



CITY PLANNING COMMISSION

August 21, 2013, Calendar No. 29

M 080221(A) MMQ

IN THE MATTER OF a resolution adopted by the City Planning Commission on September 24, 2008 (Calendar No. 12) approving an application (C 080221 MMQ) for an amendment to the City Map involving, *inter alia*, the elimination of streets within an area bounded by 126th Street, Northern Boulevard, Van Wyck Expressway Extension and Roosevelt Avenue, in accordance with Map Nos. 5000A, 5000B, 5001 and 5002, dated March 13, 2013, and signed by the Borough President.

WHEREAS, at its meeting on September 24 2008, in order to facilitate the redevelopment of an approximately 61-acre area of the Willets Point peninsula, the City Planning Commission (the “Commission”) adopted resolutions which approved several actions including an amendment to the City Map (C 080221 MMQ, Cal. No. 12), shown on Map Nos. 5000, 5001 and 5002 eliminating streets within an area bounded by 126th Street, Northern Boulevard, Van Wyck Expressway Extension and Roosevelt Avenue; and

WHEREAS, at its meeting on November 13, 2008, the City Council subsequently approved the City Map amendment (Resolution No. 1687); and

WHEREAS, subsequent to the City Council approval, the applicants determined that a change to the project staging was required to better facilitate redevelopment goals necessitating a modification to previously approved Map Nos. 5000, 5001 and 5002 by modifying the sequence in which streets would be eliminated, discontinued and closed; and

WHEREAS, the applicants filed an application on February 26, 2013 requesting a modification to the approved City Map amendment (C 080221 MMQ) by dividing Map No. 5000 into two separate maps and modifying Map Nos. 5001 and 5002 to reflect the elimination of 126th Place and a portion of 35th Avenue previously shown on Map No. 5000; and

WHEREAS, the proposed application does not alter the scope of previously approved application (C 080221 MMQ) as the same streets will be eliminated once all maps are filed; and

WHEREAS, the Borough President of Queens has reviewed and submitted to the Department of City Planning Map Nos. 5000A, 5000B, 5001 and 5002, dated March 13, 2013 to reflect the subject modification; and

WHEREAS, the Borough President of Queens has also submitted to the Department technical language describing the discontinuance and closing for modified Map Nos. 5000A, 5000B, 5001 and 5002; and

WHEREAS, the City Planning Commission may adopt a resolution approving the revised maps without review pursuant to the Uniform Land Use Review Procedure (ULURP), since it relates to a

minor modification to a previous approval; and

WHEREAS, the revised maps will have no new or different effects on the environment beyond those considered in CEQR 07DME014Q; and

NOW THEREFORE, the Commission adopts the following resolution:

RESOLVED, by the City Planning Commission, that based on the considerations described in this report, the revised Maps Nos. 5000A, 5000B, 5001 and 5002 dated March 13, 2013, and signed by the Borough President, are hereby approved; and be it further

RESOLVED that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that with respect to all streets shown discontinued and closed that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

RESOLVED that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map Nos. 5000A, 5000B, 5001 and 5002 dated March 13, 2013, providing for the discontinuance and closing of streets within an area bounded by 126th Street, Northern Boulevard, Van Wyck Expressway Extension and Roosevelt Avenue and more particularly described as follows:

STREETS TO BE DISCONTINUED AND CLOSED
AS SHOWN ON ALTERATION MAP NO. 5000A
REVISED SEPTEMBER 17, 2008 and March 13, 2013

PARCEL 1

Beginning at a point on the southwesterly line of 127th Street, said point being distant 200.00 feet from the corner formed by the intersection of the southeasterly line of 35th Avenue and the southwesterly line of 127th Street, as said streets are shown on the Alteration Map No. 5000A revised September 17, 2008 and March 13, 2013;

No. 1 Running thence southeasterly along the southwesterly line of 127th Street, for 60.00 feet to the former southeasterly line of 36th Avenue, discontinued and closed;

No. 2 Thence southwesterly along the former southeasterly line of 36th Avenue, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 505.00 feet to the southwesterly terminus line of 36th Avenue;

No. 3 Thence northwesterly along the southwesterly terminus line of 36th Avenue, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 60.00 feet to the former northwesterly line of 36th Avenue, discontinued and closed;

No. 4 Thence northeasterly along the former northwesterly line of 36th Avenue, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 505.00 feet to the southwesterly line of 127th Street, the point or place of beginning.

Said street land to be discontinued and closed contains an area of 30,300.00 square feet, more or less.

PARCEL 2

Beginning at a point on the southwesterly line of 127th Street, said point being distant 460.00 feet from the corner formed by the intersection of the southeasterly line of 35th Avenue and the southwesterly line of 127th Street, as said streets are shown on Alteration Map No. 5000A revised September 17, 2008 and March 13, 2013;

No. 1 Running thence southeasterly along the southwesterly line of 127th Street, for 60.00 feet to the former southeasterly line of 37th Avenue, discontinued and closed;

No. 2 Thence southwesterly along the former southeasterly line of 37th Avenue, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 645.00 feet to the northeasterly line of 126th Street;

No. 3 Thence northwesterly along the northeasterly line of 126th Street, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 60.00 feet to the former northwesterly line of 37th Avenue, discontinued and closed;

No. 4 Thence northeasterly along the former northwesterly line of 37th Avenue, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 645.00 feet to the southwesterly line of 127th Street, the point or place of beginning.

Said street land to be discontinued and closed contains an area of 38,700.00 square feet, more or less.

PARCEL 3

Beginning at a point on the westerly line of Willets Point Boulevard, said point being distant 132.15 feet from the corner formed by the intersection of the westerly line of Willets Point Boulevard and the southwesterly line of 127th Street, as said streets are shown on Alteration Map No. 5000A revised September 17, 2008 and March 13, 2013;

No. 1 Running thence easterly along the southerly terminus line of Willets Point Boulevard, for 80.00 feet to the easterly line of Willets Point Boulevard;

No. 2 Thence southerly along the former easterly line of Willets Point Boulevard, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 910.00 feet to the northwesterly line of Roosevelt Avenue;

No. 3 Thence southwesterly along the northwesterly line of Roosevelt Avenue, forming an interior angle of 131 degrees 21 minutes 42 seconds with the last mentioned course, for 16.39 feet to the northeasterly line of 126th Street;

No. 4 Thence northwesterly along the northeasterly line of 126th Street, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 102.45 feet to the former westerly line of Willets Point Boulevard, discontinued and closed;

No. 5 Thence northerly along the former westerly line of Willets Point Boulevard, discontinued and closed, forming an interior angle of 138 degrees 38 minutes 18 seconds with the last mentioned course, for 843.93 feet to the southerly terminus line of Willets Point Boulevard, the point or place of beginning.

Said street land to be discontinued and closed contains an area of 70,997 square feet, more or less.

