



Parks

Columbus Park Public Restroom and Pavilion Reconstruction

Between Baxter and Mulberry Street,
in the Borough of Manhattan.

Conceptual PDC Presentation
February, 2024
Fabián Guerra, NYC Parks

Total Budget: \$1,000,000 FY 20 CC (Margaret Chin)
\$10,259,000 FY 22 Mayoral

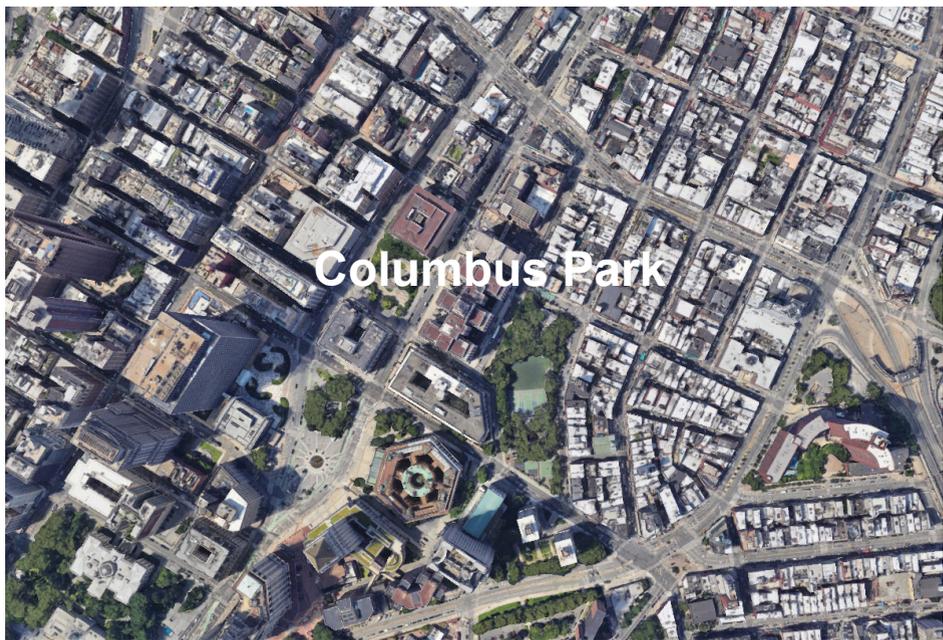
Project Size: 3.23 ac
1,450 SF, M&O/PRB
4,650 SF, Pavilion



Manhattan

City

2 MI



Columbus Park

Neighborhood

1000 FT



Manhattan

Pavilion

Site Location

M&O/PRB

Site

250 FT



NYC Parks

Columbus Park Public Restroom and Pavilion Reconstruction | Project Location



Source: <http://www.nyc.gov/floodhazardmapper>

Base Flood Elevation (BFE):
Design Flood Elevation (DFE):

Flood Hazard Zones

2015 Preliminary Flood Insurance Rate Map

- **V Zone (100-year floodplain subject to wave action)**
Areas along coasts subject to inundation by the 1% annual chance flood event with additional hazards associated with storm-induced waves.
- **A Zone (100-year floodplain)**
Areas subject to inundation by the 1% annual chance flood event.
- **Shaded X Zone (500-year floodplain)**
Areas within the 0.2% annual chance floodplain, areas of 1% annual chance flooding where average depths are less than 1 foot, areas of 1% annual chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1% annual chance flood by a levee.
- - - **Limit of Moderate Wave Action (LiMWA)**
The inland limit of the area expected to receive 1.5ft or greater breaking waves during the 1% annual chance flood event. Data from 2015 PFIRMs.

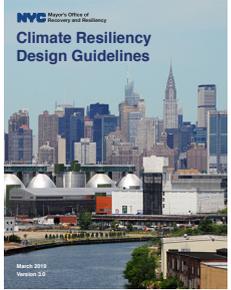
Future Floodplain 2050s

- Future 1% Annual Chance Floodplain (100-year)
- Future 0.2% Annual Chance Floodplain (500-year)

Resources (Links):



NYC Parks: Design and Planning for Flood Resiliency



NYC MOCR: Climate Resiliency Design Guidelines (v4.0)

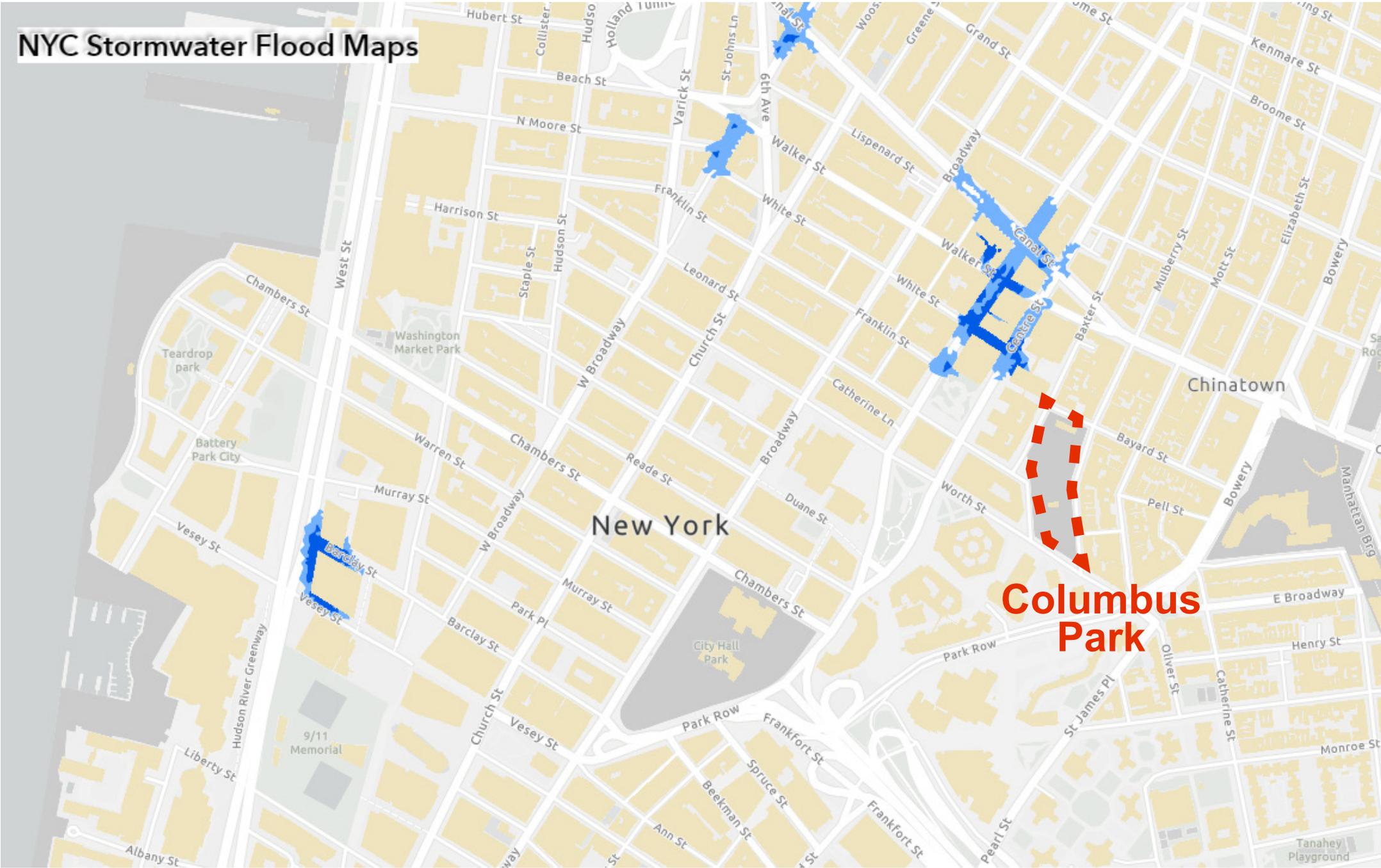


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Columbus Park Public Restroom and Pavilion Reconstruction | Flood Risk (Coastal)



NYC Stormwater Flood Maps



NYC Stormwater Flood Maps (Moderate Flooding)

- Area not included in analysis
- Future High Tides 2050
- National Wetlands Inventory
- Deep and Contiguous Flooding (1ft and greater)
- Nuisance Flooding (greater or equal to 4 in and less than 1 ft)

This map:

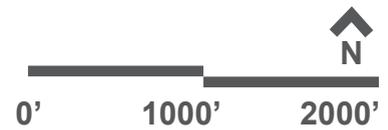
- Reflects roughly two inches of rain falling in one hour (also referred to as the 10-year storm, with approximately 10 percent chance of occurrence in any given year)
- Shows a moderate rainstorm that City infrastructure was not designed to handle.
- Reflects 2.5 feet of sea level rise, which is a high estimate for the 2050s.
- Includes impacts of potential blocked storm drains and outfalls from sea level rise.

