

# COMMUNITY BOARD 7 HEARING

11.15.2023

QDG

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EQUITIES



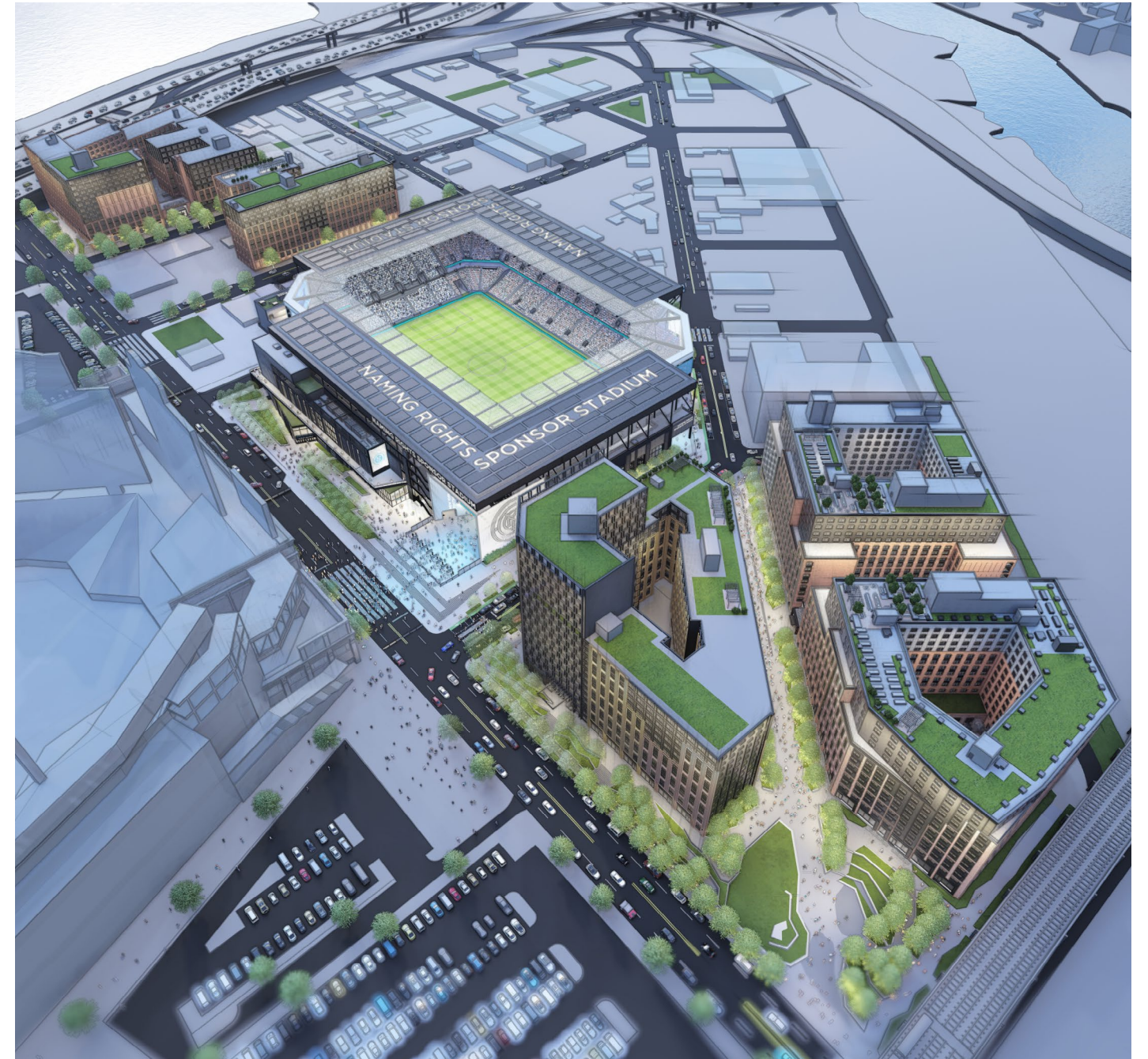
**NYC**

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# THE CULMINATION OF 50+ YEARS OF EFFORTS

- Nearing completion of **23 acres** of environmental remediation
- Largest new **100% affordable** housing development in over 40 years
- **Decades of planning** to create a mixed-use neighborhood at Willets Point
- **Permanent home** for soccer in NYC
- Over **160,000 square feet** of open space in total
- Construction underway on new 72-inch sewer main to serve all of Queens and new streets to serve the District





# A NEW COMMUNITY AT WILLETS POINT: PHASE 1 + PHASE 2



Total of **2,500 units** of 100% affordable housing, including 220 units of senior housing



