

Queens Borough President Recommendation

APPLICATION: ULURP # 090403 PSQ

COMMUNITY BOARD: Q07

DOCKET DESCRIPTION

IN THE MATTER of an application submitted by the New York City Police Department and Department of Citywide Administrative Services, pursuant to Section 197-c of New York City Charter, for site selection to facilitate development of a modern academic complex at **28-11 28th Avenue**, located in M1-1 and M3-1 districts, Block 4301, part of Lot 1; Block 4321 Lot 48; Block 4323, Lot 1; Block 4325, Lot 1; Block 4326, Lot 1; Block 4327, part of Lot 1; Block 4328 part of Lot 1; Block 4329, Lots 1, 7, 10, 75; Block 4359, part of Lot 1; Block 4358, part of Lot 1; Block 4357, part of Lot 1; Block 4356, part of Lot 30; and Block 4354, Lot 50, Zoning Map 10a, College Point, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on July 16, 2009 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were two (2) speakers in support of the application. The hearing was closed.

CONSIDERATION

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

- The applicant is proposing site selection of property for use to construct a new Police Academy and training facility. The new facility would consolidate and replace training facilities currently located throughout the city into a modern state of the art academic complex where recruits, civilians and active police officers would receive required training;
- When completed the new NYPD facility would provide indoor training areas, classrooms and related support space, an indoor pistol training facility, a tactical village, an indoor track and gymnasium, a police museum, a visiting police/lecturer lodging facility and an above-grade parking facility. The facility would comply with NYC Green Building Law which requires capital projects, new municipal buildings, additions and renovations to existing municipal buildings to achieve exacting standards of sustainability as "green buildings". There would be a total of 2000 accessory parking spaces, increased from the original proposal for 1800 spaces, provided in a two-story parking structure. The project will have two curb cuts along College Point Boulevard. The primary vehicular entrances will be located on College Point Boulevard and 30th Avenue. The primary pedestrian entrance will be located on 28th Avenue, west of Ulmer Street;
- Construction will be staged. In the first sequence, facilities to be constructed will include academic space and administrative buildings, an utility plant, outdoor track, gymnasium, at-grade parking lot for 900 cars (an increased form the originally proposed 700 spaces);
- This project will require the following zoning overrides and allowances for: the NYPD Museum and guest lecturer lodging, a structure in excess of 23 ft tall in a 20-foot deep rear yard and a 20-foot rear yard equivalent along College Point Boulevard and the southern lot line; a minor encroachment of the parking structure into the initial setback; a minor encroachment of the Police Museum into the initial setback and sky exposure plane and over the maximum height at the street line, and a reduction to 2000 accessory off-street parking spaces provided;
- The site is an irregular approximately 35-acre parcel in the College Point Corporate Park. The site has frontage on College Point Boulevard, 28th Avenue and Ulmer Street. The Whitestone Expressway separates the site in the College Point Corporate Park and downtown Flushing. The area immediately north of the Whitestone Expressway is zoned and developed with a mix of commercial and industrial uses. The MTA College Point Bus Depot is located directly to the north of the site. LaGuardia Airport is located approximately 0.6 miles west of the site across Flushing Bay. Currently, the project site is occupied by: the NYPD College Point Vehicle Impoundment Lot with paved open storage of approximately 3000 vehicles, 1300 motorcycles and 600 auto parts, a privately-owned vehicle service station which operates on land leased from the City, and a city-owned strip of vacant land. An exposed drainage ditch in the shape of an inverted "L" bisects the site separating the eastern third from the western two thirds of the site;
- The Deputy Mayor for Operations sent a letter, dated July 1, 2009, to CB 7 describing the City's commitment to mitigate the impact of the Police Academy and outlined 18 points which are summarized as follows: a Construction Task Force subcommittee within CB 7 will be convened, the Task Force will be updated by the city upon request; any changes to the plan should be within the scope of EIS and CB 7 will receive notification of any such changes; design consideration will be given to the garage facade along College Point Boulevard; a community air monitoring plan shall be

