

FLUSHING WEST

1st Stakeholders Advisory Committee Meeting
Wednesday, March 25th 2015



AGENDA



- Study Area Background
- Existing Context & Development Issues
- Existing Zoning Review
- Study Goals & Objectives
- Neighborhood Context & Demographics
- Infrastructure & Service Needs
- Next Steps & Timeline




FLUSHING WEST – LOCATOR AERIAL



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FLUSHING WEST – STUDY AREA



-  Flushing West Study Area
-  Subway Station - Flushing Main St.
-  Long Island Railroad Station - Flushing Main St.

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WATERFRONT HISTORY

- Flushing was settled in the 17th century as a town with nearby farmland and gardens
- In the 18th-19th century it developed a vibrant working waterfront
- Former ash dump on west side of Flushing Creek was transformed for 1939 World's Fair
- Became the fourth-largest park in New York City — Flushing Meadows-Corona Park



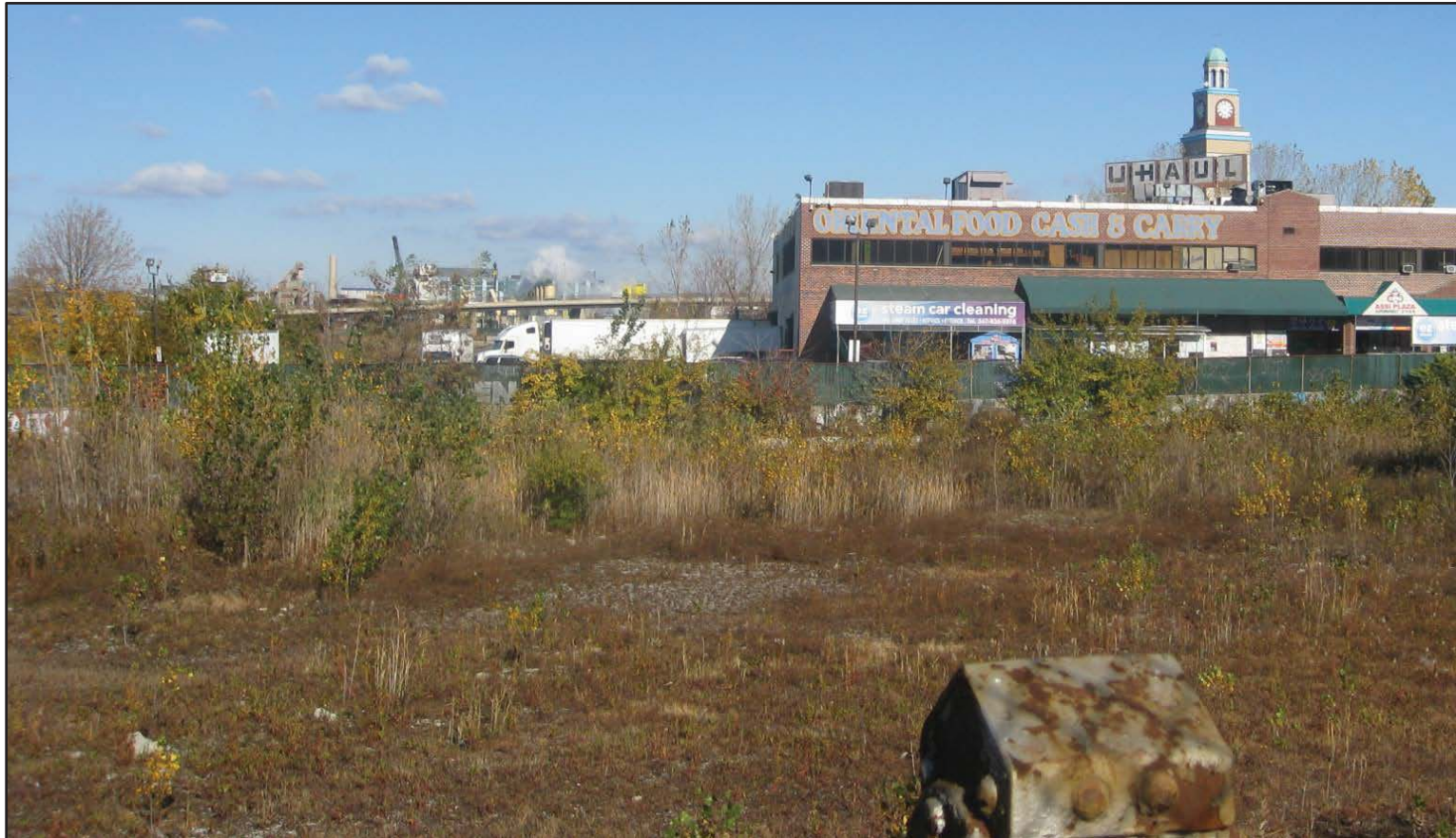
The W. J. Sloane Furniture Co., 1927
Image: New York Public Library



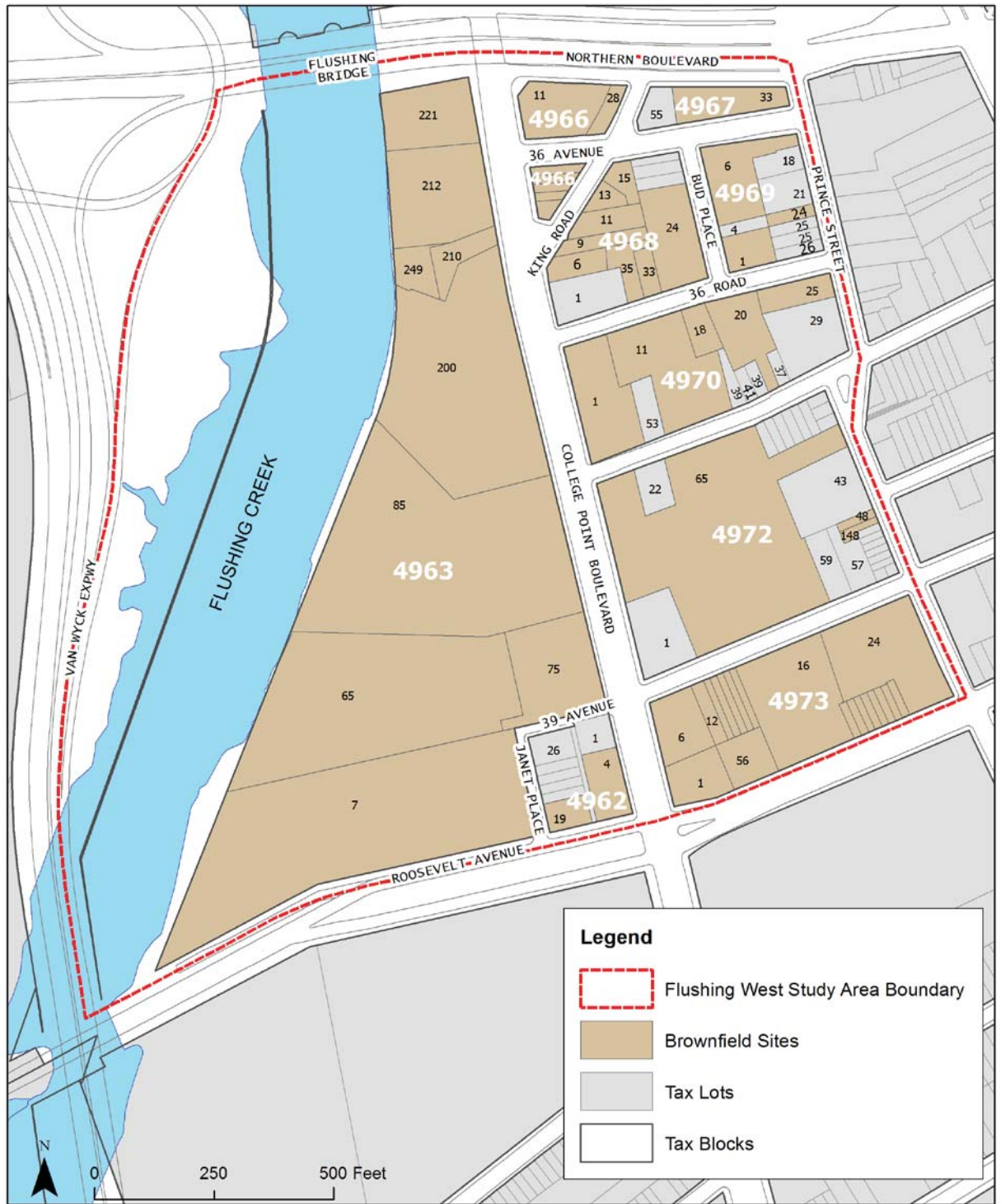
Flushing Meadows -Corona Park, 1927
Image: New York Public Library

BROWNFIELD OPPORTUNITY AREA

- In 2011, Flushing-Willets Point-Corona LDC received \$1.5 M grant to build consensus on a redevelopment strategy and Master Plan for 30+ acres along Flushing Creek
- AKRF selected as lead consultant with SHoP & Mathews Nielsen as sub-consultants
- Outlined site challenges, market conditions and other related issues for future development
- Prepared schematic site plan and waterfront esplanade design