**25,000 seat** soccer stadium



**250-room** hotel



Overall total of **3.7 acres** of open space



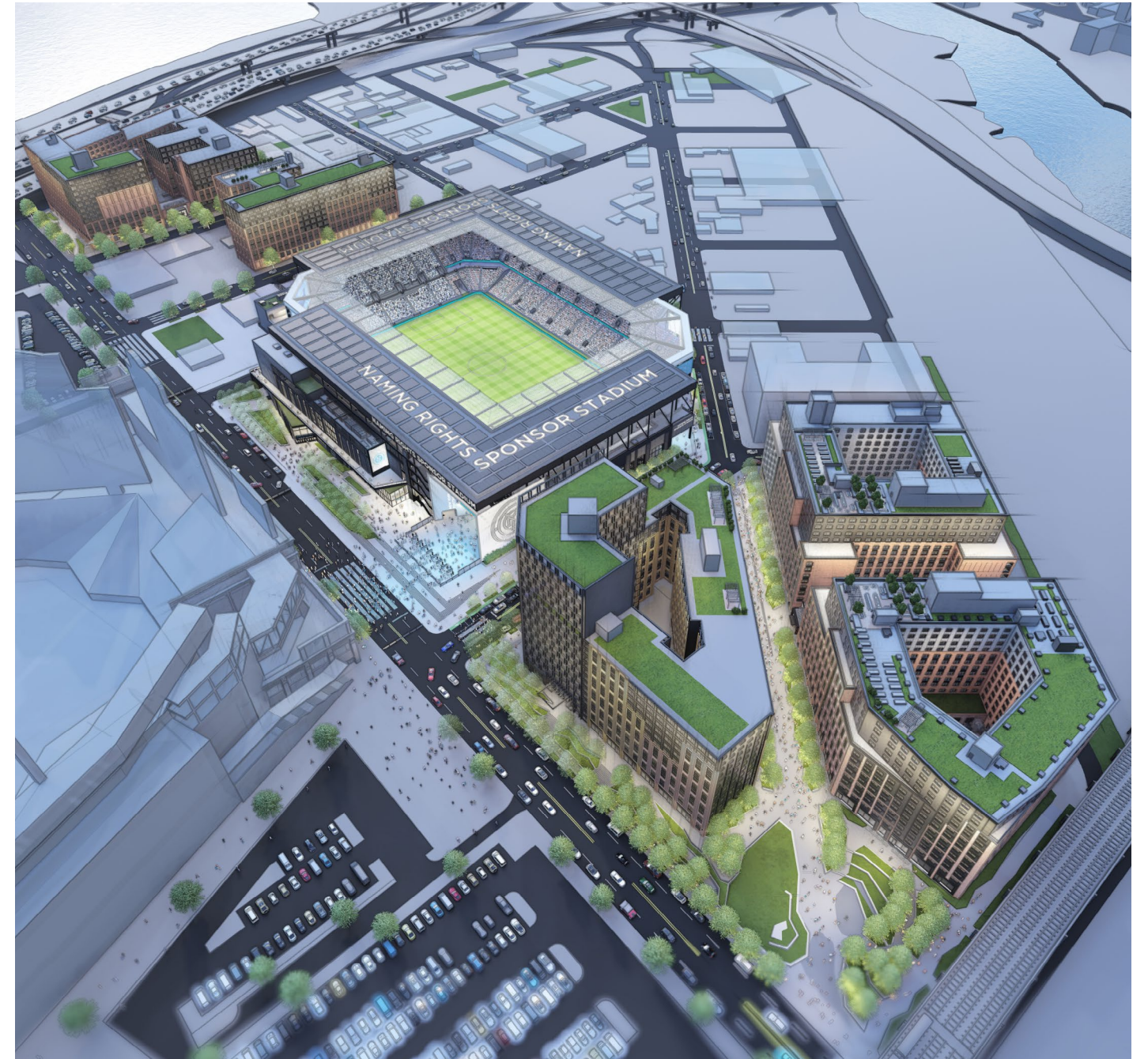
**650-seat** public school



**Local retail** to serve the neighborhood



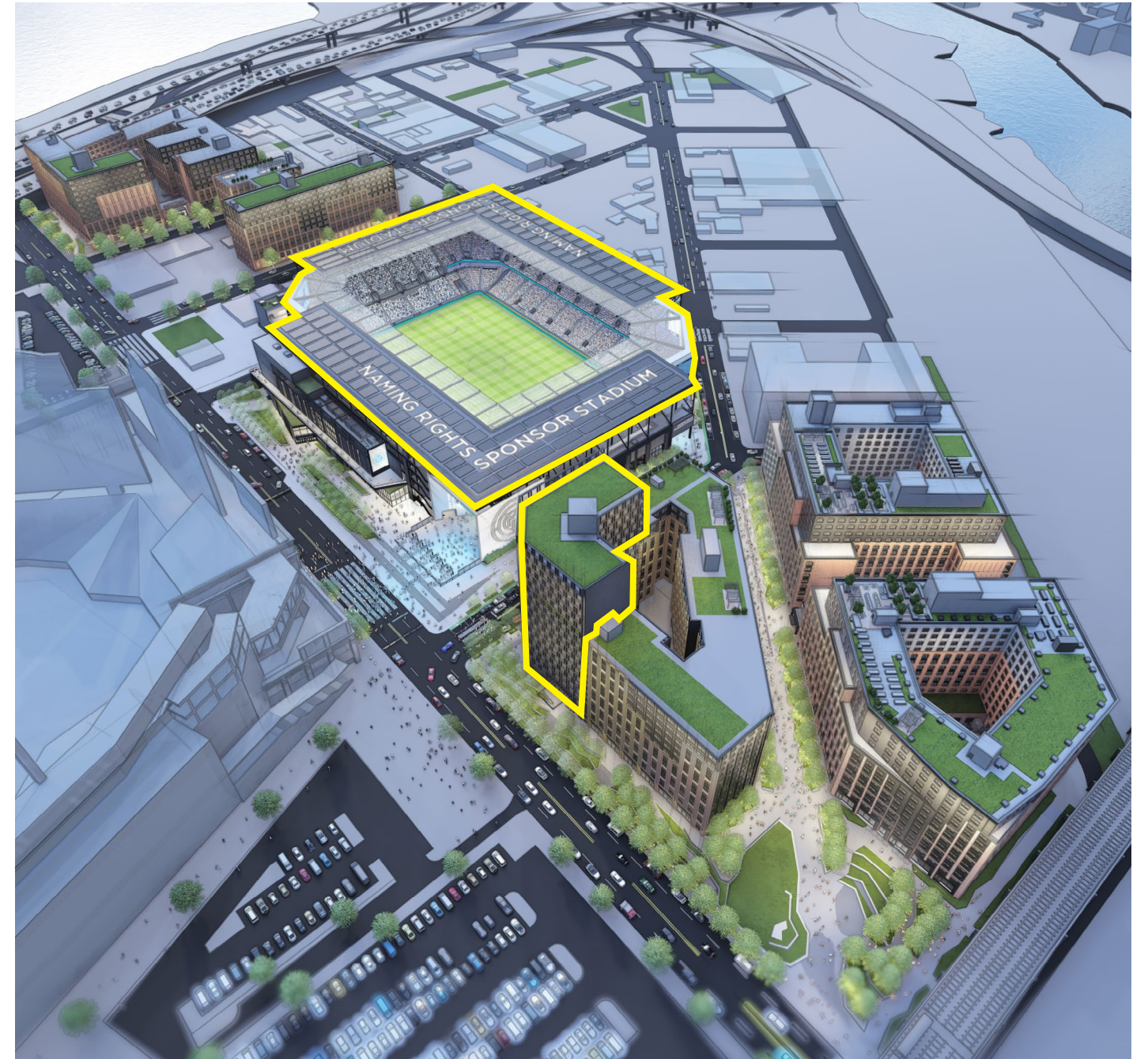
**16,500+ jobs** created from construction & operations





# FIVE DISCRETIONARY ACTIONS BEFORE CB7

1. Zoning Text Amendment (to ZR Sections 124-05, 124-31, 124-40 and 124-60)
2. Special Permit to allow Stadium in excess of 2,500 seats (ZR Section 74-41)
3. Special Permit to allow a Hotel (ZR 74-802)
4. Special Permit to modify use/bulk/ parking regulations in the SWPD (ZR 124-60)
5. Change to the City Map





