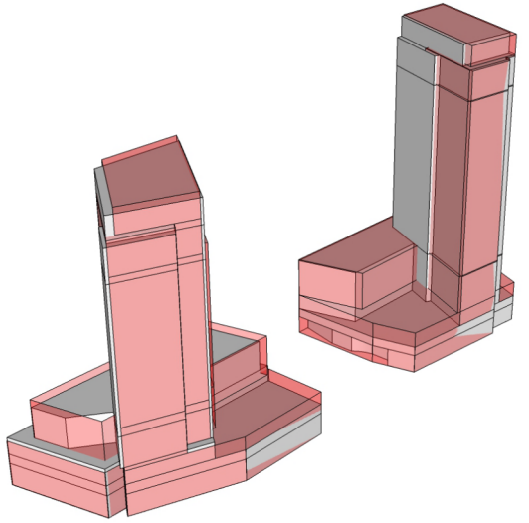
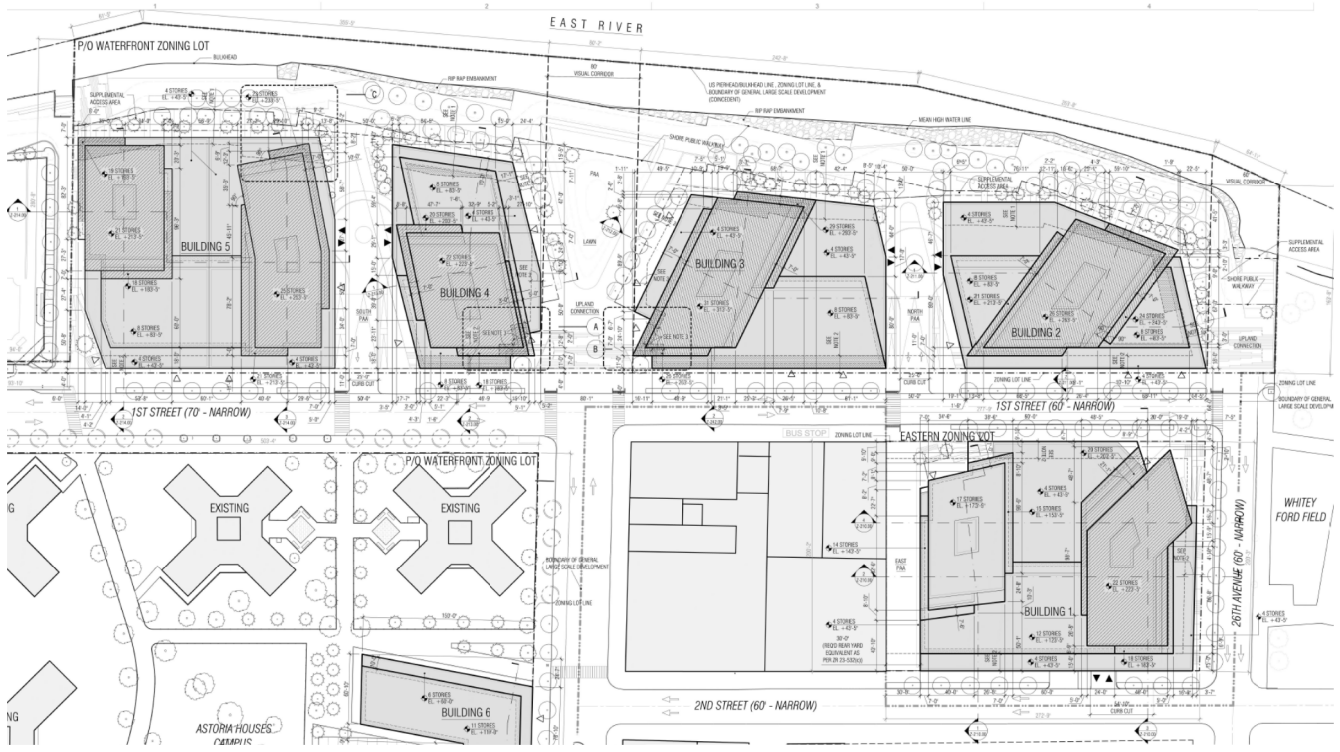


