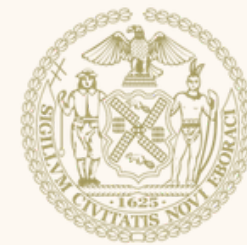




Sunnyside Yard

INFO SESSION

Monday, April 6, 2026
6:30 pm - 8:00 pm



NEW YORK CITY
JULIE WON
COUNCIL MEMBER



Agenda

- Background & History
- Reviewing the 2020 Master Plan
- Q&A



What is Sunnyside Yard?



Sunnyside Yard



180
acres

Governor's Island



172
acres

History of Sunnyside Yard

1931

First proposed plan to create a transit terminal

1984

Donald Trump scouts Sunnyside Yard for a football stadium

2014

Amtrak approaches City to study building over the Yard

2020

Sunnyside Yard Master Plan released

1910

Sunnyside Yard opens

1971

NYS Urban Development Corporation plan for affordable housing and pedestrian plazas

2012-2014

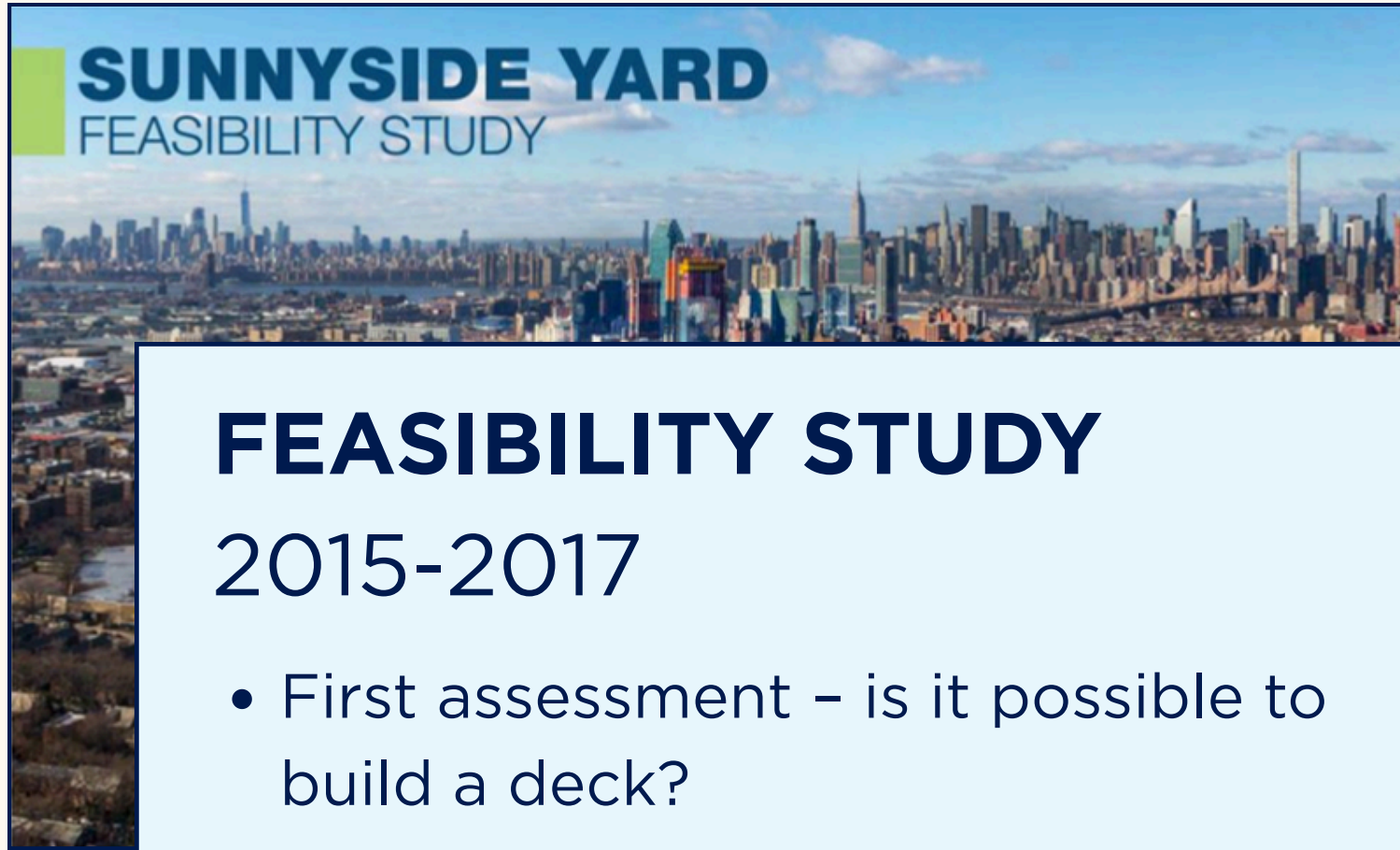
Bloomberg-era plan for convention center on the Yard

