

Art Commission Review – Submittal Form

(Applicant complete below section)

Project Name: Tacony Boat Launch

Project Address: 7071 Milnor Street **On Public Property?** ☒ Yes ☐ No

Total Budget: \$4 Million (tentative) **Utilizing City Funds?** ☐ Yes (specify amount): _____ ☒ No

Project Type (check all that apply):

- | | |
|--|--|
| ☐ Building – New Construction or Addition | ☐ Encroachment in/over ROW |
| ☐ Building – Renovation or Repair | ☐ Signage (Reconsideration) |
| ☒ Plaza/Park/Playground | ☐ Streetery (Reconsideration) |
| ☐ Public Art | ☐ Other: _____ |

Project Team:

Agency/Org.: DRCC (dba RNP) Design Lead (firm): NV5

Other: _____

Primary Contact for Project Communications:

Name: Rosa Mannion

Affiliation: NV5

Email: [REDACTED]

(Art Commission staff complete below section)

Art Commission Meeting Date of Project Review: 9/9/26

Level of Review:

- ☒ Concept Review ☐ Final Review If Final, specify date of preceding Concept Review: _____
- ☐ Administrative Review (for projects with minimal visual impact on public realm)

Staff Notes (Optional):

Tacony Boat Launch project at adjacent site approved by Art Commission in July 2023. Current proposal is new phase of project.

August 25 2026

Philadelphia Art Commission

1515 Arch St., 13th Floor
Philadelphia, PA 19102

Subject: Tacony Boat Launch Art Commission Submission

To Art Commission Committee Members,

NV5 is the lead designer for the redesign of the Tacony Boat Launch in Northeast Philadelphia. The project address is 7071 Milnor Street. We are submitting this letter to request inclusion on the agenda for the September 9, 2026 Art Commission meeting. We will submit our project package next week.

This project is being managed by local non-profit, Delaware River City Corporation (doing business as Riverfront North Partnership (RNP)), in collaboration with the Capital Programs Office (CPO), Parks and Recreation Division (PPR), who owns and operates the park.

The original project extents for the Tacony Boat Launch received Art Commission approval on July 12, 2023, with a File Number of 138-23. However, since that time RNP has obtained grant funding that altered the project area to include a larger area of shoreline restoration to the south of the original extents, and to exclude elements that were previously designed, such as the proposed restroom building and the raingarden. The currently excluded design elements will be included in a future phase of funding. We are now seeking Art Commission approval for the current extents of the project, inclusive of the shoreline restoration to the south, which has not yet been presented to the Commission.

The project has been grounded in a thoughtful community and stakeholder engagement process since the beginning and PPR has been involved throughout the project in informational meetings and design presentations.

This project emerged out of the ‘Riverfront North Park Study’, completed in 2018, which identified this underutilized existing city park as an ideal location for a kayak launch, a public restroom, habitat restoration, programming, and other improvements. The Riverfront North Greenway Master Plan, completed in 2020, also highlighted this park as a trailhead connection to the Kensington and Tacony Trail. The goal of these studies and of this project is to connect communities with the river. The mission of Riverfront North Partnership is to “complete and sustain the riverfront trail and network of parks along the Delaware River that connects residents of urban neighborhoods to nature, offering unparalleled recreational, community building, and environmental education activities.”

The existing site is currently a public park operated by Philadelphia Parks and Recreation, but it is underutilized in its current state. The majority of the park consists of deteriorated asphalt parking lot, with some lawn space, and a concrete motorized boat launch. There are a few benches, but these are need of replacement.

The current project scope proposes access to the Kensington and Tacony Trail; a dedicated accessible non-motorized boat launch; retention of the existing motorized boat launch; shoreline improvements; native plantings; reorganization of the existing parking lot; and one new custom park entry sign. Directly south of the current Tacony Boat Launch, the project proposes shoreline restoration for approximately 600' along the shoreline through the removal of existing failing concrete bulkhead wall. The proposed design creates an intertidal planted bench to provide native plantings to aquatic species, as well upland riparian meadow and tree plantings. A metal grating fishing pier on driven piles is also proposed as an add alternate if funding allows. The existing condition in this area directly south of the Tacony Boat Launch is unused, consisting of old industrial bulkheads and remnants of old walls. The K&T Trail which completed construction in 2022, forms the north boundary of the project area.

Our team is pleased to provide this request for your review, and will follow up with the full package next week.

Please provide all decisions of the commission to:

Rosa Mannion, RLA
NV5
1315 Walnut Street, Suite 900
Philadelphia, PA 19107
(267) 303-3753
Rosa.Mannion@NV5.com

I will serve as the primary contact person for this submission. We request conceptual and final approval at this meeting.

We look forward to the opportunity to speak with you regarding our project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rosa', with a stylized flourish at the end.

Rosa Mannion, RLA
Principal Landscape Architect

Cc: Stephanie Phillips, Riverfront North Partnership and Elizabeth Svekla, Philadelphia Parks and Recreation

TACONY BOAT LAUNCH

SITE IMPROVEMENTS

RIVERFRONT NORTH PARTNERSHIP

ART COMMISSION REVIEW
SEPTEMBER 9, 2026



Project Location

Existing Site Conditions



Existing Conditions



The entrance to Tacony Boat Launch at Princeton Avenue features the shared-use Kensington & Tacony (K&T) Trail with protective bollards and a vehicular driveway with a lockable gate (looking northeast toward the Amazon distribution warehouse).



The Tacony Boat Launch is one of only three public boat launches in Philadelphia, and the site is predominantly a parking lot today (looking northwest toward the Baldor Specialty Foods warehouse which abuts the north edge of the site and the K&T Trail).

Existing Conditions



The K&T Trail runs along the inland edge of the site, wrapping around the back of the parking lot and a stand of mature sycamore trees that will be protected throughout the project.



A paved seating area adjacent to the K&T Trail was installed along with the trail's construction in 2023, serving as one of few amenities on site (looking northwest with the Baldor Specialty Foods warehouse in the background).

Existing Conditions



Current park amenities include a concrete boat launch, three backless park benches, ADA parking, the K&T Trail, and the paved seating area shown previously (looking southeast toward the Tacony Palmyra Bridge).



The ground plane primarily consists of asphalt (vehicular circulation and parking lot) and turf.

Existing Conditions



The existing concrete boat launch will remain and be improved by extending its length into the Delaware River to assist boat loading during low tide (looking southwest toward the Tacony Palmyra Bridge).



The existing shoreline is covered with concrete rubble and river stone and functions as one of few public riverfront beaches in Philadelphia.

Existing Conditions



The pebble beach is a popular destination for fishing and passive recreation, with two people seen fishing on this sunny autumn day (looking northeast toward the boat launch).



North of the beach toward the boat launch, the bank slope is steep and subject to erosion (looking northeast along the Delaware River near high tide).

Existing Conditions



Following the K&T Trail to the southern portion of the site, there are bollards, a vehicular gate, and jersey barriers to prevent motor vehicle access (looking southwest toward the Tacony Palmyra Bridge).



Rounding the corner to enter the southern portion of the site reveals a barren landscape with a mound of surplus excavation material from a highway project (as seen in November 2023 shortly after the K&T Trail's construction).

Existing Conditions



Today, the site remains largely untouched, though post and rail fencing has been installed alongside the trail (looking northeast toward Tacony Boat Launch).



Looking inland, the mound of infill has shrunk substantially but would still benefit from a vegetated screening border to shield this unsightly refuse area.

Existing Conditions



The post-industrial concrete bulkhead pier is degrading into the Delaware River and unsafe for human occupation, though evidence suggests the presence of visitors (looking northeast with the Quaker City Yacht Club in the distance).



Turning to look southwest, the bulkhead pier transitions to piles of rip rap and rubble to reinforce the steep bank of the shoreline.

Existing Conditions



The hopper structure is another post-industrial relic on site that also serves as a lookout point.



Graffiti covers all facets of the hopper, turning this relic into an ever evolving piece of urban art nestled into the landscape.

Existing Conditions



Spontaneous vegetation covers the stretch of landscape between the K&T Trail and the concrete bulkhead – the purple flowers of native wild bergamot were abuzz with pollinators.



Many invasive plants have also emerged on site; here, non-native purple loosestrife grows out of cracks in the bulkhead wall.

Existing Conditions



Further south past the bulkhead pier is additional concrete rubble and bulkhead crumbling into the Delaware River.



Piles of large concrete blocks punctuated with rebar are precariously wedged into the shoreline.

Existing Conditions



The shoreline at the southern end of the site consists of additional concrete rubble and rip rap that tapers off to a sewer outfall structure just down river.



Looking south at the southern end of the site, the K&T Trail continues along the Delaware River, connecting northeast Philadelphia to Center City and beyond as a critical component of the East Coast Greenway.

Public Engagement

Public engagement consultants held community events, stakeholder interviews, and conducted online and in-person surveys to collect feedback from residents in Winter 2021, Spring 2022, and Summer 2022. Events were held at the Tacony Branch of the Free Library of Philadelphia, the Frankford Fish Fest, and at Russo Playground on Cottman Avenue. Top requests included lighting, litter receptacles, restrooms, and water recreation opportunities.



Public Engagement

The design team held a citizen science and engagement event on site in late September 2025. Attendees walked the project area with the design team and identified existing native plants and wildlife along the river's edge. Attendees were also presented with the conceptual designs, which were met with support and appreciation.



Local Boat Launches

Pleasant Hill Park

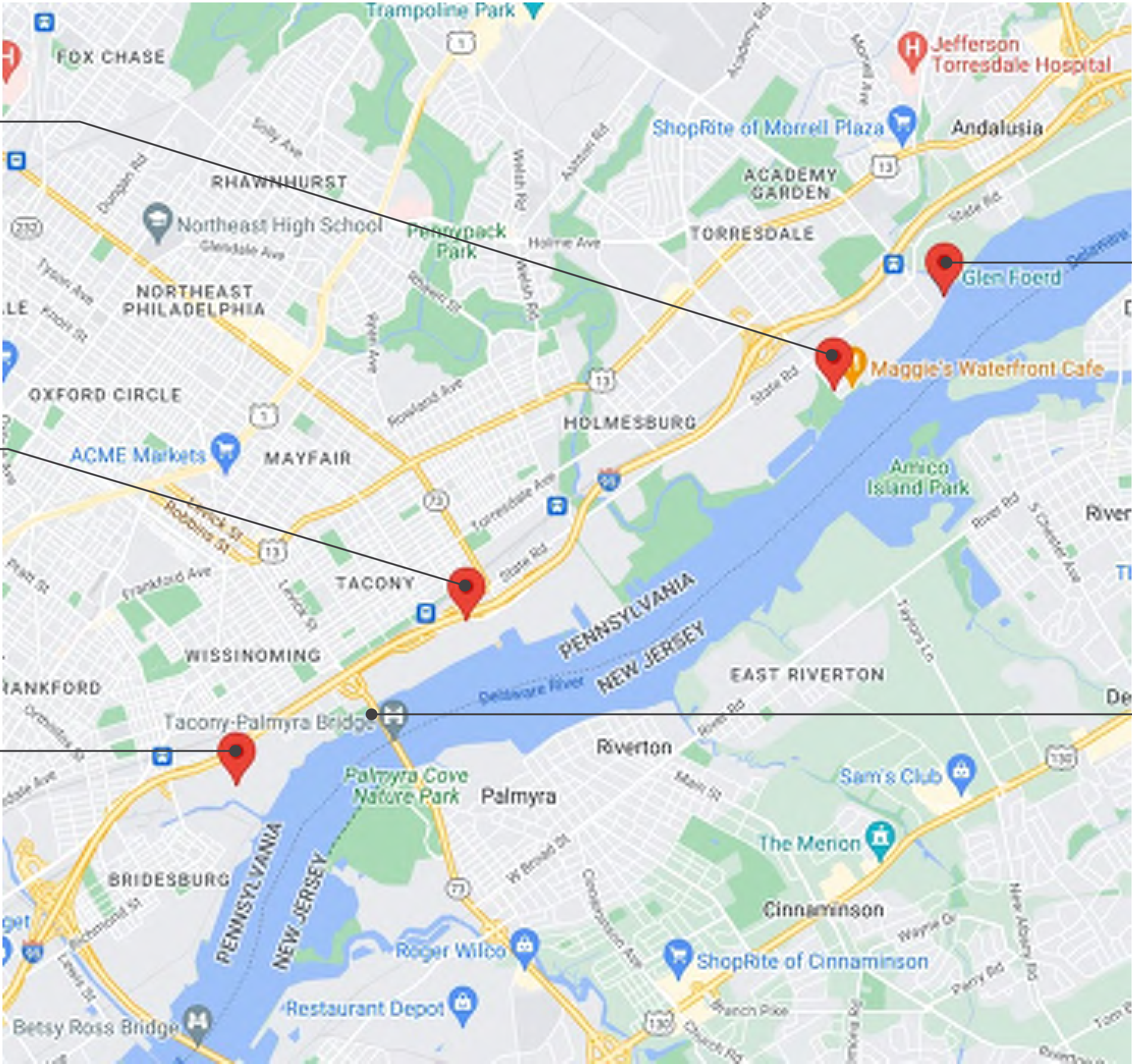
- motorized and non-motorized boats
- 100+ standard parking spots
- 40+ boat trailer parking spots
- 4.6 miles by vehicle
- ~3.8 miles by Tacony-Holmesburg Trail (in design), the Pennypack Trail, and the Baxter Trail

