



Parks

Captain Tilly Park Comfort Station Reconstruction Community Board Meeting

Located near Highland Ave and 165th Street,
in the Borough of Queens.

Community Board Meeting

Date 4/4/19

Jorge Prado, NYC Parks

Total Budget: \$2.123m
Mayor, Bill de Blasio - \$2.123m FY18

Goals

- Reconstruct restrooms and make them ADA accessible
- Upgrade Electrical, Mechanical, Plumbing, & change to electric heating
- Restore exterior and replace roofing membrane
- Replace doors, windows, and security screens
- Reinforce Structural Foundation
- Removal of low wing walls to eliminate security hazard.
- Replace Utility Lines





Jamaica

QUEENS 2 MI



Captain Tilly Park

JAMAICA 1000 FT



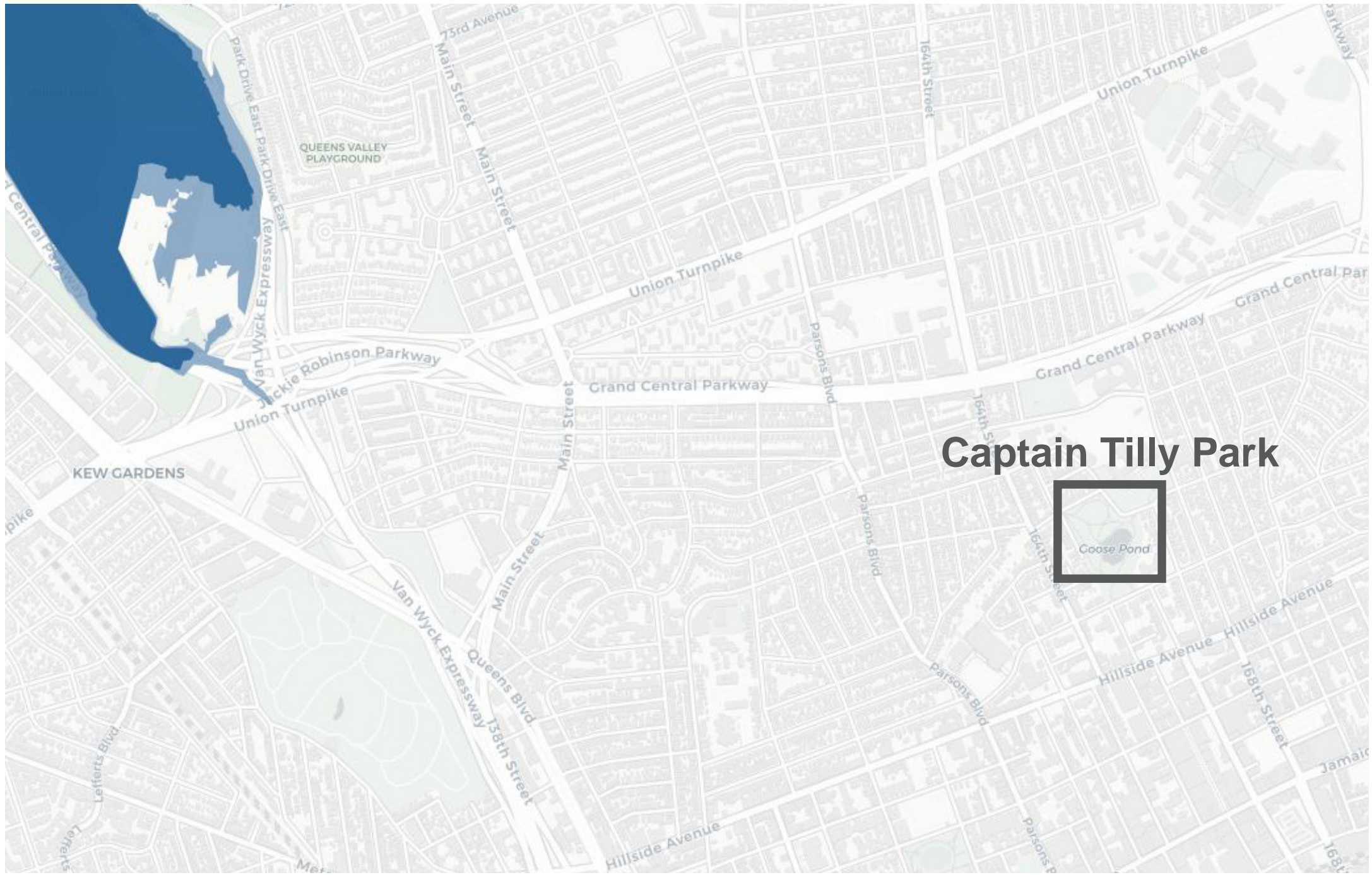
Site

Site 200 FT




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Comfort Station Reconstruction Captain Tilly Park | Project Location




Flood Hazard Zones

2015 Preliminary 100-year Floodplain

 1% Annual Chance Floodplain (100 Year Floodplain) The area that has a 1% chance of flooding in any given year.

2050s Projected 100-year Floodplain

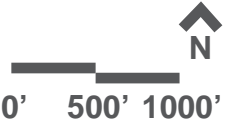
 The potential areas that could be impacted by the 100-Year flood in the 2050s based on projections of the high-estimate 90th percentile sea level rise scenario (NYC Panel on Climate Change (NPCC) 2015 data).

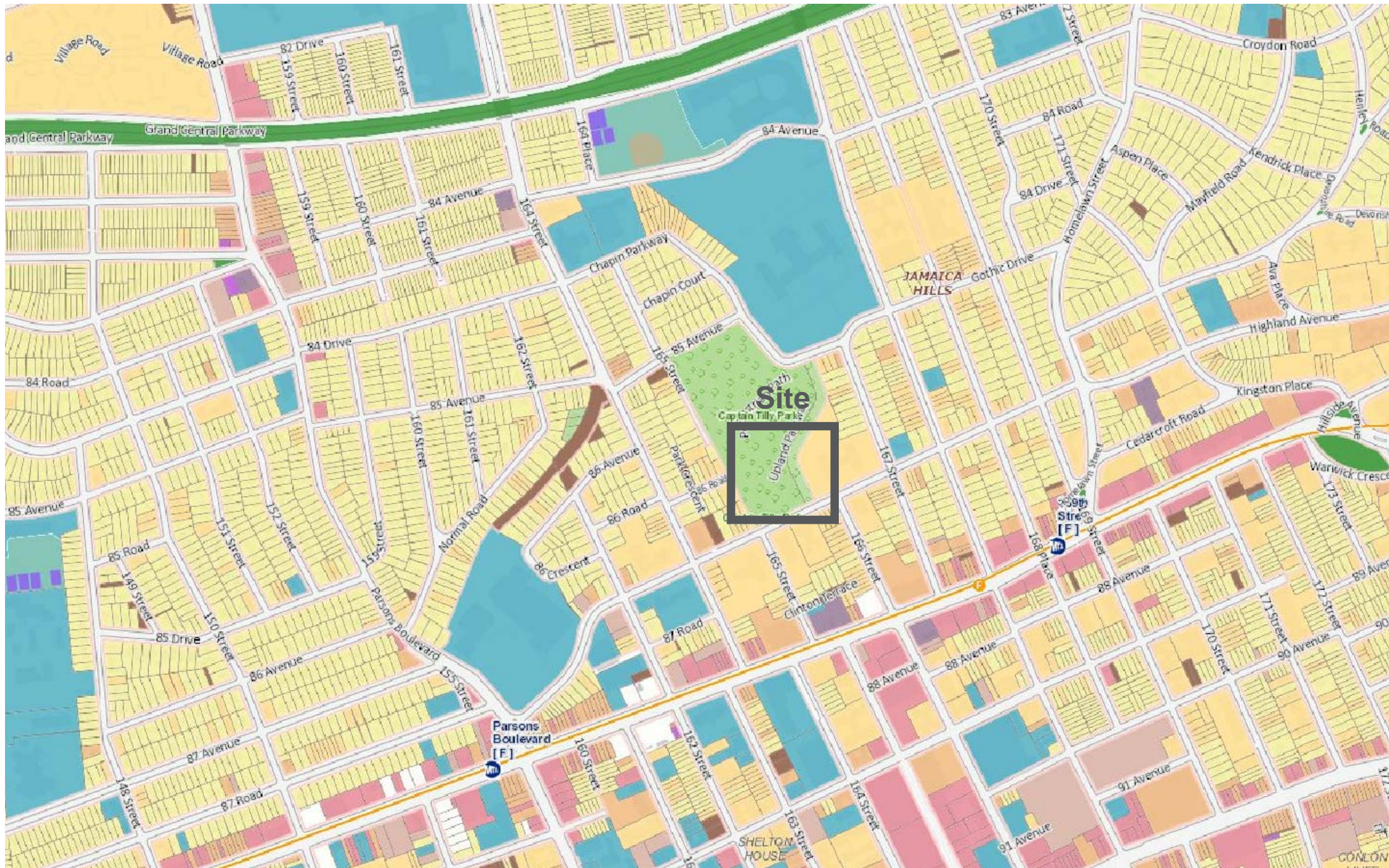
Captain Tilly Park



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Captain Tilly Park | Flood Risk



