

Sunnyside Yard

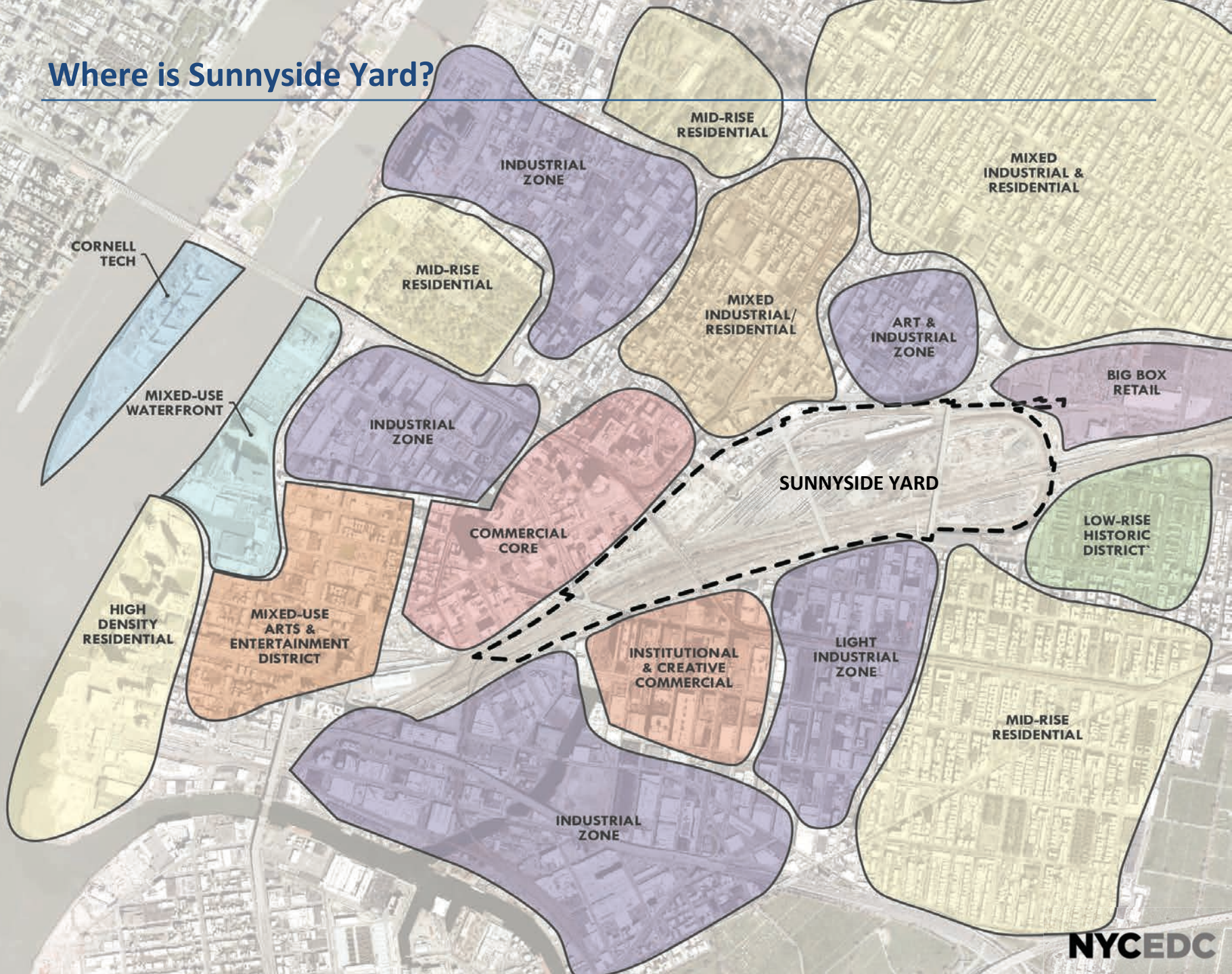
and the Future of Western Queens



Agenda

1. What is Sunnyside Yard?
2. What is the Sunnyside Yard Feasibility Study?
3. What is the opportunity at Sunnyside Yard?
4. What comes next?

Where is Sunnyside Yard?



How Big is Sunnyside Yard? Big.

ATLANTIC
YARDS



36
ACRES

HUDSON
YARDS



38
ACRES

BATTERY
PARK CITY



105
ACRES

ROOSEVELT
ISLAND



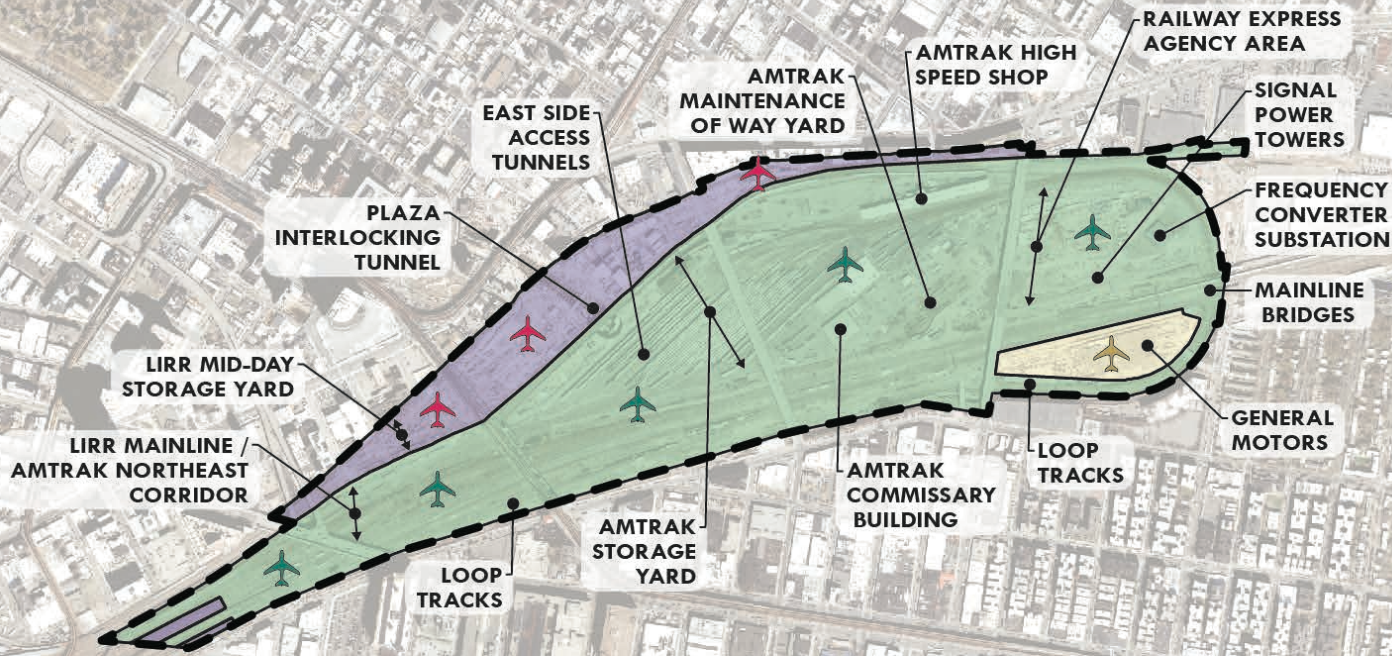
145
ACRES

**SUNNYSIDE
YARD**



**180
ACRES**

What Owns It? What Happens There?

