



IN THE MATTER OF an application submitted by the New York City Economic Development Corporation, Queens Development Group, LLC, and CFG Stadium Group, LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the establishment of 38th Avenue, 39th Avenue, 126th Lane, and a portion of Willets Point Boulevard within an area generally bounded by Van Wyck Expressway Extension, Roosevelt Avenue, Seaver Way, and Northern Boulevard;
- the elimination, discontinuance and closing of 36th Avenue, east of Seaver Way;
- the elimination, discontinuance, and closing of streets within an area generally bounded by 127th Street, Northern Boulevard, Van Wyck Expressway Extension, and Roosevelt Avenue;
- the raising of grades within streets generally bounded by Northern Boulevard, 127th Street, Willets Point Boulevard, 38th Avenue, and Seaver Way;
- the adjustment of grades and block dimensions necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in Community District 7, Borough of Queens, in accordance with Maps No. 5038, and 5039, dated September 26, 2023 and Map No. 5040, dated September 28, 2023, and all signed by the Borough President.

This application (C 240058 MMQ) for an amendment to the City Map was filed by Queens Development Group, LLC (QDG), City Football Stadium Group, LLC (CFG), and the New York City Economic Development Corporation (EDC) on August 17, 2023. The proposed amendment to the City Map, in conjunction with the related actions, would facilitate a new mixed-use development in an area generally bounded by Roosevelt Avenue and 39th Avenue to the south, Northern Boulevard to the north, Seaver Way to the west and 126th Place, 127th Street and 126th Lane to the east, in the Willets Point neighborhood of Queens, Community District 7.

RELATED ACTIONS

In addition to the amendment to the City Map (C 240058 MMQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission (the Commission) on the following applications, which are being considered concurrently with this application:

- | | |
|---------------------|---|
| N 240093 ZRQ | Zoning text amendment modifying provisions of Article XII, Chapter 4 (Special Willets Point District). |
| C 240092 ZSQ | Zoning special permit pursuant to ZR 124-60 (Special Permit to Modify Use or Bulk Regulations), as amended by the proposed zoning text amendment (N 240093 ZRQ) to permit the transfer of floor area without regard to zoning lot lines and modify the bulk and use regulations of the underlying Special Willets Point District. |
| C 240094 ZSQ | Special permit pursuant to ZR 74-41 to build a stadium of greater than 2,500 seats. |
| C 240095 ZSQ | Special permit pursuant to ZR 74-802 to build a transient hotel. |

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning special permit (C 240092 ZSQ).

WATERFRONT REVITALIZATION PROGRAM

This application (C 240058 MMQ) was reviewed by the Department of City Planning for consistency with the policies of the New York Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 et seq.). The designated WRP number is 23-028.

The action was determined to be consistent with the policies of the WRP.

ENVIRONMENTAL REVIEW

This application (C 240058 MMQ), in conjunction with the related actions for zoning special permits (C 240092 ZSQ, C 240094 ZSQ and C 240095 ZSQ) and a zoning text amendment (N 240093 ZRQ), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the Office of the Deputy Mayor for Economic and Workforce Development. The designated CEQR number is 23DME005Q.

A summary of the environmental review appears in the report for the related zoning special permit (C 240092 ZSQ).

UNIFORM LAND USE REVIEW

This application (C 240058 MMQ) in conjunction with the related actions for zoning special permits (C 240092 ZSQ, C 240094 ZSQ and C 240095 ZSQ), were certified as complete by the Department of City Planning on October 16, 2023, and duly referred to Queens Community Board 7 and the Queens Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 240093 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Queens Community Board 7 held a public hearing on this application (C 240058 MMQ) and the related applications for zoning special permits (C 240092 ZSQ, C 240094 ZSQ and C 240095 ZSQ) and a zoning text amendment (N 240093 ZRQ) on December 4, 2023 and, on that date, by a vote of 37 in favor, two against, and none abstaining, adopted a resolution recommending approval of the application with conditions. A summary of the community board's recommendation appears in the report for the related zoning special permit (C 240092 ZSQ).

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 240058 MMQ) and the related actions for zoning special permits (C 240092 ZSQ, C 240094 ZSQ and C 240095 ZSQ) and a zoning text amendment (N 240093 ZRQ) on December 13, 2023 and, on January 10, 2024, issued a recommendation to approve the application with conditions. A summary of the Borough President's recommendation appears in the report for the related zoning special permit (C 240092 ZSQ).

City Planning Commission Public Hearing

On January 3, 2024 (Calendar No. 12), the Commission scheduled January 24, 2024, for a public hearing on this application (C 240058 MMQ) and the related actions for zoning special permits (C 240092 ZSQ, C 240094 ZSQ and C 240095 ZSQ) and a zoning text amendment (N 240093 ZRQ). The hearing was duly held on January 24, 2024 (Calendar No. 25). There were 11 speakers in favor of the application and three in opposition, as described in the report for the related action (C 240092 ZSQ), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for an amendment to the City Map (C 240058 MMQ), in conjunction with the related applications for a zoning text amendment (N 240093 ZRQ) and zoning special permits (C 240092 ZSQ, C 240094 ZSQ and C 240095 ZSQ), are appropriate. A full consideration and analysis of issues and the reasons for approving this application appear in the report for the related zoning special permit (C 240092 ZSQ).

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition to be appropriate, adopts the following resolution:

RESOLVED, that having considered the Final Second Supplemental Environmental Impact Statement (FSSEIS), for which a Notice of Completion was issued on February 23, 2024 with respect to this application (CEQR No. 23DME005Q), the City Planning Commission finds that

the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. The environmental impacts disclosed in the FSSEIS were evaluated in relation to the social, economic, and other considerations associated with the actions that are set forth in this report; and
2. Consistent with social, economic and other essential considerations from among the reasonable alternatives thereto, the action, FSSEIS dated February 23, 2024, is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
3. The adverse environmental impacts disclosed in the FSSEIS will be minimized or avoided to the maximum extent practicable by incorporating the mitigation measures that were identified in the FSSEIS as practicable.

