

(Pending Committee Approval)

**Minutes of the Parks & Recreation Committee Meeting
Bronx Community Board 8
Wednesday, April 22, 2026 at 7:00pm
Board Office – 5676 Riverdale Ave, Suite 100, Bronx, NY 10471**

Attendees

Committee:

Present (3): Bob Bender, Miriam Filer, Debra Travis (Chair)

Absent (1): Carol Blake

Community Board 8 Present: Julie Reyes (Chairperson)

Department of Parks and Recreation:

Jessenia Aponte (Bronx Borough Commissioner)

Katerine Borrome (Director of Capital Projects - Bronx)

Valerie Davis-O’Neal (Special Assistant to the Bronx Borough Commissioner)

Joe Magneri (District Parks Manager)

Marlisa Wise (Director of Architecture)

Stephanie Ehrlich (Van Cortlandt Park Administrator)

Alexander Han (Chief of Concessions),

Anthony Macari (Director of Concession Architecture & Development)

Luiggi Almanzar (Project Manager, Mosholu Golf Course)

Christina Taylor (Deputy Executive Director, Van Cortlandt Park Alliance)

Beth Hall (Associate Director of Production, New York Philharmonic)

Raymond Pultinas (Founder, James Baldwin Outdoor Learning Center)

The meeting commenced at 7:07pm

Welcome and Introduction of Committee Members and Guests

Approval of the March 25, 2026 Minutes

The meeting minutes were approved unanimously.

Chair’s Report

Fort Independence Park Green Infrastructure - At the April 15th Environment and Sanitation Committee meeting there was a presentation by the NY-NJ Harbor & Estuary Program, Bronx Council of Environmental Quality, Biohabitats and NYC Parks seeking community feedback on green infrastructure in Fort Independence Park. They have received funding as part of their affiliation with the Urban Waters Federal Partnership (UWFP) to identify priority areas for green infrastructure and create conceptual designs. There is no funding for the work itself at this time. They expect to complete their feasibility study and concept design by June 2026.

Reimagining the Enslaved African Burial Ground in Van Cortlandt Park – Van Cortlandt Park Alliance hosted a moderated panel at Lehman College on April 21st. It was an opportunity

to meet the three design firms who have been selected to create conceptual designs for a memorial at or around the burial ground in Van Cortlandt Park. Their designs will be presented to the public at the Van Cortlandt Park Alliance Juneteenth event. Sign up for updates at vancortlandt.org.

NYC Department of Parks & Recreation - Mosholu Golf Course Comments on RFP

Bronx Community Board 8 received a request for comment on the Request for Proposals for the renovation, operation and maintenance of a 9-hole golf course, driving range, clubhouse and food service facility at Mosholu Golf Course in Van Cortlandt Park. The RFP will provide for one twenty-year term. The current concessionaire is First Tee, who will be eligible to re-apply for a new concession license under this RFP.

The Mosholu Golf Course has been under construction since 2006 when the NYC Department of Environmental Protection (DEP) began work on placing a water filtration plant there. This concession contract will be the first for operation of the golf course post construction. At this time the construction is substantially completed with just punch list items remaining. The NYC Department of Design and Construction (DDC) expects to hand over operation of the site fully to the Parks Department by the end of the summer. The golf course will have a new golf house which is fully integrated with the green roof of the water filtration plant which is the largest green roof in the United States. The green roof will serve as a portion of the driving range and will be surrounded by wetland cells, aka “a moat”, which is fed by ground water. The wetland cells will provide water to the golf course irrigation system. The wetland cells were necessary due to the high water table at this site.

What work remains to be done on the golf course itself?

The remaining golf course work consists of allowing the sod to grow in on the first tea, completion of the golf cart path and some landscaping. The construction fence will be removed once the facility is completely ready to open.

When will the new concession agreement begin?

July 2027. First Tee is currently in a two-year agreement which will end in June 2026. If First Tee is chosen for the new RFP, they may begin the transition and build out of the club house interior prior to this date.

Who will maintain the wetland cells?

DEP and Parks have signed a memorandum of understanding (MOU) on how these facilities will be maintained. The concessionaire will be responsible for ongoing maintenance of the wetland cells and the irrigation system on behalf of Parks. DEP will maintain the filtration plant facilities.

What capital work and other criteria is Parks currently including in the new concessionaire be required to perform?

The build out of the interior fixtures of the golf house will be required such as the kitchen and other interior decoration and furniture. The concessionaire will be responsible for any fencing required to secure the moat, tee boxes and deck after hours. Fencing along Jerome Avenue will be the responsibility of the concessionaire. There will be ongoing maintenance costs to keep the

irrigation system going. The golf course will be expected to be certified as an Audubon Cooperative Sanctuary Program in order to support native plants and wildlife.

The committee requested reconsideration with a bias toward reduction of chain link fencing around the golf course and replacement of any damaged fencing that is deemed necessary. The concessionaire should also be responsible for the removal of invasives in the golf course perimeter.

In the past, the community board has requested electric golf carts when there are new golf course concession agreements. First Tee already has made this improvement at the Mosholu Golf Course.

The committee requested more outreach with local high schools and more youth and adult programming to introduce the sport to those who may not have had a chance to play before. The committee would like to see more opportunities to rent or purchase affordable golf equipment.

Parks is organizing citywide tournaments between the high schools that are affiliated with each golf course where the schools could represent their parks which will raise the visibility of the golf programs and introduce student golfers to courses around the city.

The Concession Unit requested a letter documenting comments from the committee by May 13, 2026 which the committee will provide.

NYC Department of Parks & Recreation – Van Cortlandt Stadium Study

Bronx Borough Commissioner, Jessenia Aponte began the discussion by stating that the Van Cortlandt Stadium is beyond repair, in dangerous condition and will need to be removed. Marlisa Wise presented the findings of the stadium study which was performed in the fall of 2024 to assess the best next steps.

The stadium itself has irreparable structural issues including water leaks which have permeated the concrete and are rusting the rebar which provides structural stability. The structure has lead, mold, PCPs, asbestos and a significant rat population. The mechanical, electrical and plumbing would all be in need of replacement. And finally, the shallow foundation of the stadium is not appropriate to the swampy location it was built on and has deteriorated substantially and is expected to continue to deteriorate.

The stadium structure itself sits within a larger stadium site that includes soccer/lacrosse and baseball fields and a track which are not to NCAA proportions. The reconstruction of these facilities along with the multi-use space and playgrounds along Van Cortlandt Park South are part of this master plan redesign.

During the public feedback sessions and in public surveys, the community expressed their top recreational uses for this area as walking, jogging and handball/racquetball and the sports facilities for baseball, track and soccer. The public also requested that the historical character be maintained and there be more seating, bathrooms and lighting in the athletic areas and playgrounds.

Parks is considering two options for the design of this area of the park, specifically the stadium area. Reconstructing the existing stadium in its current location is not one of these options due to the condition of the stadium and the need to expand the baseball and soccer fields.

First Stadium Replacement Option: Parks describes this as their “non-membership” option meaning that it would include baseball, softball, track and field, soccer and lacrosse fields, handball, basketball, the skatepark, playgrounds, adult fitness space, pickleball, parkour, restrooms, equipment storage and first aid areas for the athletic facilities and Park staff spaces but no recreation center. This building that would replace the stadium would be 22k square feet and would continue to be in the same approximate location although slightly closer to Broadway to enable the NCAA-sized sports fields. As currently designed, the handball/paddleball courts would be closer to Broadway, but also in a similar configuration.

Second Stadium Replacement Option: Parks describes this as their “Membership” option. This option would have all of the same features as option one, but also include locker rooms for athletic use and a recreation center with a gymnasium, indoor track, cardio-strength training facilities and a locker room for an annual fee. This building would require 44k square feet which is almost twice the size of the “non-membership” option and would be sited between the fields instead of along the Broadway perimeter. Due to the large size, the cost would be more as well. The community seemed to favor this option if there was funding for it due to the additional benefits and because it would not impact the existing spray shower area for children or move the handball/paddleball courts closer to Broadway.

The Parks Department does not have funding to build the new stadium building at this time, so they requested feedback from the committee and public on their immediate interim plan. The stadium is in an unsafe condition and is currently subject to yearly inspections and have safety netting along the top to prevent debris from injuring players using the paddleball/handball courts. The demolition of the stadium and re-locating of the handball/paddleball courts has funding and could go into design and procurement on an expedited path. Two options were presented as possible paths forward.

