

Hudson River

Van Cortlandt Park

Hester & Piero's Mill Pond

HISTORIC STREAM CORRIDOR

PROPOSED TIBBETTS BROOK DAYLIGHTING & PUTNAM GREENWAY

Jerome Park Reservoir

Harlem River

# Tibbetts Brook Daylighting

Bronx, NY  
December 14, 2022  
TAG Meeting #4



NYC Parks



- Introduction
- Project Team
- Project Status and Updates
- Advanced Conceptual Design
- Project FAQs



View from W. 236th St, looking South.

## Tibbetts Brook Daylighting | Agenda

December 14, 2022



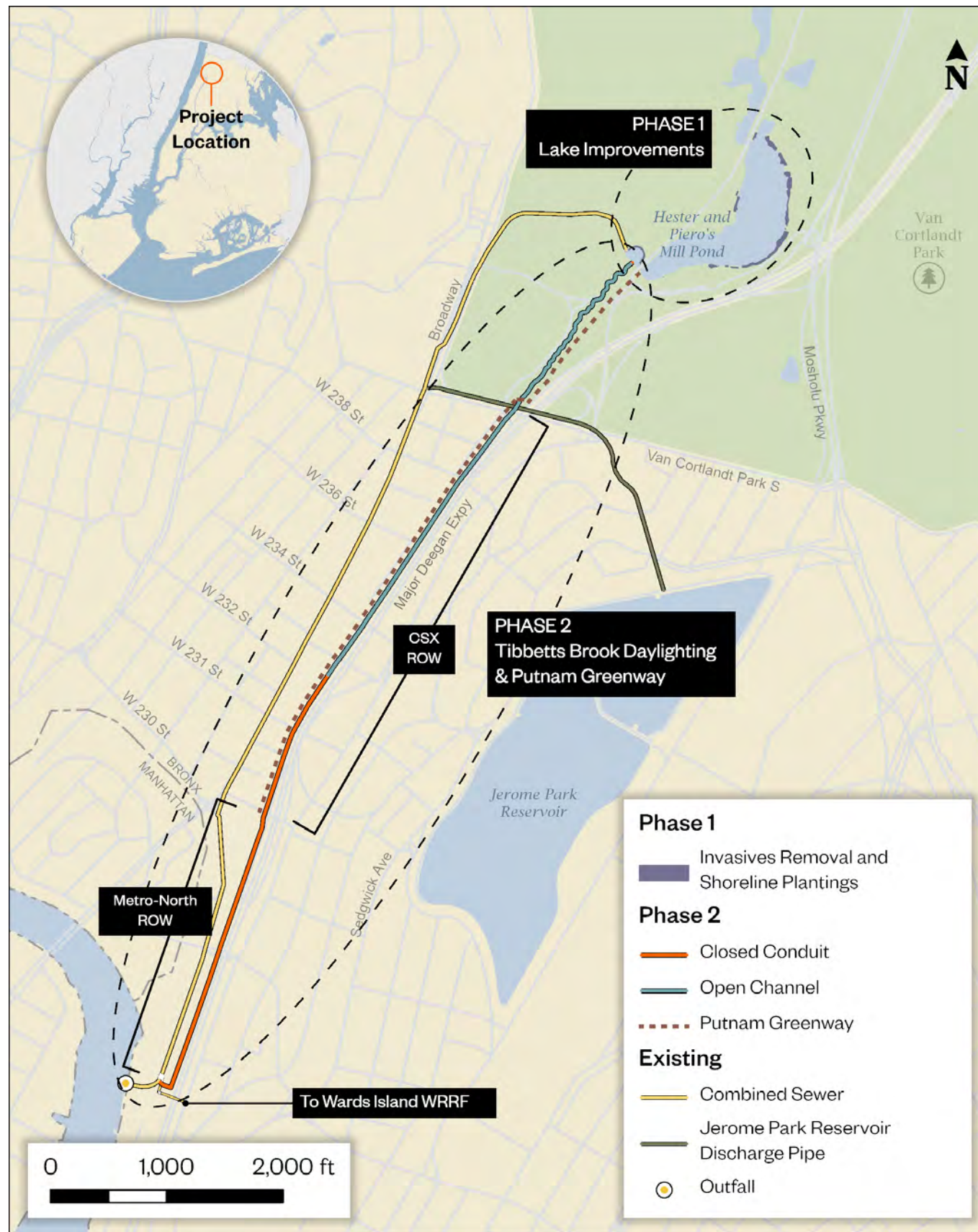
STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC

# Permitting & Approvals

Winter 2021 - Spring 2024



- ..... TAG Meeting #5 (Review of Preliminary Design)  
Spring 2023
- ..... Community Board 8 Meeting  
Spring 2023
- ..... Preliminary PDC Meeting  
Summer 2023



## PROJECT SCOPE

- **Van Cortlandt Park Lake Improvements**
- **Tibbetts Brook & Putnam Greenway**
  - Proposed daylight stream channel is designed to provide a CSO Reduction to the Harlem River at 215-220 Million Gallons per Year (MGY)
  - Putnam Greenway runs parallel to the open channel
  - New park will be created from Van Cortlandt Park South to W. 230th St
- **Current Project Status**
  - Project funding is in place
  - Finalizing advanced conceptual design and will be proceeding with preliminary design

## Tibbetts Brook Daylighting | Project Overview

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC

## Design Considerations based on Feedback

- Connectivity & Circulation
- Maintenance & Access
- Stream Access
- Public Art



View from W. 234th St, looking North.

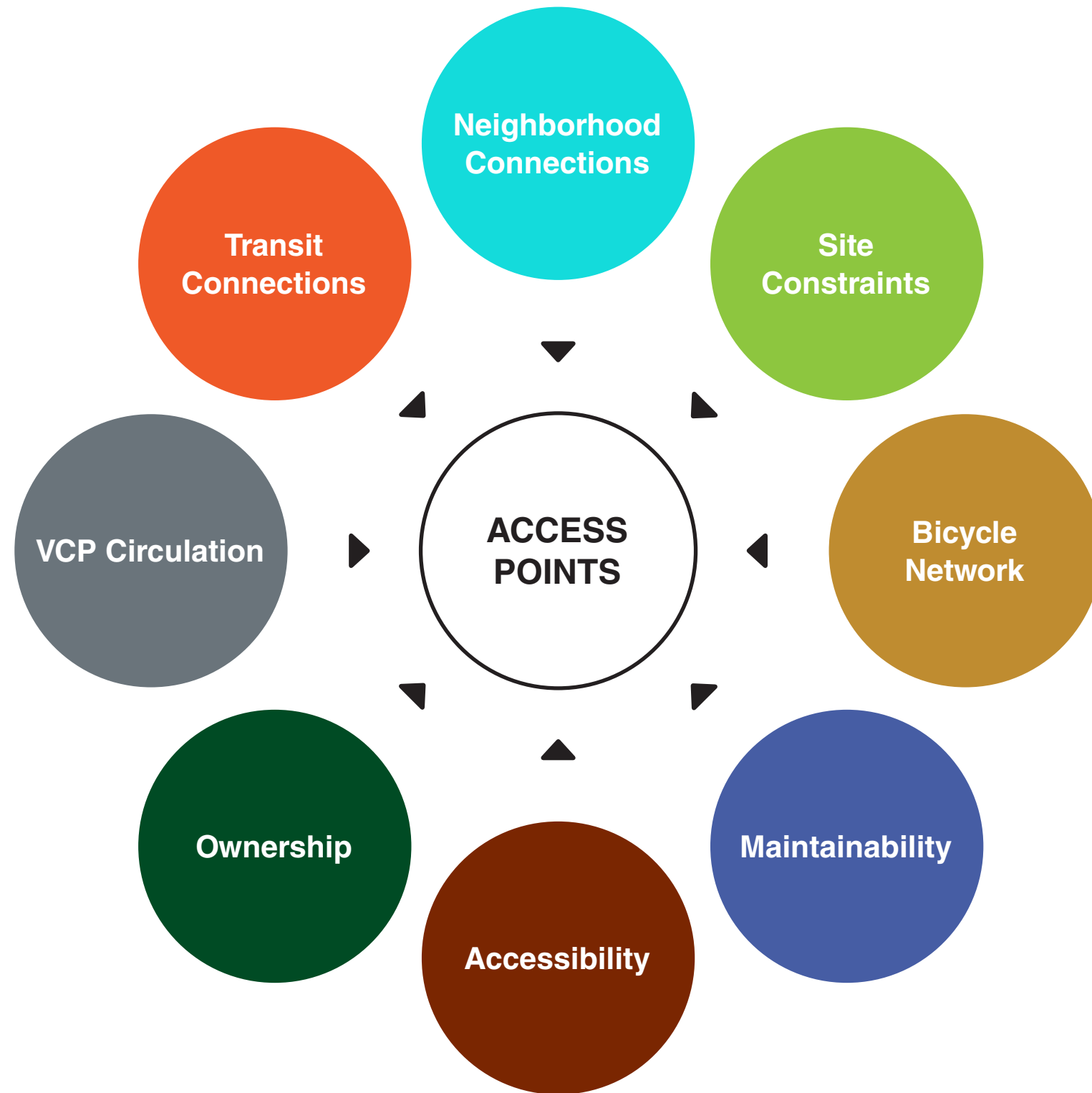
# 01 CONTEXT & CONNECTIVITY

## Tibbetts Brook Daylighting

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC

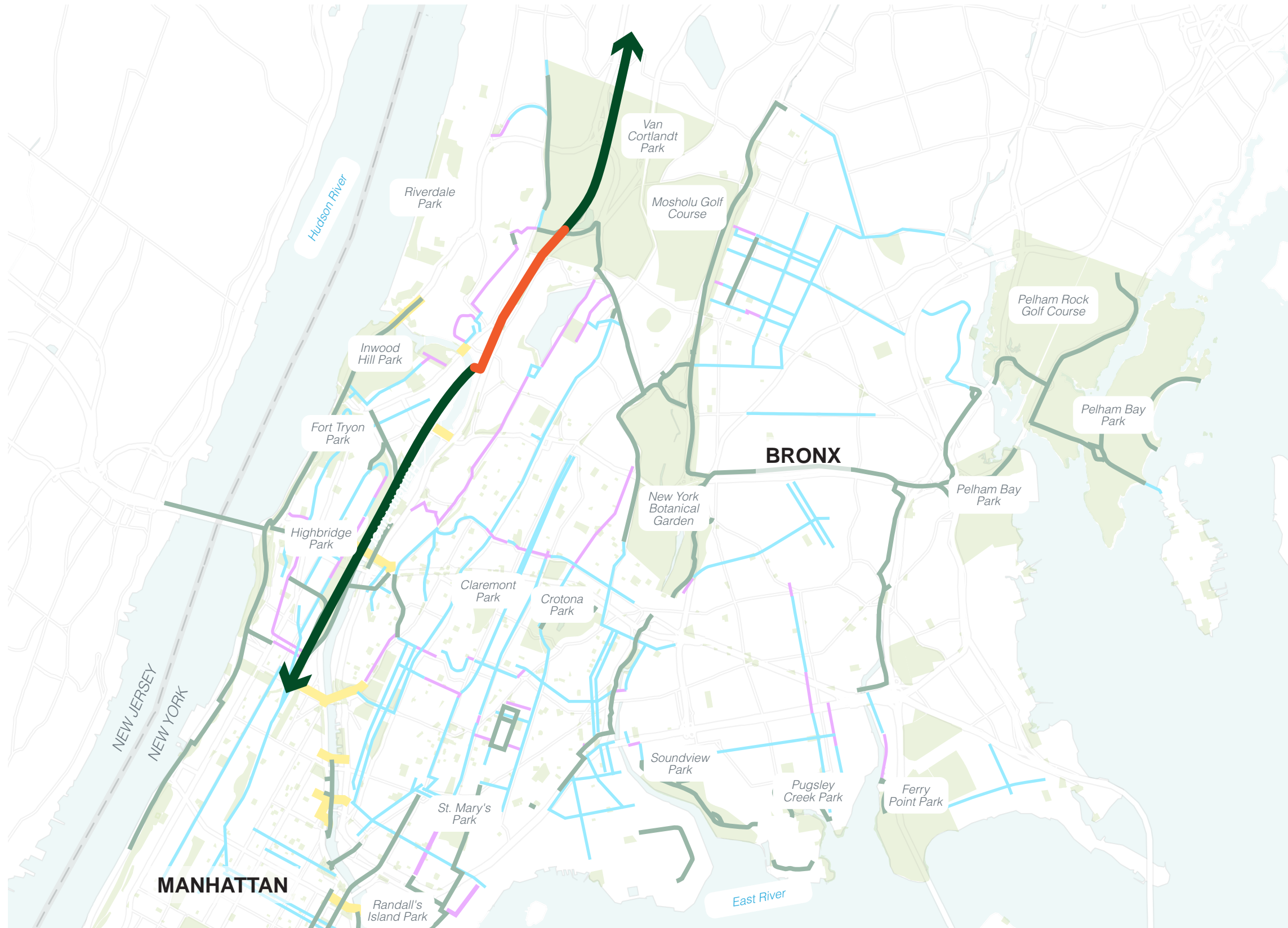


# Tibbetts Brook Daylighting | Design Considerations - Access Points

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



## LEGEND

-  Protected Bicycle Path
-  Conventional Bicycle Path
-  Shared Bicycle Path
-  Bridges
-  Parkland
-  Project Site

The Tibbetts Brook and Putnam Greenway project is the missing link of several networks:

- Regional transportation network
- City-wide open space network
- State-wide bike network - Empire State Trail



LOCATION MAP

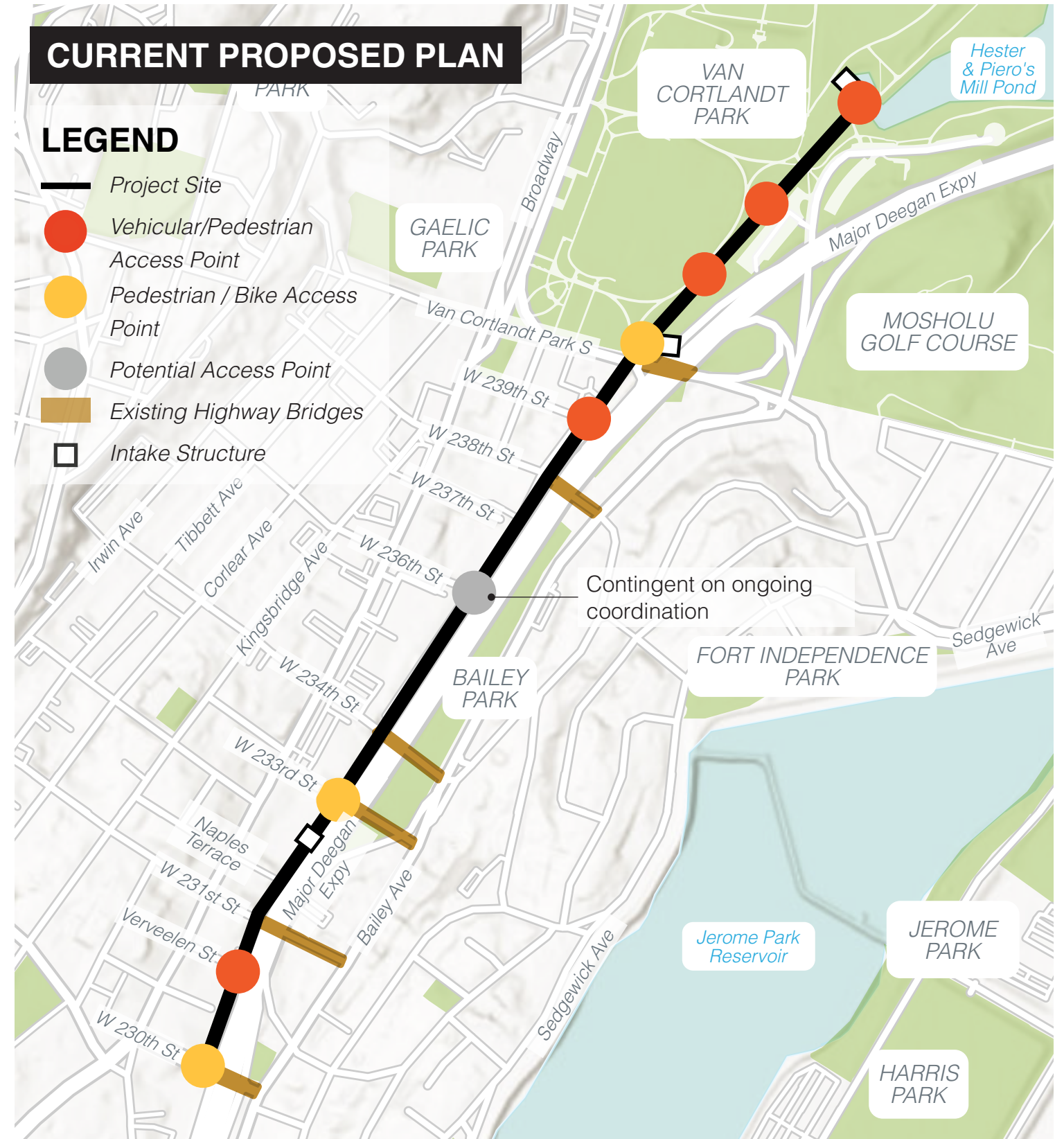
# Tibbetts Brook Daylighting | Project Context within Bicycle Network

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



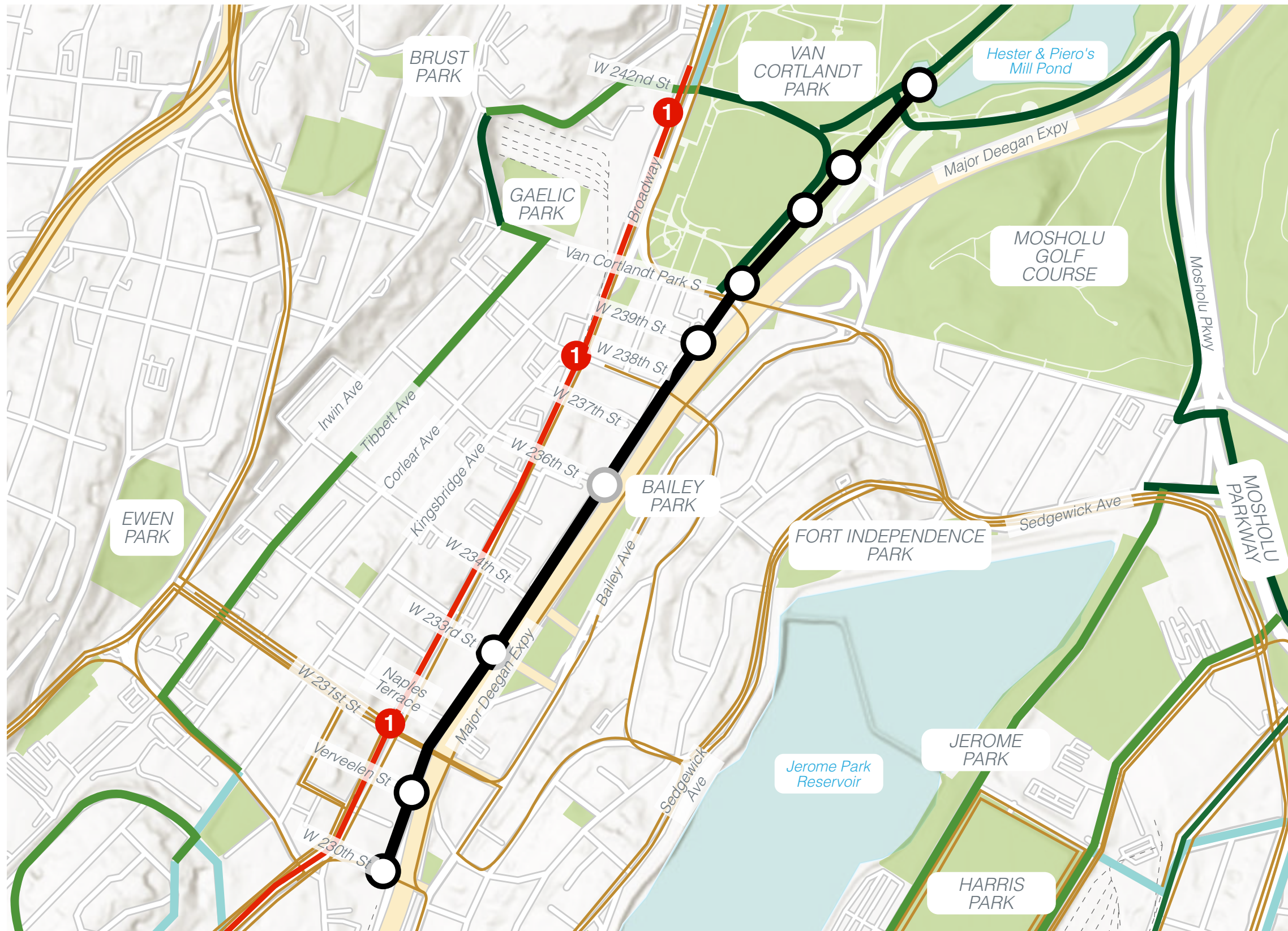


## Tibbetts Brook Daylighting | Proposed Access Points










December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



### LEGEND

-  Project Site
-  Access Point
-  Potential Access Point
-  Bike Path
-  Highways & Bridges
-  Subway Lines
-  Subway Stops
-  Bus Lines
-  Parkland

The site and its access points are situated in the middle of an extensive public transportation network (subway, bus, bike paths).

