



RANDALL'S ISLAND GOLF CENTER

MINIMUM CAPITAL COMMITMENT AMOUNT: \$23M



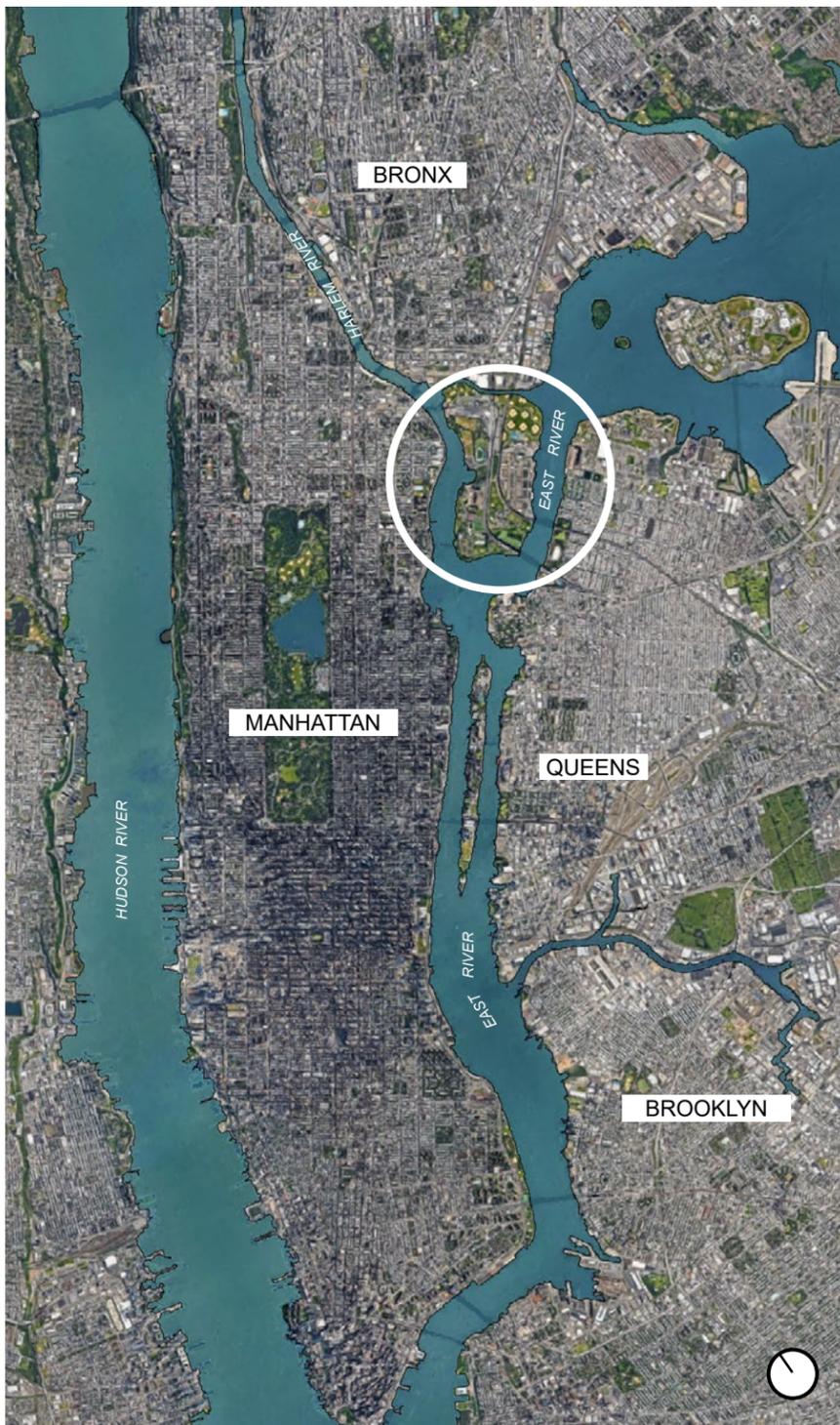
NYC Parks

Randall's Island
Park Alliance

RZAPS

RICARDO ZURITA ARCHITECTURE & PLANNING P.C.


DRIVE SHACK



LOCATION PLAN



BIRD'S-EYE VIEW LOOKING SOUTH



AERIAL VIEW



1 BIRD'S-EYE VIEW LOOKING WEST TOWARDS HARLEM



2 BIRD'S-EYE VIEW LOOKING SOUTH TOWARDS BROOKLYN/ MANHATTAN

- A** ICAHN STADIUM
- B** TBTA BLDG
- C** NYPD BLDG (FORMER TBTA CAFETERIA)
- D** FERRY DOCK
- E** NYC PARKS 5 BOROUGH BLDG
- F** TBTA HEADQUARTERS BLDG
- G** NYPD HARBOR UNIT



AGENCY: DEVELOPER/OPERATOR: ARCHITECT: LANDSCAPE ARCHITECT CIVIL/SITE ENGINEER STRUCTURAL ENGINEER MEP ENGINEER



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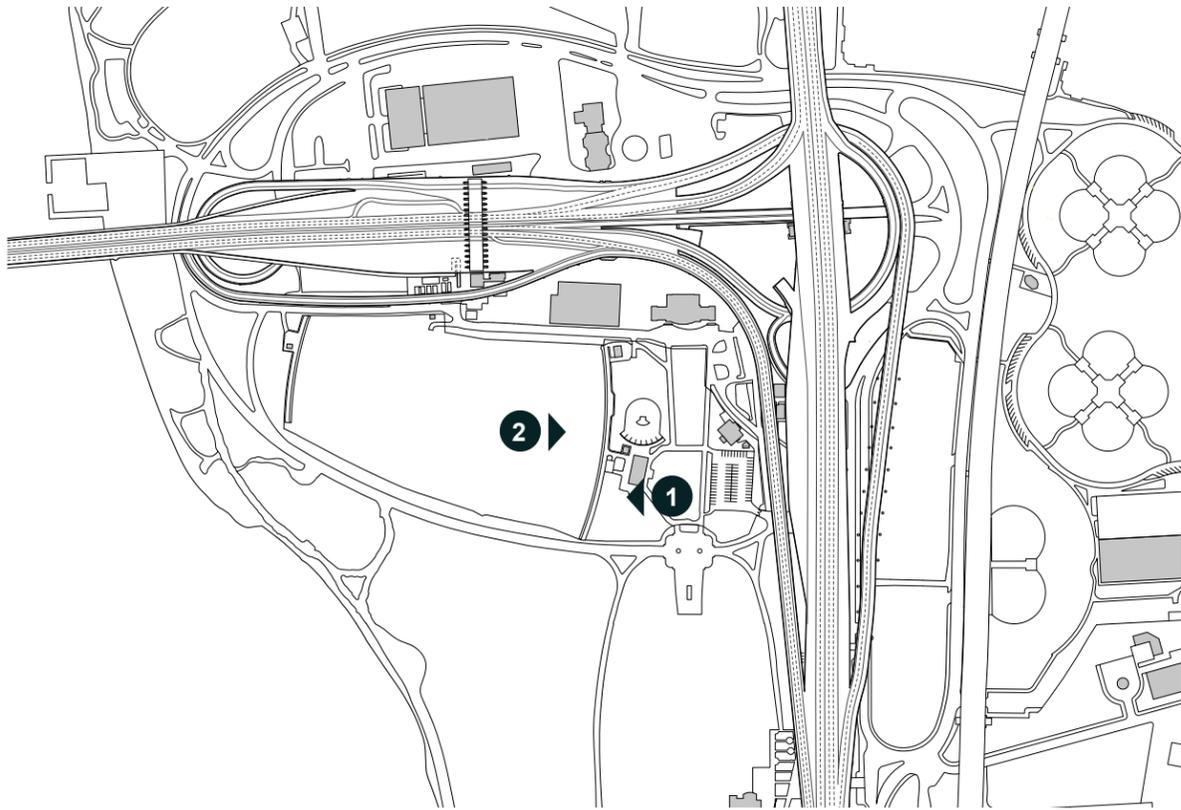
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GMS
GILSANZ MURRAY STEFICEK
ENGINEERS AND ARCHITECTS

**GOLDMAN
COPELAND**
GOLDMAN COPELAND
ASSOCIATES, PC

**RANDALL'S ISLAND GOLF CENTER
AERIAL VIEW EXISTING**

PROJECT: #0346
DATE: 09/13/2021
SCALE: 1:30



KEY PLAN



1 VIEW LOOKING WEST AT THE EXISTING DRIVING RANGE BUILDING (CLUBHOUSE AT FAR RIGHT)



2 VIEW OF DRIVING RANGE BUILDING LOOKING EAST

AGENCY: DEVELOPER/OPERATOR: ARCHITECT: LANDSCAPE ARCHITECT CIVIL/SITE ENGINEER STRUCTURAL ENGINEER MEP ENGINEER



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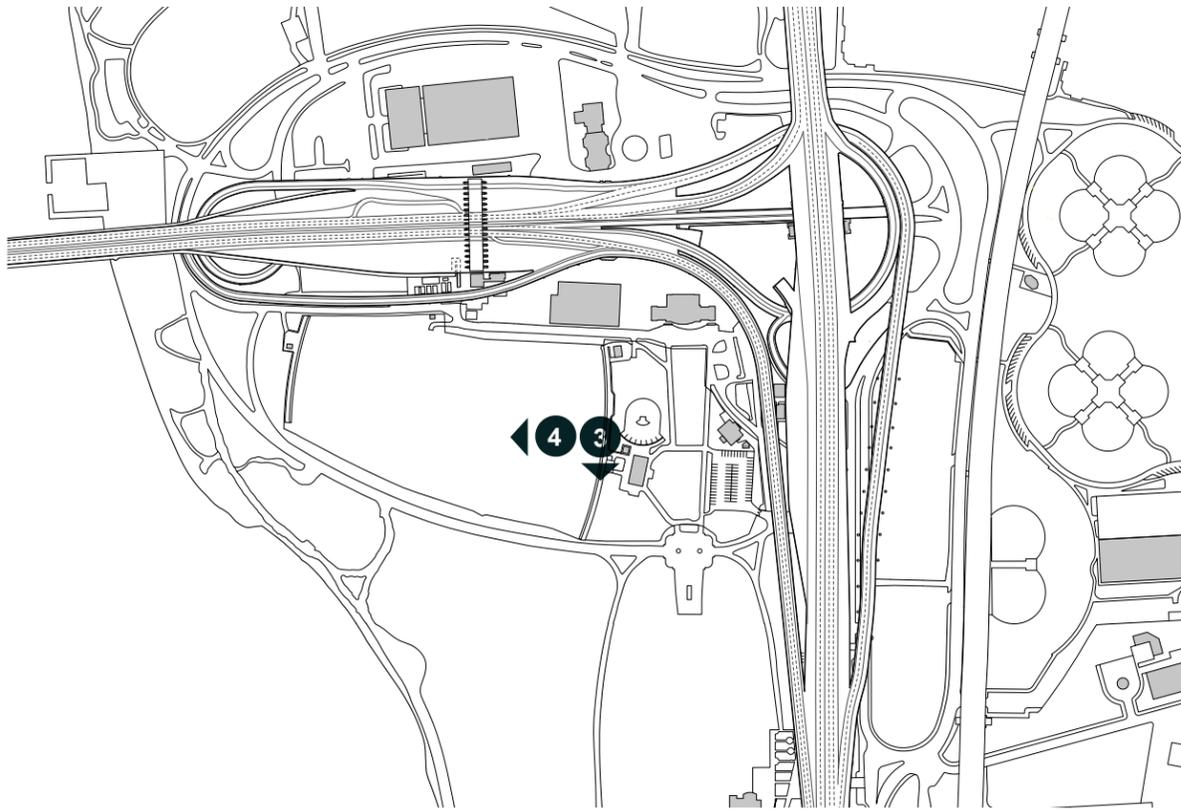
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**RANDALL'S ISLAND GOLF CENTER
SITE PHOTOGRAPHS 1 & 2**

