

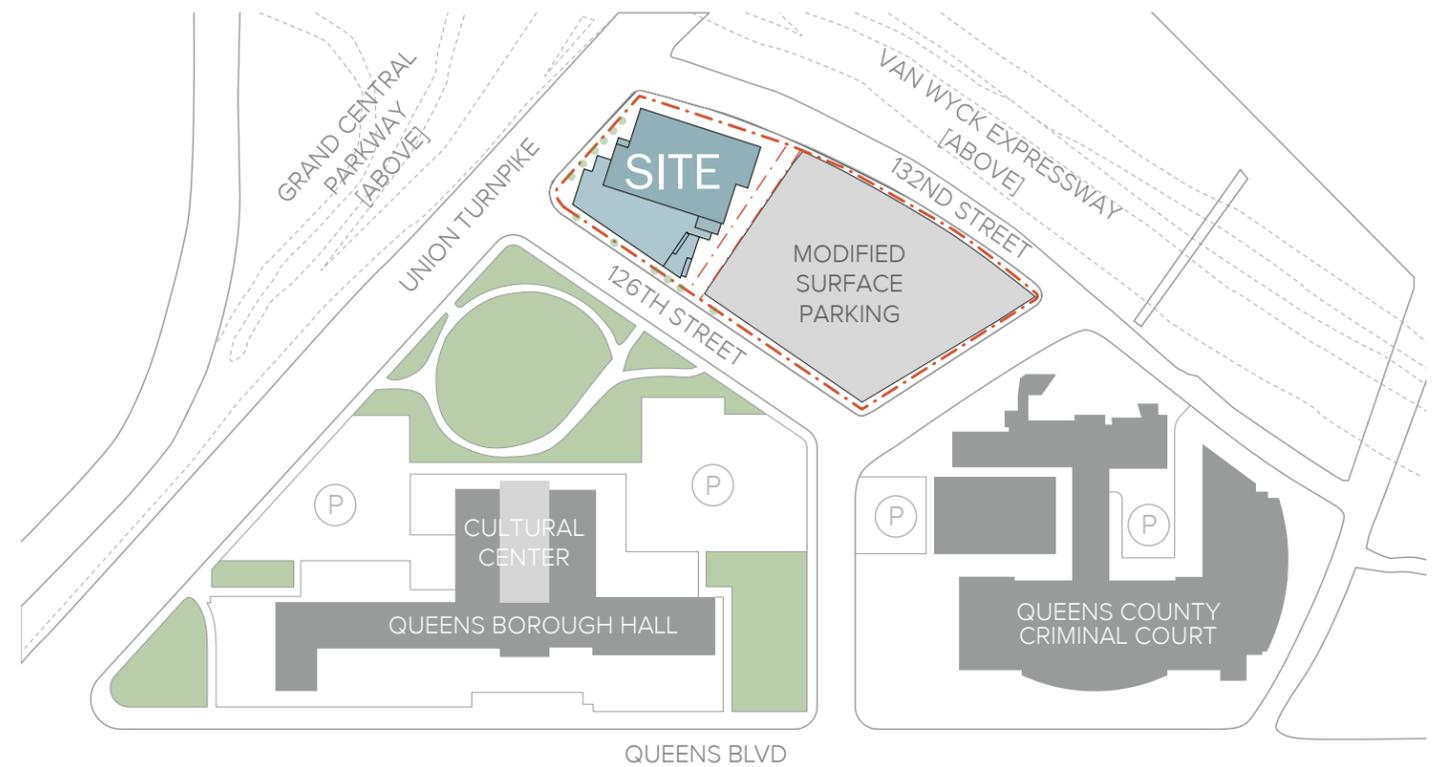
NYCDDC / NYC BBJ PROGRAM

QUEENS SITE PARKING GARAGE AND COMMUNITY SPACE

AN EARLY WORKS PROJECT OF THE NEW YORK CITY DESIGN-BUILD
BOROUGH BASED JAILS PROGRAM

PIN:8502020CR0040P-42P

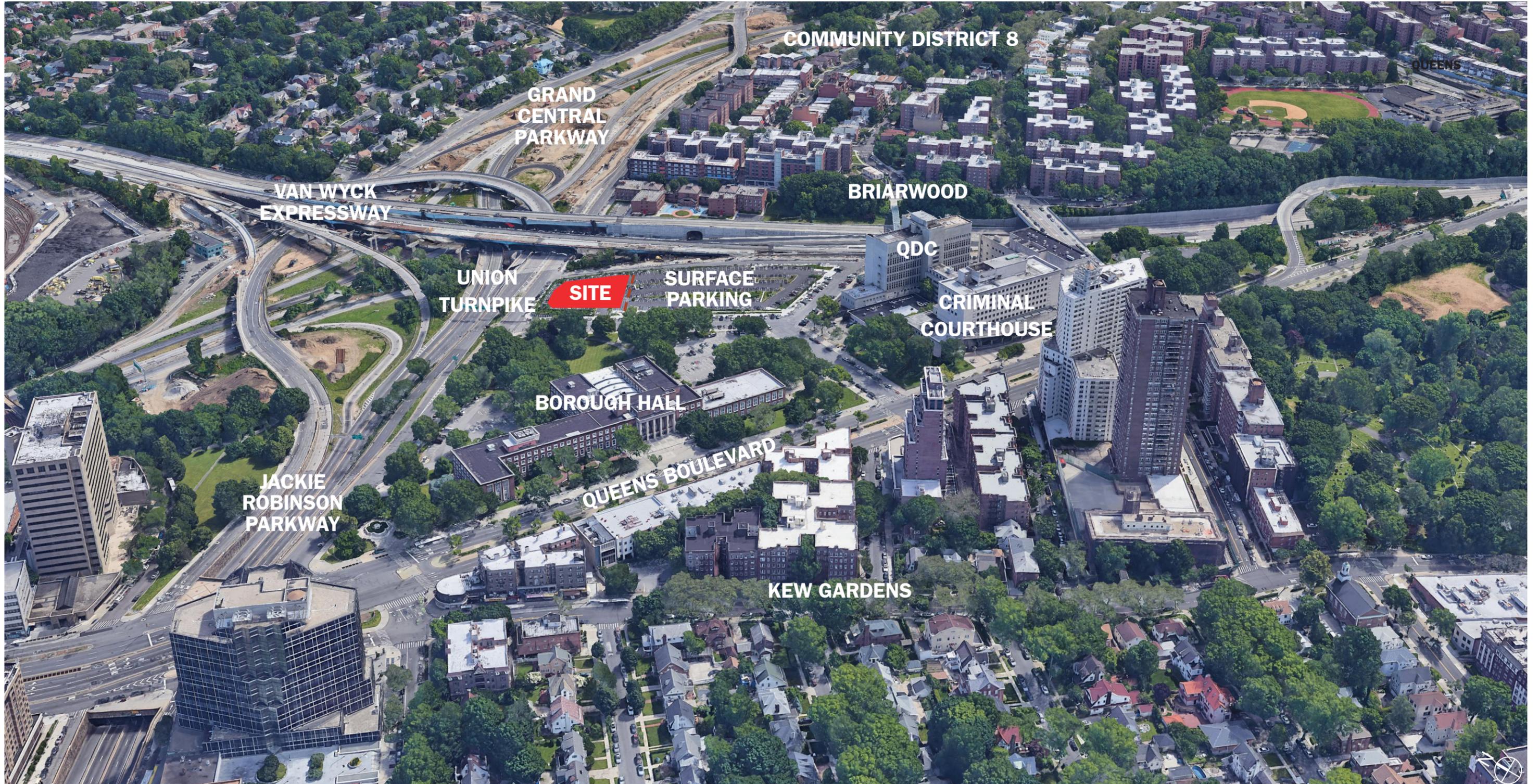
PDC PRELIMINARY PRESENTATION



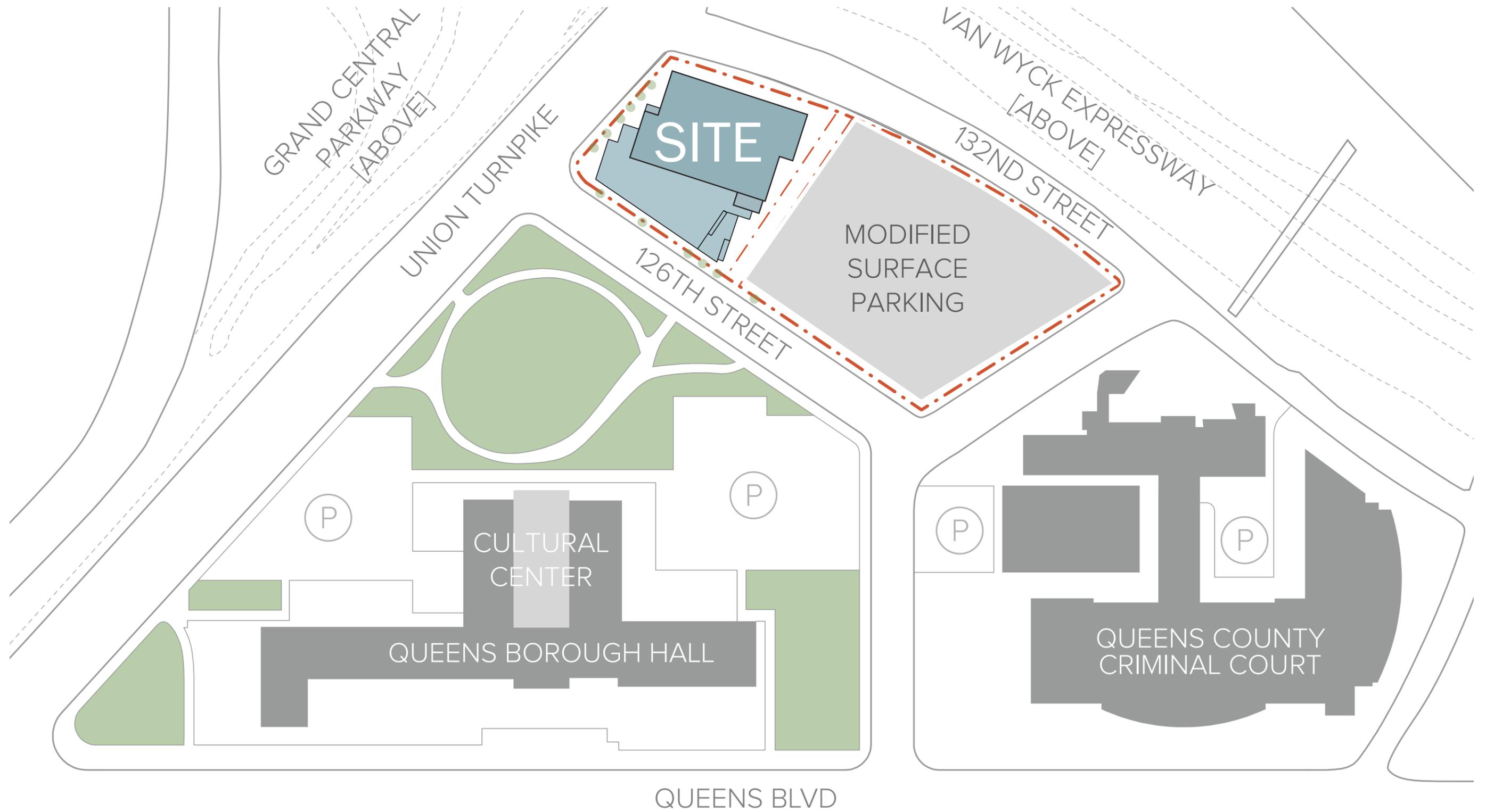
LOCATION



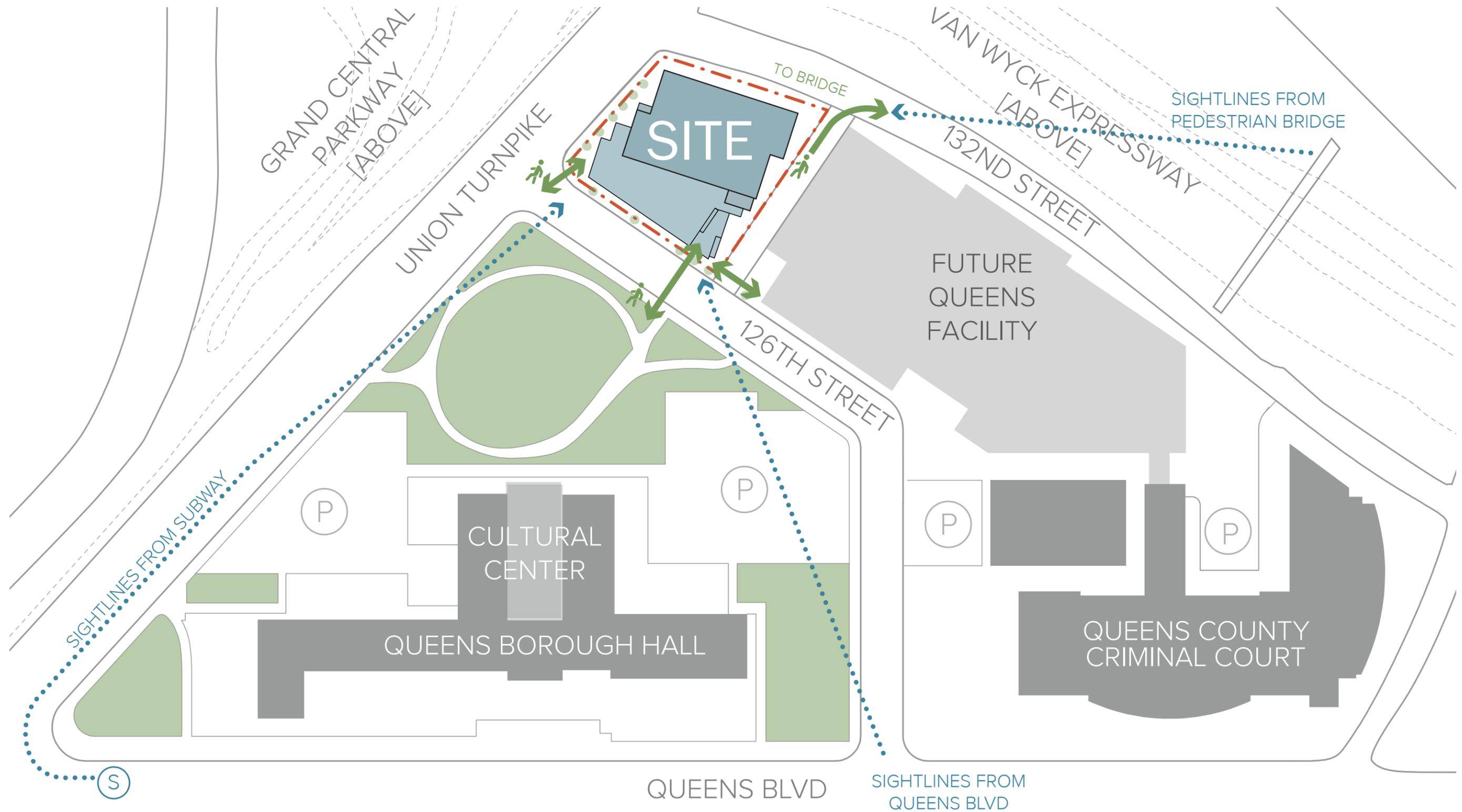
QUEENS CIVIC COMPLEX



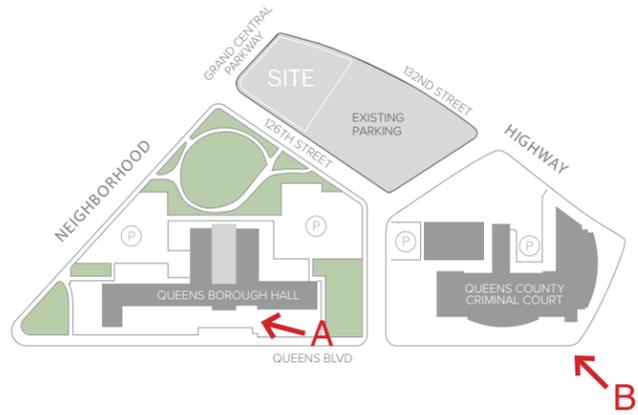
PROJECT LOCATION & SITE MAP



INTEGRATING WITHIN A COHESIVE CAMPUS



SITE PHOTOS

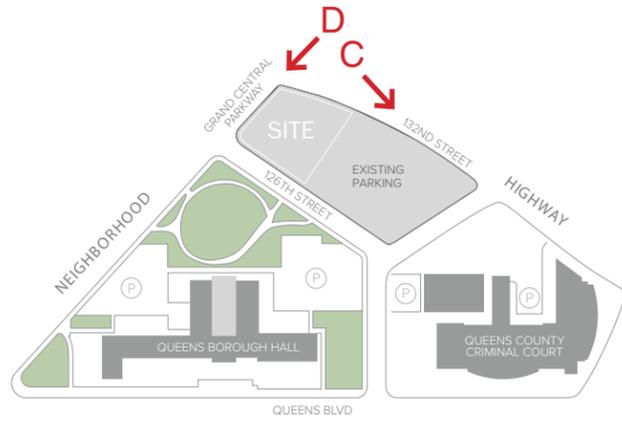


A. QUEENS BOROUGH HALL



B. QUEENS CRIMINAL COURT

SITE PHOTOS

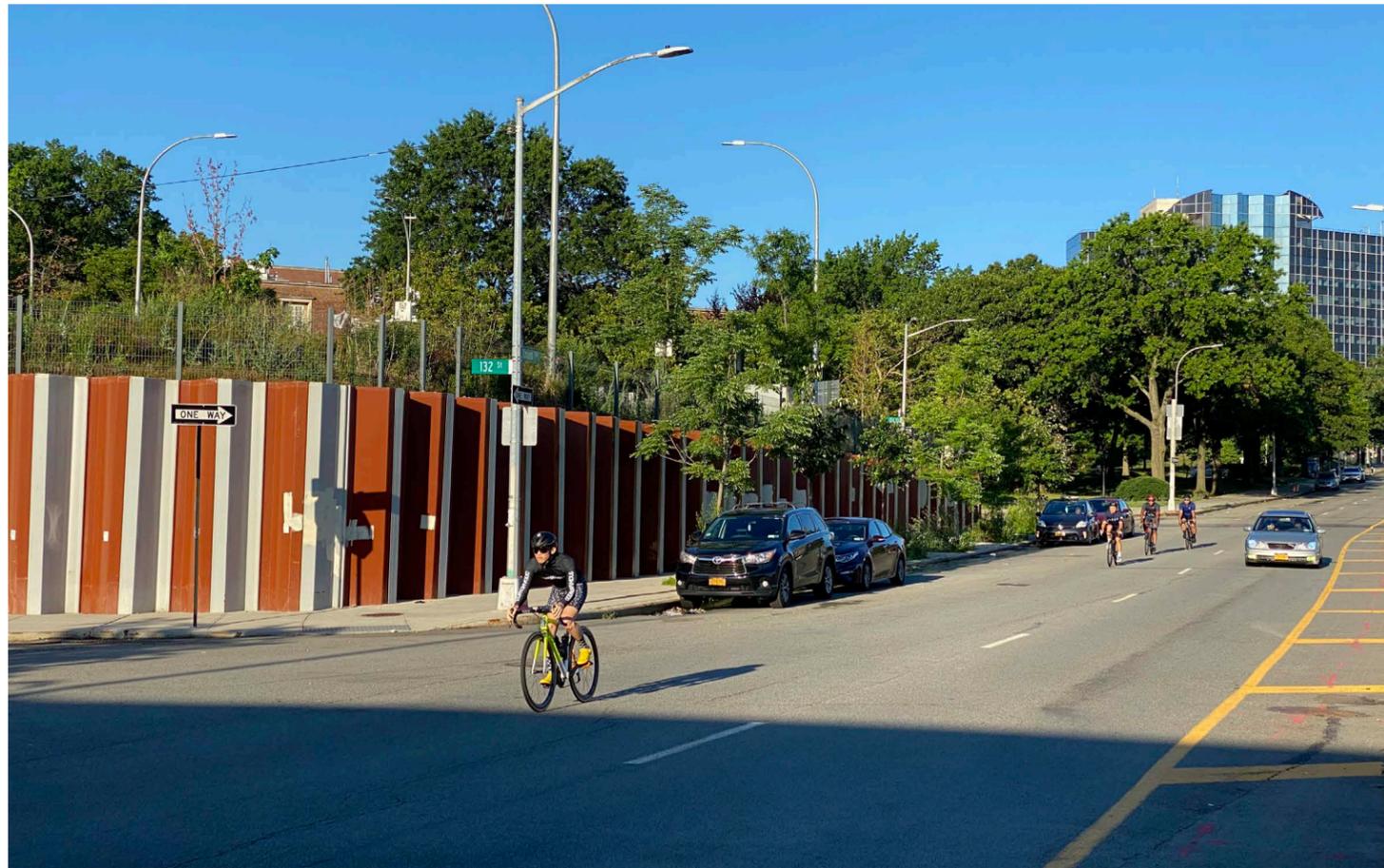
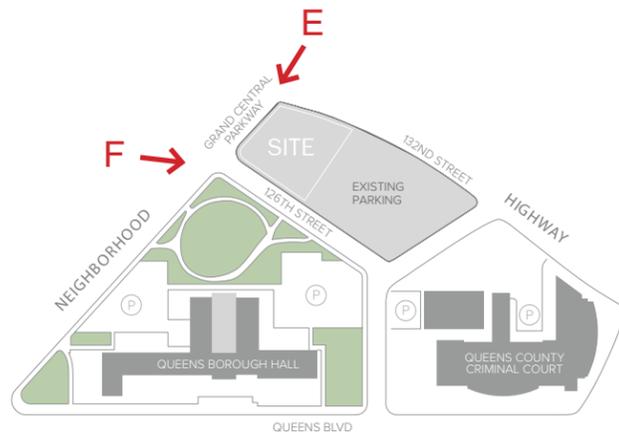


