

Willets Point

Queens Community Board 7 Bimonthly Remediation Update
May 10, 2023



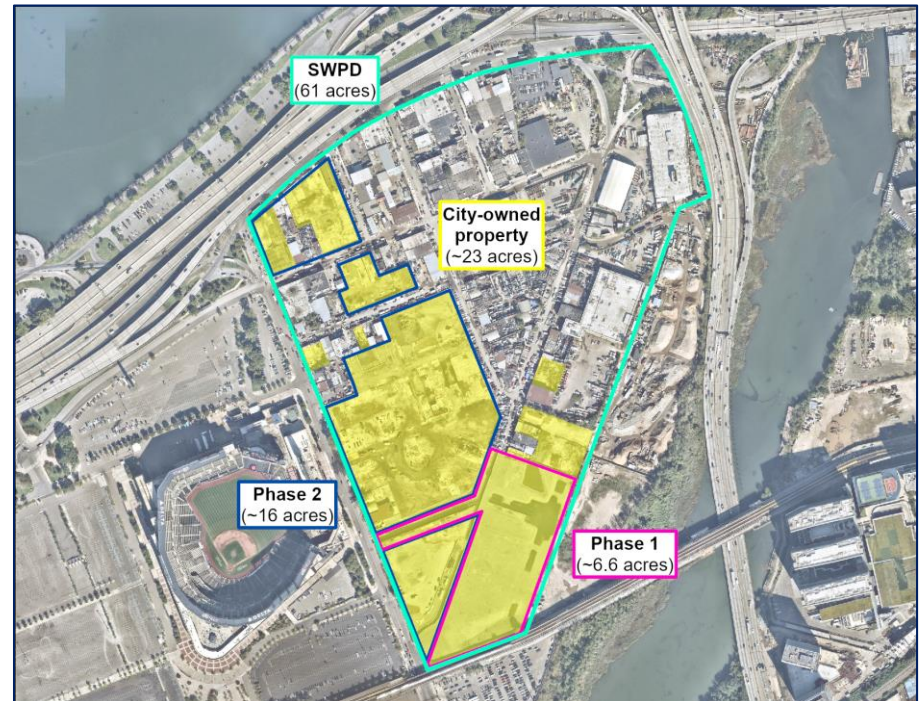
Project Overview

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



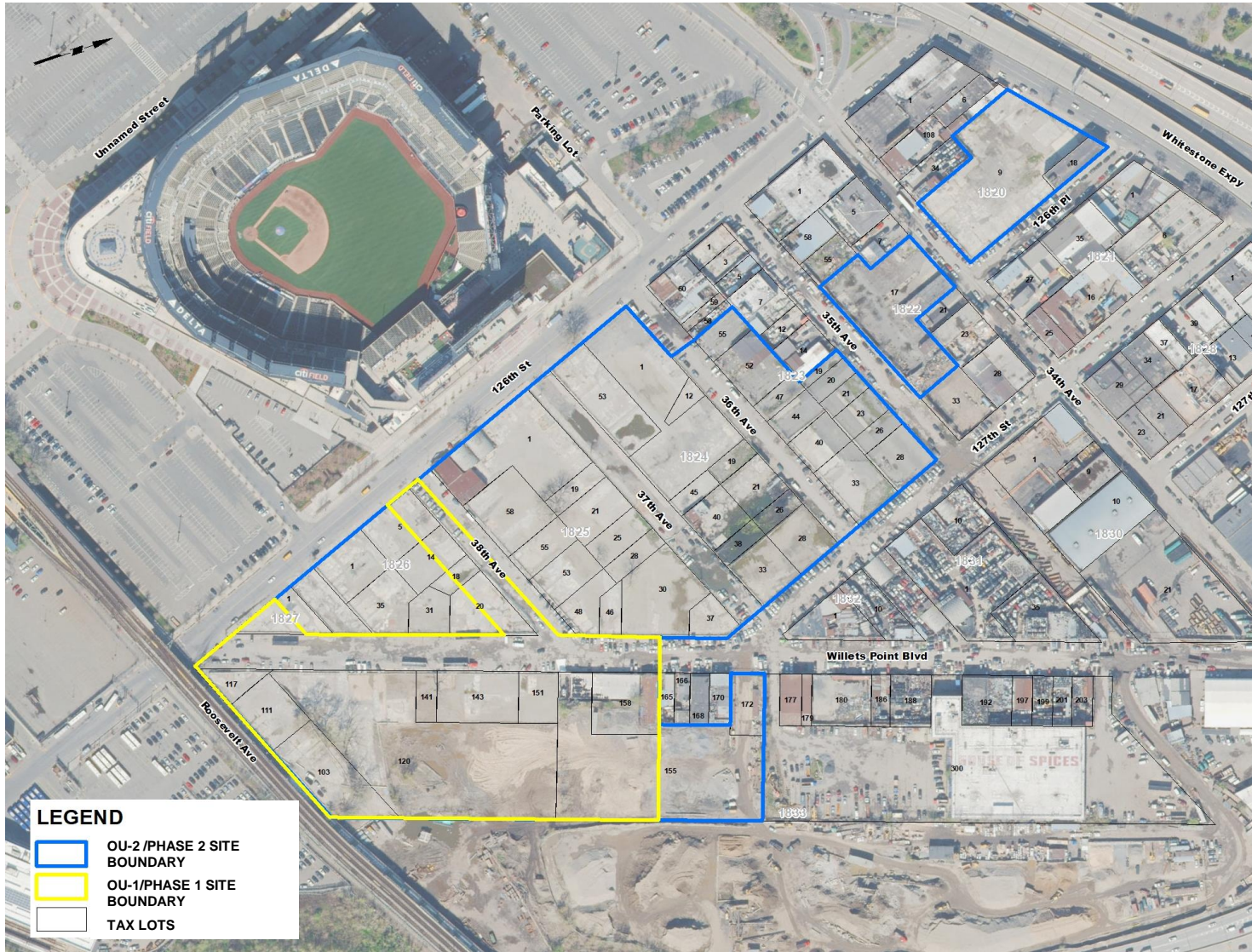
Ongoing Remediation and Infrastructure Progress

- Groundbreaking for Phase 1 affordable homes set for 2023
- Remediation substantially completed
- Street, Utility, and infrastructure construction underway:
 - Installation of water main
 - On-site platform and road construction
 - Utility Installation ongoing



Remediation Updates

Wilets Point Brownfield Site Location



Willets Point Remediation and Regulatory Progress (OU-1)

OU-1 Remediation is complete and under review by NYSDEC

1. Groundwater Treatment

- In-situ groundwater treatment completed on January 17, 2023
- Post in-situ groundwater treatment soil and groundwater samples collected on February 16, 2023
- Now that in-situ groundwater treatment is complete, quarterly groundwater performance monitoring to continue in May 2023

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
- Details the in-situ groundwater treatment and the post in-situ groundwater treatment soil and groundwater sample analytical results
- Describes permanent protective measures (engineering controls and institutional controls)
- Submitted to NYSDEC on April 4, 2023 for review

3. Interim Site Management Plan

- Details all future institutional controls and current engineering controls, and describes procedures necessary to ensure long-term protection
- Submitted to NYSDEC on March 20, 2023 for review

Willets Point Remediation and Regulatory Progress (OU-1)

Remediation and Regulatory Update:

- The backfill and restoration of site cap was completed on February 7, 2023 in the in-situ groundwater treatment area
- Quarterly Groundwater Performance Monitoring will continue in May 2023 now that in situ groundwater treatment is complete
- Foundation work for 72-inch diameter trunk water main underway



MECHANICAL MIXING OF IN-SITU GROUNDWATER
TREATMENT REAGENTS



IN-SITU GROUNDWATER TREATMENT AREA
RESTORED TO PREVIOUS CONDITIONS

OU-1 Conditions Post-Remediation



Willetts Point OU-2/Phase 2 – Regulatory Update

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 – **Completed** February 13, 2023
- 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, Groundwater Treatment, Backfill Import and Placement, Demarcation Barrier Installation, Groundwater Containment Wall Installation, and Support of Excavation Installation
 - Independent Environmental Monitor present during remedial activities

Willets Point Remediation and Regulatory Progress (OU-2)



Willets Point Remediation and Regulatory Progress (OU-2)



IMPORTING STONE FOR COMPOSITE COVER SYSTEM



AIR MONITORING IN AREA E



GROUNDWATER TREATMENT IN AREA J



PLACEMENT OF CLEAN FILL FOR COMPOSITE COVER SYSTEM IN AREA F

Willets Point BCP Schedule

Next Steps:

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

WILLETS POINT REDEVELOPMENT

PRESENTATION TO QUEENS COMMUNITY BOARD 7

MAY 10, 2023

QUEENS DEVELOPMENT GROUP

 **RELATED**

 **STERLING
EQUITIES**



NYC / EDC

MPEP

S9ARCHITECTURE

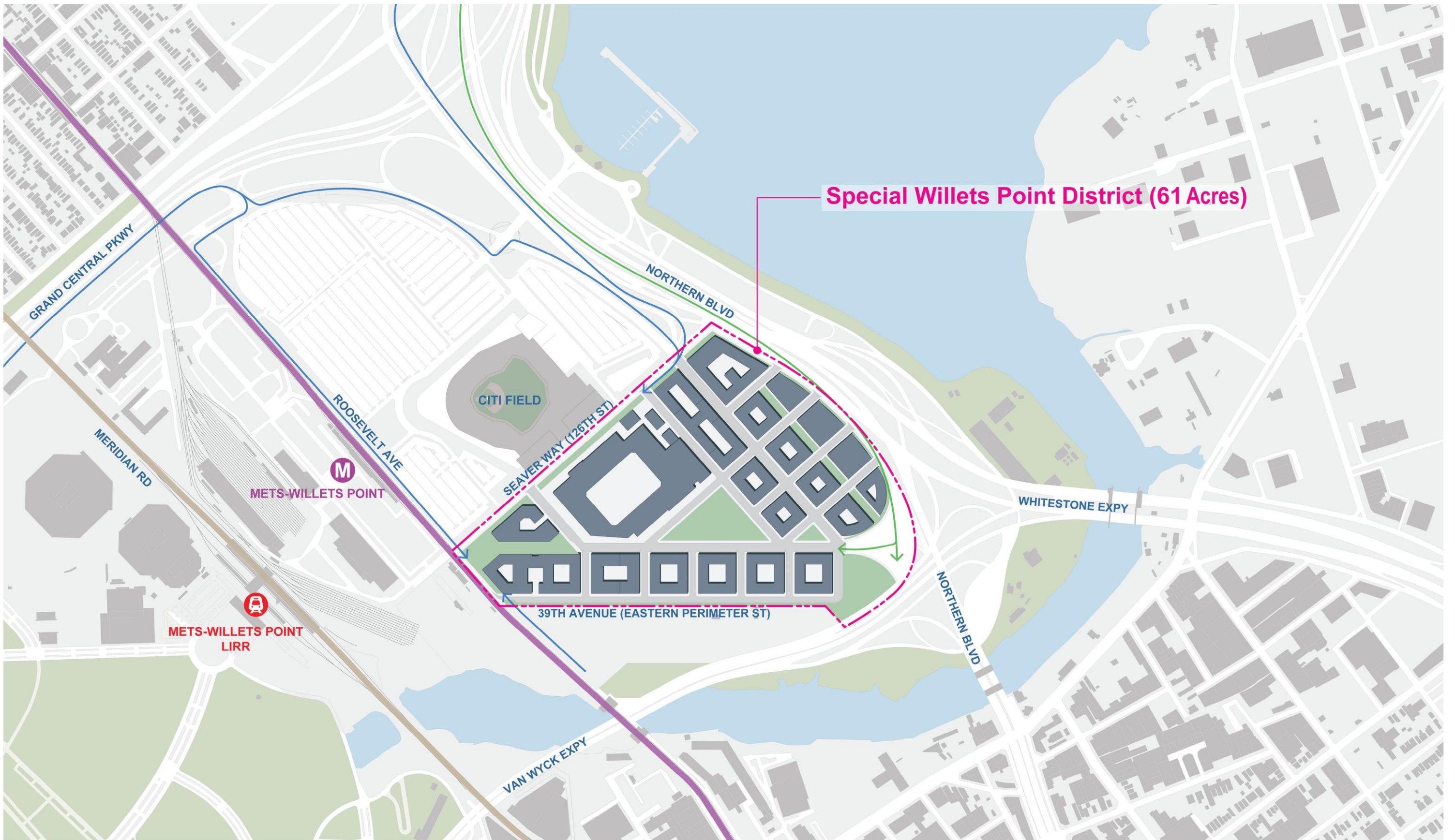
 **Fox Rothschild** LLP
ATTORNEYS AT LAW



NYC

AGENDA

Project Phases & Masterplan
Phase 2 - Housing, Retail & Stadium
Stadium Design
Public Open Space
Zoning Actions



WILLETS POINT LOCATION / LAND

-  SPECIAL WILLETS POINT DISTRICT BOUNDARY
-  PROPOSED ZONING LOT
-  EXISTING BLOCKS & STREETS
-  EXISTING TAX LOT
-  PHASE 1 BLOCKS / STREETS
-  PHASE 2 BLOCKS / STREETS
-  REMAINING SPECIAL WILLETS POINT DISTRICT BLOCKS / STREETS
-  CERTIFIED AS PART OF PHASE 1

* EXISTING CONDITIONS BASED ON SURVEY PREPARED BY LANGAN SURVEY DATED SEP. 21. 22



PHASE 1 - CERTIFIED PER APPLIC. NO. N 220214 ZCQ ON DEC 17, 2021

- SPECIAL WILLETTS POINT DISTRICT BOUNDARY
- PROPOSED ZONING LOT
- EXISTING BLOCKS & STREETS
- EXISTING TAX LOT
- PHASE 1 BLOCKS & STREETS

CITI FIELD

Phase 1

PHASE 1 - CERTIFIED PER APPLIC. NO. N 220214 ZCQ ON DEC 17, 2021



PHASE 1



WILLETS POINT BLVD

38TH AVE

PHASE 2 DEVELOPMENT

SEAVER WAY (126TH STREET)

ROOSEVELT AVE

PHASE 1 AERIAL VIEW

- SPECIAL WILLETTS POINT DISTRICT BOUNDARY
- PROPOSED ZONING LOT
- EXISTING BLOCKS & STREETS
- EXISTING TAX LOT
- PHASE 1 BLOCKS & STREETS

CITI FIELD

Phase 1

PHASE 1 - CERTIFIED PER APPLIC. NO. N 220214 ZCQ ON DEC 17, 2021



PHASE 1

- SPECIAL WILLETS POINT DISTRICT BOUNDARY
- PROPOSED ZONING LOT
- EXISTING BLOCKS & STREETS
- EXISTING TAX LOT
- PHASE 2 BLOCKS & STREETS

CITI FIELD

Northern Parcel

T - Parcel

Stadium

Triangle Parcel

SEAVER WAY (126TH STREET)

35TH AVE (RETAIL ST)

126TH PL (SERVICE ST)

34TH AVE (CONNECTOR ST)

NORTHERN BOULEVARD

127TH ST (SERVICE ST)

WILLETS POINT BLVD (CONNECTOR ST)

38TH AVE (CONNECTOR ST)

126TH LANE (SERVICE ST)

ROOSEVELT AVENUE

39TH AVE (EASTERN PERIMETER ST)



PHASE 2



EXISTING CONDITION AERIAL VIEW



PHASE 1
PHASE 2

PHASE 2 INTERIM CONDITION AERIAL VIEW

AGENDA

Project Phases & Masterplan

Phase 2 - Housing, Retail & Stadium

Stadium Design

Public Open Space

Zoning Actions

- - - - PROPOSED ZONING LOT
- - - - EXISTING BLOCKS & STREETS
- — — — EXISTING TAX LOT
- RESIDENTIAL
- RETAIL
- HOTEL
- STADIUM
- PUBLICLY ACCESSIBLE OPEN SPACE

