

# Wilets Point Quarterly Taskforce Meeting

Queens Community Board 7

February 8, 2023



# Agenda

- Greetings from Councilmember Francisco Moya
- Project Overview & History
- Phase 1 Progress
- Remediation Updates
  - Phase 1
  - Phase 2
- Phase 2 Program
- Next Steps

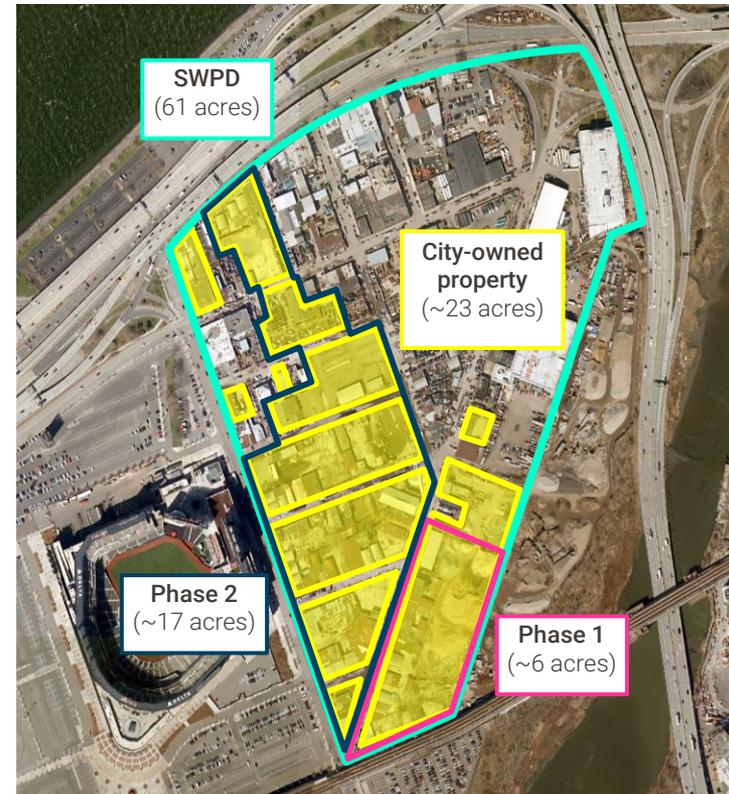
# Project Overview

## 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

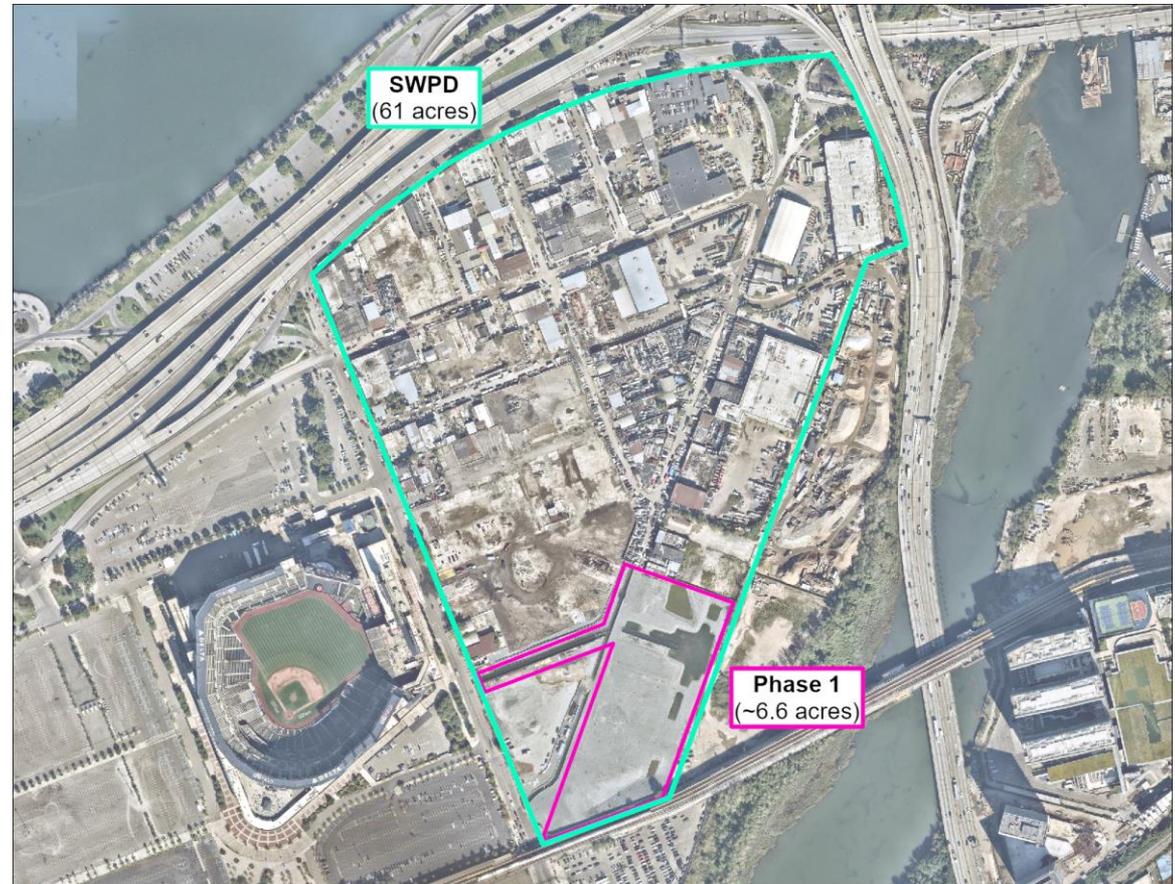
- Creation of a new mixed-use, mixed-income community
- Environmental cleanup
- Place to live and work as well as a destination for visitors
- Generator of economic growth for Queens



