

PACIFIC PARK B12+B13

NOVEMBER 19, 2019

OWNER

TF CORNERSTONE

ARCHITECT

HANDEL ARCHITECT LLP

STRUCTURE ENGINEER

ROSENWASSER/ GROSSMAN CONSULTING ENGINEERS

MEPFP

COSENTINI ASSOCIATES

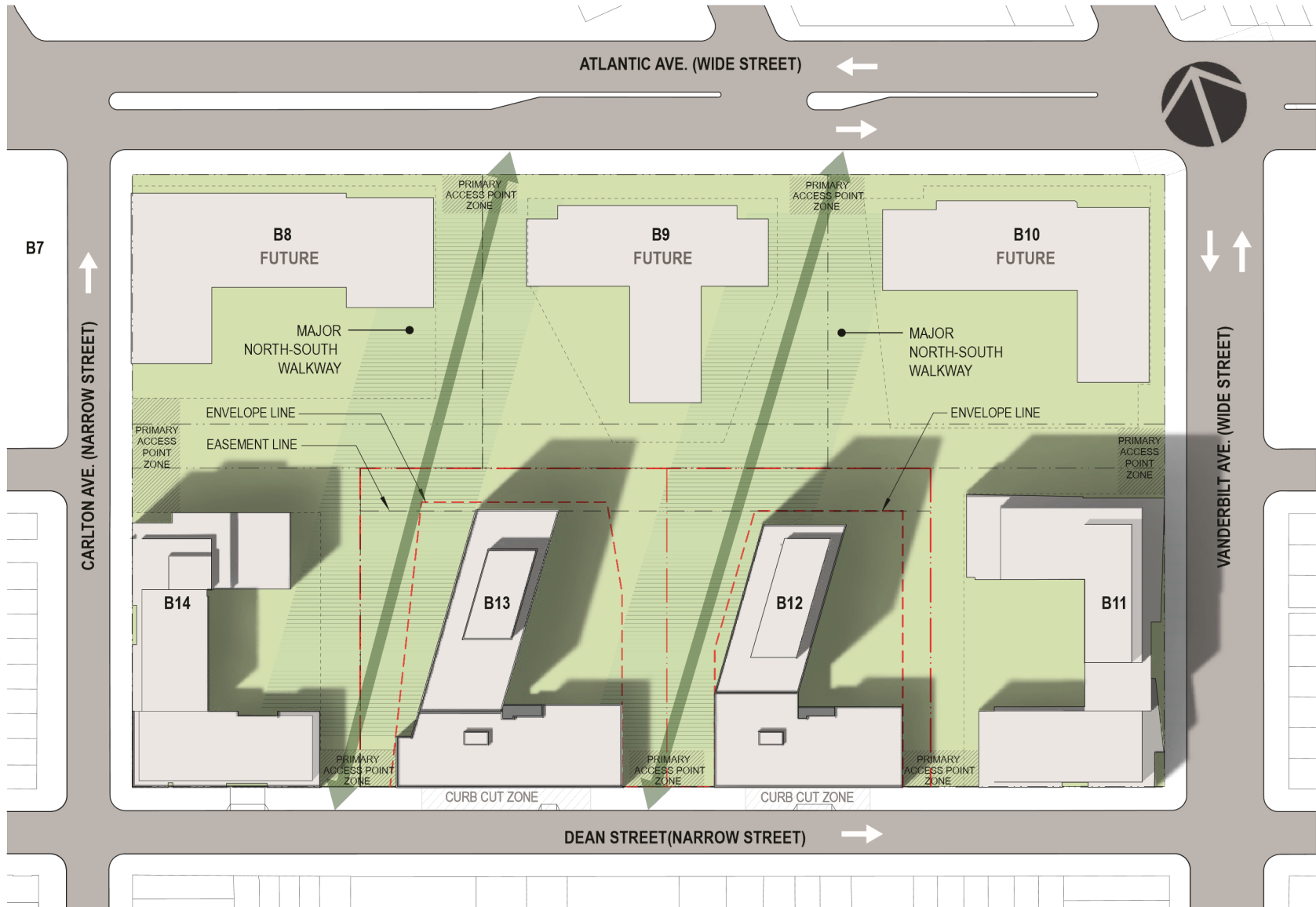
LANDSCAPE ARCHITECT

MATHEWS NIELSEN LANDSCAPE ARCHITECTS PC

SITE - PACIFIC PARK



SITE DIAGRAM - BUILDING ORIENTATION AND CONNECTIONS



SITE PLAN



PROGRAM DIAGRAM

BUILDING PROGRAM:

