



Parks

Tompkins Square Park Mini-Pool, Basketball Courts and Adult Fitness Reconstruction

Located on East 10th Street between Avenue A and Avenue B,
in the Borough of Manhattan.

Schematic Presentation

October 15, 2026

MKW + Associates, LLC

Alex Kozar, Parks LA / Project Manager

Edmund Asiedu, Parks Accessibility Coordinator

Total Budget:	\$9,930,000
	Governor's NY SWIMS Grant - \$6,100,000
	Mayor Zohran Kwame Mamdani - \$3,830,000

Project Size:	1.10 ac (48,360 SF)
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Legend

Current Projects:

- 1** Dog Run Reconstruction, expected to be completed next year, capital contract
- 2** Path Repaving including 9th St. Transverse and other park paths, expected to be completed by 2028, capital contract

Recent Projects:

- 3** Rain Garden / Mini-Forest Installation - central and center southern areas of the park - 2026, NYC Parks in-house work
- 4** Slocum area improvements - 2025, NYC Parks in-house work
- 5** Field House (Public Bathrooms and NYC Parks office space) Reconstruction - 2025, capital contract, \$5.6 million
- 6** Multi-Purpose Play Area reconstruction - completed 2023, capital contract, \$1.4 million
- 7** Southeast Playground Reconstruction - completed 2019, capital contract, \$2.3 million



NYC Parks



Tompkins Square Park | Other Projects in the Park

Community Priorities

fitness
lighting
community gathering
mini-pool
preserve trees
basketball
drinking fountain
more green
seating
better walkways
pickleball

Project Goals

Upgrade Pool

In-Ground Pool, Expand Size, ADA Accessible, Add Pool Amenities

Upgrade Basketball Courts

Improve Surface Pavement

Provide Calisthenics Fitness Area

Maintain/ Reuse Body Weight Fitness Equipment, Add Similar Type Equipment, Add ADA Access Equipment

Improve Access, Comfort & Safety

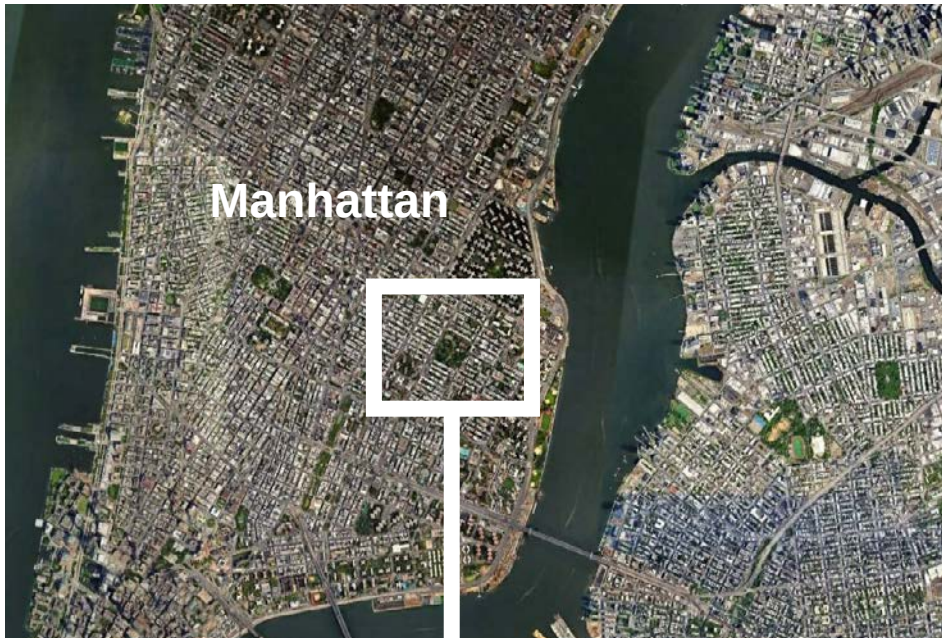
Provide Accessible & Welcoming Entrance, Seating, Lighting, Drinking Fountains & Water Bottle Filler

Maintain Green

Protect Healthy Trees, Expand Planting Areas

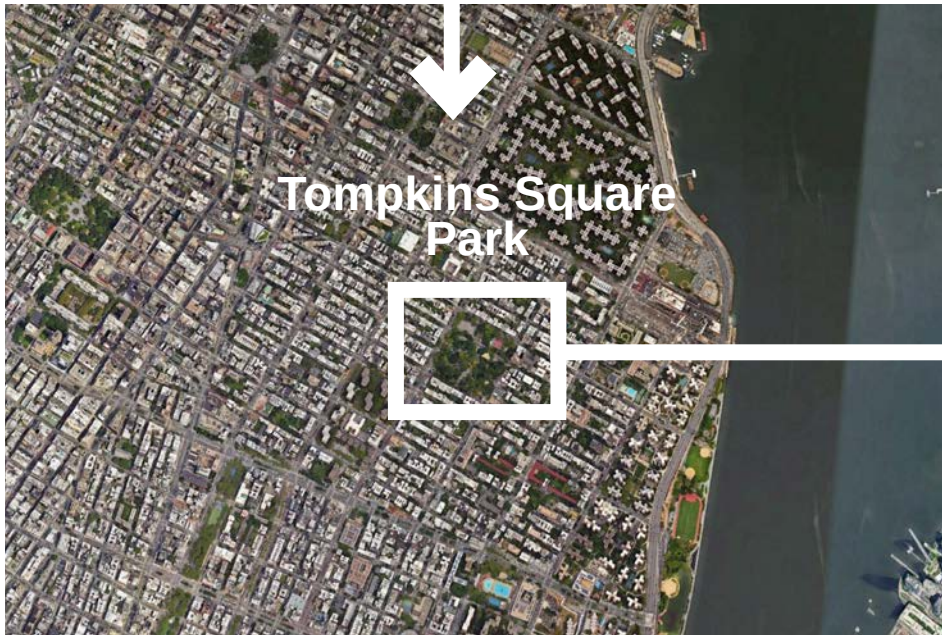
Additional Needs

Address drainage issues at various parts of the site



Manhattan

City



Tompkins Square
Park

Neighborhood



Site



NYC Parks



Landscape Architecture | Site Planning | Urban Design

Tompkins Square Park | Project Location



Flood Hazard Zones

2015 Preliminary Flood Insurance Rate Map

- V Zone (100-year floodplain subject to wave action)**
Areas along coasts subject to inundation by the 1% annual chance flood event with additional hazards associated with storm-induced waves.
- A Zone (100-year floodplain)**
Areas subject to inundation by the 1% annual chance flood event.
- Shaded X Zone (500-year floodplain)**
Areas within the 0.2% annual chance floodplain, areas of 1% annual chance flooding where average depths are less than 1 foot, areas of 1% annual chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1% annual chance flood by a levee.
- Limit of Moderate Wave Action (LiMWA)**
The inland limit of the area expected to receive 1.5ft or greater breaking waves during the 1% annual chance flood event. Data from 2015 PFIRMs.

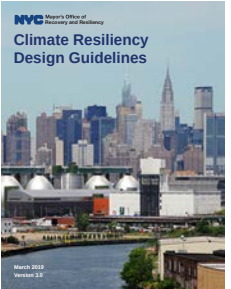
Future Floodplain 2050s

- Future 1% Annual Chance Floodplain (100-year)**
- Future 0.2% Annual Chance Floodplain (500-year)**

Resources (Links):



NYC Parks: Design and Planning for Flood Resiliency



NYC MOCR: Climate Resiliency Design Guidelines (v4.0)

Source: <http://www.nyc.gov/floodhazardmapper>

Useful life of project: 2050s
(2040 - 2069)

Base Flood Elevation (BFE): 11.0
Design Flood Elevation (DFE): 14.33



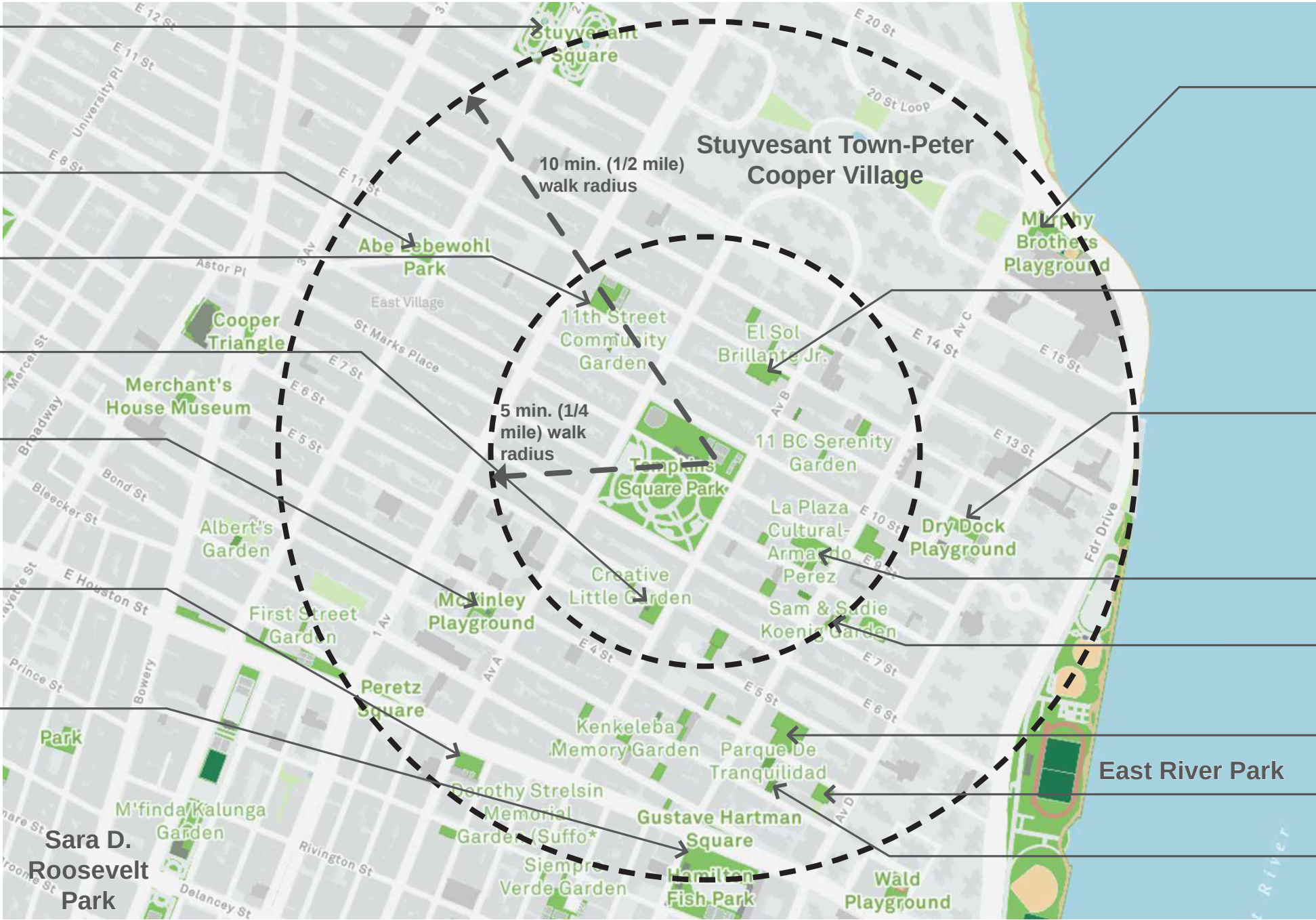
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Tompkins Square Park | Flood Risk (Coastal)



- Stuyvesant Square Park**
 - Sitting Areas
 - Dog Run
 - Great Trees
 - Wi-Fi Hot Spots
- Abe Lebewohl Park**
- 11th Street Community Garden**
 - Community Garden
- 6th Street & Avenue B Garden**
 - Community Garden
- McKinley Playground**
 - Basketball Courts
 - Playground
 - Spray Shower
 - Public Restroom Building
- ABC Playground**
 - Basketball Courts
 - Playground
 - Spray Shower
- Hamilton Fish Park**
 - Playground
 - Basketball Courts
- Fitness Equipment**
 - Handball Courts
 - Outdoor Pool
 - Recreation Center
 - Media Lab
 - Wi-Fi Hot Spots



- Murphy Brothers Playground**
 - Ballfields
 - Basketball Courts
 - Handball Courts
 - Playground
 - Dog Run
- Joseph C. Sauer Park**
 - Playground
 - Spray Shower
- Dry Dock Playground**
 - Basketball Courts
 - Outdoor Pool
 - Playground
 - Spray Shower
- La Plaza Cultural Community Garden**
- Sam & Sadie Koenig Garden**
 - Community Garden
- El Jardin del Paraiso**
 - Community Garden
- Orchard Alley**
 - Community Garden
- All People's Garden**
 - Community Garden



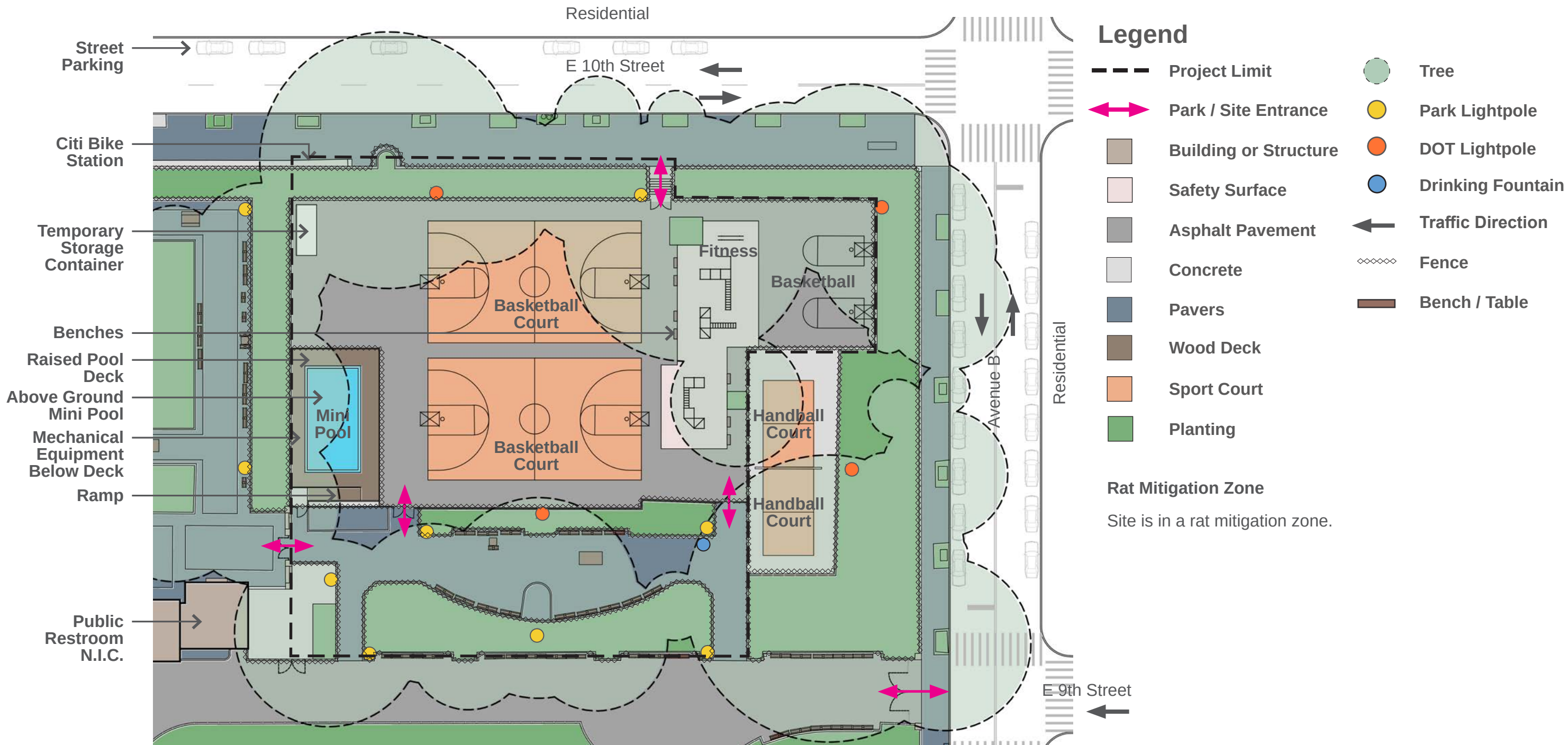
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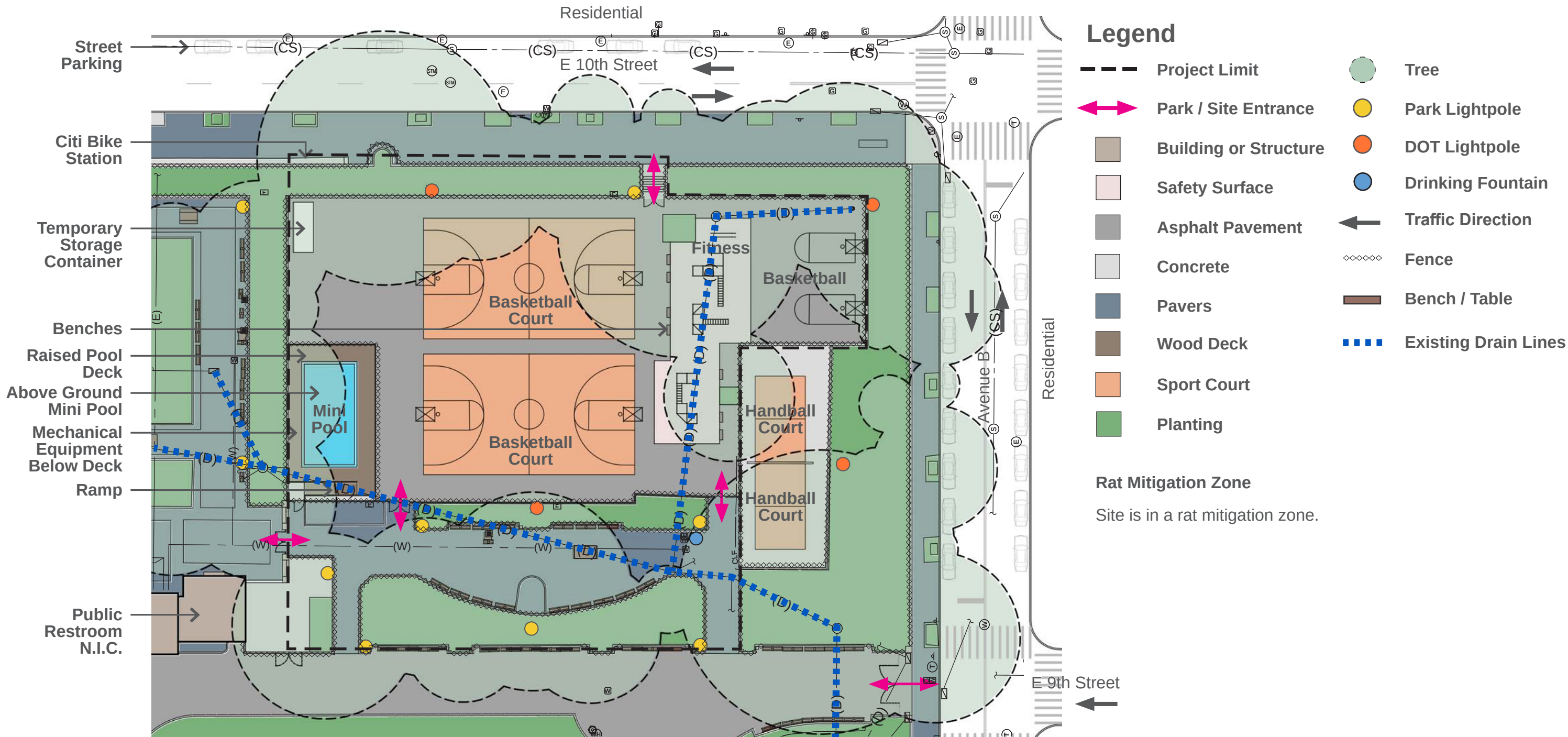


