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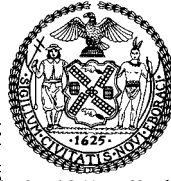
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BRIEFING PAPER **INFRASTRUCTURE DIVISION**
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June 13, 2007

Oversight: “Proposed Willets Point Redevelopment”**I INTRODUCTION**

On Wednesday June 13, 2007 the New York City Council’s Land Use and Economic Development Committees will hold a joint oversight hearing on the proposed redevelopment of the Willets Point area located in Queens. Those expected to testify include: Robert Lieber, President of the New York City Economic Development Corporation, Queens Borough President Helen Marshall, Rebecca Ferguson of the Hunter College Department of Urban Affairs, Brad Lander of Pratt Center for Community Development, Pat Purcell of UFCW Local 1500, Kyle Bragg of SEIU Local 32BJ, Dan

Scully of Tully Construction and Environmental, Inc., Daniel Feinstein of Feinstein Ironworks, and Tony Fodera of Fodera Foods, among others.

II SUMMARY

On Tuesday May 1, 2007 Mayor Bloomberg announced a master plan to redevelop the Willets Point peninsula in northern Queens. This plan envisions a mixed-use residential area with market rate and affordable housing, office and retail space, parks and playgrounds, a public school and a convention center and hotel. In addition, the plan includes the transformation and remediation of the contaminated 60-acre area using “green” building technology. It was also announced that Queens Borough President Marshall has been appointed to lead a special task force of elected officials, labor representatives and advocacy groups to create a plan designed to promote minority-and women owned business participation and local hiring as a part of the redevelopment.^[1]

The City estimates that this large-scale redevelopment effort will create 20,000 construction jobs and 6,100 permanent jobs that will provide an estimated \$1.5 billion to the City’s economy over the next 30 years. The project is expected to displace approximately 250 businesses currently operating in the area.^[2] The City’s Uniform Land Use Review Procedure (ULURP) with respect to this redevelopment plan is expected to begin in the fall of 2007.^[3]

III BACKGROUND

Project Area

Willets Point, an area that has been called “the Iron Triangle”, is an approximately 60-acre parcel, in Queens, bound to the north by Northern Boulevard, to the east by the Van Wyck Expressway and an undeveloped lot owned by the Metropolitan Transportation Authority (MTA), to the south by Roosevelt Avenue and to the west by 126th Street. The area is adjacent to Shea Stadium, the United States Tennis Association (USTA) National Tennis Center, and Flushing Meadows-Corona Park.

Existing Conditions

The entire site is currently zoned M3-1 for heavy industrial uses such as chemical

manufacturing, power plants, and foundries. However, it is substantially occupied by auto-related businesses (auto wrecking, salvage yards and body shops), construction-related uses (garages, storage yards for vehicles, heavy equipment and construction materials) and warehouses.

The predominance of auto-related businesses which constitute approximately 32% of the total lot area. This is followed by storage of construction-related materials and equipment (28%), and vacant/junkyards (22%).^[4] Warehouse and office buildings are located around the periphery, closer to Northern Boulevard, while enclosed auto-related uses and junk yards that are located at the intersection of Roosevelt Avenue and Willets Point Boulevard give the area its character which has been described as “unsightly disorder”. These uses also line most of Willets Point Boulevard, on both sides.^[5]

According to the New York City Economic Development Corporation’s (EDC) recent analysis of the area’s assets and development constraints, there are approximately 250 businesses currently operating within the Willets Point area: 15-20 businesses that the EDC characterizes as industrial and 225 businesses that the EDC characterizes as auto-related. EDC cites 900 documented workers and approximately 300-400 undocumented workers as being within the workforce of those businesses. The City has identified 128 tax lots with approximately 65 different landowners, with low rates of owner-occupancy (63% absentee landlords). They also expressed the belief that workers are low paid, with the average auto-related business salary of a Willets Point auto worker being approximately \$15,941 per year, which is 42% less than the city-wide average for auto-related workers (\$27,697).^[6]

Dr. Tom Angotti of the City University of New York’s Hunter College conducted a land use and business survey of the Willets Point area, in 2006 however the study area varied slightly from the area that is the subject of the EDC Willets Point Redevelopment Plan (61 acres, 127 tax lots). Dr. Angotti’s study looked at 142 tax lots on 48 acres in Willets Point and found the area to be an active business district with 225 firms and an estimated 1,400-1,800 jobs with a large percentage of the auto-industry workers who are Spanish-speaking from nearby Corona, Queens. They found 90% of the area workforce to be full-time with three-fourths of all workers living in Queens.