- RESIDENTIAL: 798 UNITS
A MINIMUM OF 25% OF TOTAL UNITS
WILL BE AFFORDABLE UNITS
- PARKING: 455 SPACES
- RETAIL
- CHELSEA PIERS



PROSPECT HEIGHTS / PACIFIC PARK MATERIAL, COLOR, & TEXTURE



DECORATIVE DETAILS / BANDING

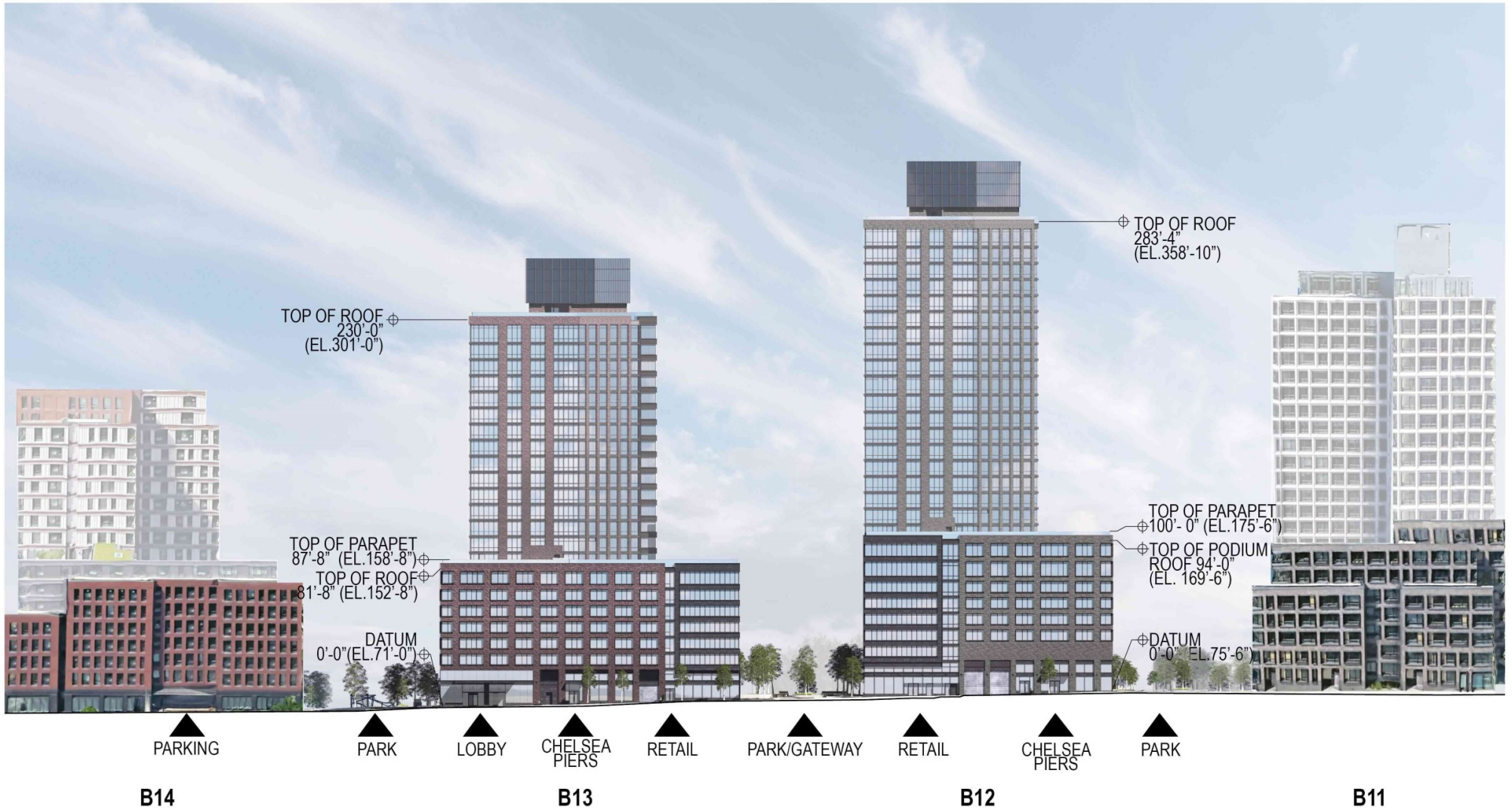
HISTORICAL

NEW B11/B14

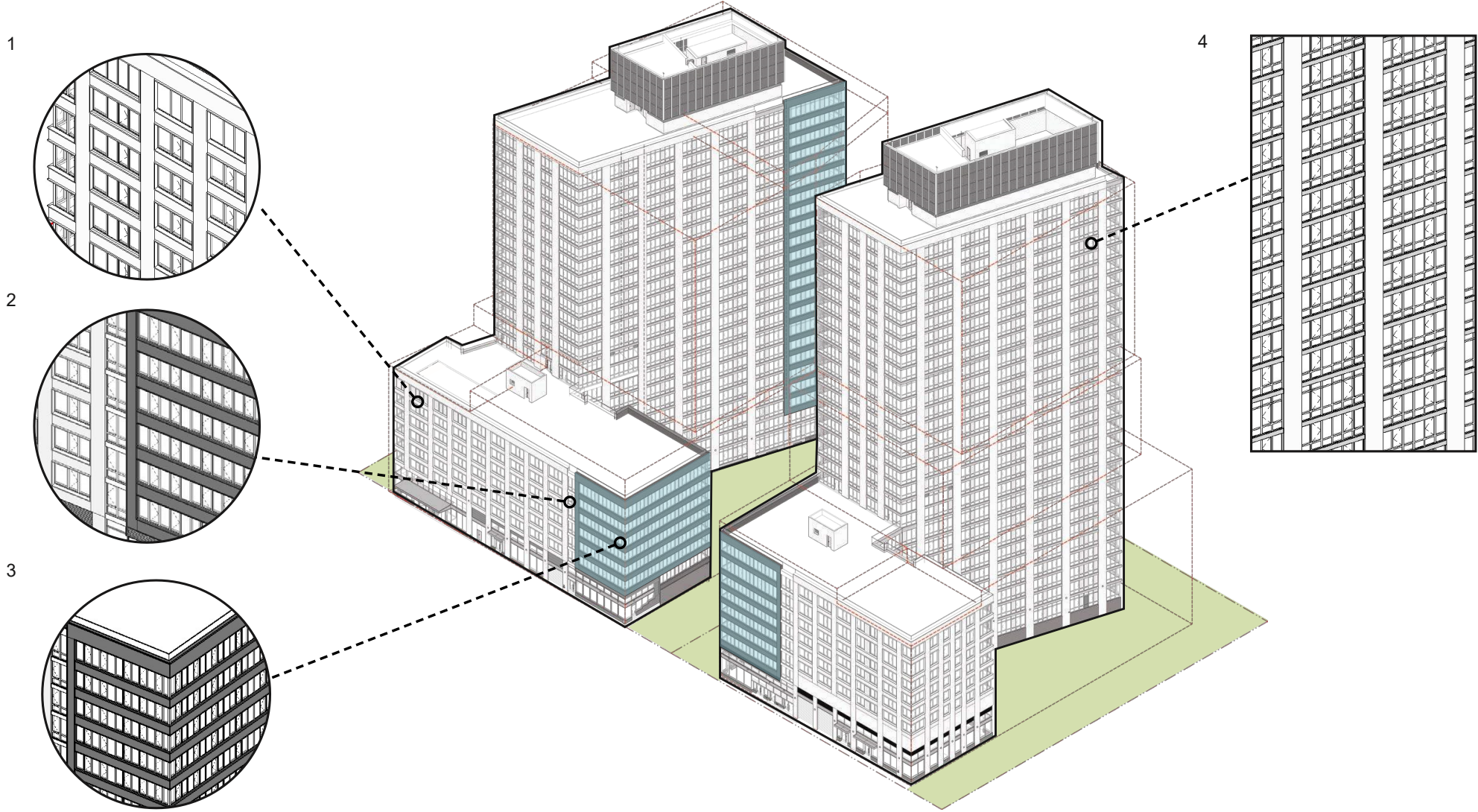


TOWNHOUSE

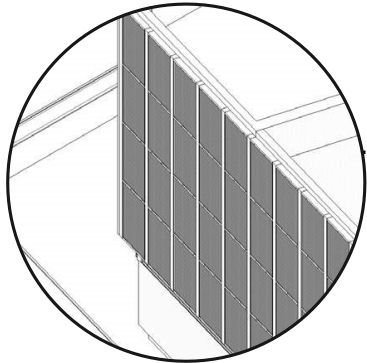