The report of the City Planning Commission, together with the FSSEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 201 of the New York City Charter, that based on the environmental determination and the consideration and findings described in this report, the application submitted by the New York City Economic Development Corporation, Queens Development Group, LLC, and CFG Stadium Group, LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the establishment of 38th Avenue, 39th Avenue, 126th Lane, and a portion of Willets Point Boulevard within an area generally bounded by Van Wyck Expressway Extension, Roosevelt Avenue, Seaver Way, and Northern Boulevard;
- the elimination, discontinuance and closing of 36th Avenue, east of Seaver Way;
- the elimination, discontinuance, and closing of streets within an area generally bounded by 127th Street, Northern Boulevard, Van Wyck Expressway Extension, and Roosevelt Avenue;
- the raising of grades within streets generally bounded by Northern Boulevard, 127th Street, Willets Point Boulevard, 38th Avenue, and Seaver Way;
- the adjustment of grades and block dimensions necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in Community District 7, Borough of Queens, in accordance with Maps No. 5038, and 5039, dated September 26, 2023 and Map No. 5040, dated September 28, 2023, and all signed by the Borough President is approved.

RESOLVED, that pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines 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 Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. 5039, dated September 26, 2023 and Map No. 5040, dated September 28, 2023, providing for the **discontinuance and closing** of various streets within an area bounded by 126th Street, Northern

Boulevard, Van Wyck Expressway Extension and Roosevelt Avenue, said streets to be discontinued and closed being more particularly described as follows:

STREETS TO BE DISCONTINUED AND CLOSED

AS SHOWN ON ALTERATION MAP NO. 5039

DATED SEPTEMBER 26, 2023

Beginning at a point on the northeasterly line of Seaver Way, said point being 200.00' feet southeasterly from the corner formed by the intersection of the southeasterly line of 35th Avenue and the northeasterly line of Seaver Way, as said streets are shown on Alteration Map 5039, dated September 26, 2023;

No. 1 - Running thence southeasterly along northeasterly line of Seaver Way, 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 line of 36th Avenue, discontinued and closed;

No. 3 – Thence northwesterly along the former northeasterly 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 streetline of 36th Avenue, discontinued and closed;

No. 4 – Thence southwesterly along the former northwesterly streetline of 36th Avenue, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 140 feet to the point of beginning.

Said 36th Avenue to be discontinued and closed east of Seaver Way contains an area of 8,400 square feet, more or less.

STREETS TO BE DISCONTINUED AND CLOSED

AS SHOWN ON ALTERATION MAP NO. 5040

DATED SEPTEMBER 28, 2023

Beginning at a point on the northeasterly streetline of 127th Street, said point being 440.94 feet distant southeasterly 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 5040, dated September 28, 2023.

No. 1 – Running thence southeasterly along the northeasterly line of 127th Street for 60 feet to the former southeasterly line of 34th Avenue, discontinued and closed;

No. 2 – Thence northeasterly along the 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 647.51 feet to the former westerly line of Willets Point Boulevard, discontinued and closed;

No. 3 – Thence southerly along the former westerly line of Willets Point Boulevard, discontinued and closed, forming an interior angle of 311 degrees 21 minutes 42 seconds with the last mentioned course, for 266.47 feet to the former northwesterly line of 35th Avenue, discontinued and closed;

No. 4 – Thence southwesterly along the former northwesterly line of 35th Avenue, discontinued and closed, forming an interior angle of 228 degrees, 38 minutes 18 seconds with the last mentioned course, for 471.43 feet to the northeasterly line of 127th Street;

No. 5 – 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 southeasterly streetline of 35th Avenue, discontinued and closed;

No. 6 – Thence northeasterly along the former southeasterly line of 35th Avenue, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 418.60 feet to the former westerly line of Willets Point Boulevard, discontinued and closed;

No. 7 – Thence southerly along the former westerly line of Willets Point Boulevard, forming an interior angle of 311 degrees 21 minutes 42 seconds with the land mentioned course, for 266.47 feet to the former northwesterly line of 36th Avenue, discontinued and closed;

No. 8 – Thence southwesterly along the former northwesterly line of 36th Avenue, forming an interior angle of 228 degrees 38 minutes 18 seconds with the last mentioned course, for 242.51 feet to the northeasterly line of 127th Street;

No. 9 – 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 northwesterly line of 36th Avenue, discontinued and closed;

No. 10 – Thence northeasterly along the former southeasterly streetline of 36th Avenue, discontinued and closed, forming an interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, for 189.69 feet to the former southwesterly line of Willets Point Boulevard, discontinued and closed;

No. 11 – Thence southerly along the former westerly line of Willets Point Boulevard, forming an interior angle of 311 degrees, 21 minutes 42 seconds with the last mentioned course, for 266.47 feet to the former northwesterly line of Willets Point Boulevard, discontinued and closed;

No. 12 – Thence southwesterly along the former southwesterly line of Willets Point Boulevard, forming an interior angle of 228 degrees 38 minutes 18 seconds with the last mentioned course, for 13.60 feet to the northeasterly line of 127th Street;

No. 13 – 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 136.51 feet to the former easterly line of Willets Point Boulevard, discontinued and closed;

No. 14 – Thence northerly along the former easterly line of Willets Point Boulevard, forming an interior angle of 41 degrees 20 minutes 28 seconds with the last mentioned course, for 1185.49 feet to a point of curvature;

No. 15 – Thence northerly, northeasterly along the former easterly line of Willets Point Boulevard, discontinued and closed, on the arc of a circle curving to the right, the radius of which is 300 feet, for 329.574 feet to the westerly line of the Van Wyck Expressway Extension;

No. 16 – Thence northwesterly, westerly, southwesterly along the westerly line of the Van Wyck Expressway and the southerly line of Northern Boulevard, 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, 45.2 seconds with the tangent of the last mentioned course, for 347.870 feet to a point of curvature;

No. 17 – Thence southwesterly along the former northerly line of Willets Point Boulevard, discontinued and closed, on the arc of a circle, curving to the left, the radius of which is 1751.800 feet, tangent to the last mentioned course, for 366.900 feet to the former southerly line of Willets Point Boulevard, discontinued and closed;

No. 18 – Thence easterly, southeasterly along the former southerly line of Willets Point Boulevard, discontinued and closed, on a circle, curving to the right, the radius of which is 253.000 feet, the tangent of which forms an interior angle of 180 degrees 00 minutes 00 seconds with the tangent of the last mentioned course, for 356.910 feet to a point of curvature;

No. 19 – Thence southeasterly, southerly along the former southwesterly and 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 the last mentioned course, for 199.110 feet to the former northwesterly line of 34th Avenue, discontinued and closed;

No. 20 – Thence southwesterly along the former northwesterly line of 34th Avenue, discontinued and closed, forming an interior angle of 232 degrees 50 minutes 19 seconds with the tangent of the last mentioned course, for 430.53 feet to the former northeasterly line of 127th Place, discontinued and closed;

