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**Willets Point – Community Board 7 Update**  
**April 9, 2025**

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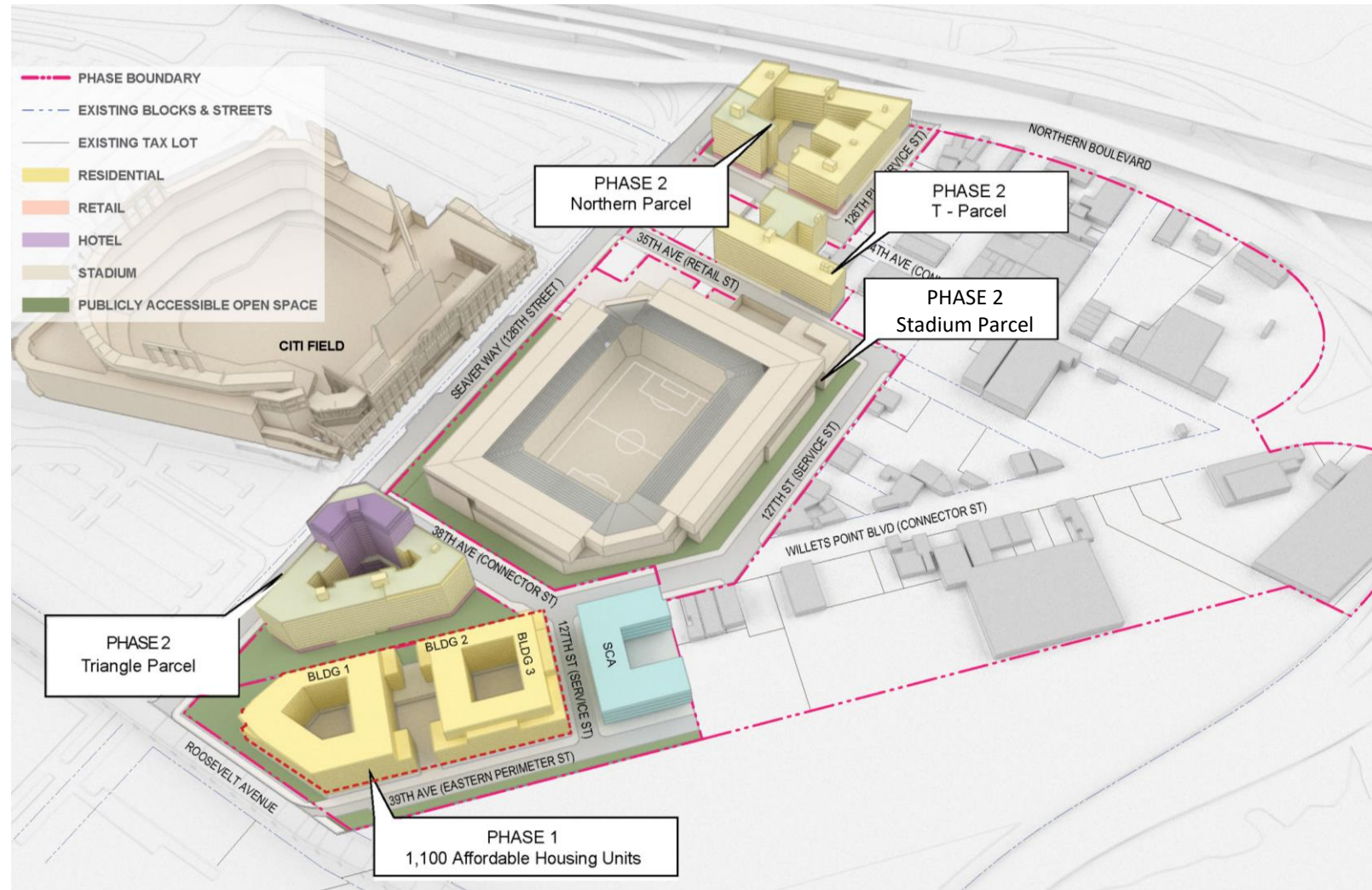
# Development Summary

## PHASE 1

- Buildings 1 & 2 - 880 affordable housing units
- Building 3 – 220 affordable housing units for seniors
- Development pad for SCA school
- Environmental remediation and infrastructure improvements
- 1-acre publicly accessible open space

