ATHENS RIVERINE LIVING MUSEUM & EDUCATION CENTER

Preliminary Concept January 2023 developed by the Hudson Valley Collaborative for the Village of Athens and Scenic Hudson for the purpose of applying for a Restore NY grant

SCENIC HUDSON .ORG

VILLAGE OF ATHENS

HUDSON VALLEY COLLABORATIVE

SITE HISTORY

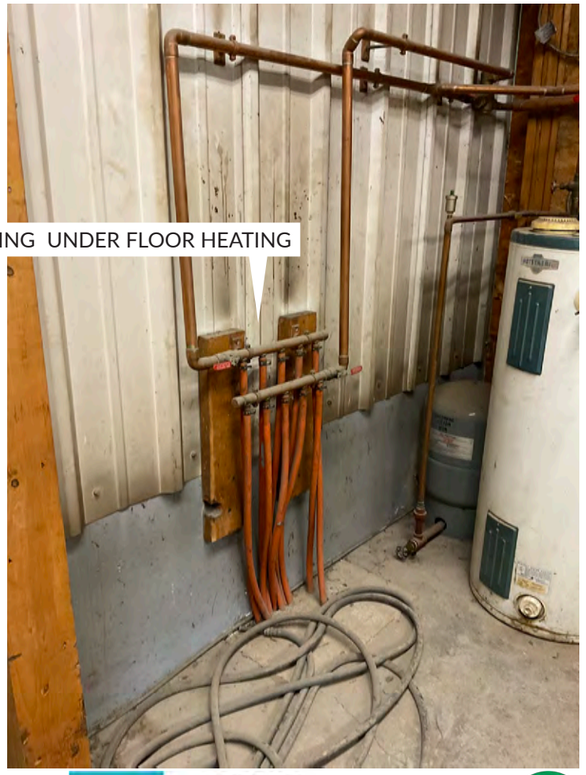
1994

2004

WINTER 2018

SUMMER 2018

SITE IMAGES FALL 2022



Preliminary Concept January 2023 developed by the Hudson Valley Collaborative for the Village of Athens and Scenic Hudson for the purpose of applying for a Restore NY grant

ENVIRONMENTAL CONDITIONS

An environmental investigation undertaken by Scenic Hudson as part of due diligence to purchase the property in 2021 revealed three areas in which elevated levels of contamination were found in the soil. The recommended form of remediation is to cap these areas with two feet of clean soil.

In addition, the footprints of the former tanks appear visible on site as being particularly prone to the growth of phragmites. Soil conditions and the accumulation of water likely contribute to this phenomenon.

A large portion of the site appears to be impervious with signs of opportunist plants and weeds that have grown on top of and within gravel or unmaintained asphalt. In the northernmost part of the site larger shrubs and trees are present abutting the New York State Parks boat launch. This area lies outside the protective berm and is prone to flooding.

SCENIC HUDSON .ORG

VILLAGE OF ATHENS

HUDSON VALLEY COLLABORATIVE

Preliminary Concept January 2023 developed by the Hudson Valley Collaborative for the Village of Athens and Scenic Hudson for the purpose of applying for a Restore NY grant

CLIMATE CHANGE AND SEA LEVEL RISE

Projections for sea level rise at this site based on Scenic Hudson‘s Flood Mapper predict that mean high tide will be at elevation +8.00‘ above sea level – 48“ above the current high tide.
The previous owner constructed a berm around portions of the site to protect it from flooding. The top of the berm is approximately 10 feet above sea level.
If this berm is repaired to fully enclose the site, it will provide some protection from sea level rise and can extend the useful life of the project site for the next 80+ years.

However, the berm cannot fully protect it from a 1% chance of a storm that might cause water levels to temporarily rise higher.

