

Tony Dapolito Recreation Center and 388 Hudson Street

NYC Parks and HPD Updates

Presentation to CB2

Joint Land Use and Parks & Waterfront Committee Meeting

July 10, 2024

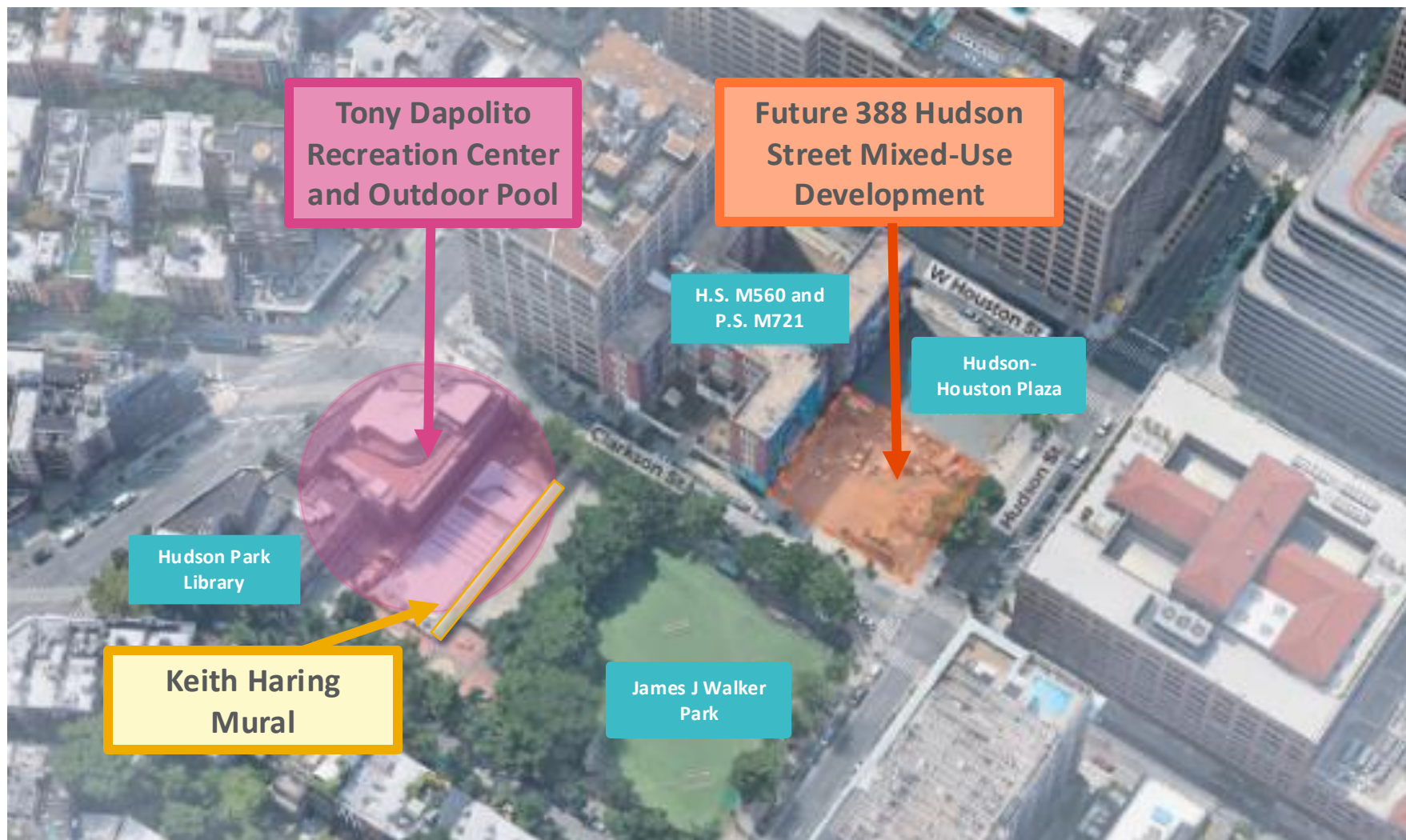


NYC Parks



Housing Preservation
& Development

Aerial Map



Tony Dapolito Recreation Center

- Structural damage is much more than originally anticipated
- Renovating the building would be challenging, costly and result in loss of useable space
- Goal to bring the recreational spaces back to community as efficiently as possible – and provide best possible recreation center -- by replacing the facility with a new recreation center across the street
- We are investigating what this means for the existing, aging facility



Tony Dapolito Recreation Center

Important community resource that offers year-round recreational programming.