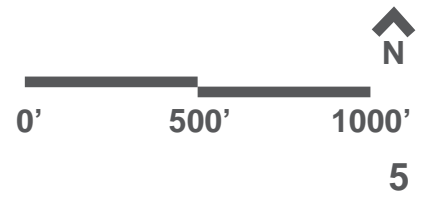


Land Use Categories

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



Comfort Station Reconstruction
Captain Tilly Park | Surrounding Land Use





St. John's University Campus

Joseph Austin Playground
 Comfort Station
 Baseball
 Eateries
 Handball Courts
 Playgrounds
 Spray Showers

Jamaica High School

Major Mark Park

Rufus King Park
 Comfort Station
 Eateries
 Handball Courts
 Historic Houses
 Playgrounds
 Spray Showers
 Wi-Fi Hot Spots

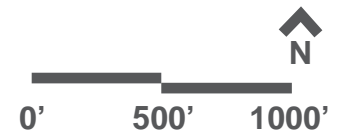
Briarwood Playground
 Basketball Courts
 Handball Courts
 Playgrounds
 Spray Showers

Hillcrest High School

5 min (1/4 mile) walk radius







Comfort Station Reconstruction
Captain Tilly Park | Neighborhood Context



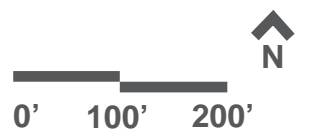


Legend

-  Park Property
-  Park Entrance
-  Pedestrian Traffic
-  Approximate Distance



Comfort Station Reconstruction Captain Tilly Park | Site Analysis

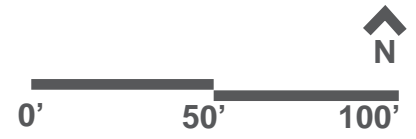


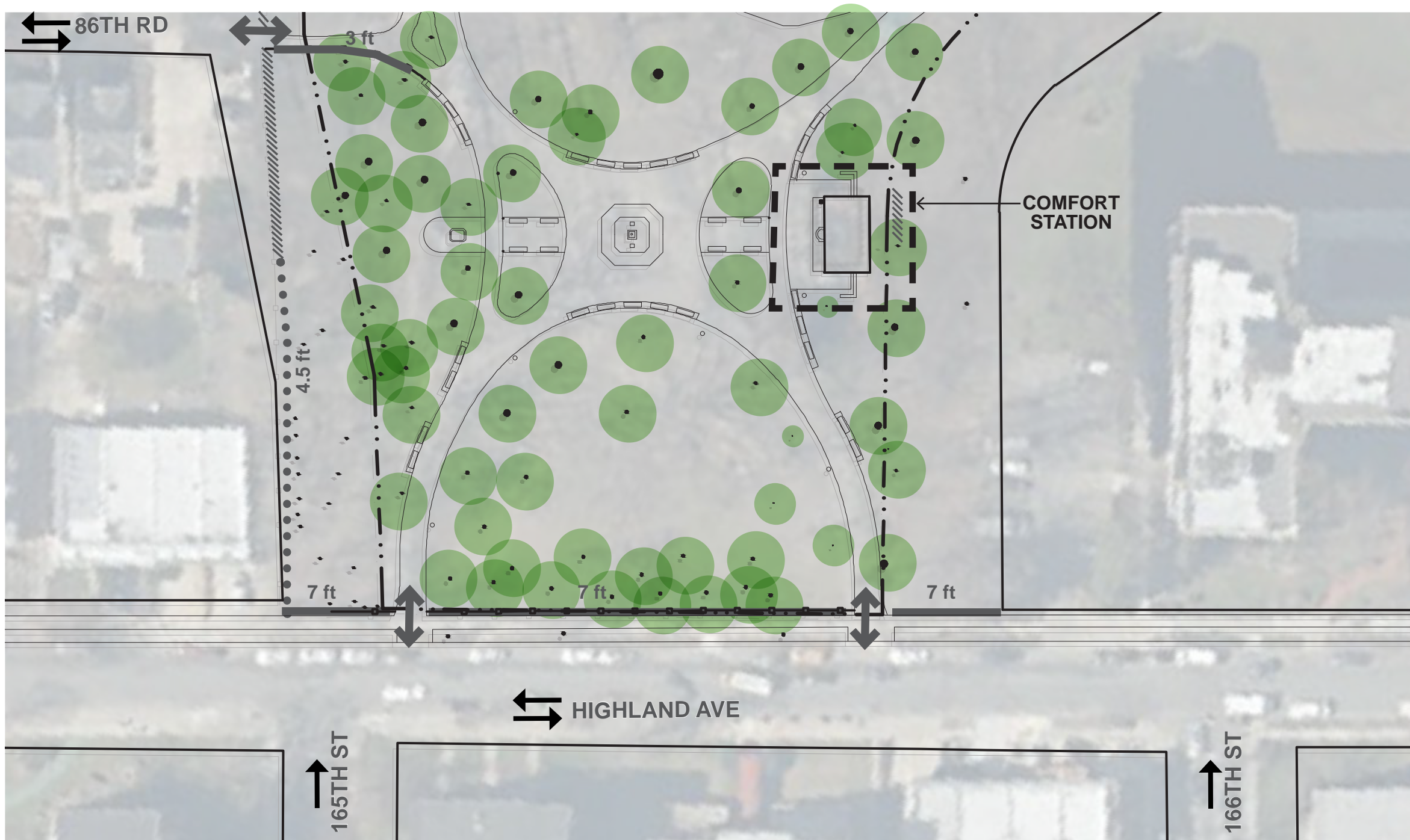


- Legend**
- COMFORT STATION
 - SEATING
 - SEWER EASMENT
 - CIRCULATION
 - PARK ENTRANCE
 - TRAFFIC
 - PROPERTY LINE



Comfort Station Reconstruction
 Captain Tilly Park | Existing Conditions





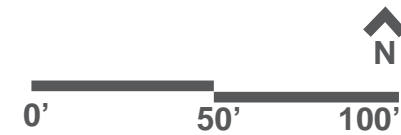
Legend

- PROJECT LIMIT
- EXISTING TREE
- · - · - PROPERTY LINE
- EXISTING FENCES (x = HEIGHT)
- x STEEL
- x CLF
- x WOOD



Comfort Station Reconstruction
 Captain Tilly Park | Fence Diagram

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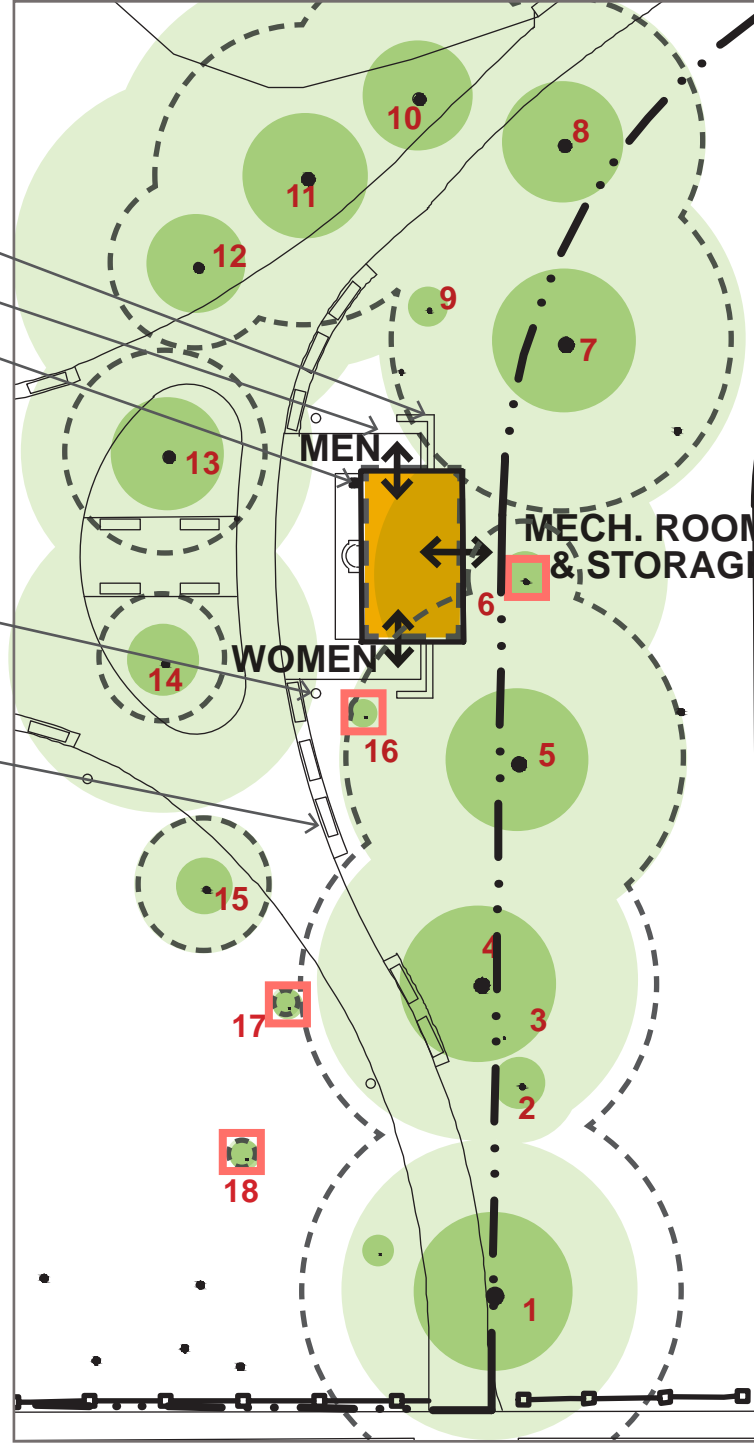
REMOVE EXISTING
LOW WALL, TYP.

