

WILLETS POINT, QUEENS, NEW YORK

PDC CONCEPTUAL DESIGN SUBMISSION 05.16.2022

STERLING EQUITIES



SITE ANALYSIS

BOROUGH AND NEIGHBORHOOD INFORMATION
CIRCULATION
EXISTING PHOTOS
HISTORICAL CONTEXT
ZONING INFORMATION
SURVEY

SPECIAL WILLETS POINT DISTRICT

MASTERPLAN
DISTRICT MASSING AND PROGRAM
OPEN SPACES
BUILDING MASSING AND PROGRAM

DESIGN CONCEPT

DESIGN STRATEGY
CONCEPT DIAGRAMS
SITE PLAN
PLANS
ELEVATIONS
SECTIONS
FACADE MATERIALS
BUILDING RENDERINGS

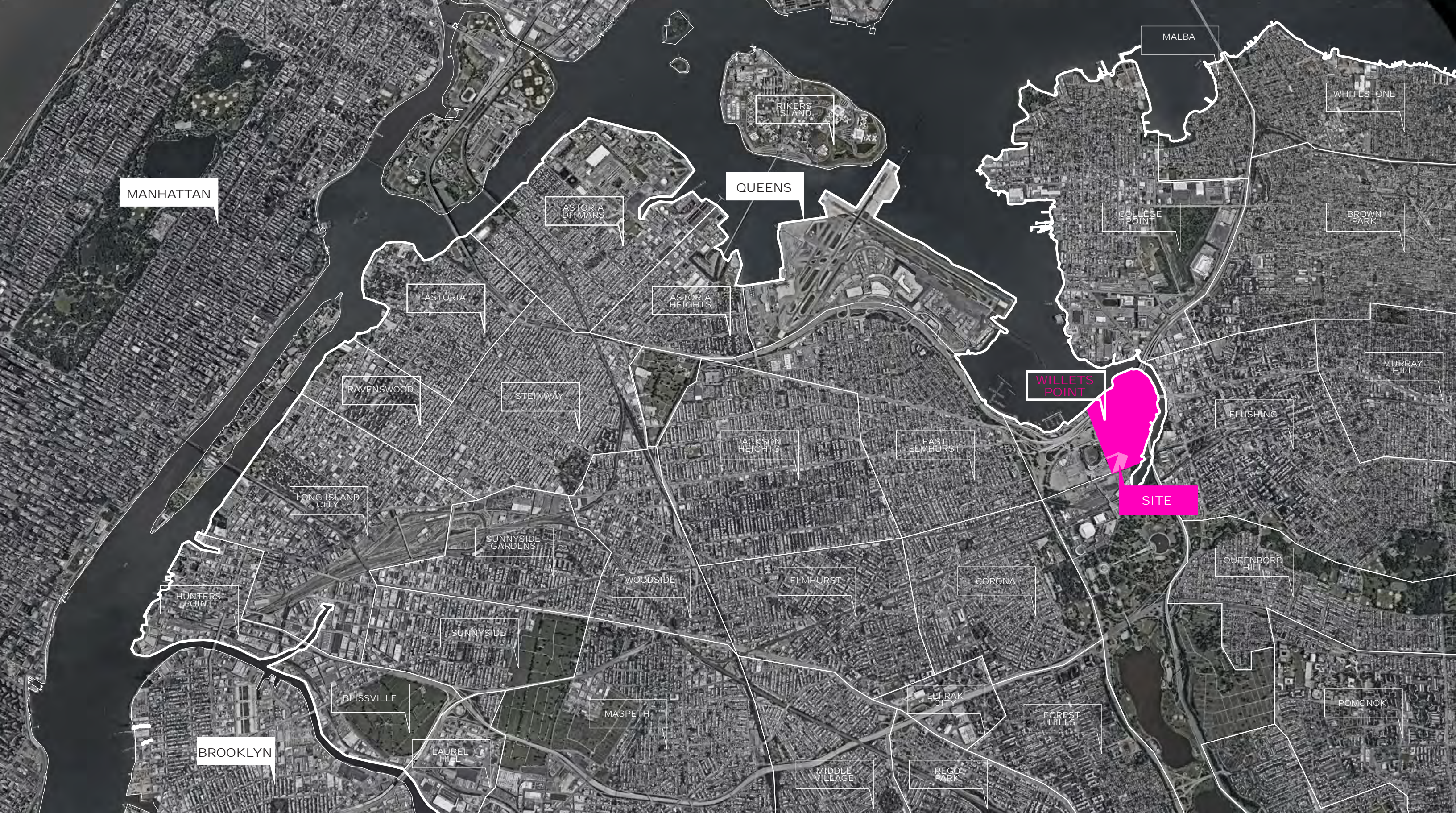
APPENDIX

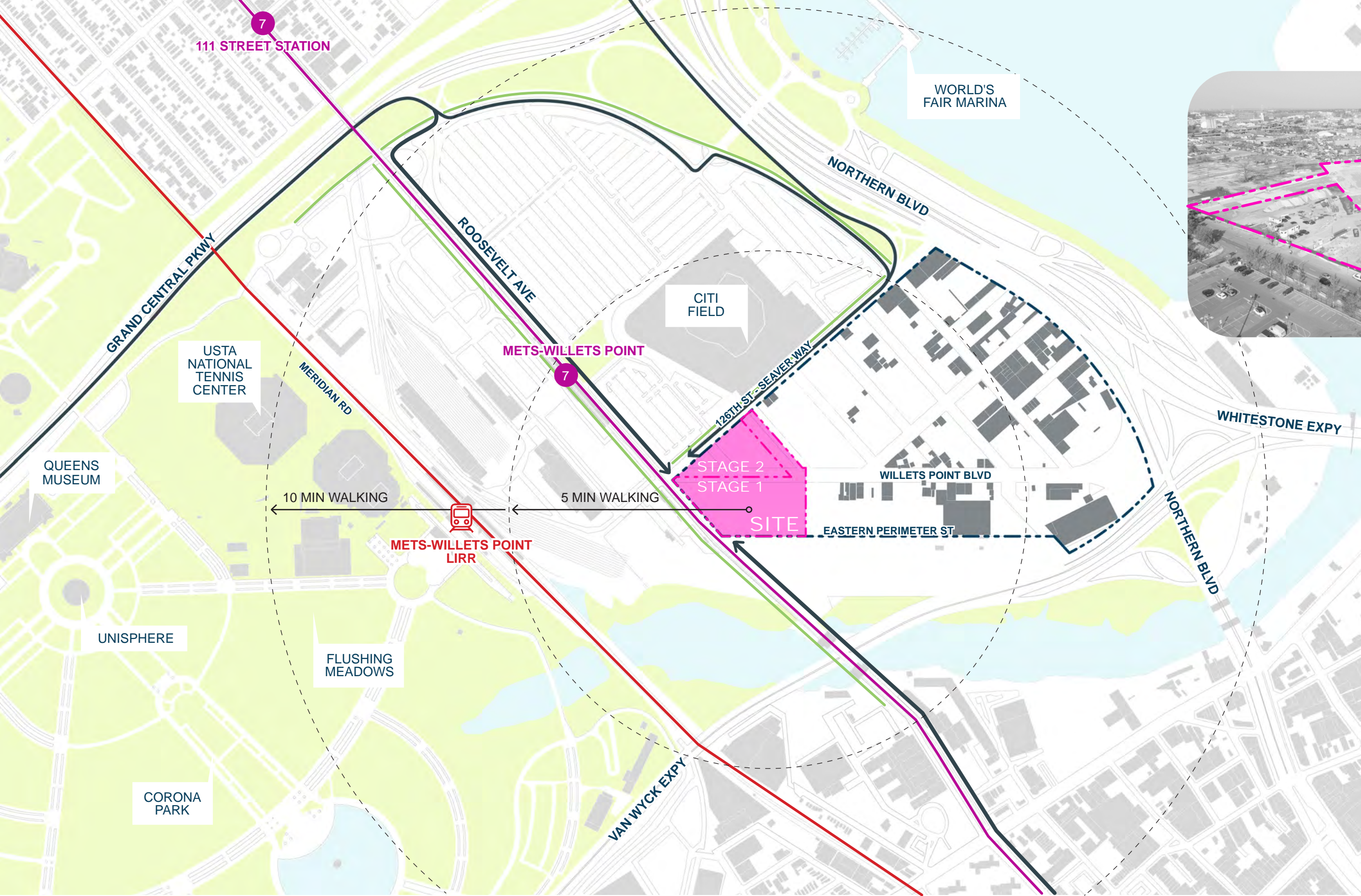
OPEN SPACE CONCEPT*
OPEN SPACE APPENDIX

*APPROVED TO PROCEED TO PRELIMINARY ON 12/16/21

SITE ANALYSIS







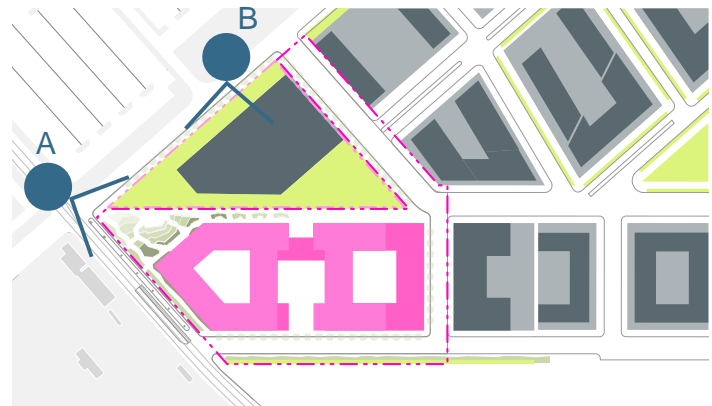
- PROPOSED SITE
 - SPECIAL WILLETS POINT DISTRICT
 - EXISTING BUILDINGS
- ACCESSIBILITY**
- CAR ACCESS
 - LIRR LINE
 - MTA SUBWAY
 - BIKE LANE



