

# LIC WATERFRONT DESIGN GUIDELINES

The 'LIC Waterfront Design Guidelines' are a set of principles and strategies intended to foster an overall sense of place and ensure the creation of a cohesive character for this emerging section of LIC. Each building developed along this key portion of the Waterfront should aspire to reflect the 'industrial and creative character' of Long Island City's past and present, thereby, enabling the future establishment of a distinct waterfront district connecting Queensbridge Park to Anable Basin that complements surrounding portions of the neighborhood.

This document begins by outlining four design principles, and it then explains the existing mix of uses and building types that comprise the Neighborhood Context. Next, it gives an overview of the Industrial Character represented by images of notable LIC loft buildings which should inform the design of new waterfront development. It also addresses activating the Public Realm and notes how new open space near the shoreline should be embedded with flood resilient strategies critical for protecting future waterfront development and the upland neighborhood. It provides examples of Ground Level Vocabulary elements to spur a lively mix of materials, lighting and building components. Lastly, it outlines an inter-related building massing and programming approach to achieve a distinct, sturdy yet harmonious Architectural Form.



# OVERALL DESIGN PRINCIPLES

The guidelines establish standards for future developments that foster a robust mix of housing, retail, and productive manufacturing uses. They have been drawn up to address the site's unique potential to create live-work opportunities that support the growing innovation economy, complement adjoining developments and neighborhood patterns, and enhance the public's access to the waterfront, thereby fulfilling the following objectives:

1. Provide a continuous public esplanade and varied moments of open space to create a diverse series of experiences while accommodating active and passive recreational opportunities on the East River and Anable Basin. Connecting the sites from the basin to the Queensboro Bridge extends the public access to the East River waterfront from open spaces at Queens West and Hunter's Point South to Queensbridge Park.
2. Create a harmonious and appealing transition in building scale and form from upland neighborhoods to waterfront blocks. Locate low- and mid-rise buildings where a neighborhood context exists, and preserve existing architecture/resources where possible.
3. Create a dynamic and active public realm embedded with resilient outcomes. Ground floor mixed use development can accommodate flood protection elevations while fostering a vibrant public realm.
4. Create new developments with significant floor area for commercial and manufacturing uses such as light industrial production.



