

The logo graphic is a white, stylized shape on a black background. It consists of a large rectangle with a diagonal cut on its top-left corner. The text 'wildflower studios' is positioned within the upper-left portion of this shape.

**wildflower
studios**

**a tool for
storytellers**

Community Board 1

June 15, 2021

Proposed Project Area



35-15 19th Avenue, Queens

NYC

Finance

NYC Digital Tax Map

Effective Date : 11-21-2019 11:50:24

End Date : Current

Queens Block: 814

N

W

E

S

- Legend
- Streets

Miscellaneous Text

Possession Hooks

Boundary Lines

Lot Face Possession Hooks

Regular

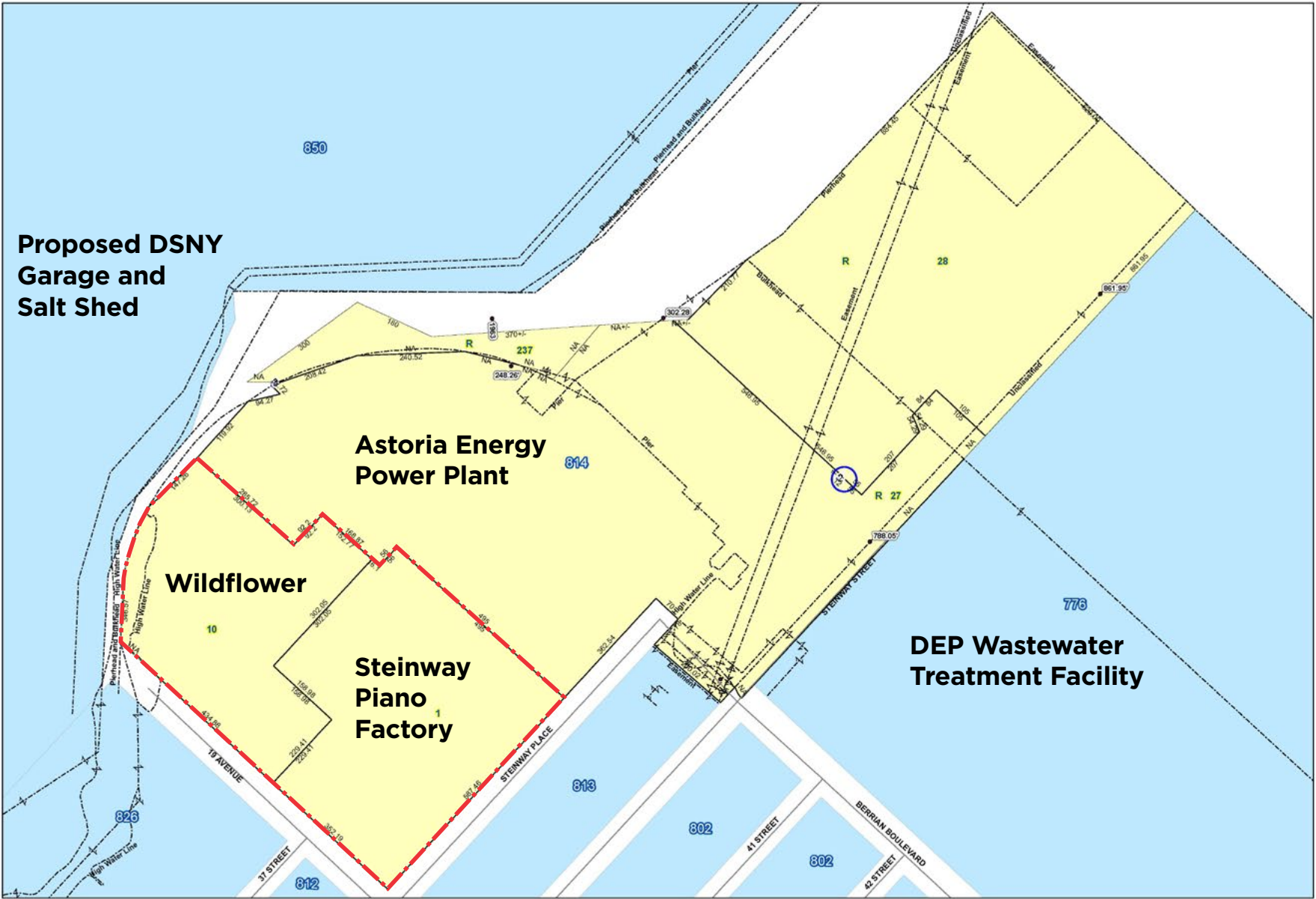
Underwater

Tax Lot Polygon

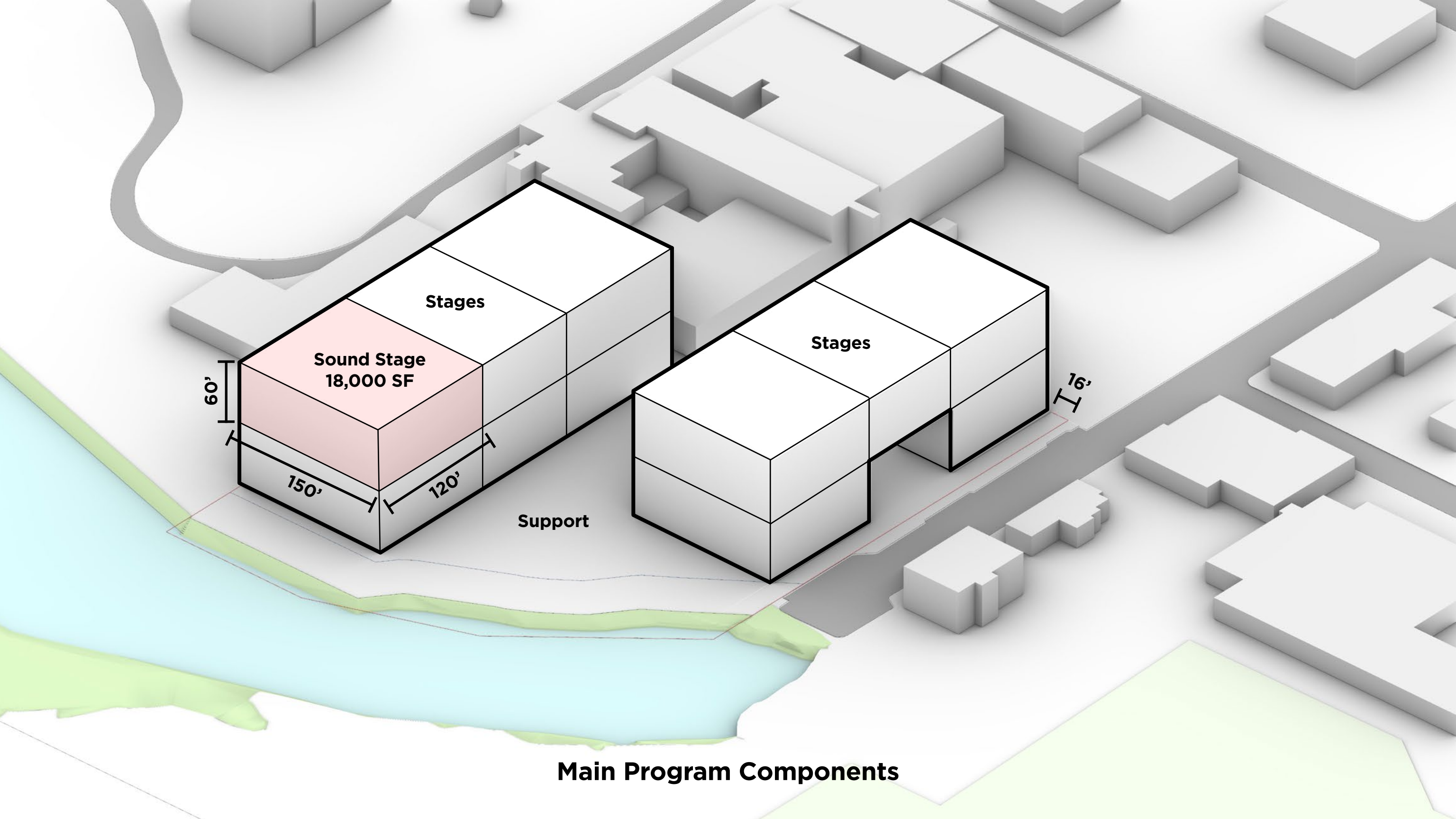
Condo Number

Tax Block Polygon

Development Site



NYC Tax Map



Sound Stage
18,000 SF

Stages

Stages

Support

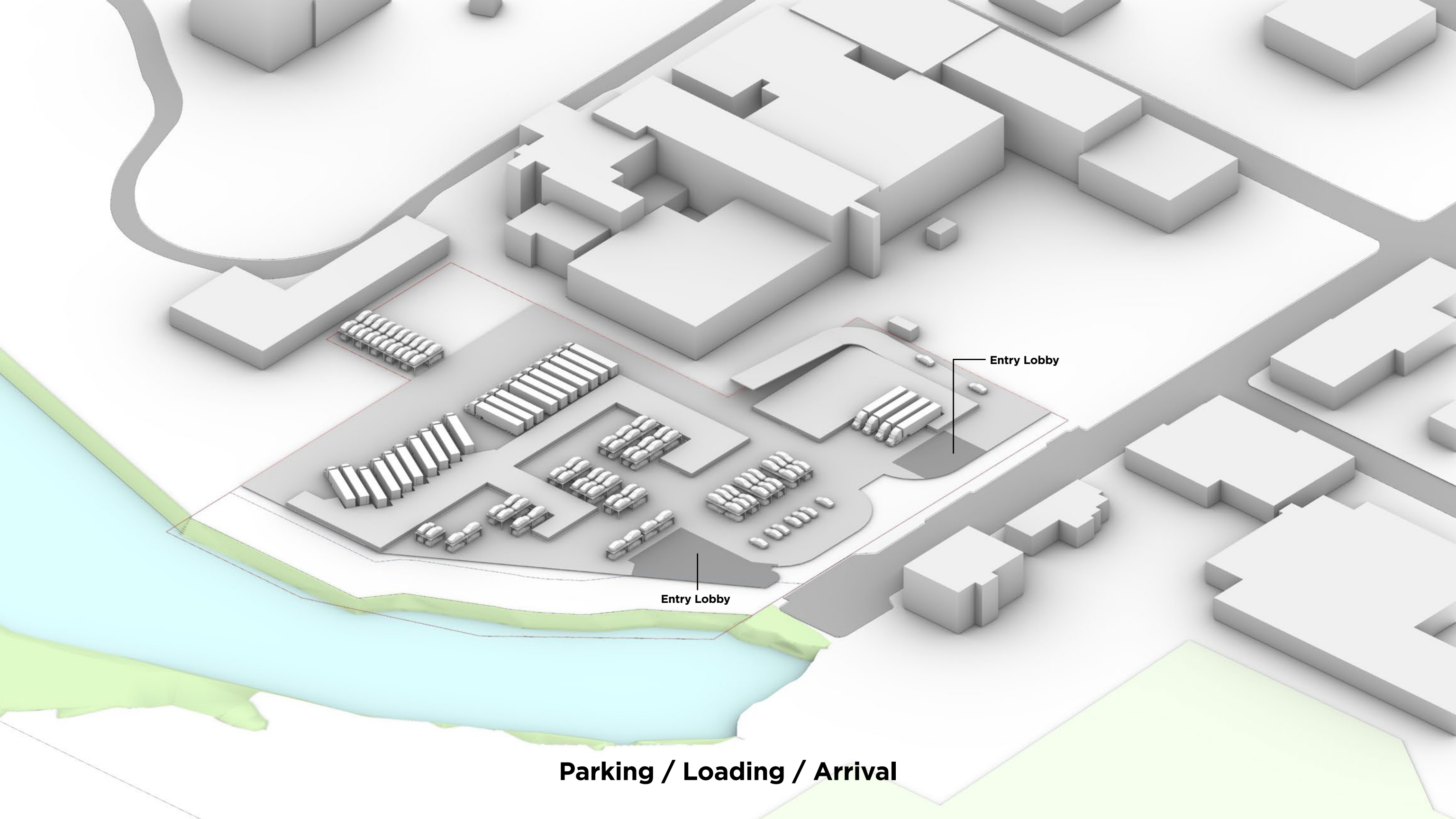
60'

150'

120'

16'

