



Parks

Lou Lodati Playground & Dog Run Reconstruction

Located along Skillman Avenue & Between 41st and 42nd Street,
in the Borough of Queens

CB2 - Environment Parks and Recreation Committee

February 27, 2025

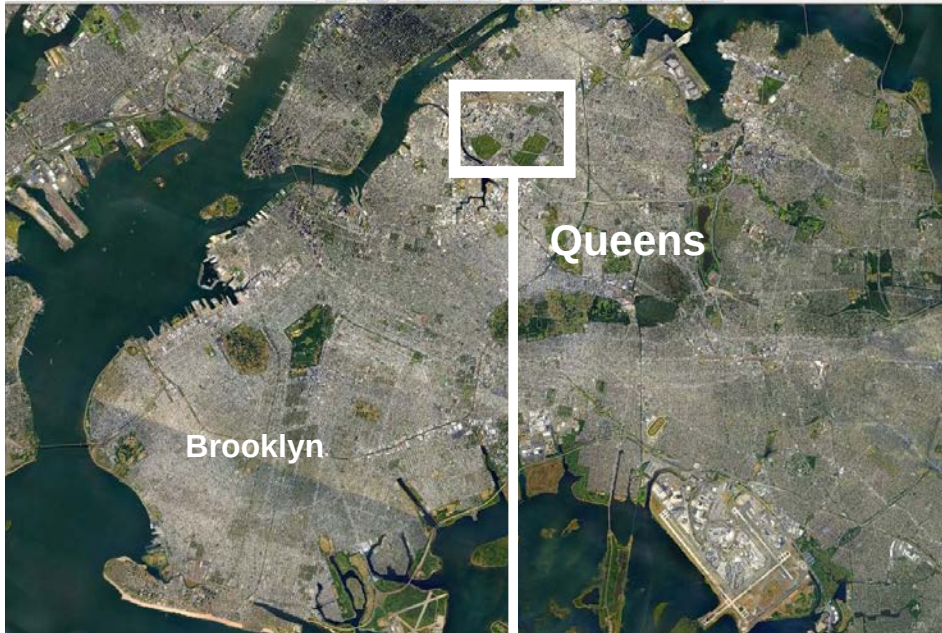
Abel Bainnson Butz, LLP

Total Budget: \$7.15m
Jointly Funded by
Council Speaker, Adrienne Adams &
City Council District 26, Julie Won

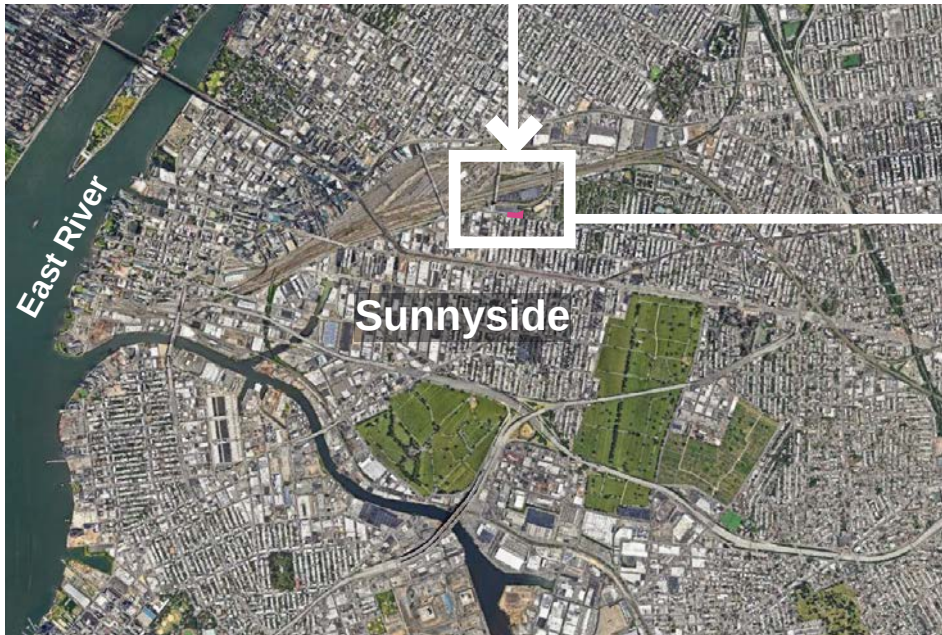
Project Size: 0.80 ac

Goals

- Reconstruct playground including play equipment and water play
- Provide seating areas and improved amenities
- Improve site security
- Preserve healthy trees
- Reconstruct dog run with new surfacing, water play, improved drainage and amenities



City NTS 



Neighborhood NTS 



Site



Lou Lodati Playground & Dog Run | Project Location



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

Note: The site is not located in a floodplain.

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.