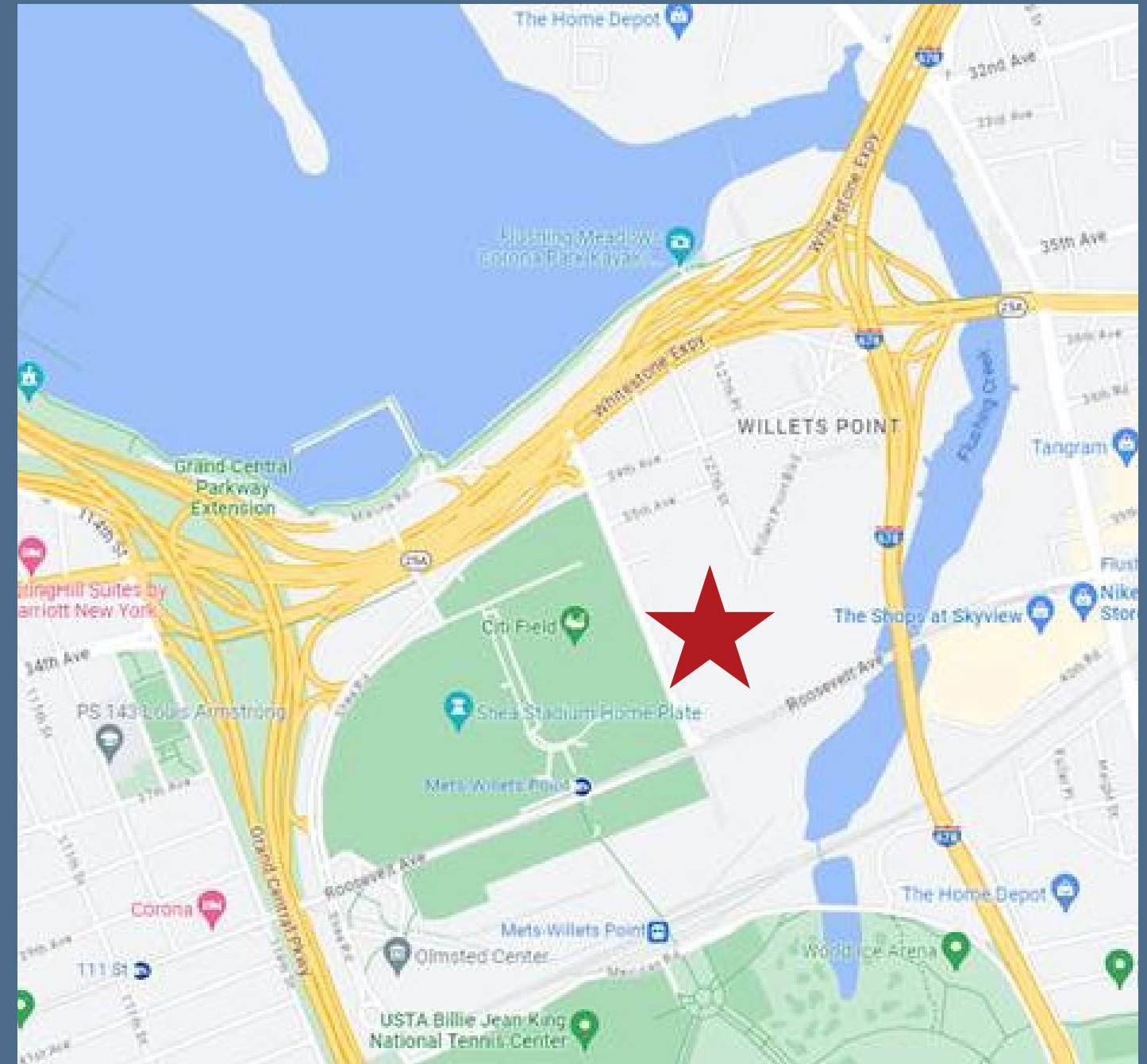
# 1. ZONING TEXT AMENDMENT

- **ZR Section 124-60: Special Permit to Modify Use or Bulk Regulations**
  - » Text added to permit modification of mandatory improvement/urban design regs
  - » Text added to permit movement of floor area across zoning lot boundaries
  - » Text added to permit modification of parking and loading regulations
  - » Findings added regarding these three additional areas of relief
- **ZR Section 124-05: Certification for Large Developments**
  - » Currently only applies to zoning lots of more than 200,000 square feet
  - » Text added to apply the certification to special permit zoning lots that are, in aggregate, more than 200,000 square feet
- **ZR Sections 124-31, 124-40: Streets, Blocks, Open Space**



## 2. STADIUM SPECIAL PERMIT (ZR SECTION 74-41)

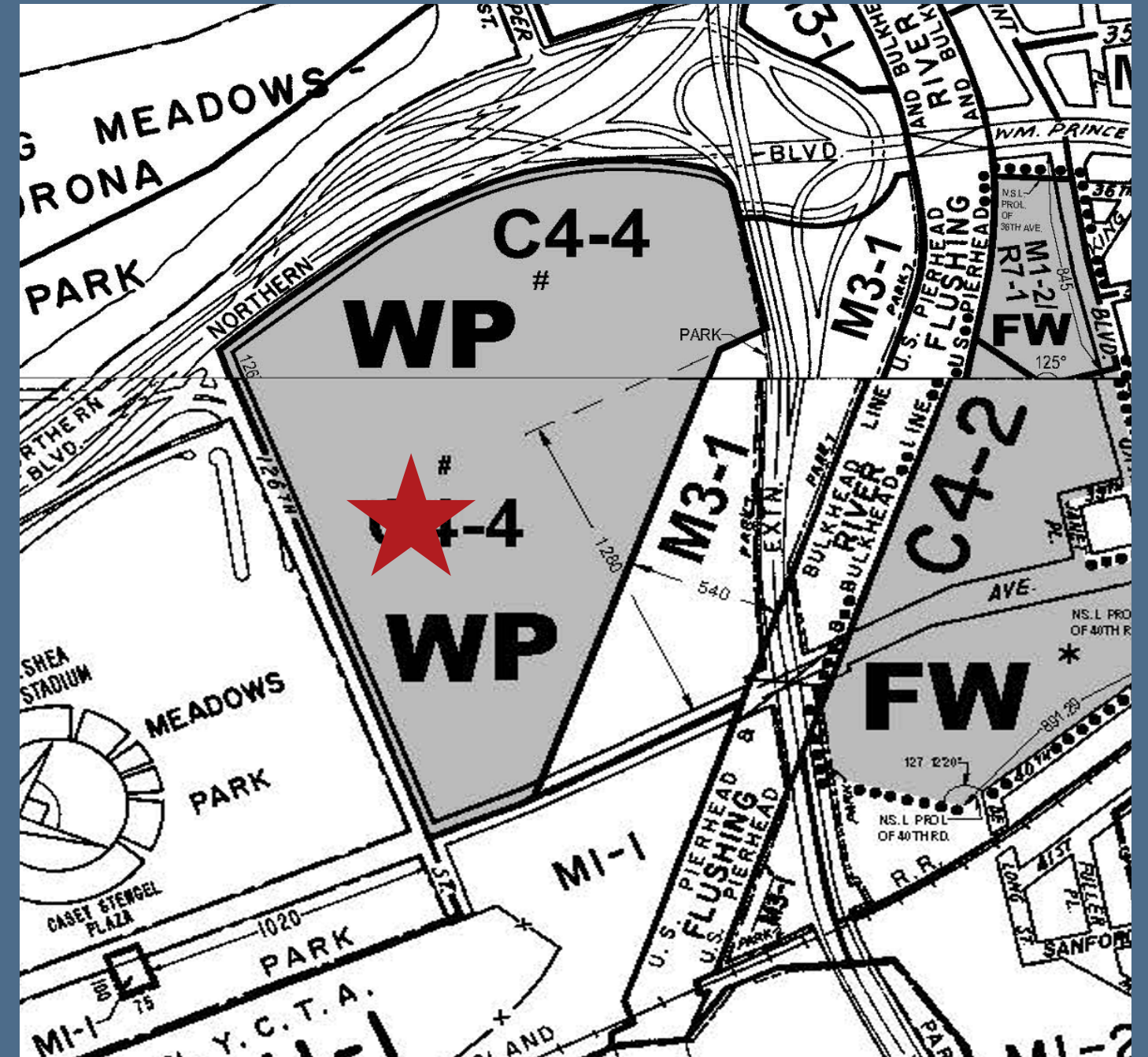
- Vehicular access on or near a major street or arterial
- Will draw a minimum of vehicular traffic to and through local streets in residential areas