CITI FIELD

Northern Parcel
Approximate DU: 700
Ground Floor Retail

T - Parcel
Approximate DU: 320

Stadium
25,000 seats

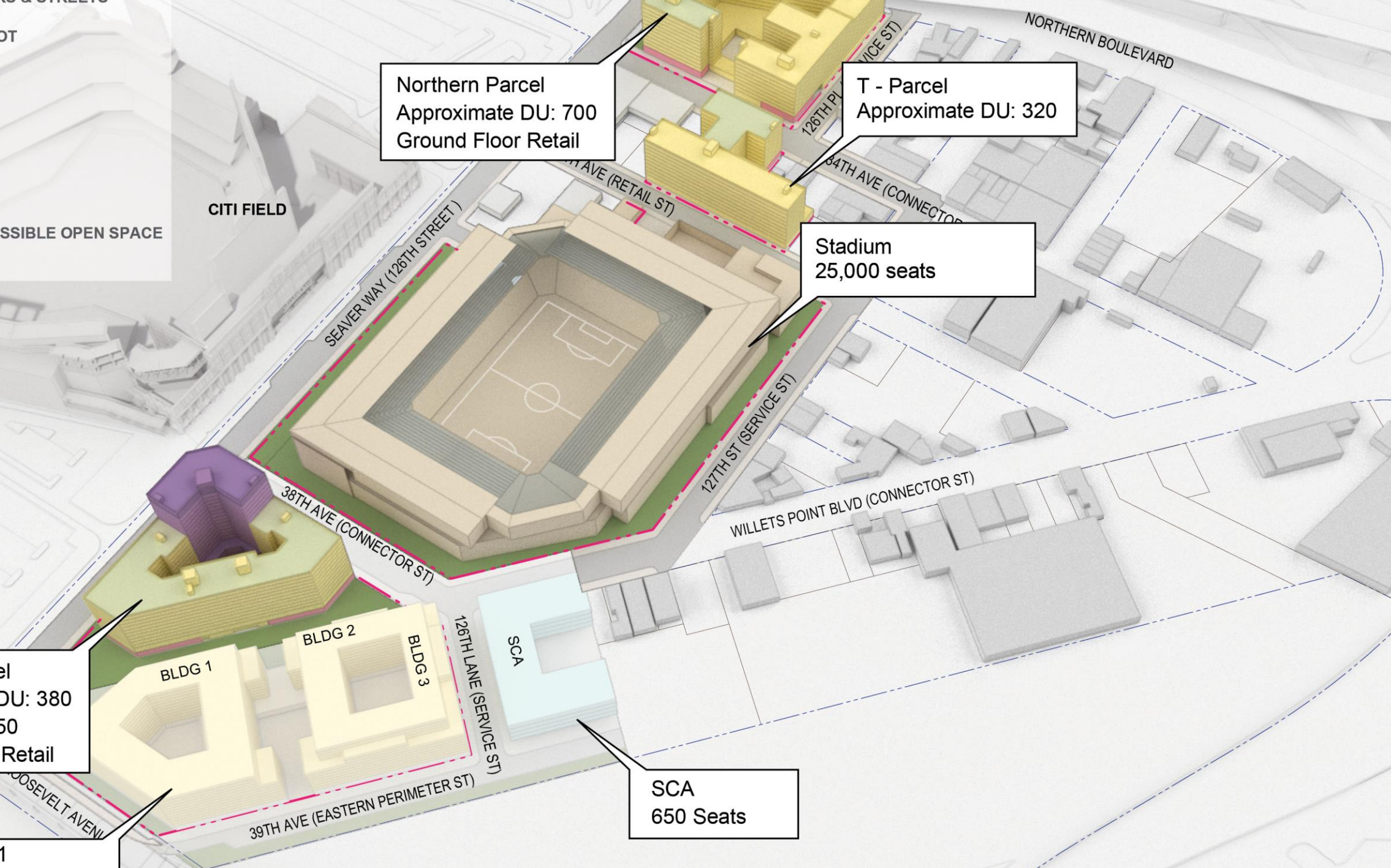
Triangle Parcel
Approximate DU: 380
Hotel Keys: 250
Ground Floor Retail

SCA
650 Seats

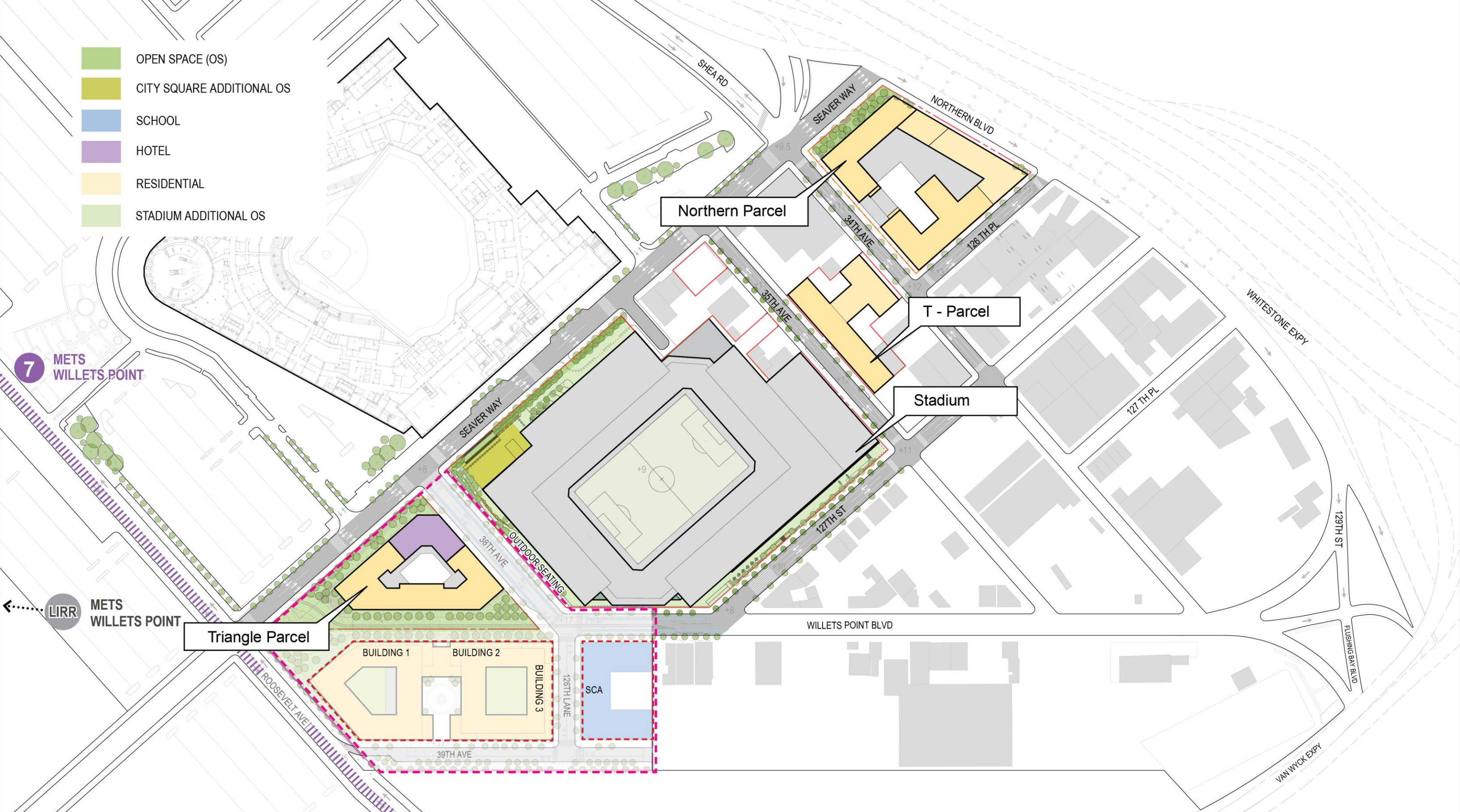
Phase 1
Total 1,100 Units
(220 Senior)

BLDG 1
BLDG 2
BLDG 3

SCA



- OPEN SPACE (OS)
- CITY SQUARE ADDITIONAL OS
- SCHOOL
- HOTEL
- RESIDENTIAL
- STADIUM ADDITIONAL OS



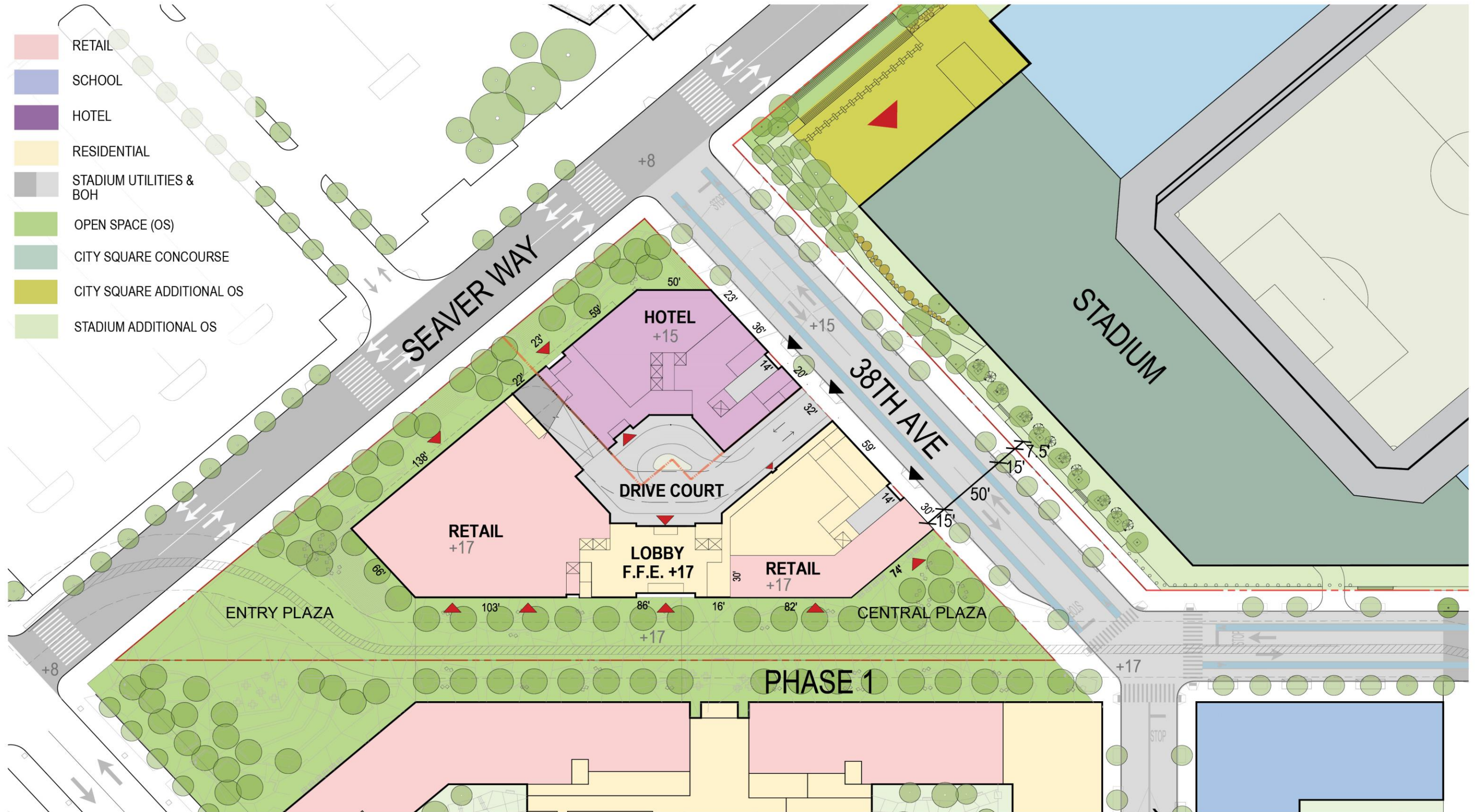
**ILLUSTRATIVE, FOR CONCEPTUAL DISCUSSION ONLY

