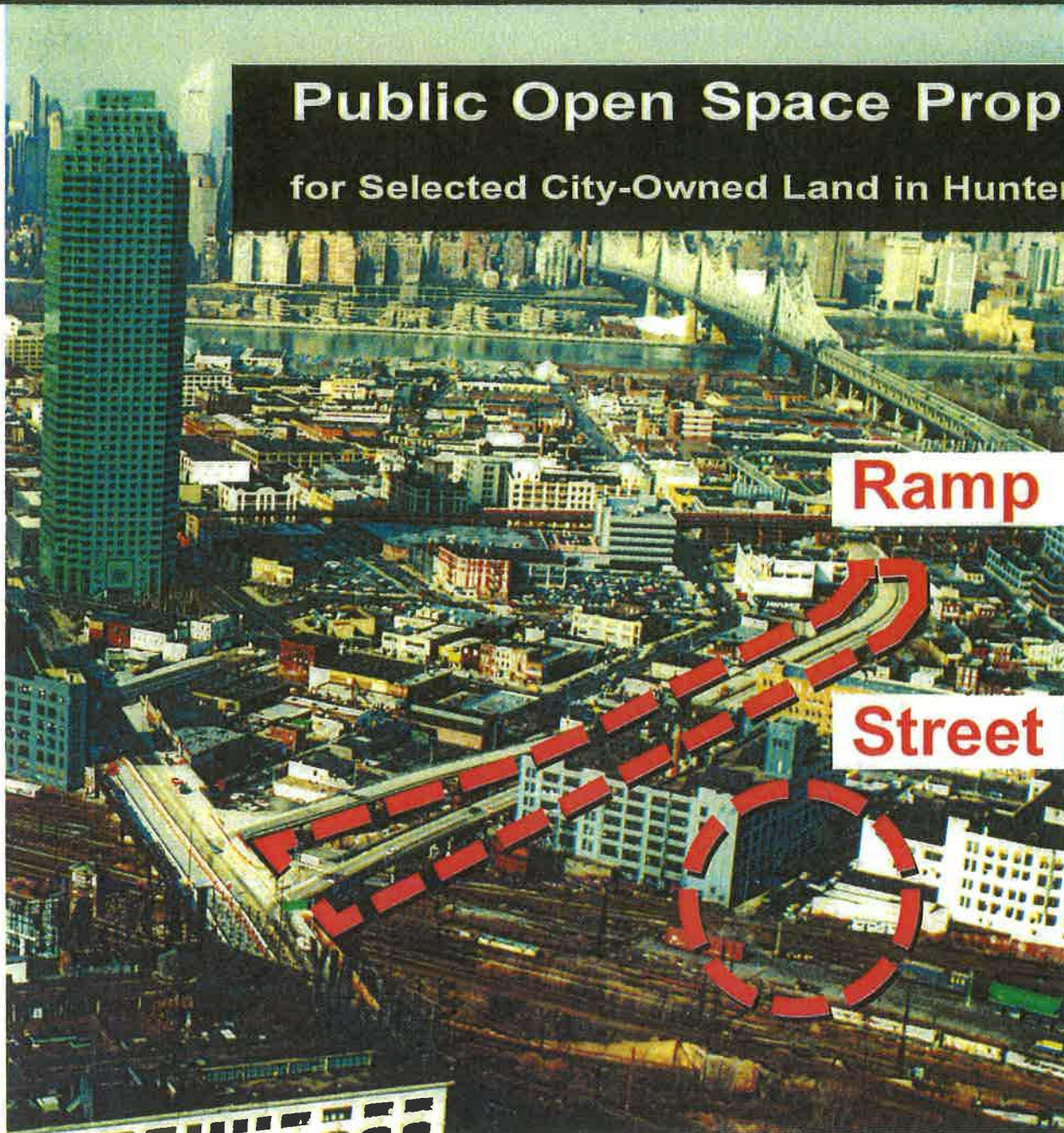




# Public Open Space Proposals for Selected City-Owned Land in Hunter's Point



**Ramp Land**

**Street Ends**

The following is a proposal to develop public open space on select city-owned property and street ends in Hunter's Point, Long Island City, consistent with the Department of City Planning's overall planning goals for the neighborhood. The development of these city-owned sites as small, local spaces would provide a valuable amenity to Hunter's Point, a neighborhood in dire need of more open space.

