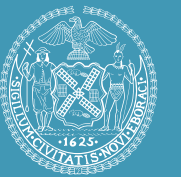


Design of Sunnyside Yard

08 April 2018



Introduction

Overall Process



Master Plan Schedule

Ongoing:
Stakeholder Engagement (Steering Committee, Public Meetings, Workshops, Interviews, Pop-up Events)

Part 1:
Due Diligence &
Background Analysis

Part 2:
Using input from stakeholder
engagement meetings, identification of
site scenarios for the Master Plan

Part 3:
Develop master plan concept
and identify Phase 1 location.

Part 4:
Final Production
for Public Release

We are here!



Tentative Public
Meeting Schedule:



Stakeholder Engagement Update

Stakeholder Engagement Update: Interviews

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: Public Meetings

375+ People attended
the first Public
Meeting.



**200+ People
attended the second
Public Meeting in
March. There will be
two more in 2019
scheduled for May and
October.**

Stakeholder Engagement Update: Workshops

**Today is the first of four workshops.
Upcoming workshops include:**

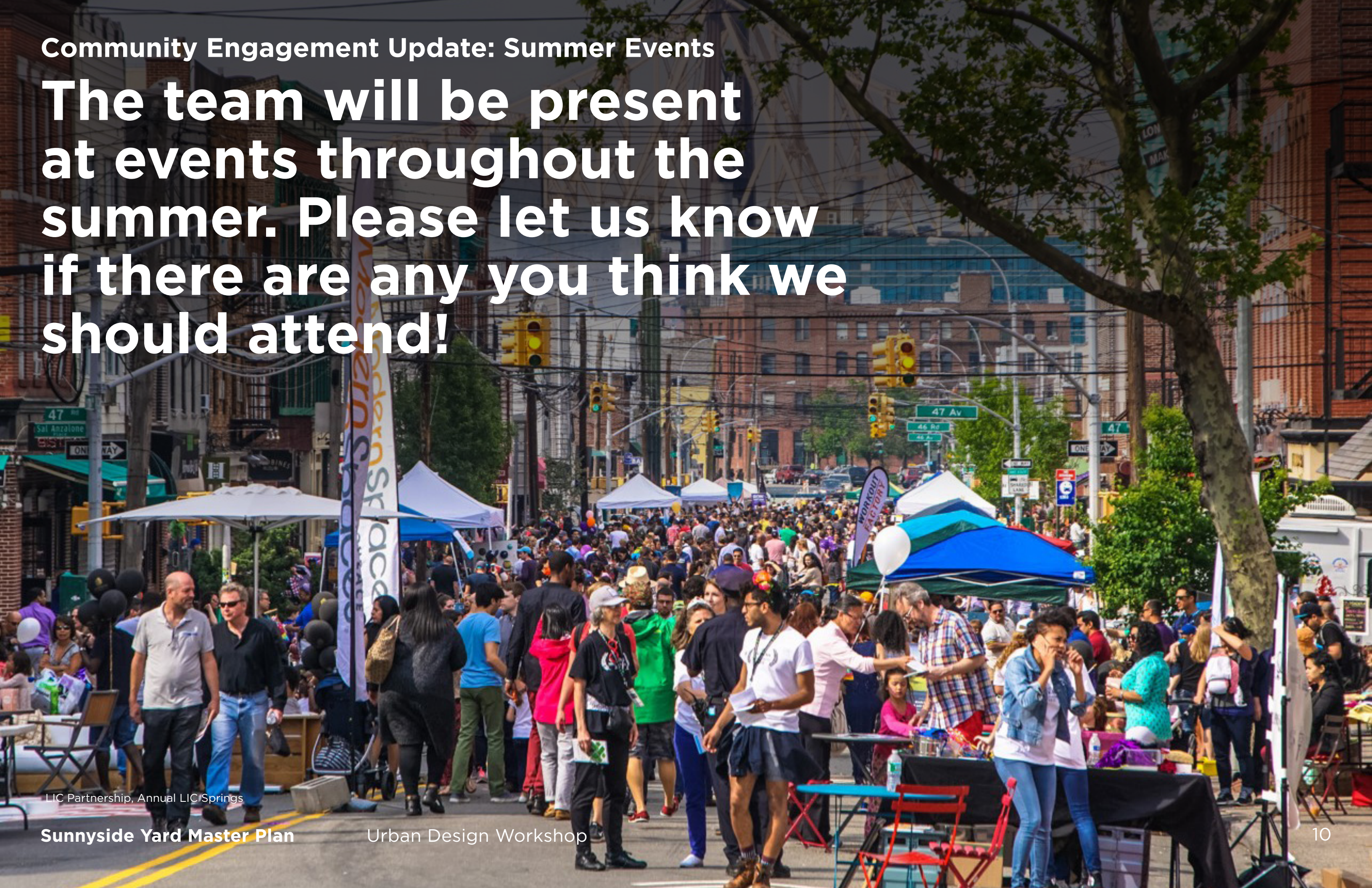
4/9: Open Space

4/30: Sustainability & Green Infrastructure

5/1: Transportation/Mobility 6-8PM

Community Engagement Update: Summer Events

The team will be present at events throughout the summer. Please let us know if there are any you think we should attend!



LIC Partnership, Annual LIC Springs

Guiding Principles

Sunnyside Yard: A 21st 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

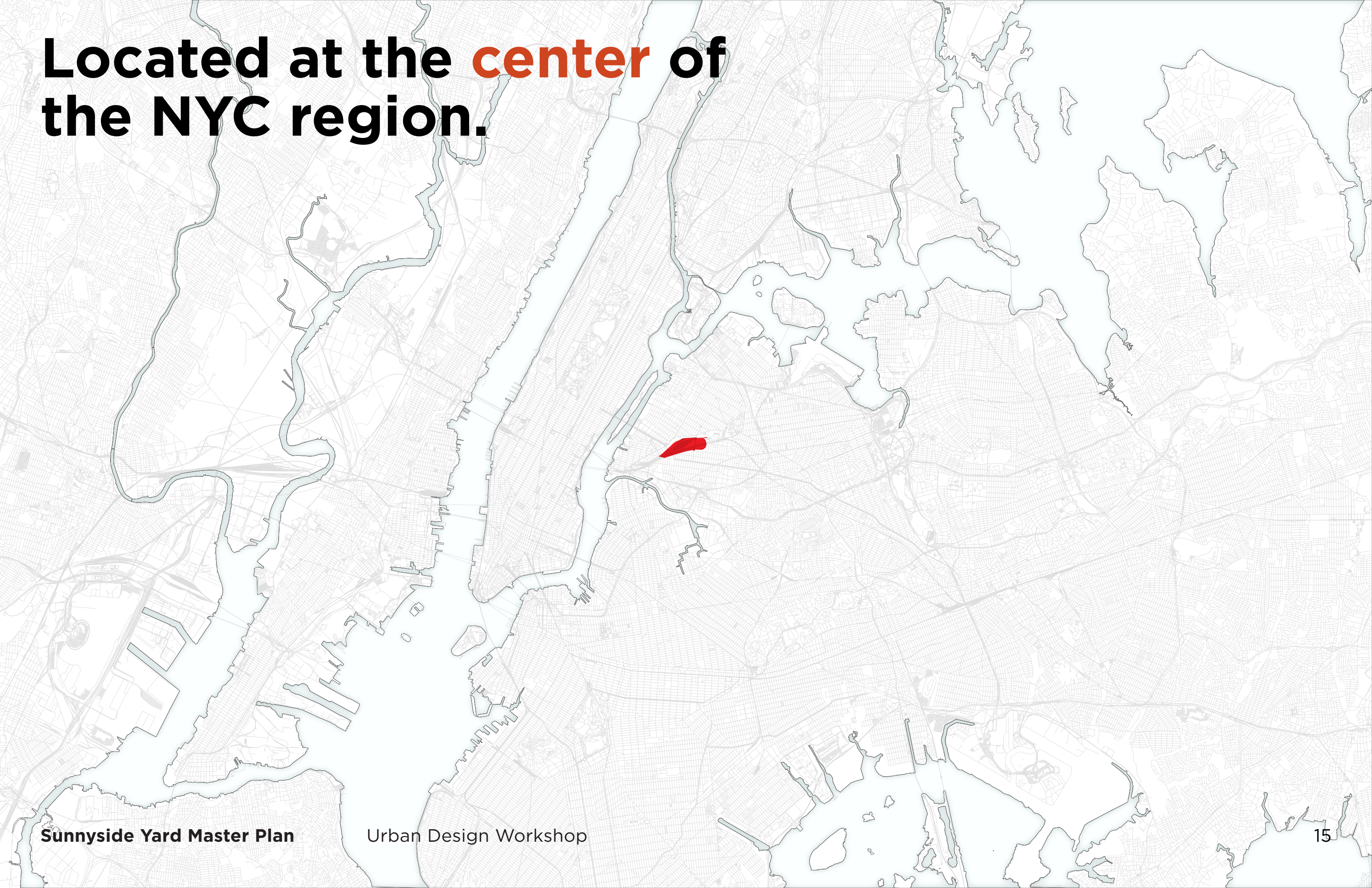
Master Plan Update

Why Deck Over Sunnyside Yard?

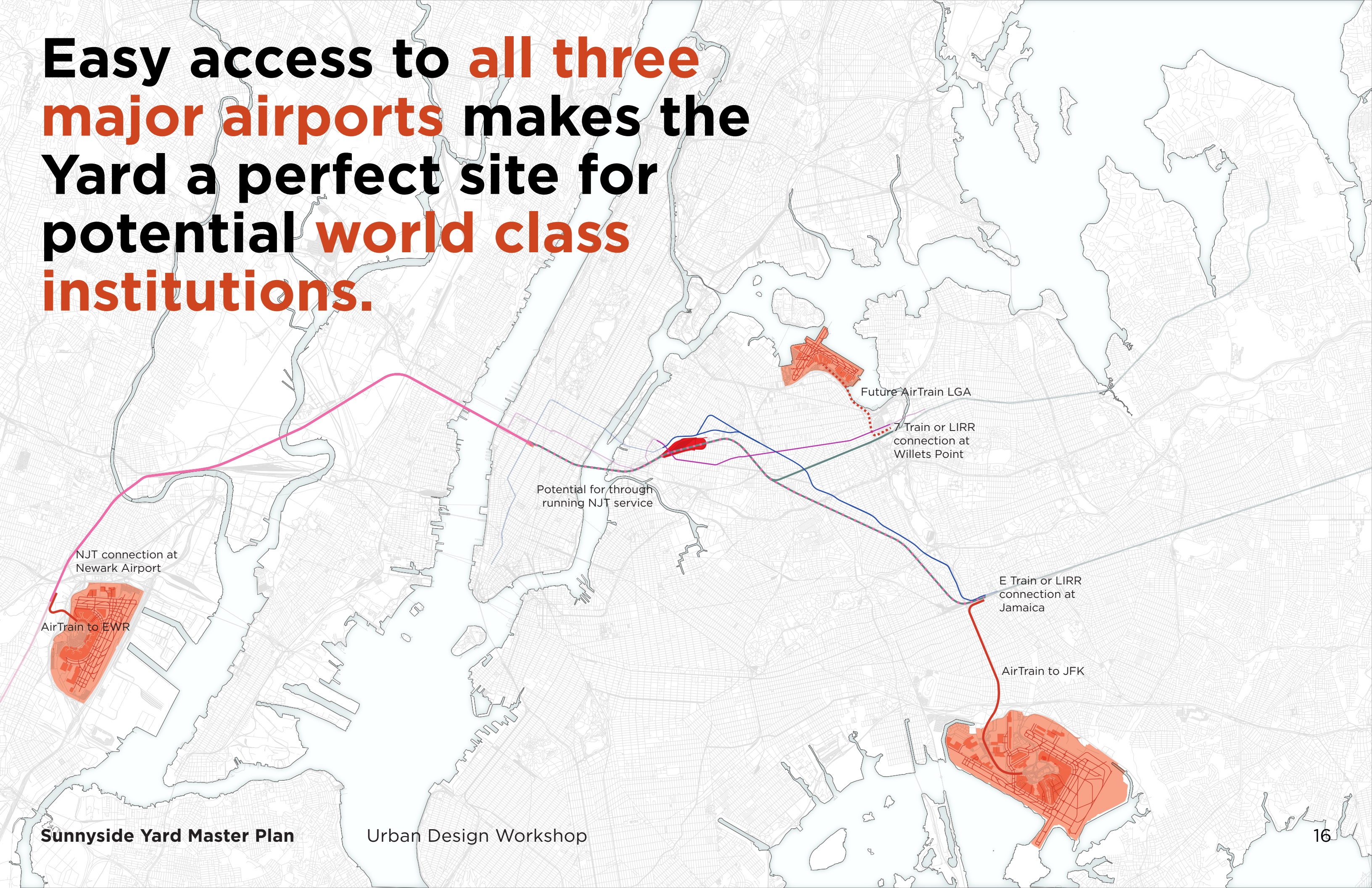
Sunnyside Yard is the largest site available in one of the most important cities in the world.



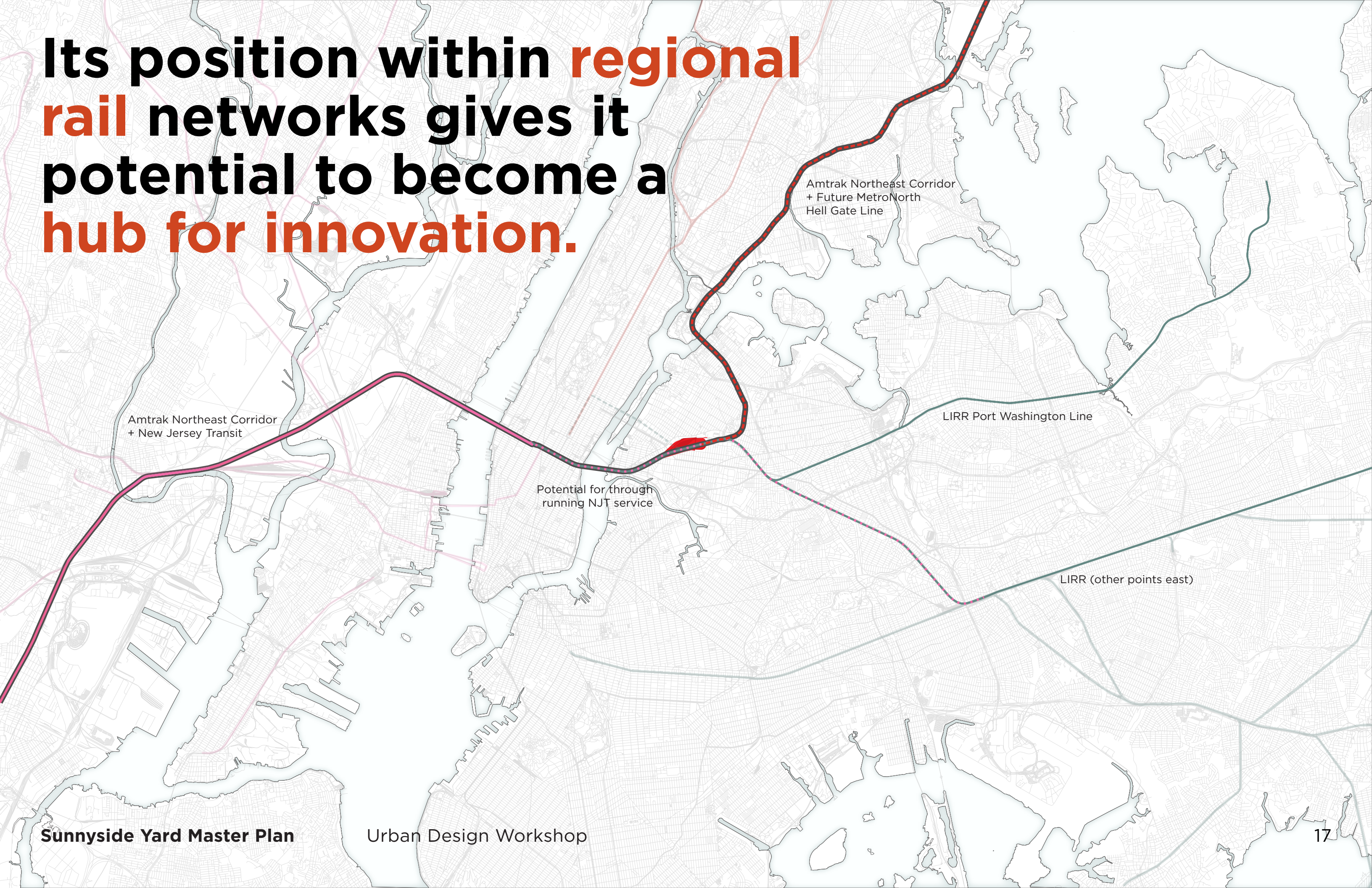
**Located at the center of
the NYC region.**



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



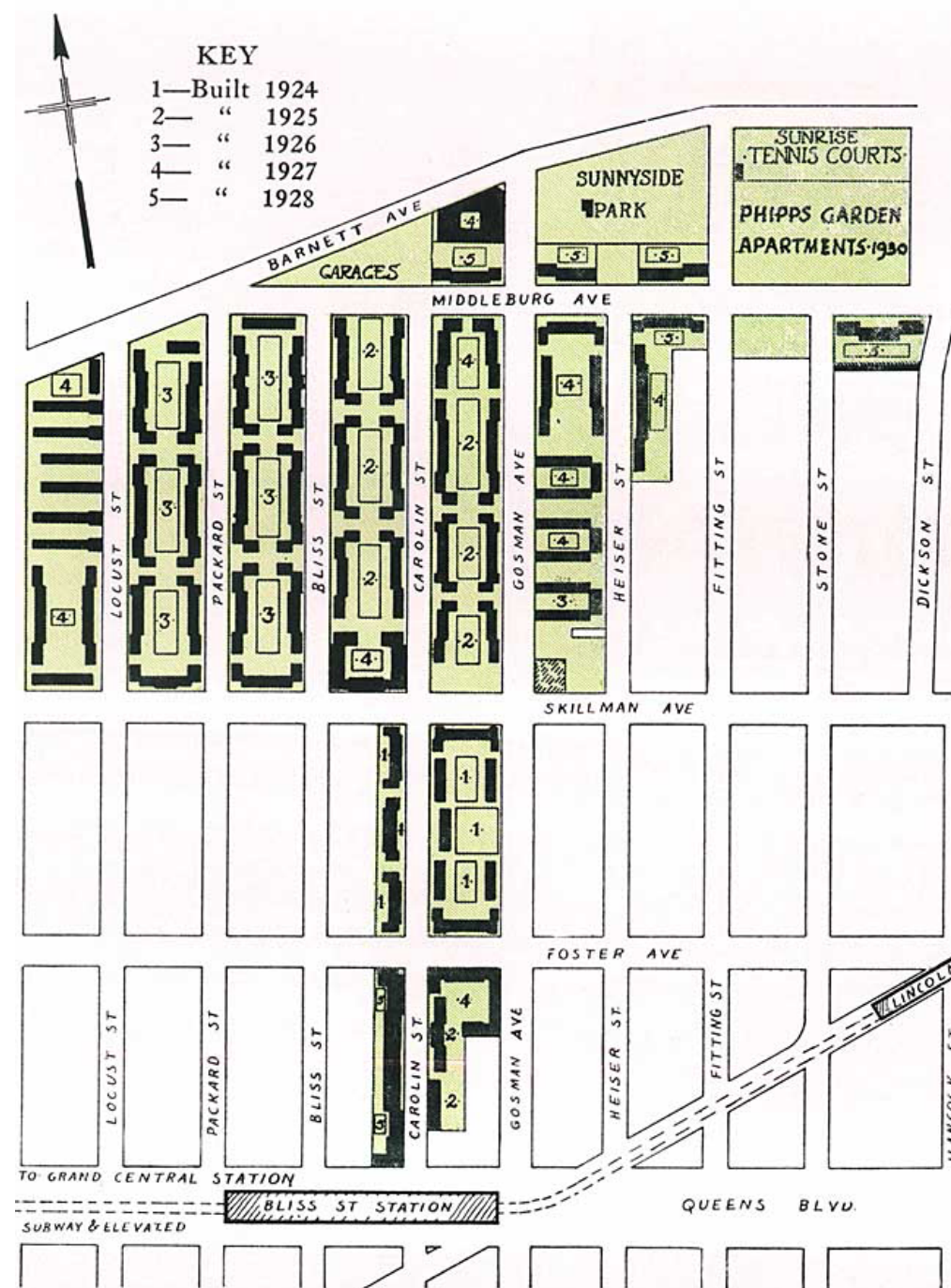
Its position within regional rail networks gives it potential to become a hub for innovation.