HALLETTS POINT 2-3

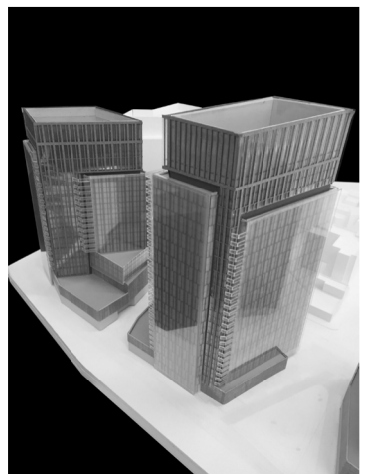
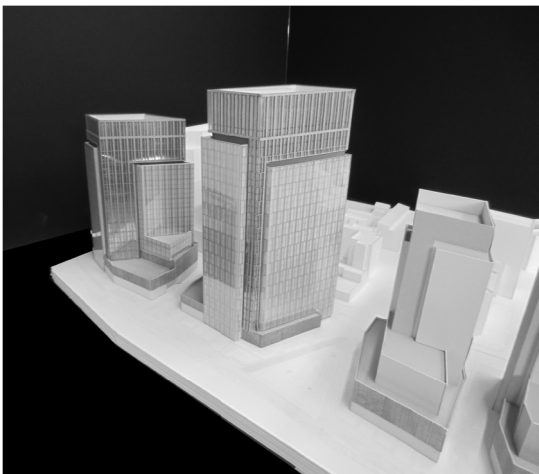
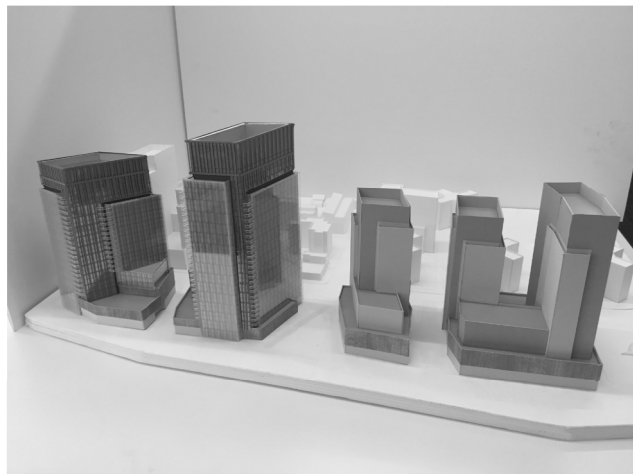
Location: Queens New York City
Size: 910,310 SF & 652 Units
Involvement: Project Architect - Interior
Duration: SD-CD