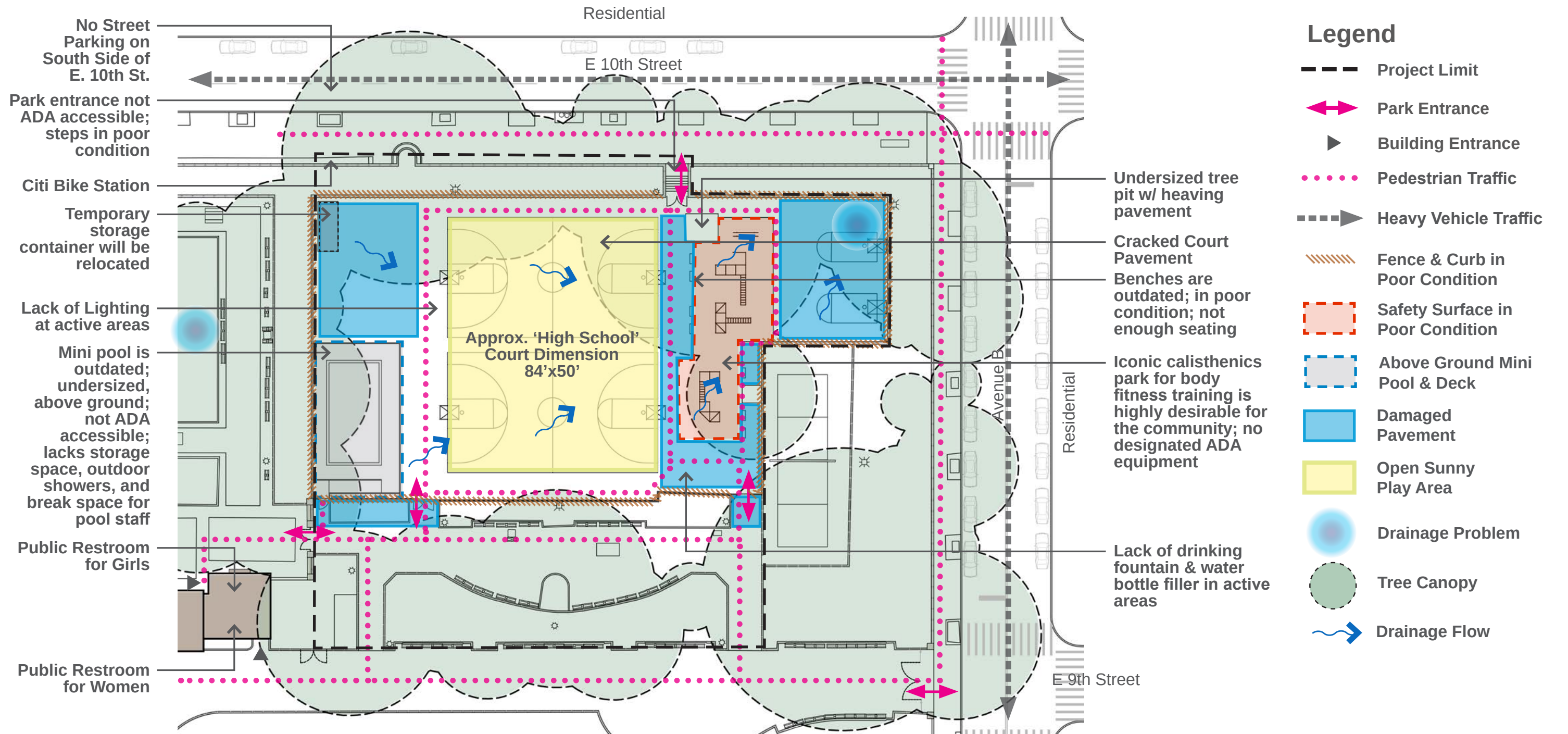
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Tompkins Square Park | Neighborhood Parks Context







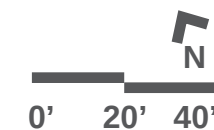


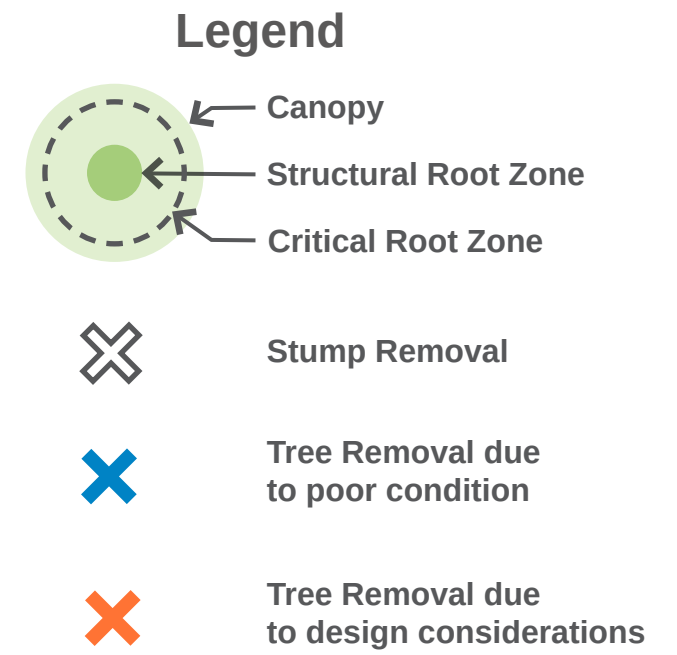
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Tompkins Square Park | Site Analysis Diagram







#1 - 12" Hedge Maple



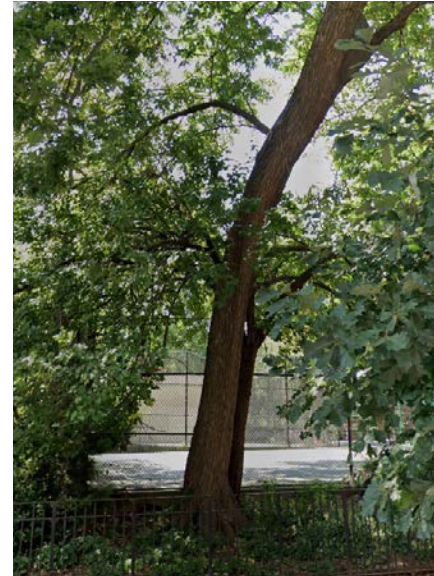
#2 - 15" Hedge Maple



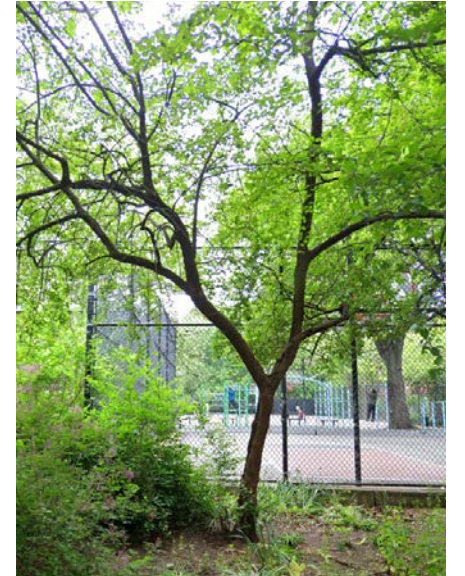
#3 - 19" Pin Oak



#8 - 15" Cherry



#10 - 16" Mullberry



#11 - 7" Japanese Tree Lilac



1 - Sidewalk along E. 10th Street



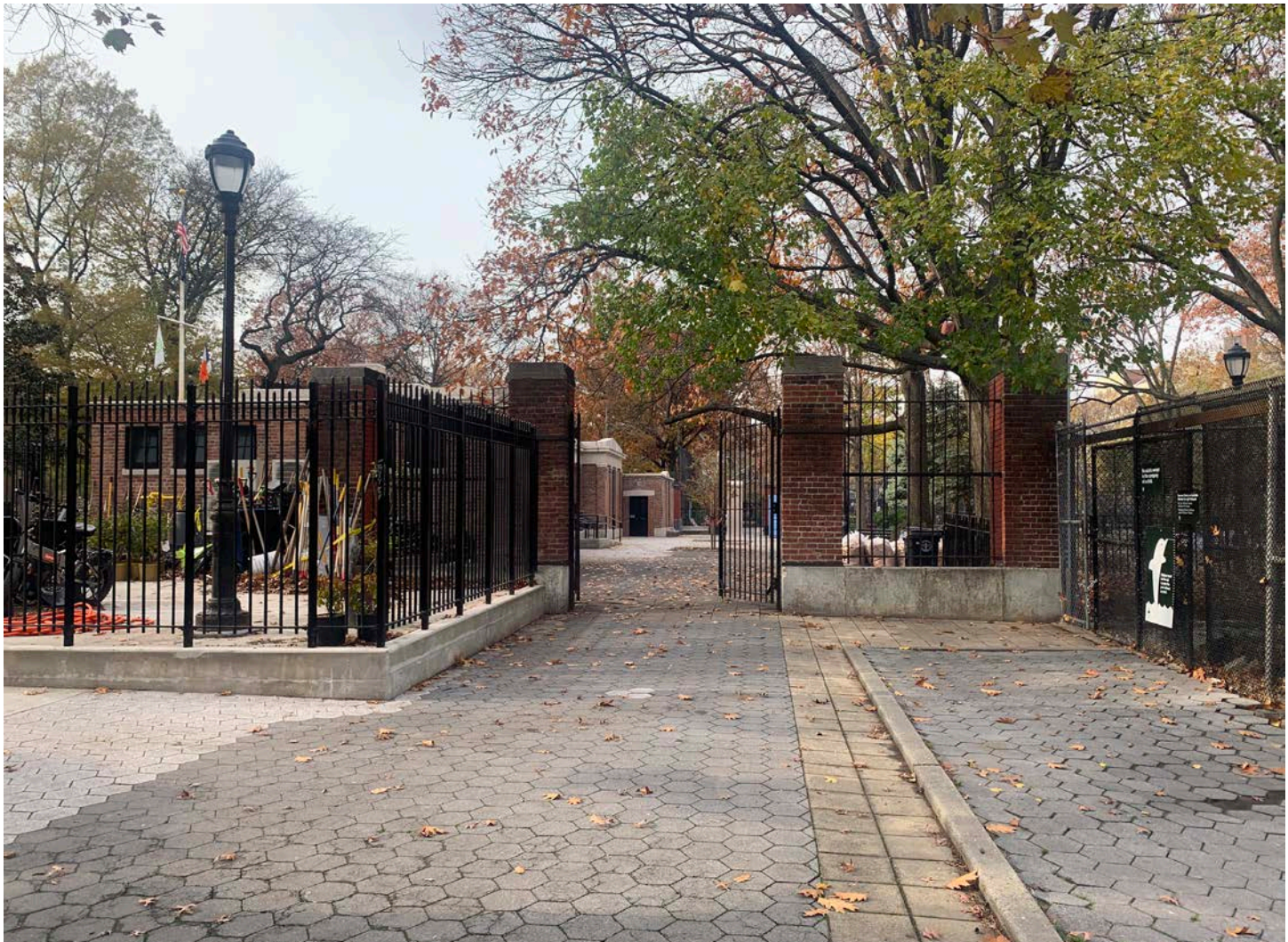
2 - Sidewalk along Avenue B



KEY PLAN, NTS



3 - Park Entrance along E. 10th Street



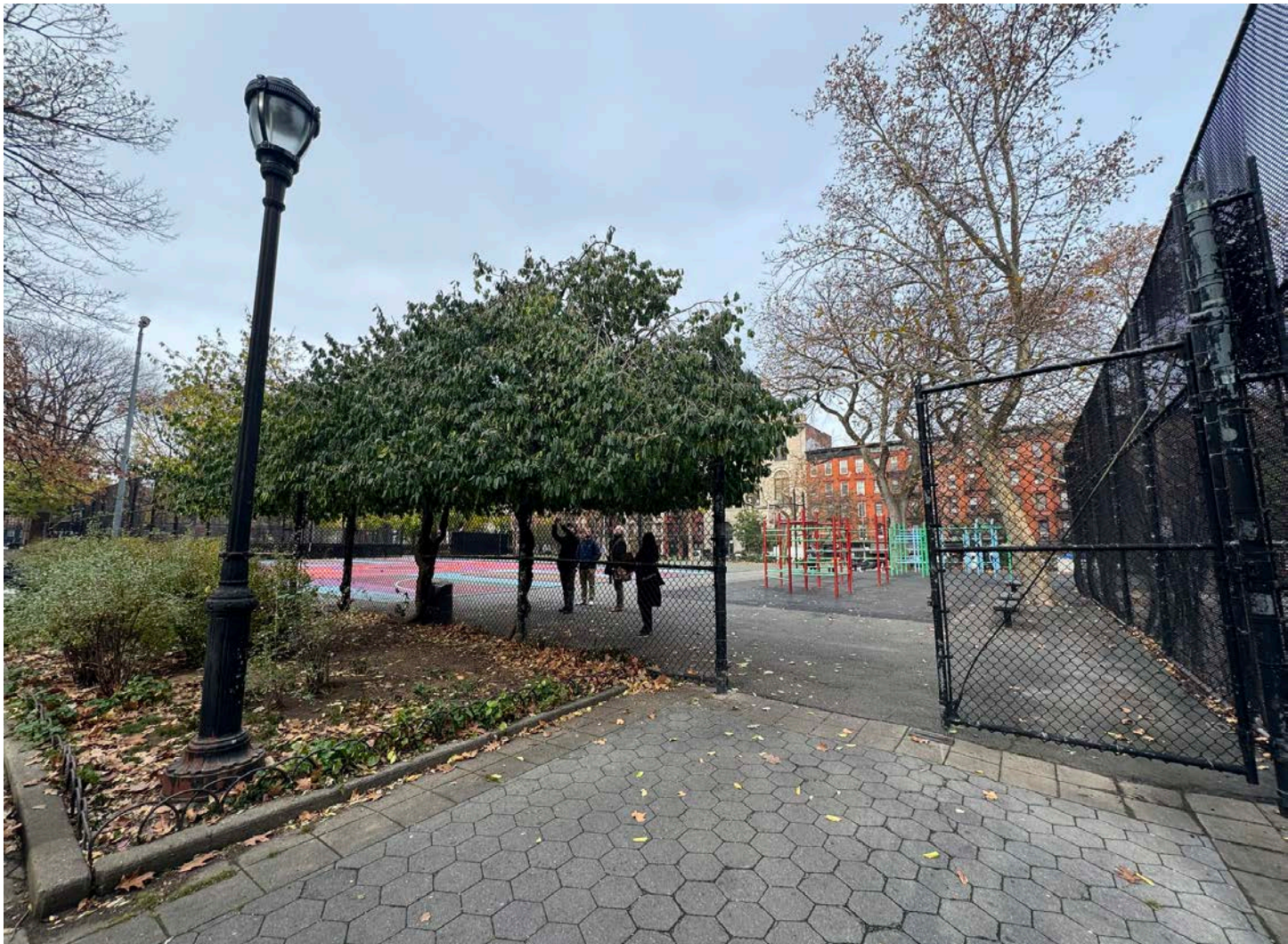
4 - Connection to Public Restrooms



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5 - Connection to Basketball Courts



6 - Connection to Fitness Area & Handball Courts



Tompkins Square Park | Existing Conditions Photos



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7 - Basketball - Full Courts



8 - Basketball - Half Courts



KEY PLAN, NTS



9 - Mini Pool Ramp & Fence



10 - Mini-Pool



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11 - Fitness Area



12 - Fitness Area



Tompkins Square Park | Existing Conditions Photos



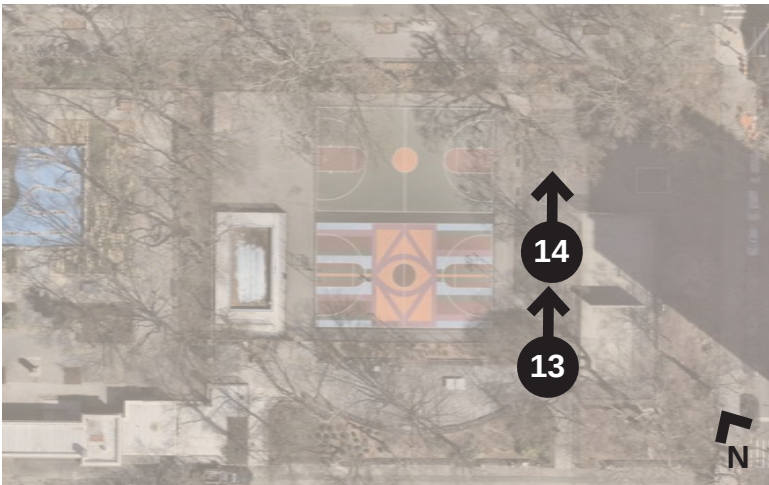
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13 - Fitness Area



