

Wilets Point

*Queens Community Board 7 Quarterly Meeting
September 28, 2022*



Agenda

- *Project Overview & History*
- *Phase 1: Design Presentation*
- *Remediation Updates*
 - *Phase 1*
 - *Phase 2*
- *Next Steps*

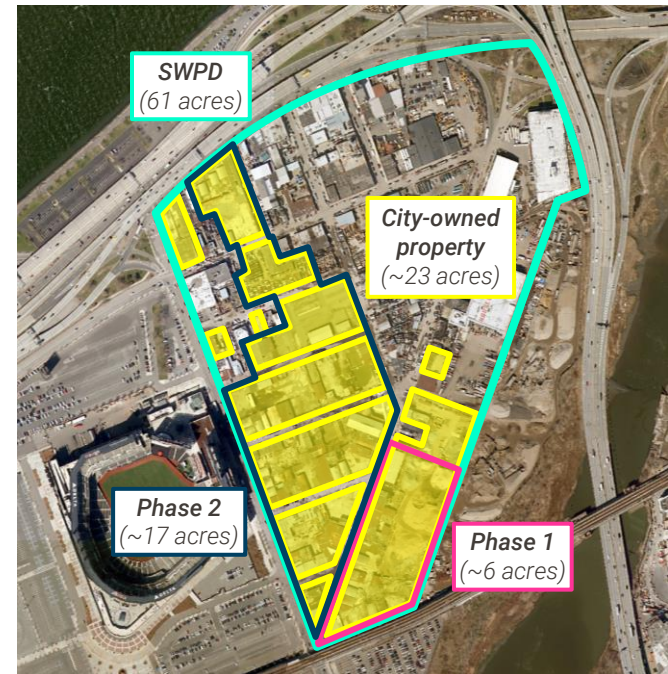
Project Overview

Location

- 61 acres (23 of which are City-owned) situated between Corona & Flushing
- Proximity to 7 train, LIRR, major highways, LaGuardia Airport, Citi Field, & Flushing Meadows Corona Park

Opportunities

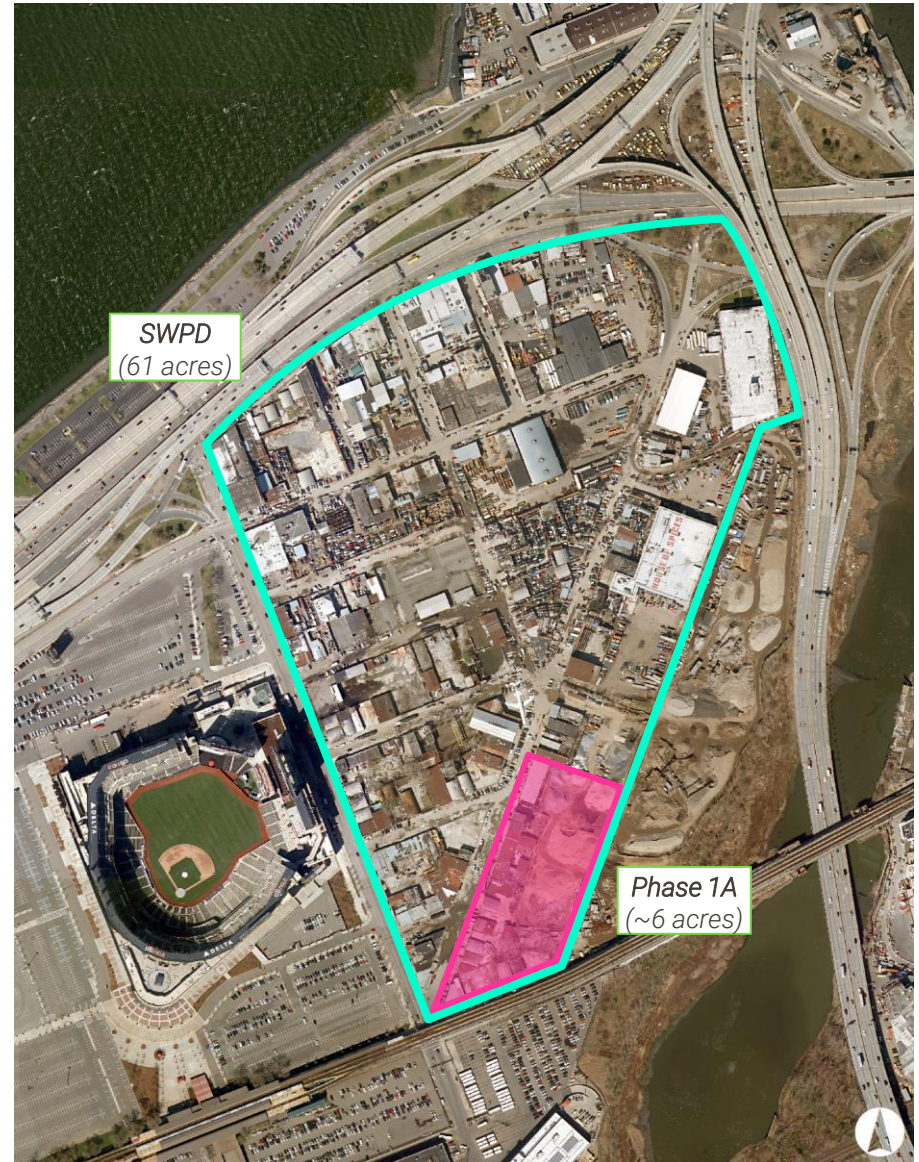
- Creation of a new mixed-use, mixed-income community
- Cleanup of the area and surrounding waterways
- Place to live and work as well as a destination for visitors
- Generator of economic growth for Queens



Phase 1

Development Program

- 1M SF across 6 acres
- 1,100 units of 100% affordable housing, including 220 units designated for seniors
- 650-seat elementary school
- 1.2 acres of open space
- Neighborhood-serving retail and community facility space
- New streets
- New infrastructure along 126th St, Willets Point Blvd, & within the Phase 1 site

