



Green Infrastructure & Stormwater Management CASE STUDY

Flushing Commons Municipal Lot No. 2

Location: Flushing, Queens, New York City, NY

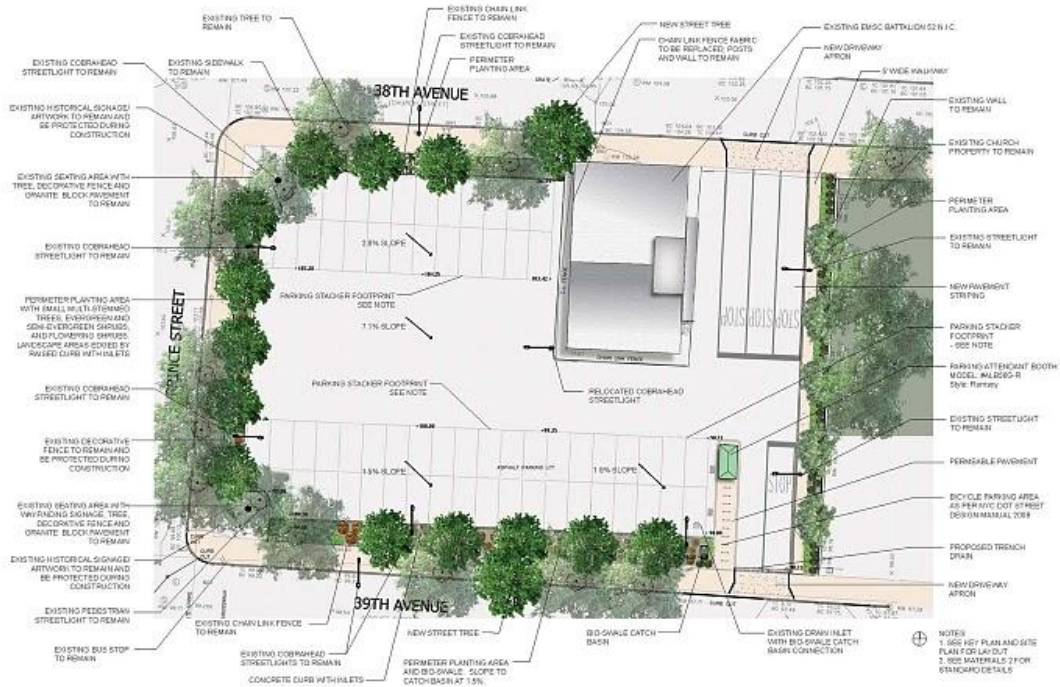
Client: New York City Economic Development Corporation

Design Firm(s): B. Thayer Associates; Dewberry Goodkind, Inc.; Hudson Meridian

Landscape architect/Project contact: Curtis F. Velsor, ASLA, RLA, CLA, LLA

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ASLA Chapter: New York



NYCEDC	Flushing Commons Municipal Lot 2	Illustrative Plan	Site Plan
Dewberry-Goodkind, Inc./ B.Thayer Associates	Date: May 17, 2010	Scale: 1"=10'-0"	

Photo: B. Thayer Associates

Project Specifications

Project Description: Municipal Lot #2 is a temporary parking lot expansion built to sustain parking during the construction of a 5-acre master plan to develop a new mixed-use project called Flushing Commons. B. Thayer was responsible for the design of all perimeter planting, materials research and presentation graphics. Sustainable design practices incorporated into

this project include bioswales to aid in the handling of site stormwater run-off and irrigation of plant material; selection of appropriate local plant species to tolerate the climate and urban conditions; the use of porous pavement; and the installation of a green wall to provide additional vegetation and screening to the area.

Project Type:

Transportation corridor/streetscape

A retrofit of an existing property

Design features: Bioswale, porous pavers, and curb cuts.

This project was designed to meet the following specific requirements or mandates:

Developer/client preference

Impervious area managed: 5,000 sq/ft to 1 acre

Amount of existing green space/open space conserved or preserved for managing stormwater on site: less than 5,000 sq/ft

The regulatory environment and regulator was supportive of the project.

Did the client request that other factors be considered, such as energy savings, usable green space, or property value enhancements? The client requested serious consideration of the aesthetic value of the proposed solutions as well as opportunities to mitigate the visual impact of the proposed parking lot improvements. B. Thayer suggested green walls in the initial proposal to help screen proposed car stacker units from the adjacent hotel and as an important amenity/improvement to the neighborhood.



Photo: B. Thayer Associates

Cost & Jobs Analysis

Estimated Cost of Stormwater Project: \$500,000-\$1,000,000 (Public funding: Local)

Related Information: Total Construction Estimate: \$910,000

Was a green vs. grey cost analysis performed? No

Cost impact of conserving green/open space to the overall costs of the site design/development project: Not applicable

Cost impact of conserving green/open space for stormwater management over traditional site design/site development approaches (grey infrastructure)? Did not influence costs.

Number of jobs created: Not available

Job hours devoted to project:

Planning and Design: 350

Construction: Not available

Annual Maintenance: Not available

Performance Measures

Community & economic benefits that have resulted from the project: Municipal Lot #2 will provide greatly expanded interim parking for neighborhood businesses and commuters while the remainder of Flushing Commons is developed. By providing ample, attractive and sustainable vehicular and bicycle parking, the lot will help ease any construction impacts from the planned mixed-use Flushing Commons.