Renovated Tacony Boat Launch

- motorized and non-motorized boats
- 17 standard parking spots
- 4 boat trailer parking spots
- 20+ additional street parking spots on Princeton Avenue

Frankford Boat Launch

- motorized and non-motorized boats
- 180+ standard parking spots
- 60+ boat trailer parking spots
- 2.5 miles by vehicle
- ~1.6 miles by Kensington & Tacony Trail (under construction)



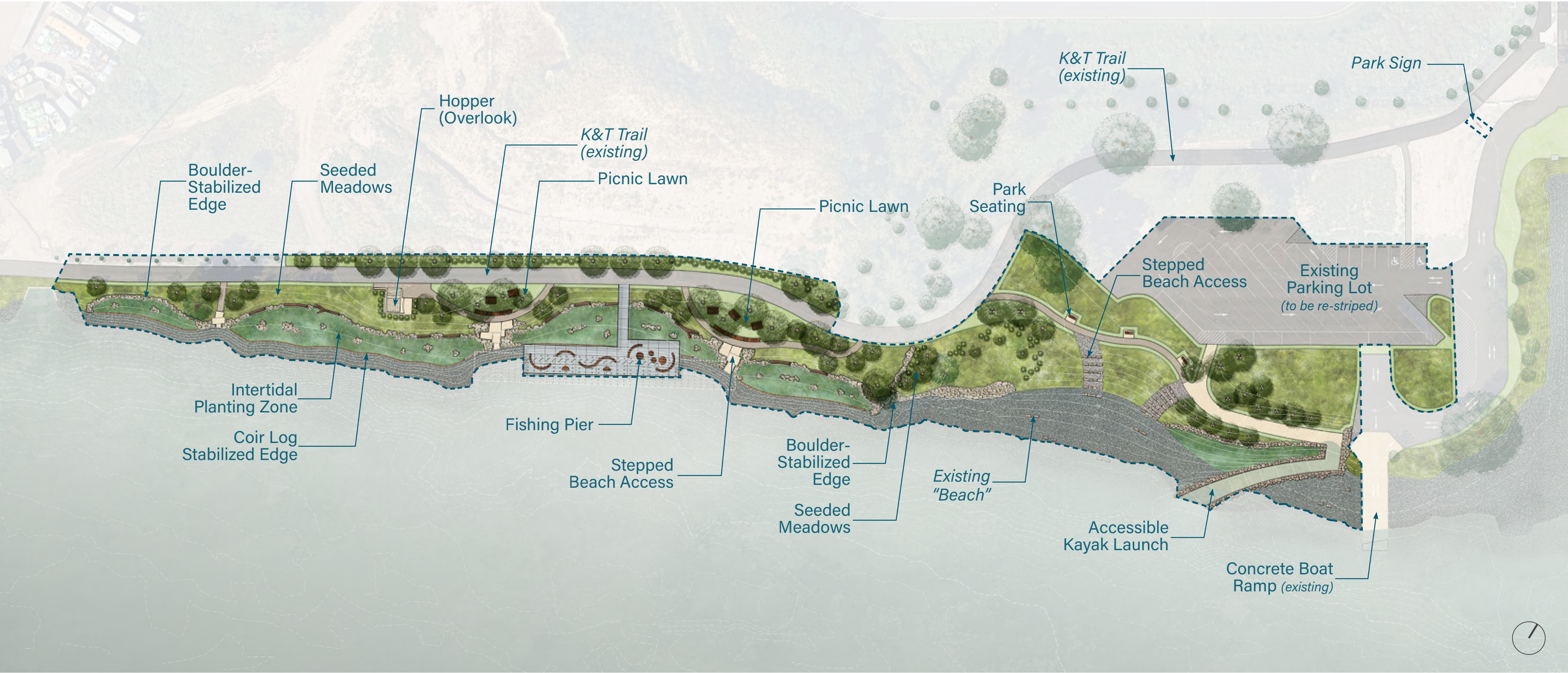
Glen Foerd on the Delaware

- non-motorized boats only
- limited parking
- 5.2 miles by vehicle
- ~4.5 miles by Tacony-Holmesburg Trail (in design), the Pennypack Trail, the Baxter Trail and streets

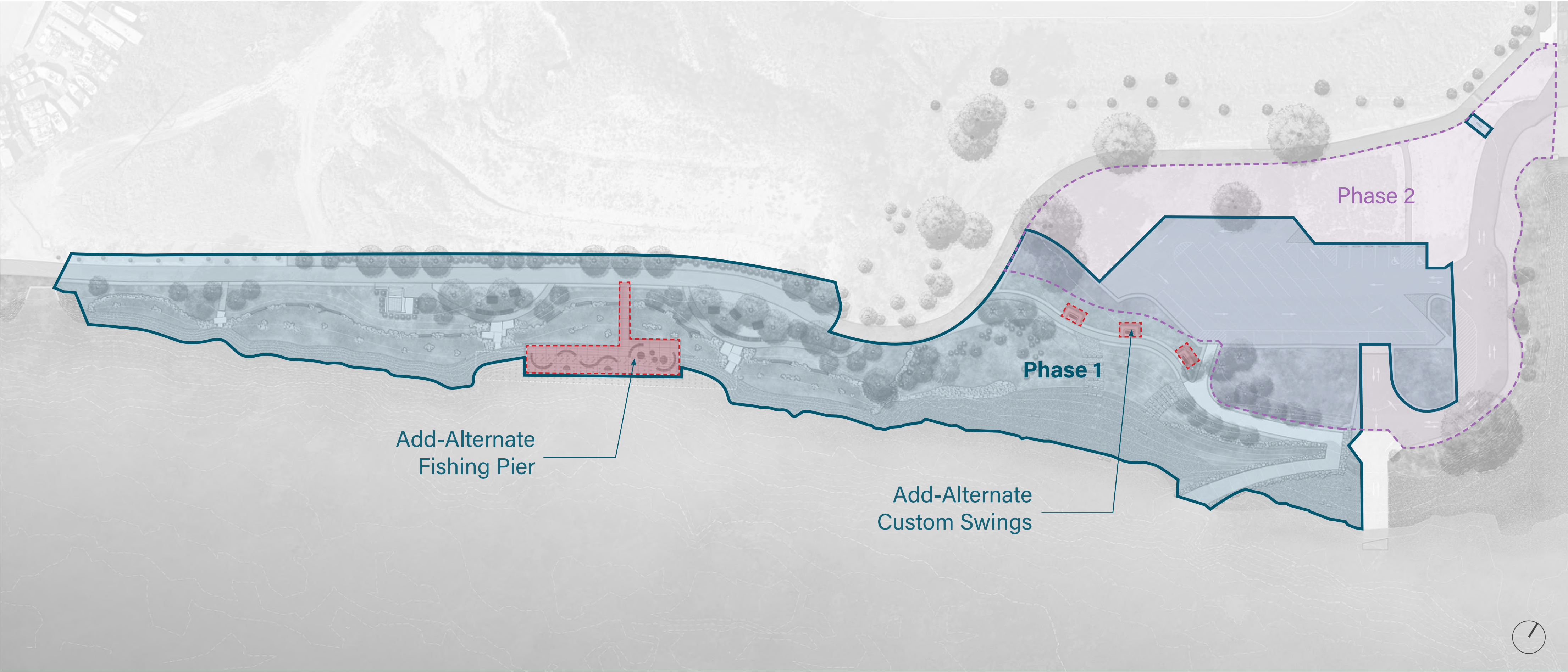
Lardner's Point Park

- no boat launch
- 17 parking spaces
- 5 acre park
- 1.2 miles by vehicle
- ~0.7 miles by Kensington & Tacony Trail (under construction)

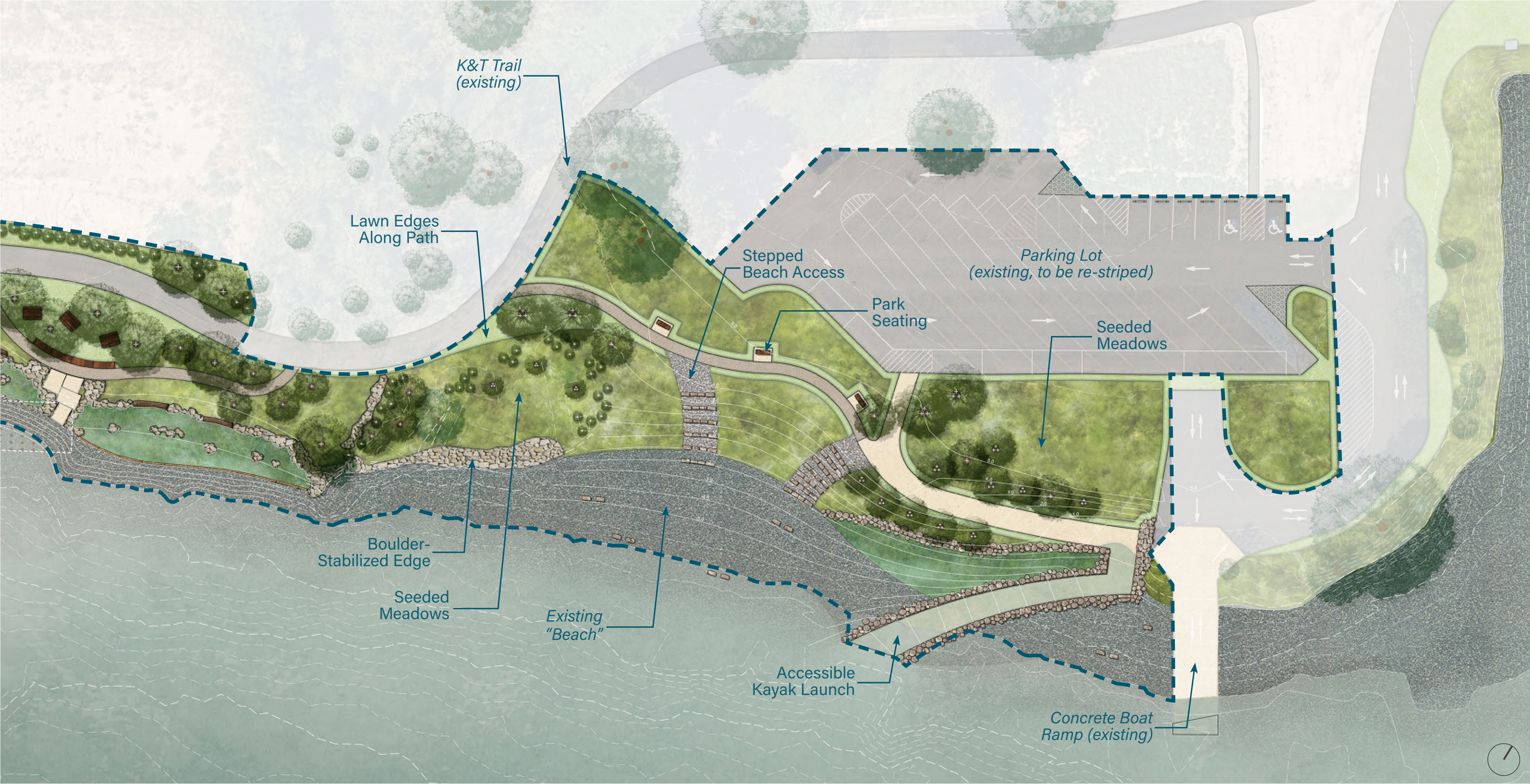
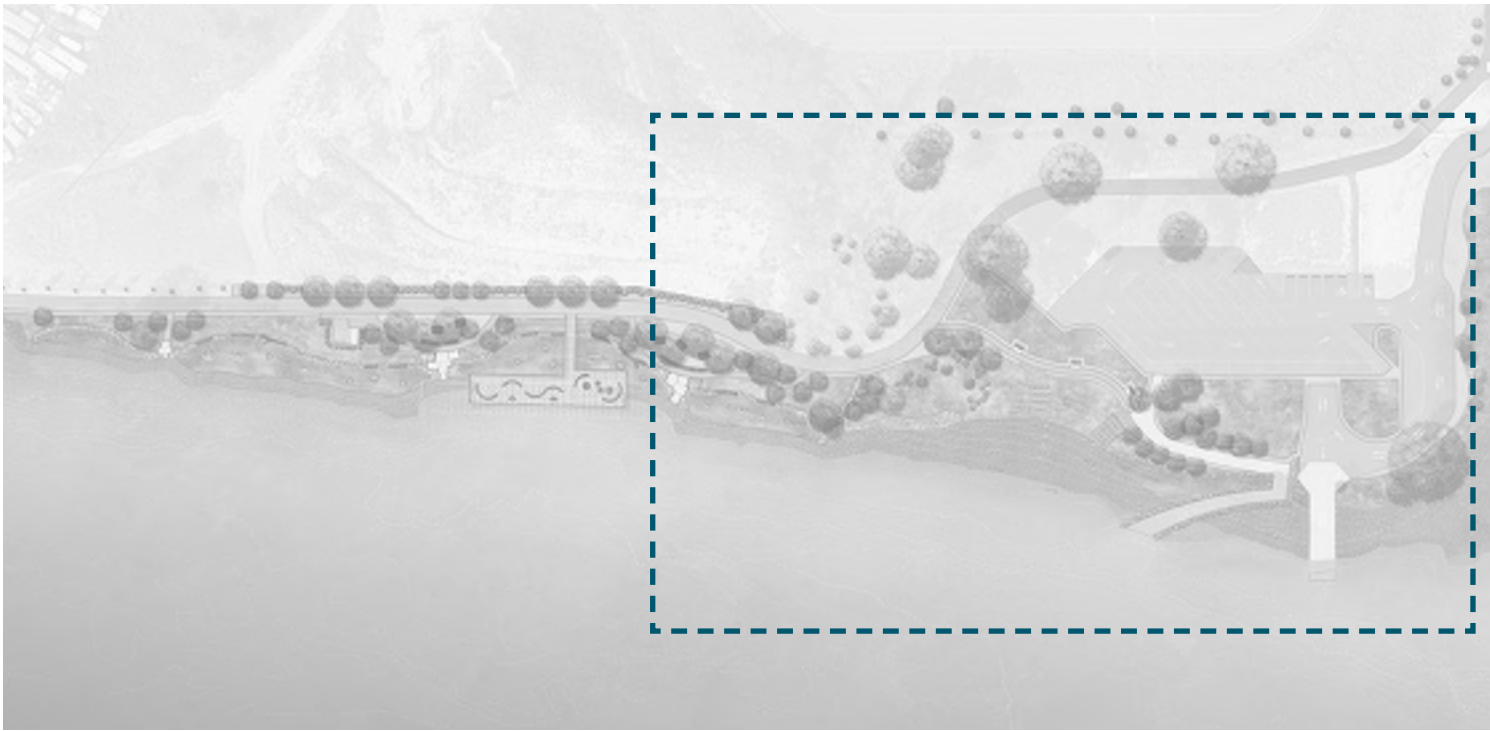
Proposed Site Plan