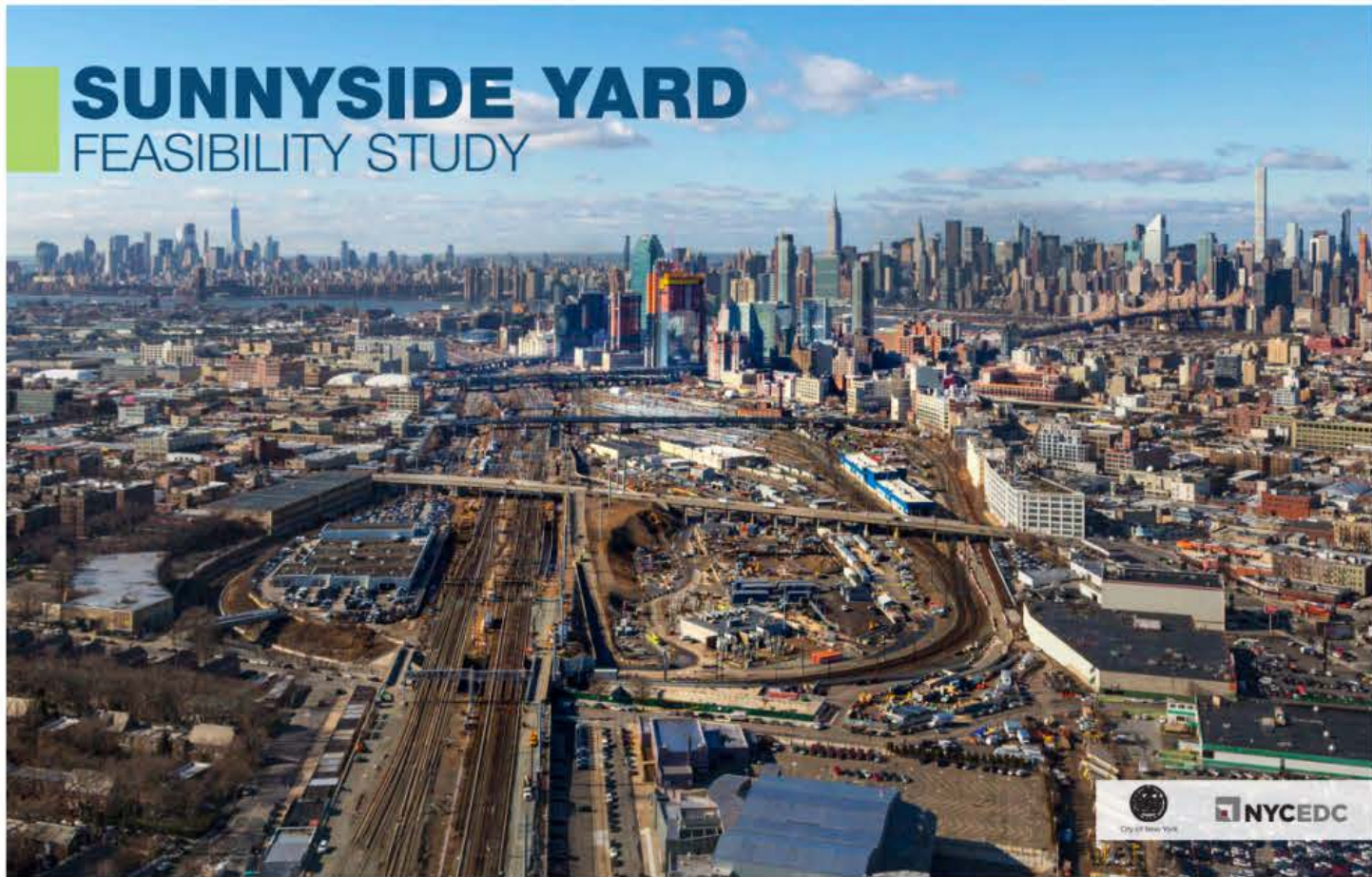


- Amtrak Land Ownership
- MTA Land Ownership
- Private Land Ownership
- Amtrak Air Rights Ownership
- City of New York Air Rights Ownership
- Private Air Rights Ownership

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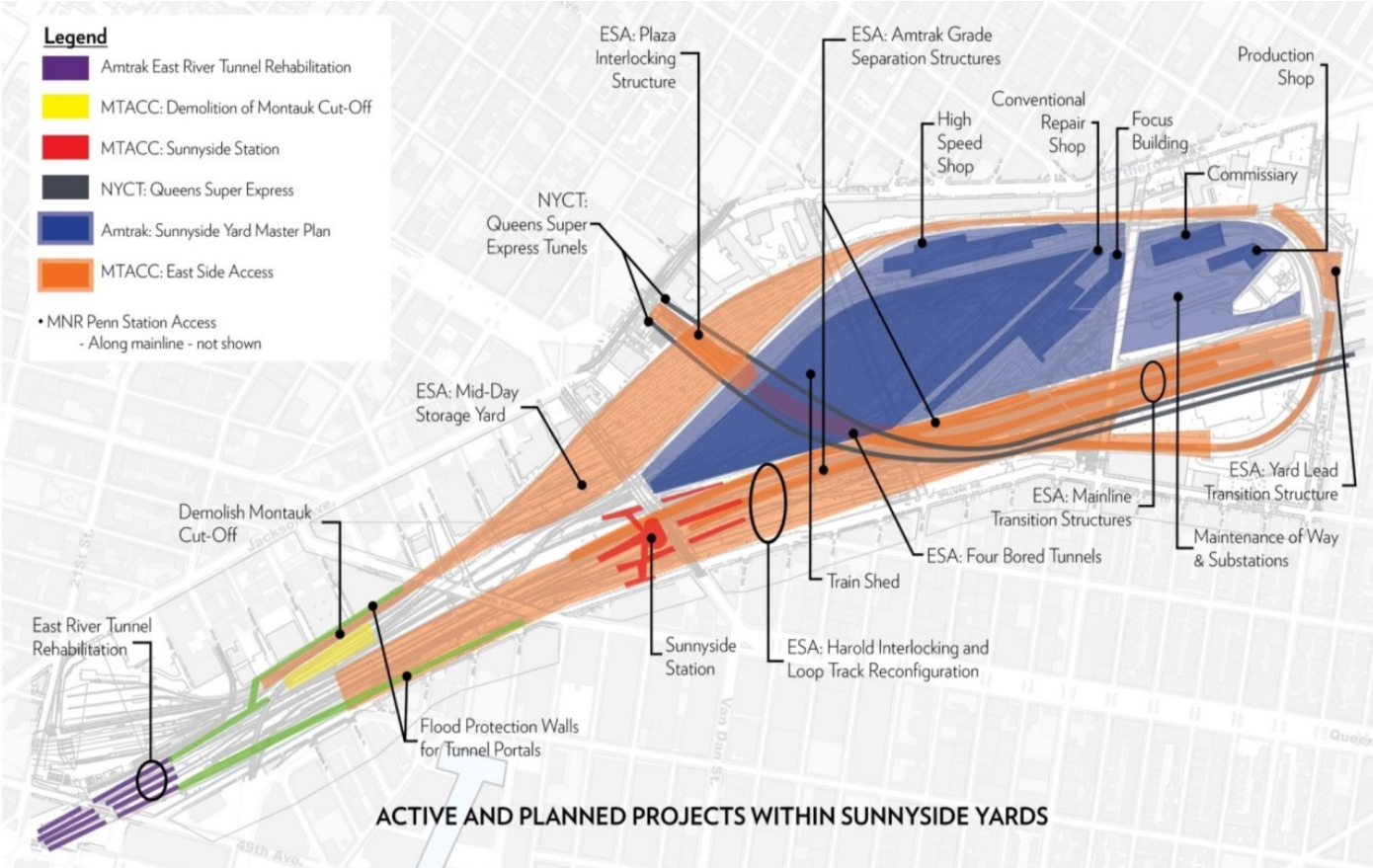
Question: Is it technically possible to deck and build above Sunnyside Yard?