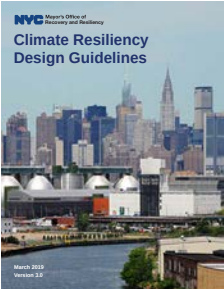
Future Floodplain 2050s

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

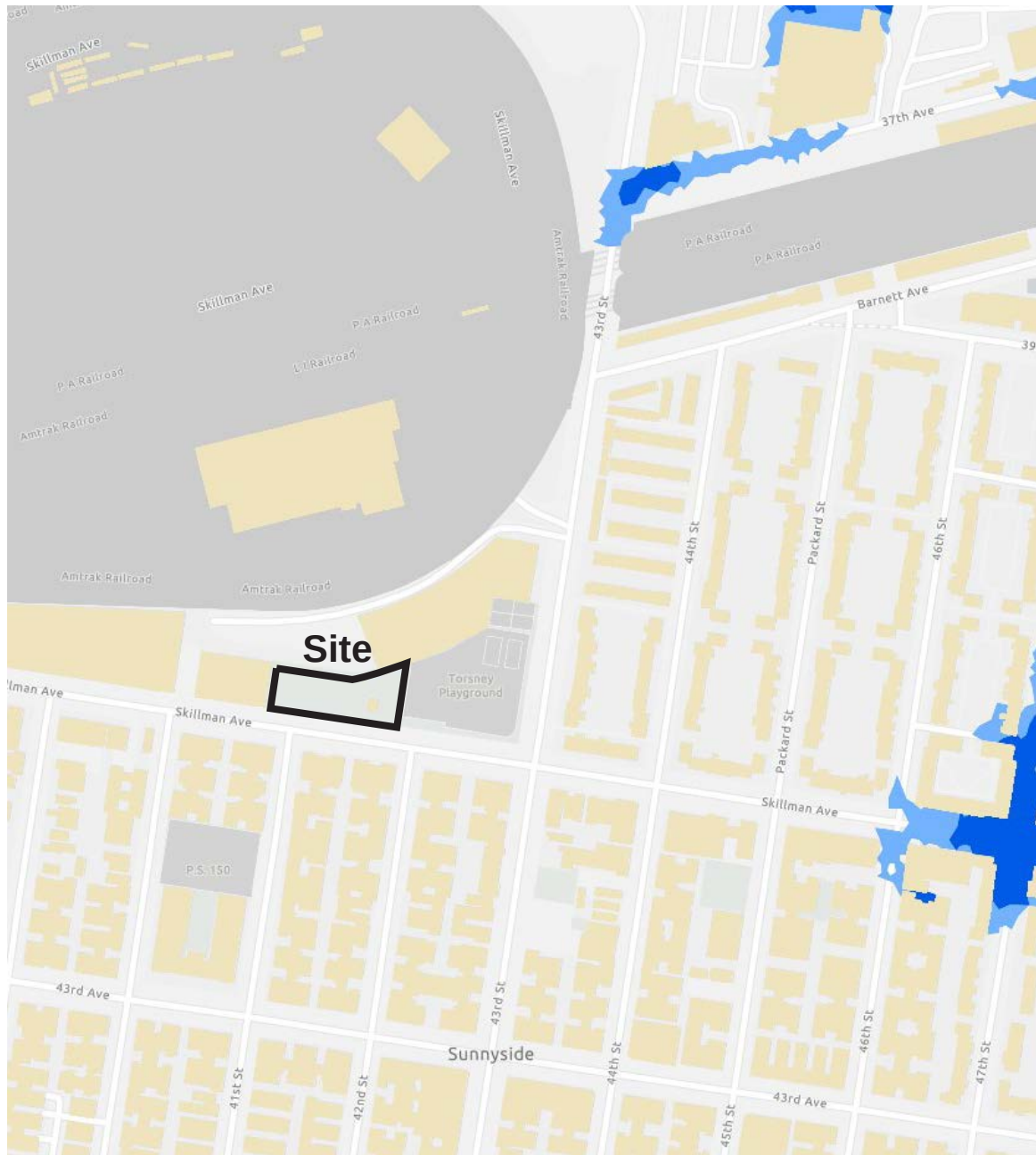
Resources (Links):



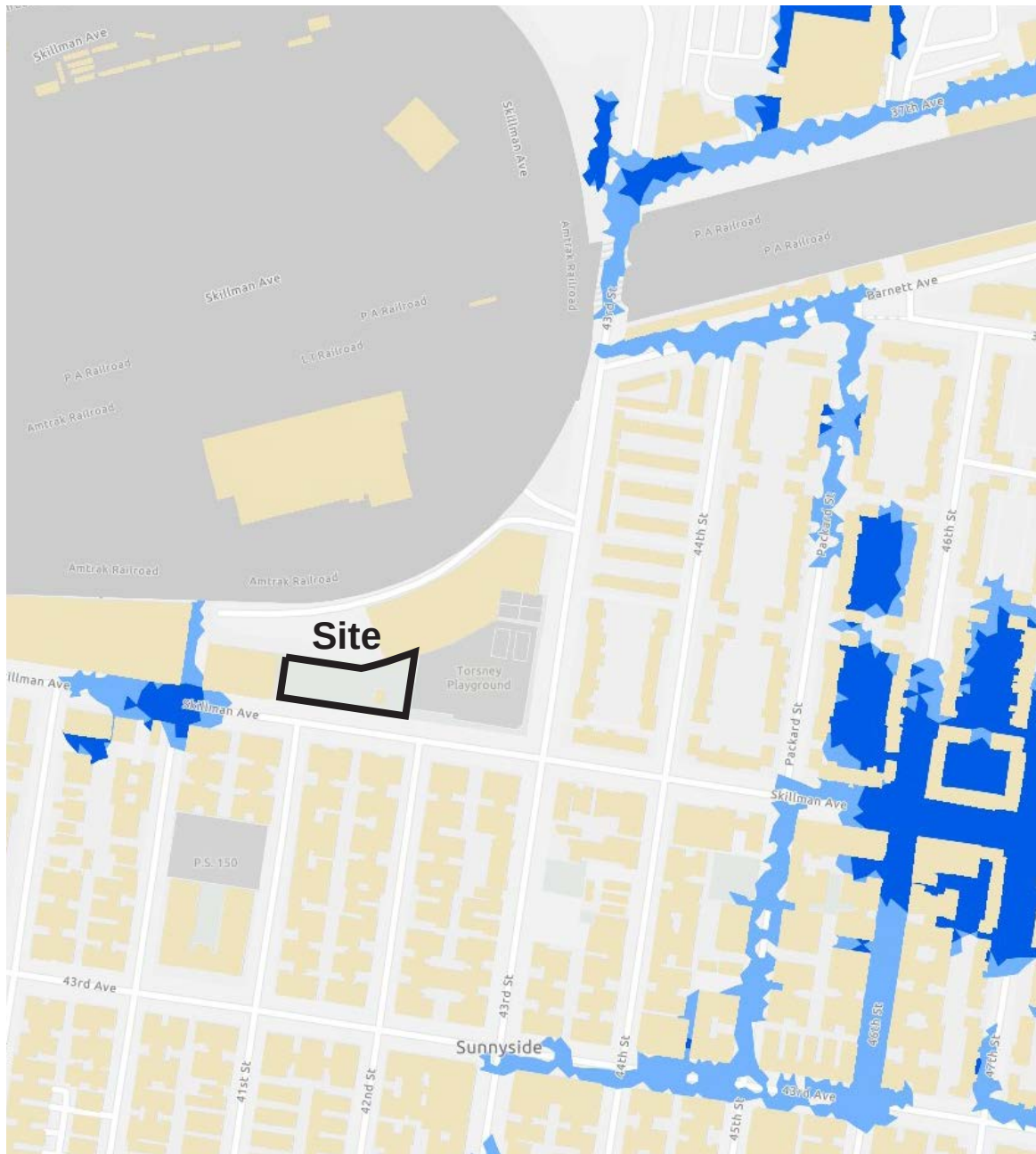
NYC Parks: Design and Planning for Flood Resiliency



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



Moderate Flooding (10-year storm)



Extreme Flooding (100-year storm)