A VIEW LOOKING NORTH EAST FROM THE INTERSECTION OF ROOSEVELT AVENUE AND SEAYER WAY.
NOVEMBER 2021

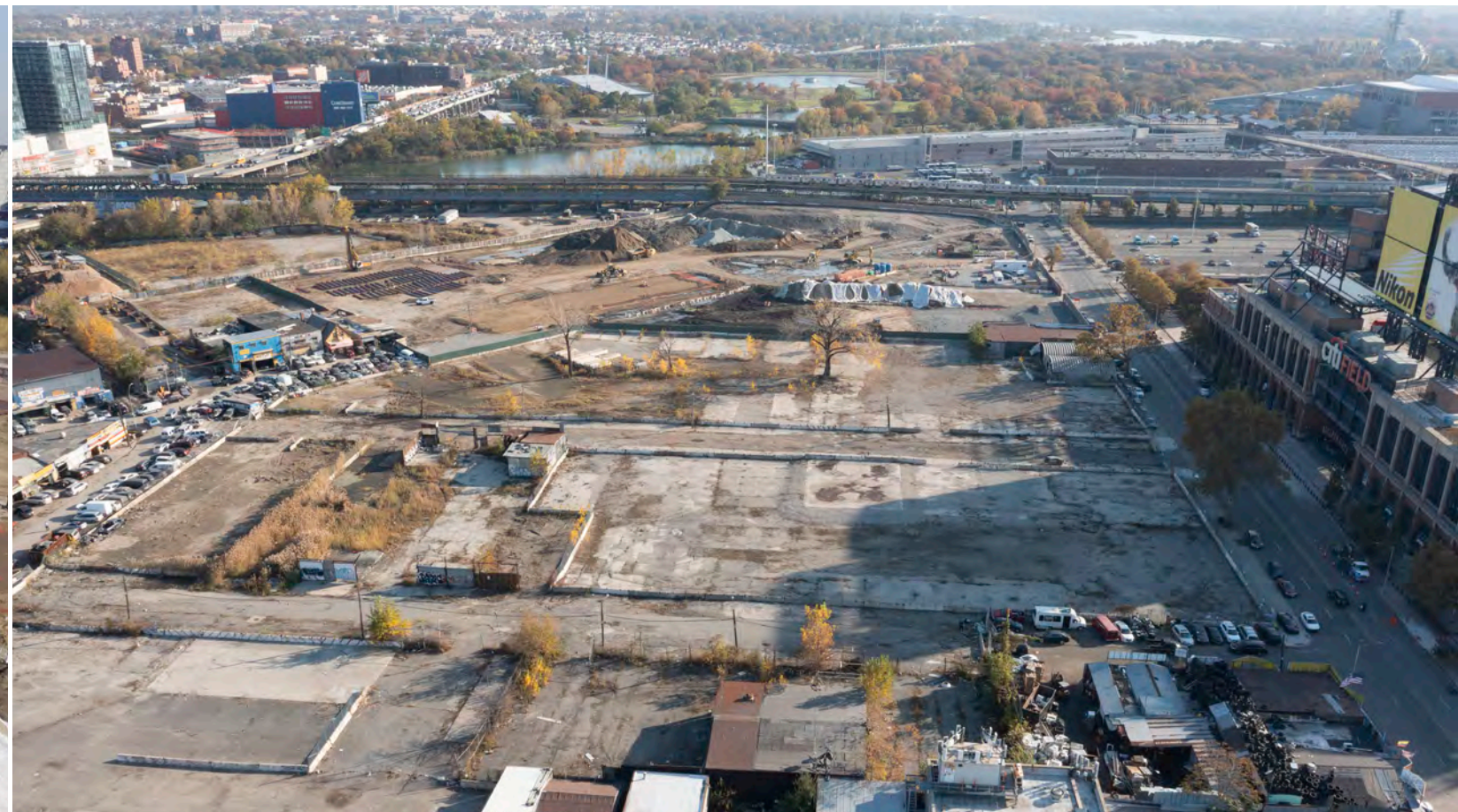


B VIEW LOOKING EAST FROM 126TH STREET
NOVEMBER 2021

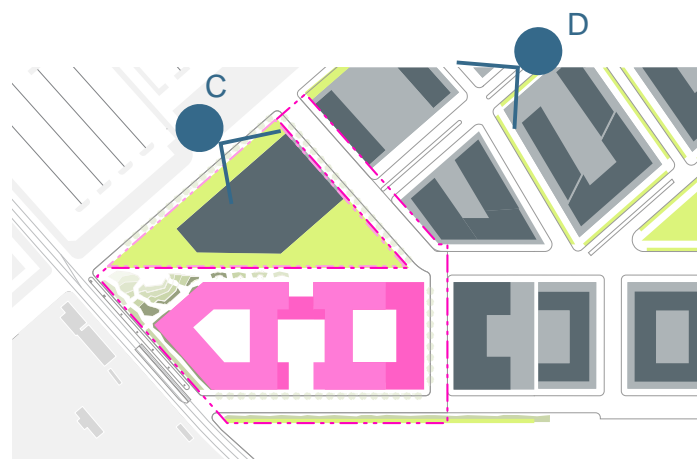




C VIEW LOOKING NORTH EAST FROM SEAVER WAY TOWARDS 127TH STREET AND WILLETS POINT BOULEVARD. NOVEMBER 2021

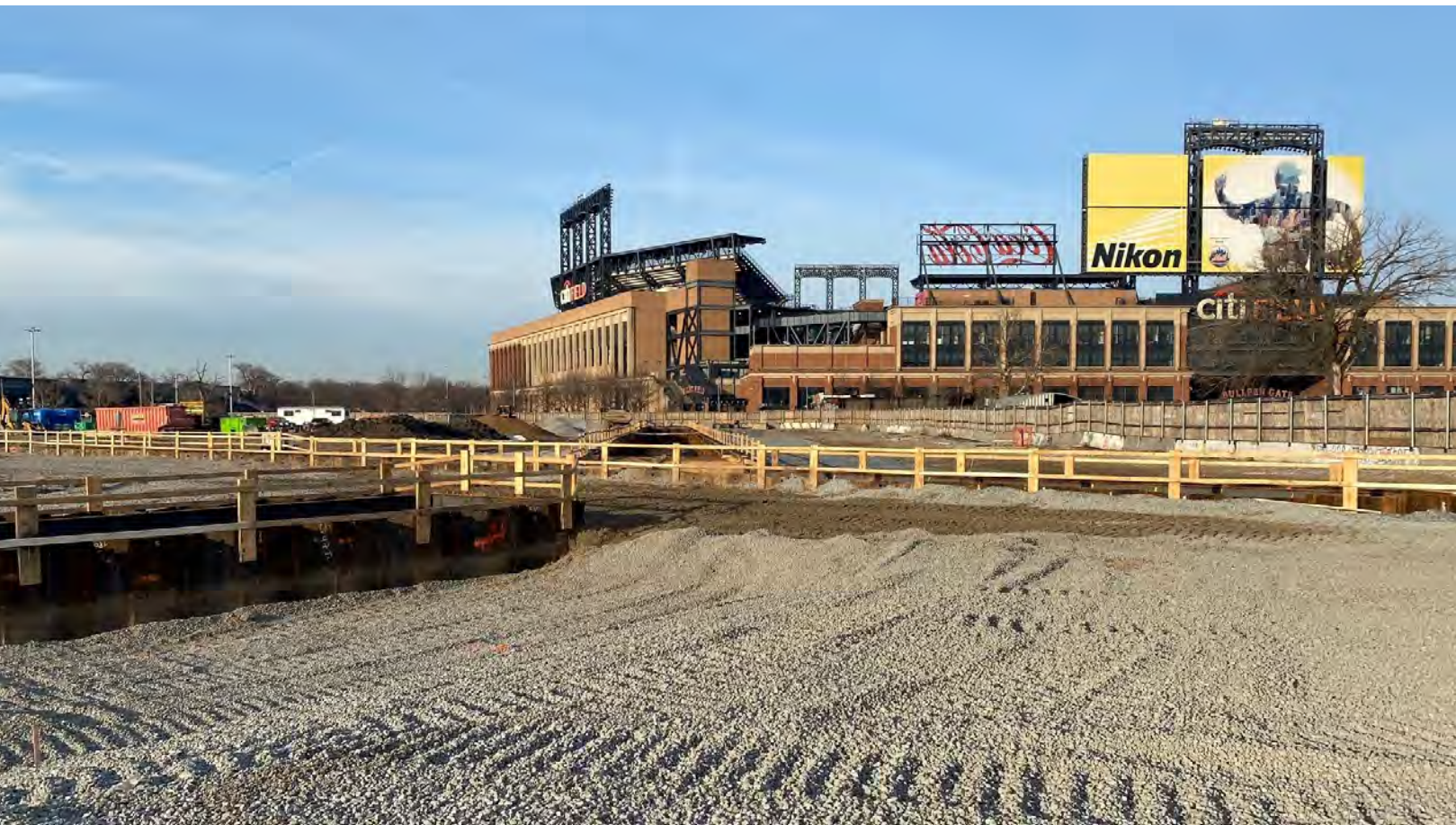


D VIEW LOOKING SOUTH EAST FROM 35TH AVENUE TOWARDS ROOSEVELT AVENUE. NOVEMBER 2021



WILLETS POINT

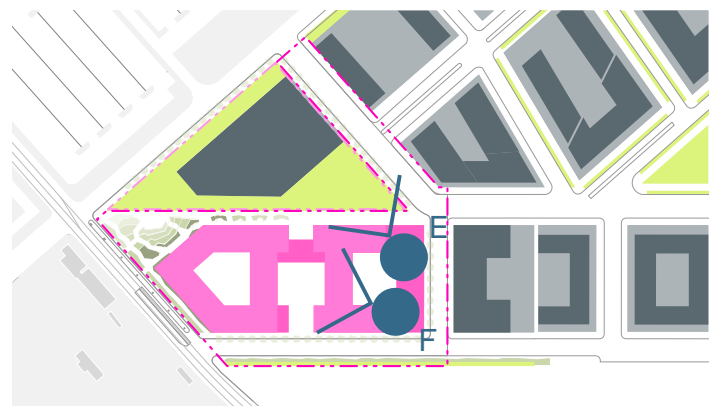
05.16.2022



E VIEW LOOKING WEST FROM THE SITE TOWARDS SEAVER WAY AND CITI FIELD.
APRIL 2022



F VIEW LOOKING SOUTH WEST FROM THE SITE TOWARDS ROOSEVELT AVENUE.
APRIL 2022



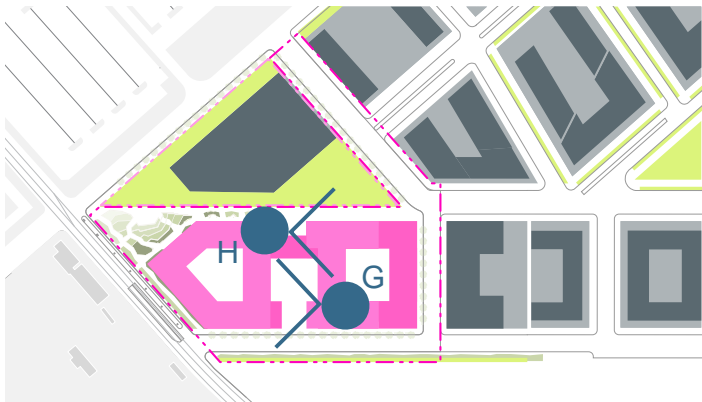
WILLETS POINT
05.16.2022

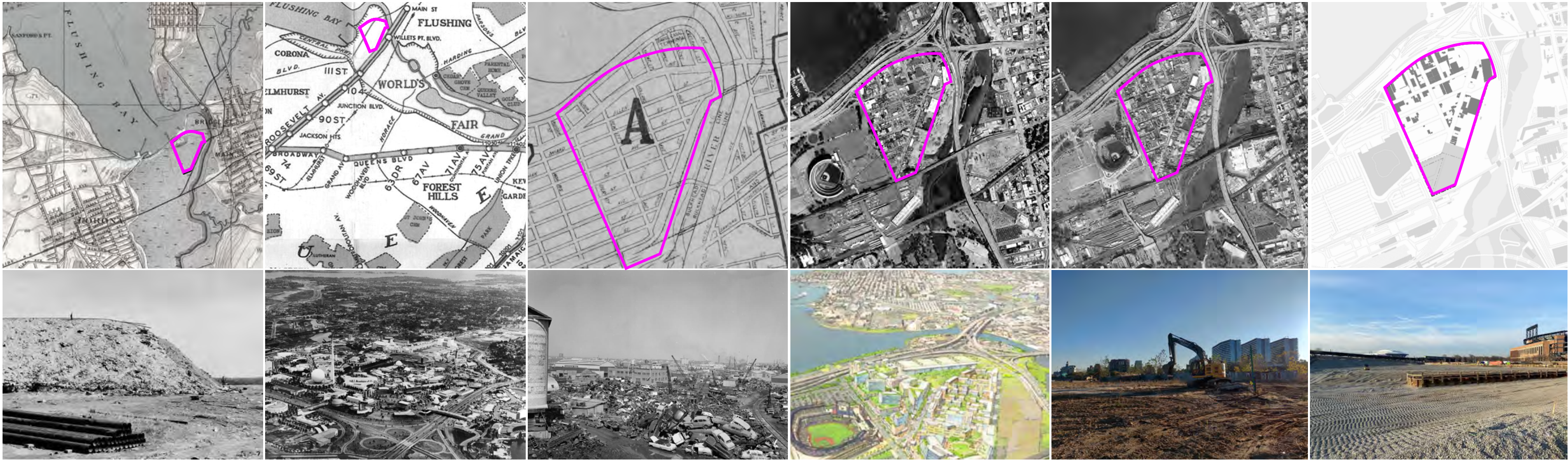


G VIEW LOOKING SOUTH FROM THE SITE TOWARDS ROOSEVELT AVENUE.
APRIL 2022



H VIEW LOOKING NORTH FROM THE SITE.
APRIL 2022





1900

1939&1964

1940

2007

2018

2022

HOME TO ASH HEAPS

NEW YORK WORLD'S FAIR

THE "IRON TRIANGLE"

ULURP MASTER PLAN

START OF PRIVATE DEVELOPMENT

START OF PHASE 1 DEVELOPMENT

BEFORE THE TURN OF THE 20TH CENTURY THE SITE WAS EMPTY AND UNDEVELOPED. IN 1900 THE CITY LEASED A LARGE PORTION OF THE AREA TO A BROOKLYN ASH REMOVAL COMPANY AND GRANTED THEM THE RIGHT TO DUMP INCINERATION ASHES INTO THE TIDAL MARSHLAND.

WILLETS POINT WAS TO BE INCORPORATED INTO FLUSHING MEADOWS AND CORONA PARK BEFORE AND AFTER THE TWO WORLD'S FAIR IN NEW YORK, ONE IN 1939 AND THE OTHER IN 1964. SHEA STADIUM, A MULTI-PURPOSE STADIUM IN WILLETS POINT, WAS OPENED IN 1964, THE SAME YEAR AS THE WORLD'S FAIR.

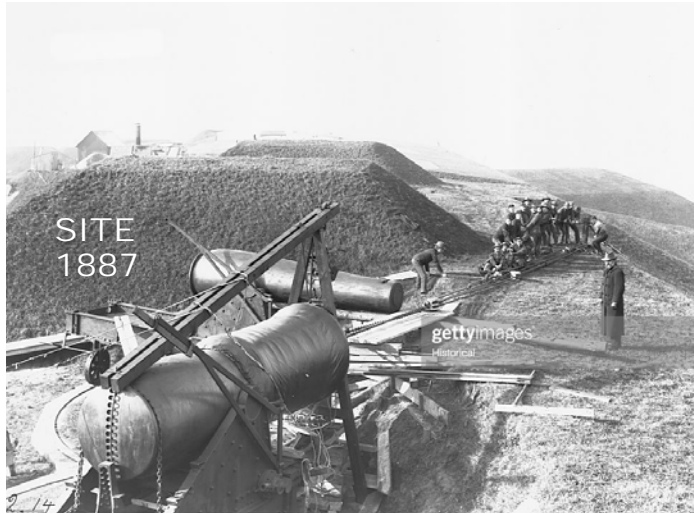
AS NEIGHBORING LAND WAS TRANSFORMED INTO THE WORLDS FAIR AND FLUSHING MEADOWS CORONA POINT PARK, THE IRON TRIANGLE IN WILLETS POINT DEVELOPED INTO A HOME TO AUTO BODY AND CHOP SHOPS, JUNK AND SALVAGE YARDS, CONSTRUCTION BUSINESSES AND WAREHOUSES. LOCATED IN A FLOOD PLAIN, THE BUSINESSES WERE NOT CONNECTED TO CITY SEWAGE AND THE STREETS WERE CONTINUOUSLY FLOODED.

ON MAY 1, 2007, MAYOR BLOOMBERG ANNOUNCED HIS ADMINISTRATION'S NEW PLAN FOR URBAN RENEWAL IN THE AREA. THE PLAN CALLED FOR REPLACING THE SCRAP YARDS AND INDUSTRIAL SITES WITH A SUSTAINABLE AND AFFORDABLE MIXED-USE DEVELOPMENT.

