



IN THE MATTER OF an application submitted by Queens Future, 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 elimination of a portion of Flushing Meadows Corona Park in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and
2. the elimination, discontinuance, and closing of a portion of Grand Central Parkway between Roosevelt Avenue and Northern Boulevard; and
3. the establishment of parkland in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and
4. the establishment of a portion of a westbound ramp to the Grand Central Parkway; and
5. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Joint Interest Area 81, Borough of Queens, in accordance with Map No. 5043 dated September 27, 2024 and signed by the Borough President.

This application (C 250047 MMQ) for an amendment to the City Map was filed by Queens Future, LLC and the Department of Parks and Recreation (DPR) on August 7, 2024. The proposed amendment to the City Map, in conjunction with the related Zoning Map amendment, would facilitate a new 3.7 million gross square-foot, mixed-use development including a gaming facility, music hall, hotel, convention space, parking and other amenities, as well as approximately 25 acres of designed public park and green space in Flushing Meadows Corona Park, Joint Interest Area 81, Queens.

RELATED ACTION

In addition to the proposed City Map change (C 250047 MMQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application submitted by Queens Future, LLC, and the Department of Parks and Recreation which is being considered concurrently with this application:

C 250046 ZMQ Zoning Map amendment to map a C8-4 zoning district.

BACKGROUND

Queens Future, LLC and the Department of Parks and Recreation (DPR) are proposing an amendment to the City Map and a Zoning Map amendment to facilitate a new 3.7 million gross square-foot, mixed-use development including a gaming facility, music hall, hotel, convention space, parking and other amenities, as well as approximately 25 acres of designed public park and green space in Flushing Meadows Corona Park, Joint Interest Area 81, Queens.

For most of the late nineteenth and early twentieth century, the development site was an industrial dumping ground and landfill that was later paved and served as a parking lot for the 1938 World's Fair. In 1961, the City of New York and the New York Mets entered into an agreement providing for the development and operation of a 56,000-seat stadium on the site of the surface parking lot. In 1967, both the development site and the fairgrounds to the south were established as Flushing Meadows Corona Park. In 2006, the City and the Mets (acting through Queens Ballpark Company, LLC) undertook the redevelopment of the stadium site. The Mets constructed a new 42,000-seat stadium named Citi Field in the parking lot adjacent to Shea Stadium and demolished Shea Stadium. The parking spaces on the remaining western, northern and southern portions of the stadium site, as well as on the parking lot south of Roosevelt Avenue, constitute the development site.

The area of Willets Point east of the development site has long been known for its many auto repair businesses and junkyards. In 2008, the City approved the Willets Point Development Plan and established the Special Willets Point District. In 2013, the City's designated developer proposed changes to the plan in conjunction with a proposal to develop an entertainment and retail center on the development site. In 2017, the New York Court of Appeals determined that the 2013 proposal could not proceed without the adoption of additional parkland alienation legislation by the state legislature. The 2013 proposal did not move forward, and the City proceeded with revising plans for the original redevelopment area east of the development site. In 2018, the City announced the commencement of an initial as-of-right phase of the Willets Point development referred to as Phase 1. On April 11, 2024, the City Council voted to approve a number of land use actions to facilitate the development of a Phase 2 project.

The area within a 600-foot radius of the project area is located in Willets Point in Queens with a substantial portion of the area occupied by several major roadways and transportation and utility-related uses. The development site is bordered to the north by Northern Boulevard and the Whitestone Expressway mainline and ramps, which together form approximately 17 lanes of elevated roadway. North of the elevated roadways is the Flushing Bay waterfront, open space and parking uses adjacent to the Bay. The open spaces include the World's Fair Marina, a public marina managed by the Parks Department, and a segment of Flushing Bay Promenade, which winds along Flushing Bay from LaGuardia Airport to the Willets Point Peninsula. There are more than 1,000 parking spaces located to the east and west of the marina, which are partially used for Mets parking on game days and are otherwise available for park visitors. The development site surrounds and is directly adjacent to Citi Field.

The Willets Point development is east of the development site. It is mapped a C4-4 commercial district in the Willets Point Special District. The area contains a mix of small, auto related and light industrial uses. The Willets Point area is planned for redevelopment into a multi-phase mixed-use development. The construction of Phase 1 of the development began in December 2023; Phase 1 will include 1,100 units of affordable housing, a new public school, and retail and supporting community facility space. Phase 2 will include a 25,000-seat soccer stadium for New York City FC, 1,400 units of affordable housing, a 250-room hotel, and 2.8 acres of publicly accessible open space. The soccer stadium is expected to open in 2027.

South of the development site are large lots occupied by the Metropolitan Transportation Authority (MTA) Corona Rail Yard and Casey Stengel Bus Depot. These large lots are mapped in a M1-1 zoning district. The rail yard contains storage for subway cars and repair shops. The bus depot contains bus parking and supportive uses, including a maintenance facility.

The Parks Department's Olmsted Center is located in the southwestern corner of the surrounding area in mapped parkland and includes several office buildings and parking areas for staff. The Rail Yard, Bus Depot and Olmsted Center separate the development site from the recreationally active portions of Flushing Meadows Corona Park located further south. Other facilities further south include the United States Tennis Association (USTA) Billie Jean King National Tennis

Center. A pedestrian walkway, known as the Passerelle Bridge, spans the Rail Yard and Bus Depot connecting this southern portion of Flushing Meadows Corona Park to the MTA No. 7 line station at Roosevelt Avenue and Citi Field. The Grand Central Parkway borders the western boundary of the development site and contains eight lanes.

The Corona neighborhood is located on the western side of the Grand Central Parkway from the development site. The surrounding area includes a roughly one-half-block wide stretch of Corona west of 114th Street from 367th Avenue to 43rd Avenue. This area is mapped with a R6 district along 114th Street, a R5A district mapped further west, and a R6B/C2-4 district along Roosevelt Avenue. This area predominantly consists of a mix of residential buildings, both one- and two-family buildings as well as multifamily buildings. The portion along Roosevelt Avenue has a mix of uses, including an office building, a hotel, auto-related uses, a church, a construction materials store, and other commercial uses.

There are several public transit options serving the development site. The No. 7 subway line has a stop at the Mets-Willets Point station and the Port Washington Branch of the Long Island Rail Road has a stop at Mets-Willets Point. The Q48 bus runs from LaGuardia Airport to Flushing and has several stops adjacent to the development site, including Roosevelt Avenue/Willets Point Blvd Station and Roosevelt Avenue/126th Street. The Q19 bus connects Astoria to Flushing and has a stop at Northern Boulevard/126th Place, one block from the development site. The Q66 bus connects Long Island City to Flushing and also has a stop at Northern Boulevard/126th Place.

The development site is approximately 78 acres of land bounded by Seaver Way to the east, the MTA Corona Yard to the south, Grand Central Parkway to the west, and Northern Boulevard to the north. There are 7,423 surface parking spaces for visitors to Citi Field, which is located east of the development site. The site is bisected by the MTA 7 subway line along Roosevelt Avenue. The portion south of Roosevelt Avenue contains, in addition to the parking lots, three small MTA structures associated with the subway line. Vehicles accessing the surface parking lots on the development site arrive from the surrounding roadways from all directions. Shea Road, a park road, runs around the perimeter of the parking lots, connecting to Roosevelt Avenue and Seaver Way.

The City of New York owns the development site which is mapped parkland. A small portion is located within the boundary of Grand Central Parkway and another small portion is located within the boundary of Northern Boulevard. The development site, because it is mapped parkland, is not subject to zoning and does not have a zoning district. State legislation enacted in 1961 authorized the City to enter into agreements with private parties for the use of a stadium and parking lots on the development site and the site of Citi Field. As authorized by the legislation, Queens Ballpark Company, LLC leases the site and operates the parking lots. The surface parking surrounding Citi Field is used only on game days during baseball season (generally April through October), for other private events held at Citi Field, and for certain other scheduled events in Flushing Meadows Corona Park, including the U.S. Open. Up to 1,795 spaces are designated for commuter parking on business days. The parking lots create a physical barrier between neighborhoods and leaves the area immediately surrounding Citi Field with few opportunities for recreation, dining or entertainment.

Gaming in New York

The New York State Gaming Commission regulates all aspects of gaming activity in the State, including horse racing, pari-mutuel wagering, Class III Indian Gaming, the state lottery (including video lottery terminals), commercial gaming, sports wagering, interactive fantasy sports, and charitable gaming. In 2013, New York State voters approved a referendum to allow the state legislature to authorize up to seven new commercial casinos for the purposes of promoting job growth, increasing aid to schools, and investing in mass transit through revenues generated. Four gaming licenses have subsequently been awarded in the upstate New York region.

In 2022, the state legislature passed legislation authorizing up to three licenses for gaming in downstate New York, including New York City, Long Island, and Westchester, Putnam, and Rockland counties. The State created a process to review applications for the licenses which includes the review and approval by a local Community Advisory Committee (CAC) that will be convened for each individual application based on the location of the proposed gaming facility. Each proposed gaming application will have a public review and open meetings and hearings process that is led by a CAC that will consist of the following six members or their

representative: New York State Governor, New York City Mayor, New York State Assemblymember, New York State Senator, Borough President, and New York City Council member. If an application is approved by a two-thirds majority of the CAC, the application will be forwarded for review and approval by the State. In addition, the State can only consider an application that has presented evidence that the gaming facility is in compliance or has received approval with all required local zoning requirements. The applicant has stated that if they are not awarded one of the gaming facility licenses, then they would not pursue the proposed development.

