

DESIGN THE EDGE: HALLETS COVE

HALLETS COVE IS A SMALL, PROTECTED INLET ON THE EAST RIVER SHORE OF ASTORIA, QUEENS. USING DESIGN THE EDGE PRINCIPLES, WE PROPOSE TURNING ONE CITY-OWNED, FENCED-OFF, TRASH-STREWN SITE INTO A VIBRANT AND RESILIENT OPEN SPACE THAT ENCOURAGES ACTIVITY, IMPROVES THE LOCAL ECOLOGY, AND CONNECTS RESIDENTS TO THE STREET, THE WATERFRONT, AND EACH OTHER.





OVERVIEW

Halletts Cove is an area of Queens' East River waterfront that stretches from Socrates Sculpture Park in the south to NYC Housing Authority's Astoria Houses in the north. Design The Edge: Halletts Cove focuses on a small, disused, publicly owned parcel at the north end of the cove that bears the remains of a historic radio transmission tower.

Waterfront improvements to Halletts Cove have previously been suggested in NYC's Vision2020 and in the Waterfront Vision Plan for Astoria and Long Island City, Queens, developed in 2011 by Green Shores NYC and The Trust for Public Land. Design The Edge: Halletts Cove built off of these earlier plans and additional public outreach to identify a site program that enhances the overall cove and provides the elements most highly desired by the local community.

The proposed design focuses on enhancing ecological resilience, activity, and connection. The site's natural areas are improved by removing existing structures, re-grading to achieve a more natural contour, and planting a transect of intertidal habitat to replace the current trash-strewn mudscape. Compact structures provide educational materials, boat storage, passive recreation, and low-tide water access, while pavement and salt-tolerant plantings on the adjacent combined sewer outflow (CSO) pier create accessible circulation space and additional upland habitat. Fences separating the site from the sidewalk are torn down, opening views and inviting the public to enjoy the natural and recreational potential of their waterfront.

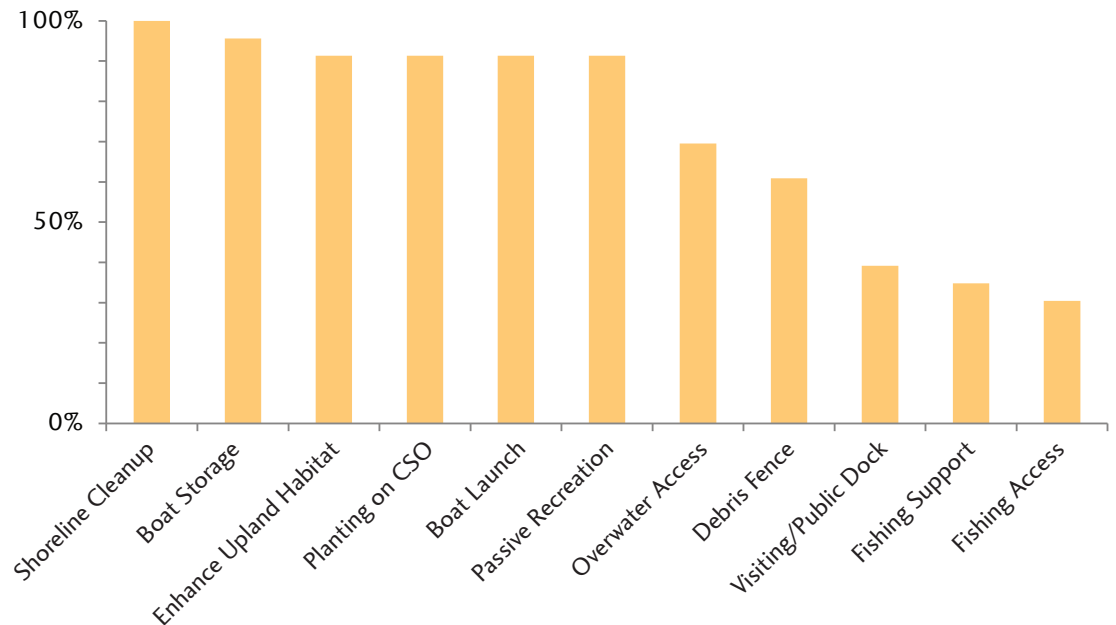
PUBLIC DESIRE

Twenty-eight individuals attended a workshop session on June 27, 2012 to discuss plans for the project site. Participants were asked to rate the importance of 12 potential program elements; 23 did so. Responses showed strong support for shoreline cleanup, boat storage, boat launching, passive recreation, enhanced upland habitat, and planting on the CSO.

