

# Sunnyside Yard Master Plan Public Meeting 02

26 March 2019



# Agenda

1. Introduction
2. Stakeholder Outreach to Date
3. Master Plan Update
4. Workshop Sessions
  - Urban Design
  - Transportation
  - Open Space

# Introduction

# Master Planning Process



# Stakeholder Engagement Update

**Since August 2018, the team has conducted 75+ interviews with local stakeholders and dozens of small group discussions - another 25+ interviews are planned over the next 3 months.**

Stakeholder Engagement Update

**375+** People attended the first Public Meeting. After today's Public Meeting there will be two more in 2019 scheduled for May and October.



**Workshops are being planned for April and May on Urban Design, Transportation, Open Space, and Sustainability. Tabling at community events and additional workshops will take place over the summer.**



# Guiding Principles

## Sunnyside Yard: A 21<sup>st</sup> Century Neighborhood for Western Queens

1. Design **infrastructure and transportation** systems to meet current needs and anticipate future trends
2. **Address the neighborhoods' needs** for affordable housing, commercial, industrial, community services, and cultural spaces
3. Ensure sustained **economic diversity** in the community
4. Pilot and incorporate innovative approaches to **technology, sustainability, and climate change adaptation**
5. Create **public spaces** that support health, creative expression, community-building and quality of life
6. Create more **good jobs** that lead to careers and workforce development strategies like union jobs, MWBE, local hiring, etc.
7. Support **creative approaches to education, careers, and industries** that envision how we want to live and work in the future
8. **Respect and build on the heritage and diversity** of the surrounding neighborhoods
9. Ensure **high-quality, human-centered design** at every scale
10. Adapt to **evolve with the needs of Western Queens and NYC** over time

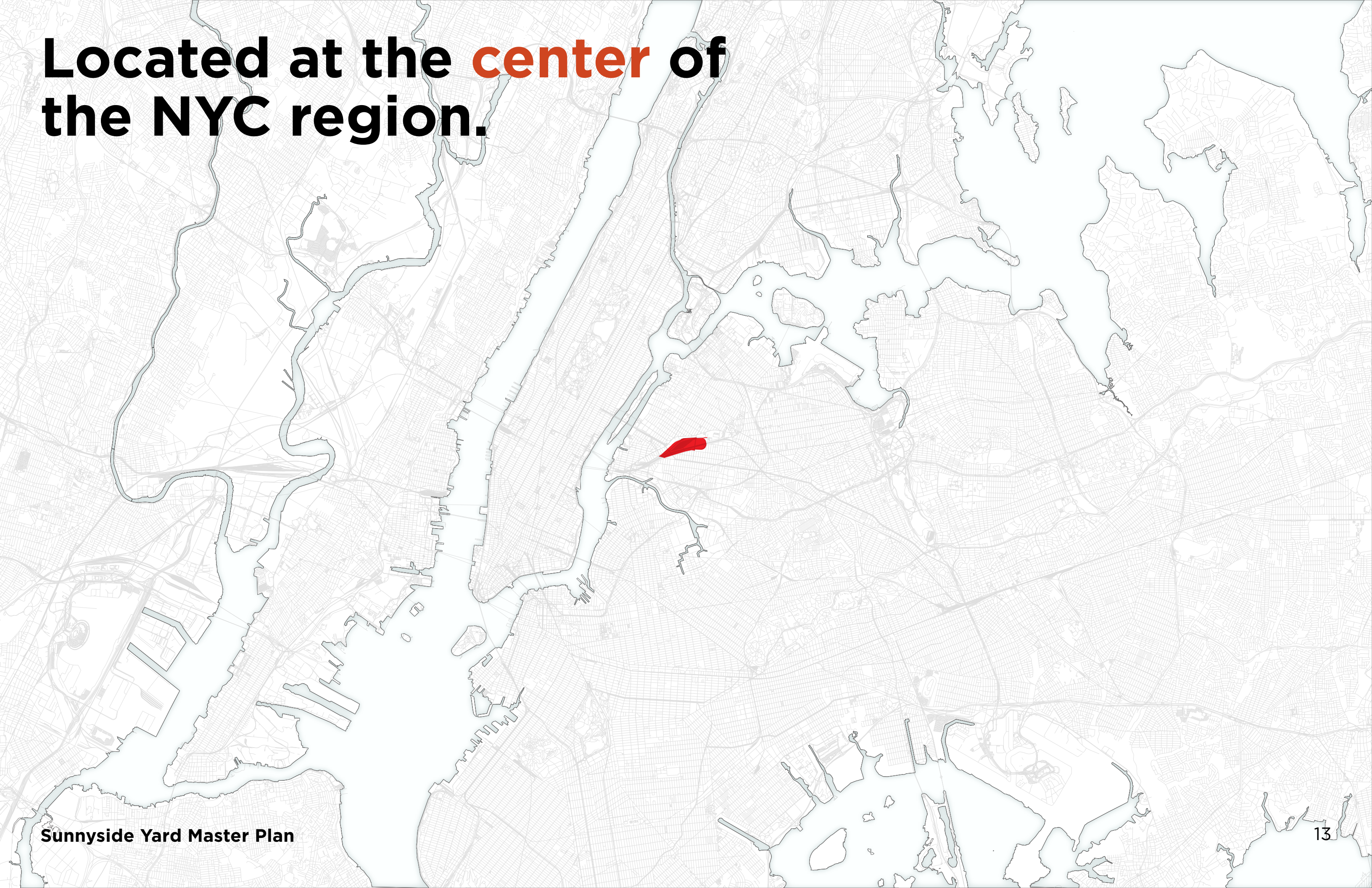
# Master Plan Update

# **Why Deck Over Sunnyside Yard?**

**Sunnyside Yard is the largest site available in one of the most important cities in the world.**



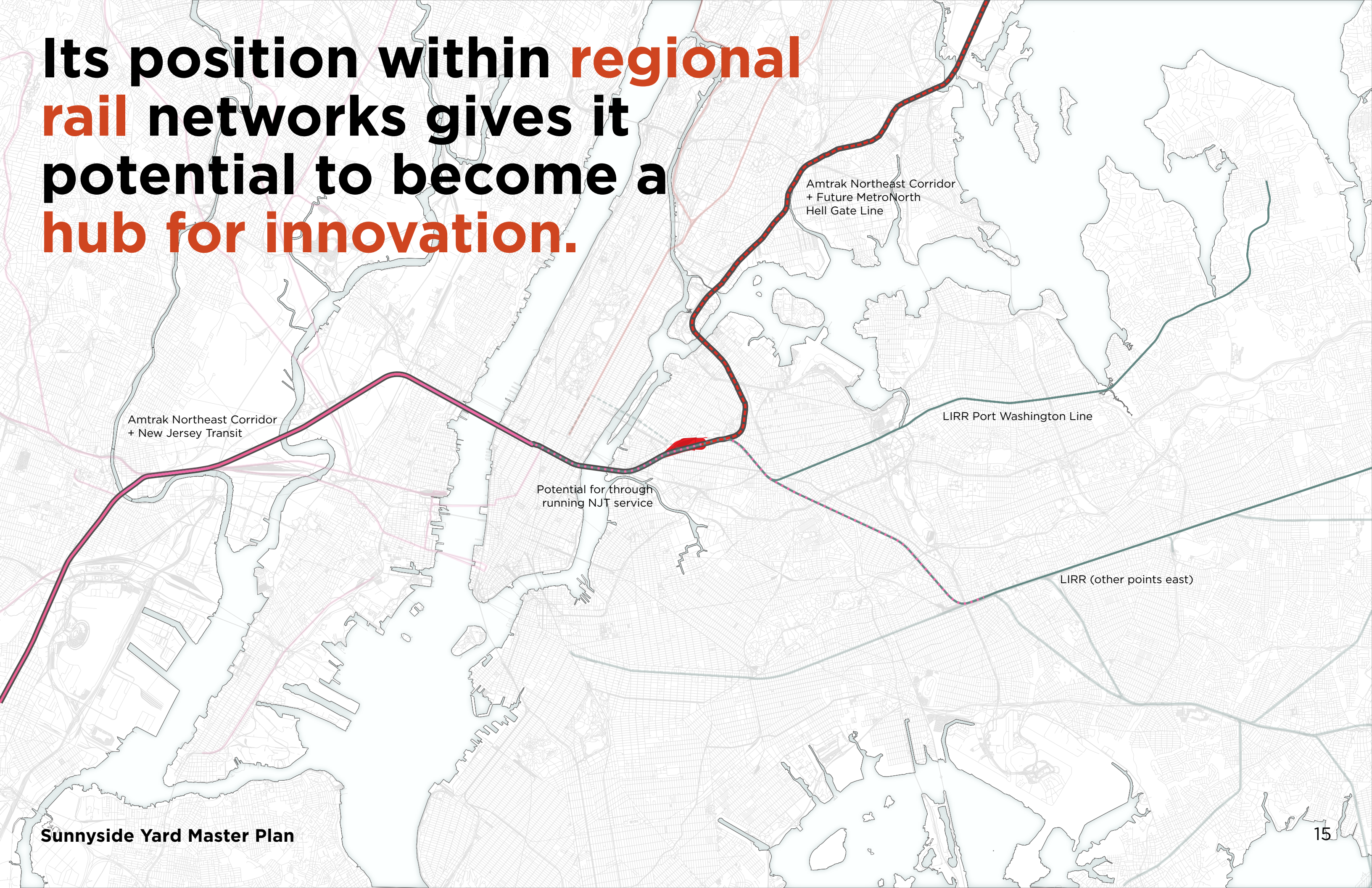
**Located at the center of  
the NYC region.**



**Easy access to all three major airports makes the Yard a perfect site for potential world class institutions.**



# Its position within **regional rail** networks gives it **potential to become a hub for innovation.**



Amtrak Northeast Corridor  
+ New Jersey Transit

Amtrak Northeast Corridor  
+ Future MetroNorth  
Hell Gate Line

LIRR Port Washington Line

Potential for through  
running NJT service

LIRR (other points east)

**Sunnyside Yard is large enough to accommodate numerous neighborhood needs including major public spaces, affordable housing, and jobs.**