On April 18, 2024, the City Council adopted a zoning text amendment referred to as the Gaming Facility Text Amendment. This text amendment is intended to facilitate the state-led process, avoid duplicative reviews, and provide an even playing field among city sites. Before the text amendment was adopted, the Zoning Resolution did not include a gaming facility as a permitted use in any zoning district. The text amendment allows a gaming facility as a permitted use in C4 through C8 commercial districts and manufacturing districts if operating under a gaming license issued by the New York State Gaming Commission. It further provides that a gaming facility, as licensed by the Gaming Commission, shall be deemed to have satisfied all applicable regulations of the Zoning Resolution.

The Proposed Project

The proposed development would be a major new entertainment, commercial and recreational complex. The proposed development would have a maximum of approximately 3.7 million gross square feet; a hotel with up to 2,300 rooms, a gaming facility, a music hall with over 5,000 seats, convention and meeting space, restaurant and retail space, office, and community facility space. The proposed development would also include structured parking facilities with up to 13,750 spaces. At least 20 acres of the existing parking lots would be improved as public park space.

The proposed development is anticipated to include two buildings with primarily commercial uses. The applicant¹ would construct Development A on the western portion of the site and it

¹ While the City of New York Department of Parks and Recreation is a co-applicant for this application, all references in this report to the 'applicant' are referring to Queens Future LLC.

would include a gaming facility, music hall, a hotel with up to 2,300 rooms, convention and meeting space, retail, and restaurants. The first two floors would be used for parking. A podium portion of Development A would rise to a height of approximately 120 feet. It would contain the music hall, gaming facility, convention and meeting space, retail, and restaurants. Above the podium, multiple tower portions containing hotel rooms would rise to various heights with a maximum height of 344 feet. The footprint of Development A and adjacent driveways is approximately 23 acres. The primary vehicular access point is located at the northwest corner of the building, providing direct access from Grand Central Parkway. The primary pedestrian access point to Development A would be located at the southeast corner of the building, adjacent to Roosevelt Avenue and the Mets/Willets Point subway station. An additional entrance would be located at the northwest corner off Shea Road.

Development B would be located just south of Citi Field. It would contain uses geared towards local visitors, including restaurant, retail, community space and administrative office. It would also include parking on the lower levels. The building would rise to a maximum height of 130 feet. The pedestrian entrance/exit is anticipated to be located on the western side of the building adjacent to the subway station.

The applicant would also construct two additional parking garages. One garage, Development D, would be located north of Citi Field. The other garage, Development C, would be located south of Roosevelt Avenue at the southeastern corner of the project area east of the subway station. Both would have a maximum height of 145 feet. There would also be a surface parking lot south of Roosevelt Avenue adjacent to Development C. In total, the proposed development would contain up to 13,750 parking spaces, accommodating both the parking needed by the Mets to continue operating at Citi Field and the parking needed to support the new development. These parking facilities would be made available for attendees of events at the New York City FC stadium. They would also be available for commuter parking and for attendees of events at the USTA National Tennis Center and in Flushing Meadows Corona Park in accordance with the existing lease with Queens Ballpark Company, LLC.

The proposed development would include at least 20 acres of new landscaped and programmed public park space, on land that, though today mapped as park, is an asphalt parking lot. A large, approximately 10-acre portion of the new park space would be located in the center of the development site and oriented north to south with direct public pedestrian access from the MTA station and southern portion of the Flushing Meadows Corona Park to Flushing Bay to the north. The final design and programming of the public park is subject to review and approval by the Parks Department. The illustrative plan proposed by the applicant includes a central open space and lawn, an outdoor event space, gardens, moveable seating, picnicking areas, and multiple tree-lined promenades. The public park space would include several other areas including a 3.8-acre park space south of Roosevelt Avenue with active recreation such as racket sports, soccer fields, playgrounds, and a fitness area. In addition, a linear open space along the northern curb of Roosevelt Avenue is planned for smaller-format sports courts as well as seating and walkways. A large passive recreation area would be provided at the northwestern corner of the site. Another open space area would be located at Seaver Way; it would include a flexible plaza area to support events throughout the year such as farmer's markets. The applicant would be required to maintain the public park space in accordance with Parks Department standards and include public restrooms. The façade of Developments A and B at ground level would be designed to complement and enhance the public park space both visually and programmatically.

The applicant is proposing transit, bike and pedestrian changes that would enhance connections to the surrounding neighborhood and open space amenities. The applicant proposes improvements to the Mets-Willets Point No. 7 subway station that includes: elevators constructed between the station mezzanine and street level and between the mezzanine and platforms; fare control areas and corridors would be redesigned and expanded; and the station would be fully ADA accessible. On the north side of the station, the mezzanine level of the subway station would directly connect to a central staircase leading to the Citi Field rotunda at the southern end of the 10-acre portion of the proposed new park space as well as a pedestrian bridge and a ramp providing additional access to the development and park space.

The applicant also proposes a suite of bike and pedestrian improvements including bicycle lanes along Roosevelt Avenue, Shea Road, near Stadium Place North and under the Whitestone

Expressway to create protected bike lane connections along the northern, western, and southern edges of the development site. A shared path is proposed from Boat Basin to Seaver Way within the northeastern portion of the development site to connect to the proposed bike lanes in the Willets Point neighborhood. Dedicated bike signals would be provided at major intersections and high-traffic areas.

Pedestrian improvements would include the connection between the southern portion of Flushing Meadows Corona Park and Flushing Bay Promenade. On the northern boundary of the development site, a pedestrian and bicycle bridge would replace the existing at-grade crosswalk at the ramp from the Grand Central Parkway. Another pedestrian bridge would be provided over Shea Road and connect to a protected bike and pedestrian way underneath the Whitestone Expressway. On the southern boundary of the development site, the midblock crosswalk on Roosevelt Avenue would be widened and a new crosswalk would be installed further west at Stadium Place South. New lighting would be provided along pathways and under the elevated subway tracks over Roosevelt Avenue.

The proposed development would also include a number of roadway changes including the relocation of an on-ramp to the westbound Grand Central Parkway. The existing on-ramp is immediately adjacent to the development site and a short distance from the off-ramp that leads to Shea Road, creating a weaving section. The on-ramp would be relocated further north, starting on the northwest corner of the development site, running under Northern Boulevard and along the southern edge of a marina parking area. The relocated ramp entrance would be approximately 750 feet from the existing location. The proposed development would also include the realignment and redesign of Shea Road to intersect with Seaver Way at 35th Avenue instead of 34th Avenue. Modifications would be made to the intersection of Northern Boulevard and Seaver Way and to Stadium Place North to improve safety. Improvements would be made along Olmsted Drive, which is in the portion of Flushing Meadows Corona Park south of the development site, to enhance vehicular access for visitors to Flushing Meadows Corona Park and Parks Department staff. These modifications include the introduction of a new signal at the intersection of Olmsted Drive and Shea Road and widening the roadway of Olmsted Drive to four lanes.

The applicant is proposing improvements that focus on resiliency including replacing impermeable surface parking with landscaped open space and floodplain-compliant buildings that would reduce stormwater runoff, enhance biodiversity and mitigate the heat-island effect. The first occupiable floor in Developments A and B would be designed to an elevation of 20 feet NAVD88, which is 12 feet above site elevation, to incorporate possible future revisions to the base flood elevation. The uses in these buildings located at or below the design flood elevation would be restricted to parking and loading. All of the new buildings would provide rooftop solar panels and softscape.

Proposed Actions

To facilitate the proposed project, the applicant seeks two land use actions:

1. City Map Change

- a. Demapping of parkland corresponding to the area of a proposed entertainment and commercial development and a relocated highway ramp.

Approximately 25 acres of parkland would be demapped, including the majority of the development site, to allow for the private commercial uses proposed for the gaming facility. The demapping boundary would align with the perimeter of the public park space to the east and south of Development A and would align with the sidewalk adjacent to Shea Road to the north and west. The demapping area would extend to include driveways and ramps that access Development A. This demapped area would remain owned by the City and be ground leased to the applicant.

For utility service, Development A would require sub-surface lateral connections to utility and sewer lines located in Shea Road and the surrounding streets. The alteration map identifies an area within which the City may grant one or more easements for the purpose of locating subsurface utility connections.

As discussed above, the Proposed Development includes the relocation of a ramp to the Grand Central Parkway. A portion of the relocated ramp extends into current mapped parkland directly

north and south of Northern Boulevard; these areas would be demapped as park. These areas would remain owned by the City and would be managed as part of the state arterial system.

Altogether, approximately 25 acres of parkland would be demapped to facilitate the proposed commercial development and roadway changes. As a matter of state law, the state legislature must authorize the alienation of parkland. The applicant would request that the state legislature approve such alienation prior to granting the gaming facility license.

b. Demapping of street corresponding to site access improvements and park improvements within the existing boundary of Grand Central Parkway

As part of the site access improvements, a ramp would extend from Shea Road to a primary entrance to Development A located on its western facade. A portion of this ramp would extend into the current boundary of Grand Central Parkway and would be demapped as street. Like the rest of Development A, the area occupied by this portion of the ramp would remain owned by the City and be ground leased to the applicant.

In addition, the westernmost portion of the park area planned at the northwest corner of the development site extends into the current boundary of Grand Central Parkway. This portion would be demapped as street. It would remain owned by the City; the City would terminate the existing lease to Queens Ballpark Company, LLC for this area. Altogether, approximately 1.2 acres of street would be demapped.

c. Mapping of street corresponding to a relocated ramp to the westbound Grand Central Parkway

A ramp to the westbound Grand Central Parkway would be relocated and the portions extending into existing mapped parkland would be demapped as park. These same portions would be mapped as street. The relocated ramp would be owned by the City and would be managed as part of the state arterial system.