Stakeholders involved in this planning process included:

- Astoria Houses Tenants Association
- Goodwill Industries
- Greater Astoria Historical Society
- Green Shores NYC
- Long Island City Community Boathouse
- New York City Department of City Planning
- New York City Department of Environmental Protection
- New York City Department of Parks and Recreation
- Office of Council Member Peter Vallone
- Office of Representative Carolyn Maloney
- Queens Community Board 1
- Socrates Sculpture Park
- The Trust for Public Land.

Which Program Elements are Most Important?



REEF BALLS EXPAND FISH HABITAT

EXISTING PLAYGROUND

EXISTING COMFORT STATION

FISHING ACCESS ALONG ESPLANADE

FUTURE GREENWAY USE

FLOATING DOCK FOR LOW TIDE WATER ACCESS

OVERLOOK WITH SEATING & EDUCATIONAL MATERIALS

INCREASED INTERTIDAL & UPLAND HABITAT

RESTRICTED ACCESS GANGWAY TO FLOATING DOCK

ACCESSIBLE STREET-LEVEL DECK WITH SHADE AND SEATING

SALT-TOLERANT PLANTING ON CSO

BOAT STORAGE AND STAGING AREA

PRIVATE PROPERTY

VERNON BLVD

30th ROAD

PLAN OVERVIEW





PLAN OF ACTION

ECOLOGY

- Remove existing structures, piles, and illegally dumped materials
- Re-grade site to a more natural slope
- Restore healthy water flow in and out of the site
- Re-seed with native vegetation
- Reclaim unusable areas as habitat with salt-tolerant plantings
- Reduce runoff with porous paving and planting on CSO

CONNECTION

- Connect to the street with multiple entrances
- Connect to the tidal cycles, ecology, and history with educational materials
- Connect different populations on-site: residents, seniors, children, boaters
- Connect to the water, even at low tide