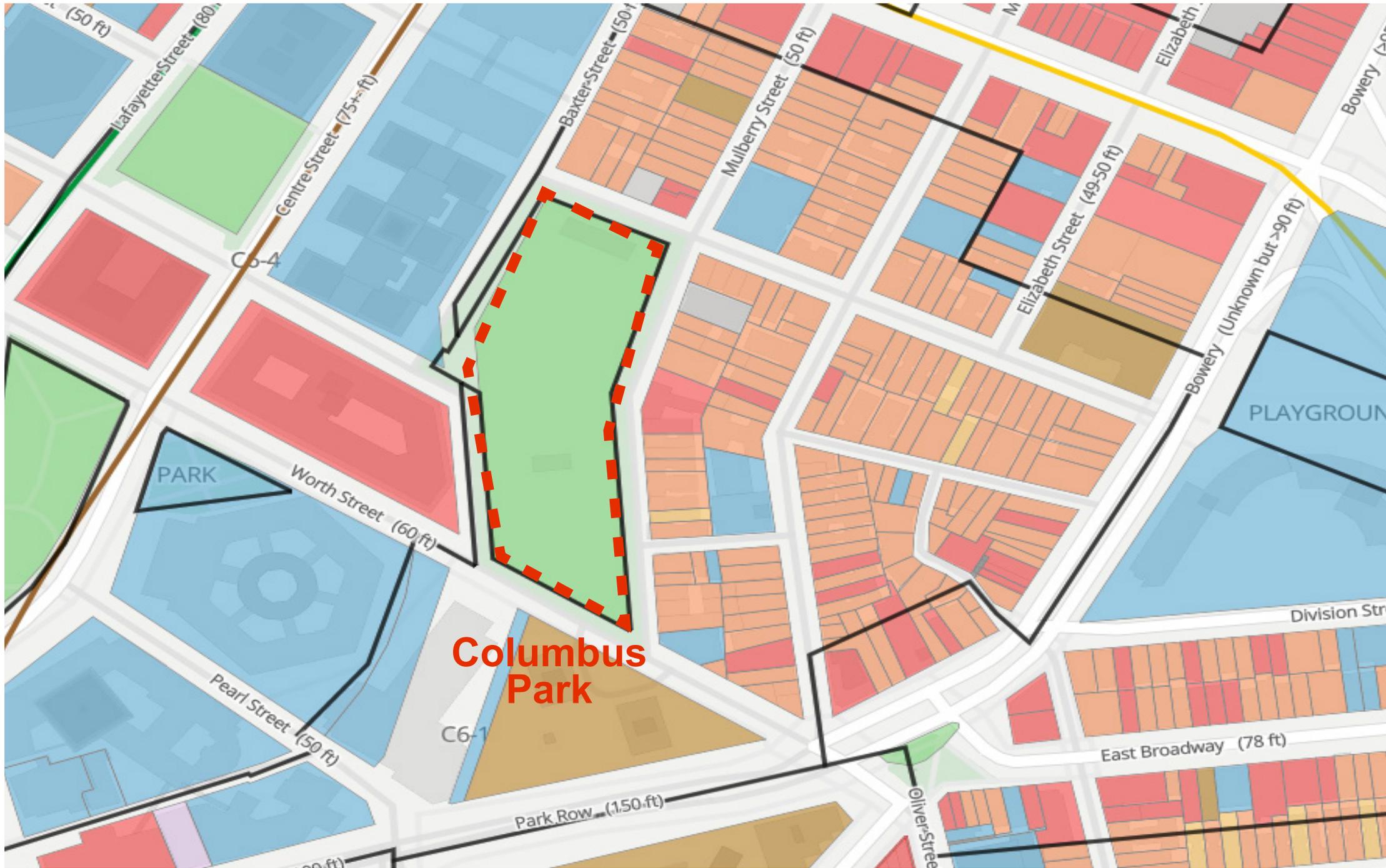
Flooding from a storm like this would temporarily disrupt transportation and enter buildings and basements, causing minor damages to contents and surfaces.



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Columbus Park Public Restroom and Pavilion Reconstruction | Flood Risk (Stormwater)





Land Use Categories

- 1 And 2 Family Residential
- Multi-Family Residential (Walkup)
- Multi-Family Residential (Elevator)
- Mixed Use
- Commercial & Office
- Industrial & Manufacturing
- Transportation / Utilities
- Public Facilities & Institutional
- Open Space And Outdoor Recreation
- Parking
- Vacant Land
- Other

Columbus Park



Columbus Park Public Restroom and Pavilion Reconstruction | Surrounding Land Use





Columbus Park Public Restroom and Pavilion Reconstruction | Neighborhood Context



Legend

- - - Project limit
- Play Equipment
- Building or Structure
- Asphalt Pavement
- Basketball Courts
- Soccer field
- Trees

Park Tree Canopy Information

62.3% Parkland Canopy Cover
 7.9% Canopy Change 2010-2017

Heat Vulnerability Index

Site is in an HVI 3 area.



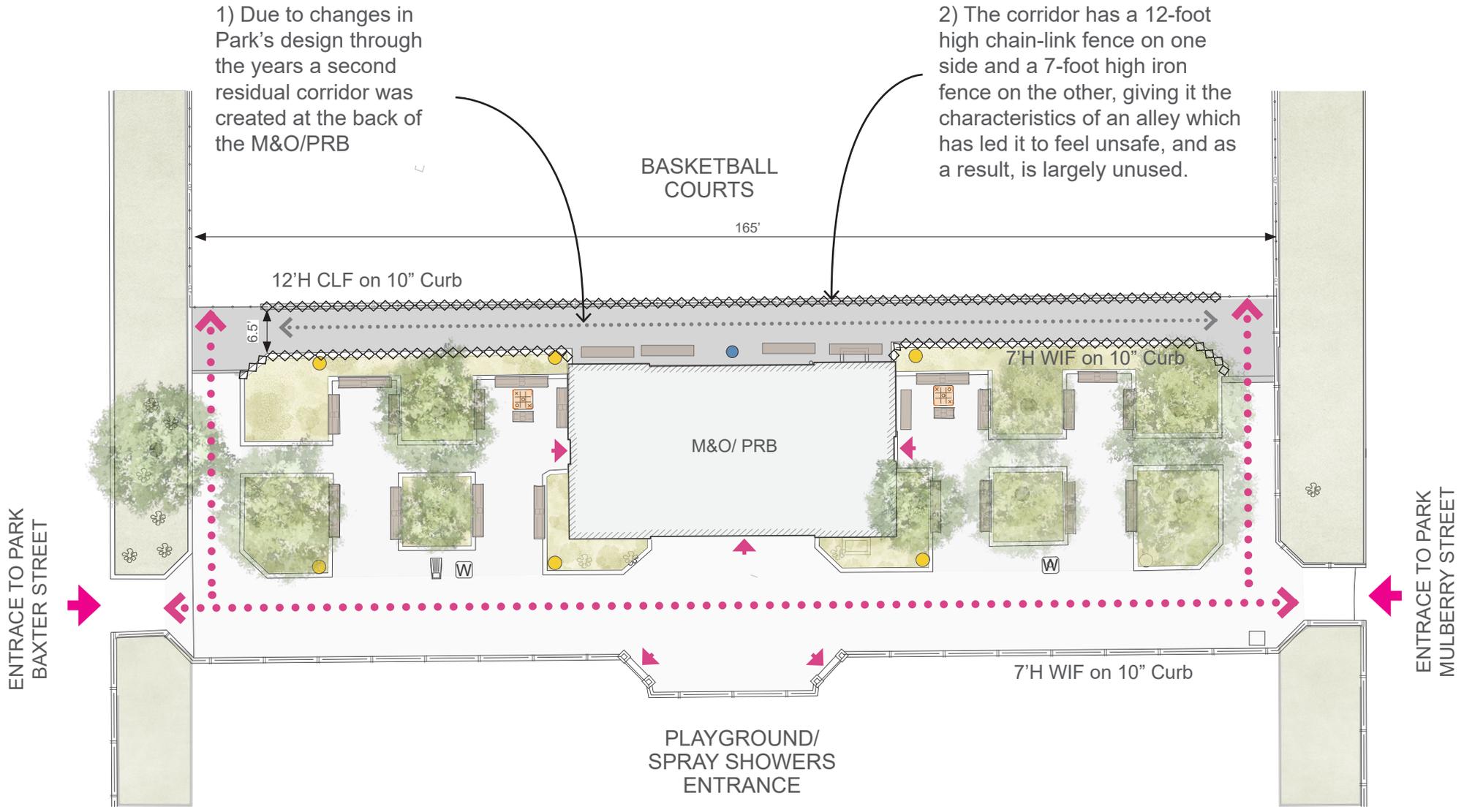
Columbus Park Public Restroom and Pavilion Reconstruction | Existing Conditions

Goals

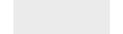
Maintenance and Operations (M&O)/ Public Restroom Building (PRB)

- Gut rehab of the building to:
 - Optimize the storage space and create a separate lounge/locker-room area.
 - Upgrade restrooms for ADA and code compliance.
- Install a new HVAC system.
- Address security concerns around the building.





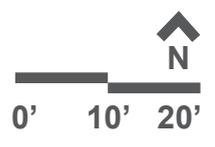
Legend

-  Entrance
-  Existing fence
-  Main circulation
-  Secondary residual corridor
-  Pavement
-  Tables and benches
-  Tree canopy
-  Park Light pole
-  Existing Drinking Fountain

M&O/ PRB - EXISTING



Columbus Park Public Restroom and Pavilion Reconstruction | M&O/PRB Site analysis

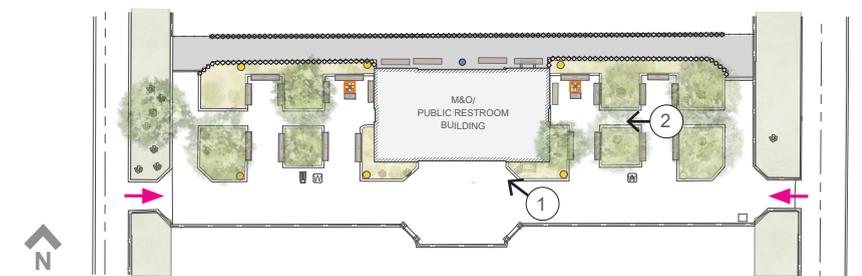




1- M&O/ PRB View - South Facade



2 - M&O/ PRB View - East Facade (Men's Restroom)



