



Parks

Haffen Park and Pool Reconstruction

Located near Hammersley & Ely Avenues, the Bronx

PDC Preliminary Review
May 16, 2022

Total Budget: \$52.83m

Mayor, Eric Adams - \$43m FY22

Mayor, Eric Adams - \$2.1m FY21

City Council District 12, Kevin Riley- \$3m FY21

City Council District 12, Kevin Riley - \$4.23m FY20

Borough President, Vanessa L. Gibson - \$.5m FY20

Project Size: 9.24 ac

- Playground**
 Separate play areas by age
 Close distance between play areas
 Connect age separate play
 Synthetic turf field for young children

- Swings for All Ages**

- Sports Courts**
 Children's basketball court
 Convert handball courts
 Children's tennis courts
 Updated tennis courts

- Passive Recreation**

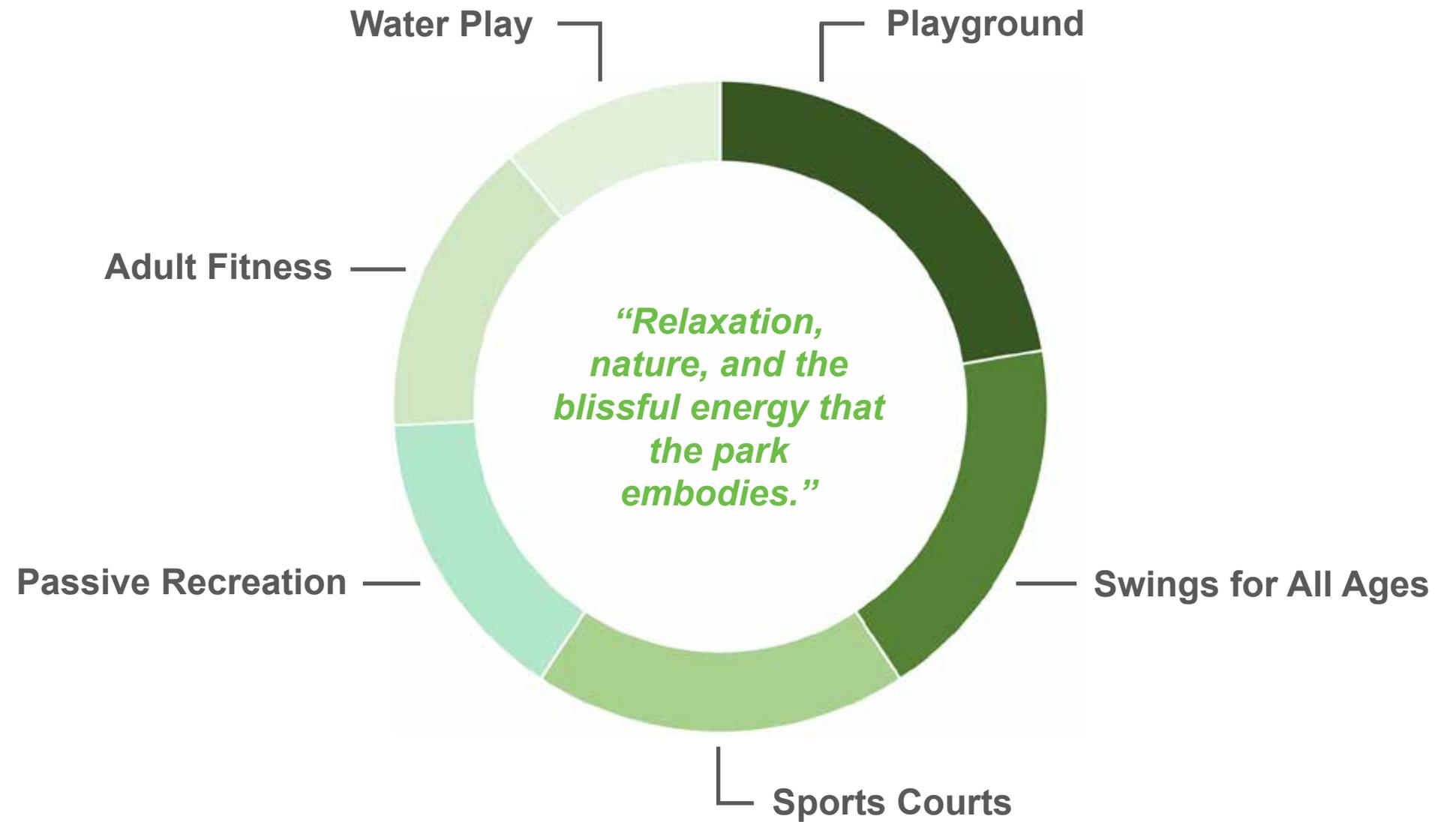
- Additional seating
- Picnic tables
- BBQ grills
- Welcoming entrances
- Landscaping
- Update path system

- Adult Fitness**

- Calisthenics

- Water Play**

- Overhead tipping bucket
- Upgrade and enlarge pool
- Variety of spray features



Goals

- Create an inclusive, riveting play area for a wide range of ages
- Correct drainage issues without impacting the functionality of the park
- Increase connectivity between spaces and enhance walkability
- Incorporate adult fitness for all skill levels



Bronx

City

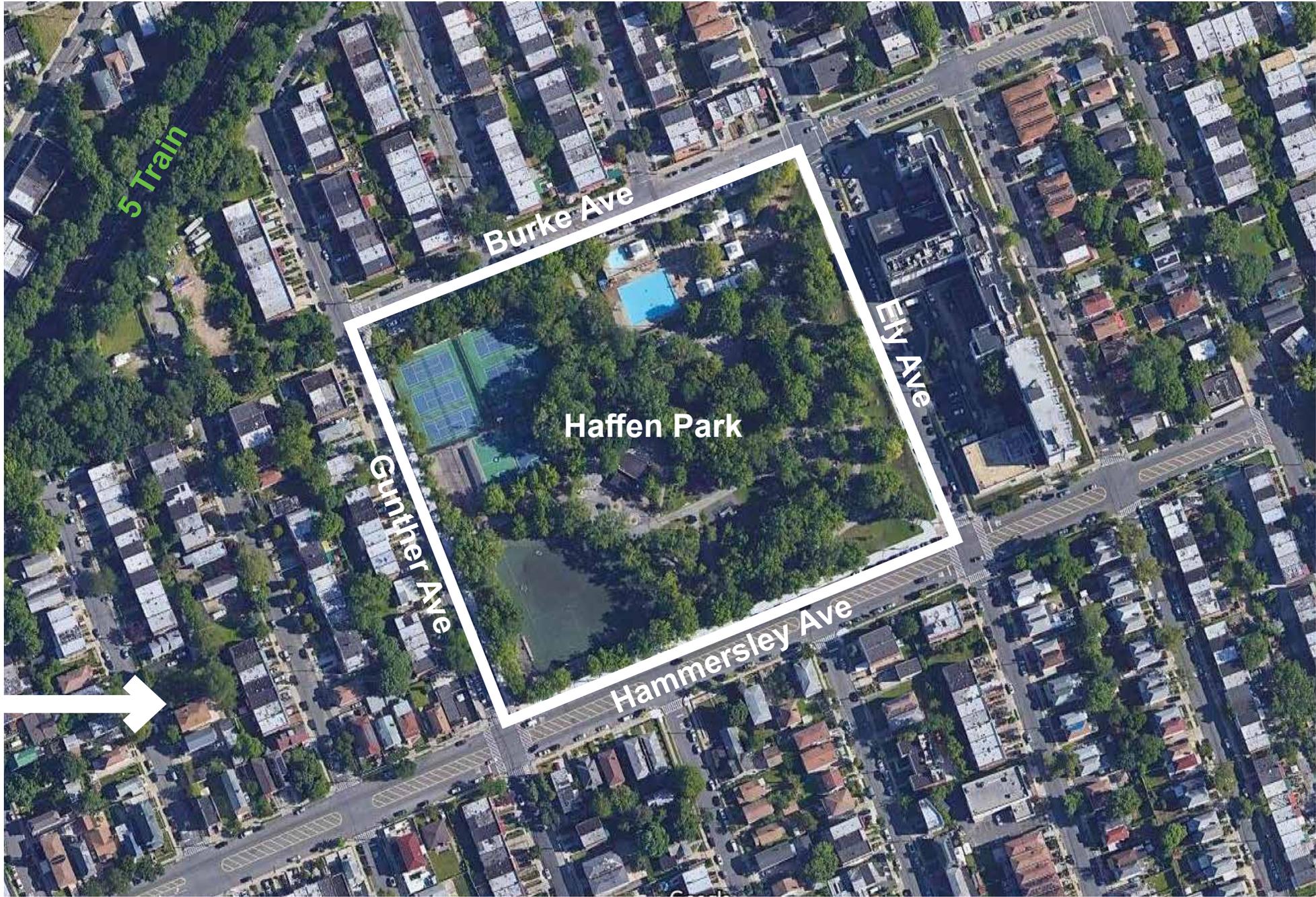
1 MI



Haffen Park

Neighborhood

500 FT



5 Train

Burke Ave

Ely Ave

Haffen Park

Gunther Ave

Hammersley Ave

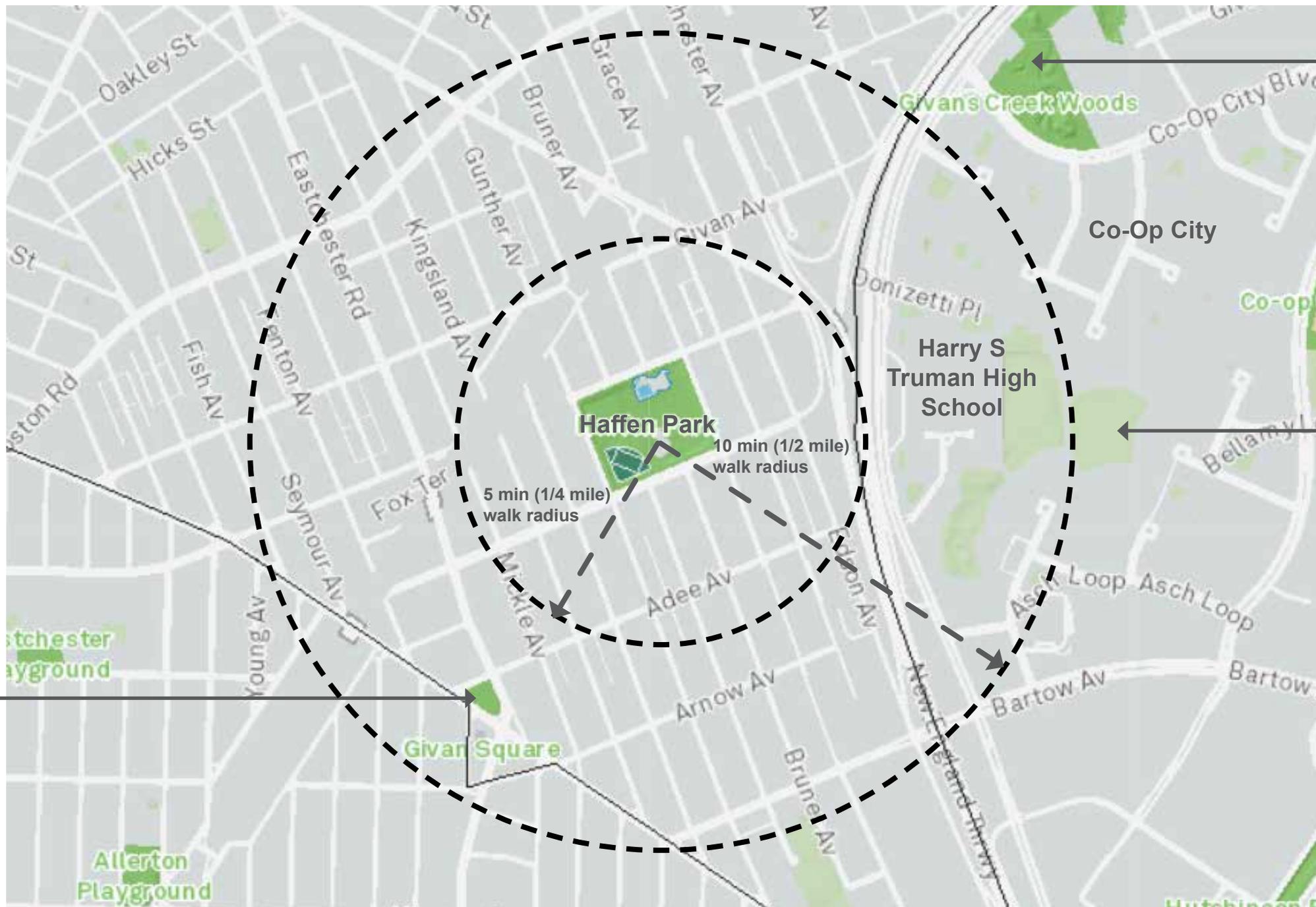
Site

100 FT



NYC Parks

Haffen Park | Project Location



Givans Creek Woods
Natural Area

Northeast Bronx Educational Park
(not Parks property)
Track
Baseball
Tennis
Soccer

Angelo Campanaro Playground
Handball (2)
Basketball
Soccer
Play Equipment
Comfort Station



Haffen Park | Neighborhood Context

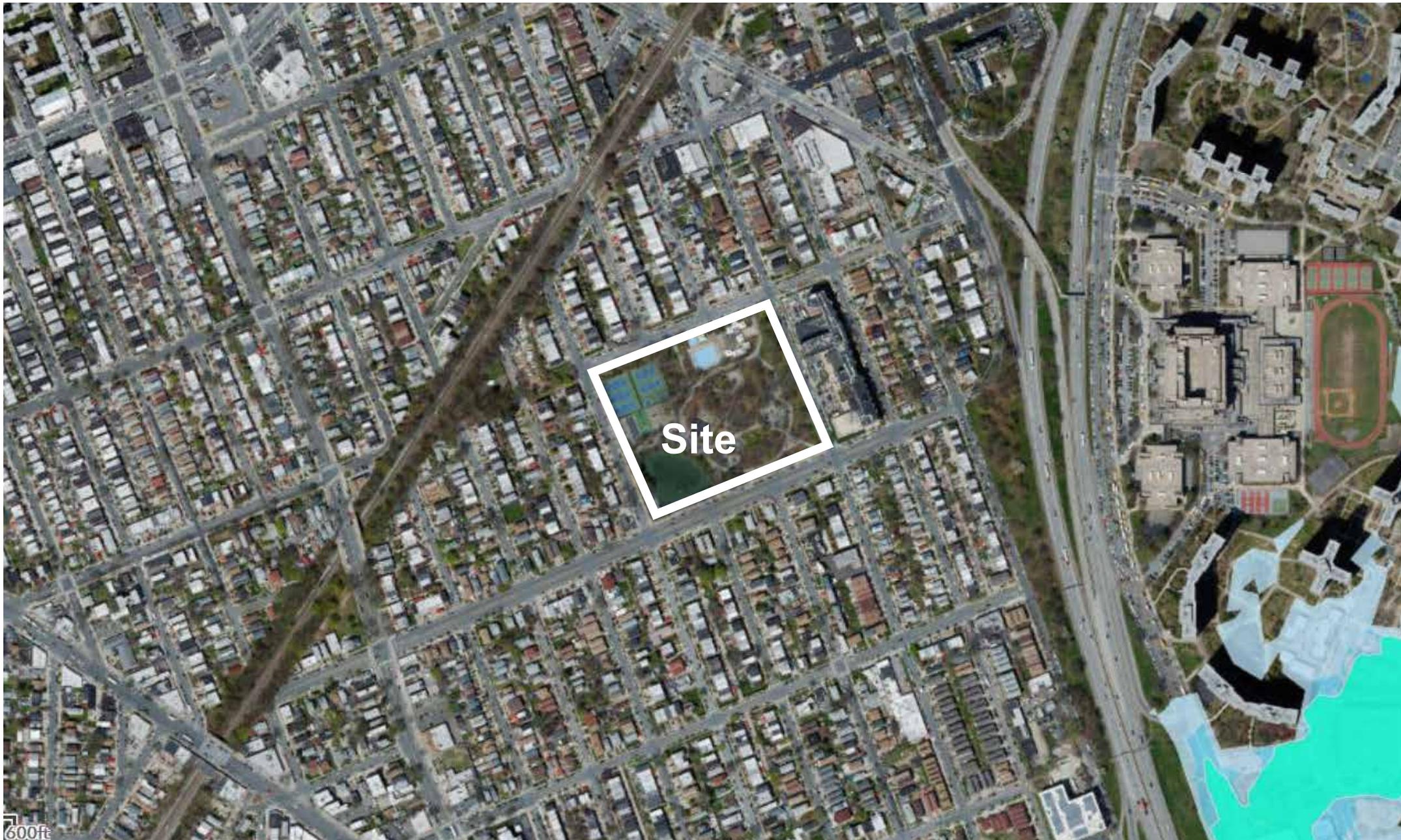




Land Use Categories

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





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

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

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.

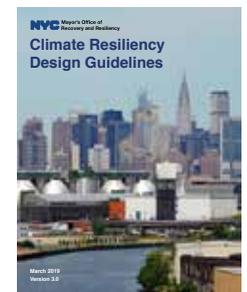
Future Floodplain 2050s

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

Resources (Links):

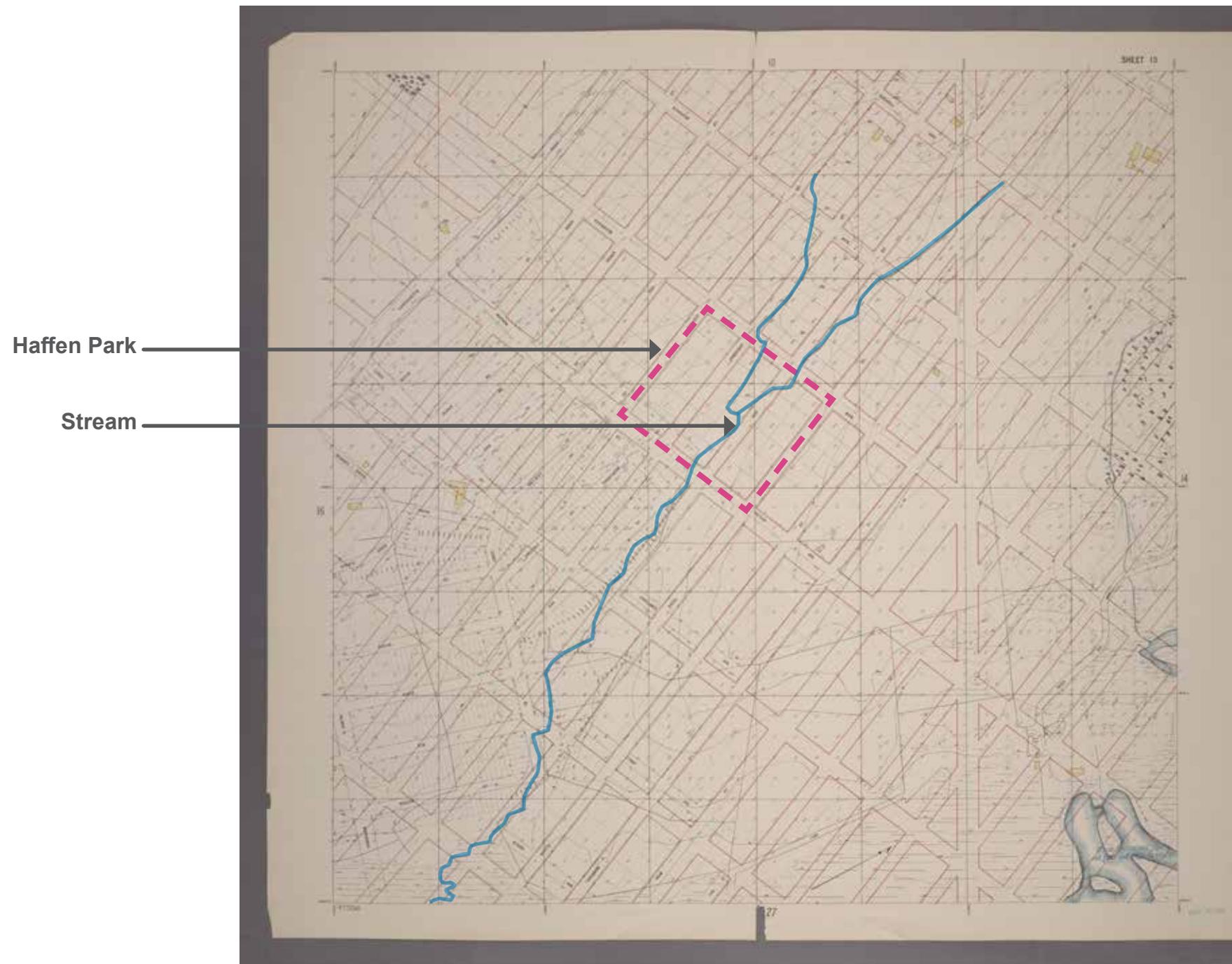


NYC Parks: Design and Planning for Flood Resiliency



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





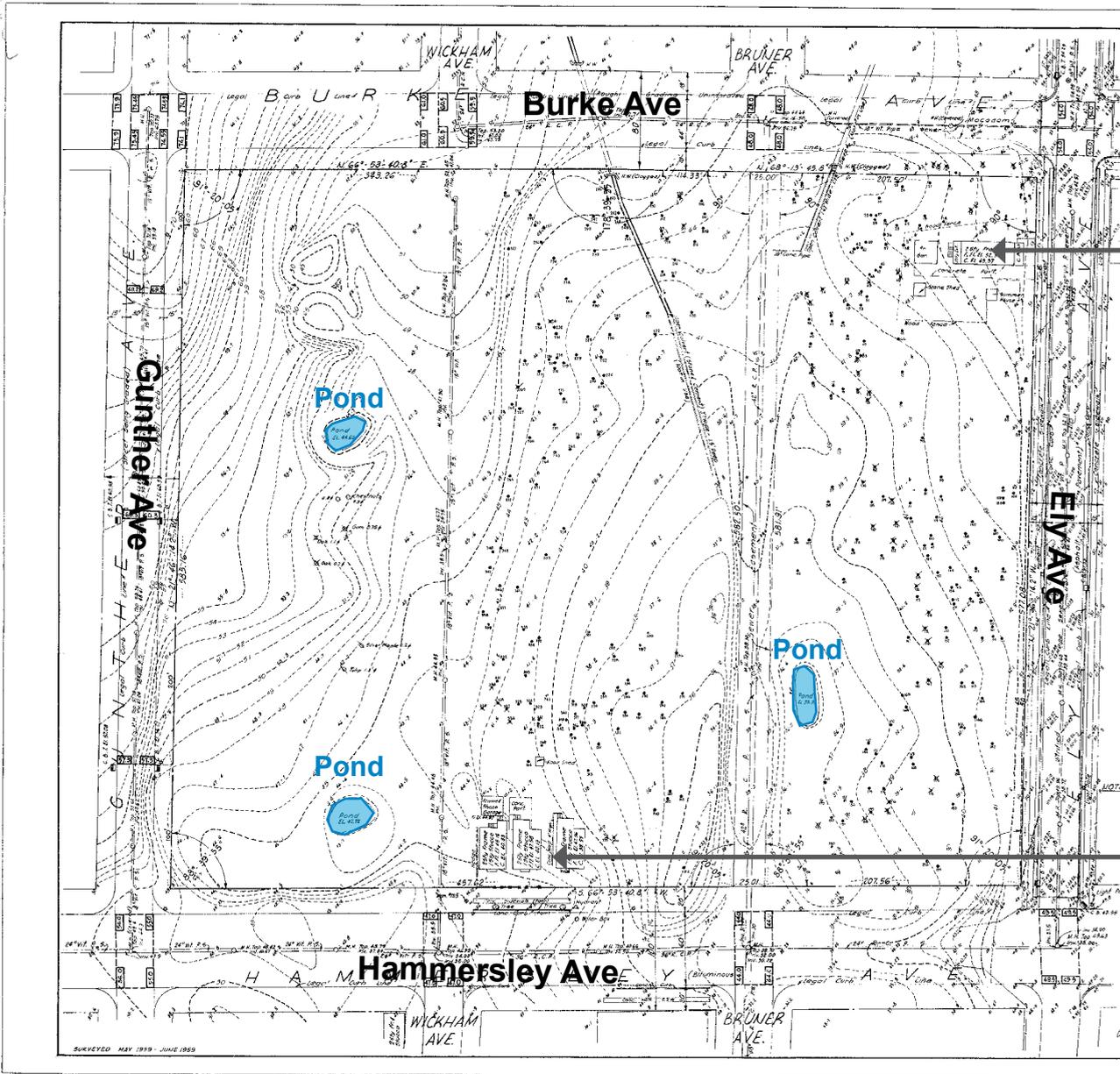
Haffen Park

Stream



Haffen Park | 1905 Street System (NYPL Digital Collection)

