



IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC and the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying provisions of Article XII, Chapter 4 (Special Willets Point District).

This application (N 240093 ZRQ) for a zoning text amendment to Article XII, Chapter 4 (Special Willets Point District) was filed by Queens Development Group, LLC (QDG), City Football Stadium Group, LLC (CFG), and the New York City Economic Development Corporation (EDC) on September 27, 2023. The proposed zoning text amendment, 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 zoning text amendment (N 240093 ZRQ) 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:

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 (C 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.
C 240058 MMQ	Amendment to the City Map to establish, eliminate, and change the grades of streets to facilitate the proposed development and accommodate future development within the Special Willets Point District.

BACKGROUND

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

ENVIRONMENTAL REVIEW

This application (N 240093 ZRQ), in conjunction with the related actions for zoning special permits (C 240092 ZSQ, C 240094 ZSQ and C 240095 ZSQ) and a City Map amendment (C 240058 MMQ), 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).

WATERFRONT REVITALIZATION PROGRAM

This application (N 240093 ZRQ) 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.

PUBLIC REVIEW

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

Community Board Public Hearing

Queens Community Board 7 held a public hearing on this application (N 240093 ZRQ) and the related applications for zoning special permits (C 240092 ZSQ, C 240094 ZSQ and C 240095 ZSQ) and a City Map amendment (C 240058 MMQ) 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 (N 240093 ZRQ) and the related applications for zoning special permits (C 240092 ZSQ, C 240094 ZSQ and C 240095 ZSQ) and a City Map amendment (C 240058 MMQ) 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. 11), the Commission scheduled January 24, 2024, for a public hearing on this application (N 240093 ZRQ) and the related applications for zoning special permits (C 240092 ZSQ, C 240094 ZSQ and C 240095 ZSQ) and a City Map amendment (C 240058 MMQ). The hearing was duly held on January 24, 2024 (Calendar No. 24). 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 the zoning text amendment (N 240093 ZRQ) and the related applications for zoning special permits (C 240092 ZSQ, C 240094 ZSQ and C 240095 ZSQ) and a City Map amendment (C 240058 MMQ), is 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

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 Section 200 of the New York City Charter, that based on the environmental determination and the consideration and findings described in the related report (C 240092 ZSQ), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10 or in Section 124-02;

* * * indicates where unchanged text appears in the Zoning Resolution.

ARTICLE XII SPECIAL PURPOSE DISTRICTS

Chapter 4 Special Willets Point District

124-00 GENERAL PURPOSES

* * *

124-05 Certification for Large Developments

The requirements of this Section shall apply to #zoning lots# of at least 200,000 square feet of #lot

area#, containing #developments# or #enlargements# resulting in at least 100,000 square feet of #floor area# on such #zoning lots#, or multiple #zoning lots# of at least 200,000 square feet of #lot area#, in aggregate, that are subject to the provisions of Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS).

No building permit shall be issued until the Chairperson of the City Planning Commission certifies to the Department of Buildings that such #developments# or #enlargements# comply with the provisions of this Section.

A set of drawings of sufficient scope and detail shall be submitted, showing that:

* * *

- (d) for any portion of the #Special Willets Point District# not within the area proposed for #development# or #enlargement# and for which a certification pursuant to this Section has not been obtained, plans shall be submitted showing that the #development# or #enlargement# that is the subject of this certification shall not preclude such portions of the #Special Willets Point District# from complying with the provisions of Sections 124-31 and 124-40 under future certifications pursuant to this Section, except where such compliance is directly prevented by modifications granted by the Commission pursuant to Section 124-60.

* * *

124-30 MANDATORY IMPROVEMENTS

* * *

124-31 Standards for Streets and Blocks

#Developments# or #enlargements# that result in a total of at least 100,000 square feet of #floor area# on individual zoning lots of at least 200,000 square feet or groups of #zoning lots# subject to the provisions of Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) that are, in aggregate, at least 200,000 square feet, shall front upon #streets# that comply with the requirements of this Section, inclusive, unless modified by special permit pursuant to Section 124-60.

* * *

124-40 PUBLICLY ACCESSIBLE OPEN SPACE REQUIREMENTS

* * *

124-41

Amount of Publicly Accessible Open Space

Publicly accessible open space within the #Special Willets Point District# shall total not less than eight acres. Such required amounts shall be open to the sky and shall not include any sidewalks required pursuant to this Section or sidewalk widenings pursuant to Section 124-33.

