



Parks

# Tompkins Square Park Field House Reconstruction

Located in Tompkins Square Park, bounded by  
E 7 and 10 Street, and Avenues A and B  
in the Borough of Mahattan

Community Board 3  
March 12, 2020  
Jorge Prado, NYC Parks

**Total Budget:**     \$5.6m  
Mayor, Bill de Blasio - \$4.6m FY18  
\$1.0m FY20

# Goals

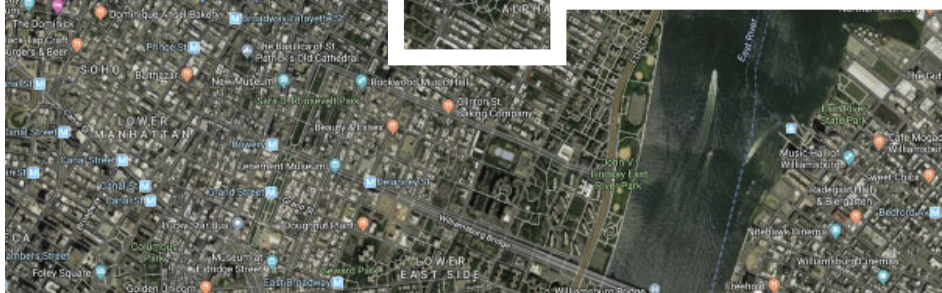
- Upgrade existing restrooms to code.
- Upgrade Parks and maintenance and operations space.
- Add First Aid, Lifeguard lockerroom spaces in the building.
- Reconstruct interiors.
- Clean and partially repoint exterior brick
- New windows and doors
- New utilities including oil to gas conversion





City

2 MI



Neighborhood

1000 FT



Site

200 FT



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## Tompkins Square Park | Project Location





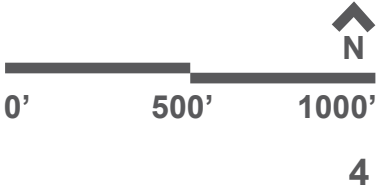
**Flood Hazard Zones**

**2015 Preliminary 100-year Floodplain**

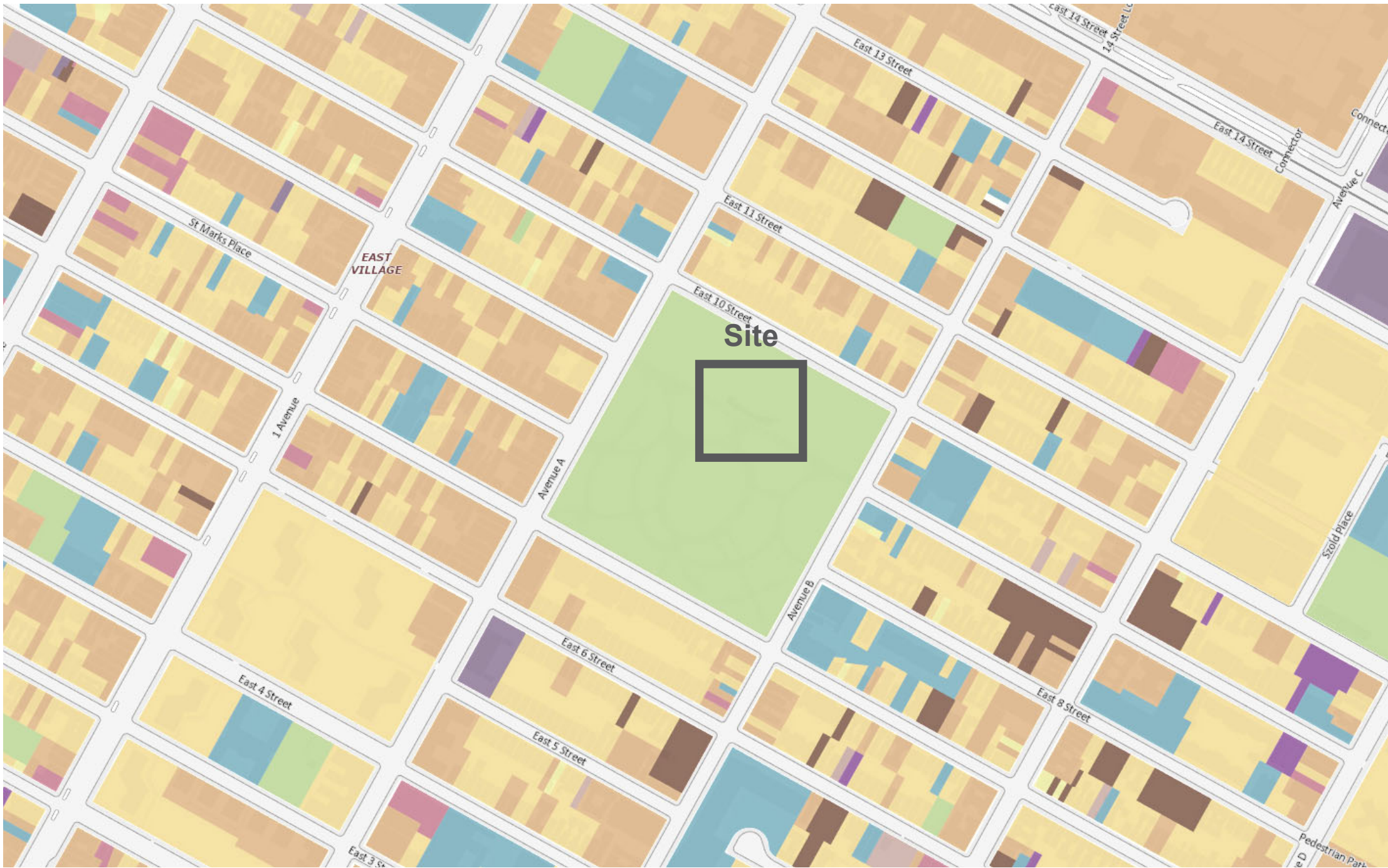
1% Annual Chance Floodplain (100 Year Floodplain) The area that has a 1% chance of flooding in any given year.

**2050s Projected 100-year Floodplain**

The potential areas that could be impacted by the 100-Year flood in the 2050s based on projections of the high-estimate 90th percentile sea level rise scenario (NYC Panel on Climate Change (NPCC) 2015 data).







