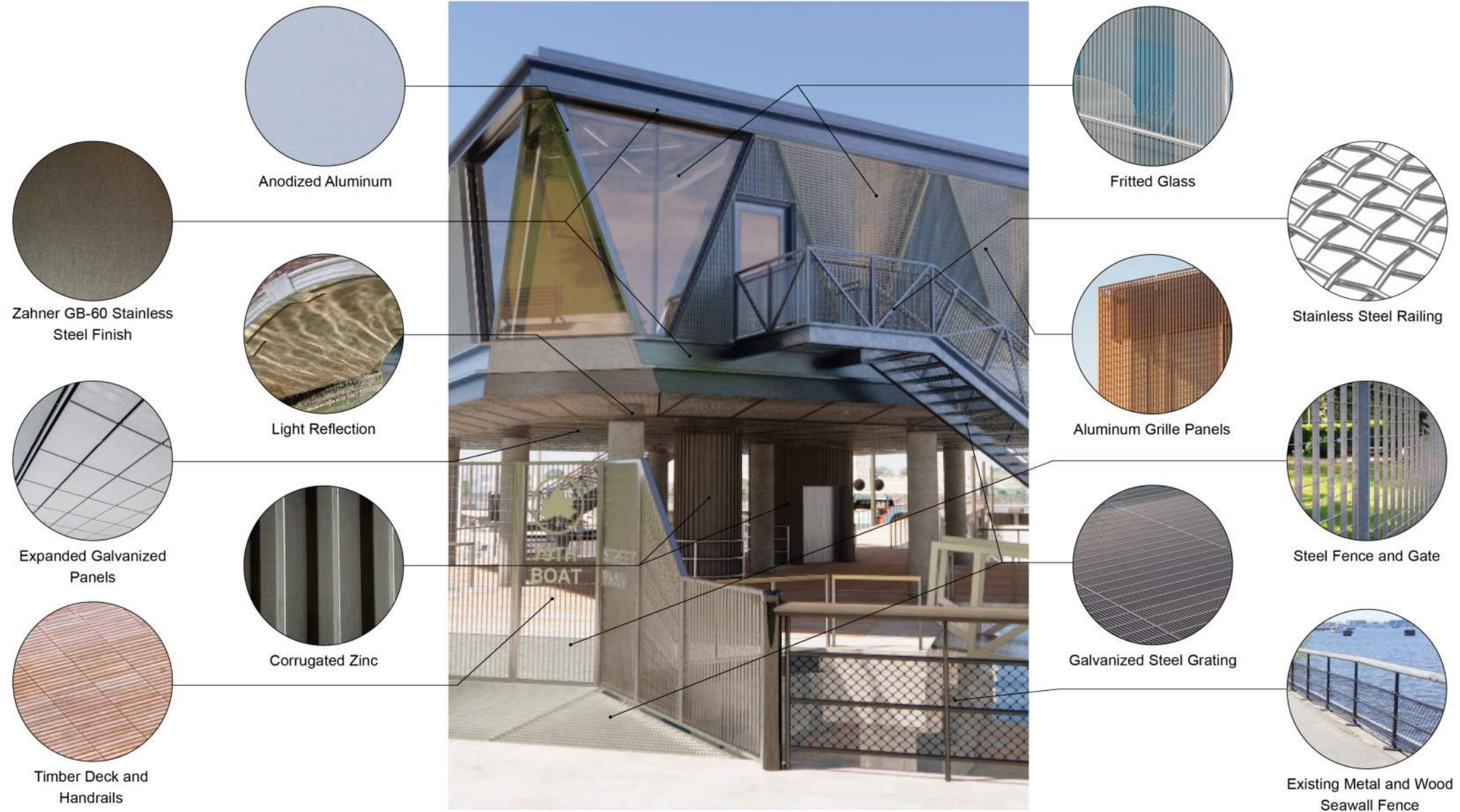
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**79th Street Boat Basin | View Looking West**



# Building Materials



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**79th Street Boat Basin | Building Materials**

# Various Lighting Conditions



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79th Street Boat Basin | Various Lighting Conditions