## PHASE 2

- 1,400 100% affordable residential units
- 25,000-seat soccer-specific stadium
- 100,000+ SF of publicly accessible open space
- Hotel
- Additional infrastructure upgrades to support the district buildout



Phase 1 & 2  
Infrastructure & Remediation

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# Phase 1 - Infrastructure & Environmental Remediation

## Environmental Remediation

(Removed **over 200K Tons** of Contaminated Soil)

## Sewer Infrastructure

## New Roads

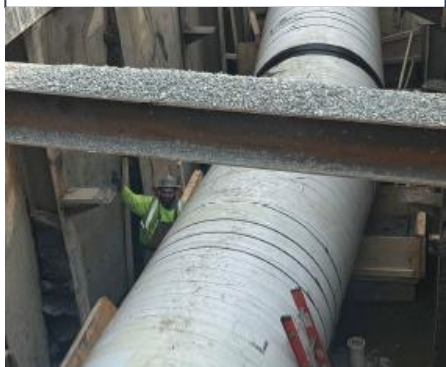
## New Publicly Accessible Open Space

## Utility Connections and Installations

### Environmental Remediation



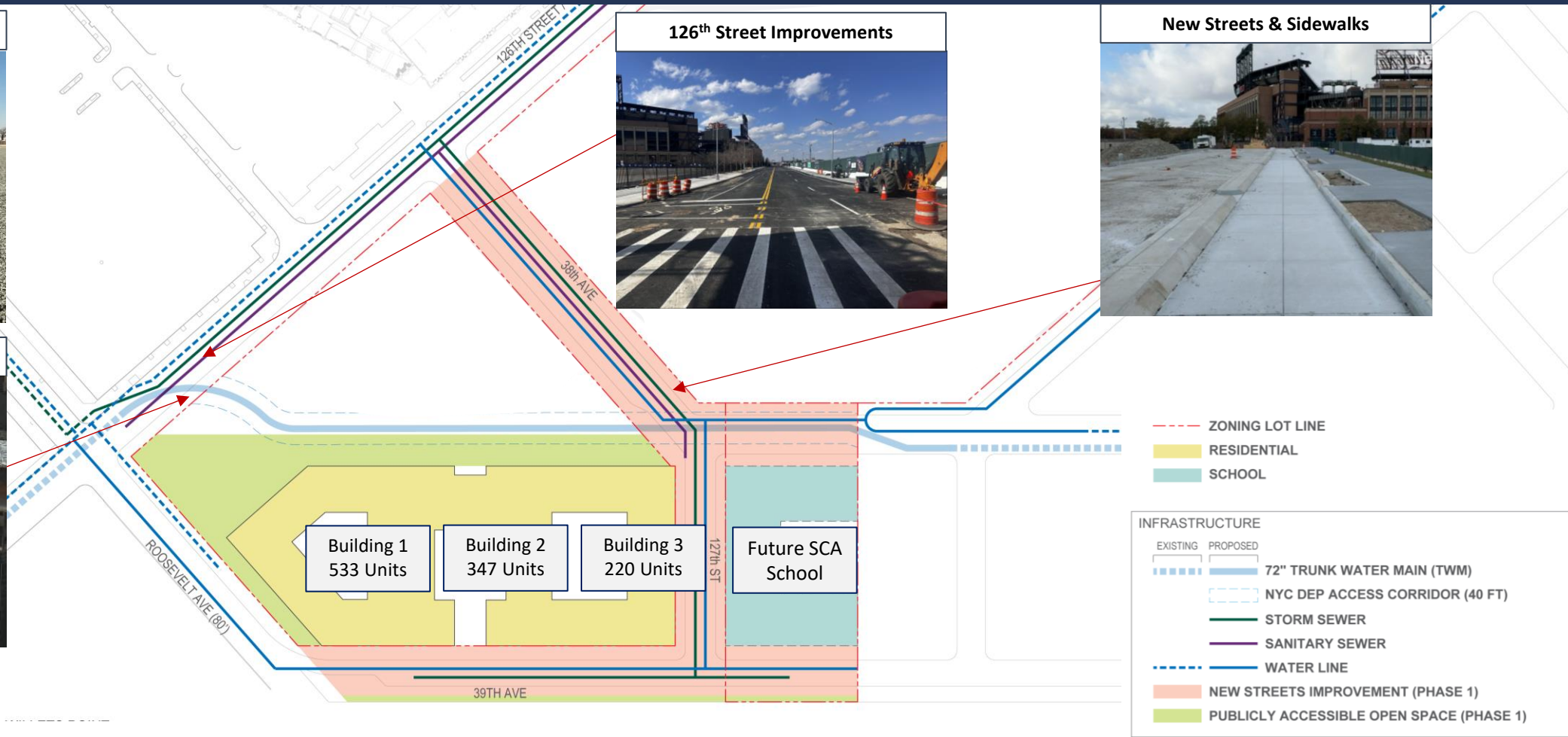
### New 72" TWM



### 126th Street Improvements



### New Streets & Sidewalks



# Phase 1 126<sup>th</sup> Street Infrastructure Improvements

**AFTER THREE YEARS OF CONSTRUCTION, ALL PHASE 1 INFRASTRUCTURE IMPROVEMENTS ALONG 126<sup>TH</sup> STREET ARE COMPLETE**

## October 2023 - April 2024 (New DEP Infrastructure)

- 50-ton, 80-ft long Piles to Support New Water Mains and Sewers
- 20-ft deep Trench Excavations
- New 72-in dia. Trunk Water Main
- New 1520 LF 24-in dia. Sanitary Sewer

## November 2024 - April 2025 (New DEP Infrastructure & Road, Curb, & Sidewalk Restoration)

- New 1200 LF Storm Sewer (7.5' x 4.5' Box)
- New 42" Storm Sewer running through Citi Field Lot G
- New Con Edison Feeders for Phase 1 Electrical Connection
- New Verizon / Spectrum Telecommunication Lines
- New 12" Water Main tied into new 72" Trunk Water Main for Improved Water Distribution to Willets Point District
- New Curbs, Sidewalks, Roadways, and Lighting
- Reconstruction of Roosevelt Avenue Intersection
- New Crosswalks, Lighting, and Traffic Signalization