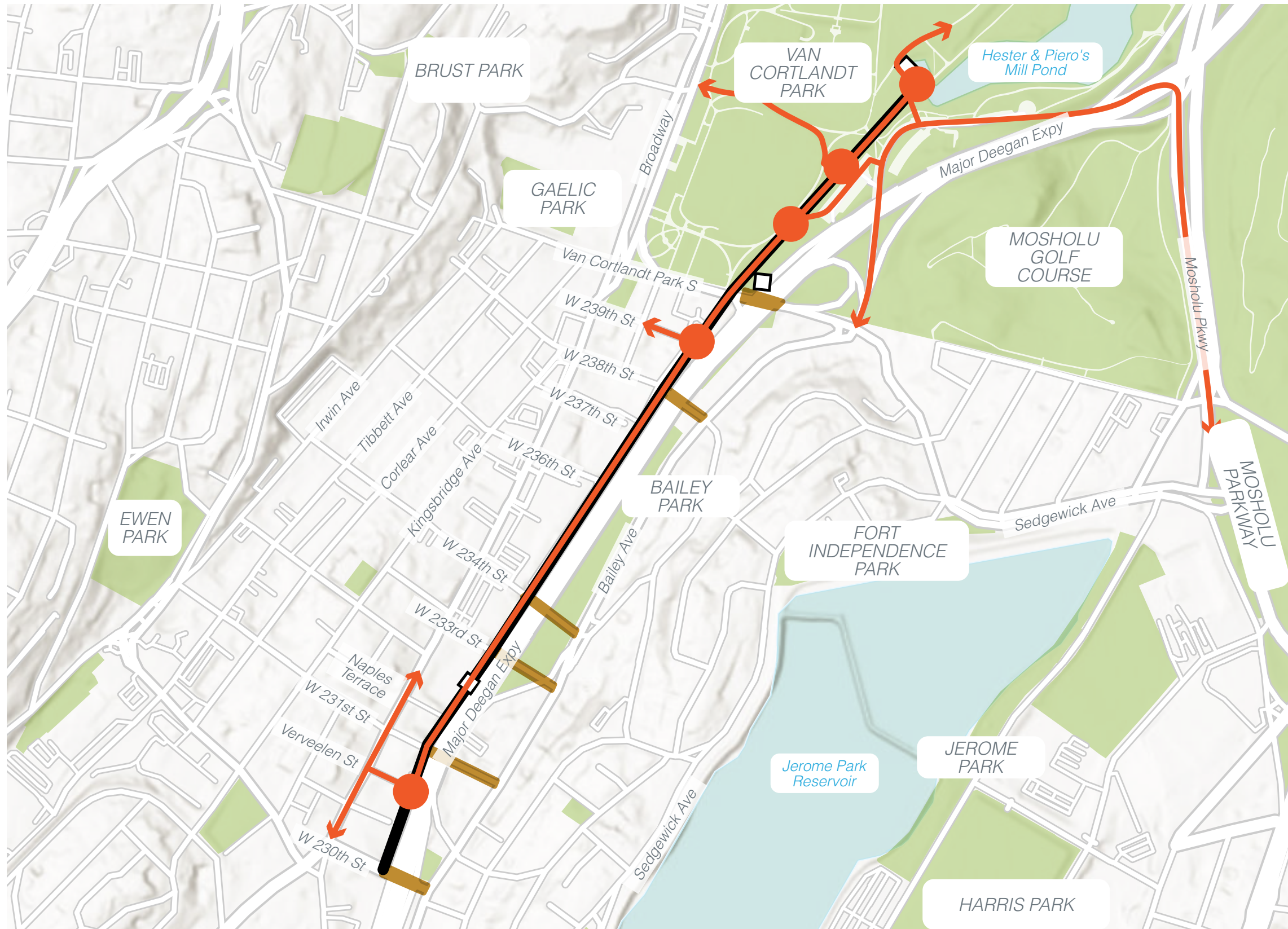


## Tibbetts Brook Daylighting | Proposed Access Points (with Context)



December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



**LEGEND**

-  Project Site
-  Bridges
-  Vehicular / Shared Access Point
-  Vehicular Circulation
-  Maintenance Structures

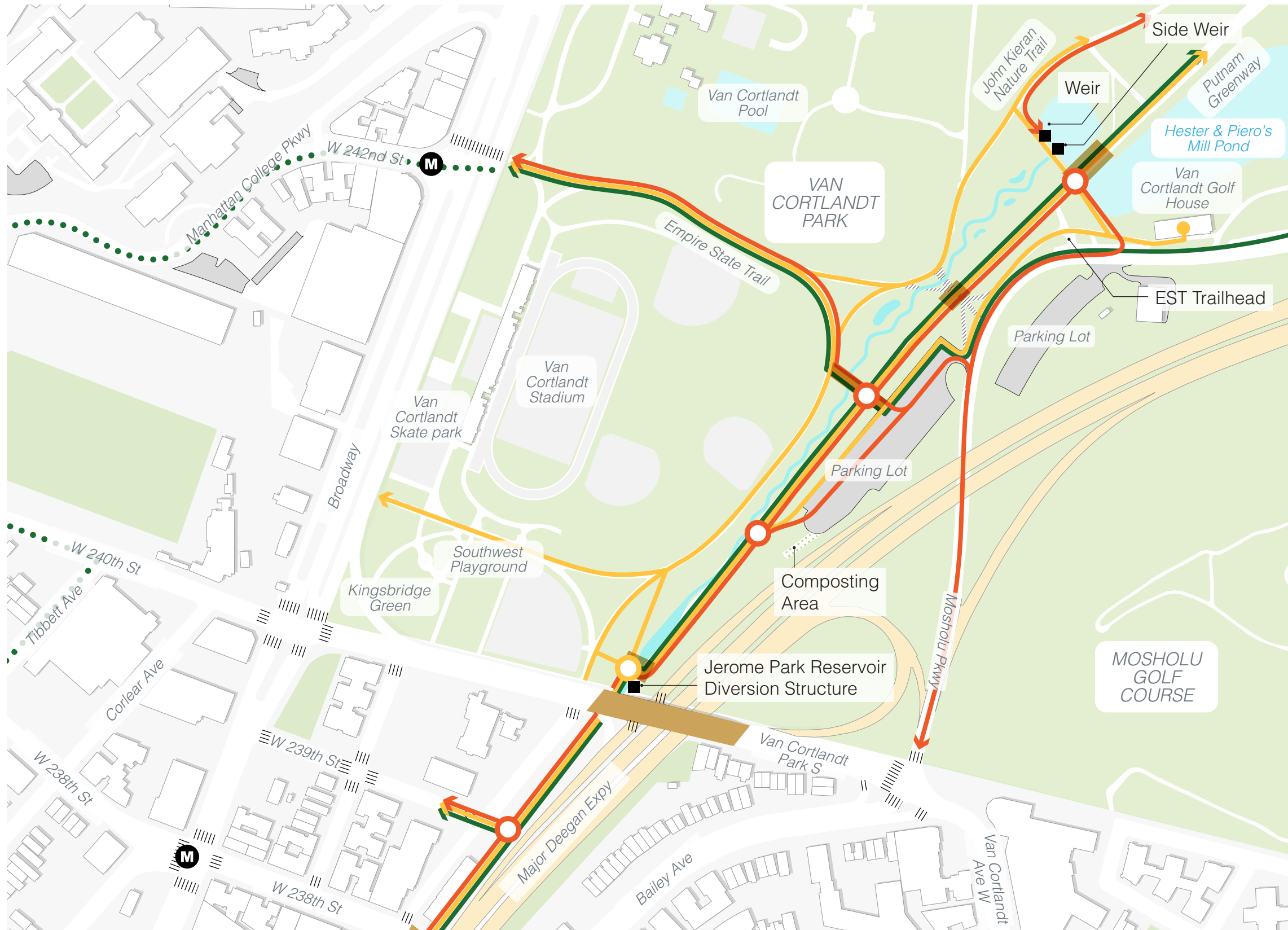


**Tibbetts Brook Daylighting | Emergency / M&O Access**

December 14, 2022



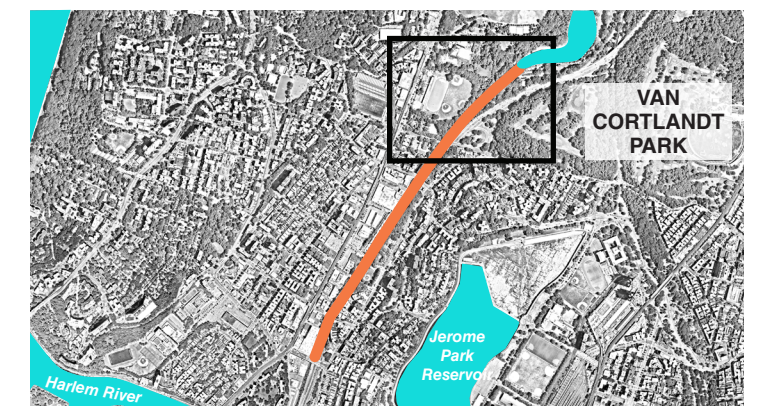
**STARR WHITEHOUSE**  
Landscape Architects  
and Planners PLLC



### LEGEND

- |                        |                                 |
|------------------------|---------------------------------|
| Bridges                | Existing Paths to Remove        |
| Highway                | Empire State Trail              |
| Parking                | Pedestrian / Bike Access Point  |
| Parkland               | Vehicular / Shared Access Point |
| Tibbetts Brook         | Maintenance Structure           |
| Water Bodies           |                                 |
| Pedestrian Circulation |                                 |
| Bike Circulation       |                                 |
| Vehicular Circulation  |                                 |

- Remove path under the Putnam Rail Bridge
- Consolidate East-West Access with a bridge/ramp connection along West 242nd St
- Limit the number of access points to four (4)
- Reconfigure west parking area to activate western end and optimize access to new section of Putnam Greenway.



LOCATION MAP



# Tibbetts Brook Daylighting | VCP - Circulation

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC

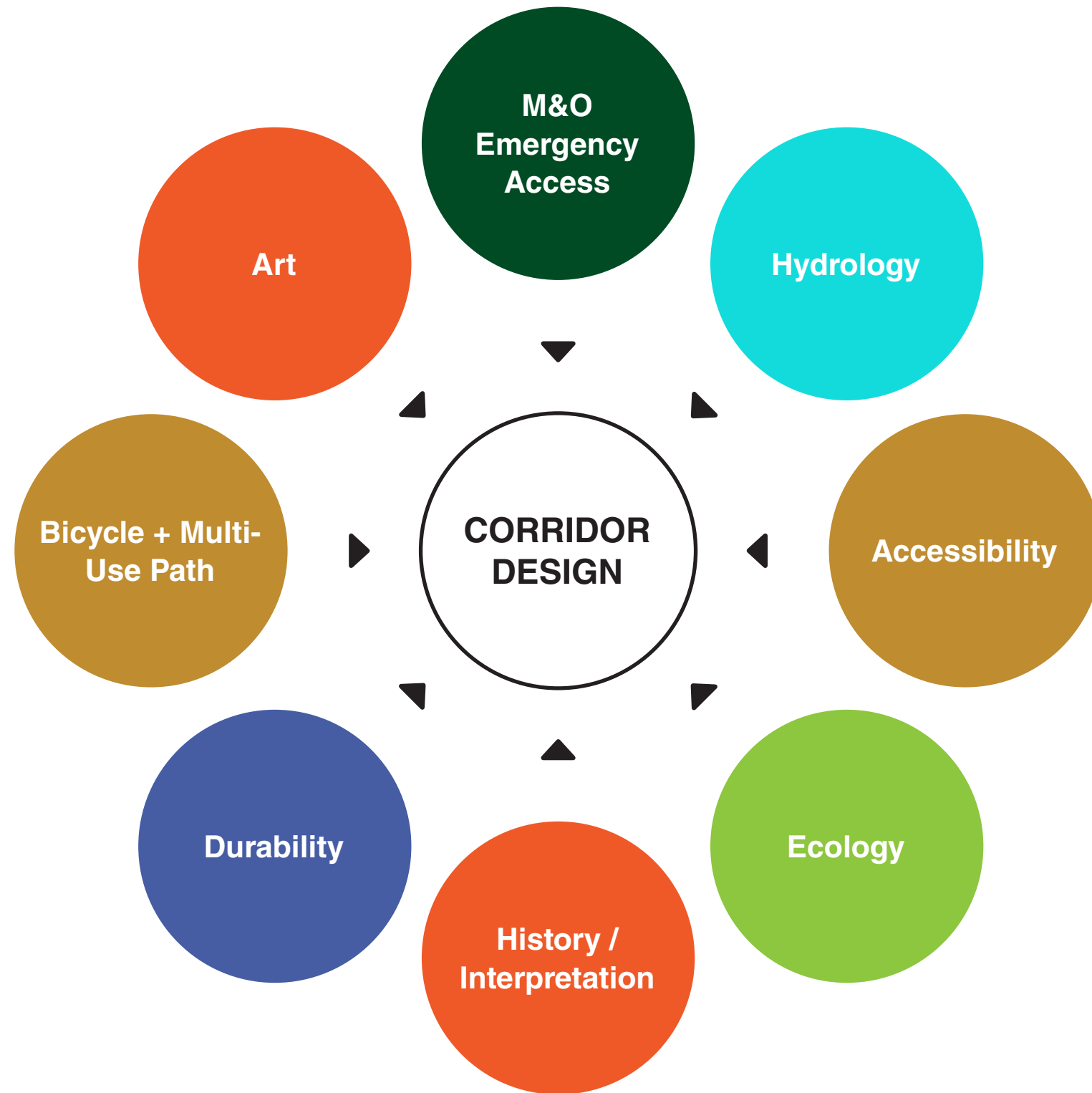
# 02 VCP AND CSX CORRIDOR DESIGN

## Tibbetts Brook Daylighting

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



# Tibbetts Brook Daylighting | Design Considerations - Corridor Design

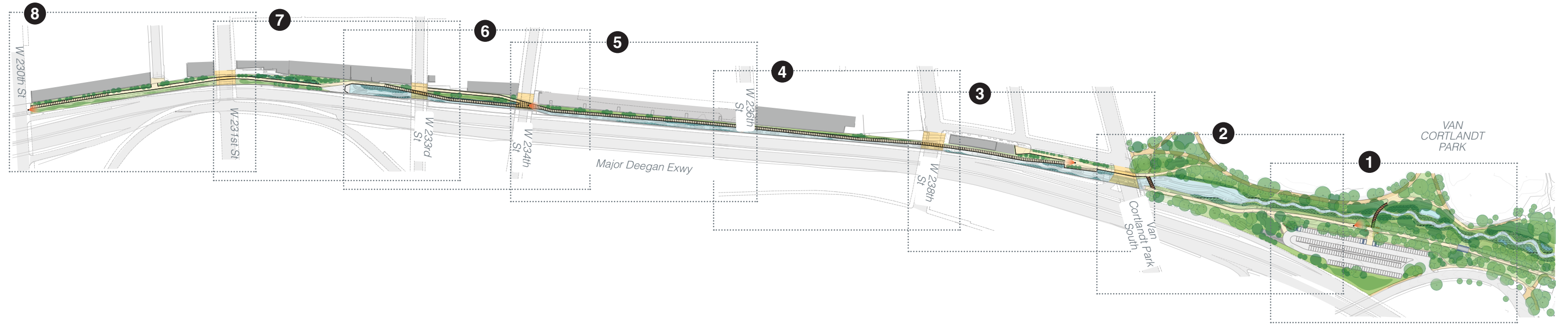
December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC

# SEGMENTS

- 1 Van Cortlandt Park (North)
- 2 Van Cortlandt Park (South)
- 3 W. 238th St to Van Cortlandt Park South
- 4 W. 236th St to W. 238th St
- 5 W. 234th St to W. 236th St
- 6 W. 233rd St to W. 234th St
- 7 W. 231st St to W. 233rd St
- 8 W. 230th St to W. 231st St



