

FLUSHING WEST

2nd Stakeholders Advisory Committee Meeting
Thursday, April 30th 2015



- Flushing West Background
- Zoning & Other Factors Affecting Development
- Affordable Housing Opportunity
- Public Process & Project timeline



- Supports the Mayor's *Housing New York* Ten Year Plan for affordable housing
- Seeks to integrate zoning changes within a neighborhood context in a process that has robust public engagement and strategic capital planning
- Builds upon a long history of planning work in the downtown Flushing area

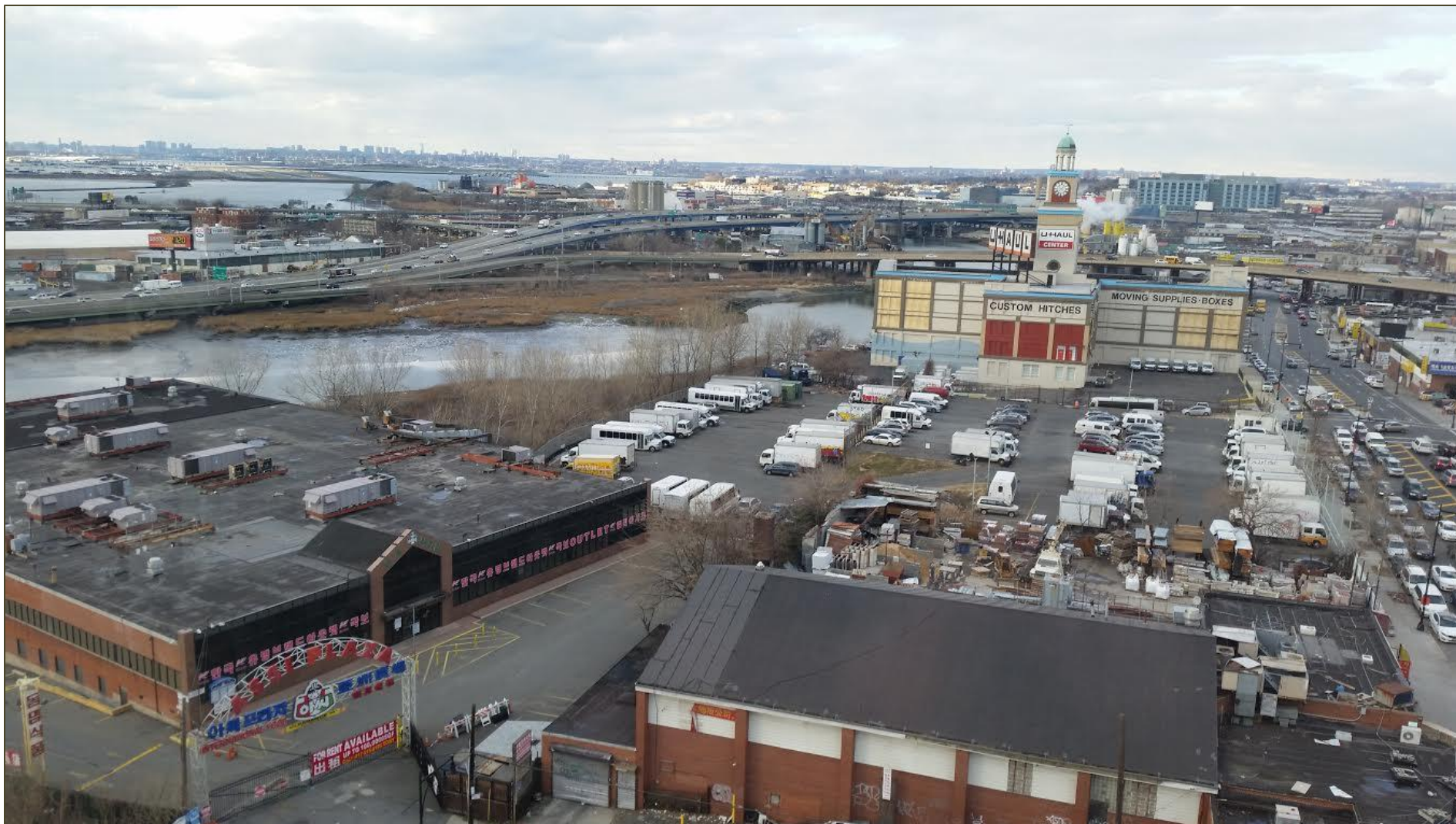


Image: NYC DCP

FLUSHING WEST – STUDY AREA



- In 2011, Flushing Willets Point Corona LDC received \$1.5 M grant to build consensus on a redevelopment strategy and Master Plan for 30+ acres along Flushing Creek
- AKRF selected as lead consultant with SHoP & Mathews Nielsen as sub-consultants
- Outlined site challenges and prepared preliminary site plan and shorefront esplanade design
- In late 2014, DCP agreed to work with the LDC to complete Brownfield Opportunity Area (BOA) Nomination Report and revise the study to foster affordable housing and economic opportunities

Image: NYC DCP

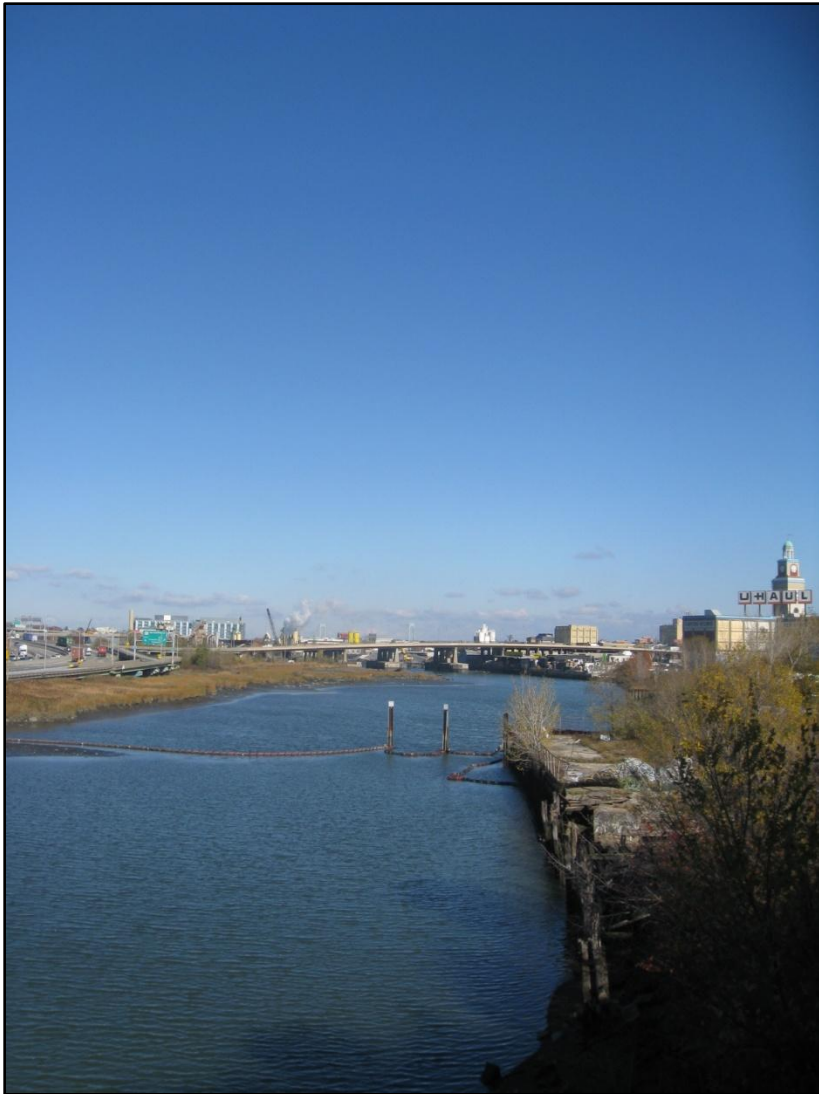
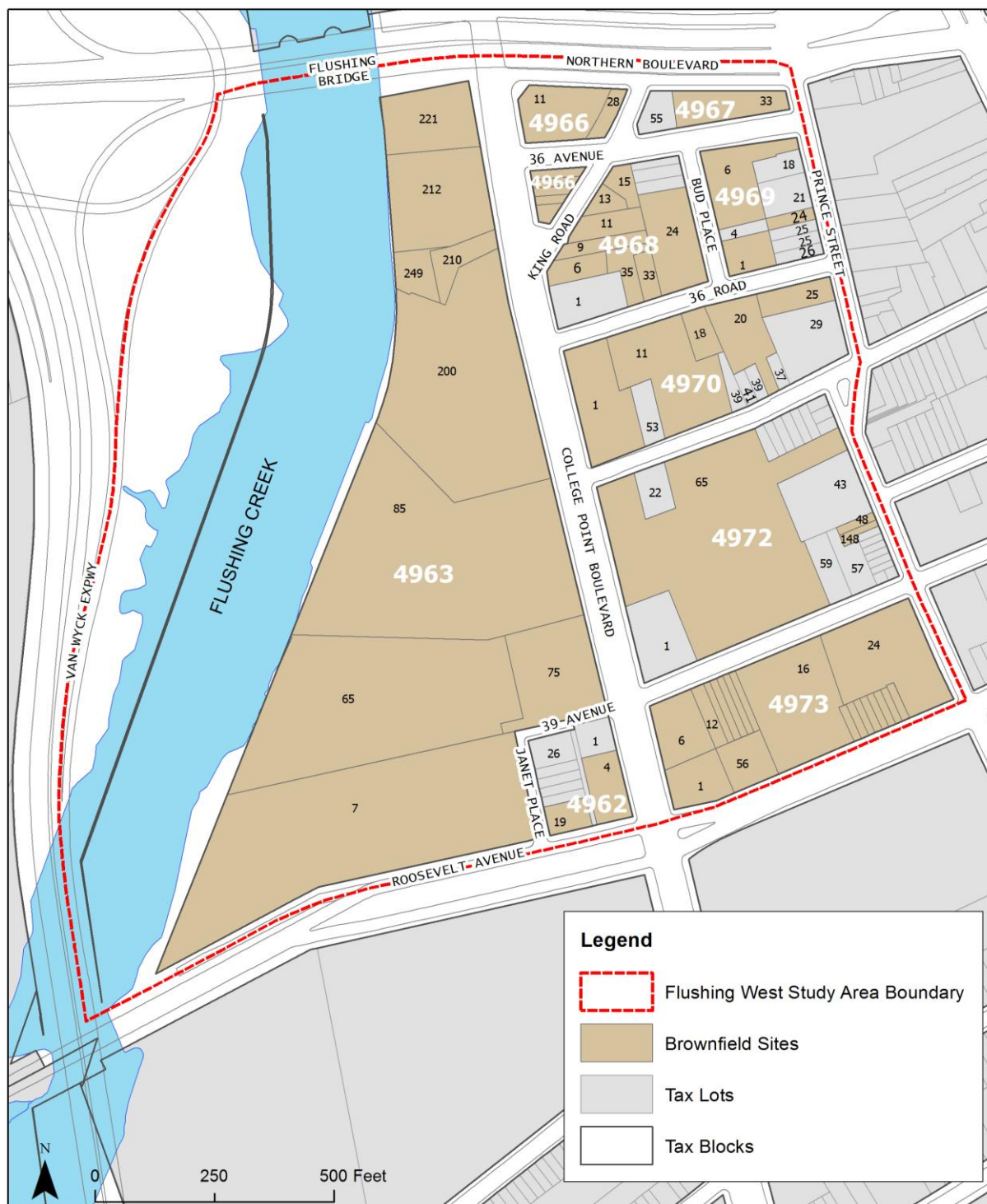
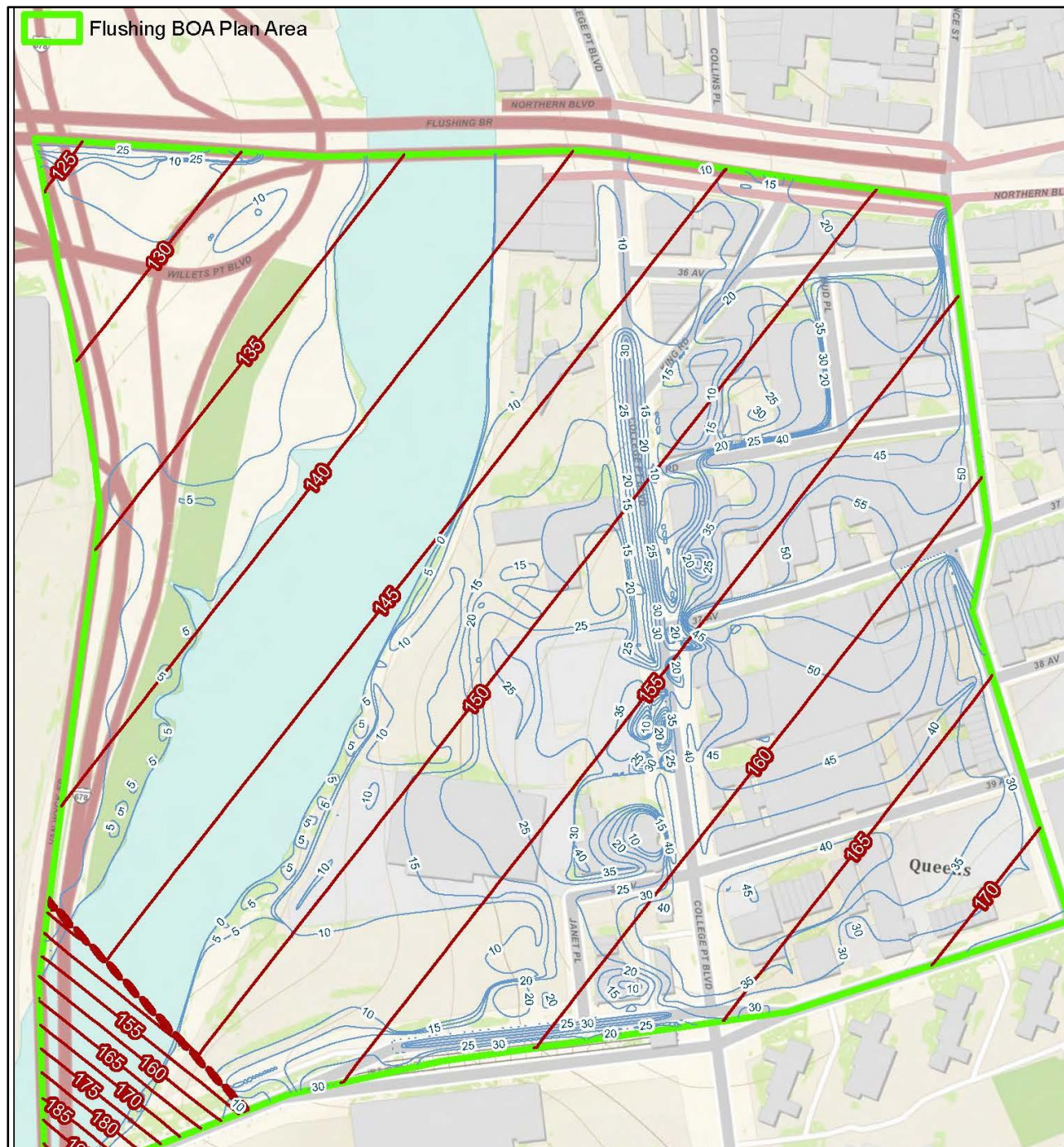