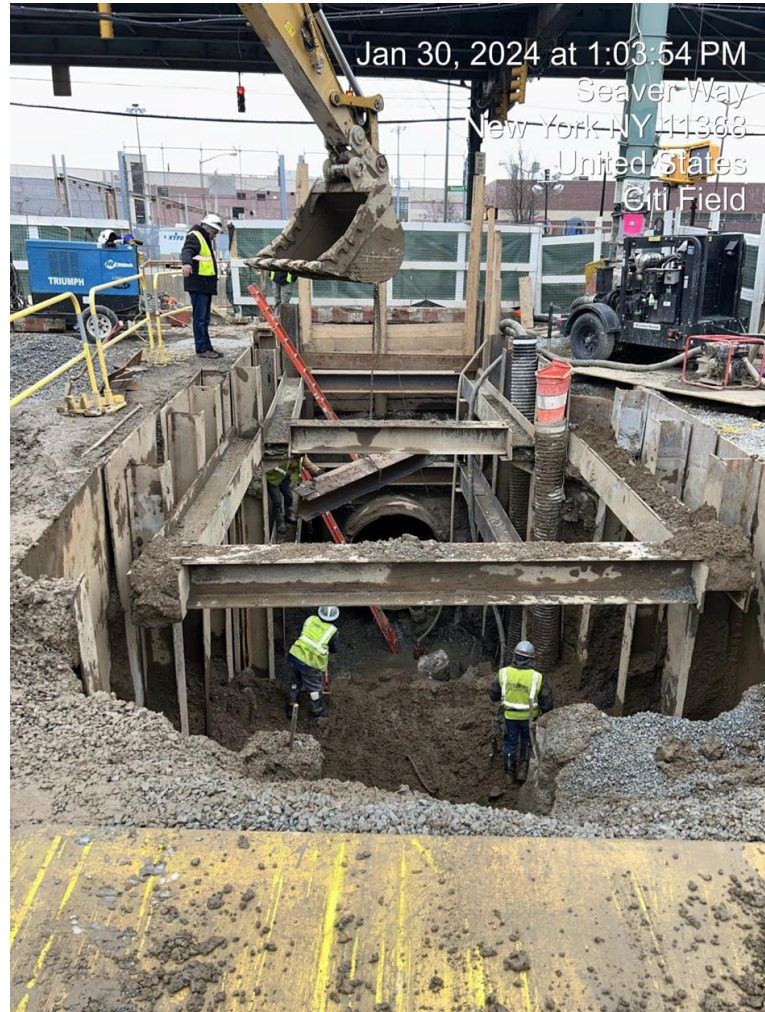


# Phase 1 Progress Photos

Sanitary Sewer Pipe Installation  
November 2023



72" Trunk Water Main Installation  
January 2024



Storm Sewer Installation  
November 2024 to March 2025

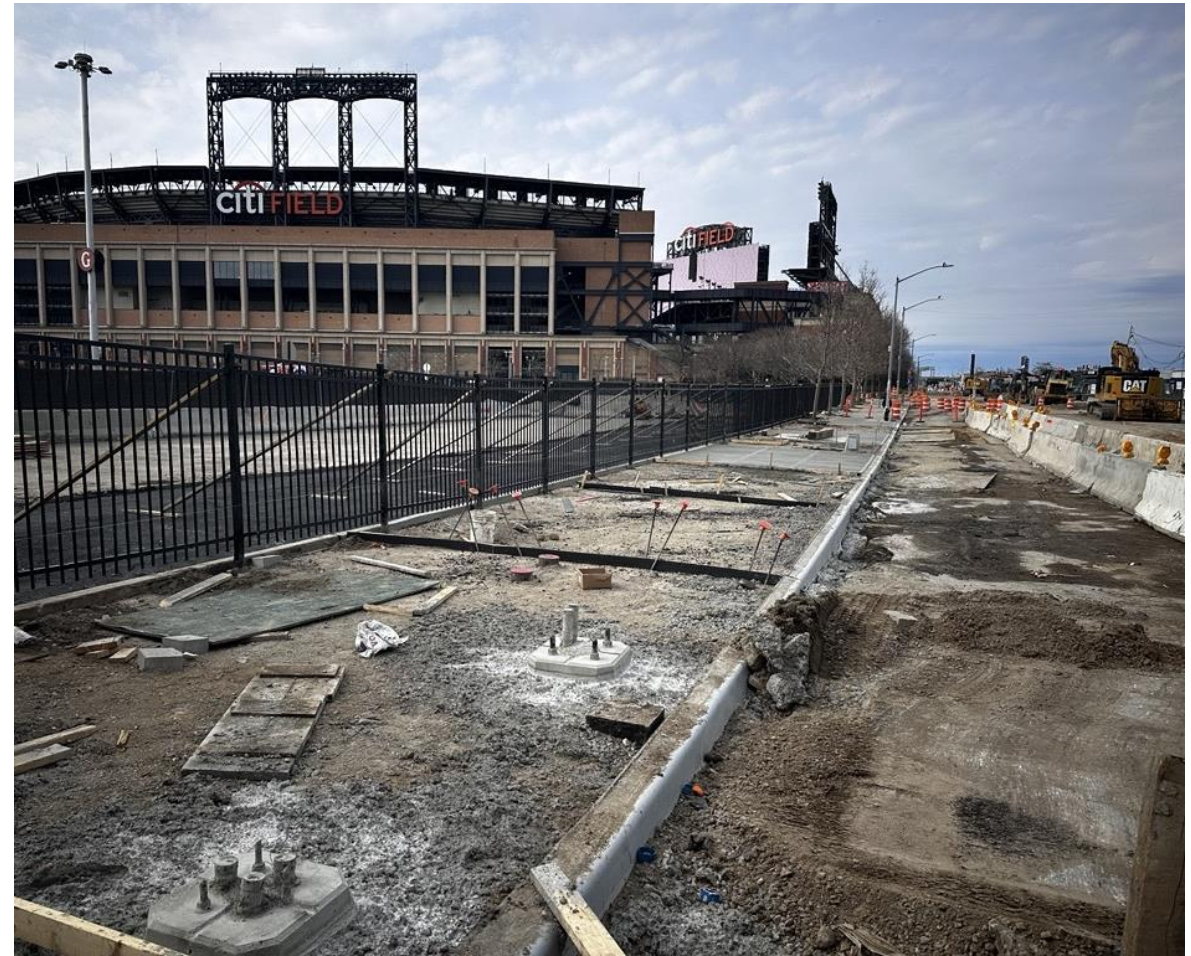


# Phase 1 Progress Photos

Sidewalk & Curb Restoration Near Existing Shops



126th Street Sidewalk Restoration





# Phase 1 126<sup>th</sup> Street Improvements Completed

Completed 126th Street Roadways & Cross Walk Restoration



# Environmental Remediation Completed

## Phase 1 Remediation Completed

- Over 102,000 tons of contaminated soil removed
- Over 29,000 cubic yards of clean fill imported
- 68,751 pounds of groundwater treatment products applied
- About 435 linear feet of groundwater containment wall installed
- 16 underground fuel storage tanks removed