C. 132ND ST



D. 132ND ST

SITE PHOTOS



E. UNION TURNPIKE AND 132ND ST

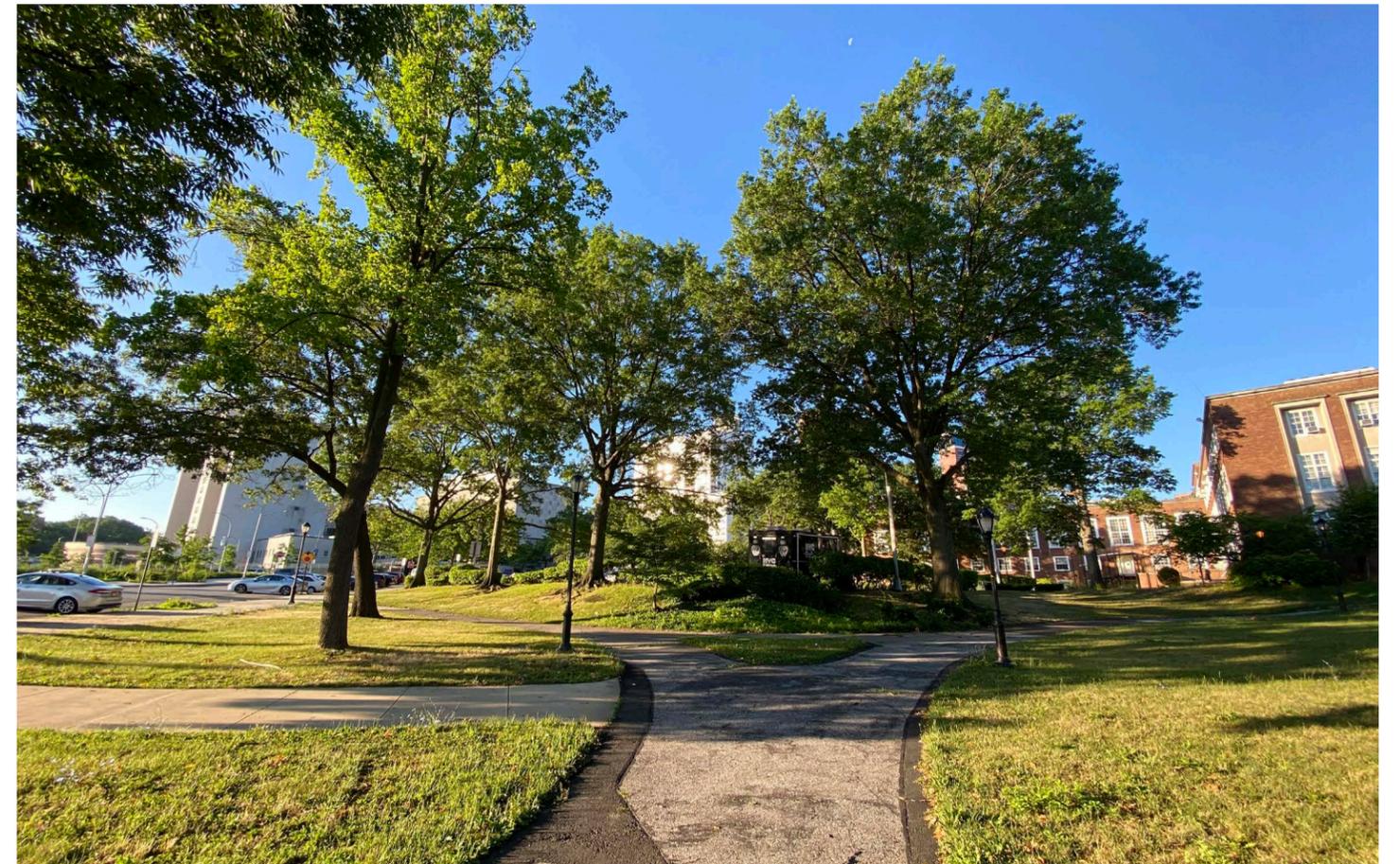


F. UNION TURNPIKE AND 126TH ST

SITE PHOTOS

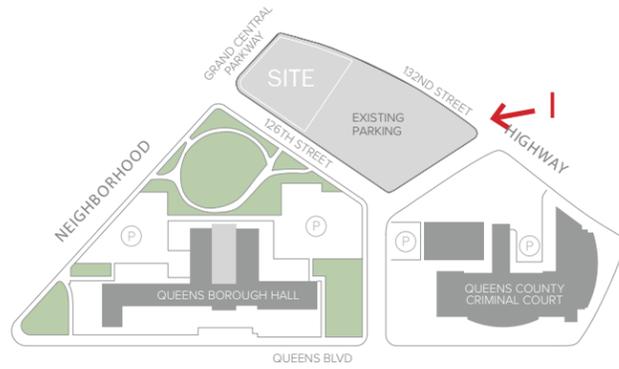


G. 126TH ST FACING NORTH



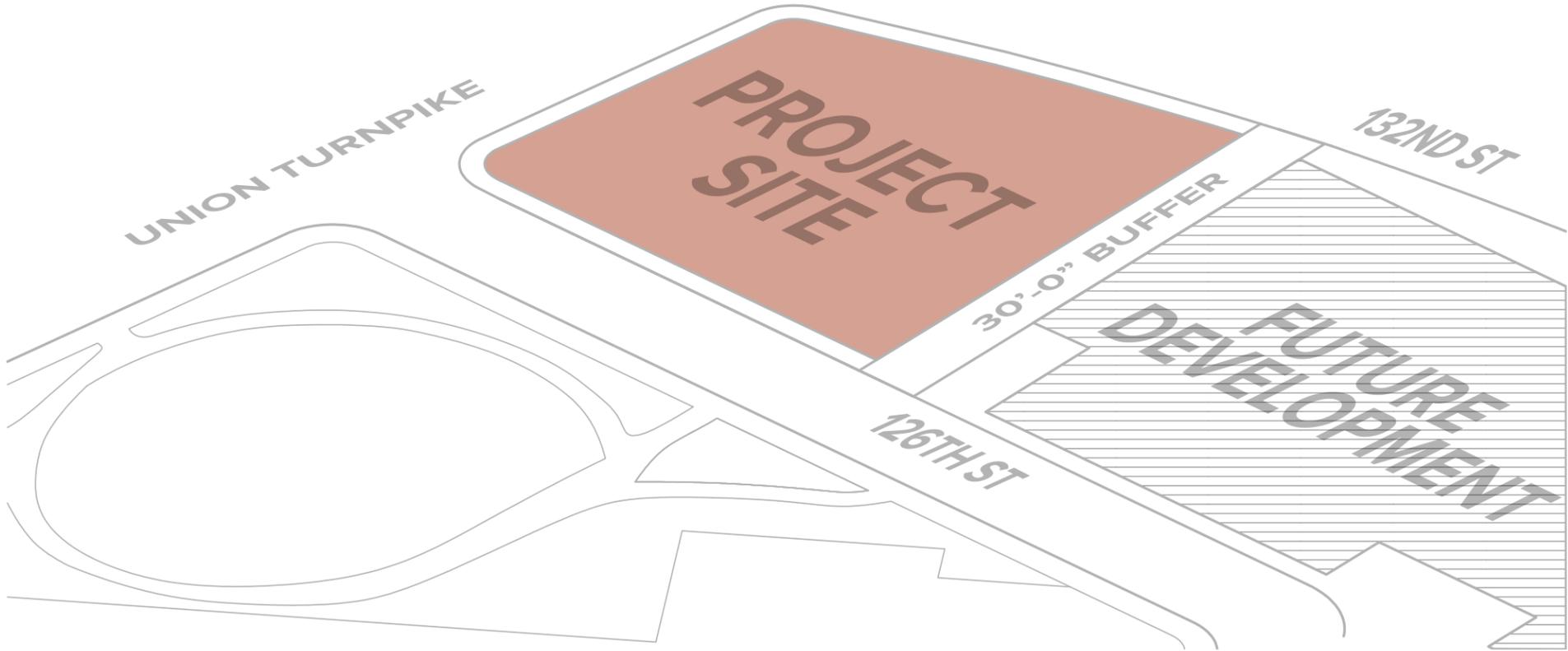
H. GREENSPACE BETWEEN 126TH ST AND BOROUGH HALL FACING SOUTH

SITE PHOTOS

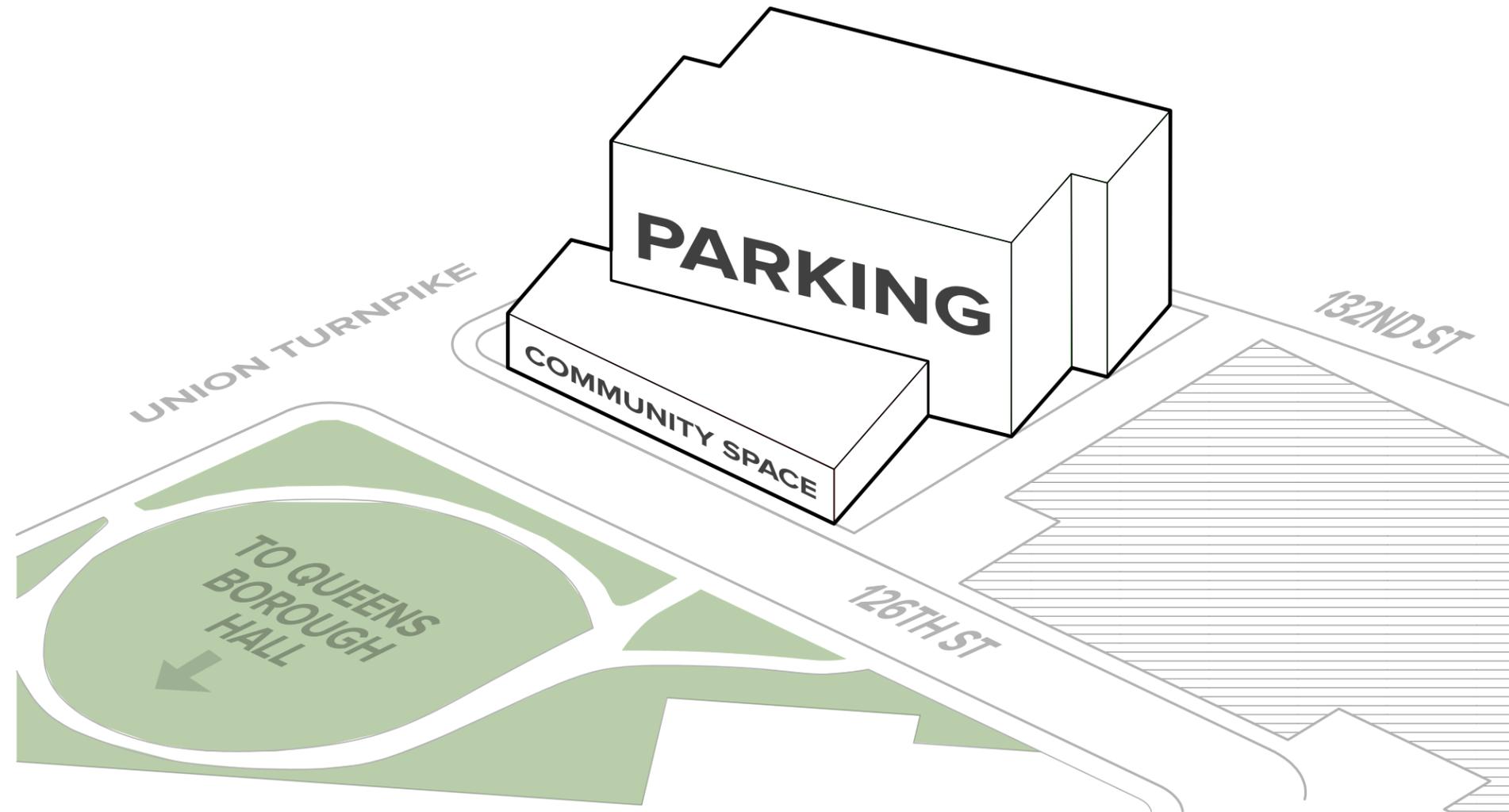


I. EXISTING PARKING AREA FROM 132ND ST AND 82ND AVE NEAR THE FOOTBRIDGE FACING NORTHWARD

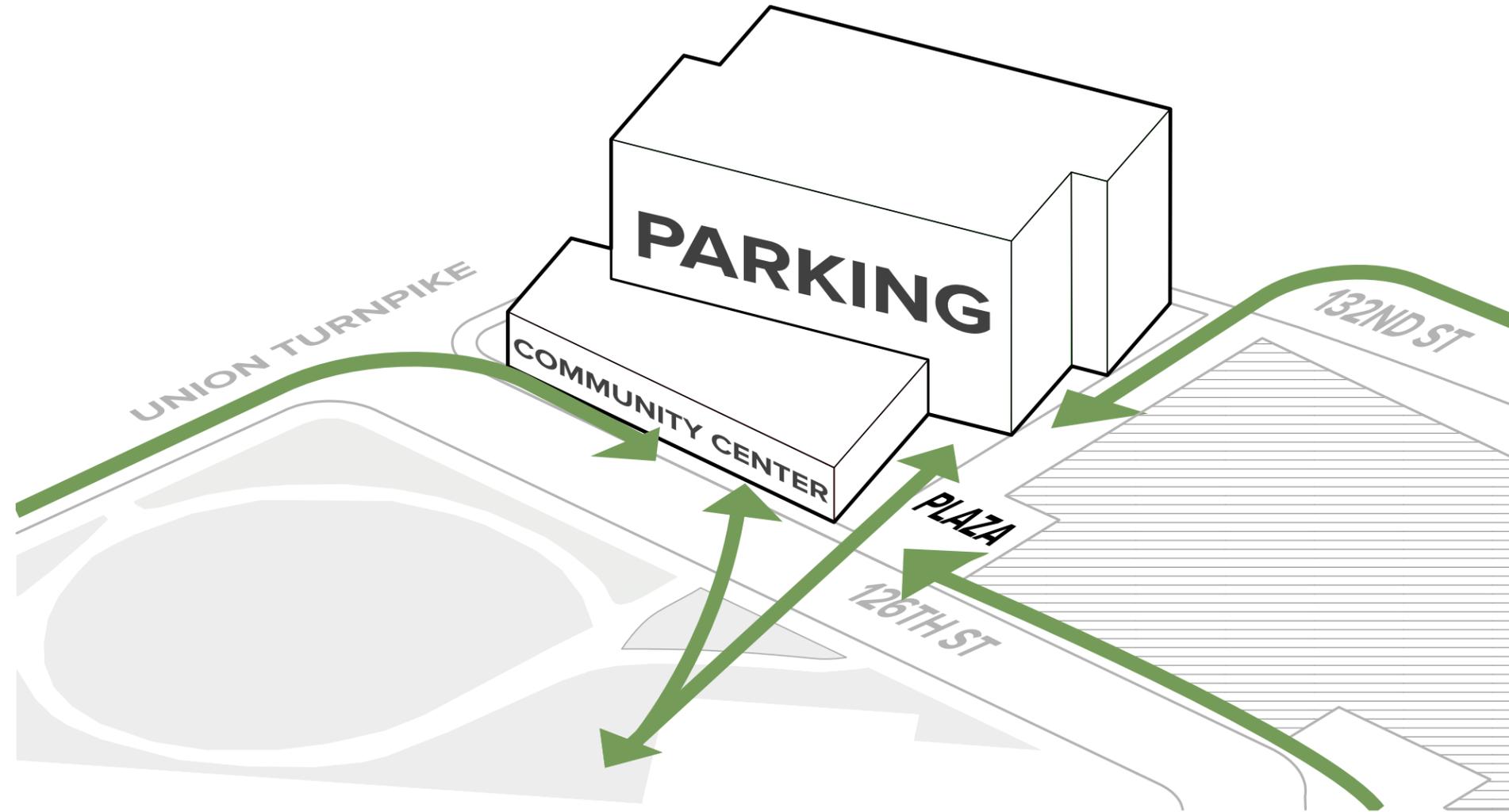
CONCEPT DIAGRAM: SITE



CONCEPT DIAGRAM: PEDESTRIAN CONNECTION

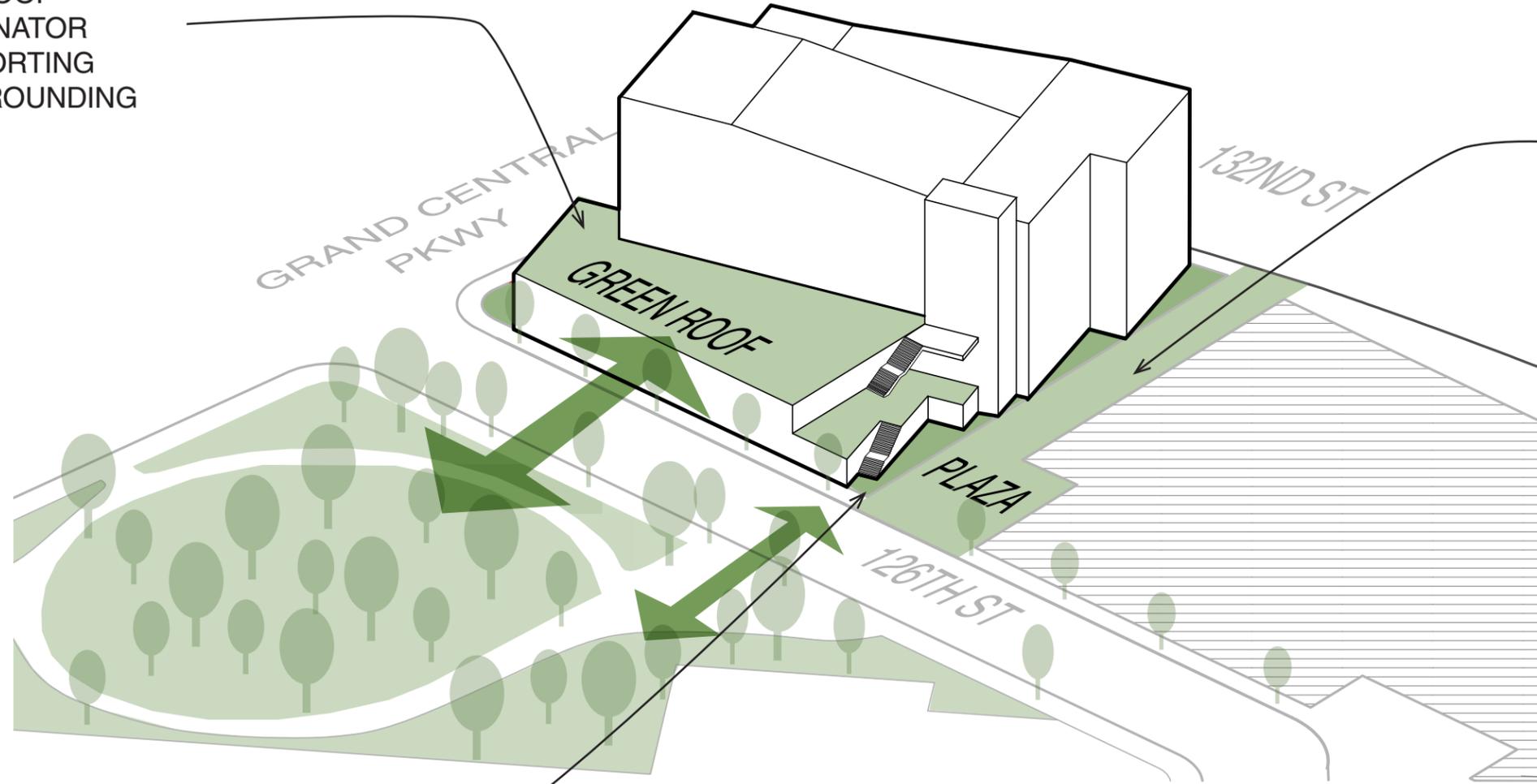


CONCEPT DIAGRAM: MASSING



CONNECTING TO NATURE

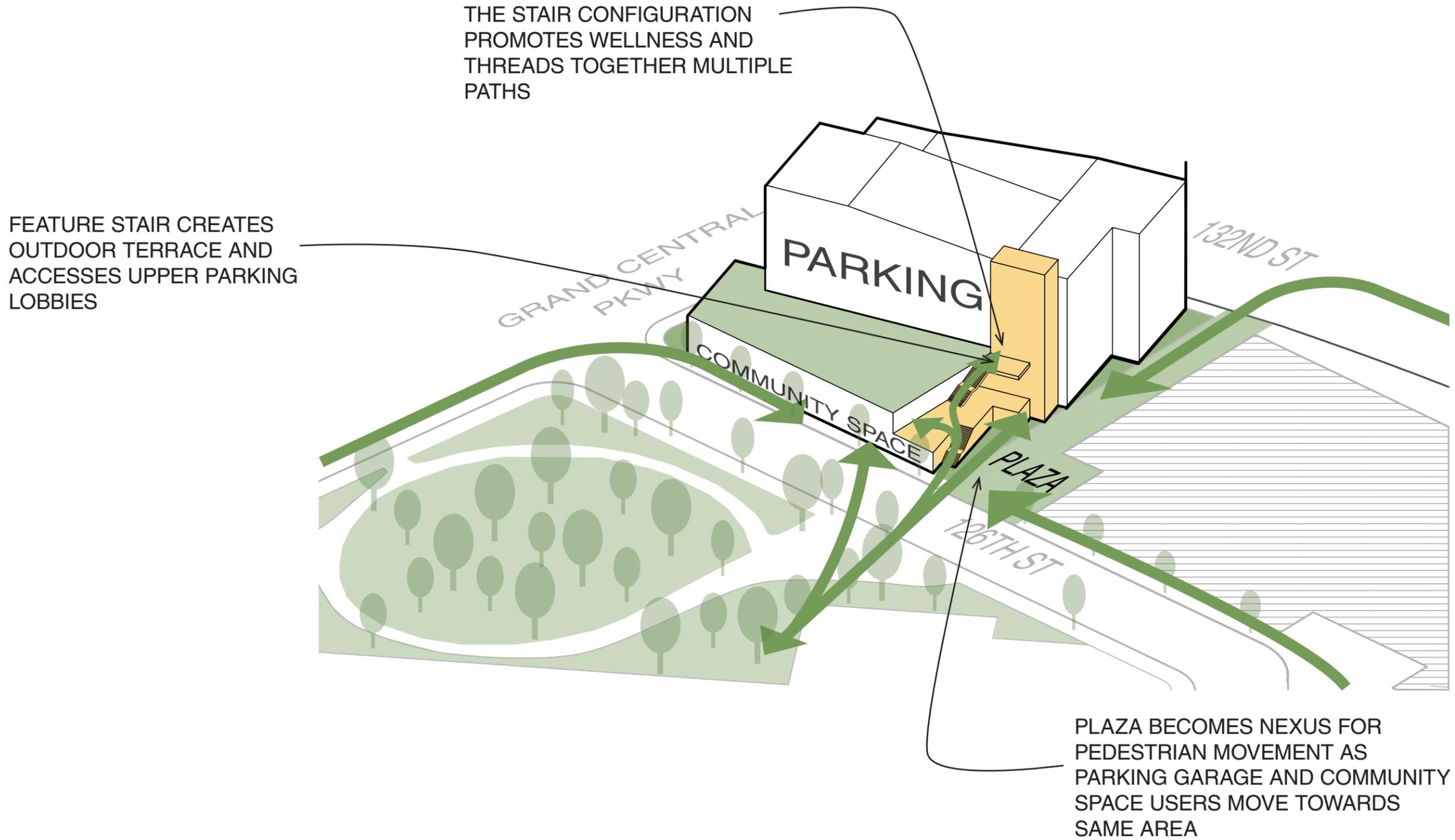
LANDSCAPED ROOF
CREATES POLLINATOR
GARDEN, SUPPORTING
PARK AND SURROUNDING
ENVIRONMENT