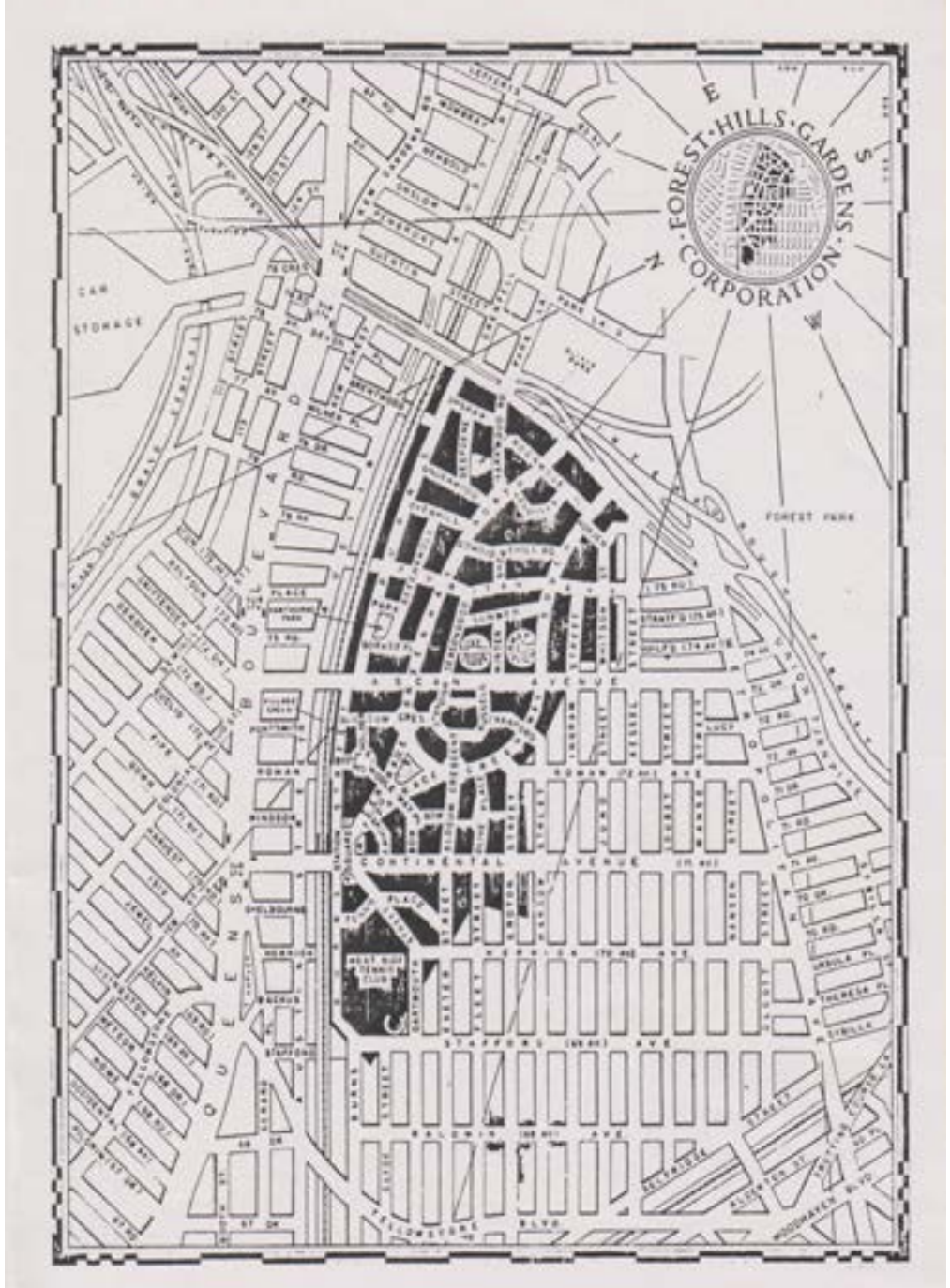


**Sunnyside Yard** provides an opportunity for New York to define the future of cities **by the public, for the public.**

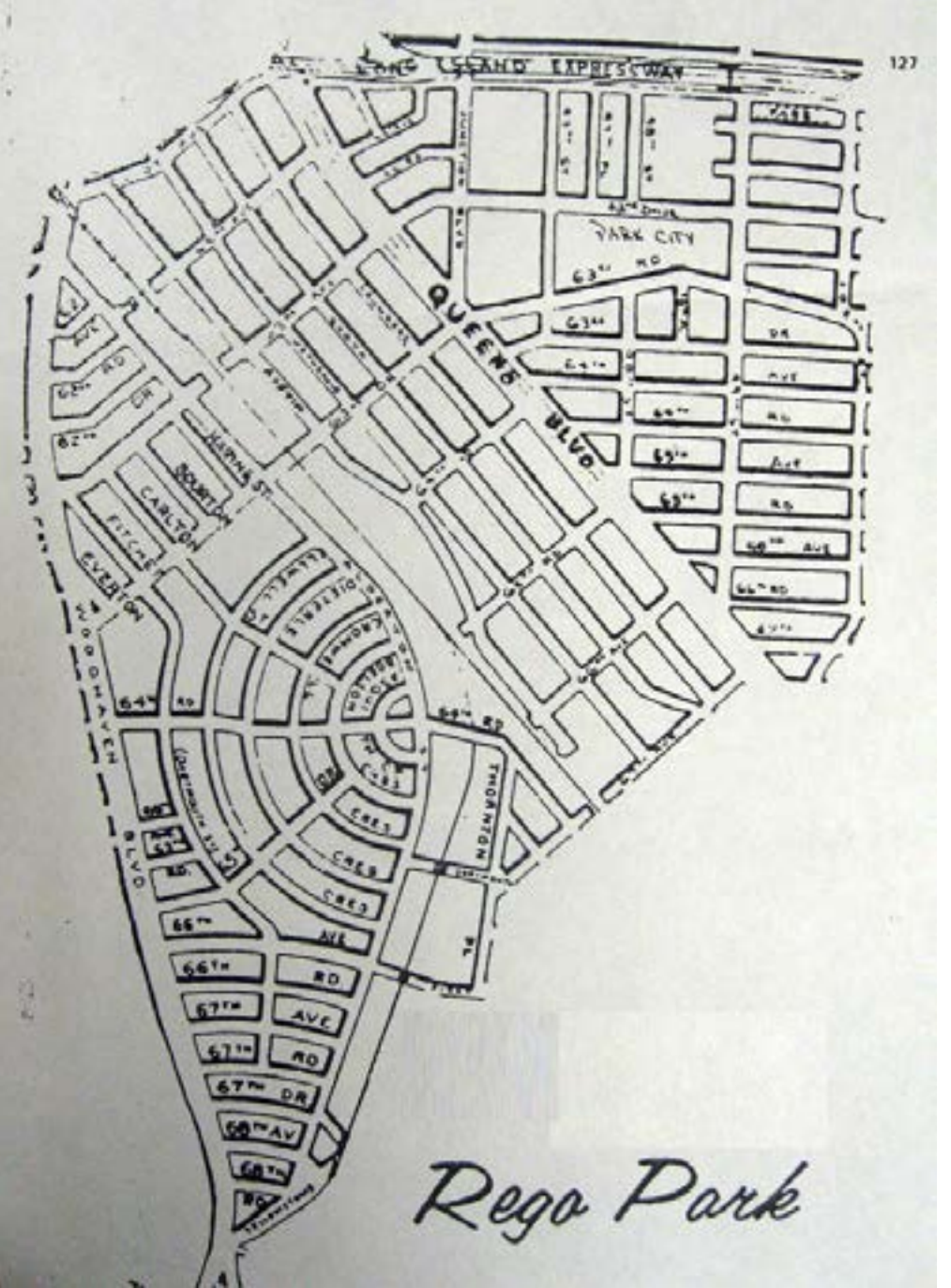
# Queens has a long history of planned communities.



Sunnyside Gardens  
Sunnyside Yard Master Plan



Forest Hills



Rego Park

# Major Plan Inputs

# Stakeholder Input

## Key Themes Include:

Infrastructure/Transportation

Parks/Open Space

Jobs/Office Space/Industrial Space

Schools (K-12, vocational, higher education)

Housing (affordable, for seniors, for young workforce)

Medical facilities and community services

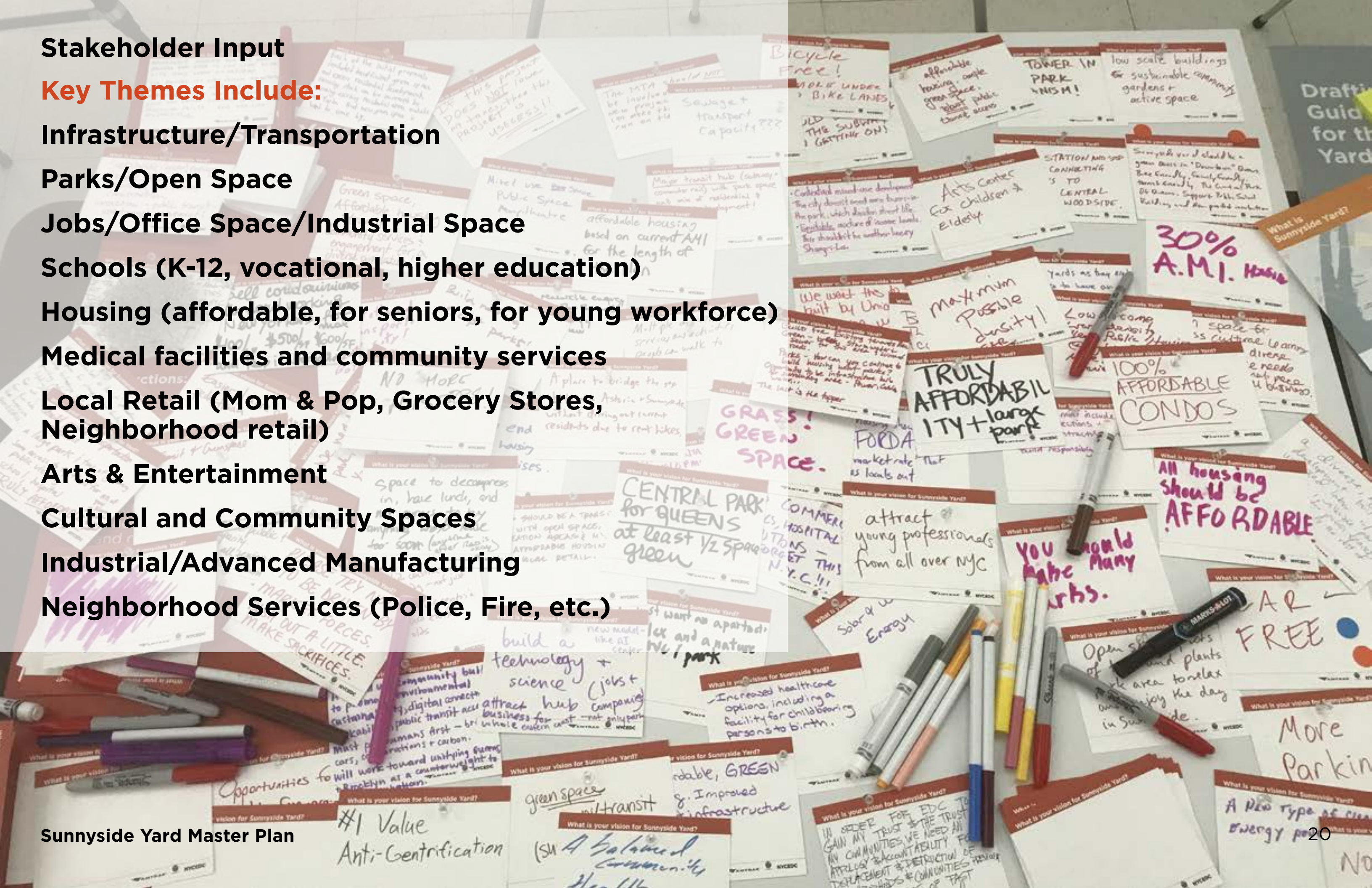
Local Retail (Mom & Pop, Grocery Stores, Neighborhood retail)

Arts & Entertainment

Cultural and Community Spaces

Industrial/Advanced Manufacturing

Neighborhood Services (Police, Fire, etc.)