## Additional Phase 2 (Former OU-2) Remediation Completed

- Over 67,000 tons of contaminated soil removed
- Over 58,000 cubic yards of clean fill imported
- 12,160 pounds of groundwater treatment products applied
- About 510 linear feet of groundwater containment wall installed
- 22 underground storage tanks removed

## Ongoing Work (Monitoring)

- Supplemental groundwater monitoring in L-Parcel (C241146H) – April/May 2024
- Quarterly groundwater monitoring – next event April 2025
- Vapor mitigation for future and buildings currently under construction
- Long-term protection of remedial elements



*Groundwater Treatment Product Injection*

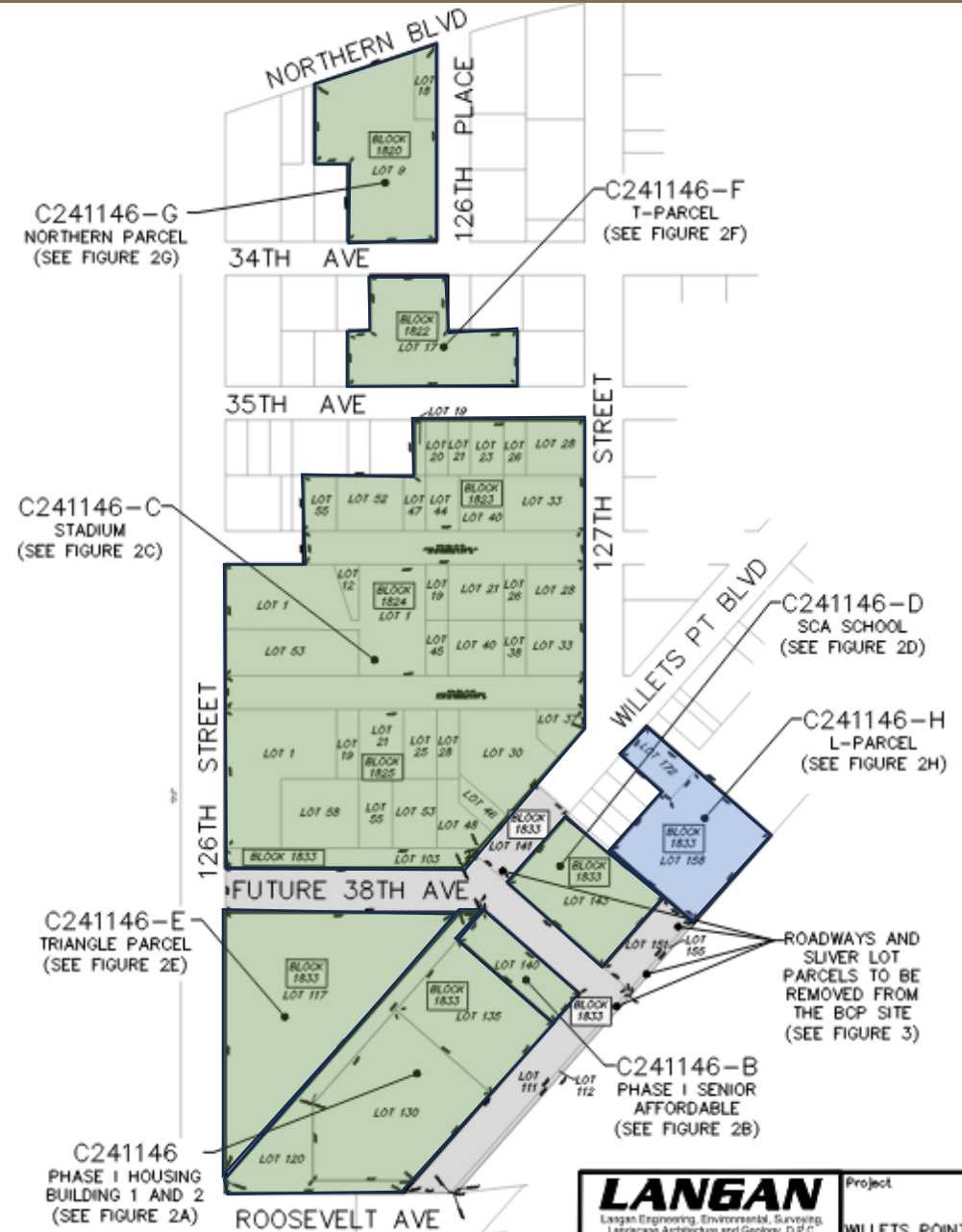
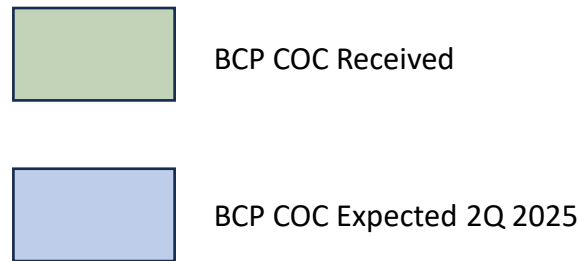


