



**New York City Council**  
Subcommittee on Zoning and Franchises  
March 6, 2025

**Project Title:** Queens Future  
Map Change and  
Amendment

**Applicant:** Queens Future LLC

**ULURP Number:** C 250046 ZMQ  
C 250047 MMQ

**Land Use Number:** LU 0249-2025  
LU 0250-2025

If you are a member of the public who wishes to testify, please register on the City Council Website at [council.nyc.gov](https://www.council.nyc.gov)

Please visit the City Council website to watch livestreams of all City Council meetings and find recordings of previously held meetings.

# *Queens Future*

Site History  
Community Engagement

Julissa Ferreras-Copeland

Site Design

Gregg Pasquarelli

Mapping Actions

David Karnovsky

Community Benefits

Michael “Sully” Sullivan



# **Site History & Community Engagement**

***Julissa Ferreras-Copeland***

# ***Objective***

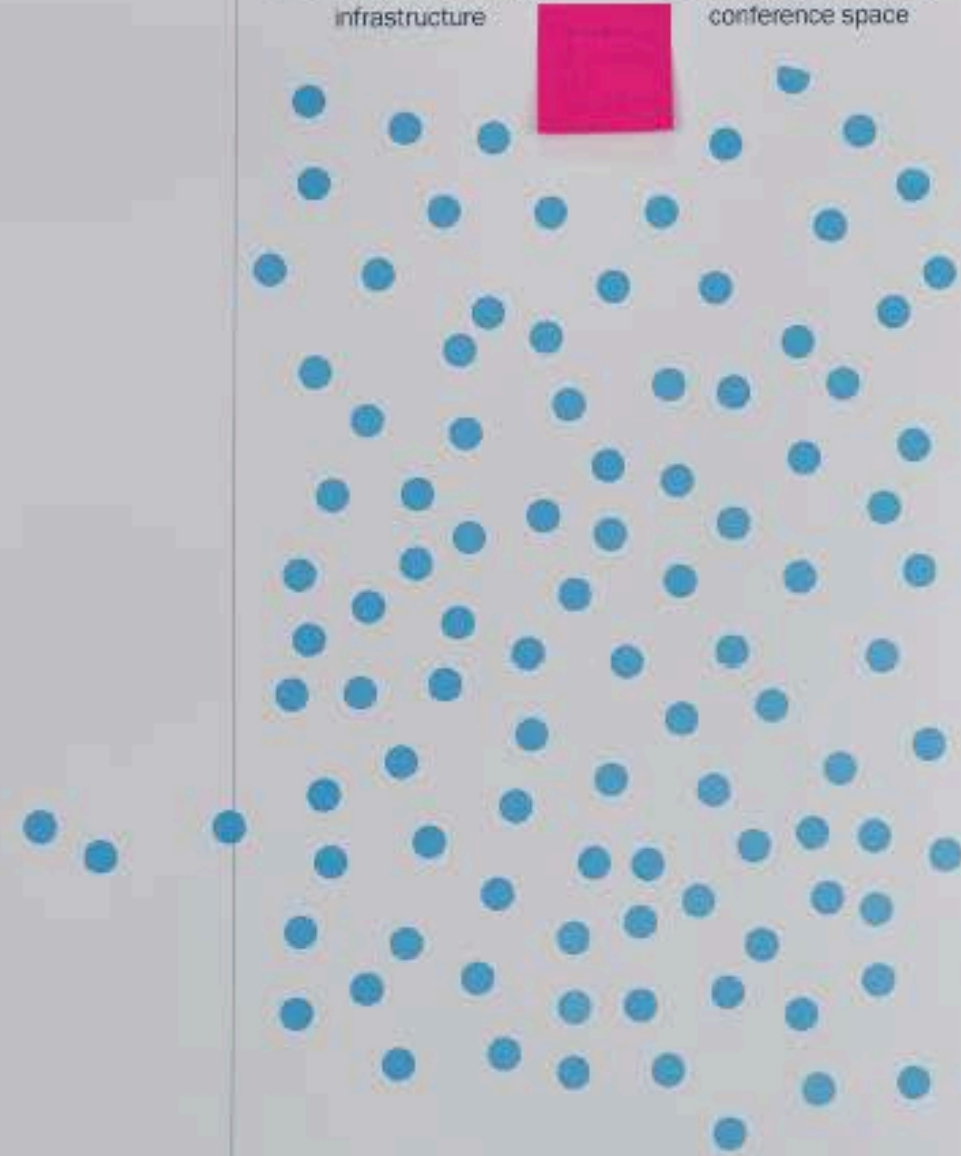
Amend the city map and the zoning map to transform Citi Field's asphalt surface parking lots into a sports and entertainment district which makes possible the creation of a brand new 25-acre NYC public park.

## The Choice

### Keep the 50 acres of asphalt

### Build something great for all

- Public Green Space
- Thousands of good paying jobs
- Queens Food Hall featuring local restaurants and vendors
- Improved public transit and parking infrastructure
- Space for community groups and local artists
- Community athletic fields
- New connections to waterfront and community
- Hotel with live music venue, gaming, and conference space



# Our Big Idea

We can deliver on community needs for good paying jobs, deliver a 25+ acre public park, and improve transportation with climate-resilient infrastructure by winning one of the three gaming licenses to build a world class hotel-casino-live music venue here.

With gaming as our economic engine, we will combine sports (Mets, USTA, and NYCFC) and entertainment to create New York's next great destination.