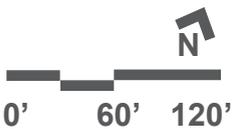


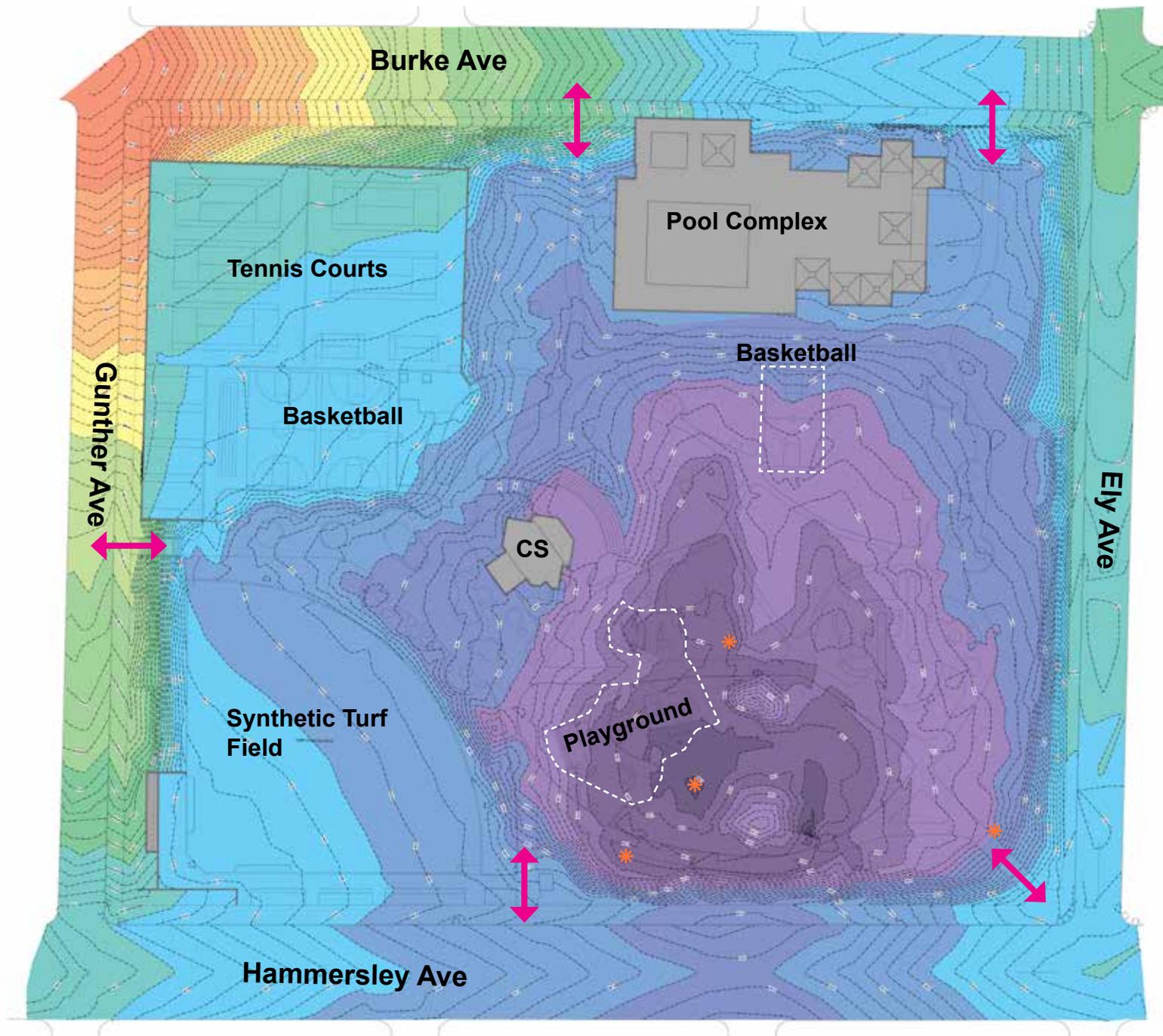


3199 Ely Ave 1939-1941



1801, 1803, 1807 Hammersley Ave 1939-1941





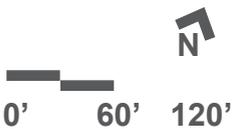
Legend

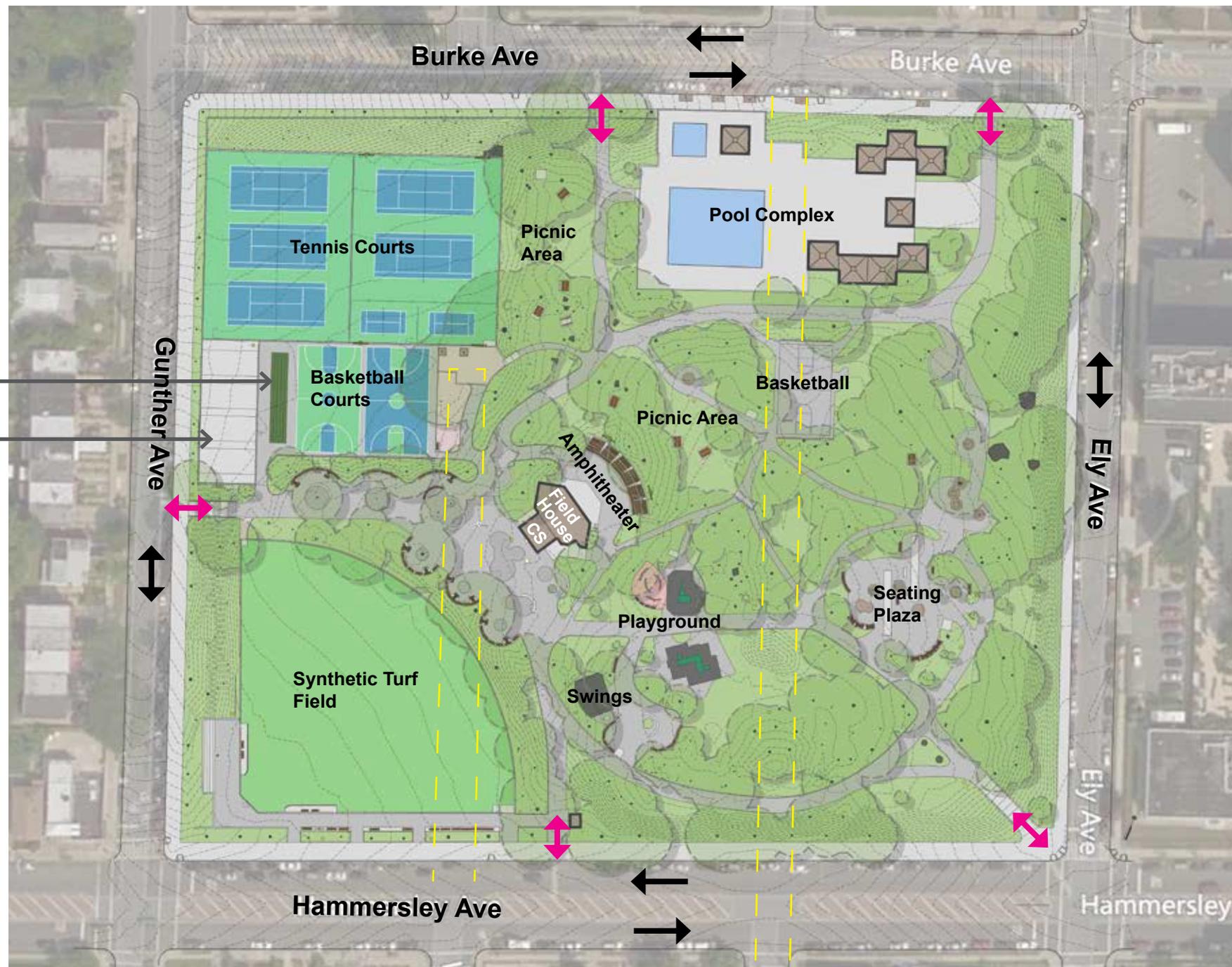
↔ Park Entrance

Elevation

- 76-73
- 73-70
- 70-67
- 67-64
- 64-61
- 61-58
- 58-55
- 55-52
- 52-49
- 49-46
- 46-43
- 43-41
- 41-40
- 40-39
- 39-38.5
- 38.5-37.5
- Low Points

Natural overflow at elev. 50.5 which covers 2/3 of park →





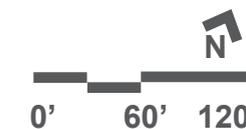
Concrete and Wood Bleachers
Handball Courts

Legend

- Project Limit
- Park Entrance
- Building or Structure
- Lawn
- Asphalt Pavement
- Concrete Pavement
- Benches & Tables
- Boulders
- Play Equipment and Safety Surface
- Spray Shower
- DEP Easement
- Traffic



Haffen Park | Existing Conditions





1 - Northwest entrance



2 - Northeast entrance





1 - Western entrance and seating nodes



2 - Tennis courts





1 - Basketball courts



2 - Synthetic turf field



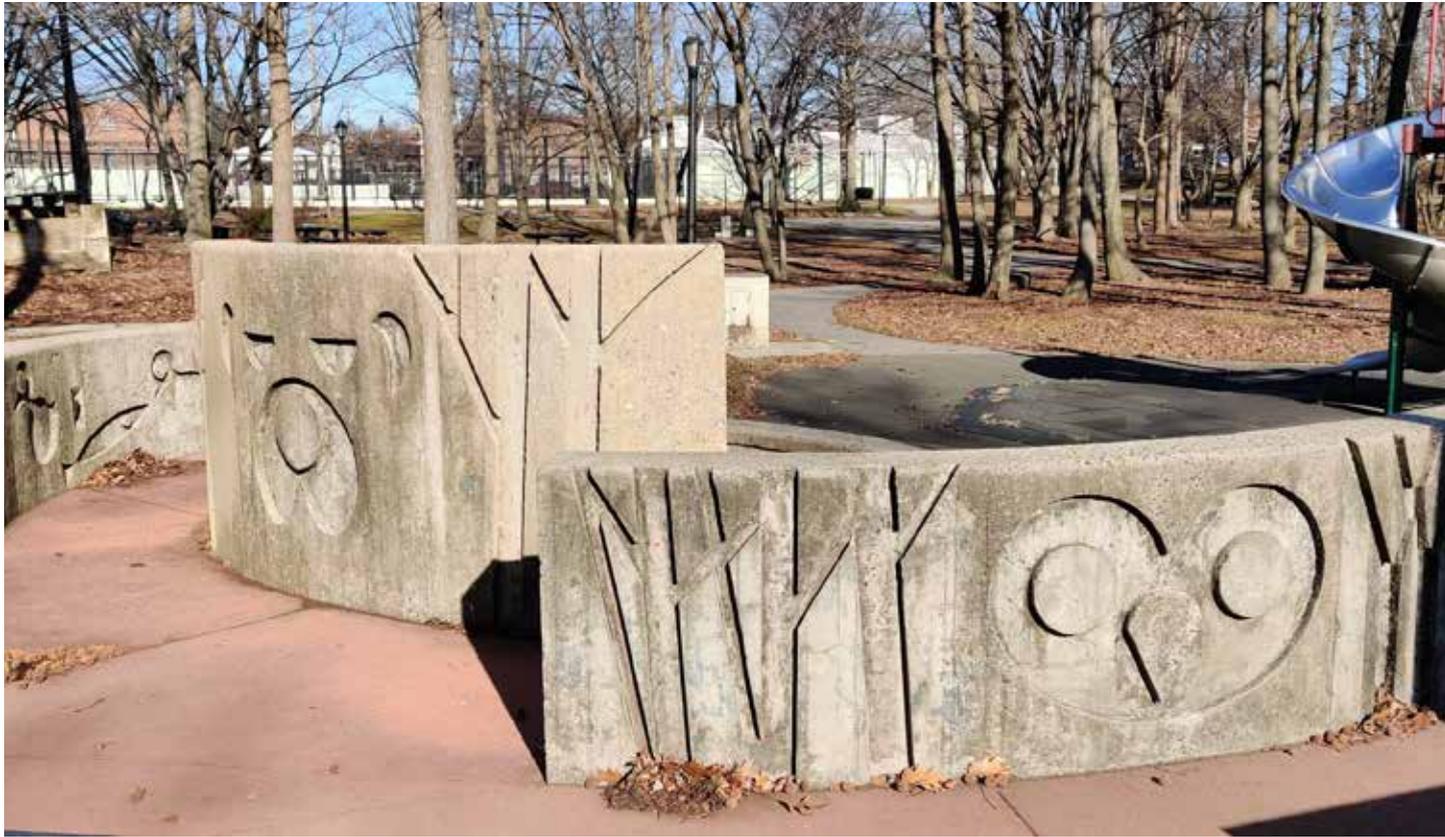


1 - Field house



2 - Amphitheater





1 - Spray shower



2 - Play equipment





1 - Playground





1 - Swings



2 - Lawn area



NYC Parks

Haffen Park | Site Photos





1 - Seating area

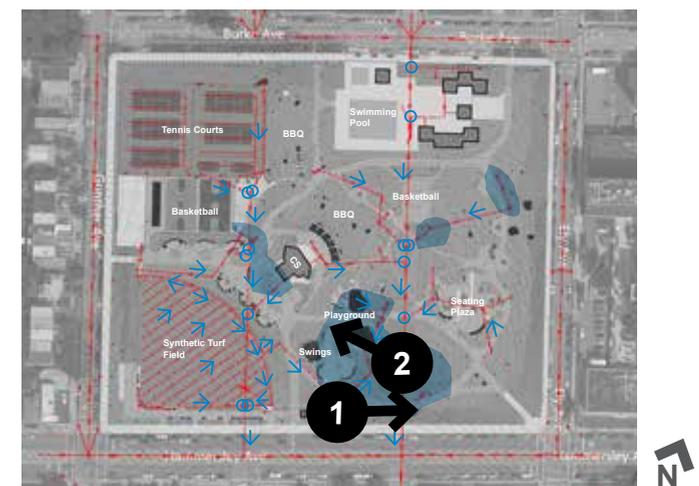




1 - Muddy path



2 - Soggy lawn

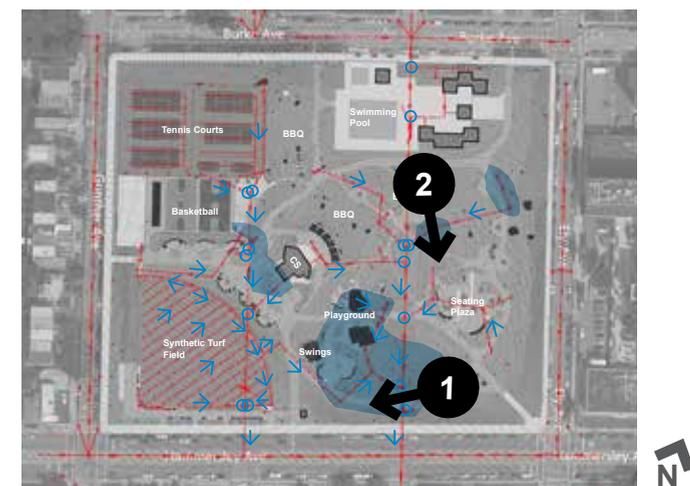




1 - Non-standard drain



2 - Saturated ground





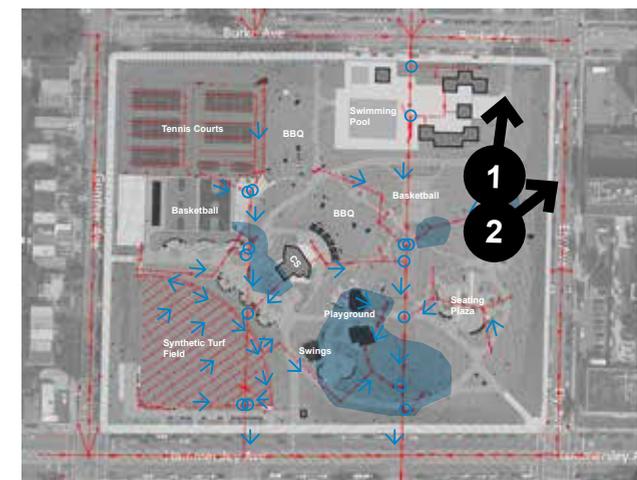
1 - Flooded area

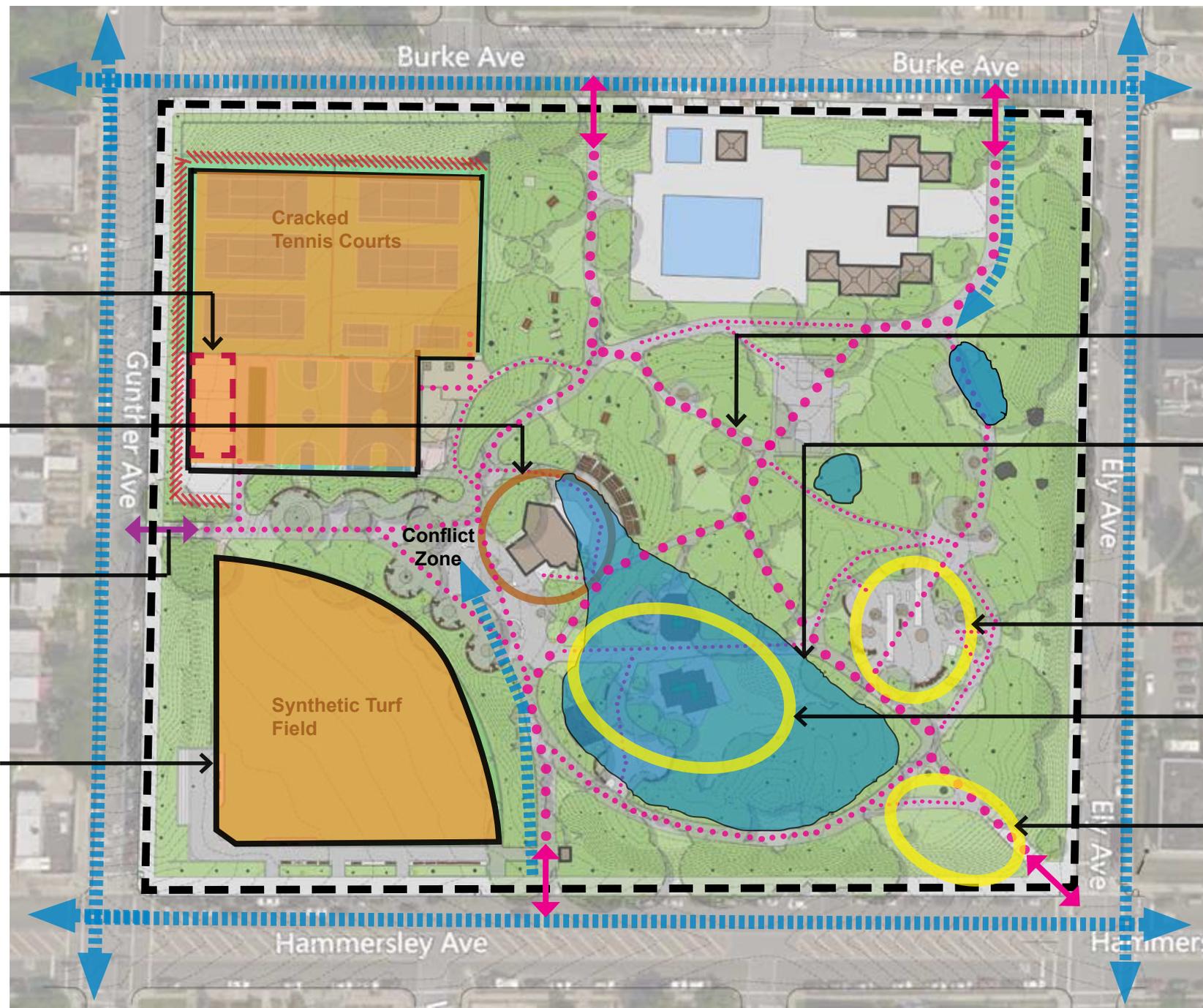


2 - Flooded area



Haffen Park | Drainage Issues





Unused handball courts can be transformed into fitness area

Cohesive space needed @ building

Large grade difference w/ limited space -ADA access not feasible

Open sports courts well above water table -Best location for green infrastructure