- d. Mapping of parkland corresponding to park improvements within the existing boundary of Grand Central Parkway

As discussed above, a portion of the park area extending into existing mapped street (Grand Central Parkway) would be demapped as street. This same portion would be mapped as park to facilitate its improvement as part of the public park space. It would remain owned by the City; the City would terminate the existing lease to Queens Ballpark Company, LLC for this area.

2. A Zoning Map Amendment to map a portion of the project area in a C8-4 district

The applicant seeks a zoning map amendment to map a C8-4 zoning district on a portion of the development site. The C8-4 district would be mapped on the property bounded by the centerline of Northern Boulevard to the north, a line 970 feet parallel with and southwesterly of 126th Street to the east, the centerline of Roosevelt Avenue to the south, and the centerline of the Grand Central Parkway to the west. This area encompasses Development A as well as the private ramps and driveways accessing Development A.

A C8-4 commercial district permits commercial uses with a maximum FAR of 5.0. No residential use is allowed. Certain community facility uses are not permitted; other community facility uses are permitted up to a maximum FAR of 6.5. In a C8-4 district, the height and setback of buildings is governed by a sky exposure plane.

Development A would include a gaming facility among other related uses. The applicant is seeking a license to permit this gaming facility and, as part of the license application process, the New York State Gaming Facility Location Board will review the design and layout of the proposed gaming facility. The proposed zoning map amendment to create a C8-4 district would allow the Gaming Facility Text Amendment to apply to the Development Site. Pursuant to the Gaming Facility Text Amendment, if the Gaming Commission issues a license to operate a gaming facility within a mid- to high-density zoning district such as a C8-4 district, it shall be deemed to have satisfied all applicable regulations of the Zoning Resolution.

If the applicant is not awarded a gaming facility license, the alteration maps for the City Map change described above would not be filed pursuant to Section 198c of the City Charter, the proposed City Map amendment (C 250047 MMQ) would not take effect, and the project area would remain mapped parkland used under the jurisdiction of the Parks Department. The related zoning map amendment (C 250046 ZMQ) would have no effect because, pursuant to Zoning Resolution Section 11-13, zoning does not apply to public parks. The project area would continue to be used as surface parking.

ENVIRONMENTAL REVIEW

This application (C 250047 MMQ), in conjunction with the related application for a zoning map amendment (C 250046 ZMQ), 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 23DME006Q. The lead agency is the Mayor's Office of Environmental Coordination (MOEC).

It was determined that this application, in conjunction with the related action, may have a significant effect on the environment, and that an Environmental Impact Statement (EIS) would be required. A Positive Declaration was issued on November 8, 2023, and subsequently distributed, published and filed. Together with the Positive Declaration, a Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) was issued on November 8, 2023. A public scoping meeting was held on December 21, 2023. A Final Scope of Work was issued on September 20, 2024.

A DEIS was prepared and a Notice of Completion for the DEIS was issued on September 20, 2024. Pursuant to SEQRA regulations and the CEQR procedure, a joint public hearing was held on the DEIS on January 8, 2025, in conjunction with the public hearing on the related ULURP item (C 250046 ZMQ). A Final Environmental Impact Statement (FEIS) reflecting comments made during the public review process was completed, and a Notice of Completion for the FEIS was issued on February 7, 2025. The proposed project, as analyzed in the FEIS, identified

significant adverse impacts with respect to transportation and construction transportation. Potential significant adverse impacts related to hazardous materials would be avoided through the placement of (E) designation (E-834) as described in the FEIS. The proposed mitigation measures are summarized in the FEIS.

WATERFRONT REVITALIZATION PROGRAM

This application (C 250047 MMQ) in conjunction with the related application (C 250047 ZMQ), was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State 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 23-221.

UNIFORM LAND USE REVIEW

This application (C 250047 MMQ), along with (C 250046 ZMQ), was duly referred on certified on September 23, 2024. The development site is within Joint Interest Area 81 and was referred to multiple community boards 3, 4, 6, 7, 8, and 9 (which are adjacent to Flushing Meadows Corona Park), to the Queens Borough Board, and to the Queens Borough President for information and review in accordance with the procedures for ULURP matters.

Community Board Review

Four community boards adopted favorable resolutions regarding the proposed City Map change and Zoning Map amendment, and two community boards voted in favor with conditions. The complete recommendations received from the Community Boards are attached to this report.

Community Board	Recommendation	Vote
Community Board 3	Approve with conditions	28-8-3
Community Board 4	Approve	19-10-2
Community Board 6	Approve with conditions	32-6-0

Community Board 7	Approve	36-4-0
Community Board 8	Approve	31-4-0
Community Board 9	Approve	27-3-1

The Community Board 6 approval had the following condition: “Ensure that the funds allocated to the Community Fund are used to fund projects that the communities themselves select.” The Community Board 3 approval had the following conditions:

- “\$163 million for a Community Impact Fund that will provide grants to non-profit organizations serving Queens communities and residents. Metropolitan Park will organize and operate the Fund based on recommendations of representatives of these most impacted Community Board Districts in cooperation with our local governing partners. A seven (7) member Board will be formed that will include at least one member appointed by the Chair of Queens Community Board 3 and additional member nominations will be based on geographic proximity to the site;
- \$320 million to construct, operate and maintain approximately 25 acres of new public open space at Metropolitan Park;
- \$480 million for public infrastructure improvements, including transforming the Mets-Willets Point 7 Train station into a welcoming entrance to Flushing Meadows Corona Park with long overdue ADA accessibility, safer neighborhood connectivity and significant investment in climate resiliency measures;
- \$150 million to build Taste of Queens, a community-oriented green food market that will operate year-round and feature Queens-based food vendors. Metropolitan Park Queens Future;
- \$25 million for community identified health care and youth and senior needs, including a health clinic in East Elmhurst, a youth and senior center in Corona, and addiction and mental health services infrastructure in Flushing;
- MPQ has committed to a minority-and women- owned business enterprise (M/WBE) contracting, local hiring and workforce development initiatives, a small business lending programing, childcare for employees;

- Metropolitan Park has committed to partnering with the local community for ongoing input and engagement in the transformation of the 50 – acres into Metropolitan Park.”

Borough President Recommendation

The Queens Borough President issued a recommendation on December 16, 2024, to approve the proposed mapping actions with the following conditions:

- “A letter from the Applicant Team that spells out in writing all Community Benefit terms that were discussed during the ULURP process, as well as new conditions as cited by the Borough President;
- A \$163 million Community Benefits Fund (with the understanding this Fund should be increased) to be accessible for 30 years (or until the funds are depleted) and allocated across local Queens Community Districts 3, 4, 6, 7, 8, and 9;
- A Community Advisory Board that will meet regularly and act as a watchdog for all promised community benefits;
- A “CommUNITY Passport” program terms and conditions, with the central goal of promoting and supporting local businesses across the borough;
- A \$480 million commitment to local transportation improvements and connections, including but not limited to ADA-accessible improvements to the MTA’s Mets-Willets Point 7 train station; and pedestrian and bike connections to the Flushing Promenade and Flushing Meadows Corona Park;
- A \$320 million commitment to the creation of a 25-acre public park, as promised by the Applicant, which will be maintained up to Department of Parks and Recreation standards, including but not limited to a sensory park for children with autism, which should be located at least 100 feet from Roosevelt Avenue and the 7-train overpass, and active recreational space for sports;
- Programming plans for the 30,000-SF community facility space and a commitment to local outreach in the surrounding zip codes (11368, 11369, 11370 and 11371 for Corona and East Elmhurst) to fill the community facility space with local tenants;
- Specifying how the \$25 million reserved for neighborhood projects is intended to be used;

- Workforce development plan that includes (but is not limited to) the following: 30% MWBE Hiring Goal (with the intention of exceeding said goal); the total projected number of jobs, both permanent and temporary; list of community-based organizations with which the Applicant has signed MOUs for workforce development; local hiring reporting quarterly to the Community Board, Borough President, and Council Member; and culturally competent outreach to street vendors for space at the proposed food hall as well as any appropriate passive space on the Proposed Development;
- All sustainable design aspects to the Proposed Development and Project Area, including but not limited to pervious pavement; rain gardens and native plantings; and solar panels along the newly proposed parking garages;
- With regard to gambling addiction awareness and education, the Applicant must adhere to all advertising guidelines set forth by the New York State Gaming Commission; and they must supply a list of community-based organizations you are partnering with on gambling addiction awareness education; and
- A framework for some of the Proposed Development’s revenue to be earmarked for Flushing Meadows Corona Park and Flushing Promenade maintenance and capital projects.”

City Planning Commission Public Hearing

On December 16, 2024 (Calendar No. 8), the City Planning Commission scheduled January 8, 2025, for a public hearing on this application (C 250047 MMQ) in conjunction with the related application (C 250046 ZMQ; Calendar No. 7). The hearing was duly held on January 8, 2025 (Calendar No. 20). There were 35 speakers in favor of the application and nine in opposition.

The applicant team, consisting of ten members, spoke in favor of the application. The first speaker discussed the team’s outreach efforts and how the design of the development subsequently reflects community priorities. The applicant’s architect spoke about the history of the site and integrating the development site with the rest of the park and the various transportation improvements including revamping the elevated subway station. The applicant’s land use attorney went through the specifics of the mapping actions and spoke about how the

approval of these actions would allow the project to move forward in the State process to make them eligible to be considered for the gaming license. The applicant's public realm designer spoke about the resiliency of the project design including having structured parking on the lower levels of the building and replacing the impermeable surface of the existing open parking lots with the permeable trees and plants.