Image: NYC DCP

- Facilitate a **community-based planning process** to support policy changes that will shape a more livable neighborhood
- Leverage strong real estate market forces to create **opportunities for requiring affordable housing**
- **Encourage walkability** by extending the vibrant downtown area to the waterfront, and create opportunities for **new open space**
- Support the existing and growing immigrant and small business culture by **providing economic opportunities**
- Align investments in **infrastructure and services** to support current demands and future growth



- Initial research has indicated some potential for ground soil contamination on nearly all lots within the Study Area
- Potential contaminants include:
 - Fuel oil
 - Coal dust
 - Industrial solvents, lubricants, paints, stains, and dyes
 - Chemicals used in photo processing, electroplating, and printing.
- Further investigations, including the collection of soil and groundwater samples are needed for any redevelopment site within the Study Area



- Airport zoning limits the heights of buildings in the Study Area based upon guidance by the Federal Aviation Administration
- Across the Study Area the limits range from 150'-170' above mean sea level
- These zoning height limits, combined with the area's varied topography (15'-45'), means that buildings typically can't rise higher than ~13 stories within the Study Area without seeking a special permit from the Board of Standards and Appeals

*Map for illustrative purposes only

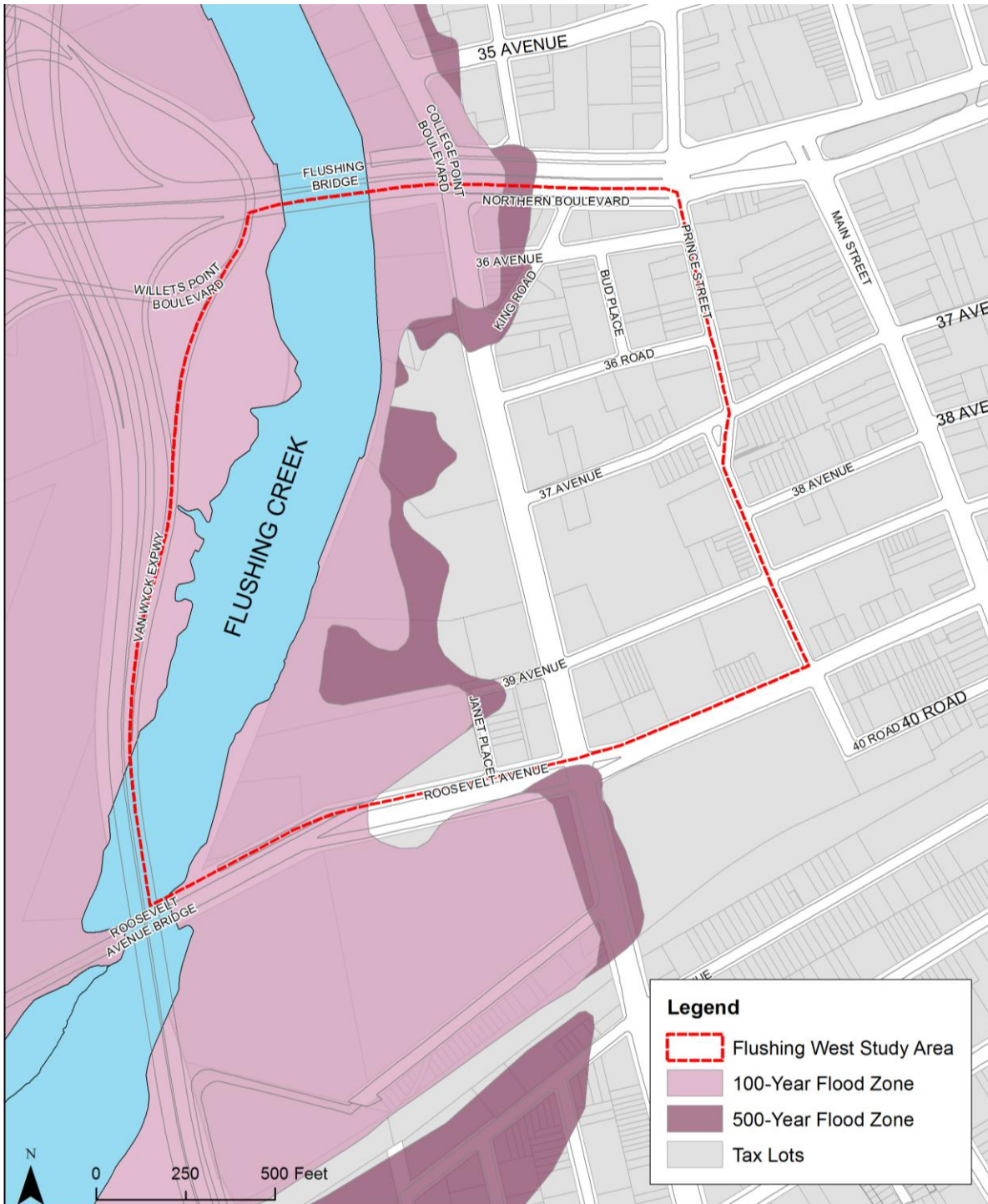


Image: NYC DCP

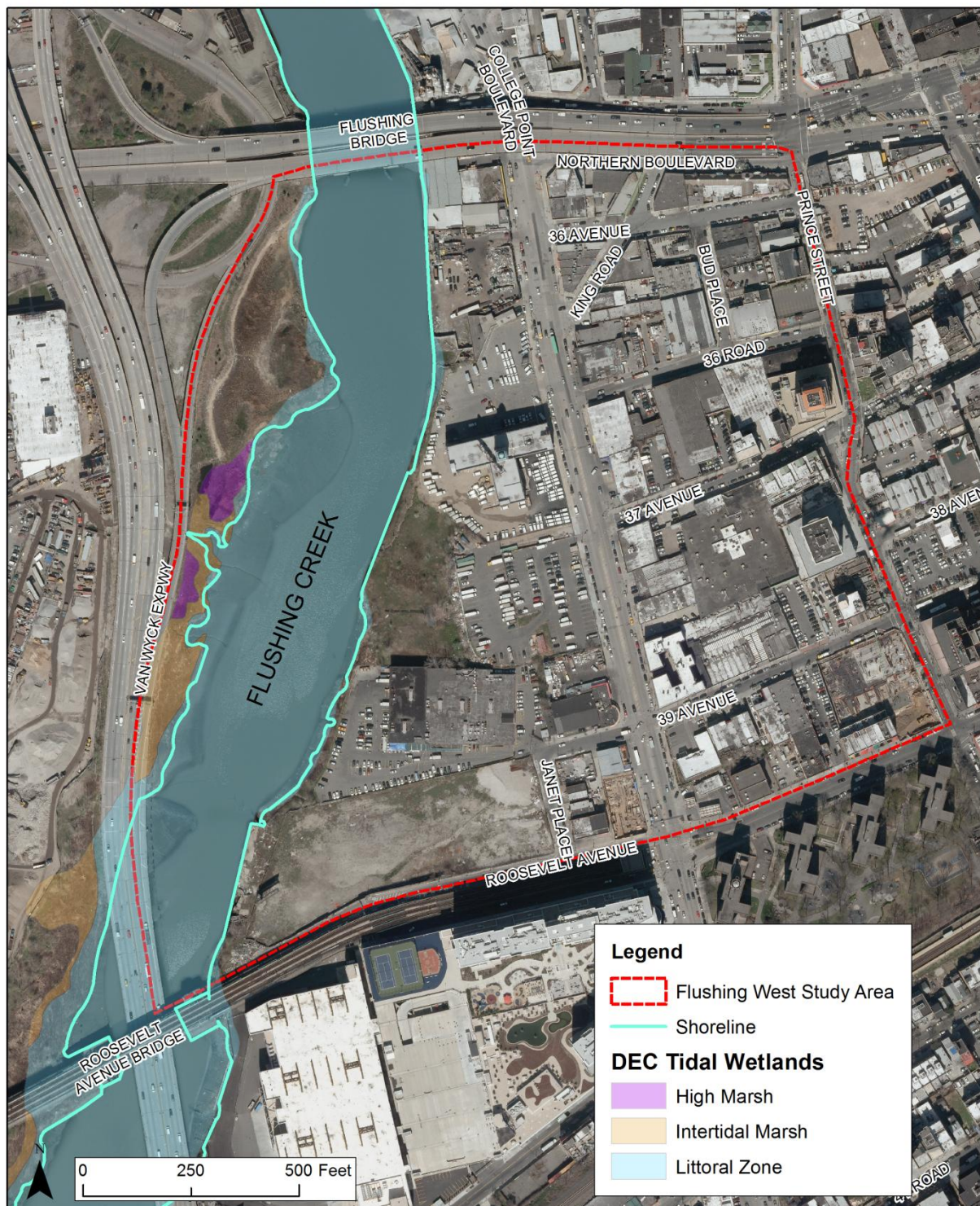


Image: NYC DCP

- The section of the Flushing Creek just to the north of the Study Area is lined on both sides by industrial uses, including concrete plants and asphalt manufacturers
- Construction along the eastern side of the creek within the Study Area has been limited and the shoreline is not accessible to the public. Wetlands lie along the western side of the creek



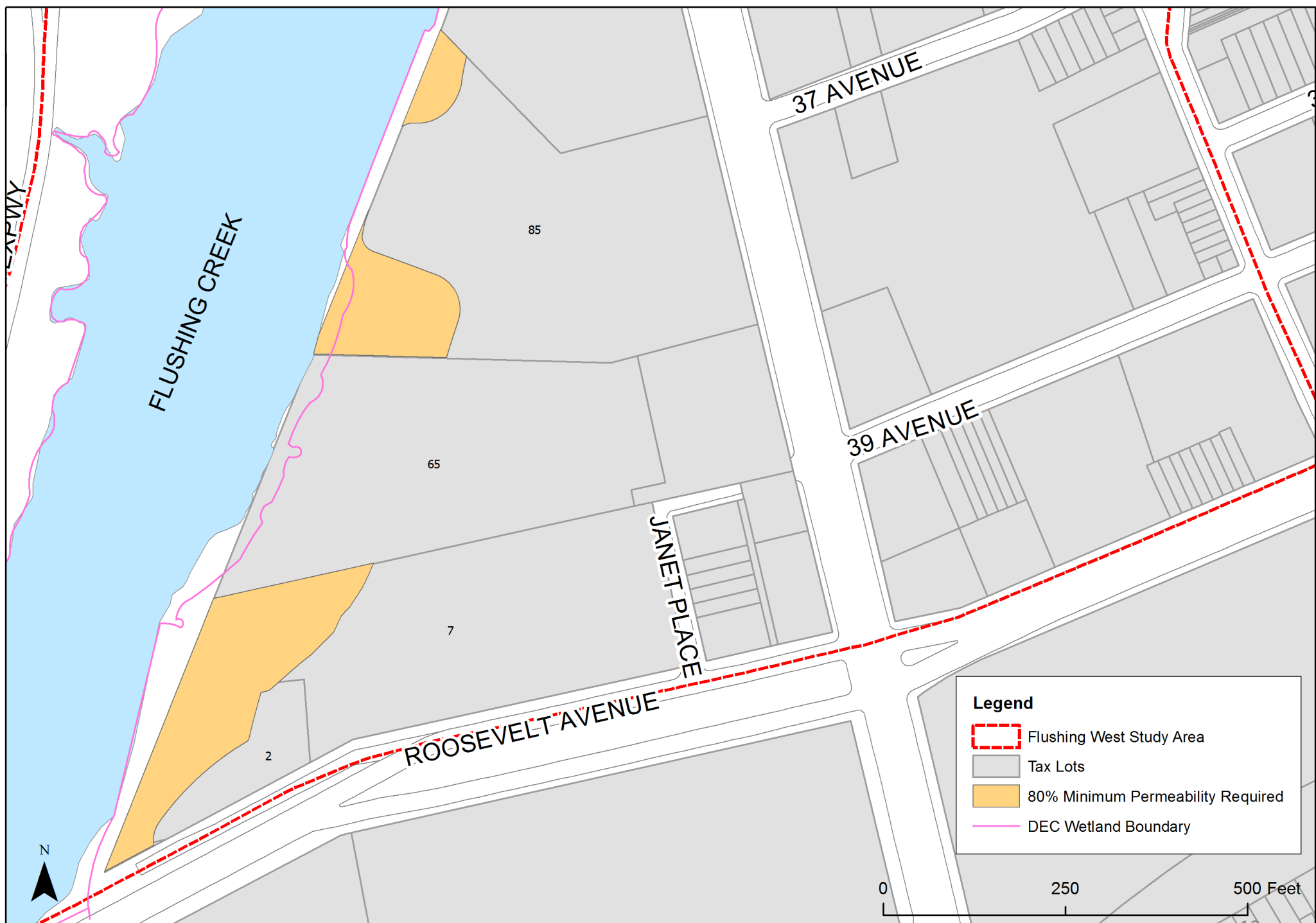
- Most of the Flushing waterfront has site elevations that are largely within the FEMA 100 year flood plain
- In any given year, there is a 1% chance that these sites might be flooded to the extent shown in the light purple color



- DEC regulates wetlands adjacent areas along Flushing Creek and requires a high percentage of pervious surfaces to help absorb rainwater and reduce initial runoff into the creek
- Property-owners within the DEC regulated areas are required to factor permeability & building setback requirements into any future redevelopment plans
- Along with setting buildings further back from the water's edge, green infrastructure projects such as permeable pavers, rain gardens and green roofs could also be considered to better manage stormwater runoff

*Map for illustrative purposes only

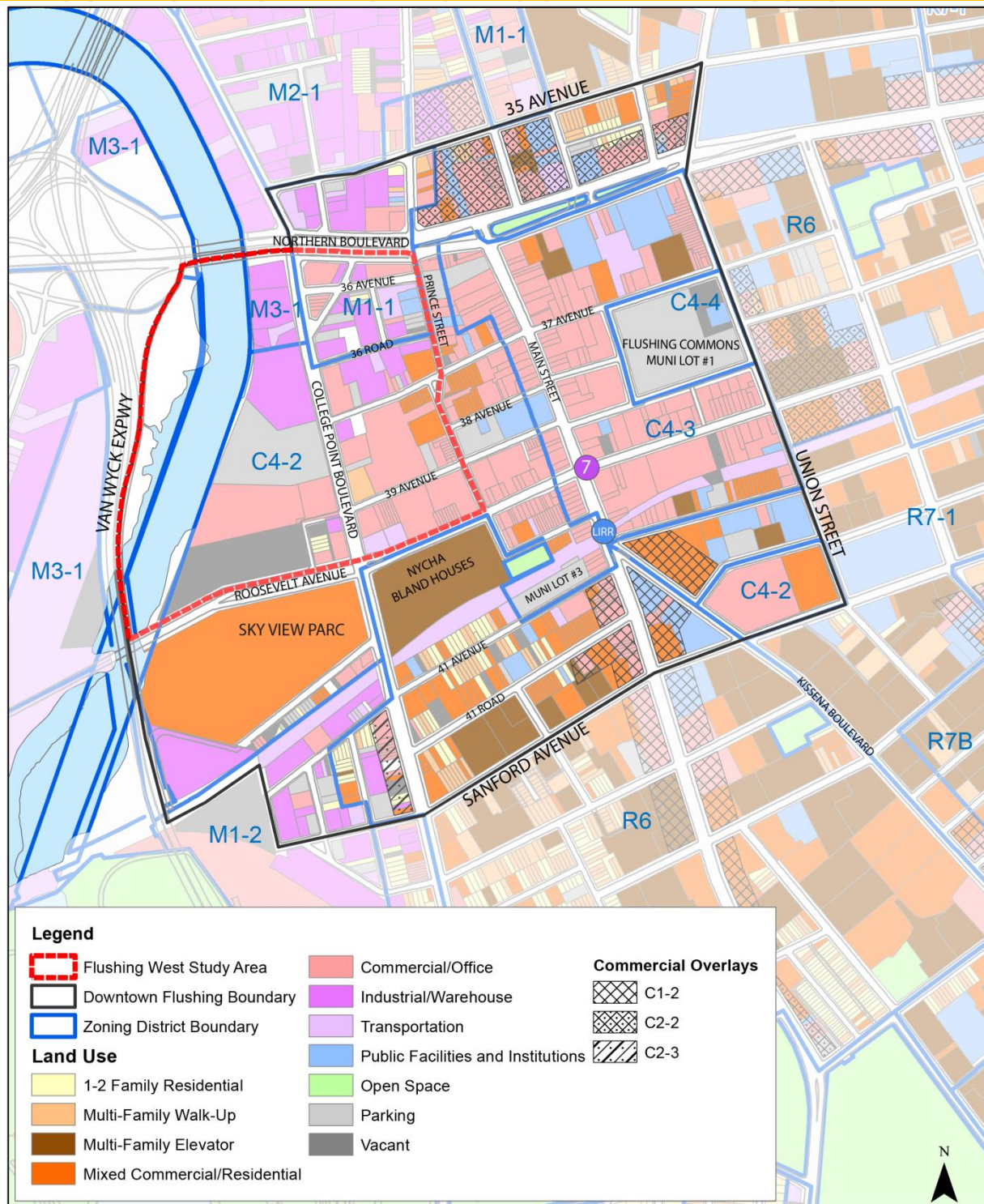
SELECTED WATERFRONT SITES AFFECTED BY DEC WETLAND REQUIREMENTS



Legend

- Flushing West Study Area
- Tax Lots
- 80% Minimum Permeability Required
- DEC Wetland Boundary