Two separate, but inter-related projects are proposed:

- 1] **Ramp Land**  
to convert 10 street ends along the Sunnyside Yards to small landscaped seating areas, and
- 2] **Street Ends**  
to beautify the land associated with the Queensboro bridge ramps and make them available for public use.



**Proposed Public Open Space Sites:**

Land that is open to the sky along the ramps is currently weed-choked and unused.

Land under the ramps is used on and off for D.O.T. storage.

428

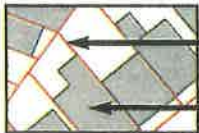
Block number

13

Lot number

100'

Site dimensions (approximate)



Lot lines

Buildings

## II. Ramp Sites

### Existing Conditions

The city-owned lots under the ramps would be beautified and improved to provide public open space for this community.

The areas exposed to the sky would be improved as landscaped seating areas with elements such as trees, plantings, benches, game tables and lighting.

The areas under the ramps would be temporarily fenced off when needed by D.O.T. for maintenance. Otherwise they would be part of the public space. If enhanced with interesting paving and ceiling treatment with lighting the covered areas would complement the open areas. They would be designed to provide through block access for pedestrians only with elements which would preclude their use as vehicular streets.



**Active seating areas:**  
 Outdoor eating  
 Chess tables  
 Flea Market stands  
 etc.



**Ceiling Treatment:**  
 Free standing canopies  
 with lighting to enhance  
 the pedestrian access  
 path



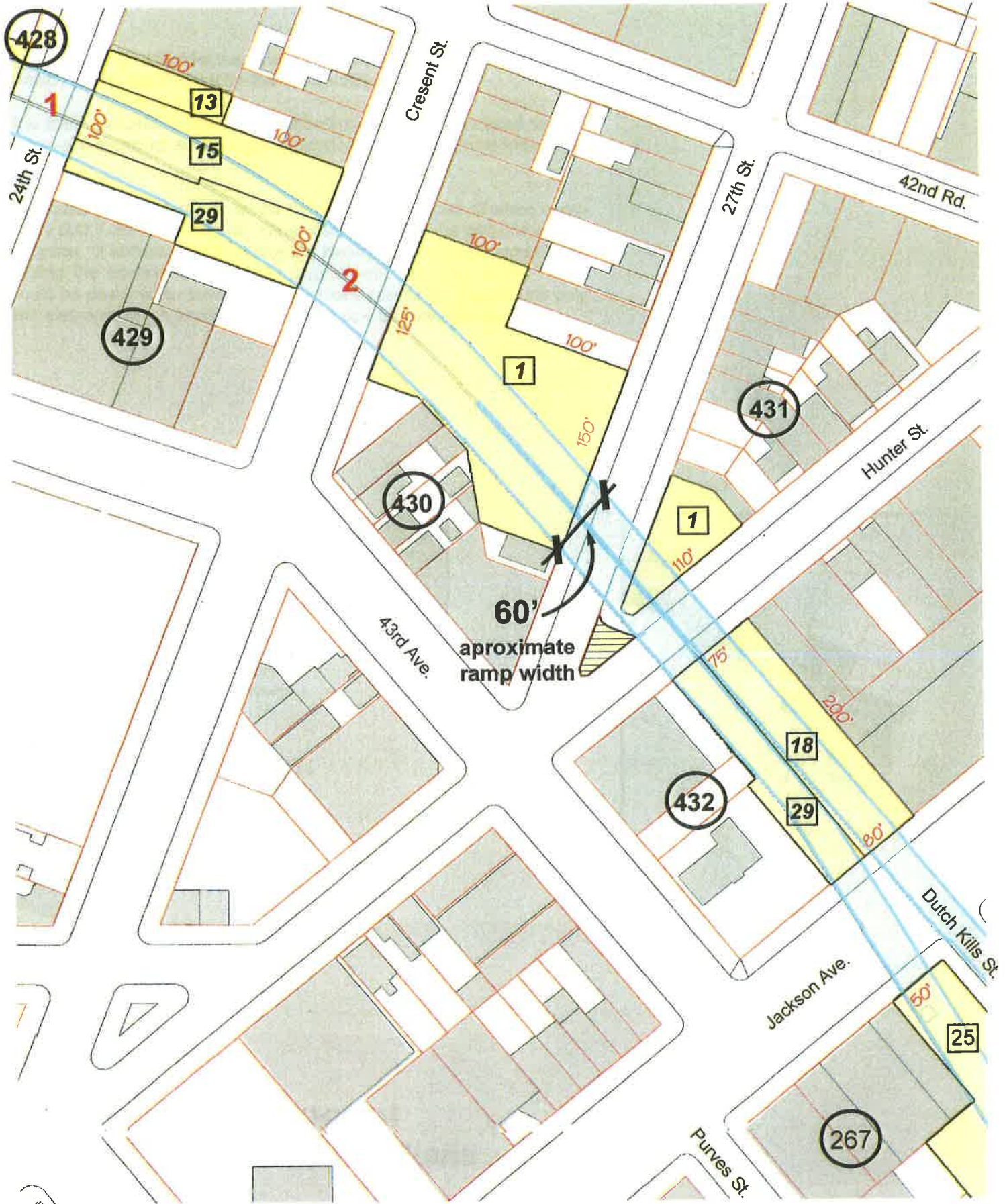
**Planted seating areas**



**D.O.T. Storage and  
 Maintenance space**



# Ramp Sites Proposal Conceptual Open Space Plans





428

24th St.

Crescent St.

429

27th St.

42nd Rd.