BROWNFIELD ASSESSMENT

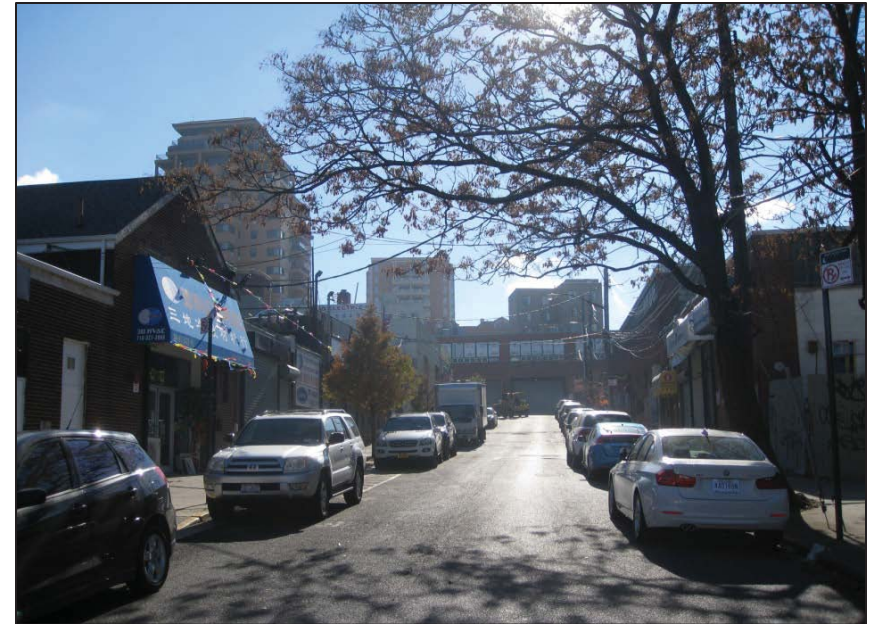


- Initial research has indicated some potential for ground soil contamination on nearly all lots within the Study Area
- Further investigations, including the collection of soil and groundwater samples are likely to be needed for most redevelopment sites within the Study Area

