

SAINT ALBANS CLOUDBURST PROJECT

BOROUGH OF QUEENS

PROJECT ID: SEQ-SACBA/HWQ1196

ADDISLEIGH PARK CIVIC ASSOCIATION – PRESENTATION

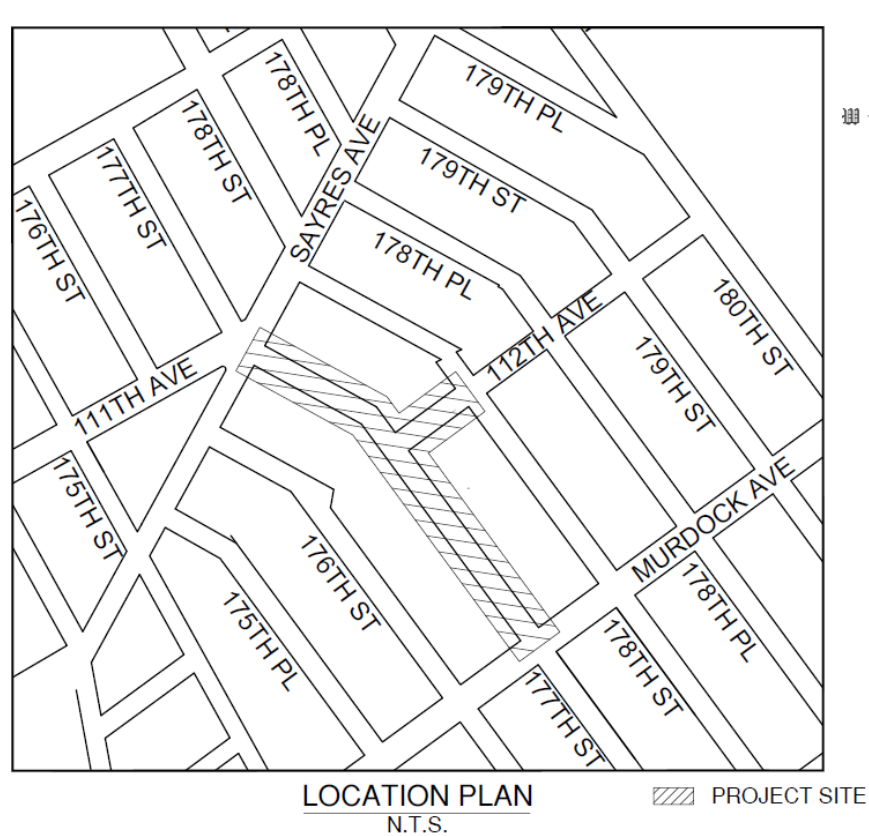
AGENDA



- **About the Project**
 - Project Data
 - Why is the Project Necessary?
- **Design Overview**
- **Community Impacts and Outreach**
- **Acquisition**
- **About Archie Spigner Cloudburst Project**
- **Q&A**

PROJECT SITE MAP AND LOCATION MAP

BOROUGH OF QUEENS
CITY OF NEW YORK



QUEENS COMMUNITY BOARD NO. 12



PROJECT DATA



SEQ-SACBA/HWQ1196 - SAINT ALBANS CLOUDBURST PROJECT

Anticipated Construction Start: **Mid-2027**

Anticipated Construction Completion: **2029**

Management Agency: **NYC Department of Design and Construction (DDC)**

Sponsor Agencies: **NYC Department of Environmental Protection (NYCDEP) and NYC Department of Transportation (NYCDOT)**

General Contractor: **TBD**

Approximate Construction Cost: **\$10M**

WHY IS THE PROJECT NECESSARY?

- Southeast Queens is a focus area to improve conditions from a long history of flooding and expand storm sewer services to neighborhoods
- DEP is implementing green infrastructure to mitigate the impacts of flooding and manage storm events that exceed the sewer design storm





What is Cloudburst Management?

Cloudburst Management is a way of absorbing, storing, and transferring stormwater to minimize flooding from heavy rain events. Cloudburst Management uses a combination of grey infrastructure, like drainage pipes and underground tanks, and green infrastructure, like trees and rain gardens. These projects consider larger volume storage, typically building for up to 2.3 inches/hour and provide CSO reduction benefits as well as stormwater resilience.

During heavy rain events, Cloudburst Management can minimize damage to property and infrastructure by reducing pressure on the sewer system.

ELEMENTS OF CLOUDBURST PROJECTS

ABSORB



STORE



TRANSFER



SAINT ALBANS CLOUDBURST PROJECT DESIGN OVERVIEW

EXISTING CONDITIONS

LEGEND

Project Area

Asphalt

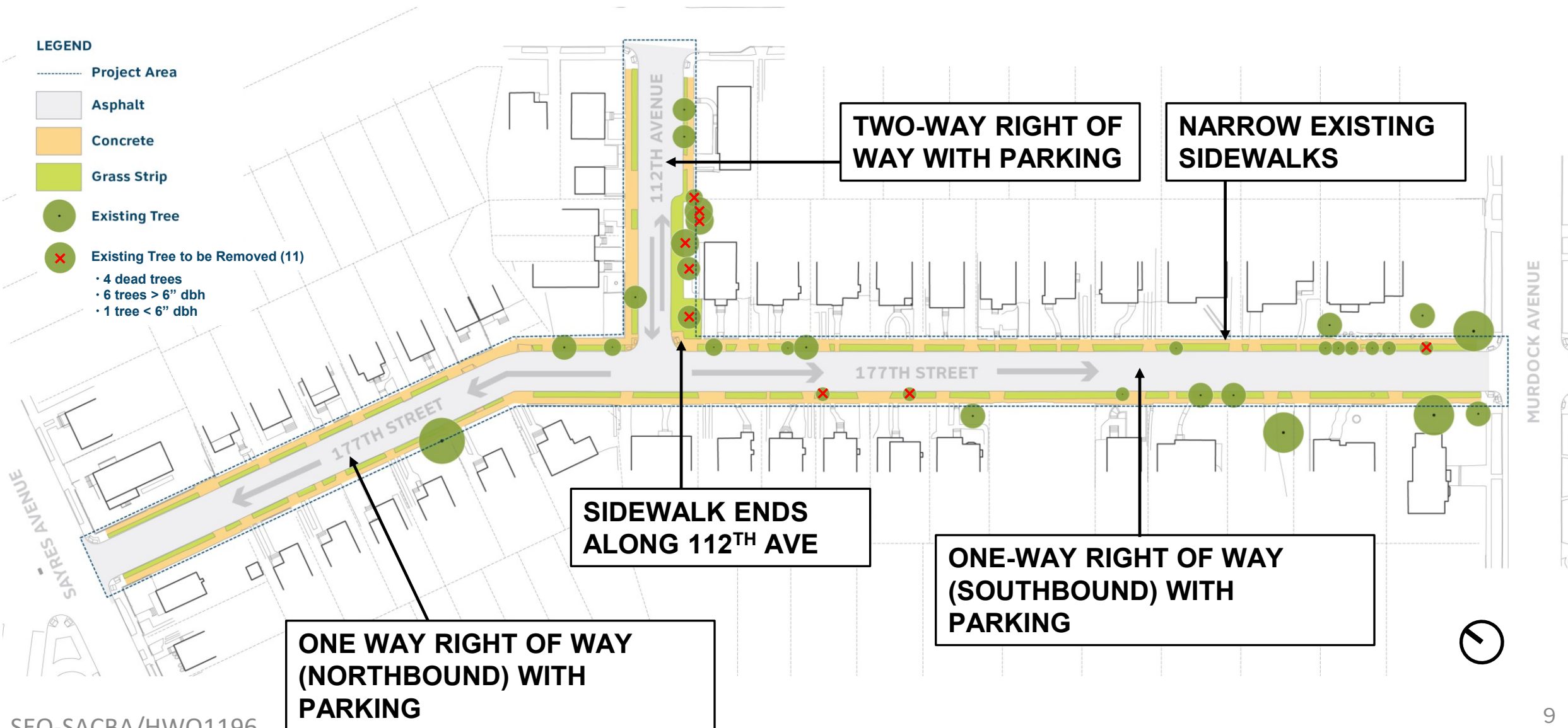
Concrete

Grass Strip

Existing Tree

Existing Tree to be Removed (11)

