

Tibbetts Brook Daylighting Project

Tibbetts Advisory Group Meeting #3

October 17, 2022



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Agenda

- Project Status and Updates
 - Stakeholder Engagement
 - Design Considerations from Spring Meetings
 - Current Status and Updates
 - Next Steps for CSX Acquisition
 - Overall Design Considerations
- Field Observations
- Upcoming Meetings
- Questions

Stakeholder Engagement

- **Past Tibbetts Meetings**

- Dec 15, 2021: CB8 Meeting
- Mar 10, 2022: Kick-off Meeting with Tibbetts Advisory Group (TAG)
- Apr 19, 2022: TAG Meeting on Conceptual Design
- Apr 21, 2022: TAG Site Visit to VCP and along CSX corridor
- May 25, 2022: CB8 Meeting
- Jul 11, 2022: PDC Conceptual Review Meeting open to public

- **Fall/Winter Meetings**

- Oct 17, 2022: TAG #3
- Nov 9, 2022: DCAS Public Hearing on CSX Acquisition
- December 2022: TAG #4 Advanced Conceptual Design



Current Status and Updates for Lake Restoration

- Plan to submit permit to DEC by end of the month
- DEP initiated procurement process



Design Considerations from Spring Meetings

- Explore access point at 236th Street (Riverdale Crossing)
- More sinuous greenway
- Evaluation of Albany Crescent and overpass/east side connections
- Consider highway noise
- Additional DOT coordination



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Current Status and Updates for Daylighting

- Starr Whitehouse, a landscape architecture firm, brought on to enhance parks elements of project
- Initiated conversation with private property owner for easement access at 236th
- Updated greenway design to cross over channel within the CSX corridor to make it more sinuous
- Evaluating height of retaining wall to balance light, visibility from Major Deegan, and noise control
- Increased coordination with DOT, including exploring additional protected bike lanes and pedestrian safety enhancement for the area



DESIGN CONSIDERATIONS



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Next Steps for CSX Acquisition

- Public hearing on Purchase and Sale Agreement (PSA)
- City and CSX to follow steps in the PSA once it is executed
 - CSX must petition the Surface Transportation Board (STB) to abandon the premises by filing a Notice of Exemption (Petition for Abandonment)
 - Following CSX's Petition for Abandonment, the City must request that the STB issue a Notice of Interim Trail Use (NITU)
 - STB conducts public process prior to issuing a NITU and granting CSX Petition for Abandonment – STB has up to one year for this process
 - Closing can only occur within 90 days following STB granting CSX's Petition for Abandonment
- Closing is required for the City to acquire the CSX property



CSX Field Observations



- Narrow space has competing design interests
- Property constraints between 233rd and 231st present a challenge
- Good lighting and space under the overpasses
- One block has a gap between NYSDOT right of way and CSX property