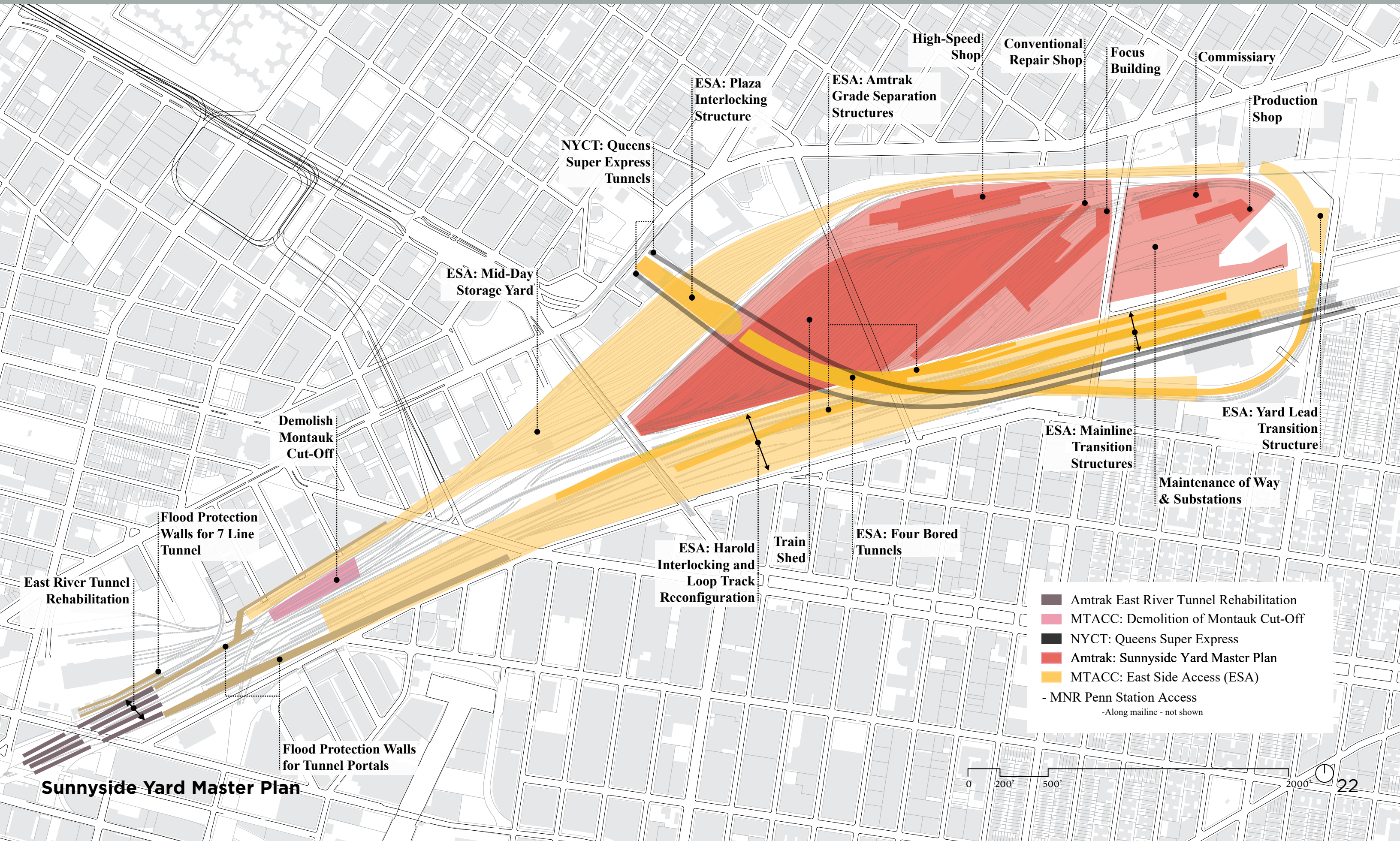


# Open Space Needs



- Existing Park/ Open Space
- Area Within 1/2 Mile of Park over 8 Acres or 1/4 Mile of a Park Under 8 Acres

# Rail Yard Infrastructure



East River Tunnel Rehabilitation

Flood Protection Walls for 7 Line Tunnel

Demolish Montauk Cut-Off

Flood Protection Walls for Tunnel Portals

Sunnyside Yard Master Plan

ESA: Mid-Day Storage Yard

NYCT: Queens Super Express Tunnels

ESA: Plaza Interlocking Structure

ESA: Harold Interlocking and Loop Track Reconfiguration

Train Shed

ESA: Amtrak Grade Separation Structures

ESA: Four Bored Tunnels

High-Speed Shop

Conventional Repair Shop

Focus Building

Commissary

Production Shop

ESA: Mainline Transition Structures

Maintenance of Way & Substations

ESA: Yard Lead Transition Structure

- Amtrak East River Tunnel Rehabilitation
- MTACC: Demolition of Montauk Cut-Off
- NYCT: Queens Super Express
- Amtrak: Sunnyside Yard Master Plan
- MTACC: East Side Access (ESA)
- MNR Penn Station Access
- Along mainline - not shown



# Rail Yard Infrastructure



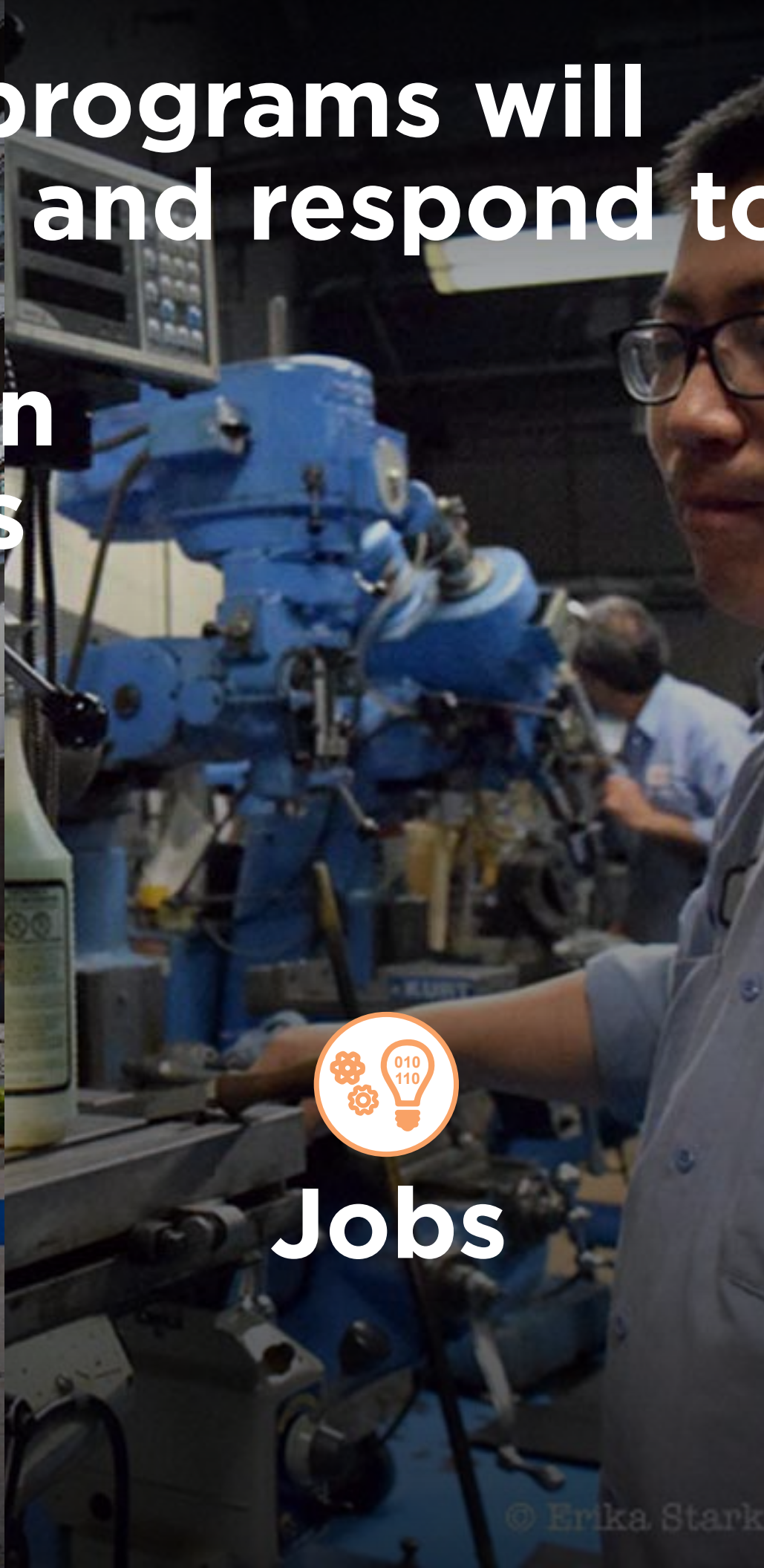
# The following programs will uniquely affect and respond to:

- Transportation
- Market Forces
- Financing



**Housing**

Sunnyside Yard Master Plan



**Jobs**

© Erika Stark



**Education**




From a transportation perspective, programs that generate **trips to Queens**, such as institutional or jobs-focused uses, have less congestion impact.



Our transportation team is evaluating where additional **public transportation capacity** may exist near the site and where potential new investments could be made.



An aerial photograph of a dense urban skyline, likely in New York City. The image shows a mix of modern glass skyscrapers and older, more traditional brick buildings. In the foreground, there are several construction sites with visible scaffolding and cranes. The sky is overcast with grey clouds. The text is overlaid on the left side of the image.

There is a continued need for **affordable housing** and good jobs in the area. A large institution could generate interest and be an **anchor** for other complementary uses. Our financial team is testing a mix of uses.

# Information Age Factors



Blurred lines between home/work/play?



A return to built horizontality?



Evolutions in transportation

# Timeless Concepts



Walking



Light and Air



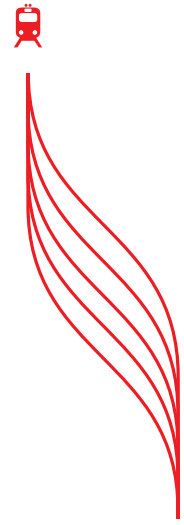
Inclement Weather



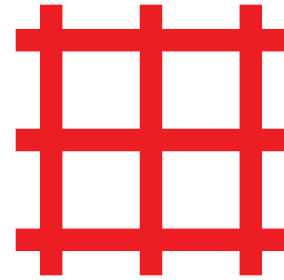
Physical Properties

# Master Plan Approach

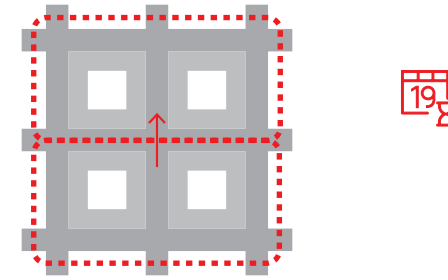
# The Sunnyside Yard Master Plan is a multifaceted study.



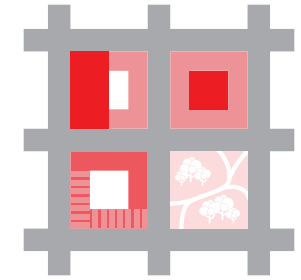
**STRUCTURAL + RAIL  
INFRASTRUCTURE**



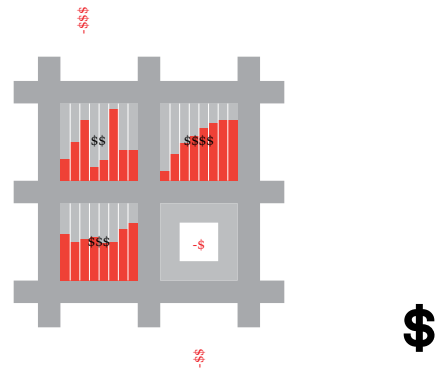
**URBAN DESIGN  
APPROACHES**



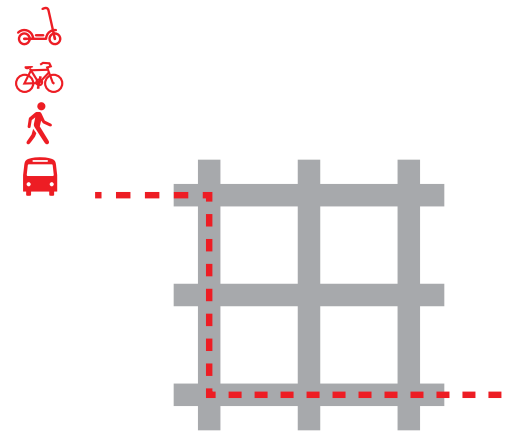
**PHASING STRATEGIES**



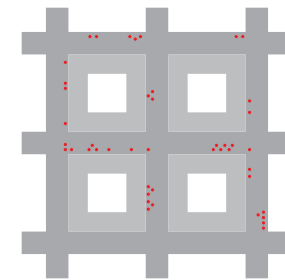
**PROGRAMMATIC  
LOCATION + DENSITY**



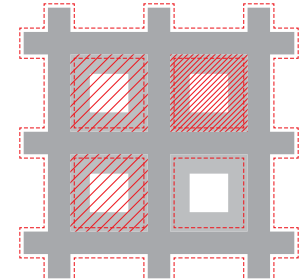
**MARKET ANALYSIS +  
FINANCIAL MODELING**



