



WILLETS POINT  
PDC LANDSCAPE CONCEPT SUBMISSION  
DECEMBER 13, 2021



**LEGEND**

- Site Boundary
- - Zoning Lot/Phase Line
- Willets Point Special District Boundary
- Pedestrian Connectivity
- Existing Bike Lanes
- - Proposed Bike Lane
- Elevated Subway
- LIRR
- Pedestrian Connections + Plazas
- M Mets-Willets Point LIRR Train Station
- 7 Mets-Willets Point 7 Train Station
- Future AirTrain LGA

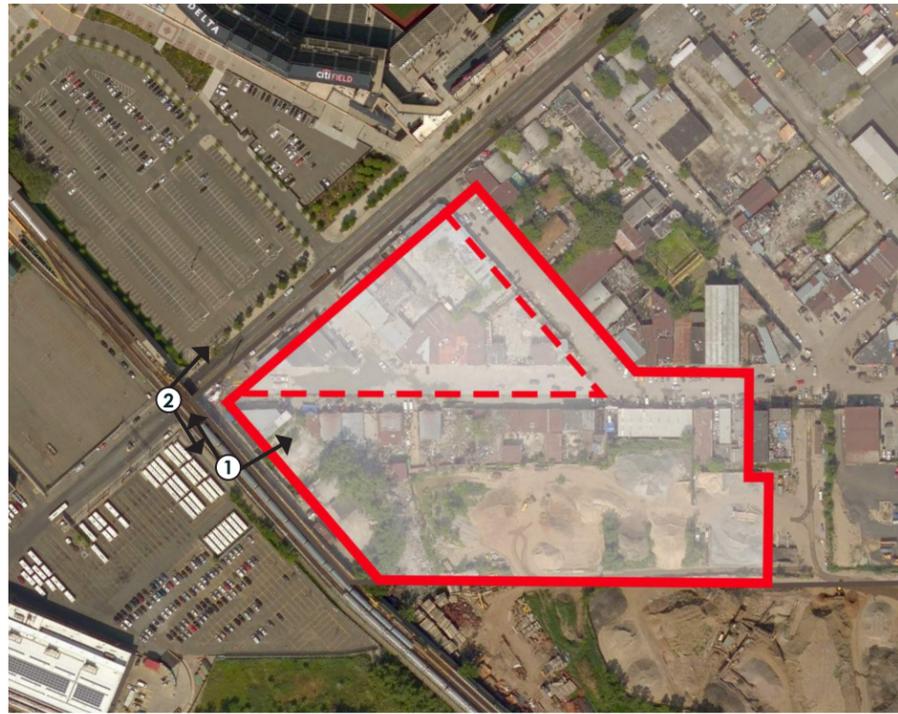




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- - - Proposed Bike Lane
- Pedestrian Connections + Plazas
- M Mets-Willets Point LIRR Train Station
- 7 Mets-Willets Point 7 Train Station
- Future AirTrain LGA
- Open Space

SITE CONTEXT WITH OPEN SPACE CONNECTIONS



EXISTING CONDITIONS SITE PHOTOS



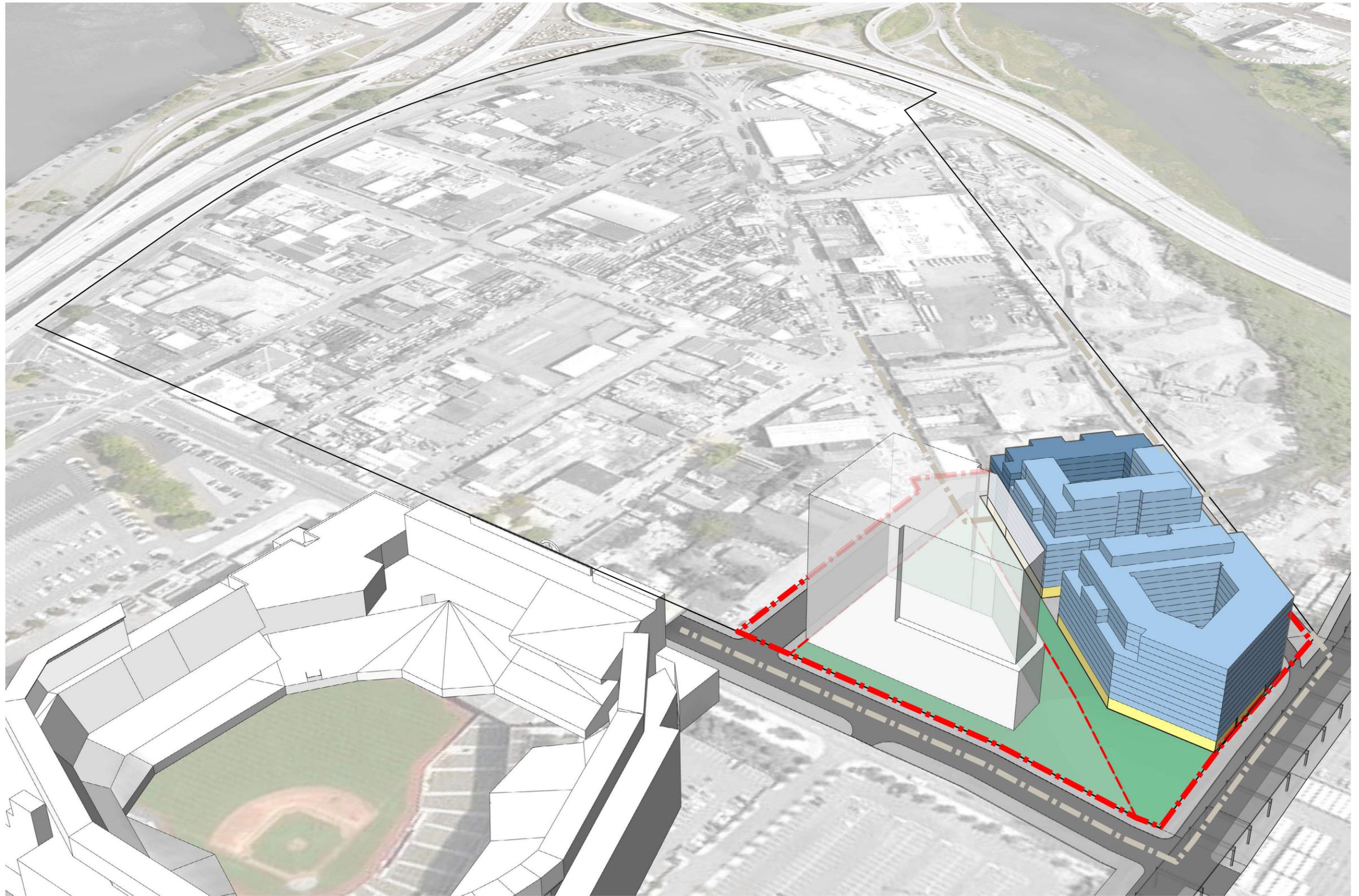
EXISTING CONDITIONS SITE PHOTOS



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LEGEND

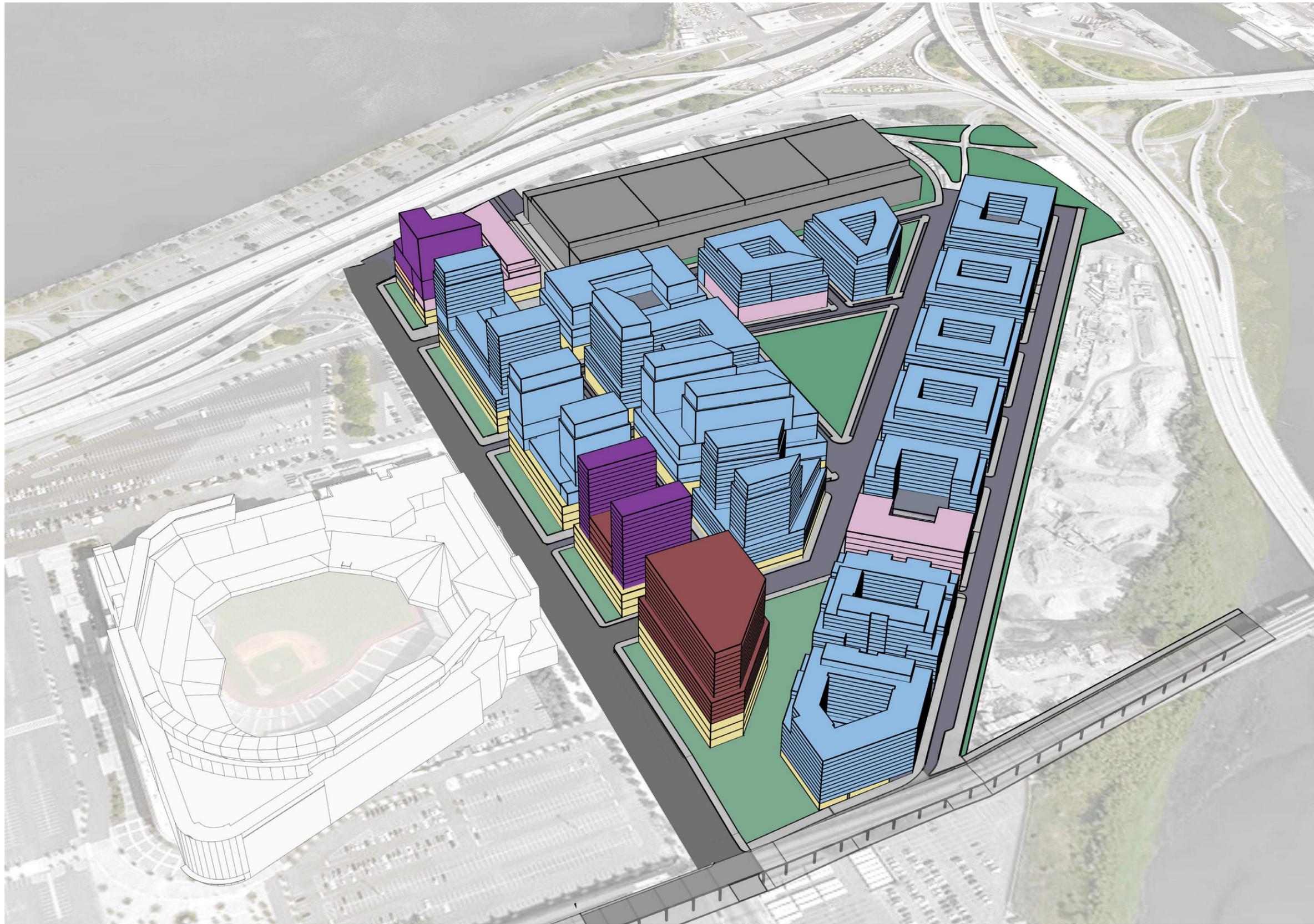
- PROPOSED ZONING LOT
- SPECIAL WILLETS POINT DISTRICT
- STAGE 1 / STAGE 2 BOUNDARY
- RETAIL
- AFFORDABLE HOUSING
- SENIOR HOUSING
- COMMUNITY FACILITY
- PARKING
- PUBLIC SPACE STAGE 1
- PUBLIC SPACE STAGE 2

Credit: S9 architecture

**RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE  
PROPOSED SCHOOL ZONING LOT INCLUSION IS FOR REFERENCE ONLY**

MASSING & CONTEXT DIAGRAM

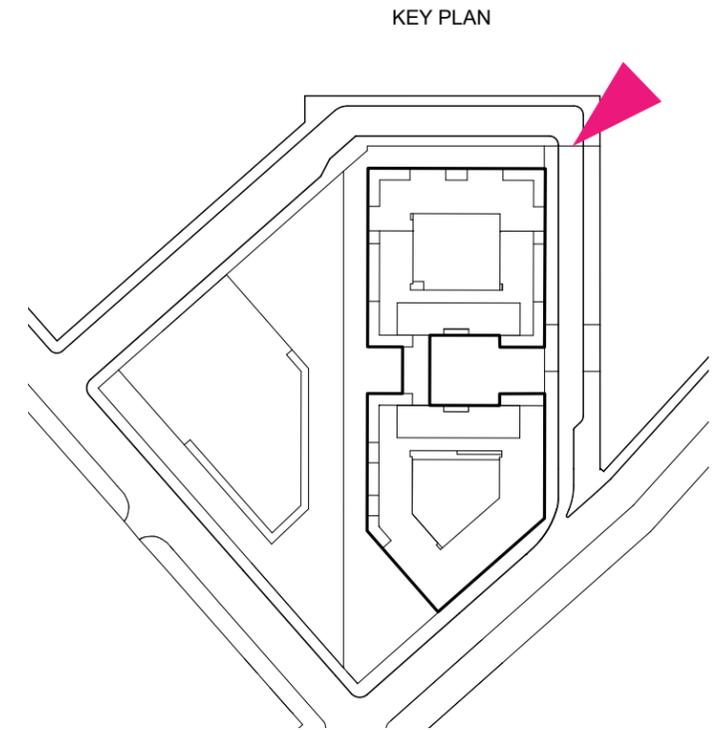
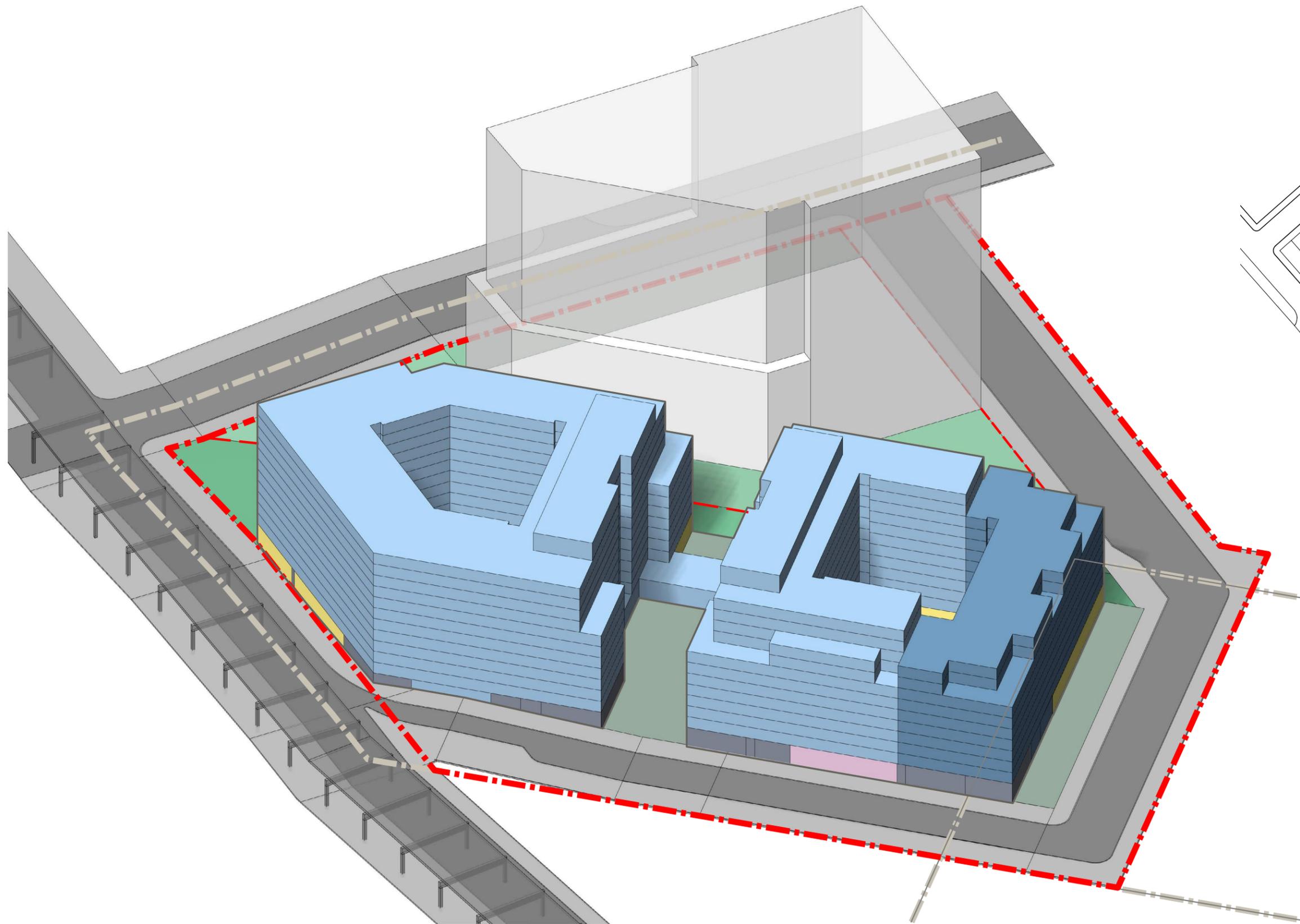




LEGEND:

- HOUSING
- OFFICE
- RETAIL
- CONVENTION CENTER
- HOTEL
- SCHOOL / COMMUNITY FACILITY

DISTRICT MASSING & CONTEXT DIAGRAM



KEY PLAN

LEGEND

- - - PROPOSED ZONING LOT
- - - SPECIAL WILLETS POINT DISTRICT
- - - STAGE 1 / STAGE 2 BOUNDARY
- RETAIL
- AFFORDABLE HOUSING
- SENIOR HOUSING
- COMMUNITY FACILITY
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- PUBLIC SPACE STAGE 1
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Credit: S9 architecture

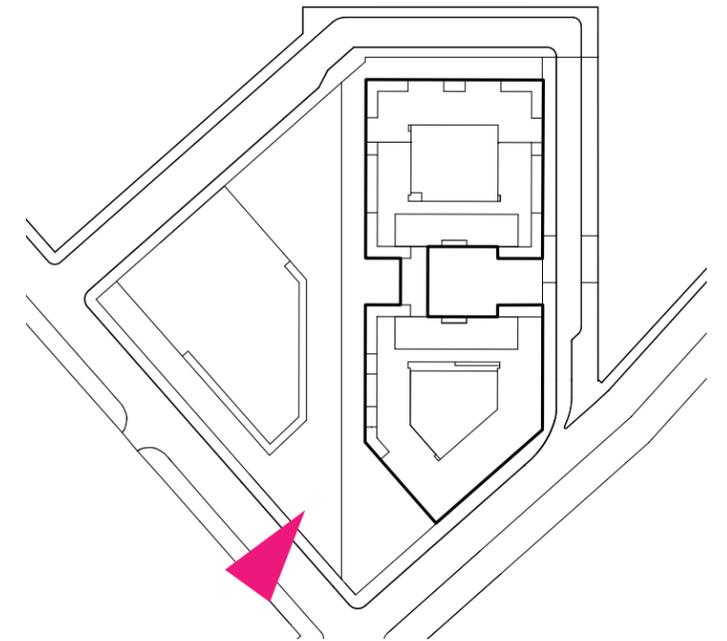
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MASSING DIAGRAM

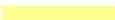


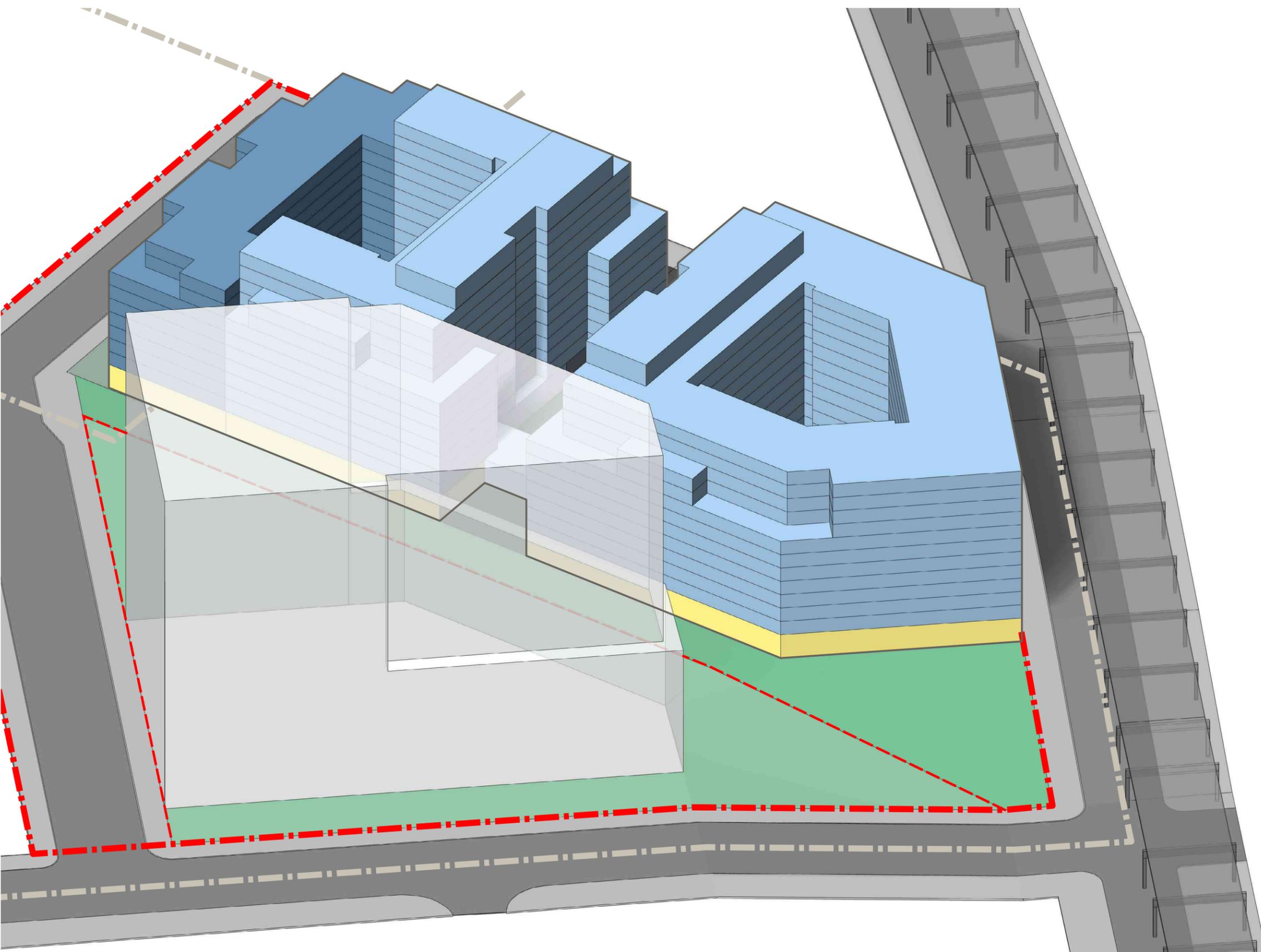
WILLETS POINT LANDSCAPE  
DECEMBER 13, 2021

KEY PLAN



LEGEND

-  PROPOSED ZONING LOT
-  SPECIAL WILLETS POINT DISTRICT
-  STAGE 1 / STAGE 2 BOUNDARY
-  RETAIL
-  AFFORDABLE HOUSING
-  SENIOR HOUSING
-  COMMUNITY FACILITY
-  PARKING
-  PUBLIC SPACE STAGE 1
-  PUBLIC SPACE STAGE 2



Credit: S9 architecture

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MASSING DIAGRAM



WILLETS POINT LANDSCAPE  
DECEMBER 13, 2021

**ENTRY PLAZA**

- 14,162 SF
- 7,000 SF MINIMUM
- THE PLAZA SHALL INCLUDE NO LESS THAN 60 FEET AND NO MORE THAN 80 FEET OF FRONTAGE ALONG 126TH STREET
- EACH USE OR ESTABLISHMENT WITH FRONTAGE ON THE PLAZA SHALL INCLUDE AT LEAST ONE ENTRANCE TO SUCH PLAZA
- AT LEAST TWO AMENITIES SHALL BE PROVIDED FROM AMONG THOSE LISTED IN SECTION 37-748
- THE AREA OF SUCH PLAZA SHALL NOT OVERLAP WITH THE REQUIREMENTS OF FOR ROOSEVELT AVENUE

**PEDESTRIAN CORRIDOR**

- 5,371 SF
- SUCH CORRIDOR SHALL BE AT LEAST 60 FEET IN WIDTH AND INCLUDE, WITHIN SUCH WIDTH, A 40 FOOT UTILITY EASEMENT
- SUCH CORRIDOR SHALL BE AT LEAST 150 FEET IN LENGTH
- EACH USE OR ESTABLISHMENT WITH FRONTAGE ON SUCH CORRIDOR SHALL INCLUDE AT LEAST ONE ENTRANCE TO SUCH CORRIDOR
- EACH SIDE OF SUCH CORRIDOR AREA SHALL BE PLANTED WITH 3" MIN. CALIPER STREET TREES FOR THE ENTIRE LENGTH OF SUCH CORRIDOR, EVERY 25 FEET OF THE LENGTH OF EACH SIDE OF SUCH CORRIDOR.

