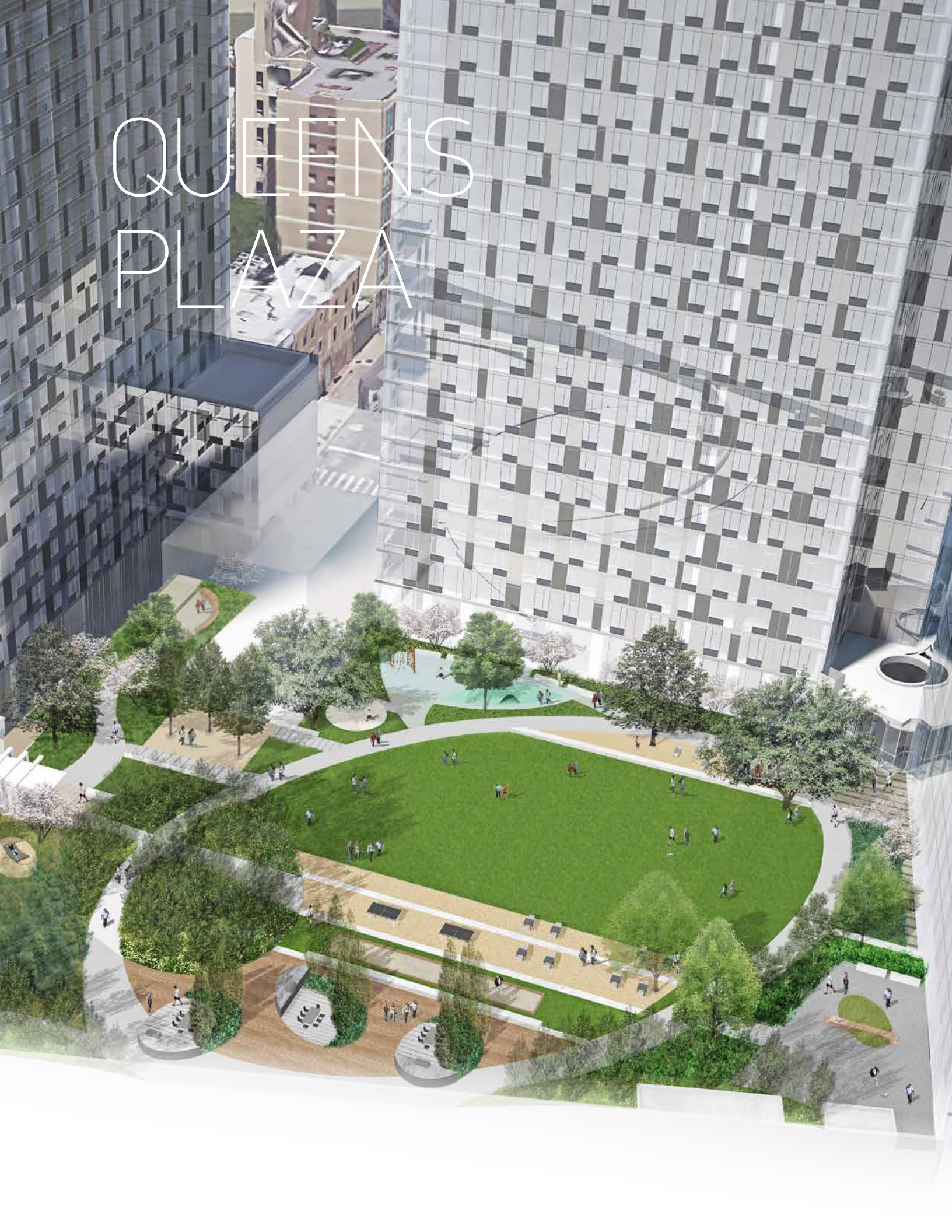


QUEENS PLAZA





1 Commons Program Diagram 2 Plant Community Framework Diagram 3 Final Landscape Commons Design 4 Building and Amenity Commons

QUEENS PLAZA

OPEN SPACE AND ROOFTOP COMMONS
LONG ISLAND CITY, NEW YORK

Surrounded by tall buildings, this common public and semi-private landscape defines the 1700 apartment building complex near the LIRR corridor. The central landscape commons has been designed as a social heart to create a strong sense of community shared by the three apartment towers shaping it. While the common's architectural and landscape systems erase awareness of the abutting rail corridor, the dramatic topography is further patterned by a plant matrix creating diverse experiences from the open green to quieter aspen copses at the periphery.