8.0’ MEAN HIGH WATER IN 2080

6.5’ MEAN HIGH WATER IN 2050

3.95’ MEAN HIGH WATER (MHW) IN 2022
0.20’ MEAN LOW WATER (MLW) IN 2022

SCENIC HUDSON .ORG
VILLAGE OF ATHENS
HUDSON VALLEY COLLABORATIVE

CLIMATE CHANGE AND FLOODING

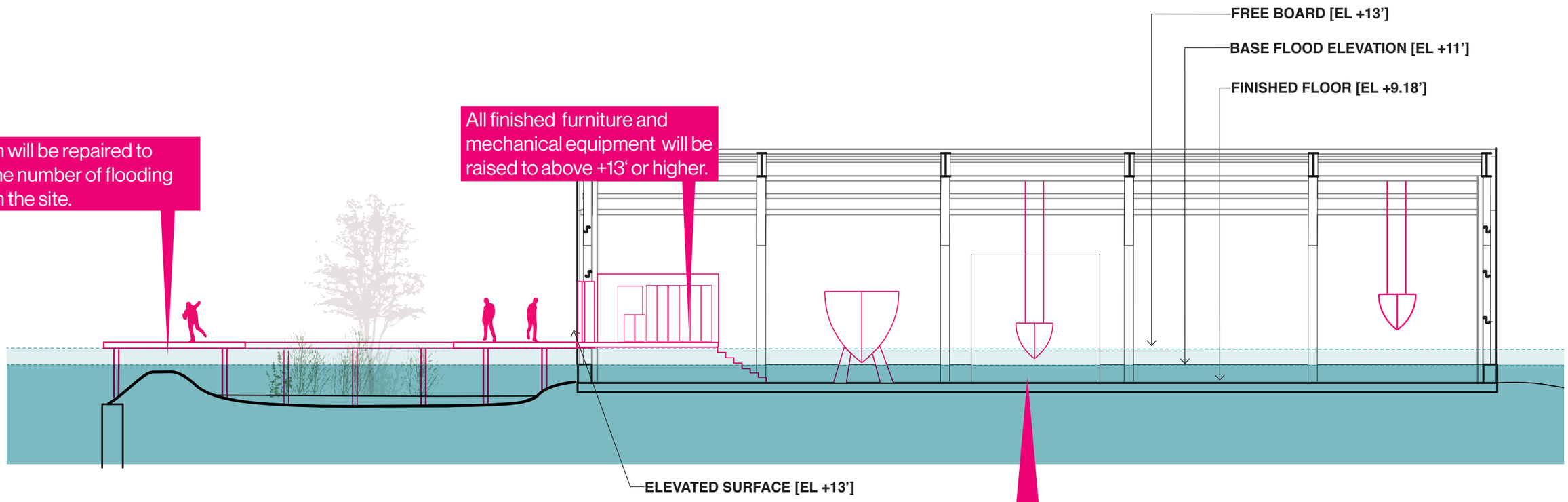
Site photo taken in December 2022 show signs of flooding in lower lying areas of the site.

In addition to sea level rise, the site is prone to occasional flooding. Mapped in Zone AE on FEMA flood maps, its base flood elevation (BFE) is +11.00.

Building Code requires new construction and substantial improvements of any nonresidential structure to be flood proofed so that the structure is “watertight below **two feet above the base flood elevation (BFE)** with walls substantially impermeable to the passage of water. BFE in this area is +11 feet. The finished concrete floor is at +9.18‘

Creating a watertight perimeter per code below +13’ would be a challenge. Instead, the conceptual design proposes a combination of site improvements, “wet” flood proofing the existing building and elevating certain uses out of the flood risk.