NYC Stormwater Flood Maps

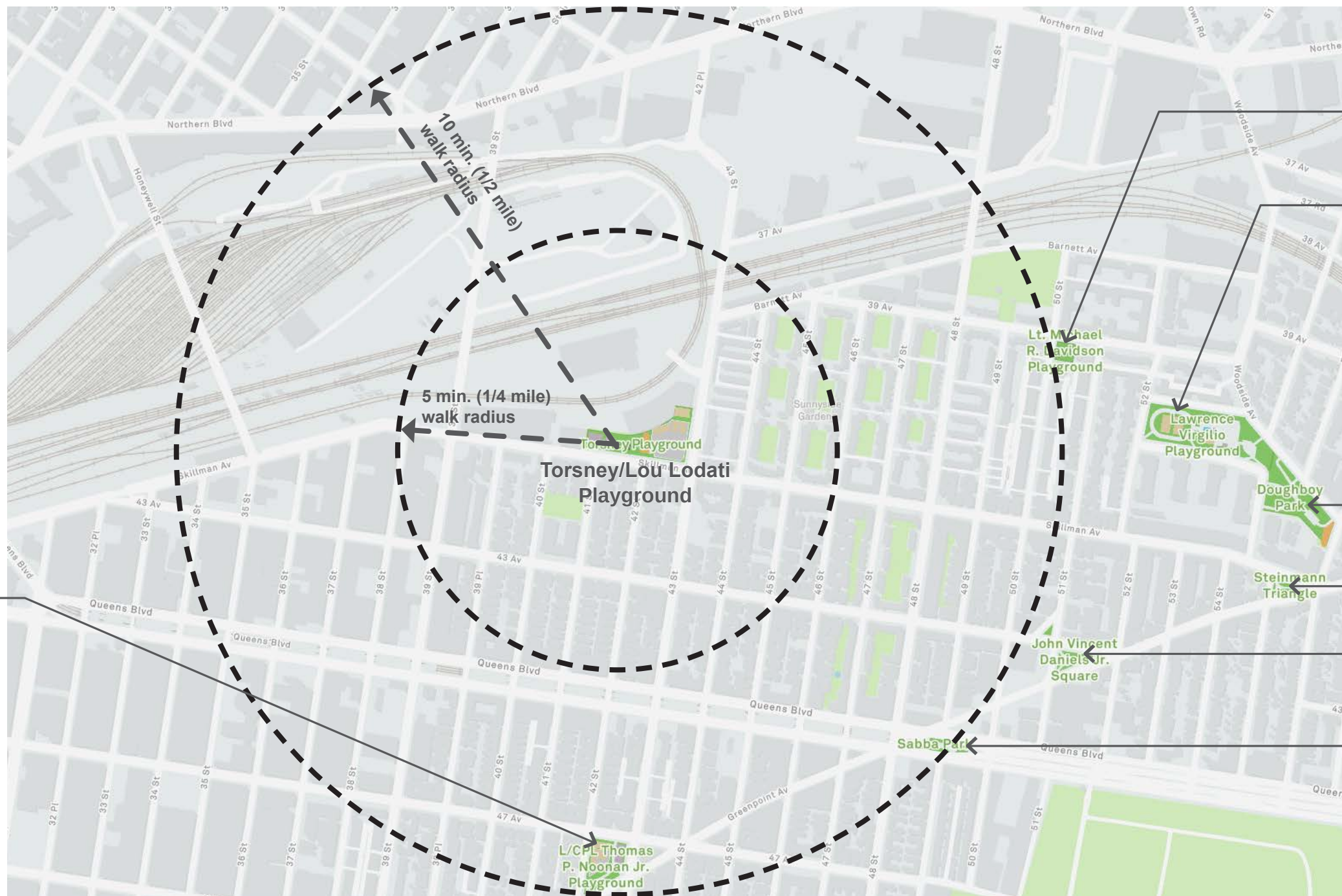
- Area not included in analysis
- Future High Tides 2050 (Moderate) & 2080 (Extreme)
- National Wetlands Inventory
- Deep and Contiguous Flooding (1ft and greater)
- Nuisance Flooding (greater or equal to 4 in and less than 1 ft)





Land Use Categories

- 1 And 2 Family Residential
- Multi-Family Residential (Walkup)
- Multi-Family Residential (Elevator)
- Mixed Use
- Commercial & Office
- Industrial & Manufacturing
- Transportation / Utilities
- Public Facilities & Institutional
- Open Space And Outdoor Recreation
- Parking
- Vacant Land
- Other



Lt Michael R. Davidson Playground
Play Equipment

Lawrence Virgilio Playground / Windmuller Park
Basketball (2)
Fitness Equipment
Handball (4)
Outdoor Pool
Play Equipment
Public Restroom Building
Running Track
Spray Shower

Doughboy Park
Dog Run

Steinmann Triangle
Seating

John Vincent Daniels Jr. Square
Seating

Sabba Park
Memorial
Seating

Lance Corporal Thomas P. Noonan Jr. Playground
Handball (4)
Play Equipment
Public Restroom Building
Spray Shower
Dog Run

Legend

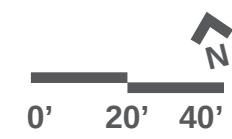
- Project Limit
- Park Entrance
- Play Equipment on Safety Surface
- Building or Structure
- Building Entrance
- Asphalt Pavement
- Concrete Pavement
- Granite Block
- Planted Area
- Tree
- Parks Light Pole
- Drinking Fountain
- Vehicular Traffic
- PRB Public Restroom Building (Non-Accessible & Not In Contract)

Park Tree Canopy Information

46.9% Parkland Canopy Cover
3.6% Canopy Change 2010-2017

Heat Vulnerability Index
Site is not in high HVI area.

Rat Mitigation Zone
Site is not in rat mitigation zone.



Long Island Rail Road (LIRR)

Industrial Building

Chess Table & Benches

Play Equipment, Ages 5-12

Basketball Court (N.I.C.)

Asphalt Pavement with Color Seal Coat

Hose & Quick Coupler

Dog Run (All Dogs)

Bike Racks

Small Dog Run

Play Equipment, Ages 2-5

Flag Pole

Swings

Industrial Building

+75.80

76.0+

+71.0

Spray Shower Area

PRB N.I.C.

74.05+

+75.0

72.0+

SKILLMAN AVE

Trash Corral
Granite Block, Typ.

41ST ST.

42ND ST.