431

Hunter St.

430

43rd Ave.

432

Jackson Ave.

Dutch Kills St.

267





**Illustrative  
Rendering of  
Sunnyside Yard  
open space as  
seen from a pro-  
posed Street End  
open space.**

Public open spaces located at the street ends along the Sunnyside Yard would be of great value to this neighborhood.

Small scale public open spaces with trees, plantings and benches would be viewable from Jackson Avenue. They would provide both physical and visual relief from the otherwise hardscape industrial environment of this area. The parks would also serve as entry points to the mandated Sunnyside Yard open spaces.

## **Street Ends Proposal**

It is proposed that a minimum of 40' (optimally 60') of the street ends be converted to public open space. Where (and if) access to the yards is required, the park space can be designed accordingly.



**1** 41 Avenue



**2** Orchard Street



**3** Queens Street



**4** Dutch Kills Street

**9 Proposed Street Ends for Public Open Space:**

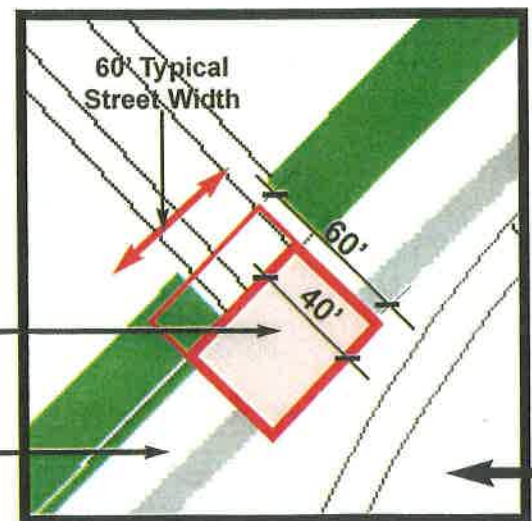
Of the 10 selected street ends, Pearson Street is the only one that is not city-owned. Except for Court Square South, which is 80' wide, all of the street ends are 60' wide. Queens Street and Orchard Street are the only streets that provide vehicular access to the yards.

**Proposed Sunnyside Yard Mandatory Open Space:**

DCP has submitted ULURP applications for zoning text and map amendments which will require new developments along the yards to provide a 30' linear public open space adjacent to the yards. Regulations for this mandatory open space will require a continuous 10' circulation path and landscaping that is compatible with the natural environment of the yards. The public open space would be maintained by the property owner.