PARCEL 4

Beginning at a point on the northeasterly line of 126th Street, said point being distant 510.00 feet from the corner formed by the intersection of the southeasterly line of 36th Avenue and the northeasterly line of 126th Street, as said streets are shown on Alteration Map No. 5000A revised September 17, 2008, and March 13, 2013;

No. 1 Running thence northeasterly along the former northwesterly line of 38th Avenue, discontinued and closed, for 455.67 feet to the former westerly line of Willets Point Boulevard, discontinued and closed;

No. 2 Thence southerly along the prolongation of the former westerly line of Willets Point

Boulevard, discontinued and closed, forming an interior angle of 48 degrees 38 minutes 18 seconds with the last mentioned course, for 79.94 feet to the southeasterly line of 38th Avenue, discontinued and closed;

No. 3 Thence southwesterly along the southeasterly line of 38th Avenue, discontinued and closed, forming an interior angle of 131 degrees 21 minutes 42 seconds with the last mentioned course, for 402.84 feet to the northeasterly line of 126th Street;

No. 4 Thence northwesterly along the northeasterly line of 126th Street, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 60.00 feet to the former northwesterly line of 38th Avenue, discontinued and closed, the point or place of beginning.

Said street land to be discontinued and closed contains an area of 25,755 square feet, more or less.

PARCEL 5

Beginning at a point on the northeasterly line of 126th Street, said point being distant 250 feet from the corner formed by the intersection of the northwesterly line of Roosevelt Avenue and the northeasterly line of 126th Street, as said streets are shown on Alteration Map No. 5000A revised September 17, 2008 and March 13, 2013;

No. 1 Running thence northeasterly along the former southeasterly line of 39th Avenue, discontinued and closed, for 129.91 feet to the former westerly line of Willets Point Boulevard, discontinued and closed;

No. 2 Thence northerly along the prolongation of the former westerly line of Willets Point Boulevard, discontinued and closed, forming an interior angle of 131 degrees 21 minutes 42 seconds with the last mentioned course, for 79.94 feet to the former northwesterly line of 39th Avenue, discontinued and closed;

No. 3 Thence southwesterly along the former northwesterly line of 39th Avenue, discontinued and closed, forming an interior angle of 48 degrees 38 minutes 18 seconds with the last mentioned course, for 182.73 feet to the northeasterly line of 126th Street;

No. 4 Thence northwesterly along the northeasterly line of 126th Street, forming an interior angle

of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 60.00 feet to the former southeasterly line of 39th Avenue, discontinued and closed, the point or place of beginning.

Said street land to be discontinued and closed contains an area of 9,379 square feet, more or less.

STREETS TO BE DISCONTINUED AND CLOSED
AS SHOWN ON ALTERATION MAP NO. 5000B
REVISED SEPTEMBER 17, 2008 and March 13, 2013

Beginning at a point on the northeasterly line of 126th Street, said point being distant 200 feet from the corner formed by the southeasterly line of 35th Avenue and the northeasterly line of 126th Street, as said streets are shown on Alteration Map No. 5000B revised September 17, 2008 and March 13, 2013;

No. 1 Running thence southeasterly along the northeasterly line of 126th Street, for 60.00 feet to the former southeasterly line of 36th Avenue, discontinued and closed;

No. 2 Thence northeasterly along the former southeasterly line of 36th Avenue, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 140.00 feet to the former northeasterly terminus line of 36th Avenue, discontinued and closed;

No. 3 Thence northwesterly along the former northeasterly terminus line of 36th Avenue, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 60.00 feet to the former northwesterly line of 36th Avenue, discontinued and closed;

No. 4 Thence southwesterly along the former northwesterly line of 36th Avenue, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 140.00 feet to the northeasterly line of 126th Street, the point or place of beginning.

Said street land to be discontinued and closed contains an area of 8,400 square feet, more or less.

STREETS TO BE DISCONTINUED AND CLOSED
AS SHOWN ON ALTERATION MAP NO. 50001
REVISED SEPTEMBER 17, 2008 and March 13, 2013

PARCEL 1

Beginning at a point on the southeasterly line of Northern Boulevard, said point being distant 205.94 feet from the corner formed by the intersection of the southeasterly line of Northern Boulevard and the northeasterly line of 127th Street, as said streets are shown on Alteration Map No 5001 revised September 17, 2008 and March 13, 2013;

No. 1 Running thence northeasterly along the southeasterly line of Northern Boulevard, on the arc of a circle, curving to the right, the radius of which is 1751.800 feet, for 60.01 feet to the former northeasterly line of 127th Place, discontinued and closed;

No. 2 Thence southeasterly along the former northeasterly line of 127th Place, discontinued and closed, forming an interior angle of 90 degrees 12 minutes 34 seconds with the tangent of the last mentioned course, for 460.12 feet to the northwesterly line of 34th Avenue;

No. 3 Thence southwesterly along the northwesterly line of 34th Avenue, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 60.00 feet to the former southwesterly line of 127th Place, discontinued and closed;

No. 4 Thence northwesterly along the former southwesterly line of 127th Place, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 459.31 feet to the southwesterly line of Northern Boulevard, the point or place of beginning.

Said street land to be discontinued and closed contains an area of 27,593 square feet, more or less.

PARCEL 2

Beginning at a point on the northeasterly line of 127th Street, said point being distant 200.00 feet from the corner formed by the intersection of the southeasterly line of 34th Avenue and the northeasterly line of 127th Street, as said streets are shown on Alteration Map No. 5001 revised September 17, 2008 and March 13, 2013;

No. 1 Running thence northeasterly along the former northwesterly line of 35th Avenue, discontinued and closed, for 471.43 feet to the westerly line of Willets Point Boulevard;

No. 2 Thence southerly along the westerly line of Willets Point Boulevard, forming an interior

angle of 48 degrees 38 minutes 18 seconds with the last mentioned course, for 79.94 feet to the former southeasterly line of 35th Avenue, discontinued and closed;

No. 3 Thence southwesterly along the former southeasterly line of 35th Avenue, discontinued and closed, forming an interior angle of 131 degrees 21 minutes 42 seconds with the last mentioned course, for 418.60 feet to the northeasterly line of 127th Street;

No. 4 Thence northwesterly along the northeasterly line of 127th Street, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 60.00 feet to the former northeasterly line of 35th Avenue, discontinued and closed, the point or place of beginning.

Said street land to be discontinued and closed contains an area of 26,701 square feet, more or less.

PARCEL 3

Beginning at a point on the southwesterly line of 127th Street, said point being distant 200 feet from the corner formed by the intersection of the southeasterly line of 34th Avenue and the southwesterly line of 127th Street, as said streets are shown on Alteration Map No. 5001 revised September 17, 2008 and March 13, 2013;

No. 1 Running thence southeasterly along the southwesterly line of 127th Street, for 60.00 feet to the former southeasterly line of 35th Avenue, discontinued and closed;

No. 2 Thence southwesterly along the former southeasterly line of 35th Avenue, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 645.00 feet to the northeasterly line of 126th Street;

No. 3 Thence northwesterly along the northeasterly line of 126th Street, forming an interior angle of 90 degrees 00 minutes 00 second with the last mentioned course, for 60.00 feet to the former northwesterly line of 35th Avenue, discontinued and closed;

No. 4 Thence northeasterly along the former northwesterly line of 35th Avenue, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 645.00 feet to the southwesterly line of 127th Street, the point or place of beginning.

Said street land to be discontinued and closed contains an area of 38,700 square feet, more or less.

