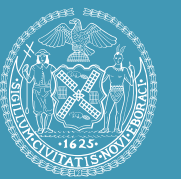


Design of Sunnyside Yard

26 March 2019



What are we talking about today?

1. Ways to Access the Site from Street Level

2. Building Types and Their Density

1. Ways to Access the Site from Street Level

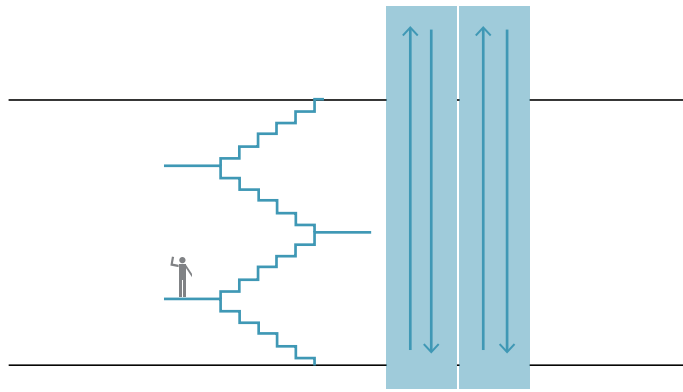
Why is Decking over a Railyard so Complicated?

- **Active Railroads**
- **Overhead Power**
- **Construction Timing & Phasing**

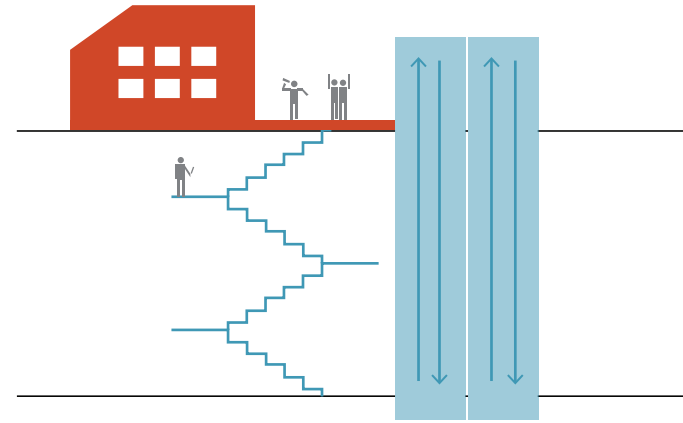




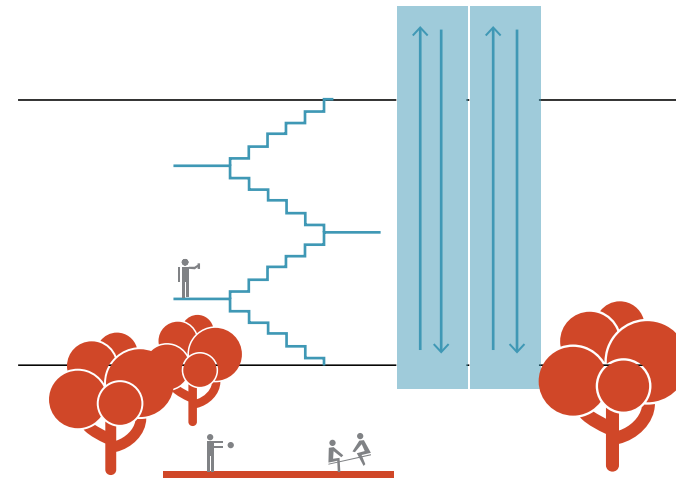
Public Access onto the Deck



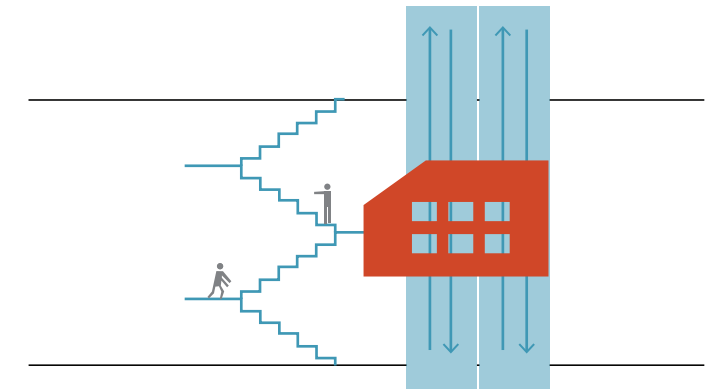
Standard Access - Stair and Elevator



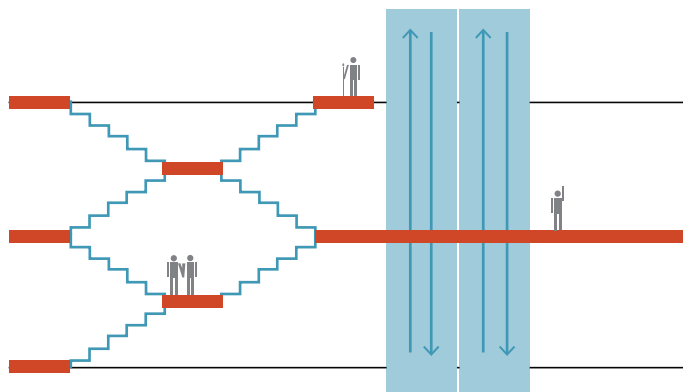
Create a point of interest at the top of the access point



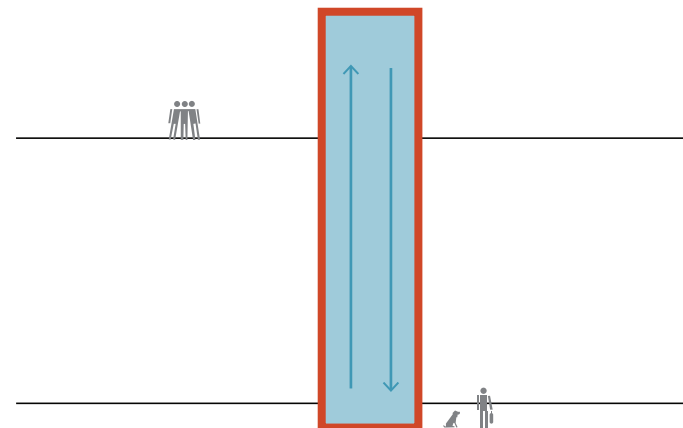
Create a point of interest at the base of the access point



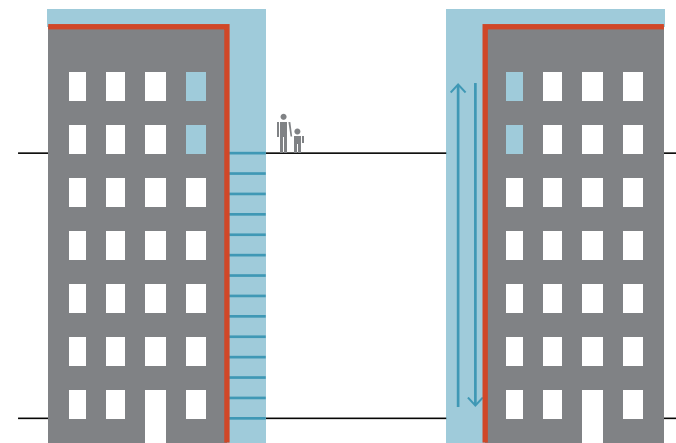
Include a point of interest as part of the access route



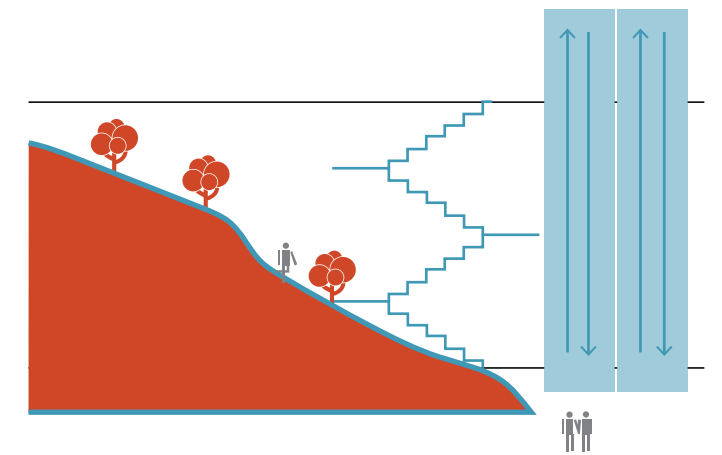
Make the access route a point of interest or gathering