First option: Demolish the stadium first, install bleachers facing the fields and build handball/paddleball courts roughly where they are now although a little closer to Broadway. This would be the new home of the courts. With this plan there would be a span of time when handball/paddleball play would not be possible. Given current design/procurement/construction timeframes this could be several years.

Second option: Build new handball/paddleball courts north of the existing courts in the area of the children spray shower and then demolish the stadium upon completion of these handball /paddleball courts. This would potentially ensure continuous play unless the stadium deterioration outpaced the 4-6 year design, procurement and construction process to build the courts.

The community feedback was:

- Master plan: Preserve the historic character of the building, either through adaptive re-use or integrating original WPA design elements into the new structure.
- Master plan: maintain the same number of courts (9) and keep them in a continuous line instead of back-to-back to encourage community
- Master plan: we support the expansion of the fields to bring them into compliance with NCAA standards
- Master plan: there was overall community preference for the larger “Membership” option which would include a more centralized building with a recreation center.
- Interim: Top priority is to maintain continuous play for handball/paddleball teams and as many courts as possible.
- Interim: Move porta potties to handball/paddleball area
- Interim and Master Plan: Do not eliminate the spray shower area to the north of the existing handball. It is enjoyed by children.
- Interim and Master Plan: Do not move the handball/paddleball courts closer to Broadway. There is too much noise and it is distracting to play. The teams would prefer that the handball/paddleball courts be moved to the multi-purpose play area either temporarily or permanently.
- Interim: Recommendation is for a modified second option, where the stadium remains in place as long as it is safe and Parks expedites the construction of new handball/paddleball courts in the multi-purpose play area. Once the new handball/paddleball courts are in place, the stadium would be demolished and bleachers would be put in its place. There are companies that offer temporary handball/paddleball walls and due to the urgency of demolishing the stadium, Parks was encouraged to investigate these options.

The Parks Department requested a letter from the committee with their feedback which the committee will provide.

Request for Street Activity Permit Office (SAPO) Application – James Baldwin Outdoor Learning Center Community Farmers Market from June 20-October 31, 2026

Ray Pultinas presented his request for a full sidewalk closure for the JBOLC farmers market which would take place during the summer and fall in James Baldwin Plaza adjacent to DeWitt Clinton High School. This is a popular farmers market and the committee had no concerns.

**Parks and Recreation Committee, Bronx Community Board No. 8
Street Activity Permit Request for
JBOLC Garden Community Farmers Market June 20 – October 31, 2026**

WHEREAS, the James Baldwin Outdoor Learning Center presented their plan for a weekly farmers market at James Baldwin Plaza which is bordered by Goulden Avenue, Sedgwick Avenue and West Mosholu Parkway South, on Saturdays from June 20, 2026 through October 31, 2026 between the hours of 8am and 6pm including setup and breakdown time; and

WHEREAS, this farmers market has occurred at this location during the summer since August, 2020 without any community complaints; and

WHEREAS, the JBOLC Farmers Market is a valuable source for the Kingsbridge Heights community of locally grown, fresh vegetables and fruit and features activities that include healthy cooking demos, story reading for children, poetry readings, and dance and music performances.

THEREFORE BE IT RESOLVED, the Bronx Community Board 8 Parks and Recreation Committee supports the street activity permit for the full sidewalk closure at this location for the purposes of their farmers market.

Committee Vote:

Favor: Bender, Filer, Travis

Oppose: None

Request for Street Activity Permit Office (SAPO) Application – Concert in the Parks: New York Philharmonic at Van Cortlandt Park on June 9, 2026

Beth Hall with the New York Philharmonic presented their request to reserve parking along the east side of Broadway near Mansion Road for musicians who will be performing during their concert in Van Cortlandt Park and for guests requiring ADA access. The committee approved a similar SAPO request last year, however, it was denied by the Mayor's Office of Citywide Event Coordination and Management due to the lack of documentation. The committee advised Ms Hall to make sure to check in with the permit portal and follow-up on any requests to ensure the timely approval of the street activity permit. The street activity permit was approved unanimously.

Parks and Recreation Committee

**Resolution in Support the Street Activity Permit (SAPO) for The New York Philharmonic on June 9, 2026 on the East Side of Broadway
April 22, 2026**

WHEREAS, the New York Philharmonic has requested to reserve on June 9, 2026 from 9:30am to 9pm the parking lane on the east side of Broadway, adjacent to Van Cortlandt Park from the Mansion Road entrance across from 6035 Broadway up to 6159 Broadway for staff parking and from Mansion Road south to the Burger King at 6008 Broadway for ADA patrons attending their concert; and

WHEREAS, Beth Hall, a representative from the New York Philharmonic attended the April 22, 2026 Parks and Recreation Committee meeting and presented the details of their request and satisfactorily answered questions; and

WHEREAS, the New York Philharmonic has previously used the approximate location for the same purpose during previous performances, including in 2025; and

WHEREAS, the New York Philharmonic security team has worked closely with the New York City 50th police precinct to secure the parking spaces and direct traffic in previous years to avoid negative impacts to the community.

THEREFORE BE IT RESOLVED, the Parks and Recreation Committee of Bronx Community Board 8 recommends approval for this street activity permit.

Committee Vote:

In Favor: Bender, Filer, Travis

Opposed: None

Old Business

Parks Resource Guide – Committee is finalizing the new version. The board office has requested it by the end of April.

Seton Park Tennis Court Reconstruction – \$2m was allocated by Council Member Eric Dinowitz to reconstruct the tennis courts in Seton Park and convert some to pickleball courts. Unfortunately, the cost of this project is now projected to be \$5m and additional funding is needed.

New Business

State of Good Repair List – the committee is going to compile a list of repairs that are needed in district parks. There was some discussion of where to keep this list with the Community Board 8 Parks Committee web page being considered the best option.

The meeting adjourned at 9:11pm

Minutes submitted by Deb Travis

Recording Link: https://www.youtube.com/watch?v=IEJ1_CvU5r0



Master Planning Study For Van Cortlandt Park Stadium Building and The Surrounding Facilities

Broadway and Van Cortlandt Park South, Bronx, NY 10471

Bronx Community Board 8 CPSD Update
April 22, 2026

Parks

1

Task 1:
Mobilization

Task 1.1 Project Schedule

Task 1.2 Health and Safety Plan

Task 1.3 Certificate of Insurance

Task 1.4 Permits

2

Task 2:
Investigation & Analysis

Task 2.1 Background Research Written Report

Task 2.2 Topographic Survey

Task 2.3 Stormwater Management Analysis and /or Drainage Analysis

Task 2.4a Work Plan for Non-Destructive Inspection

Task 2.4b Non-Destructive Inspection Summary of Findings in a Written Report

Task 2.5a Work Plan for Structural & Subsurface Investigations (Probes and Borings)

Task 2.5b Structural Investigations (Probes) Written Report

Task 2.5c Subsurface Investigation (Borings) Written Report

Task 2.6 Building Investigations Summary Written Report

Task 2.7 Existing Conditions Drawings

3

Task 3:
Laboratory Analysis

Task 3.1a Hazardous Materials Sampling and Testing Scheme

Task 3.1b Hazardous Materials Summary Report

4

Task 4:
Community Engagement and Facility Conditions Assessment, and Recommendations

Task 4.1 Public Engagement Meetings

Task 4.2a Engineering Solutions Report for Immediate Action Items

Task 4.2b Secondary Priority Level Items Report

Task 4.2c Stormwater Management and Drainage Options Report

Task 4.2d Existing MEP Systems Report

5

Task 5:
Master Planning - Three Conceptual Options

Task 5.1 Master Planning Three Conceptual Options

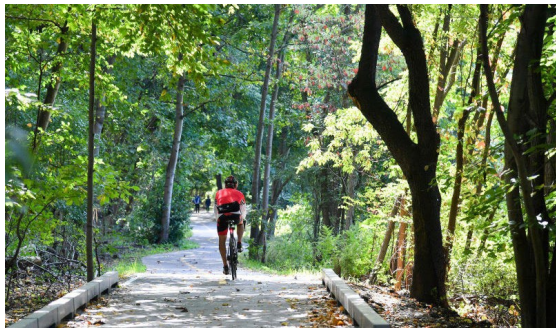
-Reconstruct Existing Building

-New Building (membership model)

-New Building (non- membership model)



Key Takeaway: Many urban amenities are located within a 10 minute walking distance from our site, including majorly residential multi-story buildings. In addition, the site is surrounded by a college, university and school.