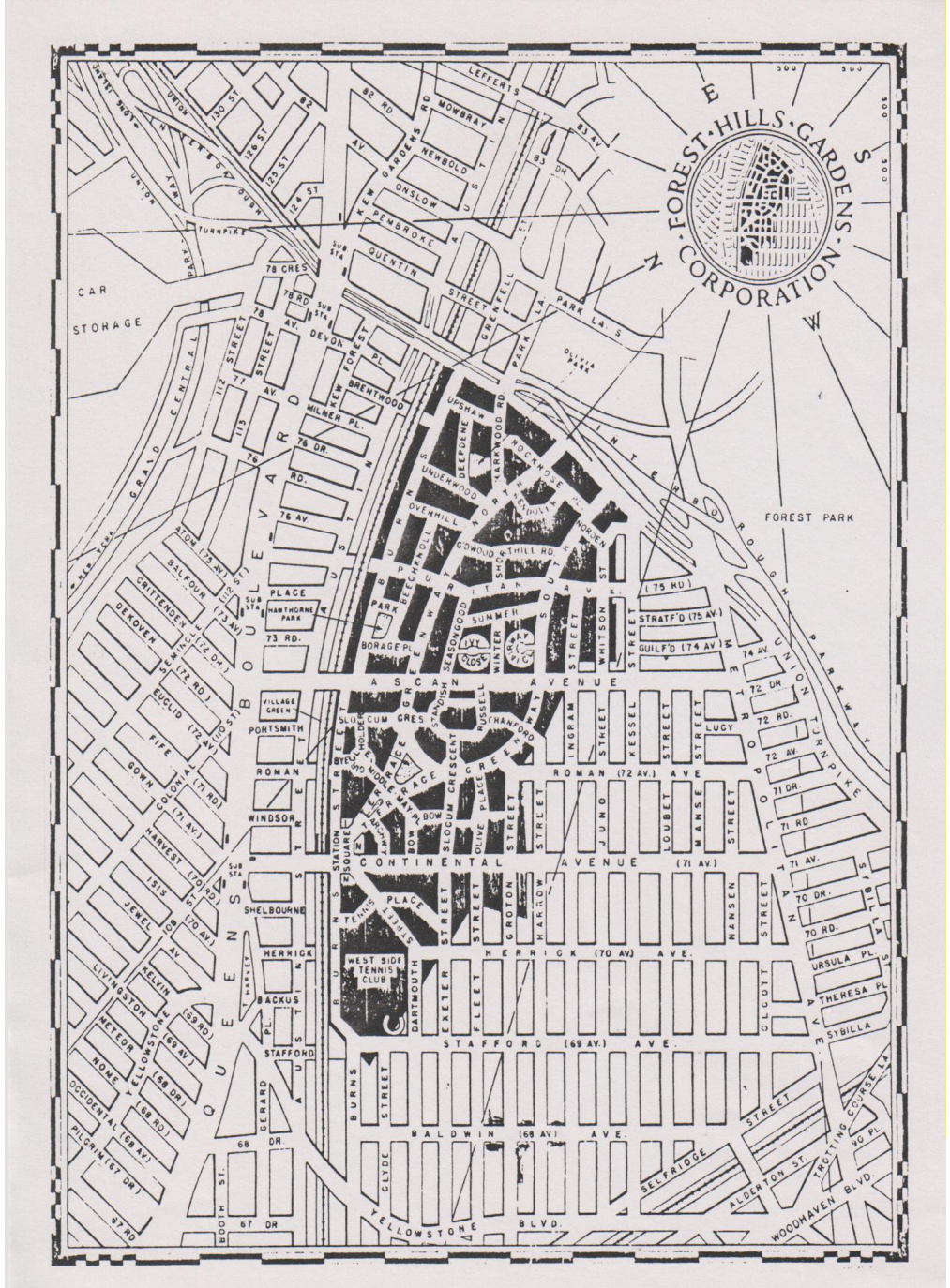
Sunnyside Yard is large enough to accommodate numerous neighborhood needs including major public spaces, affordable housing, and jobs.

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

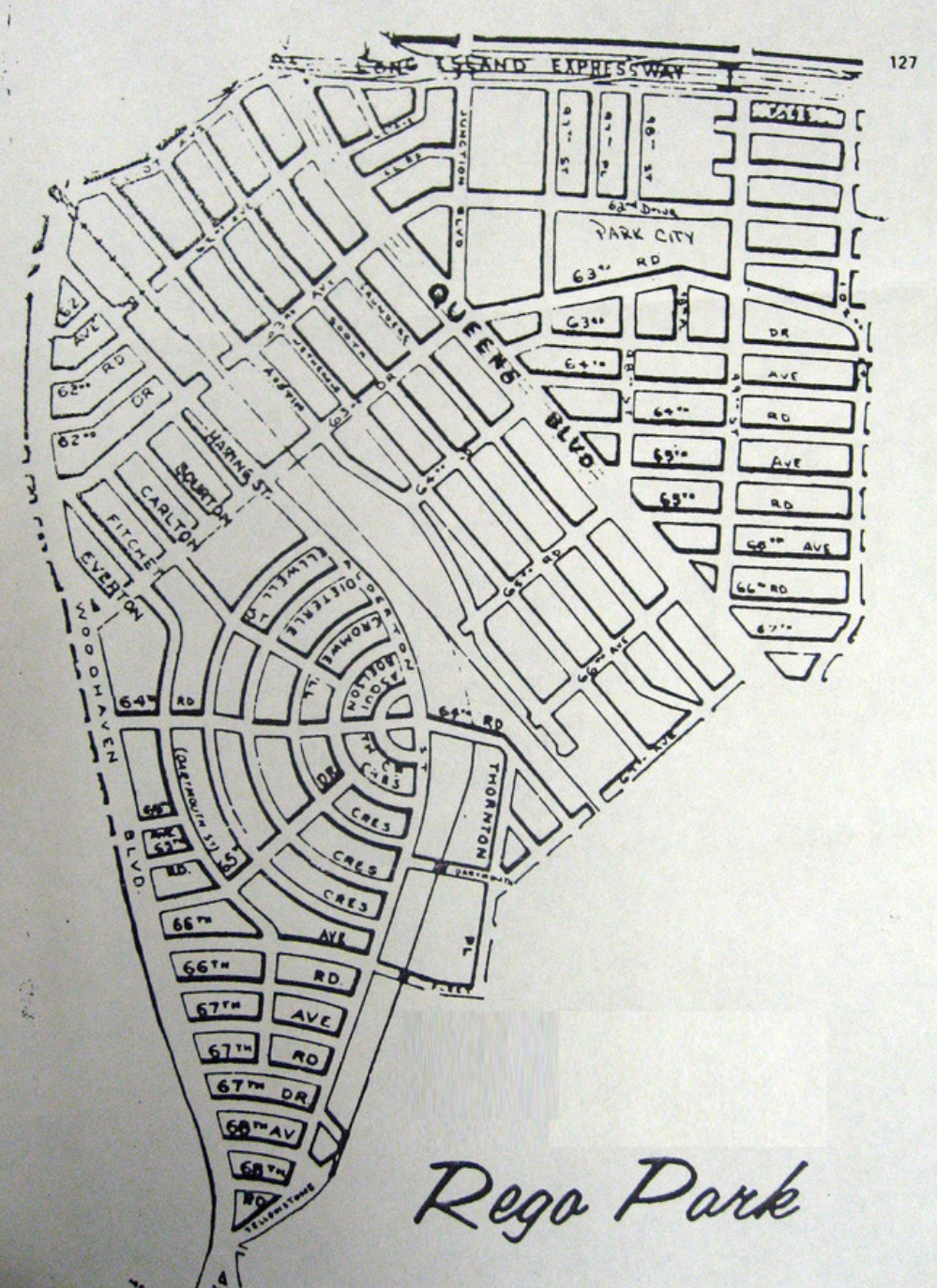
Queens has a long history of planned communities.



Sunnyside Gardens
Sunnyside Yard Master Plan

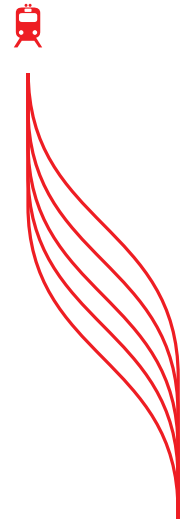


Forest Hills
Urban Design Workshop

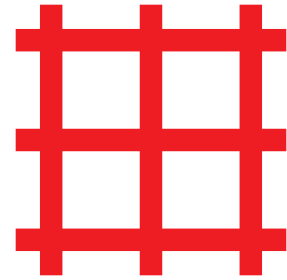


Rego Park

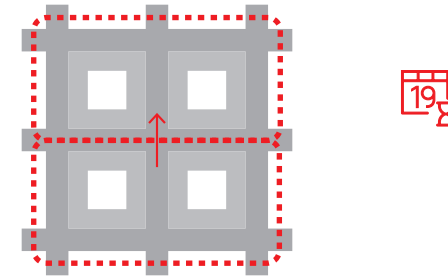
The Sunnyside Yard Master Plan is a multifaceted study.



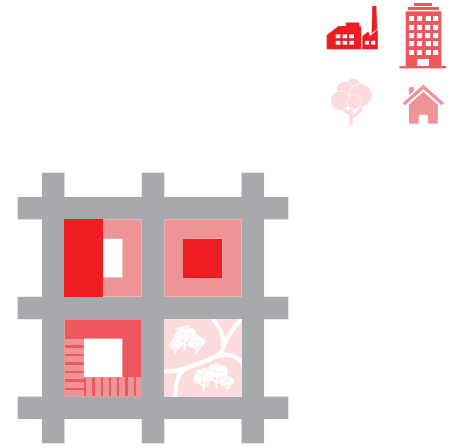
**STRUCTURAL + RAIL
INFRASTRUCTURE**



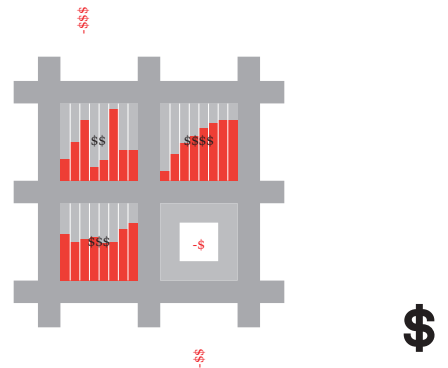
**URBAN DESIGN
APPROACHES**



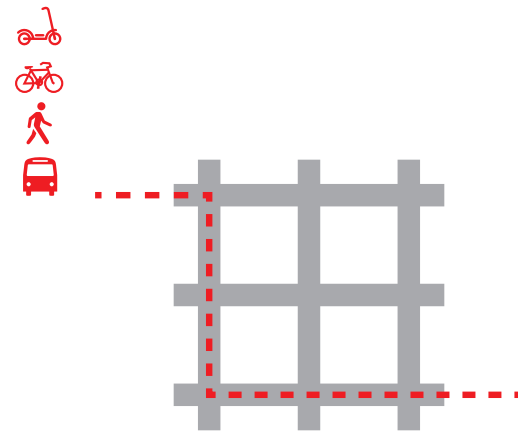
PHASING STRATEGIES



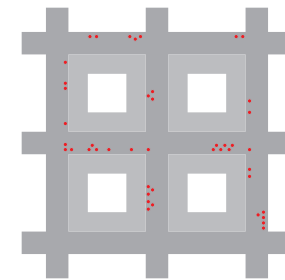
**PROGRAMMATIC
LOCATION + DENSITY**



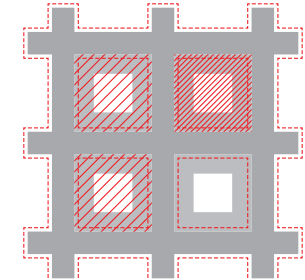
**MARKET ANALYSIS +
FINANCIAL MODELING**



**TRANSPORTATION
ENGINEERING**

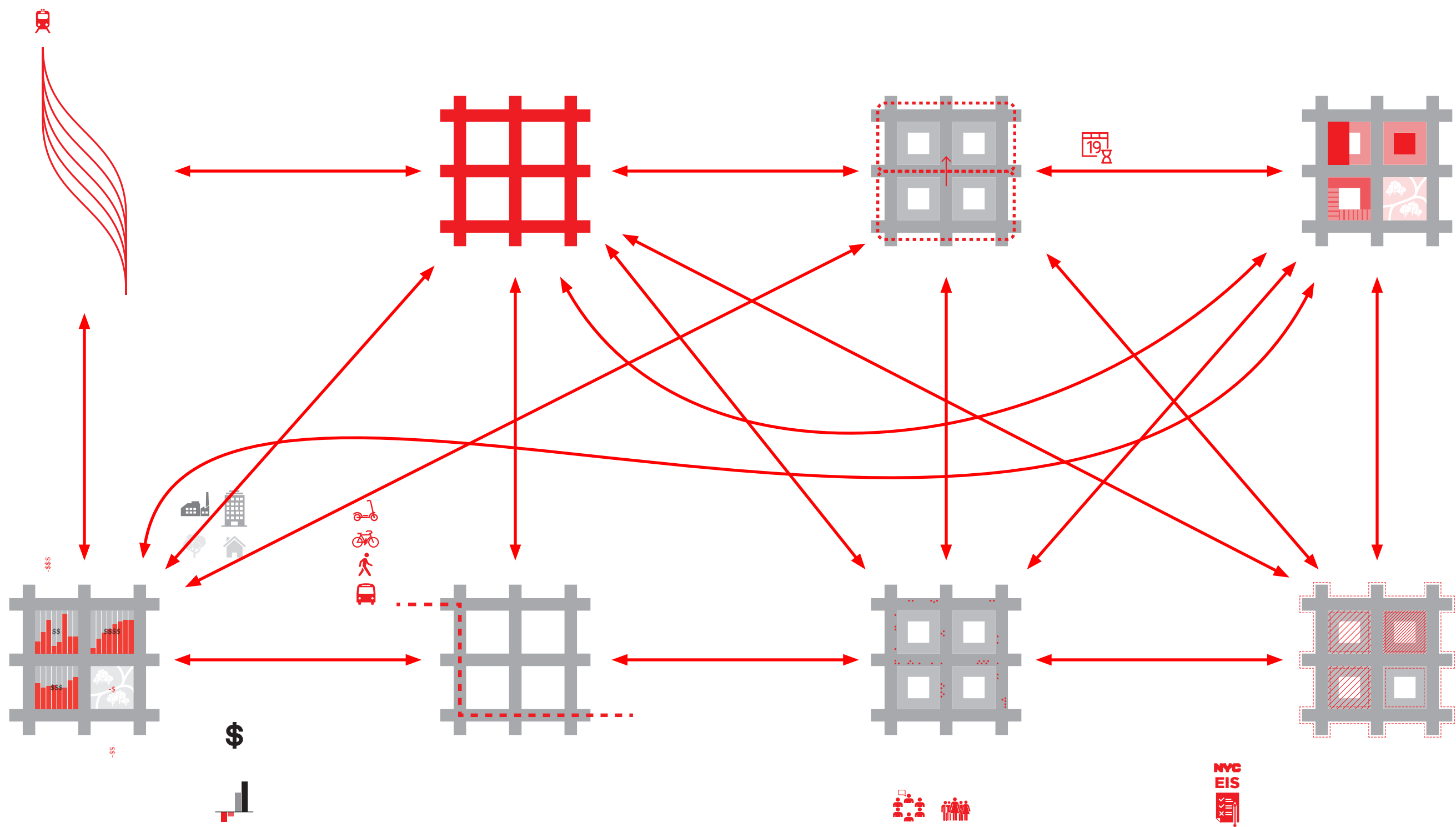


COMMUNITY ENGAGEMENT



LEGAL + ENTITLEMENTS

The interactions between its components are complex and overlapping.



What are we talking about today?