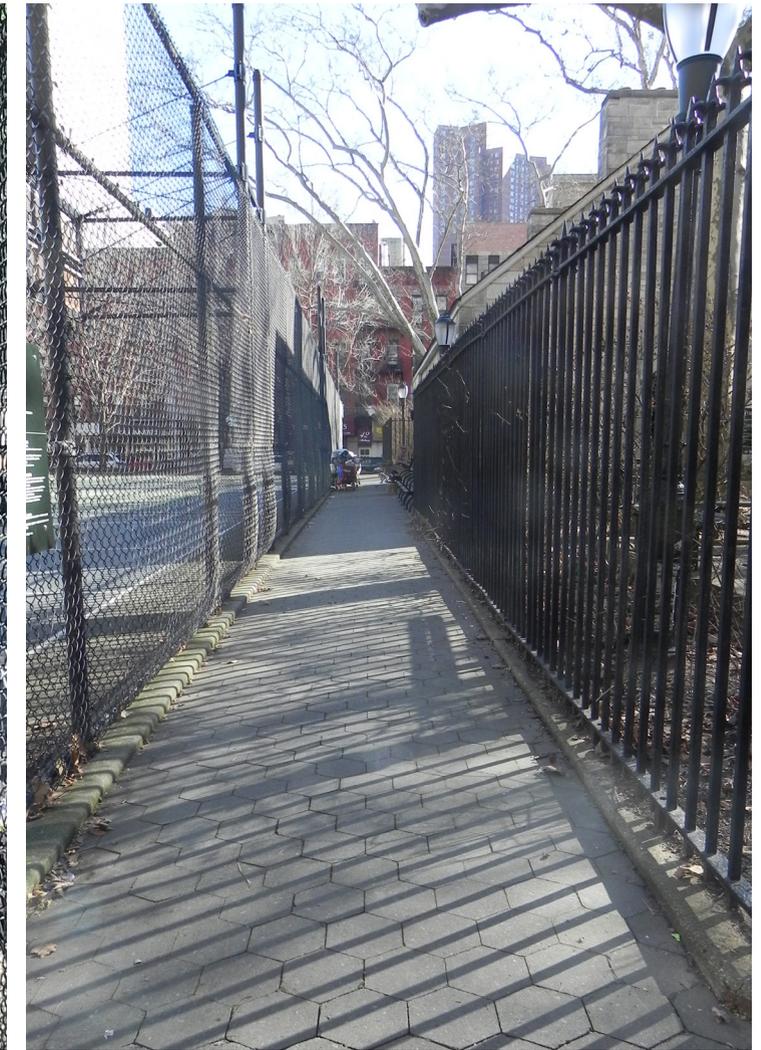
Columbus Park Public Restroom and Pavilion Reconstruction | M&O/PRB Existing conditions



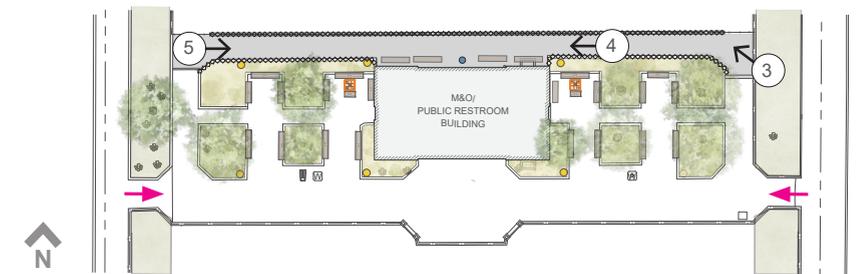
3- Basketball Courts Entrance - East Side