PHASE 1 - CERTIFIED PER APPLIC. NO. N 220214 ZCQ ON DEC 17, 2021



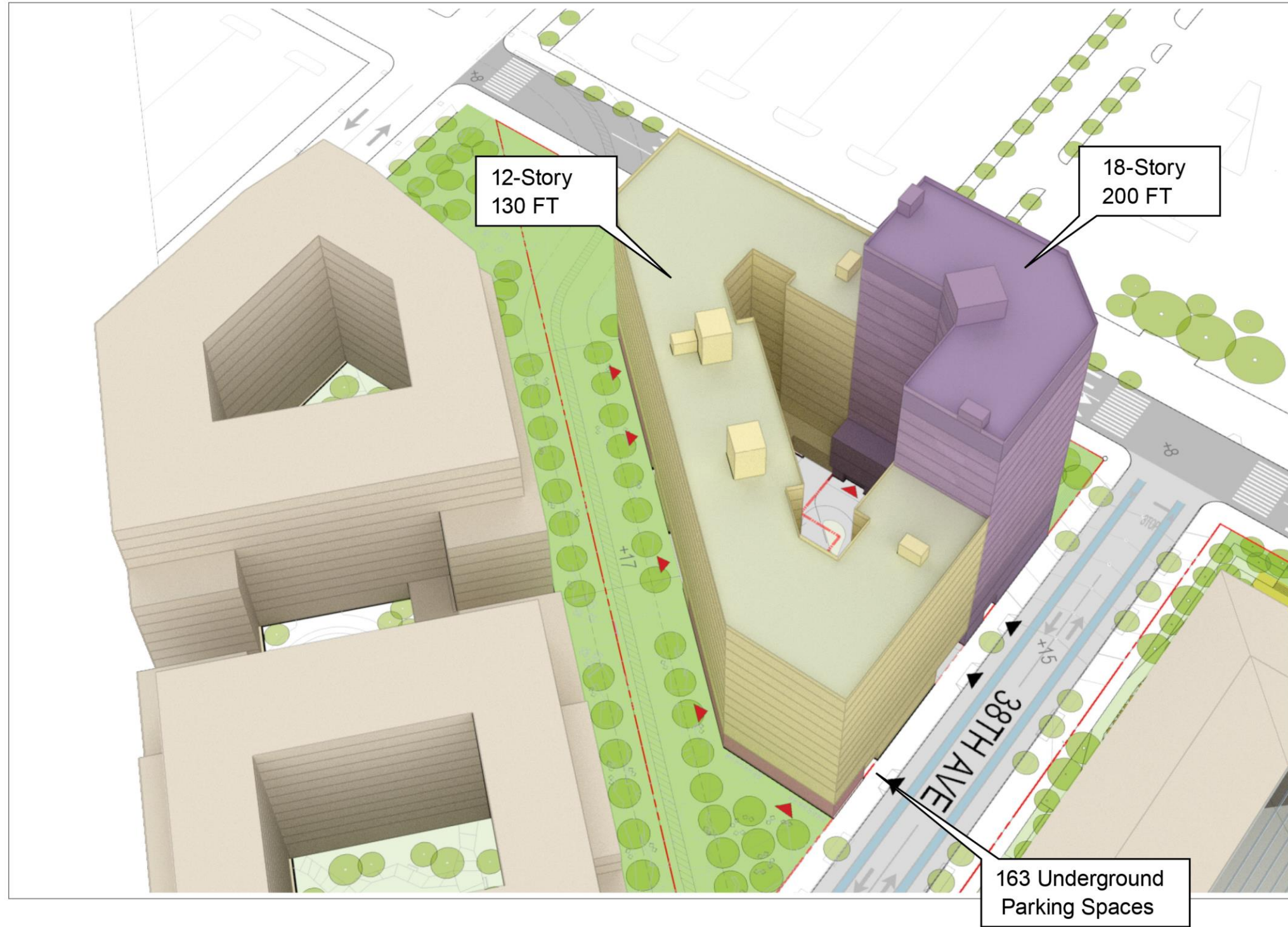
PHASE 1 + PHASE 2 NEIGHBORHOOD CONNECTIVITY