For #developments# or #enlargements# that result in a total of at least 100,000 square feet of #floor area# on individual #zoning lots# of at least 200,000 square feet or groups of #zoning lots# subject to the provisions of Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) that are, in aggregate, at least 200,000 square feet, the following amount of publicly accessible open space shall be provided for each 1,000 square feet of floor area:

Within Area A: 30 square feet

Within Area B: 50 square feet.

* * *

124-60

SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS

For any #zoning lot# within the #Special Willets Point District#, the City Planning Commission may permit modification of the #use# regulations, ~~or~~ #bulk# regulations, except #floor area ratio# provisions, or parking and loading regulations of this Resolution, the mandatory improvement or other urban design regulations of this Chapter, or the distribution of #floor area# or #dwelling units# without regard for #zoning lot lines#, provided the Commission shall find that such:

- (a) #use# or #bulk# modification shall aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification shall encourage a lively pedestrian environment along the street, or is necessary for, and the only practicable way to achieve, the programmatic requirements of the development;
- (c) #bulk# modifications shall enhance the distribution of #bulk# within the Special District;
- (d) #bulk# modifications shall permit adequate access of light and air to surrounding streets;
~~and~~
- (e) parking and loading modifications will not have undue adverse effects on residents and businesses in the surrounding area, will not create serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow;
- (f) modifications to mandatory improvements or other urban design regulations will not unduly impact the streetscape;

(g) modifications to the distribution of #floor area# or #dwelling units# and the location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access to light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#; and

~~(e)~~(h) #use# or #bulk# modifications, in total, shall relate harmoniously to the character of the surrounding area.

Notwithstanding the foregoing, a #use# modification may include a #use# proposed as part of a phased development within the Special District, where the Commission finds that such #use# is reasonably necessary for transitional purposes to assist in achievement of the goals of the Special District, provided the findings of paragraphs (a), (b) and (e) of this Section are met to the maximum extent possible, taking into account the nature of such #use#.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

* * *

The above resolution (N 240093 ZRQ), duly adopted by the City Planning Commission on March 6, 2024 (Calendar No. 16) 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.

DANIEL R. GARODNICK, Esq., *Chair*

KENNETH J. KNUCKLES, Esq., *Vice-Chairman*

GAIL BENJAMIN, ALFRED C. CERULLO, III, ANTHONY CROWELL, Esq.,

JOSEPH I. DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,

RASMIA KIRMANI-FRYE, ORLANDO MARÍN, JUAN CAMILO-OSORIO,

RAJ RAMPERSHAD, *Commissioners*

Queens Borough President Recommendation

APPLICATION: Willets Point Phase II
COMMUNITY BOARD: Q07

DOCKET DESCRIPTIONS

ULURP #240092 ZSQ – IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60* of the Zoning Resolution to allow the distribution of total allowable floor area without regard for zoning lot lines or district boundaries and to modify:

1. the required parking regulations of Sections 25-23 (Requirements Where Group Parking Facilities are Provided), 25-251 (Income-restricted housing units), 36-21 (General Provisions) and 124-50 (OFF-STREET PARKING REGULATIONS);
2. the sign regulations of Sections 32-60 (SIGN REGULATIONS) and 124-15 (Modification of Sign Regulations);
3. the loading requirements of Section 36-62 (Required Accessory Off-Street Loading Berths);
4. the retail continuity regulations of Section 124-14 (Retail Continuity);
5. the height and setback regulations of Section 124-22 (Height and Setback Regulations);
6. the street network requirements of Section 124-30 (Mandatory Improvements);
7. the public open space requirements of Section 124-42 (Types and Standards of Publicly Accessible Open Space);
8. the curb cut requirements of Section 124-53 (Curb Cut Restrictions),

in connection with a proposed mixed-use development on property generally bounded by Northern Boulevard, 27th Street, Willets Point Boulevard**, 126th Lane**, 39th Avenue**, Roosevelt Avenue, and Seaver Way (Block 1833, Lots 117, 120, 130, 135 and 140; Block 1823, Lots 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 and 100; and Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 and 150; Block 1822, Lot 17; and Block 1820, Lots 1, 6, 9, 18, 34 and 108), within a C4-4 District in the Special Willets Point District.

*Note: A zoning text amendment to modify Section 124-60 is proposed under a concurrent related application N 240093 ZRQ.

** Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)

ULURP #240094 ZSQ – IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-41 of the Zoning Resolution to allow an arena with a maximum capacity of 25,000 seats on property generally bounded by Seaver Way, 35th Avenue, 127th Street, Willet Point Boulevard**, and 38th Avenue** (Tax Block 1823, Lots 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Tax Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 and 100; and Tax Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 and 150), in a C4-4 District, within the Special Willets Point District.

** Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)

ULURP #240095 ZSQ – IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-802 of the Zoning Resolution to allow a transient hotel (Use Group 5), in connection with a proposed mixed-use development, on property generally bounded by Seaver Way, 38th Avenue**, and the southeasterly centerline prolongation of Willets Point Boulevard** (Block 1833, Lot 117), in a C4-4 District, within the Special Willets Point District.

** Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)

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 the following Zoning Actions 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”). Within the Project Area, the Applicant refers to four (4) separate parcels as they relate to each Zoning Action: the “Triangle Lot” (p/o Block 1833) the “Stadium Lot” (p/o Block 1823, Blocks 1824 and 1825), the “T-Parcel Lot” (p/o Block 1822) and the “Northern Lot” (Block 1820).
 - *Special Permit pursuant to ZR 124-60* (Special Permit to Modify Use or Bulk Regulations), as amended, which would permit the following actions on each Parcel:
 - **Triangle Lot:** the transfer of approximately 291,423 SF from the stadium zoning lot; permit hotel and residential buildings to rise without setback above 85 feet; allow the depth of retail to extend 30 feet (instead of 50 feet) for each frontage and allow some ground-floor spaces that may not meet transparency requirements; permit building length along Seaver Way beyond 110 feet (150 feet currently proposed); waive parking requirements while still proposing to provide 444 spaces (300 required); reduce required off-street loading berths from three to one; allow less linear feet of seating, amenities and percentage of planted areas; provide curb cuts on 38th Avenue, with some flexibility of exact locations based on final ground floor design.
 - **Stadium Lot:** the transfer of floor area generated from the Stadium Zoning Lot to other sites: 291,423 SF to Triangle Lot, 216,461 SF to T-Parcel Lot, and 454,153 SF to Northern Lot; permit stadium block to have a maximum length greater than 450 feet and extend into a location that is to contain a primary retail street; permit portion of stadium street wall to be located beyond 60 feet of street line or public open space; Permit stadium to rise to approx. 101-115 feet without an additional setback above 60 or 85 feet, depending on location of façade; waive parking requirements while still proposing to provide 27 at grade spaces; modification to sign regulations at heights and sizes beyond those permitted; Allow relief from retail continuity regulations pertaining to ground floor use, and the maximum length of establishments to facilitate stadium use and design; permit multiple curb cuts to access stadiums loading berths; and allow flexibility in open space design, specifically related to linear feet of seating;
 - **T-Parcel Lot:** the transfer of 216,461 sf from Stadium Zoning Lot; allow building to rise without setback to a maximum roof height of 132 feet, and 167 feet for mechanicals, and relief from tower regulations (portion of building height proposed beyond 117 feet would need further approval from the BSA at a later date); building to be set back from 34th Avenue by 10 feet instead of eight to preserve ability to widen the functional width in the future; allow the depth of retail to extend 30 feet (instead of 50 feet) for each frontage and allow certain ground floor spaces that may not meet transparency requirements; and waive parking requirements while still proposing to provide 97 parking spaces (111 parking spaces required);
 - **Northern Lot:** Permit the transfer of 454,153 sf from Stadium Zoning Lot; allow building to rise without setback to maximum building height of 216 feet (including mechanicals), and 132 feet to the roof and 167 feet to mechanicals on eastern portion (western portions beyond 117 feet would need further approval from the BSA at a later date); waive tower regulations for building above 120 feet; building to be set back from 34th Avenue 10 feet instead of eight to preserve ability to widen the functional width in the future; waive parking requirements while still proposing to provide 255 parking spaces; permit reduced linear feet of seating and percentage of plantings.
 - *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)
 - *Changes to the City Map* to facilitate Phase I and Phase II Developments of the Special Willets Point District; and
 - *Zoning Text Amendments to ZR 124-60, 124-05, 124-31, and 124-40*, which gives the City Planning Commission the ability to permit the redistribution of floor area without regard to zoning lot lines; grant parking and loading modifications; provide modifications to mandatory improvements or other urban design regulations; specify that the requirement for a certification would also apply to zoning lots subject to a Special Permit pursuant to ZR 124-60 when the aggregate lot area of all zoning lots is greater than 200,000 SF; given changes to the originally anticipated street plan, finding (d) would require showing that the development does not preclude development in other portions of the Special District from complying with provisions of 124-31, except where such compliance is directly prevented by modifications granted by the CPC pursuant to Section 124-60;
- The proposed actions would facilitate the development of 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. These combined development plans are known as “Willets Point Phase 2”;

