NEW CONSTRUCTION OF A MULTI-PURPOSE INDOOR ATHLETIC FACILITY

OCEAN BREEZE PARK
STATEN ISLAND, NY
ARCHITECT

Sage and Coombe Architects, LLP

LANDSCAPE ARCHITECT

MKW + Associates, LLC

STRUCTURAL ENGINEER

Weidlinger Associates, Inc.

MEP ENGINEER

ADS

LIGHTING

Horton Lees Brogden Lighting Design

AV/IT/SECURITY CONSULTANT

Shen Milsom+Wilke, Inc.

LEED CONSULTANT + ENERGY MODELING

Steven Winter Associates, Inc.

COST ESTIMATING

Westerman Construction Company, Inc.

CODE + LAND USE CONSULTANT

Rampulla Associates

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New York City Department of Parks & Recreation

PlaNYC

PROJECT TEAM

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
**SITE:**
- Located near public transportation
- Preferred parking for fuel efficient vehicles and car pools
- 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
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TRACK LEVEL PLAN

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