CLIMATE CHANGE AND FLOODING



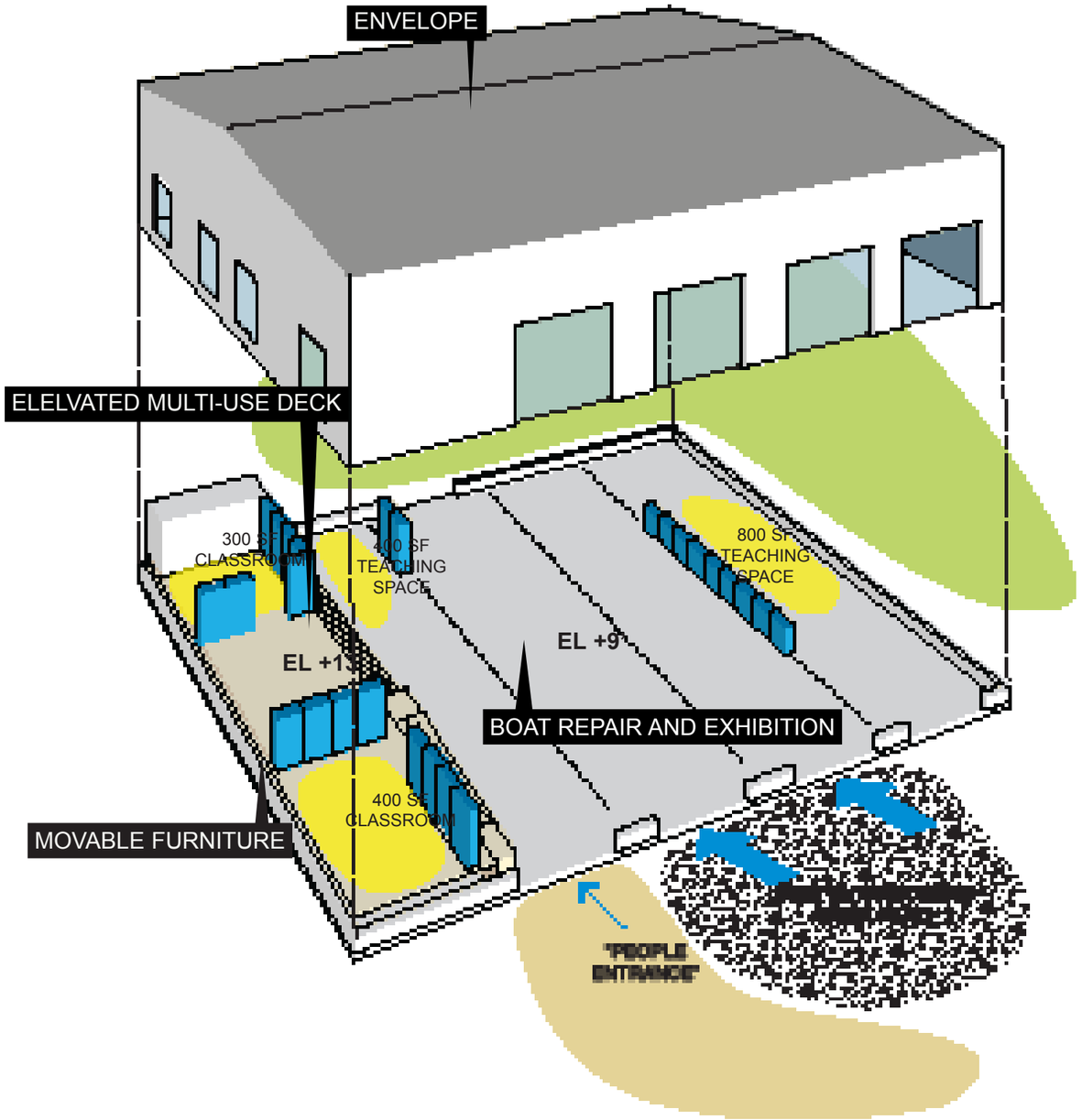
The berm will be repaired to reduce the number of flooding events on the site.

All finished furniture and mechanical equipment will be raised to above +13' or higher.

Any improvements to ground level (+9.18') will be designed to be either waterproof or movable. This includes the main boat exhibit area, workshop equipment, lobby furniture, workbenches and tool storage.

0 10 20 50 FEET

CONCEPT BUILDING



1 ENVELOPE

The envelope will be improved for energy-efficiency, daylight, natural ventilation and aesthetics to support its public-facing use. These improvements include new windows and glass doors, additional insulation and interior cladding as well as new light color paint to the exterior for natural cooling.