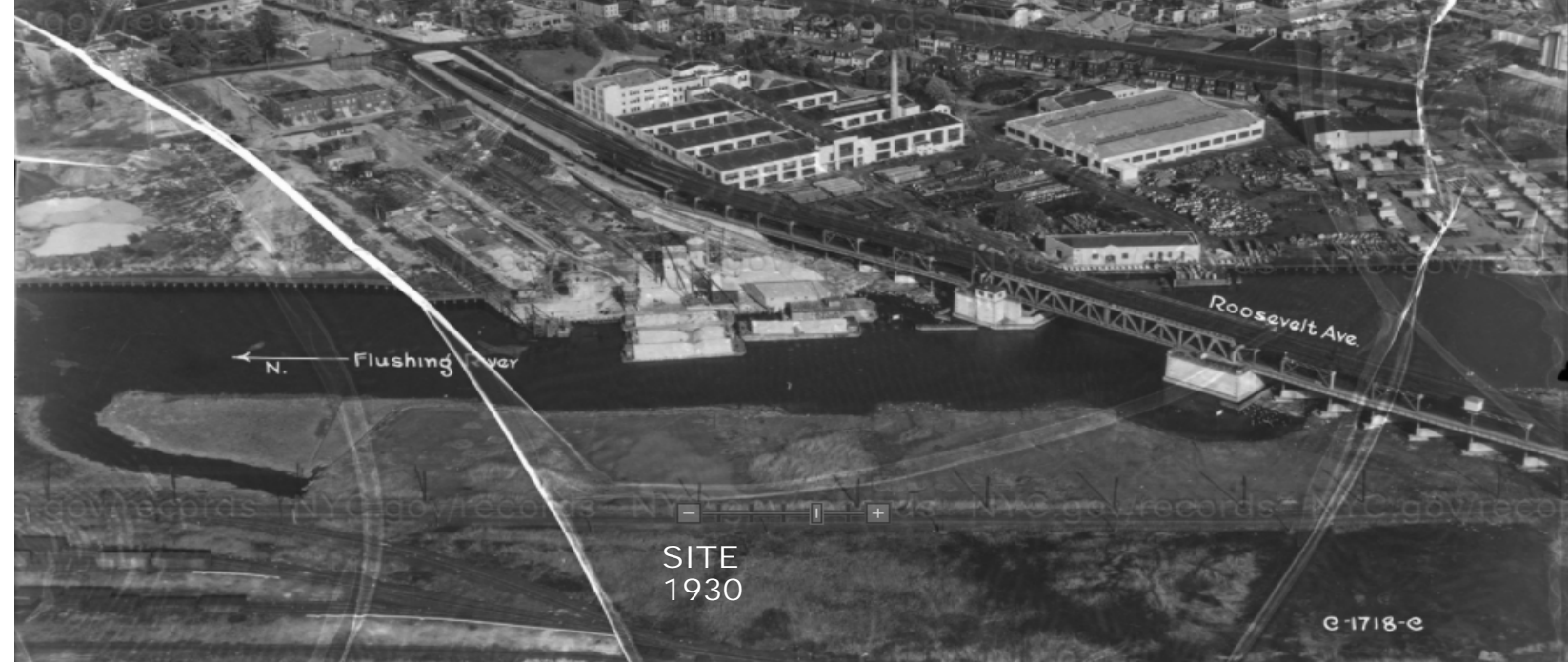
PRIVATE DEVELOPMENT STARTED IN 2018 AFTER THE CITY COMPLETED OFF-SITE INFRASTRUCTURE WORK CONSTRUCTING A NEW SANITARY SEWER MAIN AND A STORM SEWER / OUTFALL.

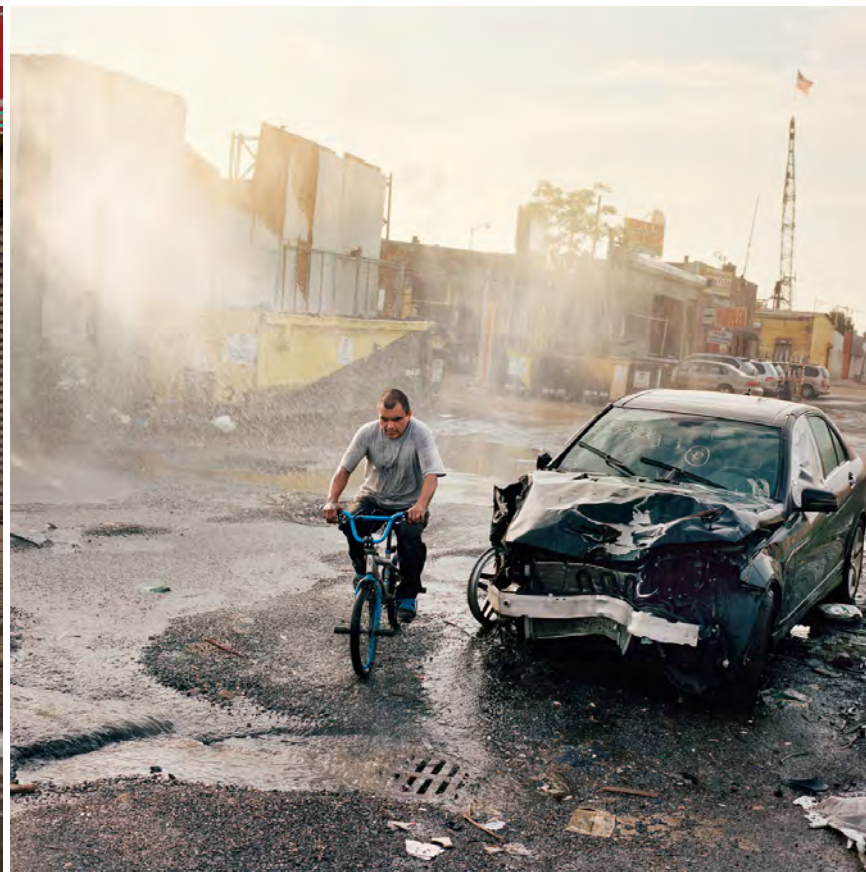
THE FIRST PHASE OF THE WILLETS POINT DEVELOPMENT IS LOCATED ON A 7 ACRE SITE. IT CALLS FOR THE CREATION OF AN ANCHOR BLOCK WITH A MIX OF AFFORDABLE RESIDENTIAL AND COMMERCIAL BUILDINGS AND RETAIL ON THE GROUND LEVEL AS WELL AS A 650 SEAT PUBLIC SCHOOL. IN ADDITION, THE SITE WILL INCLUDE THE CONSTRUCTION OF A PUBLICLY ACCESSIBLE OPEN SPACE.