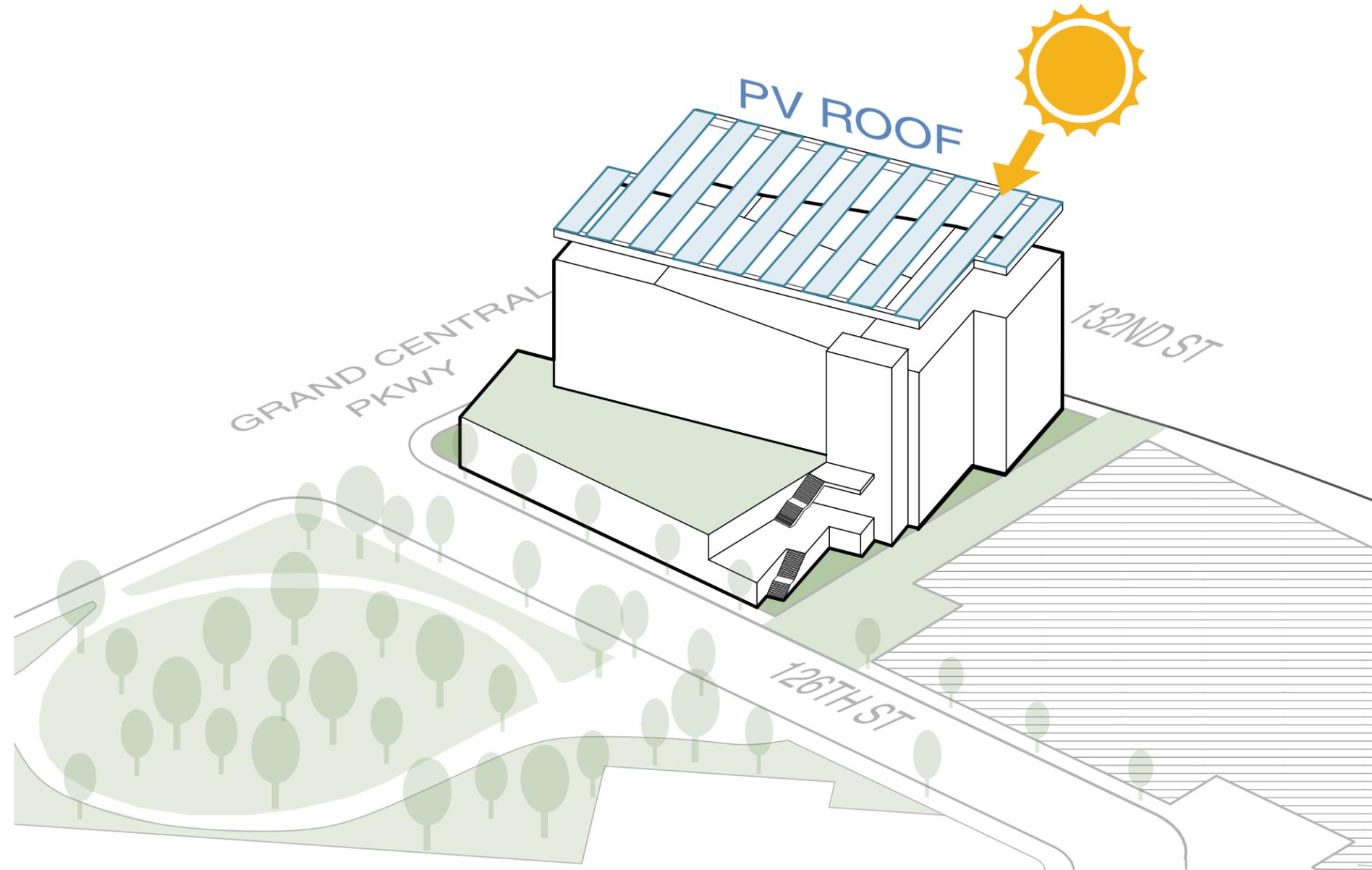
PLAZA PASS-THROUGH
OPPORTUNITY
FOR ADDITIONAL
LANDSCAPING IN FUTURE
PROJECTS

ARRIVAL FROM STAIR SHOWCASES
VIEWS OF PARK AND VIEWS WHICH
CONNECT TO CIVIC CENTER
BEYOND

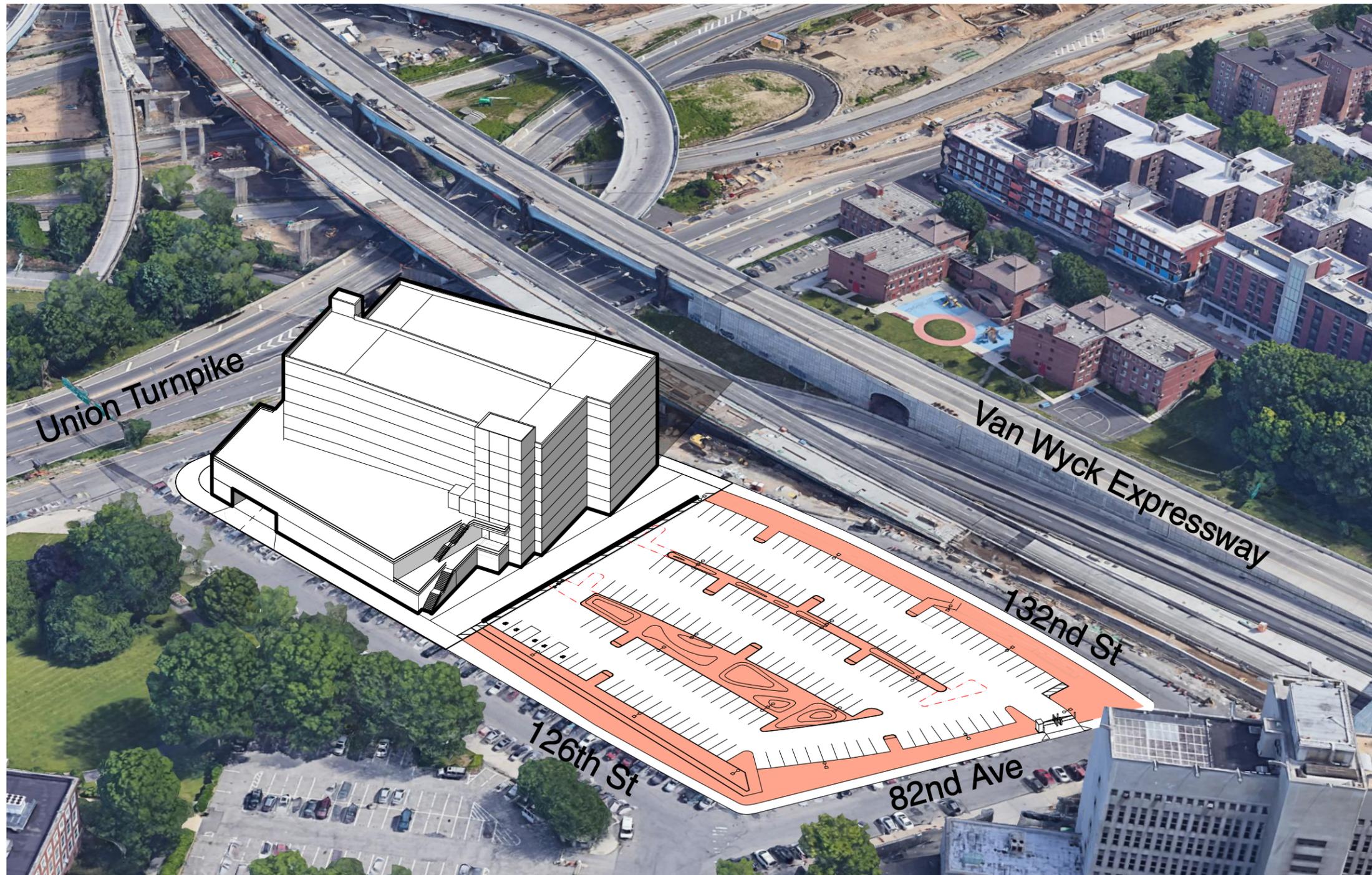
PEDESTRIAN CIRCULATION

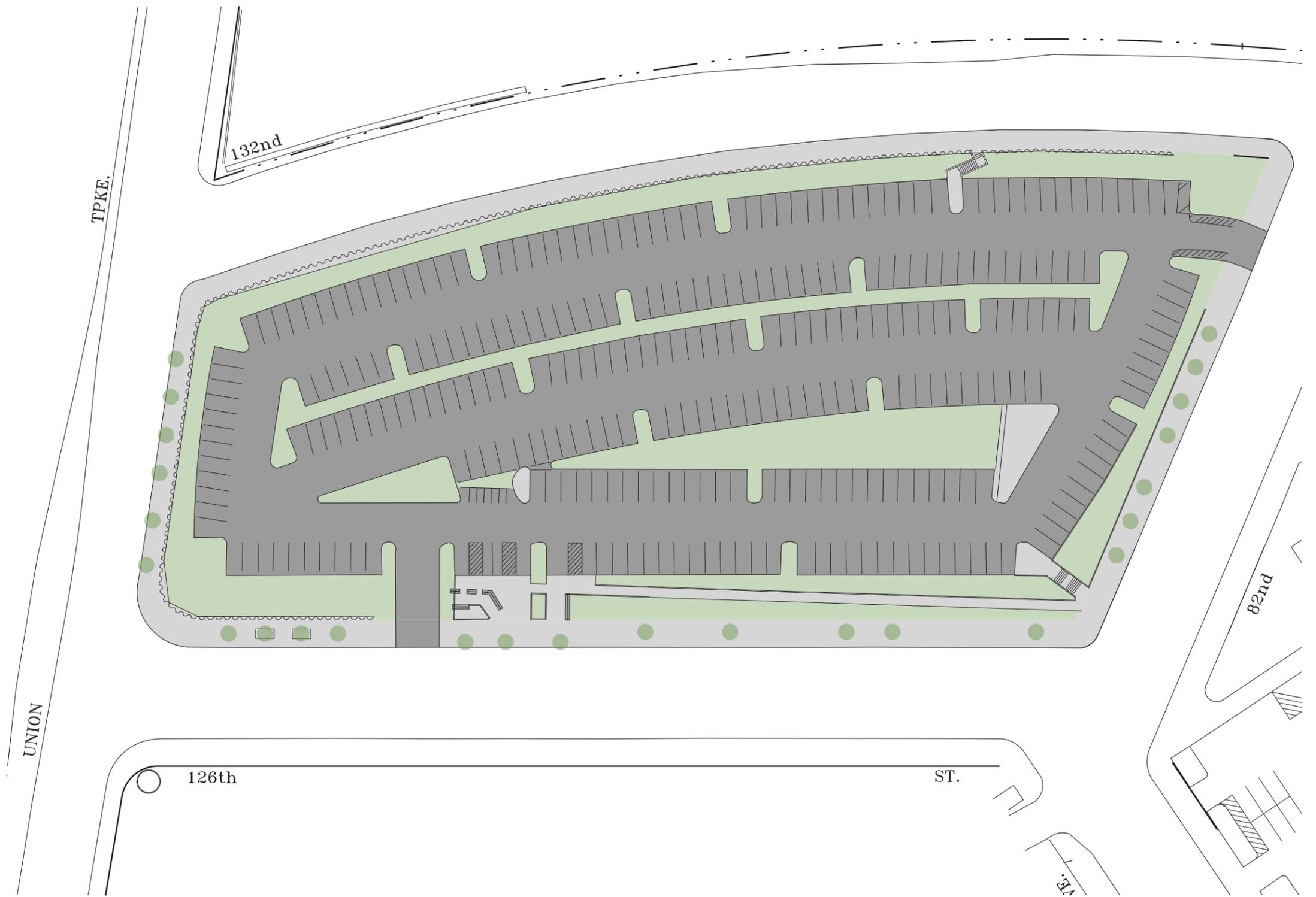


ON-SITE ENERGY



TEMPORARY PARKING PLAN





QUEENS GARAGE AND
COMMUNITY SPACE

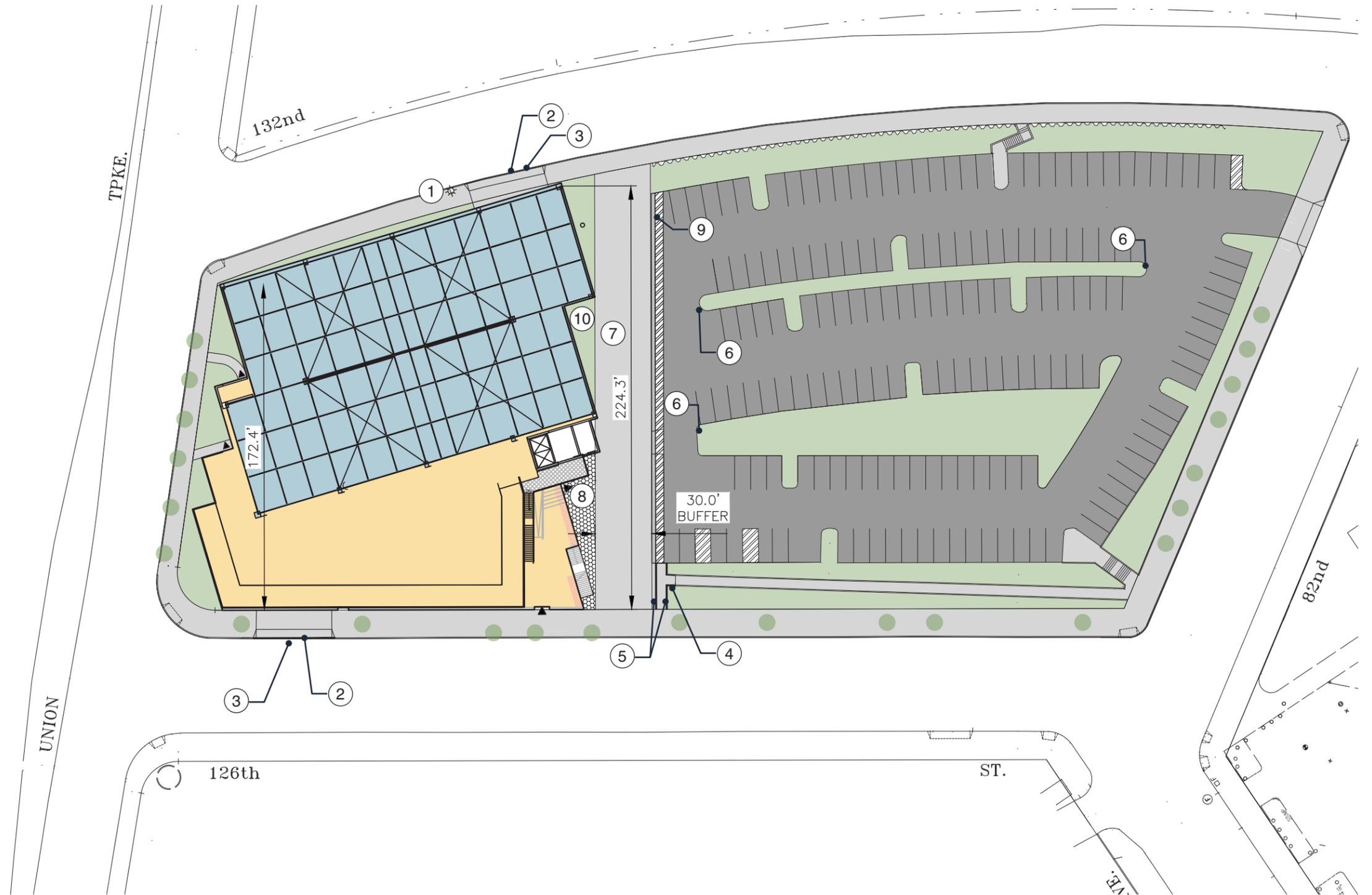
SITE PLAN

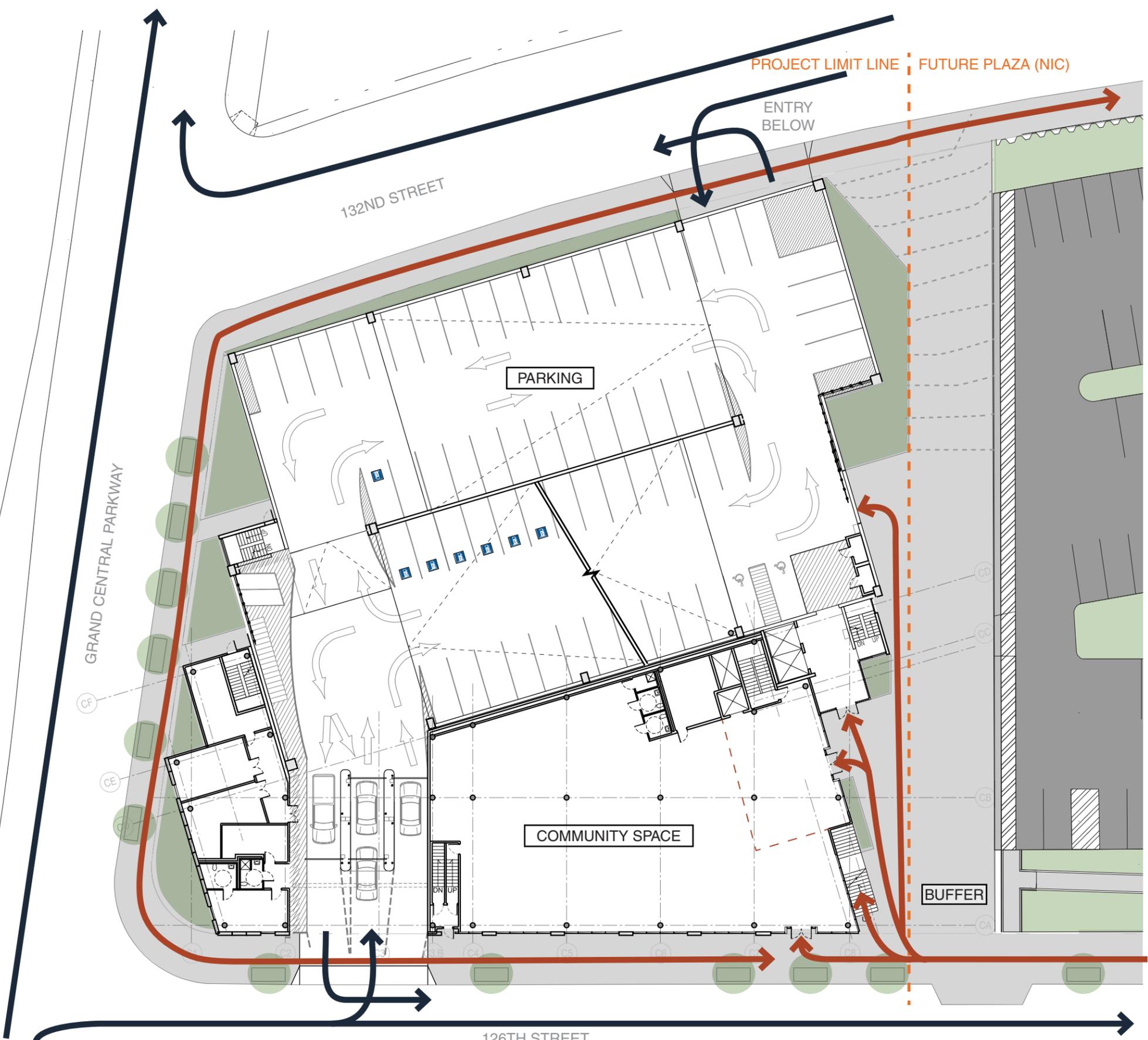
EXISTING SITE PLAN

KEYNOTES

SITE

1. RELOCATE EXISTING STREET LIGHT
2. 7" CONCRETE SIDEWALK FOR PROPOSED CONCRETE DRIVEWAY APRON
3. DEPRESSED STEEL FACED CURB
4. 4" CONCRETE SIDEWALK TO CONNECT TO EXISTING
5. CONCRETE CURB (REVEAL TO MATCH EXISTING WALKWAY CURB)
6. CONCRETE CURB WITH 6" REVEAL
7. 30' BUFFER TO BE FILLED WITH DENSE GRADED AGGREGATE
8. PLAZA
9. JERSEY BARRIER
10. LANDSCAPING

