



Former Flushing Airport RFP

Information Session
December 11, 2024

131 STREET

132 STREET

20 AVENUE

PETRACCA PLACE

130 STREET

23 AVENUE

WHITESTONE EXPRESSWAY

OLIVER ST

LINDEN PLACE

28 AVENUE

0 0.1 Miles

Agenda

1. The Opportunity
2. Site Context
3. Development Program
4. Next Steps
5. Q&A

The Opportunity



Large Scale Development Opportunity: 80 contiguous acres of land—an exceptionally rare opportunity in NYC



Flexible Terms: RFP permits a wide range of uses, sale or lease, all or a portion of Site, optimizing creativity and potential



Unique Natural Amenity: Capitalize on the restored wetlands to offer scenic views, connection with nature, and privacy



High-Impact Potential: Create a thoughtful development that addresses local needs, including new housing

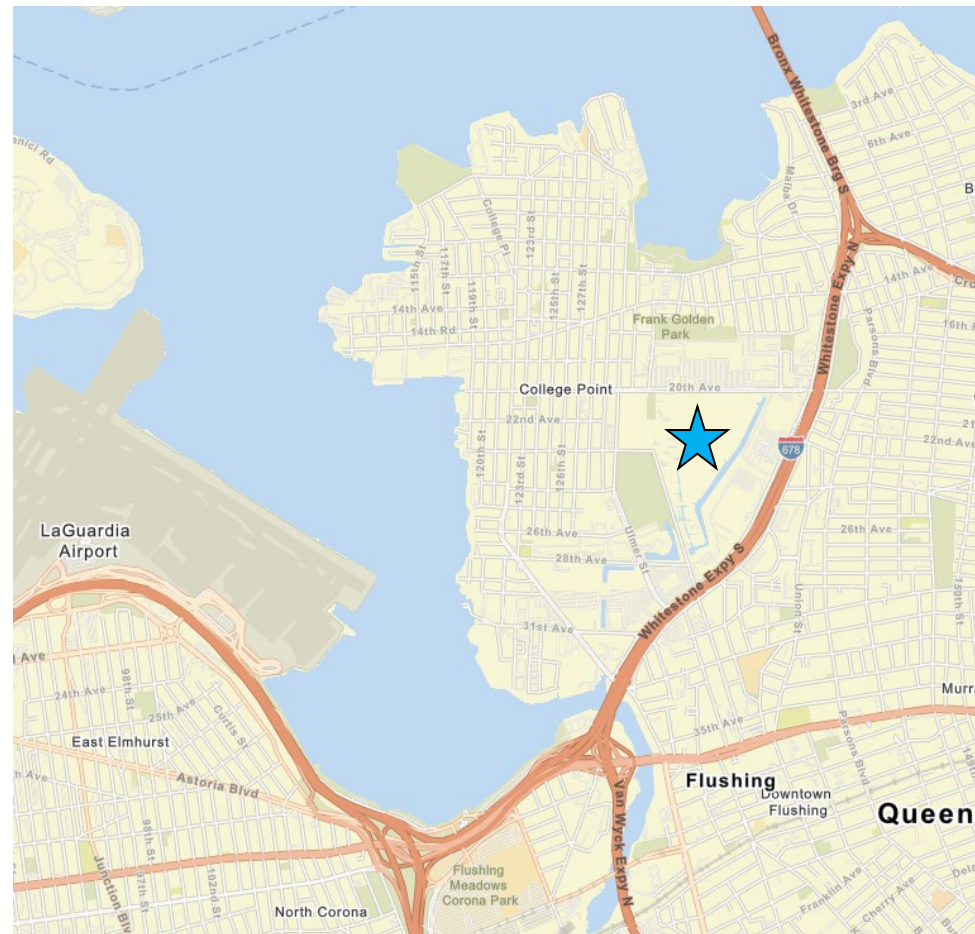


Unique Design Opportunity: Introduce groundbreaking design and sustainability practices

Site Context

Site Overview

- Approximately 80 acres
- College Point neighborhood of Queens
- Former airport, vacant since 1984
- Existing zoning M2-1 and M1-1 but open to rezoning



Family-Friendly Neighborhood

Strong Homeownership:

- 58% owner-occupancy rate
- Predominantly single-family

Abundant Green Spaces:

- Flushing Meadows Corona Park
- College Point Fields
- MacNeil Park
- Frank Golden Park
- Powel's Cove Park