2015-2020

NYC EDC completes feasibility study and Master Plan process

2026

Mayor Mamdani revives conversation about Sunnyside Yard



FEASIBILITY STUDY

2015-2017

- First assessment – is it possible to build a deck?
- Can build a deck over 85% of the yard
- Recommended Master Plan and community engagement next steps



MASTER PLAN

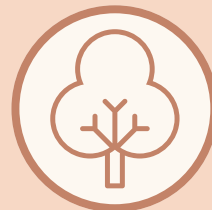
2018-2020

- Proactive planning for the future
- Detailed analysis of technical needs for the deck
- Foundation for future in-depth planning and community engagement

Neither of these are shovel-ready, detailed development plans.

2018-2020 Master Planning Process

- Convened Steering Committee with local elected officials, residents, and community-based organizations
- Conducted 3 public meetings, 4 community workshops, 1 digital town hall, and interviews with over 145 local organizations.
- Identified 6 community priorities:



**OPEN SPACE + SOCIAL
INFRASTRUCTURE**



**AFFORDABLE
HOUSING**



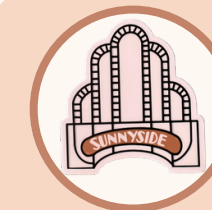
**SUSTAINABILITY +
RESILIENCE**



TRANSPORTATION



JOBS + EDUCATION



KEEPING IT QUEENS

The Master Plan Includes:

- Comprehensive analysis of neighborhood needs and context
- Deck design and engineering requirements
- Strategies for community priorities
- Proposed street grid and guidance for urban design
- Cost modeling for deck and public infrastructure



The Master Plan Includes:

SPECIFIC PROPOSALS



**60 ACRES PARKS +
OPEN SPACE**



**12,000 UNITS OF
AFFORDABLE HOUSING**



**10-12 SCHOOLS,
2-3 LIBRARIES + 30 CHILD /
HEALTH CARE CENTERS**



**NEW SUBWAY STATION,
REGIONAL RAIL HUB + BUS
RAPID TRANSIT**



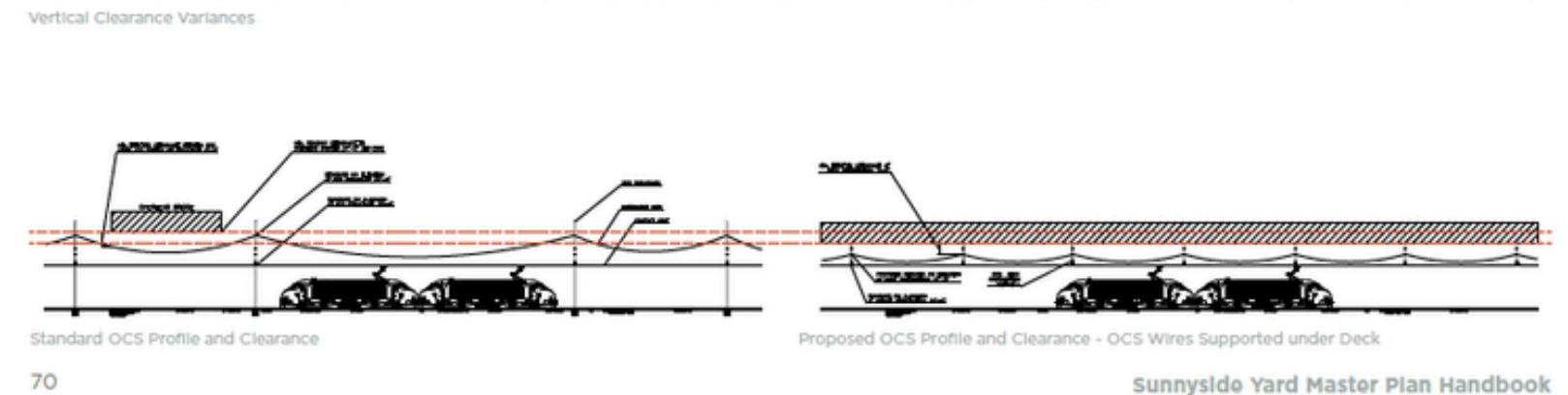
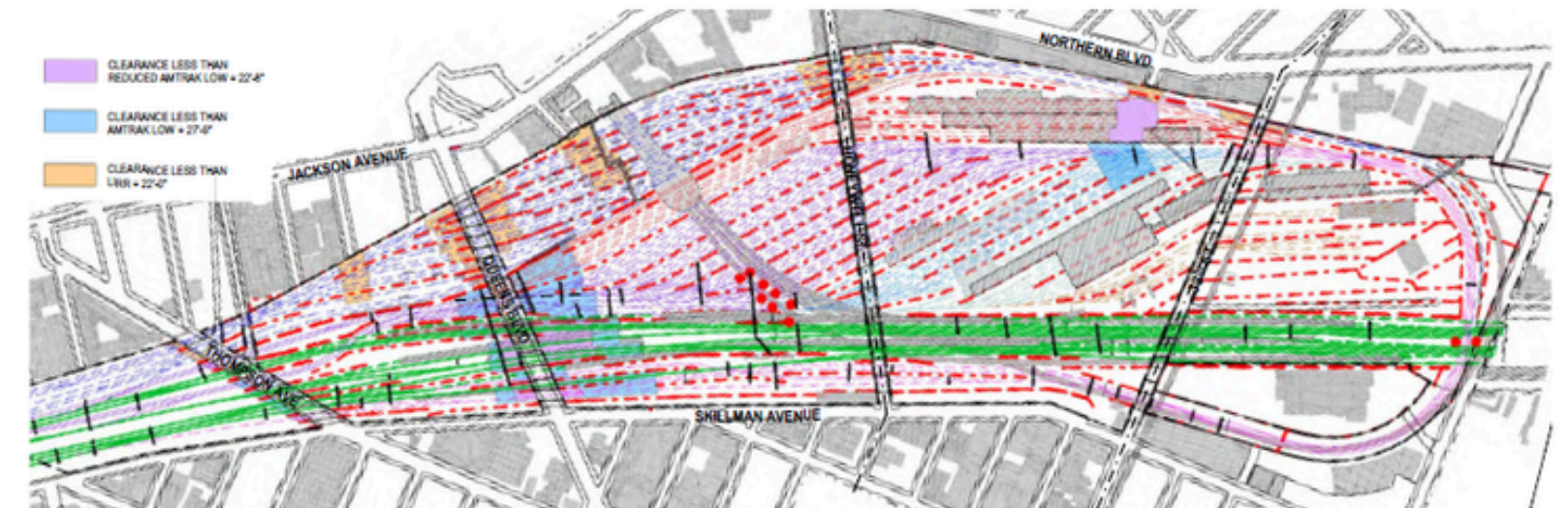
**30,000 CONSTRUCTION
+ 7,000 POTENTIAL JOBS**

BROAD STRATEGIES

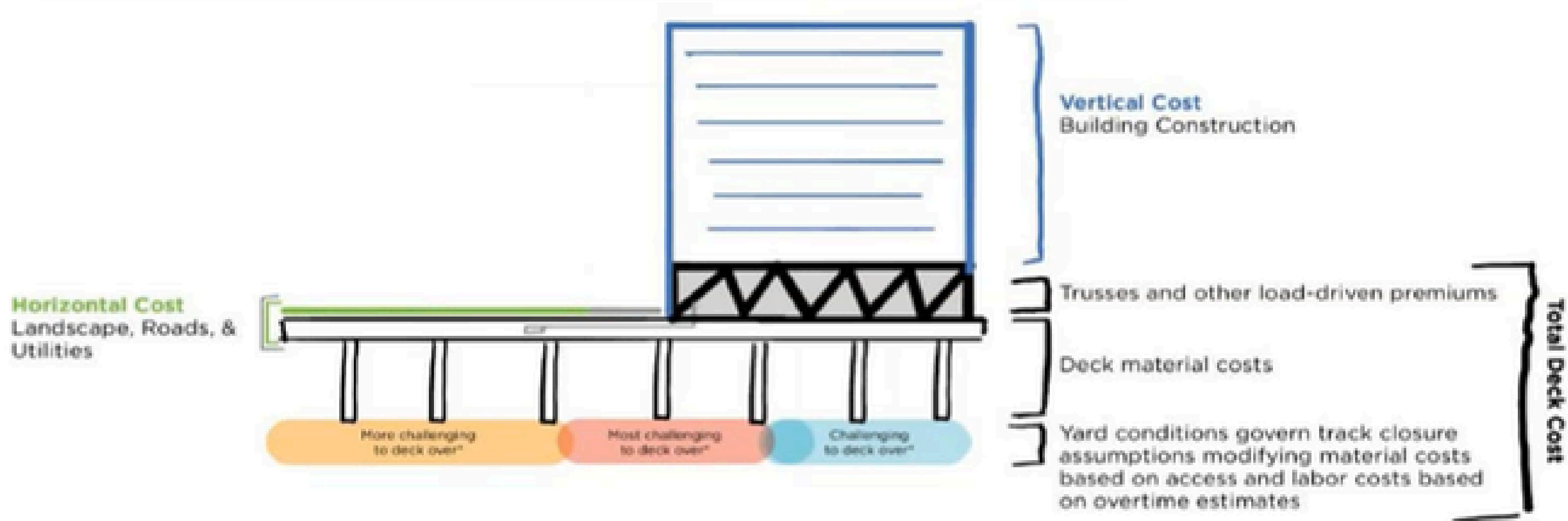
- Connect networks of open space and community infrastructure
- Align density with surrounding neighborhoods
- Integrate sustainable and resilient design practices
- Create spaces for workforce development and green jobs
- Human-scale streets and walkability