14 - Fitness Area



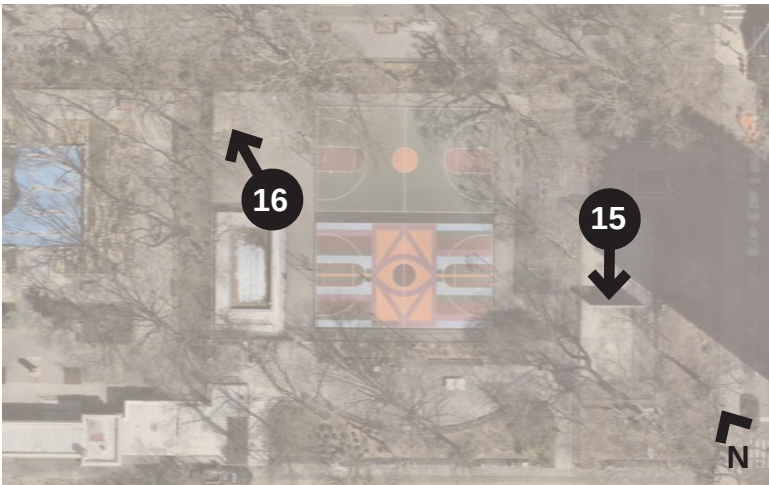
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15 - Handball Court



16 - Temporary Storage Container



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17 - Public Restrooms Boys & Girls Entrance Side



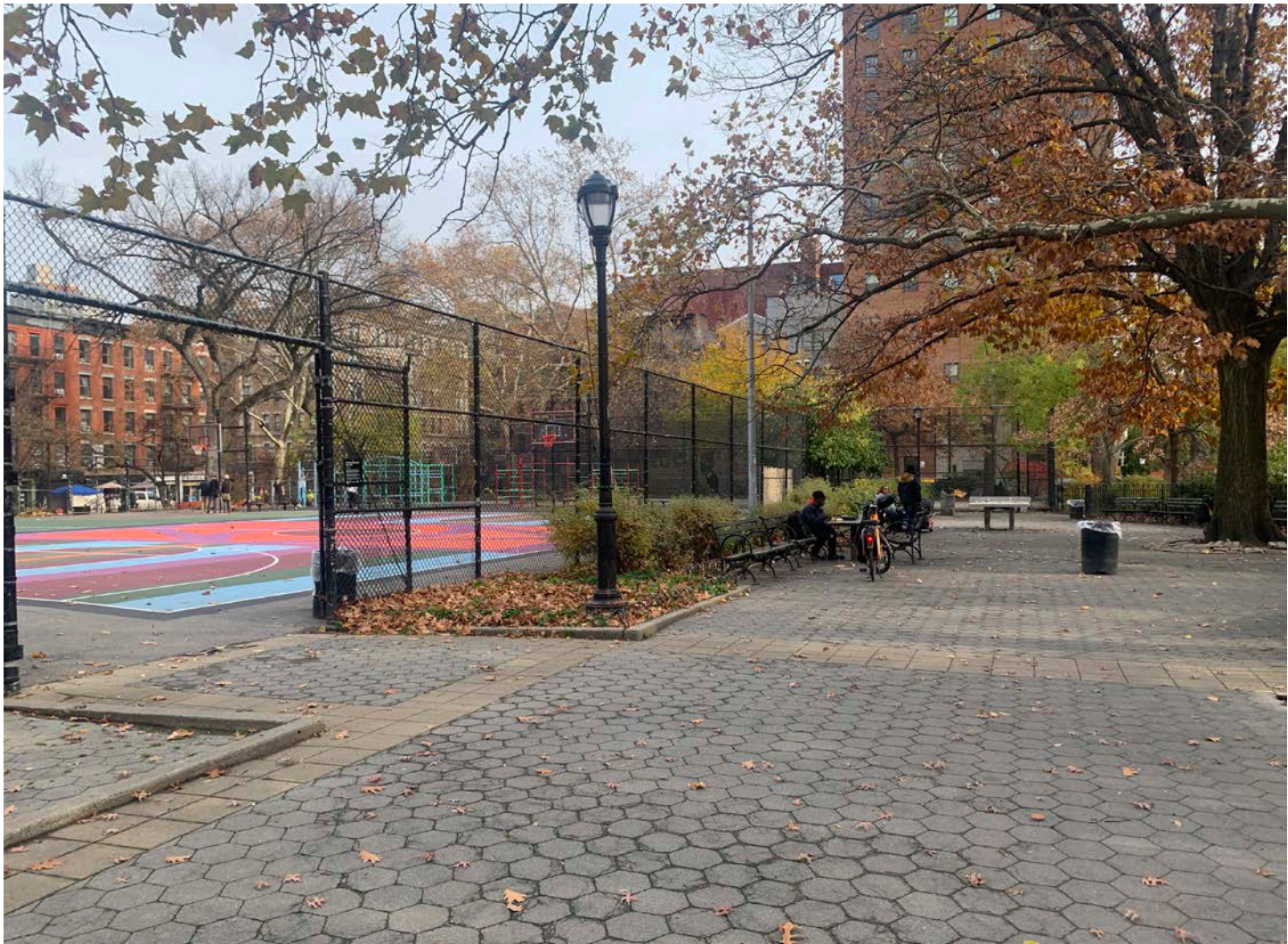
18 - Sitting Area



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19 - Sitting Area



20 - Sitting Area and Basketball Court



KEY PLAN, NTS



Fitness Blue Unit #1 Tall parallel bars with peeling paint & not ADA compliant



Fitness Blue Unit #2 with peeling paint



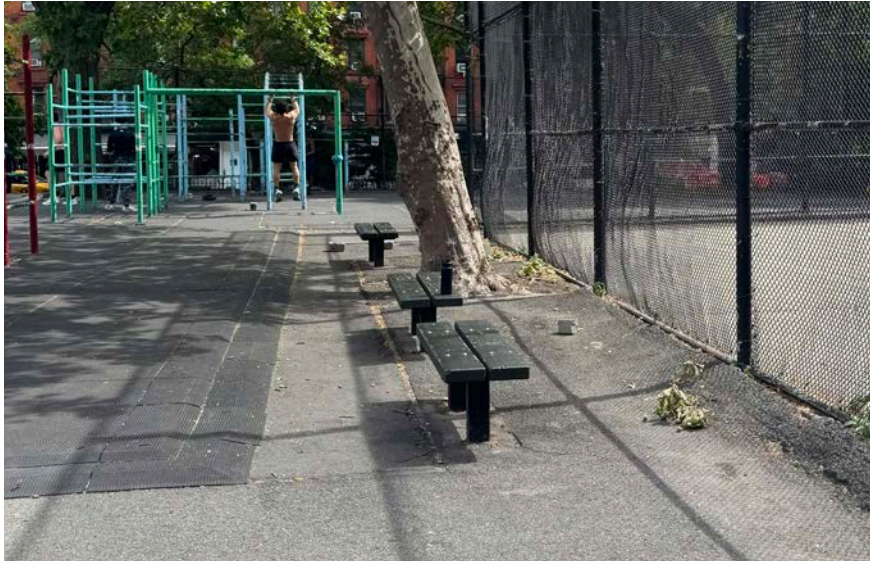
Fitness Green Unit #3 with peeling paint



Fitness Red Unit #4 with peeling paint



Loose, degrading safety surface tiles over manhole



Asphalt adjacent to fitness equipment in poor condition



Gaps in safety surface



Gaps in safety surface



Debris on overhead ladder



Loose bolt and entanglement hazard

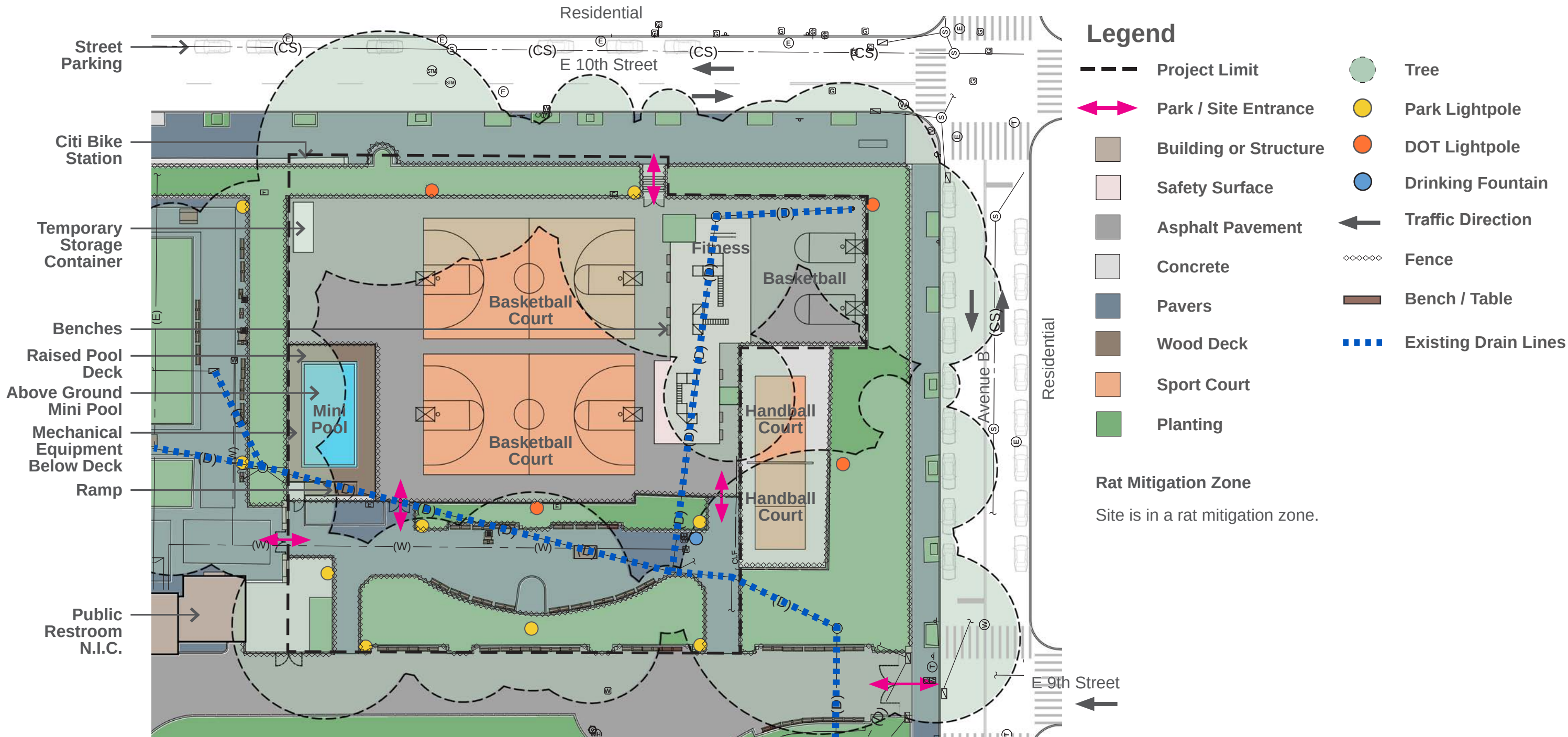


Missing bolt and rust

Existing Fitness Equipment Code Analysis:

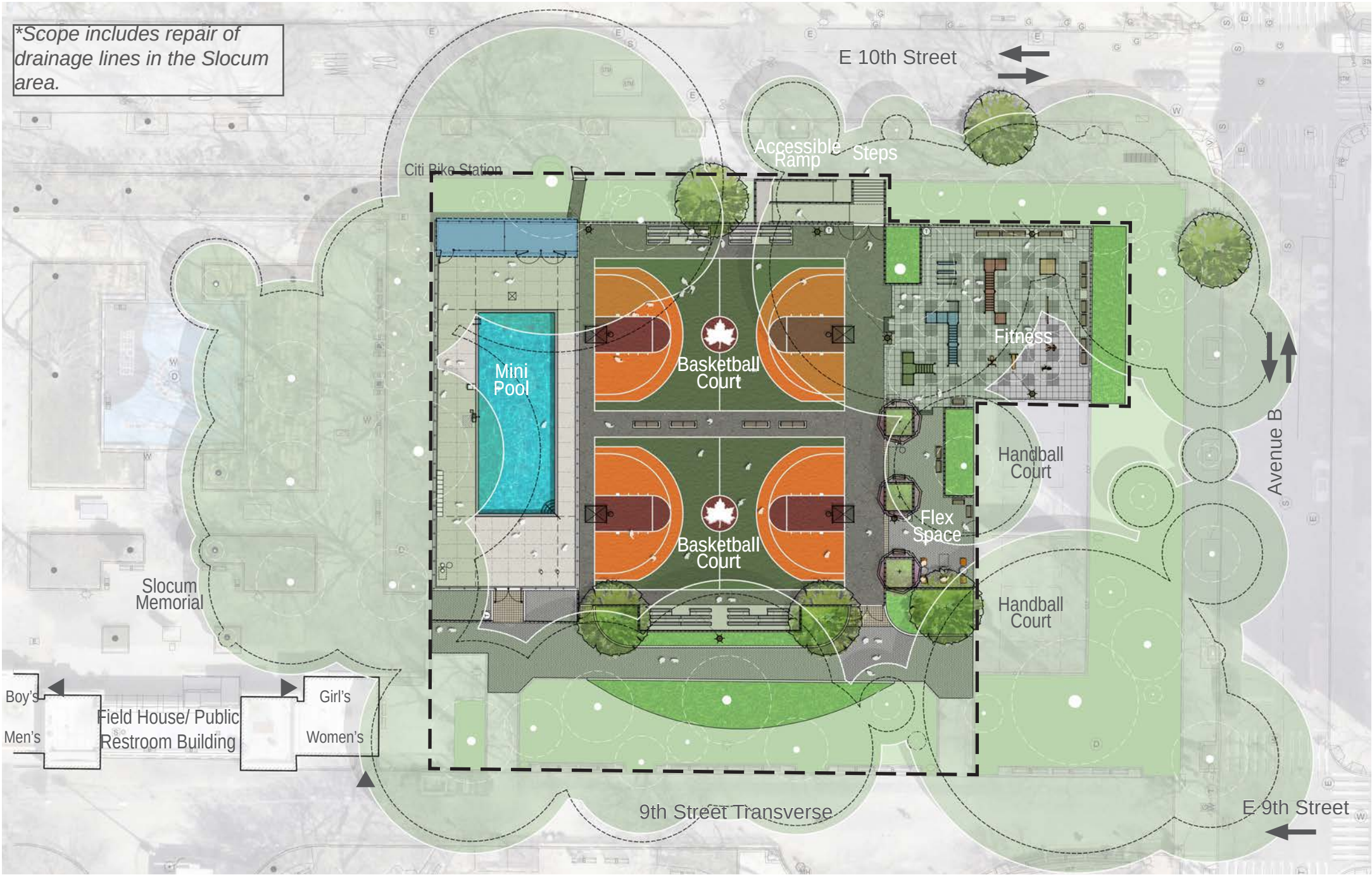
- **Lack of ADA accessible route.** (ASTM F3101 - 21a - 4, 9.2.7.1, ASTM F1951, and DOJ 2010 Standard for Accessible Design.)
- **Equipment has uneven finish with significant peeling and exposed metal. Lack of rust protection.** (ASTM F3101 - 21a - 6.1.1.)
- **Fasteners in some areas are missing, loose, or lacking corrosion protection.** (ASTM F3101 - 21a - 6.2.)
- **Structural integrity has not been determined.** (ASTM F3101 - 21a - 8)
- **Safety surface is degrading, with gaps forming from shrinkage of material and general signs of wear.**
(ASTM F1292 or F3351, per ASTM F3101 - 21a - 9.2.7.2.)
- **Lack of rectangular zones for “parking” mobility aids while equipment is in use.** (ASTM F3101 - 21a - 9.2.7.1.)
- **Lack of adequate circulation space around composite fitness structures where crowding is likely to occur.**
(ASTM F3101 21a - 9.3.4.)
- **Lack of manufacturer’s identification.** (ASTM F3101 - 21a - 12.)
- **Lack of instructional/ warning signage.** (ASTM F3101 - 21a - 13 and ASTM F1749.)
- **Lack of documentation on assembly, maintenance, and operation instructions and warnings.** (ASTM F3101 21a - 14.)
- **Lack of testing.** (ASTM F3101 - 21a - 15.)

*Note ASTM F3101 - 21a is a voluntary consensus standard and specification guide for design, manufacturing, installation, and operation of unsupervised public use outdoor fitness equipment. It is not a State or Federal requirement. It is up to the City to determine if compliance is required.