PARCEL 4

Beginning at a point on the northeasterly line of 127th Street, said point being distant 200 feet from the corner formed by the intersection of the southwesterly line of Willets Point Boulevard and the northeasterly line of 127th Street, as said streets are shown on Alteration Map No. 5001 revised September 17, 2008 and March 13, 2013;

No. 1 Running thence northeasterly along the former northeasterly line of 36th Avenue, discontinued and closed, for 189.69 feet to the westerly line of Willets Point Boulevard;

No. 2 Thence northerly along the westerly line of Willets Point Boulevard, forming an interior angle of 131 degrees 21 minutes 42 seconds with the last mentioned course, for 79.94 feet to the former northwesterly line of 36th Avenue, discontinued and closed;

No. 3 Thence southwesterly along the former northwesterly line of 36th Avenue, discontinued and closed, forming an interior angle of 48 degrees 38 minutes 18 seconds with the last mentioned course, for 242.51 feet to the northeasterly line of 127th Street;

No. 4 Thence southeasterly along the northeasterly line of 127th Street, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 60.00 feet to the former northeasterly line of 36th Avenue, discontinued and closed, the point or place of beginning.

Said street land to be discontinued and closed contains an area of 12,966 square feet, more or less.

PARCEL 5

Beginning at a point on the southeasterly line of Northern Boulevard, said point being distant 211.66 feet from the corner formed by the intersection of the southeasterly line of Northern Boulevard and the southwesterly line of 127th Street, as said streets are shown on Alteration Map No. 5001 revised September 17, 2008 and March 13, 2013;

No. 1. Running thence southeasterly along the former northeasterly line of 126th Place, discontinued and closed, for 376.89 feet to the northwesterly line of 34th Avenue;

No. 2 Thence southwesterly along the northwesterly line of 34th Avenue, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 60.00 feet to the former southwesterly line of 126th Place, discontinued and closed;

No. 3 Thence northwesterly along the former southwesterly line of 126th Place, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 357.07 feet to the southeasterly line of Northern Boulevard;

No. 4 Thence northeasterly along the southeasterly line of Northern Boulevard, forming an interior angle 108 degrees 23 minutes 00 seconds with the last mentioned course, for 43.32 feet to a

point;

No. 5 Thence continuing northeasterly along the southeasterly line of Northern Boulevard, on the arc of a circle, curving to the right, the radius of which is 1751.800 feet, tangent with the last mentioned course, for 19.85 feet to the former northeasterly line of 126th Place, discontinued and closed, the point or place of beginning.

Said street land to be discontinued and closed contains an area of 22,021 square feet, more or less.

STREETS TO BE DISCONTINUED AND CLOSED
AS SHOWN ON ALTERATION MAP NO. 50002
REVISED SEPTEMBER 17, 2008 and March 13, 2013

PARCEL 1

Beginning at a point on the northeasterly line of 126th Street, said point being distant 230.78 feet from the corner formed by the intersection of the southeasterly line of Northern Boulevard and the northeasterly line of 126th Street, as said streets are shown on Alteration Map No. 5002 revised September 17, 2008 and March 13, 2013;

No. 1 Running thence northeasterly along the former northwesterly line of 34th Avenue, discontinued and closed, for 645.00 feet to the former southwesterly line of 127th Street, discontinued and closed;

No. 2 Thence southeasterly along the prolongation of the former southwesterly line of 127th Street, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 60.00 feet to the southeasterly line of 34th Avenue, discontinued and closed;

No. 3 Thence southwesterly along the former southeasterly line of 34th Avenue, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 645.00 feet to the northeasterly line of 126th Street;

No. 4 Thence northwesterly along the northeasterly line of 126th Street, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 60.00 feet to the former northwesterly line of 34th Avenue, discontinued and closed, the point or place of beginning.

Said street land to be discontinued and closed contains an area of 38,700 square feet, more or less.

PARCEL 2

Beginning at a point on the northeasterly line of 127th Street, said point being the following three courses and distances from the corner formed by the intersection of the southeasterly line of Northern Boulevard and the northeasterly line of 126th Street, as said streets are shown on Alteration Map No. 5002 revised September 17, 2008 and March 13, 2013:

- 1) 443.76 feet northeasterly along the southeasterly line of Northern Boulevard;
- 2) 302.52 feet continuing northeasterly along the southeasterly line of Northern Boulevard, on the arc of a circle, curving to the right, the radius of which is 1751.800 feet, tangent to the last mentioned course;
- 3) 440.94 feet southeasterly along the former northeasterly line of 127th Street discontinued and closed;

No. 1 Thence northeasterly along the former northwesterly line of 34th Avenue, discontinued and closed, for 695.53 feet to the former westerly line of Willets Point Boulevard, discontinued and closed;

No. 2 Thence southerly along the prolongation of the former westerly line of Willets Point Boulevard, discontinued and closed, forming an interior angle of 51 degrees 19 minutes 43 seconds with the last mentioned course, for 76.85 feet to the former southeasterly line of 34th Avenue, discontinued and closed;

No. 3 Thence southwesterly along the former southeasterly line of 34th Avenue, discontinued and closed, forming an interior angle of 128 degrees 40 minutes 17 seconds with the last mentioned course, for 647.51 feet to the former northeasterly line of 127th Street, discontinued and closed;

No. 4 Thence northwesterly along the prolongation of the former northeasterly line of 127th Street, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 60.00 feet to the former northwesterly line of 34th Avenue, discontinued and closed, the point or place of beginning.

Said street land to be discontinued and closed contains an area of 40,291 square feet, more or less.

PARCEL 3

Beginning at a point of compound curvature on the southeasterly line of Northern Boulevard, said point being the following two courses and distances from the corner formed by the intersection of the southeasterly line of Northern Boulevard and the northeasterly line of 126th Street, as said streets are shown on Alteration Map No. 5002, revised September 17, 2008 and March 13, 2013:

- 1) 443.76 feet northeasterly along the southeasterly line of Northern Boulevard;
- 2) 852.00 feet continuing northeasterly along the southeasterly line of Northern Boulevard, on the arc of a circle, curving to the right, the radius of which is 1751.800 feet, tangent to the last mentioned course;

No. 1 Running thence northeasterly, easterly, southeasterly along the former westerly line of Willets Point Boulevard, discontinued and closed, on the arc of a circle, curving to the right, the radius of which is 253.000 feet, for 356.91 feet to a point of compound curvature;

No. 2 Thence southeasterly, southerly along the former westerly line of Willets Point Boulevard, discontinued and closed, on the arc of a circle, curving to the right, the radius of which is 309.535 feet, tangent to the last mentioned course, for 199.11 feet to a point on the former northwesterly line of 34th Avenue, discontinued and closed;

No. 3 Thence southerly along the former westerly line of Willets Point Boulevard, discontinued and closed, forming an interior angle of 181 degrees 30 minutes 36.1 seconds with the tangent of the last mentioned course, for 76.85 feet to a point;

No. 4 Thence continuing southerly along the former westerly line of Willets Point Boulevard, discontinued and closed, forming an interior angle of 182 degrees 41 minutes 25 seconds with the last mentioned course, for 959.29 feet to the former northwesterly line of Willets Point Boulevard, discontinued and closed;

