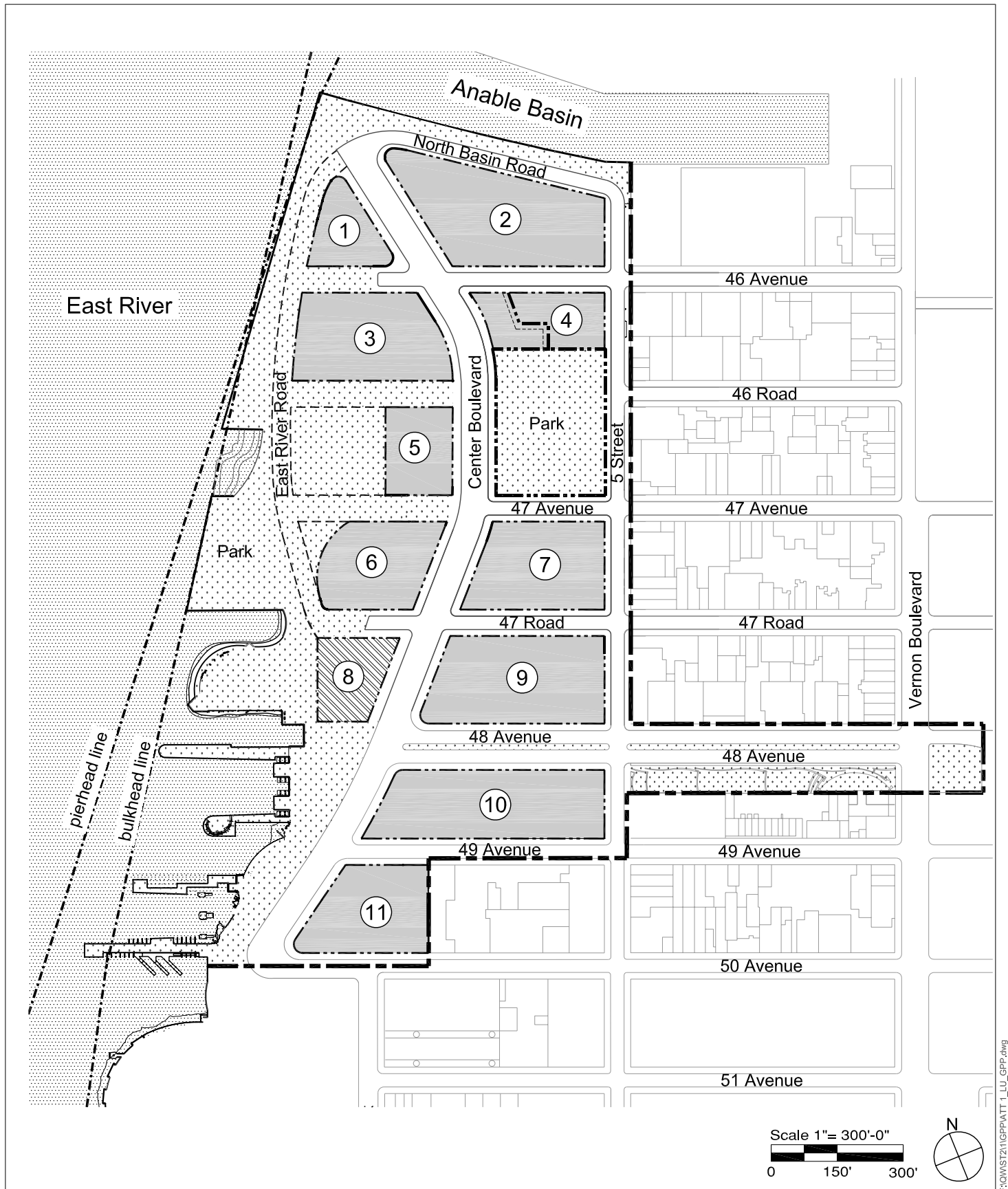


# QUEENS WEST DEVELOPMENT AT HUNTERS POINT



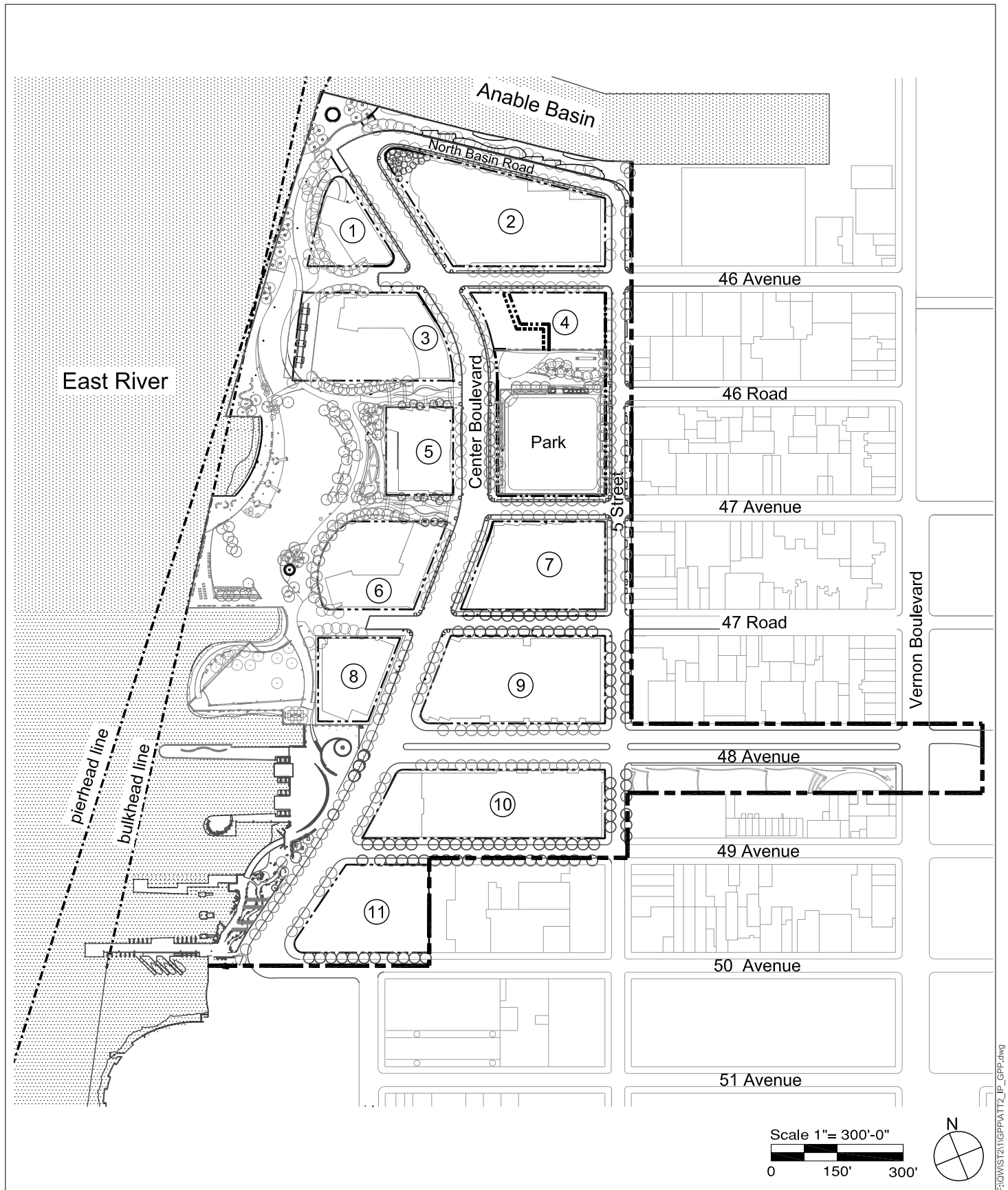
## GENERAL PROJECT PLAN Land Use Plan

Attachment #1

- |  |  |
|--|--|
|  Residential    |  Project Boundary |
|  Open Space     |  Lot Line         |
|  Public Library |  Unbuilt Street   |
|  |  Parcel Number    |