PROJECT: #0346
DATE: 09/13/2021
SCALE: NTS



KEY PLAN



3 VIEW LOOKING SOUTH TOWARDS MIDTOWN SKYLINE



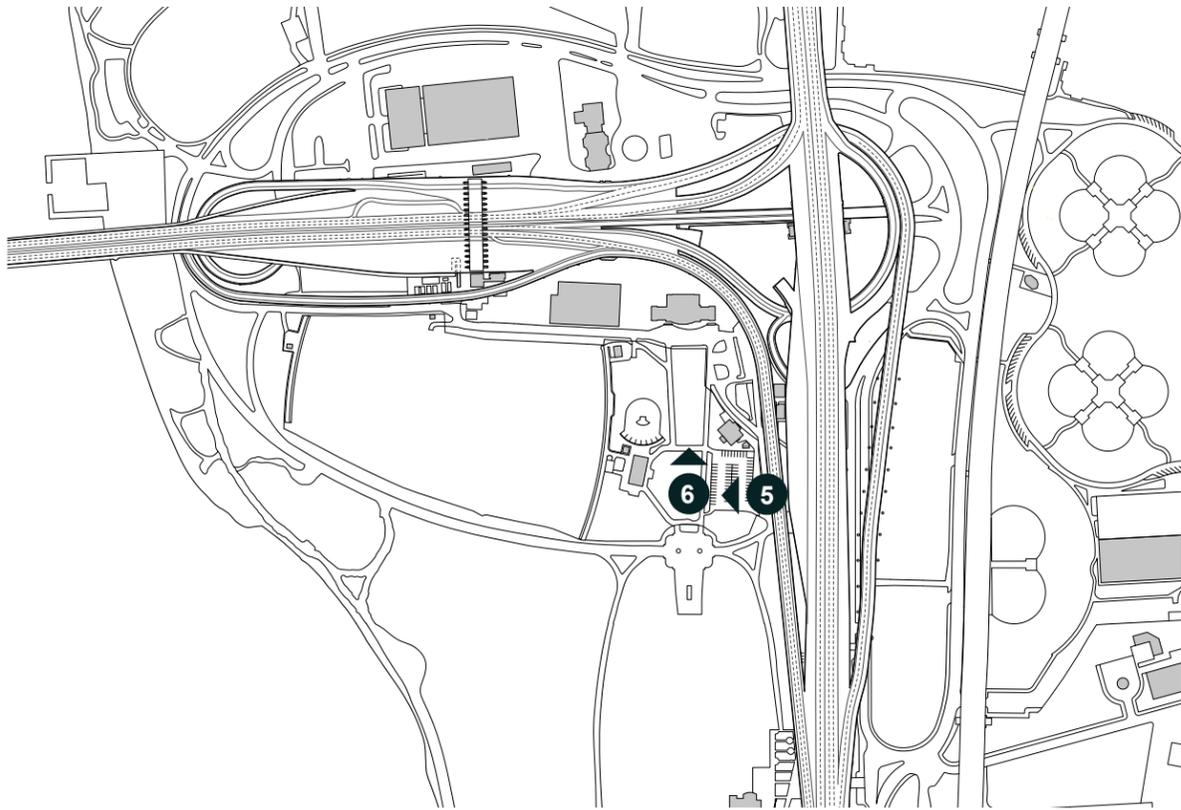
4 VIEW LOOKING WEST TOWARDS MANHATTAN SPAN OF RFK BRIDGE

AGENCY: DEVELOPER/OPERATOR: ARCHITECT: LANDSCAPE ARCHITECT CIVIL/SITE ENGINEER STRUCTURAL ENGINEER MEP ENGINEER

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**RANDALL'S ISLAND GOLF CENTER
SITE PHOTOGRAPHS 3 & 4**

PROJECT: #0346
DATE: 09/13/2021
SCALE: NTS



KEY PLAN



5 VIEW LOOKING WEST FROM EXISTING PARKING LOT (EXISTING CLUBHOUSE AT RIGHT REAR)



6 VIEW LOOKING NORTH ALONG EAST EDGE OF EXISTING ALLÉE OF TREES

AGENCY: DEVELOPER/OPERATOR: ARCHITECT: LANDSCAPE ARCHITECT CIVIL/SITE ENGINEER STRUCTURAL ENGINEER MEP ENGINEER



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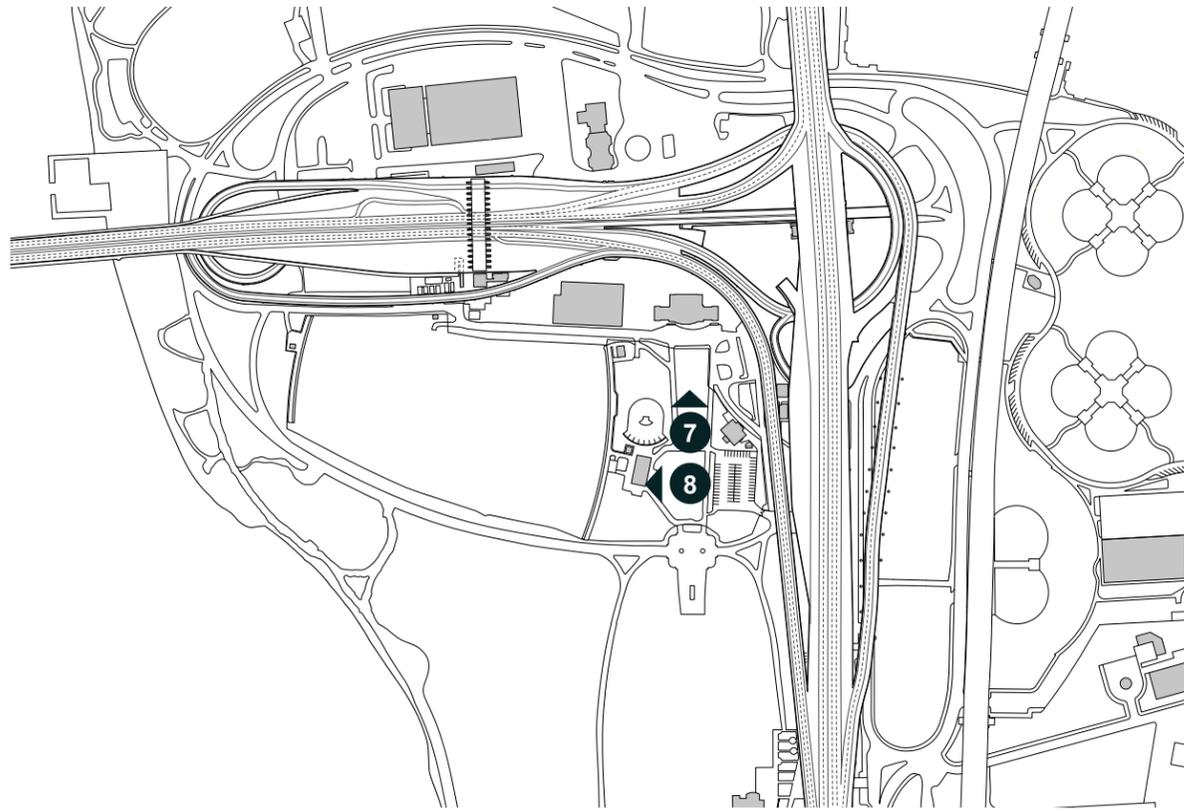
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RANDALL'S ISLAND GOLF CENTER
SITE PHOTOGRAPHS 5 & 6

PROJECT: #0346
DATE: 09/13/2021
SCALE: NTS



KEY PLAN



7 VIEW LOOKING NORTH THROUGH ALLÉE OF TREES (POLICE BUILDING/ FORMER ROBERT MOSES-ERA BUILDING AT REAR)



8 VIEW LOOKING WEST TOWARDS EXISTING CLUBHOUSE

AGENCY: DEVELOPER/OPERATOR: ARCHITECT: LANDSCAPE ARCHITECT CIVIL/SITE ENGINEER STRUCTURAL ENGINEER MEP ENGINEER



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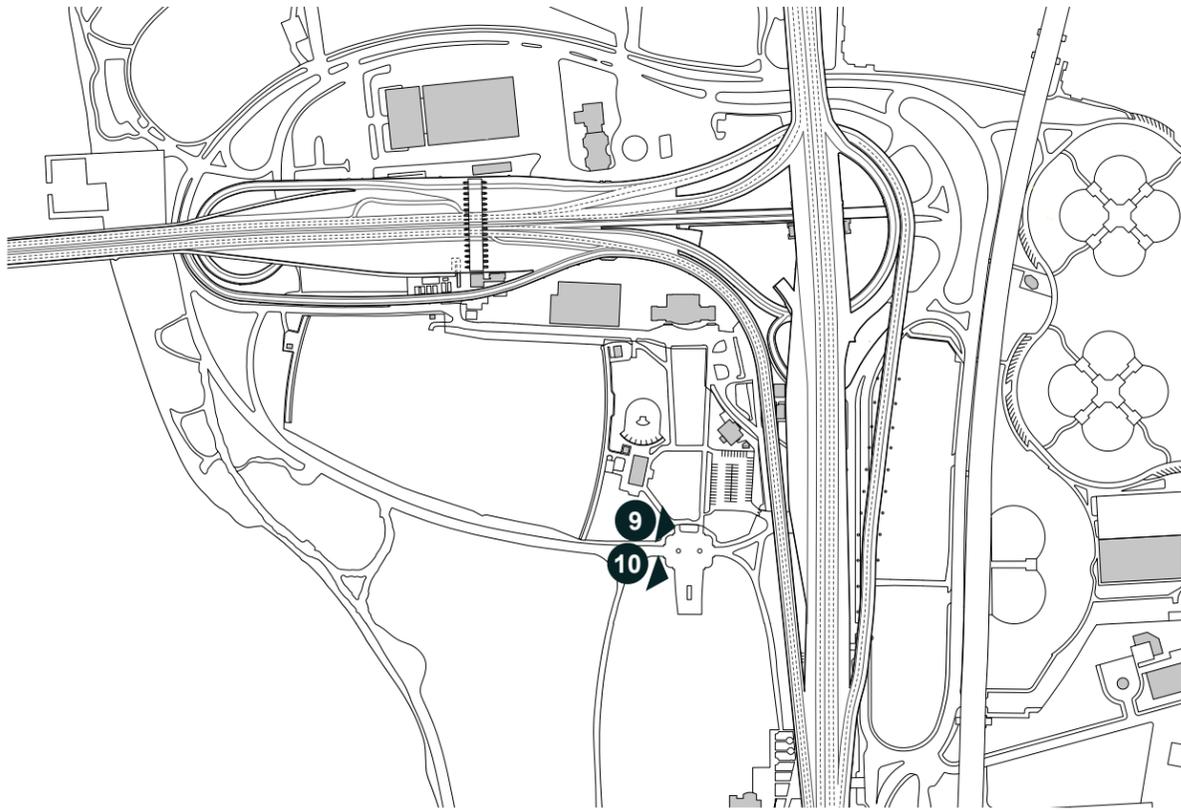
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COPELAND**
GOLDMAN COPELAND
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RANDALL'S ISLAND GOLF CENTER
SITE PHOTOGRAPHS 7 & 8

