



NEW YORK'S NEW PARKLAND FRESH KILLS FACTSHEET

WHAT IS A MASTER PLAN?

A master plan is an evolving, long-term planning document. It establishes the framework and key elements of a site reflecting a clear vision created and adopted in an open process. It synthesizes civic goals and the public's aspirations for a project, gives them form and organization, and defines a realistic plan for implementation, including subsequent approvals by public agencies.

A strong master plan for the Fresh Kills Parkland will have four key components. First, it will describe the large-scale organization of the site and the design principles and ecological techniques that will shape the park's growth. The master plan will distill from many public meetings and recommendations of experts, a list of park elements--activities, facilities, features, places and restored landscapes. It will define the relationships between elements by locating them within the site and proposing a specific system of park drives and paths to link entrances and destinations.

Second, the master plan will identify funding sources and strategies needed to build the project, and recommend a management plan to maintain it. The master planning team will engage local stakeholders committed to seeing the project through and involve them in shaping, and ultimately, executing, the management plan.

Third, the master plan will describe a development schedule: which elements will be built first, which later; which decisions should be made early, which should be allowed to evolve in response to future opportunities and the desires of park users. At Fresh Kills, strategic phasing is particularly important because the park will be constructed over a number of years, with new sections opened to the public every few years.

Fourth, the master plan will establish guidelines for the many designers who will draw up specific plans for the site. A good set of guidelines will ensure that the built project is more than just the sum of its parts. Design guidelines will strengthen the overall organization and form of the park, without inhibiting the flexibility of programming or the creativity of designers working on individual buildings, public spaces, ecological habitats, lighting or park furniture. The master plan will also include images of different parts of the park to illustrate the character of landscapes and key park features, the material palette, and the relationship between built and soft elements.

WHAT IS THE SCHEDULE FOR THE MASTER PLAN?

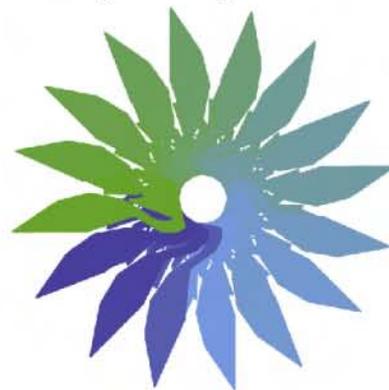
The master planning phase of Fresh Kills will take about 24 months with several major opportunities for the public to direct decision makers. When the proposed master plan is completed in 2005, the project will enter the environmental and land use review phase.

Environmental and land use review is expected to take 18 months, ending in 2007. Design development of selected park improvements can proceed at the same time, so design does not have to stop while review takes place. Similarly, budget allocations for park construction and identification of potential cost-sharing partnerships can proceed during review. The City and State may be able to begin construction of some parts of the park early in 2007.

WHAT ARE LAND USE AND ENVIRONMENTAL REVIEWS?

The key elements of the master plan are reviewed for potential effects on surrounding neighborhoods and the local environment in public processes known as the Uniform Land Use Review Procedure and City and State Environmental Quality Reviews. The anticipated Environmental Impact Statement (EIS) will identify the proposal's impacts and recommend possible ways to mitigate any undesirable effects of park development. These effects may relate to traffic, air quality, noise pollution, waterways or other issues. In this phase, City and State government evaluate whether the public interest is best served by the Parkland master plan. Public hearings will be held during these reviews so people can voice concerns about particular proposals and shape the final master plan submitted for City Planning Commission approval.

lifescape



PROPOSED MASTER PLAN FOR 2,200 ACRE SITE

will describe the organization and elements of the park, identify costs and funding sources, establish design guidelines, and recommend a management plan and implementation schedule.

ENVIRONMENTAL REVIEW & FINAL MASTER PLAN

will analyze the potential effects of the proposed park on the local environment and recommend ways to mitigate any undesirable consequences; these strategies will be incorporated into the final master plan.

IMPLEMENTATION OF FINAL MASTER PLAN

will be phased over time, with new public spaces, amenities and landscapes built and opened to the public every few years.

SEPTEMBER 2003

SCHEMATIC DESIGN OF SELECTED AREAS

will be included in the master plan to help 'fast-track' some areas of the park that could be built early in its development.

SUMMER 2005

DESIGN DEVELOPMENT OF SELECTED PROJECTS

FUNDRAISING FOR PARK CONSTRUCTION

EARLY 2007

DETAILED DESIGN OF FIRST PROJECTS TO BE BUILT

CONSTRUCTION OF FIRST PARK PROJECTS

All phases of park planning and design include opportunities for public participation and review.

WHAT CAN HAPPEN SOON?

While the master plan will concentrate on the overall organization of the parkland, the City has also asked the master planning team to develop more detailed schematic designs for selected areas of the parkland, some or all of which could be built and opened to the public between 2008 and 2012.

These areas will be explored in community workshops in the spring and summer of 2004. At these meetings the public will begin to define the kinds of activities and facilities they would like to see on these sites, and their priorities for development. Participants will also give designers input on the look and feel of the future parkland--the character and physical qualities they would like it to have.

AND IN THE LONG TERM?

The financial strategy, management plan, and implementation schedule described in the master plan will guide the development and growth of the parkland over time. The plan will inform the scope and timing of government contracts with designers for detailed plans and construction documents for specific park improvements. All phases of design will include opportunities for the public to guide and critique proposals. Once the designs and detailed cost estimates are approved, construction of pieces of the park will be carried out by different contractors in a series of coordinated phases.

Most likely, new public spaces and amenities will be constructed, and new tracts of the landscape will be cultivated, and opened to the public every 4 to 5 years. Some phases may take less time, others more, until the entire 2,200-acre site is redeveloped as a world-class, multi-use parkland.

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**FIND OUT MORE AT:
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