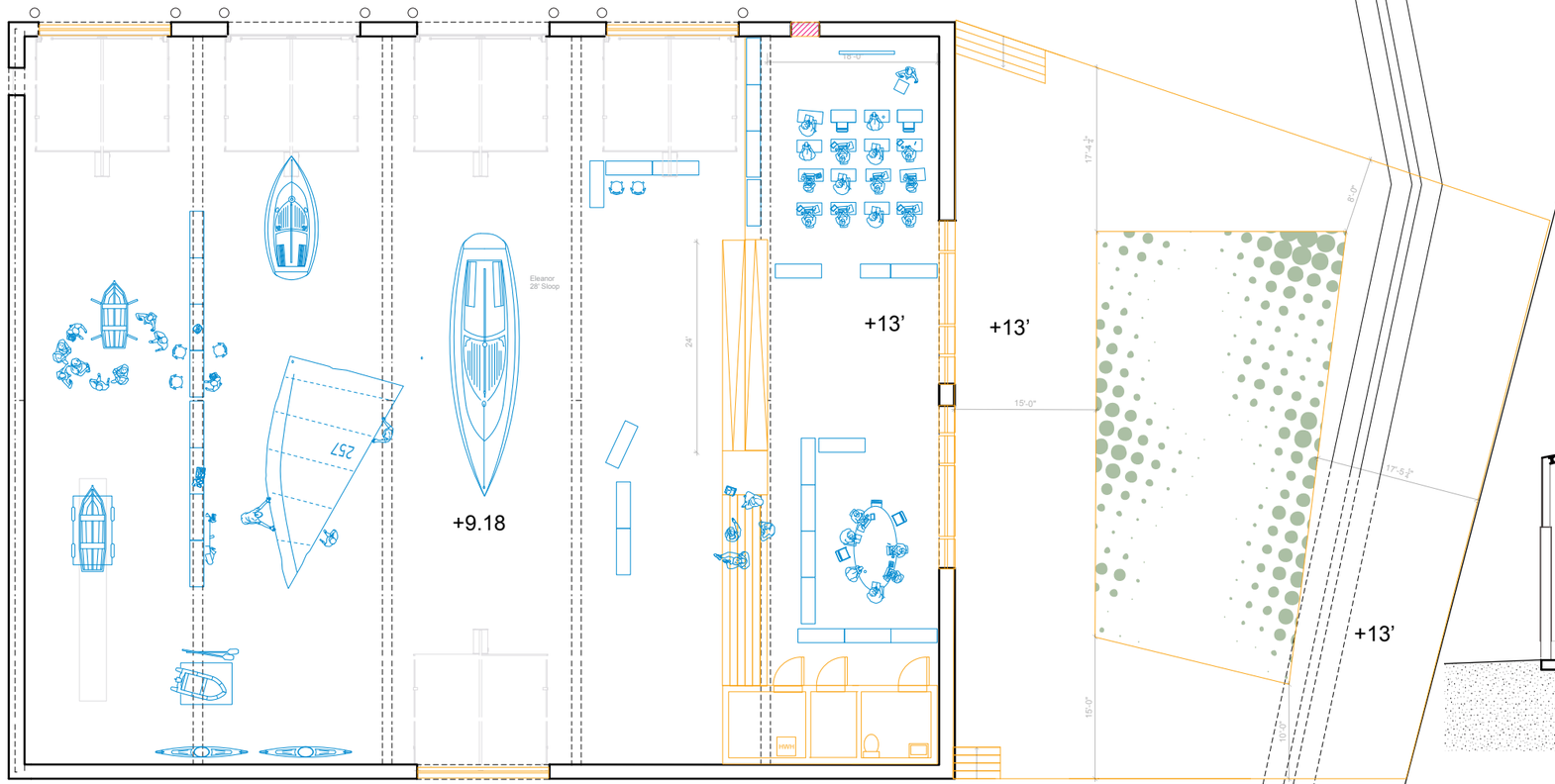
2 ELEVATED MULTI-USE DECK

In order to flood-proof the building, a multi-use deck will be elevated to +13'. This deck can be configured for a variety of uses with movable furniture and partion walls, to create classrooms, meeting spaces or an open event or reception space. ADA compliant bathrooms and a mechanical room are also elevated and new windows offer views of the river from the deck. The deck can be accessed via a ramp and stairs, which also can be used as seating with a view of the main exhibtion hall.

