

Sportime Randall's Island Golf & Sports Center

1st Drive, Randall's Island, New York, NY 10036

Conceptual Design Submission
23 February 2026



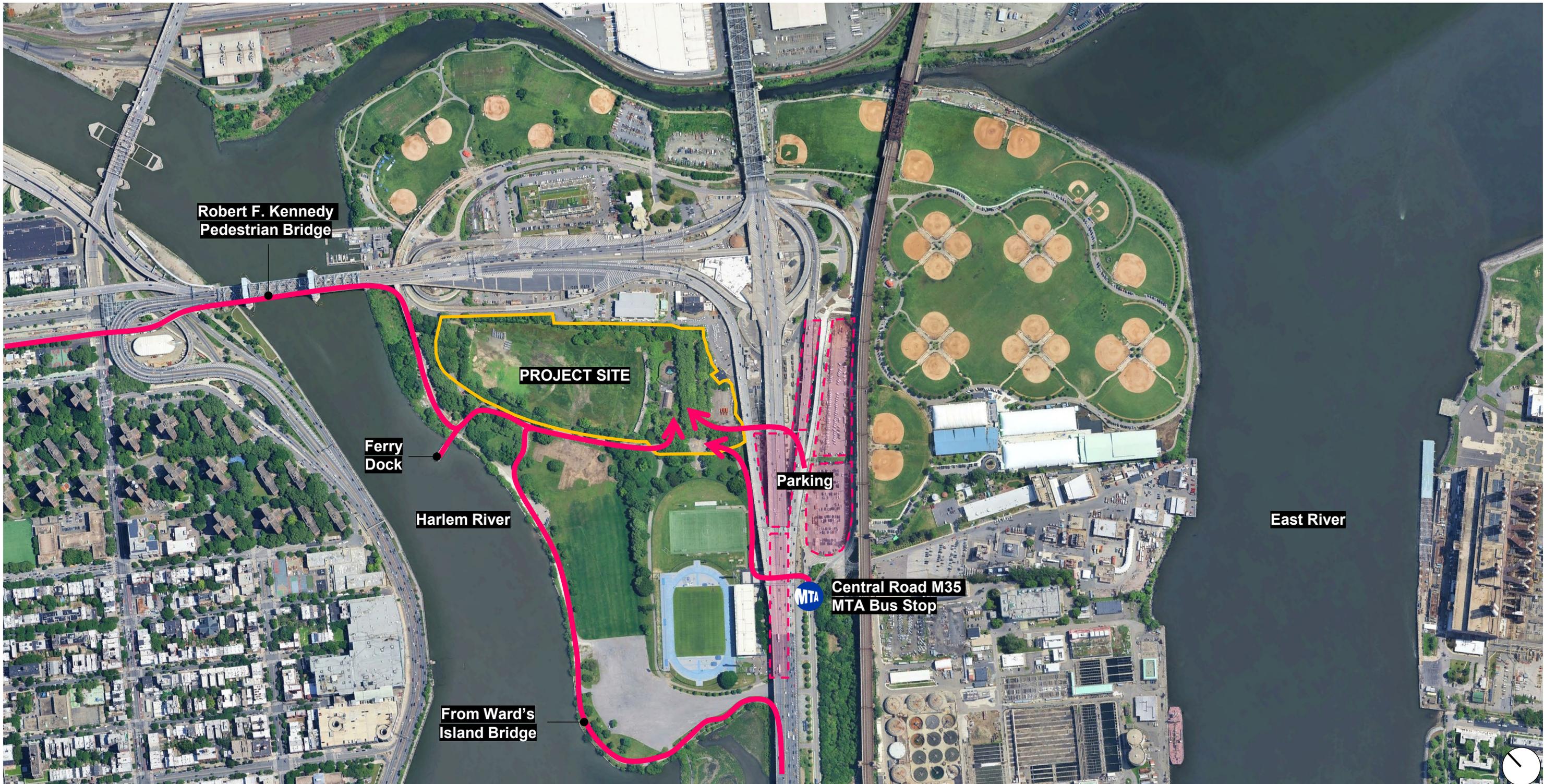
SPORTIME
TENNIS • PICKLEBALL • SPORTS

RAFAEL VIÑOLY ARCHITECTS MPFP









Robert F. Kennedy
Pedestrian Bridge

PROJECT SITE

Ferry
Dock

Harlem River

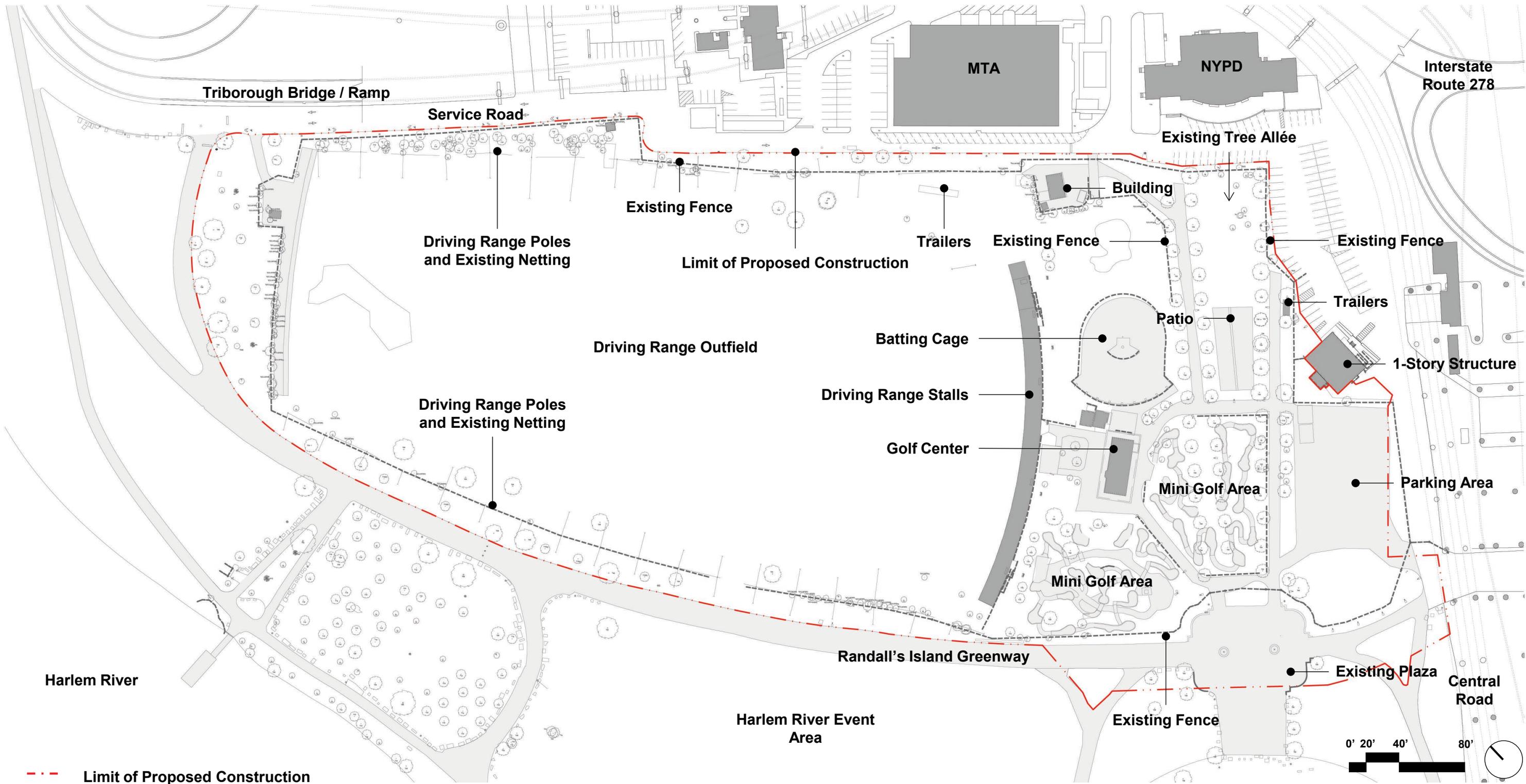
Parking

East River

Central Road M35
MTA Bus Stop

From Ward's
Island Bridge





- - - Limit of Proposed Construction

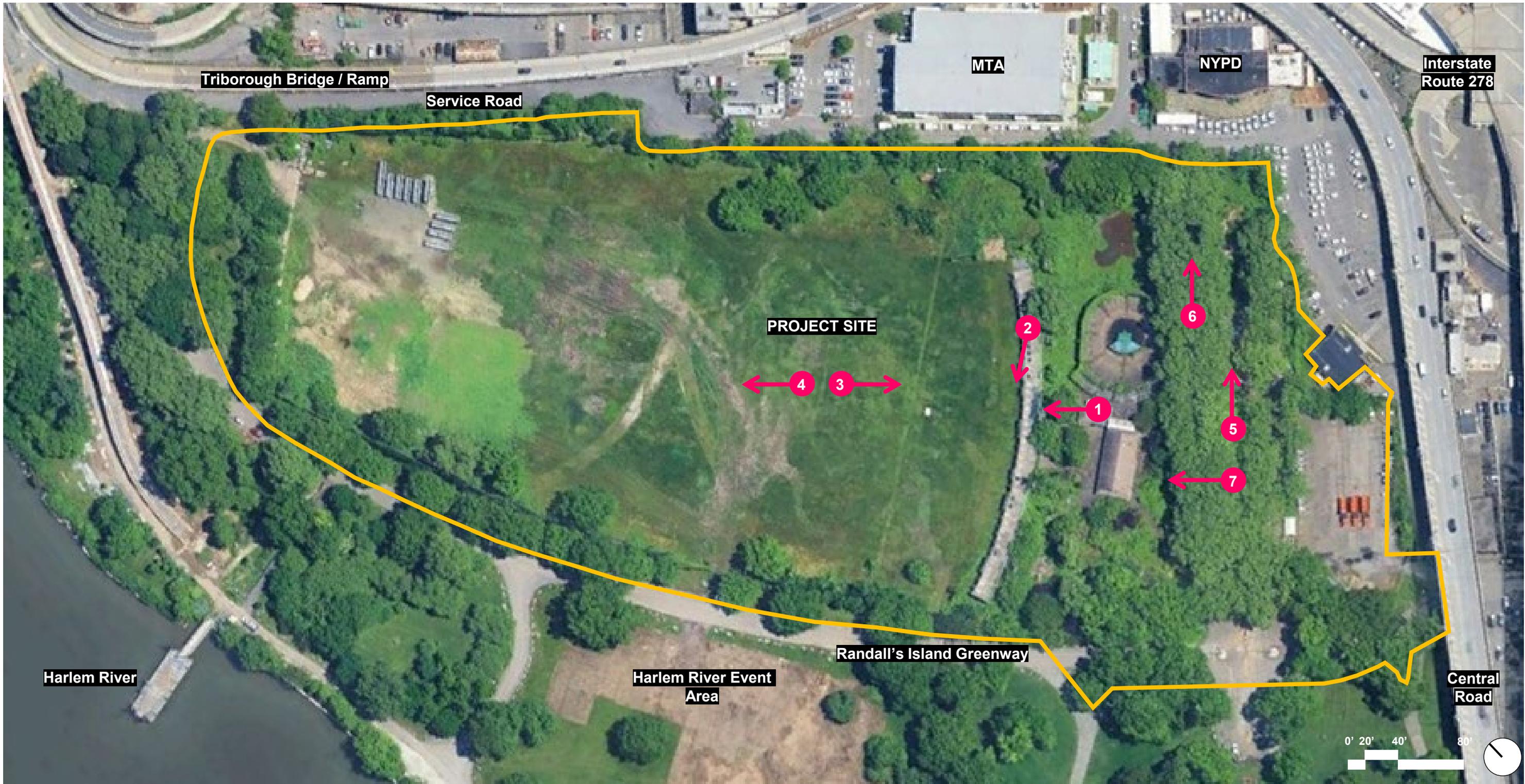


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EXISTING SITE PLAN





1. Existing Driving Range Building



2. View from Upper Level of Existing Golf Stalls



3. Existing Driving Range Stalls



4. Driving Range Looking West



5. East Edge of Existing Tree Allee Looking North

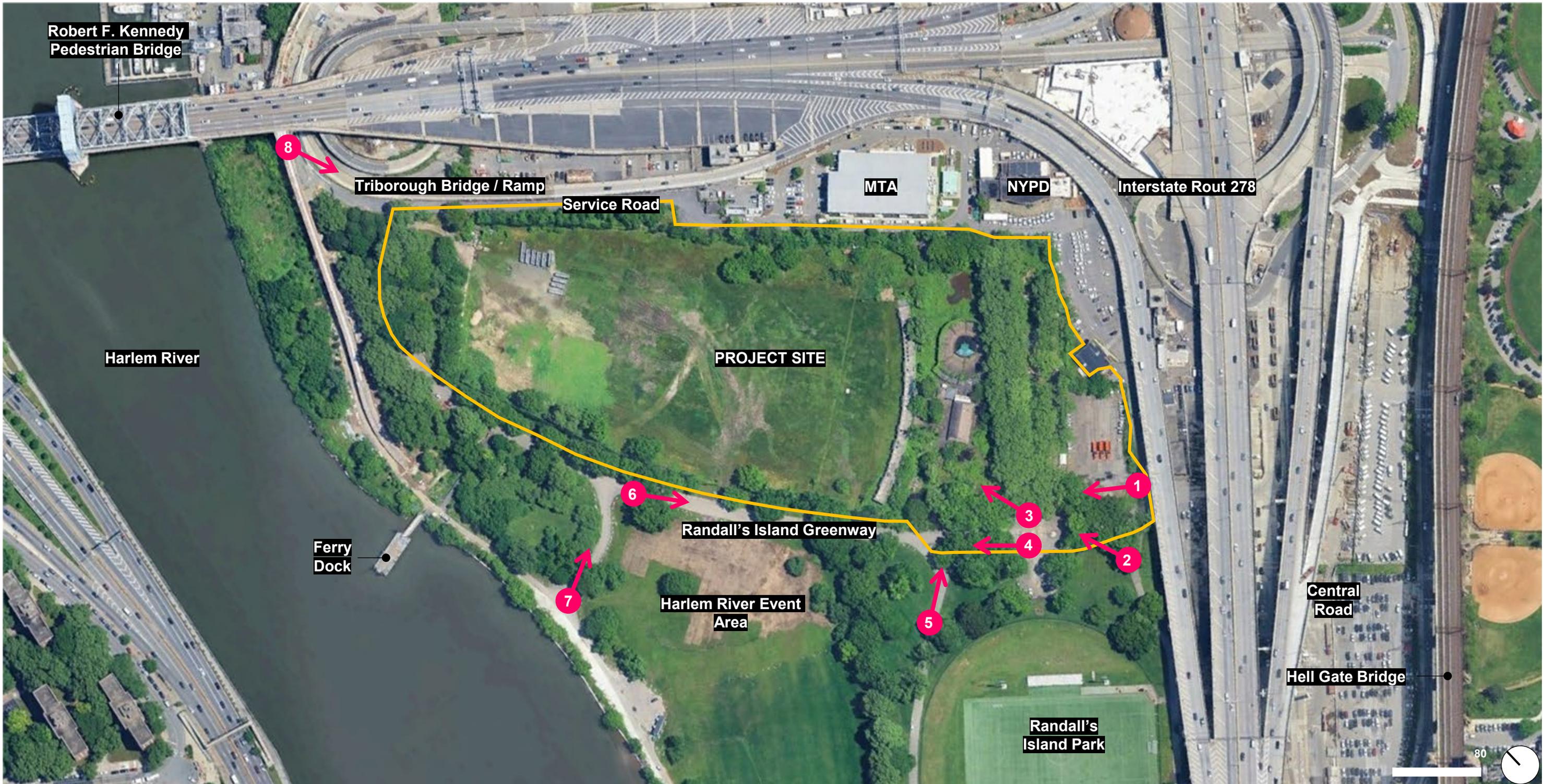


6. Existing Tree Allee Looking North



7. Existing Clubhouse





Robert F. Kennedy
Pedestrian Bridge

Triborough Bridge / Ramp

Service Road

MTA

NYPD

Interstate Rout 278

Harlem River

PROJECT SITE

Ferry
Dock

Randall's Island Greenway

Harlem River Event
Area

Randall's
Island Park

Central
Road

Hell Gate Bridge



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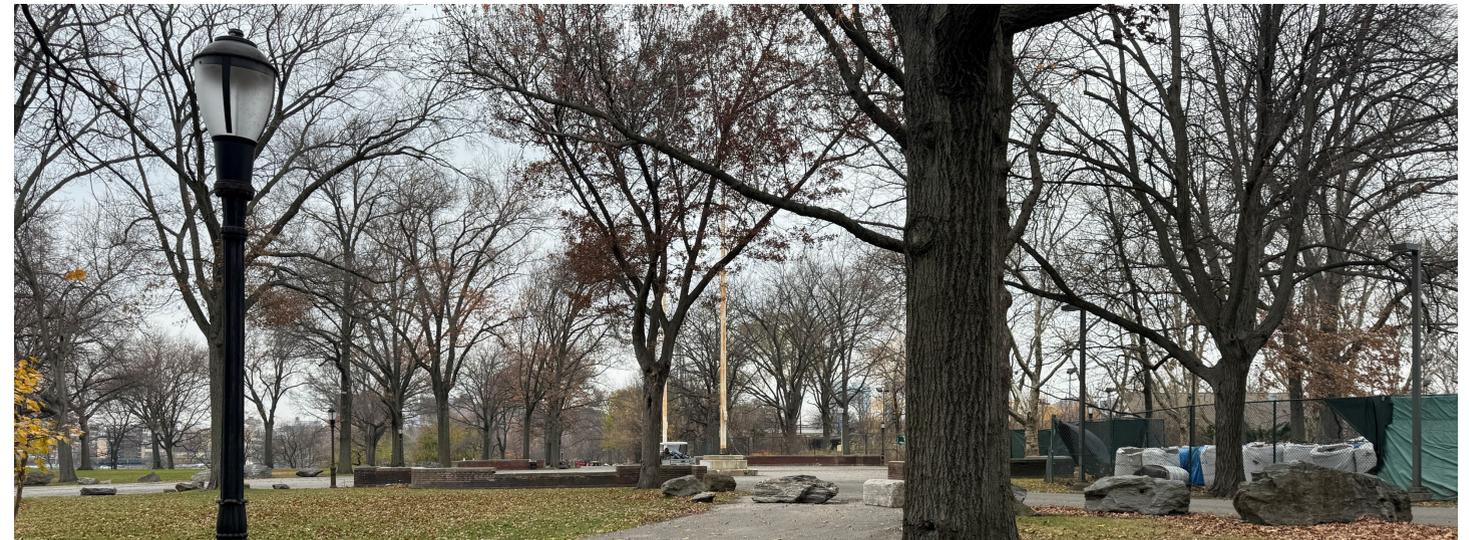
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EXISTING SITE PHOTOGRAPH KEY PLAN

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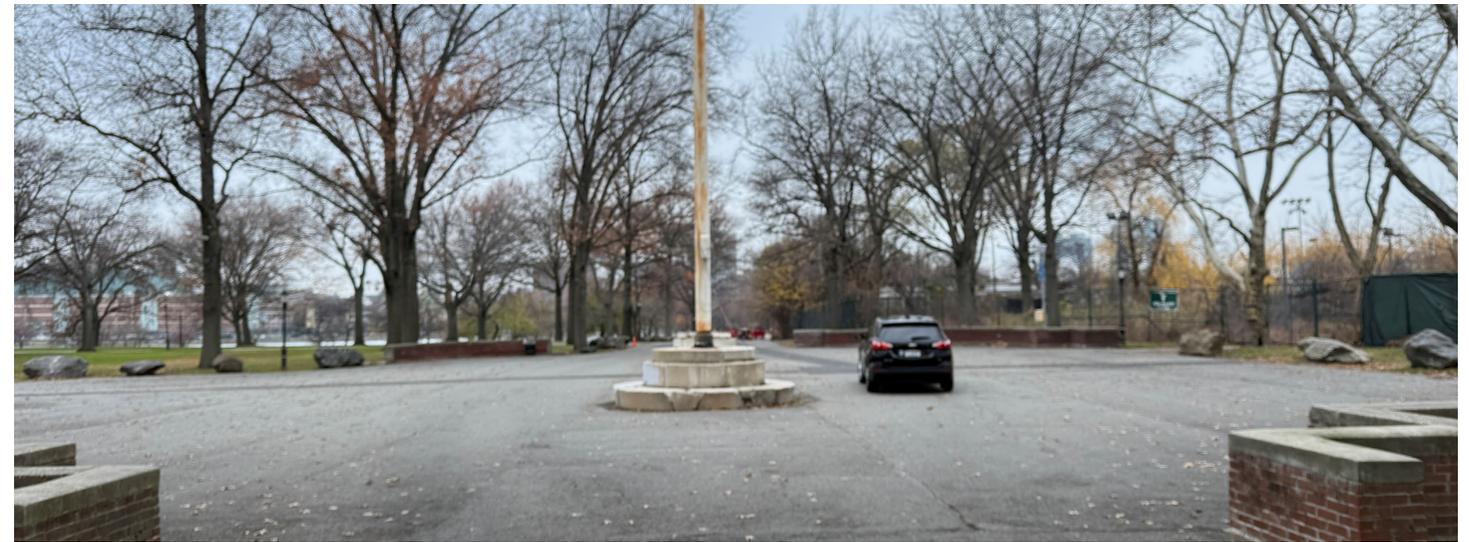
1. View From Under Bridge