Amenities include:

- 3-lane indoor pool
- 5-lane outdoor pool (in adjacent J.J. Walker Park)
- Locker rooms
- Basketball court and gymnasium
- Fitness equipment
- Instructional and support rooms (for media education, afterschool/summer camp, fitness, and dance)

Rec Center is adaptive re-use of a historic 1908 public bathhouse with two major additions. It is a popular, and aging, facility.



Recreation Center Building: Update

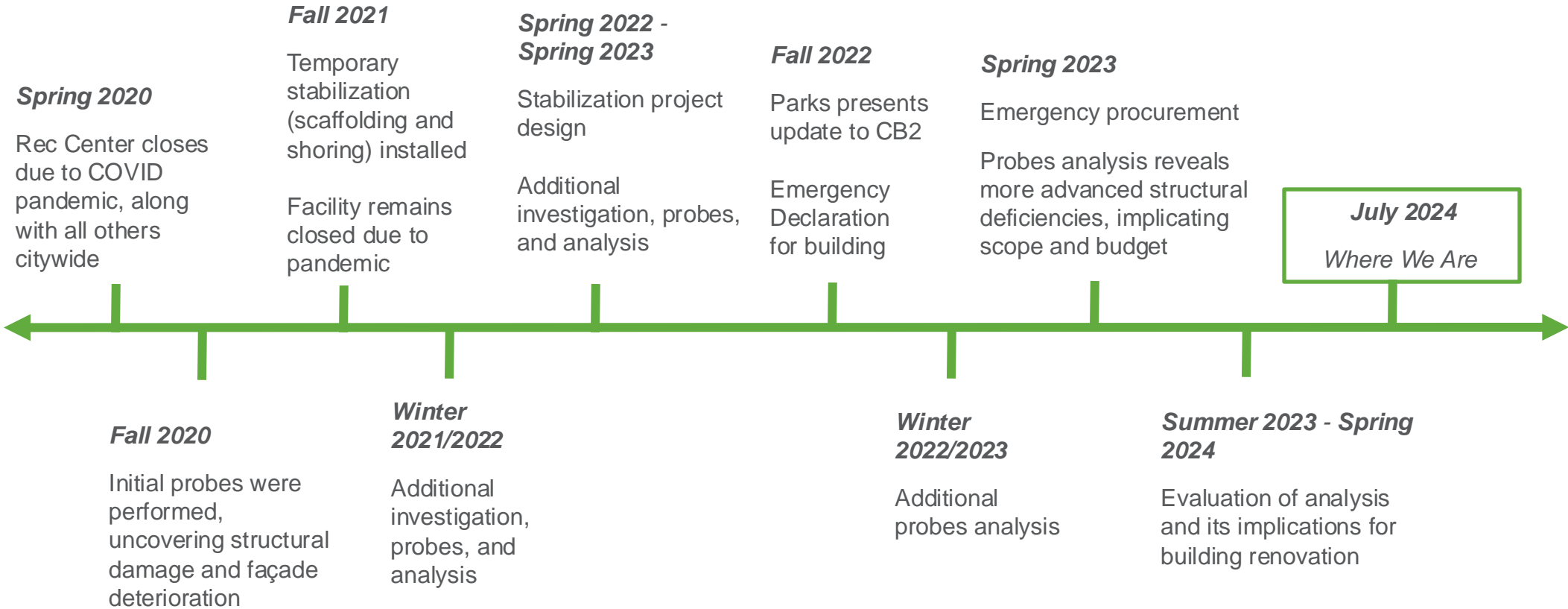
Tony Dapolito Recreation Center is over 100 years old and showing its age. It has been closed since the pandemic in 2020.

- Significant structural issues have been uncovered.
- Current project scope is limited to bracing the building and monitoring it for movement and more cracks.
- Extensive and costly capital work would be needed to restore structural integrity to the building, and any renovation to bring it up to code would result in a loss of recreational programming space. As a result, to be fiscally responsible, we are open to replacing the facility rather than repairing it.

The current capital contract is limited to stabilizing the building and keeping the surrounding area safe.



How We Got Here: Closure and Renovation Attempts



Exterior Work: Support Building's Deteriorated West and North Façades and Prevent Falling Masonry



Extensive scaffolding is supporting building's west façade adjacent to outdoor pool; view from playground in J.J. Walker Park, June 2024

Behind the Scenes: Load-Bearing Dome Roof in Gym Needs Structural Shoring to Support Roof



Current stabilization project supports dome roof in place and monitors building vibrations and movements as well as cracks. Dome roof in gym is load-bearing. Elevated running track in green hangs from the dome ceiling. Spring 2024



Terracotta walls above dome ceiling support the roof framing above and are supported by dome below.