Lou Lodati Playground & Dog Run | Existing Conditions

Long Island Rail Road (LIRR)

Noise from LIRR

No buffer
between Park
and building

Cracked,
Heaving
Sidewalk

Non-
compliant
pedestrian
ramps

SKILLMAN AVE

41ST
ST.

42ND
ST.

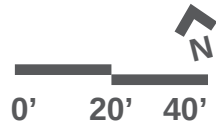
PRB
N.I.C.

Legend

- Project Limit
- Park Entrance
- Building Entrance
- Pedestrian Traffic
- Heavy Vehicle Traffic
- Wall/Curb in poor condition
- Outdated Play Equipment & Safety Surface
- Underutilized Space
- Damaged Pavement W/ Color Seal coat
- ROW sidewalk cracked, heaving
- Outdated Spray Shower Area
- Drainage Problem
- Tree Canopy/Shade
- Site Drainage



Lou Lodati Playground & Dog Run | Site Analysis



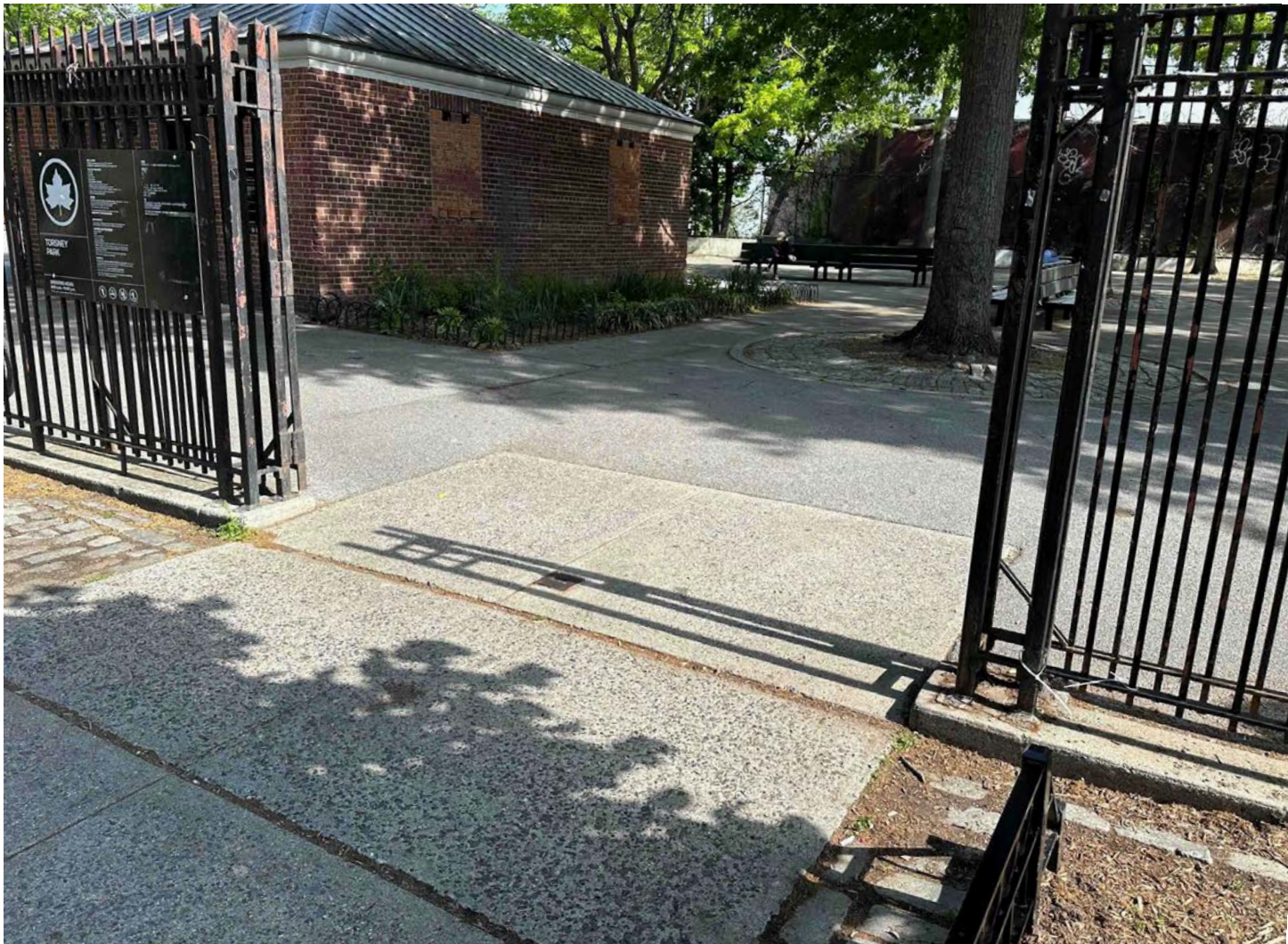
Legend

- Canopy
- Structural Root Zone
- Critical Root Zone
- Stump Removal
- Tree Removal due to poor condition
- Tree to be transplanted





1 - Double gate and 7'-0" ht. steel fence along Skillman Ave, mature street trees surrounded by granite block, sidewalk cracked & heaving.



2 - Main park entry from Skillman Avenue



Lou Lodati Playground & Dog Run | Existing Conditions





3 - Flag pole, play equipment (ages 2-5 yrs) on safety surface tiles



4 - Swings (4 strap seats & 4 full bucket seats) surrounded by steel fence





5 - Spray shower area with precast concrete spray bollards and asphalt pavement



6 - Play equipment (5-12 yrs.) on safety surface tiles, public restroom building (right)





7 - Mature tree canopies provides dense shade over benches, cracked asphalt due to roots



8 - Asphalt pavement leading to dog run (left)



Lou Lodati Playground & Dog Run | Existing Conditions





9 - Small dog run with benches, cracking asphalt pavement with color seal coat



10 - Dog run for all dogs, asphalt with color seal coat cracking and in poor condition



Lou Lodati Playground & Dog Run | Existing Conditions



Community Priorities- Playground

Green

Preserve healthy trees, add planting, manage stormwater

Seating

Multi-generational, benches, tables, gathering spaces

Play

ADA accessible, challenging, swings

Water

Exciting water play features, improve site drainage

Site Safety

Lighting

Sustainability

Green, composting



Community Priorities- Dog Run

Green

Preserve healthy trees and perimeter planting

Surfacing

New Pavement

Amenities

Quick coupler with hose, benches, trash receptacles, storage bin, drinking fountain with dog bowl