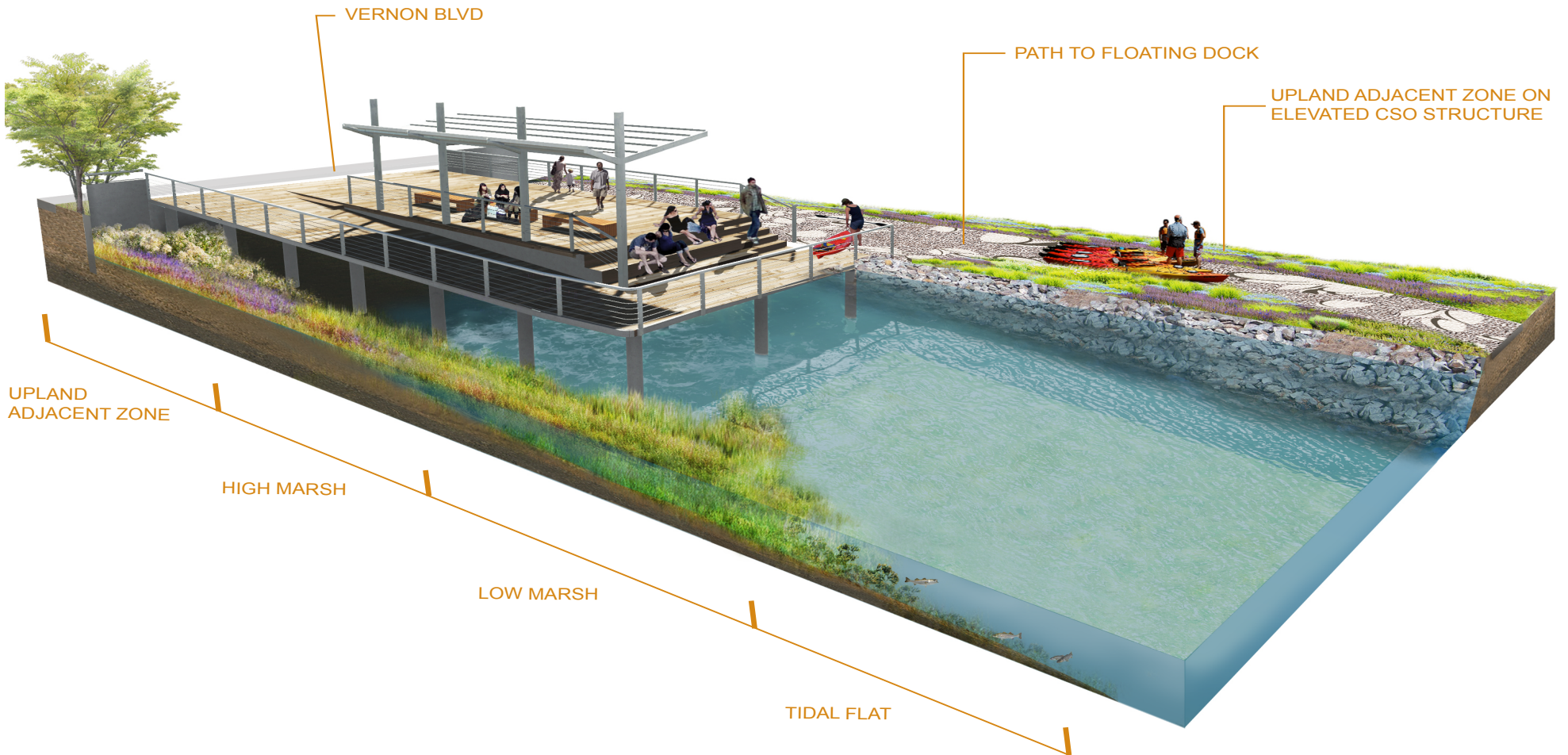


ACTIVITY

- Lookout platform with seating and educational materials creates space for learning & lounging
- Shaded seating on overlook deck accessible from Vernon Blvd is ideal for passive recreation
- Seat steps offer views of Roosevelt Island and Manhattan
- In-water reef balls near esplanade wall may improve fishing conditions
- Integrated lockers in overlook deck create secured storage for human-powered boats
- Restricted-access floating dock creates opportunity for safe boat launching at low tide

PHASING (POTENTIAL)

1. Remove structures & restore habitat;
Create overlook deck
2. Pave & plant CSO;
Build kayak dock and gangway
3. Construct boat storage deck;
Restore habitat south of CSO