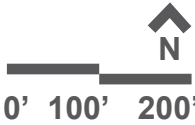
**Land Use Categories**

- 1 And 2 Family Residential
- Multi-Family Residential
- Mixed Use
- Open Space And Outdoor Recreation
- Commercial
- Institutional
- Industrial
- Parking
- Transportation / Utilities
- Vacant Lots

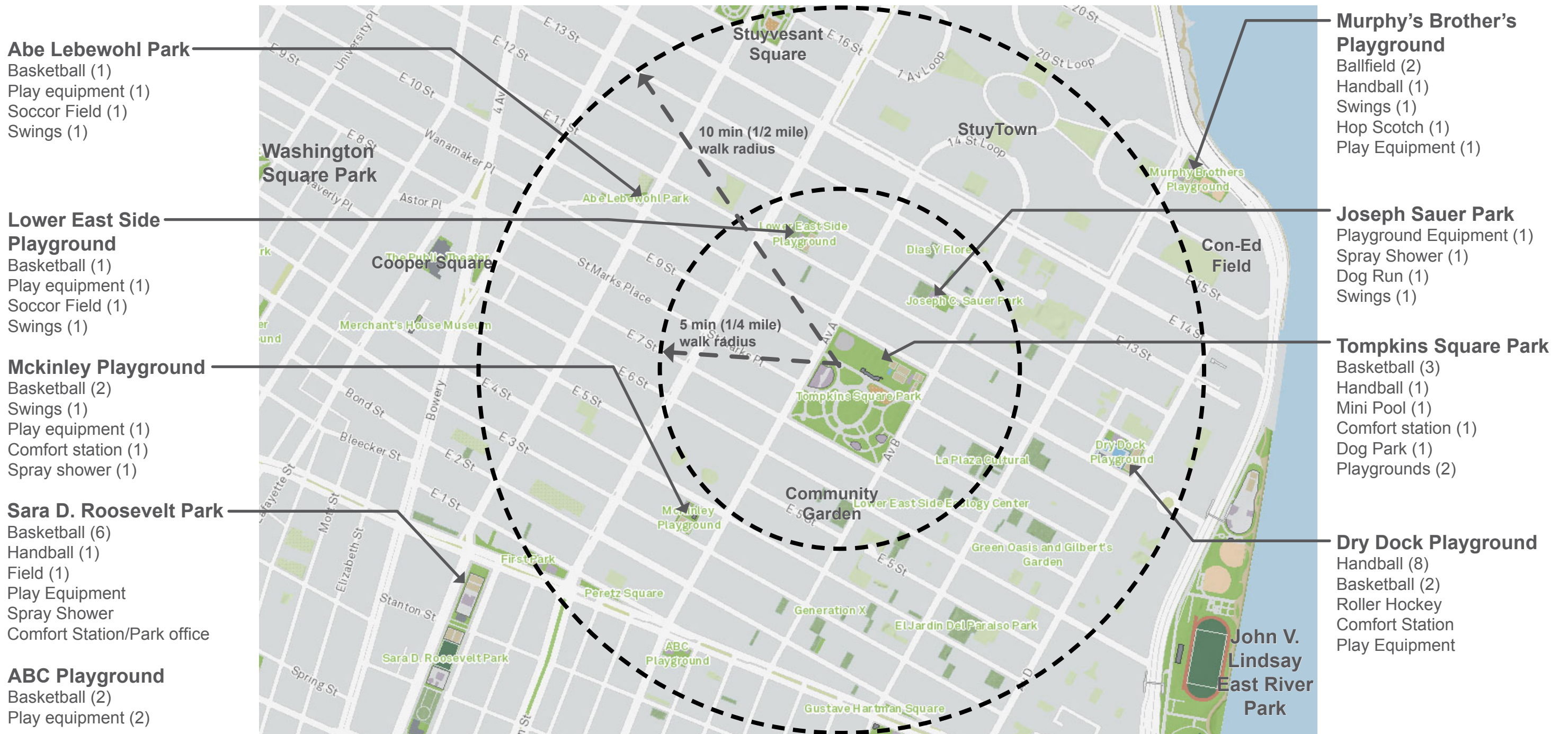


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**Tompkins Square Park | Surrounding Land Use**





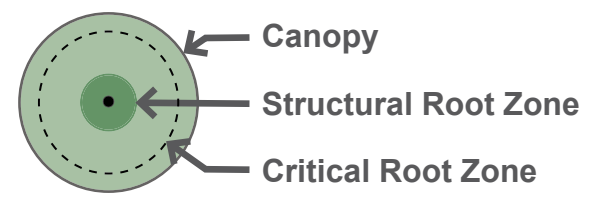




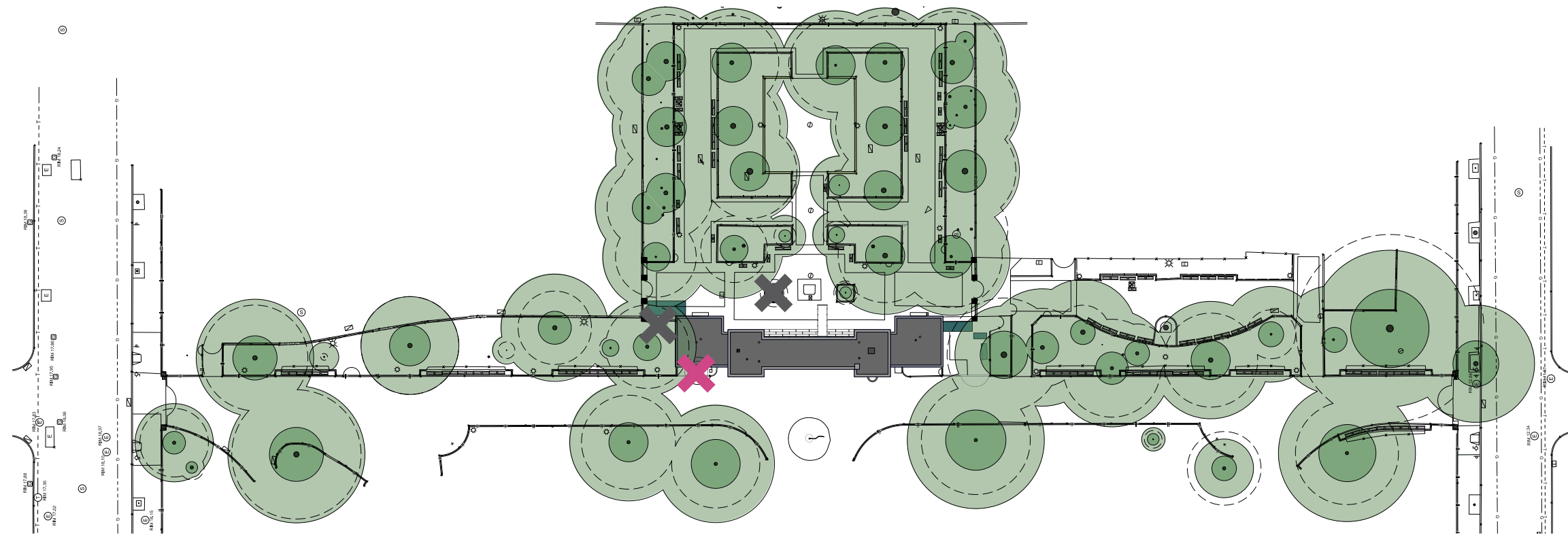




# Legend



- ✕ Stump Removal
- ✕ Tree Removal due to poor condition
- ✕ Tree Removal due to design considerations
- ✕<sup>TP</sup> Tree to be transplanted