Tony Dapolito Outdoor Pool: Update

Since the outdoor pool relies on the recreation center building to operate, and the building is structurally compromised, the pool will remain closed.

- Swimmers' entrance to and from outdoor pool is through the structurally-compromised building
- Critical outdoor pool systems are in the building:
 - Mechanical equipment, pumps and filtration system
 - Changing room, lockers and showers
 - Lifeguard and first aid room
- Pool deck abuts structurally-compromised west and north building façades.

Our top priority is ensuring all New Yorkers can safely enjoy our parks and recreational facilities.



Outdoor pool and swimmer's deck abuts recreation center building; aerial view, Google Maps, 2019



Scaffolding supports building's west façade adjacent to pool and pool deck; view from Clarkson Street, June 2024

Moving Forward

Our top priority is ensuring all New Yorkers can safely enjoy our parks and recreational facilities.

- Evaluating several scenarios for Tony Dapolito Recreation Center to ensure we make the best investment for the neighborhood, maximizing recreation space in a cost-effective manner. We are exploring demolition and future uses for the site.
 - Considerations include historic district location, Keith Haring mural, outdoor pool
 - Parks will continue dialogue with CB2 about future potential uses of the Tony Dapolito building site
- Near-term opportunity: potential to incorporate recreation functions into new mixed-use development planned for 388 Hudson Street. Agencies working together towards full evaluation.

Aerial Map



Considerations in Replacing Recreation Services

Renovating 100-year-old building would be challenging and result in reduced programming space.

- Significant structural deficiencies continue to be discovered, while the shape and structure of the building constrain opportunities for re-design
- Bringing building up to code would result in **significant loss of programming space** for community and would not solve existing layout constraints. Anticipated impacts:
 - Three-lane indoor pool basin reduced to two lanes to expand pool deck
 - Basketball gymnasium cannot be enlarged to regulation size
 - Lack of dedicated fitness area
- Renovation would likely reveal additional discoveries as with doing work on any aging building, increasing costs and pushing project timeline



None code-compliant indoor pool has virtually no pool deck. Renovation of building would need to bring pool up to code and install pool decks, reducing size of pool basin.

Tony Dapolito Recreation Center and 388 Hudson

Recreation center and affordable housing are critical amenities for the community

- Funding for structural work at Tony Dapolito could be applied to relocating program functions into a new recreation center at 388 Hudson:
 - modernized and more space-efficient facility that incorporates community programs and recreation opportunities
 - accommodate enhanced programmatic spaces such as year-round indoor pool, larger basketball court, dedicated fitness area, multi-purpose room.
 - managed and operated by NYC Parks
- Potential remains to generate substantial affordable housing

Relocating Tony Dapolito recreational functions to 388 Hudson Street would be most efficient way to bring a modernized, high quality and well-programmed recreation center to the community.



Community Board 2 Resolutions

Recommendation for NYC Parks recreation center as part of development at 388 Hudson Street

- March 28, 2023:

“ Supports mixed-use and the inclusion of a community facility, particularly a NYC recreation center, on the northern portion of this site.”

- July 25, 2023:

“The new building include a NYC Parks recreation center of at least three floors at the base of the building footprint;”

- October 30, 2023:

“CB2 continues to support the creation of a multistory, NYC Parks Department, full-service recreation facility in the base of the building.”

- January 18, 2024:

“MCB2 reiterates the importance of a new, modern, multi-floor recreation center at the base of the 388 Hudson Street building. There is no indoor, all-weather recreation space in our community and this request has been made very clear from the start.”

Recommendation for City agency collaboration to consider productive open space transition with adjacent Hudson-Houston Plaza

- June 26, 2024:

“Asks that the Parks Dept. reach out to HPD so that the two agencies can collaborate in putting the 10’ no-drill zone to the most productive use possible.”