# *Gaming License Process*



**SEPT 2024**  
*to*  
**MAR 2025**

**JUNE 2025**  
*to*  
**SEPT 2025**

**OCT 2025**  
*to*  
**NOV 2025**

**DEC**  
**2025**

# Partnership



Steve Cohen  
New York Mets



Jim Allen  
Hard Rock



Cheryl McKissack  
McKissack & McKissack



Bill Thompson  
Siebert



Henry Cisneros  
Siebert

# *Design & Development Team*

NYC-based team brings a global reputation for excellence along with deep civic and public-realm experience:

SHoP Architects  
Field Operations  
STV  
SLCE  
Rockwell Group  
VHB  
Langan  
Fried Frank





ASTORIA

# Site Context

MALBA

COLLEGE POINT

LaGUARDIA AIRPORT

WHITESTONE

EAST ELMHURST

FLUSHING BAY

JACKSON HEIGHTS

FLUSHING

MASPETH

CORONA

SITE

ELMHURST

QUEENSBORO HILL

REGO PARK

FLUSHING MEADOWS CORONA PARK

KISSENA PARK

FOREST HILLS

KEW GARDENS



*The site today is a barren expanse of asphalt surface parking*

WHITESTONE EXPRESSWAY

BOAT BASIN PLACE

CITI FIELD

SHEA ROAD

GRAND CENTRAL PARKWAY

SEAVER WAY

(MTA 7-TRAIN) / ROOSEVELT AVENUE

7

METS / WILLETS MTA STATION

PASSERELLE



# Always a Parking Lot

1936

**ROBERT MOSES  
COMMISSIONER**

**parking space for visitors  
additional land acquisition**

**to be confined to the area between  
Northern Boulevard and Roosevelt Avenue.**

**ROBERT MOSES  
COMMISSIONER**



THE CITY OF NEW YORK  
DEPARTMENT OF PARKS  
—  
ARSENAL  
64TH STREET AND FIFTH AVENUE  
CENTRAL PARK  
NEW YORK CITY

W. EARLE ANDREWS  
GENERAL SUPERINTENDENT  
WILLIAM H. LATHAM  
PARK ENGINEER  
ALLYN F. JENNINGS  
LANDSCAPE ARCHITECT  
JAMES A. SHERRY  
CHIEF CLERK

July 27 1936

World's Fair Committee,  
Board of Estimate and Apportionment,  
Municipal Building,  
New York City, N. Y

Dear Sirs:

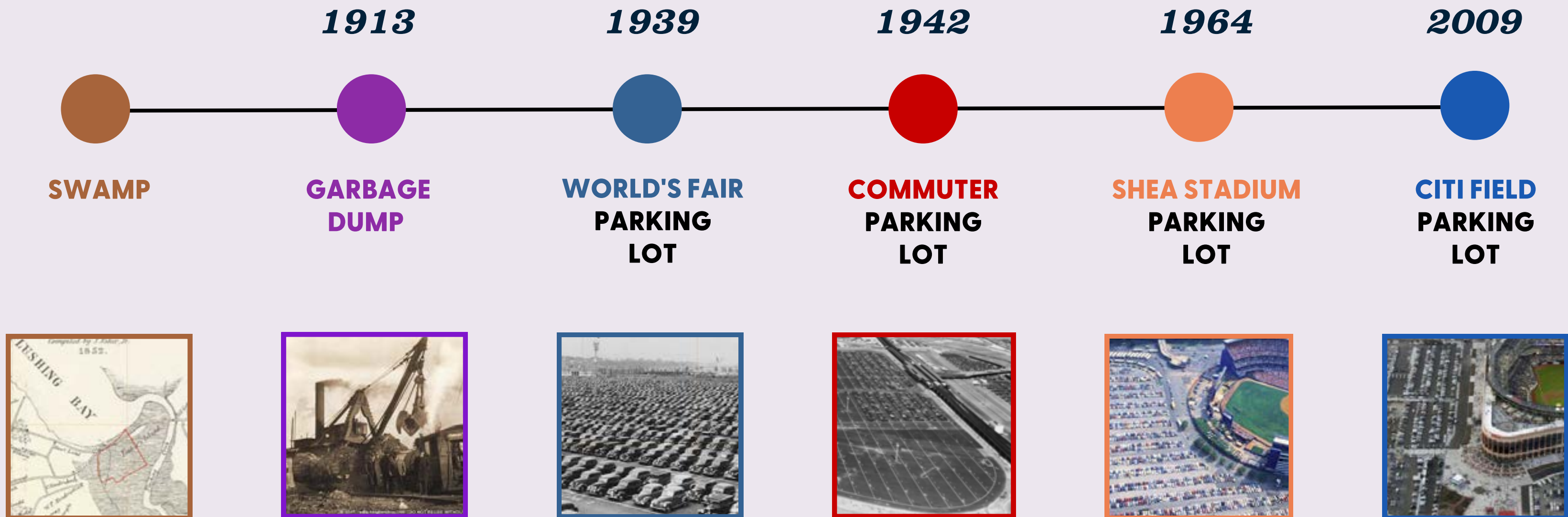
The problem of furnishing parking space for visitors to the World's Fair has been carefully studied by the engineers of the City, State and World's Fair Corporation and it has been concluded that additional land for this purpose is needed immediately east of the present easterly boundary line of the park between Flushing Bay and the subway yard of the Interborough Rapid Transit Company. You will recall that I did not originally recommend additional land acquisition but stated that the whole question of parking should be studied carefully before a decision was reached.