1 - View of Comfort Station South Elevation

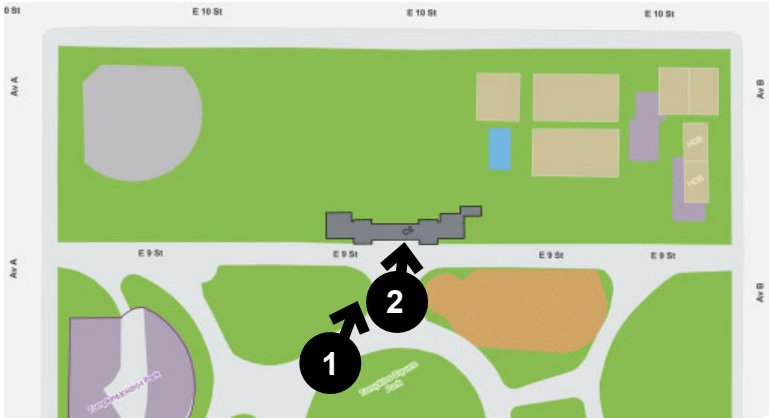


2 - View of Comfort Station South Elevation - Piers and Loggia



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Tompkins Square Park | Site Photos



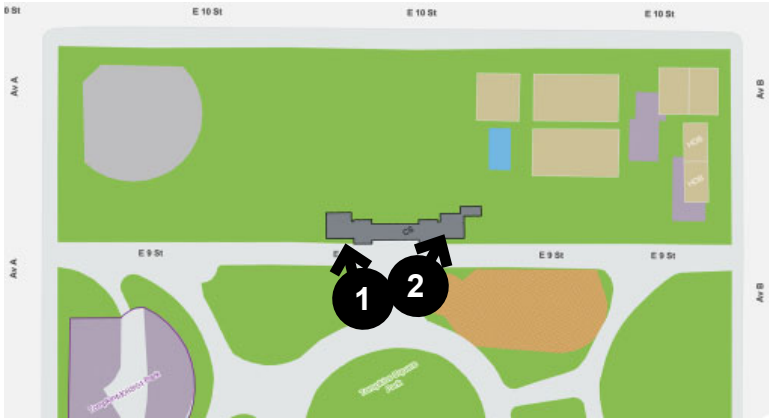




1 - View of Comfort Station South Elevation - West Wing



2 - View of Comfort Station South Elevation - East Wing



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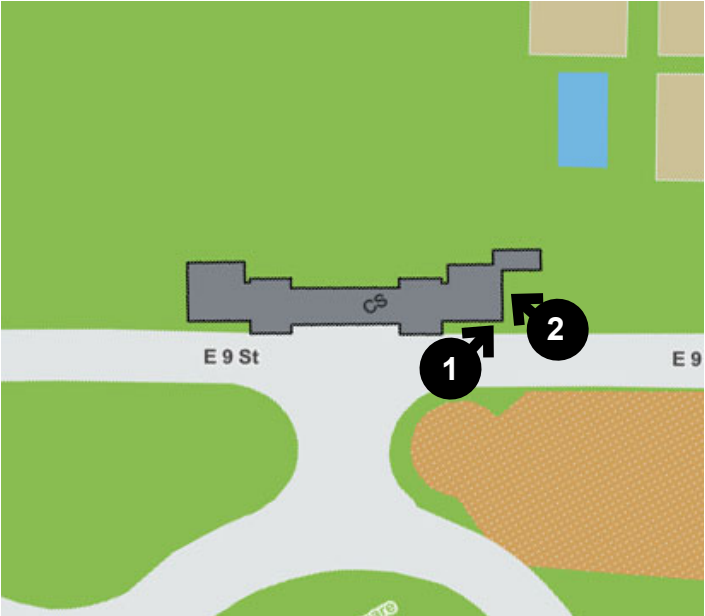




1 - View of Gate to Storage Area



1 - View of East Elevation of Building, Oil Refill and Storage Area



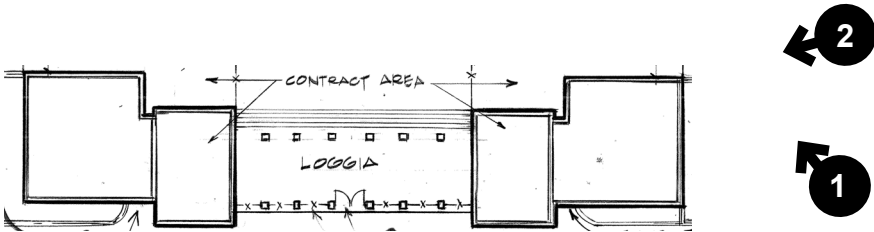




1 - View of Chainlink Fence and Steel Fence



2 - View of Chainlink Fence, Steel Fence and Eastern Gate



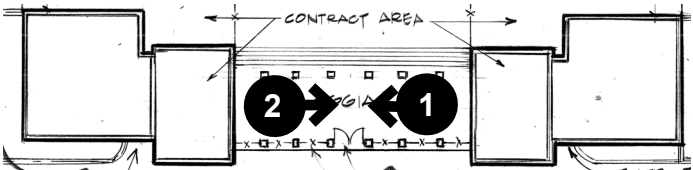




1 - View of West Wing at Loggia



1 - View of East Wing at Loggia



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1 - View of North Elevation



2 - View of North Elevation



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Tompkins Square Park | Site Photos