Make the access route a point of interest



Utilize existing routes to access the deck



Use Nature to activate the access point

Public Access onto the Deck: Case Studies



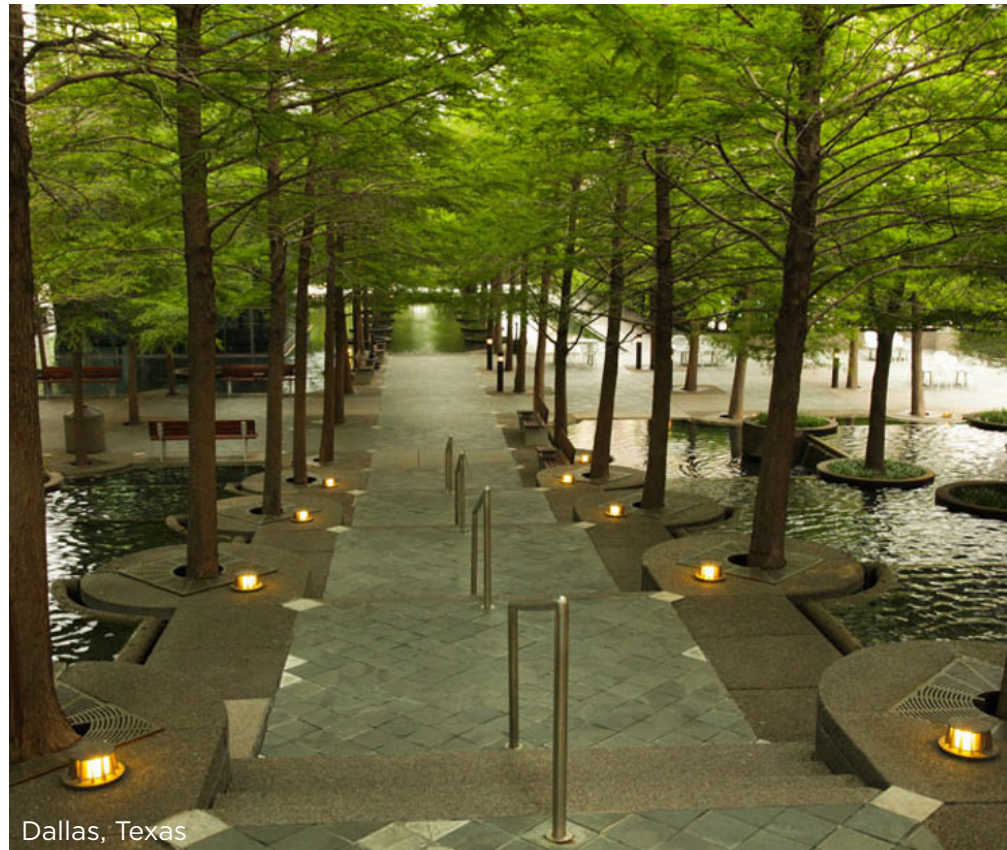
High Line, New York



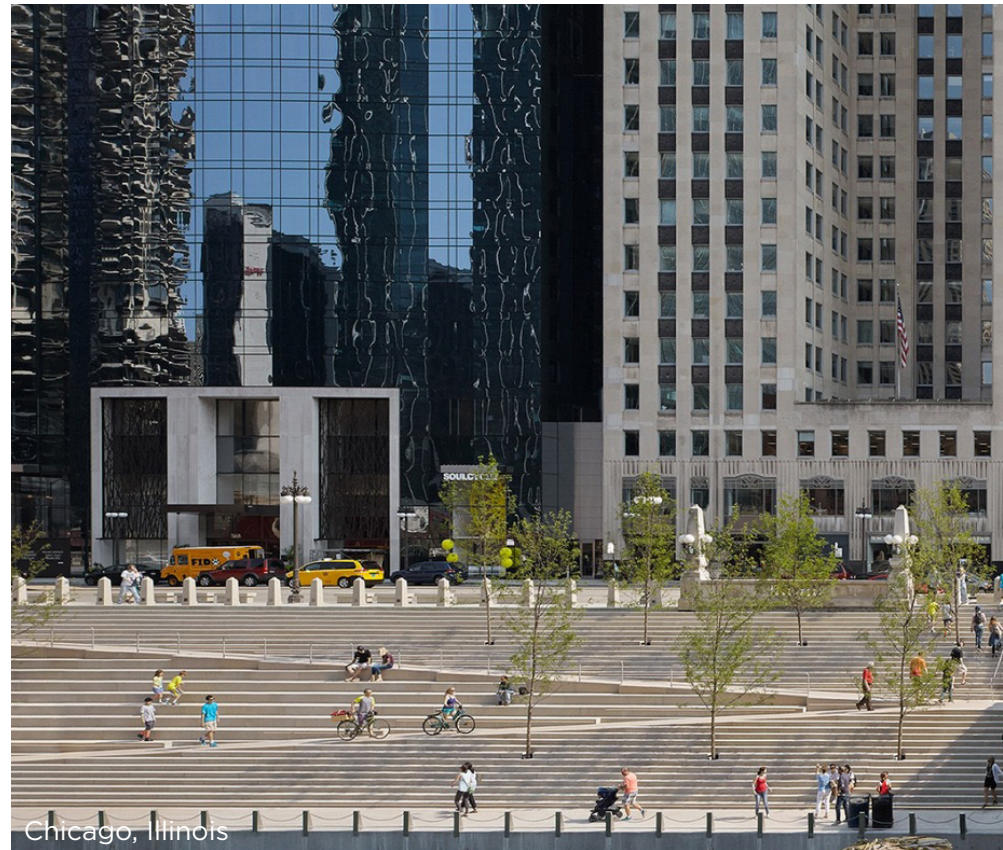
Bogota, Colombia



Seattle, Washington



Dallas, Texas

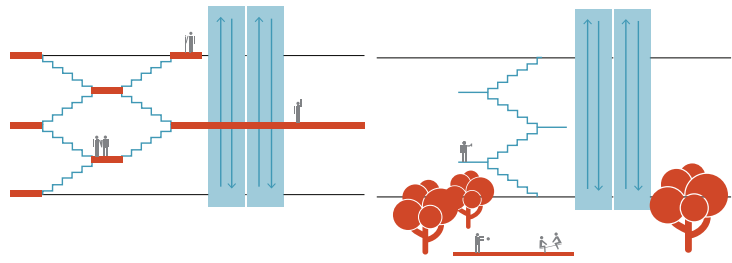


Chicago, Illinois



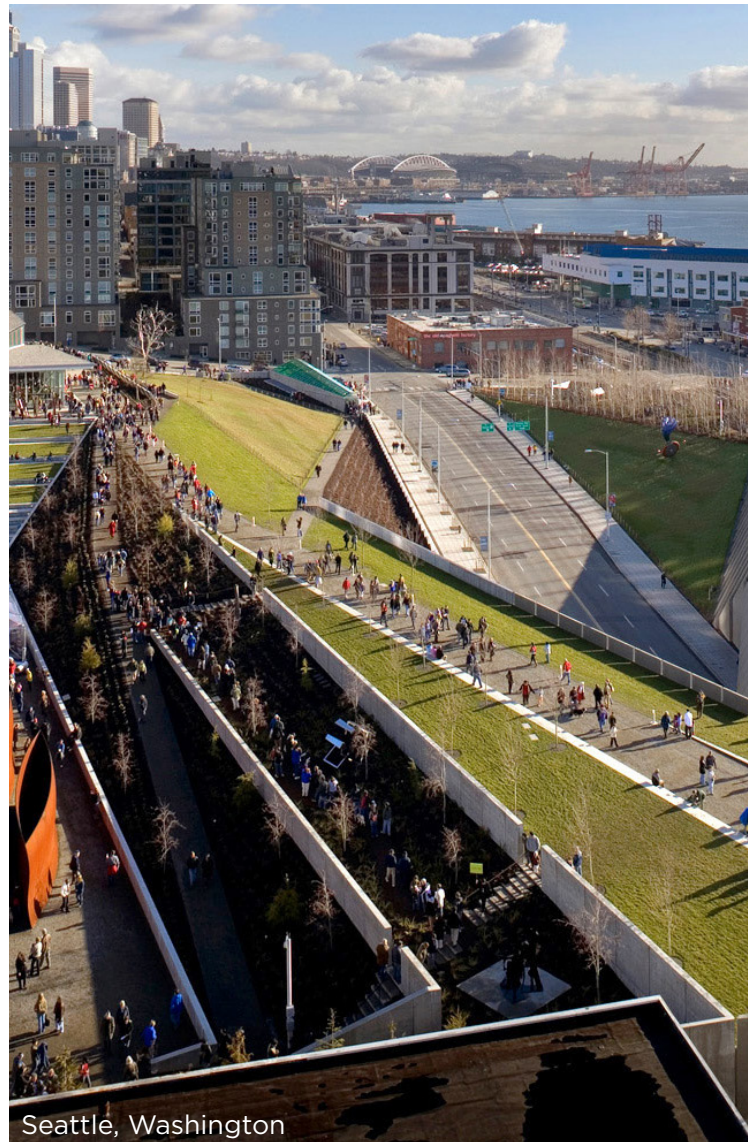
Barcelona, Spain

Access Options

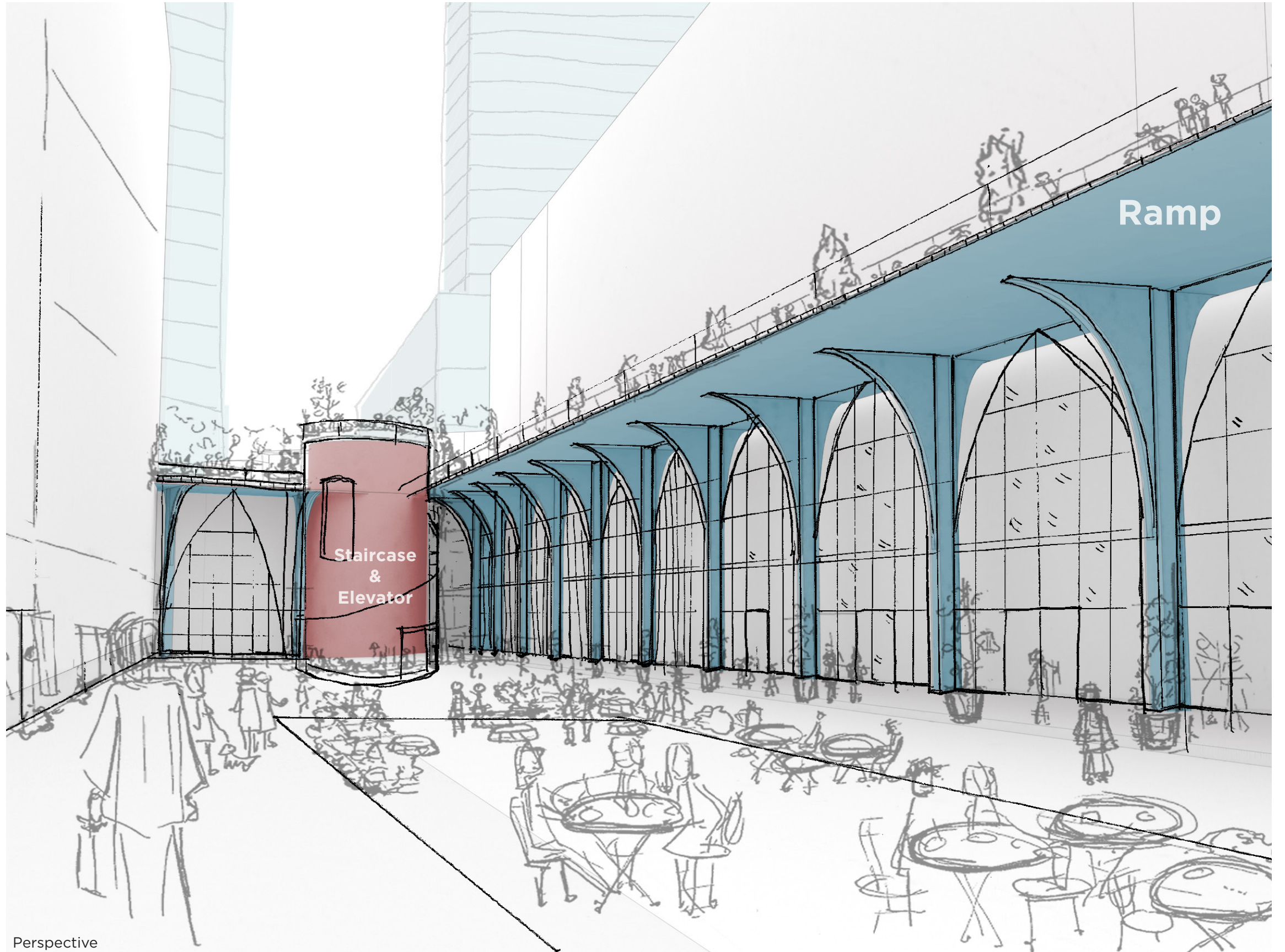


Make the access route a point of interest or gathering

Create a point of interest at the base of the access point

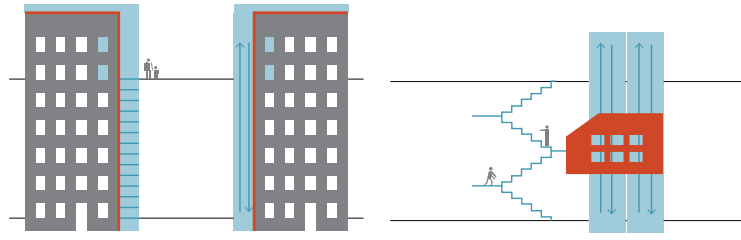


Seattle, Washington