388 Hudson Street Community Visioning

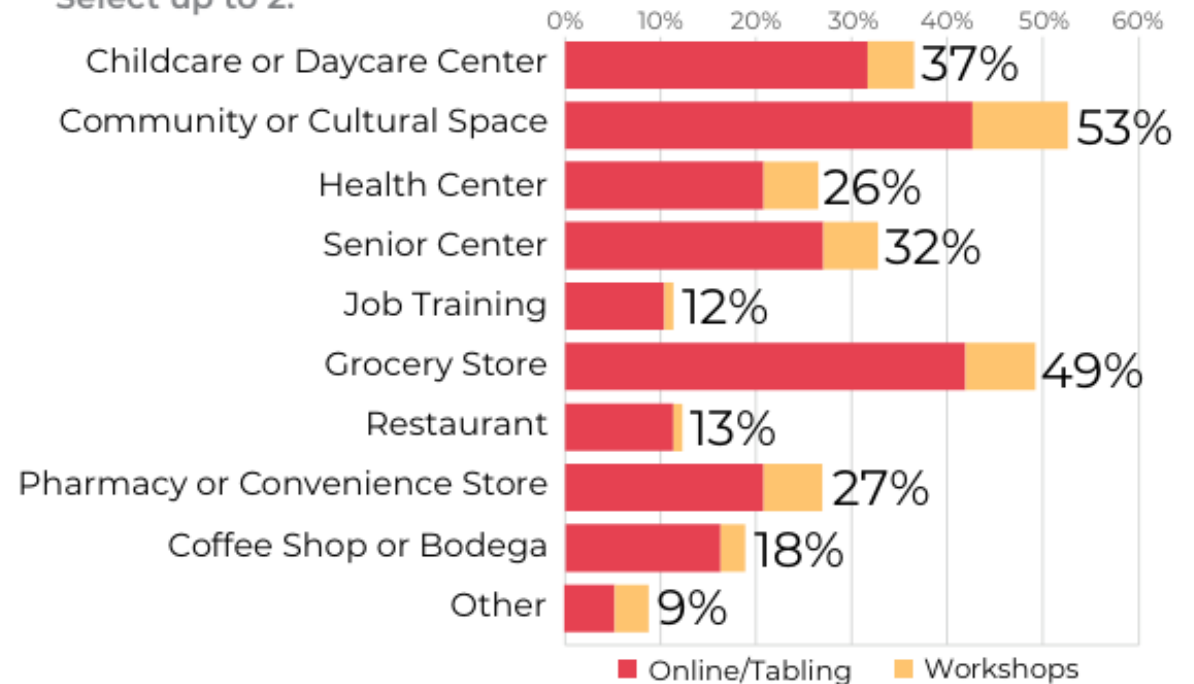
The top choice was “community or cultural space,” such as after school programs or a recreational space, and respondents expressed that there is a “**lack of free, indoor community spaces.**”

“A recreation center would benefit the community plus the school.”

GROUND FLOOR (NON-RESIDENTIAL) USES

- There is a preference for a community or cultural space, with many asking specifically for a recreation center, as well as for an affordable grocery store.

4. WHAT TYPE OF GROUND FLOOR USES COULD THIS SITE PROVIDE? Select up to 2.



96% of respondents answered this question.

388 Hudson Street

City-Owned Lot

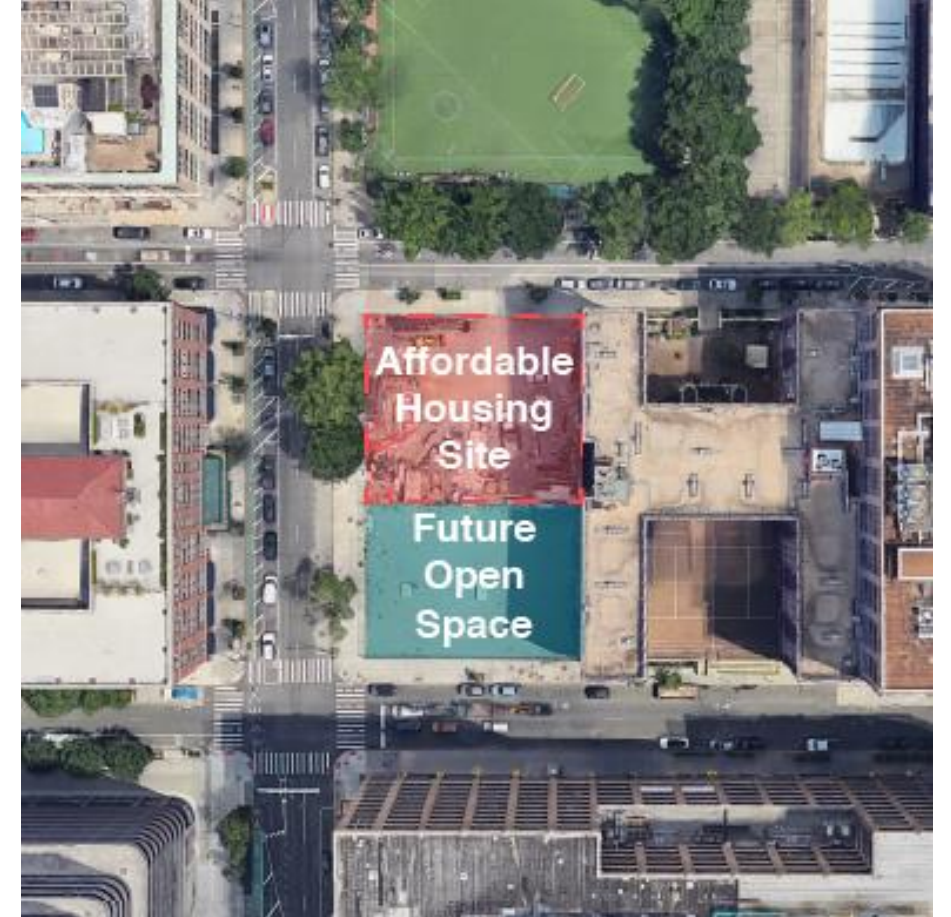
- Northern portion is affordable housing site
- Southern portion hosts DEP infrastructure and will be future open space (Hudson-Houston Plaza)