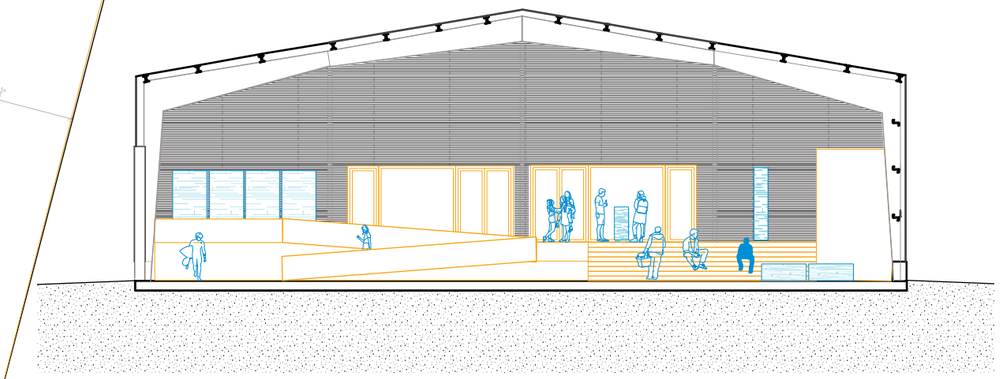
The remainder of the space at elevation +9' will be used for boat building, repair and exhibition with movable furniture to serve as partion walls or to contain workbenches and tools.

All elements at this level will be either water-resistant or can be moved to the higher level in case of flooding.