2. View From Southeast



3. Existing Plaza



4. Existing Plaza



5. View From Southwest



6. View Looking East



7. View From Ferry Dock Area



8. View From RFK Bridge Pedestrian Path





Randall's Island Public Restrooms



Icahn Stadium



Hell Gate Bridge



SPORTIME Randall's Island Tennis Center, home of the John McEnroe Tennis Academy



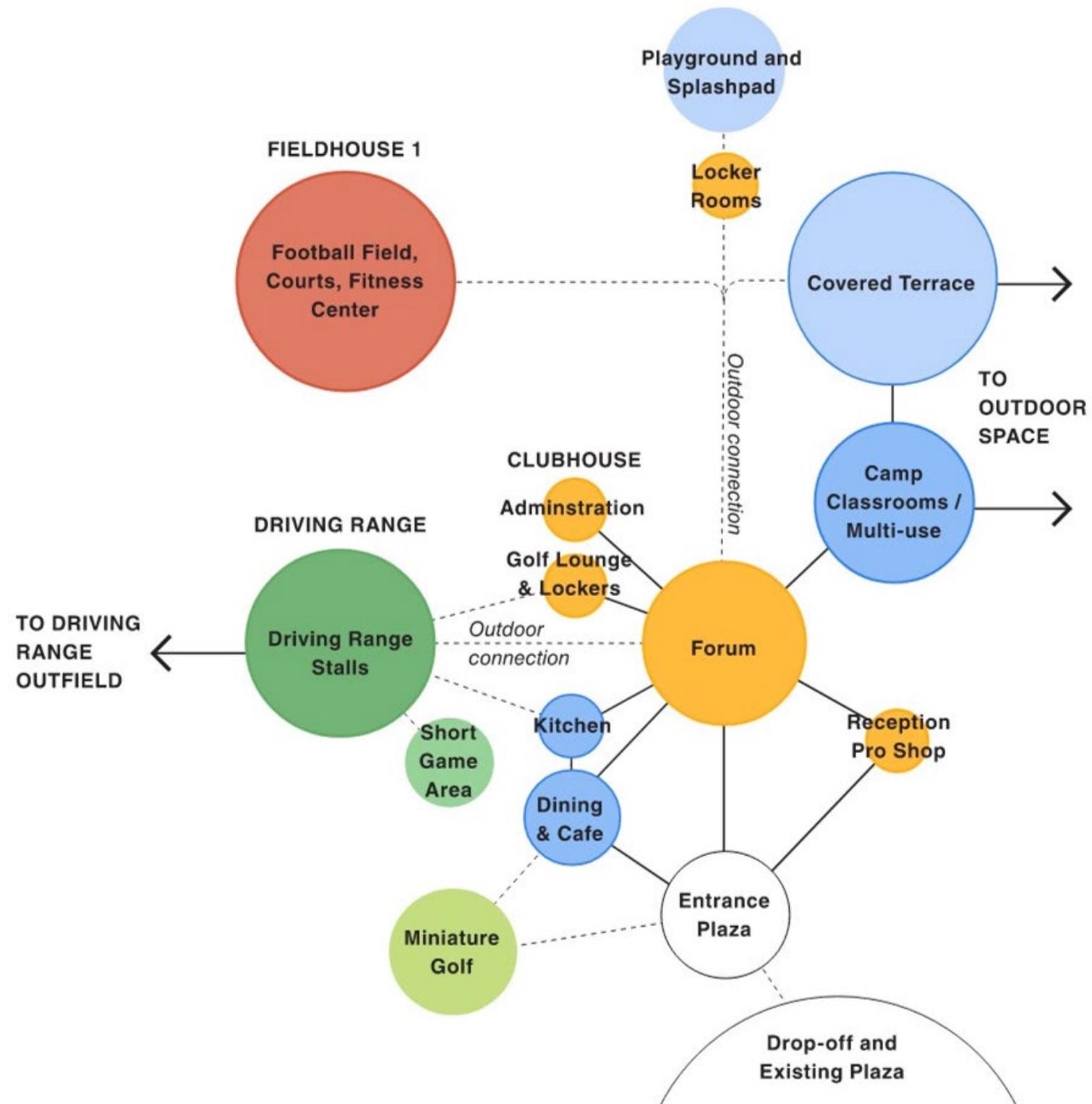
Robert F. Kennedy Bridge

Design Objectives

- **Integrate the building** within the larger context of the Randall's Island campus.
- Situate a lightweight building that is perceived as a **pavilion in the park**.
- **Honor and enhance the historic aspects** of the site, such as the existing allée of London Plane trees and other mature trees.
- Deliver a campus that brings **golf, aquatics, and sports** together in one **cohesive, athletic destination**.









Legend

- ▲ Entrance
- Perimeter Fence
- .-.-.- Limit of Proposed Construction
- Fieldhouse
- Driving Range Stalls
- Support
- Forum
- Camp / Communal

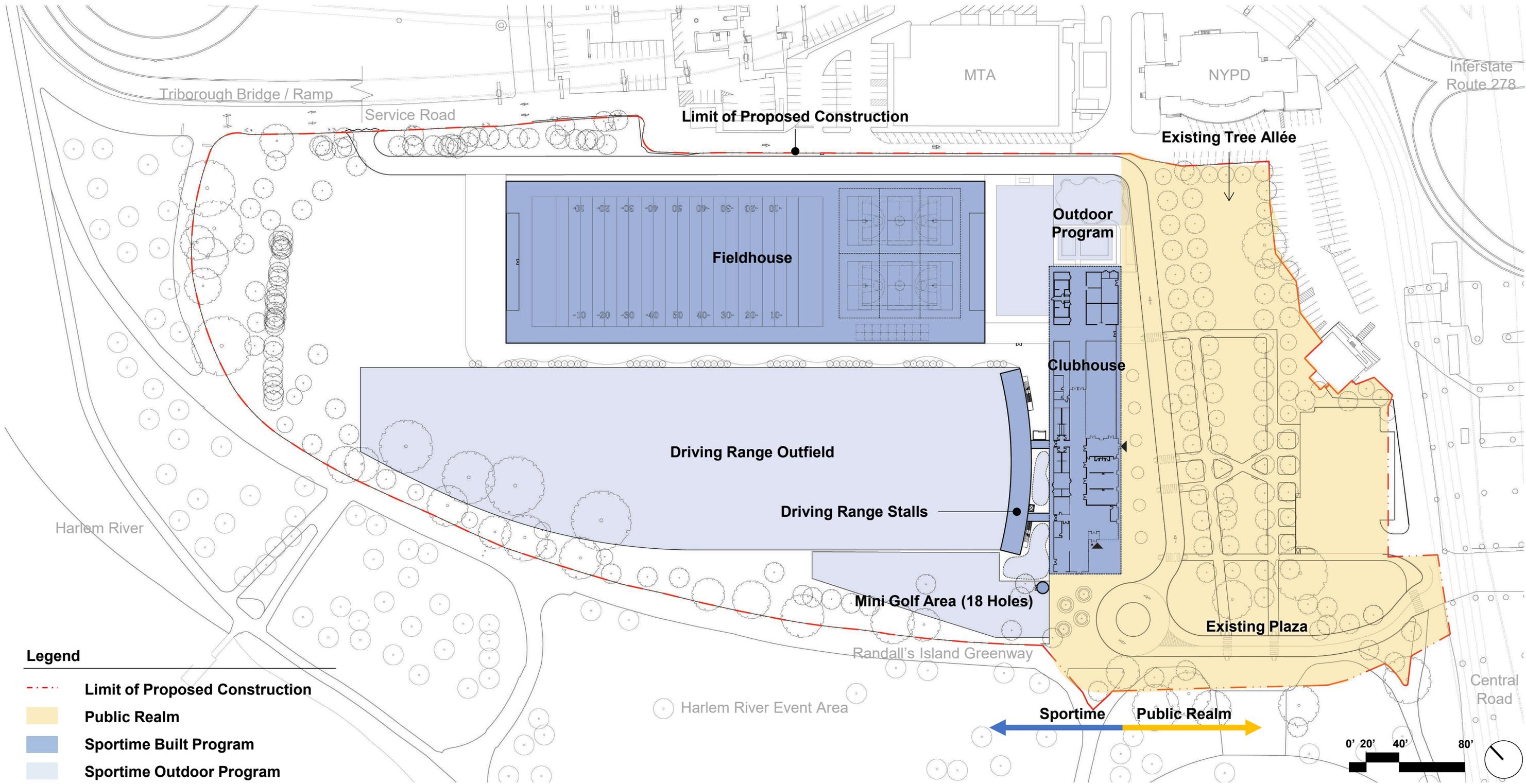


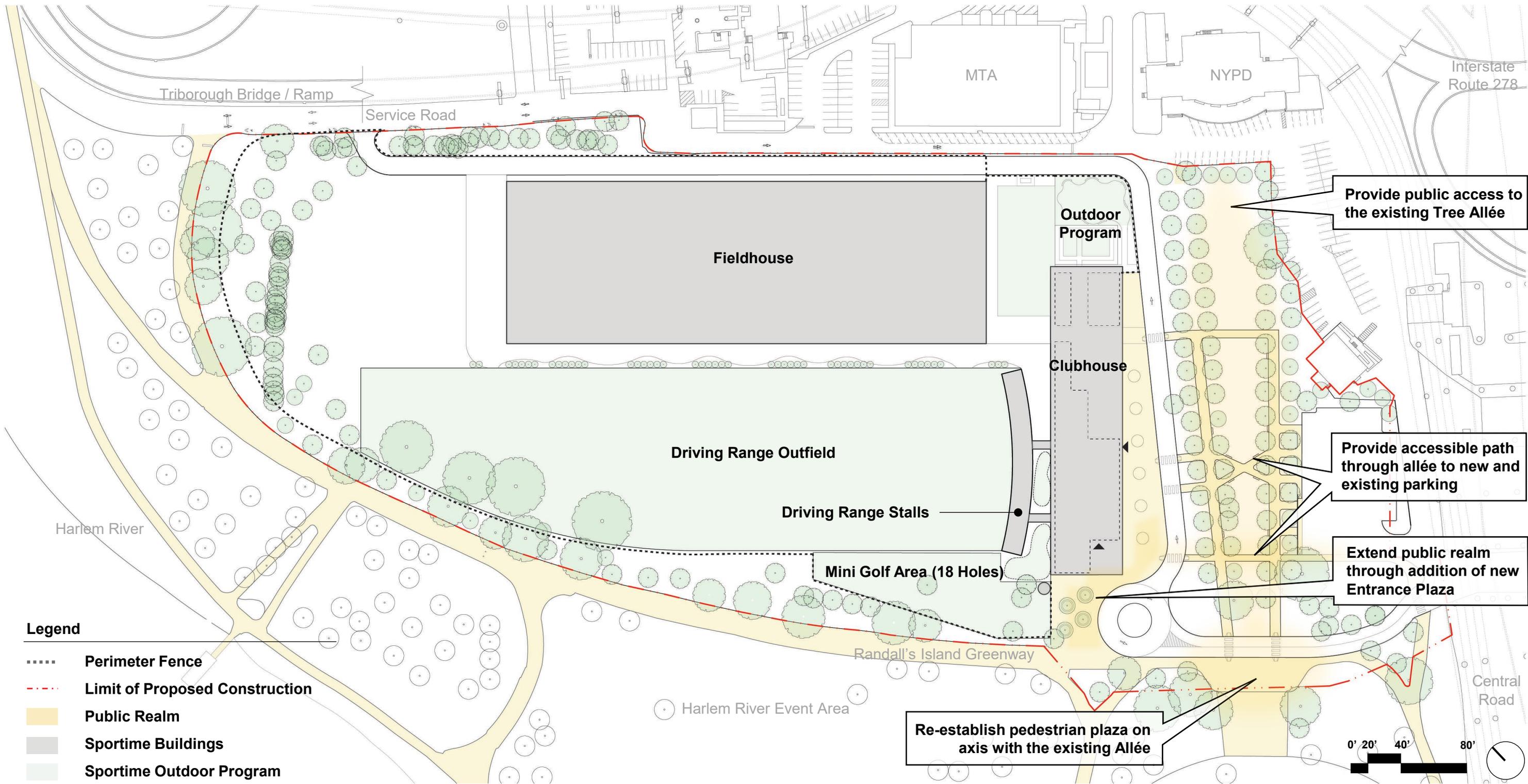
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SITE PLAN





Legend

- **Perimeter Fence**
- .-.-.- **Limit of Proposed Construction**
- **Public Realm**
- **Sportime Buildings**
- **Sportime Outdoor Program**

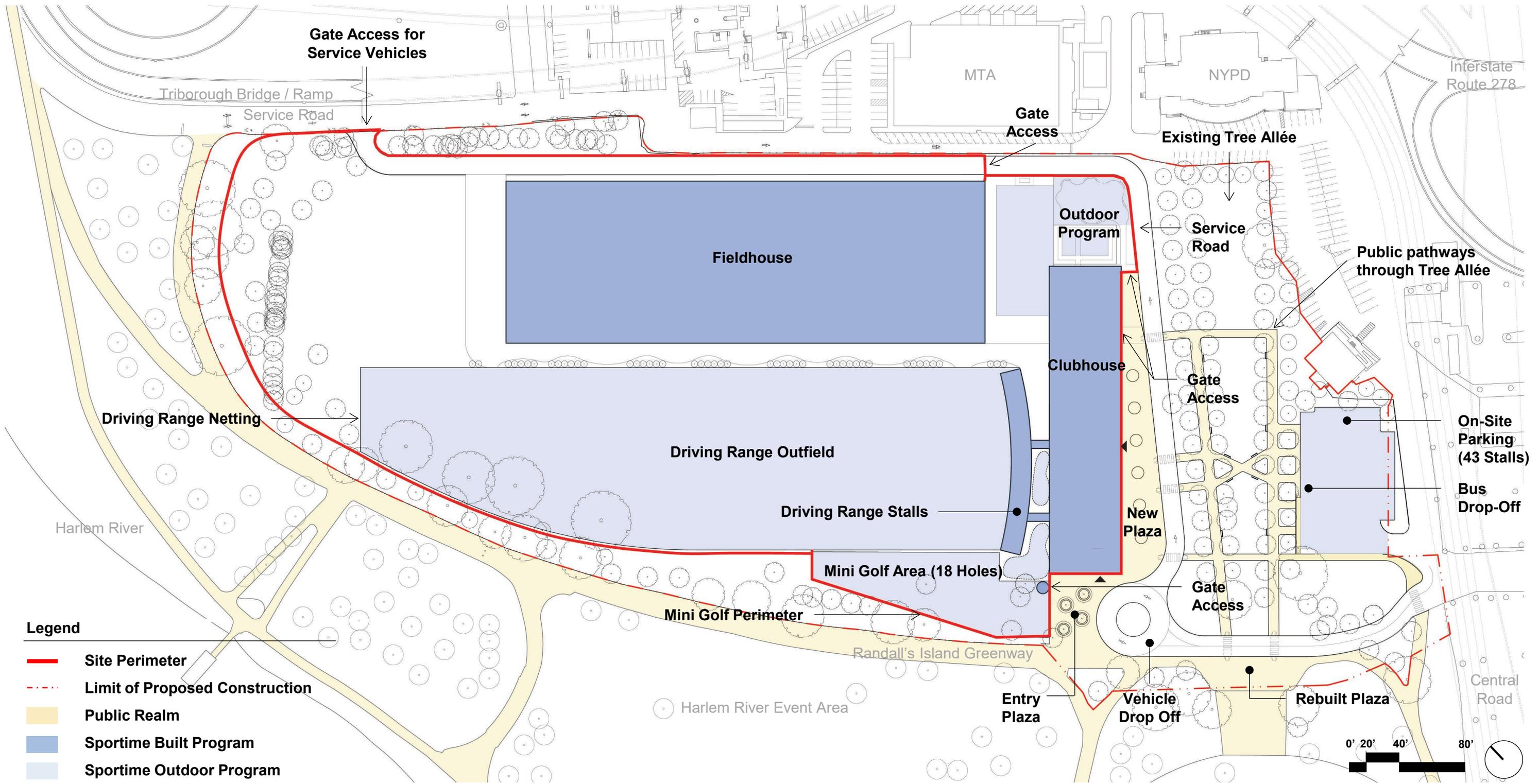


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INTEGRATE & ENHANCE URBAN EXPERIENCE



Legend

- Site Perimeter**
- Limit of Proposed Construction**
- Public Realm**
- Sportime Built Program**
- Sportime Outdoor Program**

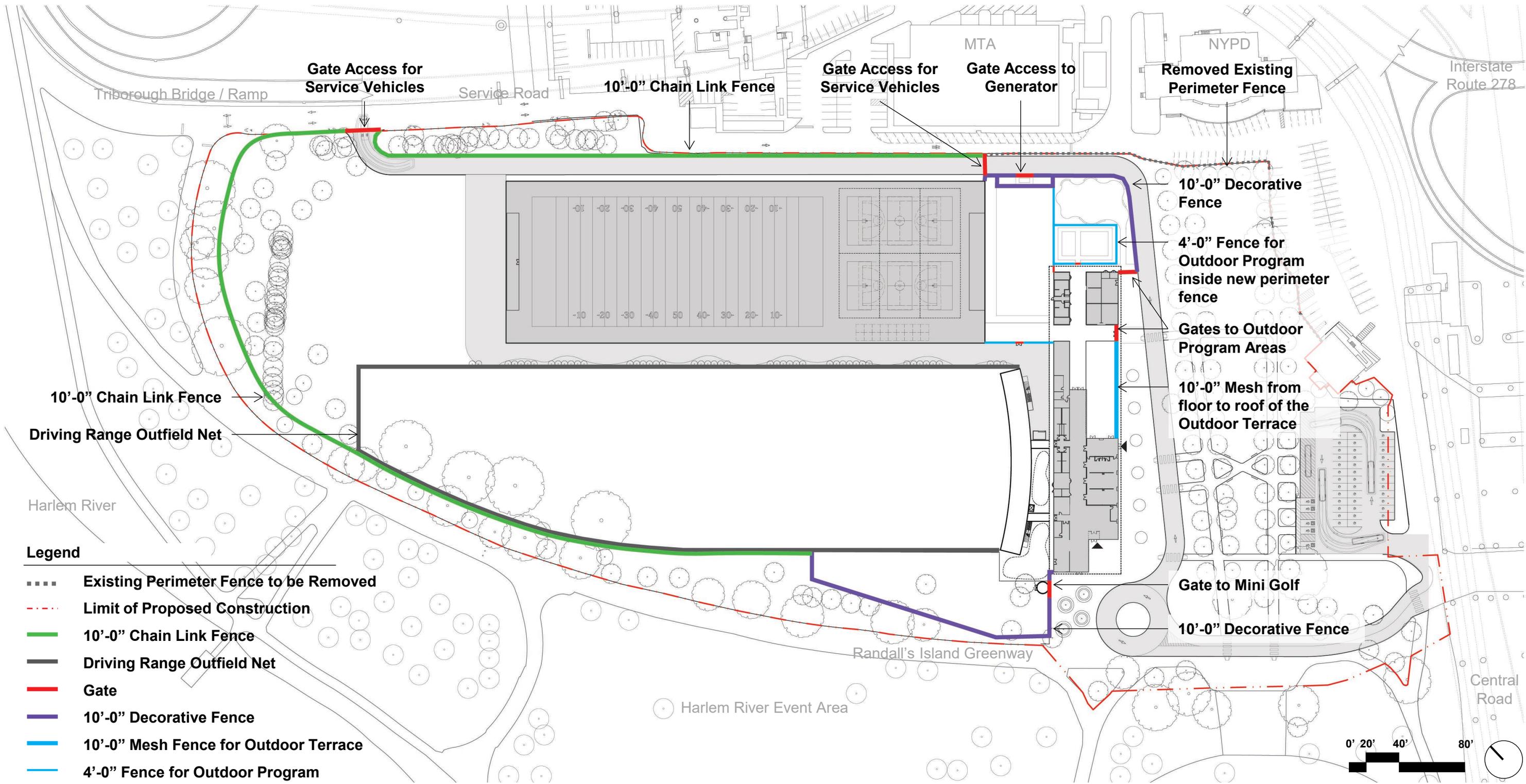


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SPORTIME PERIMTER



Legend

- Existing Perimeter Fence to be Removed
- .-.- Limit of Proposed Construction
- 10'-0" Chain Link Fence
- Driving Range Outfield Net
- Gate
- 10'-0" Decorative Fence
- 10'-0" Mesh Fence for Outdoor Terrace
- 4'-0" Fence for Outdoor Program