Perspective

Access Options

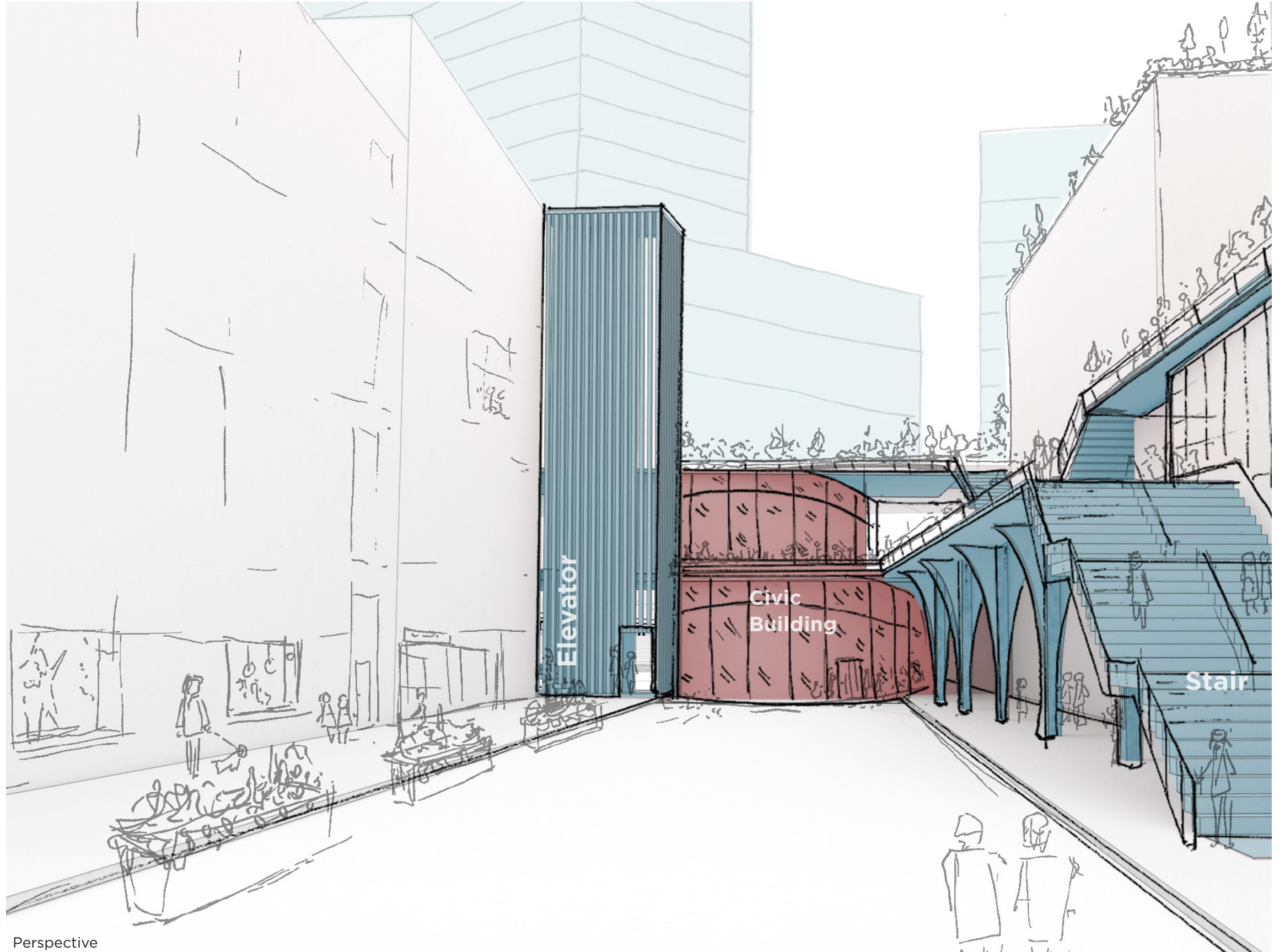


Utilize existing routes to access the deck

Include a point of interest as part of the access route

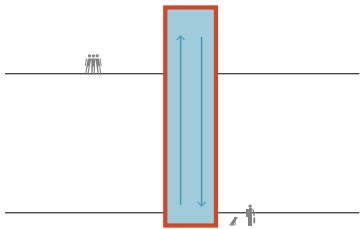


High Line, New York



Perspective

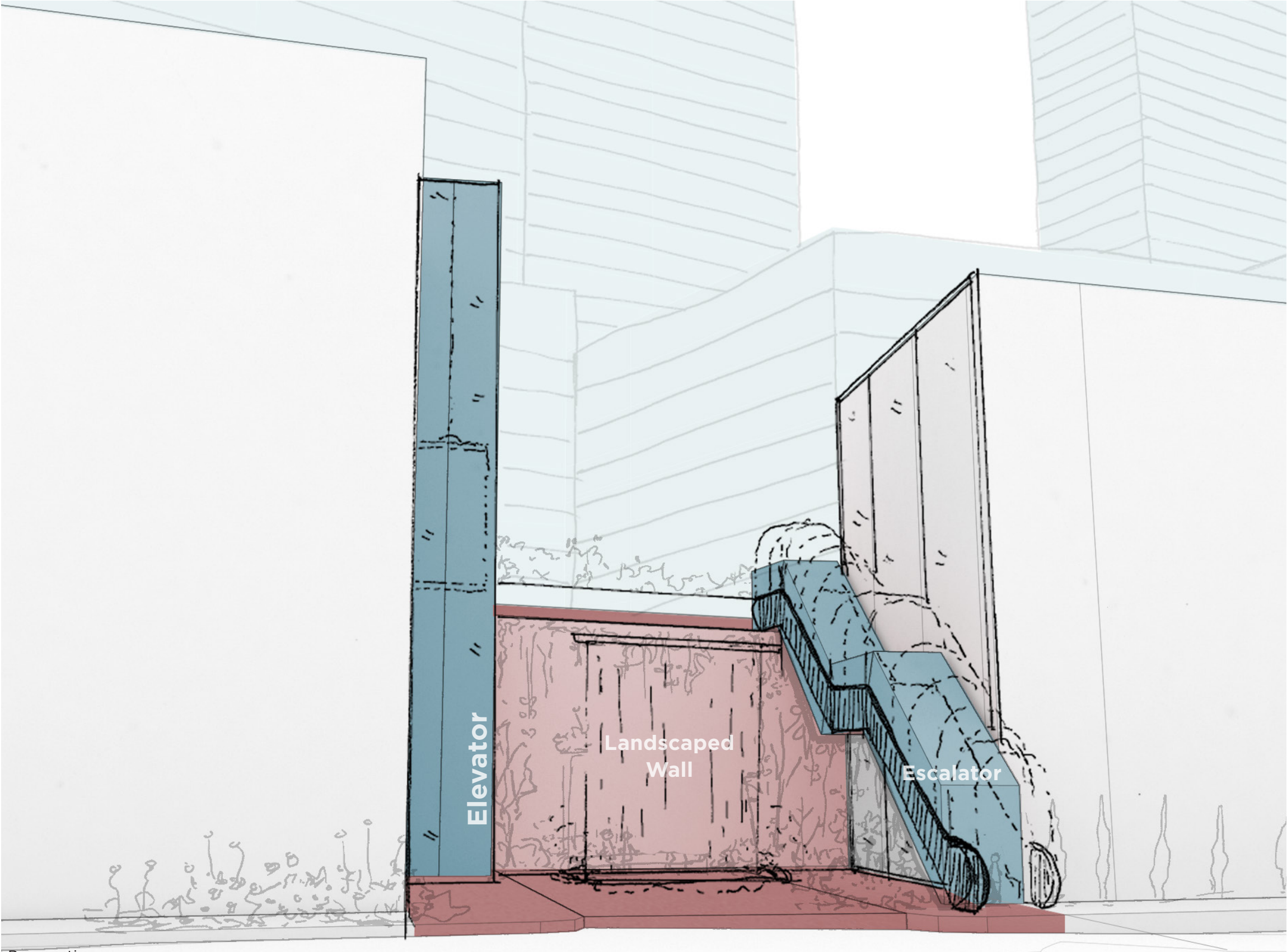
Access Options



Make the access route a point of interest



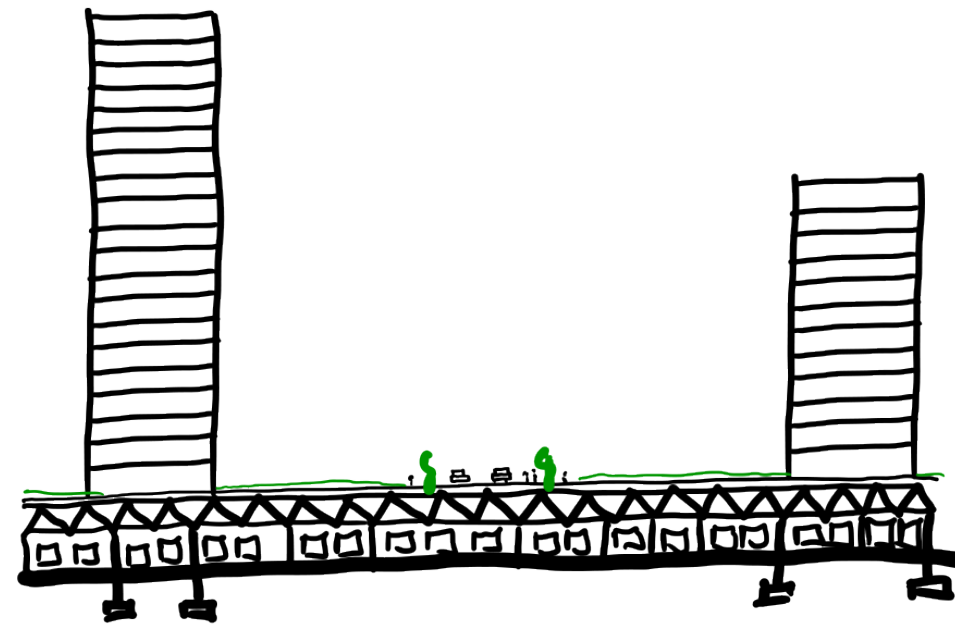
Barcelona, Spain



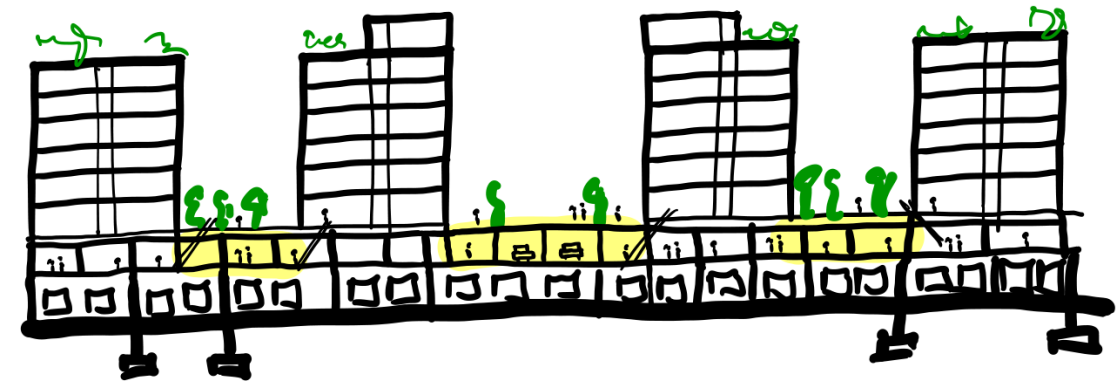
Perspective

2. Building Types and Their Density

Factors that Influence Building Height and Density



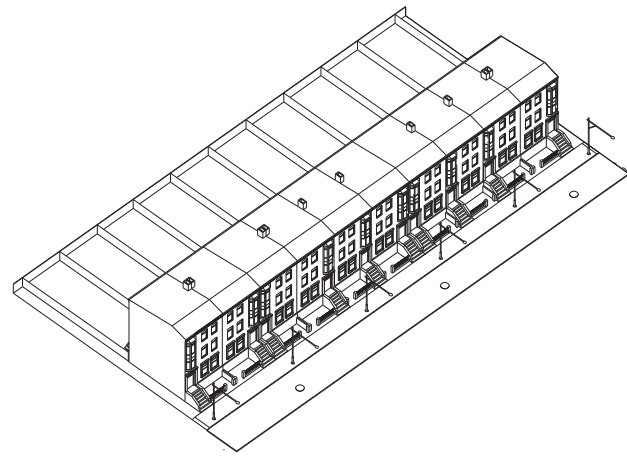
VS



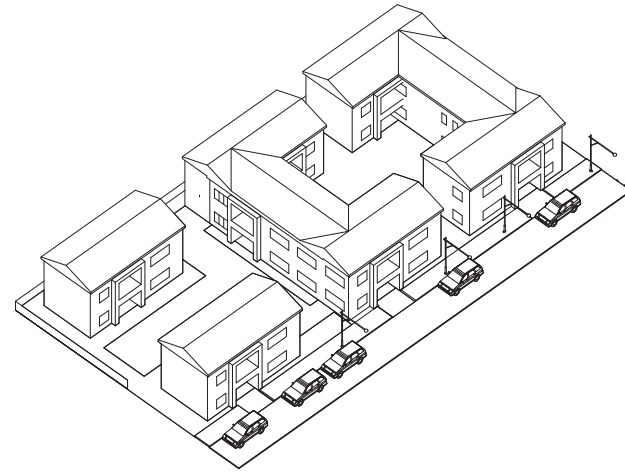
Densities that Support Rapid Mass Transit