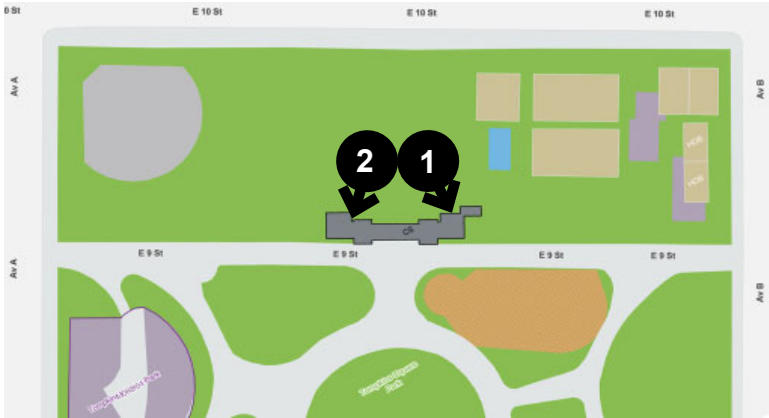




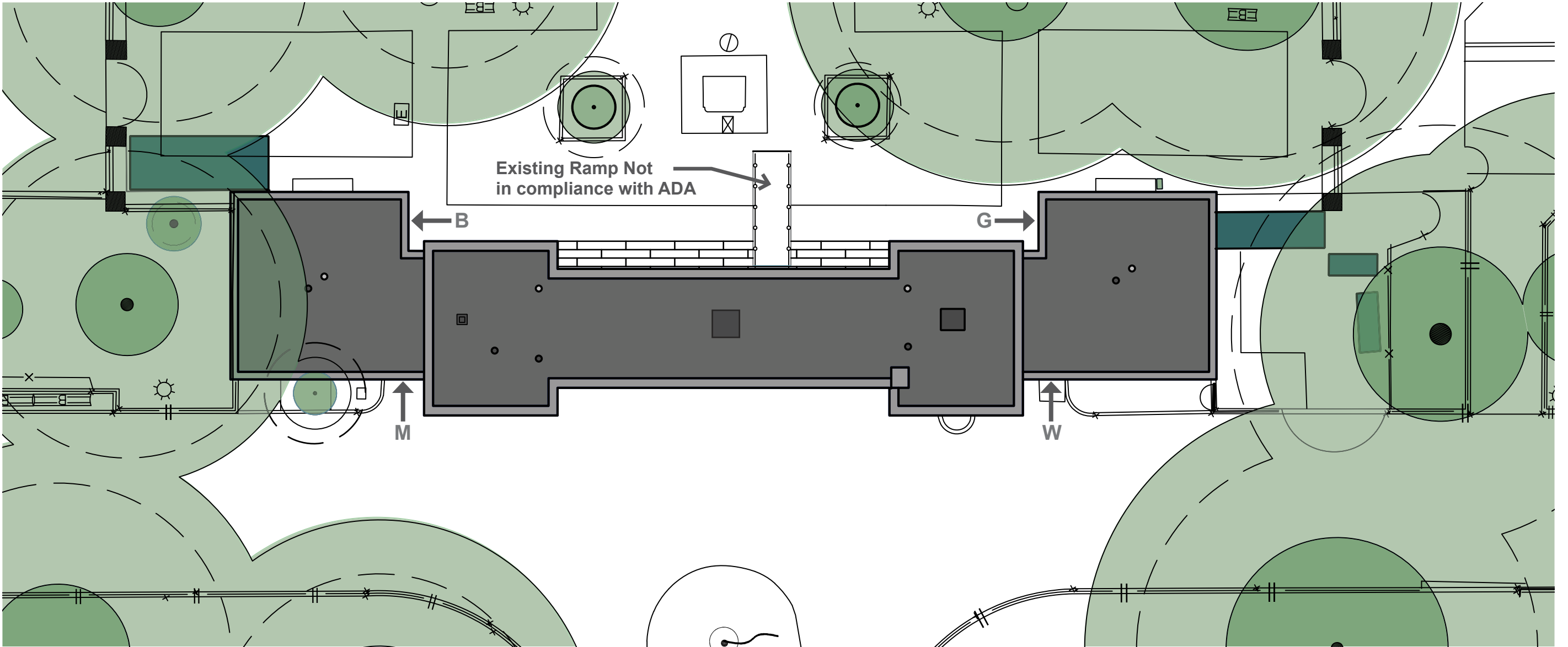
1 - View of North Elevation and Monument



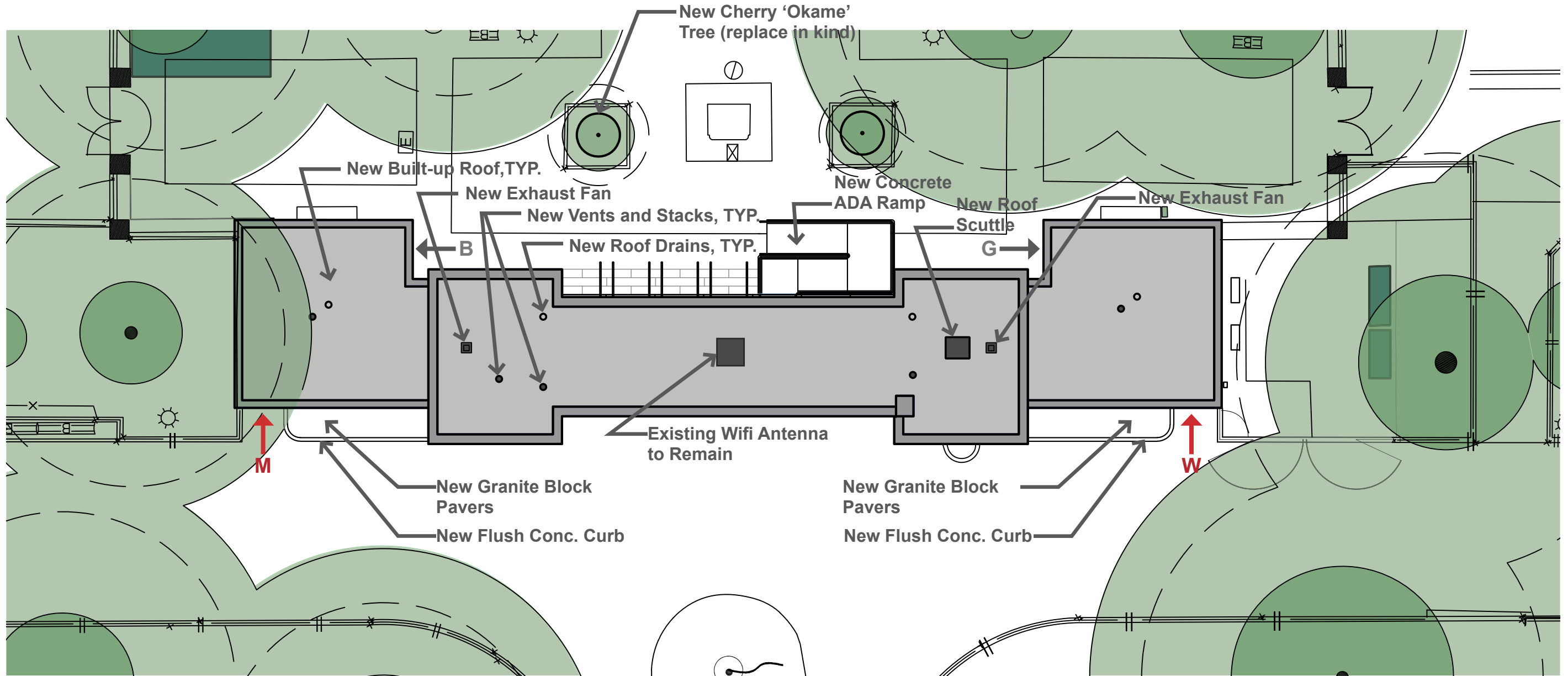
2 - View of Louver at North Elevation - West Wing