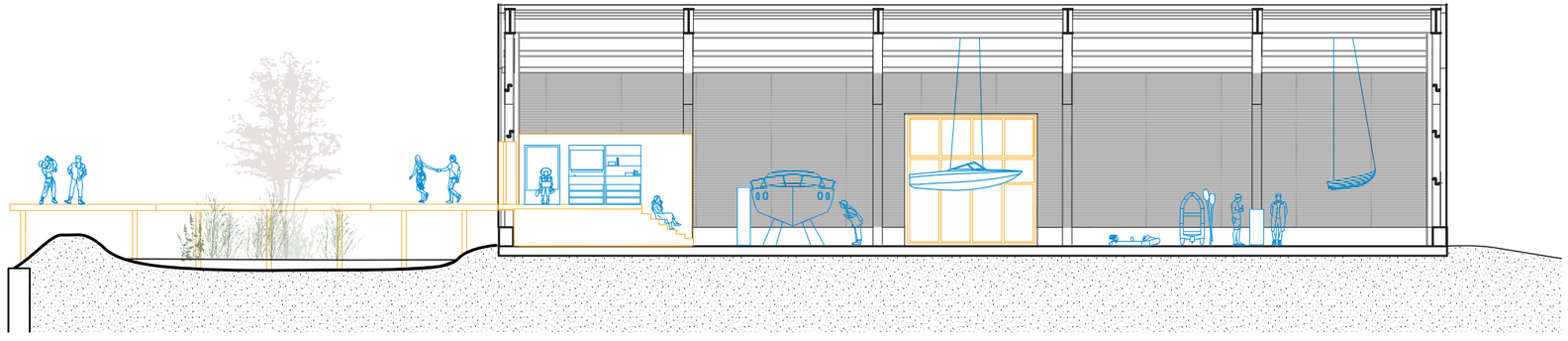
BUILDING FLOOR PLANS AND SECTIONS



PLAN GROUND LEVEL



SECTION NORTH – SOUTH



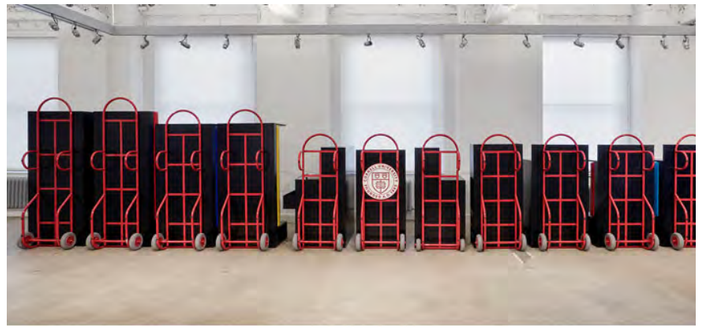
SECTION EAST – WEST

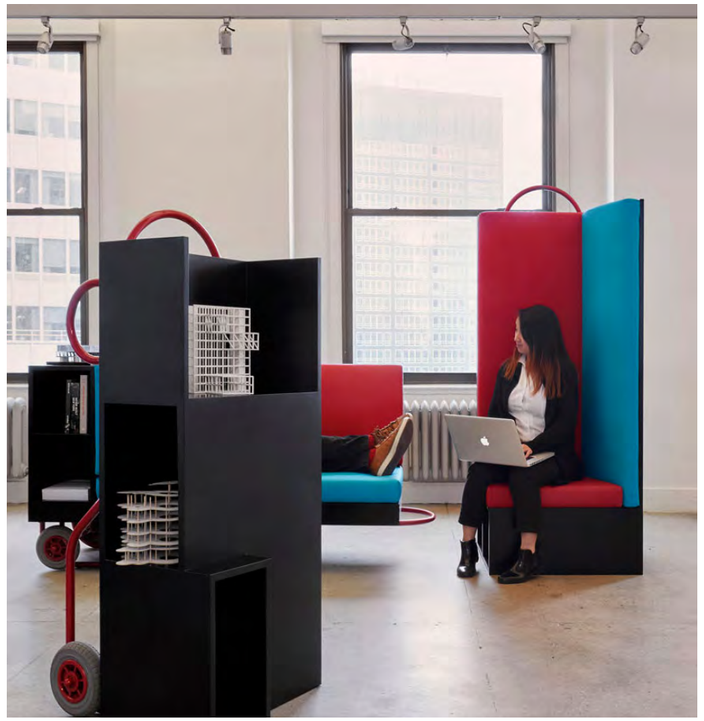
PRECEDENTS BUILDING

Combination of exhibition, work and education space
Center For Wooden Boats, Seattle WA