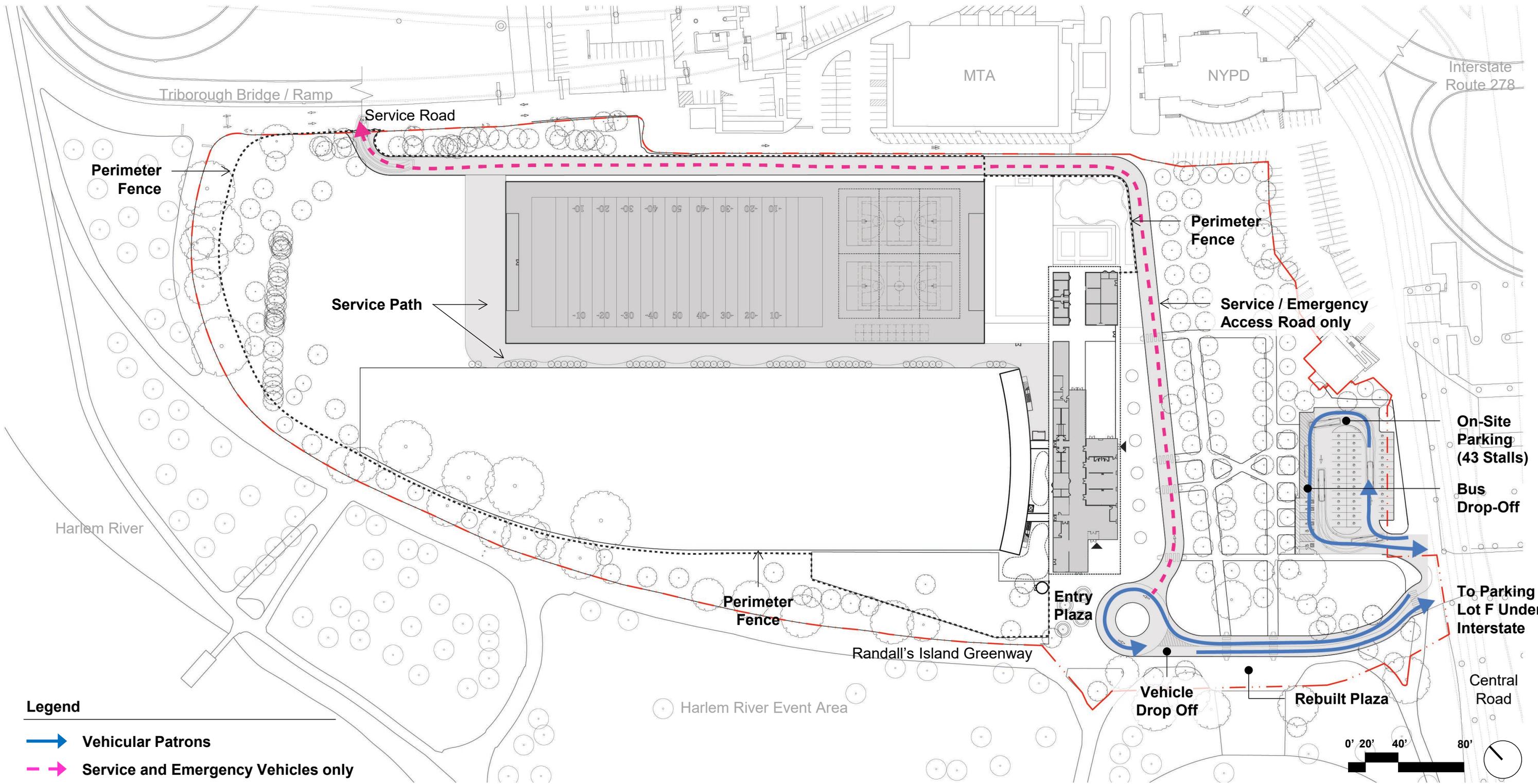


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PERIMETER FENCE AND GATE ACCESS

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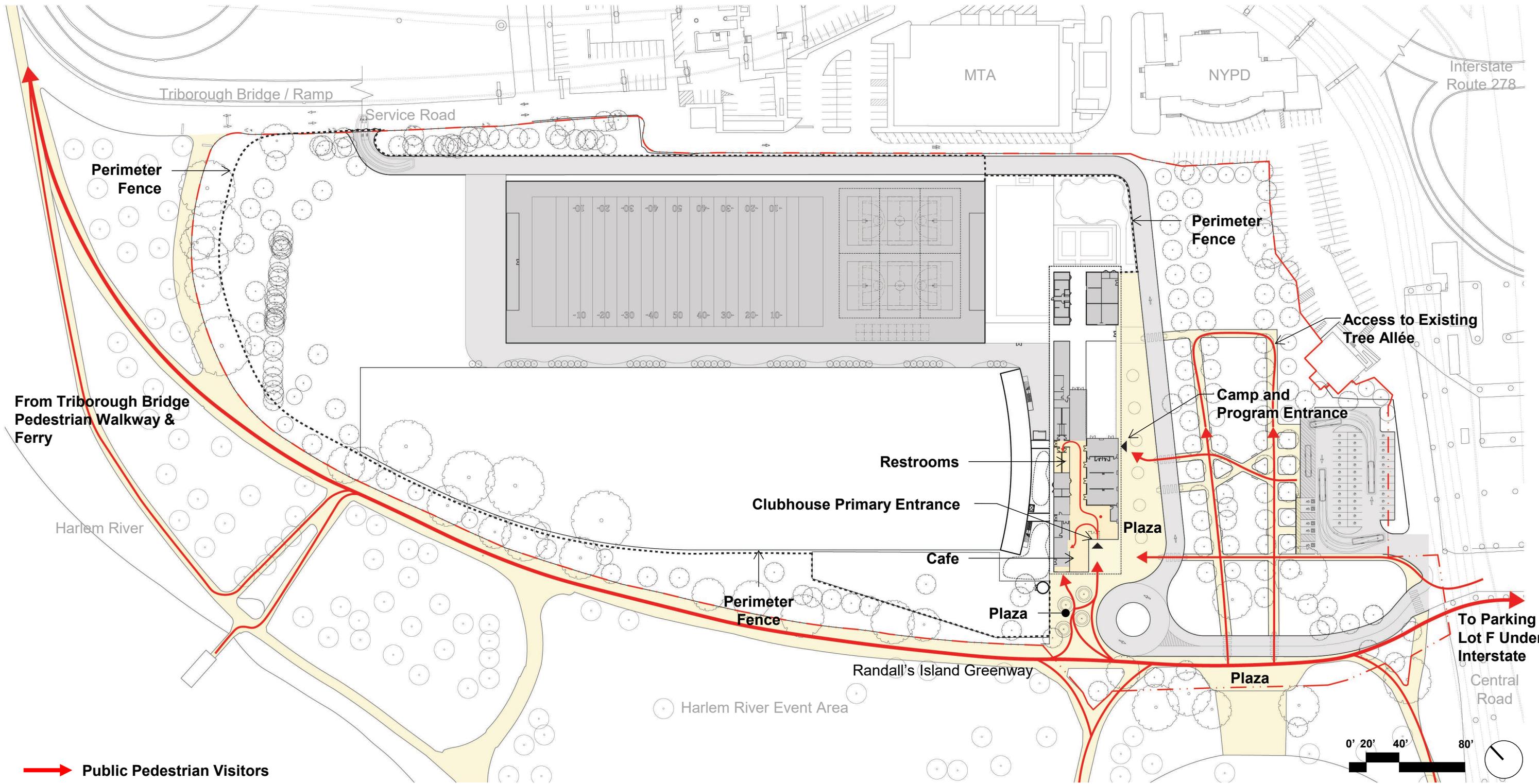


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VEHICULAR SITE ACCESS

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Public Pedestrian Visitors

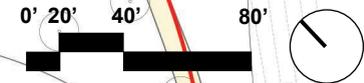


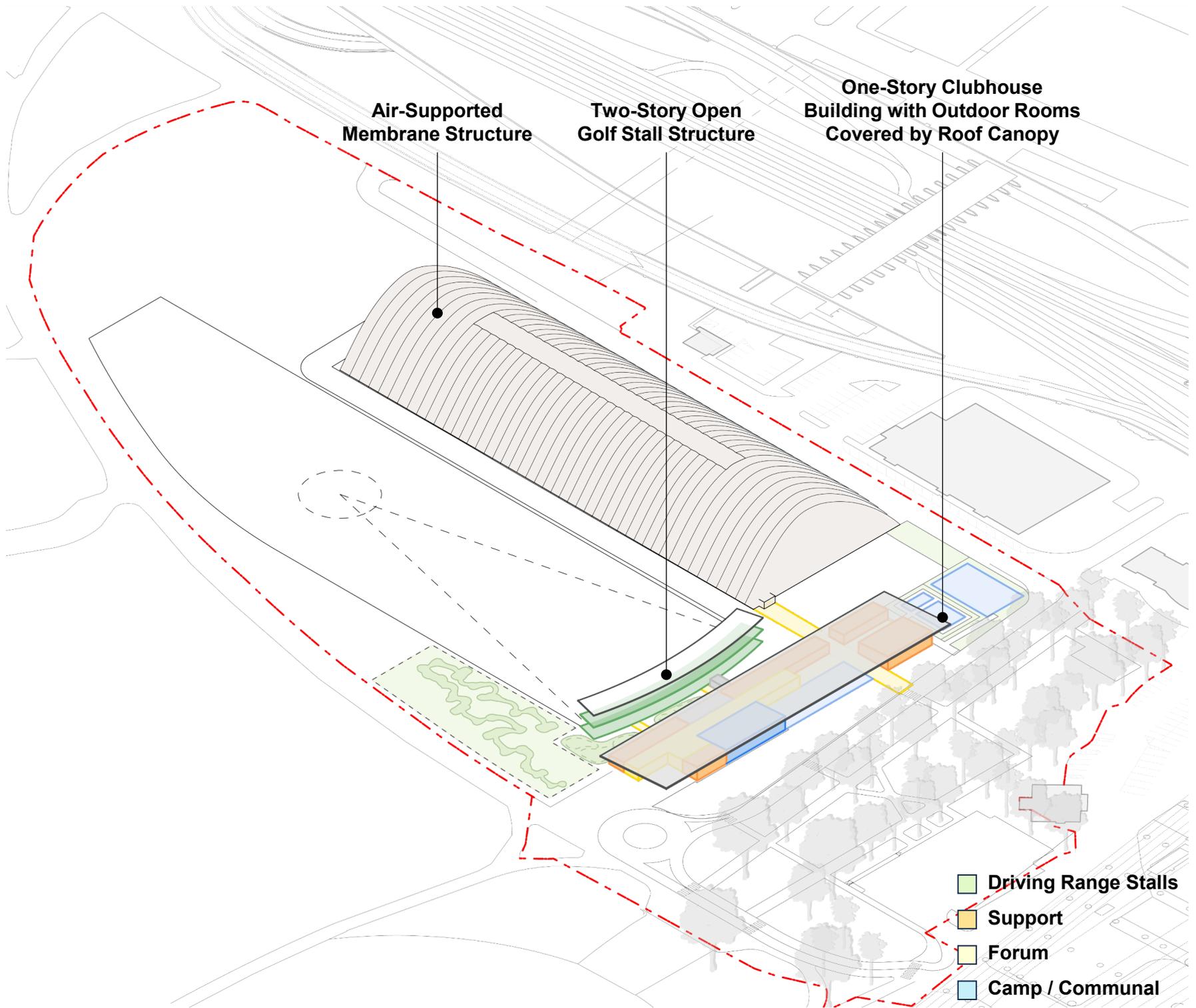
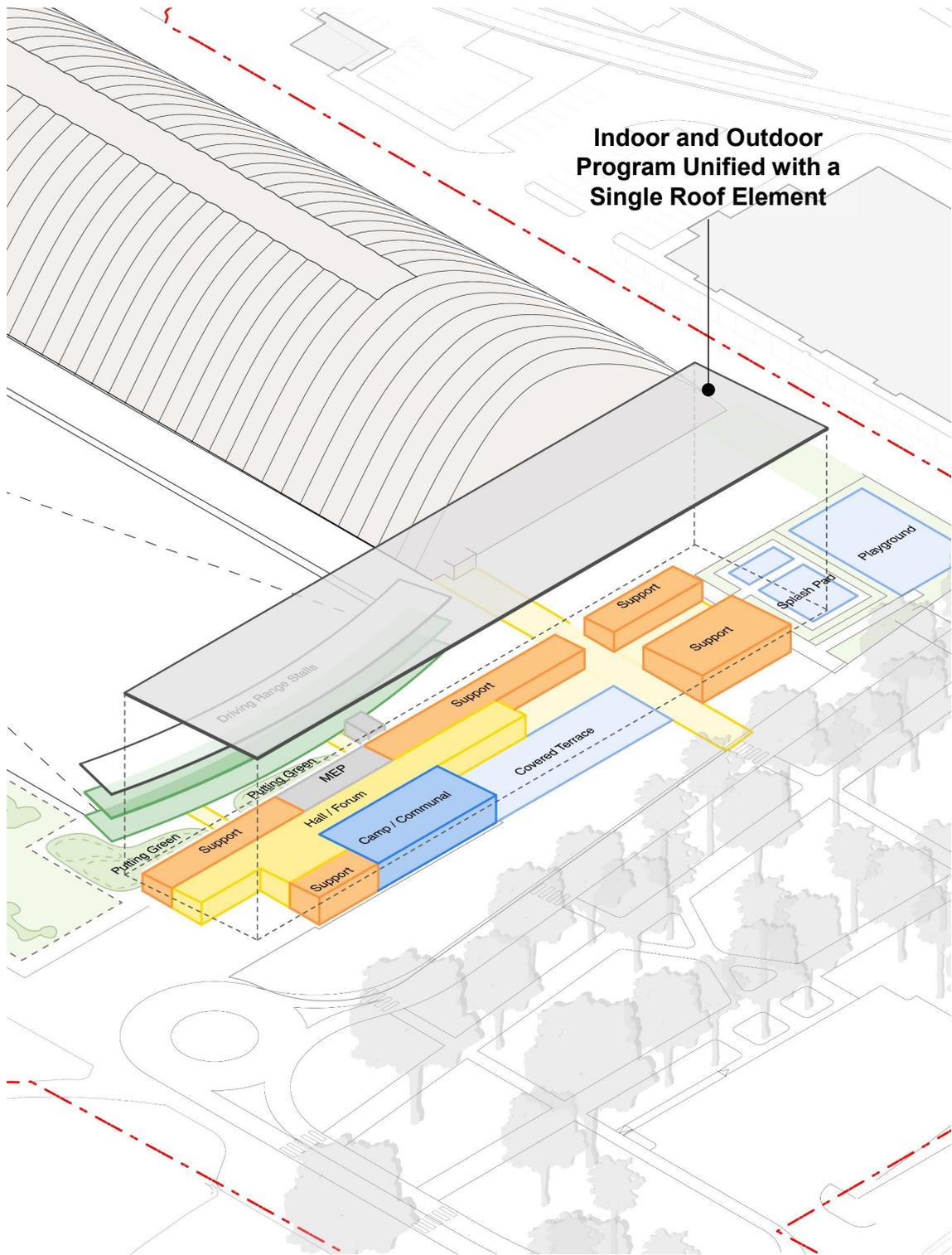
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GENERAL PEDESTRIAN SITE ACCESS

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1. Translucent Polycarbonate Wall
Location: Driving Range Stalls



2. Glass Storefront
Location: Clubhouse Exterior walls



3. Insulated Metal Panel
Location: Clubhouse Exterior Walls



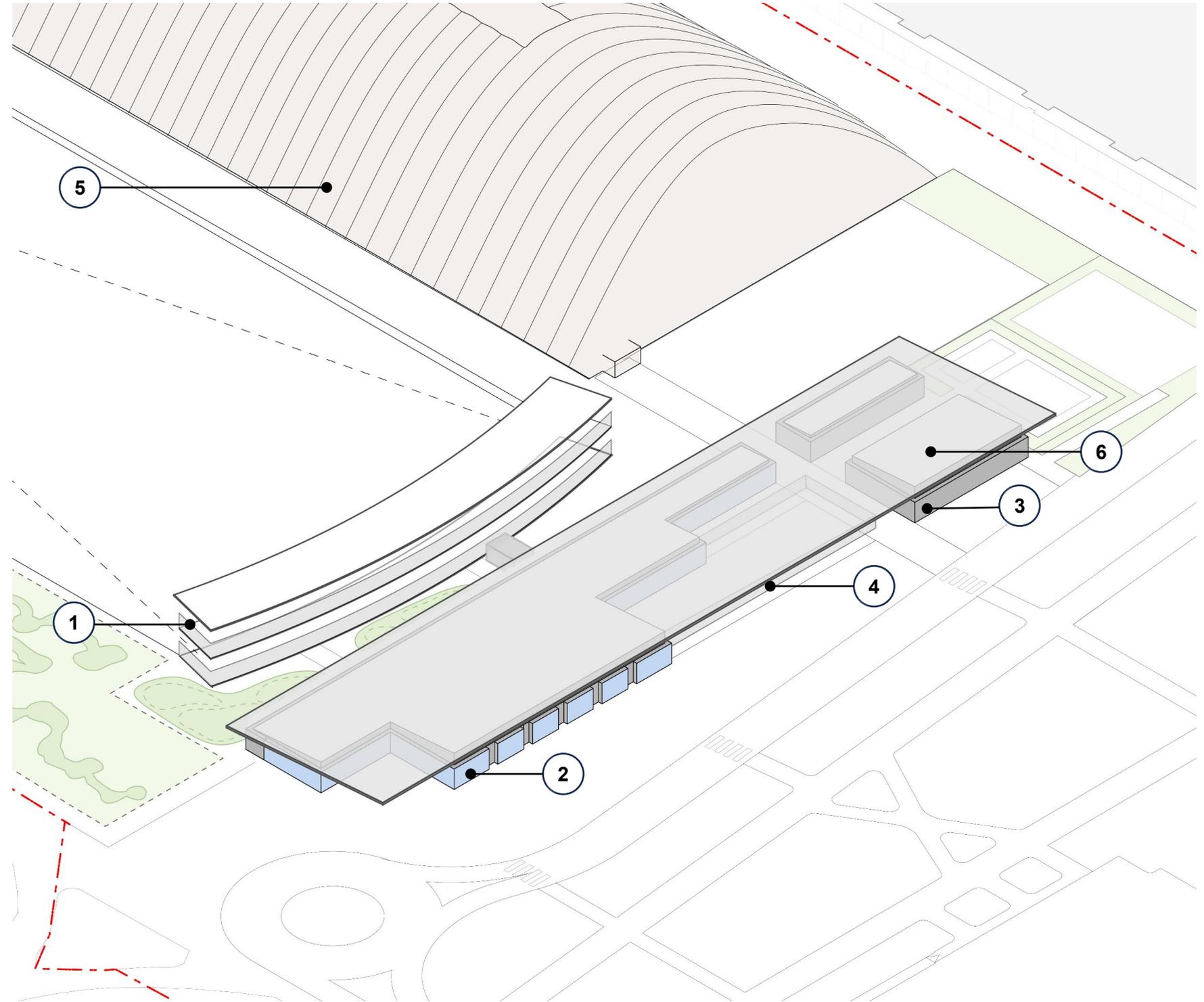
4. PVC Fabric Operable Wall Panels
Location: Outdoor Terrace