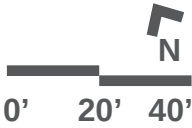


Legend

- Project Limit
- ▶ Building Entrance
- Asphalt
- Concrete
- Asphalt Hex Block Pavers To Match Existing
- Concrete Square Pavers To Match Existing
- Color Seal Coat
- Safety Surface
- Bench
- Bleacher
- Water Bottle Filler
- Drinking Fountain
- Pool Storage Cubbies
- Outdoor Shower
- Planting
- Existing Tree Canopy
- Proposed Tree
- Pool Mechanical & Staff Enclosure

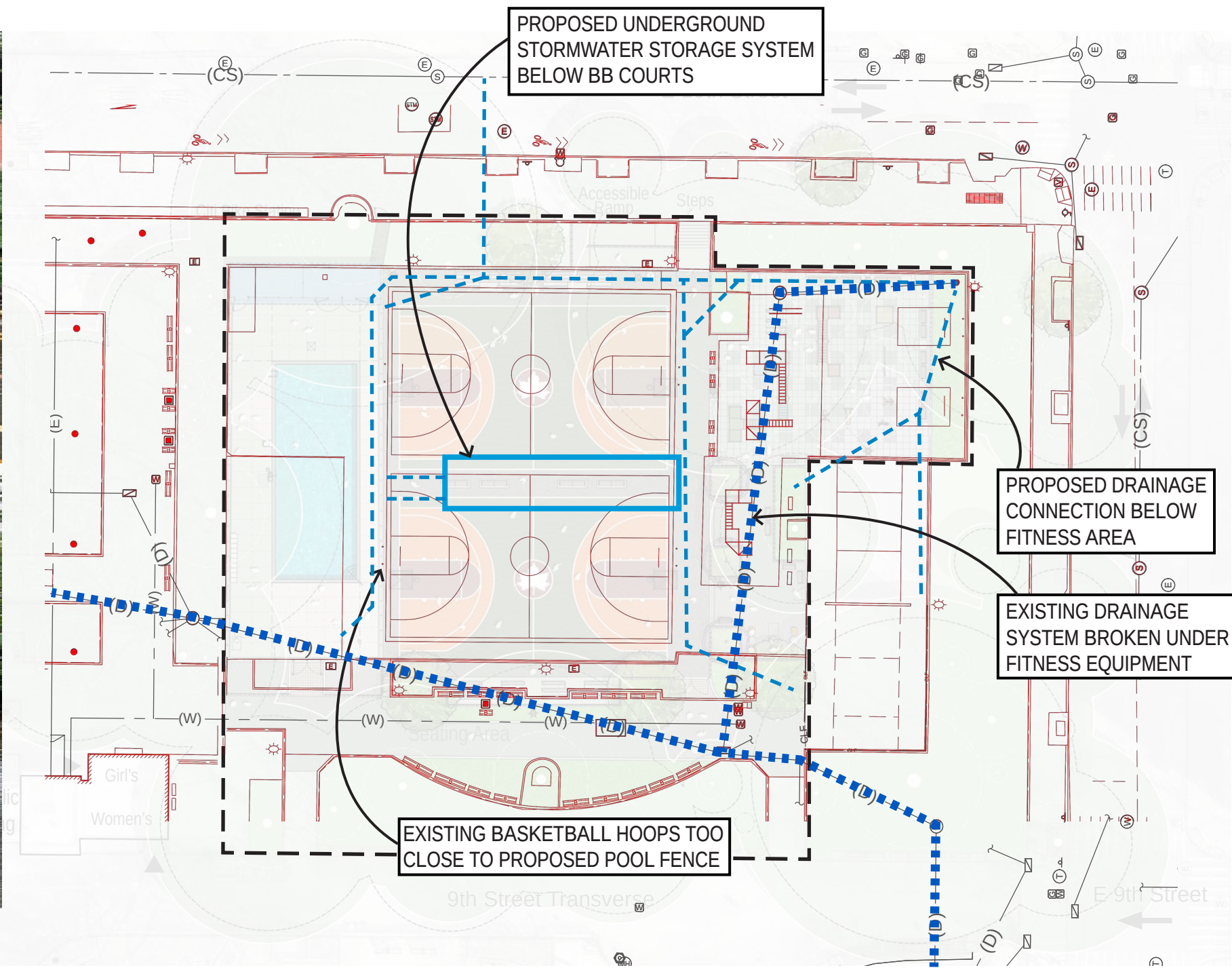


Tompkins Square Park | Schematic Plan Option 1





FLOODING AT THE PARK



Legend

- Project Limit
- Existing Conditions
- Proposed Utility Work



GREEN INFRASTRUCTURE



UNDERGROUND STORMWATER STORAGE SYSTEM

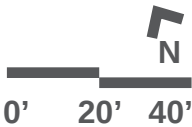


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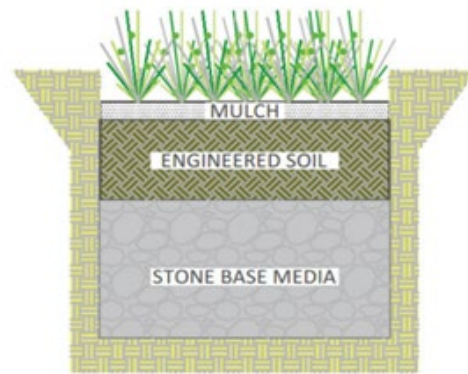


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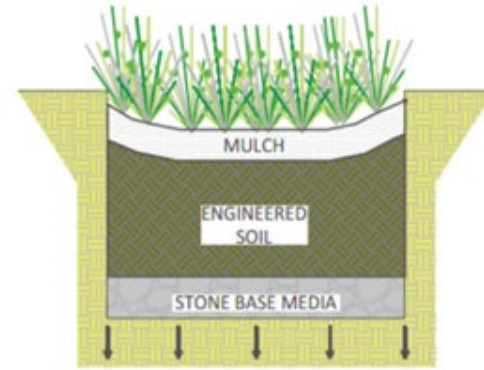
Tompkins Square Park | Schematic Plan Option 1 Design Justification



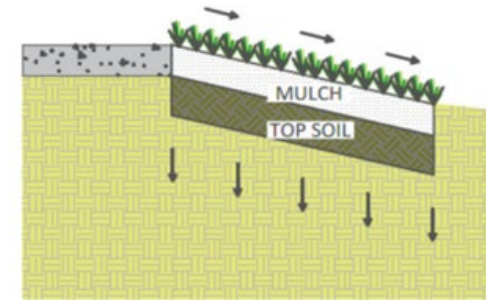
Vegetated



Bioretention Area

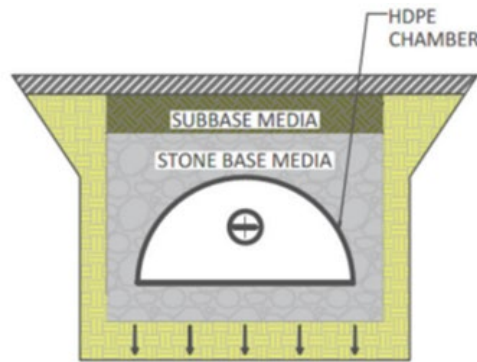


Rain Garden

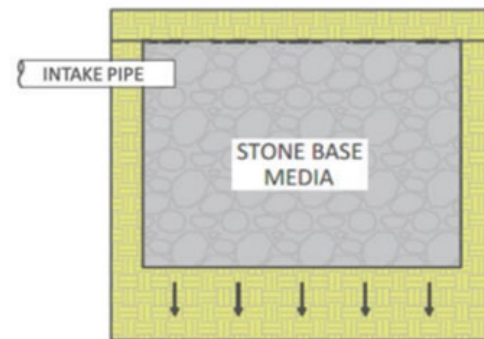


Grass Filter Strip

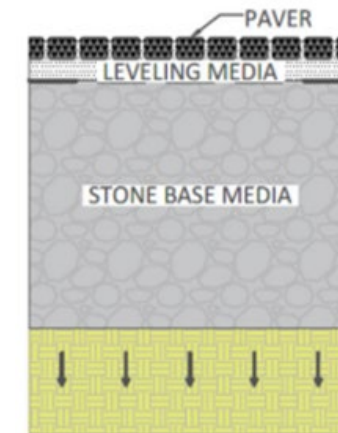
Non-Vegetated



Stormwater Gallery



Dry Well

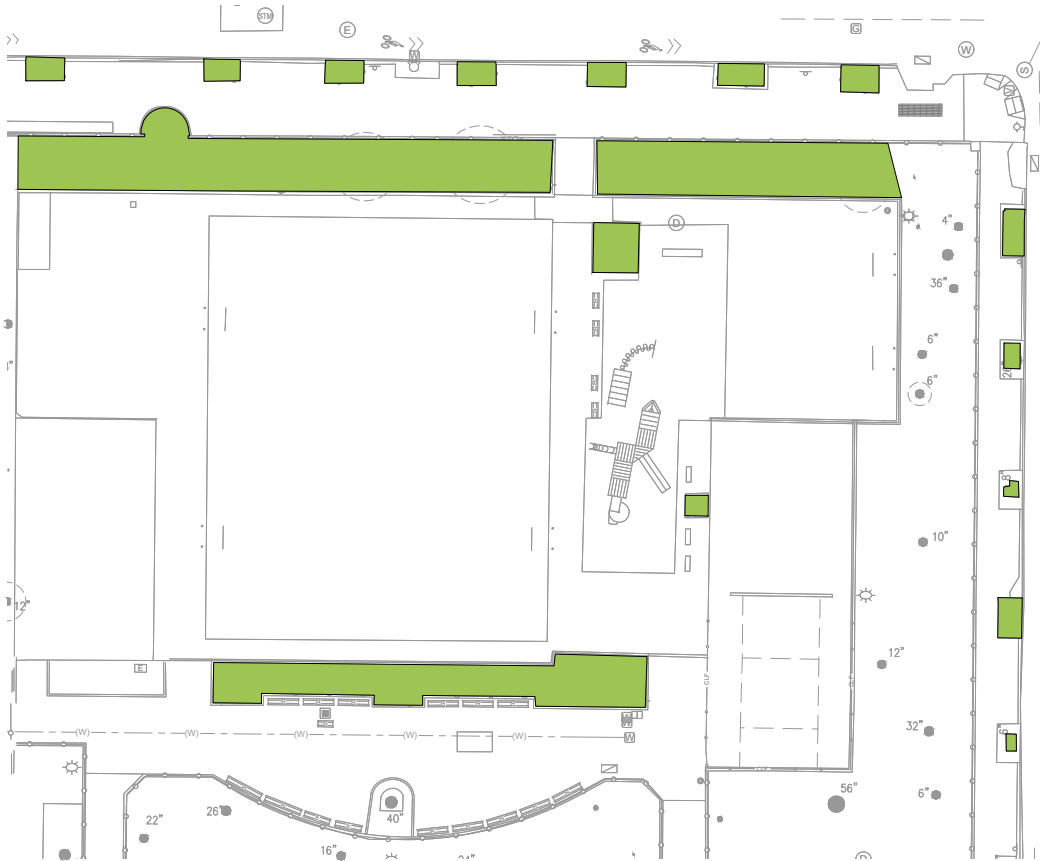


Porous Pavement

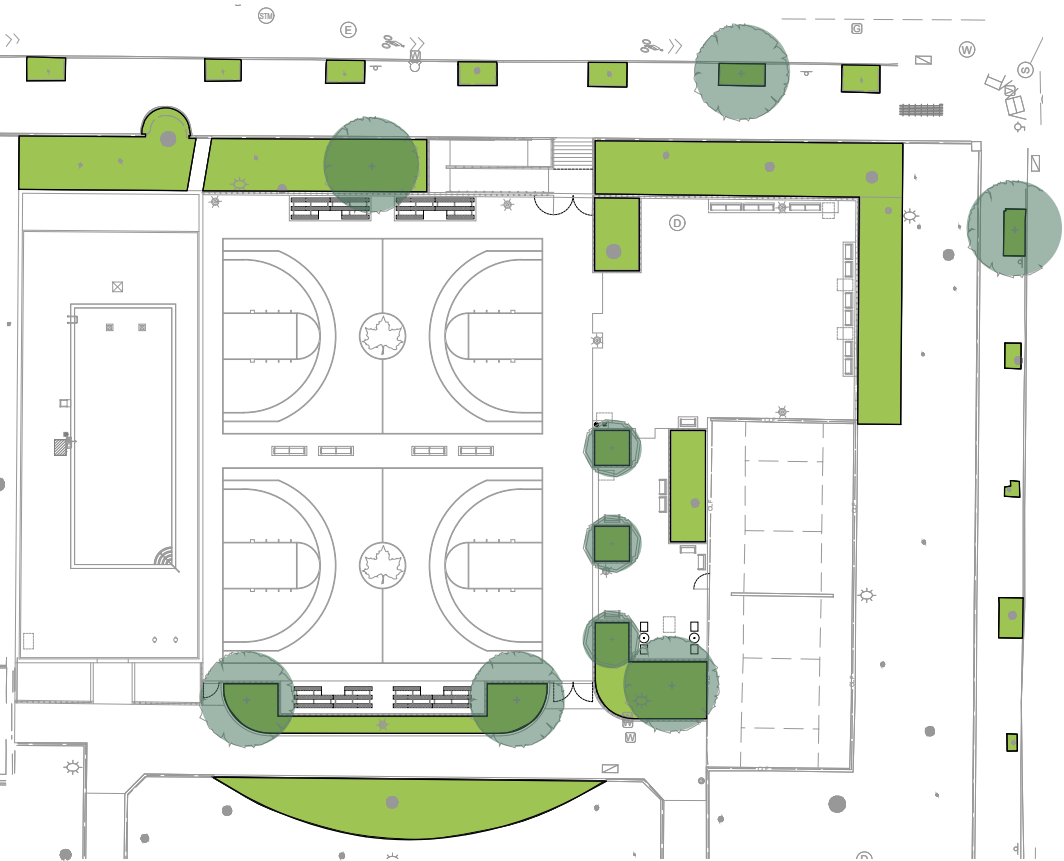
Benefits of Green Infrastructure:

1. Protect residents and properties from local flooding
2. Improve water quality
3. Reduce combined sewer overflows
4. Make the city more resilient through natural infrastructure that provides benefits such as cooling and habitat

Total Project Area: 48,360 SF



Existing Permeability: 10% (4,865 SF)



Proposed Permeability: 13.5 % (6,524 SF)

Legend

 PLANTED/ NATURAL TURF AREA (6,524 SF)

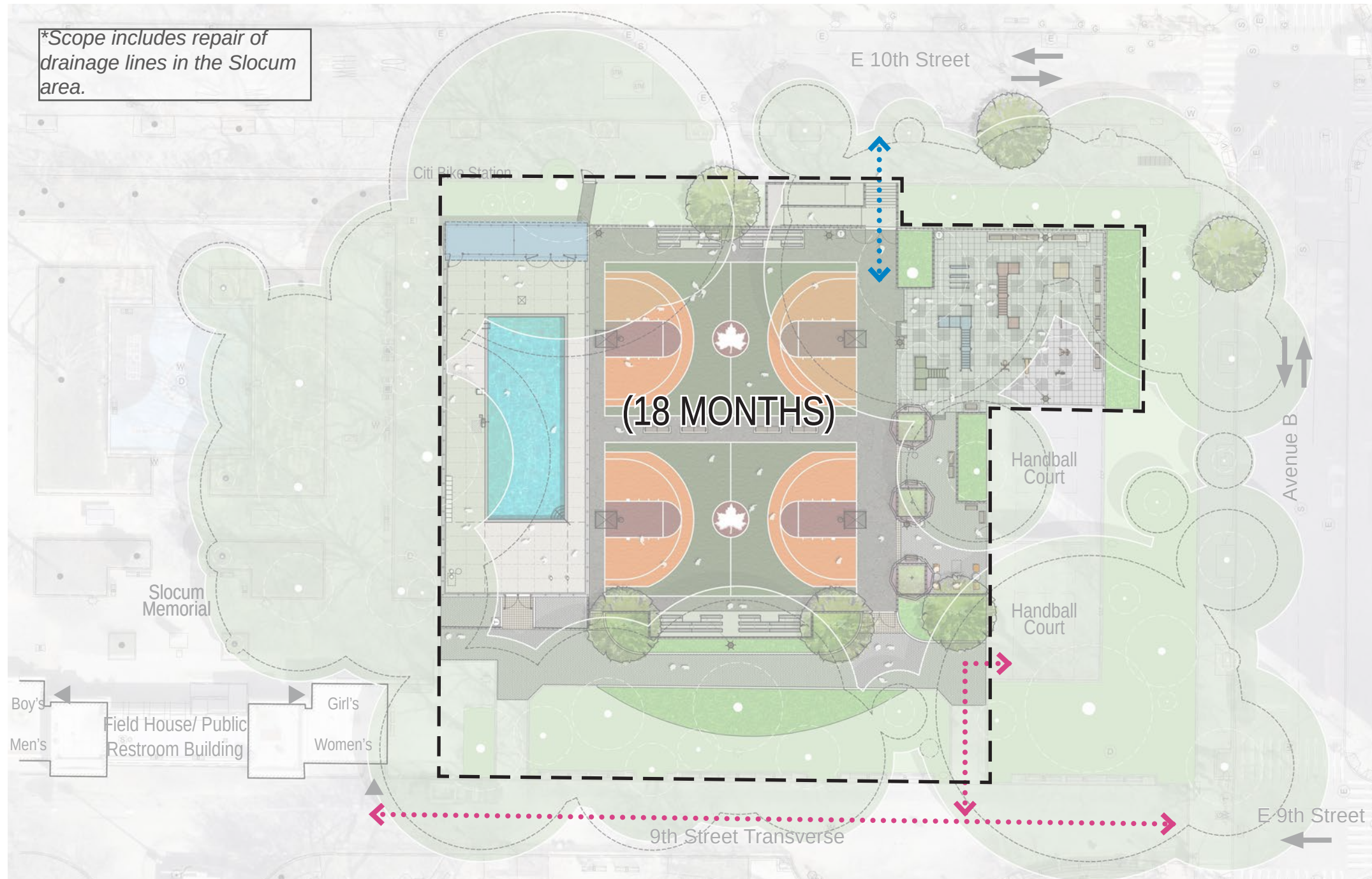
SF of areas noted above are for proposed conditions.

Sustainable Practices

- Use recycled content material
- Preserve existing tree canopy
- Use of LED luminaires for Pedestrian Path Lighting
- Use recycled plastic lumber instead of traditional lumber
- Use site appropriate resilient plant material

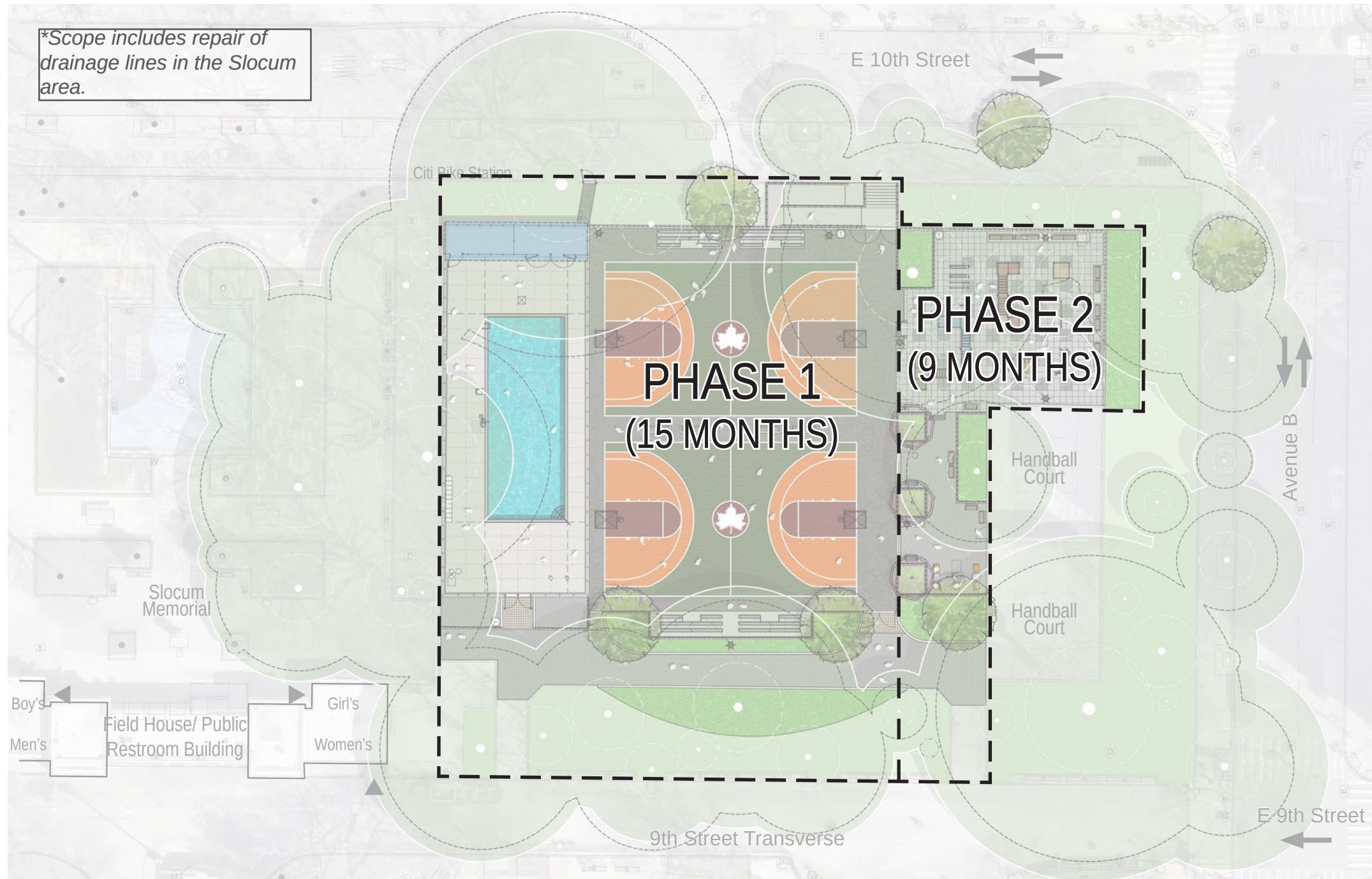
DEP Unified Stormwater Rule (USWR) Requirement

USWR stormwater management and permitting is required for this project. USWR is required because the project is anticipated to disturb greater than 20,000 SF of soil during construction.