TRIANGLE PARCEL



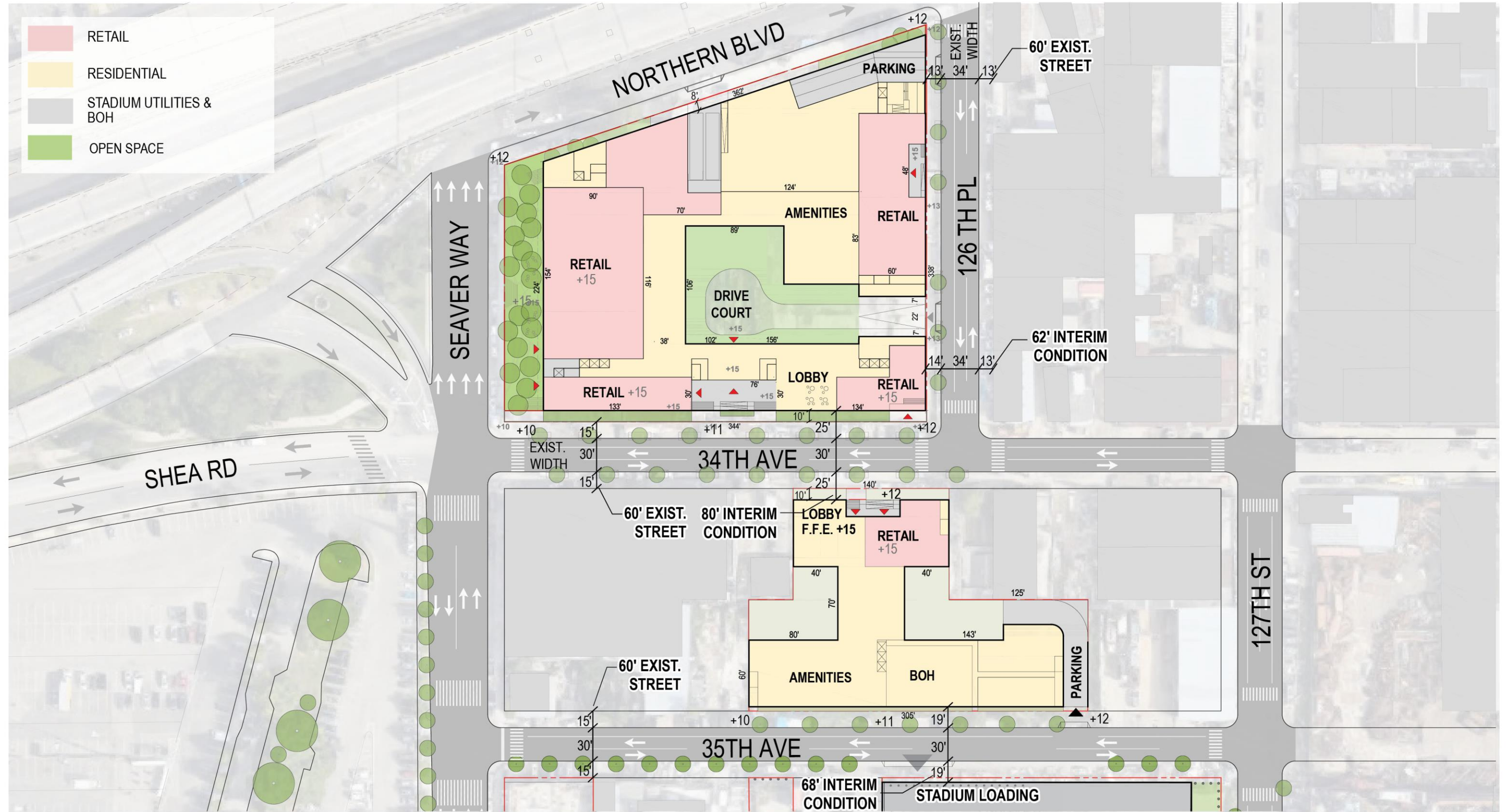
TRIANGLE PARCEL SITE PLAN

TRIANGLE PARCEL

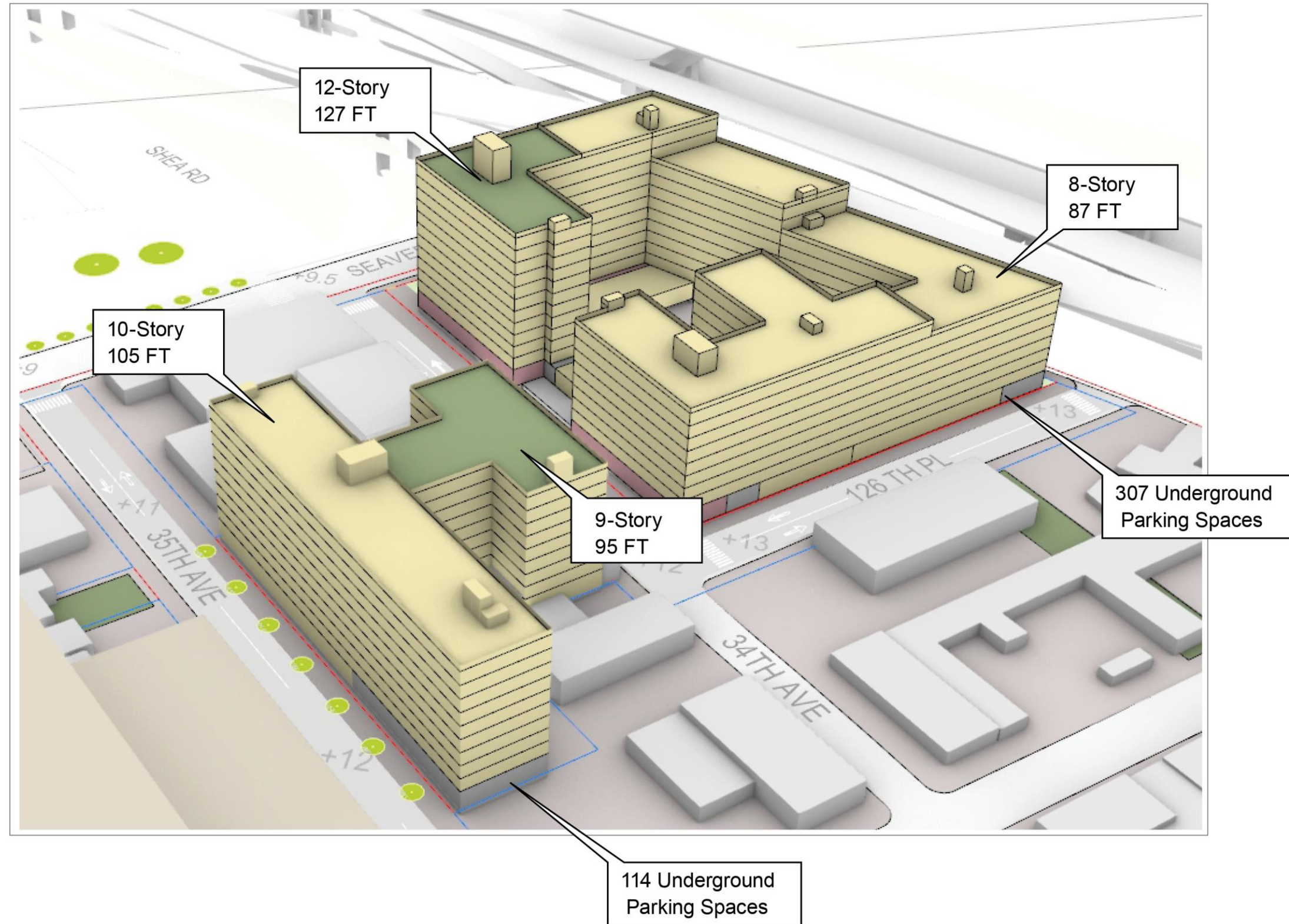


NORTHERN PARCELS

NORTHERN PARCEL & T PARCEL



NORTHERN PARCELS



AGENDA

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Phase 2 - Housing, Retail & Stadium
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Public Open Space
Zoning Actions



WHAT IF...
A stadium reflects New York's
honesty and vibrancy?





WHAT IF... A stadium is the community's gravitational center?





WHAT IF...
 A stadium can **renew** the **heritage**
 of the past?





WHAT IF...

A stadium represents our values?



Creating the best **live fan experience** in **NYC** sports

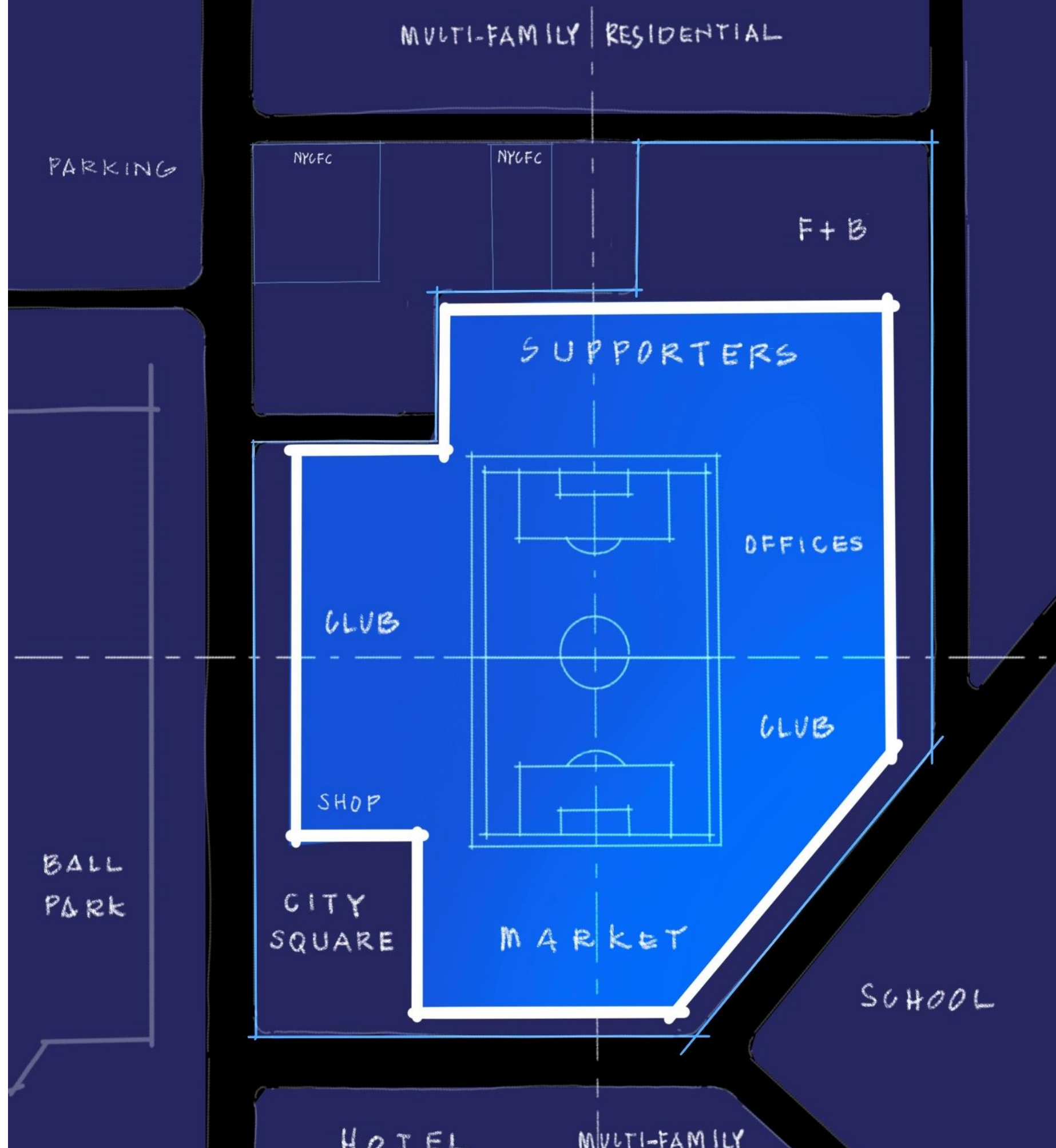
Building a stadium that **authentically** represents **our city**

