

FLUSHING WATERFRONT REVITALIZATION PLAN

*CB7 Zoning & Land Use Committee Meeting
Tues, May 2nd, 2017*



- In 2011, the Flushing Willets Point Corona Local Development Corp. (LDC) received a \$1.5 M grant from New York State (NYS) to complete a Step 2 Brownfield Opportunity Area (BOA) Nomination Report and Master Plan that reflects local consensus on a redevelopment strategy for 30+ acres along Flushing Creek
- AKRF was selected initially as lead consultant to the LDC with SHoP & Mathews Nielsen as sub-consultants to prepare the report
- In late 2014, DCP replaced AKRF as lead consultant to complete the BOA Nomination Report and Plan. The scope and goals of the project were expanded to facilitate new affordable housing and economic equity objectives aligned with the Mayor de Blasio's Housing New York plan. The project was renamed "Flushing West."
- In May 2015, DCP held the first Flushing West public meeting at Flushing Town Hall to introduce the broader study scope of this effort, review its goals & objectives and to generate a community vision and development strategies.
- In May 2016, DCP placed the Flushing West study "on hold" at the request of CM Koo.
- DCP is completing the BOA Nomination Report for the LDC. It is named the "Flushing Waterfront Revitalization Plan" for its focus on the initial BOA study area, especially the Flushing Creek waterfront area.

3-Step BOA Designation Process

Step 1. Pre-Nomination – basic site conditions and preliminary analysis of the area

This Step was already completed by AKRF, ShoP Architects and Mathews Nielson Landscape Architects.

Step 2. Nomination – detailed descriptions of existing conditions, opportunities, reuse potential and community vision. Concludes with key findings and recommendations to advance redevelopment of strategic sites and revitalize the area.

We are presenting on this Step.

Step 3. Implementation Strategy – formal BOA designation by NYS DOS and range of actions to achieve Report recommendations. Private rezoning or text amendments could be submitted to DCP to go through city’s land use review process (ULURP).