1 OLD PUTNAM TRAIL



2 POOL COMPLEX



3 PUBLIC RESTROOM



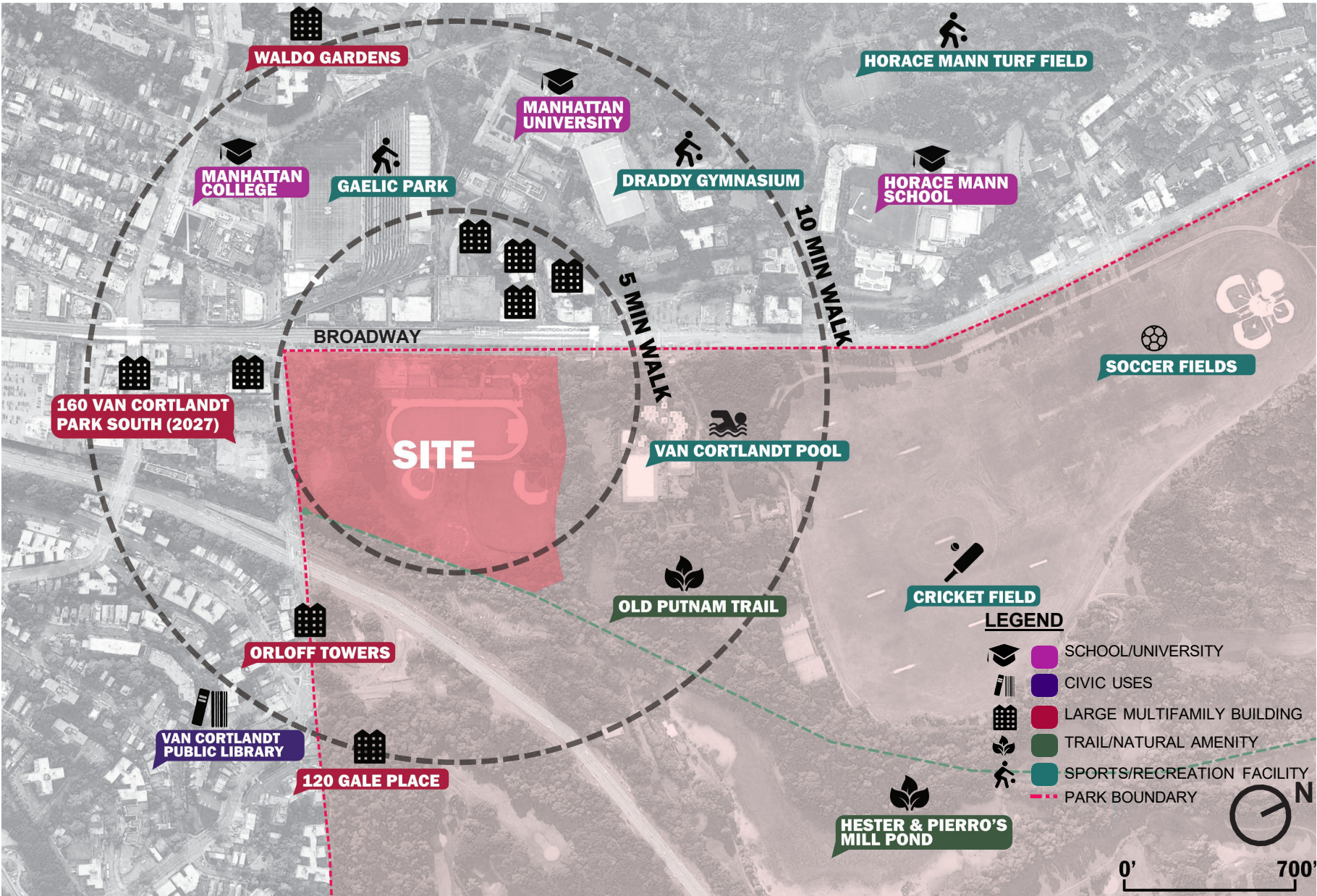
4 VAN CORTLANDT HOUSE MUSEUM



5 VAN CORTLANDT GOLF COURSE



6 PARADE GROUND

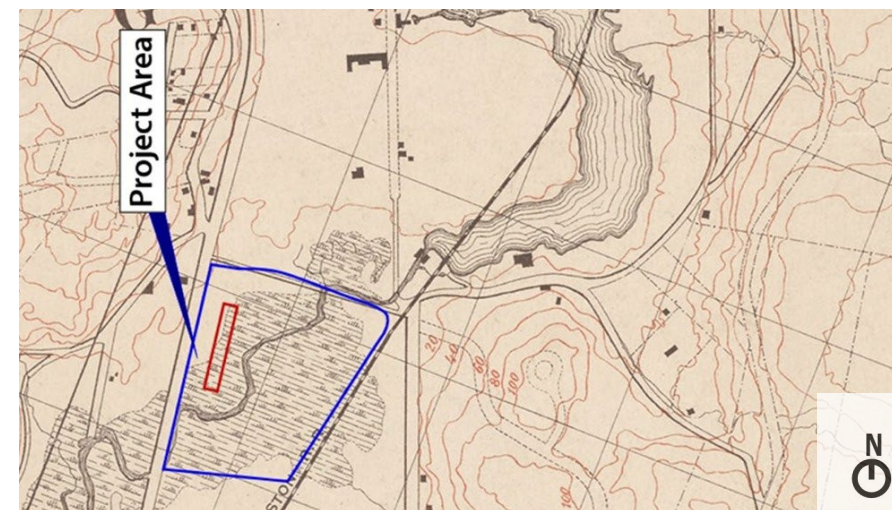


Key Takeaway: The site was historically a wetland and did not have any inhabitants until Van Cortlandt Park was created. The archaeological sensitivity of the project area is considered low.

- A key part of the environmental watershed **Tibbetts Brook**, known as Mosholu by local indigenous groups, **was a fresh water resource adjacent to elevated areas and meadow.**
- While indigenous activity, such as resource gathering, may have occurred within the project area, and the Hudson River Path lie at the southwest corner of the project area, it is unlikely either would have left a tangible archaeological footprint.
- There is no written or cartographic evidence that the project area was built upon or developed until the construction of the stadium in the late-1930s. Prior to this, it is noted in Parks records that the southern portion of Tibbetts Brook and associated marsh was filled as a means of mosquito abatement.



Topographical map dated 1873



Topographical map dated 1874



Using city trash for "Filling in swamp"
(Source: The Kingsbridge Historical Society)

