

# NEW YORK YANKEE PARKING GARAGE GOES GREEN

BY KIM SEAMAN



*Shown during construction, the 7-acre roof protecting the new Yankee Stadium parking garage also serves as a public park that includes a multipurpose athletic field, 400-meter running track with bleachers, eight handball courts, four basketball courts, and fitness equipment. The rooftop park is on course to open in the spring of 2010.*

nated several nearby areas for new park space. Perhaps the most notable is a public recreation space that is being built atop a new parking garage located in the shadows of both the old and new Yankee Stadiums. This unique rooftop park spans a full city block (nearly seven acres) and features a regulation, multipurpose field for soccer and football, a 400-meter running track with bleachers overlooking it, eight handball courts, four basketball courts, fitness equipment, a comfort station, viewing mounds, water fountains, trees, and other horticulture.

**T**he New York Yankees have a new home. It would be difficult to find anyone, at least in the U.S., who is unaware of this. The idea was decades in the making, endured much debate and controversy, and resulted in a stadium grandiose enough to earn it second place in a contest for the costliest stadium projects in the world. The Yankees, together with New York City and State taxpayers, have invested \$1.5 billion to create a venue "suitable" for hosting the team's impassioned followers. Since 2005, Yankee fans have been gobbling tickets at a record-setting pace of four million per year.

The new stadium is not hard to find. It sits just across the street from the original Yankee Stadium, built in 1923 in the Bronx. It is designed to look a lot like the old one but with more modern amenities, such as comfy seats, improved sight lines, access to

Wi-Fi throughout, more restrooms, a wider selection of food, and state-of-the-art audio-visual technology. And, it is 63% larger in terms of square footage.

Squeezing another, larger Yankee Stadium into the Bronx required creative thinking. The site chosen for the stadium was the former grounds of historic Macombs Dam Park. First opened to the public in 1899, the 28-acre park has been a recreation mecca for neighborhood children and athletes over the years. New York State law requires that any public park space taken away must be replaced with nearby park space of equal or greater value. Prior to stadium construction, Macombs Dam Park included extensive recreational facilities, including a running track, baseball fields, tennis courts, comfort stations, and a playground.

To fill this void, the New York City Department of Parks and Recreation desig-

The design of the roof that protects this facility is equally unique. It must perform two functions: protecting the garage beneath it and supporting the parkland above it, which is intended to endure heavy use and last a long time. The specifier, Clarke Canton Hintz out of Trenton, NJ, designed a roof with two waterproofing systems for maximum protection. A rubberized asphalt system, commonly used for garden and plaza roofs, creates a waterproof seal over the concrete deck. Layers of polystyrene insulation, in some places nearly three feet deep, are installed above it and serve as the foundation for the park's landscaping and recreation fields. A thermoplastic, single-ply membrane system protects the insulation and functions as the primary barrier to puncture from garden roots, hardscape, and park traffic.

As an added precaution, the roof design includes an electronic field vector-mapping



*A 45-mil thermoplastic single-ply roofing system was installed over layers of polystyrene insulation and functions as the primary barrier to puncture from garden roots, hardscape, and park traffic.*

system, which is installed beneath the single-ply membrane and stretches across the entire 300,000-sq-ft surface to detect unwanted moisture.


“Quality was a big concern,” stated Anthony Mileo, owner of Criterion Roofers, Inc. in Jamaica, NY, the contractor installing the job. “This is a huge project. It would cost the city a lot of money to tear up the park and replace either one of these roofs.”

Consequently, a 45-mil FiberTite KEE single-ply roofing system by Seaman Corporation was chosen. “The various overburdens on this roof, including concrete, the turf playing field, a running track, horticulture, and pavement, require a tough, durable, and very puncture-resistant membrane with a strong root-barrier rating,”

commented Doug Schanz, owner of Cambridge Products Group in Whippany, NJ, the manufacturer’s representative on the job. “It is also compatible with asphalt, giving it the advantage over a variety of competitive options,” he added.

The fact that the membrane could be sold as customized panels was a feature

that gave Criterion Roofers additional security about the quality of the welds and made its installation quicker and cost efficient.

The New York Yankees opened the 2009 baseball season in their new home. Outdoor enthusiasts in the Bronx can plan to enjoy the adjacent new rooftop park when it opens to the public in the spring of 2010. 

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