- 4 dead trees
- 6 trees > 6" dbh
- 1 tree < 6" dbh



EXISTING CONDITIONS - 112TH AVENUE



112TH AVE LOOKING SOUTH



112TH AVE LOOKING NORTH

CLOUDBURST TOOLKIT



Porous Pavement
Parking lanes



Stormwater Green Street
Streets and sidewalks



Underground Storage
Grass strips and sidewalks



Hydraulically Connected Assets
*Grass strips, sidewalks, roadway,
parking lanes*



Depressed Gutter
Gutter across intersections

PROPOSED PROJECT

RECONSTRUCTED ONE-WAY
RIGHT OF WAY WITH PARKING
REMOVED ALONG SOUTH SIDE

LEGEND

- Project Area
- Depressed Gutters
- Asphalt
- Porous Concrete
- Concrete
- Grass Strip
- Stormwater Greenstreet
- Existing Tree
- Proposed Tree (7)
- Proposed Flowering Tree (10)

EXTEND CURBLINE ALONG 178TH STREET & DEPRESSED GUTTER

STORMWATER
GREENSTREET

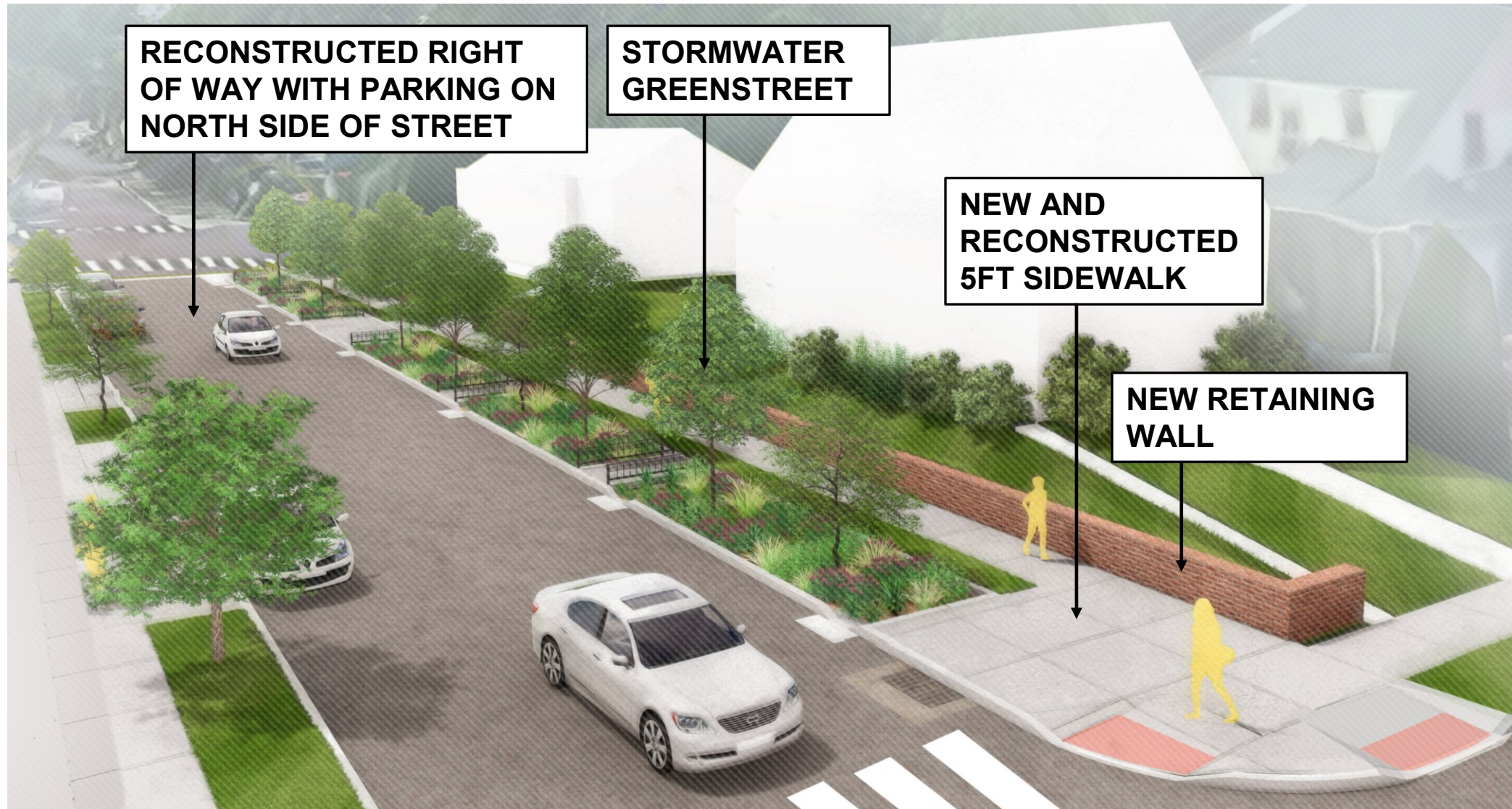
RECONSTRUCTED 5 FT
WIDE SIDEWALKS

NEW 5 FT WIDE
SIDEWALK AND
RETAINING WALL

DEPRESSED GUTTER

PARTIALLY RECONSTRUCTED
ONE-WAY RIGHT OF WAY
WITH PARKING AND POROUS
CONCRETE PANELS

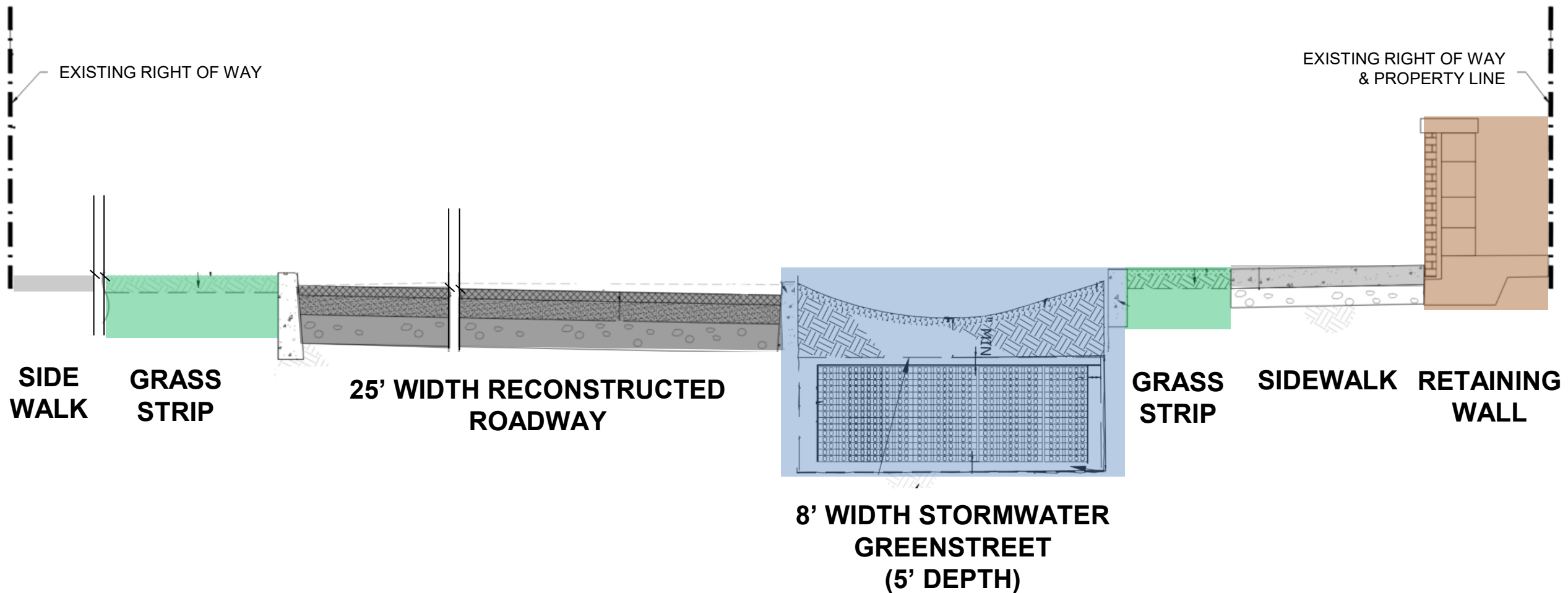
AERIAL VIEW- 112th STORMWATER GREENSTREET



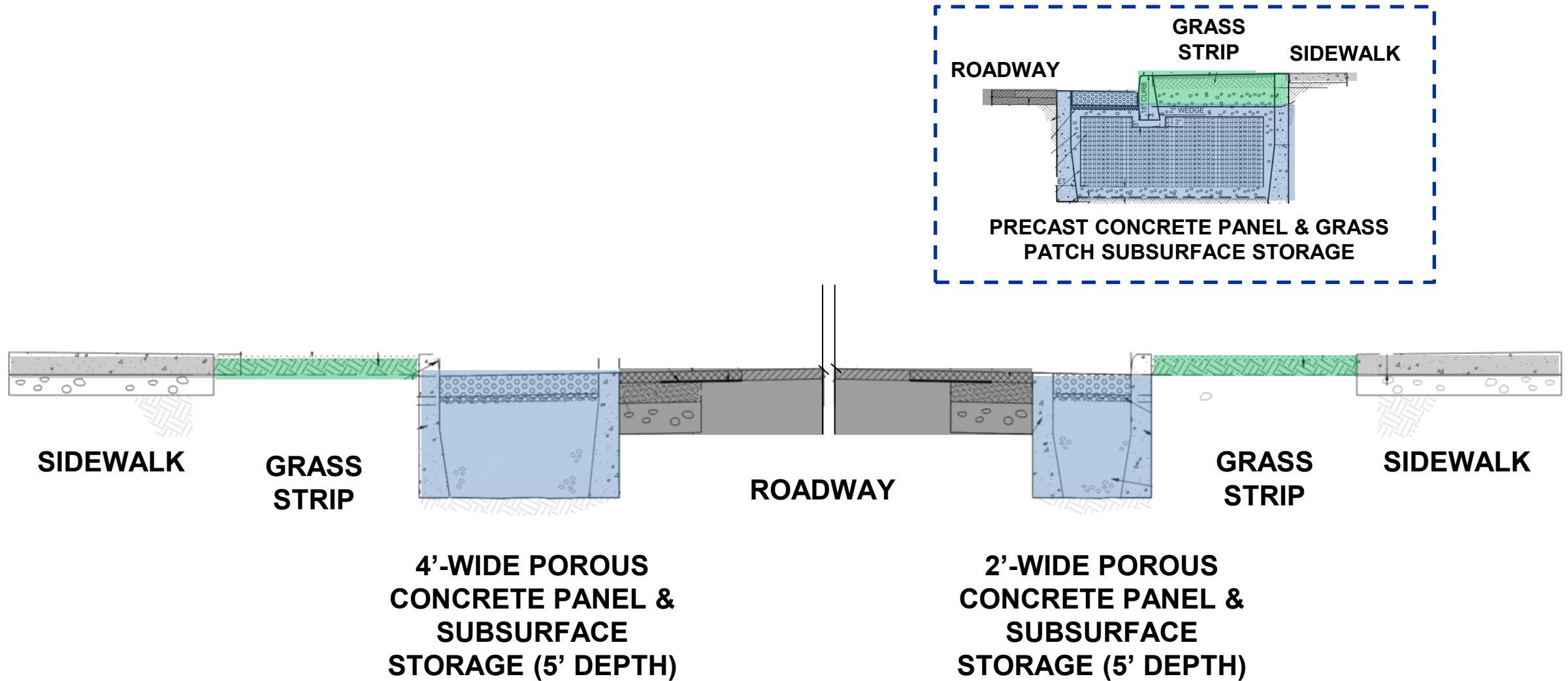
IMMERSIVE VIEW: 112TH STORMWATER GREENSTREET