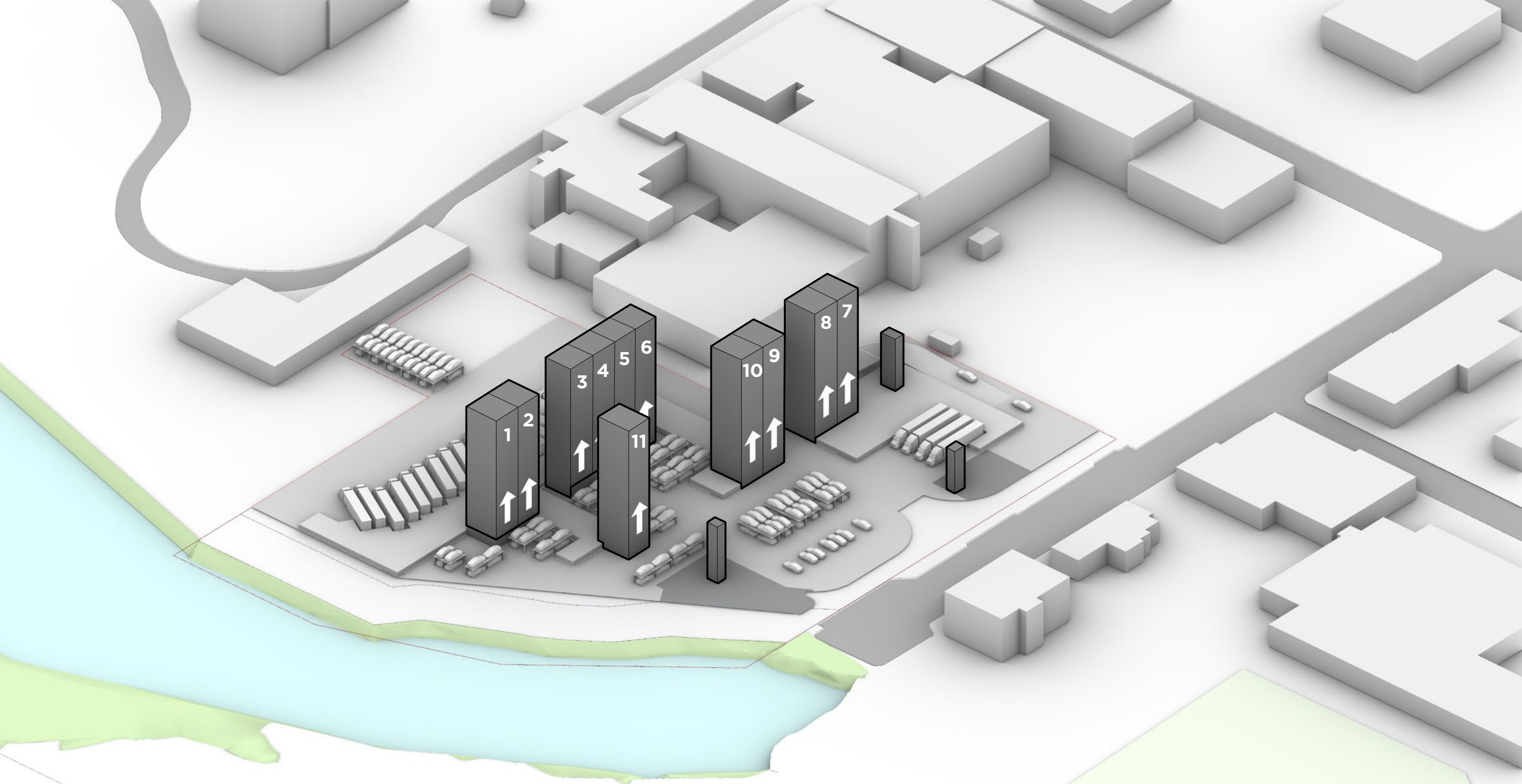
Main Program Components



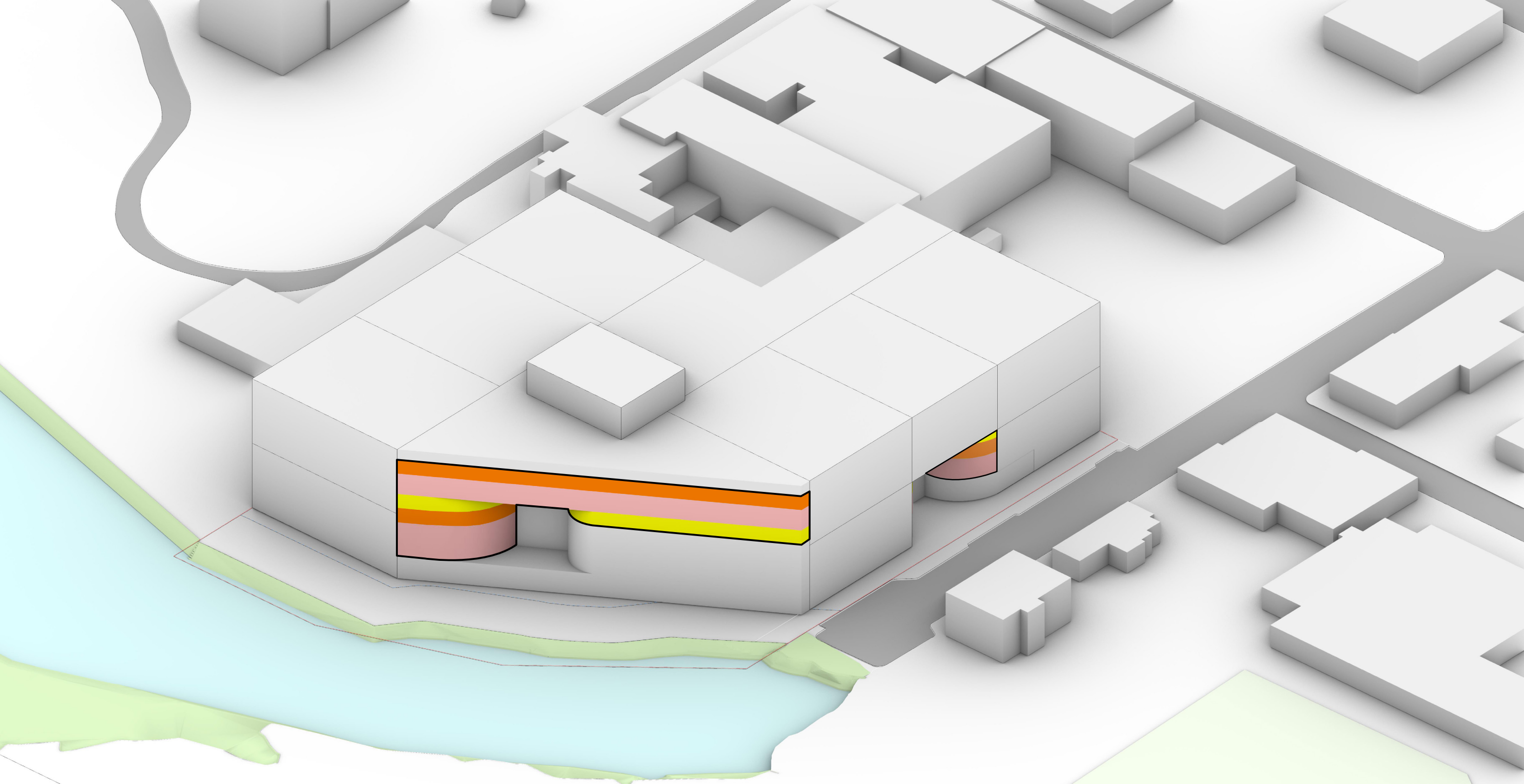
Entry Lobby

Entry Lobby

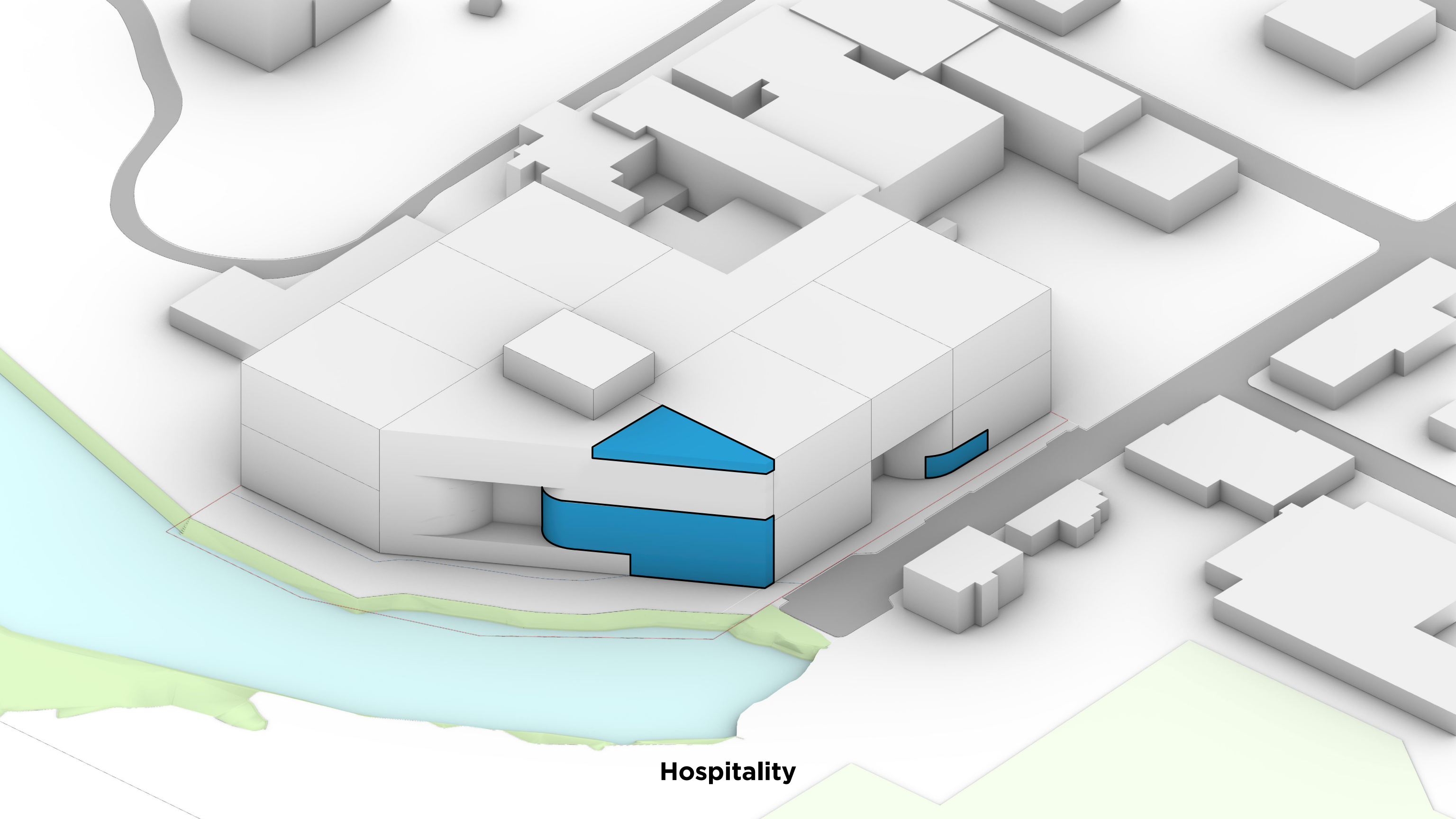
Parking / Loading / Arrival



Vertical Circulation



Production Support Space



Hospitality



Waterfront Public
Access Area

Public Access
Area

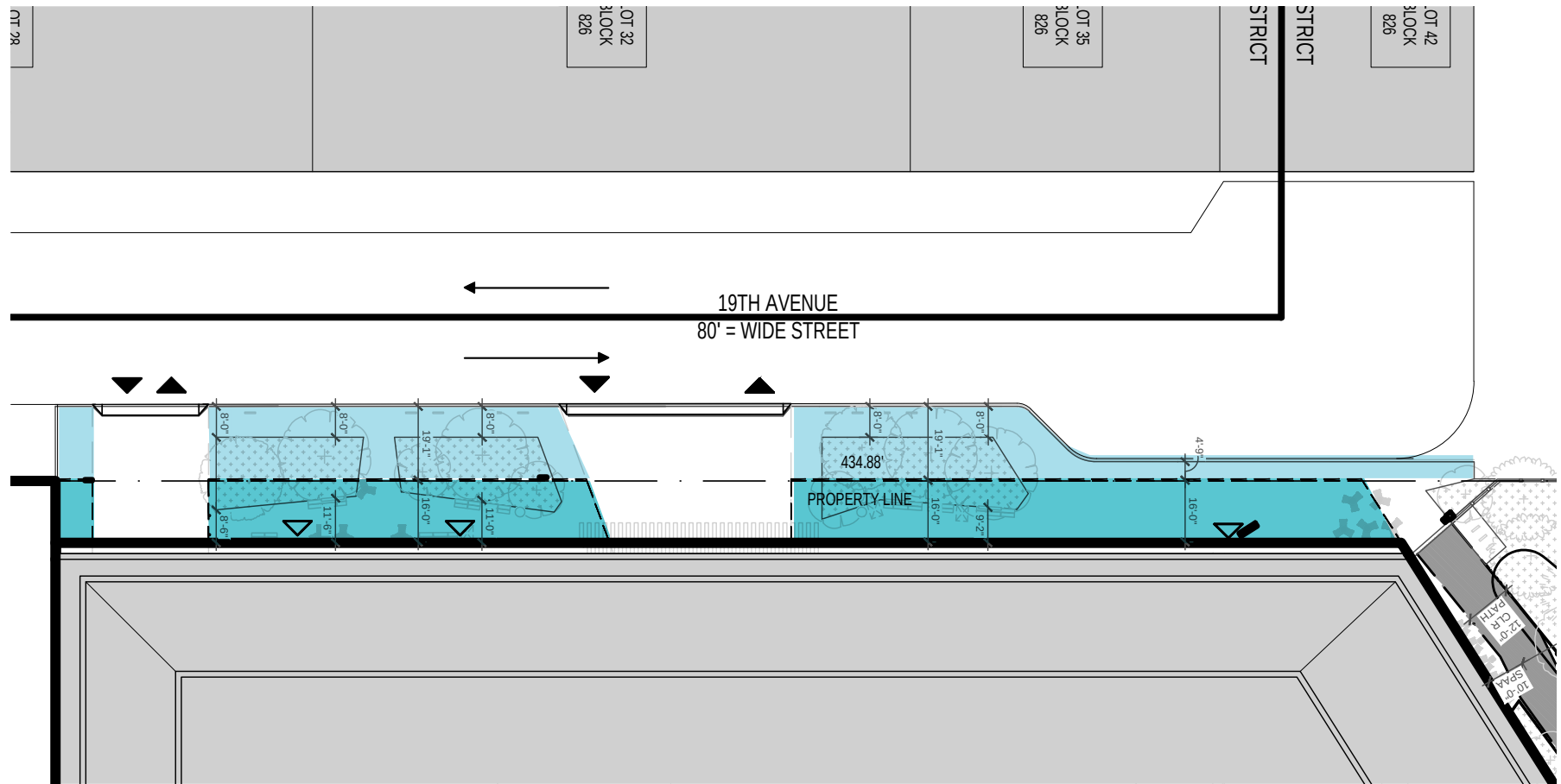