Those testifying in favor of the application included the Flushing Business Improvement District, Korean Community Services of Metropolitan New York, Queens Chamber of Commerce, the Waterfront Alliance, and the Chinese American Planning Council. The testimony in favor the applications highlighted the possible economic benefits, the thousands of union jobs, and the park and transportation improvements.

Those testifying against the application included the Flushing Worker Center and the Guardians of Flushing Bay and their testimonies focused on the loss of public parkland, gambling addition, and the environmental impacts of the project.

In addition to the testimony heard at the hearing, the Commission also received over one hundred submissions in writing from individuals and organizations regarding the proposal. Most of the written testimony was in opposition to the application.

CONSIDERATION

The City Planning Commission believes that this application for a City Map change (C 250047 MMQ), in conjunction with the related Zoning Map amendment (C 250046 ZMQ), is appropriate.

The Queens Future gaming facility, if awarded a gaming license by the State, would replace the vast open, surface parking lots on the development site with a new entertainment and commercial complex that includes an approximately 3.7 million gross square feet; a hotel with up to 2,300 rooms; a gaming facility; a music hall with over 5,000 seats; a convention and meeting space; restaurants and food hall; retail space; office space; community facility space; and structured parking facilities with up to 13,750 spaces. The Commission believes that the

mapping actions are appropriate because the Queens Future gaming facility and mixed-use project could provide notable economic development opportunities and create new employment opportunities for the city and for the Borough of Queens.

The proposed new 25-acre public park would be designed with the Parks Department and maintained by the applicant to Parks standards and Flushing Meadows Corona Park will have an expansive surface parking lot transform into a beautiful green space.

The Commission notes that the subject of this report is the approval of the proposed City Map and Zoning Map amendments and that these approvals do not approve or disapprove the proposed Queens Future gaming development. The State designated a six-member Community Advisory Committee to review and vote on each gaming application based on the location of the proposal. The Commission believes that the CACs are crucial for the review of each gaming application as they will represent local elected officials and they will hold public meetings and hearings and solicit feedback and input from local communities and key stakeholders.

In order for the State to consider a gaming application, the application must have all necessary zoning and planning approvals in place which includes the two mapping actions.

The Queens Future gaming facility also requires the New York State legislature and Governor to authorize the alienation of parkland.

The City Planning Commission believes that the application for the related Zoning Map amendment (C 250046 ZMQ) to map a C8-4 zoning district, is appropriate.

The C8-4 commercial zoning district permits commercial uses with a maximum FAR of 5.0; certain community facility uses are not permitted while other community facility uses are permitted up to a maximum FAR of 6.5; and no residential uses are allowed. Gaming facilities and their related uses are permitted in C4 - C8 commercial zoning districts. The Commission believes that the C8-4 district is appropriate for the proposed development and in the context of the existing development in the surrounding area which includes the Citi Field baseball stadium,

the USTA Billie Jean King National Tennis Center which includes Arthur Ashe Stadium and Louis Armstrong Stadium, and the new 25,000-seat soccer stadium opening in 2027.

The Commission believes that the medium to high density of the C8-4 commercial district is appropriate for this location.

The Commission notes that the State legislature typically requires as a condition of authorizing alienation of parkland that demapped parkland be replaced with new parkland or improvements to existing parkland of comparable value and that the applicant would be required to provide such parkland to the satisfaction of the Department of Parks and Recreation. The Commission believes that the proposed demapping of parkland would not be appropriate without the comparable public benefit.

The Commission understands that the proposed amendment to the City Map is intended only to enable the applicant to apply for a gaming facility license and that if the applicant is not awarded a gaming facility license, the parkland will not be alienated and the streets that are the subject of this application will not be reconfigured. Therefore, the Commission restricts this approval of the proposed amendment of the City Map to take effect only if a license for a gaming facility is granted for this proposal. The Commission further notes that if the City Map amendment does not take effect, the Zoning Map amendment will also not have any effect upon mapped parkland pursuant to Section 11-13 of the Zoning Resolution.

The Commission acknowledges that most of the public comments on this application were related to whether or not the gaming facility development was an appropriate use in the city and in this location at Flushing Meadows Corona Park.

The Commission heard concerns from the public and acknowledges the importance of the applicant having a responsive and harmonious working relationship with the neighboring communities.

RESOLUTION

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

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on February 7, 2025, with respect to this application (CEQR No. 23DME006Q) 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 FEIS 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 available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
3. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the greatest extent practicable.

The report of the City Planning Commission, together with the FEIS, issued February 7, 2025, constitutes the written statement of findings 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 will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies, and be it further

RESOLVED, by the City Planning Commission, 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 that based on the environmental determination and the consideration described in this report, the application (C 250047 MMQ) for an amendment to the City Map involving:

1. the elimination of a portion of Flushing Meadows Corona Park in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and
2. the elimination, discontinuance, and closing of a portion of Grand Central Parkway between Roosevelt Avenue and Northern Boulevard; and
3. the establishment of parkland in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and
4. the establishment of a portion of a westbound ramp to the Grand Central Parkway; and
5. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Joint Interest Area 81, Borough of Queens, in accordance with Map No. 5043 dated September 27, 2024 and signed by the Borough President is hereby approved; and be it further

RESOLVED that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning 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 City Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. 5043 dated September 27, 2024, providing for the elimination, discontinuance, and closing of portions of Grand Central Parkway, particularly described as follows:

DISCONTINUING AND CLOSING OF PORTIONS OF GRAND CENTRAL PARKWAY, BOROUGH OF QUEENS, AS SHOWN ON THE CITY OF NEW YORK OFFICE OF THE BOROUGH PRESIDENT OF QUEENS MAP NO. 5043, DATED SEPTEMBER 27, 2024.

Parcel 1

- a. Starting at a point along the existing easterly street line of Grand Central Parkway, 51.36 feet to the south of the intersection with the southerly street line of Northern Boulevard;
- b. Thence, running 357.89 feet along the existing easterly street line of Grand Central Parkway, discontinued and closed;
- c. Thence, running 129.71 feet along curve with a radius of 160.75 feet and an interior angle of 46 degrees, 13 minutes, and 52 seconds, along a course that makes an angle to the right of 279 degrees, 40 minutes, and 13 seconds (radial) with the existing streetline of Grand Central Parkway, discontinued and closed;
- d. Thence, running 33.14 feet along a course that makes an angle to the right of 55 degrees, 30 minutes, and 13 seconds (radial) with the previous course;
- e. Thence, running 313.06 feet along a curve with a radius of 278.50 feet and an interior angle of 64 degrees, 24 minutes, and 20 seconds along a course that makes an angle to the right of 89 degrees, 57 minutes, and 27 seconds (radial) with the previous course to the point of beginning.

Parcel 2

- a. Starting at a point along the existing easterly street line of Grand Central Parkway 176.20 feet to the north from the intersection with the northerly street line of Roosevelt Avenue and running 137.37' feet along a curve with a radius of 85.21 feet and an interior angle of 92 degrees, 21 minutes, and 57 seconds along a course that makes an angle to the right of 281 degrees, 19 minutes, and 34 seconds (radial) with the existing street line of Grand Central Parkway, discontinued and closed;
- b. Thence, running 185.81 feet along a course that makes an angle to the right of 264 degrees, 55 minutes, and 35 seconds with the previous course;
- c. Thence, running 304.66 feet along a course that makes an angle to the right of 193 degrees, 52 minutes, and 49 seconds with the previous course;
- d. Thence, running 67.25 feet along a curve with a radius of 7075.40 feet with an internal angle of 0 degrees, 32 minutes, and 40 seconds that makes an angle to the right of 90 degrees, 8 minutes, and 7 seconds (radial) with the previous course;

- e. Thence, running 94.87 feet along a curve with a radius of 128.50 feet and an interior angle of 42 degrees, 17 minutes, 59 seconds that makes an angle to the right of 345 degrees, 43 minutes, 10 seconds (radial) with the previous course;
- f. Thence, running 664.69' along the existing street line of Grand Central Parkway, discontinued and closed, to the point of beginning.

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 cited herein 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 proposed use of the closed portion or portions of such subsurface, and the requirements of other facilities located therein;