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- Not within 200 feet of a residential district





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- Will draw a minimum of vehicular traffic to and through local streets in residential areas
- Not within 200 feet of a residential district
- Due consideration to proximity of bus and rapid transit facilities





### 3. HOTEL SPECIAL PERMIT (ZR SECTION 74-802)

- 2008 Willets Rezoning: hotels permitted as-of-right
- 2021: zoning amendment enacted to require special permit for hotels citywide
- 250-room hotel proposed across street from stadium





### 3. HOTEL SPECIAL PERMIT (ZR SECTION 74-802)

- 2008 Willets Rezoning: hotels permitted as-of-right
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- 250-room hotel proposed across street from stadium
- Development team committing to operate hotel at a service level equivalent to AAA 2-diamond or higher

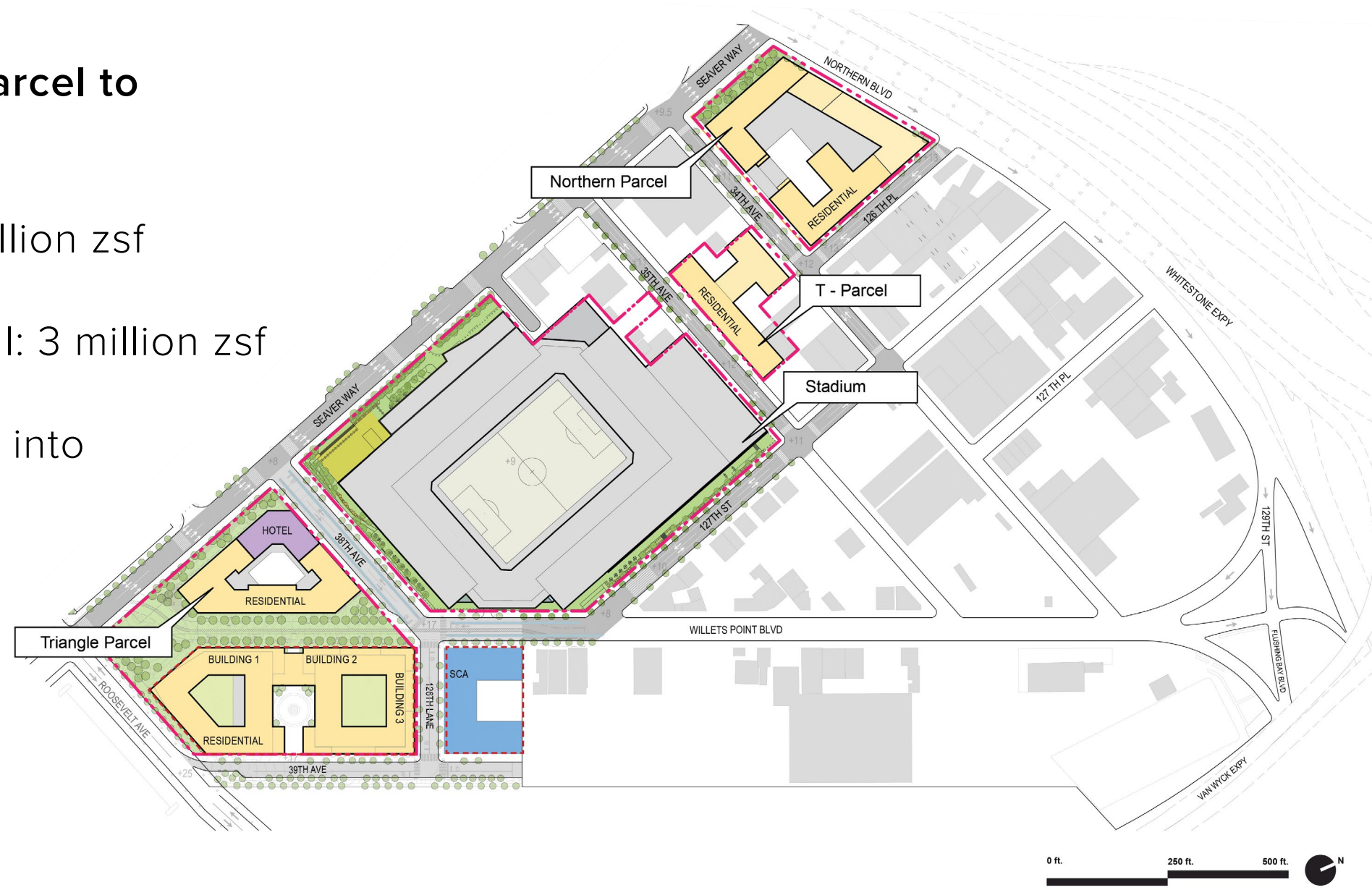




# 4. SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS (ZR SECTION 124-60)

To transfer floor area from Stadium parcel to residential parcels:

- Existing zoning allows approx. 3.8 million zsf
- Phase 1 and Phase 2 project proposal: 3 million zsf
- Retaining public streets splits project into four separate zoning lots
- Special permit allows Stadium (1.7 million zsf underbuilt) to transfer zsf to other parcels