## Tibbetts Brook Daylighting | Key Plan

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



View of Putnam Greenway looking South in Van Cortlandt Park

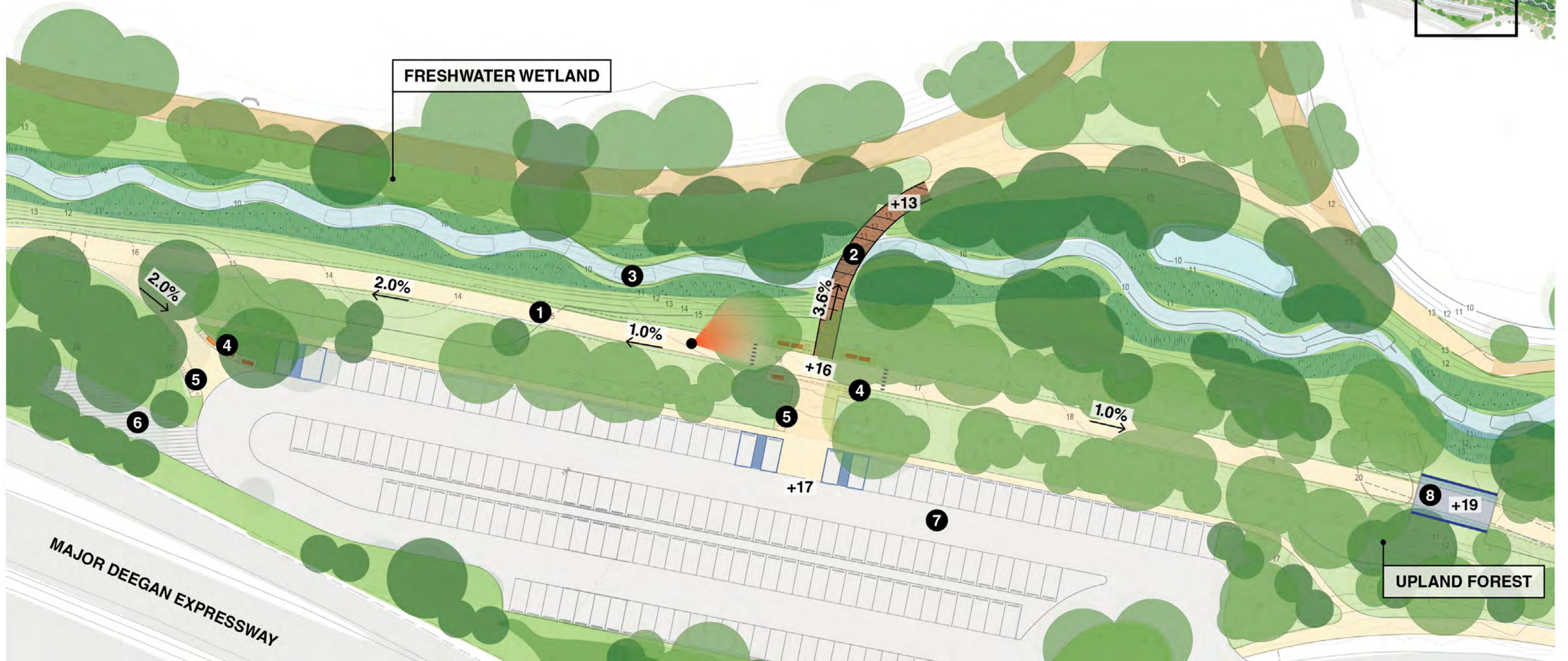
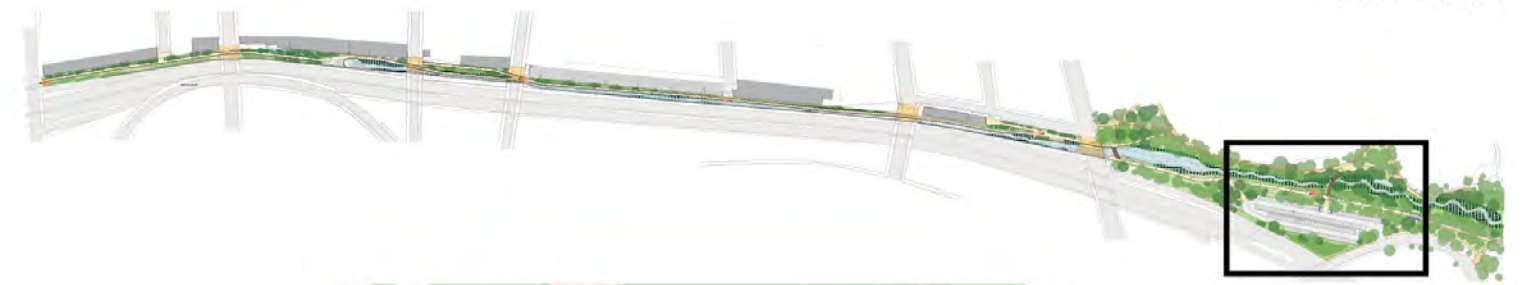
## Tibbetts Brook Daylighting | Existing Conditions - VCP

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC





**LEGEND**

① Putnam Trail	② Proposed Bridge	③ Proposed Channel	④ Benches / Seating	⑤ Bike Racks	⑥ Compost Area	⑦ Parking Lot	⑧ Existing Putnam Bridge
Asphalt	Cast in place (C.I.P.) Concrete Bridge	Existing Park Path	Parking	Rumble Strip			
Water	Shrubland	Wetland	Existing Trees	Proposed Trees			

0 25' 50' N

# Tibbetts Brook Daylighting | Van Cortlandt Park North





December 14, 2022

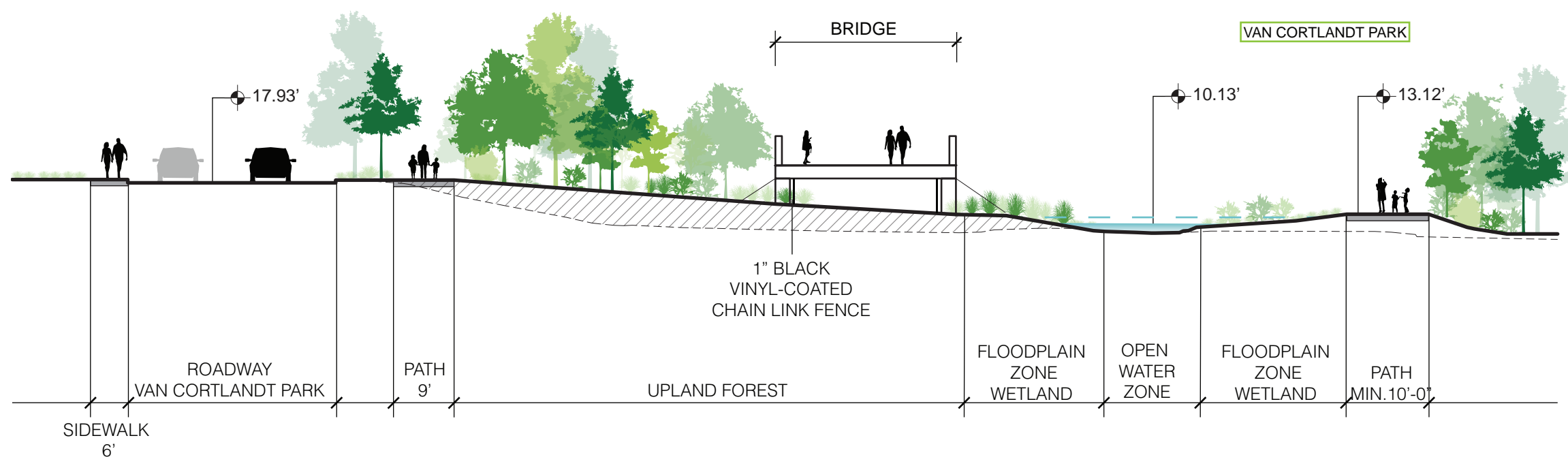


# SECTION

Section through Putnam Bridge

# LEGEND

-  Proposed grade
-  Existing Grade
-  Base Flow
-  Wet Weather Flow







## Tibbetts Brook Daylighting | Section - Van Cortlandt Park North

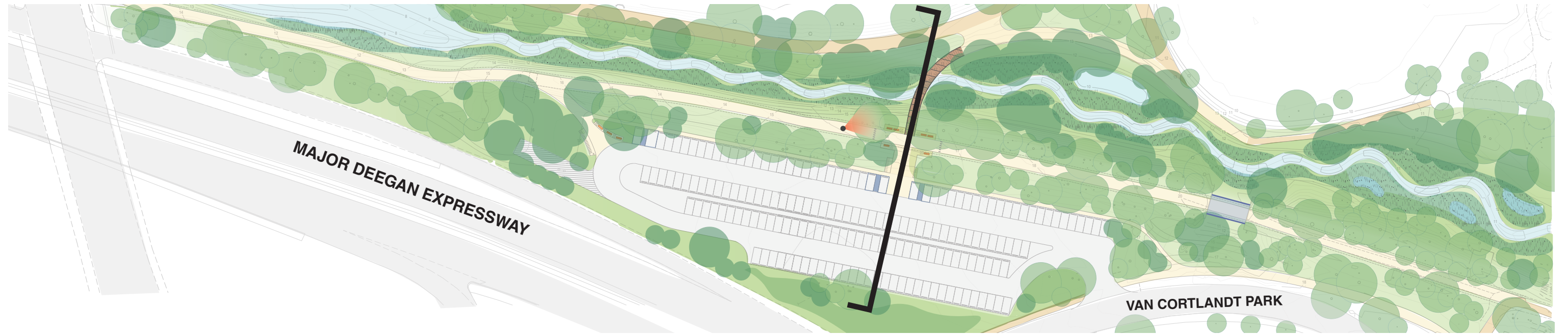
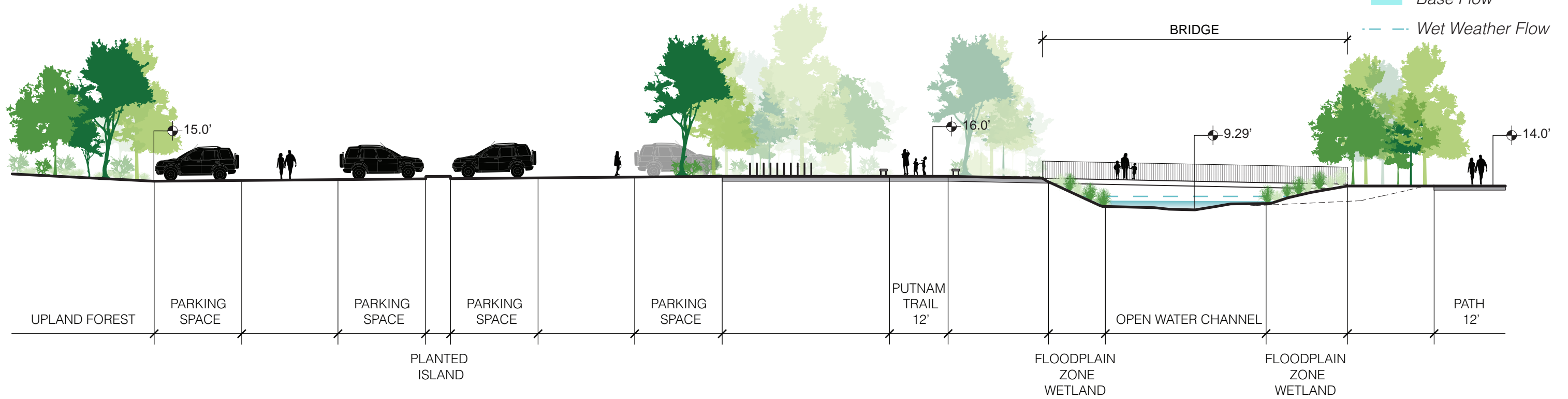
December 14, 2022

# SECTION

Section through proposed bridge and parking lot

# LEGEND

-  Proposed grade
-  Existing Grade
-  Base Flow
-  Wet Weather Flow



## Tibbetts Brook Daylighting | Section - Van Cortlandt Park North

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC

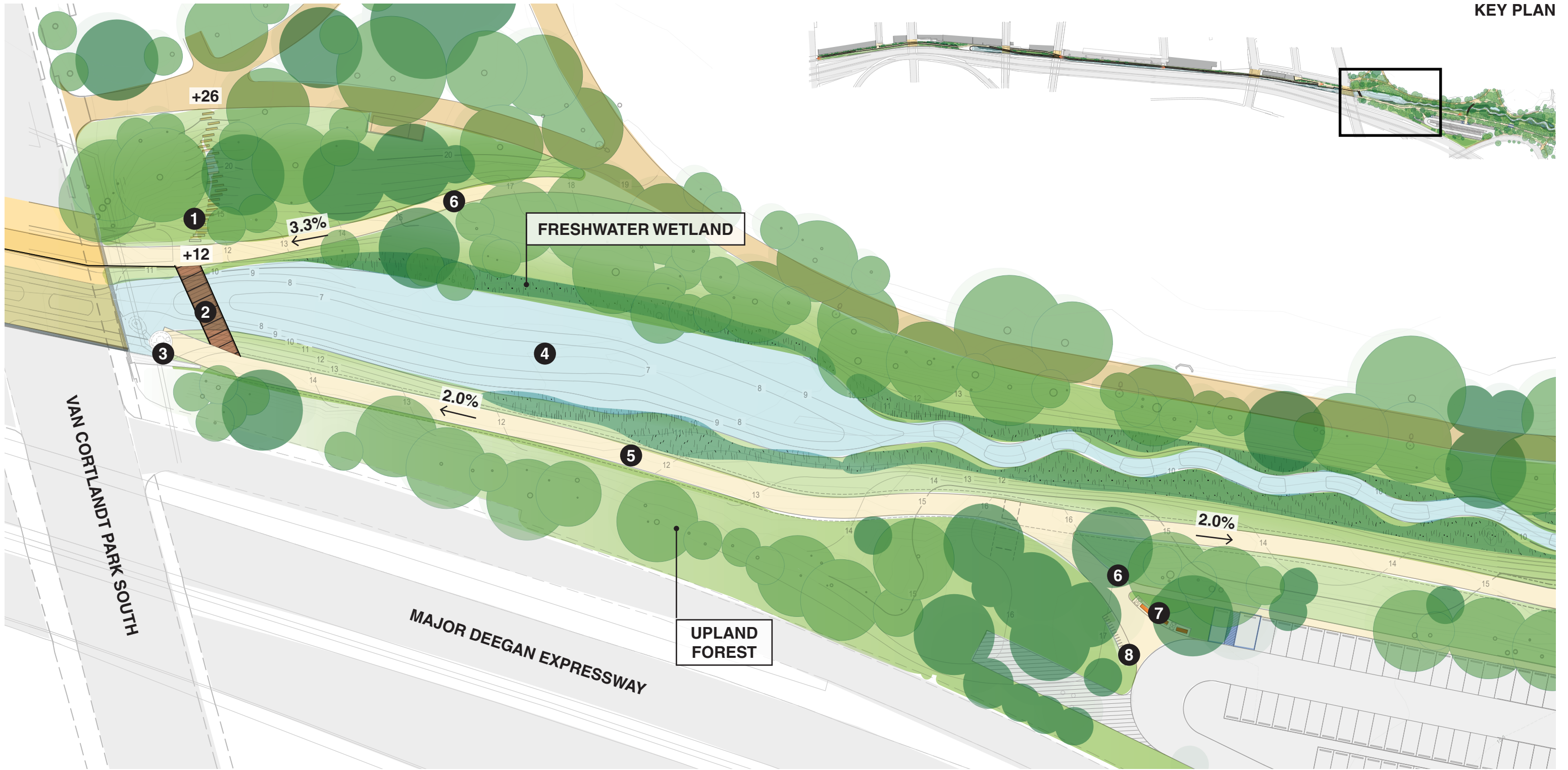


# Tibbetts Brook Daylighting | Van Cortlandt Park View Looking North

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



**LEGEND**

<b>1</b> Stone Steps	<b>2</b> Proposed Bridge	<b>3</b> Jerome Park Reservoir Structure	<b>4</b> Proposed Channel	<b>5</b> Putnam Trail	<b>6</b> Access Path	<b>7</b> Benches / Seating	<b>8</b> Bike Racks
Full Depth Asphalt	C.I.P. Concrete Bridge	Existing Park Path	Parking	Potential Art Location			
Water	Shrubland	Wetland	Existing Trees	Proposed Trees			

0 25' 50' N

# Tibbetts Brook Daylighting | Van Cortlandt Park South

December 14, 2022

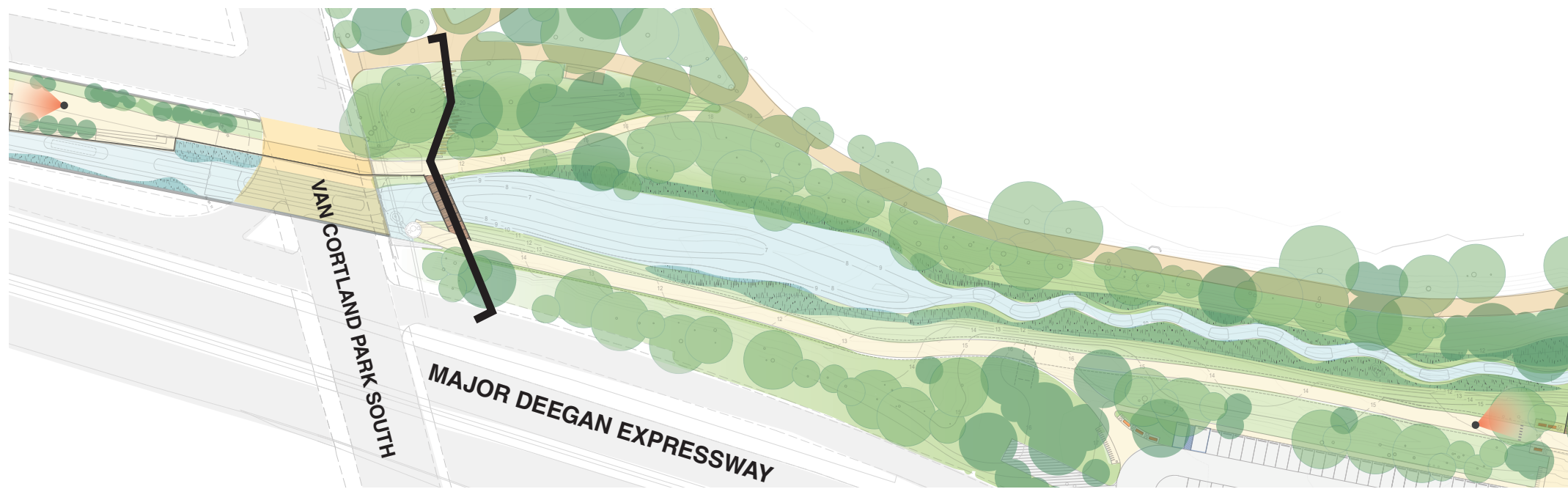
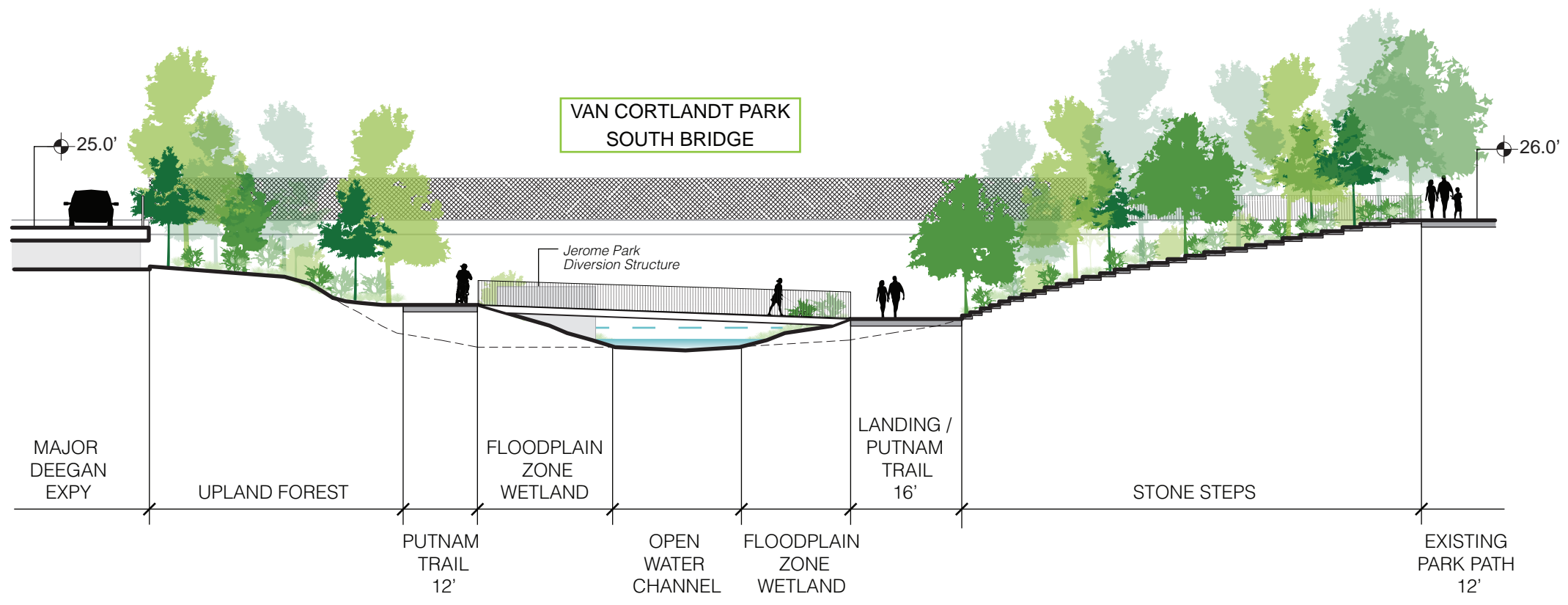