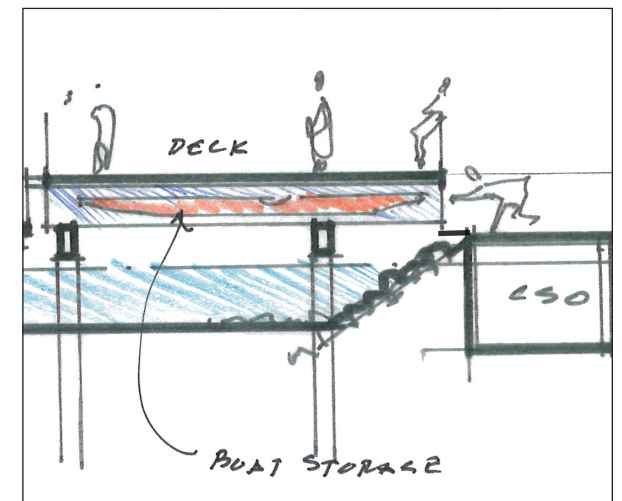


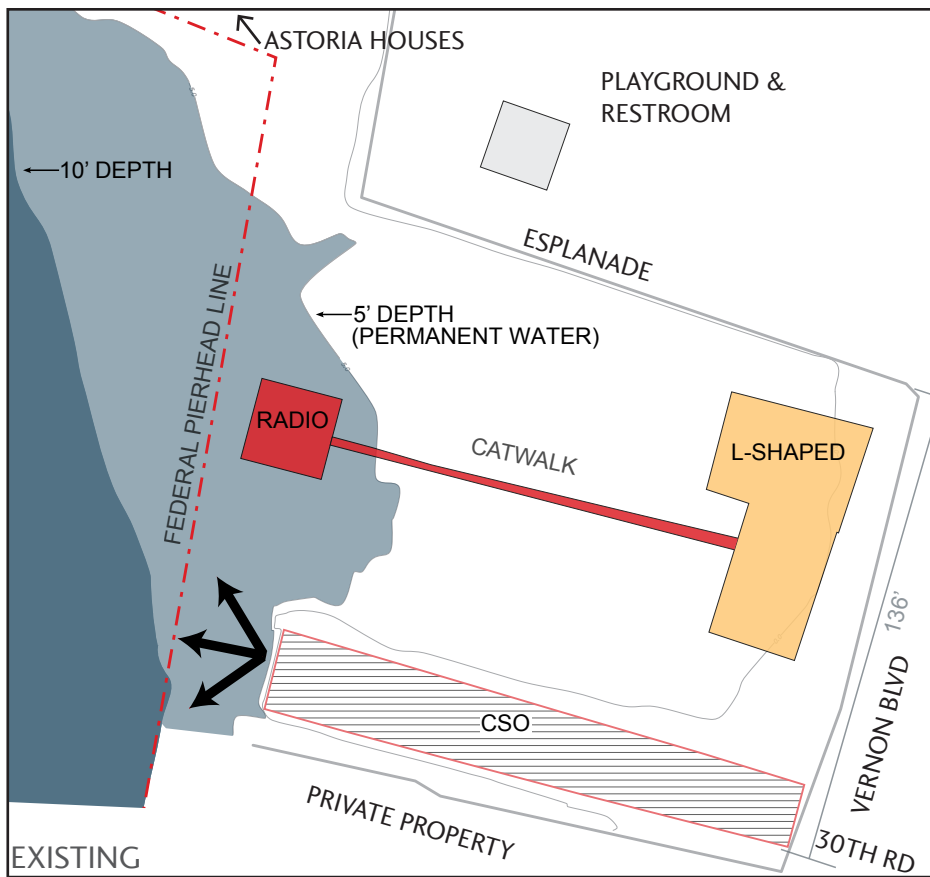
INVISIBLE BOAT STORAGE

While boat storage was the most highly requested amenity for the site, any design needs to accommodate a diverse population. With passive recreation space at a premium in the neighborhood, the proposed design creates a universally accessible, street-level structure that incorporates shaded seating, open space, water access, and boat storage—all without blocking the view. Lockers integrated into the deck's underside provide secure, lock-able storage for up to 20 human-powered boats.

Adjacent to but independent of the CSO, the boat storage deck can be constructed without impacting the existing facility. Caisson construction at the south end will prevent damage to the CSO, while an inexpensive knock-out strip of material can bridge the gap between the two structures, extending over the CSO's northern riprap edge to allow safe access to the storage lockers.

Proposed use of the CSO for circulation and boat access requires raising the surface of the current structure to a height safely above mean high water, coupled with corresponding buildup of the encircling riprap. Use of inexpensive, lightweight fill can create protected space for people and plantings.





SITE QUICK FACTS

- Existing structures date from 1950s, are dilapidated beyond usefulness
- CSO BB-030 releases 19 million gallons outflow per year
- Mean water at deepest location is approximately 5'
- Daily tidal variation is approximately 5'
- Federal pierhead line marks furthest legal extent of structures
- Site exhibits dumped trash and excavated fill as well as flotsam

CONSTRAINTS & REQUIREMENTS

- Design should not affect existing esplanade
- Design cannot structurally load CSO
- Design must not impede DEP's access to CSO
- Water access requires active management
- Proximity to CSO necessitates educational signs
- Water access must be limited to secondary contact

PERMITTING: HABITAT AREA

- Area of water currently shaded: 6,543 square feet
- Proposed shading: 6,471 square feet
- Additional intertidal area south of CSO will be restored
- Additional upland habitat will be created on CSO

COSTS AND PHASING

The project can be implemented all at once, or phased over time. Phasing should be agreed upon with New York State DEC. Costs are estimated to be:

Entire Project, implemented as a whole: \$4 million

Phase 1 (remove existing structures and fill, restore habitat, build overlook, improve Vernon Boulevard): \$1.1 million.

Phase 2 (Raise top of CSO, pave and plant CSO, construct floating dock and gangway, add fencing, connect to Vernon Boulevard): \$750,000.

Phase 3 (Construct boat storage deck, connect to earlier phases): \$2.6 million.

Maintenance funding is essential and should be identified and secured prior to project implementation, to ensure the lasting success of the project.



EXISTING CONDITION, LOOKING NORTH



FOR FURTHER INFORMATION

About this project:

About future waterfront plans:

About volunteer opportunities:

New York City Economic Development Corporation

Metropolitan Waterfront Alliance

Green Shores NYC

Long Island Community Boathouse

<http://www.nycedc.com>

<http://www.waterfrontalliance.org>

<http://www.greenshoresnyc.org>

<http://www.licboathouse.org>



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New York City Economic Development Corporation



Metropolitan Waterfront Alliance