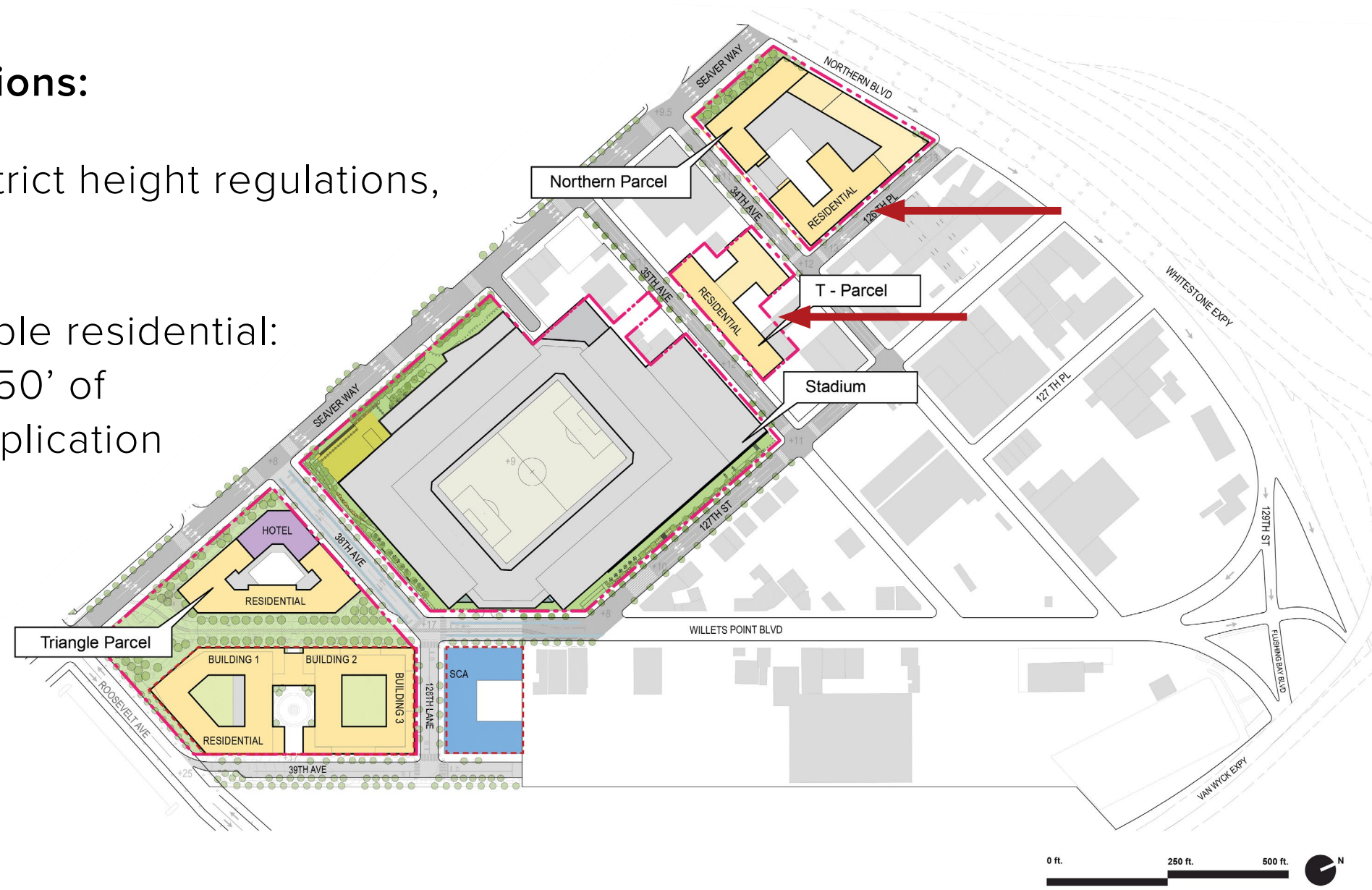




# 4. SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS (ZR SECTION 124-60)

## To modify height and setback regulations:

- All structures comply with overall district height regulations, except...
- T-Parcel and Northern Parcel affordable residential: requesting additional approximately 50' of height, would be subject to future application to BSA
- Buildings on all parcels would rise without required setbacks at 85'

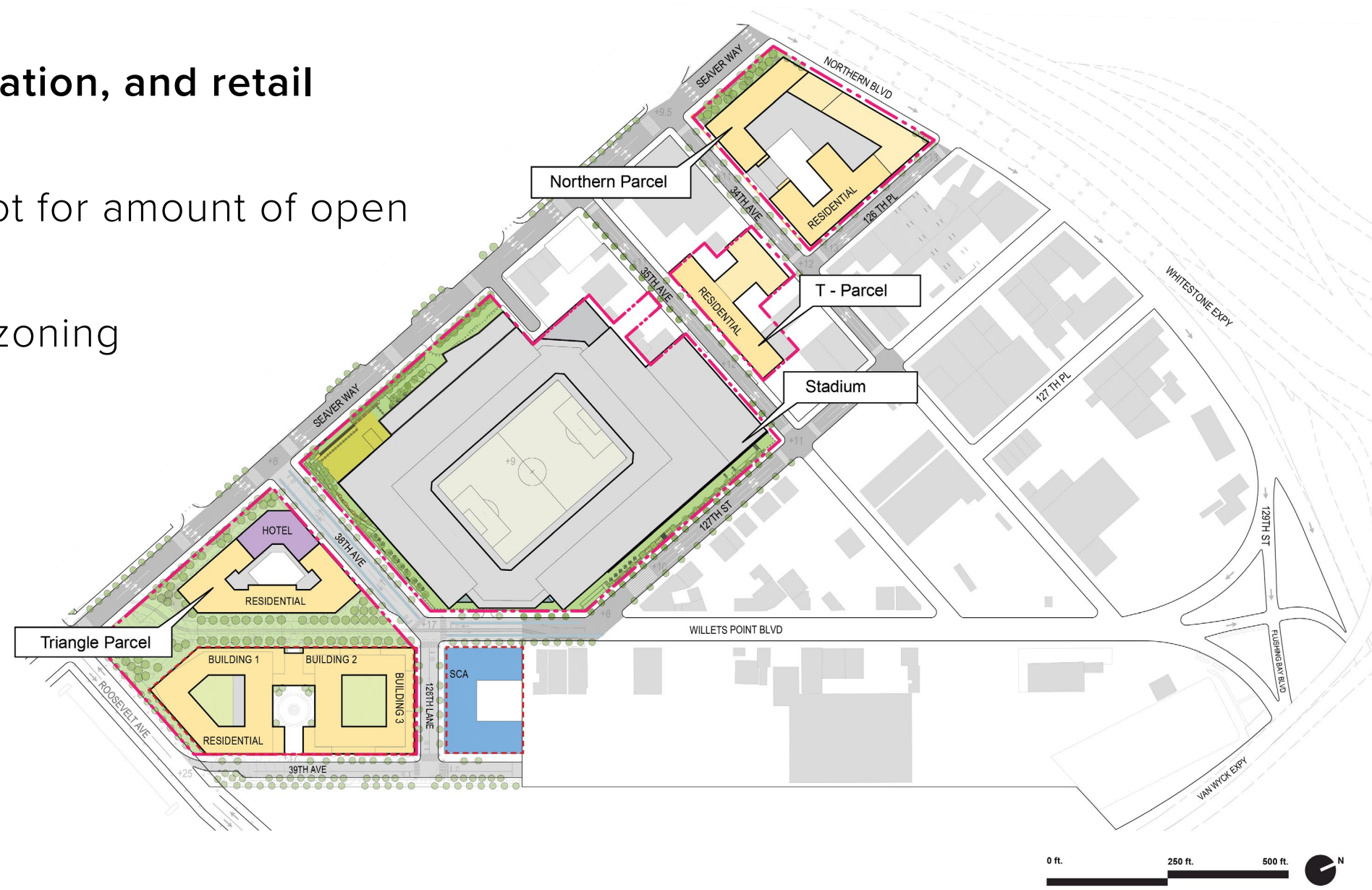




# 4. SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS (ZR SECTION 124-60)

## To modify open space, block configuration, and retail continuity regulations:

- Open space mods for design only, not for amount of open space provided
- Open space provision is well above zoning requirement
- 3.7 acres provided in both phases (2.8 acres in Phase 2)
- 2.2 acres required for both phases (1.5 acres in Phase 2)
- 690' stadium block-length is larger than 450' permitted
- Retail would be waived on certain frontages, reduced in depth on other