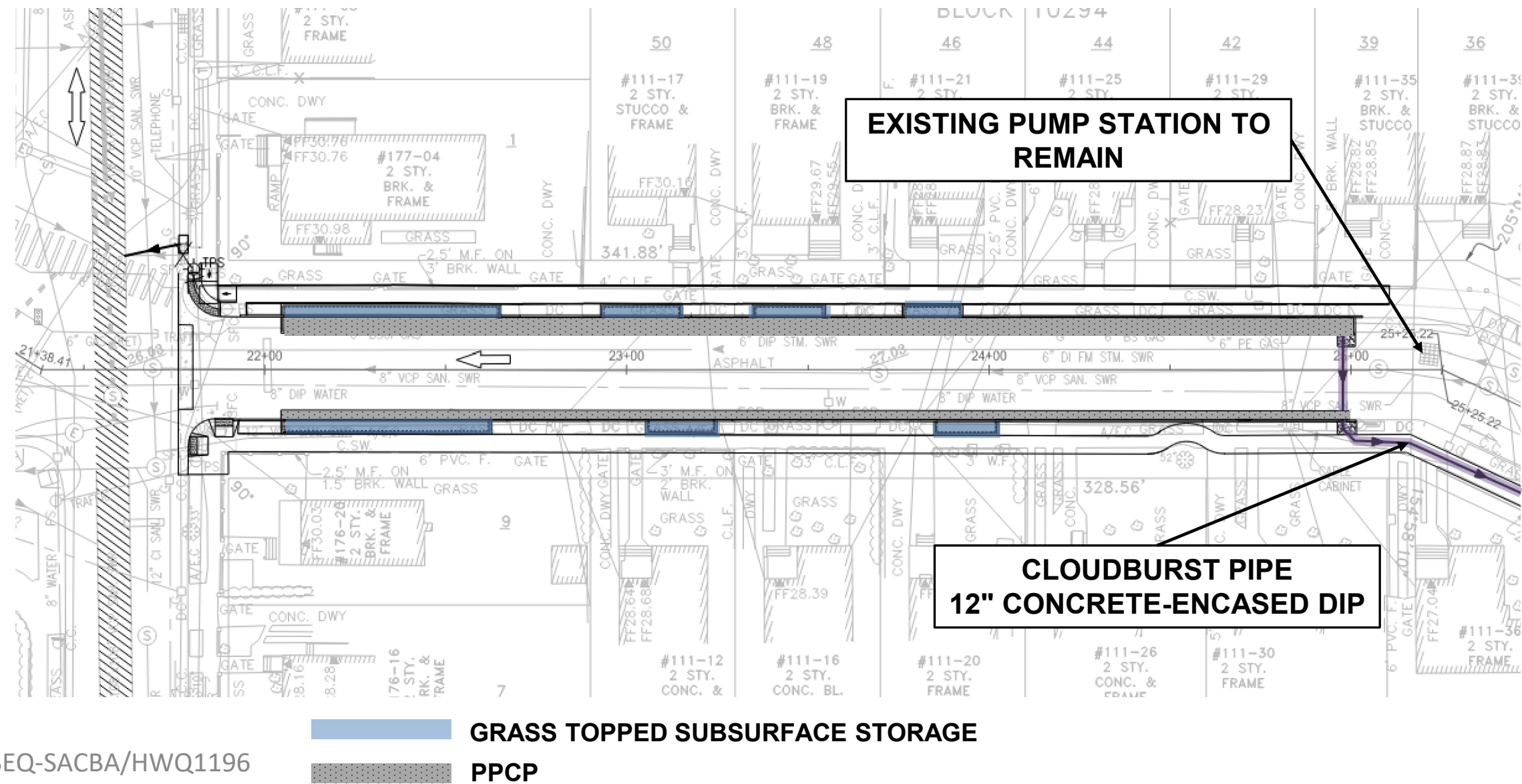
CROSS SECTION 112TH AVE



CROSS SECTION 177TH STREET



CLOUDBURST ASSET CONNECTIONS



CLOUDBURST ASSET CONNECTIONS

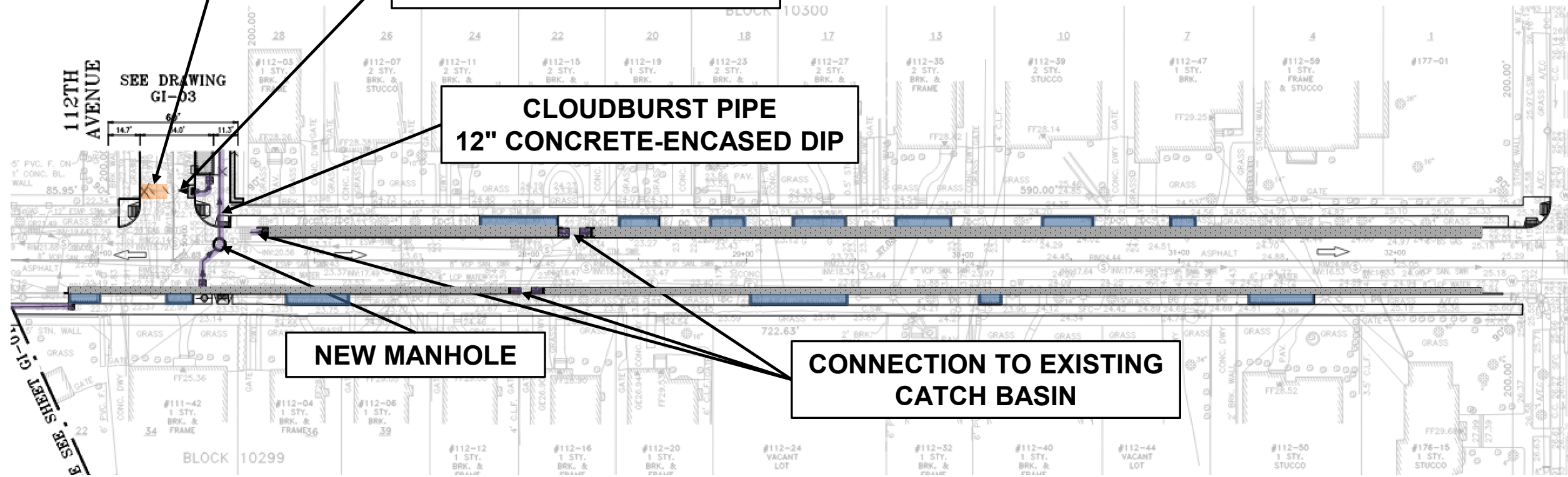
EXISTING 12" SEWER TO BE REMOVED OR ABANDONED