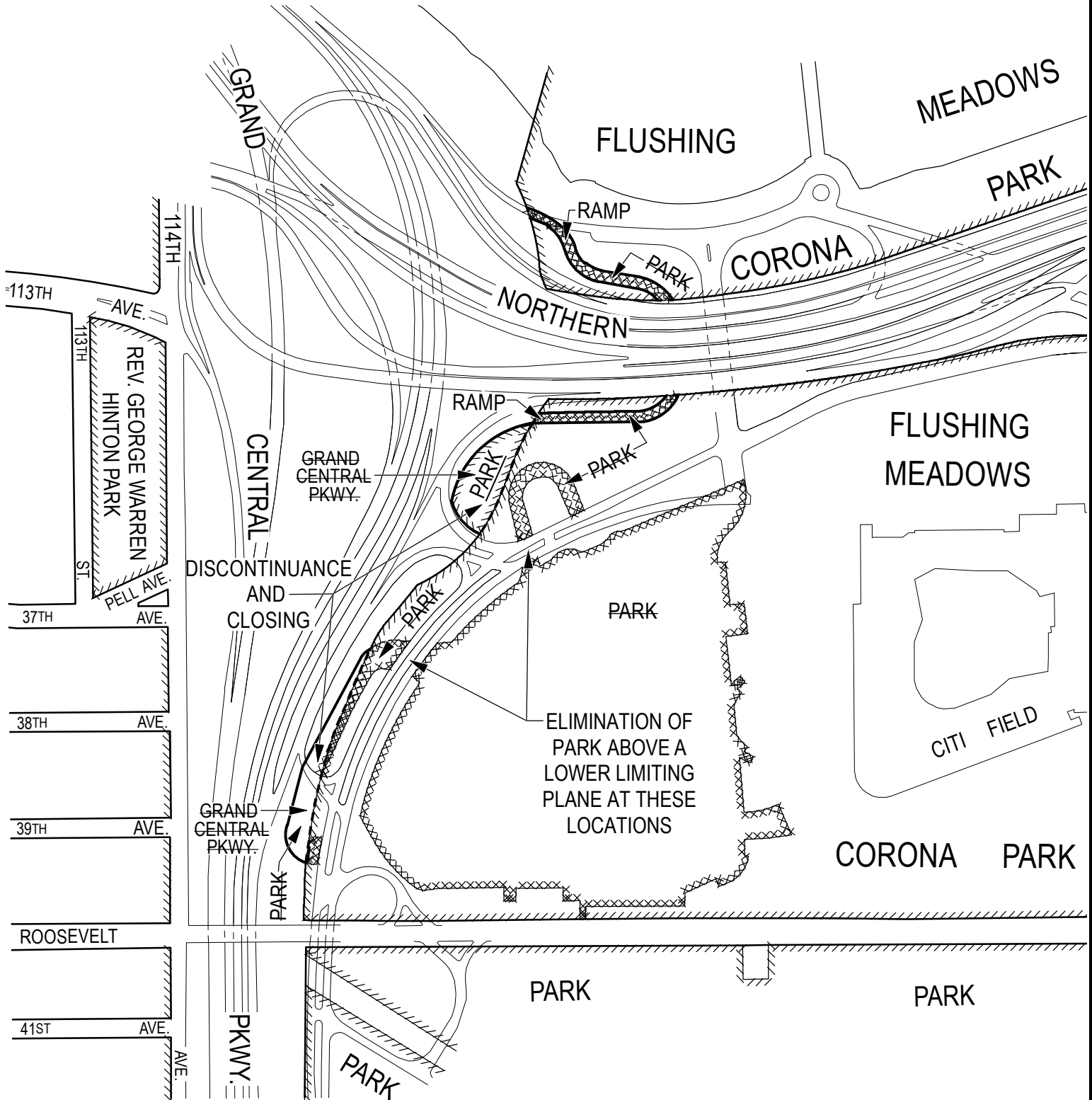
All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 5043 dated September 27, 2024 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.
- b. The subject amendment shall not be filed with the appropriate agencies in accordance with condition “a” above until and unless a license is issued to operate a gaming facility within the proposed area to be demapped by the New York State Gaming Commission pursuant to Section 1306 of the Racing, Pari-Mutuel Wagering and Breeding Law; and
- c. The subject street 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 250047 MMQ), duly adopted by the City Planning Commission on February 19, 2025 (Calendar No. 7), 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 W. CROWELL Esq.,
JOSEPH I. DOUEK, DAVID GOLD, Esq., RASMIA KIRMANI-FRYE,
ORLANDO MARÍN, RAJ RAMPERSHAD *Commissioners*

JUAN CAMILO OSORIO, *Commissioner, VOTING NO*
RAJU MANN, *Commissioner, ABSTAINING*



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED

MAP CHANGE

ON SECTIONAL MAP

10

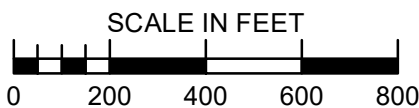
BOROUGH OF

Queens

S. Lenard
S. Lenard, Director
Technical Review Division



New York, Certification Date:
September 23, 2024



NOTE:

- Indicates line of street legally adopted.
 - Indicates line of street proposed to be established.
 - - - - Indicates line of street proposed to be eliminated.
 - ////// Indicates Park heretofore established and hereby retained.
 - xxxxxxx Indicates Park heretofore established and hereby eliminated.
 - ////// Indicates Park line hereby established.
- (Discontinuance and Closing is shown on Alt. Map No.5043).



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Queens Future map change and amendment	
Applicant: Queens Future, LLC	Applicant's Administrator: David Karnovsky
Application # 250046ZMQ	Borough: Queens
CEQR Number: 23DME006Q	Validated Community Districts:

Docket Description:
 IN THE MATTER OF an application submitted by Queens Future, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b: 1. changing from an R3-2 District to a C8-4 District property bounded by the southerly street line of Northern Boulevard, the former westerly boundary line of Flushing Meadows-Corona Park*, the southerly boundary line of Flushing Meadows-Corona Park*, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and 2. establishing a C8-4 District on demapped parkland bounded by the southerly street line of Northern Boulevard, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and the former westerly boundary line of Flushing Meadows-Corona Park*; as shown on a diagram (for illustrative purposes only) dated September 23, 2024. * Note: Parkland and a portion of Grand Central Parkway is proposed to be eliminated, and parkland and a westbound ramp to the Grand Central Parkway is proposed to be established under a concurrent related application for a City Map change (C 250047 MMQ).

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: 12/16/2024 8:33 AM
-----------------------------	-------	--------------------------



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Queens Future map change and amendment	
Applicant: Queens Future, LLC	Applicant's Administrator: David Karnovsky
Application # 250047MMQ	Borough: Queens
CEQR Number: 23DME006Q	Validated Community Districts:

Docket Description:
 IN THE MATTER OF an application submitted by Queens Future, 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 elimination of a portion of Flushing Meadows Corona Park in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and2. the elimination, discontinuance, and closing of a portion of Grand Central Parkway between Roosevelt Avenue and Northern Boulevard; and3. the establishment of parkland in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and4. the establishment of a portion of a westbound ramp to the Grand Central Parkway; and5. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Joint Interest Area 81, Borough of Queens, in accordance with Map No. 5043 dated September 27, 2024 and 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: 12/16/2024 8:33 AM
-----------------------------	-------	--------------------------

Queens Borough President Recommendation

APPLICATION: Queens Future Map Change and Amendment
COMMUNITY BOARD: Q03, Q04, Q06, Q07, Q08, and Q09

DOCKET DESCRIPTION

ULURP #250046 ZMQ – IN THE MATTER OF an application submitted by Queens Future, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b:

1. changing from an R3-2 District to a C8-4 District property bounded by the southerly street line of Northern Boulevard, the former westerly boundary line of Flushing Meadows-Corona Park*, the southerly boundary line of Flushing Meadows-Corona Park*, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and
2. establishing a C8-4 District on demapped parkland bounded by the southerly street line of Northern Boulevard, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and the former westerly boundary line of Flushing Meadows-Corona Park*;

as shown on a diagram (for illustrative purposes only) dated September 23, 2024.

ULURP #250047 MMQ – IN THE MATTER OF an application submitted by Queens Future, 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 elimination of a portion of Flushing Meadows Corona Park in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and
2. the elimination, discontinuance, and closing of a portion of Grand Central Parkway between Roosevelt Avenue and Northern Boulevard; and
3. the establishment of parkland in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and
4. the establishment of a portion of a westbound ramp to the Grand Central Parkway; and
5. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Joint Interest Area 81, Borough of Queens, in accordance with Map No. 5043 dated September 27, 2024 and signed by the Borough President.

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President in Room 200 at 120-55 Queens Boulevard, Kew Gardens NY 11424, via Zoom webinar and livestreamed on www.youtube.com/@queensbp on Thursday, December 5, 2024 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 team made a presentation. There were fifty-six (56) 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 proposes to demap parkland corresponding to a proposed entertainment and commercial development; demap portions of streets within the existing boundary of the Grand Central Parkway corresponding to site access; map new streets corresponding to a relocated ramp to Westbound Grand Central Parkway; and map new parkland corresponding to park improvements within the existing boundary of GCP. The Applicant also proposes a Zoning Map Amendment to map the Proposed Development as C8-4 to facilitate the proposed entertainment and commercial development;
- The Proposed Development will be located within approximately seventy-eight (78) acres of land bound by Seaver Way to the east, the MTA-Corona Yard to the south, Grand Central Parkway to the west and Northern Boulevard to the north. The Proposed Development will be approximately 3.7 million Gross Square Feet (GSF) and include a 2,300-room hotel, gaming facility, convention and meeting space, restaurant and retail space, 5,000-seat music hall, 30,000-SF community facility space, administrative offices, 13,750-space structured parking facilities, and approximately twenty (20) acres of public parkland. The proposed park will be maintained by the Applicant under Department of Parks and Recreation standards and rules;
- The Development Site is comprised of Block 1787, Lot 20 and p/o 1; Block 2018, 1500, p/o 500, p/o 1000; and Block 1789, Lot 65. The Site is currently mapped as parkland, though it currently contains 7,425 surface parking spaces for Citi Field visitors, used March through October during baseball season;