# SECTION

Section through proposed bridge and woodland

# LEGEND

- Proposed grade
- - - Existing Grade
- Base Flow
- · - Wet Weather Flow



## Tibbetts Brook Daylighting | Section - Van Cortlandt Park South

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



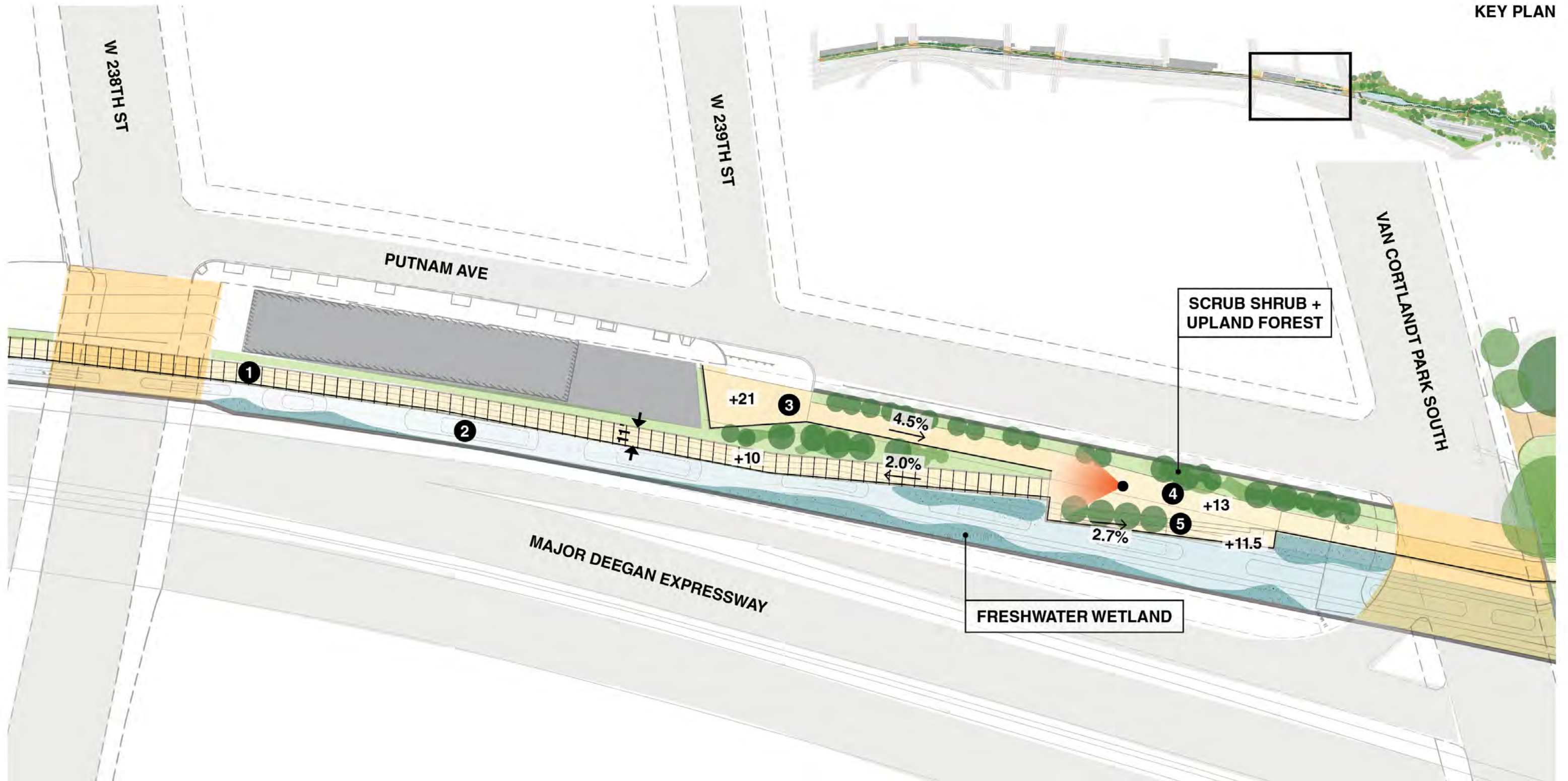
View of CSX Corridor looking South from Van Cortlandt Park South bridge

## Tibbetts Brook Daylighting | Existing Conditions - CSX Corridor

December 14, 2022

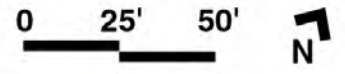


STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



**LEGEND**

- 1** Putnam Trail - 11 ft.
- 2** Proposed Channel
- 3** Proposed Access Landing
- 4** Proposed Landing / Plaza
- 5** Lookout
- C.I.P. Concrete
- C.I.P. Concrete Elevated Pathway
- Surrounding Buildings
- Potential Art Location
- Water
- Shrubland
- Wetland
- Existing Trees
- Proposed Trees



**Tibbetts Brook Daylighting | W. 238th St - Van Cortlandt Park South**

December 14, 2022







# Tibbetts Brook Daylighting | W. 239th Street View Looking South

December 14, 2022



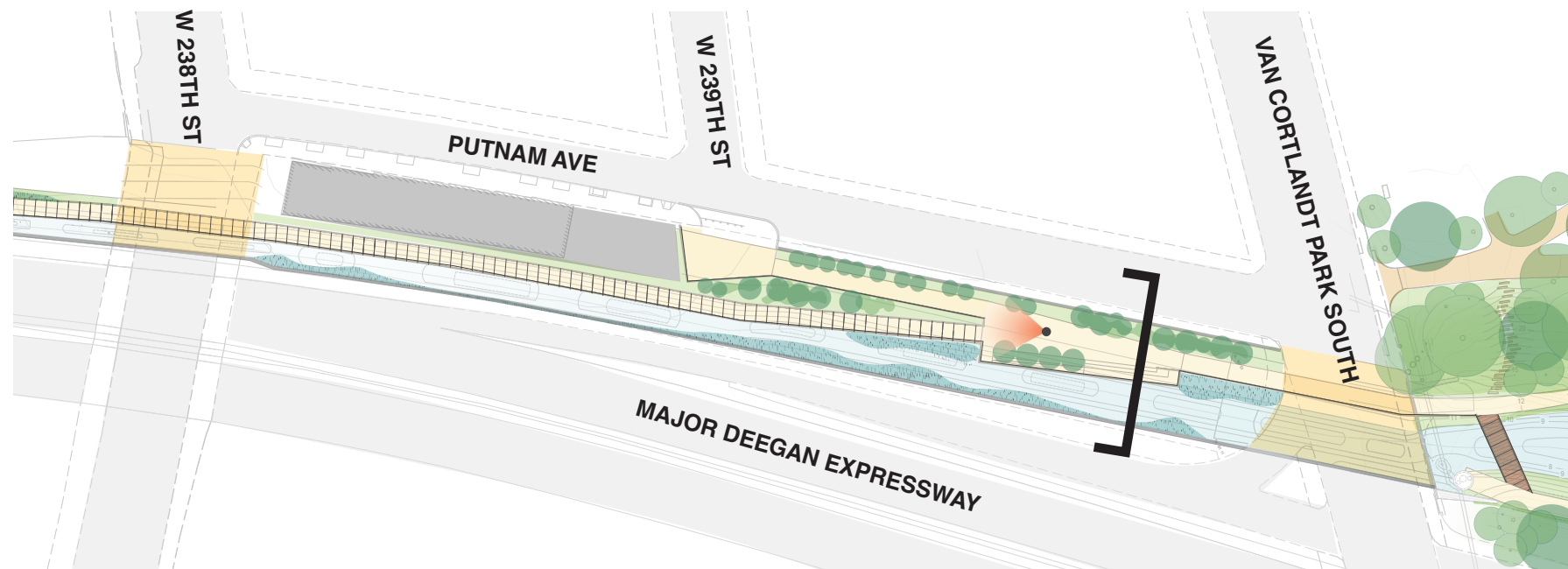
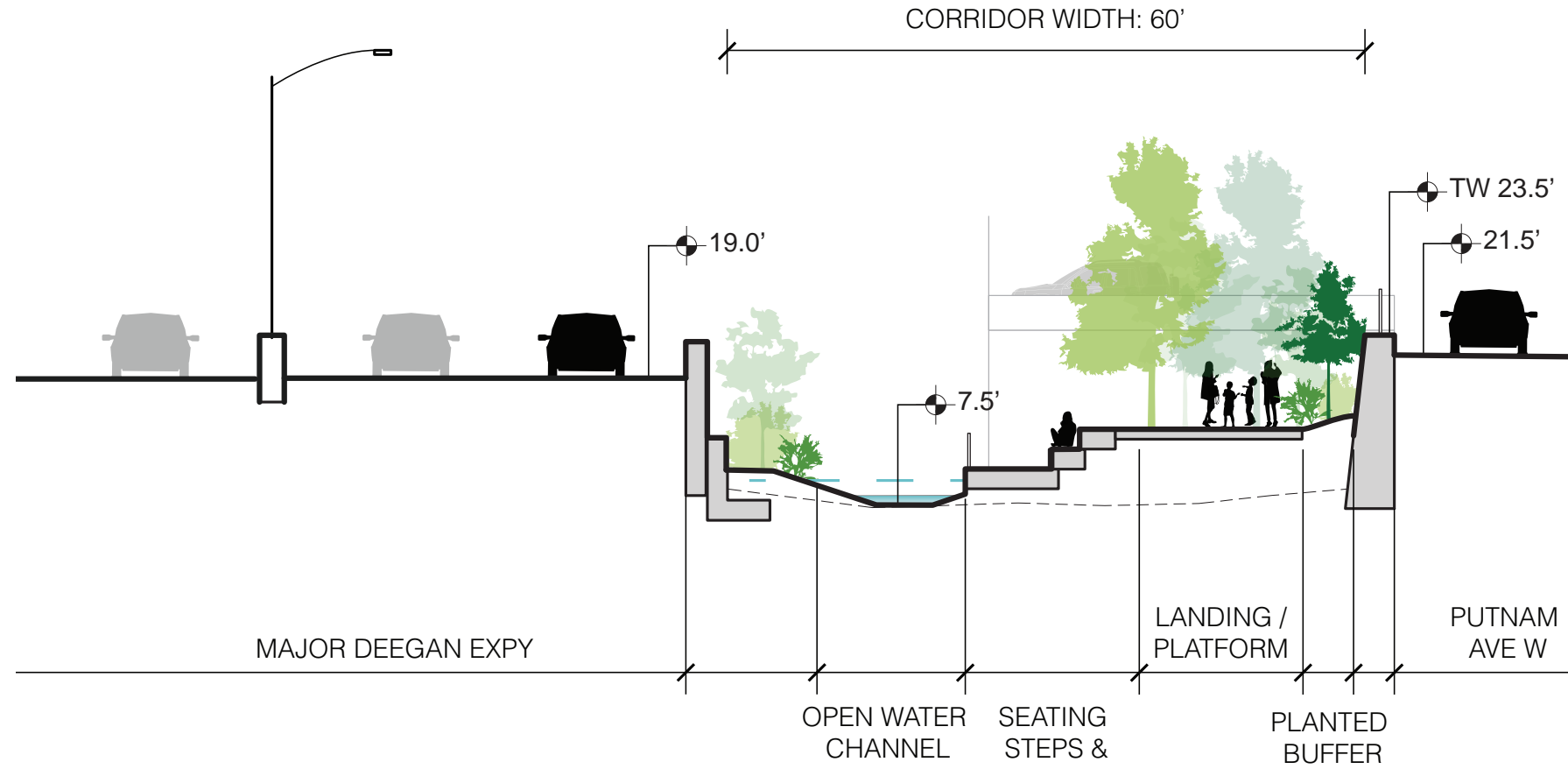
STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC

# SECTION

Section through proposed steps at stream channel

# LEGEND

- Proposed grade
- - - Existing Grade
- Base Flow
- · - Wet Weather Flow

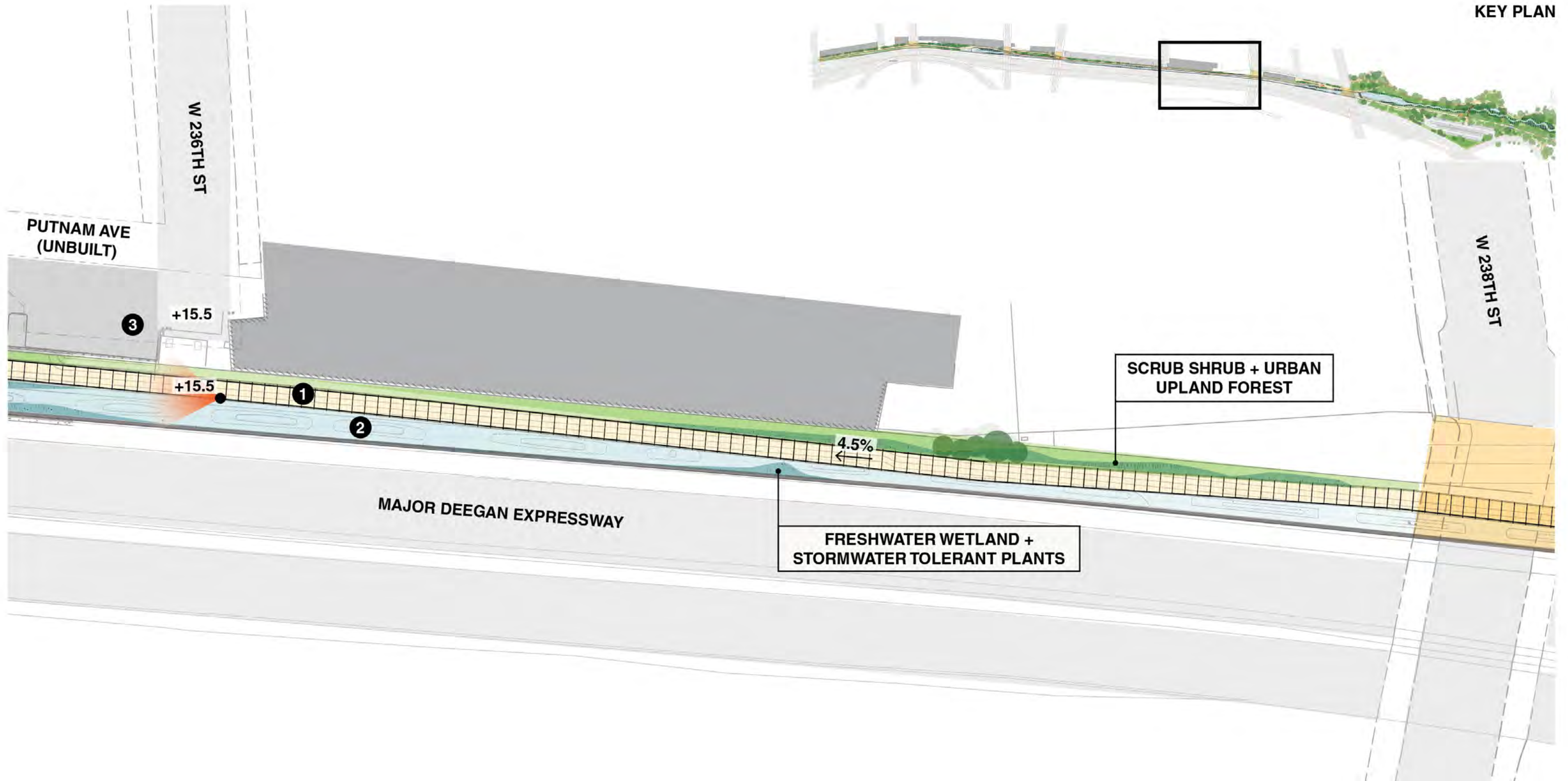


## Tibbetts Brook Daylighting | Section - W. 238th St to VCP South

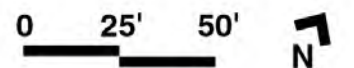
December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