NEIGHBORHOOD CONTEXT



37th Ave. – looking east from College Point Blvd.
Image: NYC DCP



Bud Place – looking south from 36th Ave.
Image: NYC DCP



39th Ave. – looking west near Prince St.
Image: NYC DCP



College Point Blvd. – looking south near 37th Ave.
Image: NYC DCP

AIRPORT HEIGHT LIMITATIONS & AREA TOPOGRAPHY



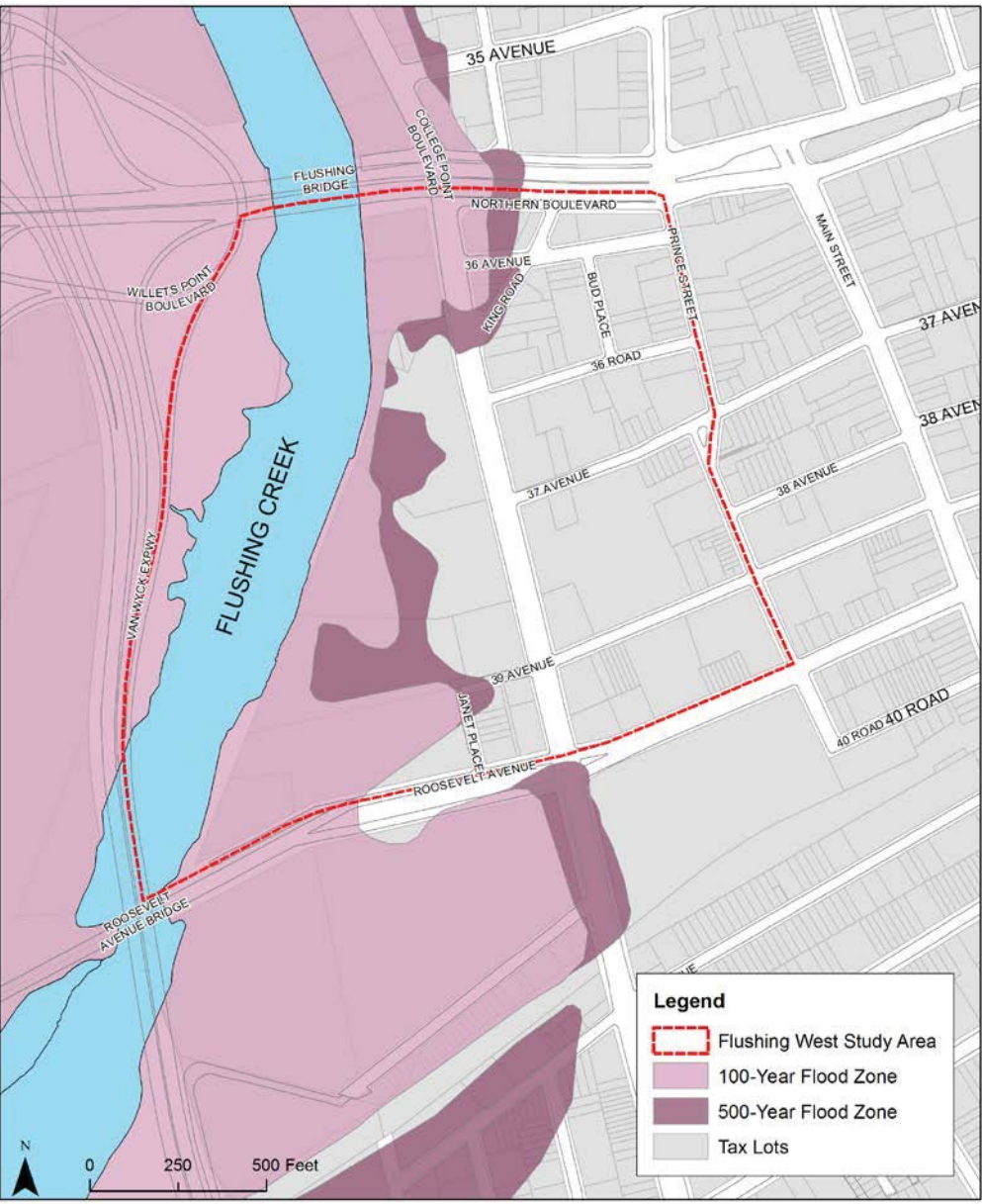
Image: NYC DCP



Image: NYC DCP

AREA FLOOD ZONES & WETLANDS

FLUSHING WEST STUDY - FEMA PRELIMINARY FIRM FLOOD ZONES



NYC Department of City Planning - Queens Office

FLUSHING WEST STUDY - NATIONAL WETLAND INVENTORY



NYC Department of City Planning - Queens Office

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FLUSHING CREEK



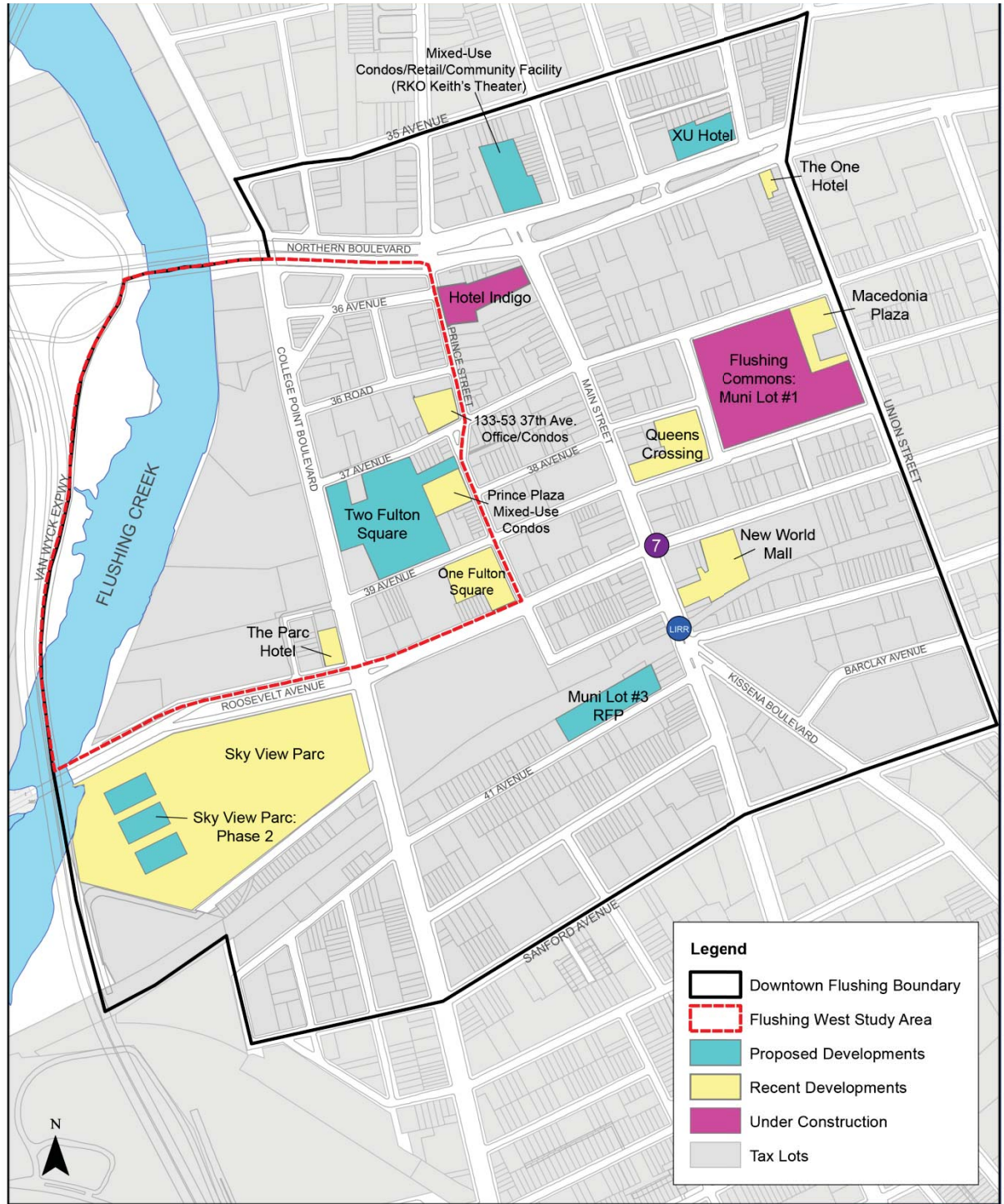
Image: NYC DCP



Image: NYC DCP

- The section of the Flushing Creek just to the north of the Study Area is lined on both sides by industrial uses, including concrete plants and asphalt manufacturers
- Construction along the eastern side of the creek within the Study Area has been limited and the shoreline is not accessible to the public. Wetlands lie along the western side of the creek

RECENT DEVELOPMENT ACTIVITY



One Fulton Square - 2014 (mixed-use development)
Image: NYC DCP

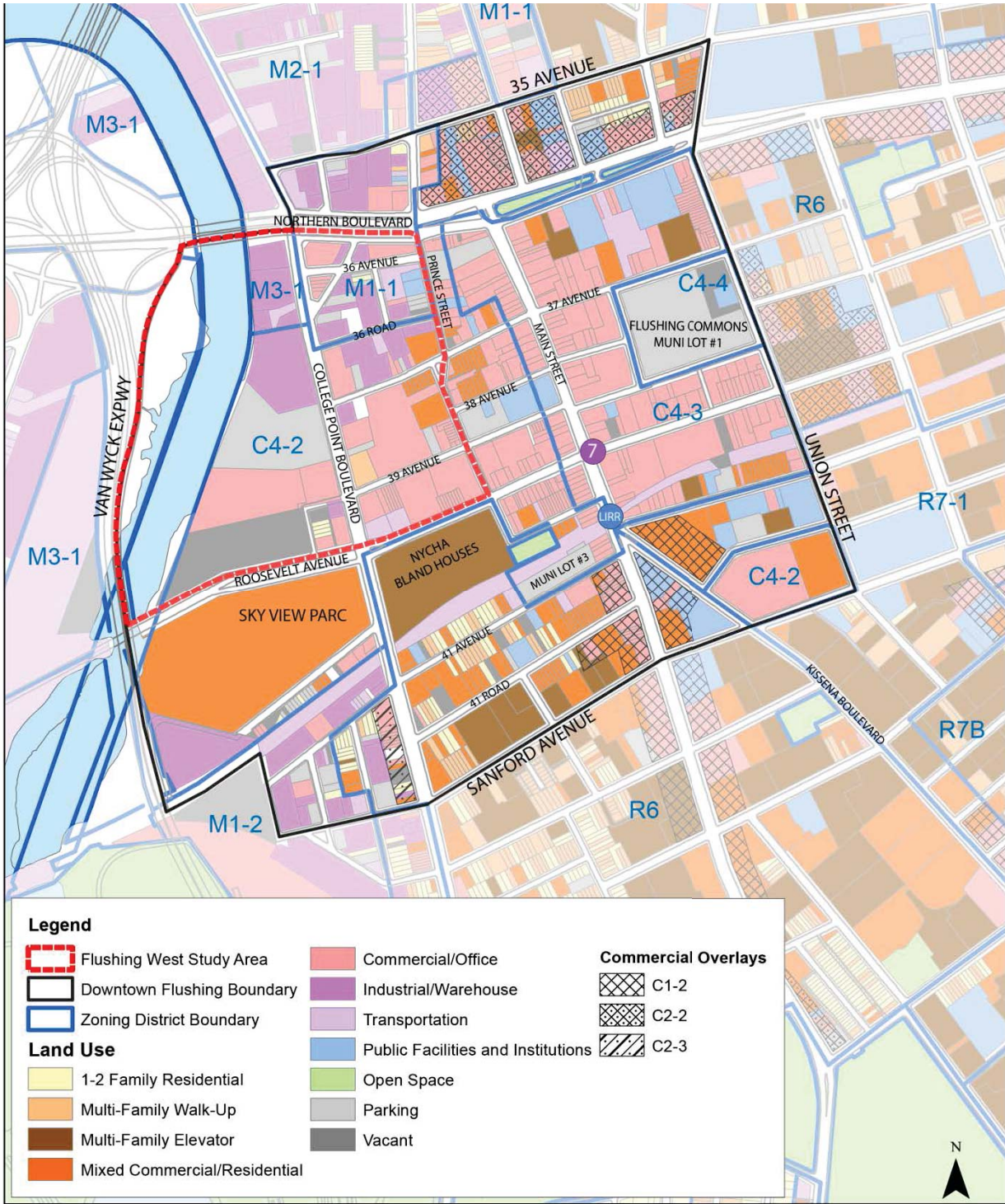


Parc Hotel - 2014 (12-story hotel)
Image: NYC DCP



Sky View Parc - 2008 (mixed-use development)
Image: NYC DCP

EXISTING ZONING & LAND USE



C4-2 Commercial (1998)

- R6 Residential Equivalent
- Residential FAR (max) 2.43
- Community Facility FAR (max) 4.8
- Commercial FAR (max) 3.4

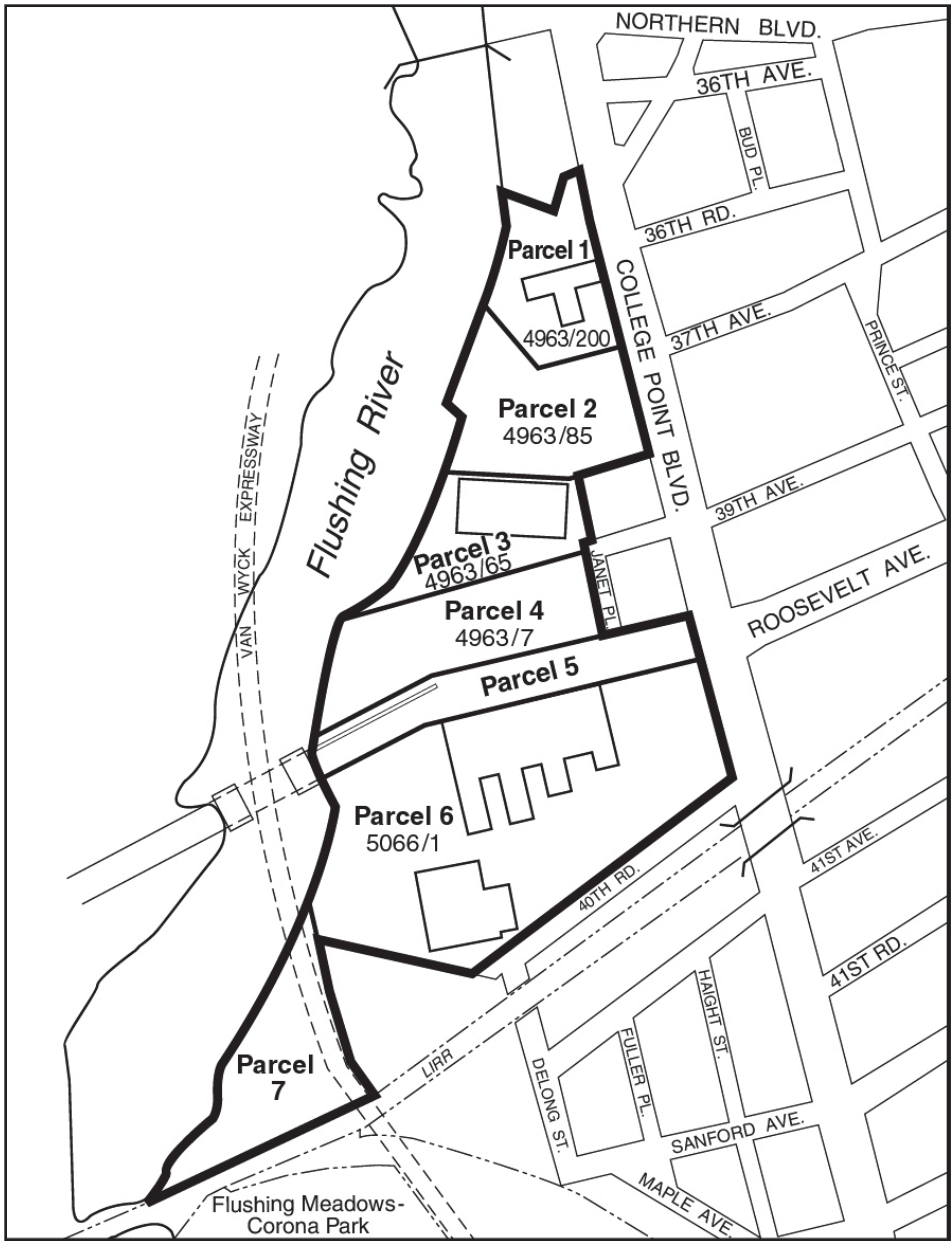
M1-1 Manufacturing (1961)




