FLUSHING WEST

4th Stakeholders Meeting
Wednesday, February 3rd, 2016
AGENDA

- Department of City Planning Presentation (DCP) on Flushing West Community Resources
- Department of Housing, Preservation & Development (HPD) Presentation on the Draft Affordable Housing Strategies
- Department of Small Business Services (SBS) Presentation on the Draft Economic & Workforce Development Strategies
- Q & A
• Facilitate a community-based planning process to support policy changes that will shape a more livable neighborhood

• **Encourage new housing** with a required affordable component, and preserve existing affordable housing.

• **Encourage walkability** by extending the vibrant downtown area to the waterfront, and create opportunities for new open space

• Support the existing and growing immigrant and small business culture by **providing economic opportunities**

• Align investments in **infrastructure and services** to support current demands and future growth
Builds upon a long history of previous planning work in Downtown Flushing

Create a Comprehensive Neighborhood Plan to improve quality of life and diversity that:

- Identifies community resources & key capital projects that can contribute to achieving a more livable neighborhood
- Includes an affordable housing component which will incorporate mandatory affordable housing and preservation strategies
- Includes an economic development component to support current small business and workforce needs & future growth
• Zoning Study Area
• Neighborhood Area
• Housing Area
FLUSHING WEST PLANNING PROCESS OVERVIEW (02-03-2016)*

*Timeline is tentative and subject to change.

**PUBLIC MEETING:** Kick-Off
May 21 - Introduction to the study & begin dialogue on neighborhood challenges, needs, and opportunities

**PUBLIC MEETING:** Vision, Goals, & Guiding Principles (2)
July 29 - Share preliminary data & research, understand lived experiences of residents

**PUBLIC MEETING:** Draft Zoning Framework & Housing Strategies
Aug 20 & Sep 12 - Share feedback from previous workshop; deeper dive into key issues; roundtable discussions

**PUBLIC SCOPING HEARING:** Review Environmental Impact Statement (EIS) & Zoning
Oct 7 - Study update, including a draft zoning framework and brainstorming housing strategies

**PUBLIC MEETING:** Preliminary Plan
Feb 11 - Share and gather feedback on preliminary strategies for affordable housing, economic and workforce development, community services and capital planning for Draft Neighborhood Plan

**PUBLIC MEETING:** Draft Neighborhood Plan - Confirm & Prioritize
TBD - Confirm and prioritize elements of the Draft Neighborhood Plan

**PUBLIC REVIEW SESSION:** Draft Neighborhood Plan
60 days

**CB7 Public Hearing & Review**
BP Melinda Katz Public Hearing & Review
50 days

**City Planning Comm. Public Hearing & Review**
City Council Public Hearing & Review
50 days

**PUBLIC MEETING**
Finalize Plan
Share and gather feedback on FINAL Plan

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**PROPOSED ZONING FRAMEWORK**

**PRELIMINARY NEIGHBORHOOD PLAN STRATEGIES**

**DRAFT NEIGHBORHOOD PLAN AND ULURP CERTIFICATION CLOCK BEGINS**

PUBLIC MEETINGS

STAKEHOLDER GROUP (SG)

HOUSING STAKEHOLDER GROUP DELIVERABLE

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) & UNIFORM LAND USE REVIEW (ULURP) PROCESS
WHAT WE HAVE HEARD FROM THE COMMUNITY

COMMUNITY RESOURCES
• Improve outreach to immigrant communities and availability of language services
• Provide community services and facilities such as senior centers, daycare centers and health clinics
• Expand supply of school seats and after-school programs
• Prevent displacement of existing small business by newer big-box chain stores

TRANSPORTATION
• Pedestrian safety improvements at key crossings
• Improve station accessibility for the 7 train
• Transit center needed to direct bus layovers away from downtown area
• Improve bus circulation to reduce traffic congestion
• Need separated bike lanes, connections, and racks

PUBLIC REALM
• Streetscape improvements to enhance and support walkability
• Encourage strong retail corridors; reduce littering
• Improve water quality and reduce smell
• Create a publically accessible recreation destination along the waterfront

PARKS AND OPEN SPACE
• More passive and active open spaces needed for outdoor activities
• Provide safer and more enjoyable access to existing open spaces, particularly to Flushing Meadows-Corona Park
• Improve quality of existing open spaces
Bland Playground

Margaret I. Carman Green playfield
Past Projects

Flushing Bay CSO Retention Facility (2009)

The Flushing CSO Facility collects 43 million gallons of combined sewage from central Queens. The collected combined sewage is held until the end of the storm and then pumped to the Tallman Island Waste Water Treatment Plant where it is treated.