**CENTRAL PLAZA**

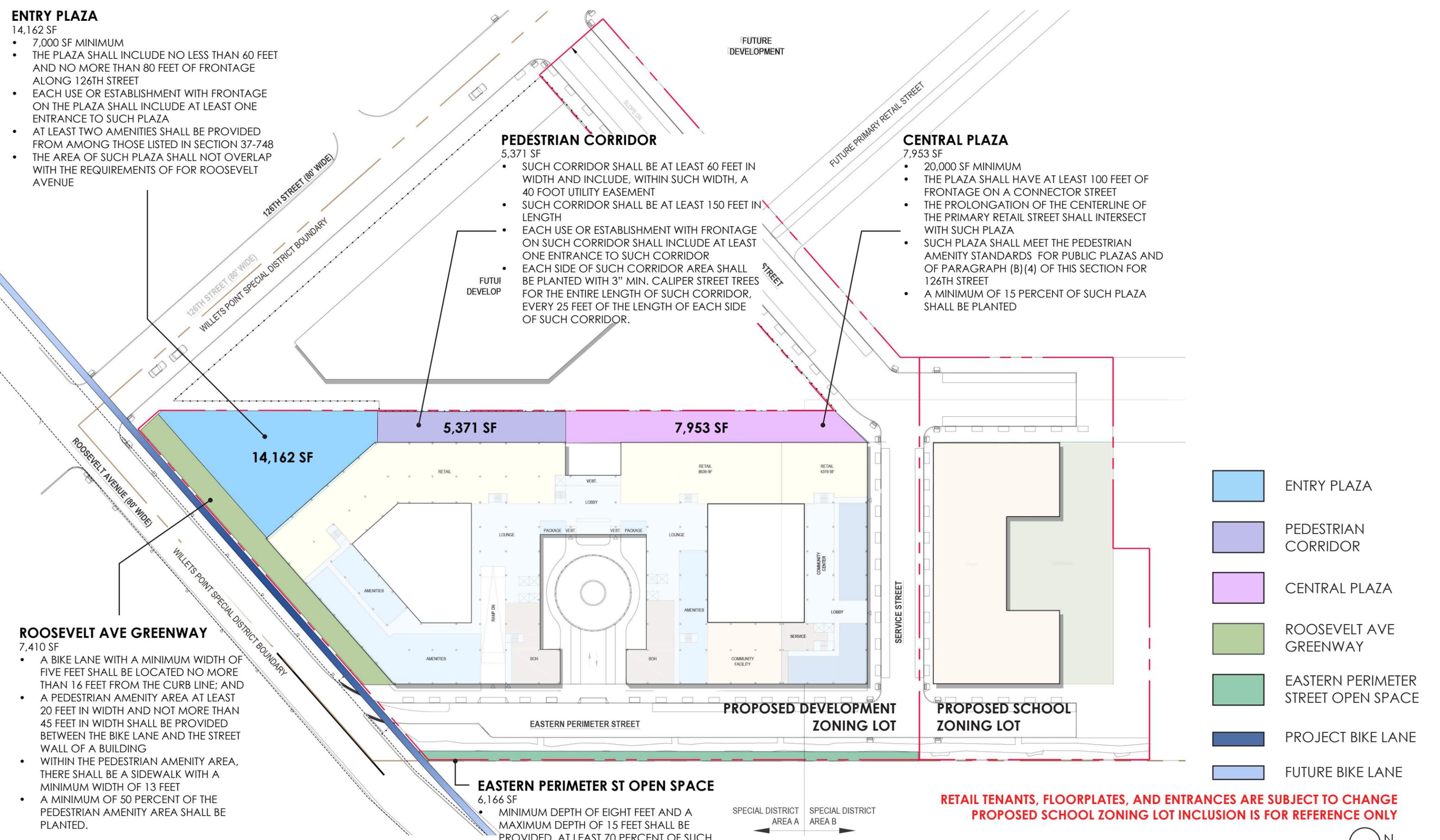
- 7,953 SF
- 20,000 SF MINIMUM
- THE PLAZA SHALL HAVE AT LEAST 100 FEET OF FRONTAGE ON A CONNECTOR STREET
- THE PROLONGATION OF THE CENTERLINE OF THE PRIMARY RETAIL STREET SHALL INTERSECT WITH SUCH PLAZA
- SUCH PLAZA SHALL MEET THE PEDESTRIAN AMENITY STANDARDS FOR PUBLIC PLAZAS AND OF PARAGRAPH (B)(4) OF THIS SECTION FOR 126TH STREET
- A MINIMUM OF 15 PERCENT OF SUCH PLAZA SHALL BE PLANTED

**ROOSEVELT AVE GREENWAY**

- 7,410 SF
- A BIKE LANE WITH A MINIMUM WIDTH OF FIVE FEET SHALL BE LOCATED NO MORE THAN 16 FEET FROM THE CURB LINE; AND
- A PEDESTRIAN AMENITY AREA AT LEAST 20 FEET IN WIDTH AND NOT MORE THAN 45 FEET IN WIDTH SHALL BE PROVIDED BETWEEN THE BIKE LANE AND THE STREET WALL OF A BUILDING
- WITHIN THE PEDESTRIAN AMENITY AREA, THERE SHALL BE A SIDEWALK WITH A MINIMUM WIDTH OF 13 FEET
- A MINIMUM OF 50 PERCENT OF THE PEDESTRIAN AMENITY AREA SHALL BE PLANTED.

**EASTERN PERIMETER ST OPEN SPACE**

- 6,166 SF
- MINIMUM DEPTH OF EIGHT FEET AND A MAXIMUM DEPTH OF 15 FEET SHALL BE PROVIDED. AT LEAST 70 PERCENT OF SUCH OPEN AREA SHALL BE PLANTED.



- ENTRY PLAZA
- PEDESTRIAN CORRIDOR
- CENTRAL PLAZA
- ROOSEVELT AVE GREENWAY
- EASTERN PERIMETER STREET OPEN SPACE
- PROJECT BIKE LANE
- FUTURE BIKE LANE

**RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE  
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ZONING ANALYSIS DIAGRAM



SCALE: 1" = 80'-0"

WILLETS POINT LANDSCAPE  
DECEMBER 13, 2021

**ENTRY PLAZA**

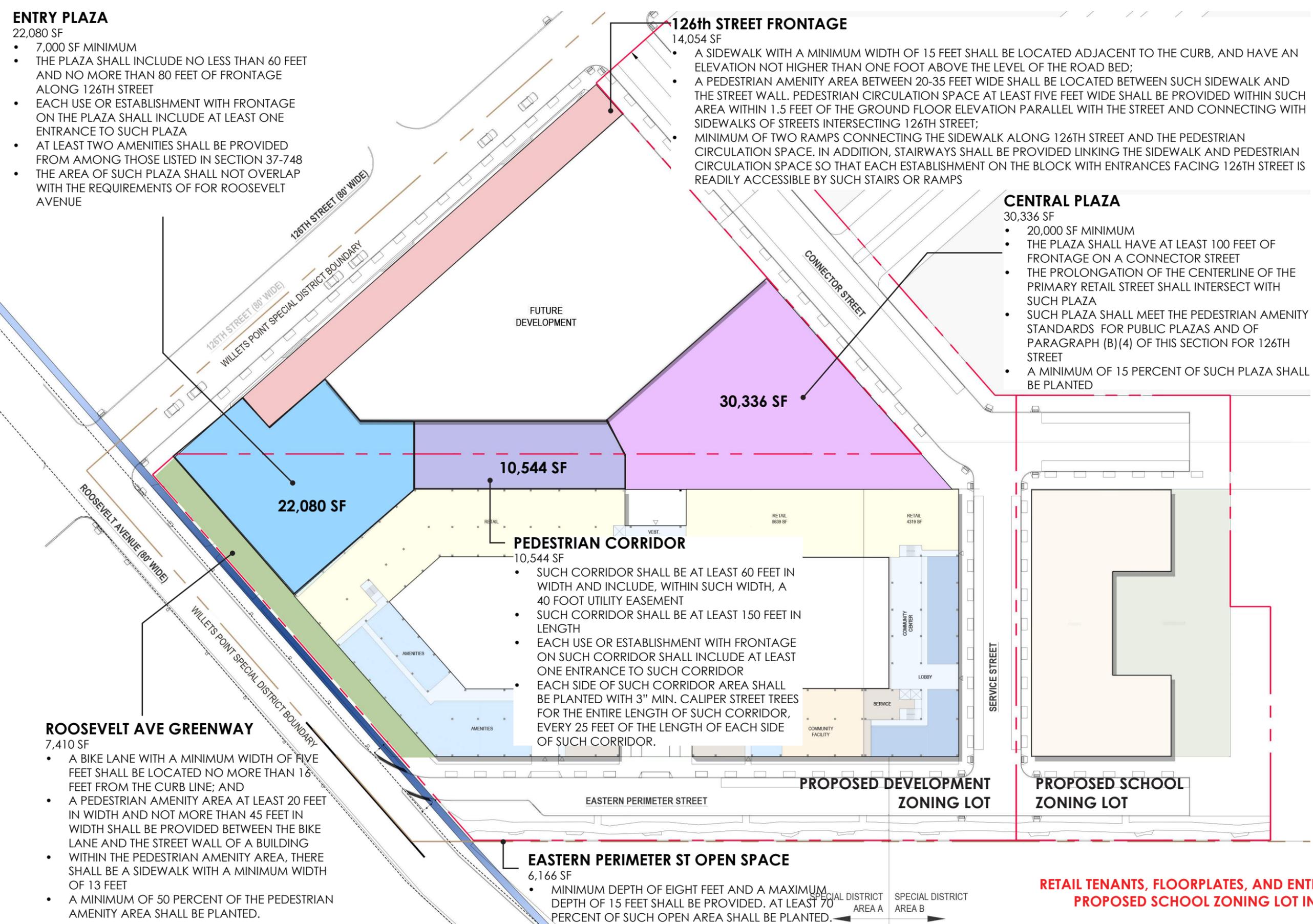
- 22,080 SF
- 7,000 SF MINIMUM
  - THE PLAZA SHALL INCLUDE NO LESS THAN 60 FEET AND NO MORE THAN 80 FEET OF FRONTAGE ALONG 126TH STREET
  - EACH USE OR ESTABLISHMENT WITH FRONTAGE ON THE PLAZA SHALL INCLUDE AT LEAST ONE ENTRANCE TO SUCH PLAZA
  - AT LEAST TWO AMENITIES SHALL BE PROVIDED FROM AMONG THOSE LISTED IN SECTION 37-748
  - THE AREA OF SUCH PLAZA SHALL NOT OVERLAP WITH THE REQUIREMENTS OF FOR ROOSEVELT AVENUE

**126th STREET FRONTAGE**

- 14,054 SF
- A SIDEWALK WITH A MINIMUM WIDTH OF 15 FEET SHALL BE LOCATED ADJACENT TO THE CURB, AND HAVE AN ELEVATION NOT HIGHER THAN ONE FOOT ABOVE THE LEVEL OF THE ROAD BED;
  - A PEDESTRIAN AMENITY AREA BETWEEN 20-35 FEET WIDE SHALL BE LOCATED BETWEEN SUCH SIDEWALK AND THE STREET WALL. PEDESTRIAN CIRCULATION SPACE AT LEAST FIVE FEET WIDE SHALL BE PROVIDED WITHIN SUCH AREA WITHIN 1.5 FEET OF THE GROUND FLOOR ELEVATION PARALLEL WITH THE STREET AND CONNECTING WITH SIDEWALKS OF STREETS INTERSECTING 126TH STREET;
  - MINIMUM OF TWO RAMPS CONNECTING THE SIDEWALK ALONG 126TH STREET AND THE PEDESTRIAN CIRCULATION SPACE. IN ADDITION, STAIRWAYS SHALL BE PROVIDED LINKING THE SIDEWALK AND PEDESTRIAN CIRCULATION SPACE SO THAT EACH ESTABLISHMENT ON THE BLOCK WITH ENTRANCES FACING 126TH STREET IS READILY ACCESSIBLE BY SUCH STAIRS OR RAMPS

**CENTRAL PLAZA**

- 30,336 SF
- 20,000 SF MINIMUM
  - THE PLAZA SHALL HAVE AT LEAST 100 FEET OF FRONTAGE ON A CONNECTOR STREET
  - THE PROLONGATION OF THE CENTERLINE OF THE PRIMARY RETAIL STREET SHALL INTERSECT WITH SUCH PLAZA
  - SUCH PLAZA SHALL MEET THE PEDESTRIAN AMENITY STANDARDS FOR PUBLIC PLAZAS AND OF PARAGRAPH (B)(4) OF THIS SECTION FOR 126TH STREET
  - A MINIMUM OF 15 PERCENT OF SUCH PLAZA SHALL BE PLANTED



**ROOSEVELT AVE GREENWAY**

- 7,410 SF
- A BIKE LANE WITH A MINIMUM WIDTH OF FIVE FEET SHALL BE LOCATED NO MORE THAN 16 FEET FROM THE CURB LINE; AND
  - A PEDESTRIAN AMENITY AREA AT LEAST 20 FEET IN WIDTH AND NOT MORE THAN 45 FEET IN WIDTH SHALL BE PROVIDED BETWEEN THE BIKE LANE AND THE STREET WALL OF A BUILDING
  - WITHIN THE PEDESTRIAN AMENITY AREA, THERE SHALL BE A SIDEWALK WITH A MINIMUM WIDTH OF 13 FEET
  - A MINIMUM OF 50 PERCENT OF THE PEDESTRIAN AMENITY AREA SHALL BE PLANTED.

**PEDESTRIAN CORRIDOR**

- 10,544 SF
- SUCH CORRIDOR SHALL BE AT LEAST 60 FEET IN WIDTH AND INCLUDE, WITHIN SUCH WIDTH, A 40 FOOT UTILITY EASEMENT
  - SUCH CORRIDOR SHALL BE AT LEAST 150 FEET IN LENGTH
  - EACH USE OR ESTABLISHMENT WITH FRONTAGE ON SUCH CORRIDOR SHALL INCLUDE AT LEAST ONE ENTRANCE TO SUCH CORRIDOR
  - EACH SIDE OF SUCH CORRIDOR AREA SHALL BE PLANTED WITH 3" MIN. CALIPER STREET TREES FOR THE ENTIRE LENGTH OF SUCH CORRIDOR, EVERY 25 FEET OF THE LENGTH OF EACH SIDE OF SUCH CORRIDOR.

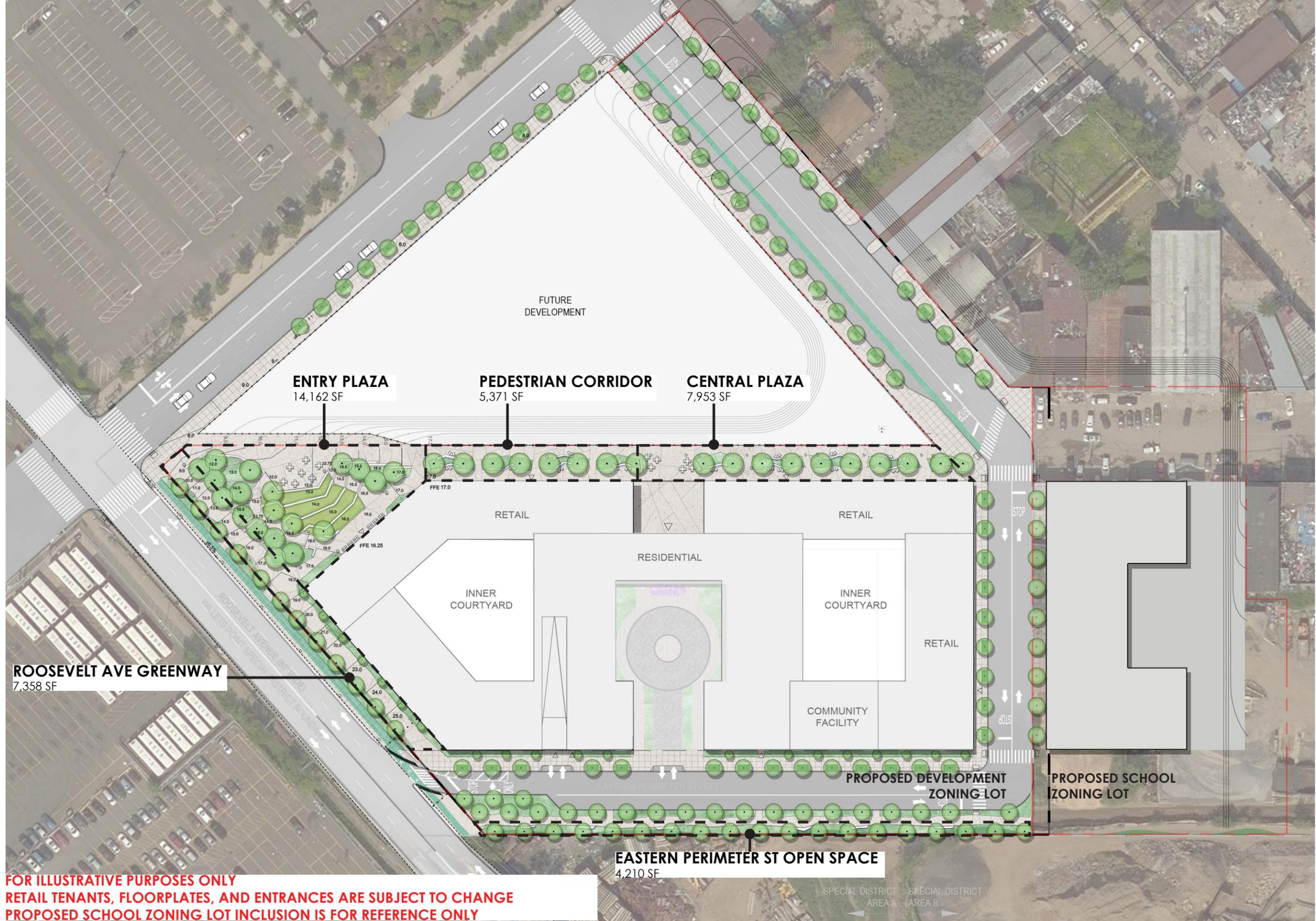
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- 6,166 SF
- MINIMUM DEPTH OF EIGHT FEET AND A MAXIMUM DEPTH OF 15 FEET SHALL BE PROVIDED. AT LEAST 70 PERCENT OF SUCH OPEN AREA SHALL BE PLANTED.