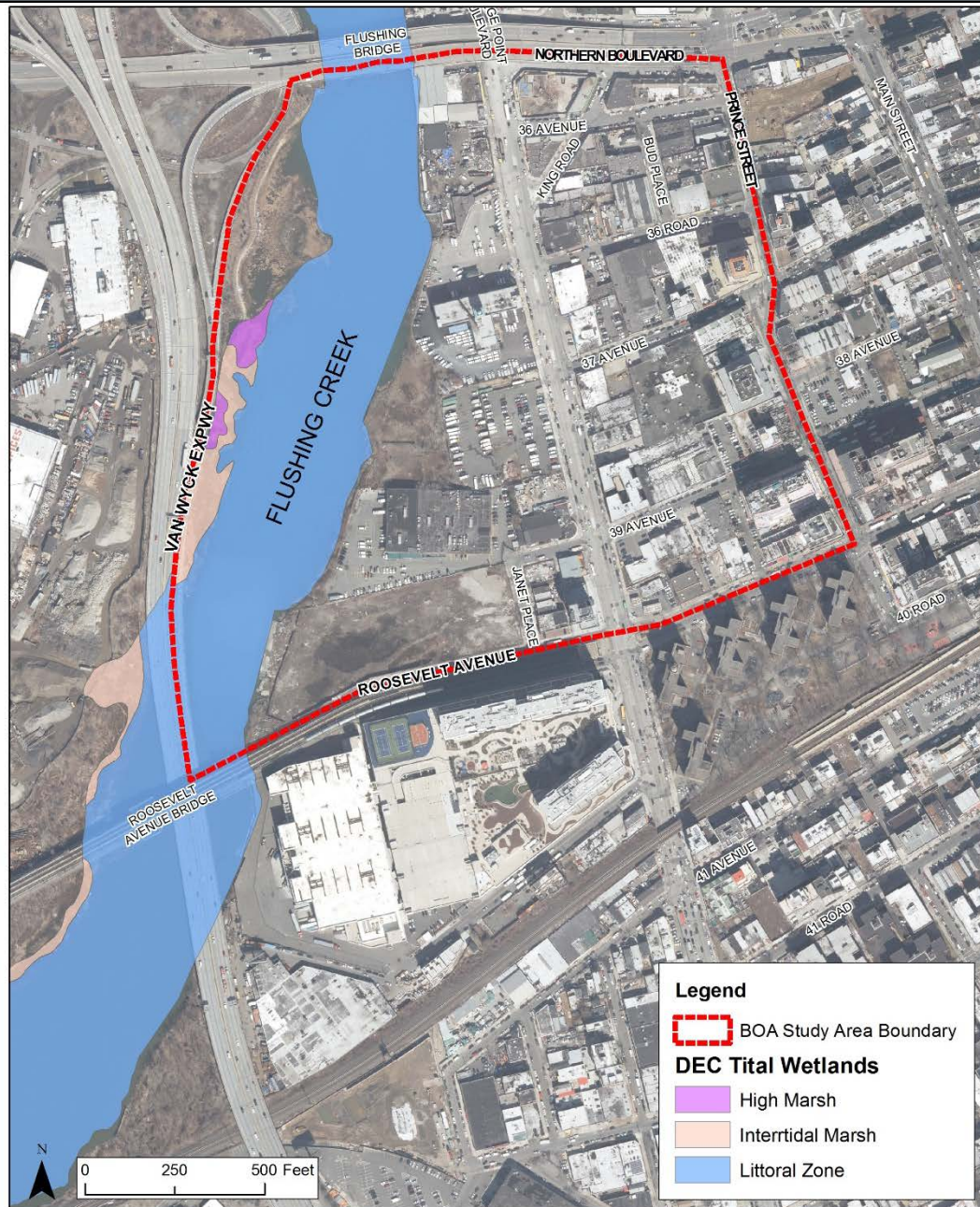


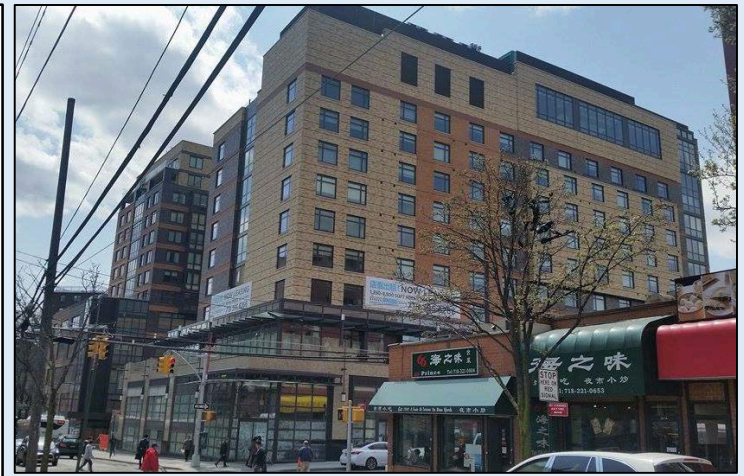
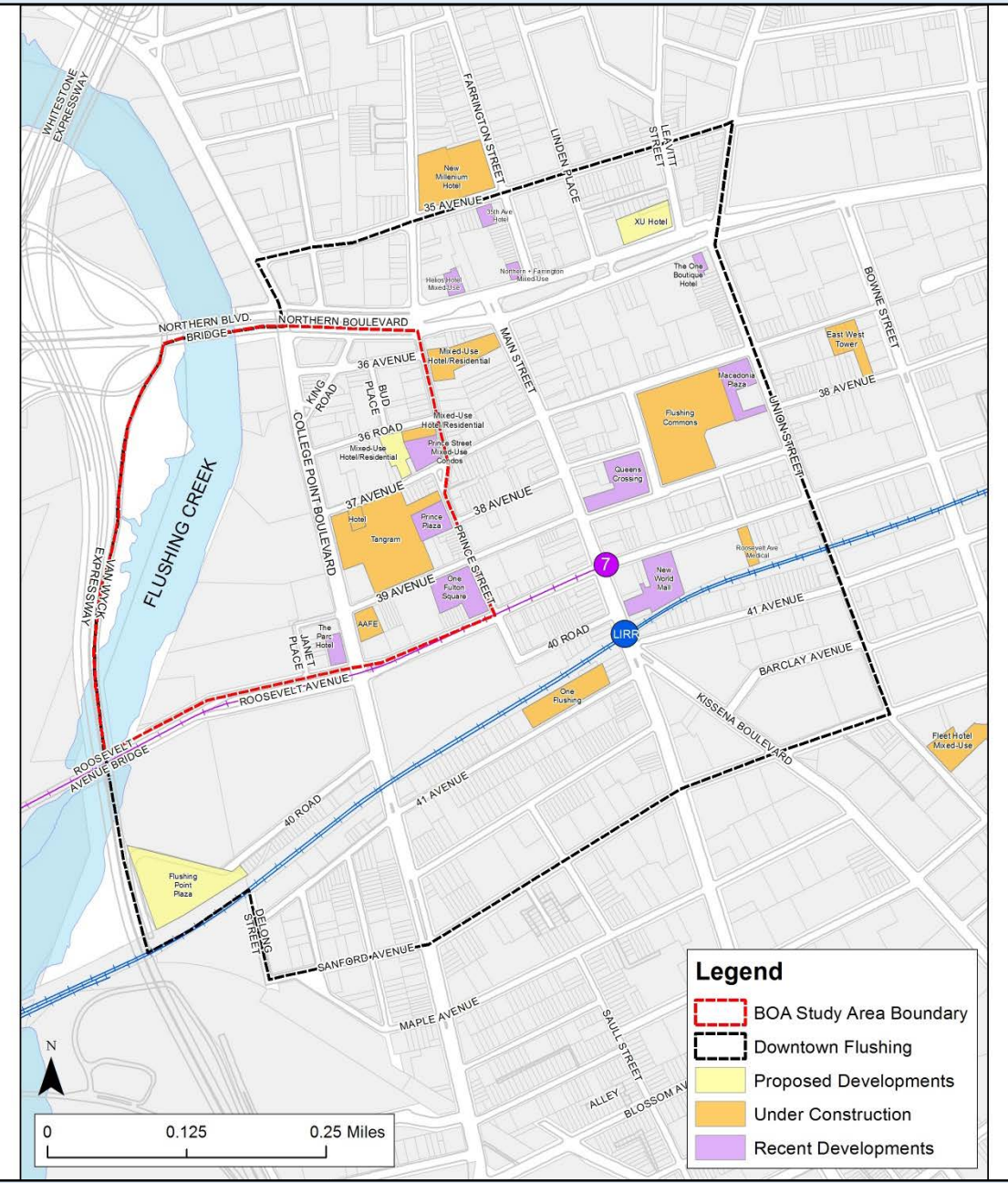
The Region

- Located in north central Queens, Community District 7.
- Approximately two miles southeast of LaGuardia Airport.

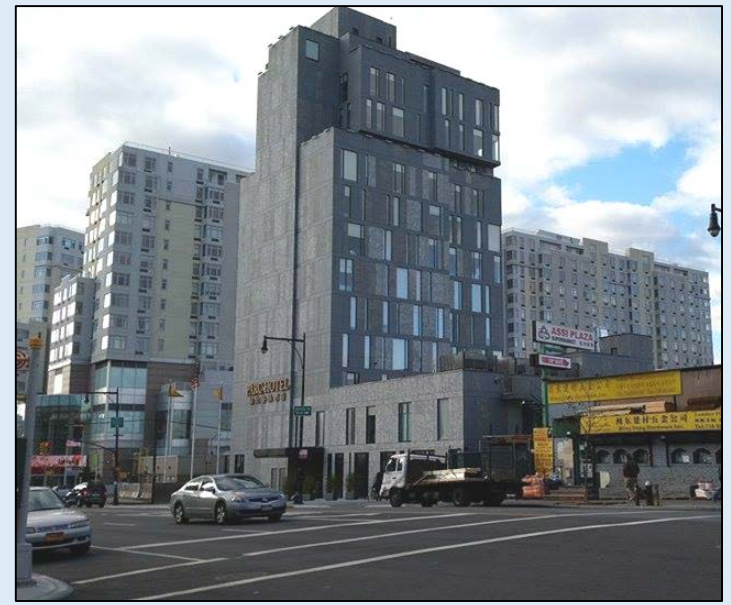
Study Area for Flushing Waterfront Revitalization Plan

- Includes 116 tax lots on approximately 32 acres.
- Portion of study area west of College Point Boulevard is dominated by underutilized industrial & commercial parcels.