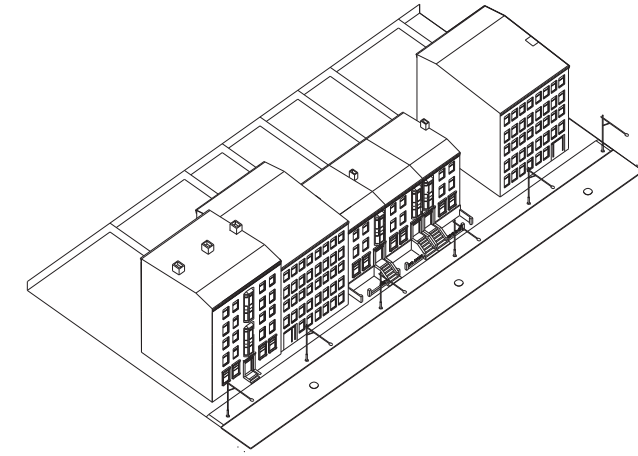
Require > 30 Dwelling Units / Acre



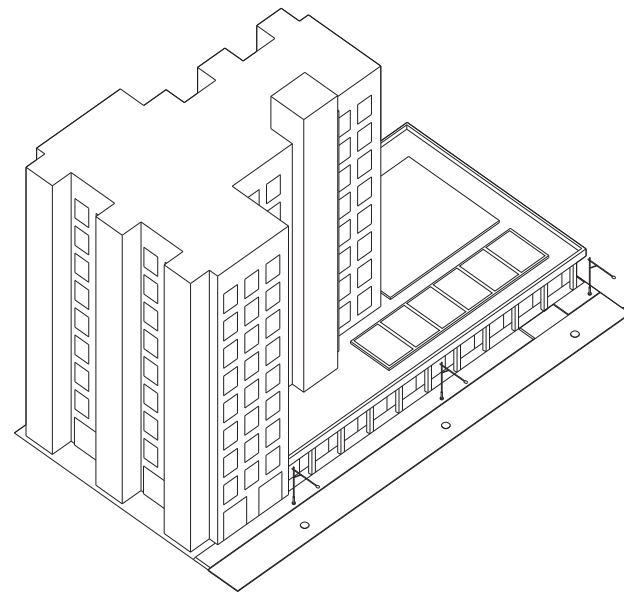
30 dwelling units per acre



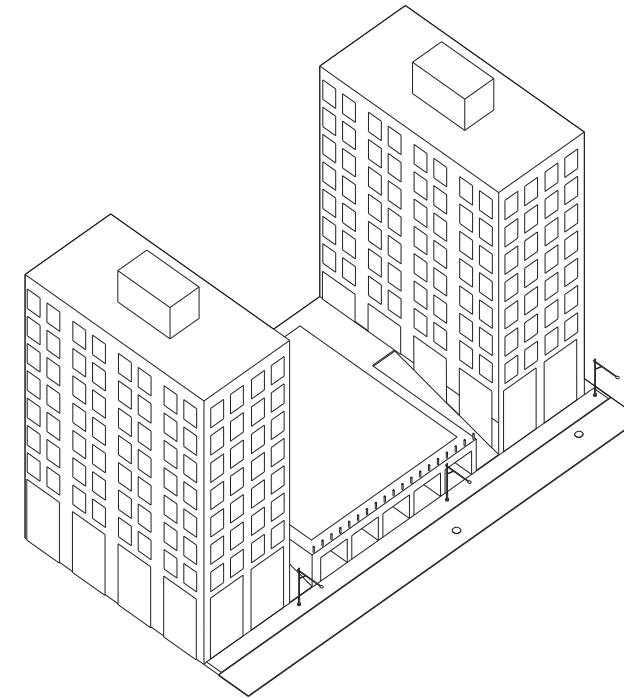
40 dwelling units per acre



50 dwelling units per acre



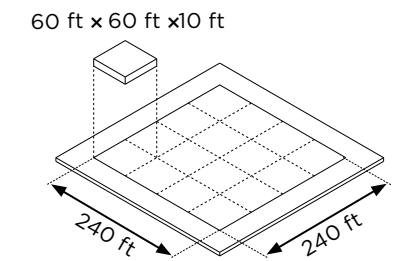
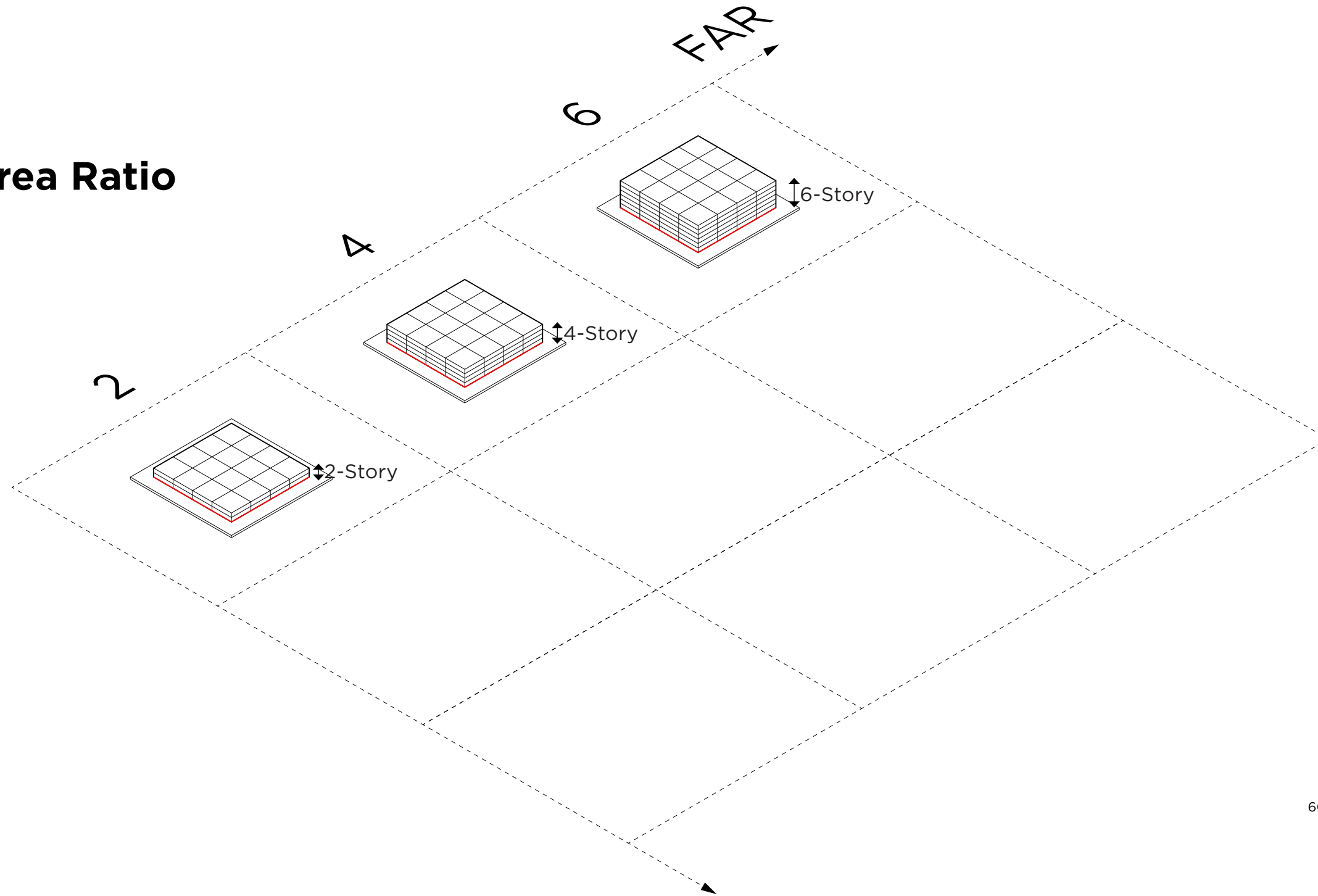
100 dwelling units per acre



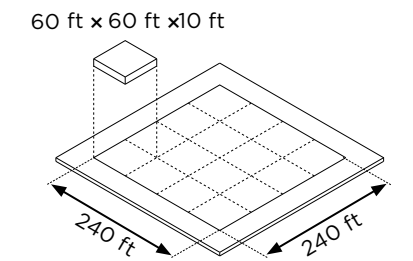
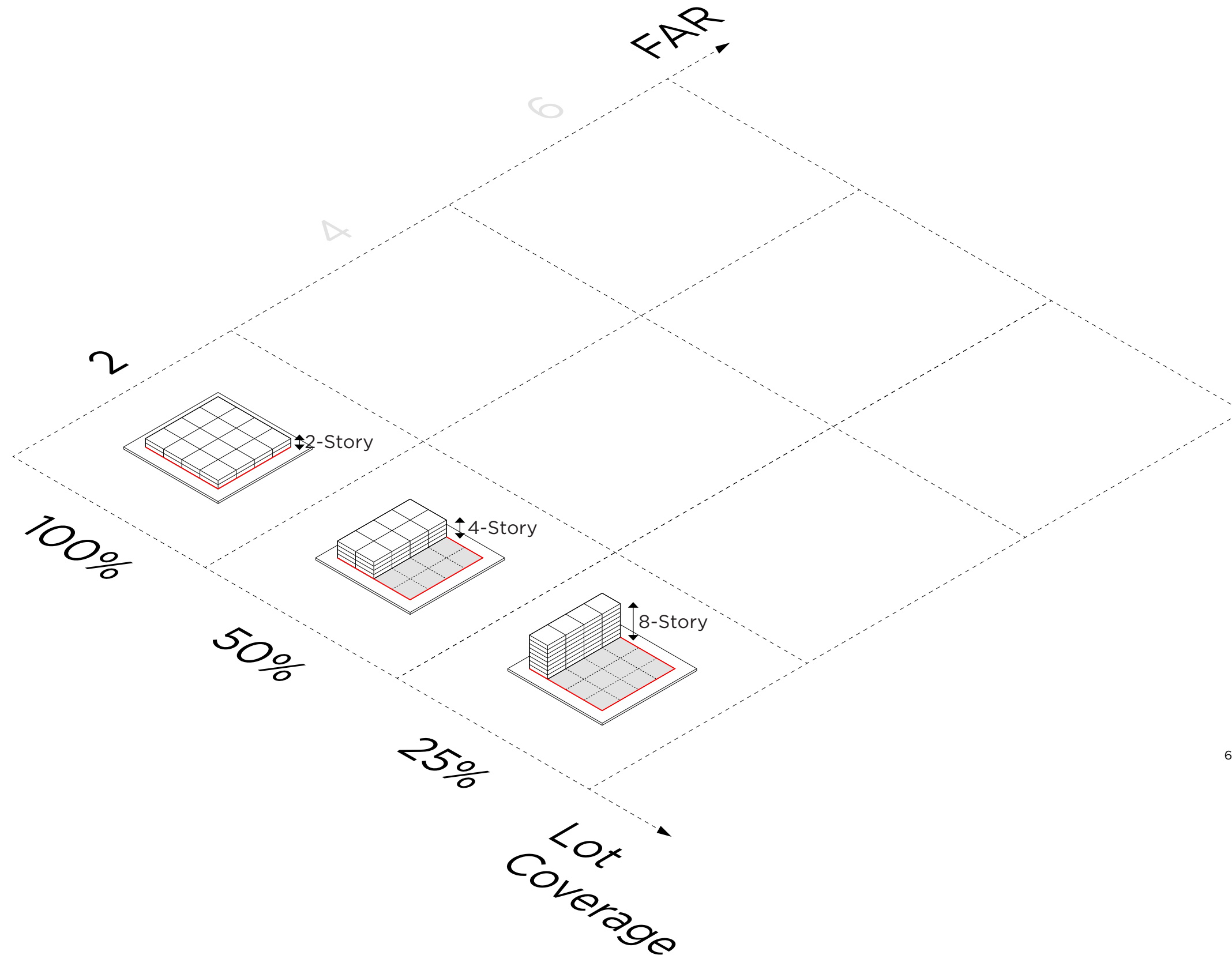
150 dwelling units per acre

Concept of FAR: Built Square Footage / Lot Area

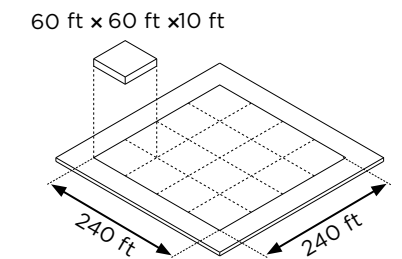
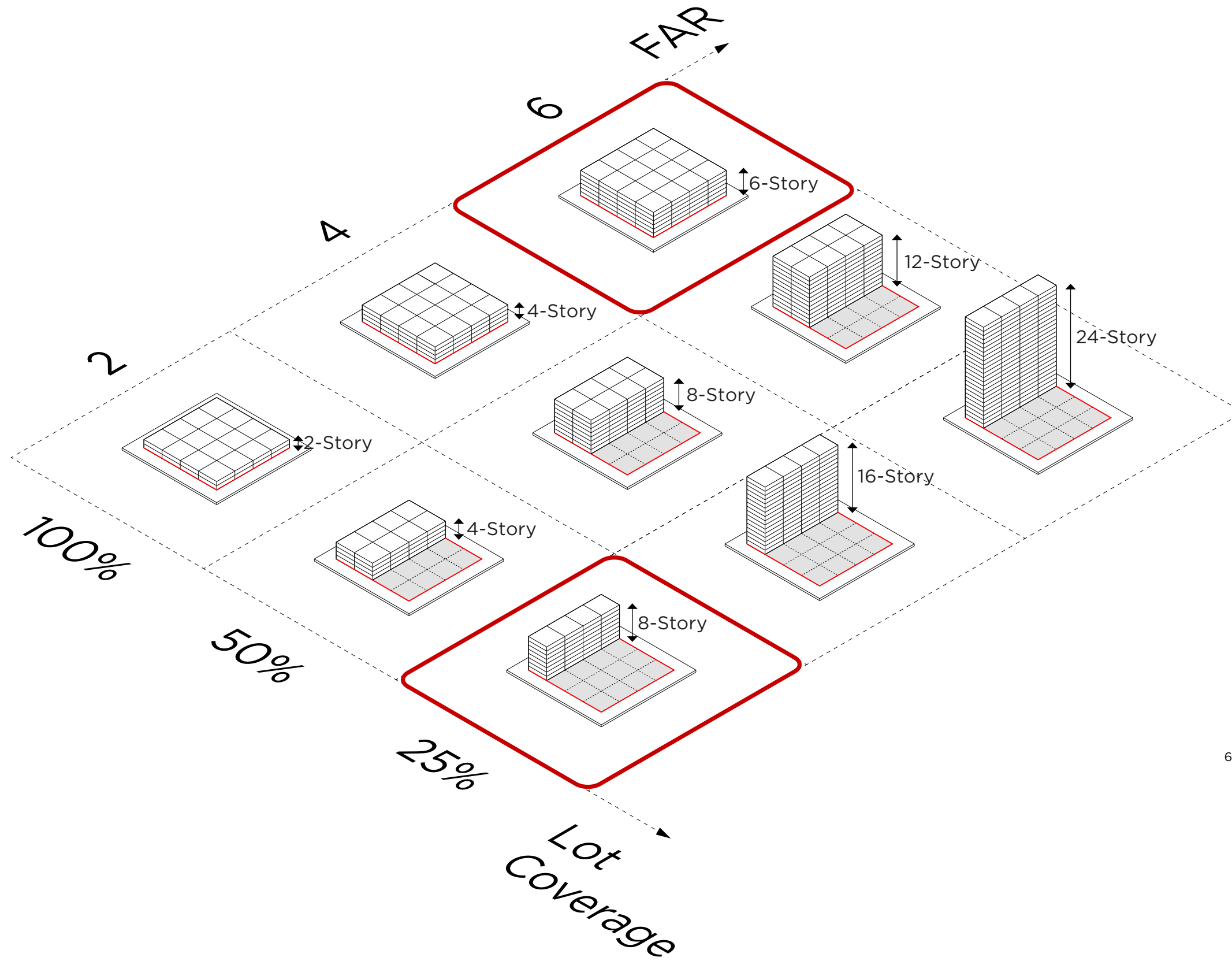
FAR = Floor Area Ratio