- In 1961, NYC and the New York Mets entered into an agreement providing for the development and operation of a 56,000-seat stadium on the site of the parking lot. The state enacted legislation that authorized the City to enter into agreements for the use of the new stadium and surrounding parking lots. The site was leased to the Metropolitan Baseball Club, Inc., and William A. Shea Municipal Stadium opened on April 17, 1964;
- Two related New York State processes are occurring simultaneously with this ULURP application. The New York State Gaming Commission is looking to issue three (3) downstate casino licenses by the end of 2025. There are currently nine (9) gaming facility proposals in New York City: five in Manhattan, two in Queens, one in the Bronx and one in Brooklyn. Parkland alienation of the Proposed Development must also go through a state legislative process – there is currently only one Assembly bill (A0568, Aubry/Wepriin) with no State Senate complement;
- Six Community Boards listened to presentations and voted on the Proposed Development. Community Board 3 (CB3) voted to approve the application with twenty-six (26) in favor, zero (0) in opposition, and zero (0) abstentions. Community Board 4 (CB4) voted to approve the application by a vote of twenty-seven (27) in favor, zero (0) in opposition, and two (2) abstentions. Community Board 6 (CB6) voted to approve the application with conditions by a vote of thirty-two (32) in favor, six (6) in opposition and zero (0) abstentions – their condition was to ensure that the funds allocated to the Community Fund are used to fund projects the communities themselves select. Community Board 7 (CB7) voted to approve the application by a vote of thirty-six (36) in favor, four (4) in opposition, and zero (0) abstentions. Community Board 8 (CB8) voted to approve the application by a vote of thirty-one (31) in favor, four (4) in opposition and zero (0) abstentions. Lastly, Community Board 9 (CB9) voted to approve the application by a vote of twenty-seven (27) in favor, three (3) in opposition, and one (1) abstention;
- On December 5, 2024, the Borough President held a land use public hearing both virtually and in person. The Applicant team made a presentation and the Borough President asked several questions related to the Community Benefits Fund, types of jobs associated with the site (both temporary and permanent), yearly projected revenue, traffic congestion with regard to the other sports stadiums in the area, gambling addiction resources and education, and the community facility space. There were fifty-six (56) total public speakers at the hearing, with forty-three (43) who testified in favor and thirteen (13) who testified in opposition. Those who spoke in favor of the project highlighted the community outreach process, the public park and the transportation improvements to the area. Those who testified against the project explained their opinions against the casino and felt alienating parkland would be a detriment to the surrounding community;
- The Office of the Queens Borough President has received letters of written testimony in favor and against the application. The Office received seventy (70) letters in opposition of the project and three (3) in favor. Reasons cited on both sides reflected similar opinions as expressed at the public hearing.

RECOMMENDATION

With any new development, there must be significant material community benefits. The State will approve the sites of three future casinos, and should the Queens Future applicant team be awarded one of these licenses, iron-clad, good-faith commitments to the surrounding Northwest Queens community must be a hallmark of their development plans.

Many recent studies have cited mixed economic outcomes when casinos are built, often not translating to long-term success. However, the Applicant Team has done a commendable job of creating a plan that would enrich local constituents' lives with a 25-acre public park, community facility space, transportation improvements, a food hall designed to elevate Queens-based eateries and a nine-figure community benefits fund, among other aspects. As Borough President, I will work tirelessly to see that these commitments come to fruition and ensure the Applicant Team will deliver on every element of their promises to the surrounding community.

Based on the above consideration, I hereby approve this application with conditions:

- A letter from the Applicant Team that spells out in writing all Community Benefit terms that were discussed during the ULURP process, as well as new conditions as cited by the Borough President;
 - A \$163 million Community Benefits Fund (with the understanding this Fund should be increased) to be accessible for 30 years (or until the funds are depleted) and allocated across local Queens Community Districts 3, 4, 6, 7, 8, and 9;
 - A Community Advisory Board that will meet regularly and act as a watchdog for all promised community benefits;
 - A "CommUNITY Passport" program terms and conditions, with the central goal of promoting and supporting local businesses across the borough;
 - A \$480 million commitment to local transportation improvements and connections, including but not limited to ADA-accessible improvements to the MTA's Mets-Willets Point 7 train station; and pedestrian and bike connections to the Flushing Promenade and Flushing Meadows Corona Park;

- A \$320 million commitment to the creation of a 25-acre public park, as promised by the Applicant, which will be maintained up to Department of Parks and Recreation standards, including but not limited to a sensory park for children with autism, which should be located at least 100 feet from Roosevelt Avenue and the 7-train overpass, and active recreational space for sports;
- Programming plans for the 30,000-SF community facility space and a commitment to local outreach in the surrounding zip codes (11368, 11369, 11370 and 11371 for Corona and East Elmhurst) to fill the community facility space with local tenants;
- Specifying how the \$25 million reserved for neighborhood projects is intended to be used;
- Workforce development plan that includes (but is not limited to) the following: 30% MWBE Hiring Goal (with the intention of exceeding said goal); the total projected number of jobs, both permanent and temporary; list of community-based organizations with which the Applicant has signed MOUs for workforce development; local hiring reporting quarterly to the Community Board, Borough President, and Council Member; and culturally competent outreach to street vendors for space at the proposed food hall as well as any appropriate passive space on the Proposed Development;
- All sustainable design aspects to the Proposed Development and Project Area, including but not limited to pervious pavement; rain gardens and native plantings; and solar panels along the newly proposed parking garages;
- With regard to gambling addiction awareness and education, the Applicant must adhere to all advertising guidelines set forth by the New York State Gaming Commission; and they must supply a list of community-based organizations you are partnering with on gambling addiction awareness education; and
- A framework for some of the Proposed Development's revenue to be earmarked for Flushing Meadows Corona Park and Flushing Promenade maintenance and capital projects.



PRESIDENT, BOROUGH OF QUEENS

12/16/2024

DATE



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Queens Future map change and amendment	
Applicant: Queens Future, LLC	Applicant's Primary Contact: David Karnovsky
Application # 250047MMQ	Borough:
CEQR Number: 23DME006Q	Validated Community Districts:

Docket Description:
 IN THE MATTER OF an application submitted by Queens Future, 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 elimination of a portion of Flushing Meadows Corona Park in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and2. the elimination, discontinuance, and closing of a portion of Grand Central Parkway between Roosevelt Avenue and Northern Boulevard; and3. the establishment of parkland in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and4. the establishment of a portion of a westbound ramp to the Grand Central Parkway; and5. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Joint Interest Area 81, Borough of Queens, in accordance with Map No. 5043 dated September 27, 2024 and signed by the Borough President.

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

RECOMMENDATION: Conditional Favorable			
# In Favor: 28	# Against: 8	# Abstaining: 3	Total members appointed to the board: 49
Date of Vote: 11/21/2024 12:00 AM		Vote Location: Langston Hughes Library	

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

Date of Public Hearing:	
Was a quorum present? No	<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:	

CONSIDERATION:		
Recommendation submitted by	QN CB3	Date: 1/1/2025 1:49 AM



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Queens Future map change and amendment	
Applicant: Queens Future, LLC	Applicant's Primary Contact: David Karnovsky
Application # 250046ZMQ	Borough:
CEQR Number: 23DME006Q	Validated Community Districts:

Docket Description:
 IN THE MATTER OF an application submitted by Queens Future, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b: 1. changing from an R3-2 District to a C8-4 District property bounded by the southerly street line of Northern Boulevard, the former westerly boundary line of Flushing Meadows-Corona Park*, the southerly boundary line of Flushing Meadows-Corona Park*, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and 2. establishing a C8-4 District on demapped parkland bounded by the southerly street line of Northern Boulevard, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and the former westerly boundary line of Flushing Meadows-Corona Park*; as shown on a diagram (for illustrative purposes only) dated September 23, 2024. * Note: Parkland and a portion of Grand Central Parkway is proposed to be eliminated, and parkland and a westbound ramp to the Grand Central Parkway is proposed to be established under a concurrent related application for a City Map change (C 250047 MMQ).

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

RECOMMENDATION: Conditional Favorable			
# In Favor: 28	# Against: 8	# Abstaining: 3	Total members appointed to the board: 49
Date of Vote: 11/21/2024 12:00 AM		Vote Location: Langston Hughes Library	

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

Date of Public Hearing:	
Was a quorum present? No	<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:	

CONSIDERATION:		
Recommendation submitted by	QN CB3	Date: 1/1/2025 1:49 AM



COMMUNITY BOARD No. 3, Q.
82-11 37th Avenue, Suite 606
Jackson Heights, New York 11372
Telephone: (718) 458-2707 Fax: (718) 458-3316
Website: queenscb3.cityofnewyork.us/
Email: communityboard@queenscb3.cityofnewyork.us

Queens Community Board #3 Recommendation

Queens Community Board 3 held a public hearing at its monthly meeting on November 21, 2024 at Langston Hughes Library to review and vote on the below referenced application. More than 240 residents were in attendance and the community board office received over 100 emails that were overwhelmingly in favor of the project.

Land Use Actions:

Queens Future Map Change and Amendment - ULURP#: 250047MMQ- CITY MAP AMENDMENT (MM)

- a. Demap parkland corresponding to the area of proposed entertainment and commercial development
- b. Demap portions of streets within the existing boundary of Grand Central Parkway corresponding to site access improvements.
- c. Map new streets corresponding to a relocated ramp to the west bound GCP.
- d. Map new parkland corresponding to park improvements within the existing boundary of Grand Central Parkway.

Queens Future-ULURP#: 250046ZMQ - ZONING MAP AMENDMENT (ZM) Zoning Sectional Maps: 10a and 10b-Proposed Zoning District: C8-4 (Existing Zoning District: Park and R3-2)

The matter is an application regarding Queens Future, LLC - Mix-use Development. To recap, the applicant seeks a zoning map amendment to rezone the existing asphalt parking area west of Citi Fields stadium from a R3-2 and PARK, zoning district to a C8-4 commercial zoning district. The area to be covered by the zoning map amendment consists of Block: 1787, PARK, Queens (the Project Area). The Applicant also requests a zoning text amendment. The proposed zoning map and text amendment would facilitate the development of a new 3.7 million gross square feet, mixed-use development including a gaming facility, music hall, hotel, convention space, parking and other amenities in Flushing Meadows Corona Park.