The plan which I recommend calls for taking all of the land shown on the attached map, bounded on the south by 41st Avenue, on the east by 126th Street, on the north by Northern Boulevard, and on the west by the easterly boundary line of Flushing Meadow Park. It also requires the acquisition of land and the land under water north of Northern Boulevard between the State Barge Canal property and Flushing Meadow Park. It should be noted that any land acquired between Northern Boulevard and Flushing Bay is primarily for protection and for the construction of a boat basin and not for parking and that the additional parking space will have to be confined to the area between Northern Boulevard and Roosevelt Avenue. The assessed value of all the property proposed to be acquired as shown on the attached map is \$673,665 and contains 80 acres.

There are approximately 20 acres of city-owned land north of Roosevelt Avenue which are under lease to the World's Fair Corporation and which can be made available for parking provided the additional property proposed to be acquired south of Roosevelt Avenue is leased to the Fair Corporation as a substitute for the 20 acres mentioned above.

I recommend the acquisition of this addition to Flushing Meadow Park with the provision that the World's Fair Corporation return to the City the 20 acres now under lease which, together with the area proposed to be acquired, will furnish a parking space of approximately 65 acres,

***The site has been a swamp, a dump,  
and a parking lot – never a public park***





*Here's  
What We  
Heard*



**EXPAND OPEN SPACE**



**CREATE JOBS**



**CLIMATE READY**



**SUPPORT LOCAL &  
MWBE BUSINESSES**



**365 DAY USE**



**COMMUNITY INPUT**



**ATHLETIC FIELDS  
BIKE PATHS**



**ACCESS TO WATERFRONT**



**HOTEL WITH CASINO  
AND LIVE MUSIC VENUE**



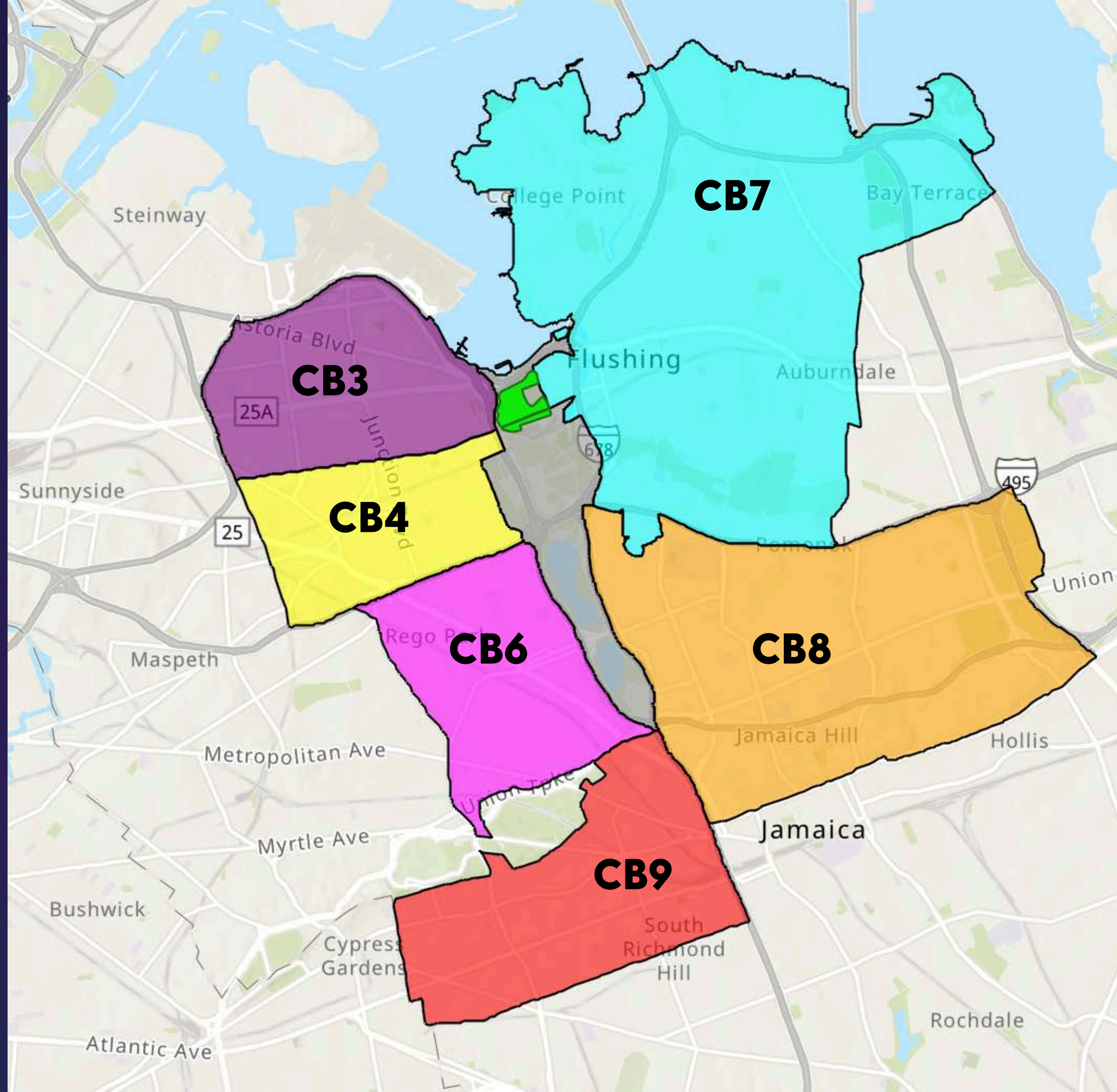
**BARS AND RESTAURANTS**

# *Unprecedented*

All Six Community Boards  
Vote in Support

Date	CB	Neighborhoods
11/21/24	CB3	Jackson Heights, East Elmhurst
12/10/24	CB4	Corona, Elmhurst
11/13/24	CB6	Rego Park, Forest Hills
11/18/24	CB7	Flushing, Whitestone, College Point
11/13/24	CB8	Kew Gardens Hill, Pomonok
11/12/24	CB9	Richmond Hill, Woodhaven