Paths need hierarchy & directionality

Low area w/ drainage problems (high water table & low permeability) -Raise proposed spaces above flood area

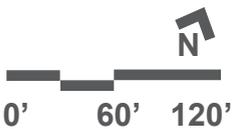
Open area w/ small trees -Potential seating area

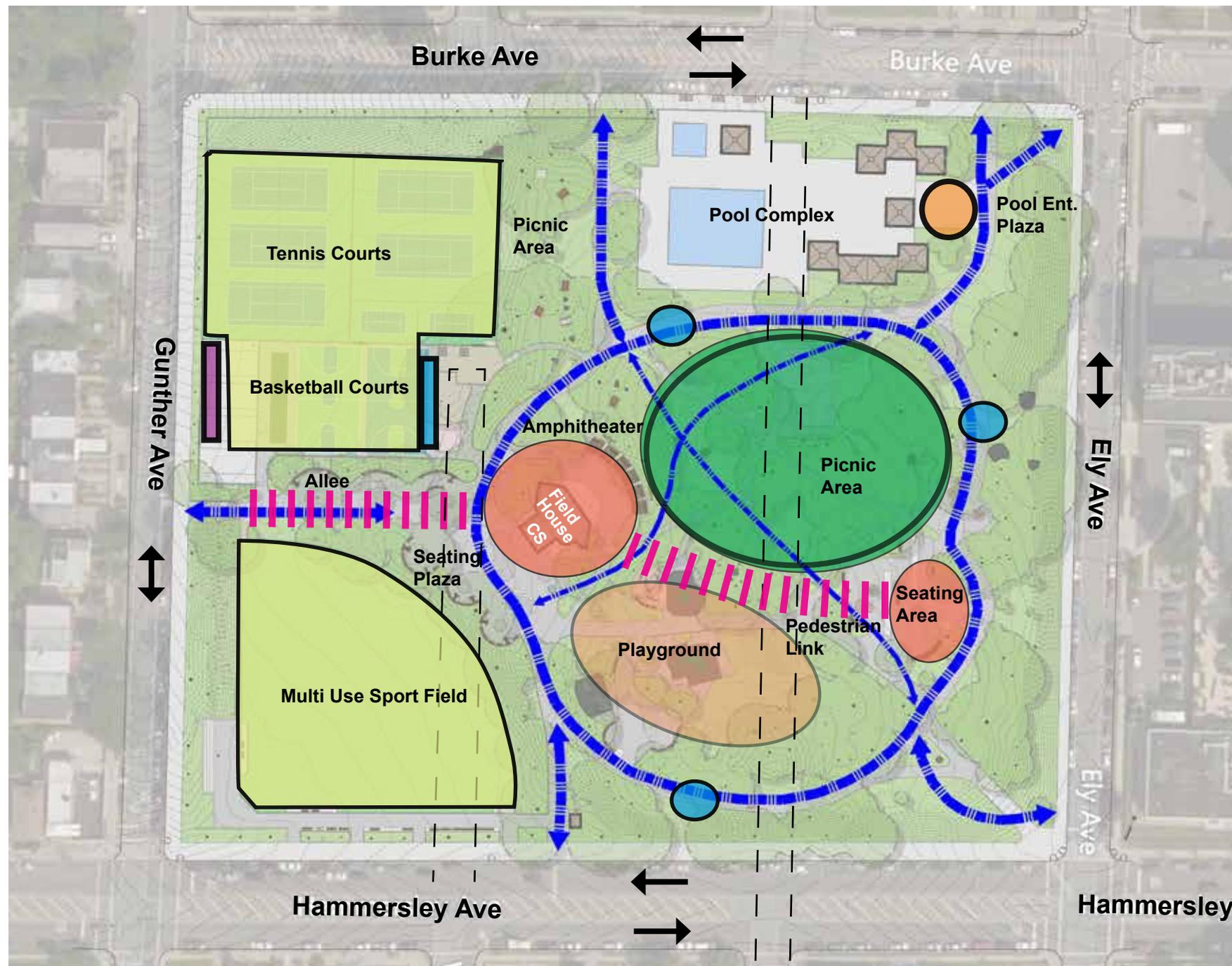
Largest contiguous open area -Potential for playground

Open area -Possible large ADA entrance

Legend

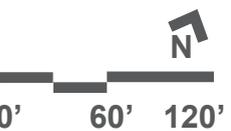
- Project Limit
- Non ADA Entrance -ADA Access Feasible
- ADA Entrance Not Feasible
- Pedestrian Traffic
- Vehicle Traffic
- Retaining Walls
- Drainage Problem
- Open Areas -Potential Programmatic Spaces
- Tree Canopy/Shade





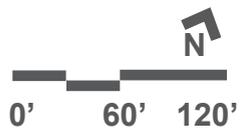
Legend

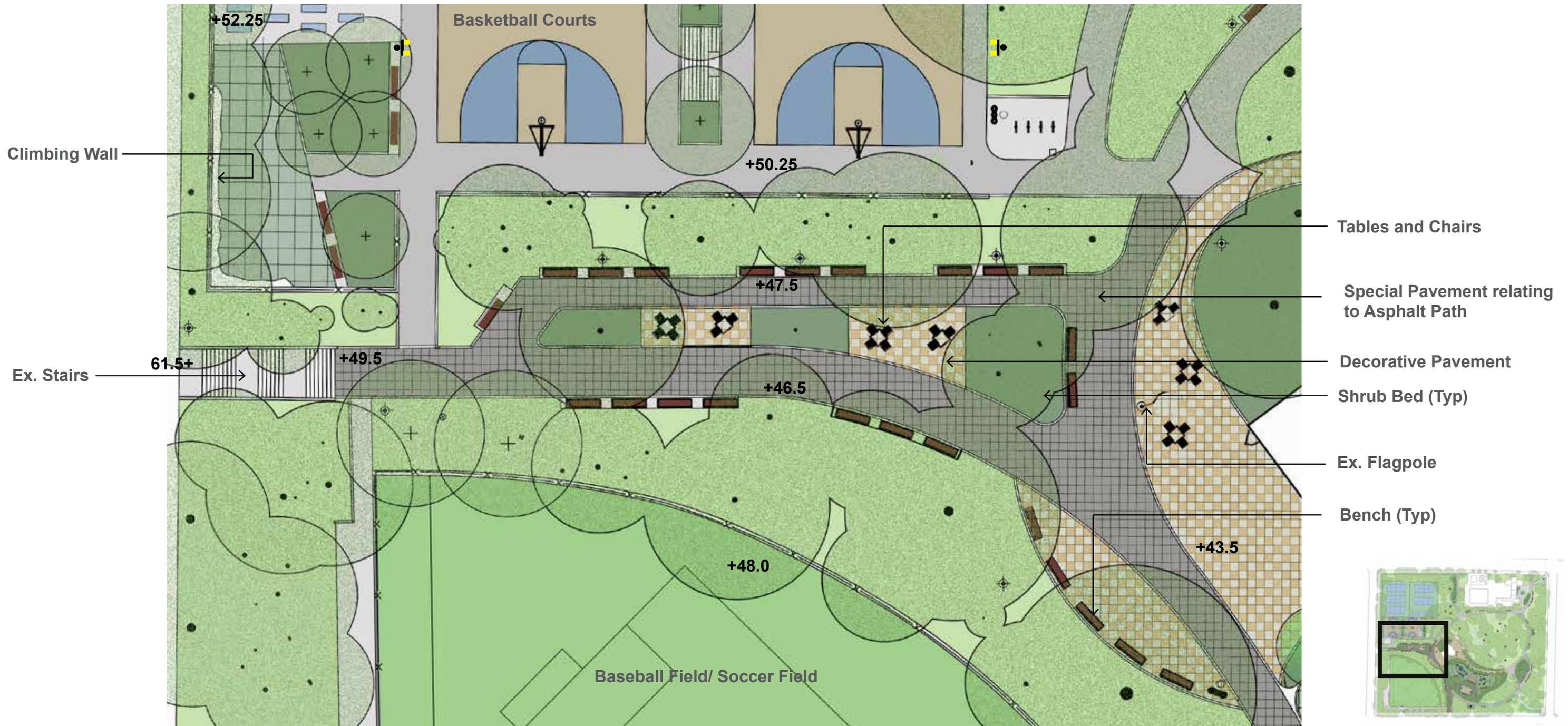
-  Primary Pedestrian Circulation
-  DEP Easement
-  Traffic
-  Pool Entrance Plaza
-  Seating Areas
-  Playground
-  Picnic Area
-  Adult Fitness
-  Active Recreation
-  Climbing Wall
-  Pedestrian Link





Haffen Park | Schematic Plan



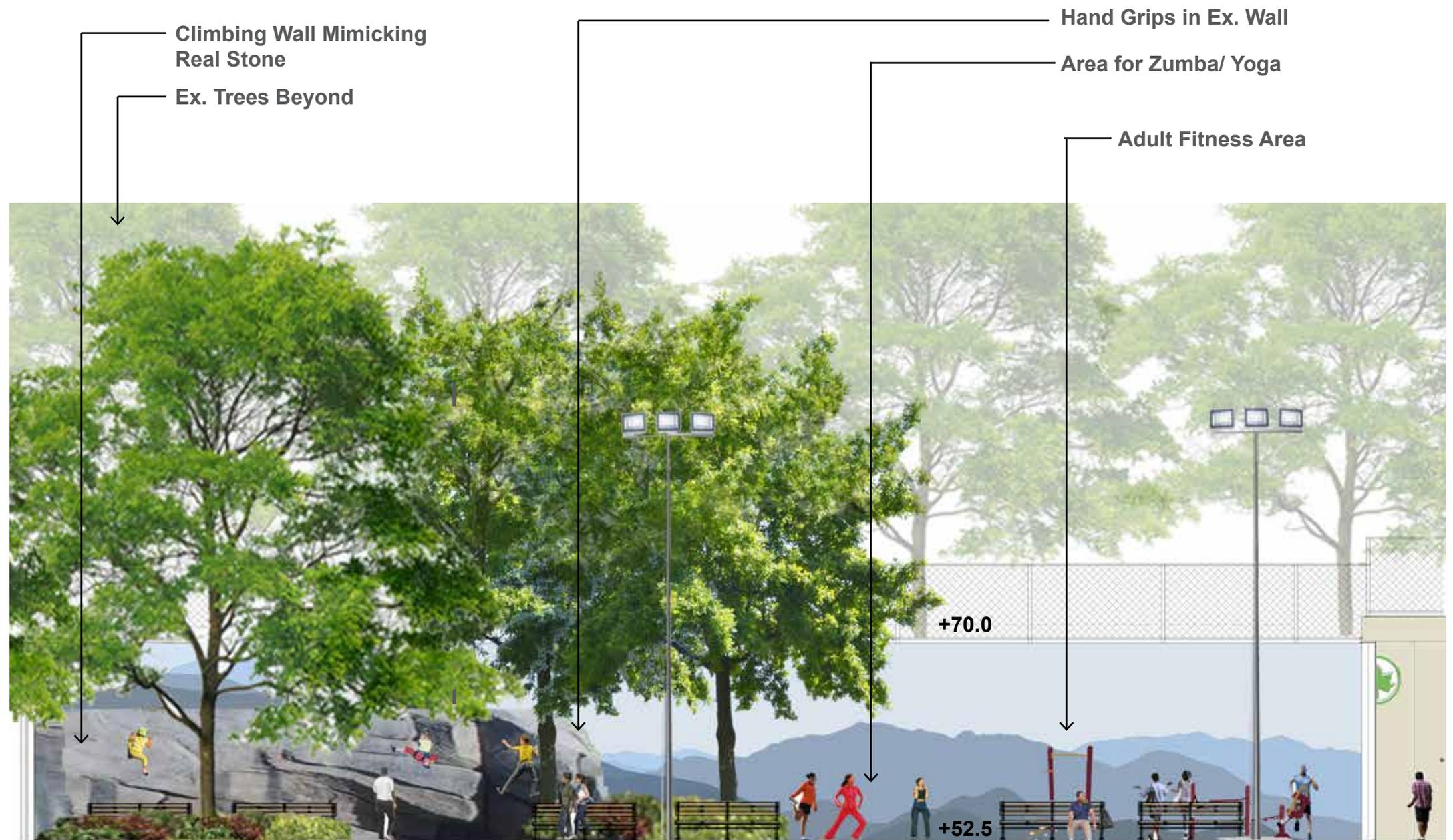


Haffen Park | Schematic Plan- Seating Allee - Enlargement





Section D-D

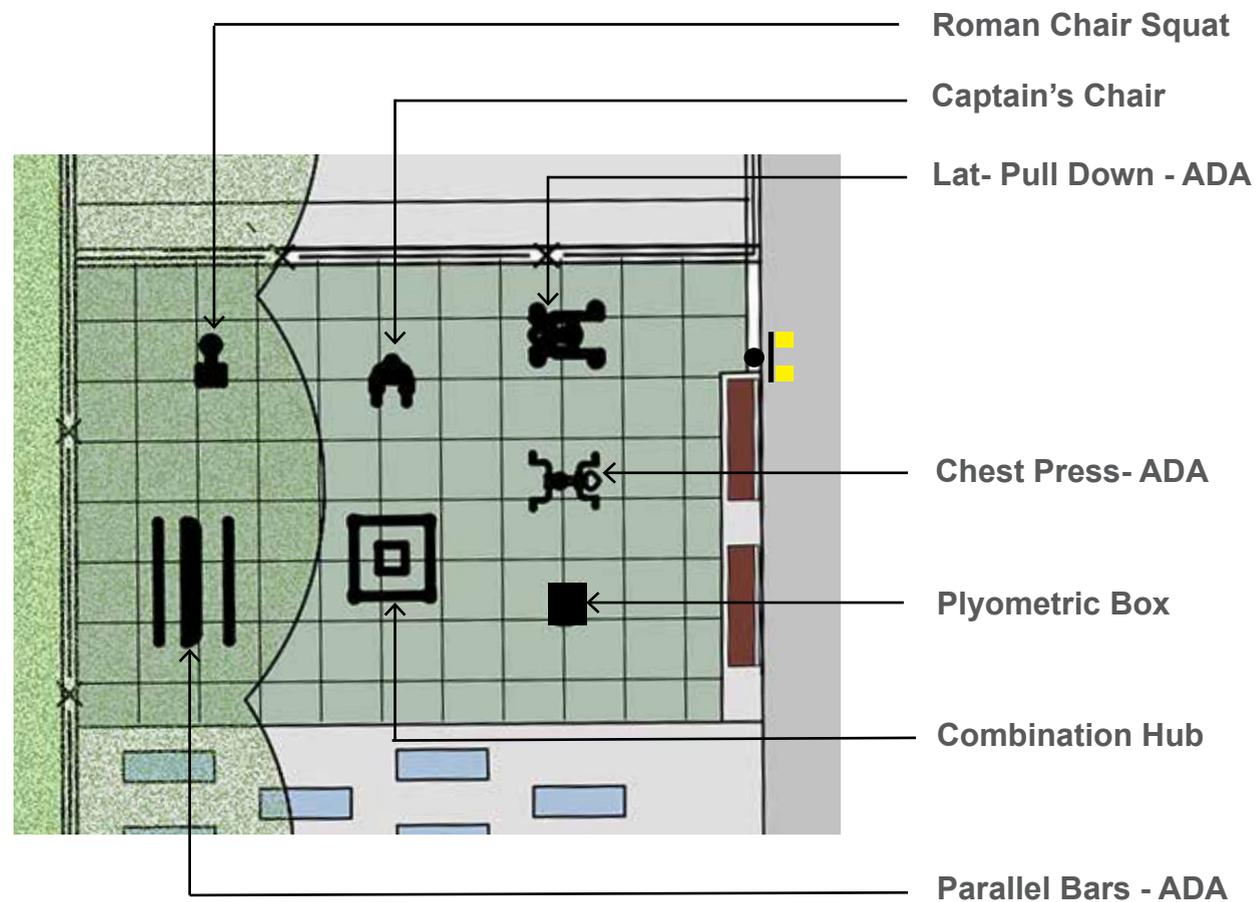


Section E-E Climbing Wall & Fitness Area





Haffen Park | Climbing Wall - Rendering



Roman Chair Squat



Captain's Chair



Combination Hub



Parallel Bars - ADA



Plyometric Box



Lat- Pull Down - ADA



Chest Press- ADA

Asphalt Path

Bench (Typ)

Special Pavement relating to Asphalt Path

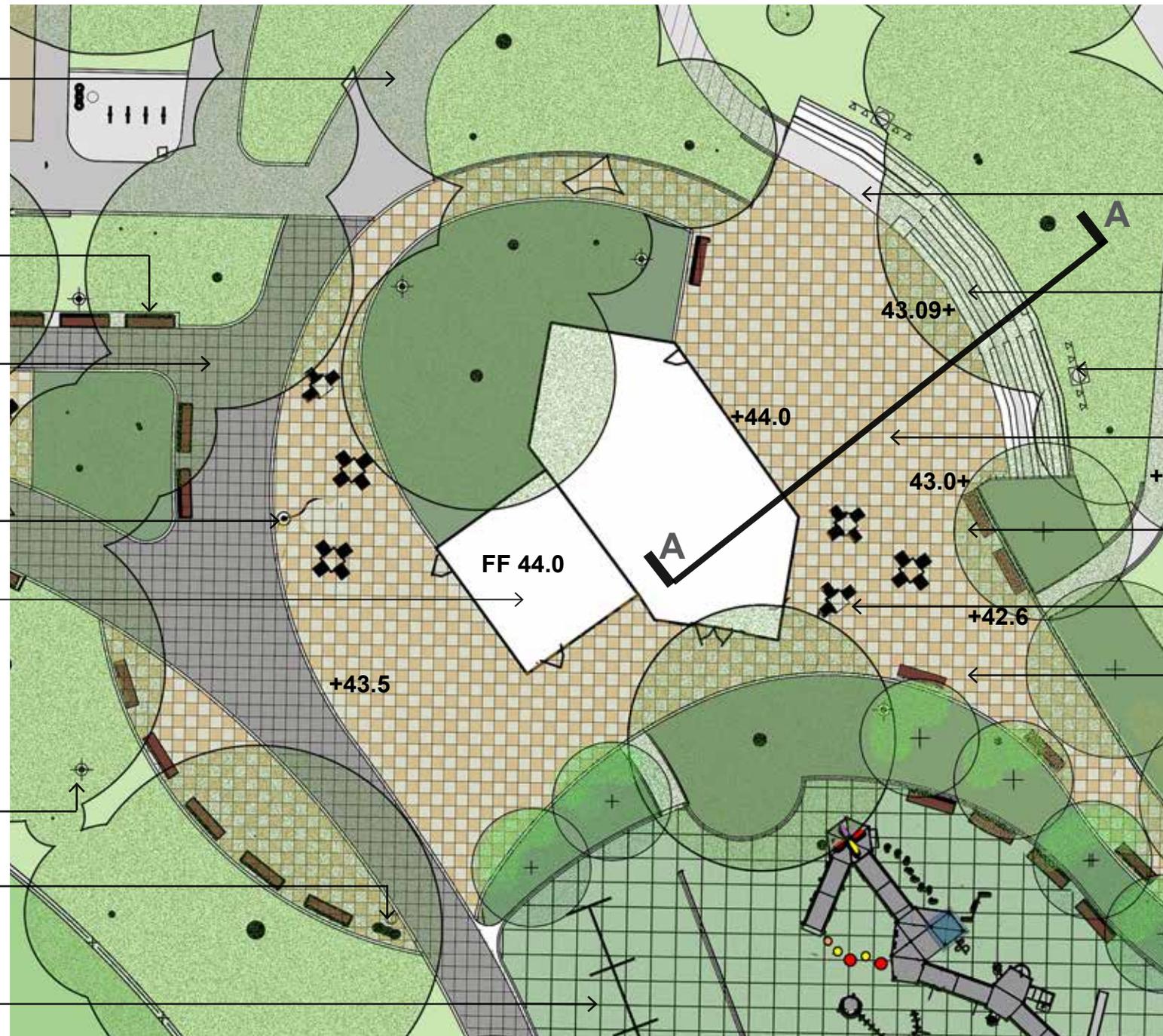
Existing Flagpole

Field House to be submitted under Separate Contract

Lightpole (Typ)