- ENTRY PLAZA
- PEDESTRIAN CORRIDOR
- CENTRAL PLAZA
- ROOSEVELT AVE GREENWAY
- EASTERN PERIMETER STREET OPEN SPACE
- PROJECT BIKE LANE
- FUTURE BIKE LANE

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ZONING ANALYSIS DIAGRAM - POTENTIAL FUTURE BUILD



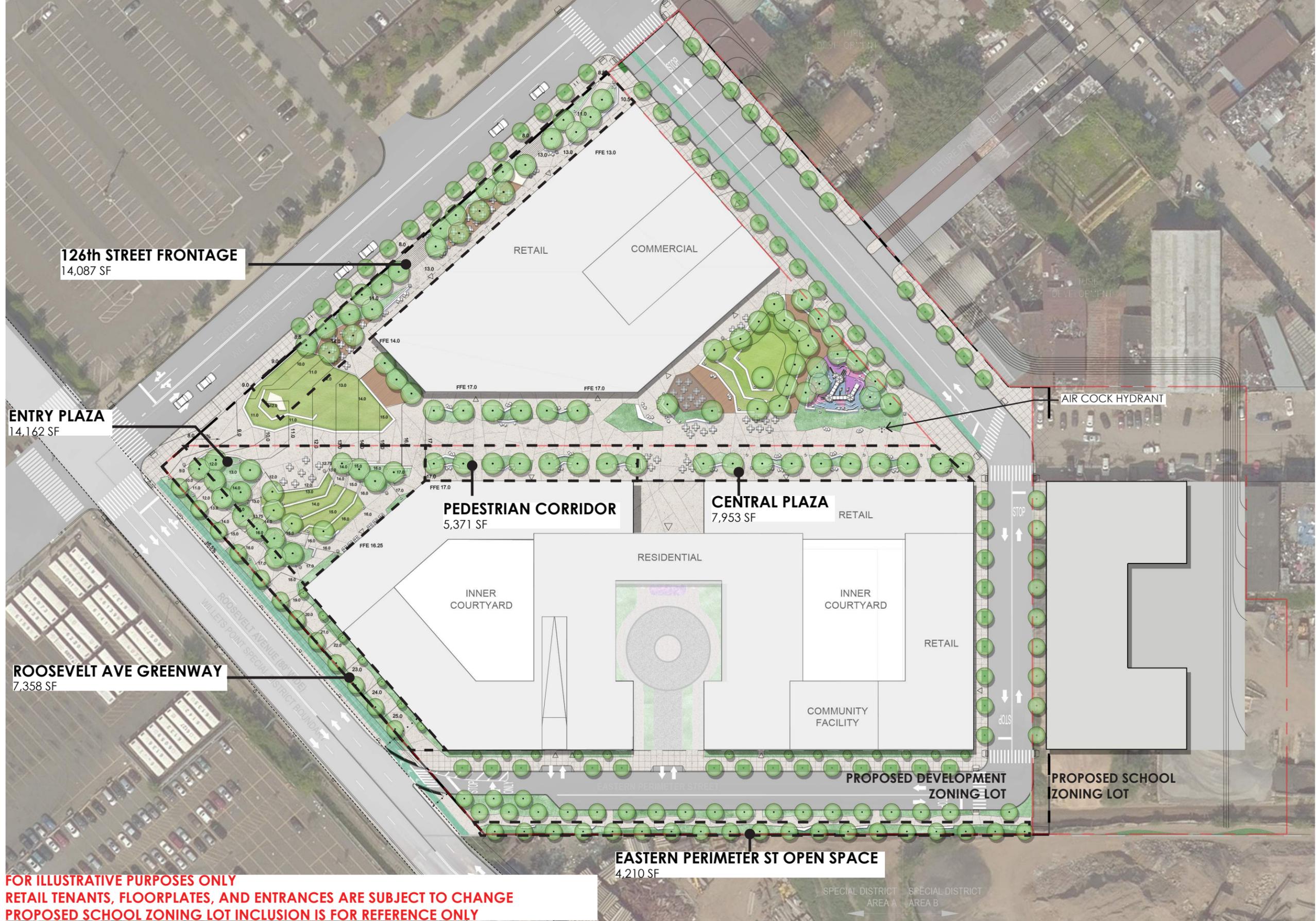
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SITE PLAN - STAGE 1



SCALE: 1" = 80'-0"

WILLETS POINT LANDSCAPE  
 DECEMBER 13, 2021



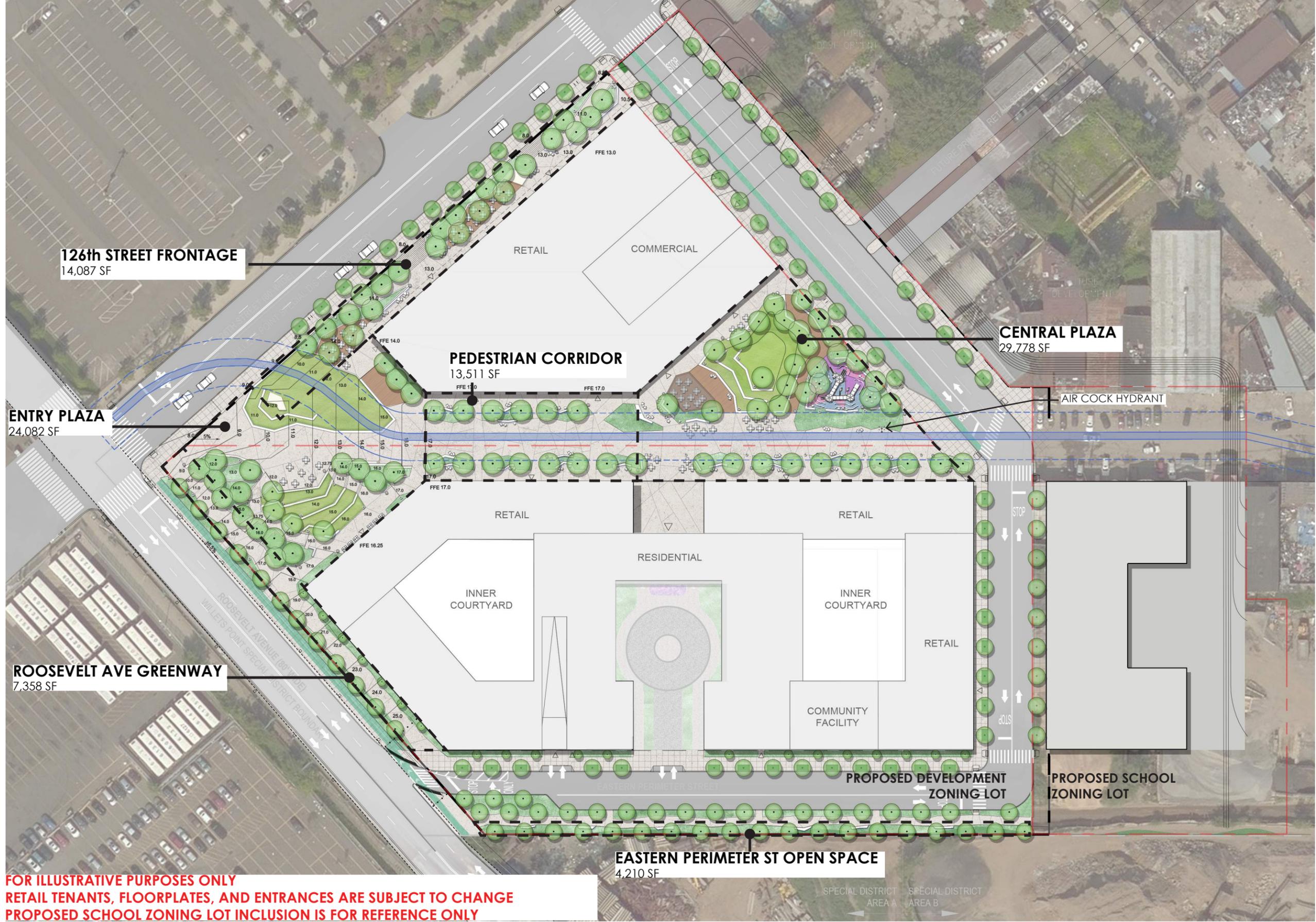
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SITE PLAN - STAGES 1 & 2



SCALE: 1" = 80'-0"

WILLETS POINT LANDSCAPE  
DECEMBER 13, 2021



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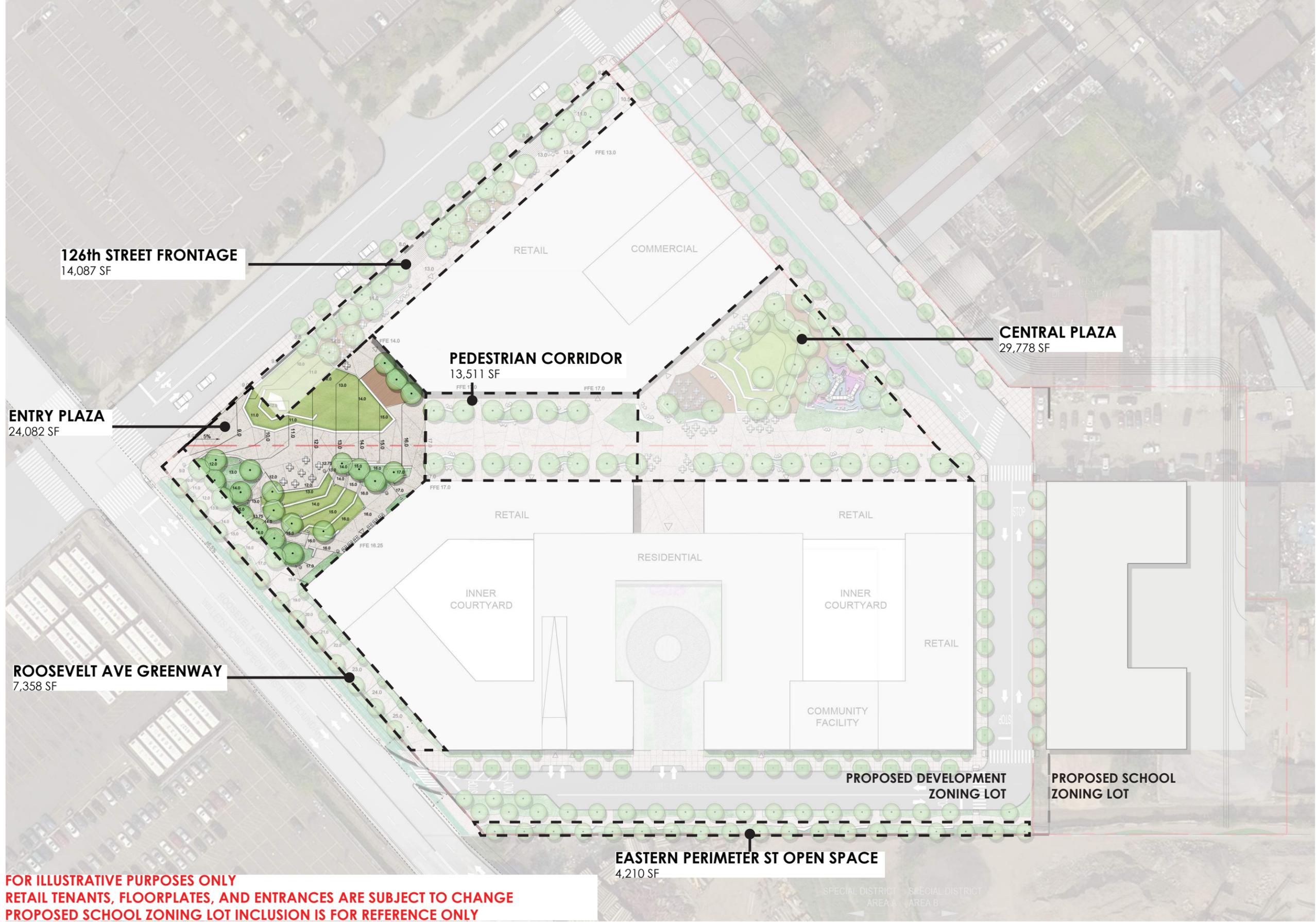
SITE PLAN WITH DEP EASEMENT



SCALE: 1" = 80'-0"

WILLETS POINT LANDSCAPE  
 DECEMBER 13, 2021

# ENTRY PLAZA



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SITE PLAN - STAGES 1 & 2



SCALE: 1" = 80'-0"

WILLETS POINT LANDSCAPE  
 DECEMBER 13, 2021



**ENTRY PLAZA**

14,162 SF

ZR SECTION	ITEM	REQUIREMENT	PROPOSED	COMPLIANCE/NOTES
124-42 (D)	BLOCK AT ROOSEVELT AVENUE AND 126TH STREET	IN THE EVENT THAT A UTILITY EASEMENT IS RETAINED ON THE BLOCK BOUNDED BY ROOSEVELT AVENUE AND 126TH STREET, THE FOLLOWING IMPROVEMENTS SHALL BE PROVIDED	N/A	N/A
124-42 (D) (1)	ENTRY PLAZA	AN ENTRY PLAZA OF AT LEAST 7,000 SQUARE FEET SHALL BE PROVIDED ADJACENT TO THE INTERSECTION OF 126TH STREET AND ROOSEVELT AVENUE, AS FOLLOWS:	14,162 SF	YES
124-42 (D) (1) (i)	FRONTAGE	THE PLAZA SHALL INCLUDE NO LESS THAN 60 FEET AND NO MORE THAN 80 FEET OF FRONTAGE ALONG 126TH STREET	4'-4"	<b>WILL COMPLY UPON COMPLETION OF SECOND PHASE OF OPEN SPACE</b> - ONLY 4'-4" FRONTAGE DUE TO DEVELOPMENT BOUNDARY LINE
124-42 (D) (1) (ii)	ENTRANCE TO ESTABLISHMENTS	EACH USE OR ESTABLISHMENT WITH FRONTAGE ON THE PLAZA SHALL INCLUDE AT LEAST ONE ENTRANCE TO SUCH PLAZA	ENTRANCE TO PLAZA FROM BUILDING ESTABLISHMENT	YES
124-42 (D) (1) (iii)	AMENITIES	AT LEAST TWO AMENITIES SHALL BE PROVIDED FROM AMONG THOSE LISTED IN SECTION 37-748, EXCEPT THAT A KIOSK THAT PROVIDES INFORMATION INSTEAD OF FOOD SERVICE SHALL ALSO BE PERMITTED	MOVABLE TABLES AND CHAIRS AND FOOD SERVICE FROM BUILDING RETAIL	YES
124-42 (D) (1) (iv)	AREA OVERLAP WITH ROOSEVELT AVE GREENWAY	THE AREA OF SUCH PLAZA SHALL NOT OVERLAP WITH THE REQUIREMENTS OF PARAGRAPH (C) OF THIS SECTION FOR ROOSEVELT AVENUE	NO OVERLAP WITH ROOSEVELT GREENWAY	YES

**RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE  
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ENTRY PLAZA PLAN COMPLIANCE - PHASE 1



SCALE: 1" = 40'-0"

WILLETS POINT LANDSCAPE

DECEMBER 13, 2021



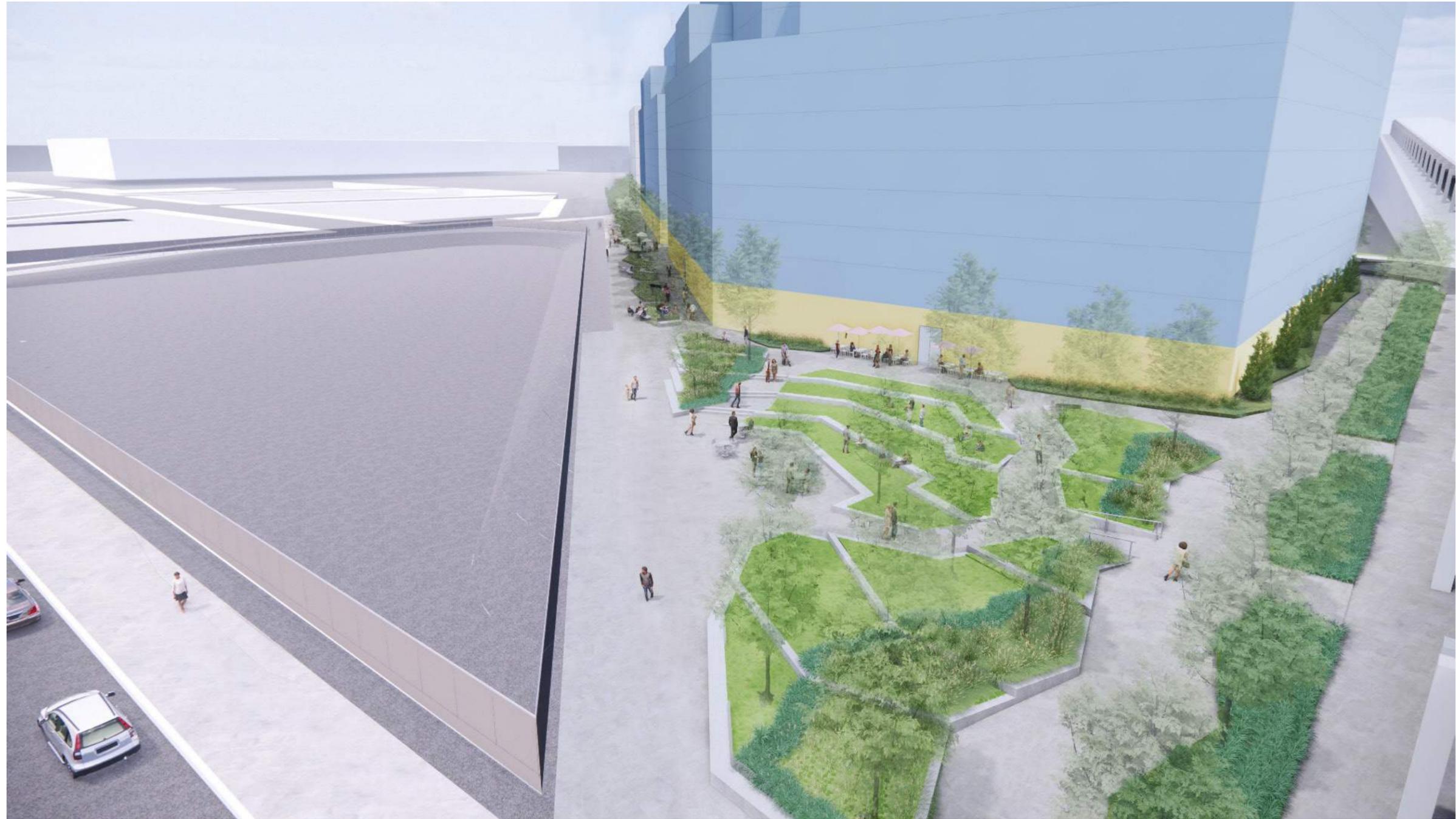
### ENTRY PLAZA

24,082 SF

ZR SECTION	ITEM	REQUIREMENT	PROPOSED	COMPLIANCE/NOTES
124-42 (D)	BLOCK AT ROOSEVELT AVENUE AND 126TH STREET	IN THE EVENT THAT A UTILITY EASEMENT IS RETAINED ON THE BLOCK BOUNDED BY ROOSEVELT AVENUE AND 126TH STREET, THE FOLLOWING IMPROVEMENTS SHALL BE PROVIDED	N/A	N/A
124-42 (D) (1)	ENTRY PLAZA	AN ENTRY PLAZA OF AT LEAST 7,000 SQUARE FEET SHALL BE PROVIDED ADJACENT TO THE INTERSECTION OF 126TH STREET AND ROOSEVELT AVENUE, AS FOLLOWS:	23,557 SF	YES
124-42 (D) (1) (i)	FRONTAGE	THE PLAZA SHALL INCLUDE NO LESS THAN 60 FEET AND NO MORE THAN 80 FEET OF FRONTAGE ALONG 126TH STREET	80'-0"	YES
124-42 (D) (1) (ii)	ENTRANCE TO ESTABLISHMENTS	EACH USE OR ESTABLISHMENT WITH FRONTAGE ON THE PLAZA SHALL INCLUDE AT LEAST ONE ENTRANCE TO SUCH PLAZA	ENTRANCE TO PLAZA FROM BUILDING ESTABLISHMENT	YES
124-42 (D) (1) (iii)	AMENITIES	AT LEAST TWO AMENITIES SHALL BE PROVIDED FROM AMONG THOSE LISTED IN SECTION 37-748, EXCEPT THAT A KIOSK THAT PROVIDES INFORMATION INSTEAD OF FOOD SERVICE SHALL ALSO BE PERMITTED	MOVABLE TABLES AND CHAIRS AND FOOD SERVICE FROM BUILDING RETAIL	YES
124-42 (D) (1) (iv)	AREA OVERLAP WITH ROOSEVELT AVE GREENWAY	THE AREA OF SUCH PLAZA SHALL NOT OVERLAP WITH THE REQUIREMENTS OF PARAGRAPH (C) OF THIS SECTION FOR ROOSEVELT AVENUE	NO OVERLAP WITH ROOSEVELT GREENWAY	YES

**RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE  
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ENTRY PLAZA PLAN COMPLIANCE - FULL BUILD OUT



ENTRY PLAZA 3D - PHASE 1



ENTRY PLAZA 3D - FULL BUILD OUT



ENTRY PLAZA 3D

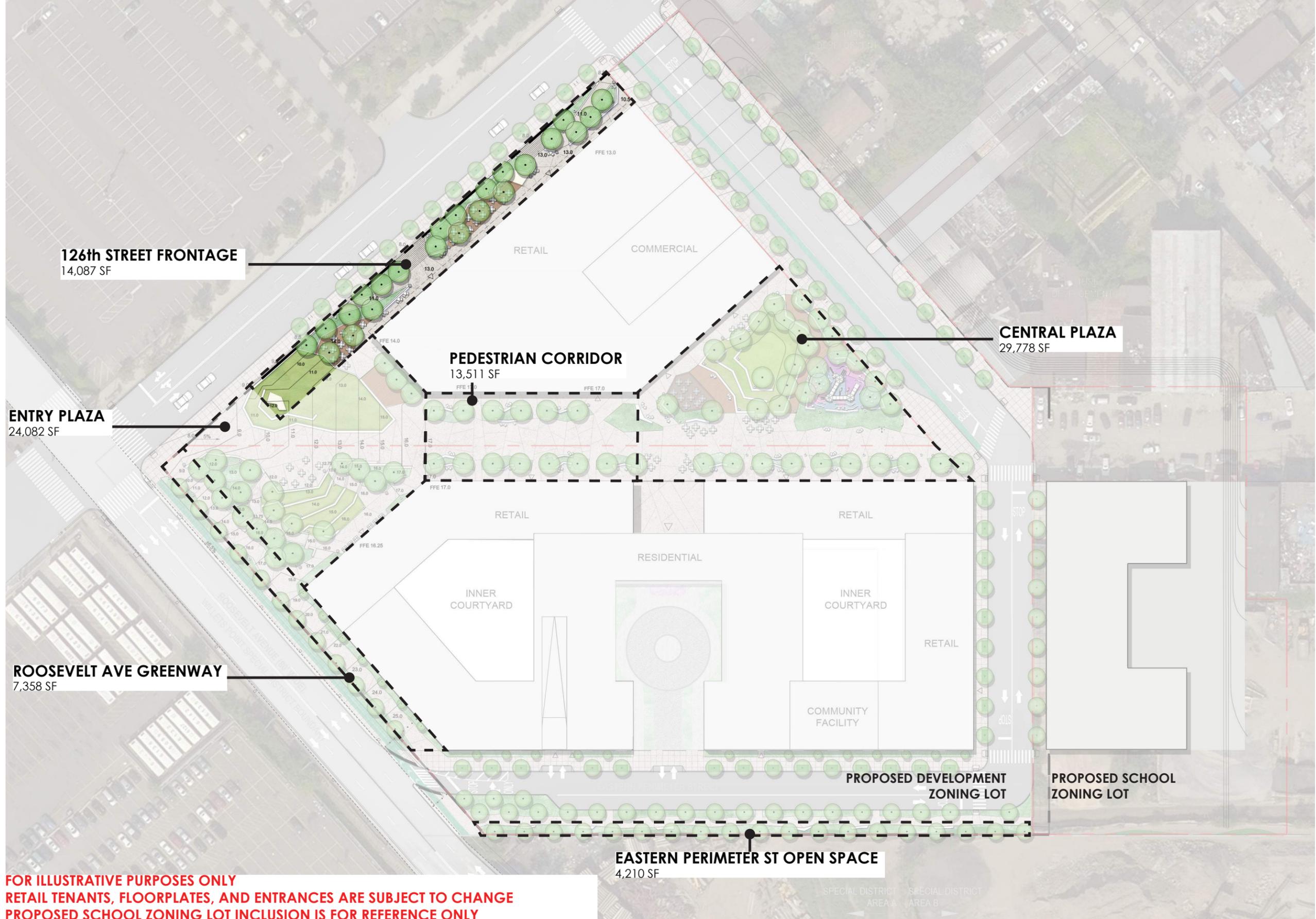




ENTRY PLAZA 3D



# 126TH STREET FRONTAGE



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SITE PLAN - STAGES 1 & 2



SCALE: 1" = 80'-0"