- 1. Potential Programs/Uses**
- 2. Building Types and Their Density**
- 3. Ways to Access the Site from Street Level**

1. Potential Programs/Uses

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

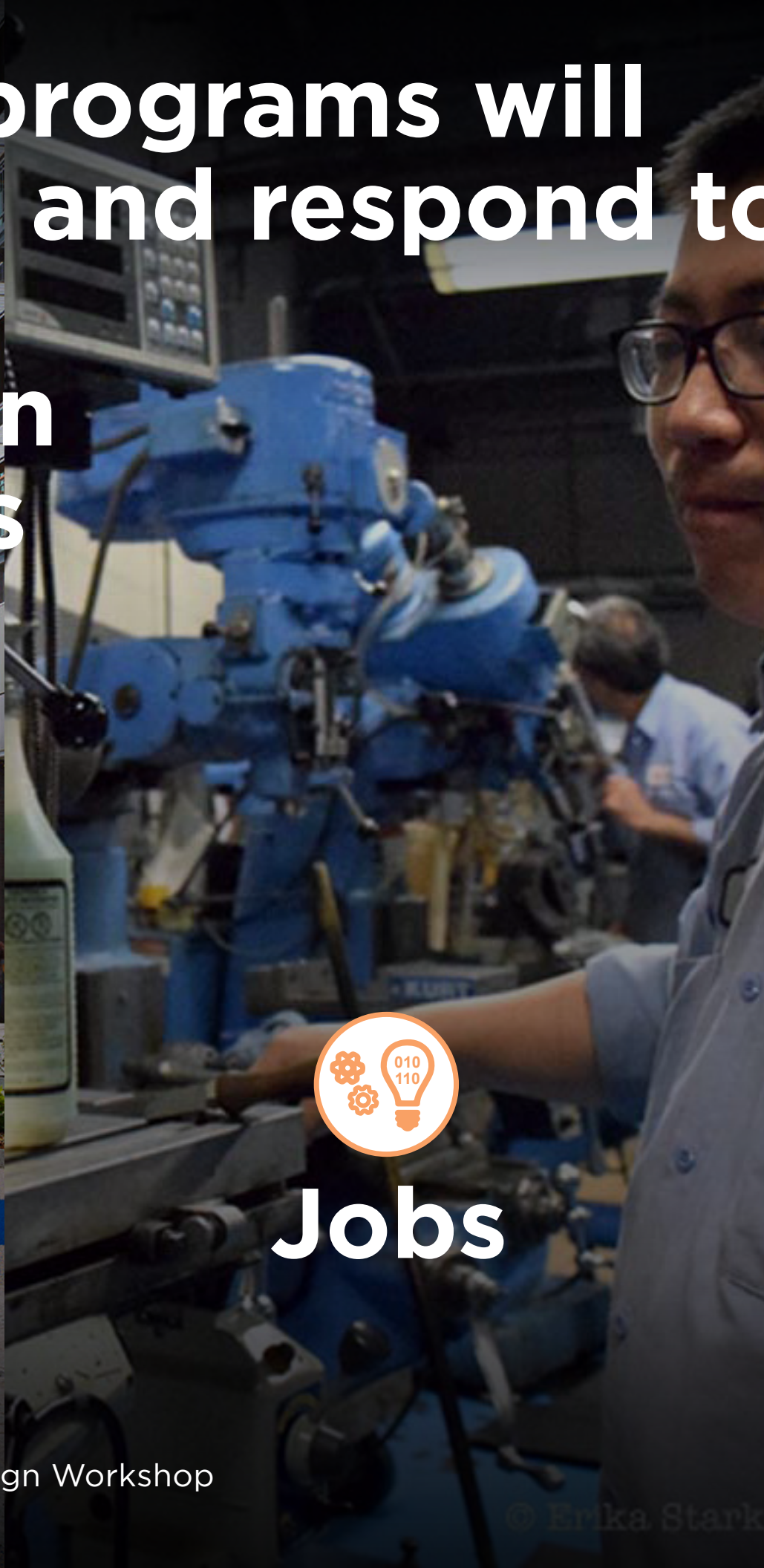
Neighborhood Services (Police, Fire, etc.)

The following programs will uniquely affect and respond to:

- Transportation
- Market Forces
- Financing



Housing



Jobs



Education

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



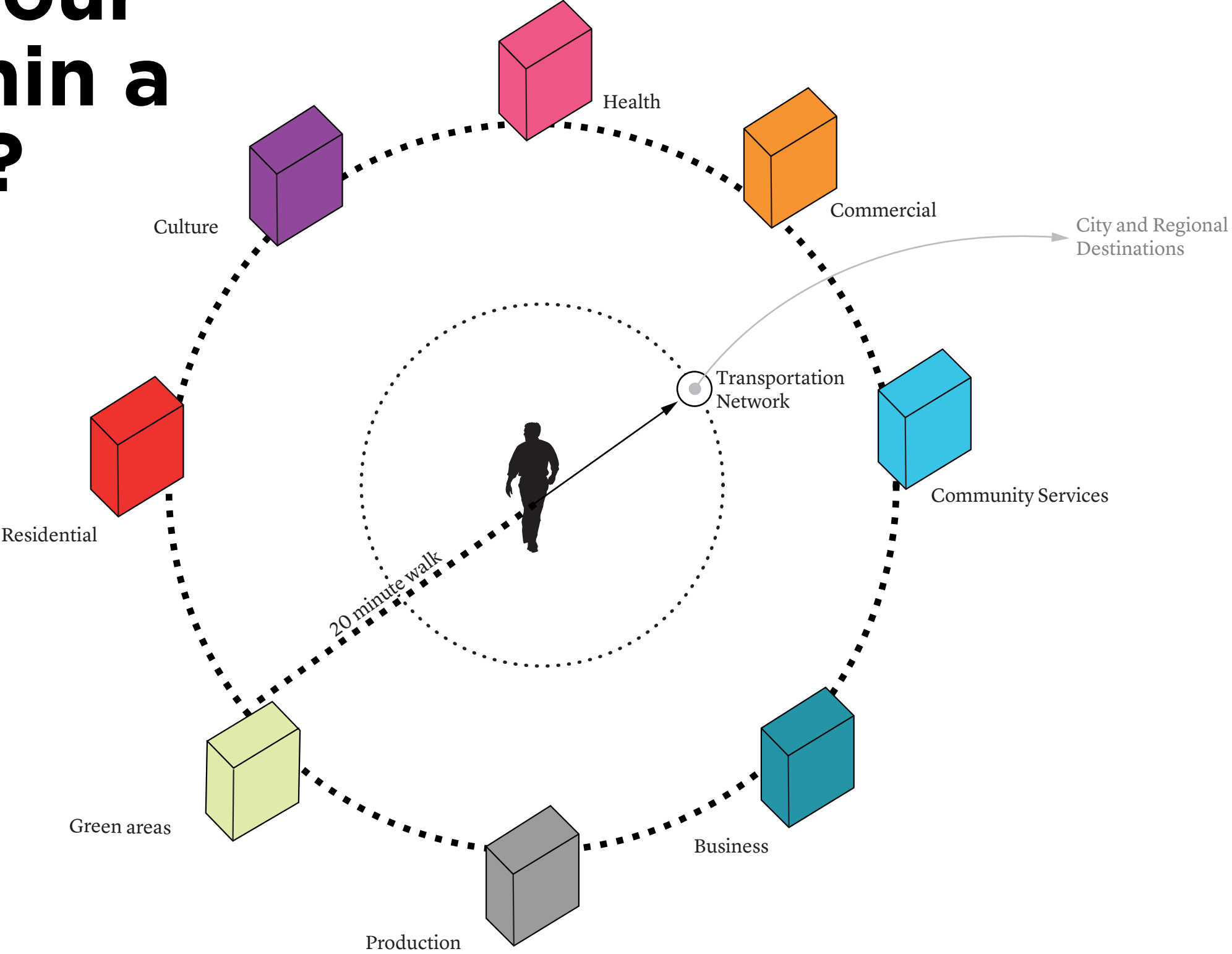
Our transportation team is evaluating where additional **public transportation capacity** may exist near the site and where potential new investments could be made.





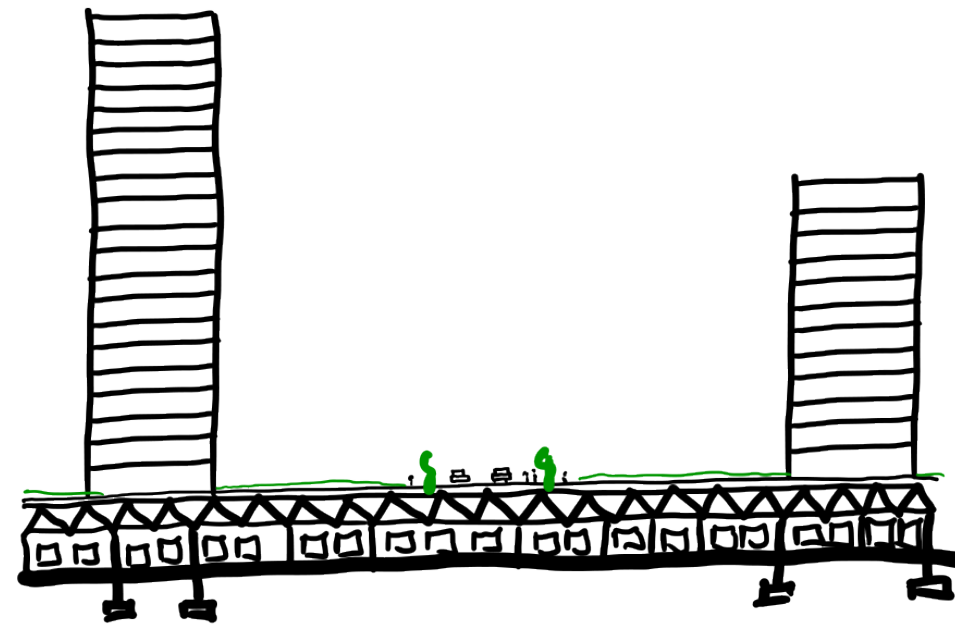
There is a continued need for **affordable housing** and good jobs in the area. A large institution could generate interest and be an **anchor** for other complementary uses. Our financial team is testing a **mix of uses**.

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

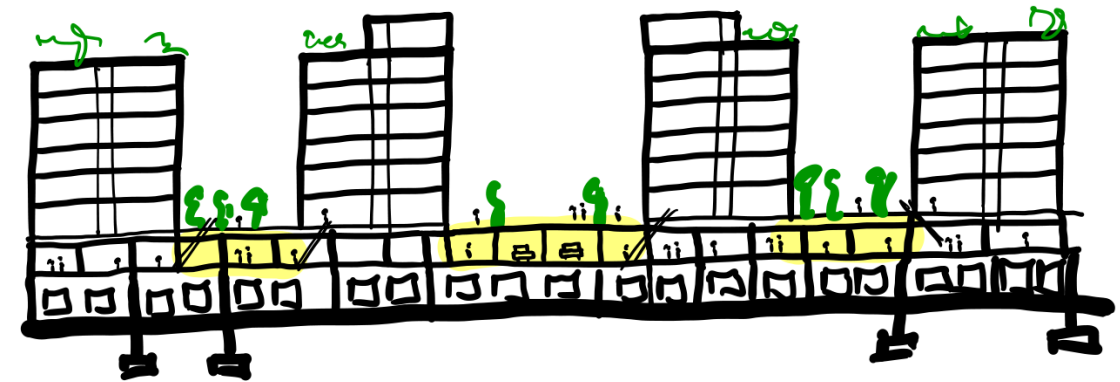


2. Building Types and Their Density

Factors that Influence Building Height and Density

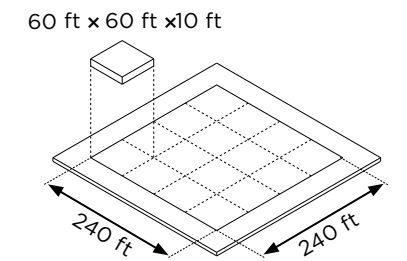
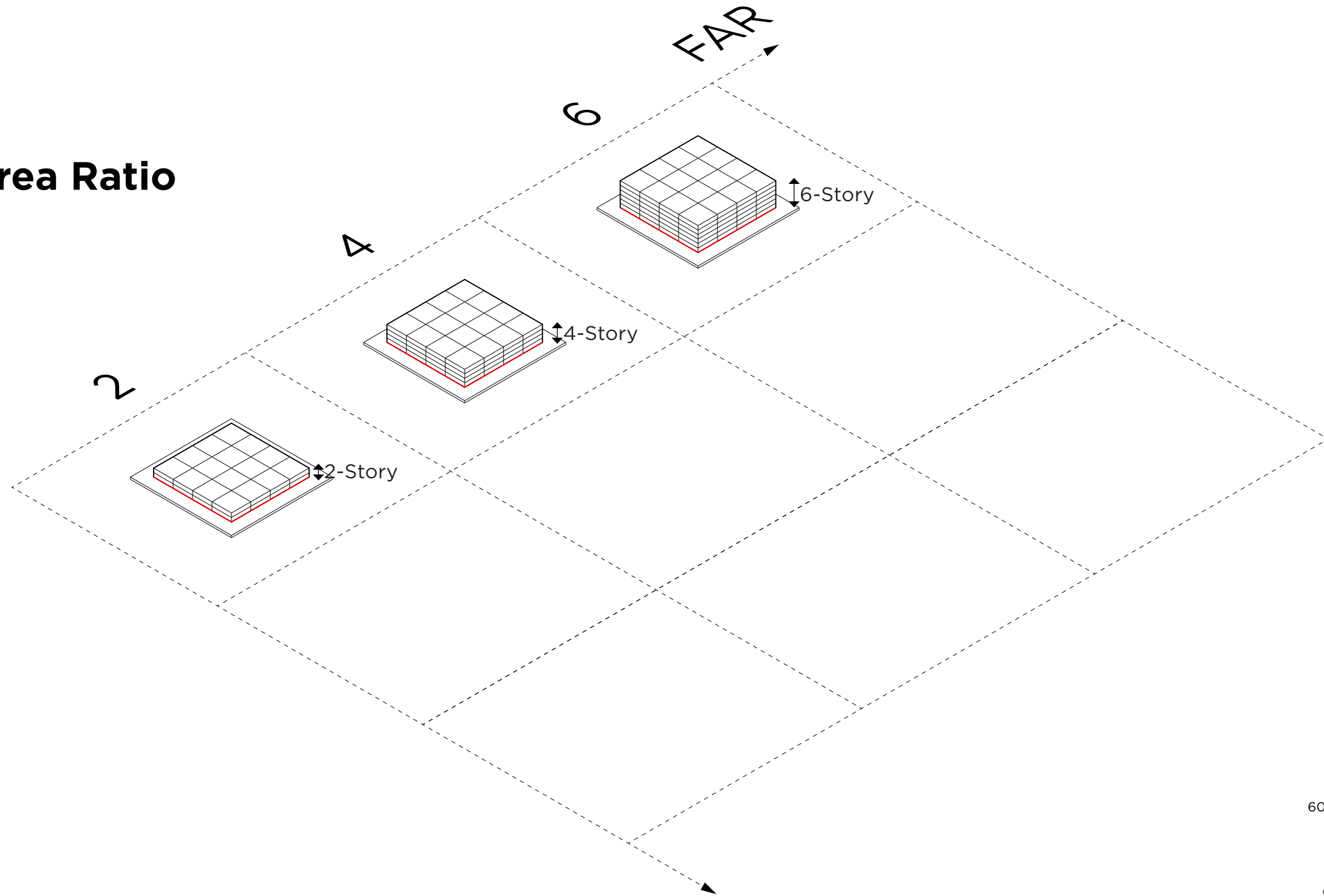