5. Polyethylene Film
Location: Temporary Indoor Field Structure



6. Standing Seam Roofing
Location: Clubhouse Roof





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PEDESTRIAN EXPERIENCE – ENTRANCE PLAZA



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PEDESTRIAN VIEW – ENTRANCE DROP OFF



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PEDESTRIAN VIEW – SOUTH APPROACH



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PEDESTRIAN VIEW – TREE ALLEE



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PEDESTRIAN VIEW – EAST ELEVATION





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PEDESTRIAN VIEW – OUTDOOR TERRACE



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PEDESTRIAN VIEW – OUTDOOR TERRACE



LEGEND

- | | | | | | |
|---|---------------|---|--|---|---------------------|
|  | EXISTING TREE |  | FIELD - MATERIAL TBD
TURF OR SYNTHETIC TURF |  | PROPOSED FENCE |
|  | PROPOSED TREE |  | CONCRETE PAVING |  | BENCH |
|  | LAWN |  | ASPHALT ROAD |  | PLANTED SEATING POD |
|  | PLANTING |  | MINI GOLF - MATERIAL TBD | | |



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SPORTIME RANDALL'S ISLAND GOLF AND MULTISPORT CENTER

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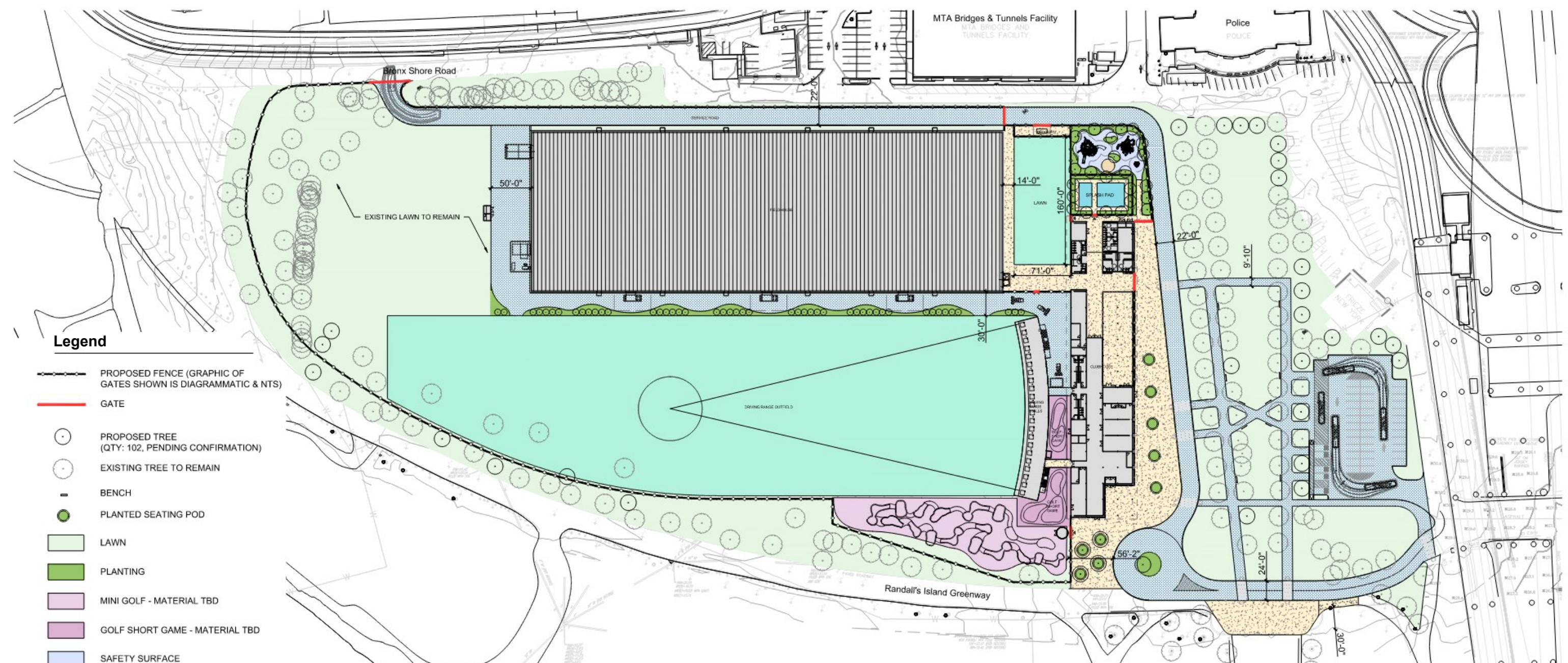
RENDERED SITE PLAN



Legend

-  EXISTING TREE TO BE REMOVED PER ARBORIST INSTRUCTIONS QTY: 36
-  EXISTING TREE TO BE REMOVED PER DESIGN QTY: 71 (PENDING CONFIRMATION)
-  EXISTING TREE TO REMAIN
-  CRITICAL ROOT ZONE





Legend

-  PROPOSED FENCE (GRAPHIC OF GATES SHOWN IS DIAGRAMMATIC & NTS)
-  GATE
-  PROPOSED TREE (QTY: 102, PENDING CONFIRMATION)
-  EXISTING TREE TO REMAIN
-  BENCH
-  PLANTED SEATING POD
-  LAWN
-  PLANTING
-  MINI GOLF - MATERIAL TBD
-  GOLF SHORT GAME - MATERIAL TBD
-  SAFETY SURFACE
-  FIELD - MATERIAL TBD
-  TURF OR SYNTHETIC TURF
-  ASPHALT
-  CONCRETE PAVING

NOTE:
THE QUANTITY AND SIZE OF PROPOSED TREES ARE INTENDED TO SATISFY THE DPR REMOVAL & REPLACEMENT REQUIREMENT. IF THE QUANTITY AND SIZE CANNOT MEET THE REPLACEMENT REQUIREMENT, A COMPENSATION FEE WILL BE CALCULATED TO ACHIEVE COMPLIANCE.



CONCRETE PAVING



ASPHALT PAVING

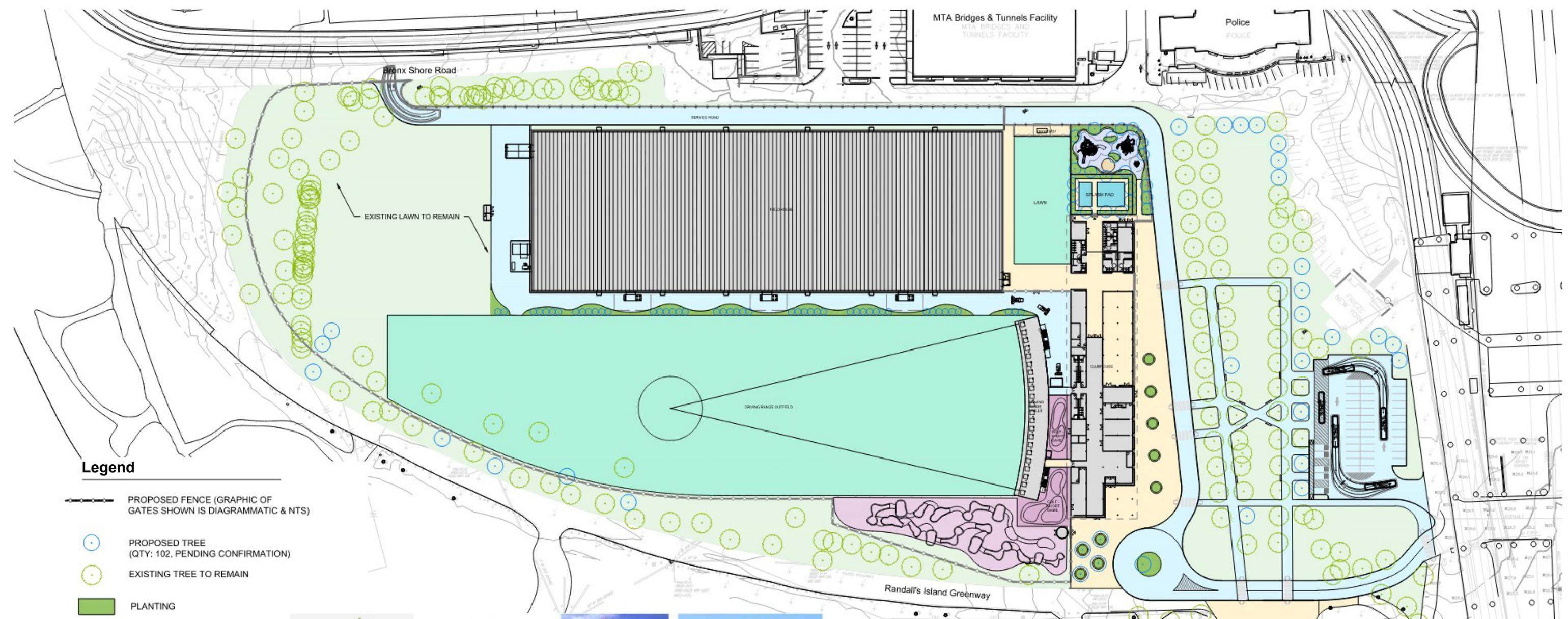


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MATERILAS PLAN



Legend

- PROPOSED FENCE (GRAPHIC OF GATES SHOWN IS DIAGRAMMATIC & NTS)
- PROPOSED TREE (QTY: 102, PENDING CONFIRMATION)
- EXISTING TREE TO REMAIN
- PLANTING
- MINI GOLF - MATERIAL TBD

NOTE:
THE QUANTITY AND SIZE OF PROPOSED TREES ARE INTENDED TO SATISFY THE DPR REMOVAL & REPLACEMENT REQUIREMENT. IF THE QUANTITY AND SIZE CANNOT MEET THE REPLACEMENT REQUIREMENT, A COMPENSATION FEE WILL BE CALCULATED TO ACHIEVE COMPLIANCE.



LONDON PLANE TREE



TULIP TREE



SCARLET OAK



POST OAK



PENNSYLVANIA SEDGE



HARD FESCUE



LITTLE BLUESTEM

0' 20' 40' 80'



HISTORICAL TREE ALLEE DESCRIPTION:
 THE GOAL FOR THIS AREA IS TO MINIMIZE INTERVENTION WHILE RESTORING THE VALUE OF THE HISTORIC TREE ALLEE AND RETURNING THIS MAGNIFICENT SPACE TO THE PUBLIC. THE AREA WILL REMAIN LARGELY AS IT IS TODAY. PROPOSED INTERVENTIONS ARE LIMITED TO THE DEMOLITION OF OBSOLETE STRUCTURES, SUCH AS EXISTING CONCRETE PADS AND THE MINI GOLF COURSE, AND THE REPLACEMENT OF ASPHALT PAVING BETWEEN THE TREE ALLEES.



EXISTING LONDON PLANE TREE



LONDON PLANE TREE

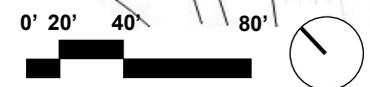
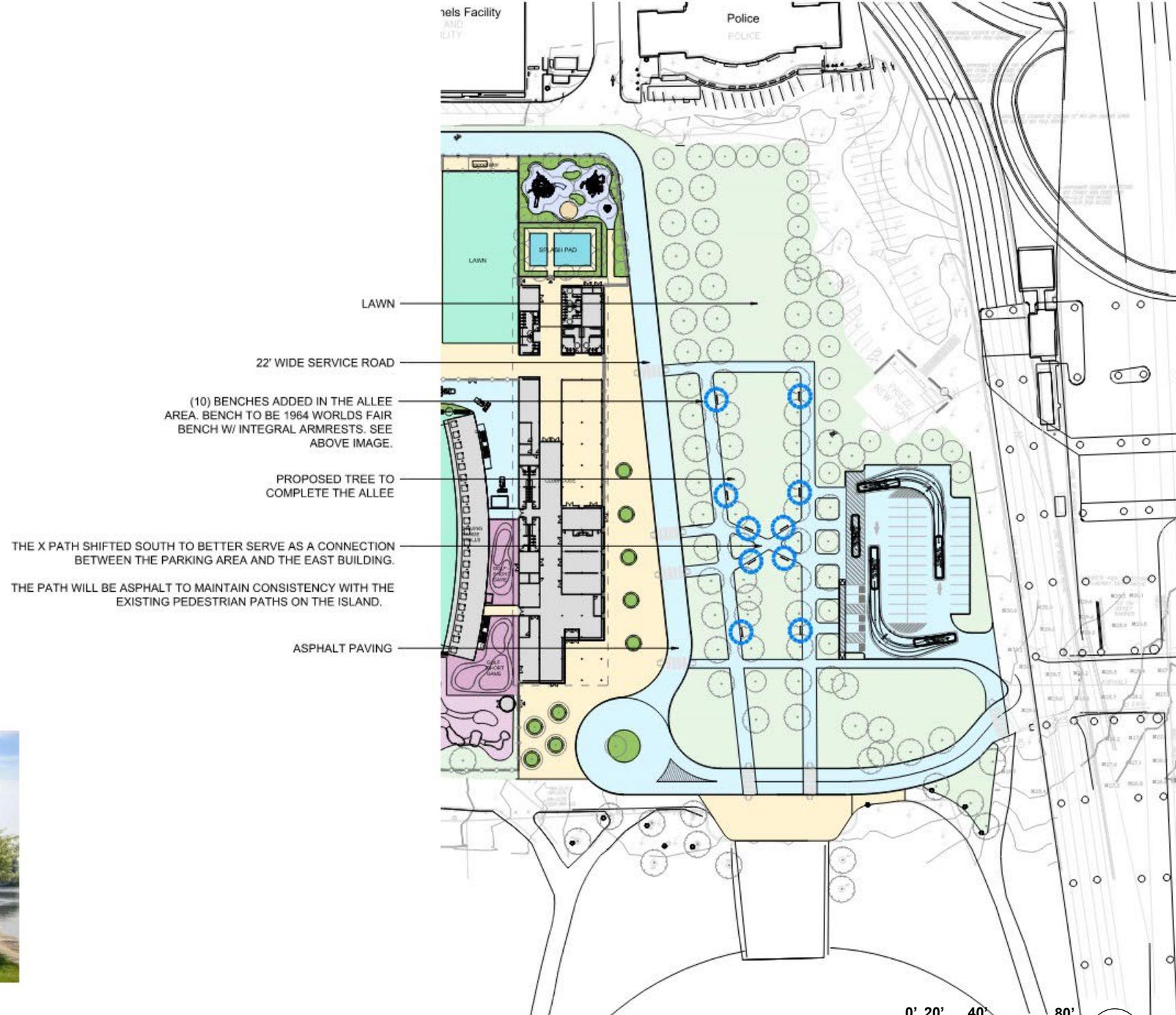


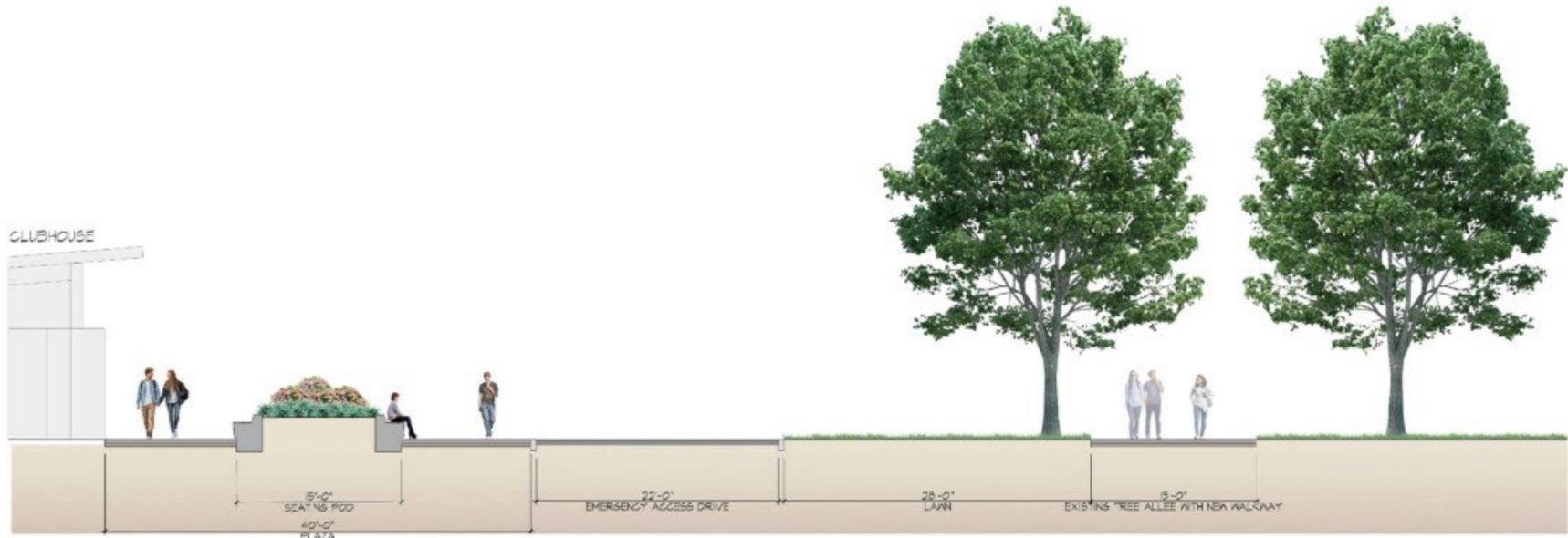
PROPOSED BENCH

Model: 1964 WORLDS FAIR BENCH WITH INTEGRAL ARMRESTS
 MFR: KENNETH LYNCH & SONS
 Dimensions: 72" x 25" x 31" H
 Material: Ductile iron with natural or recycled plastic lumber.
 Finish: Powder coated Iron with Natural or Recycled Plastic lumber