Water

Permanent spray features

Site Safety

Lighting, new gates to stop dogs from escaping

improved lighting

chain link fence

large storage bin

new surfacing

spray shower

replace/ upgrade
furnishings

improved drainage

gate improvements

Legend

- Building or Structure
- Project Limit
- Steel Fence & Gate
- Park Entry

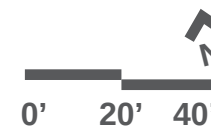
* Swings are 8' Ht. & include:
 - 4 strap seats
 - 4 full bucket seats
 - 1 inclusive seat

PRB Public Restroom Building (Not Accessible & Not in Contract)

- Bottle Filler with Hi-Lo Drinking Fountain Basins
- Building-Mounted Hi-Lo Drinking Fountain with Bottle Filler
- Drinking Fountain Type F Hi-Lo with Dog Bowl
- Drinking Fountain Type F Hi-Lo
- Quick Coupler
- Hose Reel
- Storage Box
- Dog Spray Shower Area



Lou Lodati Playground & Dog Run | Schematic Design



Legend

 FENCE GATE

EXISTING FENCES (x = HEIGHT)

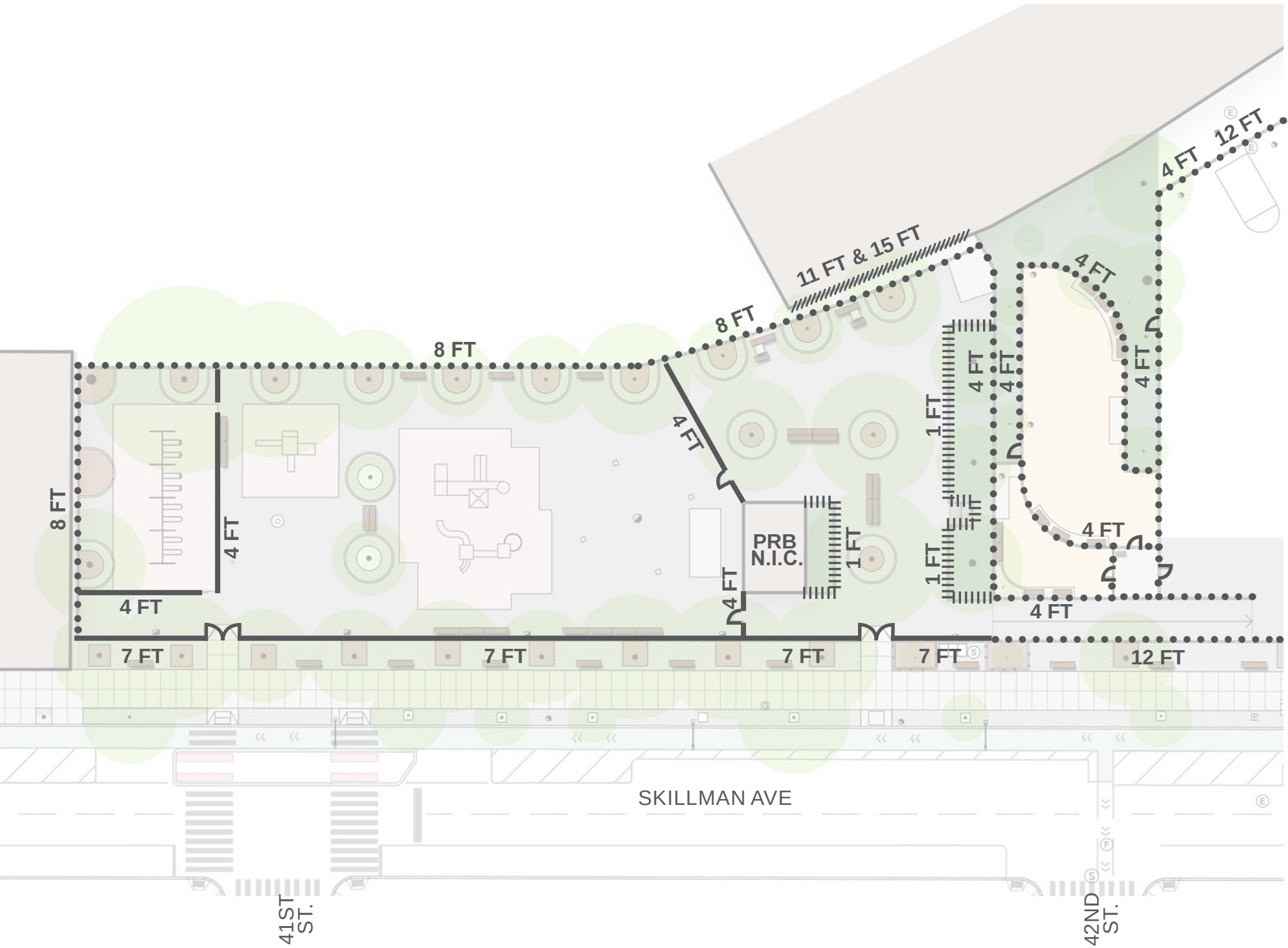
 CLF

 STEEL

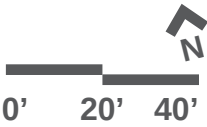
 PIPE

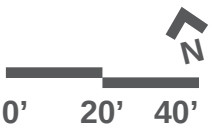
 WICKET

 RAZOR WIRE ON ADJACENT BUILDING AT ±11 FT AND ±15 FT



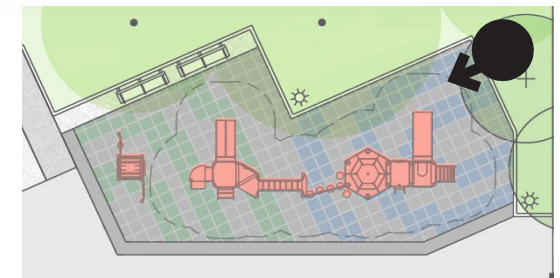
Lou Lodati Playground & Dog Run | Existing Fence Diagram







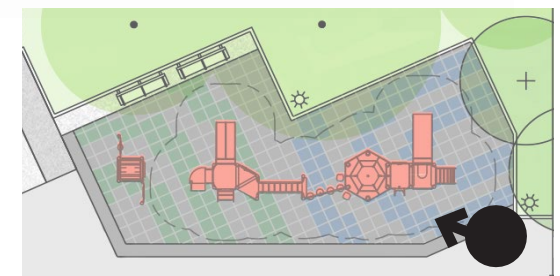
VIEW 1



Key Plan
NTS



VIEW 2



Key Plan
NTS



VIEW 3



Key Plan
NTS



VIEW 4



Key Plan
NTS





VIEW 5



Key Plan
NTS



Splash Zone, typ.