WILLETS POINT LANDSCAPE  
 DECEMBER 13, 2021

# 126TH STREET OPEN SPACE

14,087 SF

ZR SECTION	ITEM	REQUIREMENT	PROPOSED	COMPLIANCE/NOTES
124-42 (B) (1)	SIDEWALK	A SIDEWALK WITH A MINIMUM WIDTH OF 15 FEET SHALL BE LOCATED ADJACENT TO THE CURB, AND HAVE AN ELEVATION NOT HIGHER THAN ONE FOOT ABOVE THE LEVEL OF THE ROAD BED	15'-0" SIDEWALK	YES
124-42 (B) (2)	PEDESTRIAN AMENITY	A PEDESTRIAN AMENITY BETWEEN 20'-35' WIDE WITH PEDESTRIAN CIRCULATION SPACE AT LEAST 5' WIDE WITHIN 1.5' OF THE GROUND FLOOR ELEVATION	35'-0" PEDESTRIAN AMENITY. PEDESTRIAN CIRCULATION SPACE IS AT SAME ELEVATION AS GROUND FLOOR.	YES
124-42 (B) (3)	RAMPS	A MINIMUM OF TWO RAMPS CONNECTING THE SIDEWALK ALONG 126TH STREET AND THE PEDESTRIAN CIRCULATION SPACE	TWO RAMPS PROVIDED	YES
124-42 (B) (4)	PUBLICLY ACCESSIBLE OPEN SPACE REQUIREMENTS	SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 37-725 (STEPS), 37-726 (PERMITTED OBSTRUCTIONS), 37-728 (STANDARDS OF ACCESSIBILITY FOR PERSONS WITH DISABILITIES), 37-73 (KIOSKS AND OPEN AIR CAFES) AND 37-74 (AMENITIES)	SEATING, PLANTING, AND AMENITIES WILL BE PROVIDED AND MEET MIN. REQUIREMENTS	YES
37-726	PERMITTED OBSTRUCTIONS	PLAZAS GREATER THAN 10,000 SF MAY HAVE PERMITTED OBSTRUCTIONS WHICH OCCUPY A MAXIMUM PERCENTAGE OF 50% OF THE AREA OF A PUBLIC PLAZA	REQUIRED: 7,027 SF MAX PROVIDED: 6,304 SF OR 44%	YES
37-728	STANDARDS FOR ACCESSIBILITY	ALL PUBLIC PLAZAS SHALL CONFORM WITH APPLICABLE LAWS PERTAINING TO ACCESS FOR PERSONS WITH DISABILITIES REGARDLESS OF WHETHER THE BUILDING ASSOCIATED WITH THE PUBLIC PLAZA IS EXISTING OR NEW.	CONFORMS WITH ADA GUIDELINES	YES
37-74	AMENITIES	ALL PUBLIC PLAZAS SHALL PROVIDE AMENITIES, AS LISTED IN SECTIONS 37-741 THROUGH 37-748, INCLUSIVE.	SEE BELOW	YES
37-741	SEATING	ONE LINEAR FOOT OF SEATING PER 30 SQUARE FEET OF PLAZA WITH AT LEAST 3 TYPES OF SEATING AND NOT MORE THAN 50% BEING MOVABLE. 50% OF FIXED SEATS SHALL HAVE BACKS. SEAT WALLS ARE PERMITTED ONLY UP TO 15% OF TOTAL REQUIREMENT.	REQUIRED: 466 LF PROVIDED: 466 LF 50% MOVABLE	YES
37-742	PLANTING & TREES	AT LEAST 20% OF PLAZA AREA MUST BE PLANTED. A MINIMUM OF 4 TREES SHALL BE PROVIDED WITH ONE ADDITIONAL TREE REQUIRED FOR EVERY 1,000 SF OVER 6,000 SF OF PLAZA AREA.	REQUIRED: 2,810 SF OR 20% PROVIDED: 4,823 SF OR 34% REQUIRED: 12 TREES PROVIDED: 23 TREES	YES
37-744	LITTER RECEPTACLES	ONE LITTER RECEPTACLE SHALL BE PROVIDED FOR EVERY 1,500 SQUARE FEET OF PUBLIC PLAZA AREA, UP TO A MAXIMUM OF 6,000 SF AND ONE FOR EVERY ADDITIONAL 2,000 SF OF PUBLIC PLAZA AREA GREATER THAN 6,000 SF.	REQUIRED: 8 PROVIDED: 8	YES
37-748	ADDITIONAL AMENITIES	PLAZAS GREATER THAN 10,000 SF MUST PROVIDE 3 AMENITIES	MOVABLE TABLES AND CHAIRS, FOOD SERVICE FROM BUILDING, ART	YES



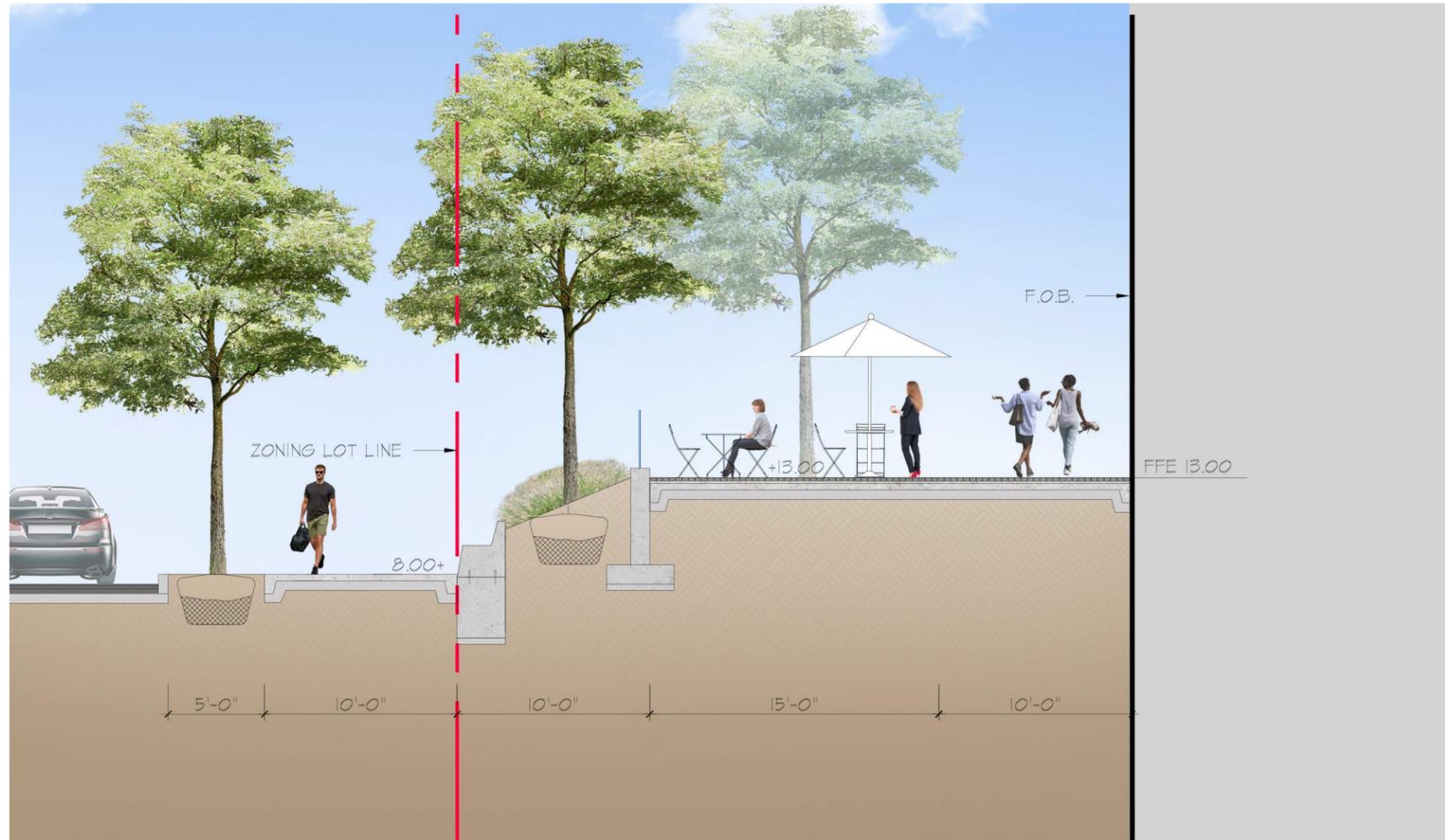
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## 126TH STREET OPEN SPACE PLAN COMPLIANCE



SCALE: 1" = 40'-0"

WILLETS POINT LANDSCAPE  
DECEMBER 13, 2021



SECTION THRU 126TH STREET OPEN SPACE

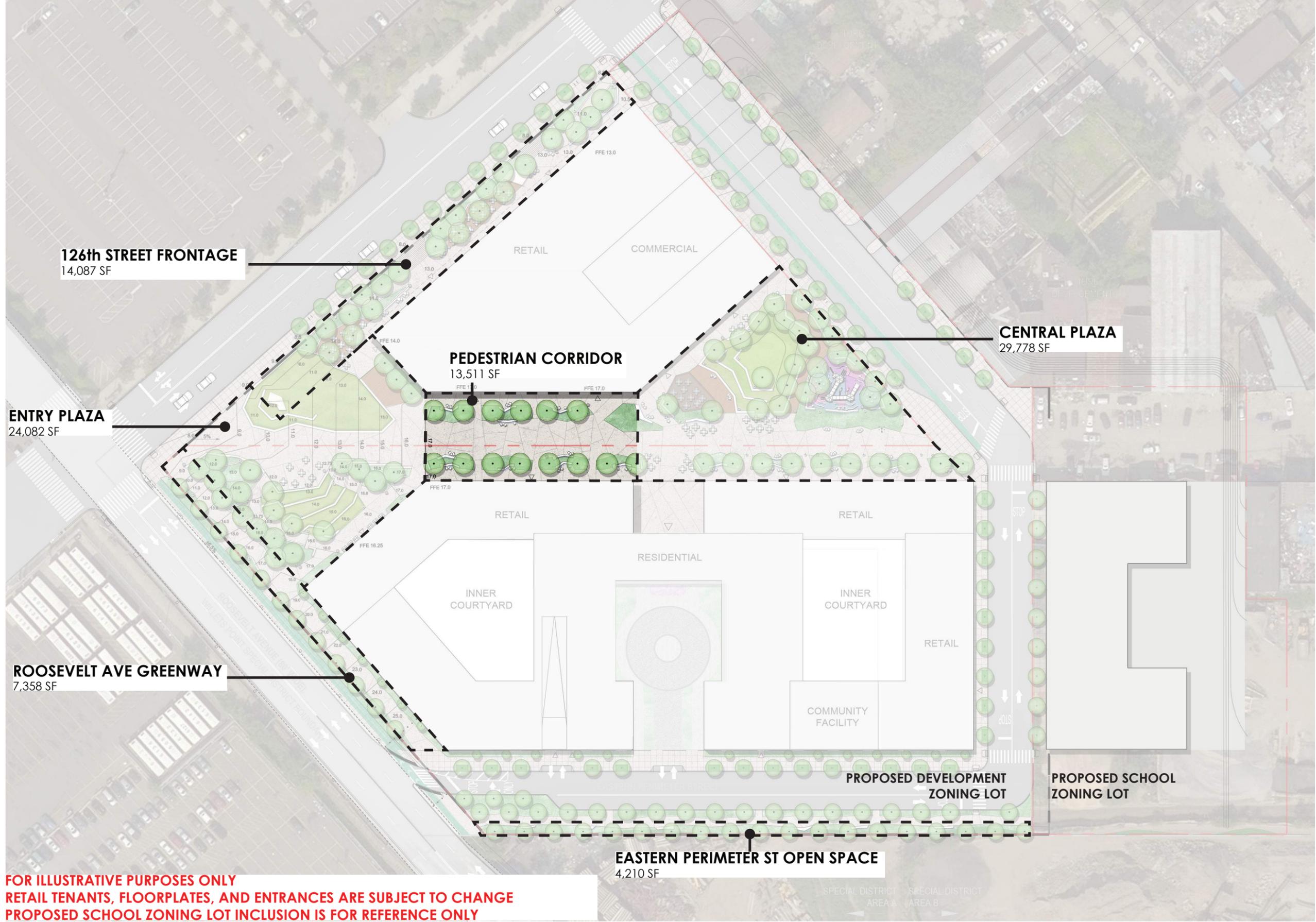


126TH STREET OPEN SPACE 3D VIEW



126TH STREET OPEN SPACE 3D VIEW

# PEDESTRIAN CORRIDOR



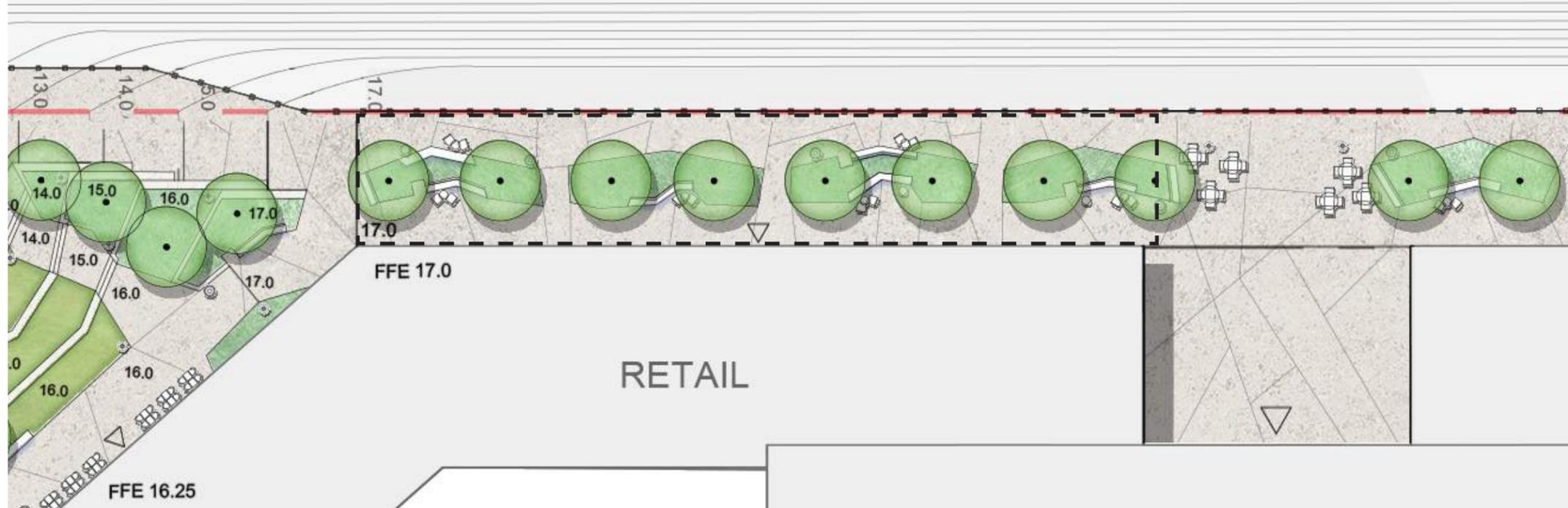
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SITE PLAN - STAGES 1 & 2



SCALE: 1" = 80'-0"

WILLETS POINT LANDSCAPE  
 DECEMBER 13, 2021



**PEDESTRIAN CORRIDOR**

5,371 SF

ZR SECTION	ITEM	REQUIREMENT	PROPOSED	COMPLIANCE/NOTES
124-42 (D)	BLOCK AT ROOSEVELT AVENUE AND 126TH STREET	IN THE EVENT THAT A UTILITY EASEMENT IS RETAINED ON THE BLOCK BOUNDED BY ROOSEVELT AVENUE AND 126TH STREET, THE FOLLOWING IMPROVEMENTS SHALL BE PROVIDED	N/A	N/A
124-42 (D) (3)	PEDESTRIAN CORRIDOR	A PEDESTRIAN CORRIDOR AREA SHALL BE PROVIDED LINKING THE ENTRY PLAZA REQUIRED PURSUANT TO PARAGRAPH (D)(1) OF THIS SECTION AND THE CENTRAL PLAZA REQUIRED PURSUANT TO PARAGRAPH (D)(2) OF THIS SECTION, AS FOLLOWS	PEDESTRIAN CORRIDOR LINKING ENTRY PLAZA AND CENTRAL PLAZA	YES
124-42 (D) (3) (i)	WIDTH	SUCH CORRIDOR SHALL BE AT LEAST 60 FEET IN WIDTH AND INCLUDE, WITHIN SUCH WIDTH, A 40 FOOT UTILITY EASEMENT	30 FEET WIDE	YES WILL COMPLY UPON COMPLETION OF SECOND PHASE OF OPEN SPACE - ONLY 30'-0" WIDTH DUE TO DEVELOPMENT BOUNDARY LINE
124-42 (D) (3) (ii)	LENGTH	SUCH CORRIDOR SHALL BE AT LEAST 150 FEET IN LENGTH	436 FEET LONG	YES
124-42 (D) (3) (iii)	ENTRANCE TO ESTABLISHMENTS	EACH USE OR ESTABLISHMENT WITH FRONTAGE ON SUCH CORRIDOR SHALL INCLUDE AT LEAST ONE ENTRANCE TO SUCH CORRIDOR	ENTRANCE TO CORRIDOR FROM BUILDING ESTABLISHMENT	YES
124-42 (D) (3) (iv)	TREES	EACH SIDE OF SUCH CORRIDOR AREA SHALL BE PLANTED WITH STREET TREES OF NOT LESS THAN THREE-INCH CALIPER AT THE TIME OF PLANTING FOR THE ENTIRE LENGTH OF SUCH CORRIDOR, AT A RATE OF ONE TREE FOR EVERY 25 FEET OF THE LENGTH OF EACH SIDE OF SUCH CORRIDOR.	ONE SIDE OF CORRIDOR PLANTED WITH TREES 25 FEET ON CENTER EXCEPT FOR IN FRONT OF BUILDING LOBBY ENTRANCE	YES WILL COMPLY UPON COMPLETION OF SECOND PHASE OF OPEN SPACE - CAN ONLY PLANT ON ONE SIDE OF CORRIDOR DUE TO DEVELOPMENT BOUNDARY LINE AND DEP EASEMENT RESTRICTIONS

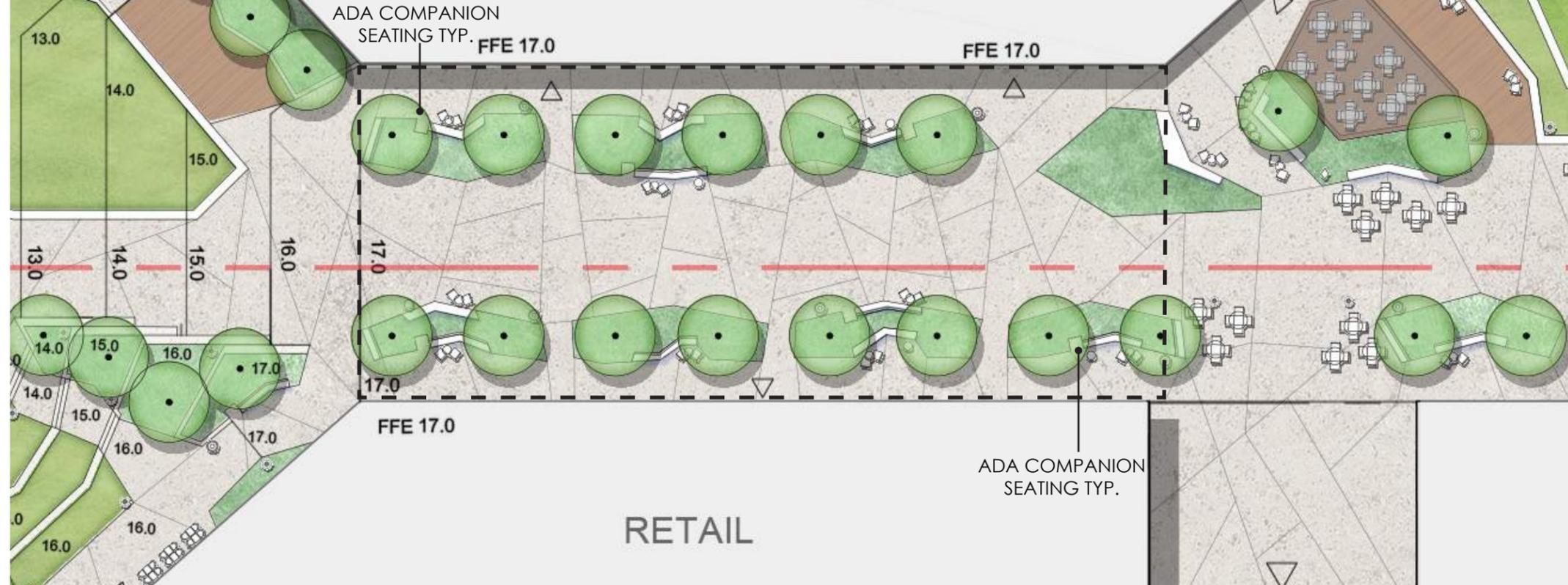
**RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE  
PROPOSED SCHOOL ZONING LOT INCLUSION IS FOR REFERENCE ONLY**

PEDESTRIAN CORRIDOR PLAN - PHASE 1



SCALE: 1" = 30'-0"