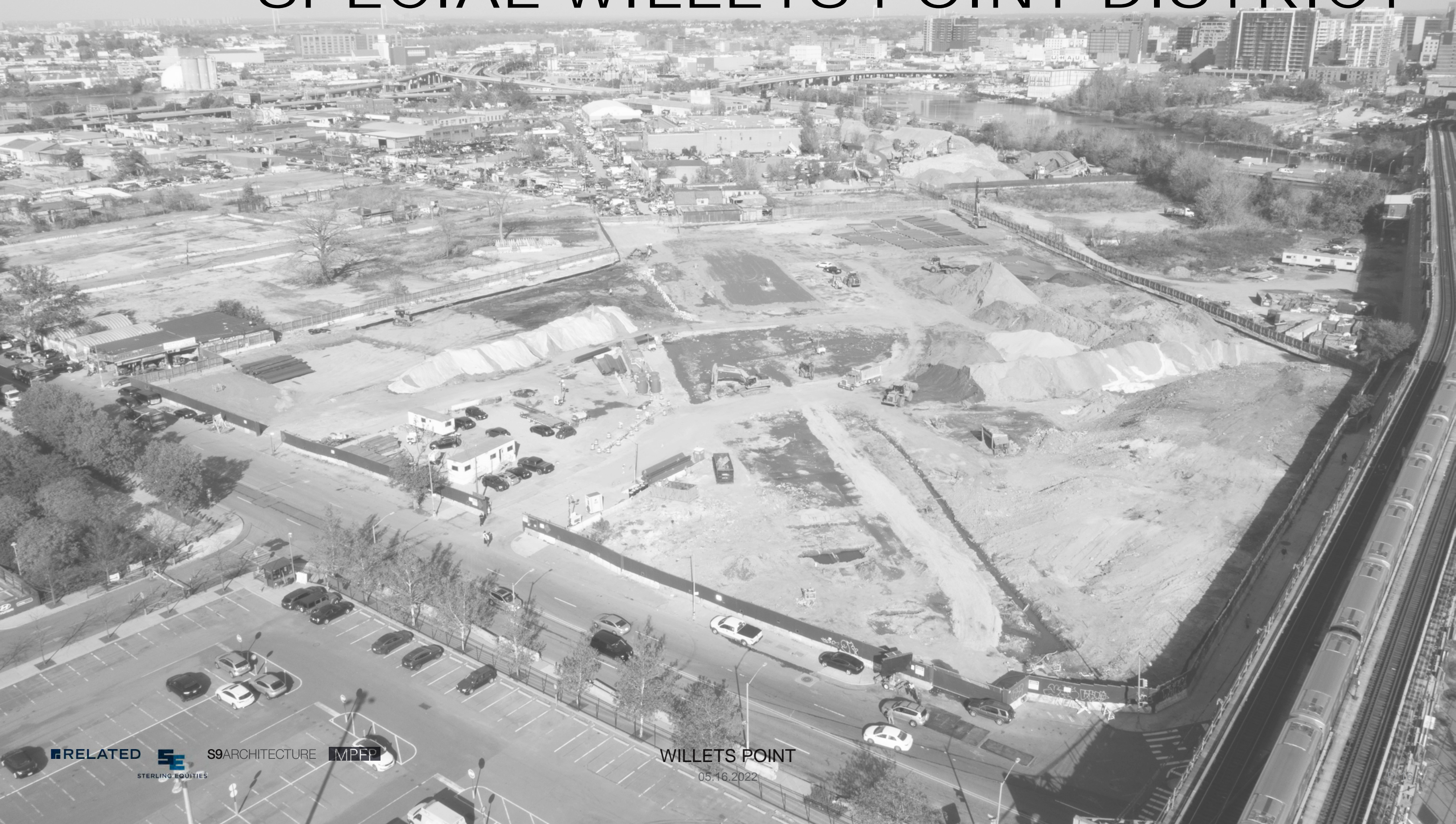


WILLETS POINT, CA. 1880 TO 1930





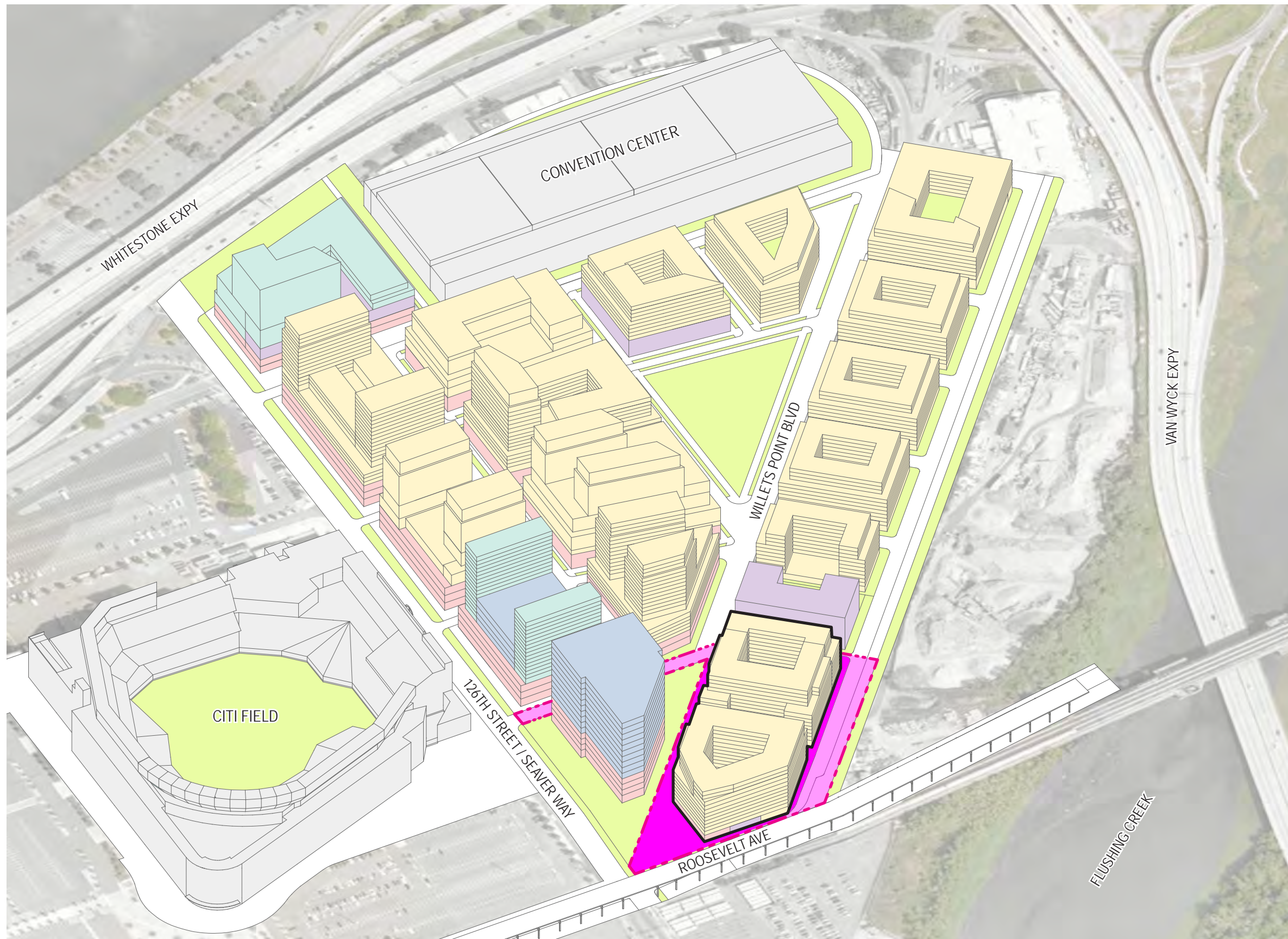
SPECIAL WILLETS POINT DISTRICT



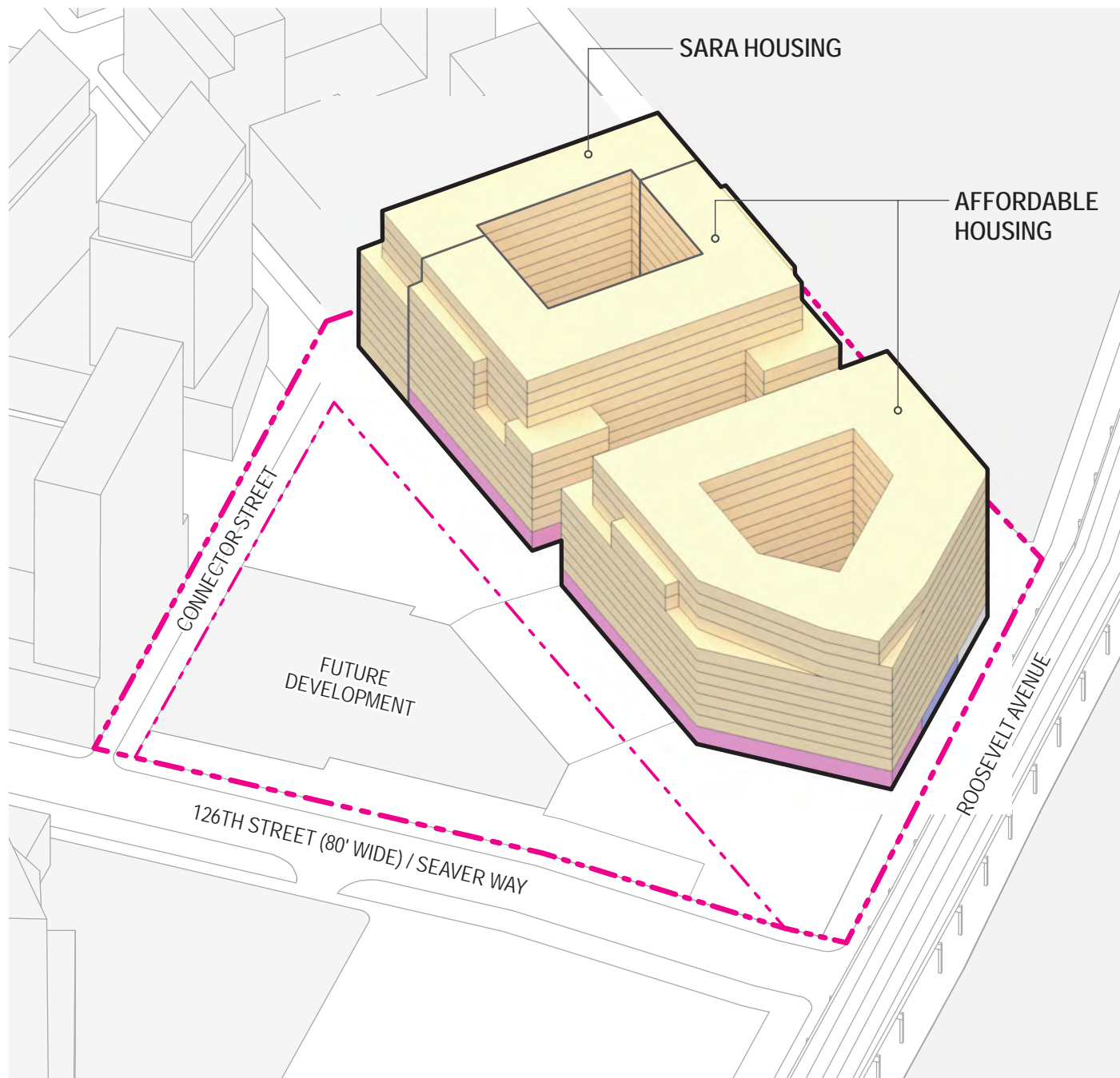


- LOT DEVELOPMENT
- FUTURE DEVELOPMENTS
- MASTERPLAN GREEN AREAS
- PROPOSED ZONING LOT LINE STAGE 1
- PROPOSED ZONING LOT LINE STAGE 2

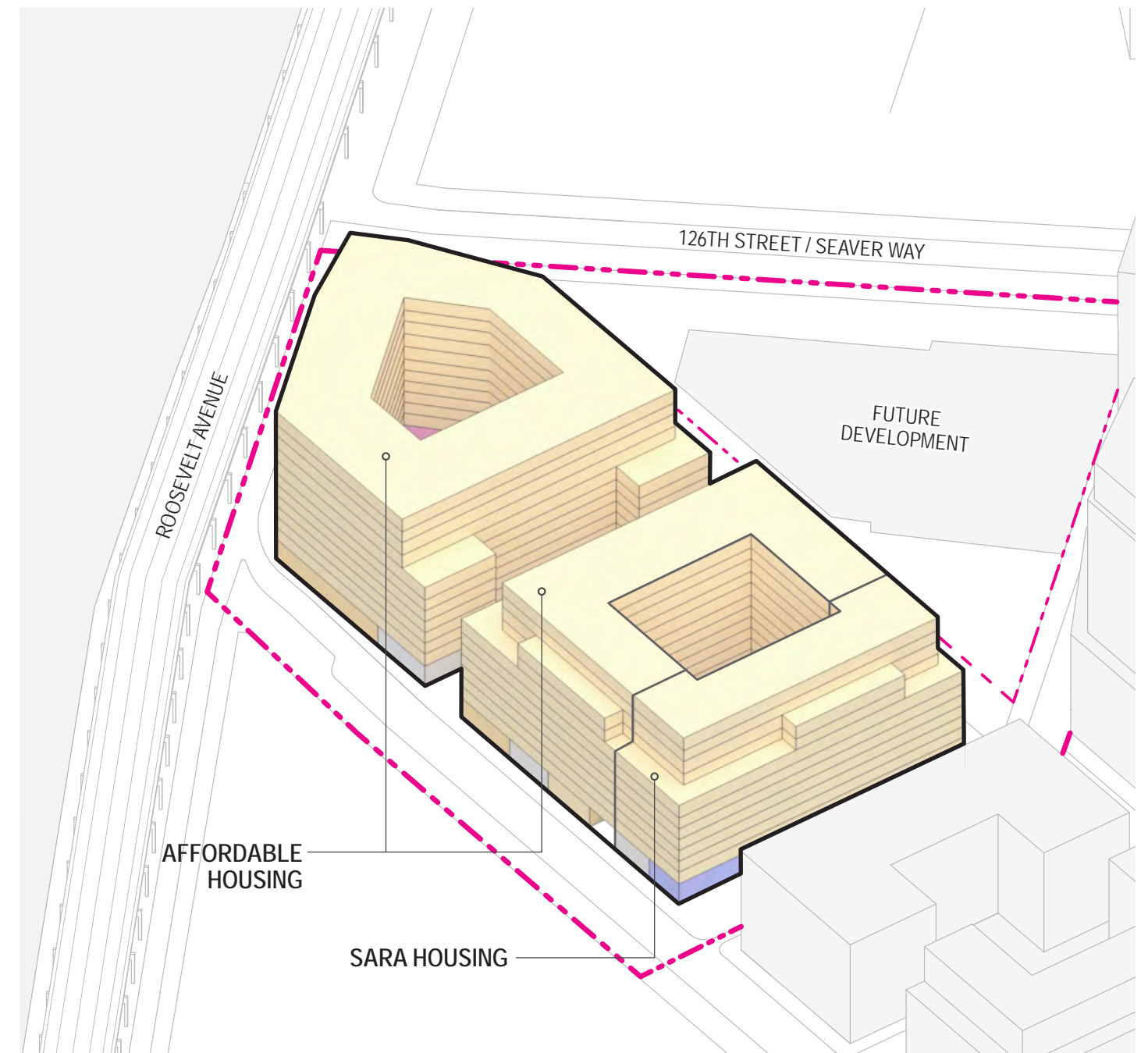
- ACCESSIBILITY**
- FUTURE CAR ACCESS
 - LIRR LINE
 - MTA SUBWAY
 - BIKE LANE



- - - STAGE1 ZONING LOT
- RESIDENTIAL
- COMMERCIAL
- OFFICE
- HOTEL
- SCHOOL / COMMUNITY FACILITY
- OPEN SPACE



VIEW FROM SOUTHWEST



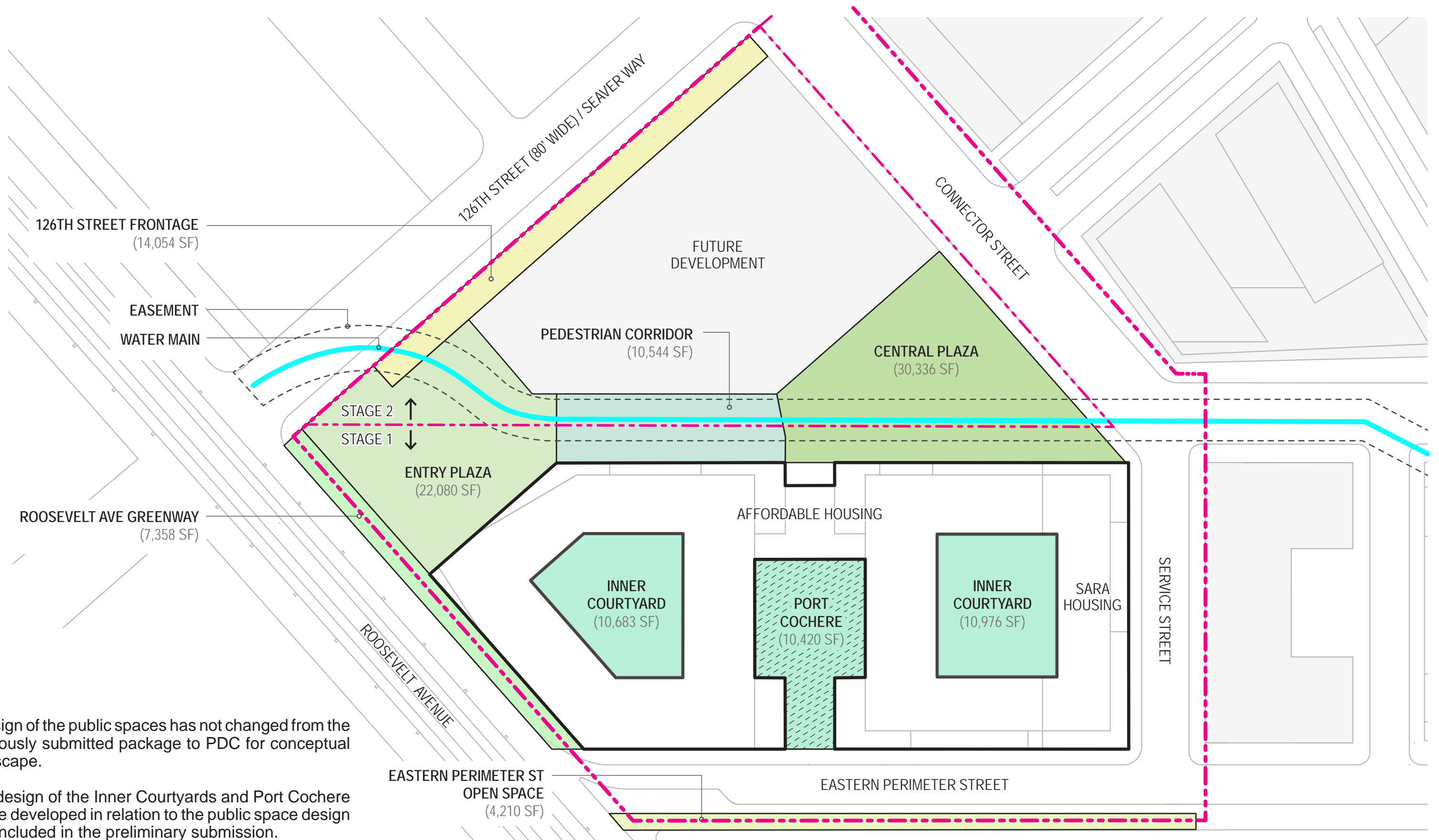
VIEW FROM NORTHEAST

AFFORDABLE HOUSING

- RESIDENTIAL (714,300 SF)
- GROUND FLOOR RETAIL (22,040 SF)
- COMMUNITY FACILITY (3,690 SF)
- MECH (2,162 SF)

SARA HOUSING

- RESIDENTIAL (145,000 SF)
- COMMUNITY FACILITY (2,960 SF)
- MECH (1,230 SF)
- PROPOSED ZONING LOT



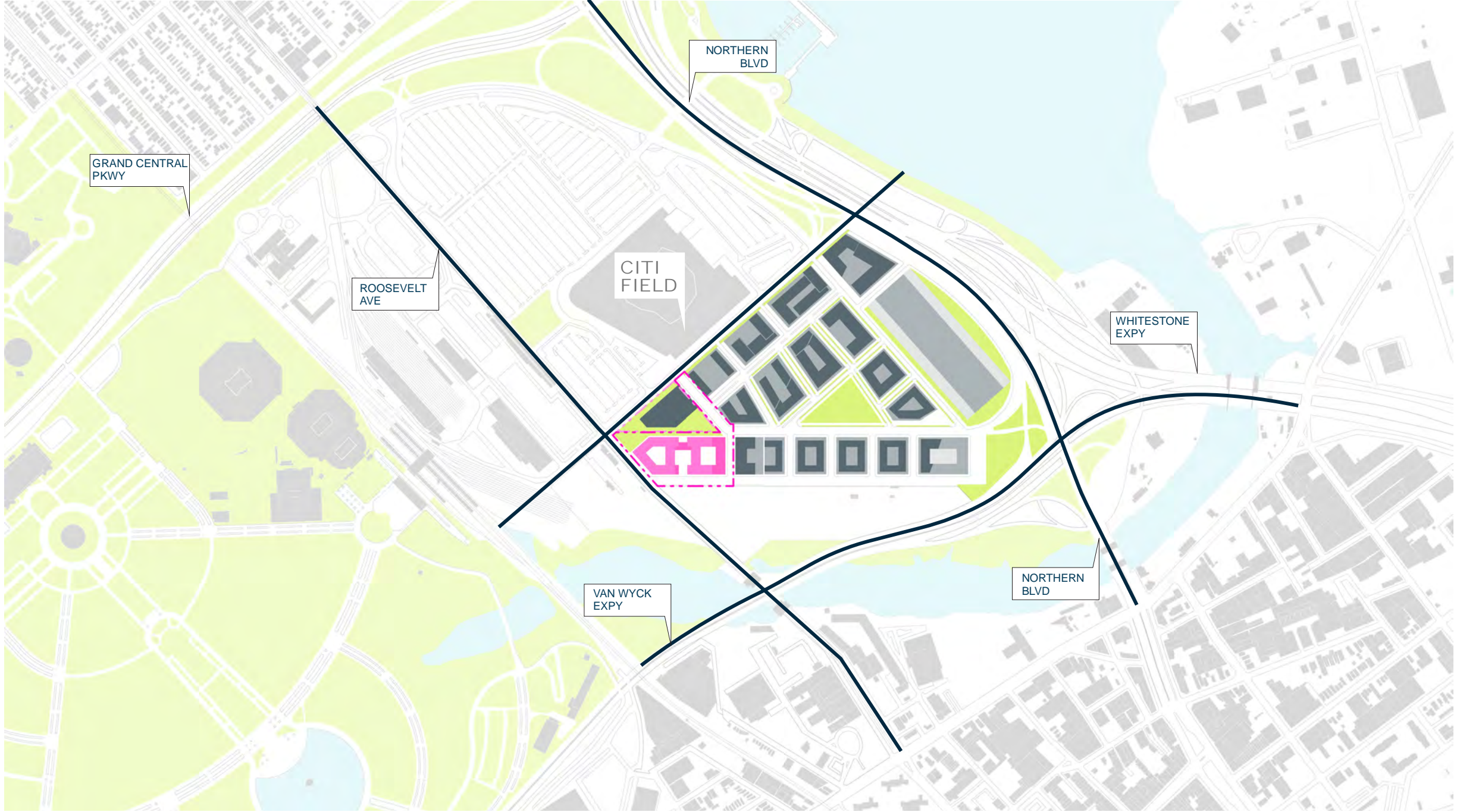
* Design of the public spaces has not changed from the previously submitted package to PDC for conceptual landscape.