*Map for illustrative purposes only



C4-2 Commercial (1998)

- R6 Residential Equivalent
- Residential FAR (max) 2.43
- Community Facility FAR (max) 4.8
- Commercial FAR (max) 3.4

M1-1 Manufacturing (1961)

- No residential uses allowed
- Commercial/manufacturing FAR (max): 1.0

M3-1 Manufacturing (1961)

- No residential uses allowed
- Commercial/manufacturing FAR (max): 2.0

- C4-2 zoning regulations cover most of the Study Area and may produce towers set back from the street on low base portions
- Variable maximum FAR's for different uses currently favors select commercial development— such as hotels— over housing
- Current parking regulations also favors certain types of commercial development
- Strict building bulk, height, and street wall length rules on waterfront lots make new development here very complicated
- In the M1-1 and M3-1 districts, no residential uses are permitted

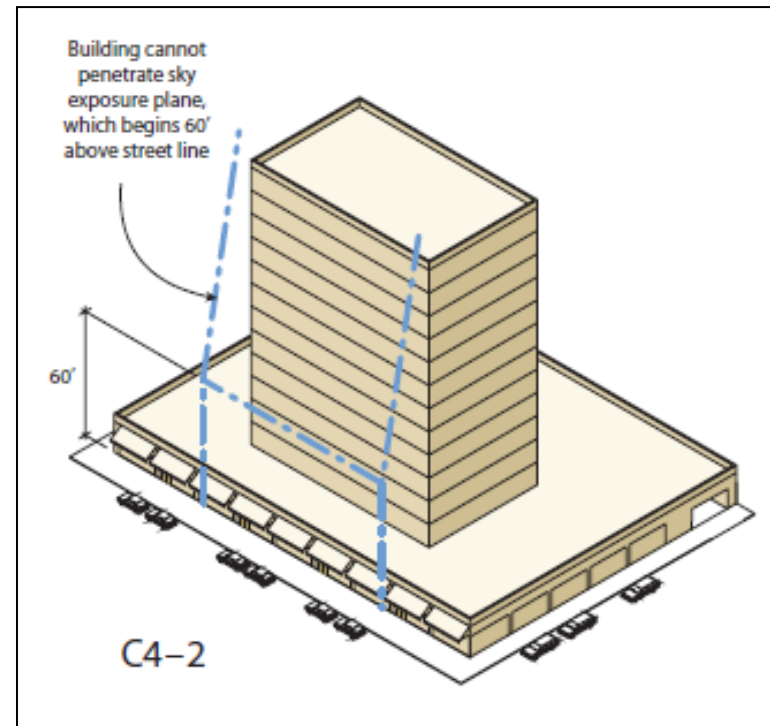


Image: NYC DCP Zoning Handbook



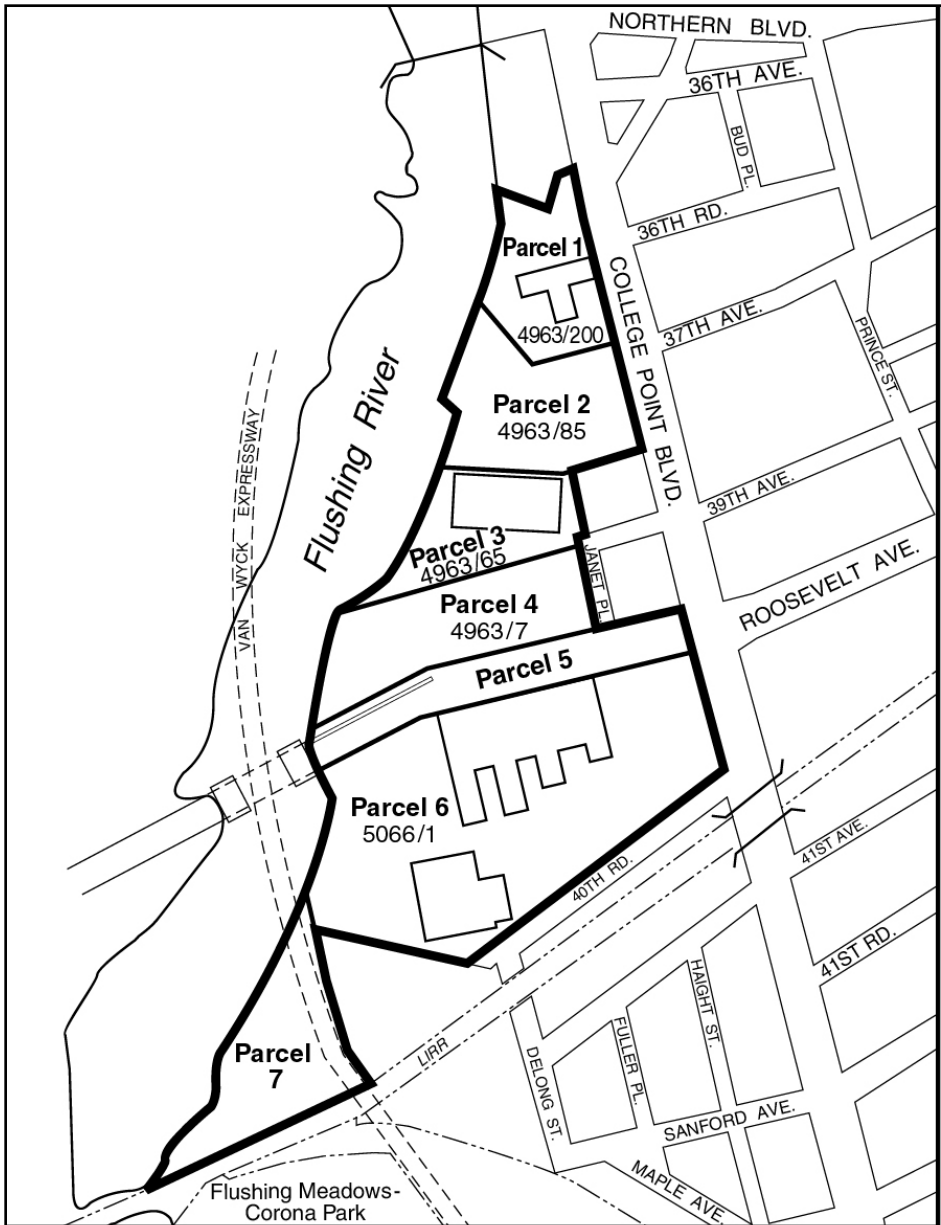
Image: NYC DCP

Parc Hotel

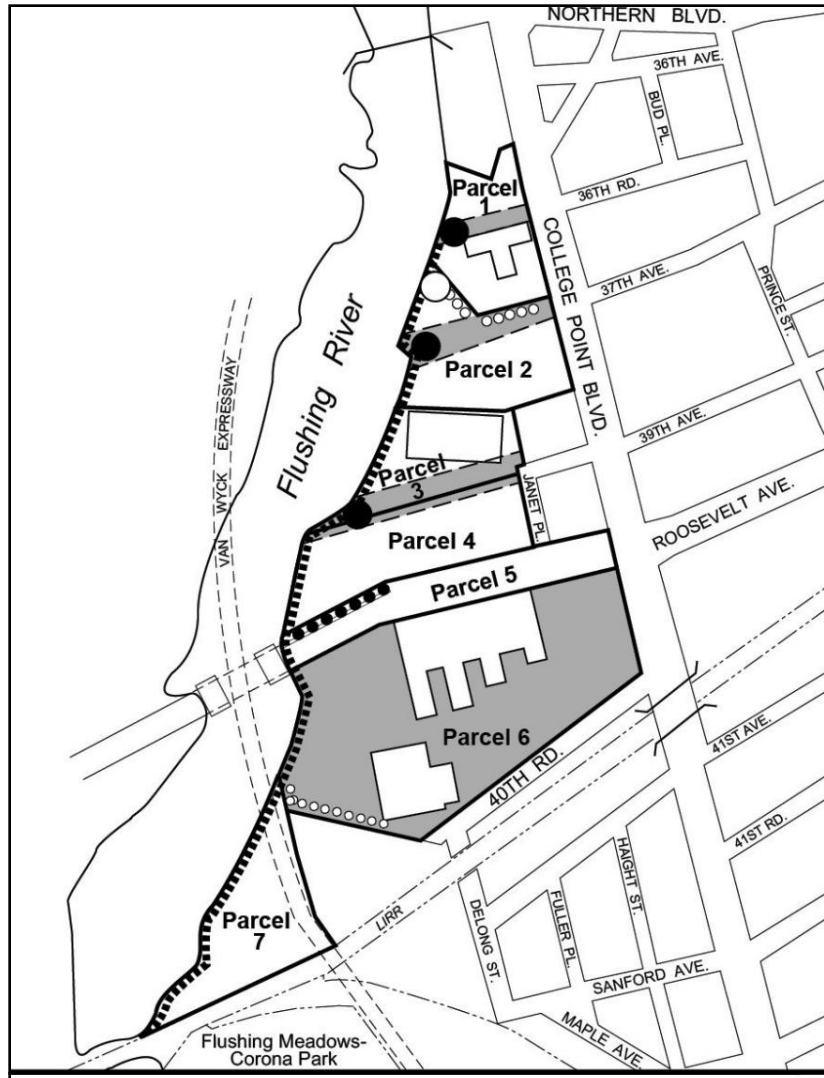


**Graphic for illustrative purposes only*

- Maximizing development potential under the existing zoning results in the creation of super-blocks where a series of towers may be built above bulky bases
- This potential development is not conducive to the circulation of pedestrians, vehicles, light, or air