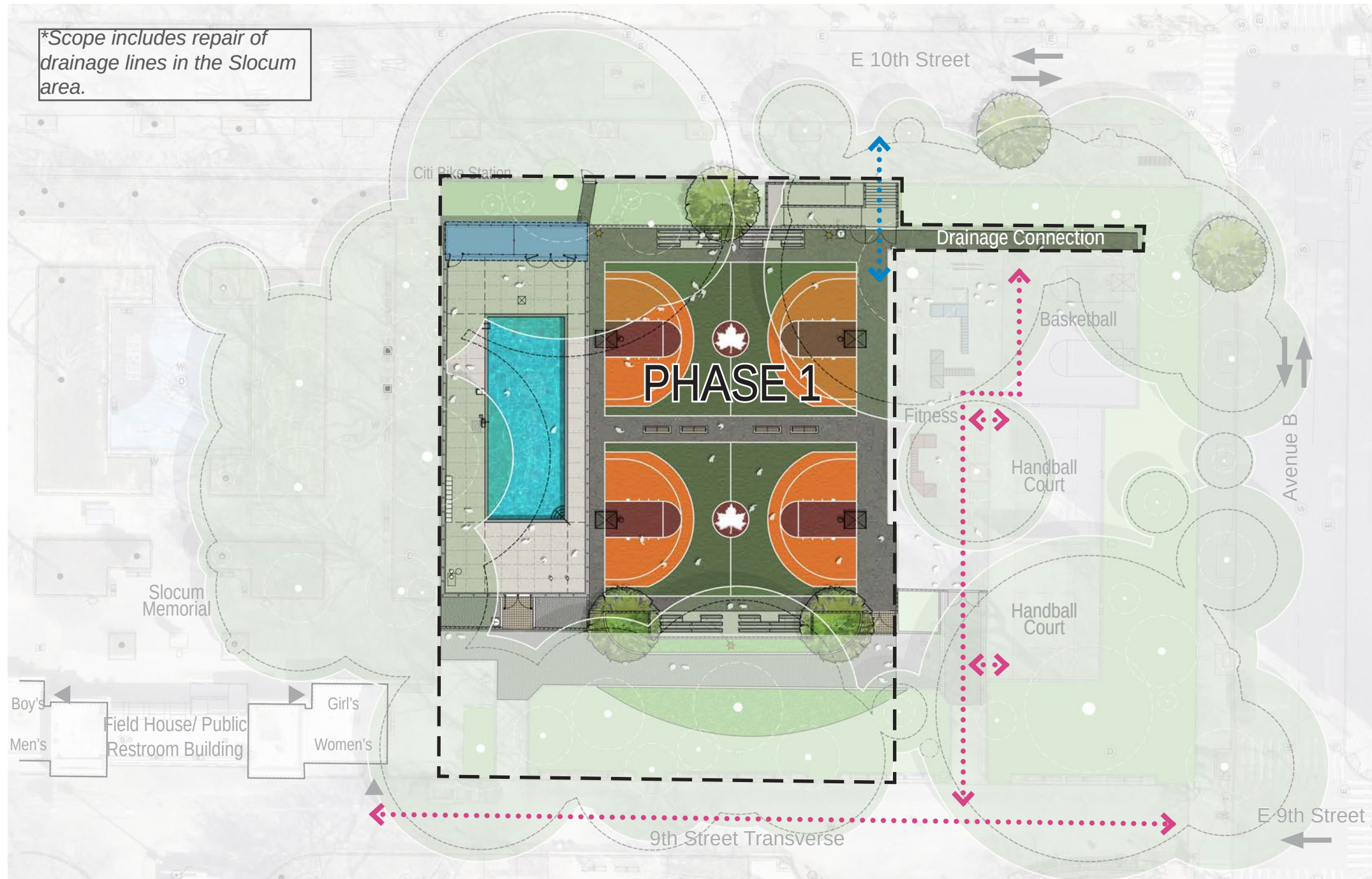
Legend

- Project Limit
- ◀...▶ Public Access
- ◀...▶ Construction Access (with Movable Construction Fence)



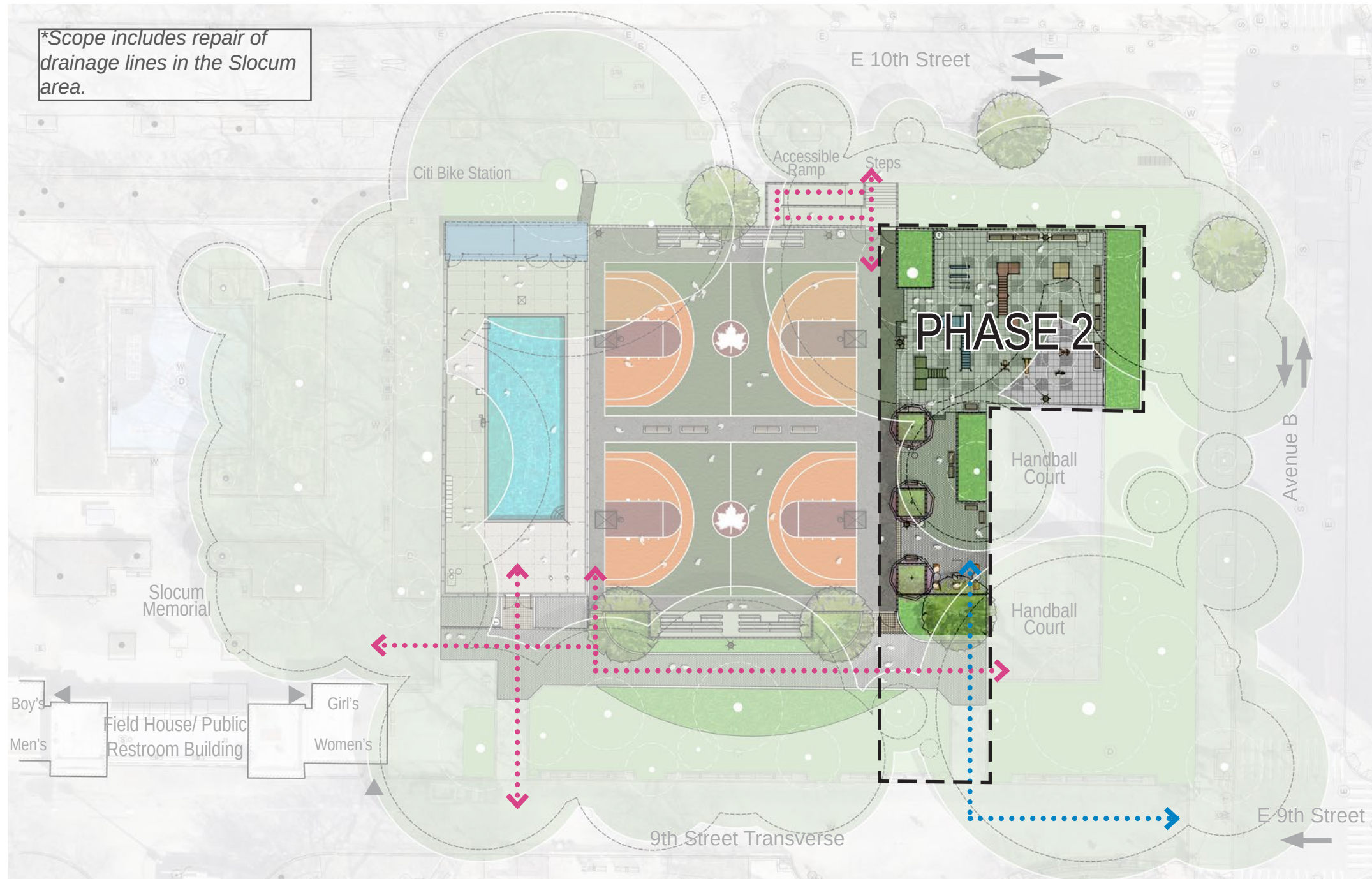
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- Planting
- Existing Tree Canopy
- Proposed Tree
- Pool Mechanical & Staff Enclosure



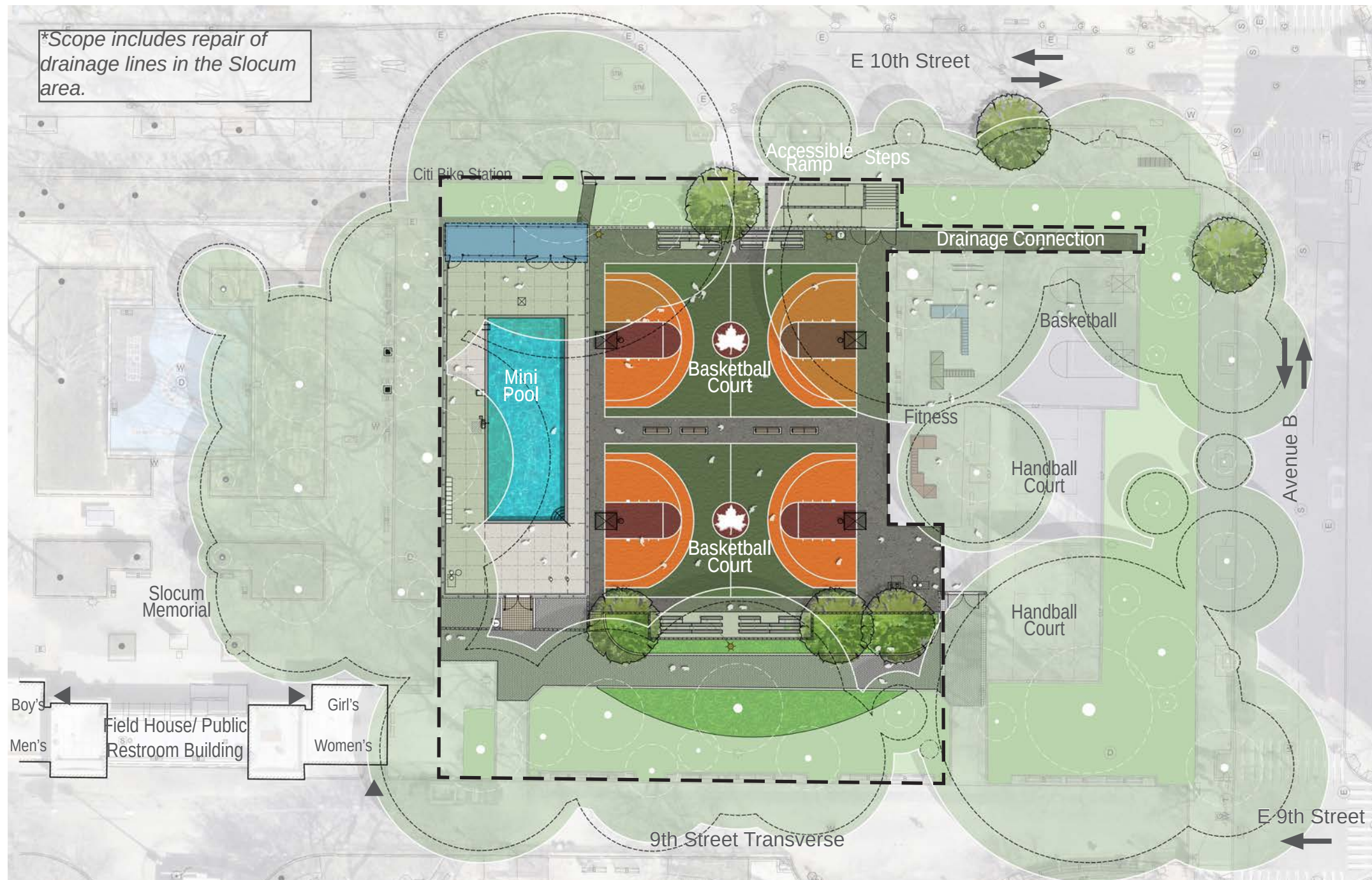
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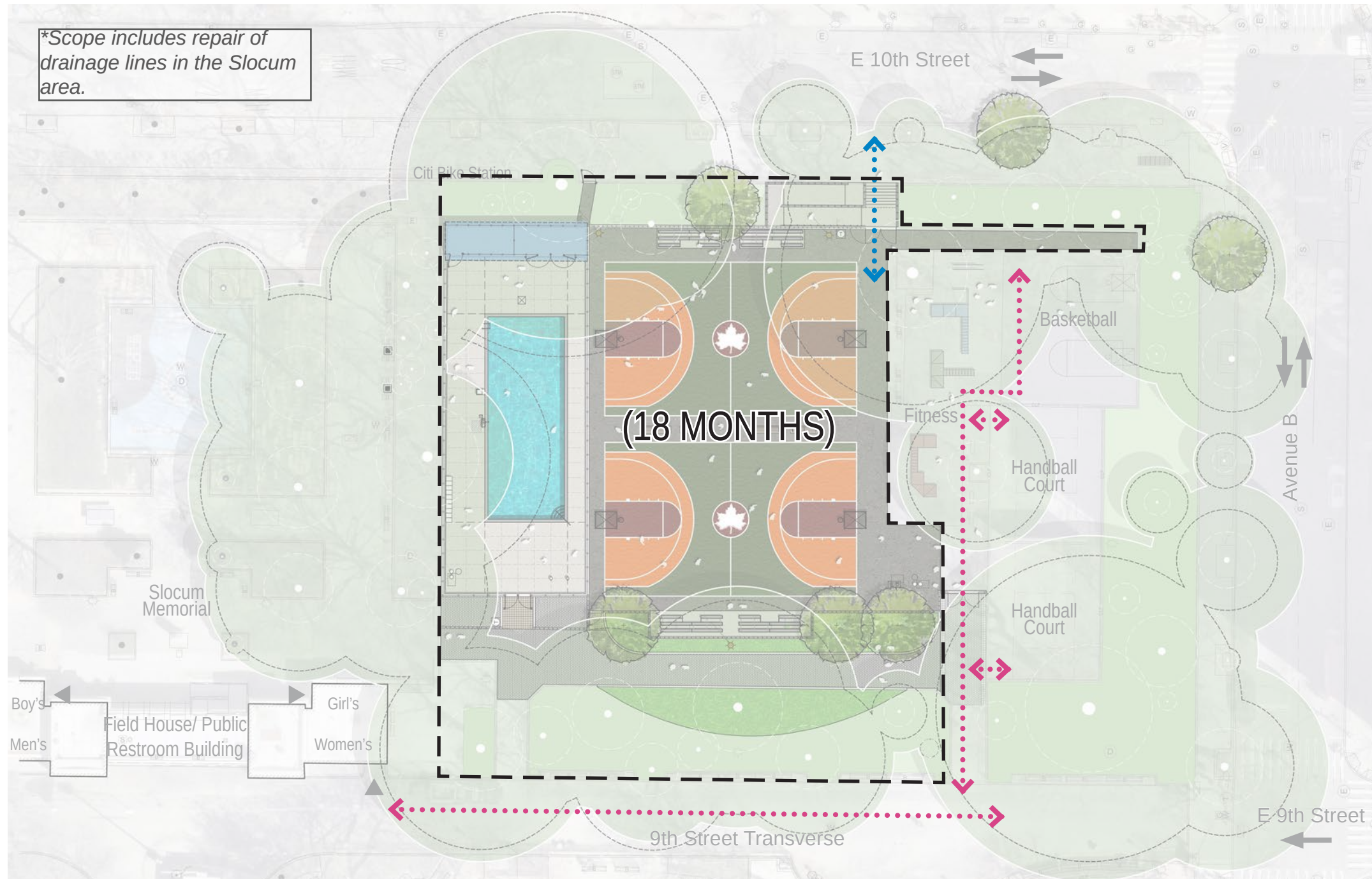
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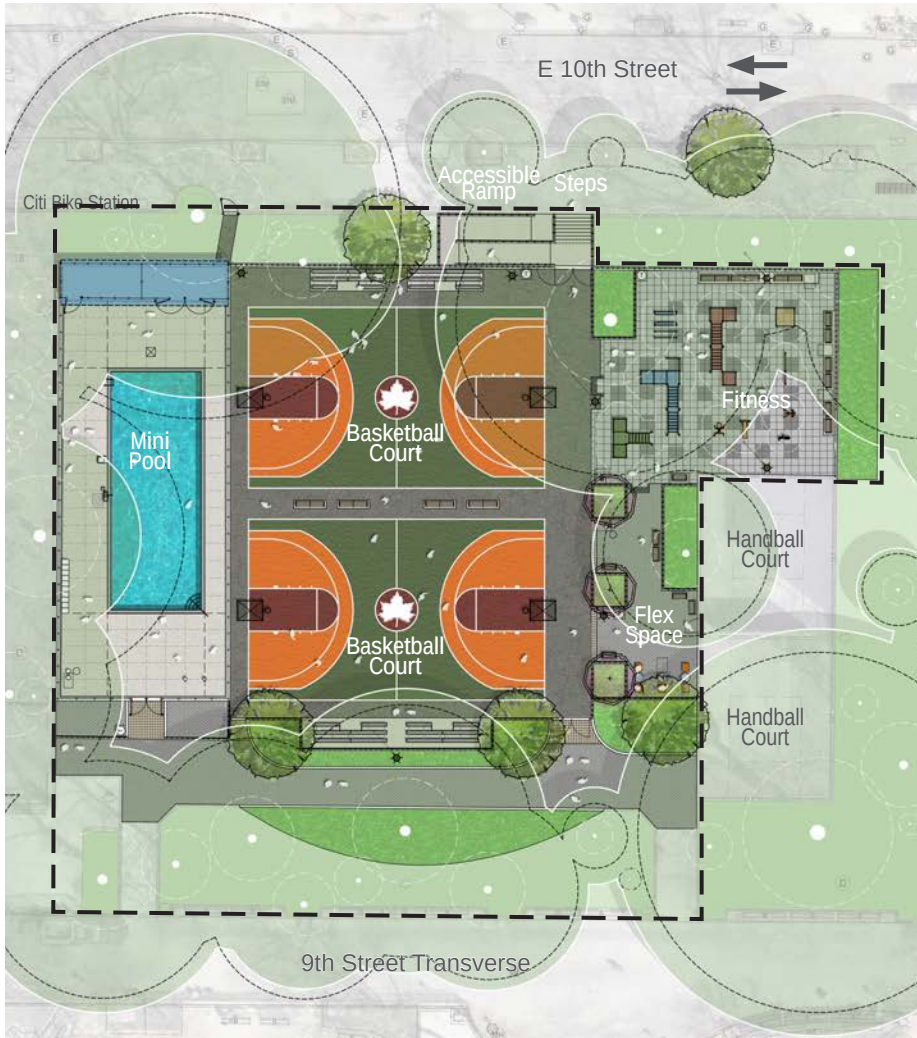
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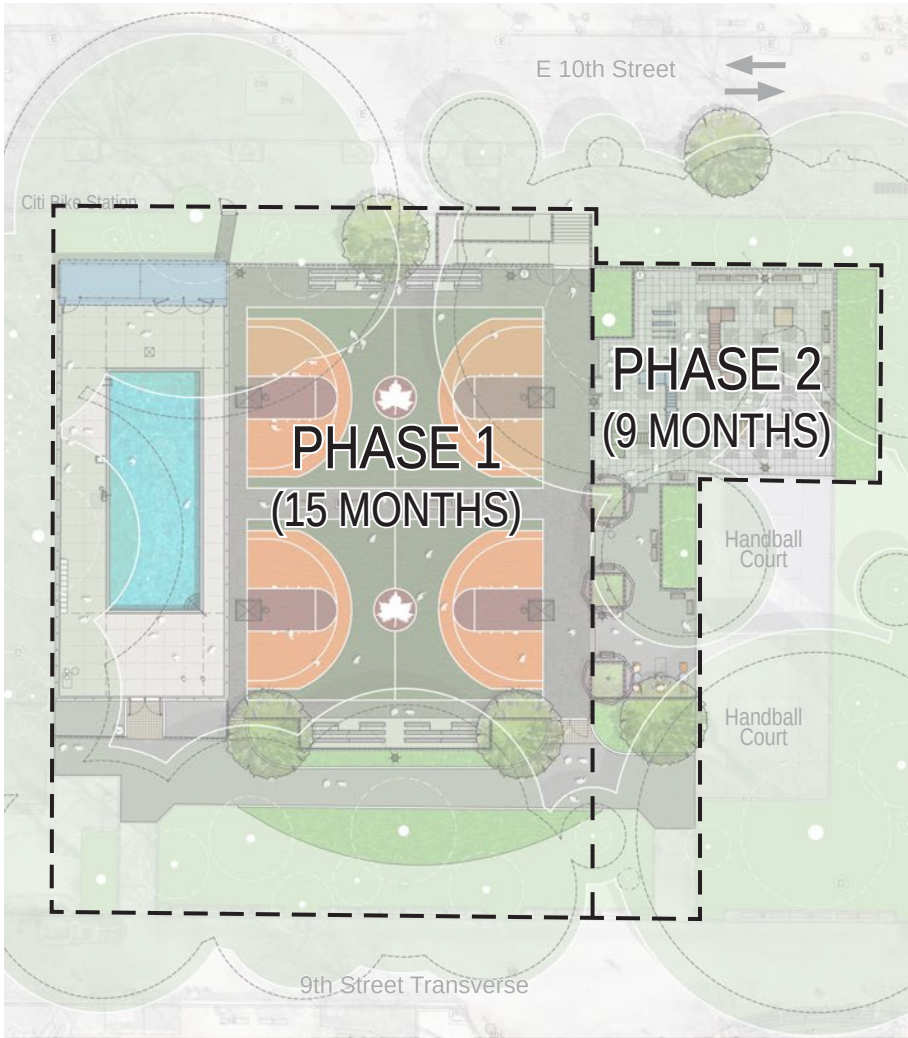