- 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 Development Sites are all currently vacant and are undergoing environmental remediation through either the New York State Brownfield Clean Up Program or by the 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 privately-owned parcels 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 affordability 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

Through the decades, many plans have been imagined at Willets Point and only one has been approved. I am proud to see the former “Valley of Ashes” transform into better housing, schooling and open space, but I must see material and serious commitments to the surrounding communities of Corona, Flushing, and East Elmhurst.

This project’s approval is also coming at a time when the City is experiencing a dire crisis to house and take care of asylum seekers from all over the globe. It is clear to me that all Queens residents – including asylum seekers – need to be accounted for in the Willets Point vision. With that said, the Applicants have sent my office a signed letter of commitments to establish good-faith partnerships within the stadium and throughout the Proposed Development, as detailed in my conditions.

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

- A written statement that Phase 2 affordability levels will be similar to Phase 1 levels, which will stipulate the commitment to over 50% of 1,400 units affordable at or below 80% AMI.
- A full list of Community Benefits the Applicant team has promised throughout this ULURP process so far, including but not limited to:
 - Full amenities throughout the proposed residential buildings
 - Stadium hiring goals and economic benefits
 - “City in the Community” (CITC) Youth Programming
- A signed letter of commitment (including metrics, dates or milestones) attached to the following clauses:
 - **LOCAL HIRING.** There should be a minimum 30% goal of hiring M/WBE firms and local residents within the Proposed Development. Goal progress should be reported quarterly to the Borough President, Council Member and respective Community Boards (CBs), and should also include zip codes of local residents within CB 3, 4 and 7 that were hired. Any job fair or workforce development plans should also be made available to the aforementioned parties. The Applicant team should also:
 - **Work with the Council Member and Borough President to determine a mutually-agreeable set-aside for local vendors and concessionaires within the stadium** and at any future pop-up markets on the Development Sites. The Applicant team’s process should be transparent to the Borough President, Council Member and respective Community Boards. The Applicant team should also consider widening any sidewalks surrounding the stadium to accommodate both local street vendors and safe pedestrian passage, as well as adding a “vending lane” along a “No Parking” zone if possible.
 - **Establish outreach strategies with Queens Colleges** (such as LaGuardia Community College, Vaughn College, York College and Queens College). By building relationships with Queens Colleges, the Applicant Team should ensure permanent workforce development with young adults starting their careers.
 - **CONCRETE PARTNERSHIPS IN THE COMMUNITY.** The Applicant team should work with one or more culturally-competent Community-Based Organizations (CBOs) to execute workforce development and other community needs at Willets Point. Attempts to work with CBOs and confirmed CBOs should also be reported to the Borough President, Council Member and CBs 3, 4 and 7 quarterly.
 - **Community Advisory Board.** The Applicant team (namely, NYCEDC) should commit to forming and leading a Community Advisory Board (CAB) for Phase II development on a quarterly basis. The Community Advisory Board should be comprised of local residents who live within CBs 3, 4 and 7 boundaries, local CBOs/nonprofits, small-business owners, faith leaders, and local elected official offices. This CAB shall be a sounding board and watchdog for community benefits, and shall help determine metrics not yet defined in the signed letter of commitment.
 - **Discounted tickets for local residents**, with a minimum and maximum range target for each year.
 - **NO GAME SCHEDULING CONFLICTS.** There should be no NYCFC games that would conflict with both or either the USTA Stadium or Mets schedules.
 - **FLUSHING MEADOWS-CORONA PARK IMPROVEMENTS.** The Applicant Team should work with the Department of Parks and Recreation to identify key areas in and around Flushing Meadows Corona Park that need capital improvements, including but not limited to: the Flushing Promenade, sports fields, playground areas and comfort stations;
 - **TRANSIT IMPROVEMENTS.** The Applicant team (namely, NYCEDC) should work with NYC Transit to update and help fund transportation improvements to the bus and subway systems, respectively. NYCEDC should conduct a feasibility study of extending ferry service to Willets Point or a nearby location;
 - **PLAYGROUNDS/OUTDOOR SPACE FOR CHILDREN.** The Applicant team should explore the possibility of small playgrounds within Willets Point Phase II for children; and

- **ROBUST SEWAGE AND STORMWATER MANAGEMENT PLAN.** Because the Proposed Development is located in a floodplain and is located next to Flushing Creek, the Applicant team should work with the NYC Department of Environmental Protection to ensure they have a functioning and updated sewage/stormwater management plan. The Development Plan should also include permanent sustainable elements such as permeable pavement and bioswales. Such plan(s) should be shared with the Borough President, Council Member, and residents of Community Board 3, 4 and 7 upon completion.