# NEIGHBORHOOD CONTEXT

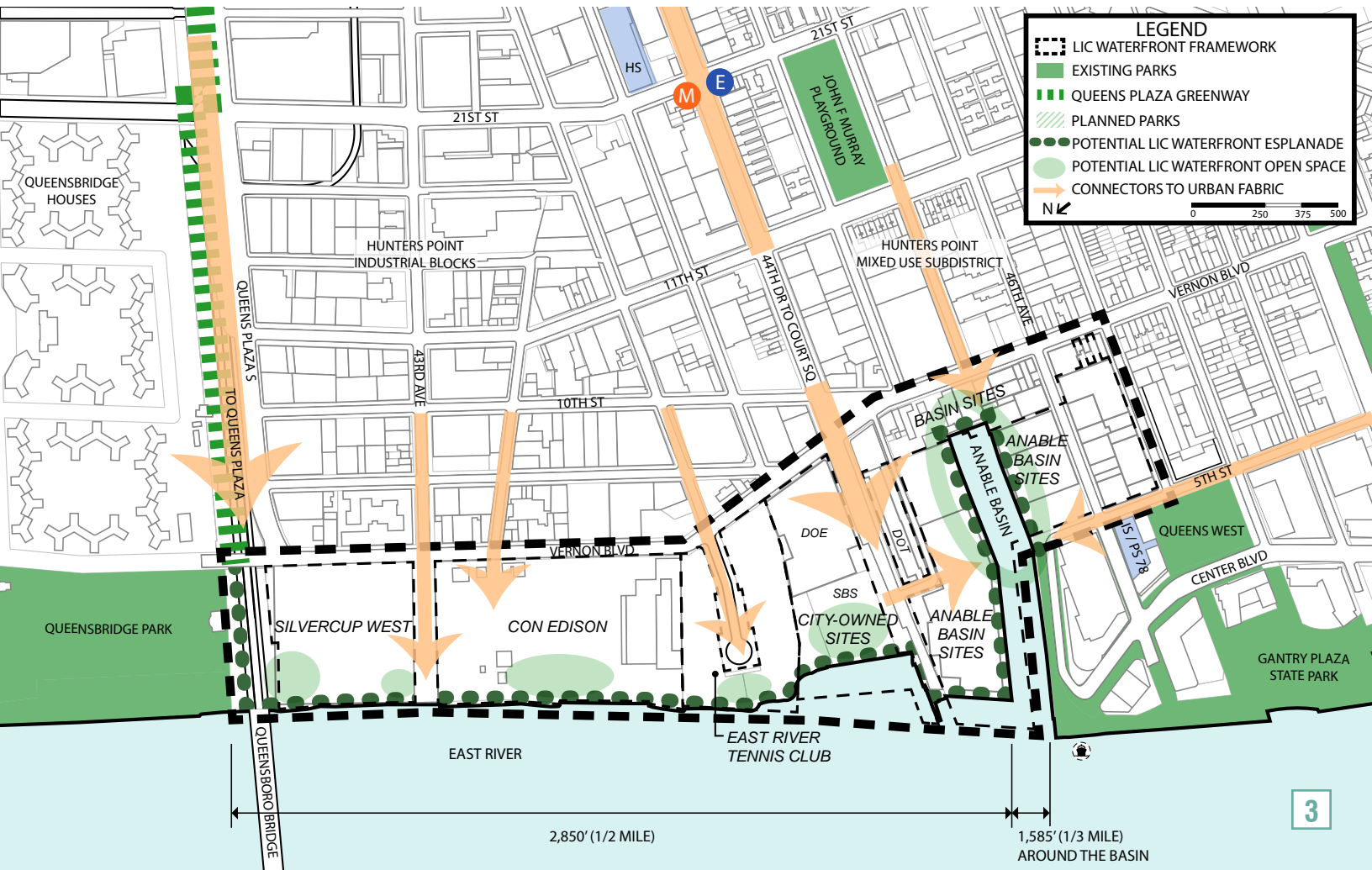
Development within this LIC Waterfront location has the important role of complementing the convergence of several divergent neighborhood areas. Directly to the east are the Hunter's Point Industrial Blocks lining Vernon Boulevard with lower-scale industrial buildings of one- and two-stories and growing in height and bulk to the east with larger loft buildings. South of 44th Drive is the Hunter's Point Mixed Use Subdistrict. Its appeal is largely based upon its juxtaposition of housing and business developments, with a combination of lower-scale buildings with medium-scale developments. High-rise apartment buildings with park spaces at Queens West and Hunter's Point South are located directly to the south. The current waterfront is composed of opportunity sites that can complete an emerging waterfront while supporting the light industry and arts the neighborhood has come to be known for. New mixed use developments with open space and a dynamic public realm can extend and complete the area's urban fabric.



View to northern LIC Waterfront at Queensboro Bridge



View to DOE building, Anable Basin, and LIC core beyond

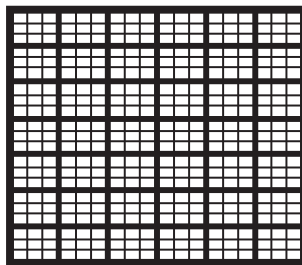


# INDUSTRIAL CHARACTER

Throughout the existing neighborhood, an industrial character is present in the simple designs of the facades of loft buildings once used for manufacturing. Many existing buildings are well-suited to house the demands of creative industries and innovative economies due to flexible layouts, therefore new building designs can take cues from these examples. A multi-scalar repetition expressed in window articulation, spacing, surface relief, and overall composition give the buildings an enduring sense that reflects the evolving uses. Large windows often composed of gridded glazing panels, high floor-to-floor clearances, open and configurable spaces, and freight elevators are among the characteristics to carry into new designs.



Existing industrial buildings in Long Island City



## Translating Industrial Character:

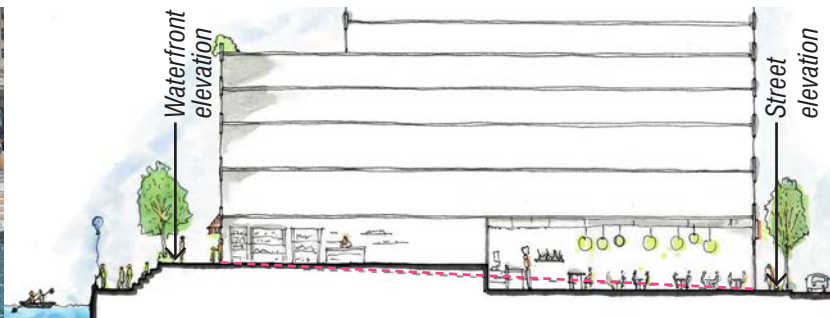
- Simple repetition
- Multiscalar geometries
- Exposed structure
- Industrial aesthetic
- Large, regular window openings

# DYNAMIC & ACTIVE PUBLIC REALM

Future development should embed resilient strategies into a new and unique urban fabric. Ground floor mixed use development can accommodate flood protection elevations while fostering a vibrant public realm and enabling waterfront public access. The creation of a new and varied waterfront open space can frame and activate a series of connected esplanade and park experiences with opportunities for residents, employees, and visitors alike.