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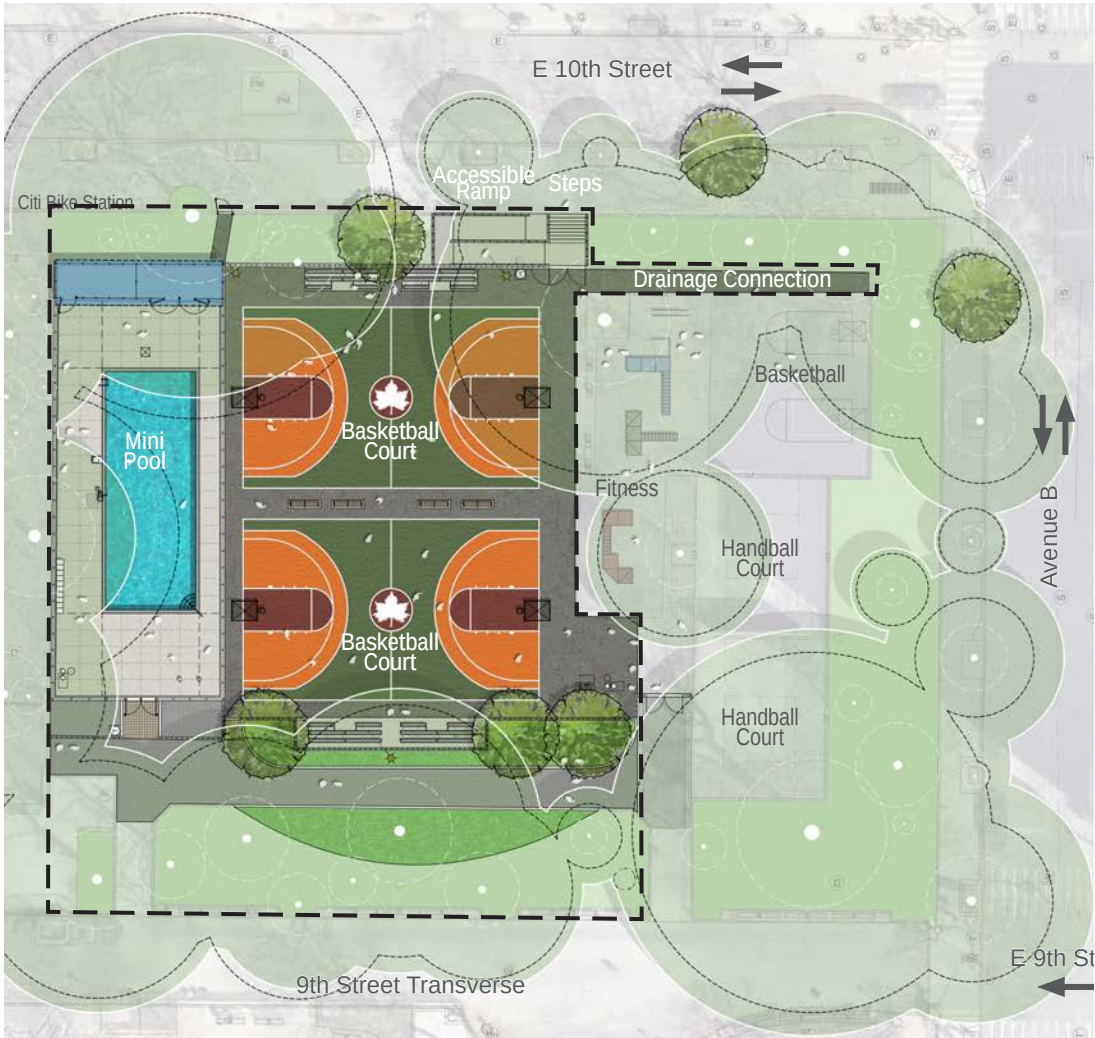
- Project Limit
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- ◀...▶ Construction Access



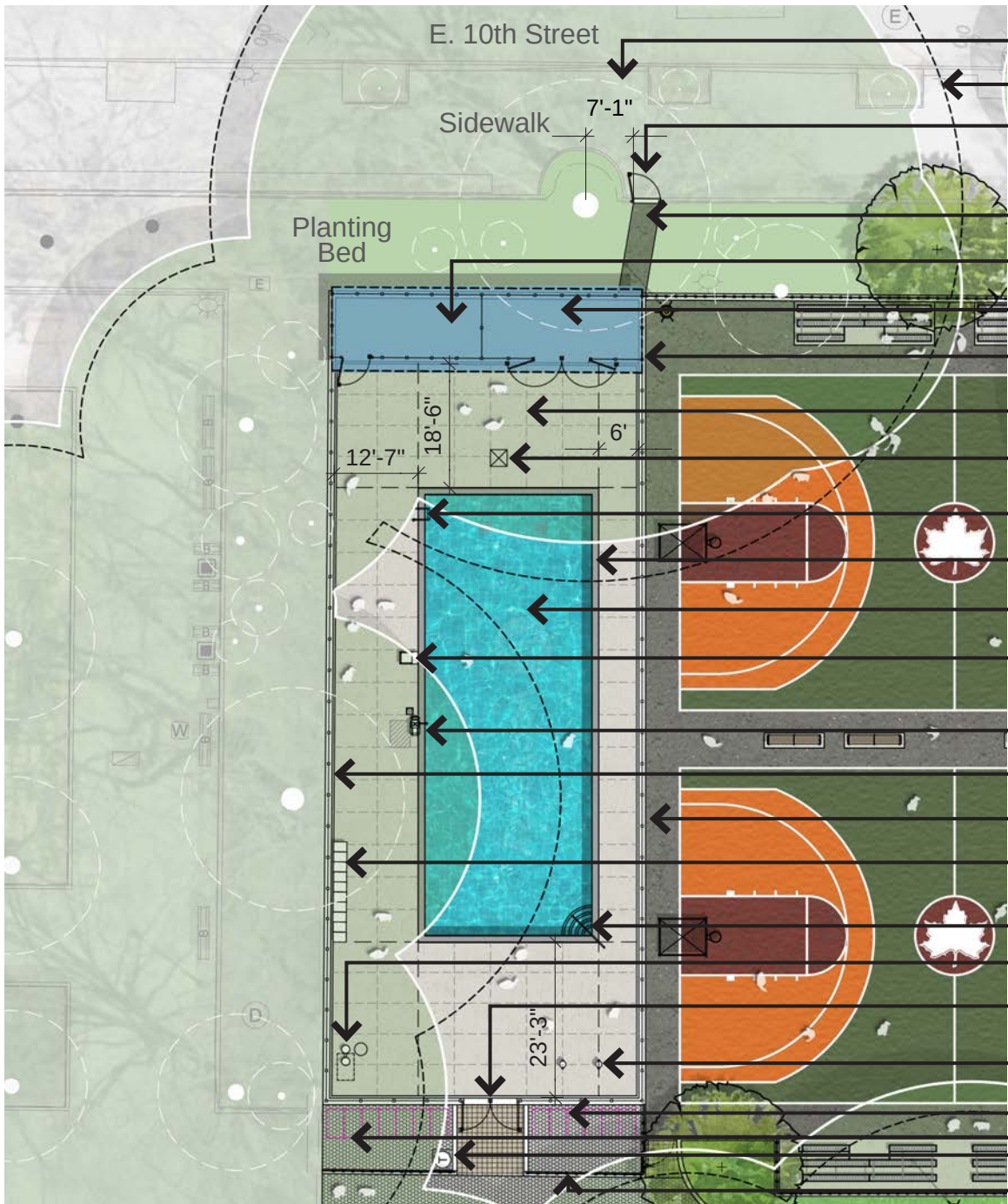
Option 1 - 18 Months



Option 2 - Full Site Phased - 24 Months

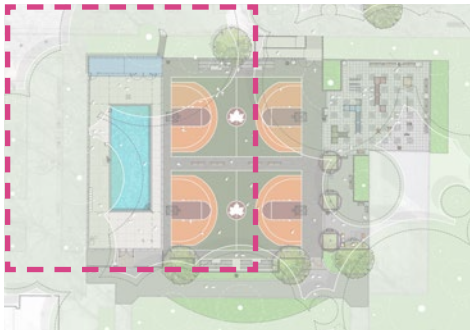


Option 3 - Partial Site, Excluding Fitness Area - 18 Months



- Existing Tree Structural Root Zone
- Existing Tree Critical Root Zone
- Single Gate for Steel Fence
- Asphalt Maintenance Path (4' W; 18% slope)
- Staff Enclosure (22' L x 10' W)
- Pool Mechanical Enclosure (23' L x 10' W)
- Steel Louvered Enclosure
- Concrete Pool Deck w/ Perimeter Trench Drain
- Surge Tank Hatch
- Pool Ladder
- Pool Gutter Grating
- In-ground Mini-Pool (66' L x 25' W x 3' D)
- Elevated Lifeguard Chair
- ADA Pool Lift
- Decorative Steel Fence (8' HT) w/ Towel Hooks at Posts
- Decorative Steel Fence (8-12' HT)
- Pool Storage Cubbies
- Pool Stairs & Handrail
- Drinking Fountain - Type E Hi-Lo
- Pool Entrance Gate (Split Gate Panels, Self-Closing & Latching)
- Outdoor Shower (2)
- Stroller Parking (13 Spots) on Asphalt Block Pavers
- Trash Receptacle
- Single Pipe Rail Fence

- Pool Design Info.:**
- In-Ground Pool Size: 1,650 S.F. (66 bathers)
 - Pool Deck Size: 3,110 S.F.
 - Pool Under Tree Canopy: 22%



KEY PLAN, NTS



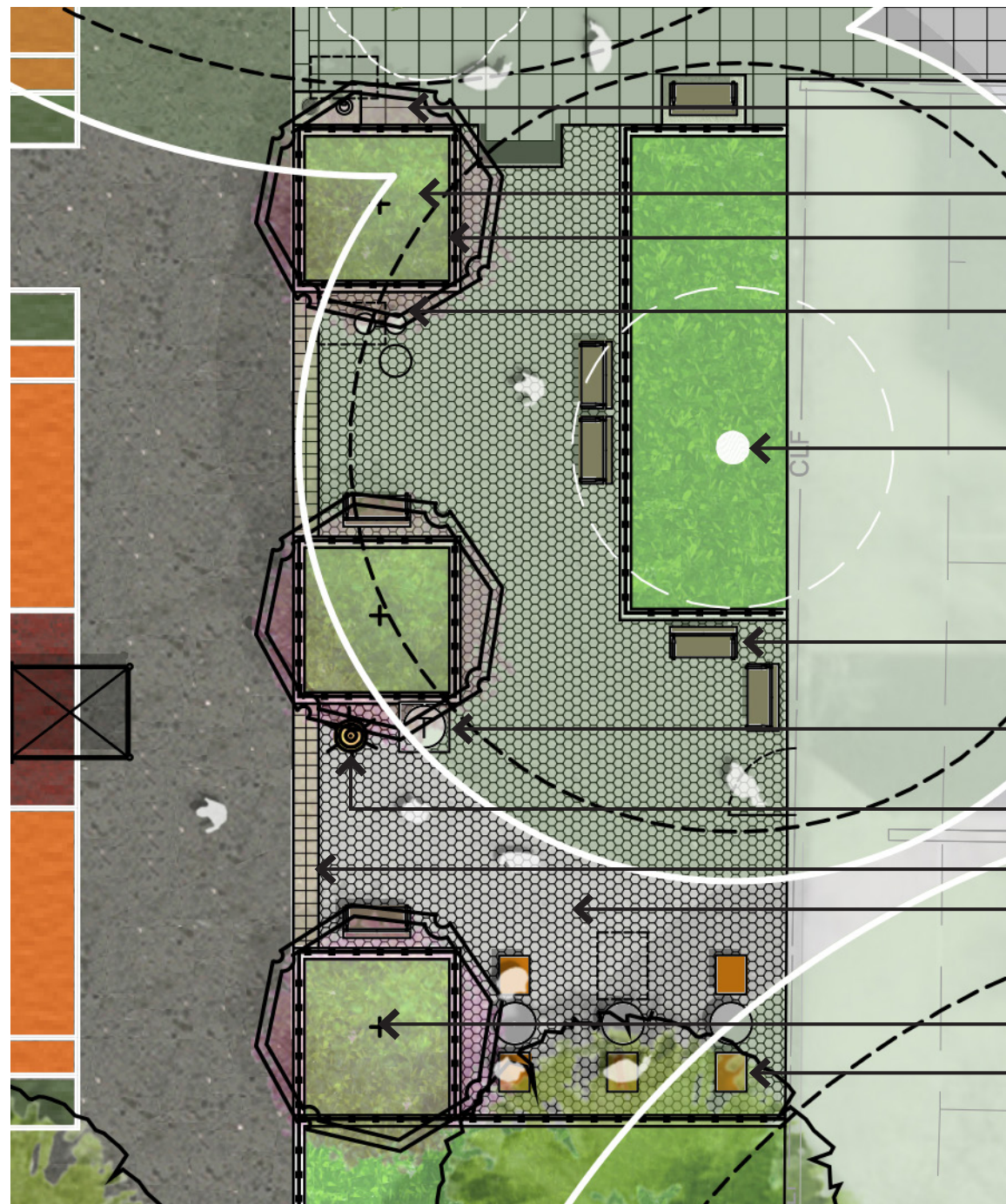
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Tompkins Square Park | Mini-Pool Enlargement Plan





Water Bottle Filler

Planting Bed

Single Pipe Rail Fence

Drinking Fountain - Type E Hi-Lo

Existing Tree

Bench (4' L)