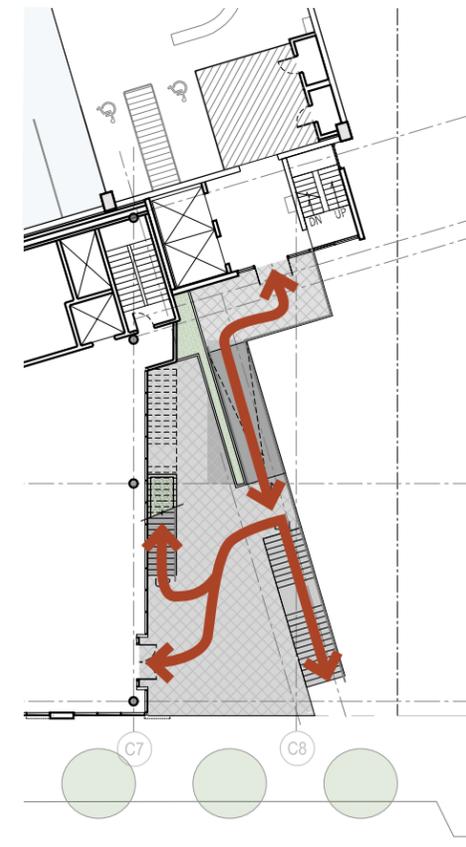




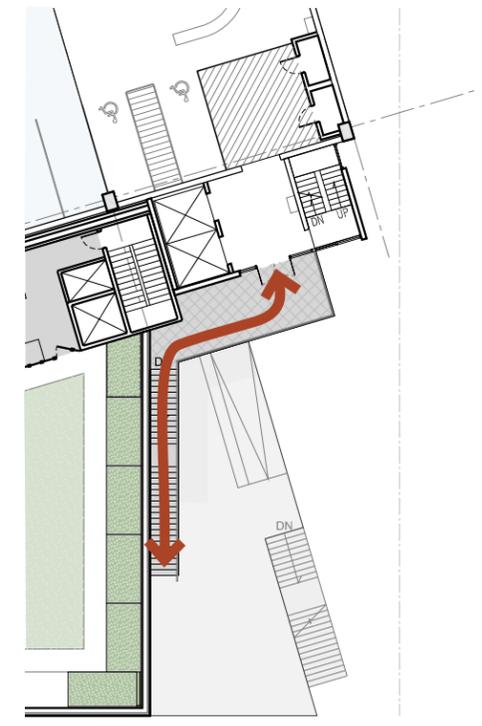
LEGEND

- - - -> CARS
-> PEDESTRIAN/BICYCLE

2ND FLOOR TERRACE



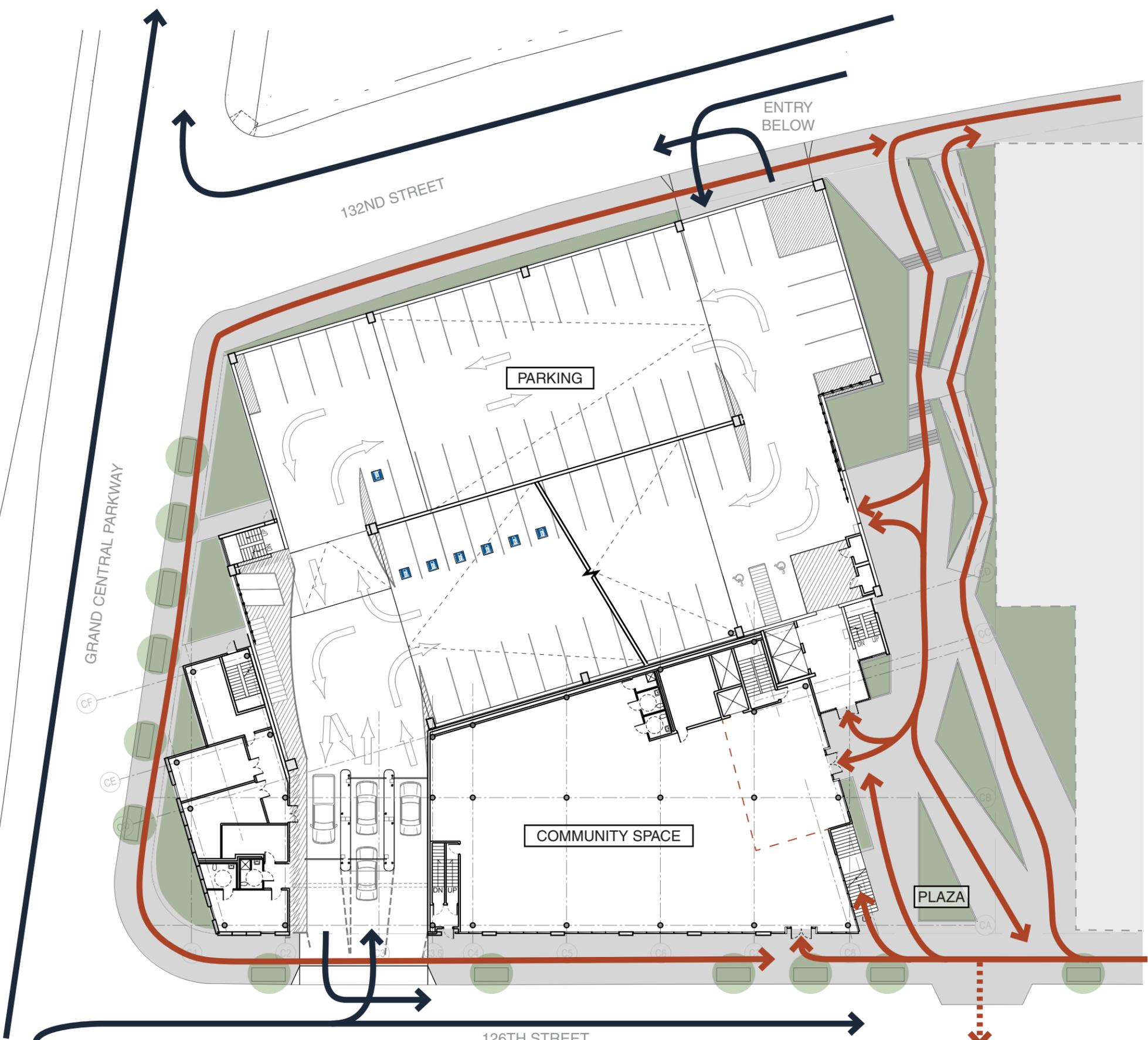
4TH FLOOR BALCONY



QUEENS GARAGE AND COMMUNITY SPACE

BUILDING CIRCULATION PLAN

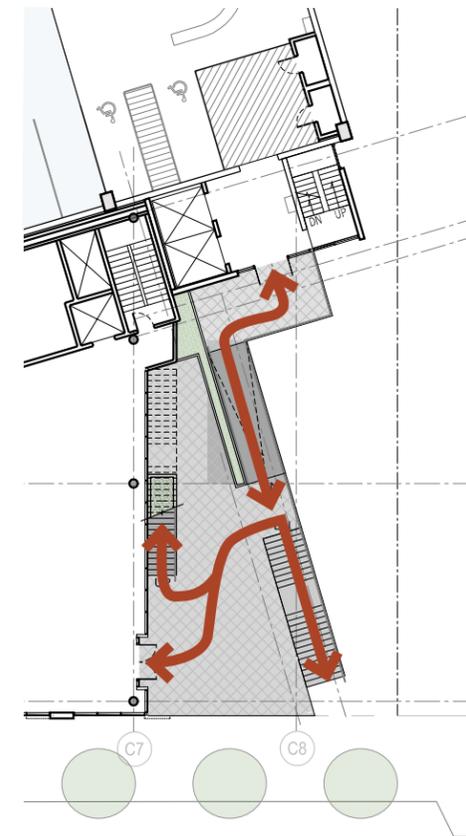
CIRCULATION CONCEPT



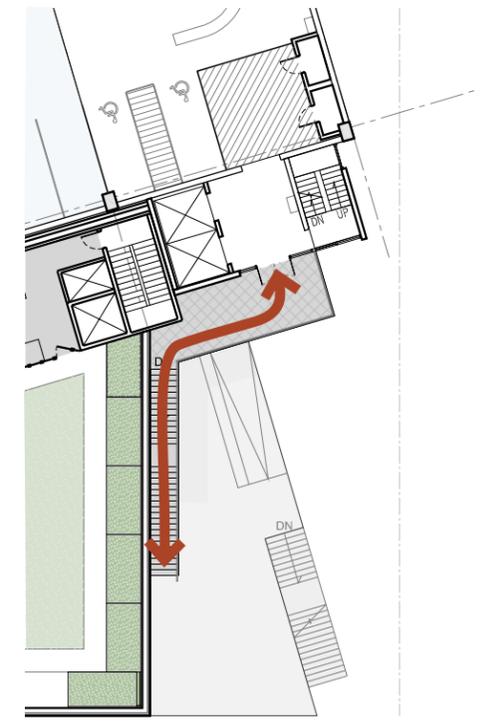
LEGEND

- - - - -> CARS
-> PEDESTRIAN/BICYCLE

2ND FLOOR TERRACE



4TH FLOOR BALCONY



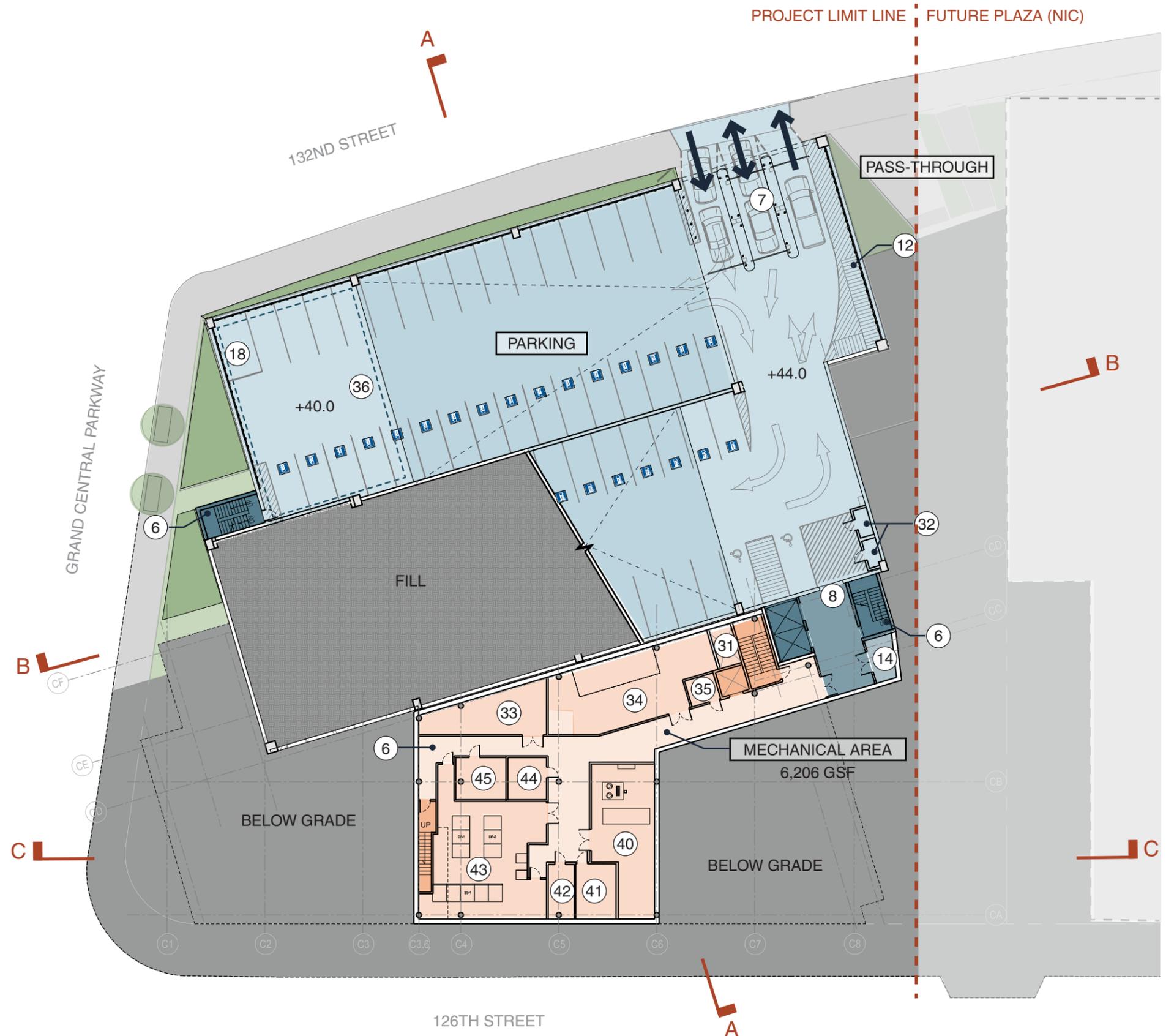
KEYNOTES

ARCHITECTURE

1. GARAGE ENTRANCE
2. COMMUNITY CENTER ENTRANCE
3. PLAZA
4. GRAND STAIR
5. TERRACE
6. EGRESS
7. VEHICLE ENTRY CONTROLS
8. PAY STATION
9. BATHROOM
10. COMMUTER BATHROOM
11. JANITOR'S CLOSET
12. BICYCLE PARKING
13. SCOOTER/MOTORCYCLE PARKING
14. TRASH
15. OPTIONAL LOBBY
16. STORAGE
17. PARKING OFFICE
18. TURN AROUND
19. EXTENSIVE GREEN ROOM
20. INTENSIVE GREEN ROOF
21. EXISTING STREET TREE
22. PLANTING BED
23. LANDSCAPE PAVING
24. PLAZA STAIR
25. PLAZA RAMP

SYSTEMS

30. SCREENED MECHANICAL AREA
31. PARKING EXHAUST + MECHANICAL CHASE
32. ELECTRICAL AND TELECOM CLOSETS
33. FIRE PUMP ROOM
34. MECHANICAL AND RISERS
35. ELEVATOR MACHINE ROOM
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38. GENERATOR
39. GENERATOR CONTROL ROOM
40. WATER METER ROOM
41. HOUSE PUMP + SUMP PUMP
42. DATA/TELECOM
43. INCOMING SERVICE/ SWITCHBOARD ROOM
44. ATS ROOM
45. COMM/IT
46. EXTENT OF PHOTOVOLTAICS MOUNTED ON STEEL TRELLIS



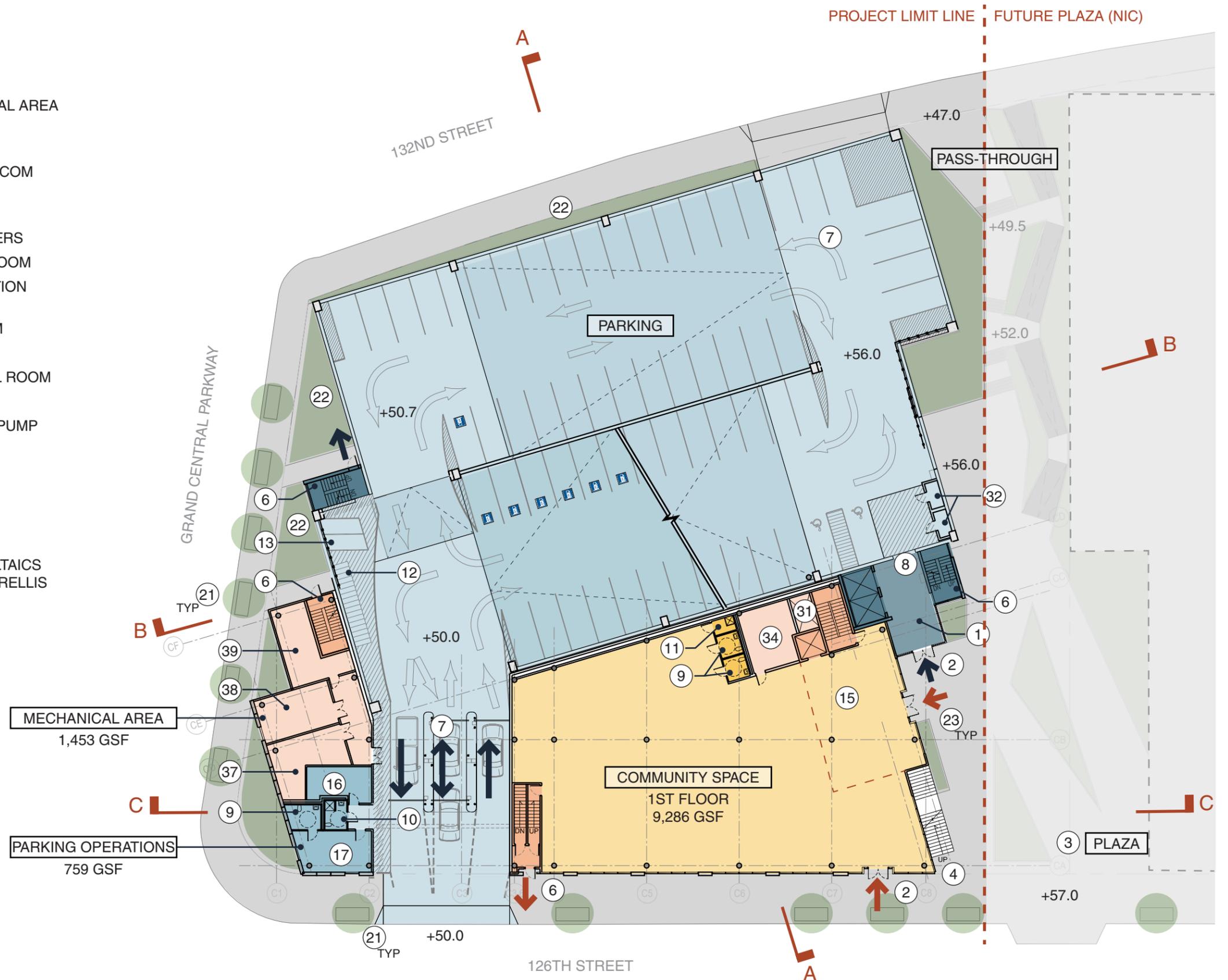
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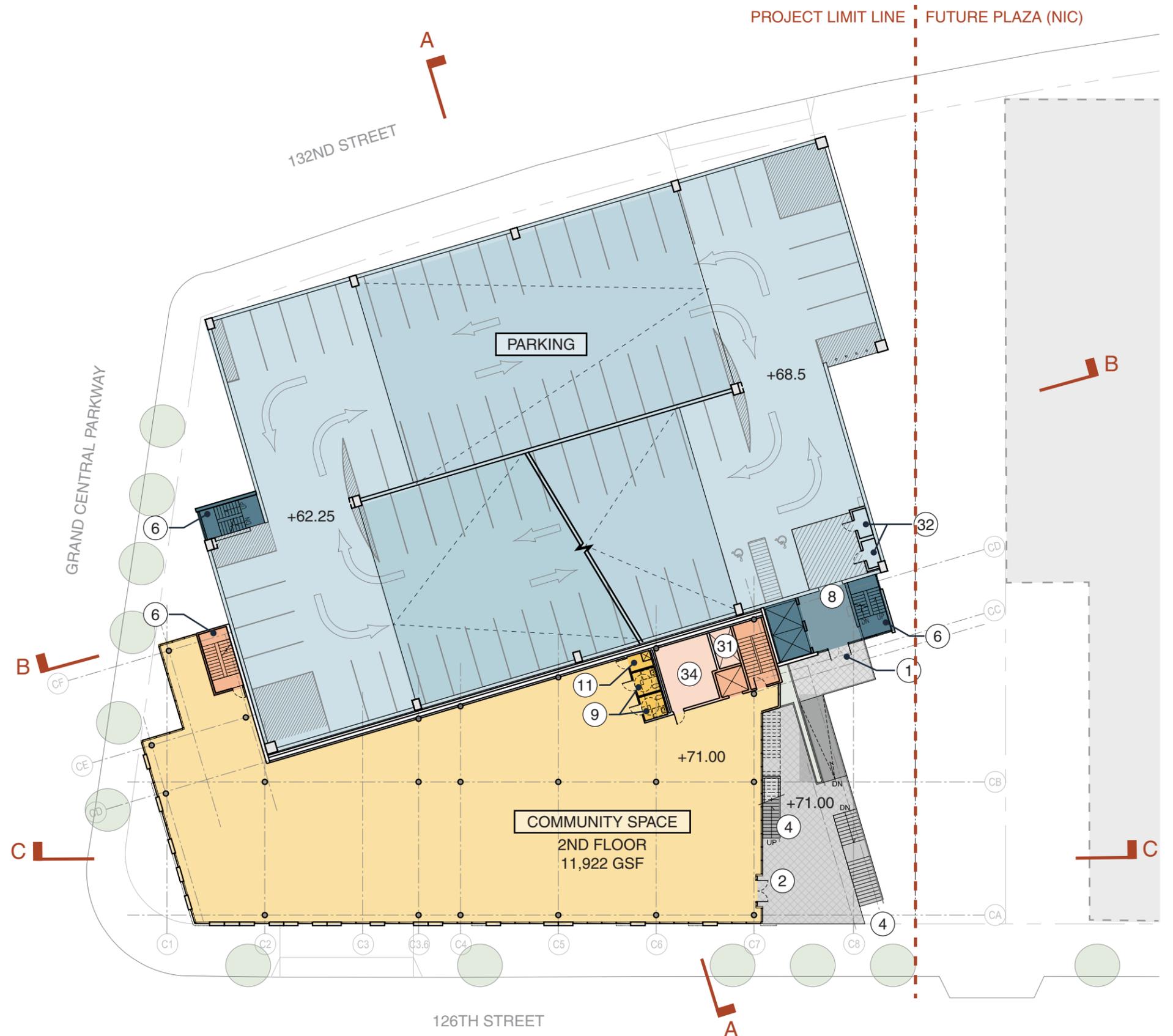
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*EXTERIOR SEATING NOT IN CONTRACT