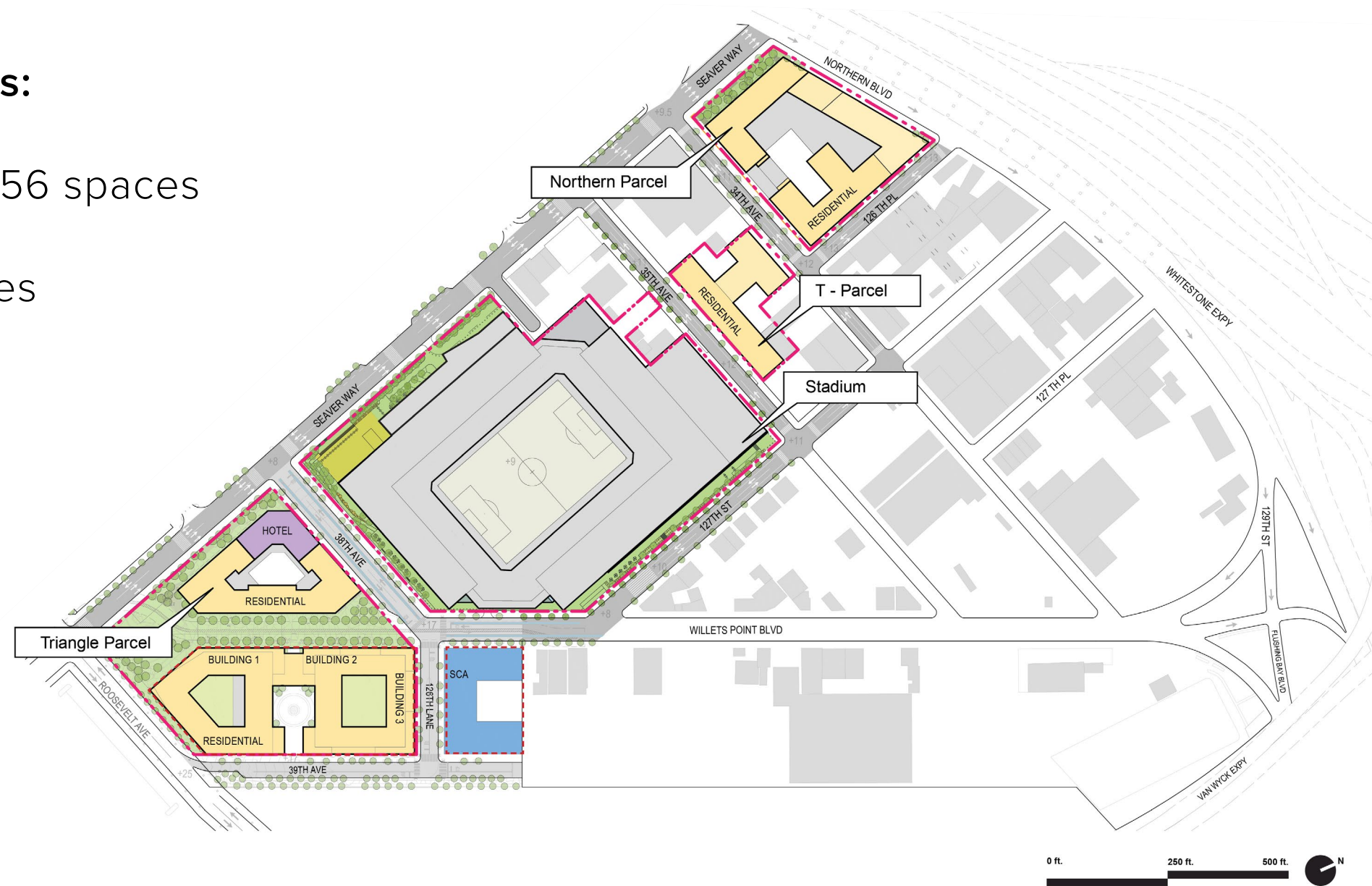




# 4. SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS (ZR SECTION 124-60)

## To waive/reduce parking requirements:

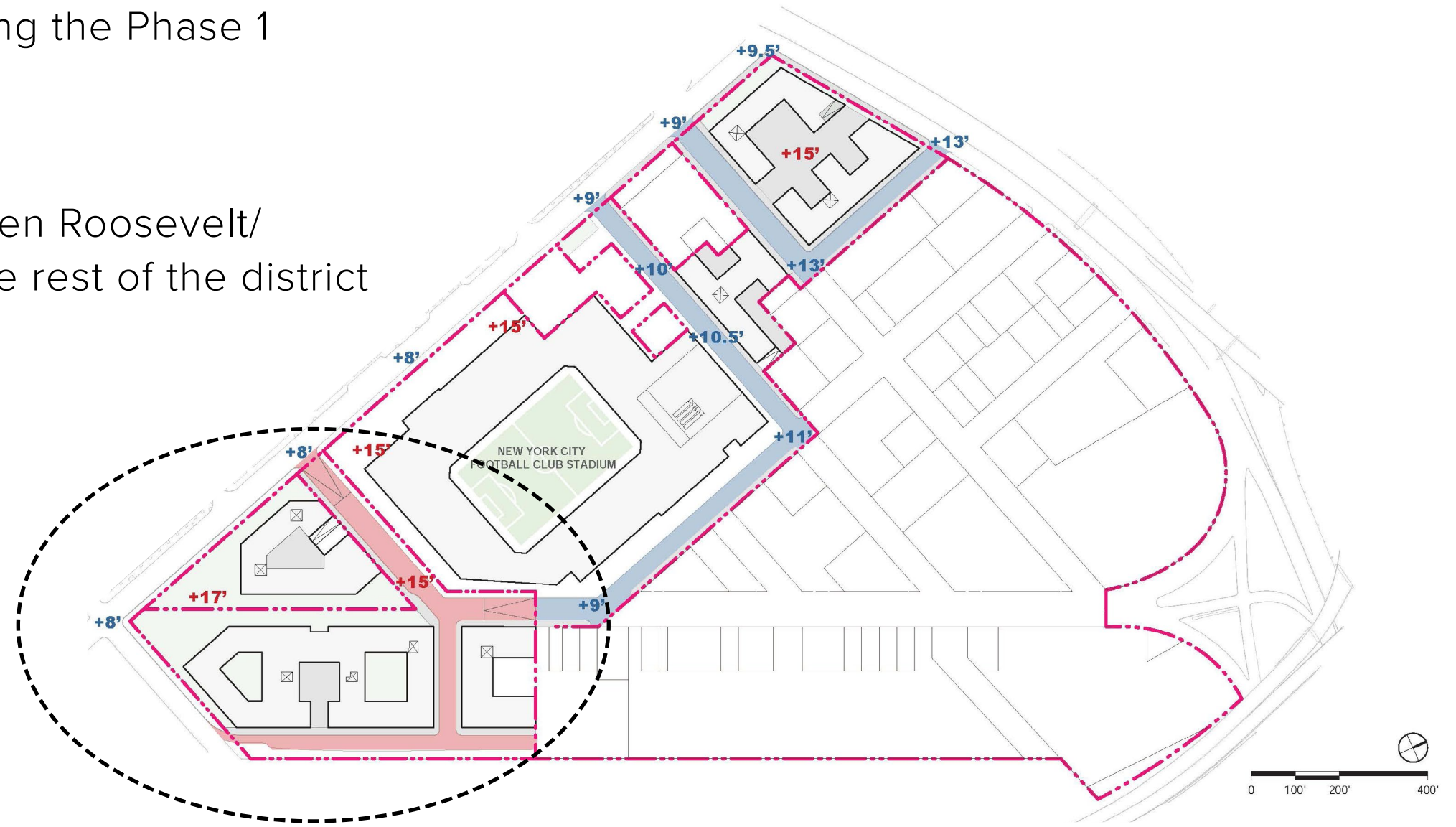
- Requirement for non-stadium uses: 956 spaces
- Requirement for stadium: 1,000 spaces
- Proposed: 823 spaces