The design of the Inner Courtyards and Port Cochere will be developed in relation to the public space design and included in the preliminary submission.

DESIGN CONCEPT



HISTORICALLY WILLETS POINT HAS BEEN UNDERDEVELOPED AND ISOLATED BY ROADWAYS, WATERWAYS AND AN URBAN PARK. THE NEW DEVELOPMENT WILL REVITALIZE THE AREA AND INCREASE CONNECTIVITY TO THE SURROUNDING CITY FABRIC.



THE FIRST BUILDINGS IN THIS NEW COMMUNITY WILL SERVE AS A PRECEDENT FOR FUTURE DEVELOPMENT

1. UTILIZE INNOVATIVE TECHNOLOGY FOR SUSTAINABLE
& RESILIENT DESIGN
2. CREATE A NEW COMMUNITY
3. RE-IMAGINE AFFORDABLE DESIGN

UTILIZE INNOVATIVE TECHNOLOGY FOR SUSTAINABLE AND RESILIENT DESIGN

EXPLORE POSSIBLE STRATEGIES TO INCREASE SUSTAINABILITY AND ENERGY EFFICIENCY



EXPLORE
FEASIBILITY OF
SUSTAINABLE
STRATEGIES INCLUDING:

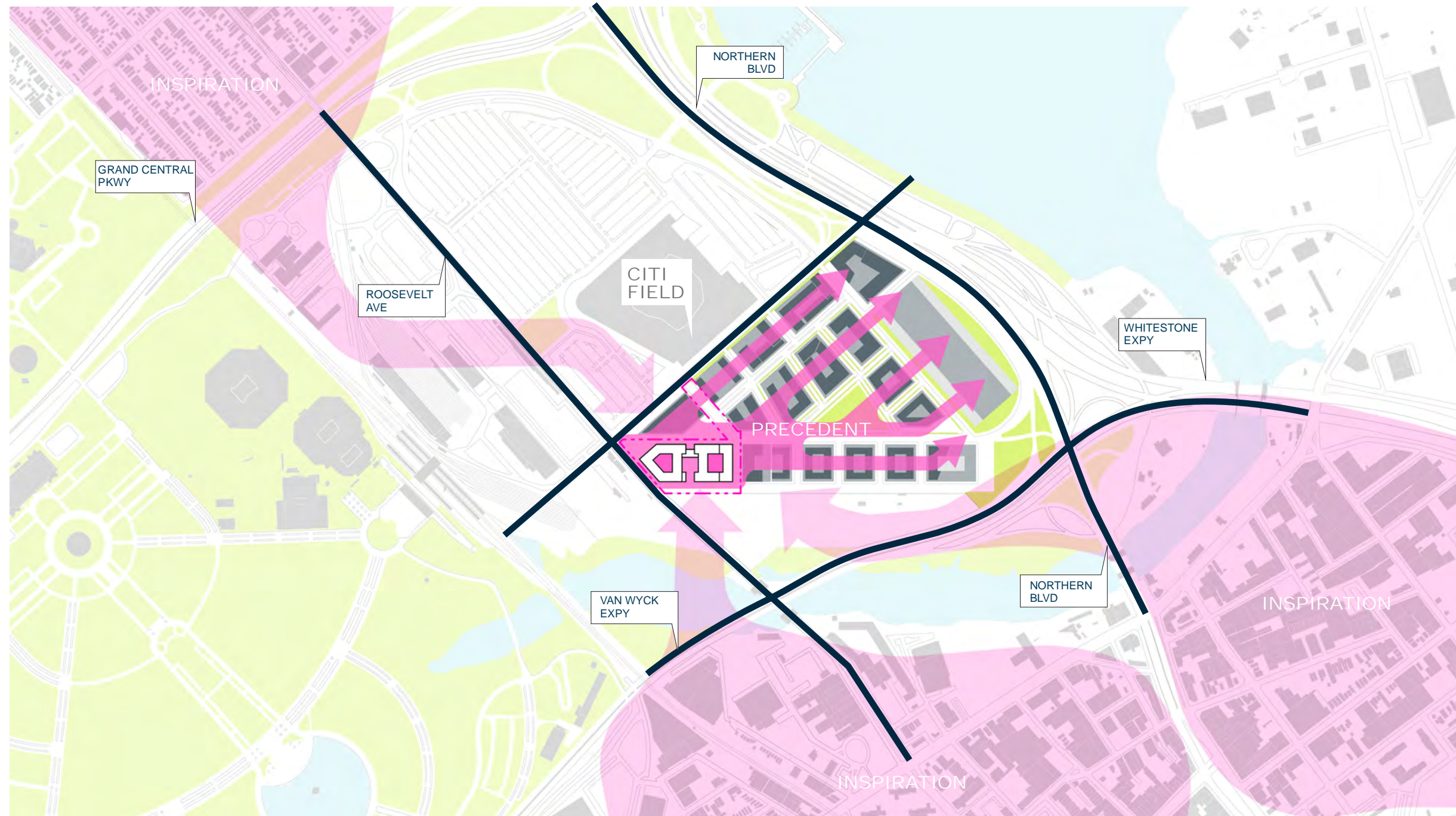
- SOLAR PANELS
- PHOTOVOLTAICS
- GREEN ROOF
- URBAN FARMING
- GREEN / LOCAL BLDG. MATERIALS
- GEOTHERMAL HEATING AND COOLING
- STORMWATER MANAGEMENT
- PASSIVE SOLAR SHADING



CREATE A NEW COMMUNITY
DRAW INSPIRATION FROM CHARACTERISTICS OF THE SURROUNDING QUEENS NEIGHBORHOODS
AND CREATE A PRECEDENT FOR FUTURE DEVELOPMENT IN WILLETS POINT

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CREATE A NEW COMMUNITY

BRING IN THE SCALE OF TOWNHOUSE LINED STREETS TO BREAK DOWN THE MASS OF THE BUILDING

BRING IN THE TEXTURE AND MATERIALITY TO CREATE A VIBRANT NEW COMMUNITY



JACKSON HEIGHTS, QUEENS



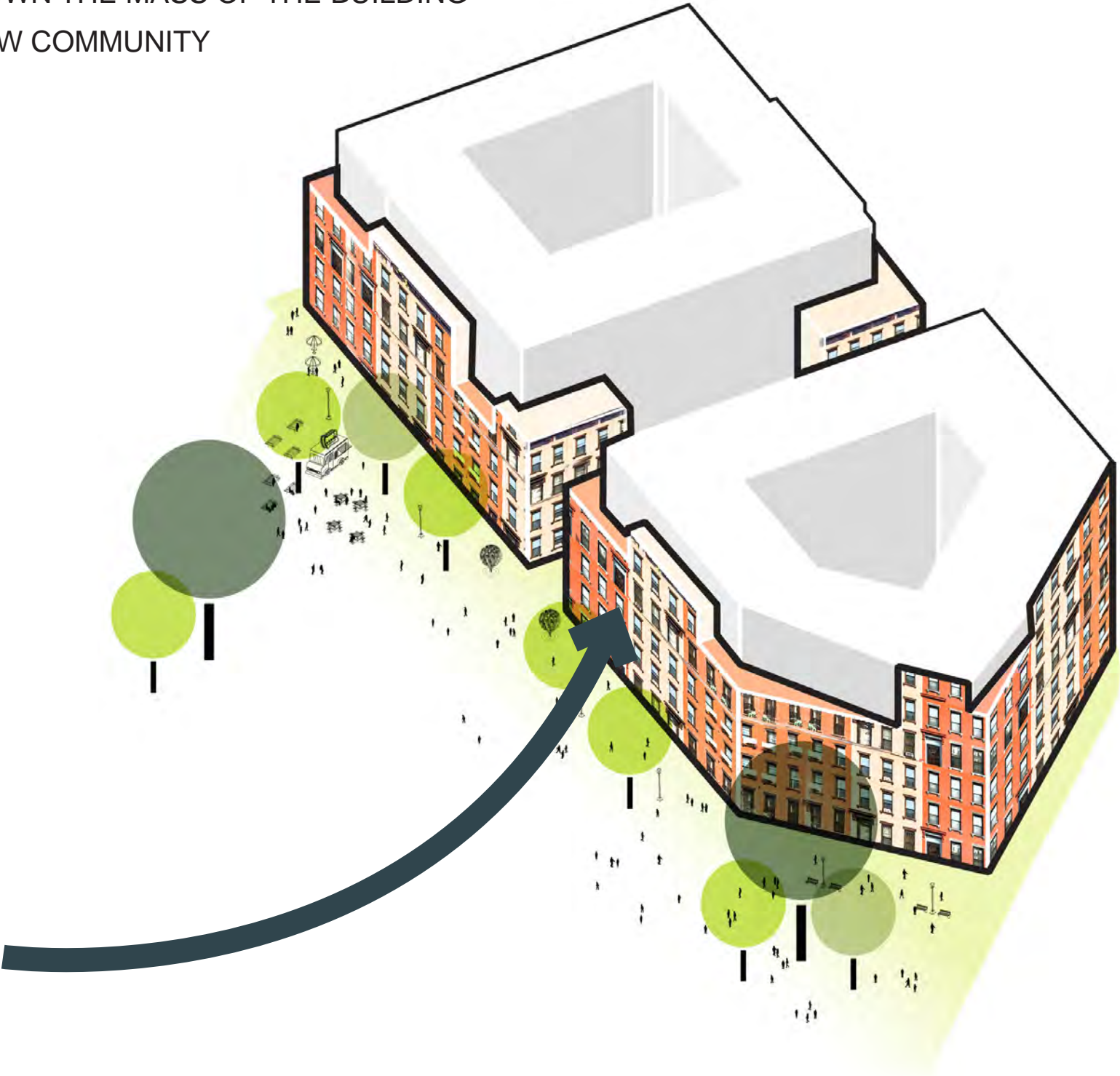
SUNNYSIDE, QUEENS



ASTORIA, QUEENS



SUNNYSIDE, QUEENS



CREATE A NEW COMMUNITY

ORGANIC NATURE OF THE PUBLIC PARK AND THE MOVEMENT FROM THE ELEVATED TRAIN

"SPILLS" ONTO THE GATEWAY PUBLIC FACADE



CREATE A NEW COMMUNITY

EXPLORE OPPORTUNITIES FOR LOCAL ART TO BE INCORPORATED INTO THE PROJECT



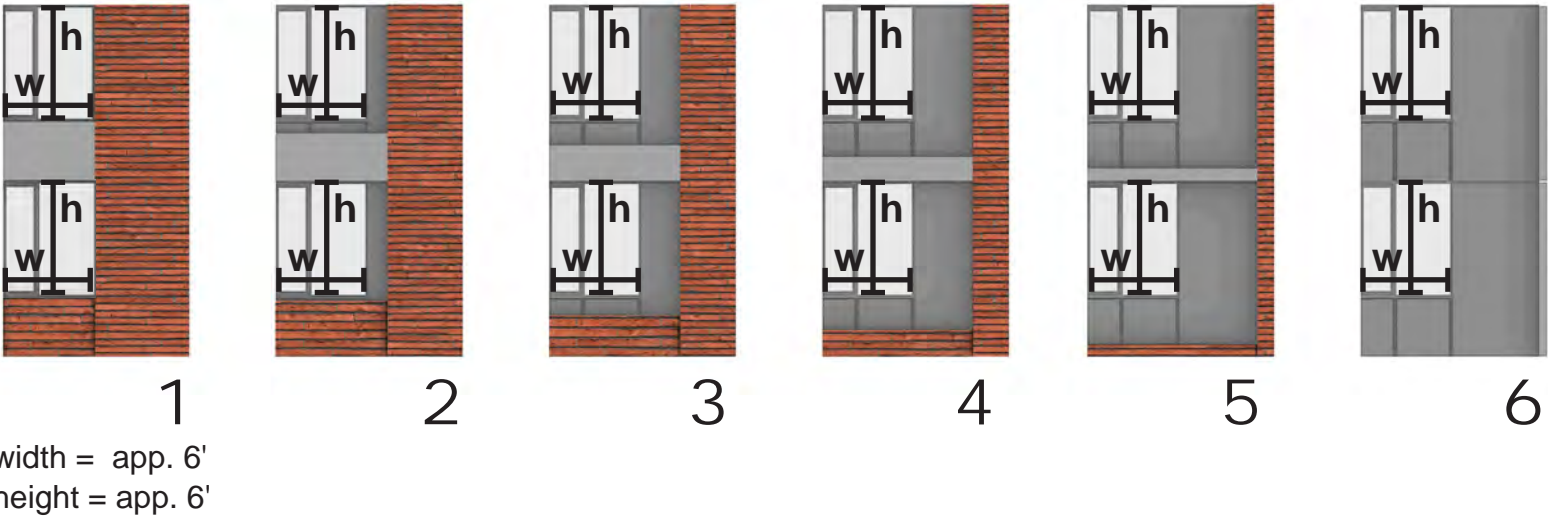
POSSIBLE STRATEGIES INCLUDE:

- ART ON SCAFFOLDING
- ART ON TEMPORARY RETAINING WALLS AND FENCES
- ART IN BUILDING COURTYARDS
- ART INCORPORATED ON PAVEMENT