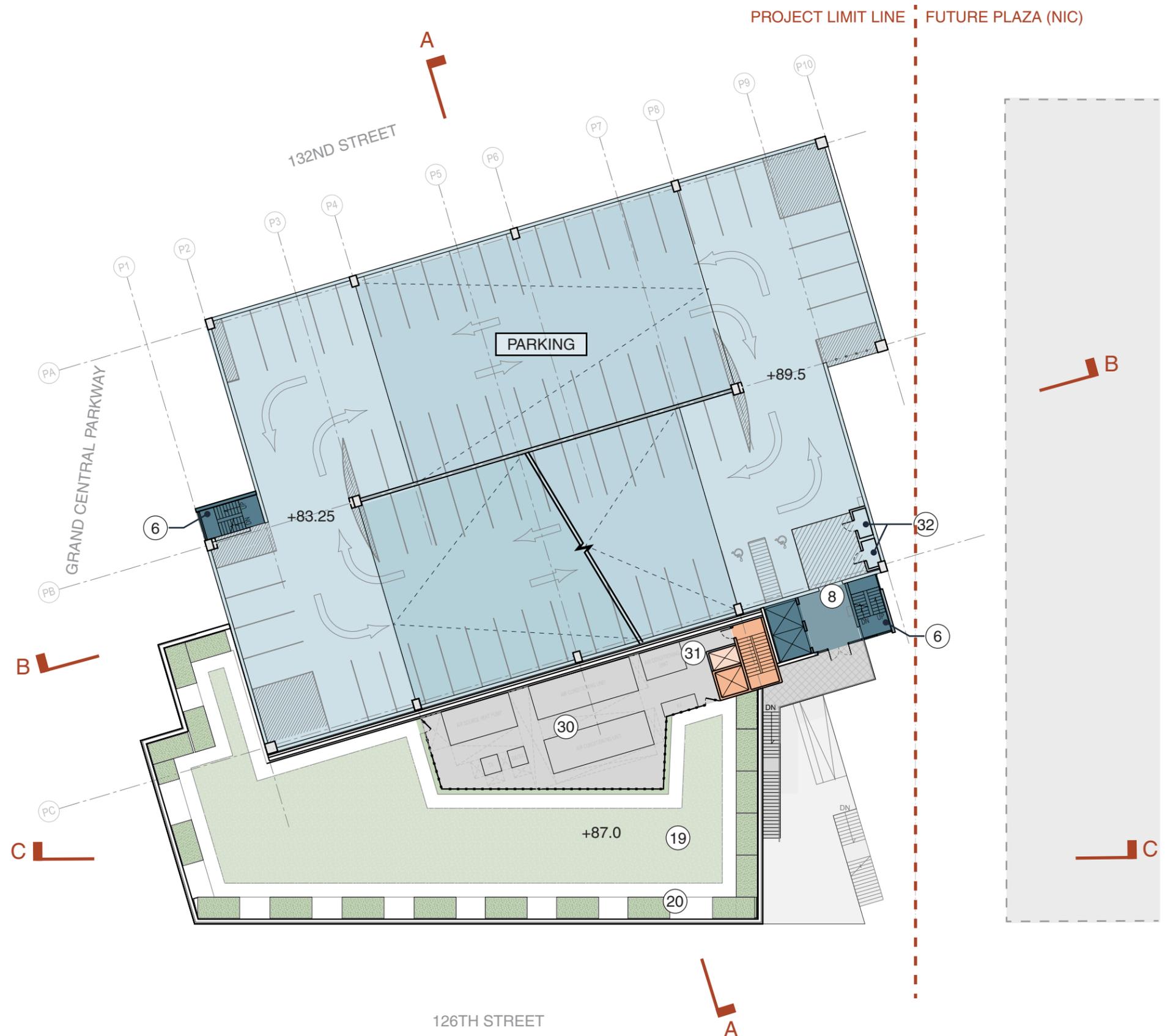
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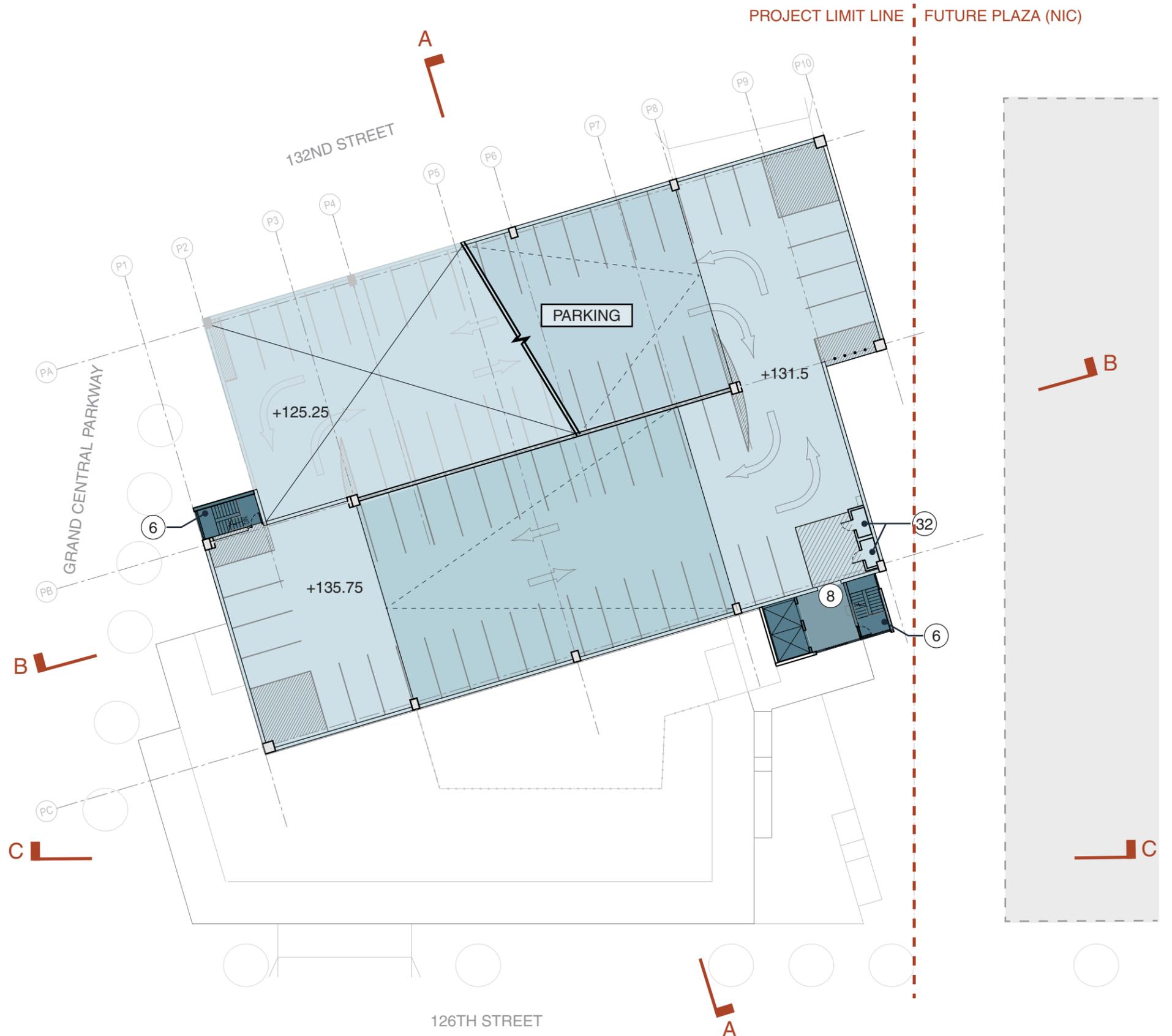
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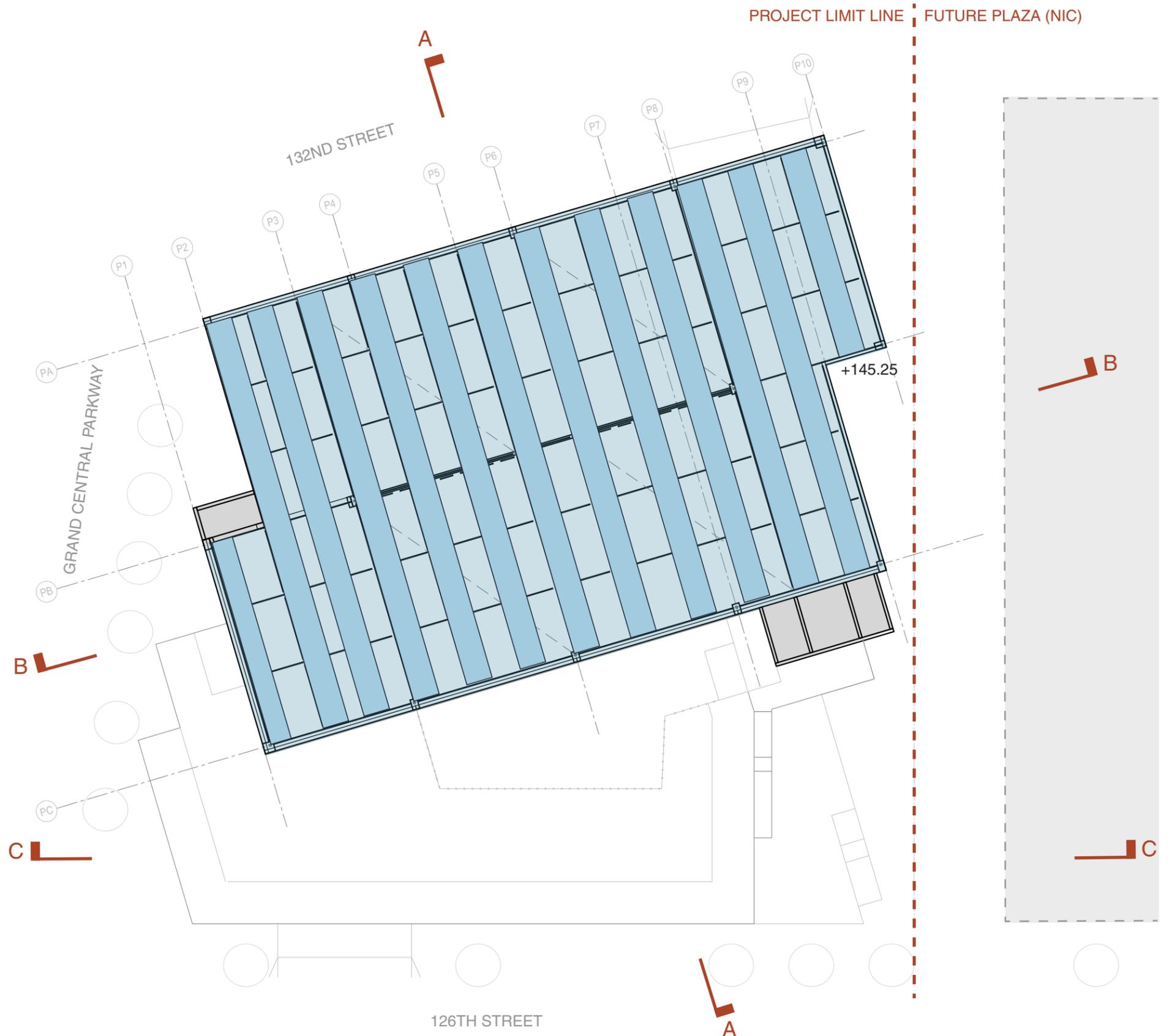
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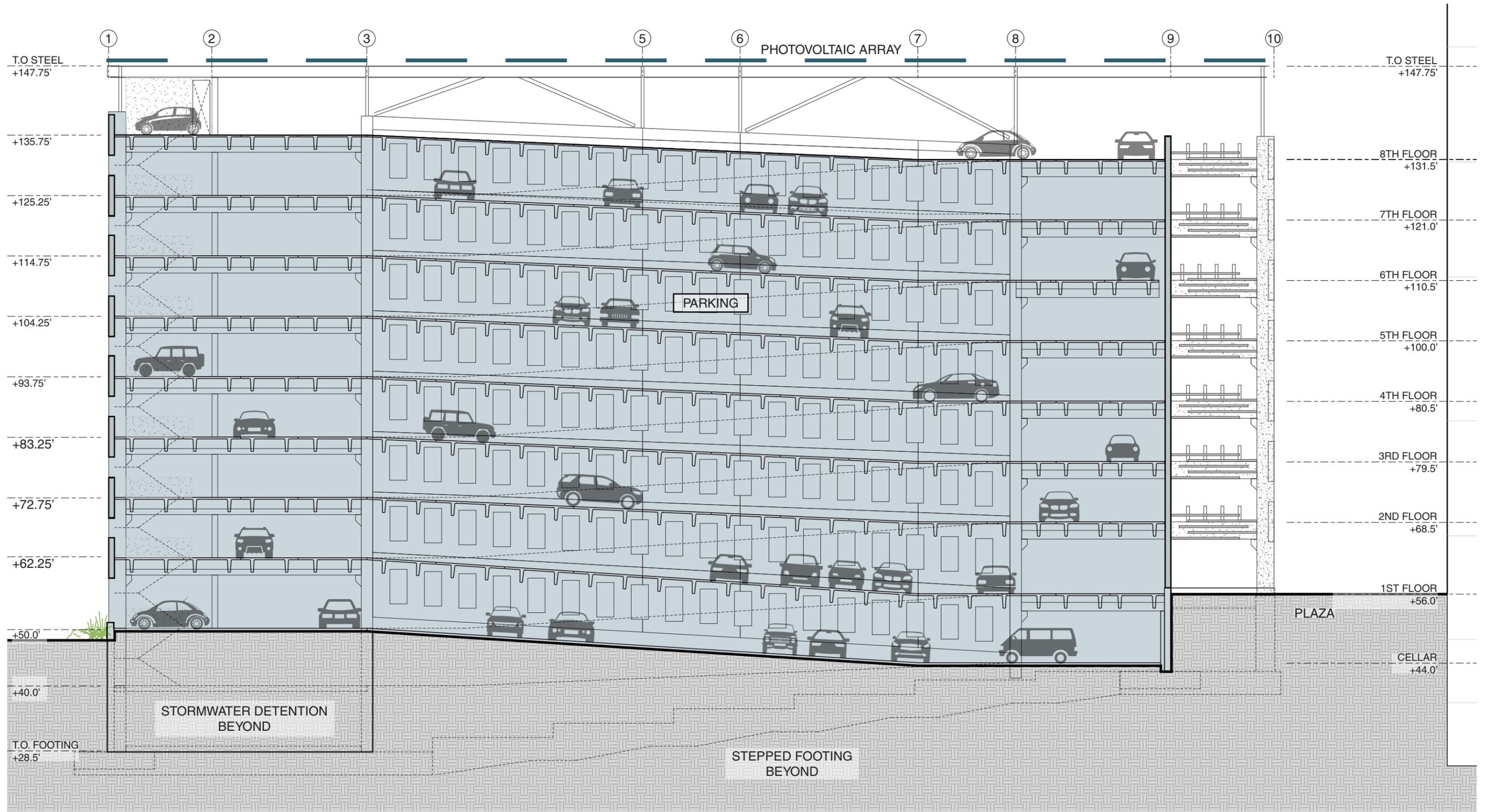
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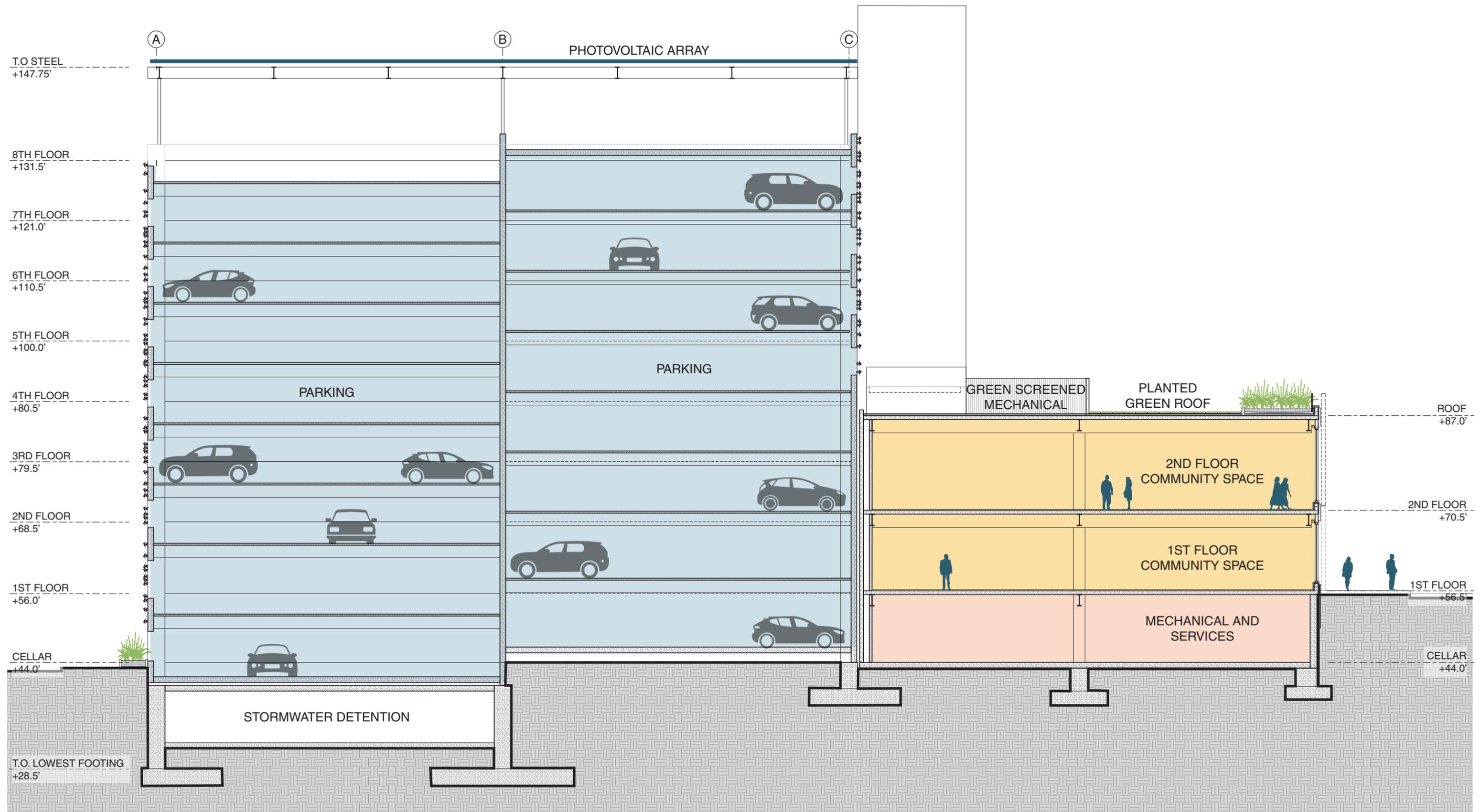
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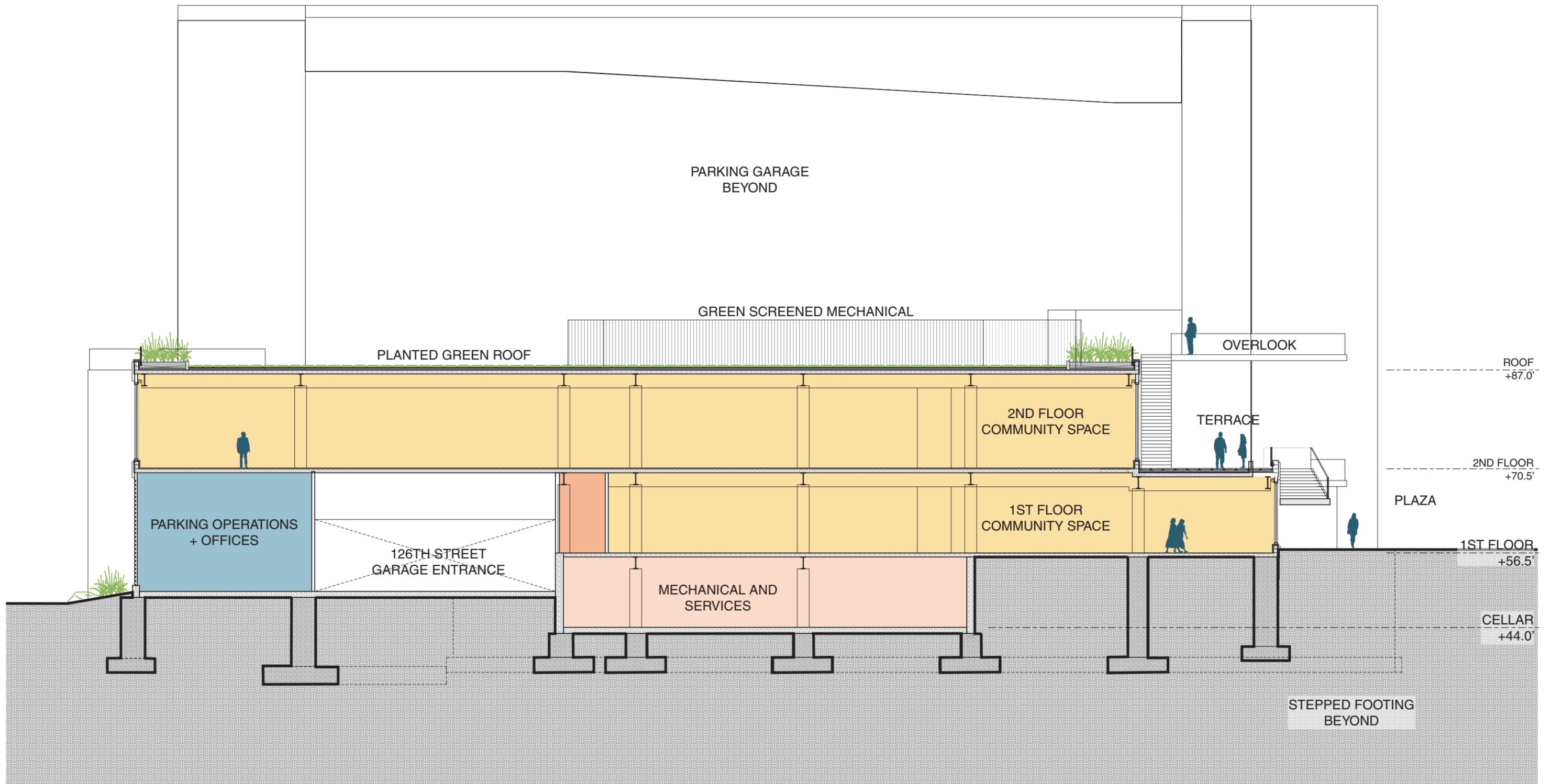
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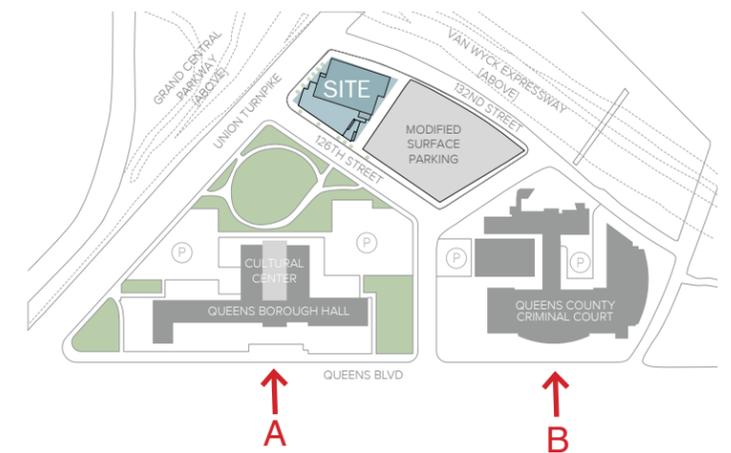
EXISTING CIVIC BUILDINGS



A. QUEENS BOROUGH HALL



B. QUEENS COUNTY CRIMINAL COURT





BULLITT CENTER, SEATTLE
MILLER HULL ARCHITECTS



THE PARK AT SOUTH MARKET, NEW ORLEANS
ESKEW+DUMEZ+RIPPLE ARCHITECTS



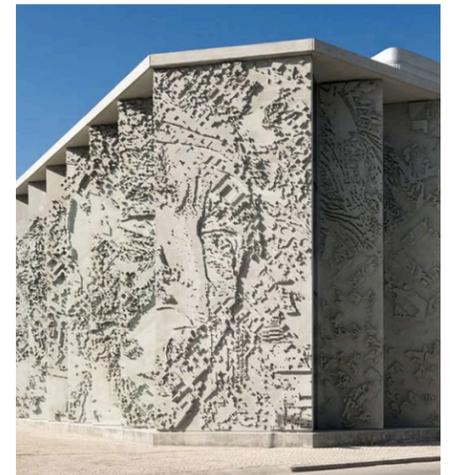
BRANKSOME HALL, TORONTO
MACLENNAN JAUNKALNS MILLER ARCHITECTS

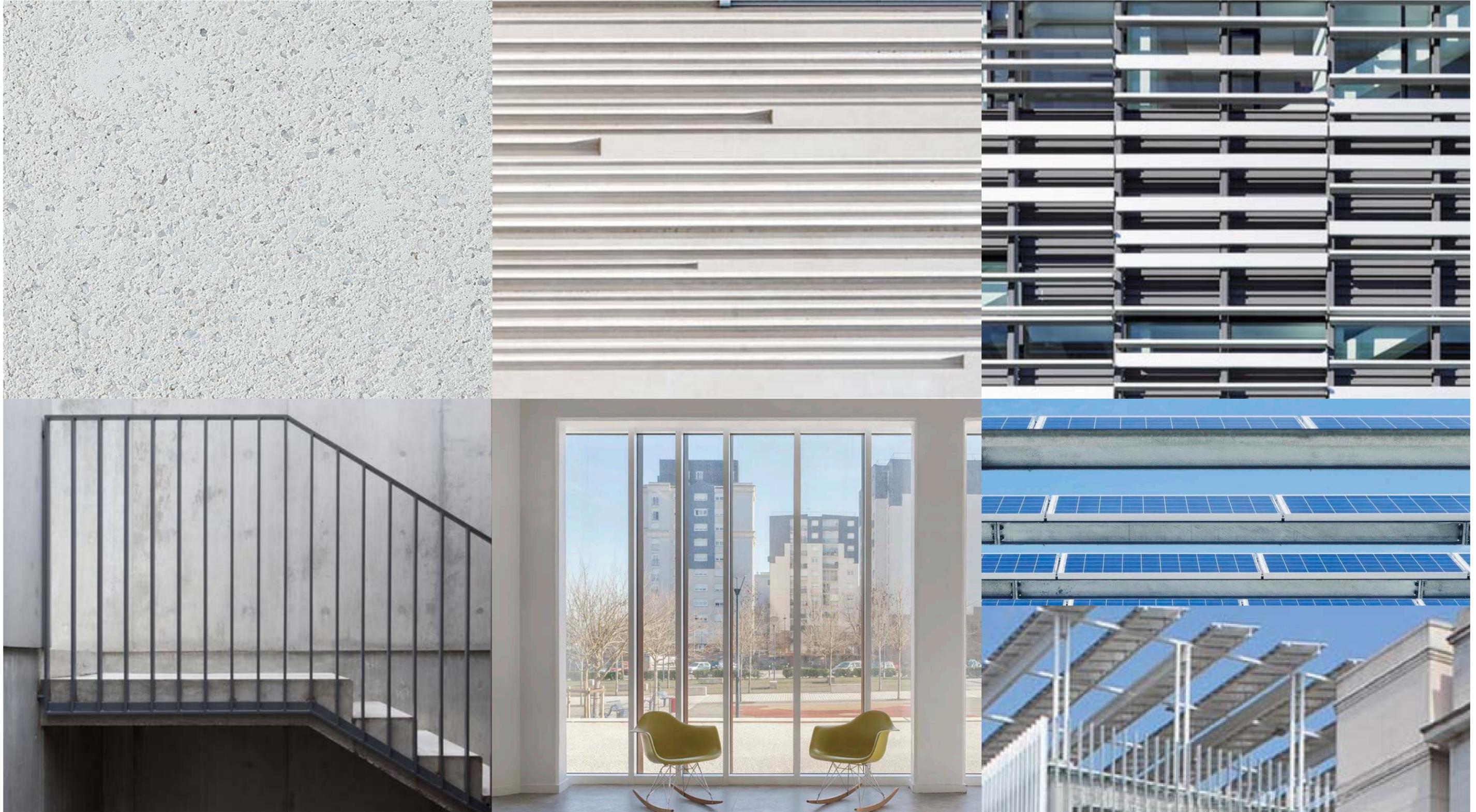


CORPORATE CAMPUS PARKING FACILITY, W DES MOINES
SUBSTANCE ARCHITECTURE



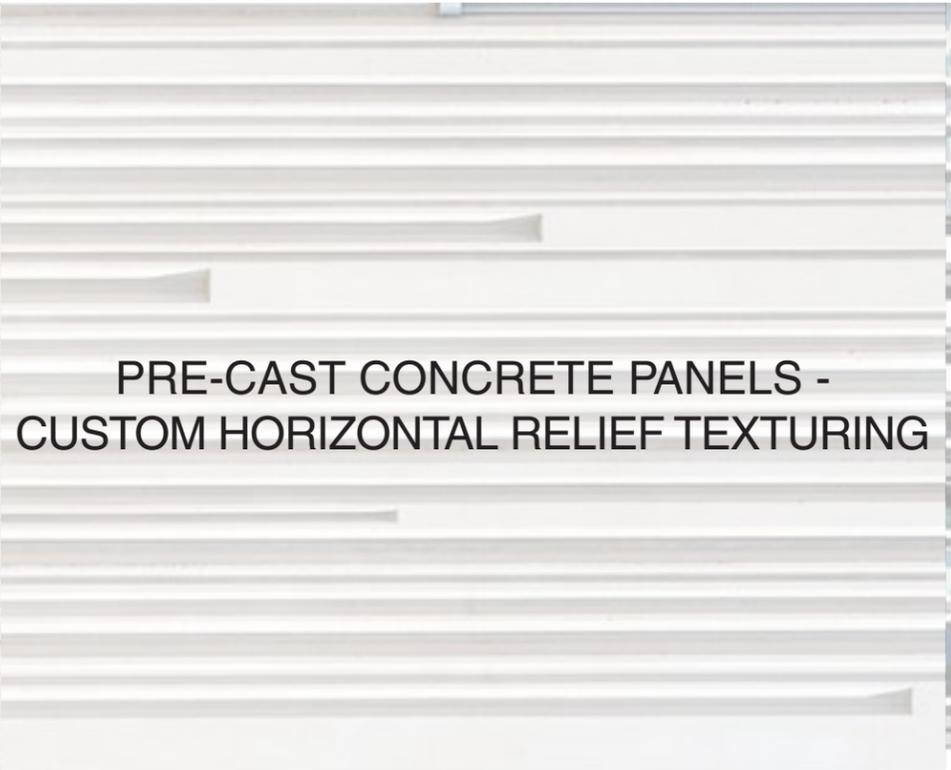
GS1 HEADQUARTERS, PORTUGAL
PROMONTORIO ARCHITECTS