VS

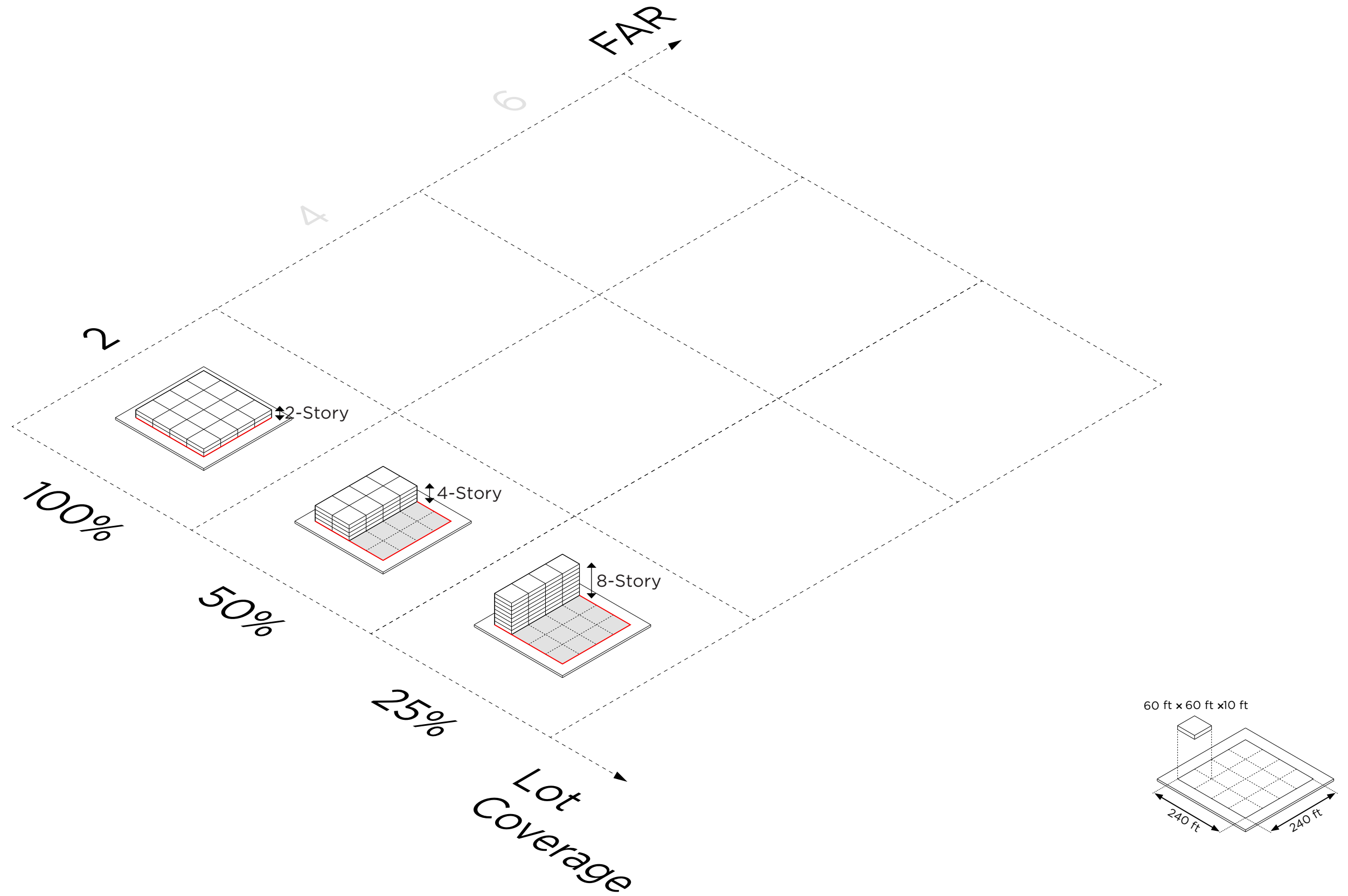


Concept of FAR: Built Square Footage / Lot Area

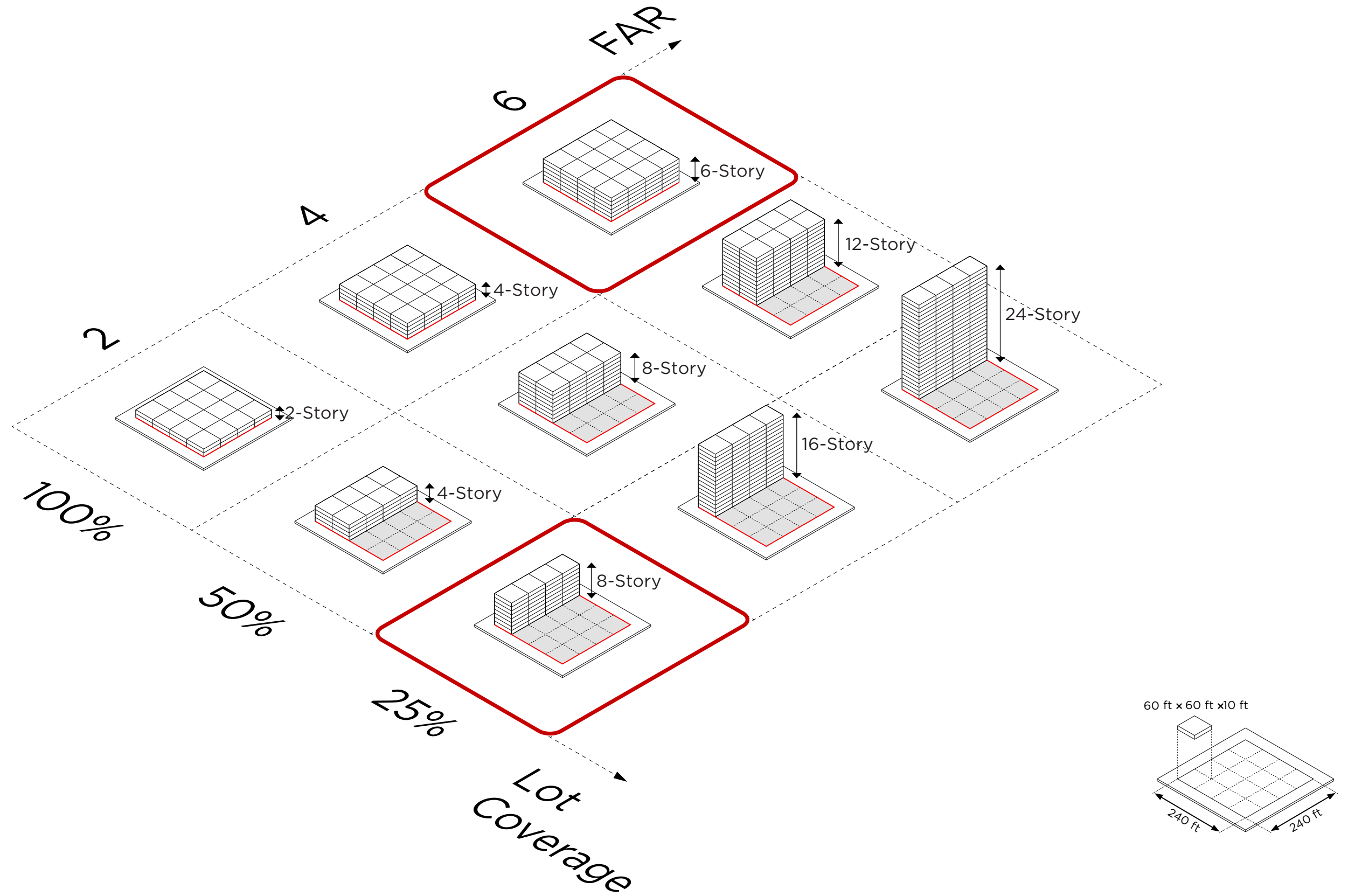
FAR = Floor Area Ratio



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

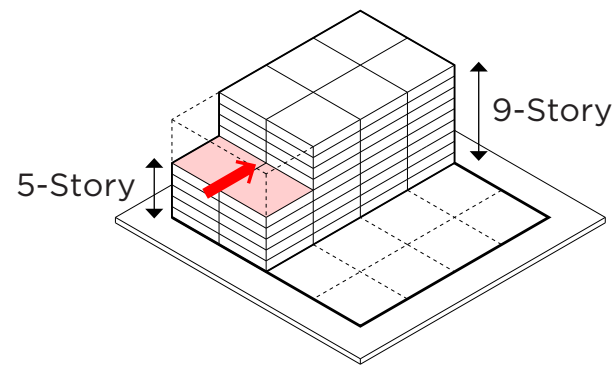
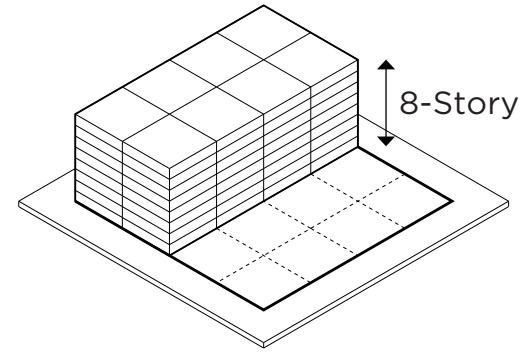


Higher Density Does Not Always Mean Higher Buildings

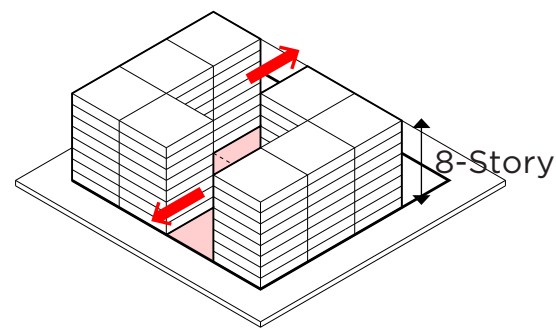


Same FAR and Lot Coverage Does Not Mean Same Building Form

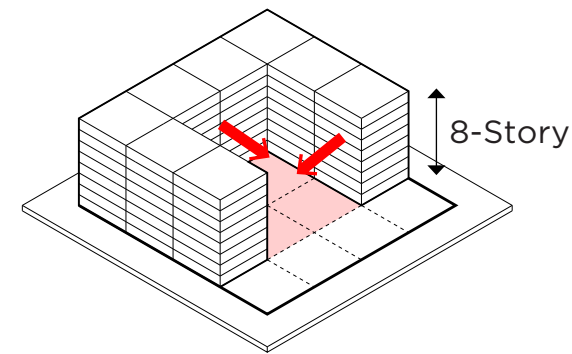
4 FAR & 50% Lot Coverage



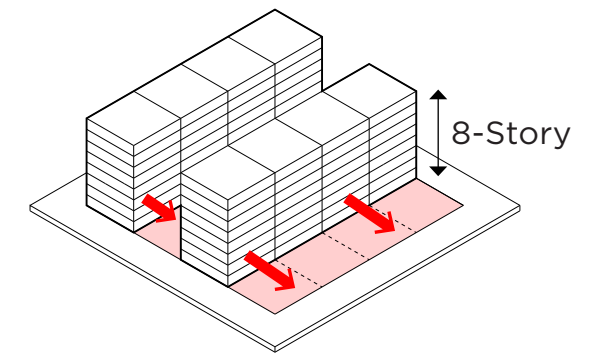
Building Setback



Street Wall Opening

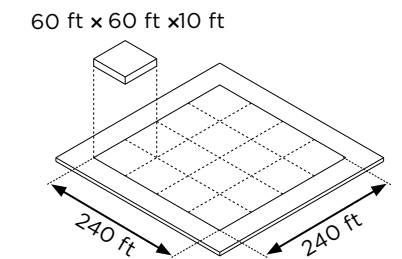
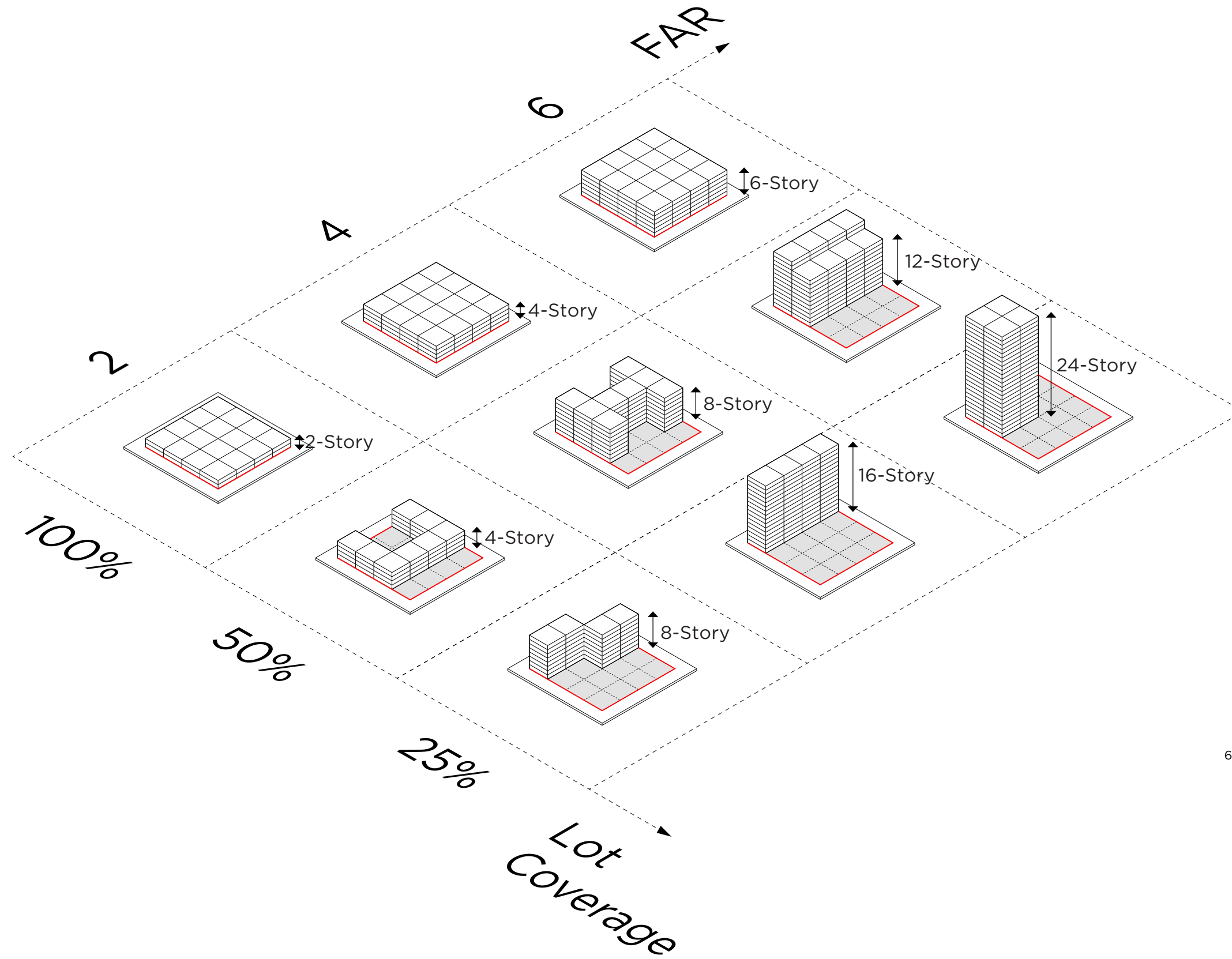


Courtyard

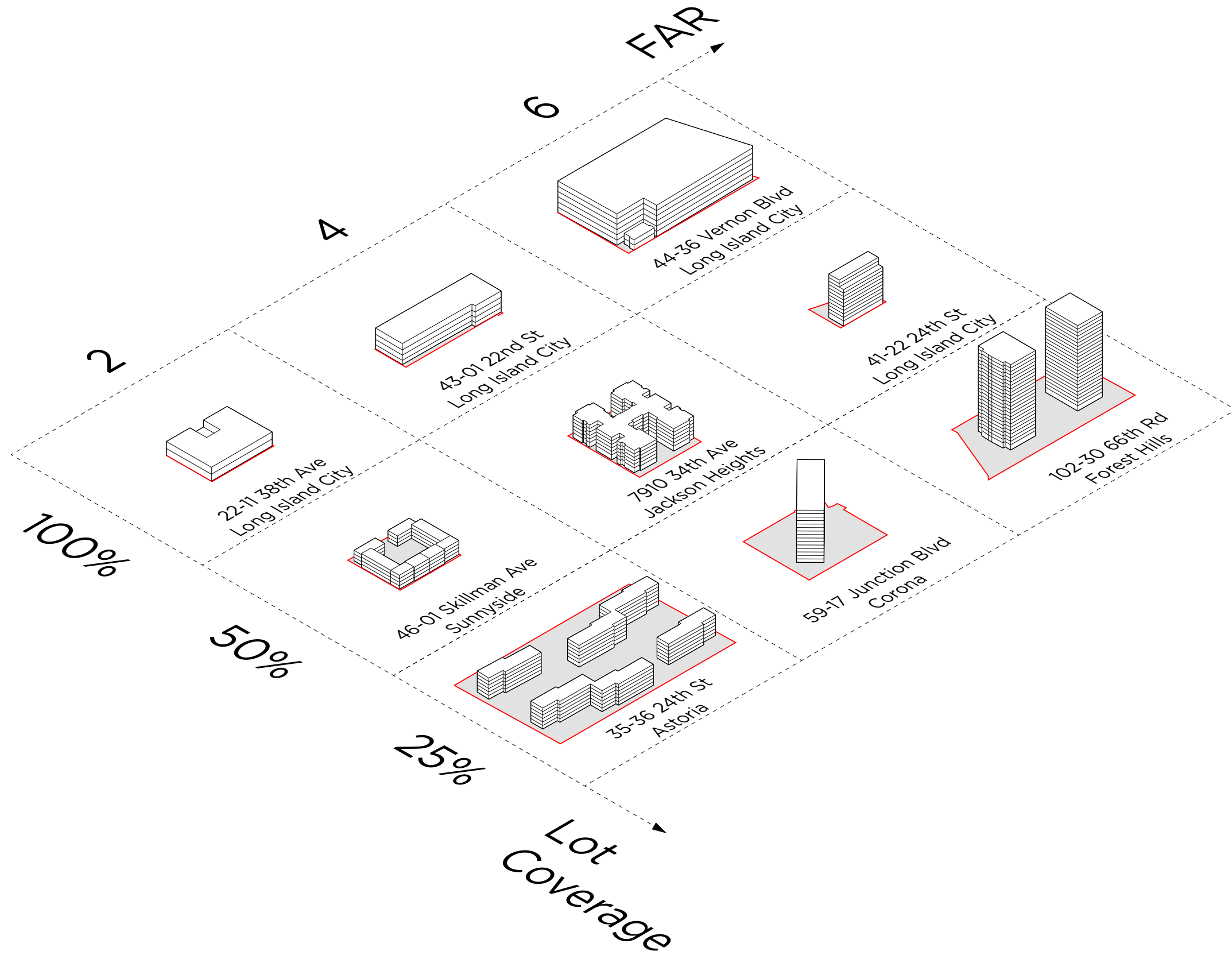


Front/Rear Yard

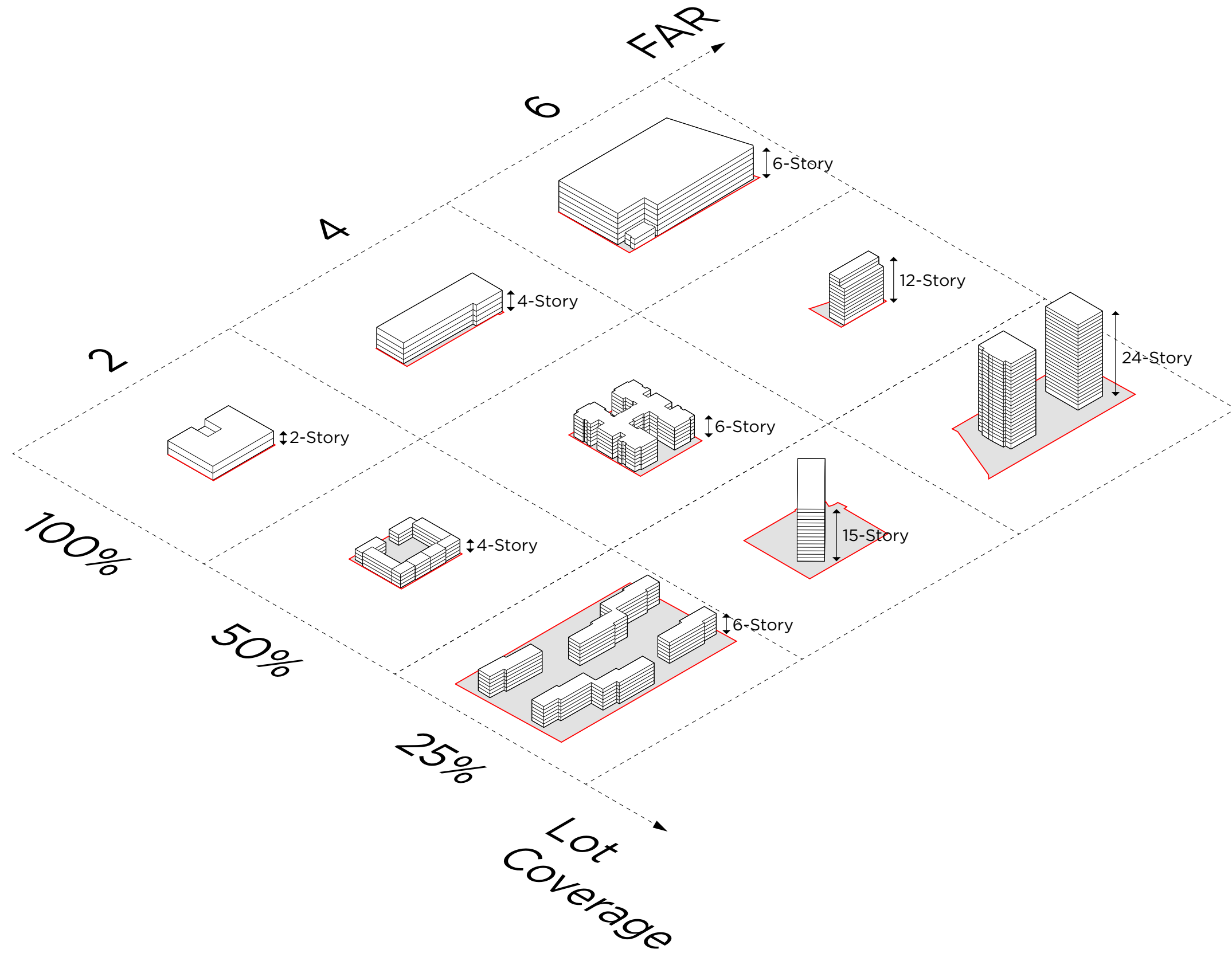
Same FAR and Lot Coverage Does Not Mean Same Building Form