EXISTING ENTRY AND
GRANITE PLAZA TO REMAIN

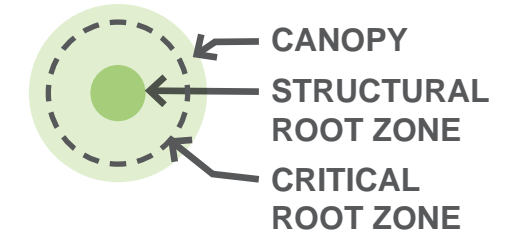
EXISTING DRINKING
FOUNTAIN TO BE REPLACED

EXISTING LIGHT POSTS TO
REMAIN (TYP)

EXISTING BENCHES TO
REMAIN (TYP.)



Legend



4 TREE IDENTIFICATION
NUMBER

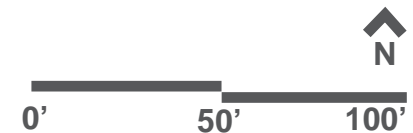
--- PROPERTY LINE

□ TREE GUARD



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Comfort Station Reconstruction Captain Tilly Park | Tree Inventory



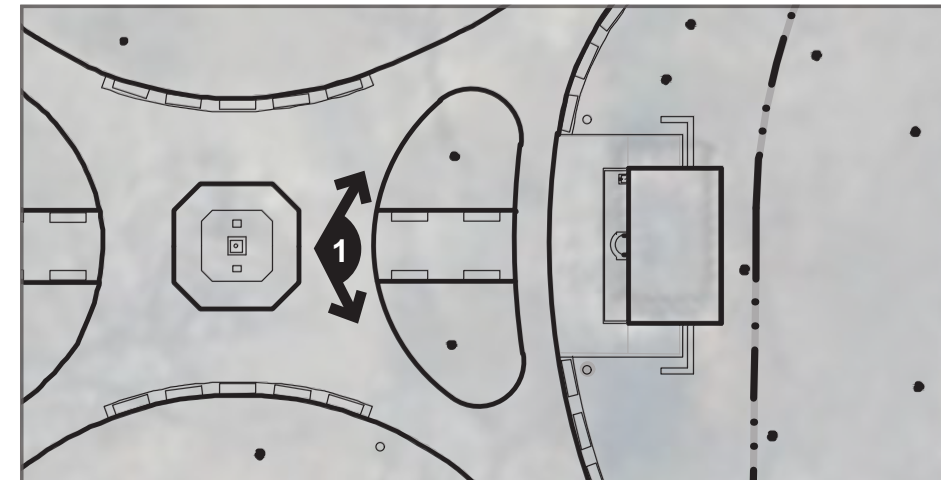
COMFORT
STATION

1ST ENTRANCE FROM
HIGHLAND AVE

HIGHLAND AVE



1 - West Elevation



Comfort Station Reconstruction
Captain Tilly Park | Existing

COMFORT STATION

1ST ENTRANCE FROM HIGHLAND AVE

HIGHLAND AVE

2ND ENTRANCE FROM HIGHLAND AVE

FLAGPOLE & MONUMENTS

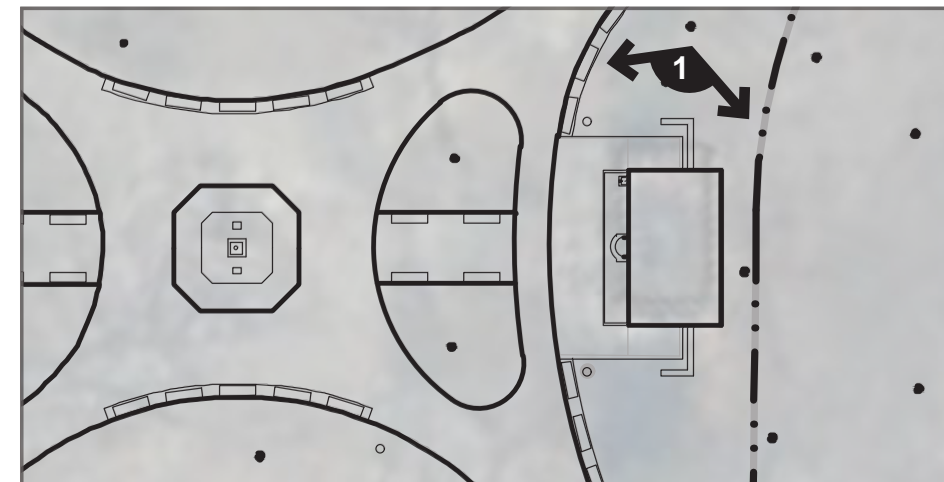
MONUMENT



1 -Existing Site



Comfort Station Reconstruction
 Captain Tilly Park | Existing

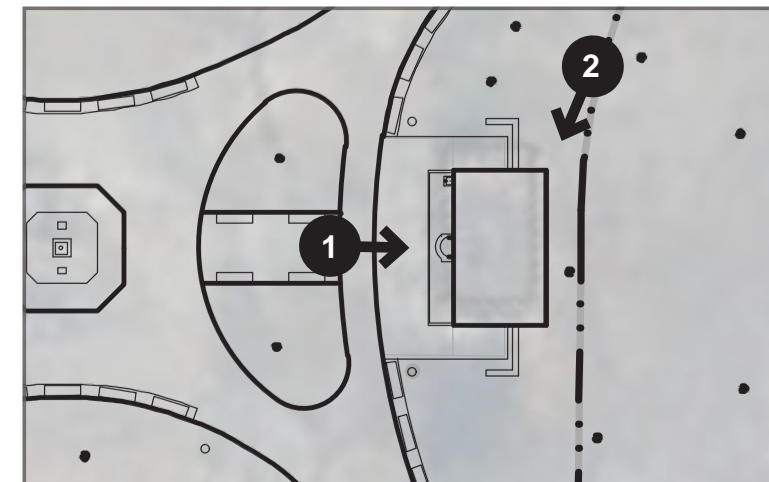




1 - West Elevation



2 - East Elevation



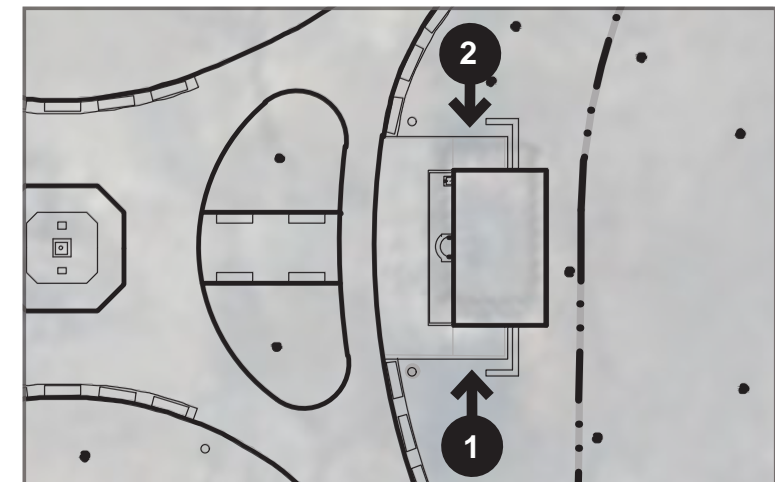
Comfort Station Reconstruction
Captain Tilly Park | Existing



1 - South Elevation



1 - North Elevation



Comfort Station Reconstruction
Captain Tilly Park | Existing



MEN'S RESTROOM



WOMAN'S RESTROOM

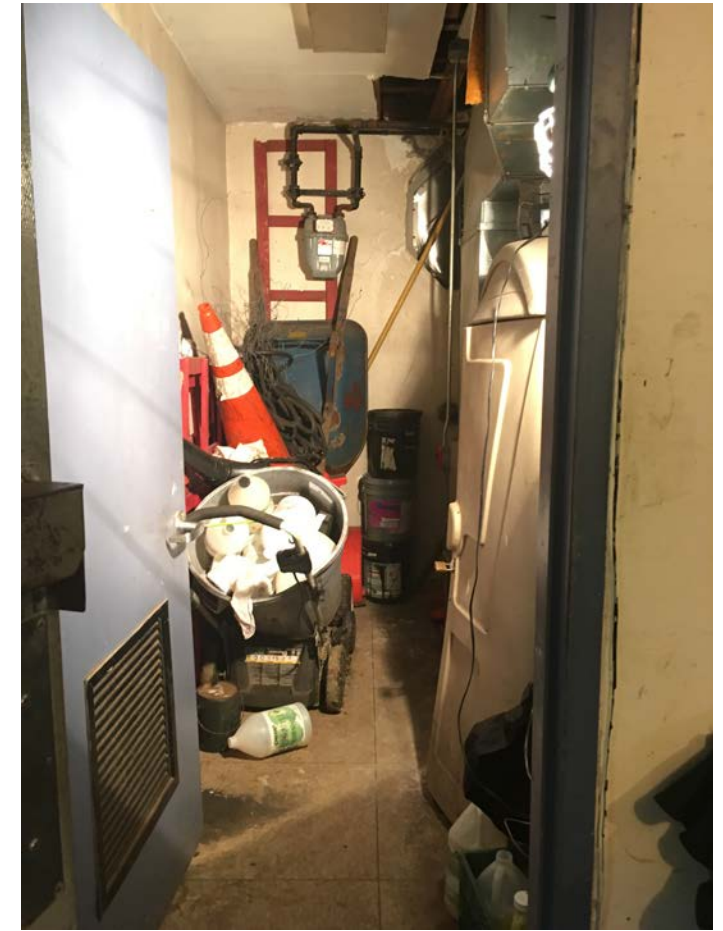




STORAGE ROOM



PUMP ROOM



BOILER ROOM



CRAWL SPACE



ROOF



NEW STUCCO FINISH AT EXTERIOR (TYP.)