**Proposed Sunnyside Yard Mandatory Open Space**

**Proposed Street End Open Space Location**  
40' minimum depth  
(60' optimal depth)



# I. Street Ends

## Existing Conditions



**5** Purves Street



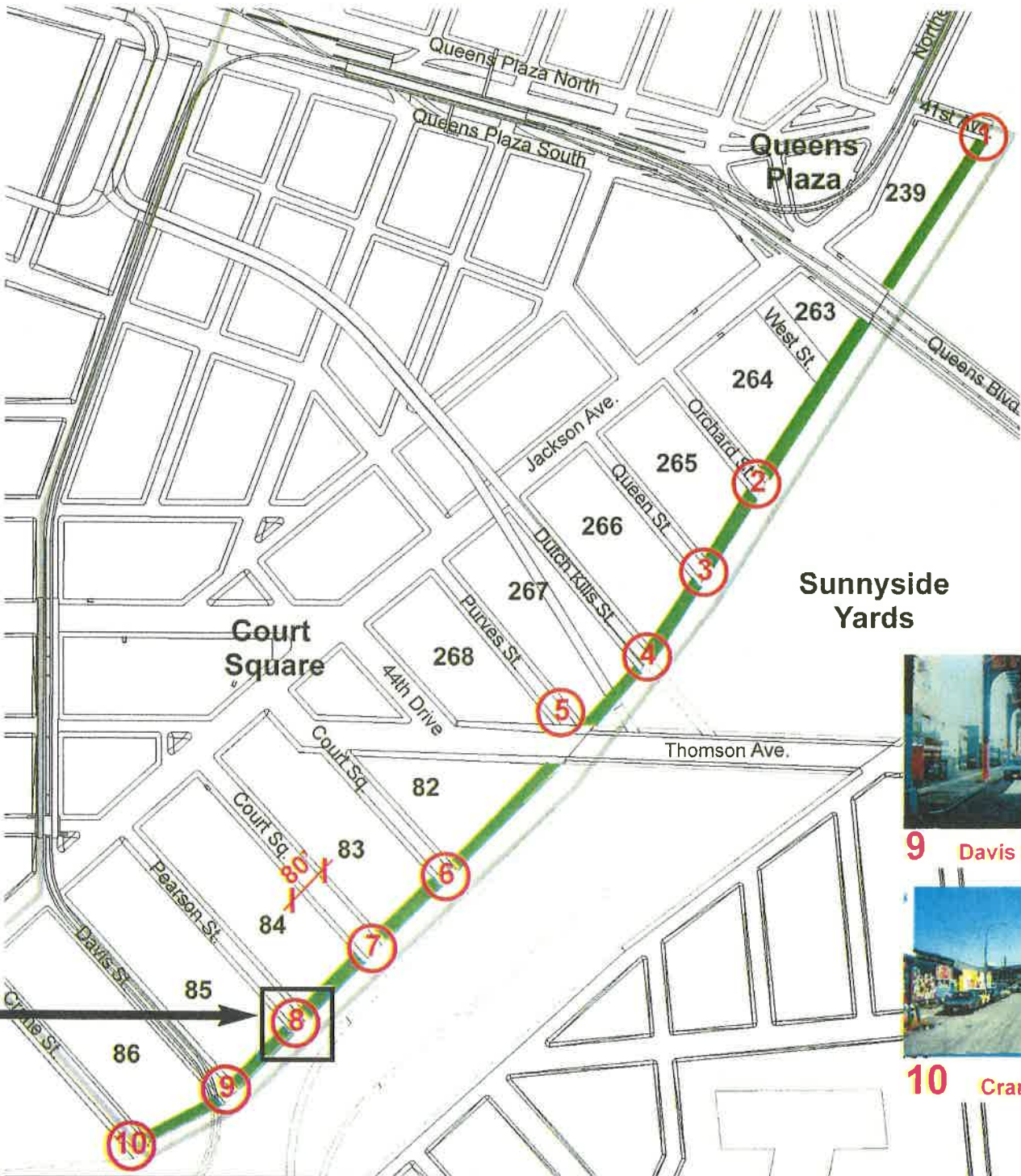
**6** Court Square North



**7** Court Square South



**8** Pearson Street