No. 21 – Thence northwesterly along the former northeasterly line of 127th Place, discontinued and closed, forming an interior angle of 270 degrees, 00 minutes, 00 seconds with the last mentioned course, for 460.12 feet to the southeasterly line of Northern Boulevard;

No. 22 – Thence southwesterly along the southeasterly line of Northern Boulevard, on the arc of a circle, the radius of which is 1751.800 feet, the tangent of which forms an interior angle of 90 degrees 12 minutes 34 seconds with the tangent of the last mentioned course, for 60.008 feet to the former southwesterly line of 127th Place, discontinued and closed;

No. 23 – Thence southeasterly along the former southwesterly line of 127th Place, discontinued and closed, forming an interior angle of 91 degrees, 45 minutes 12 seconds with the tangent of the last mentioned course, for 459.31 feet to the former northwesterly line of 34th Avenue, discontinued and closed;

No. 24 – Thence southwesterly along the former northwesterly line of 34th Avenue, discontinued and closed, forming an interior angle of 270 degrees 00 minutes 00 seconds with the last mentioned course, for 205 feet to the point of beginning.

Said, Willets Point Boulevard, 34th Avenue, 35th Avenue, 36th Avenue and 127th Place to be discontinued and closed contains an area of 294,472 square feet, more or less; and be it further

RESOLVED, that, pursuant to subdivision 1a of Section 5-433 of the New York City Administrative Code, public utility facilities within the subsurface of the streets cites herein (C

240058 MMQ) which are to be discontinued and closed by this action, may be maintained in place or relocated within such subsurface by the public utility, so that such maintenance in place or relocation of such facilities is consistent with the propose use of the closed portion or portions of such subsurface and the requirements of other facilities located therein;

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. 5038, and 5039, dated September 26, 2023 and Map No. 5040, dated September 28, 2023 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 (C 240058 MMQ), duly adopted by the City Planning Commission on March 6, 2024 (Calendar No. 17), 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.

DANIEL R. GARODNICK, Esq., *Chair*
KENNETH J. KNUCKLES, Esq., *Vice-Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO, III, ANTHONY CROWELL, Esq.,
JOSEPH DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,
RASMIA KIRMANI-FRYE, ORLANDO MARIN, JUAN CAMILO-OSORIO,
RAJ RAMPERSHAD, *Commissioners*



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Willets Point Phase II Mapping Actions	
Applicant: EDC - Economic Development Corporation for NYC	Applicant's Administrator: Ethan Goodman
Application # 240058MMQ	Borough: Queens
CEQR Number: 23DME005Q	Validated Community Districts: Q07

Docket Description:

IN THE MATTER OF an application submitted by the New York City Economic Development Corporation, Queens Development Group, LLC, and CFG Stadium Group, LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code, for an amendment to the City Map involving: • the establishment of 38th Avenue, 39th Avenue, 126th Lane, and a portion of Willets Point Boulevard within an area generally bounded by Van Wyck Expressway Extension, Roosevelt Avenue, Seaver Way, and Northern Boulevard; • the elimination, discontinuance and closing of 36th Avenue, east of Seaver Way; • the elimination, discontinuance, and closing of streets within an area generally bounded by 127th Street, Northern Boulevard, Van Wyck Expressway Extension, and Roosevelt Avenue; • the raising of grades within streets generally bounded by Northern Boulevard, 127th Street, Willets Point Boulevard, 38th Avenue, and Seaver Way; • the adjustment of grades and block dimensions necessitated thereby; and • any acquisition or disposition of real properties related thereto, in Community District 7, Borough of Queens, in accordance with Maps No. 5038, and 5039, dated September 26, 2023 and Map No. 5040, dated September 28, 2023, and all signed by the Borough President.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	QN BP	Date: 1/10/2024 9:14 AM
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Queens Borough President Recommendation

APPLICATION: Willets Point Phase II Mapping Actions
COMMUNITY BOARD: Q07

DOCKET DESCRIPTION

ULURP #240058 MMQ – IN THE MATTER OF an application submitted by the New York City Economic Development Corporation, Queens Development Group, LLC, and CFG Stadium Group, LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code, for an amendment to the City Map involving:

1. the establishment of 38th Avenue, 39th Avenue, 126th Lane, and a portion of Willets Point Boulevard within an area generally bounded by Van Wyck Expressway Extension, Roosevelt Avenue, Seaver Way, and Northern Boulevard;
2. the elimination, discontinuance and closing of 36th Avenue between Seaver Way and 127th Street;
3. the elimination, discontinuance, and closing of streets within an area generally bounded by 127th Street, Northern Boulevard, Van Wyck Expressway Extension, and Roosevelt Avenue;
4. the raising of grades within streets generally bounded by Northern Boulevard, 127th Street, Willets Point Boulevard, 38th Avenue, and Seaver Way;
5. the adjustment of grades and block dimensions necessitated thereby; and
6. any acquisition or disposition of real properties related thereto,

in Community District 7, Borough of Queens, in accordance with Maps No. 5038, and 5039, dated September 26, 2023 and Map No. 5040, dated September 28, 2023, and all signed by the Borough President. (Related ULURP #s 240092 ZSQ, 240094 ZSQ, 240095 ZSQ, and N240093 ZRQ).

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President in the Borough President's Conference Room at 120-55 Queens Boulevard, Kew Gardens NY 11424 as well as via Zoom webinar and livestreamed on www.queensbp.org on Thursday, December 13, 2023 at 9:30 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 twenty-four (24) speakers. The hearing was closed.