# Phase 1

## Development Program

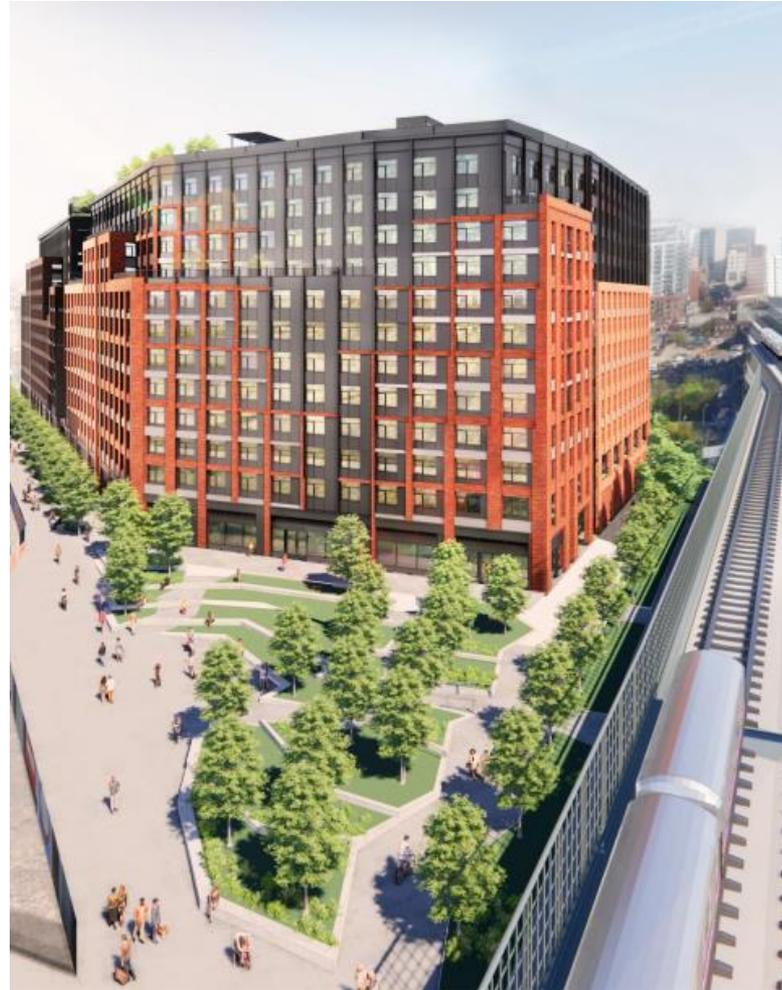
- 1M SF across 6 acres
- 1,100 units of 100% affordable housing, including 220 units designated for seniors
- 650-seat elementary school
- 1.2 acres of open space
- Neighborhood-serving retail and community facility space
- New streets
- New infrastructure along 126<sup>th</sup> St, Willets Point Blvd,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



# Phase 1

*Significant environmental remediation and infrastructure progress to speed up construction of 100% affordable homes*

- Groundbreaking for first 1,100 affordable homes set for 2023
- Remediation substantially completed
- Street, utility, and infrastructure construction underway:
  - Installation of water main (Winter 2023)
  - On-site platform and road construction (Spring 2023)
  - Utility installation ongoing