Recommendation:

After review of the application and consideration the terms listed below, QCB3 recommends Approval with conditions.

Metropolitan Park, Queens Future has committed in writing to the following community benefits and transit investments:

\$163 million for a Community Impact Fund that will provide grants to non-profit organizations serving Queens communities and residents. Metropolitan Park will organize and operate the Fund based on recommendations of representatives of these most impacted Community Board Districts in cooperation with our local governing partners. A seven (7) member Board will be formed that will include at least one member appointed by the Chair of Queens Community Board 3 and additional member nominations will be based on geographic proximity to the site.

\$320 million to construct, operate and maintain approximately 25 acres of new public open space at Metropolitan Park

\$480 million for public infrastructure improvements, including transforming the Mets-Willets Point 7 Train station into a welcoming entrance to Flushing Meadows-Corona Park with long overdue ADA accessibility, safer neighborhood connectivity and significant investment in climate resiliency measures.

\$150 million to build Taste of Queens, a community-oriented green food market that will operate year-round and feature Queens-based food vendors. Metropolitan Park Queens Future

\$25 million for community identified health care and youth and senior needs, **including a health clinic in East Elmhurst**, a youth and senior center in Corona, and addiction and mental health services infrastructure in Flushing.

MPQ has committed to a minority-and women- owned business enterprise (M/WBE) contracting, local hiring and workforce development initiatives, a small business lending programing, childcare for employees

Metropolitan Park has committed to partnering with the local community for ongoing input and engagement in the transformation of the 50 – acres into Metropolitan Park.

Vote

Therefore, upon the motion to approve the application with conditions, was passed with a vote of (26) In Favor, (8) Opposed (3) Abstentions

We thank City Planning for providing the community the opportunity to comment on the application.

Frank Taylor
Chairman, Queens Community Board 3
11/21/24



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Queens Future map change and amendment	
Applicant: Queens Future, LLC	Applicant's Primary Contact: David Karnovsky
Application # 250047MMQ	Borough:
CEQR Number: 23DME006Q	Validated Community Districts:

Docket Description:
 IN THE MATTER OF an application submitted by Queens Future, 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 elimination of a portion of Flushing Meadows Corona Park in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and2. the elimination, discontinuance, and closing of a portion of Grand Central Parkway between Roosevelt Avenue and Northern Boulevard; and3. the establishment of parkland in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and4. the establishment of a portion of a westbound ramp to the Grand Central Parkway; and5. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Joint Interest Area 81, Borough of Queens, in accordance with Map No. 5043 dated September 27, 2024 and signed by the Borough President.

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

RECOMMENDATION: Favorable			
# In Favor: 19	# Against: 10	# Abstaining: 2	Total members appointed to the board: 31
Date of Vote: 12/10/2024 12:00 AM		Vote Location: St. Bartholomew Parish, Heaffey Hall	

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

Date of Public Hearing: 12/10/2024 6:30 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. Bartholomew Church-Heaffey Hall, 43-22 Ithaca Street, Elmhurst, NY

CONSIDERATION:		
Recommendation submitted by	QN CB4	Date: 1/7/2025 11:40 AM



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Queens Future map change and amendment	
Applicant: Queens Future, LLC	Applicant's Primary Contact: David Karnovsky
Application # 250046ZMQ	Borough:
CEQR Number: 23DME006Q	Validated Community Districts:

Docket Description:
 IN THE MATTER OF an application submitted by Queens Future, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b: 1. changing from an R3-2 District to a C8-4 District property bounded by the southerly street line of Northern Boulevard, the former westerly boundary line of Flushing Meadows-Corona Park*, the southerly boundary line of Flushing Meadows-Corona Park*, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and 2. establishing a C8-4 District on demapped parkland bounded by the southerly street line of Northern Boulevard, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and the former westerly boundary line of Flushing Meadows-Corona Park*; as shown on a diagram (for illustrative purposes only) dated September 23, 2024. * Note: Parkland and a portion of Grand Central Parkway is proposed to be eliminated, and parkland and a westbound ramp to the Grand Central Parkway is proposed to be established under a concurrent related application for a City Map change (C 250047 MMQ).

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

RECOMMENDATION: Favorable			
# In Favor: 19	# Against: 10	# Abstaining: 2	Total members appointed to the board: 31
Date of Vote: 12/10/2024 12:00 AM		Vote Location: St. Bartholomew Parish, Heaffey Hall	

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

Date of Public Hearing: 12/10/2024 6:30 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. Bartholomew Church-Heaffey Hall, 43-22 Ithaca Street, Elmhurst, NY

CONSIDERATION:		
Recommendation submitted by	QN CB4	Date: 1/7/2025 11:40 AM



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Queens Future map change and amendment	
Applicant: Queens Future, LLC	Applicant's Primary Contact: David Karnovsky
Application # 250046ZMQ	Borough:
CEQR Number: 23DME006Q	Validated Community Districts:

Docket Description:
 IN THE MATTER OF an application submitted by Queens Future, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b: 1. changing from an R3-2 District to a C8-4 District property bounded by the southerly street line of Northern Boulevard, the former westerly boundary line of Flushing Meadows-Corona Park*, the southerly boundary line of Flushing Meadows-Corona Park*, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and 2. establishing a C8-4 District on demapped parkland bounded by the southerly street line of Northern Boulevard, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and the former westerly boundary line of Flushing Meadows-Corona Park*; as shown on a diagram (for illustrative purposes only) dated September 23, 2024. * Note: Parkland and a portion of Grand Central Parkway is proposed to be eliminated, and parkland and a westbound ramp to the Grand Central Parkway is proposed to be established under a concurrent related application for a City Map change (C 250047 MMQ).

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

RECOMMENDATION: Conditional Favorable			
# In Favor: 32	# Against: 6	# Abstaining: 0	Total members appointed to the board: 45
Date of Vote: 11/13/2024 12:00 AM		Vote Location: 120-55 Queens Boulevard - Room 200	

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

Date of Public Hearing: 10/29/2024 6:30 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:	CONGREGATION MACHANE CHODOSH, 67-29 108th STREET, FOREST HILLS, NY 11375

CONSIDERATION: Community Board 6 voted in favor of this application with the following condition:
 Ensure that the funds allocated to the Community Fund are used to fund projects that the communities themselves select.

Recommendation submitted by	QN CB6	Date: 11/15/2024 9:47 AM
-----------------------------	--------	--------------------------



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Queens Future map change and amendment	
Applicant: Queens Future, LLC	Applicant's Primary Contact: David Karnovsky
Application # 250047MMQ	Borough:
CEQR Number: 23DME006Q	Validated Community Districts:

Docket Description:
 IN THE MATTER OF an application submitted by Queens Future, 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 elimination of a portion of Flushing Meadows Corona Park in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and2. the elimination, discontinuance, and closing of a portion of Grand Central Parkway between Roosevelt Avenue and Northern Boulevard; and3. the establishment of parkland in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and4. the establishment of a portion of a westbound ramp to the Grand Central Parkway; and5. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Joint Interest Area 81, Borough of Queens, in accordance with Map No. 5043 dated September 27, 2024 and signed by the Borough President.

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

RECOMMENDATION: Conditional Favorable			
# In Favor: 32	# Against: 6	# Abstaining: 0	Total members appointed to the board: 45
Date of Vote: 11/13/2024 12:00 AM		Vote Location: 120-55 Queens Boulevard - Room 200	

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

Date of Public Hearing: 10/29/2024 6:30 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:	CONGREGATION MACHANE CHODOSH, 67-29 108th STREET, FOREST HILLS, NY 11375

CONSIDERATION: Community Board 6 voted in favor of this application with the following condition:
 Ensure that the funds allocated to the Community Fund are used to fund projects that the communities themselves select.

Recommendation submitted by	QN CB6	Date: 11/15/2024 9:47 AM
-----------------------------	--------	--------------------------



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Queens Future map change and amendment	
Applicant: Queens Future, LLC	Applicant's Primary Contact: David Karnovsky
Application # 250046ZMQ	Borough:
CEQR Number: 23DME006Q	Validated Community Districts:

Docket Description:
 IN THE MATTER OF an application submitted by Queens Future, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b: 1. changing from an R3-2 District to a C8-4 District property bounded by the southerly street line of Northern Boulevard, the former westerly boundary line of Flushing Meadows-Corona Park*, the southerly boundary line of Flushing Meadows-Corona Park*, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and 2. establishing a C8-4 District on demapped parkland bounded by the southerly street line of Northern Boulevard, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and the former westerly boundary line of Flushing Meadows-Corona Park*; as shown on a diagram (for illustrative purposes only) dated September 23, 2024. * Note: Parkland and a portion of Grand Central Parkway is proposed to be eliminated, and parkland and a westbound ramp to the Grand Central Parkway is proposed to be established under a concurrent related application for a City Map change (C 250047 MMQ).

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

RECOMMENDATION: Favorable			
# In Favor: 36	# Against: 4	# Abstaining: 0	Total members appointed to the board: 40
Date of Vote: 11/18/2024 12:00 AM		Vote Location: 16-34 Clintonville Street, Whitestone, NY 11357	

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

Date of Public Hearing: 11/18/2024 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 to approve this ULURP!