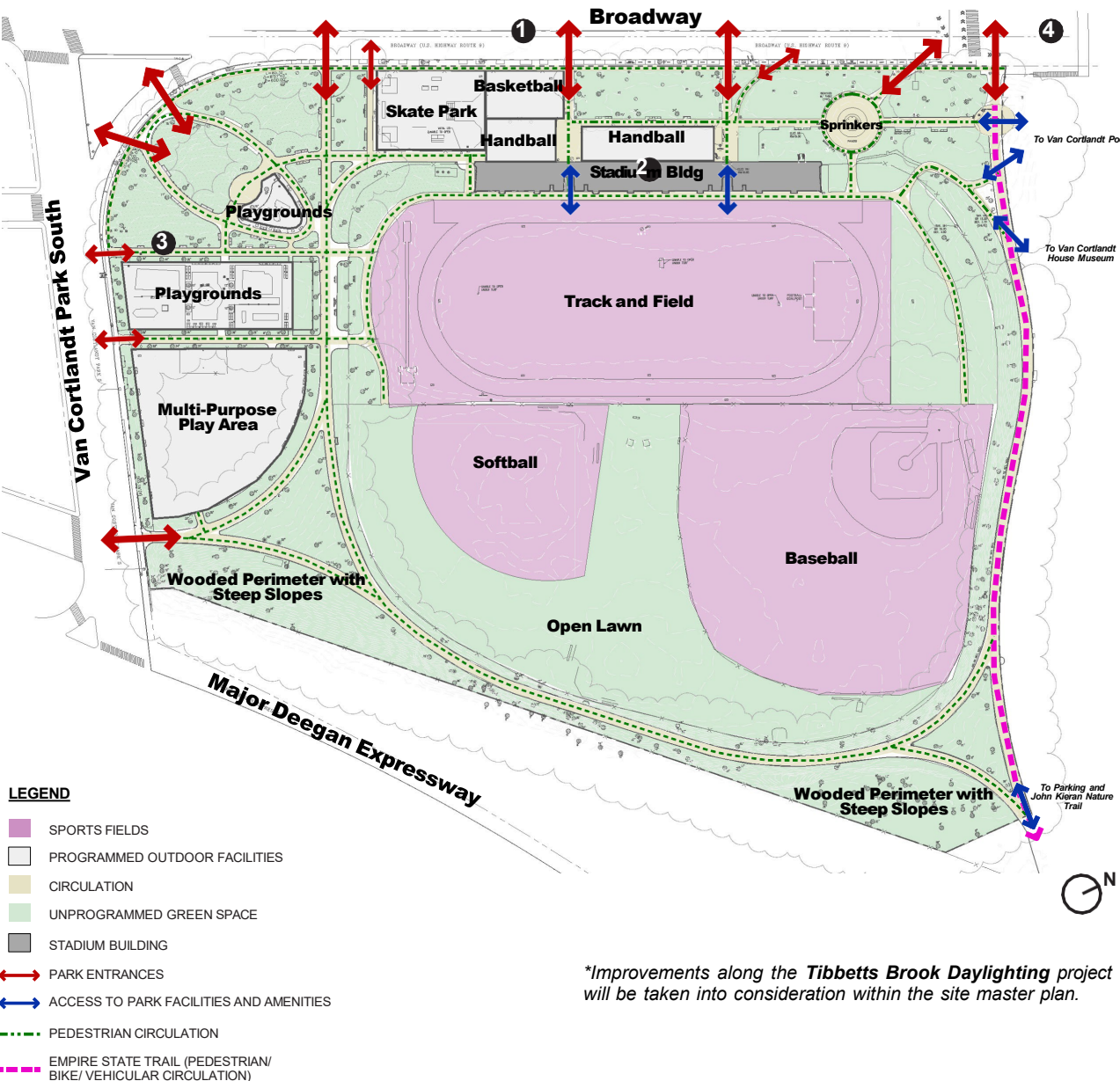
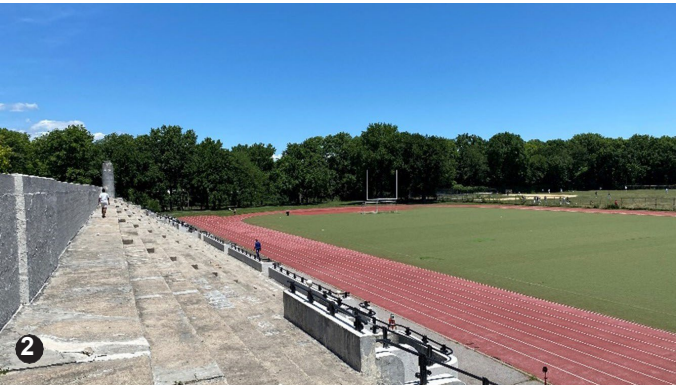


Using city trash for "Filling in swamp"
(Source: The Kingsbridge Historical Society)

Key Takeaway: The existing site is comprised of sports fields and facilities as well as community sports courts and playgrounds.

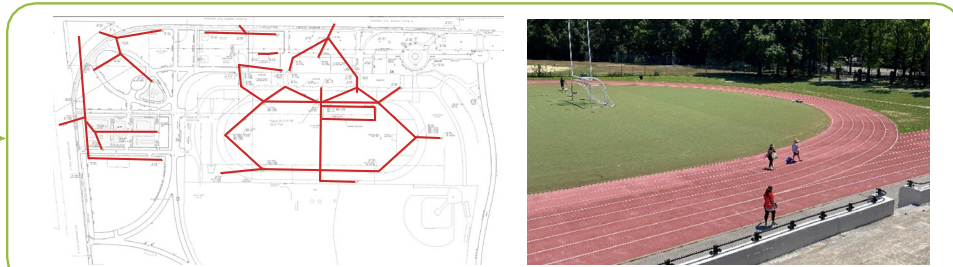
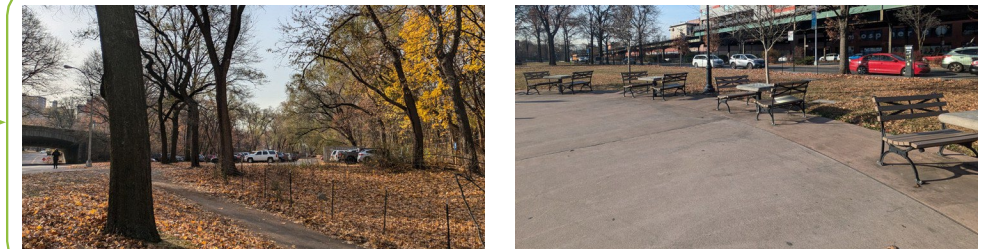
- Sports Fields: 350,750 sq ft (8.05 ac) 39%
- Programmed Outdoor Facilities: 214,400 sq ft (4.93 ac) 23%
- Circulation: 97,600 sq ft (2.24 ac) 11%
- Unprogrammed Green Space (Lawn): 230,280 sq ft (5.29 ac) 25%
- Building Footprint: 15,870 sq ft (0.36 ac) 2%

Total Site Area: 908,900 sq ft (20.87 ac)



Key Takeaway: The site's has existing constraints that need to be taken into consideration.

- 1 **Existing Tree Locations:** Building additions and site modifications should respect the **mature trees** on site with minimal to no interference as well as areas within the Critical Root Zones of existing trees.
- 2 **Site Permeability:** Additional program should be respectful of maintaining existing **permeable surface ratio** of the site and storm water runoff.
- 3 **Topography:** Additional program should avoid the **steep slopes** found on the eastern side of the park to not disrupt the natural runoff from the site into Tibbetts Brook embankment.
- 4 **Drainage Strategy:** Installation of synthetic turf fields will require substantial investment in storm **drainage systems** to meet current DEP requirements.
- 5 **Contaminated Soils:** Excavation for building foundations, synthetic fields, storm drainage and other site improvements will require disposal of **contaminated soil** to an EPA site.



Key Takeaway: The existing building is in disrepair and would require prohibitive maintenance to upkeep.

- 1 **Foundation:** The current building's foundation is shallow.
- 2 **Structure:** The concrete will **continue to crack**. The building requires ongoing maintenance and repair services every 4-5 years.
- 3 **MEP:** The mechanical, electrical and plumbing systems throughout the facility are largely original, in poor condition, not operational or code compliant, and **require comprehensive replacement**
- 4 **Building Contaminations:** Several contaminations were observed inside the building including **rat infestation**.
- 5 **Hazardous Materials:** The building contains **multiple hazardous materials** including asbestos, lead-based paint, PCBs, and mold that will need to be properly abated.
- 6 **Building footprint:** Existing building **footprint is limited** to 14,522 sq ft.
- 7 **Code Compliance:** The existing building is not code compliant and does not meet the energy code