Drinking Fountain Type 'F' Hi-Lo

Playground



ADA Seating

Ex. Amphitheater with New Seats

Ex. Lightpole

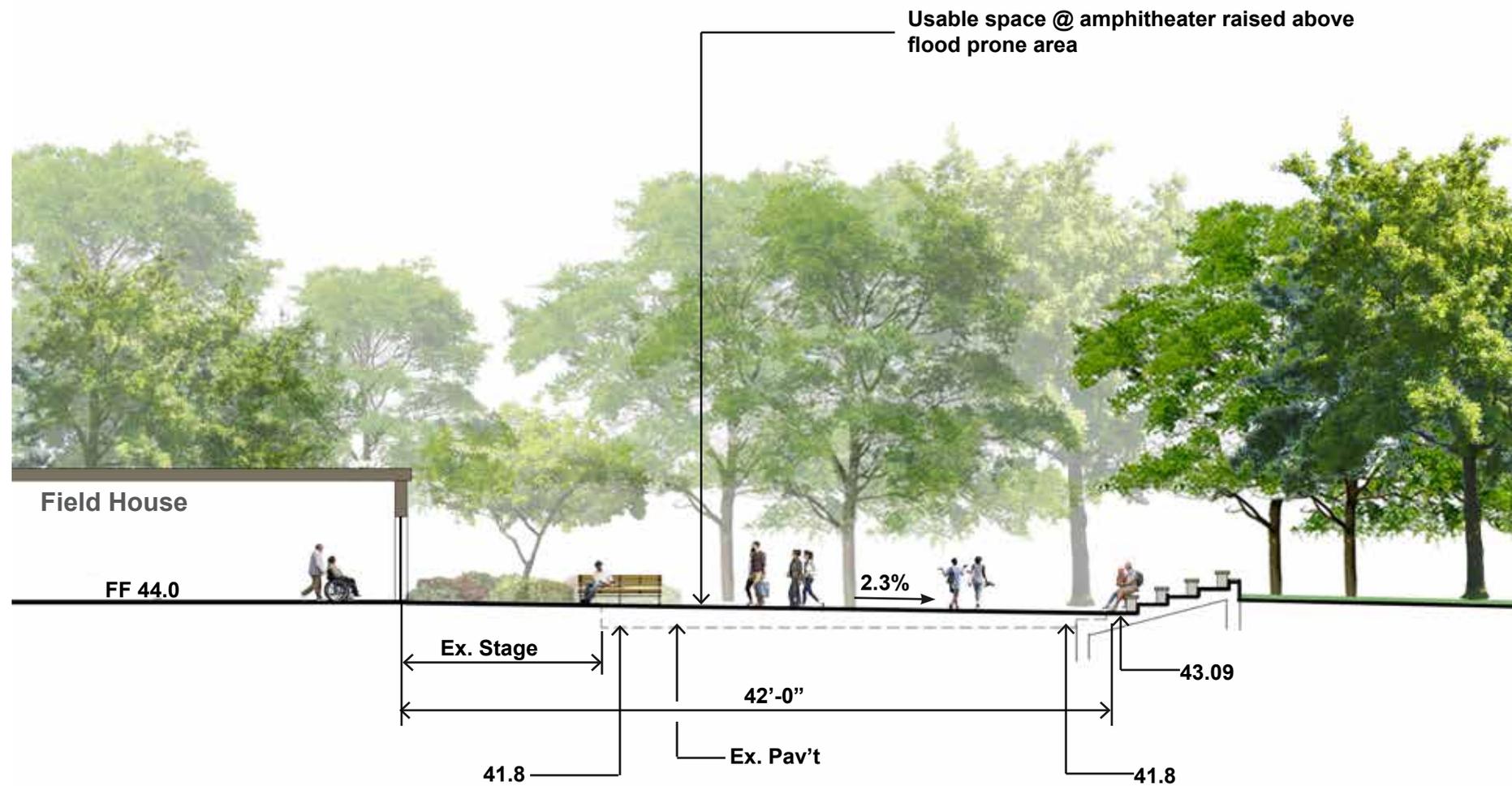
Raised Performance Space to Meet Bldg Floor Elevation

Bench (Typ)

Tables and Chairs

Decorative Pavement





Section A-A Through Amphitheater

5-12 Play Unit

5-12 Swings

Drinking Fountain
Type 'F' Hi-Lo

Single Pole
Basketball Backstop

Basketball Court for
Children

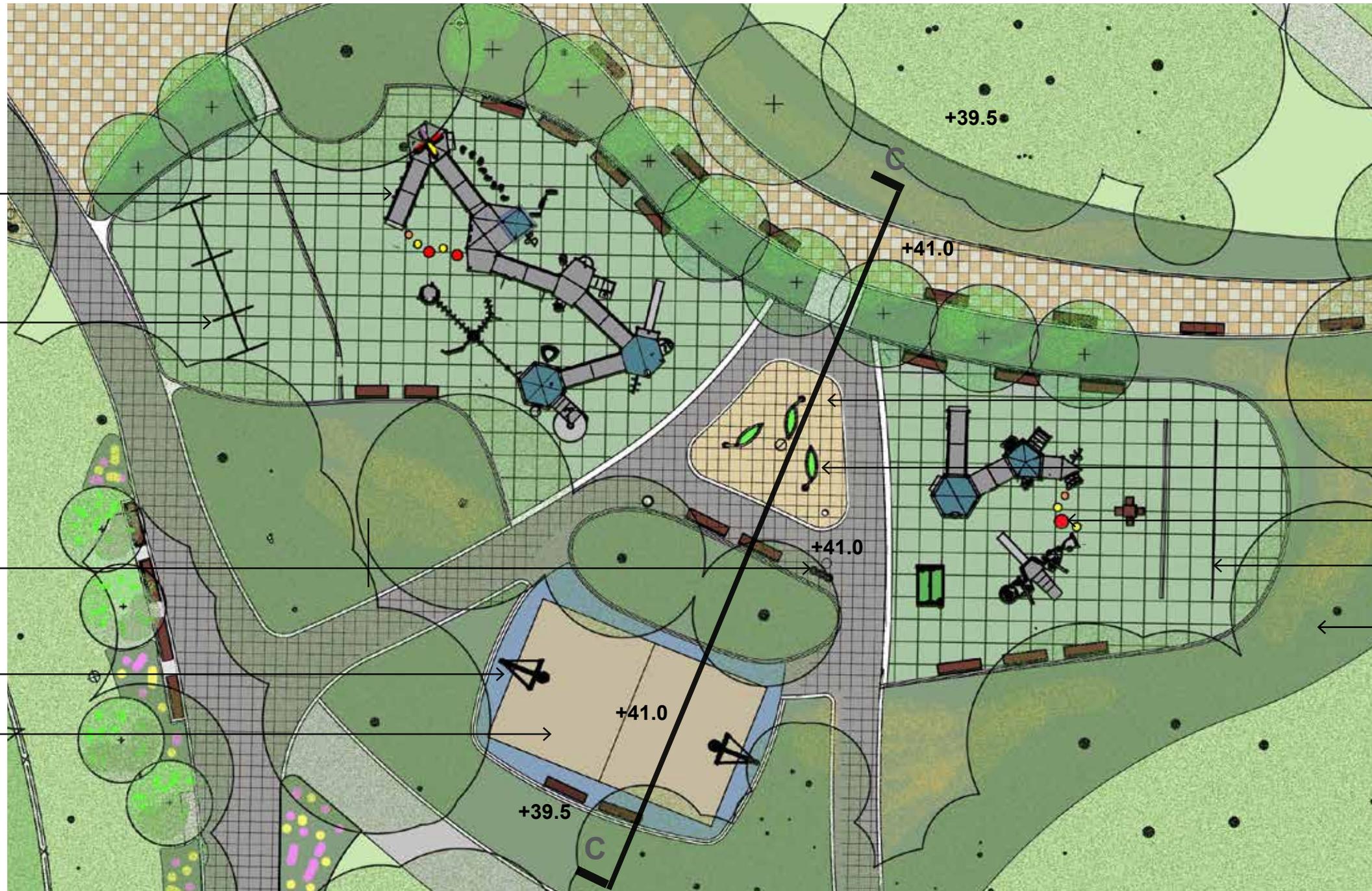
Spray Shower w/ Leaf
Sprays & Ground Sprays

Leaf Spray Element

2-5 Play Unit

2-5 Swings

Planted Buffer



Haffen Park | Schematic Plan- Playground Enlargement



5-12 YEARS PLAY EQUIPMENT



5-12 YEARS PLAY EQUIPMENT



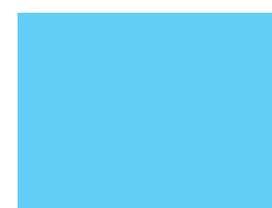
Posts: Metallic Gray



Rails: Spring Green



Panels, Climbers & Roofs: Dark Blue



Panels & Climbers: Sky Blue



Panels: Purple



2-5 YEARS PLAY EQUIPMENT



2-5 YEARS PLAY EQUIPMENT



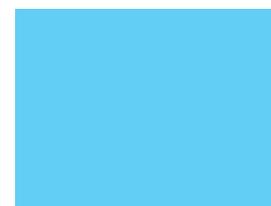
Posts: Metallic Gray



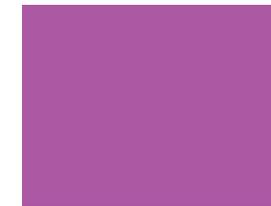
Rails: Spring Green



**Panels, Climbers &
Roofs: Dark Blue**



**Panels & Climbers:
Sky Blue**



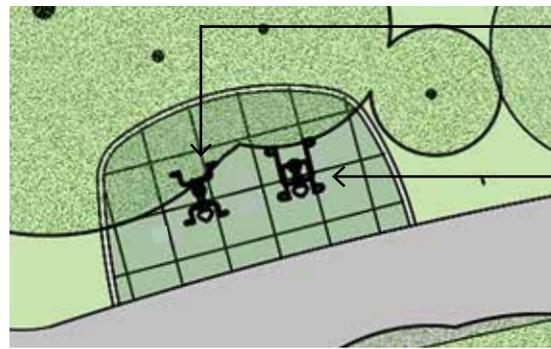
Panels: Purple



Panels: Yellow



Haffen Park | Schematic Plan- Plaza Connector & Seating Area Enlargement



Chest Press- ADA

Lat- Pull Down - ADA

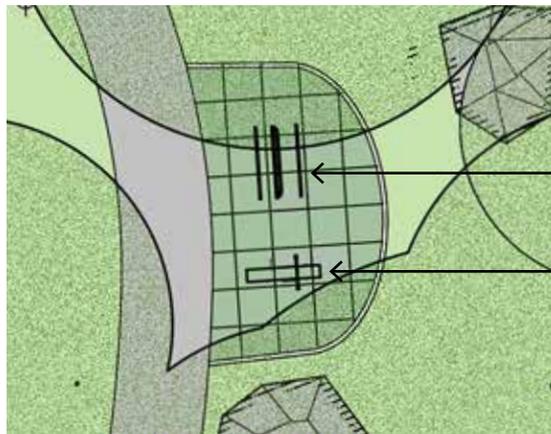
Fitness Station 1



Chest Press- ADA



Lat- Pull Down - ADA



Parallel Bars - ADA

Horizontal Chin Up

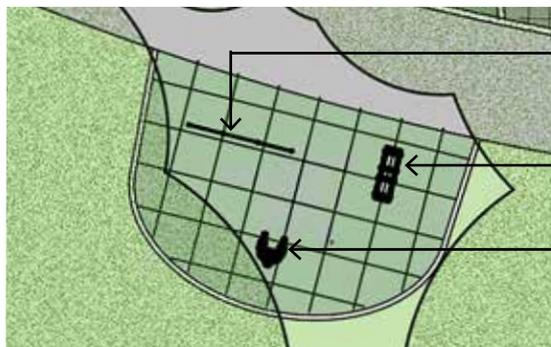
Fitness Station 2



Horizontal Chin Up



Parallel Bars - ADA



Chin Up - ADA

Bench Dip

Captain's Chair

Fitness Station 3



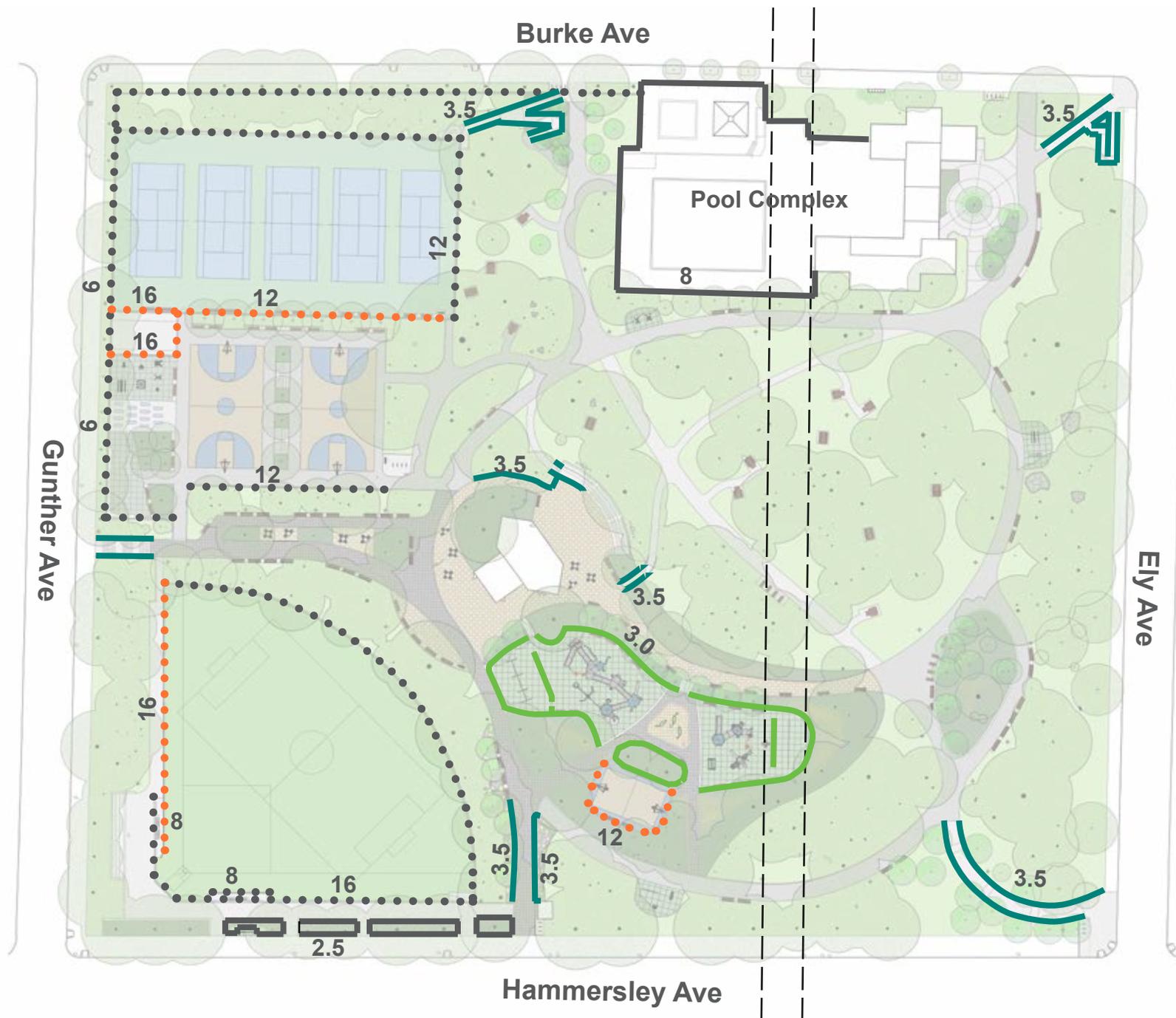
Captain's Chair



Bench Dip

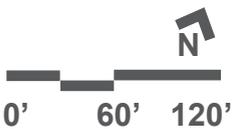


Chin Up - ADA



LEGEND

- EXISTING FENCES (x = HEIGHT)
-^x..... CLF
- ^x——— STEEL
- TALL / SPORT FENCES 8'-0" - 16'-0" HT. (x = HEIGHT)
-^x..... CLF
- LOW / PLANTING FENCES 3'-0" - 3'-6" HT. (x = HEIGHT)
- ^x——— STEEL
- ^x——— PIPE





**Maglin Lounge Chair
- Gunmetal**



Game Table and Chairs



**1964 World's Fair Bench
w/ RPL - Cedar**



**Drinking Fountain
Type 'F' Hi-Lo**



**Bottle Filler w/
Hi-Lo Basins
- Black**



**Public Space
Receptacle
Bins**



**Flushing
Meadows
Luminaire
and Pole**



ADA Picnic Table



Picnic Table / Benches With Back



3 Tier Bleacher



DOT Bicycle Rack



Trash Enclosure



Leaf Sprays



**Wausau Tile Paver
Dark Gray- HEP-20
-Path**



**Wausau Tile Paver
Light Brown- HBNF - 25
-Plaza @ Building**



**Wausau Tile Paver
Light Brown Gray- UF - 25
-Plaza @ Building**



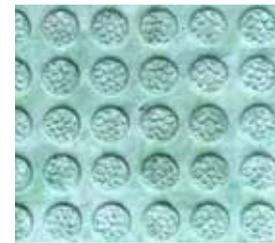
Multi-Purpose Sports Field - Synthetic Turf



**Tennis Courts
Color Sealcoat ' Light Green'
by Decocolor**



**Basketball Courts
Color Sealcoat ' Tan'
By Decocolor**



**Safety Surface Color: Green Marble
By Mitchell Rubber**



**GFRC
(Glass Fiber Reinforced Concrete)
By IDSculpture**



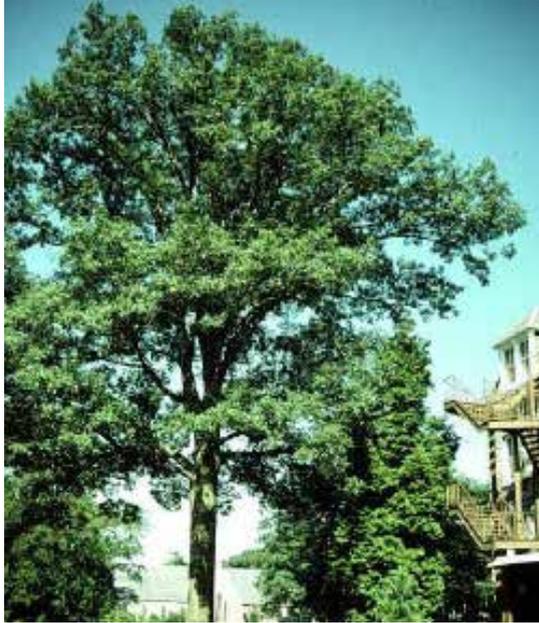
**Tennis Courts
Color Sealcoat ' Blue'
by Decocolor**



**Basketball Courts
Color Sealcoat ' Blue'
By Decocolor**



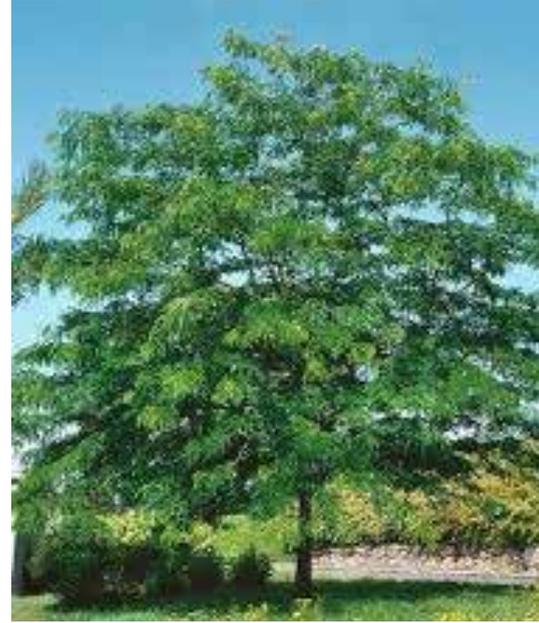
**Safety Surface Color: #12 Green
By Mitchell Rubber**