# Brooklyn Bridge Park Boat House Facade Precedent



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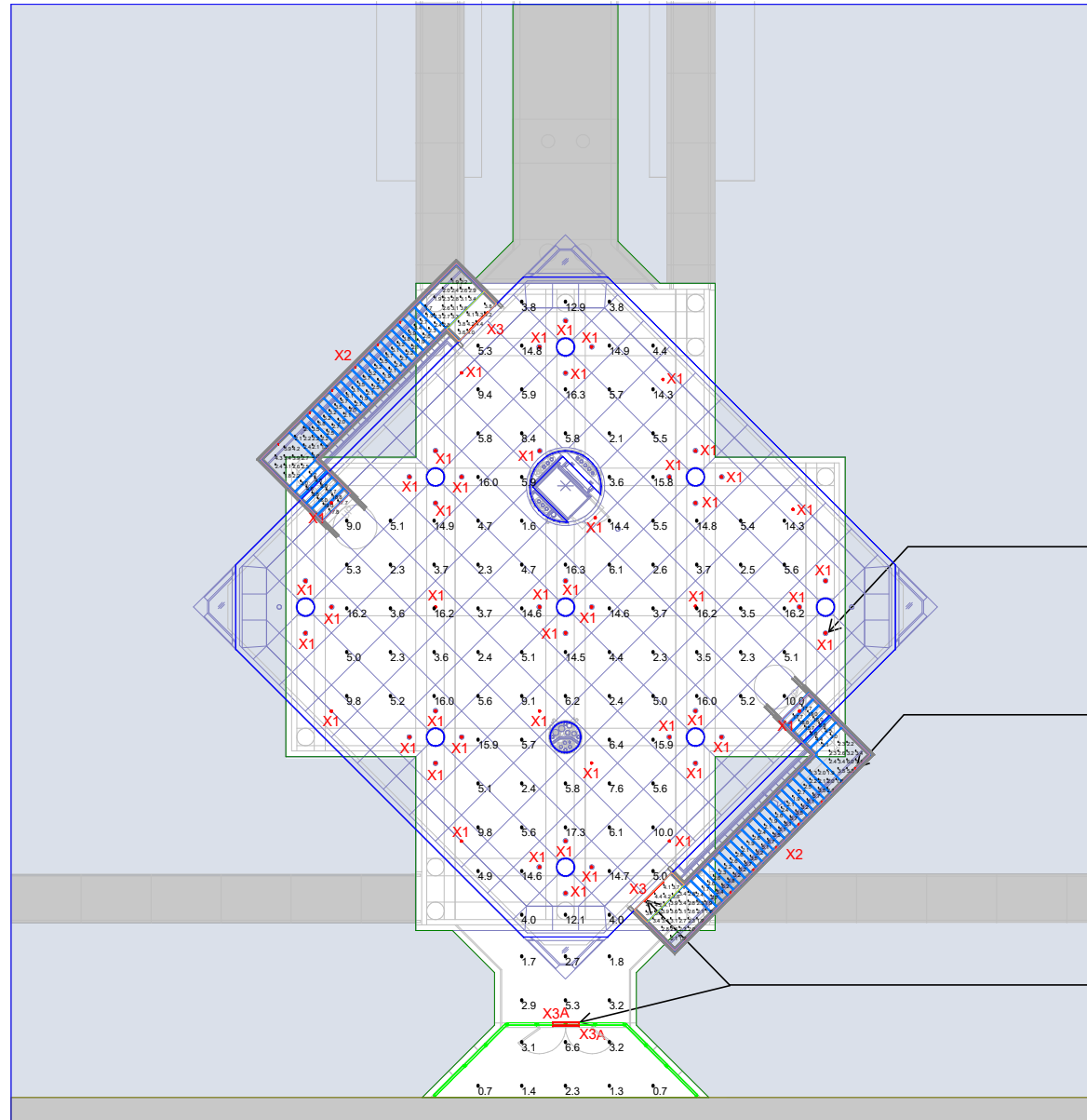
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79th Street Boat Basin | Facade Precedents

# Lighting Design Strategies

## Exterior / Site Lighting Study



### LIGHTING LEGEND

- X1 : SURFACE MOUNTED 900 LUMENS IP65 LED CYLINER DOWNLIGHT
- X2 : CONTINUOUS S.S. HANDRAIL WITH INTEGRATED 3.5' O.C. 94 LUMENS IP67 LOW PROFILE LED LUMINAIRE
- X3 : 291LM/LF 120V IP65 LED TAPELIGHT SURFACE MOUNTED INSIDE CONTINUOUS S.S. CHENNEL ABOVE DECK ENTRY GATE
- X3A: 291LM/LF 120V IP65 LED TAPELIGHT SURFACE MOUNTED INSIDE CONTINUOUS S.S. CHENNEL ABOVE ENTRY DOOR

### Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
Deck	7.93	17.3	1.6	4.96	10.81
Deck Entry - In	2.93	5.3	1.7	1.72	3.12
Deck Entry - Out	2.43	6.7	0.7	3.47	9.57
Stair-NW	4.12	19.0	1.3	3.17	14.62
Stair-NW door front	4.07	4.4	3.7	1.10	1.19
Stair-SE	4.09	19.0	1.3	3.15	14.62
Stair-SE door front	4.06	4.4	3.7	1.10	1.19



X1: SURFACE MOUNTED 3000K IP65 LED CYLINER DOWNLIGHT



X2: CONTINUOUS S.S. HANDRAIL WITH INTEGRATED 3.5' O.C. 3000K IP67 LOW PROFILE LED LUMINAIRE



X3/X3A: SURFACE MOUNTED INSIDE CONTINUOUS S.S. CHENNEL 3000K 120V IP65 LED TAPELIGHT ABOVE DOOR/GATE



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79th Street Boat Basin | Lighting Design Strategies

# View From Riverside Park



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79th Street Boat Basin | View From Riverside Park



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## PDC Preliminary Design Review

79th Street Boat Basin | View from Marina Looking Southeast



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## PDC Preliminary Design Review

79th Street Boat Basin | View of Dockhouse from Marina Looking East

# View From Rotunda



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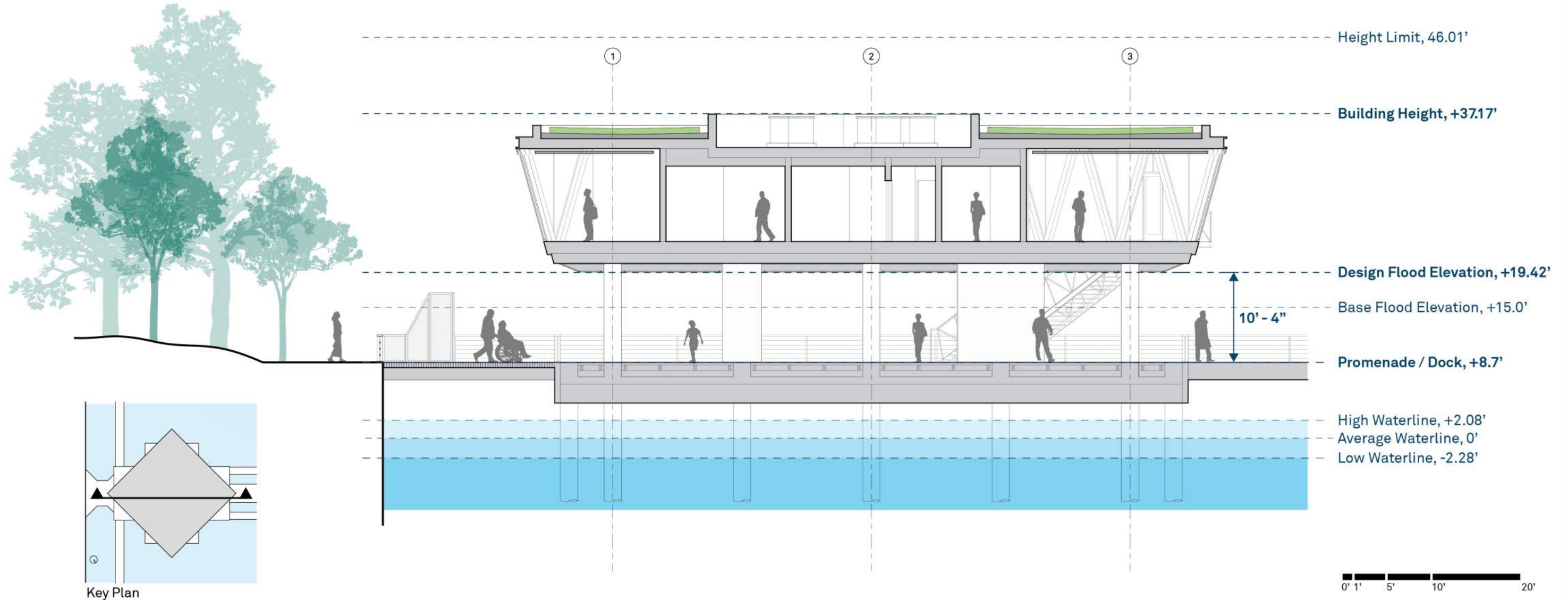
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79th Street Boat Basin | View From Rotunda



