

SPECIAL FLUSHING WATERFRONT DISTRICT
FACT SHEET

法拉盛特别河岸区域
情况说明

MASTER PLAN OVERVIEW:
总规划概况

The Special Flushing Waterfront District proposal seeks to revitalize 29 acres of inactive and underutilized land that will provide substantial public benefits, including a privately funded and maintained road network and waterfront that are both publicly accessible, affordable housing, environmental remediation, extensive infrastructure upgrades related to the existing sewer and drainage systems and more.

法拉盛特别河岸区域提案旨在振兴 29 英亩的未加利用的荒废土地，为公众提供大量的福利，包括私人投资并维护但对大众公开使用的道路网络和河岸区域，经济适用房，环境清污，及对现有下水道和排水系统等基础设施进行升级等。

With a thoughtfully designed and well-coordinated master plan, which would not have been possible without the joint efforts of different owners, the project will knit together Downtown Flushing and the Flushing Creek waterfront to become a beacon for Flushing and Queens at large. Estimated total completion is anticipated in 2025.

在各方业主共同努力下，经过深思熟虑的设计和良好协调的总体规划，该规划将把法拉盛市中心和法拉盛河岸接连在一起，成为法拉盛和皇后区的新地标。如果没有各方业主的努力合作，此规划不可能实现。该项目预计将于 2025 年完成。

TEAM:
团队:

The majority of the proposed Special Waterfront District is owned by a consortium of three developers under the name **FWRA LLC**.

拟议的法拉盛特别河岸区域大部分由三家开发商所组成的联合体 FWRA LLC 所有

PUBLIC BENEFITS:
公共利益:

- **Publicly Accessible Private Road Network:** To alleviate traffic congestion in Downtown Flushing and improve pedestrian access to the waterfront, the new zoning will create 124,000 square feet of **publicly accessible** streets and sidewalks which will be **privately funded and maintained**.
- **公共可通行的私人路网:** 为了缓解法拉盛市中心的交通拥堵，改善行人前往河岸的通行，新的规划将提供 124,000 平方英尺的**公众可使用**的街道和人行道，并将由**私人投资建设并维护**。

- Publicly Accessible Waterfront and Open Spaces:** As part of the rezoning, FWRA will be improving the current Waterfront Access Plan (WAP) by doubling the width of the required shore public walkway (from 20' to 40'), lengthening it by 400 linear feet to the North and also increasing the number upland connections from 3 to 4. FWRA will also be substantially increasing the total amount of required open space by 120% (3.0 acres to 6.6 acres). The waterfront and open space will both be **publicly accessible** while being **privately funded and maintained**.
- 对公众开放的河岸公园和公共休憩区域:** 作为重新规划的一部分, FWRA 将改进现有的河岸通道计划, 将所需的河岸公共走道的宽度加倍(从 20 英尺增加到 40 英尺), 并向北延长 400 线性英尺, 同时将通往水岸的连接路径由 3 个增加至 4 个。FWRA 还将**公共休憩区域**大幅增加 1.2 倍 (从 3.0 英亩增加到 6.6 英亩)。河岸公园和**公共休憩区域**都将**对公众开放**, 并由**私人出资建设和维护**。
- Site Environmental Remediation:** Mandatory environmental remediation plan will be required to be approved prior to any new construction permitting, with all remediation to be performed under the supervision of and based upon guidelines issued by either the NY City Office of Environmental Remediation (OER) E-Designation Program or the NY State Department of Environmental Conservation (DEC) Brownfield Cleanup Program. Final sign-off by OER or DEC for the completion of remediation will be required prior to the issuance of a certificate of occupancy.
- 环境清污:** 区域中每个项目在建筑许可获得批准之前必须完成强制性环境修复计划, 所有修复措施均在纽约市环境保护办公室的环境指定项目或纽约州环境保护署的棕地清污计划的指导方针的监督和指导下进行。在签发准住证前, 必须获得由纽约市环境保护办公室或者纽约州环境保护署出具的最终批准, 以确保环境修复已完成。
- Flushing Creek Waterway Relief:** Privately funded major infrastructure additions and upgrades to the existing sewer and storm water drainage systems, along with the removal of contaminated soils currently migrating from the development lots into the creek will provide environmental relief to Flushing Creek, one of the most heavily polluted bodies of water in New York City.
- 法拉盛河水系统缓解:** 私人投资的主要基础设施的增加和对现有下水道和暴雨排水系统的升级, 以及移除目前从周边项目倾倒入法拉盛河的受污染土壤, 将为纽约市污染最严重之一的水体法拉盛河提供环境缓解。
- Permanent Affordable Housing:** The northern-most manufacturing and residential districts will provide Mandatory Inclusionary Housing (MIH).
- 永久性经济适用房:** 最北边的制造/住宅区将提供强制性包容性住房。
- Economic Benefits:**

 - 2,926 permanent jobs
 - 558 average number of construction workers per day
- 经济效益:**

 - 2,926 个永久性工作岗位
 - 平均每天 558 个建筑工人

- **Investment:**
 - Nearly \$2 billion in private investments
 - \$28 million anticipated annual tax revenue
- **投资:**
 - 近 20 亿私人投资
 - 每年预期 2800 万的税收

PROJECT DETAILS:

- **Residential:** 1,725 units proposed, including affordable housing
- **Hotel:** 879 keys proposed
- **Office & Community Facilities:** 400,000 gross square feet
- **Retail Space:** 286,930 gross square feet
- **Parking & BOH:** 440,500 gross square feet
- **Waterfront:** 160,000 square feet

项目详情:

- 住宅: 包括经济适用房拟建 1,725 套
- 酒店: 拟建 879 间客房
- 办公楼及社区设施: 共 400,000 平方英尺
- 零售: 共 286,930 平方英尺
- 停车场及后勤: 共 440,500 平方英尺
- 河岸区域: 160,000 平方英尺