


FLUSHING WEST

1st Public Open House Meeting
Thursday, May 21st 2015



- Introductory Remarks
 - Presentation on Neighborhood Planning Study
 - Goals & Opportunities
 - Flushing West Site Context
 - Public Participation & Capital Planning
 - Planning Process Outline
 - Questions and Answers
 - Walk through and discussion of area needs and opportunities
- 
- An aerial photograph of a city neighborhood, likely Flushing West in Queens, New York. The image shows a dense urban environment with various buildings, including a prominent white building with a clock tower and signs for 'RENTALS' and 'MOVING SUPPLIES BOXES'. The foreground is dominated by a large parking lot filled with many cars. The background shows a hazy city skyline under a bright sky.



The Dept. of City Planning (DCP) is a branch of the City government that serves communities by regulating the types of uses and size of new buildings allowed in residential, commercial, industrial & mixed-use areas through the City's Zoning Resolution.

Over the past 10 years, the DCP's Queens Office has completed 40 rezoning initiatives in every part of Queens including Northern Queens CD7 to protect the existing character and encourage balanced new development by working closely with the community board, local civic groups, residents and elected officials. Our current neighborhood planning initiative, Flushing West, is focused on the portion of the downtown near the Flushing Creek waterfront.

- Flushing was settled in the 17th century as a town surrounded by farmland and wetlands
- In the 18th-19th century it developed a vibrant working waterfront
- In 1998, the waterfront area was largely rezoned to allow a mix of residential, commercial and community facility uses.
- In 2003, the NYC Economic Development Corporation (EDC) and DCP worked with Flushing community members to craft the Development Framework for Downtown Flushing with recommendations for improving the waterfront area and guiding future growth.



The Flushing Waterfront, 1927
Image: New York Public Library



The Flushing Waterfront, 2015
Image: NYC DCP

- Builds upon a long history of planning work in the downtown Flushing area
- Supports the Mayor's *Housing New York* Ten Year Plan for affordable housing
- Seeks to integrate zoning changes within a neighborhood context in a process that has robust public engagement and strategic capital planning

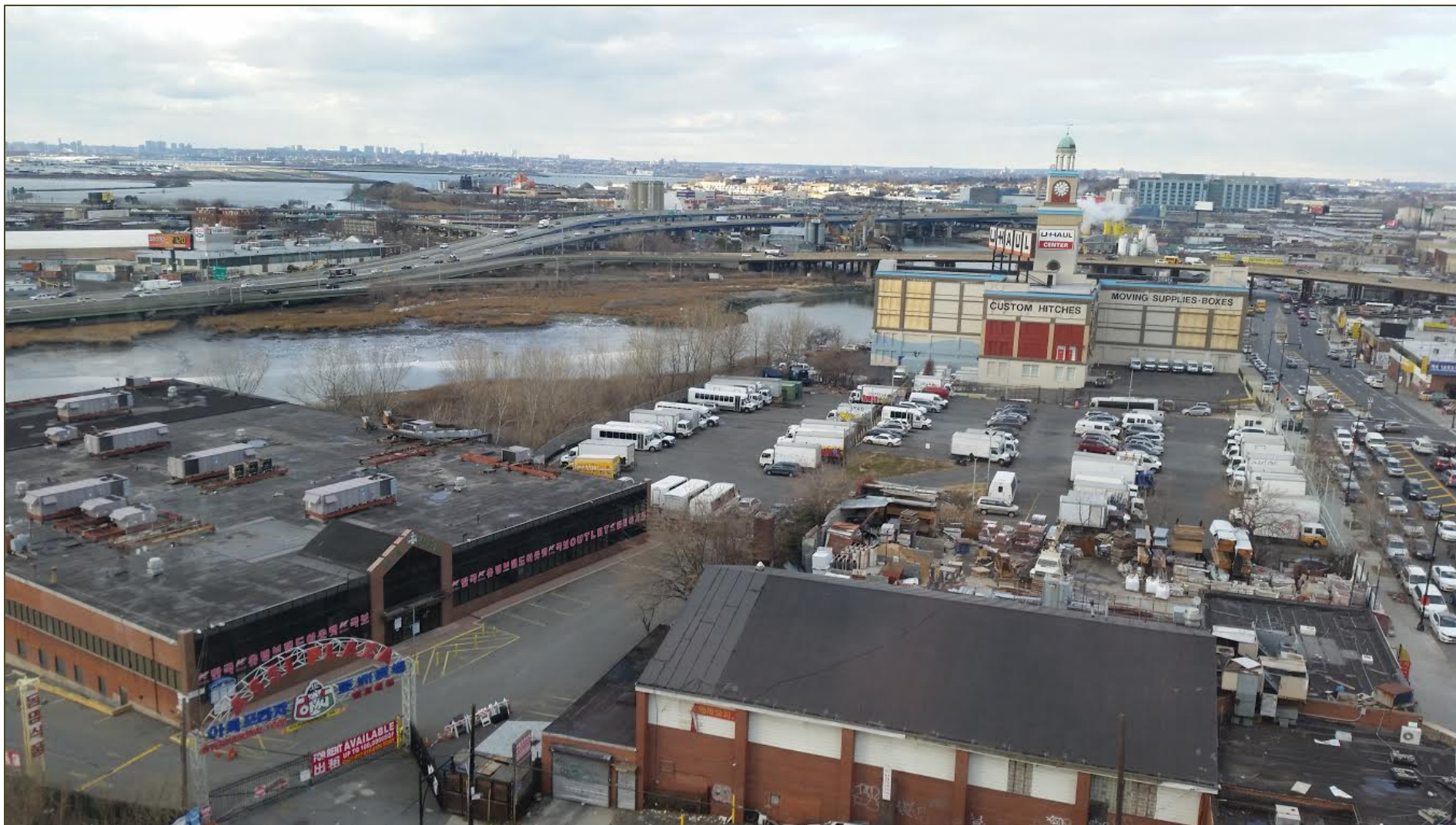


Image: NYC DCP



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

FLUSHING WEST – STUDY AREA CONTEXT



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Image: NYC DCP



Image: NYC DCP



Image: NYC DCP

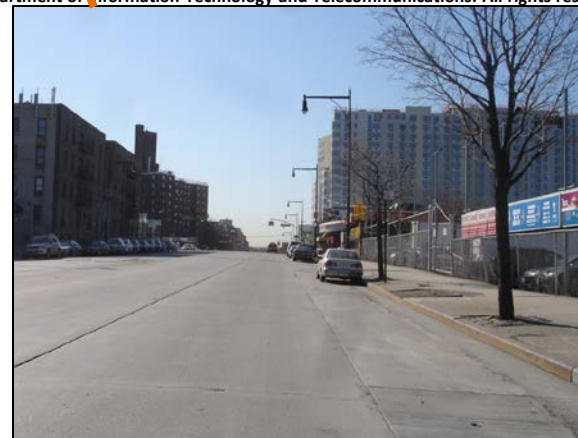
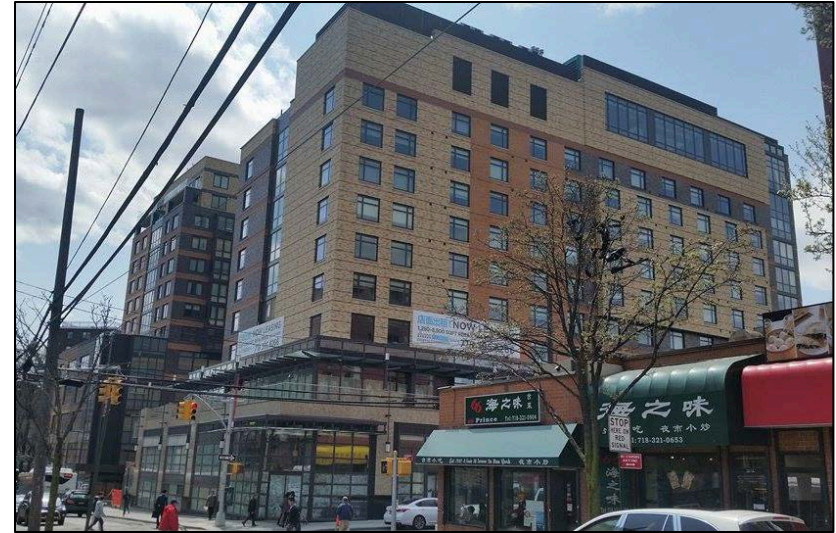
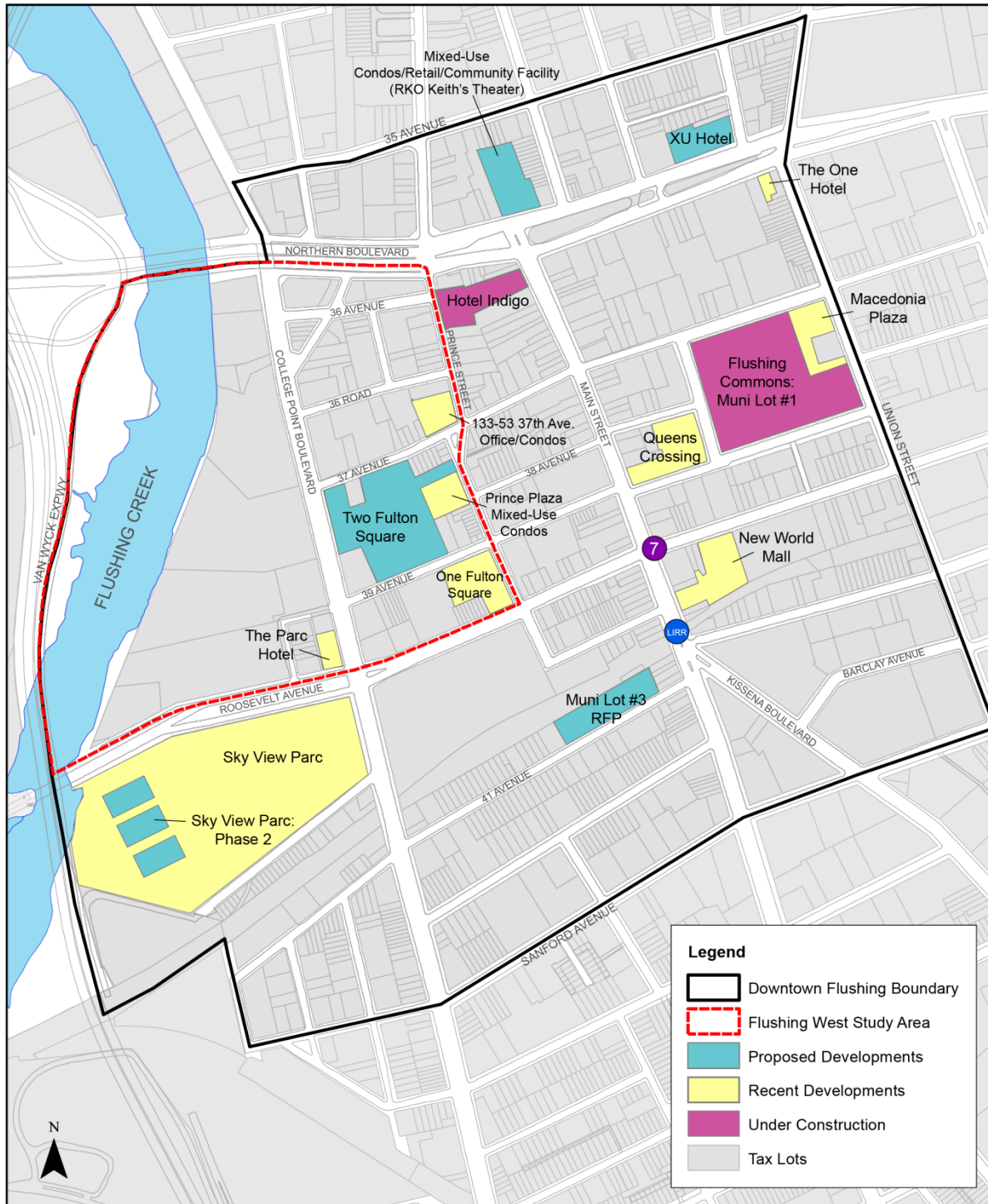
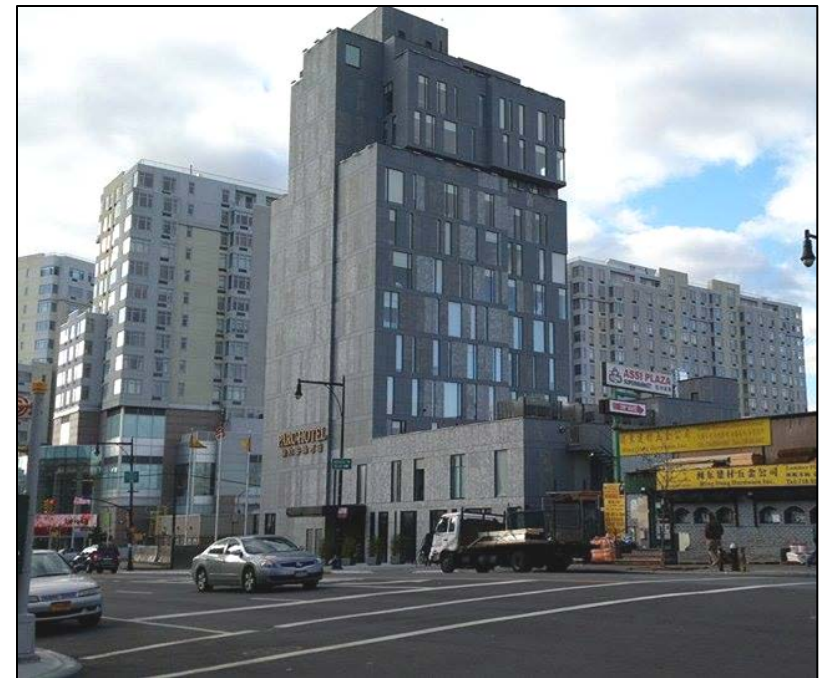