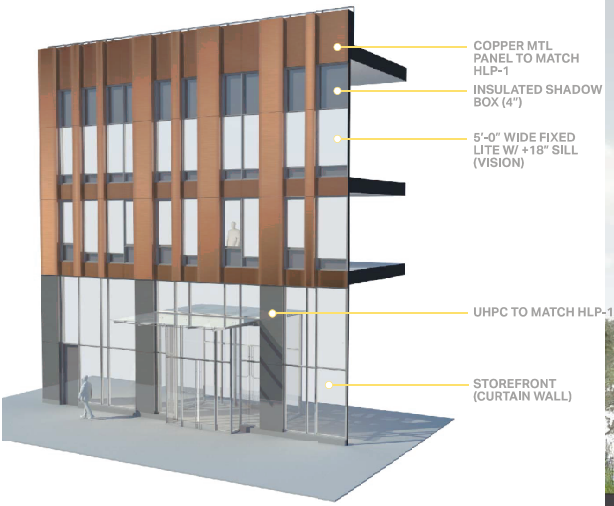
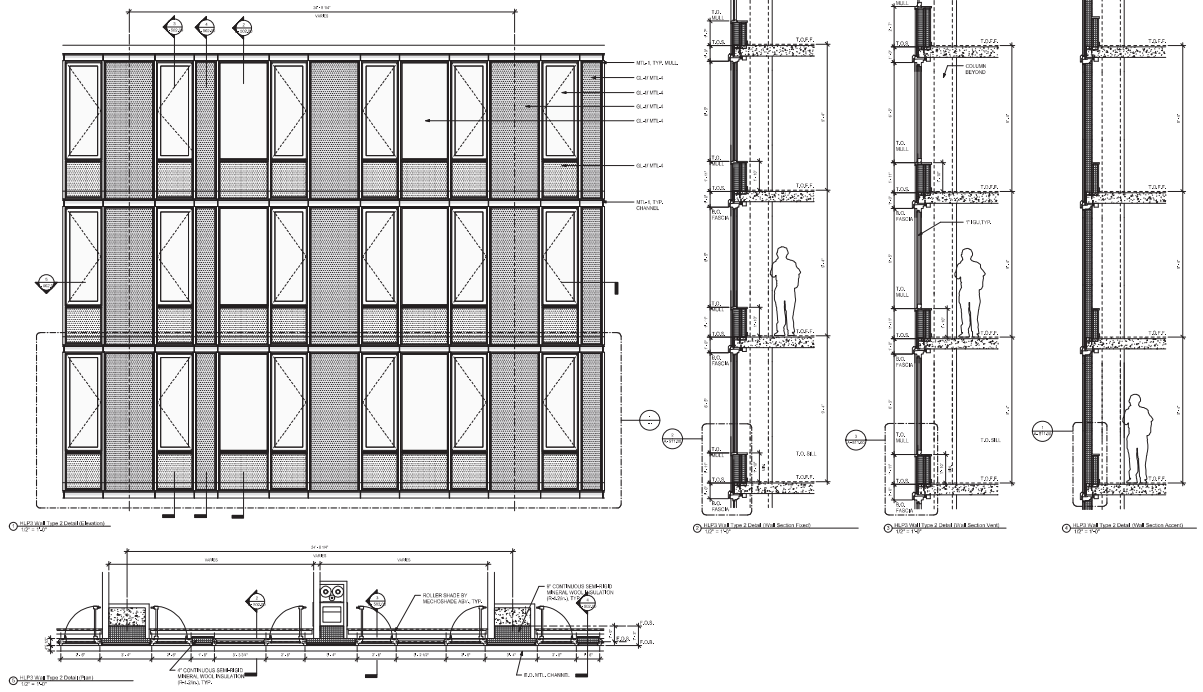
The second phase in the three phase Halletts Point masterplan towers 2 & 3 will provide a prominent presence along the Queens waterfront and better connect the Astoria neighborhood with the East River. The collection of buildings are intended to be a family with similar materials, massing, and shared amenities for the residents. With 652 market rate and affordable residential units ranging from studio to 3-bedroom units the two towers also have extensive amenity programs such as party rooms, indoor & outdoor pools, exercise rooms, lounges, games room, childrens room, and outdoor terraces with views of the East River and Manhattan.





ULURP site plan and prescribed setbacks, heights, and massing limitations





1 2 3 4 5 6 7 8 9 10

Halletts Point

CURRENT

HALLETTS POINT - UNIT MIX 100% DD 2016-11-08

BUILDING 2

FLOOR		STUDIO	JR 1 BEDROOM	STD 1 BEDROOM	LG 1 BEDROOM	2 BED/1 BATH	2 BED/2 BATH	3 BEDROOM	TOTAL
PODIUM	FL. 01	0	0	0	0	0	10	1	11
	FL. 02	4	0	0	2	1	0	0	7
	FL. 03	6	6	2	7	0	2	0	23
	FL. 04 (Amenity)	2	2	1	1	1	1	0	8
	FL. 05-07	4	0	4	3	1	4	0	16
TOWER	FL. 08-10	0	2	1	4	0	3	0	10
	FL. 11-21	0	3	1	5	0	2	0	11
	FL. 22-24	0	3	2	3	0	2	0	10
	FL. 25-26	0	1	4	1	0	0	2	8
TOTAL	24	58	43	97	5	62	5	294	
% ACTUAL	8.16%	19.73%	14.63%	32.99%	1.70%	21.09%	1.70%	100.00%	
WEIGHTED AVG.	514	591	641	712	951	1,008	1,445		

STUDIO V - 2013 ORIGINAL NPI TARGET

FLOOR	STUDIO	JR 1 BEDROOM	1 BEDROOM	LG 1 BEDROOM	2 BED/1 BATH	2 BED/2 BATH	3 BEDROOM	TOTAL
% ACTUAL	10.00%	25.00%	25.0000%	10.0000%	15.00%	10.00%	5.00%	100.00%
WEIGHTED AVG.	515	600	630	675	850	1,075	1,450	