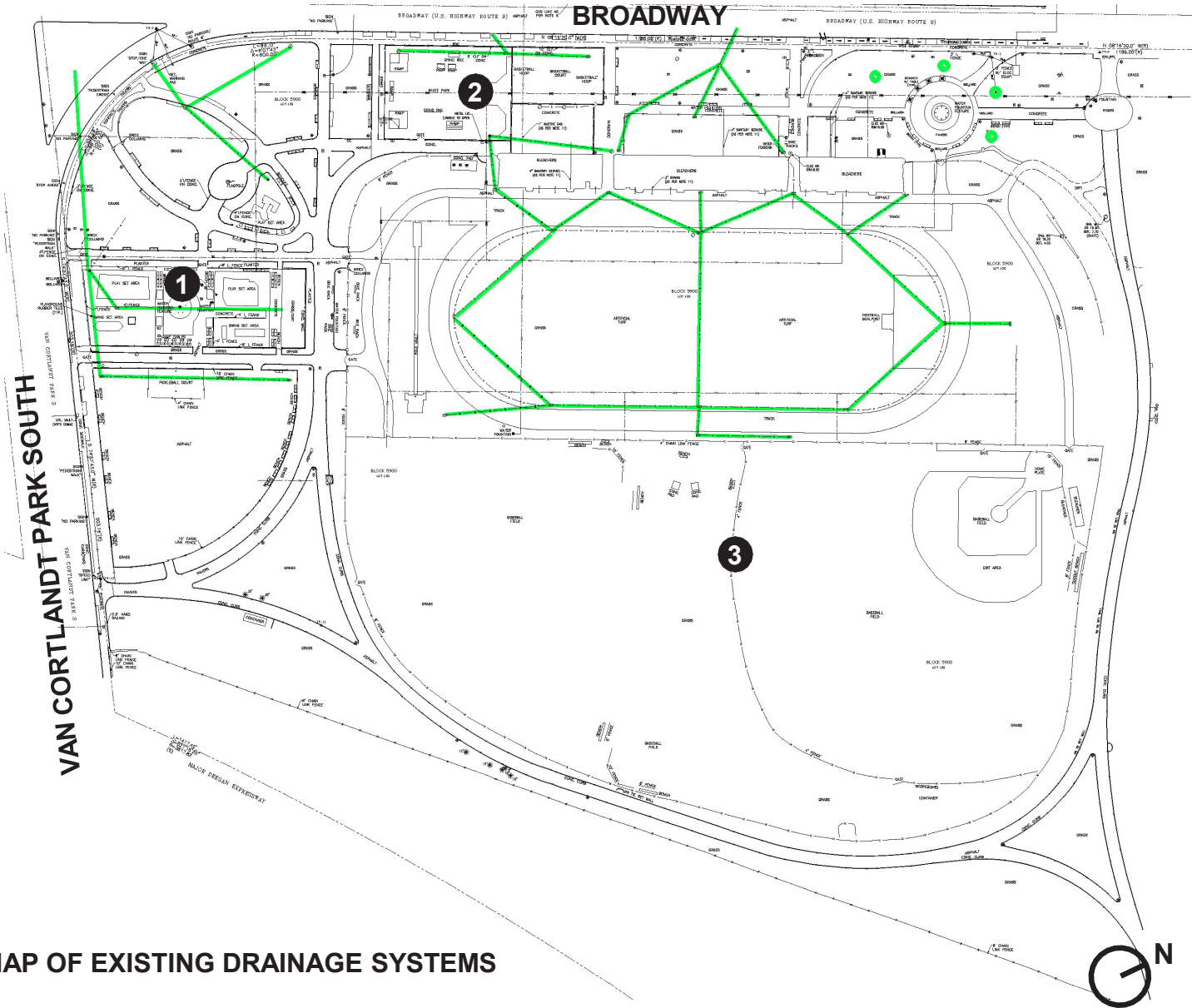
Key Takeaway: The existing drainage infrastructure is sufficient for peak storm flow rates. There is no drainage infrastructure on the north east side of the site.

General:
Local ponding issues are likely not due to systemic failure of the system and **can likely be corrected with specific improvements to site grading and drainage.**

- 1 Playground**
 - This location correlates with a local low point and this may possibly contribute to localized ponding within this area.
- 2 Skate Park and Basketball Court**
 - Flooding and ponding issues have been reported within the skate park and basketball court area due to lack of sufficient drainage.
- 3 Baseball Fields**
 - The baseball fields **do not have a built drainage system.**
 - Relatively flat to gently sloped topography with localized high points and low points
 - For most of the area, the **rainfall is infiltrated within the site.**

LEGEND

- Existing drainage systems on site
- Existing inlets surrounding Sprinkler Fountain



MAP OF EXISTING DRAINAGE SYSTEMS



Key Takeaway: Work plans were issued to show how the existing building will be investigated for its structural stability. Visual investigation was done to map out the extent of damage to the stucture.

Task 2.4a

Work Plan for Non-Destructive Inspection

During this task, the structural engineer investigated and documented accessible areas of the building using primarily visual observations.

The building’s interior structural elements (slabs, beams and columns that are exposed to view) and the building’s exterior were visually observed with high-power binoculars, telephoto and/or drone equipment.

The non-destructive inspection focused on the condition of the building to identify signs/types of structural defects, distress, deformation and/or deterioration.

The non-destructive inspection will collect the following information:

- Areas of concrete damage such as cracks, spalls, and rebar corrosion.
- Areas of previous repair/alteration work to the building.
- Unique or unusual conditions.

Task 2.4b (SUMMARY REPORT FINDINGS)

Non-Destructive Inspection Summary of Findings in a Written Report

Upon completion of the Non-destructive Inspection, the structural engineer presented a summary of findings in a report that will include annotated plans and elevations identifying findings, photos, and a list of recommended areas for further investigation.

FINDINGS:

- 1 **The stadium building is in poor structural condition.** Most of the observed deterioration could be **attributed to water infiltration and to large temperature differentials** experienced by the building.
- 2 **At many locations the previous repairs failed, and new cracks formed around the mortar or concrete infill or across the infill.** Cracks with existing caulking infill and cracks with tape and cementitious repair appear to be deteriorating.
- 3 The **expansion joints have not been maintained** and the existing backing material and sealant have deteriorated.
- 4 **Cracks, rust staining and concrete spalls** with exposed rebar were observed underneath the bleachers,
- 5 **Significant efflorescence and stalactite formation** were observed in the sloping beams with expansion joints.



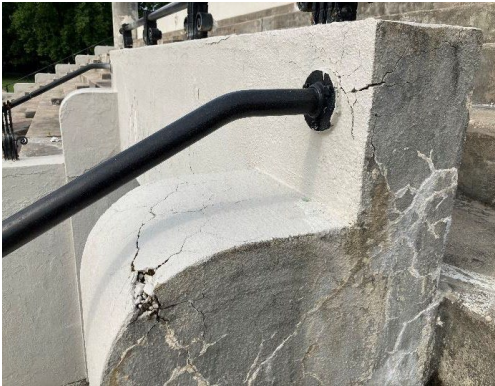
Bleachers



West Wall Concrete Spalls



Underside of Bleachers



Handrails and Balustrades



Damaged Towers

Key Takeaway: The existing building is deteriorating. Keeping the building is not feasible.

Task 2.5a

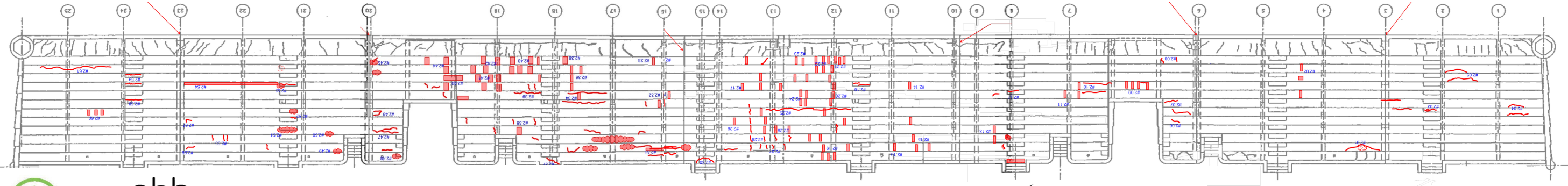
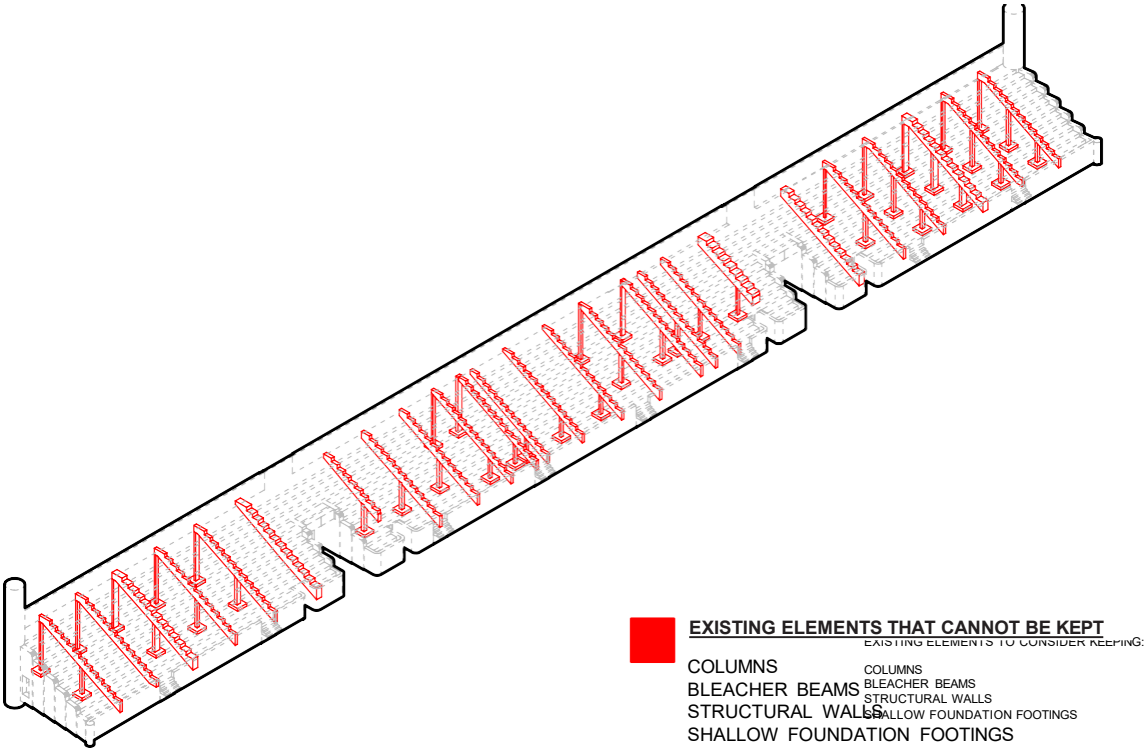
During this task, the structural engineers directed the work of the contractor (Universal Drilling and Boring, Inc.) to conduct structural probes and cores to determine the building’s structural conditions by issuing proving locations plans.