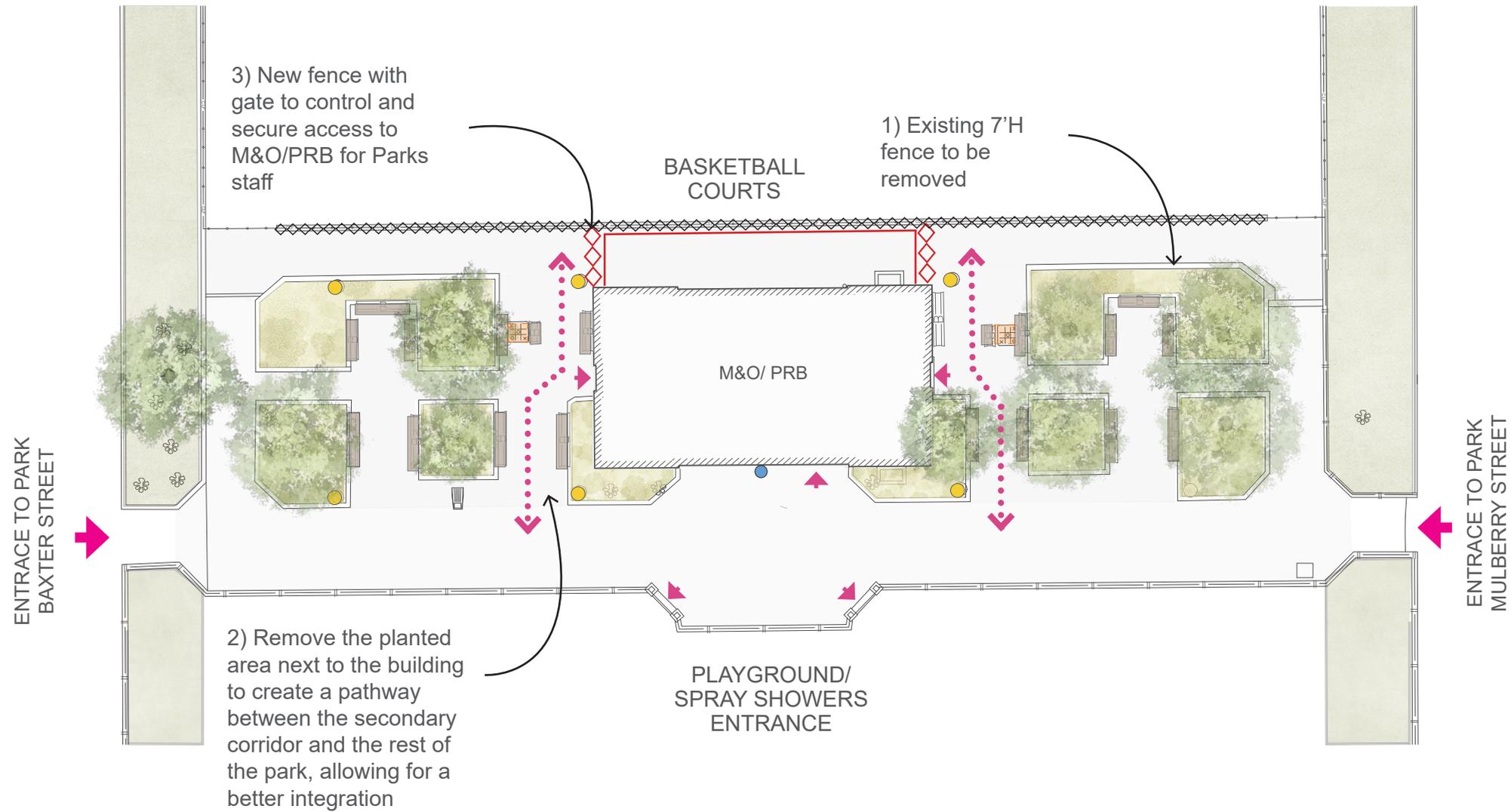


4- Corridor View - East side



5- Corridor View - West side

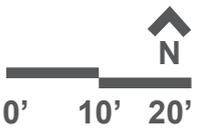




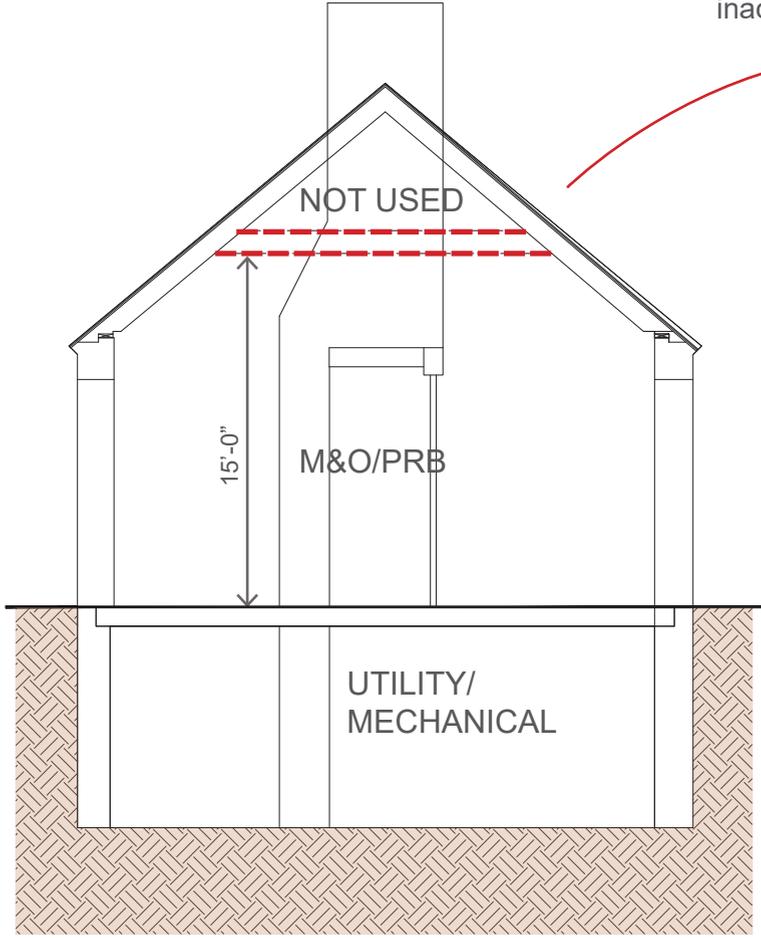
M&O/PRB - PROPOSED



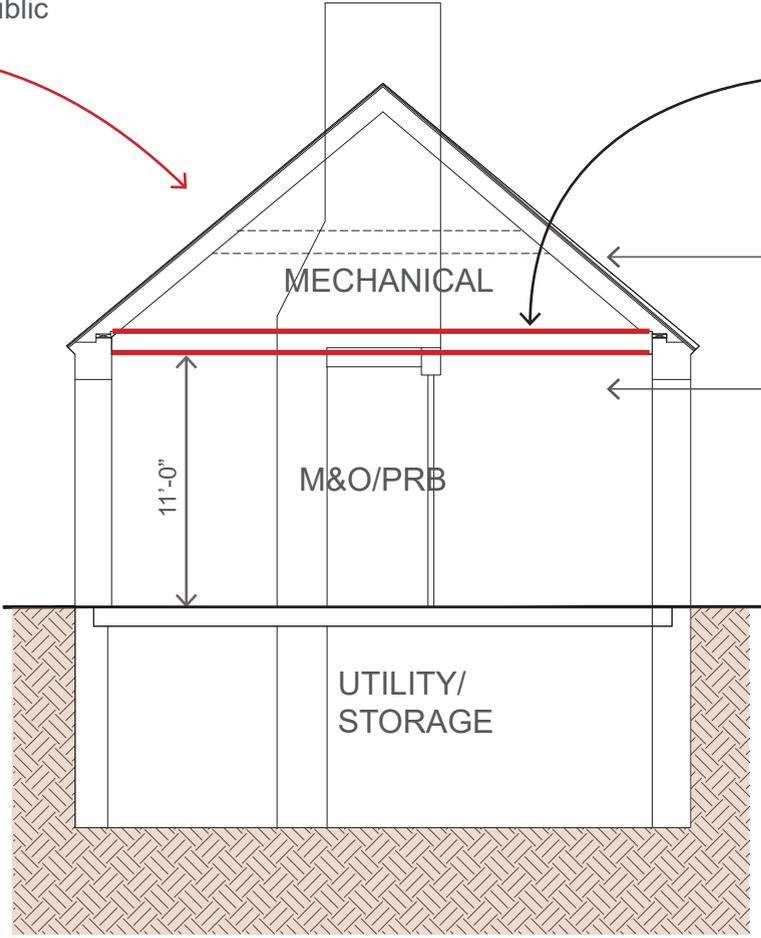
Columbus Park Public Restroom and Pavilion Reconstruction | M&O/PRB Site proposal



1) The unused attic space will be converted into a mechanical area that is out of sight and inaccessible to the public



SECTION - CURRENT USE



SECTION - PROPOSED USE

2) Bring down collar ties and attach them to roof rafters to create space for Mechanical

3) Condenser and ductwork located in new attic space

4) Two new cooling wall mounted units at 1st floor



Columbus Park Public Restroom and Pavilion Reconstruction | Proposed M&O/PRB Section



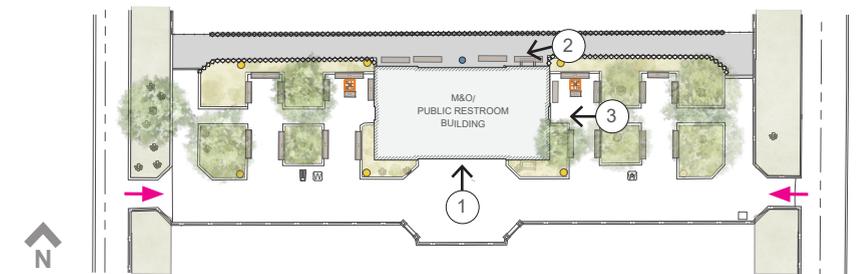
1- M&O/PRB View - South Facade



2- M&O/PRB View - North Facade

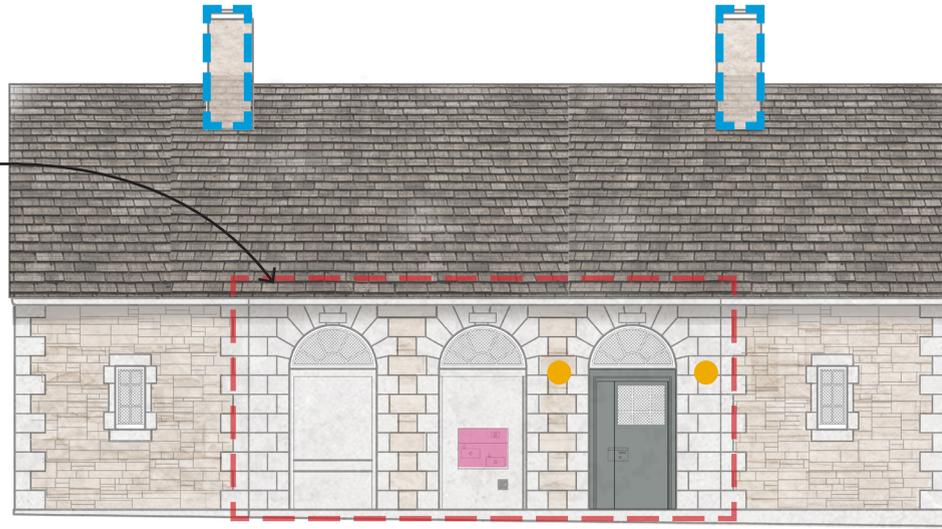


3 - M&O/PRB View - East Facade (Men's Restroom)



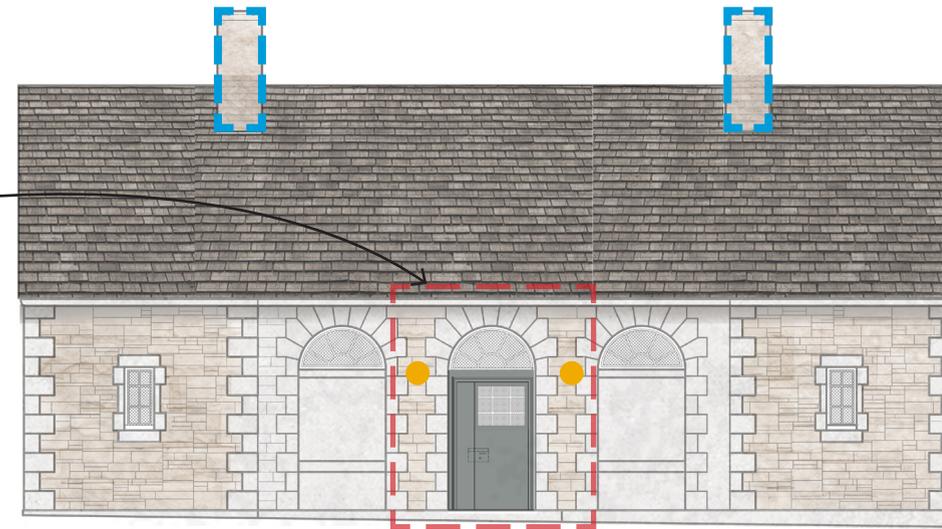
Columbus Park Public Restroom and Pavilion Reconstruction | M&O/ PRB Existing conditions

1) South Facade: Replace the Staff door on the East side with a multi-lite door to bring light to the interior of the Building and fill the remaining openings. Add a new year-round drinking fountain to this facade.



South facade - Proposed

2) North Facade: Remove the drinking fountain and the benches, and add a new Staff door matching the South facade

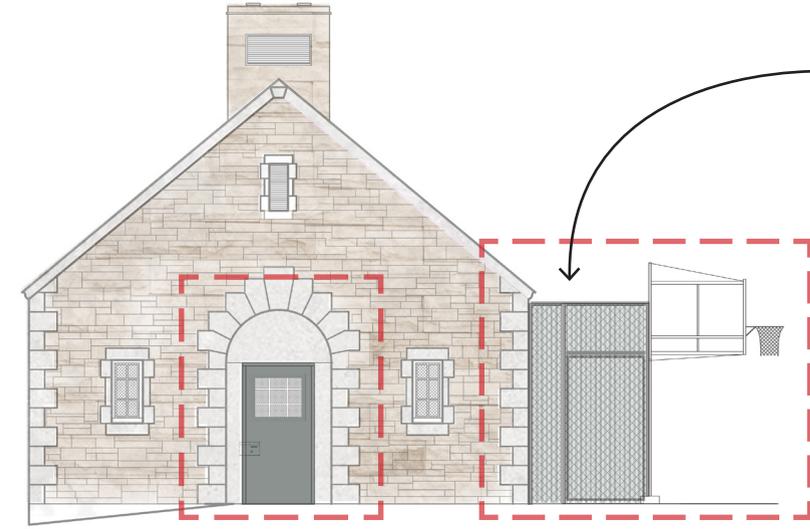


North facade - Proposed

□ Chimneys to be kept

● New Lights

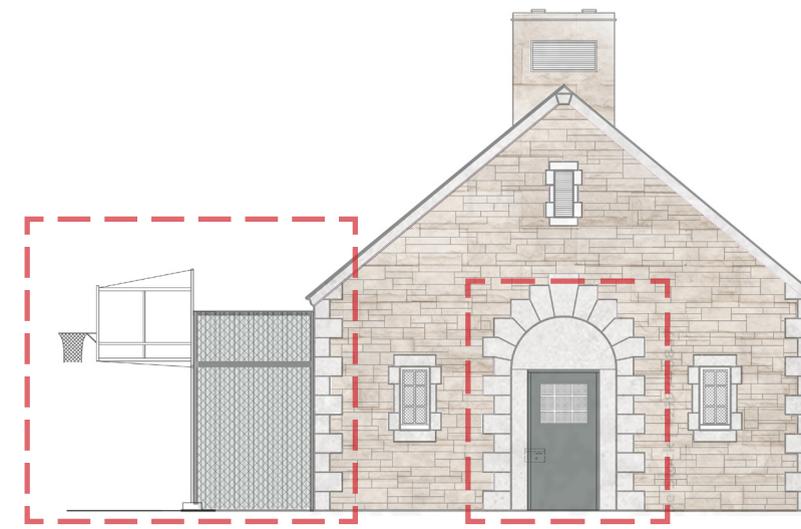
■ New year round drinking fountain



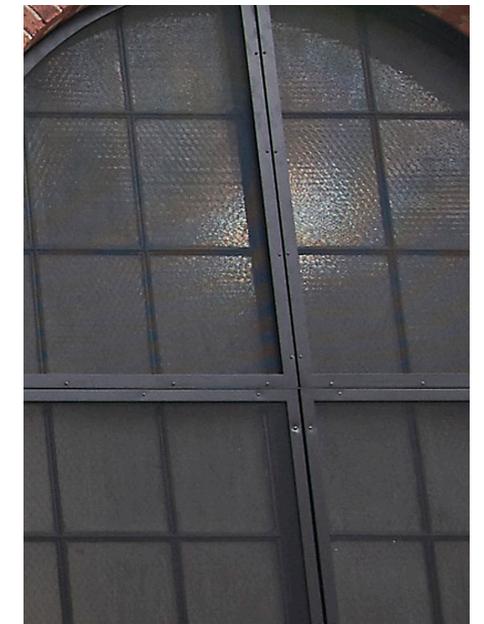
East facade - Proposed

3) East and West Facade: Replace the restroom doors to match the south and north facades. Install a chain-link fence with a gate and privacy fabric between the north facade of the M&O/ PRB and basketball courts to control and secure access for staff.