BUILDING 3

FLOOR		STUDIO	JR 1 BEDROOM	STD 1 BEDROOM	LG 1 BEDROOM	2 BED/1 BATH	2 BED/2 BATH	3 BEDROOM	TOTAL
PODIUM	FL. 01	0	0	0	0	0	0	4	4
	FL. 02	0	0	0	0	0	0	0	0
	FL. 03	0	4	3	4	1	1	0	13
	FL. 04 (Amenity)	0	0	0	0	0	0	0	0
	FL. 05-08	6	3	4	4	2	3	0	22
TOWER	FL. 09-27	0	0	0	6	1	4	0	11
	FL. 28-30	0	2	1	2	0	5	0	10
	FL. 31-32	0	1	0	0	0	3	3	7
TOTAL	24	24	22	140	28	110	10	358	
% ACTUAL	6.70%	6.70%	6.15%	39.11%	7.82%	30.73%	2.79%	100.00%	
WEIGHTED AVG.	445	559	647	701	877	1,025	1,429		

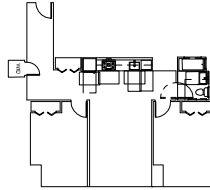
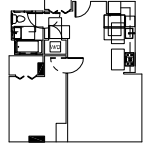
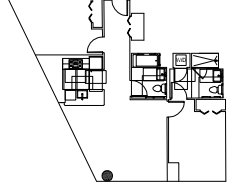
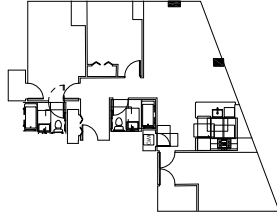
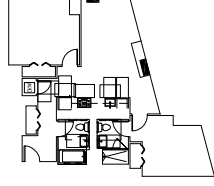
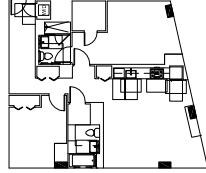
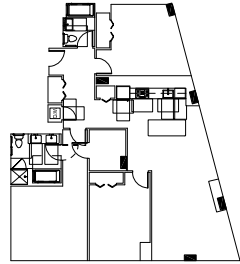
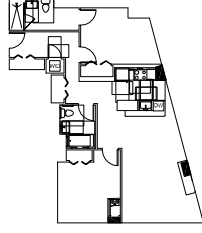
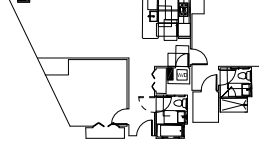
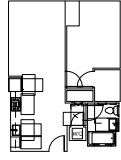
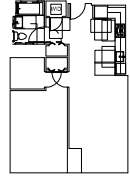
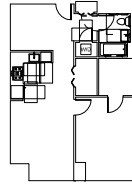
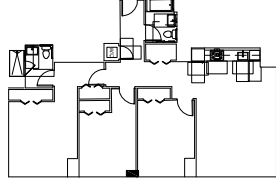
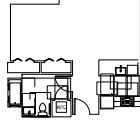
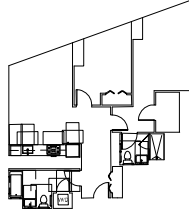
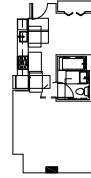
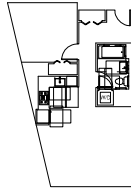
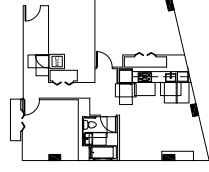
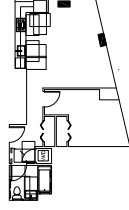
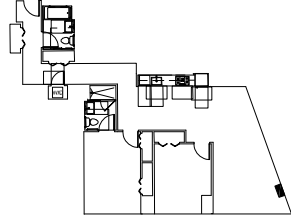
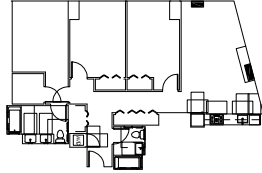
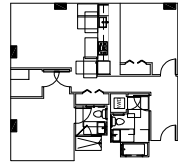
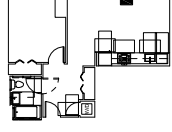
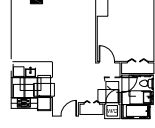
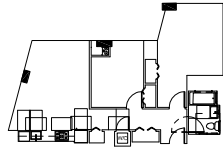
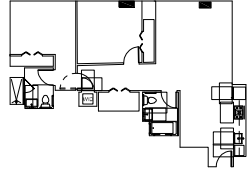
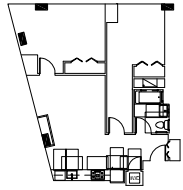
STUDIO V - 2013 ORIGINAL NPI TARGET

