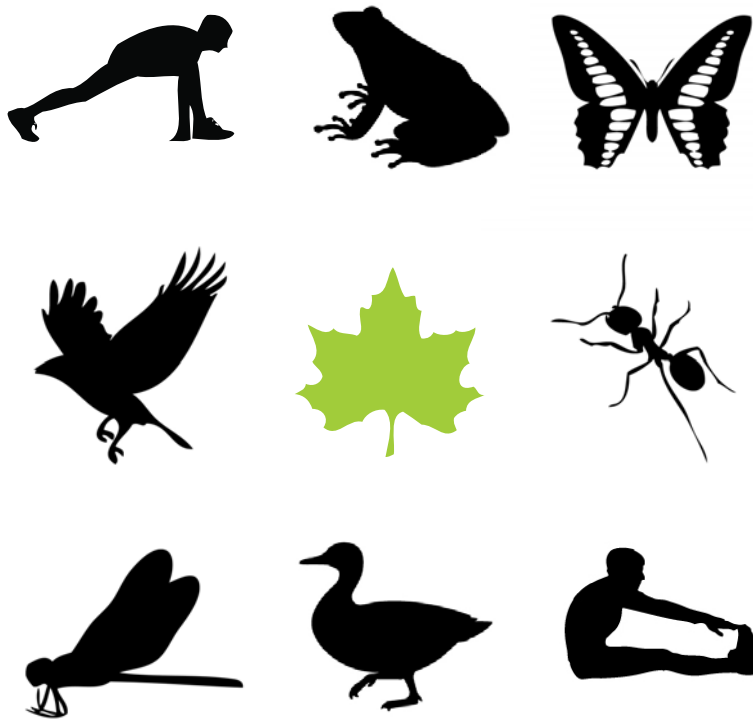


NEW CONSTRUCTION OF
**A MULTI-PURPOSE
INDOOR ATHLETIC
FACILITY**

OCEAN BREEZE PARK
STATEN ISLAND, NY



Sage and Coombe
Architects, LLP

ARCHITECT

MKW + Associates,
LLC

**LANDSCAPE
ARCHITECT**

Weidlinger
Associates, Inc.

**STRUCTURAL
ENGINEER**

ADS

MEP ENGINEER

Horton Lees Brogden
Lighting Design

LIGHTING

Shen Milsom+Wilke,
Inc.

**AV/IT/SECURITY
CONSULTANT**

Steven Winter
Associates, Inc.