Currently the area has no sanitary sewers. All waste products remain on-site and human waste is handled through cess pools. The existing storm sewers are clogged or collapsed, most of the streets are unpaved and curbs and sidewalks are almost non-existent.^[7]

Willets Point also has an extremely high water table and the entire area rests within either the 100- or 500-year flood zones. It is projected that new buildings must rest on piles eighty or more feet deep to provide stability in the loose sand and silt that underlie the area. Preliminary studies conducted for a potential facility on the LIRR property to the east of Willets Point Boulevard suggests that there are residues of pesticides and other toxic chemicals on at least one lot, and it is possible that the heavy use of the area by automotive-related industries has contaminated much of Willets Point with petroleum or other potentially hazardous products.^[8]

The area's poor infrastructure is believed to be the greatest factor that has largely inhibited area investment by current landowners and outside investors, despite the fact that the area is easily accessible given its close proximity to major highway systems.

Area history

The existing conditions at Willets Point are the result of several historical events. Originally a swamp, the site became a dumping area for ash and garbage during the nineteenth century until a portion of the landfill was converted into the World's Fair Grounds in 1939. After 1939, machine shops and garages and storage yards covered the area. Many of these buildings are still standing, and several are maintained by their original owners.

In the 1960's, local business owners banded together under the Willets Point Business Association (WPBA) and successfully litigated against the Project Area's incorporation into the 1963-64 World's Fair. In 1989, the WPBA requested the Borough President's assistance in obtaining new sewers, streets, and sidewalks. At the request of the Borough President, the Public Development Corporation, now known as the Economic Development Corporation (EDC), sponsored a study of Willets Point which was completed in 1991 by a private consultant.^[9]

Today, many of the automotive repair and service businesses and junkyard operations have continued to add to the contamination to the area through illegal dumping and poor housekeeping, contributing to unhealthy conditions throughout the area. In 2001, the State Attorney General announced the indictment of 21 junkyards and 35 individuals for violating State environmental laws by dumping motor oil, antifreeze, transmission fluid and other materials onto the ground and into storm

drains and Flushing Bay.^[10]

Land-Use Studies & Task Force

1991 - The Willets Point Planning Study in 1991 proposed three possible development schemes, all promoting the industrial character of the area. Future uses included industrial, industrial-related and back office operations and all three development schemes relied on the private sector to carry out the actual development. While the schemes have several features in common, such as the underlying design concepts and necessary improvements to the infrastructure and street system, they varied in the level of government intervention and control over the appearance and speed of development. The estimated cost of basic sewer and street improvements for all three schemes varied very little, from approximately \$24 - \$27 million, with the total cost for the three scenarios ranging from \$26 to \$35 million. Rising concurrently with the cost is the level of governmental intervention, which included rezoning, urban renewal, acquisition of property and relocation of existing businesses.^[11]

1993 – As a response to the proposals contained in the 1991 Willets Point Planning study, in 1993 then Queens Borough President Claire Shulman released an alternative proposed plan for Willets Point. With the view that the 1991 development schemes were short-sighted by focusing solely on industrial and industrial-related potential uses, the Borough President's 1993 alternative plan provided a broader approach which included various commercial uses such as accounting services, computer services, law, management consulting and engineering. The Borough President's Plan recommended two potential development schemes: 1) a multi-purpose business center model including offices, research and development activities, recreational facilities, retail stores and restaurants, and 2) a Pavilion for International Trade, an idea whose success was contingent upon the advent of a proposed Automated Guideway System (AGT), a concept designed to provide convenient and affordable airport access, including a transit network with a connection to Willets Point. Such a Pavilion for International Trade would include wholesale/retail showrooms for import/export firms, conference space, offices of firms providing support services for firms specializing in international trade, restaurants and a hotel.