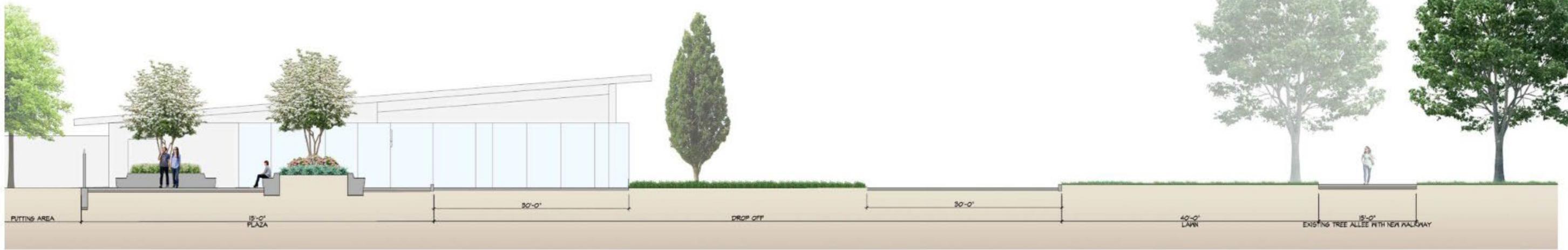
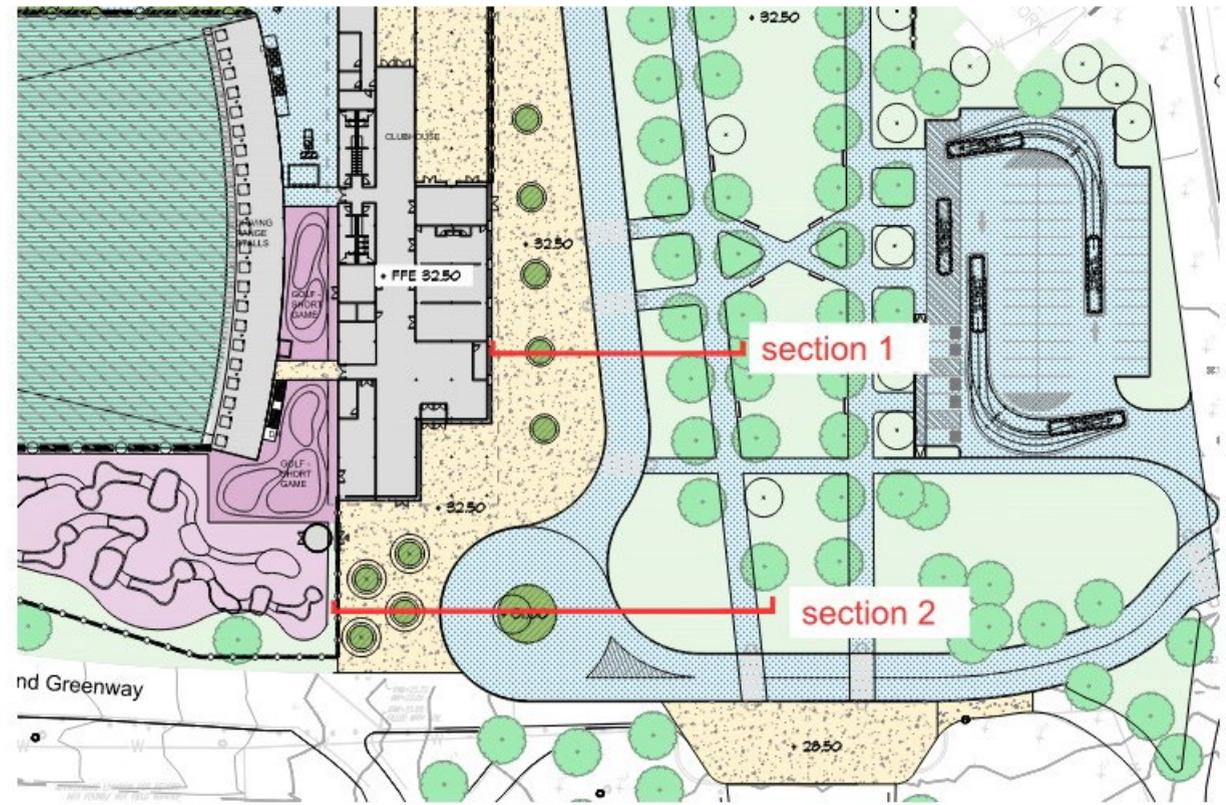


EXISTING ASPHALT PATHS ON THE ISLAND



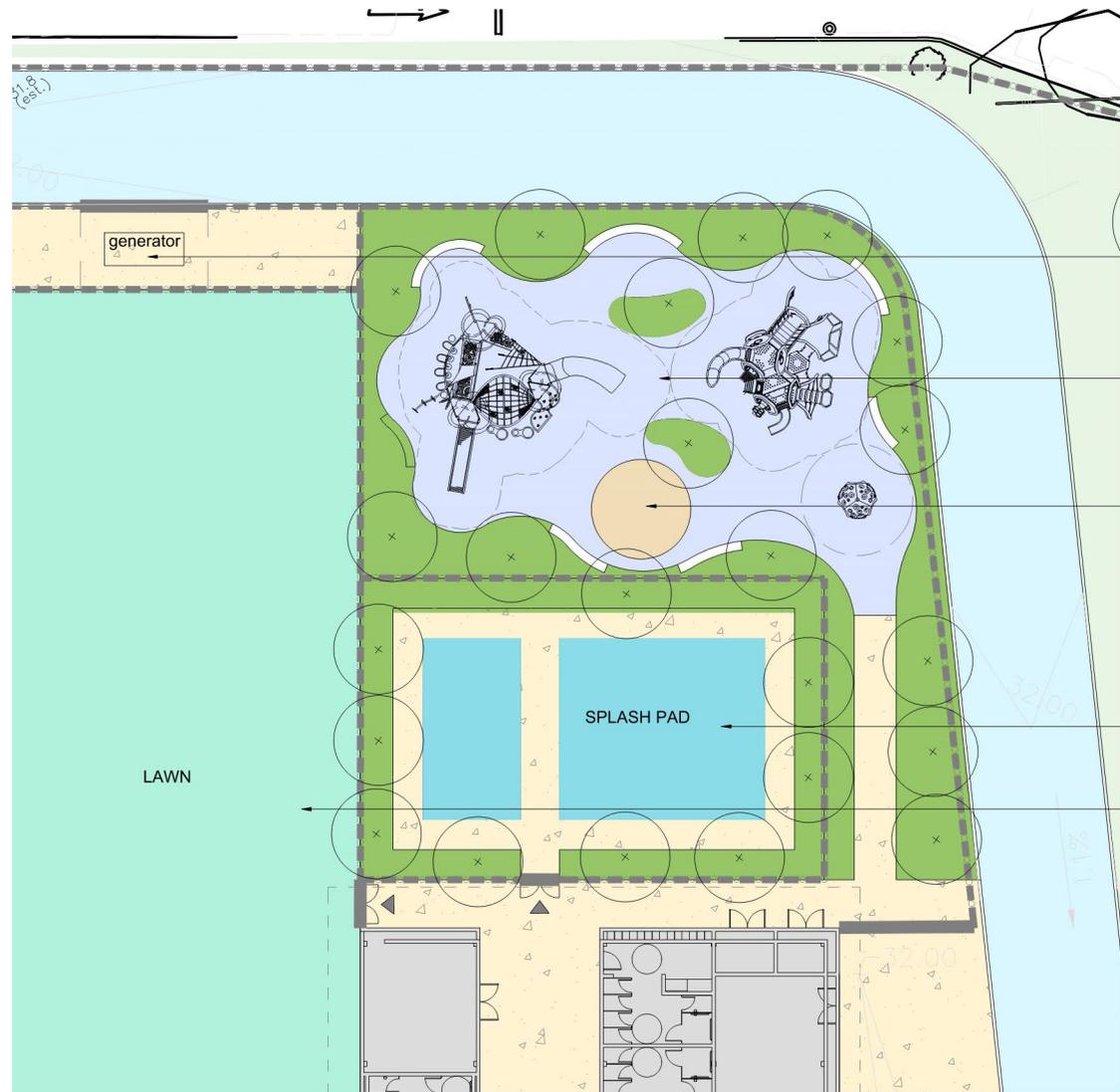
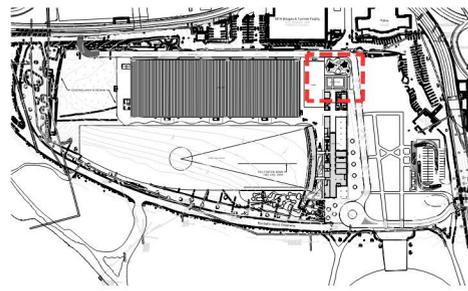


section 1
1/16"=1'-0"



section 2
1/16"=1'-0"





MECHANICAL SPACE

PLAYGROUND W/ 3,750 SF OF PAVED AREA

SAND PIT

SPLASH PAD 1,500 SF

LAWN

Playground



BILLOW BY LANDSCAPE STRUCTURE



HEDRA BY LANDSCAPE STRUCTURE

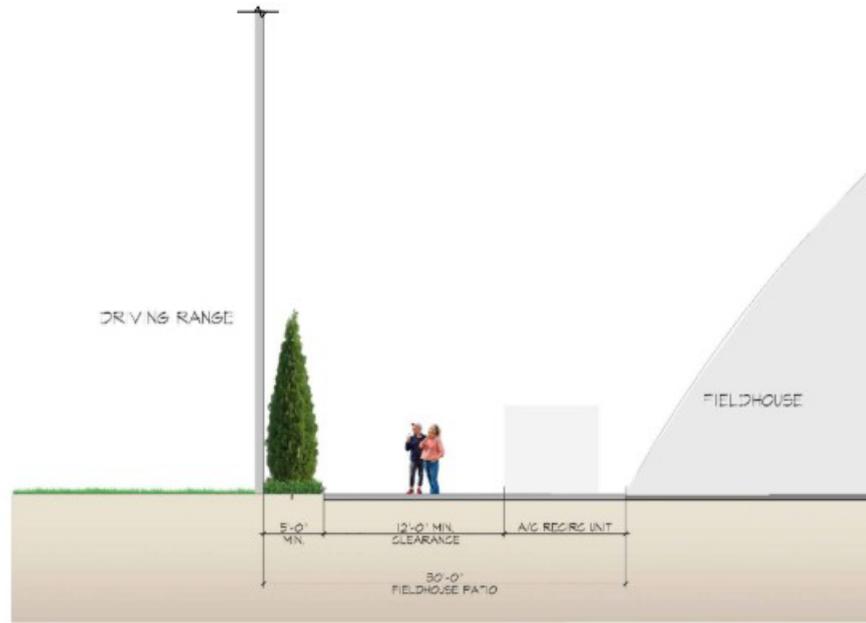


SAFETY SURFACE TOTTURF EPDM BY ROBERTSON RECREATIONAL SURFACES

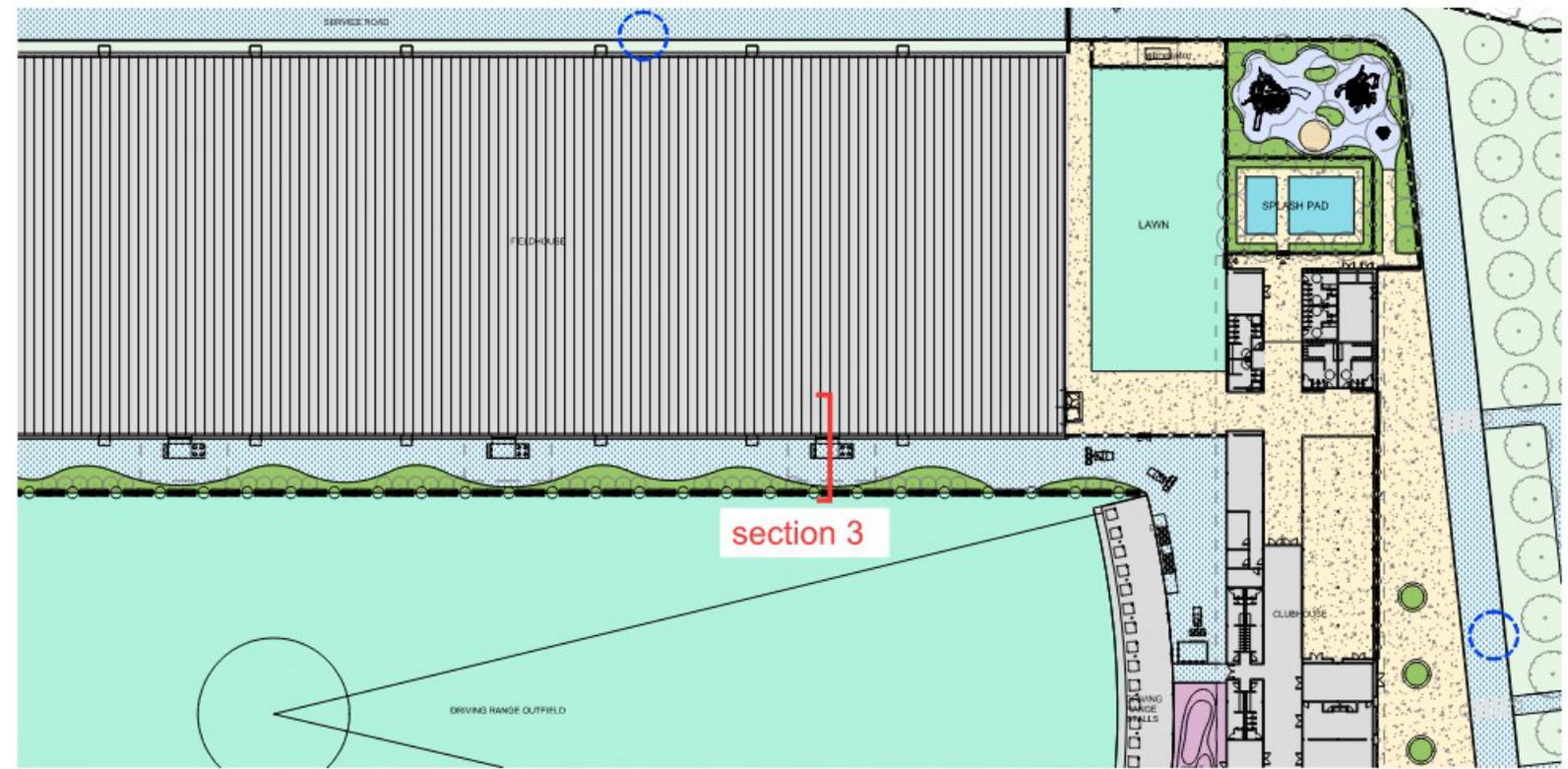
NOTE:
PLAY EQUIPMENTS ARE SUBJECT TO CHANGE, PENDING ON OWNERSHIP

Splashpad

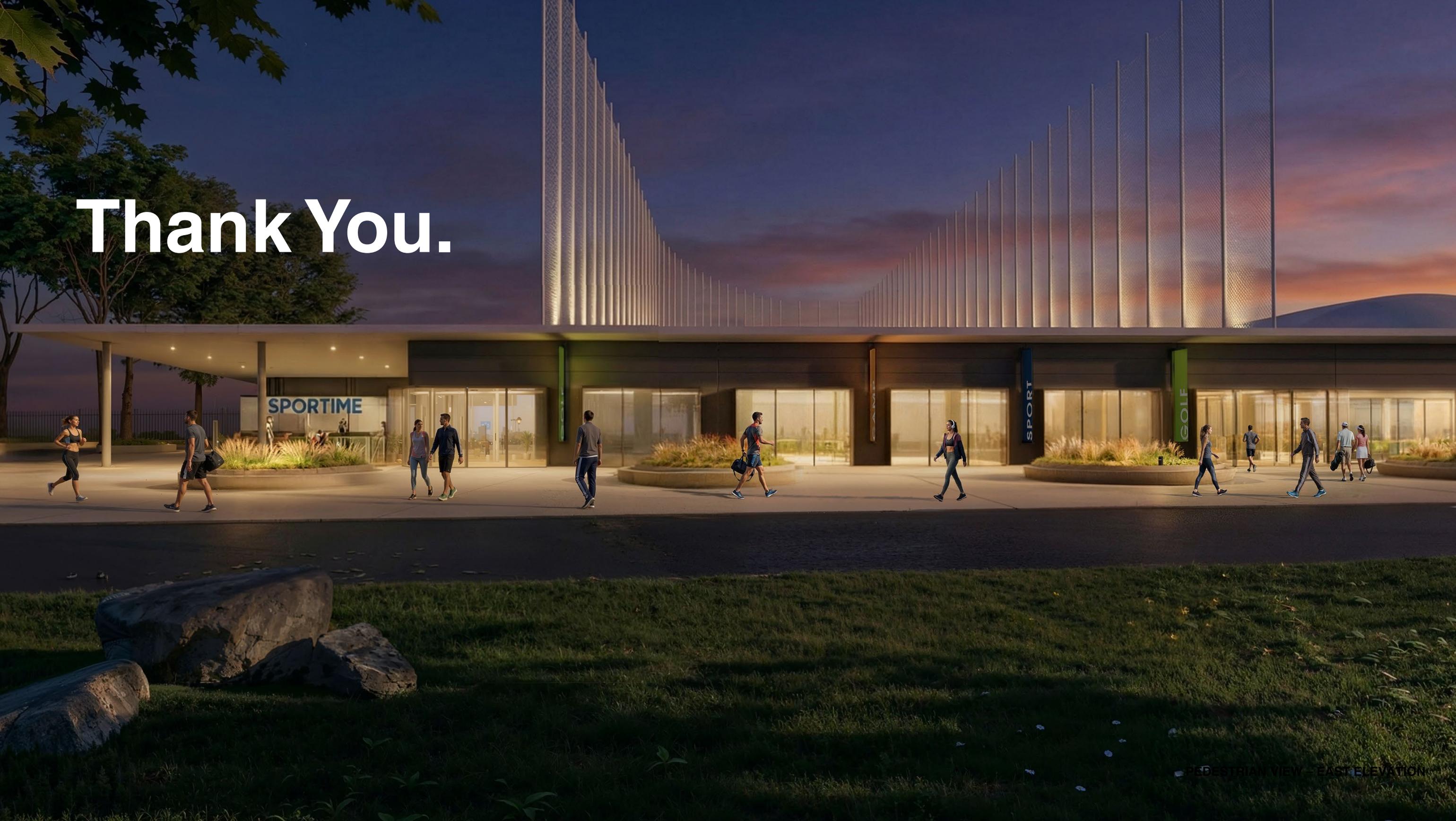




section 3
 $\frac{1}{16}'' = 1'-0''$



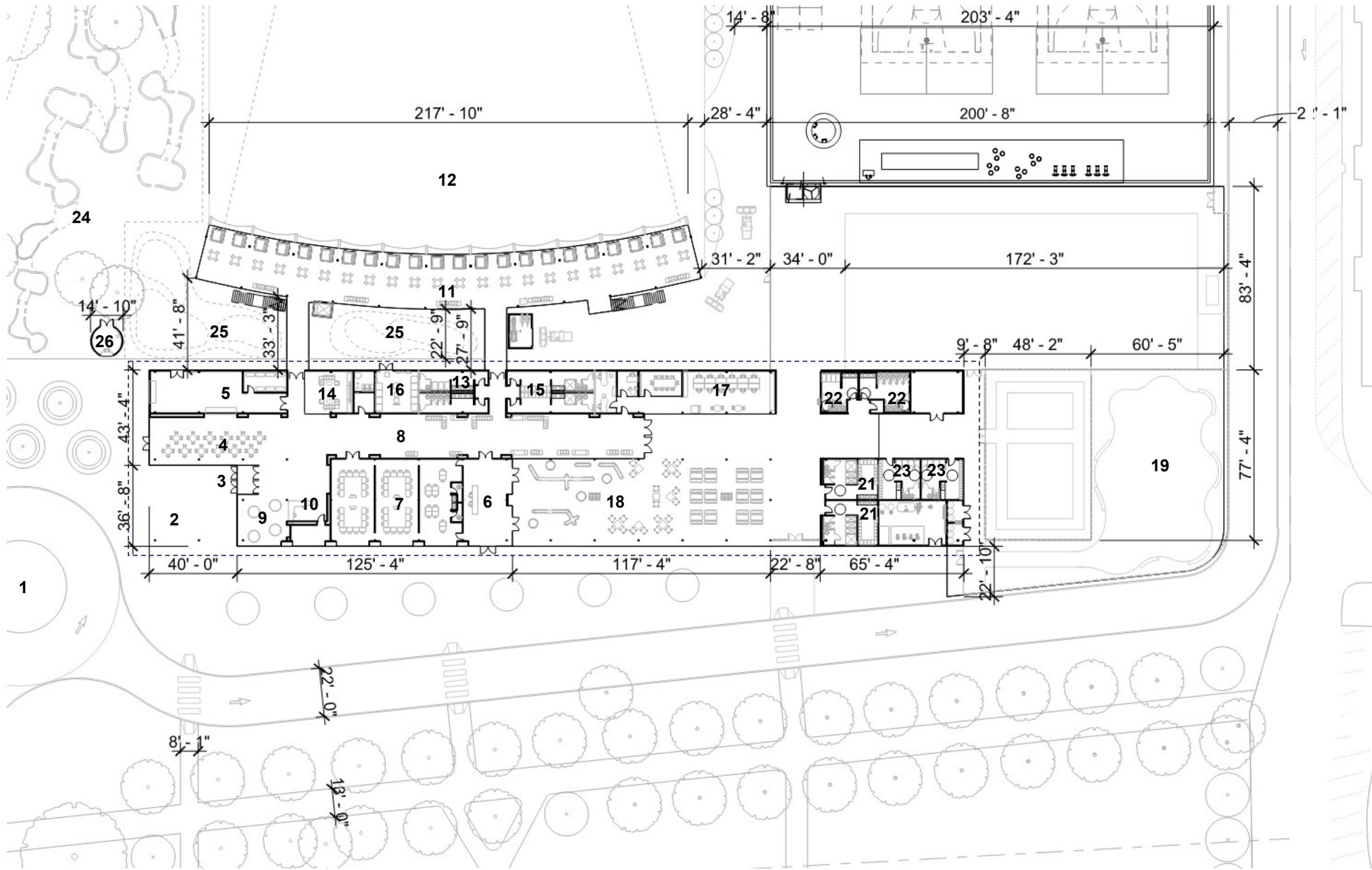
Thank You.