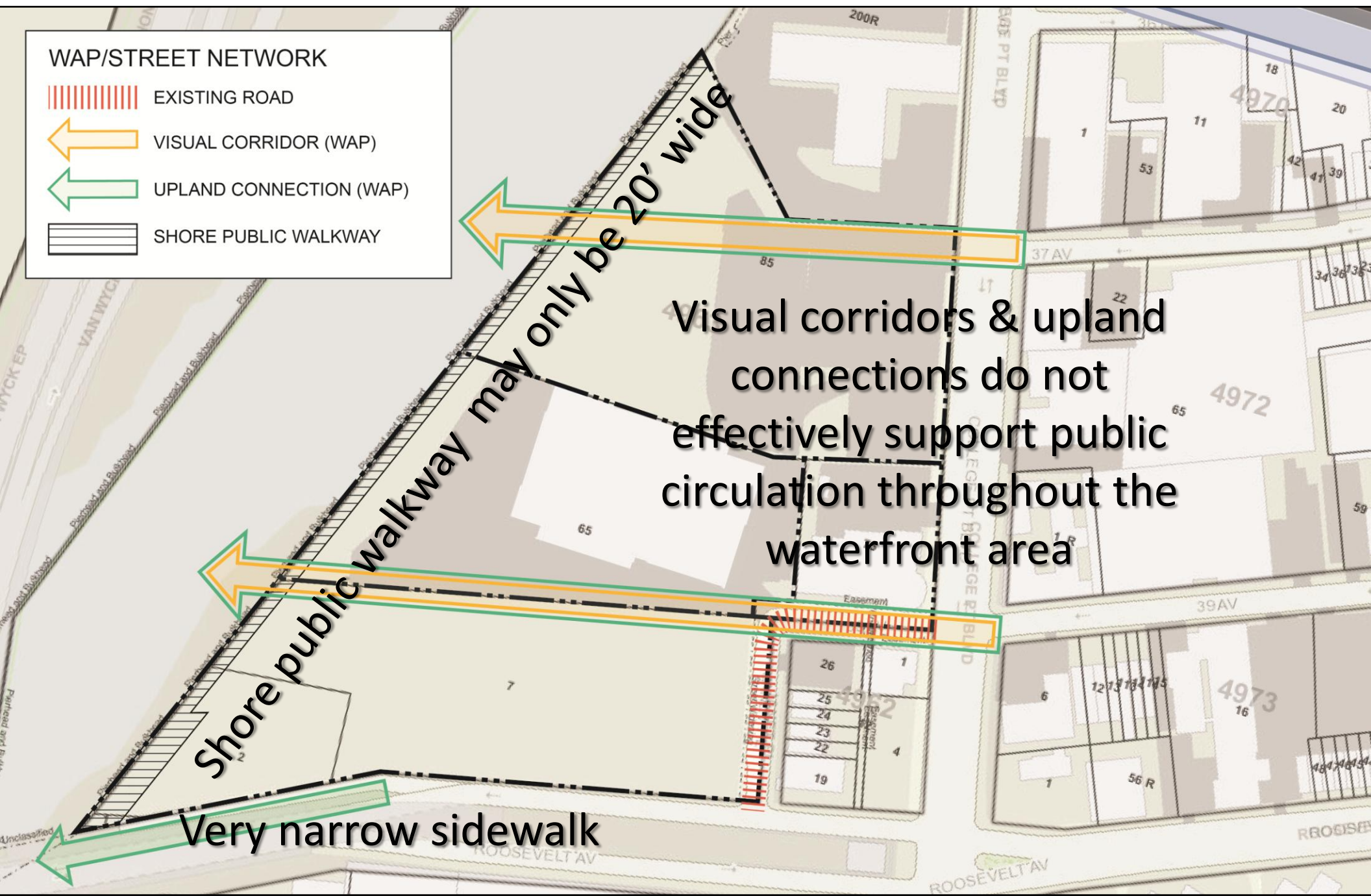
- WAP Boundary
- Parcel Line
- Significant Existing Building
- 5066/1 Tax Block/ Lot Number



- Parcel Line
- Shore Public Walkway
- Upland Connection (Within Flexible Location Zone)
- Upland Connection (Designated Location)
- Upland Connection (Alternate Permitted Location)
- Supplemental Public Access Area (Designated Location)
- Supplemental Public Access Area (Alternate Permitted Location)
- Significant Existing Building

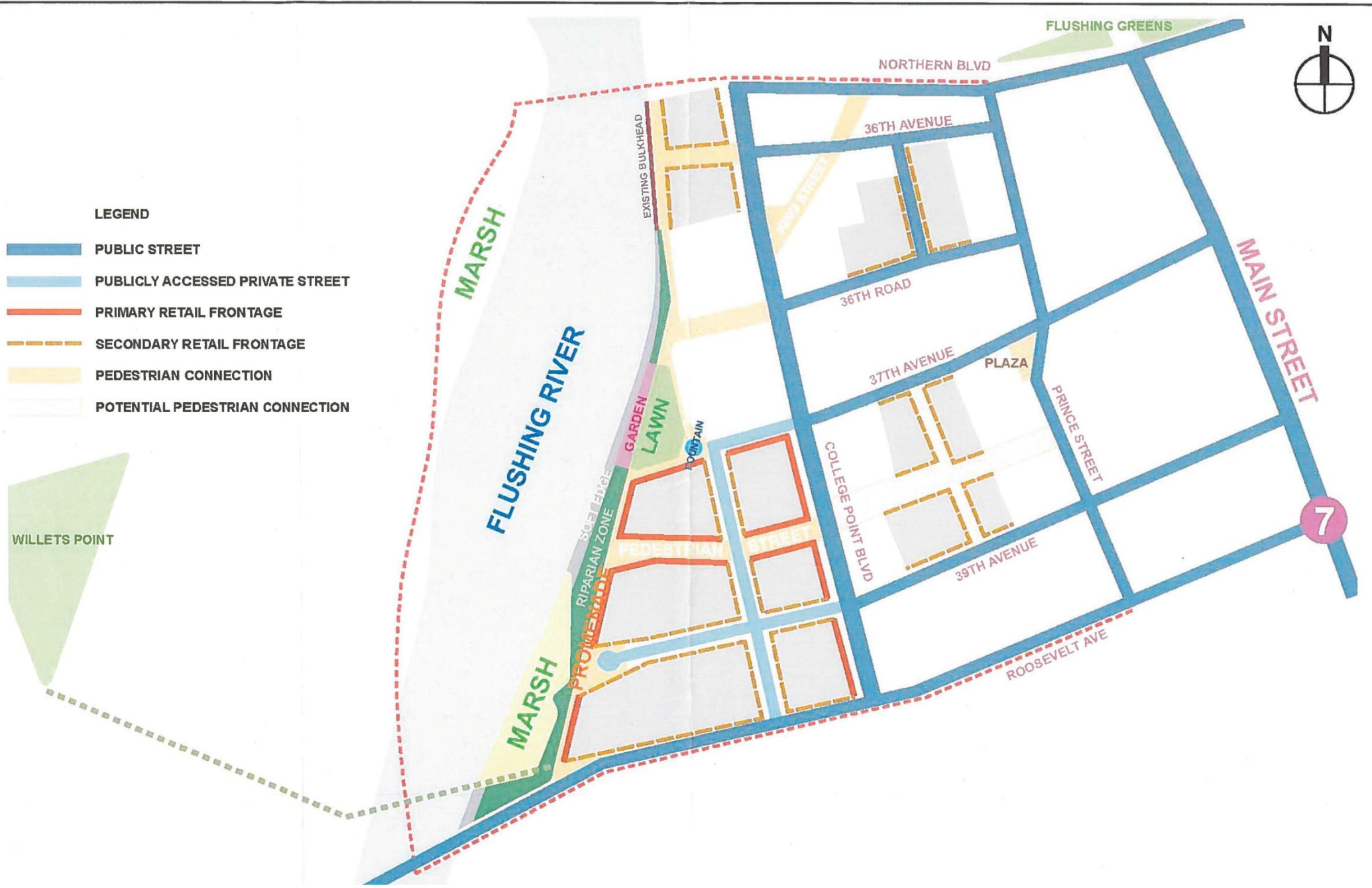
WAP/STREET NETWORK

-  EXISTING ROAD
-  VISUAL CORRIDOR (WAP)
-  UPLAND CONNECTION (WAP)
-  SHORE PUBLIC WALKWAY



**Graphic for illustrative purposes only*

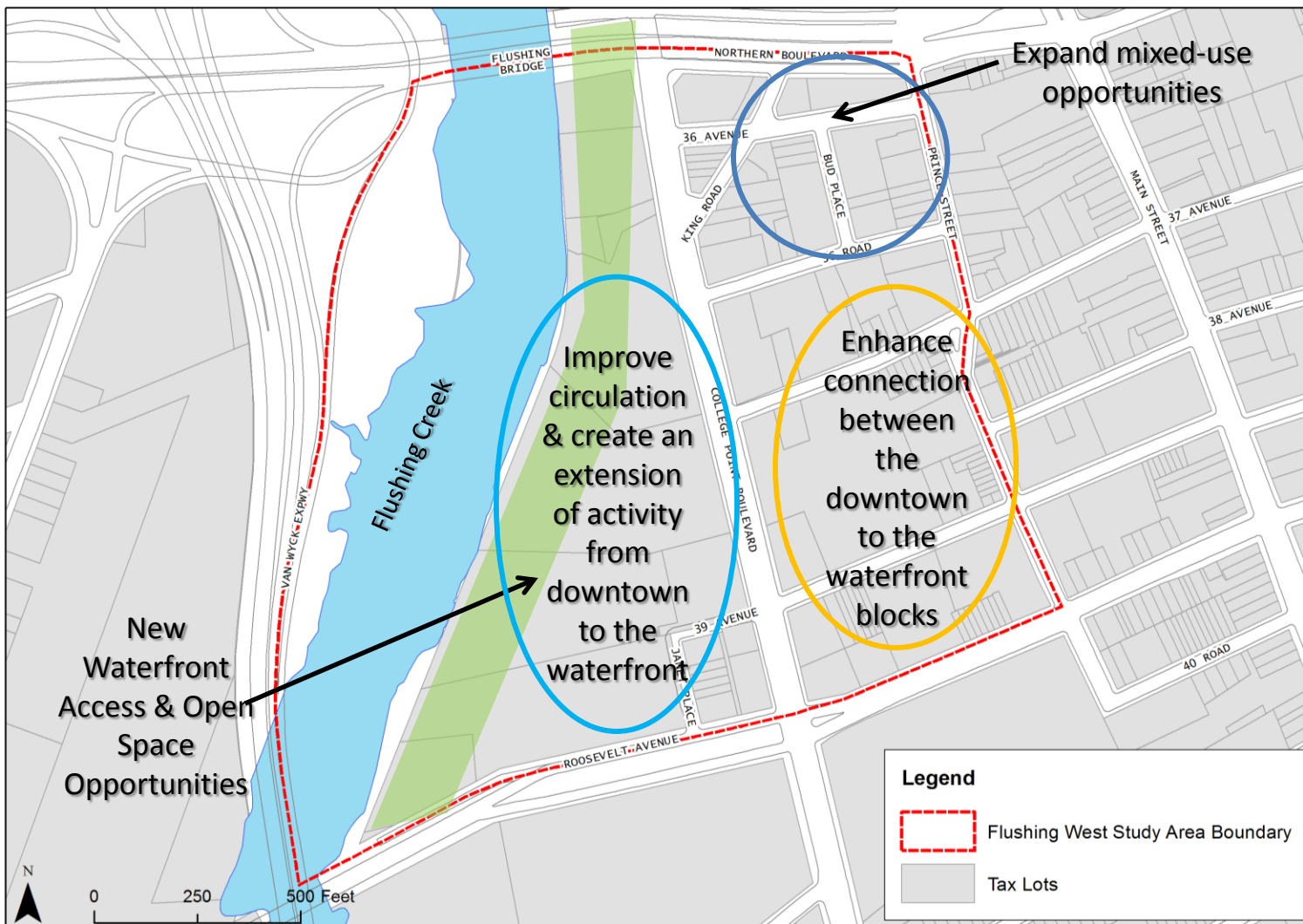
BOA DRAFT CONCEPTUAL SITE PLAN



LEGEND

- PUBLIC STREET
- PUBLICLY ACCESSED PRIVATE STREET
- PRIMARY RETAIL FRONTAGE
- SECONDARY RETAIL FRONTAGE
- PEDESTRIAN CONNECTION
- POTENTIAL PEDESTRIAN CONNECTION

- Ensure all uses have similar development potential
- Improve waterfront public access & increase the amount of open space
- Extend the street network into the waterfront blocks
- Provide new opportunities to create affordable housing
- Recognize and support the unique character of the waterfront, upland & industrial areas



Housing New York

A Five-Borough, Ten-Year Plan



The City of New York
Mayor Bill de Blasio

Alicia Glen, Deputy Mayor for
Housing & Economic Development

NYC

Housing New York

Key Components of the Plan

- 1. Fostering diverse, livable neighborhoods**
- 2. Preserving the affordability and quality of the existing housing stock**
- 3. Building new affordable housing for all New Yorkers**
- 4. Promoting homeless, senior, supportive, and accessible housing**
- 5. Refining City financing tools and expanding funding sources for affordable housing**

Housing New York

What is Affordable Housing?