The structural probes exposed existing rebar by chipping the concrete to a depth of approximately 3 inches, to determine the extent of rebar corrosion.

The concrete cores obtained by Universal Testing during this task were tested for strength, entrained air content, chloride content and depth of carbonation. A few cores underwent a more detailed petrographic analysis.

Task 2.5b (SUMMARY REPORT FINDINGS)

- 1
- The **building is deteriorating and requires maintenance and repairs** after a comprehensive stabilization structural repair a for public safety a **yearly structural inspection** by Structural Engineer/envelope is required **to monitor the cracks, spalls and falling debris.**
- 2
- Keeping existing beams, columns, walls and foundation is not feasible.**
- 3
- The main reasons for **concrete deterioration** and low durability are due to the following:
 - Low concrete strength
 - High water-cement ratio
 - No air voids
 - Carbonation
 - Alkali Silica Reactivity (ASR)
 - Rigid support conditions do not allow for thermal movement
- 4
- The **existing concrete does not have required concrete strength and durability and it is deteriorating.** The **concrete will continue to expand and crack.** Cracking provides a pathway below the surface for water and chemicals to initiate freeze-thaw damage cycles and promote the corrosion of reinforcing steel.
- 5
- For the **public safety** the **building requires ongoing maintenance and repair program to repair cracks, spalls and falling debris.**



Key Takeaway: Due to irreparable building conditions and limiting site conditions due to the building's footprint, Option 1 was deemed a non-viable option by the design team with support from NYC Parks.

BUILDING ISSUES

1 IRREPARABLE STRUCTURAL ELEMENTS



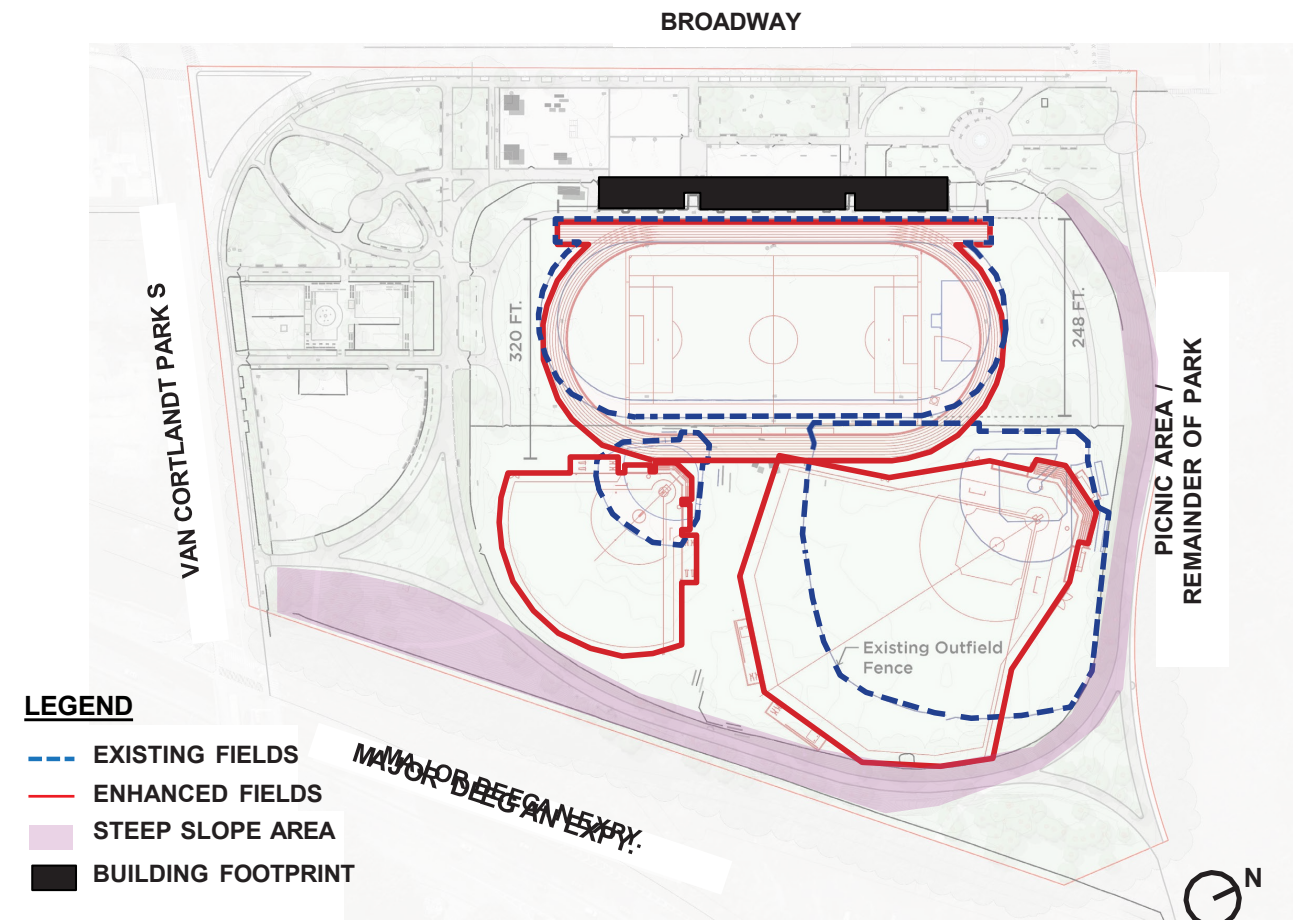
Keeping existing beams, columns, walls and foundation is not feasible in the long-term, and will require complete demolition and rebuilding.



Van Cortlandt Park Stadium Master Plan

SITE ISSUES

2 SPORTS FIELDS UPGRADES NOT FEASIBLE



The desired increase in size to all of the sports fields to NCAA regulation sizes cannot be accommodated between the existing building footprint to the west and steep slopes to the east.

Key Takeaway: Building and Site hazardous materials were found and testing showed generally acceptable levels. However, proper abatement procedures would still be required during any renovation or demolition activities to ensure worker and public safety.

SITE:

- 1 The hazardous materials analysis revealed that the **outdoor portions of the Van Cortlandt Park Stadium site are safe for current public access and use.**
- 2 Subsurface investigations identified **contaminated soils at approximately 10 feet below grade, which will require careful consideration** during any future excavation or construction activities.

BUILDING:

- 3 Hazardous Materials Found in Building include:

- Asbestos (Sampled and Presumed)
- Lead Based Paint (>0.5%)
- PCBs (>50 ppm)
- Mold

NOTE: While the **building materials tested showed generally acceptable levels of hazardous substances**, any materials requiring removal from the site during renovation or demolition should be properly tested and, if necessary, disposed of at Environmental Protection Agency-designated facilities to ensure compliance with environmental regulations and protect public health.



Boiler Cover Insulation



Mold on Interior Walls



Key Takeaway: MEP systems are in poor quality, substantial MEP repairs are required.

Existing MEP (Mechanical, Electrical, and Plumbing) systems throughout the facility are in significant disrepair.

Most equipment and utilities are original, in **poor condition, non-operational, and not code compliant**. The report evaluates three potential approaches: Option 1 (reconstruction of the existing building), which is determined to be not viable due to the extensive scope required; and Options 2 and 3 (new construction), which are recommended as they can meet future building needs and align with NYC's sustainability requirements.