Flexible Warehouse Space,
Pecan Square,
Dallas TX

PRECEDENTS: MOVABLE FURNITURE





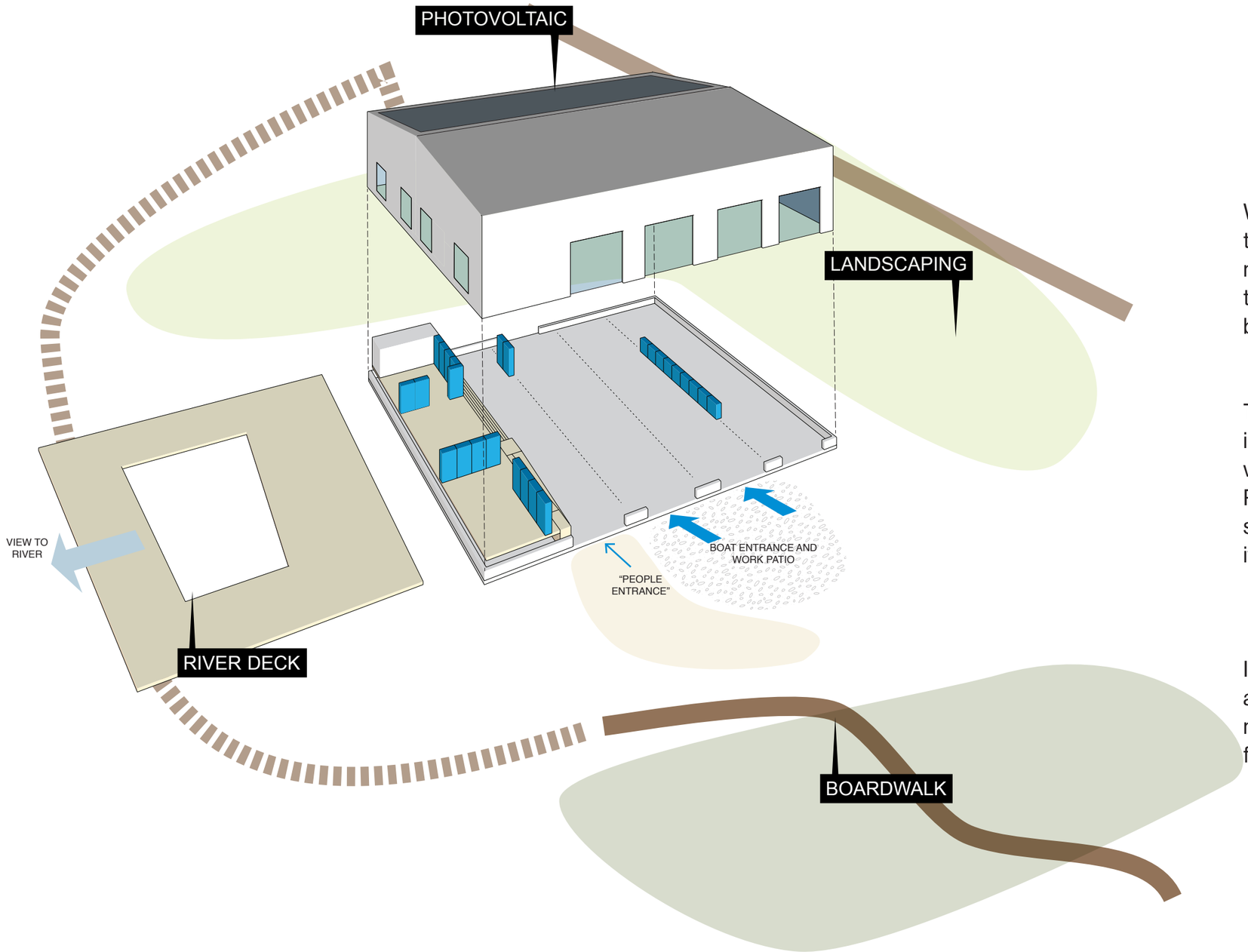
Flexible and movable furniture can serve different workshops, classes or events and can be moved to higher elevation in a storm event. Existing shelves on the site can be upcycled and become movable room dividers on wheels to create smaller learning environments.

Existing shelves in building

Office furniture on wheels „Pixel“ by BENE GmbH

Flexible classroom furniture by Lim + Lu for Cornell University

ADDITIONAL IMPROVEMENTS



While the Restore NY grant would only fund improvements to the building (as per guidelines of the grant), these improvements are designed in concert with additional improvements to the site and operation for which future fund raising efforts will be needed.

MECHANICAL UPGRADES

The structure has a functioning heating system. However to improve energy efficiency and eliminate the use of fossil fuels, we will seek additional funding to install a new heat pump syst- Photovoltaic on the roof in combination with a new heat pump system will make the structure a model for net zero public facilities.

RIVER DECK AND SITE

Improvements to the site would include environmental remediation, new landscaping, boardwalks and walking paths to connect the site to the south and north and a deck that extends from the building to the river.

Preliminary Concept January 2023 developed by the Hudson Valley Collaborative for the Village of Athens and Scenic Hudson for the purpose of applying for a Restore NY grant

PRELIMINARY SITE STRATEGIES

- Repair the protective berm to control
- sea level rise and frequent flooding as much as possible.

- Provide a gravel path on top of berm

- Sloping lawn/wildflower meadow up to berm where remediation requires additional soil

- Connect to State Boat Launch via a board-walk and path parallel to the road

- Provide access to south cove for launch of small paddle craft and ice boat

- Create environmental education space show-casing the legacy of the site and add native salt-tolerant species, polinators and walking paths

SCENIC HUDSON .ORG

VILLAGE OF ATHENS

HUDSON VALLEY COLLABORATIVE