CONNECTION TO EXISTING MANHOLE AND SEWER

CLOUDBURST PIPE
12" CONCRETE-ENCASED DIP

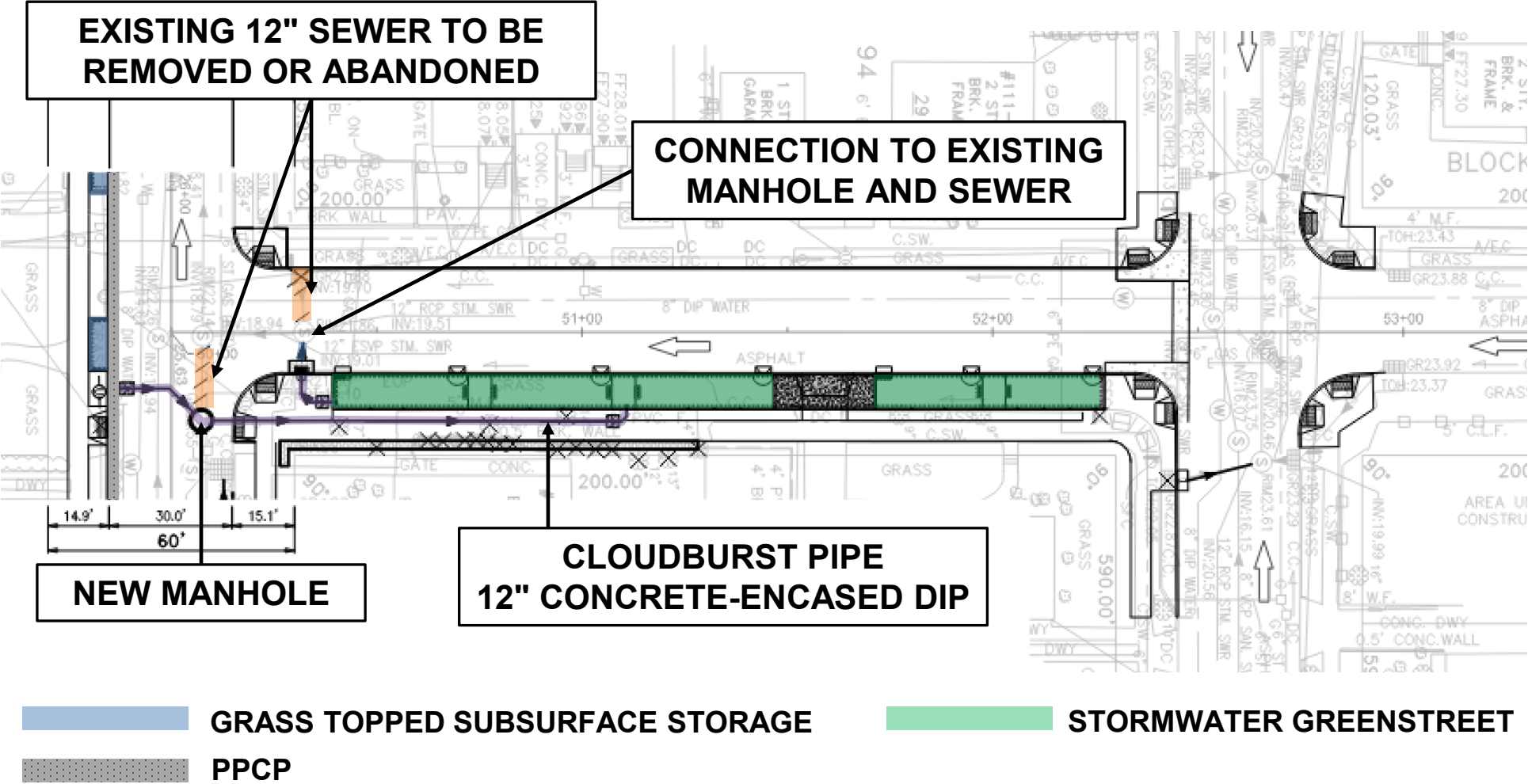
NEW MANHOLE

CONNECTION TO EXISTING CATCH BASIN



-  GRASS TOPPED SUBSURFACE STORAGE
-  PPCP

CLOUDBURST ASSET CONNECTIONS



MATERIAL PALETTE