Appendix A

Supplemental Diagrams and Drawings





Legend

- 1 Drop-Off
- 2 Entrance Plaza
- 3 Clubhouse Entry
- 4 Event / Dining
- 5 Kitchen / Café
- 6 Camp Check-In / Prefunction
- 7 Classrooms / Multipurpose Area
- 8 Forum
- 9 Pro Shop
- 10 Sports Reception
- 11 Driving Range Stalls (Level 1)
- 12 Driving Range Outfield
- 13 Public Restrooms
- 14 Golf Lounge
- 15 Golf Locker Room
- 16 MEP / Storage
- 17 Administrative Offices
- 18 Outdoor Covered Terrace
- 19 Playground
- 20 Splash Pad
- 21 Locker Room (2)
- 22 Restroom (2)
- 23 Aquatics Locker Rooms (2)
- 24 Mini-Golf
- 25 Putting & Chipping Green
- 26 Mini Golf Kiosk

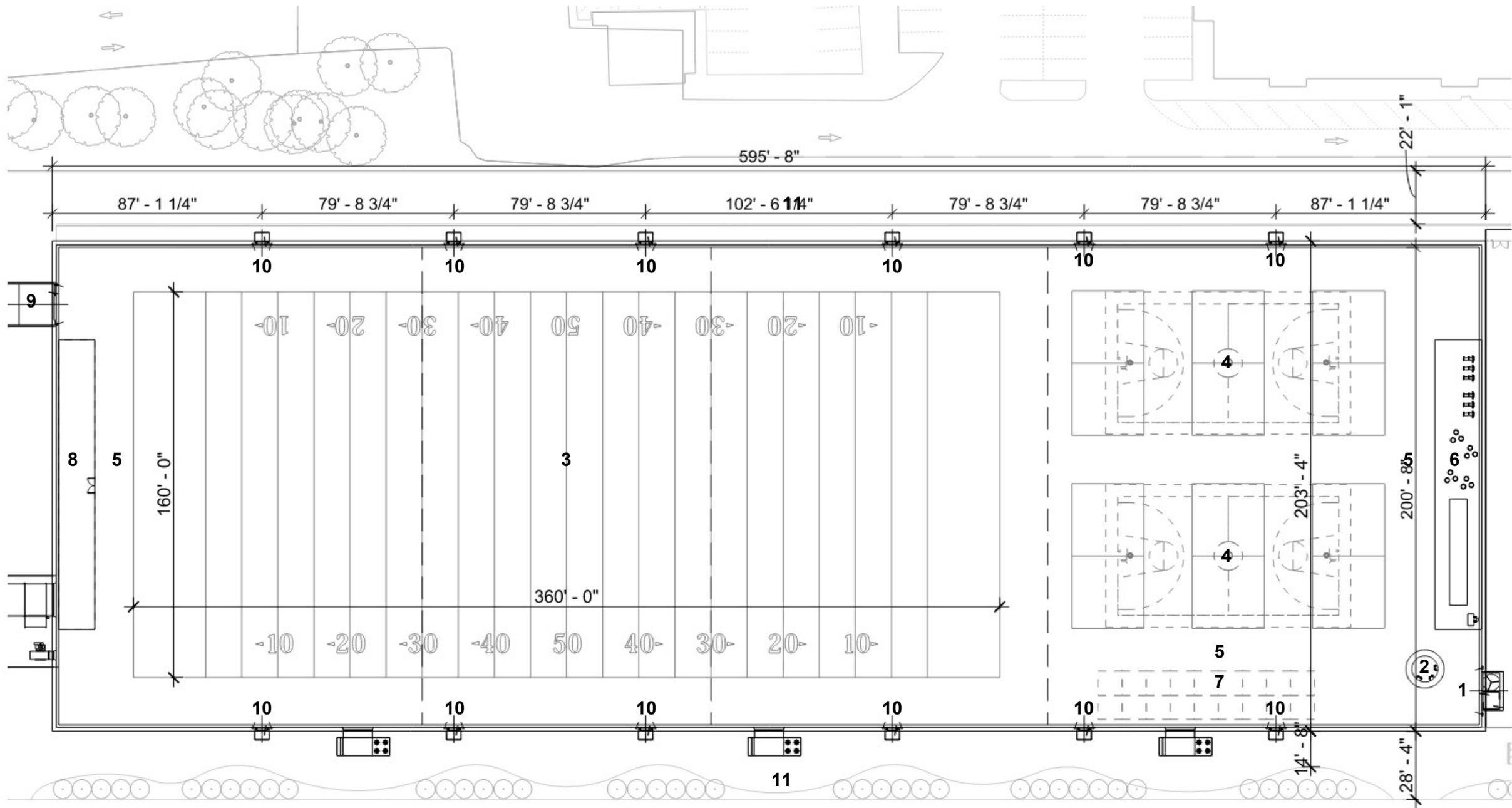


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CLUBHOUSE GROUND FLOOR PLAN



Legend

- 1 Fieldhouse Entrance
- 2 Reception
- 3 Football Field
- 4 Volleyball Courts (6) convertible to Basketball Courts (2)
- 5 Sidelines
- 6 Fitness Area
- 7 Volleyball Team Areas
- 8 Storage
- 9 Service Vehicle Access
- 10 Egress Exits
- 11 Service Paths

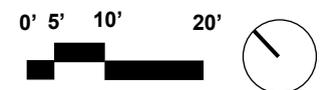


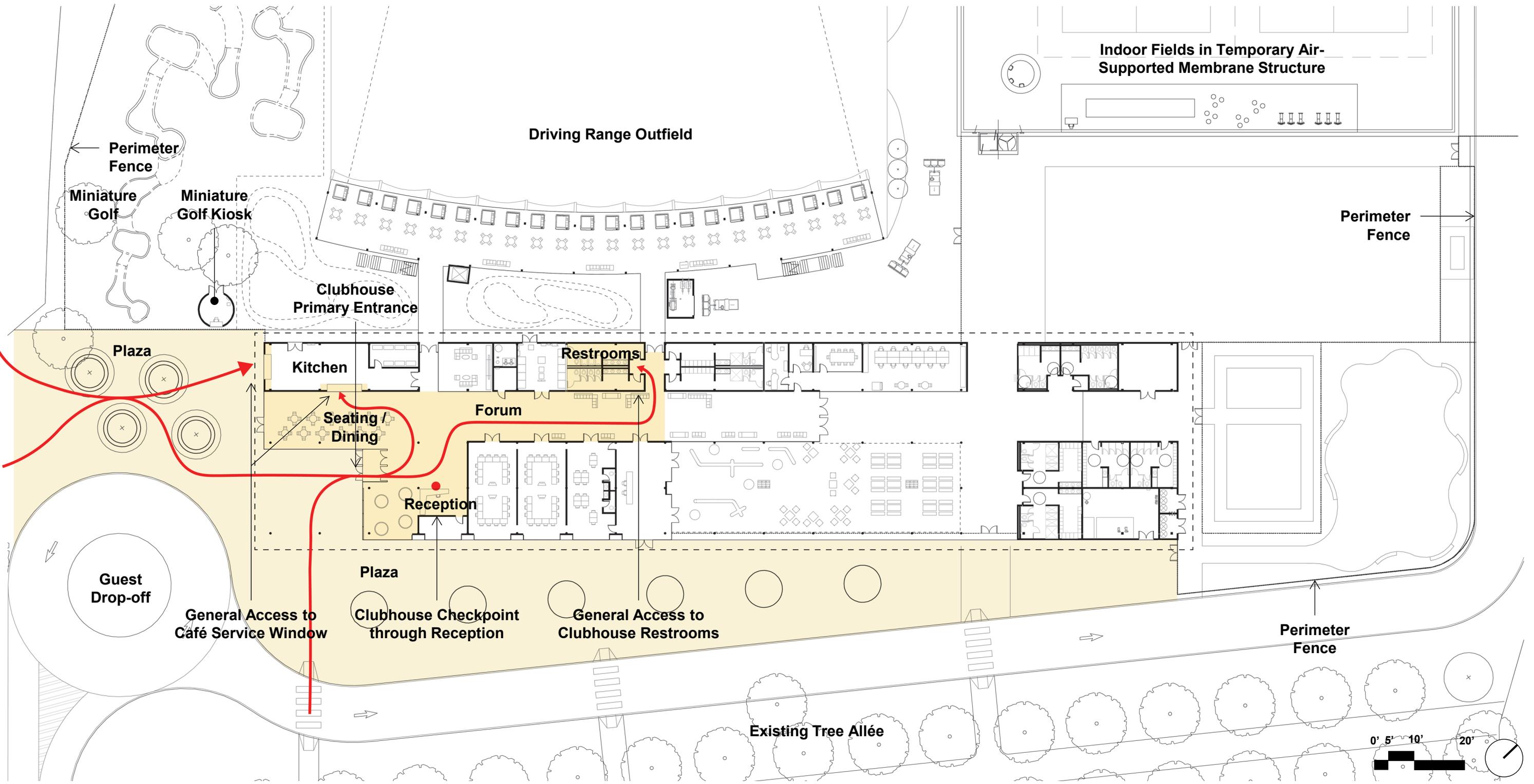
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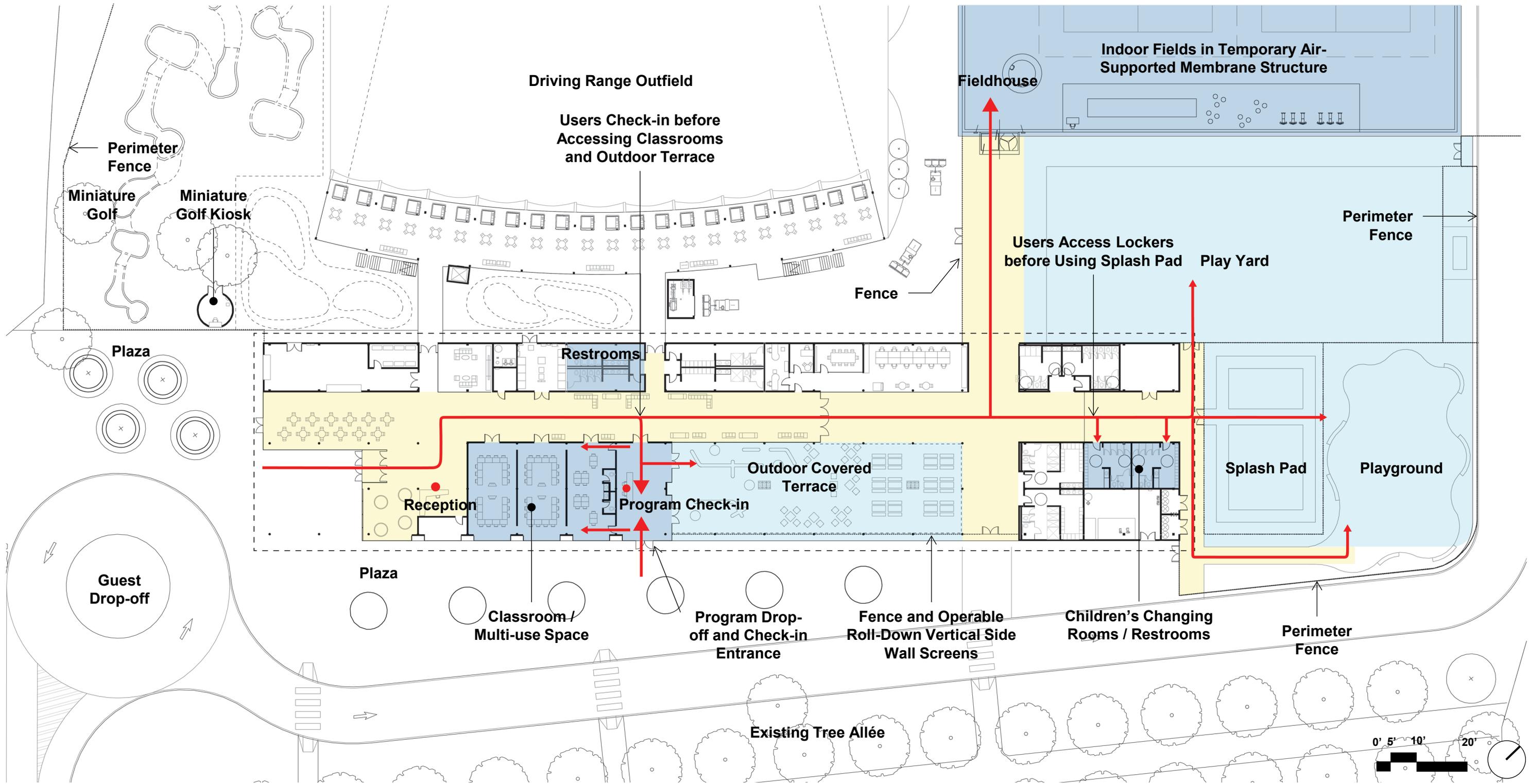
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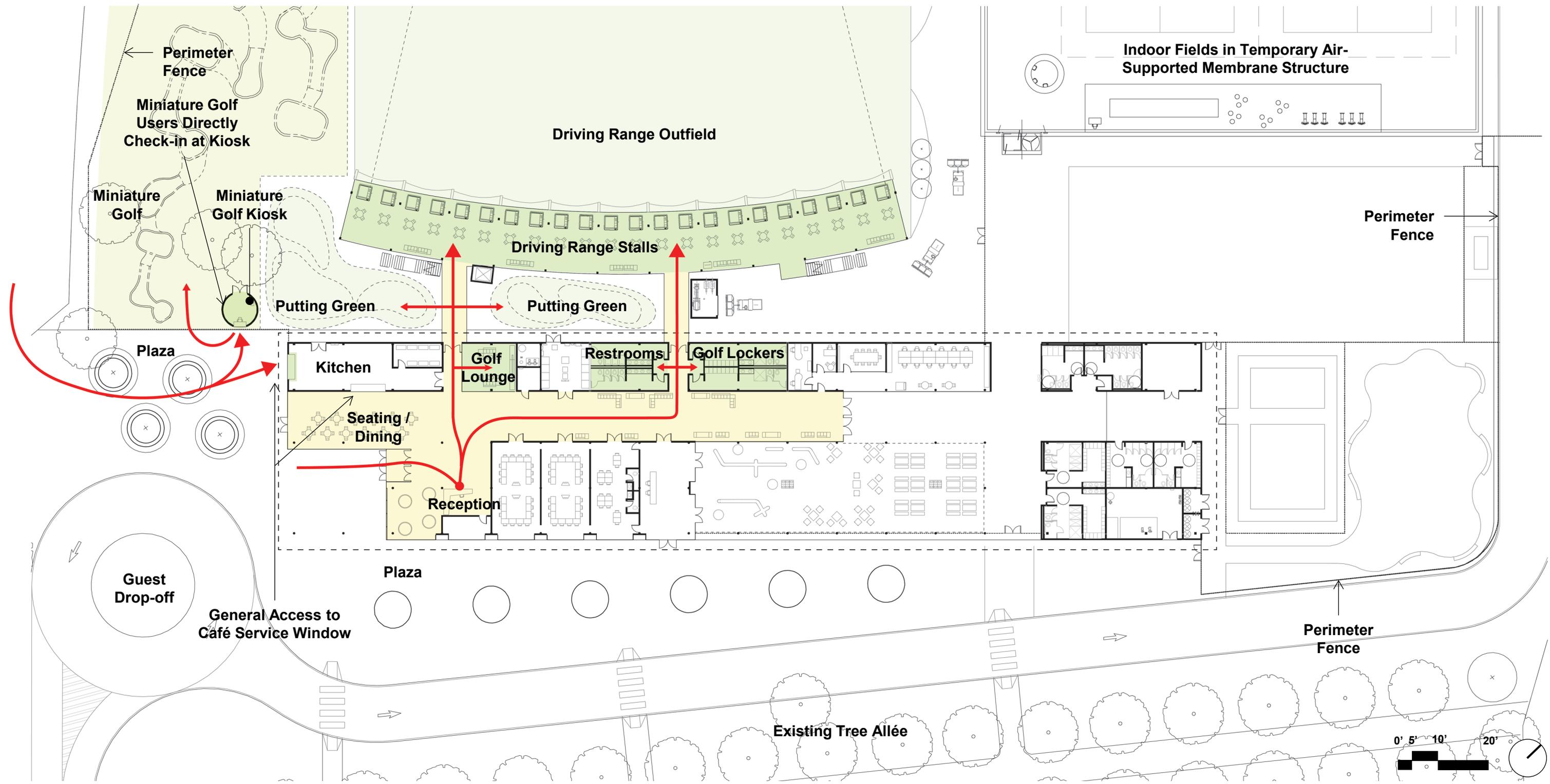
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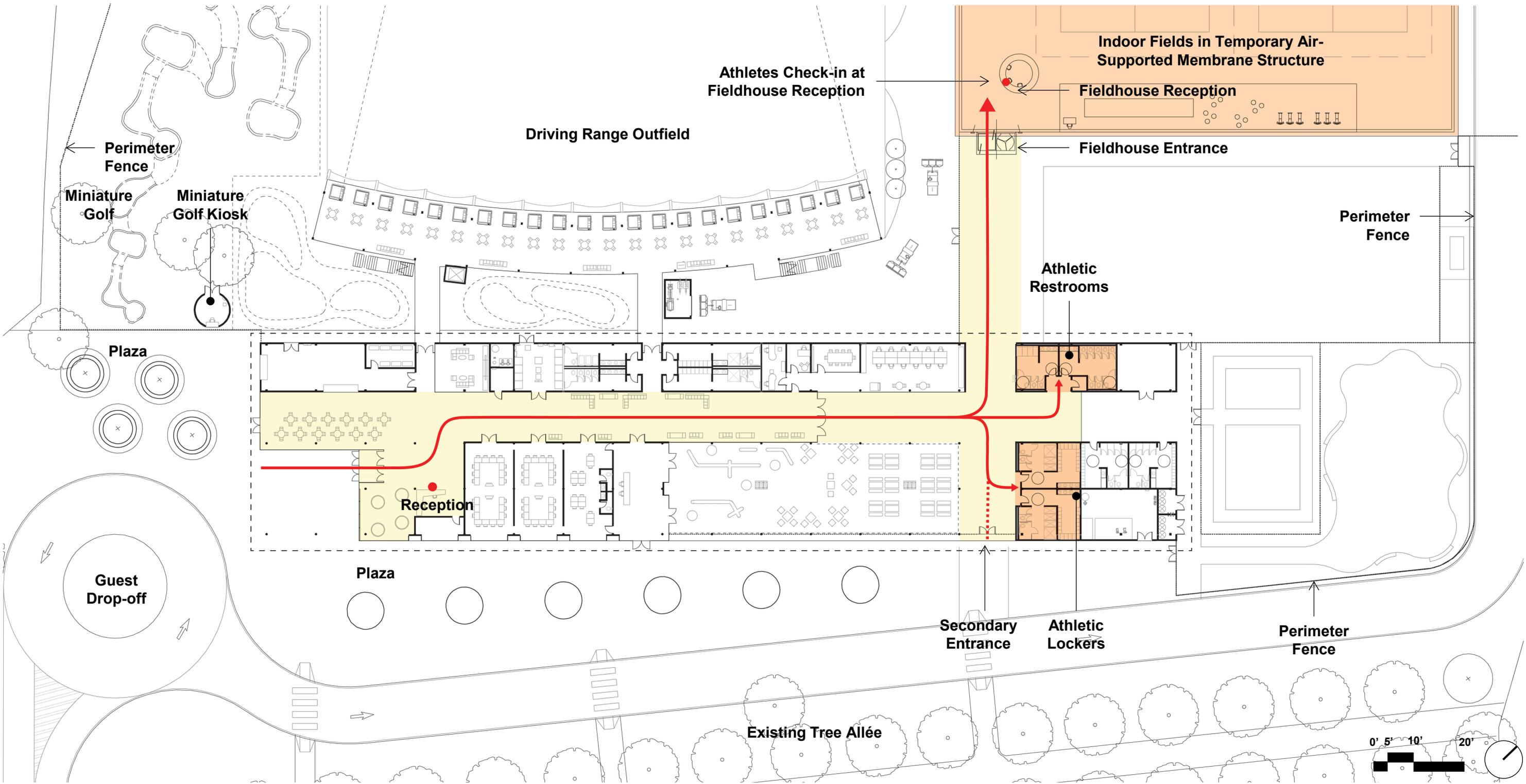
FIELDHOUSE GROUND FLOOR PLAN