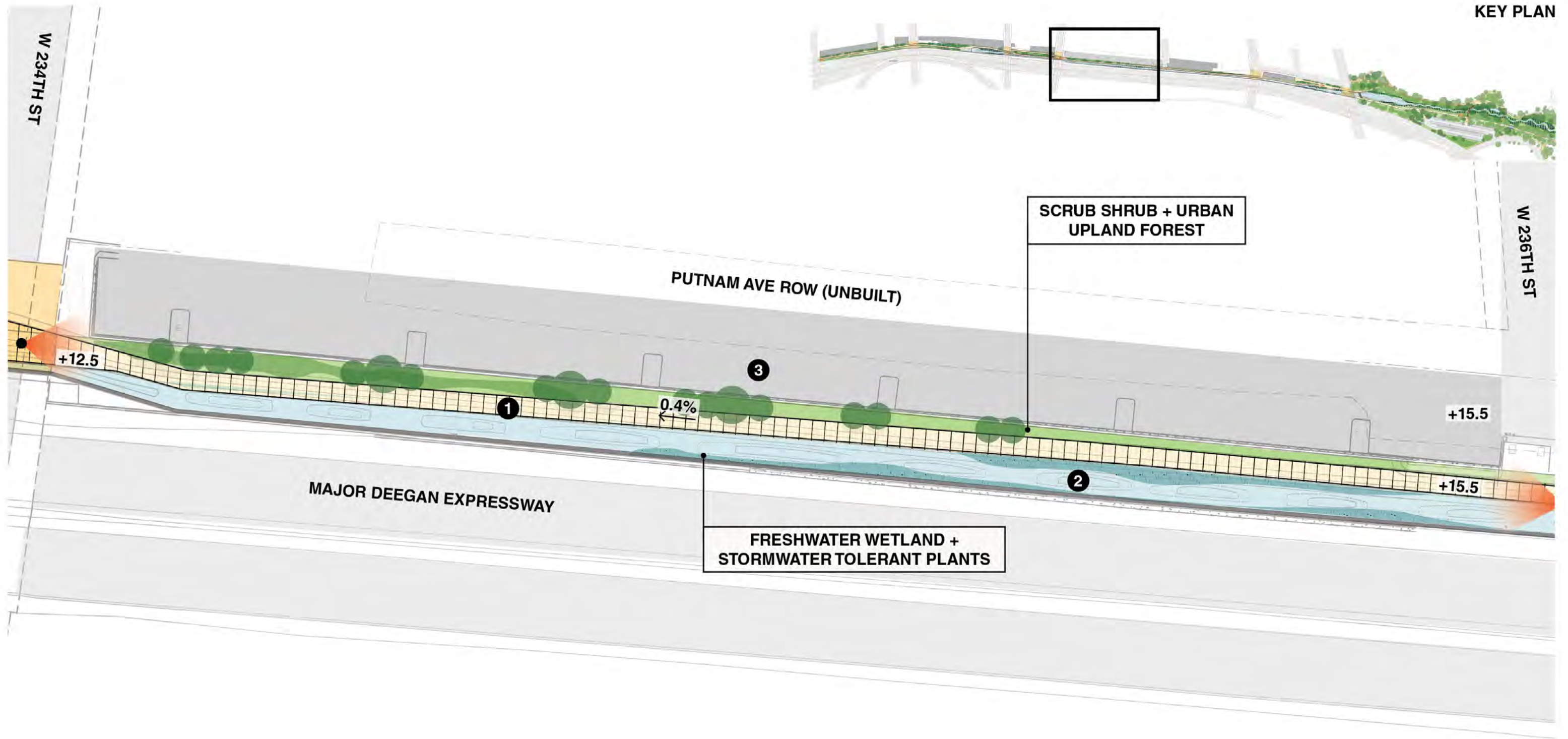
- LEGEND**
- 1** Putnam Trail - 11 ft.
  - 2** Proposed Channel
  - 3** Existing Private Parking Lot
  - C.I.P. Elevated Concrete Pathway
  - Parking
  - Surrounding Buildings
  - Potential Art Location
  - Water
  - Shrubland
  - Wetland
  - Proposed Trees



# Tibbetts Brook Daylighting | W. 236th St to W. 238th St

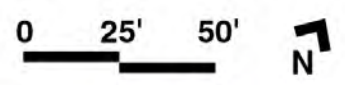
December 14, 2022





**LEGEND**

- 1** Putnam Trail - 11 ft.
- 2** Proposed Channel
- 3** Existing Private Parking Lot
- C.I.P. Concrete Elevated Pathway
- Parking
- Potential Art Location
- Water
- Shrubland
- Wetland
- Proposed Trees



# Tibbetts Brook Daylighting | W. 234th St to W.236th St

December 14, 2022





# Tibbetts Brook Daylighting | W.236th Street View Looking South

December 14, 2022



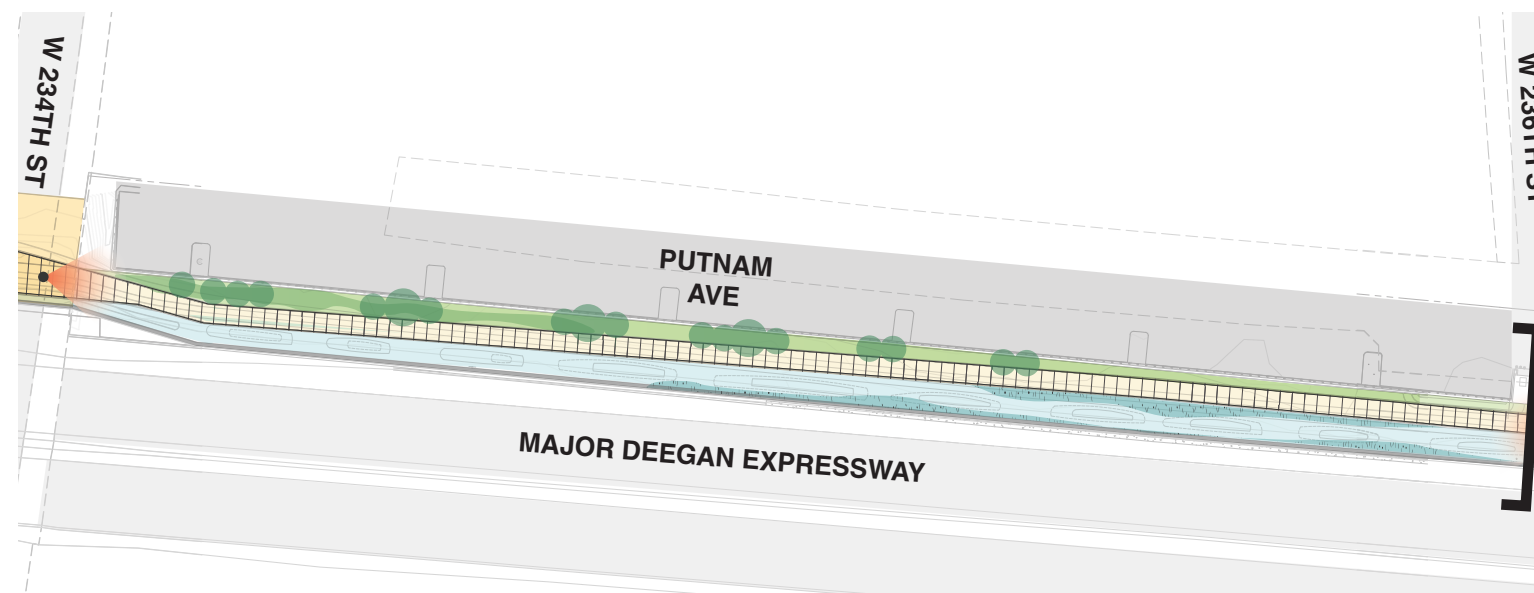
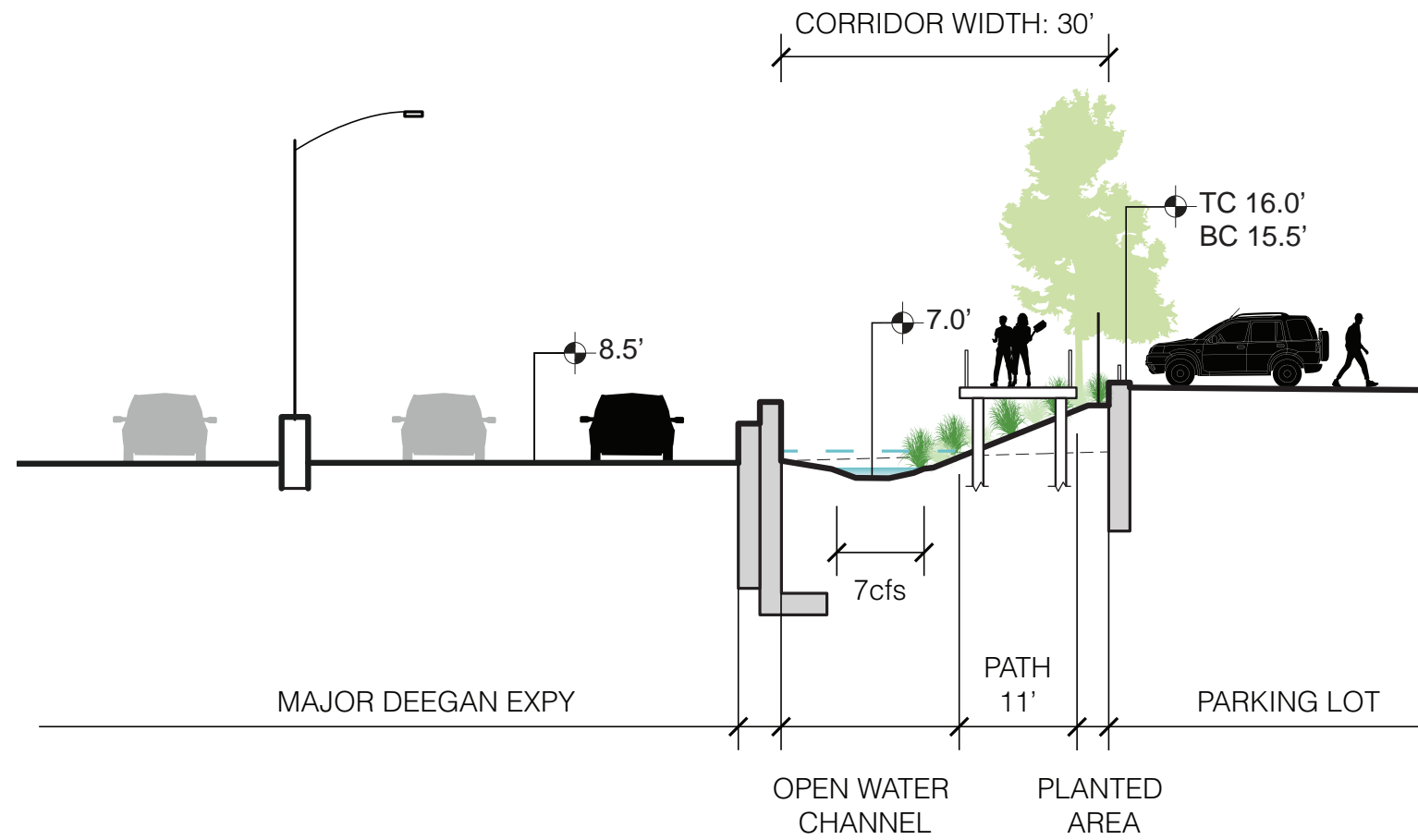
STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC

# SECTION

Proposed corridor is raised to adjacent parking lot elevation

# LEGEND

- Proposed grade
- - - Existing Grade
- Base Flow
- - - Wet Weather Flow



## Tibbetts Brook Daylighting | Section - W. 236th St

December 14, 2022

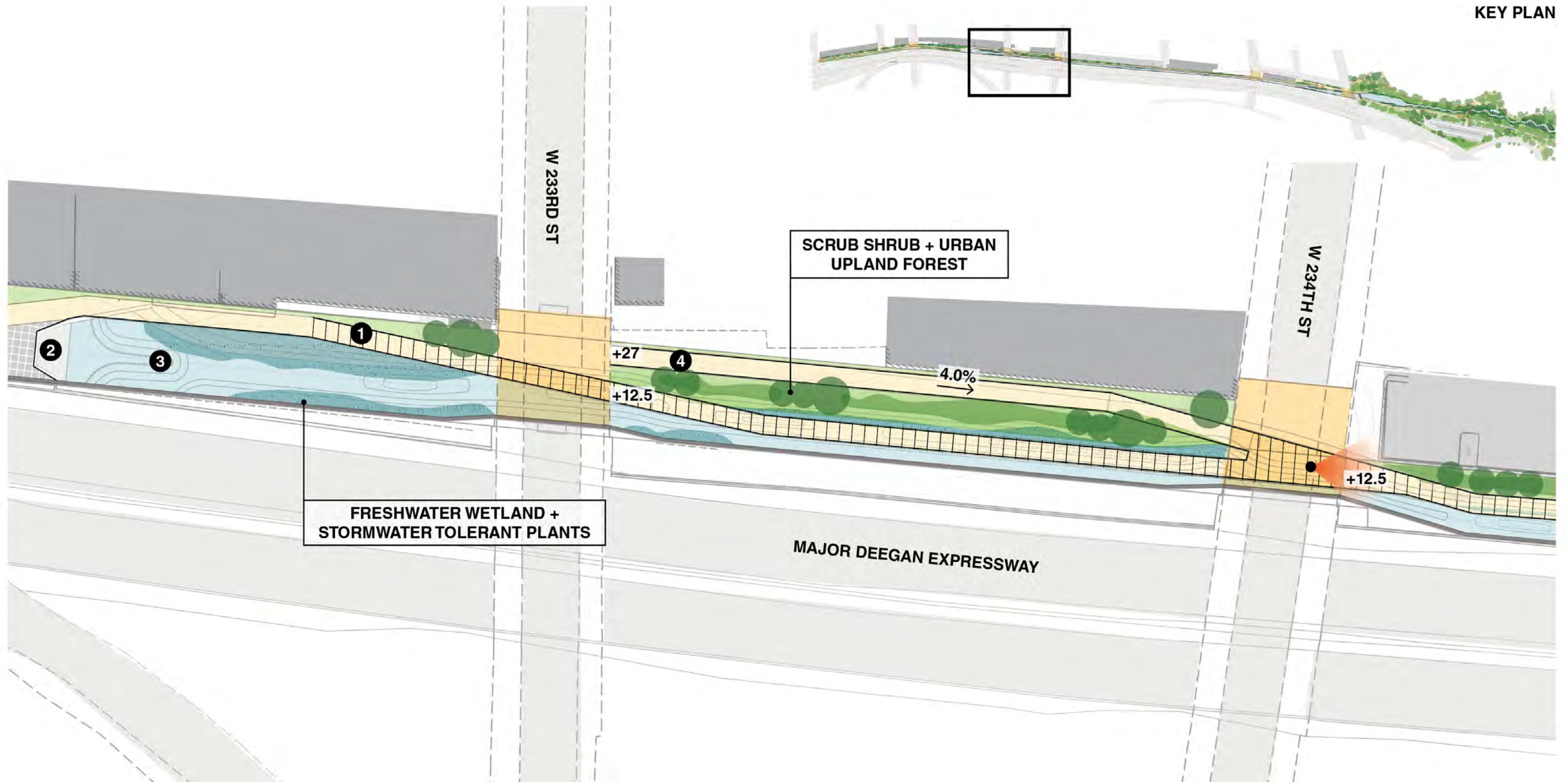


## Tibbetts Brook Daylighting | W. 234th Street View Looking North

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



- LEGEND**
- 1** Putnam Trail - 11 ft.
  - 2** Intake Structure
  - 3** Proposed Channel
  - 4** Proposed Access Ramp
  - C.I.P. Concrete
  - C.I.P. Concrete Elevated Pathway
  - Surrounding Buildings
  - Potential Art Location
  - Water
  - Shrubland
  - Wetland
  - Proposed Trees



# Tibbetts Brook Daylighting | W. 233rd St to W. 234th St

December 14, 2022



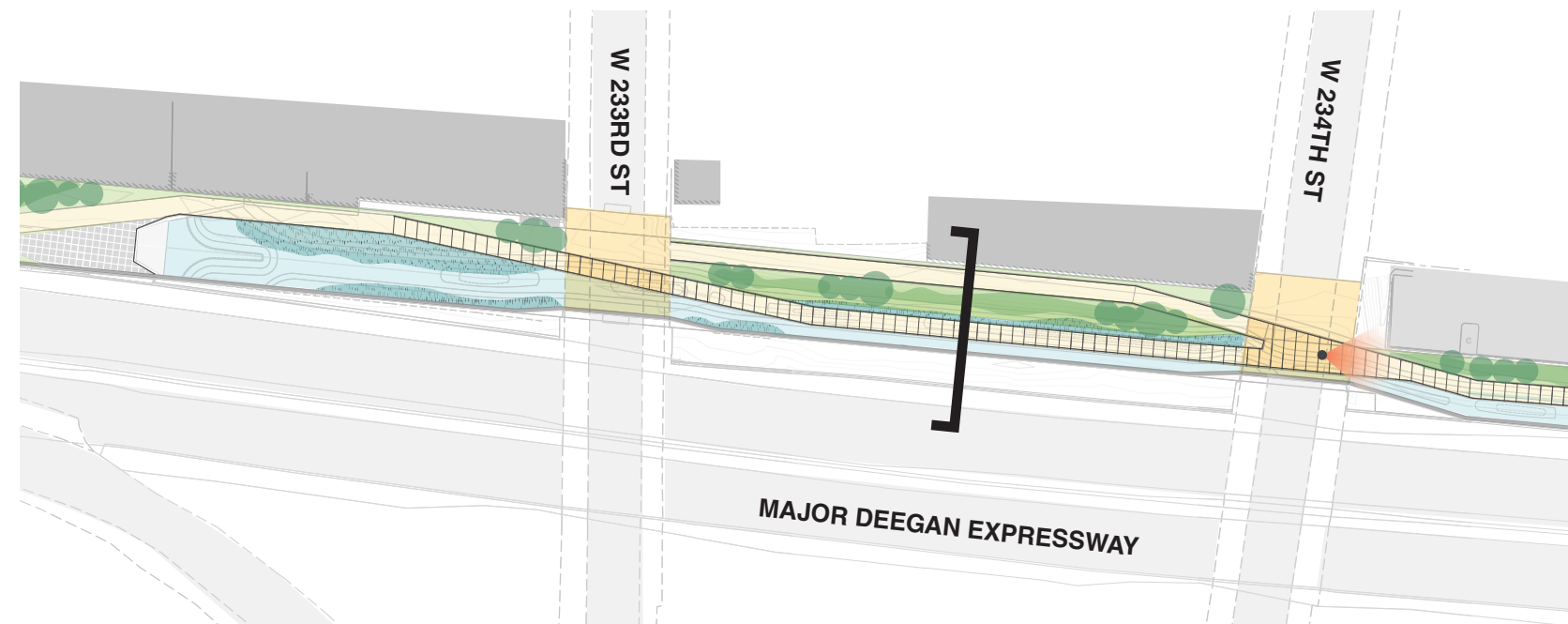
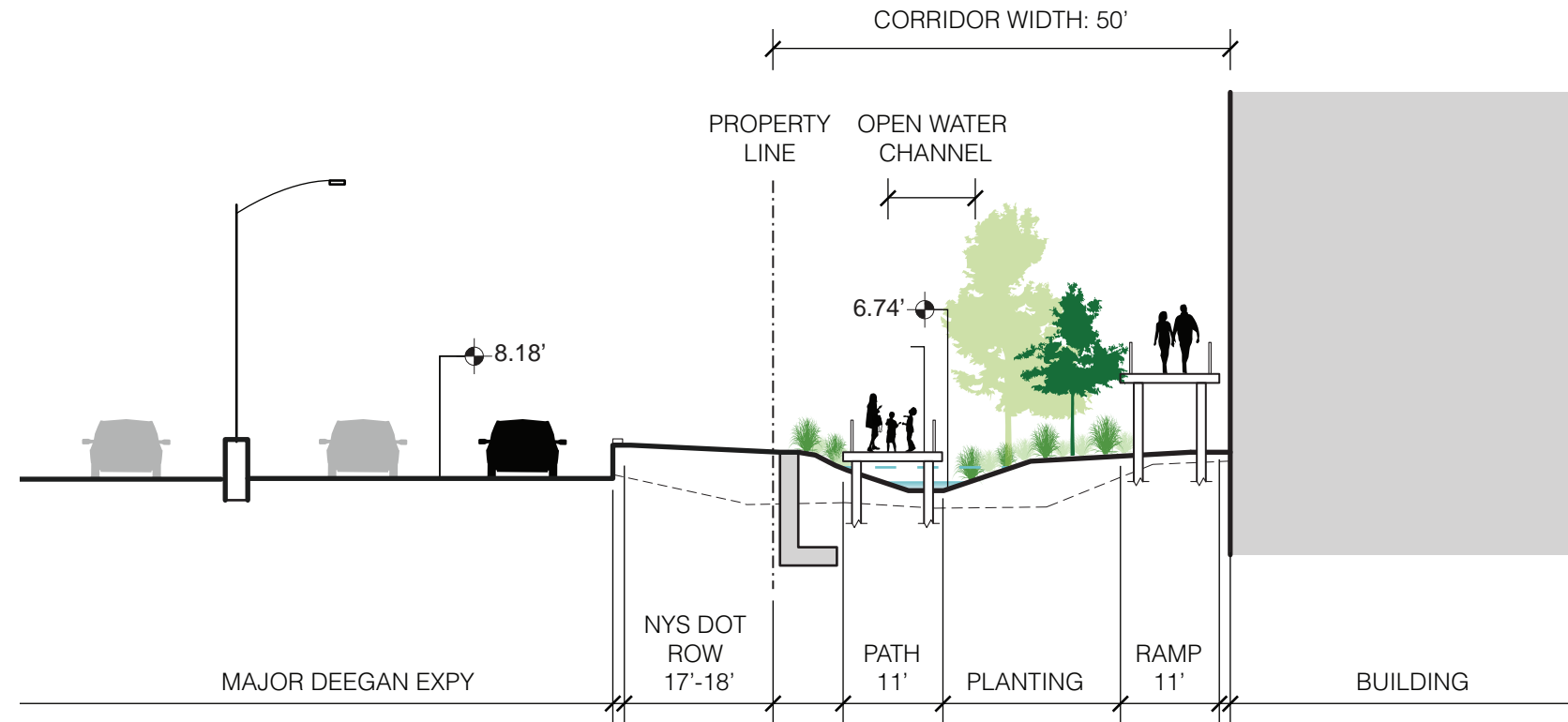