Deck Design and Engineering

- Detailed study of conditions of the Yard and rail operations
- Developed deck strategy and design, including height, accessibility



Cost Estimates



Deck Cost = deck structure & foundations, rail yard modifications & construction premiums, structure to support weight of buildings = **cost to create new land**

Horizontal Cost = urban infrastructure (fill, streets, utilities, open space)

Vertical Cost = building construction (similar to ordinary terra firma)

Deck Cost + Horizontal Cost = Total Cost of public infrastructure to support development

\$14 billion

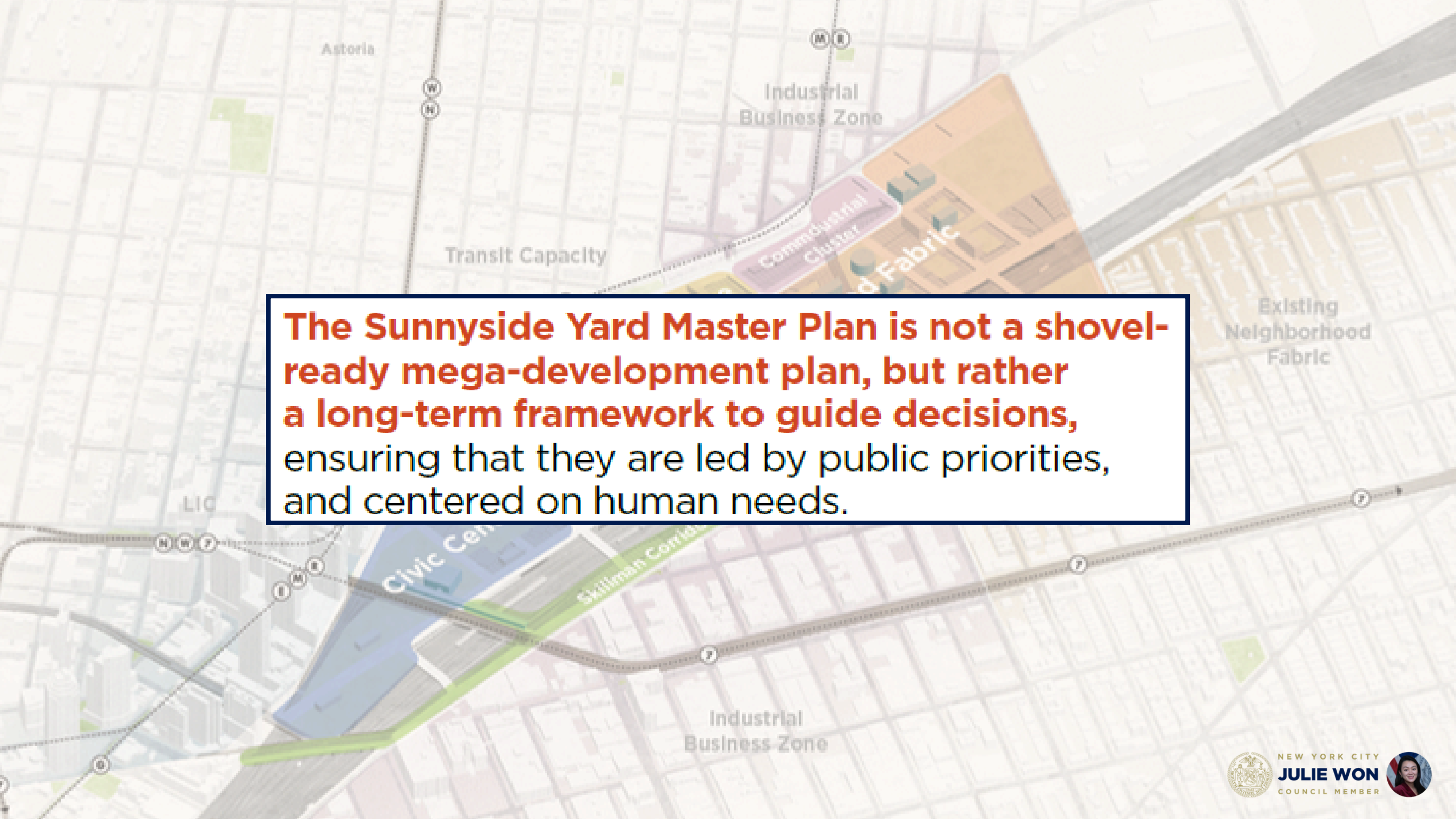
2020

\$21 billion

2026

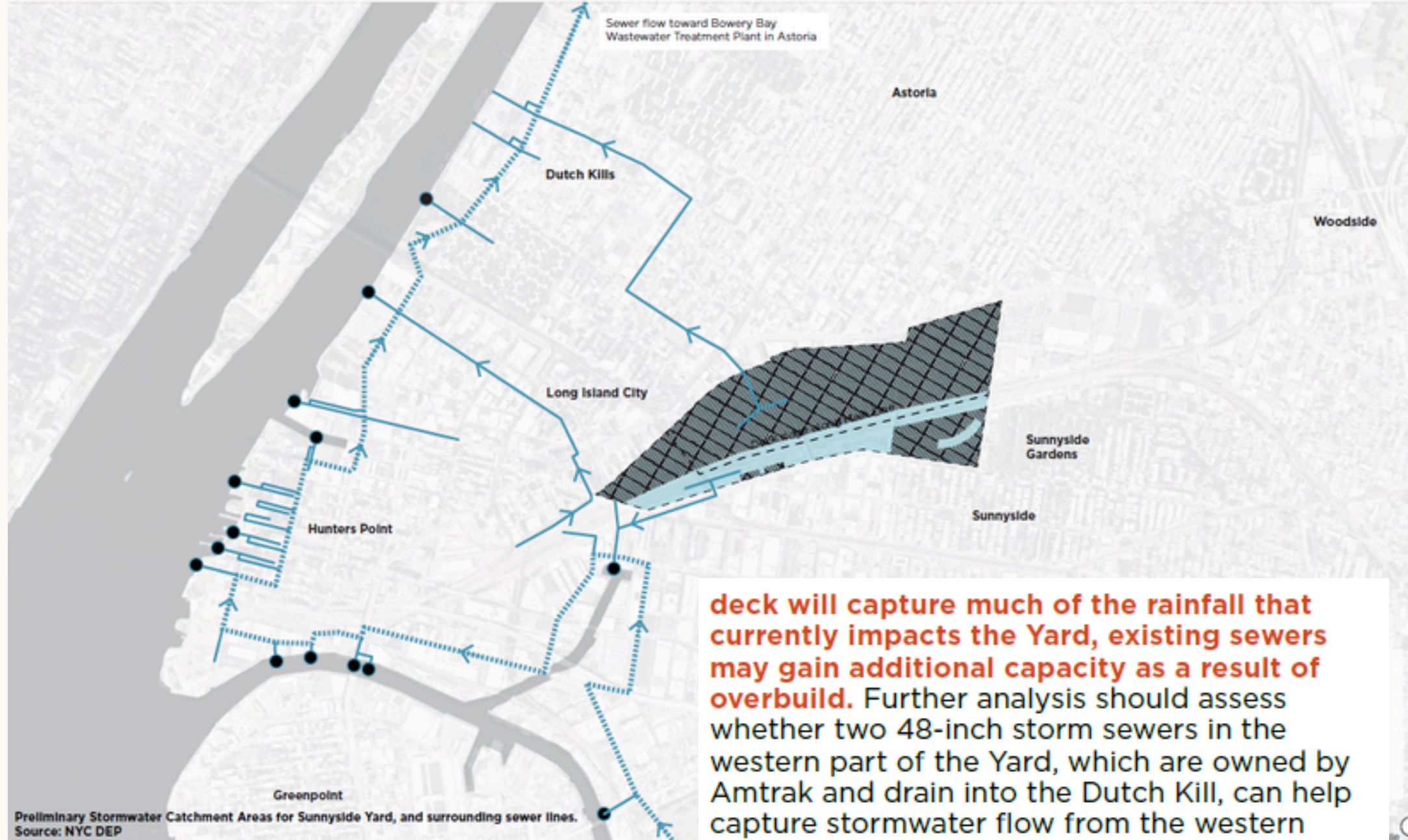


The Master Plan is: “A framework to guide future decision-making and implementation over many decades with sustained public input.”