Northern Red Oak



Pin Oak



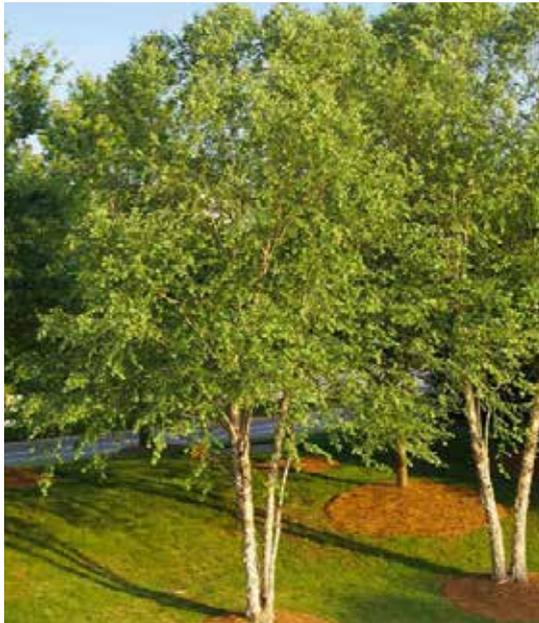
Honeylocust - Shademaster



Sweetgum



Swamp White Oak



Heritage Birch



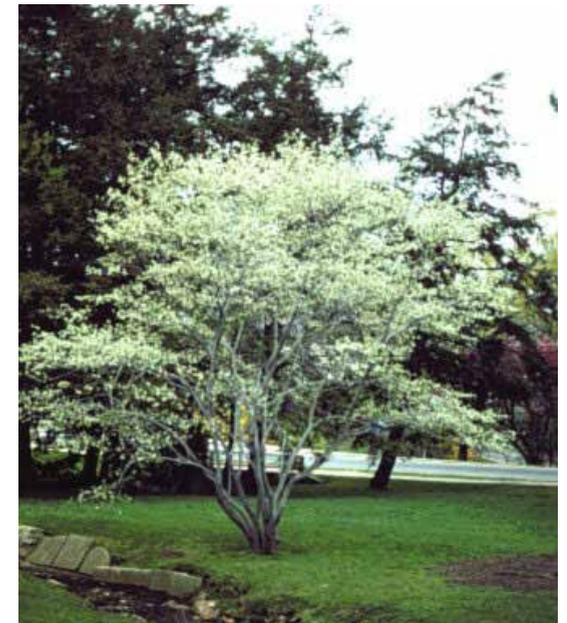
Flowering Dogwood



Eastern Redbud

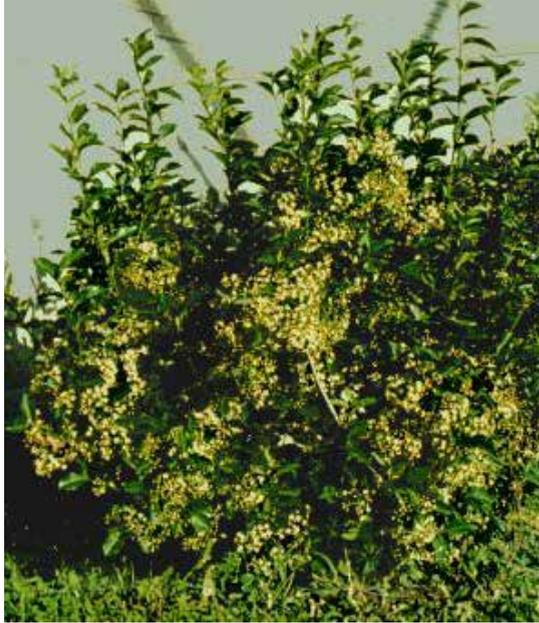


Chinese Kousa Dogwood



Serviceberry





Manhattan Euonymus



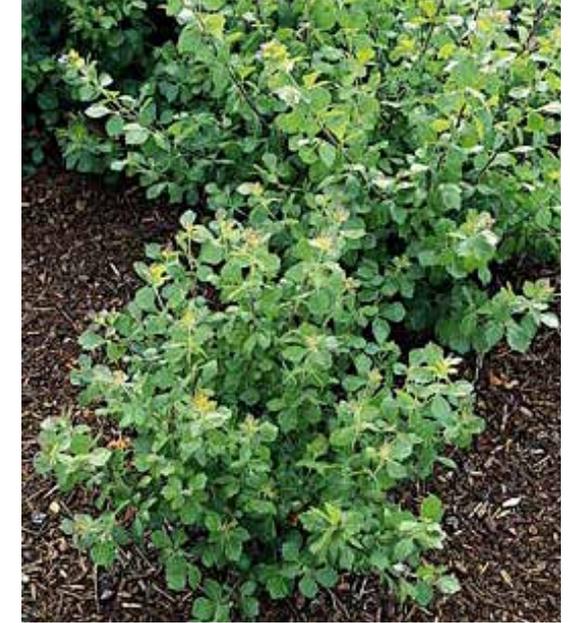
Sweetspire



Oakleaf Hydrangea



Japanese Snowball-Wabi Sabi



Gro Low Sumac



Hameln Fountain Grass



Lenten Rose



Mountain Mint



Black Eyed Susan



Catmint





Existing Permeability: 58%



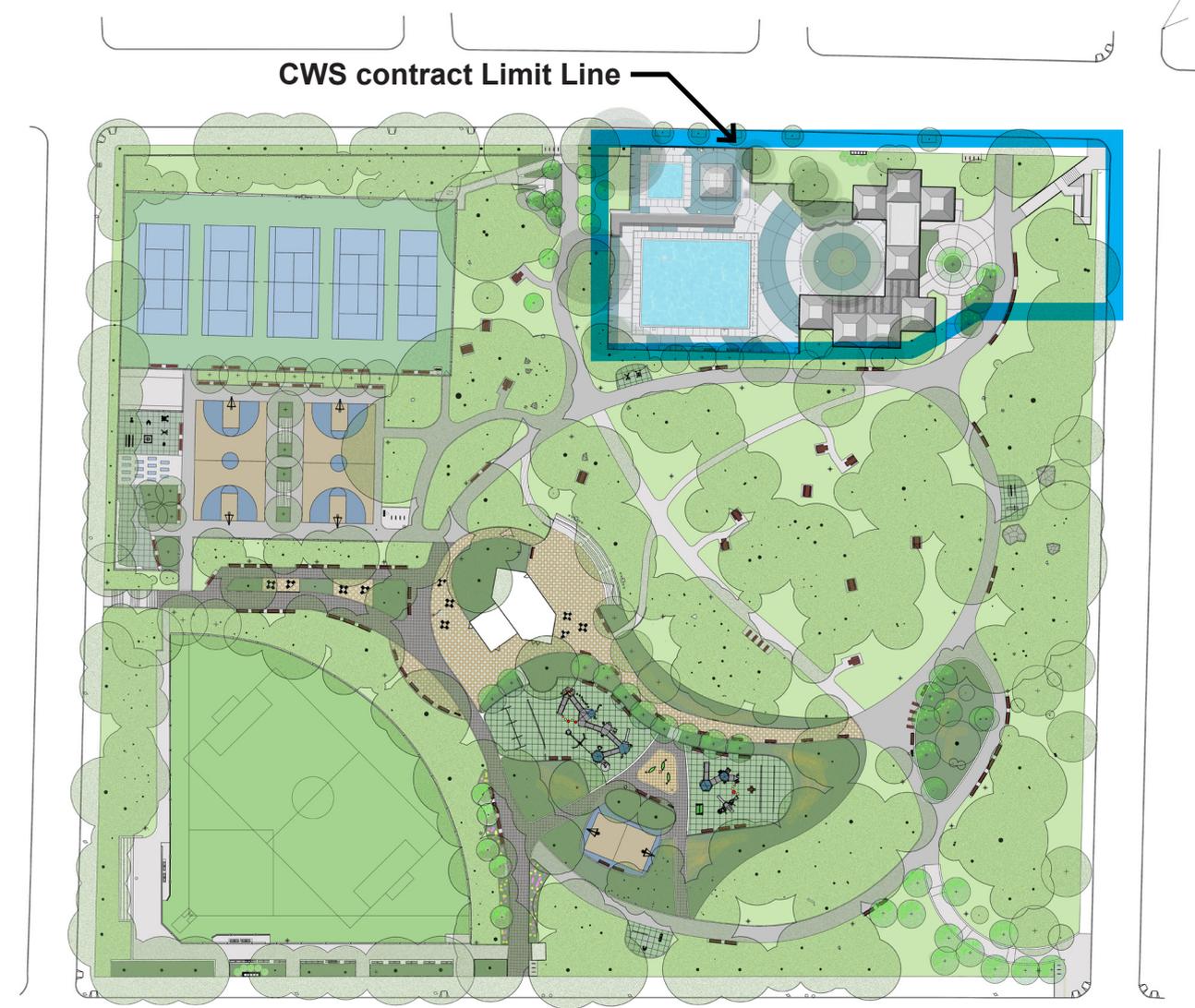
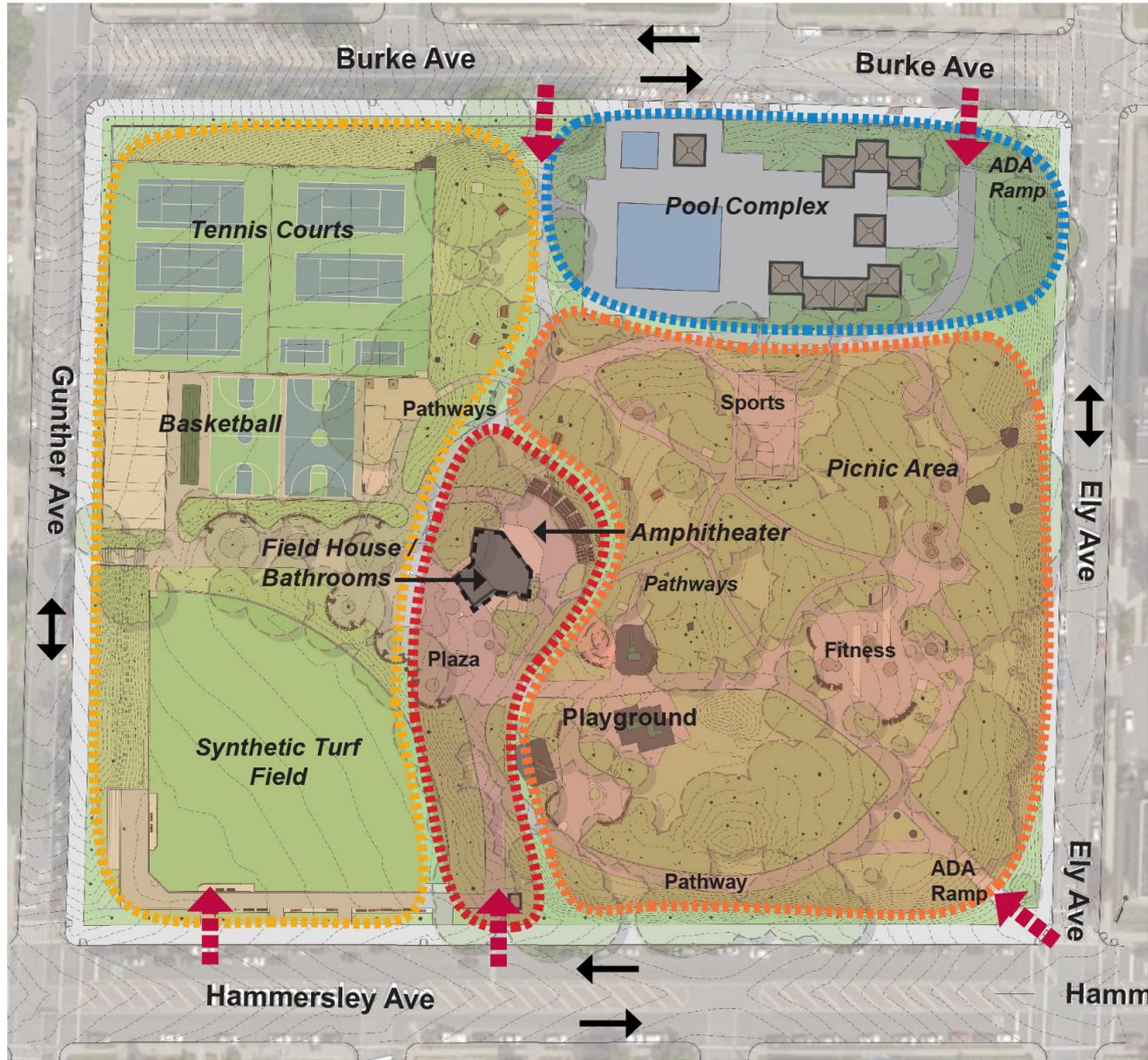
Proposed Permeability: 59%

LEGEND

- NATURAL TURF/ PLANT BED
- SYNTHETIC TURF

SUSTAINABLE PRACTICES

- Reduce storm water runoff into public sewer system
- Balance cut and fill
- Use recycled content material
- Improve tree health and growing conditions
- Use site appropriate resilient plant material

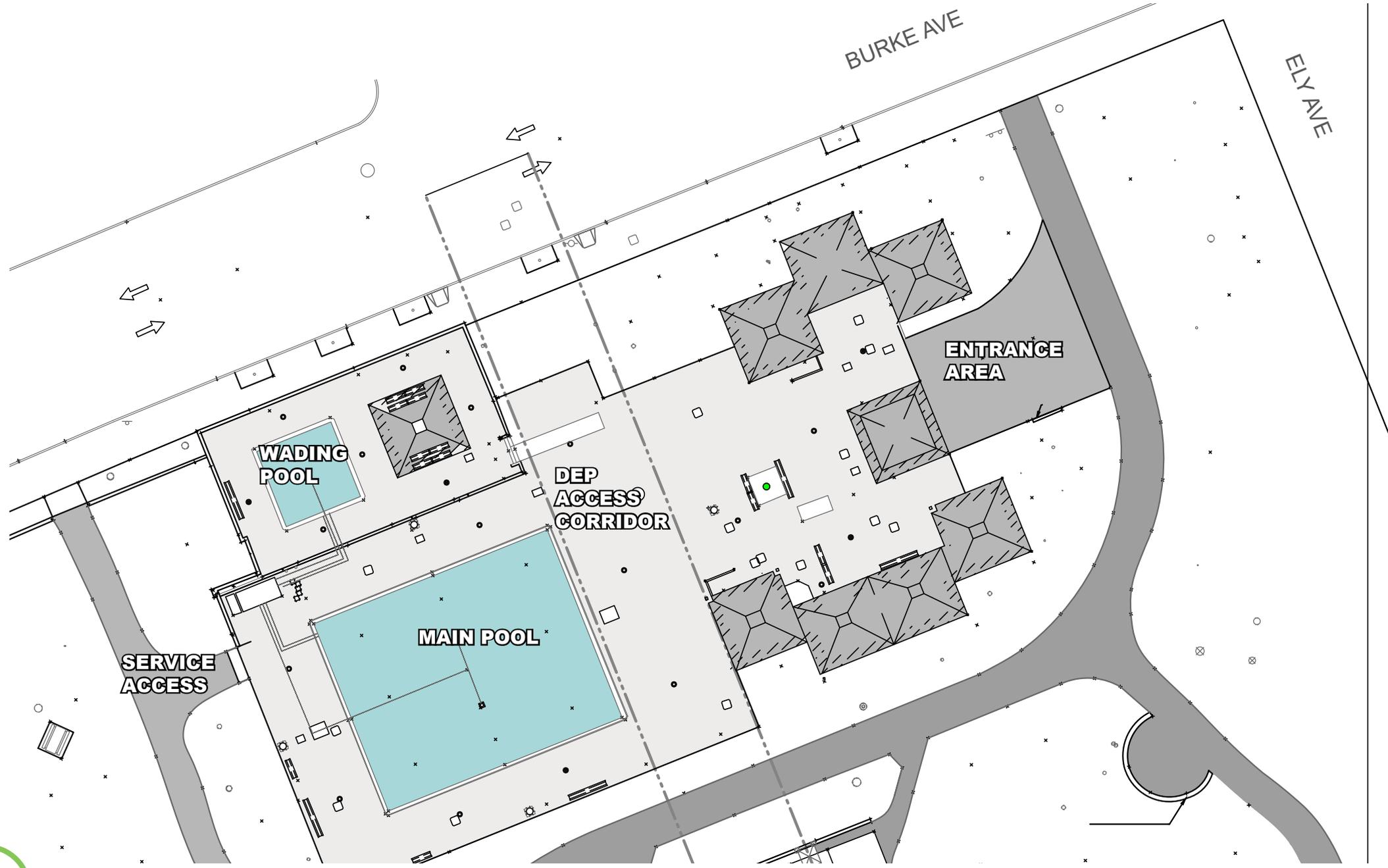


Haffen Park Pool Complex | Overall Scope of Work Plan

Goals

- Reconstruct existing deteriorated bathhouse buildings to prevent further damage to buildings, increase energy efficiency and bring into current code compliance.
- Reconstruct interior to be conditioned and meet the Agency's year round needs for M&O facilities
- Construct new breezeways to meet bathhouse programming
- Reconstruct pool deck and lighting
- Reconstruct pool filter for equipment update and ease of maintenance
- Provide ADA accessible public facilities and park entrance





Haffen Park Pool Complex | Existing Pool Deck and Landscape Plan



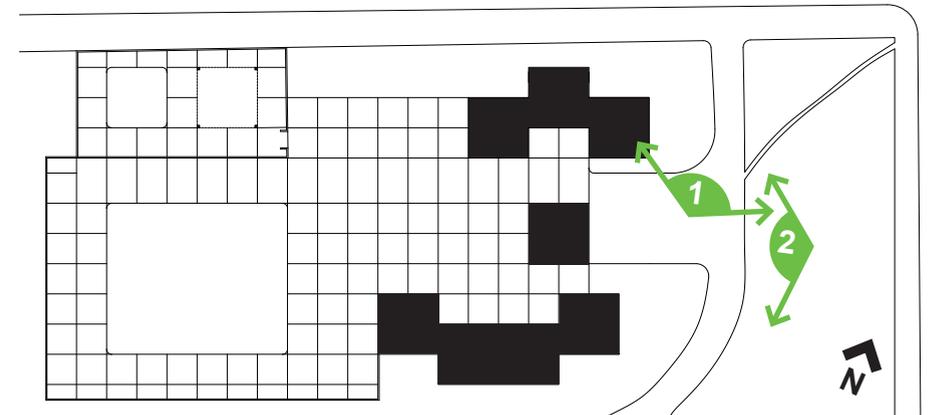
1 - Pedestrian Entrance

- Reconstruct full depth asphalt Pavement
- Increase and maintain ADA accessibility
- Provide attractive and safe entrance to the park



2 - Bathhouse Entrance Area

- Reconstruct Concrete Pavement
- Allow for flexible queuing area
- Maintain vehicle access to deck





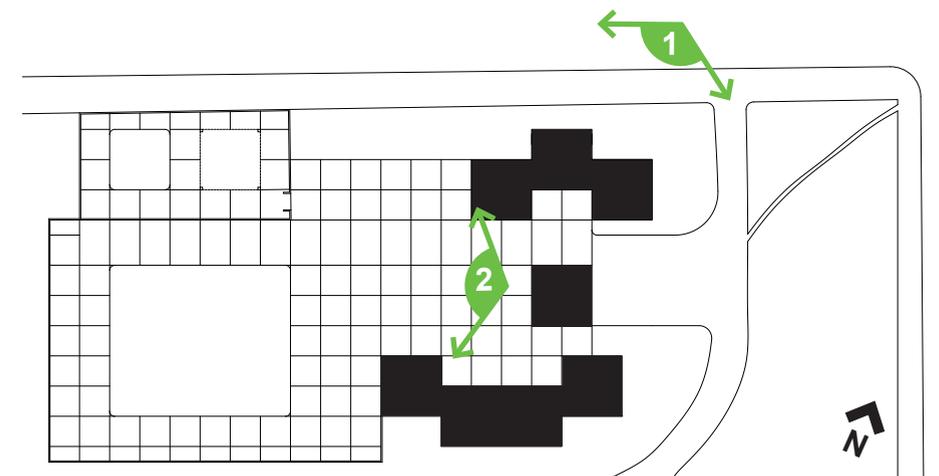
1 - New Parking on Burke Ave

- Request from the borough for Parks M&O
- Possible coordination with DOT



2 - Pool Deck

- Reconstruct concrete deck
- Create ADA accessibility
- Provide seating opportunities





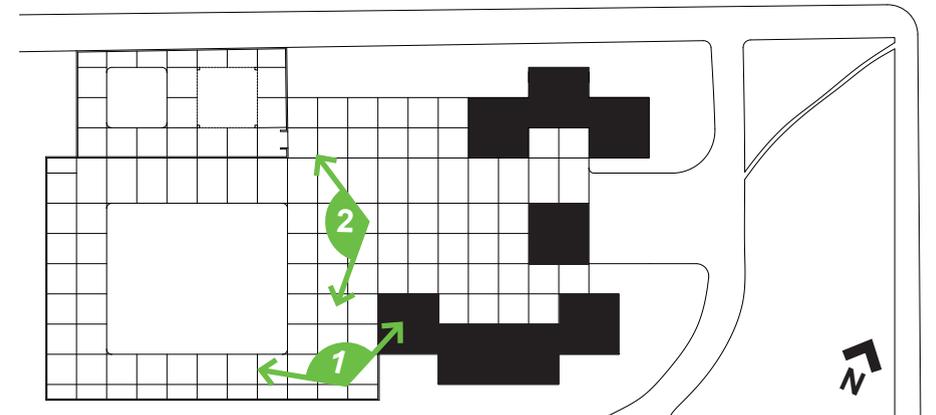
1 - Pool Deck

- Reconstruct concrete deck
- Create ADA accessibility
- Provide seating opportunities