PRE-CAST CONCRETE -
SMOOTH FINISH



PRE-CAST CONCRETE PANELS -
CUSTOM HORIZONTAL RELIEF TEXTURING



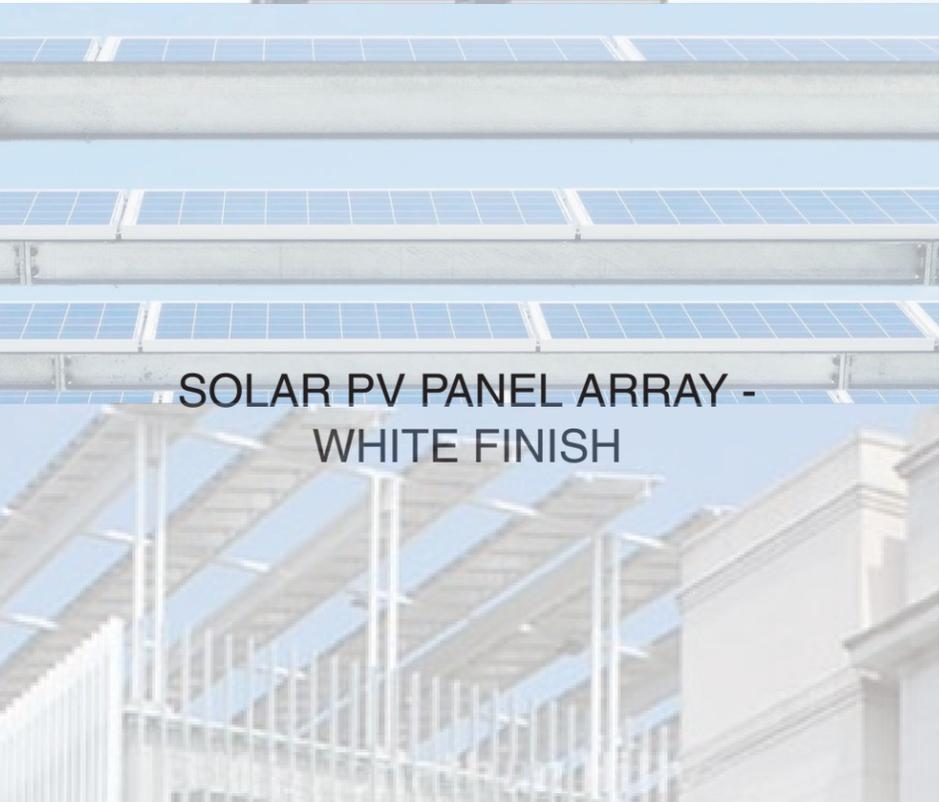
HORIZONTAL METAL FINNS -
WHITE FINISH



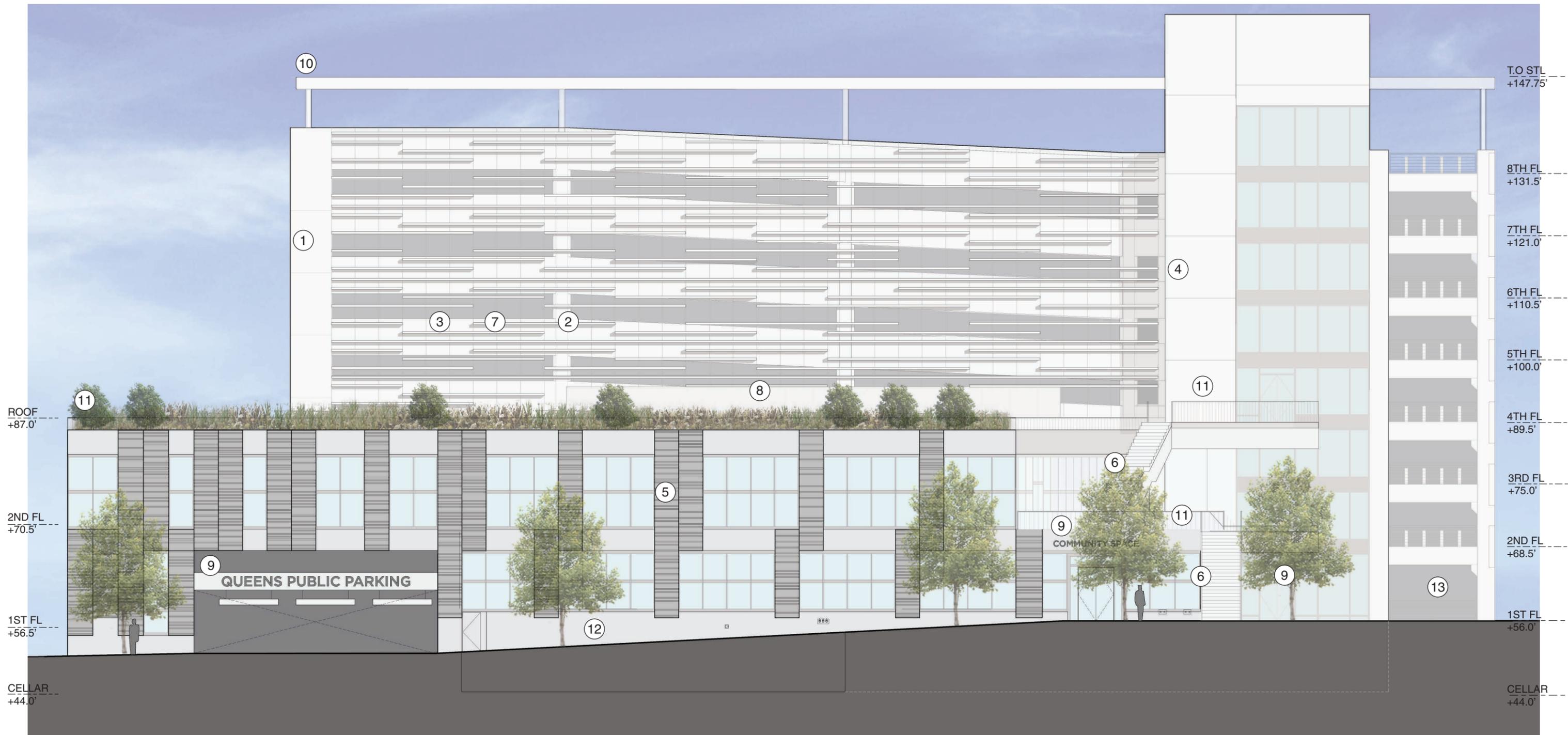
CONCRETE STAIR WITH
METAL GUARDRAIL -
VERTICAL POSTS



STOREFRONT GLAZING



SOLAR PV PANEL ARRAY -
WHITE FINISH



KEYNOTES

- 1. PRECAST FINISHED CONCRETE FINISHING PANEL HUNG ON STRUCTURAL FRAME
- 2. PRECAST CONCRETE STRUCTURAL COLUMN (SMOOTH FINISH)
- 3. PRECAST CONCRETE STRUCTURAL SPANDREL WITH METAL HANDRAIL (BEYOND)
- 4. PRECAST CONCRETE STRUCTURAL PANELS WITH SMOOTH FINISH
- 5. PRECAST CONCRETE VERTICAL PANEL W/ INTEGRAL RELIEF

- 6. PRECAST CONCRETE STAIR TREADS AND RISERS WITH PAINTED STEEL GUARDRAILS
- 7. HORIZONTAL ALUMINUM FINS FASTENED TO CONCRETE SPANDREL, TYP.
- 8. ECO-MESH MECHANICAL ENCLOSURE W/ GROWING VINES
- 9. BACK-LIT ILLUMINATED STAINLESS STEEL PIN LETTERING
- 10. PAINTED STRUCTURAL STEEL TRELLIS WITH SOLAR PANELS

- 11. METAL RAILING
- 12. STONE FACING
- 13. VINYL COATED CHAIN LINK FENCING
- 14. EXTERIOR METAL VENTILATED LOUVERS
- 15. CAST IN PLACE CONCRETE PLANTER EDGE



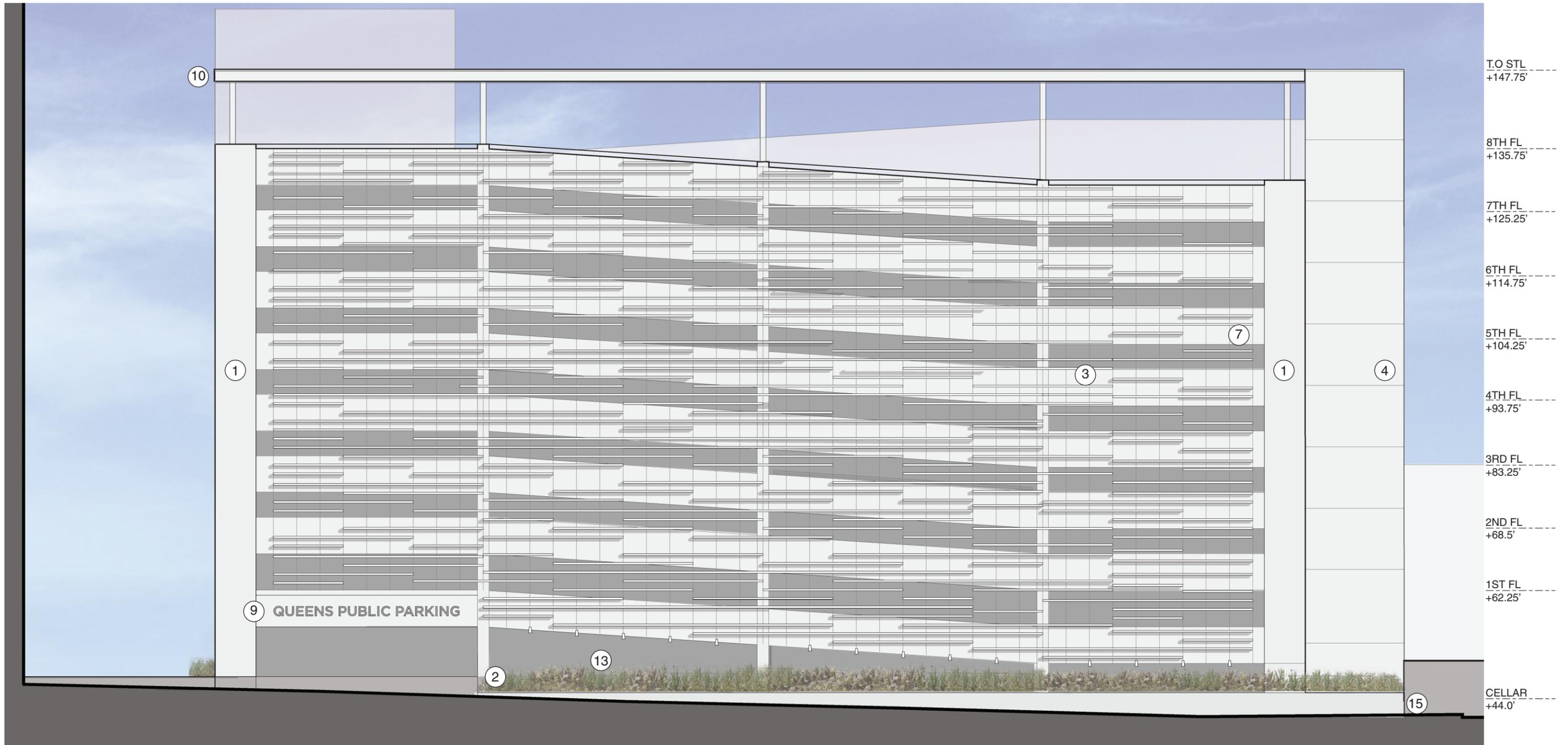
KEYNOTES

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- 2. PRECAST CONCRETE STRUCTURAL COLUMN (SMOOTH FINISH)
- 3. PRECAST CONCRETE STRUCTURAL SPANDREL WITH METAL HANDRAIL (BEYOND)
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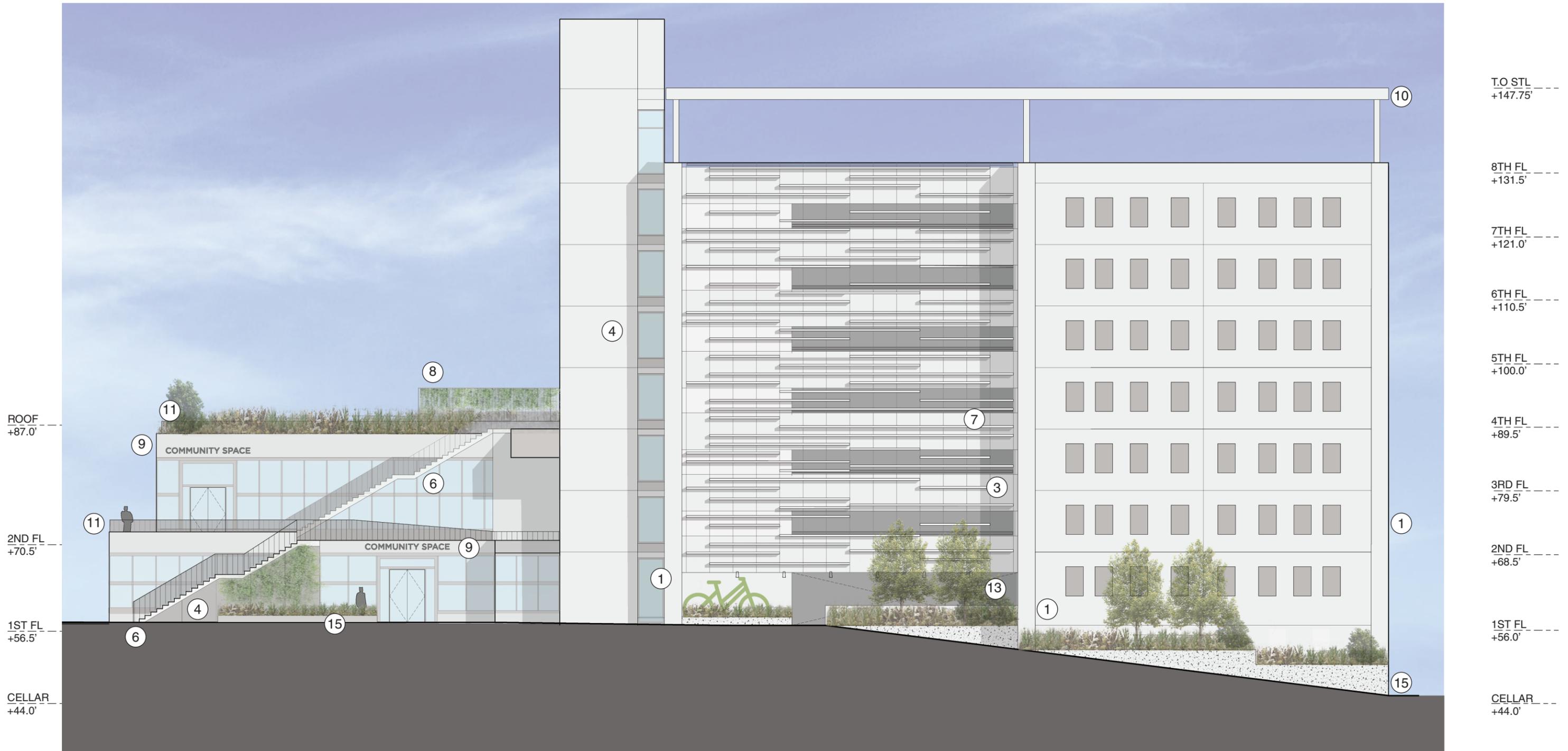


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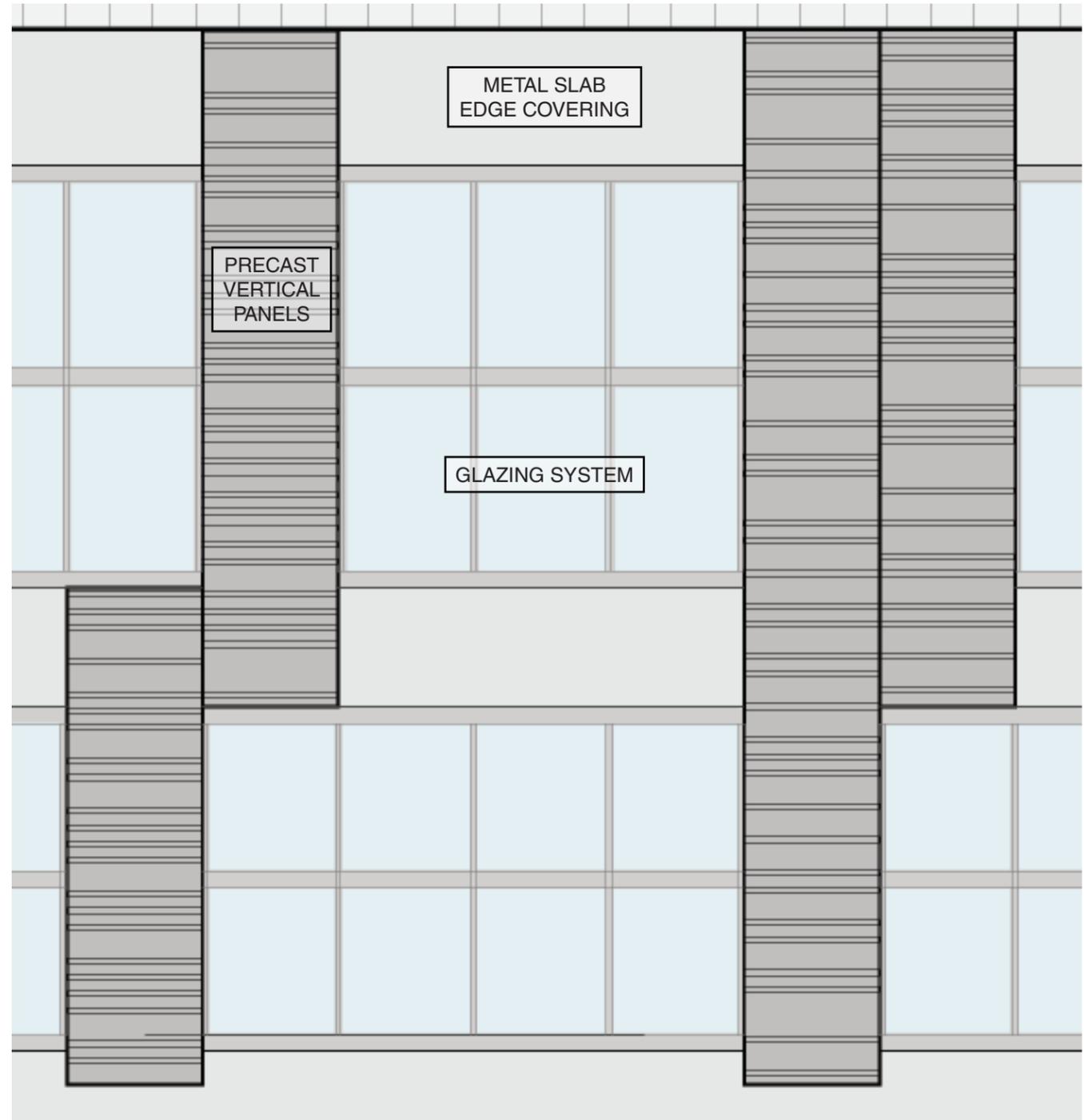
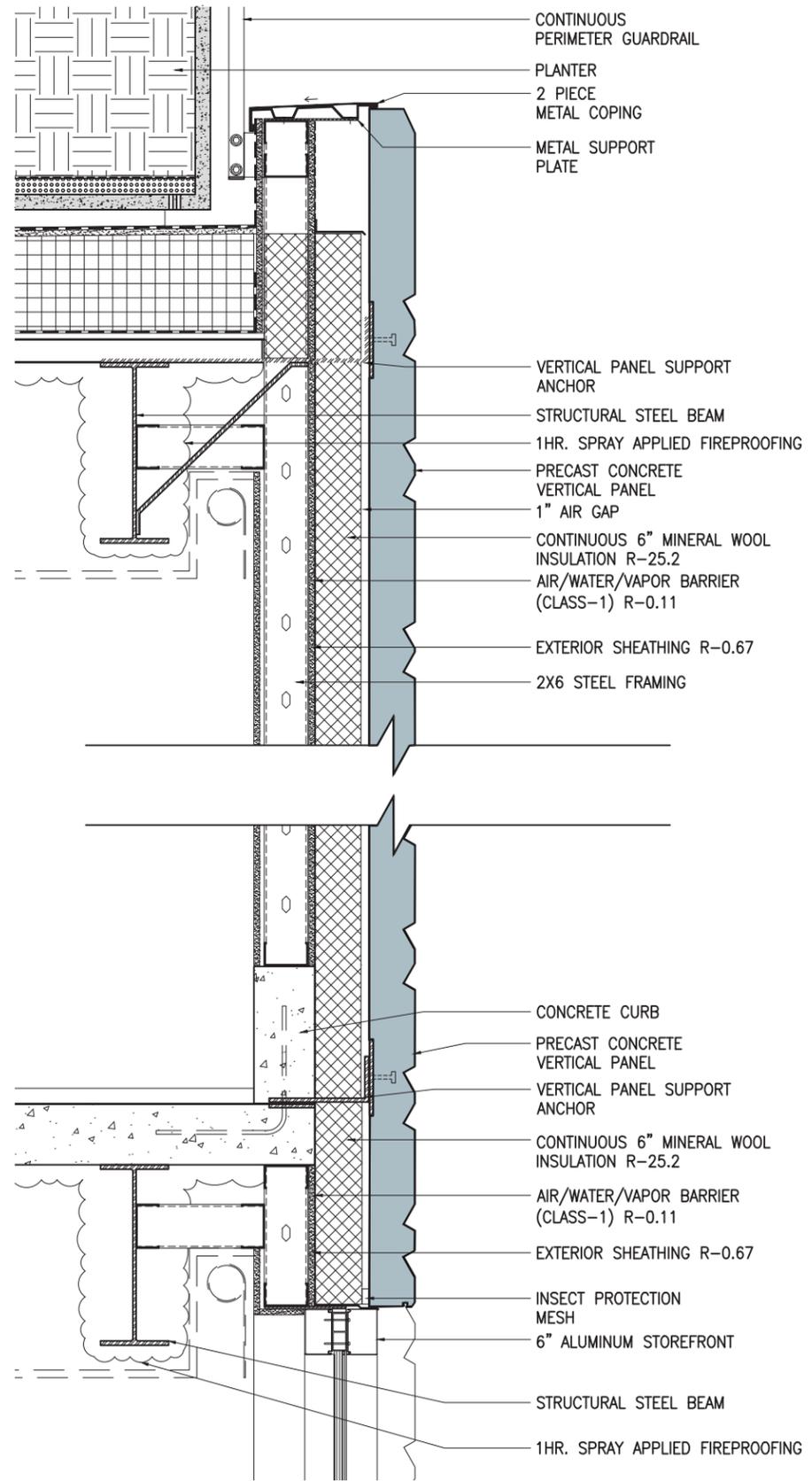