Proposed Phasing + Alternates

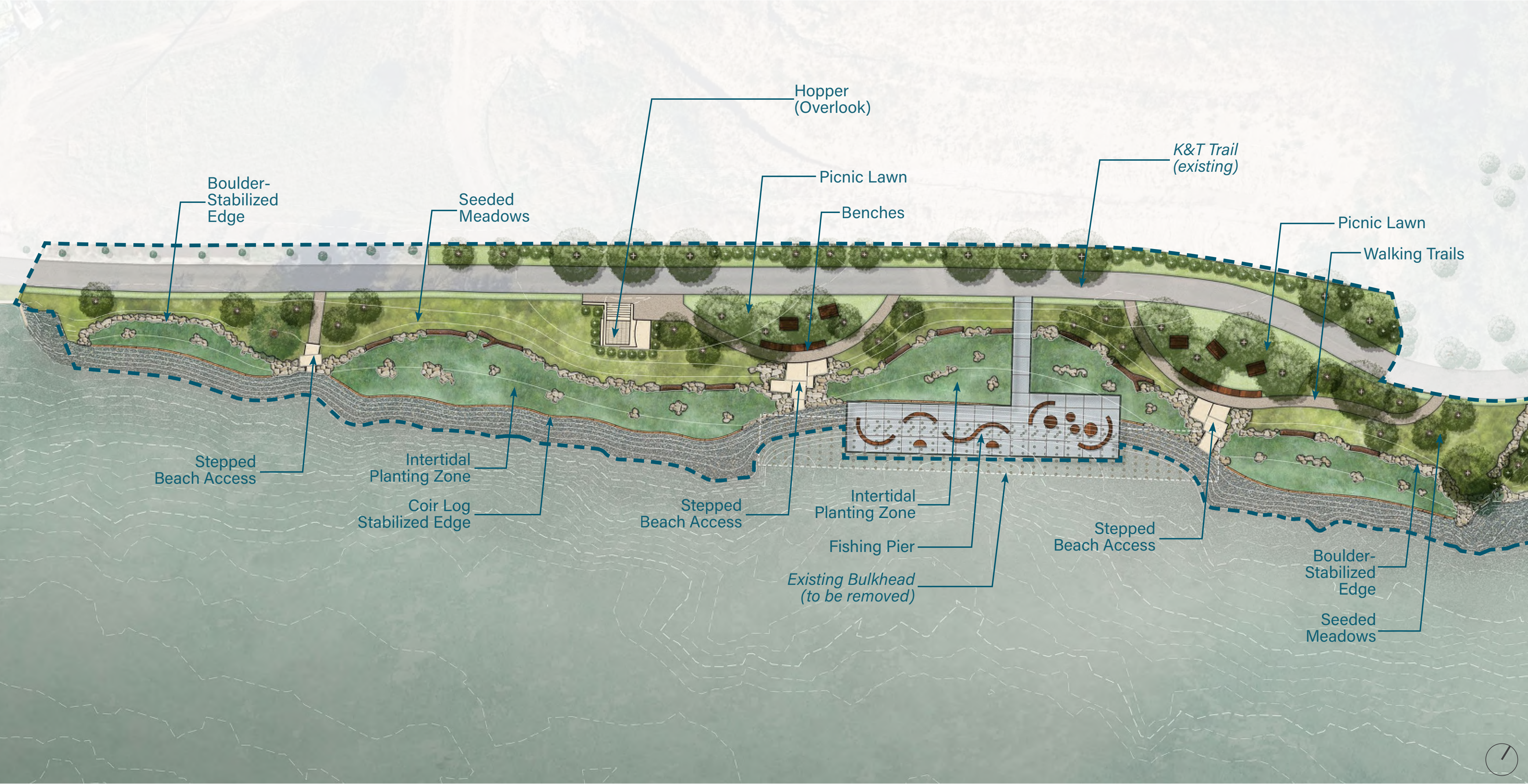
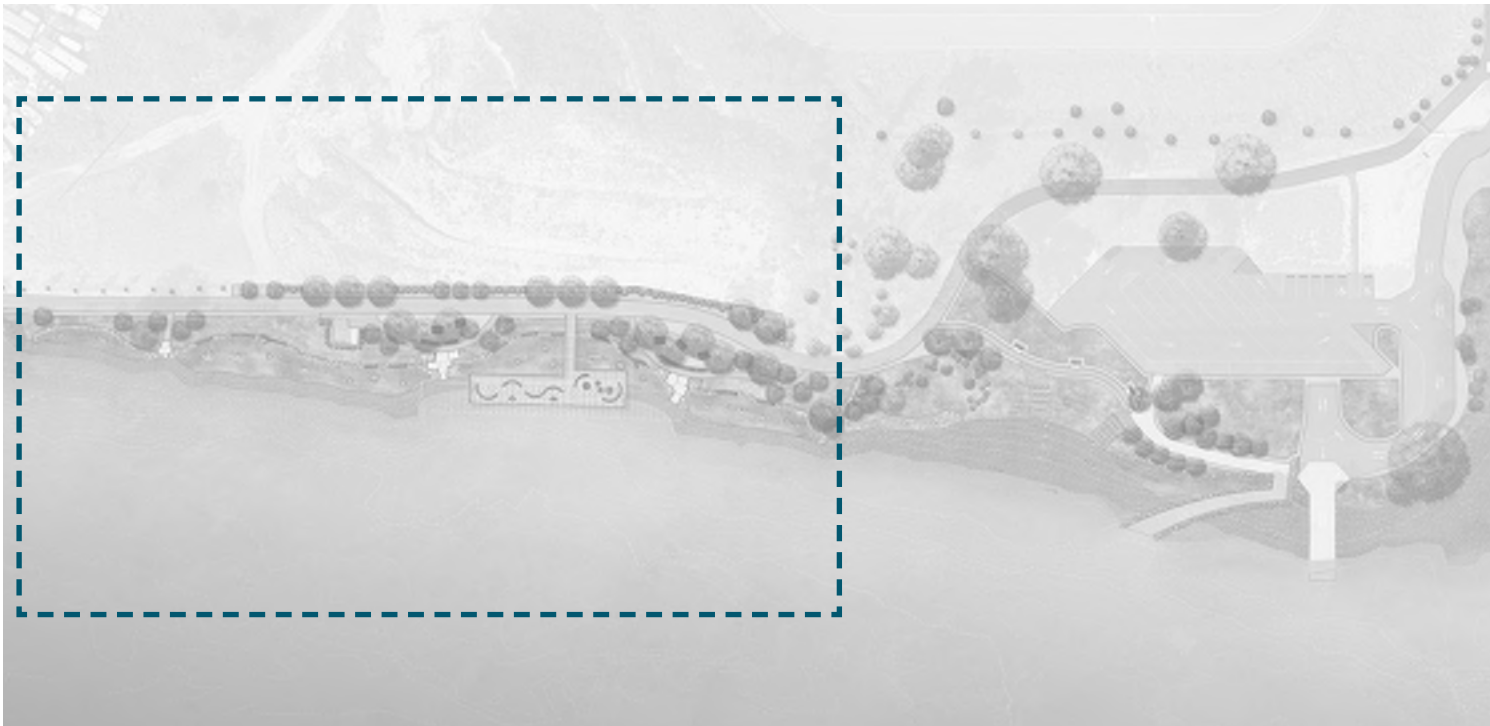


