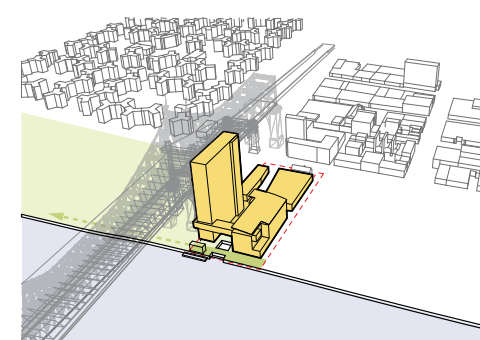
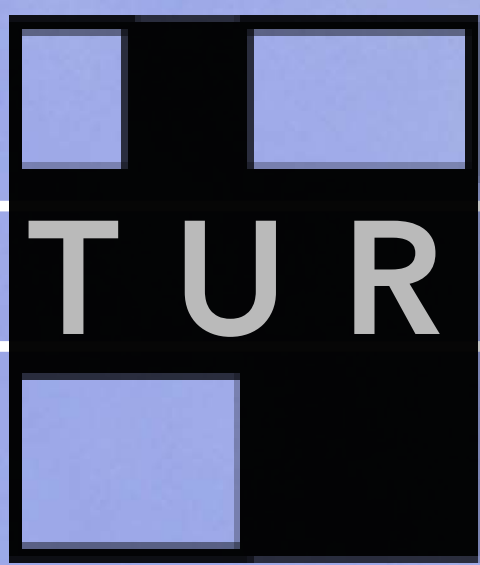
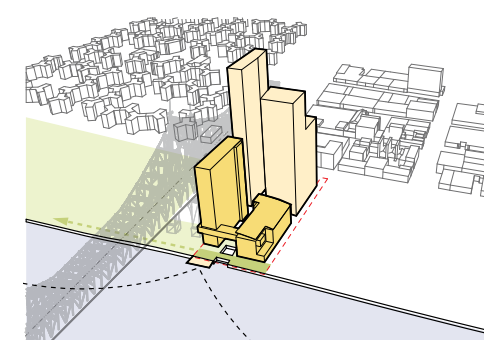