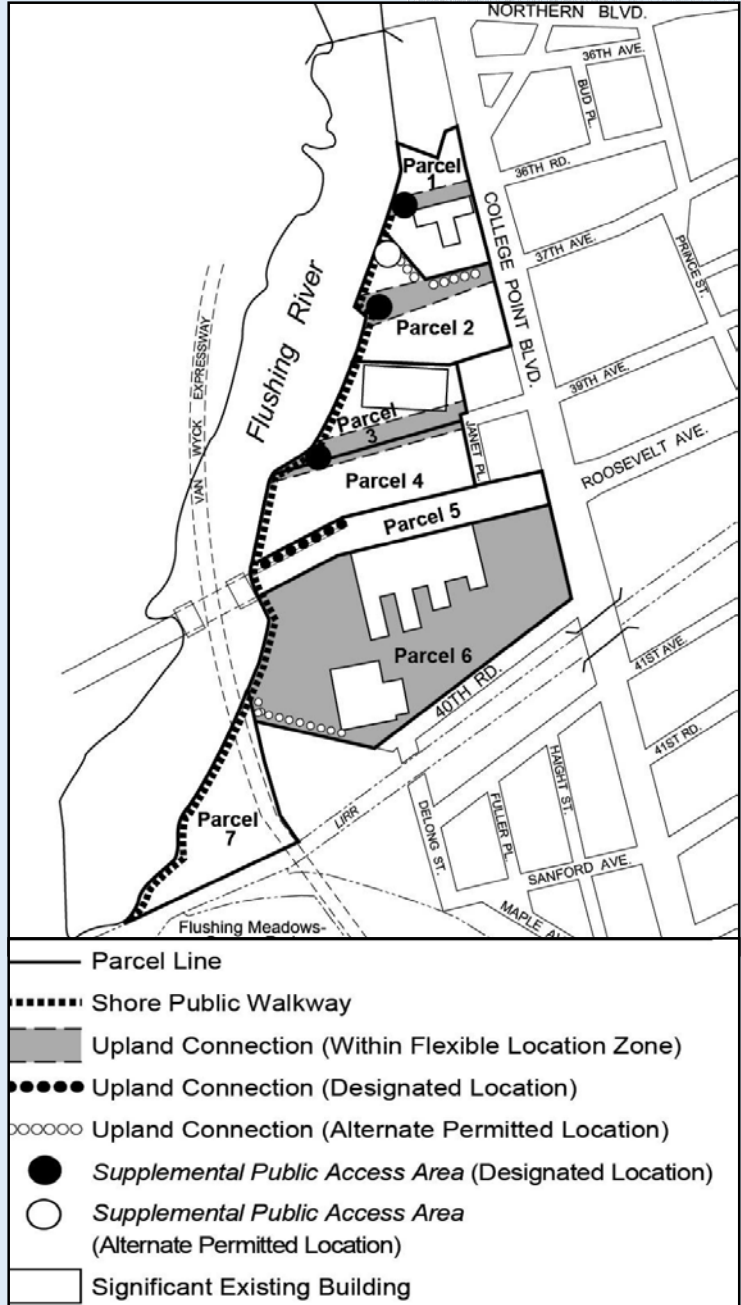
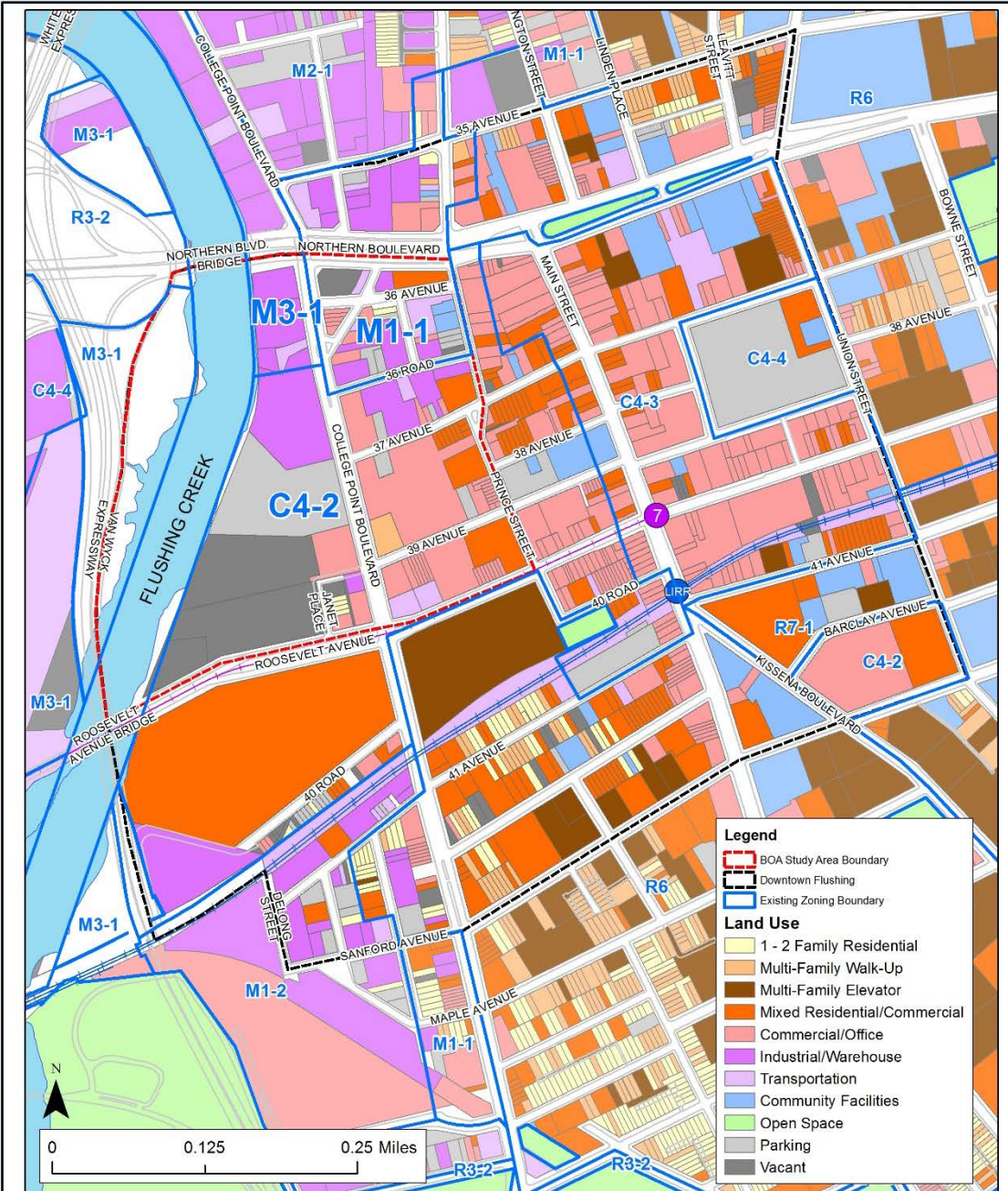


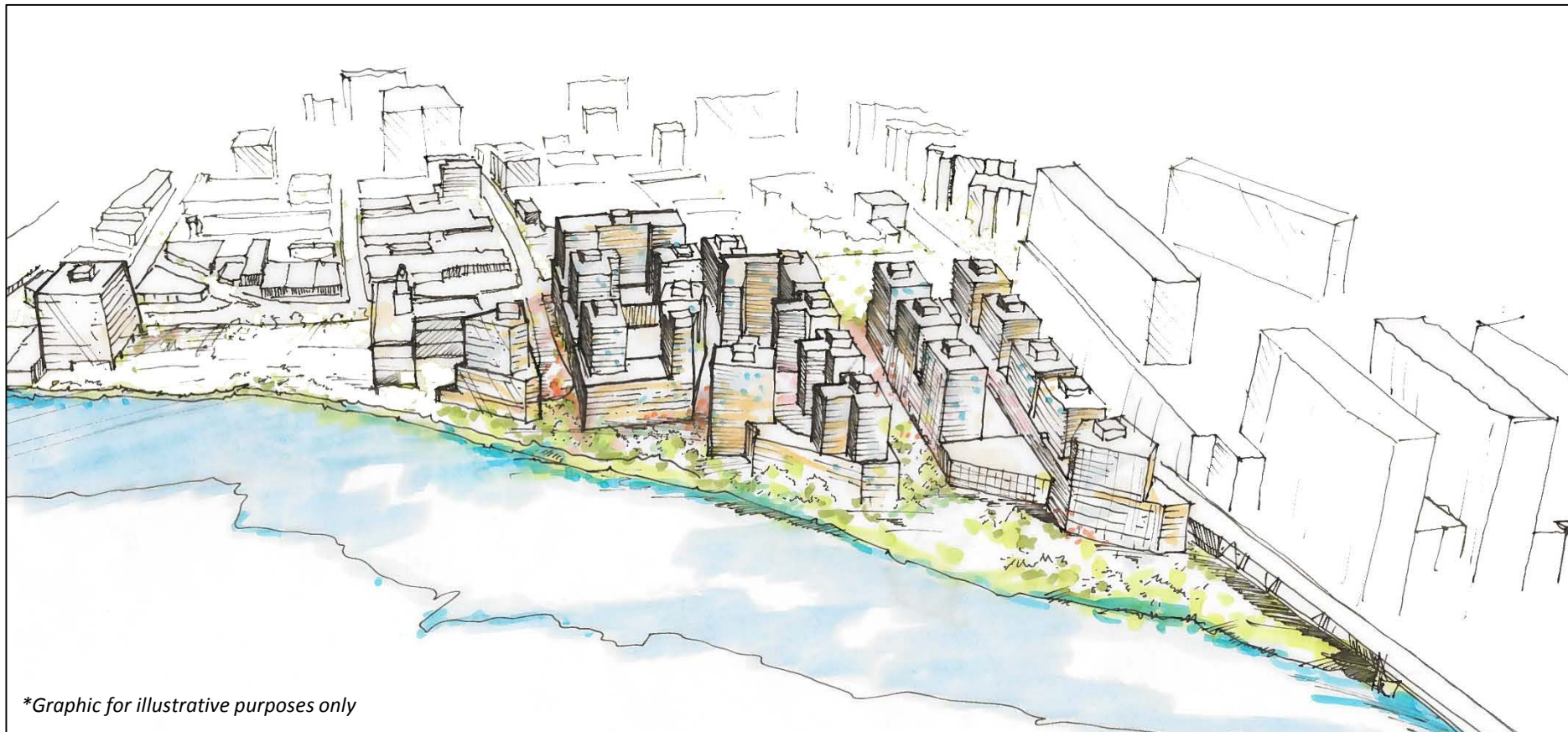
One Fulton Square - 2014 (9-story 168 room Hyatt Hotel; 3-story retail complex, office, medical offices; 12-story condo complex; 300 parking spaces)