Plan Enlargement - North



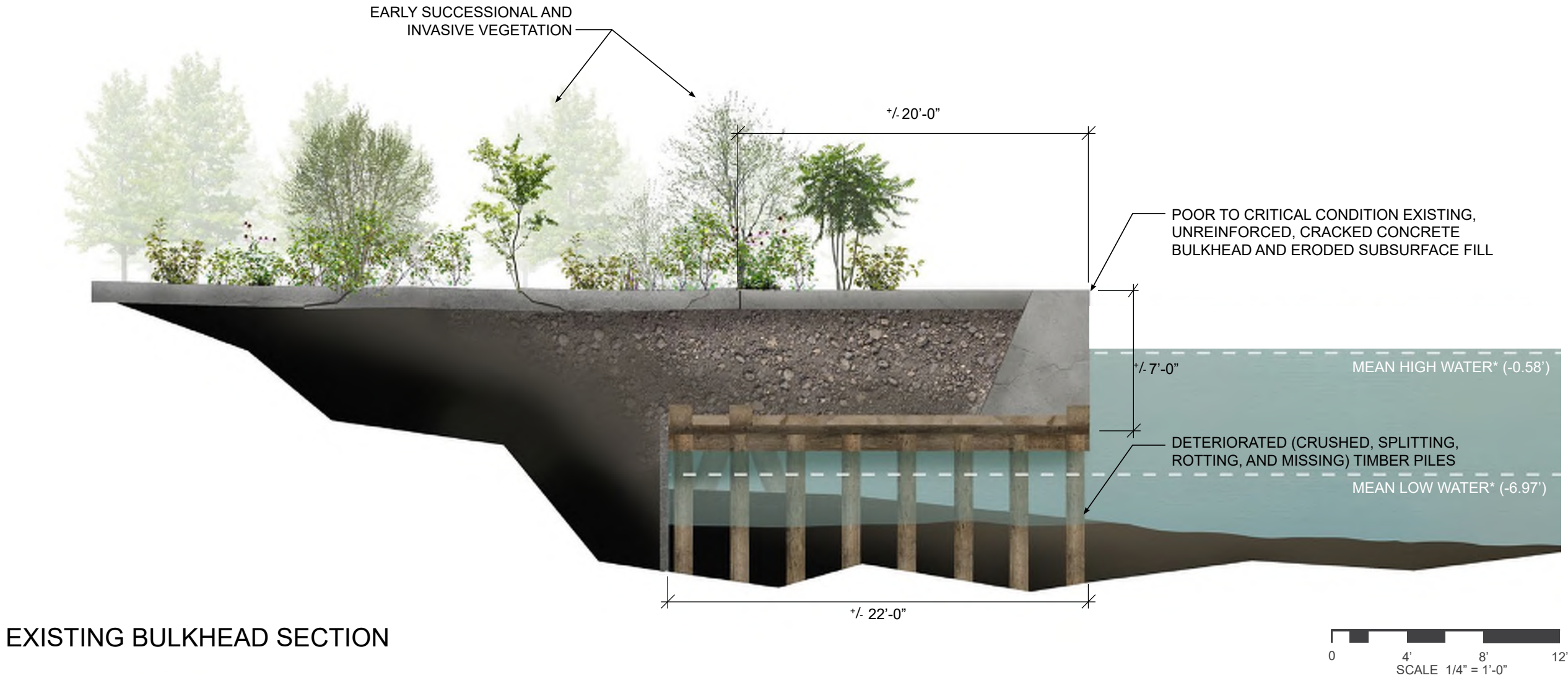
Tacony Boat Launch

Plan Enlargement - South

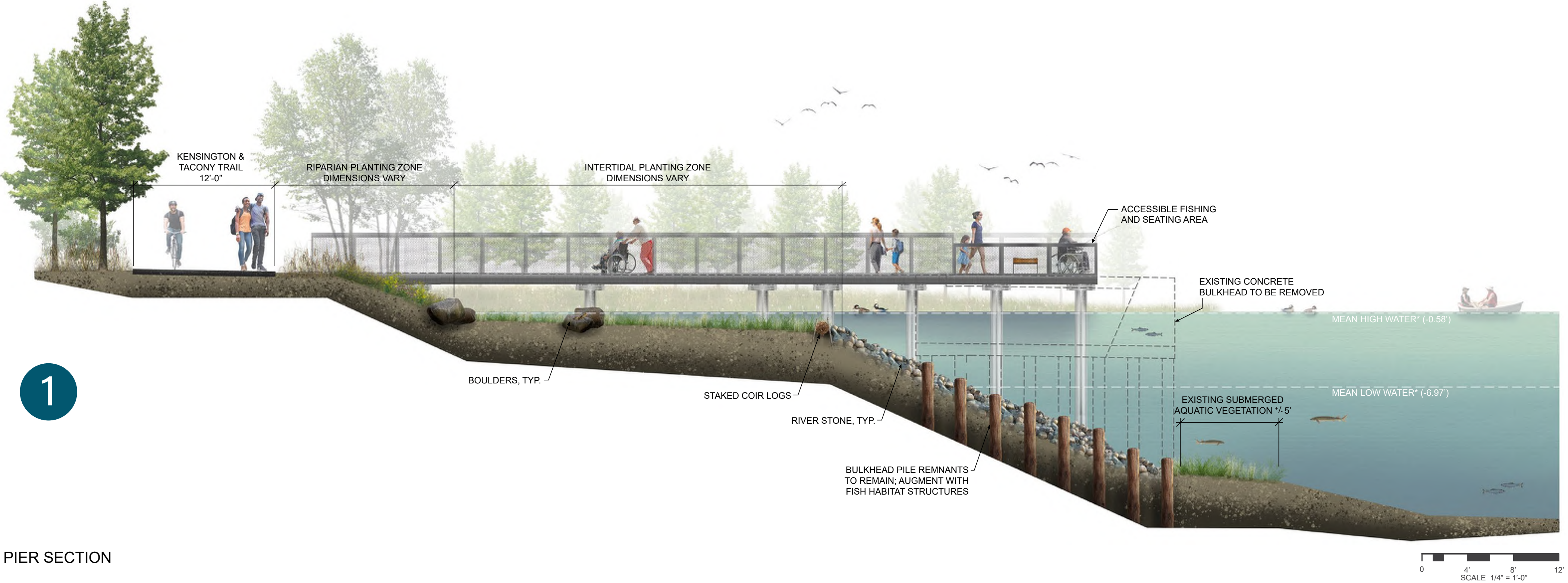


Tacony Boat Launch

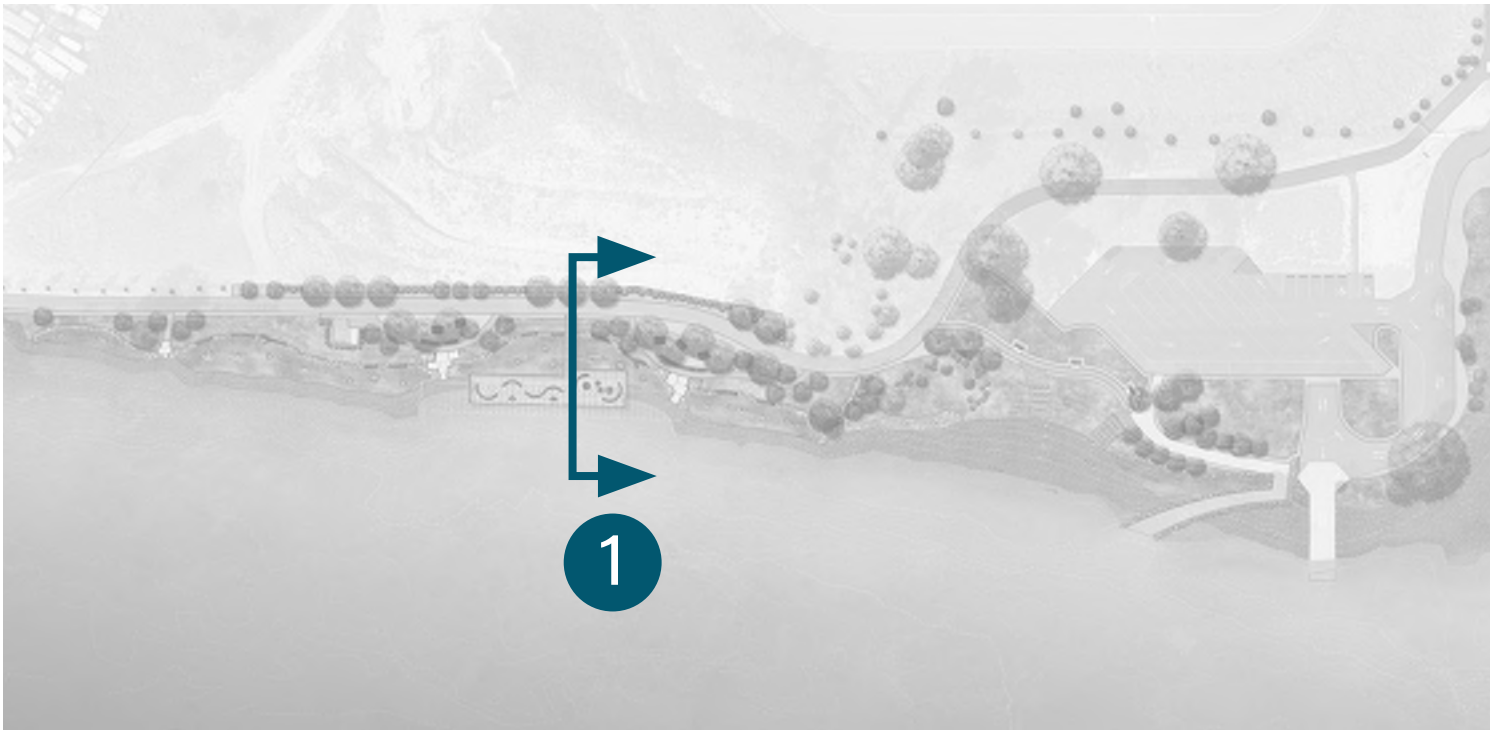
Proposed Shoreline Details



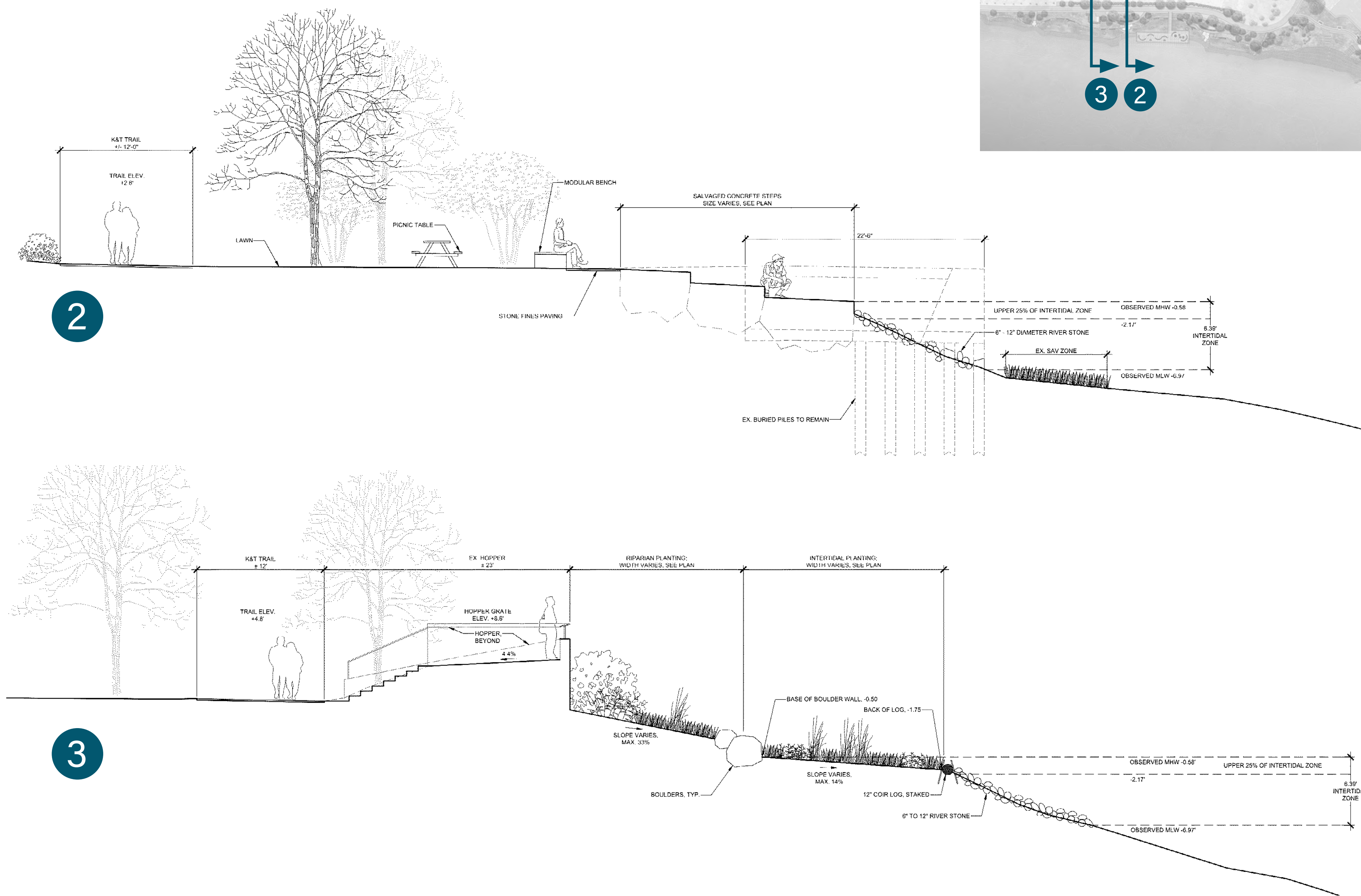
EXISTING BULKHEAD SECTION



PIER SECTION



Proposed Shoreline Details



Perspective Rendering



Tacony Boat Launch

Perspective Rendering



Tacony Boat Launch

ART COMMISSION | SEPTEMBER 9, 2026 | 25



Perspective Rendering



Tacony Boat Launch

Perspective Rendering - Add Alternate



Tacony Boat Launch

Perspective Rendering - Add Alternate

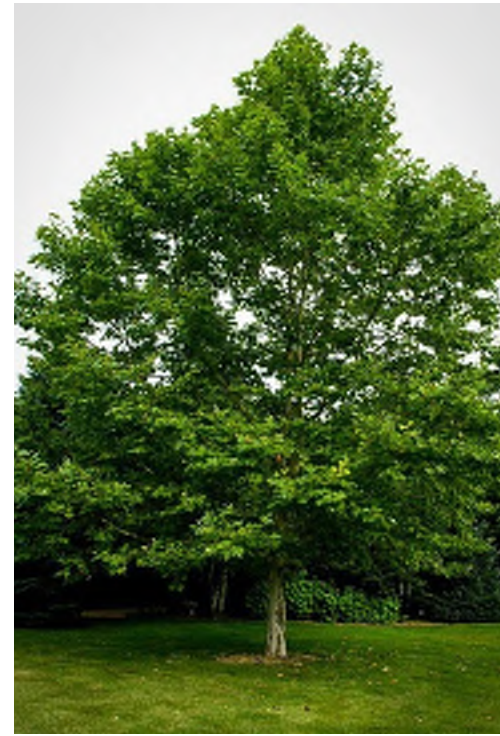


Tacony Boat Launch

Tree Species



Nyssa sylvatica
Tupelo/Black gum
30-50' H/20-30' W
Zone: 3-9



Platanus occidentalis
American Sycamore
75-100' H/75-90' W
Zone: 4-9



Betula nigra
'Heritage'
River Birch
40-70' H/40-60' W
Zone: 4-9



Liquidambar styraciflua
'Rotundiloba'
Round-lobed Sweetgum
(fruitless cultivar)
60-70' H/20-30' W
Zone: 4-9



Quercus phellos
Willow Oak
40-75' H/25-50' W
Zone: 5-9



Quercus bicolor
Swamp White Oak
50-60' H/50-60' W
Zone: 3-8



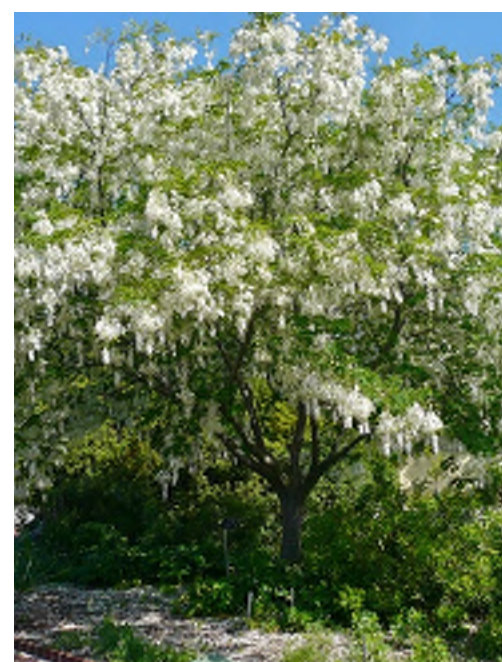
Celtis occidentalis
Hackberry
40-60' H/40-60' W
Zone: 2-9



Carpinus caroliniana
American Hornbeam
20-35' H/20-35' W
Zone: 3-9



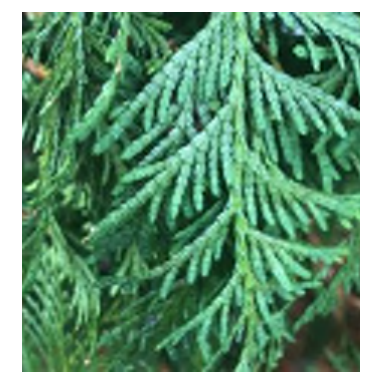
Amelanchier canadensis
Serviceberry
25-30' H/15-20' W
Zone: 4-8



Cladrastis kentukea
American Yellowwood
30-50' H/40-55' W
Zone: 4-8



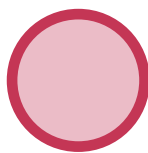
Cercis canadensis
Eastern Redbud
20-30' H/25-35' W
Zone: 4-8



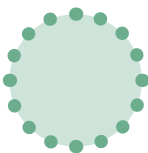
Thuja occidentalis
American Arborvitae
20-40' H/10-15' W
Zone: 2-7

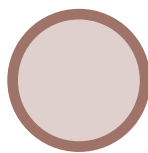
Tree Planting - Canopy



 *Acer rubrum*
Red Maple

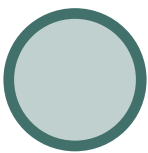
 *Betula nigra*