CONSIDERATION

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

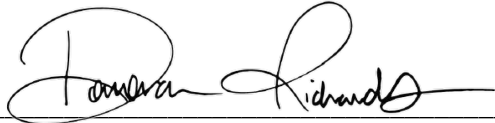
- The Applicant is proposing several City Map Changes in an area approximately bounded by Roosevelt Avenue to the south, Seaver Way to the west, Northern Blvd to the north, and 127th Street to the west (the "Project Area"). These actions would facilitate Phase I and Phase II Developments of the Special Willets Point District;
- Other applications (ULURP #s 240092 ZSQ, 240094 ZSQ, 240095 ZSQ, and N240093 ZRQ) concurrently field with lead application propose multiple land use actions related to the Project Area. These actions include a Special Permit pursuant to ZR 124-60 (Special Permit to Modify Use or Bulk Regulations), a Special Permit pursuant to ZR 74-41 (Arena, Stadium or Trade Exposition of Greater than 2,500 seats), Special Permit pursuant to 74-802 (Transient Hotel in a Commercial District), and Zoning Text Amendments to ZR 124-60, 124-05, 124-31, and 124-40;
- The Proposed Development of Phase II includes the Triangle Lot, Stadium Lot, T-Parcel Lot and the Northern Lot, (the "Development Sites"). The Proposed Development on these four parcels include: 1,400 affordable units (1.3 million SF), a 250-room hotel (215,000 SF), 80,000 of commercial SF for local retail, a 25,000-seat soccer stadium (500,000 SF), 500 accessory parking spaces, and 2.8 acres of publicly-accessible open space;
- In the 1940s, automobile-related uses populated the Willets Point area until the 2000s, when plans of redevelopment began to take shape. In 2002, the City created the Downtown Flushing Task Force which became the starting point for the Willets Point Development Plan. This Development Plan was approved in 2008 (creating the "Special Willets Point District"), and the Final Generic Environmental Impact Statement (FGEIS) was accepted in 2011. In 2012, the Queens Development Group ("QDG") was awarded a Request for Proposal (RFP) to develop an initial 23-acre portion of Willets Point. Between 2012 and 2021, due to NY State Court of Appeals intervention, the development plan was changed and is now known as the "New Phase 1," which includes 887,000 residential SF (1,100 affordable units), 5,000 community facility SF, 323-space parking garage, one acre of publicly accessible open space, and a 650-seat school;

- The current Development Sites are all currently vacant and are undergoing environmental remediation through either the NY State Brownfield Clean Up Program or by NYC Office of Environmental Remediation's E-designation Rules. On December 12, 2023, in a meeting with the development team, the Applicant confirmed that all city-owned properties of Willets Point were enrolled in the Brownfield Clean Up program. Some parcels that were privately-owned were not enrolled in the State program, but instead received E-designations that also required environmental remediation;
- Community Board 7 (CB7) held a Public Hearing and voted to approve this application package with a vote of thirty-seven (37) in approval, two (2) in opposition and zero (0) abstentions. CB's official conditions included:
 - A new police precinct within CB7;
 - NYCFC obtained a written agreement from Mets and NYC Parks Department prior to expiration of the ULURP that they be allowed to park 4,000 vehicles on game dates;
 - No games during game days for other major sporting events (UTSA, Mets, etc.); and
 - Hotel not be converted to a homeless or migrant shelter;
- At the Borough President's Land Use Public Hearing, the Applicant gave a presentation of the Proposed Developments, proposed partnerships and the environmental impacts of the Proposed Development. The Applicant Team highlighted the following points: the overall residential SF has increased by 700-800 units since the first 2008 rezoning took place; over 50% of housing in Phase 1 is meant for low-income families (that is, families making at or below 80% of the Area Median Income (AMI)), and that Phase 2 will more or less mirror Phase 1; the New York City Football Club (NYCFC) has been looking for a permanent home for the last decade; the proposed Stadium would be privately-funded and 100% built with union labor, which translates roughly to 4,000 construction jobs, hundreds of union jobs within stadium operations, and a 35% MWBE procurement goal; the proposed Stadium would include community use and access including 31,000 SF of programmable space available for community use on non-event days, a Community Activation Fund to offset event-related costs, and NYCFC's nonprofit organization "City in the Community" (CITC) headquartered in the stadium, which currently has 25+ school and Community-Based Organization (CBO) partners in Queens; and the Proposed Development's sustainable attributes such as all-electric housing (aside from gas-powered emergency generators), rooftop solar panels, goal of zero waste by 2040, and flood-proofed buildings. The Borough President raised multiple questions, to which the Applicant responded in kind:
 - Social service providers for the formerly homeless units in Phase 1, to which the Applicant confirmed they had two groups (Women in Need and Breaking Ground) lined up for Phase 1 housing, and confirmed they will identify social service providers for Phase 2 units;
 - Union labor within and timeline of the 220 SARA units in Phase 1, to which the Applicant replied they would be built using the prevailing wage, and they have identified a 10-month timeline;
 - Partnering with culturally-appropriate CBOs who would help local residents fill out Housing Connect applications (also known as NYC Department of Housing Preservation and Development's "Housing Ambassadors" Program), to which the Applicant replied they would do so during lease-up;
 - Increasing the amount of the proposed Community Activation Fund (based on the lack of property taxes or PILOT), to which the Applicant said they would explore;
 - Local hiring minimum percentage within the community, to which the Applicant said they would also explore;
 - Publicly accessible open space, to which the Applicant replied most of the proposed open space would be for passive use; and
 - Sustainable design elements such as rooftop solar or composting, to which the Applicant replied they intended to do both;
- During the public testimony portion of the Borough President's hearing, a total of twenty-four (24) speakers testified on this project with twenty-two (22) speakers in favor and two (2) against the project. Those who testified in favor of the project felt it would be an economic boon for the surrounding area, and the NYCFC Stadium would be a net community benefit to soccer fans and residents alike. Those who testified against the project felt it would create overflow problems into Flushing Bay, and that the stadium would only benefit tourists and sit vacant outside its 25-game allowance per year;
- The Borough President's Office has received fourteen (14) letters of written testimony and correspondence regarding this project, with four (4) letters in support and ten (10) letters in opposition.

RECOMMENDATION

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

- The Applicant team should work with NYC and NYSDOT to explore the following traffic or infrastructure changes:
 - Establish a merging lane/ramp from east-bound Northern Boulevard towards the 127 Street entrance (similar to the Northern Boulevard / Seaver Way intersection);
 - Establish a new entrance and exit ramp from the Van Wyck Expressway (North and South directions) at exits 13 N and 14 S towards existing service road at the Willets Point 129 Street location;
 - Increase the width of 127 Street from existing 70 feet to 80 feet; and
- The Applicant Team must meet conditions set forth in my Willets Point Phase II Recommendation.