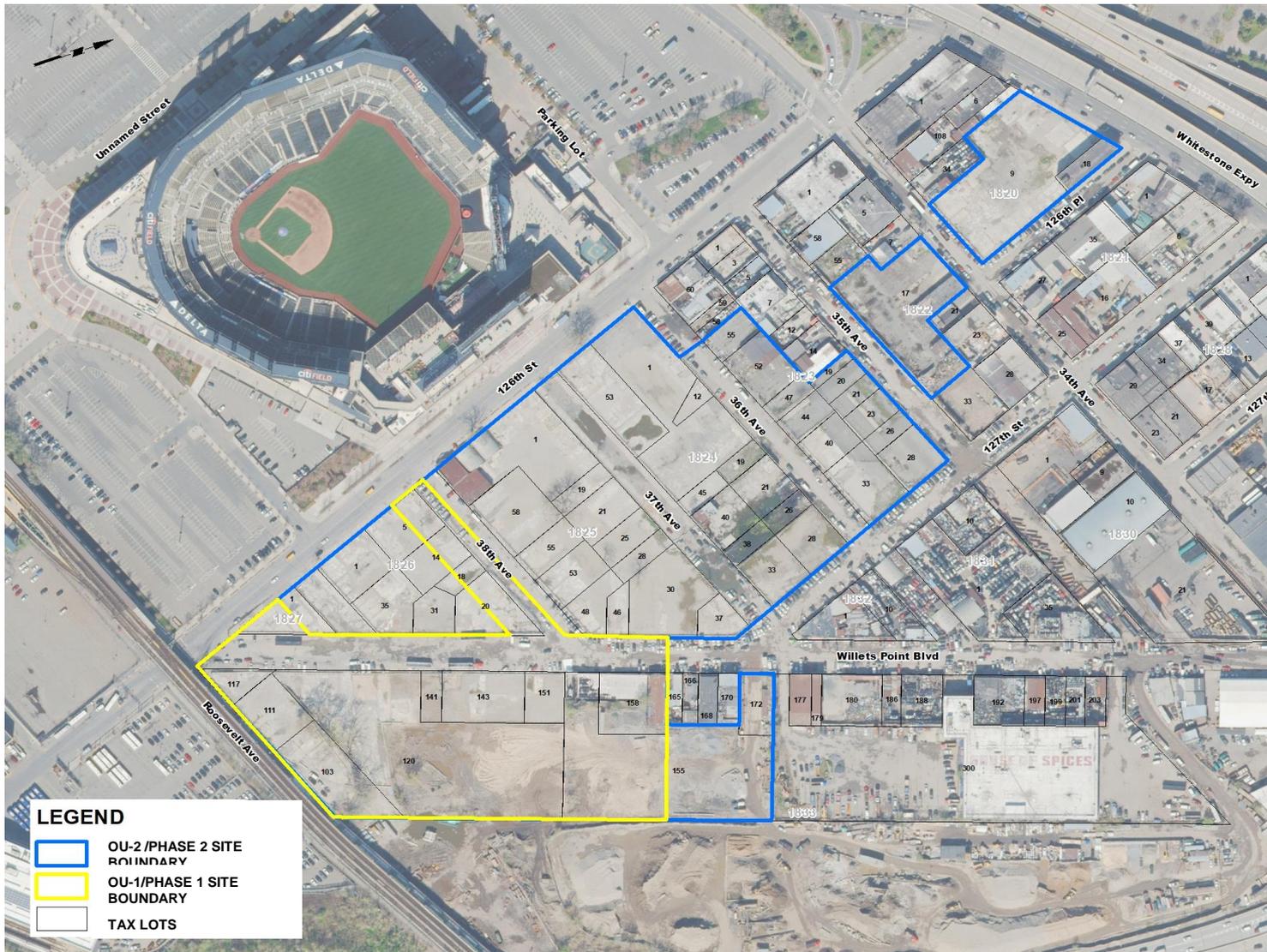


# *Remediation Updates*

# Remediation Progress

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

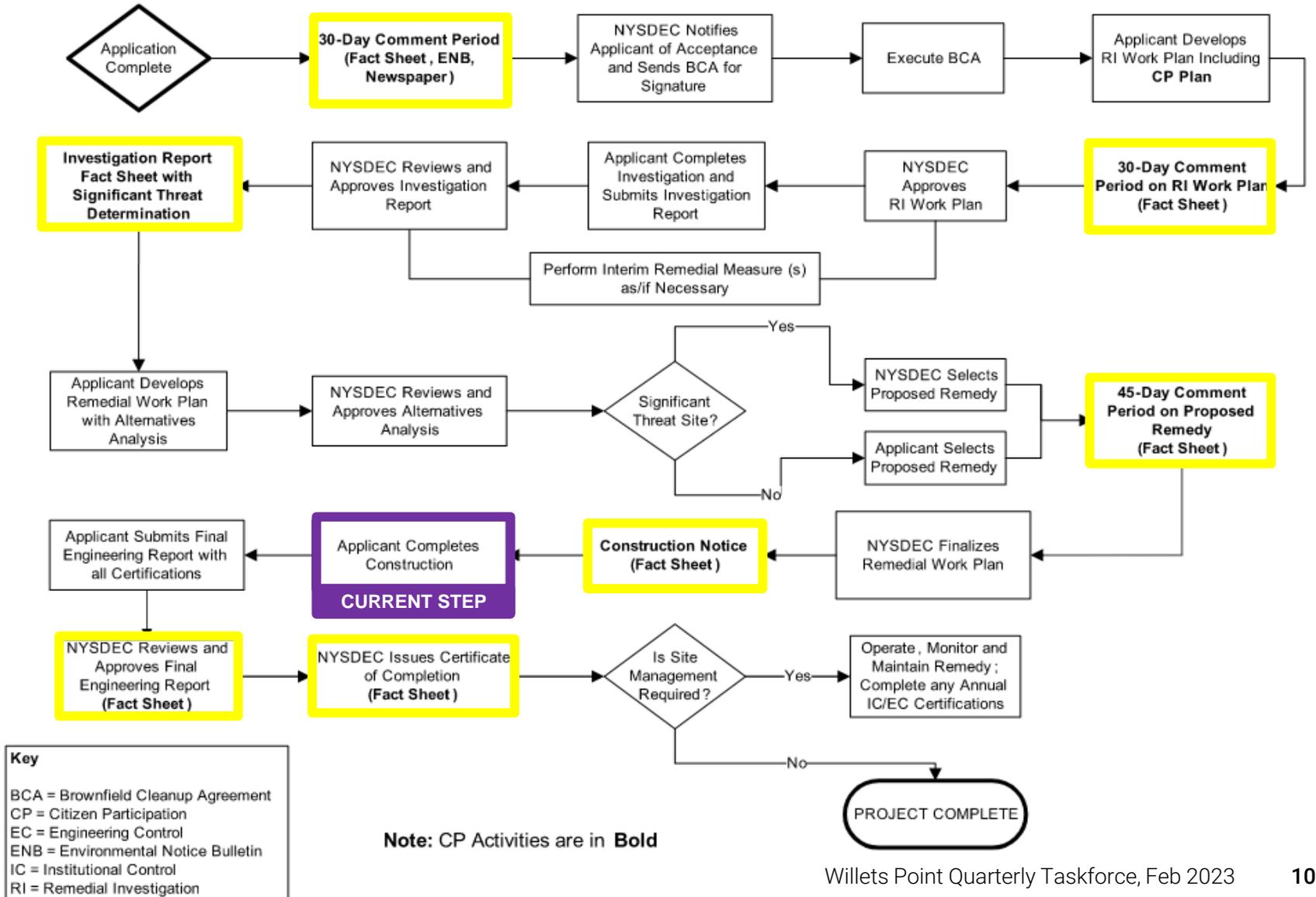
# Willets Point Brownfield Site Location





*OU-1 / Phase 1 –  
Remediation Closeout*

# Brownfield Cleanup Program Process (OU-1)



# Willets Point Remediation and Regulatory Progress (OU-1)

*Phase 1 Remediation is substantially complete and undergoing performance monitoring*

## 1. Groundwater Treatment

- In-situ groundwater treatment underway with groundwater and soil monitoring ongoing
- Quarterly groundwater sampling to continue following completion of in-situ groundwater treatment

## 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

# Willets Point Remediation and Regulatory Progress (OU-1)

- In-situ groundwater treatment began on December 1, 2022
- Quarterly Groundwater Sampling will continue after in-situ groundwater treatment is complete
- Foundation work for 72-inch trunk water main underway