PRESIDENT, BOROUGH OF QUEENS

01/10/2024

DATE



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Willets Point Phase II			
Applicant:	EDC - Economic Development Corporation for NYC	Applicant's Primary Contact:	Ethan Goodman
Application #	240092ZSQ	Borough:	
CEQR Number:	23DME005Q	Validated Community Districts:	Q07

Docket Description:

IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-802 of the Zoning Resolution to allow a transient hotel (Use Group 5), in connection with a proposed mixed-use development, on property generally bounded by Seaver Way, 38th Avenue**, and the southeasterly centerline prolongation of Willets Point Boulevard** (Block 1833, Lot 117), in a C4-4 District, within the Special Willets Point District.** Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2023Q0251>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

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's RC Church 16-34 Clintonville Street, Whitestone, 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 12:11 PM
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COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Willets Point Phase II			
Applicant: EDC - Economic Development Corporation for NYC		Applicant's Primary Contact: Ethan Goodman	
Application # N240093ZRQ		Borough:	
CEQR Number: 23DME005Q		Validated Community Districts: Q07	

Docket Description:

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's RC Church 16-34 Clintonville Street, Whitestone, 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 12:11 PM



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Willets Point Phase II			
Applicant:	EDC - Economic Development Corporation for NYC	Applicant's Primary Contact:	Ethan Goodman
Application #	240094ZSQ	Borough:	
CEQR Number:	23DME005Q	Validated Community Districts:	Q07

Docket Description:

IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60* of the Zoning Resolution to allow the distribution of total allowable floor area without regard for zoning lot lines or district boundaries and to modify: 1. the required parking regulations of Sections 25-23 (Requirements Where Group Parking Facilities are Provided), 25-251 (Income-restricted housing units), 36-21 (General Provisions) and 124-50 (OFF-STREET PARKING REGULATIONS); 2. the sign regulations of Sections 32-60 (SIGN REGULATIONS) and 124-15 (Modification of Sign Regulations); 3. the loading requirements of Section 36-62 (Required Accessory Off-Street Loading Berths); 4. the retail continuity regulations of Section 124-14 (Retail Continuity); 5. the height and setback regulations of Section 124-22 (Height and Setback Regulations); 6. the street network requirements of Section 124-30 (Mandatory Improvements); 7. the public open space requirements of Section 124-42 (Types and Standards of Publicly Accessible Open Space); 8. the curb cut requirements of Section 124-53 (Curb Cut Restrictions), in connection with a proposed mixed-use development on property generally bounded by Northern Boulevard, 27th Street, Willets Point Boulevard**, 126th Lane**, 39th Avenue**, Roosevelt Avenue, and Seaver Way (Block 1833, Lots 117, 120, 130, 135 and 140; Block 1823, Lots 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 and 100; and Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 and 150; Block 1822, Lot 17; and Block 1820, Lots 1, 6, 9, 18, 34 and 108), within a C4-4 District in the Special Willets Point District. *Note: A zoning text amendment to modify Section 124-60 is proposed under a concurrent related application N 240093 ZRQ. ** Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ) Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2021Q0106>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

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's RC Church 16-34 Clintonville Street, Whitestone, 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 12:11 PM
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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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Community Board 7

Borough of Queens

Auburndale, Bay Terrace, Beechhurst, Clearview, College Point,
Downtown Flushing, East Flushing, Flushing, Linden Hill, Malba,
Murray Hill, Queensborough Hill, Whitestone, and Willets Point

30-50 Whitestone Expressway, Flushing, NY 11354 Ste. 205

Ph: (718) 359-2800

Fax: (718) 463-3891

Email: qn07@cb.nyc.gov

<https://www1.nyc.gov/queenscb7>

Donovan Richards, Jr.

Queens Borough President

Eugene T. Kelty Jr.