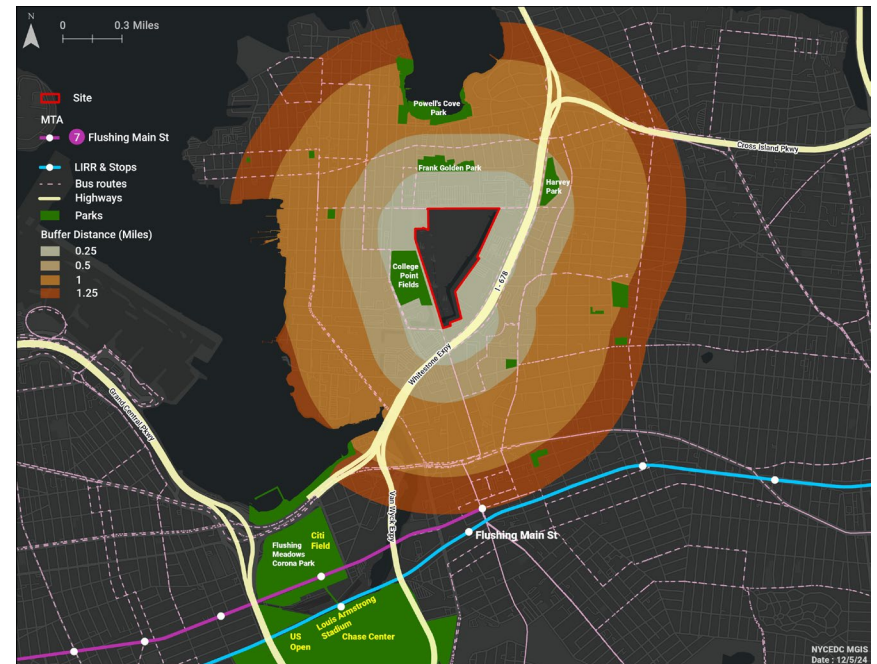
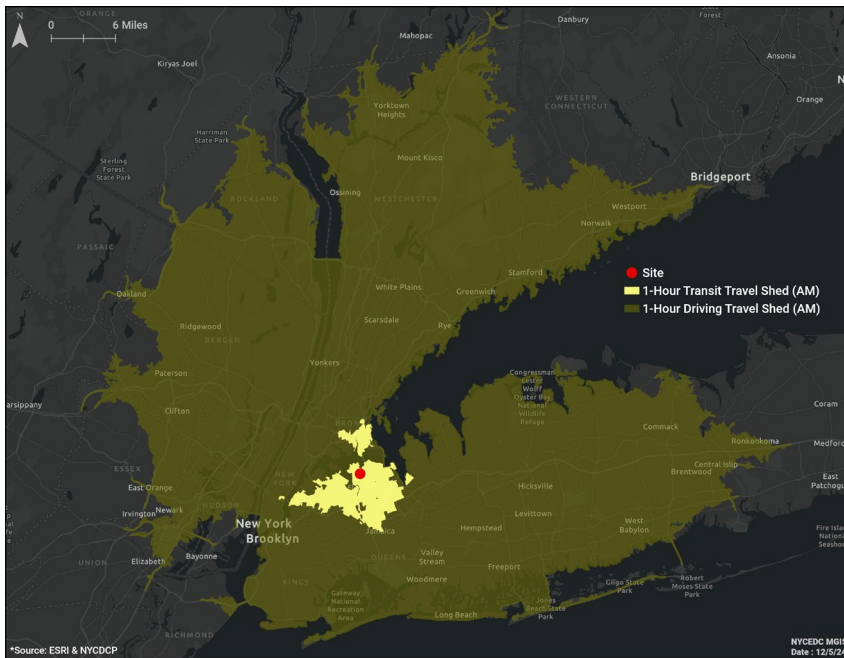
23rd Ave & 125th St, College Point, Queens. CityNeighborhoods.nyc.



Flushing Meadows Corona Park (Credit: NYC Parks)

Neighborhood Context: Transportation

- Proximate to major expressways and parkways
- Minutes from the newly renovated LaGuardia Airport
- Connections to LIRR and MTA subway via multiple bus routes



Neighborhood Context: Commercial Uses

Retail Uses

- College Point Center
 - TJ Maxx
 - Target
 - BJ's Wholesale
 - ShopRite
 - Ulta Beauty
- Triangle Center
 - Bob's Discount Furniture
 - Old Navy
 - Tesla

Office & Logistics Uses

- College Point Logistics Center
 - 250k SF newly built
- New York Times
 - 450k SF printing facility
- USPS
 - 450k SF distribution center
- World Plaza
 - 150k SF office
- College Point Plaza
 - 80k SF warehouse