FLOOR	STUDIO	JR 1 BEDROOM	1 BEDROOM	LG 1 BEDROOM	2 BED/1 BATH	2 BED/2 BATH	3 BEDROOM	TOTAL
% ACTUAL	5.00%	15.00%	40.0000%	10.0000%	10.00%	12.00%	8.00%	100.00%
WEIGHTED AVG.	515	600	630	675	850	1,075	1,450	

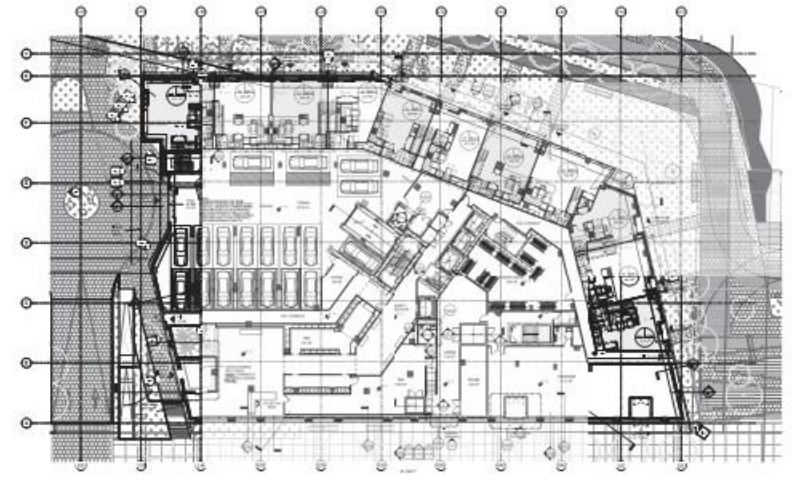
TOWERS 2 & 3 AGGREGATE - TEST FIT

FLOOR	STUDIO	JR 1 BEDROOM	1 BEDROOM	LG 1 BEDROOM	2 BED/1 BATH	2 BED/2 BATH	3 BEDROOM	TOTAL
AGGREGATE	48	82	65	237	33	172	15	652
% ACTUAL	7.36%	12.58%	9.97%	36.35%	5.06%	26.38%	2.30%	100.00%
WEIGHTED AVG.			66.26%			33.74%		

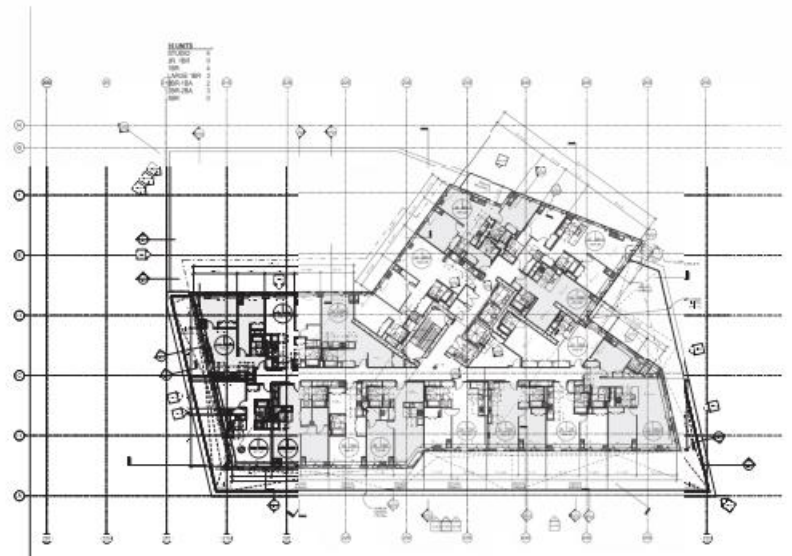
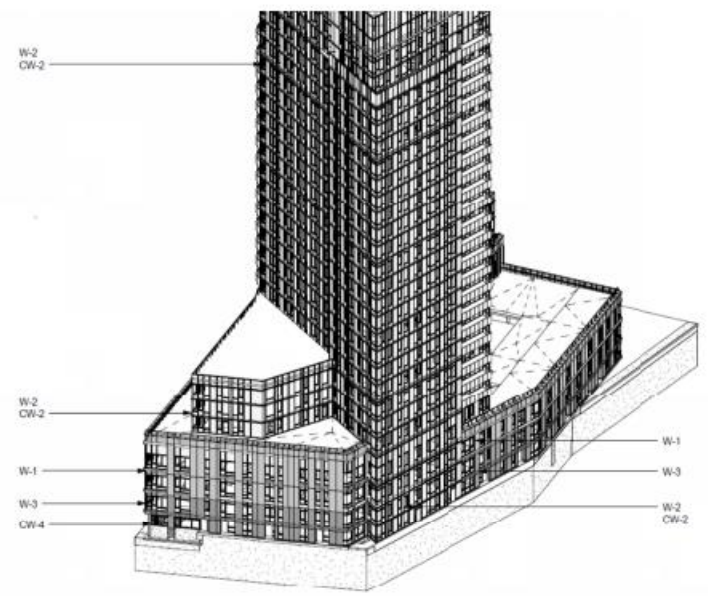
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 RESULT 0