Image: NYC DCP

FLUSHING WEST – RECENT DEVELOPMENT



One Fulton Square -2014 (9-story, 168 room Hyatt Hotel; 3-stories with retail, office, medical offices; 12-story condo complex; 300 parking spaces)



Parc Hotel- 2014 (12-story hotel; 15 parking spaces)

NEARBY COMMERCIAL & MIXED-USE PROJECTS



Image: NYC DCP

Ameri East Mini Mall (40-10 Main Street): caters to a variety of Chinese, Korean, Indian & Hispanic customers



Image: NYC DCP

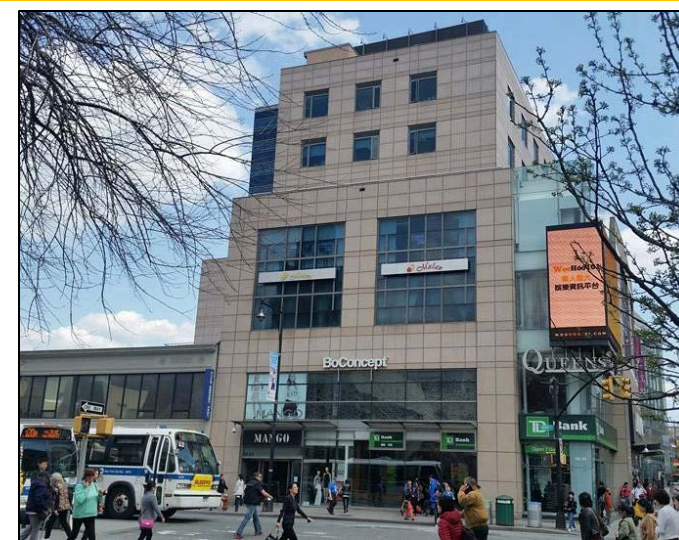


Image: NYC DCP

Queens Crossing Mall (136-17 39th Ave.): 12 stories retail, food court & office space; 400 valet parking spaces



Image: NYC DCP

New World Mall (136-20 Roosevelt Ave.): 4 stories with 167,000 s.f. of retail space; replaced former Caldor's; 350 valet parking spaces

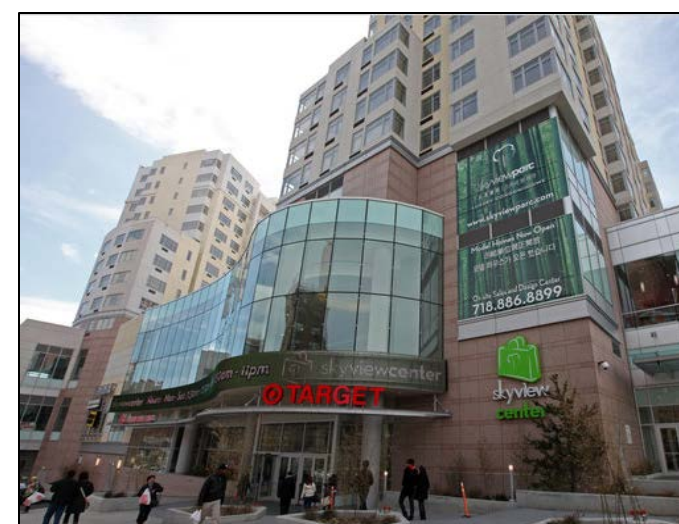


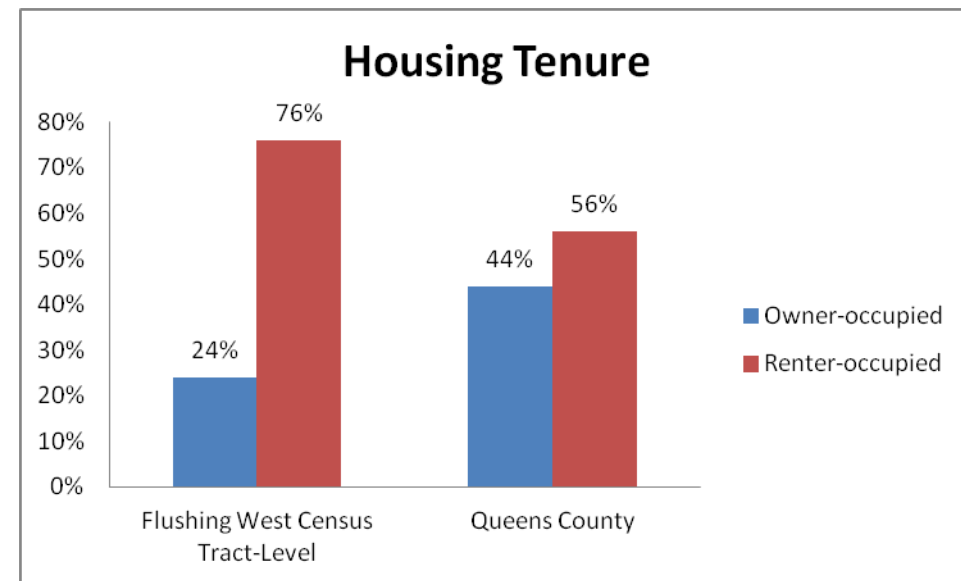
Image: NYC DCP

Sky View Parc (136-20 Roosevelt Ave.): Opened Nov 2010; market-rate rentals & condos above 3 levels of retail; 9 2,500 parking spaces



Image: NYC DCP

- Most of the new housing is market rate condos.
- Median rent in Flushing: \$1,650 (lower than city-wide median of \$2,400)
- A high number of households pay more than 30% of monthly income to rent and are considered rent burdened



Data source: Streeteasy, Zillow, 2009-2013 American Community Survey



Image: BRP Development Corp.

Macedonia Plaza, 2014 (~40,000 applicants)

- BRP Development Corp. 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

Monadnock

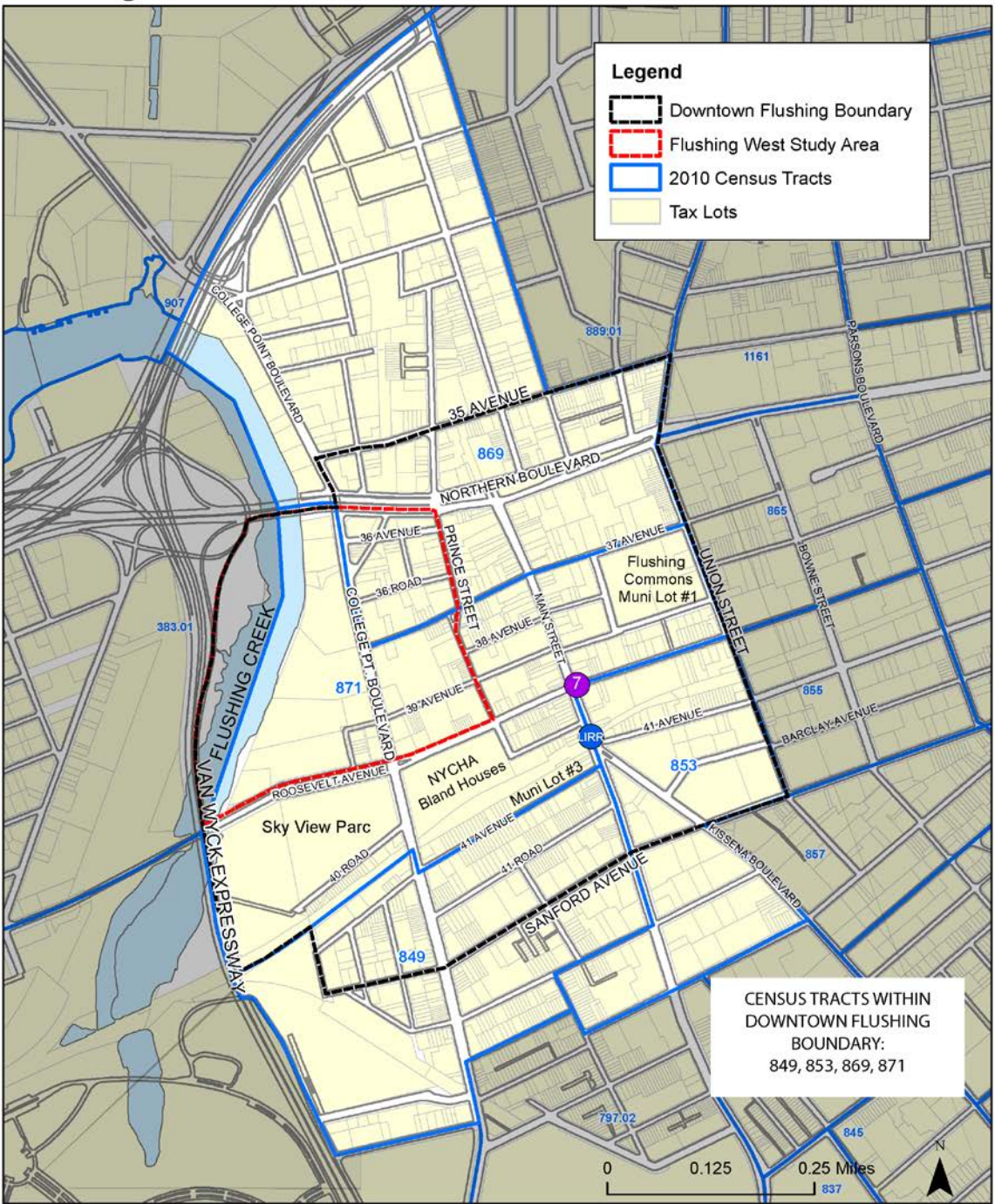
Development, Asian-Americans for Equality & HANAC, selected by HPD to develop 208 mixed-income units which will include 60 units for seniors & 147 units for families



Image: NYC DCP

- A Mandatory Inclusionary Housing (MIH) program will **require affordable housing** as a condition of new housing development produced by future rezonings
- In Flushing West, any zoning map changes will be accompanied by a zoning text amendment to apply the MIH program to this area
- MIH seeks to reach a **broader range of income levels** than previous programs, taking into consideration neighborhood conditions and affordability needs
- DCP working with other agencies to complete a study that analyzes financial feasibility issues in order to guide the requirements of the proposed MIH program.
- We expect this study will be completed next month