**Answer: Yes, over the majority of the Yard.
Further analysis is needed to determine exactly what, how, and when.**

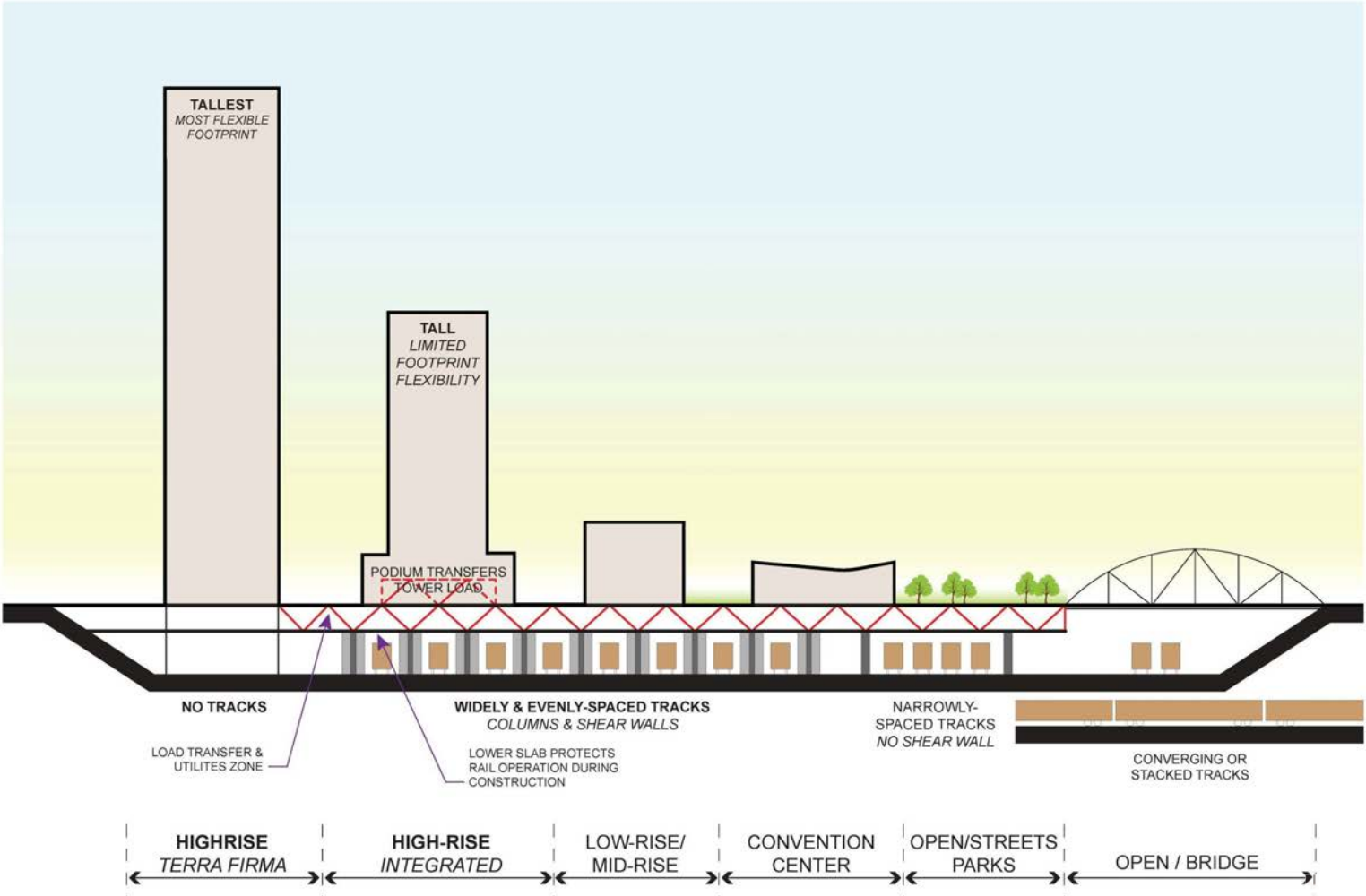
Key Findings of Feasibility Study

The feasibility study began because there is a **unique window** to coordinate an overbuild project in coordination with Amtrak's and MTA's planned improvements.