WILLETS POINT LANDSCAPE  
DECEMBER 13, 2021



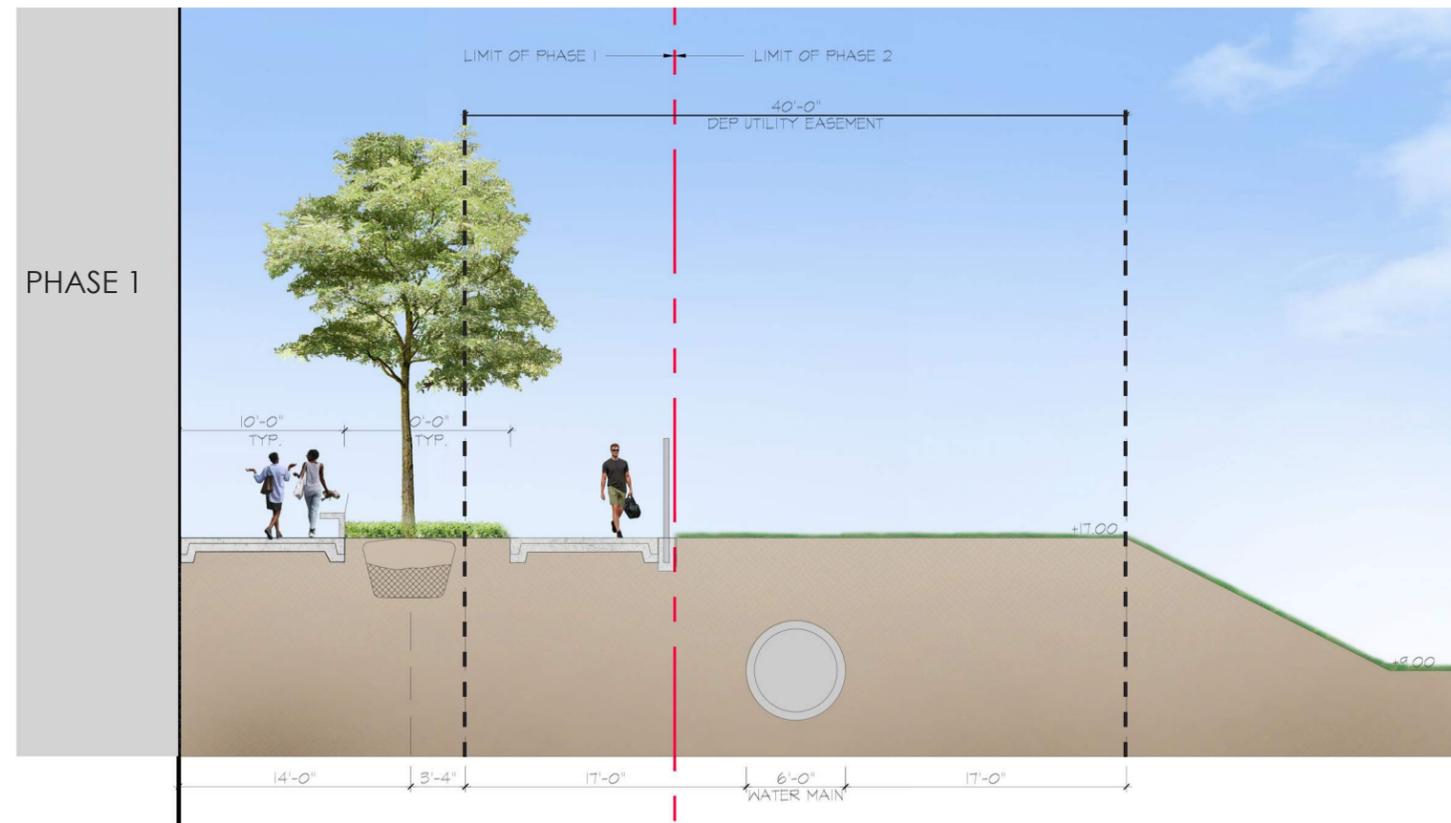
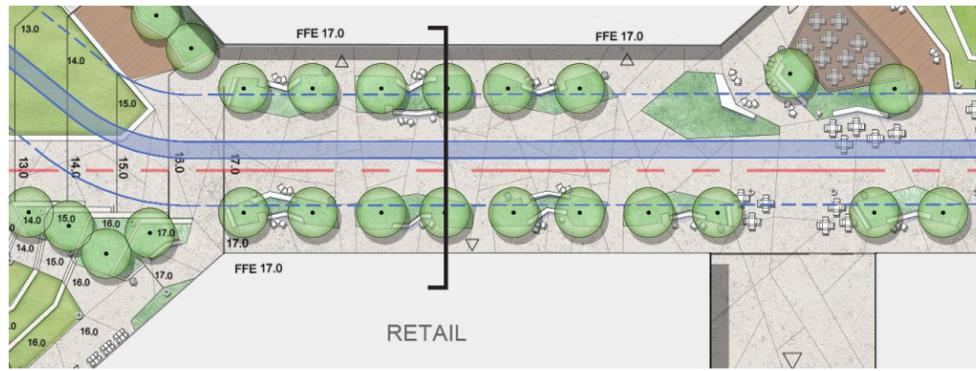
**PEDESTRIAN CORRIDOR**

13,511 SF

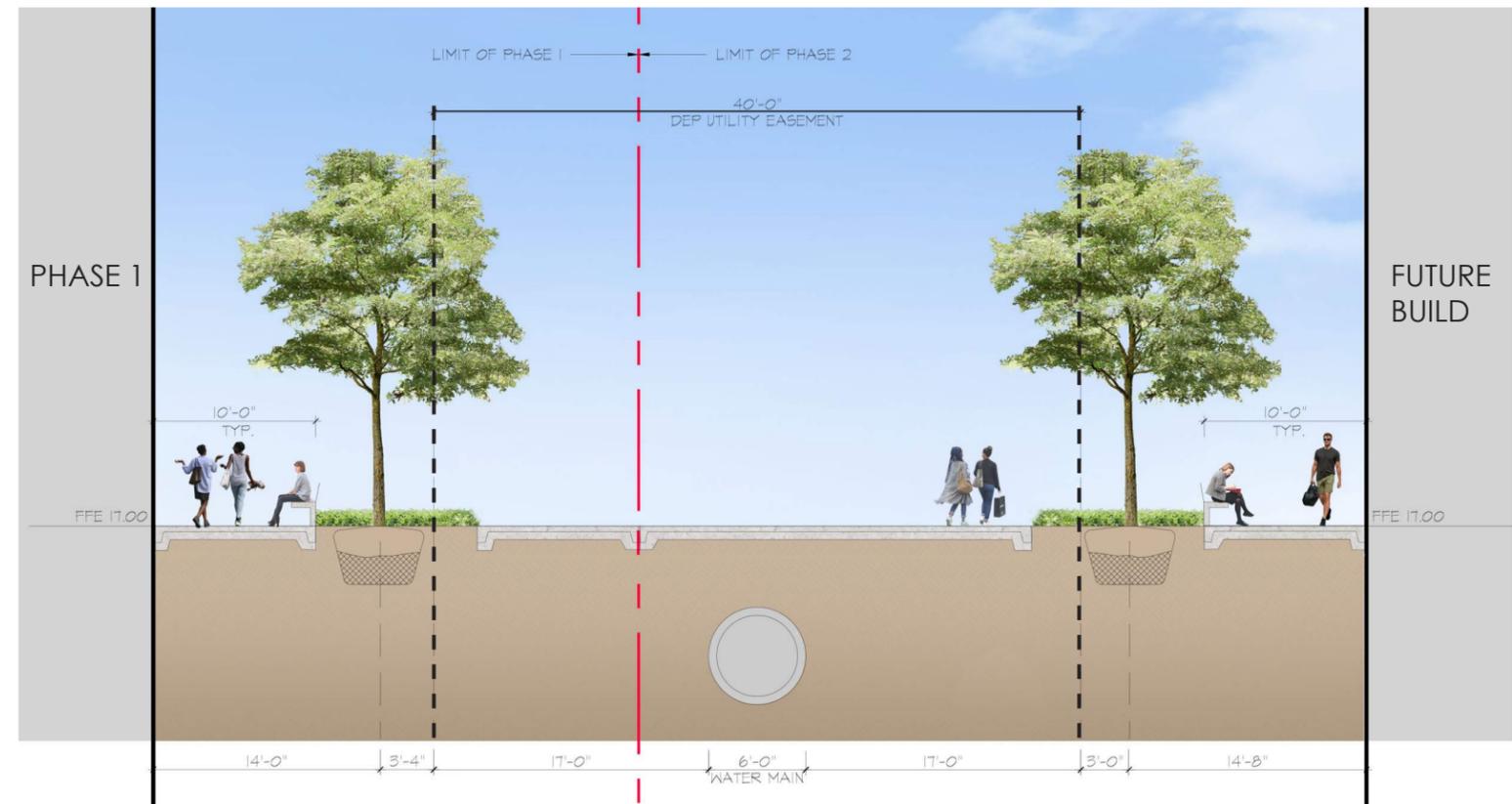
ZR SECTION	ITEM	REQUIREMENT	PROPOSED	COMPLIANCE/NOTES
124-42 (D)	BLOCK AT ROOSEVELT AVENUE AND 126TH STREET	IN THE EVENT THAT A UTILITY EASEMENT IS RETAINED ON THE BLOCK BOUNDED BY ROOSEVELT AVENUE AND 126TH STREET, THE FOLLOWING IMPROVEMENTS SHALL BE PROVIDED	N/A	N/A
124-42 (D) (3)	PEDESTRIAN CORRIDOR	A PEDESTRIAN CORRIDOR AREA SHALL BE PROVIDED LINKING THE ENTRY PLAZA REQUIRED PURSUANT TO PARAGRAPH (D)(1) OF THIS SECTION AND THE CENTRAL PLAZA REQUIRED PURSUANT TO PARAGRAPH (D)(2) OF THIS SECTION, AS FOLLOWS	PEDESTRIAN CORRIDOR LINKING ENTRY PLAZA AND CENTRAL PLAZA	YES
124-42 (D) (3) (i)	WIDTH	SUCH CORRIDOR SHALL BE AT LEAST 60 FEET IN WIDTH AND INCLUDE, WITHIN SUCH WIDTH, A 40 FOOT UTILITY EASEMENT	60 FEET WIDE	YES
124-42 (D) (3) (ii)	LENGTH	SUCH CORRIDOR SHALL BE AT LEAST 150 FEET IN LENGTH	436 FEET LONG	YES
124-42 (D) (3) (iii)	ENTRANCE TO ESTABLISHMENTS	EACH USE OR ESTABLISHMENT WITH FRONTAGE ON SUCH CORRIDOR SHALL INCLUDE AT LEAST ONE ENTRANCE TO SUCH CORRIDOR	ENTRANCE TO CORRIDOR FROM BUILDING ESTABLISHMENT	YES
124-42 (D) (3) (iv)	TREES	EACH SIDE OF SUCH CORRIDOR AREA SHALL BE PLANTED WITH STREET TREES OF NOT LESS THAN THREE-INCH CALIPER AT THE TIME OF PLANTING FOR THE ENTIRE LENGTH OF SUCH CORRIDOR, AT A RATE OF ONE TREE FOR EVERY 25 FEET OF THE LENGTH OF EACH SIDE OF SUCH CORRIDOR.	BOTH SIDES OF CORRIDOR PLANTED WITH TREES 25 FEET ON CENTER	YES

**RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE  
PROPOSED SCHOOL ZONING LOT INCLUSION IS FOR REFERENCE ONLY**

PEDESTRIAN CORRIDOR PLAN - FULL BUILD OUT



PHASE 1



PHASE 2

SECTION THRU PEDESTRIAN CORRIDOR - IN GROUND TREES OUT OF 40'-0"

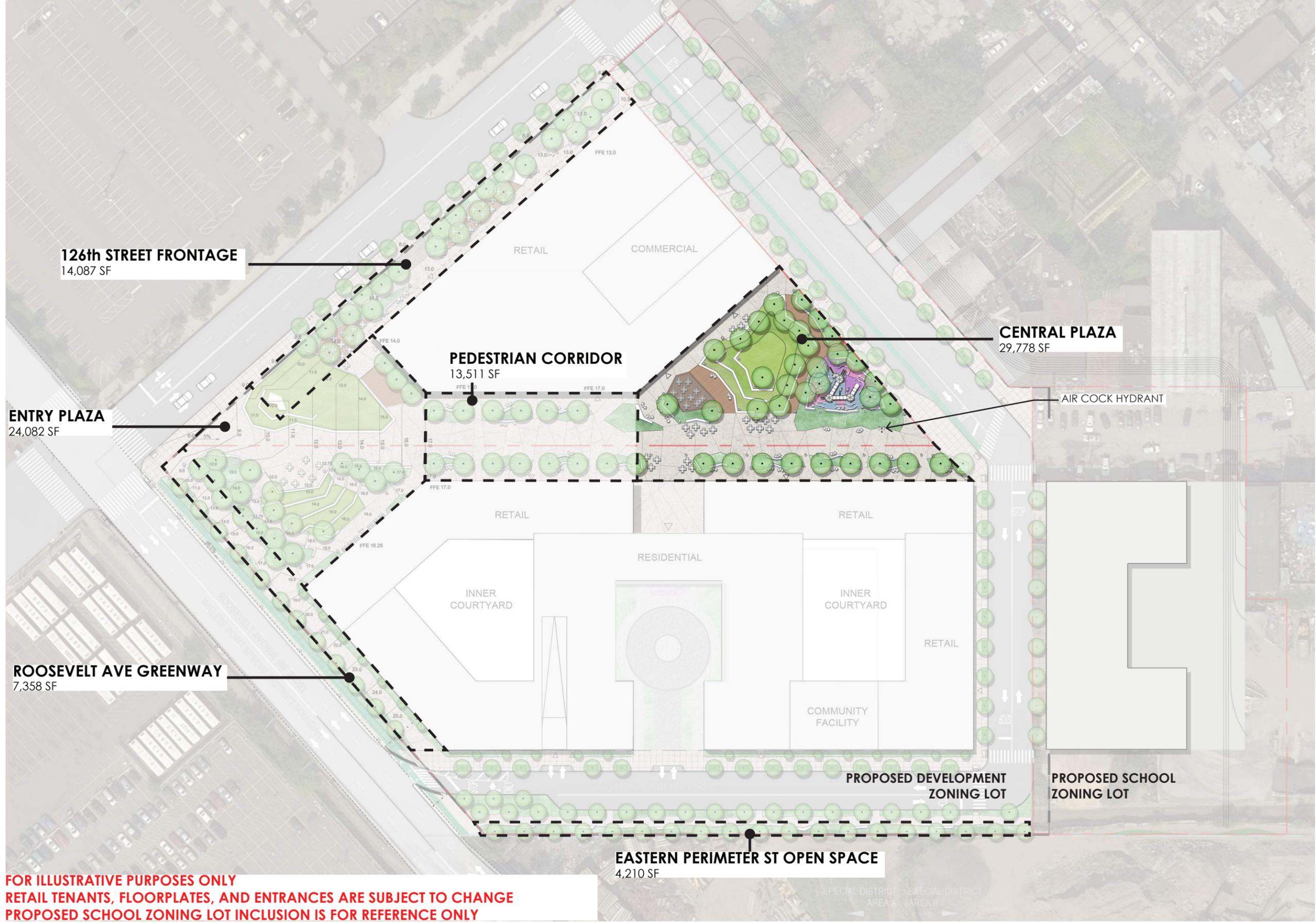


PEDESTRIAN CORRIDOR PHASE 2 - 3D VIEW



PEDESTRIAN CORRIDOR PHASE 2 - 3D VIEW

# CENTRAL PLAZA



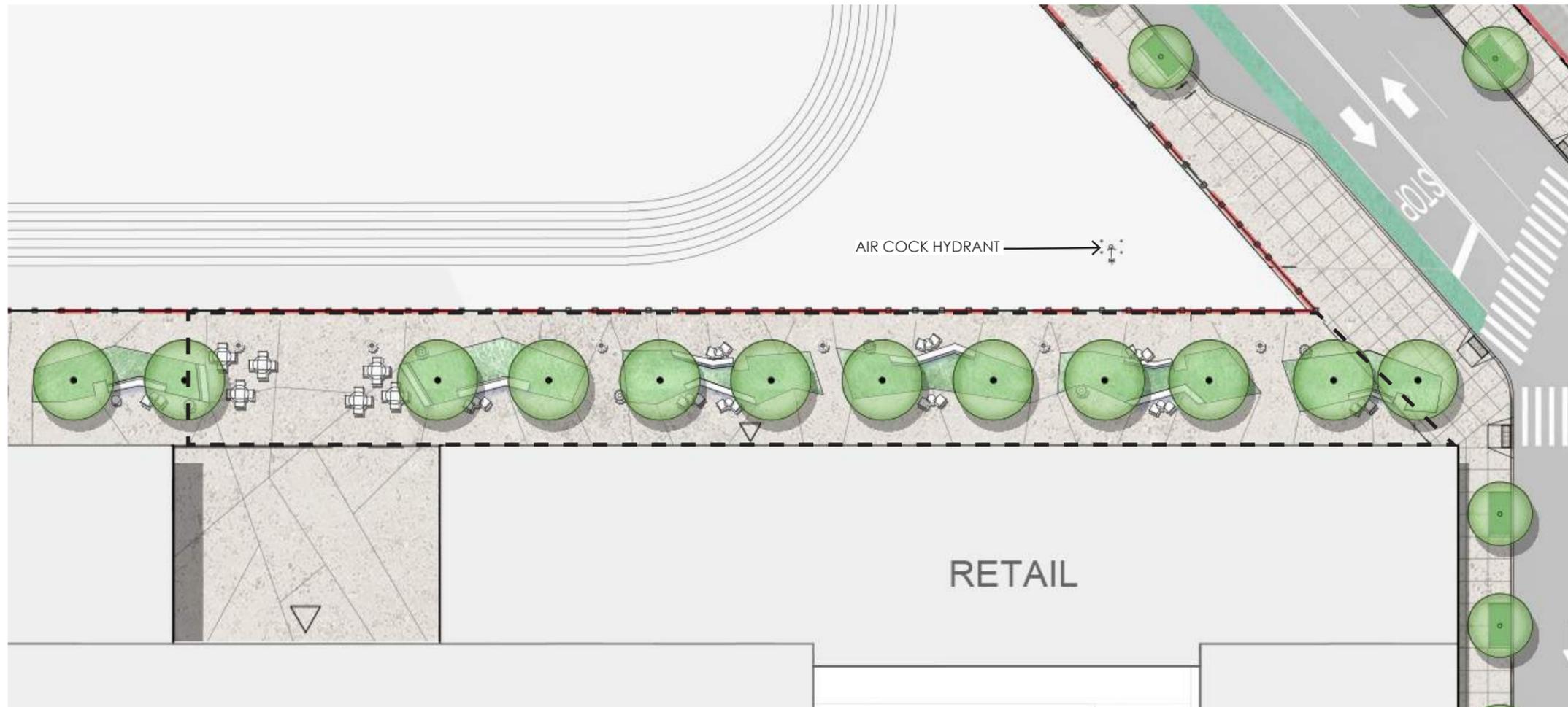
**FOR ILLUSTRATIVE PURPOSES ONLY  
 RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE  
 PROPOSED SCHOOL ZONING LOT INCLUSION IS FOR REFERENCE ONLY**

SITE PLAN - STAGES 1 & 2



SCALE: 1" = 80'-0"

WILLETS POINT LANDSCAPE  
 DECEMBER 13, 2021



**CENTRAL PLAZA**  
7,953 SF

ZR SECTION	ITEM	REQUIREMENT	PROPOSED	COMPLIANCE/NOTES
124-42 (D)	BLOCK AT ROOSEVELT AVENUE AND 126TH STREET	IN THE EVENT THAT A UTILITY EASEMENT IS RETAINED ON THE BLOCK BOUNDED BY ROOSEVELT AVENUE AND 126TH STREET, THE FOLLOWING IMPROVEMENTS SHALL BE PROVIDED	N/A	N/A
124-42 (D) (2)	CENTRAL PLAZA	A CENTRAL PLAZA OF AT LEAST 20,000 SQUARE FEET SHALL BE PROVIDED AS FOLLOWS	7,953 SQUARE FEET	YES WILL COMPLY UPON COMPLETION OF SECOND PHASE OF OPEN SPACE - ONLY 7,953 SF PROVIDED DUE TO DEVELOPMENT BOUNDARY LINE
124-42 (D) (2) (i)	FRONTAGE	THE PLAZA SHALL HAVE AT LEAST 100 FEET OF FRONTAGE ON A CONNECTOR STREET	30'-0" LINEAR FEET	YES WILL COMPLY UPON COMPLETION OF SECOND PHASE OF OPEN SPACE - ONLY 30'- 0" WIDTH DUE TO DEVELOPMENT BOUNDARY LINE
124-42 (D) (2) (ii)	CENTERLINE OF PRIMARY RETAIL STREET	THE PROLONGATION OF THE CENTERLINE OF THE PRIMARY RETAIL STREET SHALL INTERSECT WITH SUCH PLAZA	N/A	YES WILL COMPLY UPON COMPLETION OF SECOND PHASE OF OPEN SPACE
124-42 (D) (2) (iii)	PEDESTRIAN AMENITY STANDARDS	SUCH PLAZA SHALL MEET THE PEDESTRIAN AMENITY STANDARDS OF PARAGRAPH (B)(4) OF THIS SECTION FOR 126TH STREET	SEATING, PLANTING, AND AMENITIES WILL BE PROVIDED AND MEET MIN. REQUIREMENTS	YES
124-42 (D) (2) (iv)	PLANTING	A MINIMUM OF 15% OF SUCH PLAZA SHALL BE PLANTED	GREATER THAN 15% AREA IS PLANTED	YES

**RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE  
PROPOSED SCHOOL ZONING LOT INCLUSION IS FOR REFERENCE ONLY**

CENTRAL PLAZA PLAN - PHASE 1



SCALE: 1" = 30'-0"

WILLETS POINT LANDSCAPE  
DECEMBER 13, 2021



**CENTRAL PLAZA**

29,778 SF

ZR SECTION	ITEM	REQUIREMENT	PROPOSED	COMPLIANCE/NOTES
124-42 (D)	BLOCK AT ROOSEVELT AVENUE AND 126TH STREET	IN THE EVENT THAT A UTILITY EASEMENT IS RETAINED ON THE BLOCK BOUNDED BY ROOSEVELT AVENUE AND 126TH STREET, THE FOLLOWING IMPROVEMENTS SHALL BE PROVIDED	N/A	N/A
124-42 (D) (2)	CENTRAL PLAZA	A CENTRAL PLAZA OF AT LEAST 20,000 SQUARE FEET SHALL BE PROVIDED AS FOLLOWS	30,336 SQUARE FEET	YES
124-42 (D) (2) (i)	FRONTAGE	THE PLAZA SHALL HAVE AT LEAST 100 FEET OF FRONTAGE ON A CONNECTOR STREET	241'-0" LINEAR FEET	YES
124-42 (D) (2) (ii)	CENTERLINE OF PRIMARY RETAIL STREET	THE PROLONGATION OF THE CENTERLINE OF THE PRIMARY RETAIL STREET SHALL INTERSECT WITH SUCH PLAZA	PROLONGED CENTERLINE OF PRIMARY RETAIL STREET INTERSECTS WITH PLAZA	YES
124-42 (D) (2) (iii)	PEDESTRIAN AMENITY STANDARDS	SUCH PLAZA SHALL MEET THE PEDESTRIAN AMENITY STANDARDS OF PARAGRAPH (B)(4) OF THIS SECTION FOR 126TH STREET	SEATING, PLANTING, AND AMENITIES WILL BE PROVIDED AND MEET MIN. REQUIREMENTS	YES
124-42 (D) (2) (iv)	PLANTING	A MINIMUM OF 15% OF SUCH PLAZA SHALL BE PLANTED	GREATER THAN 15% AREA IS PLANTED	YES