Parc Hotel - 2014 (12-story hotel; 15 parking spaces)

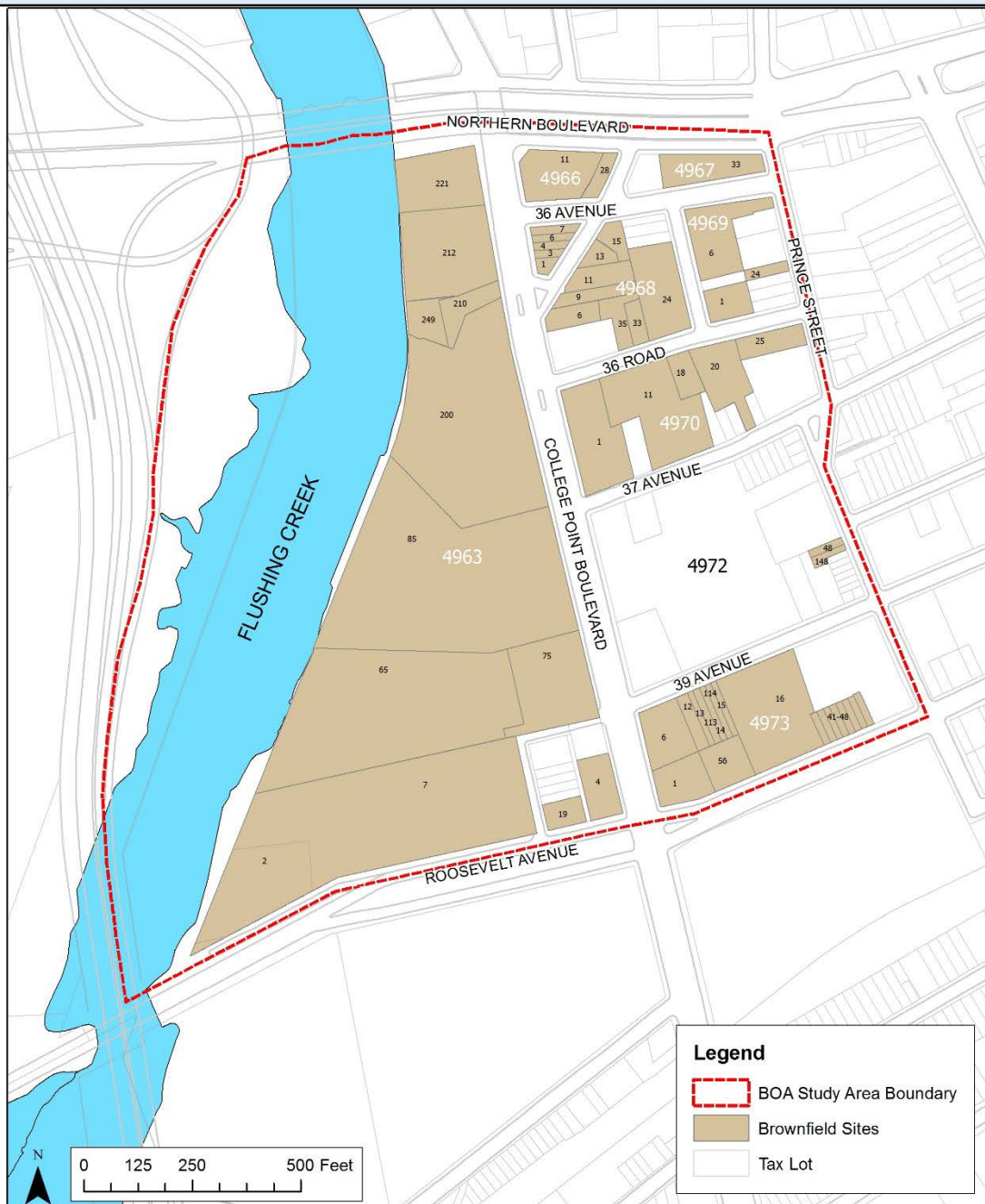
EXISTING ZONING & WATERFRONT ACCESS PLAN





**Graphic for illustrative purposes only*

- Developments using the existing C4-2 and M3-1 zoning are likely to maximize their buildout potential by creating super-blocks where narrow towers are built above bulky bases.
- This potential development is not conducive to the circulation of pedestrians, vehicles, light, or air.
- It is estimated that under the existing zoning new developments could produce 1,172 residential units, 26,000 sf of community facility space, 1,203,041 sf of commercial space, and 106,310 sf of warehouse space.



Brownfield Assessment

- Potential for ground soil contamination found on nearly all lots within the BOA Study Area
- Potential contaminants include:
 - Fuel oil
 - Coal dust
 - Industrial solvents, dyes lubricants, paints, stains