# 5. CHANGES TO THE CITY MAP

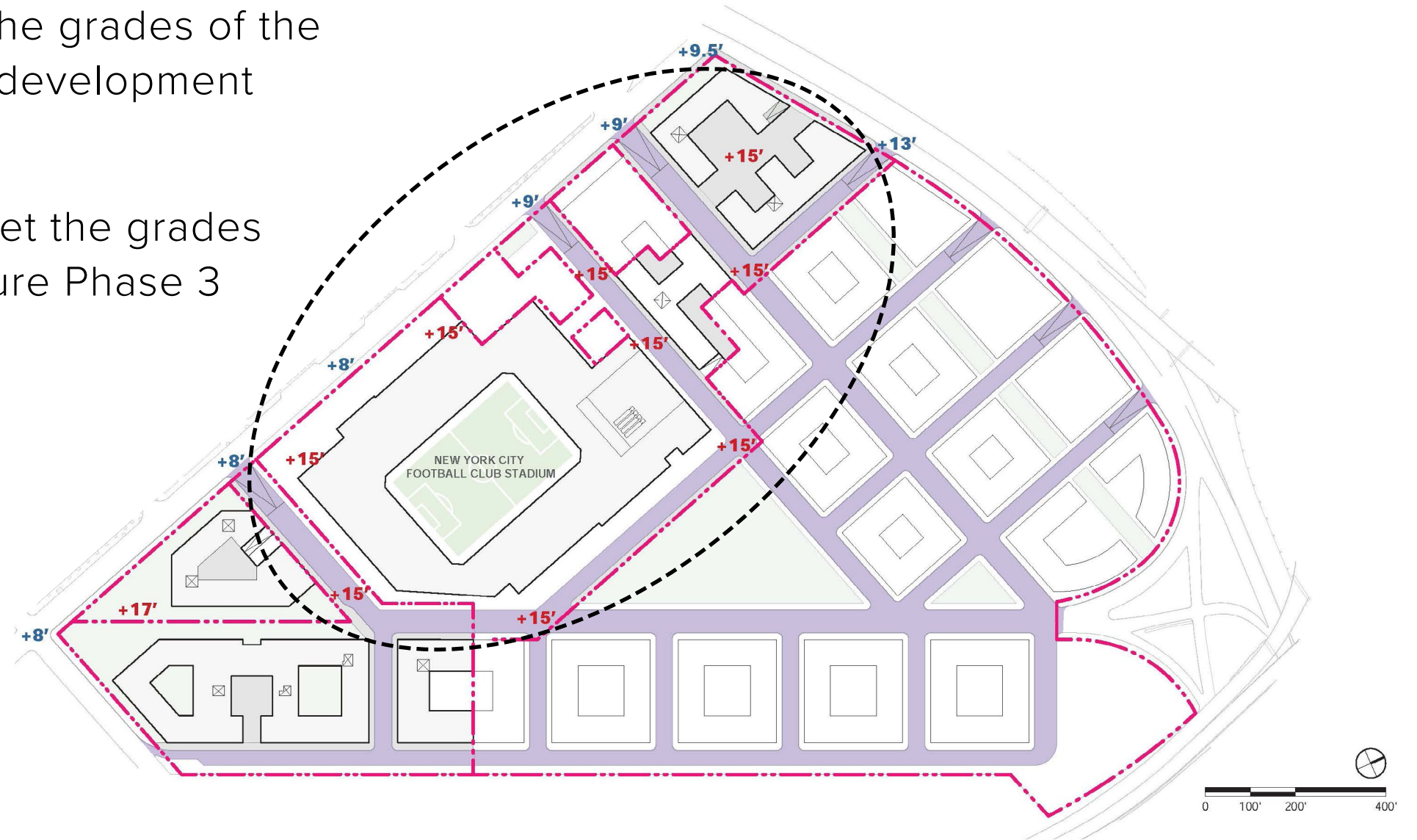
- To map the streets surrounding the Phase 1 development
- Re-establishes access between Roosevelt/ southern Seaver Way and the rest of the district





## 5. CHANGES TO THE CITY MAP

- To allow for a future increase in the grades of the streets surrounding the Phase 2 development
- Allows the Phase 2 streets to meet the grades of the private streets within a future Phase 3 development of Willets





# NYCFC'S PROPOSED NEW STADIUM: A COMMUNITY RESOURCE

The New York City Football Club (NYCFC) is committed to ensuring that its proposed new soccer stadium will be a resource for the borough of Queens — enhancing the economic and cultural fabric of the neighborhood, borough, and city as a whole.

During the planning and development of its proposed stadium, the Club's focus will be working with community stakeholders around four key pillars that reflect our values:

1. Economic Impact
2. Community Access
3. Programming
4. Sustainability





# SUPPORTING THE ECONOMY AND WORKFORCE OF QUEENS AND THE CITY

NYCFC's commitment to its proposed stadium being a community resource includes maximizing economic opportunities for the local workforce and businesses, both during and post construction.

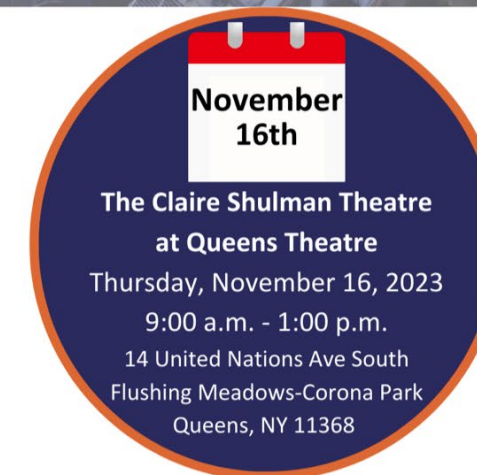
## NYCFC's proposed stadium

- **\$800M+** privately funded construction project
- 100% built with **union labor**
- **~4,000 construction jobs** created (stadium only, not including other project elements)
- **\$300M+** in construction wages, salaries, and benefits
- **35% MWBE** participation goal
- **Local procurement** of goods and services
- **100s of union jobs** created in stadium operations
- Benefits associated with **100+ NYCFC front office staff** headquartered in Willets Point



 **Turner Construction Company** Invites you to **Turner**  
**A Project Information Session**

The New York City Football Club Stadium Project will have many different opportunities for Minority and Women Business Enterprises (MWBEs) and Local Businesses (LBEs), as well as workforce opportunities for Queens residents!