CENTRAL PLAZA PLAN - FULL BUILD OUT



CENTRAL PLAZA 3D VIEW

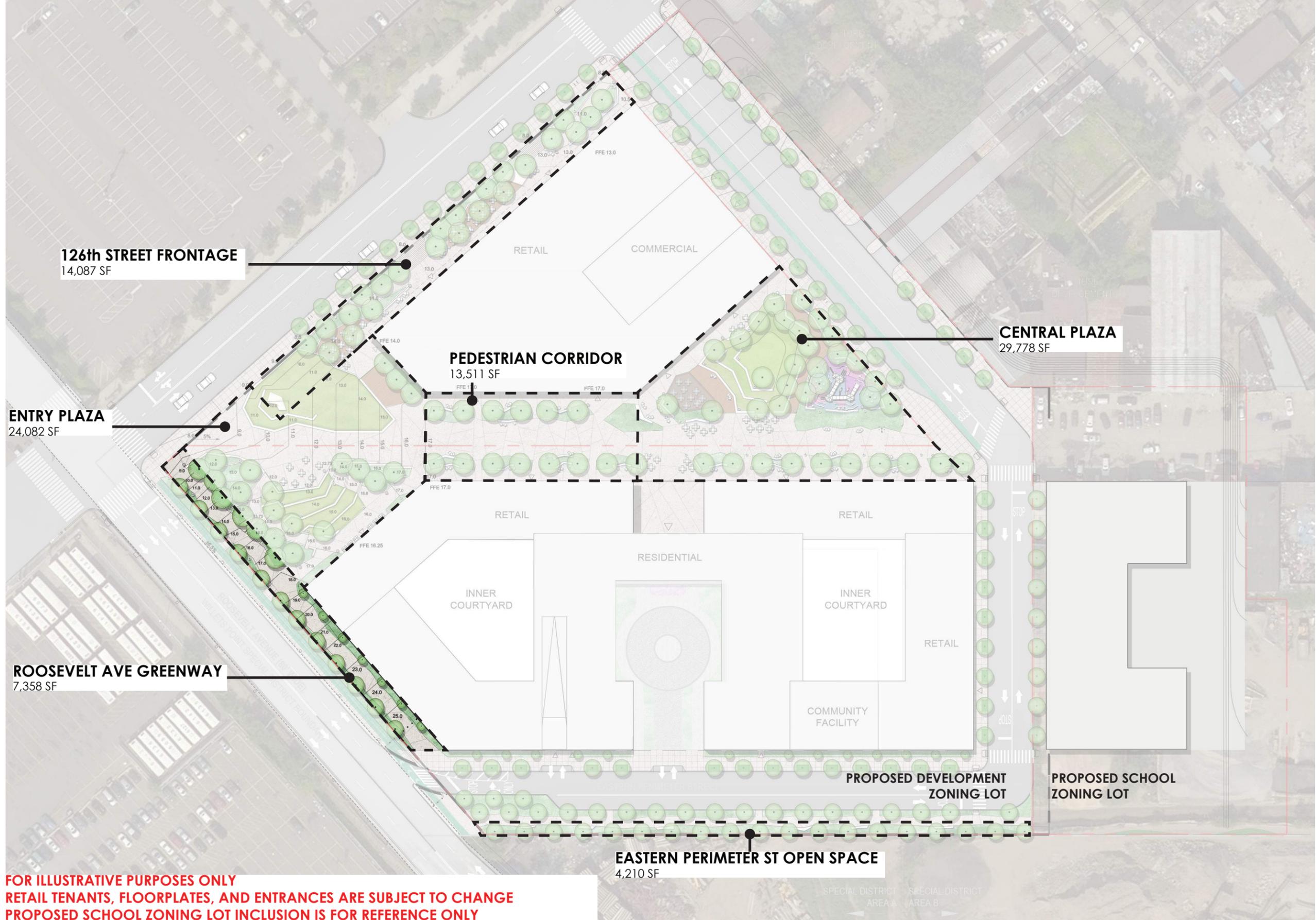




CENTRAL PLAZA 3D VIEW



# ROOSEVELT AVE GREENWAY



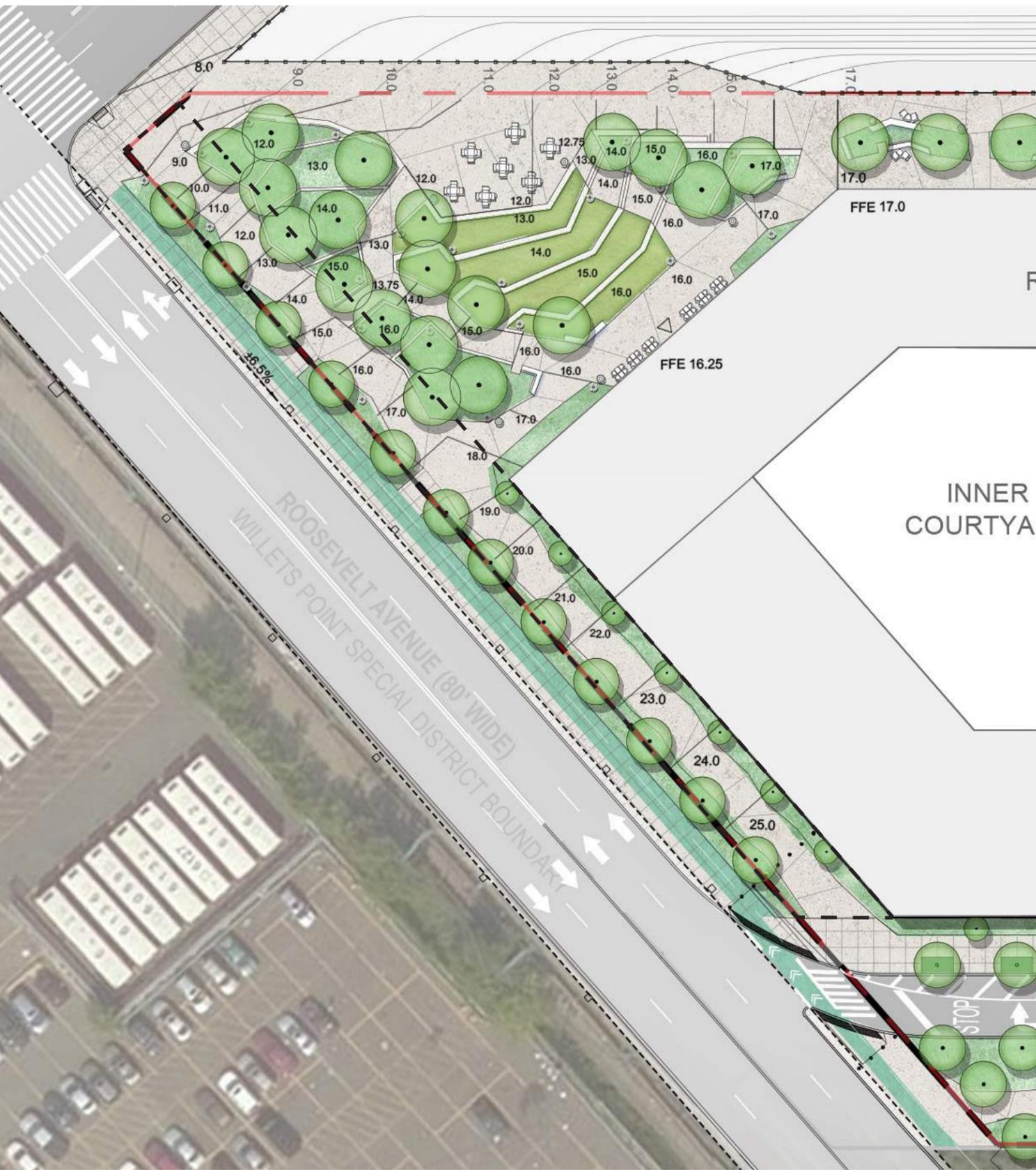
**FOR ILLUSTRATIVE PURPOSES ONLY  
RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE  
PROPOSED SCHOOL ZONING LOT INCLUSION IS FOR REFERENCE ONLY**

SITE PLAN - STAGES 1 & 2



SCALE: 1" = 80'-0"

WILLETS POINT LANDSCAPE  
DECEMBER 13, 2021

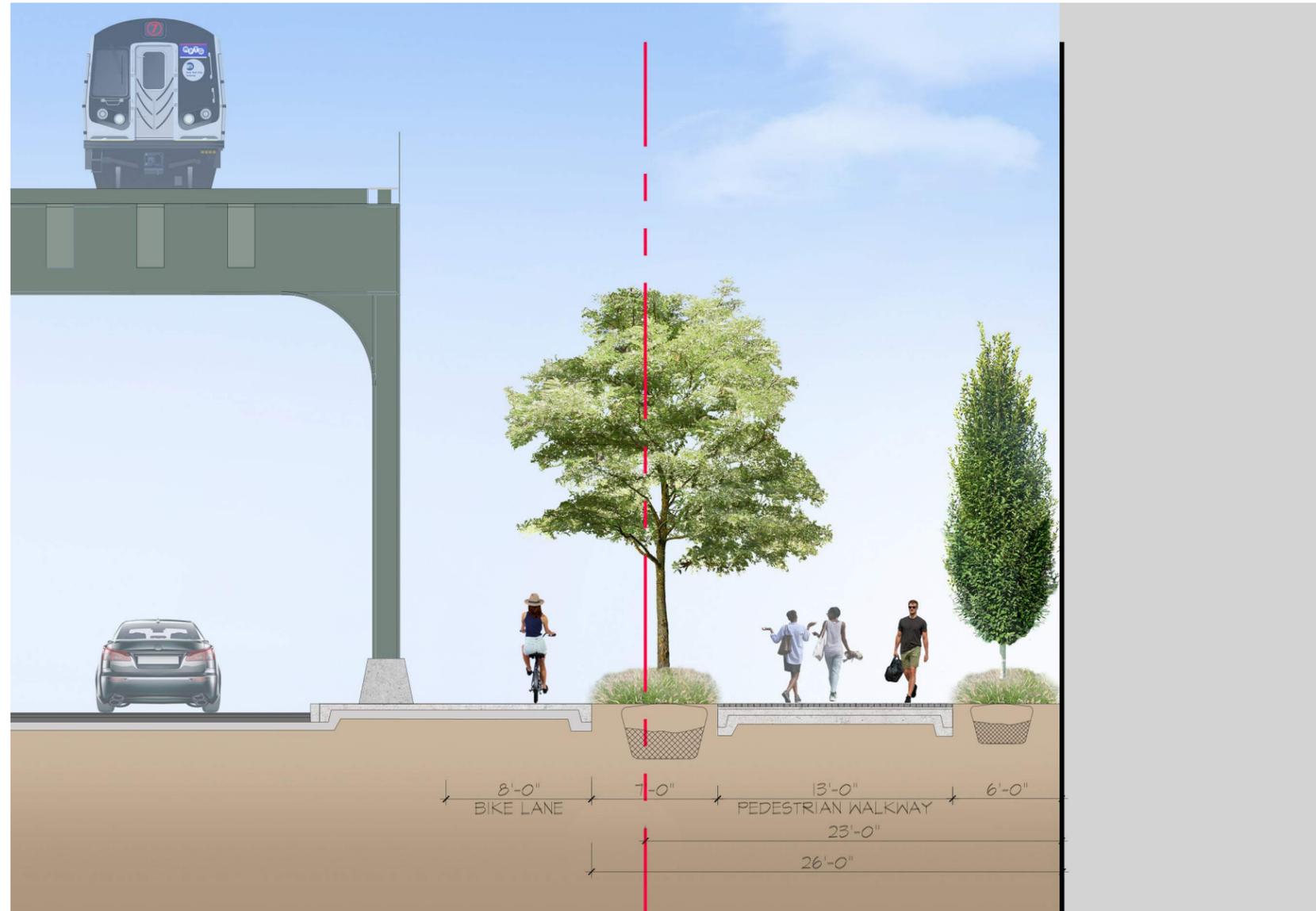


**ROOSEVELT AVE GREENWAY**

7,410 SF

ZR SECTION	ITEM	REQUIREMENT	PROPOSED	COMPLIANCE/NOTES
124-42 (C)	ROOSEVELT AVENUE	ALONG THE SOUTH SIDE OF BLOCKS BOUNDING ROOSEVELT AVENUE, THE FOLLOWING PROVISIONS SHALL APPLY	N/A	N/A
124-42 (C) (1)	BIKE LANE	A BIKE LANE WITH A MINIMUM WIDTH OF FIVE FEET SHALL BE LOCATED NO MORE THAN 16 FEET FROM THE CURB LINE	FIVE FOOT BIKE LANE WITHIN 10' OF CURB LINE	YES
124-42 (C) (2)	PEDESTRIAN AMENITY	A PEDESTRIAN AMENITY AREA AT LEAST 20 FEET IN WIDTH AND NOT MORE THAN 45 FEET IN WIDTH SHALL BE PROVIDED BETWEEN THE BIKE LANE AND THE STREET WALL OF A BUILDING	PEDESTRIAN AMENITY AREA 23 FEET WIDE BETWEEN STREET WALL AND BUILDING	YES
124-42 (C) (2) (i)	PATHWAY WIDTH	WITHIN THE PEDESTRIAN AMENITY AREA, THERE SHALL BE A SIDEWALK WITH A MINIMUM WIDTH OF 13 FEET, GENERALLY PARALLEL TO ROOSEVELT AVENUE, LINKING THE SIDEWALK ALONG 126TH STREET TO EITHER A SIDEWALK ALONG THE EASTERN PERIMETER STREET, IF BUILT, OR THE SIDEWALK LEADING TO THE ROOSEVELT AVENUE BRIDGE	13 FEET WIDE SIDEWALK PARALLEL TO ROOSEVELT AVENUE	YES
124-42 (C) (2) (ii)	PLANTING	MINIMUM OF 50 PERCENT OF THE PEDESTRIAN AMENITY AREA SHALL BE PLANTED	50% PLANTING	YES

**RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE  
PROPOSED SCHOOL ZONING LOT INCLUSION IS FOR REFERENCE ONLY**



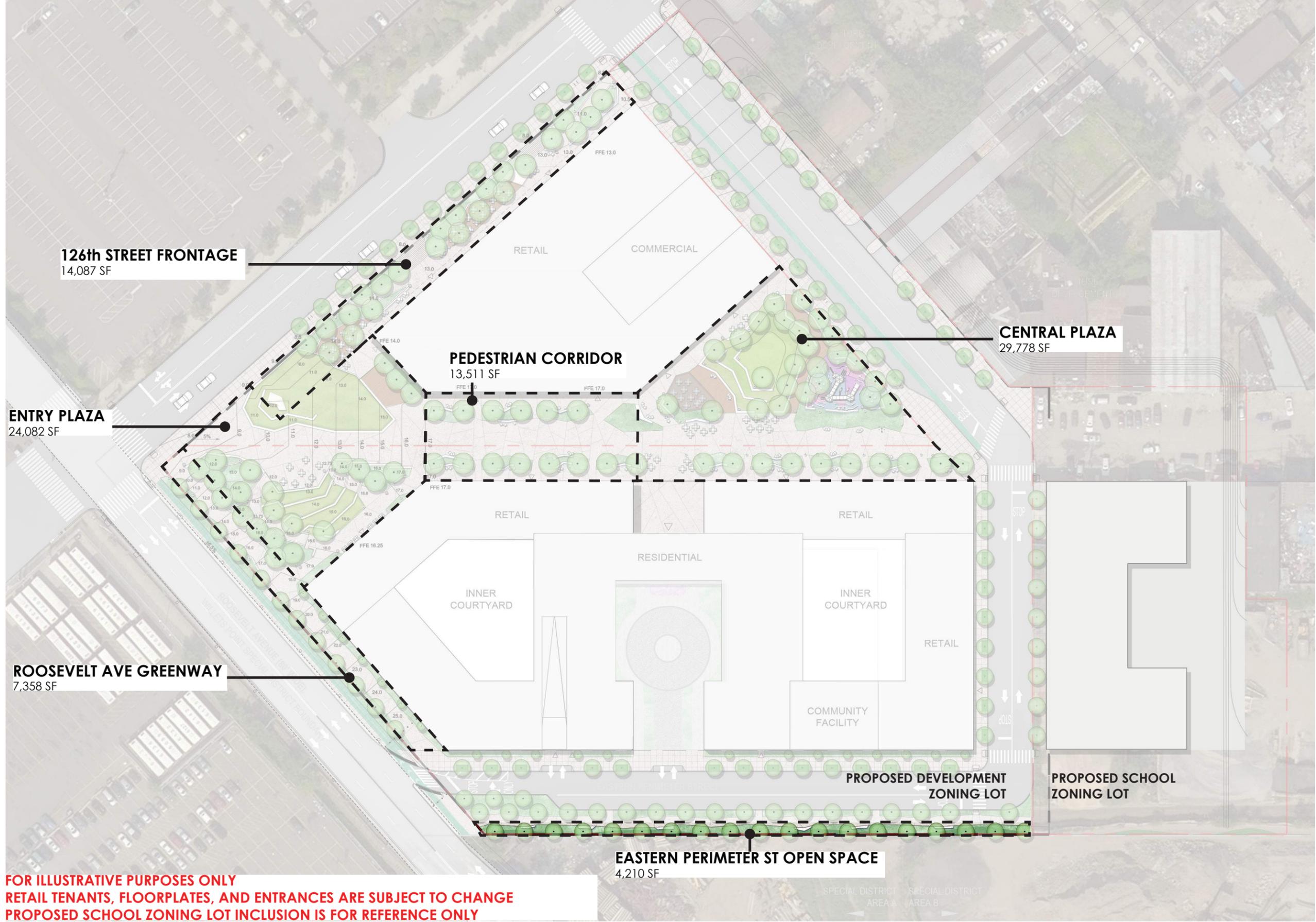
SECTION THRU ROOSEVELT GREENWAY



SCALE: 1/8" = 1'-0" 

WILLETS POINT LANDSCAPE  
DECEMBER 13, 2021

# EASTERN PERIMETER STREET OPEN SPACE



SITE PLAN - STAGES 1 & 2



SCALE: 1" = 80'-0"

WILLETS POINT LANDSCAPE  
DECEMBER 13, 2021



**EASTERN PERIMETER STREET OPEN SPACE**

4,210 SF

ZR SECTION	ITEM	REQUIREMENT	PROPOSED	COMPLIANCE/NOTES
124-42 (F)	EASTERN PERIMETER STREET OPEN SPACE	ALONG THE EASTERN PERIMETER STREET BETWEEN THE REQUIRED SIDEWALK AND THE EASTERN BOUNDARY OF THE SPECIAL WILLETS POINT DISTRICT, AN OPEN AREA WITH A MINIMUM DEPTH OF EIGHT FEET AND A MAXIMUM DEPTH OF 15 FEET SHALL BE PROVIDED. AT LEAST 70 PERCENT OF SUCH OPEN AREA SHALL BE PLANTED.	8'-0" DEPTH WITH 100% PLANTING	YES

**RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE  
PROPOSED SCHOOL ZONING LOT INCLUSION IS FOR REFERENCE ONLY**

EASTERN PERIMETER STREET PLAN



SCALE: 1" = 40'-0"

WILLETS POINT LANDSCAPE

DECEMBER 13, 2021

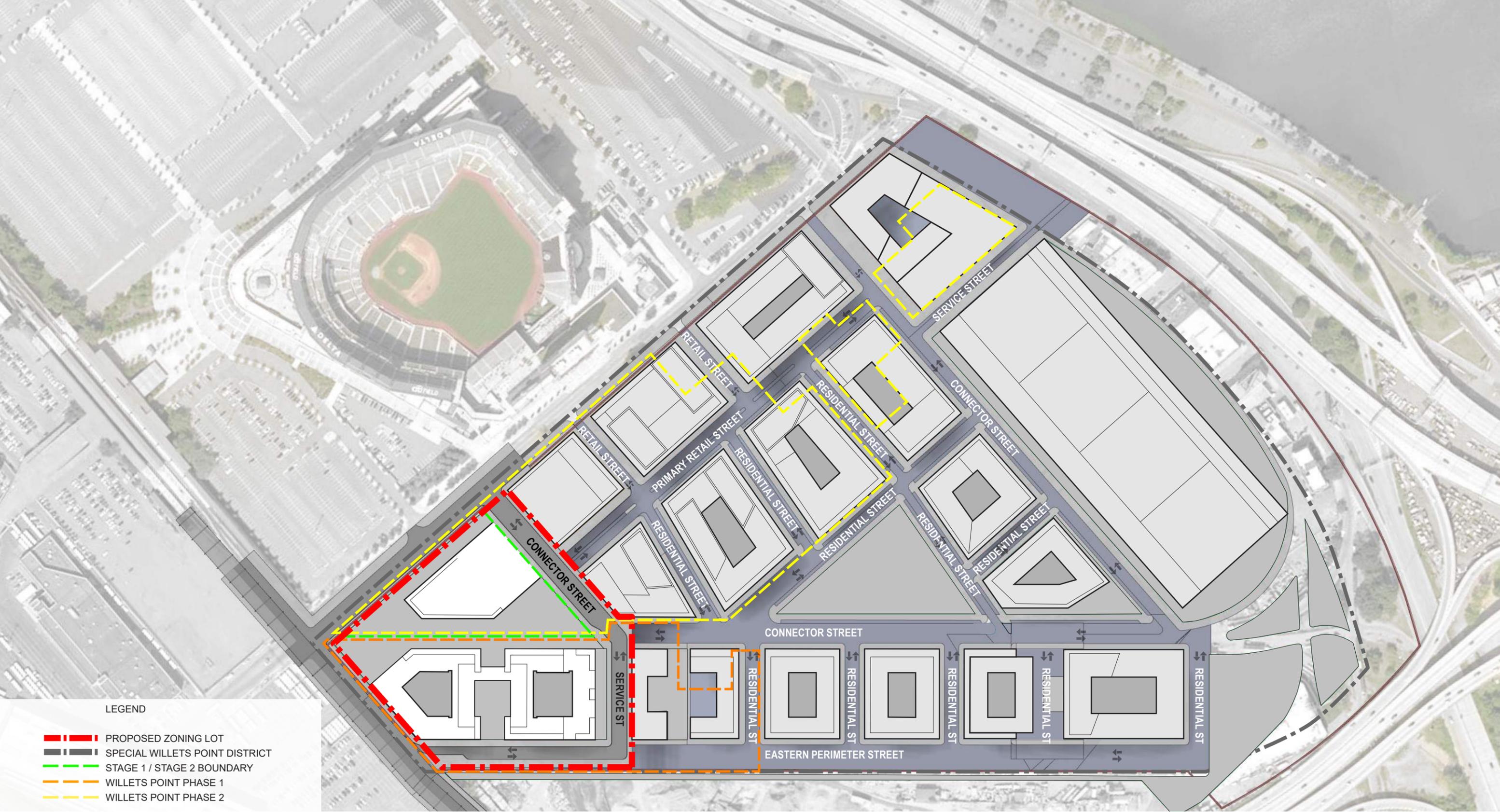


SECTION THRU EASTERN PERIMETER STREET OPEN SPACE



**THANK YOU**

# APPENDIX



LEGEND

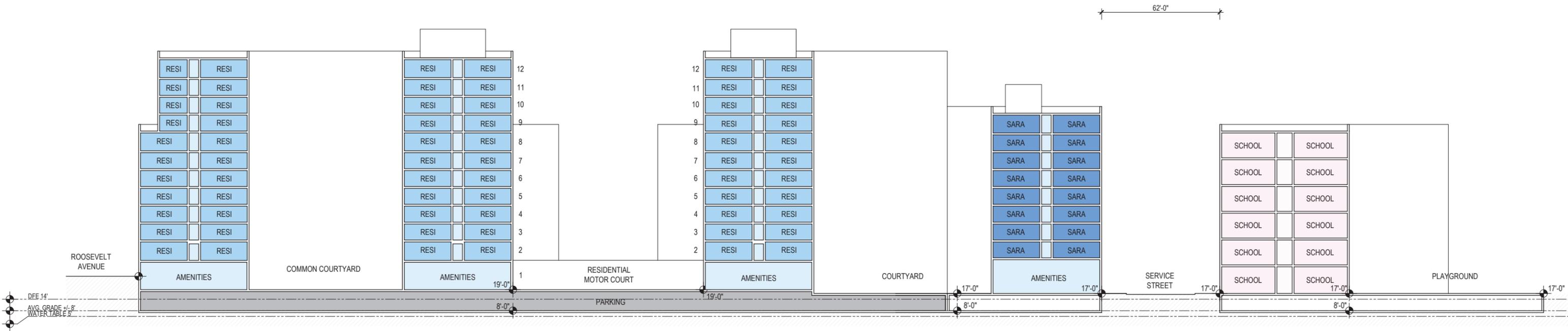
- - - PROPOSED ZONING LOT
- - - SPECIAL WILLETS POINT DISTRICT
- - - STAGE 1 / STAGE 2 BOUNDARY
- - - WILLETS POINT PHASE 1
- - - WILLETS POINT PHASE 2