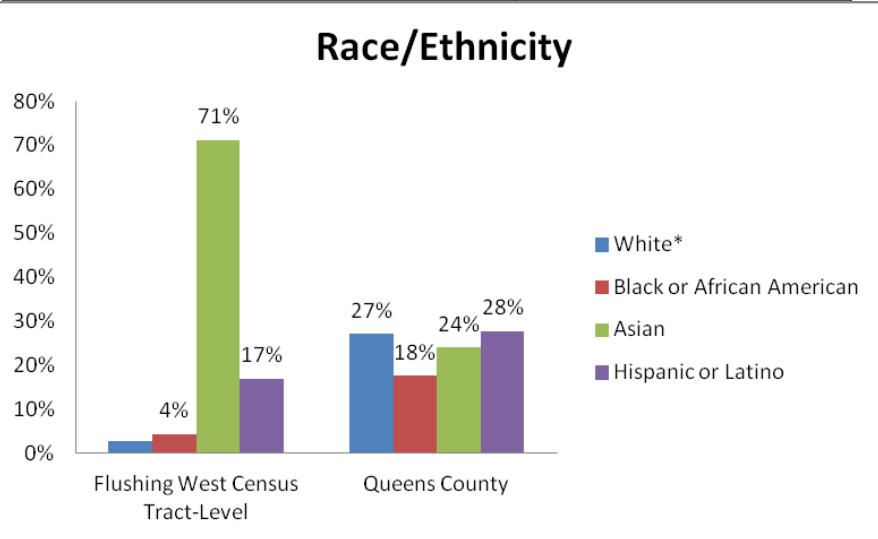
Flushing West - Census Tracts



| TOTAL POPULATION | |
|------------------------------------|------------------|
| Flushing West - Census Tract Level | Queens County |
| 16,244 | 2,256,400 |

Flushing's population continues to grow, outpacing population growth in Queens overall

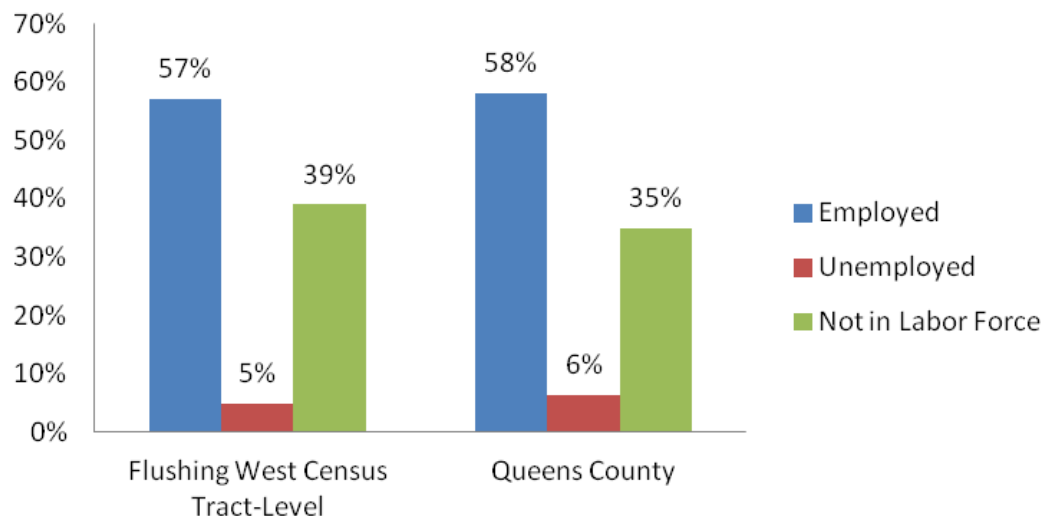
| 2000-2010 Population Change | |
|-----------------------------|----------|
| | % change |
| Flushing Census Tract-Level | 4.6% |
| Queens | 0.1% |



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

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

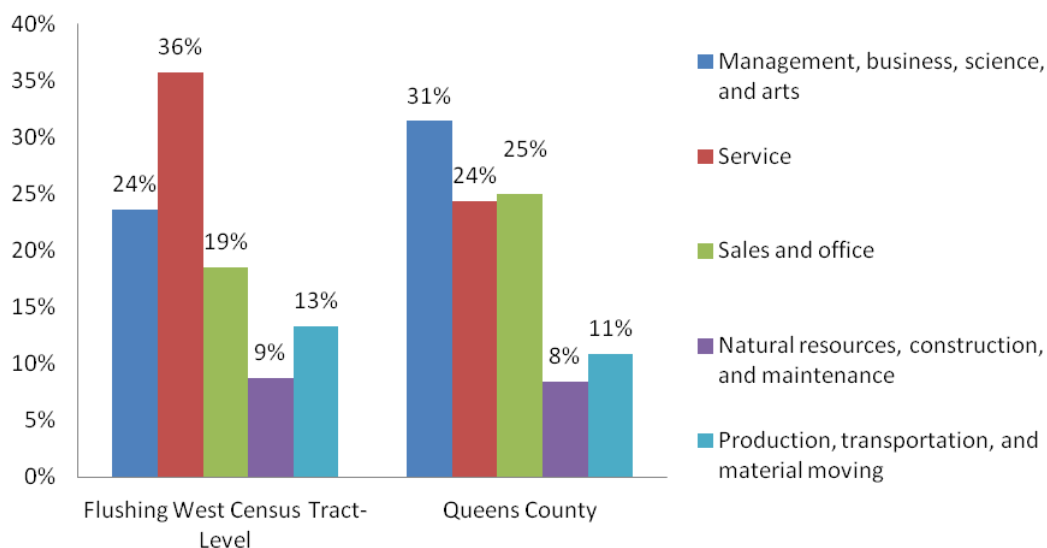
Employment Status



Employment rates for the four Flushing census tracts are comparable to those found in Queens overall ; unemployment rates are low for both areas: 5-6 percent.

Flushing’s largest percent of employed workers have service sector jobs (36%), which is higher than this sector has in Queens overall (24%).

Types of Occupation



The median household income in the four Flushing census tracts is lower than the median income for Queens overall.

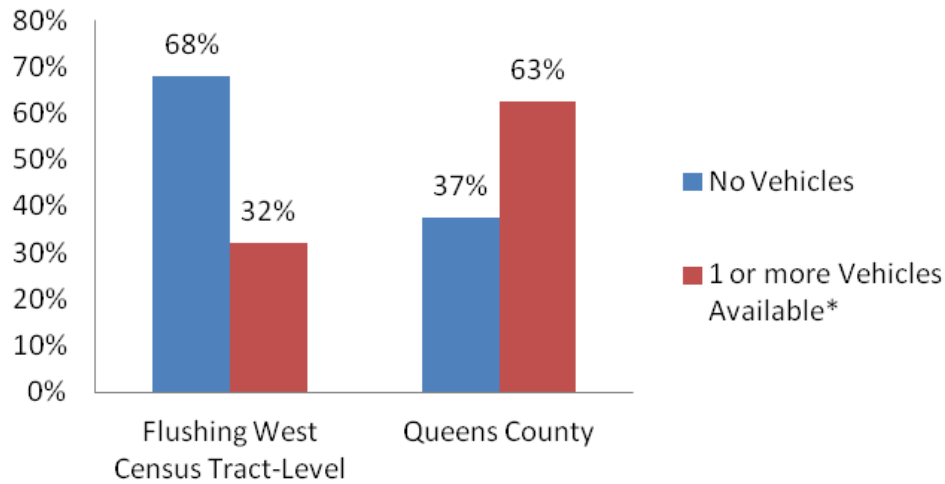
Census tract-level area median household income:

\$34,428

Queens median household income:

\$57,001

Vehicles Available by Household



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

Commute Mode to Work

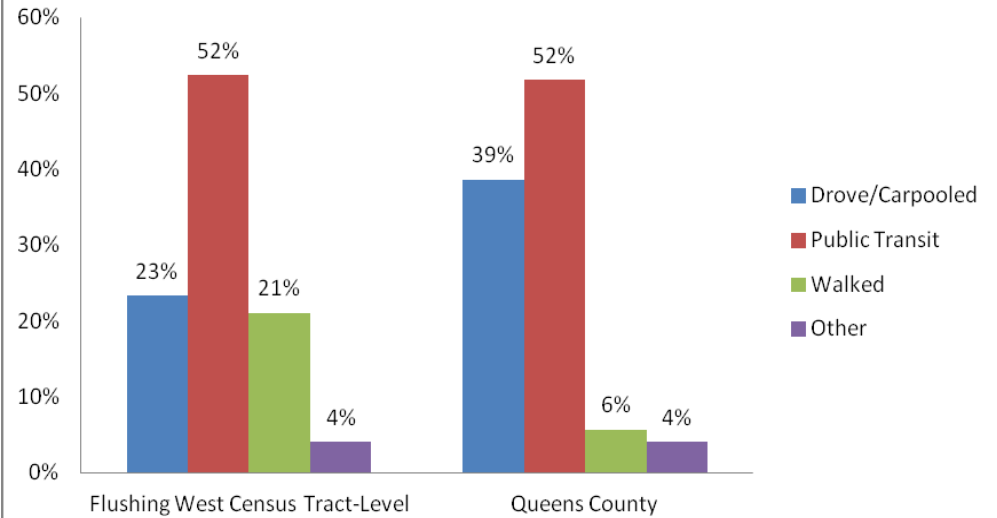
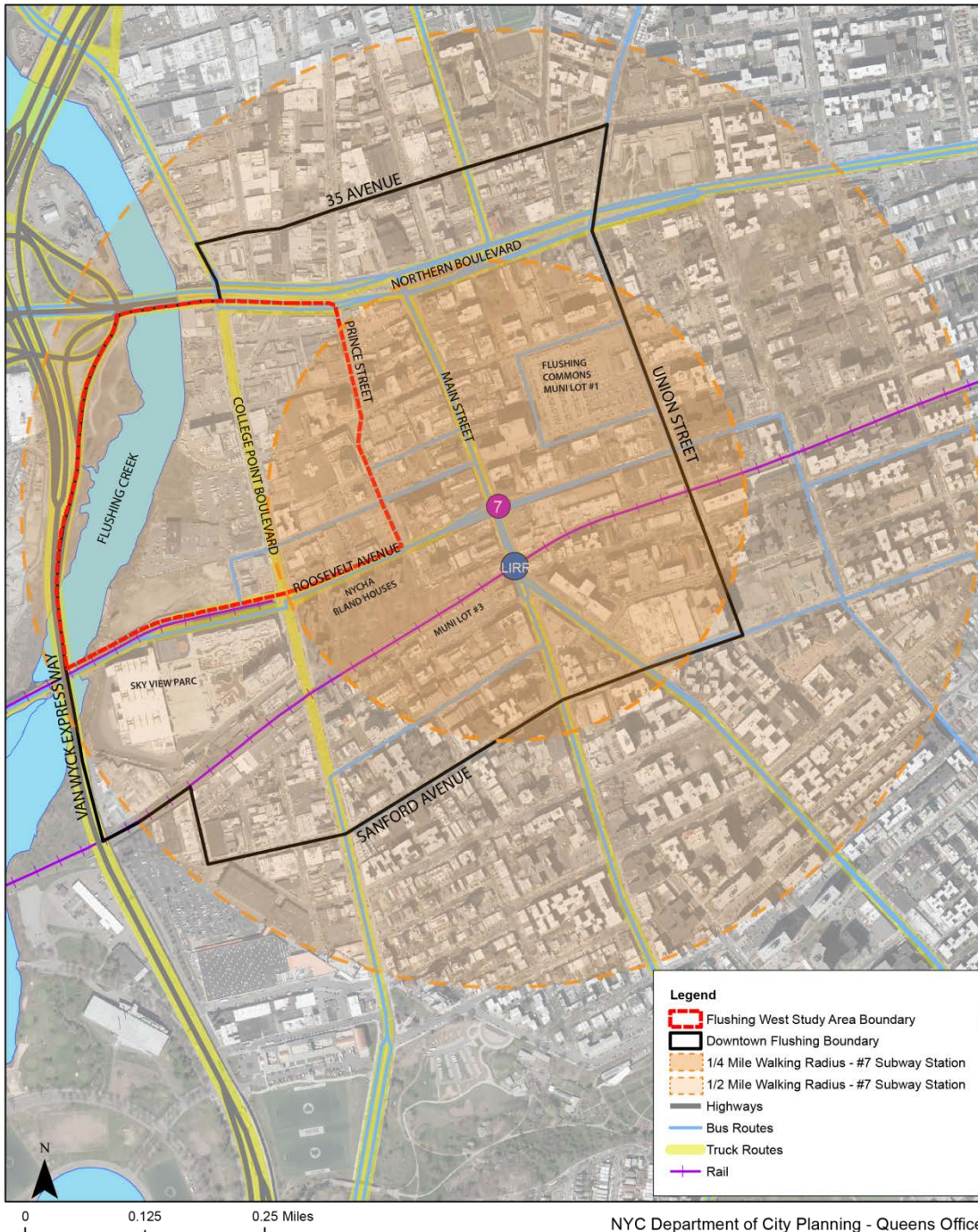