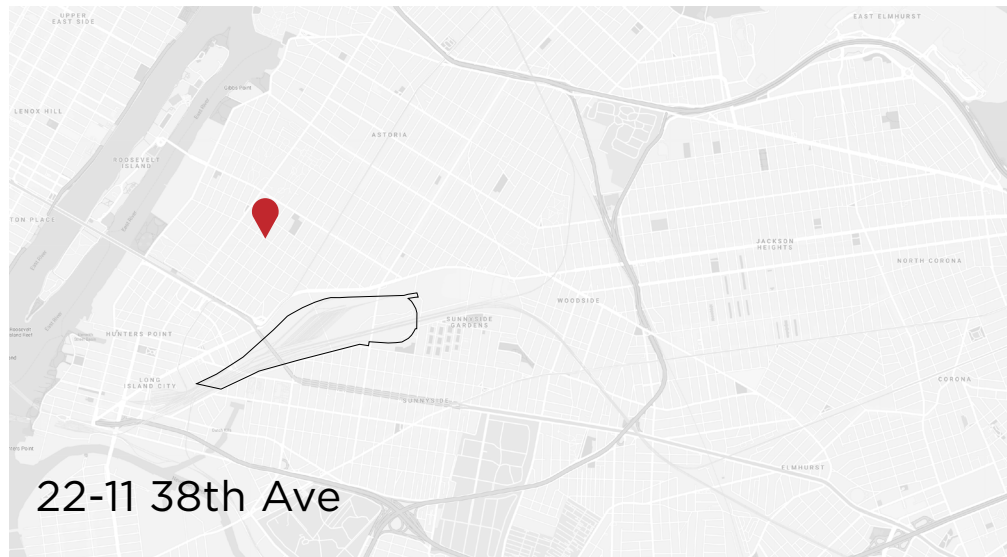
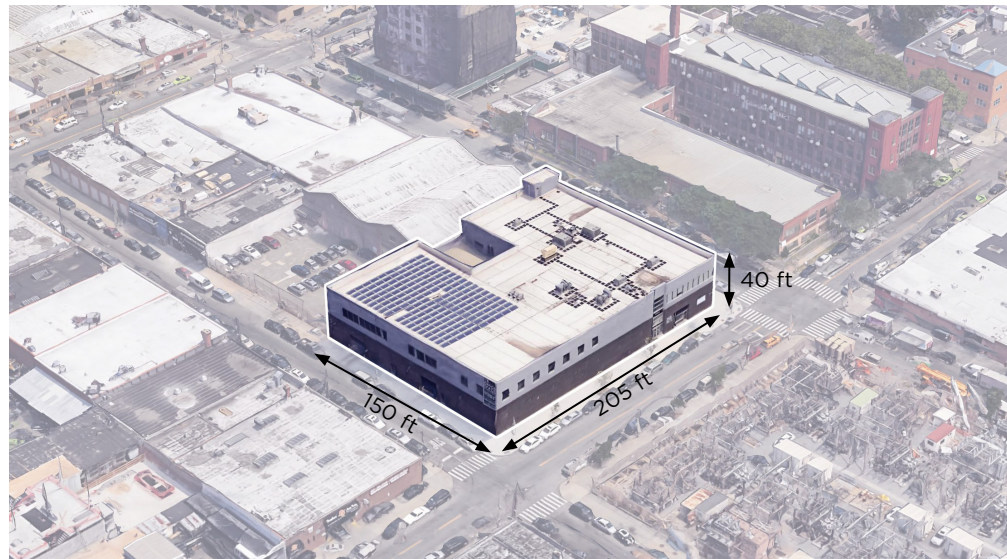
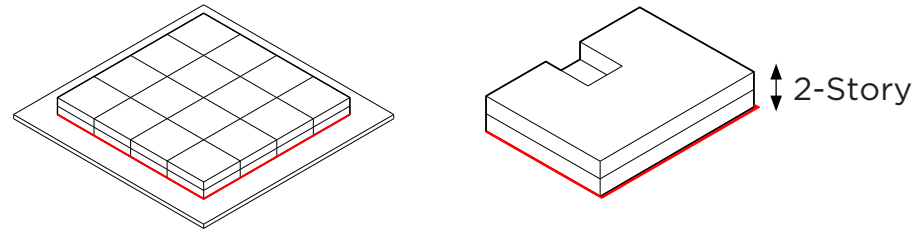
Examples of Blocks in Queens



Examples of Blocks in Queens

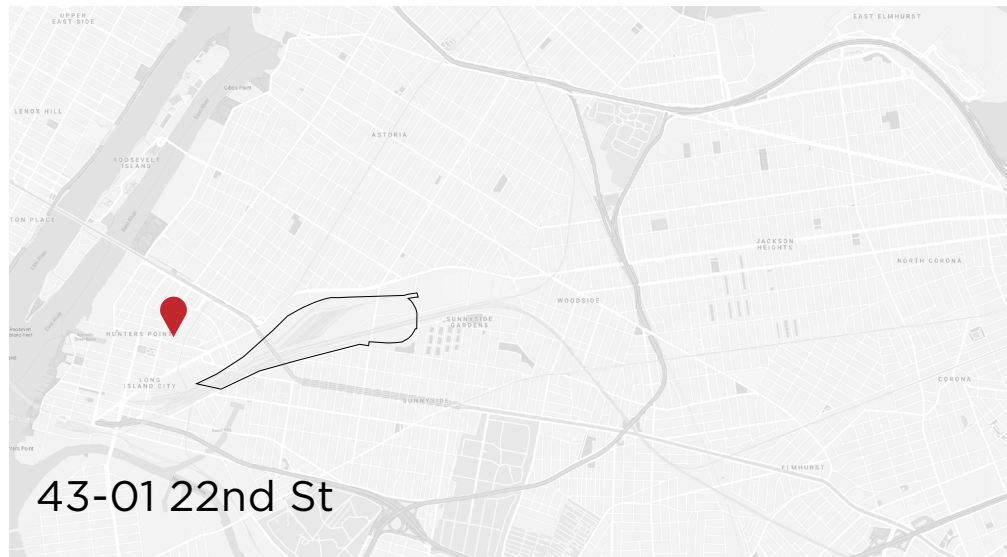
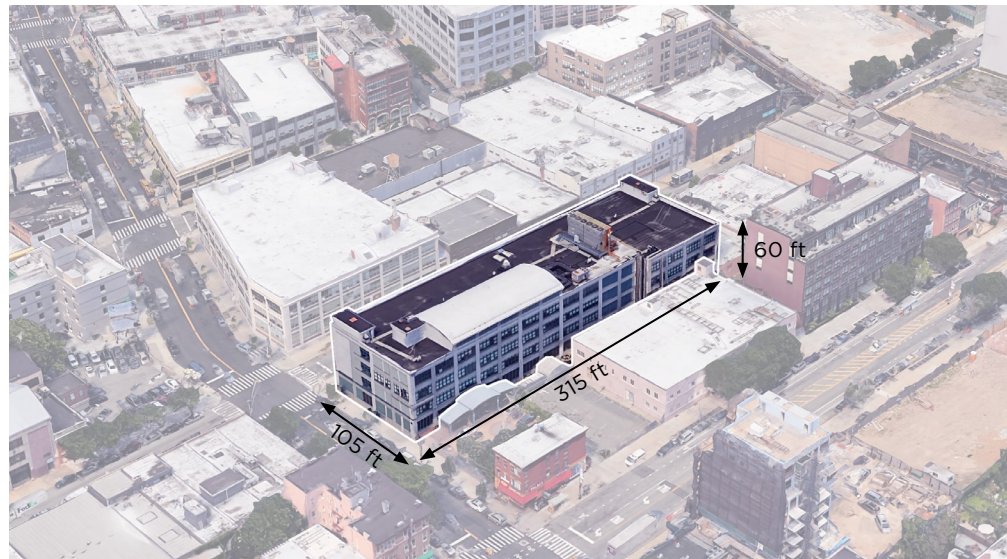
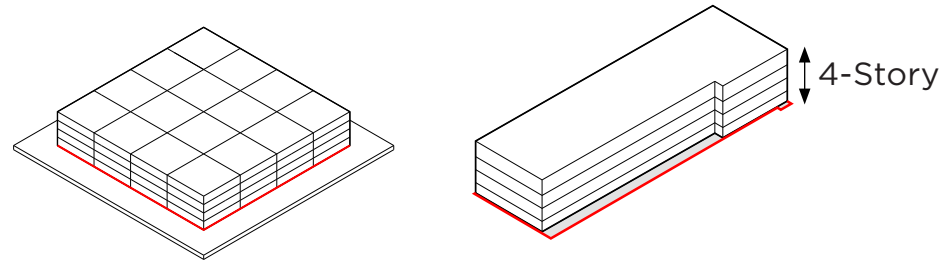


Density Scenario 1 | 2 FAR & 100% Lot Coverage | Long Island City



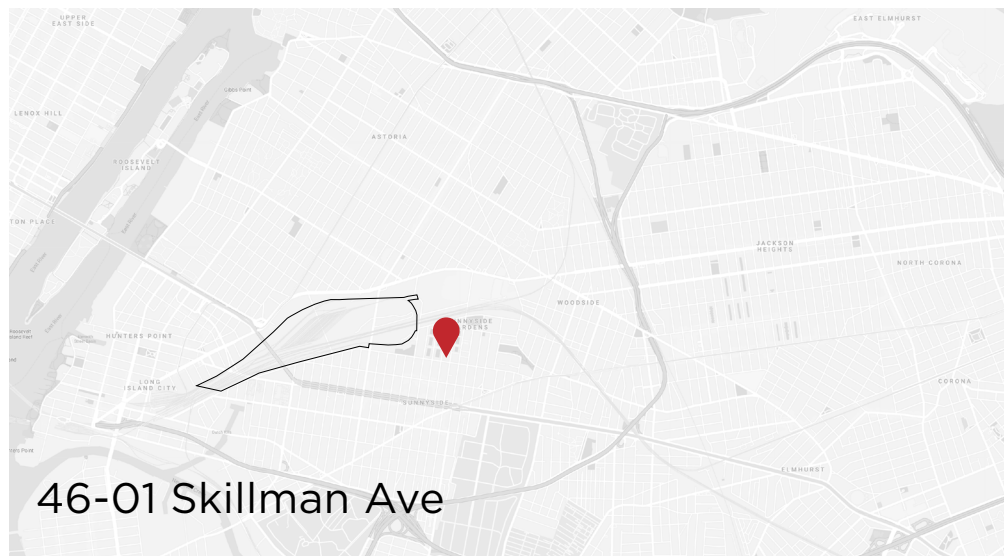
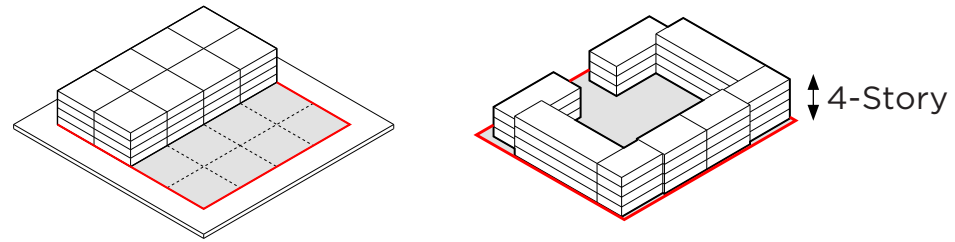
- Continuous Street Wall, Limited Open Space
- Uses: Transportation & Utility, Misc. Garage

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



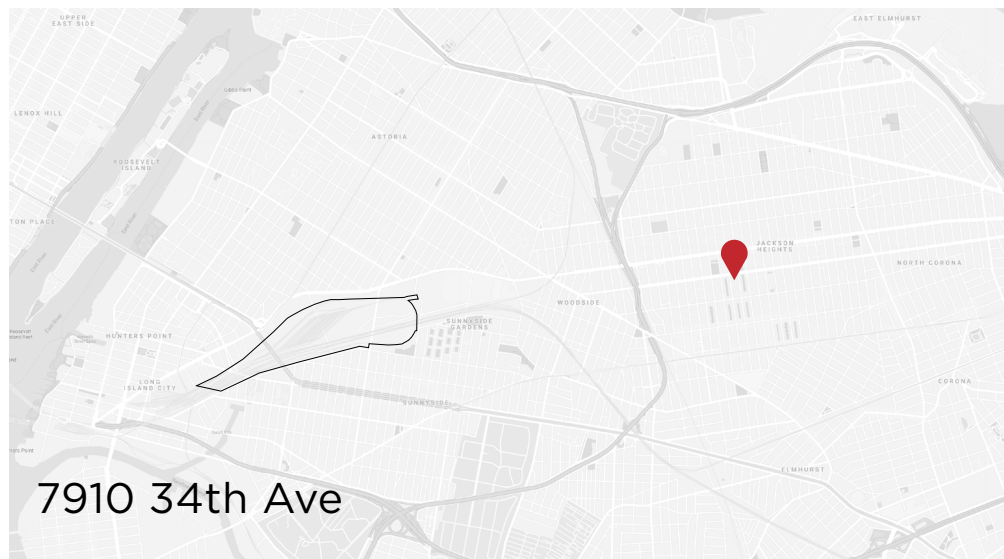
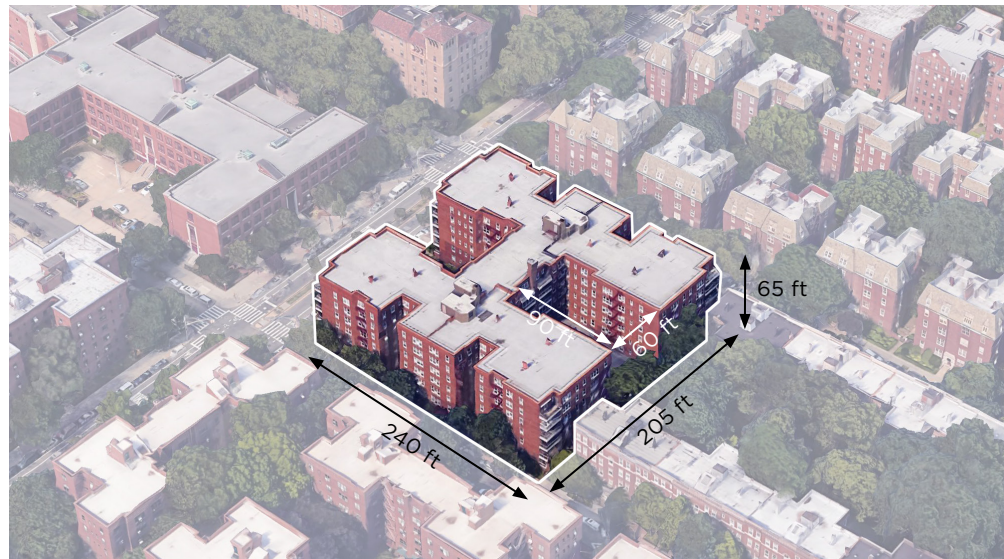
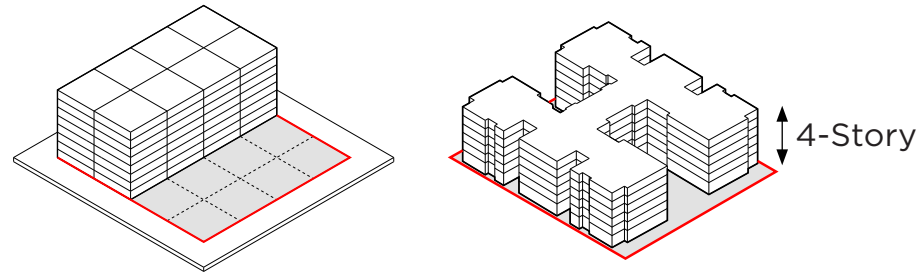
- Continuous Street Wall, Limited Open Space
- Uses: Industrial & Manufacturing, Office