ASPHALT PAVEMENT



STANDARD DOT CONCRETE



**PRECAST POROUS
CONCRETE PANELS**



BRICK RETAINING WALL



PEDESTRIAN RAMP



CONCRETE CURB



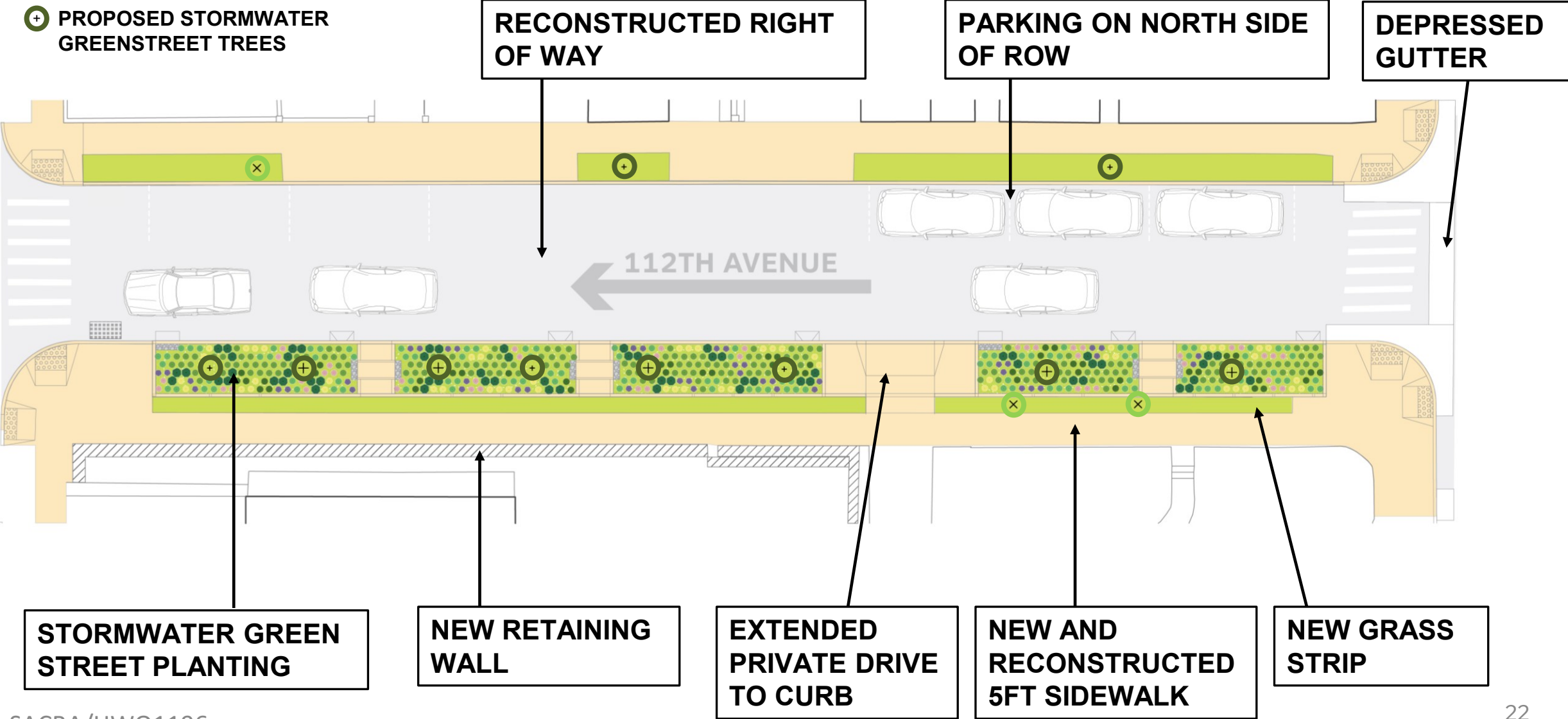
STREET LIGHT FIXTURE



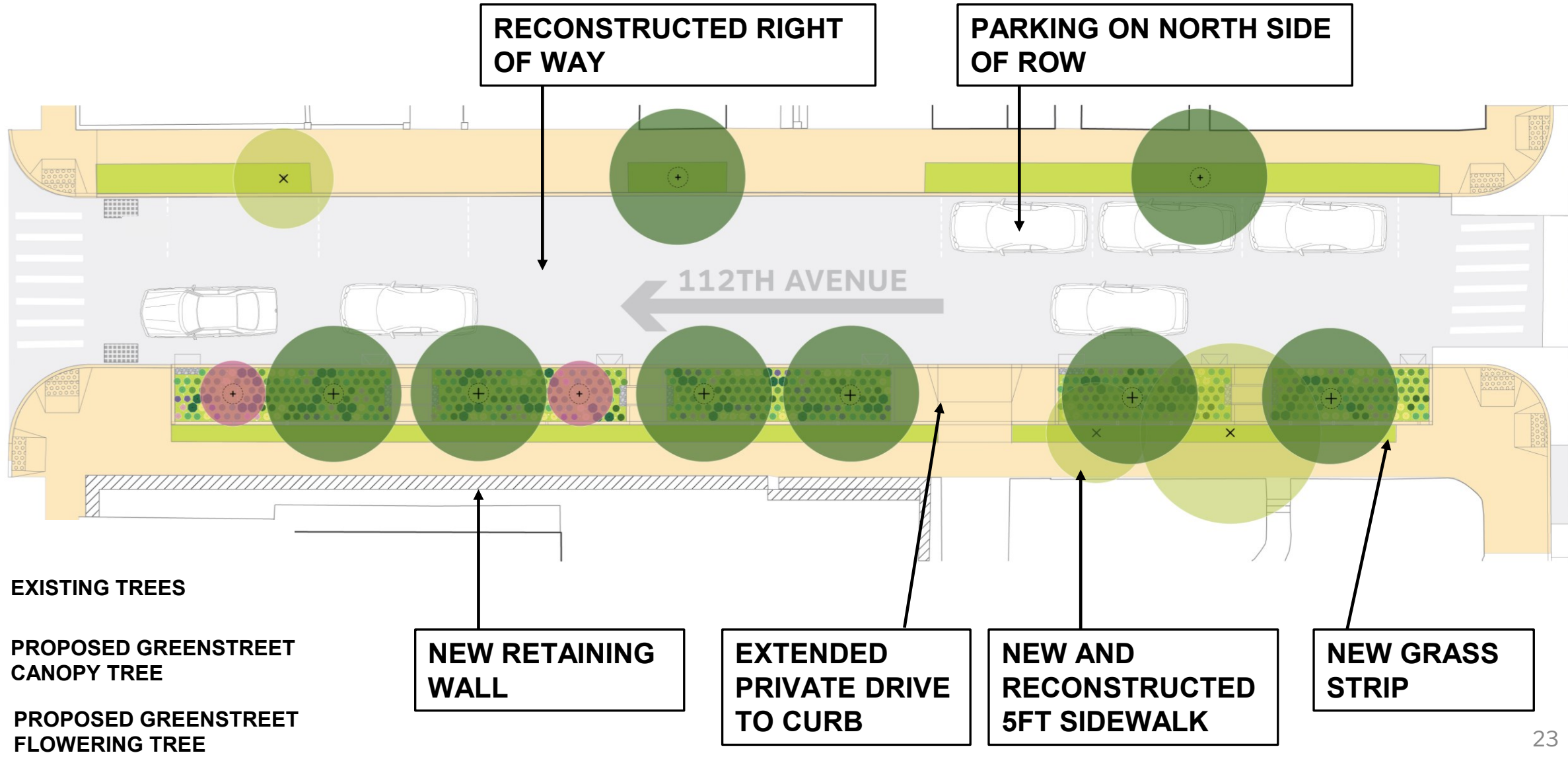
SAINT ALBANS CLOUDBURST PROJECT PLANTING