- No residential uses allowed
- Commercial/manufacturing FAR (max): 1.0

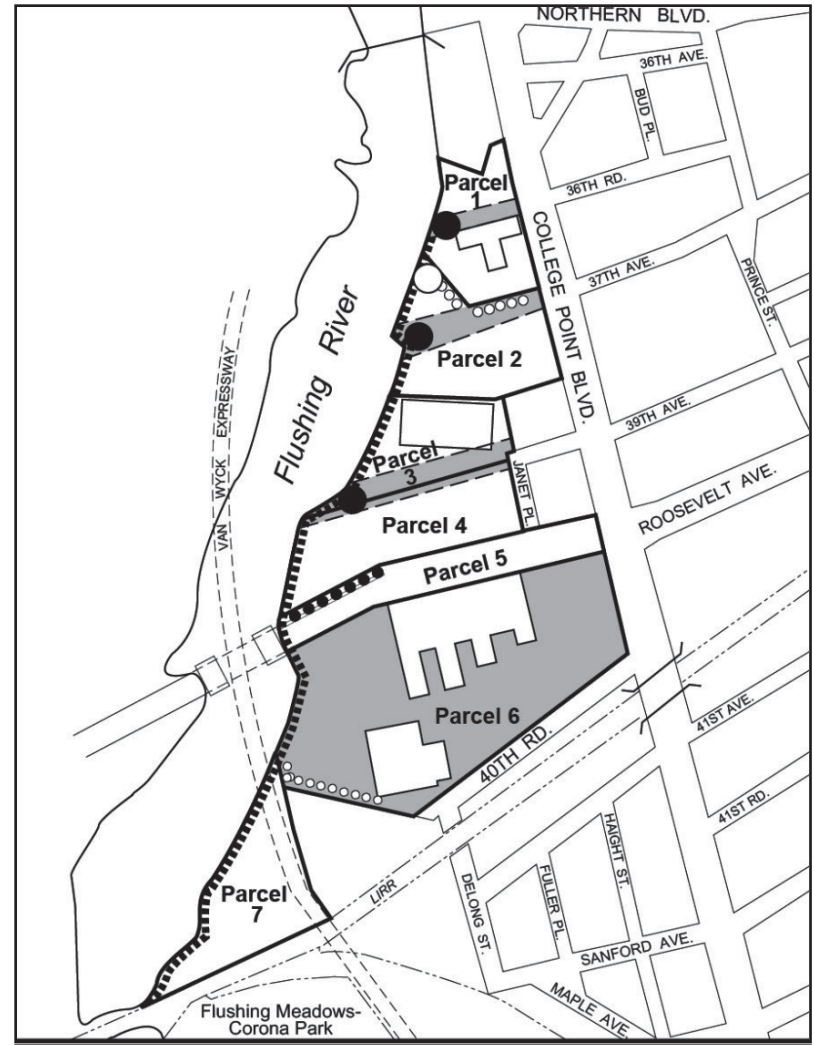
M3-1 Manufacturing (1961)









- No residential uses allowed
- Commercial/manufacturing FAR (max): 2.0

EXISTING WATERFRONT ACCESS PLAN (WAP)

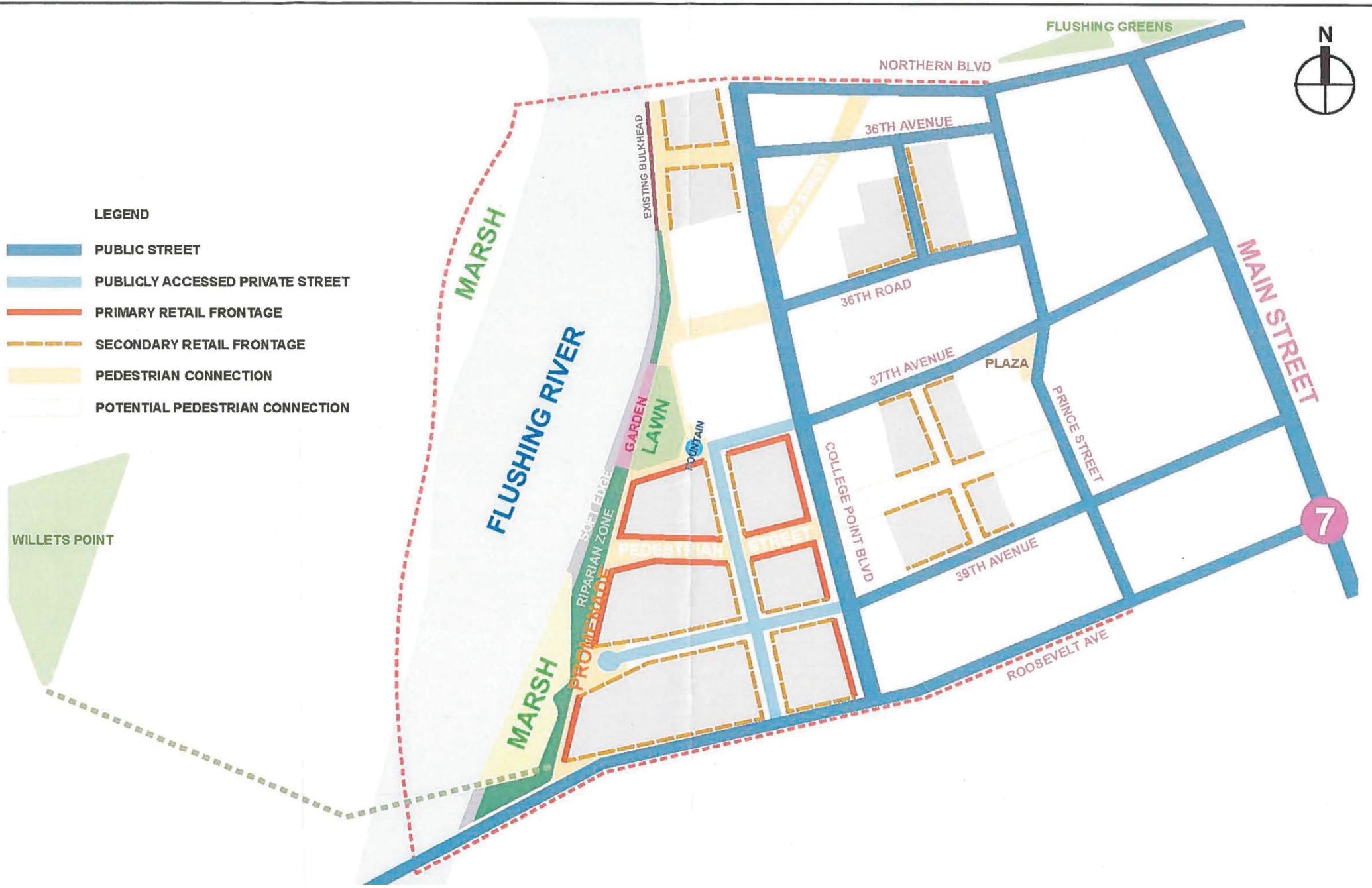


-  WAP Boundary
-  Parcel Line
-  Significant Existing Building
- 5066/1 Tax Block/ Lot Number



-  Parcel Line
-  Shore Public Walkway
-  Upland Connection (Within Flexible Location Zone)
-  Upland Connection (Designated Location)
-  Upland Connection (Alternate Permitted Location)
-  Supplemental Public Access Area (Designated Location)
-  Supplemental Public Access Area (Alternate Permitted Location)
-  Significant Existing Building

