

## SPECIAL FLUSHING WATERFRONT DISTRICT

### FACT SHEET

#### **MASTER PLAN OVERVIEW:**

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.

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.

#### **TEAM:**

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

#### **PUBLIC BENEFITS:**

- **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.
- **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.
- **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.
- **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.
- **Permanent Affordable Housing:** The northern-most manufacturing and residential districts will provide Mandatory Inclusionary Housing (MIH).
- **Economic Benefits:**
  - 2,926 permanent jobs

- 558 average number of construction workers per day
- **Investment:**
  - Nearly \$2 billion in private investments
  - \$164.6 million anticipated annual tax revenue

**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