NEW ROOFING MEMBRANE

REMOVE SIGNAGE

NEW PRECAST STONE CORNICE TO MATCH THE ORIGINAL DESIGN.

REMOVE EXISTING ROOF VENTS, TYP.

REPLACE EXISTING LIMESTONE WITH PRECAST STONE

ENLARGE WINDOWS WITH NEW SECURITY SCREENS.

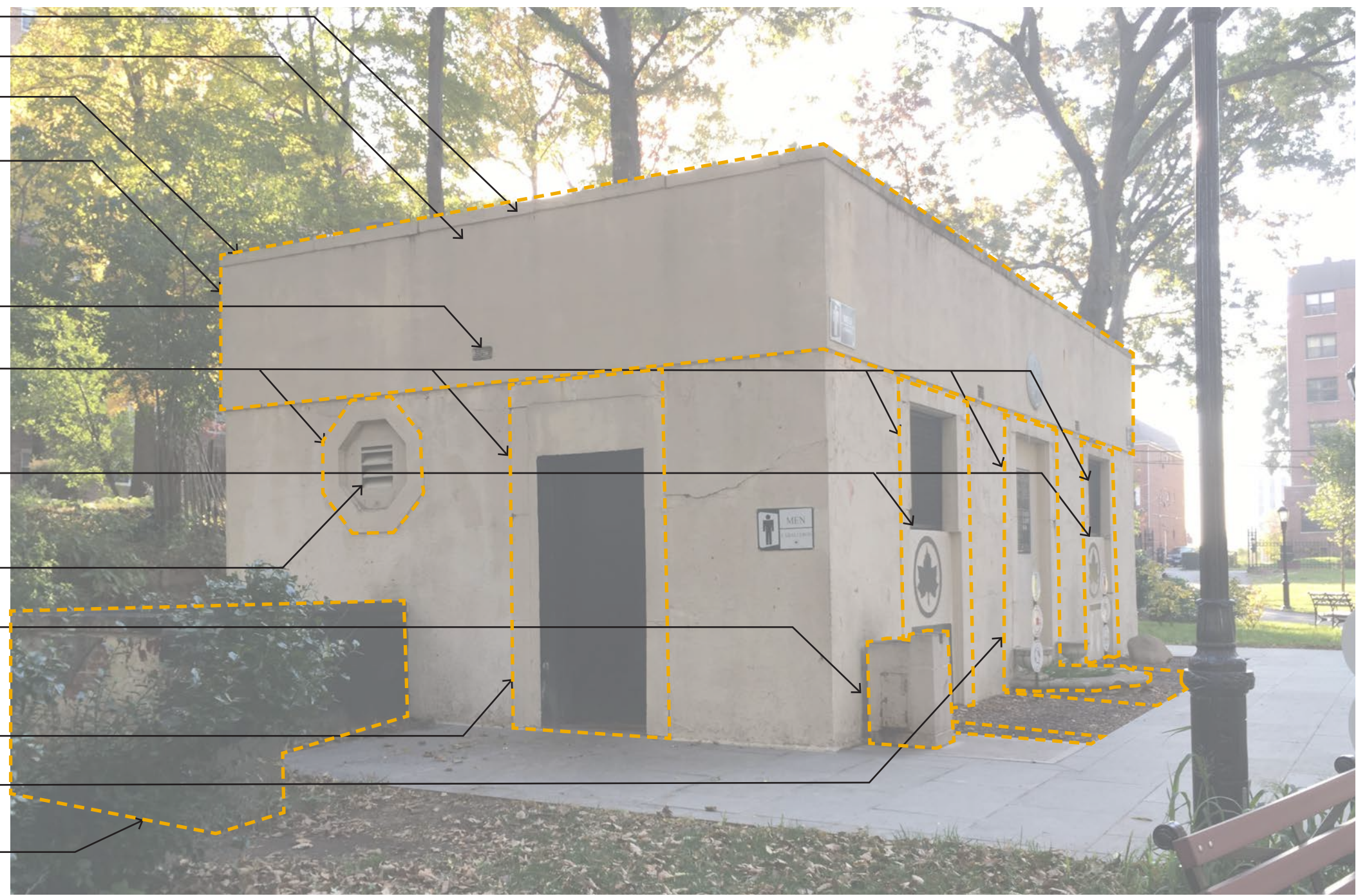
PROVIDE OCTAGONAL VENT, TYP.

REPLACE FOUNTAIN WITH ADA COMPLIANT DRINKING FOUNTAIN.

NEW HOLLOW METAL ADA COMPLIANT TOILET DOORS, TYP.

NEW ENTRY DOOR INTO M&O SPACE WITH ADA COMPLIANT GRANITE PAVING UP TO ENTRY

REMOVE LOW WALL AT BOTH SIDES, TYP.



Comfort Station Reconstruction
Captain Tilly Park | Proposed Changes

EXISTING DRINKING FOUNTAIN
TO BE REPLACED WITH ADA
COMPLIANT DRINKING FOUNTAIN

EXTEND GRANITE PAVING TO MAKE
NEW ENTRY TO M&O SPACE

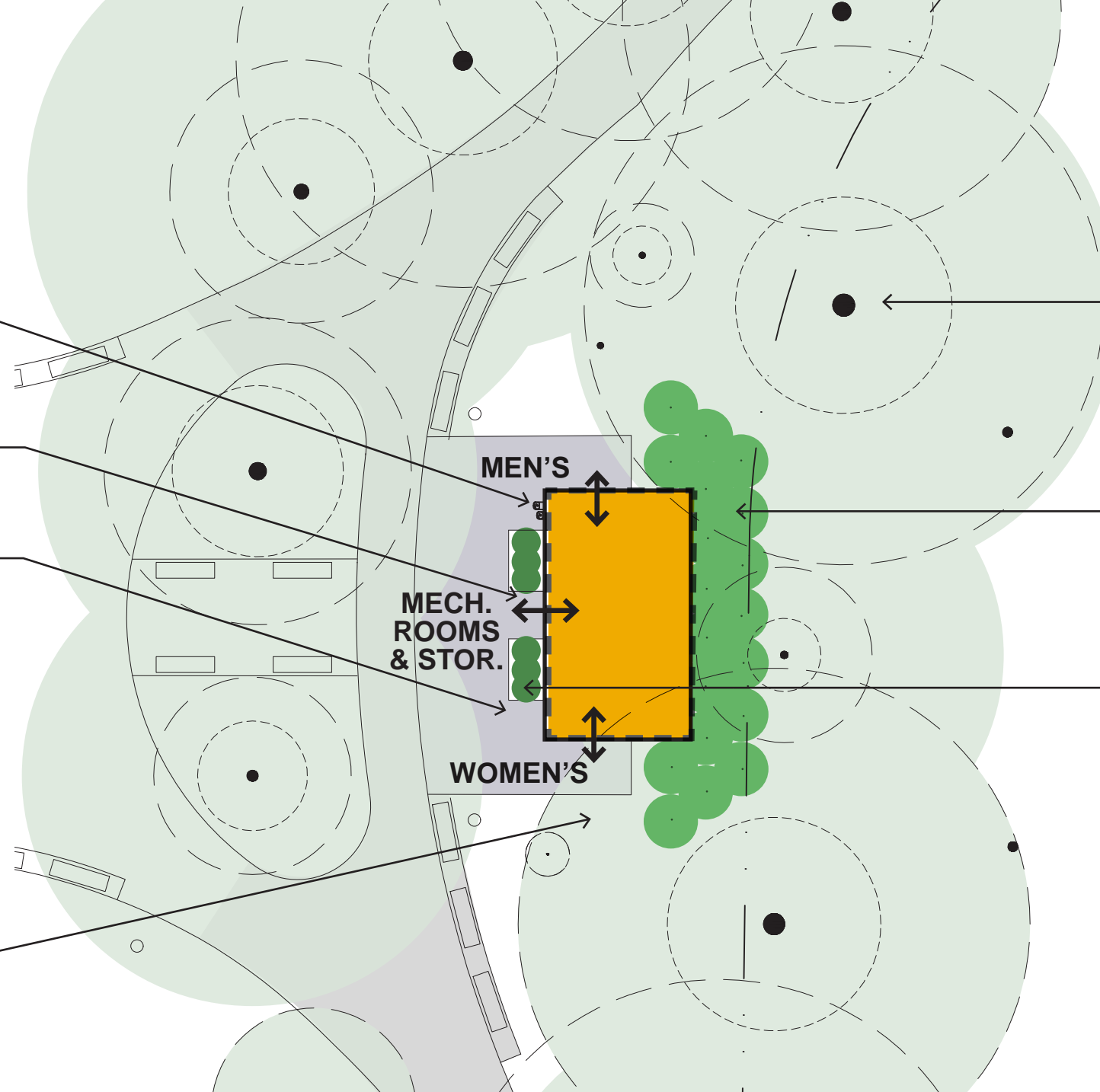
RESIZE PLANTING AREA TO
BE SYMMETRICAL WITH NEW
CONCRETE SLAB

REMOVE LOW WALLS AT BOTH
SIDES, TYP.