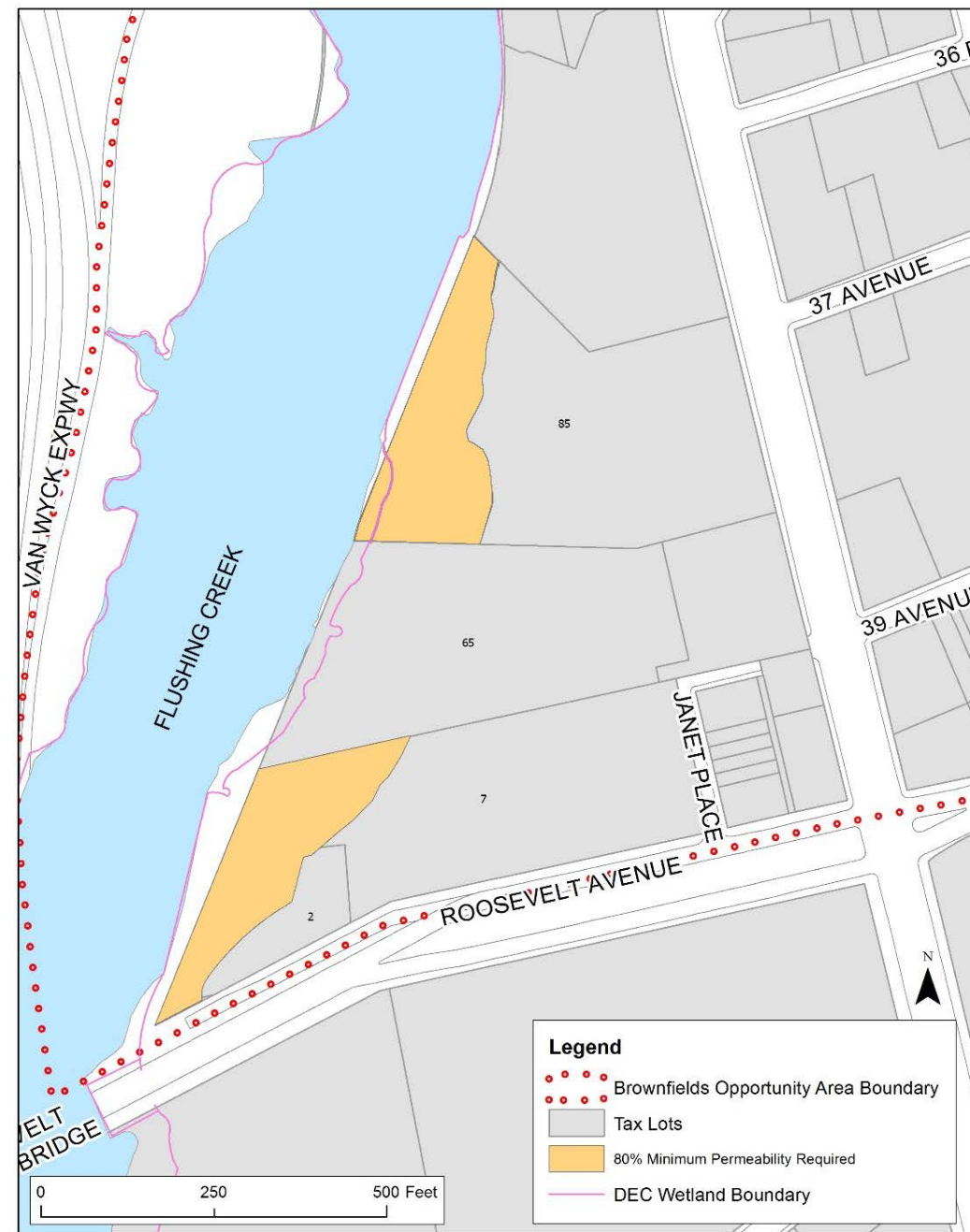


Airport Zoning Height Limits & Topography

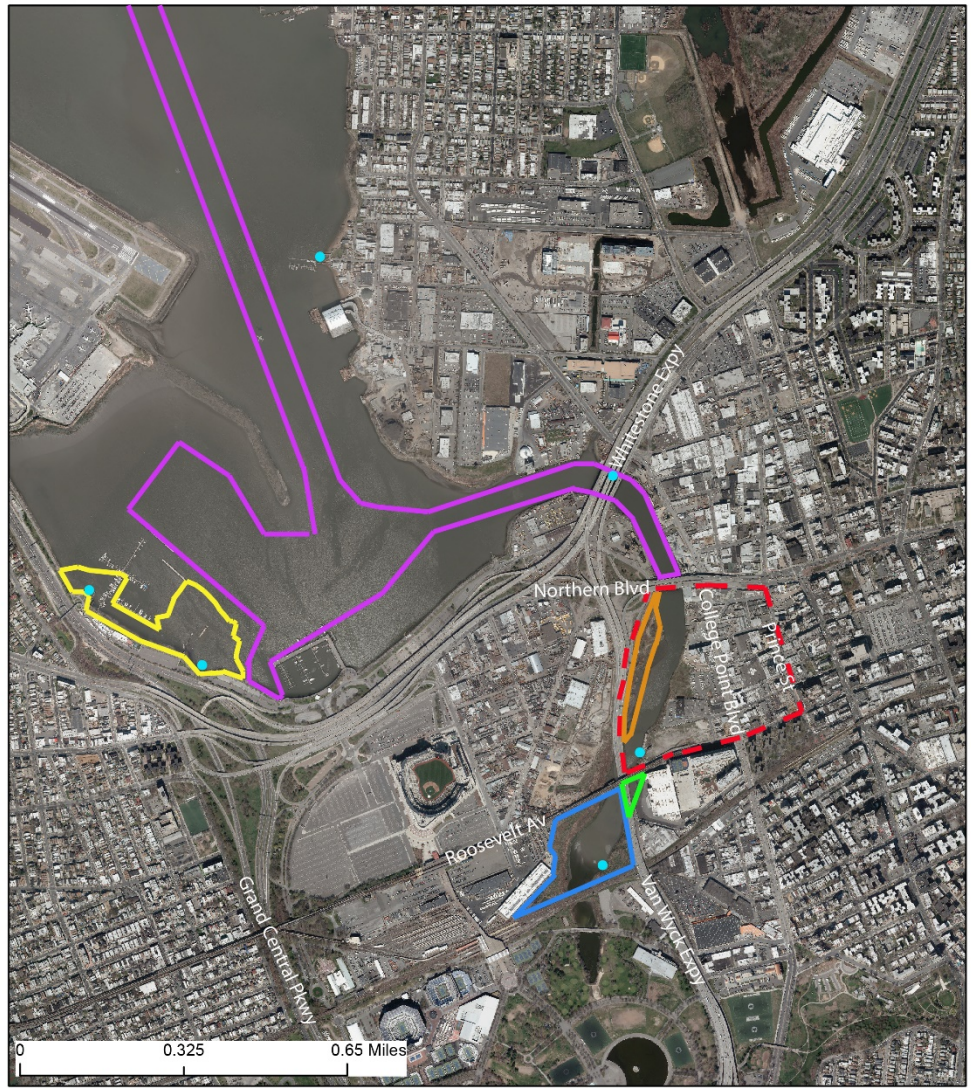
- Across the BOA area, new buildings are limited to heights that range from 150'-170' above mean sea level due to airport zoning rules.
- Combined with the area's varying topography (elevations of 15'-45'), new buildings may rise to about 13 stories without seeking a special permit from the Board of Standards and Appeals to build higher.

Wetland Regulations

- The NYS Department of Conservation (DEC) regulates tidal wetland adjacent areas along Flushing Creek and requires new developments to provide a high percentage of pervious surfaces to absorb storm-water and reduce initial runoff into the creek.



Flushing Bay and Creek Restoration Activity



<p>USACE Navigation Channel Maintenance Dredging 150,000 cubic yards of material to be removed \$21M, Funded Complete Dredging: 2016</p>	<p>DEP Environmental Dredging and Wetland Planting 17.5 acres, 91,600 cubic yards of material to be removed \$38.8M, Funded Complete Dredging and Planting: 2019</p>	<p>NYS DOT Wetland 2.5 acres Completed in 2008</p>
<p>USACE/DEP Feasibility Study 32 acres \$2.9M for study, Funded; Implementation, Unfunded Complete Study: 2016; Complete Dredging: TBD</p>	<p>Con Edison Creek Remediation 0.4 acres, 2,500 cubic yards of material to be removed Complete Dredging: 2016</p>	<p>BOA Study Area</p>

© Orthophoto Base Map Copyrighted by the New York City Department of Information Technology and Telecommunications. All rights reserved
NYC Department of City Planning - Queens Office

Flushing Bay & Creek

- NYS DEC has approved NYC DEP’s long-term control plans for Flushing Bay and Creek, and DEP is implementing measures, such as bioswales, to reduce CSO flows.
- DEP will dredge approximately 17 acres of Flushing Bay by 2019. Wetlands would also be constructed in this area and would be completed by 2021
- Further remediation measures for the creek will be studied by DCP as part of a \$95,000 grant from NYS Local Waterfront Revitalization Program’s Environmental Protection Fund



Image: NYC DCP

- **Revitalize** long-underutilized waterfront sites with a mix of uses that enhances setting
- **Encourage walkability** by extending the downtown street and sidewalk grid to the waterfront, and create opportunities for **new shorefront open space**
- Identify strategies to **improve area environmental** conditions, including flood resiliency, in order to support **quality of life** needs and future growth

- **Close collaboration** among the FWCLDC, City and State agencies, and community stakeholders, including elected officials, property owners, residents, civic and non-profit groups.
- **Community engagement through** one-on-one meetings, small group meetings, town halls, open houses and workshops from fall 2011 to spring 2016.
- Total of 5 stakeholder meetings & 10 public meetings/events throughout the BOA process in a variety of community venues, including the YMCA, Flushing Town Hall & St. George's Church among others.