What is considered “affordable” varies based on **income and **household size****

Housing New York

What is Affordable Housing?

An apartment is considered “affordable” for a family of four if a family spends approximately **one third** of its income to live there

If your annual salary is...

Your monthly rent should be approximately:

\$100,000



\$2,500

\$50,000



\$1,500

\$20,000



\$500

Housing New York

What is Affordable Housing?

Annual Incomes for Family of 4

by HUD AMI **100% AMI**

\$25,900

30% AMI

Retail
Salesperson

\$51,780

60% AMI

Taxi
Driver
and
Janitor

\$69,050

80% AMI

Caseworker
and Home
Health Aide

\$112,190

130% AMI

Teacher
and
Carpenter

\$142,400

165% AMI

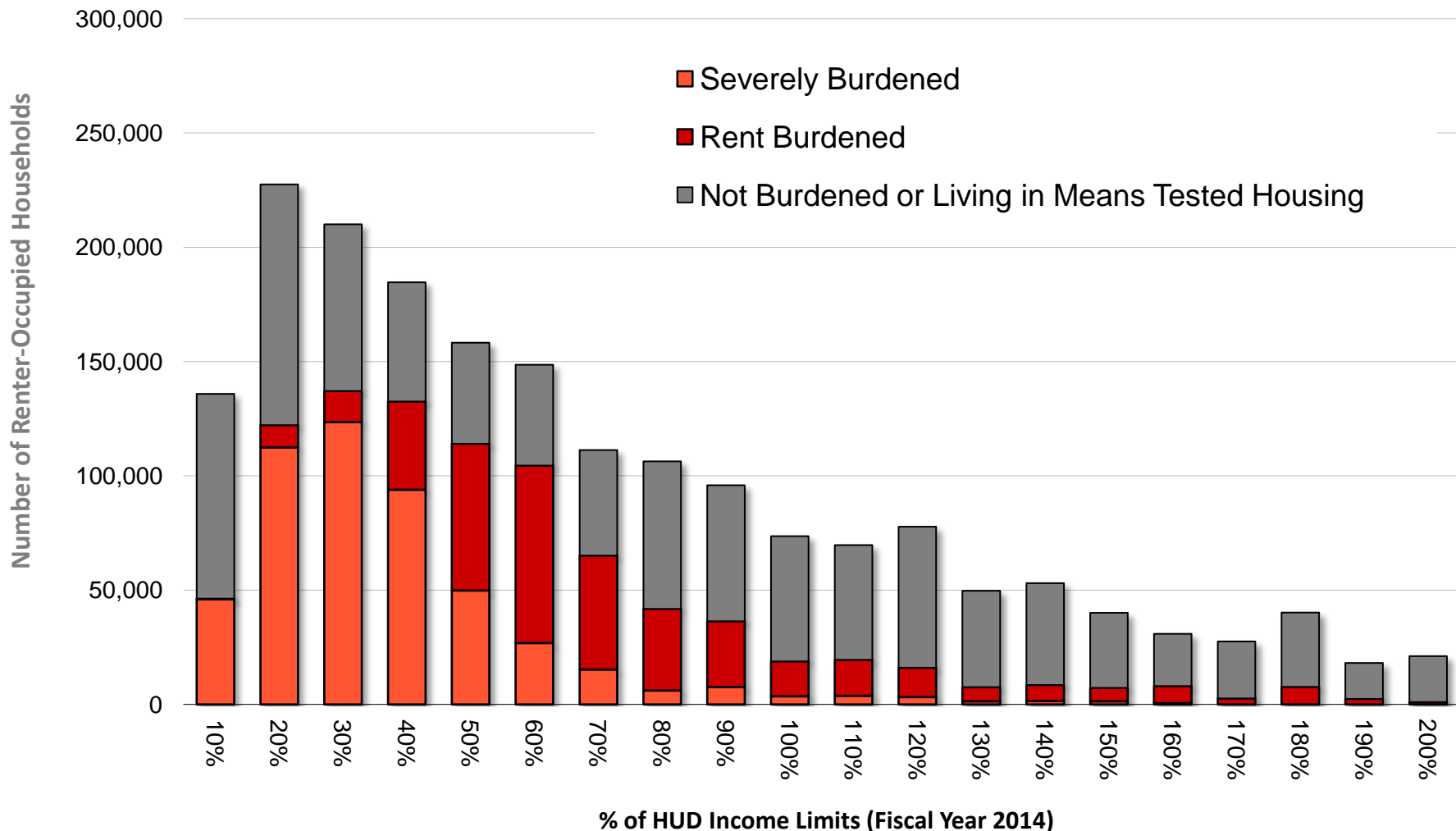
Construction
Worker and
Registered
Nurse

\$86,300

Housing New York

Affordable for Whom?

Prevalence of Rent Burden, by Income (HUD Income Limits)



Source: U.S. Census Bureau. See 2014 Housing and Vacancy Survey

Rent burden defined as households paying more than 30% of gross household income toward gross rent (includes utilities); severely burdened defined as households paying more than 50% of gross household income toward gross rent. Not burdened or living in means tested housing include those in Public Housing and/or receiving a Section 8 Voucher, anyone not paying cash rent, and cases where rent burden could not be computed because of missing or top-coded income or rent data considered not rent burdened. Households earning >200% of HUDIL and those with households more than eight persons are excluded. HUD Income Limits is for Fiscal Year 2014 and represents the proportion of 100% HUDIL for a given household size without further adjustments. Graph may over-estimate the level of rent burden at the lowest income strata due to other rental assistance programs not captured in the HVS.

Housing New York

How is the City Promoting Affordable Housing?

New Construction

- Creating new affordable housing opportunities [goal of 80,000 units]

Preservation

- Helping to keep existing housing affordable [goal of 120,000 units]
- Tailoring programs and outreach to neighborhood needs
- Ensuring the safety and quality of all housing

Community Partnerships

- Protecting residents and working with owners

Housing New York

Mandatory Inclusionary Housing

- A Mandatory Inclusionary Housing program will **require affordable housing** as a condition of new housing development
- This program will be applied in medium- and high-density districts where **new rezonings** promote significant new housing creation
 - For instance, in Flushing West, zoning map changes will be accompanied by a zoning text amendment applying the Mandatory IH program to this area
- Seek to reach a **broader range of income levels** than previous programs, taking into consideration neighborhood conditions and needs
- DCP, HPD, and HDC completing a study that examines policy and financial feasibility issues, and will shape the proposed program

Housing New York

New Construction Finance Programs

Low Income Programs

- **Extremely Low and Low-Income Affordability (ELLA)**
 - All units are for **low income** households earning up to 60% AMI (\$51,780)
 - May include 30% of units affordable to **moderate income** households earning up to 90% AMI (\$77,660)

Housing New York

New Construction Finance Programs

Mixed Income Programs (1 of 2)

- **Mix & Match**
 - Half of units are for **low income** households earning up to 60% AMI (\$51,780)
 - 30% to 50% of units for **moderate** or **middle income** households earning between 80% and 130% AMI (\$69,050 - \$112,190)
 - May include 20% of units for **middle income** households earning up to 165% AMI (\$142,401)

Housing New York

New Construction Finance Programs

Mixed Income Programs (2 of 2)

- **Mixed-Middle Income (M²)**
 - Minimum 20% of units are for **low income** households earning up to 50% AMI (\$43,150)
 - Minimum 30% of units for **moderate income** households between 80% and 100% AMI (\$60,050 - \$86,300)
 - Maximum of 50% **middle income** for households earning between 130 and 160% AMI (\$112,190 - \$138,080)

Housing New York

New Construction Finance Programs

Senior Affordable Rental Apartments (SARA)

- Low-income senior households (+62 years)
- Earning up to 60% AMI (\$51,780)
- 30% of units for homeless seniors
- Similar to ELLA

Supportive Housing Loan Program (SHLP)

- Permanent supportive housing with on-site social services
- 60% of units for homeless, disabled individuals, or homeless families
- Remaining 40% of units can be rented to low income households earning up to 60% AMI (\$51,780)
- Developers must be a non-profit organization

Flushing West Macedonia Plaza

- Completed in 2014
- 14 stories, 142 units
- Affordable to households earning up to 60% AMI
- ~40,000 applications received
- 8,820 square feet of ground-floor retail
- Developed by BRP Companies with public and private financing