**TRANSPORTATION  
ENGINEERING**

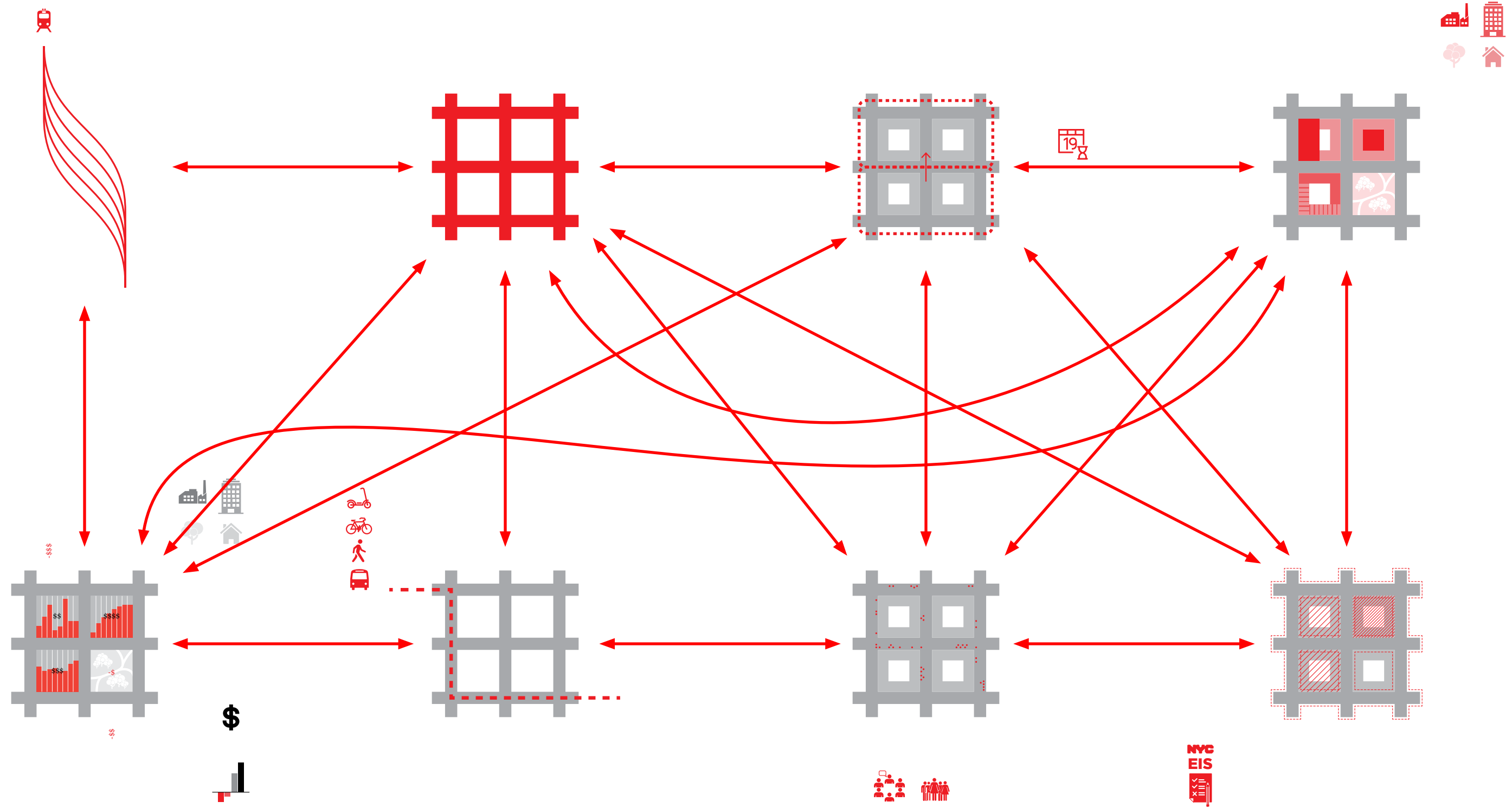


**COMMUNITY ENGAGEMENT**



**LEGAL + ENTITLEMENTS**

# The interactions between its components are complex and overlapping.





# Public Access onto the Deck



# Public Access onto the Deck: Case Studies



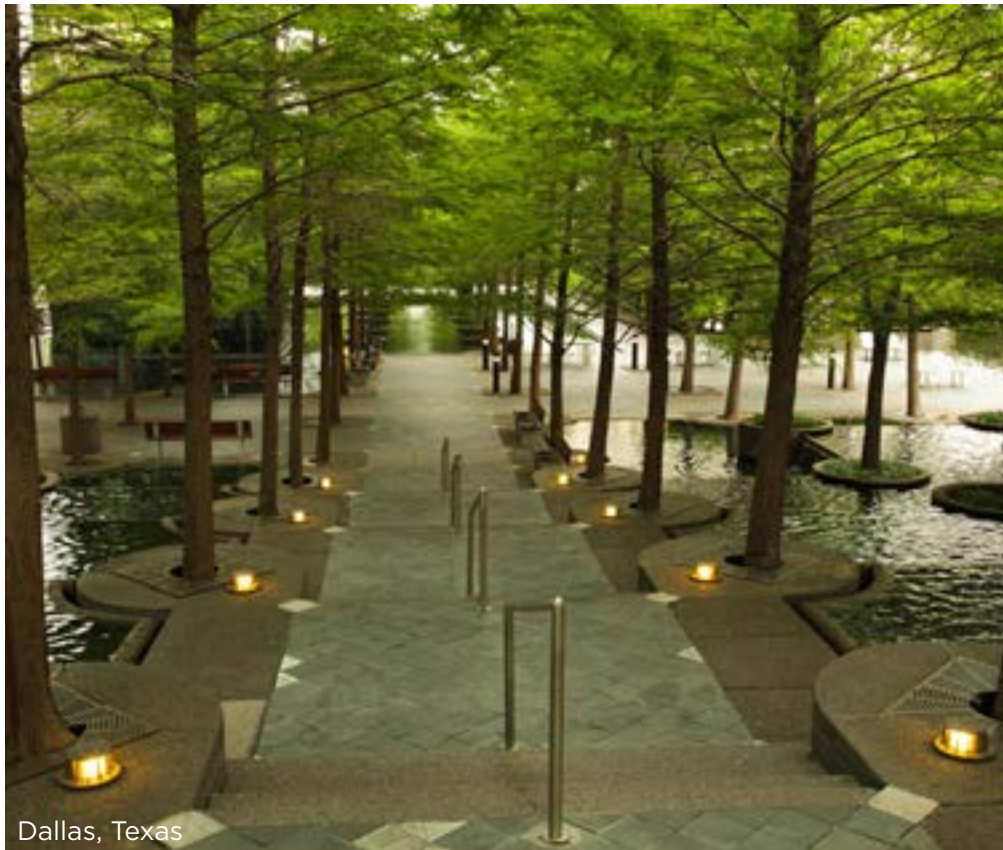
High Line, New York



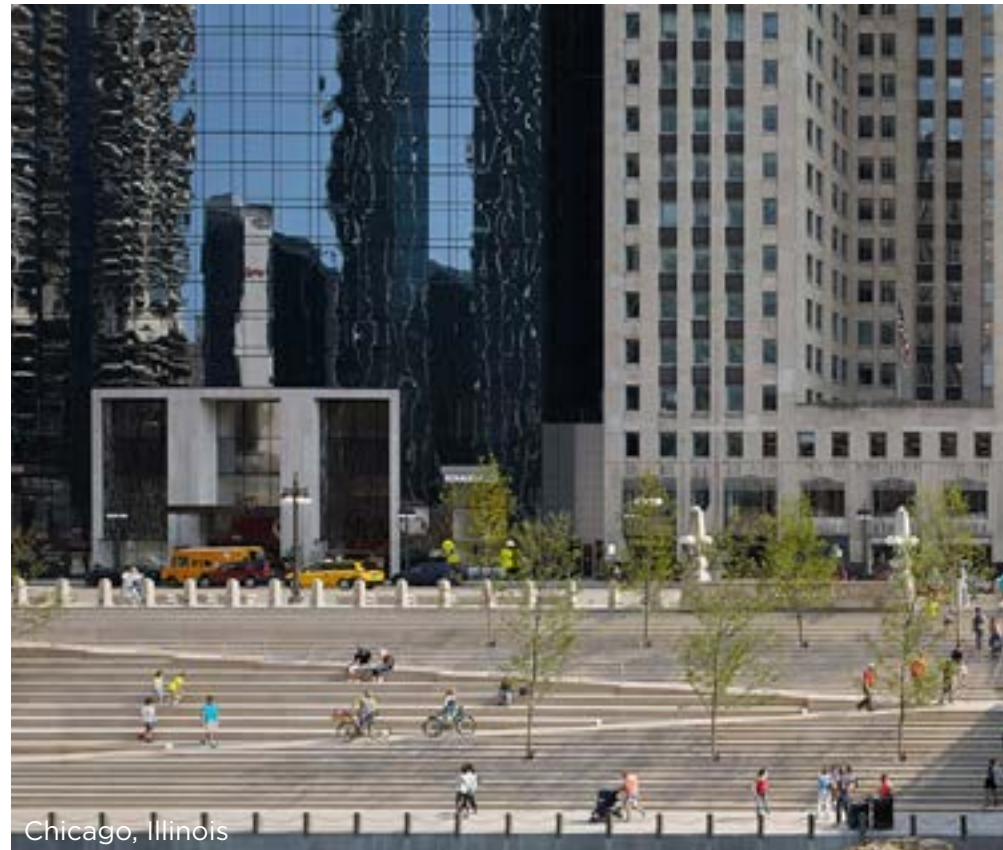
Bogota, Colombia



Seattle, Washington



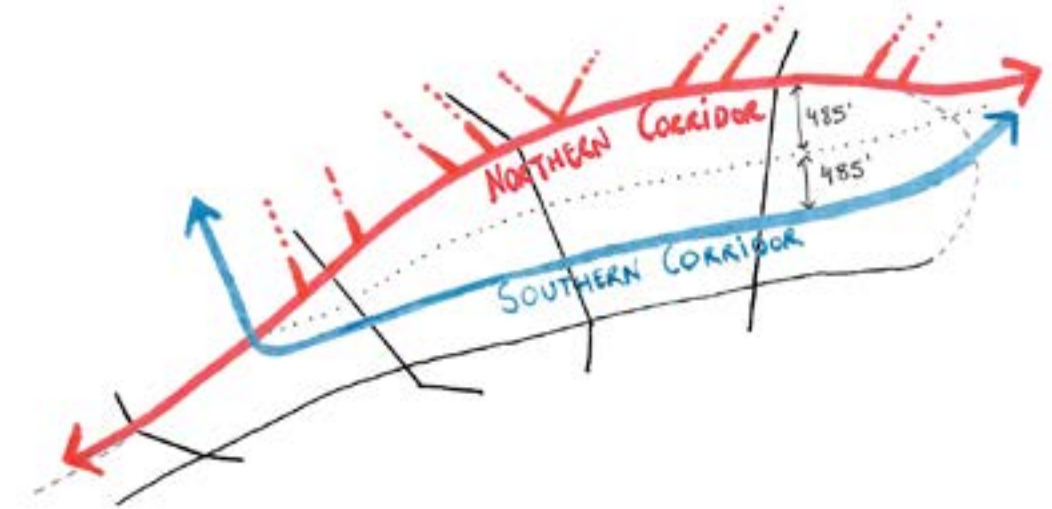
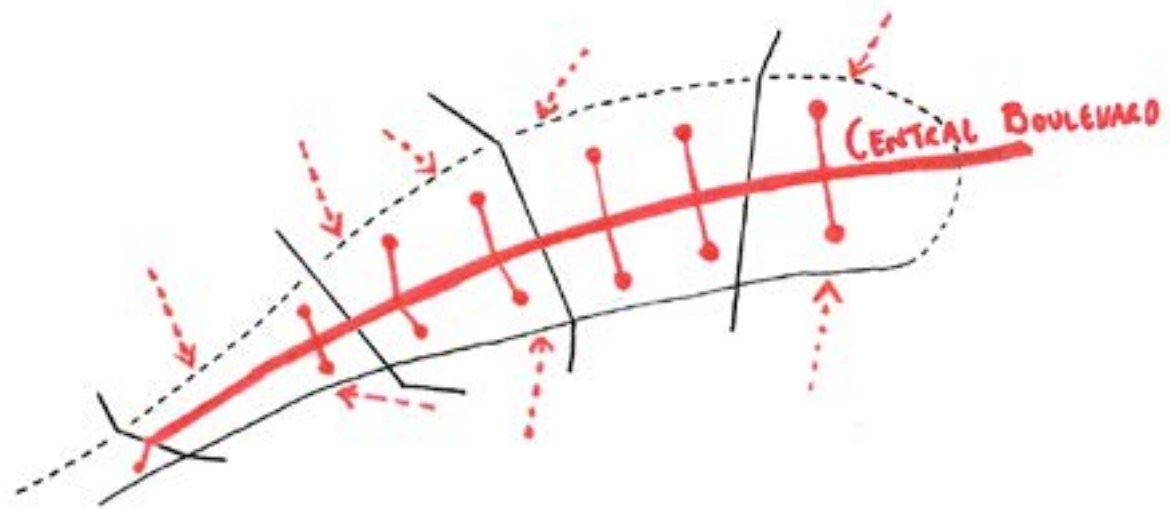
Dallas, Texas