EXISTING
TREES, TYP.

FLOWERING QUINCE
CHAENOMELES SPECIOSA
VAR. DOUBLE TAKE
"ORANGE STORM"

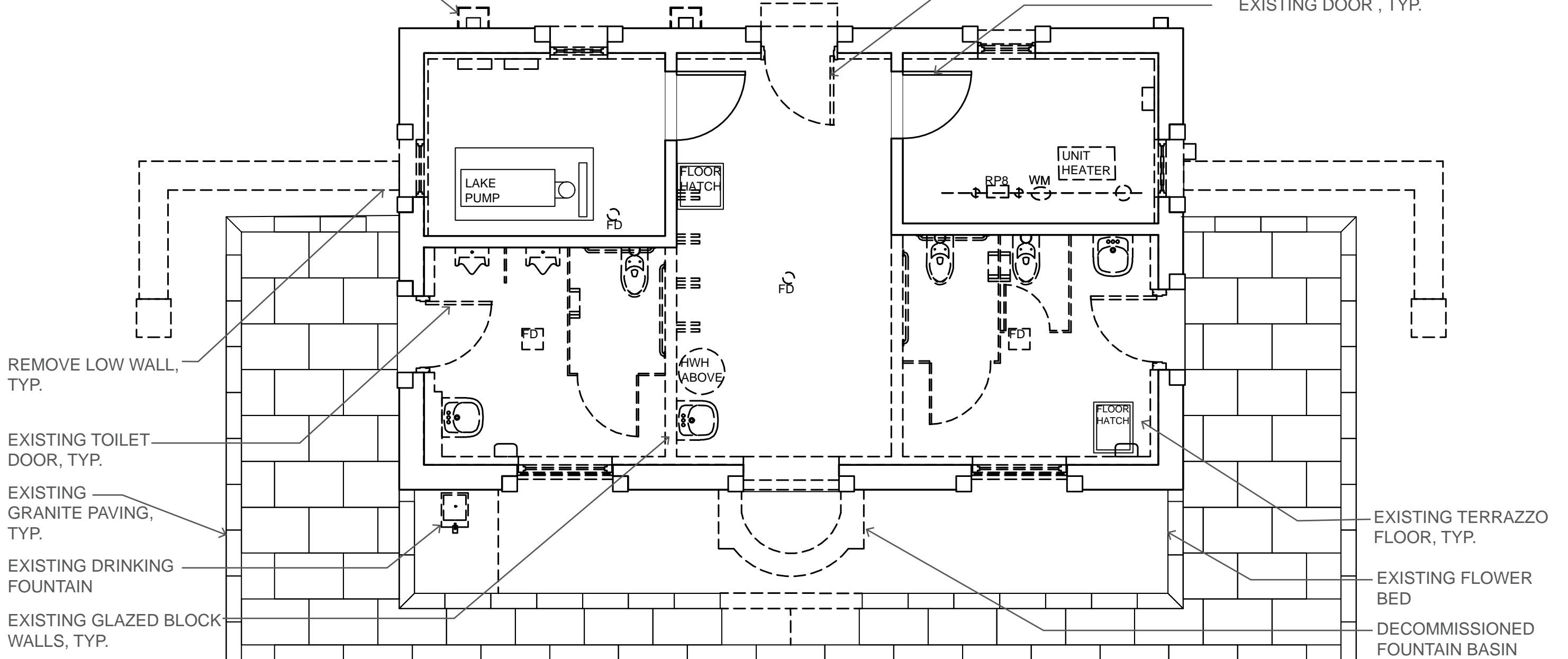
ILEX GLABRA
'COMPACTA'



EXISTING EQUIPMENT, LIGHTING,
AND CAGES AT THE EXTERIOR TO BE
REMOVED, TYP.

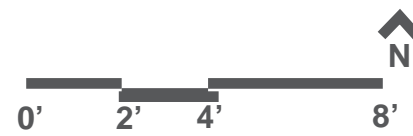
EXISTING DOOR TO BE REMOVED AND
OPENING TO BE FILLED

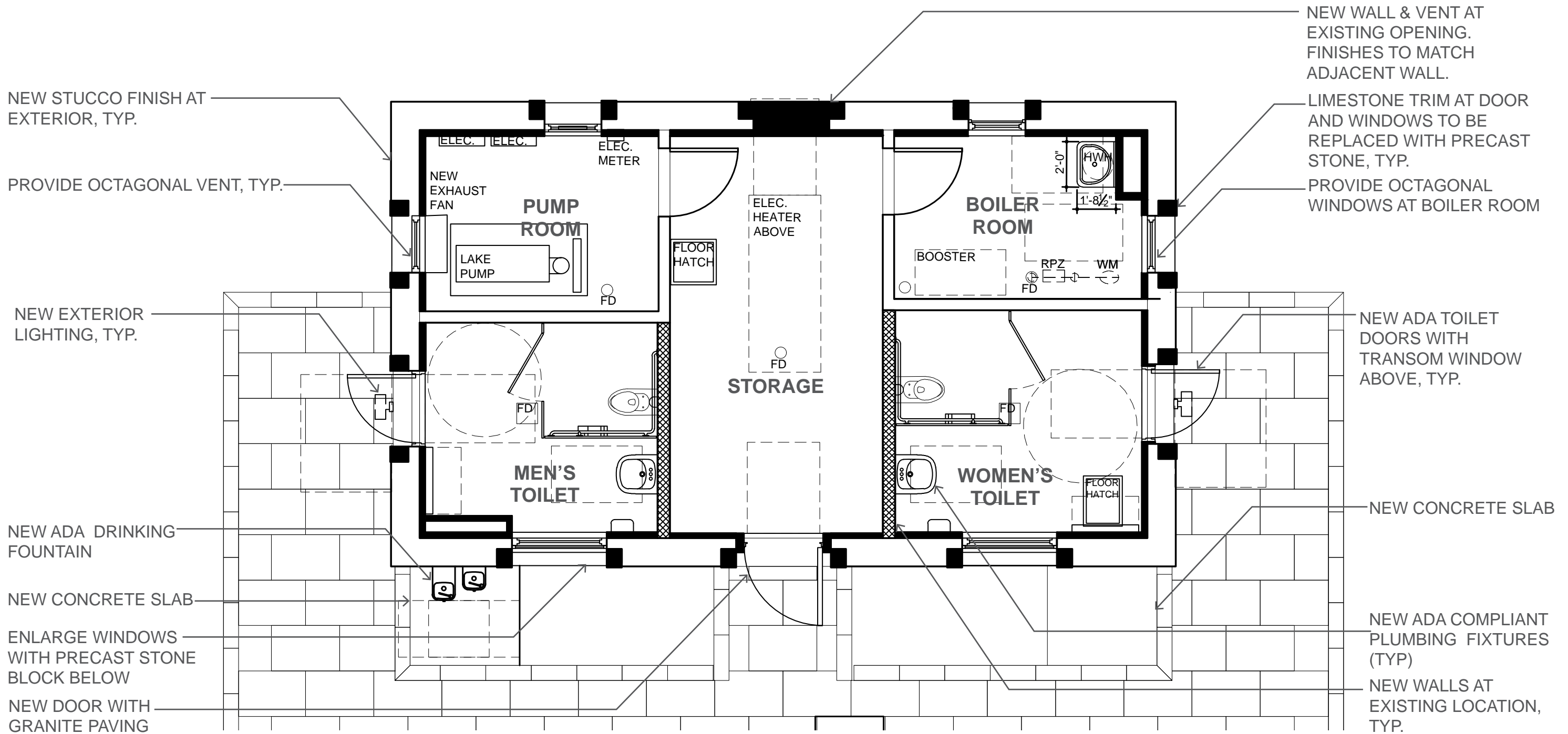
EXISTING DOOR, TYP.