Future Projects

Green Infrastructure Bioswales

Two green infrastructure bioswales contracts are currently underway: (1) south of 395th Avenue on Prince Street and College Point Boulevard and (2) College Point Boulevard between 396th Road and 399th Avenue. The project is currently in the preliminary design phase.

Flushing Dredging

DEP, with the Army Corps of Engineers, is planning for ecological restoration within Flushing Creek, which will likely include marsh and wetland restoration, environmental dredging, shoreline bank stabilization, site cleanup and debris removal. Design would follow completion of the draft feasibility and environmental assessment.

Flushing Creek Long-Term Control Plan

One component of the plan includes disinfection for the CSO Outfalls at 32nd Avenue and 49th Road. DEP is currently finalizing responses to DEC comments regarding the disinfection alternatives.

What is a right-of-way bioswale?

A right-of-way bioswale describes planted areas in the right-of-way that are designed to collect and manage stormwater. Stormwater flows down the street gutter along the curb, into the bioswale, is absorbed by the sand, soil and plant layers at the bottom, and seeps into the ground under a process called "infiltration." Water that is absorbed by the trees and plants or remains on the surface of the bioswale is then released into the air as water vapor. If the bioswale reaches capacity, the water will overflow at the outlet and back into the catch basin.
CONCEPTUAL WATERFRONT VISION

Marginal Street

Flushing Creek Shoreline
TRANSPORTATION

Prince Street Triangle

Sidewalk congestion on Main Street
Strategies and Draft Recommendations

- Provide relief to bus congestion from curbside layovers in the downtown

- Evaluate siting a mixed-use Bus Transit Center (BTC) at an appropriate location within the rezoning area

- Provide a zoning incentive that would encourage the development of a BTC and related mixed-use development

- Set zoning requirements to ensure appropriate size and other elements to ensure BTC will be compatible with vision for the area
PRELIMINARY STRATEGIES FOR HOUSING

WHAT WE HEARD

“Tenant harassment and housing quality are concerns, but people are afraid to complain or don’t know about their rights and resources”

“Applying for affordable housing can be complicated, and waiting lists are long”

“We need to care for the elderly and those who are on fixed incomes, and prevent homelessness.”

“Lots of people are moving here, but there is not enough housing and it is becoming more expensive”

“We need more affordable housing for low to moderate income families and singles”

“New development should promote small business opportunities and local jobs”

“People are interested in homeownership, but it is not affordable in the neighborhood”
GOAL 01: PROTECT FLUSHING TENANTS FROM DISPLACEMENT

EXISTING TOOLS:

- 311 and HPD Office of Enforcement and Neighborhood Services
- Community Partnerships + referrals
- Free Legal Services
- Tenant Support Unit
- Tenant Harassment Task Force
- Tenant Protection Unit
- HRA’s1 “One-Shot” grants
- Homeless Prevention Fund
- Home Energy Assistance Program
- Longer term rent assistance (vouchers)
- Dept. of Finance’s SCRIE/DRIE & SCHE/DHE2

- NYFSC3 Senior Home Sharing Program
- Housing Connect & Housing Ambassadors
- Home First down payment assistance
- HPD Preservation Programs

1. NYC Human Resources Administration (HRA)
2. Department of Finance (DOF)’s Senior Citizens and Disability Rent Increase Exemption programs and Homeowner’s Exemption programs.
3. New York Foundation for Senior Citizens (NYFSC)
GOAL 01: PROTECT FLUSHING TENANTS FROM DISPLACEMENT

ADDITIONAL STRATEGIES:

• Work with community groups & elected officials in Flushing to enhance tenants’ access to information through:
  • Tenant Resource Fairs
  • Pamphlets and guides to community organizations
  • Connect agency and service representatives to distribute info at local events and target enrollment
  • Tenant Support Unit

• Make it easier to apply for HPD affordable housing:
  • New Marketing Guidelines to expand range of credit and background eligibility
  • Training Housing Ambassadors to help residents apply
PRELIMINARY STRATEGIES FOR HOUSING

GOAL 02: PRESERVE EXISTING AFFORDABLE HOUSING IN FLUSHING

STRATEGIES:

• Enhance marketing and outreach efforts to owners of buildings that are not currently government assisted / regulated through multilingual mailings and Landlord Resource Nights.

