

Willets Point | Task Force Meeting 02

SUBJECT: Summary of the Second Meeting of the Willets Point Task Force
DATE: July 25, 2018
TIME: Noon – 2:00pm
LOCATION: Queens Borough Hall

Purpose

This Task Force will work to identify community priorities and produce recommendations for the 61-acre Special Willets Point District (SWPD), which will be used to frame strategy and negotiations for future phases of development of the SWPD

Outline

The second Task Force meeting was focused on:

- 1) Recap of First Task Force Meeting
- 2) Requests for Additional Information:
 - a. Phase 1A
 - b. Van Wyck Ramps
 - c. Soccer Stadium
- 3) Discussion surrounding information requests and the development of three development scenarios for the next meeting

Summary of Discussion

During the discussion, individual Task Force members provided feedback on the requests for additional information, and tasked the City to 1) follow-up on additional requests for information and 2) develop three scenarios to present for the 17 acres at the next Task Force meeting, as outlined in the below notes.

Task Force Member Discussion Points

- Interested in details of the current project's labor requirements & use of prevailing wage
- Requested clarification on the current alignment of the AirTrain and station location
- Interested in seeing future infrastructure tie-in/alleviate stormwater runoff into Flushing Creek/Bay
- Requested AMI bands for Phase 1A
- Clarification of school requirements/needs for full build-out of SWPD at 5,500 units
- Requested closest location and response times for NYPD, FDNY, & EMS, in addition to future DSNY staffing/truck requirements, and any grocery store & supporting retail requirements
- Task Force would like better understanding of financial considerations for the SWPD, including examples of supportive uses that would help recoup any funding put forth by the City and generate a significant economic impact for the City
- The conversation also focused on the idea of a soccer stadium, including:
 - Requesting further diligence on soccer stadium including details on remediation, complimentary uses/retail opportunities, funding, economic impact (output & job creation), & community benefits/multi-use opportunities
 - Determining if the construction of a stadium would trigger construction of the Van Wyck ramps
- Determine the actual demand for additional hotel rooms in the area and what populations a potential hotel would serve, citing existing problem of hotels going out of business in the area surrounding LGA

- Requested the income bands of existing households in the study area neighborhoods (Willels Point, Flushing, & Corona)
- Task Force would like the City to determine the potential feasibility of providing a stand-alone emergency room and/or clinic, citing:
 - Elmhurst Hospital's ER is inundated and is currently undergoing \$11M expansion
 - ER/clinic could compliment stadium and include sports medicine/PT component
- Task Force members expressed that the Van Wyck services ramps should be prioritized – citing increasing activity between Citi Field and the Nat'l Tennis Center that should warrant construction of the ramps regardless of the build-out of the SWPD
- The Task Force stated that if there were additional housing in future phases, it should be a mix of market-rate and affordable; there shouldn't be a 100% market-rate housing development next to 100% affordable
- As a next step, the Task Force requested that the City develop three scenarios:
 - 1) Soccer stadium with entertainment/retail uses & potential stand-alone ER/clinic
 - 2) Mixed-use district
 - 3) Third option TBD

Next Meeting: Wednesday, August 22, 3-5PM