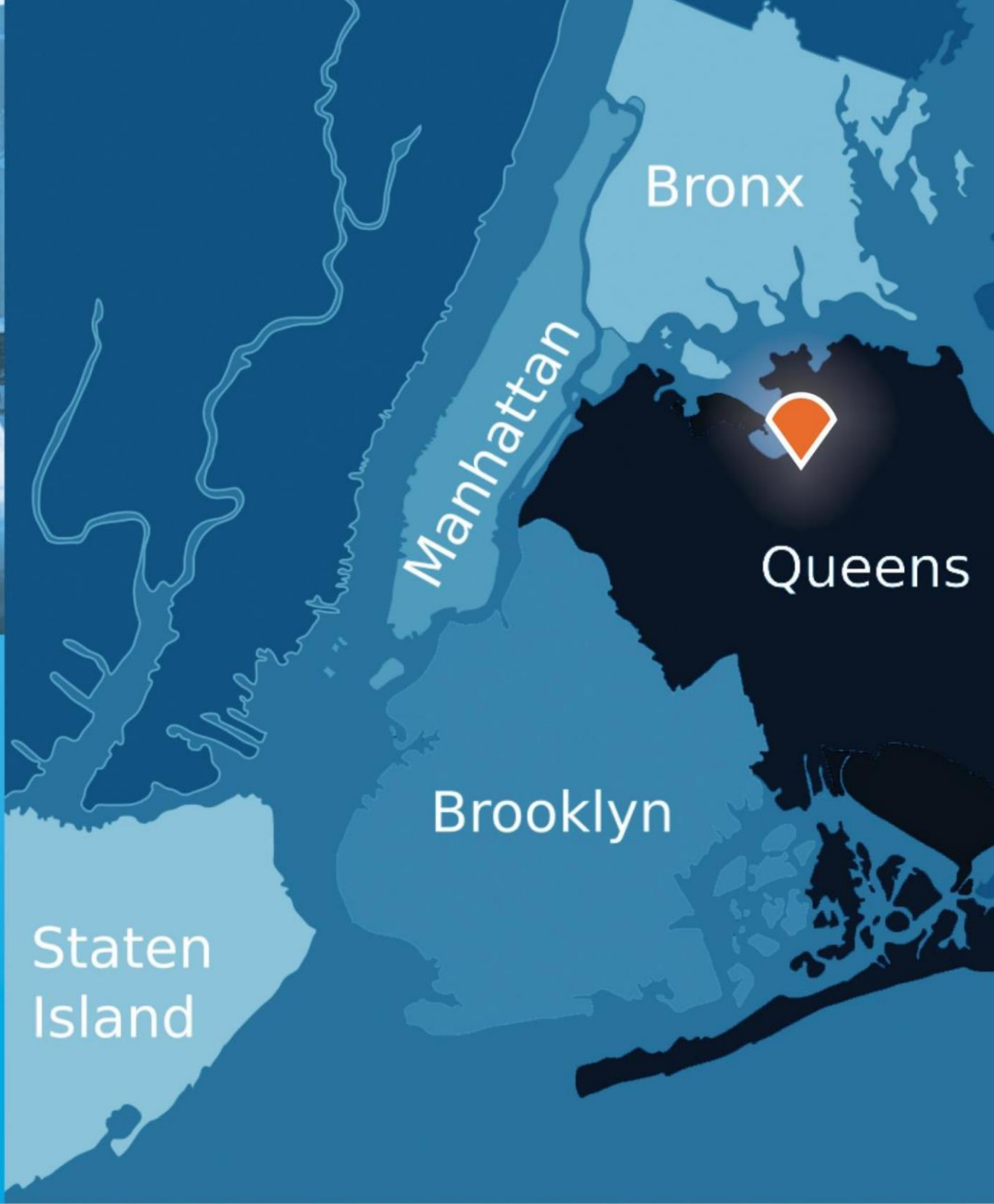
Ensuring our stadium is **embedded** in the **community**

Integrating **technology** to make a **future-forward** stadium

Constructing a stadium that will be a model of **sustainability**

A CONTEXTUAL CATALYST



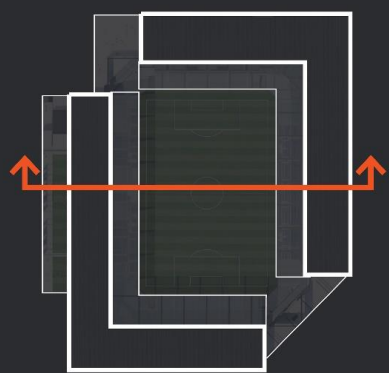


INSPIRED BY DRIVE AND FOCUS









TRANSVERSE SECTION

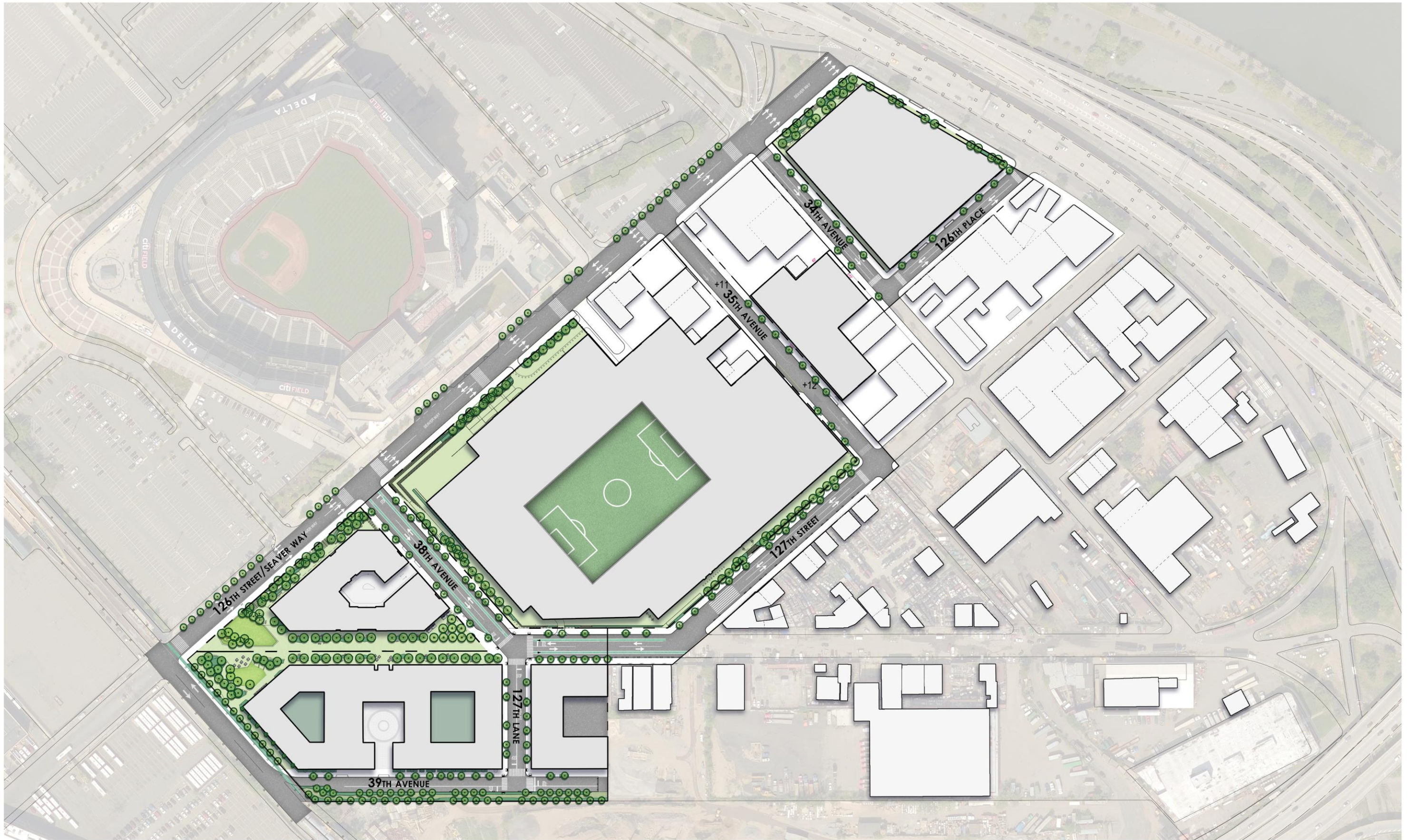






AGENDA

Project Phases & Masterplan
Phase 2 - Housing, Retail & Stadium
Stadium Design
Public Open Space
Zoning Actions