No. 5 Thence southwestery along the former northwesterly line of Willets Point Boulevard, discontinued and closed, forming an interior angle of 228 degrees 38 minutes 18 seconds with the last mentioned course, for 13.60 feet to a point on the former northeasterly line of 127th Street, discontinued and closed;

No. 6 Thence southeasterly along the prolongation of the former northeasterly line of 127th Street, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 15.45 feet to a point;

No. 7 Thence southerly along the prolongation of the former westerly line of Willets Point Boulevard, discontinued and closed, forming an interior angle of 221 degrees 21 minutes 42 seconds with the last mentioned course, for 238.08 feet to the former southerly terminus line of Willets Point

Boulevard, discontinued and closed;

No. 8 Thence easterly along the former southerly terminus line of Willets Point Boulevard, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 80.00 feet to the former easterly line of Willets Point Boulevard, discontinued and closed;

No. 9 Thence northerly along the former easterly line of Willets Point Boulevard, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 1335.65 feet to a point of curvature;

No. 10 Thence northerly, northeasterly, along the former easterly line of Willets Point Boulevard, discontinued and closed, along the arc of a circle, curving to the right, the radius of which is 300.000 feet, tangent to the last mentioned course, for 329.58 feet to the westerly line of the Van Wyck Expressway Extension;

No. 11 Thence northwesterly, westerly along the westerly line of the Van Wyck Expressway Extension, on the arc of a circle, curving to the left, the radius of which is 291.306 feet, the tangent of which forms an interior angle of 75 degrees 35 minutes 30.8 seconds with the tangent of the last mentioned course, for 347.87 feet to a point of compound curvature;

No. 12 Thence westerly, southwesterly, along the southeasterly line of Northern Boulevard, on the arc of a circle, curving to the left, the radius of which is 1751.800 feet, for 366.90 feet to a point of compound curvature, the point or place of beginning.

Said street land to be discontinued and closed contains an area of 203,076 square feet, more or less.

PARCEL 4

Beginning at a point on the southeasterly line of Northern Boulevard, said point being the following two courses and distances from the corner formed by the intersection of the southeasterly line of Northern Boulevard and the northeasterly line of 126th Street, as said streets are shown on Alteration Map No. 5002, revised September 17, 2008 and March 13, 2013:

- 1) 443.76 feet northeasterly along the southeasterly line of Northern Boulevard to a point of tangency;
- 2) 302.52 feet northeasterly, along the southeasterly line of Northern Boulevard, on the arc of a circle, curving to the right, the radius of which is 1751.800 feet, tangent to the last mentioned course;

No. 1 Thence southeasterly along the former northeasterly line of 127th Street, discontinued and

closed, for 1236.39 feet to a point;

No. 2 Thence southerly along the prolongation of the former westerly line of Willets Point Boulevard, discontinued and closed, forming an interior angle of 138 degrees 38 minutes 18 seconds with the last mentioned course, for 105.93 feet to the former southwesterly line of 127th Street, discontinued and closed;

No. 3 Thence northwesterly along the former southwesterly line of 127th Street, discontinued and closed, forming an interior angle of 41 degrees 21 minutes 42 seconds with the last mentioned course, for 1303.99 feet to the southeasterly line of Northern Boulevard;

No. 4 Thence northeasterly along the southeasterly line of Northern Boulevard, along the arc of a circle, curving to the right, the tangent of which forms an interior angle of 100 degrees 48 minutes 41 seconds with the last mentioned course, the radius of which is 1751.800 feet, for 71.01 to the former northeasterly line of 127th Street, discontinued and closed, the point or place of beginning.

Said street land to be discontinued and closed contains an area of 88,927 square feet, more or less; and be it further

RESOLVED that, all such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map Nos. 5000A, 5000B, 5001 and 5002 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code;
- b. The subject streets to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution (M 080221(A) MMQ), duly adopted by the City Planning Commission on August 21, 2013(Calendar No. 29), is filed with the Office of the Speaker, City Council and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

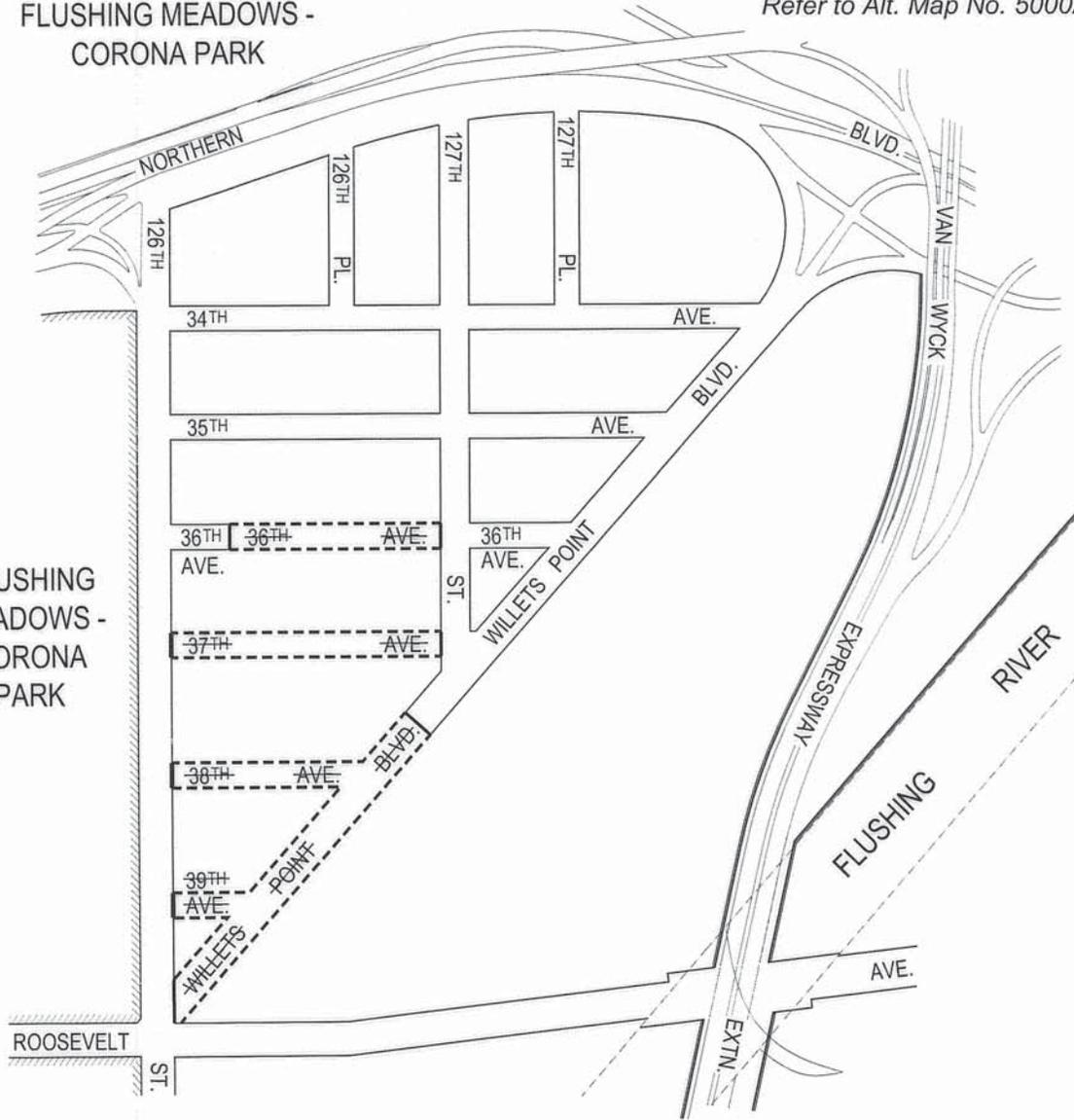
AMANDA M. BURDEN, FAICP, Chair
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
JOSEPH DOUEK, ANNA HAYES LEVIN, ORLANDO MARÍN, Commissioners