A map of Sunnyside Yard in New York City, showing various zones and transit lines. The map includes labels for 'Astoria', 'Industrial Business Zone', 'Transit Capacity', 'Commercial Cluster', 'Fabric', 'Existing Neighborhood Fabric', 'LIC', 'Civic Center', 'Sullivan Corridor', and 'Industrial Business Zone'. A central text box contains the main message.

The Sunnyside Yard Master Plan is not a shovel-ready mega-development plan, but rather a long-term framework to guide decisions, ensuring that they are led by public priorities, and centered on human needs.

The Master Plan does NOT include:



Details on location and size of routing sewers and utility lines will be determined in future design phases, with consideration for the structural deck design and infrastructure impacts of developments in surrounding areas.

Resiliency and stormwater management plan

“Details on location and size of routing sewers and utility lines will be determine in future design phases, with consideration for the structural deck design and infrastructure impacts of developments in surrounding areas.”

The Master Plan does NOT include:

Development Program	SIZE	UNIT
USES		
Housing	10M - 12M	SF ²
	11,300 - 13,600	Homes
Office	1.5M - 1.7M	SF
Commercial/Industrial	1.2M - 1.4M	SF
Retail	0.9M - 1.1M	SF
Institutional	1.1M - 1.3M	SF
K-12 Schools	1.0M - 1.2M	SF
Child Care Centers	150K - 300K	SF
Healthcare Facilities	300K - 450K	SF
Sunnyside Station	50K - 70K	SF
Totals	16.2M - 19.5M	SF
Open Space	59.8	Acres

This is a spatial framework that outlines the amount of space the Plan holds for the various uses, and generally where those uses may be located in the future. Schools, child care, and hospitals have not been precisely sited - the numbers in the development program are a hypothetical breakdown of the amount of space dedicated to social infrastructure that could be filled by each use.

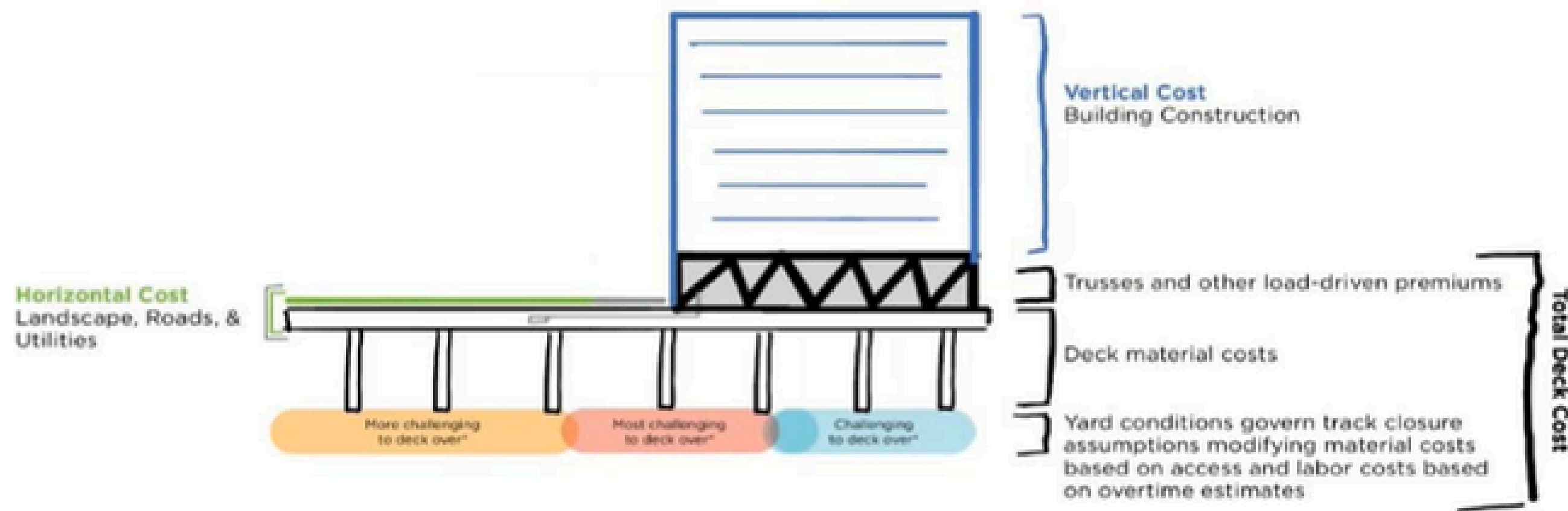
¹All figures are estimates
²SF = Square Feet. Square Footages are given in gross square feet.