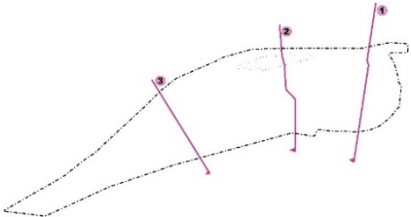
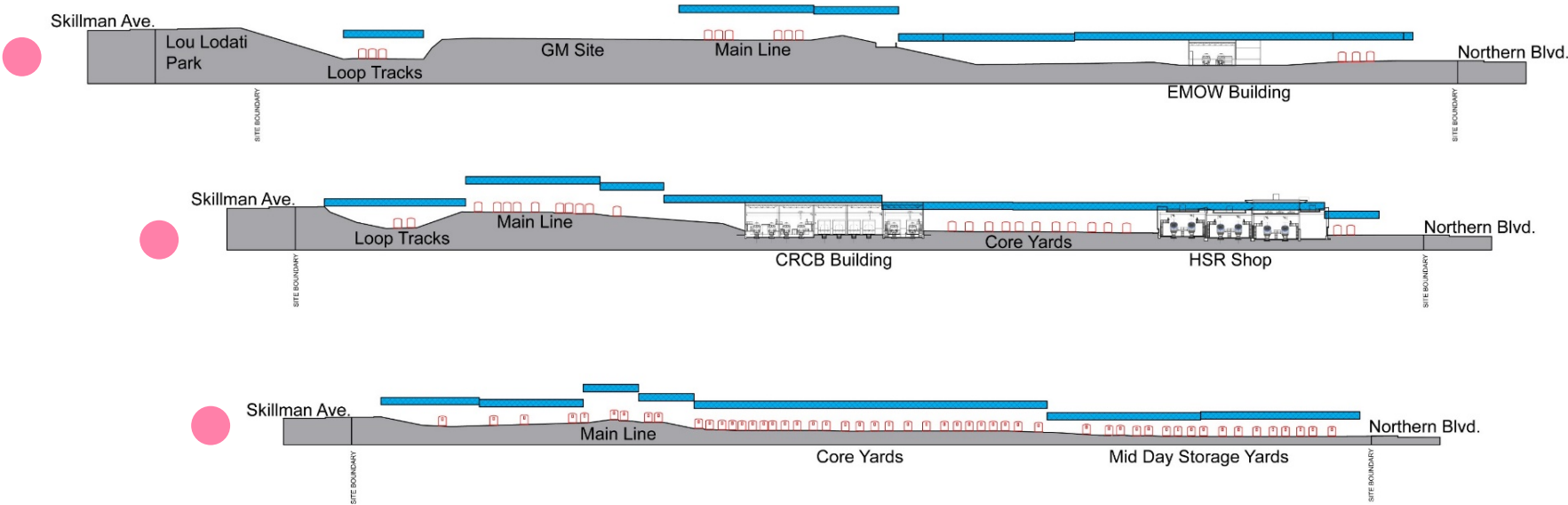
Key Findings of Feasibility Study

Railyard conditions have the greatest impact on overbuild development potential



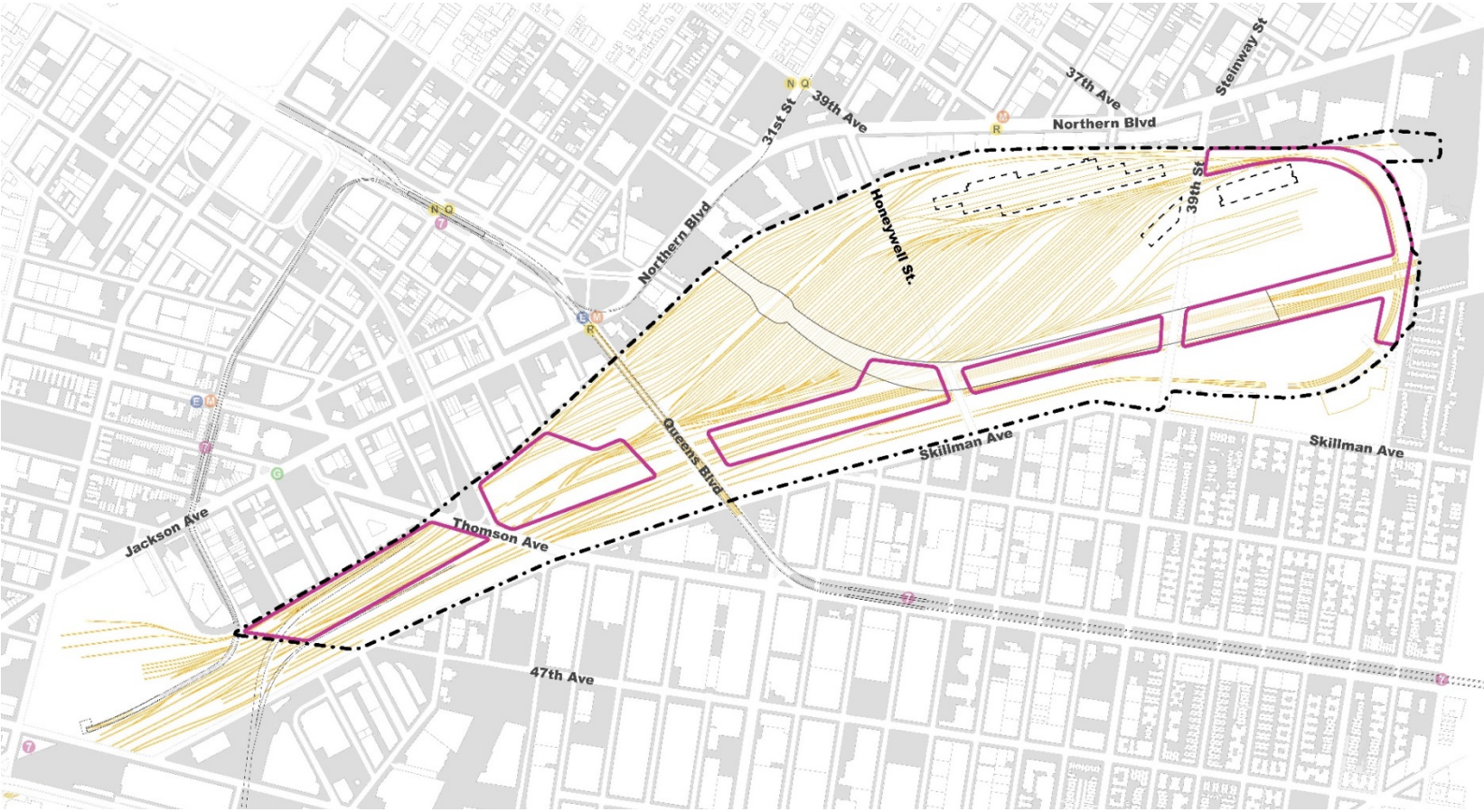
Key Findings of Feasibility Study

Topography varies significantly across the site, resulting in limited opportunities to access a deck from existing grades