The proposals for redevelopment outlined in 1991 and 1993 studies were never realized.

2002 – The City created the Downtown Flushing Task Force to undertake a community planning

process involving City and New York State agencies, local State elected officials, community members, advocacy groups, and local business leaders. The resulting development framework (Framework), completed in May 2004, identified a set of land use and economic goals intended to revitalize Downtown Flushing, the Flushing River waterfront, and Willets Point and to strengthen the area as a regional center, with enhanced connections to neighboring amenities and communities.^[12]

2006 – Through the New York City Department of Youth and Community Development, Council Member Hiram Monserrate funded a Willets Point Land Use Study in April of 2006. Conducted by Dr. Tom Angotti of the Hunter College Center for Community Planning and Development, the Willets Point Land Use Study surveyed and mapped the land use patterns and businesses in Willets Point.^[13] A door-to-door business survey of area businesses conducted in both English and Spanish revealed a unique cooperative and competitive relationship of businesses in the area. Their survey revealed important advantages of the “Iron Triangle” for businesses clustered here. Dr. Angotti described Willets Point as a “unique business incubator that provides jobs and entrepreneurial opportunities to diverse new immigrant populations from the surrounding neighborhoods”, calling it “a unique regional destination for auto parts and repairs”; and “a rare community of businesses” with longstanding linkages with one another that would be difficult to replicate if they were to be displaced. The study also found that 68% of all of the firms in the area have been in business for five years or more, with more than half of them in their current location.^[14]

The study found that most of the land in Willets Point is privately owned, with the average parcel size being 15,000 square feet (though there are a wide range of parcel sizes and a concentration of ownership). Three of the major private landowners include the Mina Family Limited Partnership which owns eight lots, Empire Group I Inc. which owns five lots and My Three Sons which owns four lots. The House of Spices, a food processing company, owns the single largest single parcel, 173,000 square feet.^[15]

Two of the study recommendations for developing or preserving Willets Point include: 1) establish a public-private planning partnership in which Willets Point businesses, workers and city agencies are equal partners to develop plans that can accommodate existing businesses and promote new commercial and industrial development; and 2) promote community-based enterprise development by

supporting the creation of cooperative enterprises that respect Latino culture and language.^[16]

IV THE WILLETS POINT REDEVELOPMENT PLAN

The Office of the Deputy Mayor for Economic Development and Rebuilding, in coordination with the Department of Housing Preservation and Development (HPD) and the Department of City Planning (DCP), is sponsoring an initiative by the City of New York to rezone, create an urban renewal area, and implement a comprehensive development plan – the Willets Point Development Plan—in a portion of Willets Point, Queens. The stated goal of the proposal is to improve environmental conditions in Willets Point, provide affordable and market-rate housing, promote economic growth and job creation, create a regional destination, and improve the quality of life for area residents.^[17] The proposed actions are intended to improve the environmental conditions in Willets Point and transform this underutilized area into a new, enlivened destination with improved connections to surrounding neighborhoods and a mix of uses generating activity throughout the day and year.

The proposed actions call for the redevelopment of an approximately 61-acre area on the Willets Point peninsula, generally bounded to the east by the Van Wyck Expressway and an undeveloped lot owned by the Metropolitan Transportation Authority (MTA), to the south by Roosevelt Avenue, to the west by 126th Street, and to the north by Northern Boulevard (MAP). The proposed program for this area to be known as -- the Willets Point Development District (District) -- is expected to include a mix of uses, including residential, retail, hotel, convention center, entertainment, commercial office, cultural, community facility, open space and parking.^[18]

Proposed Actions

Redevelopment of the District as EDC proposes would require a number of City and State approvals. Most of these are discretionary actions requiring review under City Environmental Quality Review (CEQR) and under the Uniform Land Use Review Procedure (ULURP); others are ministerial and do not require environmental review. The discretionary actions for the projects include:

Discretionary Actions Subject CEQR and SEQRA

- Creation of a Willets Point Willets Point Urban Renewal Plan (WPURP).
- A change to the underlying zoning of the District from the existing M3-1 district to a C4-4 district. The proposed C4-4 zoning would allow for the range of uses anticipated. The existing permitted FAR is 2.0; the proposed FAR is 3.4 for commercial, 0.87 to 3.44 for residential (up to 4.0 FAR permitted under Quality Housing on wide streets), and 6.5 community facility uses.
- Creation of a zoning Special District to further guide development in the District. The District would waive some C4-4 district requirements in order to facilitate development of the District in accordance with the WPURP. To create an appropriate scale and density within the District's surroundings, the urban renewal area would have special provisions regarding streetscape and urban design components.
- In order to allow maximum flexibility in the creation of the redevelopment site plan, the proposed actions would include the demapping of all streets within the District. The development rights generated from the demapping of these streets would be utilized in the development of the associated blocks and lots. Streets to be demapped include:
 - 126th Place between Northern Boulevard and 34th Avenue;
 - 127th Street between Northern Boulevard and Willets Point Boulevard;
 - 127th Place between Northern Boulevard and 34th Avenue;
 - 34th Avenue between 126th Street and Willets Point Boulevard;
 - 35th Avenue between 126th Street and Willets Point Boulevard;
 - 36th Avenue between 126th Street and Willets Point Boulevard;
 - 37th Avenue between 126th Street and Willets Point Boulevard;
 - 38th Avenue between 126th Street and Willets Point Boulevard;
 - 39th Avenue between 126th Street and Willets Point Boulevard; and
 - Willets Point Boulevard between 126th Street and Northern Boulevard.
- Potential construction of new stormwater outfalls. Should the proposed development necessitate the construction of new stormwater outfalls into local surface waters, Army Corp of Engineers (ACOE) permits would be required, along with a State Pollution Discharge Elimination Systems (SPDES) and Tidal Wetlands permit from the New York State Department of Environmental (DEC).
- Acquisition of property in accordance with the WPURP.
- Possible condemnation of property pursuant to the Eminent Domain Procedure Law (EDPL).
- Disposition of property within the District for development in accordance with the WPURP.
- Approval of the business terms of the disposition. ^[19]

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Site Description

As noted above, Willets Point is located in Queens, adjacent to Shea Stadium, the USTA National Tennis Center, and Flushing Meadows-Corona Park. It is located at the intersection of several major arterial highways, bordered to the east by the Van Wyck Expressway and an undeveloped lot owned by the Metropolitan Transportation Authority (MTA), to the south by Roosevelt Avenue, to the west by 126th Street, and to the north by Northern Boulevard. The District is 61.4 acres in size, of which 15.8 acres are within public street right-of-ways, 45.0 acres are privately-owned land, and 0.6 acres are owned by the MTA. The District is comprised of 127 tax lots and one partial lot (Block 1833, Lot 1) located on 14 blocks (see Table 1). It contains approximately 250 businesses—a mixture of automotive repair and auto body shops, junkyards, wholesalers, construction companies, and auto-related retail establishments. ^[20]

Table 1. ^[21]

Blocks and Lots Affected by Proposed Actions

| Blocks | Lots |
|--|--|
| 1820 | 1, 6, 9, 18, 34, 108 |
| 1821 | 1, 6, 16, 25, 27 |
| 1822 | 1, 5, 7, 17, 21, 23, 28, 33, 55, 58 |
| 1823 | 1, 3, 5, 7, 12, 14, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, 55, 58, 59, 60 |
| 1824 | 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 |
| 1825 | 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 |
| 1826 | 1, 5, 14, 18, 20, 31, 35 |
| 1827 | 1 |
| 1828 | 1, 4, 8, 11, 13, 17, 21, 23, 29, 34, 37, 39 |
| 1829 | 19, 21, 40, 71 |
| 1830 | 1, 9, 10, 21 |
| 1831 | 1, 10, 35 |
| 1832 | 1, 10 |
| 1833 | 1 (partial), 103, 111, 117, 120, 141, 143, 151, 155, 158, 165, 166, 168, 170, 172, 177, 179, 180, 186, 188, 192, 197, 199, 201, 203, 212, 215, 230, 300, 425 |
| Note: A small portion of block 1833, lot 1, a narrow strip extending from the northern portion of the lot westward to Willets Point Boulevard, is included in the Willets Point Development District. | |

Proposed Project

There is no specific developer or development plan in place at this time, however EDC's proposed development plan, would include 8.91 million square feet of new buildings. It is assumed that this development would take place incrementally over a 9-year period, and would be built out by 2017.