Chairperson

Marilyn McAndrews

District Manager

December 6, 2023

Daniel Garodnick, Chairperson
New York City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Andrew Kimball, President
NYC Economic Development Corporation
One Liberty Plaza
New York, NY 10006

Frank Monterisi
Queens Development Group
The Related Companies
30 Hudson Yards
New York, NY 10001

Jon Stemp
New York City Football Group
600 Third Avenue
New York, NY 10016

Re: Servicing Willets Point Retail along Pedestrian Esplanade

Dear Chair, Garodnick and Messrs. Kimball, Monterisi and Stemp,

On December 4th, Queens Community Board #7 voted overwhelmingly to approve the Willets Point Phase II ULURP; however, there is an unresolved design issue we voiced during our review of Phase I last year that remains unchanged in Phase II.

At the juncture where Phase I residential meets Phase II residential, there is a pedestrian-only esplanade, and retail establishments open onto this esplanade. We remain deeply concerned that the pedestrian-only access along this esplanade eliminates any effective means for vehicles to load and service the retail space. (i.e.: deliveries and trash removal).

There are numerous sound design precedents such as limited-access private driveways or shared-street concepts that could be implemented to prioritize public open space yet provide vehicular access for loading and servicing. Given the wealth of landscape architects and urban design talent involved in this project, we are confident your teams can arrive at a sound solution for vehicular access.

This public esplanade will be the gateway into the rest of the Willets Point Special District. In order for the new Willets Point community to thrive, the retail along this esplanade must succeed; otherwise, the community will have vacant stores that would be a shopping hardship for residents and a visual blight for our community.

We urge QDC and NYC EDC to work with the Department of City Planning to provide vehicular access to the retail spaces along the pedestrian esplanade.

Sincerely,

Chuck Apelian

Vice Chair and Land Use Chair - Community Board 7 Queens

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

Queens Borough President Recommendation

APPLICATION: Willets Point Phase II
COMMUNITY BOARD: Q07

DOCKET DESCRIPTIONS

ULURP #240092 ZSQ – IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60* of the Zoning Resolution to allow the distribution of total allowable floor area without regard for zoning lot lines or district boundaries and to modify:

1. the required parking regulations of Sections 25-23 (Requirements Where Group Parking Facilities are Provided), 25-251 (Income-restricted housing units), 36-21 (General Provisions) and 124-50 (OFF-STREET PARKING REGULATIONS);
2. the sign regulations of Sections 32-60 (SIGN REGULATIONS) and 124-15 (Modification of Sign Regulations);
3. the loading requirements of Section 36-62 (Required Accessory Off-Street Loading Berths);
4. the retail continuity regulations of Section 124-14 (Retail Continuity);
5. the height and setback regulations of Section 124-22 (Height and Setback Regulations);
6. the street network requirements of Section 124-30 (Mandatory Improvements);
7. the public open space requirements of Section 124-42 (Types and Standards of Publicly Accessible Open Space);
8. the curb cut requirements of Section 124-53 (Curb Cut Restrictions),

in connection with a proposed mixed-use development on property generally bounded by Northern Boulevard, 27th Street, Willets Point Boulevard**, 126th Lane**, 39th Avenue**, Roosevelt Avenue, and Seaver Way (Block 1833, Lots 117, 120, 130, 135 and 140; Block 1823, Lots 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 and 100; and Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 and 150; Block 1822, Lot 17; and Block 1820, Lots 1, 6, 9, 18, 34 and 108), within a C4-4 District in the Special Willets Point District.

*Note: A zoning text amendment to modify Section 124-60 is proposed under a concurrent related application N 240093 ZRQ.

** Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)

ULURP #240094 ZSQ – IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-41 of the Zoning Resolution to allow an arena with a maximum capacity of 25,000 seats on property generally bounded by Seaver Way, 35th Avenue, 127th Street, Willet Point Boulevard**, and 38th Avenue** (Tax Block 1823, Lots 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Tax Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 and 100; and Tax Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 and 150), in a C4-4 District, within the Special Willets Point District.

** Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)

ULURP #240095 ZSQ – IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-802 of the Zoning Resolution to allow a transient hotel (Use Group 5), in connection with a proposed mixed-use development, on property generally bounded by Seaver Way, 38th Avenue**, and the southeasterly centerline prolongation of Willets Point Boulevard** (Block 1833, Lot 117), in a C4-4 District, within the Special Willets Point District.

** Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)

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 the following Zoning Actions 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”). Within the Project Area, the Applicant refers to four (4) separate parcels as they relate to each Zoning Action: the “Triangle Lot” (p/o Block 1833) the “Stadium Lot” (p/o Block 1823, Blocks 1824 and 1825), the “T-Parcel Lot” (p/o Block 1822) and the “Northern Lot” (Block 1820).
 - *Special Permit pursuant to ZR 124-60* (Special Permit to Modify Use or Bulk Regulations), as amended, which would permit the following actions on each Parcel:
 - **Triangle Lot:** the transfer of approximately 291,423 SF from the stadium zoning lot; permit hotel and residential buildings to rise without setback above 85 feet; allow the depth of retail to extend 30 feet (instead of 50 feet) for each frontage and allow some ground-floor spaces that may not meet transparency requirements; permit building length along Seaver Way beyond 110 feet (150 feet currently proposed); waive parking requirements while still proposing to provide 444 spaces (300 required); reduce required off-street loading berths from three to one; allow less linear feet of seating, amenities and percentage of planted areas; provide curb cuts on 38th Avenue, with some flexibility of exact locations based on final ground floor design.
 - **Stadium Lot:** the transfer of floor area generated from the Stadium Zoning Lot to other sites: 291,423 SF to Triangle Lot, 216,461 SF to T-Parcel Lot, and 454,153 SF to Northern Lot; permit stadium block to have a maximum length greater than 450 feet and extend into a location that is to contain a primary retail street; permit portion of stadium street wall to be located beyond 60 feet of street line or public open space; Permit stadium to rise to approx. 101-115 feet without an additional setback above 60 or 85 feet, depending on location of façade; waive parking requirements while still proposing to provide 27 at grade spaces; modification to sign regulations at heights and sizes beyond those permitted; Allow relief from retail continuity regulations pertaining to ground floor use, and the maximum length of establishments to facilitate stadium use and design; permit multiple curb cuts to access stadiums loading berths; and allow flexibility in open space design, specifically related to linear feet of seating;
 - **T-Parcel Lot:** the transfer of 216,461 sf from Stadium Zoning Lot; allow building to rise without setback to a maximum roof height of 132 feet, and 167 feet for mechanicals, and relief from tower regulations (portion of building height proposed beyond 117 feet would need further approval from the BSA at a later date); building to be set back from 34th Avenue by 10 feet instead of eight to preserve ability to widen the functional width in the future; allow the depth of retail to extend 30 feet (instead of 50 feet) for each frontage and allow certain ground floor spaces that may not meet transparency requirements; and waive parking requirements while still proposing to provide 97 parking spaces (111 parking spaces required);
 - **Northern Lot:** Permit the transfer of 454,153 sf from Stadium Zoning Lot; allow building to rise without setback to maximum building height of 216 feet (including mechanicals), and 132 feet to the roof and 167 feet to mechanicals on eastern portion (western portions beyond 117 feet would need further approval from the BSA at a later date); waive tower regulations for building above 120 feet; building to be set back from 34th Avenue 10 feet instead of eight to preserve ability to widen the functional width in the future; waive parking requirements while still proposing to provide 255 parking spaces; permit reduced linear feet of seating and percentage of plantings.
 - *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)
 - *Changes to the City Map* to facilitate Phase I and Phase II Developments of the Special Willets Point District; and
 - *Zoning Text Amendments to ZR 124-60, 124-05, 124-31, and 124-40*, which gives the City Planning Commission the ability to permit the redistribution of floor area without regard to zoning lot lines; grant parking and loading modifications; provide modifications to mandatory improvements or other urban design regulations; specify that the requirement for a certification would also apply to zoning lots subject to a Special Permit pursuant to ZR 124-60 when the aggregate lot area of all zoning lots is greater than 200,000 SF; given changes to the originally anticipated street plan, finding (d) would require showing that the development does not preclude development in other portions of the Special District from complying with provisions of 124-31, except where such compliance is directly prevented by modifications granted by the CPC pursuant to Section 124-60;
- The proposed actions would facilitate the development of 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. These combined development plans are known as “Willets Point Phase 2”;

- 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 Development Sites are all currently vacant and are undergoing environmental remediation through either the New York State Brownfield Clean Up Program or by the 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 privately-owned parcels 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 affordability 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

Through the decades, many plans have been imagined at Willets Point and only one has been approved. I am proud to see the former “Valley of Ashes” transform into better housing, schooling and open space, but I must see material and serious commitments to the surrounding communities of Corona, Flushing, and East Elmhurst.