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

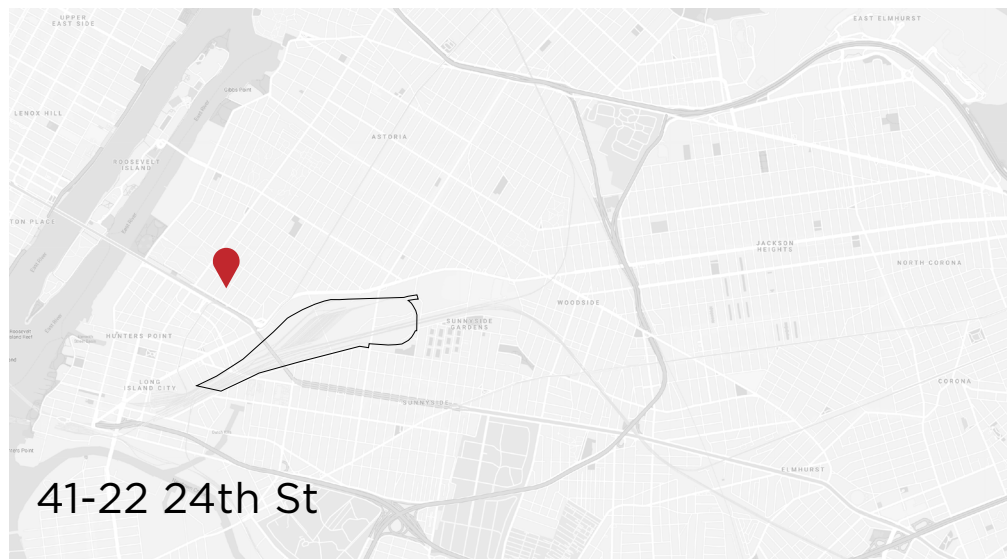
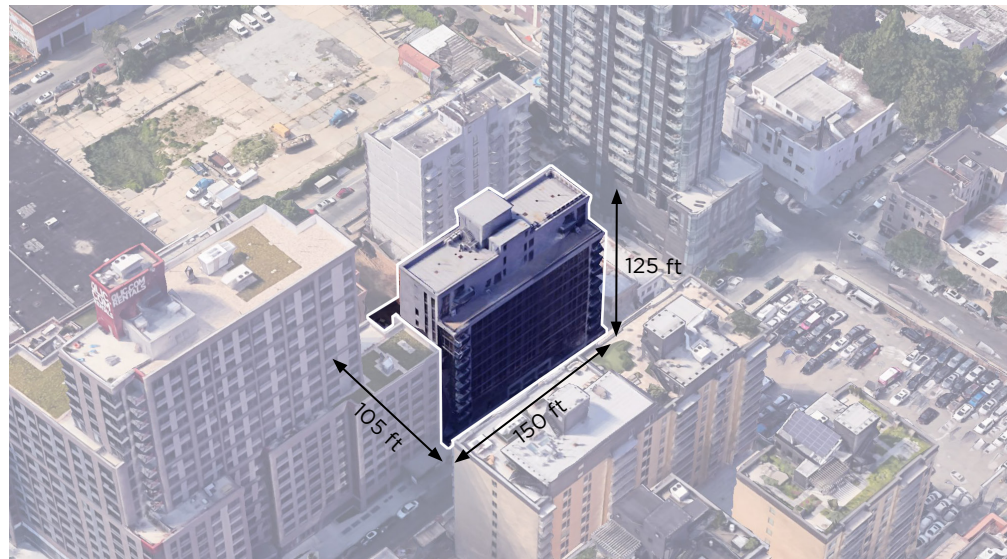
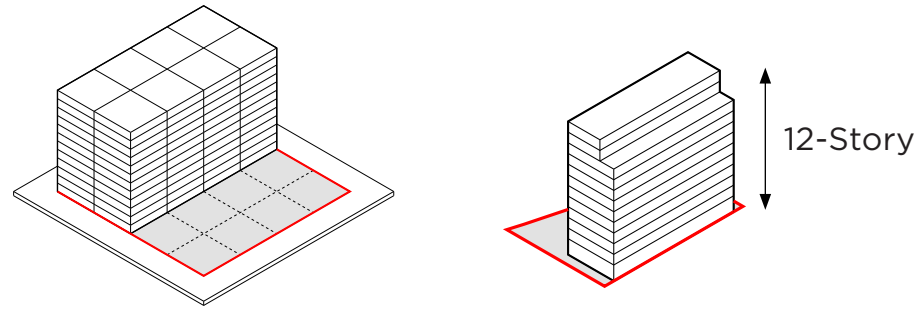


• Continuous Street Wall, Open Courtyard, Ground Floor Retail
• Uses: Residential, Retail

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

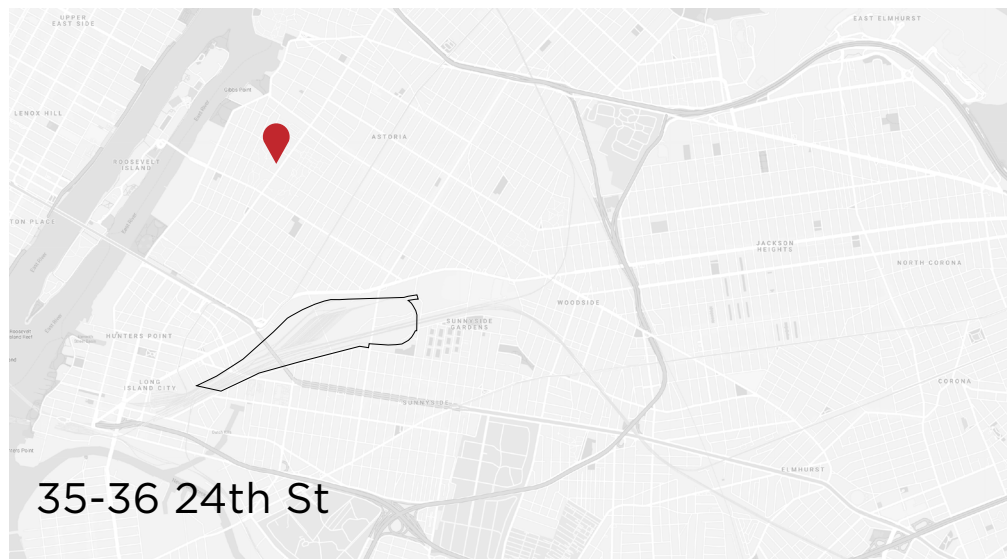
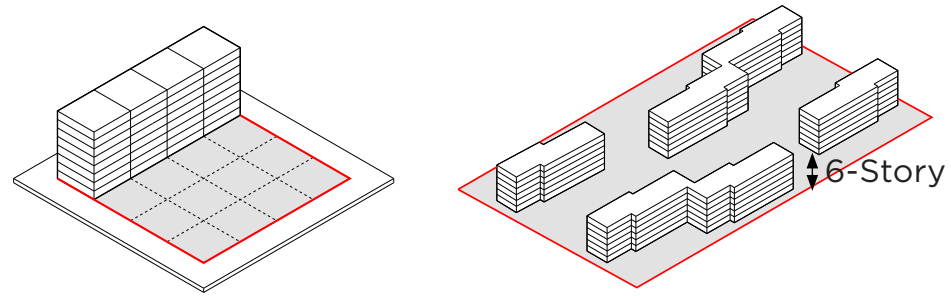


Density Scenario 5 | 6 FAR & 50% Lot Coverage | Long Island City



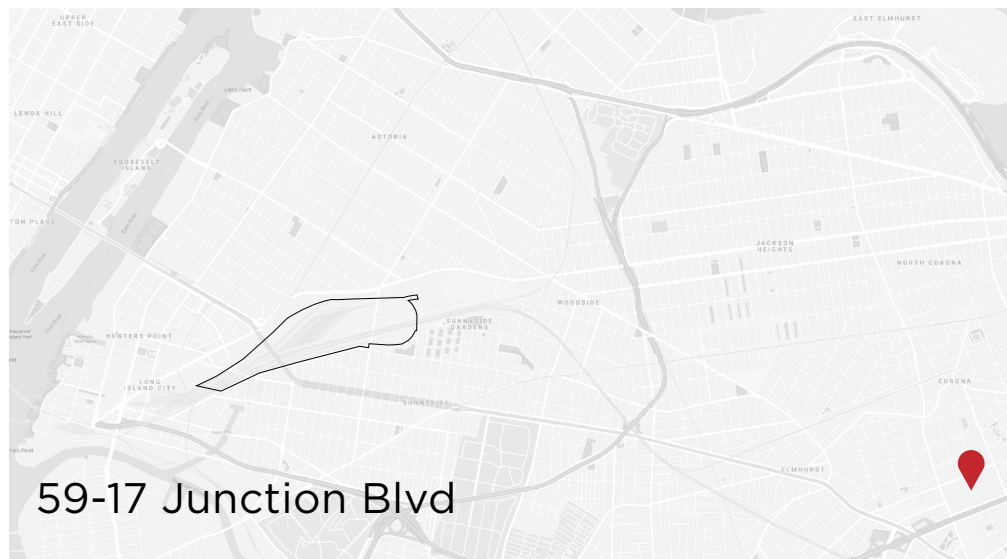
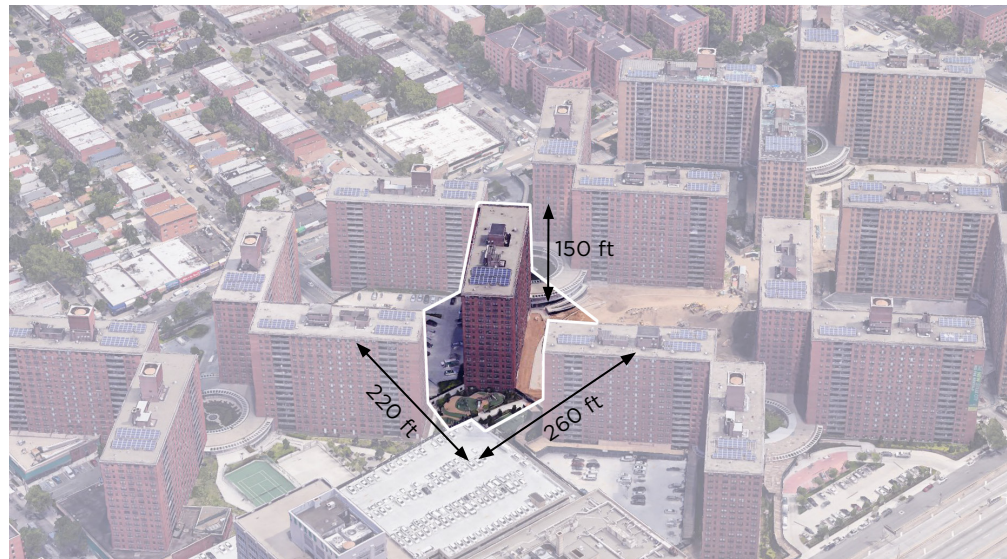
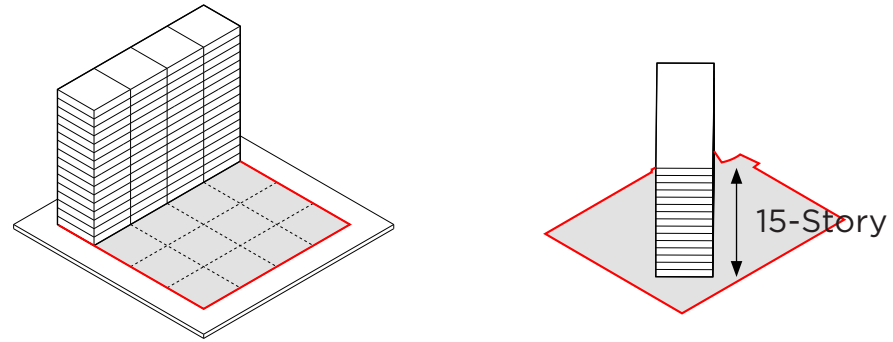
- Continuous Street Wall, Terraces
- Use: Residential

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



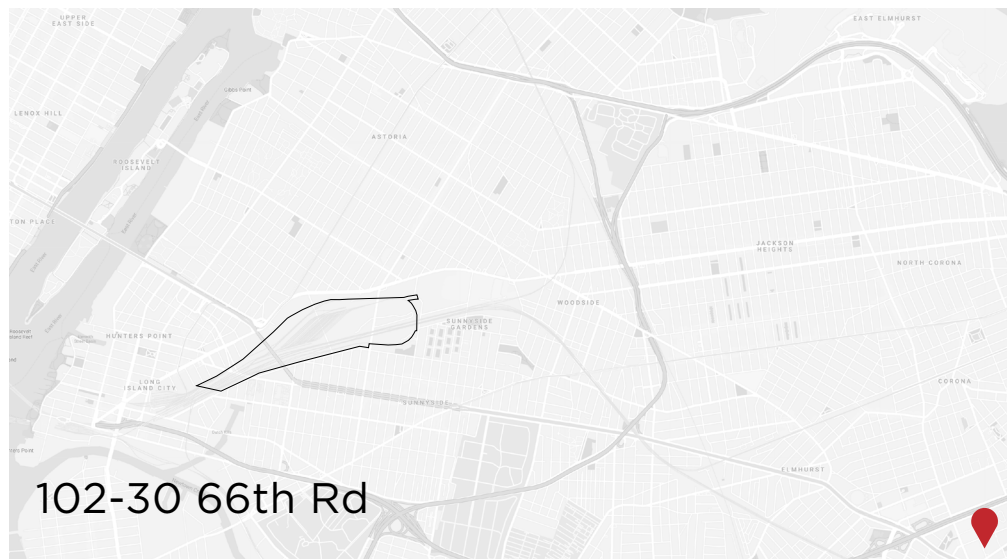
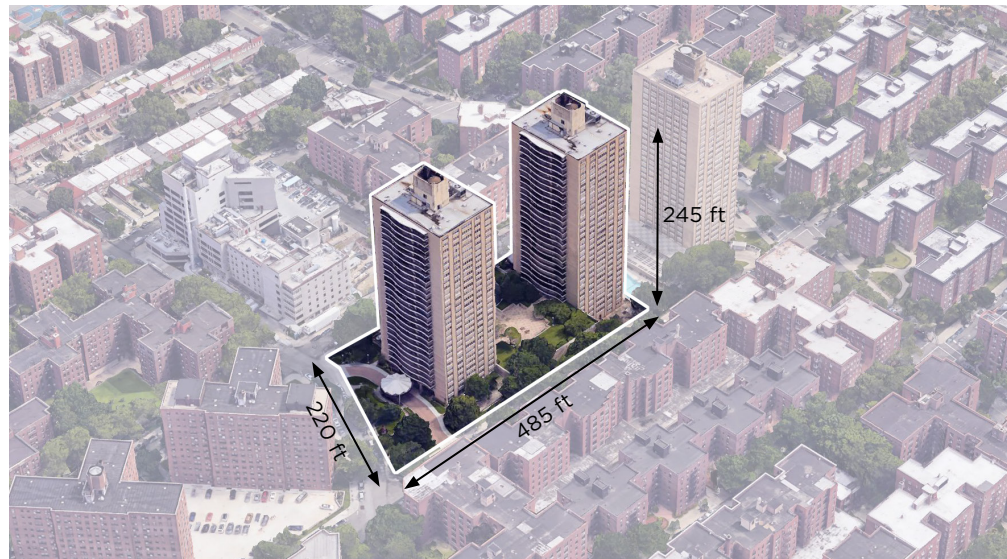
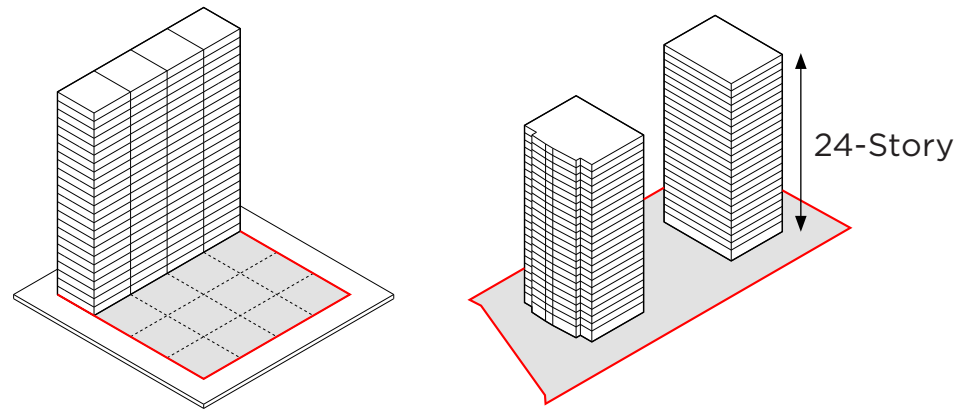
- Staggered Street Wall, Enclosed Open Space, Max Sunlight Exposure
- Use: Residential

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



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

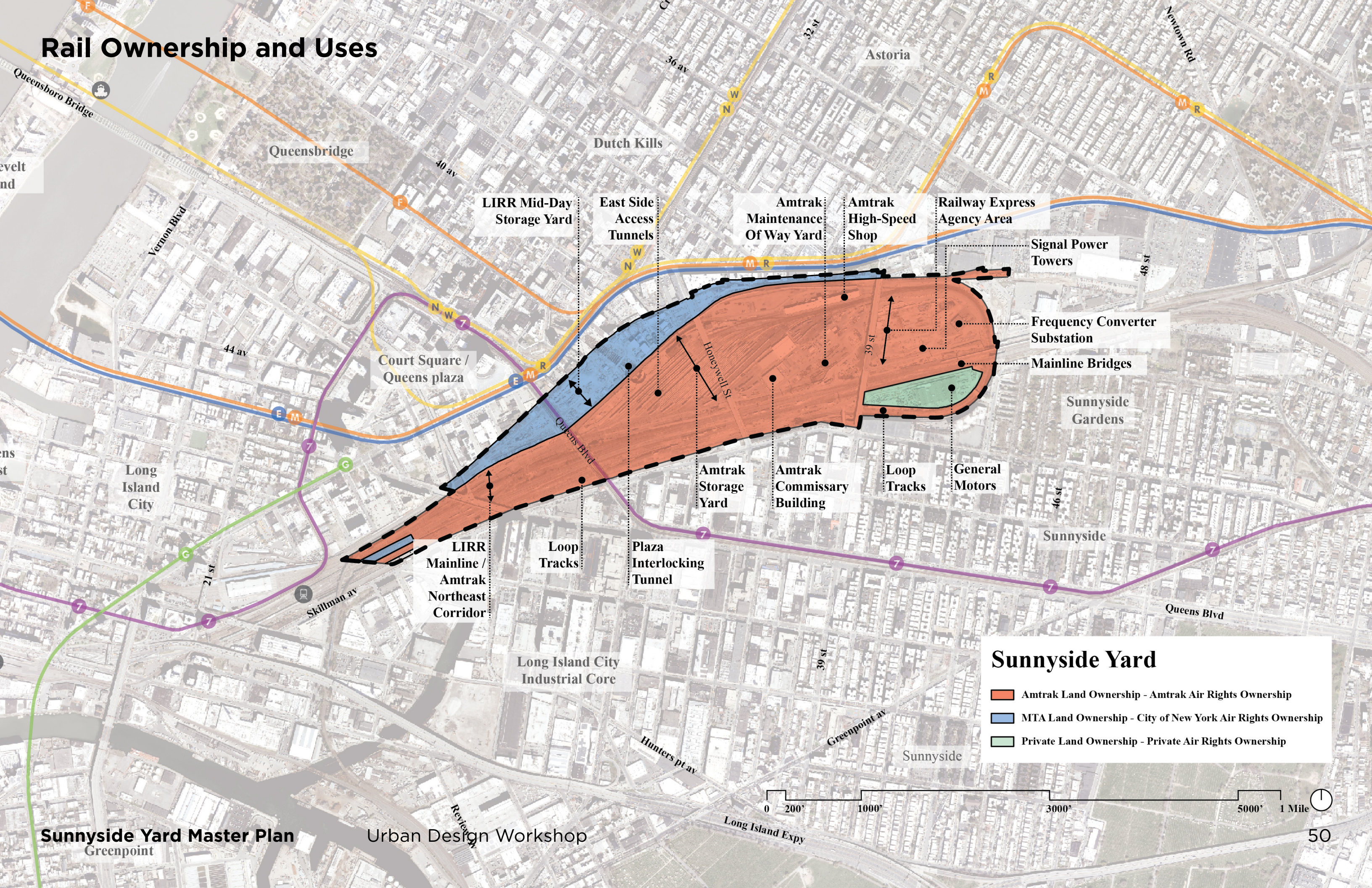
3. Ways to Access the Site from Street Level

Why is Decking over a Railyard so Complicated?