Development Potential

- 100% affordable housing
- Non-residential use in base of building

Community's Vision


- Maximize the amount of affordable homes
- Include non-residential use (rec center is a priority)
- Ensure design excellence and complement surrounding neighborhood

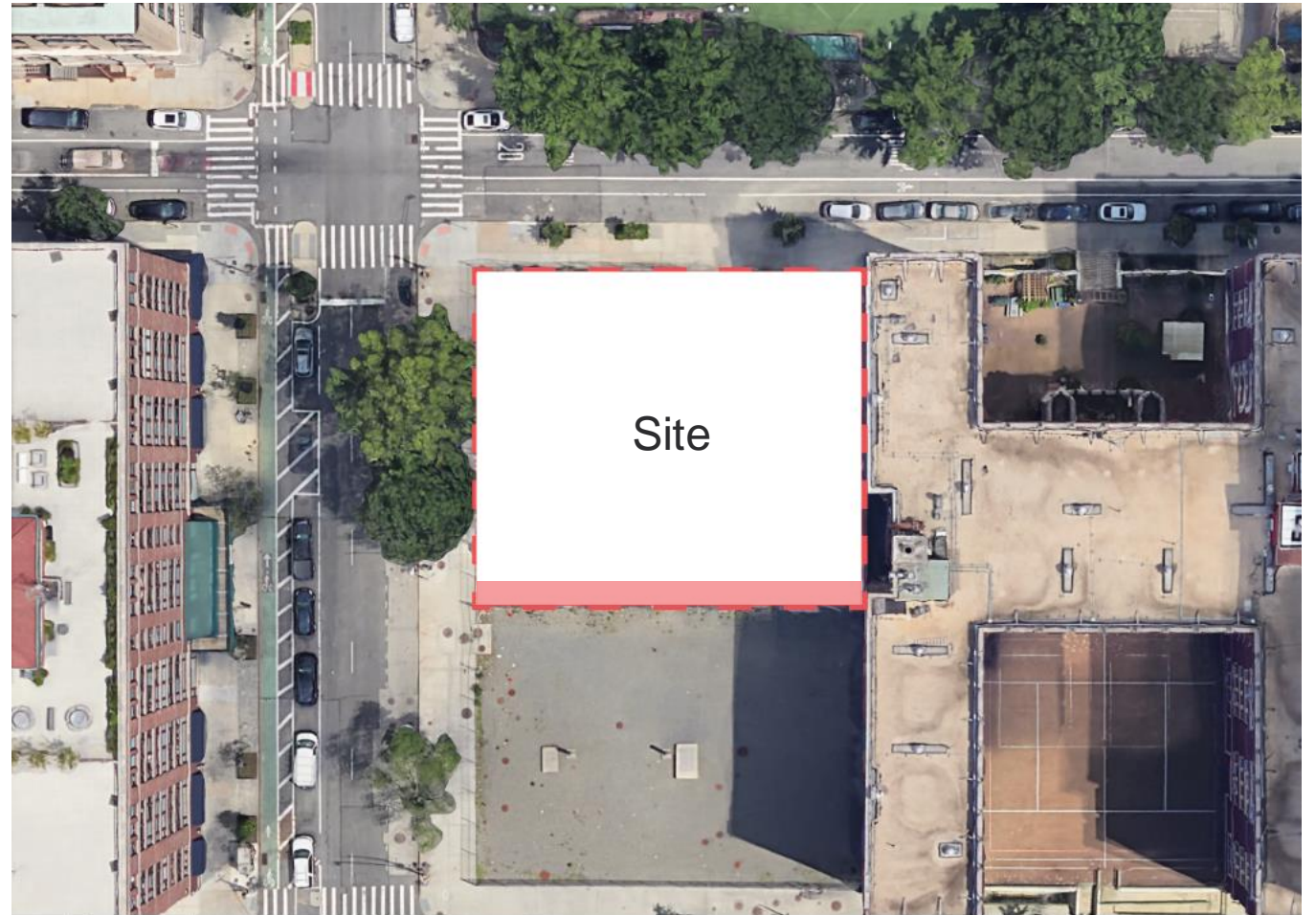


Site Constraints

Site Area

Site Area 

- ~13,625 SF
- 10' No Drill Zone Buffer 