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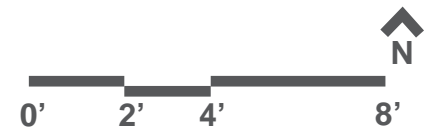
Comfort Station Reconstruction Captain Tilly Park | Removals Plan



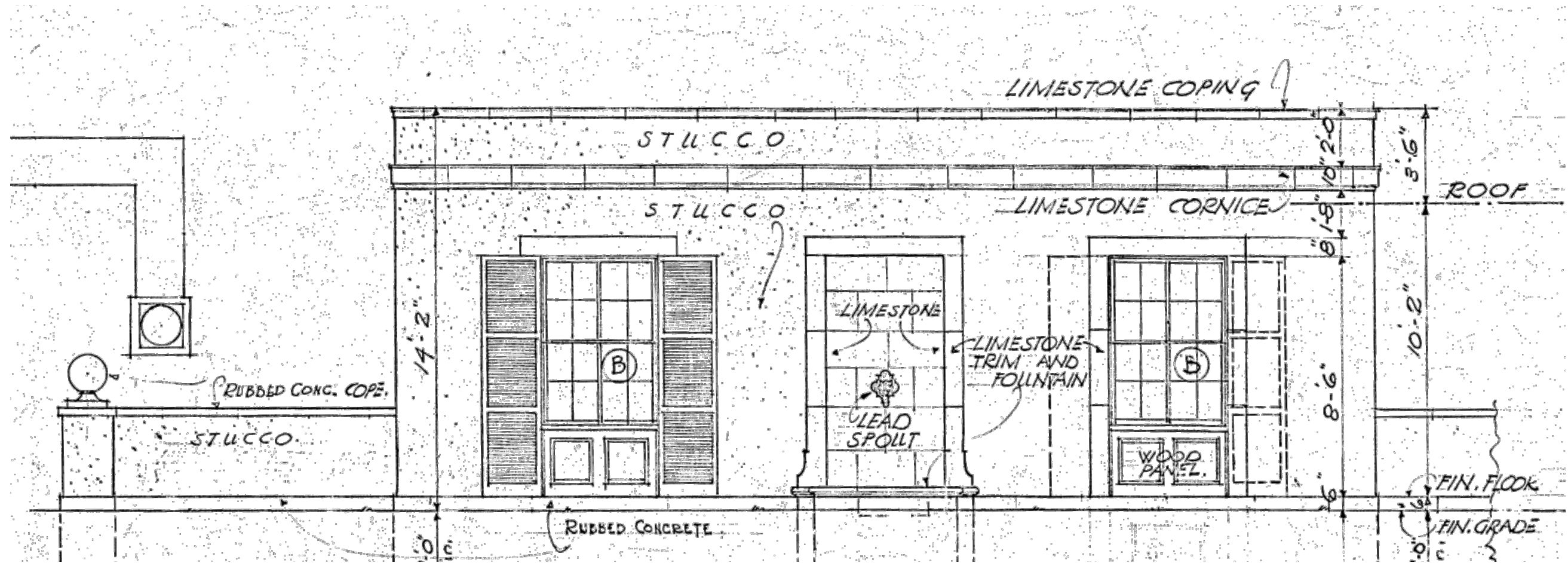


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Comfort Station Reconstruction
Captain Tilly Park | Proposed Floor Plan



FOR REFERENCE:

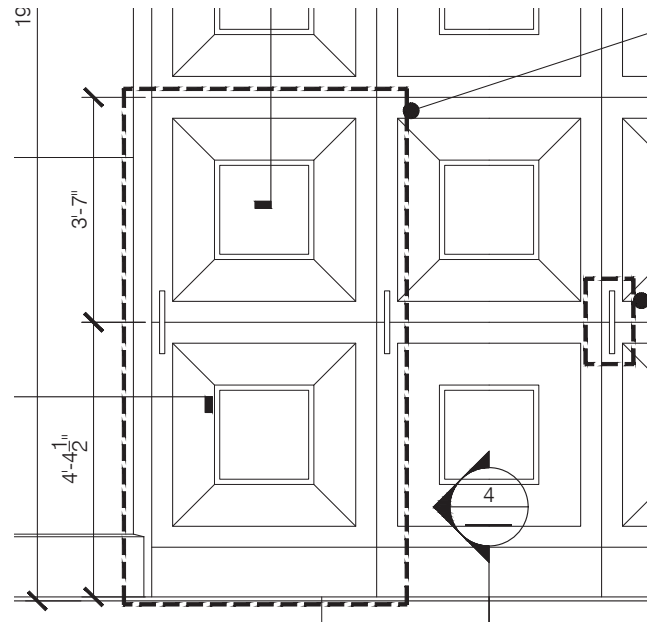


Comfort Station Reconstruction
Captain Tilly Park | Original 1934 West Elevation





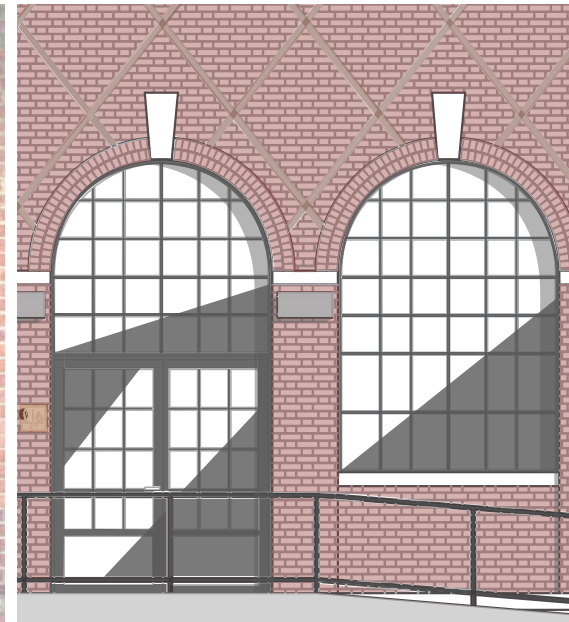
Cadman Plaza Door:
Existing



Cadman Plaza Door:
Aluminum Clad, Insulated Recessed Panel



Sara D. Roosevelt CS:
Divided Lights



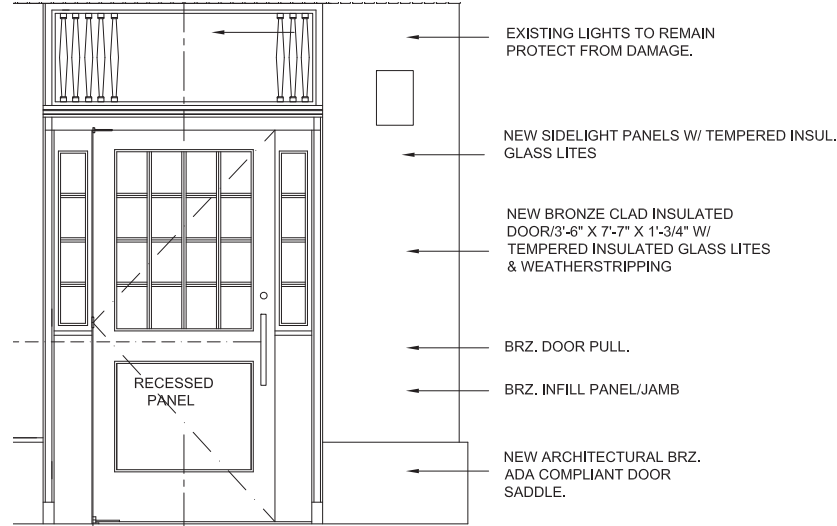
Sara D. Roosevelt CS:
Divided Lights



Williamsbridge Oval:
Painted Steel with Divided Lights



Owen F. Dolen Park, Golden Age Center:
Existing



Owen F. Dolen Park, Golden Age Center:
Bronze Clad w Divided Lights, Insulated Recessed Panel



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Comfort Station Reconstruction
Captain Tilly Park | Door Precedent

REMOVE EXISTING ROOF VENTS, TYP.

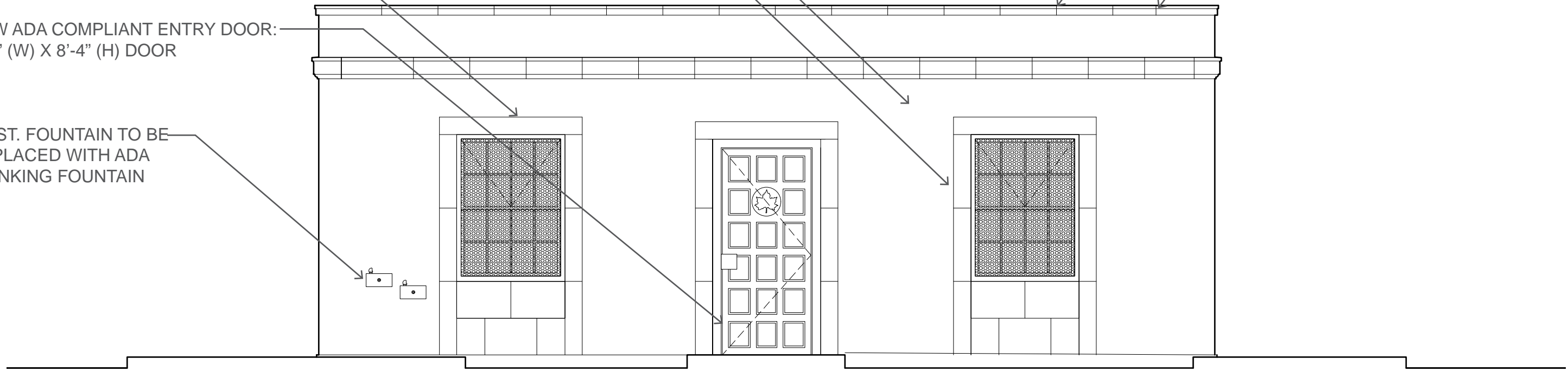
ENLARGE WINDOWS WITH NEW SECURITY SCREENS. REPLACE EXISTING LIMESTONE TRIM WITH PRECAST STONE AND BLOCK BELOW

NEW ADA COMPLIANT ENTRY DOOR: 3'-6" (W) X 8'-4" (H) DOOR

EXIST. FOUNTAIN TO BE REPLACED WITH ADA DRINKING FOUNTAIN

NEW ROOF AND RAFTERS AS REQUIRED. REMOVE SIGNAGE AND PROVIDE PRECAST STONE CORNICE, AND COPING TO MATCH THE ORIGINAL DESIGN.