Image: NYC DCP



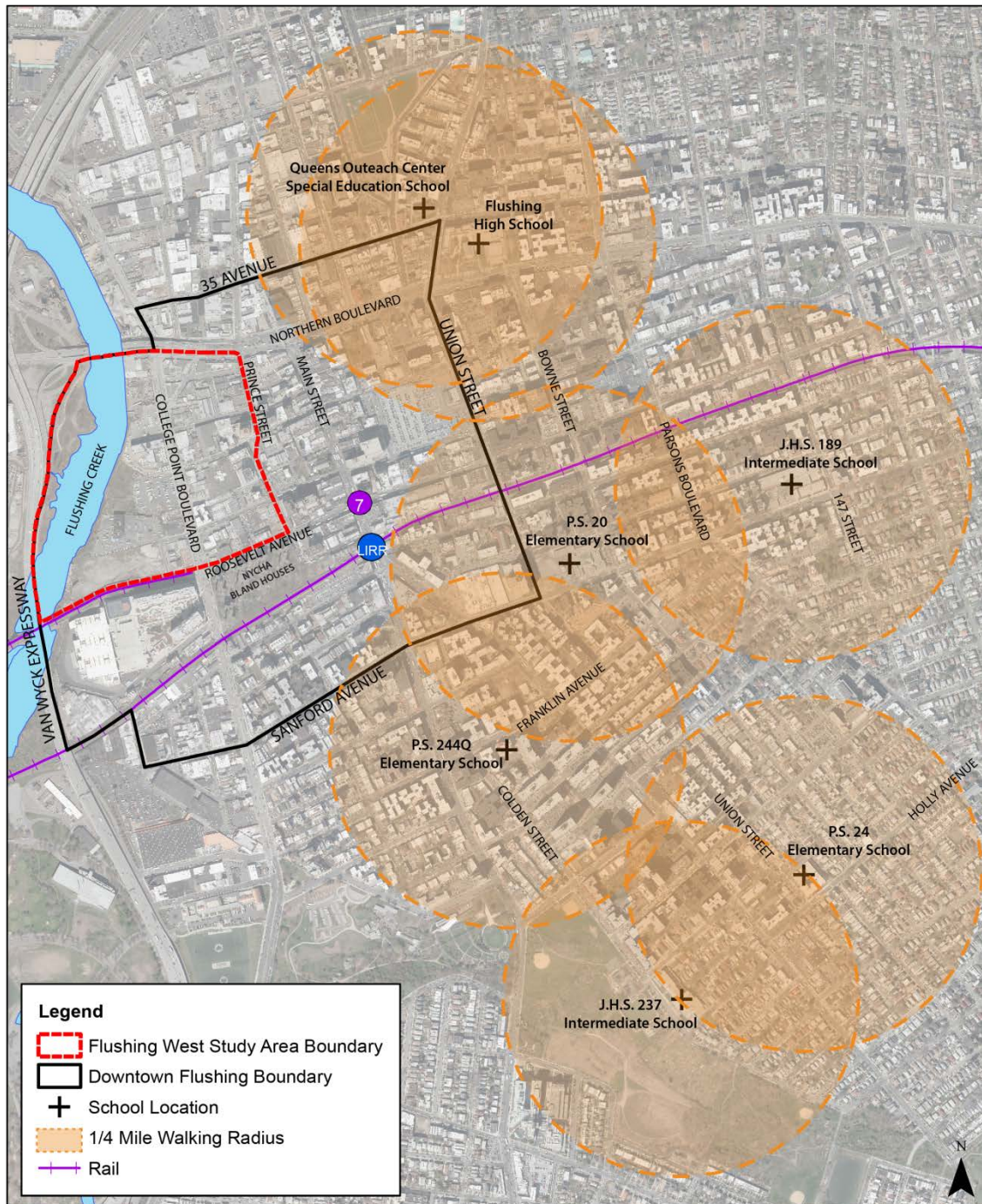
Image: NYC DCP

FLUSHING WEST - TRANSPORTATION NETWORK & SUBWAY ACCESS



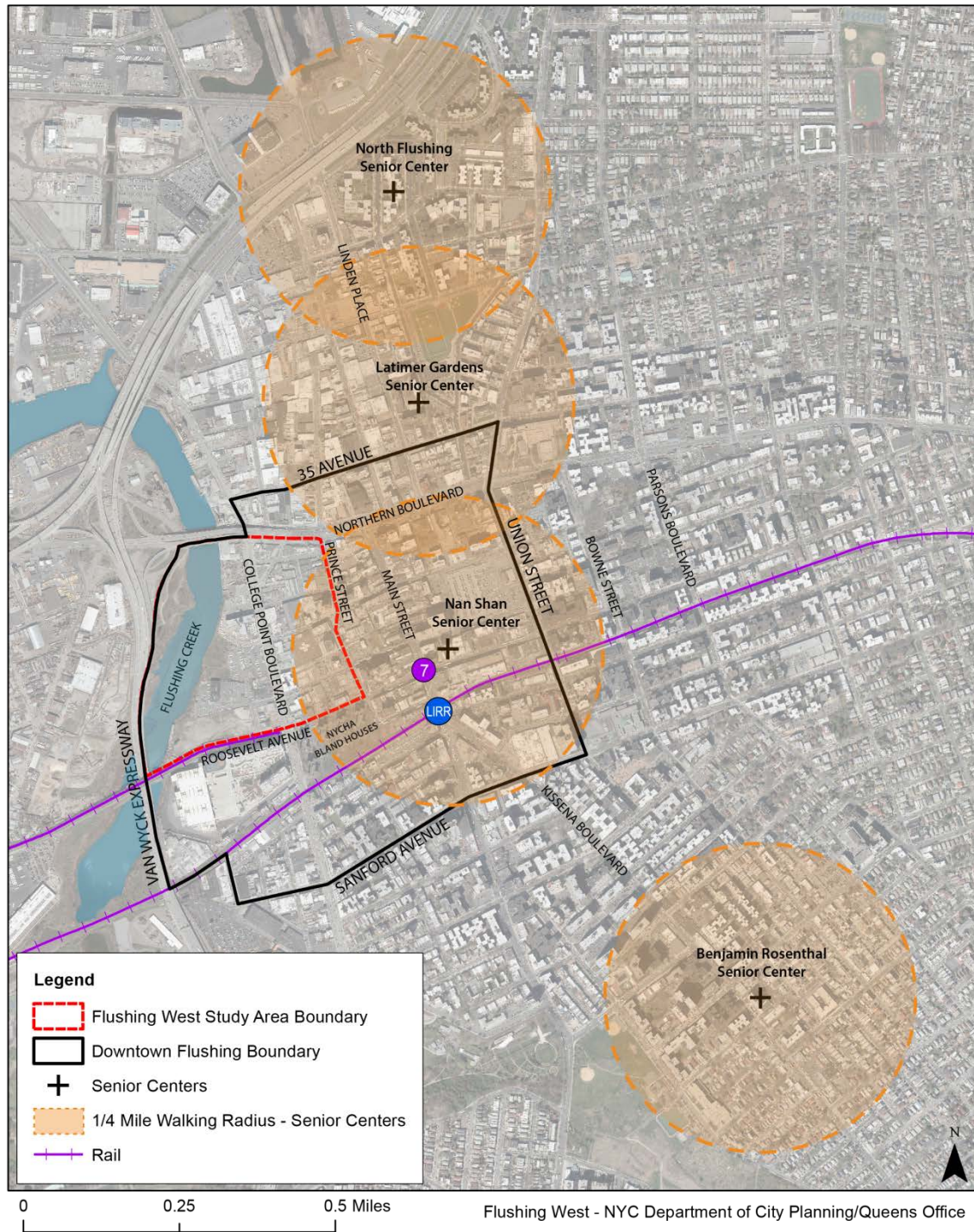
- Flushing is a major intermodal hub for riders transferring between buses and the LIRR or #7 stations
- 24 bus routes pass through Downtown
- Select Bus Service to Jamaica is being planned
- Improving access to #7 train to be studied
- Bus terminal ideas will be explored

FLUSHING WEST - PUBLIC SCHOOLS AND ACCESS



- There are approximately 6 public elementary & middle schools in the downtown Flushing area
- 1 public High School-- Flushing High School, the oldest public high school in the City of New York
- Increasing number of pre-K and daycare facilities

FLUSHING WEST - LOCAL SENIOR CENTERS AND ACCESS



- There are approximately 4 notable senior centers in the downtown Flushing area
- Existing senior centers are located east of Main St. or north of Northern Blvd.

FLUSHING WEST - EXISTING OPEN SPACE & ACCESS



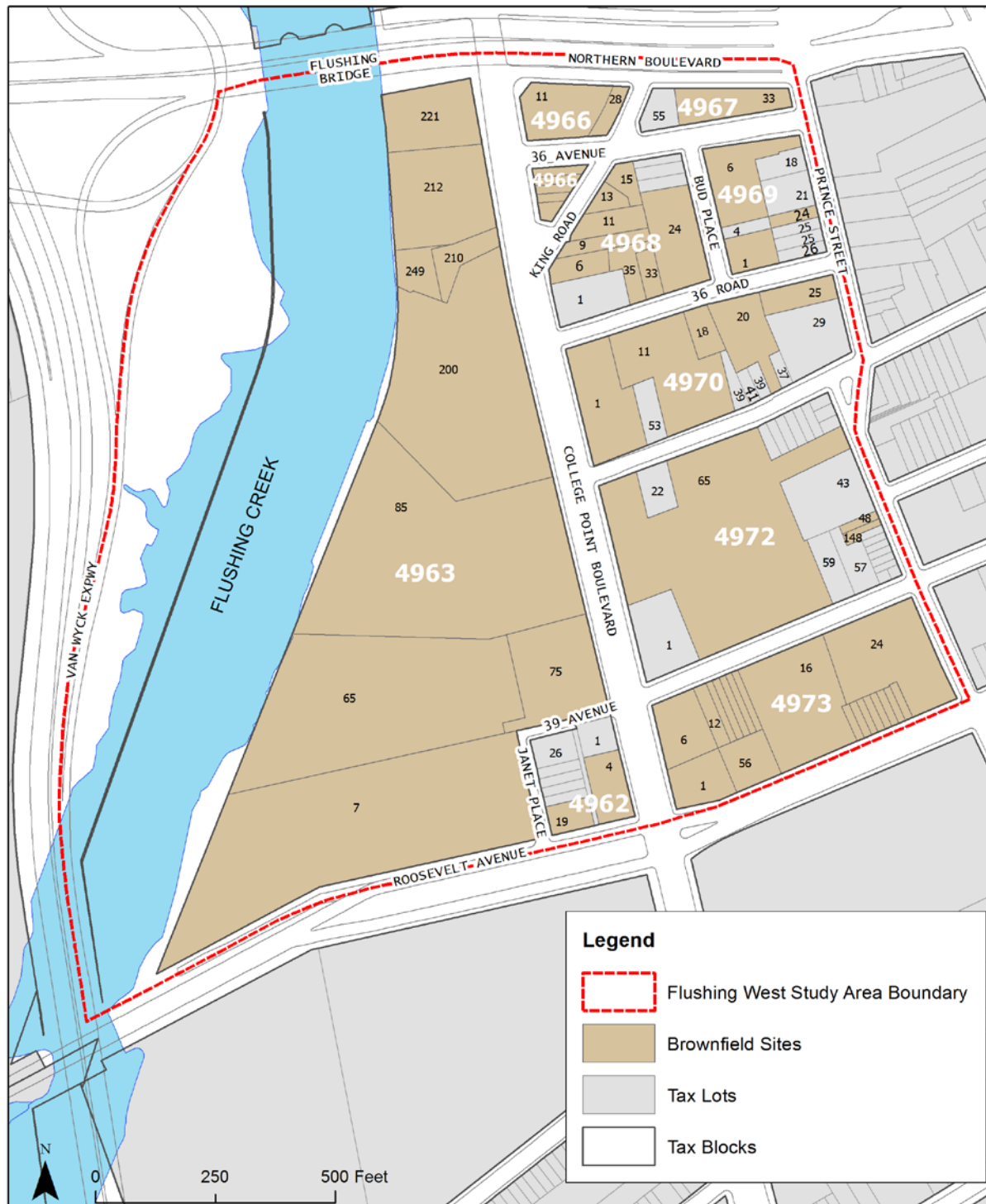
- Within a 5-10 min walk of the Study Area there are limited open space resources, parks and playgrounds
- Within a 15-30 min walk of the Study Area there are additional regional open space resources such as Flushing Meadows Corona Park
- The Study Area has the potential for generating new public open spaces along Flushing Creek
- Additional programs/improvements to existing facilities & enhanced access to be studied