Wildflower Studios



View from Steinway Creek



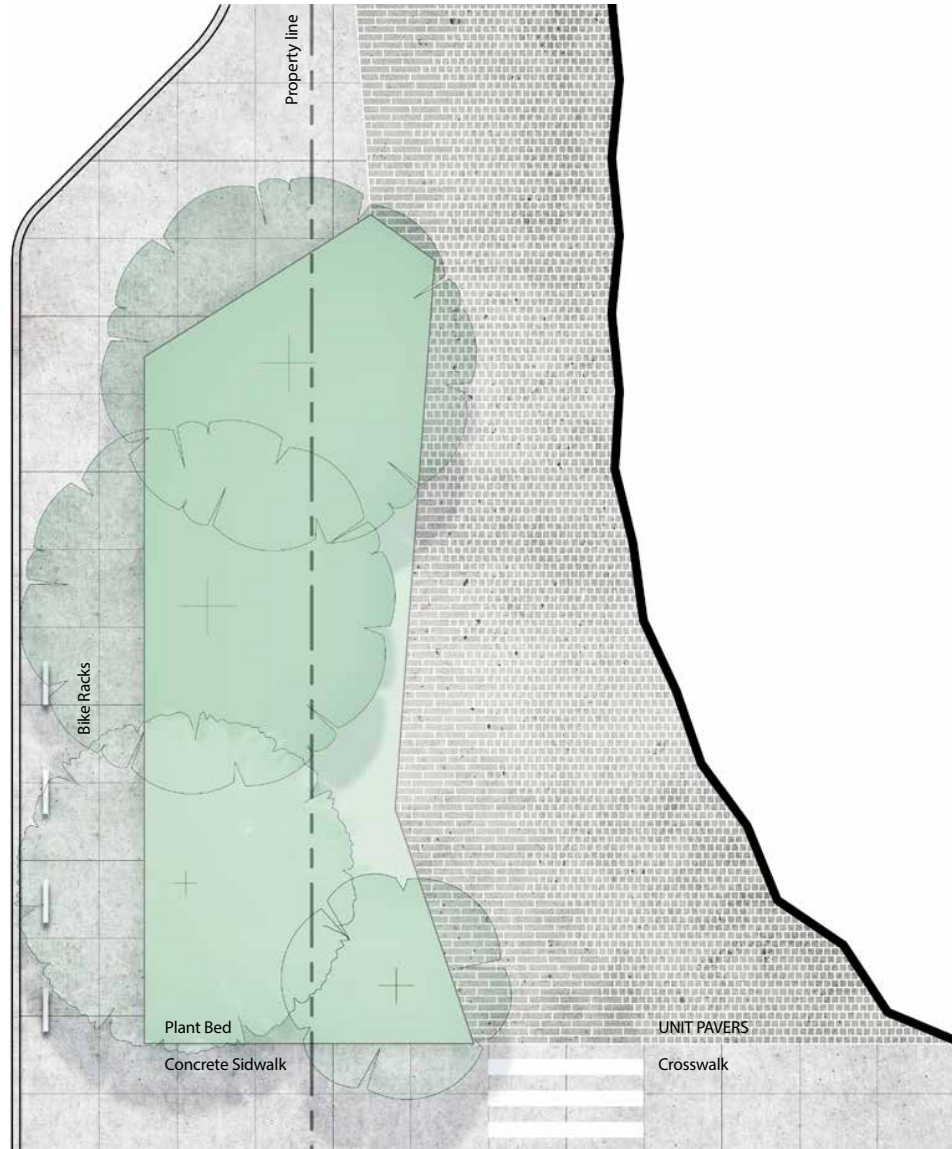
Site Plan



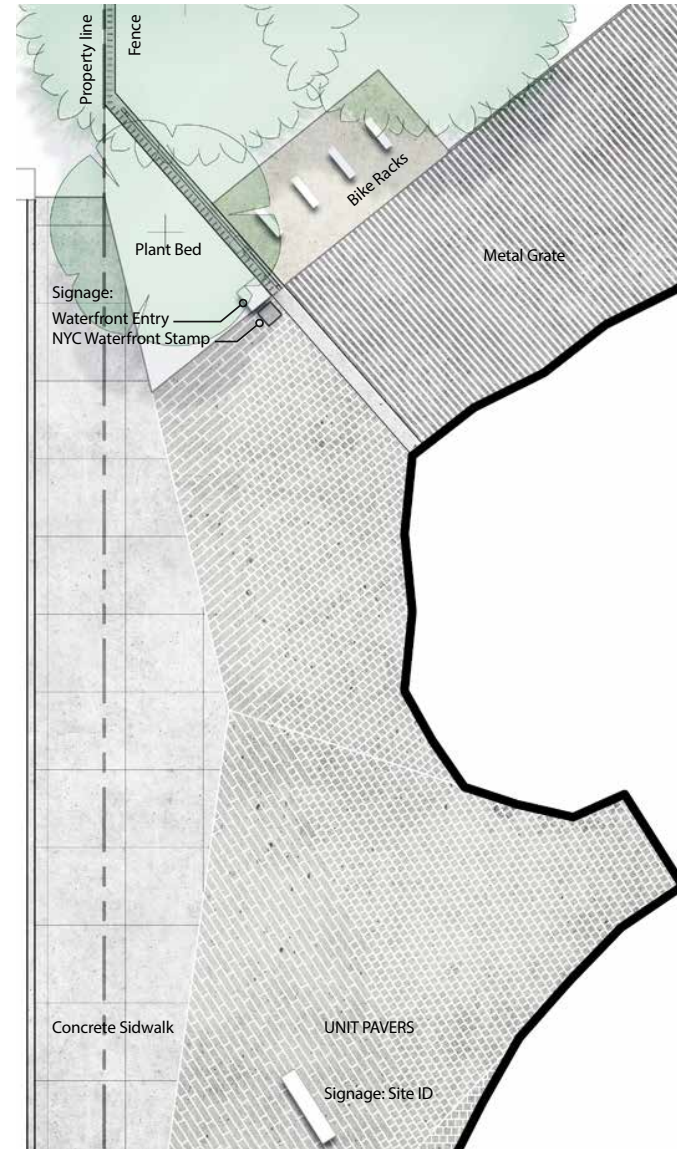
Public Access Area (PAA) 4,200 sf

Public Sidewalk

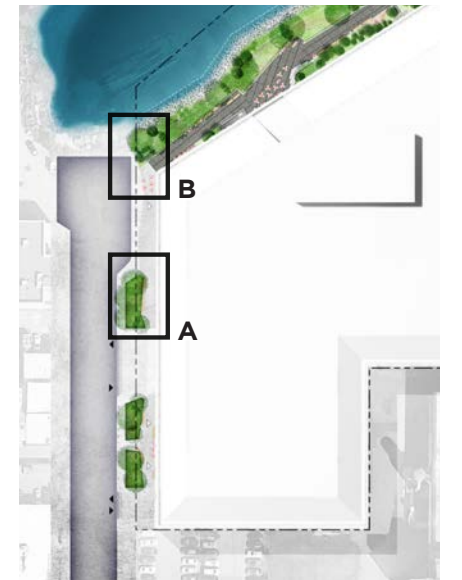
19th Avenue Public Access Area



Enlargement A



Enlargement B



