Greenbelt Recreation Center Parking Lot Expansion

Located West Of Brielle Avenue, Between Rockland And Walcott Avenues

Landmarks Preservation Commission Review
DRAFT - January 4, 2017
GREENBELT RECREATION CENTER | Existing Layout
GREENBELT RECREATION CENTER | Proposed Plan
GOALS

• Increase parking opportunities by adding 50 spaces.
  • Ensure that at least 5% of total parking spaces are inclusive spaces.

• Improve site circulation including vehicular and pedestrian.
  • Enhance connection from Rec Center building to existing multi-purpose field.
  • Enhance connection from Rec Center building to existing parking.
  • Introduce clear directional signage and pavement markings.

• Improve existing site drainage.
  • Introduce green infrastructure techniques.

TOTAL BUDGET: $1.0 million
  Council funded
  (District 50, C.M. Matteo)

PROJECT SIZE: 0.93 ac
GREENBELT RECREATION CENTER | Project Location
The Greenbelt Recreation Center building and surrounding land was once part of the New York City Farm Colony which dates to 1830. At the height of the NYC Farm Colony, the farm was supporting over 1,400 people.

The NYC Farm Colony and sister complex, Seaview Hospital proved nimble by adjusting to the needs of the community. In the early 20th century the farm colony was merged with Seaview Hospital to form a state of the art tuberculosis complex. After a tuberculosis cure was discovered in 1943, the complex shifted to address the growing need for senior care.
The Greenbelt Recreation Center building (1914, 1926, 1931) served as a morgue and garage for the NYC Farm Colony Complex. More than a dozen outbuildings once stood around the morgue/garage including a shop, a piggery, and related processing facilities. Today only the 1931 addition (the right side of the garage/morgue building “H”) and a smokestack outbuilding still stand.

In 1961 the NYC Farm Colony was closed for good (most of the Seaview Hospital complex followed in 1975). The morgue and garage building was remodeled by Parks in 2007 and currently serves as the Greenbelt Recreation Center. The remaining NYC Farm Colony site and buildings are being developed into a retail shopping center and senior complex.
GREENBELT RECREATION CENTER | Site Context

**LEGEND**
- **NYC PARKS PROPERTY**
- **FOREVER WILD**
- **HISTORIC DISTRICT**

- **NYC FARM COLONY**
- **BLOOD ROOT VALLEY PARK**
- **NYC PARKS PROPERTY**
- **GREENBELT REC CENTER**
- **GREENBELT PRESERVE FOREVER WILD**
- **PRIVATE LEAGUE BASEBALL FIELDs**
- **SEAVIEW HOSPITAL**

**SITE**
5 ENTRY DRIVE TO BRIELLE AVENUE

6 GRAVEL DRIVEWAY/INFORMAL PARKING
7 CROQUET LAWN AND TREL Lies ON 1931 WALL

8 STORAGE TRAILER AND NYC FARM COLONY OUTHOUSE
9  PLAYGROUND AND SYNTHETIC TURF FIELD

10  EXISTING LAWN WITH TREES
GREENBELT RECREATION CENTER | Existing Conditions

- PLAYGROUND
- STORAGE TRAILER AND NYC FARM COLONY OUTHOUSE
- HVAC UNIT BEHIND 8’ CLF
- TRELLIS ON 1931 WALL
- GREENBELT RECREATION CENTER
- SYNTHETIC TURF FIELD
- GRAVEL DRIVEWAY/INFORMAL PARKING
- 29 PARKING SPACES
- NYC FARM COLONY SMOKESTACK
- 11 PARKING SPACES
- 28 PARKING SPACES
- STORAGE TRAILER AND NYC FARM COLONY OUTHOUSE
- HVAC UNIT BEHIND 8’ CLF
- TRELLIS ON 1931 WALL
- GREENBELT RECREATION CENTER
- SYNTHETIC TURF FIELD
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GREENBELT RECREATION CENTER | Proposed Plan

STATISTICS:
- Impermeable Pavement Added: 6,780sf
- Permeable Pavement Added: 9,570sf
- Total Parking Spaces Added: 50

BARRIER RAIL TYPE ‘B’
CONCRETE PARKING STOP
GABION BASKET RETAINING CURB
NEW PAVEMENT MARKINGS
RAISED CROSSWALK
1 HANDICAP SPACE
14 SPACES
3 SPACES

30 PARKING SPACES PLUS 2 HANDICAP SPACES
CONNECTION PATH
BARRIER RAIL TYPE ‘B’
ACCESSIBLE CONNECTION PATH
BARRIER RAIL TYPE ‘B’
MEDIAN BIOSWALE

GABION BASKET
RETAINING CURB
NEW PAVEMENT MARKINGS
RAISED CROSSWALK
1 HANDICAP SPACE
14 SPACES
3 SPACES

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GREENBELT RECREATION CENTER | Proposed Plan

NYC Parks

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GREENBELT NATURE CENTER PARKING STALLS

ECO-PRIORA PERMEABLE PAVEMENT

CONCRETE WHEEL STOPS

RAISED CROSSWALK

GABION BASKET HIGH CURB

TYPE ‘B’ BARRIER RAILS AND FIXED POST BOLLARDS

GREENBELT RECREATION CENTER | Materials
GREENBELT RECREATION CENTER | Appendix - Parking Location Study
Site A Analysis
Parking Spots: 22 Spaces
Tree Impacts: $160,000 in restitution (13 trees to be removed)
Distance to Soccer Field: 150'
Distance to Recreation Center: 375'
Other Constraints:
  • 8.5’ drop between parking and drainage area
  • Drainage area for soccer field
Site B Analysis
Parking Spots: 33 Spaces
Tree Impacts: $21,000 in restitution (5 trees to be removed)
Distance to Soccer Field: 85'
Distance to Recreation Center: 110'
Other Constraints:
  • 3’ drop between upper and lower drive
Site C Analysis
Parking Spots: 50 Spaces
Tree Impacts: $443,000 in restitution (52 trees to be removed)
Distance to Soccer Field: 675’
Distance to Recreation Center: 215’
Other Constraints:
  • Removal of Greenbelt Preserve - Forever Wild
Site D Analysis
Parking Spots: 14 Spaces
Tree Impacts: 2 trees to be transplanted
Distance to Soccer Field: 340’
Distance to Recreation Center: 80’
Other Constraints:
  • Impacts to traffic circulation