Credit: S9 architecture

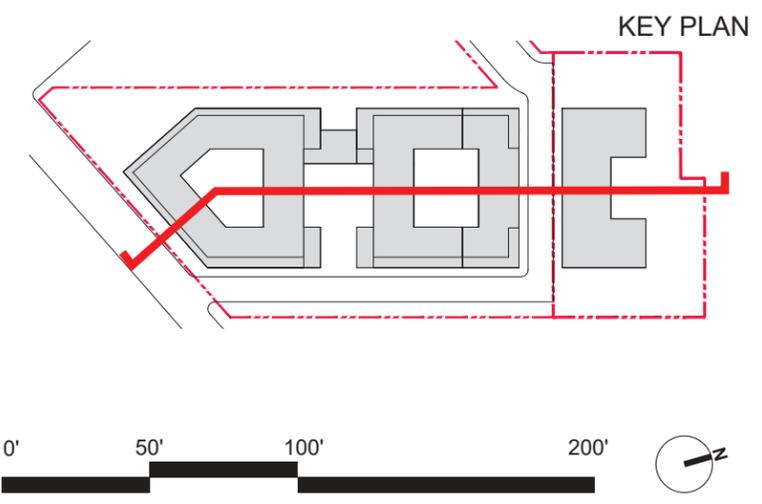
**RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE  
PROPOSED SCHOOL ZONING LOT INCLUSION IS FOR REFERENCE ONLY**

STREET NETWORK DIAGRAM





- LEGEND**
- PROPOSED ZONING LOT LINE
  - SPECIAL WILLETS POINT DISTRICT BOUNDARY
  - RETAIL
  - COMMUNITY FACILITY (OTHER)
  - COMMUNITY FACILITY (SCHOOL)
  - AFFORDABLE HOUSING
  - SENIOR HOUSING
  - PARKING
  - PUBLIC SPACE



Credit: S9 architecture

**RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE  
PROPOSED SCHOOL ZONING LOT INCLUSION IS FOR REFERENCE ONLY**

TYPICAL SECTION



**DEVELOPMENT ZONING LOT  
ZONING LOT AREAS**

AREA A:	300,608 SF
AREA B:	41,300 SF
TOTAL:	341,908 SF

**MAXIMUM PERMITTED ZONING FLOOR AREA**

AREA A NON-COMMERCIAL (FAR 5):	1,503,040 SF
AREA B NON-COMMERCIAL (FAR 4):	165,200 SF
COMMERCIAL (FAR 2):	683,816 SF
ALL USES ON ZONING LOT:	1,668,240 SF

**STAGE I SUMMARY**

**PROPOSED ZONING FLOOR AREA**

RESIDENTIAL AREA A:	720,000 SF
RESIDENTIAL AREA B:	120,000 SF
COMMERCIAL AREA A:	21,500 SF
COMMERCIAL AREA B:	3,500 SF
COMMUNITY FACILITY AREA A:	4,540 SF
COMMUNITY FACILITY AREA B:	0 SF
TOTAL AREA A:	746,140 SF
TOTAL AREA B:	123,500 SF
TOTAL STAGE I:	869,640 SF

**PUBLICLY ACCESSIBLE OPEN SPACE**

REQUIRED FOR ZONING AREA A:	22,384 SF
REQUIRED FOR ZONING AREA B:	6,175 SF
TOTAL REQUIRED:	28,559 SF
PROPOSED STAGE I:	38,427 SF

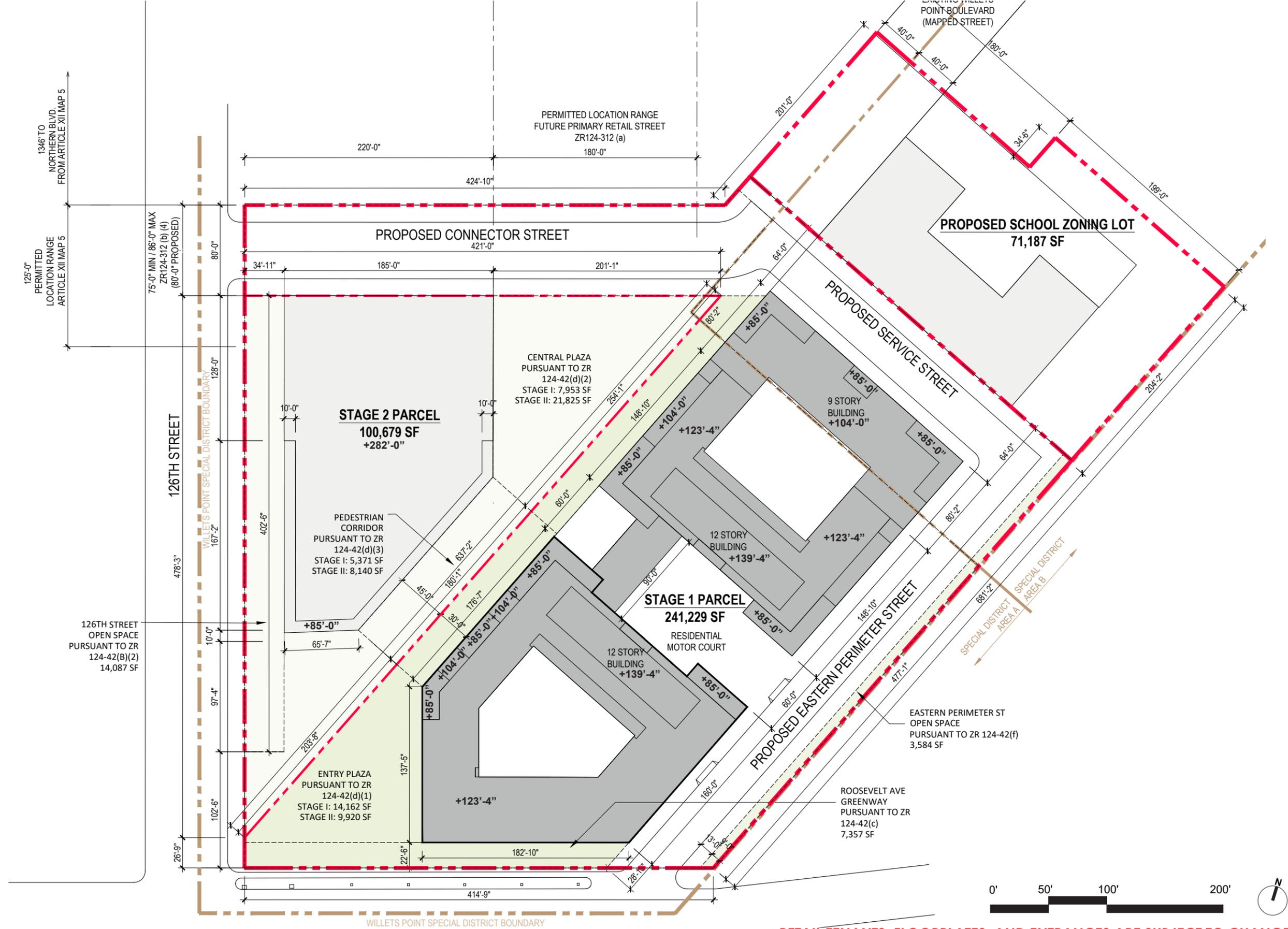
**STAGE II SUMMARY**

**PROPOSED ZONING FLOOR AREA**

COMMERCIAL AREA A:	700,000 SF
COMMERCIAL AREA B:	0 SF
TOTAL STAGE II:	700,000 SF

**PUBLICLY ACCESSIBLE OPEN SPACE**

REQUIRED FOR ZONING AREA A:	21,000 SF
REQUIRED FOR ZONING AREA B:	0 SF
TOTAL REQUIRED:	21,000 SF
PROPOSED STAGE II:	53,972 SF



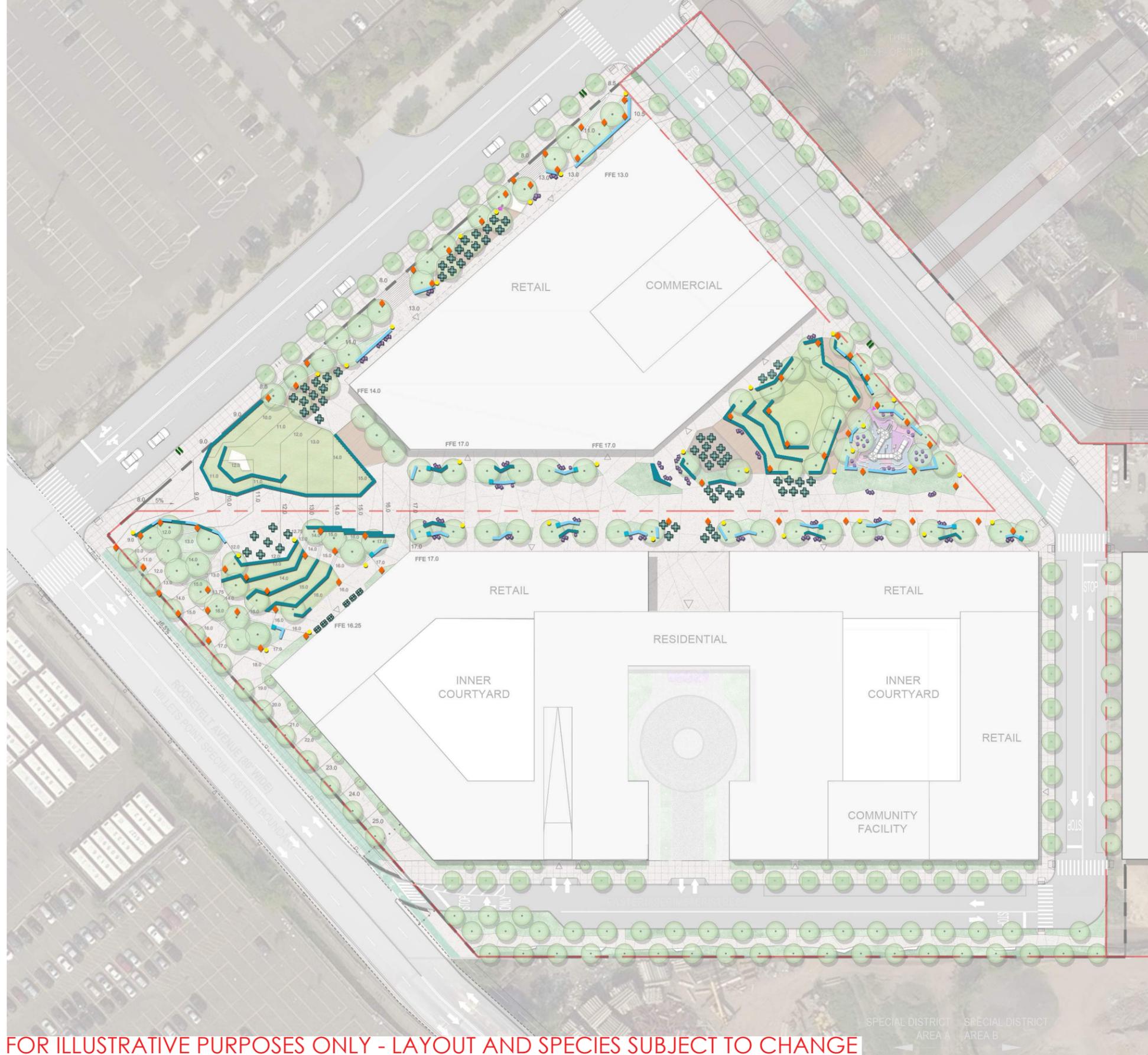
**RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE  
PROPOSED SCHOOL ZONING LOT INCLUSION IS FOR REFERENCE ONLY**

**PHASE 1 ZONING LOT DIAGRAM**



WILLETS POINT LANDSCAPE  
DECEMBER 13, 2021

# MATERIALS



**LEGEND**

-  SEAT WALL / BENCH WITHOUT BACK
-  BENCH WITH BACK
-  MOVABLE TABLES AND CHAIRS
-  FIXED SEATING POD
-  ADA COMPANION SEATING
-  LIGHTPOLES
-  LITTER RECEPTACLES
-  BICYCLE PARKING

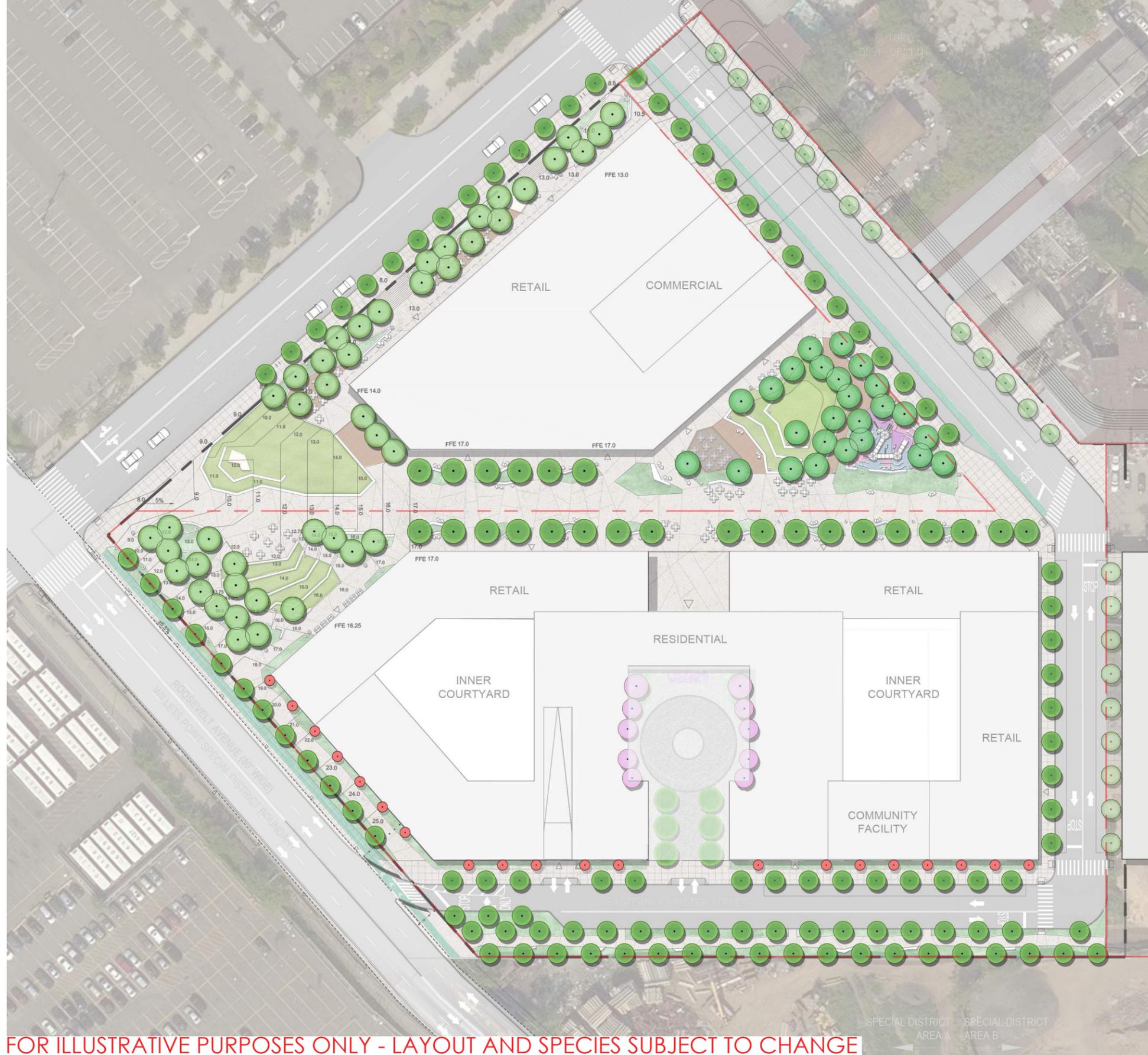
FOR ILLUSTRATIVE PURPOSES ONLY - LAYOUT AND SPECIES SUBJECT TO CHANGE

SITE FURNISHING DIAGRAM



SCALE: 1" = 80'-0" 

WILLETS POINT LANDSCAPE  
DECEMBER 13, 2021



FOR ILLUSTRATIVE PURPOSES ONLY - LAYOUT AND SPECIES SUBJECT TO CHANGE

PLANTING DIAGRAM - TREES



HONEY LOCUST



PIN OAK



ARMSTRONG MAPLE

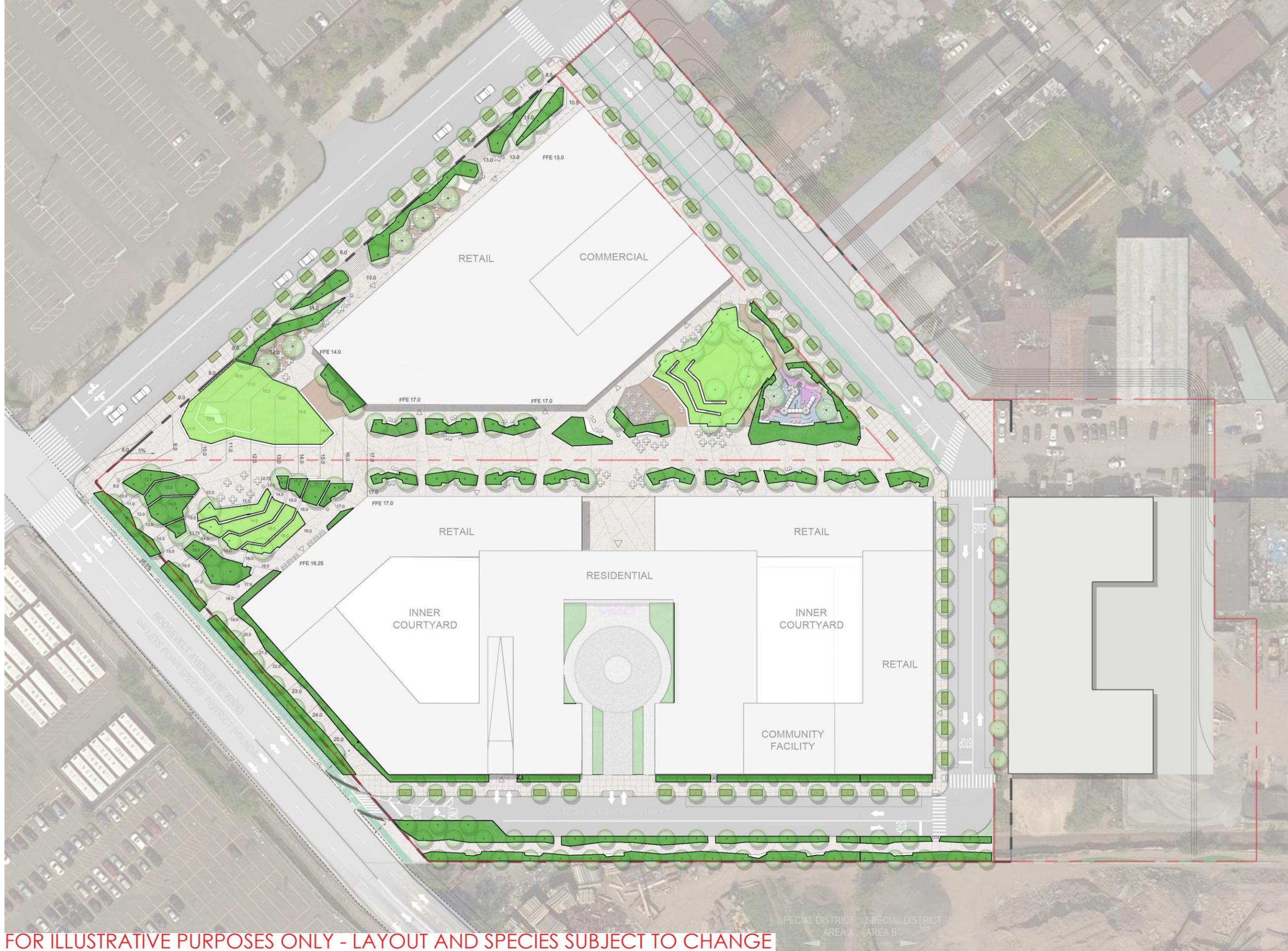


LONDON PLANE



CREPE MYRTLE





FOR ILLUSTRATIVE PURPOSES ONLY - LAYOUT AND SPECIES SUBJECT TO CHANGE

PLANTING DIAGRAM - GROUND PLANE



- SHRUBS, ORNAMENTAL GRASSES, & GROUNDCOVERS
- LAWN
- STREET TREE PLANTING



LEGEND

- NYC STREET TREE PLANTING
- GROUND COVER
- LAWN
- BIOSWALE PLANTING
- MOVEABLE PLANTERS WITH BENCH
- WOOD DECKING
- RUBBERIZED SAFETY SURFACE
- CONCRETE PAVING
- CONCRETE SEAT WALL
- FIXED BENCH
- MOVEABLE BENCH
- FLUSH CONCRETE CURB
- MOVEABLE TRASH CAN
- MOVEABLE TABLES & CHAIRS
- TREES