rev. 04/17/08

# QUEENS WEST DEVELOPMENT AT HUNTERS POINT



## GENERAL PROJECT PLAN Proposed Illustrative Site Plan

Attachment #2

- Project Boundary
- Lot Line
- ⑧ Parcel Number

rev. 04/17/08

**GENERAL PROJECT PLAN**  
**Attachment 3**  
**Parcel Descriptions [16]**  
**Proposed Program, Bulk and Use Controls**

parcel	approx lot area	residential floor area	commercial / office / hotel area	retail floor area (1)	public facilities floor area	total floor area (2)	maximum bldg height	parking spaces	loading spaces	private open space	other requirements	
1	24,786	<b>296,972 (15)(18)</b>		4,000 (13)		300,972	<b>330 (15)(18)</b>	0	0		0 sf PAPPs	
2	88,685	726,000		<b>11,925 (12)(17)</b>		737,925	390	1,000 (7)	0	13,500	3,500 sf PAPPs	
3	57,105	<b>311,786 (18)(19)</b>		8,000 (13)		319,786	<b>260 (18)</b>	0	0	11,000	8,385 sf PAPPs	
4	35,740	343,000 (15)		<b>1,510 (17)</b>	100,000 (5)(14)	444,510	400 (15)	0	0			
5	30,767	250,000		800 (11)		250,800	200	0	0		566 sf PAPPs	
6	48,090	<b>457,242 (19)</b>		5,000		462,242	300	0	0	8,000	535 sf PAPPs	
7	57,931	432,000		35,000 (10)		467,000	290	825 (7)	0	12,000		
8	32,040	0 (9)		<b>28,090 (17)</b>	25,000 (9)	53,090	130	0	0		15'-0" wide PAPPs	
9	77,809	539,000 (9)		30,000		569,000	370	594 (6)	1	10,000		
10	79,553	495,000		40,000 (4)	15,000 [8][9]	550,000	390	527	1		12,000 sf PAPPs	
11	50,874	436,000 (6)		10,000		446,000	300	135 (6)	0	9,000		
	583,380	4,287,000		174,325	140,000	4,601,325		3,081	2	63,500		

- (1) Suggested retail program. Retail is permitted on all parcels but shall not exceed the total 235,000 SF program.
- (2) Total Floor Area is all floor area above grade, excluding parking and mechanical space (3% residential and 5% commercial).
- (3) Parcel 16, redesignated as public open space, has been omitted. Parcel no longer part of Project.
- (4) 27,000 SF of retail on parcel 10 is being used as an early childhood learning center.
- (5) Elementary school (Grades K-5) pursuant to NYC Board of Estimate's Resolution of Approval and current NYC Board of Education space planning requirements.
- (6) April 19, 2000 GPP amendment resulted in increased residential area on parcel 11 by 20,000SF and transfer of 234 parking spaces from parcel 11 to parcel 9.
- (7) Based on square footage of parking provided. Assume 275 SF per parking space.
- (8) Community Center with swimming pool, pursuant to the NYC Board of Estimate's Resolution of Approval.
- (9) February 24, 2004 GPP amendment transferred 104,000 residential SF from parcel 8 to parcel 9 and transfer of 25,000 Public Facilities SF from parcel 10 to parcel 8 to accommodate a library.
- (10) April 20, 2006 GPP amendment transferred 20,000 SF of retail from parcel 14 to parcel 7, which increased retail area on parcel 7 to a total of 35,000 SF.
- (11) July 20, 2006 GPP amendment transferred 800 SF of retail from parcel 13 to parcel 5, which increased retail area on parcel 5 to a total of 800 SF.
- (12) October 11, 2007 GPP amendment transferred 6,525 SF of retail from parcel 13 to parcel 2, which increased retail area on parcel 2 to a total of 6,525 SF.
- (13) January 28, 2008, GPP amendment creating 12,000 SF of retail space on parcels 1 and 3, which increased retail area on parcel 1 to a total of 4,000 SF, and parcel 3 to a total of 8,000 SF.
- (14) January 28, 2008, GPP amendment to create discrete sub-parcels for the school and the residential building on parcel 4.
- (15) January 28, 2008, GPP amendment to transfer 90,000 square feet of residential area from parcel 4 to parcel 1; increase the height of parcel 1 from 240 to 365 feet; increase the height of parcel 4 from 270 to 400 feet; eliminate the grade level setbacks at the residential area of parcel 4.
- [16] April 17, 2008 GPP modification terminating Project as to Stages 3 and 4.
- (17) March 19, 2009 proposed GPP amendment transferring 6,910 SF of retail from parcel 8 to parcel 2 (5,400 SF) and parcel 4 (1,510 SF)**
- (18) March 19, 2009 proposed GPP amendment transferring 51,028 SF of residential SF from parcel 1 to parcel 3; reducing maximum building height on parcel 1 to 330 feet and increasing maximum building height on parcel 3 to 260 feet.**
- (19) March 19, 2009 proposed GPP amendment transferring 10,758 SF of residential SF from parcel 6 to parcel 3.**
- Revisions: September 2001; April 2003; February 2004; April 2006; July 2006; October 2007; December 2007; January 2008; March 2008; March 2009