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developed and implemented; additional offstreet accessory parking spaces will be provided; changes to the bus routes for Q65 and additional bus service for Q25 will be pursued with the Metropolitan Transportation Authority; the intersection of College Point Boulevard and 31st Avenue would be restriped to create a dedicated right turn lane from 31st Avenue northbound onto College Point Boulevard for cars traveling westbound on 31st Avenue; modification to the Ulmer Street southbound approach creating three southbound lanes to the Whitestone Service Road with appropriate signaling and drainage improvements; a free flowing U-turn exclusively for cars from southbound Whitestone Expressway Service Road to the Northbound Service Road on the north side of Linden Place; Ulmer Street between the service road and 28th Avenue restriped to create additional lanes; completion of traffic analysis of College Point by the end of calendar 2009 to reflect current conditions and operations of the Police Academy at full build out; under HWQ1675 DDC will repair as needed College Point Boulevard from Fowler Avenue to 32nd Avenue and reconstruct 32nd Avenue from College Point Boulevard to Linden Place; resurface College Point Boulevard between 7th and 25th Avenues in Spring 2010; a three phased project to address drainage issues in Whitestone with design to commence in FY '10 and construction immediately following design completion; implement two projects to address drainage issues in College Point with design to begin in FY '10 and construction immediately following design completion; investigation of 20th Avenue north of the Flushing Airport site for additional opportunities to mitigate flooding; and improvement of lighting in the College Point Corporate Park by pruning trees and possibly installation of additional lighting;

- In separate letters from NYPD Deputy Commissioner Mike Farrell and Deputy Inspector Terrence M. Riley to CB 7 assurances were given that all authorized trainees, staff and visitors would park their vehicles offstreet on the grounds of the academy cars and that the NYPD maintain a policy of strict enforcement of the area parking regulations;
- Community Board 7 unanimously approved this application with conditions by a vote of twenty-nine (29) in favor with none (0) against or abstaining at a public hearing held on June 29, 2009. In addition to the 18 items detailed in the Deputy Mayor's Letter, CB7's conditions of approval are: a letter from Deputy Mayor Skyler and Police Commissioner Raymond Kelly assuring that "No Parking" including authorized vehicles be allowed on the streets of the College Point Corporate Park and that all parking must be contained on site; and establishment of a contingency capital fund for unforeseen issues that may arise during and after the construction.

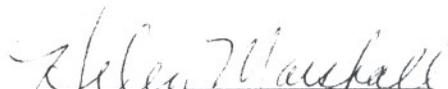
RECOMMENDATION

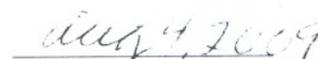
The Mayor's Office, the NYPD and other responsible agencies have worked very closely with Community Board 7, civic associations and the Borough President's Office over the course of numerous meetings to discuss the proposed development of the Police Academy and mitigation measures needed to address potential adverse impacts and improve existing conditions. I acknowledge and thank all involved for their time and effort to work these issues out.

When completed the new Police Academy in College Point will be a modern, state of the art facility that will provide required training for recruits, active duty officers, and civilians. This facility will be another valuable asset serving College Point, Queens and New York City.

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

- As soon as design is complete and capital projects for infrastructure improvements have been identified, as detailed in the Deputy Mayor's letter to CB7, full construction funding should be committed to the capital budget starting with FY 2011. All of these infrastructure improvements should be completed no later than the full build out of the academy;
- The Office of the Borough President should be a member of the Police Academy Construction Task Force and should be notified of all task force meetings;
- Construction of the new Police Academy should commence with the following in place: a Project Labor Agreement to assure that all workers receive prevailing wages and benefits, outreach to area residents to apply for any related construction or permanent job opportunities, and opportunities for qualified Queens firms to provide goods and services for this project.


PRESIDENT, BOROUGH OF QUEENS


DATE