EXCAVATING IN PREPARATION FOR IN-SITU  
GROUNDWATER TREATMENT



MECHANICAL MIXING OF IN-SITU  
GROUNDWATER TREATMENT REAGENTS

# OU-1 Pre-Remediation Conditions



# OU-1 Remediation Conditions



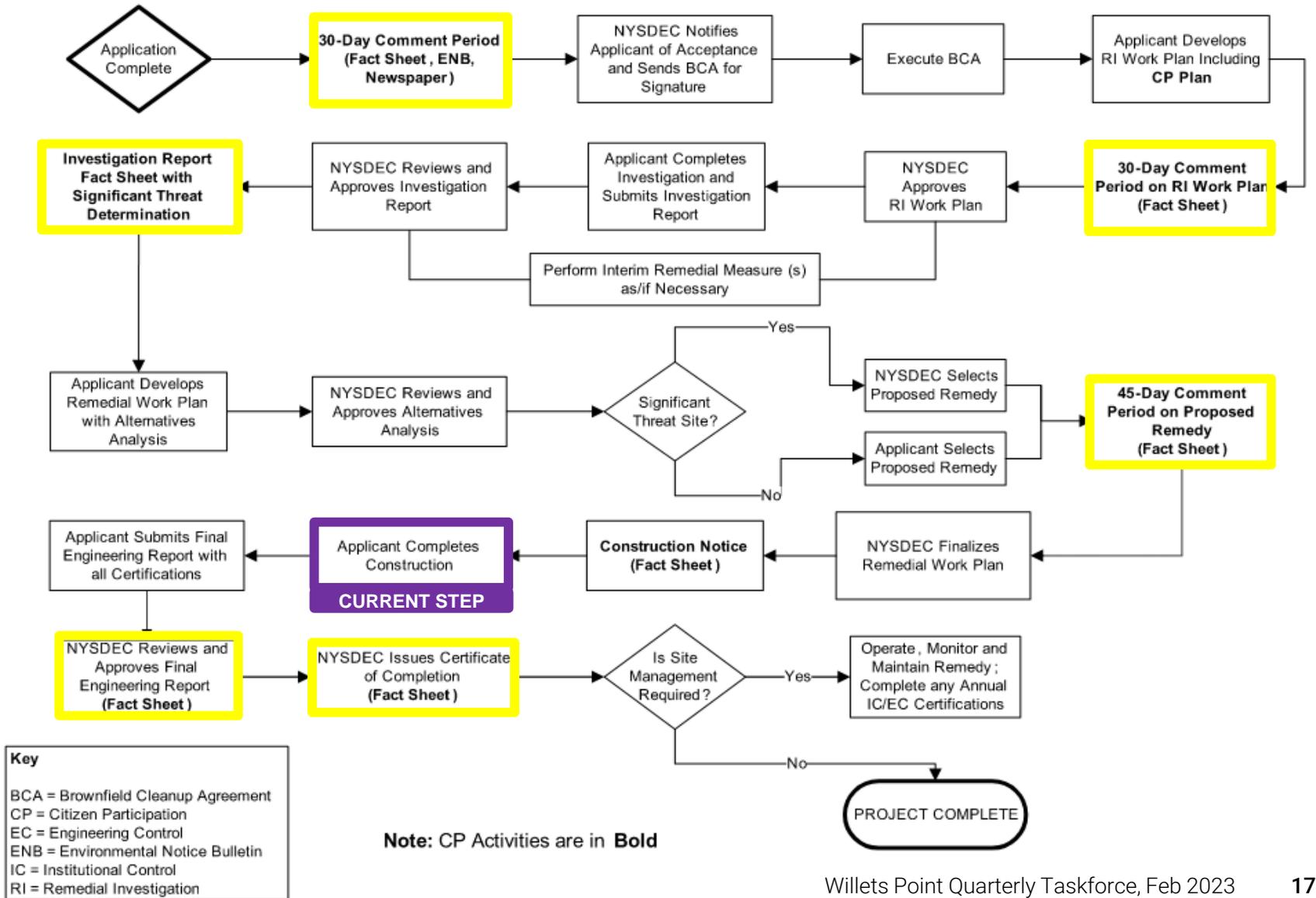
# OU-1 Current Conditions



# *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)



- Concrete and Asphalt Removal In Progress
- Soil Excavation In Progress

Legend  
 OU-1 Boundary  
 OU-2 Boundary

# Willets Point Remediation and Regulatory Progress (OU-2)



STOCKPILING CONCRETE FOR EXPORT



AIR MONITORING IN AREA F



BACKFILLING CLEAN FILL AS PART OF COMPOSITE COVER SYSTEM



IMPORTING STONE FOR COMPOSITE COVER SYSTEM

# Willets Point Remediation and Regulatory Progress (OU-2)

- 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* June 17, 2022
- RAWP Implementation – *Underway*
  - Community Air Monitoring, Building Demolition, Concrete Removal and Disposal, Stormwater Controls, Material Disposal and Export, Material Import and Backfilling
  - Independent Environmental Monitor present during remedial activities

# Willets Point BCP Schedule

## *Next Steps:*

1. *OU-1 / Phase 1 Remedy Closeout/Reporting Q2 2023*
2. *OU-2 / Phase 2 Interim Remedial Measures Closeout/Reporting Q1 2023*
3. *OU-2 / Phase 2 Remedial Action – Ongoing*
  1. *Remedial action anticipated to take approximately 1 year*

*Questions?*



# INVESTING IN THE WORLD'S BOROUGH

HOUSING IS THE GOAL!

# WILLETS POINT

QUEENS DEVELOPMENT GROUP

 **RELATED**

 **STERLING  
EQUITIES**



**NYC**<sup>™</sup>

**NYC / EDG**

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**THE PLAN**

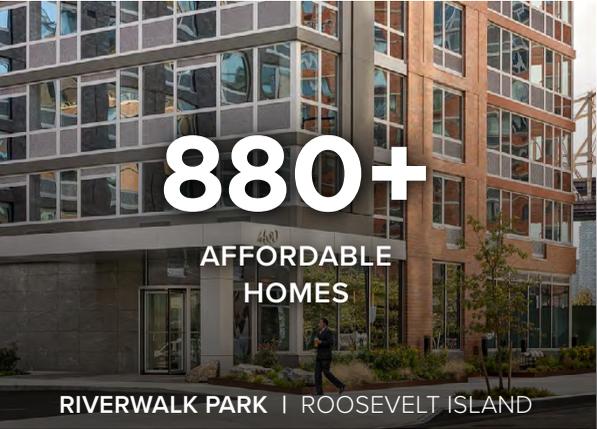
# OVERVIEW

CREATING NEW, 100% AFFORDABLE HOUSING, OPEN SPACE, INFRASTRUCTURE AND MIXED-USE DEVELOPMENT WITH A SOCCER STADIUM FOR FANS THROUGHOUT THE REGION