River Birch (multistem)

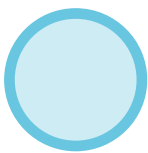
 *Celtis occidentalis*
Common Hackberry

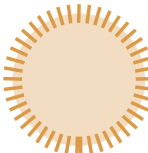
 *Cladrastis kentuckea*
American Yellowwood

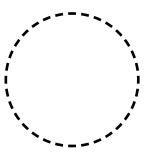
 *Gymnocladus dioica*
'Espresso' Kentucky Coffeetree

 *Liquidambar styraciflua*
'Hapdell' Happidaze Sweet Gum

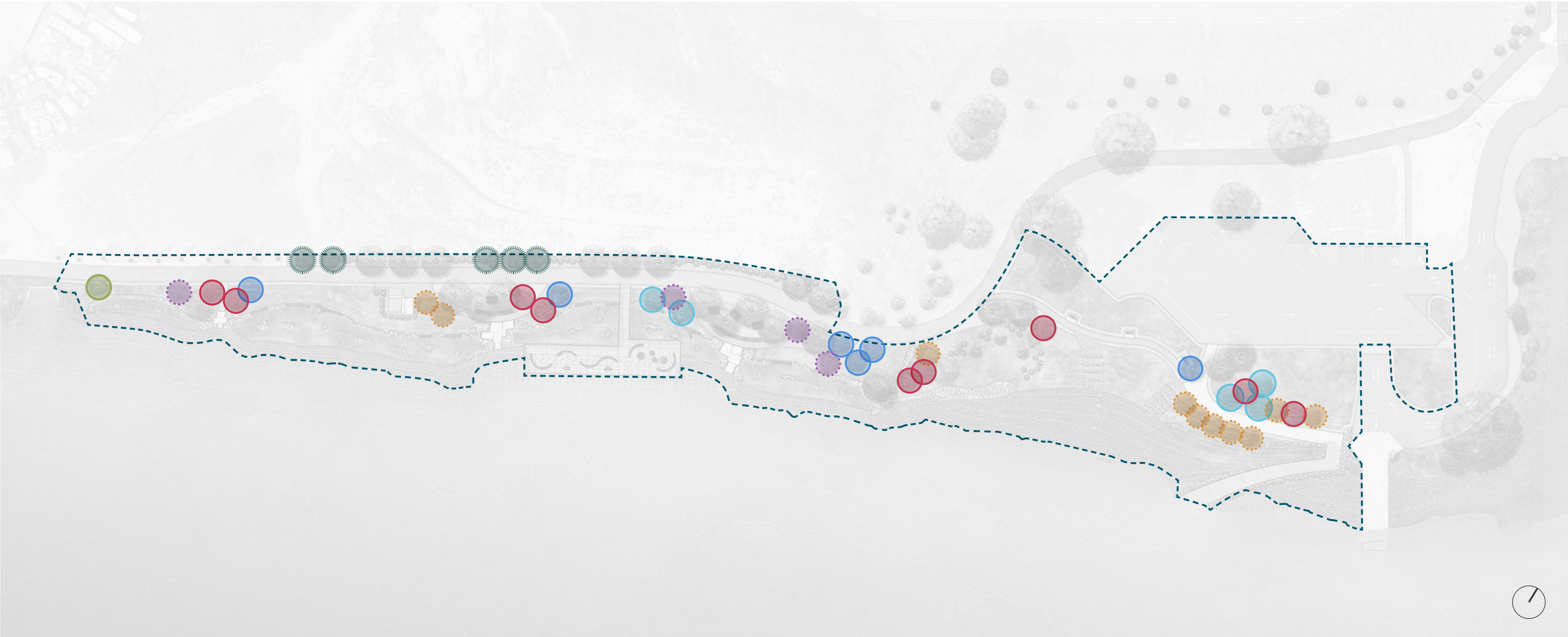
 *Platanus occidentalis*
American Sycamore

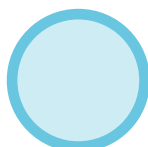
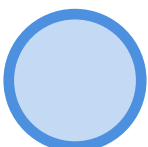
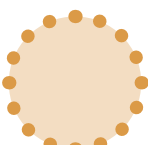
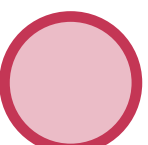
 *Quercus bicolor*
Swamp White Oak

 *Quercus phellos*
Willow Oak

 **Existing Tree**

Tree Planting - Understory



- | | | | |
|--|---|--|--|
|  <i>Amelanchier canadensis</i>
Canadian Serviceberry
(multistem) |  <i>Amelanchier x Grandiflora</i>
'Cumulus' Cumulus Serviceberry |  <i>Carpinus caroliniana</i>
American Hornbeam
(multistem) |  <i>Cercis canadensis</i>
Eastern Redbud
(multistem) |
|  <i>Juniperus virginiana</i>
Eastern Red Cedar |  <i>Magnolia virginiana</i>
Sweetbay Magnolia
(multistem) |  <i>Nyssa sylvatica</i>
Tupelo | |

Riparian Meadow Plant Species

Shrubs



Cornus amomum
Silky Dogwood
6-12' H/6-12' W
Zone: 5-8



Sambucus canadensis
American Elderberry
5-12' H/6-12' W
Zone: 4-8



Cornus sericea
'Farrow'
Arctic Fire Red Twig
Dogwood
3-4' H/3-4' W
Zone: 3-7



Ilex verticillata 'Nana'
Red Sprite Winterberry
Holly
2.5-3' H/2.5-3' W
Zone: 3-9



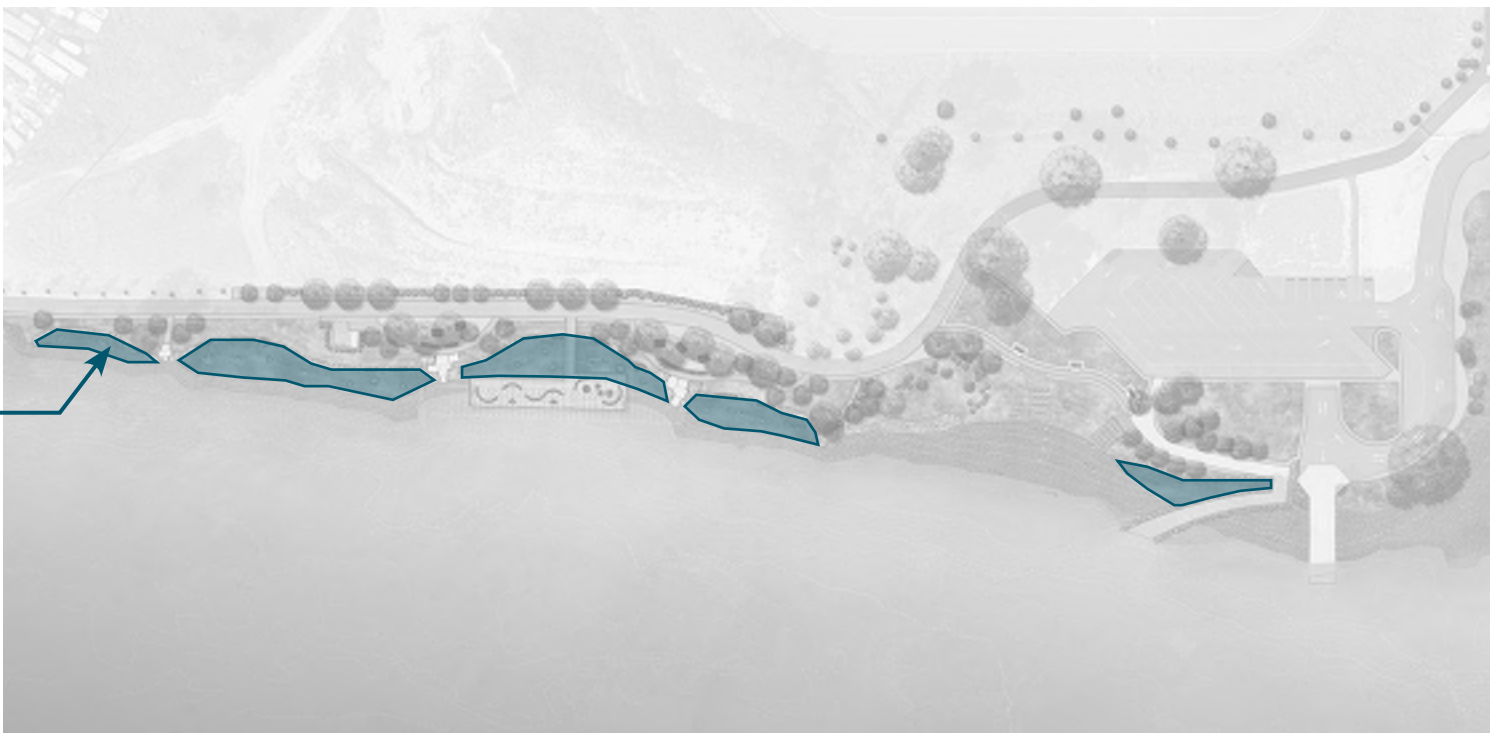
Perennial Groundcovers

Representative selection - *Echinacea purpurea*, *Carex vulpinoidea*, *Chamaecrista fasciculata*, *Coreopsis lanceolata*, *Rudbeckia hirta*, *Asclepias incarnata*, *Carex scoparia*, *Pycnanthemum tenuifolium*, *Zizia aurea*, *Juncus tenuis*, *Solidago nemoralis*, *Conoclinium coelestinum*, *Lobelia siphilitica*, *Packera aurea*