# Building Section



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79th Street Boat Basin | Building Section

# Viewshed Analysis



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**79th Street Boat Basin | Viewshed Analysis**

# Viewshed Analysis



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# View From Afar Looking North



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79th Street Boat Basin | View From Afar Looking North

# View From Afar Looking South



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79th Street Boat Basin | View From Afar Looking South

# Dockhouse Design Evolution

## 1. Dock House Location

- Fulfills operational requirements
- No program in Riverside Park
- Active section of Riverside Park

## 2. Dock House Visibility

- Not in viewshed of Rotunda
- Screened by existing trees
- Green roof

## 3. Hudson River View from Riverside Park

- Orientation of building
- Chamfered corners
- Fewer columns

## 4. Dock House Size

- Smaller floor area
- Minimum program required
- Minimum building height

## 5. Dock House Appearance

- Wholistic redesign
- 360 degree design strategy
- Design and materials connect to context

## 6. Dock House Transparency

- Active spaces on exterior
- Large corner windows
- Facade depth and shadow



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79th Street Boat Basin | Dockhouse Design Evolution

# Dock House Design Mitigation Measures

- **Screening**

- Existing trees and topography block view of building
- Green roof blends building with vegetation

- **Relocation**

- Site located away from Rotunda
- Building outside of 79th Street viewshed

- **Camouflage / Disguise**

- Form and massing reduce apparent size
- 45 degree rotation reduces visibility from Park
- Faceted cladding creates changing shadows
- Low-luster cladding blends with water and sky

- **Low Profile**

- Minimum floor elevation per FEMA flood requirement
- Plenum space minimized to reduce building height
- Visually screened exterior mechanical area
- No rooftop mechanical equipment

- **Downsizing**

- Smallest floor area for program and code compliance
- Over-water footprint minimized per NYS DEC

- **Maintenance, Materials, Lighting**

- Low maintenance, durable exterior materials
- Low-luster stainless steel cladding
- Lighting design will minimize glare and sky glow



# Pier, Dock and Gangway Precedents



Timber Deck



Vertical Plank Wave Screen



Steel Piles & Concrete Pile Caps



Concrete Floating Docks



Floating Dock Pile Guides



Aluminum Gangway



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79th Street Boat Basin | Pier, Dock and Gangway Precedents