APPLY NEW STUCCO FINISH AT EXTERIOR, TYP.



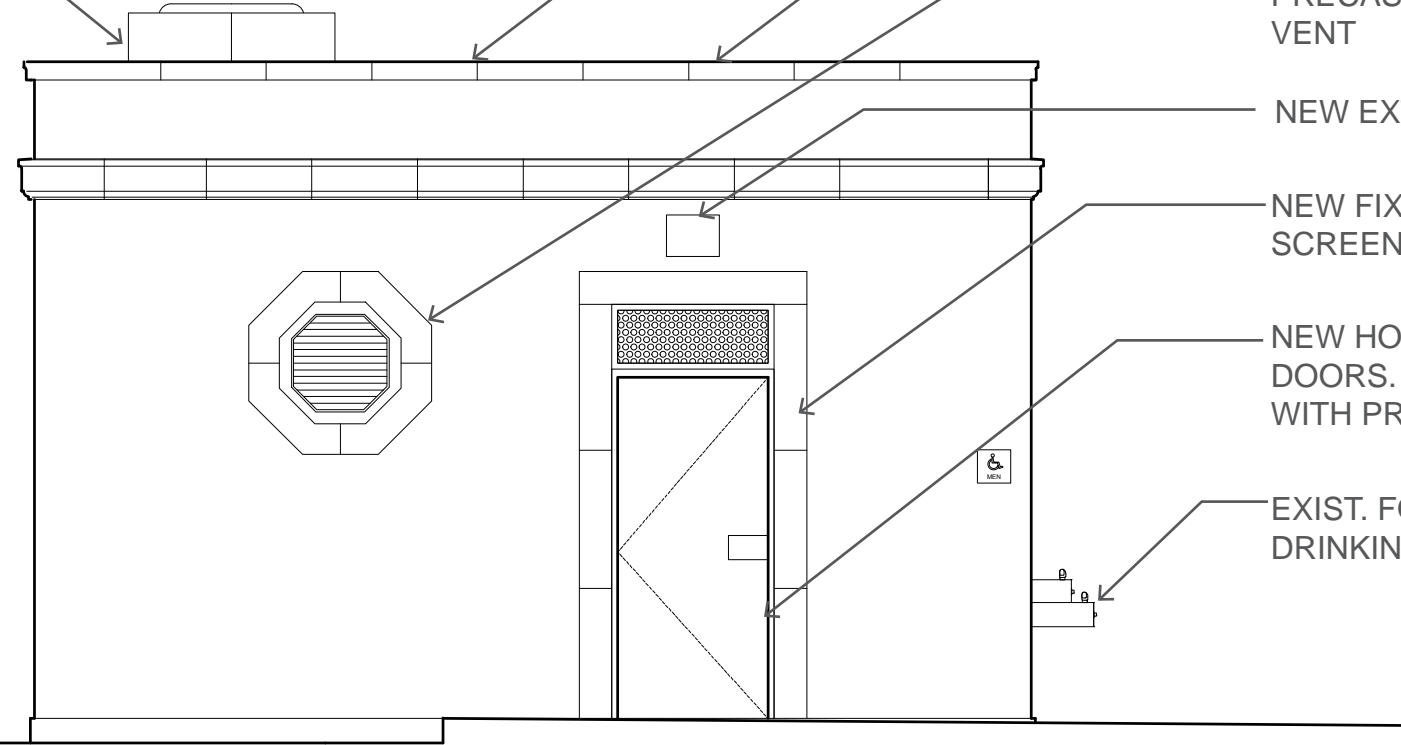
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Comfort Station Reconstruction
Captain Tilly Park | Proposed West Elevation



NEW EQUIPMENT AT EXISTING LOCATION FOR LAKE AERATION SYSTEM

NEW PLANTINGS AT REAR OF BUILDING



NEW ROOF AND RAFTERS AS REQUIRED TO REMEDY LEAKAGE. REMOVE SIGNAGE AND PROVIDE PRECAST STONE CORNICE, AND COPING TO MATCH THE ORIGINAL DESIGN.

APPLY NEW STUCCO FINISH AT EXTERIOR, TYP.

REPLACE EXISTING LIMESTONE TRIM WITH PRECAST STONE AND PROVIDE OCTAGONAL VENT

NEW EXTERIOR LIGHTING, TYP.

NEW FIXED TRANSOM WINDOW WITH SECURITY SCREEN IN FRONT

NEW HOLLOW METAL ADA COMPLIANT TOILET DOORS. REPLACE EXISTING LIMESTONE TRIM WITH PRECAST STONE

EXIST. FOUNTAIN TO BE REPLACED WITH ADA DRINKING FOUNTAIN



Comfort Station Reconstruction-
Captain Tilly Park | Proposed North Elevation



NEW ROOF AND RAFTERS AS REQUIRED TO REMEDY LEAKAGE. REMOVE SIGNAGE AND PROVIDE PRECAST STONE CORNICE, AND COPING TO MATCH THE ORIGINAL DESIGN.

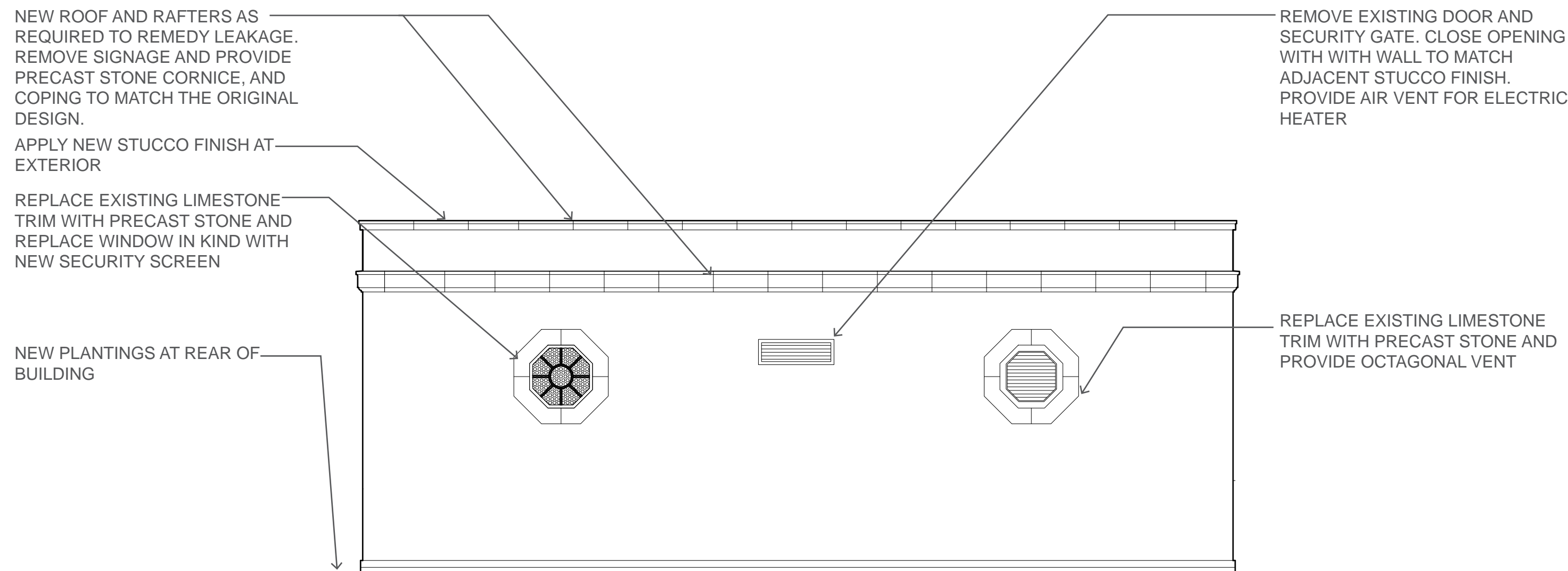
APPLY NEW STUCCO FINISH AT EXTERIOR

REPLACE EXISTING LIMESTONE TRIM WITH PRECAST STONE AND REPLACE WINDOW IN KIND WITH NEW SECURITY SCREEN

NEW PLANTINGS AT REAR OF BUILDING

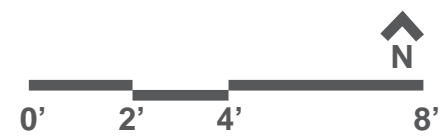
REMOVE EXISTING DOOR AND SECURITY GATE. CLOSE OPENING WITH WALL TO MATCH ADJACENT STUCCO FINISH. PROVIDE AIR VENT FOR ELECTRIC HEATER