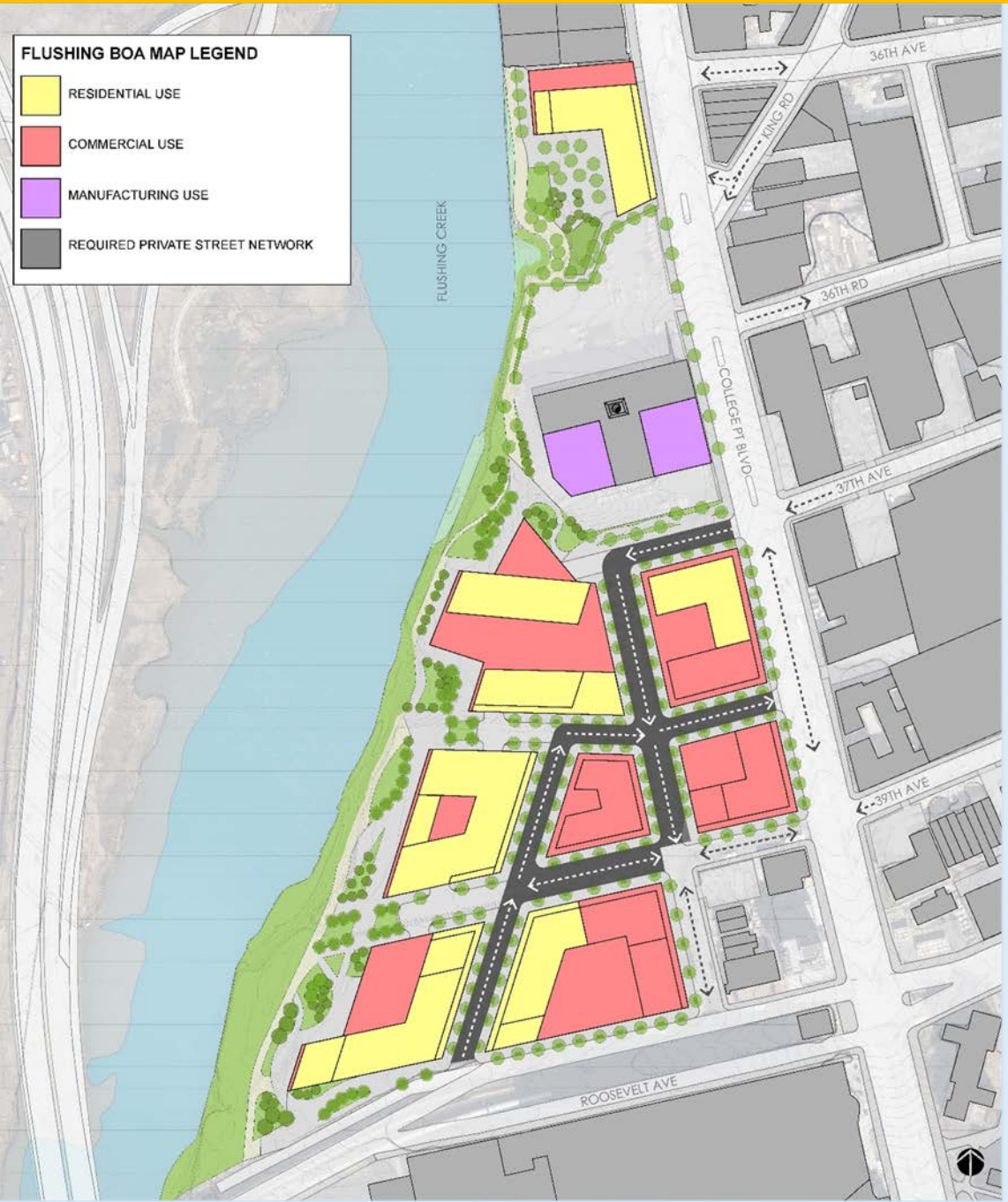


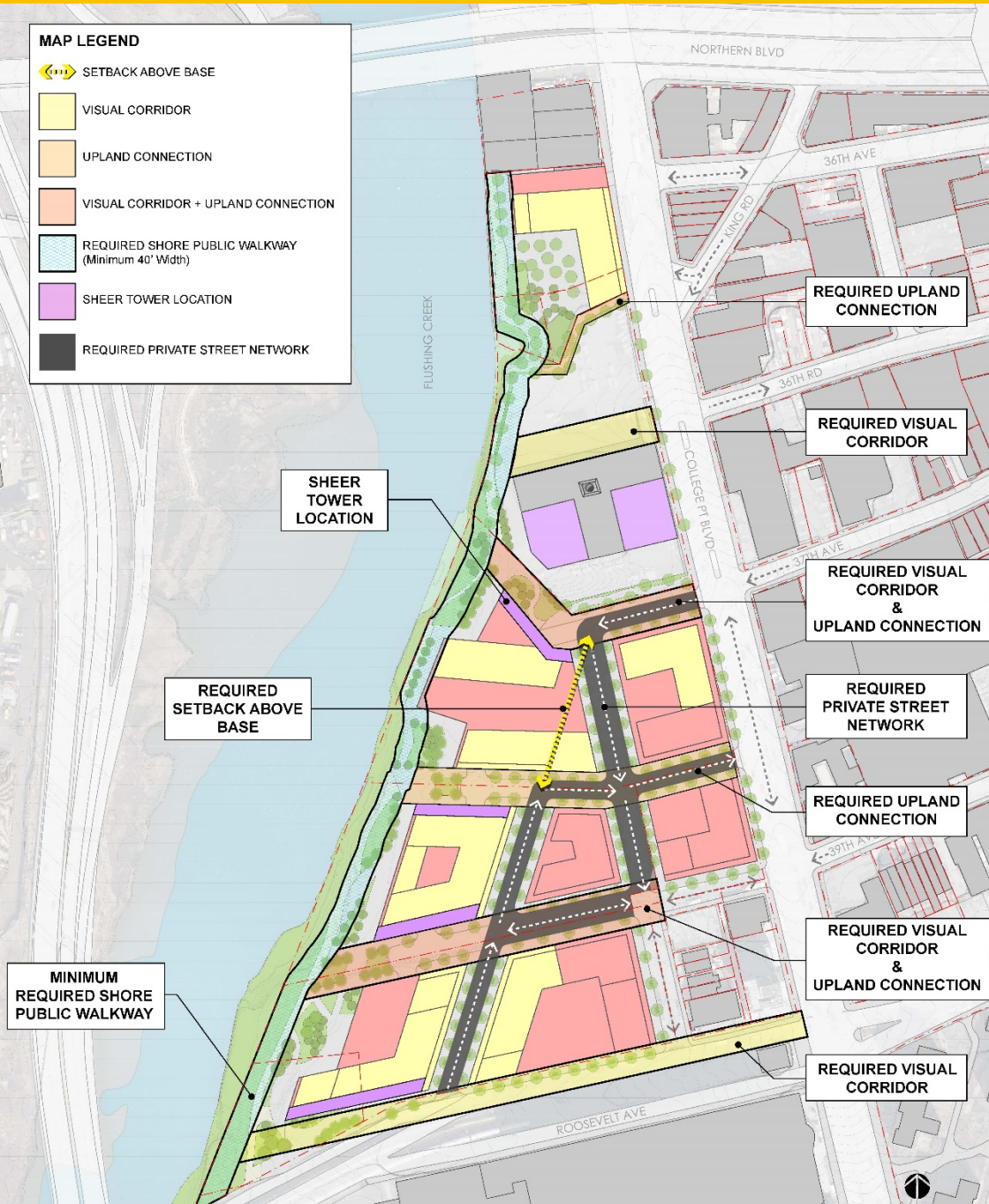
BOA focus area

- BOA report focuses its recommendations on the area west of College Point Blvd between 36th and Roosevelt Aves.
- Seeks to guide mixed-use redevelopment of the waterfront sites with an expanded street network that will connect to existing grid but will be privately maintained.