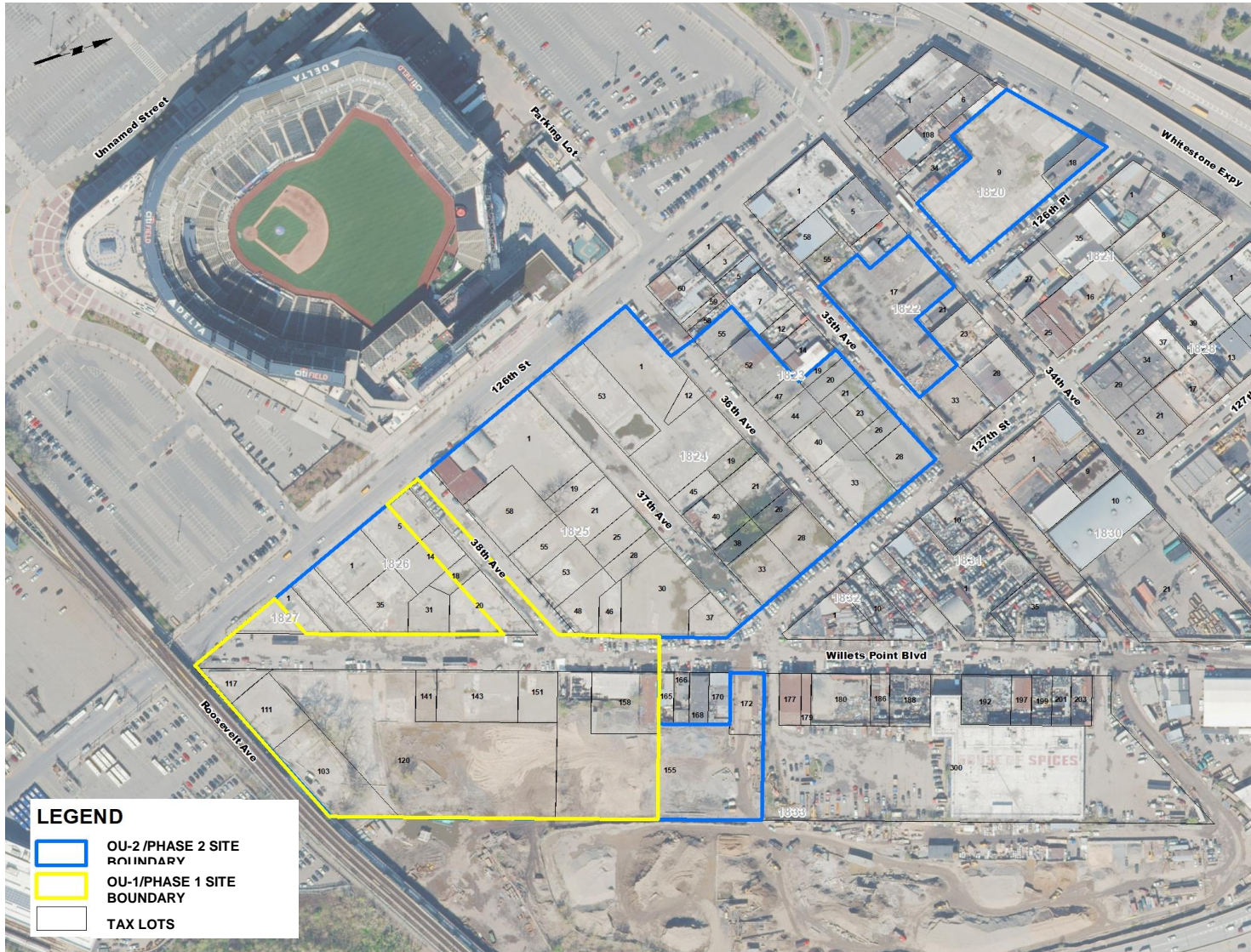


Remediation Updates

Queens CB7 Quarterly Task Force Update

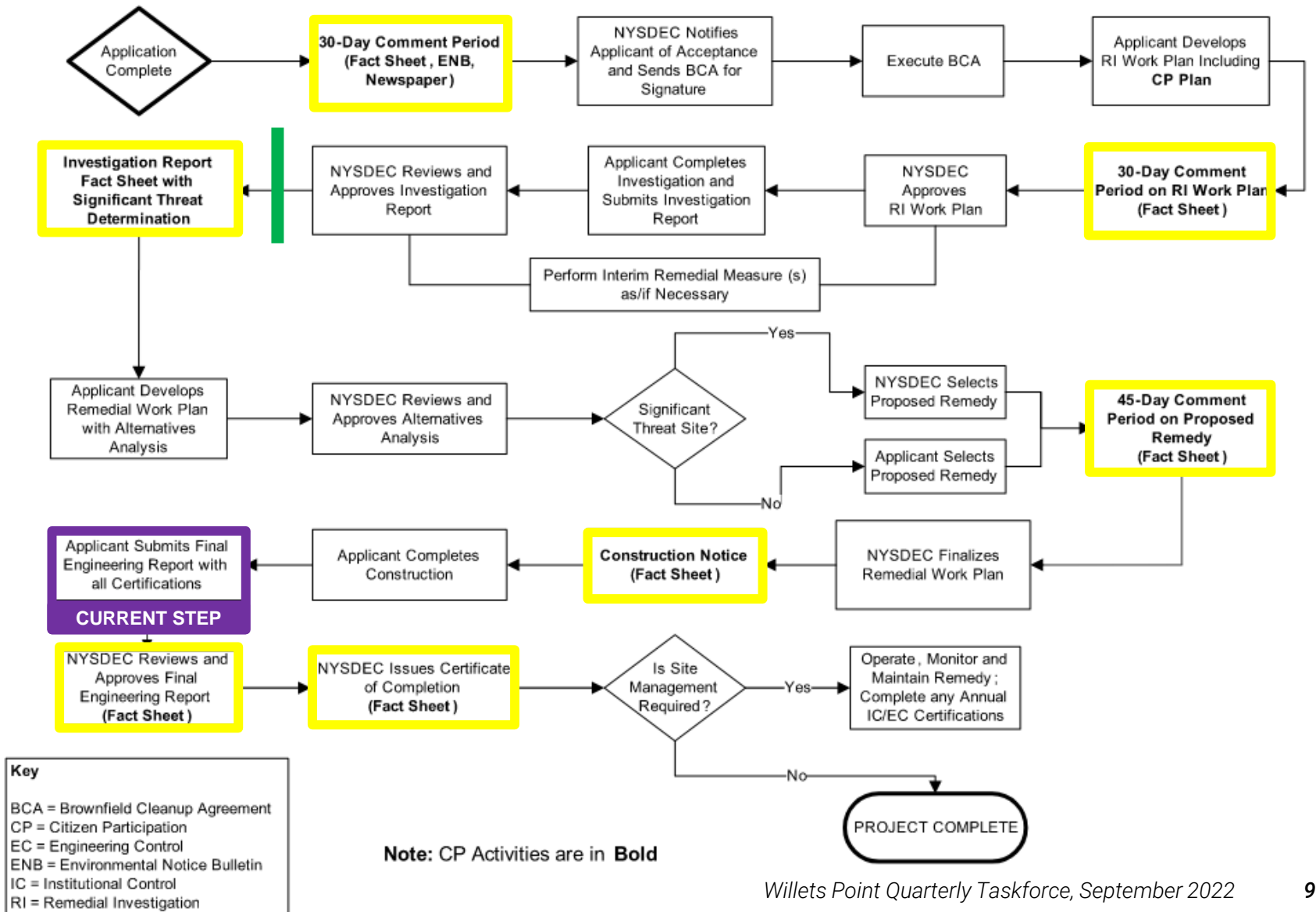
- 1) *Willets Point BCP Progress Update*
 - a. *Operable Unit 1 (OU-1)/Phase 1 Remediation Closeout*
 - i. *Post Remediation Quarterly Groundwater Sampling*
 - b. *OU-2/Phase 2 Regulatory Update*
 - i. *Remedial Action Start*

Willets Point Brownfield Site Location



*OU-1 / Phase 1 –
Remediation Closeout*

Brownfield Cleanup Program Process (OU-1)



Willets Point Remediation and Regulatory Progress (OU-1)

OU-1 Remediation is substantially complete and under review by NYSDEC:

1. Groundwater Treatment

- *Groundwater treatment underway to complete OU-1 Remediation*

2. Construction Completion Report

- *Details Remedial Action Construction at OU-1 including removal of contaminated soil, fill, fluids, and underground storage tanks*
- *Details analytical results of documentation soil sampling*
- *Describes permanent protective measures (engineering controls and institutional controls)*

3. Interim Site Management Plan

- *Details all future institutional controls and current engineering controls, and describes procedures necessary to ensure long-term protection*

Willetts Point Remediation and Regulatory Progress (OU-1)

Remediation and Regulatory Update:

- Quarterly Groundwater Sampling began on August 3, 2022 pursuant to the approved Remedial Action Work Plan.
- Quarterly groundwater sampling confirms the effectiveness of the remedy



GROUNDWATER SAMPLING AT WELL C-MW205



GROUNDWATER SAMPLING AT WELL C-SB112

Remediation Conditions

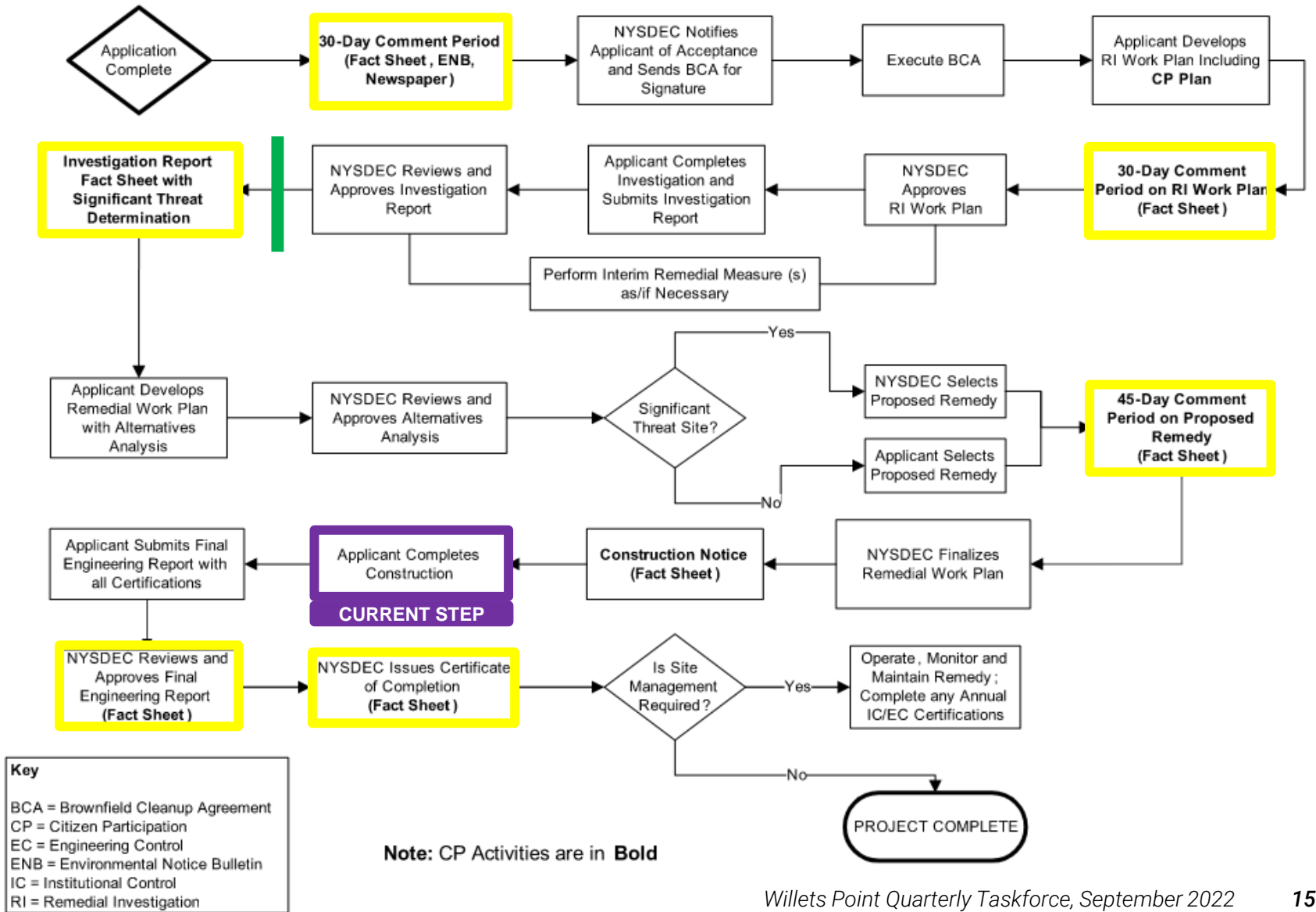


Current Conditions



Willets Point OU-2/Phase 2 – Regulatory Update

Brownfield Cleanup Program Process (OU-2)