Image: BRP Companies

Flushing West

Median Household Income

**Downtown
Flushing***

\$34,428

Queens

\$57,001

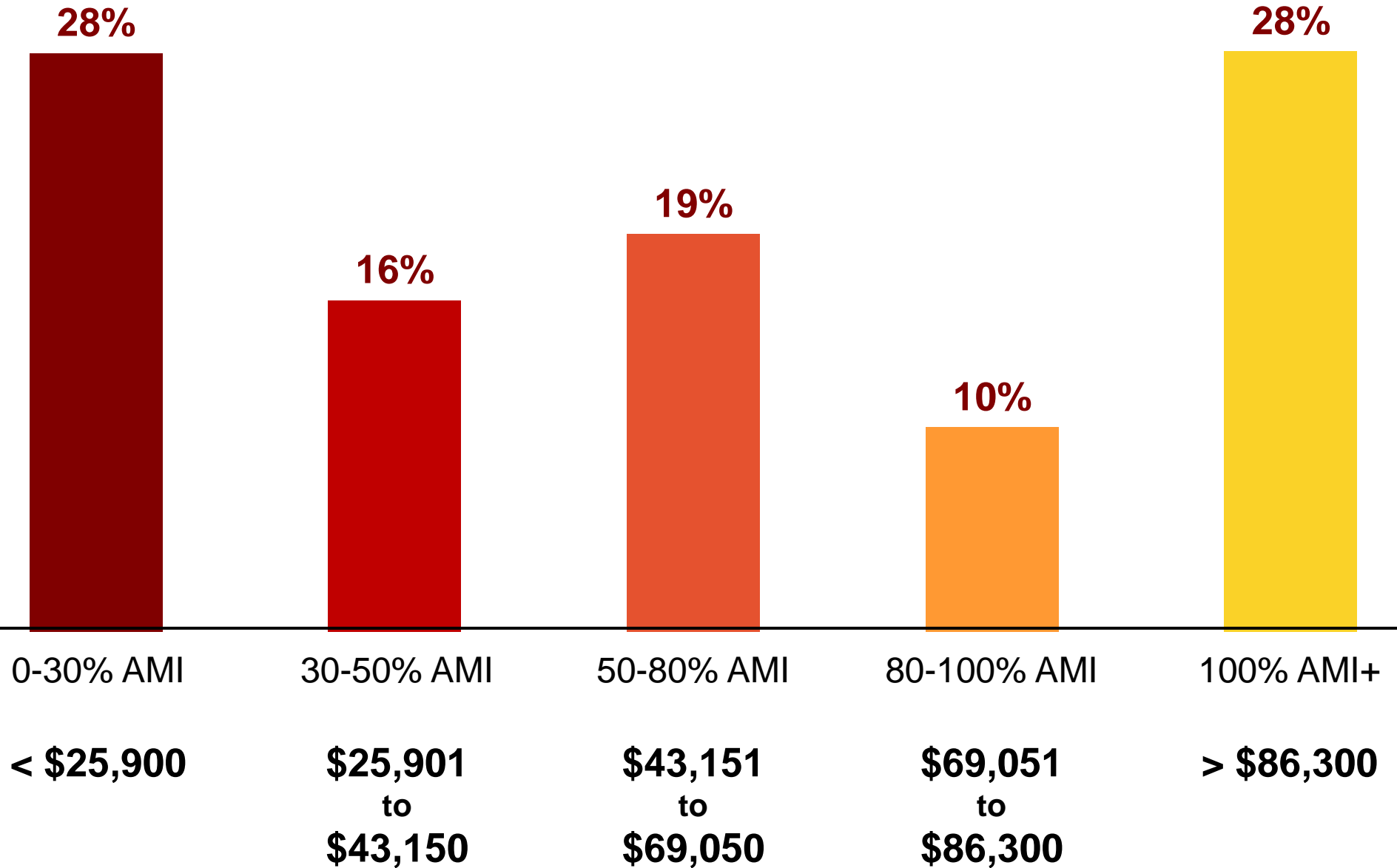
New York City

\$52,259

** Data for Downtown Flushing was derived from four Census Tracts that encompass the Downtown Flushing context, as well as the Flushing West study area*

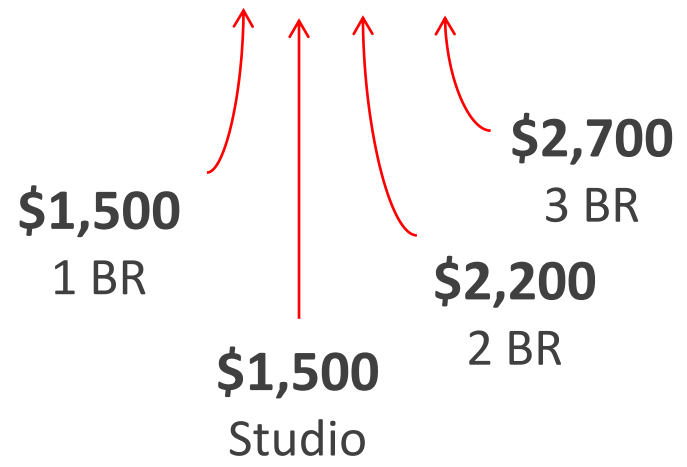
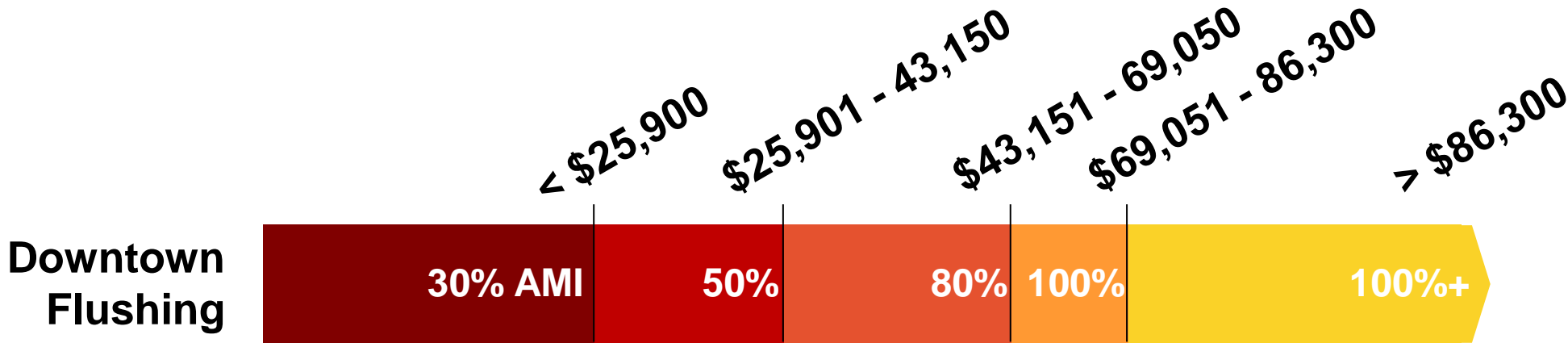
Flushing West

Median Household Income



Flushing West

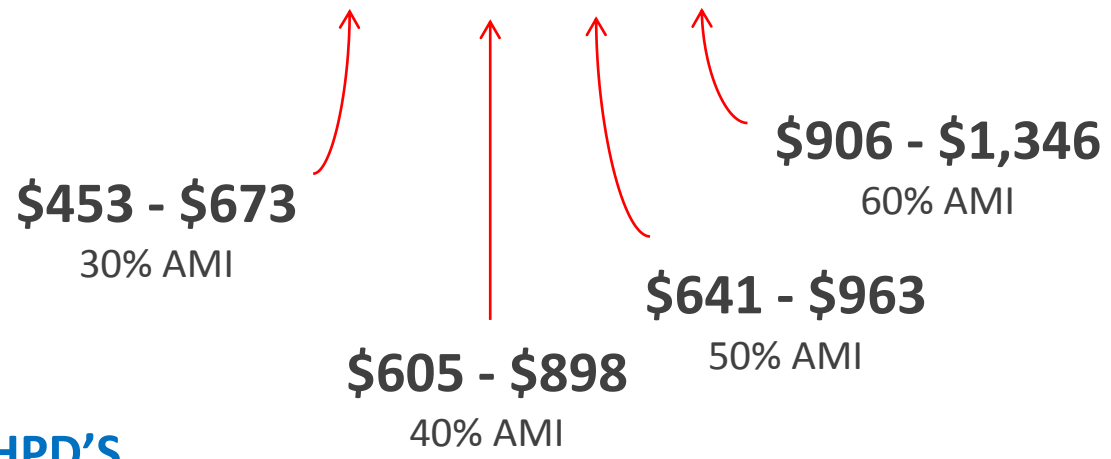
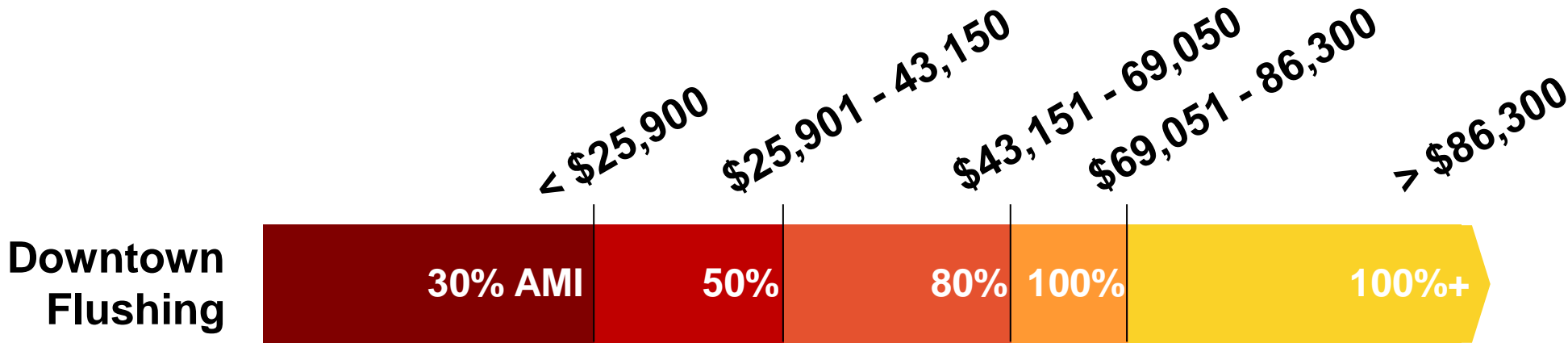
Sample Asking Rents in Downtown Flushing