FLUSHING BOA MAP LEGEND

- RESIDENTIAL USE
- COMMERCIAL USE
- MANUFACTURING USE
- REQUIRED PRIVATE STREET NETWORK



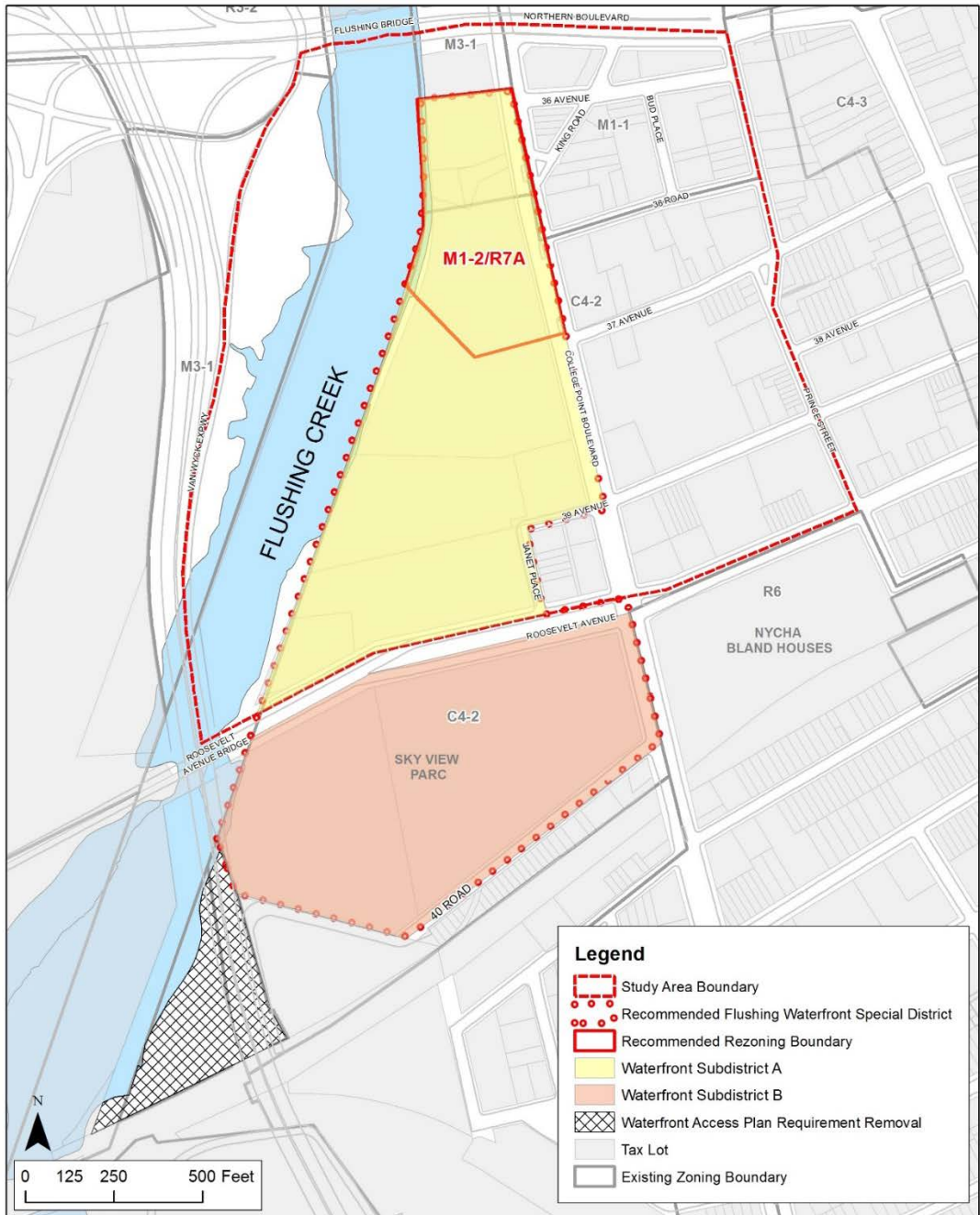


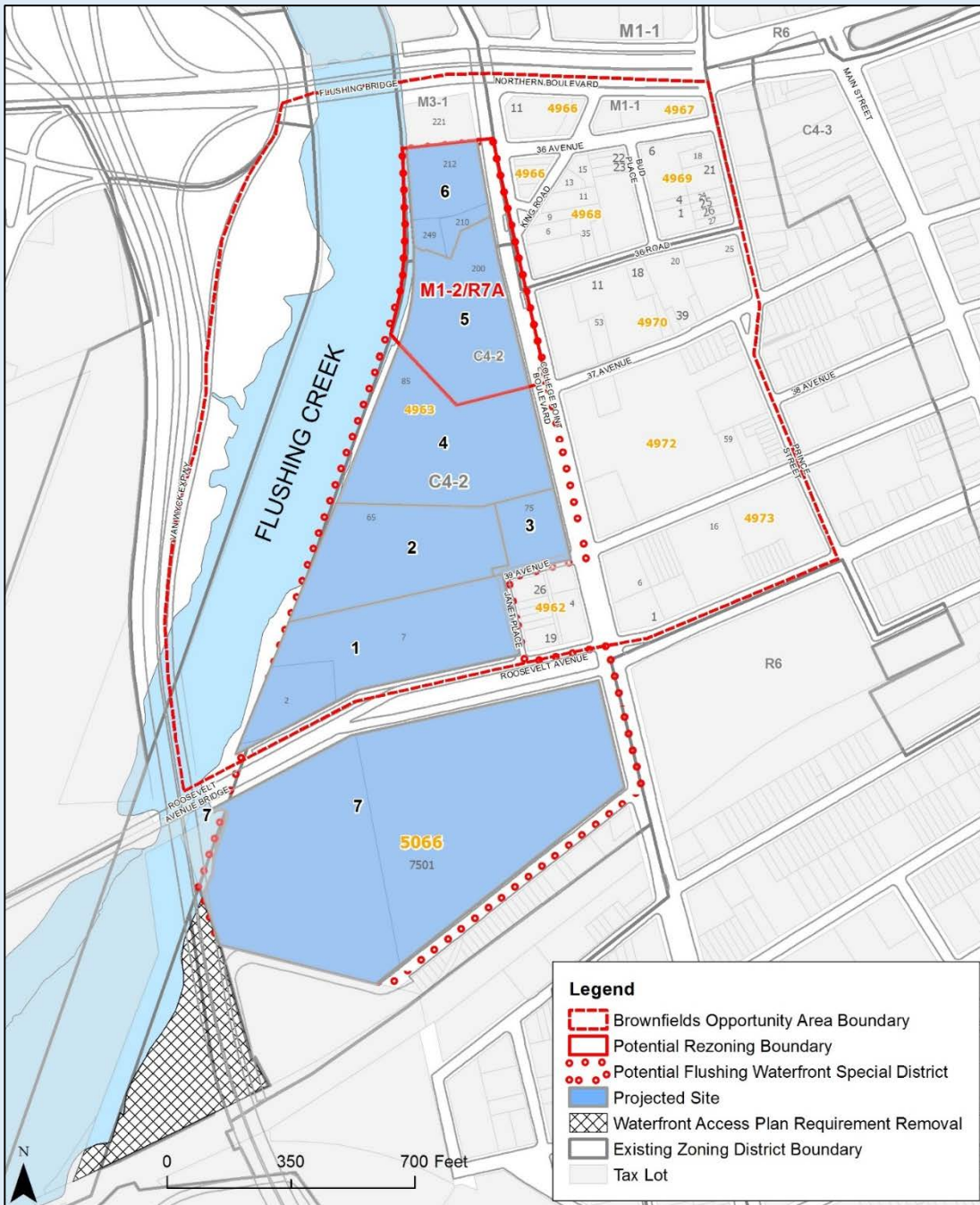
Expand and improve public access areas

- Require revised public waterfront access areas and a private street network vetted with NYC DOT & waterfront property owners.
- Increase width of public walkways and extend required improvements up to 36th Ave.

Potential Zoning Map & Text Changes

- BOA report recommends zoning text and map changes that could establish a Special Flushing Waterfront District on a 12-acre area along Flushing Creek that would replace the existing Waterfront Access Plan (WAP).
- Zoning map changes between 37th Ave and 36th Ave could extend public access and improve development outcomes along the waterfront.