Streetscape unit paving pattern, "pixelated creek," composed of 6x6" square and 6x24" plank unit pavers



19th Avenue Paving Pattern



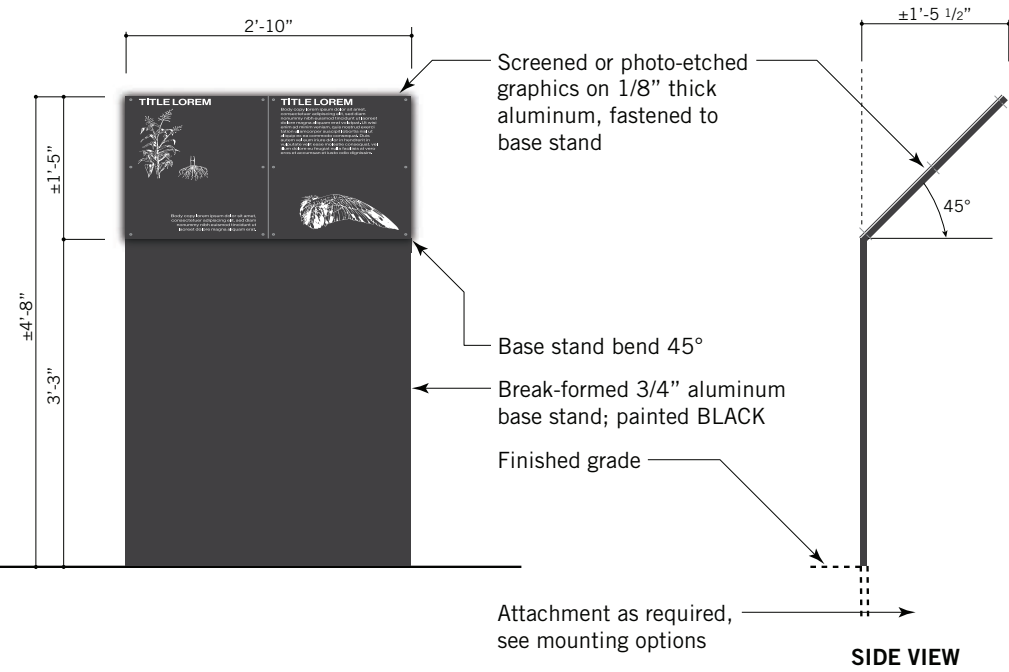
Public Entry to Waterfront



HABITAT RESTORATION
Bird and bat houses, insect 'hotels', and strategic plant selections work in concert to restore and enhance the Luyster Creek habitat



FRONT VIEW
SCALE: 3/4" = 1'-0"