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- In 2011, Flushing Willets Point Corona LDC received \$1.5 M NYS grant to build consensus on a redevelopment strategy and Master Plan for ~32 acres along Flushing Creek
- AKRF selected as lead consultant with SHoP & Mathews Nielsen as sub-consultants
- Outlined site challenges and prepared preliminary site plan and shorefront esplanade design
- In late 2014, DCP agreed to work with the LDC to complete Brownfield Opportunity Area (BOA) Nomination Report and revise the study to foster affordable housing and economic opportunities

Image: NYC DCP



- Initial research has indicated some potential for ground soil contamination on nearly all lots within the BOA
- Potential contaminants include:
 - Fuel oil
 - Coal dust
 - Industrial solvents, lubricants, paints, stains, and dyes
 - Chemicals used in photo processing, electroplating, and printing.
- Further investigations, including the collection of soil and groundwater samples are needed for any redevelopment site within the BOA

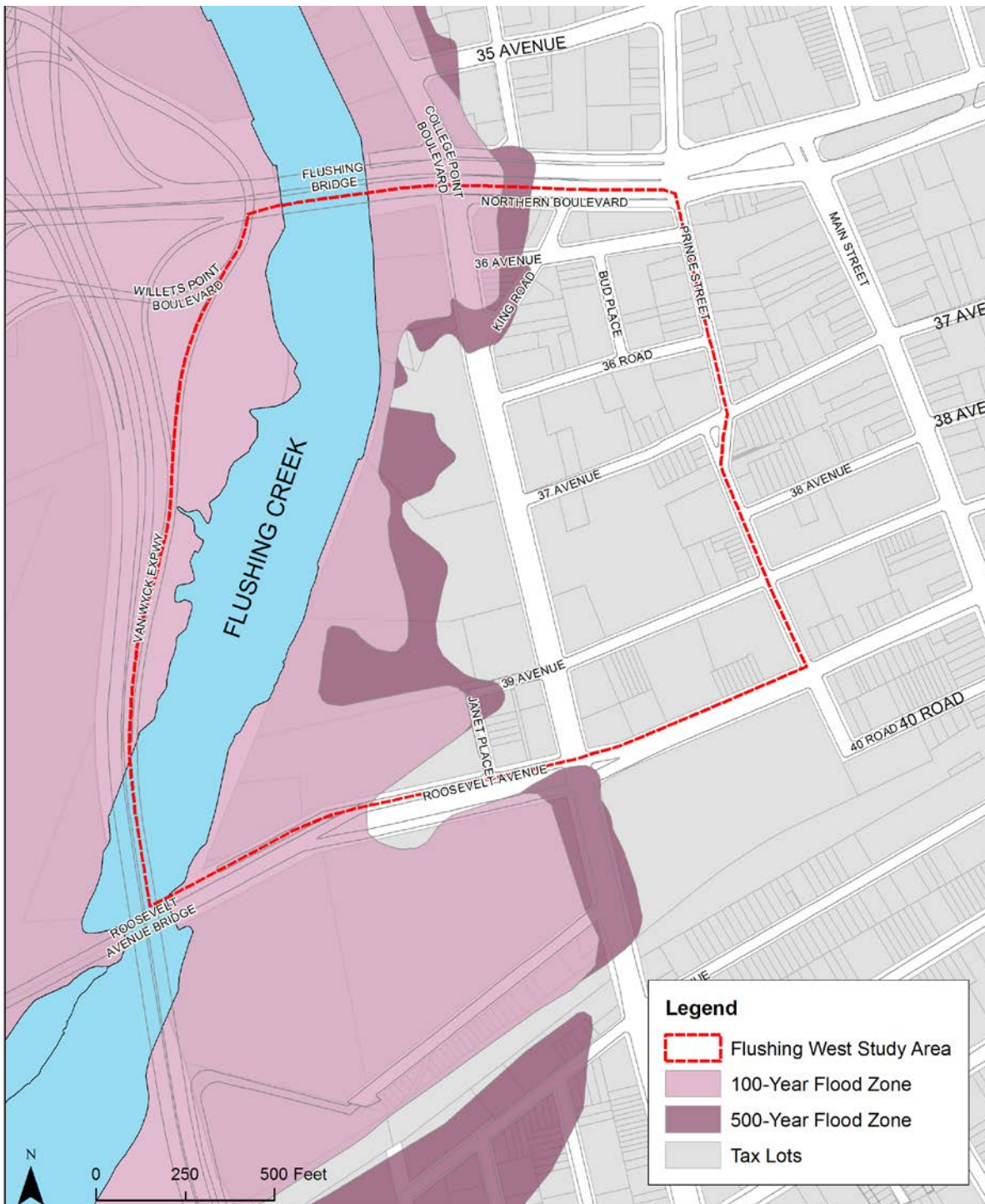


Image: NYC DCP

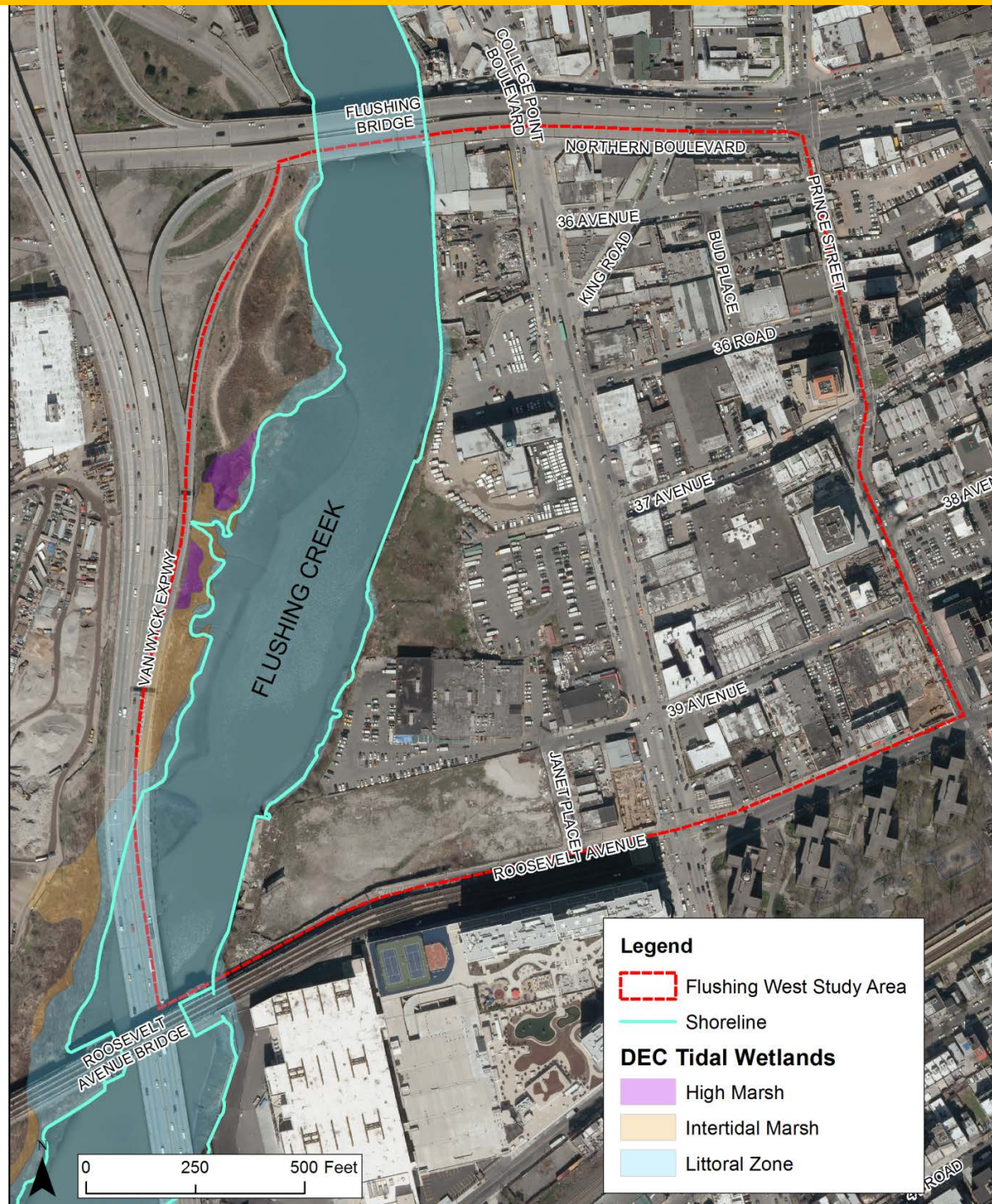


Image: NYC DCP

- 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
- Along the eastern side of the creek within the Study Area, the shoreline is not accessible to the public. Wetlands lie along the western side of the creek



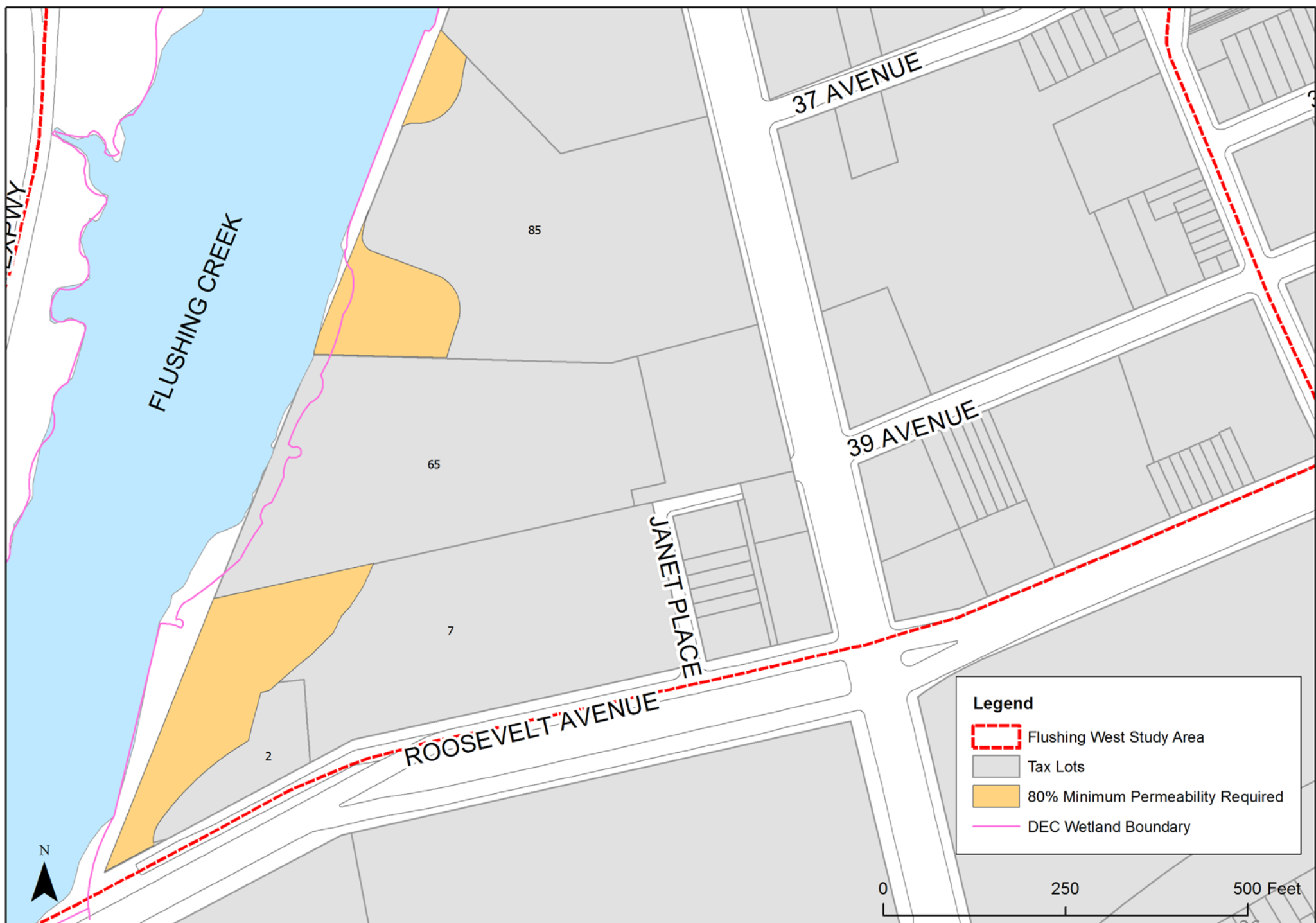
- Most of the Flushing waterfront has site elevations that are largely below the FEMA 100 year flood plain
- In any given year, there is a 1% chance that these sites might be flooded to the extent shown in the light purple color