*Removed Underground Fuel Storage Tanks*

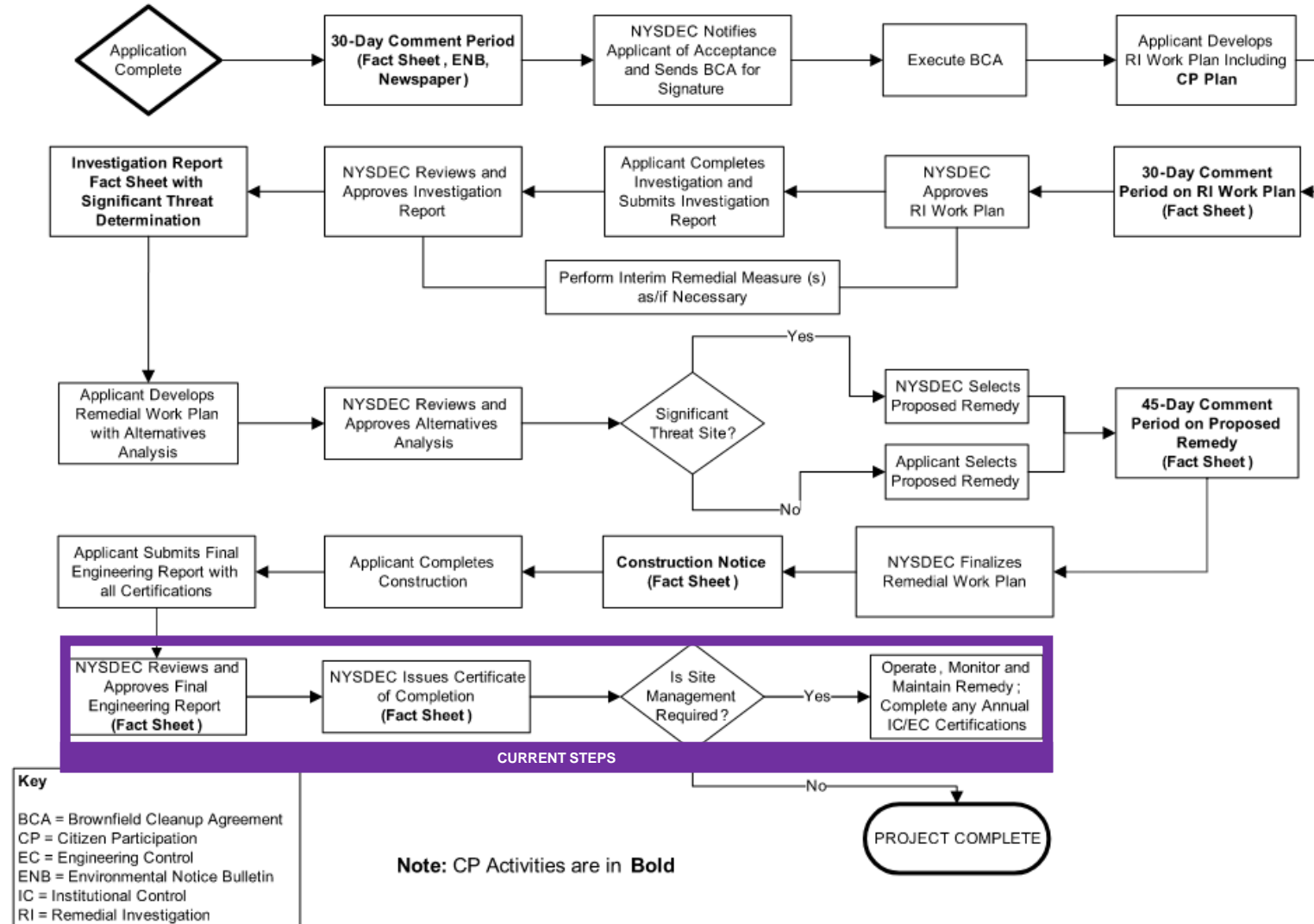
# Brownfield Cleanup Program Progress

## Parcel Configuration and NYSDEC Certificate of Completion Status

- BCP Site Split into 8 parcels to align with future redevelopment parcels
- NYSDEC Brownfield Cleanup Program Closure Documents submitted for all project parcels
- All future site redevelopment to be managed under respective Site Management Plans