Key Findings of Feasibility Study

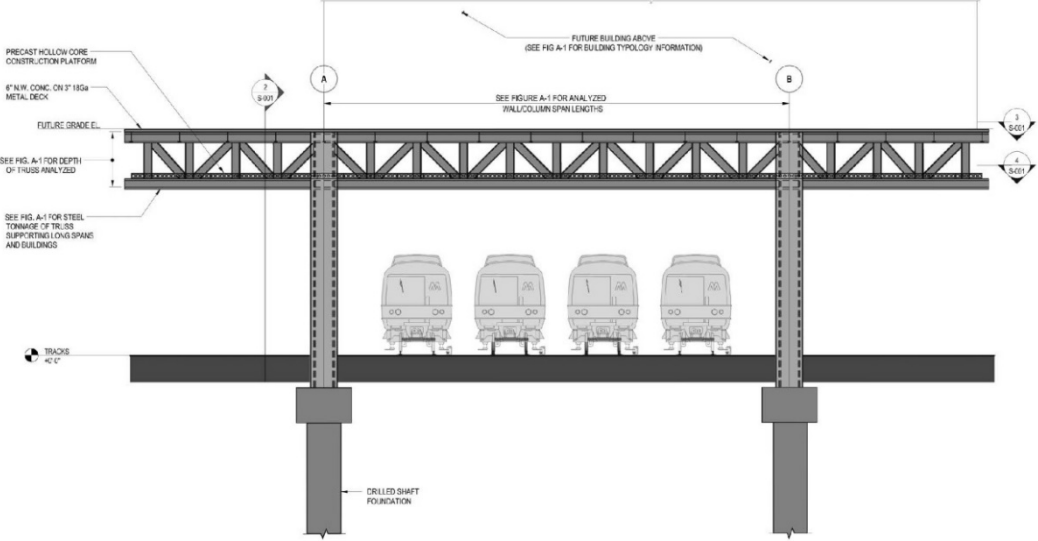
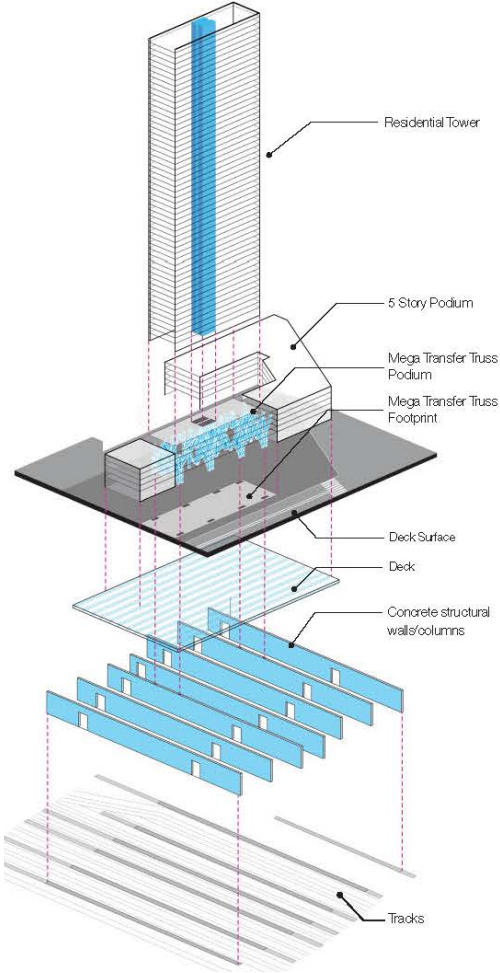
Approximately 15-20% of the Yard is **severely constrained for decking**



- Non-Decked Areas
- Future Track Alignment

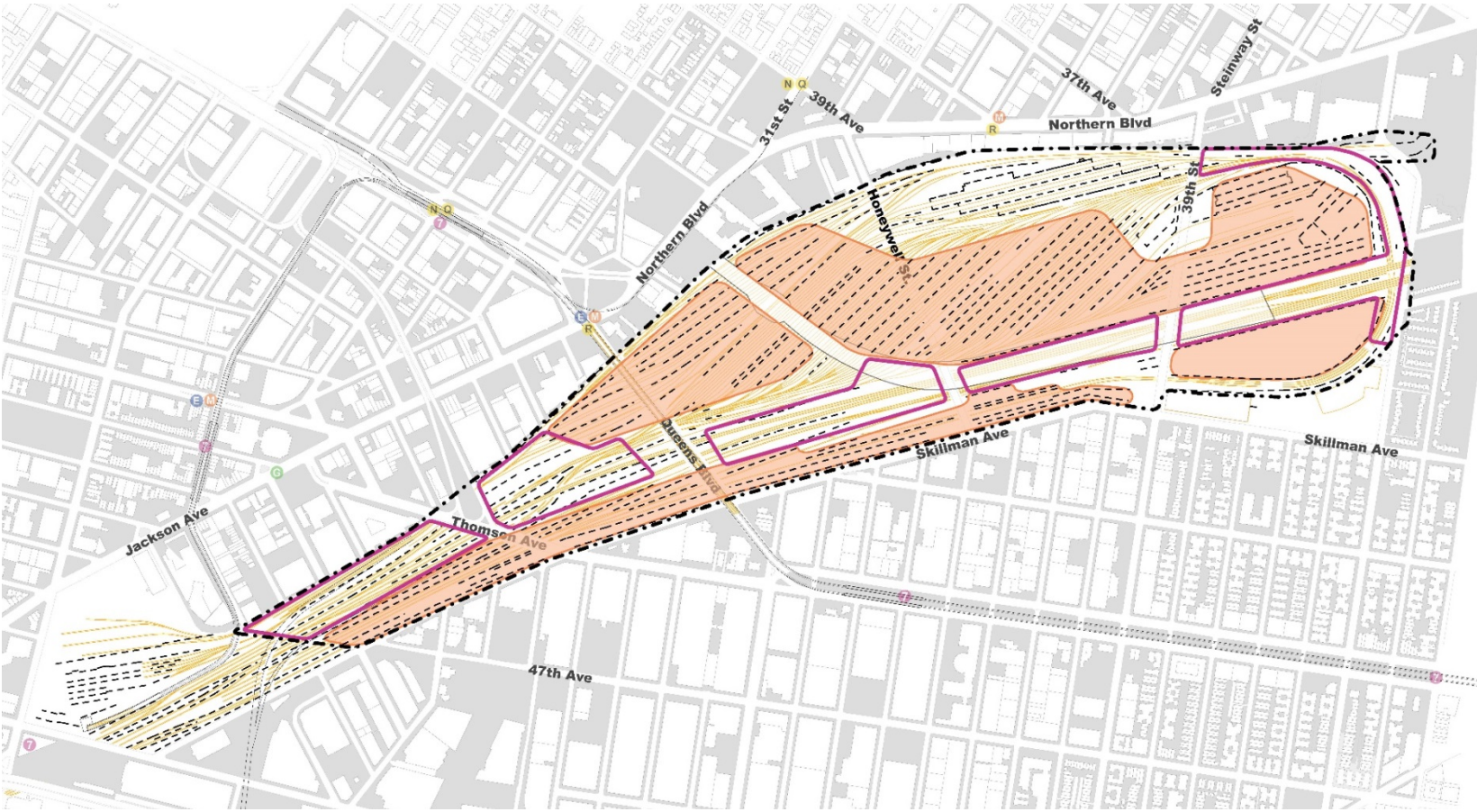
Key Findings of Feasibility Study

In areas feasible for decking, **rail line locations and structural constraints on tall buildings** limit development options



Key Findings of Feasibility Study

Potential column lines for buildings are based on **future track alignment** in the Yard



- Non-Decked Areas
- Future Track Alignment
- Proposed Column Center Lines
- Zones of Possible Buildings (*requiring Mega-transfer Truss)