Chicago, Illinois



Barcelona, Spain



# Using the Existing Bridges

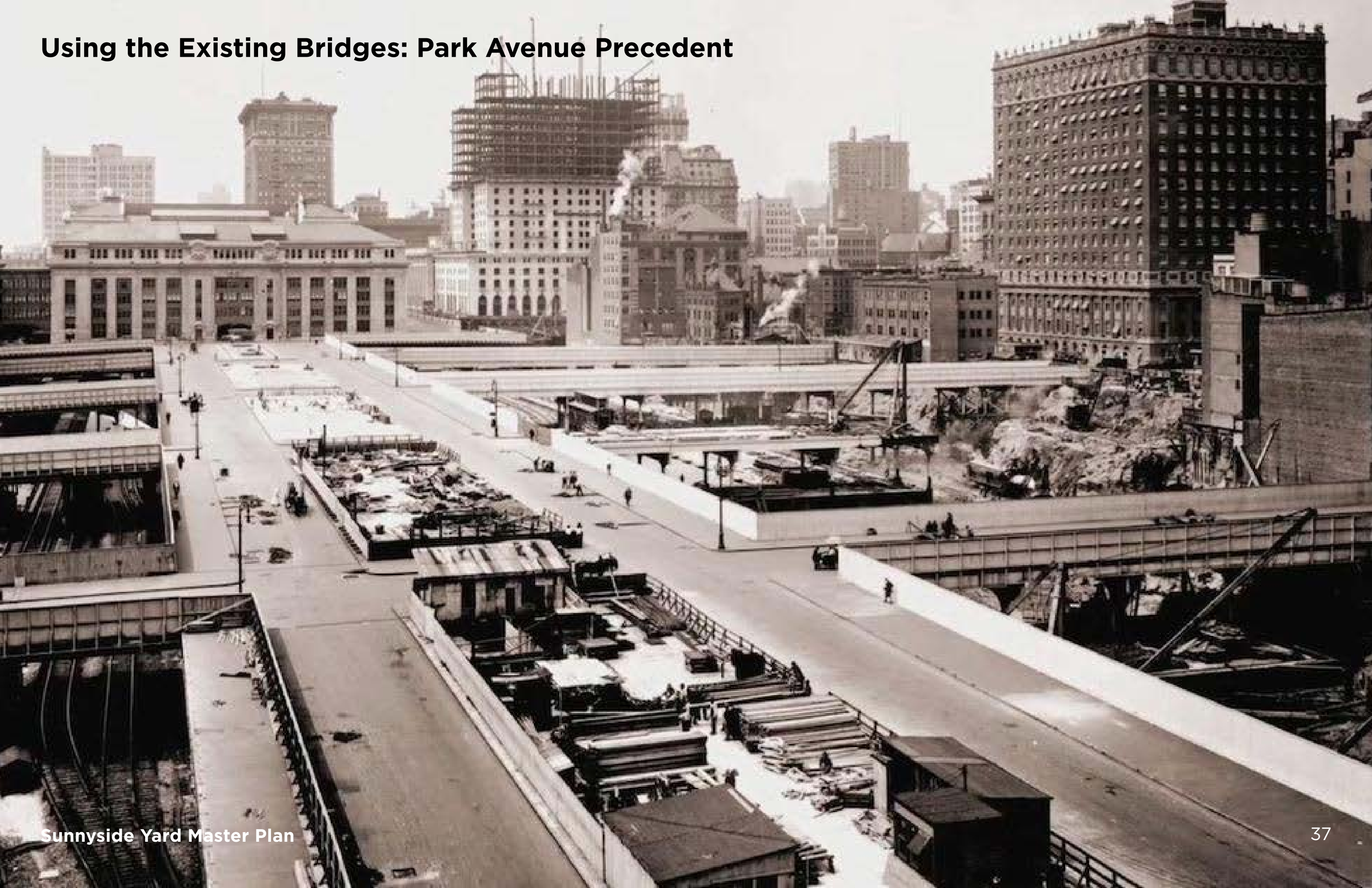
Possible Northern Corridor



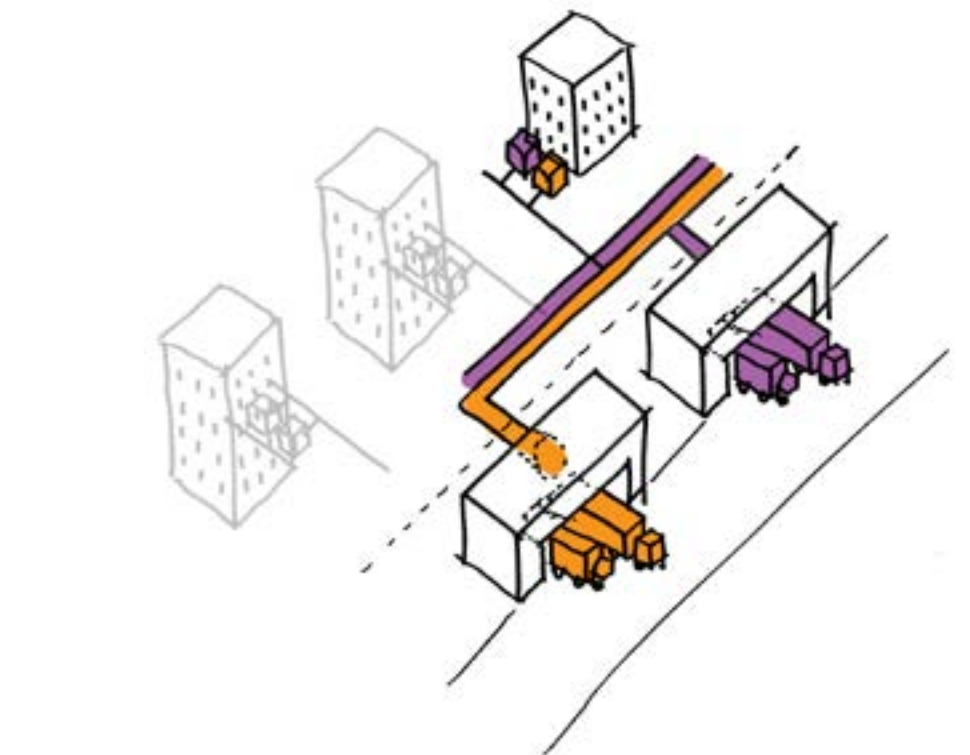
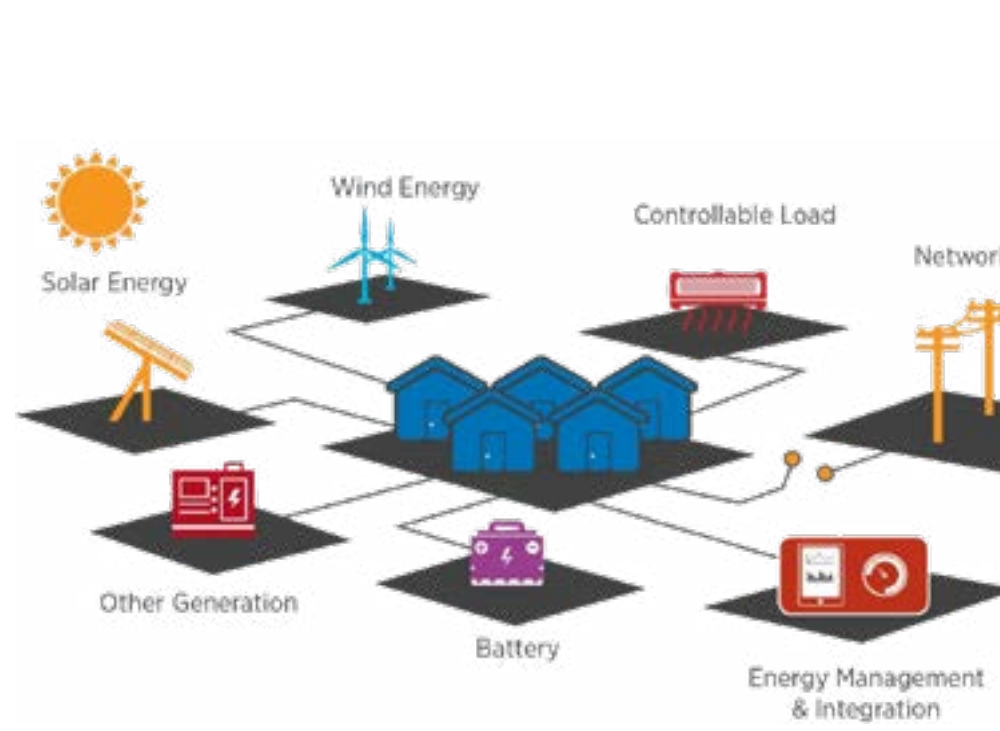
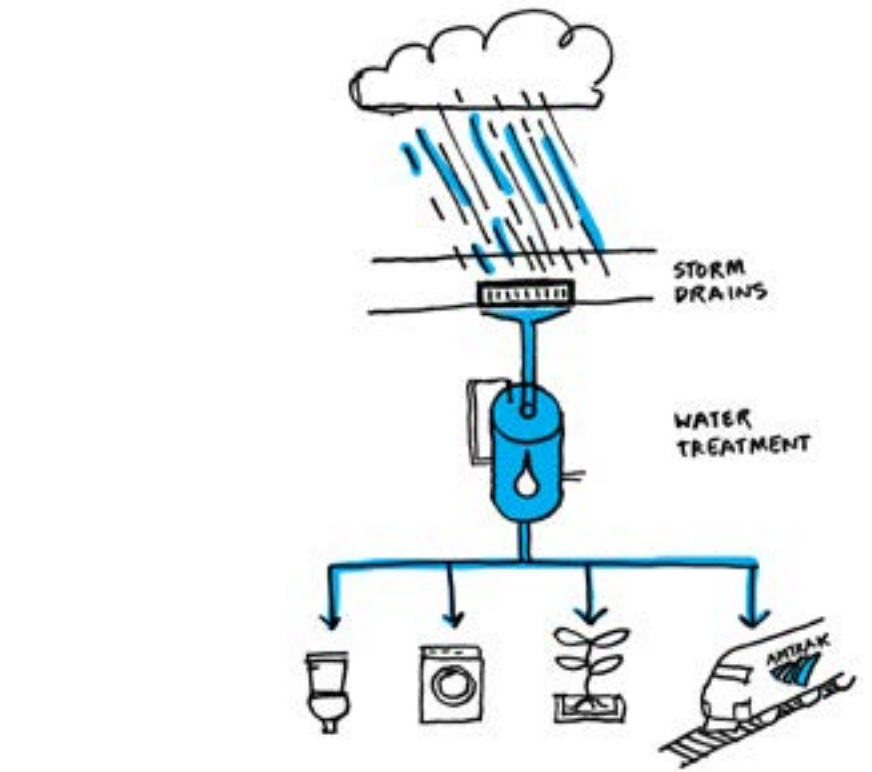
Possible Southern Corridor