4) Minor pointing throughout the building to ensure water tightness.



West facade - Proposed



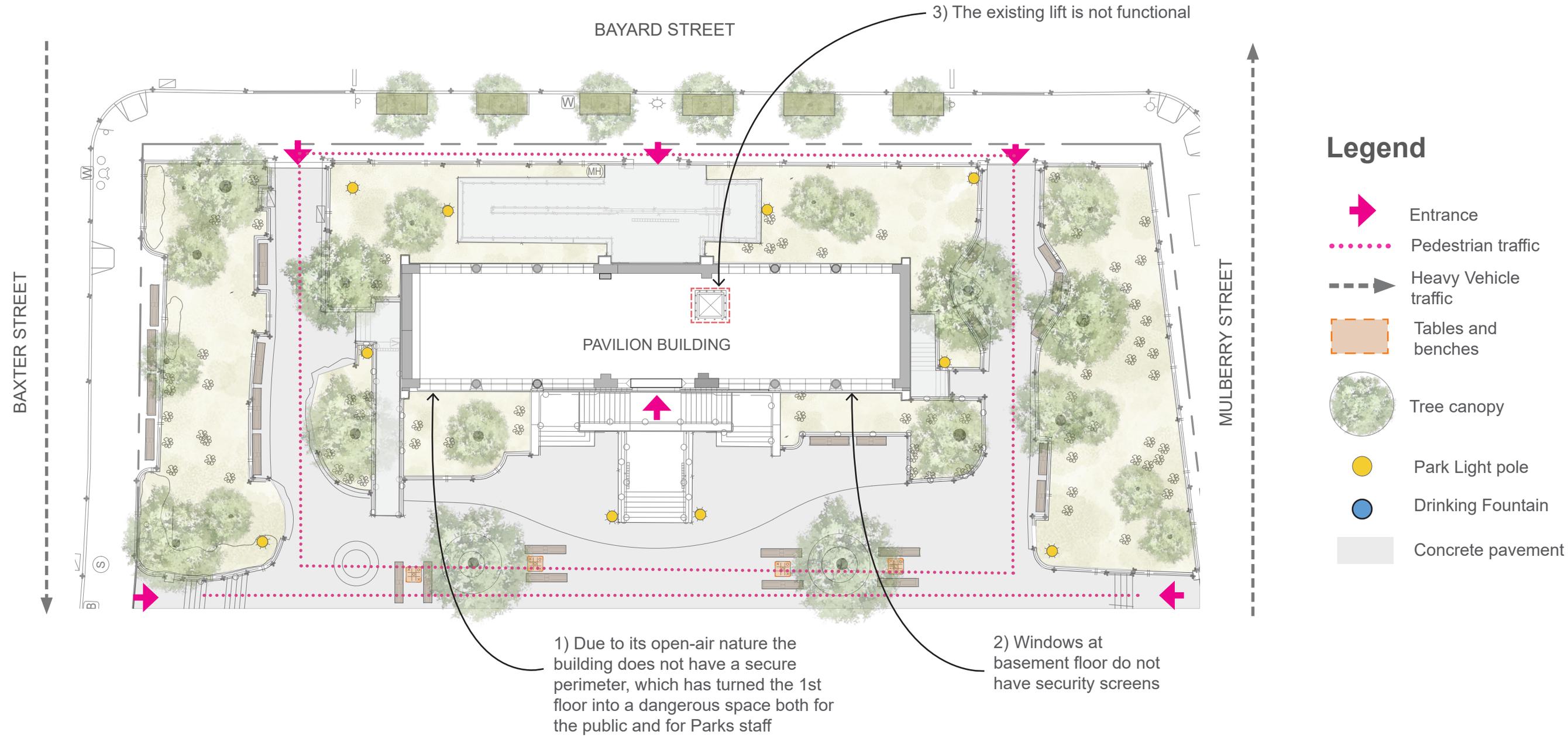
Proposed multi-lite door with security screens

Goals

Pavilion

- Improve the functionality and durability of the building by:
 - Addressing water infiltration.
 - Repairing existing lift.
 - Creating a programs space at the Basement floor.
- Install a new HVAC system.
- Define a secure perimeter.





PAVILION GROUND FLOOR - EXISTING



Columbus Park Public Restroom and Pavilion Reconstruction | Pavilion Site Analysis

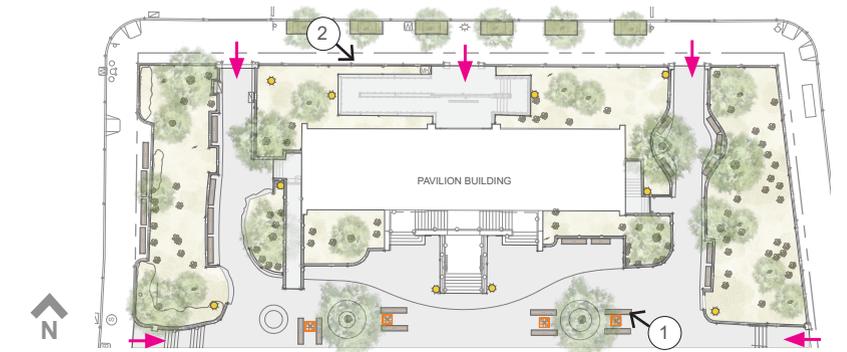




1- Pavilion - South Facade



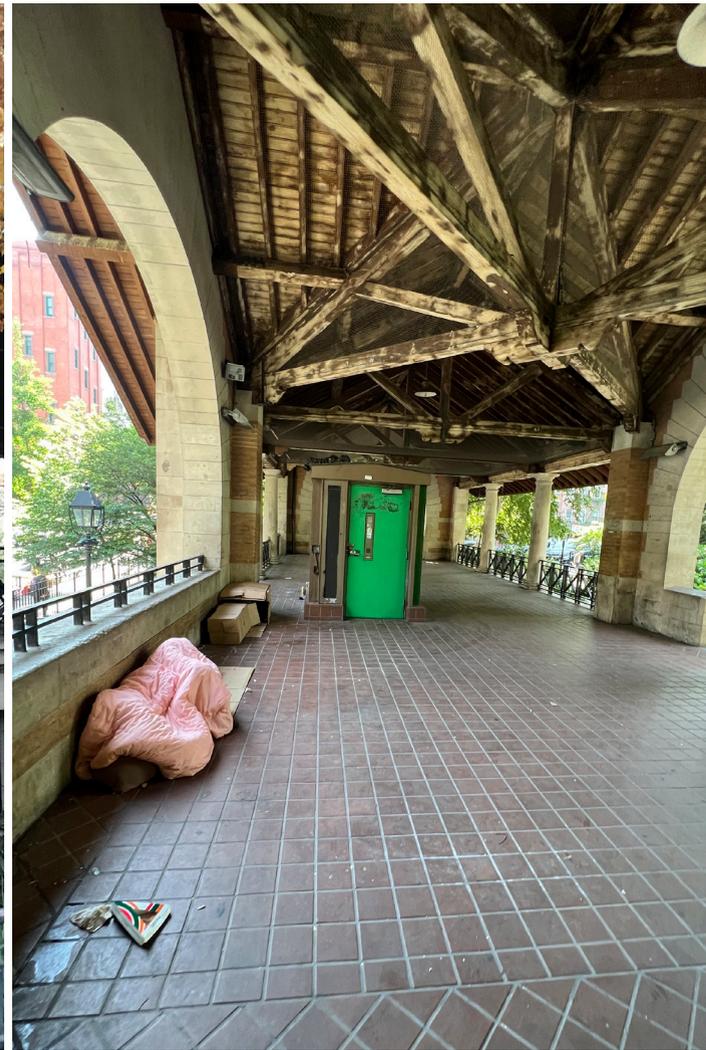
2 - Pavilion - North Facade



Columbus Park Public Restroom and Pavilion Reconstruction | Pavilion Existing Conditions



3- Pavilion ground floor view - Guardrails



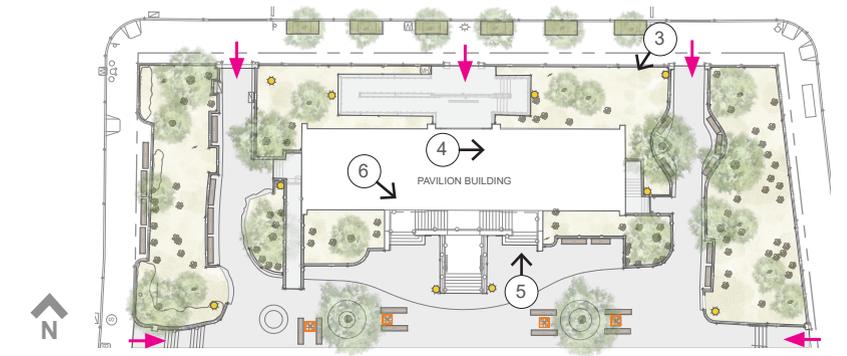
4- Pavilion ground floor view - Interior