*Engaging waterfront esplanade built to flood elevations*



*New developments can absorb the change in elevation and mitigate impact with permeable and active public realms*



*Active street frontage making 24-hr neighborhood*

*View upland from waterfront on 44<sup>th</sup> Drive with public open space*



# GROUND LEVEL VOCABULARY

Ground level spaces should be designed to be highly transparent, permeable, varied, and active to attract pedestrians and allow for lively spillover. A variety of formal strategies should be utilized to create a dynamic and unique public realm.

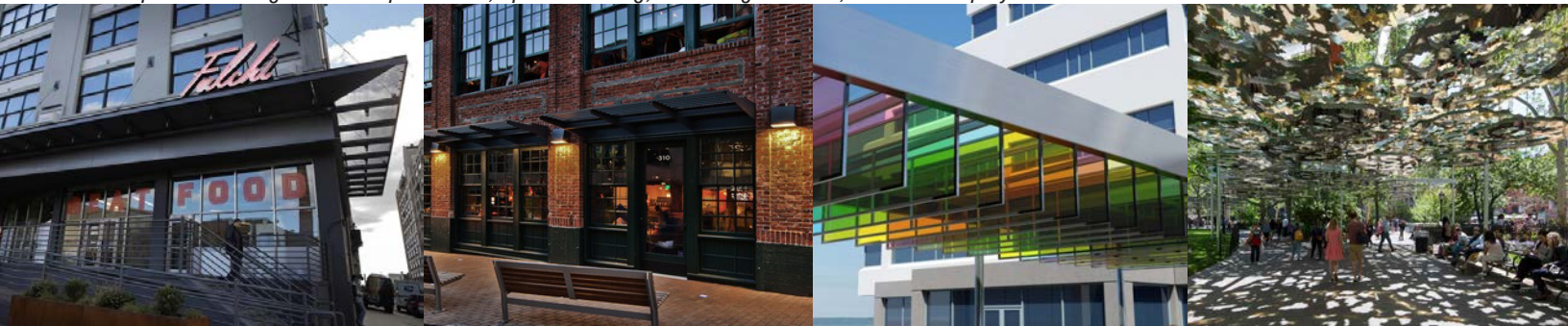
*Ground Level Transparency: required at 50% of ground floor; garage doors, variable openings, protected pedestrian experience, & spillover*



*Prominent Corners: articulation through height and form, transition of scale, points of entry, & definition*



*Canopies & Awnings: weather protection, spatial framing, extending interiors, & solar interplay*