Crown Ground Jet

Concrete Pavement with
Steel Fabric Reinforcement

Arch, Typ. of 3

Activator Bollard

Bottle Filler with Hi-Lo
Drinking Fountain Basins

Mini-Dome Ground Jet

Drain to Sanitary

1964 WF Backless Benches

Asphalt Pavement

Spray Shower: 700 SF

Spray Shower Enlargement Plan
NTS



Arch



Activator Bollard



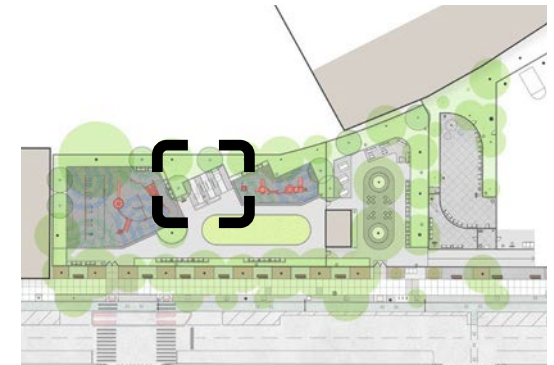
Crown Ground Jet



Mini-Dome Ground Jet



Spray Fixture Manufacturer:
AquaJeux or Approved Equal



Key Plan
NTS



NYC Parks



Lou Lodati Playground & Dog Run | Spray Shower Enlargement and Details



'Mini Dome' Ground Jet



'Bubbler' Ground Jet



Activator Bollard

Small Dog Run Spray Fixtures

Spray Fixture Manufacturer:
AquaJeux or Approved Equal



'Mini-Dome' Ground Jet



'Small Spider' Ground Jet

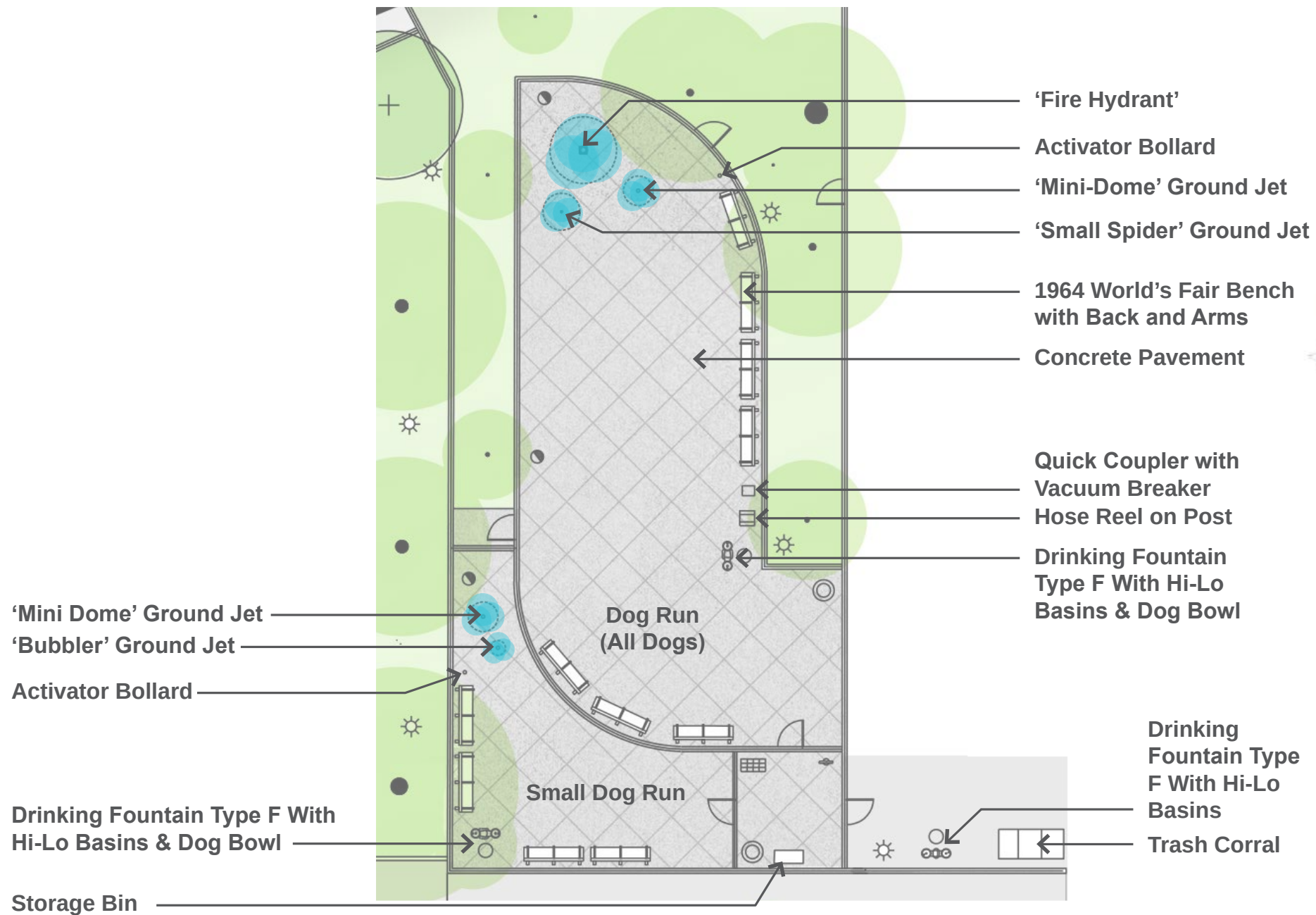


'Fire Hydrant'



Activator Bollard

Dog Run (All Dogs)
Spray Fixtures





Concrete Pavement



Asphalt Pavement



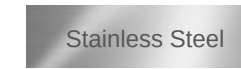
Colored Concrete Pavement, Pewter 860 by Davis Colors or Equal