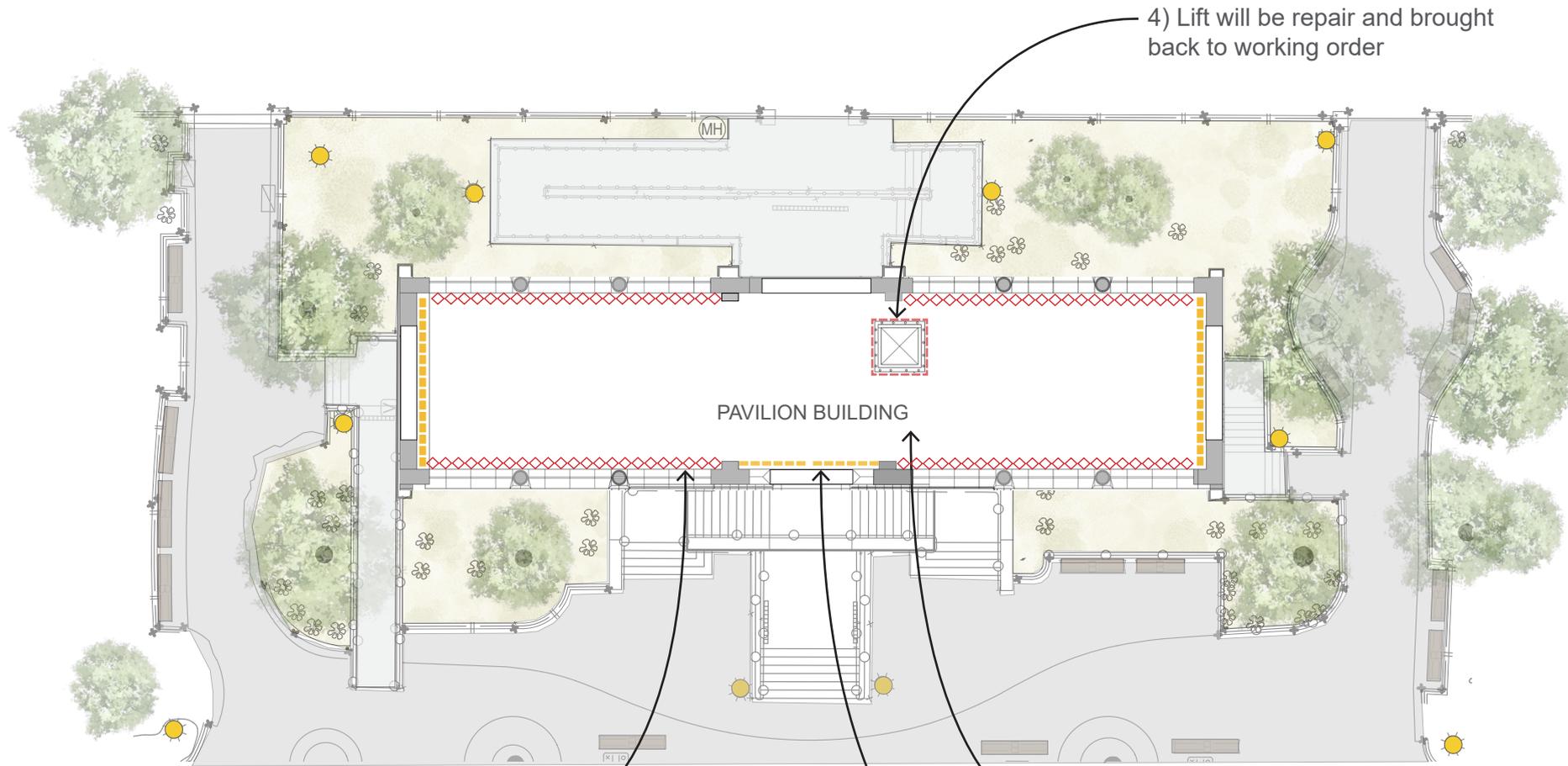
5- Pavilion ground floor view - South Stairs



6- Pavilion ground floor view - Interior

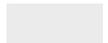


Columbus Park Public Restroom and Pavilion Reconstruction | Pavilion Existing Conditions



4) Lift will be repair and brought back to working order

Legend

-  Proposed Rolling grilles
-  Proposed retractable gate
-  Tables and benches
-  Tree canopy
-  Park Light pole
-  Drinking Fountain
-  Concrete pavement
-  Hexagonal asphalt pavers

1) The proposed rolling grilles to be installed at the North and South facades, behind existing columns and guardrails and are to be rolled down only at night for security. During the day, they will be concealed in an overhead box hidden in the ceiling of the pavilion

2) The pavilion interior lights will be replaced so they can be served for maintenance and lit at night

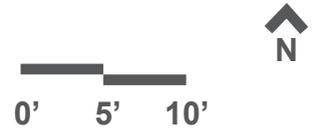
3) Retractable gates will be installed at the main entrance and East and West side openings, where rolling grilles are not feasible and cannot be concealed

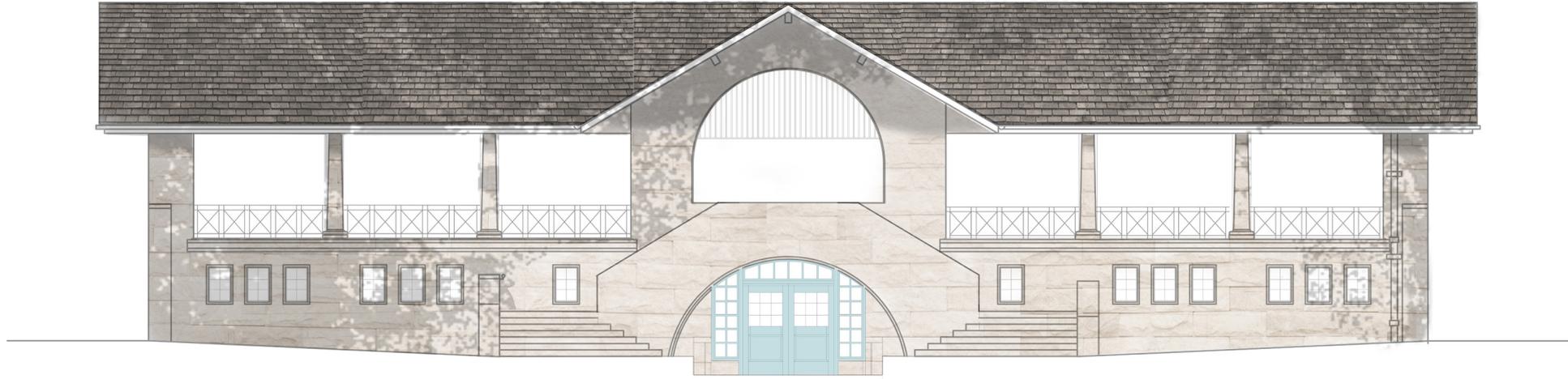


PAVILION GROUND FLOOR - PROPOSED



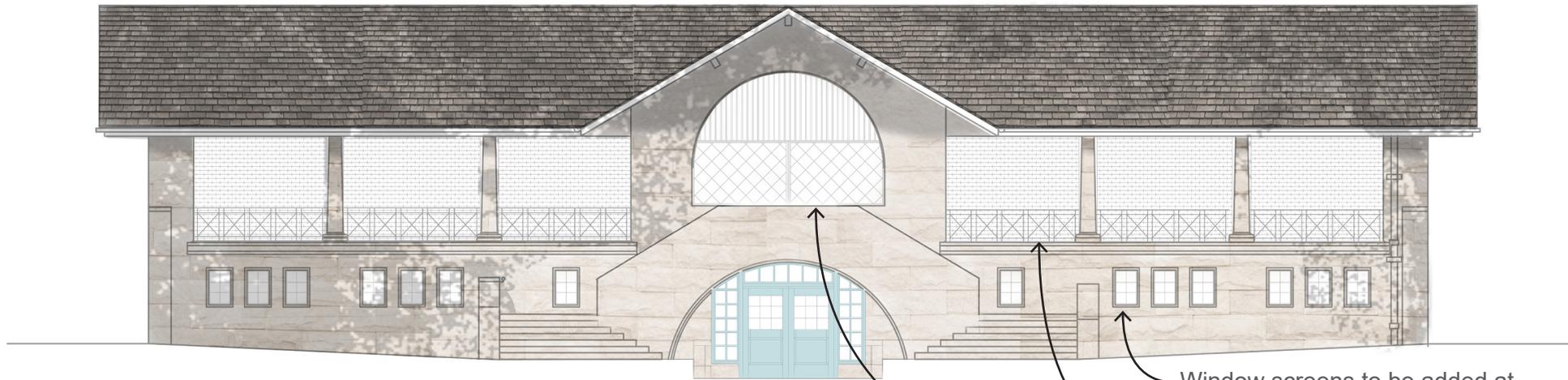
Columbus Park Public Restroom and Pavilion Reconstruction | Pavilion Site Proposal





Pavilion Ground floor - Interior bays

PAVILION SOUTH FACADE - GRILLES ROLLED UP
DATIME VIEW



Pavilion Ground floor - Interior bays

PAVILION SOUTH FACADE - GRILLES ROLLED DOWN
NIGHT TIME VIEW

- Window screens to be added at basement level
- Roll down grilles
- Retractable gates



Columbus Park Public Restroom and Pavilion Reconstruction | Pavilion South Elevations