MICHELLE R. DE LA UZ, Commissioner Voted No

RICHARD W. EADDY, Commissioner Recused

FLUSHING MEADOWS -
CORONA PARK

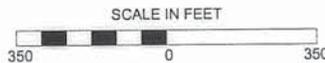
FLUSHING
MEADOWS -
CORONA
PARK



New York, Referral Date
MARCH 18, 2013

CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP
10a & 10b
BOROUGH OF
QUEENS

I. Sadko, P.E.
Chief Engineer

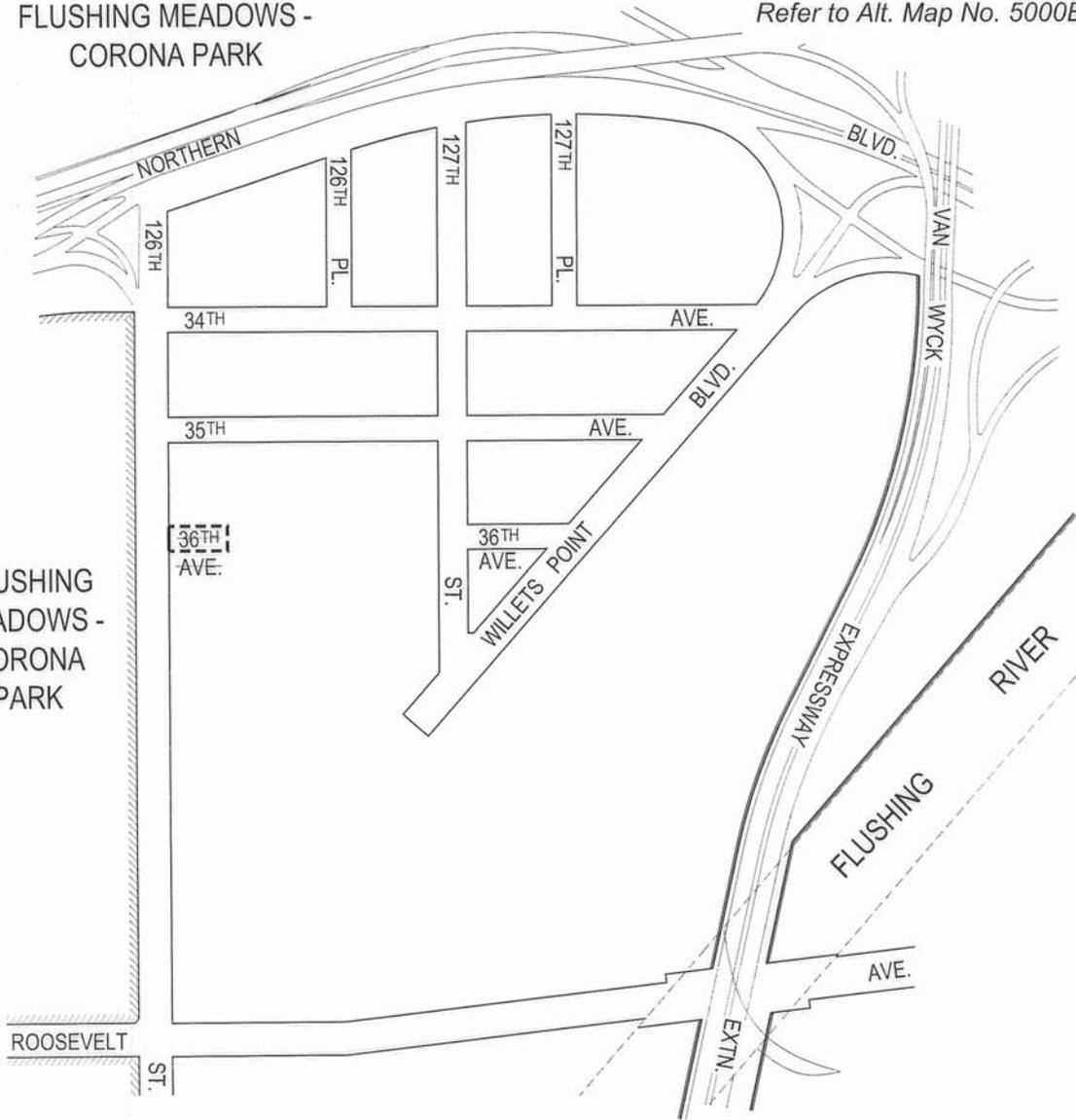


NOTE:

- Indicates line of street legally adopted.
- Indicates line of street proposed to be established.
- - - Indicates line of street proposed to be eliminated.
(Discontinuance and Closing is shown on Alt. Map No. 5000A).
- /// Indicates Park line heretofore established and hereby retained.

FLUSHING MEADOWS -
CORONA PARK

FLUSHING MEADOWS -
CORONA PARK



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
MAP CHANGE
 ON SECTIONAL MAP
10a & 10b
 BOROUGH OF
QUEENS