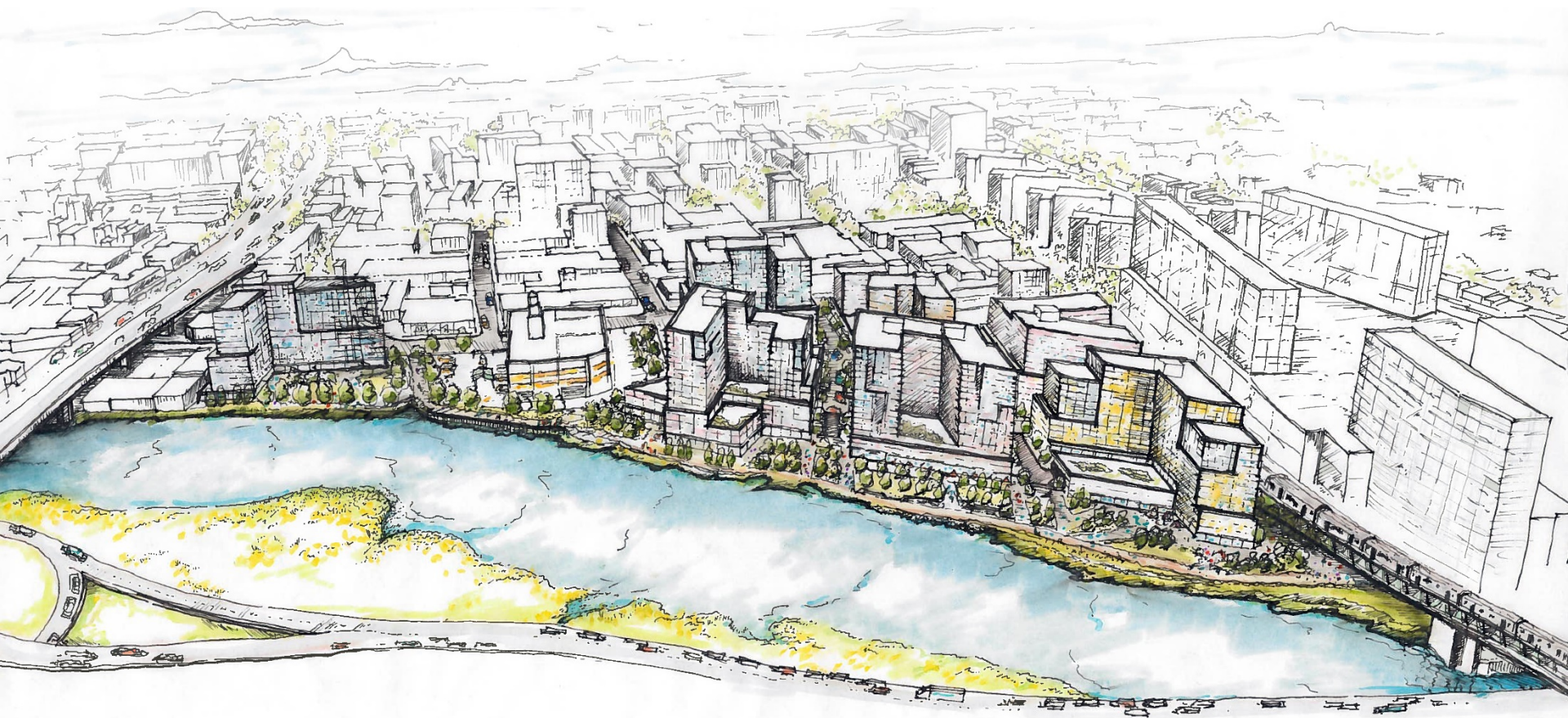




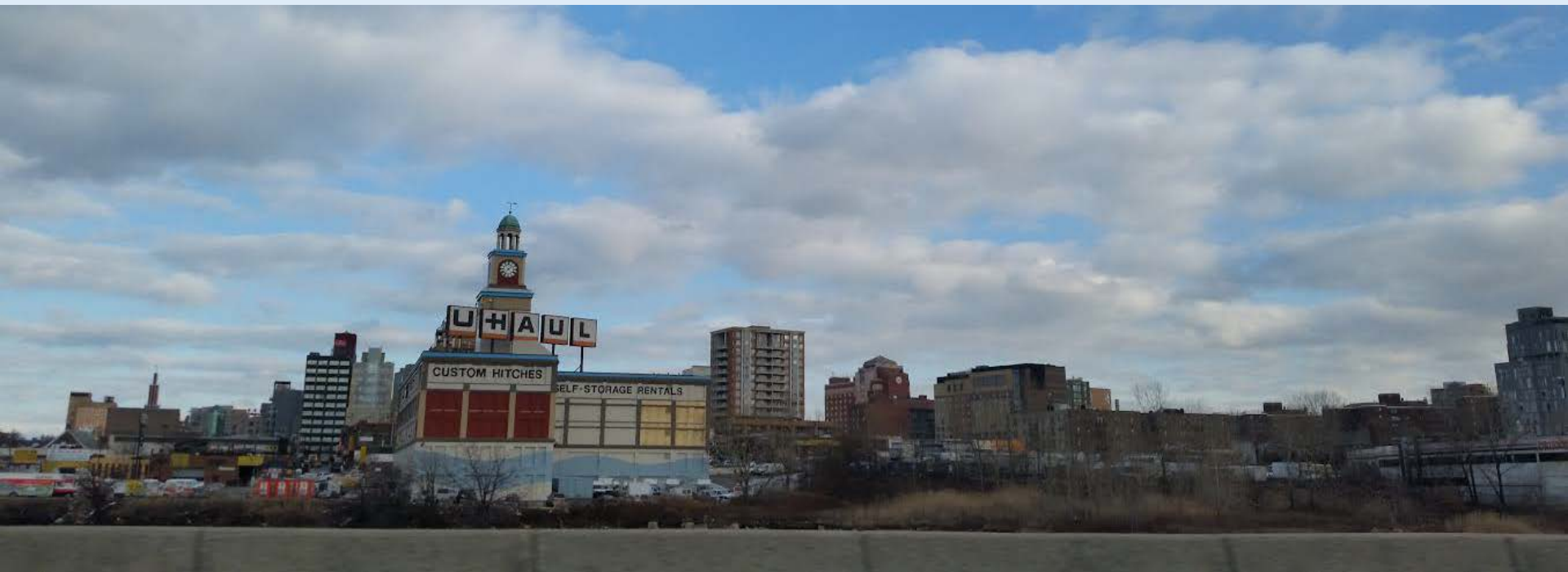
Updated Analysis

- An Environmental Assessment Report (EAR) has been prepared that analyzes the report's land use recommendations
- Includes 7 projected sites on the waterfront
- Estimate of 10-year future development potential*:
 - 1,394 Residential Units
 - 26,465 sf Community Facility Space
 - 1,262,725 sf Commercial Space
 - 181,206 sf Warehouse Space.
- Amount of Change from Existing Zoning's Development Potential:
 - + 222 Residential Units
 - + 56-67 Permanently Affordable Units
 - + 59,684 sf Commercial Space

*Excludes Existing Development at Skyview Parc



- Flushing Waterfront Revitalization BOA Plan completed by mid-May
- Environmental Assessment Report “EAR” completed by mid-May
- Coordination to implement land use recommendations in upcoming months
- FWC LDC to seek BOA Designation by NYS DOS in upcoming months



- Creates a framework to assist property owners with soil contamination on brownfield sites.
- Brownfield Cleanup Program (BCP) provide increased tax credits for site remediation within BOA designated areas, if new development conforms to BOA Plan.
- Facilitates redevelopment on strategic, but underutilized sites that aligns with community goals and vision.
- On the Flushing waterfront it could provide extensive new shorefront public access and open spaces and a new, vibrant mixed-use neighborhood served by its own street network to minimize adding traffic congestion on nearby primary streets.