# WHAT'S UNDERWAY

PHASE 1 - PUBLIC APPROVAL SECURED



**880+**  
AFFORDABLE HOMES  
RIVERWALK PARK | ROOSEVELT ISLAND



**220+**  
AFFORDABLE SENIOR HOMES



**650**  
SEAT PUBLIC SCHOOL



**40K+**  
SQUARE FEET OF OPEN SPACE



**6 ACRES**  
OF LAND HAS BEEN ENVIRONMENTALLY REMEDIATED

# WHAT'S TO COME

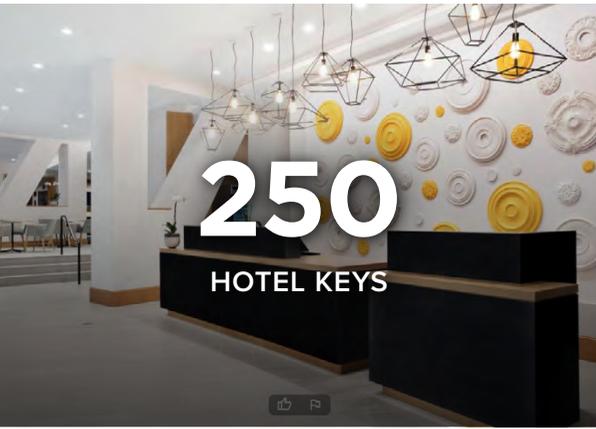
PHASE 2 - START OF PUBLIC REVIEW PROCESS



**1,400+**  
AFFORDABLE HOMES  
HUNTER'S POINT SOUTH | LONG ISLAND CITY



**25K**  
SEAT SOCCER STADIUM - NYC'S FIRST EVER MLS STADIUM  
PRIVATELY FINANCED, UNION CONSTRUCTION



**250**  
HOTEL KEYS



**75K+**  
SQUARE FEET OF OPEN SPACE



**17 ACRES**  
OF ENVIRONMENTAL REMEDIATION UNDERWAY

**1.3 MILLION SF** OF TOTAL DEVELOPMENT

**2.1 MILLION SF** OF TOTAL DEVELOPMENT

# PROJECT TEAM

QUEENS DEVELOPMENT GROUP (QDG), A 50/50 PARTNERSHIP BETWEEN RELATED AND STERLING EQUITIES, HAS BEEN THE DESIGNATED DEVELOPER OF WILLETS POINT SINCE 2013



## RELATED

- Extensive experience in large scale commercial office, retail, hotel and residential ranging from affordable / workforce housing to multi-phase mixed-use developments, including Hudson Yards, Hunter’s Point South, Bronx Terminal Market, College Point Retail Center, Gateway Center and several others
- \$60+ billion in real estate assets owned and/or under construction
- 67,500+ residential apartments completed including:
  - 50,000+ affordable and workforce
  - 12,000+ rentals
  - 5,500+ condominiums
- 30+ million SF of commercial space, including retail, office and hotel



## STERLING EQUITIES

- Real estate developer, owner, investor, construction manager, advisor, borrower, joint-venture partner and fund operator
- Developed and constructed Citi Field, the 42,500-seat baseball stadium and the 8,000-seat Brooklyn Cyclones stadium
- Directly, and through its investment funds, acquired, developed or co-developed approximately 35+ million SF of real estate across 43 states:
  - 65,000+ residential apartments
  - 25+ million SF of office
  - 8+ million SF of retail

# PROJECT TEAM

BUILDING, DEVELOPING, REHABBING AND MANAGING THE HIGHEST QUALITY AFFORDABLE HOUSING ACROSS THE UNITED STATES



**HUNTER'S POINT SOUTH**  
Long Island City, Queens  
COMPLETED: 2015 | UNITS: 925



**RIVERWALK PARK**  
Roosevelt Island  
COMPLETED: 2021 | UNITS: 340



**HARRIET TUBMAN HOUSES**  
Far Rockaway, Queens  
COMPLETED: 2021 | UNITS: 63



**529 W 29TH**  
Manhattan  
COMPLETED: 2014 | UNITS: 139

## BY THE NUMBERS

### NEW YORK

- **12,000+** affordable apartments developed or rehabbed
- **1,400+** affordable apartments across **4+** properties developed in the past 5 years
- **1,000+** affordable apartments across **5+** properties rehabbed in the past 5 years
- Planning to rehab **1,200+** affordable apartments at approximately **7** properties in 2023

### UNITED STATES

- National portfolio housing **100,000+** residents across more than **25** states
- One of the nation's **largest developers of 80/20 mixed income housing** in New York City, Boston, Washington D.C., Chicago, San Francisco and Los Angeles
- **Never converted a single unit** of affordable housing to market rate
- **50,000+** apartments with a total value of **\$5 billion+**
- **12,000+** apartments across **80+** properties rehabbed or developed in the past 5 years
- **\$215+** million construction spend towards property rehabilitation and preservation in 2021 and 2022 at an **average of \$60k/apartment**
- Planning to rehab **3,000+** apartments at approximately **20** properties in 2023