Key Findings of Feasibility Study

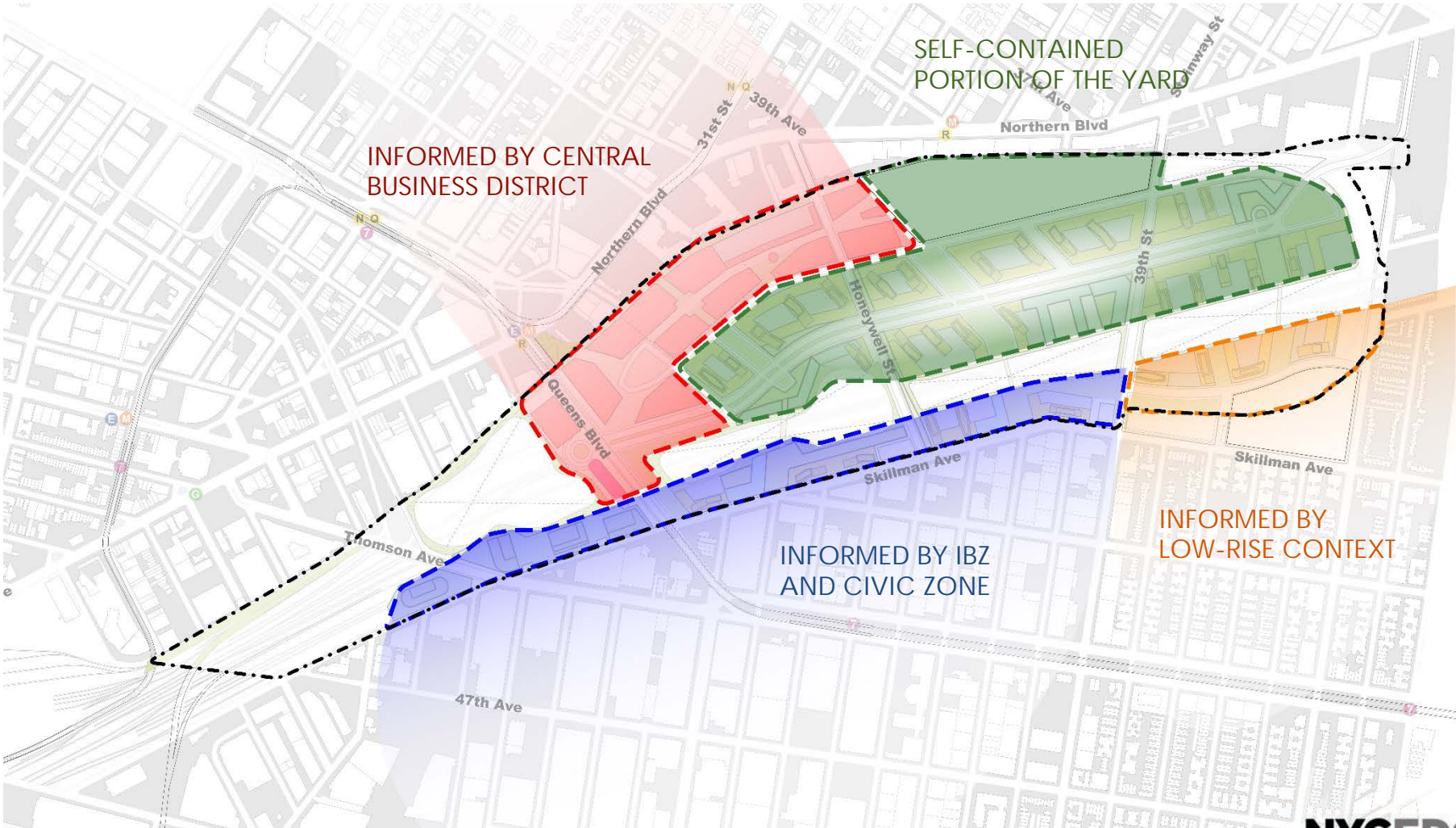
Certain areas of the Yard, where vertical construction is cost-prohibitive or infeasible, are ideal for a range of **parks and open spaces**



- Non-Decked Areas
- Optimized Building* Zones
- Public Open Space
- Decked Areas
- Possible Building* Footprints
- Proposed Sunnyside Station

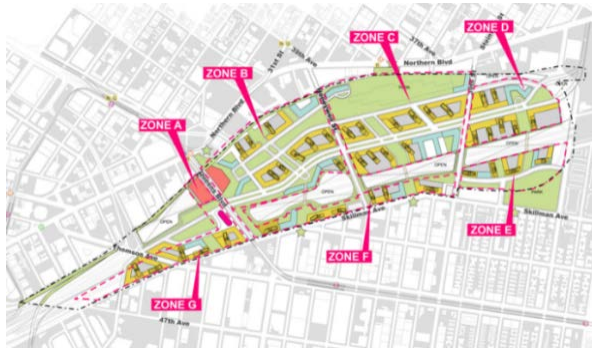
Key Findings of Feasibility Study

New development should **respond to the immediate context** and seize opportunities to **stitch together** surrounding neighborhoods



Key Findings of Feasibility Study

Three hypothetical development scenarios test economic, urban design, and policy goals to inform future detailed planning