Educational Signage



Celtis occidentalis
Hackberry



Platanus occidentalis
American Sycamore



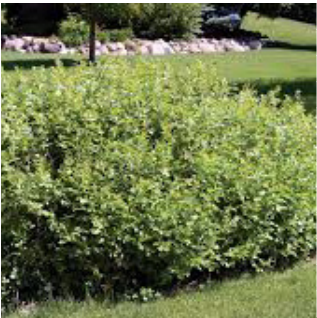
Quercus bicolor
White Swamp Oak



Liquidambar styraciflua
Sweetgum



Liriodendron tulipifera
Tuliptree



Rhus aromatica 'gro low'
Gro low sumac



Amelanchier canadensis
Serviceberry



Taxodium distichum
Bald Cypress



Juniperus virginiana
Eastern Red Cedar



Pinus strobus 'Nana'
Dwarf White Pine



Nyssa sylvatica
Tupelo



Sambucus canadensis
American elderberry



Sassafras Albidum
Sassafras



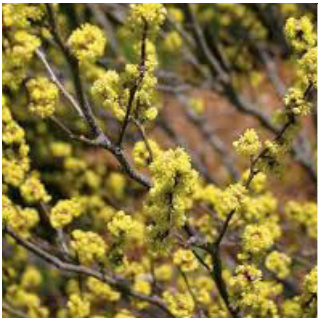
Myrica pennsylvanica
Bayberry



Vaccinium corymbosom
Highbush blueberry



Hamamelis virginiana
Witch hazel



Liridera benzoin
Northern spicebush

Planting



Asclepias incarnata
Swamp milkweed

🦋 🍃 💧



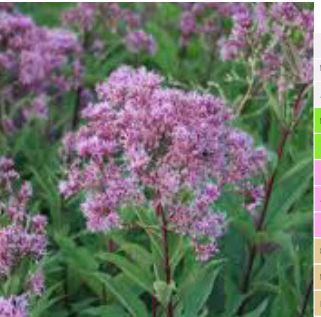
Baptisia australis
Blue false indigo

🦋 🍃 💧 🍷



Echinacea purpurea
Coneflower

🐝 🍃 💧 🍷 🦋



Eupatorium dubium 'Baby Joe'
Joe pye weed

🦋 🐝 🍃 💧 🍷



Monarda fistulosa
Bee balm

🦋 🐝 🍃 💧 🍷



Asclepias syriaca
Common Milkweed

🦋 🐝 🍃 💧 🍷



Iris versicolor
Blueflag Iris

🍃 💧 🍷 💡



Verbena hastata
Blue vervain

🐝 🍃 💧 🦋



Schizachyrium scoparium
Little bluestem

🍃 💧 🍷 💡



Solidago
Goldenrod

🦋 🍃 💧 🍷 💡



Liatris spicata
Blazing star

🍃 💧 🍷 🐝



Rudbeckia hirta
Black-eyed Susan

🍃 🍷 💡



Sporobolus heterolepis
Prairie Dropseed



Anemone x hybrida
Anemone / Wind Flower



Amsonia hubrechtii
Arkansas bluestar



Carex vulpinoidea
Joe pye weed



Panicum virgatum
Switch grass

💡 🍃 💧

native

inundation tolerant

drought tolerant

phyto-remediator

pollinator value

habitat /

🦋

🐦

🐝

Planting



Waterfront Public Access Area

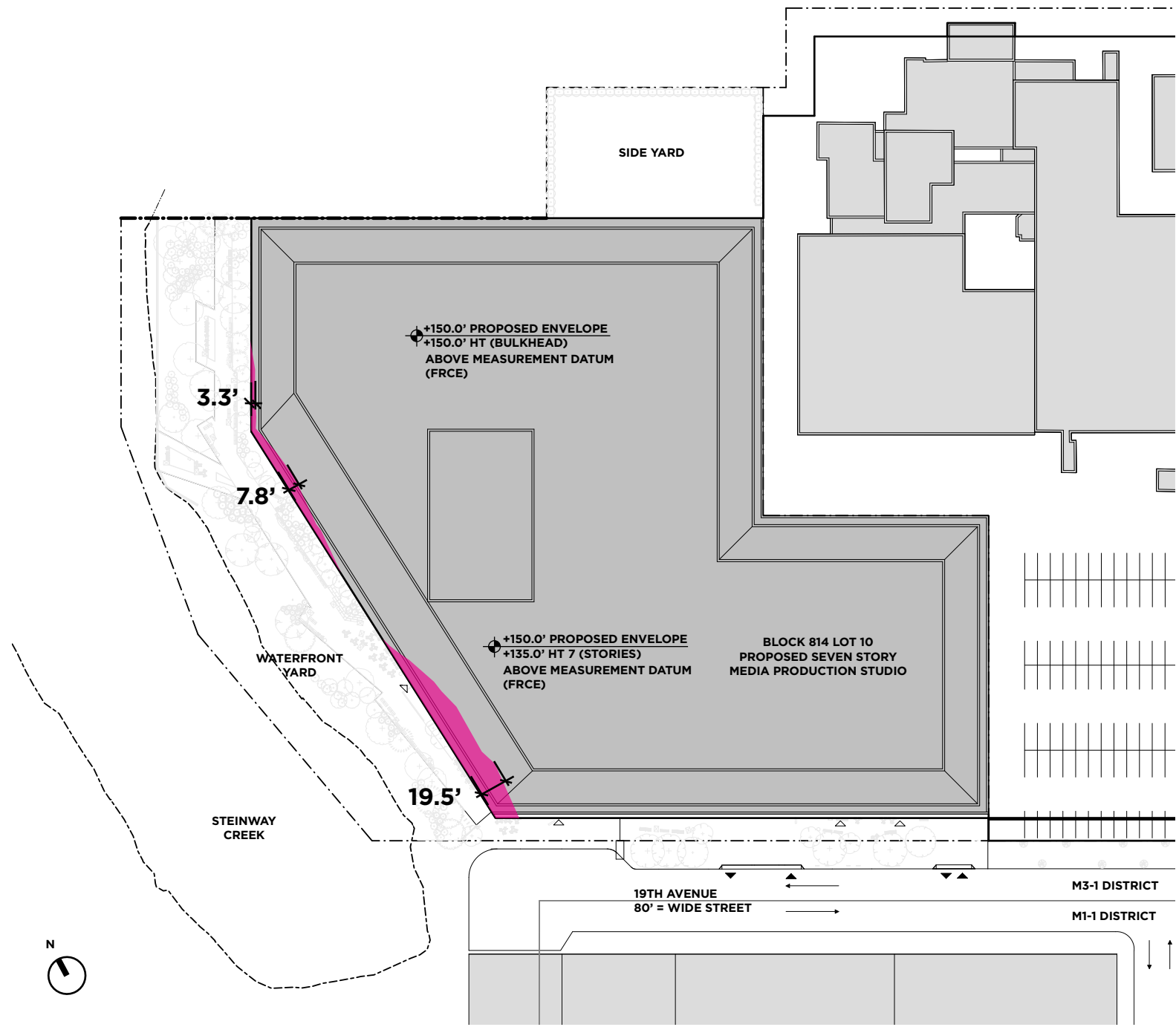
WAIVER LEGEND

BASE HEIGHT AND SETBACK
WAIVER

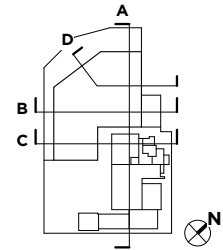
MAXIMUM LENGTH OF
BUILDING WALLS FACING THE
WATER WAIVER

GROUND FLOOR
STREETSCAPE WAIVER

BUILDING HEIGHT
WAIVER

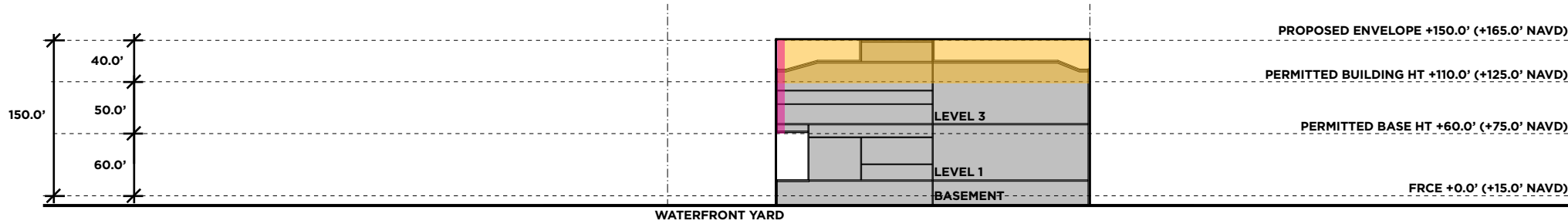


Base Height and Setback Waiver

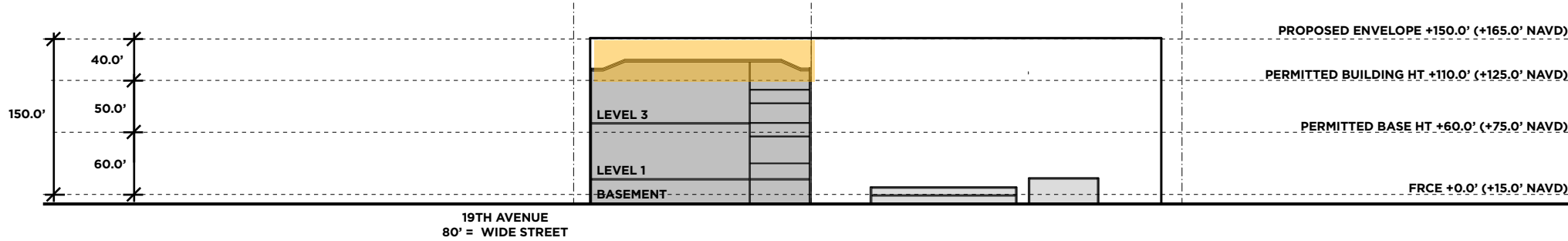


WAIVER LEGEND

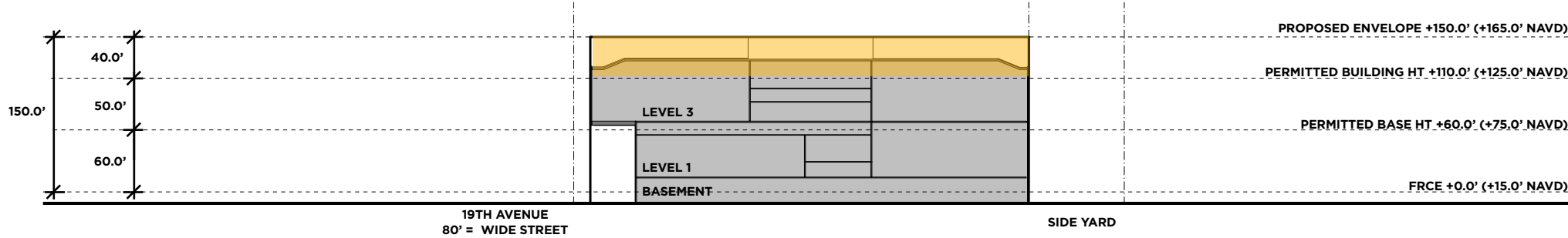
-  BASE HEIGHT AND SETBACK WAIVER
-  MAXIMUM LENGTH OF BUILDING WALLS FACING THE WATER WAIVER
-  GROUND FLOOR STREETSCAPE WAIVER
-  BUILDING HEIGHT WAIVER