Blocks with Same FAR Can Look Very Different Based on Lot Coverage

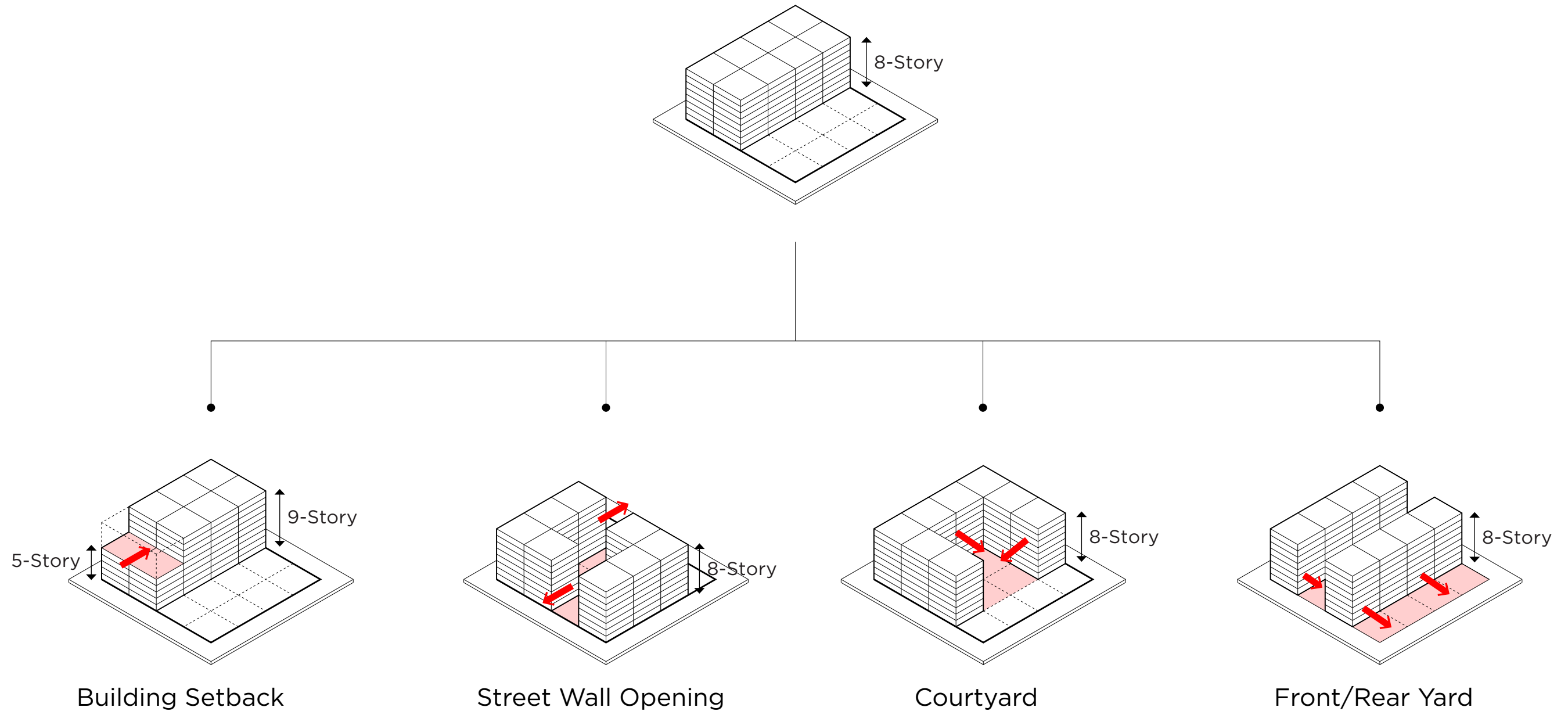


Higher Density Does Not Always Mean Higher Buildings

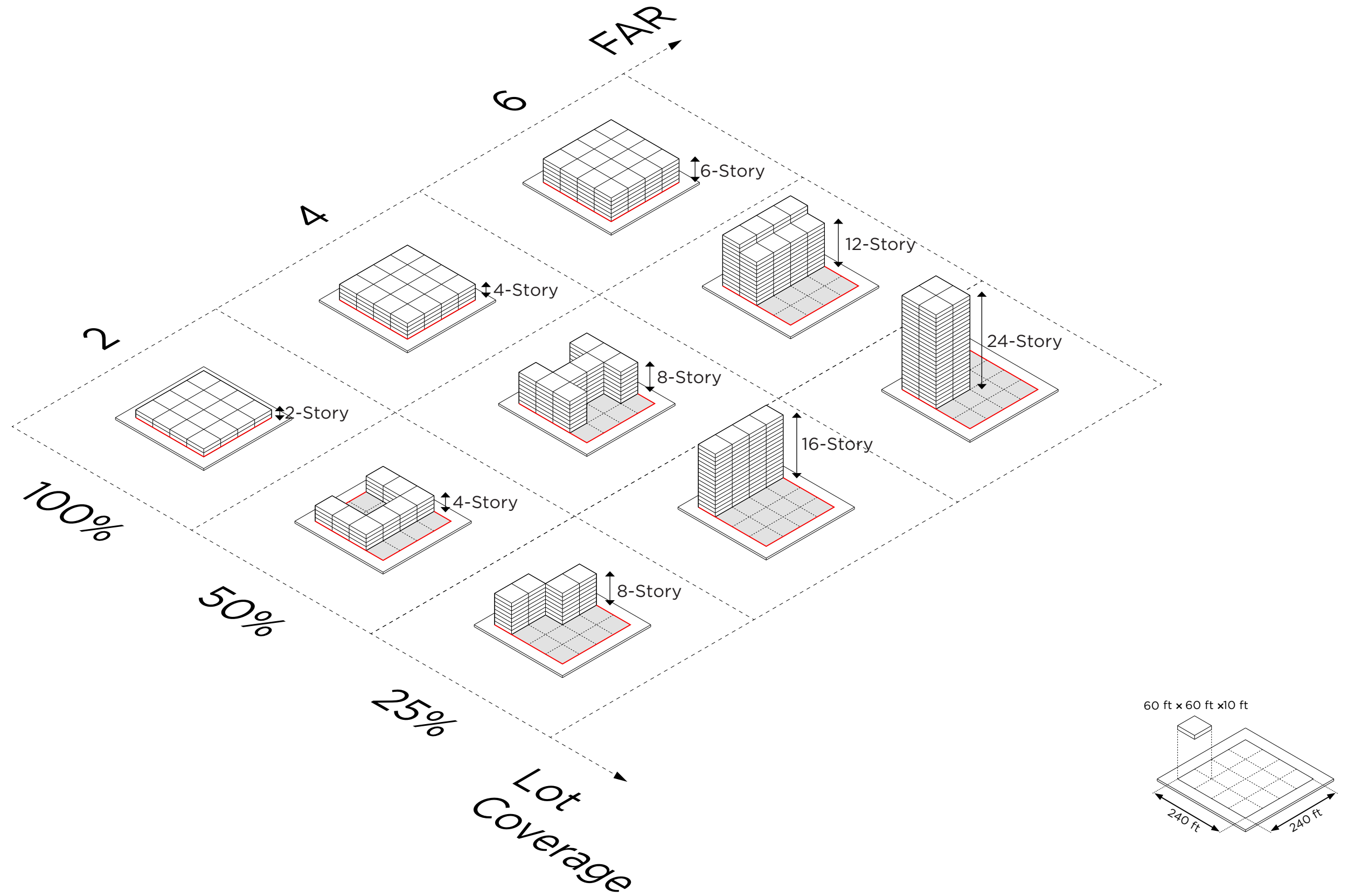


Same FAR and Lot Coverage Does Not Mean Same Building Form

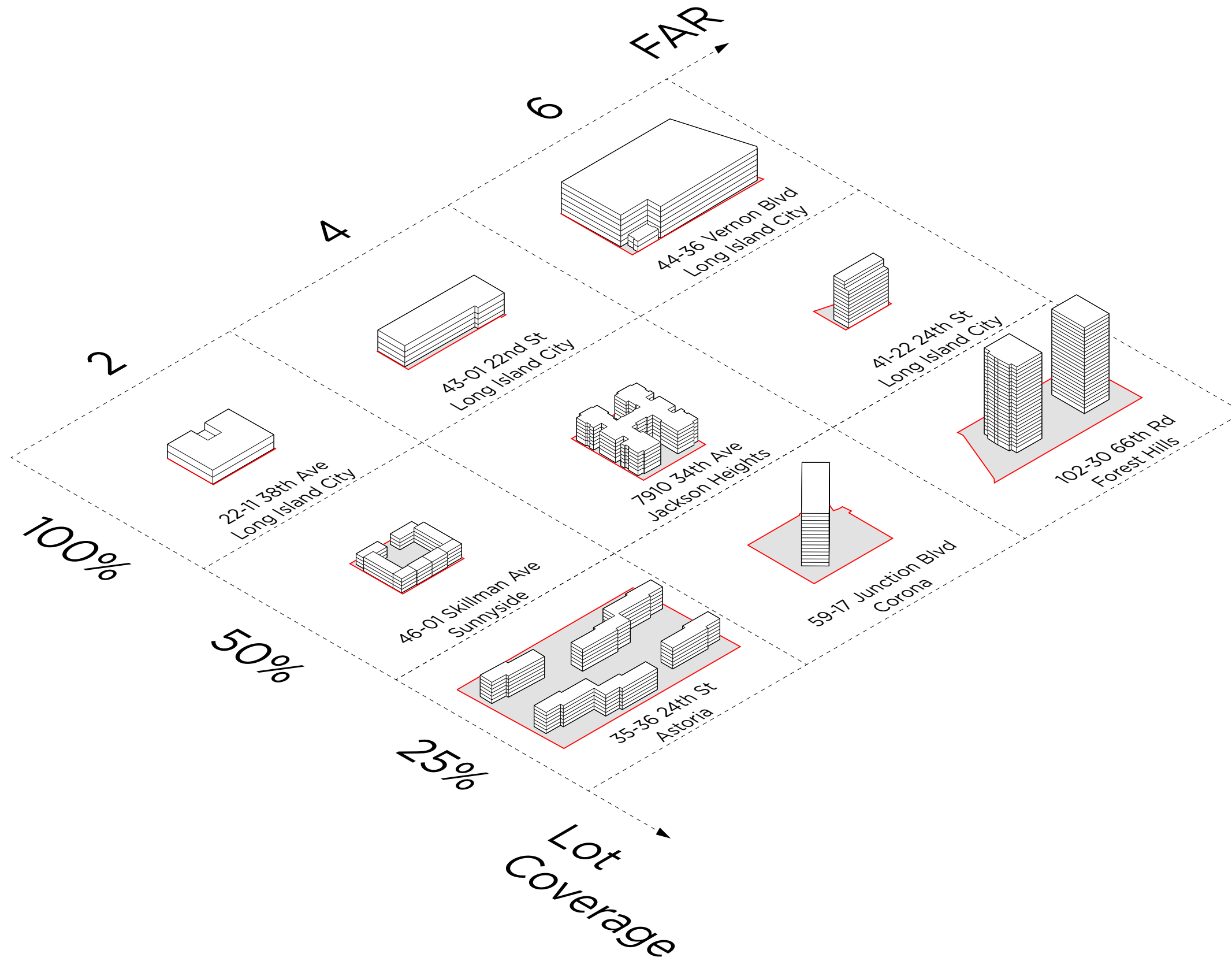
4 FAR & 50% Lot Coverage



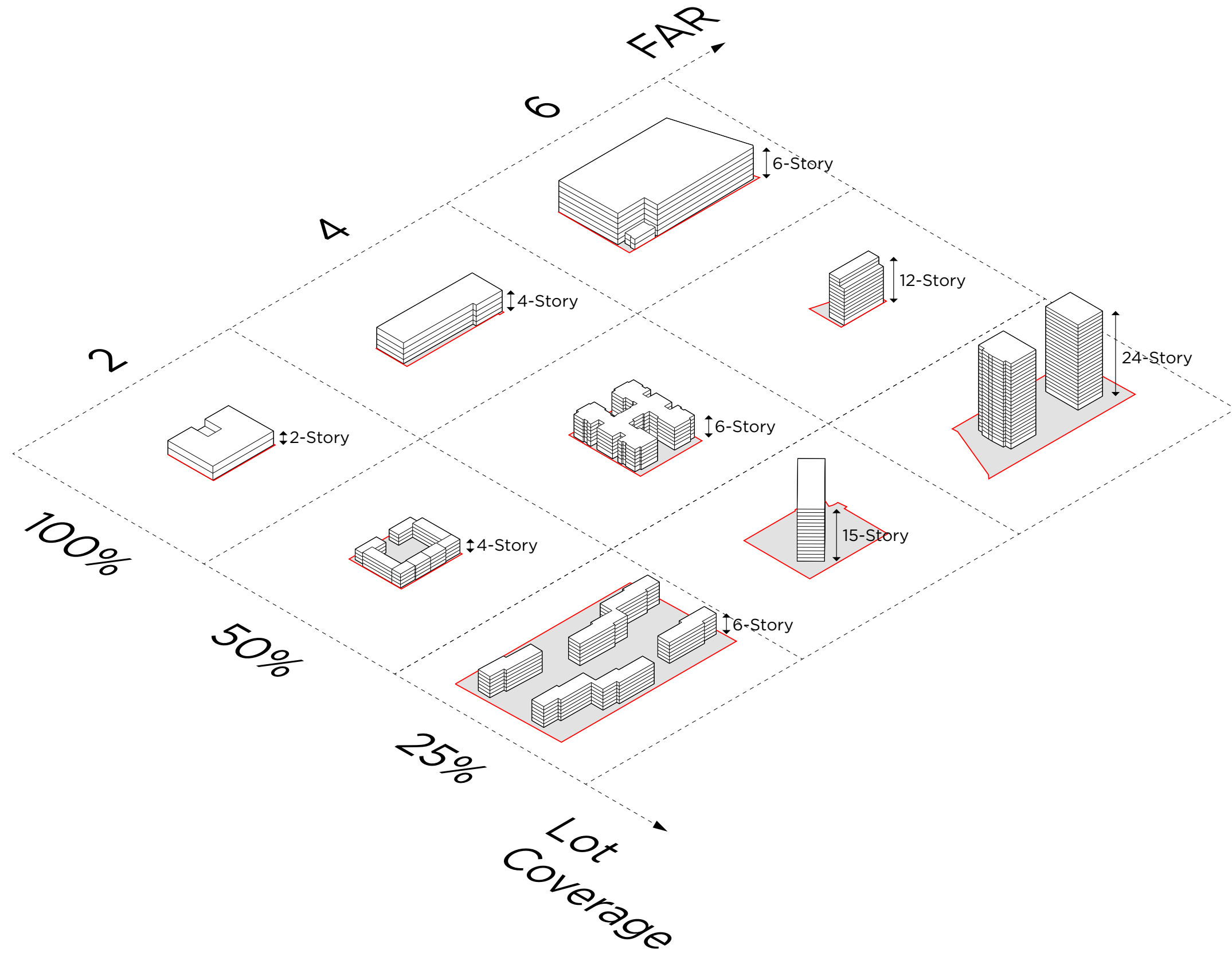