DEAN STREET ELEVATION



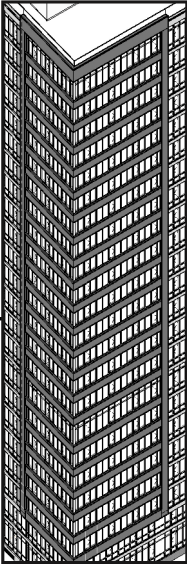
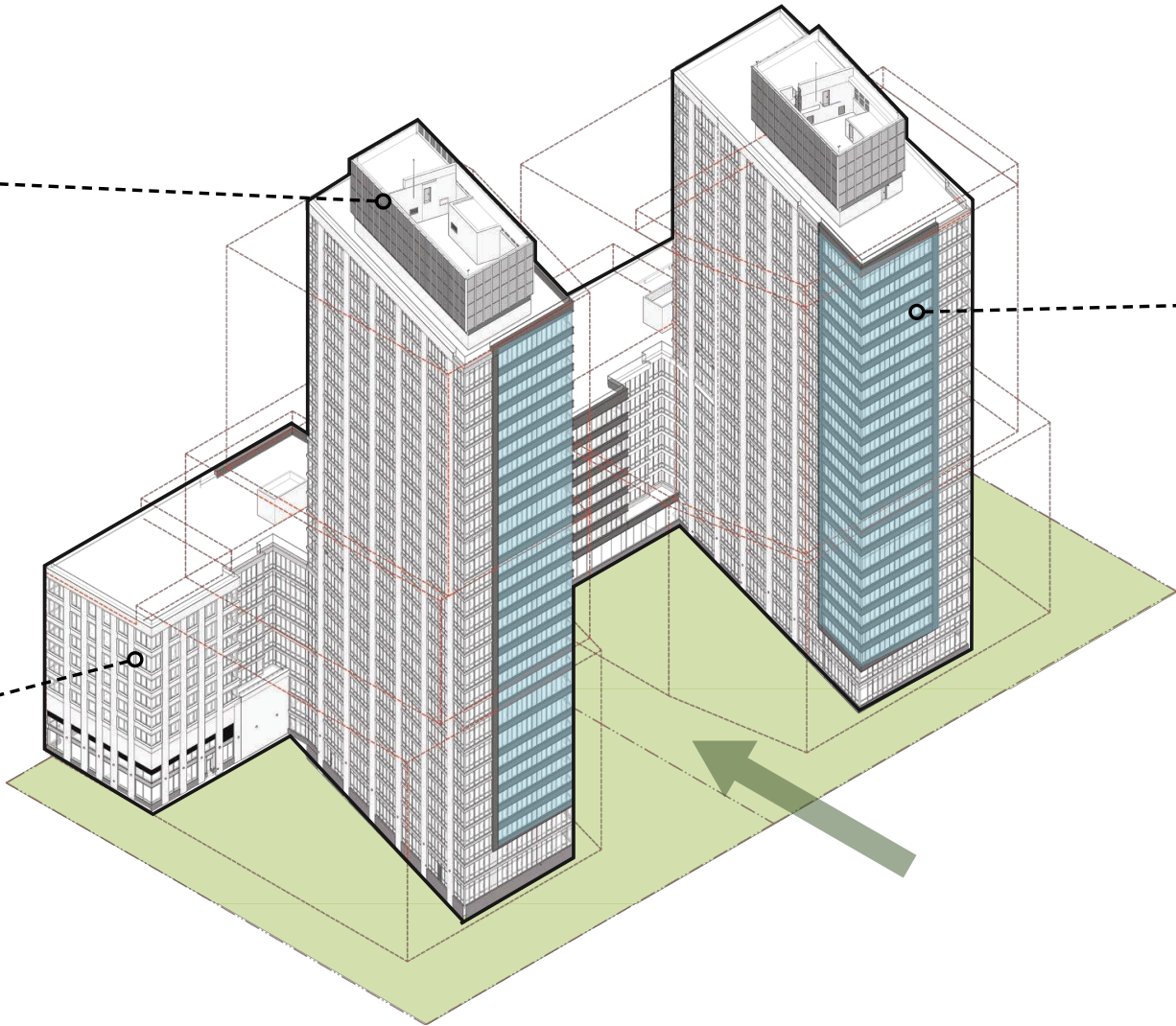
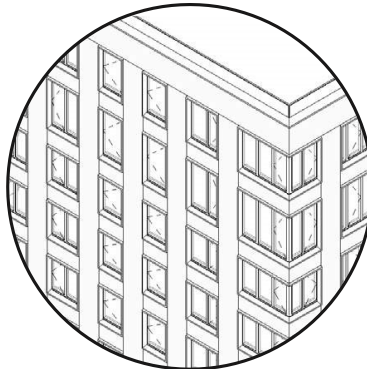
FACADE TREATMENT