SAMPLE ASKING RENTS IN DOWNTOWN FLUSHING

Flushing West

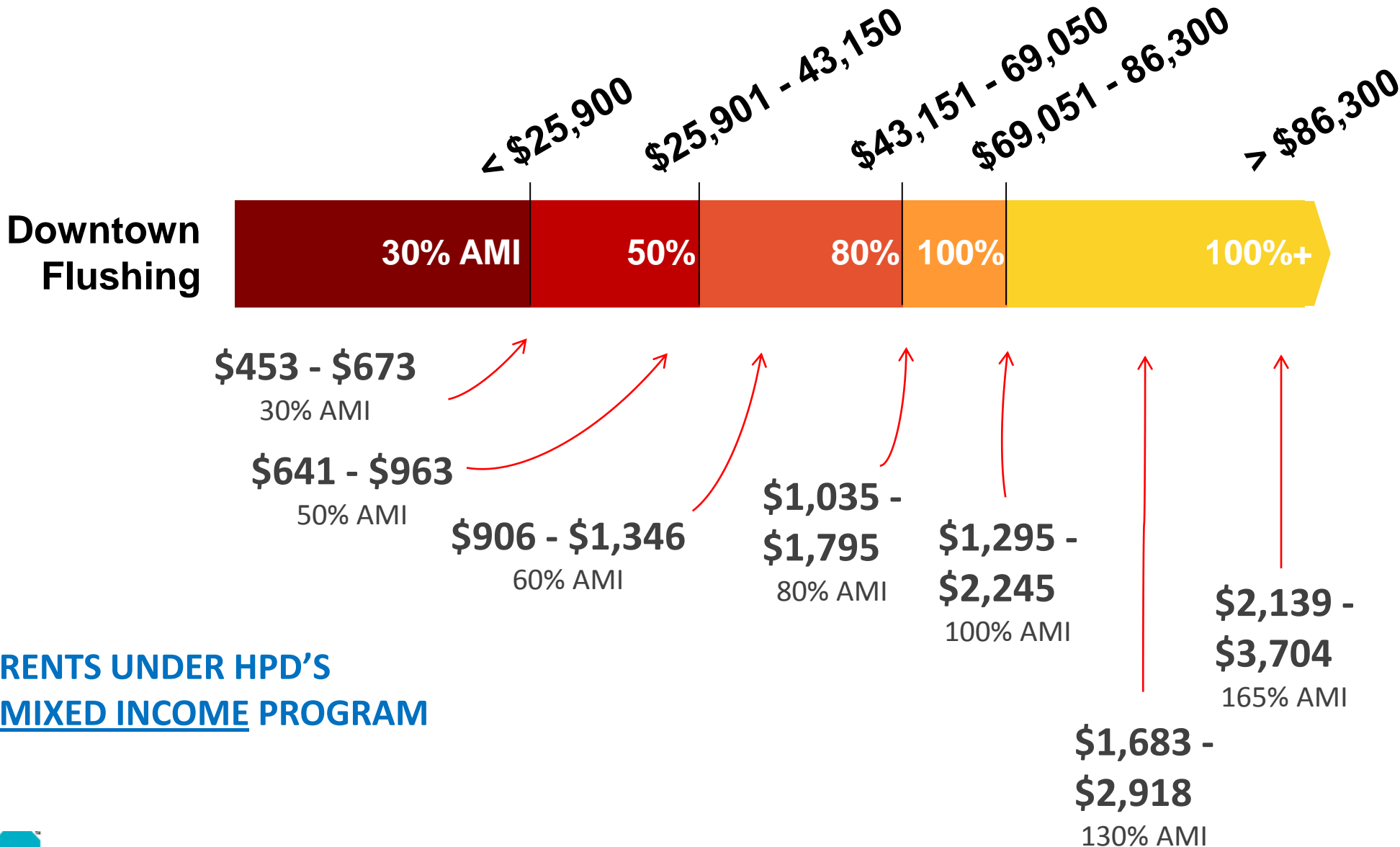
Sample Affordable Housing Rents



**RENTS UNDER HPD'S
LOW INCOME PROGRAM**

Flushing West

Sample Affordable Housing Rents



RENTS UNDER HPD'S MIXED INCOME PROGRAM



THANK YOU

Step 01
**FLUSHING WATERFRONT
BOA STUDY**

- LDC initiated redevelopment strategy and master plan
- Working with AKRF, SHoP + Mathews Nielsen – outlined site challenges and prepared preliminary site plan and shorefront esplanade design

Step 02
**DCP STUDY INITIATION &
INFORMATION GATHERING**

- Flushing West Neighborhood Planning Study announced
- Assess prior work done by LDC
- Identify, begin to engage stakeholders and form Advisory Group
- Identify additional planning needs, considerations and constraints
- Expand community engagement

Step 03
VISION

- Hold series of public & stakeholder meetings
- Public Town Hall meeting planned for May 21st
- Generate community vision and development strategies
- Identify capital and infrastructure needs and priorities in area

Step 04
**PREPARE INTIAL
RECOMMENDATIONS & FINALIZE
PLAN**

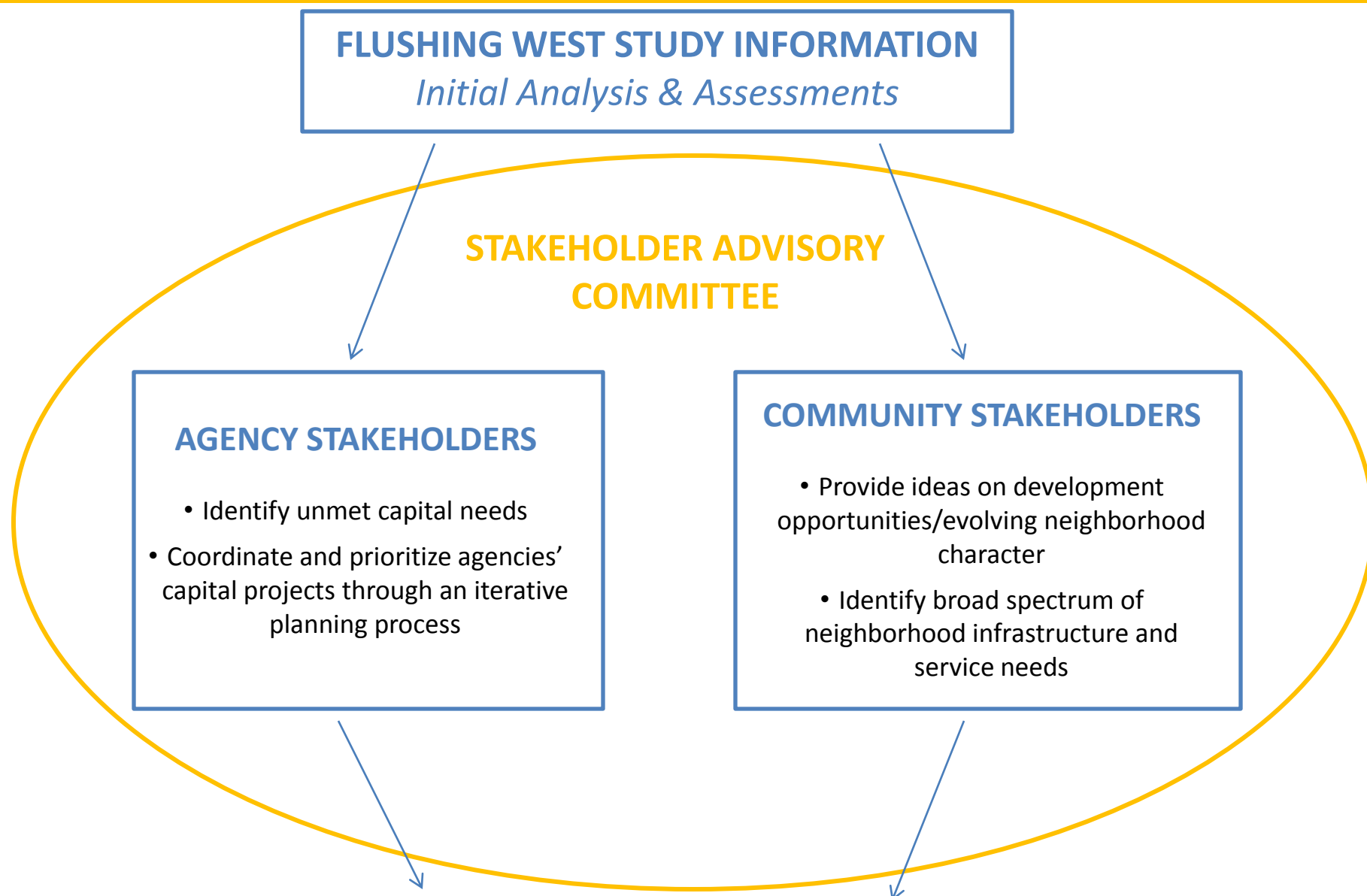
- Assess community and agency feedback
- Conduct further analysis
- Prepare preliminary recommendations
- Solicit additional feedback
- Further refine plan

Step 05
ENVIRONMENTAL REVIEW

- Prepare Environmental Assessment Statement
- Determine significance of impacts
- Prepare scope of work for Environmental Impact Statement (EIS)/public scoping meeting
- Prepare draft EIS

Step 06
IMPLEMENTATION/ULURP

- Prepare Land Use Application
- Certify application and Draft EIS
- Hold series of public meetings



Stakeholder feedback will provide a vital component to the shaping of the final recommendations for the Flushing West Neighborhood Planning Study and better inform the area's capital needs

Neighborhood-based planning will ensure integration of the administration's policy priorities of growth, equity, resiliency, and sustainability into the 10-year Capital Strategy

**STAKEHOLDER INPUT
COMMUNITY VISION**

DCP

*Flushing West Study Team
Capital Planning Division
Strategic Planning Division*

**CITY HALL
OFFICE OF MANAGEMENT
AND BUDGET (OMB)
PARTNER AGENCIES
CITY COUNCIL**

Some comments from the first Stakeholder Advisory Committee meeting:

- Community needs a robust plan to improve Flushing Creek water quality
- Neighborhood needs connections to a publicly accessible waterfront
- Strategy is needed to ensure contiguous waterfront development and avoid piecemeal development
- Affordability is key and developers must build for *real* affordability; affordable housing is especially critical for the area's immigrant seniors
- Many small businesses in the area can't afford the increasing cost of commercial rents
- More schools are needed in the area
- Traffic and sidewalk congestion is a huge mobility issue
- The area's public transit infrastructure and services are inadequate
- Study must support Flushing's thriving immigrant community and provide economic opportunities for small businesses
- Area needs meaningful community facilities, including not-for-profit space
- Study must have a robust public engagement process

FLUSHING WEST STUDY TIMELINE

Step 01
**FLUSHING WATERFRONT
BOA STUDY**
2011-2014

- LDC initiated redevelopment strategy and master plan
- Working with AKRF, SHoP + Mathews Nielsen – outlined site challenges and prepared preliminary site plan and shorefront esplanade design

Step 02
**DCP STUDY INITIATION &
INFORMATION GATHERING**
~ 12/2014 – 4/2015

- Flushing West Neighborhood Planning Study announced
- Assess prior work done by LDC
- Identify, begin to engage stakeholders and form Advisory Group
- Identify additional planning needs, considerations and constraints
- Expand community engagement

Step 03
VISION
~ 5/2015 – 6/2015

- Hold series of public & stakeholder meetings
- Public Town Hall meeting planned for May 21st
- Generate community vision and development strategies
- Identify capital and infrastructure needs and priorities in area

Step 04
**PREPARE INTIAL
RECOMMENDATIONS & FINALIZE
PLAN**
~ 6/2015 – 10/2015

- Assess community and agency feedback
- Conduct further analysis
- Prepare preliminary recommendations
——— 9/2015 - 10/2015 ———
- Solicit additional feedback
- Further refine plan

Step 05
ENVIRONMENTAL REVIEW
~ 11/2015 – Spring 2016

- Prepare Environmental Assessment Statement
- Determine significance of impacts
- Prepare scope of work for Environmental Impact Statement (EIS)/public scoping meeting
- Prepare draft EIS

Step 06
IMPLEMENTATION/ULURP
~ Spring 2016

- Prepare Land Use Application
- Certify application and Draft EIS
- Hold series of public meetings

THANK YOU

John Young- Director, Queens Office

Email: JYoung@planning.nyc.gov

Joy Chen- Project Manager, Flushing West

Email: JChen@planning.nyc.gov

Kathi Ko- Outreach Coordinator, Flushing West

Email: kko@planning.nyc.gov

Flushing West Neighborhood Planning Study Website:

<http://www.nyc.gov/html/dcp/html/flushing-west/index.shtml>

Queens Office- 718-286-3170