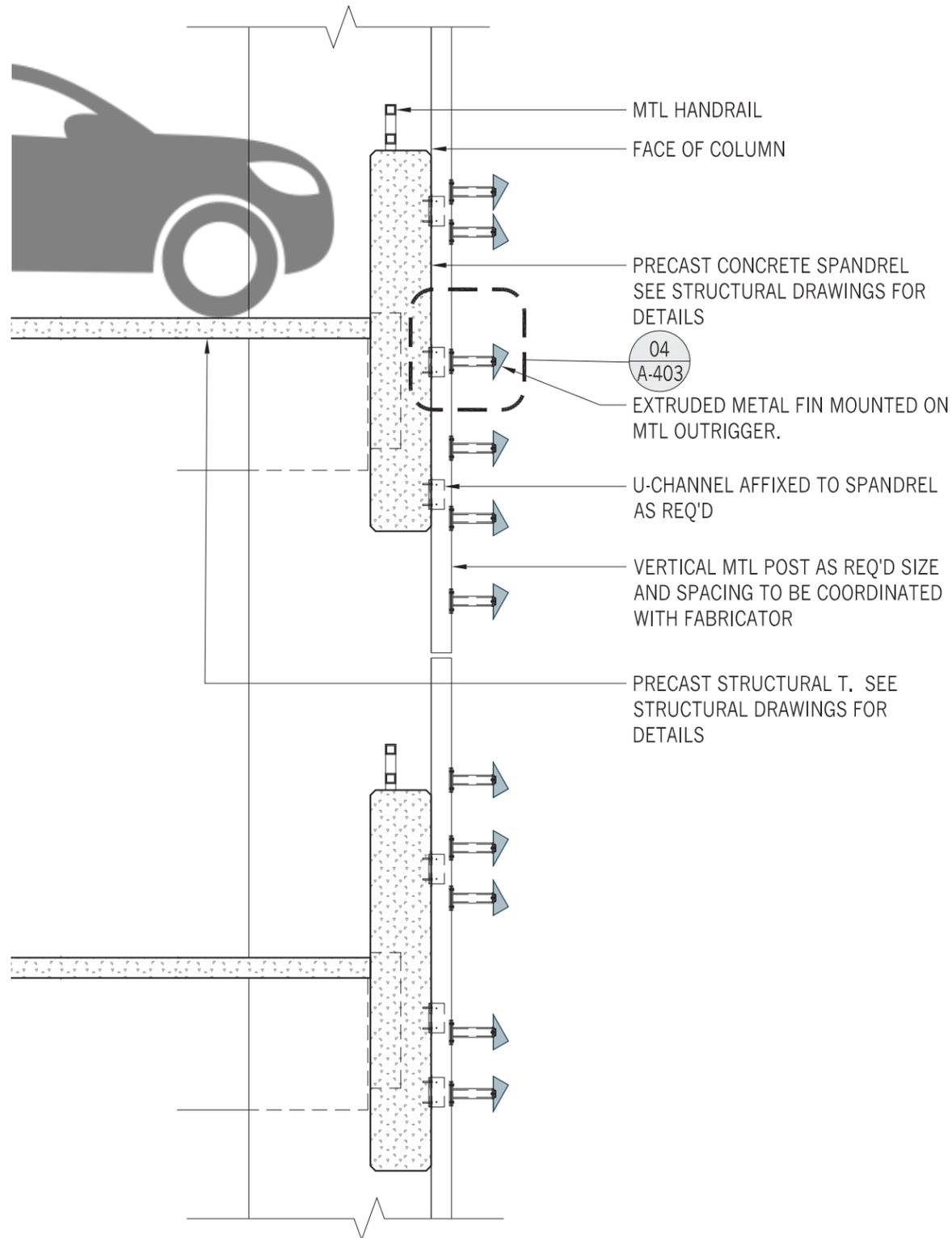










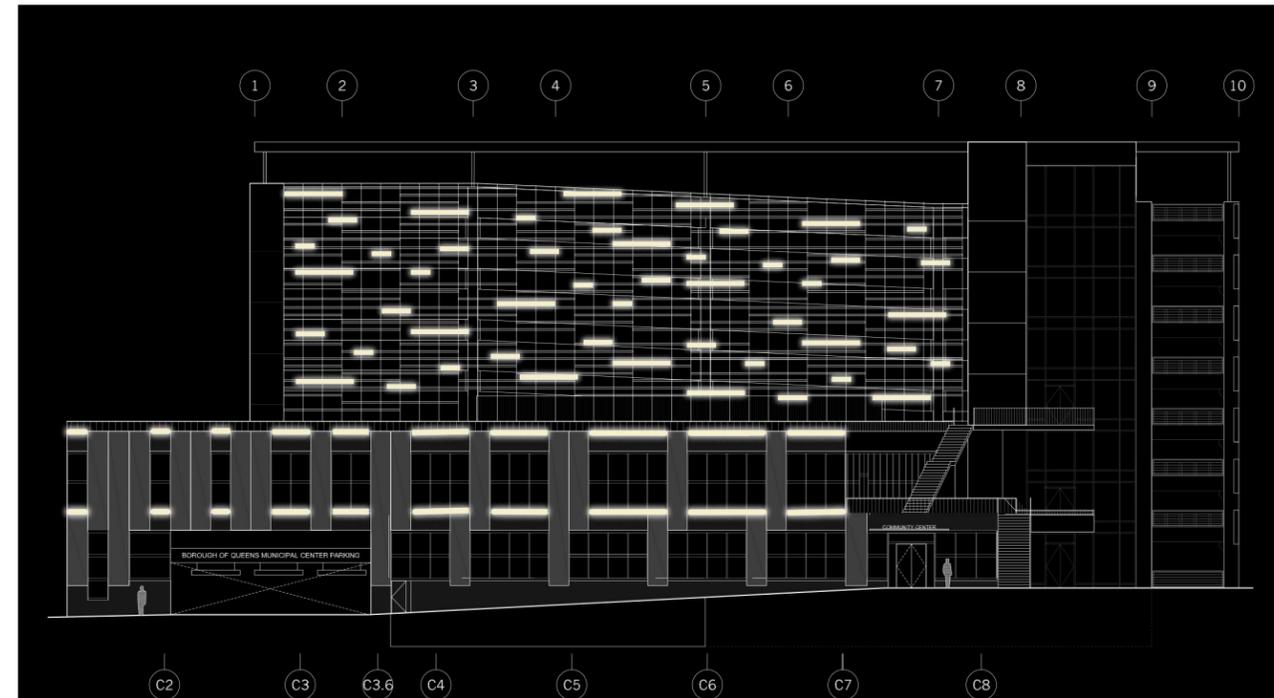


LIGHTING CONCEPTS

GLOWING BANDS OF LIGHT ECHO THE ARCHITECTURAL FINIS ON EACH FACADE AND STITCH TOGETHER THE ELEVATION.



ALL LIGHTING TO BE LED, LOW WATTAGE AND PROGRAMMABLE.







SIGNAGE CONCEPTS

CONCEPTUAL BUILDING SIGNAGE SHOWN. ADDITIONAL SIGN TYPES WILL INCLUDE, BUT NOT BE LIMITED TO, WAYFINDING SIGNAGE, IDENTIFICATION SIGNAGE, CODE-MANDATED AND ADA SIGNAGE, ENVIRONMENTAL GRAPHICS, AND GARAGE-SPECIFIC SIGNAGE.

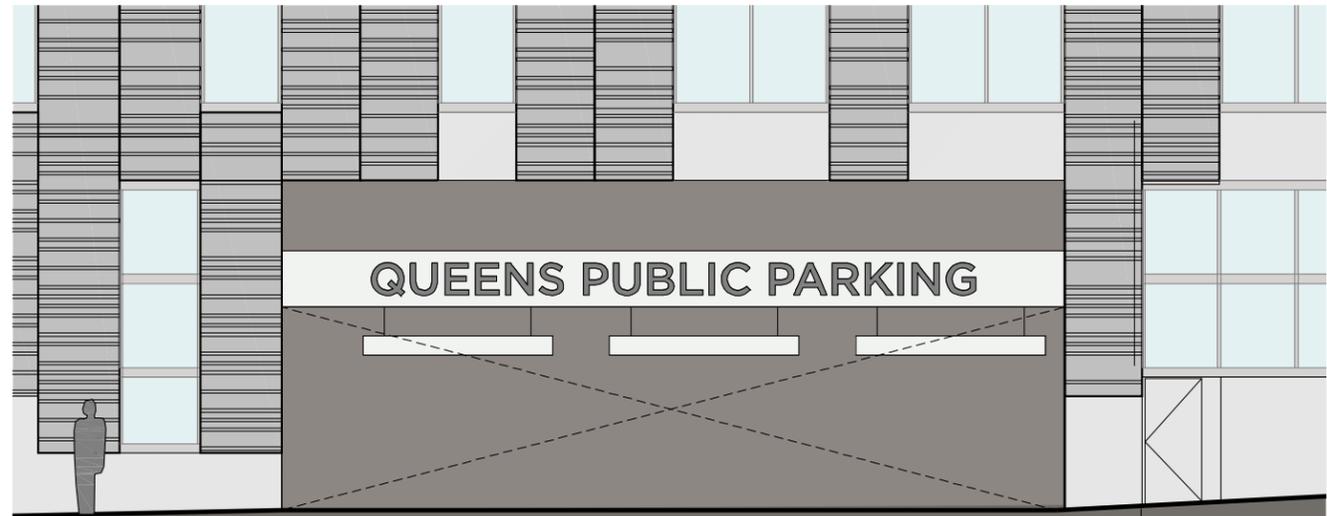
NOTE THESE ITEMS ARE IN DEVELOPMENT.

FONT:

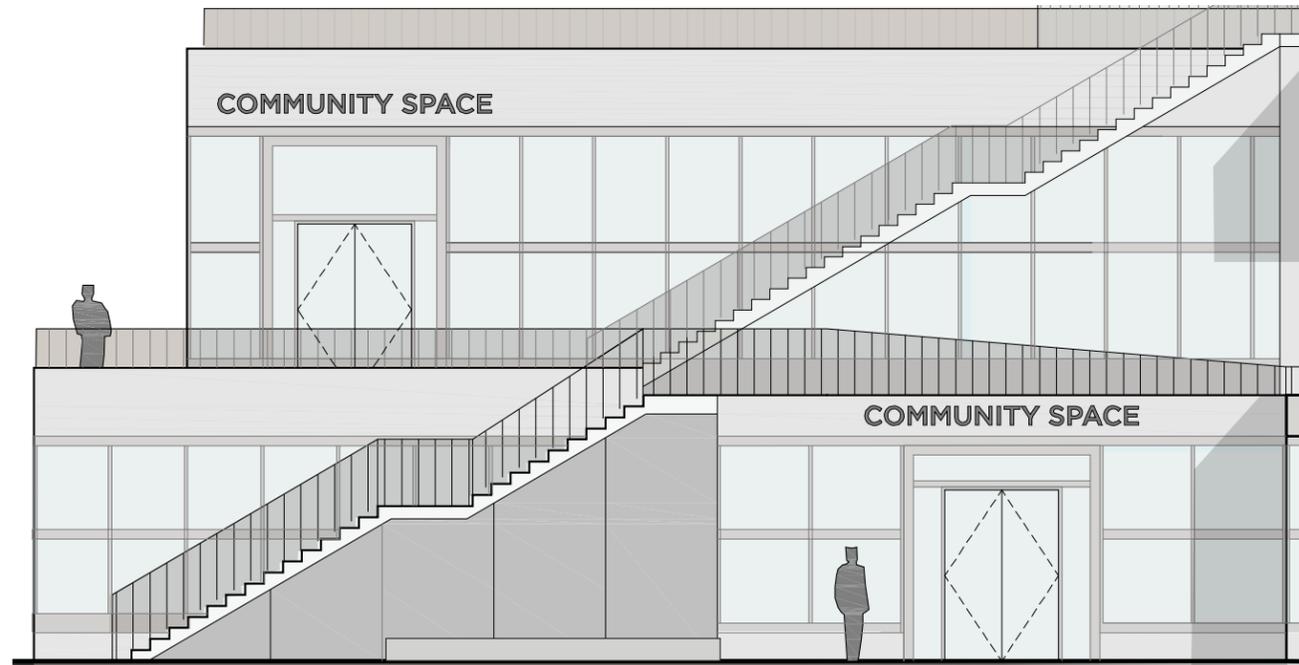
GOTHAM MEDIUM

MATERIAL:

STAINLESS STEEL LETTERS
PINNED TO BOTTOM OF STEEL
SHELF WITH LIGHTING BEHIND
LETTERS



GARAGE ENTRANCE:
CHARACTER HEIGHT - 20"
STROKE - 3.5" APPROX.
VIEWING DISTANCE - 157'-0" APPROX.



PLAZA ENTRANCE:
CHARACTER HEIGHT - 12"
STROKE - 2" APPROX.
VIEWING DISTANCE - 93'-0" APPROX.





NATIVE FORAGING PARAPET PLANTING



RICH TEXTURE & COLOR



POLLINATOR SEDUM MAT



CONCRETE PLANTERS AT GRADE



CONCRETE UNIT PAVERS



STREET TREE PRESERVATION & CONCRETE SIDEWALKS

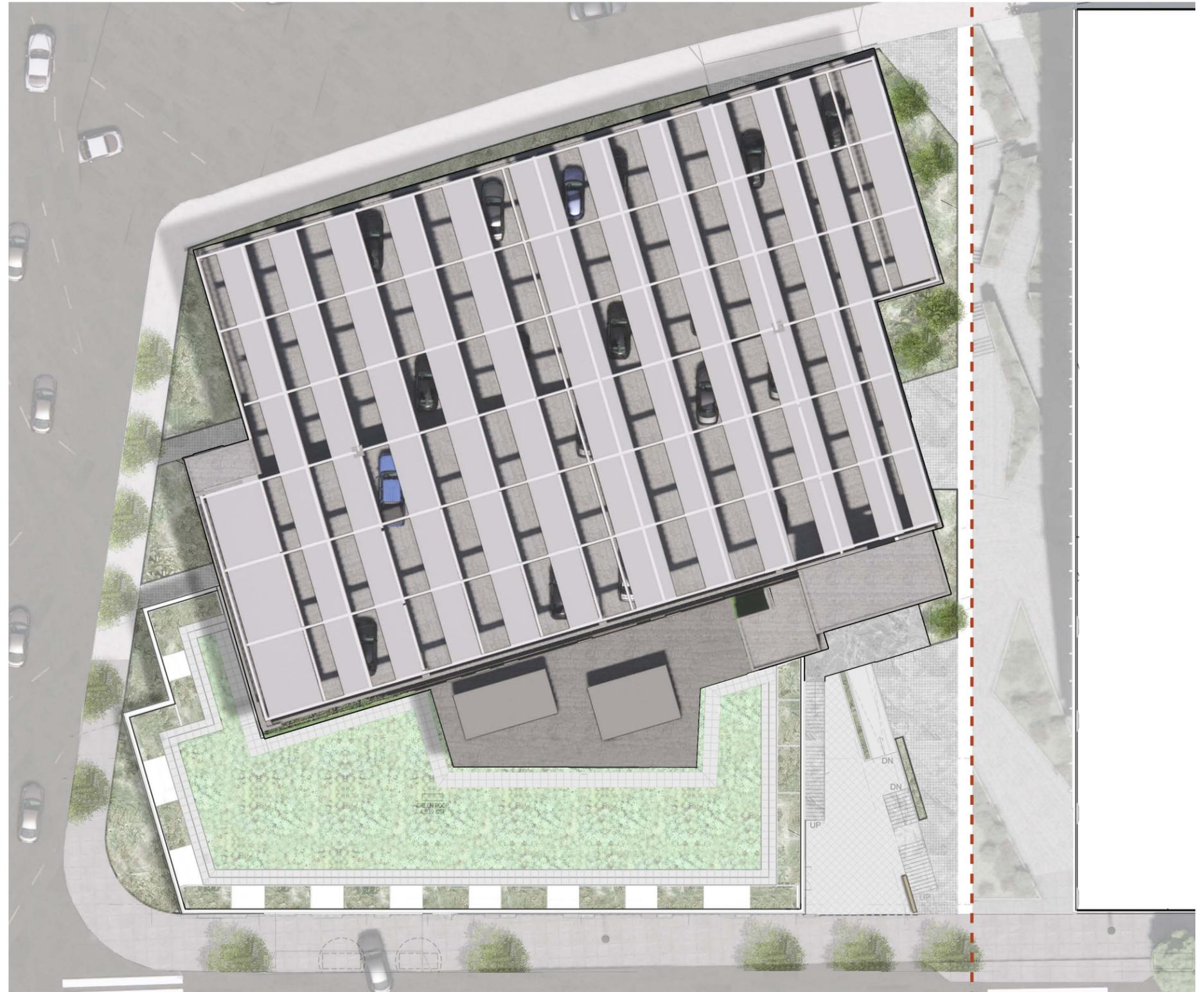
PROJECT LIMIT LINE | FUTURE PLAZA (NIC)



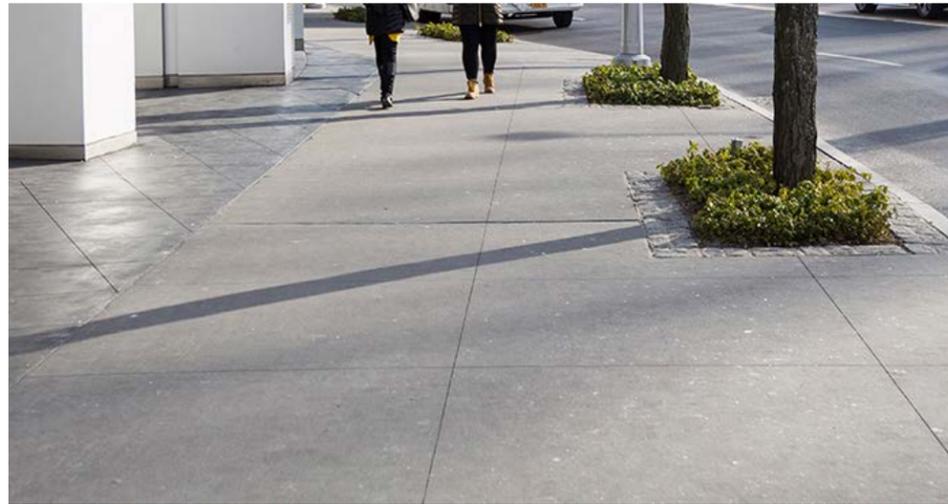
FROM A DIVERSE PLANTING PLAN



TO A PERFORMATIVE ECOLOGY



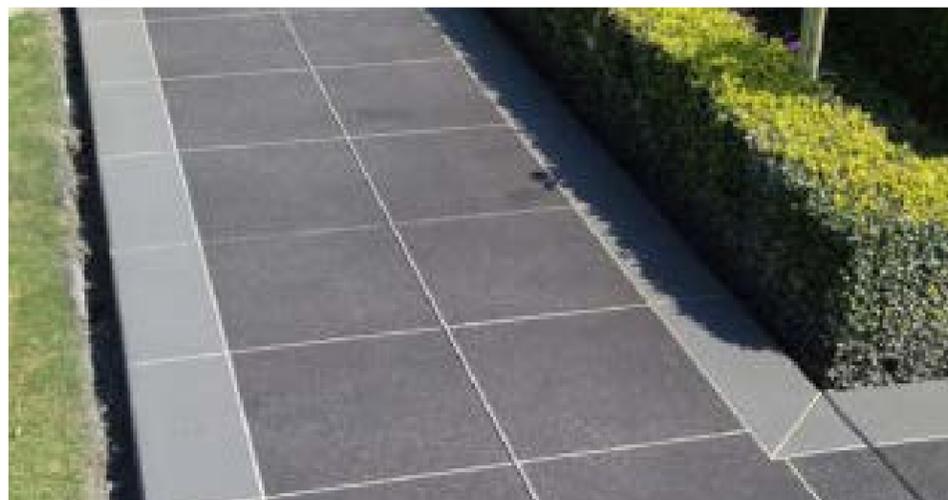
STANDARD NYCDOT DARK PIGMENTED CONCRETE



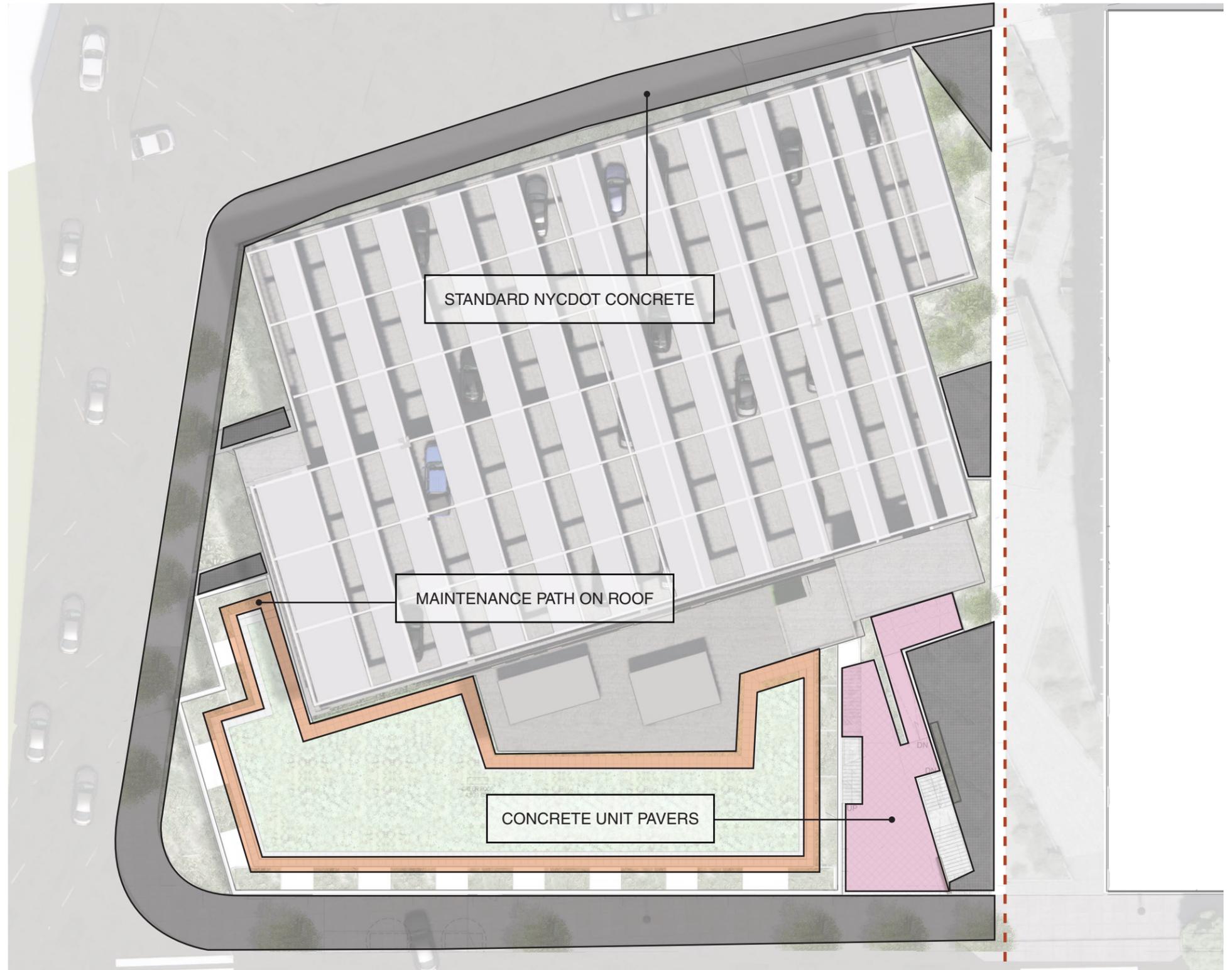
CONCRETE UNIT PAVERS



CONCRETE PAVERS ON ROOF



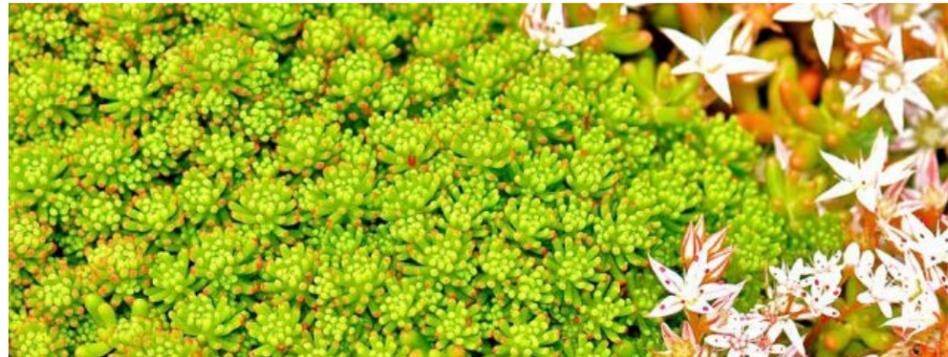
PROJECT LIMIT LINE FUTURE PLAZA (NIC)