Recommendation submitted by	QN CB7	Date: 11/25/2024 4:41 PM
-----------------------------	--------	--------------------------



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Queens Future map change and amendment	
Applicant: Queens Future, LLC	Applicant's Primary Contact: David Karnovsky
Application # 250047MMQ	Borough:
CEQR Number: 23DME006Q	Validated Community Districts:

Docket Description:
 IN THE MATTER OF an application submitted by Queens Future, 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 elimination of a portion of Flushing Meadows Corona Park in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and2. the elimination, discontinuance, and closing of a portion of Grand Central Parkway between Roosevelt Avenue and Northern Boulevard; and3. the establishment of parkland in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and4. the establishment of a portion of a westbound ramp to the Grand Central Parkway; and5. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Joint Interest Area 81, Borough of Queens, in accordance with Map No. 5043 dated September 27, 2024 and signed by the Borough President.

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

RECOMMENDATION: Favorable			
# In Favor: 36	# Against: 4	# Abstaining: 0	Total members appointed to the board: 40
Date of Vote: 11/18/2024 12:00 AM		Vote Location: 16-34 Clintonville Street, Whitestone, NY 11357	

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

Date of Public Hearing: 11/18/2024 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 to approve this ULURP!

Recommendation submitted by	QN CB7	Date: 11/25/2024 4:41 PM
-----------------------------	--------	--------------------------

Metropolitan Park
Queens Future

November 18, 2024

Eugene T. Kelty Jr, Chair
Charles Apelian, Vice Chair
Queens Community Board 7
30-50 Whitestone Expressway - Suite 250
Flushing NY 11354

To Chairman Kelty and Vice Chair Apelian:

Steve Cohen and Hard Rock International, the partners in Metropolitan Park "Queens Future", are committed to partnering with the community for ongoing input and engagement in the transformation of 50-acres into Metropolitan Park. We commit to over \$1 billion dollar in community benefits to Queens. Our commitments include \$480 million to rehabilitate the Willets Point train station and expand local climate infrastructure; \$320 million to build 25 acres of public parks; \$150 million to build a Taste of Queens food hall and community space; \$25 million for neighborhood projects supporting health, youth, and senior services; and a \$163 million Community Improvement Fund ("Fund"), which will provide five million dollars in annual grants to benefit community-based organizations, especially those in the most impacted Community Board Districts neighboring Citi Field.

Metropolitan Park will organize and operate the Fund based on recommendations of representatives of these most impacted Community Board Districts in cooperation with our local governing partners. Accordingly, a seven (7) member Board will be formed that will include at least one member appointed by the Chair of Queens Community Board 7 and additional member nominations will be based on geographic proximity to the site.

We also commit to ensuring that if the Executive Committee membership is modified, the Chair of Queens Community Board 7 will be allotted appropriate appointments to maintain their voting proportion. We are committed to being a responsible and supportive neighbor and will ensure that the grant awards reflect the needs of our neighbors in a geographically - appropriate manner.

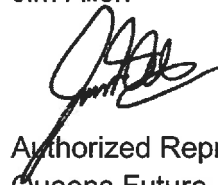
Sincerely,

Michael Sullivan



Authorized Representative
Queens Future

Jim Allen



Authorized Representative
Queens Future



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Queens Future map change and amendment	
Applicant: Queens Future, LLC	Applicant's Primary Contact: David Karnovsky
Application # 250046ZMQ	Borough:
CEQR Number: 23DME006Q	Validated Community Districts:

Docket Description:
 IN THE MATTER OF an application submitted by Queens Future, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b: 1. changing from an R3-2 District to a C8-4 District property bounded by the southerly street line of Northern Boulevard, the former westerly boundary line of Flushing Meadows-Corona Park*, the southerly boundary line of Flushing Meadows-Corona Park*, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and 2. establishing a C8-4 District on demapped parkland bounded by the southerly street line of Northern Boulevard, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and the former westerly boundary line of Flushing Meadows-Corona Park*; as shown on a diagram (for illustrative purposes only) dated September 23, 2024. * Note: Parkland and a portion of Grand Central Parkway is proposed to be eliminated, and parkland and a westbound ramp to the Grand Central Parkway is proposed to be established under a concurrent related application for a City Map change (C 250047 MMQ).

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

RECOMMENDATION: Favorable			
# In Favor: 31	# Against: 4	# Abstaining: 0	Total members appointed to the board: 48
Date of Vote: 11/13/2024 12:00 AM		Vote Location: 183-02 Union Turnpike Fresh Meadows	

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

Date of Public Hearing: 11/13/2024 7:30 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:	Hillcrest Jewish Center 183-02 Union Turnpike In Fresh Meadows

CONSIDERATION:		
Recommendation submitted by	QN CB8	Date: 12/2/2024 1:10 PM



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Queens Future map change and amendment	
Applicant: Queens Future, LLC	Applicant's Primary Contact: David Karnovsky
Application # 250047MMQ	Borough:
CEQR Number: 23DME006Q	Validated Community Districts:

Docket Description:
IN THE MATTER OF an application submitted by Queens Future, 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 elimination of a portion of Flushing Meadows Corona Park in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and2. the elimination, discontinuance, and closing of a portion of Grand Central Parkway between Roosevelt Avenue and Northern Boulevard; and3. the establishment of parkland in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and4. the establishment of a portion of a westbound ramp to the Grand Central Parkway; and5. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Joint Interest Area 81, Borough of Queens, in accordance with Map No. 5043 dated September 27, 2024 and signed by the Borough President.

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

RECOMMENDATION: Favorable			
# In Favor: 31	# Against: 4	# Abstaining: 0	Total members appointed to the board: 48
Date of Vote: 11/13/2024 12:00 AM		Vote Location: 183-02 Union Turnpike Fresh Meadows	

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

Date of Public Hearing: 11/13/2024 7:30 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:	Hillcrest Jewish Center 183-02 Union Turnpike In Fresh Meadows

CONSIDERATION:		
Recommendation submitted by	QN CB8	Date: 12/2/2024 1:10 PM



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Queens Future map change and amendment	
Applicant: Queens Future, LLC	Applicant's Primary Contact: David Karnovsky
Application # 250046ZMQ	Borough:
CEQR Number: 23DME006Q	Validated Community Districts:

Docket Description:
 IN THE MATTER OF an application submitted by Queens Future, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b: 1. changing from an R3-2 District to a C8-4 District property bounded by the southerly street line of Northern Boulevard, the former westerly boundary line of Flushing Meadows-Corona Park*, the southerly boundary line of Flushing Meadows-Corona Park*, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and 2. establishing a C8-4 District on demapped parkland bounded by the southerly street line of Northern Boulevard, a line 970 feet southwesterly of Seaver Way, Roosevelt Avenue, and the former westerly boundary line of Flushing Meadows-Corona Park*; as shown on a diagram (for illustrative purposes only) dated September 23, 2024. * Note: Parkland and a portion of Grand Central Parkway is proposed to be eliminated, and parkland and a westbound ramp to the Grand Central Parkway is proposed to be established under a concurrent related application for a City Map change (C 250047 MMQ).

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

RECOMMENDATION: Favorable			
# In Favor: 27	# Against: 3	# Abstaining: 1	Total members appointed to the board: 46
Date of Vote: 11/12/2024 12:00 AM		Vote Location: 120-55 Queens Boulevard, Kew Gardens	

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

Date of Public Hearing: 10/24/2024 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:	Zoom Meeting - Details Posted on Facebook

CONSIDERATION: On November 12th at its monthly meeting Queens Community Board No. 9Q voted to support the proposed Metropolitan Park ULURP Application (C250047MMQ), a city map amendment (MM) and a zoning map amendment (ZM) on city-owned property to facilitate a new 3.7 million square foot mixed-use development including a gaming facility, music hall, hotel, convention space, parking and other amenities in Flushing Meadows Corona Park, Queens.

Community Board 9Q currently has forty-six (46) members, of which thirty-one (31) attended the November 12th meeting. The final vote was twenty-seven (27) in support, three (3) in opposition and one (1) abstention.

Recommendation submitted by	QN CB9	Date: 11/13/2024 9:49 AM
-----------------------------	--------	--------------------------



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Queens Future map change and amendment	
Applicant: Queens Future, LLC	Applicant's Primary Contact: David Karnovsky
Application # 250047MMQ	Borough:
CEQR Number: 23DME006Q	Validated Community Districts:

Docket Description:
 IN THE MATTER OF an application submitted by Queens Future, 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 elimination of a portion of Flushing Meadows Corona Park in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and2. the elimination, discontinuance, and closing of a portion of Grand Central Parkway between Roosevelt Avenue and Northern Boulevard; and3. the establishment of parkland in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and4. the establishment of a portion of a westbound ramp to the Grand Central Parkway; and5. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Joint Interest Area 81, Borough of Queens, in accordance with Map No. 5043 dated September 27, 2024 and signed by the Borough President.

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

RECOMMENDATION: Favorable			
# In Favor: 27	# Against: 3	# Abstaining: 1	Total members appointed to the board: 46
Date of Vote: 11/12/2024 12:00 AM		Vote Location: 120-55 Queens Boulevard, Kew Gardens	

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

Date of Public Hearing: 10/24/2024 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:	Zoom Meeting - Details Posted on Facebook

CONSIDERATION: On November 12th at its monthly meeting Queens Community Board No. 9Q voted to support the proposed Metropolitan Park ULURP Application (C250047MMQ), a city map amendment (MM) and a zoning map amendment (ZM) on city-owned property to facilitate a new 3.7 million square foot mixed-use development including a gaming facility, music hall, hotel, convention space, parking and other amenities in Flushing Meadows Corona Park, Queens.

Community Board 9Q currently has forty-six (46) members, of which thirty-one (31) attended the November 12th meeting. The final vote was twenty-seven (27) in support, three (3) in opposition and one (1) abstention.

Recommendation submitted by	QN CB9	Date: 11/13/2024 9:49 AM
-----------------------------	--------	--------------------------