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



Rail Ownership and Uses



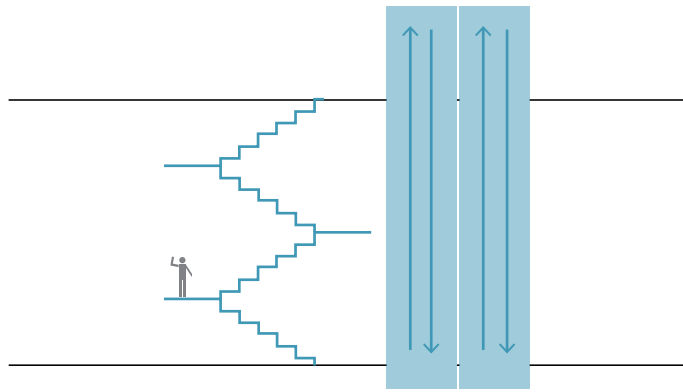
Sunnyside Yard

- Amtrak Land Ownership - Amtrak Air Rights Ownership
- MTA Land Ownership - City of New York Air Rights Ownership
- Private Land Ownership - Private Air Rights Ownership

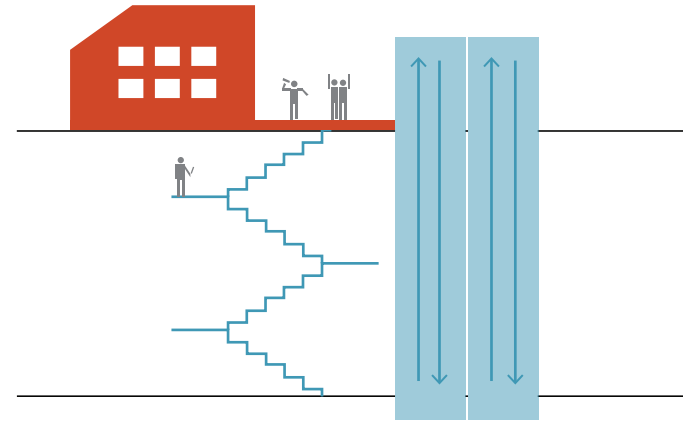




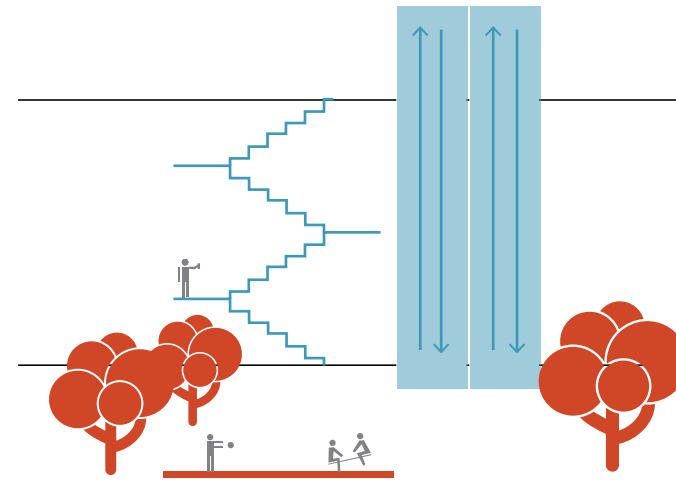
Public Access onto the Deck



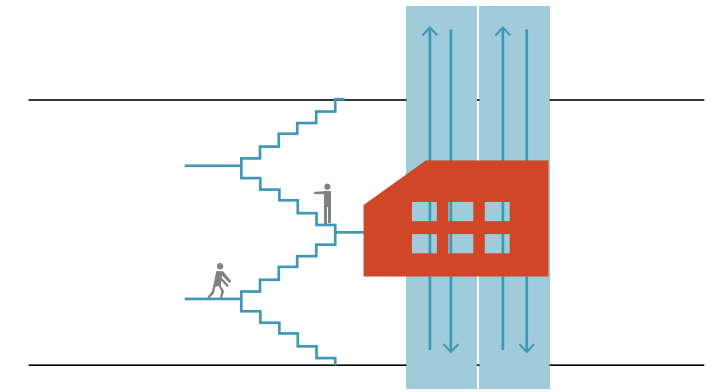
Standard Access -
Stair and Elevator



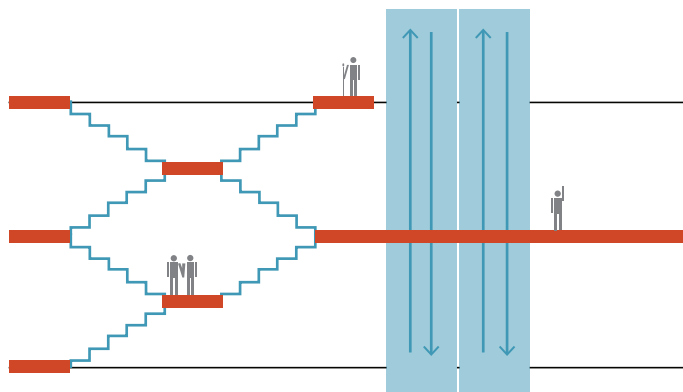
Create a point of interest at
the top of the access point



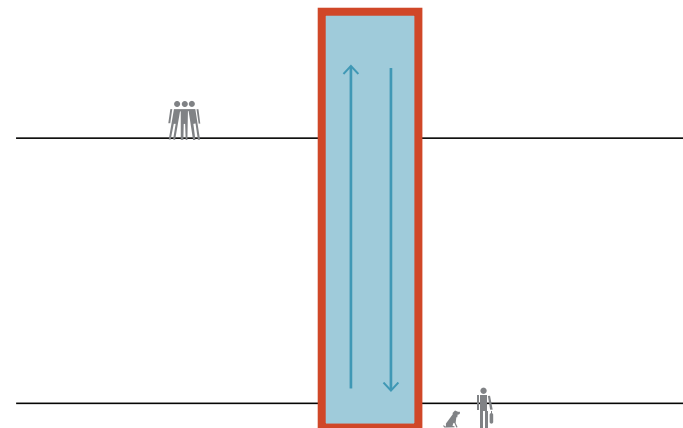
Create a point of interest at
the base of the access point



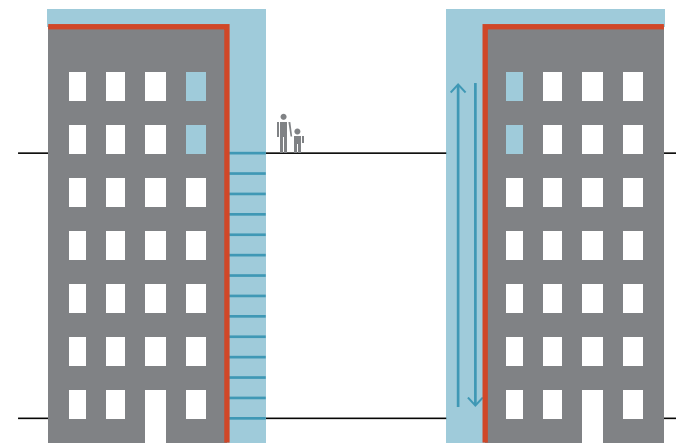
Include a point of interest as
part of the access route



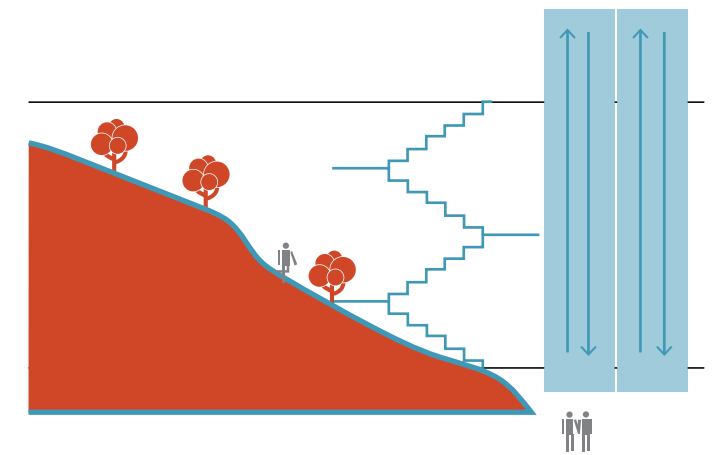
Make the access route a point
of interest or gathering