Trash Receptacle

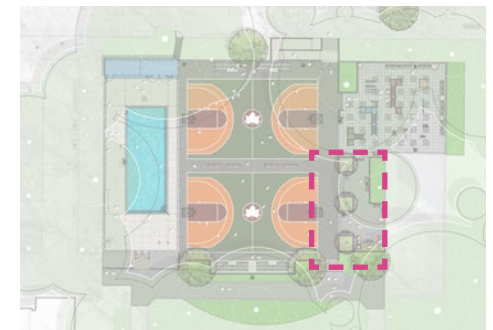
Type B Luminaire & Pole

Concrete Unit Pavers - Square

Asphalt Block Pavers - Hex

Ornamental Tree

Cafe Table & Chairs



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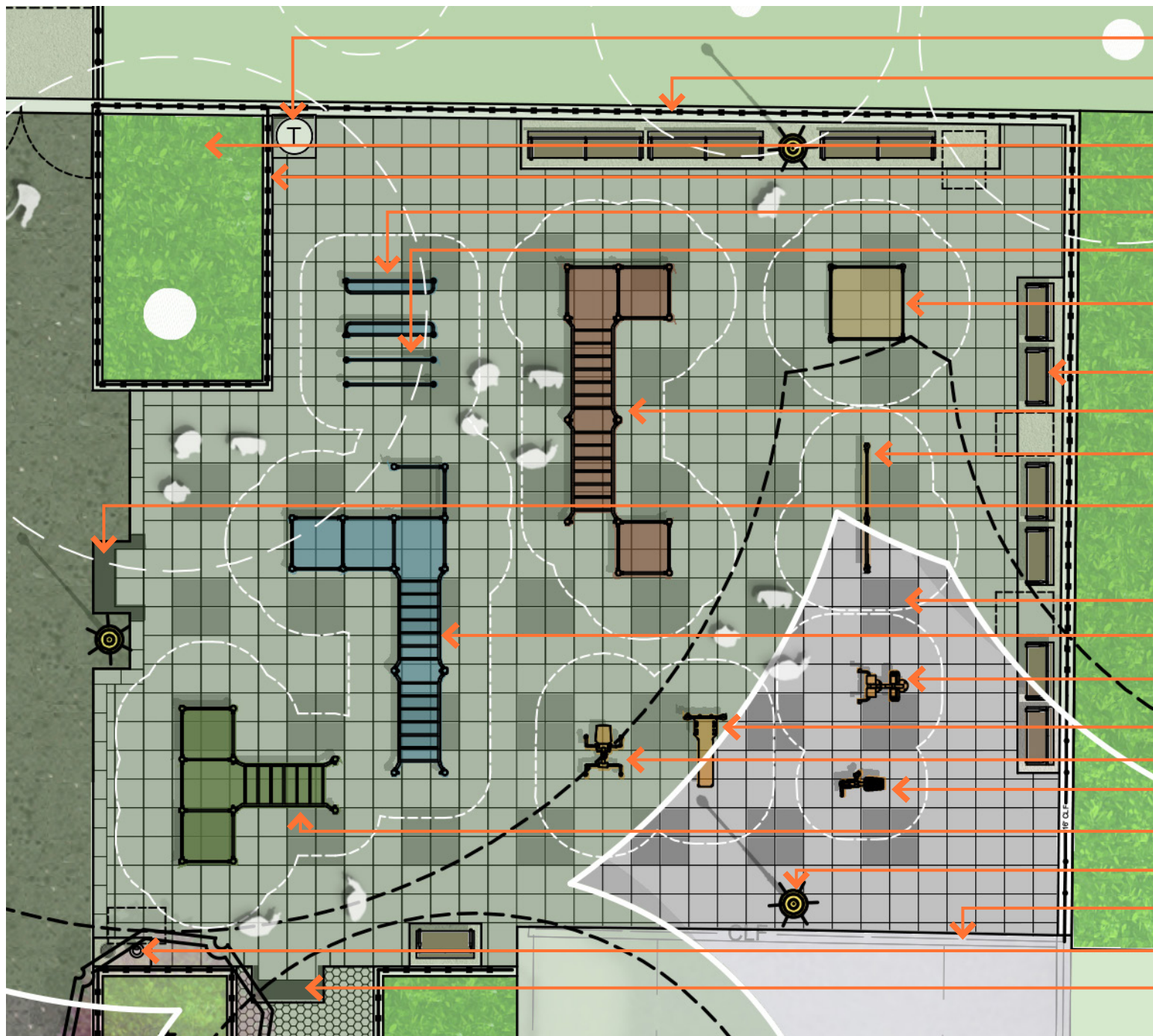
NYC Parks



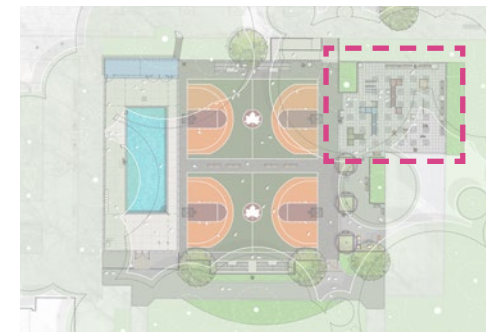
LANDSCAPE ARCHITECTURE + ASSOCIATES, LLC.
Landscape Architecture | Site Planning | Urban Design

Tompkins Square Park | Option 1 Flex Space Enlargement Plan





- Trash Receptacle
- Steel Fence (2.5' HT)
- Planting Bed
- Single Pipe Rail Fence
- Fitness Equipment - Inclusive Parallel Bars
- Fitness Recreation Unit #1 - Parralel Bars
- Fitness Equipment - Inclusive Pull Up Bars
- Bench (4' L)
- Fitness Recreation Red Unit #4 - Bars Unit
- Fitness Equipment - Inclusive Pull Up Bars
- Safety Surface Tile Ramp
- Safety Surface Tile - Dark Grey
- Fitness Recreation Blue Unit #2 - Bars Unit
- Fitness Equipment - Inclusive Double Chest Press
- Fitness Equipment - Sit Up Bench
- Fitness Equipment - Lower Back Bench
- Fitness Equipment - Arm Bike
- Fitness Recreation Green Unit #3 - Bars Unit
- Type B Luminaire & Pole
- Existing Chain-Link Fence (16' HT)
- Water Bottle Filler
- Safety Surface Tile Ramp



KEY PLAN, NTS



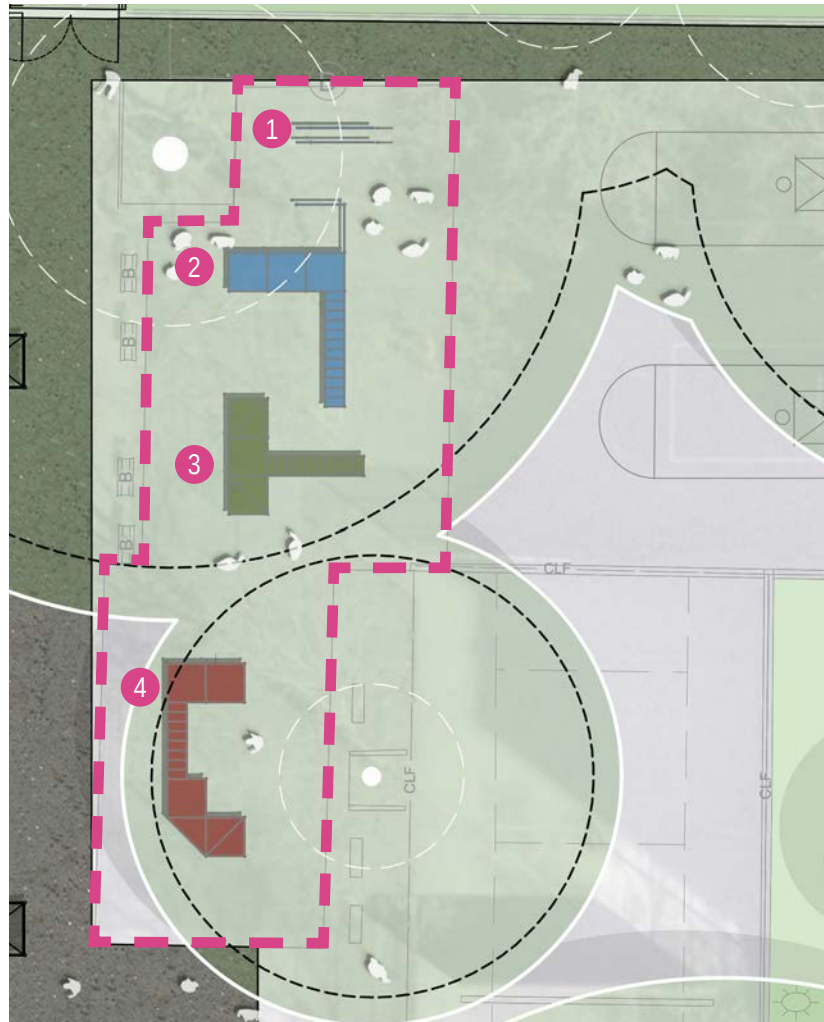
NYC Parks



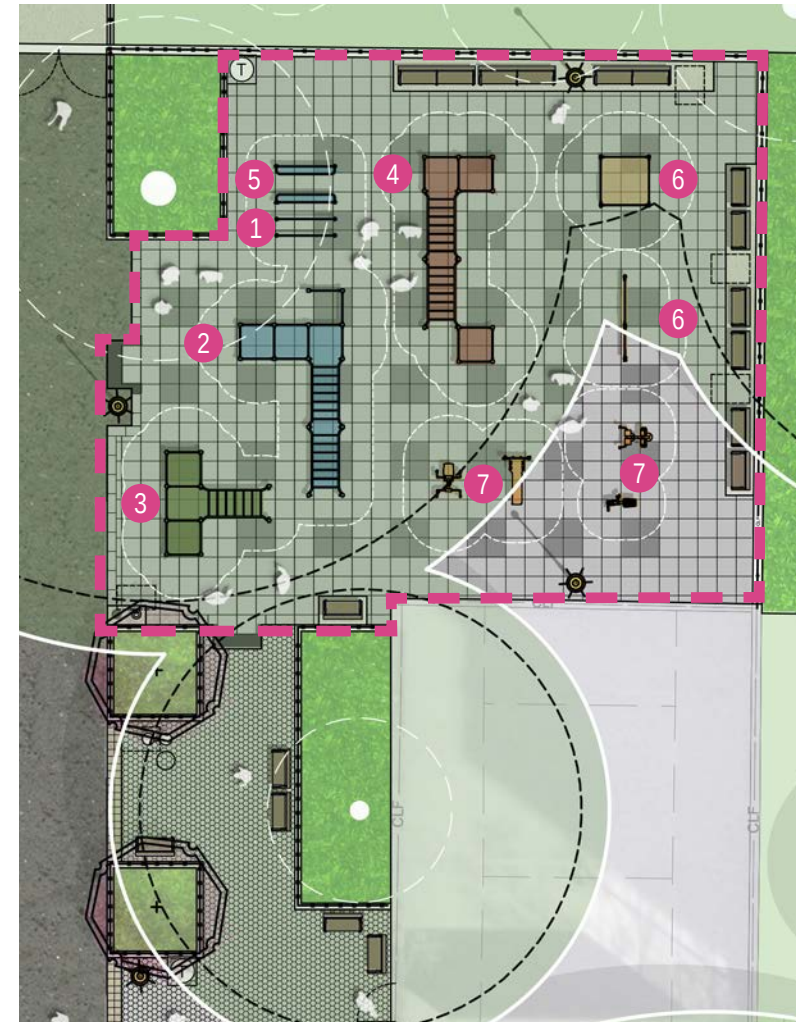
Tompkins Square Park | Option 1 Fitness Enlargement Plan







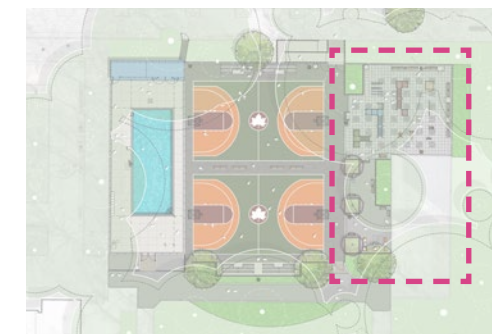
Existing - 2,400 Square Feet



Proposed - 3,600 Square Feet

Legend

- 1 Tall Parallel Bars
- 2 Blue Unit
- 3 Green Unit
- 4 Red Unit
- 5 Additional Parallel Bars
- 6 Additional Pull Up Bars
- 7 Additional Accessible Equipment



KEY PLAN, NTS

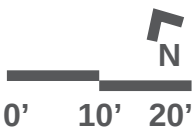


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Tompkins Square Park | Existing and Proposed Fitness Comparison





Legend

FENCE GATE OR PORTAL

EXISTING FENCES (x = HEIGHT)

CLF

WROUGHT IRON

STEEL

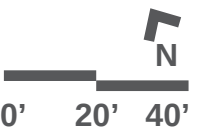
WICKET



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Tompkins Square Park | Existing Fence Diagram





Asphalt Pavement



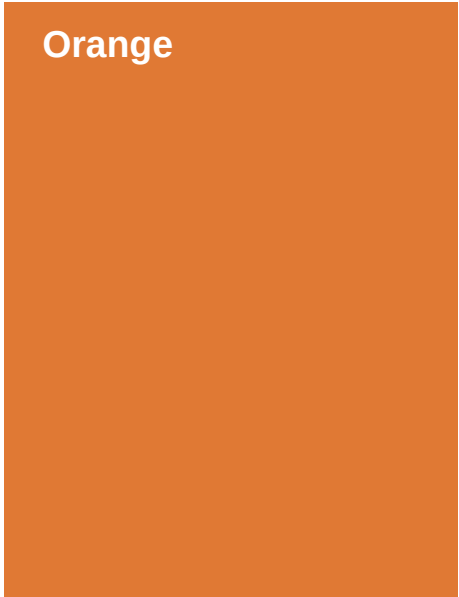
Asphalt Hex Block Pavers & Concrete Square Pavers to Match Existing



Green



Dark Red



Orange

Color Seal Coat at Sport Courts



Safety Surface



Dark Grey



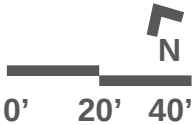
Light Grey



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Tompkins Square Park | Pavements





1939 World's Fair Bench



Cafe Table (30" Diameter) & Chairs



Riverside Luminaire
Type B Pole



Double-Post Basketball Backstop



Bottle Filler



Type E Drinking Fountain



Pool Shower



Bleacher



Garden Rail Fence



4' Ht. Steel Fence



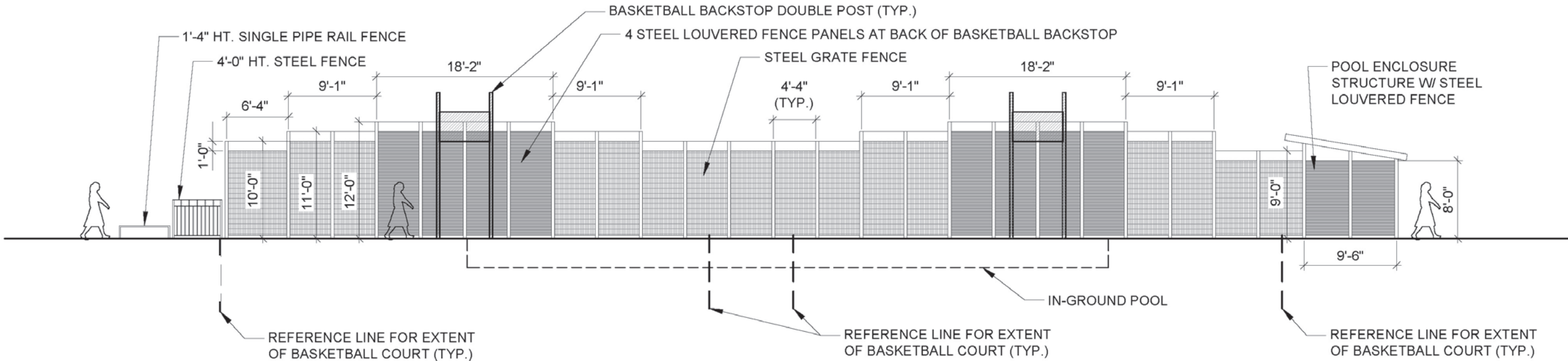
Steel Louvered Fence



Steel Grate Fence



Chain Link Fence



Decorative Steel Fence at Pool East Elevation



***Acer rubrum**
Red Maple



***Cercis canadensis**
Eastern Redbud



***Cornus sericea 'Kelsey'**
Redtwig Dogwood



***Amelanchier arborea**
Serviceberry



***Ilex glabra 'Gem Box'**
Gem Box Inkberry Holly



Helleborus argutifolius 'Silver Lace'
Corsican Hellebore



***Heuchera 'Bronze Wave'**
'Bronze Wave' Coral Bells



***Heuchera 'Caramel'**
'Caramel' Coral Bells



Bird's eye view looking northeast



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Tompkins Square Park | Option 1 Perspective Rendering



Bird's eye view looking west



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Tompkins Square Park | Option 1 Perspective Rendering



View looking into pool area from entry gate



View from walkway near 9th Street transverse



Tompkins Square Park | Option 1 and 2 Perspective Rendering



View from top of step/ramp at park entrance on E. 10th Street.