Siting for schools, child care, and hospitals

“Schools, child care, and hospitals have not been precisely sited - the numbers in the development program are a hypothetical breakdown of the amount of space dedicated to social infrastructure...”

The Master Plan does NOT include:

- Cost estimates for proposed housing and buildings
- Refined cost estimates for today's conditions



Deck Cost = deck structure & foundations, rail yard modifications & construction premiums, structure to support weight of buildings = **cost to create new land**

Horizontal Cost = urban infrastructure (fill, streets, utilities, open space)

Vertical Cost = building construction (similar to ordinary terra firma)

Deck Cost + Horizontal Cost = Total Cost of public infrastructure to support development

**\$14
billion**

2020

**\$21
billion**

2026

The Master Plan does NOT include:

At 140 acres, the Sunnyside Yard Master Plan would be built out in many phases over many decades.

The Sunnyside Yard Master Plan is far too big to be built out in one or two phases. Unlike the much simpler West Side Yard, over which Hudson Yards is built, Sunnyside Yard is not just a storage facility. It is also home to one of the busiest passenger rail lines in the country, as well as different maintenance, operational, and engineering uses. To account for this complexity, **the Plan calls for a multi-decade strategy, led by the public sector, to execute the long-term vision.** This is similar to phasing for projects like Battery Park City.

Several phasing strategies from multidisciplinary perspectives were extensively analyzed with a series of ranked-choice exercises to weigh the different factors considered by the various disciplinary points of view, many of which initially diverged in their ideal starting points and phasing progressions.

Ultimately, the process generated both a **high-level directional approach that governs where early phases should start and specific geographies for discrete phases influenced by rail engineering and urban design considerations.**

While a degree of uncertainty underlies the specific timing of the phasing strategy, the outline in this chapter provides a general approach to organizing the many considerations that will drive this process.

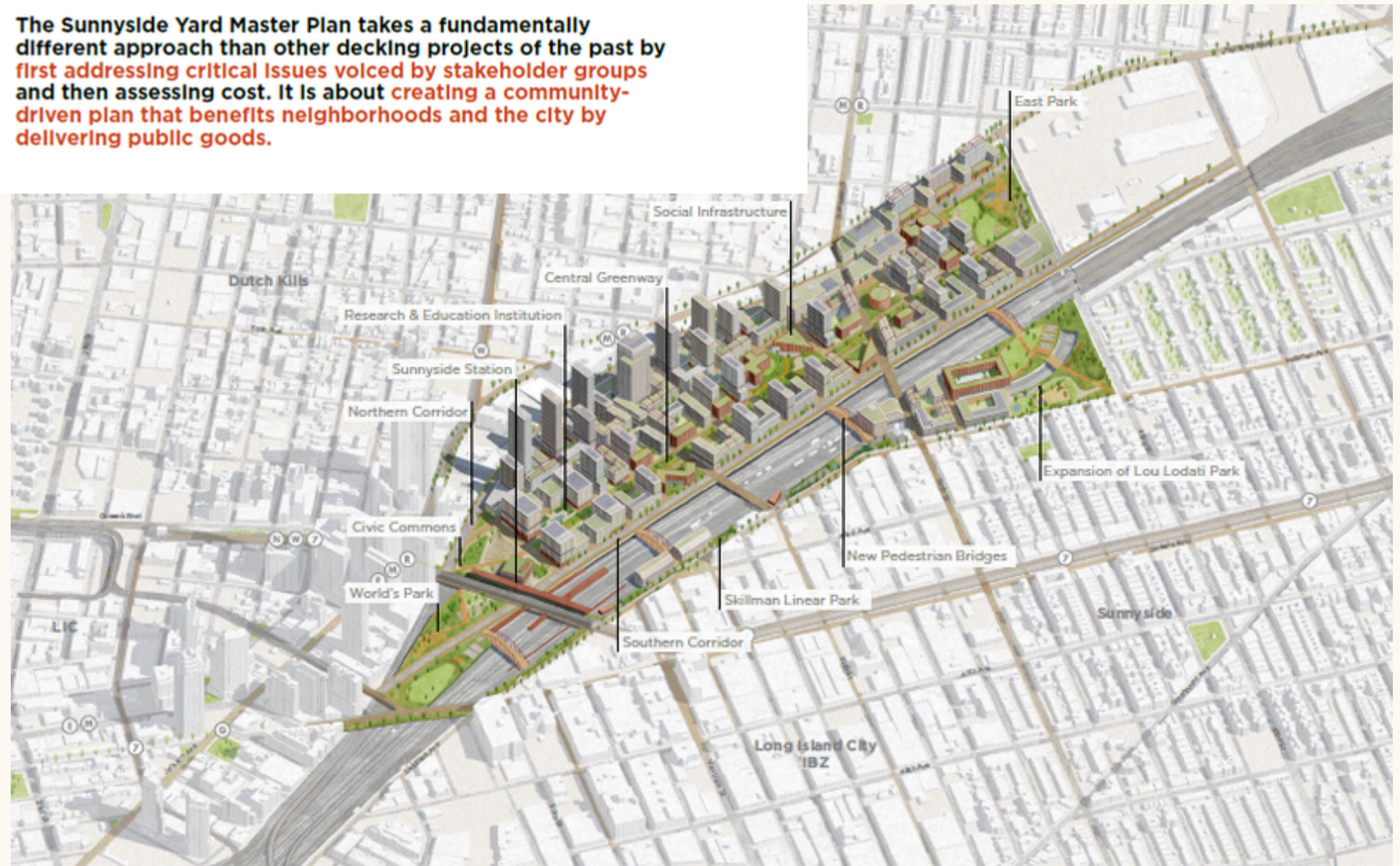
Timeline and funding plan
“While a degree of uncertainty underlies the specific timing of the phasing strategy, the outline in this chapter provides a general approach to organizing the many considerations that will drive this process.”