STORMWATER GREENSTREET- UNDERSTORY PLANTING

- ⊗ EXISTING TREES
- ⊕ PROPOSED STORMWATER GREENSTREET TREES



STORMWATER GREENSTREET- CANOPY





Department of
Design and
Construction



COMMUNITY IMPACTS

COMMUNITY IMPACTS

- Brief and limited instances of street closure along 112th Avenue
 - Emergency access will be maintained
 - Flaggers will in place during closures
- Formal conversion of 112th Avenue to one-way (southwest-bound)
- Permanent removal of parking along south side of 112th Avenue
- Street acquisition along 112th Avenue
- Extension of private property driveway on 112th Avenue to new curb line



Department of
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Construction



COMMUNITY OUTREACH

COMMUNITY OUTREACH DURING CONSTRUCTION

Stakeholder and community outreach activities will continue throughout the construction phase, to alert you of upcoming construction work, advisories, completion of milestones and activities, as well as community engagement events:

COMMUNITY OUTREACH PROCESS:



COMMUNITY OUTREACH



Community Construction Liaison (CCL) responsibilities are as follows:

- First point of contact, maintain on-site presence and communications.
- Identify, resolve, and/or proactively address issues and inquiries.
- Distribute advisories and weekly construction activities newsletter.
- Provide 72-hour and 24-hour (confirmation or cancellation) advisories for work impacts by email and door to door.
- Attend community board monthly District Service Cabinet (DSC) meetings.

COMMUNITY CONSTRUCTION LIAISON INVOLVEMENT

Keeping You Informed.

The on-site CCL works directly with the project team. CCL will address community concerns, respond to inquiries, attend meetings, as needed, as well as distribute project related materials to keep the community informed and notified.

PROJECT INFORMATION CARD (PIC)



ADVISORIES

COMMUNITY ADVISORY

PROJECT NAME: Installation of Non-Standard Pedestrian Ramps: Manhattan
PROJECT: HWY19M2C2 BOROUGH: Manhattan ADVISORY ISSUED: 12-12-2025

No Parking

Modify Catch Basin and Install Chute Connections

Mon, Dec 15 thru Fri, Dec 19, 2025
Work Hours: 7:00 AM - 3:30 PM

Locations include northwest corners of
- Avenue A and East 3rd Street
- 1st Avenue and East 3rd Street

Curbside parking restrictions in effect near work zones; vehicles will be towed. Please observe posted signage. These temporary restrictions support ramp improvements. Anticipate machinery, noise, and dust during work hours.

If you have any questions, concerns, or would like to learn more about this DDC Project, please call the Community Construction Liaison:

Elizabeth Elia-Bediste, CCL
Field Office: 54 W 39th St, Suite 702
Office: 545 425 6623 Ext. 1
Cell: 908-387-0402
Email: hwyr19m2c2@gmail.com

During non-construction hours please contact 311 for non-emergency city services.

PLEASE NOTE: Due to unforeseen conditions (weather, field conditions, etc.) it may become necessary to change some scheduled work locations and operations.

Eric Adams Mayor
Eduardo N. de Vela Acting Commissioner

WEEKLY LOOK AHEAD BULLETIN

WEEKLY CONSTRUCTION BULLETIN

08/06/18 - 08/10/18

Distribution Water Main Extension and Replacement PROJECT # MED645 BOROUGH: MANHATTAN DATE ISSUED: 08/06/18

The following is an anticipated work schedule for the upcoming week. However, due to unforeseen field and weather conditions, it may become necessary to change some scheduled work locations, operations, and dates.

DATE	TIME RANGE	LOCATION	DESCRIPTION
08/06/18 - 08/07/18	7:00 am - 4:00 pm	East Side of Bowery between Grand Street and Avenue Street	Excavation for the purpose of water main replacement.
08/07/18	7:00 am - 4:00 pm	South Side of West 14th Street between 10th Ave and Washington Street	WFT work.
08/08/18	8:00 am - 4:00 pm	East Side of Bowery between Grand Street and Delancey Street	Water shut down for the purpose of water main replacement.
08/09/18 - 08/10/18	7:00 am - 4:00 pm	South Side of West 14th Street between 10th Ave and Washington Street	Shoring operation for the purpose of water main replacement.
08/09/18 - 08/10/18	7:00 am - 4:00 pm	East Side of Bowery between Grand Street and Delancey Street	Shoring operation for the purpose of water main replacement.
08/09/18 - 08/10/18	7:00 am - 4:00 pm	South Side of West 14th Street between 10th Ave and Washington Street	Water shut down.

Eric Adams Mayor
Lorraine Gallo Commissioner
www.nyc.gov/ddc

PROJECT UPDATES

Project Update

Manhattan
October 2025
Project ID: MED645

Installation of Distribution Water Main Various Locations

The New York City Department of Design and Construction (NYC DDC) continues to manage the Multi location distribution water main installation project, MED645. Work includes, but is not limited to, water main installation of various locations, utility upgrades, and the installation of new hydrants.

Please note that NYC DDC is managing this project on behalf of our sponsor agency, the New York City Department of Environmental Protection (NYC DEP).

Work Completed as of October 2025

Chelsea (W. 21st Street between 10th Avenue and 11th Avenue)
All infrastructure work has been completed, and the contractor is finalizing the punch list.

Flatiron District (W. 15th St. b/w 5th and 6th Avenues)
All infrastructure work has been completed, and the contractor is finalizing the punch list.

Midtown (E. 29th Street b/w Madison and 5th Avenues)
The contractor completed part of the utility restoration and continued hand care excavations moving west toward 5th Avenue.

Union Square (E. 16th Street to E. 18th Street on Irving Place)
The contractor is performing hand care excavations to install the gas main and make way for our water main.

Fourth Quarter 2025: The anticipated work is as follows:

The construction crew will continue hand excavation work to restore existing utility facilities. A scheduled water shutdown will take place to facilitate the replacement and installation of a new water main on W. 29th Street, between Madison Avenue and 5th Avenue.