# Brownfield Cleanup Program Process



# Brownfield Cleanup Program – Aerial



*May 2023 – Remediation Largely Complete*



*February 2025 – Remediation Complete, Building and Infrastructure Progress*

# What's to Come – Phase 2 Infrastructure



# Phase 1 Housing

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# Renderings





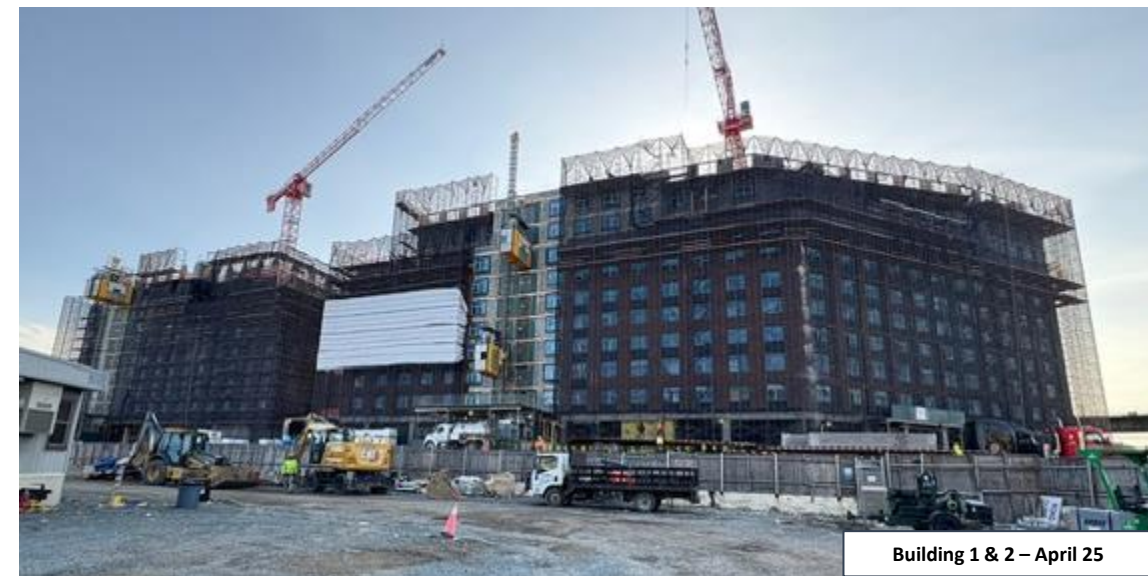
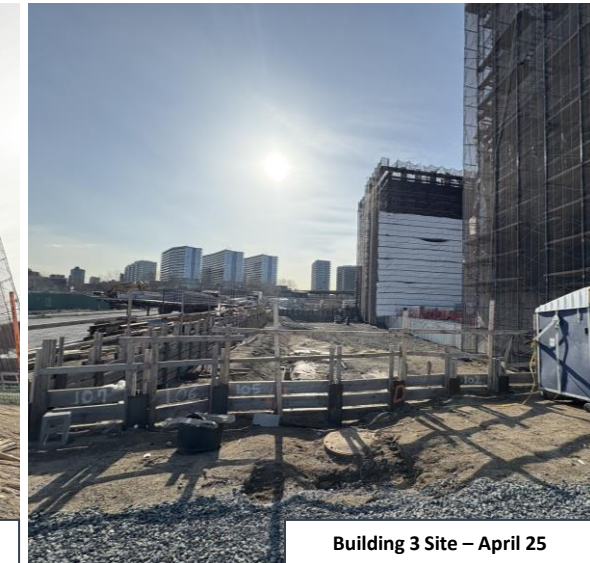
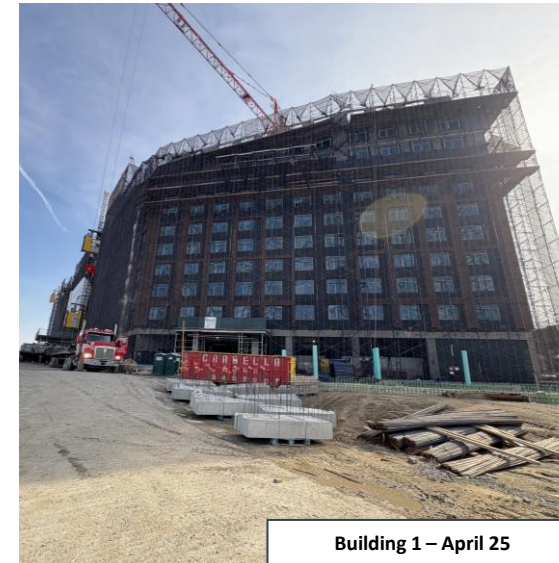
# Phase 1 Housing Update

