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
- Utilize existing routes to access the deck
- 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
- 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

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Seattle, Washington
Access Options

Utilize existing routes to access the deck
Include a point of interest as part of the access route

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Access Options

Make the access route a point of interest
2. Building Types and Their Density
Factors that Influence Building Height and Density
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

- 100% Lot Coverage
- 50% Lot Coverage
- 25% Lot Coverage

2-Story
4-Story
8-Story

60 ft × 60 ft × 10 ft
240 ft × 240 ft
Higher Density Does Not Always Mean Higher Buildings

Lot Coverage

100%
50%
25%

2-Story
4-Story
8-Story
16-Story
24-Story

6-Story
12-Story
24-Story
Same FAR and Lot Coverage Does Not Mean Same Building Form

4 FAR & 50% Lot Coverage

- Building Setback
- Street Wall Opening
- Courtyard
- Front/Rear Yard
Same FAR and Lot Coverage Does Not Mean Same Building Form

- 100% Lot Coverage
- 50% Lot Coverage
- 25% Lot Coverage

FAR

- 6 FAR
- 4 FAR
- 2 FAR

Building Heights:
- 2-Story
- 4-Story
- 8-Story
- 12-Story
- 16-Story
- 24-Story

Building Dimensions:
- 16 ft × 60 ft × 10 ft
- 240 ft × 240 ft × 10 ft
Examples of Blocks in Queens

- 22-11 38th Ave, Long Island City
- 44-39 Vernon Blvd, Long Island City
- 43-07 12th St, Long Island City
- 79-10 34th Ave, Jackson Heights
- 41-22 24th St, Long Island City
- 102-30 66th Rd, Forest Hills
- 35-36 24th St, Astoria
- 59-17 Junction Blvd, Corona
- 46-01 Steinway Ave, Sunnyside
- 100-30 68th Rd, Forest Hills

FAR

- 100%
- 50%
- 25%

Lot Coverage
Examples of Blocks in Queens

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

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

22-11 38th Ave

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

4-Story

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

43-01 22nd St
Density Scenario 3 | 2 FAR & 50% Lot Coverage | Sunnyside

- Continuous Street Wall, Open Courtyard, Ground Floor Retail
- Uses: Residential, Retail

46-01 Skillman Ave

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

- Staggered Street Wall, Streetfront Open Space, More Sunlight Exposure
- Use: Residential

7910 34th Ave

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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

35-36 24th St

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

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

59-17 Junction Blvd

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

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

102-30 66th Rd
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)