**LEED CONSULTANT
+ENERGY MODELING**

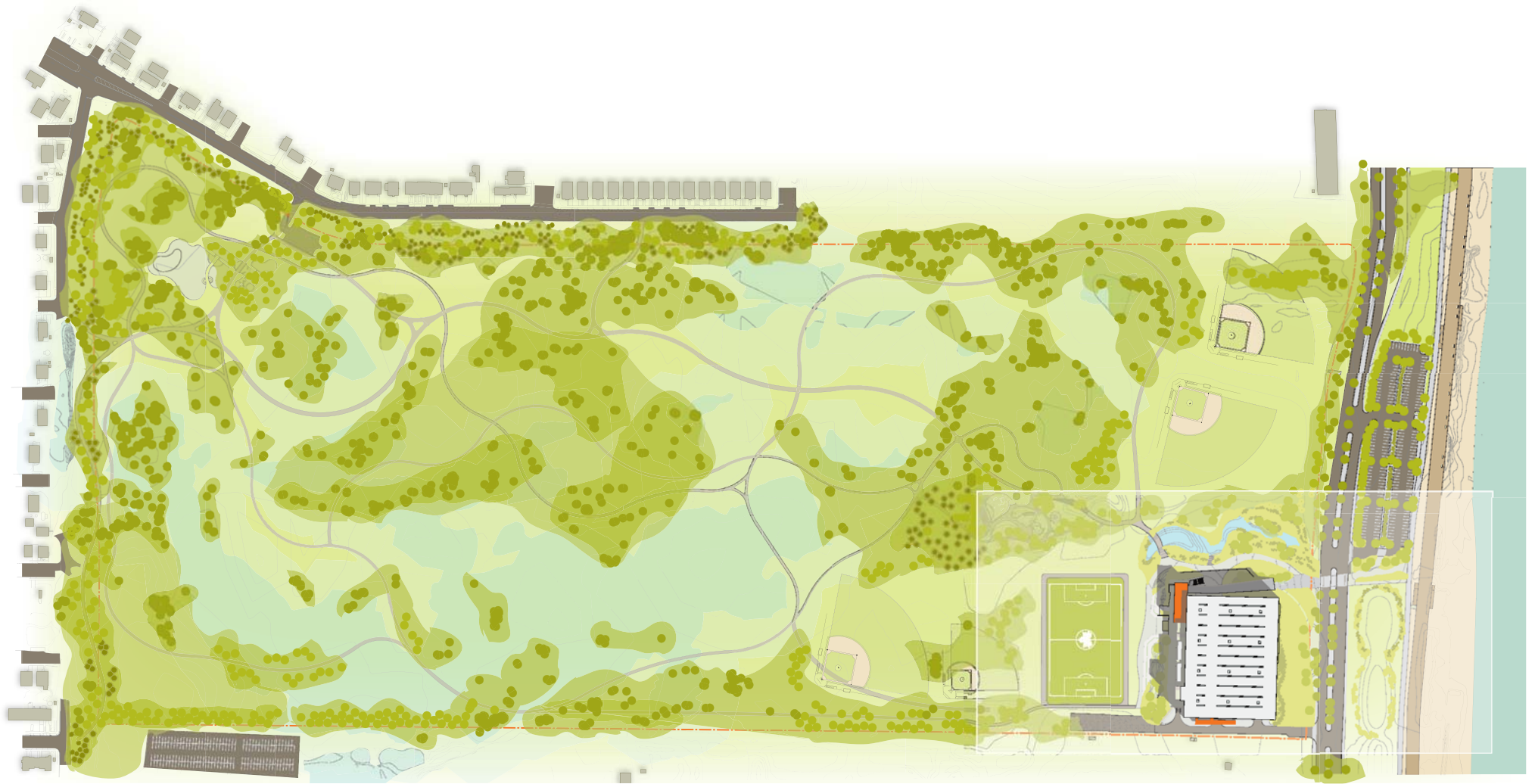
Westerman
Construction
Company, Inc.