Same FAR and Lot Coverage Does Not Mean Same Building Form



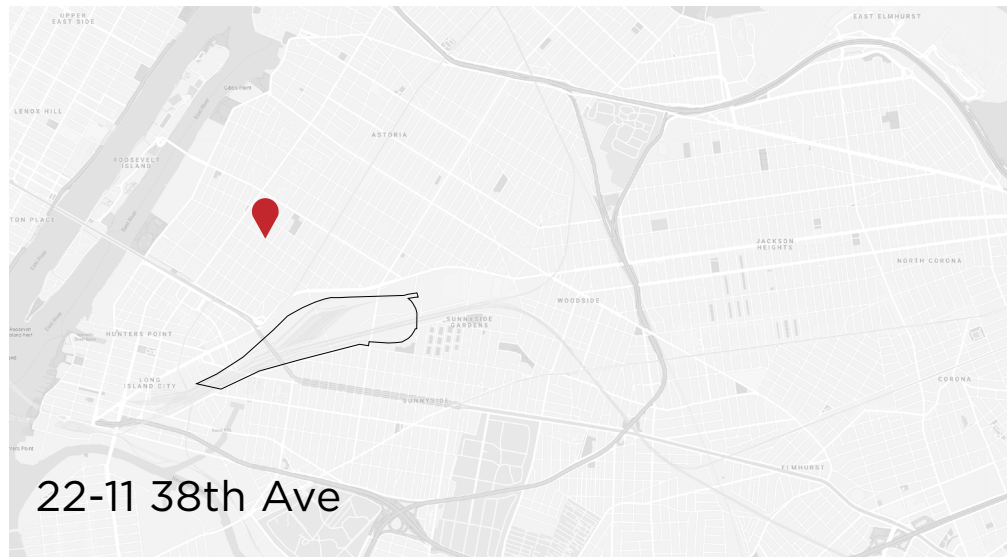
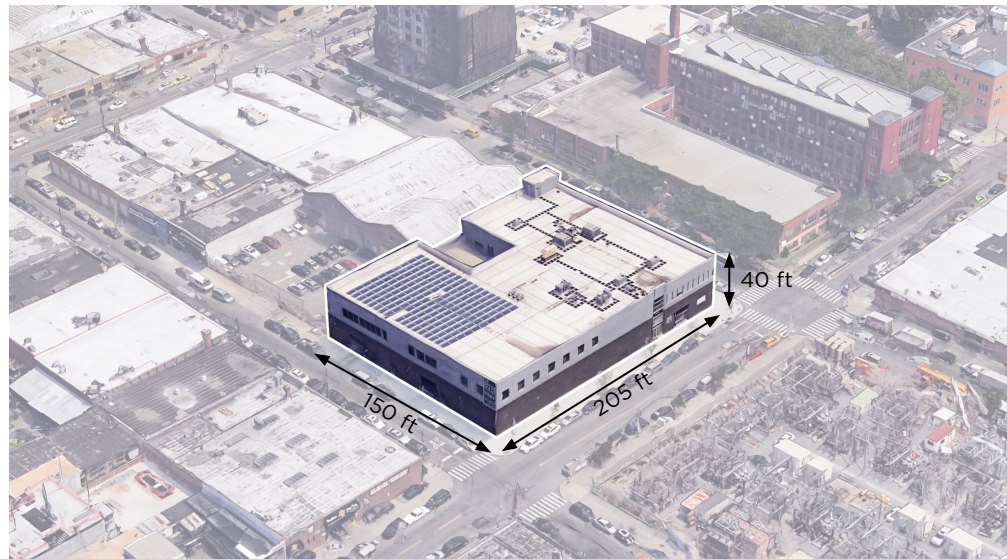
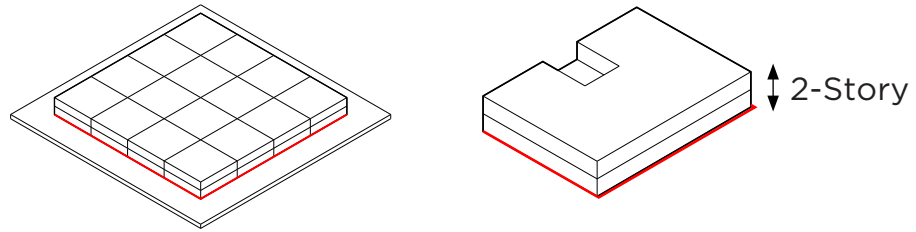
Examples of Blocks in Queens



Examples of Blocks in Queens

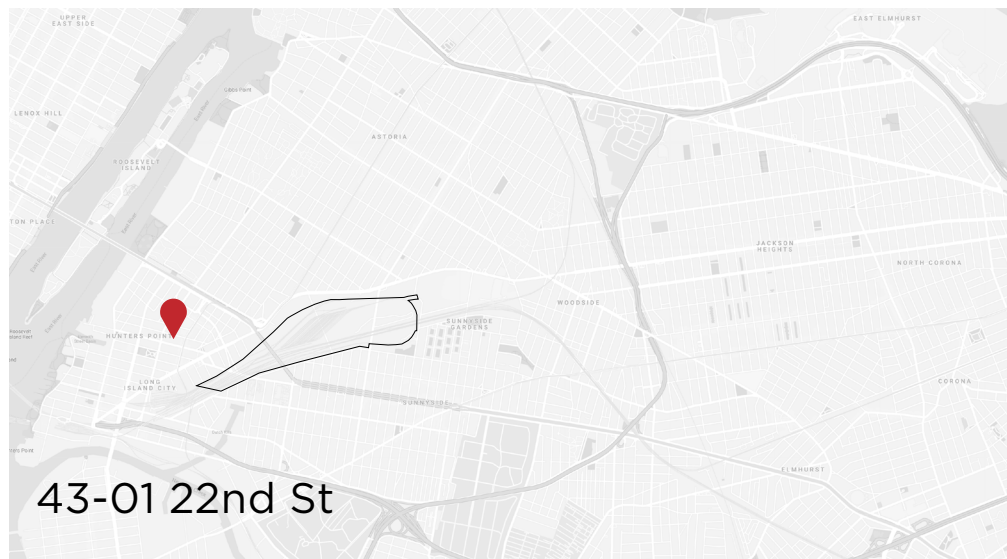
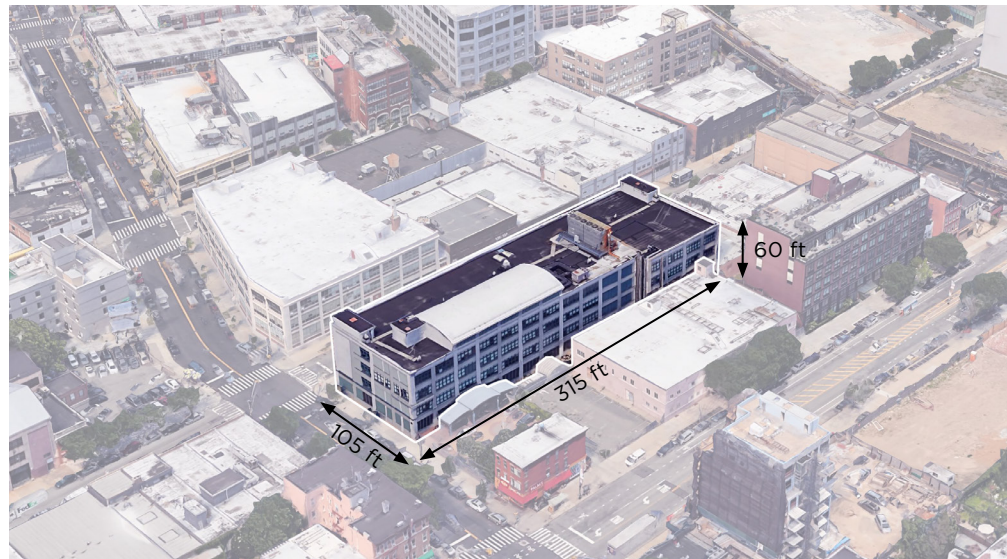
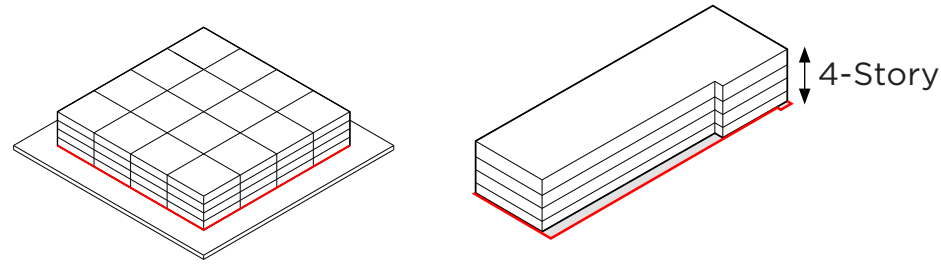