Neighborhood Context: Entertainment Venues

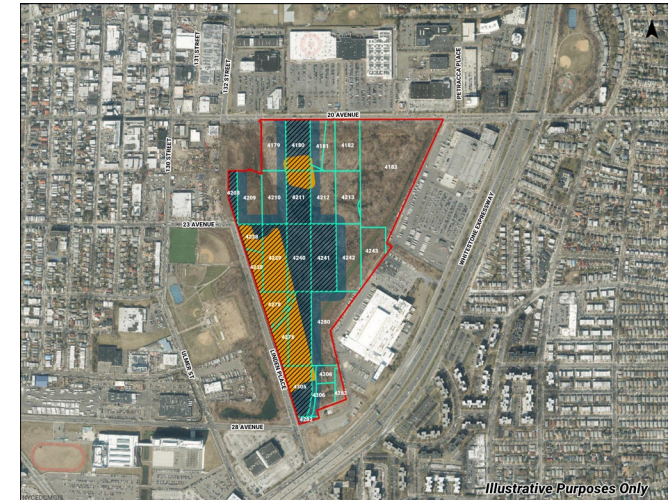
Site is < 2 miles from 3 venues, which attract thousands of guests



Site Context: Wetlands

- Site contains State and Federally designated freshwater wetlands
- Portion of Site under DEC consent order and site management plan
- Proposals may include offsite mitigation plans

Area	Key	Permitted Development
Remediated wetlands area		None
DEC consent order lots		Commercial only and DEC approval required
DEC consent order radius		DEC approval required
Within wetland or 100 ft		DEC approval required
All other areas		Subject to regulations



Site Context: Innovative Solution

Development may require innovative engineering solutions to address:

- Freshwater wetlands
- Potential remnants of prior airport, including old fill
- Challenging subsurface conditions
- High water table
- Lack of onsite infrastructure
- Limited site access



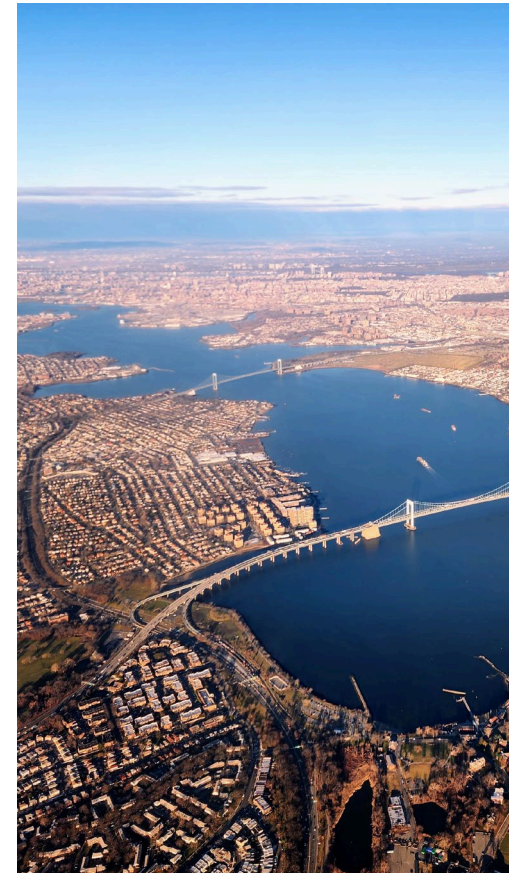
Looking south, former airport tarmac

Development Program

Development Program: Project Goals

Competitive Proposals should accomplish Project Goals:

1. Creates a **feasible project** that develops the **local economy** and enhances the **quality of life** and open space in the neighborhood;
2. Incorporates design excellence in the site plan and building designs as well as encourages successful integration of the project into the **local context**;
3. Advances the City's **housing, economic development, and environmental and sustainability** goals;
4. Delivers a **comprehensive hiring and wage program** that supports communities and creates good-paying job opportunities; and
5. Generates **returns to the City** while minimizing the use of public subsidies



Opportunities to Reimagine the Site

NYCEDC welcomes proposals that include any combination of the following uses:

- Residential
- Retail
- Office
- Industrial
- Community Facility
- Recreational Facility
- Parking
- Open Space

Selection Criteria

NYCEDC will evaluate each Proposal according to the following Selection Criteria



Program and Design



Financial and Schedule Feasibility



Respondent Qualifications and Experience



Economic Impact

Next Steps

RFP Timeline



Q&A

FlushingAirportRFP@edc.nyc

Site Tour Deadline: January 3, 2025

Submission Deadline: March 20, 2025 at 11:59 PM

Please upload your response as a .zip file with your company name and the name of this RFP to the project website.