COST ESTIMATING

Rampulla Associates

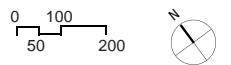
**CODE+LAND USE
CONSULTANT**





SITE PLAN

- GRASS LANDS
- BUFFER
- WET LANDS



New York City
Department of Parks & Recreation

PlaNYC

OCEAN BREEZE PARK

sageandcoombearchitects

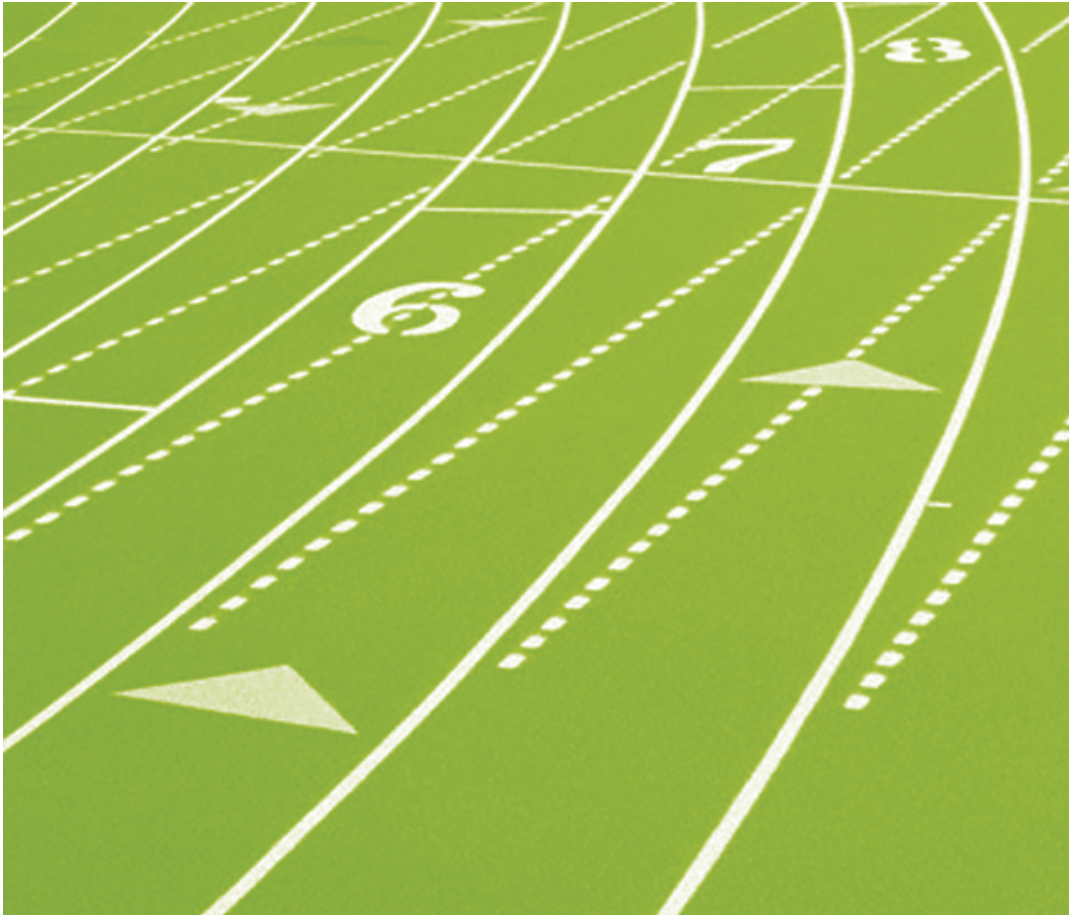


New York City
Department of Parks & Recreation

PlaNYC

EXISTING SITE

sageandcoombe architects

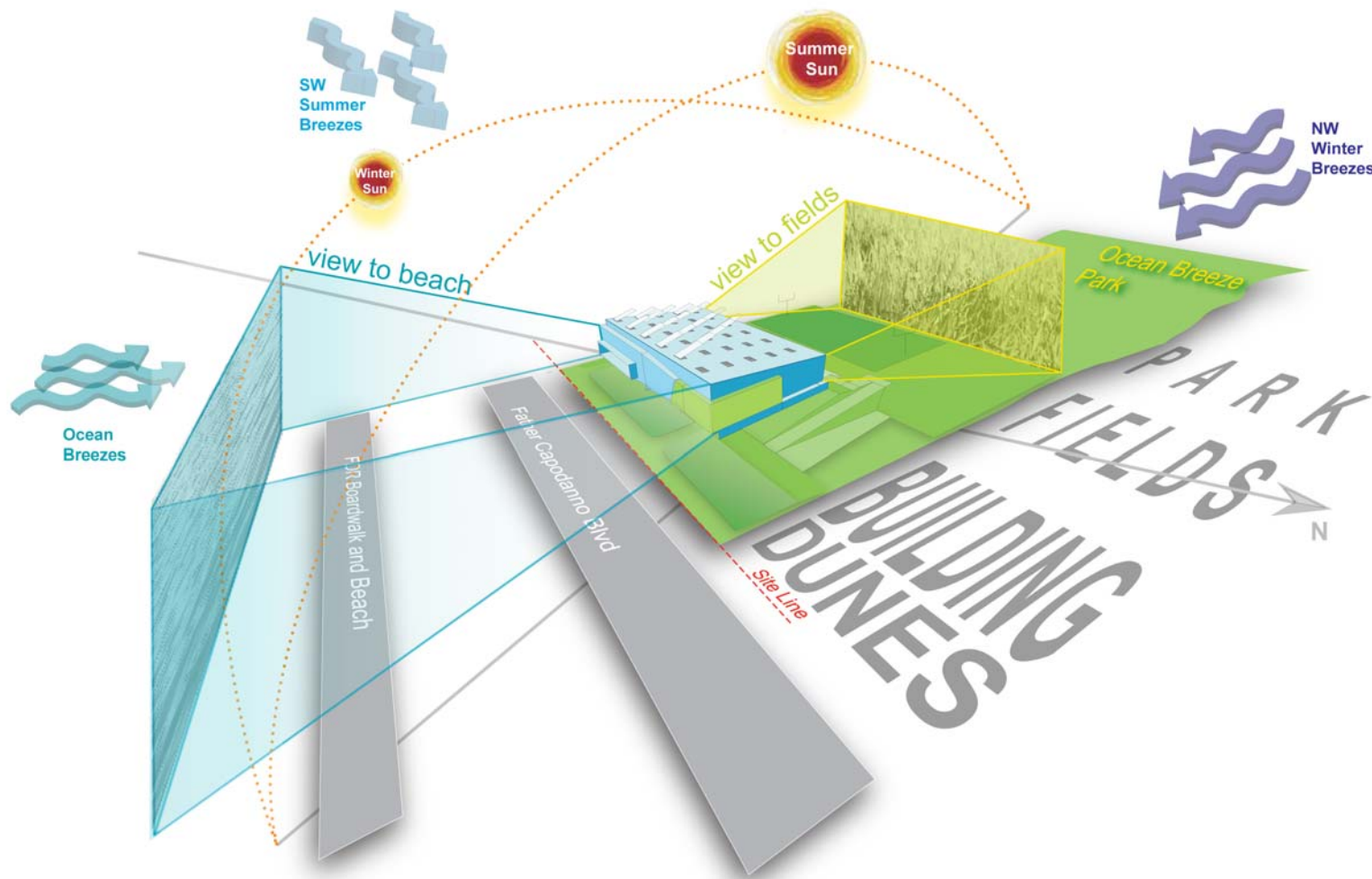


PROGRAM:

- CREATE A NEW 110-ACRE PARK THAT CELEBRATES NATURE WHILE PROVIDING A STATE-OF-THE-ART INDOOR TRACK & FIELD FACILITY:
 - ACCOMODATES 2,500 SPECTATORS
 - NCAA SANCTIONED 20M RADIUS TRACK
 - HYDRAULICALLY OPERATED BANK TURNS
- PROVIDE RECREATIONAL FACILITIES TO SERVE THE SURROUNDING COMMUNITY YEAR ROUND:
 - WEIGHT AND CARDIO FITNESS ROOMS
 - MEETING ROOMS
 - OFFICES AND SUPPORT AREAS FOR STAFF AND CONCESSIONAIRES

OTHER PROJECT CONSIDERATIONS:

- PRESERVE ENVIRONMENTALLY SENSITIVE LANDS
- MEET LEED SILVER CERTIFICATION REQUIREMENTS AND COMPLY WITH LOCAL LAW 86
- PERCENT FOR ART PROJECT
- FACILITY MAINTAINED AND OPERATED BY THE NYC DEPARTMENT OF PARKS AND RECREATION