Willets Point OU-2/Phase 2 – Selected Remedy

Willets Point OU-2/Phase 2 Remedy

Removal

- *Entire site subject to a minimum 2-foot excavation*
- *Deeper petroleum source removals at seven areas*

Containment

- *Installation of a groundwater containment cutoff wall to prevent migration of petroleum contaminated groundwater*

Treatment

- *Mixing of PetroFix™ with saturated soil below the groundwater table to absorb hydrocarbons to activated carbon particles and stimulate biodegradation.*

Willets Point Remediation and Regulatory Progress (OU-2)

Remediation and Regulatory Update:

- *Interim Remedial Measure Work Plan – **Approved***
- *Interim Remedial Measures – **Completed** July 8, 2022*
- *Interim Remedial Measures Construction Completion Report – **In Progress***
- *Remedial Action Work Plan – **Approved***
- *RAWP Implementation - **Commenced** August 9, 2022*
 - *Mobilization, fencing, clearing/grubbing, stormwater pollution protection measures, security*
 - *Independent Environmental Monitor present during remedial activities*

Willets Point Remediation and Regulatory Progress (OU-2)



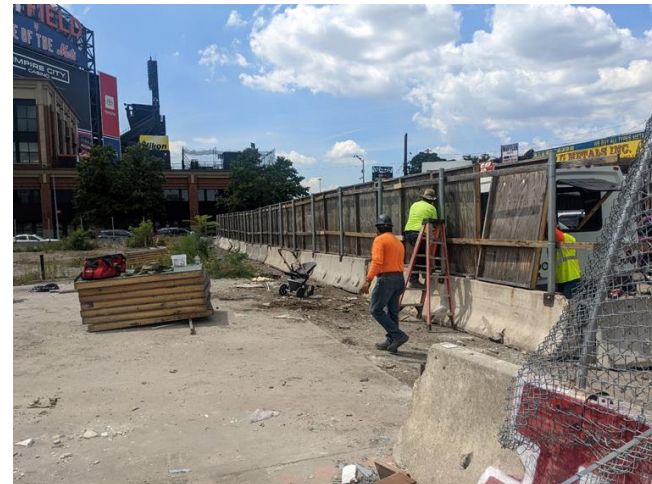
SILT FENCE INSTALLATION AND CONCRETE STOCKPILING



CLEARING AND GRUBBING IN PROCESS



RELOCATING CONCRETE BARRIERS TO THE SIDEWALK ALONG SEAVER WAY



WOODEN CONSTRUCTION FENCE INSTALLATION

Willets Point BCP Schedule

Next Steps:

1. *OU-1 / Phase 1 Remedy Closeout/Reporting Q4 2022*
2. *OU-2 / Phase 2 Interim Remedial Measures Closeout/Reporting Q3 2022*
3. *OU-2 / Phase 2 Remedial Action – Ongoing*
 1. *Remedial action anticipated to take approximately 1 year*

Questions?

Thank You!

Further questions? Please contact:

Jana Pohorelsky, Queens Borough Director

Gov't & Community Relations, NYCEDC

jpohorelsky@edc.nyc | (212) 312-3941

WILLETS POINT, QUEENS, NEW YORK

COMMUNITY BOARD 7 UPDATES 09.28.2022

 RELATED

 STERLING EQUITIES

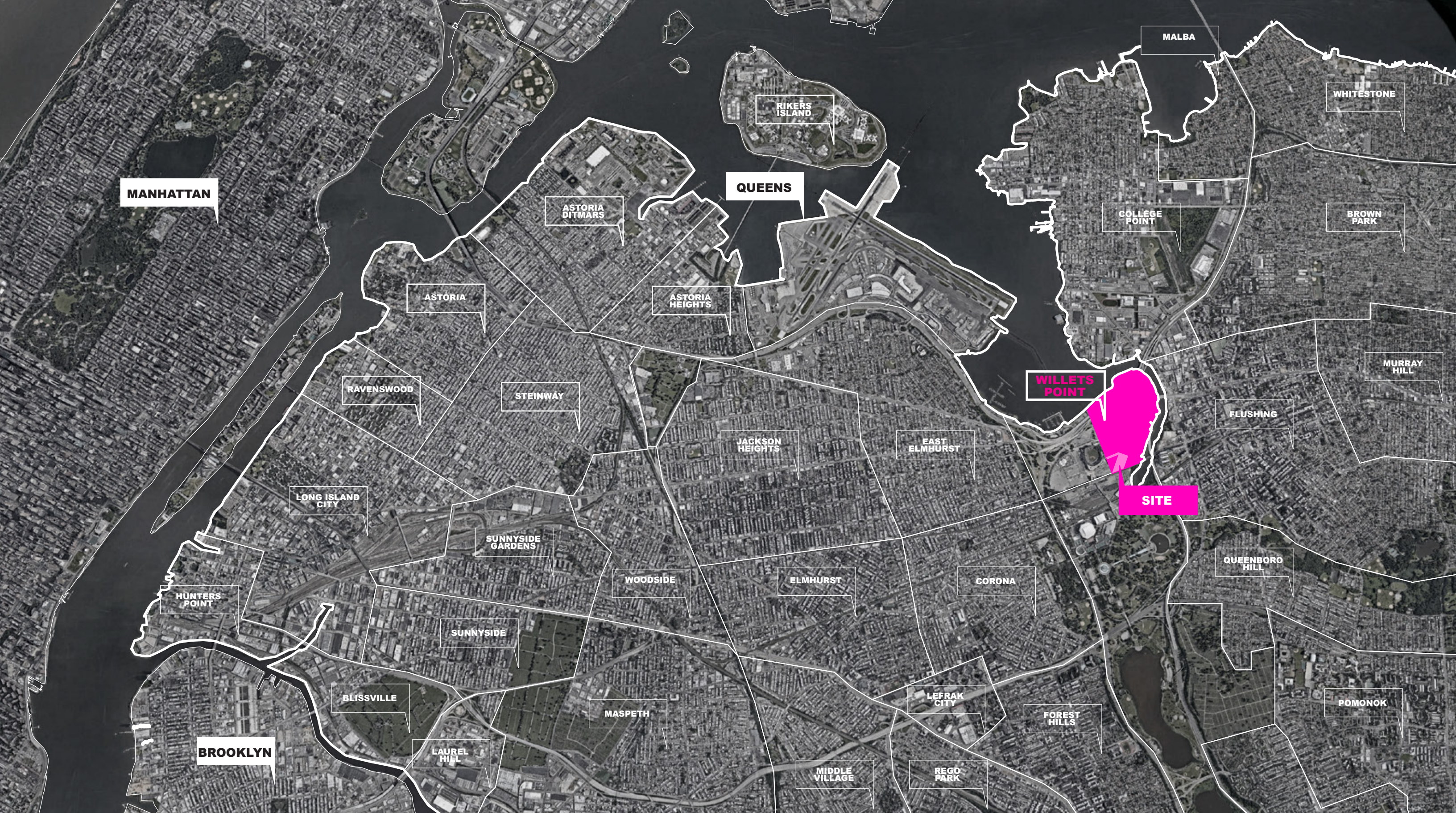
 S9 ARCHITECTURE

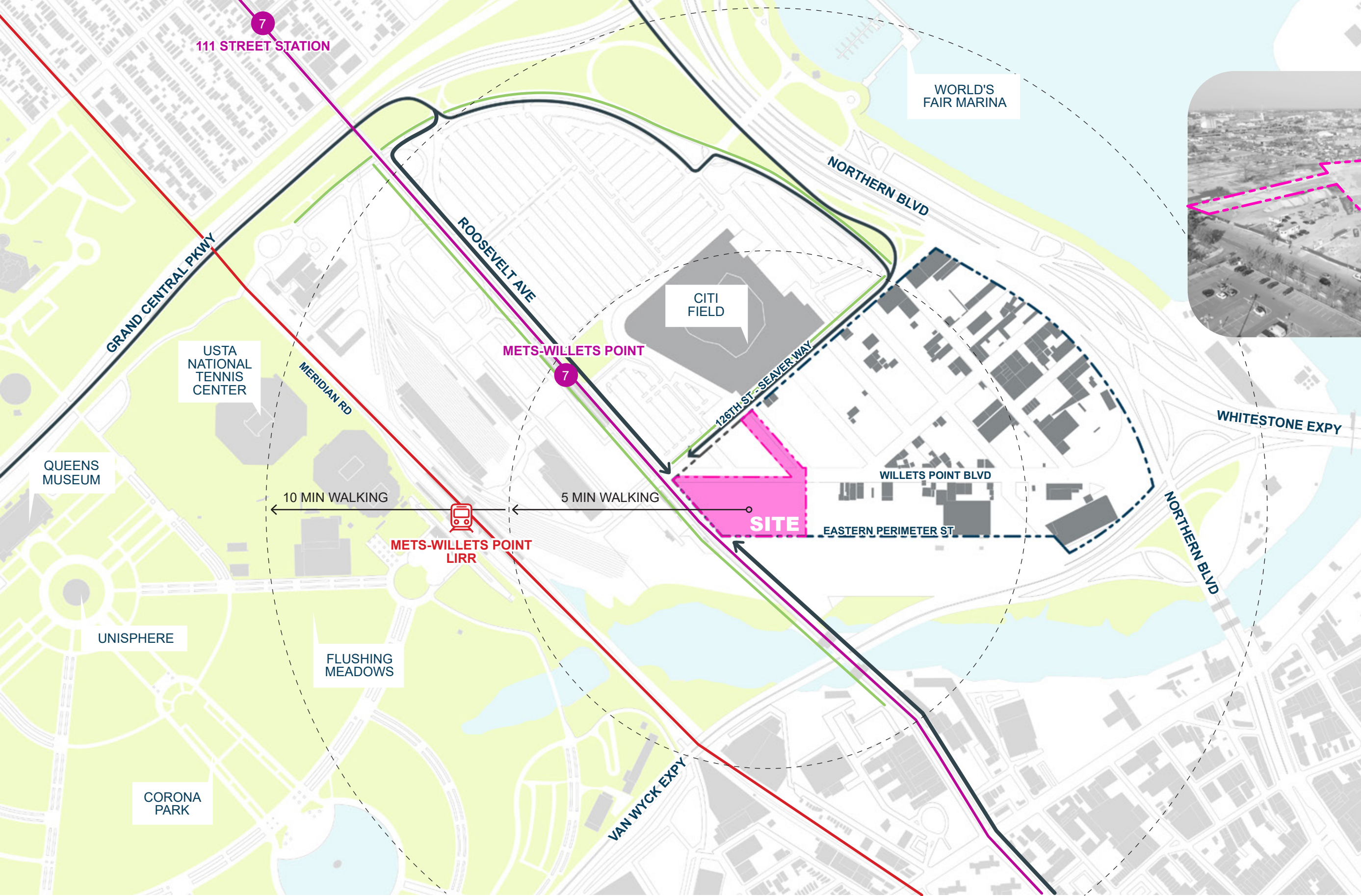
 MPFP



sugarlift







- PROPOSED SITE
 - SPECIAL WILLETTS POINT DISTRICT
 - EXISTING BUILDINGS
- ACCESSIBILITY**
- CAR ACCESS
 - LIRR LINE
 - MTA SUBWAY
 - BIKE LANE



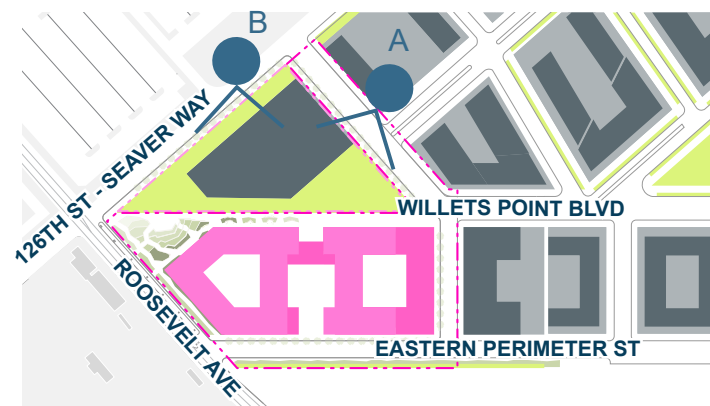




A VIEW LOOKING SOUTH-EAST FROM 126TH STREET
JULY 2022



B VIEW LOOKING EAST FROM 126TH STREET
NOVEMBER 2021



DESIGN CONCEPT



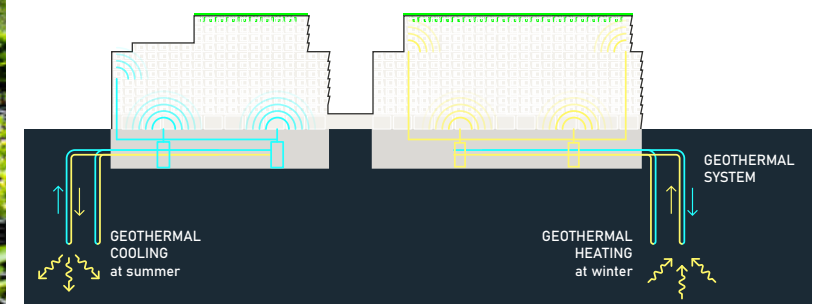
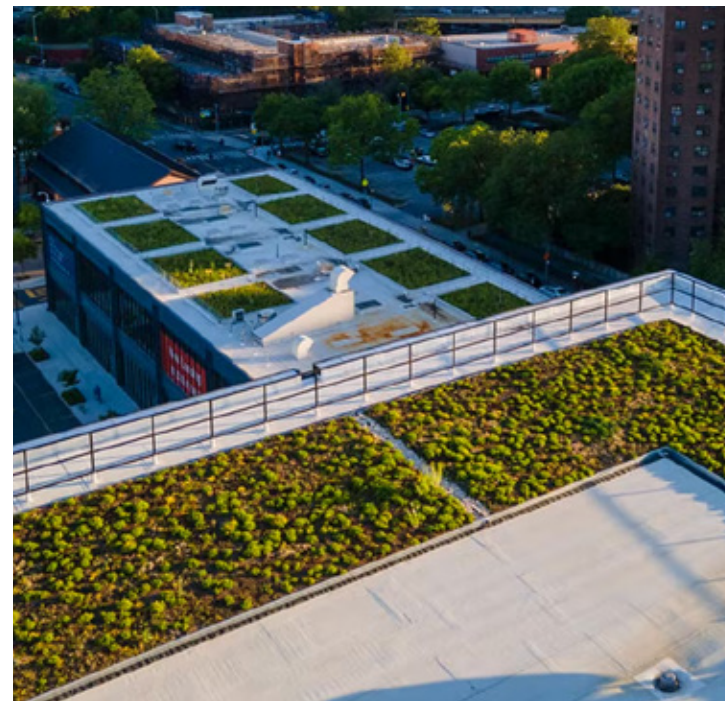
UTILIZE INNOVATIVE TECHNOLOGY FOR SUSTAINABLE AND RESILIENT DESIGN

UTILIZING THE FOLLOWING INITIATIVES:

- LEED CERTIFICATION
- GREEN ROOF
- COMMUNITY GARDENS
- ELECTRIC VEHICLE CHARGING
- HIGH EFFICIENCY MECHANICAL EQUIPMENT
- USE OF GREEN/LOCAL BUILDING MATERIALS
- USE OF RECYCLED MATERIALS
- BUILDING ENVELOPE THAT EXCEEDS ENERGY CODES
- FULLY RESILIENT BUILDING FOR RISING SEA LEVELS
- ALL ELECTRIC FOR RESIDENTIAL COMPONENT

EXPLORING THE FOLLOWING INITIATIVES:

- SOLAR PANELS
- GEOTHERMAL HEATING AND COOLING









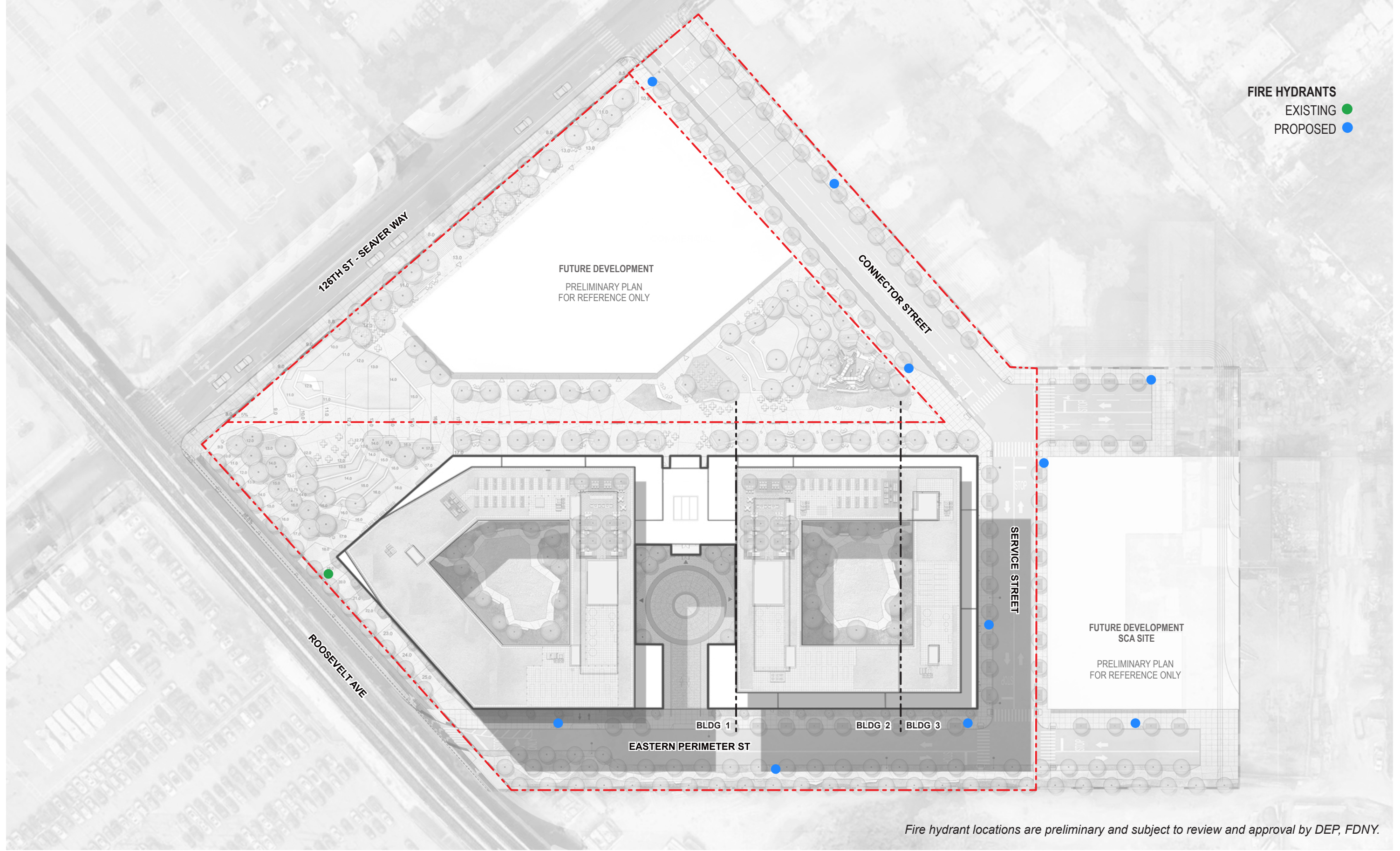
- 72" TRUNK WATER**
- EXISTING ———
- PROPOSED |||||