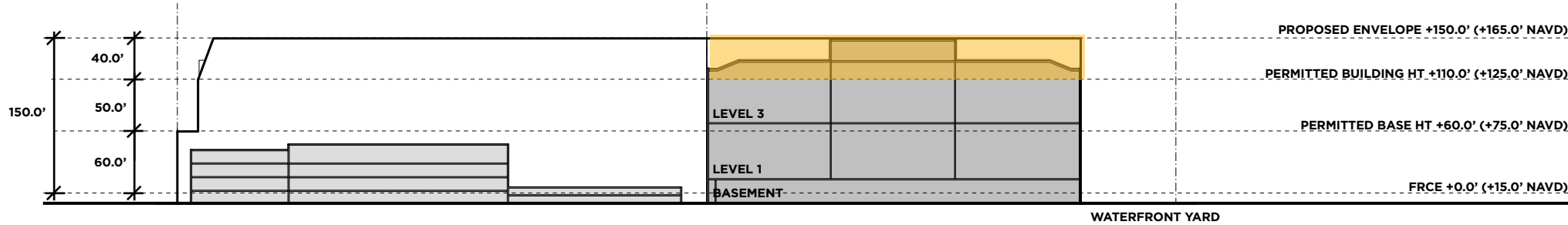
D



C

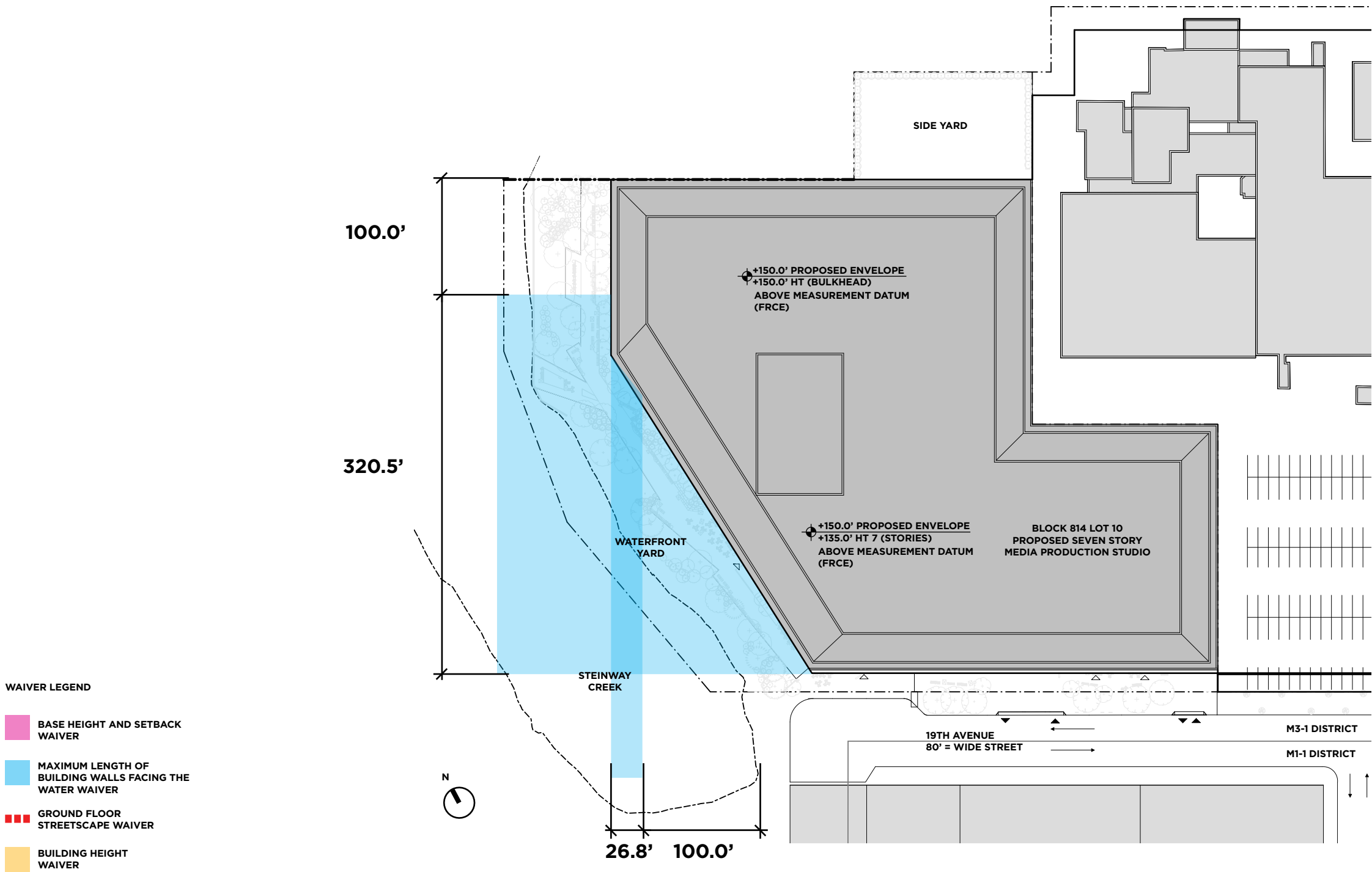


B



A

Building Height Waiver



Maximum Length of Building Walls Facing the Water Waiver

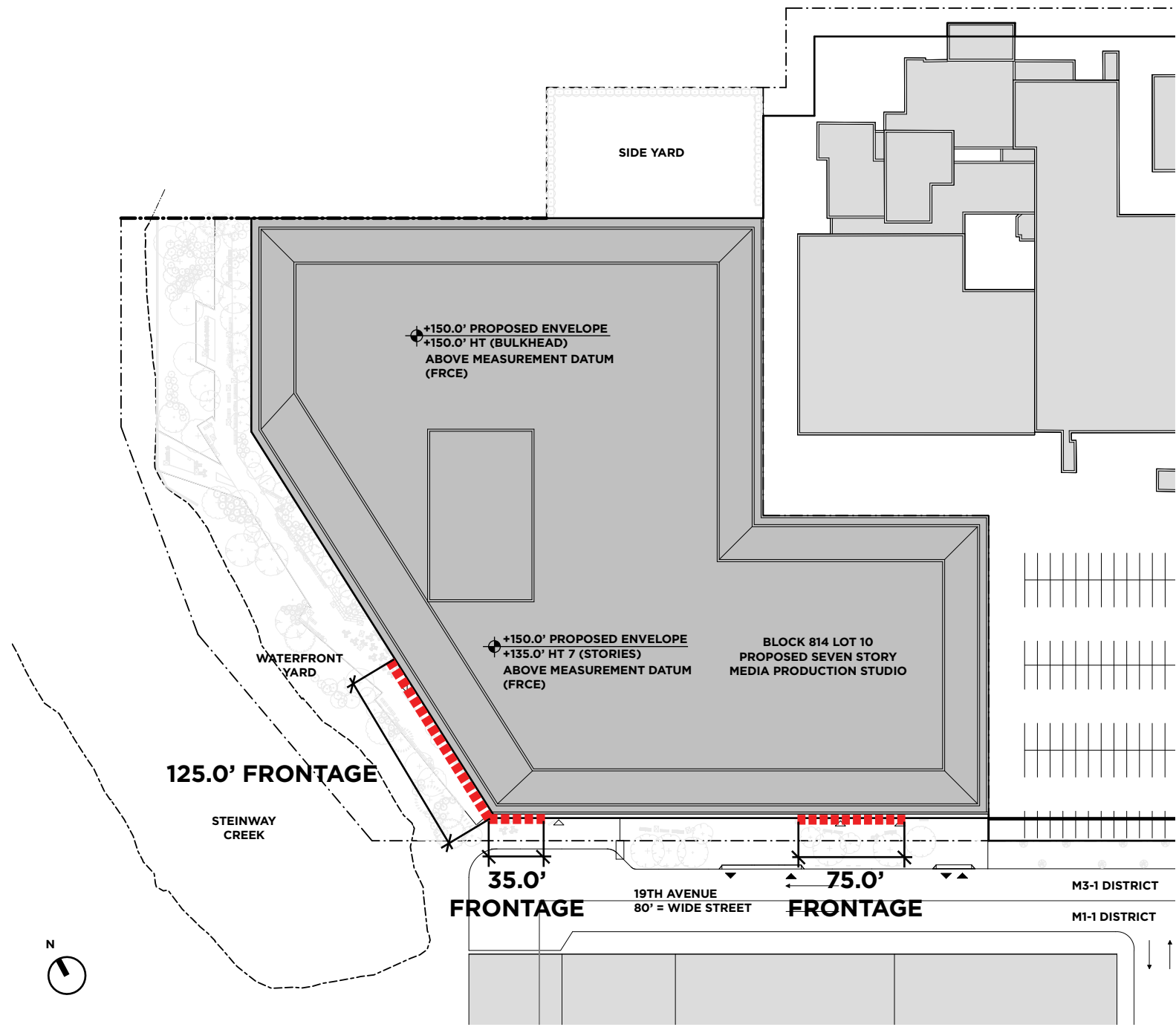
WAIVER LEGEND

BASE HEIGHT AND SETBACK
WAIVER

MAXIMUM LENGTH OF
BUILDING WALLS FACING THE
WATER WAIVER

GROUND FLOOR
STREETSCAPE WAIVER