## Building 1 & 2 (880 100% affordable housing units)

- Broke ground in 4Q 2023
- Over 97% bought-out
- Topping out anticipated in 2Q 2025
- First resident move-ins expected in first half of 2026

## Building 3 (220 100% Senior affordable housing units)

- Fully designed; Issued 100% CDs
- Working with NYC agencies to break ground as soon as practicable



# NYCFC Stadium Update

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# NYCFC Stadium: Progress Update (December 2024 – March 2025)



- **Stadium construction:** Making good progress since December groundbreaking, scheduled for 2027 opening
- **Completed all 1300+ below ground piles to support the new stadium**
- **Next phase of work:** Underground utilities; excavation and foundation; prep for structural steel (summer 2025)
- **Over recent months, Turner and NYCFC hosted:**
  - Workforce Expo with construction trade unions on 2.20
  - “She Can Build” pre/apprenticeship event with DC9 on 3.11
  - “Meet the Prime Contractors” event for local and MWBE construction firms on 4.24



**Above:** NYCFC stadium rendering

- **Surrounding infrastructure:** Design of all public open space around the stadium, streets and utilities, is largely complete; general contractors AECOM and Turner appointed to begin this work

# NYCFC Stadium: Site Image



Above: Aerial photo of stadium work site (April 2025)

# NYCFC Stadium: Community Workforce Events



Scan to register

## Meet the Primes Session

Attend to network with Prime/Tier-1 Trade Partners actively seeking partnerships on the trades listed below. Underutilized business enterprises and local companies are encouraged to attend, network, and engage with Trade Partners.

### Date and Time:

Thursday, April 24, 2025  
9:15 am - 12:00 pm

### Location:

LaGuardia Community College  
31-10 Thomson Ave, Long Island City, NY 11101

### Trades Include\*:

- BMS
- Stadium Seating
- Temp/C&S Electric
- Ext. Wall Glass & Glazing
- Ext. Wall Architectural Precast
- Surveying
- UG & AG Plumbing
- Piles
- Foundation
- Structural Steel
- Precast Stadia
- Furnish Lighting & Controls
- Exterior Wall - Metal Panels
- Site Utilities
- HVAC Air
- HVAC Wet
- Superstructure Concrete
- Fire Protection
- Fire Alarm
- Electrical Fit-Out
- Sports Lighting & Controls
- Telecom & LV Pathways
- Carpentry
- Misc. Metals
- Masonry
- Doors, Frames, Hardware
- SOFP & Intumescent Paint
- Roofing & Waterproofing
- Bowl Rails
- Hoist & Public Protection
- Pre-Purchase Equipment (HVAC)
- Pre-Purchase Equipment (ATS UPS Elec)

*\*subject to change*

**Above:** Workforce Expo with labor unions held on 2.20.25 at the Bulova Center

**Right:** Meet the Primes contractor event taking place on 4.24.25 at LaGuardia Community College

Thank you