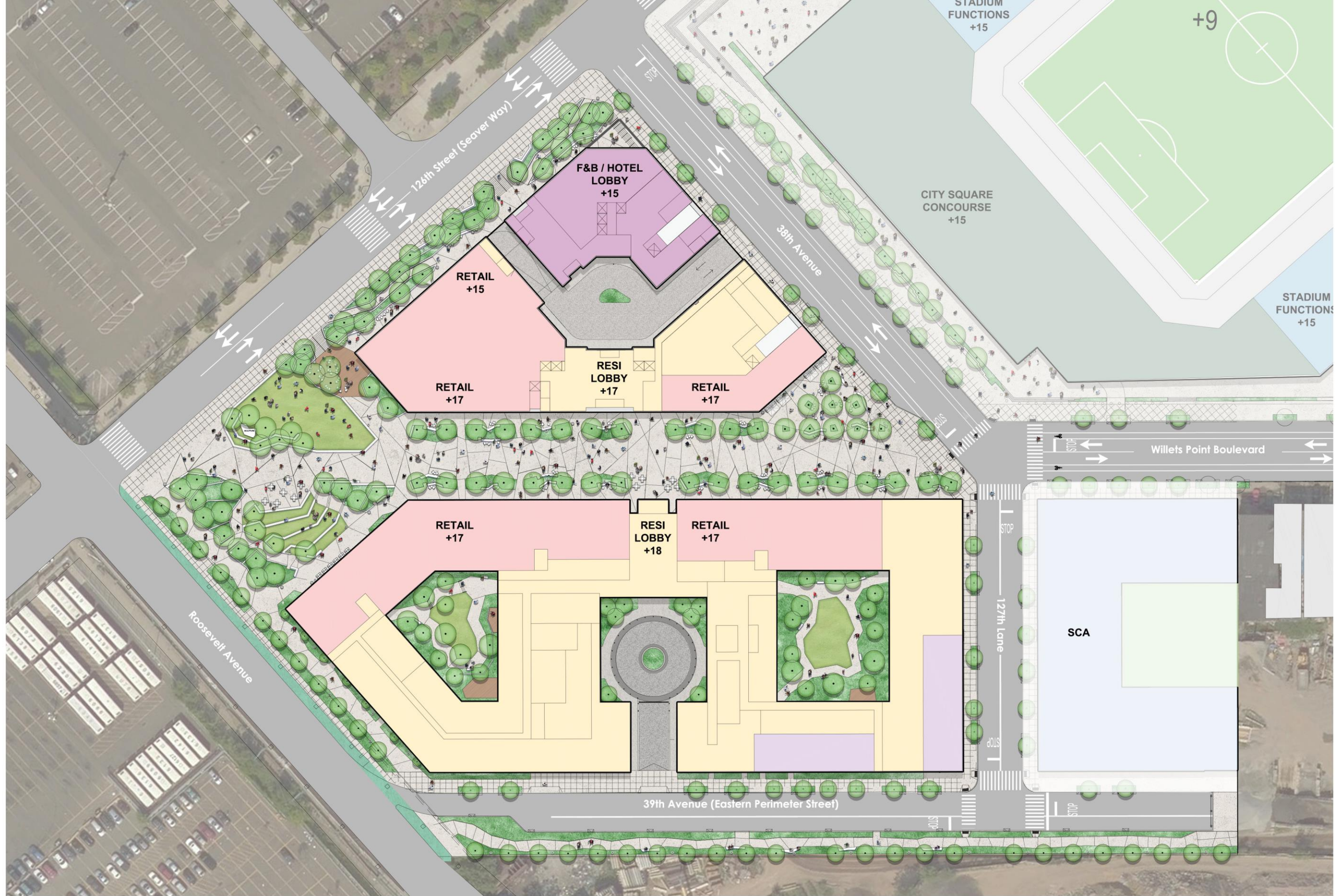
DISTRICT OPEN SPACE MASTER PLAN

SCALE: 1" = 200'-0"



DISTRIC OPEN SPACE - PHASE 1 & 2

SCALE: 1" = 200'-0"



TRIANGLE PARCEL OPEN SPACE PLAN - PHASE 1 & 2

SCALE: 1" = 80'-0"

RETAIL TENANTS, FLOORPLATES, AND ENTRANCES ARE SUBJECT TO CHANGE

TRIANGLE PARCEL OPEN SPACE



ENTRY PLAZA AT SEAVER WAY AND ROOSEVELT AVE - PHASE 1 & 2



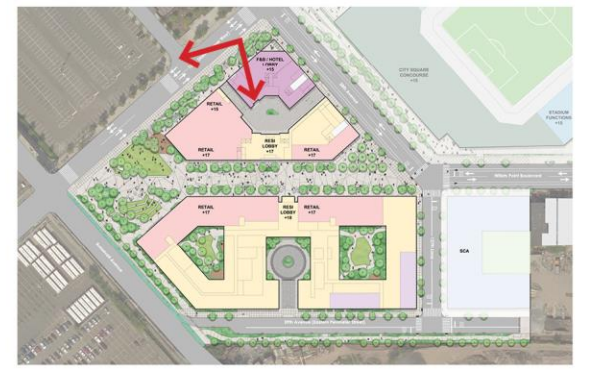
ENTRY PLAZA AT SEAVER WAY AND ROOSEVELT AVE - PHASE 1 & 2