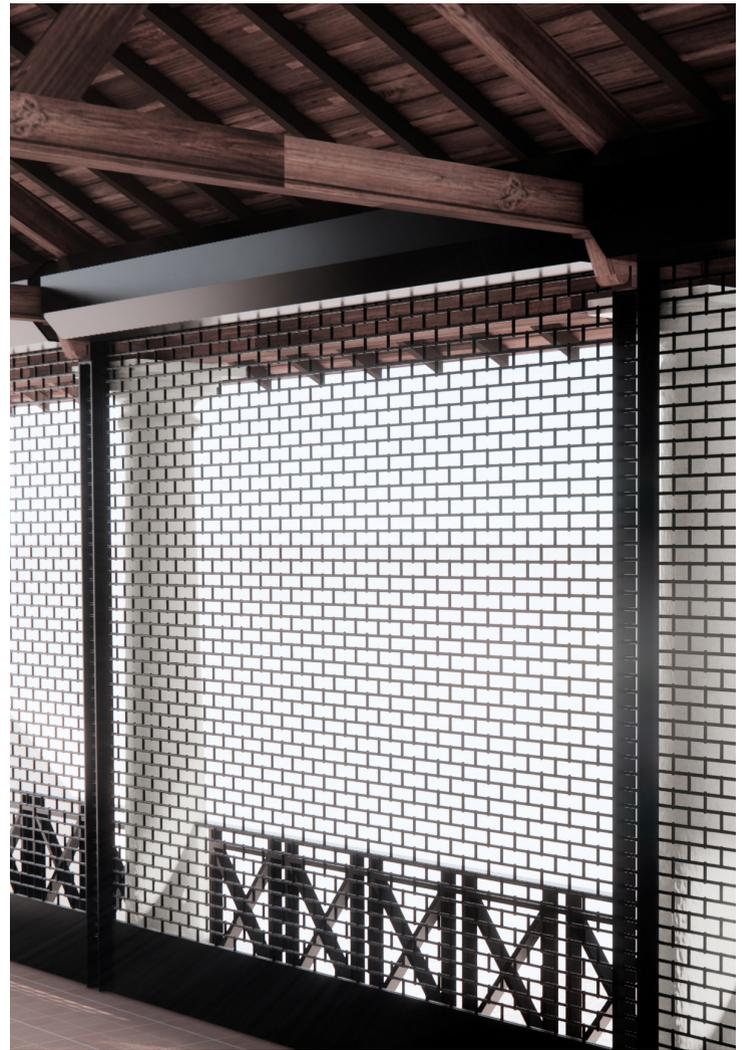
1- Pavilion Interior view - Existing



2- Pavilion Interior view - Proposed



1- Pavilion ground floor view - Grilles rolled up during the day

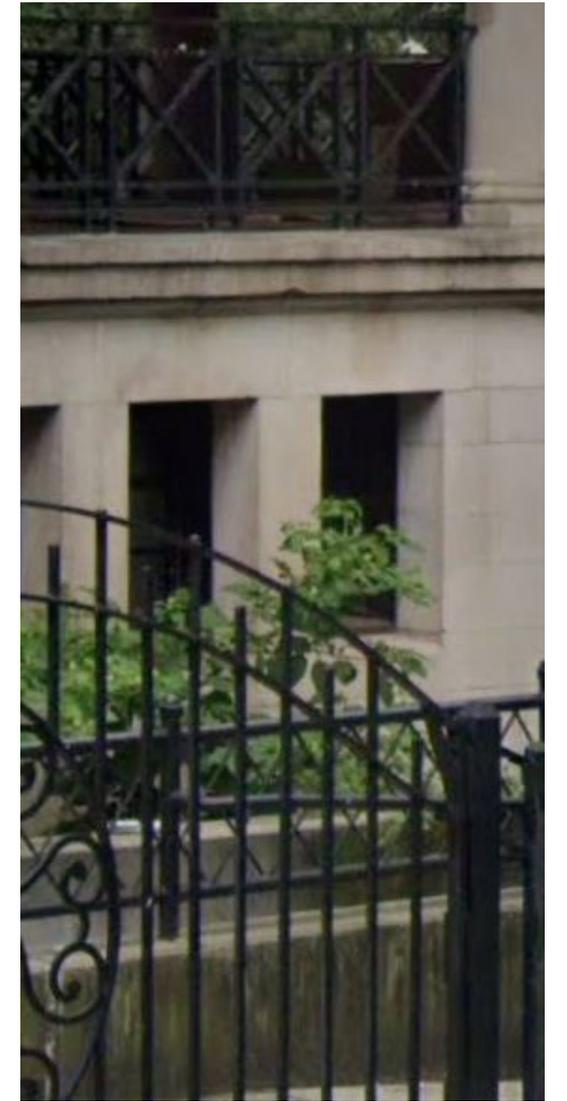


2- Pavilion Interior view - Grilles showed rolled down as it will look like at night time only

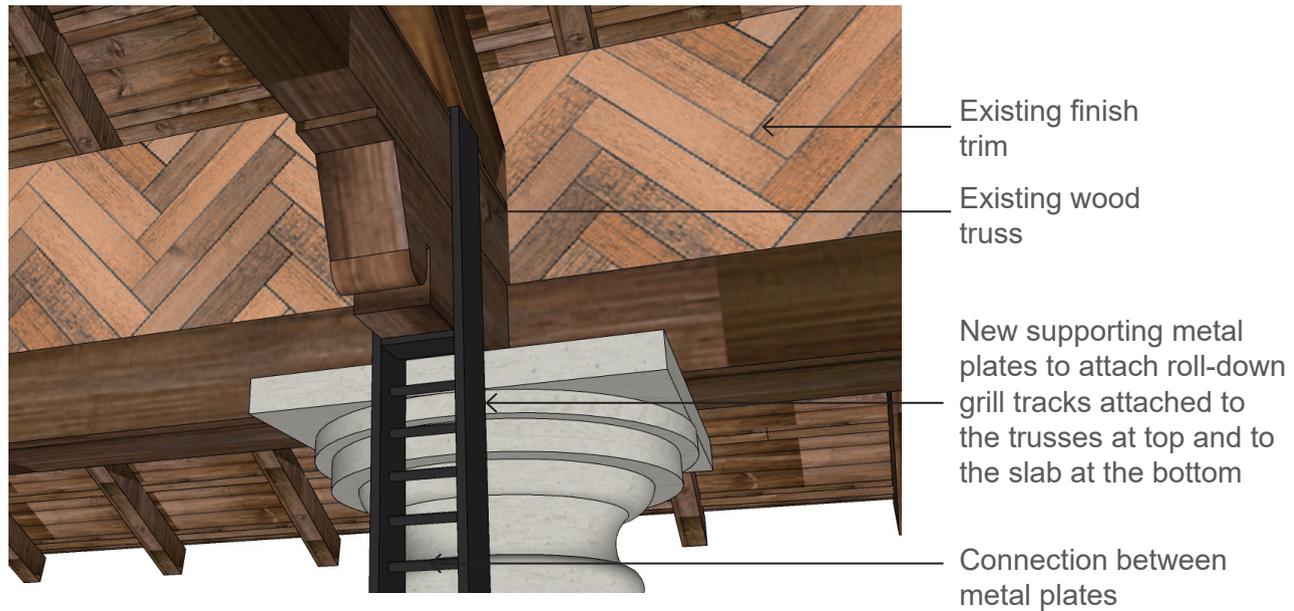




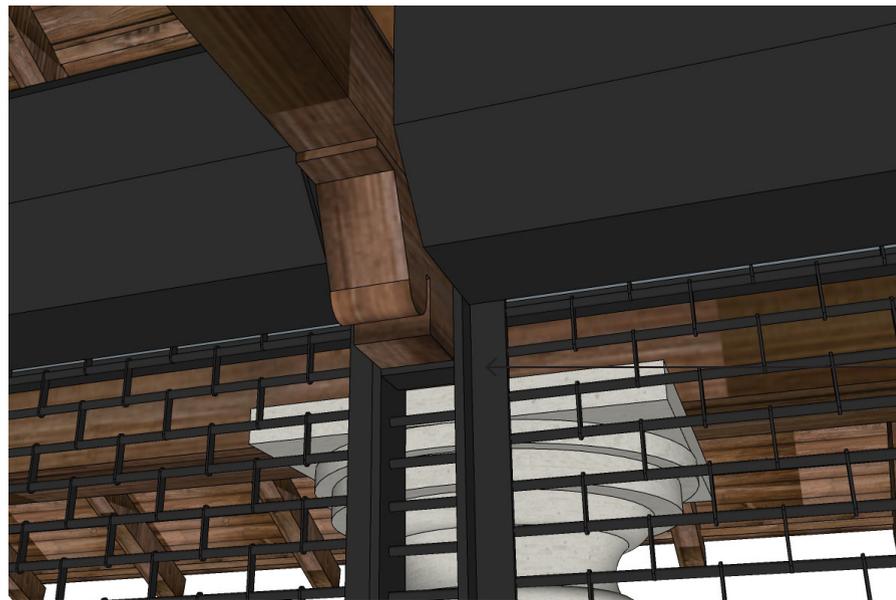
1- Pavilion Interior view - Retractable gate