This project’s approval is also coming at a time when the City is experiencing a dire crisis to house and take care of asylum seekers from all over the globe. It is clear to me that all Queens residents – including asylum seekers – need to be accounted for in the Willets Point vision. With that said, the Applicants have sent my office a signed letter of commitments to establish good-faith partnerships within the stadium and throughout the Proposed Development, as detailed in my conditions.

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

- A written statement that Phase 2 affordability levels will be similar to Phase 1 levels, which will stipulate the commitment to over 50% of 1,400 units affordable at or below 80% AMI.
- A full list of Community Benefits the Applicant team has promised throughout this ULURP process so far, including but not limited to:
 - Full amenities throughout the proposed residential buildings
 - Stadium hiring goals and economic benefits
 - “City in the Community” (CITC) Youth Programming
- A signed letter of commitment (including metrics, dates or milestones) attached to the following clauses:
 - **LOCAL HIRING.** There should be a minimum 30% goal of hiring M/WBE firms and local residents within the Proposed Development. Goal progress should be reported quarterly to the Borough President, Council Member and respective Community Boards (CBs), and should also include zip codes of local residents within CB 3, 4 and 7 that were hired. Any job fair or workforce development plans should also be made available to the aforementioned parties. The Applicant team should also:
 - **Work with the Council Member and Borough President to determine a mutually-agreeable set-aside for local vendors and concessionaires within the stadium** and at any future pop-up markets on the Development Sites. The Applicant team’s process should be transparent to the Borough President, Council Member and respective Community Boards. The Applicant team should also consider widening any sidewalks surrounding the stadium to accommodate both local street vendors and safe pedestrian passage, as well as adding a “vending lane” along a “No Parking” zone if possible.
 - **Establish outreach strategies with Queens Colleges** (such as LaGuardia Community College, Vaughn College, York College and Queens College). By building relationships with Queens Colleges, the Applicant Team should ensure permanent workforce development with young adults starting their careers.
 - **CONCRETE PARTNERSHIPS IN THE COMMUNITY.** The Applicant team should work with one or more culturally-competent Community-Based Organizations (CBOs) to execute workforce development and other community needs at Willets Point. Attempts to work with CBOs and confirmed CBOs should also be reported to the Borough President, Council Member and CBs 3, 4 and 7 quarterly.
 - **Community Advisory Board.** The Applicant team (namely, NYCEDC) should commit to forming and leading a Community Advisory Board (CAB) for Phase II development on a quarterly basis. The Community Advisory Board should be comprised of local residents who live within CBs 3, 4 and 7 boundaries, local CBOs/nonprofits, small-business owners, faith leaders, and local elected official offices. This CAB shall be a sounding board and watchdog for community benefits, and shall help determine metrics not yet defined in the signed letter of commitment.
 - **Discounted tickets for local residents**, with a minimum and maximum range target for each year.
 - **NO GAME SCHEDULING CONFLICTS.** There should be no NYCFC games that would conflict with both or either the USTA Stadium or Mets schedules.
 - **FLUSHING MEADOWS-CORONA PARK IMPROVEMENTS.** The Applicant Team should work with the Department of Parks and Recreation to identify key areas in and around Flushing Meadows Corona Park that need capital improvements, including but not limited to: the Flushing Promenade, sports fields, playground areas and comfort stations;
 - **TRANSIT IMPROVEMENTS.** The Applicant team (namely, NYCEDC) should work with NYC Transit to update and help fund transportation improvements to the bus and subway systems, respectively. NYCEDC should conduct a feasibility study of extending ferry service to Willets Point or a nearby location;
 - **PLAYGROUNDS/OUTDOOR SPACE FOR CHILDREN.** The Applicant team should explore the possibility of small playgrounds within Willets Point Phase II for children; and

- **ROBUST SEWAGE AND STORMWATER MANAGEMENT PLAN.** Because the Proposed Development is located in a floodplain and is located next to Flushing Creek, the Applicant team should work with the NYC Department of Environmental Protection to ensure they have a functioning and updated sewage/stormwater management plan. The Development Plan should also include permanent sustainable elements such as permeable pavement and bioswales. Such plan(s) should be shared with the Borough President, Council Member, and residents of Community Board 3, 4 and 7 upon completion.



PRESIDENT, BOROUGH OF QUEENS

01/10/2024

DATE