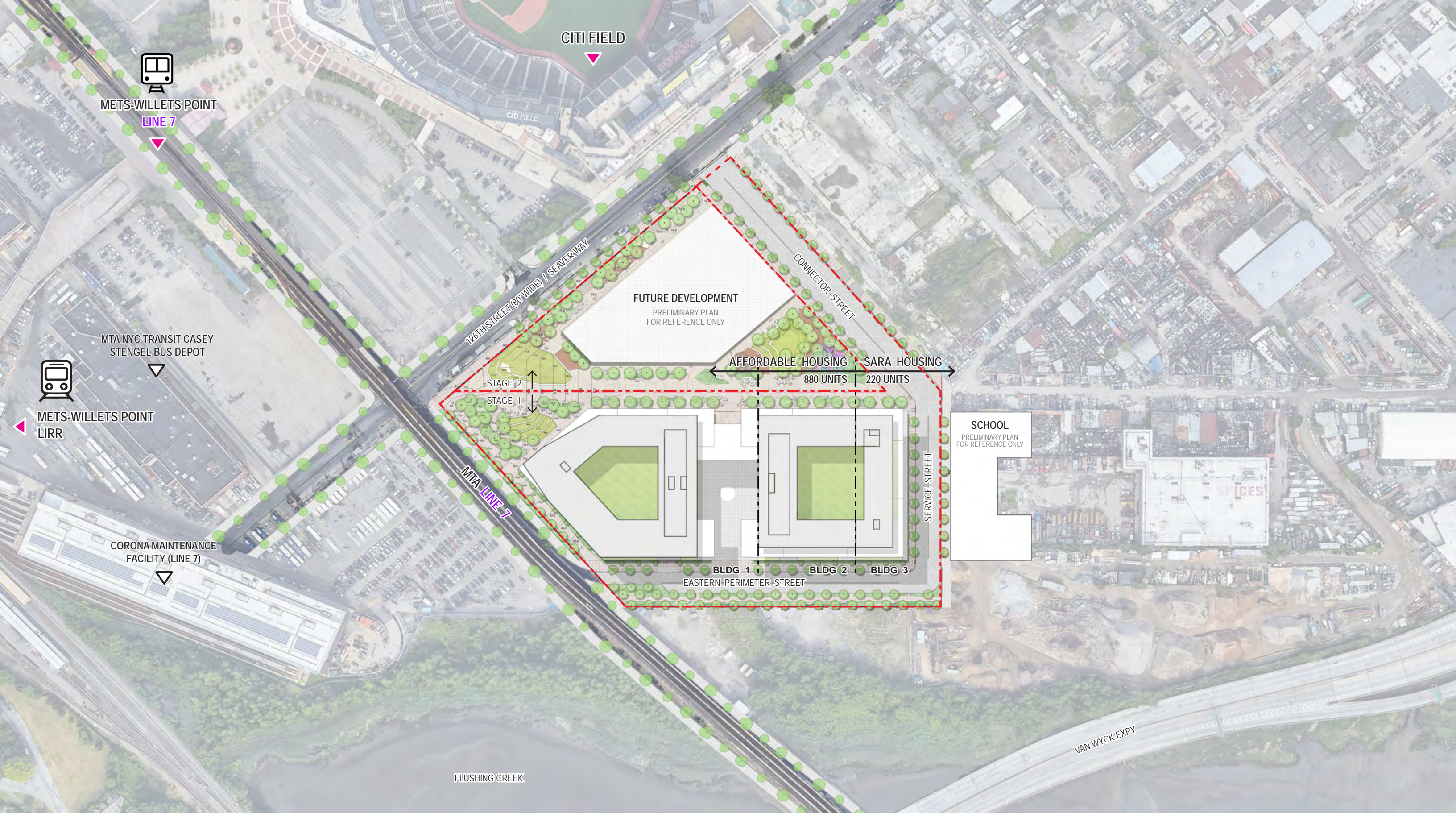
RE-IMAGINE AFFORDABLE DESIGN

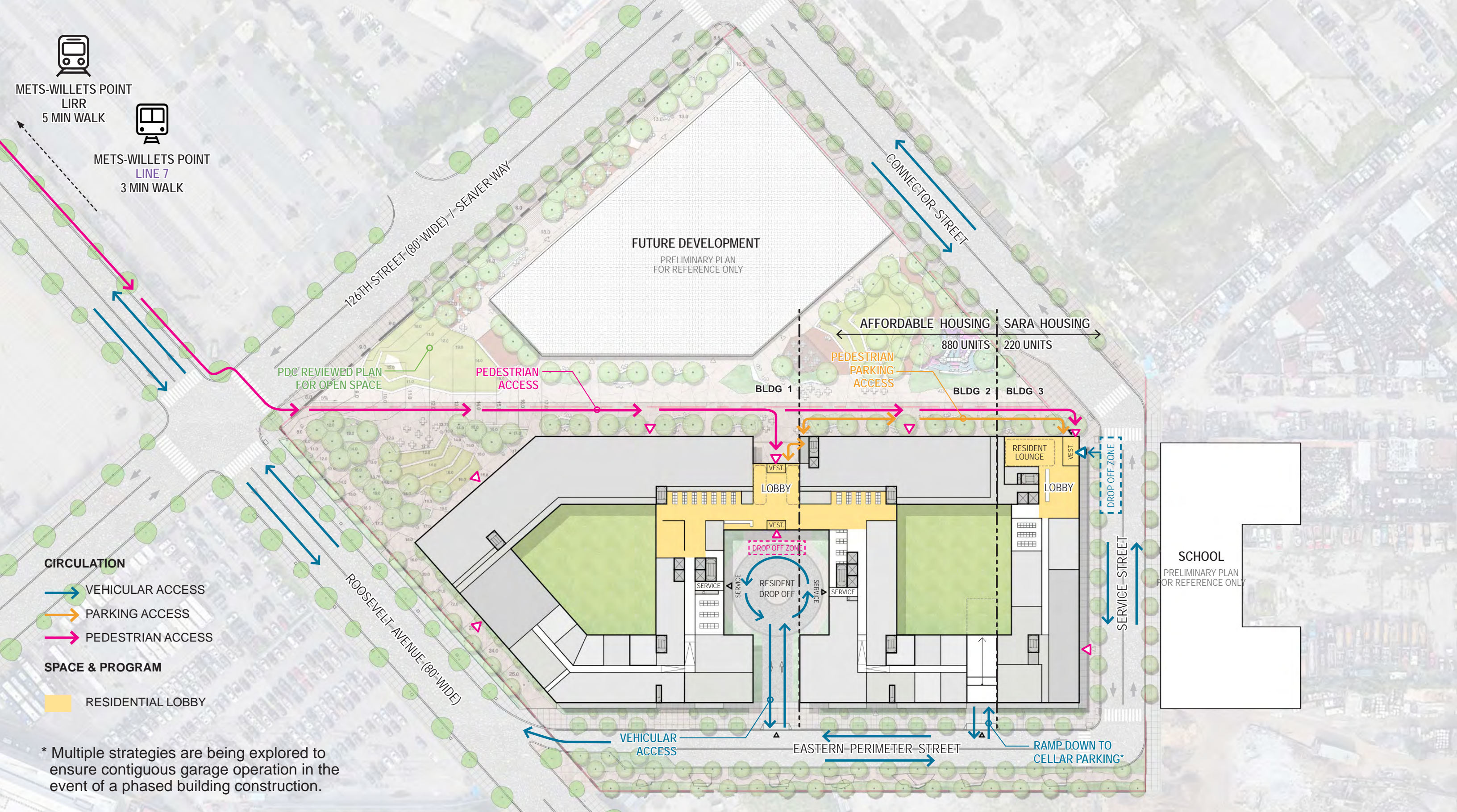
EFFICIENT STRATEGY TO CREATE AN ORGANIC DYNAMISM ON THE FACADE

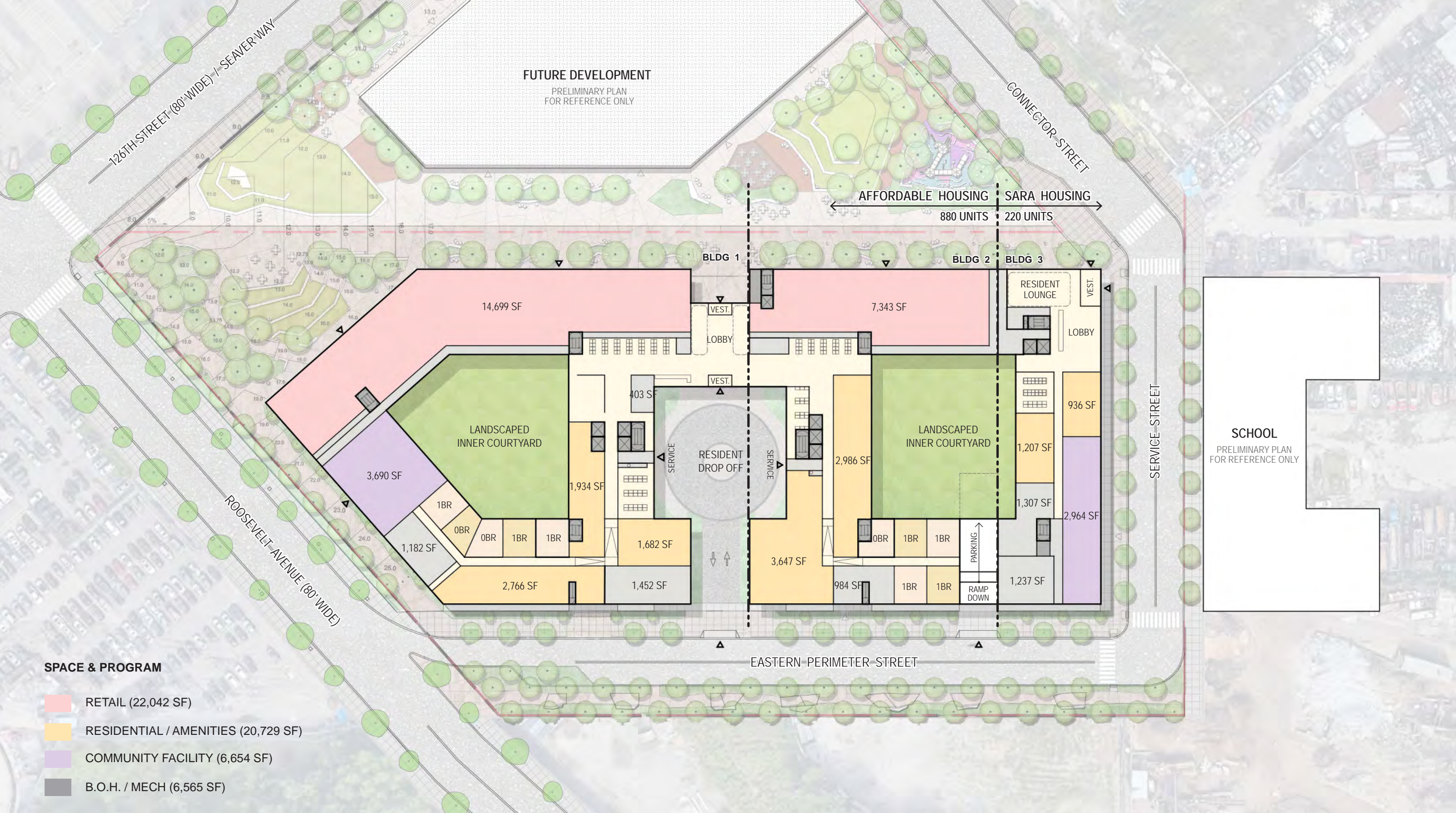


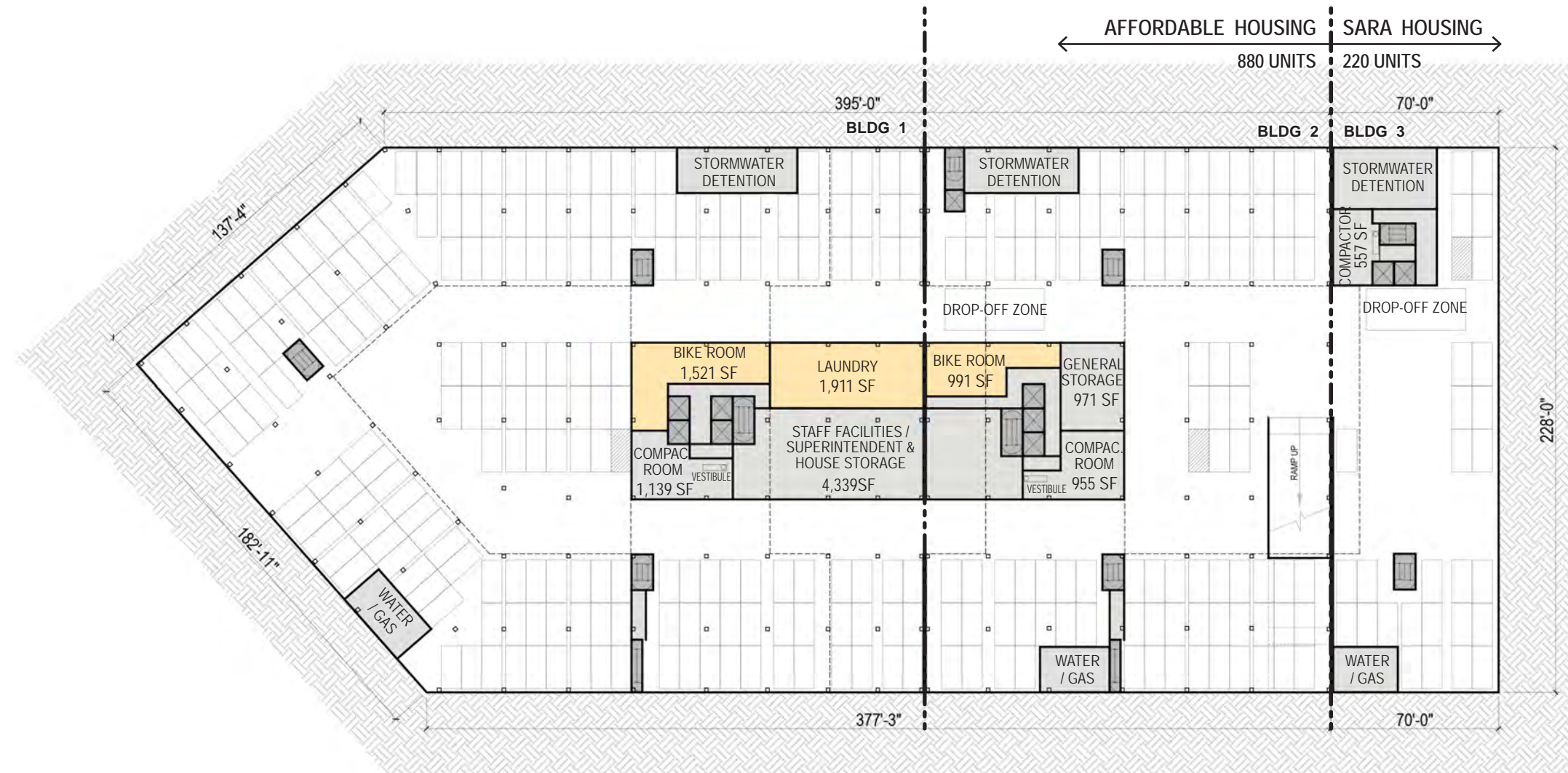






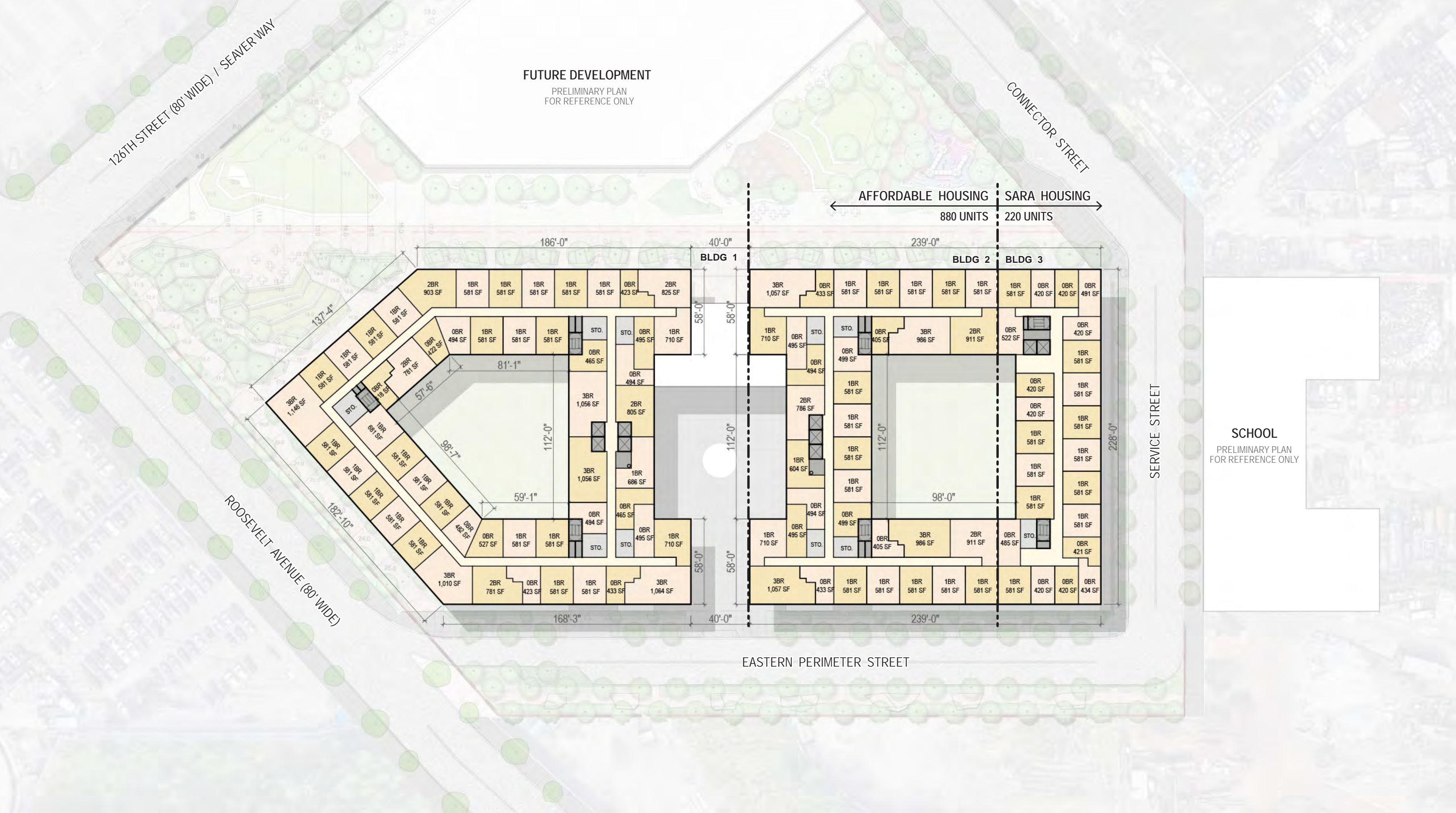






SPACE & PARKING

- AMENITY (4,423 SF)
- B.O.H. / MECH (7,961 SF)
- 324 PARKING SPACES (49,570 SF)



FUTURE DEVELOPMENT
PRELIMINARY PLAN
FOR REFERENCE ONLY

126TH STREET (80' WIDE) / SEAVER WAY

CONNECTOR STREET

AFFORDABLE HOUSING 880 UNITS
SARA HOUSING 220 UNITS

ROOSEVELT AVENUE (80' WIDE)

SERVICE STREET

SCHOOL
PRELIMINARY PLAN
FOR REFERENCE ONLY

EASTERN PERIMETER STREET