BOA DRAFT CONCEPTUAL SITE PLAN



FLUSHING WEST STUDY - GOALS & OBJECTIVES

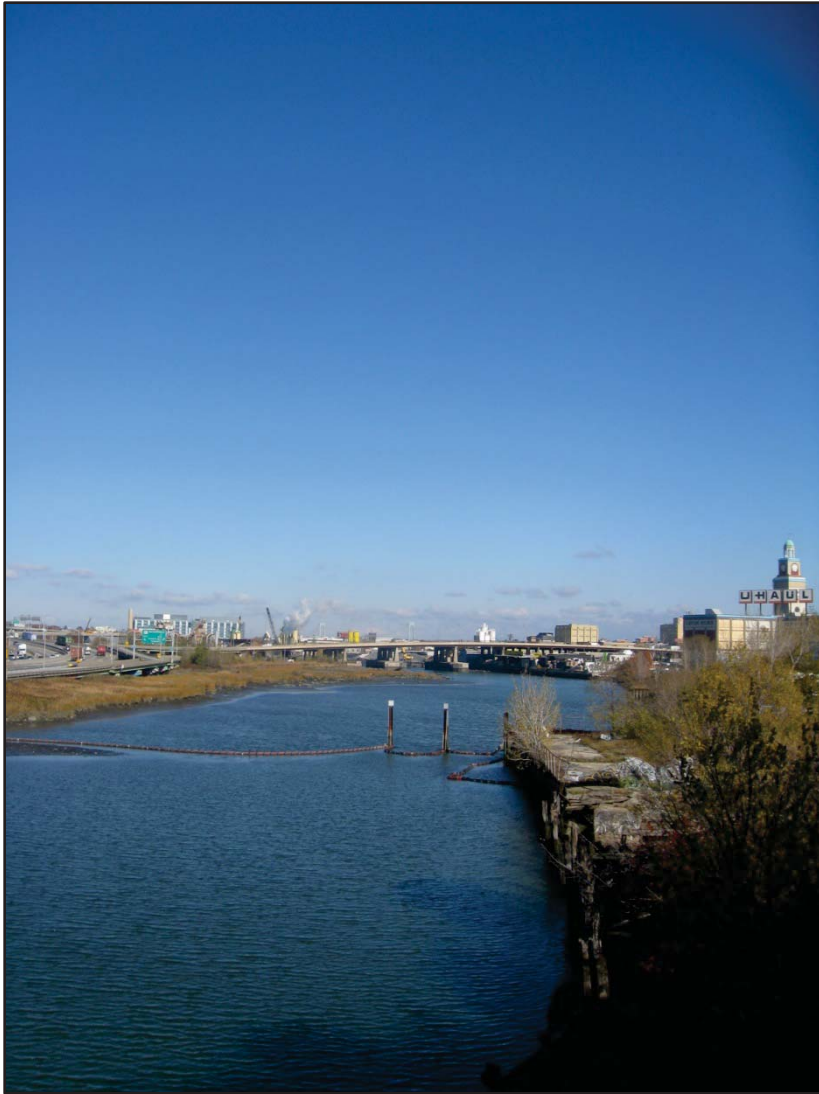
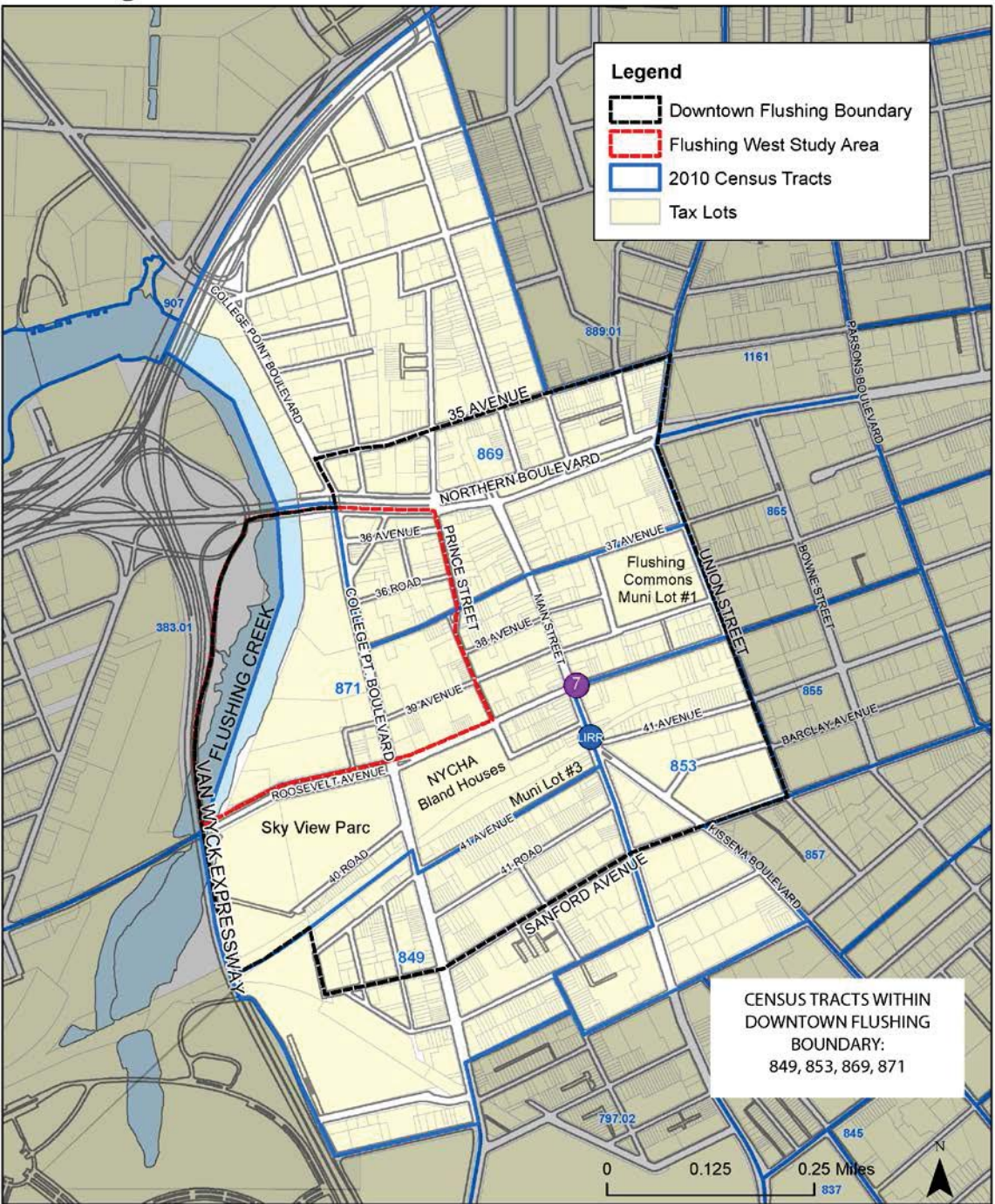


Image: NYC DCP

- Facilitate a **community-based planning process** to support policy changes that will shape a more livable neighborhood
- Leverage strong real estate market forces to create **opportunities for requiring affordable housing**
- **Encourage walkability** by extending the vibrant downtown area to the waterfront, and create opportunities for **new open space**
- Support the existing and growing immigrant and small business culture by **providing economic opportunities**
- Align investments in **infrastructure and services** to support current demands and future growth

DEMOGRAPHIC SNAPSHOT

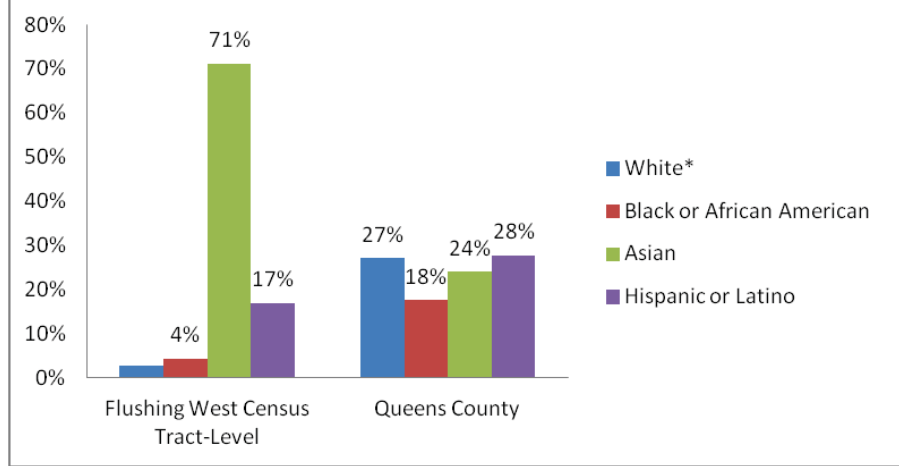
Flushing West - Census Tracts



Total Population

Flushing West – Census Tract Level	Queens County
16,244	2,256,400

Race/Ethnicity

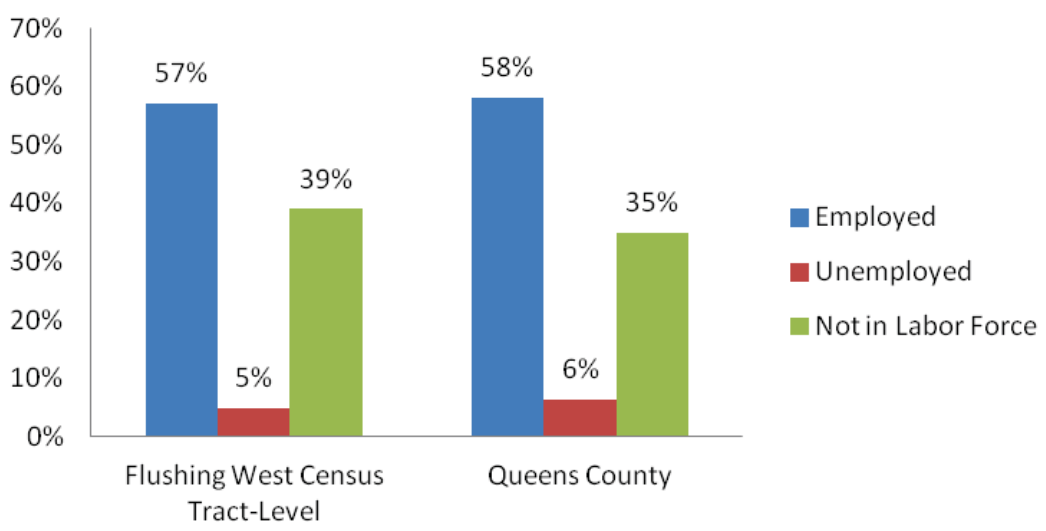


* Relatively small estimate of White population available on Census-tract level

A significant portion of Flushing’s population – 71% – is Asian.