CLIMBING FLOWERING VINES AT MECHANICAL SCREEN



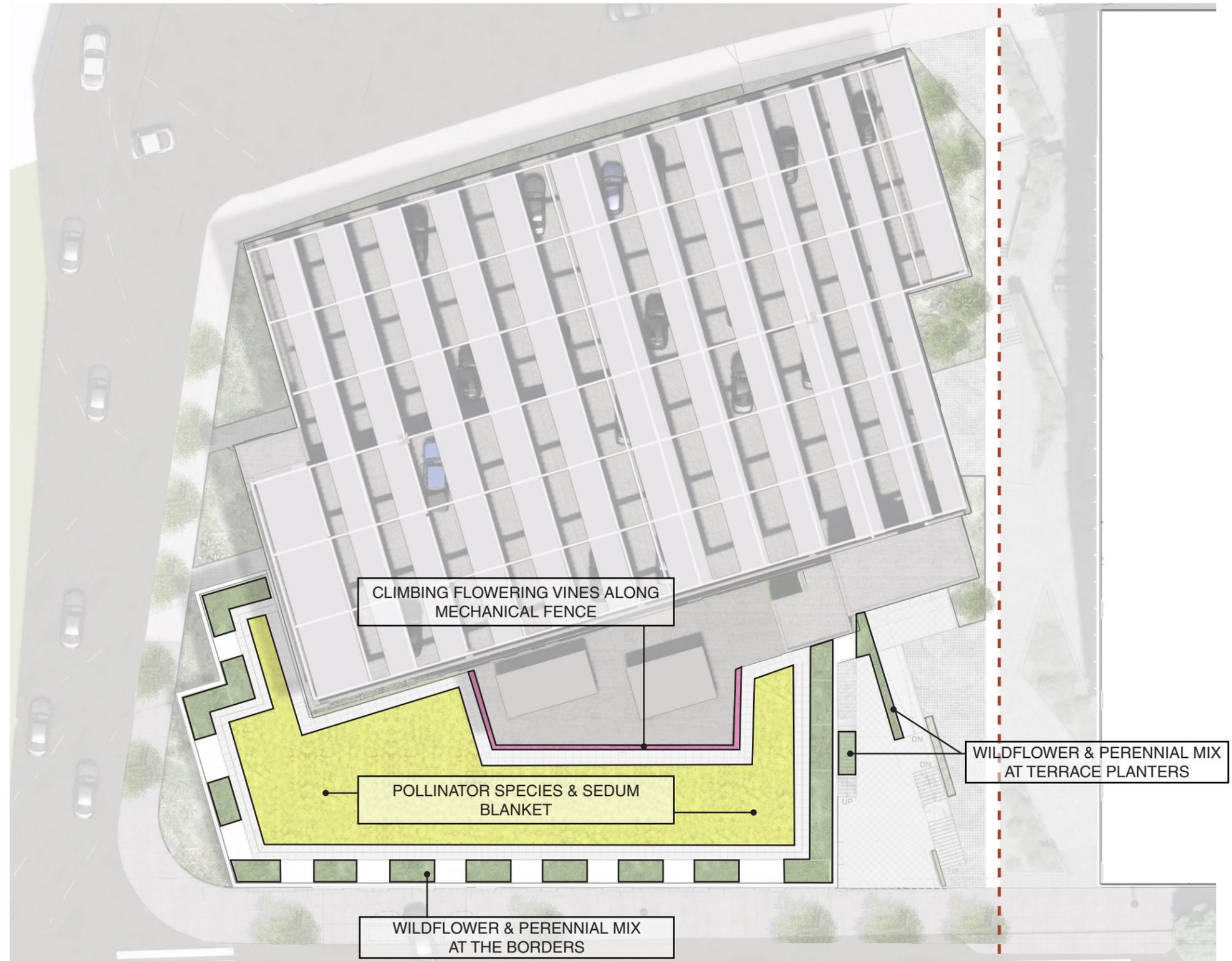
POLLINATOR SPECIES & SEDUM BLANKET



WILDFLOWER & PERENNIAL MIX AT THE BORDERS



PROJECT LIMIT LINE | FUTURE PLAZA (NIC)



PERENNIAL & DROUGHT TOLERANT BIODIVERSITY



FORAGING DECIDUOUS CLIMBING VINES



PRESERVE EXISTING STREET TREES



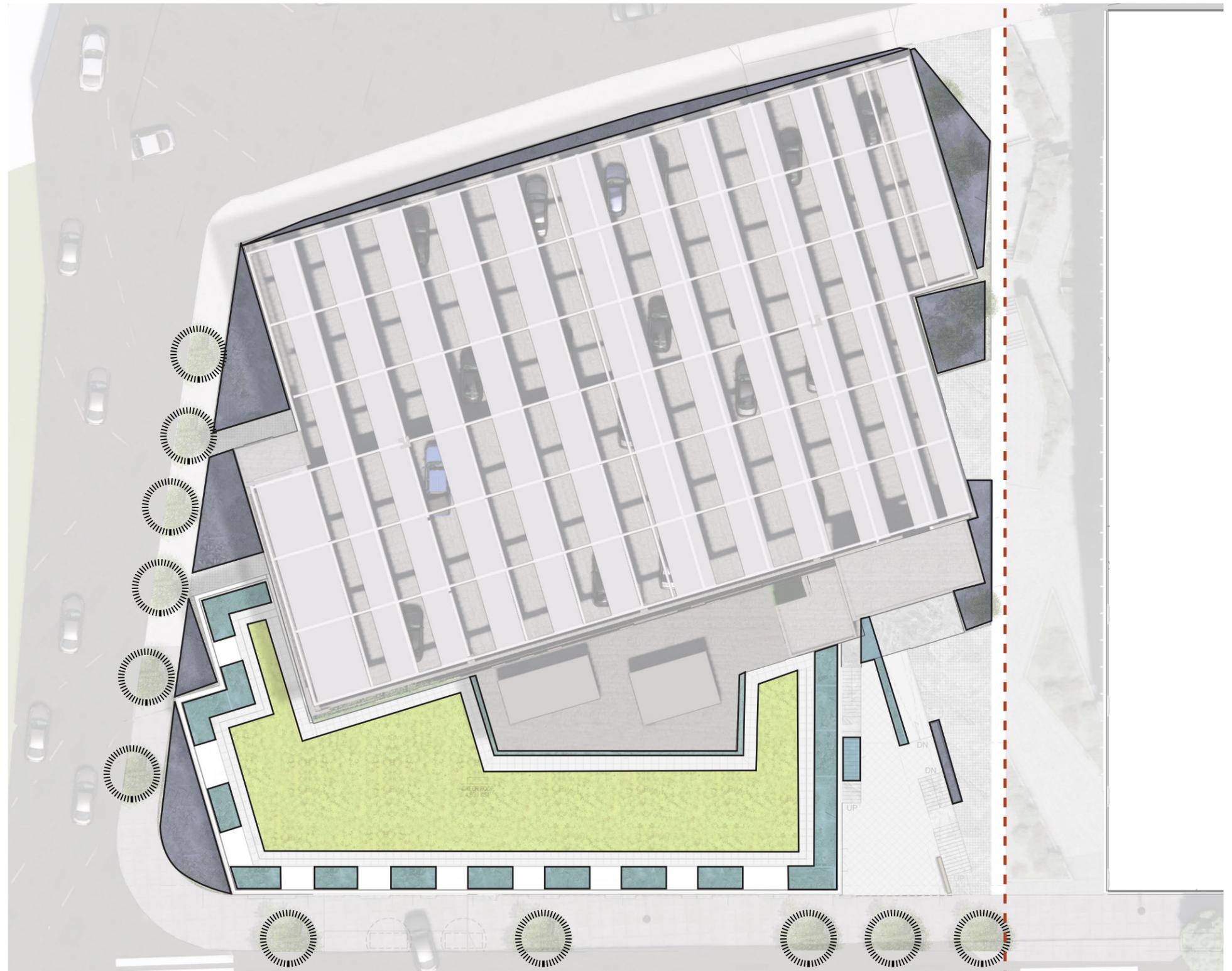
PROJECT LIMIT LINE | FUTURE PLAZA (NIC)



SOIL DEPTH

- 4-6 INCHES
- 30 INCHES
- 30+ INCHES

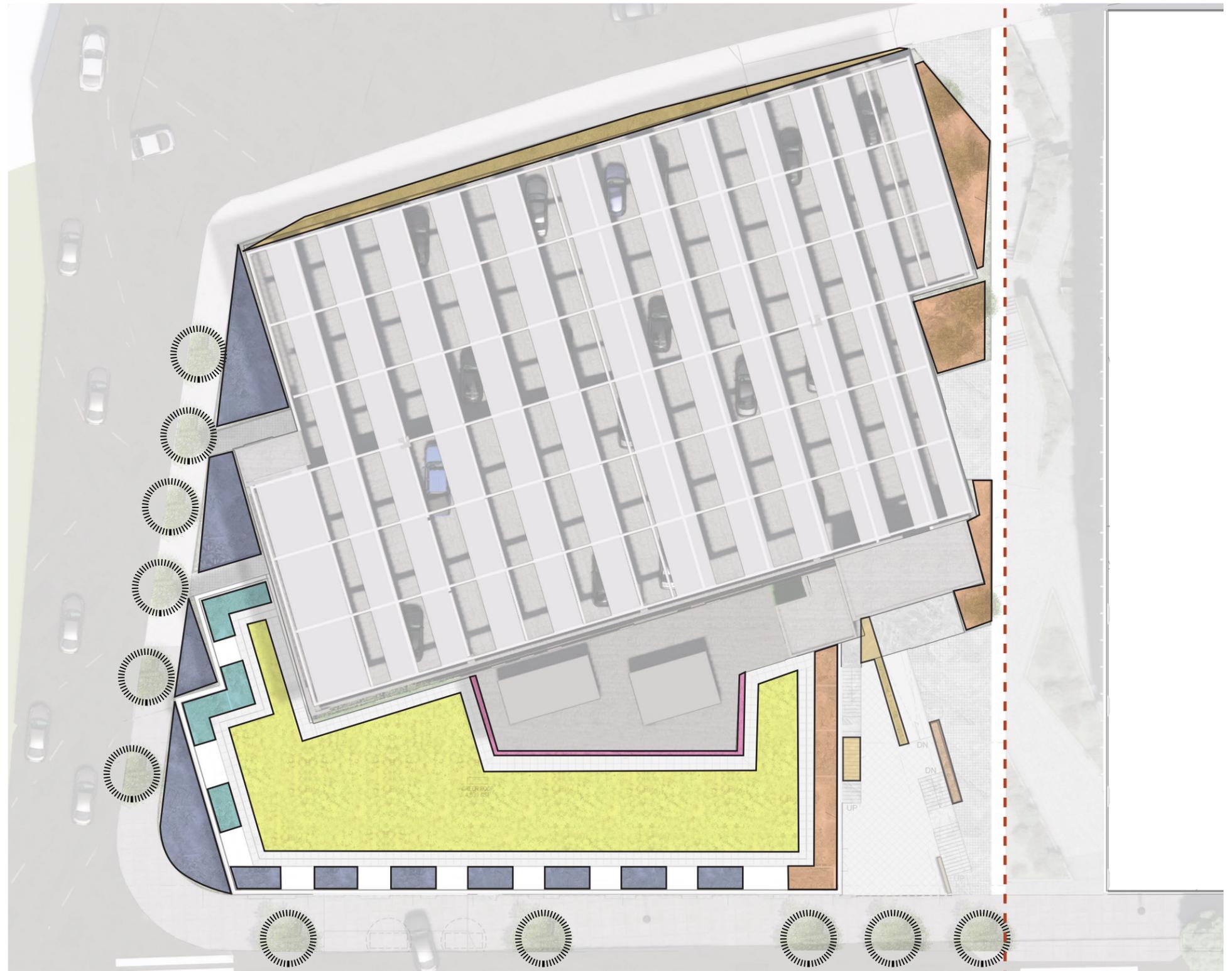
PROJECT LIMIT LINE FUTURE PLAZA (NIC)



SOLOR CONDITIONS

- 1 PART SUN
- 2
- 3
- 4 FULL SUN

PROJECT LIMIT LINE FUTURE PLAZA (NIC)



GROUND FLOOR PLANTING



THUJA OCCIDENTALIS
HETZ WINTERGREEN



GREY BIRCH



ANISE HYSSOP



YELLOW TWIG
DOGWOOD



BLACK-EYED SUSAN



BELLFLOWER



BETONY



LEATHERLEAF
VIBURNUM



LOWBUSH
BLUEBERRY



FALSE SPIREA
ASTILBE

The landscape design takes its cues from the existing conditions of the site and its performative and ample planting design. The planting masses within the existing parking lot serve to collect and infiltrate surface stormwater. The plants for the Garage were similarly selected to serve a positive ecological function for the site.

Perennial wildflower, pollinator-friendly, and foraging plants will surround the garage and line the 2nd floor terrace to encourage the existence of beneficial habitat. Plants will be selected for their durability in this microclimate and chosen for their minimal maintenance and watering requirements. Perennial plants, once established, shall be watered seasonally and pruned annually as necessary.

Street trees will be preserved and added where possible and paving has been chosen for its high albedo effect serving to cool the micro-climate on the site.

GREEN ROOF PLANTING



THUJA OCCIDENTALIS
HETZ WINTERGREEN



GREY BIRCH



ANISE HYSSOP



YELLOW TWIG
DOGWOOD



BLAZING STAR



ANISE HYSSOP



LAVENDER



BLACK-EYED SUSAN



BELLFLOWER



BETONY



FENNEL FLORENCE



SALVIA "BLACK AND
BLUE"



COMMON RED
POPPY



LEATHERLEAF
VIBURNUM



LOWBUSH
BLUEBERRY



FALSE SPIREA
ASTILBE



SEDUM SPP.



PINCUSHION
FLOWER



COMMON YARROW

SUSTAINABILITY

A REFLECTION OF GOOD DESIGN



- >25% Energy Cost Savings from an ASHRAE 90.1-2010 baseline
- Fundamental and Enhanced Commissioning
- Demand Response



- 35% Potable water reduction for indoor plumbing fixtures
- >50% Potable Water savings for irrigation
- Sub-metering of 2+ water subsystems



- Rainwater capture
- Green Roof
- Biophilic Design

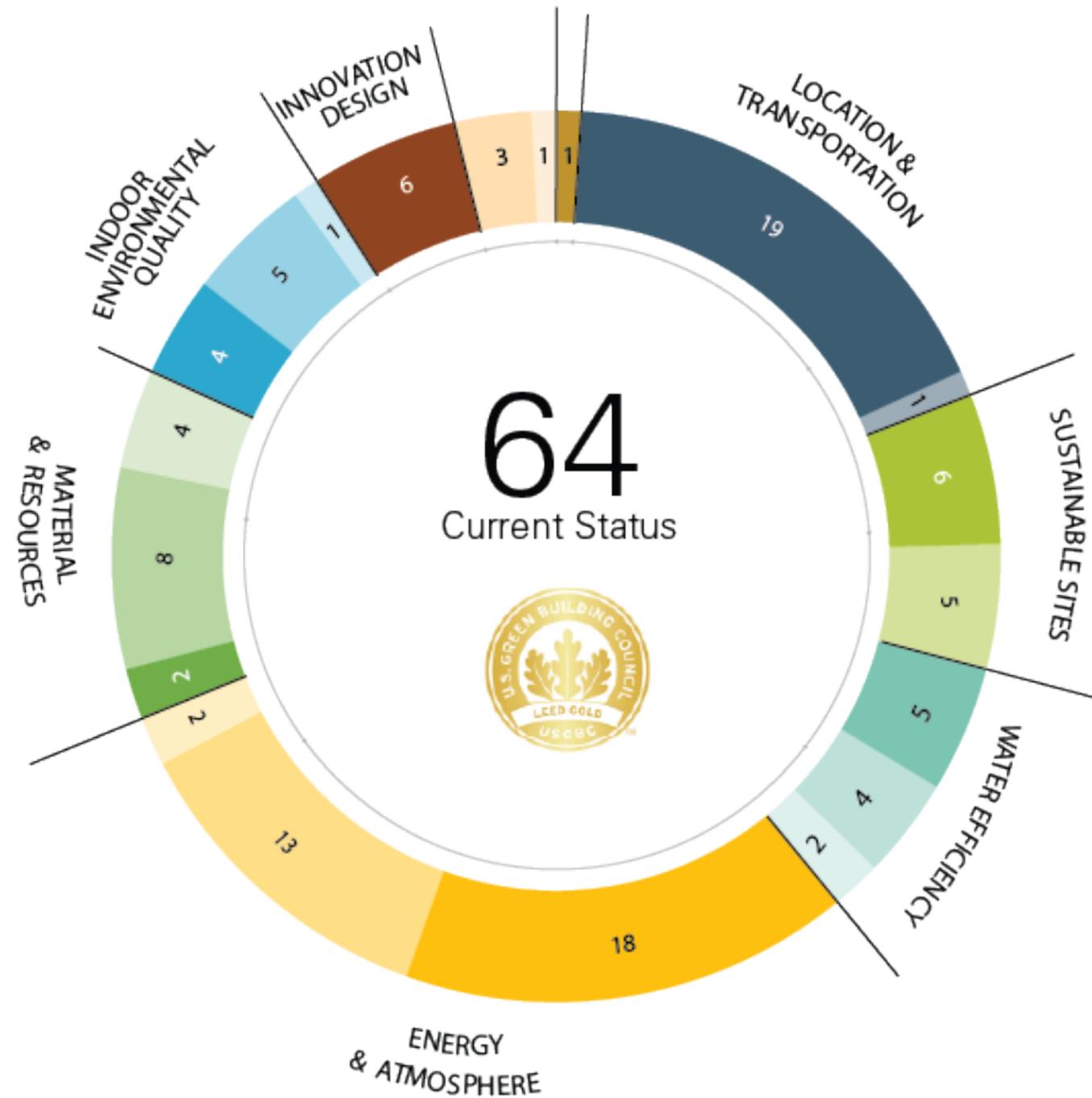


- Exemplary Access to Public Transit
- Dense and Connected Community
- Electric Vehicle Charging Station

FURTHER STAKEHOLDER COLLABORATION



- Monitoring Based + Envelope Commissioning
- Operations + Maintenance Plans
- Renewable Energy Contracts



CERTIFIED: 40-49 pts
 SILVER: 50-59 pts.
 GOLD: 60-79 pts.
 PLATINUM: 80-110 pts.

SUSTAINABILITY

A PUSH TO REDUCE OUR IMPACT

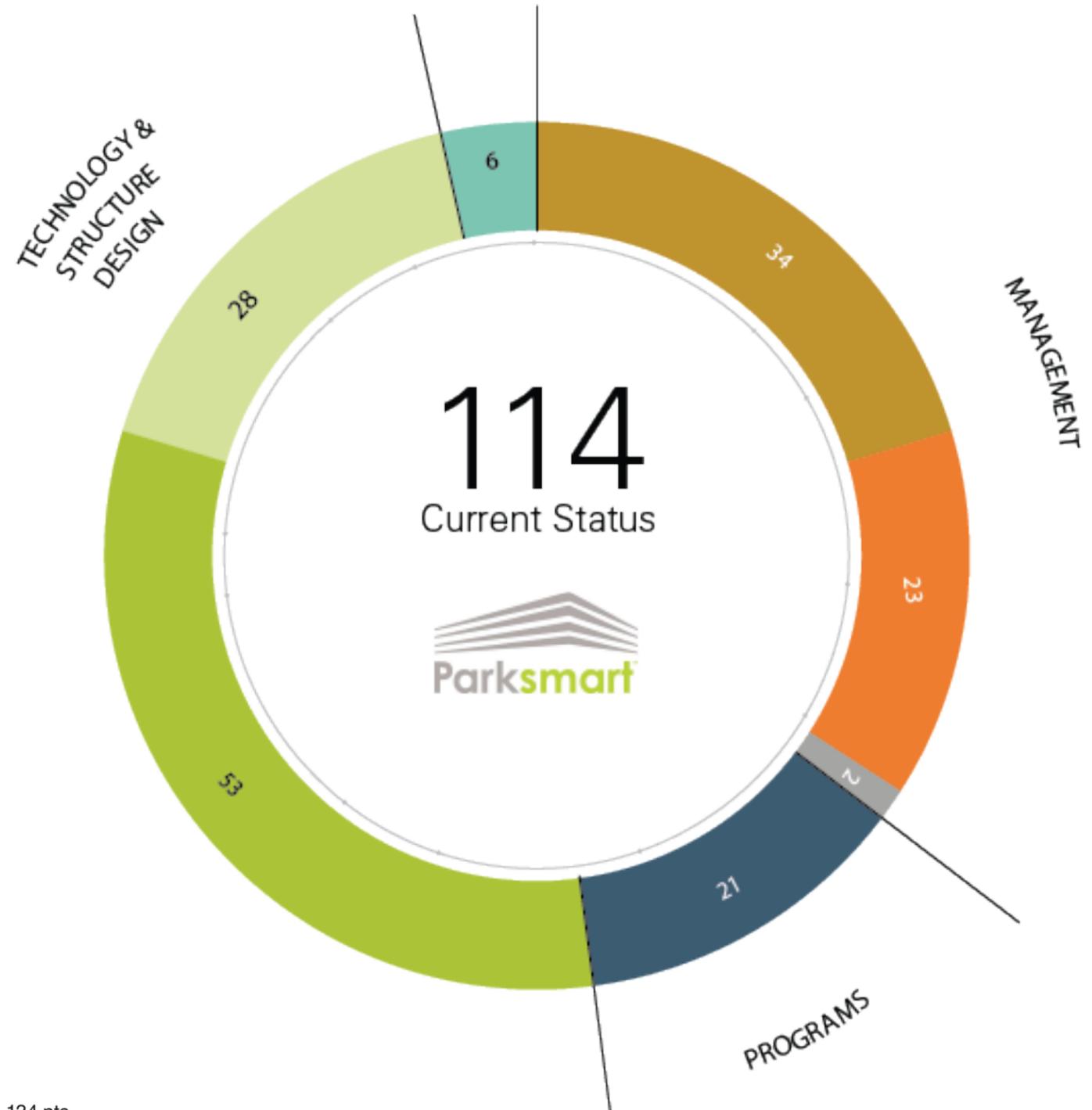
Our pursuit of LEED principles in the Community Space should be reflected in the parking garage, however LEED excludes parking areas from most credit requirements.

Developed by industry experts, Parksmart offers a road-map for new and existing parking facilities to use innovative, solutions-oriented strategies. Points are awarded to parking structures for forward-thinking and sustainable practices in three categories: management, programs, and technology structure design.

Parksmart Certification will require diligent planning and brainstorming with the ultimate garage operator for success. The current scorecard reflects a maximization of credits in the design team's control, and minimal assumptions from the operator.



This project has the opportunity to be the FIRST Parksmart certification in New York City and THIRD in New York State. The other two are in Ithaca.



BRONZE 110-134 pts
SILVER: 135-159 pts.
GOLD: 160 + pts.