Test Case 1: Residential



Test Case 2: Live/Work/Play

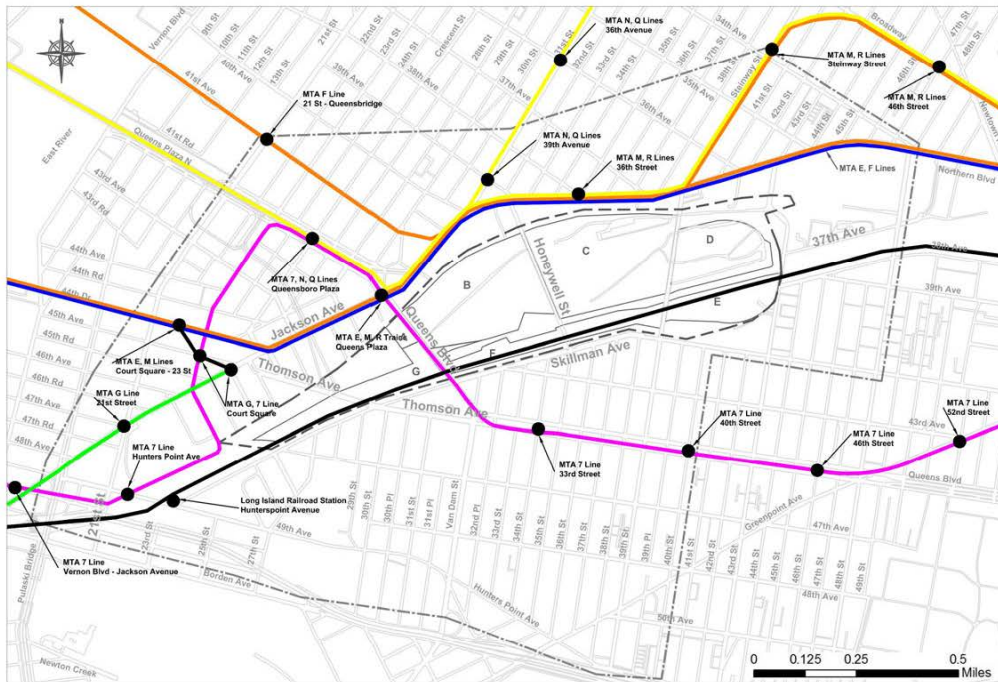


Test Case 3: Destination

	Test Case 1 Residential	Test Case 2 Live/Work/Play	Test Case 3 Destination
Residential	18.0 M – 24.4 M	14.2 M – 19.3 M	16.3 M – 22.0 M
Total # of Residential Units	18,000 – 24,000 units	14,000 – 19,000 units	16,000 – 22,000 units
30% Affordable Units**	5,400 – 7,200 units	4,200 – 5,700 units	4,800 – 6,600 units
Class A Office	0	3.5 M – 4.8 M	0
Creative Office	0	600 k – 800 k	0
Neighborhood Retail	700 k – 900 k	500 k – 700 k	600 k – 800 k
Mixed-Use	200 k – 300 k	110 k – 150 k	1.1 M – 1.5 M
Community Facilities/Schools	1.5 M – 2.0 M	1.0 M – 1.4 M	1.1 M – 1.5 M
# of Schools	13 – 19 schools	10 – 14 schools	10 – 14 schools
Higher Education	0	1.0 M – 1.4 M	0
Parking	700 k – 1.0 M	1.0 M 1.3 M	1.2 M – 1.6 M
# of Parking Spaces	2,400 – 3,300 spaces	3,300 – 4,500 spaces	3,900 – 5,300 spaces
Total Floor Area	21.1 M – 28.6 M	22.0 M – 29.8 M	20.3 M – 27.4 M
Open Space	38 – 52 acres	37 – 50 acres	31 – 42 acres

Key Findings of Feasibility Study

Upgraded public infrastructure will be needed, particularly transportation and utilities, but further study is required



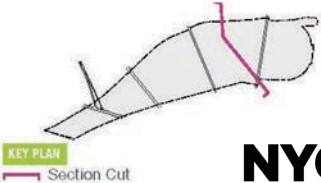
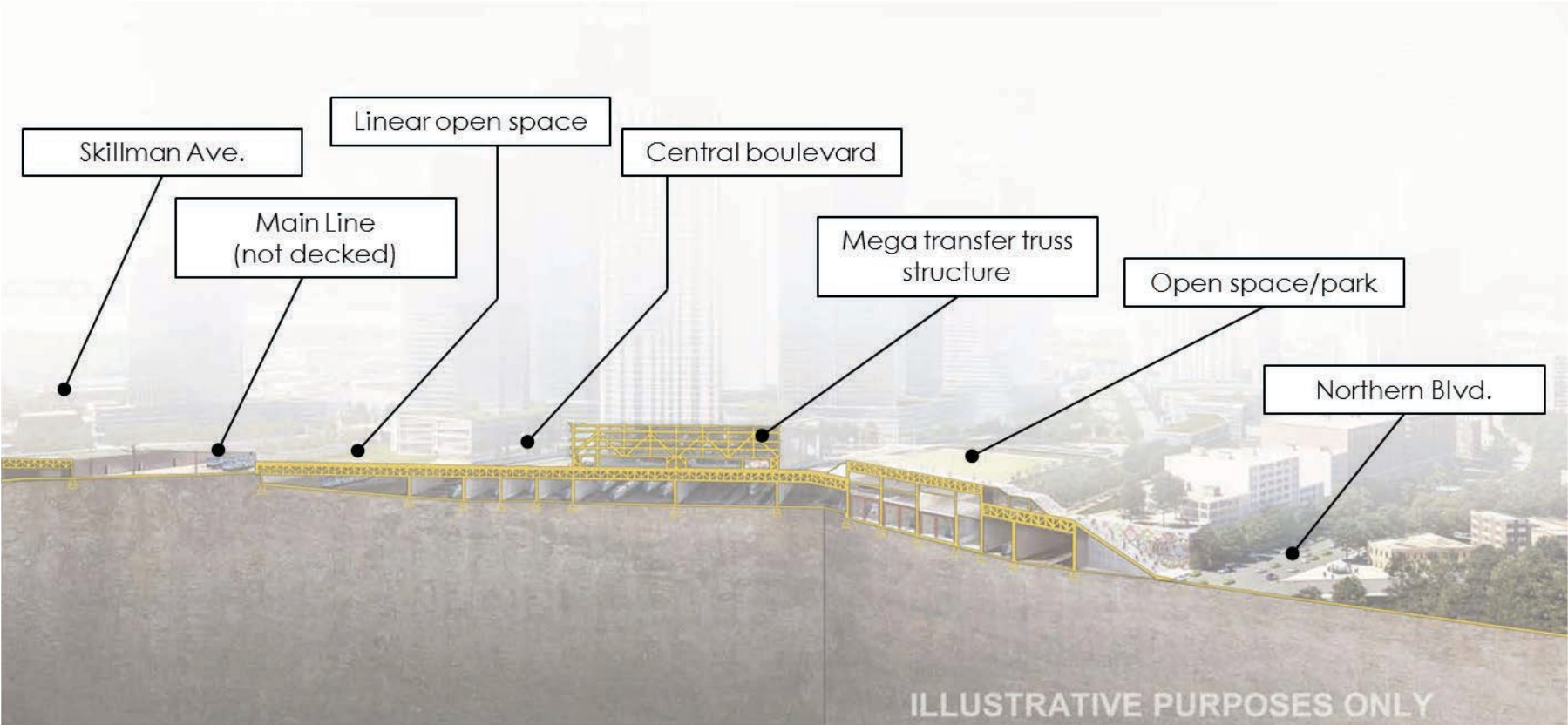
LEGEND :

- Train Station
- Subway Line
- LIRR Route
- Project Site
- Study Area

- **On-site utilities** would be accommodated within deck
- Certain upgrades to **off-site utilities** will be required
- New development would include **libraries, fire stations, police precincts, schools, and other municipal services**
- Development would generate substantial demand for **transportation** (public transit, auto/vehicles, rail, and pedestrian)

Key Findings of Feasibility Study

Market conditions and construction costs suggest a **project has potential long-term returns** but also significant up-front costs due to premiums associated with overbuild construction