PROJECT: #0346
DATE: 07/28/2021
SCALE: NTS

8A



KEY PLAN



9 VIEW LOOKING TOWARDS THE ACCESS PLAZA



10 VIEW LOOKING TOWARDS THE ACCESS PLAZA

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**RANDALL'S ISLAND GOLF CENTER
 SITE PHOTOGRAPHS 9 & 10**

PROJECT: #0346
 DATE: 07/28/2021
 SCALE: NTS

8B



1 COMFORT STATION (THREE BUILT)

2 SPORTIME TENNIS CENTER



4 ELECTRICAL SUBSTATION

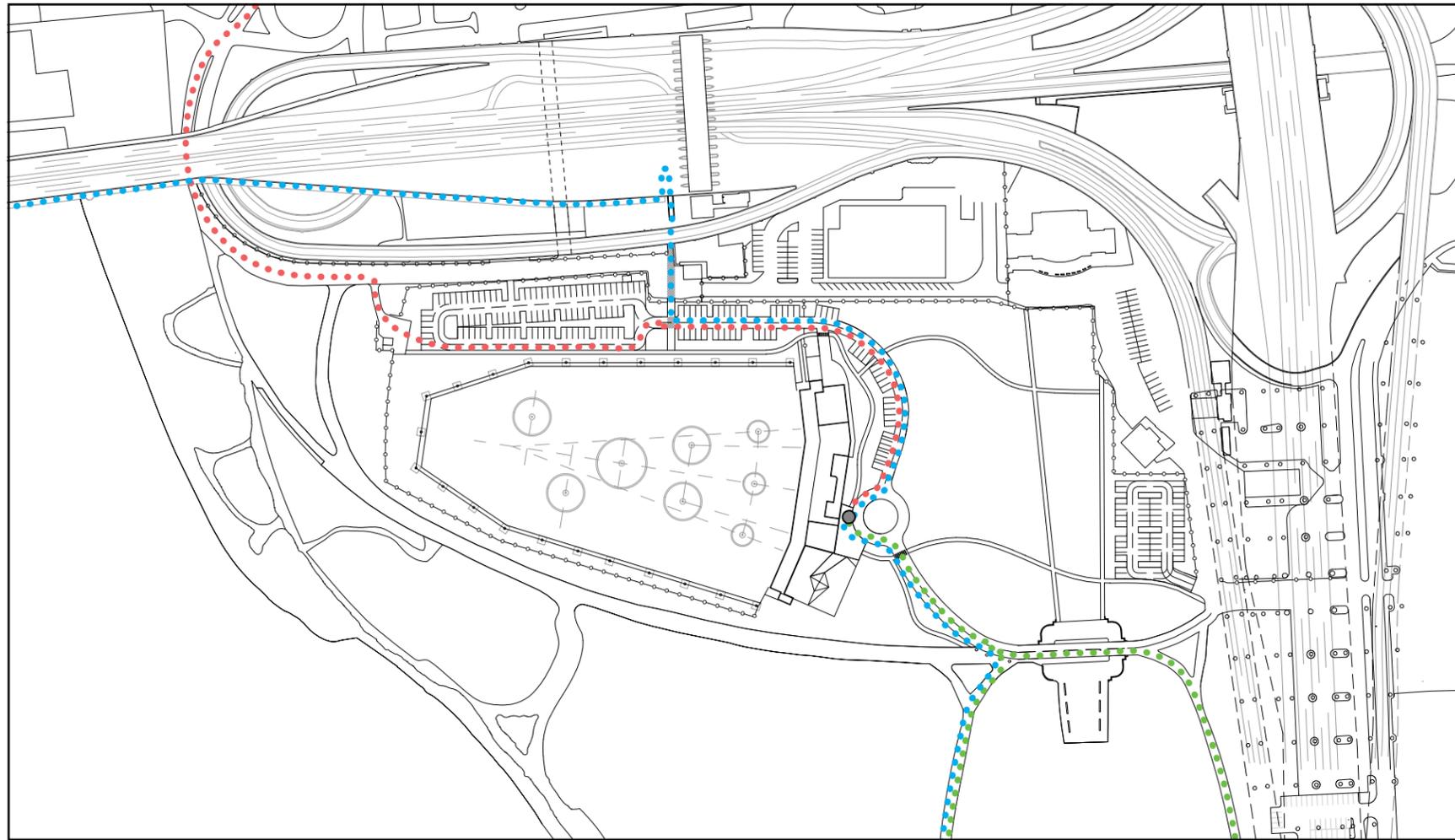
3 ICAHN STADIUM

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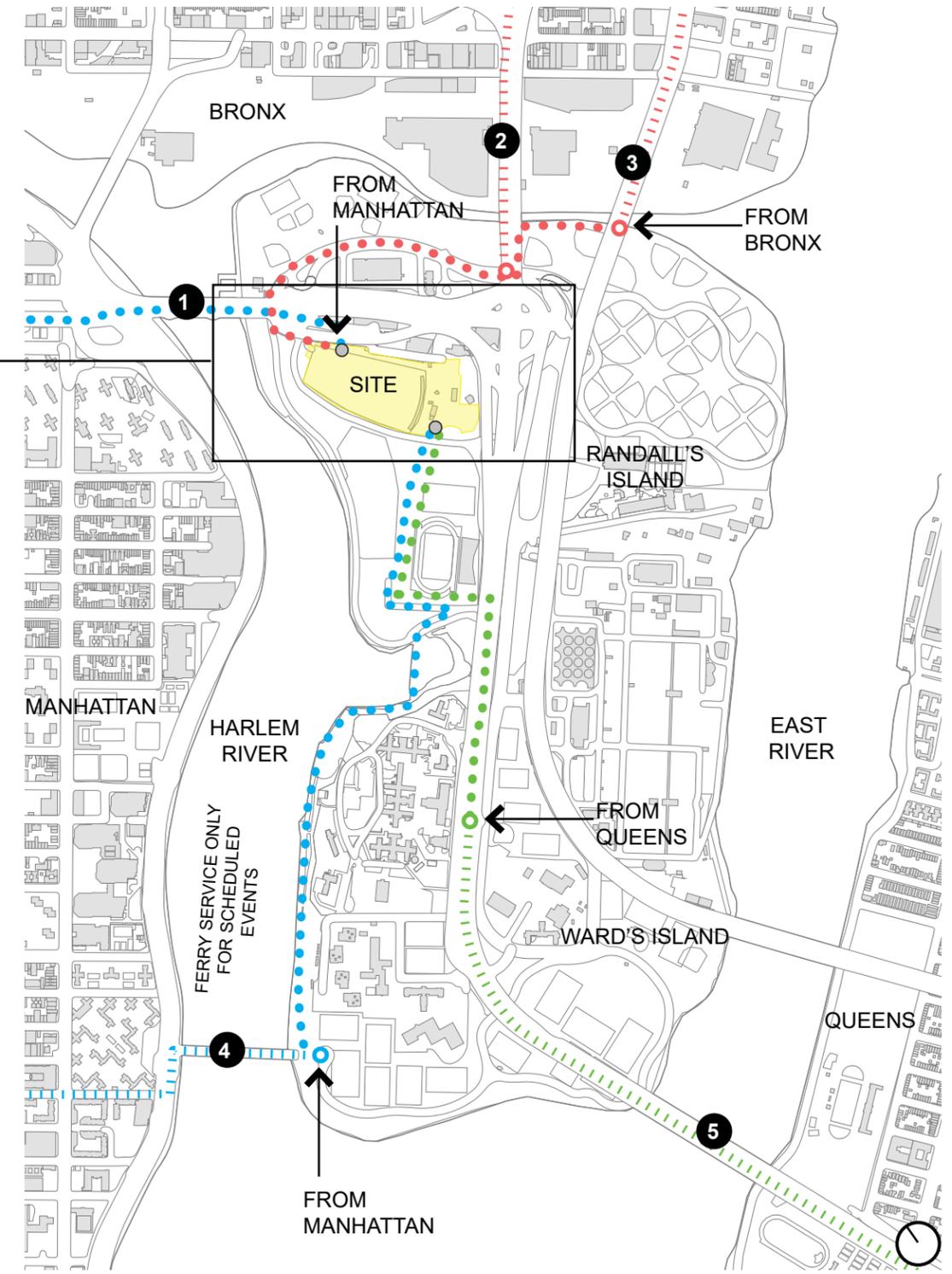
RANDALL'S ISLAND GOLF CENTER
RZAPS PROJECTS ON RANDALL'S ISLAND PARK

PROJECT: #0346
DATE: 09/13/2021
SCALE: NTS

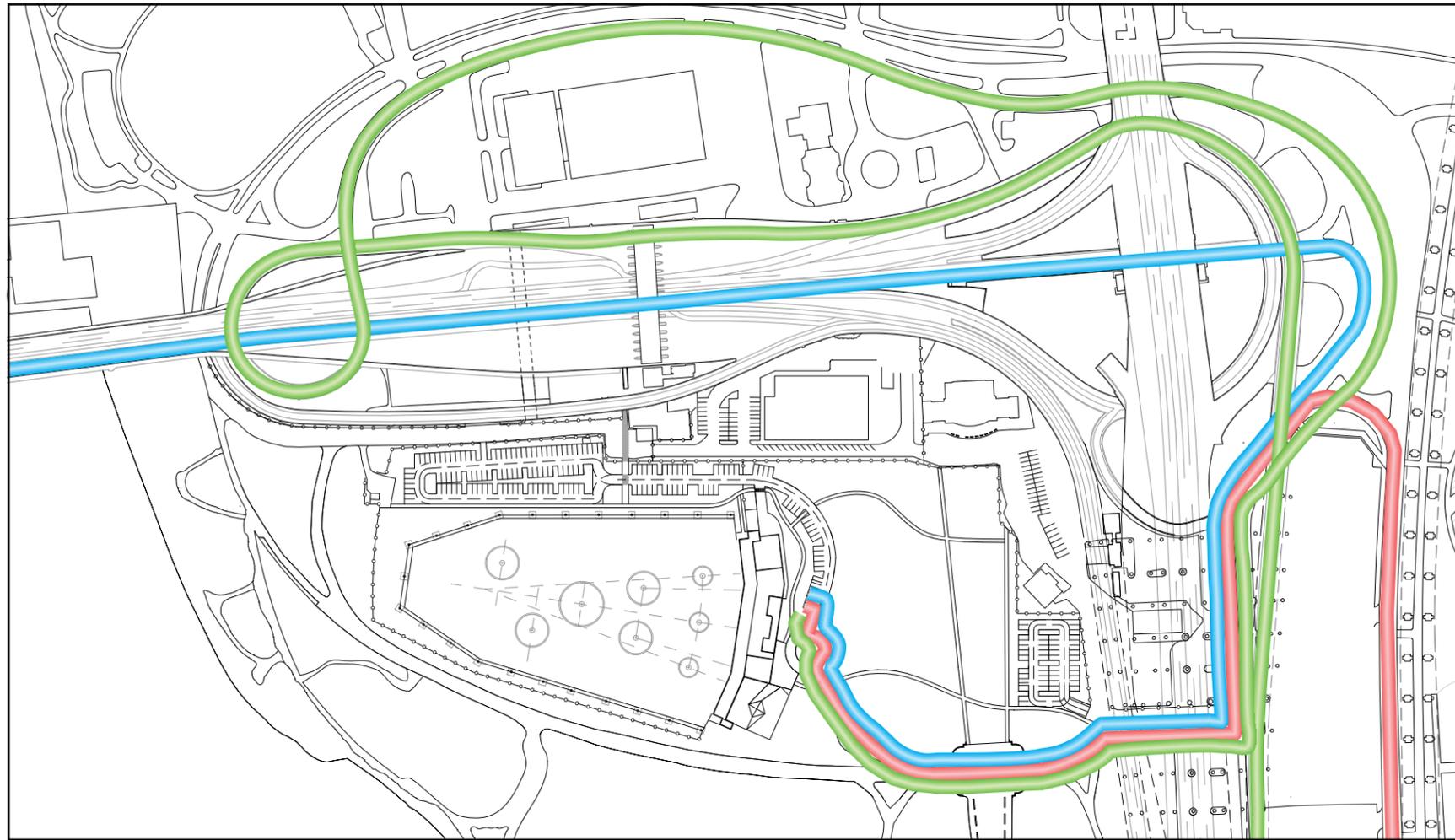


- FROM MANHATTAN
- ON ISLAND
- ⋯ ON BRIDGE
- FROM BRONX
- ON ISLAND
- ⋯ ON BRIDGE
- FROM QUEENS
- ON ISLAND
- ⋯ ON BRIDGE
- MAIN ENTRANCE
- ARRIVAL POINT ON ISLAND