PRESIDENT, BOROUGH OF QUEENS

01/10/2024

DATE



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Willets Point Phase II Mapping Actions			
Applicant:	EDC - Economic Development Corporation for NYC	Applicant's Primary Contact:	Ethan Goodman
Application #	240058MMQ	Borough:	
CEQR Number:	23DME005Q	Validated Community Districts:	Q07

Docket Description:

IN THE MATTER OF an application submitted by the New York City Economic Development Corporation, Queens Development Group, LLC, and CFG Stadium Group, LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code, for an amendment to the City Map involving: • the establishment of 38th Avenue, 39th Avenue, 126th Lane, and a portion of Willets Point Boulevard within an area generally bounded by Van Wyck Expressway Extension, Roosevelt Avenue, Seaver Way, and Northern Boulevard; • the elimination, discontinuance and closing of 36th Avenue, east of Seaver Way; • the elimination, discontinuance, and closing of streets within an area generally bounded by 127th Street, Northern Boulevard, Van Wyck Expressway Extension, and Roosevelt Avenue; • the raising of grades within streets generally bounded by Northern Boulevard, 127th Street, Willets Point Boulevard, 38th Avenue, and Seaver Way; • the adjustment of grades and block dimensions necessitated thereby; and • any acquisition or disposition of real properties related thereto, in Community District 7, Borough of Queens, in accordance with Maps No. 5038, and 5039, dated September 26, 2023 and Map No. 5040, dated September 28, 2023, and all signed by the Borough President.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable			
# In Favor: 37	# Against: 2	# Abstaining: 0	Total members appointed to the board: 39
Date of Vote: 12/4/2023 12:00 AM		Vote Location: St. Luke RC Church	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 12/4/2023 7:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	St. Luke RC Church 16-34 Clintonville St. Whetstone, NY 11357

CONSIDERATION: Motion was made to approve with the following stipulation:

- NYCFC obtained a written agreement from Mets and NYC Parks Department prior to expiration of the ULURP that they be allowed to park 4000 spaces during game events.
- No games during game days for other major sporting events, USTA, Mets etc.
- Hotel not be converted to a homeless or migrant shelter

Recommendation submitted by	QN CB7	Date: 12/11/2023 12:19 PM
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TO: Gene Kelty – Chairman CB7Q
FROM: Chuck Apelian – Vice Chairman and Land Use Chairman – CB7Q
RE: Willets Point Phase II -ULURP
DATE: November 29,2023

Our Willets Point Quarterly Task Force has been meeting regularly over the past few years, including abbreviated and interrupted sessions during COVID, so the ULURP application for Willets Point Phase II was a familiar item.

Throughout our Committee Review process, there were a few items of concern:

1. We wanted assurances the Hotel would not be converted into a Homeless or Migrant Shelter. It was important to the Committee that the developers identify Level of Service and Hotel Flags under consideration. **This was provided.**

2. We wanted assurances adequate game day parking would be provided.
The plan is in place and a formal agreement has been crafted, but has not been officially validated.

A Motion to approve Willets Point Phase II was made by Frank Macchio and amended by friendly motion to add the following Stipulation:

NYC FC obtain written Agreement from NYC Parks and NY Mets prior to expiration of ULURP to allow NYC FC to park 4,000 cars on Citi Field Parking Lot during NYC FC event days; and furthermore, NYC FC will not have games or events on the same day as NY Mets, USTA or other sporting events within Flushing Meadow Corona Park.

Motion was seconded by Joe Sweeney.

The Committee vote was 10-1 to approve.

Respectfully submitted,

Chuck Apelian
Vice Chairman and Land Use Chairman – CB7Q

38TH AVENUE, 39TH AVENUE, 126TH LANE AND A PORTION OF WILLETS POINT BOULEVARD

VAN WYCK EXPRESSWAY EXTENSION, ROOSEVELT AVENUE
SEAWAY WAY AND NORTHERN BOULEVARD
AND

DATED: SEPTEMBER 26, 2023

DONOVAN RICHARDS
PRESIDENT
BOROUGH OF QUEENS

JOEL A. MIELE, JR. P.E.
CONSULTING ENGINEER
BOROUGH OF QUEENS

INDICATES STREET LINE HEREFOOTPORE ESTABLISHED AND HEREBY RETAINED	220.00
INDICATES STREET LINE HEREFOOTPORE ESTABLISHED AND HEREBY ELIMINATED	228.00
INDICATES EXTENSION LINE SHOWN FOR THE N DIMENSIONS	1940.00
INDICATES US PERMITS AND BLOCKED AND BULKHEAD LINE	10.07
INDICATES THE SIDEWALK HEREFOOTPORE ESTABLISHED AND HEREBY RETAINED	17.00
INDICATES THE SIDEWALK HEREFOOTPORE ESTABLISHED AND HEREBY ELIMINATED	1820.00
INDICATES QUEENS TAX BLOCK NUMBER	

79	INDICATES THE DISTANCE TO AN ELEVATION HERETOFORE ESTABLISHED AND HEREBY RETAINED.
<u>23</u>	INDICATES THE IN-DISTANCE TO AN ELEVATION HEREBY ESTABLISHED.
17	INDICATES ROADWAY AND SIDEWALK TREATMENT DIMENSION HERETOFORE ESTABLISHED AND HEREBY REPAIRED.

INDICATES PARK LINE HERETOFORE ESTABLISHED AND HEREBY RETAINED

ELEVATIONS APPLY TO CENTERLINE OF THE STREETS UNLESS OTHERWISE INDICATED. ELEVATIONS REFER TO THE DATUM OF THE BOROUGH OF QUEENS, WHICH IS 2.725 FEET ABOVE THE N.G.S. DATUM AT SANDY HOOK, NEW JERSEY.

NOTE 1 - EASEMENT/CORRIDOR:

AN AREA OF ANY STREET HEREBY ELIMINATED OR PREVIOUSLY ELIMINATED FROM THE CITY MAP MAY BE RESERVED FOR DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) UTILITY INFRASTRUCTURE PURPOSES. PURSUANT TO AN EASEMENT RESERVED FOR THE CITY'S BENEFIT OR, IN THE CASE OF PROPERTY NOT BE RETAINED IN CITY OWNERSHIP, PURSUANT TO A MEMORANDUM OF UNDERSTANDING BETWEEN DEP AND THE CITY AGENCY WITH JURISDICTION OR MANAGEMENT RESPONSIBILITY OVER THE ELIMINATED STREET AREA, FOR VERIFICATION AS TO THE EXISTENCE OF AN EASEMENT REFER TO THE OFFICIAL PROPERTY RECORDS IN THE OFFICES IN WHICH INSTRUMENTS AFFECTING REAL PROPERTY ARE REQUIRED TO BE RECORDED

I, _____, SECRETARY OF THE CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS MAP IS ONE OF _____ SIMILAR MAPS APPROVED BY THE CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 20 ____ (CALENDAR NO. _____) AND SUBSEQUENTLY APPROVED BY THE CITY COUNCIL ON _____ (RES. NO. _____) AND THAT THESE MAPS WERE FILED ON THE DATE OF THIS CERTIFICATION AND WILL TAKE EFFECT ON THE FOLLOWING DAY: _____.