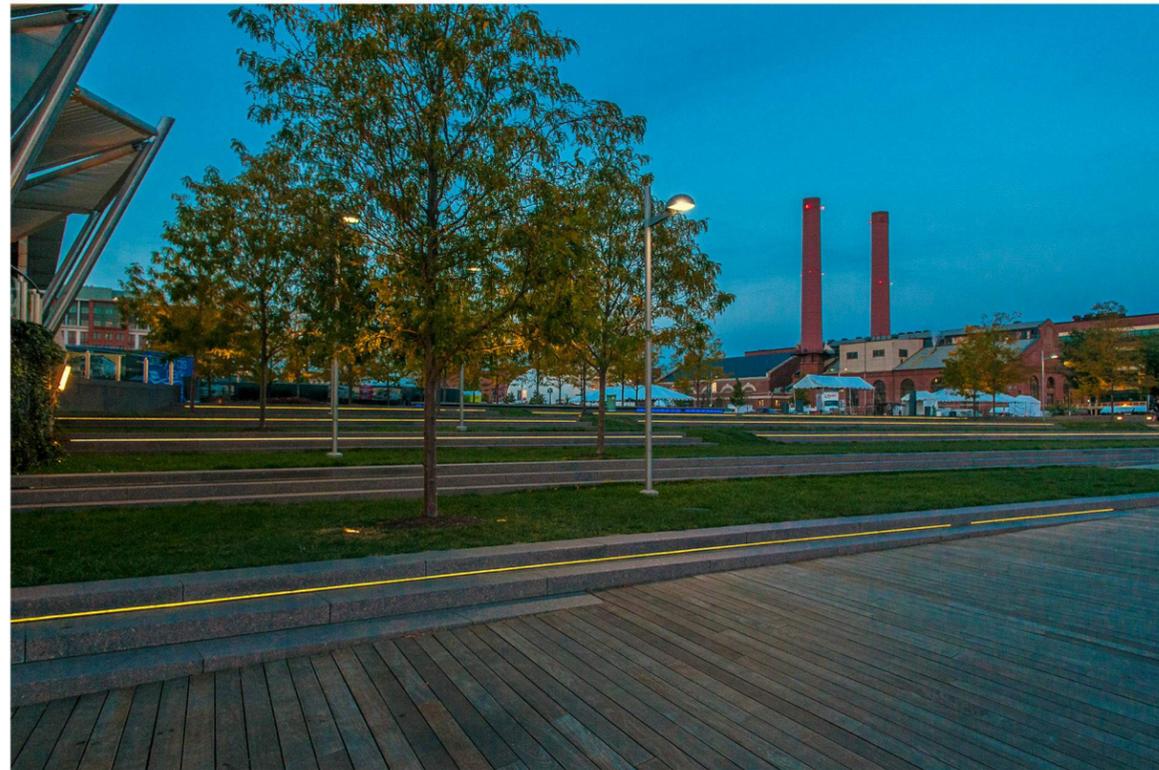
FOR ILLUSTRATIVE PURPOSES ONLY - LAYOUT AND SPECIES SUBJECT TO CHANGE

MATERIALITY DIAGRAM

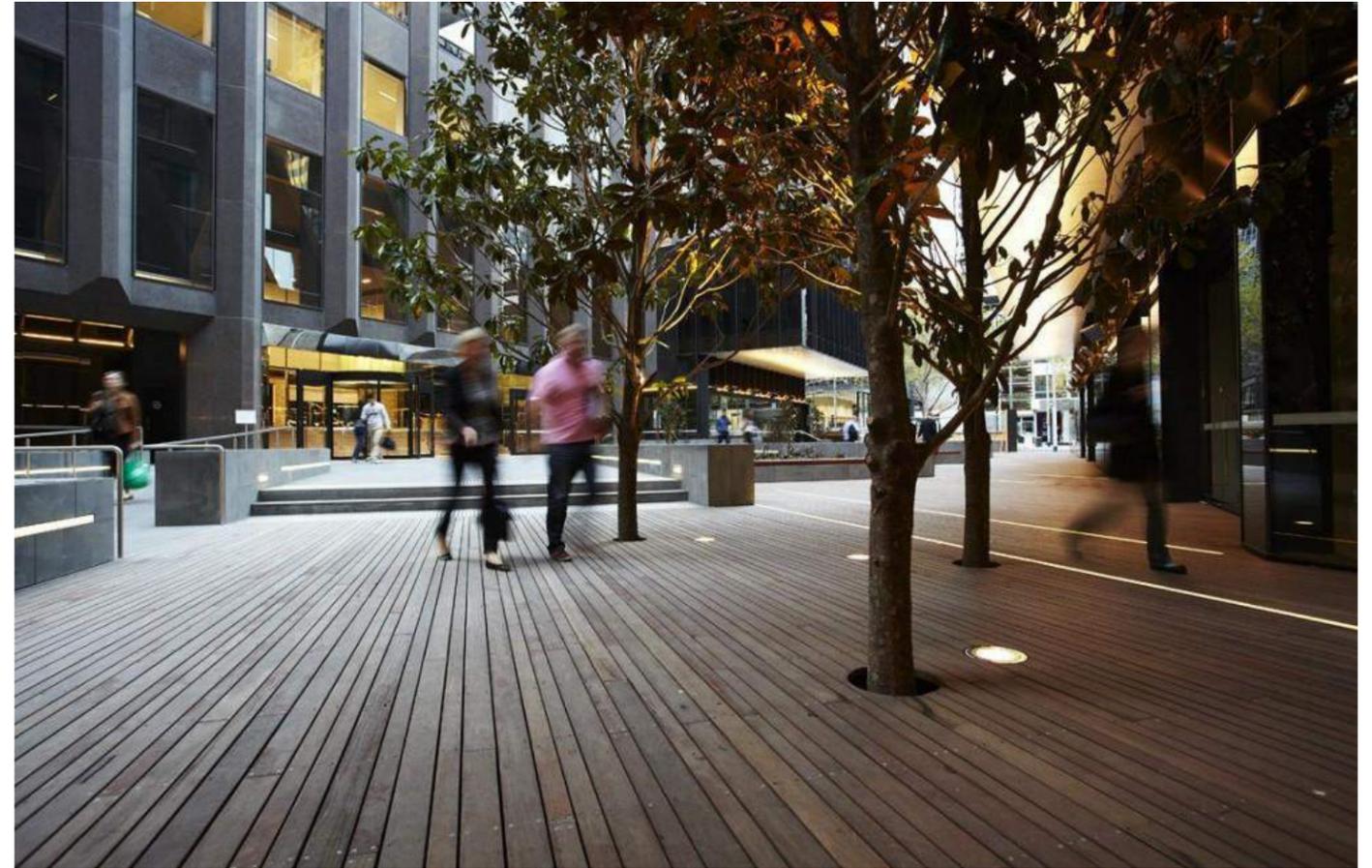


SCALE: 1" = 50'-0"

WILLETS POINT LANDSCAPE  
DECEMBER 13, 2021



STEPPING LAWN AND AMPHITHEATER PRECEDENTS





LAWN & PLANTING PRECEDENTS

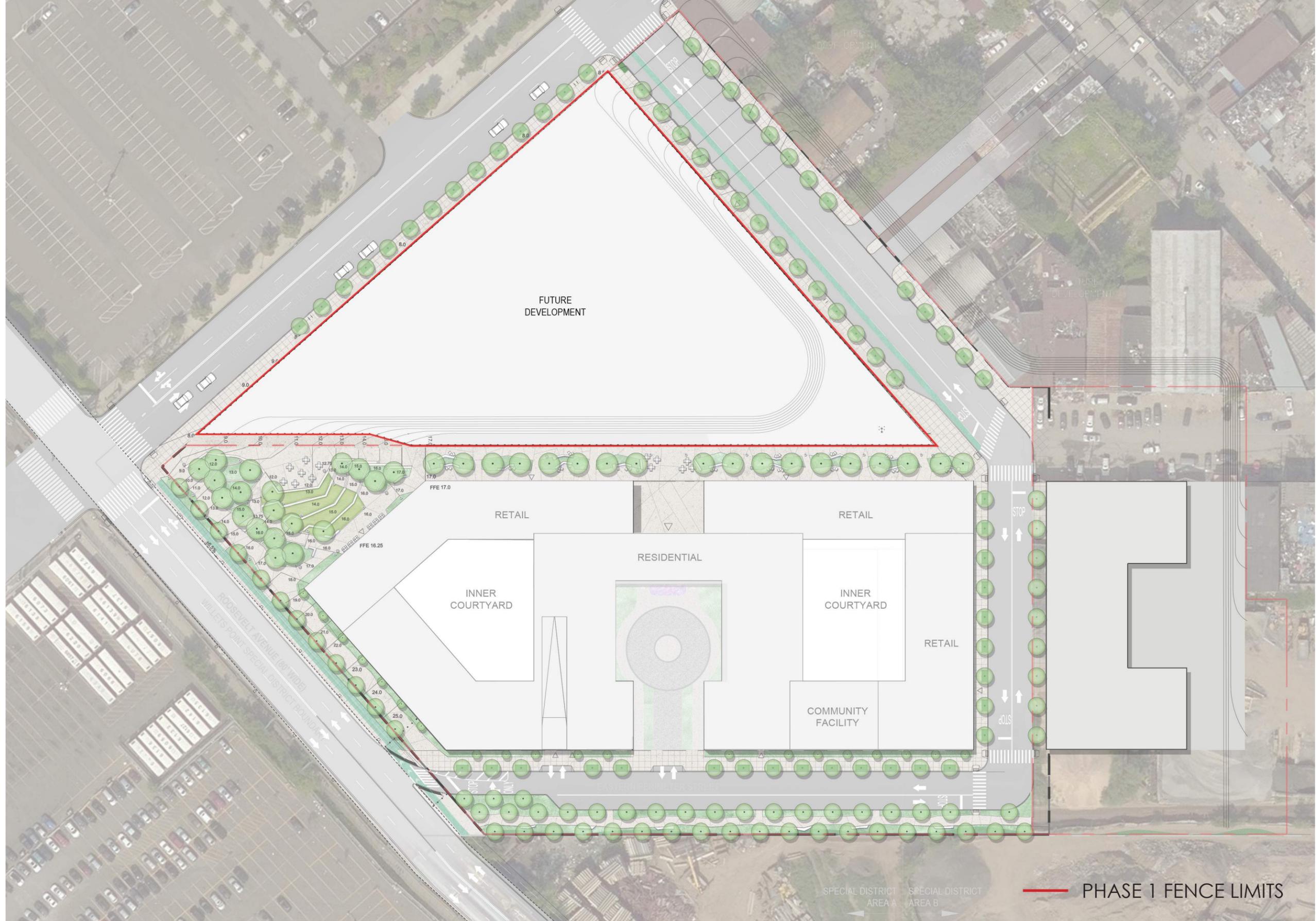


SITE FURNISHING PRECEDENTS



PLAY EQUIPMENT PRECEDENTS





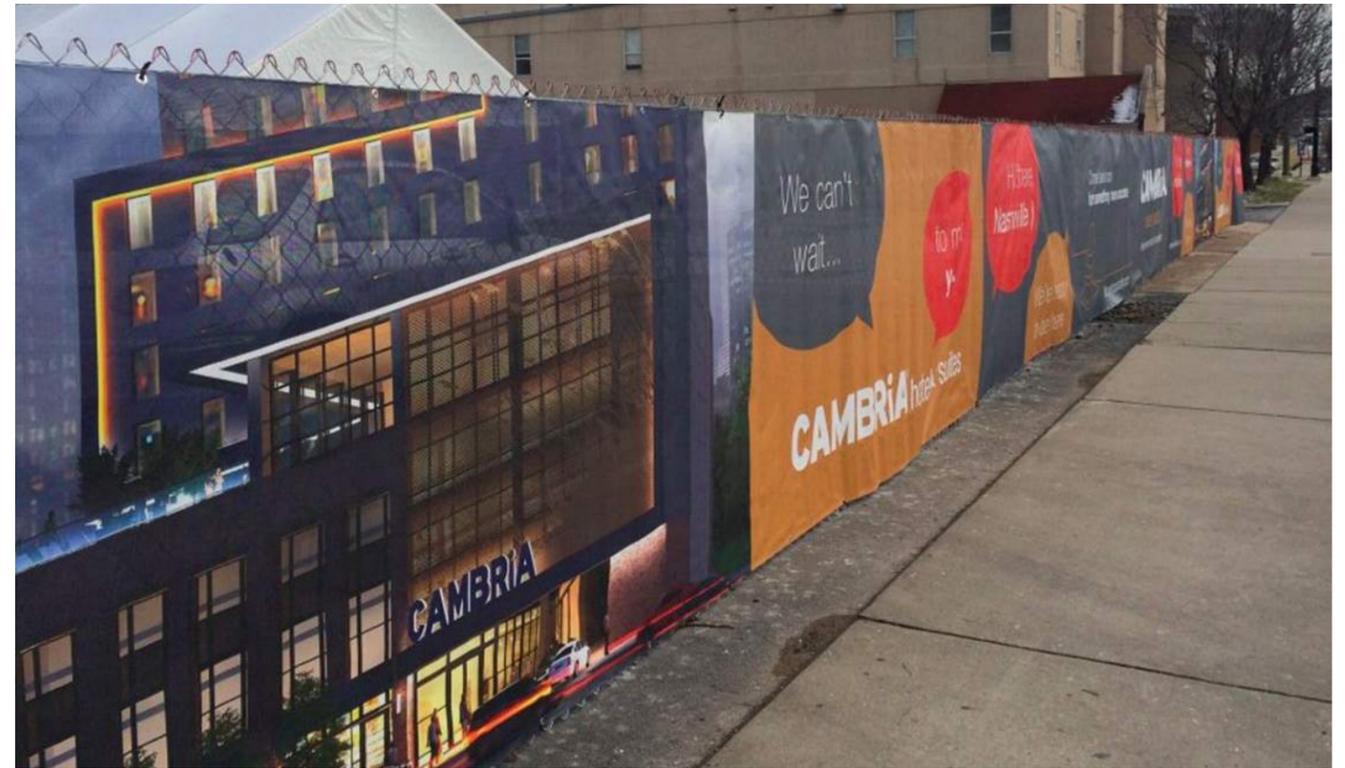
SITE PLAN - PHASE 1 FENCE LIMITS



CHAIN-LINK FENCE W/ GRAPHIC PRECEDENT



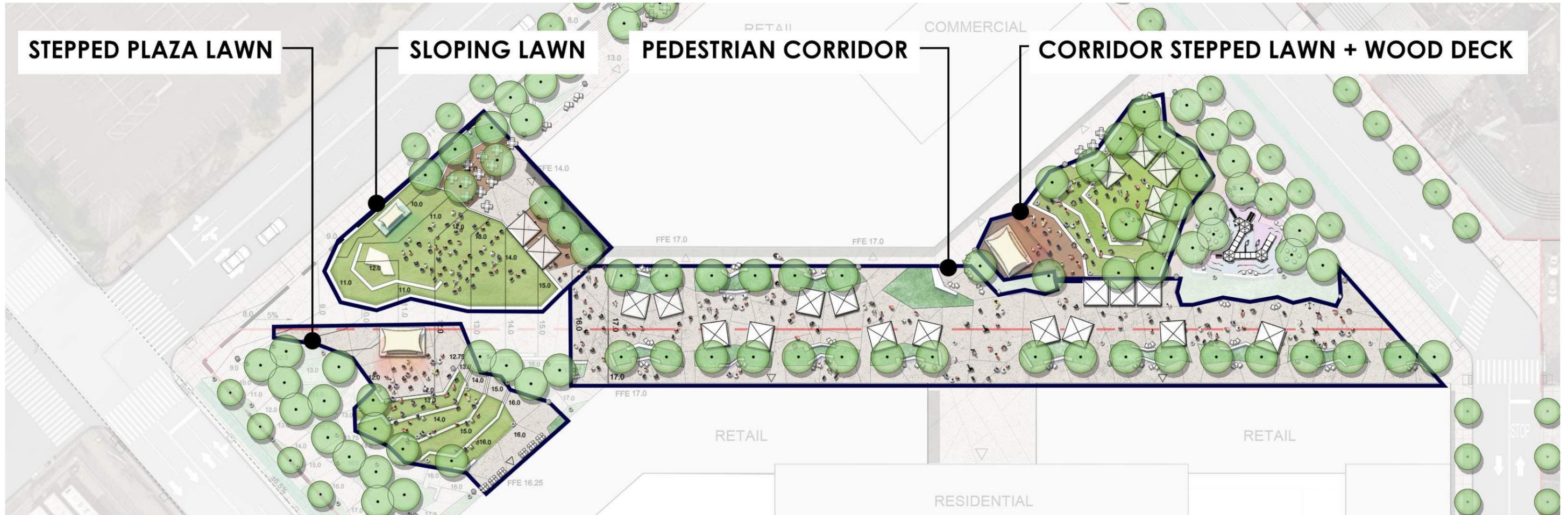
WILLETS POINT LANDSCAPE  
DECEMBER 13, 2021



CHAIN-LINK FENCE W/ GRAPHIC PRECEDENT



WILLETS POINT LANDSCAPE  
DECEMBER 13, 2021

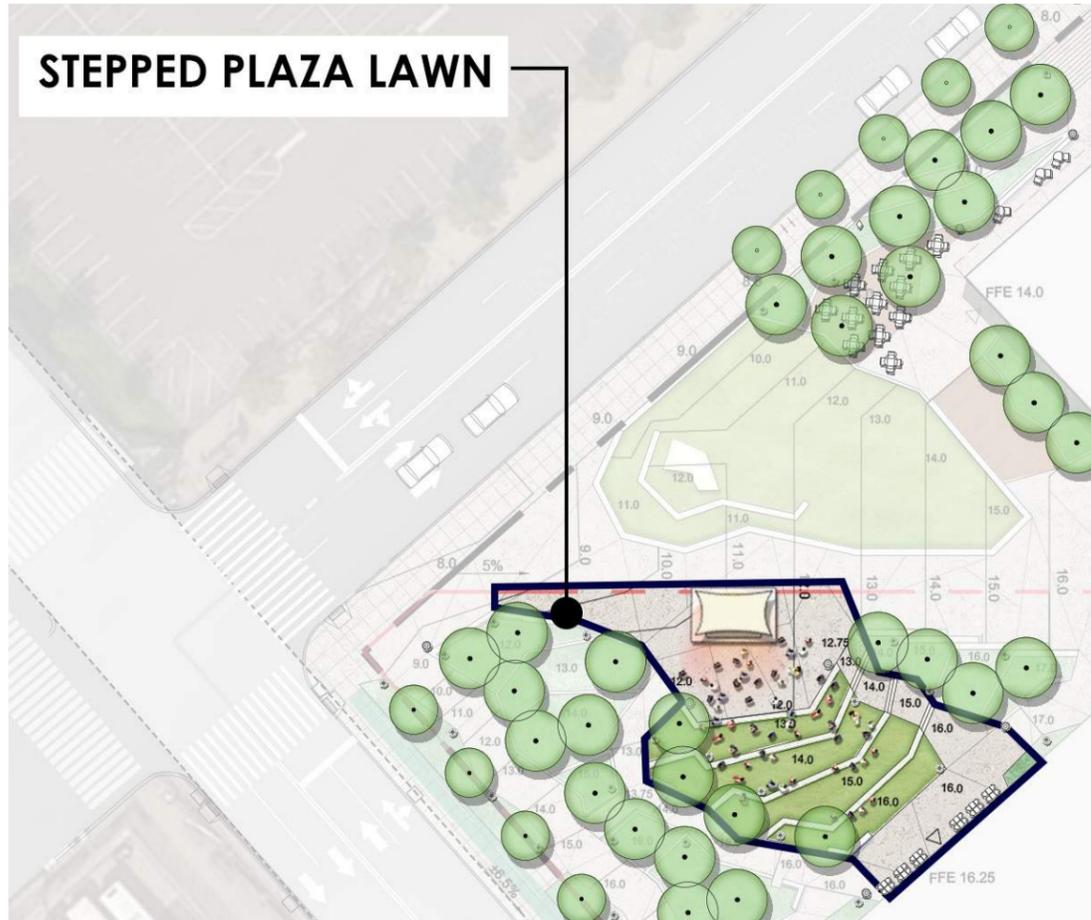


PHASE 2 PEDESTRIAN CORRIDOR EVENT PROGRAM



PHASE 2 PEDESTRIAN CORRIDOR EVENT PROGRAM - CONCERT

# STEPPED PLAZA LAWN

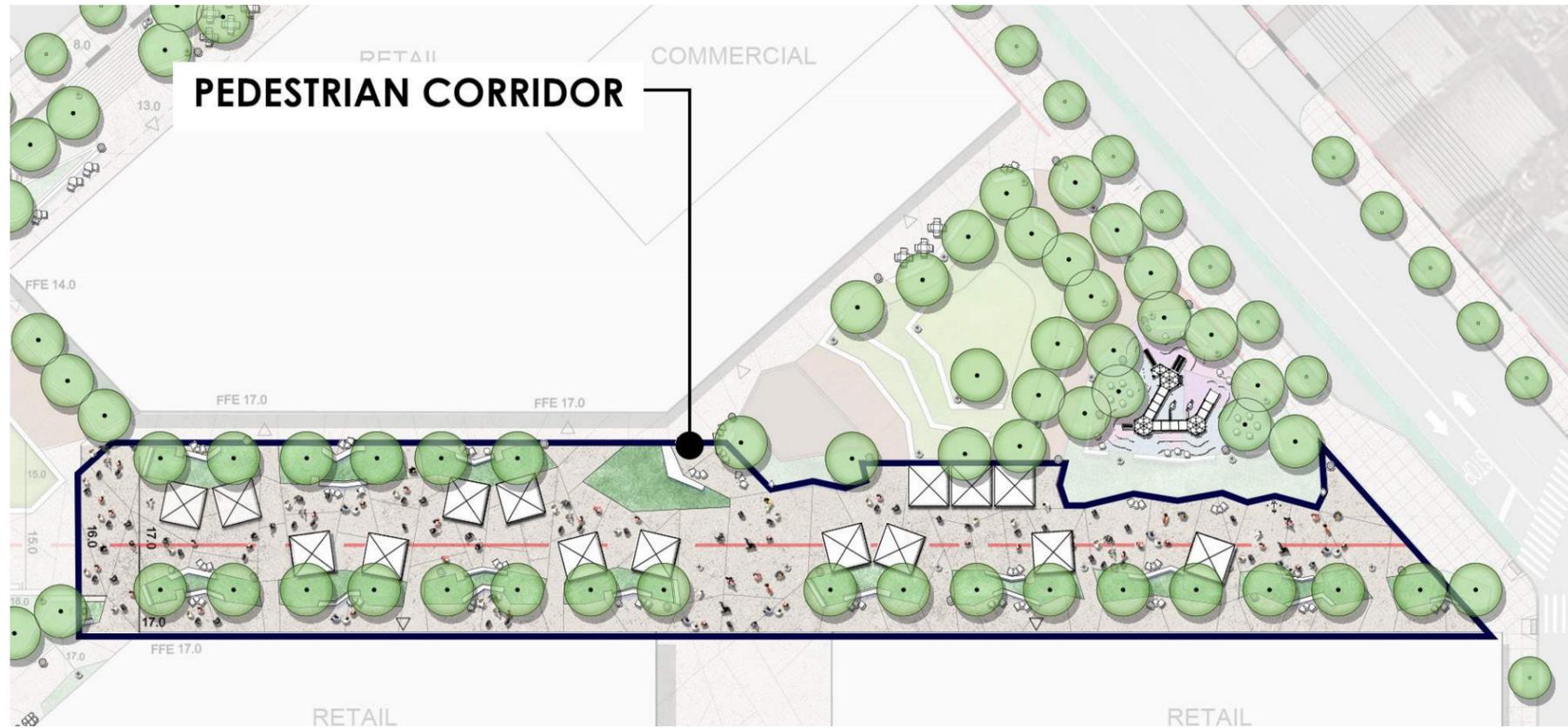


## PHASE 2 PEDESTRIAN CORRIDOR EVENT PROGRAM - PERFORMANCE SPACE



PHASE 2 PEDESTRIAN CORRIDOR EVENT PROGRAM - MOVIE NIGHT





PHASE 2 PEDESTRIAN CORRIDOR EVENT PROGRAM - FARMER'S MARKET/ART FAIR