Asphalt Block



Multi-purpose Synthetic Turf



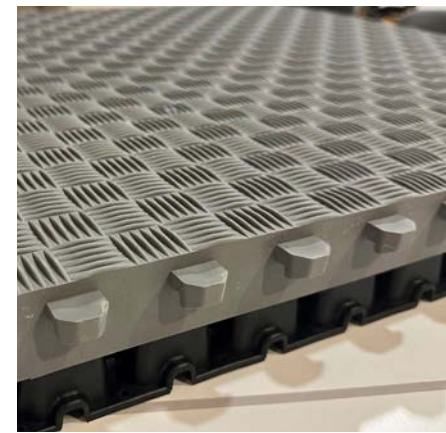
Slides

Steel Decks

Play Equipment Colors & Materials (2-5 & 5-12)



Granite Block Paving
(Remove & Reinstall with Mortared Block)



Safety Surface: GreenScape Sustainable Surface or Eq.
Selection from NYC Parks Standard Colors





4'-0" Ht. Steel Bar Perimeter Fence



**1'-0" Ht. Garden Pipe Railing
Powder Coated: Black**



Steel Trash Enclosure



Standard NYC DOT 'City Rack'



**2085 Luminaire
and World's Fair
Pedestrian Pole**



**Drinking Fountain Within Park: ADA Accessible
Hi-Lo Bottle Filler w/ Drinking Fountain Arms,
Color: Black**



**Building Mounted Hi-Lo Drinking Fountain with
Bottle Filler, ADA Accessible, Stainless Steel**



1964 World's Fair Bench w/ Arms, Galv. Steel Frame w/ RPL color: 'Cedar'



1964 World's Fair Bench Backless, Armless Galv. Steel Frame w/ RPL color: 'Cedar'



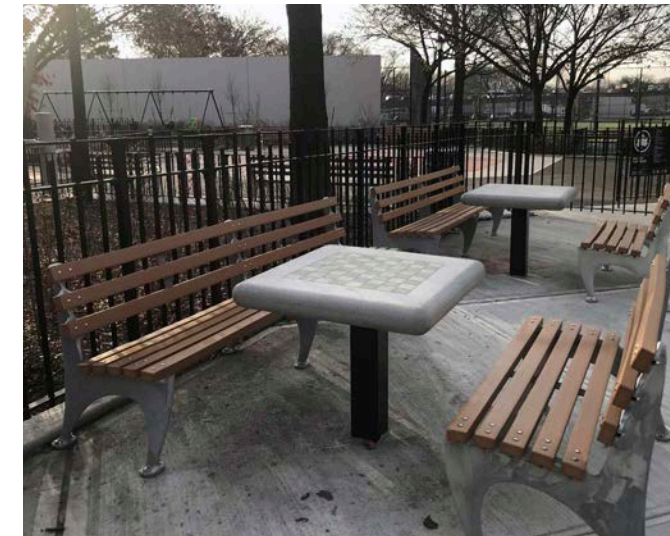
**Public Space Receptacle Bin
Grey body w/ black, lid**



**Picnic Table,
Frame: Black, RPL color: 'Cedar'**



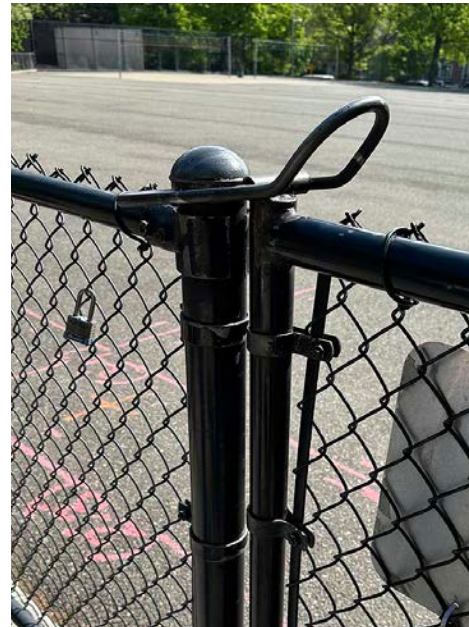
**Concrete Cafe Table w/ Type E Chairs
Frame & Chairs: Black**



**Game Table with Benches, Armless
Frame: Black, RPL color: 'Cedar'**



Storage Bin



Chain Link Gate With Top Latch Handle



Type F Hi-Lo Drinking Fountain, Black (At Entry to Dog Runs)



Quick Coupler



Commercial Hose Reel on Post



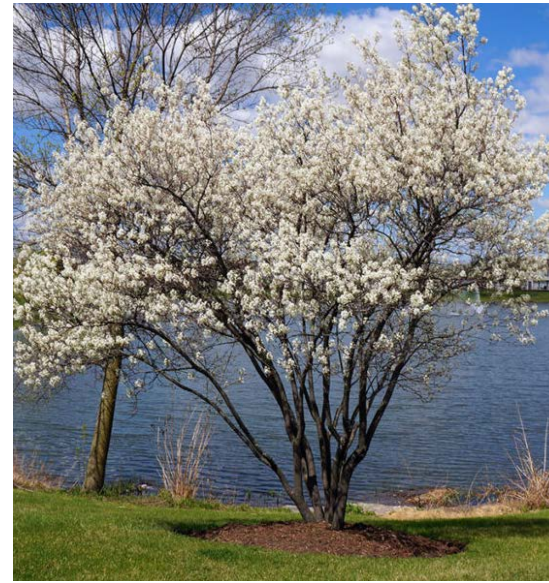
Type F Hi-Lo Drinking Fountain With Dog Bowl, Black (In Dog Runs)



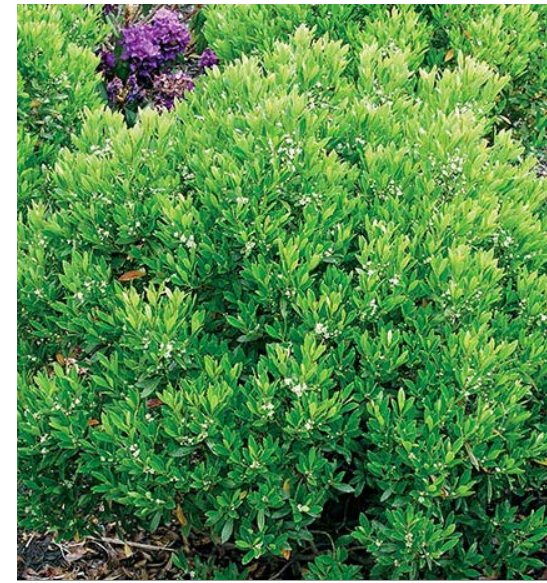
Red Maple
Acer rubrum 'October Glory'



Honeylocust
Gleditsia triacanthos var. *inermis*



Serviceberry
Amelanchier grandiflora



Inkberry
Ilex glabra 'Shamrock'