A network of roof terraces creates intimate social experiences with distinct landscape character that have been inspired by the nearby East River ecology. The aggregation of the central commons, humanized streetscape, building entry plazas, and collection of amenity roof terraces redefine the quality of urban living by fostering a strong sense of residential community.

PROJECT FEATURES

- 35,000 SF Central Green
- Retail Plaza
- Amenity Roof Terraces
- Children's Play Space
- Rain Water Harvesting
- Dog Park

DESIGN TEAM

- Architect: GHWA
- Design Architect: MSME
- Executive Architect: HillWest
- Landscape Architect: HMWhite
- Interior Designer: Clodagh
- LEED Consultant: Vidaris Inc
- Lighting Designer: SBLD
- Structural & MEP Engineer: WSP
- Civil Engineer: Philip Habib Assoc.

PROJECT TEAM

- Irrigation Consultant: WC3 Design
- Landscape Contractor: Kelco Construction, Inc
- Construction Management: Turner Construction

COMPLETION

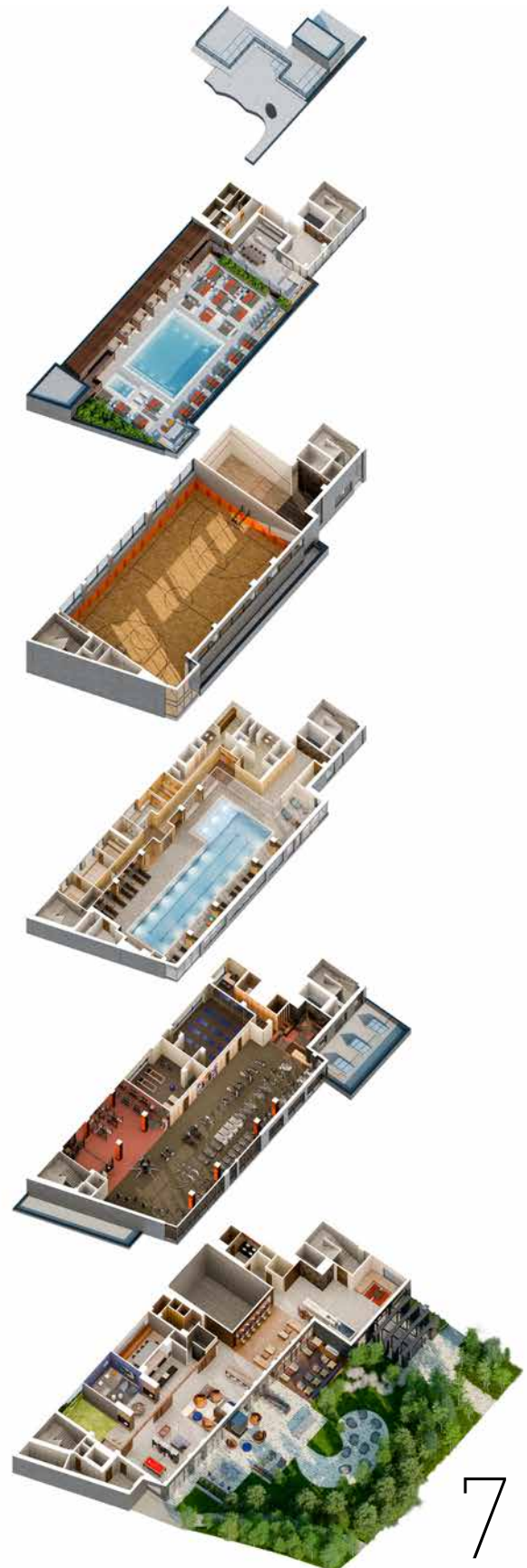
2018

COST

\$7.5M

CLIENT

Tishman Speyer



4 Dog run! 5 Playground 6 Central commons view 7 Layers of amenity spaces



6. Central commons rendered plan 9. Amenity spaces view