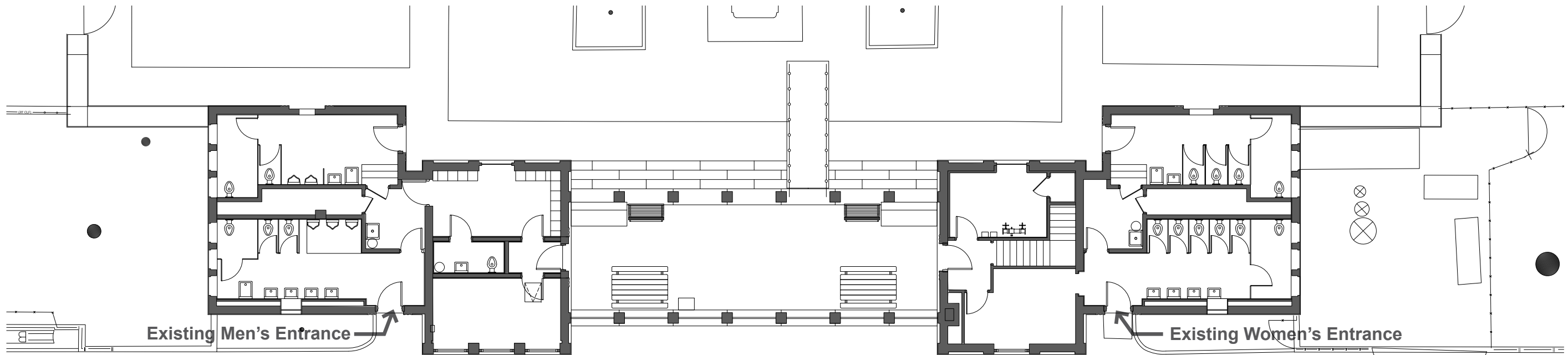




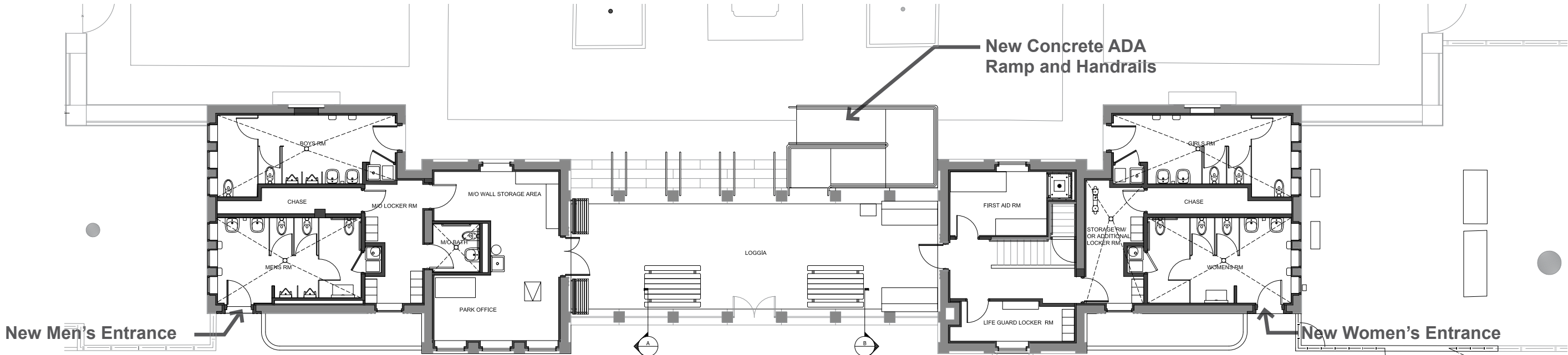








**Existing Ground Floor Plan**



**Proposed Ground Floor Plan**



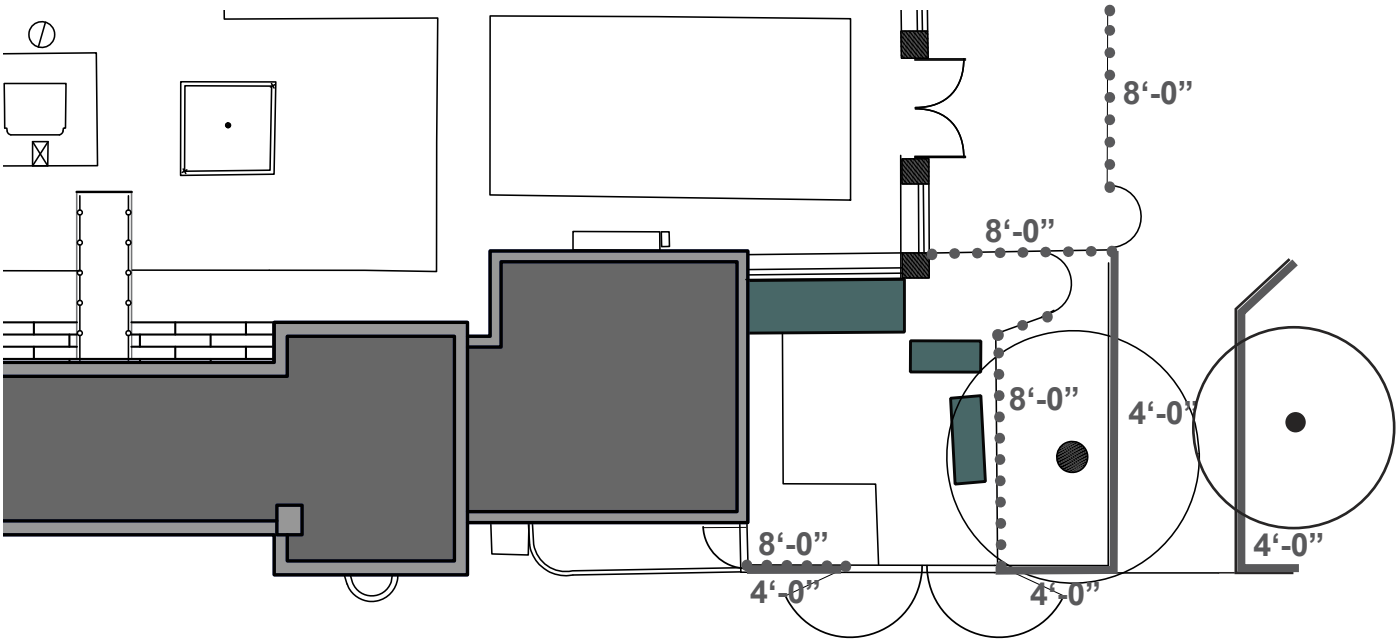
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# Tompkins Square Park | Ground Floor Plan