New York, Referral Date
MARCH 18, 2013

Irene Sadko

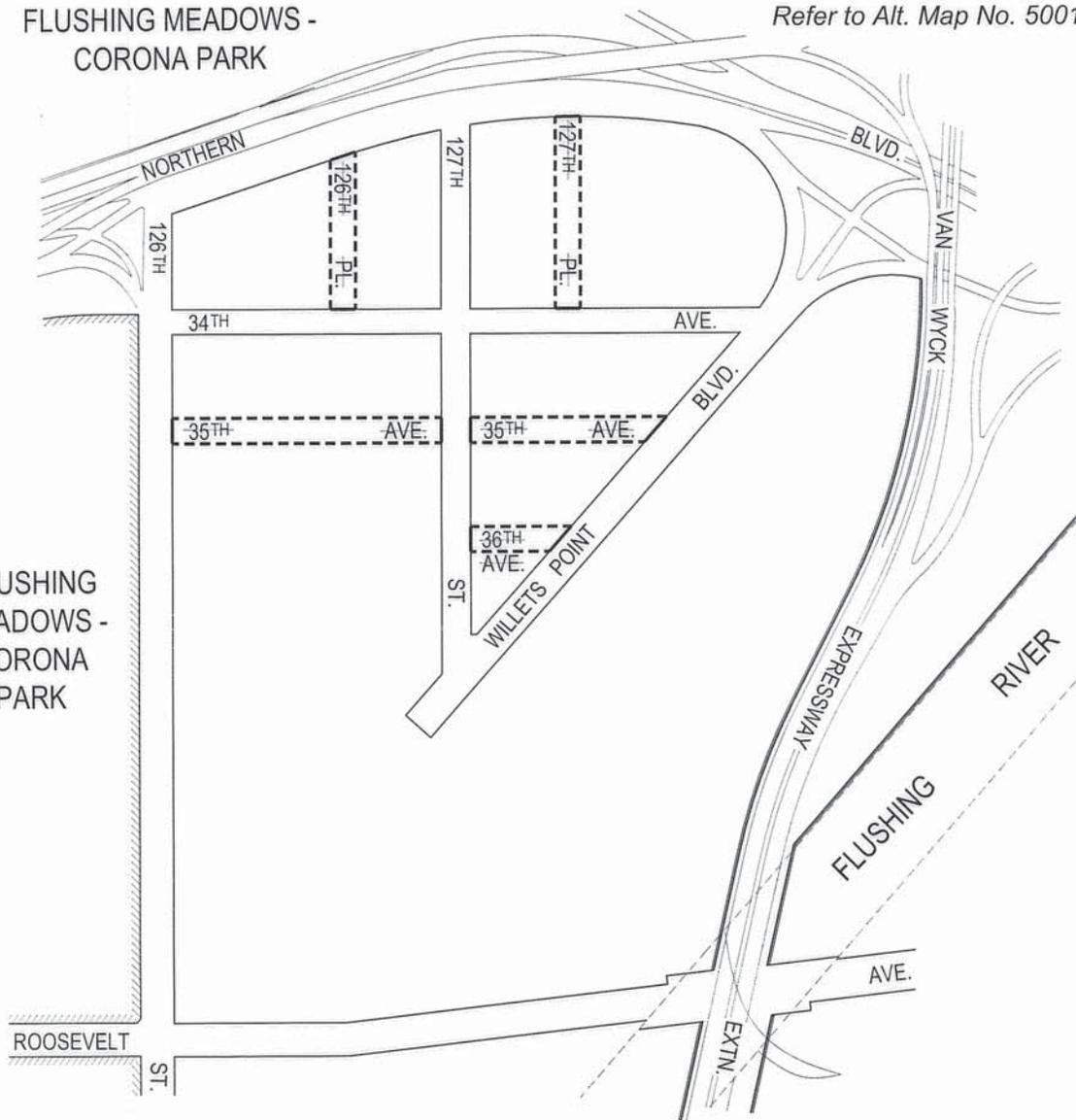
I. Sadko, P.E.
Chief Engineer



- NOTE:
- Indicates line of street legally adopted.
 - Indicates line of street proposed to be established.
 - - - Indicates line of street proposed to be eliminated.
(Discontinuance and Closing is shown on Alt. Map No. 5000B).
 - /// Indicates Park line heretofore established and hereby retained.

FLUSHING MEADOWS -
CORONA PARK

FLUSHING
MEADOWS -
CORONA
PARK

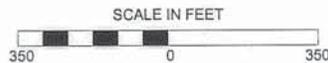


New York, Referral Date
MARCH 18, 2013

CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP
10a & 10b
BOROUGH OF
QUEENS

I. Sadko P.E.

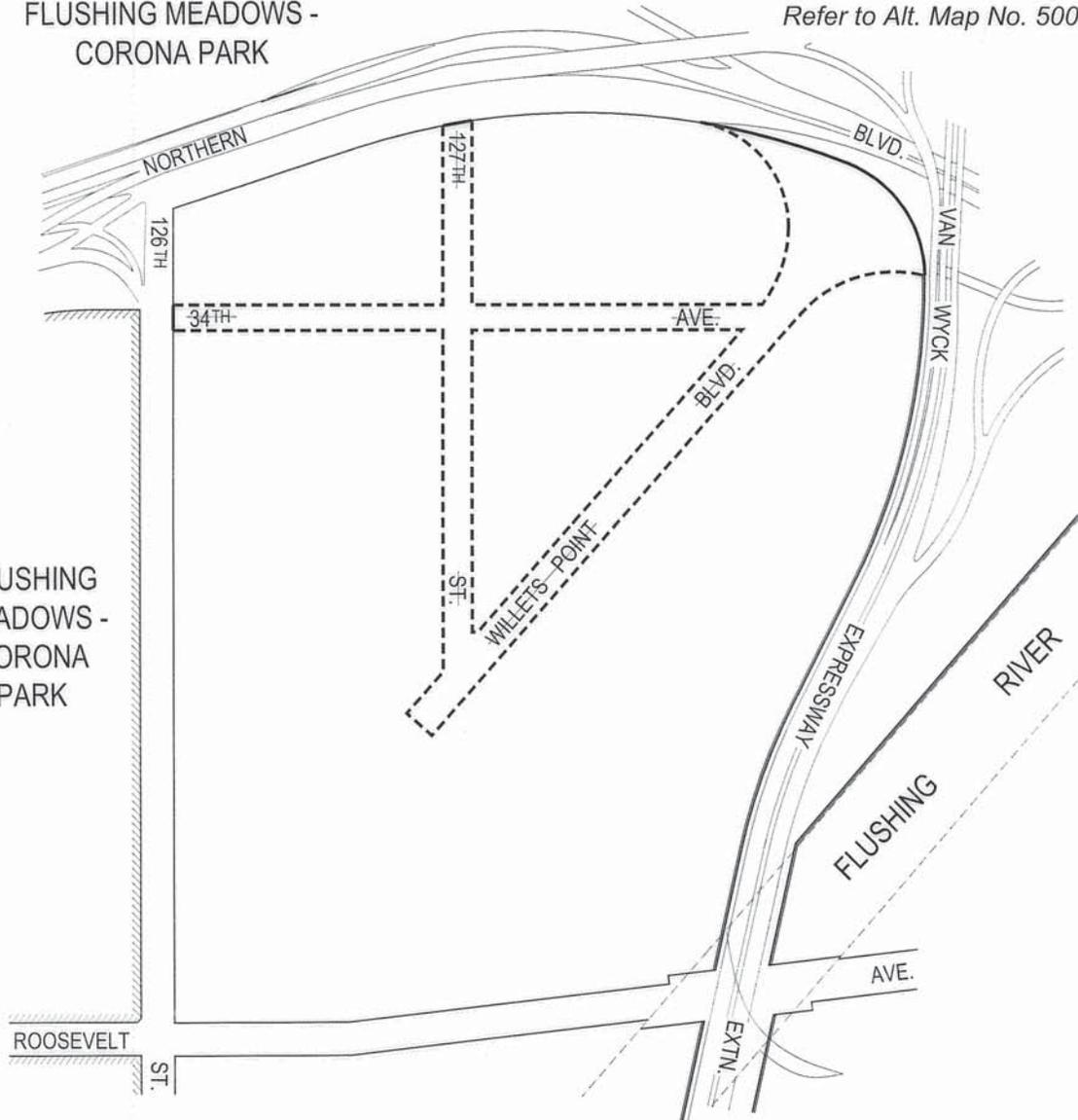
I. Sadko, P.E.
Chief Engineer



- NOTE:
- Indicates line of street legally adopted.
 - Indicates line of street proposed to be established.
 - - - Indicates line of street proposed to be eliminated.
(Discontinuance and Closing is shown on Alt. Map No. 5001).
 - /// Indicates Park line heretofore established and hereby retained.