NYC Department of City Planning - Queens Office

- DEC regulates wetlands adjacent areas along Flushing Creek and requires a high percentage of pervious surfaces to help absorb rainwater and reduce initial runoff into the creek
- Property-owners within the DEC regulated areas are required to factor permeability & building setback requirements into any future redevelopment plans
- Along with setting buildings further back from the water's edge, green infrastructure projects such as permeable pavers, rain gardens and green roofs could also be considered to better manage stormwater runoff

SELECTED WATERFRONT SITES AFFECTED BY DEC WETLAND REQUIREMENTS

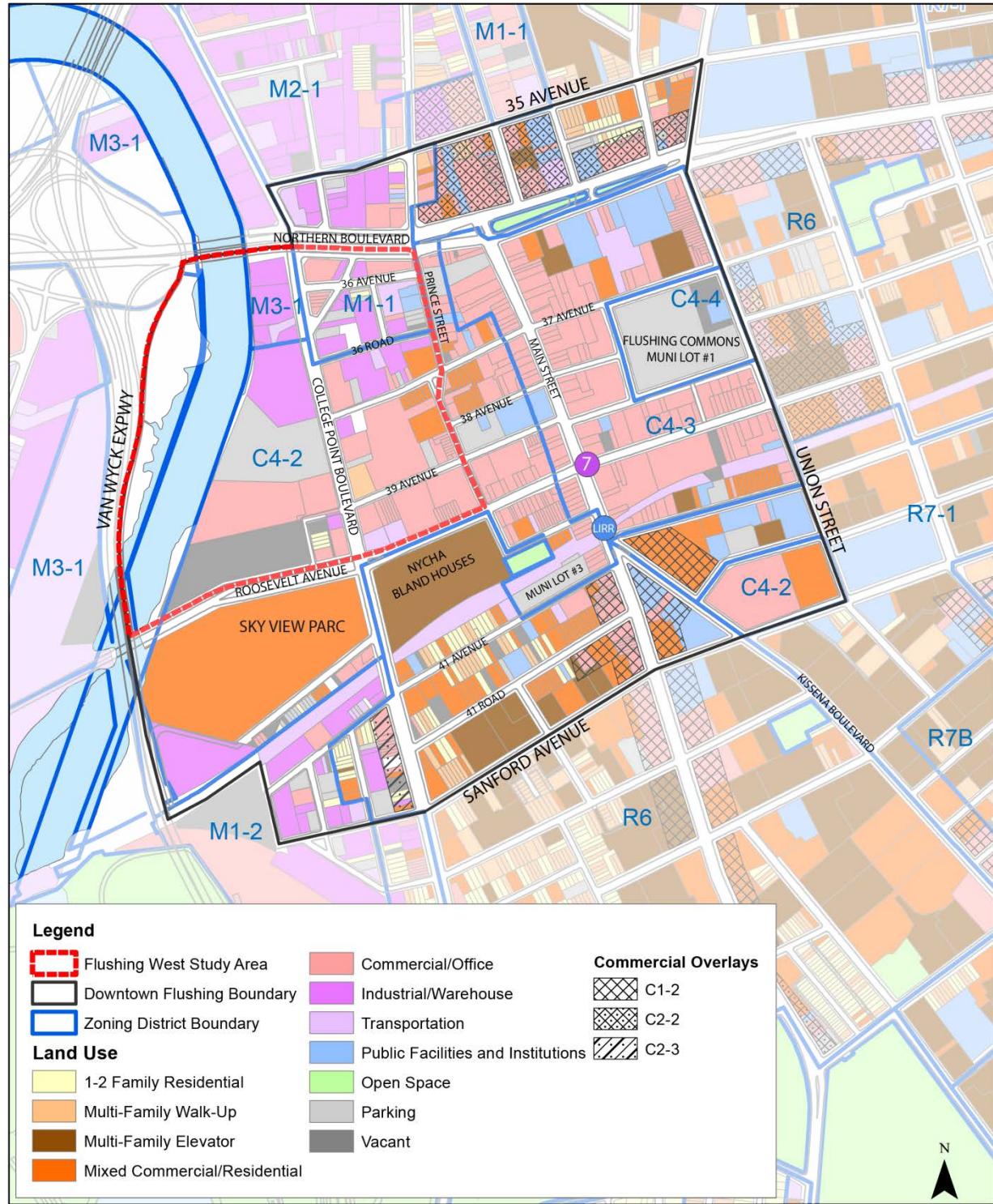


*Map for illustrative purposes only



- Airport zoning limits the heights of buildings in the Study Area based upon guidance by the FAA
- Across the Study Area the limits range from 150'-170' above mean sea level
- These zoning height limits, combined with the area's varied topography (15'-45'), means that buildings can't go higher than ~13 stories within the Study Area without seeking a special permit from the BSA

*Map for illustrative purposes only



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

Legend

| | | |
|----------------------------|----------------------|------|
| Flushing West Study Area | Commercial/Office | C1-2 |
| Downtown Flushing Boundary | Industrial/Warehouse | C2-2 |
| Zoning District Boundary | Transportation | C2-3 |

Land Use

| | |
|------------------------------|------------|
| 1-2 Family Residential | Open Space |
| Multi-Family Walk-Up | Parking |
| Multi-Family Elevator | Vacant |
| Mixed Commercial/Residential | |

Commercial Overlays

N

- C4-2 zoning regulations cover most of the Study Area and may produce towers set back from the street on low base portions
- Variable maximum FAR's for different uses currently favors select commercial development— such as hotels— over housing
- Current parking regulations also favors certain types of commercial development
- Strict building bulk, height, and street wall length rules on waterfront lots make new development here very complicated
- In the M1-1 and M3-1 districts, no residential uses are permitted

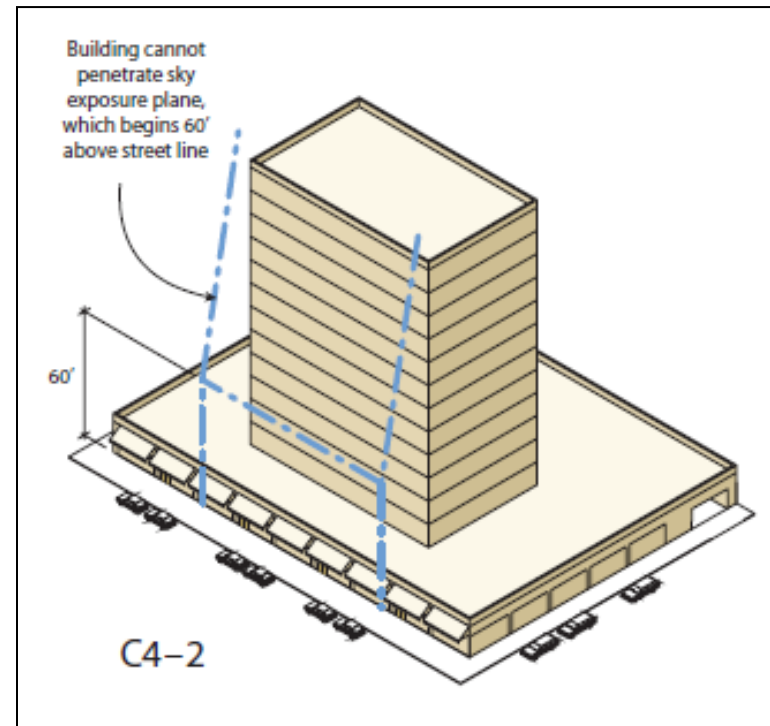
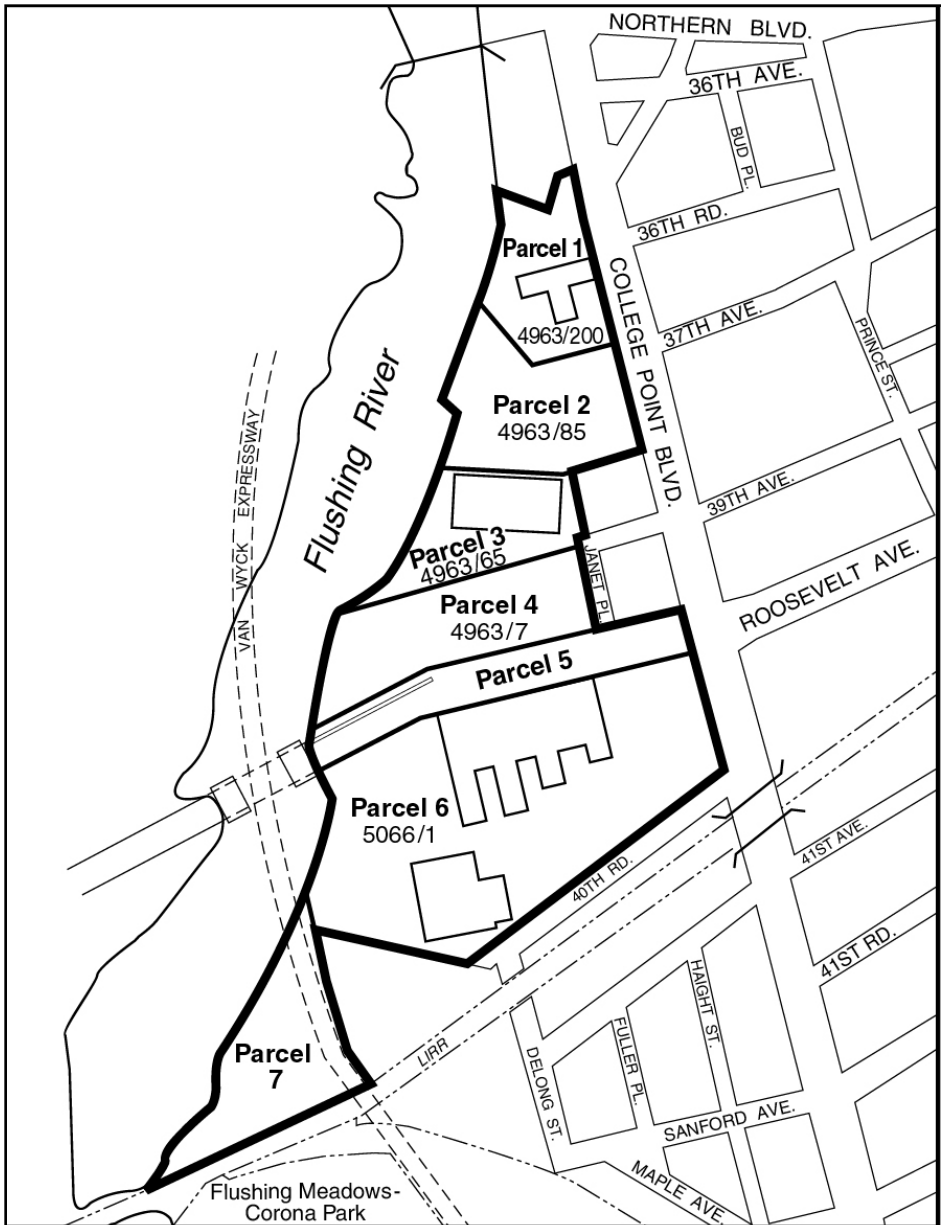