DATE: NEW YORK

SECRETARY, CITY PLANNING COMMISSION

PREPARED BY

LANGAN

ENGLISH SCALE: 1 INCH = 80 FEET

0 80 160 240 360

METRIC SCALE: 1 CM = 9.60 METERS (31.496 FEET)

0 9.6 28.8 48.0 67.2

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T: 212.479.5400 F: 212.479.5444 www.languin.com

ALT. MAP NO. 5038 (C.P.C. NO. 240058 MMQ)



REFERENCE MAPS	
FINAL SECTION MAPS	39, 40
ALT. NO.	
5000A	C.P.C. 080221(A)MMQ
4703	C.P. 810622MMQ
4436	C.P. 19820
4277	C.P. 17475
4236	C.P. 17387
4181	C.P. 16261
4179	C.P. 16194
4152-	C.P. 15927

MAP NO. 5039

THE ELIMINATION, DISCONTINUANCE AND CLOSING OF 36TH AVENUE

SEAWAY WAY TO A POINT 140 FEET NORTHERLY THEREFROM
AND
THE ADJUSTMENT OF GRADES AND
BLOCK DIMENSIONS NECESSITATED THEREBY

DATED: SEPTEMBER 26, 2023

MUHAMMAD SAID, P.E.
CHIEF ENGINEER
TOPOGRAPHICAL BUREAU
BOROUGH OF QUEENS

DOMOVAN RICHARDS
PRESIDENT
BOROUGH OF QUEENS

JOB A. MIEL, R., P.E.
CONSULTING ENGINEER
BOROUGH OF QUEENS

NOTE

- INDICATES STREET LINE HERETOFORE ESTABLISHED AND HEREBY RETAINED.
- INDICATES STREET LINE HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
- INDICATES EXTENSION LINE SHOWN FOR TIE IN DIMENSIONS.
- INDICATES U.S. PIERHEAD AND BULKHEAD LINE.
- INDICATES ROADWAY AND SIDEWALK TREATMENT HERETOFORE ESTABLISHED AND HEREBY RETAINED.
- INDICATES DISCONTINUING AND CLOSING LINE.
- INDICATES DIMENSION HERETOFORE ESTABLISHED AND HEREBY RETAINED.
- INDICATES DIMENSION HERETOFORE ESTABLISHED.
- INDICATES DIMENSION HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
- INDICATES ELEVATION HERETOFORE ESTABLISHED AND HEREBY RETAINED.
- INDICATES ELEVATION HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
- INDICATES QUEENS TAX BLOCK NUMBER.
- INDICATES POINT OF CURVATURE.
- INDICATES POINT OF TANGENCY.
- INDICATES TIE IN DISTANCE TO AN ELEVATION HERETOFORE ESTABLISHED AND HEREBY RETAINED.
- INDICATES TIE IN DISTANCE TO AN ELEVATION HERETOFORE ESTABLISHED.
- INDICATES TIE IN DISTANCE TO AN ELEVATION HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
- INDICATES ROADWAY AND SIDEWALK TREATMENT DIMENSION HERETOFORE ESTABLISHED AND HEREBY RETAINED.
- INDICATES SURVEY MONUMENT, MONUMENT LINE AND MONUMENT IDENTIFICATION NUMBER.
- INDICATES PARK LINE HERETOFORE ESTABLISHED AND HEREBY RETAINED.

ELEVATIONS APPLY TO CENTERLINE OF THE STREETS UNLESS OTHERWISE INDICATED.
ELEVATIONS ARE IN FEET ABOVE THE N.A.S. DATUM AT SANDY HOOK, NEW JERSEY.
IS 2.725 FEET ABOVE THE N.A.S. DATUM AT SANDY HOOK, NEW JERSEY.

NOTE: 1 - EASEMENT/CORRIDOR.
ANY AREA OF ANY STREET HEREBY ELIMINATED OR PREVIOUSLY ELIMINATED FROM
THE CITY MAPS SHALL BE REMOVED FROM THE CITY MAPS AND THE CITY MAPS SHALL
BE PROTECTED (DEEP UTILITY INFRASTRUCTURE PURPOSED) PURSUANT TO AN
EASEMENT RESERVED FOR THE CITY'S BENEFIT OR, IN THE CASE OF PROPERTY TO
BE RETAINED IN CITY OWNERSHIP, PURSUANT TO A MEMORANDUM OF
UNDERSTANDING BETWEEN THE CITY AND THE PROPERTY OWNER, THE CITY'S
MANAGEMENT RESPONSIBILITY OVER THE ELIMINATED STREET AREA, FOR
VERIFICATION AS TO THE EXISTENCE OF AN EASEMENT REFER TO THE OFFICIAL
PROPERTY RECORDS IN THE OFFICES IN WHICH INSTRUMENTS AFFECTING REAL
PROPERTY ARE REQUIRED TO BE RECORDED.

SECRETARY OF THE CITY PLANNING COMMISSION DO HEREBY CERTIFY
THAT THIS MAP IS ONE OF _____ SIMILAR MAPS APPROVED BY THE CITY PLANNING COMMISSION ON
THE DAY OF _____ 20 _____ (CALENDAR NO. _____) AND SUBSEQUENTLY APPROVED
BY THE CITY COUNCIL ON _____ (RES. NO. _____) AND THAT THESE MAPS WERE
FILED ON THE DATE OF THIS CERTIFICATION AND WILL TAKE EFFECT ON THE FOLLOWING DAY
DATE: NEW YORK _____