Placement of the uses within the District would be guided by a series of urban design guidelines set forth in the Willets Point Urban Renewal Plan and Special District Guidelines. While the Willets Point Urban Renewal Plan will define the District boundaries and area to be redeveloped in accordance with the City's proposed redevelopment goals, the Willets Point Special District Guidelines will set forth guidelines on urban design such as bulk, height, setback, location of specific uses, and street hierarchies. The corner of 126th Street and Roosevelt Avenue, the corner of 126th Street and Northern Boulevard, and possibly a new connection to the Van Wyck Expressway at the northeastern corner of the site would serve as the entrance gateways to the District. [22]

The goals of the development plan envisioned by the City are to:

- Create a vibrant, mixed-use, urban community that enhances connections between the thriving neighborhoods and amenities of Northern Queens;
- Leverage the District's regional access and proximity to airports to drive economic growth and provide a significant number of quality new jobs for area residents;
- Continue to support diverse communities by creating rental and homeownership housing opportunities that serve a mix of incomes and demographics, including a significant middle income community;
- Create a sustainable, environmentally sensitive community that utilizes innovative green building technologies; and
- Catalyze future development. [23]

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Reasonable Worst-Case Development Scenario

While the actual development would depend on developer proposals and future market conditions, the City has developed a maximum development envelope, or "reasonable worst-case development scenario (RWCDS). To the extent that actual development proposals differ from the RWCDS, they could be subject to additional environmental review. This RWCDS, described below and show in Table 2, will be used a framework to assess potential impacts.

- *Residential*: It is anticipated that up to 5.5 million square feet, or up to 5,500 units,

would be developed.

- *Retail*: the District would include up to 1.7 million square feet of retail, including a multi-screen movie theater with up to 2,700 seats and approximately 150,000 square feet of neighborhood retail and services which would primarily serve the new residential population.
- *Office*: The District would contain up to 500,000 square feet of office space.
- *Convention Center*: It is anticipated that a convention center of up to 400,000 square feet would be developed.
- *Hotel*: A full-service hotel of approximately 560,000 square feet, with up to 700 rooms and ancillary banquet and restaurant facilities, would be developed.
- *Community Facility/Cultural*: The District would include community facility and/or cultural uses up to a total of 150,000 square feet.
- *School*: Although the details of the proposed school building have not yet been determined, for purposes of analysis, the facility is assumed to be approximately 100,000 square feet in size, accommodating 650 students.
- *Parking*: Parking would be provided to meet the demand generated by the proposed uses. Demand associated with the RWCDs is anticipated to be approximately 11,000 spaces.
- *Open Space*: It is anticipated that approximately 8 acres of new publicly-accessible open space would be developed.

In addition, the City is considering the possibility of including certain roadway improvements, such as new connections to and from the Van Wyck Expressway and other local access improvements, as part of the proposed project. Any such improvements that will undergo further consideration will be described in the final scope of work and will be reflected in the GEIS impact studies. It is assumed that this development would be constructed incrementally starting in 2009, and would be built by 2017. [\[24\]](#)

Table 2.

Reasonable Worst-Case Development Scenario for Analysis:

| Use | Anticipated GSF |
|------------------------|-----------------|
| Residential | 5,500,000 |
| <i>Number of Units</i> | 5,500 |
| Retail | 1,700,000 |

| | |
|---|------------------|
| Office | 500,000 |
| Hotel | 560,000 |
| <i>Number of Rooms</i> | 700 |
| Convention Center | 400,000 |
| Community/Cultural Use | 150,000 |
| Primary School | 100,000 |
| <i>Seats</i> | 650 |
| Parking Spaces | +/- 11,000 |
| Publicly-Accessible Open Space | +/- 8 acres |
| Total | 8,190,000 |
| Notes: * The retail uses includes a multi-screen movie theater with up to 2,700 seats and approximately 150,000 square feet of neighborhood retail and services. | |