Image: NYC DCP Zoning Handbook

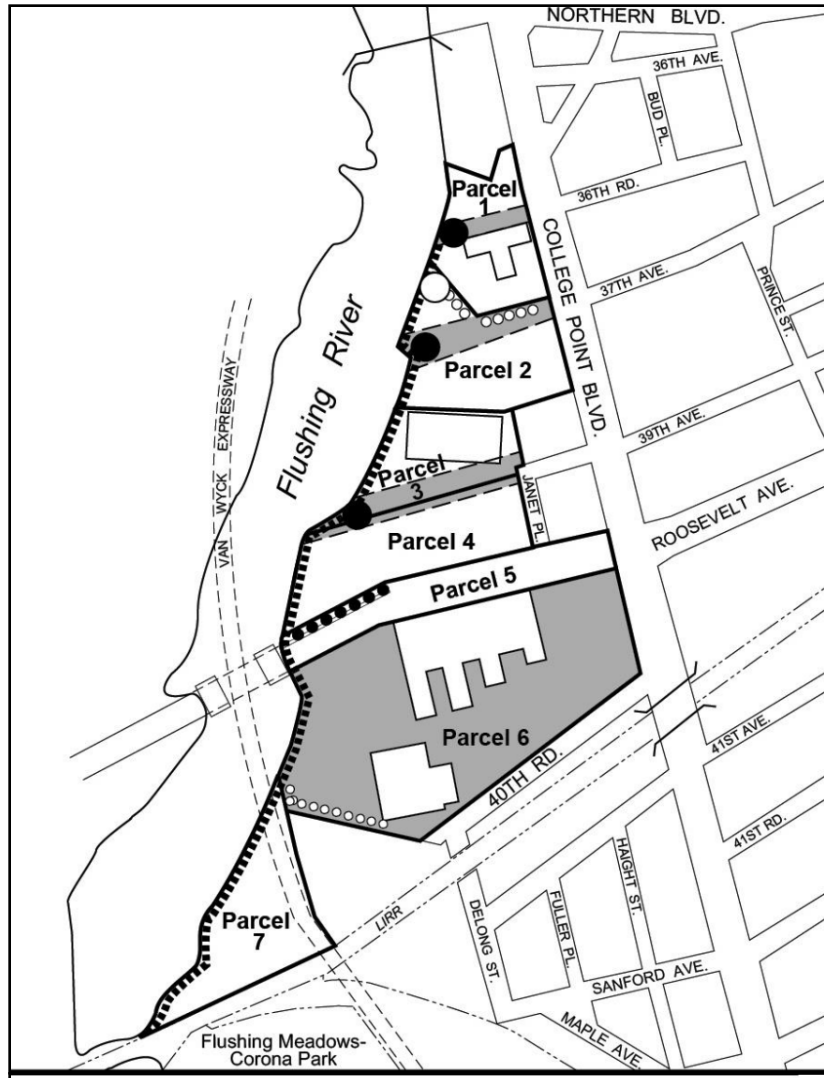


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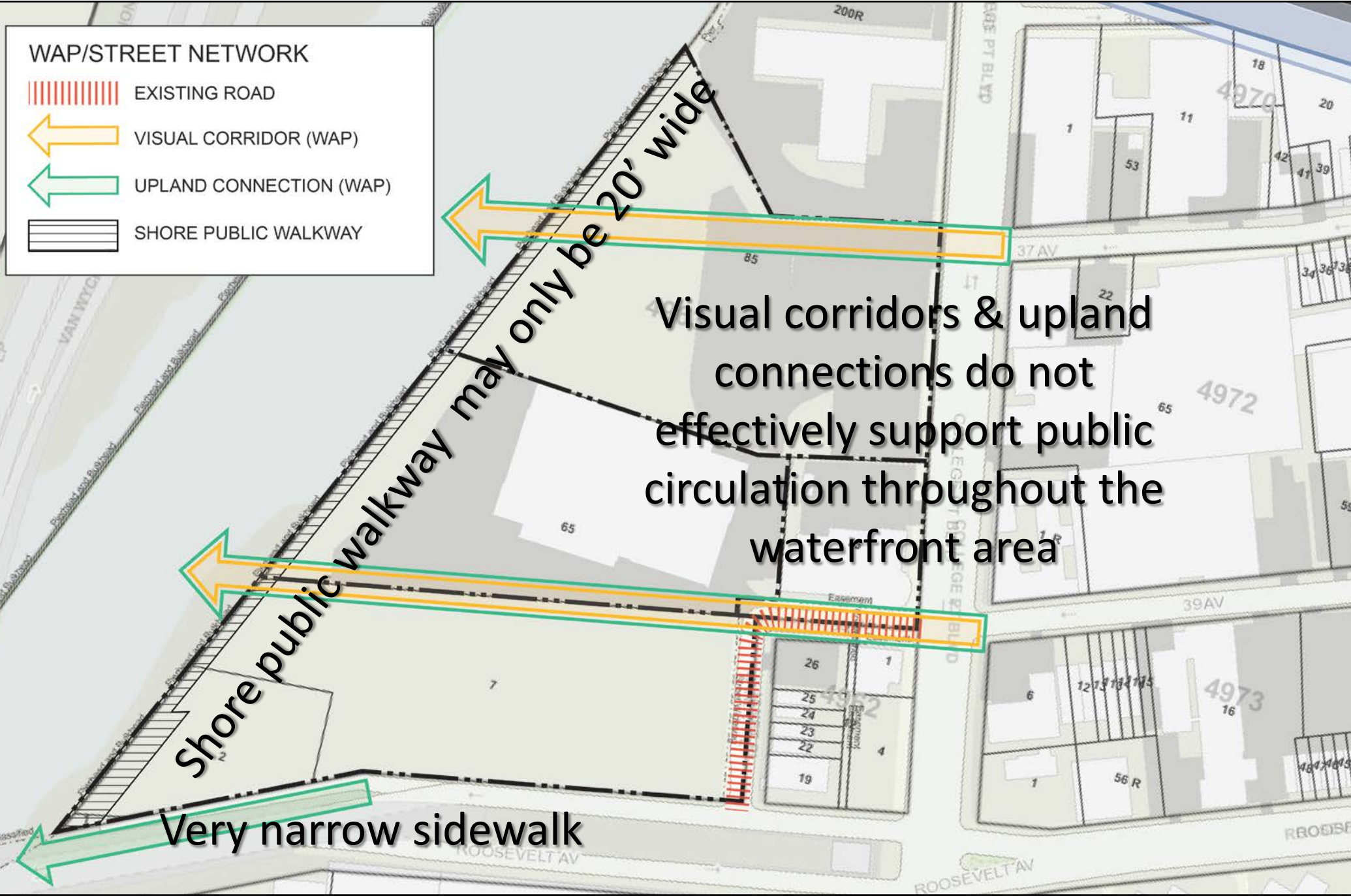
Parc Hotel



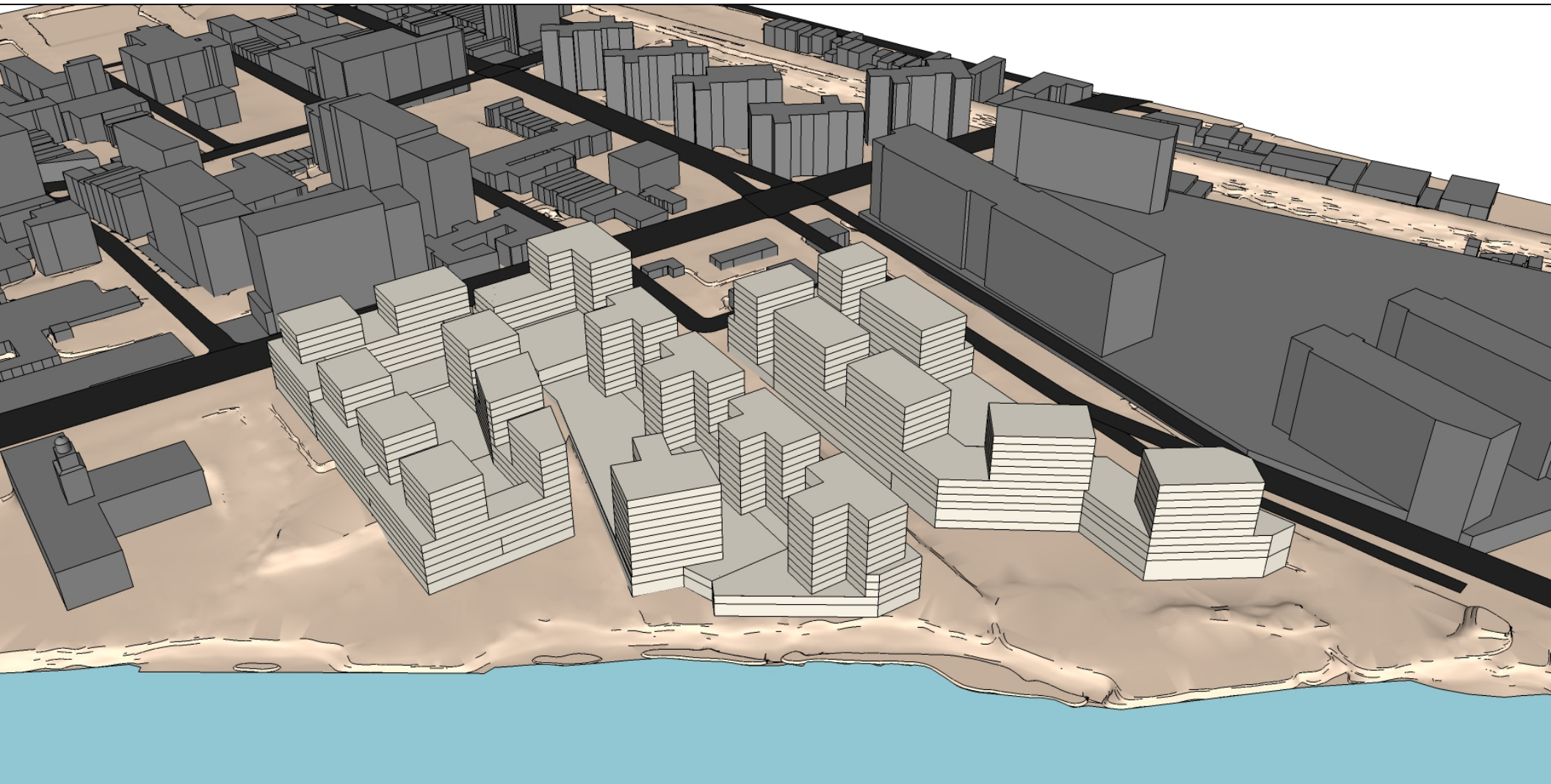
- WAP Boundary
- Parcel Line
- Significant Existing Building
- 5066/1 Tax Block/ Lot Number



- 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



**Graphic for illustrative purposes only*



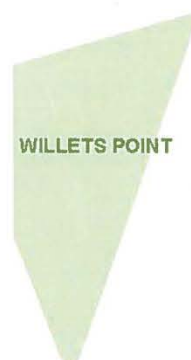
**Graphic for illustrative purposes only*

- Maximizing development potential under the existing zoning results in the creation of super-blocks where narrow towers are built above bulky bases
- The potential development is not conducive to the circulation of pedestrians, vehicles, light, or air