DEMOGRAPHIC SNAPSHOT

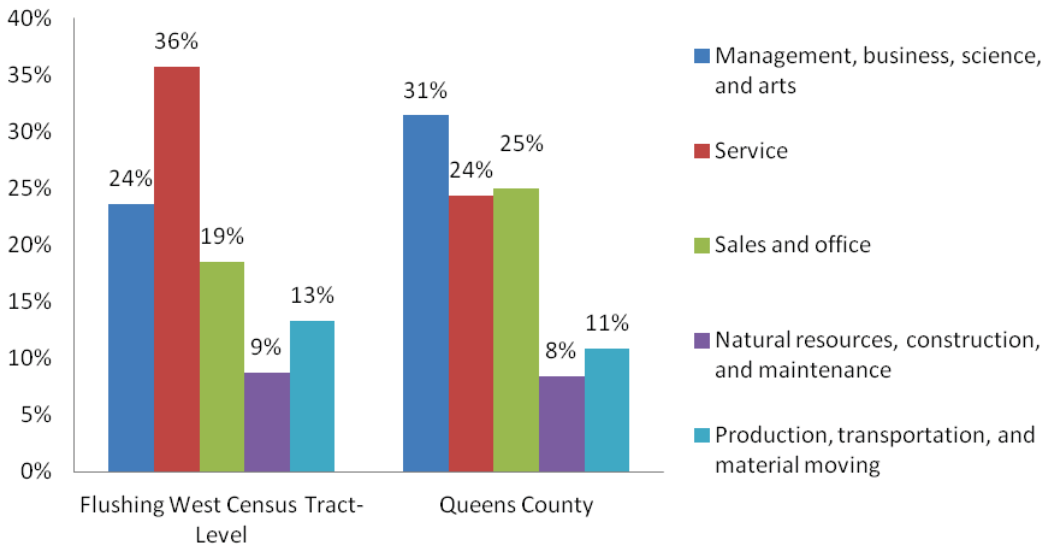
Employment Status



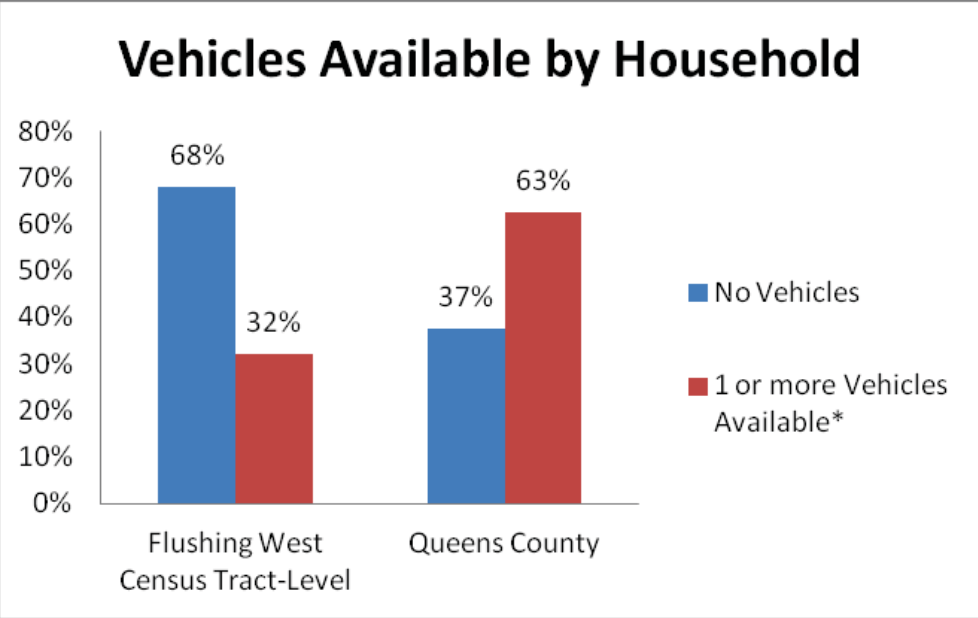
Census tract-level area median household income:
\$34,428
 Queens median household income:
\$57,001

While the area's percent of employed workers is comparable to the county overall, its medium household income is significantly lower.

Types of Occupation



DEMOGRAPHIC SNAPSHOT



*Relatively small estimate of households with two or more vehicles available on Census-tract level

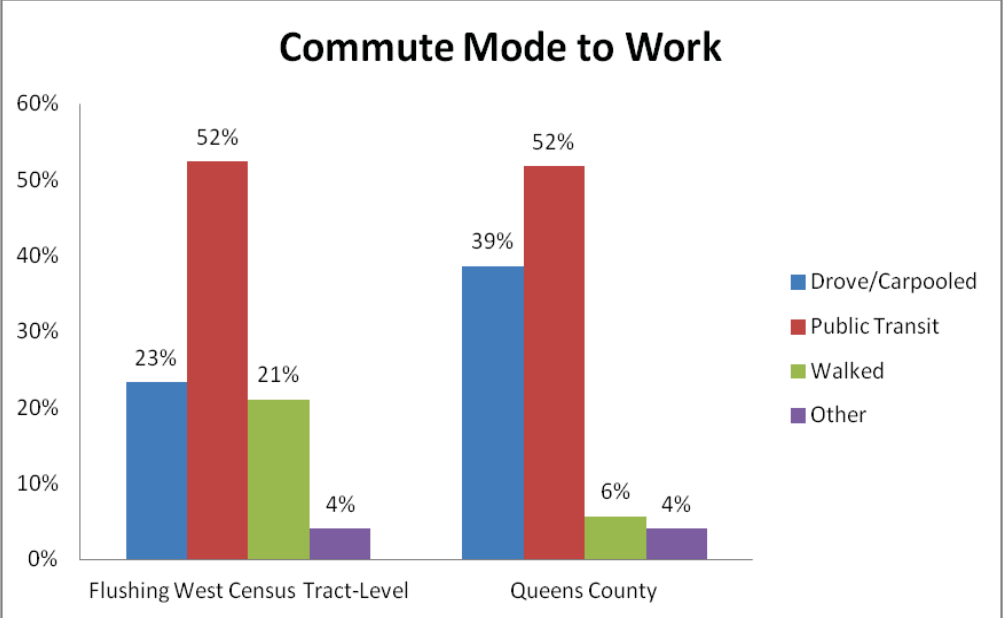


Image: NYC DCP



Image: NYC DCP

AFFORDABLE HOUSING



Image: BRP Development Corp.

Macedonia Plaza, 2014 (~40,000 applicants)

- 14-story
- 142-unit (studio, 1-,2-,3-bedrooms)
- 7,200 sf ground floor retail



Image: NYC DCP

Bland Houses

- NYCHA, 1952
- 5-building campus
- 400 units
- ~900 residents.