# Using the Existing Bridges: Park Avenue Precedent



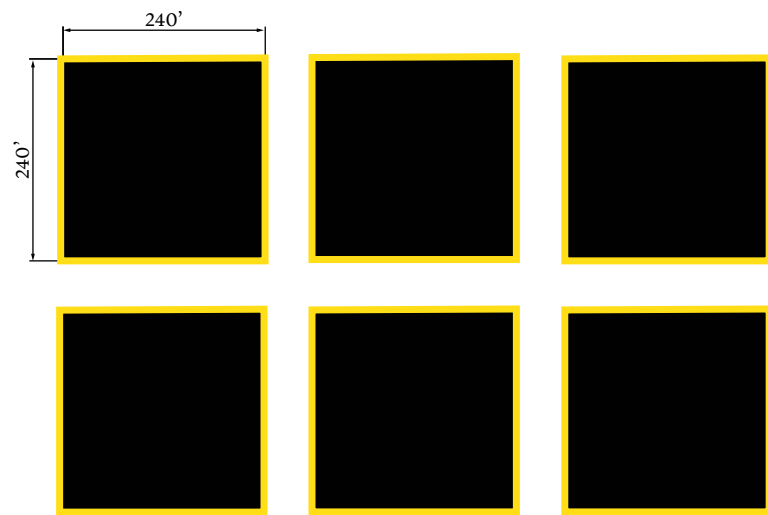
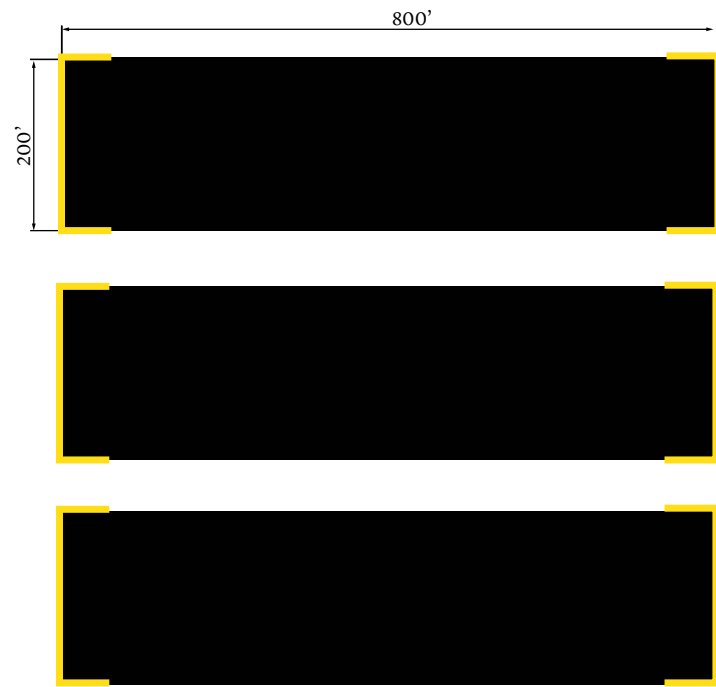
# Utilizing the Deck: Green Infrastructure