Density Scenario 1 | 2 FAR & 100% Lot Coverage | Long Island City



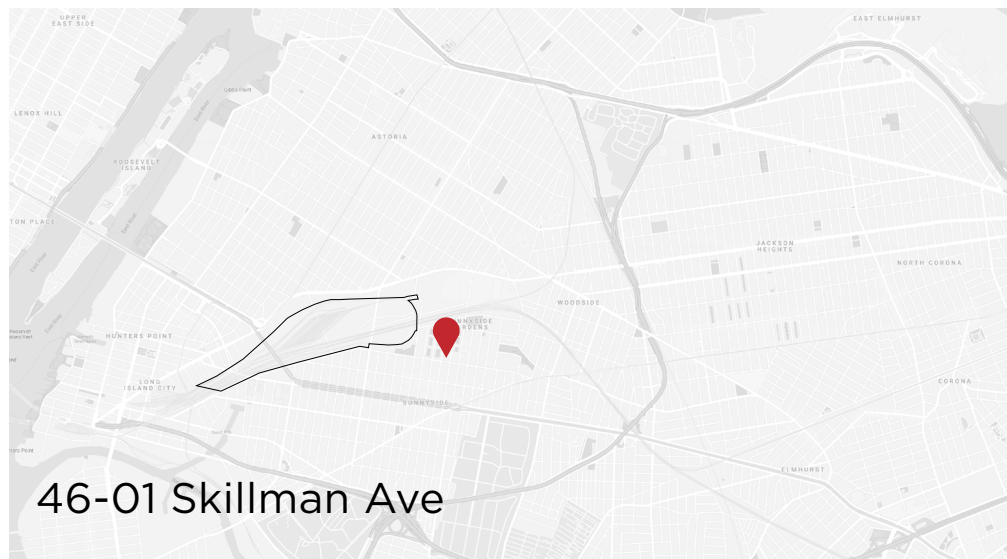
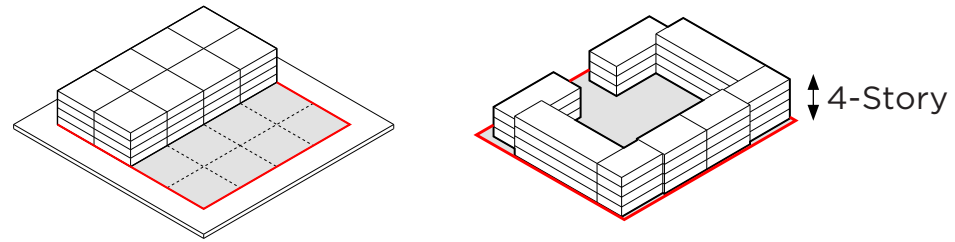
- Continuous Street Wall, Limited Open Space
- Uses: Transportation & Utility, Misc. Garage

Density Scenario 2 | 4 FAR & 100% Lot Coverage | Long Island City

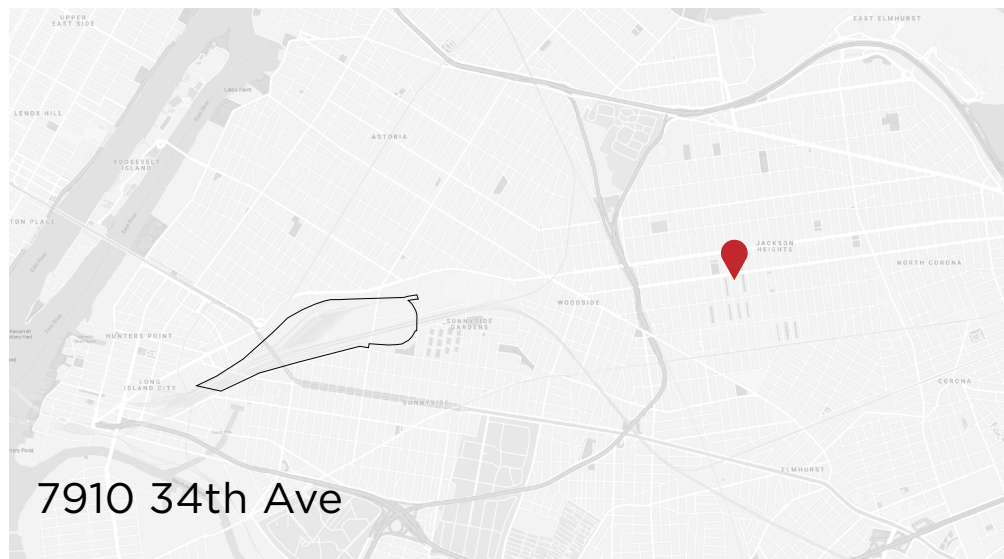
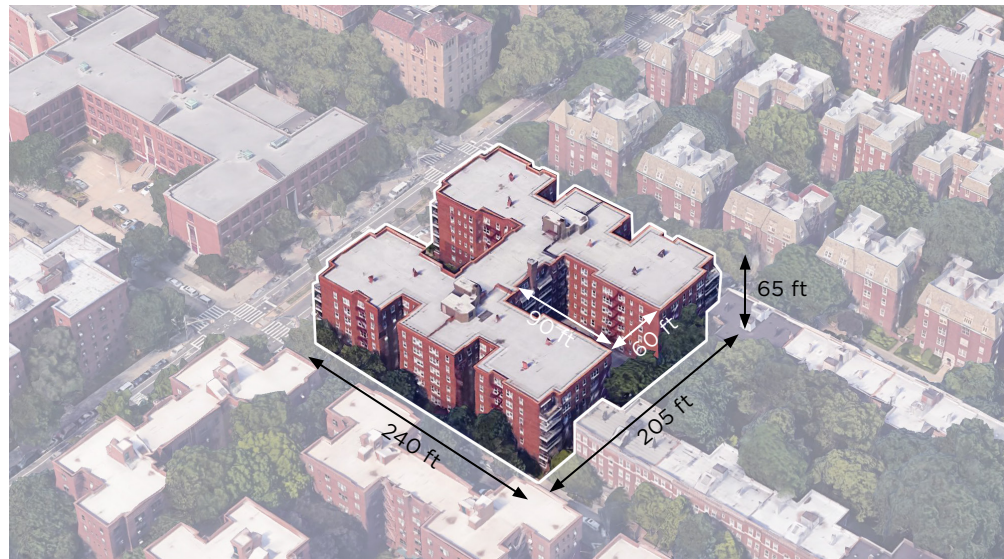
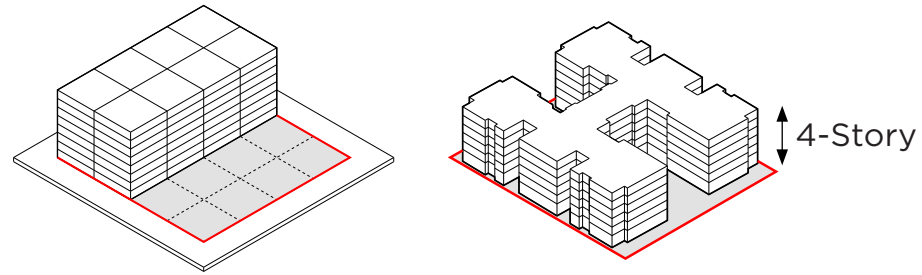


- Continuous Street Wall, Limited Open Space
- Uses: Industrial & Manufacturing, Office

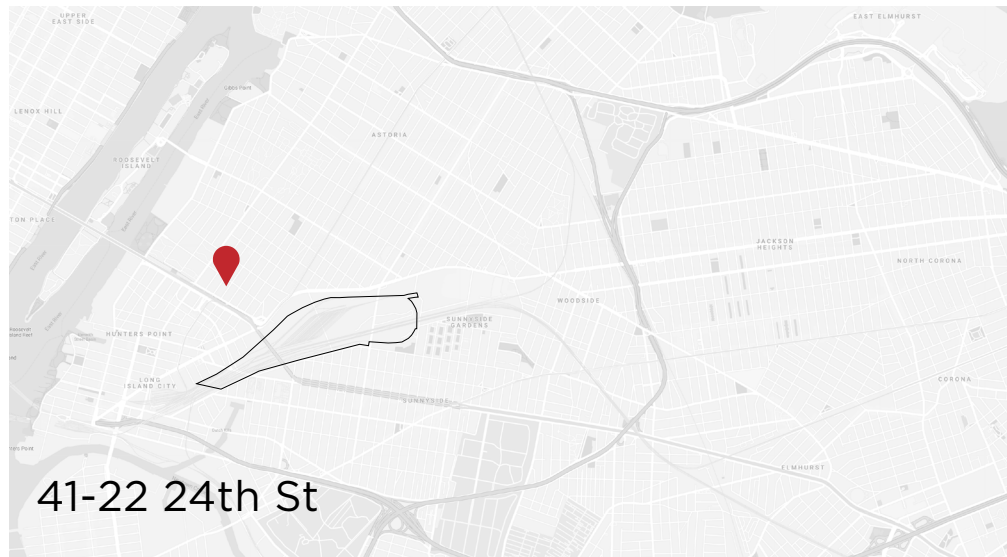
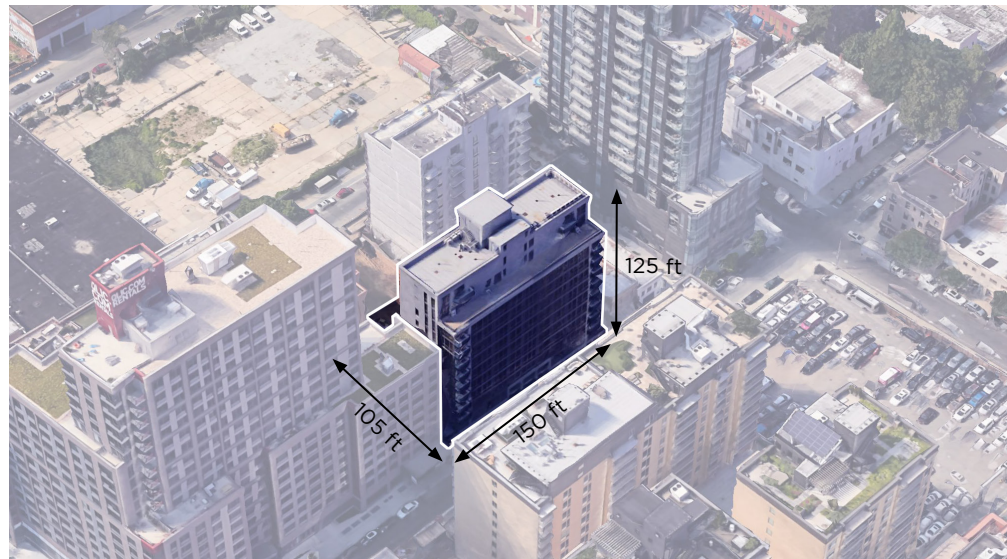
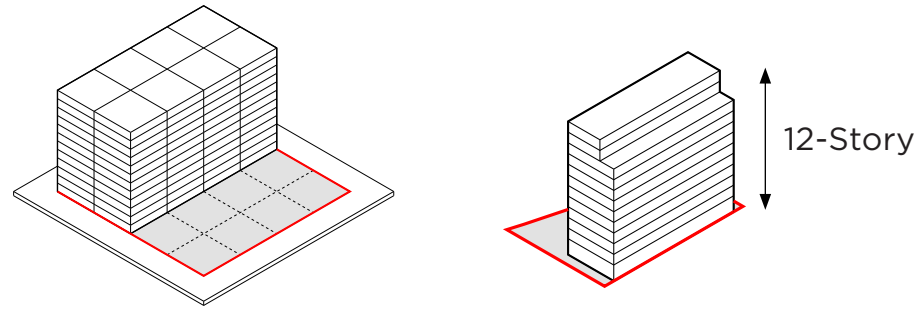
Density Scenario 3 | 2 FAR & 50% Lot Coverage | Sunnyside



Density Scenario 4 | 4 FAR & 50% Lot Coverage | Jackson Heights

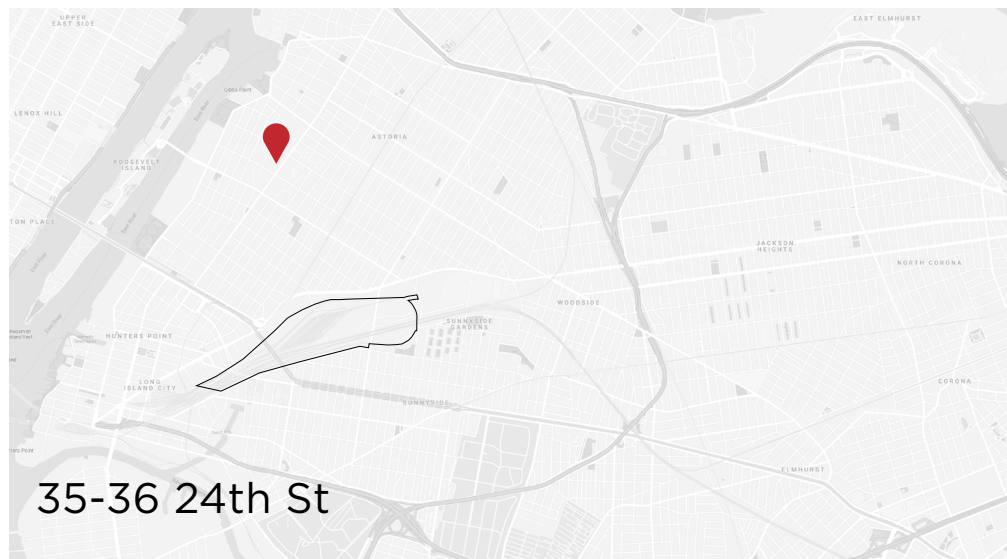
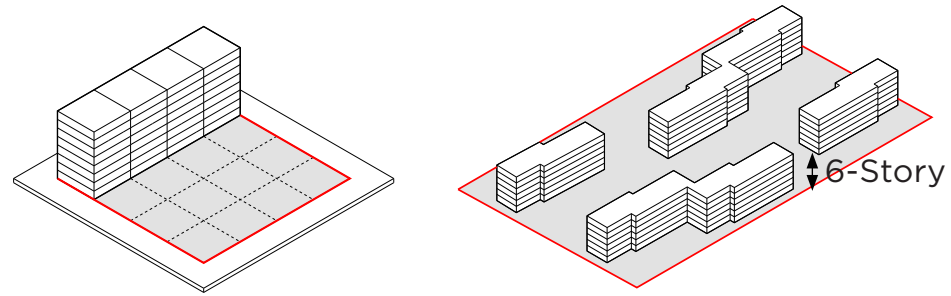