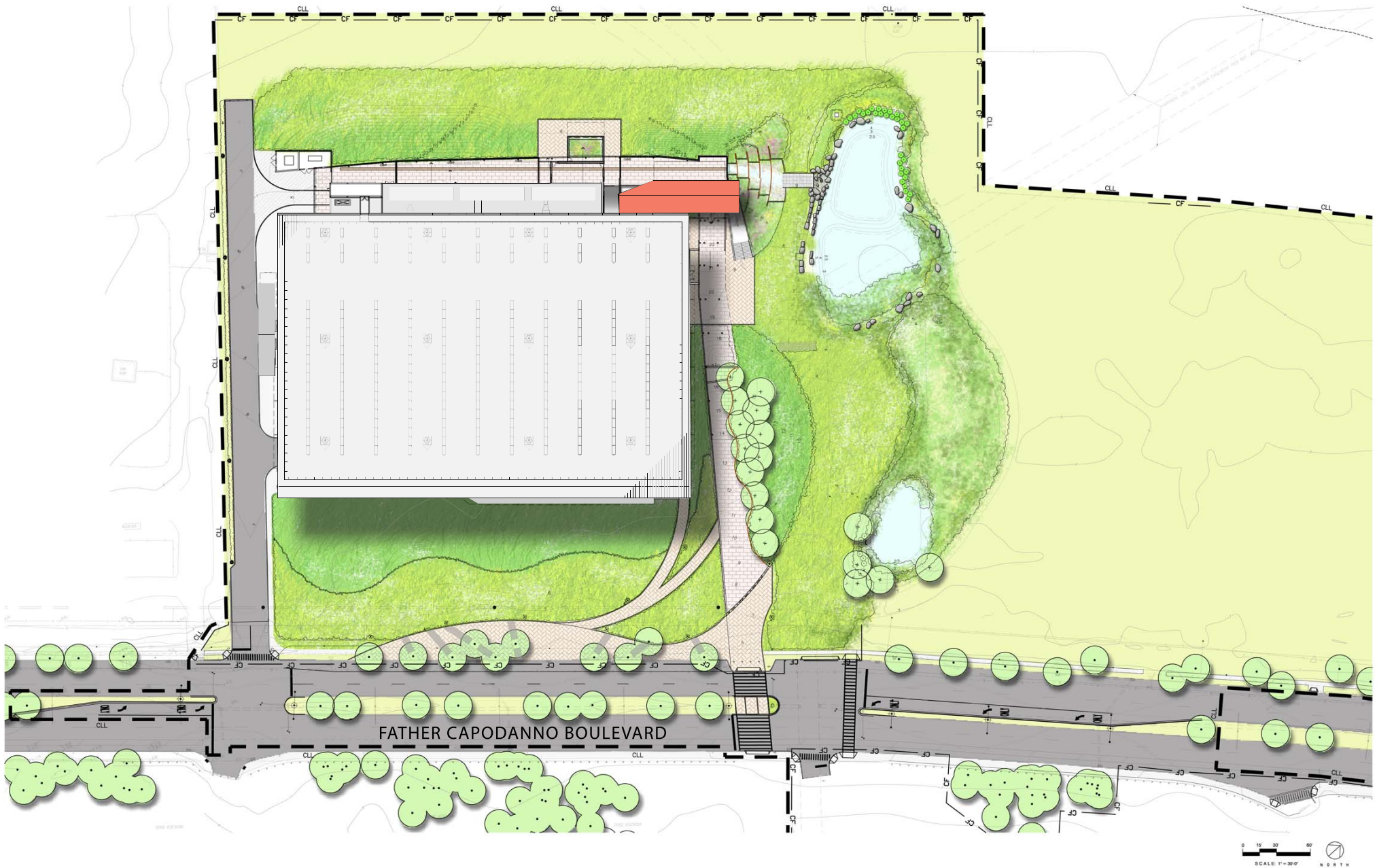
SUSTAINABLE FEATURES:

SITE:

- LOCATED NEAR PUBLIC TRANSPORTATION
- PREFERRED PARKING FOR FUEL EFFICIENT VEHICLES AND CARPOOLS
- BIKE RACKS PROVIDED
- 95% OF STORM WATER KEPT ON SITE, TO BE USED TO RE-CHARGE WETLANDS
- CREATION OF AN ON-SITE WATER RETENTION POND AND WATER FEATURE
- PARKING UNDER BUILDING PRESERVES PARKLAND, REDUCES HEAT ISLAND EFFECT

BUILDING:

- ROOF COATING TO REDUCE HEAT ISLAND EFFECT
- "FRITTED" GLAZING TO REDUCE SOLAR GAIN AND DETER MIGRATORY BIRD ENCOUNTERS
- DAYLIGHT HARVESTING THROUGH SKYLIGHTS
- LARGE OVERHEAD DOORS AND EXHAUST FANS TAKE ADVANTAGE OF INTERIOR BUILDING STACK EFFECT