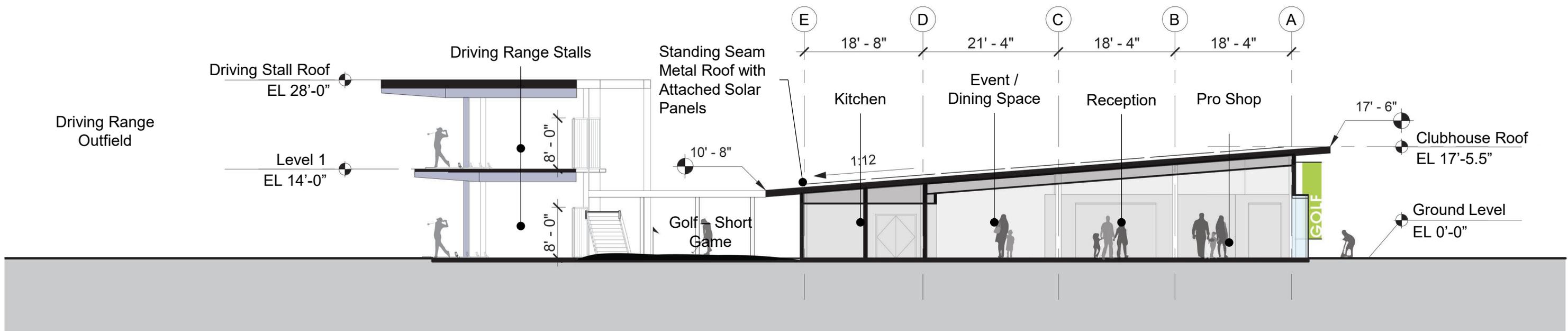
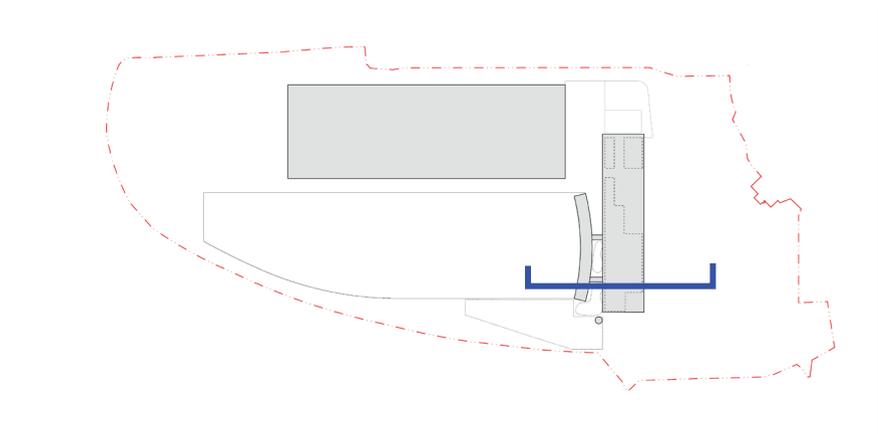


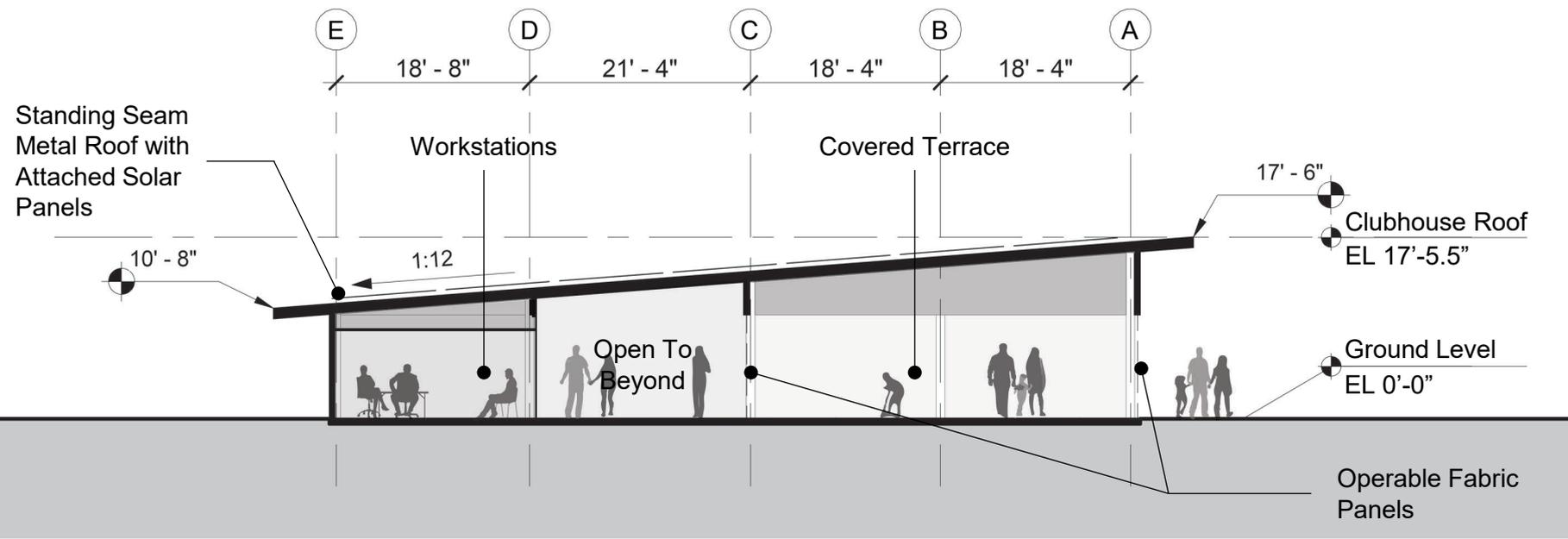
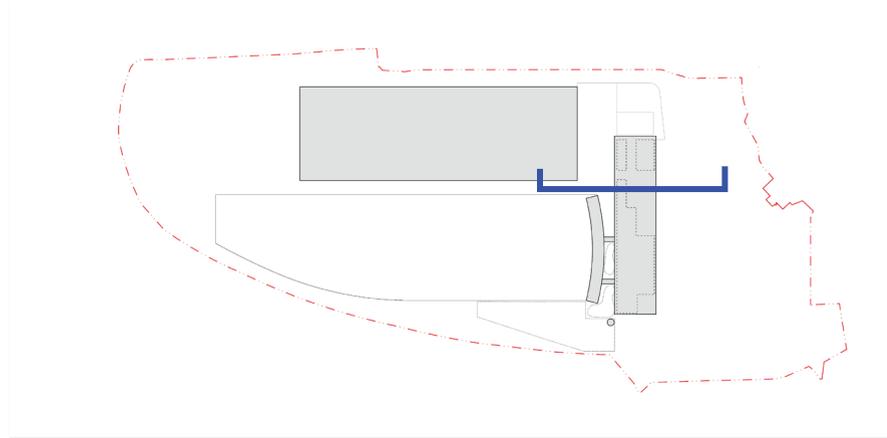


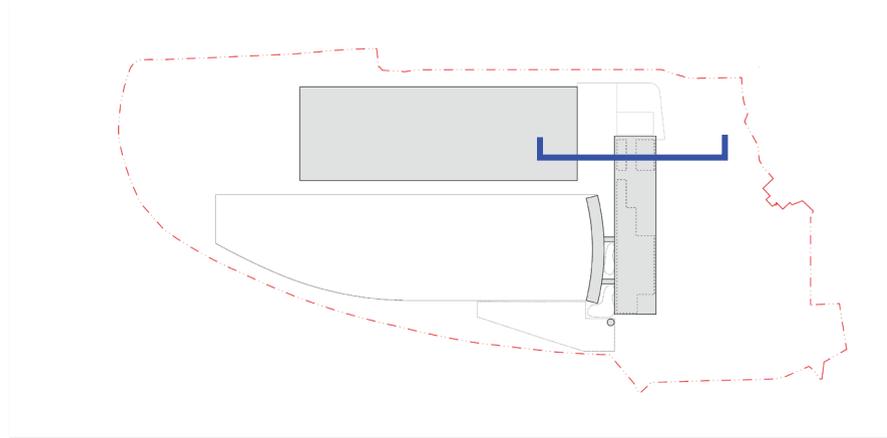




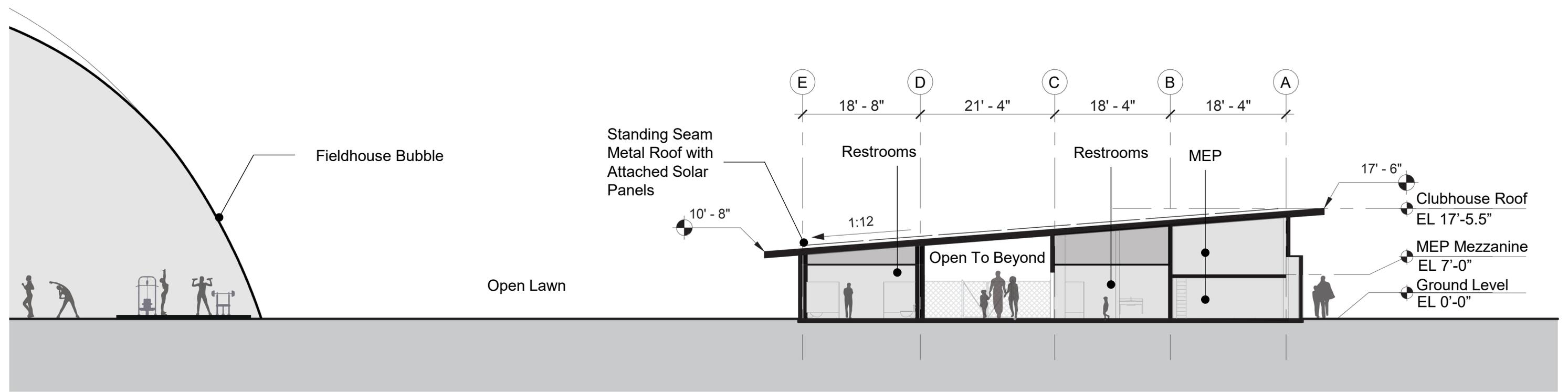


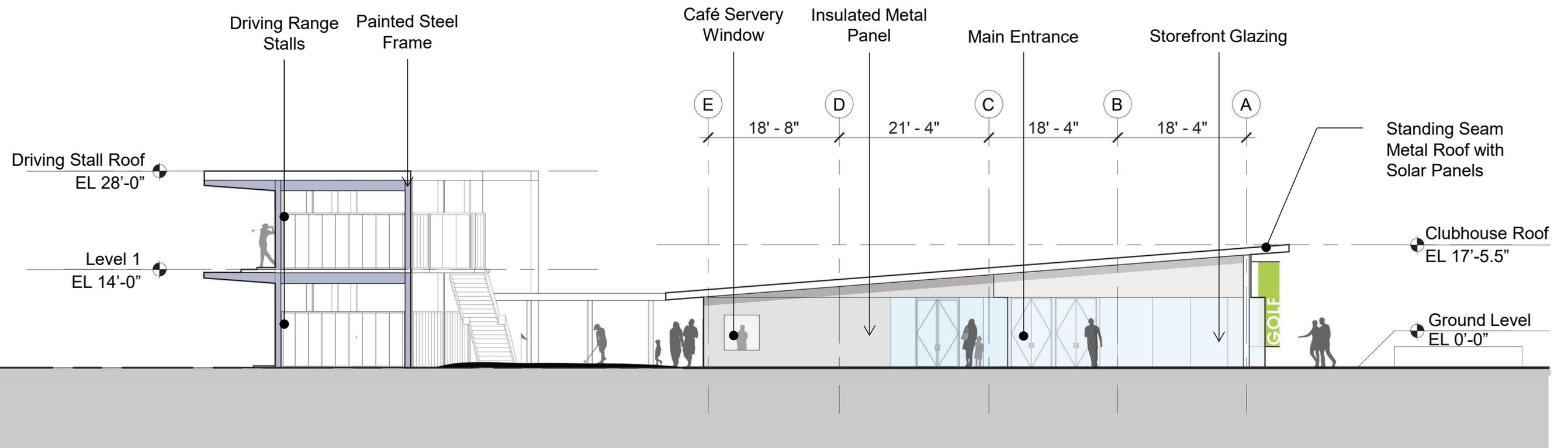
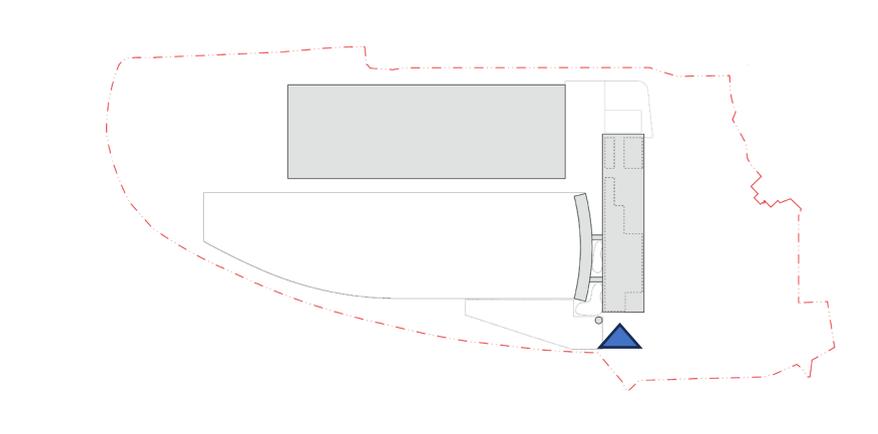


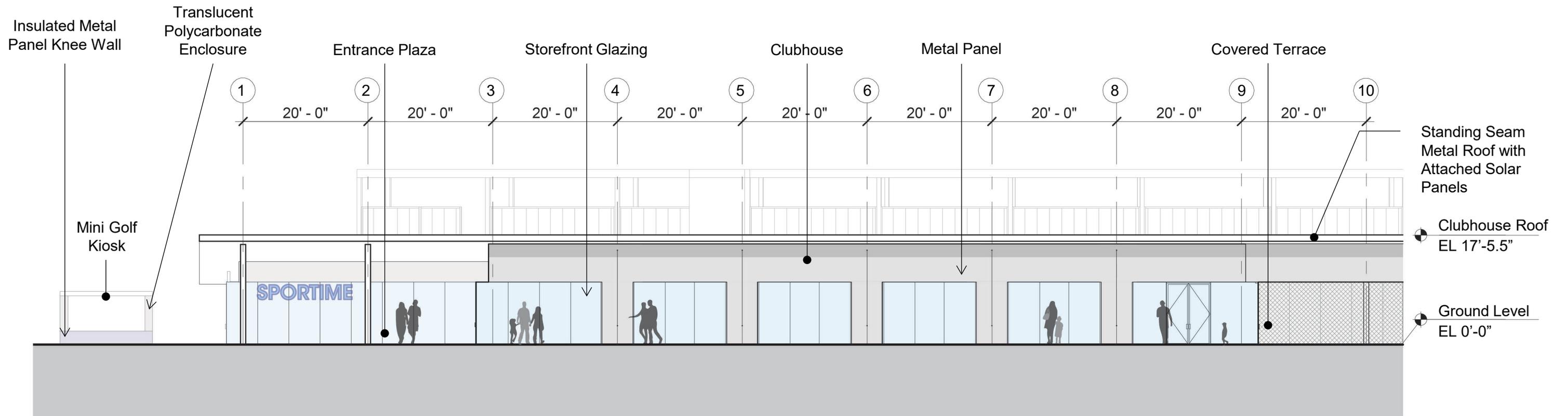
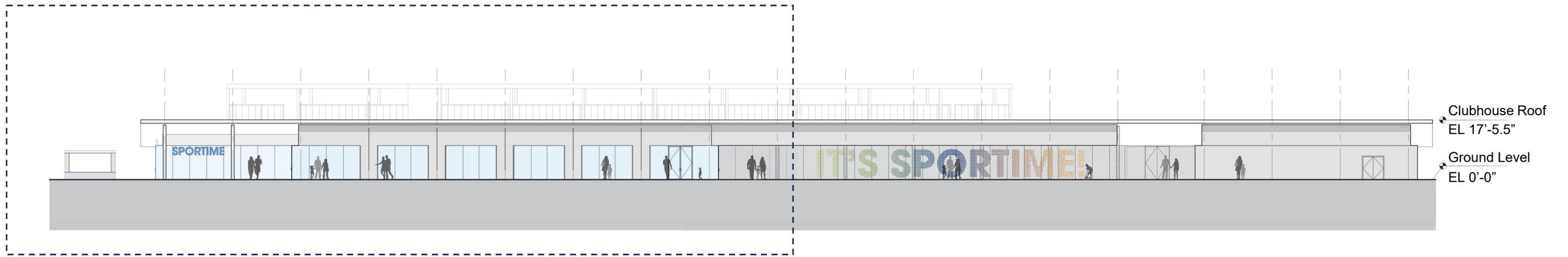


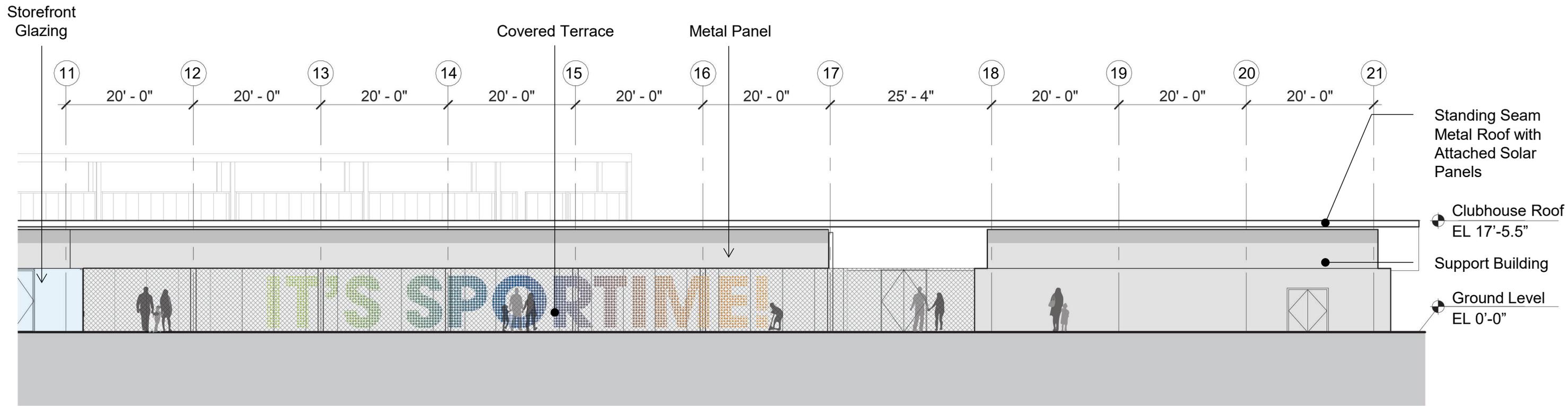
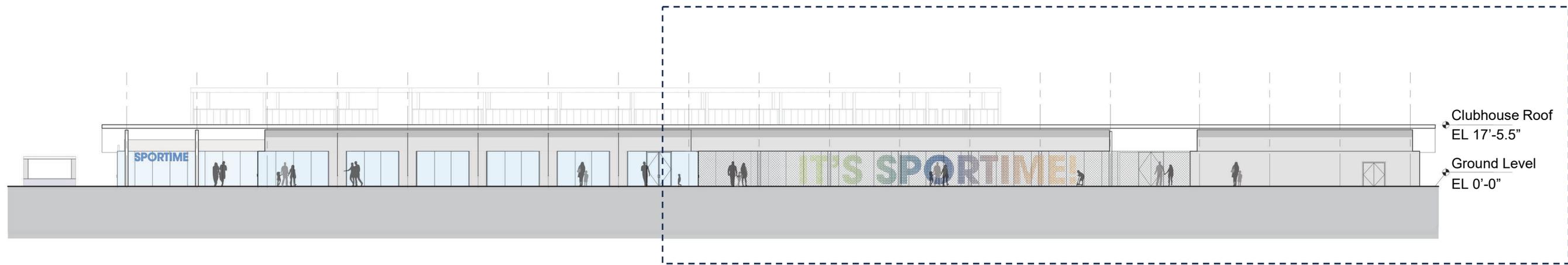


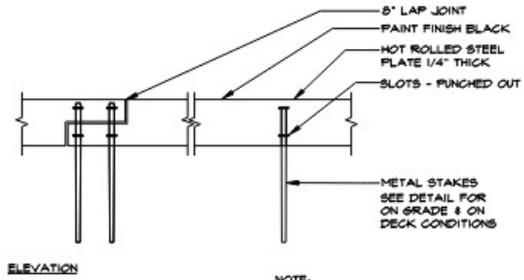
Bubble Peak
EL 60'-0"







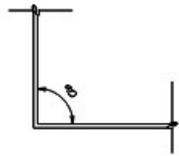




ELEVATION

NOTE:

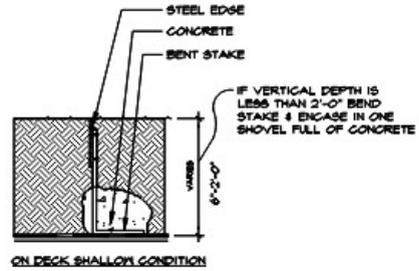
ALL ANGLES, ARCS RADI) SHALL BE MECHANICALLY BENT. ALL 90 DEGREE CORNERS AT PAVEMENT SHALL BE MECHANICALLY BENT. ALTERNATIVELY WELD ALL CORNERS
ALL CONNECTIONS FROM EDGE TO EDGE MUST HAVE A POSITIVE CONNECTION.