Intertidal Plant Species

Intertidal
Planting
Zones



Low Marsh



Peltandra virginica
Green Arrow Arum
2-3' H
Zone: 5-9



Typha latifolia
Cattails
4-10' H
Zone: Multiple



Acorus americanus
American Sweet Flag
5-12' H/6-12' W
Zone: 4-8



Persicaria amphibia
Marsh Smartweed
3-6' H
Zone: 3-10

High Marsh



Sagittaria latifolia
Common Arrowhead
2-3' H
Zone: 3-10



Bidens laevis
Smooth Beggarticks
1-4' H
Zone: 6-11



Zizania Aquatica
Indian Ricegrass
5-9' H
Zone: 3-9



Impatiens capensis
Jewelweed
3-4' H
Zone: 3-9

Proposed Site Materials - Paving



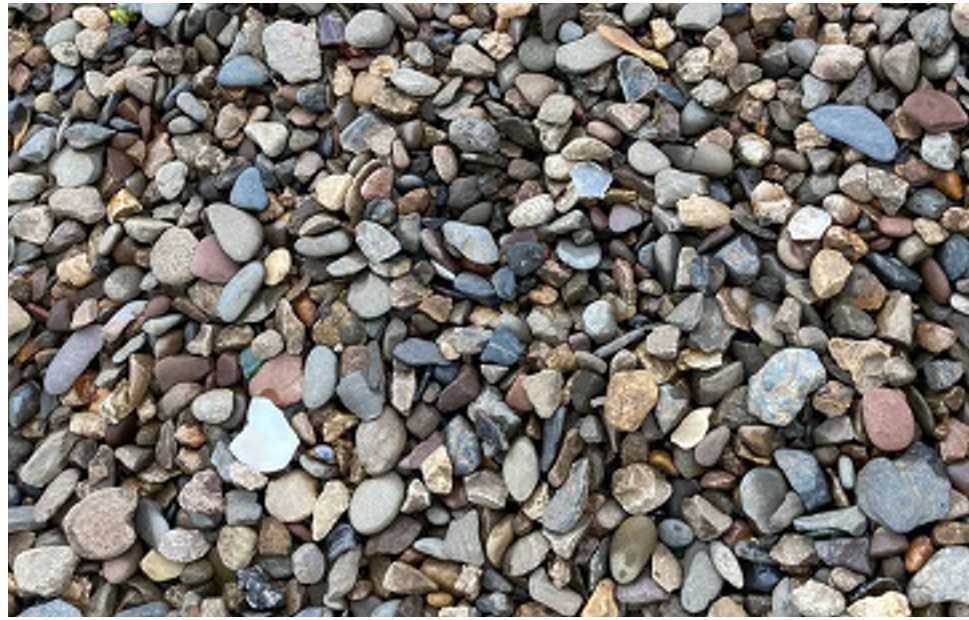
1 Concrete Paving
Cast-in-place



2 Crushed Stone Paving
Decomposed granite



3 River Stone
To match existing "beach"



4 Reclaimed Concrete Steps
Collected onsite



Proposed Site Materials - Furniture



5 Waste Receptacles
PPR standard



4 Bicycle Racks
PPR standard



1 Park Benches
Landscape Forms | FGP



1B Custom Lounge Swings
ALTERNATE



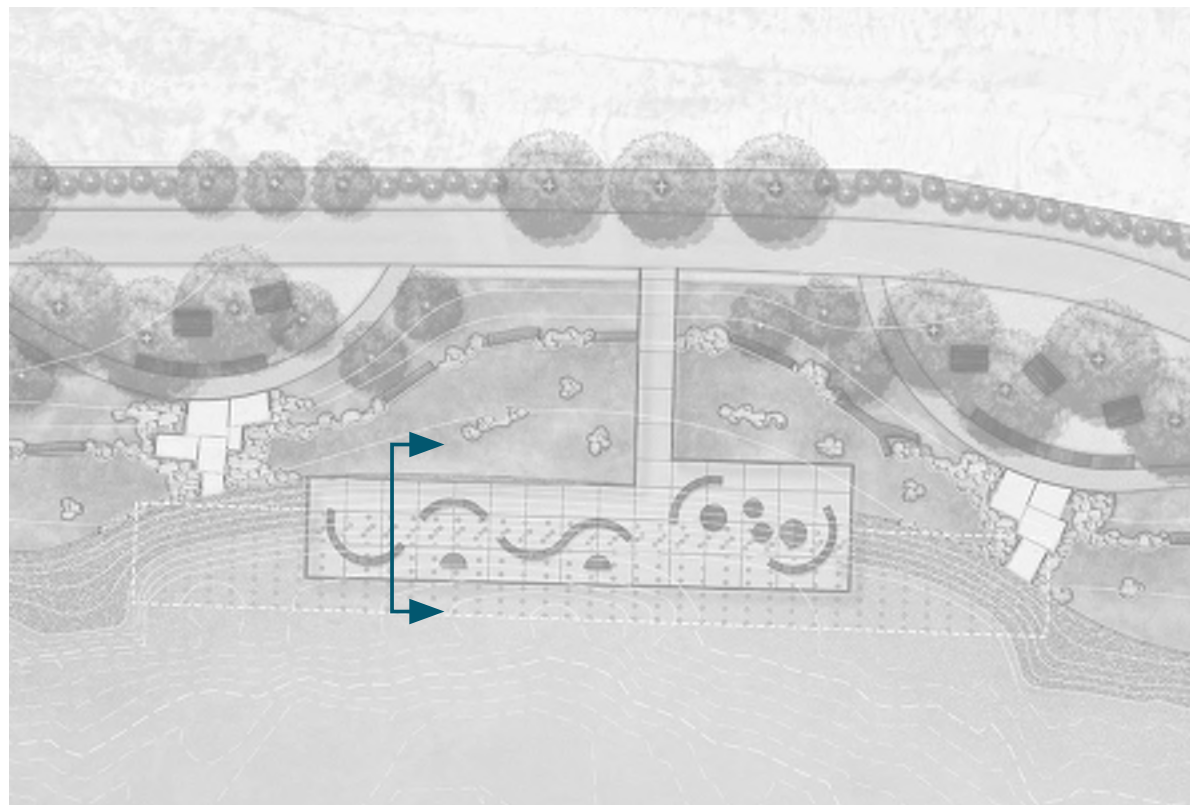
2 Picnic Tables
Vestre | BERG



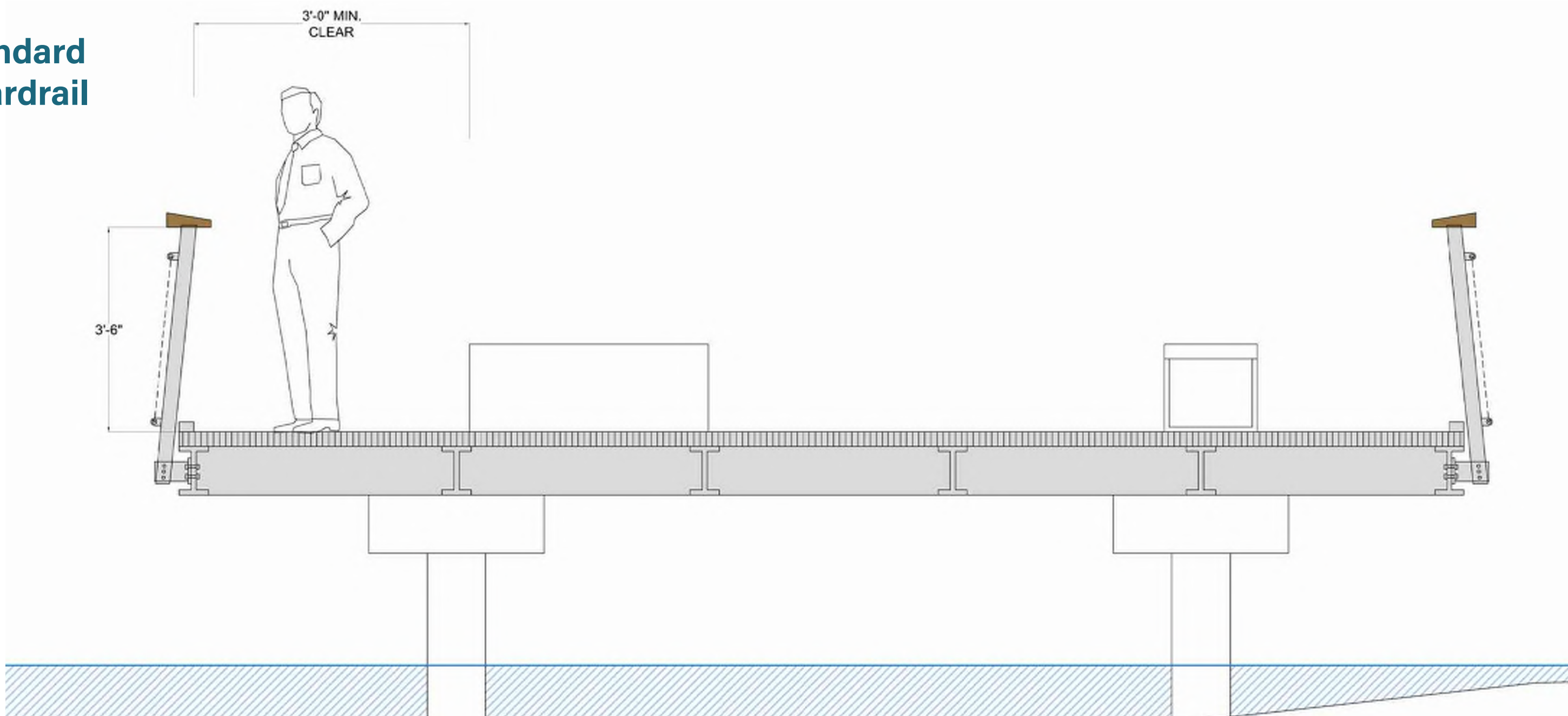
3 Landscape Boulder
Local granite or sandstone