- 1 MANHATTAN ACCESS VIA RFK BRIDGE
- 2 BRONX ACCESS VIA RFK BRIDGE
- 3 BRONX ACCESS VIA 132ND ST PEDESTRIAN BRIDGE
- 4 MANHATTAN ACCESS VIA 103RD ST PEDESTRIAN BRIDGE
- 5 QUEENS ACCESS VIA RFK BRIDGE



PEDESTRIAN / BICYCLE ACCESS

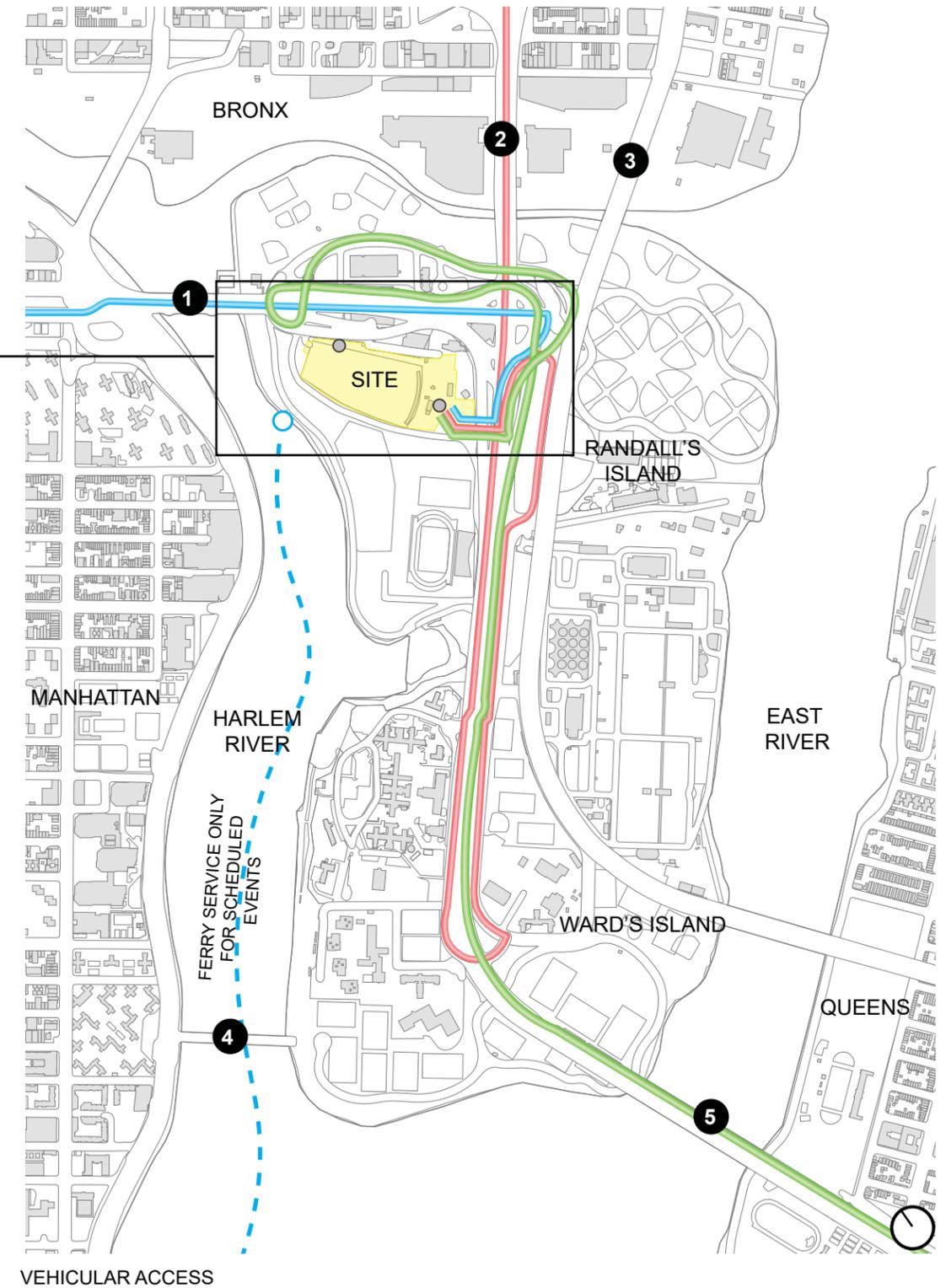


- FROM MANHATTAN
- ▬ PATH

- FROM BRONX
- ▬ PATH

- FROM QUEENS
- ▬ PATH

- 1** MANHATTAN ACCESS VIA RFK BRIDGE
- 2** BRONX ACCESS VIA RFK BRIDGE
- 3** BRONX ACCESS VIA 132ND ST PEDESTRIAN BRIDGE
- 4** MANHATTAN ACCESS VIA 103RD ST PEDESTRIAN BRIDGE
- 5** QUEENS ACCESS VIA RFK BRIDGE



VEHICULAR ACCESS



- A** TWO-TIER DRIVING RANGE
- B** CLUBHOUSE
- C** WORKSHOP

- D** BATTING CAGE
- E** EVENT SPACES
- F** MINIATURE GOLF 1

- G** MINIATURE GOLF 2
- H** PARKING
- I** MOSES-ERA ALLÉE OF TREES

- J** DRIVING RANGE / LAWN
- K** STORAGE
- L** MOSES-ERA PLAZA

ANALYSIS OF EXISTING SITE	
TOTAL SITE AREA	16.21 ACRES (706,325 SF)
PERVIOUS AREA	13.31 ACRES (580,204 SF)
IMPERVIOUS AREA (STRUCTURES/PAVING)	2.90 ACRES (126,120 SF)

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GOLDMAN COPELAND GOLDMAN COPELAND ASSOCIATES, PC

RANDALL'S ISLAND GOLF CENTER EXISTING SITE PLAN

PROJECT: #0346
DATE: 09/13/2021
SCALE: 1" = 150'-0"



AGENCY: DEVELOPER/OPERATOR: ARCHITECT: LANDSCAPE ARCHITECT CIVIL/SITE ENGINEER STRUCTURAL ENGINEER MEP ENGINEER



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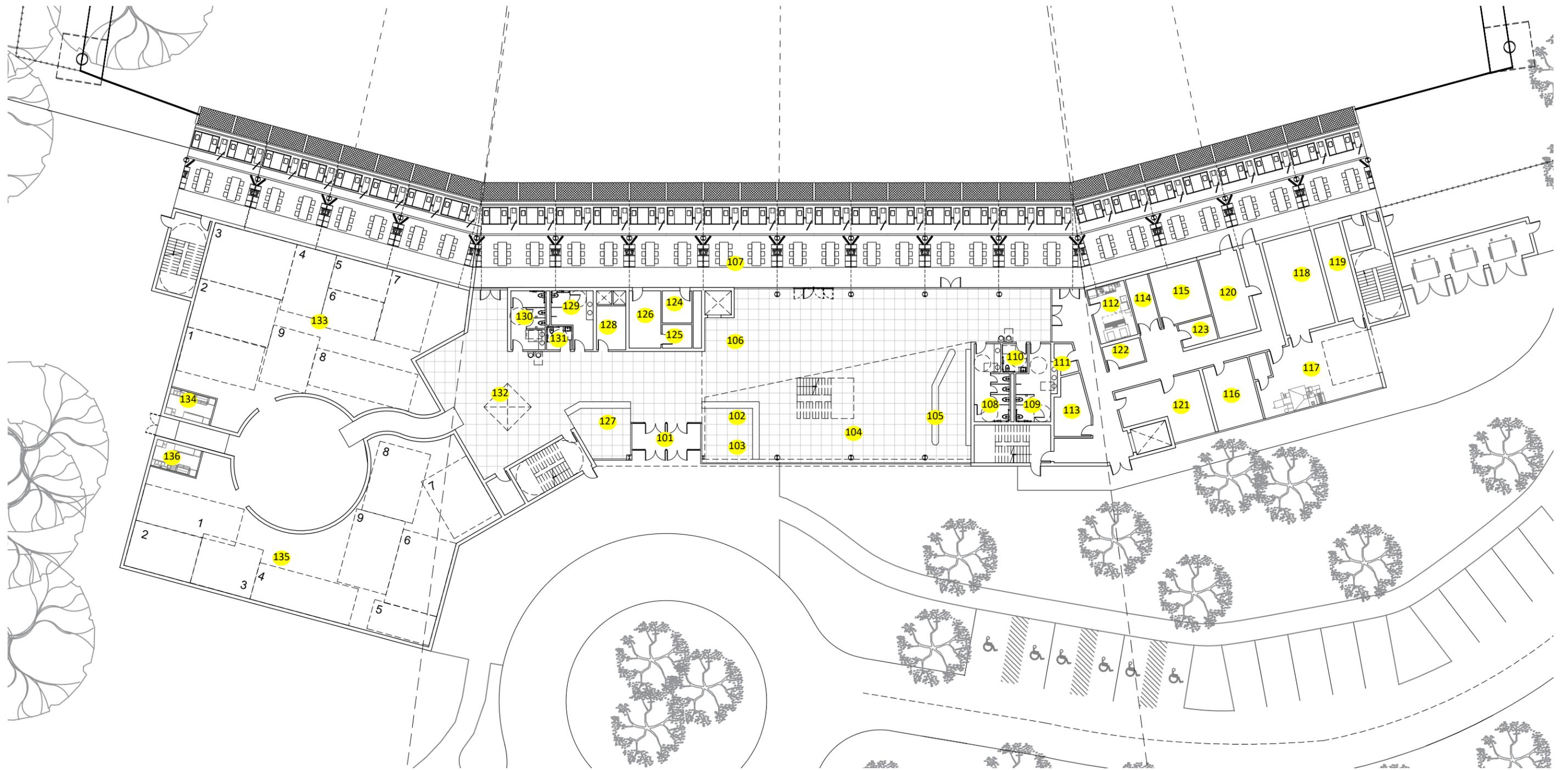
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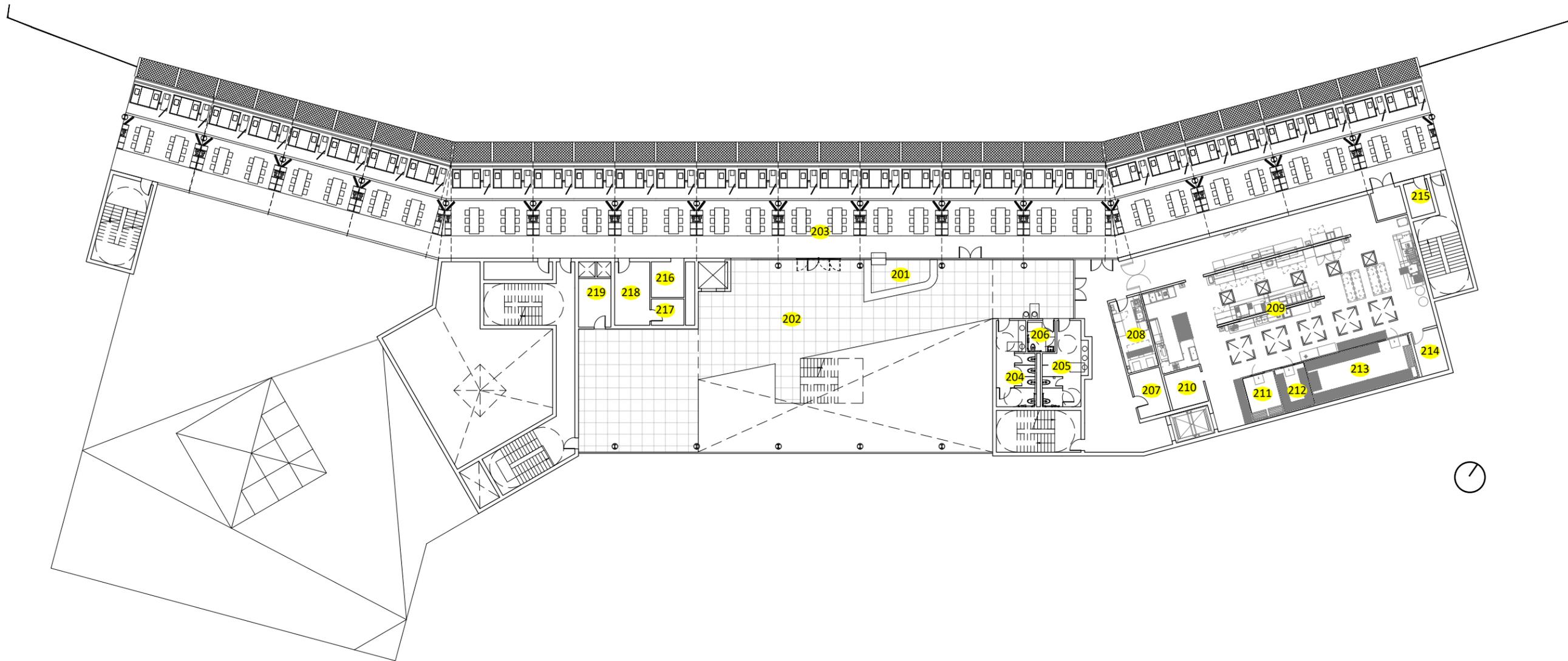
GOLDMAN COPELAND
GOLDMAN COPELAND ASSOCIATES, PC