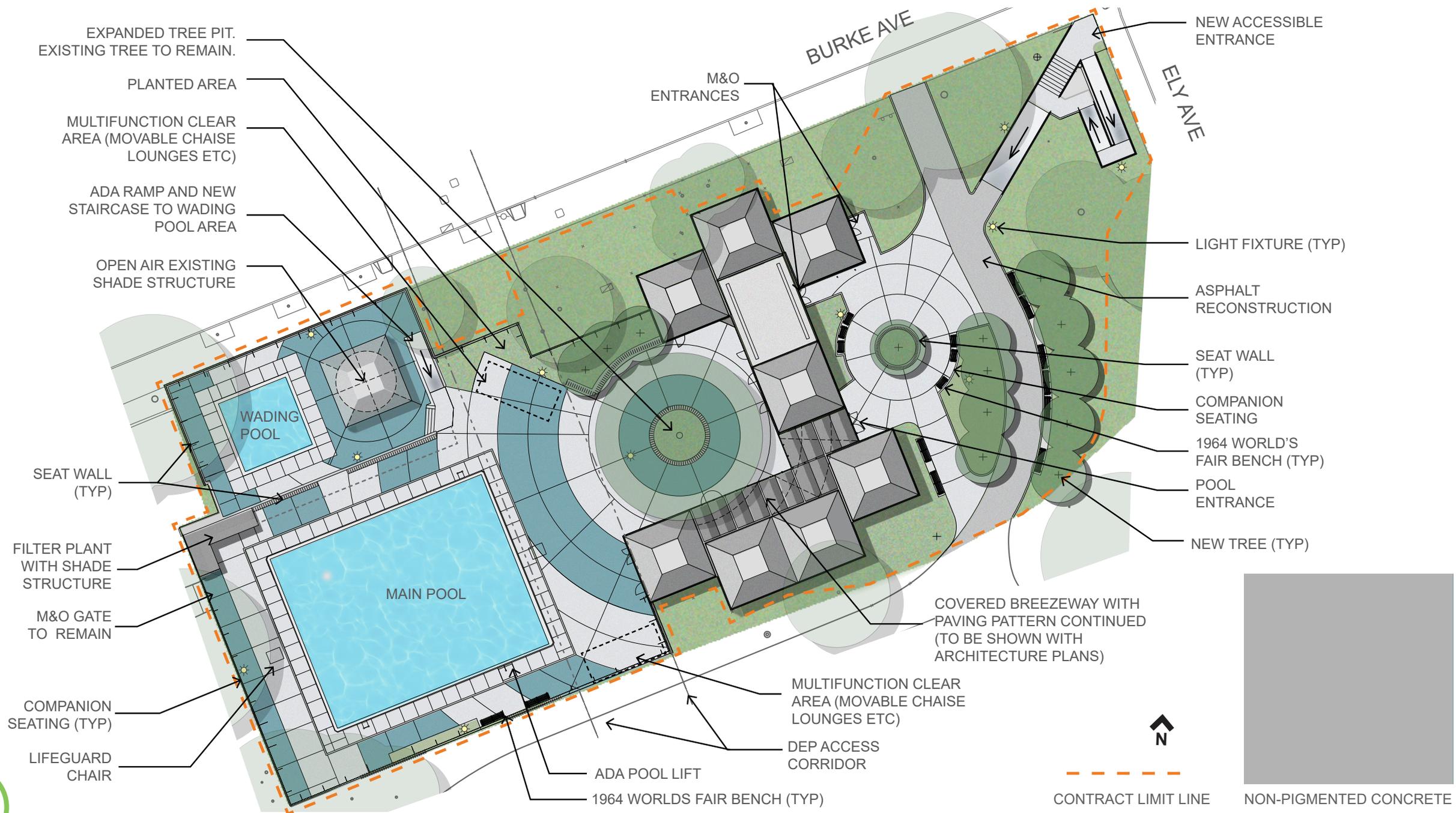
2 - Pool Deck Lighting

- Replace deck lighting, including poles and luminaires





Haffen Park Pool Complex | Pool Deck and Landscape Plan



1964 WORLDS FAIR BENCH

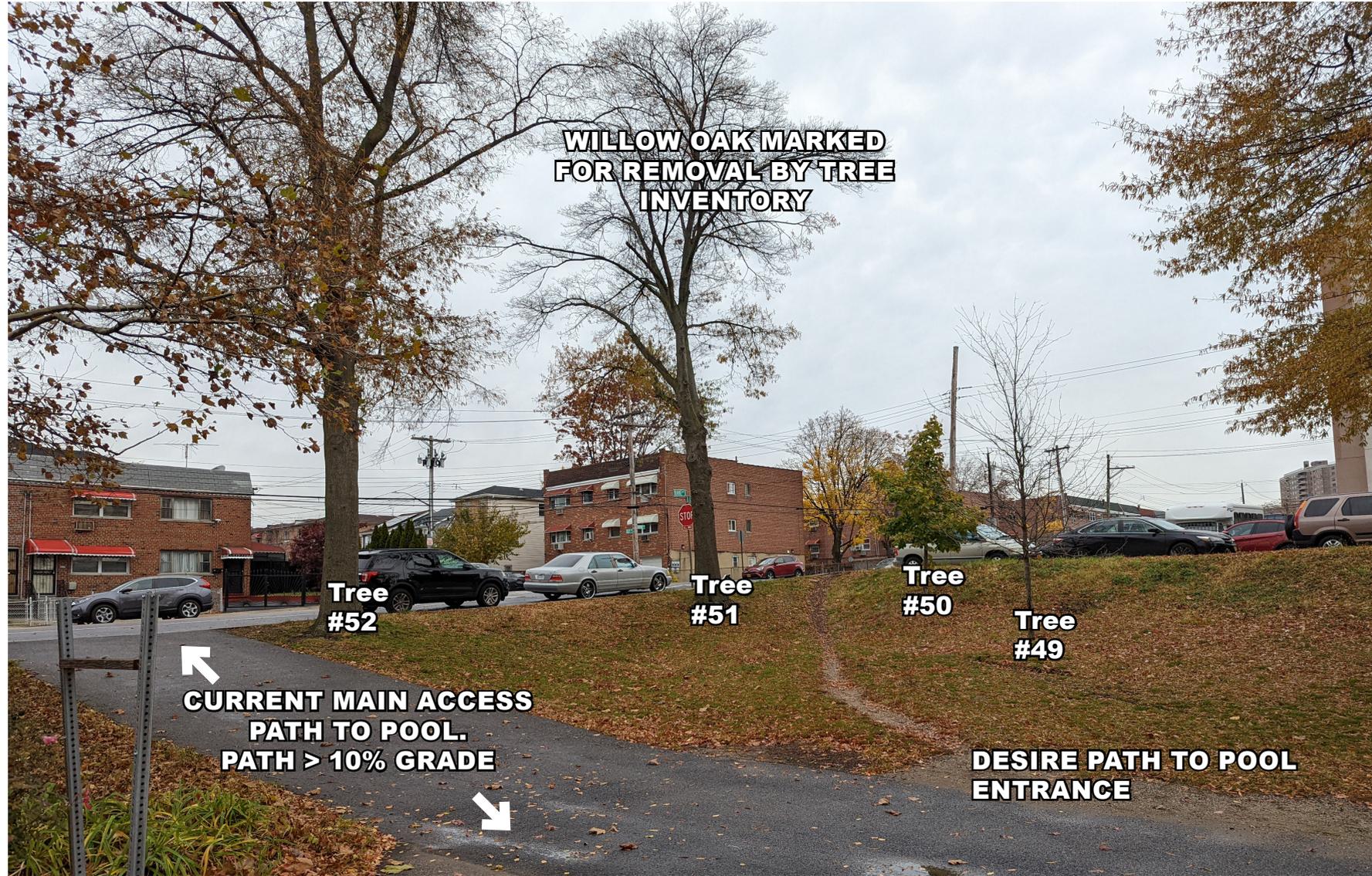


POURED-IN-PLACE CONCRETE SEATWALL. COMPANION SEATING AND ANTI-SKATEBOARD FEATURES TO BE INCLUDED

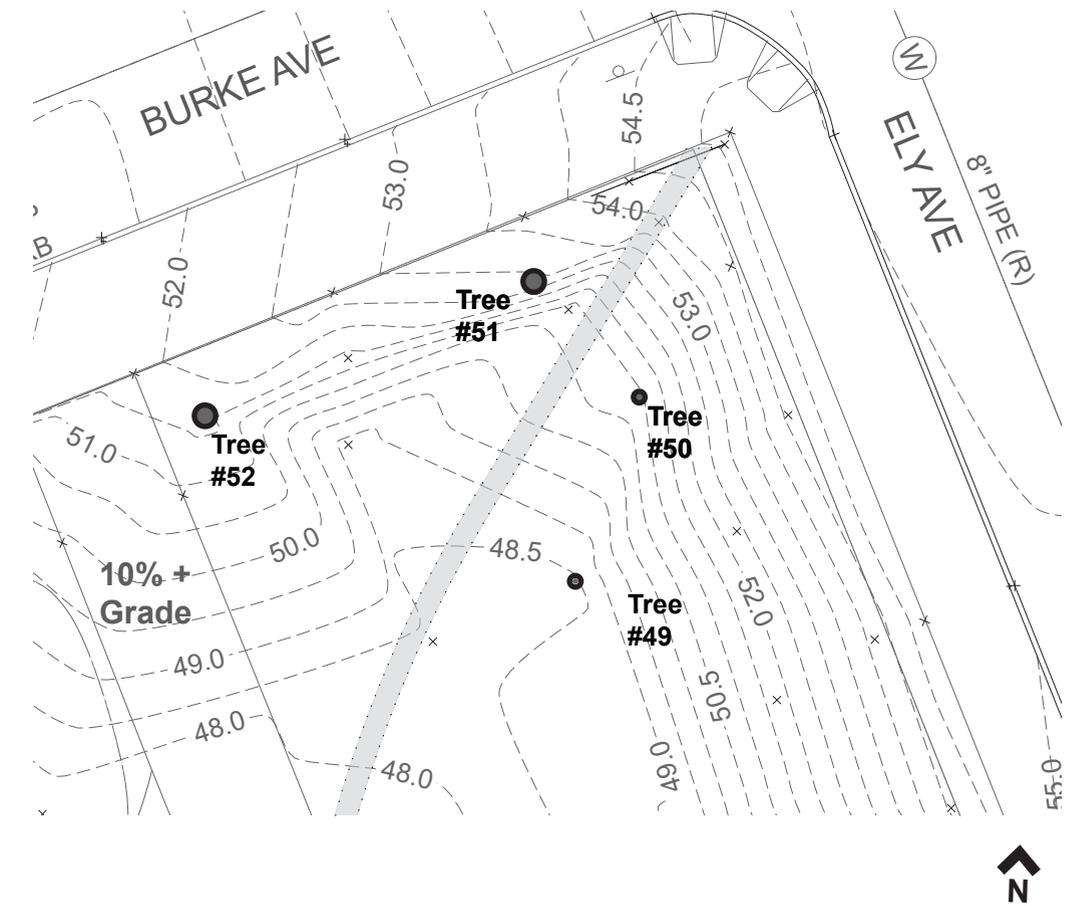


Euroblue (Cobalt) 418

DAVIS COLORS "EUROBLUE 418" PIGMENTED CONCRETE

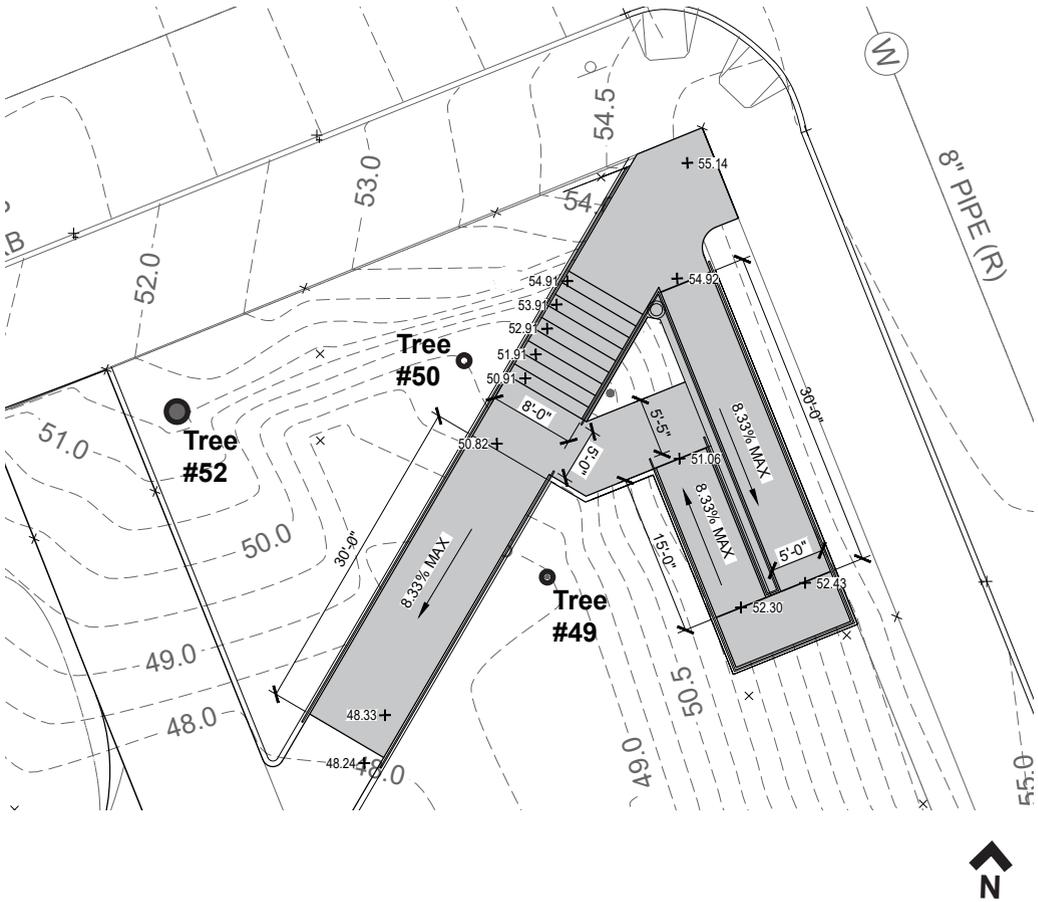


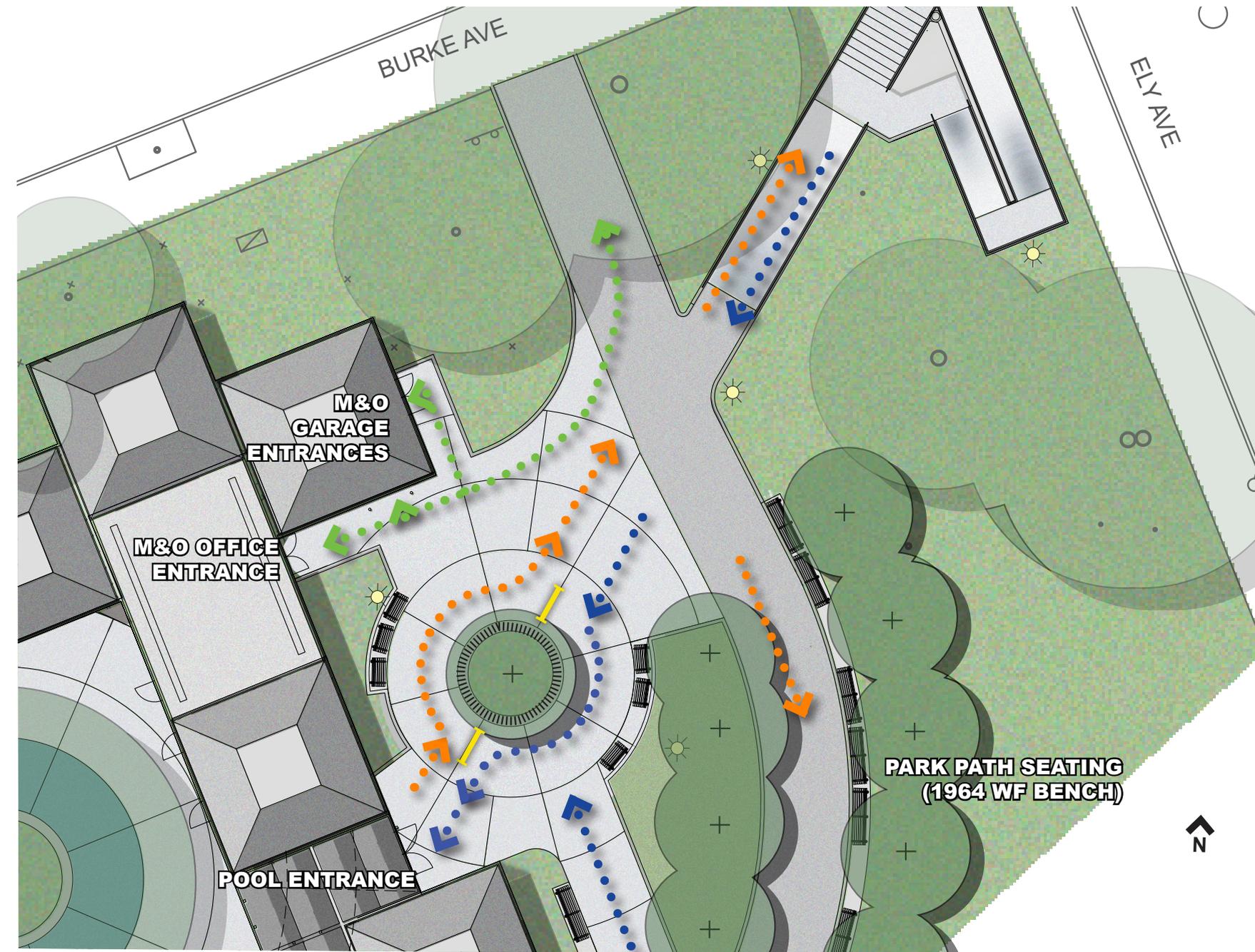
DESIRE PATH FROM STREET CORNER TO POOL ENTRANCE





CREATING A NEW ACCESSIBLE ENTRANCE TO THE PARK AND POOL





-  MOVABLE BARRIER
-  ENTERING POOL USERS
-  EXITING POOL USERS
-  PARKS M&O

M&O STAFF HAVE CLEAR PATH OF TRAVEL **WITHOUT INTERSECTING POOL USERS**, ALLOWING FOR **SAFE MOVEMENT** OF EQUIPMENT AND MATERIALS FROM GARAGE

QUEUING POOL USERS PARTITIONED FROM **EXITING** USERS BY **CENTER ISLAND**



MOVABLE CHAISE LOUNGES

CHAIR LIFT

**WADING POOL
FENCE/GATE**

MAIN POOL AREA

**WADING POOL AREA
NOT ADA ACCESSIBLE**



EXISTING MOVABLE CHAISE LOUNGES

SEAT WALLS

CHAIR LIFT

WADING POOL FENCE/GATE

MAIN POOL AREA

**WADING POOL AREA
NEW RAMP PROPOSED**

**SHADE STRUCTURE
(SEE ARCH PLANS)**

**FILTER PLANT
ENCLOSURE
(SEE ARCH PLANS)**



Haffen Park Pool Complex | Proposed Pool Deck



POOL DECK AND WADING
POOL **ELEVATION**
DIFFERENCE, STAIR
ACCESS ONLY



Haffen Park Pool Complex | View Toward Existing Wading Pool - Existing



**FILTER PLANT
AND SHADE STRUCTURE
(SEE ARCH PLANS)**

**WADING POOL AREA
ADA ACCESSIBLE**

MAIN POOL AREA

**RECONSTRUCTION OF
POOL DECK**

RAMP TO WADING POOL



Shamrock Inkberry
Ilex glabra 'Shamrock'



Henry Garnet's Sweetspire
Itea virginica 'Henry's Garnet'



Gro-Low Fragrant Sumac
Rhus aromatica 'Gro-Low'



Heavy Metal Switch Grass
Panicum virgatum 'Heavy Metal'



Butterfly Weed
Asclepias tuberosa



Vintage Wine Coneflower
Echinacea purpurea 'Vintage Wine'



Black-Eyed Susan
Rudbeckia fulgida var. sullivantii 'Goldsturm'



Catnip
Nepeta cataria



Serviceberry
Amelanchier Canadensis



Paper Birch
Betula papyrifera



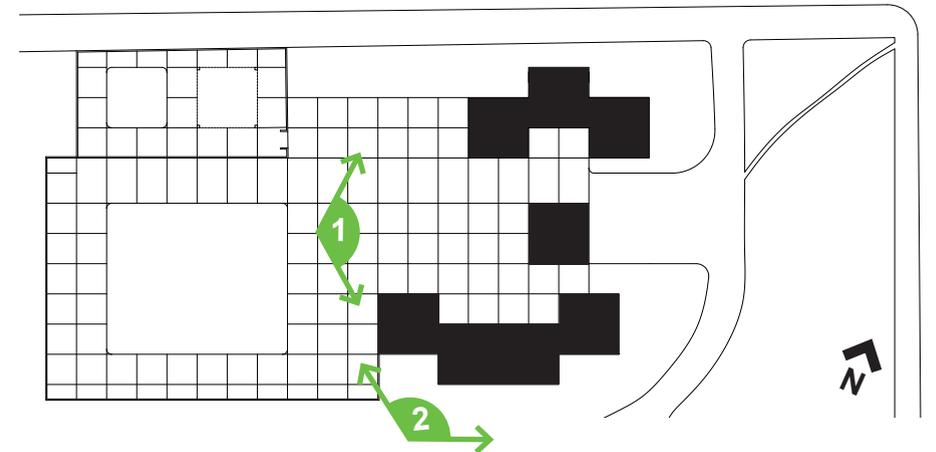
1 - Bathhouse Exterior

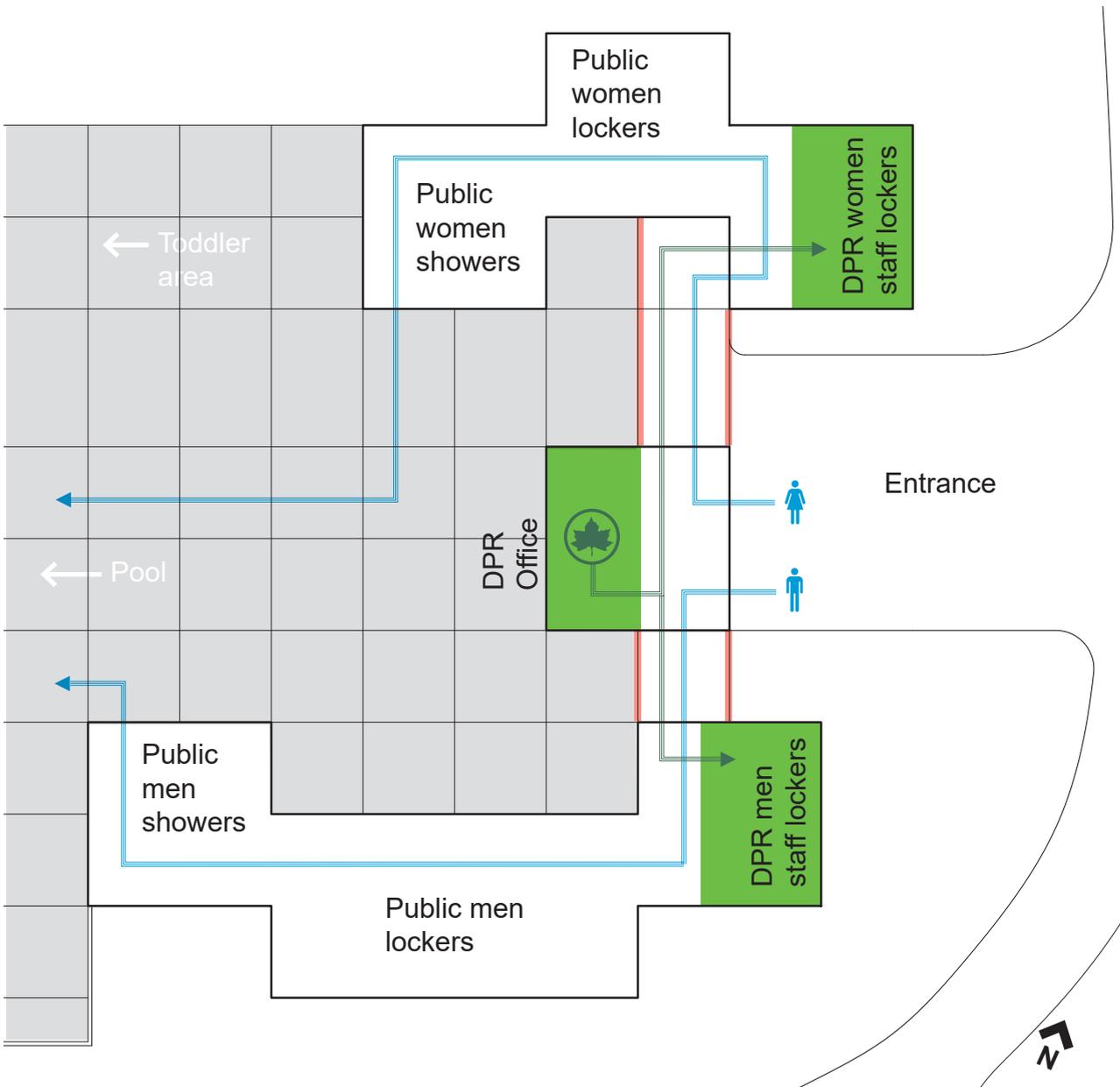
- Replace paint
- Install new vent louvers
- Remove concrete screens for ADA compliance
- Install wall pack lighting



2 - Bathhouse Interior

- Replace paint
- Install new vent louvers
- Install discreet strip lighting to illuminate exterior walls





Existing Occupation:

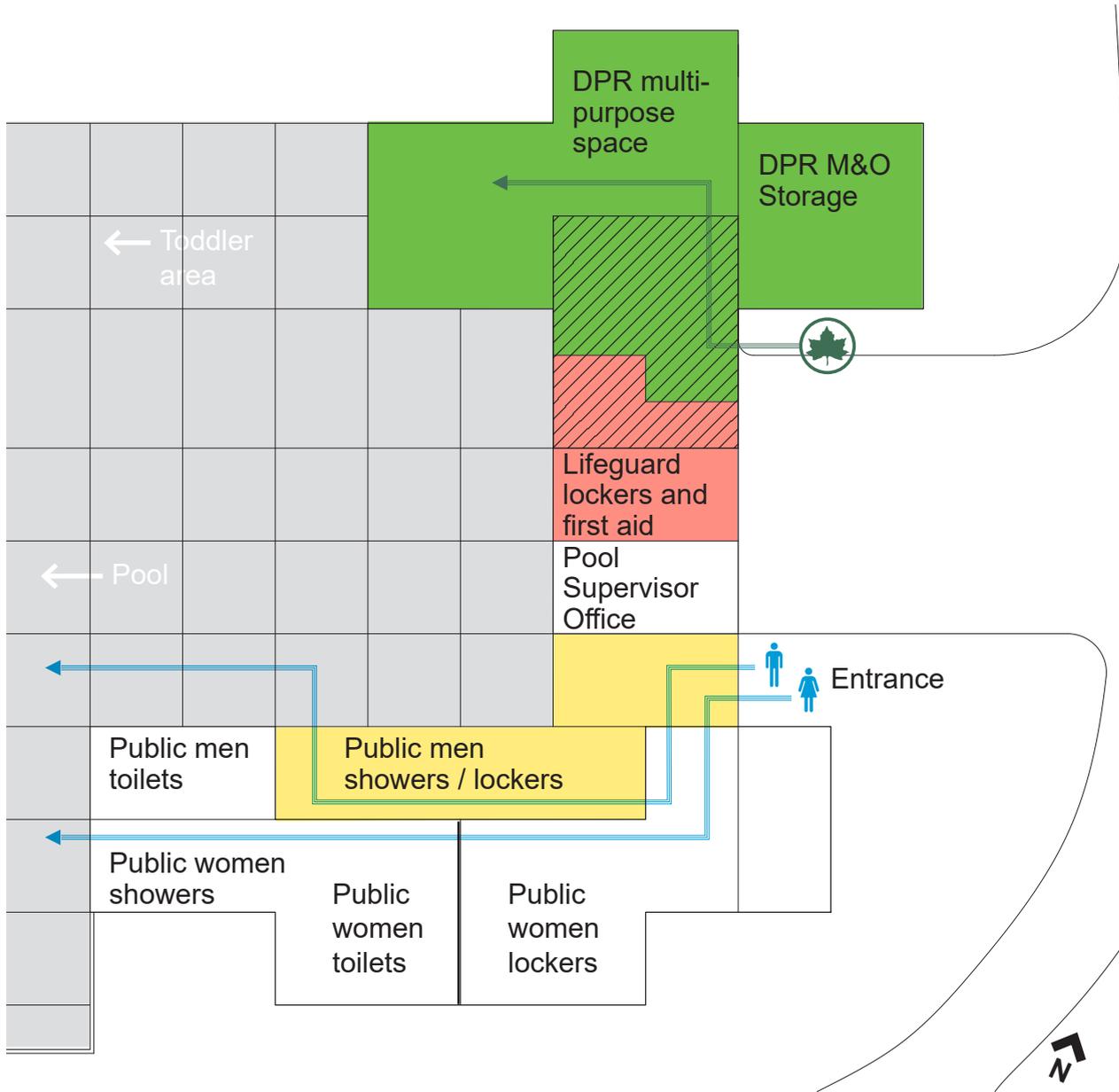
- Max Pool Occupancy - 180 people*
- Women's Bathhouse ~ 220 Lockers*
- Men's Bathhouse ~ 530 Lockers*
- Parks offices & lockers - 832 ft²*
- Public showers & lockers - 3,088 ft²*
- Total 3,920 ft²***

- Parks Staff Building
- Public Bathhouse Building
- Pool Deck
- Fence
- Parks Staff Circulation
- Public Circulation

EXISTING ISSUES

- Public areas and egress routes are not ADA compliant
- Pool deck not visible from the DPR staff areas (a security, safety, and supervisory concern)
- Lack of conditioning precludes year-round Agency use
- Bath house amenities do not align to DOH occupancy
- Interior circulation curtails usable floor area
- Deteriorated plumbing and electrical systems, building envelope and interior elements





Proposed Occupation:

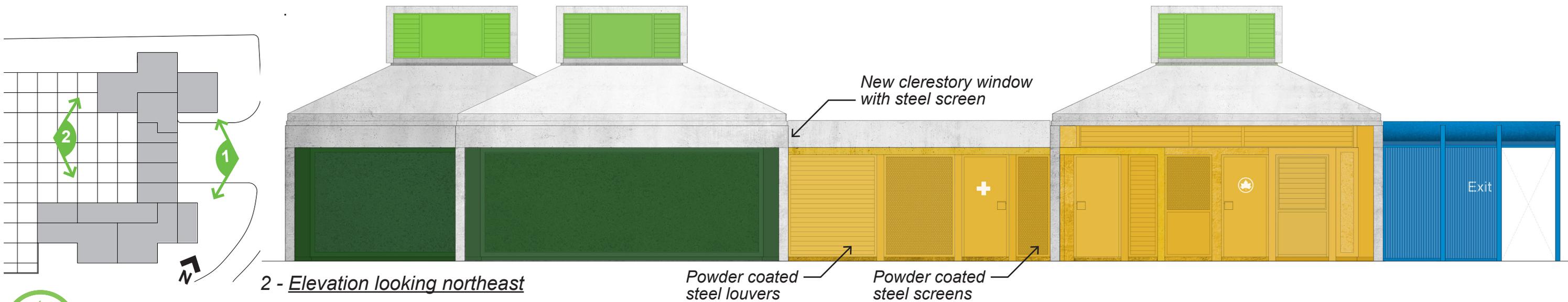
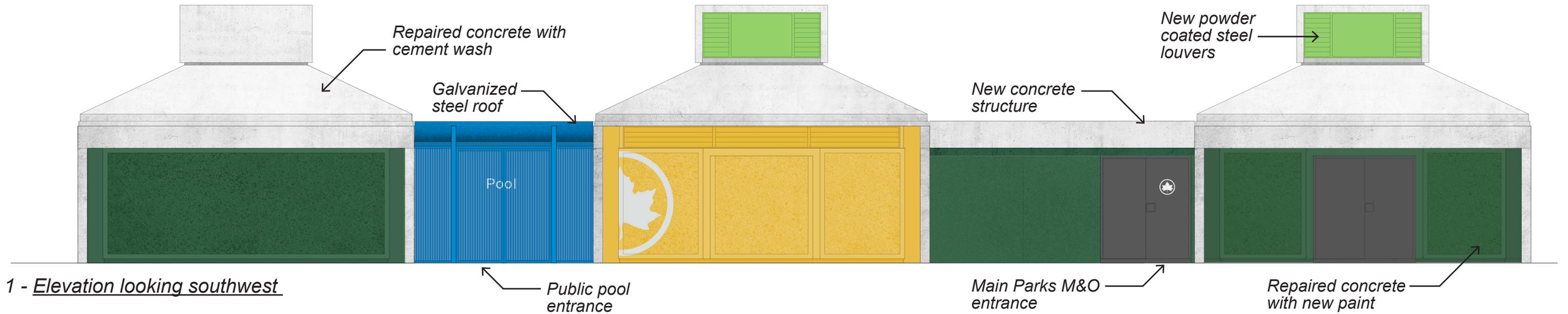
- Max Pool Occupancy - 180 people*
- Women's Bathhouse - 180 Lockers min*
- Men's Bathhouse - 180 Lockers min*
- Parks offices & lockers - 2,304 ft²*
- Lifeguard facility - 576 ft²*
- Public showers & lockers - 3,024 ft²*
- Total 5,904 ft²***

- Parks Staff in Cube Building
- New Conditioned Infill Building
- Lifeguard Building
- New Enclosed Breezeway
- Public Bathhouse Cube Building
- Pool Deck Not in Scope
- Parks Staff Circulation
- Public Circulation

PROPOSED SOLUTIONS

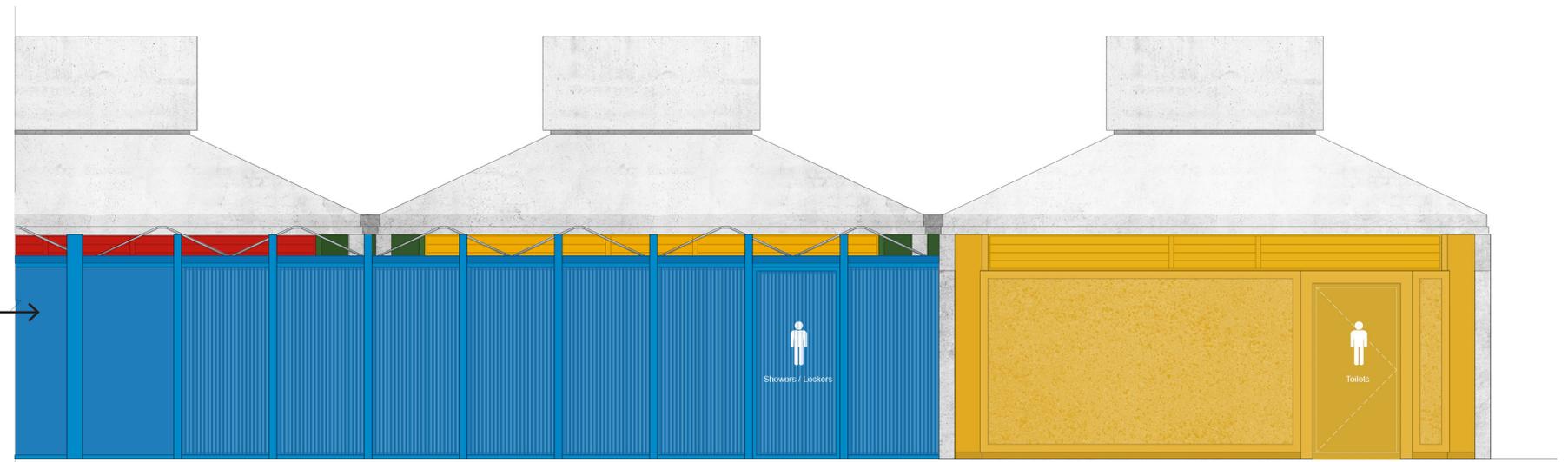
- ADA compliant public areas and egress routes
- Provide visibility from DPR staff areas to pool deck
- Seal, insulate, and condition new year-round DPR areas
- Reduce public locker count to match DOH occupancy limit
- Exterior breezeway circulation increases usable floor area
- Upgrade bathroom, shower, and lighting fixtures
- Upgrade building envelope
- Upgrade interior elements (floor, wall and ceiling finishes; furniture, lockers and partitions)