**November 16th**

**The Claire Shulman Theatre at Queens Theatre**  
Thursday, November 16, 2023  
9:00 a.m. - 1:00 p.m.  
14 United Nations Ave South  
Flushing Meadows-Corona Park  
Queens, NY 11368

Join the New York City Football Club and Turner Construction on Thursday, November 16th from 9:00 a.m. - 1:00 p.m. for information sessions for MWBEs and LBEs, to get involved with New York City Football Club's proposed stadium project at Willets Point!

The team of HOK as the architecture firm, along with Turner Construction as the general contractor has been selected by the New York City Football Club to build the proposed, first-ever, soccer-specific stadium in New York City.





# COMMUNITY USE AND ACCESS OF THE PROPOSED STADIUM

## Introducing: City Square

- 31,000+ sf of programmable space inside the stadium available for community use on non-event days
  - » Example use cases: CBO-sponsored events and meetings, public markets and art installations, small business workshops, youth sports and recreation activities, and more
- Community Activation Fund to be created to help offset event-related costs incurred by community event sponsors
- Booking via reservation system; calendar updated quarterly
- No space rental fee for community event sponsors

## City in the Community HQ

- NYCFC's nonprofit, City in the Community (CITC), will be headquartered in proposed stadium
- ~2,000sf of flexible program space
- When not being used to provide free, award-winning programming, space inside CITC HQ will be available for scheduled community use - at no cost
- Booking via CITC's community liaison





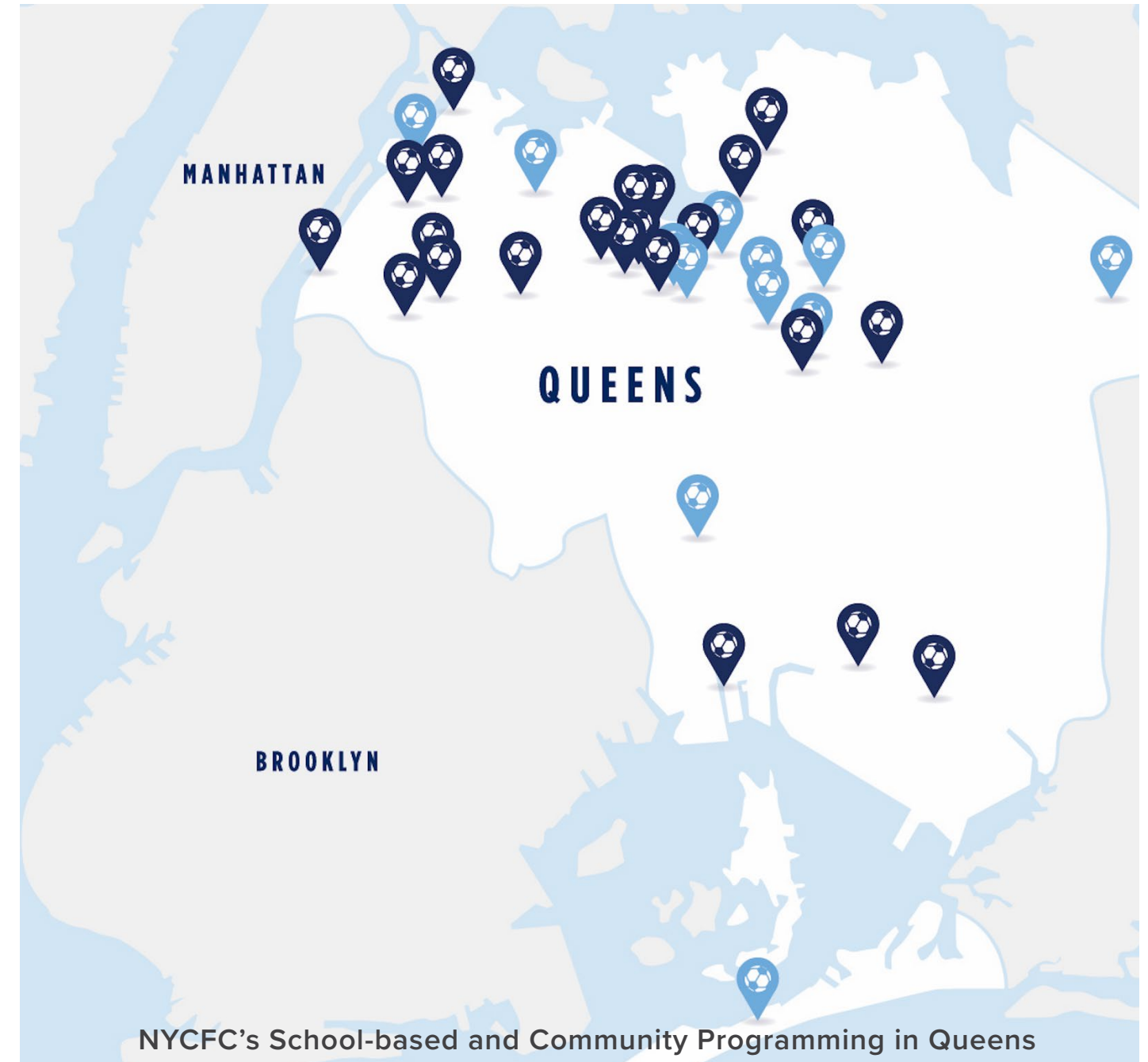
# EXPANDING NYCFC'S FREE YOUTH AND COMMUNITY PROGRAMMING

## City in the Community (CITC)

- Operating in all five boroughs since 2013, CITC, a nationally recognized community-based organization, promotes health, education and youth leadership development through the power of soccer
- 25+ school and CBO partners in Queens
- 1000s of free soccer tickets donated annually to partner organizations, including: Alliance for Flushing Meadows Corona Park, public schools in Queens and citywide, NYC Departments of Homeless Services and Social Services, and more

## Proposed Expansion

- By 2026, prior to the projected opening of the proposed stadium, NYCFC plans to offer free, school-based programming opportunities to every public school in CB7Q





# A SUSTAINABLE VISION FOR SOCCER: THE FIRST-EVER FULLY ELECTRIC STADIUM IN MLS

NYCFC is committed to ensuring that the development and operations of its proposed stadium is undertaken with sustainability at the forefront.

While adhering to all local laws and regulations, following are a few key elements and longer-term goals of NYCFC's sustainability plan:

## Renewable Energy

- All electric stadium – the first of its kind in MLS and NYC – with rooftop solar panels

## Efficient Water Systems

- Water attenuation system below the stadium pitch to capture and reuse rainwater for irrigation

## Waste Reduction, Reuse and Recycling

- Working towards a zero-waste stadium – with onsite composting and a commitment to reducing waste that goes to landfill

## Emissions Measurement Toward Net Zero

- Goal of credible net zero - with annual CO2 emissions % reduction targets for things like waste handling, energy consumption, sustainable travel, and more





THANK YOU

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