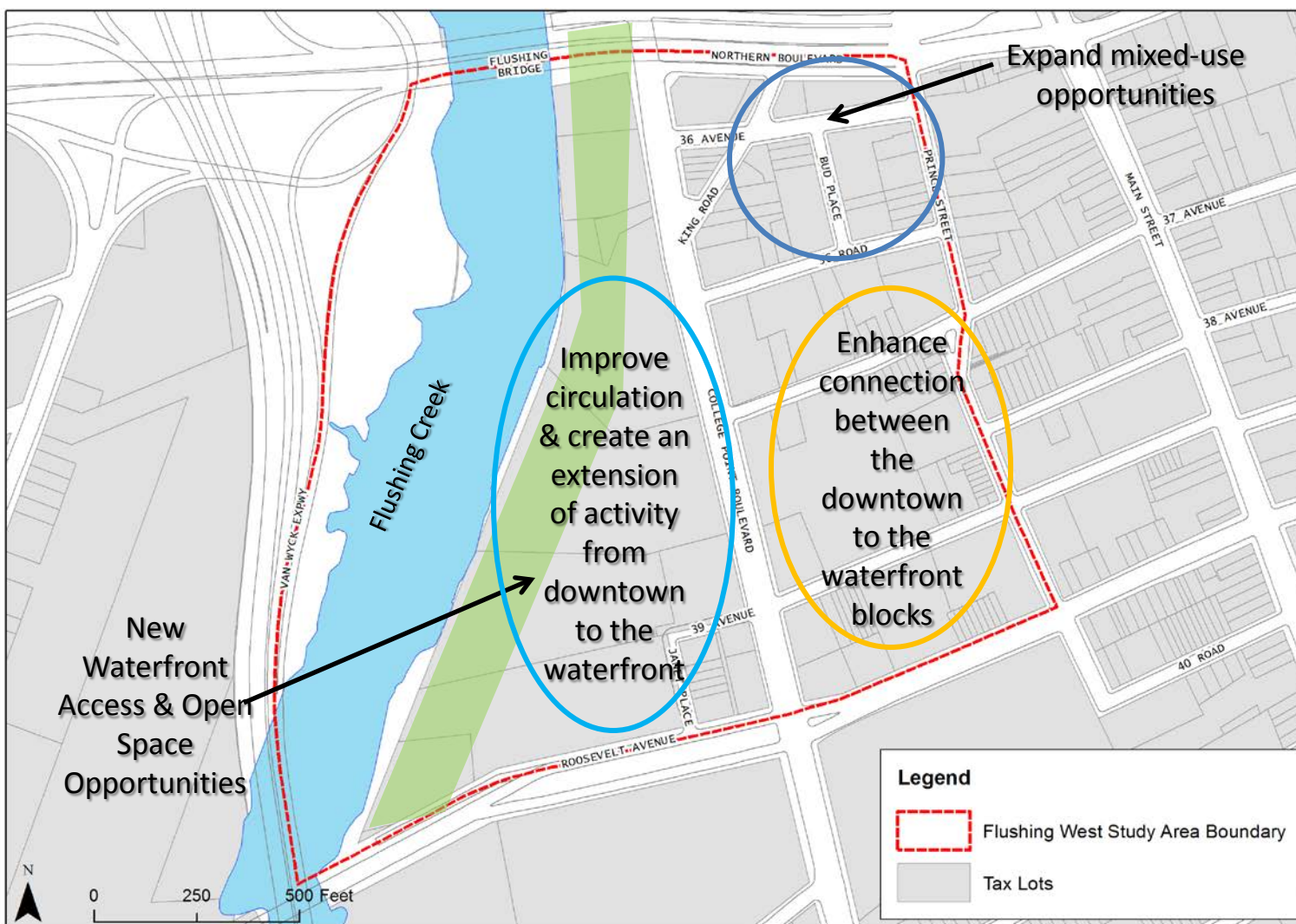


LEGEND

- PUBLIC STREET
- PUBLICLY ACCESSED PRIVATE STREET
- PRIMARY RETAIL FRONTAGE
- SECONDARY RETAIL FRONTAGE
- PEDESTRIAN CONNECTION
- POTENTIAL PEDESTRIAN CONNECTION



- Ensure all uses have similar development potential
- Improve waterfront public access & increase the amount of open space
- Extend the street network into the waterfront blocks
- Provide new opportunities to create affordable housing
- Recognize and support the unique character of the waterfront, upland & industrial areas



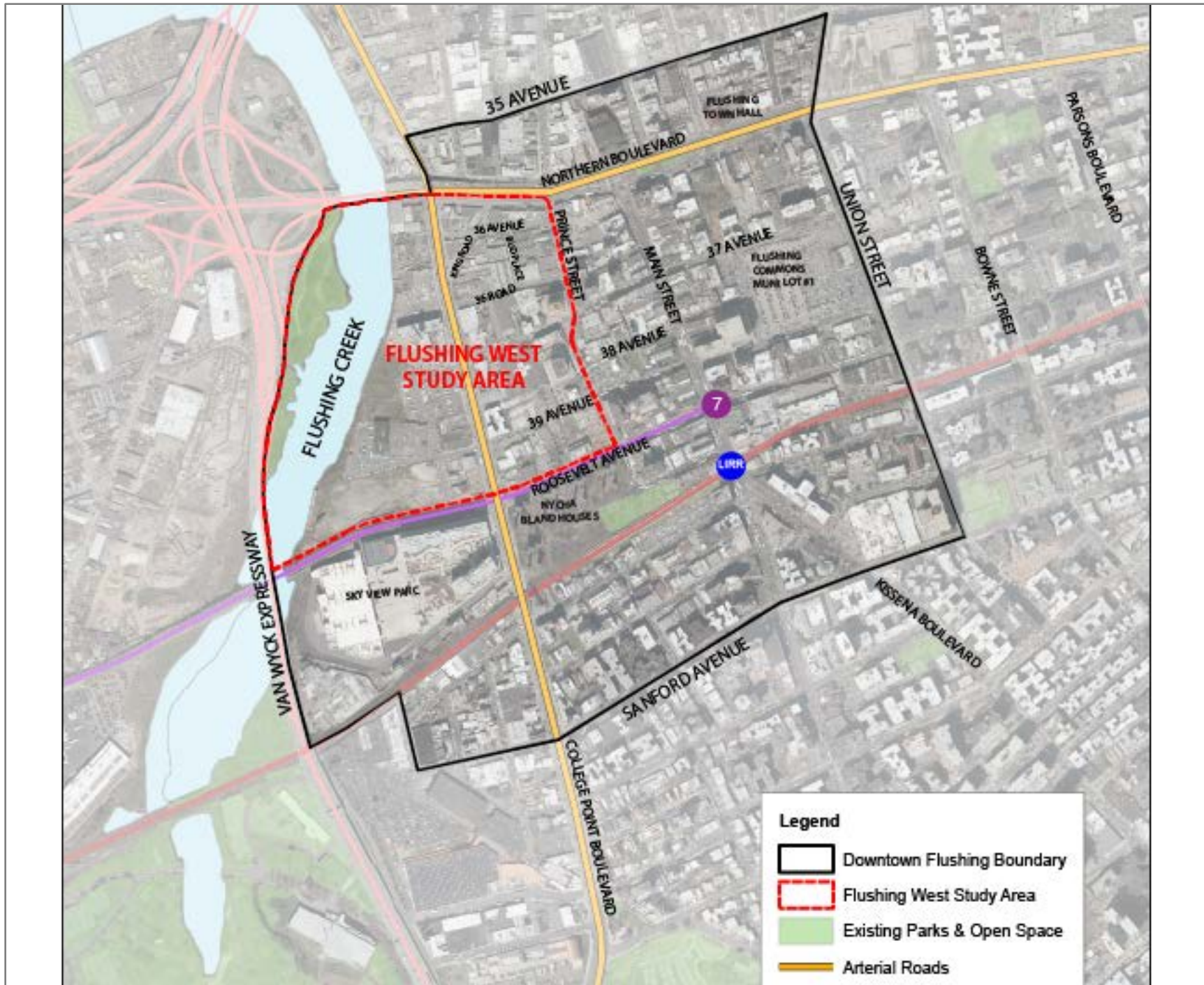


Image: NYC DCP

Neighborhood-based planning will ensure integration of the administration's policy priorities of growth, equity, resiliency, and sustainability into the 10-year Capital Strategy

**STAKEHOLDER INPUT
COMMUNITY VISION**

DCP

*Flushing West Study Team
Capital Planning Division
Strategic Planning Division*


**CITY HALL
OFFICE OF MANAGEMENT
AND BUDGET (OMB)
PARTNER AGENCIES
CITY COUNCIL**

Flushing West Neighborhood Planning Study

OPEN HOUSE

Tell us about your Community • Learn about the Study
Sponsored by the Department of City Planning

THURSDAY - MAY 21st
Flushing Town Hall
137-35 Northern Blvd.
6:30 - 8:30 PM
* Presentation will also be in
Cantonese, Mandarin and Korean



To learn more about the event:
e: flushingwest@planning.nyc.gov
p: 718-286-3170

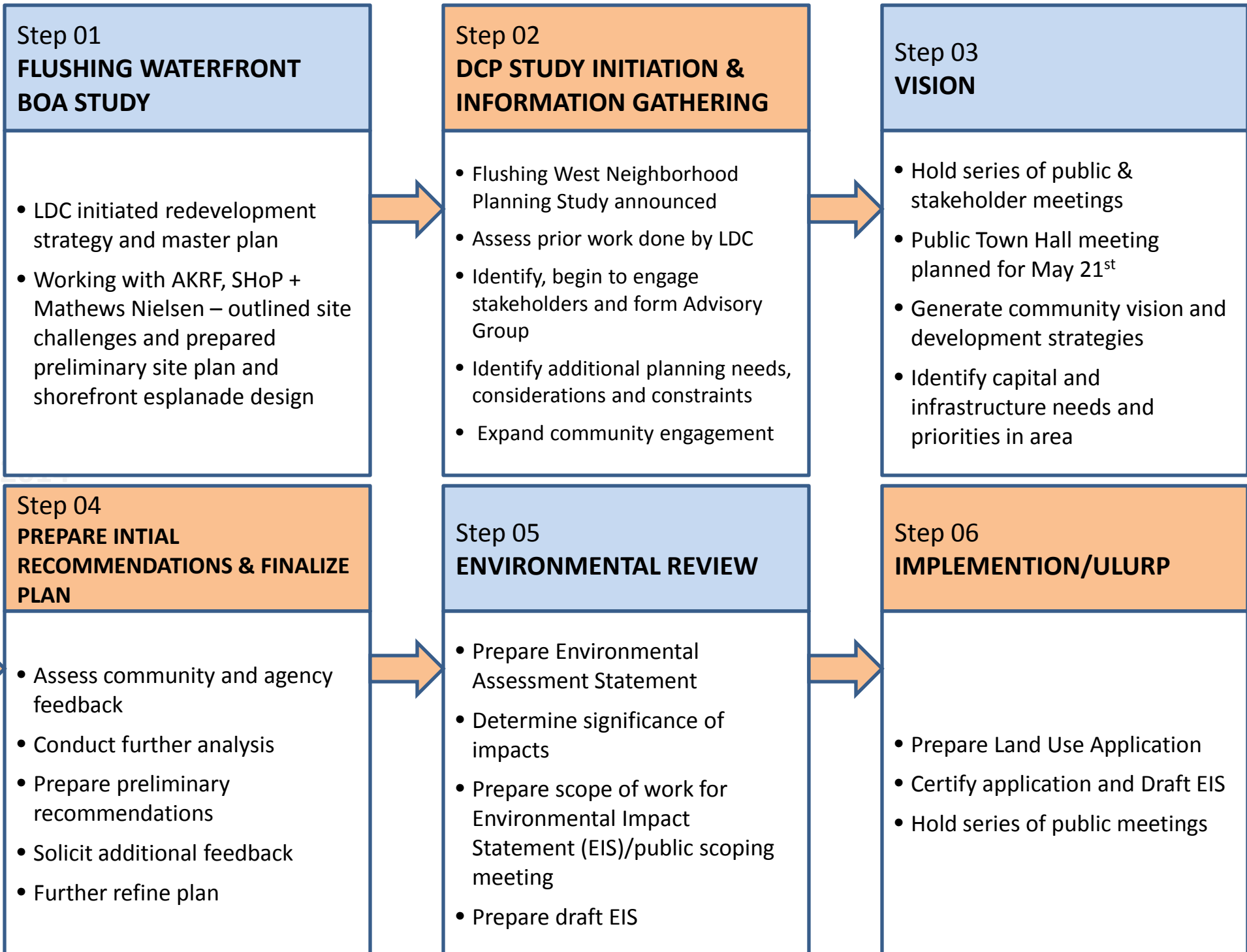
To learn more about the study:
nyc.gov/flushing-west

YOUR GOALS • YOUR CONCERNS
SHARE • LEARN • CONTRIBUTE
YOUR PLAN
YOUR NEIGHBORHOOD

STAY TUNED FOR FUTURE
COMMUNITY EVENTS!

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

- Builds upon the Flushing-Willets Point-Corona LDC's community outreach for the BOA process, which included engaging with local residents, businesses owners, advocacy groups and community leaders in a town hall meeting, targeted discussions, surveys, and site visits
- In our process, public participation will help us identify and prioritize zoning goals and infrastructure needs and projects to make Flushing a more livable neighborhood
- We welcome feedback at each stage of the project's development from Elected Officials, City Agencies, Stakeholders, and community members



THANK YOU

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