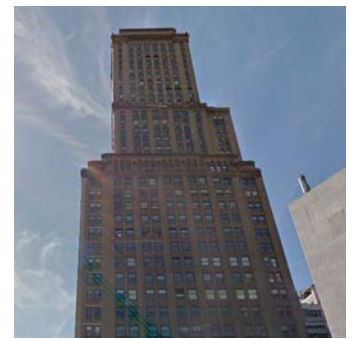
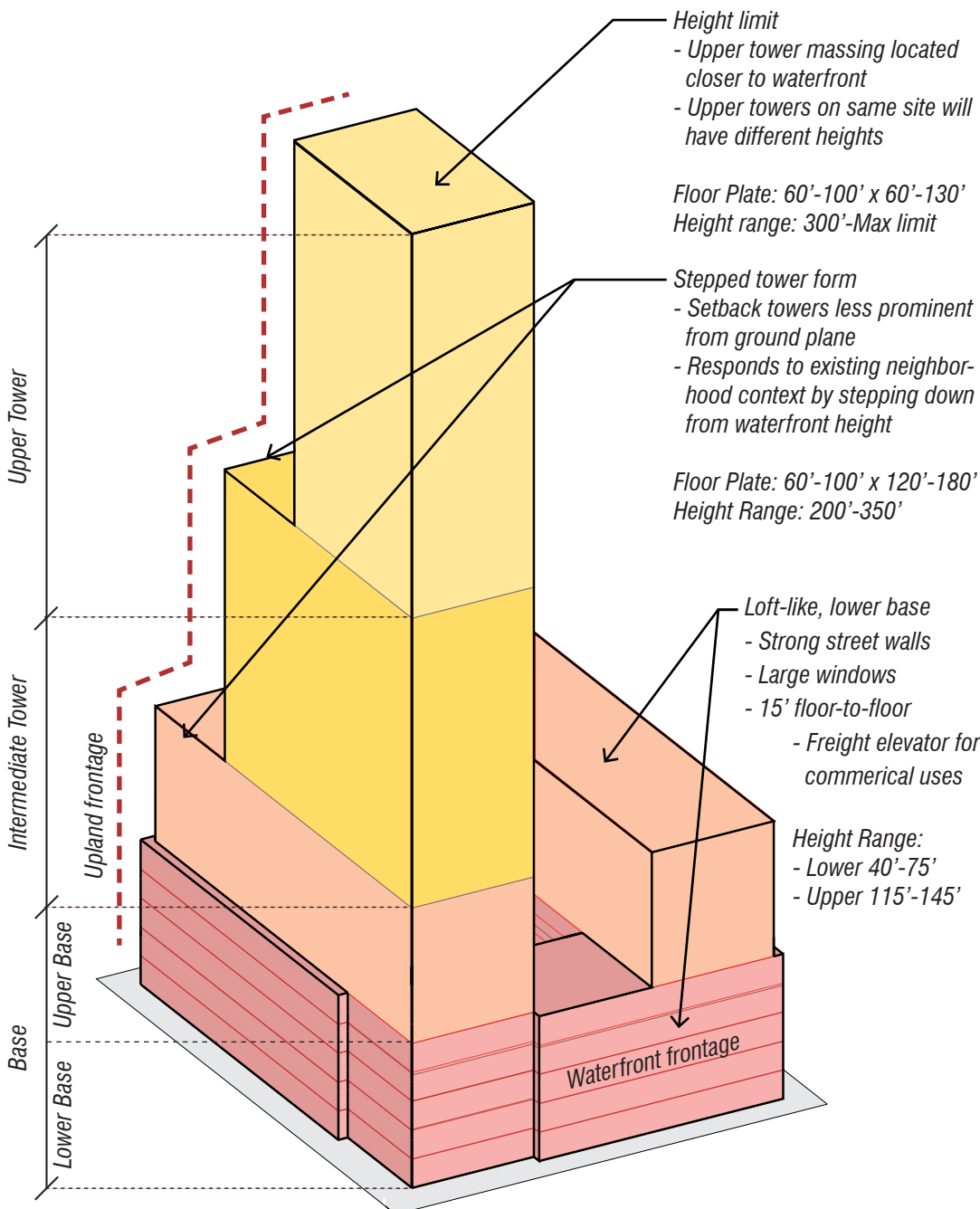


*Varied Streetscape: landscape, lighting, seating & furniture, surfacing, textures, art & murals*



# ARCHITECTURAL FORM

The building forms should employ the technique of “packing the bulk” – distributing greater proportions of floor space and massing in approximately the lower 2/3 of the building form. This will reinforce the bulky nature of the base, necessitate the stepping of the intermediate tower, and prevent the upper tower form from becoming an unintegrated point tower. This approach is also compatible with the height limits of the towers which then step down to the lower existing neighborhood context.



Stepped tower



Tower setback on base



Loft-like commercial spaces



*View south on Vernon Blvd from under the Queensboro Bridge*



*Loft-like base oriented to upland with forms stepping to waterfront towers*



*Commercial bases support public realm activities on the street and waterfront*

The new buildings of the LIC Waterfront should be varied in height, shape, and use:

- The segmentation of the building bulk may relate to its uses with the upland-oriented bases housing commercial and manufacturing uses such as light industrial production, innovation economies, or arts and cultural uses. Floor space for such uses should at least constitute from 0.5 to 1.5 of a site's floor area ratio with a preference for light manufacturing spaces.
- Intermediate towers can accommodate commercial or residential/amenity uses. Upper towers are well-suited to residential although purely commercial developments are encouraged.
- Developments integrating Arts and Cultural uses with creatively focused production programming should consider uses in the attached appendix.
- Buildings should be composed of materials and massing that suggest the sturdy character of industrial lofts along New York City's waterfront. The resilience and sustainability of the design of buildings can express the strength and durability of the typology while extending the life-cycle of the building.

The new building forms should reinforce the existing neighborhood fabric, create better opportunities for physical and programmatic connectivity, and facilitate pedestrian access to the waterfront. This is further accomplished by stepping the form, creating a variety of spaces for uses, and breaking the massing for upland connections.