FACADE TREATMENT



PHOTOVOLTAIC PANELS





RESIDENTIAL ENTRANCE



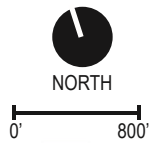
GATEWAY



SITE CONTEXT / SITE ORGANIZATION



PACIFIC PARK
B12 + B13



11/19/2019

SITE PLAN



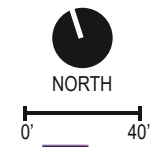
B14

B13

B12

B11

DEAN STREET

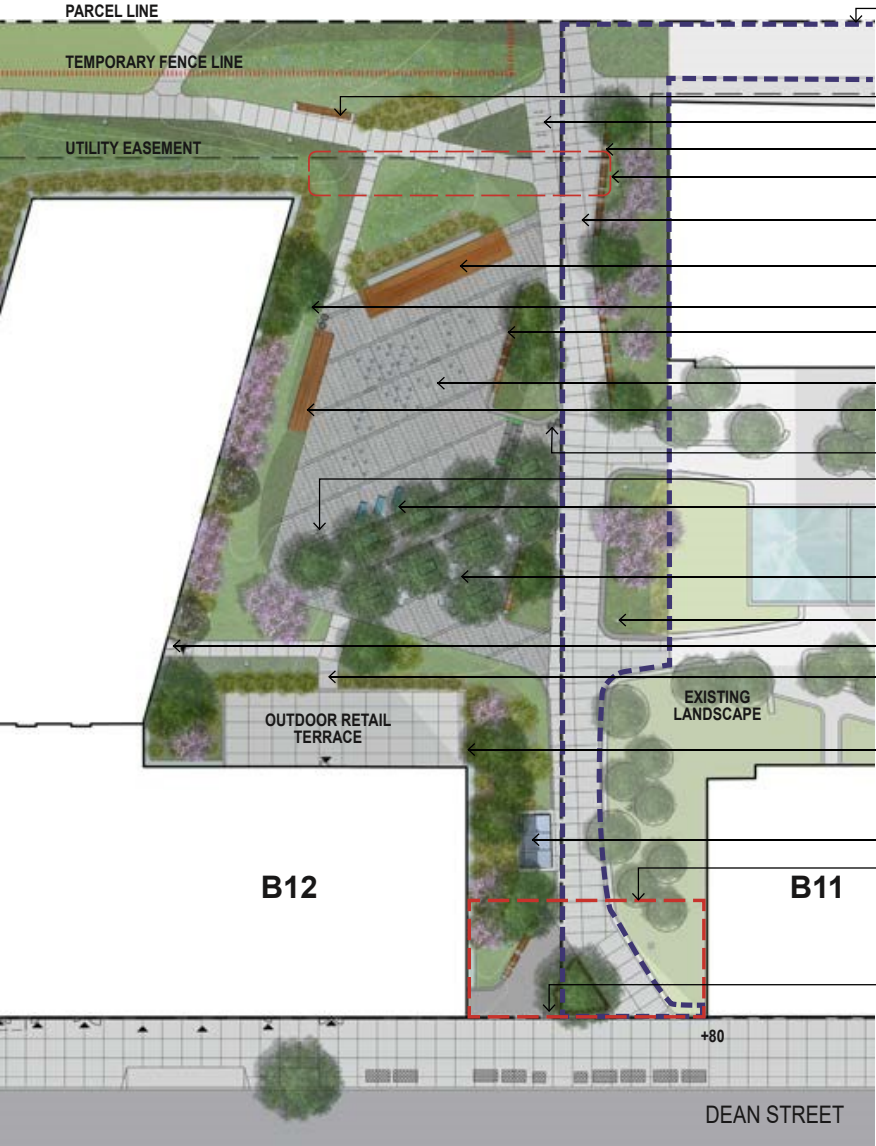


PACIFIC PARK
B12 + B13

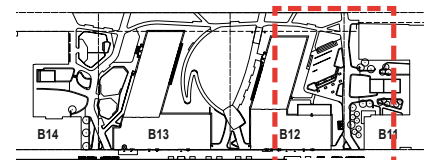
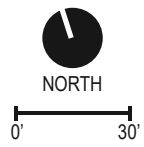


11/19/2019

EAST OPEN SPACE PLAN



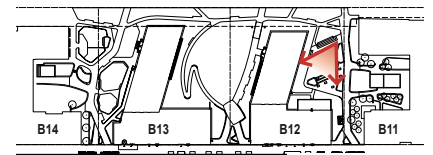
- UNFINISHED AREA OF B11 SITE
- BENCH, TYP.
- BIKE RACKS
- B11 SEAT WALLS AND LANDSCAPE
- WARD'S BAKERY INTERPRETIVE EXHIBIT (APPROXIMATE LOCATION)
- MAJOR NORTH / SOUTH WALKWAY
- AMPHITHEATER SEATING WITH VENTILATION STRUCTURE (BEHIND)
- PLANTED BUFFER
- SEAT WALLS
- INTERACTIVE FOUNTAIN
- AMPHITHEATER SEATING
- WASTE RECEPTACLES
- DRINKING FOUNTAIN
- LOUNGE CHAIRS
- PLAZA WITH MOVABLE TABLES AND CHAIRS
- LIGHT POLE, TYP.
- SUPERINTENDENT APARTMENT ENTRANCE
- RETAIL EMERGENCY EGRESS (NO PARK ACCESS)
- 6' HEIGHT, OPAQUE FENCE
- BIKE SHELTER
- PRIMARY ACCESS POINT
- PARK SIGNAGE, TYP.