**83%**  
*Vote in Support*



# **Site Design**

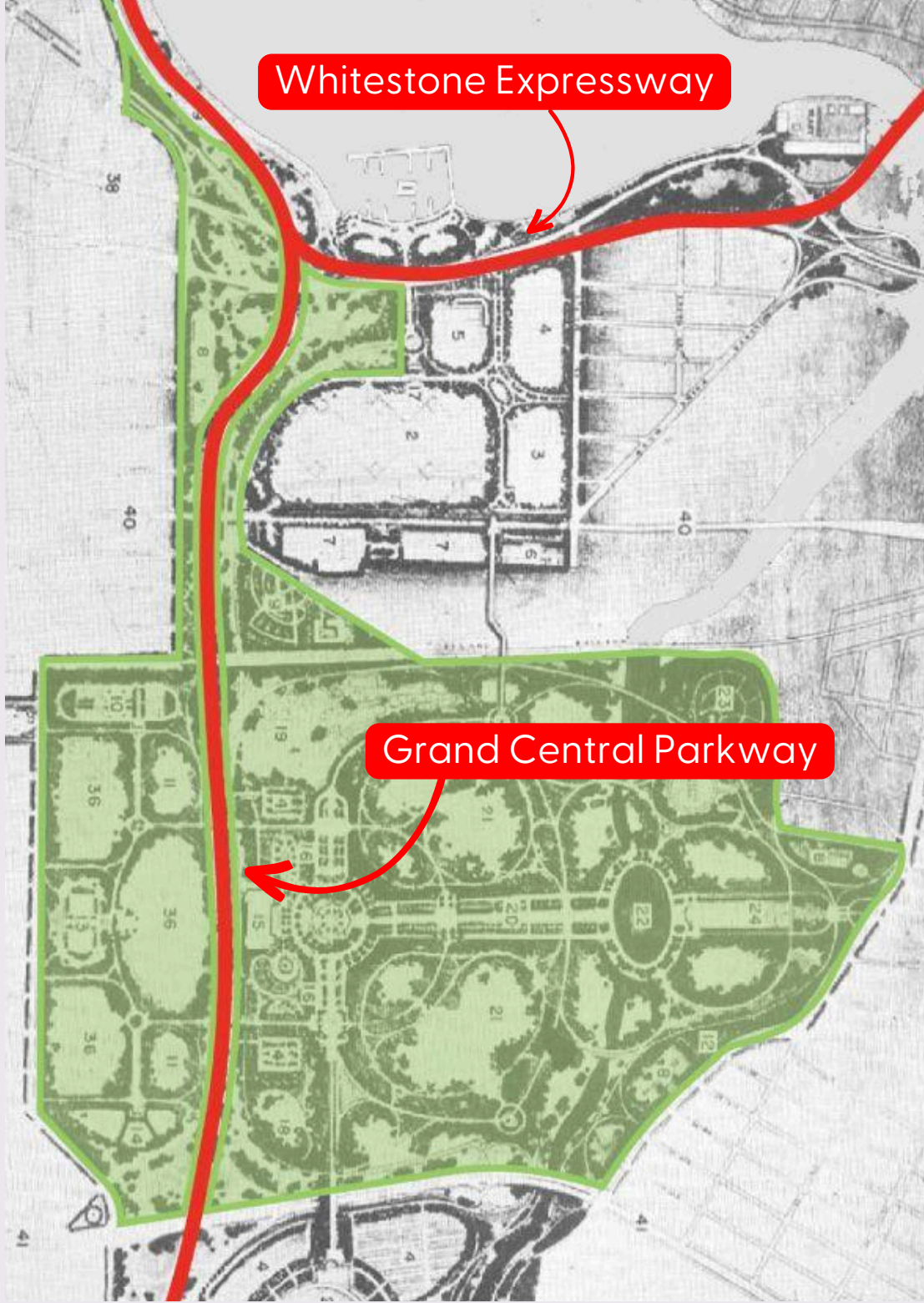
***Gregg Pasquarelli***



# Highways Divide Neighborhoods from the Park



ORIGINAL VISION



1939 WORLD'S FAIR PLAN



SINCE 1964

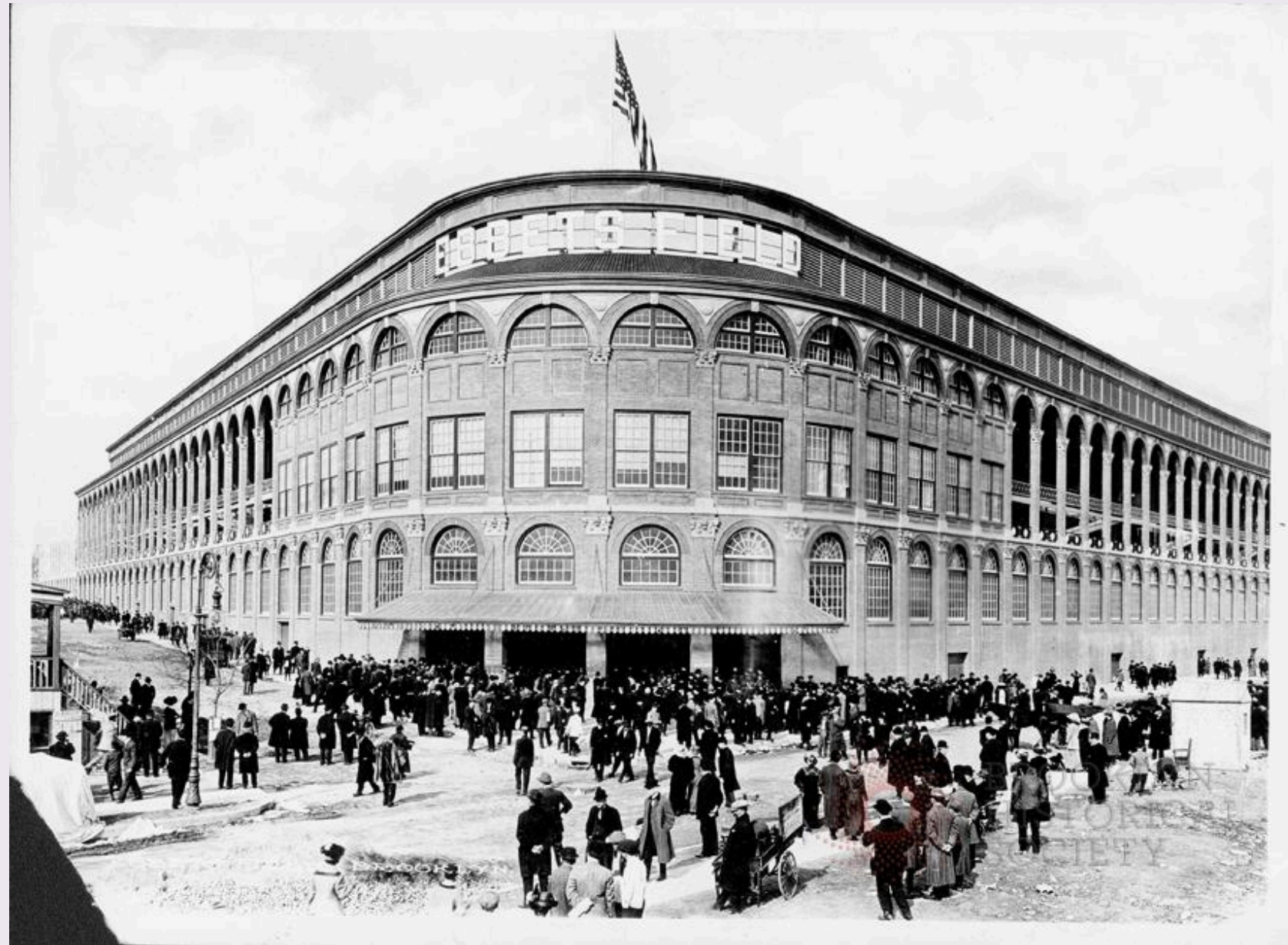
# *Reconnecting the Park to the Bay and Neighborhoods*



# *The Shape of New York*



Flatiron



Ebbets Field



Times Square

*World's Fair Legacy*



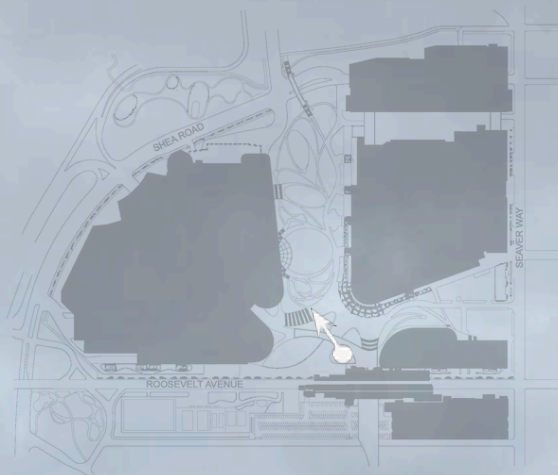
# *A Civic-minded Approach*



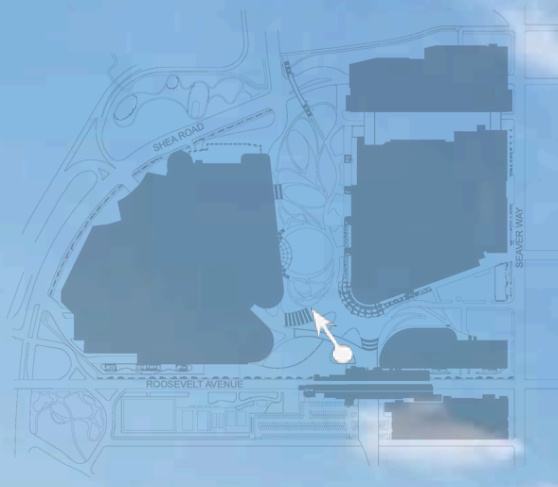
# METROPOLITAN PARK

- A** 25 Acres of Public Park Space
- B** Bars & Restaurants
- C** Sportsbook
- D** Live Music Venue
- E** Solar Panels On Structured Parking
- F** Hotel Towers
- G** Gaming Facility
- H** Tailgate Park
- I** Conference Spaces
- J** Public Plaza
- K** Queens Food Hall & Community Space
- L** Community Athletic Fields
- M** Playground
- N** Renovated, Accessible Train Station
- O** Bike Paths
- P** Future NYCFC Soccer Stadium
- Q** Willets Point Housing
- R** Willets Point Hotel
- S** Future Ferry