# PROJECT TEAM



## NEW YORK CITY FOOTBALL CLUB (NYCFC)

### NYC'S ONLY MAJOR LEAGUE SOCCER (MLS) TEAM

- 80% owned by City Football Group, parent company to Manchester City and clubs worldwide; 20% owned by New York Yankees
- 2021 MLS Cup National Champions
- Highest MLS point total over last 7 seasons
- 7 year playoff streak - 2nd longest in MLS
- Only professional sports team/organization in the U.S. to be a 4x finalist for ESPN's Sports Humanitarian of the Year Award
- Queens is home to a large number of NYCFC fans

## OFF THE FIELD

### CITY IN THE COMMUNITY (CITC)

- Launched in 2014 with the East Harlem roof top pitch at PS 72 and has since provided over 30,000 young New Yorkers free soccer programming in all five boroughs
- 25+ partner schools and CBOs in Queens, supporting thousands of local youth

### IMPACTS/AWARDS

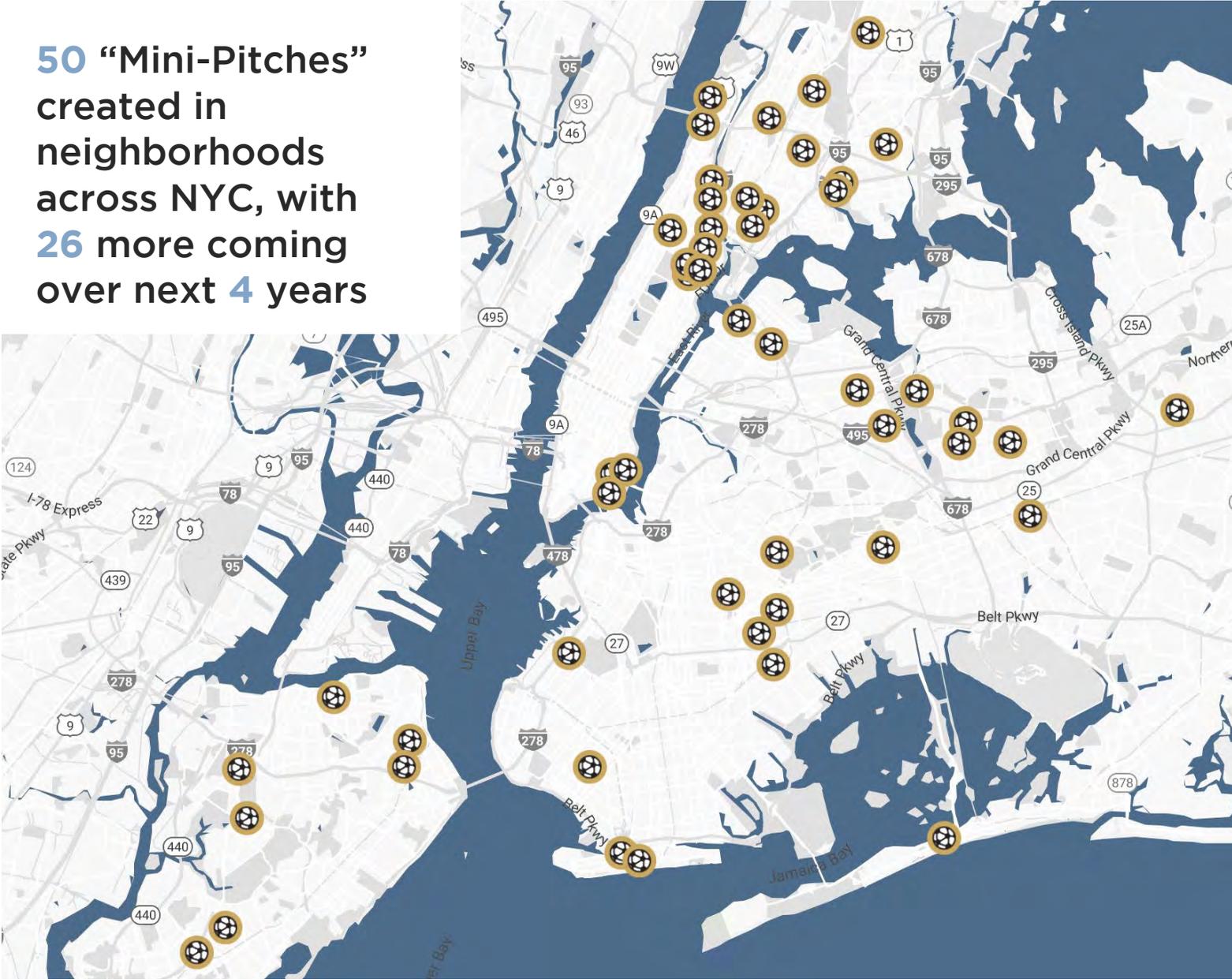
- 2x winner of Major League Soccer Community Team of the Year Award
- 2 CITC Young Leaders have won the ESPN Billie Jean King Award
- Co-recipient of the 2021 "Partnership Impact Award" by NYC Service for COVID-19 pandemic relief in the Bronx (250,000+ free meals provided to Bronx residents)