SECRETARY CITY PLANNING COMMISSION



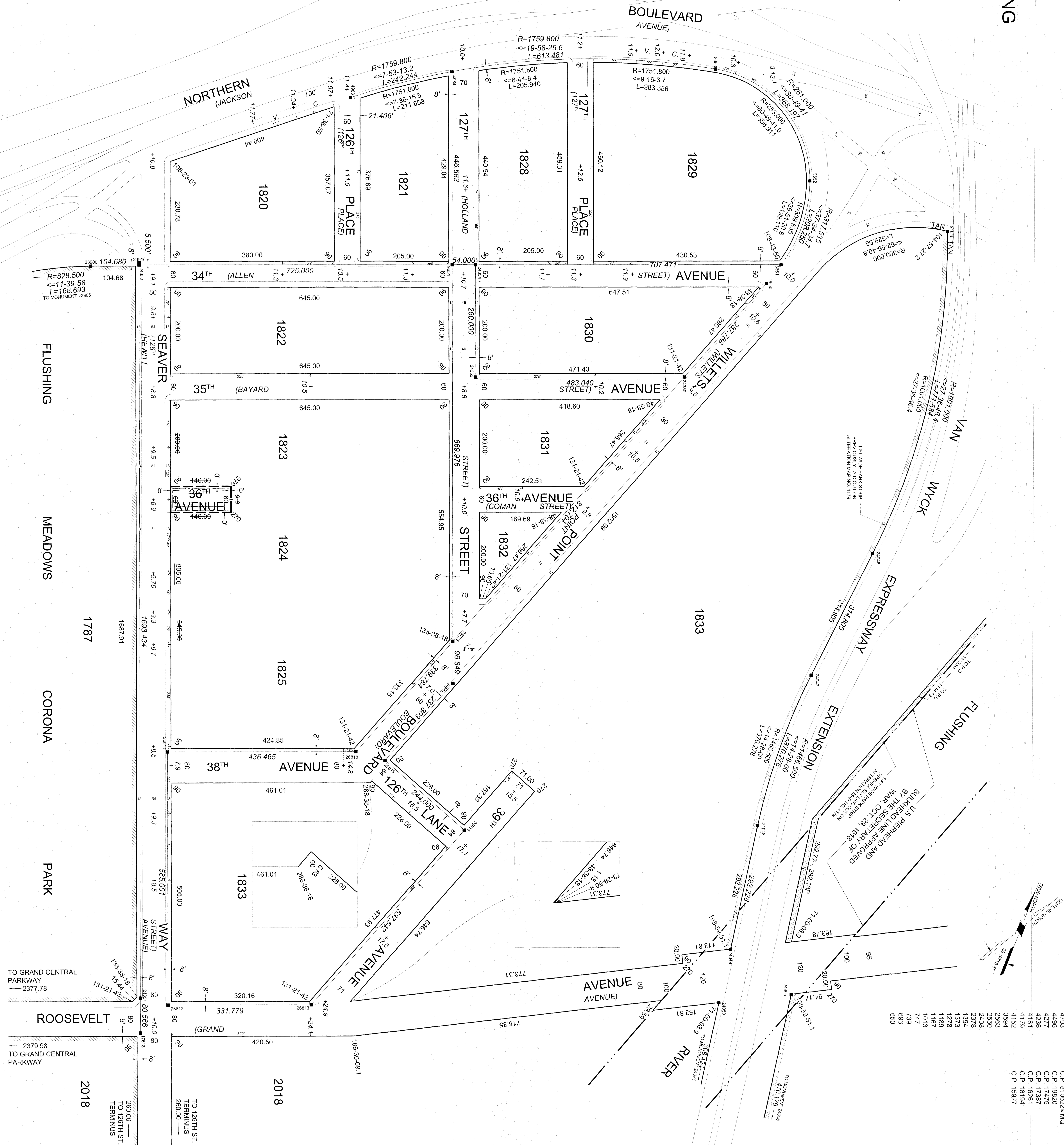
ENGLISH SCALE: 1 INCH = 80 FEET

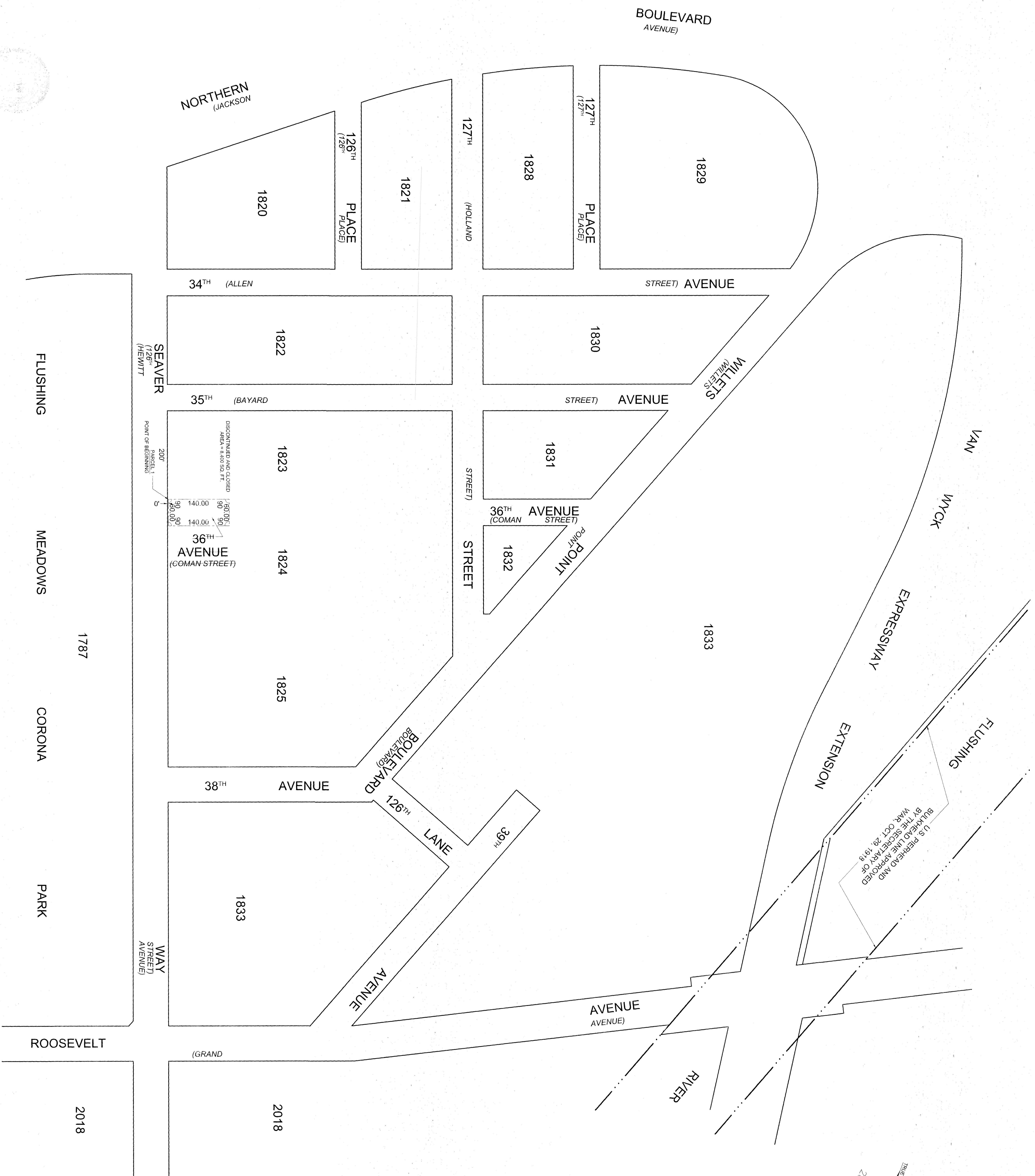


METRIC SCALE: 1 CM = 3.93 METERS (31.48 FEET)