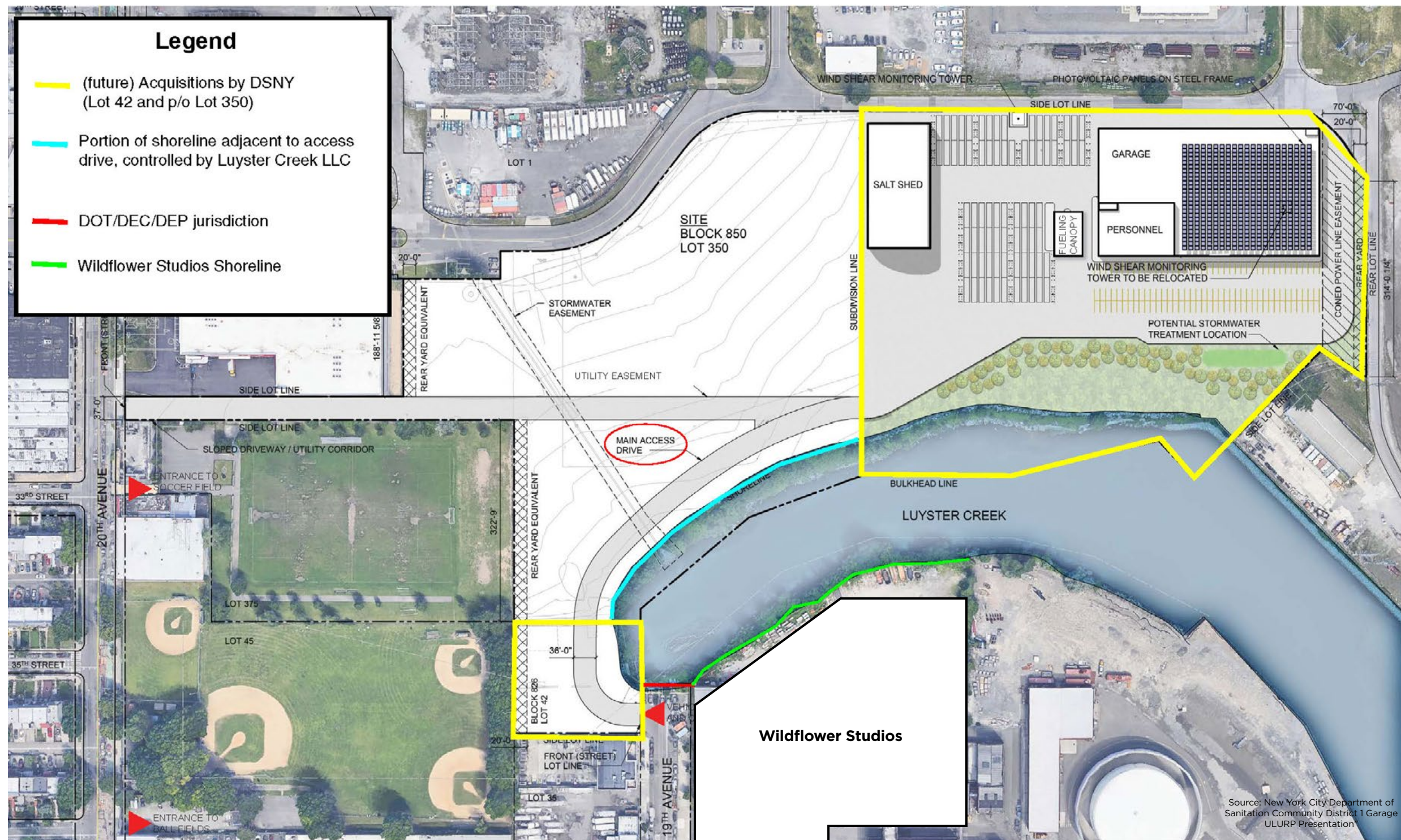
BUILDING HEIGHT
WAIVER



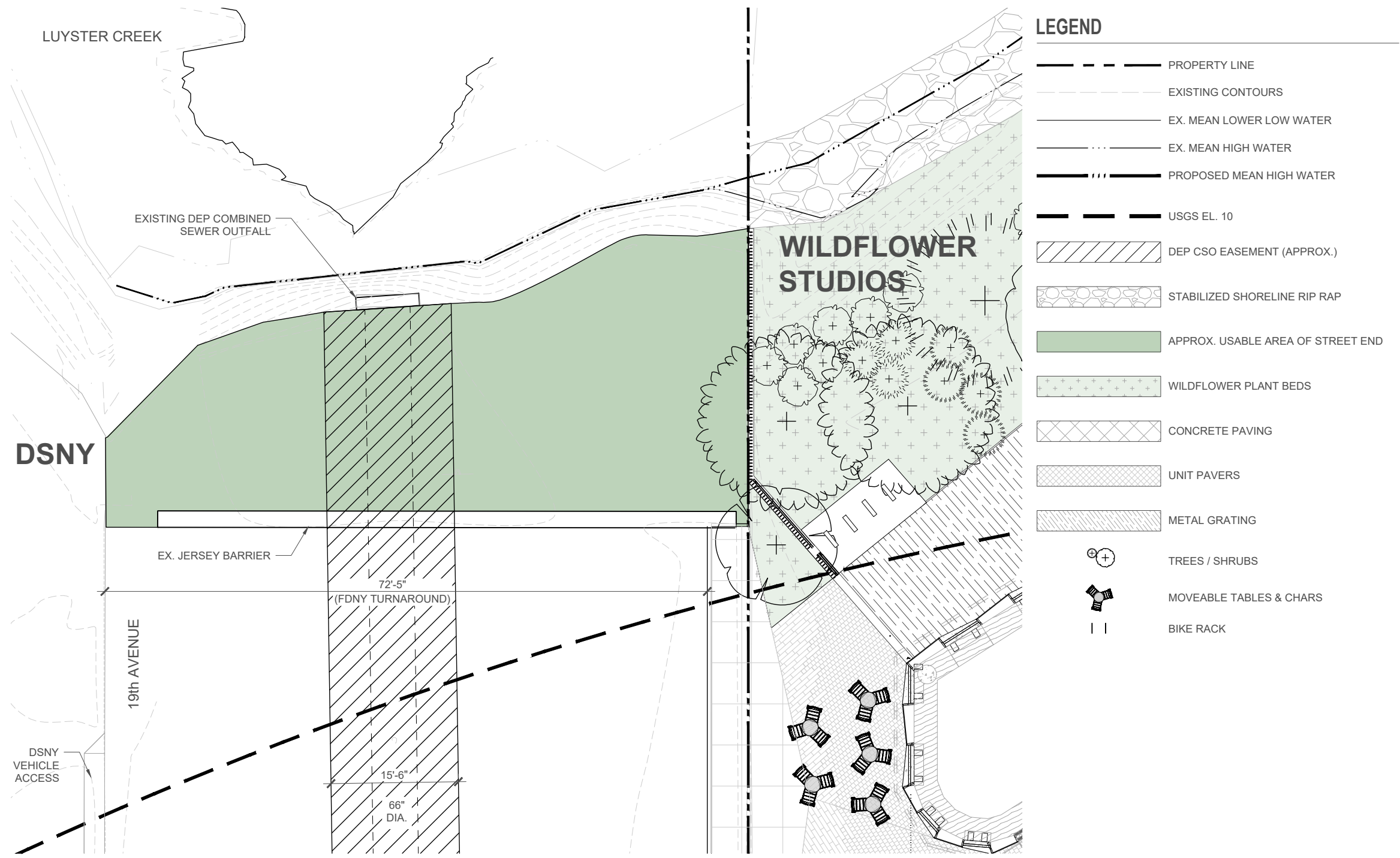
Ground Floor Streetscape Waiver



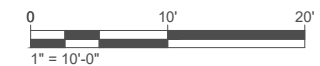
View from 19th Avenue



Neighborhood Context



19th Avenue at Luyster Creek





Waterfront Public Access Area





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storytellers**