Environmental Scoping Hearing - May 1, 2007

An Environmental Assessment Statement filed by the Office of the Deputy Mayor for Economic Development and Rebuilding and the New York City Economic Development Corporation on March 28, 2007 described the “Proposed Actions” of the Willets Point Development Plan. It was determined that in accordance with the CEQR that these actions would directly affect the existing land uses within the proposed Willets Point Development District. ^[25] These actions and the anticipated development, should it occur as proposed, were determined to result in a major change in land use and zoning on the project site and would therefore warrant a detailed environmental assessment in an Environmental Impact Statement (EIS). ^[26] To this effect, a Generic Environmental Impact Statement Draft Scope of Work, dated March 30, 2007, was developed by the Office of the Deputy Mayor for Economic Development and Rebuilding, in coordination with the Department of Housing Preservation and Development (HPD) and the Department of City Planning, to ensure that the potential environmental impacts of the proposed actions are fully identified and studied consistent with all environmental laws, rules and regulations. ^[27] Under those laws, public review of the proposed actions will not begin until the Office of the Deputy Mayor and Rebuilding has determined that the environmental issues have been adequately studied in the form of a Draft Generic EIS (DGEIS) in order to permit meaningful review by the public and decision-makers. ^[28] The first of such steps in preparing the GEIS document is the public scoping process. “Scoping,” or creating the scope of work, is the process of focusing the environmental impact analysis on the key issues that are to be studied in the GEIS. ^[29] The first of such public scoping hearing occurred on May 1, 2007 at the Flushing branch of the Queens Library. ^[30]

Community Opposition

There are two primary groups of land and businesses owners located in Willets Point that oppose the City's current redevelopment plan, the Willets Point Industry and Realty Association and the Willets Point Business Association. Local opposition to the current plan is largely due to the fact that the plan does not incorporate existing businesses or the local workforce, and because the plan proposes the use of eminent domain to condemn and seize the property of current landowners.^[31] The Willets Point Industry and Realty Association (WPIRA), the group representing major landowners and the larger companies, are against the rezoning and current redevelopment plans. This group has indicated that they are particularly opposed to the potential use of eminent domain. WPIRA has been advocating for "owner-development" and has been pushing the City to provide public services that have not been provided to the area over the past 50 years, including sanitary and storm sewers, paved streets and basic municipal services.^[32] The Willets Point Business Association (WPBA), which also includes landowners, but today largely represents the interests of the businesses that lease property, was founded in the 1960's when Robert Moses proposed that the area be incorporated into the 1963-64 World's Fair Grounds.^[33] As noted above, the WPBA successfully sued the City and were able to maintain their business interests in the area. Since then, other plans have been proposed that involved the displacement of all or nearly all of the existing owners. The Willets Point Business Association has fought each one successfully.^[34]

Relocation and Workforce Assistance

At the Mayor's press conference on May 1, 2007 on the Willets Point Redevelopment Plan, it was announced that the City will create a "Business Relocation and Workforce Assistance Plan" for the roughly 250 businesses currently located in Willets Point. This plan is currently being developed by the New York City Economic Development Corporation and the Department of Small Business Services and is expected to be announced this summer. The plan is expected to include one-on-one targeted relocation support, financial and technical assistance, job training and placement services, legal immigration services, English as a Second Language (ESL)

courses and General Educational Development (GED) test preparation, and other social services.

Timeline to Date

2002 Flushing Development Framework → **2004** Advisory Committee of elected officials formed; Requests For Expressions of Interest (RFEI) issued → **2005** Soil borings and environmental testing performed; Interagency workshop → **2006** Targeted RFP issued; Urban design guidelines created → **May 2007** Public scoping meeting for EIS → **2006 – 2007** Willets Point Working Group; Design and land use guidelines refined

Projected Timeline 2007, 2008

2007 → **Spring/Summer** Agency review of EIS Chapters → **Summer** Details of Business Assistance and Workforce Program (BAWD) → **Fall** Release Draft EIS & Begin ULURP

2008 **Spring** Complete ULURP & Launch BAWD → **Summer** Select Developer → **Summer-Fall** Begin Acquisition Process → **Winter** Begin Business Relocation

[1] Office of the Mayor Press Release 130-07, May 1, 2007.