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Washburn Cell
Tower

CSX Field Observations

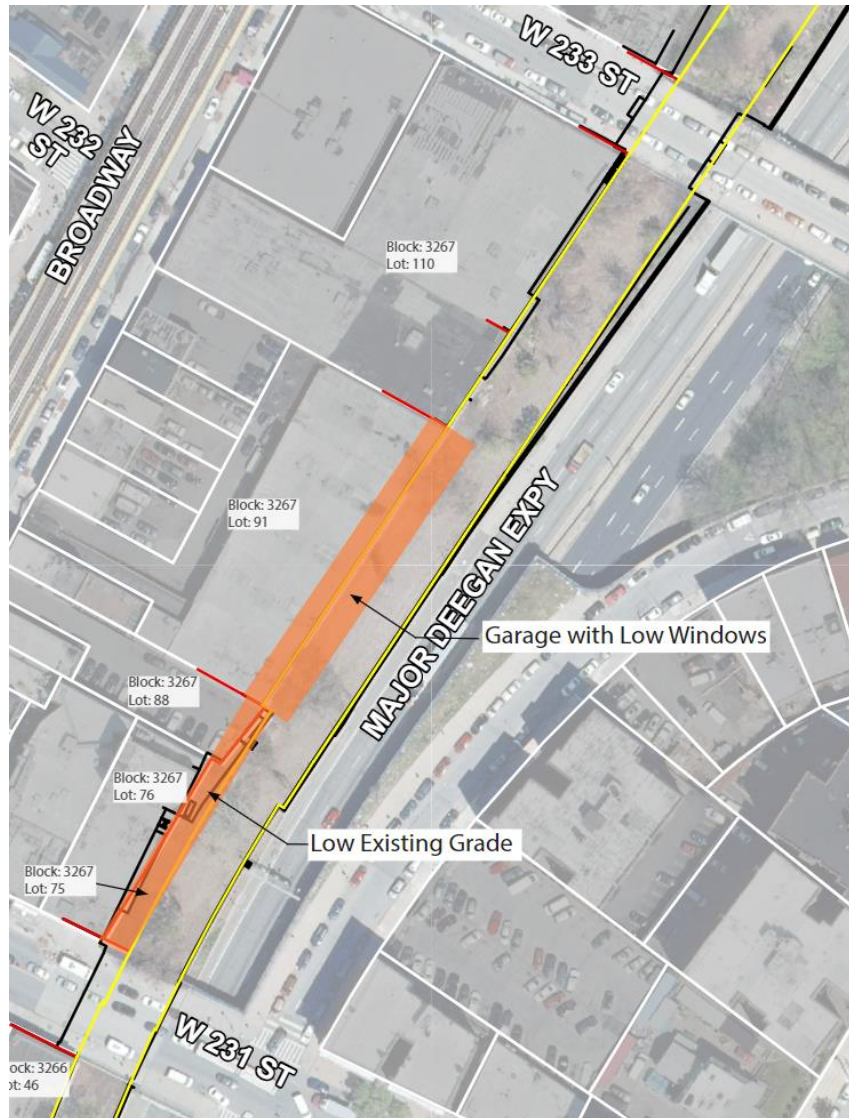


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Site Constraints Between 233rd and 231st St



- **Garage with Low Windows**

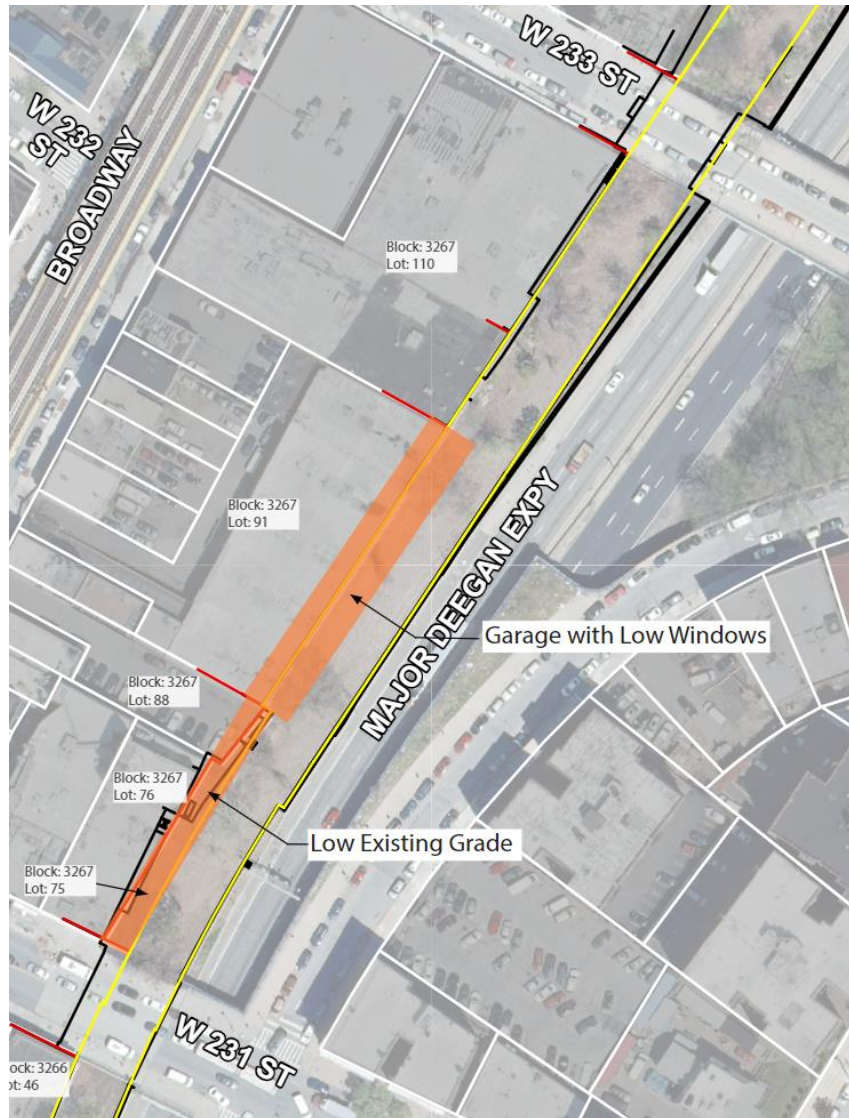
- Window elevation would be approximately at proposed daylighted stream base flow elevation
- Proposed final embankment would be 3 ft higher than existing window

- **Low Existing Grade at Naples Terrace**

- Existing grade would be lower than proposed daylighted stream base flow elevation
- Electrical equipment
- Large gap between CSX property and private property



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BEDC tours Tibbett's Brook daylighting project along the Major Deegan Highway, September 9



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Estimated Timeline

- Phase I Lake Restoration Construction Bid: Summer 2023
- Phase 2 Daylighting Design Completion: Winter 2023
- Phase 2 Daylighting Construction: Winter 2025*

* Dates are driven by Consent Order commitments

Upcoming Meetings

- Nov 9, 2022: DCAS Public Hearing on the PSA
 - Referred to as Putnam Row Acquisition
 - <https://a856-cityrecord.nyc.gov/RequestDetail/20220902014>
- Week of Dec 5, 2022: TAG Meeting #4
 - Review advanced conceptual design
- Spring 2023: TAG Meeting #5
 - Review of preliminary design
- Summer 2023: Preliminary PDC Meeting

Questions?