**RANDALL'S ISLAND GOLF CENTER
PROPOSED SITE PLAN**

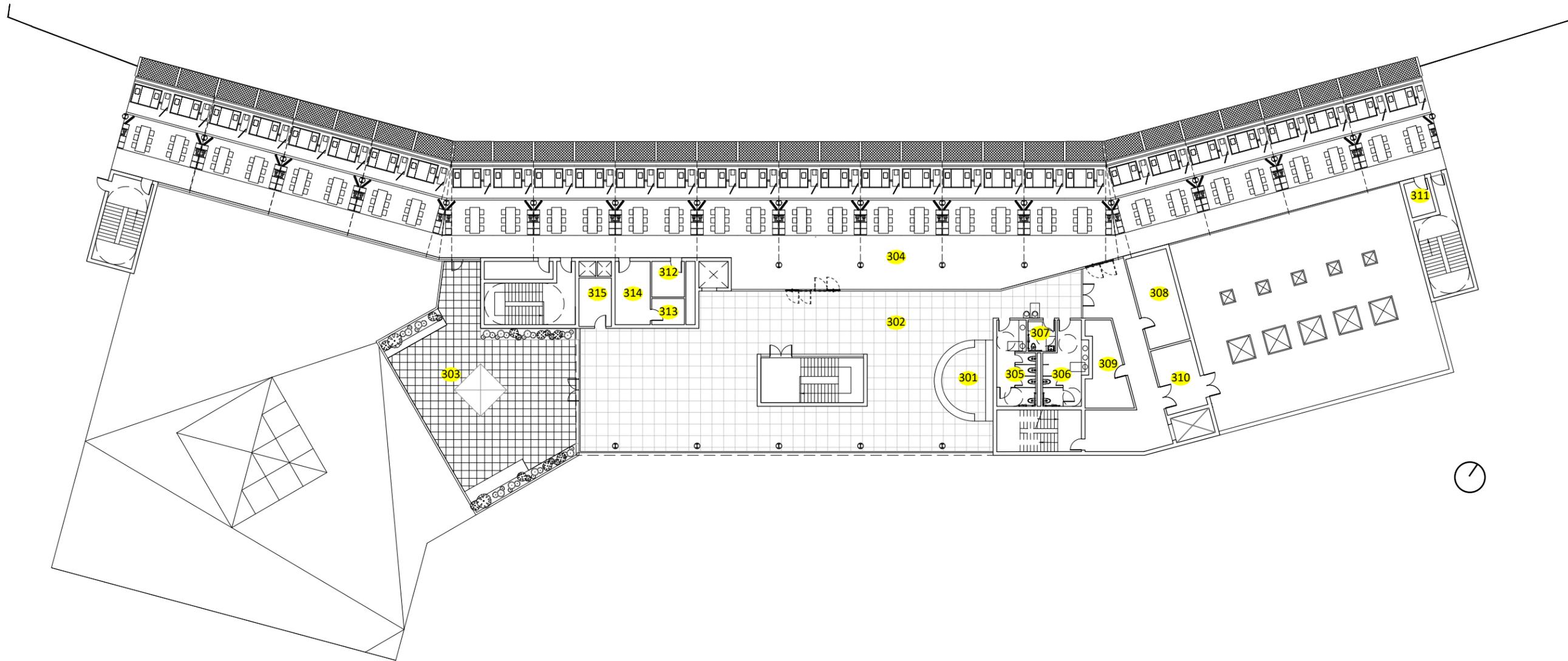
PROJECT: #0346
DATE: 07/23/2021
SCALE: 1" = 120'-0"



- | | | | | | | | |
|-----|--------------------------------|-----|---------------------|-----|-----------------------|-----|------------------|
| 101 | Entry Vestibule | 110 | Family Bathroom | 119 | Sprinkler/Fire Room | 128 | Storage |
| 102 | Lobby/Check-in | 111 | Janitor Closet | 120 | Main Electrical | 129 | Men's Restroom |
| 103 | Retail Area | 112 | Server Station | 121 | Staff Break Room | 130 | Women's Restroom |
| 104 | Main Bar Lounge | 113 | MDF Main IT | 122 | Staff Restroom | 131 | Family Restroom |
| 105 | Bar | 114 | Event Storage | 123 | Cash Room | 132 | Lounge Area |
| 106 | Main Lobby/ L1 Circulation | 115 | Keg Storage | 124 | Drinking Station | 133 | MiniGolf A |
| 107 | Teeline Hitting Bays (32 Bays) | 116 | Manager Offices | 125 | Data/AV Closet | 134 | Course Bar |
| 108 | Women's Restroom | 117 | Maintenance and OPS | 126 | Electrical Riser Room | 135 | MiniGolf B |
| 109 | Men's Restroom | 127 | Maintenance and OPS | 127 | Check In Mini-Golf | 136 | Course Bar |



- | | | | | | |
|-----|------------------------------|-----|----------------------------|-----|-----------------------|
| 201 | Service Bar | 209 | Main Kitchen | 217 | Data/AV Closet |
| 202 | Main Lobby/ L2 Circulation | 210 | Bag-In-Box | 218 | Electrical Riser Room |
| 203 | Teeline Hitting Bays(32BAYS) | 211 | Walk In Cooler | 219 | Storage |
| 204 | Women's Restroom | 212 | Walk In Freezer | | |
| 205 | Men's Restroom | 213 | Walk In Refrigerator | | |
| 206 | Family Restroom | 214 | Water Heater Closet 1 /MEP | | |
| 207 | Liquor Storage | 215 | Ball Dispenser Closet | | |
| 208 | Server Station | 216 | Drinking Station | | |



- | | | | |
|-----|------------------------------|-----|-----------------------|
| 301 | Service Bar | 309 | Storage |
| 302 | Main Lobby/L3 Circulation | 310 | Storage |
| 303 | Terrace | 311 | Ball Dispenser Closet |
| 304 | Teeline Hitting Bays(32BAYS) | 312 | Drinking Station |
| 305 | Women's Restroom | 313 | Data/AV Closet |
| 306 | Men's Restroom | 314 | Electrical Riser Room |
| 307 | Family Restroom | 315 | Storage |
| 308 | Server Station | | |

AGENCY: DEVELOPER/OPERATOR: ARCHITECT: LANDSCAPE ARCHITECT CIVIL/SITE ENGINEER STRUCTURAL ENGINEER MEP ENGINEER



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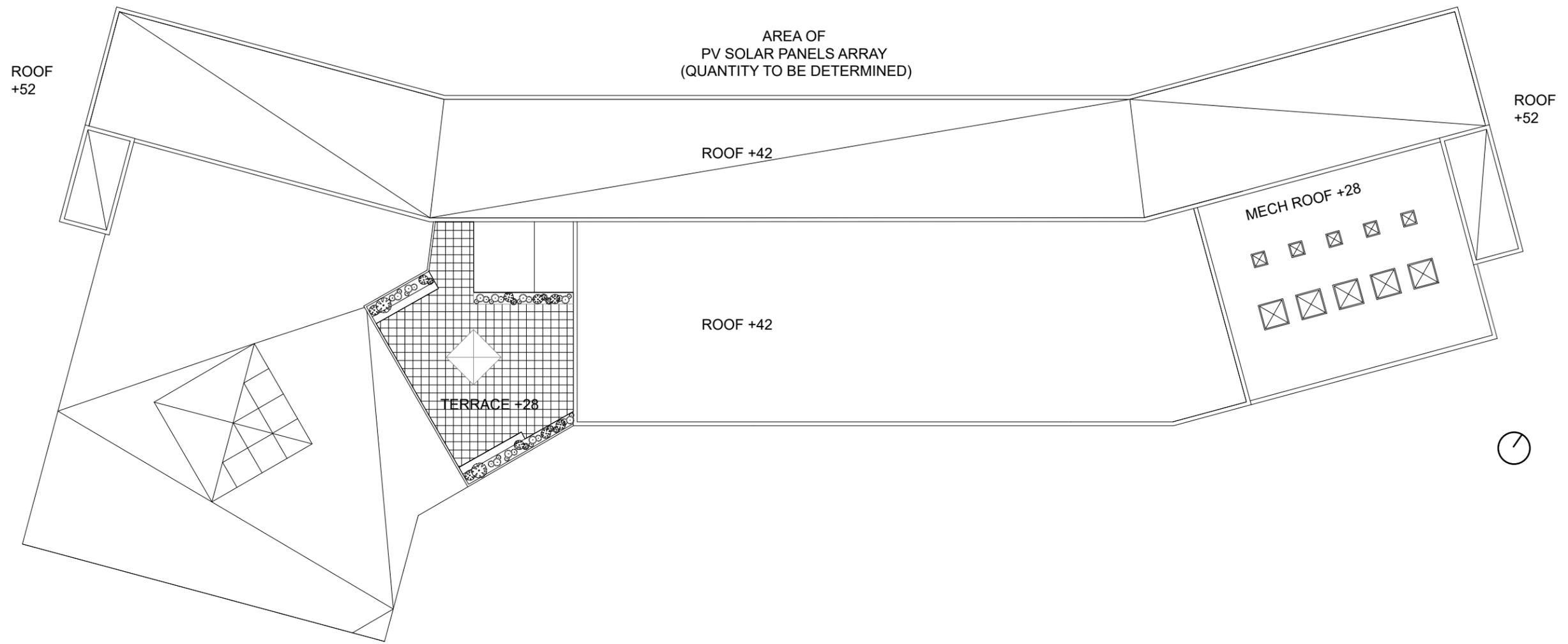
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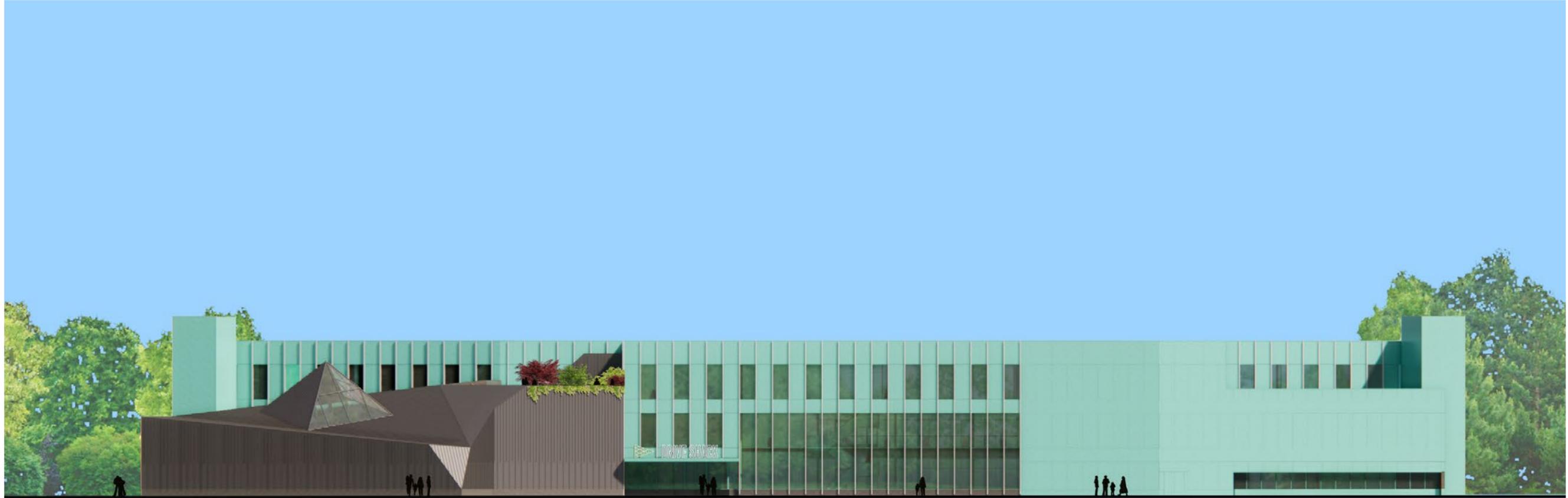
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COPELAND**