# SECTION

Section through proposed access ramp and stream corridor

# LEGEND

- Proposed grade
- - - Existing Grade
- Base Flow
- · - · Wet Weather Flow



## Tibbetts Brook Daylighting | Section - W. 233rd St to W. 234th St

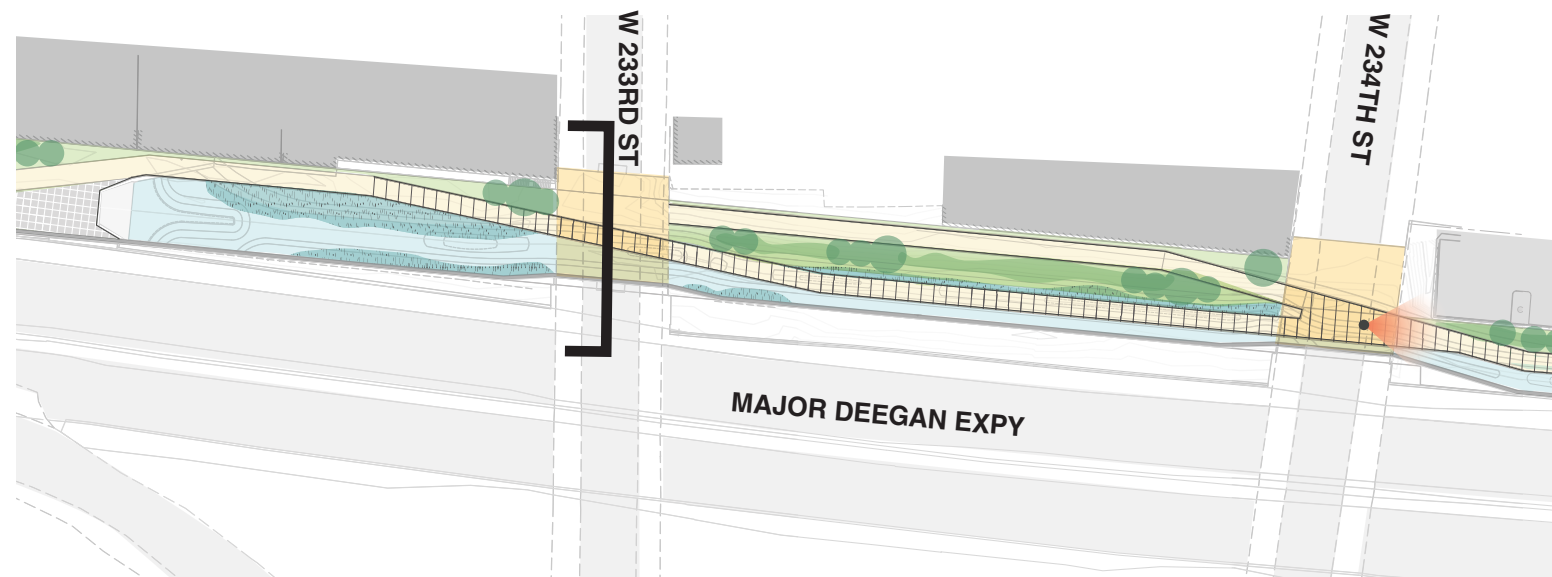
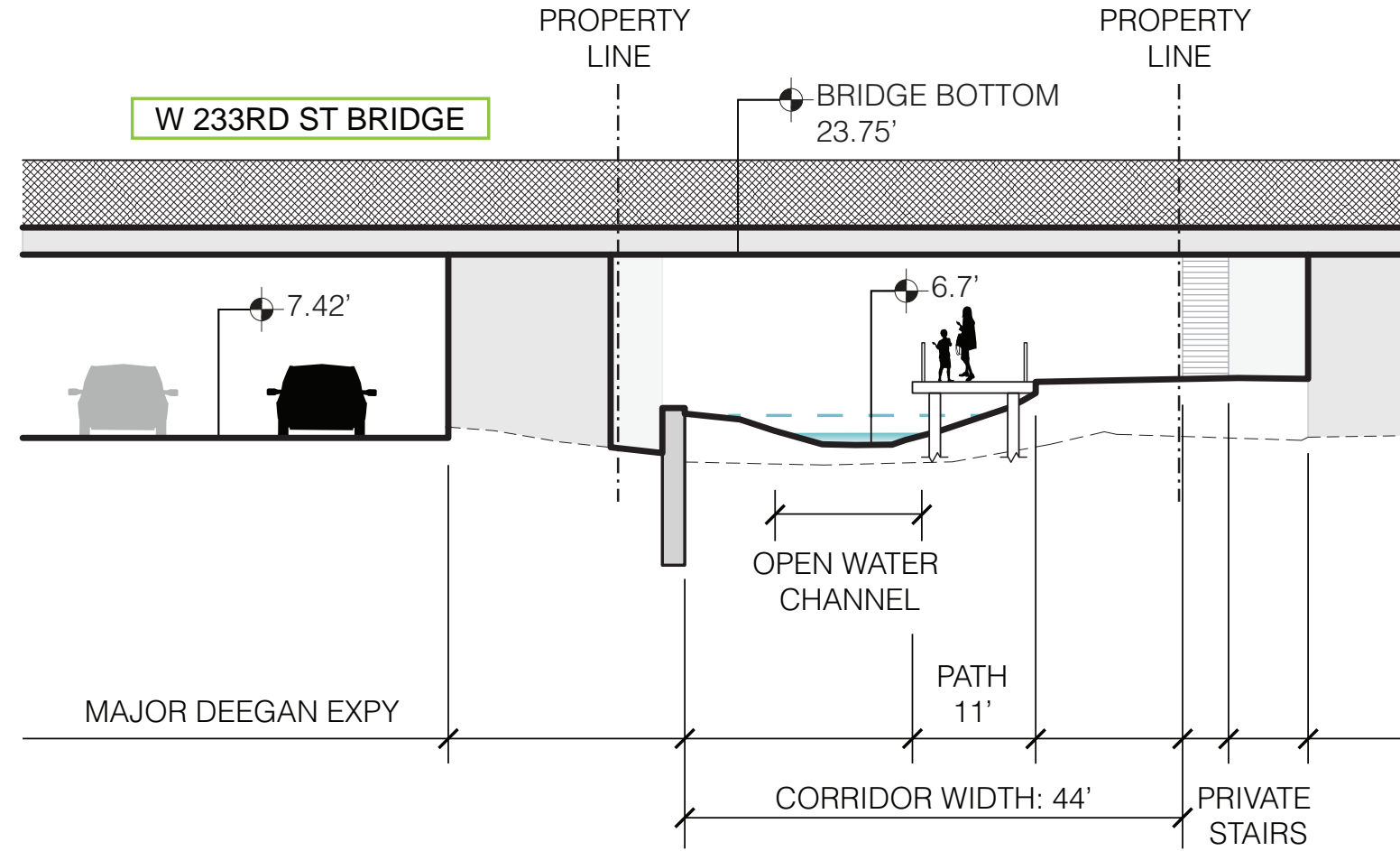
December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC

# SECTION

Section through area under W 233rd St Bridge



# LEGEND

- Proposed grade
- Existing Grade
- Base Flow
- Wet Weather Flow



BRIDGE UNDERPASS (W. 233RD ST)



BRIDGE UNDERPASS (W. 234TH ST)

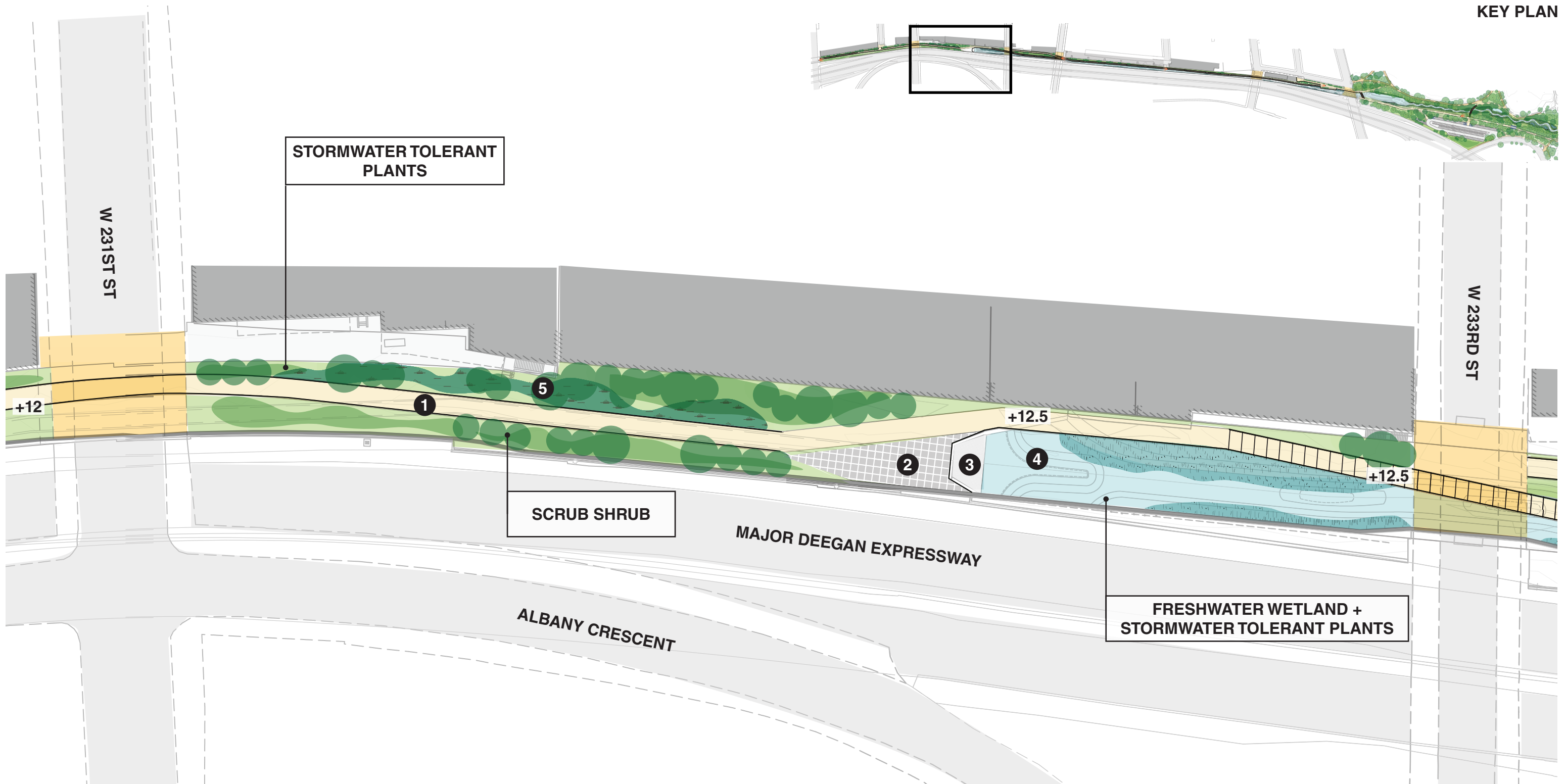
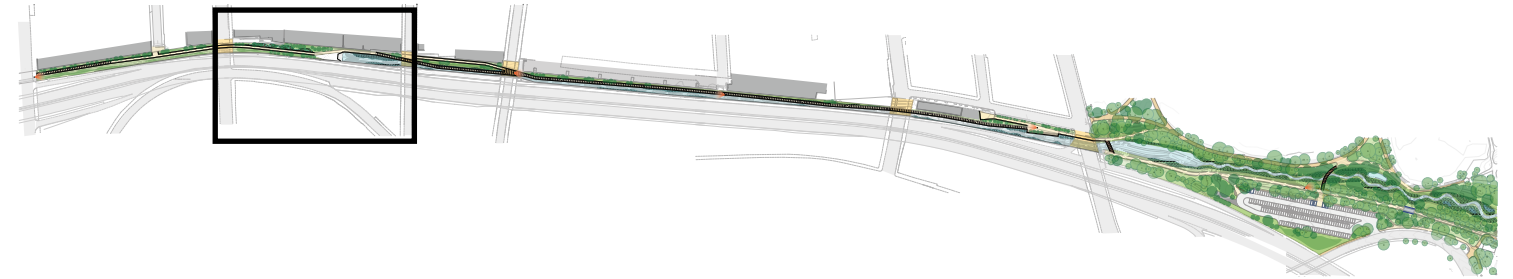
## Tibbetts Brook Daylighting | Section - W. 233rd St to W. 234th St

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC





**LEGEND**

- 1** Putnam Trail - 11 ft.
- 2** Proposed Deck
- 3** Intake Structure
- 4** Proposed Channel
- 5** Rain Garden
- C.I.P. Concrete
- C.I.P. Concrete Elevated Pathway
- Pavers
- Surrounding Buildings
- Potential Art Location
- Water
- Shrubland
- Wetland
- Proposed Trees

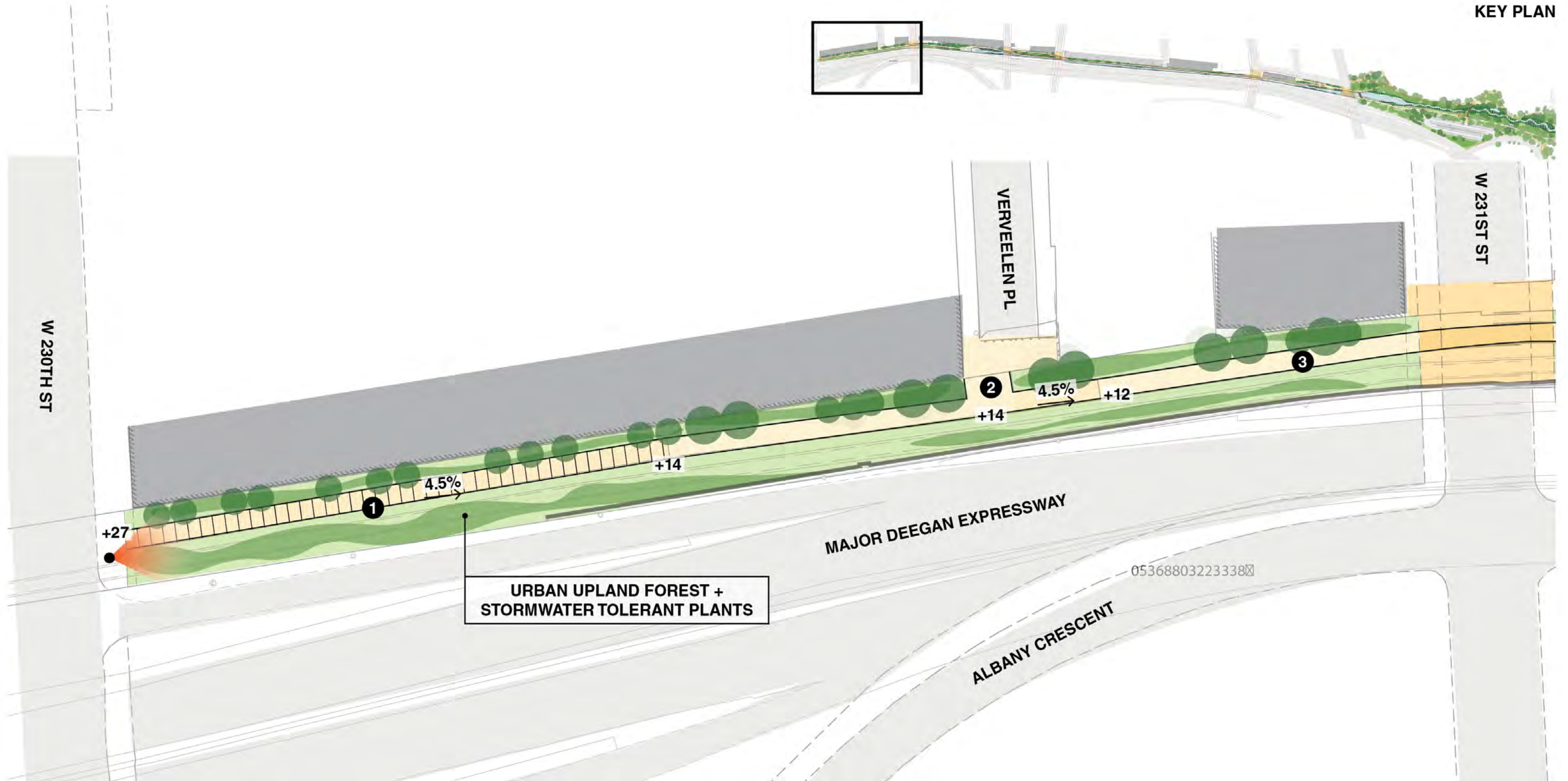


# Tibbetts Brook Daylighting | W. 231st St to W. 233rd St

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



**LEGEND**

<b>1</b> Proposed Ramp	<b>2</b> Proposed Landing	<b>3</b> Putnam Trail - 11ft.
C.I.P. Concrete	C.I.P. Concrete Elevated Path	Surrounding Buildings
Water	Shrubland	Wetland
	Proposed Trees	Potential Art Location