**Sunnyside Yards**

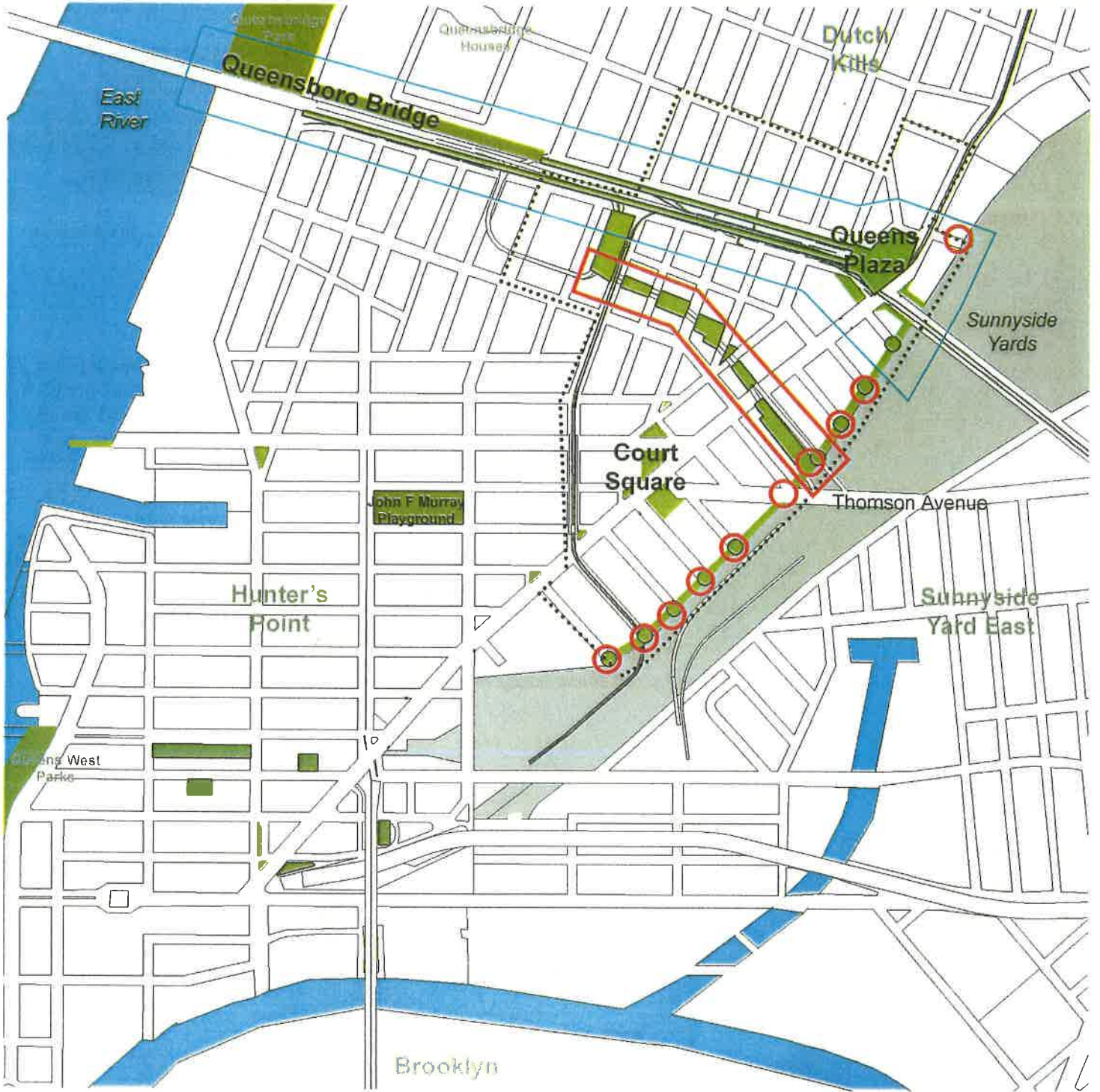





**9** Davis Street



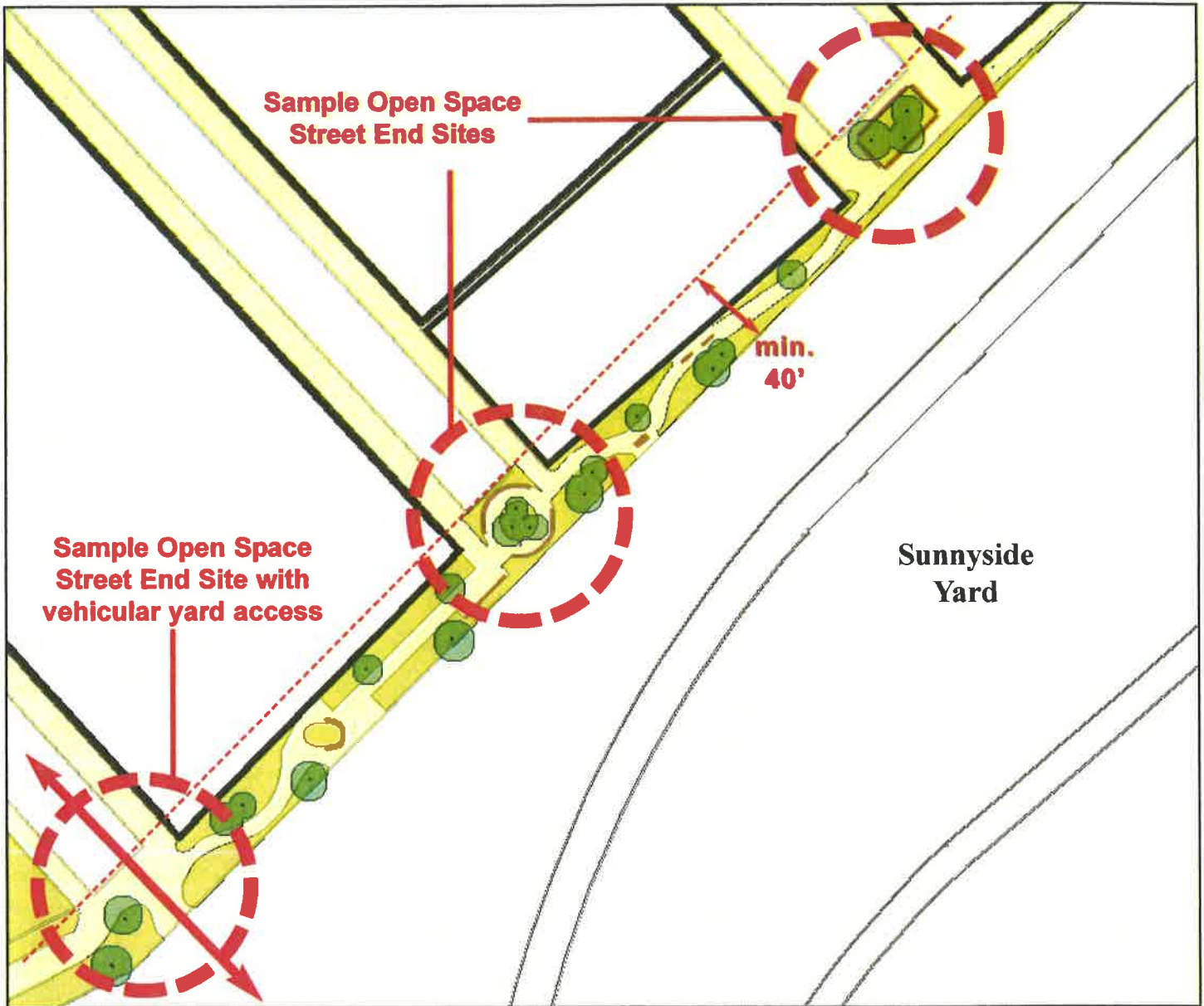
**10** Crane Street





- ..... Area proposed for zoning changes by Department of City Planning
- CMAQ grant to identify Queens Plaza Pedestrian Improvements
-  Proposed Sunnyside Yard Mandatory Open Space required of new developments constructed along the yard, pursuant to DCP's proposed zoning changes.
-  Location of street end sites proposed for public open space
-  Location of ramp land sites proposed for public open space

## Context Map



Diagrammatic view of Sunnyside Yard open space with proposed Street End open spaces