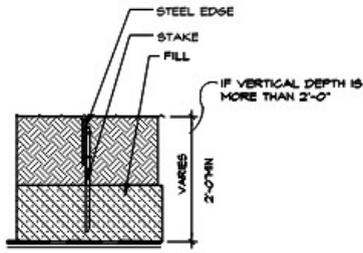
CORNER CONNECTION

1 STEEL EDGE DETAIL

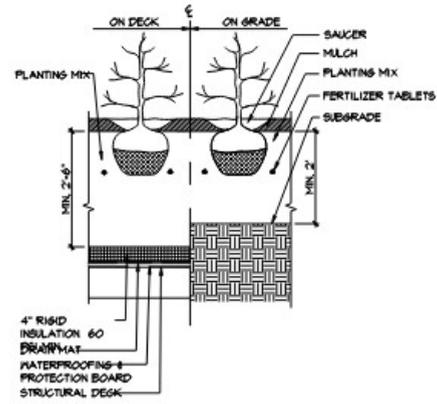
SCALE: 1/2" = 1'-0"



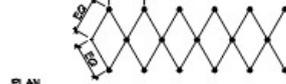
ON DECK SHALLOW CONDITION



ON DECK DEEP CONDITION



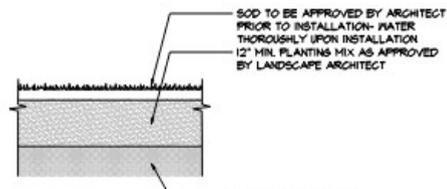
SECTION



PLAN
NOTE: SHRUBS ARE TO BE PLANTED IN STAGGERED ROWS.

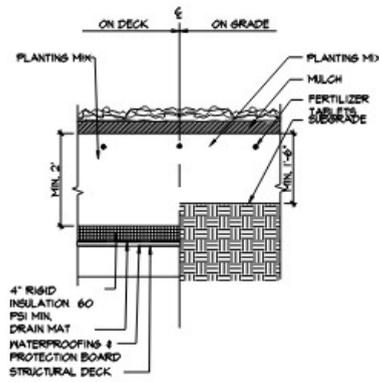
2 SHRUB/GRASS/PERENNIAL PLANTING

SCALE: 1/4" = 1'-0"

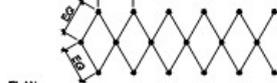


3 LAWN PLANTING DETAIL

SCALE: 1/4" = 1'-0"



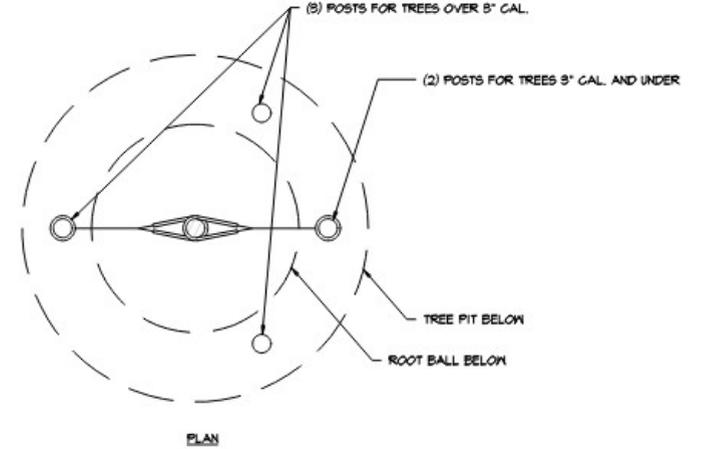
SECTION



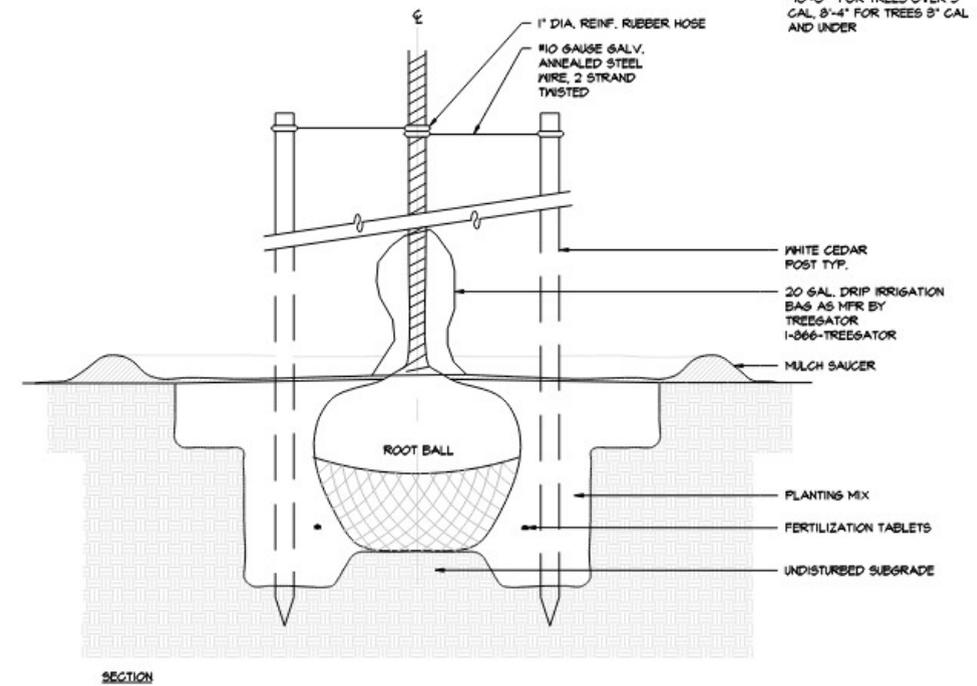
PLAN
NOTE: GROUNDCOVER PLANTS ARE TO BE PLANTED IN STAGGERED ROWS.

4 GROUNDCOVER PLANTING

SCALE: 1/4" = 1'-0"



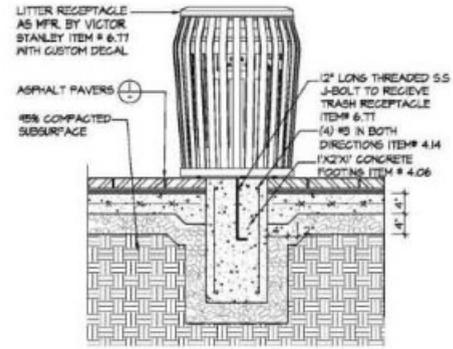
10'-0" FOR TREES OVER 8" CAL. 8'-4" FOR TREES 8" CAL. AND UNDER



5 TREE PLANTING ON GRADE DETAIL

SCALE: 3/8" = 1'-0"

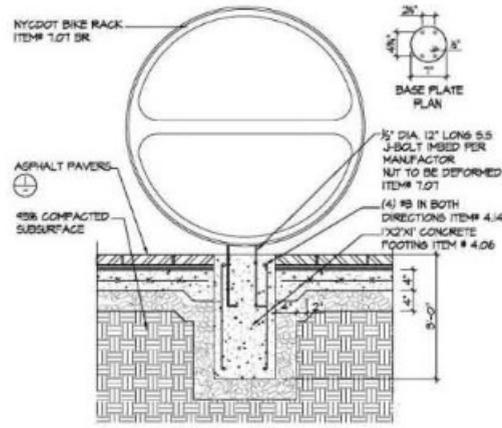




NOTE:
MODEL SHOWN IS A PLACEHOLDER, ACTUAL TYPE AND MODEL TED.

1 TRASH RECEPTACLE DETAIL

SCALE: NTS



2 NYC DOT STANDARD BIKE RACK DETAIL

SCALE: NTS

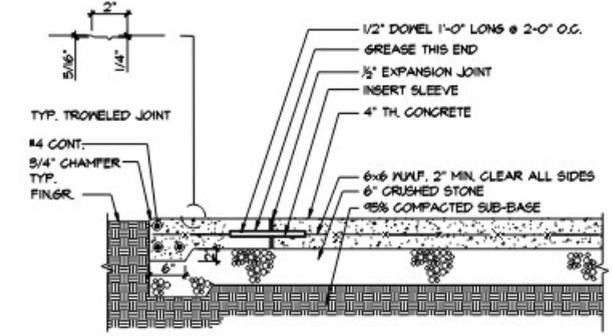


MODEL: 1964 WORLDS FAIR BENCH WITH INTEGRAL ARMRESTS
MFR. KENNETH LYNCH & SONS
COLOR: RECYCLE PLASTIC LUMBER

NOTE:
MODEL SHOWN IS A PLACEHOLDER, ACTUAL TYPE AND MODEL TED.

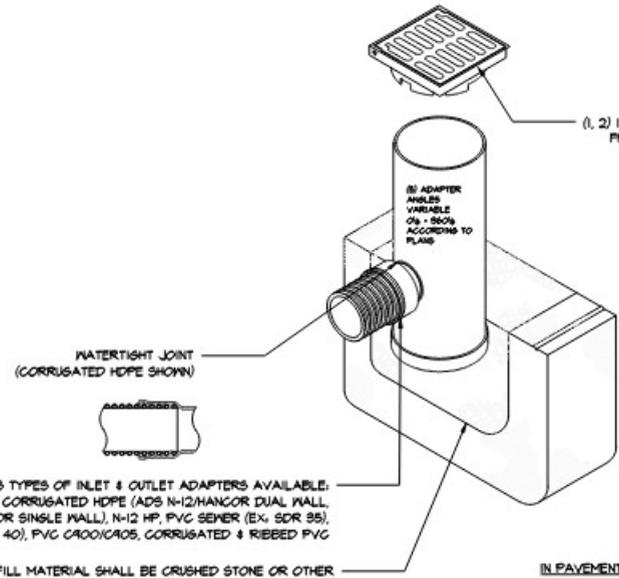
3 BENCH DETAIL

SCALE: NTS



4 PEDESTRIAN CONCRETE PAVING DETAIL

3/8" = 1'-0"

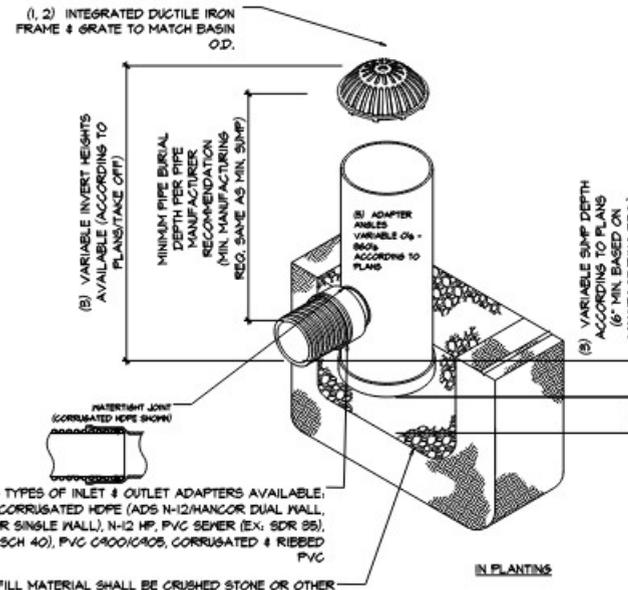


(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE:
4" - 12" FOR CORRUGATED HDPE (ADS N-12/HANGOR DUAL WALL, ADS/HANGOR SINGLE WALL), N-12 HP. PVC SEWER (EX. SDR 35), PVC DRY (EX. SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I OR CLASS II MATERIAL AS DEFINED IN ASTM D2921. BEDDINGS & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2921.

5 AREA DRAIN ON GRADE DETAIL

SCALE: NTS

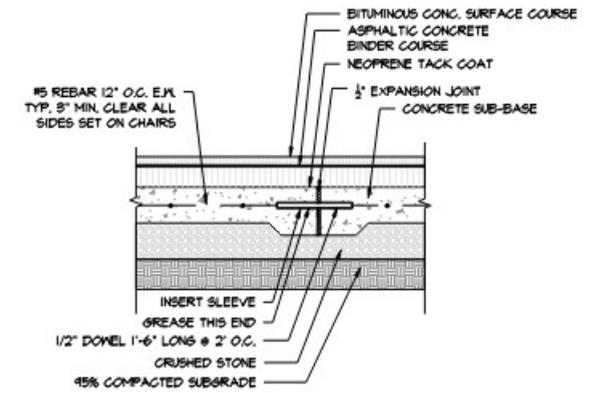


(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE:
4" - 12" FOR CORRUGATED HDPE (ADS N-12/HANGOR DUAL WALL, ADS/HANGOR SINGLE WALL), N-12 HP. PVC SEWER (EX. SDR 35), PVC DRY (EX. SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I OR CLASS II MATERIAL AS DEFINED IN ASTM D2921. BEDDINGS & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2921.

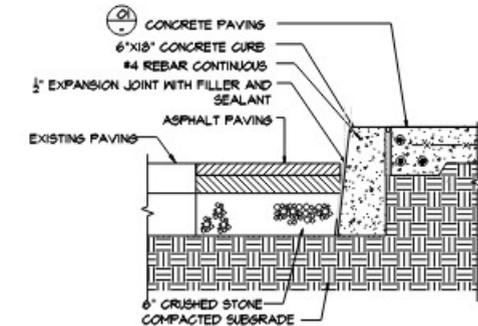
6 PLANTING DRAIN ON GRADE DETAIL

SCALE: NTS



7 ASPHALT PAVING DETAIL

3/8" = 1'-0"



8 CONCRETE CURB DETAIL

3/8" = 1'-0"



Appendix B

Previously Approved Design Proposal by Drive Shack



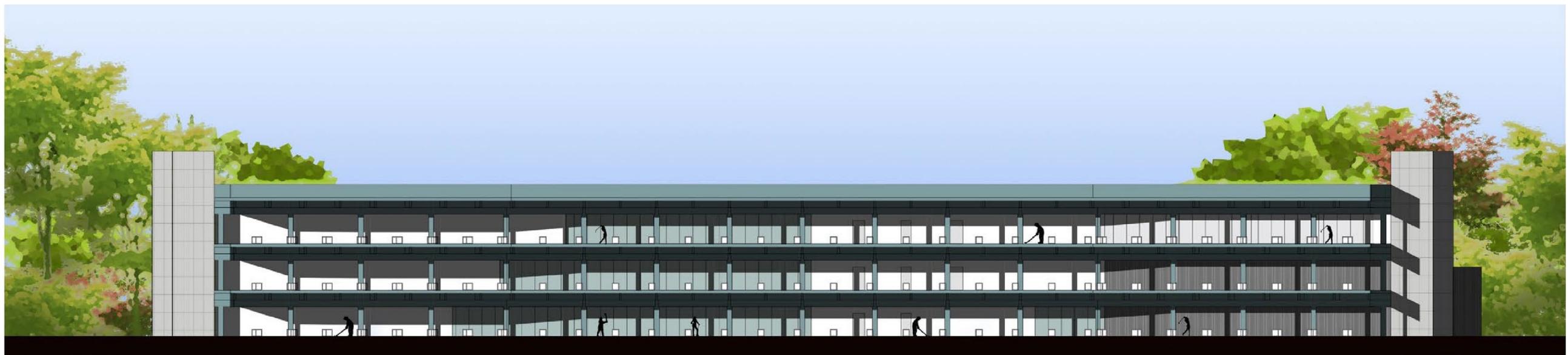




EAST ELEVATION

<p>AGENCY:</p>  <p>CITY OF NEW YORK PARKS & RECREATION</p>	<p>DEVELOPER/OPERATOR:</p>  <p>DRIVE SHACK</p>	<p>ARCHITECT:</p>  <p>RZAPS RICARDO ZURITA ARCHITECTURE & PLANNING, P.C.</p> <p>15 E 40th St, New York, NY 10018 (212) 685-2910 www.rzaps.com</p>	<p>LANDSCAPE ARCHITECT</p>  <p>MPEP MPFP LANDSCAPE ARCHITECTURE</p>	<p>CIVIL/SITE ENGINEER</p>  <p>Kimley»Horn KIMLEY-HORN & ASSOCIATES, INC.</p>	<p>STRUCTURAL ENGINEER</p>  <p>GMS GILSANZ MURRAY STEFICEK ENGINEERS AND ARCHITECTS</p>	<p>MEP ENGINEER</p>  <p>GOLDMAN COPELAND GOLDMAN COPELAND ASSOCIATES, PC</p>	<p>RANDALL'S ISLAND GOLF CENTER EAST ELEVATION</p>		<p>PROJECT: #0346 DATE: 07/23/2021 SCALE: 1:30</p>	<p>18</p>
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WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

<p>AGENCY:</p>  <p>CITY OF NEW YORK PARKS & RECREATION</p>	<p>DEVELOPER/OPERATOR:</p>  <p>DRIVE SHACK</p>	<p>ARCHITECT:</p> <p>RZAPS RICARDO ZURITA ARCHITECTURE & PLANNING, P.C.</p> <p>15 E 40th St, New York, NY 10016 (212) 685-2910 www.rzaps.com</p>	<p>LANDSCAPE ARCHITECT</p> <p>MPFP MPFP LANDSCAPE ARCHITECTURE</p>	<p>CIVIL/SITE ENGINEER</p> <p>Kimley»Horn KIMLEY-HORN & ASSOCIATES, INC.</p>	<p>STRUCTURAL ENGINEER</p> <p>GMS GILSANZ MURRAY STEFICEK ENGINEERS AND ARCHITECTS</p>	<p>MEP ENGINEER</p> <p>GOLDMAN COPELAND GOLDMAN COPELAND ASSOCIATES, PC</p>	<p>RANDALL'S ISLAND GOLF CENTER PROPOSED ELEVATIONS</p>		<p>PROJECT: #0346 DATE: 07/23/2021 SCALE: 1:30</p>	<p>19</p>
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<p>AGENCY:</p>  <p>CITY OF NEW YORK PARKS & RECREATION</p>	<p>DEVELOPER/OPERATOR:</p>  <p>DRIVE SHACK</p>	<p>ARCHITECT:</p> <p>RZAPS RICARDO ZURITA ARCHITECTURE & PLANNING, P.C.</p> <p>15 E 40th St, New York, NY 10016 (212) 685-2910 www.rzaps.com</p>	<p>LANDSCAPE ARCHITECT</p> <p>MPFP MPFP LANDSCAPE ARCHITECTURE</p>	<p>CIVIL/SITE ENGINEER</p> <p>Kimley»Horn KIMLEY-HORN & ASSOCIATES, INC.</p>	<p>STRUCTURAL ENGINEER</p> <p>GMS GILSANZ MURRAY STEFICEK ENGINEERS AND ARCHITECTS</p>	<p>MEP ENGINEER</p> <p>GOLDMAN COPELAND GOLDMAN COPELAND ASSOCIATES, PC</p>	<p>RANDALL'S ISLAND GOLF CENTER VIEW LOOKING NORTH</p>		<p>PROJECT: #0346 DATE: 07/23/2021 SCALE: NTS</p>	<p>22</p>
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