



## **TF Cornerstone and SCAPE Landscape Architecture hold grand opening of Malt Drive Park**

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Queens, NY TF Cornerstone (TFC) and SCAPE Landscape Architecture have officially opened Malt Drive Park, an expansive park along the Newtown Creek waterfront in Hunter's Point South. Named for the former beer distribution center that once occupied the site, Malt Drive Park is a public space that advances city-wide efforts to bring New Yorkers back to the water's edge. The park extends the transformation of public space along the riverfront into the mouth of Newtown Creek, where Queens and Brooklyn come together. Designed by SCAPE, the park is the setting for TFC's newly developed residential towers on Malt Dr., offering essential outdoor space to both residents and the public.

A grand opening block party celebrating the park opening was held November 16.

Spanning 1.43 million s/f, the Malt Dr. residential offering includes two buildings and three towers. It is TFC's ninth residential waterfront project to rise in the desirable Hunter's Point South neighborhood. The South building, 2-20 Malt Dr. is open for leasing and consists of 575 apartments, 173 of which will be offered through the affordable housing lottery. Leasing at 2-21 Malt Dr., the North building, will launch later this year and will include 811 apartments, 244 of which will be offered through the affordable housing lottery.

Malt Drive Park is a key piece in a network of waterfront spaces in Hunter's Point South. The park expands public space from the adjacent Hunter's Point South Park by three and a half acres and extends public access along the shoreline by 700 ft. It bridges connections between the new mixed-use development and the surrounding neighborhoods of Long Island City, connecting visitors and residents to retail along Malt Drive, 2nd Street, and 54th Avenue. Broad sidewalks and meandering paths invite passersby inside to explore the park, and seating areas throughout the park offer space to stay and gather.

"Working with SCAPE to further unlock this area of the Queens waterfront has been remarkable and incredibly rewarding. It's an honor to be a part of the continued growth of Hunter's Point South and to see so many people from the Queens community and beyond excited about these new public spaces," said TFC senior vice president and director of planning Jon McMillan.

"We're so excited to open Malt Drive Park to the public and expand waterfront access for the community," said Kate Orff, SCAPE founding principal. "The park embraces the water's edge, extending the network of parks along the East River in Queens all the way around to this signature

site on Newtown Creek. It welcomes everyone to explore its winding paths, with spaces for gathering, play, and quiet moments.”

Through its sculpted topography, Malt Drive Park mitigates flood risk. The park is raised to a higher elevation at building entries, and gradually slopes down toward Newtown Creek. This approach reduces risk to the buildings, while ensuring that visitors can still experience the ecology of the water’s edge.

The park also features design elements that encourage habitat growth. Notably, a concrete block mattress installed at the floor of Newtown Creek at the western end of the park stabilizes the shoreline and creates marine habitat. Native plantings across the park include bald cypress, swamp white oaks, American hornbeam, and red maples, many of which are adapted to the water’s edge.

Malt Dive Park offers flexible spaces for community gathering, recreation, and connection. The park features a range of amenities for park-goers to enjoy, including social seating and play structures, a civic grove and dog run, an open lawn with views of the water, and industrial artifacts reclaimed during construction. Restaurants and retail are slated to move into the first floor of the buildings, extending indoor social life out into the park.

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