Density Scenario 5 | 6 FAR & 50% Lot Coverage | Long Island City



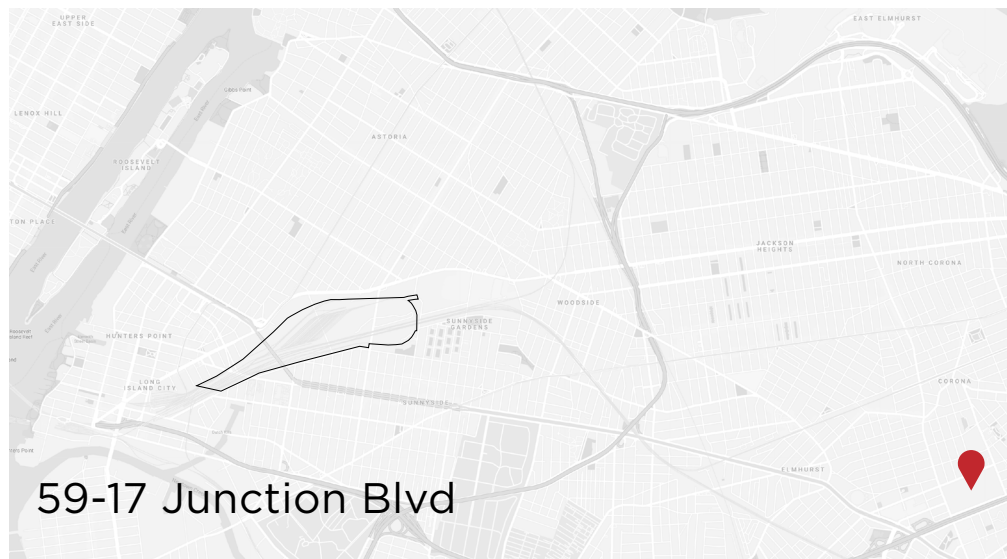
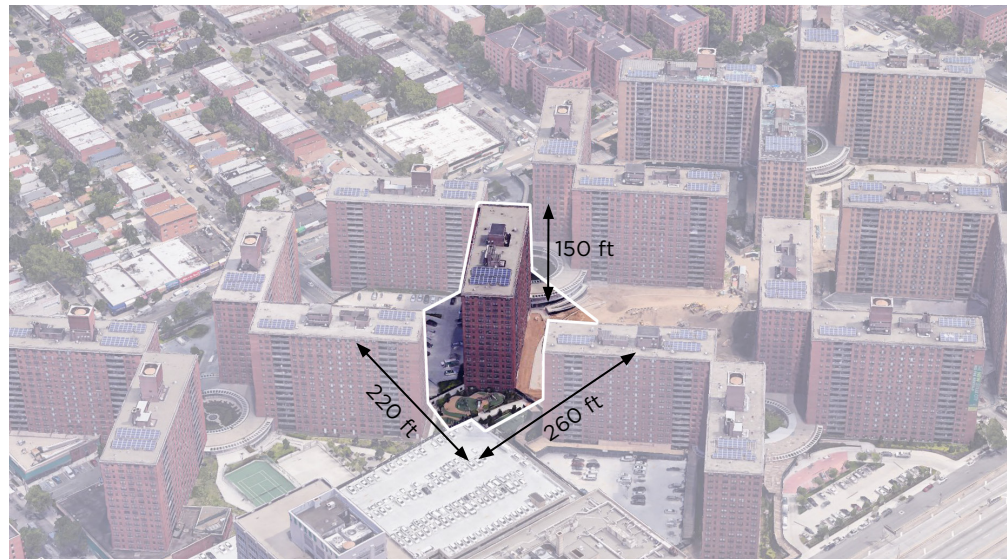
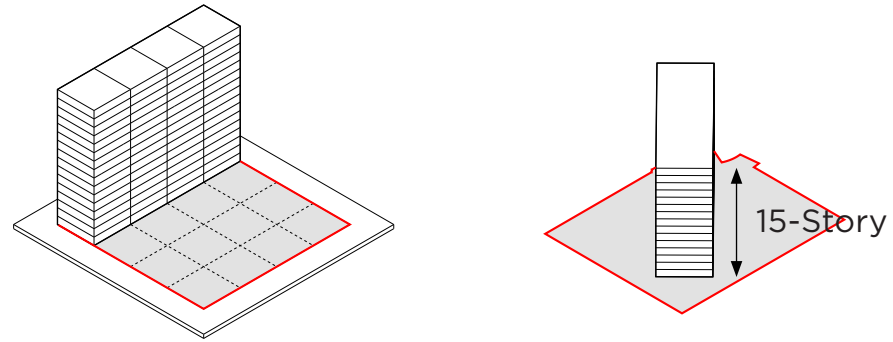
- Continuous Street Wall, Terraces
- Use: Residential

Density Scenario 6 | 2 FAR & 25% Lot Coverage | Astoria



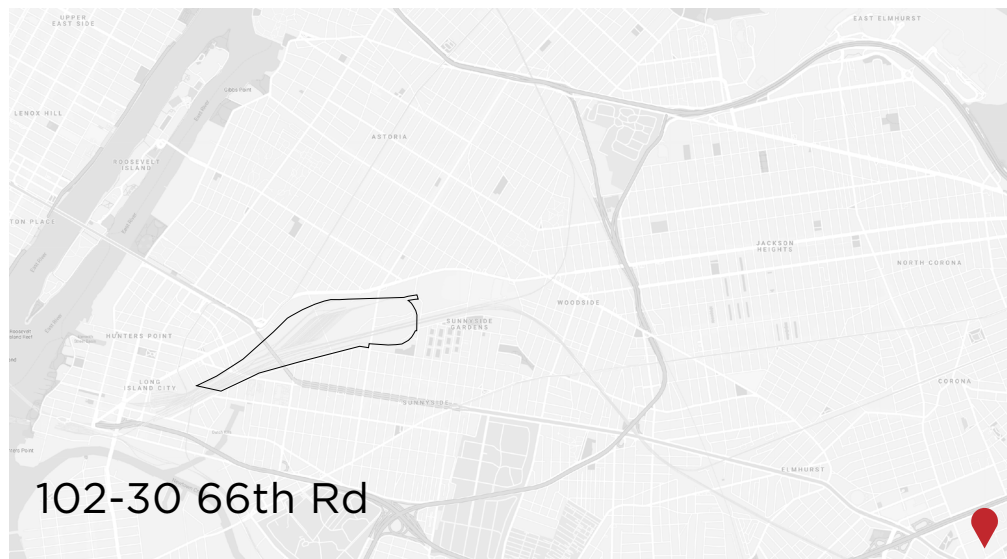
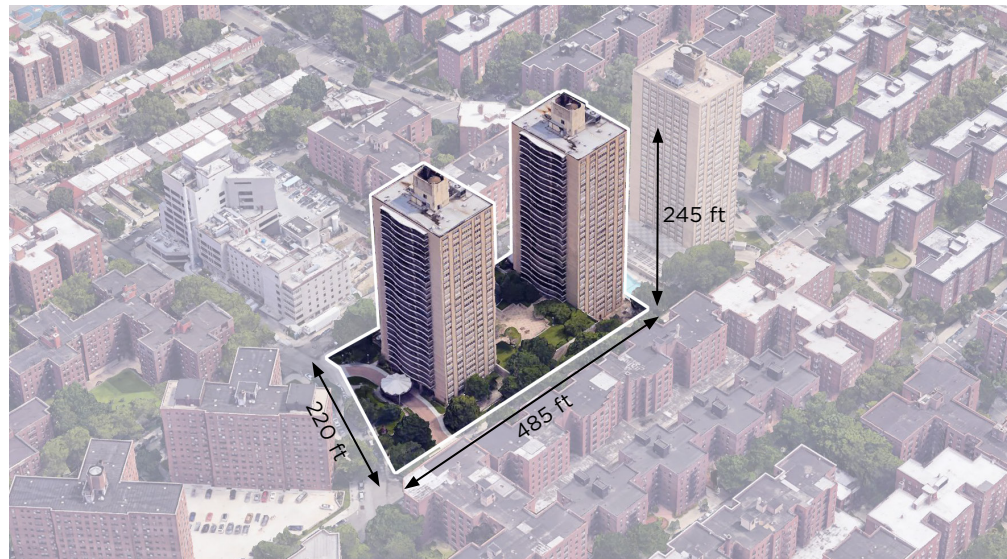
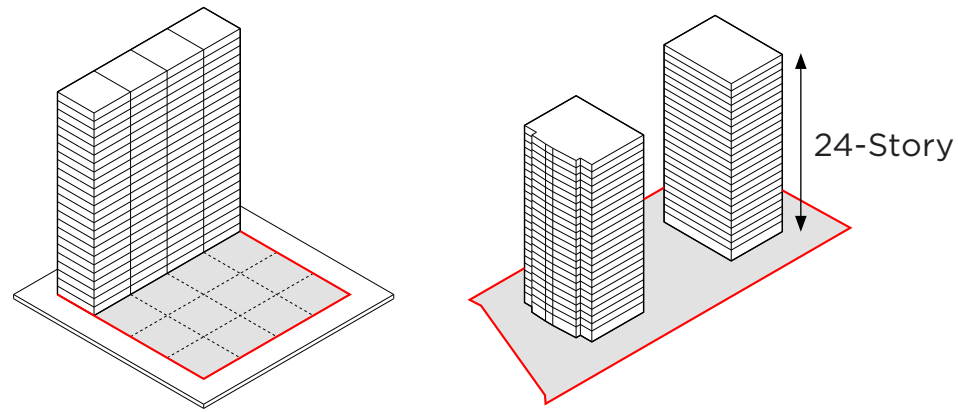
- Staggered Street Wall, Enclosed Open Space, Max Sunlight Exposure
- Use: Residential

Density Scenario 7 | 4 FAR & 25% Lot Coverage | Corona



- No Street Wall, Enclosed Open Space, Max Sunlight Exposure,
- Use: Residential, Office

Density Scenario 8 | 6 FAR & 25% Lot Coverage | Corona



Examples Outside of Queens

Clichy-Batignolles (France)

Site Area: 133 Acres
FAR: 1.87 (Total) / 3.28 (Lot Area)



Kings Cross (UK)

Site Area: 67 Acres
FAR: 2.02 (Total) / 4.72 (Lot Area)



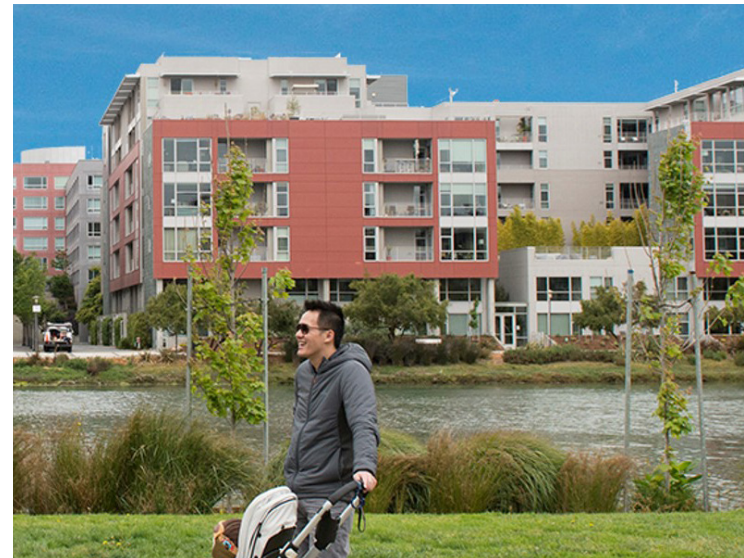
Mission Bay (San Francisco)

Site Area: 303 Acres
FAR: 1.44 (Total) / 2.46 (Lot Area)



Borneo Sporenburg (Netherlands)

Site Area: 62 Acres
FAR: 2.47 (Total) / 3.53 (Lot Area)



Context Map