The Plan recommends:

- Additional planning steps to fully develop the project
- Continued community engagement at each stage
- Establishing a non-profit entity to govern the planning process

How the Plan Becomes Reality

The Sunnyside Yard Master Plan takes a fundamentally different approach than other decking projects of the past by **first addressing critical issues voiced by stakeholder groups and then assessing cost. It is about creating a community-driven plan that benefits neighborhoods and the city by delivering public goods.**



What happened to the Plan?

2018

- EDC begins Master Plan Process

November 2019

- Community rallies against the project
- Petition against large scale development in Queens
- Letters of concern from Alexandria Ocasio-Cortez, Michael Gianaris & Jimmy Van Bramer

February 2020

- Alexandria Ocasio-Cortez and Sylvia White resign from Steering Committee

March 2020

- EDC releases Master Plan
- COVID-19 Pandemic

February 2026

- Mayor Mamdani meets with President Trump



Astoria

'Queens is not for sale': Community activists protest EDC's plan to develop Sunnyside Yards

By Angélica Acevedo

Posted on November 26, 2019

DEVELOPMENT

Mamdani Seeks to Restart Sunnyside Housing Plan, But Needs Billions From Feds

The mayor appealed directly to Trump to get the money to create the massive apartment project over a railyard in Queens.

BY SAMANTHA MALDONADO | FEB. 27, 2026, 12:32 P.M. UPDATED FEB. 27, 2026, 3:55 P.M.

Land Use Approvals Processes

UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

- City public review process for land use proposals (maximum 215 days)
- Each step includes a public hearing and opportunities for community input



GENERAL PROJECT PLAN (GPP)

- State-level process for Empire State Development projects
- GPP defines program, uses, density and massing, and general financial terms
- Design Guidelines codify enforceable design and planning controls, can replace local zoning
- Community Advisory Committee (CAC) with local elected officials and community stakeholders advises ESD through planning and review process

Sources:

Center for Urban Pedagogy (CUP), <https://welcometocup.org/projects/what-is-ulurp>

Empire State Development (ESD), https://esd.ny.gov/sites/default/files/CB-Town-Hall-071521_0.pdf

Do you support the Sunnyside Yard project as it is?

Please scan the QR code answer the poll **OR** speak with one of our staff members.



How would you like to be engaged about Sunnyside Yard?

Please scan the QR code to submit your ideas **OR** speak with one of our staff members.



Q&A

If you have a question, please scan the QR code to submit **OR** speak with one of our staff members.



Thank you!

Contact our office: 718-383-9566

D26LandUse@council.nyc.gov

Access the Feasibility Study & Master Plan here:

edc.nyc/project/sunnyside-yard