***Before***





← Manhattan 7 7

Manhattan 7 7 →

↑ Met Baseball ↑

***Before***



CITIFIELD

KINGS OF QUEEN

AREPAS

BEER HALL

BEER HALL

Mets

Mets

Mets



***Before***



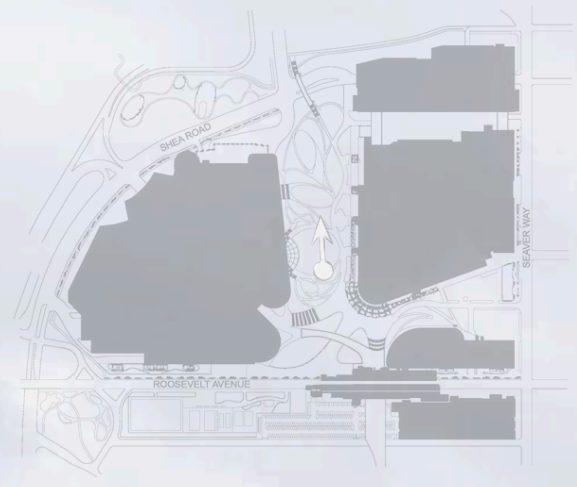


***Before***



CitiFIELD

TASTE OF QUEENS



***Before***

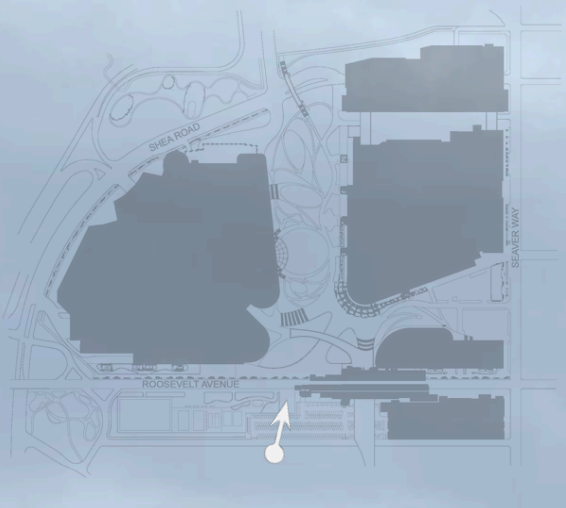






***Before***





***Before***



# Climate Resilience



**Solar Panels**



**Prioritize Mass Transit  
Reduce Emissions**



**Trees and Vegetation,  
Green Roof: Filtration  
Natural Grass Lawns**



**Water Reuse & Detention  
Irrigation Rainwater Cistern,  
BioFiltration**



# Mapping Actions

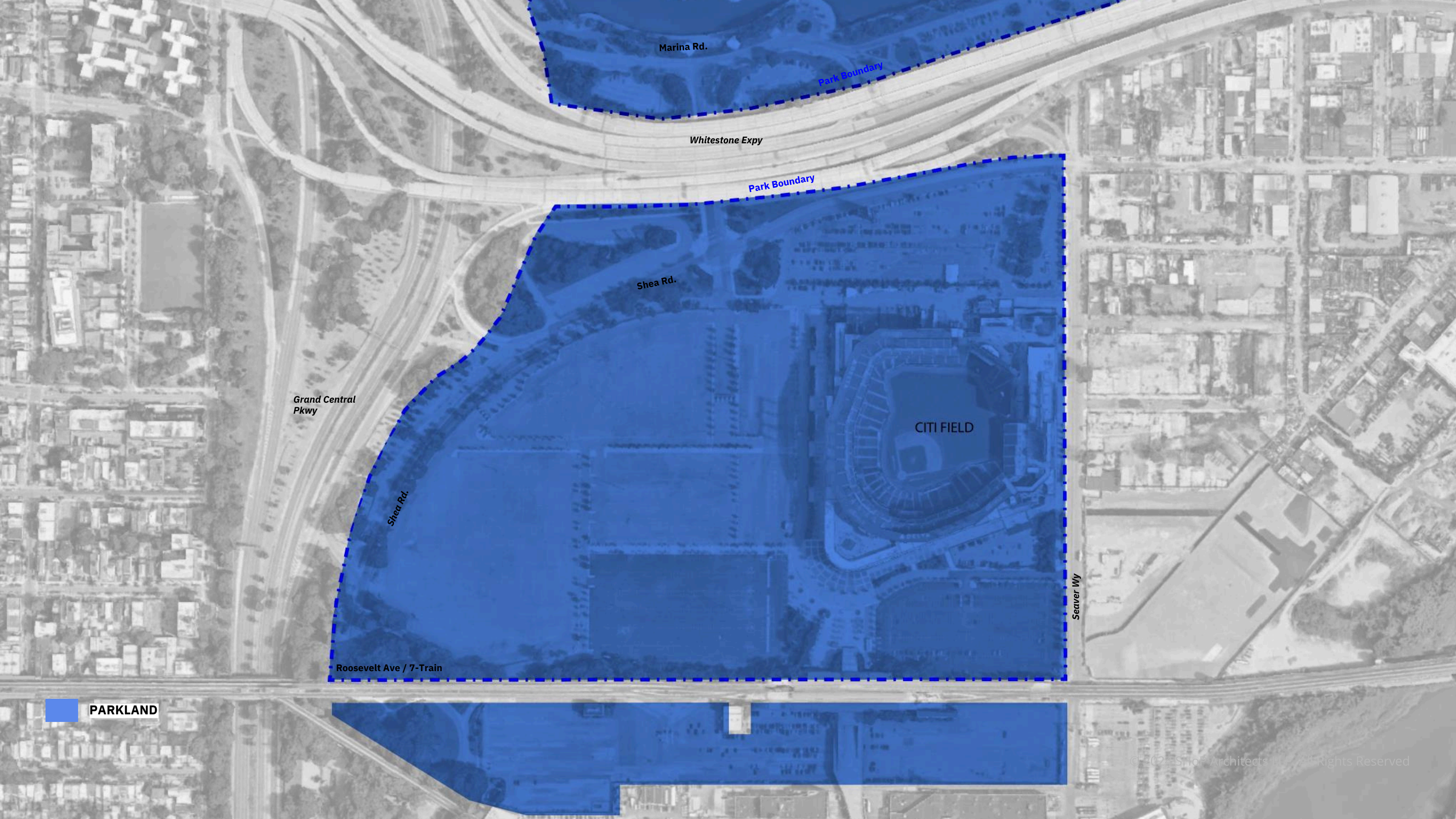
*David Karnovsky*

# *Land Use Actions*

## **1 CITY MAP CHANGE**

- A. Park demapping
- B. Street demapping
- C. Street mapping
- D. Park mapping

## **2 ZONING MAP AMENDMENT**



Marina Rd.

Park Boundary

Whitestone Expy

Park Boundary

Shea Rd.

CITI FIELD

Grand Central Pkwy

Shea Rd.