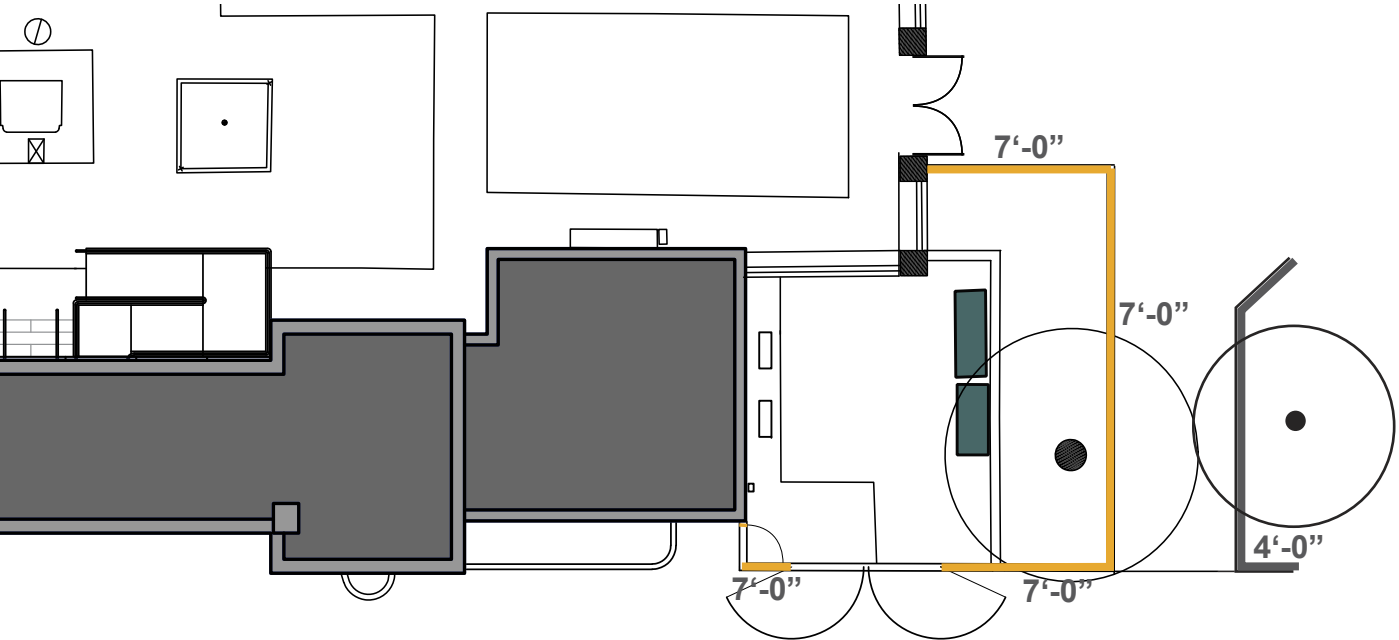




EXISTING FENCE PLAN



PROPOSED FENCE PLAN

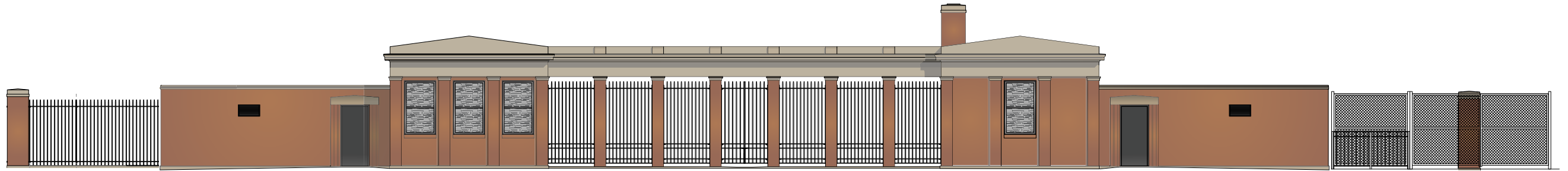


LEGEND

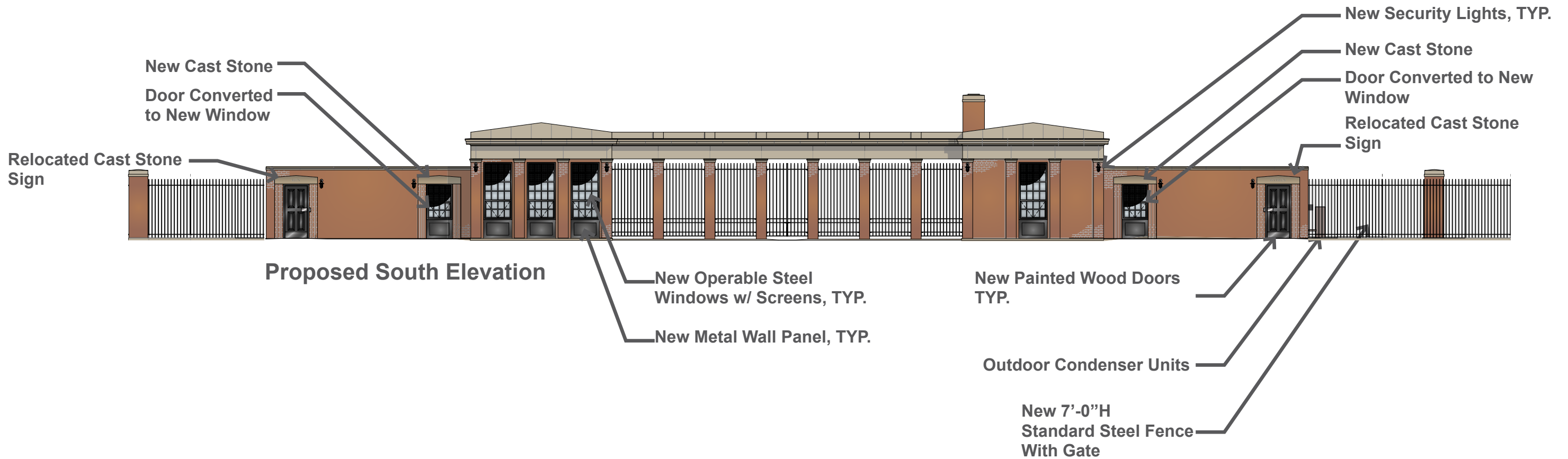
- EXISTING FENCES (x = HEIGHT)
- CLF
- MEDIUM / PERIMETER FENCES 4' - 7'-6" HT. (x = HEIGHT)
- STEEL
- LOW / PLANTING FENCES 2'-6" - 3'-6" HT. (x = HEIGHT)
- STEEL