GOLDMAN COPELAND
ASSOCIATES, PC

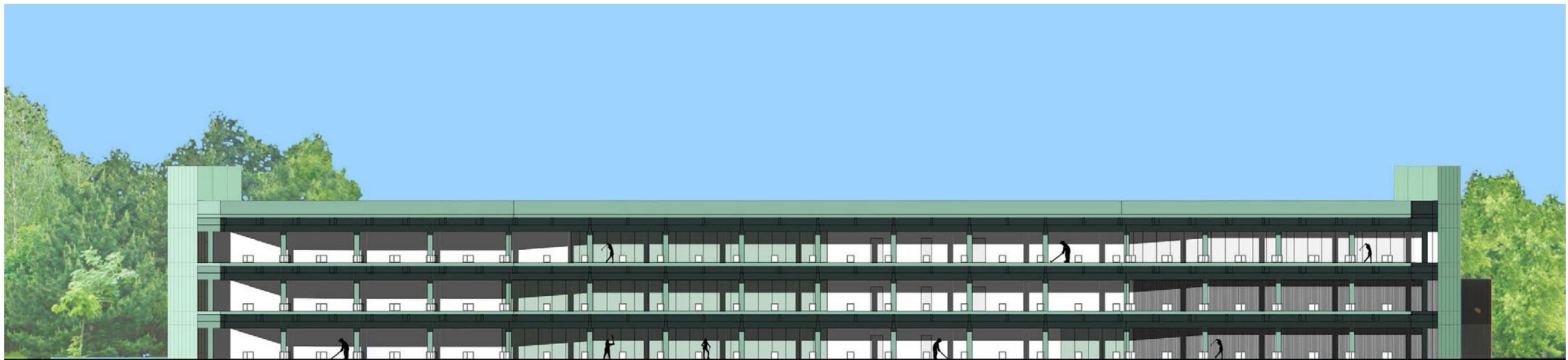
**RANDALL'S ISLAND GOLF CENTER
3RD FLOOR PLAN**

PROJECT: #0346
DATE: 09/13/2021
SCALE: 1:30

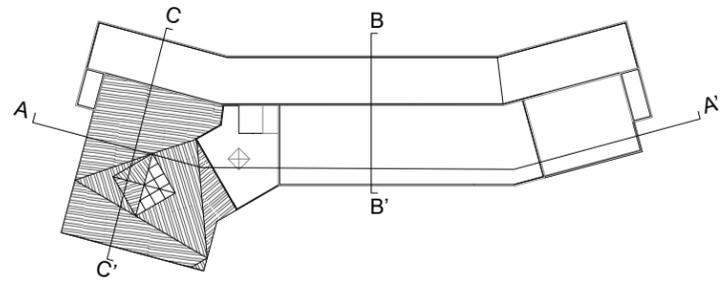




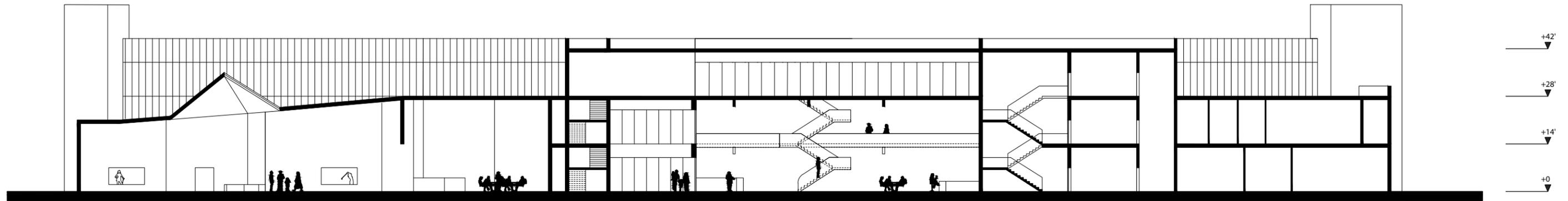
EAST ELEVATION



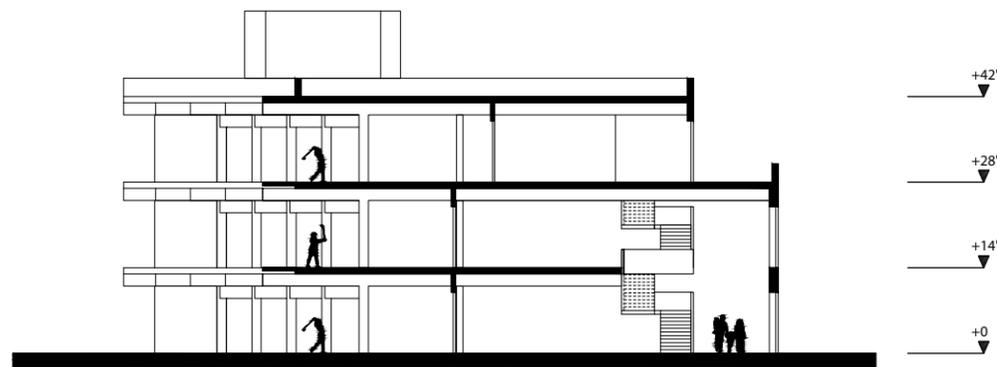
WEST ELEVATION



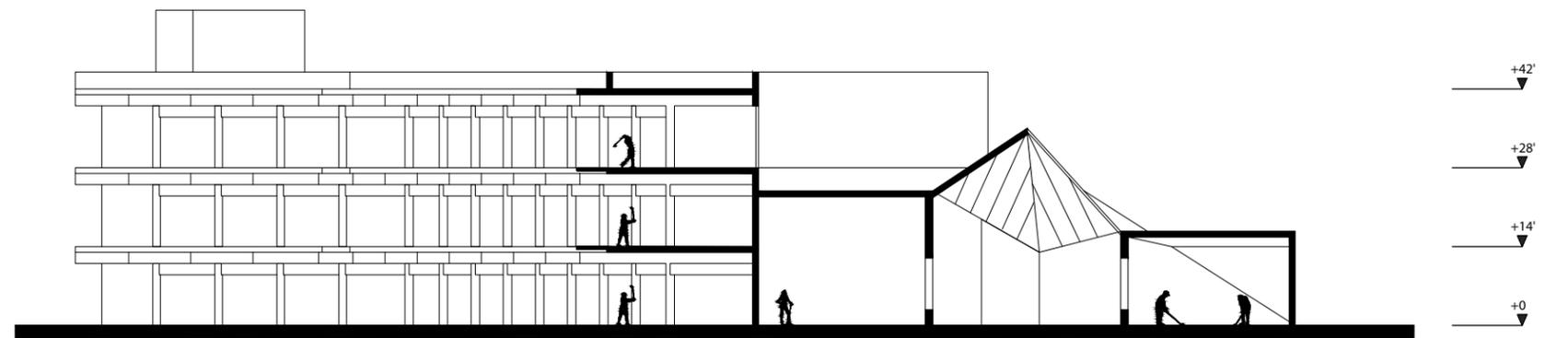
KEY PLAN



SECTION A-A'



SECTION B-B'

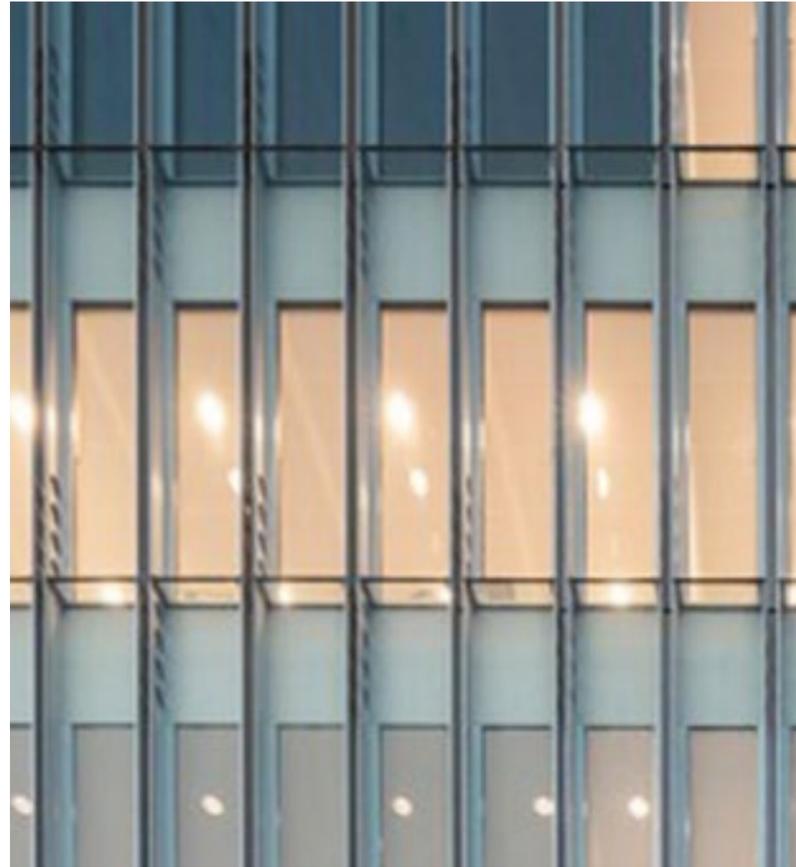


SECTION C-C'