FUTURE DEVELOPMENT
PRELIMINARY PLAN
FOR REFERENCE ONLY

126TH STREET (80' WIDE) / SEAVER WAY

CONNECTOR STREET

ROOSEVELT AVENUE (80' WIDE)

SERVICE STREET

EASTERN PERIMETER STREET

SCHOOL
PRELIMINARY PLAN
FOR REFERENCE ONLY

AFFORDABLE HOUSING 880 UNITS
SARA HOUSING 220 UNITS



FUTURE DEVELOPMENT
PRELIMINARY PLAN
FOR REFERENCE ONLY

126TH STREET (80' WIDE) / SEAVER WAY

CONNECTOR STREET

ROOSEVELT AVENUE (80' WIDE)

AFFORDABLE HOUSING 880 UNITS
SARA HOUSING 220 UNITS

BLDG 1

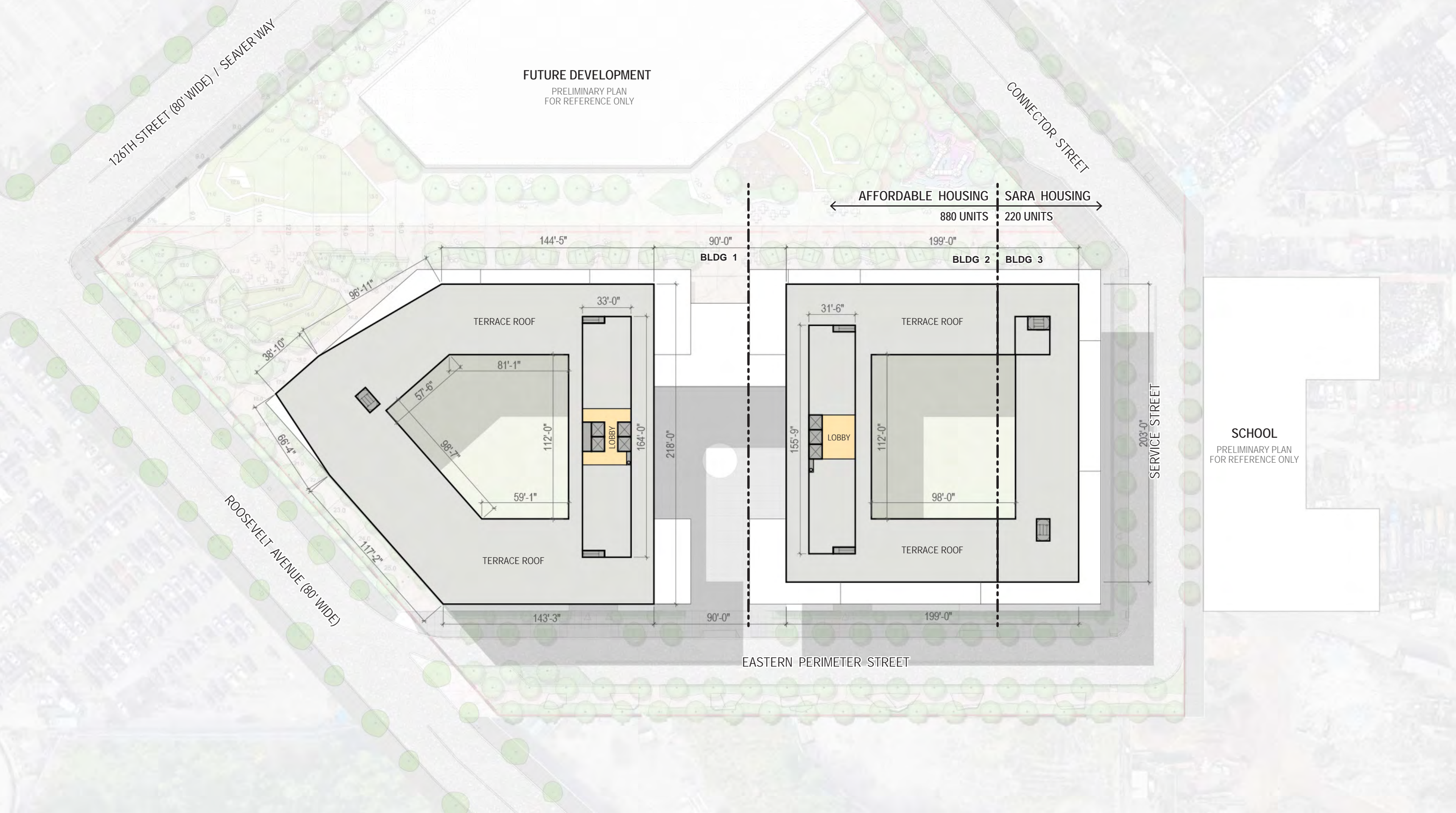
BLDG 2

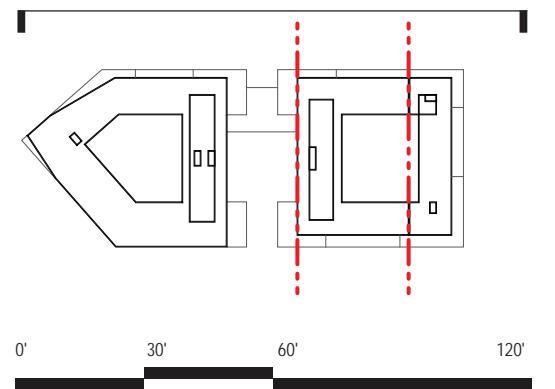
BLDG 3

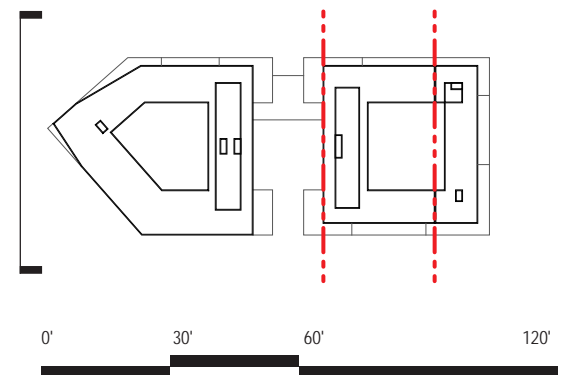
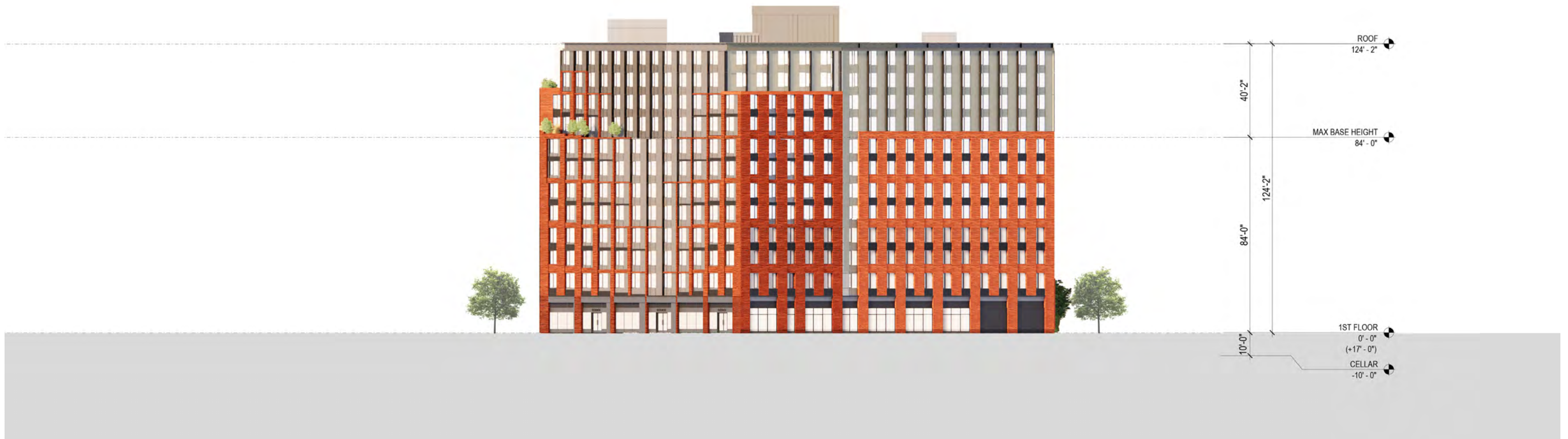
SCHOOL
PRELIMINARY PLAN
FOR REFERENCE ONLY

