



NEW YANKEE STADIUM PARK
HOMERU
FOR BRONX, NY



*Award-Winning Yankees Stadium Parking Complex Serves
as a Vital Community Resource*



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FOR DECADES, FANS OF THE NEW YORK YANKEES FACED AN ORDEAL WHEN TRAVELING TO CHEER ON THEIR TEAM. THE BRONX NEIGHBORHOOD IN WHICH YANKEE STADIUM IS LOCATED SUFFERED FROM A SHORTAGE OF SAFE AND CONVENIENT PARKING, AND MANY FANS WERE FORCED TO TAKE LONG SUBWAY TRIPS TO GET TO AND FROM THE PARK.

Even with the opening of the new Yankee Stadium last year, the parking situation was slow to improve. The stadium's 2009 launch was accompanied by the opening of the first of three new parking structures that would eventually comprise an award-winning parking complex. That structure made a dent in the parking shortage, but the situation did not truly turn around until this year when the complex's other two structures opened. Located directly adjacent to the stadium, the complex offers nearly 4,000 parking spaces in three separate facilities.

The \$260 million parking complex stands as an example of the far-reaching impact that parking facilities can have on a community. In addition to providing much-needed parking for the ballpark, as well as the community as a whole, the complex also serves as a vital recreational resource for neighborhood residents. This unique multi-use facility truly promises to transform the neighborhood.

The structures hold an important place in this Bronx community. The Bronx is, overall, closely developed and suffers from significant traffic and resultant congestion, and has a lack of green space for local residents to enjoy. In addition to providing parking for Yankees games, these parking facilities can also be used by local residents and business owners, reducing the number of parked vehicles on neighborhood streets. Local residents and business owners are already feeling the positive impact on the quality of life in the neighborhood, as this corner of the Bronx is less congested and enjoys a more aesthetically pleasing environment.

FORM AND FUNCTION

The structures themselves stand out for their impressive architecture and functional designs. In fact, the complex earned this year's *Real Estate and Construction Review's* Building of America Award.

The complex is comprised of three structures: the Ruppert Plaza Garage, the 161st Street Garage, and the 164th Street Garage. Each of the structures is constructed with precast concrete, and each also incorporates special design features to support non-parking functions.

The largest of the three, the Ruppert Plaza Garage, boasts more than 1,600 parking spaces on three levels. It was originally planned as a steel framed structure, but the design team was able to reduce development costs considerably and speed completion of development by using precast instead. Additionally, the use of precast concrete improved the parking service and made the structure itself more durable and easier to maintain.

As impressive as the parking elements of the Ruppert Plaza Garage are, though, it really shines as an essential part of the neighborhood's revitalization. The structure features a state-of-the-art rooftop park and recreational facility that includes one of the finest competition tracks in New York City. Additionally, the rooftop recreational facility has eight handball courts; a competition-sized field that can be used for either football or soccer games, and includes a 600-seat grandstand for spectators; four basketball courts; and a new public restroom and terrace for picnickers.



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The Ruppert Plaza Garage also features impressive landscaping, including a beautiful sledding hill that connects the park surrounding the structure with the adjacent Ruppert Plaza and Heritage Hill. The entire complex is surrounded by greenery to insulate it from its busy urban surroundings. The integrated recreation area truly is a haven set in the middle of the busy Bronx neighborhood.

The second structure, the 161st Street Garage, is a four-level facility that can serve nearly 1,000 vehicles. The facility shares a common floor plate with the Ruppert Plaza Garage, and a ramp that connects directly to the Macombs Dam Bridge spanning the Harlem



structural engineers; Clarke Caton Hintz, who handled architecture and landscape architecture; Kelter & Gilligo, who oversaw mechanical, electrical, and plumbing functions; and Standard Parking, who manages parking operations.

The Yankee Stadium parking complex excels as a parking resource, providing parking for nearly 4,000 vehicles on a very tight footprint. Through a number of creative design elements, including the ramp directly connecting the complex to the Macombs Dam Bridge, parkers enjoy an incredibly convenient experience. Anyone who has attended a major league sporting event knows how rare that can be!



neighborhood's complexion. The parking complex features a number of recreational resources, including tracks for local residents to run on, fields on which to compete, and green fields on which to play. And families have a new area for get-togethers and picnics.

And by providing space for residents to park their cars when the Yankees are out of town or before games, the parking complex is reducing congestion on neighborhood streets. As a result, the neighborhood is less congested, visibility for pedestrians is improved, and the streets are safer.

In recent years, multi-use design has been one of the hottest trends in parking development. For the most part, the trend has focused on how parking



River. This is a particularly convenient feature for Yankees fans and other visitors who come from – and return to – Manhattan.

Finally, the 164th Street Garage is a five-story structure that stands directly adjacent to Yankee Stadium. Its facade features blue lighting and stainless steel mesh, and is designed to complement the architecture of Yankee Stadium. The 250,000-square-foot parking structure can serve approximately 800 vehicles. Because of its close proximity to Yankee Stadium, the south wall of the facility features a blast-resistant design meant to prevent terrorist attacks against the stadium.

AN URBAN OASIS

The development of the Yankee Stadium parking complex serves as an example of the progress that can be accomplished through a private/public partnership. The success of the partnership relied upon important contributions from two city agencies, NYC Parks and NYC Economic Development, in conjunction with the private design/build team. The design/build team included Prismatic Development Corporation and Hunter Roberts Construction Group JV, who served as contractors; FST Engineers Inc., who served as lead

But perhaps the most impressive thing about the parking complex is how it is helping to transform the Bronx neighborhood in which it is located. The area surrounding Yankee Stadium has always been busy and congested, with minimal green space. The construction of the new Yankee Stadium exacerbated the problem because it was developed on one of the few open green spaces in the area.

However, the community elements built into the parking complex have changed the

can be combined with beneficial services like residences, stores and other businesses, and even entertainment facilities. The new Yankee Stadium Parking Complex demonstrates another side of multi-use design. It shows how parking development can be used to help turn a congested, over-developed community into an urban oasis. ■

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