# Searail/ Gates & Site Amenities Precedents



Promenade Searail



A-Dock Pipe/ Cable Searail



A-Dock Pipe/ Chain Searail



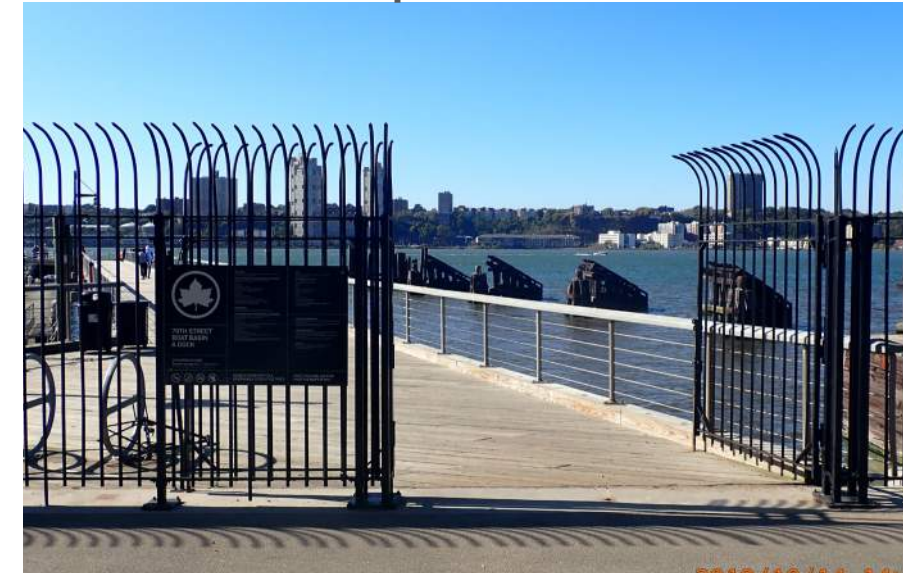
Utility/Power Pedestals



Dock Boxes



Pier Lighting



Existing A-Dock Steel Picket Gate