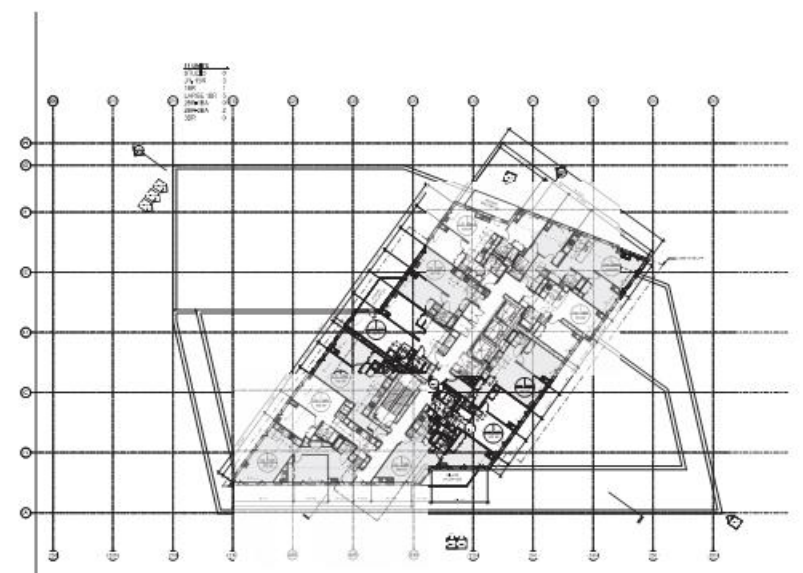
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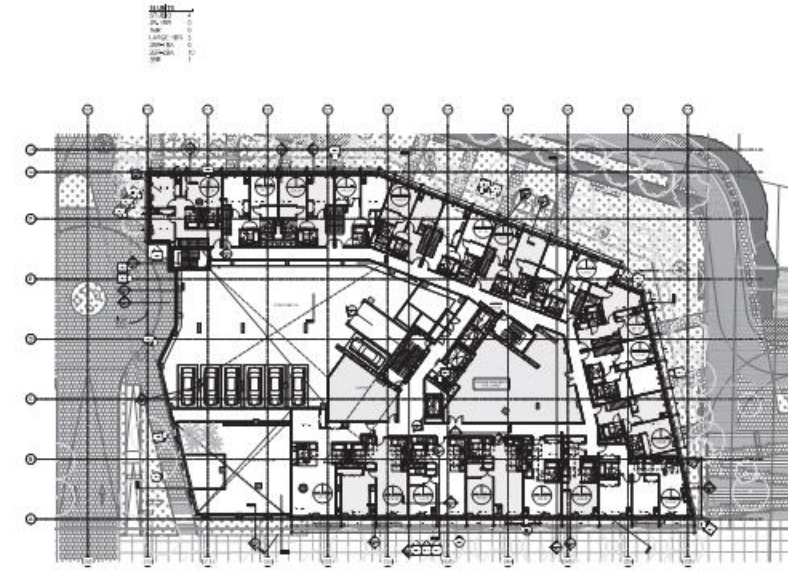
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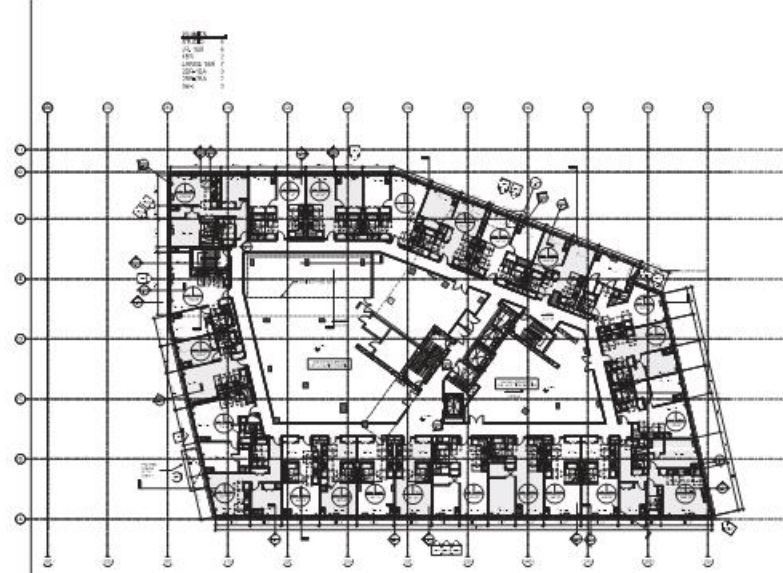
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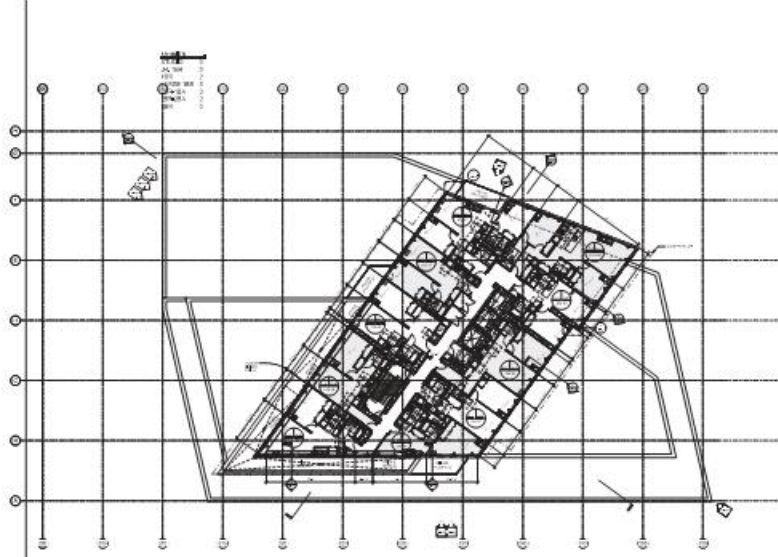