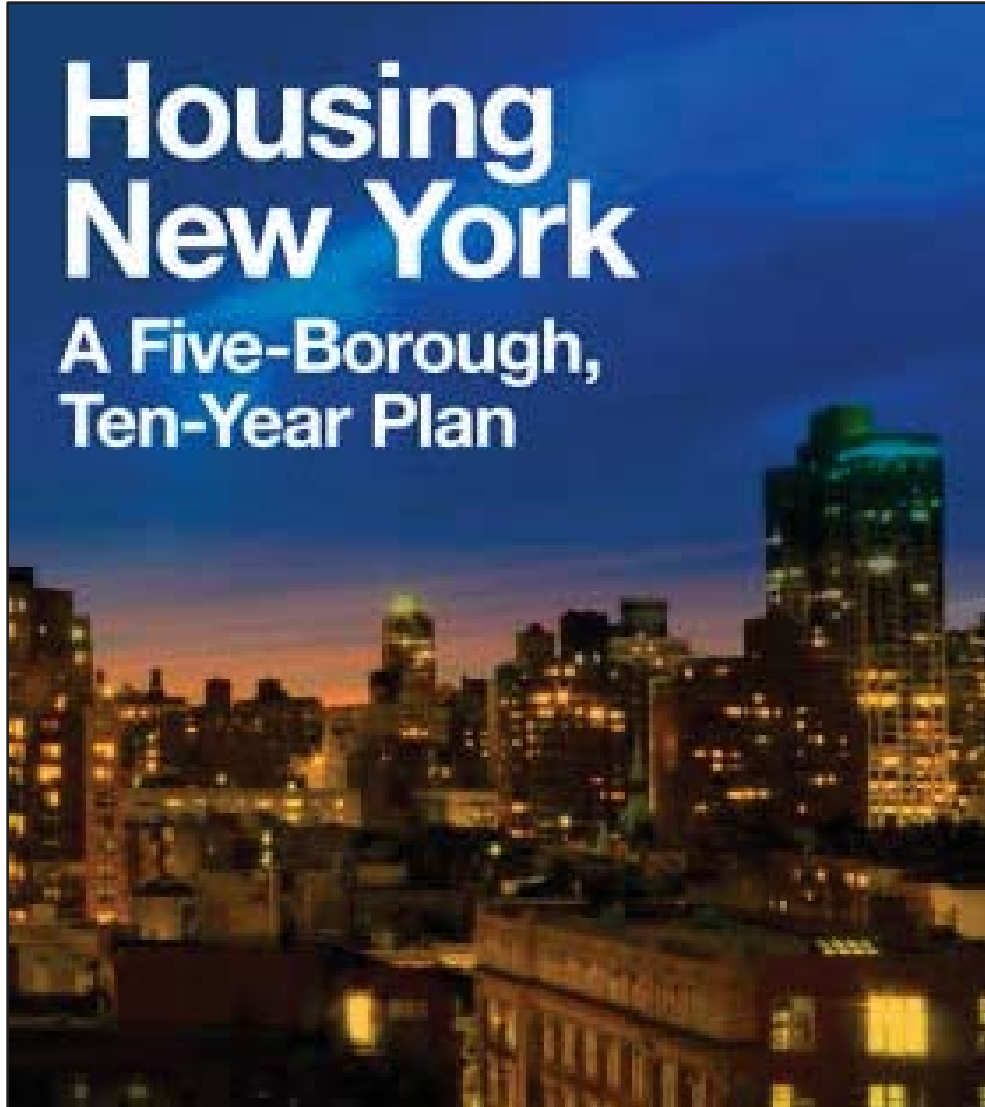
Muni Lot 3

- HPD - RFP review
- 100-250 units

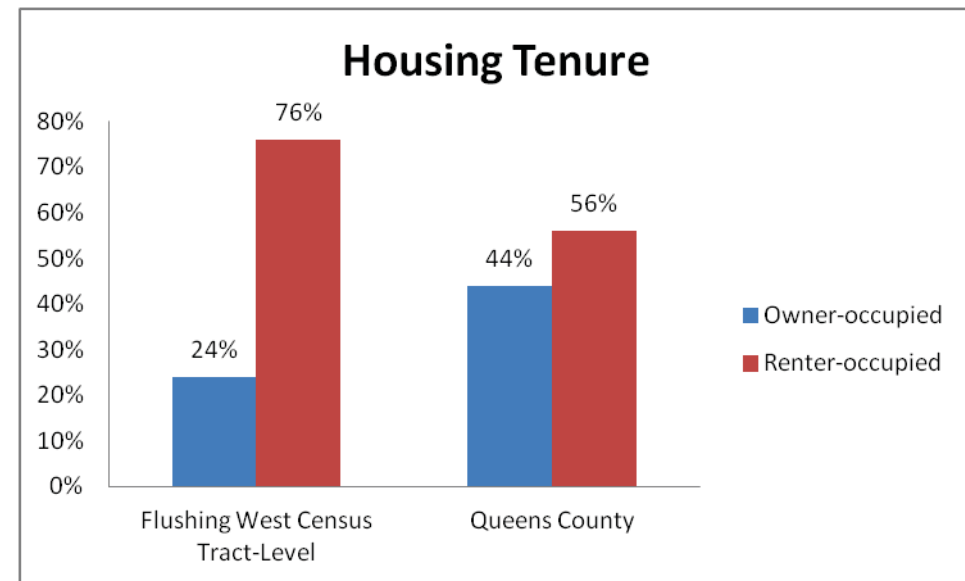


Image: NYC DCP

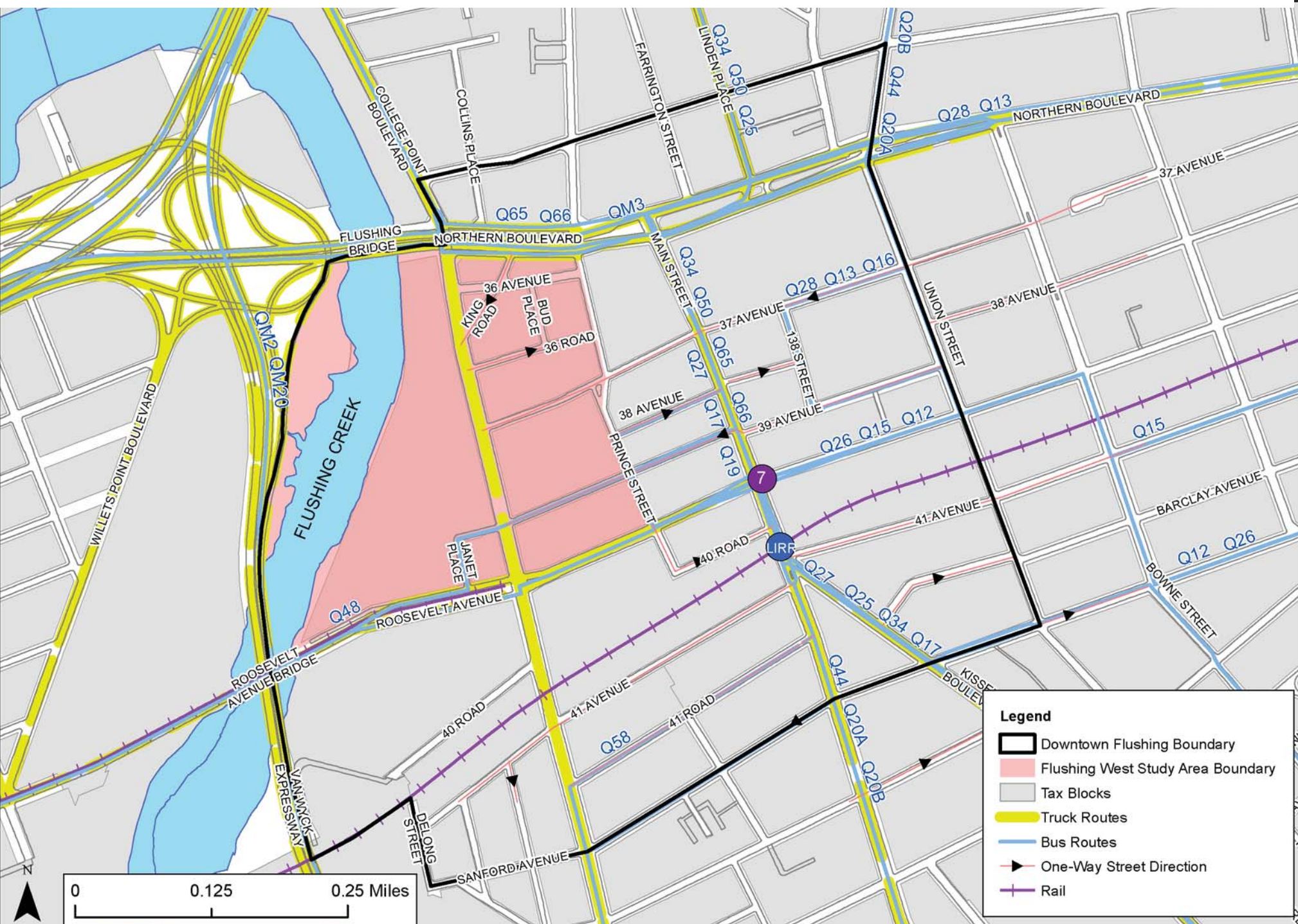
HOUSING MARKET



- Median price of new condos:
• \$600-\$800 per s.f.
- Median rent in Flushing: \$1,650
(lower than city-wide median of \$2,400)
- Growing number of households spend more than 50% of income on rent