KEY PLAN

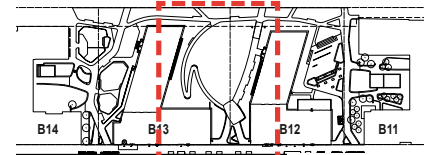
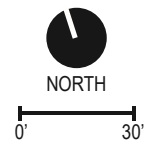


PERSPECTIVE: FOUNTAIN PLAZA



KEY PLAN

CENTRAL OPEN SPACE PLAN



KEY PLAN

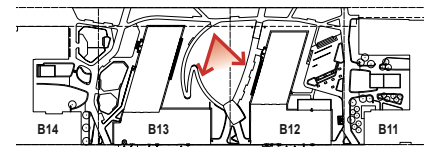
PACIFIC PARK
B12 + B13



11/19/2019



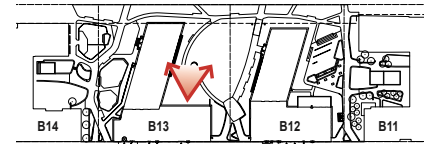
**PERSPECTIVE: B12 / B13 LAWN
(LOOKING SOUTH)**



KEY PLAN



PERSPECTIVE: WOODLAND GARDEN

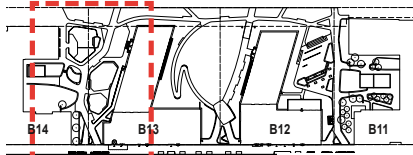
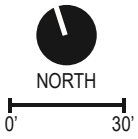


KEY PLAN

WEST OPEN SPACE PLAN



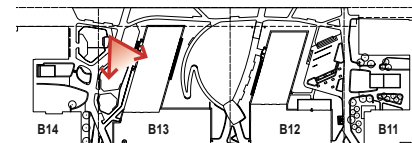
- ← B14 LAWN, RECONFIGURED
- ← UNFINISHED AREA OF B14 SITE
- ← SALVAGED AND RELOCATED B14 DRUMS
- ← PICNIC TABLES, TYP.
- ← PICNIC GROVE
- ← VENTILATION STRUCTURE
- ← B13 EMERGENCY EGRESS
- ← DOG RUN DRINKING FOUNTAIN AND WASTE STATIONS
- ← MAJOR NORTH / SOUTH WALKWAY
- ← MOVABLE TABLES AND CHAIRS
- ← SALVAGED AND RELOCATED B14 CHIMES
- ← TENANT MOVE-IN / MOVE-OUT
- ← BACKLESS SEAT WALL
- ← BENCH, TYP.
- ← DRINKING FOUNTAIN
- ← EXISTING TREE
- ← PARCEL DELIVERY
- ← PRIMARY ACCESS POINT
- ← PARK SIGNAGE, TYP.
- ← LOBBY ENTRANCE