# Block Size : How to Establish the Right Grid?



# The Advantages of Small, Square Blocks

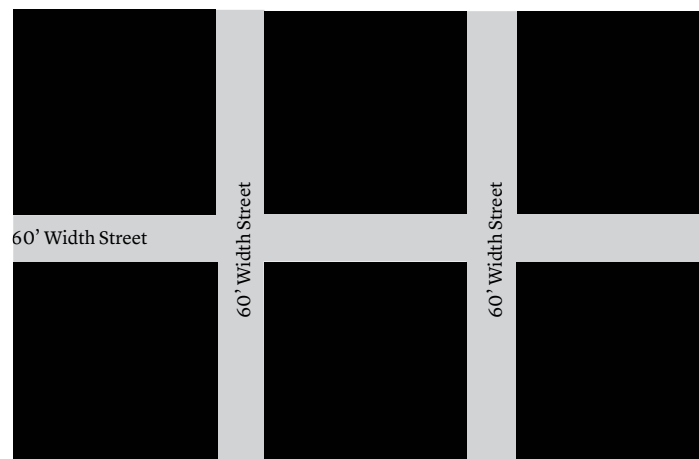


Hierarchy of Block Phases

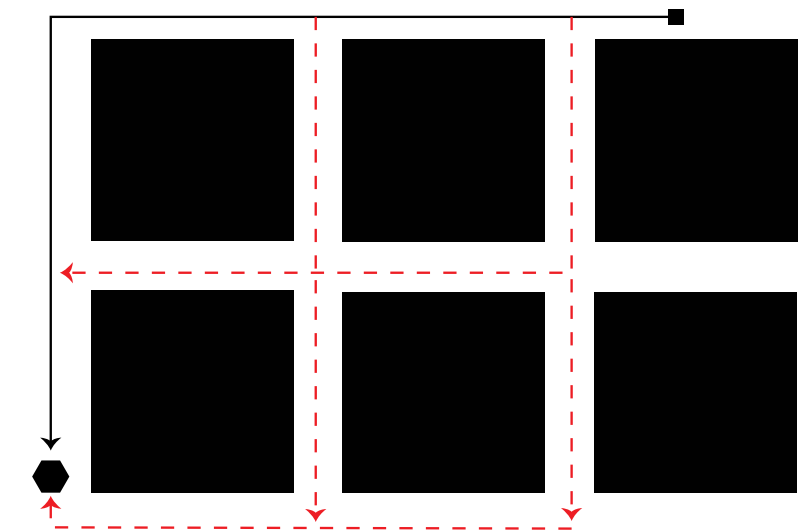
One Block = 3 Minutes



One Block = 1 Minute



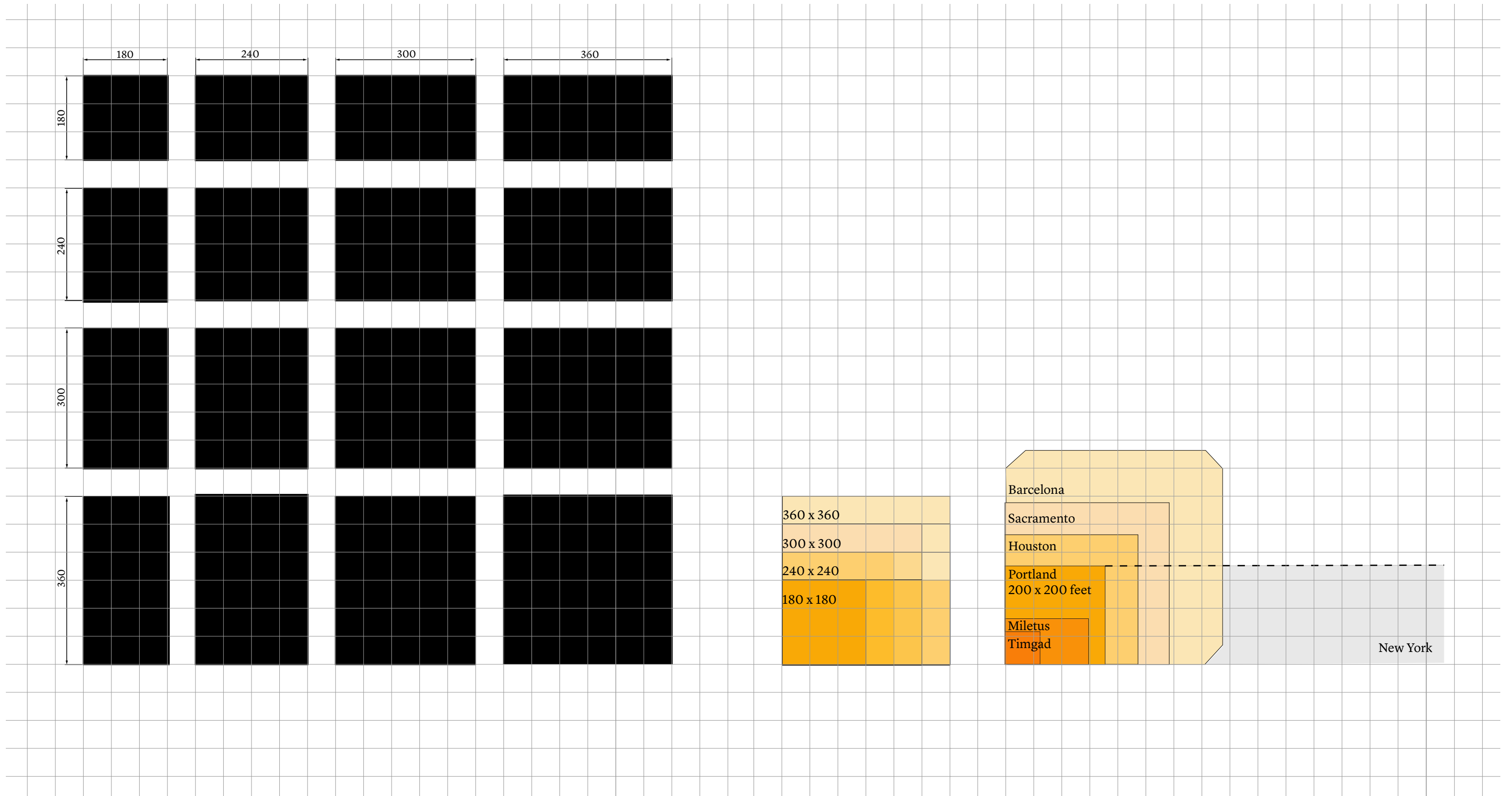
Walking Distance



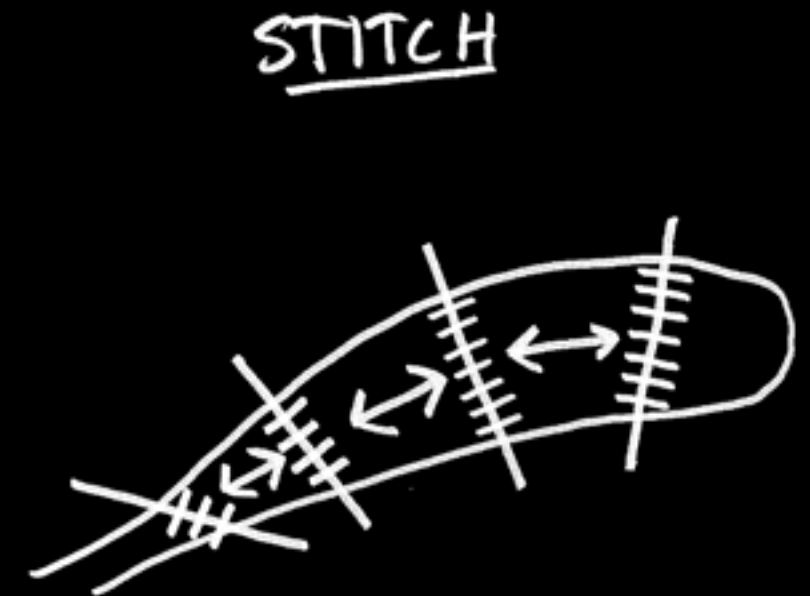
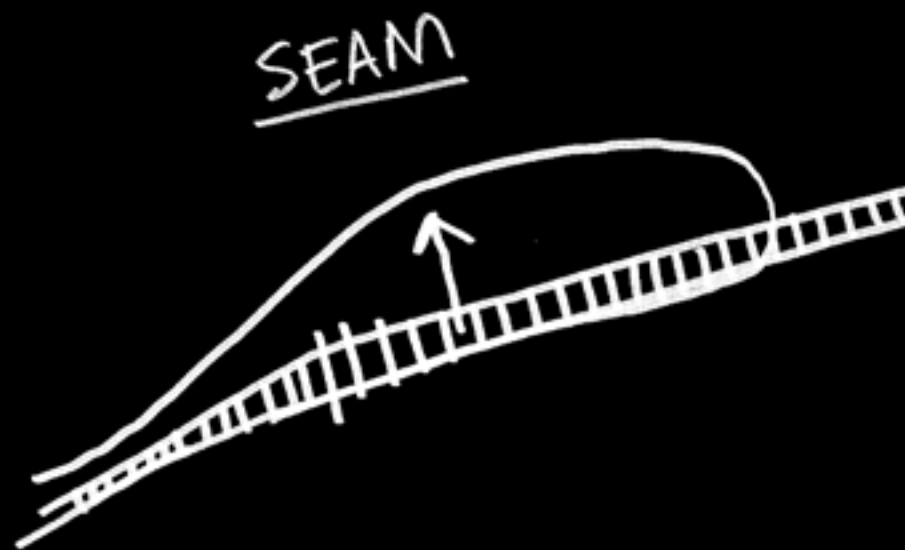
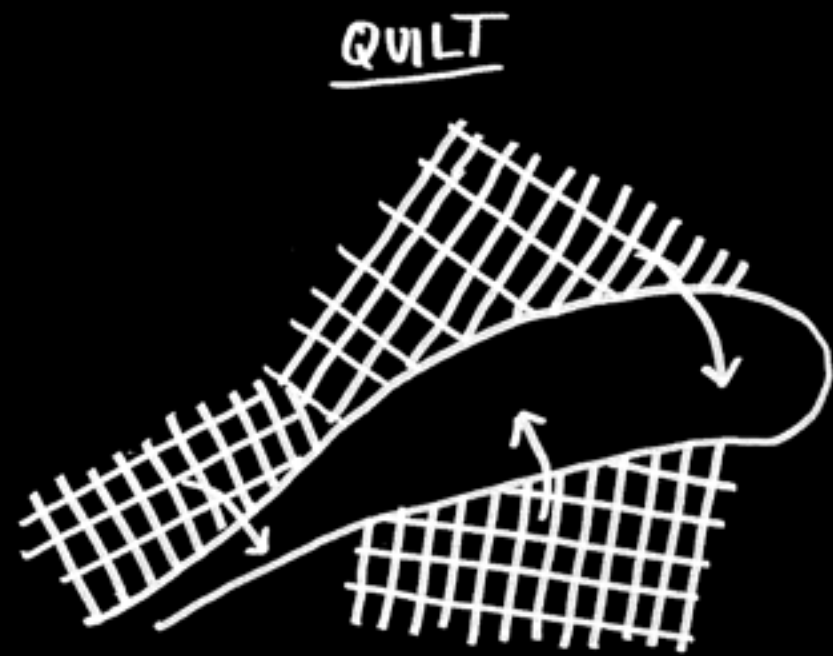
Choice of Routes



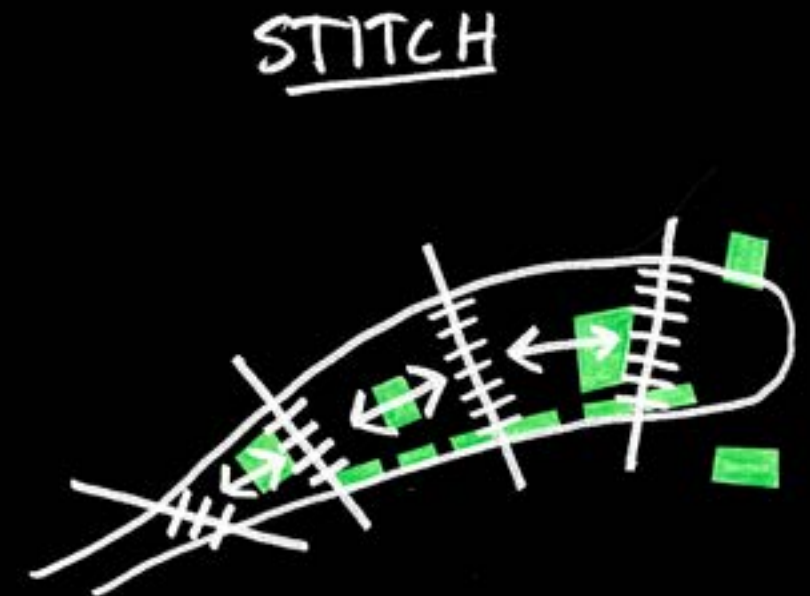
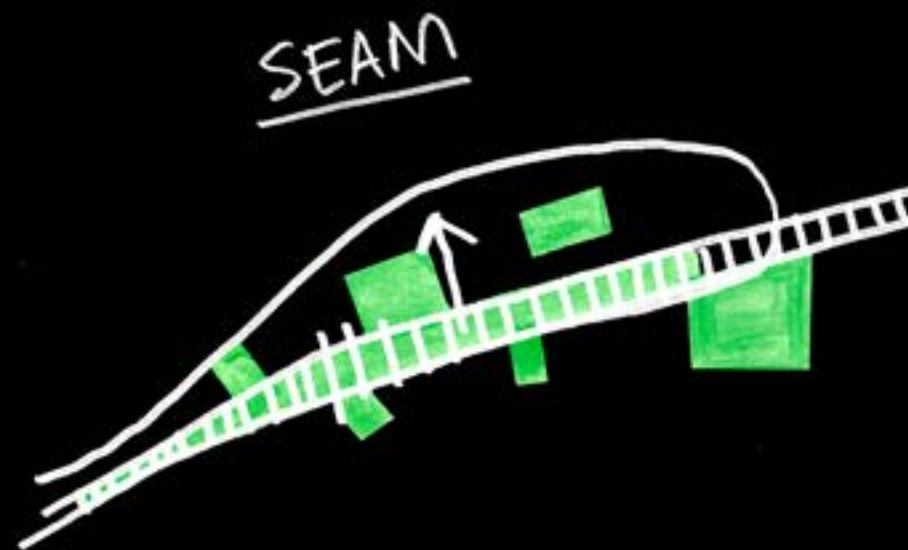
# Block Size