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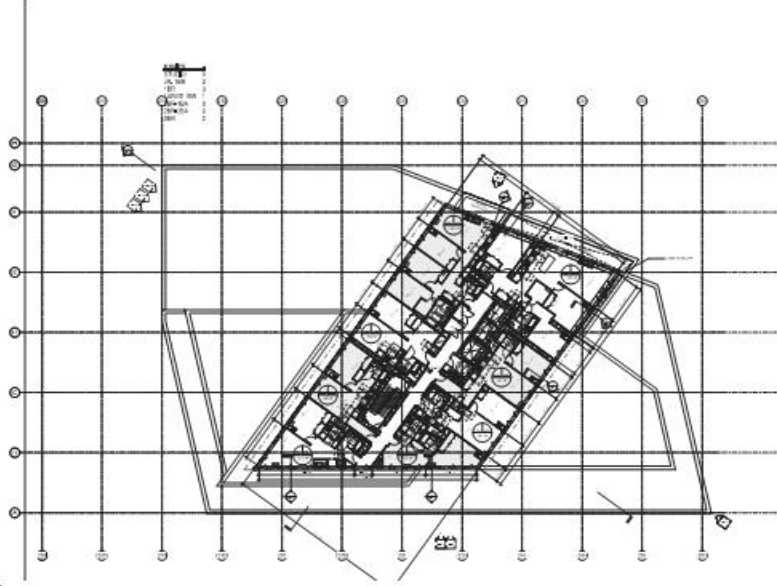
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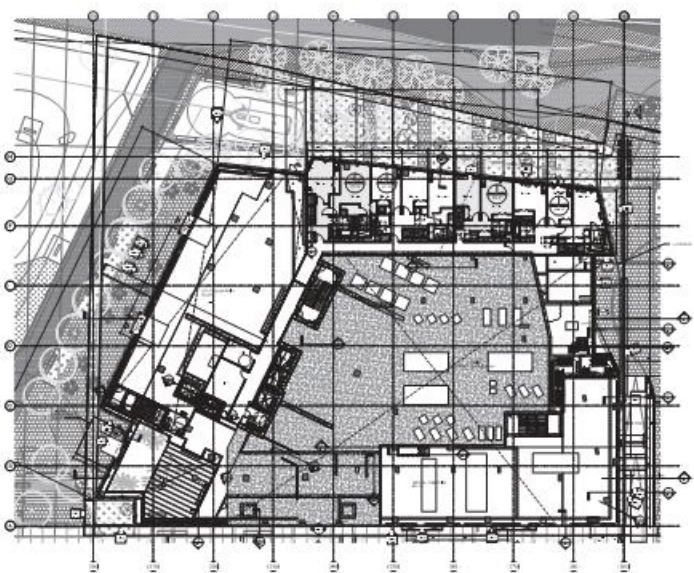
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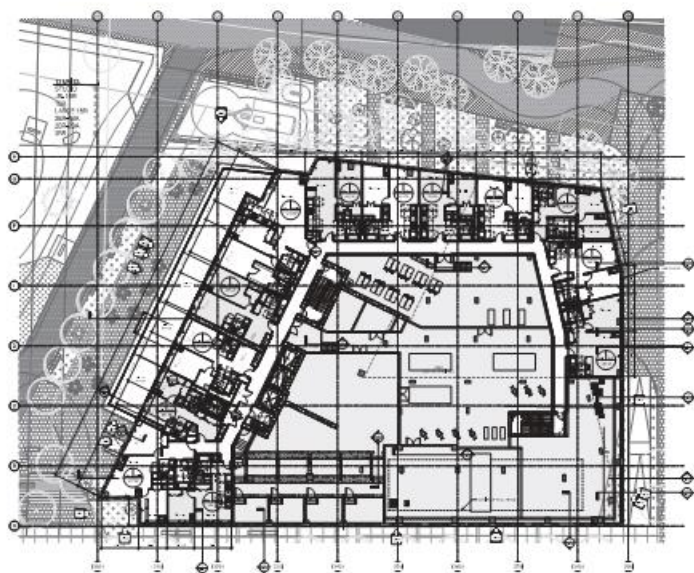