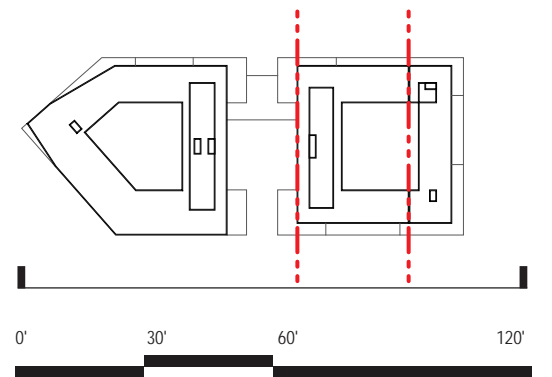
SERVICE STREET

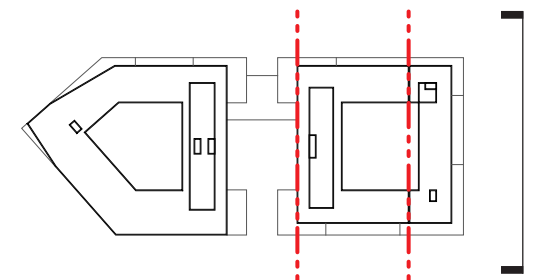
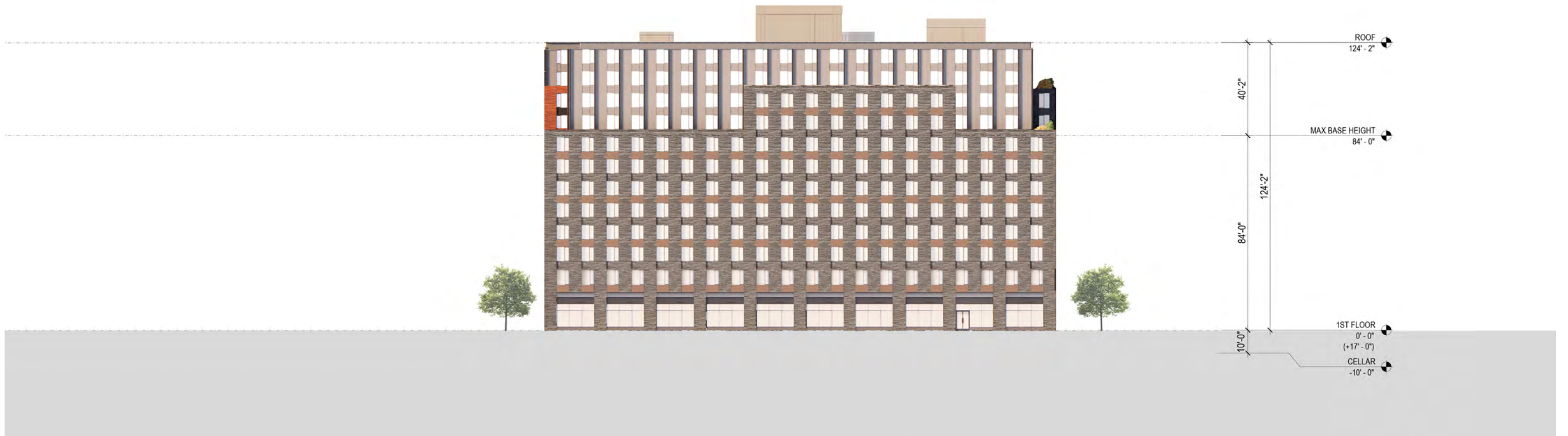
EASTERN PERIMETER STREET



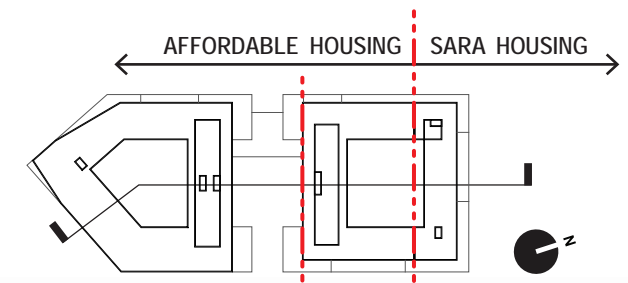






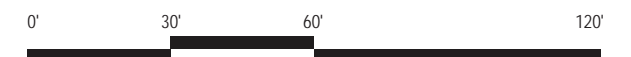


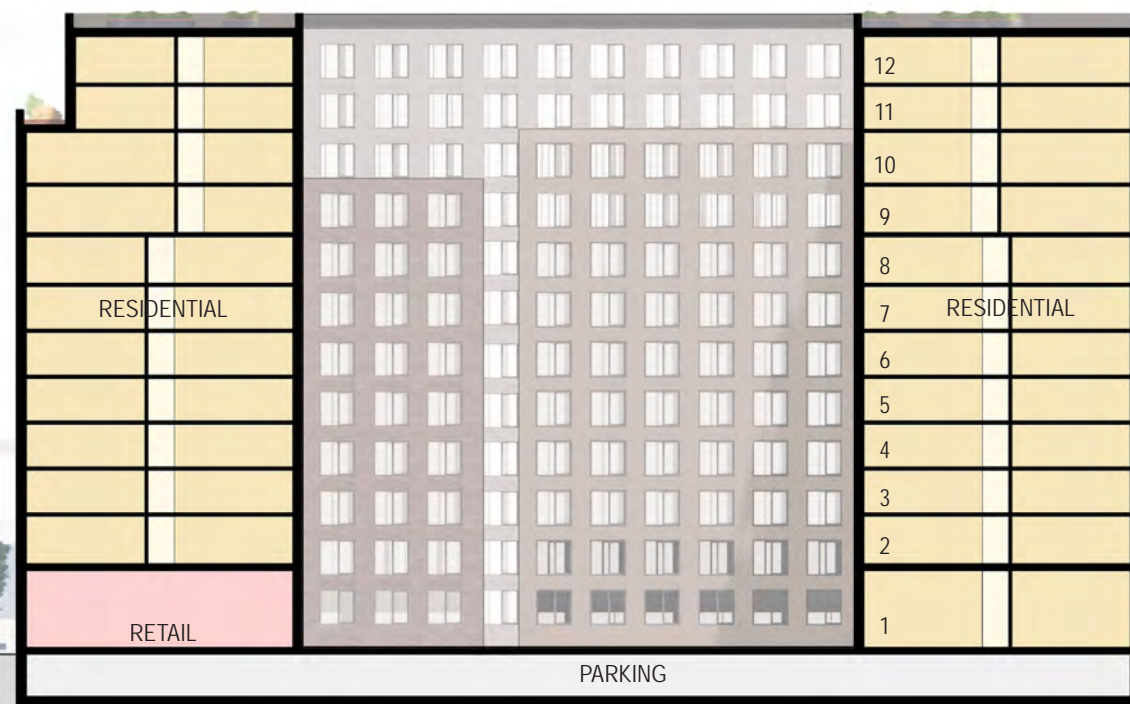
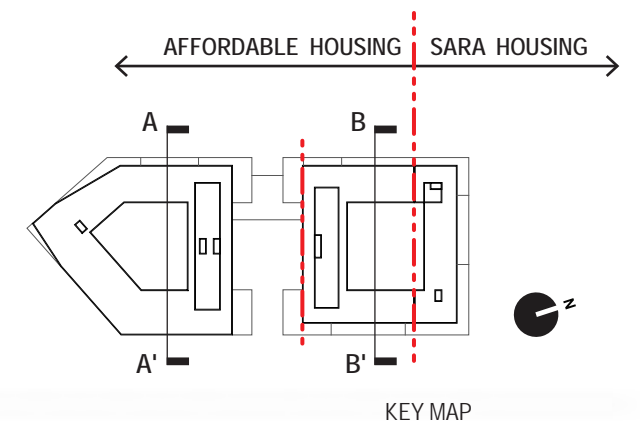
0' 30' 60' 120'



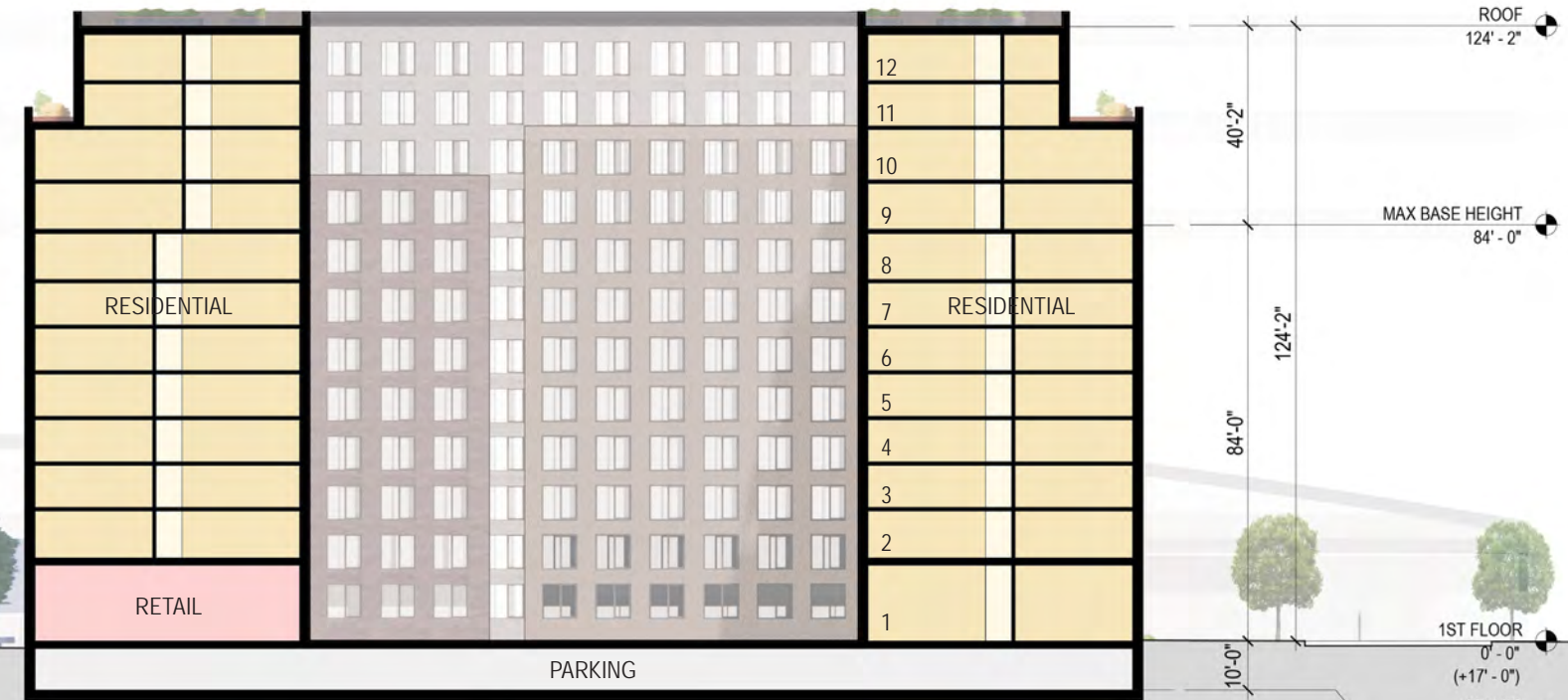
KEY MAP

← AFFORDABLE HOUSING 880 UNITS | SARA HOUSING 220 UNITS →

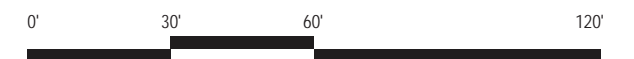




A - A' SECTION

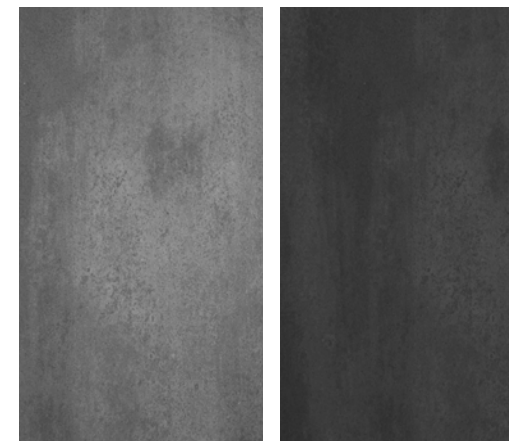
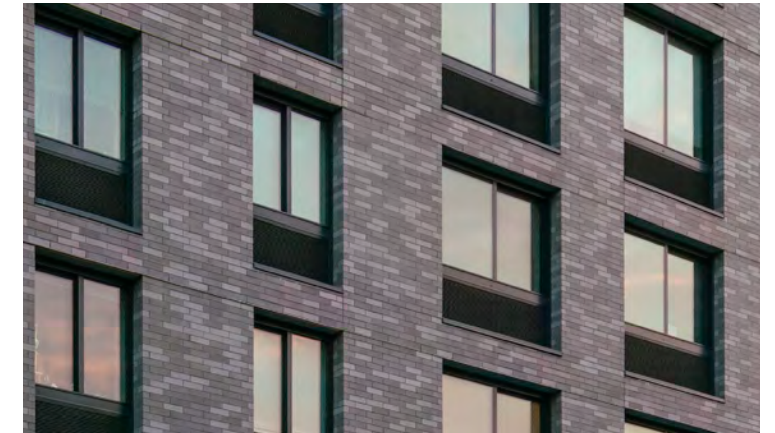


B - B' SECTION





VISION GLASS

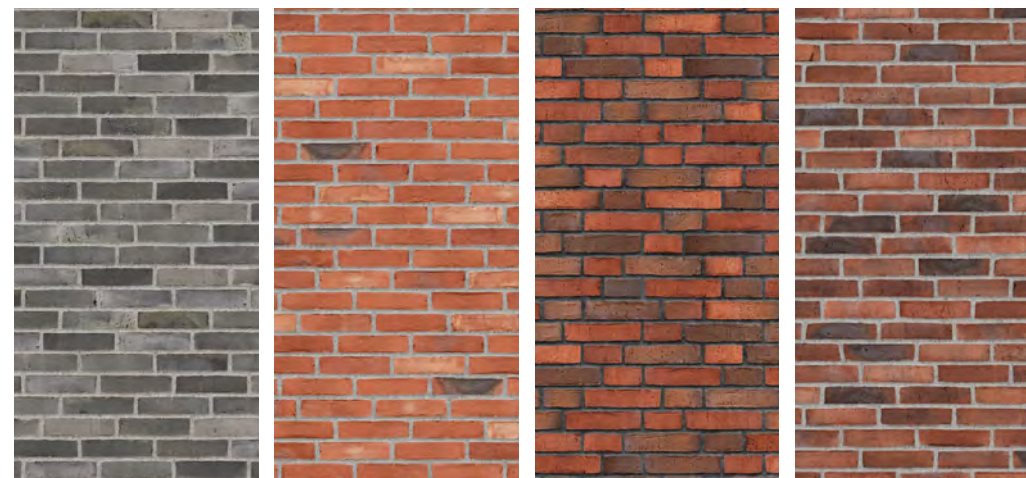


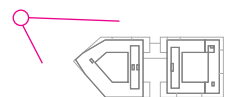
METAL

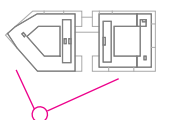


BRICK

EXPLORING FACADE MATERIALS RELATING TO SURROUNDING QUEENS NEIGHBORHOODS

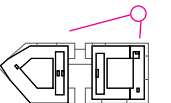


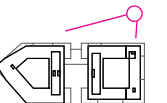




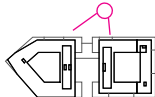






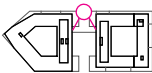








INTERIOR RENDERING FOR ILLUSTRATIVE PURPOSES ONLY





S9ARCHITECTURE