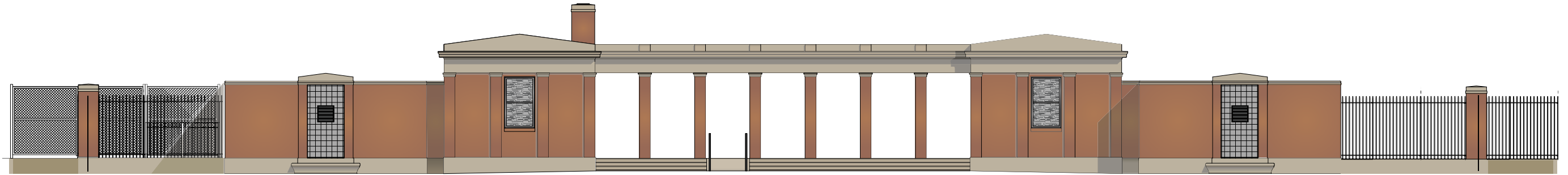


Existing South Elevation

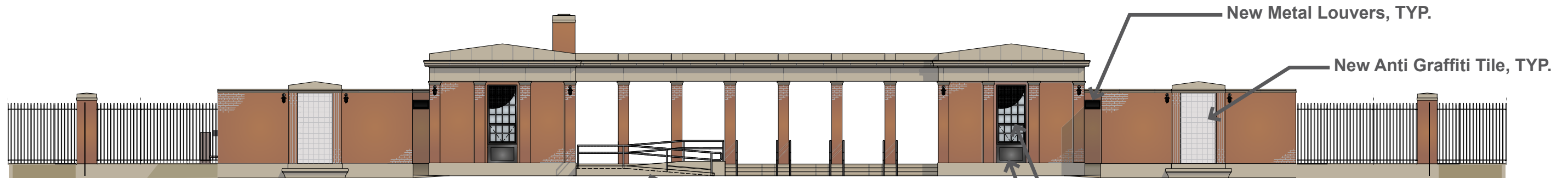


Proposed South Elevation





Existing North Elevation



Proposed North Elevation

New Concrete ADA Ramp  
and Handrails

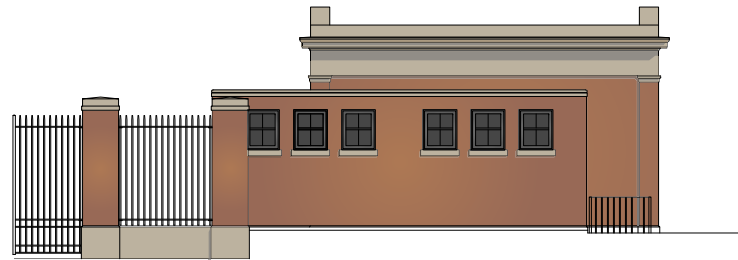
New Operable Steel  
Windows w/ Screens, TYP.

New Metal Wall Panel, TYP.

New Metal Louvers, TYP.

New Anti Graffiti Tile, TYP.

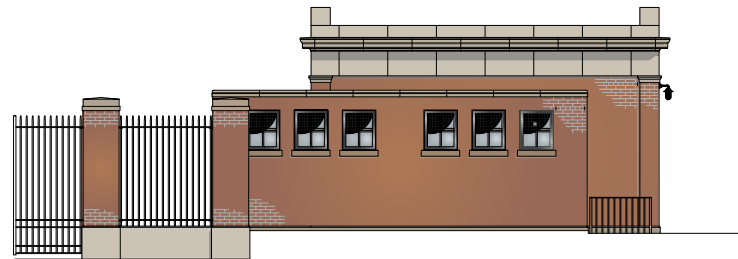




Existing West Elevation



Existing Section B



Proposed West Elevation



Proposed Section B

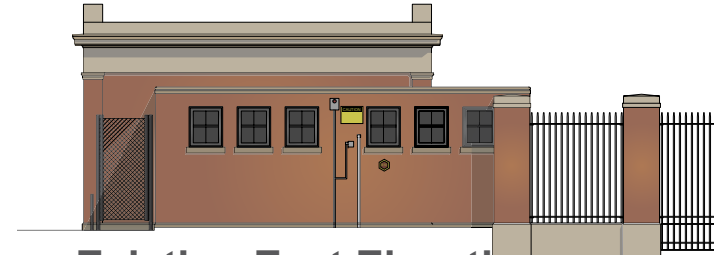
New Painted Wood Doors  
TYP.