Any substantial MEP system restoration would trigger Local Law 51, requiring LEED Gold certification, making a simple replacement-in-kind approach insufficient. Additional water and electrical services would be necessary to meet future stadium requirements.

- 1 For new construction options, the mechanical systems recommendations include either heat pump chillers with ducted air handling units (Option 2) or variable refrigerant flow (VRF) systems (Option 3).
- 2 Electrical systems would require significant upgrades with a new 1600A 120/208V service from Con Edison.
- 3 Plumbing recommendations include three possible domestic hot water systems: electric storage heaters, instantaneous water heaters, or heat pump water heaters, with the report detailing the advantages and disadvantages of each.

New construction options would better comply with NYC energy conservation codes, Local Law 97 (greenhouse gas emissions reduction), Local Law 31 (energy use intensity reduction), and Local Law 92/94 (solar and green roof requirements), making them more sustainable long-term solutions despite higher initial investment.



Typical Existing Fan Coil



Existing Boiler



Existing Gas Meter



Typical Existing Electrical Panel

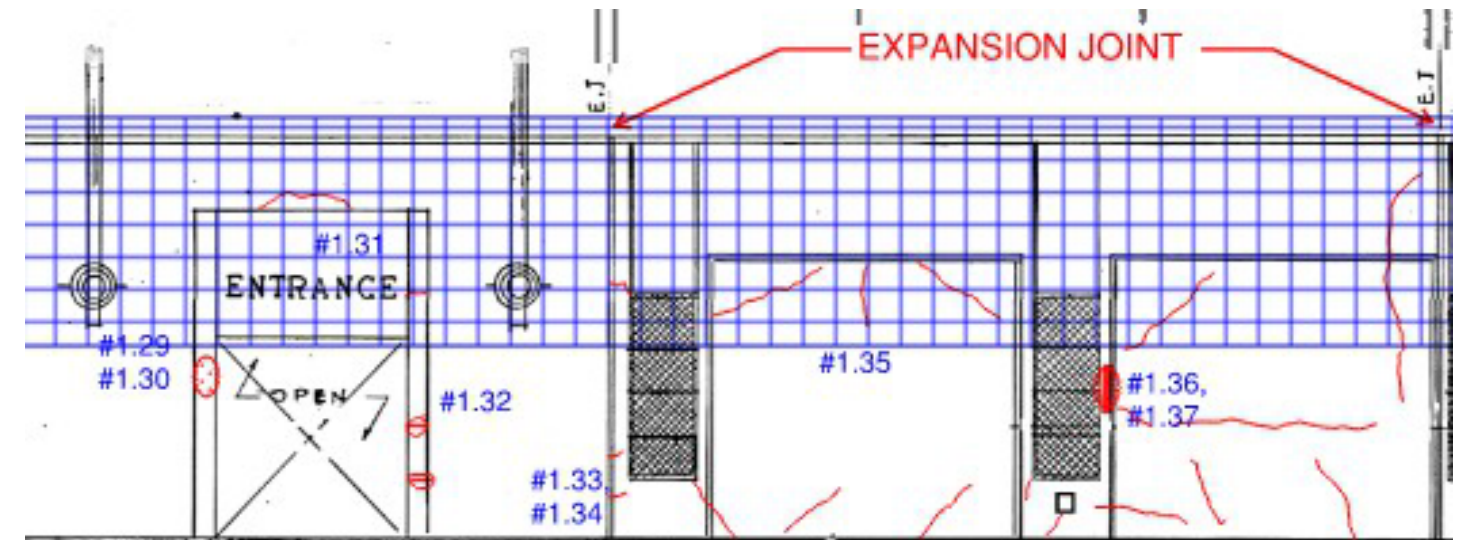
Key Takeaway: The stadium building faces fundamental and irreparable structural issues. Repairs will only provide a short-term solution due to several inherent problems.

These recommendations are to structurally stabilize the building for public protection.

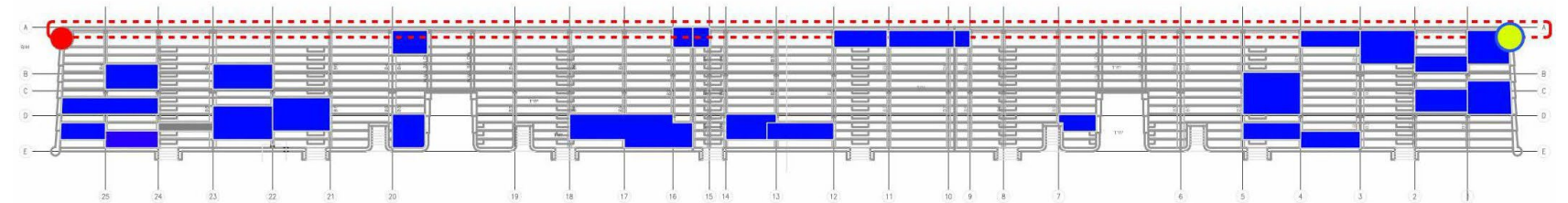
Immediate actions completed

The recommendations for **Immediate Action Items** were completed for public safety:

- 1 Closing the stadium building to the public.
- 2 Entering the building by employees is required to be with proper personal protective equipment, including hard hats.
- 3 Placing wire netting at the south tower and along the west wall, similar to the netting installed around the north tower, to capture falling debris from potential spalling.



Immediate action items: Install netting from tower to tower, above the vomitories



Recommended Priority Action Items:

- | | | | |
|---|---|---|---|
|  <p>Suggested immediate action to install wire netting to capture falling debris</p> |  <p>Suggested immediate action to install wire netting to capture falling debris, above the vomitories</p> |  <p>Suggested slab replacement</p> |  <p>Suggested demolition and reconstruction of the tower above bleachers</p> |
|---|---|---|---|

Key Takeaway: Community Engagement emphasized gathering insights to inform the future improvements and development of the stadiums and its surrounding areas.

Park users were surveyed via three different event types:

1) Public Meeting with break-out rooms, conducted over Zoom
(Oct 29th 2024)

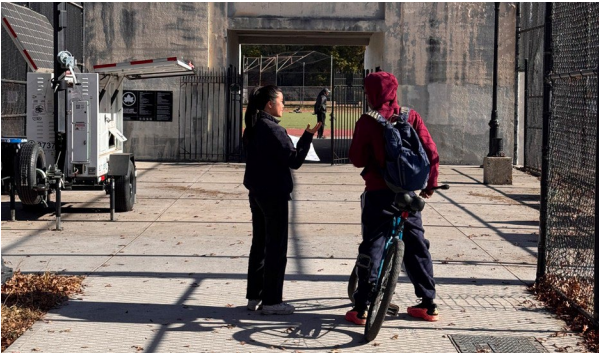
2) Pop-ups at the Site
(Nov. 3rd & 7th 2024)

3) Online Survey
(concluded Nov 25th 2024)

The duration of the survey period was 30 days (Oct 29th to Nov 25th 2024)

NOTE: Results represent the comprehensive results from all survey methodologies.

Findings reflect a total of over 1000 participants, with question-level response rates varying due to optional participation.



KEY TAKEAWAYS FROM POP UPS & ONLINE SURVEY

1 CONNECTION TO THE PARK

Over half of the respondents (55%) live, go to school, or work near the park, while 43% visit the park for recreational reasons.

2 FREQUENCY OF VISITS

Nearly half (47%) visit the stadium weekly, demonstrating consistent engagement with the park’s offerings.

3 ACCESS

Walking was the most popular mode of access (58.6%), with driving as the second most common (23.3%).

4 POPULAR ACTIVITIES

Walking, jogging, and handball were among the most favored activities, underscoring the stadium’s significance as a recreational space.

5 CONDITION AND IMPROVEMENTS

A majority of respondents (58.8%) rated the stadium’s amenities as needing improvement, with a strong preference for keeping the existing stadium building character. (60.6%).

6 DEMOGRAPHICS

White (45.1%)
Latino/Hispanic (18.9%)



Key Takeaway: Results from the pop up and online surveys complemented the results from the zoom community meeting.

PROGRAMMATIC TAKEAWAYS FROM POP UPS & ONLINE SURVEY



SAMPLE QUESTIONS FROM ZOOM COMMUNITY MEETING



Key Takeaway: Our proposed program includes enhancements to indoor and outdoor facilities as well as additional indoor amenities serving the staff, community and sports fields.

