



TF Cornerstone nears completion of Malt Drive Park - 1.43m s/f

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Queens, NY TF Cornerstone (TFC) is nearing completion on its newest luxury residential development, 2-20 and 2-21 Malt Dr. The 1.43 million s/f rental project will bring 1,386 residences to Hunter's Point South's Malt Dr., a new city street named as a nod to the site's history as a sugar cane processing facility-turned-beer distribution center. The project will also expand the Hunter's Point South waterfront and bring new open space – for both residents and the public – to Newtown Creek for the first time, directly across from Greenpoint. Leasing for both buildings is expected to commence this summer, starting with the South building, 2-20 Malt Dr., and quickly followed by the opening of the North building, 2-21 Malt Dr.

TFC worked with design firm SCAPE Landscape Architecture to design Malt Drive Park, which expands park space from the adjacent Hunter's Point South Park by three and a half acres and

extends public access along the shoreline by approximately 700 ft.

The park will include sidewalks, paths with seating areas, and the incorporation of native plantings including bald cypress, swamp white oaks, American hornbeam and red maples, many of which are flood resistant. Overall, the design flows through a series of flexible areas including a “filter forest” with social seating and play structures, a civic grove and dog run, an outdoor classroom, numerous picnic areas, an open lawn with views of the water and industrial artifacts reclaimed during construction.

TFC has prioritized the development of a greener waterfront with the installation of micro-habitat stone and concrete beds in Newtown Creek to stabilize the shoreline from erosion and protect marine life.

The Malt Drive development includes the 33-story South building, located at 2-20 Malt Dr., comprised of 575 units – 291 units within the base, and 284 units in the tower. The adjacent North building, located at 2-21 Malt Dr., comprised of 811 units and two towers – 376 units within its base, 196 units in its 25-story West tower and 239 units in its 38-story East tower. Both buildings are expected to have a 30% affordable housing lottery component at 130% AMI.

TFC was tasked with integrating two entirely new blocks into the existing Hunter’s Point South community. The elevation of the entire site was raised to protect the buildings along its waterfront location. The buildings were designed by SLCE Architects.

“TF Cornerstone is excited to continue our decades-long commitment to Long Island City with the upcoming opening of our buildings on Malt Drive,” said Jon McMillan, senior vice president and director of planning for TF Cornerstone. “Queens embodies community, and we love being a part of that in Long Island City. At Hunter’s Point South we are part of a growing neighborhood and hope to continue to contribute to its evolution with new housing, parks, waterfront access – even a new street – all in an area with a fascinating history.”

“Malt Drive Park unlocks a new piece of the city’s waterfront. Located at the confluence of Newtown Creek and the East River, every aspect of the design speaks to this relationship. The landscape gently slopes toward the creek, and the paths meander like the flow of water,” said Kate Orff, SCAPE founding principal and partner. “The park is also designed to be resilient long into the future, withstanding flooding events and filtering the water of the creek through its plantings. We hope that visitors come to the park and feel a strong sense of connection with the water.”

“Malt Drive presented us with a unique opportunity to design a new neighborhood that would seamlessly integrate, in spirit and aesthetic, into the thriving Long Island City community,” said James Davidson, design partner at SLCE Architects. “We reduced its large scale through the use of varying brick colors, crafting a palette that includes texture and visual interest to create neighborhood context at the pedestrian level. By creatively using brick, and keeping the use of glass on the exterior to a minimum, we were able to harmonize Malt Drive with its surroundings and reinforce its sense of neighborhood and historic legacy.”

Resident amenity offerings include on-site parking, bicycle storage, co-working space, lounges, fitness centers, shared laundry rooms as well as in-unit washers & dryers, children's playrooms, roof decks with BBQ grills, sundecks and courtyards. 2-20 Malt Dr. will also feature an outdoor swimming pool as well as a third party operated dog grooming space. Residents of 2-21 Malt Dr. will also have access to the outdoor swimming pool and dog grooming amenities in the South building. In addition to the multiple shared outdoor amenity spaces, select units in both buildings will also feature private outdoor space.

The development will offer retail spaces along Second St. inspired by the style of the Meatpacking District and designed by the esteemed Lawrence Group, known for its leading innovation in urban retail design. The 25,000 s/f of retail spaces will have soaring ceilings, canopies, accordion-style storefronts that open up to the sidewalks, and outdoor seating. TFC will prioritize smaller-sized retail tenants to retain Malt Dr.'s local character, with plans to include a local coffee shop as the anchor retail tenant.

As part of its ongoing commitment to the local community, last December TFC announced a grant to Hunter's Point Parks Conservancy to provide educational and environmental classes and programming at the Queens Landing Boathouse & Environmental Center in Hunter's Point South. The grant stands as a commitment by TFC to the ongoing support of the neighborhood and the firm's commitment to nurturing a strong bond with the Hunter's Point South community. In addition to the grant, TFC continues to show support for the Hunter's Point Parks Conservancy and has throughout the years.

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