



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Christine L. Haider Chairperson / **Susan Seinfeld** District Manager

FY 2017 Statement of Needs

The population estimate of Community Board 11 is now approximately 120,000 people, having a steady increase over the past 5 years. CB 11 is a thriving upper, middle income community with a median household income of about \$75,000. The District has a mixed white, non-Hispanic (42%) and a growing Asian (41%) population. Over the past 10 years, the Asian population has grown while the white population has decreased by about 10%. The population has a substantial elderly (over 65) population, (17 %). The school age population, ages 5-19, has been about 16% of our population over the past five years. There is an increase in the number of people who are in their child-bearing years.

New homes continue to be built in the district along with the enlargement of existing homes to accommodate an increasing population of families attracted by the educational opportunities in the district. Elderly homeowners are selling their homes to relocate. Many of the new homes are much larger than the existing housing stock and reflects an increase in wealth in the district. In areas that are zoned for multiple families, homes are being renovated to reflect the zoning. There are also increased complaints about illegal occupancies. There are many new, larger commercial developments along the commercial overlay zones. Small commercial strips have been replaced by larger retail stores, offices and community facilities. The increase in the construction accommodates the growing Asian population and their needs. Hotels are being built in the district for the first time. Marriott will build two hotels because they see the need and convenience of Queens to the airports, Citifield, the USTA stadium, transportation to Manhattan while being more affordable than a hotel room in Manhattan.

The number of health care facilities have increased throughout the district in new construction and in private house conversion. North Shore/LIJ Health System has opened satellite clinics and will open a Core Laboratory next year. Day care facilities have also increased with the need for care of young children since both parents work and the advent of Pre-K for all children in the City.

The goal of neighborhood preservation is to preserve the special qualities that have made lower density, suburban-style neighborhoods in northeast Queens attractive. There are also two landmarked districts in CB 11. As the City has grown, so have concerns about how much development is good. The Board supported rezoning to prevent out-of-character overdevelopment. However, there are still concerns with zoning and building violations and how the City responds to these complaints.

Street conditions and transportation issues have become a growing problem. We have seen increased traffic and roadway complaints such as poor road conditions and potholes and need for pavement markings. The winters have caused a great deal of damage to the roads. Four highways intersect through the district adding to the various needs. There has also been increased demands for speed bumps and other traffic calming devices as traffic has increased.

CB 11 residents love their parks and trees. This district has several large parks and tree-lined streets. Street and park tree maintenance, renovation of ball fields and park improvements are important to the residents of CB 11. They add to the attractiveness of the neighborhoods and the quality of life the residents enjoy. The preservation of the wetland areas and protection from development is of paramount importance in the north end of the district which borders Little Neck Bay.