• Implement the new Green Housing Preservation Program to incentivize building owners to rehabilitate or retrofit their buildings for energy efficiency, and keep rents affordable.

• Continue to proactively monitor buildings in the area with existing regulatory agreements and strive to preserve all identified government-assisted housing whose agreements are expiring.

Photo: Scheuer House on Elder Avenue is a HPD preservation project completed 2007 with 159 units of low income housing
GOAL 03: DEVELOP NEW AFFORDABLE HOUSING IN FLUSHING

STRATEGIES:

• Implement the *Mandatory Inclusionary Housing* program within the rezoning area to require 25% or 30% permanently affordable housing on privately-redeveloped sites.

• Consider offering *HPD subsidy for owners of private sites* to develop affordable housing for a range of incomes using our programs:
  • ELLA
  • M2
  • Mix and Match
  • SARA / SHLP

• Consider proposals from developers to build *affordable multi-family homeownership* projects in Flushing with HPD subsidy.

• Support *mission-driven organizations* to develop affordable housing on their sites.
GOAL 03: DEVELOP NEW AFFORDABLE HOUSING IN FLUSHING

STRATEGIES:

• Consider nearby City-owned sites for the development of deeply affordable housing and other important neighborhood needs through a Request for Proposals (RFP).

• Facilitate community visioning to inform what could be built on the site.

• Increase outreach on HPD’s Home First down payment assistance program, while expanding resources to assist first-time low- and moderate-income homebuyers.
PRELIMINARY STRATEGIES FOR HOUSING

GOAL 04: PROMOTE ECONOMIC DEVELOPMENT IN FLUSHING

STRATEGIES:

• HPD will continue working with SBS and EDC to leverage affordable housing development to create local jobs and strengthen small businesses:
  
  • Expand opportunities for minority and women-owned businesses in affordable housing development.
  
  • Implement HireNYC to connect local residents to career training and job opportunities in affordable housing.
  
  • Integrate new housing with spaces for small businesses and local retail.
WHAT WE HEARD

Need legal assistance for lease negotiations

Need more job training programs

Need greater access to business and workforce resources

Need additional sanitation services to maintain thriving Flushing commercial corridors

Need M/WBE certification assistance
GOAL: STRENGTHEN COMMERCIAL CORRIDORS

STRATEGIES:

• Partner with CBDOs on Neighborhood 360° to conduct a needs assessment on major commercial corridors

• Place Neighborhood 360° fellow in local CDBOs to assist with implementing needs assessment recommendations
GOAL: SUPPORT EXISTING BUSINESSES AND BUSINESS GROWTH

STRATEGIES:

• **Provide legal assistance** by launching Commercial Lease Workshops to help Flushing business owners better understand and negotiate commercial leases

• Assist Flushing small businesses with navigating the City’s regulatory environment through the **Small Business First Initiative**

• Provide free **FastTrac GrowthVenture** business education training exclusively for Flushing business owners

• Host **M/WBE certification workshops** for potential and eligible Flushing businesses to assist with doing business with the City
GOAL: CONNECT RESIDENTS TO CAREER OPPORTUNITIES

STRATEGIES:

• Connect local residents to career training and job opportunities in City-funded developments
  • Implement HireNYC
  • Connect NYCHA residents to training for entry-level construction jobs through the NYCHA Residents Training Academy (NRTA)

• Increase additional resources to the existing Workforce1 Satellite Center at the Flushing Public Library

• Expand the Workforce1 local Community Partner Network in Flushing to improve job training and placement opportunities

Image: NYC SBS
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