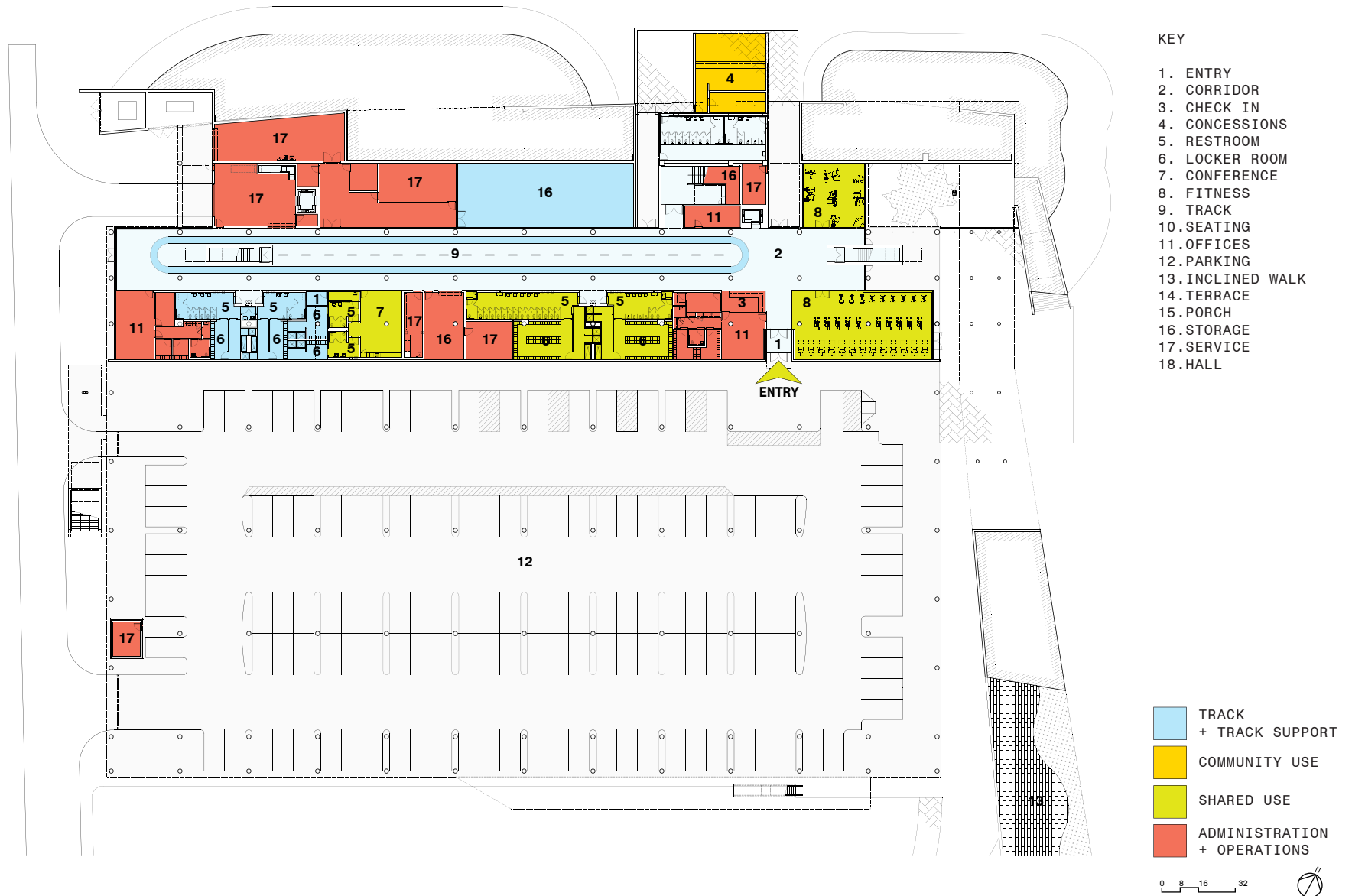


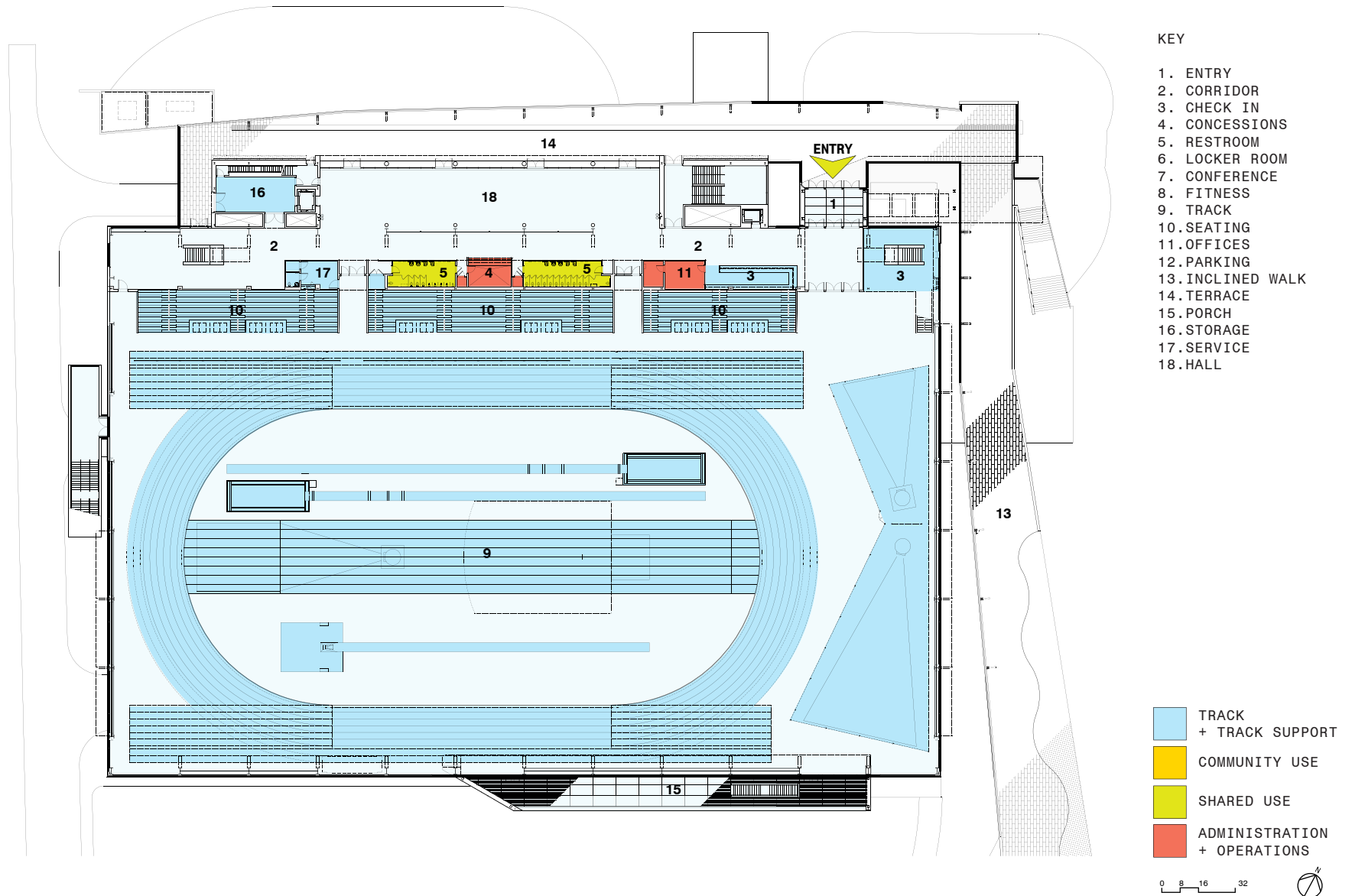
New York City
Department of Parks & Recreation