*Illustrative Only

Site Constraints

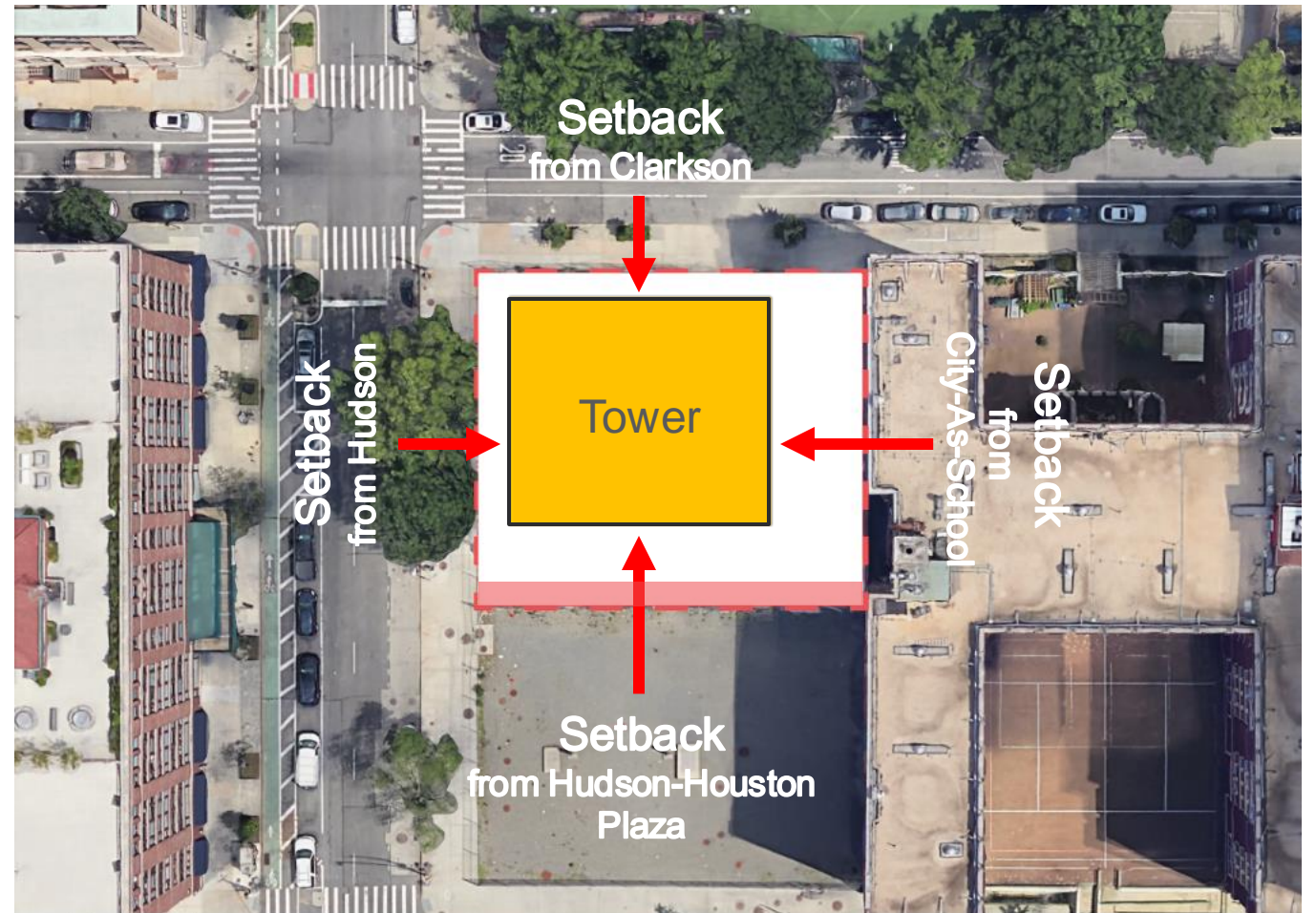
Building Form and Required Setbacks

Floor Plates

- Building Base will occupy all buildable site area
- Building Tower 

Setbacks

- Streets
- Hudson-Houston Plaza
- City-As-School




*Illustrative Only

Site Constraints

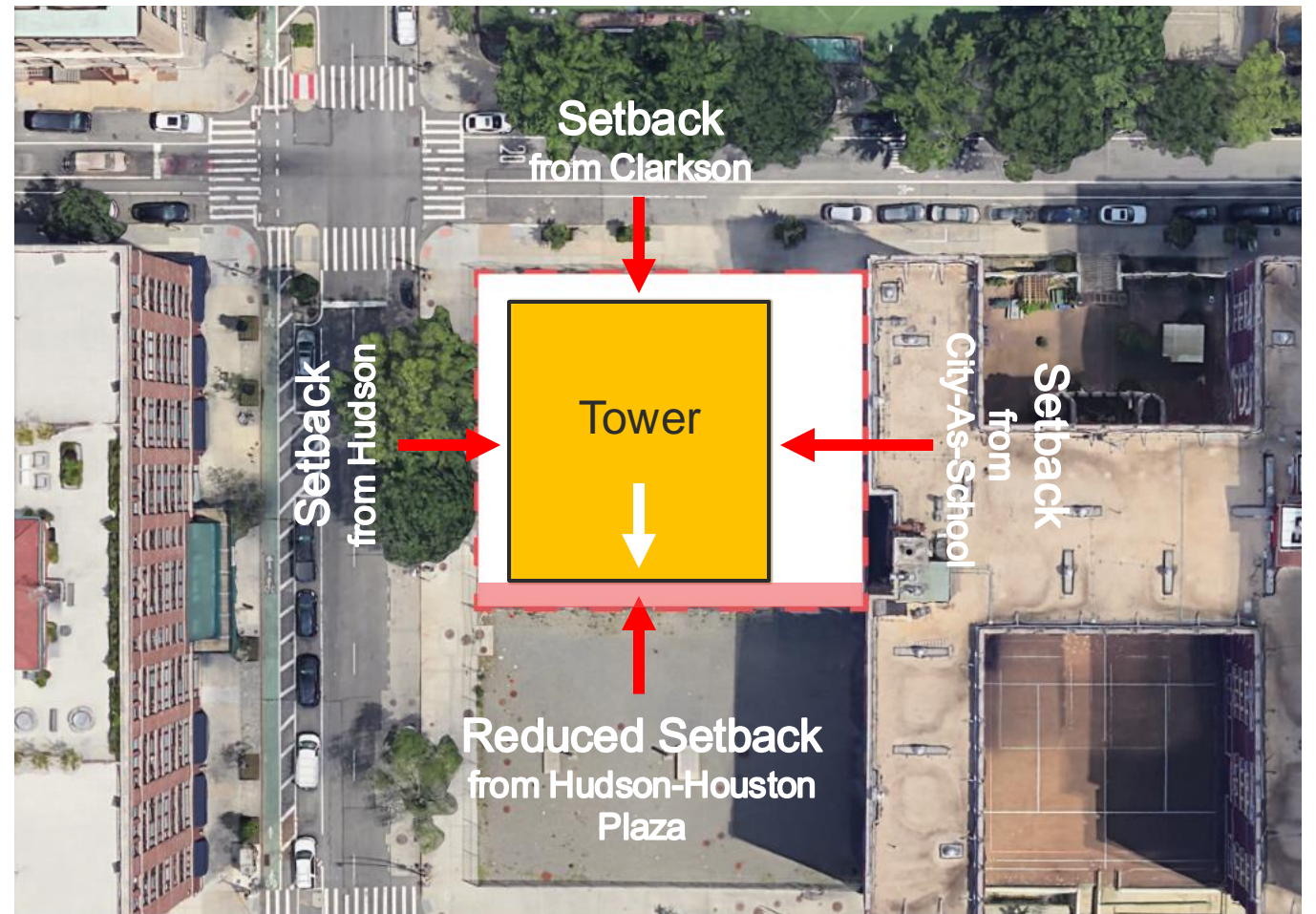
DEP Easement

Floor Plates

- Building Base