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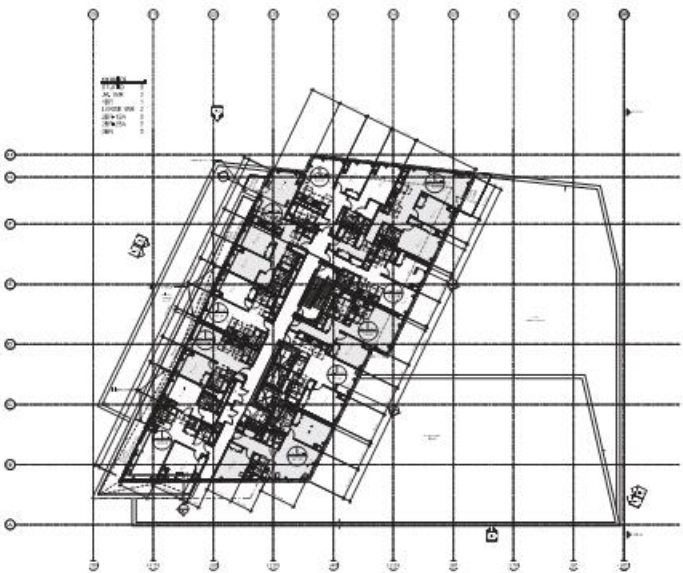
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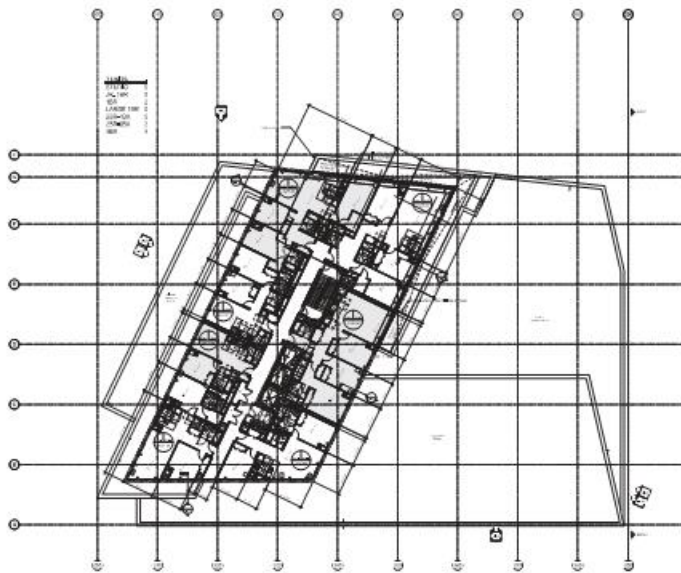
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3



28-30



31-32