OUTDOOR

INDOOR

1
SPORTS
FIELDS

- Track + Field (Soccer + Lacrosse)
- Baseball
- Softball

**Sports Fields to be upgraded to NCAA Competition Standards



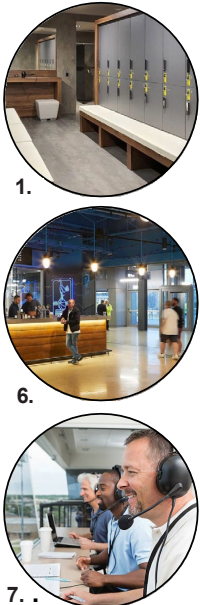
2
OUTDOOR
FACILITIES

- 1. Handball
- 2. Basketball
- 3. Skate Park
- 4. Green Space
- 5. Playground
- 6. Parkour
- 7. Inclusive Basketball
- 8. Picnic
- 9. Adult Fitness
- 10. Event Space
- 11. Pickleball
- 12. Bankshot



3
SPORTS
SUPPORT

- 1. Men's + Women's Lockers/ Showers
- 2. Spectator Restrooms
- 3. First Aid Room
- 4. Control Room
- 5. Equipment Storage
- 6. Welcome Area
- 7. Sports Commentary Box



4
COMMUNITY

- 1. Multipurpose Rooms
- 2. Restrooms
- 3. Welcome Area/ Membership office
- 4. Classrooms
- 5. Lockers/ Showers/ Restrooms
- 6. Media Room
- * 7. Gymnasium
- * 8. Indoor Walking Track
- * 9. Cardio Fitness Room
- * 10. Strength Room
- * 11. Spin/ Stretching Room



5
STAFF

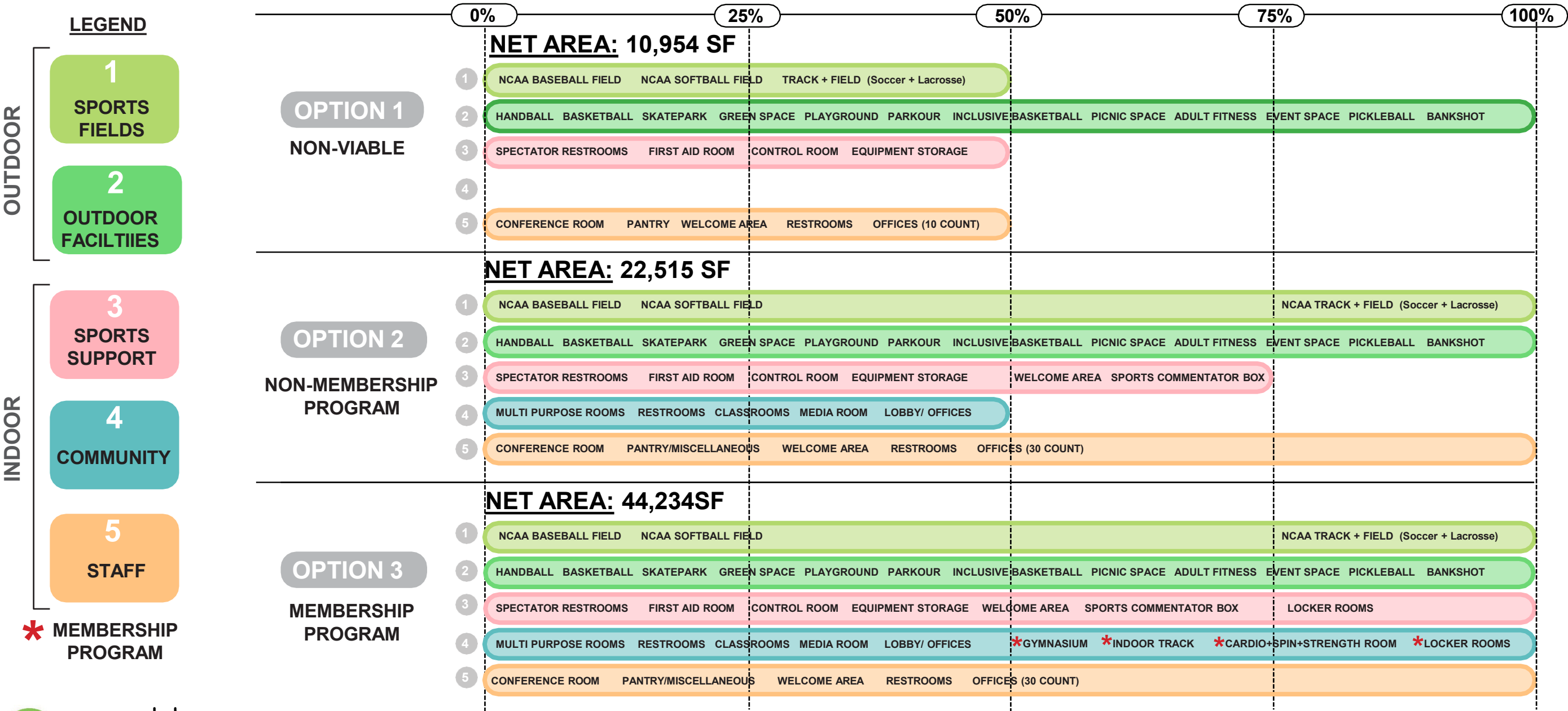
- 1. Conference Rooms
- 2. Pantry
- 3. DPR/ Staff Storage
- 4. Welcome Area
- 5. Restrooms
- 6. Offices (Shared + Individual)



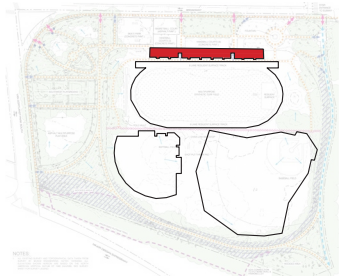
LEGEND
* MEMBERSHIP PROGRAM



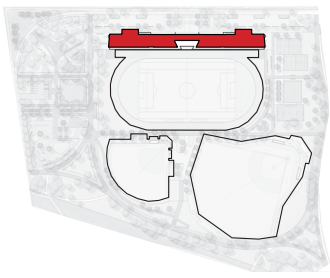
Key Takeaway: OPTION 1 cannot support the proposed community program due to the restricted footprint of the existing building.
OPTION 2 can accomodate parital community and sports support programming and OPTION 3 can accomodate full programming.



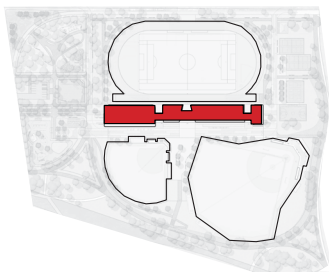
Key Takeaway: All options will require complete reconstruction and will provide differing amounts of amenities based on their respective area capacities.



RECONSTRUCT EXISTING STADIUM BUILDING (non-viable)



NEW BUILDING AS HOMAGE TO EXISTING STADIUM BUILDING



NEW CENTRALIZED BUILDING

	OPTION 1	OPTION 2	OPTION 3
MEMBERSHIP SCHEME	N/A	NON-MEMBERSHIP PROGRAM	MEMBERSHIP PROGRAM
BUILDING CONSIDERATION	Based on analysis, the existing building cannot be kept due to irreparable structural damage. <u>Option 1 would require a complete rebuild: non-viable</u>	<u>New code-compliant building</u> , with references to existing stadium building	<u>New code-compliant building</u> , located to accommodate variety of site considerations
PROGRAMMATIC CONSIDERATION	<u>Could only accommodate 10,954 sq ft of requested program</u> 10,954 sq ft (net area)	Reduced non membership program scope: would accommodate <u>partial program opportunities</u> 22,515 sq ft (net area)	New membership building would accommodate <u>all program opportunities</u> 44,234 sq ft (net area)
SITE CONSIDERATION	Given current location of building <u>all requested programming enhancements cannot be provided on site.</u>	<u>Building frontage along Broadway</u> maintains current urban character of the site <u>while providing all requested site programming enhancements</u>	<u>Centralized location of building</u> expands community program <u>while providing all requested site programming enhancements</u>



Interim or Near-Term Solutions

Parks is advocating for funding the long term masterplan including demolition of the existing building and construction of a new building, handball courts, and bleachers.

In the meantime, we want to hear from you about your priorities for an interim solution.

- A) Demolition of Existing Building followed by installation of new bleachers facing the fields and new handball courts to the north of the existing building
- B) Construction of new handball courts to the north of existing building prior to demolition

Parks



THANK YOU!

Parks