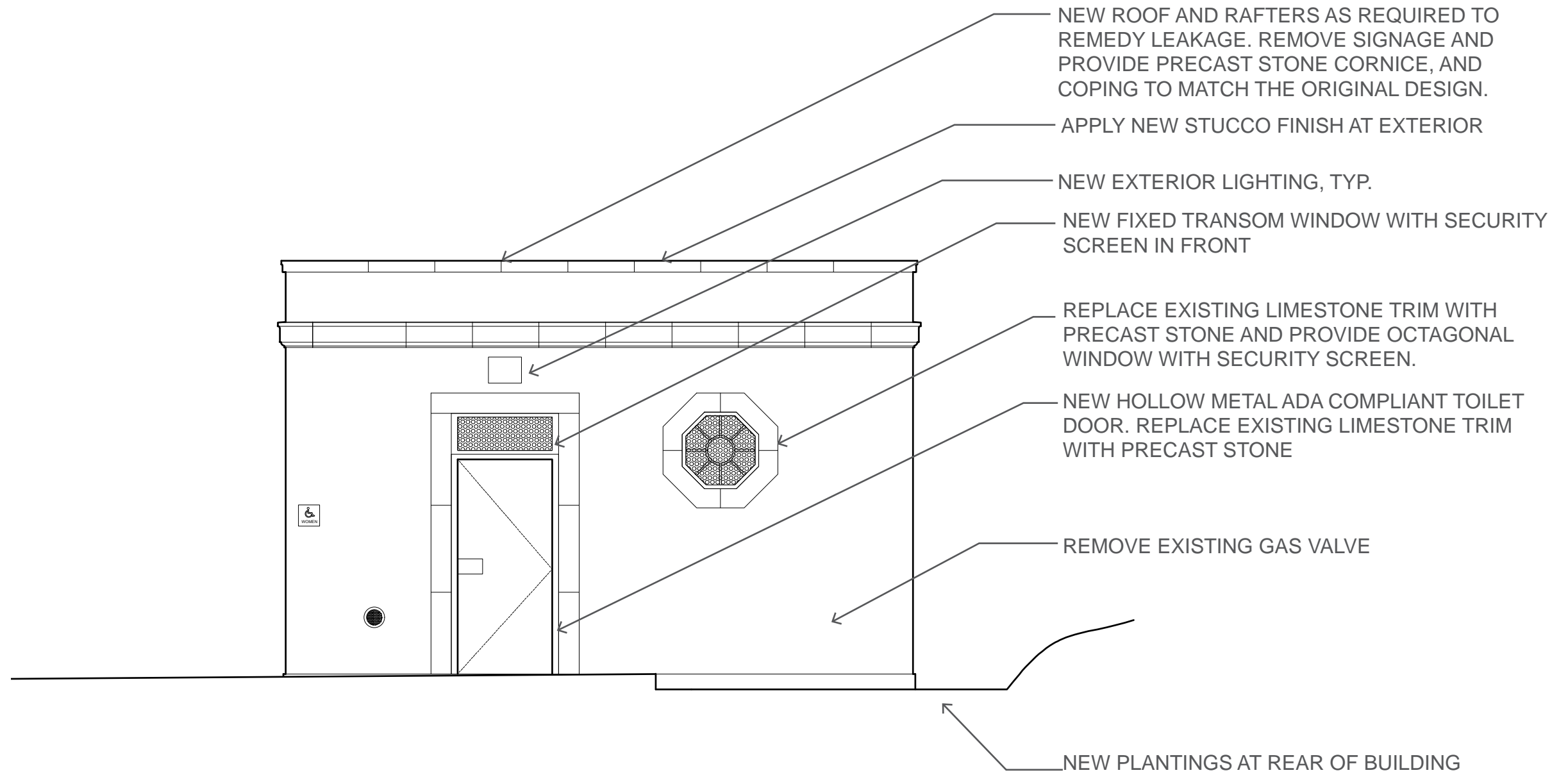
REPLACE EXISTING LIMESTONE TRIM WITH PRECAST STONE AND PROVIDE OCTAGONAL VENT



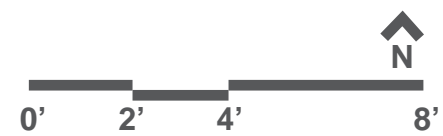
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Comfort Station Reconstruction Captain Tilly Park | Proposed East Elevation





Comfort Station Reconstruction
Captain Tilly Park | Proposed South Elevation

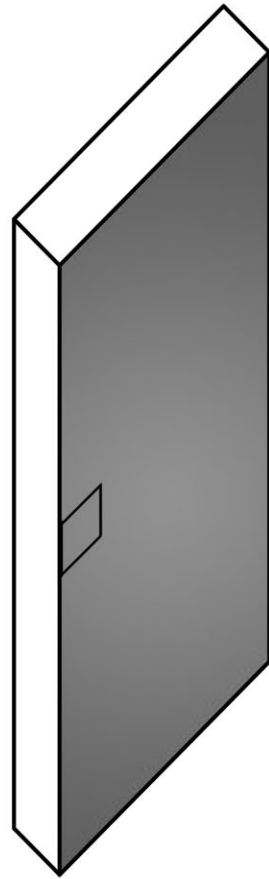




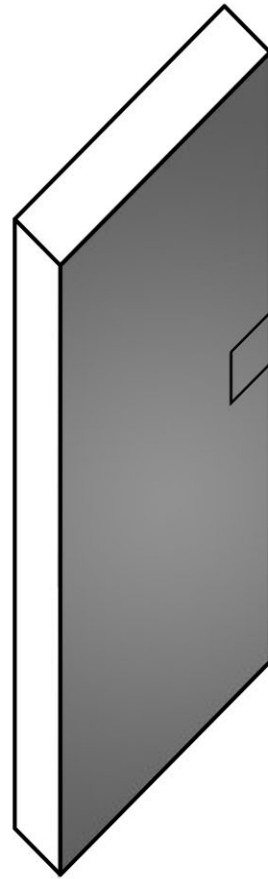
Comfort Station Reconstruction
Captain Tilly Park | Perspective



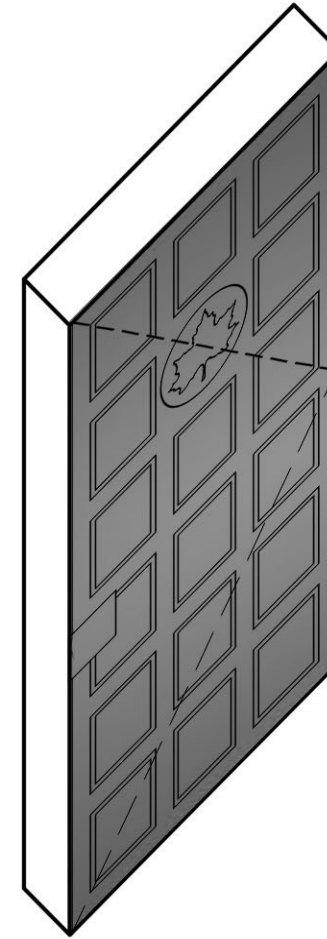
Comfort Station Reconstruction
Captain Tilly Park | Perspective



MEN'S TOILET



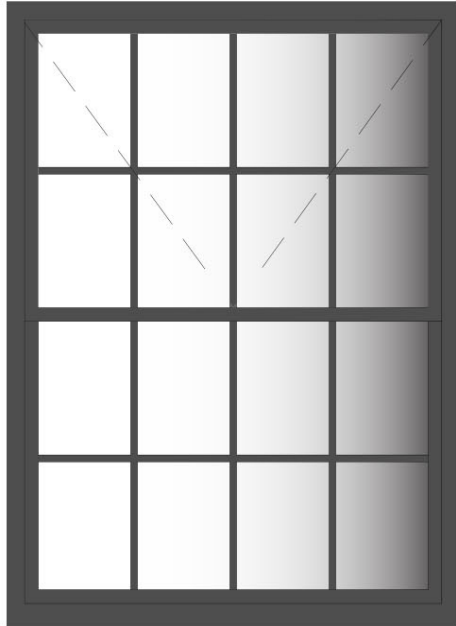
WOMEN'S TOILET



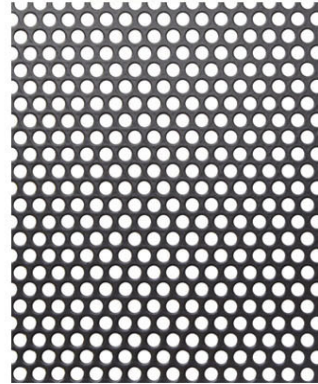
STORAGE ROOM



WINDOW



PRIVACY GLASS



PERFORATED STEEL
8 GA, 63% OPEN
SECURITY SCREEN

COLOR: BLACK

DOOR



HOLLOW METAL

COLOR: BLACK

ADA SIGN



STAINLESS STEEL,
ETCHED W/ INFILL
PAINTED BLACK

HI-LO DRINKING FOUNTAIN



STAINLESS STEEL

PRECAST STONE



MANUFACTURER: STROMBERG
COLOR: LIGHT BUFF

STUCCO



MANUFACTURER: OMEGA - COLORTEK
COLOR: 434 VANILLA CREAM

EXTERIOR LIGHTING



MANUFACTURER: RAB LIGHTING
MODEL: WPLED52N/PCS (LED)

NEW PLANTING AT FRONT OF BUILDING



ILEX GLABRA

NEW PLANTING AT REAR OF BUILDING



FLOWERING QUINCE
CHAENOMELES SPECIOSA
VAR. DOUBLE TAKE "ORANGE STORM"



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Comfort Station Reconstruction Captain Tilly Park | Perspective