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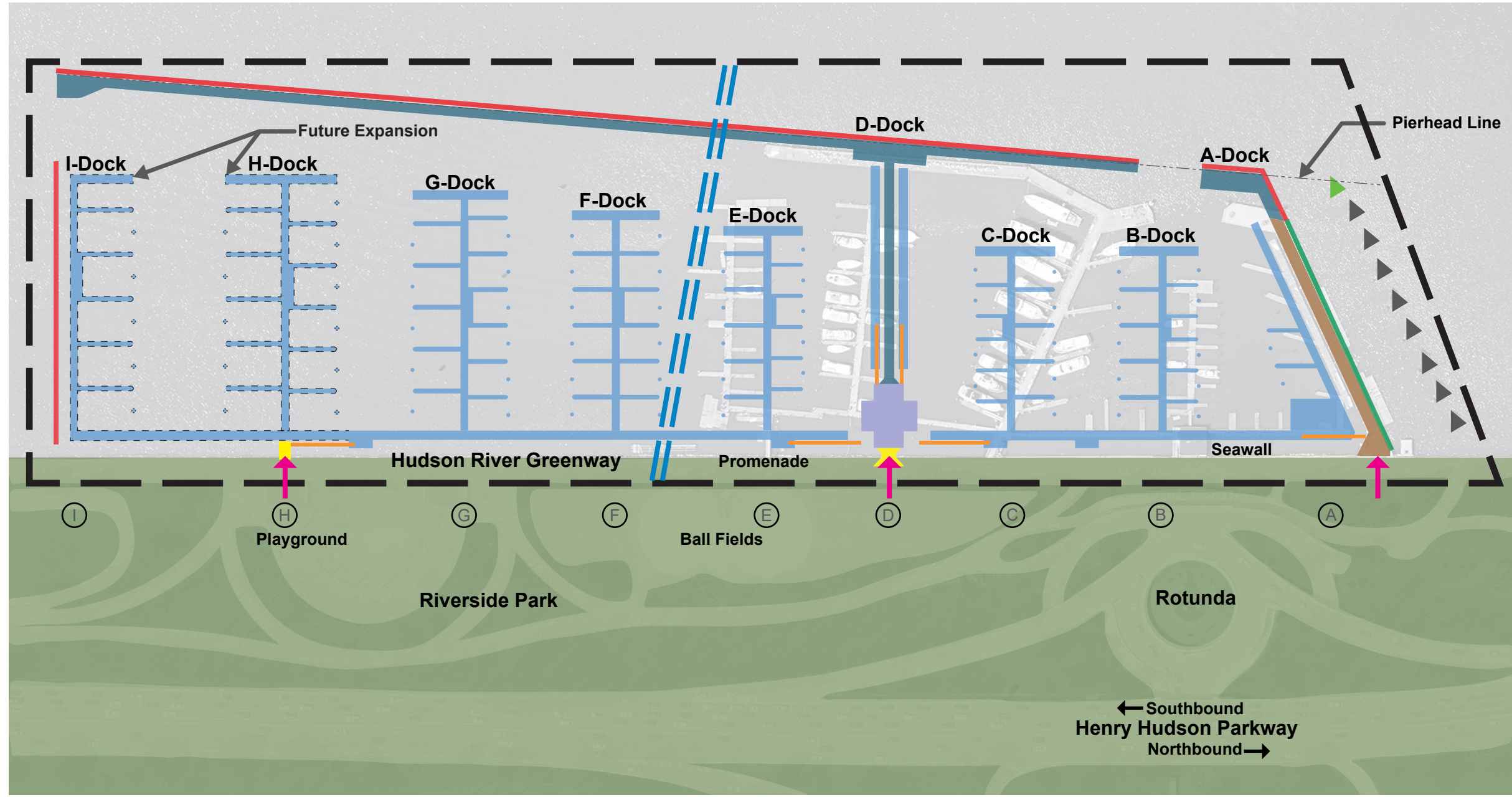
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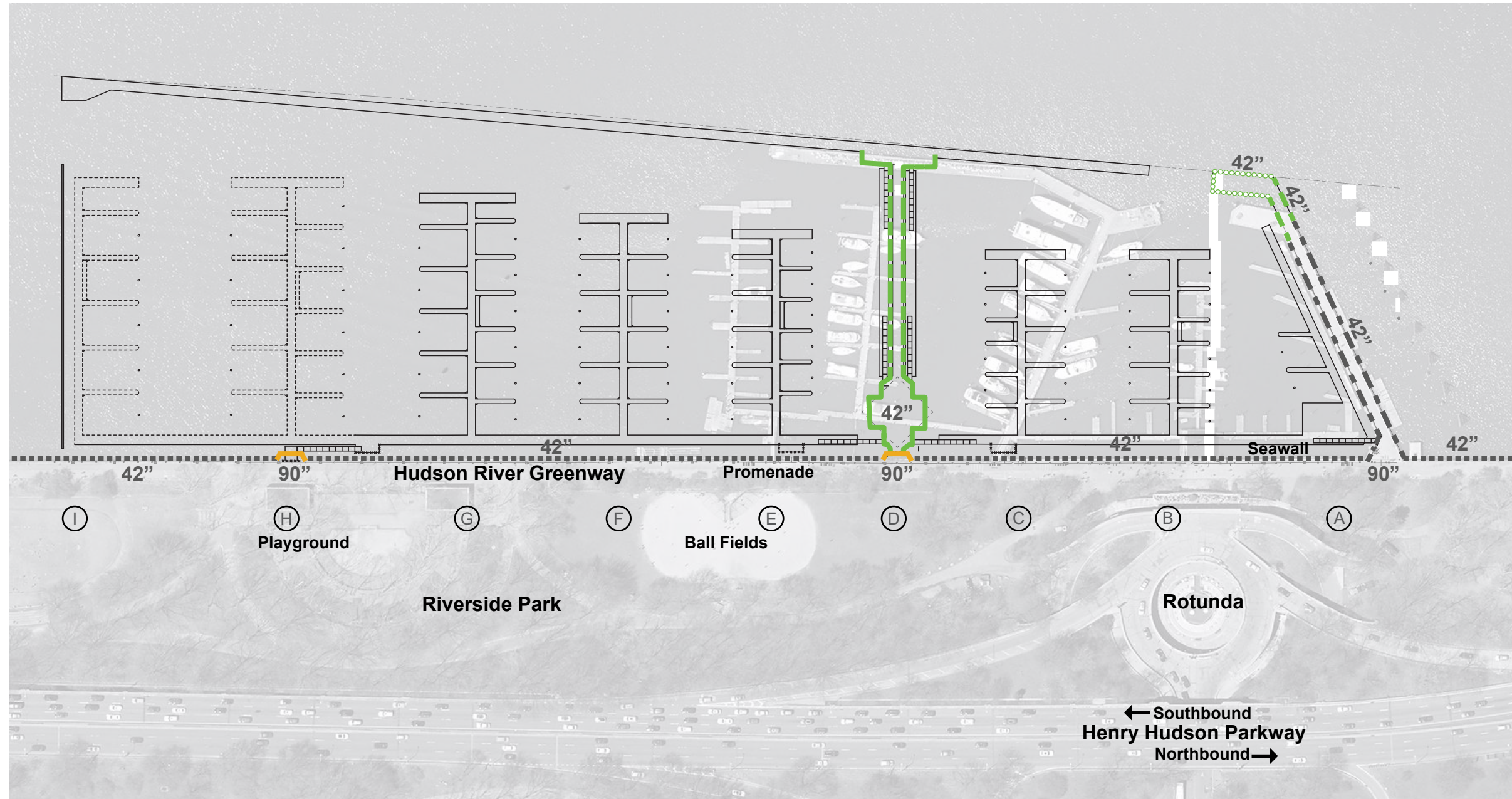
79th Street Boat Basin | Searail/ Gates & Site Amenities Precedents