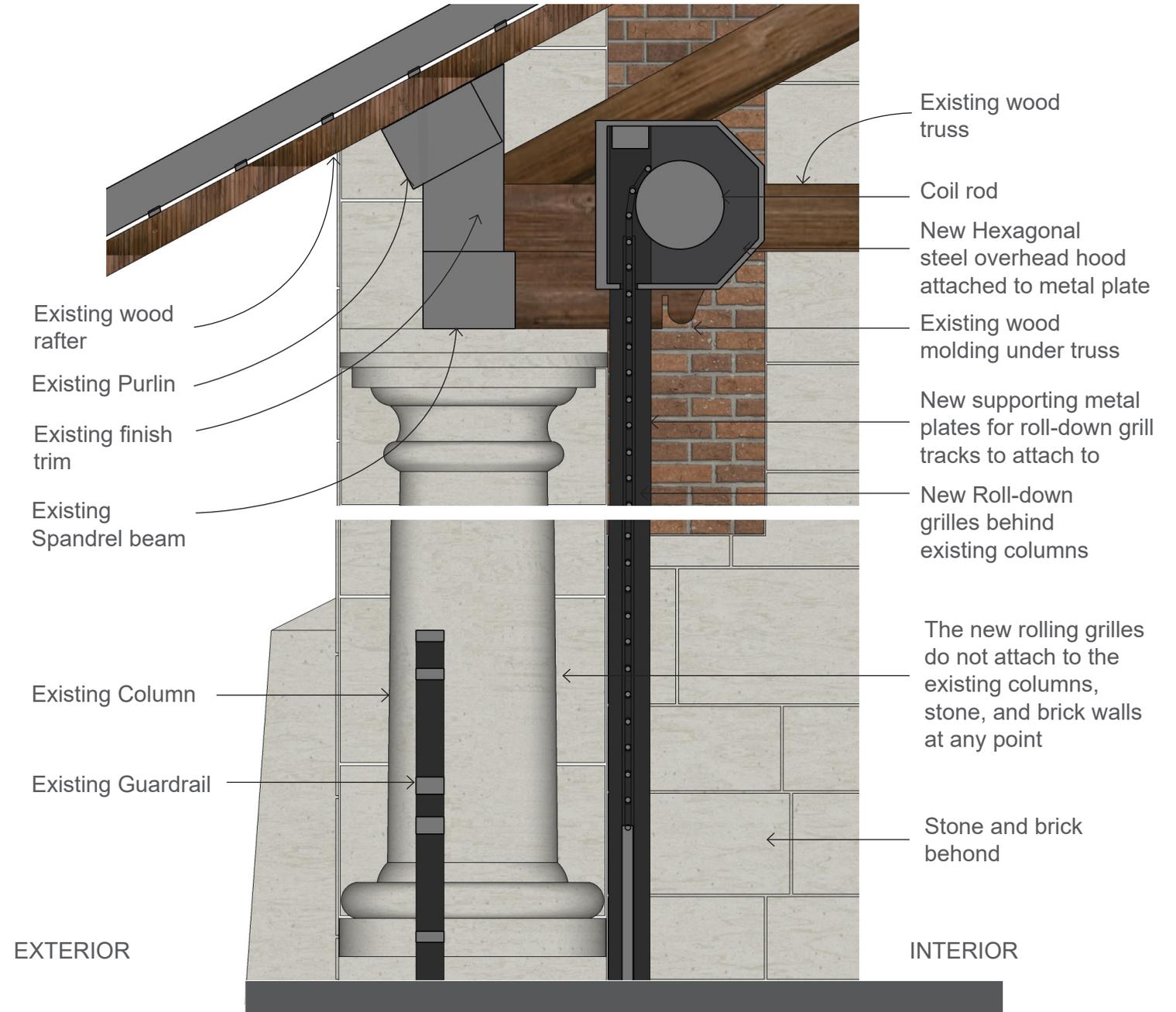
2- North facade reference image - Fixed grilles to match 2006 parks fence redesign



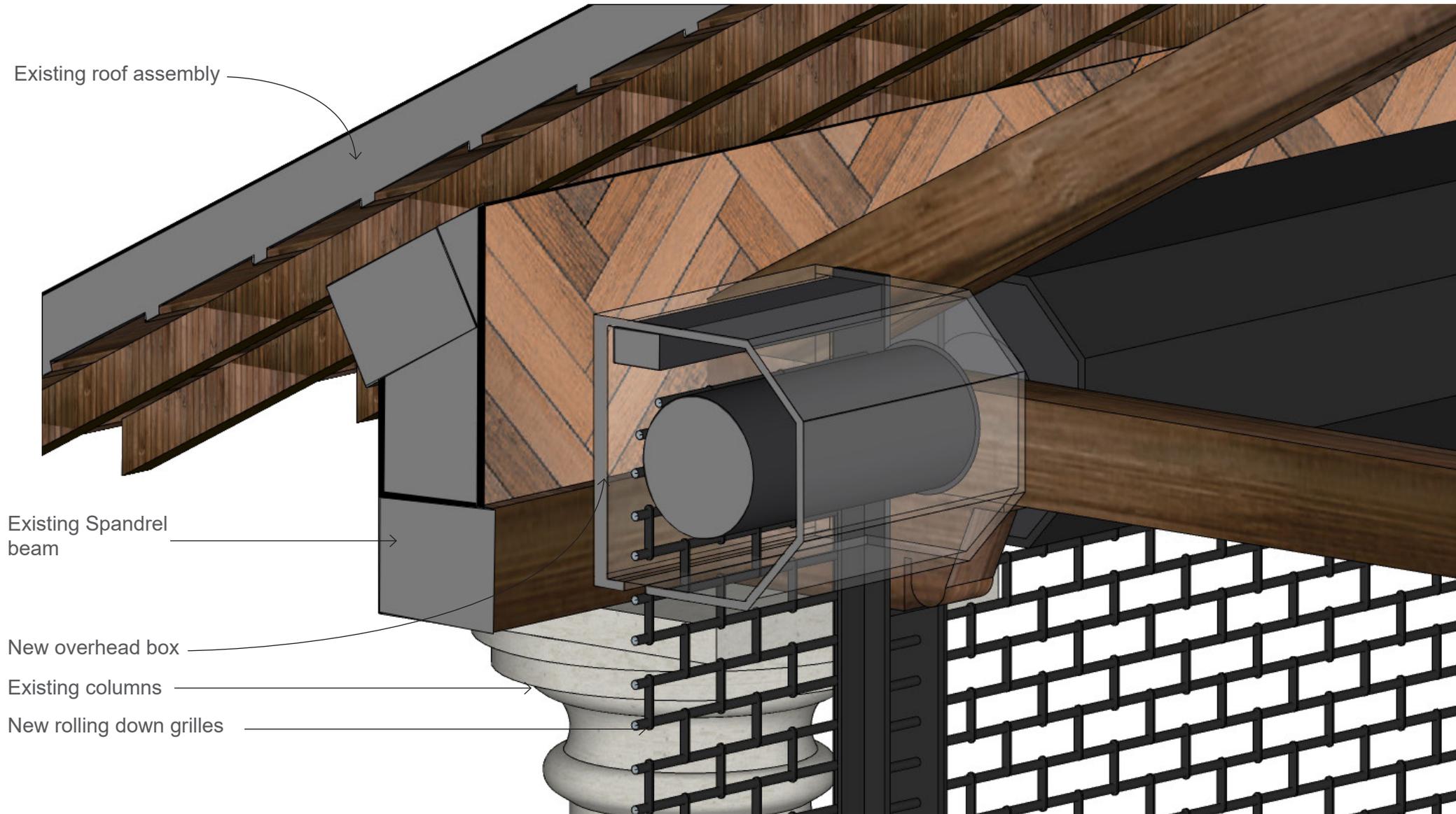
1- Pavilion interior view - Metal plates for track attachment



2- Pavilion interior view - Metal plates with tracks and grilles rolled down



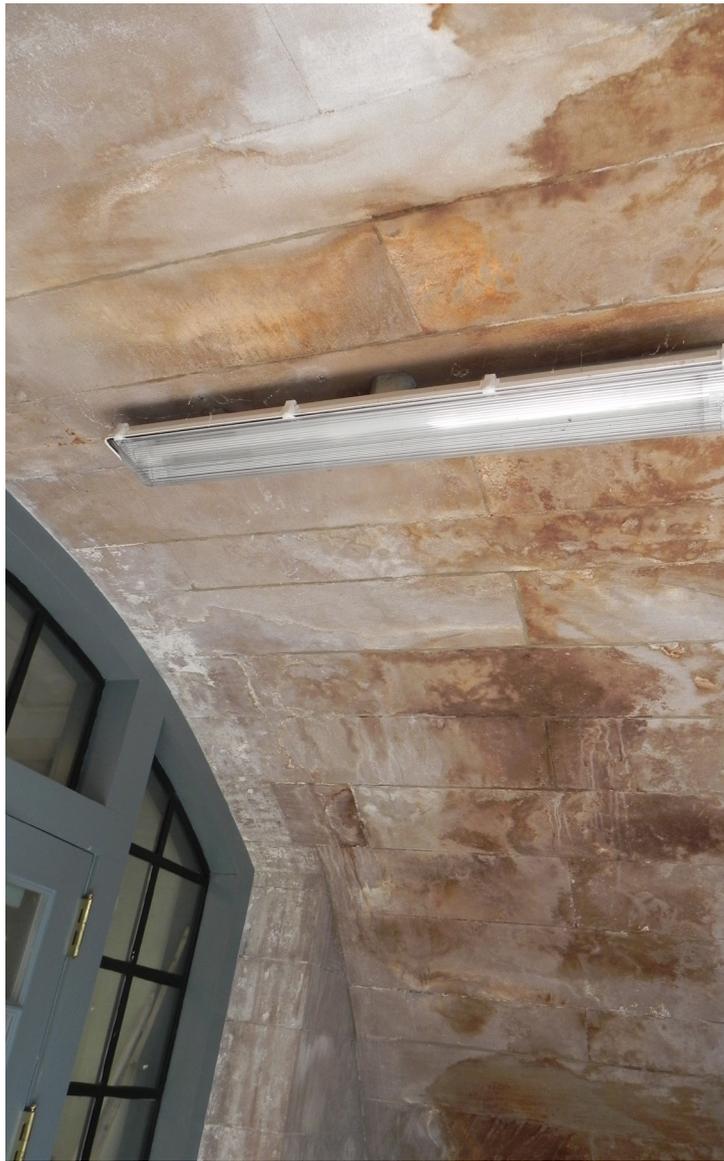
3- Pavilion section at Column



1- Pavilion ground floor - Rolling down grilles assembly detail

The new roll-down grilles will be installed inside the pavilion, behind the existing guardrails and columns. **The grilles will be rolled down at night to prevent ingress; during the day, they will be concealed in an overhead box hidden in the ceiling of the pavilion.**

Permanent tracks will be installed behind the columns to allow the grills to roll down.



1 - Vestibule - Water leakage



2 - South facade - Exterior doors



3 - South facade - Exterior doors

1) At the exterior envelope, in the basement level, all doors will be replaced with metal more durable doors that match the existing design.

2) All water leakages and drainage issues will be repaired.



Retractable gate



Rolling grilles



Steel door with security screens



Epoxy coated wall



Chainlink fence with privacy fabric



Epoxy flooring