KEY PLAN



PERSPECTIVE: PICNIC GROVE AND PLAYGROUND



KEY PLAN

COMPLIANCE SUMMARY

PROGRAM REQUIREMENT	OPEN SPACE DESIGN GUIDELINES SECTION	B12 / B13 REQUIREMENT	COMPLIANCE STATUS	NOTES
STREET TREES	II.i	LOCATE ON SURROUNDING STREETS AT A RATE OF 1 TREE FOR EVERY 25 LF OF SIDEWALK WHERE FEASIBLE PER NEW YORK CITY DEPARTMENT OF TRANSPORTATION AND DEPARTMENT OF RECREATION STANDARDS	COMPLIES	STREET TREE LAYOUT CORRESPONDS WITH NEW YORK CITY DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
OPEN SPACE		72,600 SF (1.67 ACRES) PUBLIC OPEN SPACE REQUIRED	COMPLIES	
PRIMARY ACCESS POINTS	2.b	60' CLEAR WIDTH BETWEEN BUILDINGS X 30' DEPTH MEASURED FROM PROPERTY LINE	COMPLIES	
	2.c	CLEAR AND UNOBSTRUCTED WITH A MINIMUM WIDTH OF 18' OR MULTIPLE 12' WIDE WALKWAYS CONNECTING THE ADJOINING SIDEWALK AND THE MAJOR NORTH / SOUTH WALKWAY	COMPLIES	MULTIPLE 12' WIDE WALKWAYS PROVIDED
	2.d	PRIMARY ACCESS POINT SHALL MEET ADJOINING STREET LINE AT THE ELEVATION OF THE ADJOINING SIDEWALK	COMPLIES	
	2.e	PLANTED AREAS SHALL BE INCORPORATED INTO EACH PRIMARY ACCESS POINT AND SHALL UTILIZE A COMBINATION OF TREES, SHRUBS, AND OTHER PLANT MATERIALS.	COMPLIES	
	2.g	SIGNAGE TO BE PROVIDED AT EACH PRIMARY ACCESS POINT	COMPLIES	SIGNAGE TO COMPLY WITH PACIFIC PARK SIGNAGE PACKAGE.
MAJOR NORTH / SOUTH WALKWAYS	3	MAJOR NORTH / SOUTH WALKWAY TO BE LOCATED WITHIN THE WALKWAY ZONE	COMPLIES	
	3.a	CLEAR, UNOBSTRUCTED WALKWAY WITH A MINIMUM WIDTH OF 12' IN ACCORDANCE WITH 815/2019 ATLANTIC YARDS BOARD APPROVALS.	COMPLIES	
	3.c	SLOPE SHALL NOT EXCEED 4.9% AT ANY POINT IN THE MAJOR DIRECTION OF TRAVEL	COMPLIES	
USES	5.a.i	MINIMUM 0.3 ACRES OF ACTIVE OPEN SPACE SHALL BE LOCATED ON BLOCK 1121 / 1129	COMPLIES	PARCELS B12 AND B13 CONTRIBUTE 0.48 ACRES.
	5.a.ii	ACTIVE SPACES SHALL INCLUDE A COMBINATION OF PLAYGROUNDS, OPEN LAWNS, AND DEFINED RECREATIONAL AREAS	COMPLIES	
	Figure 2.2 Revision 1	WATER FEATURES WITH A MINIMUM COMBINED SURFACE AREA OF 0.20 ACES SHALL BE LOCATED WITHIN THE WATER FEATURE ZONES.	FUTURE COMPLIANCE NOT PROHIBITED	WATER FEATURE CONTRIBUTING TO WATER FEATURE ZONE TO BE PROVIDED ON NORTHERN PARCELS.
	5.c	A MINIMUM 0.25 ACRE SLOPED LAWN SHALL BE PROVIDED WITHIN THE DESIGNATED AREA	FUTURE COMPLIANCE NOT PROHIBITED	B14 LAWN RECONFIGURED. REMAINDER OF MAIN LAWN TO BE PROVIDED ON NORTHERN PARCELS.