Tompkins Square Park | Option 1 and 2 Perspective Rendering



View from basketball courts



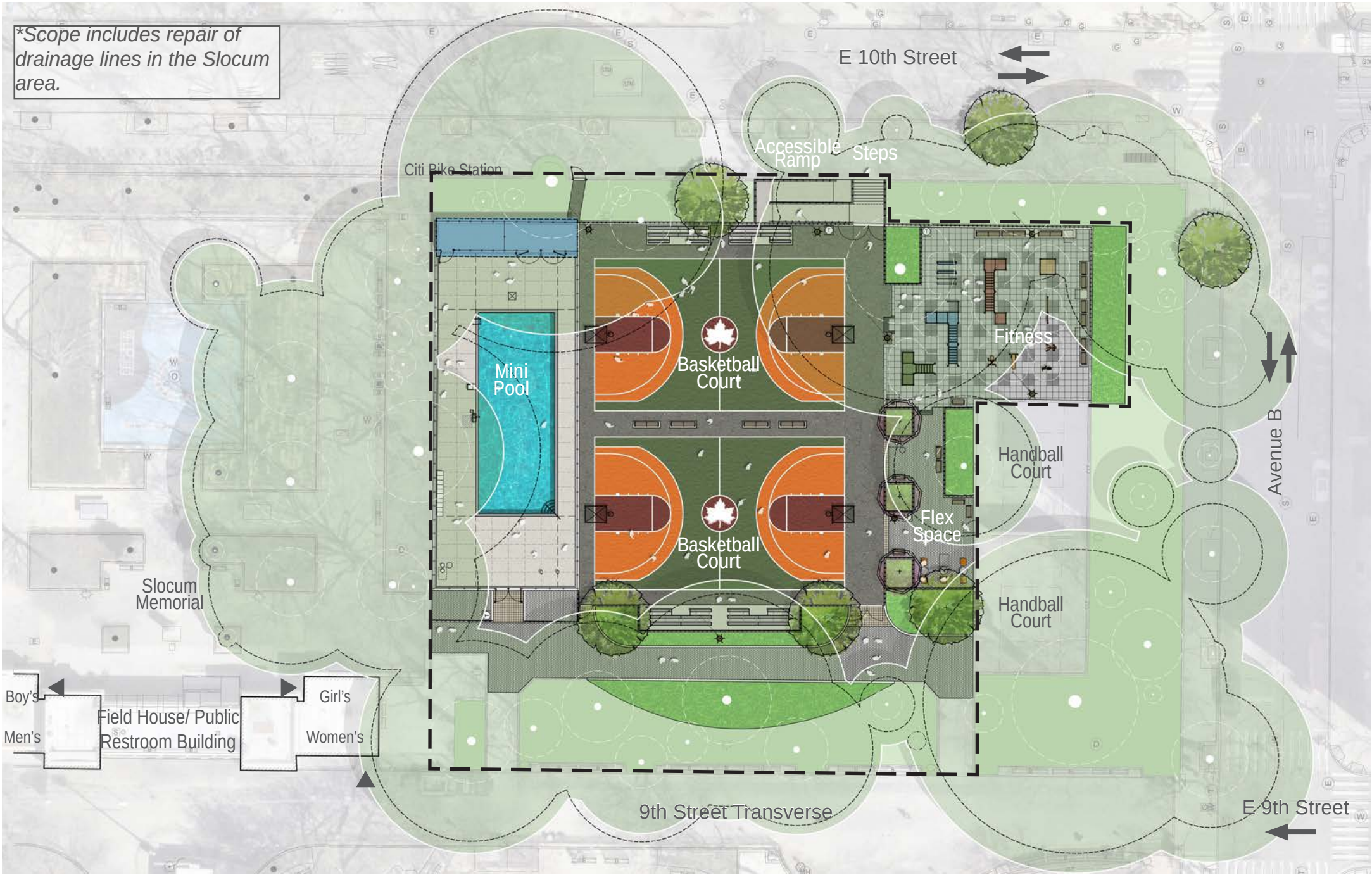
Tompkins Square Park | Option 1 and 2 Perspective Rendering



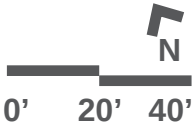
View from flexible space

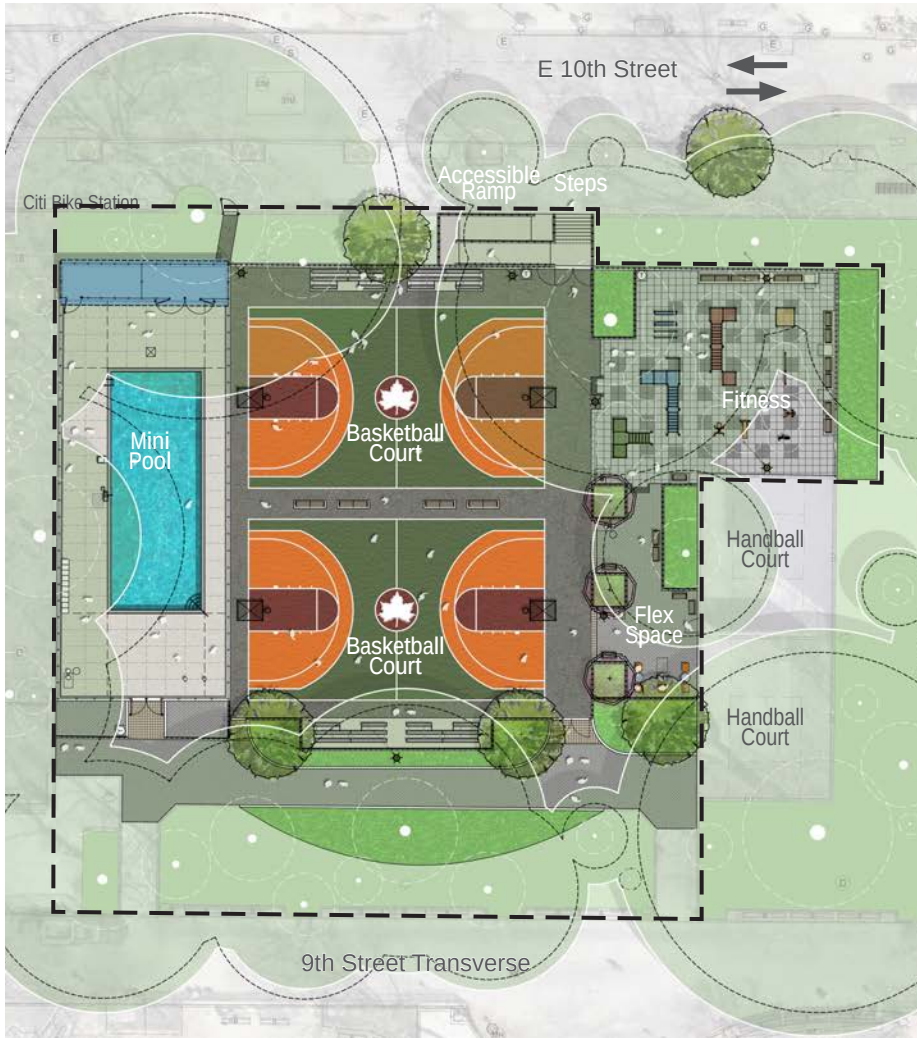
Legend

- Project Limit
- Building Entrance
- Asphalt
- Concrete
- Asphalt Hex Block Pavers To Match Existing
- Concrete Square Pavers To Match Existing
- Color Seal Coat
- Safety Surface
- Bench
- Bleacher
- Water Bottle Filler
- Drinking Fountain
- Pool Storage Cubbies
- Outdoor Shower
- Planting
- Existing Tree Canopy
- Proposed Tree
- Pool Mechanical & Staff Enclosure

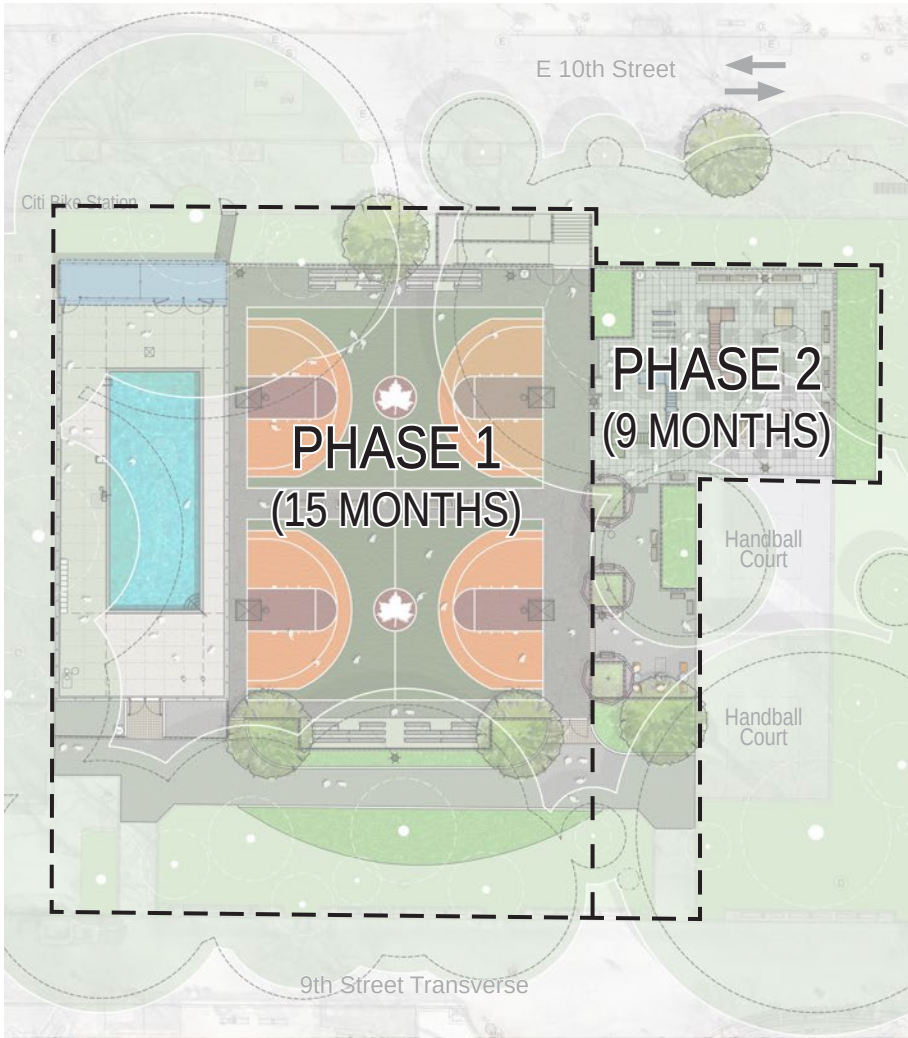


Tompkins Square Park | Schematic Plan Option 1

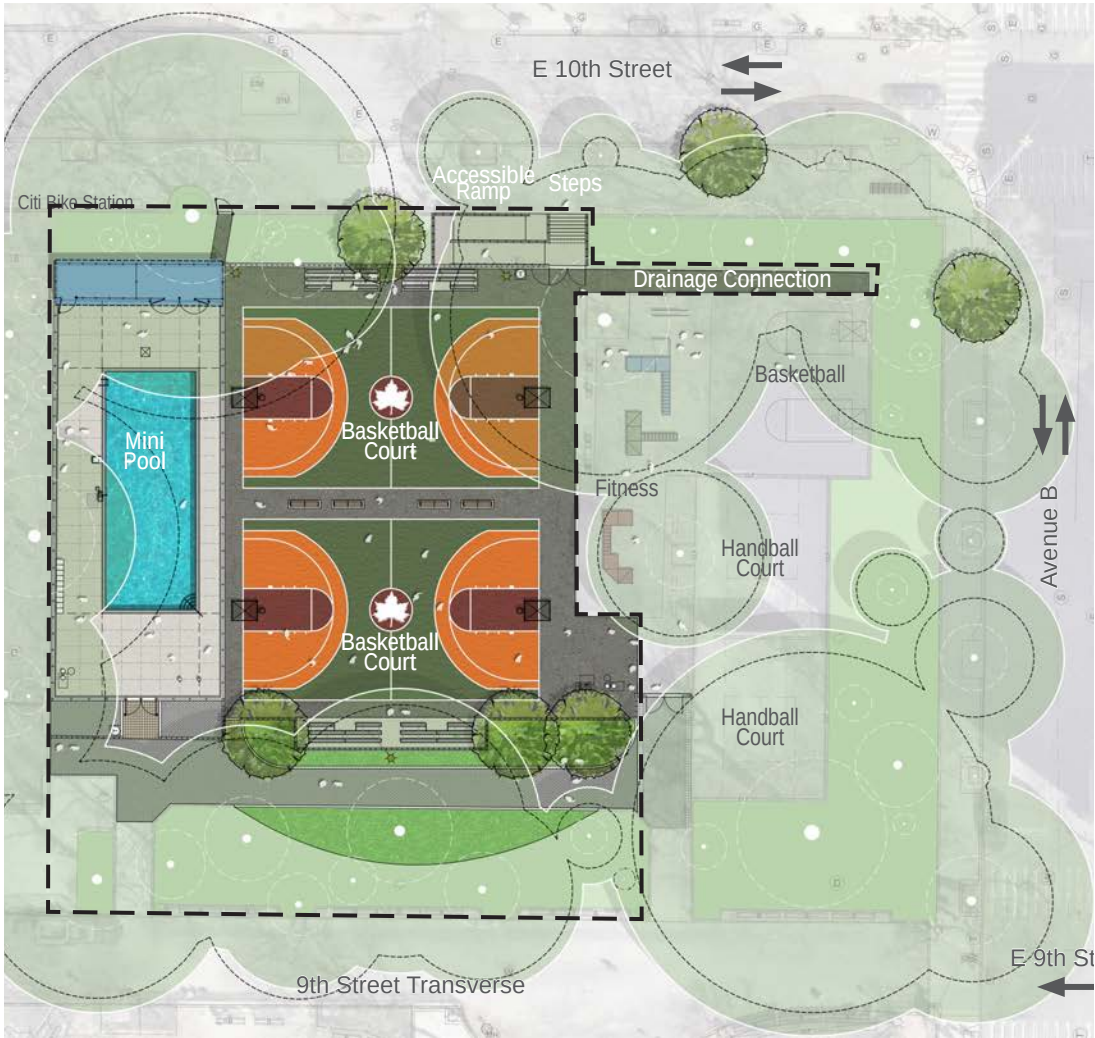




Option 1 - 18 Months



Option 2 - Full Site Phased - 24 Months

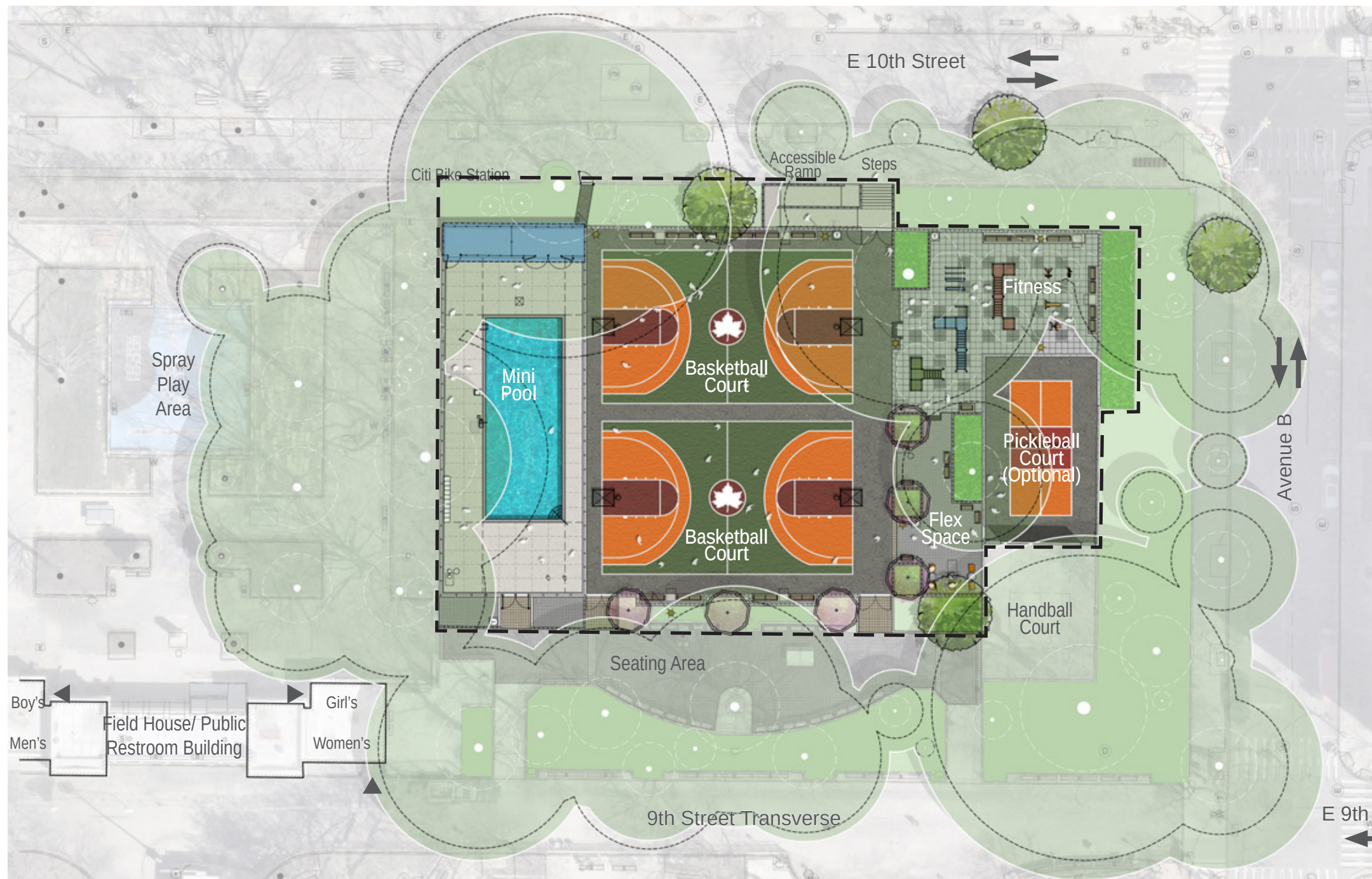


Option 3 - Partial Site, Excluding Fitness Area - 18 Months

	Horizontal Bar Size	Vertical Post Size	Parts Connection Type	Connection Reference Photo	Key Design Elements	Pros	Cons
Existing Equipment	1.25" Diam.	2.5" Diam.	Welded w/ Visible Fasteners		• 4' x 4' Square Units • Parallel Bar Unit Not ADA Compliant in Height • See Existing Fitness Equipment Code Analysis slide for more information	• NYC Parks calisthenics landmark • Strong community support for it to remain as is • Unique in the outdoor fitness community	• Built in late 1980's • Painted multiple times • Poor conditions with peeling paint & missing bolts • Parallel bar not ADA compliant

Custom Design w/ Standard Manuf. Parts							
A	1" Diam.	5" Diam.	Welded Clamps Around Post w/ Visible Fasteners		• 4' x 4' Square Plan Units • Match Existing Equipment Units As Close As Possible w/ Minor Adjustments to Meet Compliance Requirements	• Provides fairly close match configuration to existing units	• Highest cost out of all 3 vendors • Bulky connection type
B	1.25" Diam.	4.5" Diam.	Connector w/ Hidden Fasteners		• 3.5' x 3.5' Square Plan Units • Omitted Diagonal Horizontal Bars • Adjusted Lowest Horizontal Bar to 3' Ht. • Added ADA Pull Up Bar at 5.5' Ht. at All Three Units • Arch Overhead Ladder Replaced w/ Two Inclined Segments • Added 4 ADA Seating Units	• Lowest cost of all 3 vendors • Provides inclusion & accessibility for new units	• Connection type different than existing • Least closest match to existing unit configuration • Lack of horizontal diagonal bars
C	1.32" Diam.	5" Diam.	Direct Bolt Connection w/ Visible Fasteners		• 4' x 4' Square Plan Units • Match Existing Equipment Units As Close As Possible w/ Minor Adjustments to Meet Compliance Requirements • Added 4 ADA Seating Units	• Provides fairly close match configuration to existing units • Connection type most minimal out of all 3 vendors	• Medium cost out of all 3 vendors

Custom Welded Parts							
A	1.125" Diam.	2.375" Diam.	Welded		• Standard Warranty on Shop Welded Parts • Match Existing Units Layout	• Match existing equipment in connection type & configuration	• Highest overall cost • Requires some field welding • No warranty on field welded parts



Legend

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- Bench
- Water Bottle Filler
- Drinking Fountain
- Pool Storage Cubbies
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- Planting
- Existing Tree Canopy
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