- Building Tower 

Setbacks

- Streets
- **Hudson-Houston Plaza (reduced)**
- City-As-School




*Illustrative Only

Site Constraints

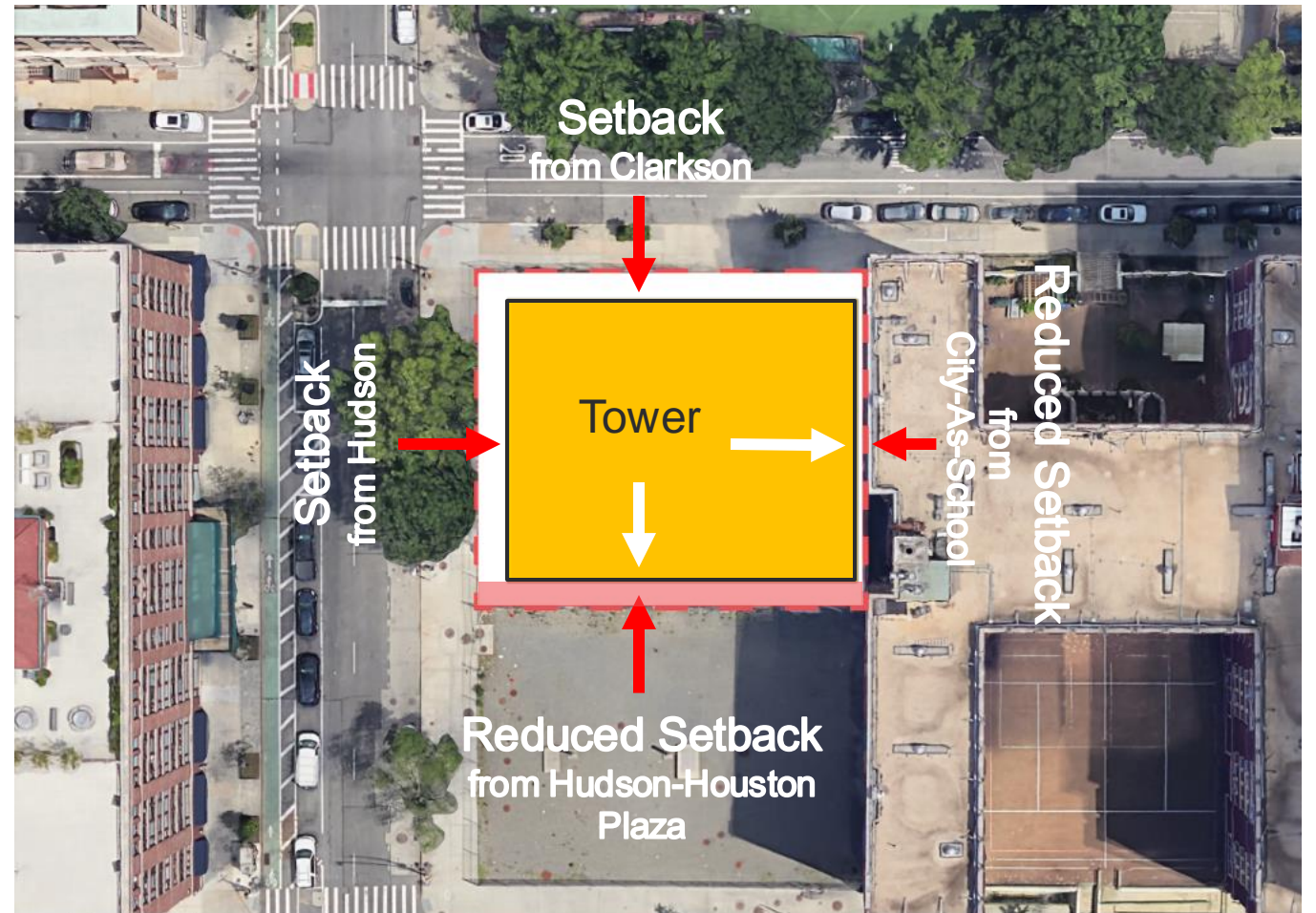
DOE Easement

Floor Plates

- Building Base
- Building Tower 

Setbacks

- Streets
- Hudson-Houston Plaza (reduced)
- **City-As-School (reduced)**



*Illustrative Only

Next Steps

Recreation center and affordable housing are critical amenities for the community

- HPD to continue with 388 Hudson process, goal to release RFP for mixed-use development (with rec center)
- Parks exploring demolition of Tony Dapolito building and future site uses. Outdoor pool is high priority and is being considered to remain on site.
- Parks to continue dialogue with CB2 about future potential uses of the Tony Dapolito building site.

Aerial Map