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AF

ENGLISH SCALE: 1 INCH = 80 FEET



METRIC SCALE: 1 CM = 9.60 METERS (31.496 FEET)

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100

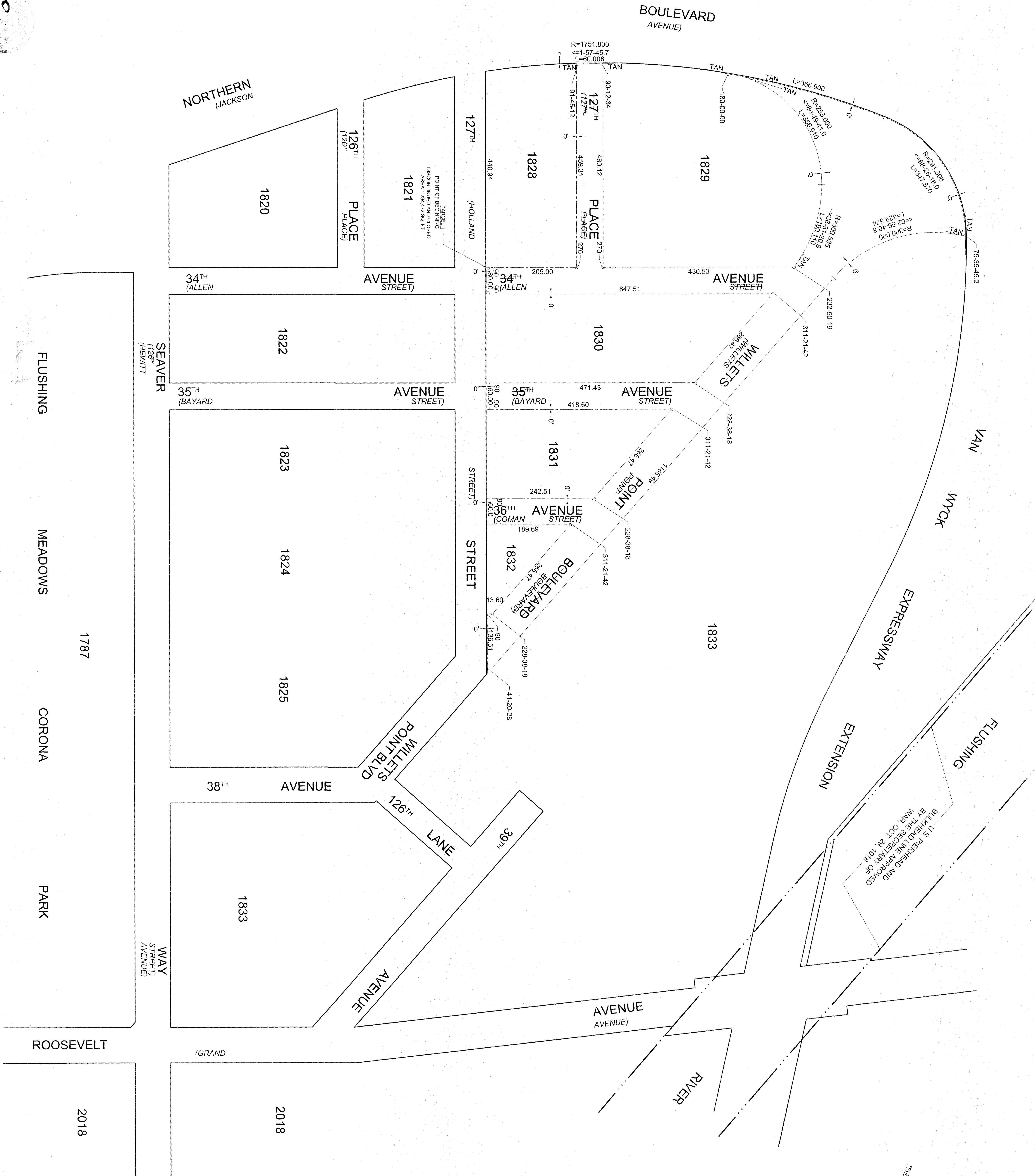
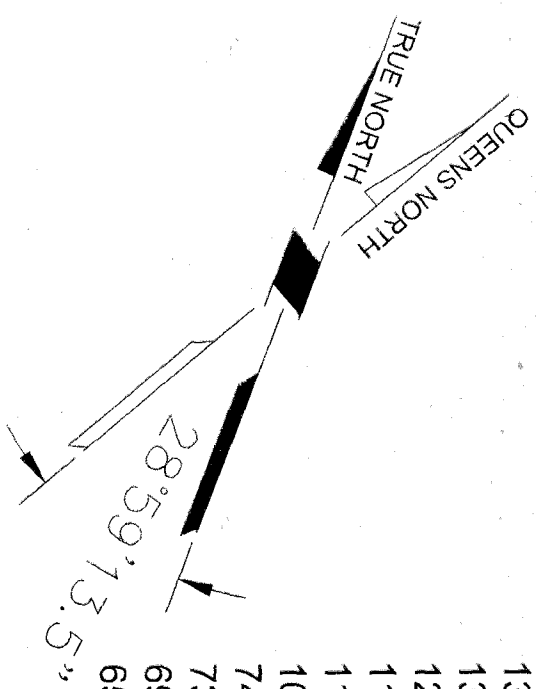
DISCONTINUANCE AND CLOSING MAP

OF 36TH AVENUE

FROM SEAWARD WAY TO A POINT 140 FEET NORTHERLY THEREFROM

NOT TO SCALE

C.P.C. 080221(A)MMQ
C.P. 810622MMQ
C.P. 19820
C.P. 17475
C.P. 17387
C.P. 16261
C.P. 16194
C.P. 15927


$$\text{AREA} = 120.50 \text{ FT}^2$$


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DISCONTINUANCE AND CLOSING MAP
OF 127TH PLACE, 34TH AVENUE, 35TH AVENUE, 36TH AVENUE, AND A PORTION OF
WILLETS POINT BOULEVARD
WITHIN AN AREA GENERALLY BOUNDED BY 127TH STREET, NORTHERN
BOULEVARD, VAN WYCK EXPRESSWAY EXTENSION AND ROOSEVELT AVENUE