# PROJECT TEAM

NYCFC: INVESTING IN COMMUNITIES

**50** “Mini-Pitches”  
created in  
neighborhoods  
across NYC, with  
**26** more coming  
over next **4** years



Fountain of the Planets, Flushing Meadows Corona Park, Queens



Triboro Bridge Playground, Queens



# THE PLAN

WHAT'S THERE NOW



# THE PLAN

## PROPOSED SITE PLAN

Flushing Bay



**6 ACRES**  
PHASE 1

**17 ACRES**  
PHASE 2

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**DEVELOPMENT PROGRAM COMPONENTS**

- STADIUM**  
(25,000 SEATS)
- HOUSING**  
(2,500 HOMES)
- SCHOOL**
- OPEN SPACE**
- CITY SQUARE**
- HOTEL**  
(250 KEYS)

# CONCEPT ONLY

700\*  
AFFORDABLE HOMES

350\*  
AFFORDABLE HOMES

350\*  
AFFORDABLE HOMES

220  
SENIOR AFFORDABLE HOMES

250-KEY  
HOTEL

880  
AFFORDABLE HOMES

2M SF  
RESIDENTIAL

150,000 SF  
HOTEL

100,000 SF  
RETAIL

\*NUMBERS ARE ROUNDED, APPROXIMATE AND SUBJECT TO CHANGE

DRAFT - COMMERCIAL, CONFIDENTIAL AND SUBJECT TO CHANGE. NOT FOR DISTRIBUTION. ALL RENDERINGS INCLUDED FOR ILLUSTRATIVE PURPOSES ONLY.

# THE PLAN

WILLETS POINT ENTRY PLAZA

# CONCEPT ONLY



# THE PLAN

WILLETS POINT RESIDENTIAL NEIGHBORHOOD

# CONCEPT ONLY



QDG

RELATED

STERLING  
EQUITIES



NYC

NYC/EDC

# THE PLAN

WILLETS POINT RESIDENTIAL NEIGHBORHOOD

# CONCEPT ONLY



QDG

RELATED

STERLING EQUITIES



NYC

NYC/EDC

# THE PLAN

## PROPOSED TIMELINE

### COMMUNITY & STAKEHOLDER ENGAGEMENT

2021 — 2022 — 2023 — 2024 — 2025 — 2026 — 2027



#### 2021 - 2025

##### REMEDICATION & INFRASTRUCTURE CONSTRUCTION

Following years of planning, remediation of the first 6 acres of Willets Point commenced in June 2021, and was substantially completed in March 2022. Remediation of an additional 17 acres and new infrastructure construction commenced in mid-2022.



#### 2022-2024

##### PUBLIC REVIEW PROCESS

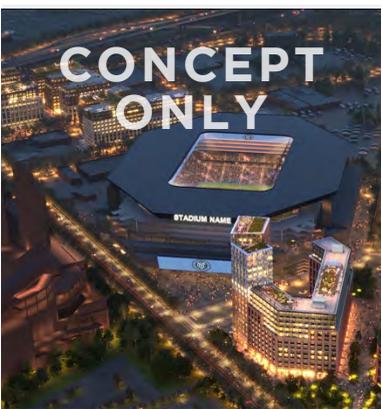
Additional affordable housing, NYCFC Stadium and hotel go through uniform land use review process (ULURP) and continued community engagement.



#### 2023

##### AFFORDABLE HOUSING GROUNDBREAKING

Commencement of the first 1,100 100% affordable homes in Willets Point.



#### 2024 - 2027

##### PROPOSED CONSTRUCTION COMMENCEMENT

Construction start of 1,400 additional affordable homes, 25,000-seat soccer-specific stadium and 250-key hotel.



#### 2026 - 2027

##### PROPOSED AFFORDABLE HOUSING AND HOTEL OPENING



#### 2027

##### PROPOSED SOCCER-SPECIFIC STADIUM OPENING

Future NYCFC Stadium opens in time for the 2027 MLS Season.

# ULURP APPROVALS

## PROPOSED TIMELINE

### PRE-APPLICATION & PUBLIC REVIEW



**MARCH 2023**

PUBLICATION OF  
DRAFT SCOPE OF  
EIS



**APRIL 2023**

EIS PUBLIC SCOPING  
MEETING



**SEPTEMBER  
2023**

ULURP  
CERTIFICATION  
PUBLICATION OF  
DEIS



**FALL 2023**

COMMUNITY  
BOARD REVIEW &  
RECOMMENDATION  
  
BOROUGH  
PRESIDENT  
REVIEW &  
RECOMMENDATION



**WINTER 2024**

CITY PLANNING  
COMMISSION  
HEARINGS & VOTE  
  
CITY COUNCIL  
HEARINGS & VOTE



**SPRING 2024**

384(B)(4)  
BOROUGH BOARD  
APPROVAL



CONCEPT  
ONLY

THANK YOU

STADIUM NAME