Construction completed on the Flatiron Location (W. 15th Street between 5th Avenue and 6th Avenue)

NYC.DDC



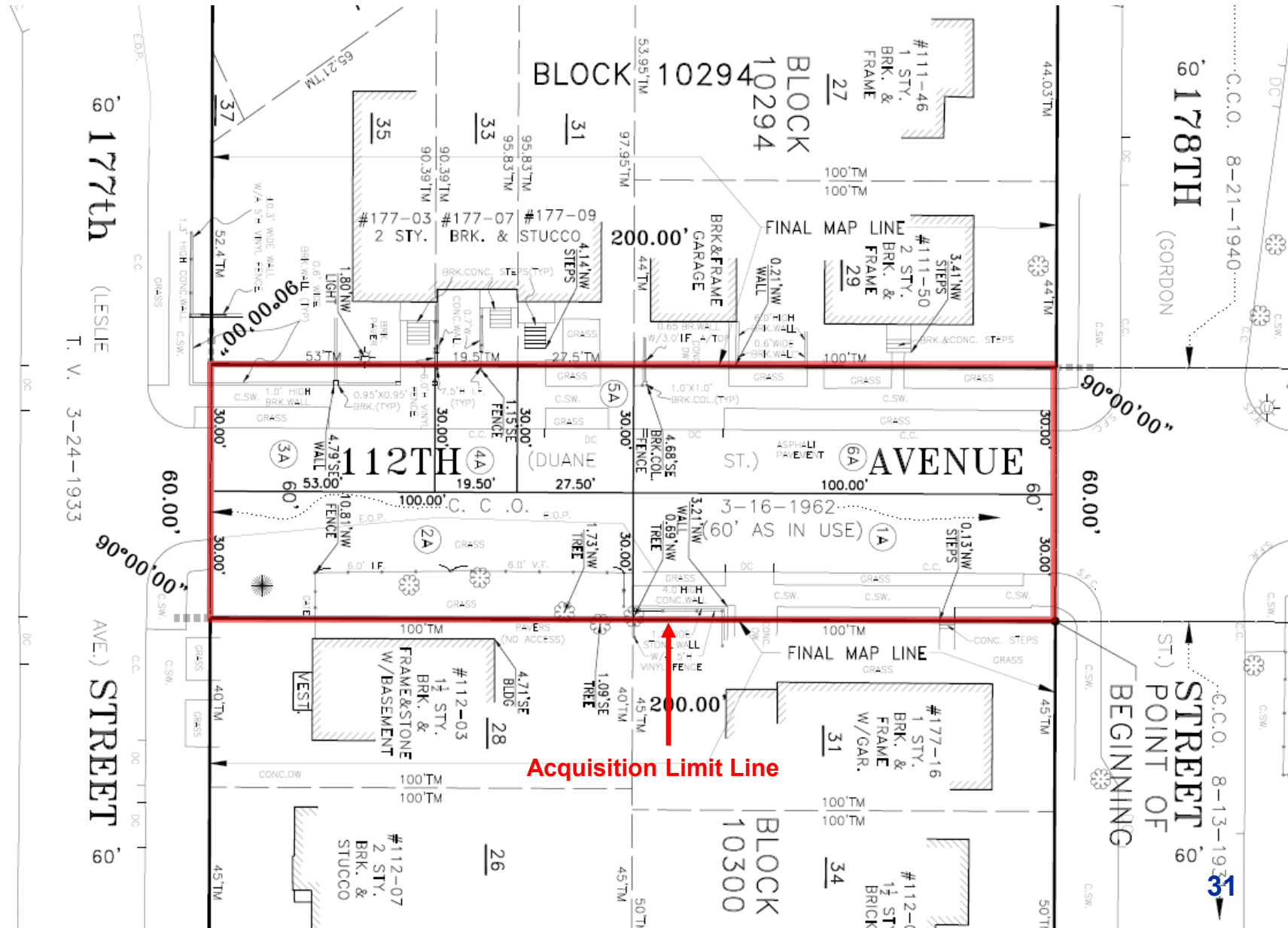
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STREET ACQUISITION

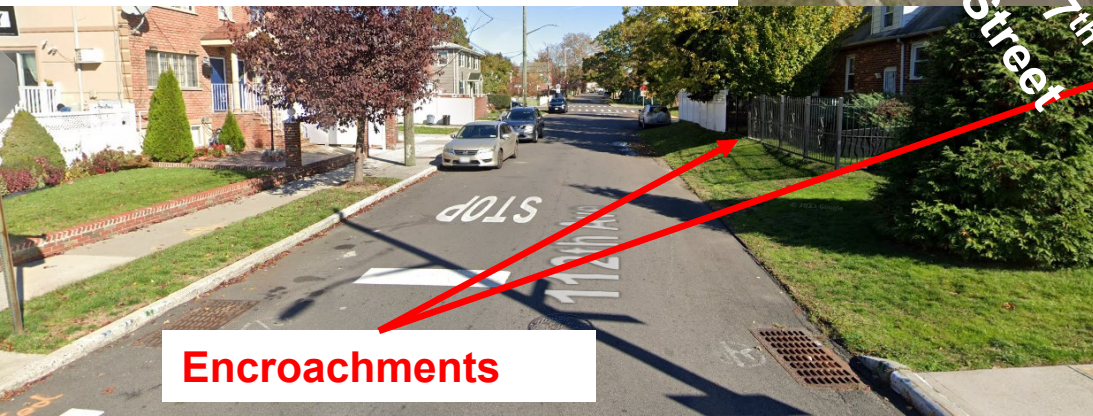
STREET ACQUISITION

- Street acquisition of 112th Avenue from 177th Street to 178th Street. Damage and Acquisition (D&A) Map No. 5877.
- 112th Avenue is mapped 60' according to the City street map adopted in 1928.
- City is acquiring 60' width of 112th Avenue through eminent domain.
- Six (6) adjacent properties are within the acquisition limit.
- No portion of lot is being acquired. Lot dimensions remain intact.