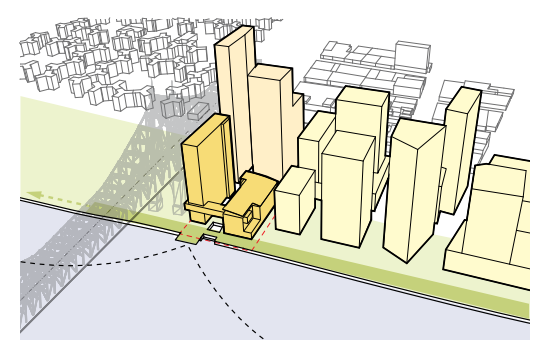
# APERTURE



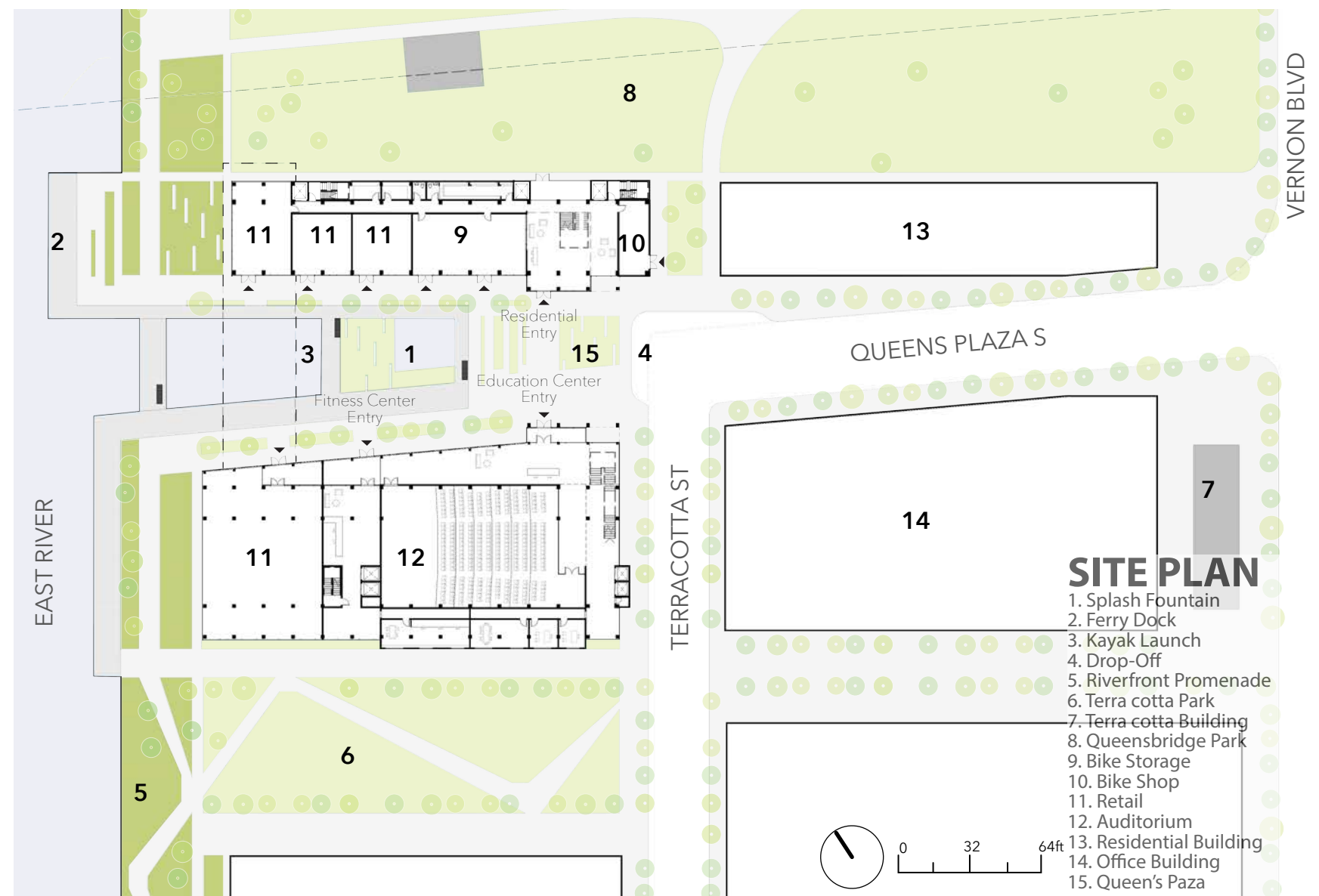
**Phase 1**  
 FAR 2.2  
 Phase Area 230,000 sf  
 Gross Area 230,000 sf  
 Open Space 36,000 sf  
 Program  
 Office (12,000 sf)  
 Retail (60,000 sf)  
 Education (35,000 sf)  
 Rec Center (23,000 sf)  
 Residential (100,000 sf)



**Phase 2**  
 FAR 10  
 Phase Area 810,000 sf  
 Gross Area 1,040,000 sf  
 Open Space 0 sf  
 Program  
 Office (310,000 sf)  
 Residential (500,000 sf)



**Phase 3**  
 FAR n/a  
 Phase Area 3,520,000 sf  
 Gross Area 4,560,000 sf  
 Open Space 1,200,000 sf  
 Program  
 Office (1,000,000 sf)  
 Retail (250,000 sf)  
 Community (270,000 sf)  
 Residential (2,000,000 sf)



## Ingrain

Aperture envisions a dense waterfront promenade throughout Long Island City, of which the competition site is only the beginning. The competition program is broken up into two

buildings, creating a pedestrian street that continues the motion set up by the city grid to connect the public to waterfront amenities and a new ferry terminal.