INFRASTRUCTURE NEEDS: TRANSPORTATION



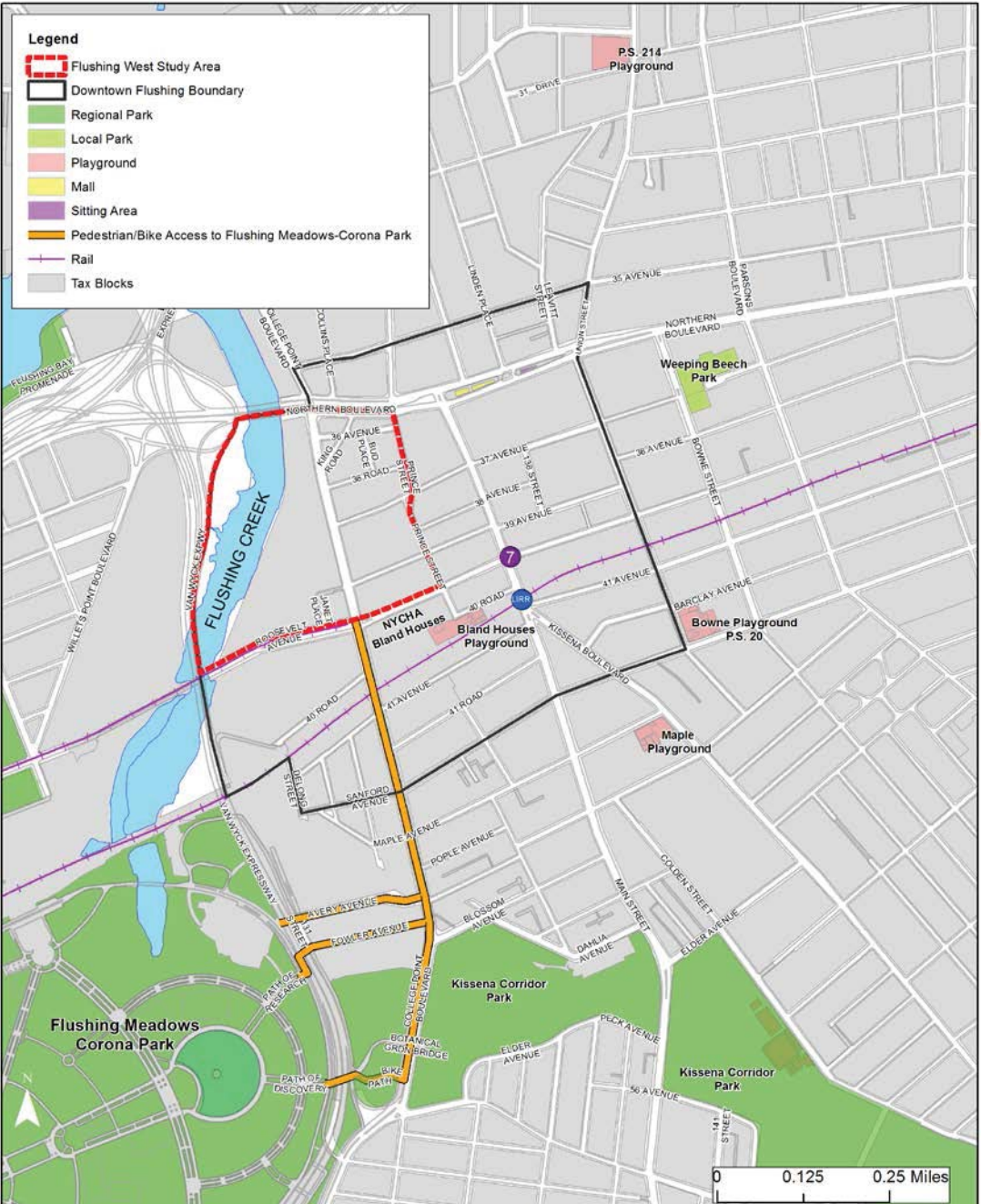
Legend

- Downtown Flushing Boundary
- Flushing West Study Area Boundary
- Tax Blocks
- Truck Routes
- Bus Routes
- One-Way Street Direction
- Rail



INFRASTRUCTURE NEEDS: LIMITED LOCAL OPEN SPACE; POOR ACCESS TO NEARBY REGIONAL PARK

FLUSHING WEST - EXISTING OPEN SPACE



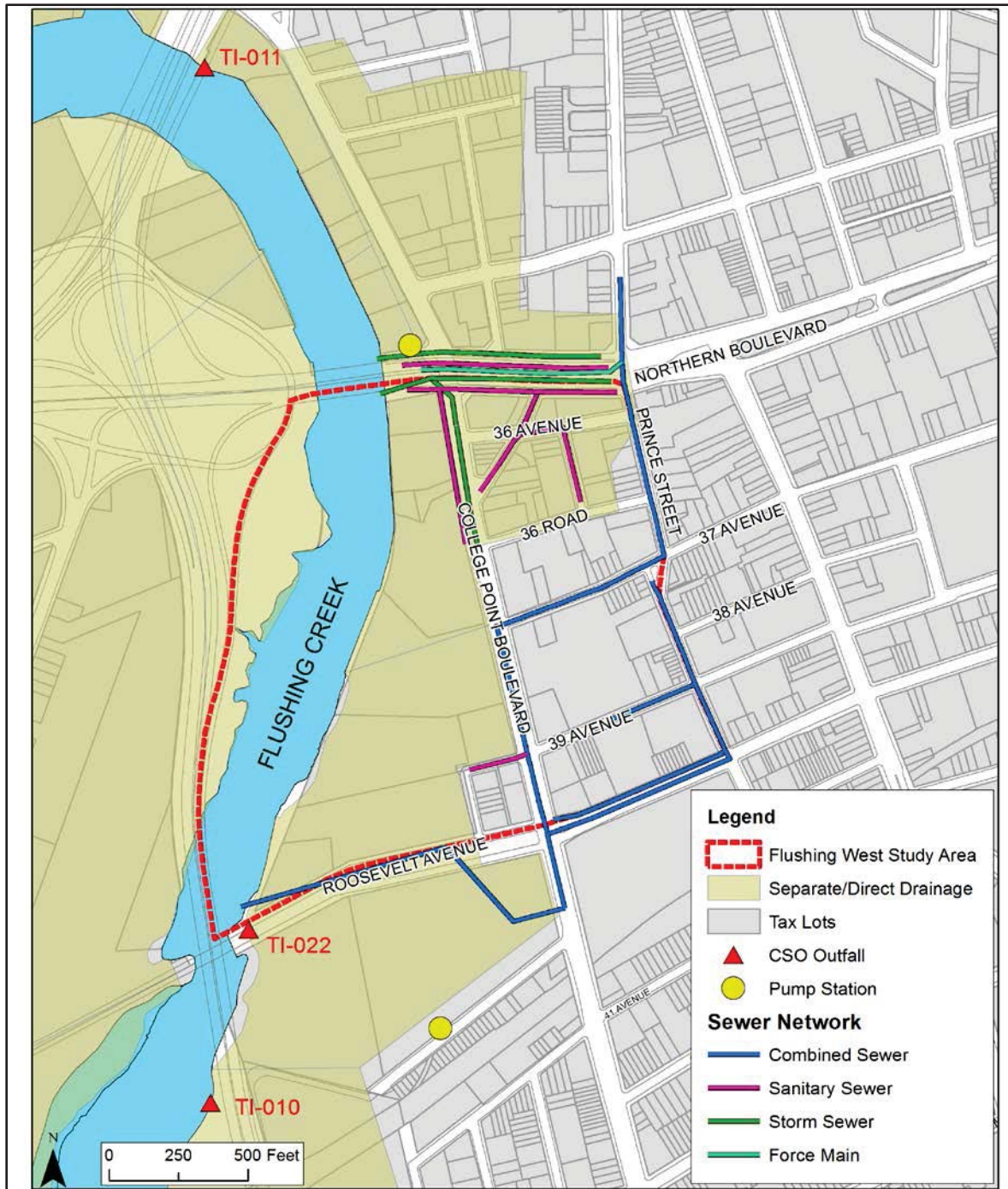
Approximately ¼ - ½ mile walking distance to Flushing Meadows-Corona Park:

- Fourth largest park in NYC, ~900 acres
- Site of 1939 and 1964 World's Fairs
- Home of U.S. Open Tennis Center, CitiField, NY Hall of Science, Queens Museum of Art, Queens Theater in the Park



Image: NYC Dept. of Parks

INFRASTRUCTURE NEEDS: SEWER & DRAINAGE



NYC Department of City Planning - Queens Office

- Heavily burdened combined sanitary and storm sewer network
- DEP submitted Long-Term Control Plan for Flushing Bay and Creek to NYS DEC in December 2014
- Study will examine best practices for storm water management for waterfront lots

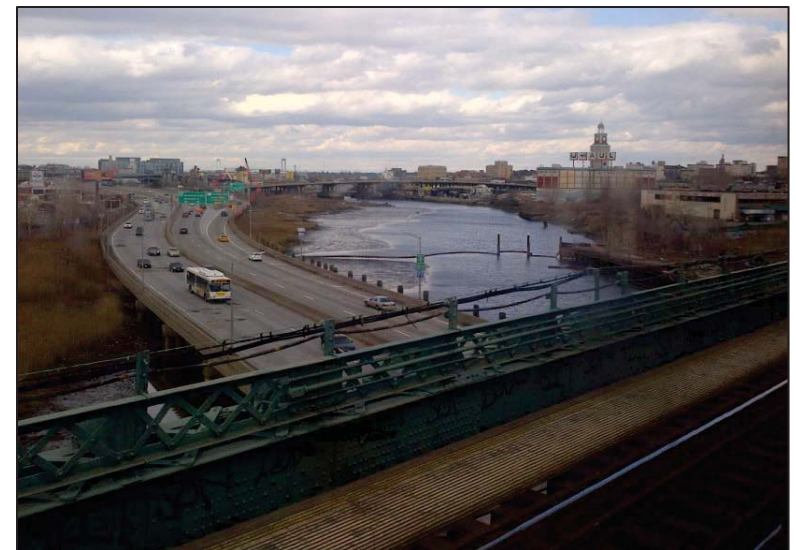


Image: NYC DCP

CAPITAL PLANNING & FUTURE GROWTH



Image: NYC DCP



Image: NYC DCP

Flushing will continue to grow and change. With this neighborhood planning study we intend to develop a holistic and comprehensive framework for the study area that can best serve the needs of Flushing's future growth westward.

Through a collaborative and public planning process, we envision new open space amenities, new jobs and permanently affordable new housing to accommodate projected future growth.

THANK YOU

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