Virginia Sweetspire
Itea virginica 'Henry's Garnet'



Fragrant Sumac
Rhus aromatica 'gro low'



Pennsylvania Sedge
Carex pensylvanica



Feather Reed Grass
Calamagrostis brachytricha

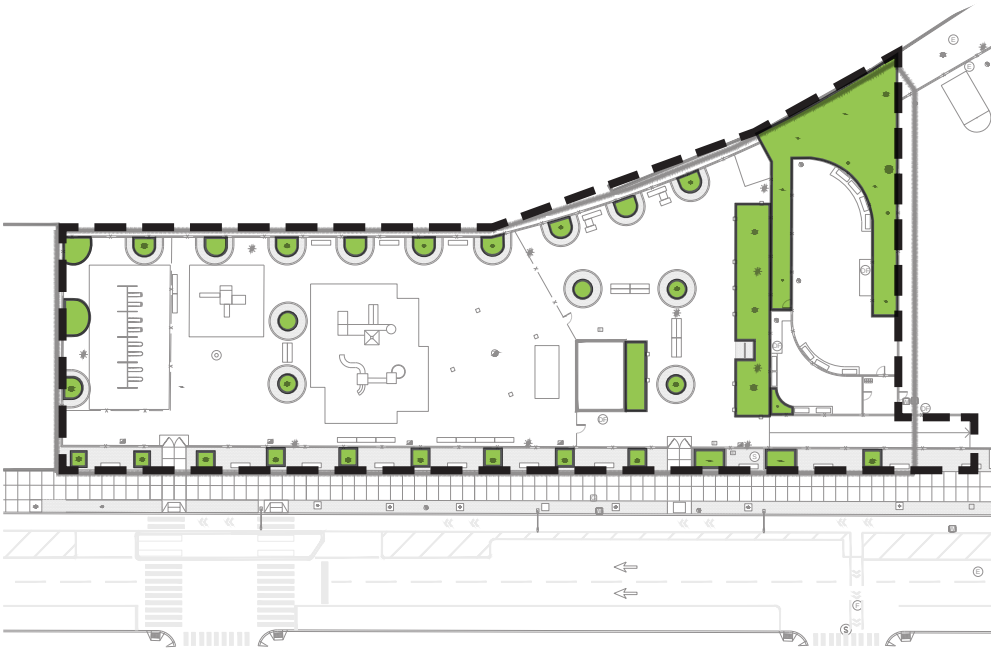


Creeping Lily Turf
Liriope Muscari

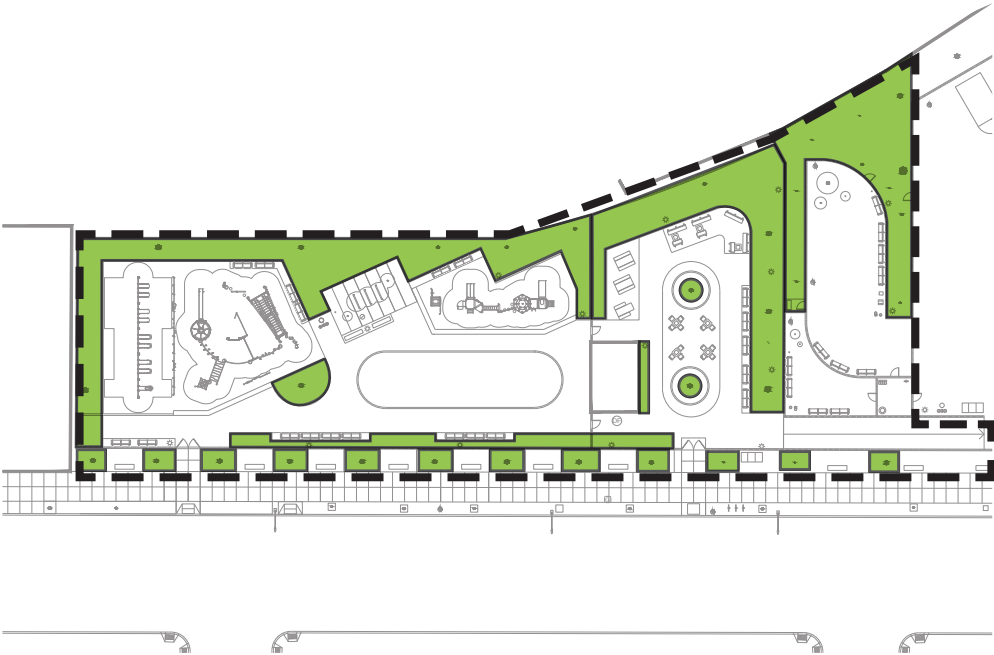


Allegheny Spurge
Pachysandra procumbens

Total Project Area: 39,614 SF



Existing Permeability: 15.5% (6,147 SF)



Proposed Permeability: 30.8% (12,227 SF)

Legend

 PLANTED AREA (12,227 SF)

SF of areas noted above are for proposed conditions.

Sustainable Practices

- Reduce storm water runoff with Rain Gardens
- Use recycled content material
- Improve tree health and growing conditions
- Use site appropriate resilient plant material

DEP Unified Stormwater Rule (USWR) Requirement

USWR stormwater management and permitting is required for this project. USWR is required because more than 20,000 SF is being disturbed.









7' Height Swings

Play Equipment
Ages 5-12

Spray Shower

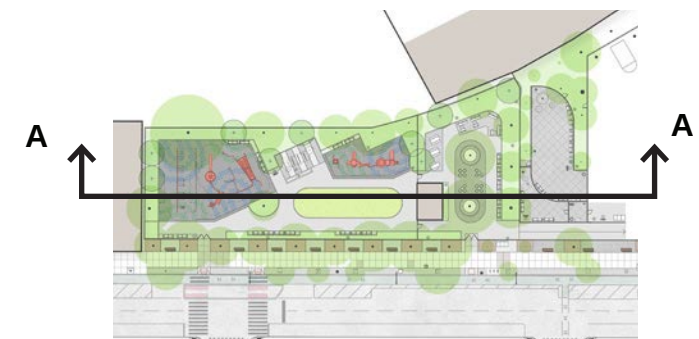
Synthetic Turf
Play Equipment
Ages 2-5, Beyond

Public
Restroom
Building
(Not Accessible, NIC)

Seating Area

Small
Dog Run

All Dog
Run



Key Plan
NTS



Lou Lodati Playground & Dog Run | Section

