HUNTER’S POINT SOUTH WATERFRONT PARK

SCHEMATIC DESIGN PRESENTATION
TO COMMUNITY BOARD 2 LAND USE COMMITTEE

November 19, 2009

ARUP / THOMAS BALSLEY ASSOCIATES / WEISS/MANFREDI
HUNTER’S POINT SOUTH: New York City’s Next Middle Income Community
Hunter’s Point South: Plan for Development

- Largest Middle Income Housing Development since the 1970’s
- Transform largely vacant land along East River in Long Island City into:
  - 5,000 units, 60% of which are set aside for middle income families
  - New 1,100 seat intermediate and high school (fully funded)
  - 11 acres of landscaped waterfront parkland
  - Close to 100,000 square feet of retail

- Create 4,600 jobs, catalyze more than $2 billion in private investment
Hunter’s Point South: **Existing Conditions**

- Largely vacant waterfront site
- Within walking distance to the 7 subway line with one stop to Midtown Manhattan, and on-site access to ferry service to Midtown.
- Adjacent to dynamic Queens West & LIC Commercial corridor
Hunter’s Point South: Affordable Housing

1,000 units ➤ 80% of HUD income limit
1,000 units ➤ 130% of HUD income limit
1,000 units ➤ 165% of the HUD limit.

3,000 units to families of four with incomes between $55,000 and $158,000.
Hunter’s Point South: Affordable Housing

- $150,000 Nurse + MTA Project Engineer
- $139,000 NYPD (5.5 yrs) + NYFD (3 yrs)
- $130,000 Construction + Nurse
- $120,000 Two Construction Workers
- $111,000 Construction + Non-Profit
- $108,000 MTA Project Engineer + Food Service Worker
- $95,000 Non-Profit + Garment Worker
- $92,000 NYPD + Teacher (Base)
- $88,000 Construction + Food Service
- $80,000 MTA Project Engineer (Mid)
- $74,000 Teacher + Food Service Worker
- $70,000 Nurse (Base)
- $60,000 Construction (Avg)
- $56,000 Two Food Service Workers (Avg)
- $51,000 Non-Profit Worker (Avg)
- $46,000 Teacher or NYFD (Base)
- $40,000 NYFD (Base)

Annual Income

- Studio, 1 Br, 2 Br, 3 Br
- 80% HUD IL, 130% HUD IL, 160% HUD IL
Hunter’s Point South: Amenities

School:
- Planned in conjunction with SCA
- Will serve 1,100 student intermediate/high school
- Full budget committed
- Design underway
- School to open September 2013

Retail:
- 100,000 square feet of neighborhood and national retail
- Focused along Second Ave. and Center Blvd. creating a vibrant retail corridor
- Integrated with surrounding communities
HPS: Designs for Middle Income Community
Hunter’s Point South: **Timeline**

- **November 2008**: ULURP adopted by City Council
- **June 2009**: Acquisition of $100mm site from PA
- **Fall 2009**: Complete open space schematic design
- **Fall 2009**: Approval of open space design
- **October 2009**: Construction begins on $175 million infrastructure

**Next Steps:**

- Community Board review of Open Space Design
- Continuing coordination with City agencies:
  - Design Commission, Department of Environmental Protection, Department of Transportation, Parks Department
Hunter's Point South Waterfront Park
11.19.09

Pier Enlargement Plan
1" = 20'-0"

100% Schematic Design
Hunter's Point South Waterfront Park
11.19.09

Pavilion Plan
1" = 20'-0"

100% Schematic Design
Hunter's Point South Waterfront Park
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Linear Park and Tot Lot Enlargement Plan
1" = 20'-0"

100% Schematic Design
Hunter's Point South Waterfront Park
11.19.09
Illustrative View at Maritime Grassland

100% Schematic Design
Street Tree Planting Plan
1" = 60'-0"
Note: Street and Park lighting use same DOT standard lamps, coloration only indicates different pole heights
PROPOSED FIELD: 54,700 SQ FT
COMPARISON FIELD: 22,800 SQ FT