# Preliminary Urban Design Gridding Strategies

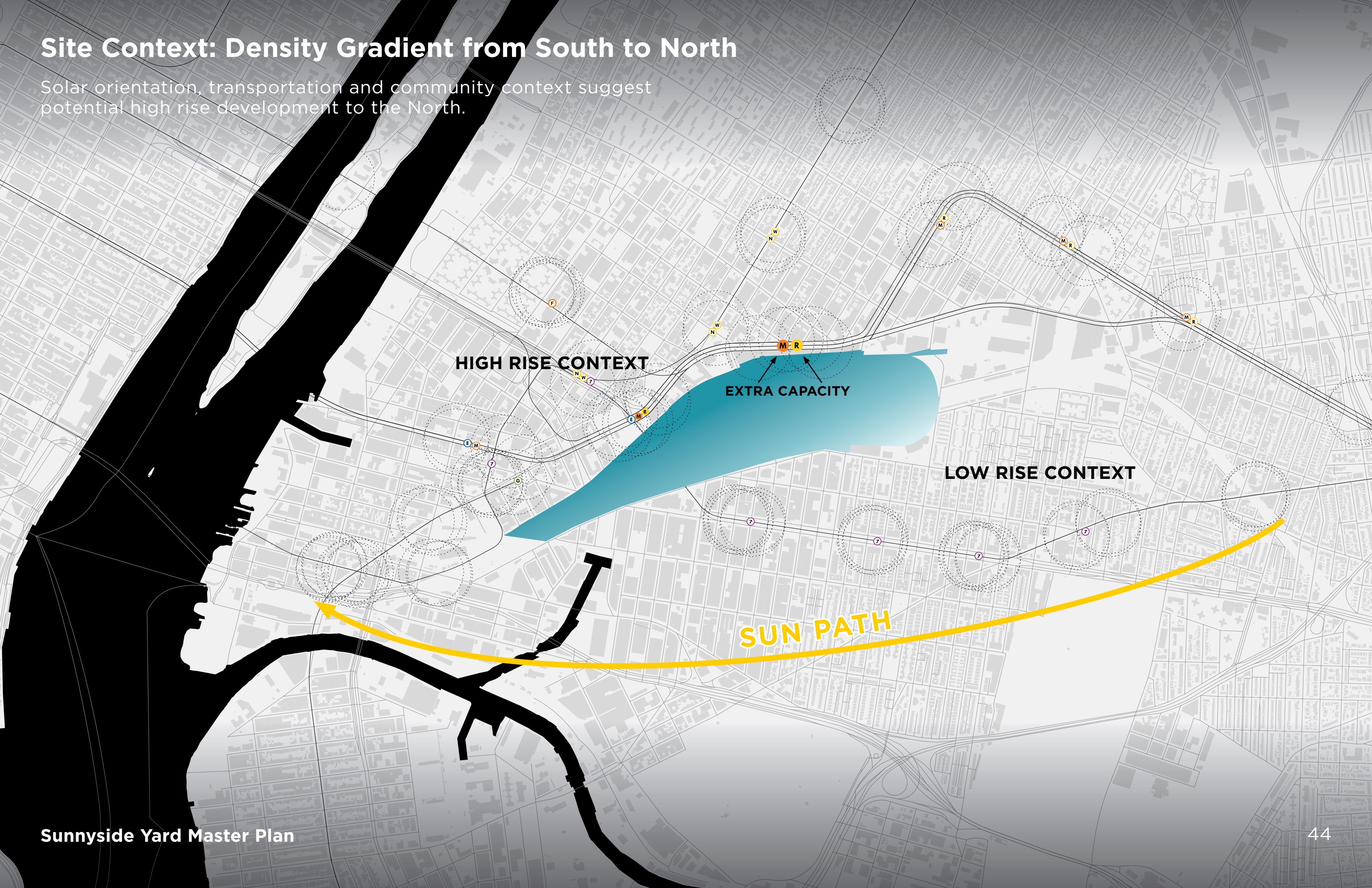


# Integrating Open Space

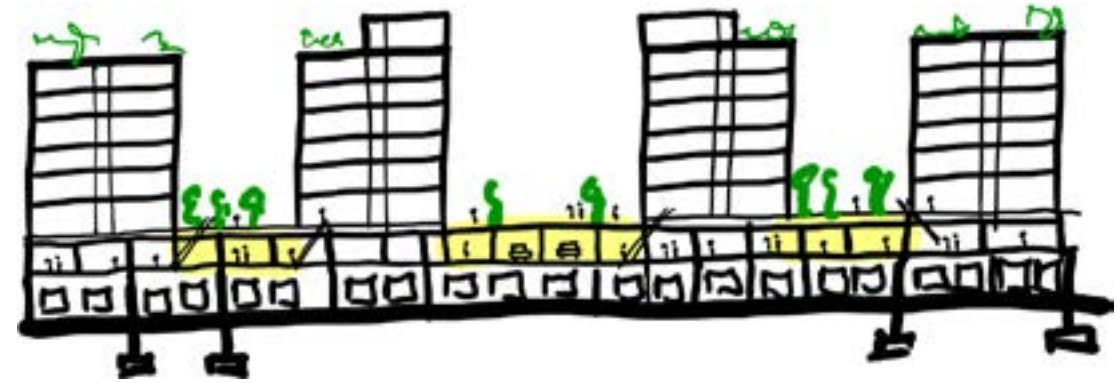
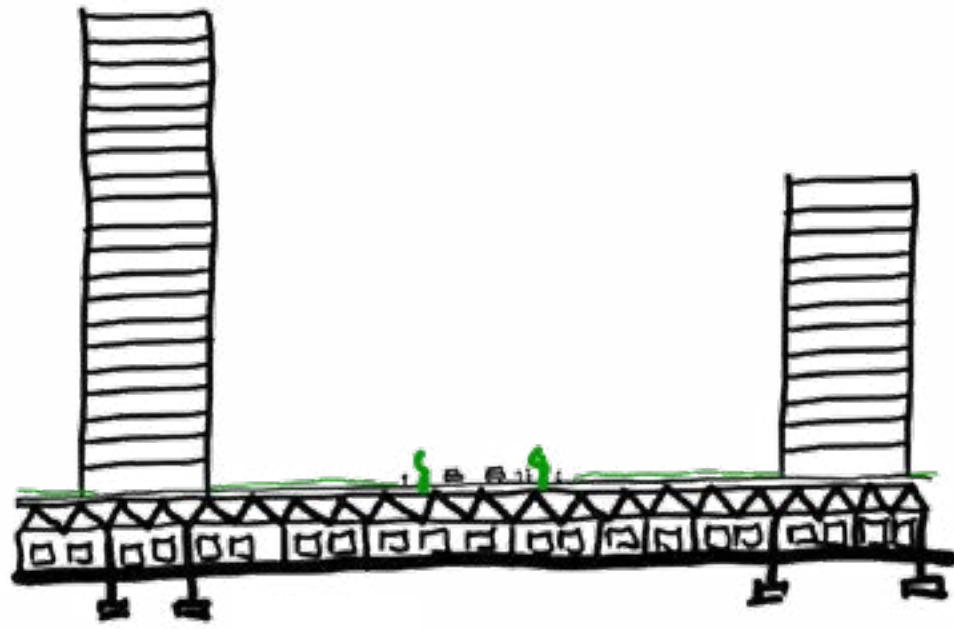


# Site Context: Density Gradient from South to North

Solar orientation, transportation and community context suggest potential high rise development to the North.



# Density is not the Same as Height



# Phase 1 Considerations by Discipline



## Urban Design

- Adjacent to dynamic LIC Core & Court Square
- Offer additional connection points through the center of the Yard
- Position within the larger plan makes it suitable for a larger institutional campus/anchor



## Planning for Subway Capacity

- More sensitive to northern/southern context
- Focus on proximity to subway stations with better capacity
- Close proximity to LIE and QMT/QBB



## Rail, Structural & Geotechnical Engineering

- Opportunity to align rail upgrades and deck construction
- Tackles less technically complex parts of the Yard first



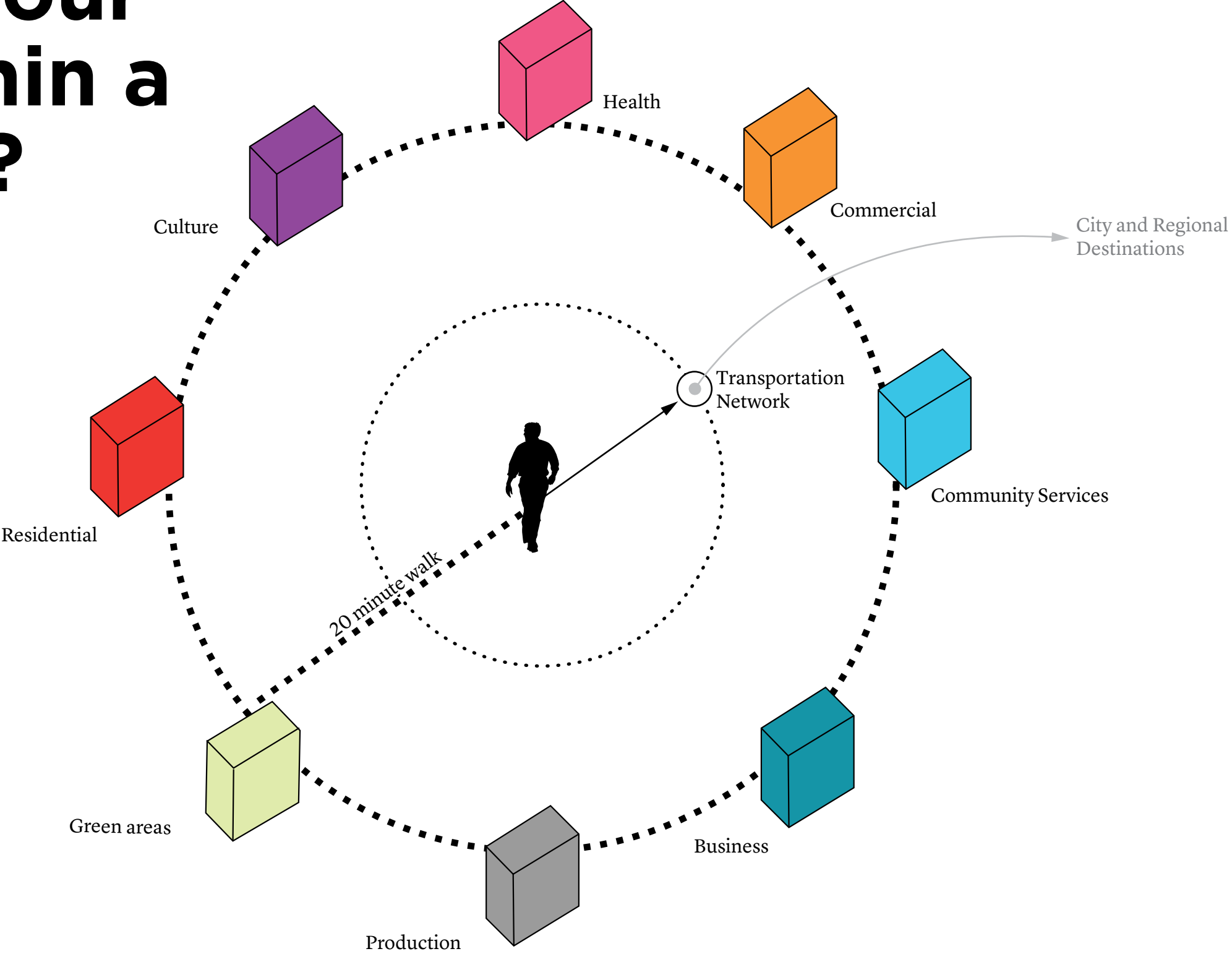
## Market Analysis

- Proximity to Court Square, the most conventionally desirable nearby commercial and residential neighborhood

We encourage you to think  
**creatively** and **ambitiously**



# What if you could access 80% of your daily needs within a 20 minute walk?

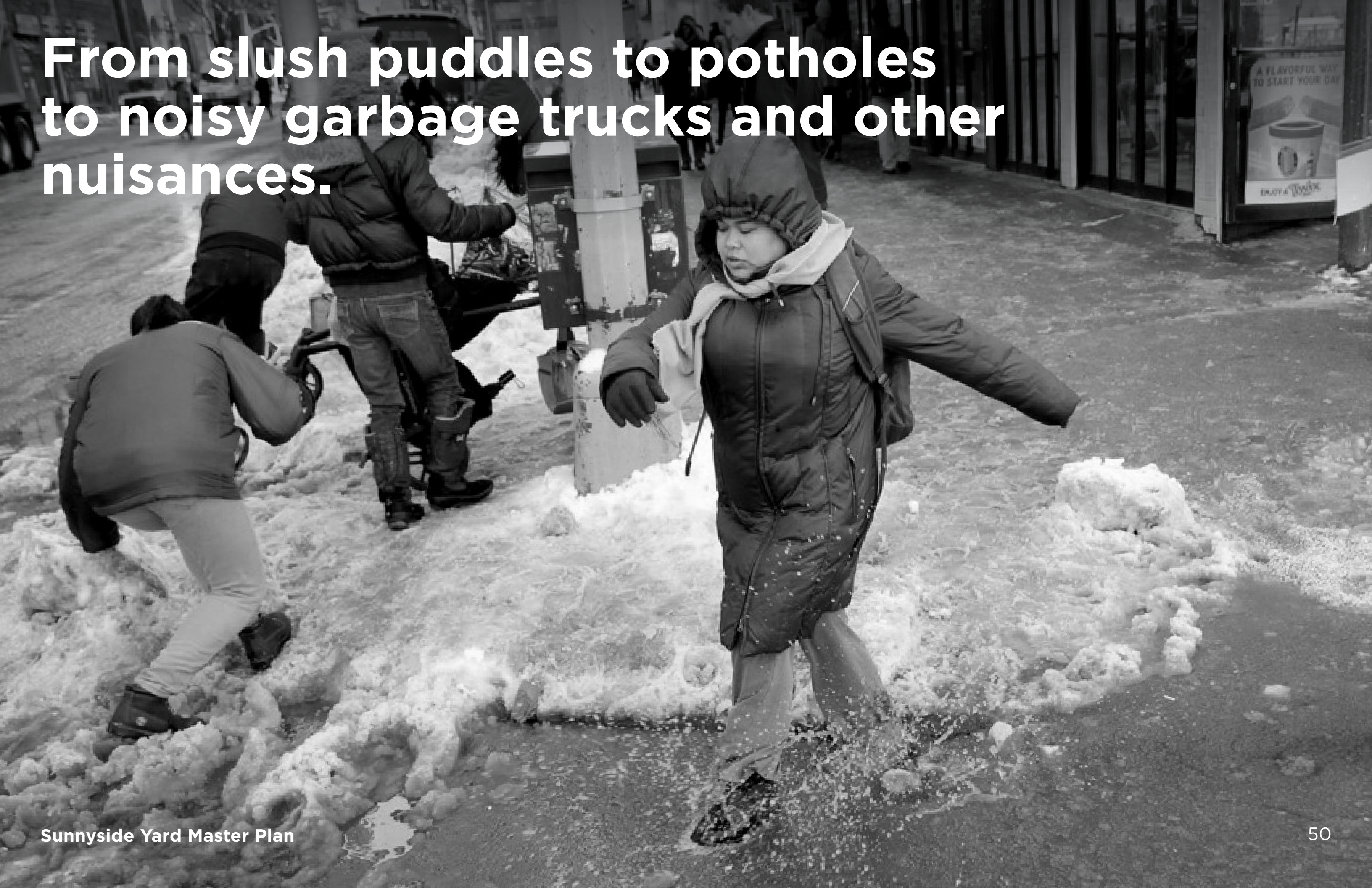




What if we could create a **quality of life** for everyday New Yorkers far better than what they experience today?



**From slush puddles to potholes to noisy garbage trucks and other nuisances.**



# Workshop Overview

## Urban Design

Programming and Design of Sunnyside Yard



Round 1 | 7:10p - 8:00p | Cafeteria

Round 2 | 8:10p - 9:00p | Cafeteria

## Transportation

Planning the future of transportation in Western Queens



Round 1 | 7:10p - 8:00p | Auditorium

Round 2 | 8:10p - 9:00p | Auditorium

## Open Space

Designing Parks and Green Space at Sunnyside Yard



Round 1 | 7:10p - 8:00p | Cafeteria

Round 2 | 8:10p - 9:00p | Cafeteria

# Questions? Comments?

**Email: [sunnysideyard@edc.nyc](mailto:sunnysideyard@edc.nyc)**

**Call: Eleni Bourinaris, NYCEDC**  
**201-790-7446 (mobile)**  
**212-312-3896 (direct office)**

**For more information about the  
Sunnyside Yard Master Planning  
Process and future events visit:  
<https://www.sunnysideyard.nyc>**