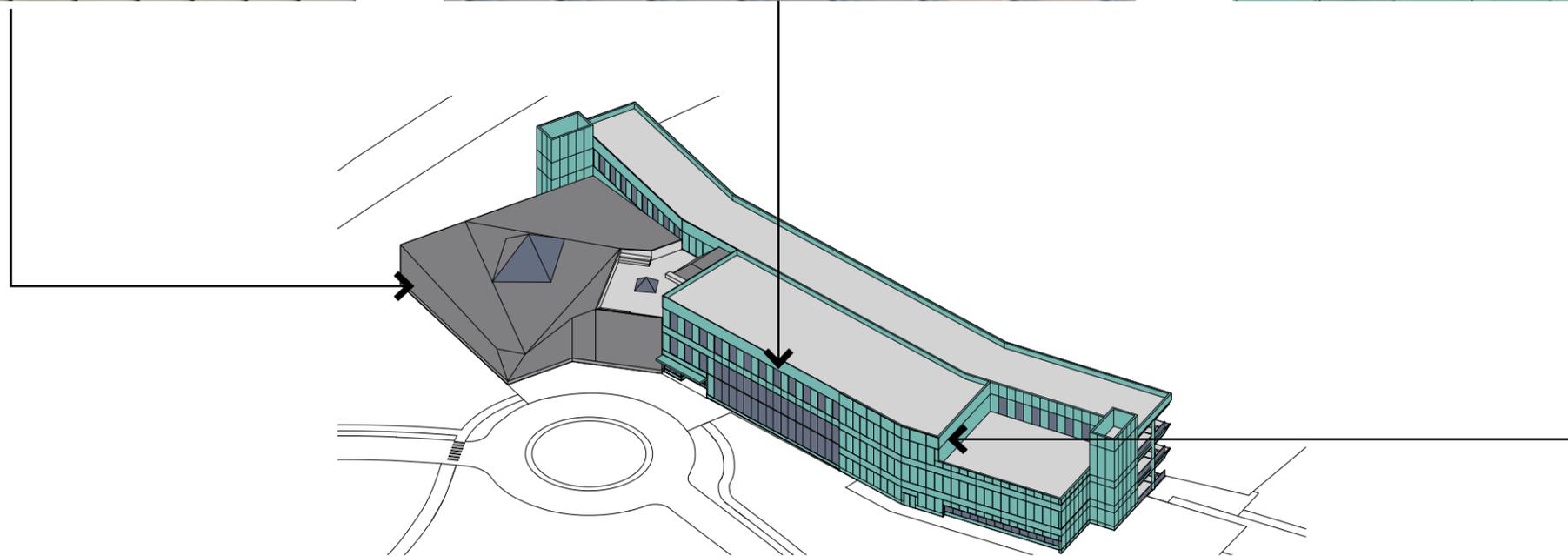
STANDING SEAM
ZINC CLADDING



GLAZING
SYSTEM



COPPER PANEL
CLADDING





AGENCY: DEVELOPER/OPERATOR: ARCHITECT: LANDSCAPE ARCHITECT CIVIL/SITE ENGINEER STRUCTURAL ENGINEER MEP ENGINEER



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**RANDALL'S ISLAND GOLF CENTER
 VIEW LOOKING NORTH**

PROJECT: #0346
 DATE: 09/13/2021
 SCALE: NTS



AGENCY: DEVELOPER/OPERATOR: ARCHITECT: LANDSCAPE ARCHITECT CIVIL/SITE ENGINEER STRUCTURAL ENGINEER MEP ENGINEER



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**RANDALL'S ISLAND GOLF CENTER
VIEW OF ENTRANCE AND MINI GOLF**

PROJECT: #0346
DATE: 09/13/2021
SCALE: NTS



AGENCY: DEVELOPER/OPERATOR: ARCHITECT: LANDSCAPE ARCHITECT CIVIL/SITE ENGINEER STRUCTURAL ENGINEER MEP ENGINEER

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**RANDALL'S ISLAND GOLF CENTER
VIEW OF DRIVING RANGE**

PROJECT: #0346
DATE: 09/13/2021
SCALE: NTS



AGENCY: DEVELOPER/OPERATOR: ARCHITECT: LANDSCAPE ARCHITECT CIVIL/SITE ENGINEER STRUCTURAL ENGINEER MEP ENGINEER

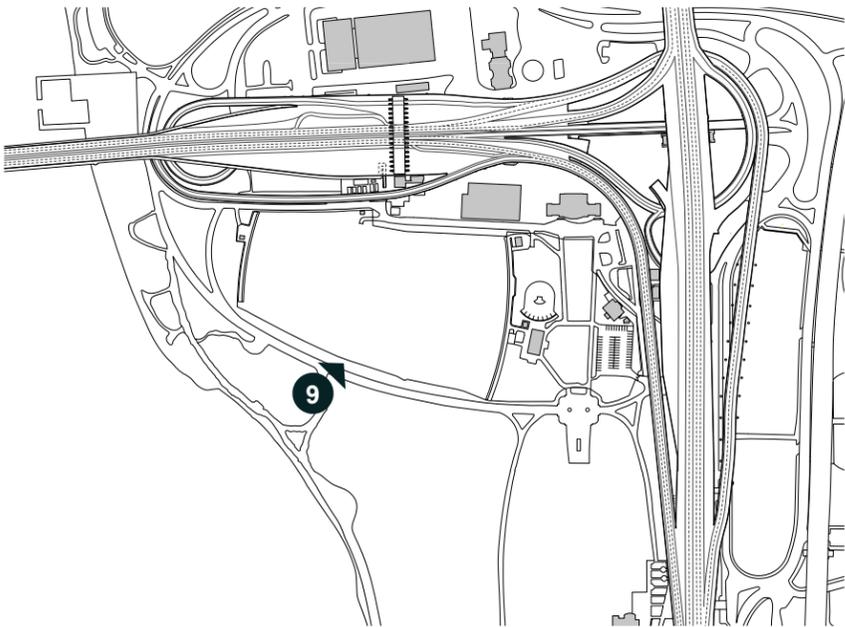
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RANDALL'S ISLAND GOLF CENTER
VIEW FROM THE NORTH PARKING AREA

PROJECT: #0346
DATE: 09/13/2021
SCALE: NTS



EXISTING VIEW

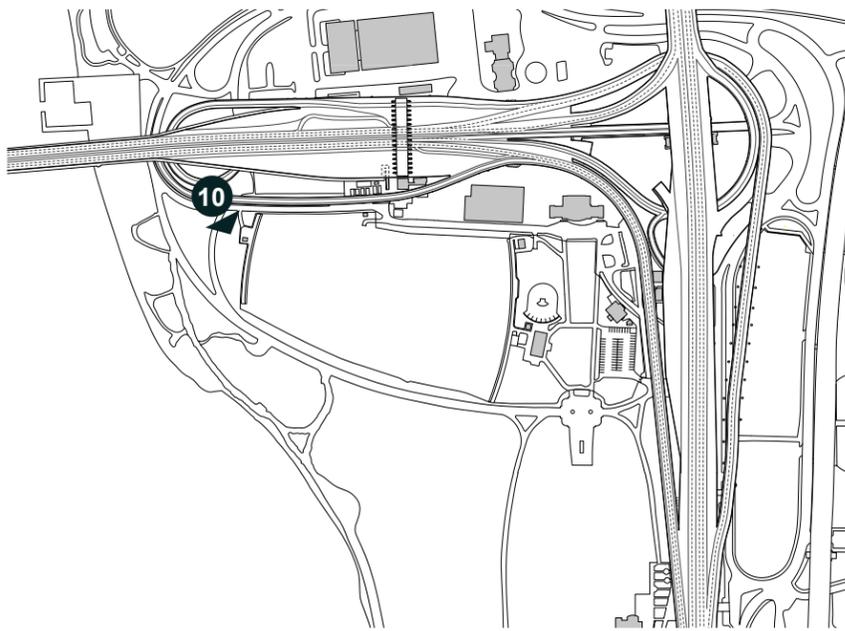


PROPOSED VIEW

9 VIEW LOOKING NORTHEAST FROM WATERFRONT AREA



EXISTING VIEW



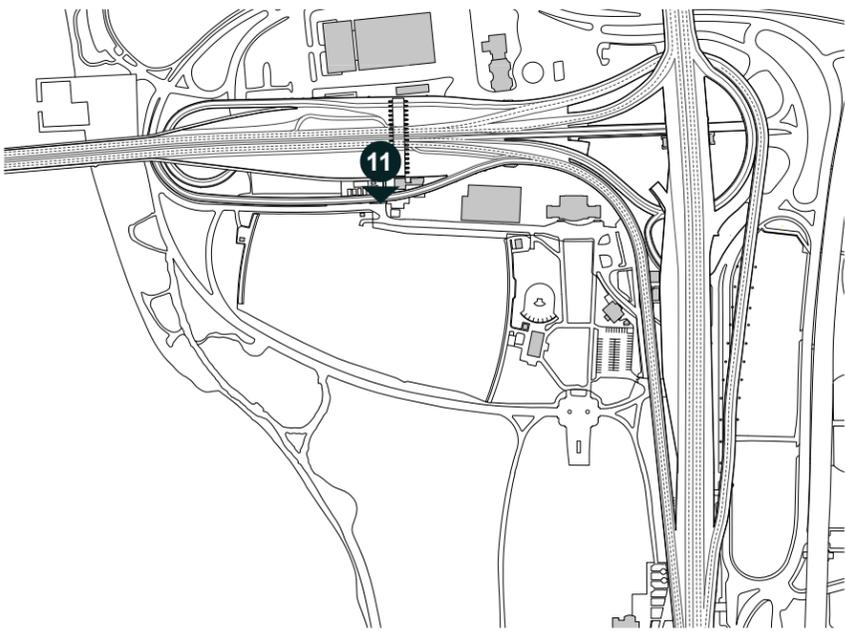
10 VIEW LOOKING SOUTHEAST



PROPOSED VIEW



EXISTING VIEW



11 VIEW LOOKING SOUTH FROM MANHATTAN ACCESS RAMP

PROPOSED VIEW

AGENCY: DEVELOPER/OPERATOR: ARCHITECT: LANDSCAPE ARCHITECT CIVIL/SITE ENGINEER STRUCTURAL ENGINEER MEP ENGINEER

		RZAPS RICARDO ZURITA ARCHITECTURE & PLANNING, P.C. <small>15 E 40th St, New York, NY 10016 (212) 685-2910 www.rzaps.com</small>	 <small>MPFP LANDSCAPE ARCHITECTURE</small>	 <small>KIMLEY-HORN & ASSOCIATES, INC.</small>	 <small>GILSANZ MURRAY STEFICEK ENGINEERS AND ARCHITECTS</small>	 <small>GOLDMAN COPELAND ASSOCIATES, PC</small>
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RANDALL'S ISLAND GOLF CENTER
VIEW FROM ENTRY TO MANHATTAN PEDESTRIAN ACCESS RAMP

PROJECT: #0346
 DATE: 09/13/2021
 SCALE: NTS

ENVIRONMENTAL STRATEGY

The new Golf Center is designed to reduce or eliminate the negative impact of the building on the environment, reduce energy consumption and promote occupant health.



SUSTAINABLE SITES

The site design for the new Expansion of the Tennis Academy will provide for detention & infiltration systems to manage storm water runoff. Landscaping will employ low maintenance native plants that will reduce water usage.



WATER SAVINGS

The new facility will use less water than a conventional facility. The building achieves this water efficiency through a careful combination of design and water-saving technology. Dual flush toilets and waterless urinals will cut down on water consumption inside the building, while moisture sensors in the landscaping will reduce unnecessary watering.