# Preliminary Design Plan



- ### 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

# Proposed Searail/ Gate Diagram



## Legend

(X = Height)

- .....X Existing Pipe/CLF (Promenade)
- X - Existing Pipe/Cable (A-Dock)
- X Existing Gate (A-Dock)
- X - Proposed Pipe/Cable (A-Dock & Dockhouse)
- o-o-o-o-o X Proposed Pipe/Chain (A-Dock)
- X - Marina Entrance



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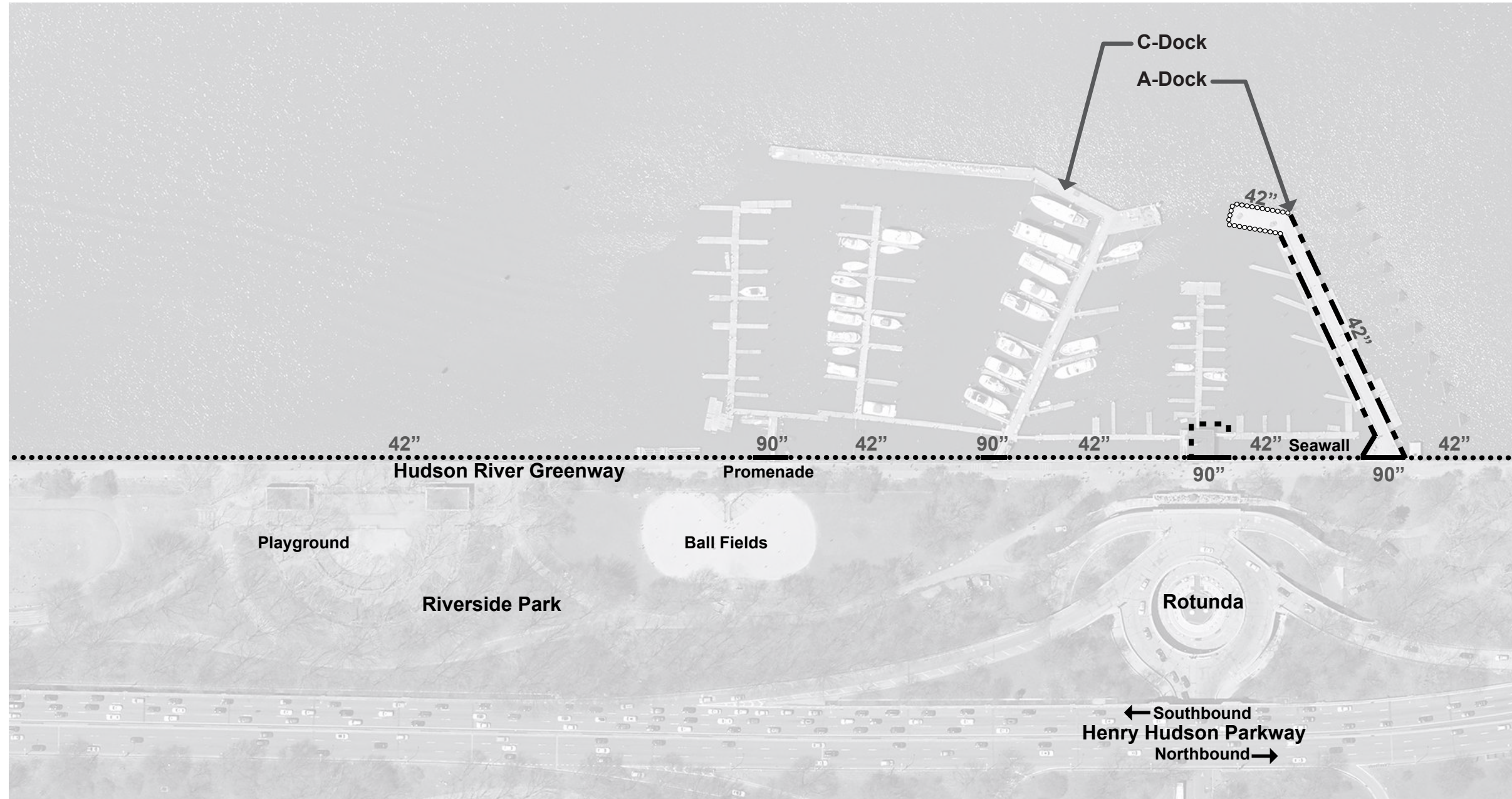


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79th Street Boat Basin | Proposed Searail/ Gate Diagram



# Existing Searail/ Gate Diagram



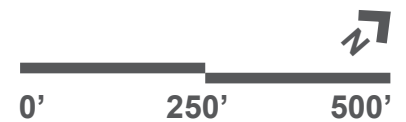
## Legend

(X = Height)

- .....X..... Pipe/CLF (Promenade)
- ...X... Pipe (Dockhouse Deck)
- X - Pipe/Cable (A-Dock)
- o-o-o-o-o X o-o-o-o-o Pipe/Chain (A-Dock)
- X Steel Picket Gate



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**79th Street Boat Basin | Existing Searail/ Gate Diagram**





# Q&A



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