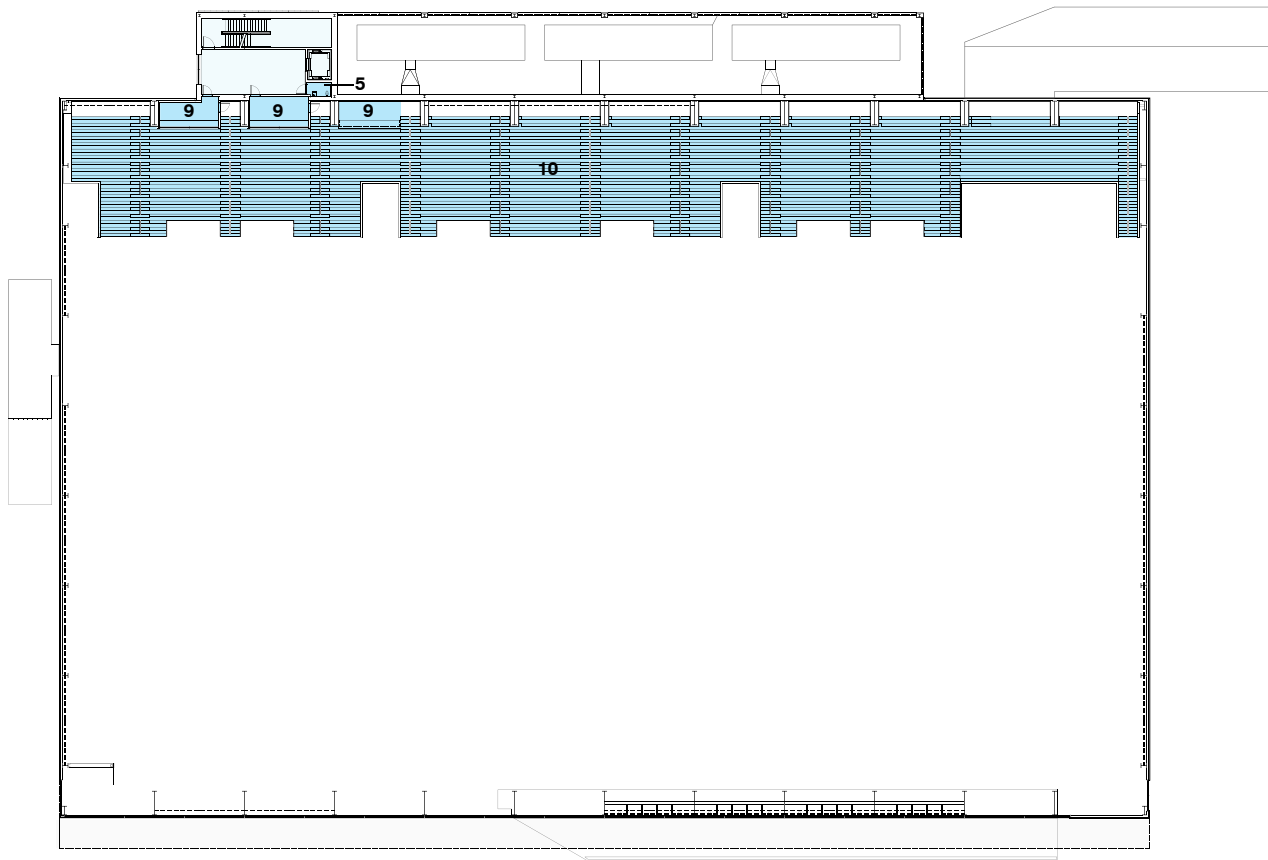
PlaNYC

SITE PLAN DETAIL

sageandcoombearchitects







KEY

1. ENTRY
2. CORRIDOR
3. CHECK IN
4. CONCESSIONS
5. RESTROOM
6. LOCKER ROOM
7. CONFERENCE
8. FITNESS
9. TRACK
10. SEATING
11. OFFICES
12. PARKING
13. INCLINED WALK
14. TERRACE
15. PORCH
16. STORAGE
17. SERVICE
18. HALL

- TRACK
+ TRACK SUPPORT
- COMMUNITY USE
- SHARED USE
- ADMINISTRATION
+ OPERATIONS

0 8 16 32





New York City
Department of Parks & Recreation

PlaNYC

VIEW FROM STREET

sageandcoombearchitects



New York City
Department of Parks & Recreation

PlaNYC

VIEW FROM PARK

sageandcoombearchitects