- SANITARY SEWER**
- EXISTING ———
- PROPOSED |||||
- PROPOSED (ON SITE) ———

- STORM SEWER**
- EXISTING ———
- PROPOSED |||||
- PROPOSED (ON SITE) ———

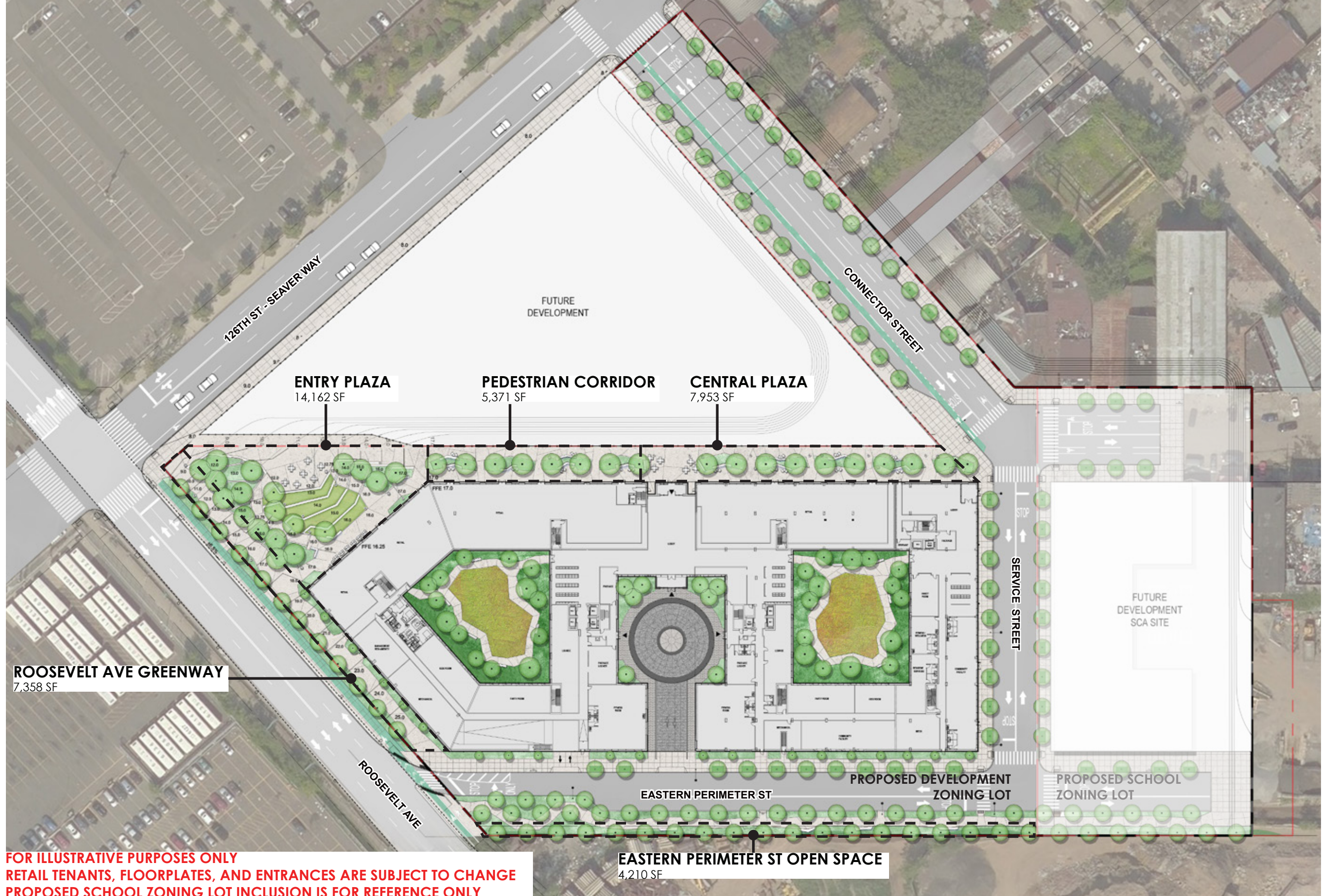
LANGAN WILLETS POINT
REFERENCE MAP

FIRE HYDRANTS
 EXISTING ●
 PROPOSED ●



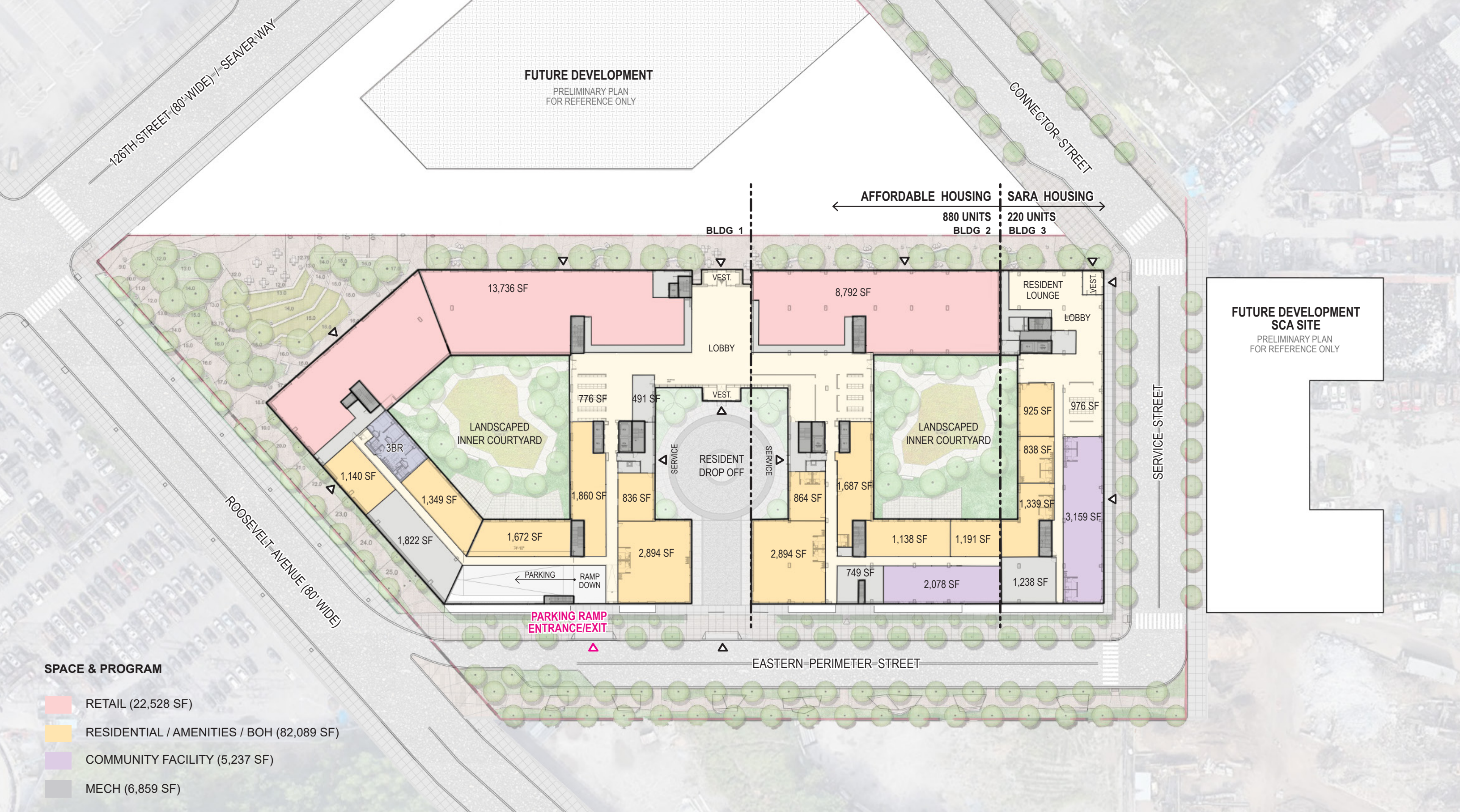
Fire hydrant locations are preliminary and subject to review and approval by DEP, FDNY.





FOR ILLUSTRATIVE PURPOSES ONLY
RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE
PROPOSED SCHOOL ZONING LOT INCLUSION IS FOR REFERENCE ONLY

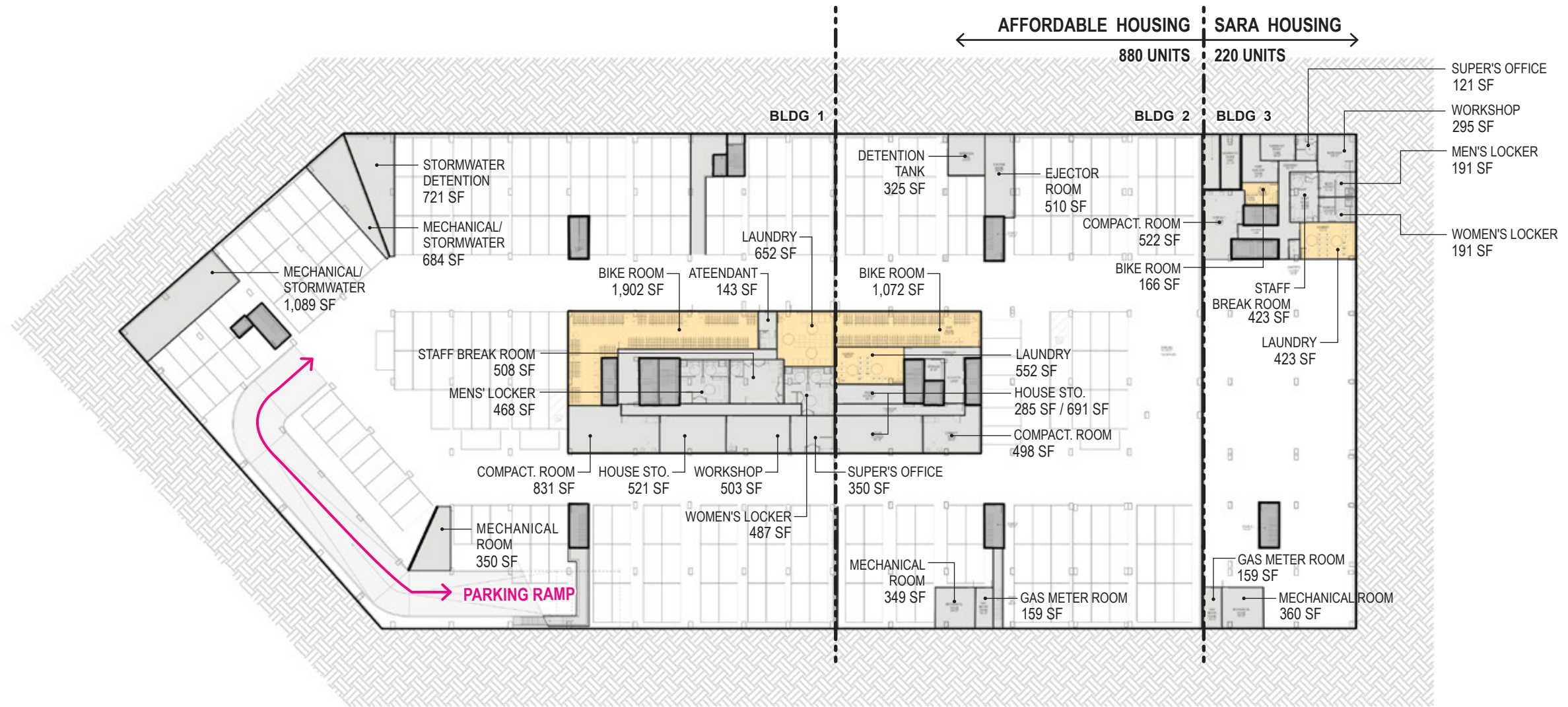




SPACE & PROGRAM

- RETAIL (22,528 SF)
- RESIDENTIAL / AMENITIES / BOH (82,089 SF)
- COMMUNITY FACILITY (5,237 SF)
- MECH (6,859 SF)