ENCROACHMENT IMPACT

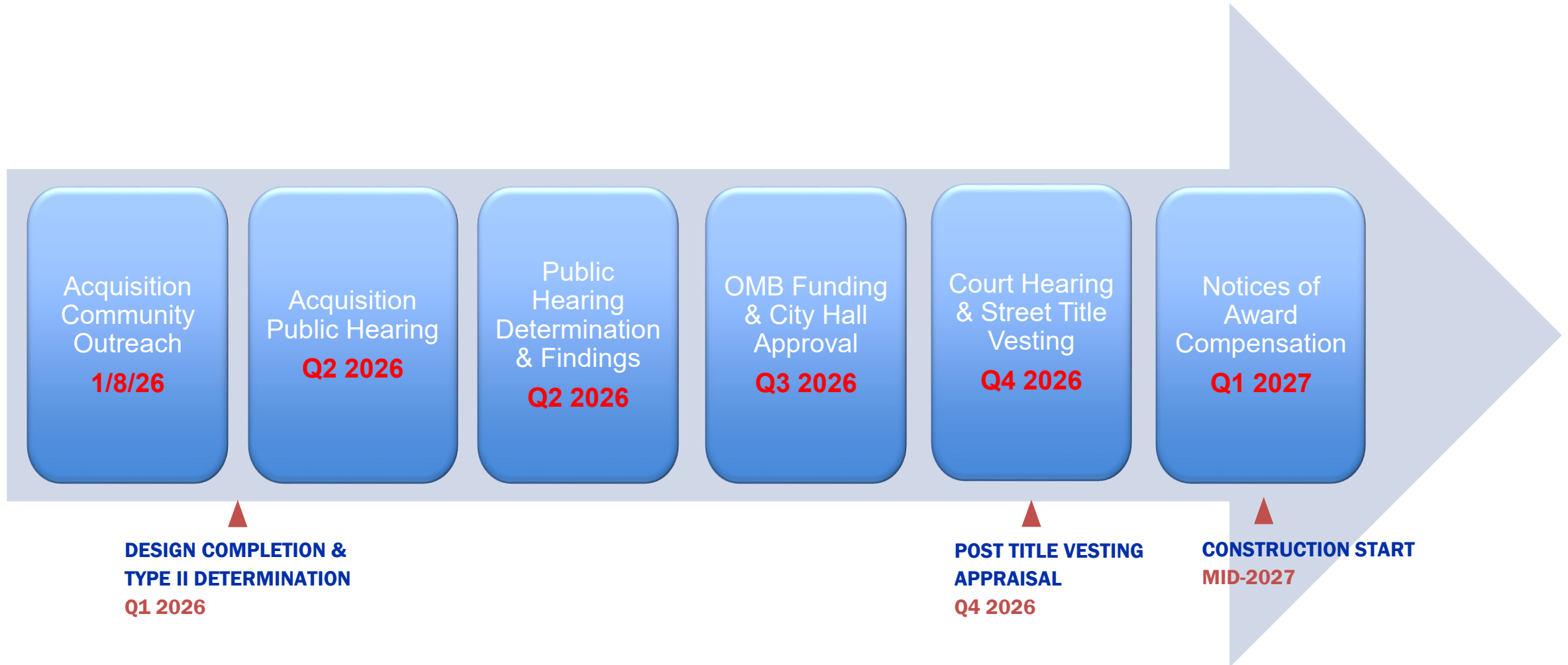
- Aerial photo shows encroachments within the acquisition limit line. Note that the photo is not to scale and is intended for visual reference only.
- Private improvements within the acquisition limit line will become “encroachments” once the City takes title to the street.
- Improvements or fixtures within the acquisition limits will be appraised at their depreciated value and compensated once the City takes title to the street.



Encroachments

SCHEDULES

The proposed Project is expected to commence construction in 2027 and reach completion by 2029, with a total construction duration of 24 months. The current project status and milestones are outlined with tentative schedules.



ACQUISITION COMPENSATION

The City is required to provide just compensation to property owners when it acquires properties and/or private improvements within the City's mapped street limits.

- **Compensation can only be provided after title vests to the City.**
 - The impact and removal of private improvements may affect numerous homeowners on a typical street project.
 - DDC oversees the details and individualized processes, including property-owner title report searches, land appraisals, and fixture appraisals, which are necessary for assessing the compensation value for each property.
- **The City compensates private property owners as follows:**
 - Land is compensated at fair market value, if any.
 - Encroachments of private improvements or fixtures are compensated at their depreciated value.

ACQUISITION PROCESS FREQUENTLY ASKED QUESTIONS

1. Will the City condemn the property or lot?

The City will not need to acquire portions of private lots. Acquisition will be limited to the mapped street right-of-way, including the roadway, curb, sidewalk, and any grassed areas that extend into the street bed.

2. How does the acquisition process affect the certain properties?

The City is not acquiring any portions of private lots. Any adjacent properties not impacted by the street acquisition will remain unchanged.

3. How does street reconstruction and street acquisition affect the property improvements or fixtures?

Property improvements or fixtures, such as fences, walls, or movable structures, that extend beyond the property lot line will be considered encroachments once the City takes ownership of the streets. Affected property owners will be notified and asked to remove these encroachments prior to the commencement of street work.

4. How will property owners be compensated for portion of lot taking or removed encroachments?

For encroachment fixtures, such as fences or walls, a licensed appraiser will assess their depreciated value on a case-by-case basis, depending on the location and type of the fixture. The NYC Law Department will issue a notice detailing the award amount for the land and/or encroachments. Property owners will be required to clear title to confirm rightful ownership before payment is made.

5. Contact for DDC Property Acquisition Unit?

Acquisition_Unit@ddc.nyc.gov., Gaurang Dave, Acquisition Coordinator at (718) 391-3178, John Isaac, Deputy Director at (718) 391-3173



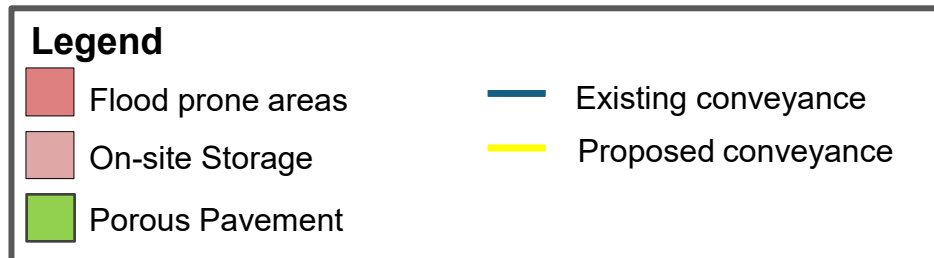
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ARCHIE SPIGNER CLOUDBURST PROJECT OVERVIEW

ARCHIE SPIGNER PARK CLOUDBURST PROJECT

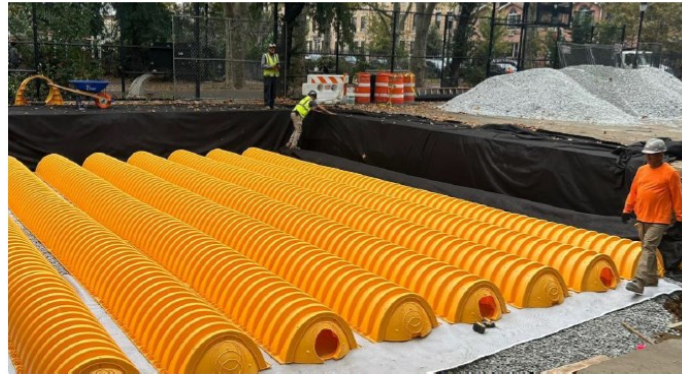
- Project designed to channel stormwater to alleviate flooding in the neighborhood and filter it naturally before it drains into Bergen Basin, with the goal of improving water quality in the waterbody.
- Porous pavement and underground storage system can manage up to 2.3" per hour.
- Project also includes an overflow connection back to the sewer system if underground storage tank is full.
- Modeling done during planning phase showed this project would not have any impact on groundwater.



ARCHIE SPIGNER PARK OUTREACH



GREEN INFRASTRUCTURE PROJECT



The New York City Department of Environmental Protection (DEP) is installing green infrastructure and stormwater storage beneath the park that will be able to capture hundreds of thousands of gallons of stormwater every year. This project will help increase capacity in our sewer system, reduce flooding, and improve the health of nearby waterways.

Location: Archie Spigner Park

Details: Green infrastructure will be installed near the intersection of Sayres Avenue and 173rd Street inside the park. Porous concrete panels with an underground drain will direct stormwater into a subsurface storage facility in the park at the eastern side of 173rd Street. The park will remain open except for the area mentioned above.

Start Date: April 20, 2026

Construction will take approximately 3-4 months.

Questions? Email QueensDEP@dep.nyc.gov



January 20: DEP met with the Southeast Queens Residents Environmental Justice Coalition

April 15: Sent fliers to community stakeholders

April 18: Participated in the Springfest Family Fun Day at the park and spoke to residents about the upcoming project and DEP programs

THANK YOU

Q&A