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Western Queens, 1929



SUNNYSIDE
YARD

Sunnyside Yard as Regional Infrastructure



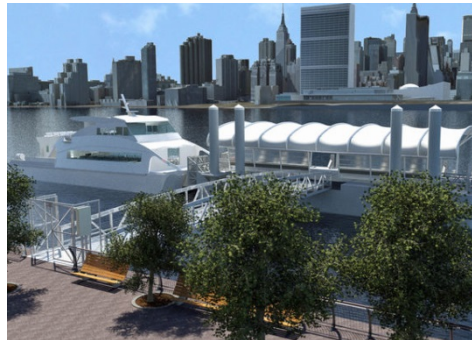
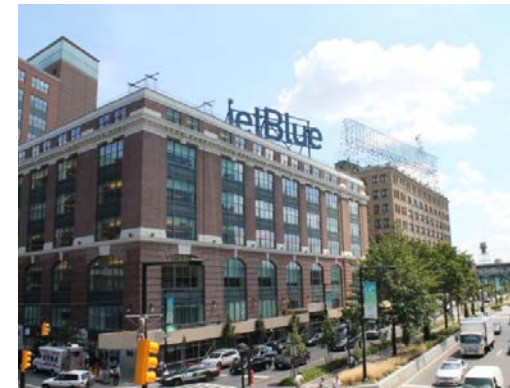
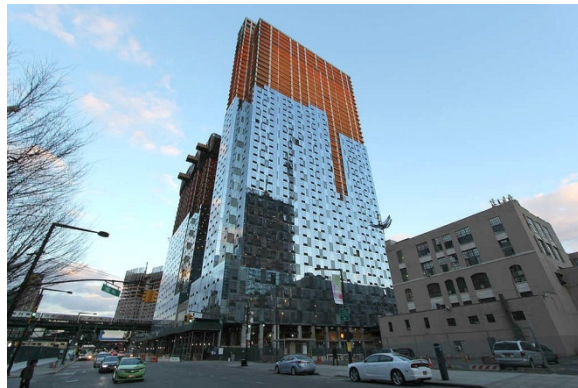
Sunnyside Yard as Regional Infrastructure *and local, City, & regional asset*



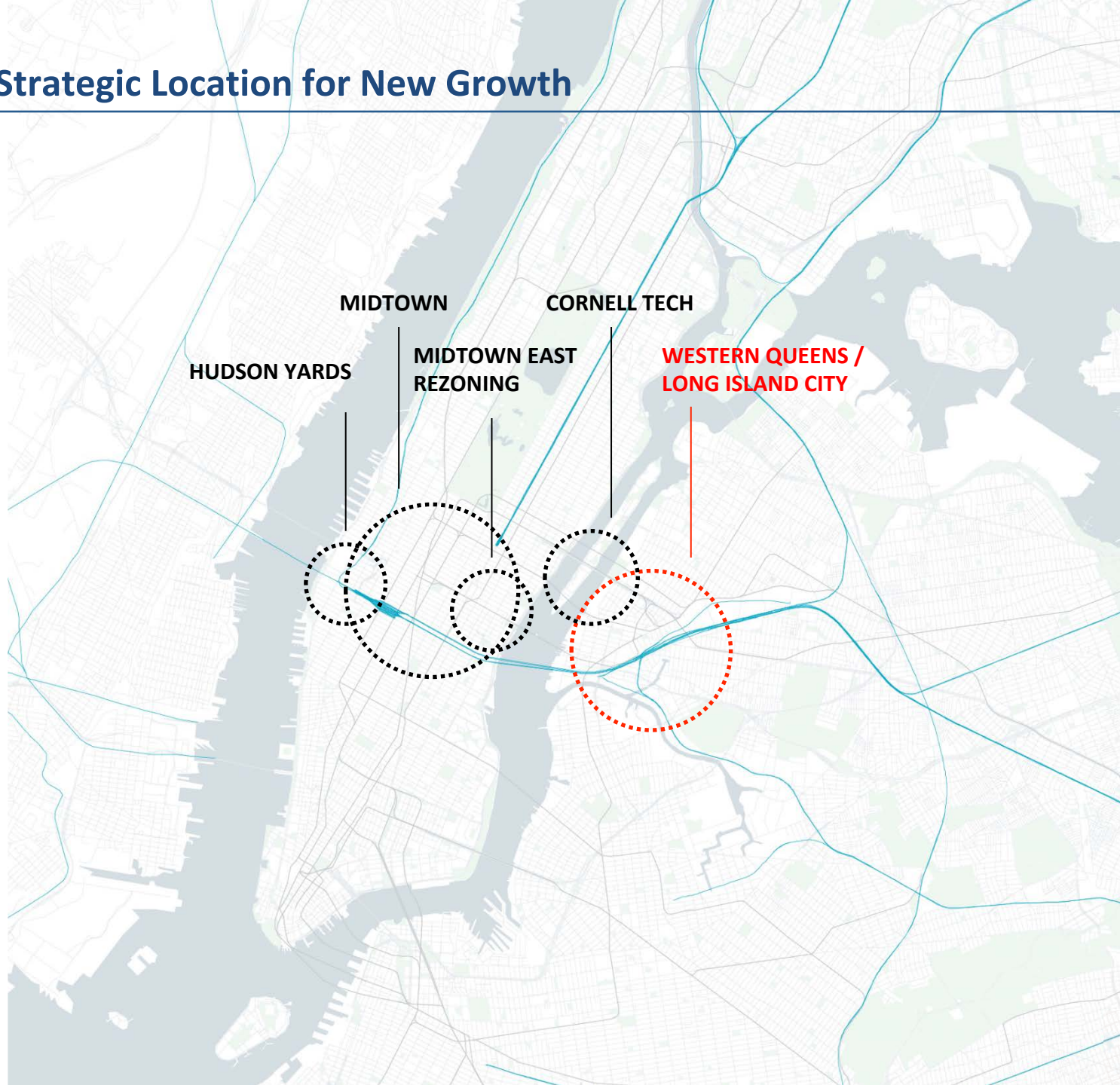
Long Island City Today



Current Development in Long Island City



Strategic Location for New Growth



HUDSON YARDS

MIDTOWN

MIDTOWN EAST
REZONING

CORNELL TECH

WESTERN QUEENS /
LONG ISLAND CITY

Development at Sunnyside Yard can...

For Long Island City:

- Bring new **mixed-use development, open space, and amenities**
- Help make case for **transportation investments** to serve area
- **Fix the gap** that currently disconnects vibrant neighborhoods in LIC

For Queens:

- **Allow for growth** and housing, relieving pressures on other areas
- Spark a discussion of **regional transit improvements** to benefit entire borough
- Build up the commercial hub in LIC, bringing **quality jobs** closer to residents

For New York City:

- Seize a **generational opportunity** to invest in the City's growth
- Opportunity to pilot new ideas and technologies and make Sunnyside Yard a model of **inclusive, progressive urban development**

The Stage is Set



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Next Steps

1. Ongoing **community engagement**
2. Setting the stage to begin a **detailed planning process** later this year
3. **Coordination with Amtrak and other agencies** on plans for upcoming projects to ensure they accommodate potential overbuild development

Framing the Conversation

1. What is the opportunity at Sunnyside Yard?
2. How do we weigh this project against other potential investments and opportunities for growth?
3. How could development complement and benefit existing neighborhoods and businesses?
4. How do we make the case for a project of regional importance in today's political environment?