FLUSHING MEADOWS -
CORONA PARK

FLUSHING
MEADOWS -
CORONA
PARK



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
MAP CHANGE
 ON SECTIONAL MAP
10a & 10b
 BOROUGH OF
QUEENS

New York, Referral Date
MARCH 18, 2013

I. Sadko P.E.

I. Sadko, P.E.
Chief Engineer



- NOTE:
- Indicates line of street legally adopted.
 - Indicates line of street proposed to be established.
 - - - Indicates line of street proposed to be eliminated.
(Discontinuance and Closing is shown on Alt. Map No. 5002).
 - /// Indicates Park line heretofore established and hereby retained.

Queens Borough President Recommendation

APPLICATION: ULURP# M080221 AMMQ

COMMUNITY BOARD: Q07

DOCKET DESCRIPTION

IN THE MATTER of an application submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter to modify streets on the City Map to facilitate a long term area wide Willets Point Redevelopment Plan: the elimination, discontinuance and closing of a portion of 36th Avenue and 37th Avenue, between 126th Street and 127th Street; and 38th Avenue and 39th Avenue, between 126th Street and Willets Point Boulevard; and a portion of Willets Point Boulevard from 126th Street to a point approximately 910 feet northerly therefrom and the adjustment of grades necessitated thereby; the elimination, discontinuance and closing of 36th Avenue between 126th Street and 127th Street and the adjustment of grades necessitated thereby; the elimination, discontinuance and closing of 126th Place and 127th Place, between Northern Boulevard and 34th Avenue; and 35th Avenue and 36th Avenue, between 127th Street and Willets Point Boulevard; and 35th Avenue, between 126th Street and 127th Street; and the adjustment of grades necessitated thereby; the elimination, discontinuance and closing of 127th Street, 34th Avenue and Willets Point Boulevard within an area generally bounded by Northern Boulevard, Van Wyck Expressway Extension, Roosevelt Avenue and 126th Street; and the adjustment of grades necessitated thereby, Zoning Map 10a and 10b within the Special Willets Point District, Borough of Queens. (Related Items: ULURP #N130220 ZRQ, #130222 ZSQ, #C130223 ZSQ, #C130224 ZSQ, #C130225 ZSQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on June 6, 2013 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were two (2) speakers in favor and twenty (20) speakers opposed to the application. The hearing was closed.

CONSIDERATION

Subsequent to review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is requesting for a minor modification to ULURP #M080221MMQ which approved changes to the City Map. This modification would permit changes to the staging of the discontinuance and closure of streets within the Special Willets Point District, to facilitate the Willets Point Development Project;
- A number of actions including creation of the Special Willets Point District and an urban renewal plan for the area were approved in 2008 to facilitate the Willets Point Development Plan. In 2012, the Queens Development Group ("QDG") – a joint venture between the Related Companies and Sterling Equities – who responded to a Request For Proposals (RFP) was selected by the City to redevelop the Willets Point area. In addition to development in the Willets Point Special District, the QDG proposal also includes development of a 1.4 million gross square foot entertainment and retail center on the surface parking area west of Citi Field ("Willets West");
- QDG proposes three stages of development (Phase 1A, Phase 1B and Phase 2) within the Special Willets Point District and Willets West. The applicant is responsible for and has committed to paying for major traffic capital improvements (i.e. traffic signal improvements, restriping and creation of new turn lanes) to mitigate potential traffic impacts. The applicant will also coordinate with the NYC Department of Transportation to monitor traffic conditions on an ongoing basis;
- Phase 1A would begin with remediation of a 23-acre area within the Special Willets Point District. Following completion of remediation there would be development of 30,000 sf ground floor retail space and a 200-room hotel along 126th Street. The existing parking spaces to the west of CitiField would then be relocated on a temporary basis within that 23-acre portion of the Special Willets Point District. The 1.4 million sf retail and entertainment center would be constructed on the former parking area adjacent to CitiField. The temporary surface parking would allow up to 2832 spaces that would be used only to support CitiField events and other major events at Flushing Meadows-Corona Park. At other times, whenever not used for parking, the area would be used for active recreation uses such as a driving range, basketball courts, volleyball courts and a heated multi-sports bubble in winter for soccer, tennis or other uses. Phase 1A would be completed by 2018;
- Phase 1B would commence following completion of the Van Wyck Expressway Ramp Improvements in 2024. In Phase 1B, the area occupied in Phase 1A by the parking/recreation uses would be replaced with 4.23 million sf of residential, office, retail, hotel, 1000-seat public school, community facility, enclosed parking and public open spaces on the initial 23-acre portion of Special Willets Point District. The development would include: 2.49 million sf of residential use (2,490 units, 35% or 827 of which would be affordable units); 500,000 sf office space; an approximately 235,000 sf or 290 room hotel; 25,000 sf of community facility space; a 1000-seat public school; enclosed or below-grade structured parking and more than six acres of new public open space. During this phase the Phase 1A temporary parking would be replaced with new structured parking built on the site of the existing parking lots south of Roosevelt Avenue currently used for CitiField parking. It is anticipated that Phase 1B would be completed by 2028;

