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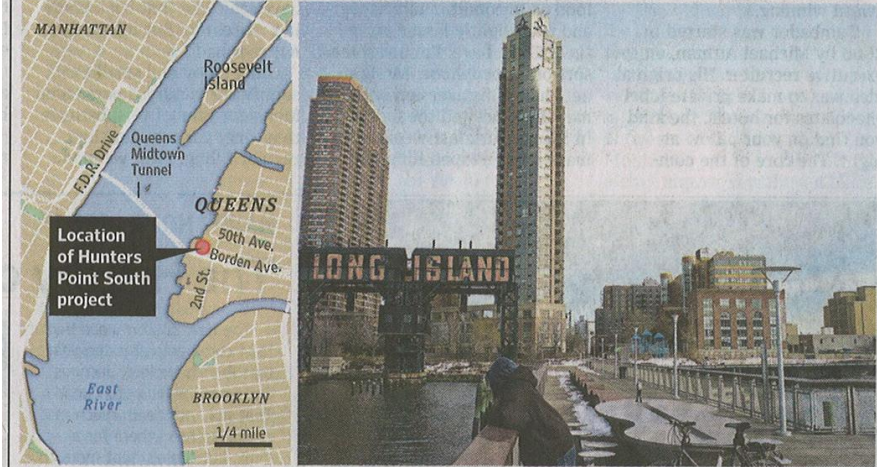
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# GREATER NEW YORK



SHoP Architects (top); Ken Maldonado for The Wall Street Journal

Top, a rendering of the planned design for Hunters Point South. Below, a photo of the area as it looks now.



# Housing Towers Unveiled

By MICHAEL HOWARD SAUL

Mayor Michael Bloomberg on Wednesday unveiled plans for the first large-scale, middle-class housing complex in New York City since the 1970s, a development officials hope will transform 30 acres of Queens' long-abandoned, industrial waterfront into a vibrant residential community.

The city selected the Related Cos., Phipps Houses and Monadnock Construction as the development team responsible for building the residential portion of the first phase of the complex.

The team will create 908 housing units in two buildings, and at least 75% of these new homes, a minimum of 685, will be "permanently affordable" to middle-income New Yorkers, Mr. Bloomberg said. The city is targeting families with household incomes ranging from \$32,000 to \$130,000.

This development, known as Hunters Point South in Long Island City, has been in the Bloomberg administration's plans since the mayor's first term. Originally, Mr. Bloomberg proposed using the land for ath-

lete housing as part of the city's failed bid to play host to the 2012 Summer Olympic Games.

Since the mayor's quest for Olympic glory fizzled, the Bloomberg administration has struggled for years to get the project off the ground. The selection of the development team, officials said, marks a major step forward in refurbishing prime

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city real estate that features jaw-dropping views of Manhattan's skyline.

"In just a few years, Hunters Point South will have all the makings of a great community—affordable homes, new transportation links, beautiful parks with sweeping views, and a brand-new school," Mr. Bloomberg said.

Next month, the city will begin building sewers, water mains and roadways. Construction of

the new school is already underway, and the development of a new waterfront park is be completed by spring 2013.

The two new residential buildings are scheduled to begin construction in summer 2012 and take two years to complete.

City officials said the development of this swath of land will involve more than \$2 billion in private investment and create more than 4,600 jobs. The city is investing \$64 million in taxpayer funds to build the infrastructure and a waterfront park. In total, including subsidies for the residential buildings and land costs, the city's investment will total \$137 million.

Queens Borough President Helen Marshall said, "This area was just a deserted factory, manufacturing area. And now it's going to be a beautiful haven for more than 9,000 families."

"We had a big decline, and it was painful for us to lose the manufacturing that we had. But we've made lemonade out of a lemon," said Ms. Marshall, turning to the mayor.

At the news conference, Mr. Bloomberg said the area "cried out" for development.