

HUNTER'S POINT HOUSING

Long Island City, New York

ROBERT MARINO ARCHITECTS

601 W. 26th St, M255
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VIEW LOOKING
WESTWARD ON 47TH
RD.



OVERVIEW

The Hunter's Point section of Queens is a rapidly changing waterfront district. In recognition of its special location and its history, it has been zoned as a special planning district, in which the needs of both residential and manufacturing uses can be combined. This has led to a general rezoning with combined "M" and "R" designations.

The site for this project consists of five contiguous 25'x100' tax lots. Zoning lot 1 consists of one of these lots. It is a corner site, at the intersection of 5th St. and 47th Rd. It is the more advantageous of the lots due to its access to legal light and air from three directions, and its higher FAR of 3. Lot 2 consists of the remaining four tax lots, three fronting on 47th Rd., and one on 47th Ave.

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DESIGN

Zoning lot 1 has a higher FAR, (3), and a smaller area, (2500 s.f.). In order to maximize its potential a loft type building is proposed: Each loft apartment occupies an entire floor. The maximum height allowed of 60' permits each of the five stories to be 12', floor to floor. Due to the small floorplate, only one means of egress is required. No off street parking is required.

Zoning lot 2 has a lower FAR, (2), but a larger area,(10,000 s.f.). Two buildings are proposed. Building R is a loft building similar to building P, limited to 4 stories due to its lower height limit of 50 feet, maintaining the loft-like floor to floor height of 12 feet. Building D fronts on 47th Rd. Because off street parking is required for zoning lot 2, (16 living units require 8 parking spaces), building D is L-shaped, allowing light, air, and space for parking to the West. Building D also breaks down naturally into three living units per floor, two one bedrooms, and one two bedroom unit per floor.

SITEPLAN



- A BUILDING COMMON ENTRIES
- B SHARED PARKING BLDGS. D&R
- C PRIVATE GARDENS
- D COMMON GREEN SPACE
- E PRIVATE STREET ENTRIES
- F RETAIL UNIT
- G RETAIL ENTRY

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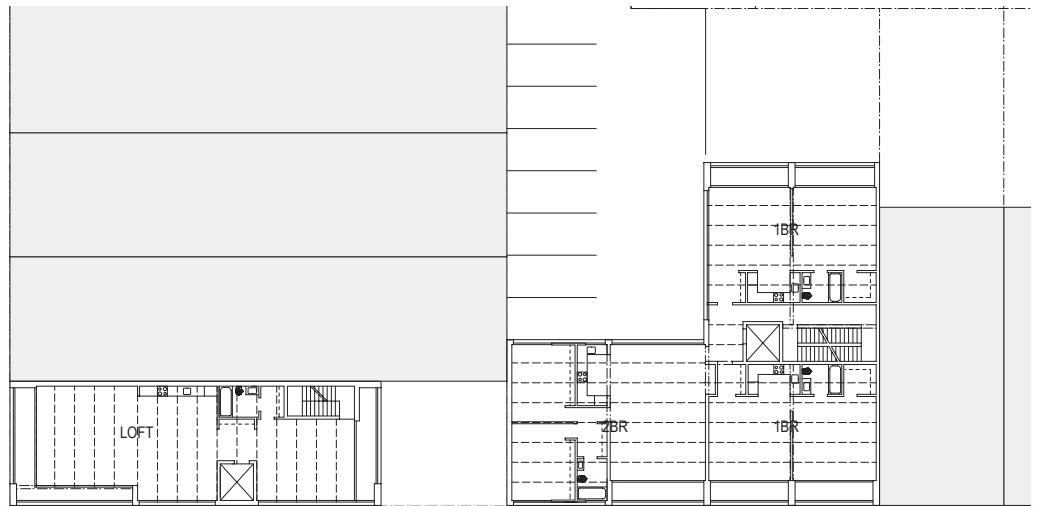
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STRUCTURE

All three buildings are basic block and plank construction. Planks are uni-directional within each building. Plank lengths are limited to 25 feet in all buildings. All clear, anodized aluminum window sub assemblies are based on a 4 foot basic module. The street facing elevations of each building are faced in a veneer of white brick, all other exterior surfaces are stucco. Balcony guardrails, and portions of the parapets on all buildings are tempered glass panels in aluminum frames.

**RESIDENTIAL
FLOORPLAN**



**SOUTH ELEVATION
AS SEEN FROM 47TH
RD.**



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SUMMARY

	Lot 1	Lot 2	
	Building P	Building R	Building D
Lot Size	25'x100' = 2500 sf	75'x100' + 25'x100' = 10000 sf	
Allowable Base Building Height	60'	40'	
Allowable Building Height	70'	50'	
Allowable Lot Coverage	80% or 2000 sf	60% or 6000 sf	
FAR	3.00	2.00	
Allowable Gross sf	3.0 x 2500 sf = 7500 sf	2.0 x 10000 sf = 20000 sf	
Proposed Gross sf	7428 sf	19393 sf	
Proposed Building Height	60'	48'	50'
Proposed Lot Coverage	1742 sf	8 (50% of dwelling units)	
Proposed Parking loss factor	none 10.60%	14.10%	11%
Retail	1 - 1478 sf net		
Lofts	4 - 1354 sf net each	1 - 1132 sf net 1 - 1625 sf net	
Duplex		1 - 2925 sf net	
Studio			1 - 609 sf net 1 - 1015 sf net
One Bedroom			8 - 1015 sf net each
Two Bedroom			3 - 1320 sf net each

VIEW LOOKING
EASTWARD
ON 47TH RD.



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ROBERT MARINO

Robert Marino was initially trained as an engineer at the Stevens Institute of Technology. He later completed his graduate studies in architecture at Princeton University.

He served his architectural apprenticeship in the office of Michael Graves where he worked on numerous projects including the addition to the Whitney Museum for American Art.



He is currently teaching graduate design studios at Harvard University. Marino has also taught in the graduate architecture program of Columbia University since 1985, and in the graduate program of the University of Pennsylvania from 1991 to 1998. At the University of Pennsylvania he developed a course, Forms of Process, dedicated to the exploration of the possibility of manual technique as the initiator of form.

His work has been extensively published in periodicals and books in Europe and the United States. A monograph, Robert Marino, has recently been released by Rockport Press as part of a

REPRINTED FROM:

"Robert Marino,
Contemporary World
Architects":

Robert Marino, architect, engineer, and teacher has built an amazing array of residential projects within a two hour travel radius of New York City. These elegant structures are situated within, and sometimes attached to, the relatively unenergized housing fabric of the city and suburb.

Understood individually, each project presents itself as a unique architectural proposition; understood as a body of work, the common themes within various projects begin to appear. While he has many intuitive tools at his disposal, his projects always begin with the potential for unencumbered structure to be the best means for architectural expression.

"Committed to the practice of architecture as a practical/cultural service in an everyday sense—an article of faith that is not without its wider political implications—Marino's work always seems to gravitate towards the creation of form that is structurally cellular at the level of the enveloping membrane; the moire, the laminate, the pleat, the egg crate, and the folded plate, these are the building blocks out of which his surprising and exuberant inventions are invariably made."

Kenneth Frampton