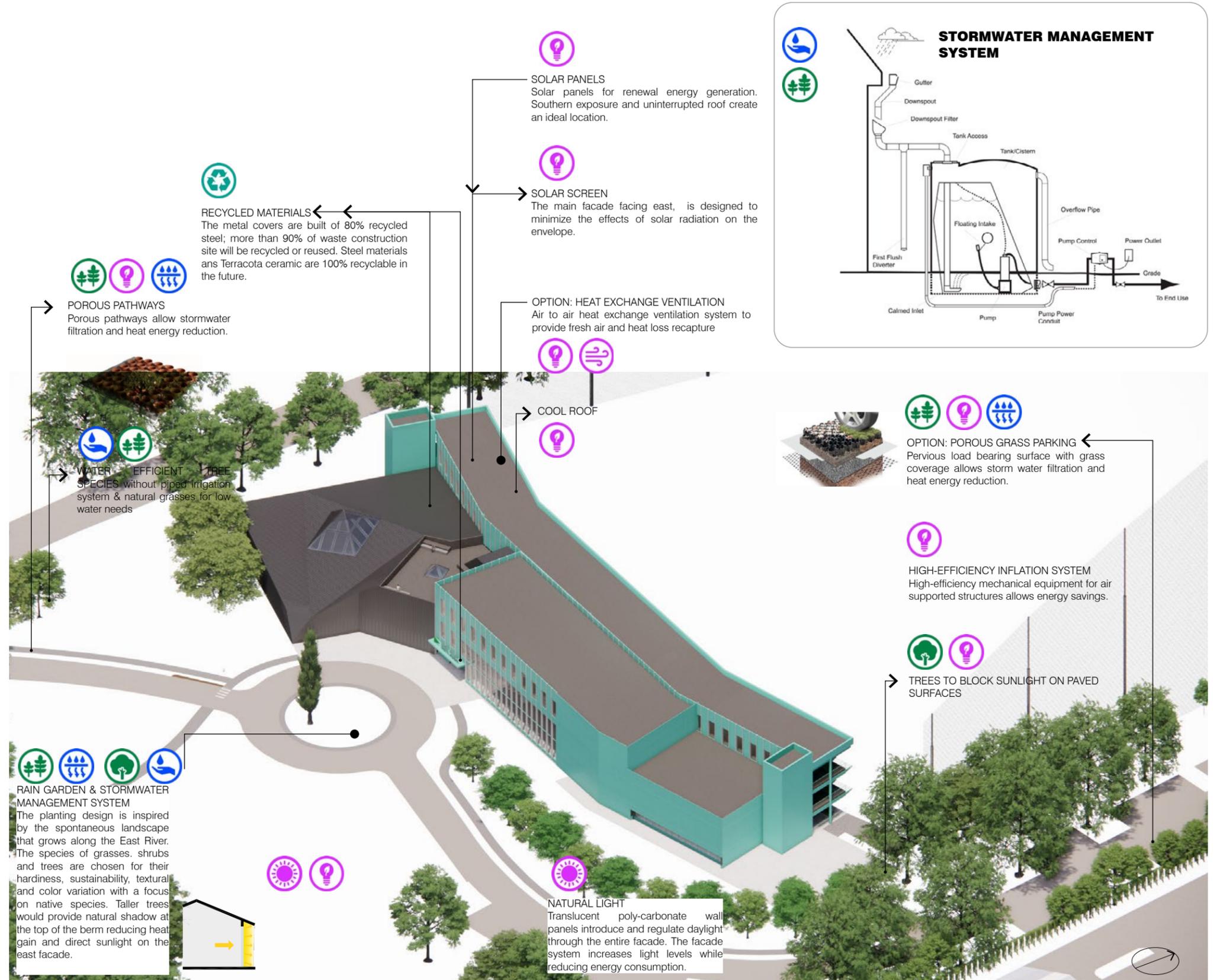
ENERGY AND EFFICIENCY

The building achieves big energy savings through multiple design features, including a concrete slab construction that helps to hold energy and moderate temperature changes. The insulated roof and wall panels also aid with the energy savings. NYC LL92/94 and 80 X 50 greenhouse gas emissions goal met through the installation of pv solar panels and geothermal installations in order to reduce oil usage.



MATERIAL & RESOURCES

Many of the building materials consist of recycled materials such as the metal cladding, and are 100% recyclable in the future. The terracota components are entirely recycled throughout the production process. The majority of construction site waste will be recycled and/or reused in order to promote resource efficiency.



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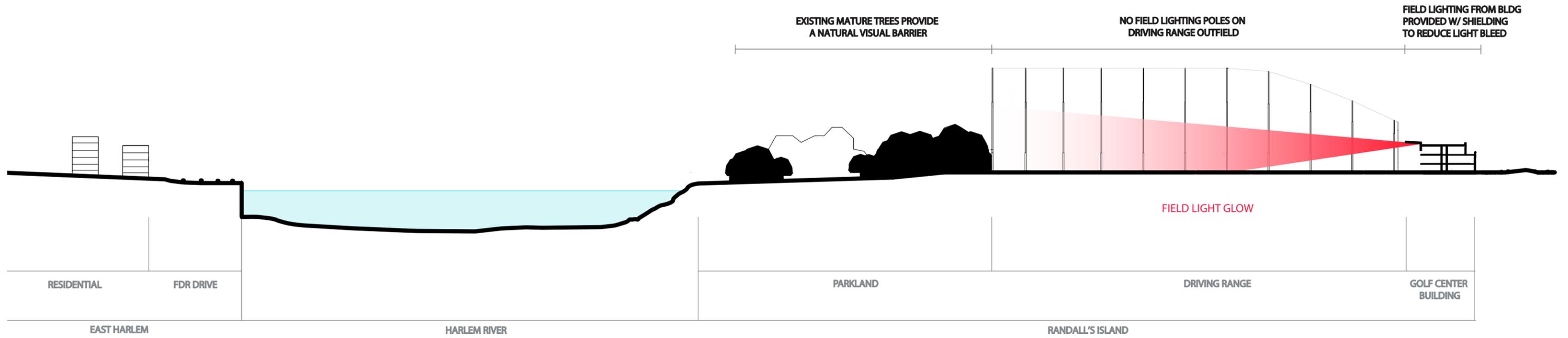
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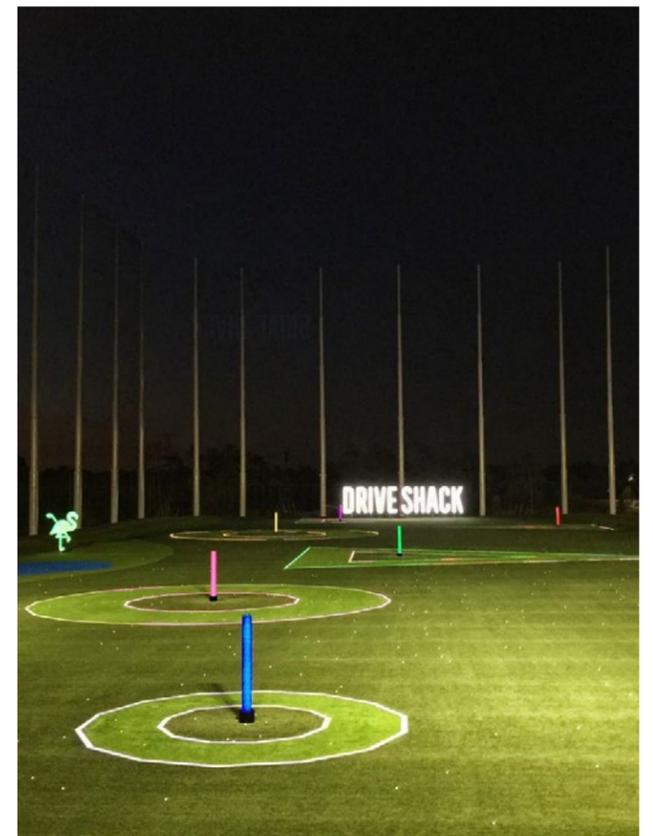
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GOLDMAN COPELAND ASSOCIATES, PC

SECTION_LIGHT STUDY



LIGHTING STRATEGY (EXAMPLE SHOWN: NEW ORLEANS)





AGENCY: DEVELOPER/OPERATOR: ARCHITECT: LANDSCAPE ARCHITECT CIVIL/SITE ENGINEER STRUCTURAL ENGINEER MEP ENGINEER



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RANDALL'S ISLAND GOLF CENTER
STUDY MODEL - VIEW LOOKING EAST

PROJECT: #0346
DATE: 09/13/2021
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**RANDALL'S ISLAND GOLF CENTER
STUDY MODEL - EAST ELEVATION**

PROJECT: #0346
DATE: 09/13/2021
SCALE: NTS



AGENCY: DEVELOPER/OPERATOR: ARCHITECT: LANDSCAPE ARCHITECT CIVIL/SITE ENGINEER STRUCTURAL ENGINEER MEP ENGINEER



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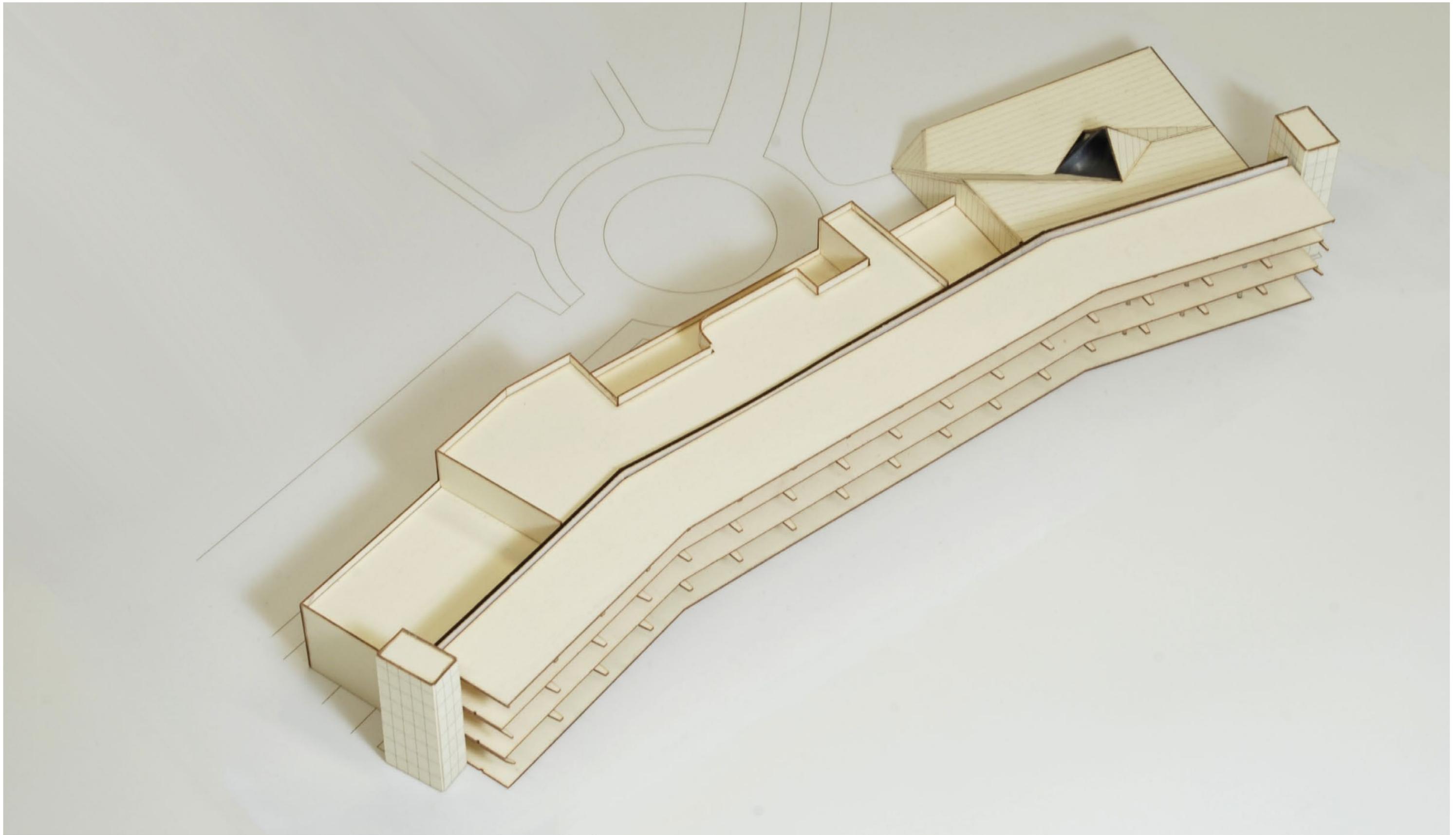
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RANDALL'S ISLAND GOLF CENTER
STUDY MODEL - VIEW LOOKING NORTH

PROJECT: #0346
DATE: 09/13/2021
SCALE: NTS



AGENCY: DEVELOPER/OPERATOR: ARCHITECT: LANDSCAPE ARCHITECT CIVIL/SITE ENGINEER STRUCTURAL ENGINEER MEP ENGINEER



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RANDALL'S ISLAND GOLF CENTER
STUDY MODEL - ISOMETRIC VIEW 2

PROJECT: #0346
DATE: 09/13/2021
SCALE: NTS