New ADA Ramp and Handrails

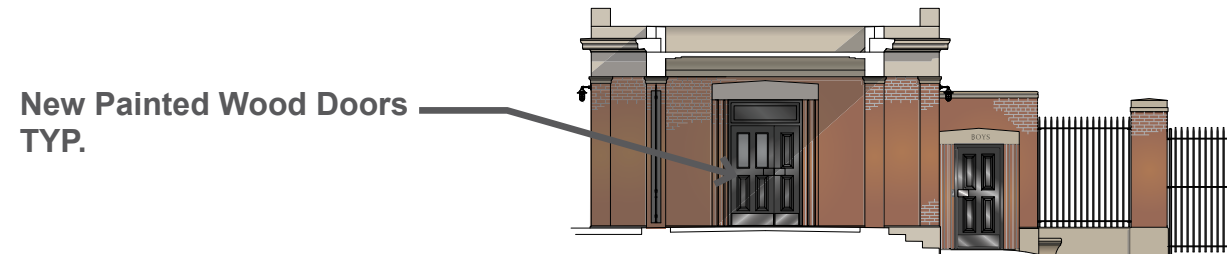




**Existing Section A**



**Existing East Elevation**

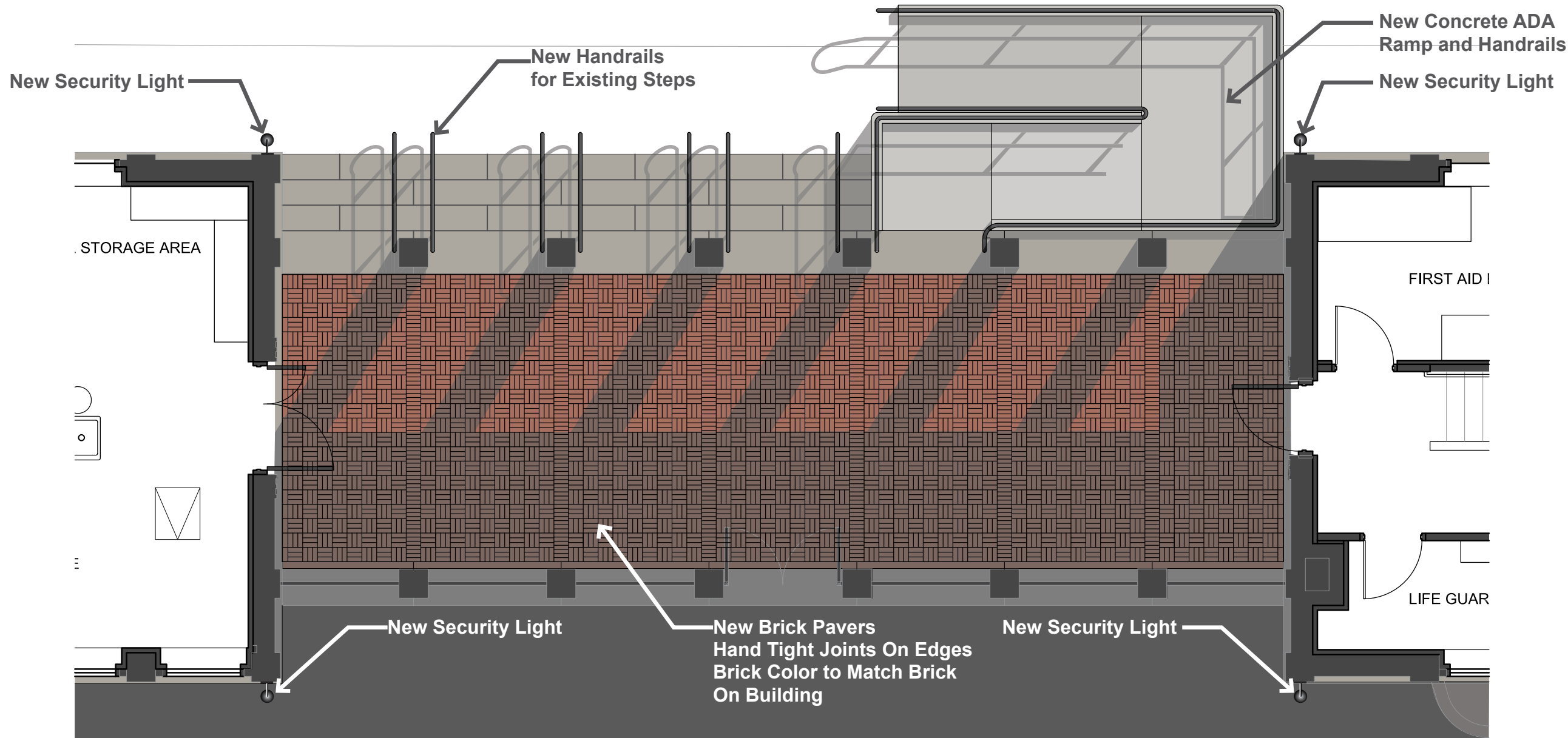


**Proposed Section A**



**Proposed East Elevation**









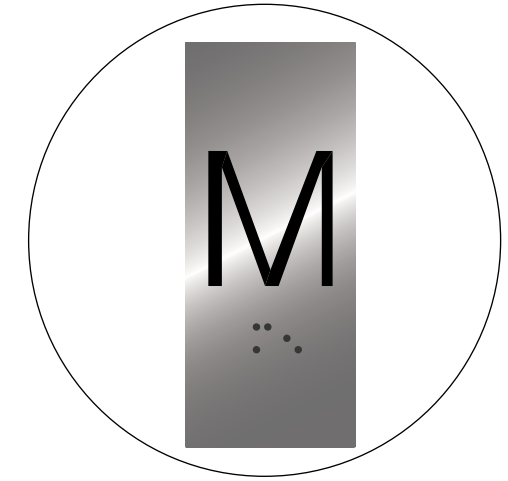
**Stainless Steel**  
For ADA Signage, Kickplates,  
and Custom Pull/Lock Box



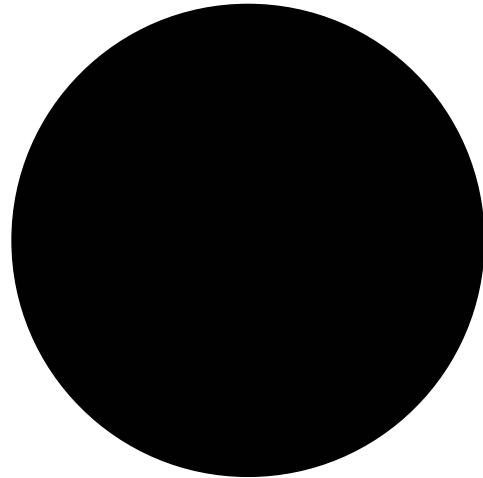
**Red Brick Pavers**  
To Match Existing Red Brick on  
Building



**Natural Concrete**  
For ADA Ramp



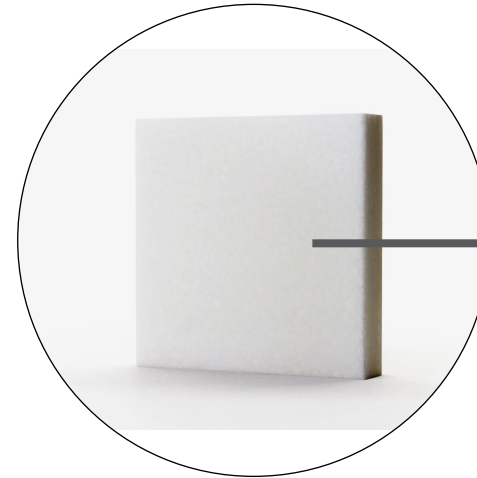
**ADA Sign**  
Stainless Steel, Etched W/ Infill  
Painted Black



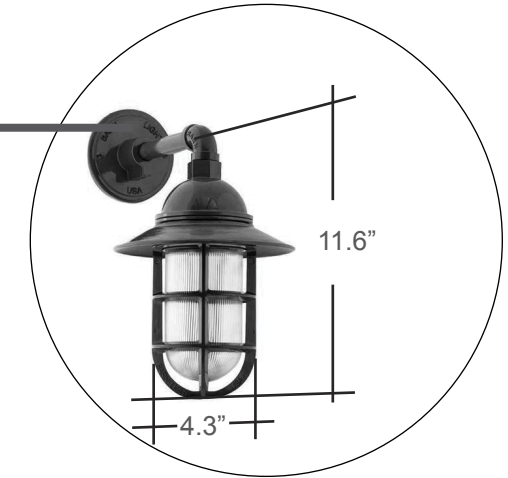
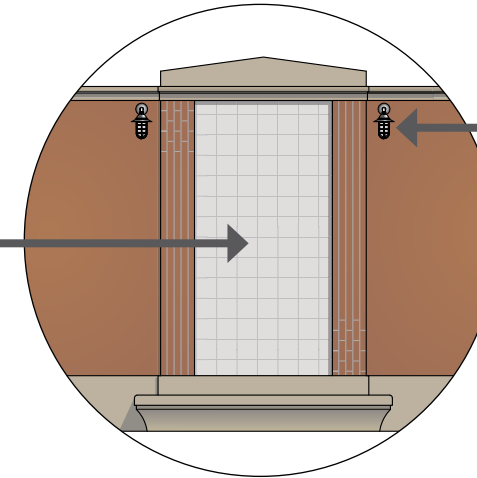
**Paint Color - Standard Black**  
Doors, Frames, Windows, Screens, and  
Handrails



**Outdoor Condensers**  
For HVAC Model PUMY-P48NKMU2  
Dims: 41-3/8"W X 52-11/16"H X 14"D



**Anti Graffiti Crystalized Ceramic Tile**  
Color White to Simulate Original  
Intended Stucco Color Above Conc. Benches  
@ North Elevations



**Security Light Replacement**  
Industrial Guard Sconce  
by Barn Light USA