[2] City Environmental Quality Review, Environmental Assessment Statement - 07DME014Q – “Willets Point Development Plan” pg. 6.

[3] Office of the Mayor Press Release 130-07, May 1, 2007.

[4] There are also a number of manufacturing businesses in the area, in particular food manufacturers House of Spices and Fodera Foods.

[5] Office of the Queens Borough President Claire Shulman, President, “Willets Point: A New Direction,” May 1993, pg. 3.

[6] New York City Economic Development Corporation Willets Point Redevelopment Powerpoint Presentation, received by City Council on May 24, 2007.

[7] New York City Economic Development Willets Point Development District Plan, www.nycedc.com

[8] Office of the Queens Borough President Claire Shulman, President, “Willets Point: A New Direction,” May 1993, pg.4.

[9] Willets Point Development Plan, Generic Environmental Impact Statement Draft Scope of Work, March 30, 2007, pg. 7.

[10] Willets Point Development Plan, Generic Environmental Impact Statement Draft Scope of Work, March 30, 2007, pg. 3. The current status of these indictments and any possible resulting convictions, acquittals or fines are not known at this time.

[11] Office of the Queens Borough President Claire Shulman, President, “Willets Point: A New Direction,” May 1993, pgs 7-8.

[12] Willets Point Development Plan, Generic Environmental Impact Statement Draft Scope of Work, March 30, 2007, pg. 2.

[13] The study area appears to have varied slightly from the area that is the subject of the EDC Willets Point Redevelopment

Plan - 61 acres, 127 tax lots - vs. 142 tax lots on 48 acres of Dr. Angotti's Hunter College study.

[14] Angotti, Tom, Ph.d., "Willets Point Land Use Study," April 2006. Hunter College Center for Community Planning & Development, pg. 2.

[15] Angotti, Tom, Ph.d., "Willets Point Land Use Study," April 2006. Hunter College Center for Community Planning & Development, pgs 5-6.

[16] Angotti, Tom, Ph.d., "Willets Point Land Use Study," April 2006. Hunter College Center for Community Planning & Development, pg. 11.

[17] City Environmental Quality Review, Environmental Assessment Statement - 07DME014Q - "Willets Point Development Plan" pg. 1a.

[18] City Environmental Quality Review, Environmental Assessment Statement - 07DME014Q - "Willets Point Development Plan" pg. 1a.

[19] Willets Point Development Plan, Generic Environmental Impact Statement Draft Scope of Work, March 30, 2007, pgs 5-6.

[20] Willets Point Development Plan, Generic Environmental Impact Statement Draft Scope of Work, March 30, 2007, pg. 3.

[21] Willets Point Development Plan, Generic Environmental Impact Statement Draft Scope of Work, March 30, 2007, pg. 4.

[22] City Environmental Quality Review, Environmental Assessment Statement - 07DME014Q - "Willets Point Development Plan" pg. 1c.

[23] Willets Point Development Plan, Generic Environmental Impact Statement Draft Scope of Work, March 30, 2007, pg. 6.

[24] City Environmental Quality Review, Environmental Assessment Statement - 07DME014Q - "Willets Point Development Plan" pgs. 1c-1d.

City Environmental Quality Review, Environmental Assessment Statement - 07DME014Q - "Willets Point Development Plan" pg. 7a.

[26] *Ibid.*

[27] Willets Point Development Plan, Generic Environmental Impact Statement Draft Scope of Work, March 30, 2007, pg. 1.

[28] Willets Point Development Plan, Generic Environmental Impact Statement Draft Scope of Work, March 30, 2007, pgs 1-2.

[29] Willets Point Development Plan, Generic Environmental Impact Statement Draft Scope of Work, March 30, 2007, pg. 11.

[30] Pristin, Terry, "From Spare Parts, a Plan to Make Area in Queens a Gem," The New York Times, May 2, 2007.

[31] City Environmental Quality Review, Environmental Assessment Statement - 07DME014Q - "Willets Point Development Plan" pg. 1b.

[32] Willets Point Industry and Realty Association website www.wpira.com

[33] Willets Point Planning Study, New York City Public Development Corporation, Prepared by Urbitran, October 1991, pg. 15

[34] *Ibid.*