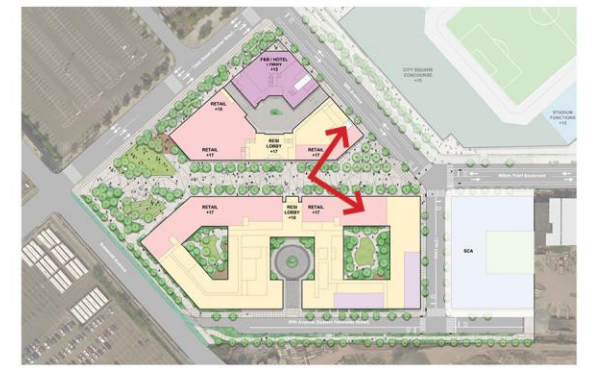
SEAVER WAY OPEN SPACE - PHASE 2



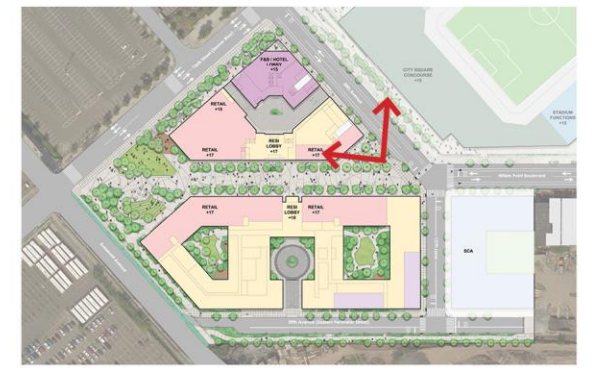
SEAVER WAY OPEN SPACE - PHASE 2



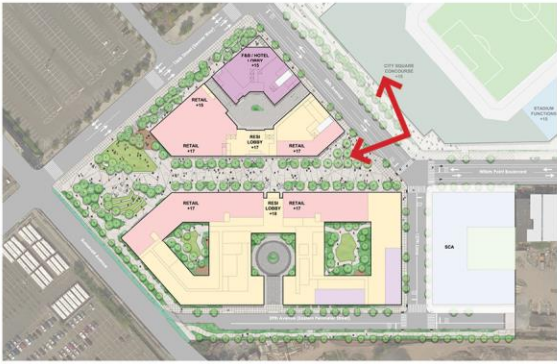
SEAVER WAY OPEN SPACE - PHASE 2



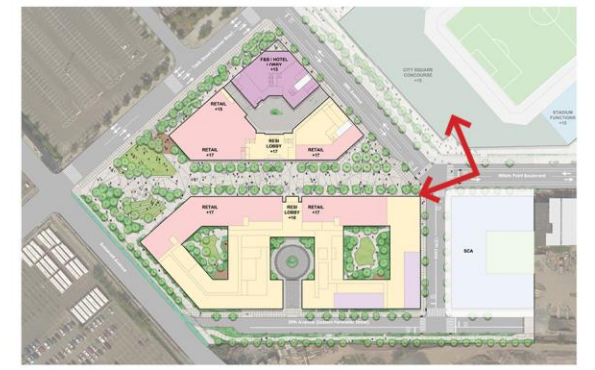
CENTRAL PLAZA OPEN SPACE - PHASE 2



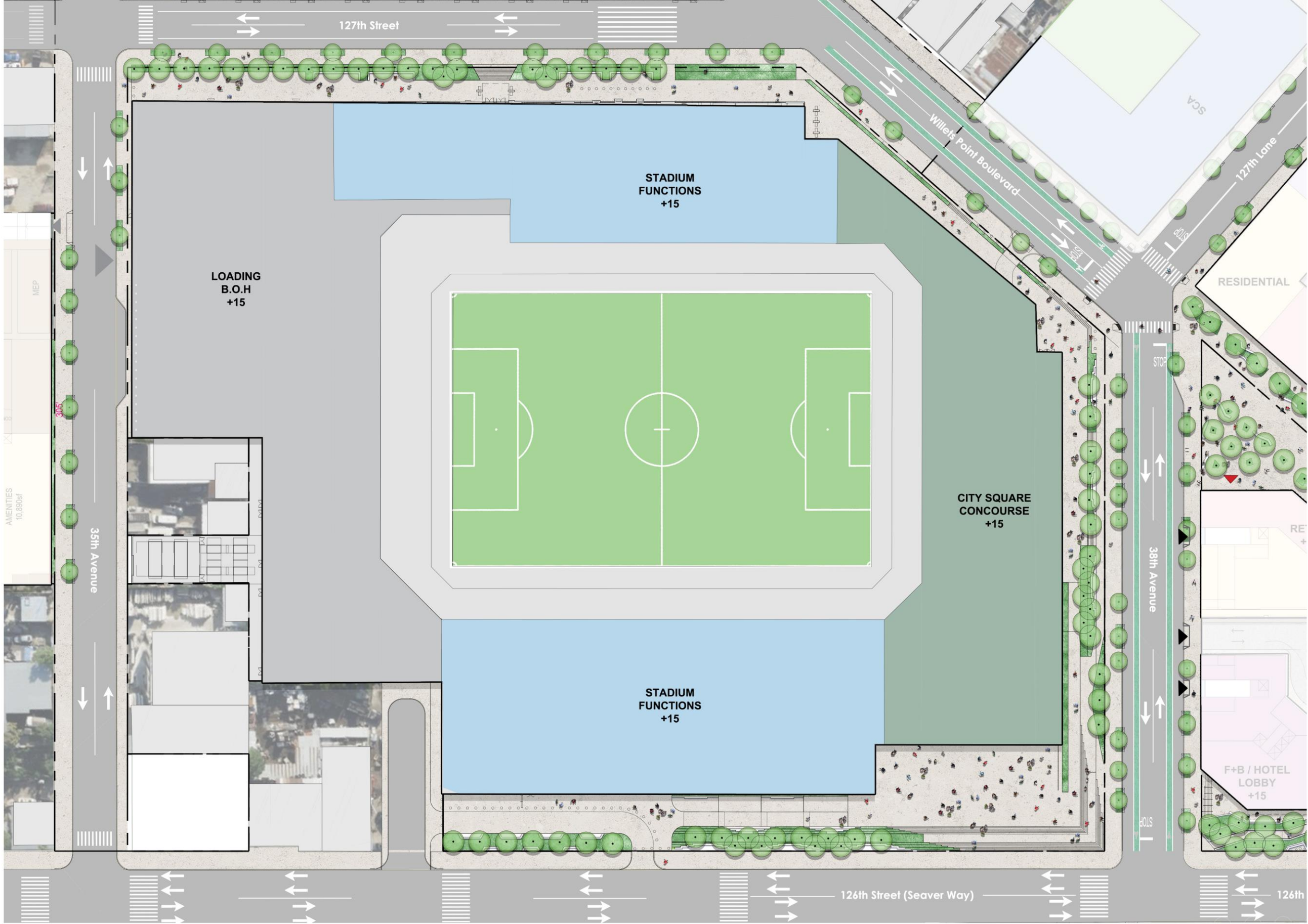
CENTRAL PLAZA OPEN SPACE - PHASE 2



STADIUM OPEN SPACE AND CENTRAL PLAZA CONNECTIVITY - PHASE 2



STADIUM OPEN SPACE AND CENTRAL PLAZA CONNECTIVITY - PHASE 2

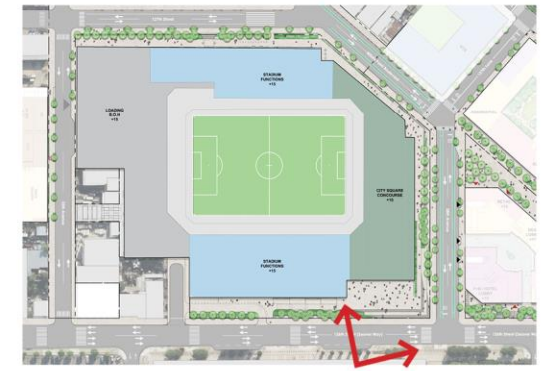


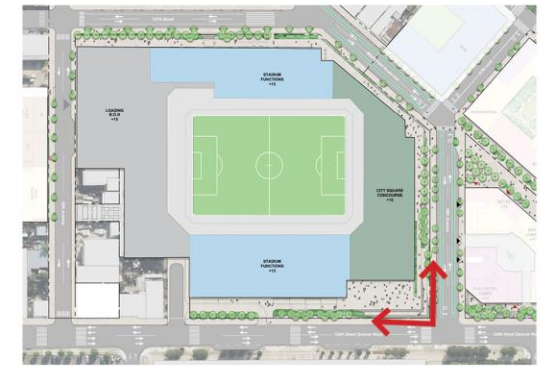
STADIUM OPEN SPACES

SCALE: 1" = 80'-0"

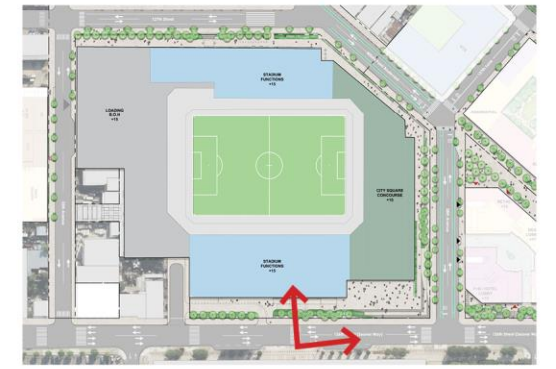


NORTHERN PARCEL OPEN SPACE

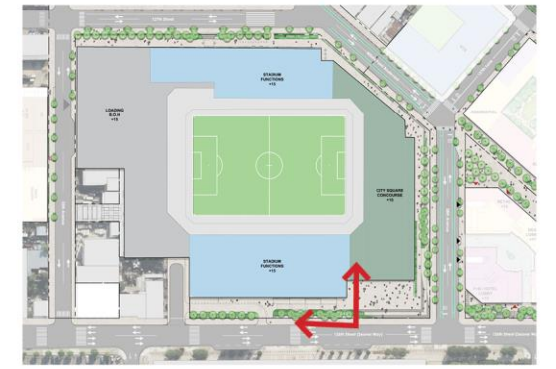




126TH STREET OPEN SPACE - STADIUM



126TH STREET OPEN SPACE - STADIUM



126TH STREET OPEN SPACE - STADIUM

AGENDA

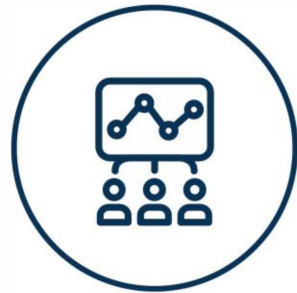
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ZONING ACTIONS REQUESTED

- **SPECIAL PERMIT FOR STADIUM IN EXCESS OF 2,500 SEATS (ZR SECTION 74-41)**
 - **SPECIAL PERMIT FOR TRANSIENT HOTEL IN A COMMERCIAL DISTRICT (SECTION 74-802)**
 - **SPECIAL PERMIT FOR USE/BULK MODIFICATIONS IN SPECIAL WILLETS POINT DISTRICT (SECTION 124-60)**
 - **ZONING TEXT MODIFICATIONS TO SPECIAL WILLETS POINT DISTRICT**
 - **CHANGES TO THE CITY MAP (TO MAP PHASE 1 STREETS)**
 - **ZONING CERTIFICATIONS (SECTION 124-05)**
-

ULURP APPROVALS PROPOSED TIMELINE

PRE-APPLICATION & PUBLIC REVIEW



MAY 2023

SUBMISSION OF FIRST DRAFT
ULURP DRAWING SET

PRESENTATION OF DETAILED
PLAN TO COMMUNITY BOARD



SEPT/OCT, 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



INVESTING IN THE WORLD'S BOROUGH

HOUSING IS THE GOAL!

WILLETS POINT