# Tibbetts Brook Daylighting | W. 230th St to W. 231st St

December 14, 2022

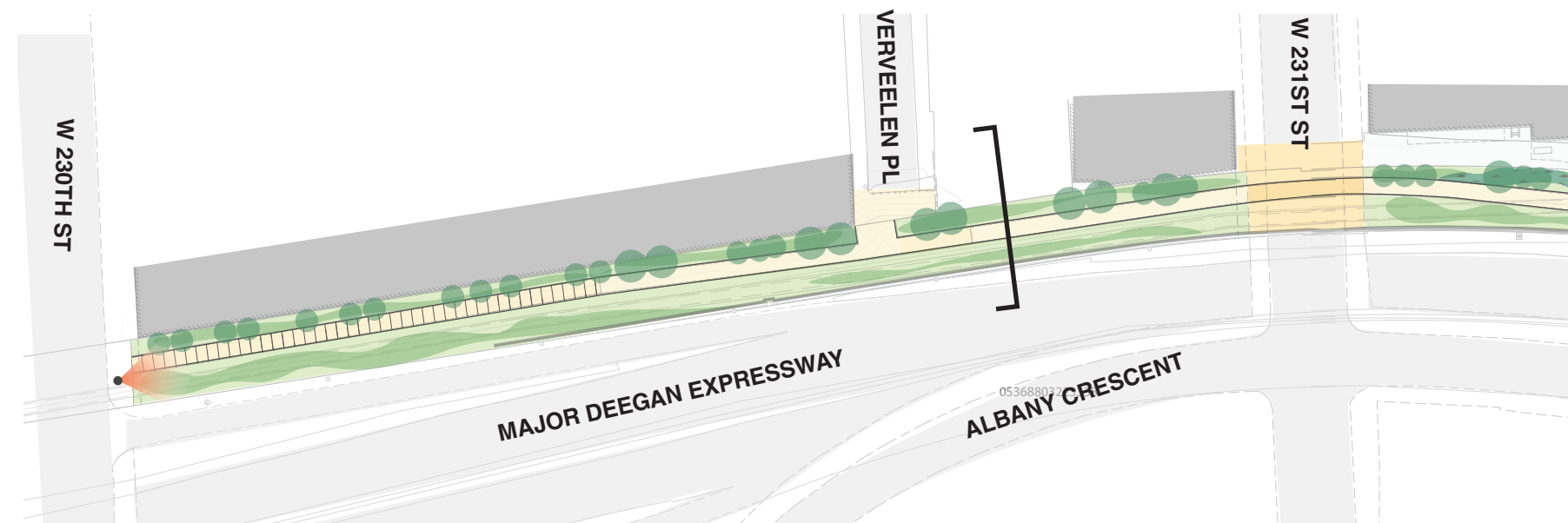
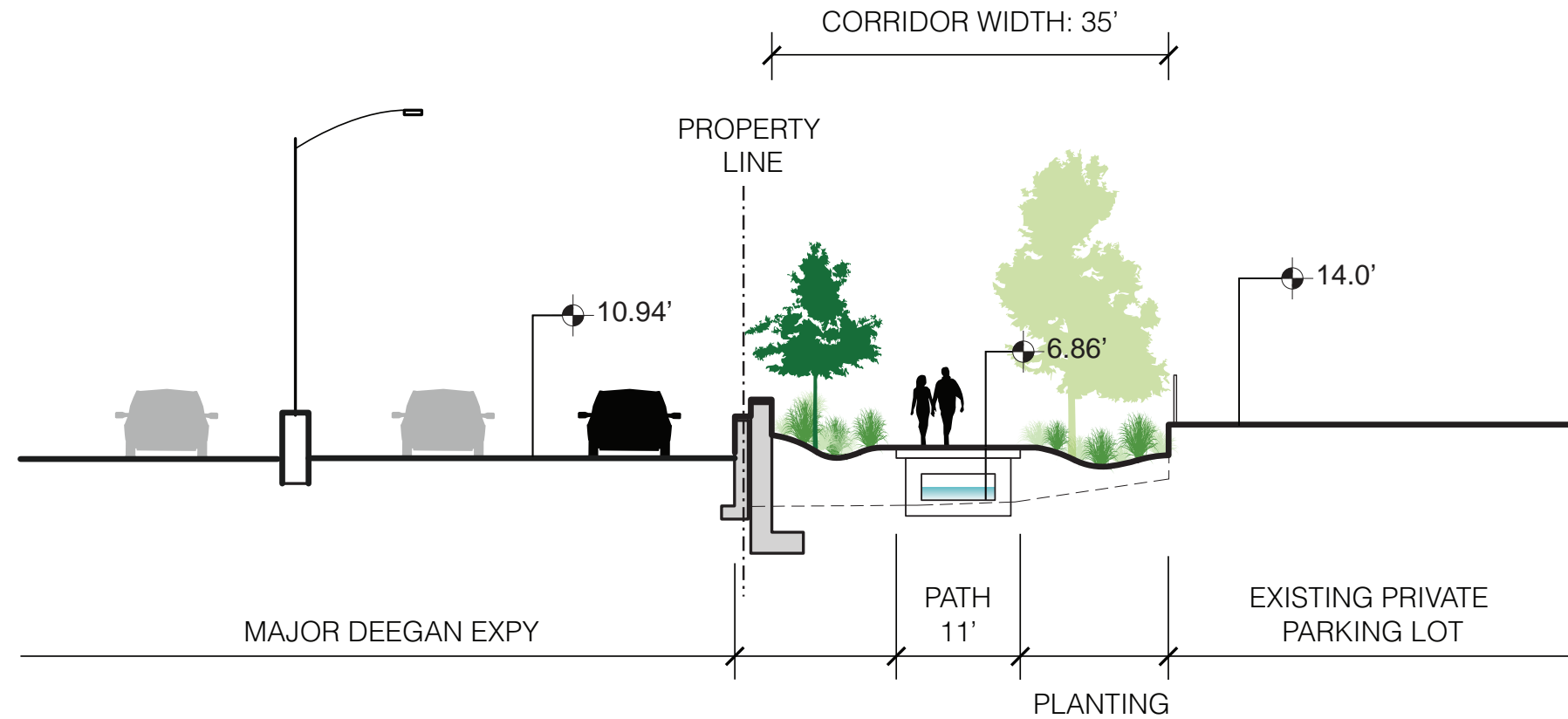


# SECTION

Section through proposed corridor on top of closed conduit

# LEGEND

- Proposed grade
- - - Existing Grade
- Base Flow
- · - · Wet Weather Flow



## Tibbetts Brook Daylighting | Section - W. 230th St to W. 231st St

December 14, 2022



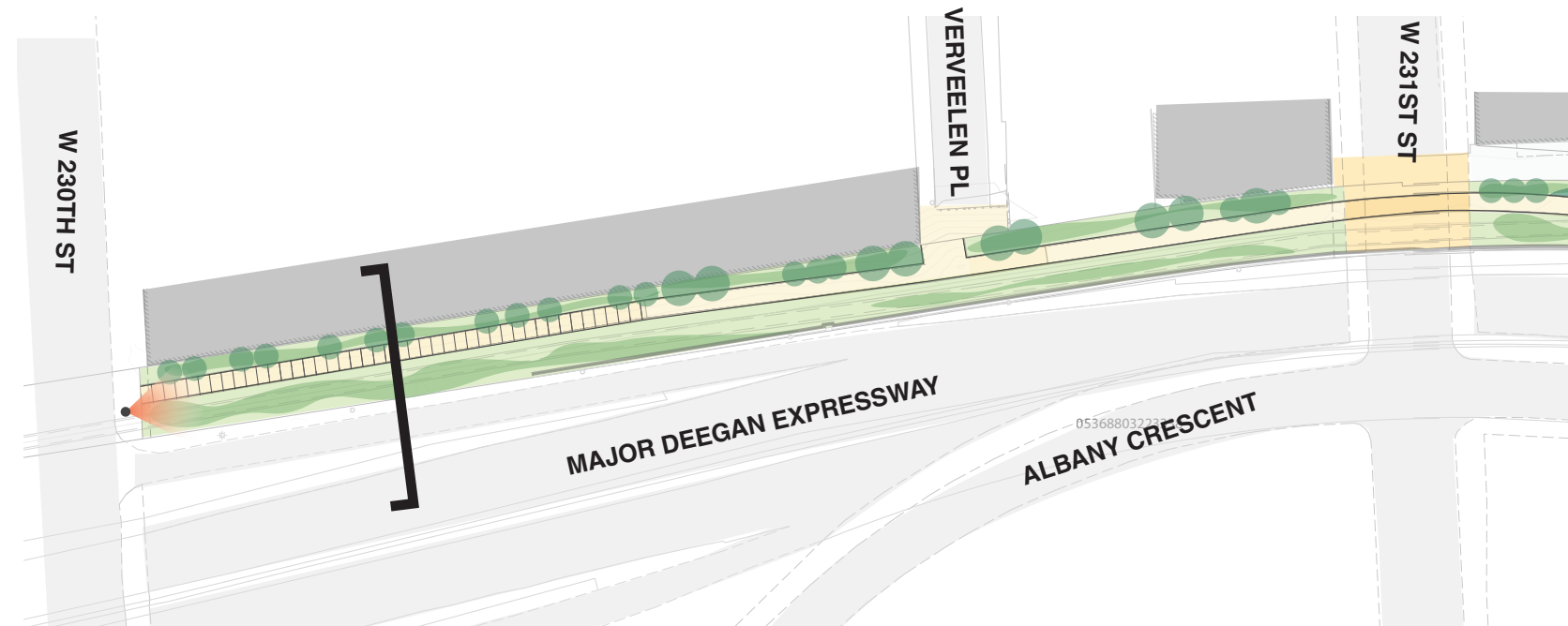
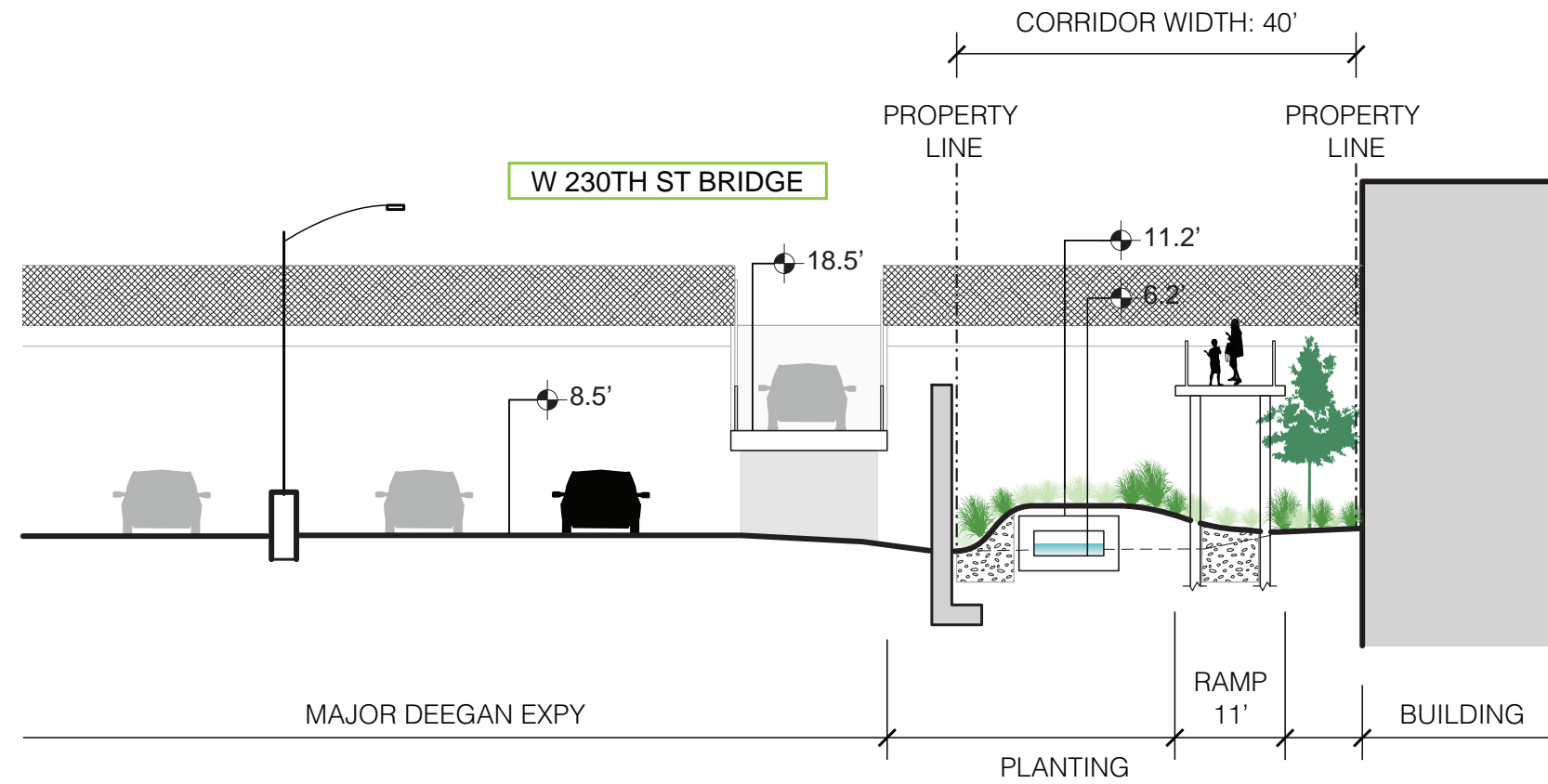
STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC

# SECTION

Section through proposed access ramp from W 230th St

# LEGEND

- Proposed grade
- - - Existing Grade
- Base Flow
- · - · - Wet Weather Flow



## Tibbetts Brook Daylighting | Section - W. 230th St to W. 231st St

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



# Tibbetts Brook Daylighting | View North from W. 230th Street

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



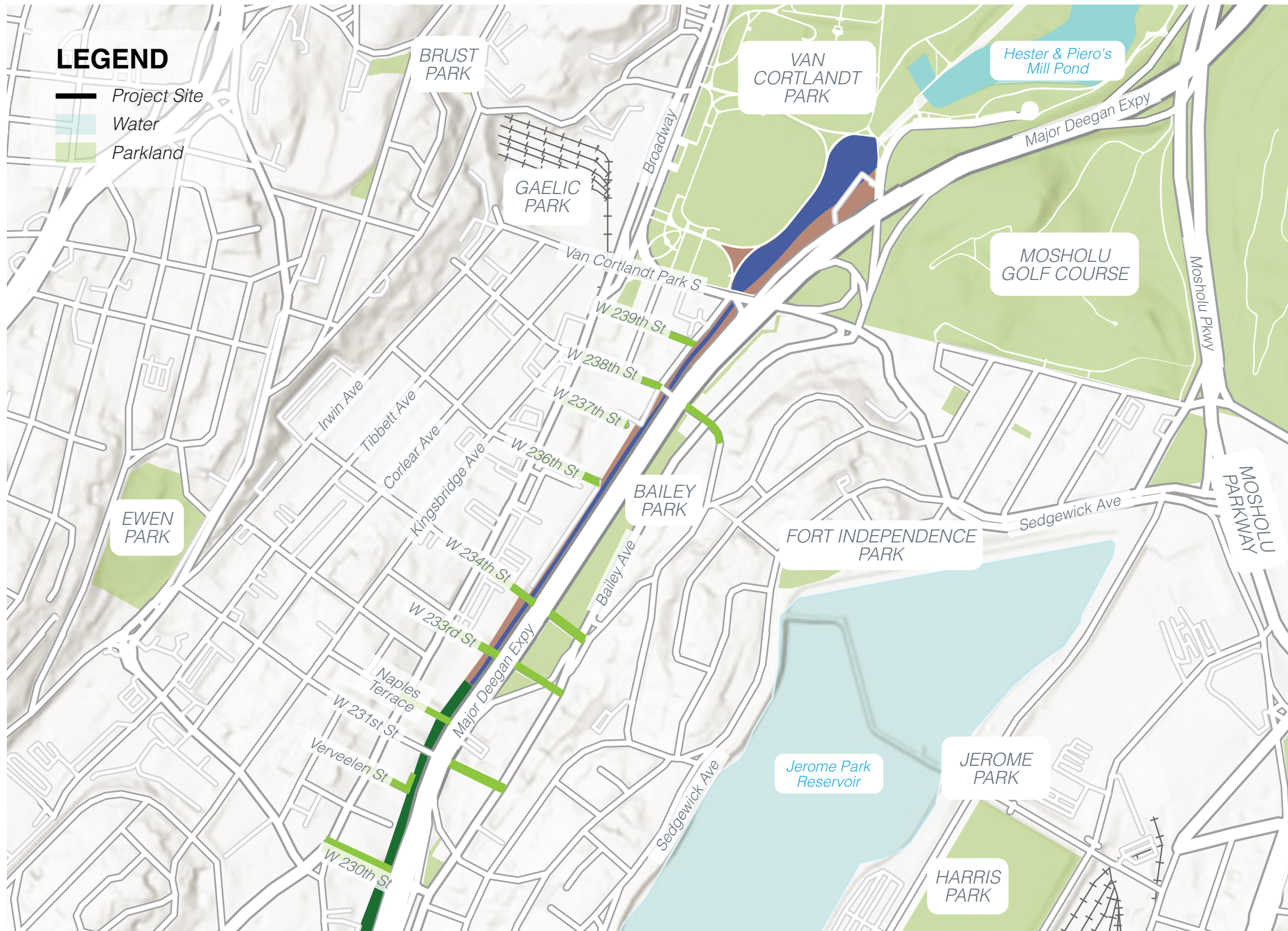
# 03 ECOLOGICAL CONNECTIONS

## Tibbetts Brook Daylighting

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



The site's proposed ecology can be studied in four main categories:

**Freshwater Wetland**

- Low lying area along stream and other bodies of fresh water. Occur in poorly drained depressions with water levels fluctuating seasonally.