Proposed Site Materials - Fishing Pier



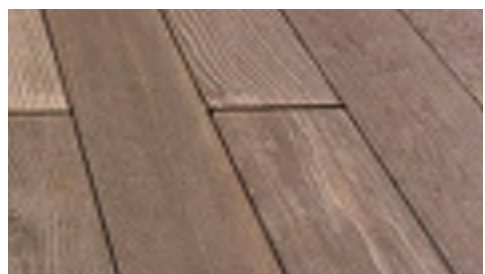
**Standard
Guardrail**



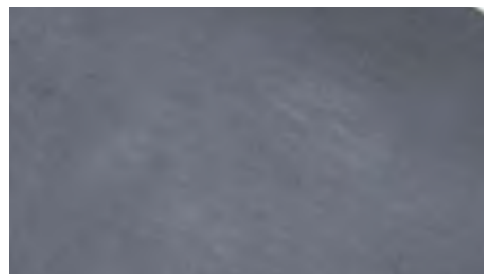
Steel Grating
Allows light through



Wood Cap
Thermally Modified Wood



Steel Guardrail
Finish to match grating



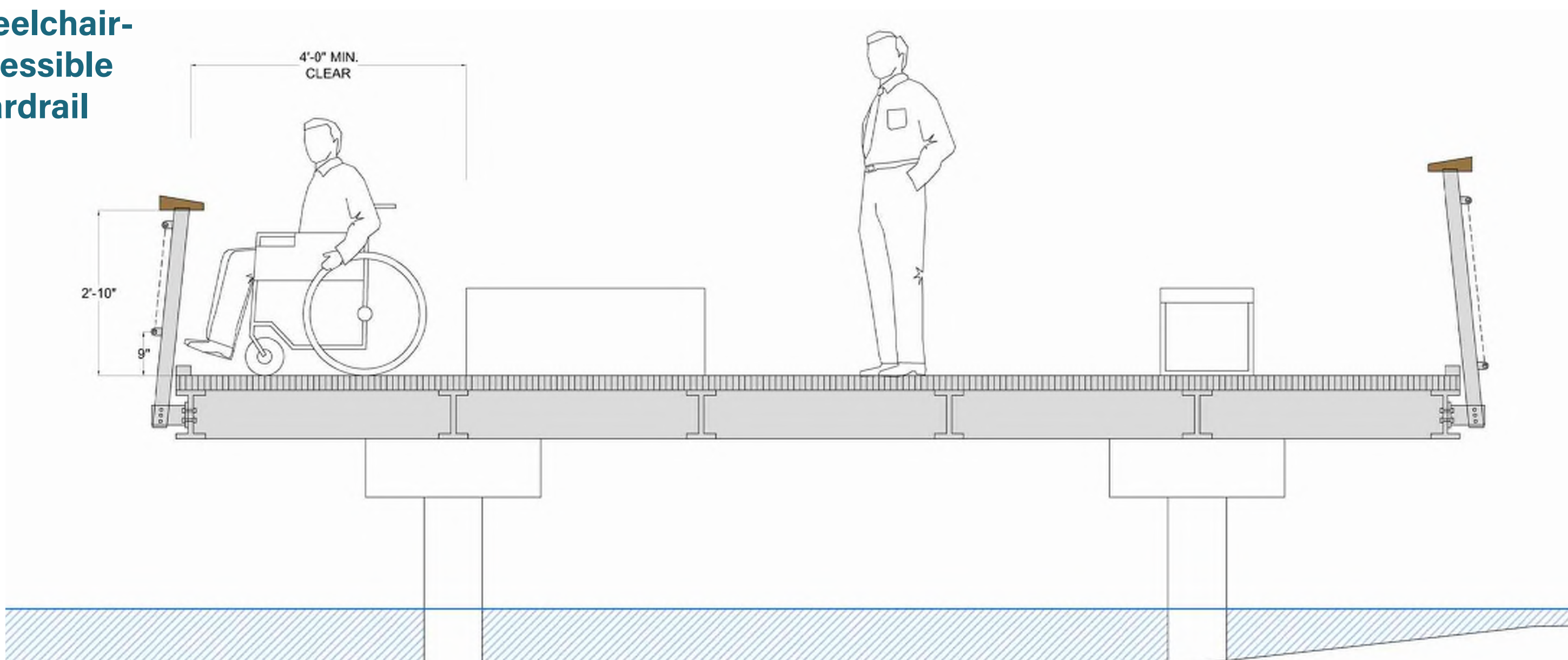
Wire Mesh
Metal



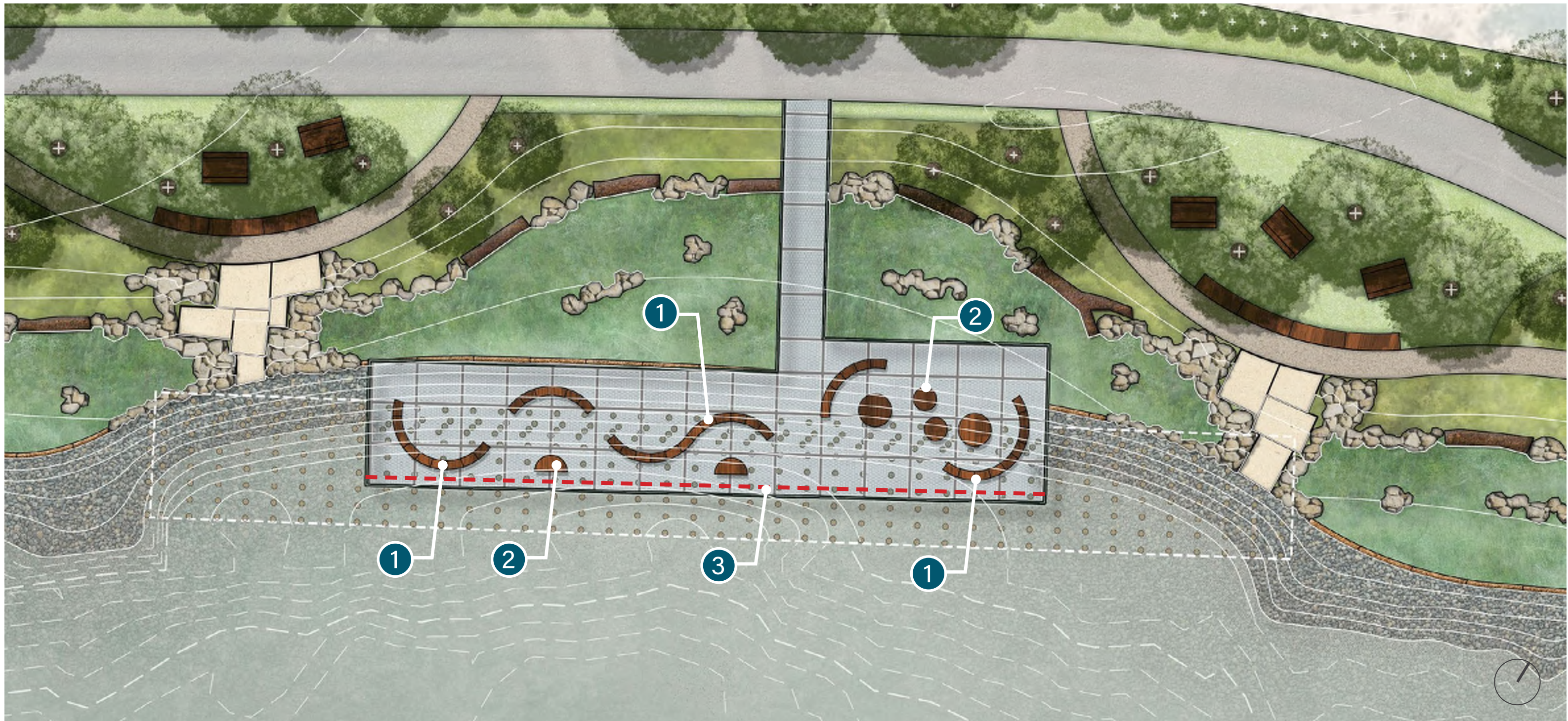
Design Intent:



**Wheelchair-
Accessible
Guardrail**



Proposed Site Materials - Fishing Pier Furniture



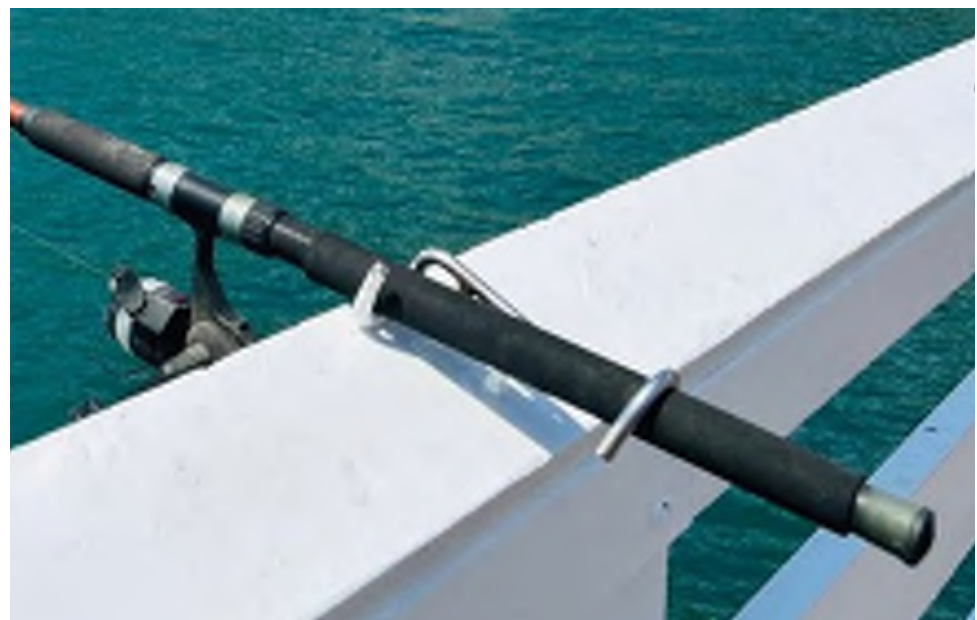
1 Curved Benches
DuMor | 521



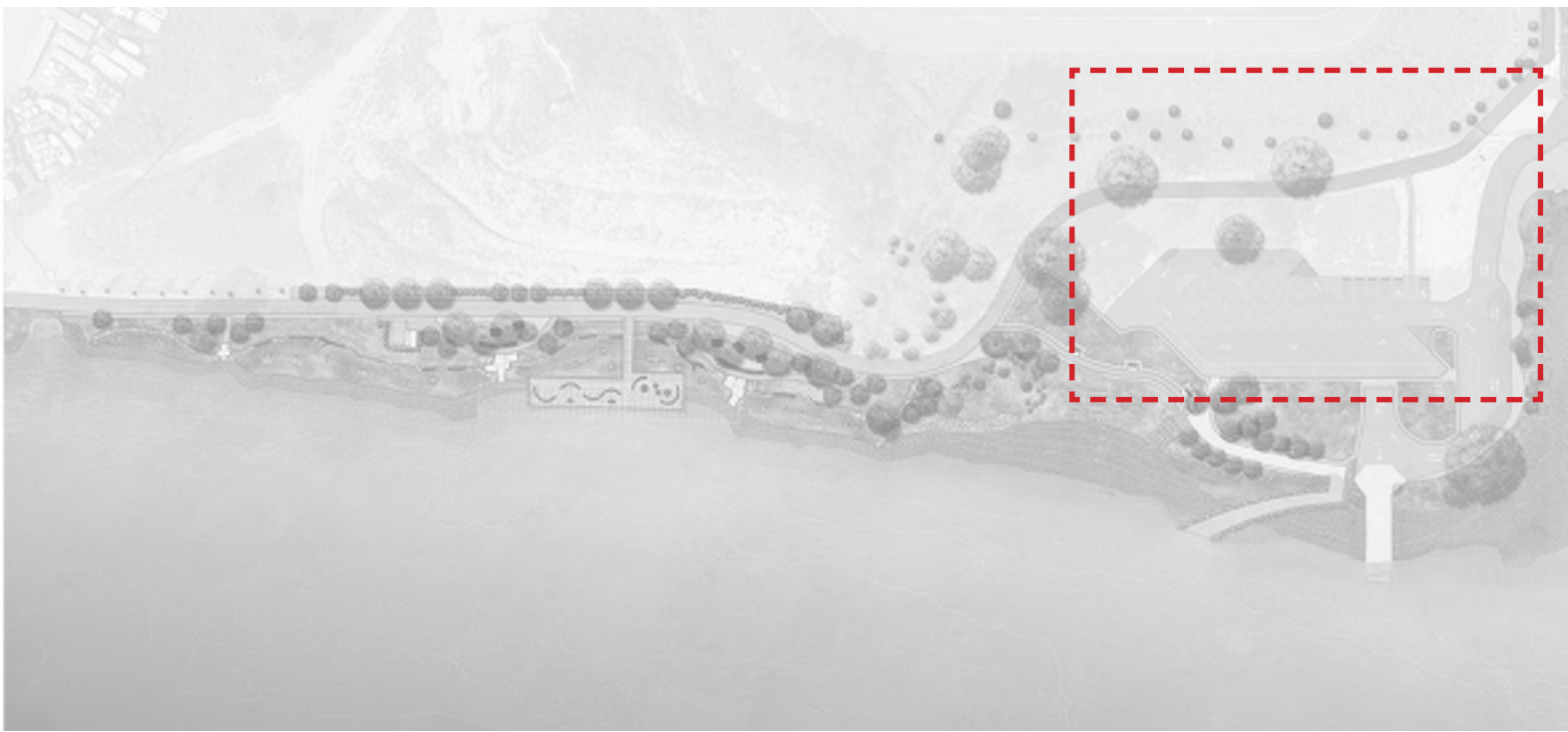
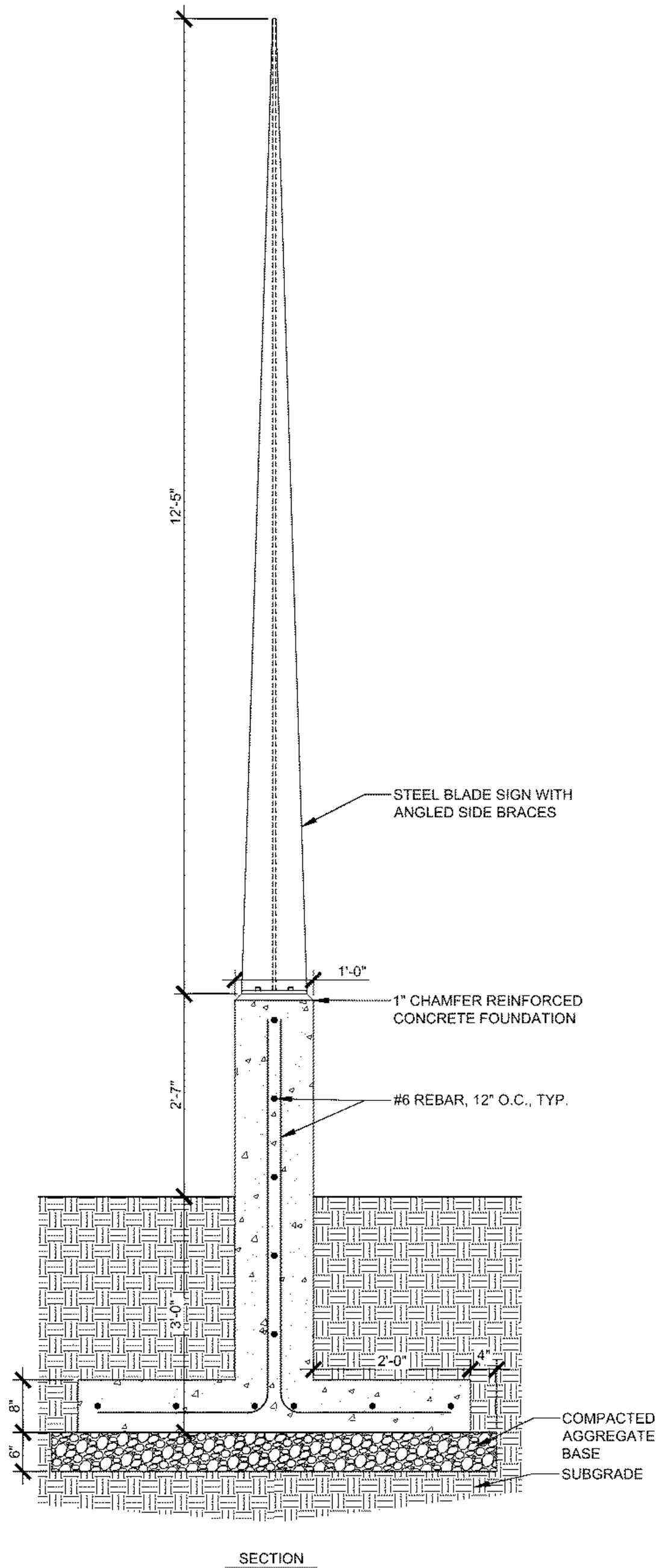
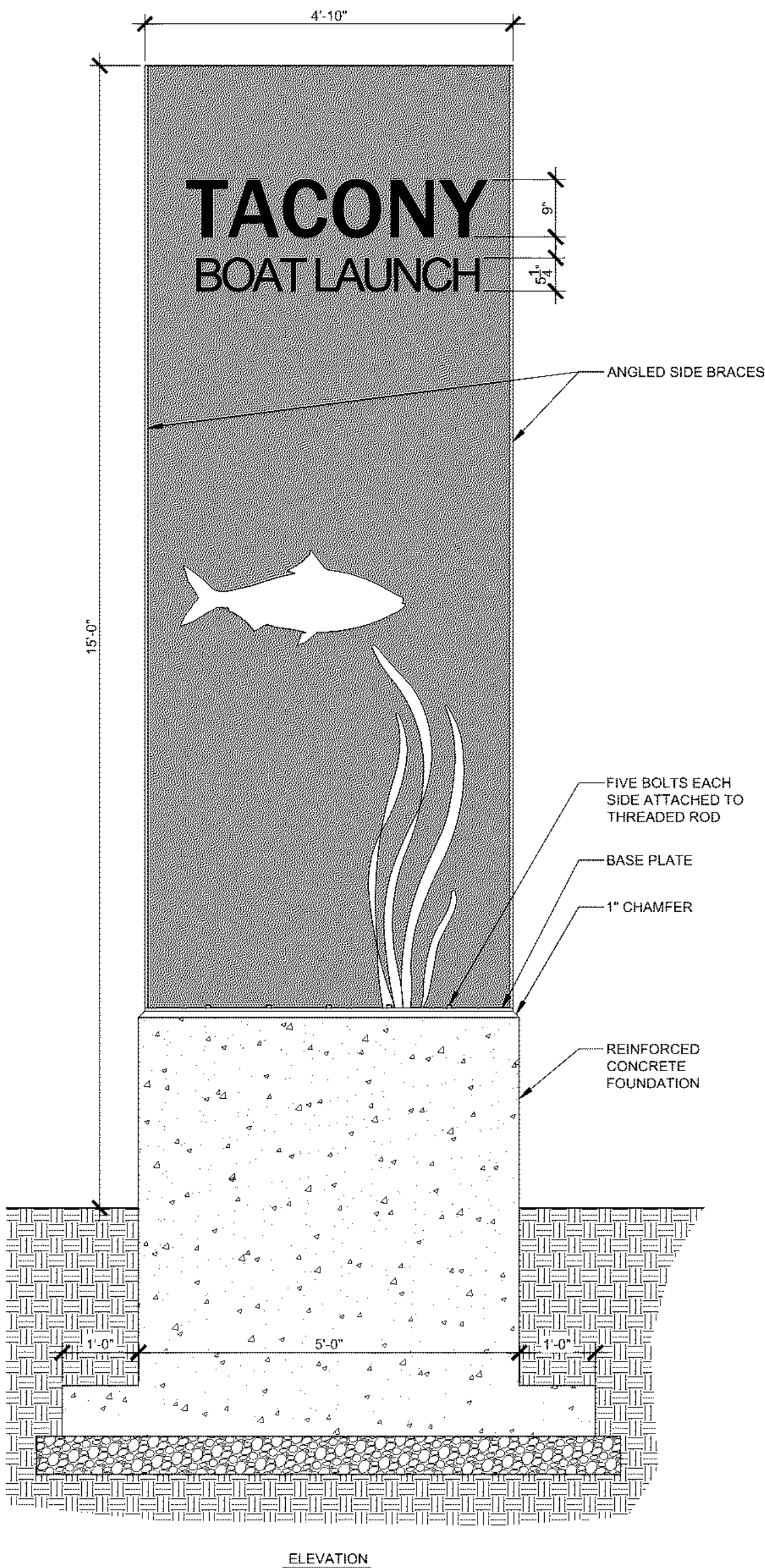
2 Seating Pods
Vestre | Stripes



3 Fishing Rod Holders
Fixed to Guardrail



Proposed Park Sign



Park sign

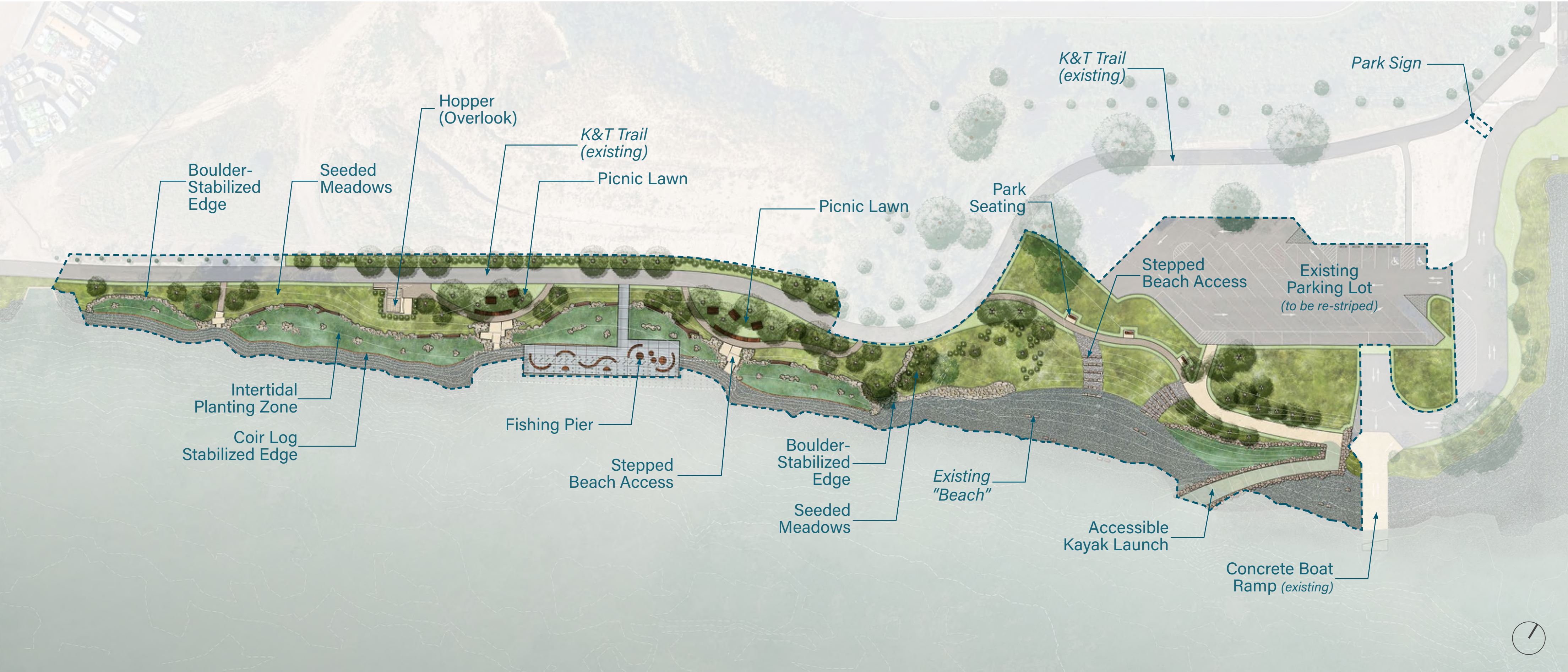
Stainless Steel
Blast Finish



Concrete Base
Precast



Proposed Site Plan





PHILADELPHIA
PARKS &
RECREATION

N|V|5

Tacony Boat Launch and K&T Shoreline Restoration
 Combined Scope - Phase I Construction
Estimated Costs Escalated for 2027 Construction

7/13/2026

Category	Cost
Site Preparation (demolition and clearing)	\$ 1,097,500
Site Improvements (all items below included)	\$ 1,564,400
Non-motorized boat ramp	\$ 543,600
Hardscape (other)	\$ 107,400
Site Furnishings	\$ 57,000
Shoreline Restoration and Landscape	
Trees	\$ 76,000
Shrubs	\$ 12,100
Rootwads/Logs	\$ 71,900
Perennials	\$ 159,400
Soil, Mulch, and Seeding	\$ 158,600
Intertidal Stone/Boulders	\$ 378,400
Total Construction Costs	\$ 2,661,900
General Requirements/GC Fee	\$ 526,200
Design Contingency	\$ 133,100
Construction Contingency	\$ 144,900
Insurances	\$ 67,300
Total Project Costs	\$ 3,533,400
Escalation	\$ 509,000
Total Estimated Costs (2027)	\$ 4,042,400
Fishing Pier Add Alternate	\$ 4,300,000