← AFFORDABLE HOUSING 880 UNITS | SARA HOUSING 220 UNITS →

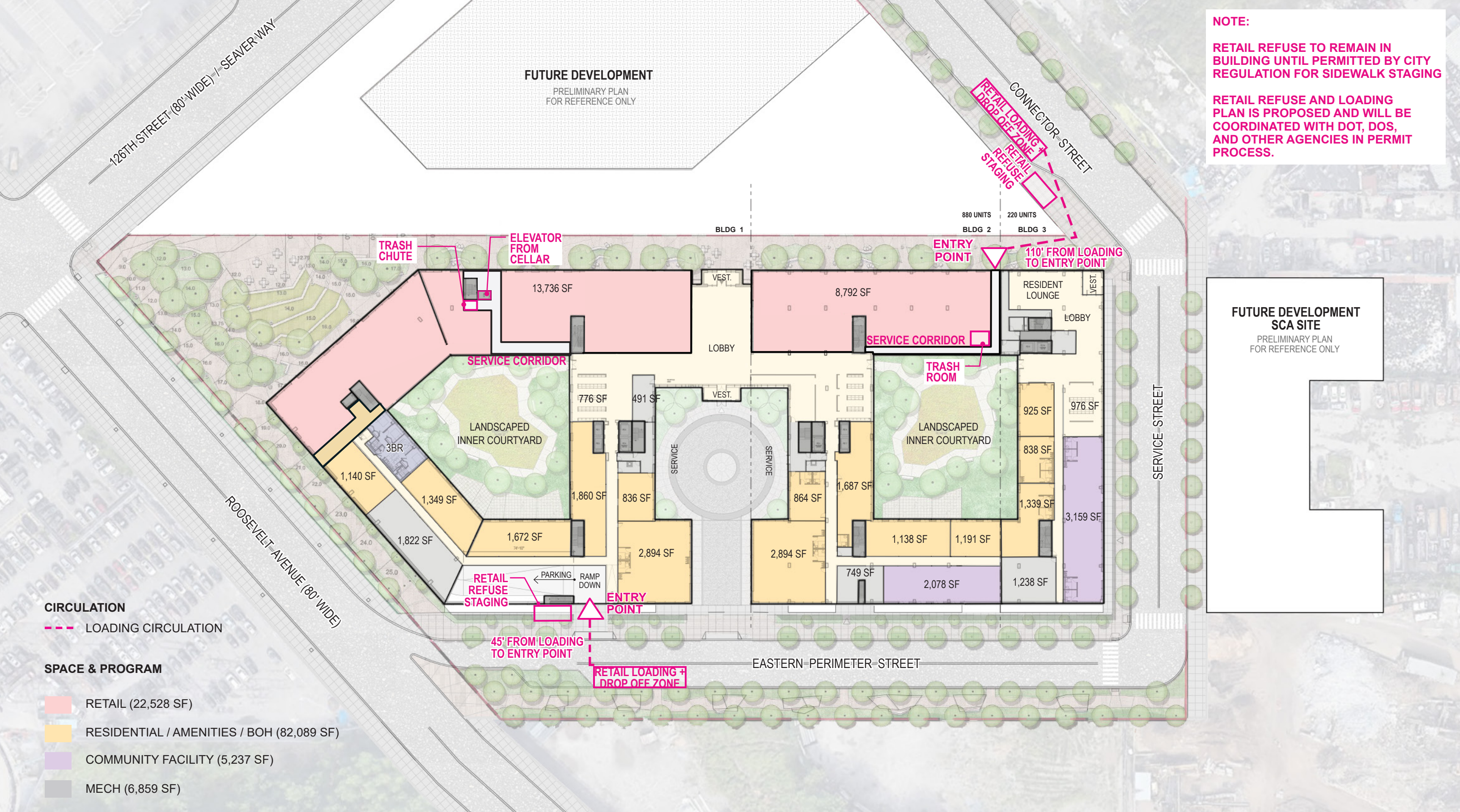
ATTENDED PARKING 301 SPACES

SPACE & PARKING

- AMENITY / BOH (17,554 SF)
- MECH (5,641 SF)
- 301 PARKING SPACES (93,518 SF)



NOTE:
 RETAIL REFUSE TO REMAIN IN BUILDING UNTIL PERMITTED BY CITY REGULATION FOR SIDEWALK STAGING
 RETAIL REFUSE AND LOADING PLAN IS PROPOSED AND WILL BE COORDINATED WITH DOT, DOS, AND OTHER AGENCIES IN PERMIT PROCESS.



CIRCULATION
 - - - LOADING CIRCULATION

SPACE & PROGRAM

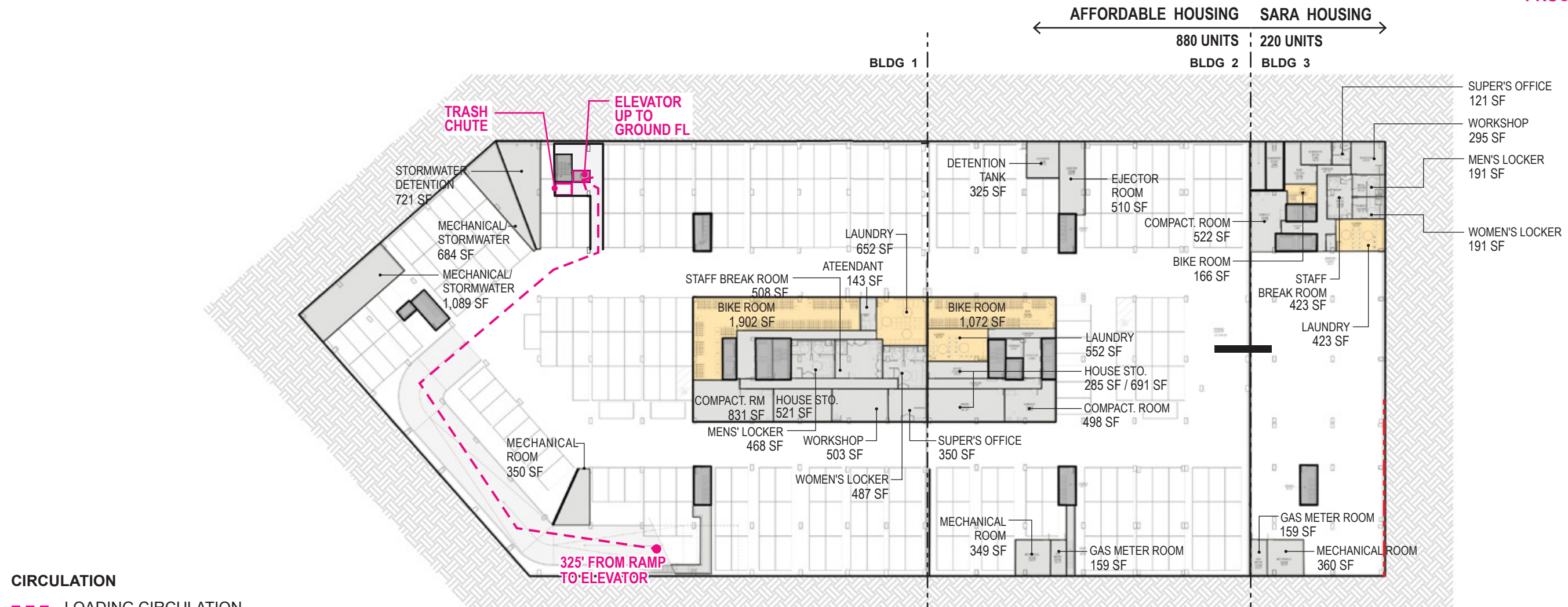
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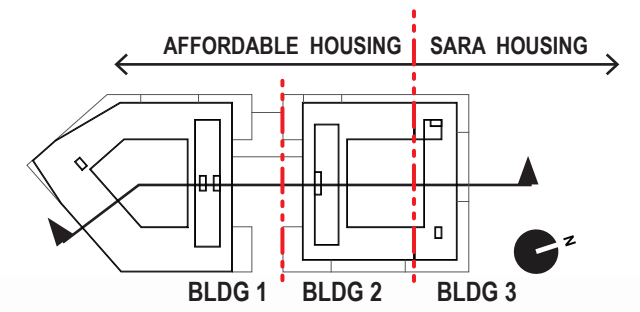


CIRCULATION
 - - - - - LOADING CIRCULATION

CELLAR SPACE & PARKING

- AMENITY / BOH (17,554 SF)
- MECH (5,641 SF)
- 301 PARKING SPACES (93,518 SF)



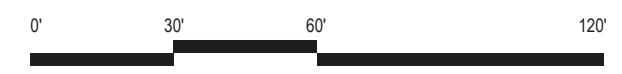
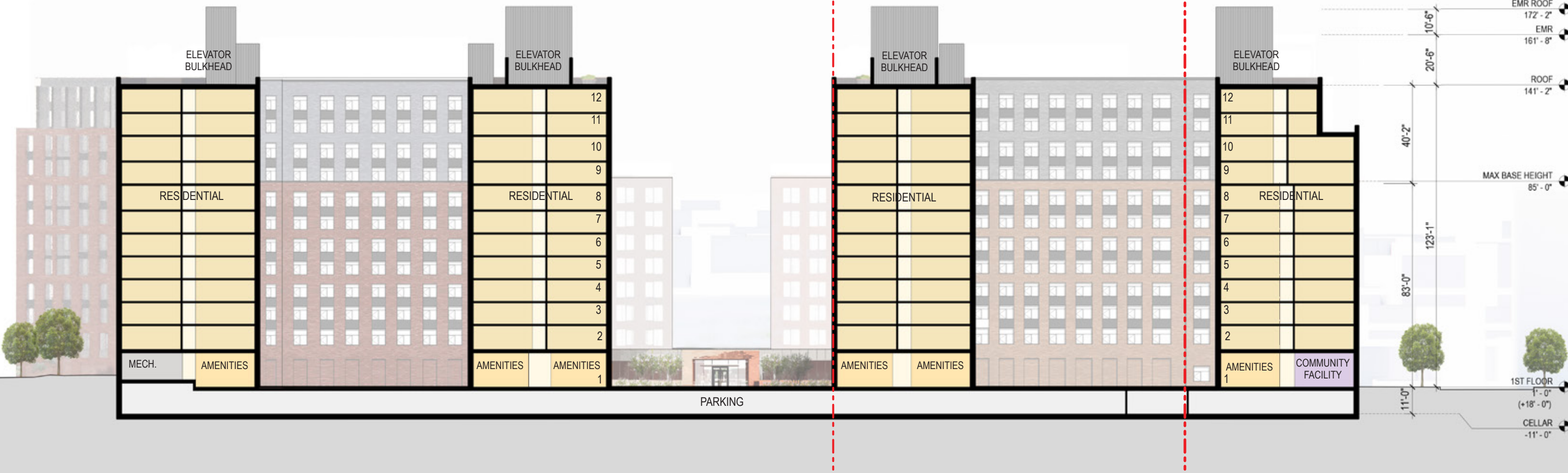


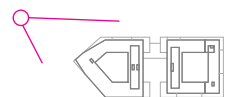
BLDG 1 BLDG 2

BLDG 3

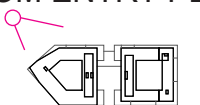
AFFORDABLE HOUSING 880 UNITS SARA HOUSING 220 UNITS