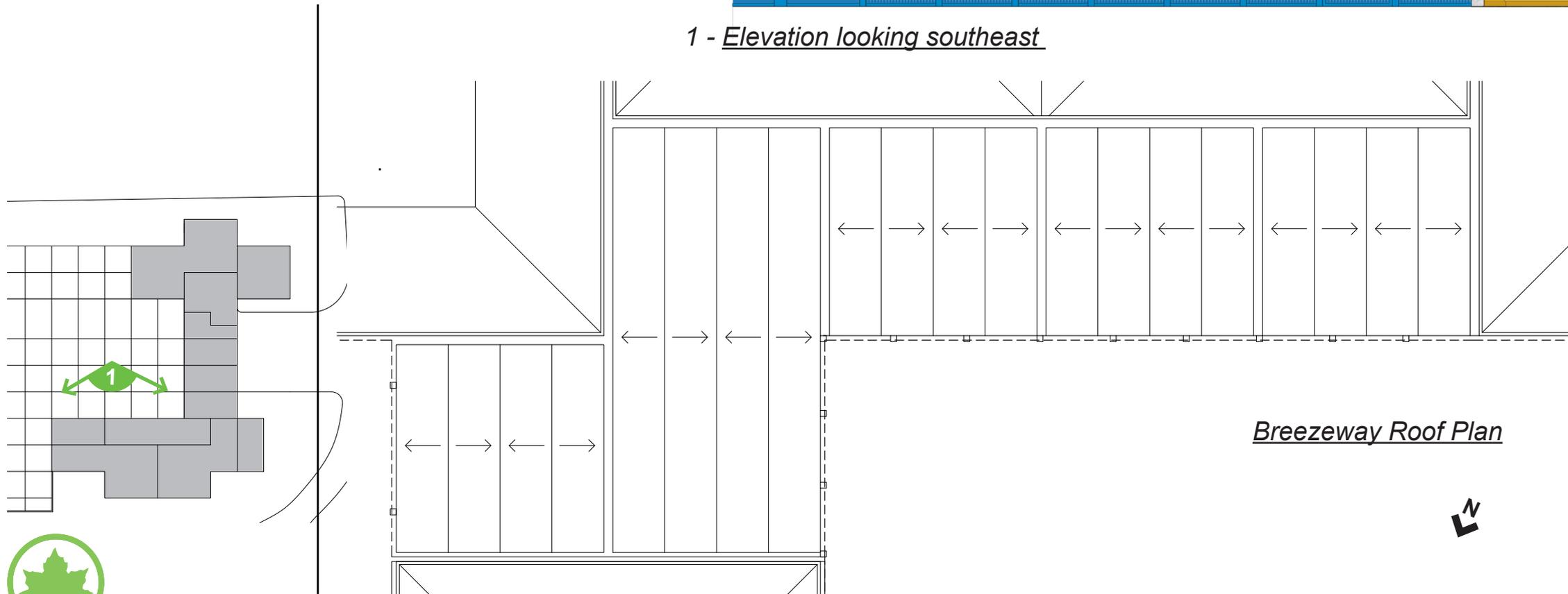


Haffen Park Pool Complex | Exterior Reconstruction Elevations

Breezeway with powder coated steel screen and galvanized steel roof

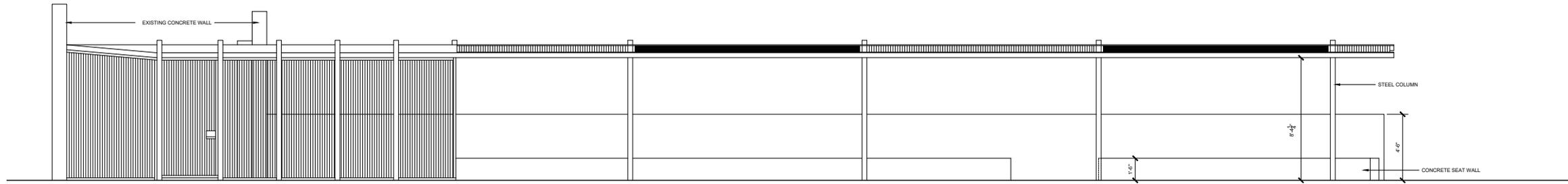


1 - Elevation looking southeast

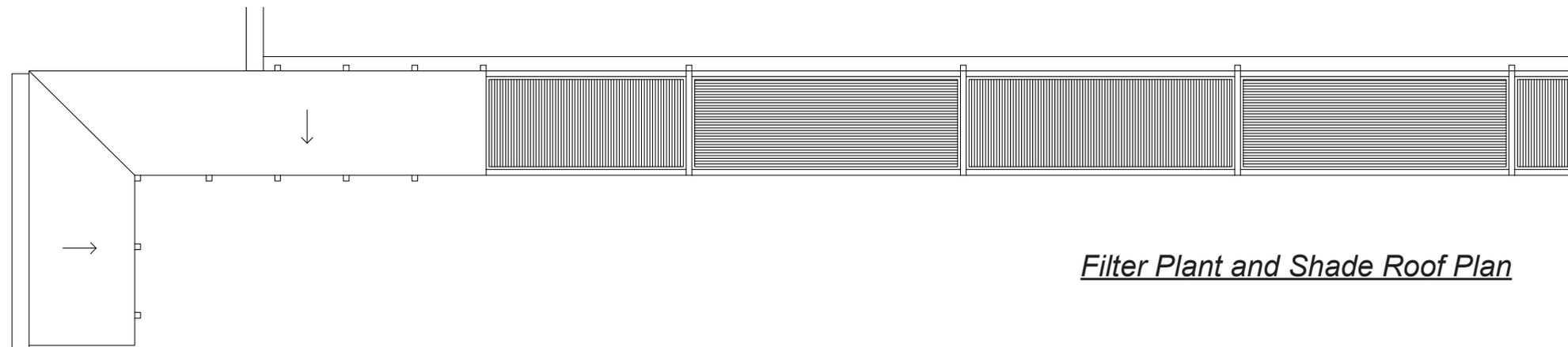


Breezeway Roof Plan

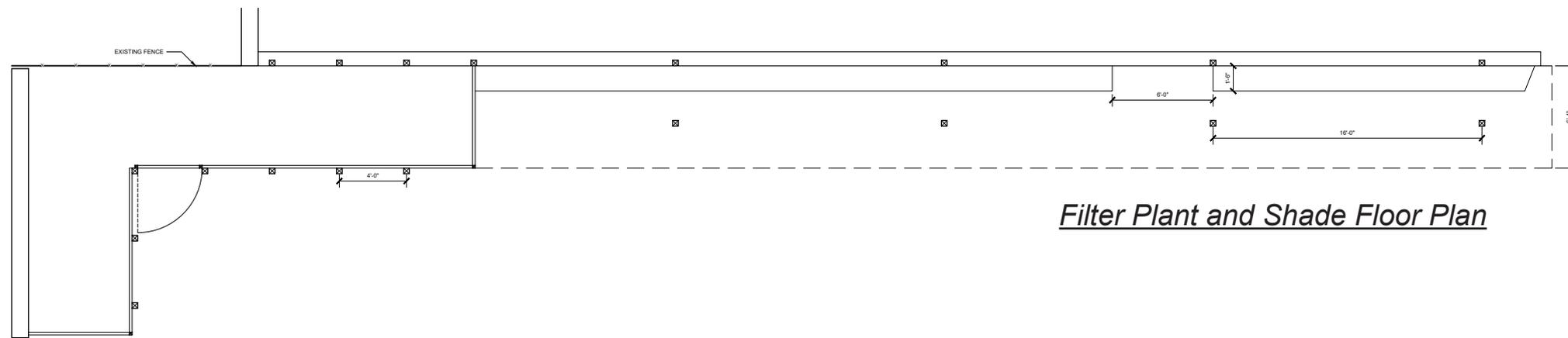




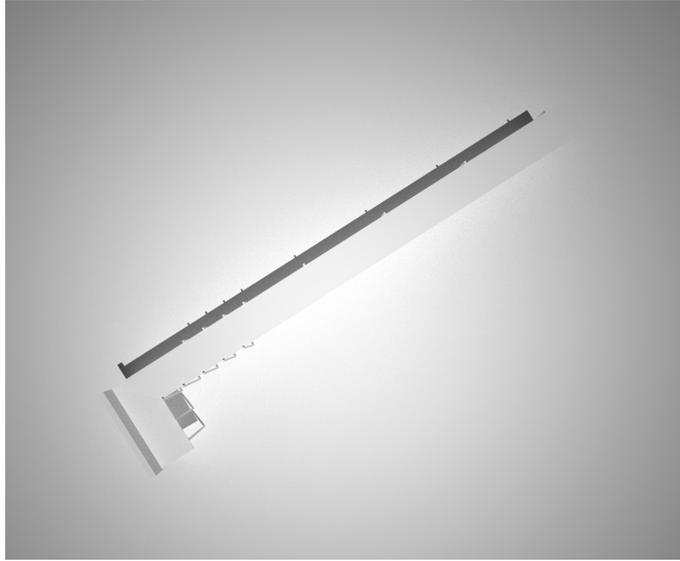
Filter Plant and Shade Elevation



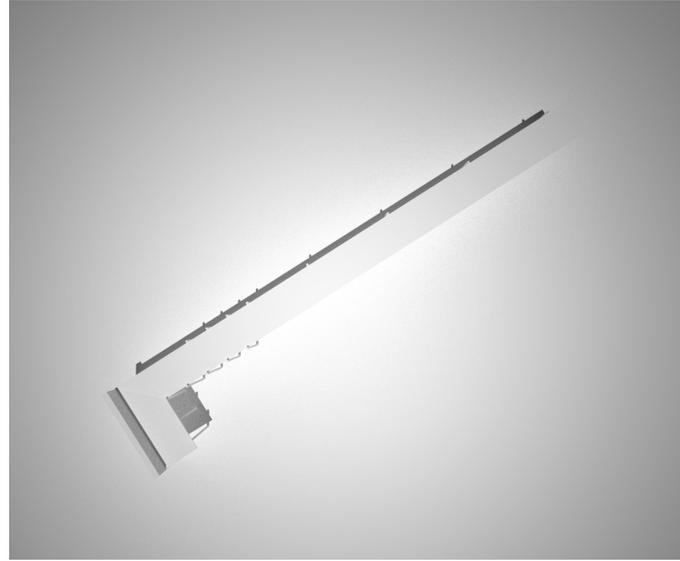
Filter Plant and Shade Roof Plan



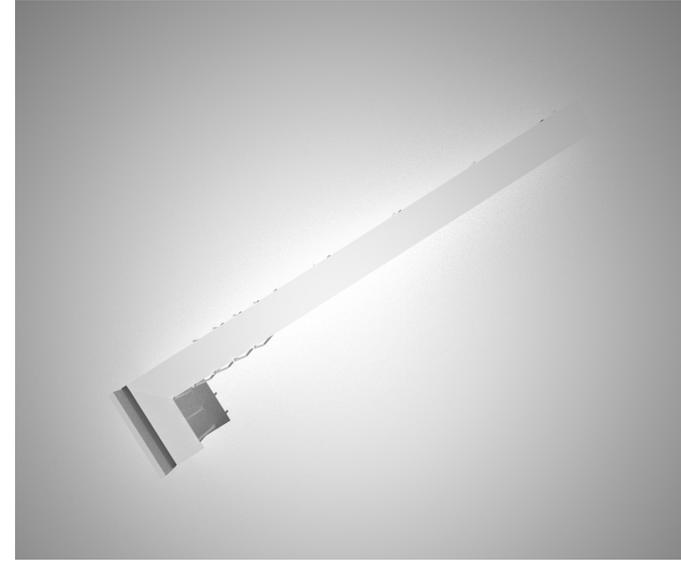
Filter Plant and Shade Floor Plan



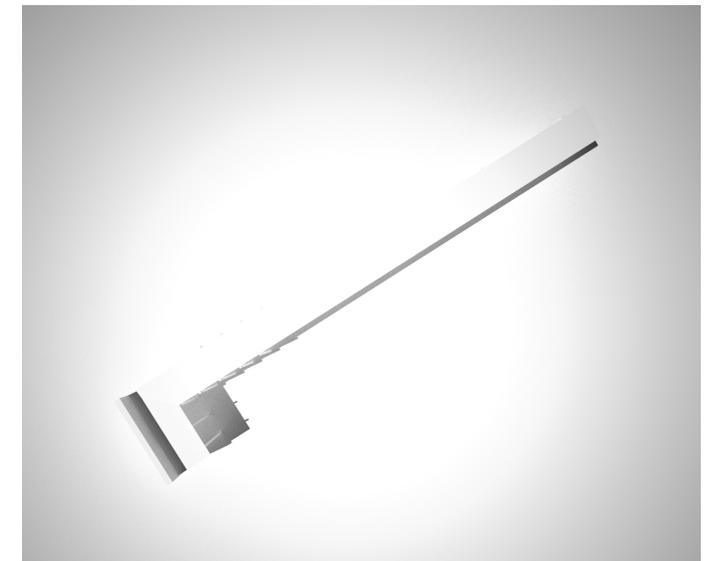
6-28-2022, 11am



6-28-2022, 12pm



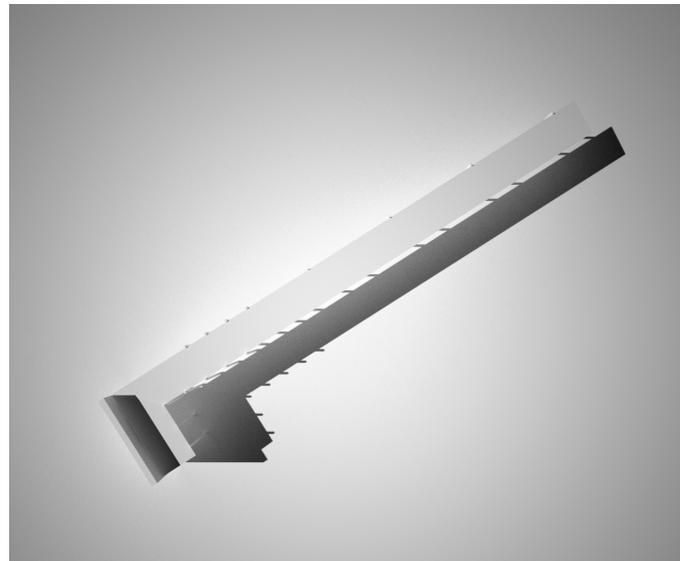
6-28-2022, 1pm



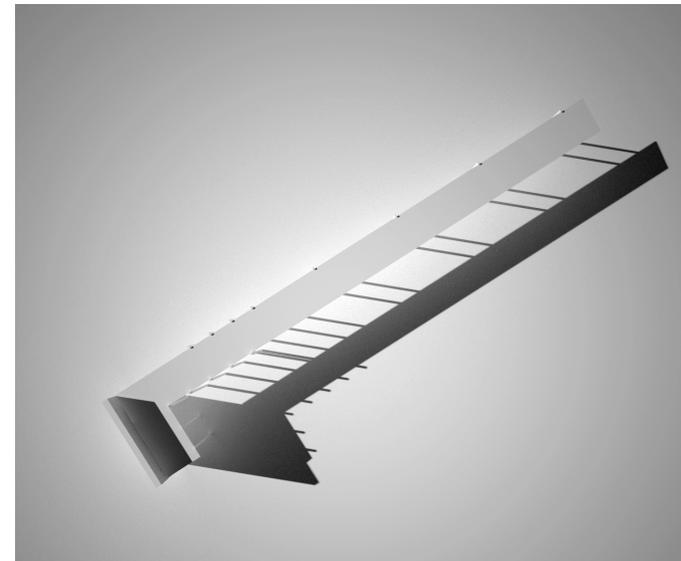
6-28-2022, 2pm



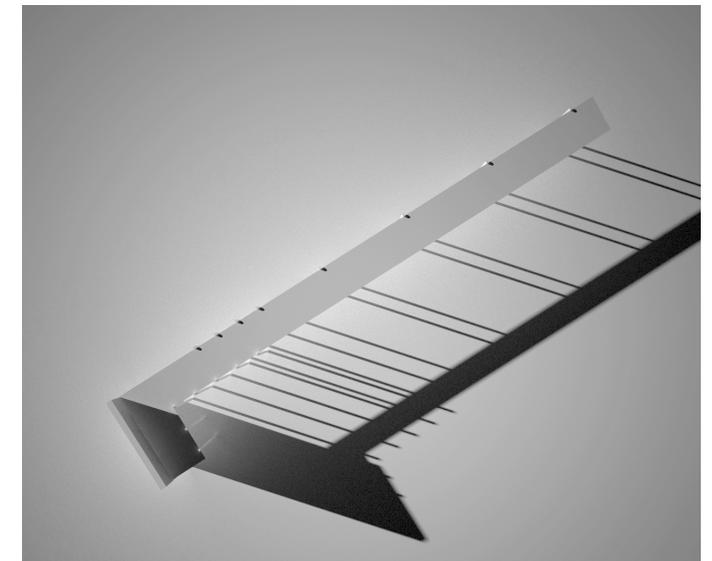
6-28-2022, 3pm



6-28-2022, 4pm



6-28-2022, 5pm



6-28-2022, 6pm



Haffen Park Pool Complex | Filter Plant Breezeway Shadow Study

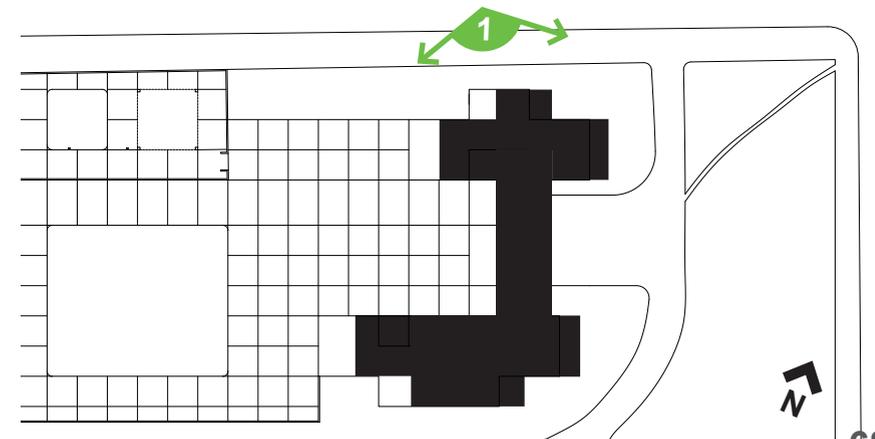


1 - Rendering looking south



NYC Parks

Haffen Park Pool Complex | Exterior Rendering



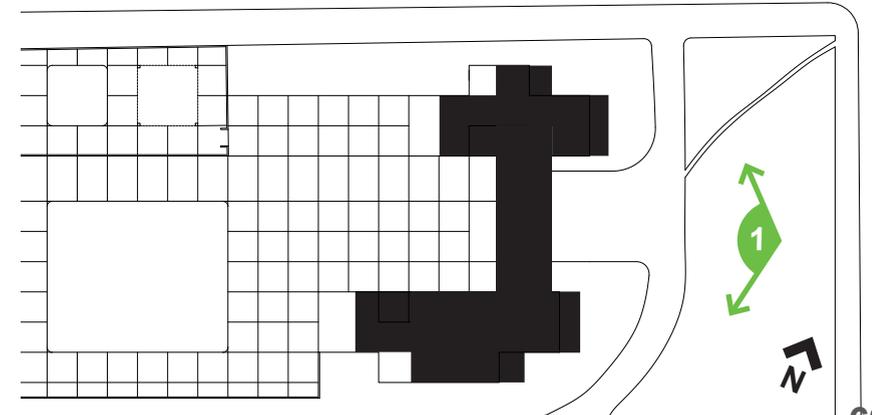


1 - Rendering looking west



NYC Parks

Haffen Park Pool Complex | Exterior Rendering



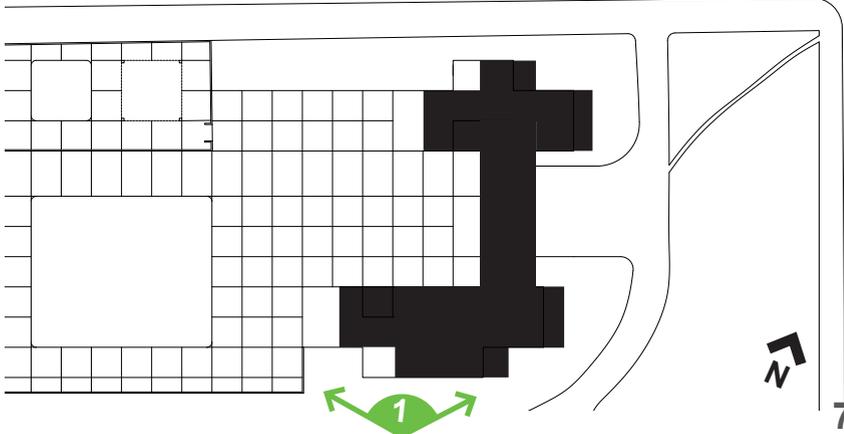


1 - *Rendering looking north*



NYC Parks

Haffen Park Pool Complex | Exterior Rendering



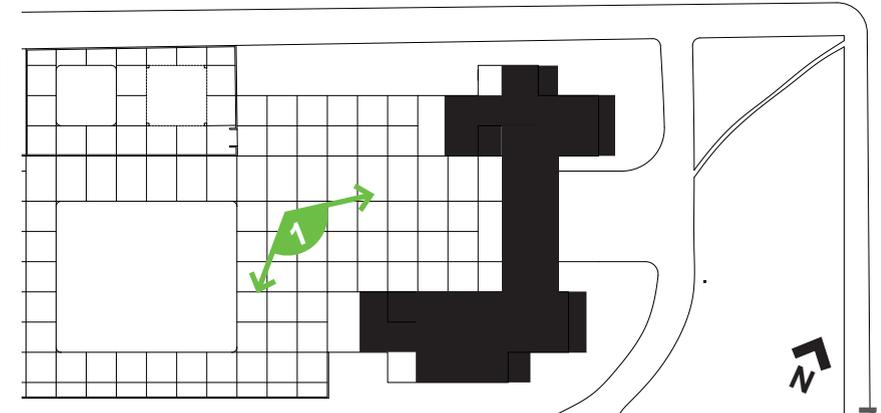


1 - Rendering looking south



NYC Parks

Haffen Park Pool Complex | Exterior Rendering



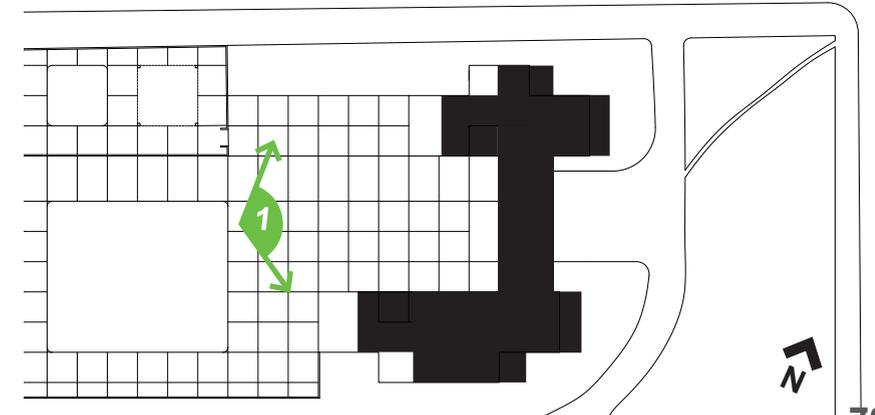


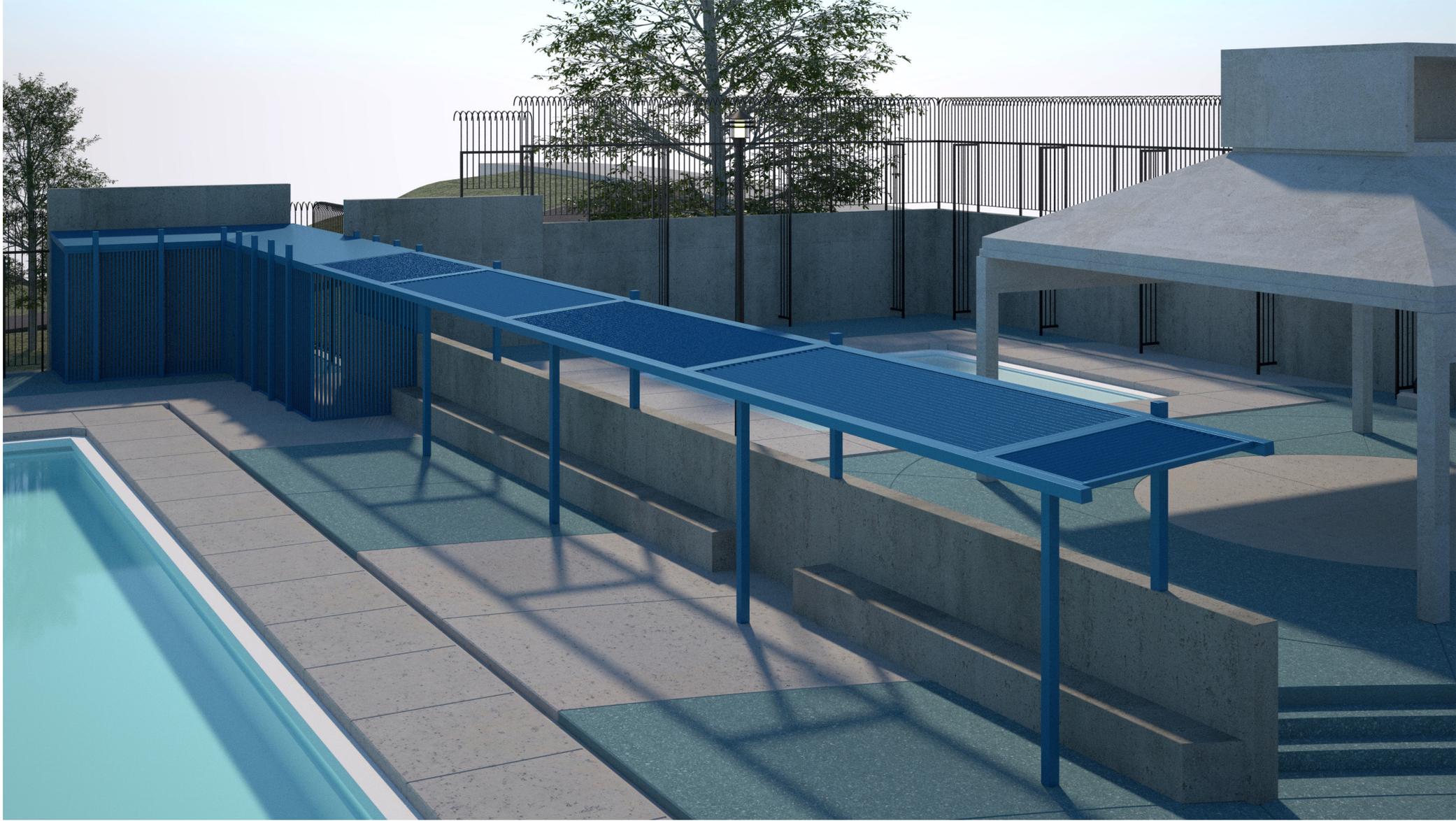
1 - *Rendering looking east*



NYC Parks

Haffen Park Pool Complex | Exterior Rendering



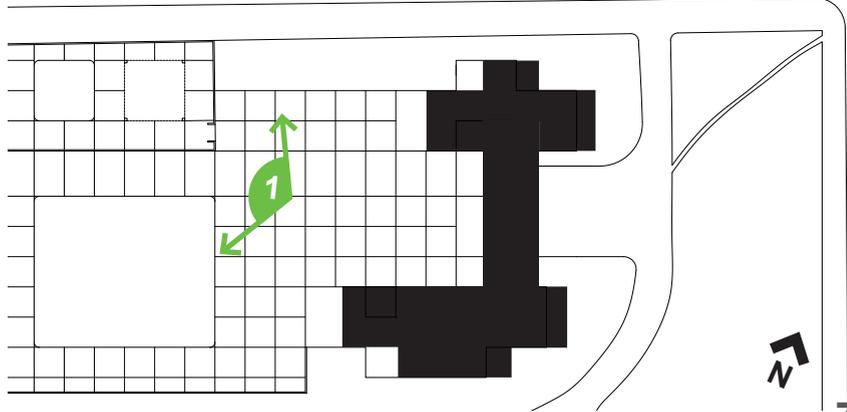


1 - *Rendering looking west - Pool filter enclosure and shade seating*



NYC Parks

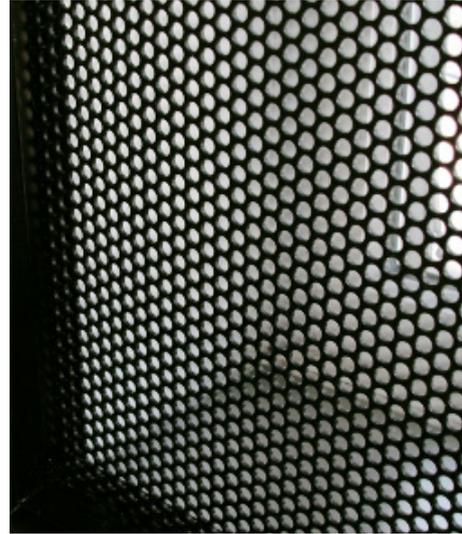
Haffen Park Pool Complex | Exterior Rendering





Louvers and Vents

Large metal louvers, Powder coat painted, color to match wall paint



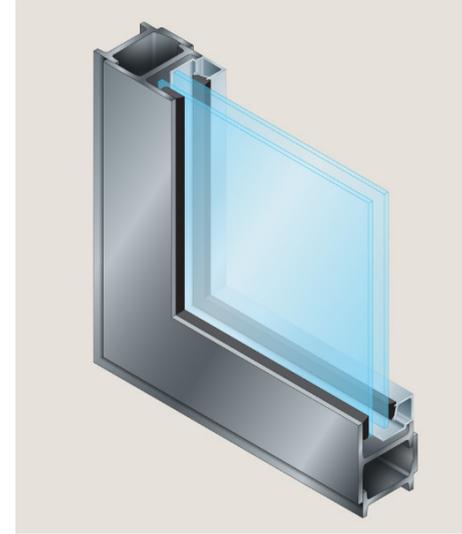
Window Screens

Perforated metal panel Narrowline Level 5 security screen by Kane 63% open, powder coat painted



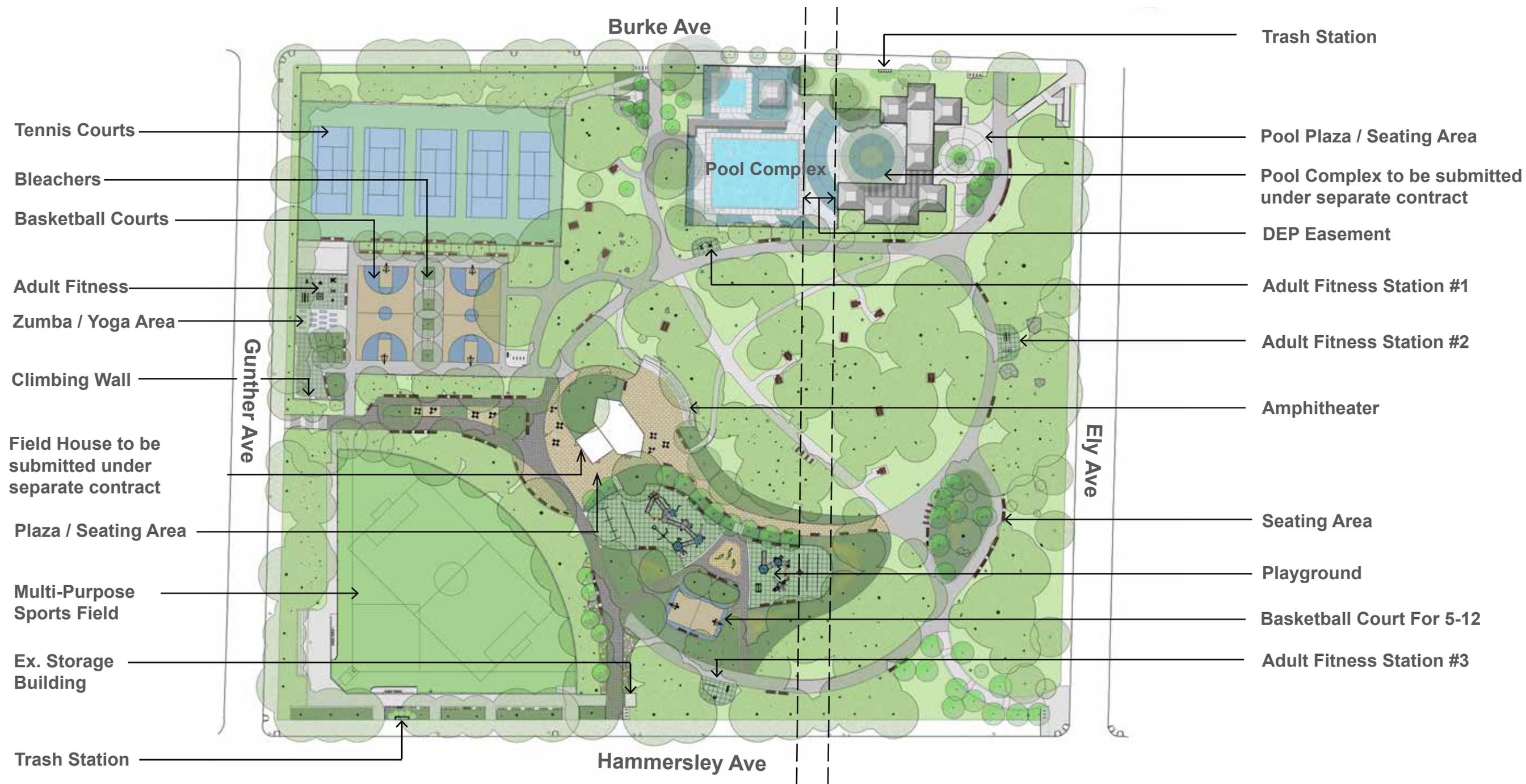
Door and frames

DPR standard:hollow metal doors and frames



Steel windows

DPR Standard: Hope's Jamestown series with project-in ventilators



Haffen Park | Schematic Plan