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



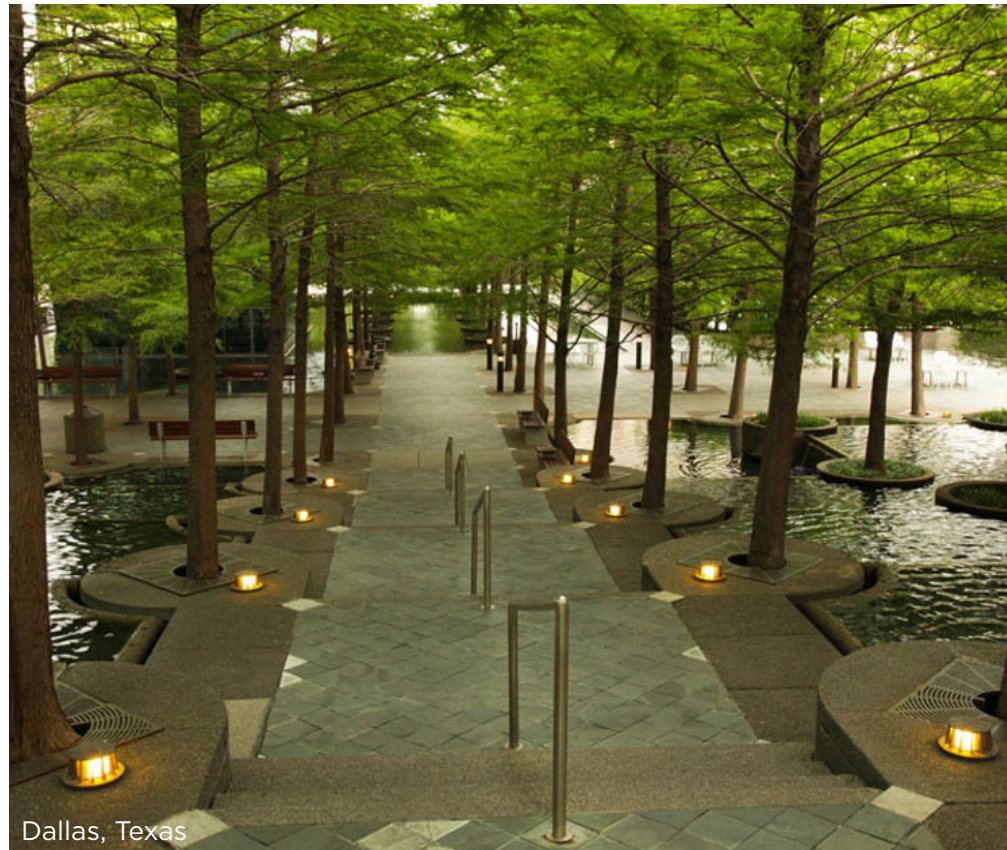
High Line, New York



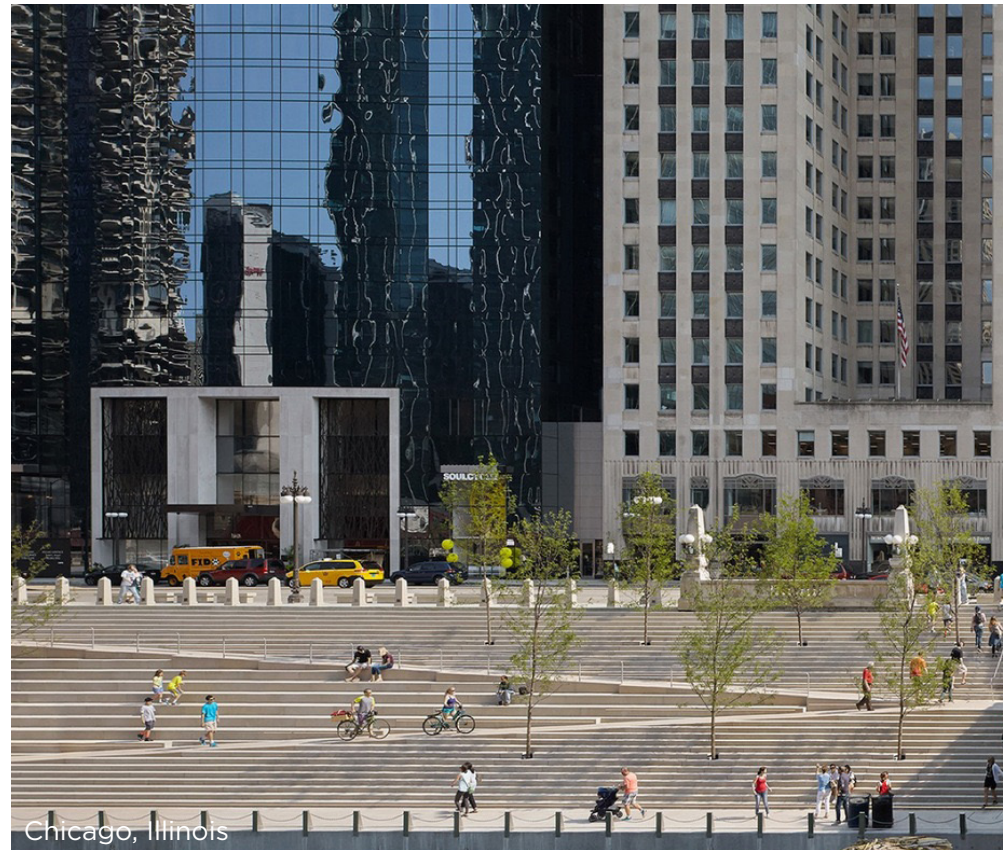
Bogota, Colombia



Seattle, Washington



Dallas, Texas

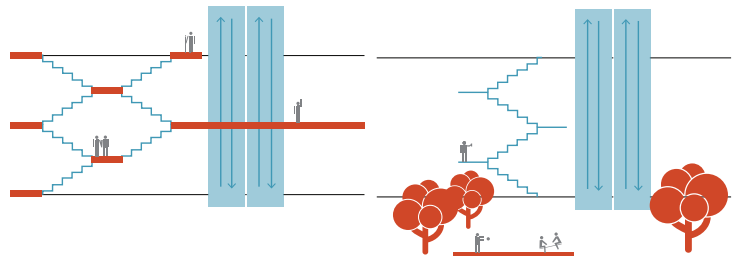


Chicago, Illinois



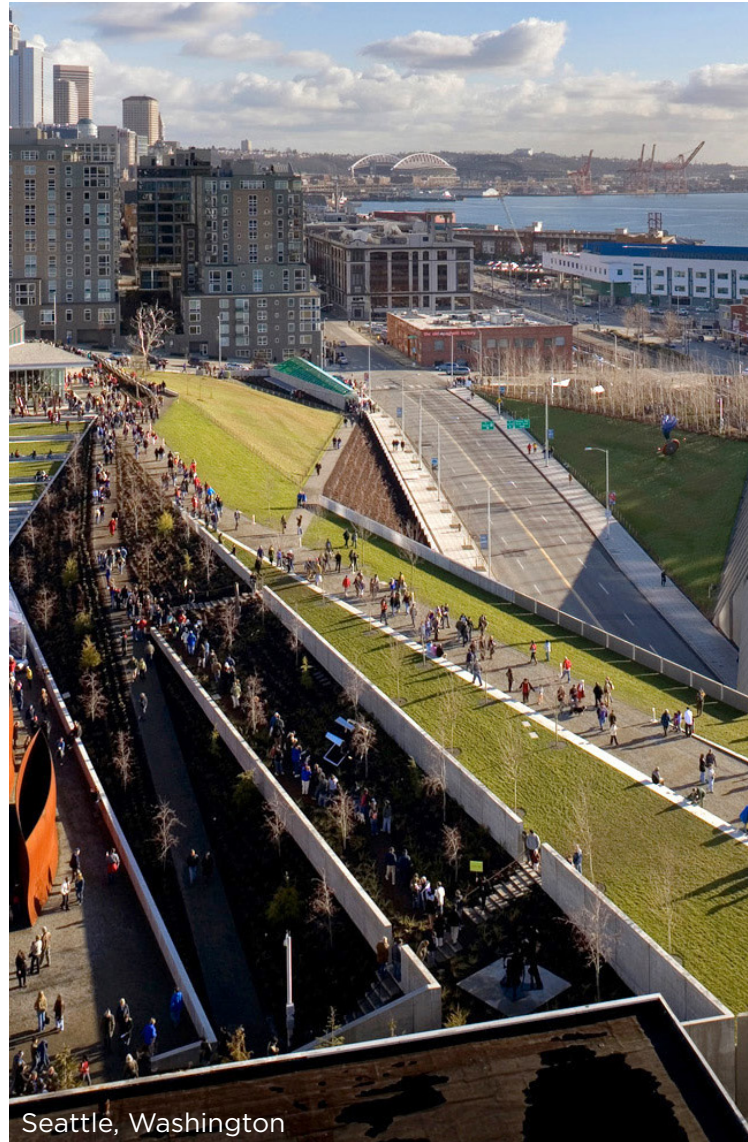
Barcelona, Spain

Access Options



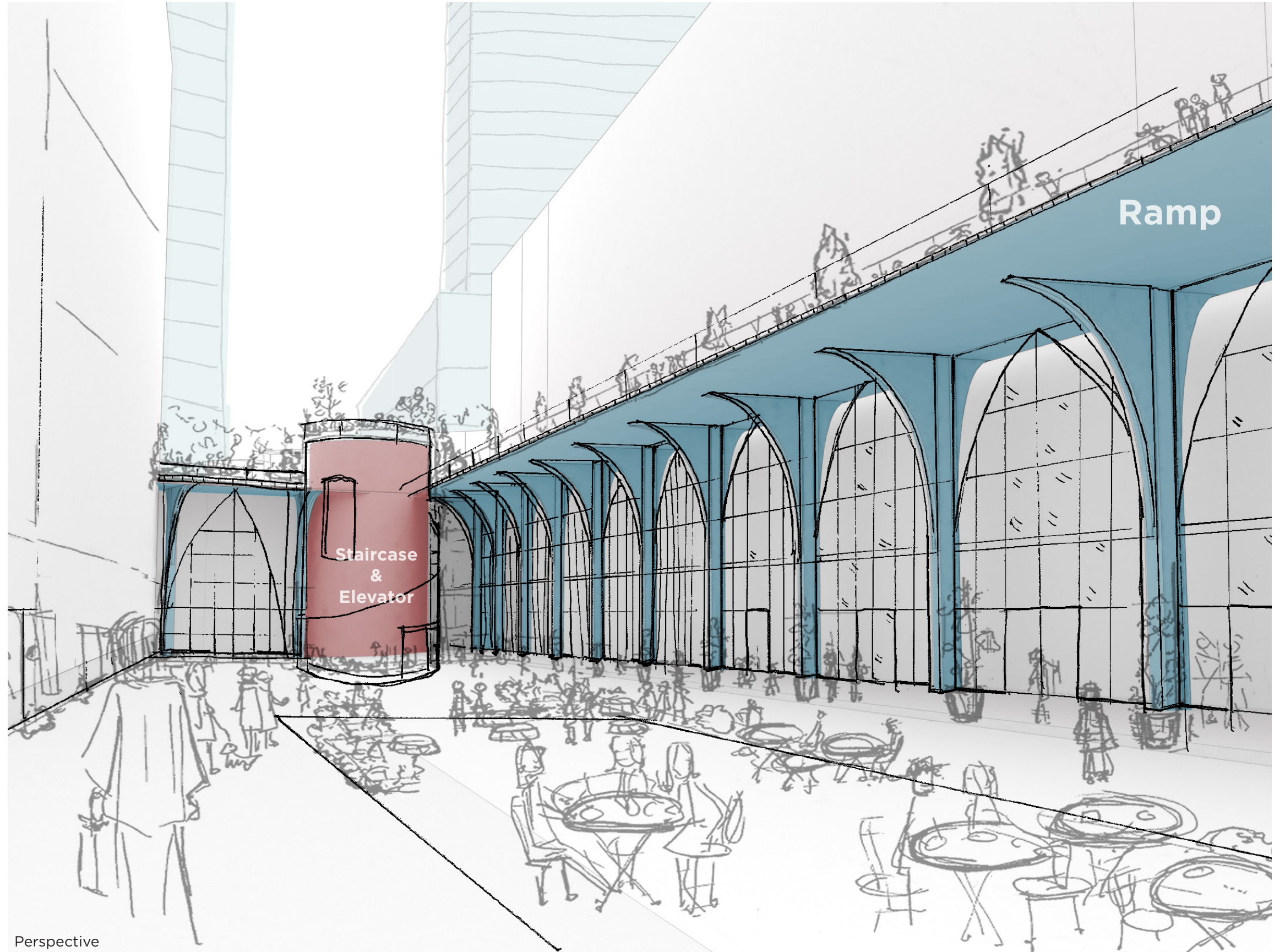
Make the access route a point of interest or gathering

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



Seattle, Washington

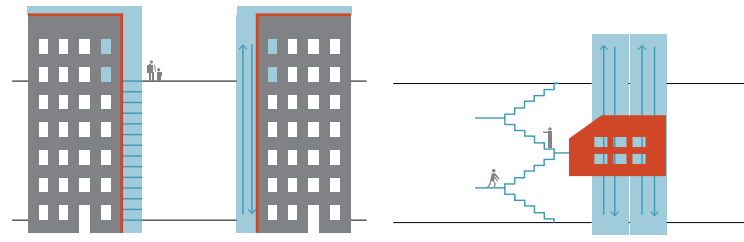
Sunnyside Yard Master Plan



Perspective

Urban Design Workshop

Access Options

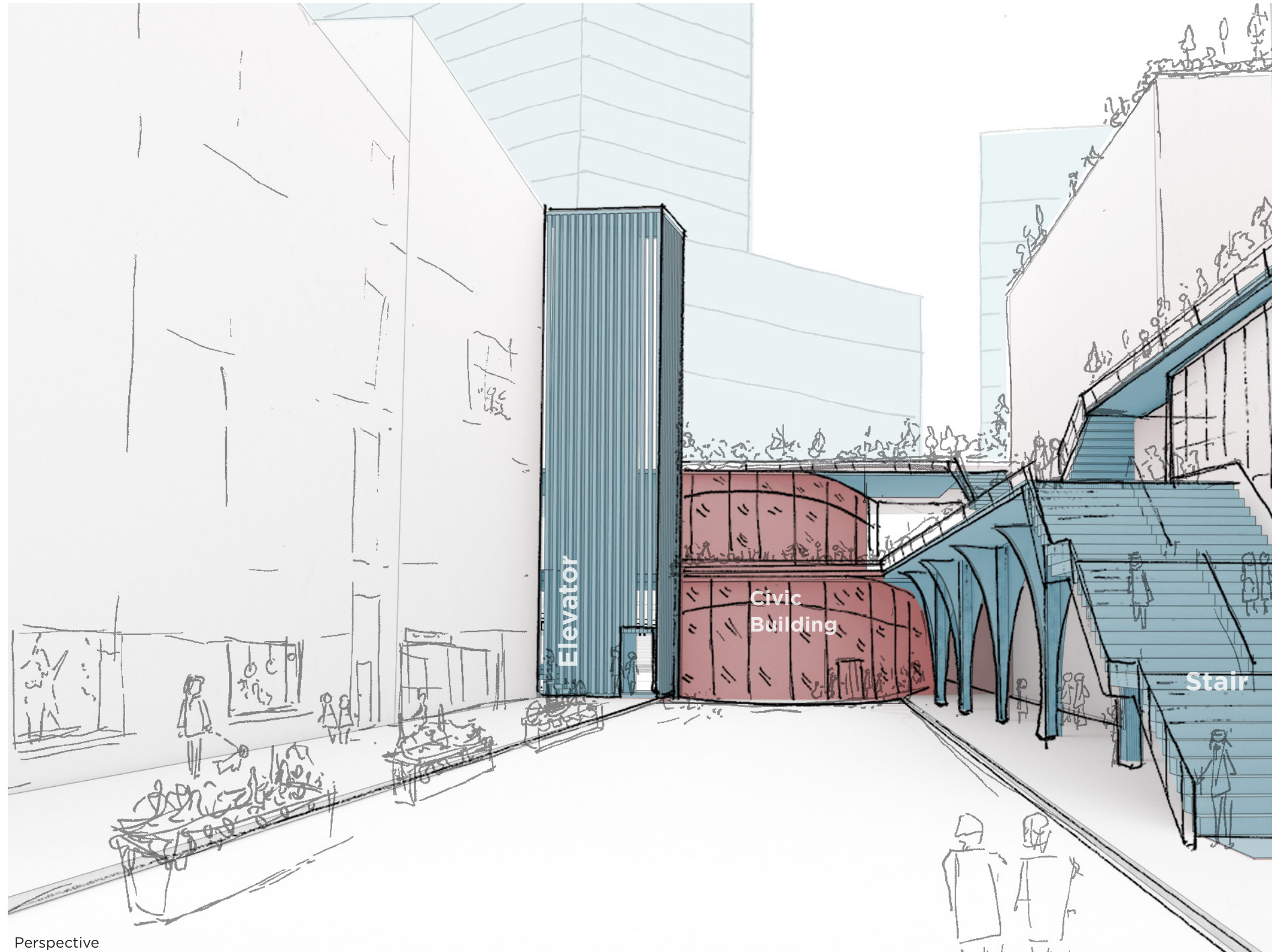


Utilize existing routes to access the deck

Include a point of interest as part of the access route

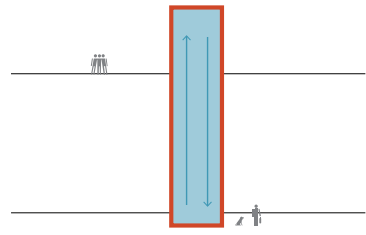


High Line, New York



Perspective

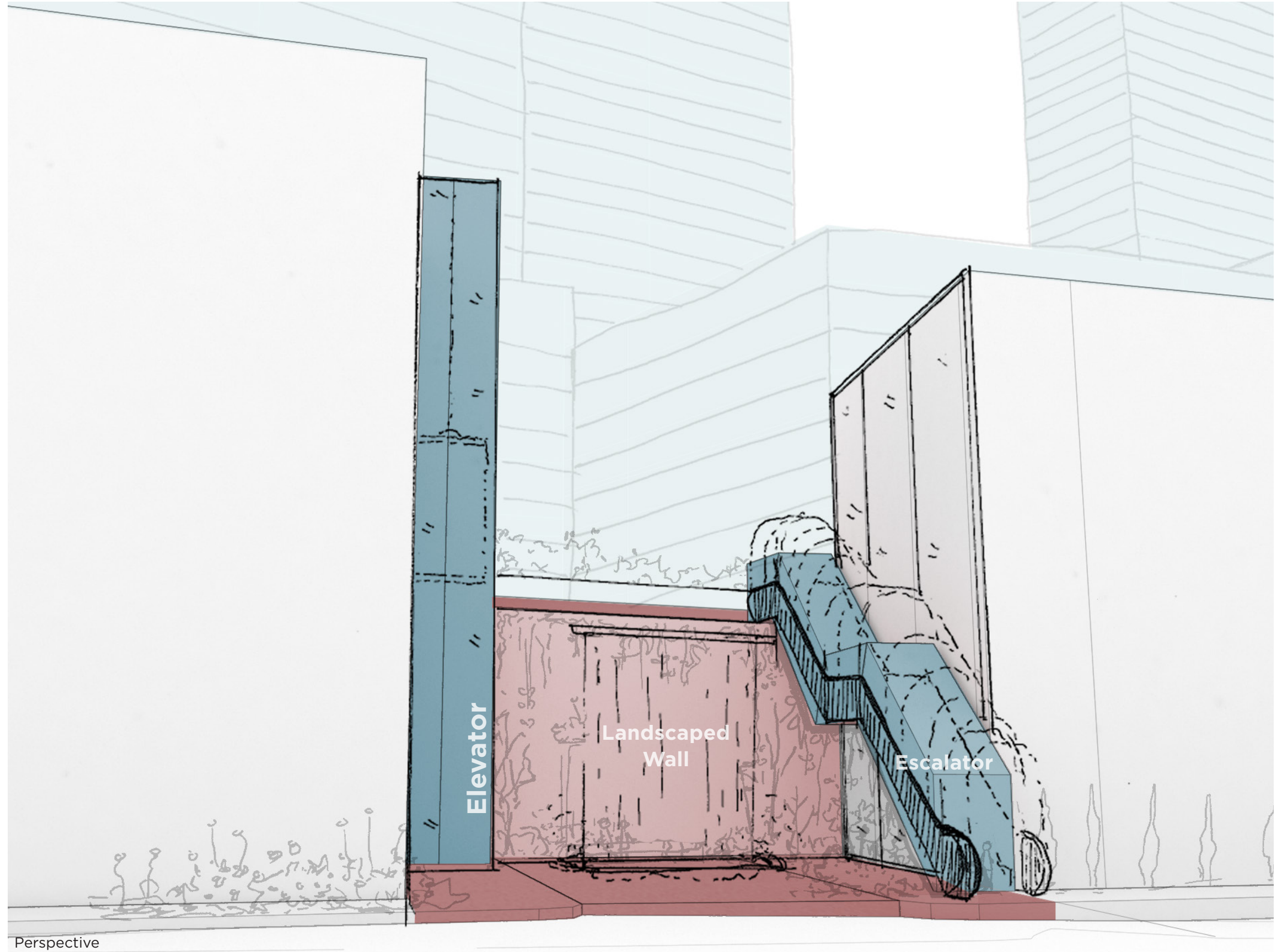
Access Options



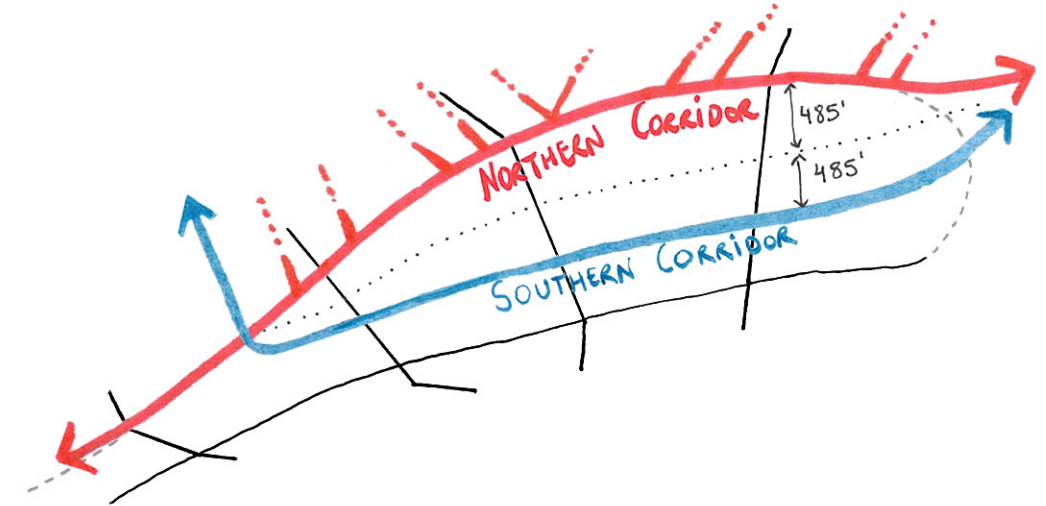
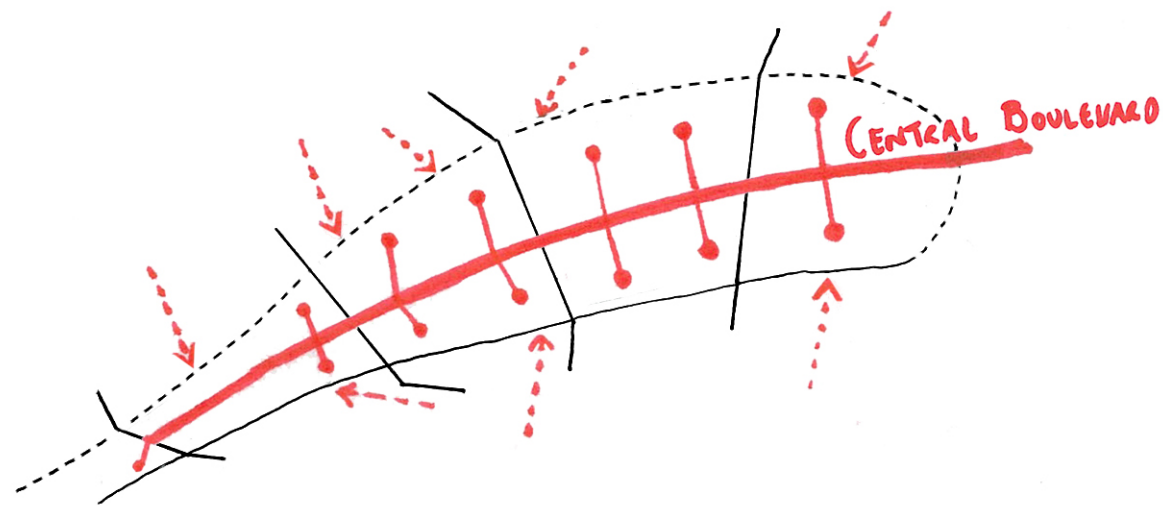
Make the access route a point of interest



Barcelona, Spain



Perspective



Using the Existing Bridges

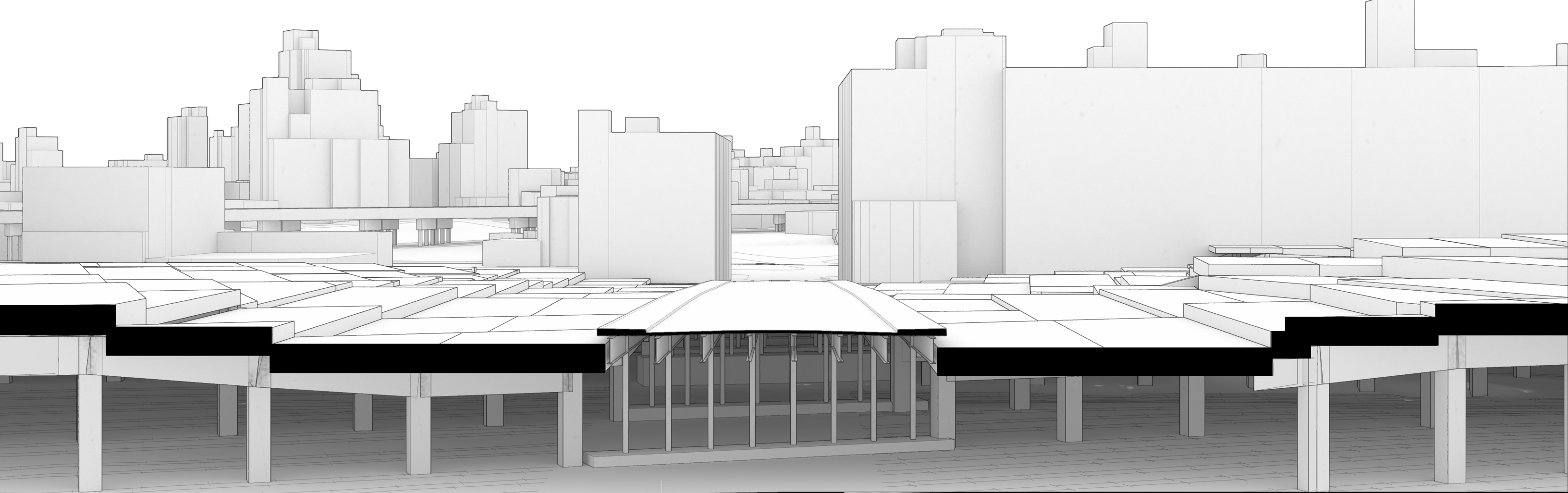
Possible Northern Corridor



Possible Southern Corridor



Deck with Clearance Relief



Context Map