KEY MAP



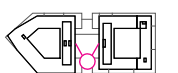








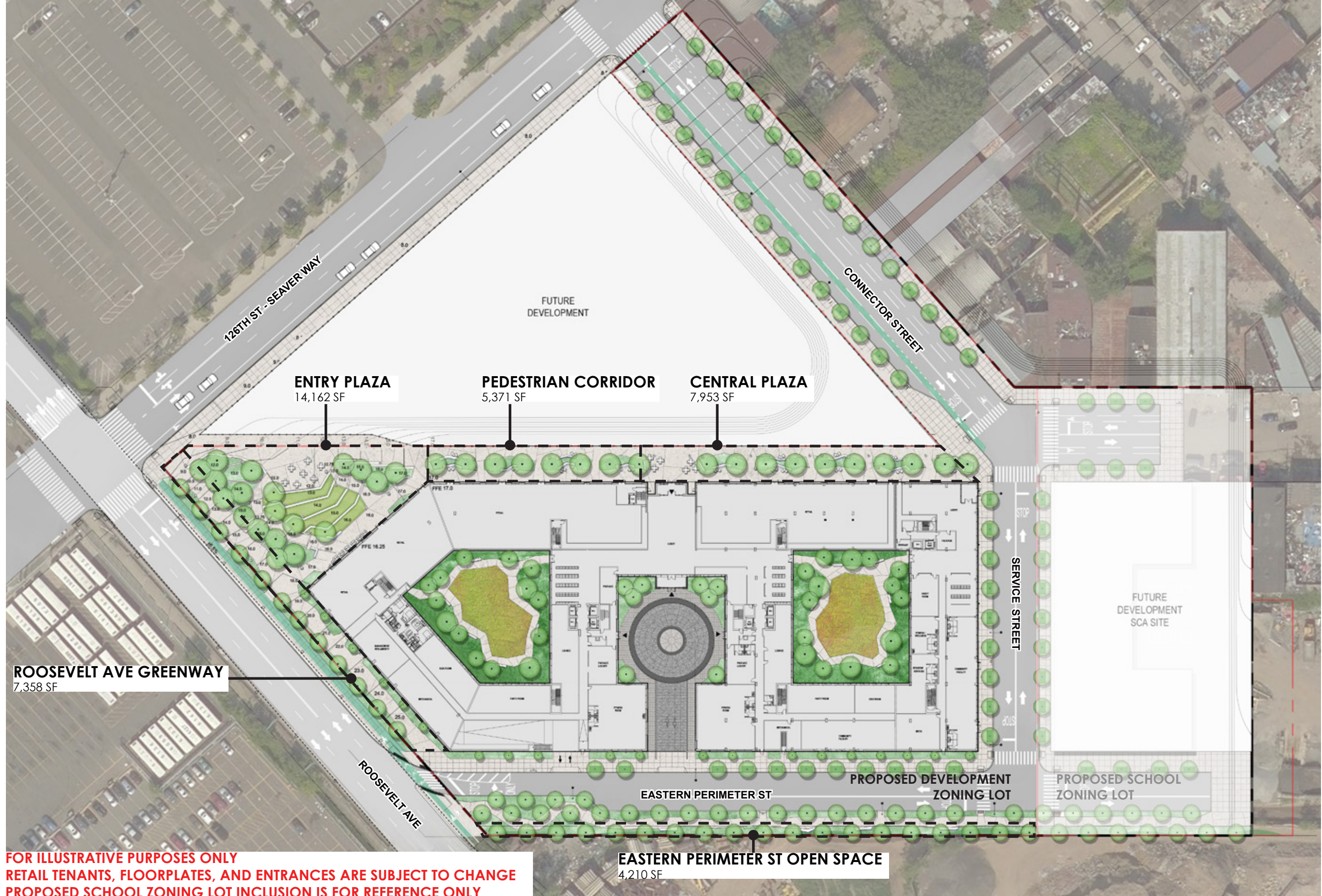






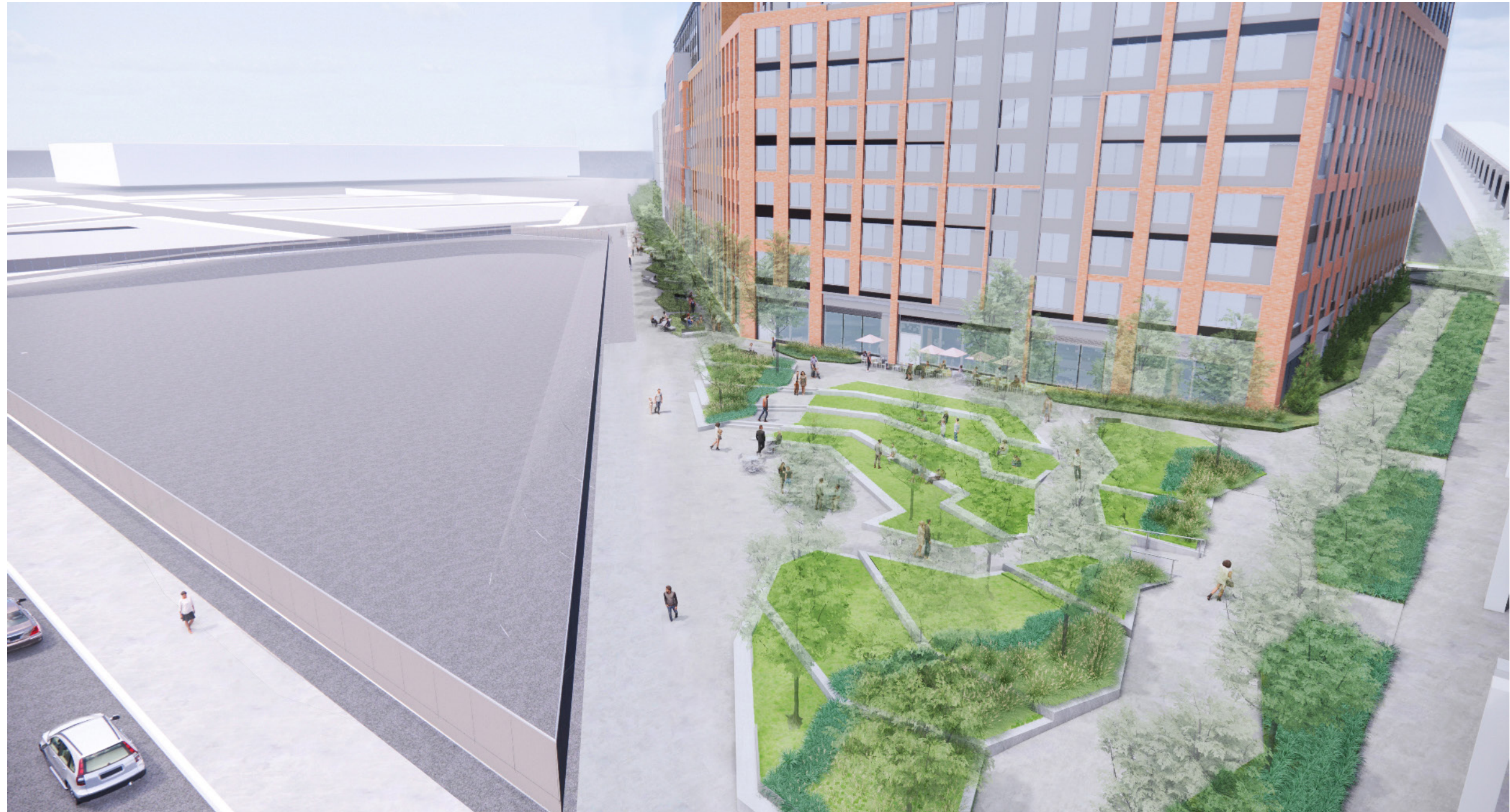


OPEN SPACE



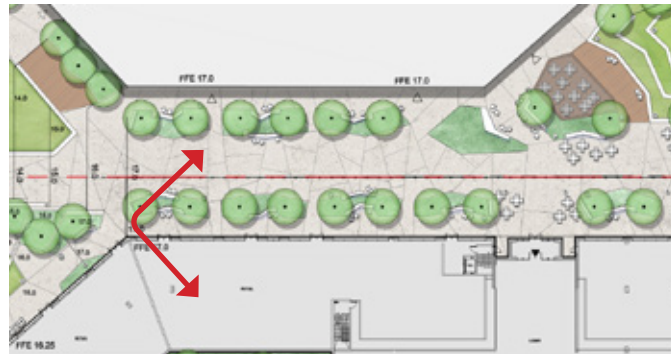
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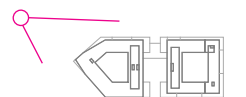




TOTAL TREES = 177

- | | |
|--|---|
| 
HONEY LOCUST
 | 
MULTISTEM HONEY LOCUST
 |
| 
LONDON PLANE
 | 
PRINCETON ELM
 |
| 
EASTERN REDBUD
 | 
ARMSTRONG MAPLE
 |
| 
FLOWERING DOGWOOD
 | 
CREPE MYRTLE
 |
| 
SOUTHERN MAGNOLIA
 | 
SAUCER MAGNOLIA
 |





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