QUEENS BOROUGH PRESIDENT RECOMMENDATION

ULURP #M 080221 AMMQ

Page 2

- It is projected that QDG will make a combined \$3 billion private investment to construct Phase 1A and 1B. The project will have MWBE and local hiring goals of 25% for the 12,000 construction jobs and 7,100 permanent jobs created and generate over \$310 million tax revenue. The estimated annual tax revenues when completed are \$150 million;
- While not designated to redevelop the remaining approximately 38 acres within the Special Willets Point District, QDG outlined a plan that would construct an additional approximately 4.7 million sf of development consisting of residential, retail, office, hotel, school, community facility, parking and open spaces anticipated to be completed by 2032;
- The CB 7 Land Use Committee (LUC) held four meetings with EDC and the QDG to review this application. At the May 8th CB7 LUC meeting a motion recommending approval of the application to the full board was defeated. The LUC was reconvened on May 13th prior to CB 7's monthly meeting of the full board to review letters received from Deputy Mayor Robert Steel and QDG addressing issues that had been raised during the previous meetings. Following the committee meeting the LUC recommended approval with conditions to the full board;
- A summary of the letter from QDG is as follows: Remediate the 23 acres of Willets Point property and obtain all required approvals from city and state agencies; provide CB 7 copies of the Remedial Action Plan and Health and Safety Plan in reasonable time to review; seek agency approvals to commence the remediation process within 4 months of receiving title to all the property from the City; fund the implementation of all traffic mitigation measures at intersections and locations identified in the SEIS; ongoing monitoring to the remediation and traffic mitigation plans of Phase 1A/1B property and report to CB 7 on a quarterly basis; \$100,000 into the designated Willets Point infrastructure and Traffic Mitigation Fund for missed quarterly meeting with CB7; conduct and fund a traffic monitoring program and update CB7; deposit \$1.87 million into the City's Infrastructure and Traffic Mitigation Fund upon receiving construction financing for the Phase 1A development; coordination with MTA to extend bus service to serve the Willets Point District and the Willets West development; for Willets West development QDG is committed to provide a minimum of 1 parking space/400sf of leasable commercial space; LEED environmental sustainable standards; adhere to C4 district use regulation; share Public Design Commission submittal with CB 7; keep the same number of commuter parking spaces; accommodate commuter parking spaces displaced due to the Flushing Commons project upon completion of QDG project; 35% of the overall number of residential units be affordable housing; commit to MWBE hiring target of 25% and local hiring target of 25% during construction; hold job fairs periodically in local communities for on-going target of 25% local employees and use local goods and business services; maximize local tenants in Willets Point; periodically participate in CB7 District Service Cabinet Meeting; and support the efforts to the City to provide relocation of existing tenants and workers;
- A Summary of the letter from Deputy Mayor Robert Steel is as follows: continue to seek negotiated settlement for the rest of the property; commit to continue Workforce Assistance Program; commit to build a 1000-seat K-8 school funded by QDG in Phase1B; coordinate and communicate regularly with CB7 and QDG; provide 35% housing be affordable for households earning up to 60% AMI and 50% preference for community members; establish an Infrastructure and Traffic Mitigation Fund; LEED certificate for each building in the development; committed to build the Van Wyck Expressway ramps; partnered with Cornerstone Group to assist business relocation and committed to work with Council Member Julissa Ferreras to identified additional assistance; install computerized signals in Willets Point development and throughout CB 7; commence reconstruction of Roosevelt Avenue Bridge in 2014; DOT will continue to respond to potholes in Willets Point area; and continue to work with CB7 as Phase 2 and remediation of the area;
- CB7 approved this application with conditions by a vote of twenty-two (22) in favor with eighteen (18) against and one (1) abstaining at a public hearing held on May 13, 2013. CB 7's conditions of approval are as follows: QDG agreed to alert CB7 when all applications are made to NYC DEC; include groundwater testing along with soil testing; traffic mitigation must be completed before the completion of Phase 1A; the City agreed to complete computerized signals in CB7 and CB3 by the completion of Phase 1A; the City must immediately accelerate funds into an escrow account for construction of the Van Wyck Ramps; ramps should be built sooner than the current projected date of 2021; road wear and tear rehabilitation must be implemented now for the remaining phase 2 property owners;
- Community Board 3 (CB 3) requested an opportunity to review and comment on this application which is located in and was certified for CB 7 review. CB 3 disapproved this application by a vote of thirty-one (31) against, one (1) in favor and one (1) abstaining at CB3 public hearing held on May 13, 2013. Their reasons cited for disapproving included: construction of a mall on parkland, demolition of an historic site, the delayed of construction of affordable housing and the proposed school in the last phase of the project, unaddressed impacts such as traffic congestion in CB 3 at 114th Street, Astoria Boulevard, 34th & Roosevelt Avenues and Northern Boulevard, increased burden on bus and subway lines, public health concerns related to air pollution caused by traffic congestion, environmental cleanup should not be limited to Willets Point Special District, wastewater treatment must be expanded to clean up the nearby Flushing Bay, the Willets Point Advisory Committee should meet during the course of construction;

- At the Queens Borough President's Land Use Public Hearing testimony was received from some workers, business and property owners from the Willets Point District, housing advocates and surrounding area residents who expressed their concerns about the city's and developer's commitment to build affordable housing, doubts about the commitment to construction of the Van Wyck Expressway ramps, anticipation of negative traffic impacts, tenant and worker displacement, and that development of Willets West on public land was not part of plan approved in 2008.

RECOMMENDATION

The Willets Point Development Plan will begin with environmental cleanup of one hundred years of contamination that will allow transformation of a blighted and underutilized area into a vibrant full time retail, entertainment and residential community. It would be preferred if remediation and redevelopment of the approximately 61 acre Special Willets Point District could be done in its entirety. However, given the costs and scale of the environmental cleanup, the work and ground preparation required to construct the necessary infrastructure, and the engineering that will be required to account for sea rise due to climate change - this project will be a phased development.

Phase 1A will provide the beginnings of the area's transformation with retail development on 126th Street as well as space for various active recreational and sports uses when not in use for parking. Phase 1B will entail development of retail, office and residential buildings of which 35% of the units will be affordable for low-income families in the 23 acres. These initial phases will lead to development of the rest of the Willets Point District in Phase 2.

Phase 1A/1B combined will be a \$3 billion private investment, that will provide 12,000 construction jobs with MWBE and local hiring goals of 25% and when completed will provide 7,100 permanent jobs and generate over \$310 million tax revenue. When completed, it is expected that the project will generate \$150 million in tax revenues annually.

Based upon the above consideration, I hereby recommend approval of this application with the following conditions:

- The full build out and impacts of this project will occur over the next few decades. During this time it will be critical that the community boards, the Office of the Queens Borough President and local elected officials are kept informed on progress of the project, any construction related issues that may arise, and traffic circulation concerns in the area. The applicant and relevant city agencies should meet on a regular quarterly basis with an oversight entity consisting of the Queens Borough President, local elected officials, representatives from the community boards and community leaders for continued updates and allowing input during construction and post-construction of the project;
- Letters were submitted by the Queens Development Group, LLC and the Deputy Mayor Robert Steel assuring their commitment to completing the project, timely completion of the environmental remediation, alleviation of traffic and transit impacts that may occur, affordable housing, MWBE and local hiring programs during construction, worker and business relocation assistance for Willets Point, and allocation of funding for infrastructure improvements were some of the promises made. Both the applicant and EDC must fulfill all of the commitments that made in those letters;
- Funding must be committed to the design and construction of the Van Wyck Expressway Access Ramps. These projects must be prioritized and expedited to assure Phase 1B development which is predicated on the completion of the ramps;
- Commitments were made that the development would be constructed using environmentally sustainable practices and materials and conforming to LEED standards. These commitments must be kept and fulfilled;
- QDG shall fund a MWBE and local hiring capacity building program to be managed by the NYC Economic Development Corporation in the amount of approximately \$900,000 during the first 5 years of the project;
- Queens Development Group, LLC shall establish a MWBE program that will attain program participation goals of 25% for each of the subject groups (minority, women and local contractors);
- QDG shall establish a local hiring program that ensures participation of local residents particularly workers living in the communities immediately surrounding the project (Corona, East Elmhurst, Flushing) and those living in other parts of Queens;
- The Queens Development Group, LLC must coordinate and work closely with EDC and capacity building program to assure that participants in the MWBE and local hiring programs are provided with equal and timely notification of trade bidding opportunities and contract awards. Such knowledge and information would help alert MWBE and local contractors to potential opportunities for which they may qualify;
- There should be a Project Labor Agreement with the NYC Building Trades Council and seek cooperation and commitments to attain the program goals for women, minority and local hiring as a priority of the project;

QUEENS BOROUGH PRESIDENT RECOMMENDATION

ULURP #M 080221 AMMQ

Page 4

- Prior to selecting a general contractor/construction manager, QDG shall examine their track record for administering MWBE and local hiring outreach to maximize participation;
- QDG shall monitor and measure project goals throughout the course of their project and shall ultimately be responsible for MWBE and local hiring outcomes;
- The Queens Development Group, LLC must participate in the regularly scheduled meetings of the existing MWBE and Local Hiring Task Force on a regular basis as the Willets West and Special Willets Point District developments proceed into the future.


PRESIDENT, BOROUGH OF QUEENS


DATE