SEATING	6.a	MINIMUM OF 2,400 LF OF SEATING SHALL BE PROVIDED IN THE PUBLICLY ACCESSIBLE OPEN SPACE	COMPLIES	675 TO 840 LF REQUIRED PER OPEN SPACE PERCENTAGE (2,400 * 28% = 672; 2,400 * 35% = 840). 821 LF SEATING PROVIDED
		SEATING ON BLOCKS 1121 / 1129 SHALL INCLUDE A MINIMUM 100 MOVABLE CHAIRS (AT 1.5 LF EACH)		67.5 LF OF PROVIDED SEATING IS MOVABLE
	6.a.ii.2	1 LF SEATING FOR EVERY 6 LF OF MAJOR NORTH / SOUTH WALKWAY. SEATING SHALL BE LOCATED WHERE WALKWAY SLOPE DOES NOT EXCEED 3%	COMPLIES	
	6.a.iii	A MINIMUM 30 LF SEATING SHALL BE LOCATED IN EACH PRIMARY ACCESS AREA	COMPLIES	SEATING QUANTITIES COORDINATED WITH B11 AND B14 SEATING
	6.a.v	SEATING MAY BE A COMBINATION OF BENCHES, SEAT WALLS, AMPHITHEATER SEATING, AND MOVABLE CHAIRS	COMPLIES	
	Figure 3.2 Revision 1	A MAXIMUM 35% OF TOTAL REQUIRED SEATING MAY BE BACKLESS (840 LF MAXIMUM). MINIMUM OF 1,560 LF TO BE STATIONARY WITH SEAT BACKS (FIGURE 3.2 REVISION 1).	COMPLIES	34.6% OF PROVIDED SEATING IS BACKLESS 469.3 LF IS STATIONARY, BACKED SEATING
	6.a.vii	SEATING SHALL COMPLY WITH THE FOLLOWING DIMENSIONS: HEIGHT: 16" MIN, 21" MAX; MINIMUM WIDTH: 18"; MINIMUM DEPTH: 18"	COMPLIES	
WASTE RECEPTACLES	6.b	MINIMUM OF 1 CF OF WASTE RECEPTACLE TO BE PROVIDED FOR EVERY 2,000 SF OF PUBLICLY ACCESSIBLE OPEN SPACE	COMPLIES	36.6 CF OF WASTE RECEPTACLES REQUIRED, 40 CF PROVIDED.
LIGHTING	6.c.i	MEET MINIMUM LIGHT LEVELS OF: 1.0 FC ALONG PEDESTRIAN WALKWAYS AND WITHIN ACTIVE AREAS, 2.0 FC AT PRIMARY ACCESS POINTS, AND 0.5 FC IN ALL OTHER LOCATIONS	COMPLIES	PROPOSED LIGHTING TO MATCH EXISTING AT B11 AND B14
	6.c.ii	MAXIMUM 15' HEIGHT POLES ALONG PEDESTRIAN WALKWAYS	COMPLIES	PROPOSED LIGHTING TO MATCH EXISTING AT B11 AND B14
PLANTED AREAS	6.d.iii. Figure 3.1 Revision 1	1.25 TO 1.85 ACRES OF PLANTED AREA SHALL BE LOCATED ON BLOCK 1112 / 1129, INCLUSIVE OF THE MAIN LAWN. MINIMUM 2.0 ACRES AND MAXIMUM 3.5 ACRES PLANTED SPACE TOTAL	COMPLIES	PARCELS B12 AND B13 CONTRIBUTE 1.00 ACRES
	6.d.v	CANOPY TREES TO BE LOCATED ON EITHER SIDE OF THE NORTH / SOUTH WALKWAY SPACED 25-40 FEET ON CENTER	COMPLIES	
	6.d.vi	NOT LESS THAN 1 CANOPY TREE SHALL BE PROVIDED WITHIN THE PUBLICLY ACCESSIBLE OPEN SPACE FOR EACH 1,200 SQUARE FEET OF OPEN SPACE AREA.	COMPLIES	61 CANOPY TREES REQUIRED. 61 CANOPY TREES PROVIDED