**Scrub Shrub + Upland Forest**

- Hardwood forest community occurring in low-lying areas near streams or river floodplains. Areas are regularly flooded in spring.
- Inland, freshwater wetland dominated by wood plant species less than 20' tall. Occurs on sites that have been cleared or are otherwise disturbed with at least 50% of shrub cover.

**Urban Upland Forest + Stormwater Tolerant Plants**

- Plant communities characterized by a tree canopy cover of at least 60%. Found on slopes of coastal wetlands.

**Street Tree Planting**

- Building of existing plant pallet of NYC street trees

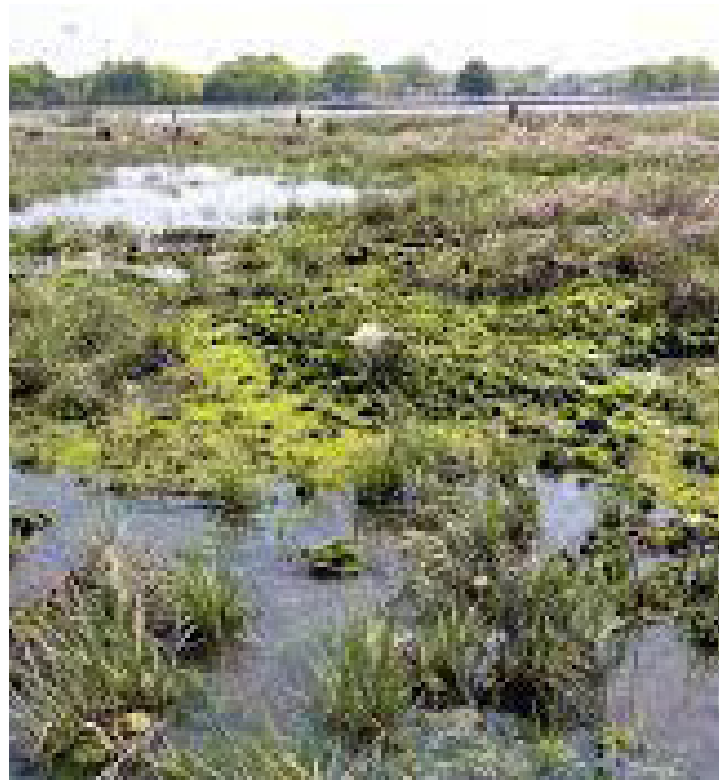
\* ECOSYSTEM DEFINITIONS DERIVED FROM "NATIVE SPECIES PLANTING GUIDE FOR NEW YORK CITY"

**Tibbetts Brook Daylighting | Ecological Zones - Proposed**

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



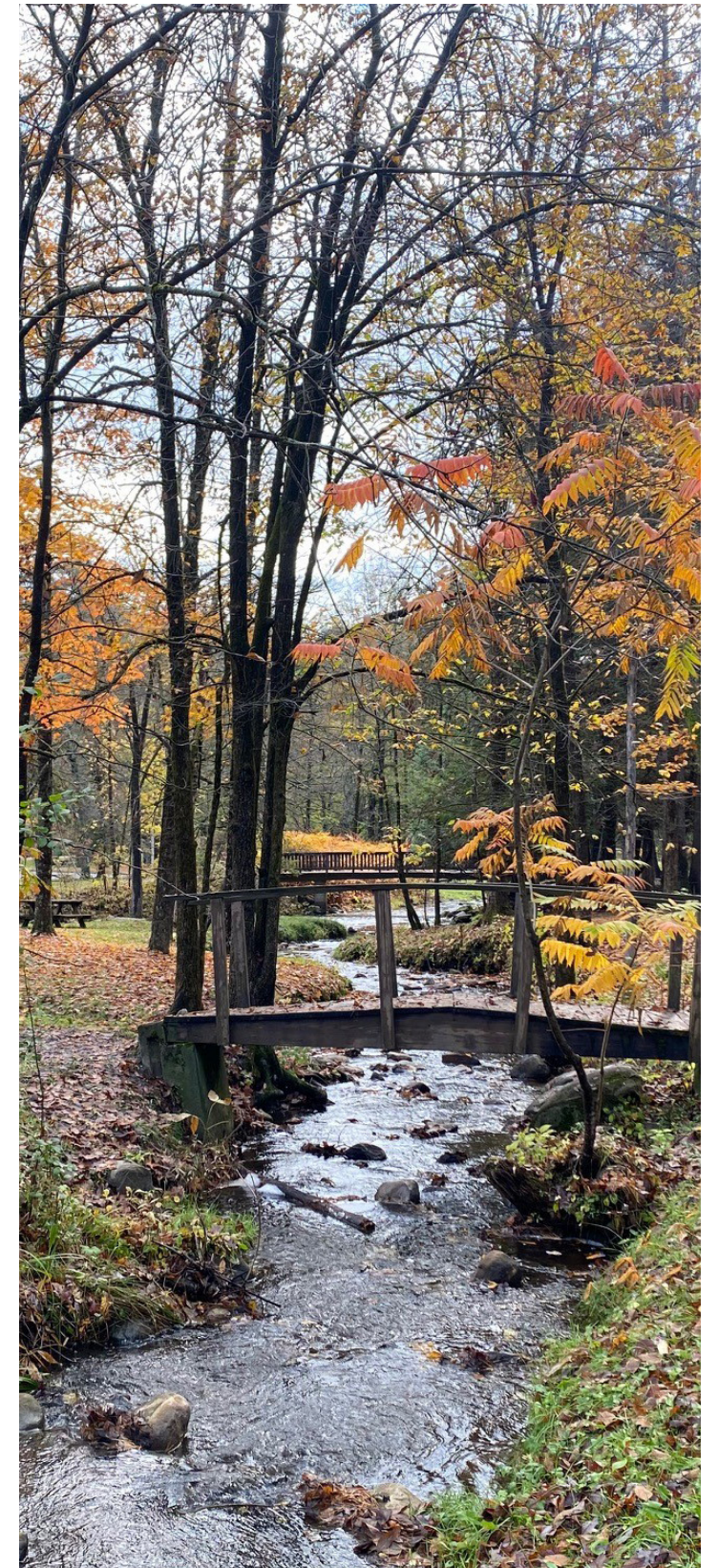
**Freshwater Wetland**



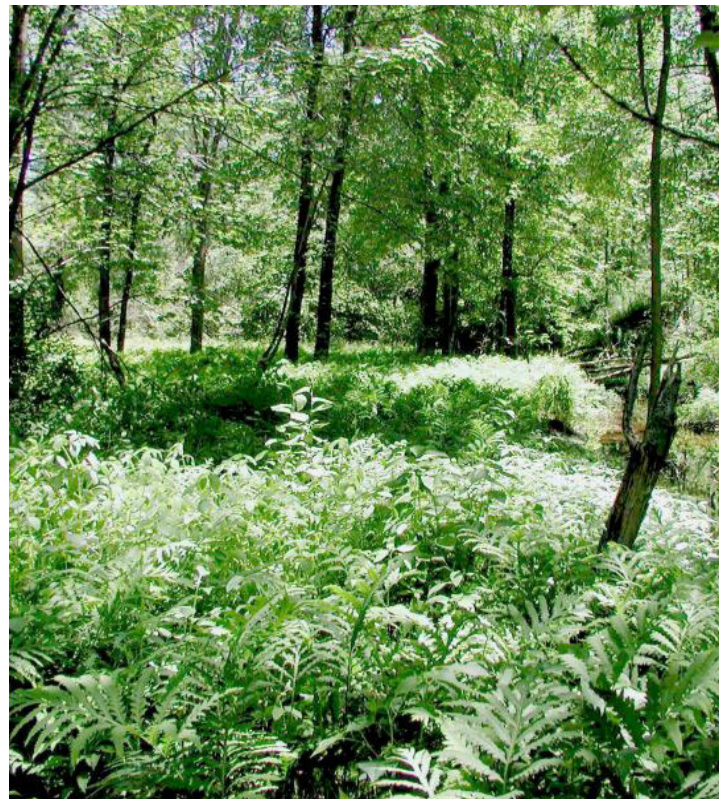
**Stormwater Tolerant**



**Scrub Shrub**



**Riparian Edge**



**Upland Forest**



**Urban Upland**



**Street Trees**

# Tibbetts Brook Daylighting | Ecological Zones

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



# 04 ART / INTERPRETATION

## Tibbetts Brook Daylighting

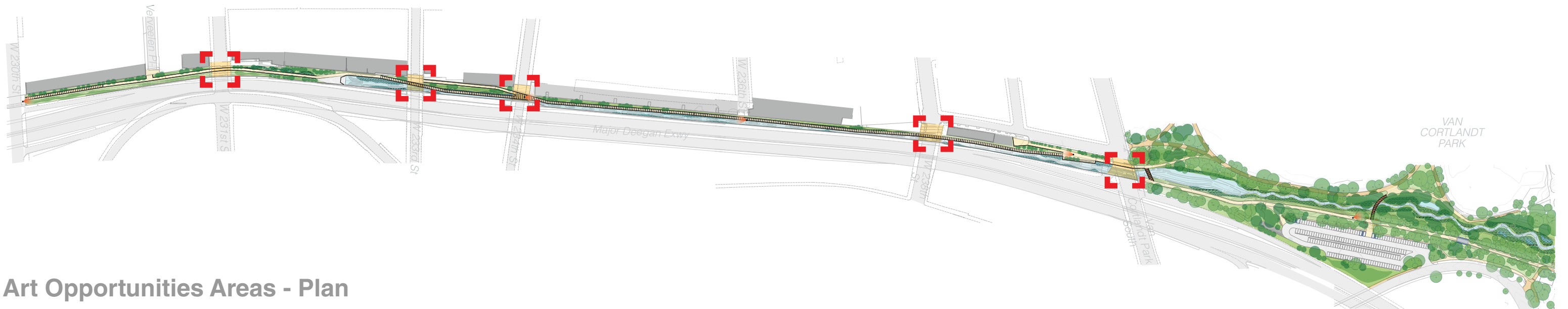
December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC

# PUBLIC ART CONSIDERATIONS

- Public art can enhance the trail experience and is an important means to bring community members into the trail experience.
- The City has robust temporary art programs that could help facilitate art in the corridor and showcase local artists' work.
- Design anticipates areas for temporary installations.
- Space under bridges present unique spaces that would benefit from animation through public art.



Art Opportunities Areas - Plan

## Tibbetts Brook Daylighting | Public Art Approach

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



- 1 Under Highway mural
- 2 Bikeway under roadway mural
- 3 Stairway mural

Under Bridge spaces are natural candidates for certain types of interventions, such as murals.

## Tibbetts Brook Daylighting | Temporary Art - Murals

December 14, 2022



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC



- 1 Naomi Lawrence *Tierra Fragil* - Morningside Park
- 2 Ruth Marshall *Power Flowers* - Bronx Park
- 3 Sarah E Brook *Viewfinding* - Riverside Park South
- 4 Daniele Frazier *Giant Flowers* - HighLand Park



## Tibbetts Brook Daylighting | Temporary Art - NYC Parks

December 14, 2022



# A Forest Reborn

Years ago, this forest was destroyed by mining, farming, and other human causes. The landscape you see today is an example of secondary ecological succession - a process where a natural area regrows over time after a disturbance. Below, you'll see how the forest slowly made its comeback.

## On the Wing

Ecological succession is critical for wildlife too. New York City is part of the Atlantic Flyway, a migration route that birds follow up the Eastern United States. The travelers below need this habitat to survive. Can you spot them in the park?

Akkurat, Bold 0.74"

Akkurat 0.40"

Akkurat 0.28"

Akkurat, Bold 0.40"



Indigo Bunting  
*Passerina cyanea*



Field Sparrow  
*Spizella pusilla*

## Perennial Weeds and Grasses

1-4 years  
Flowering plants and grasses are usually the first plants to emerge following a disturbance.

## Shrubs

4-15 years  
Berries, woody-stemmed shrubs and small, sun-loving trees such as cedars spring up from the ground.

Akkurat, Bold 0.40"

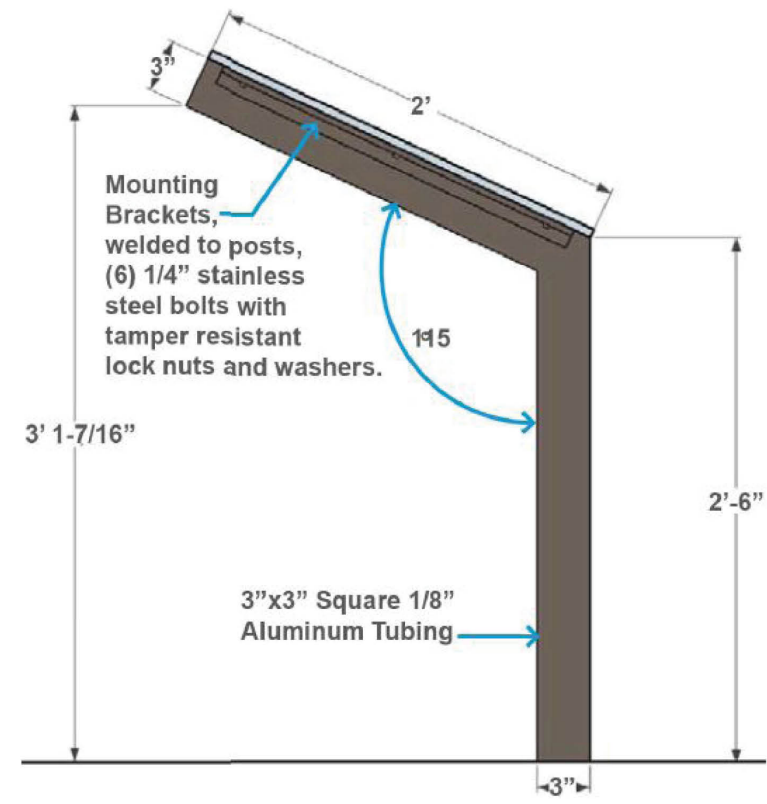
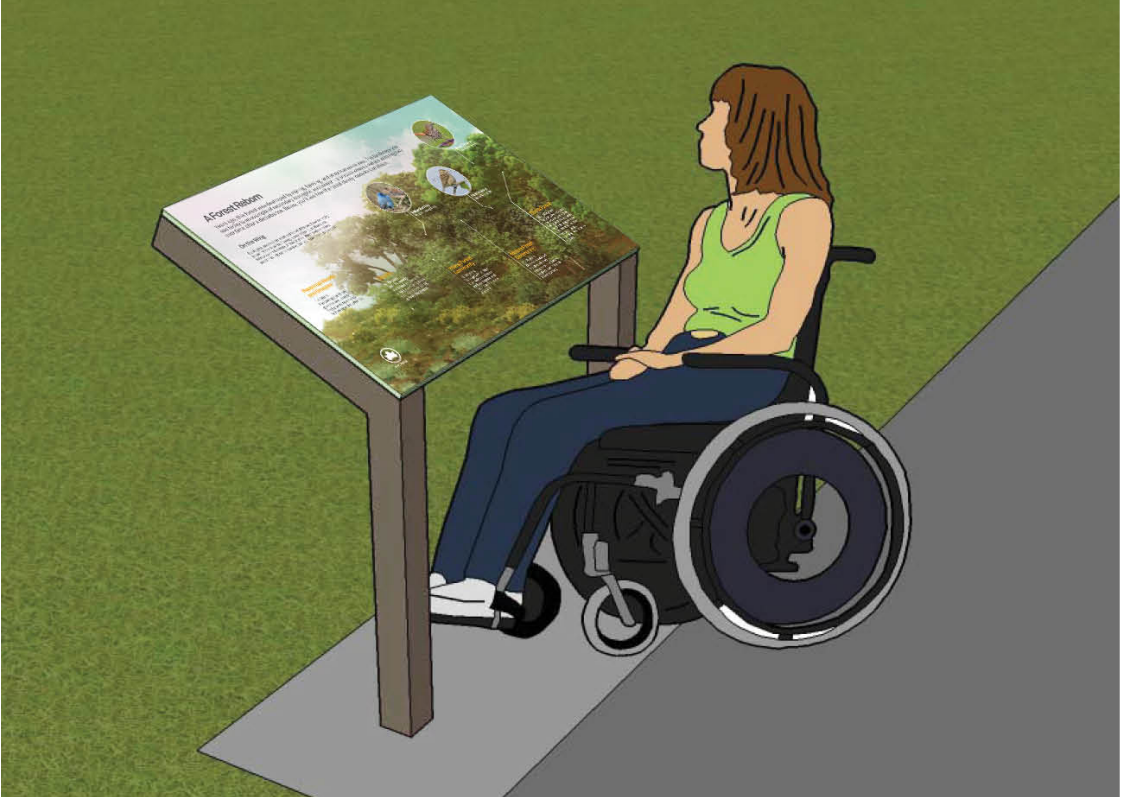
Akkurat 0.28"

## Young Forest Community

15-30 years  
Thick growth of thin-trunked young trees such as aspens and birch climb quickly skyward.

## Mature Forest Community

50-75 years  
Diverse varieties of hardwoods and straight-trunk conifers begin to dominate the forest system.



# Tibbetts Brook Daylighting | Interpretive Signage Standard Template

December 14, 2022





**1. Has there been any progress regarding the potential access point between 234th St. and 236th St.?**

The City has been in contact with the property owner about a potential access easement. Greenway is being designed in a way so that if there is access in the future, it can be accommodated.

**2. Has there been follow up with the private property owner who reached out to the Community Board about selling their property?**

The City is still considering this proposal. The property being offered is not directly adjacent to the CSX corridor. Acquiring this property would not impact the current design of the Tibbetts Brook daylighting project.

**3. Will there be a public art program?**

Yes, we have designated locations within the project area for future temporary art installations. NYC Parks has a long-standing, incredibly well-respected “Art in the Parks” program through which local, established, and emerging artists can install works of art throughout parks citywide. Once the project is completed, NYC Parks and Van Cortlandt Park Alliance will work with the community to foster the creation and installation of temporary artwork in this new greenspace.

#### **4. Will there be playgrounds and public gathering spaces in the CSX corridor?**

No, the space is very limited and must accommodate access ramps/entrances, greenway, and stream. The best use for the space will be as a corridor to move through, since this is a rail to trail project. The City is focusing on connectivity for users to access playgrounds and comfort stations in the surrounding areas.

#### **5. What are the next steps for the purchase and sale agreement (PSA)?**

The City is on track to sign the PSA following the public hearing held in November.

The 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.

The outside closing date is in August 2024. Closing is required for the City to acquire the CSX property.

## **6. What are the safety features being considered?**

DEP and Parks are coordinating with NYCDOT, NYPD, and FDNY on lighting, call boxes and the access points. We are working on design strategies to provide ADA access but limit prohibited vehicles to the best extent possible.

## **7. Will the City continue using the term daylighting for this project?**

Yes.