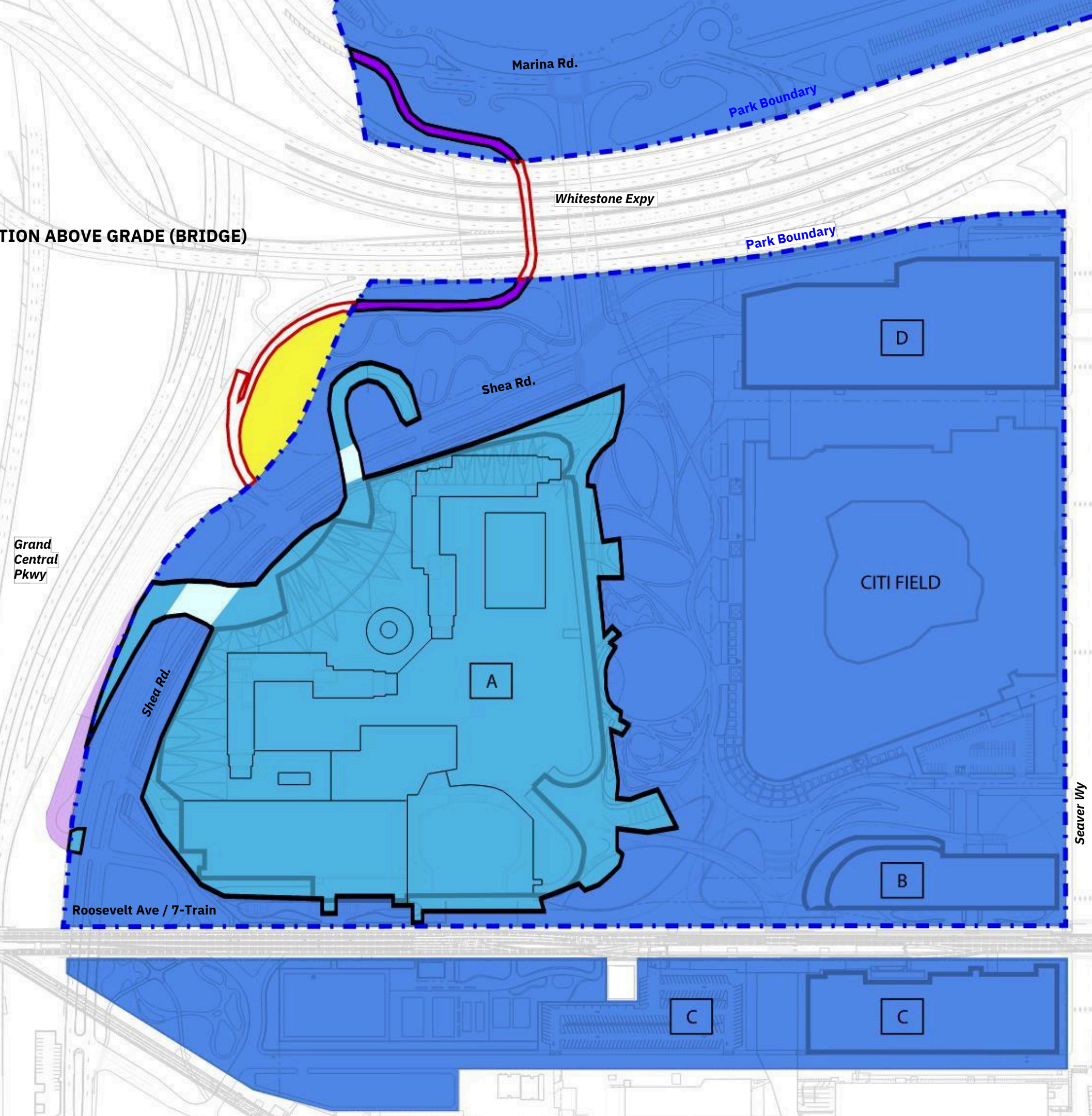
Seaver Wy

Roosevelt Ave / 7-Train

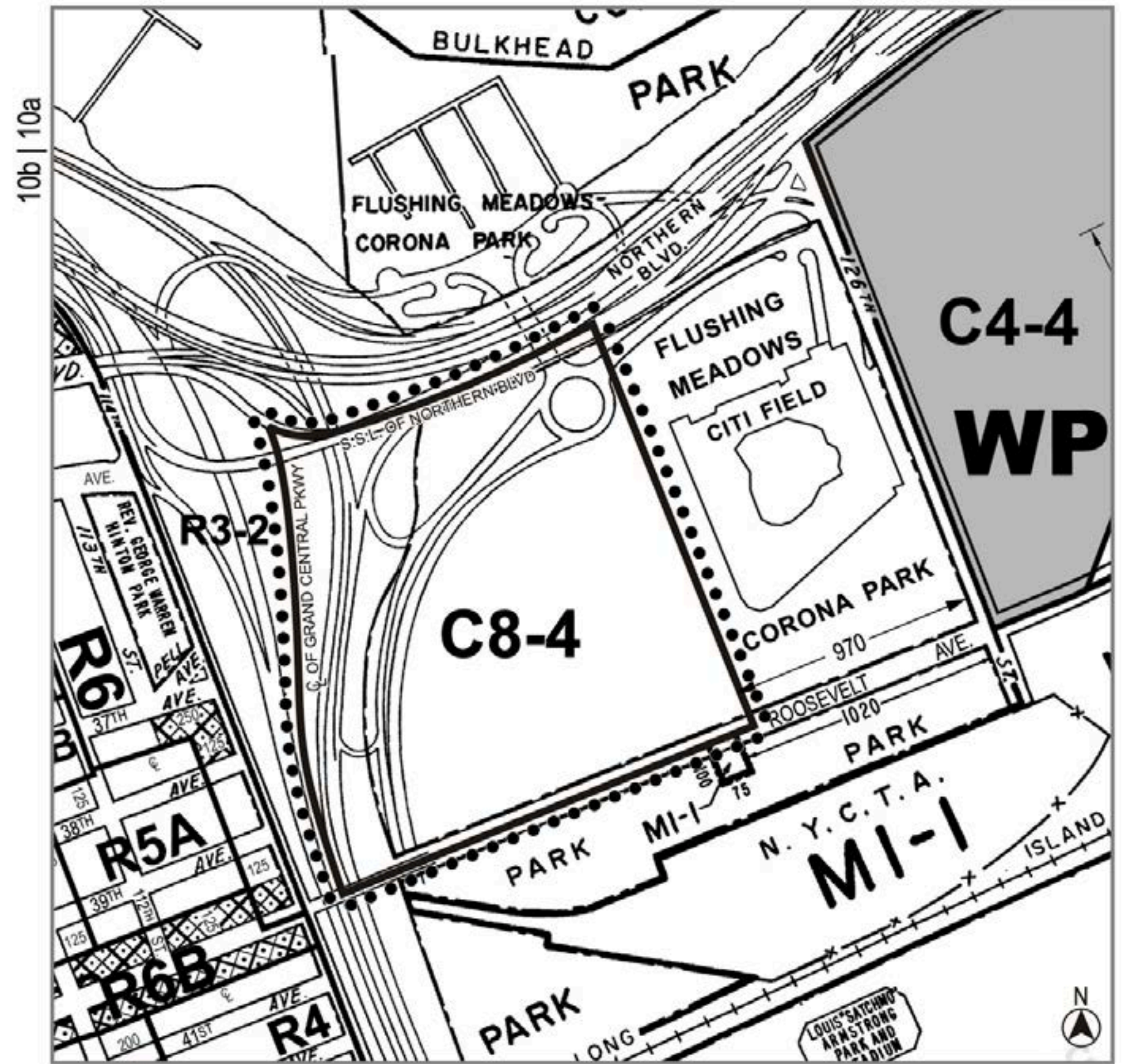
 **PARKLAND**



- PARKLAND**
- DEMAP PARKLAND**  
24.84 ACRES
- DEMAP PARKLAND AT ELEVATION ABOVE GRADE (BRIDGE)**  
0.27 ACRES
- DEMAP STREET**  
1.43 ACRES
- MAP STREET**  
0.66 ACRES
- MAP NEW PARKLAND**  
0.77 ACRES



# Zoning Map Amendment



Proposed Zoning Map (10a & 10b) - Area being rezoned is outlined with dotted lines

Rezoning from R3-2 to C8-4  
Establishing new C8-4 district



## ***Process Requirements***

- The state gaming process requires approval of all local zoning requirements prior to consideration for a license, which includes this ULURP application.
- Alienation legislation is required for any parkland demapping and is being pursued concurrently with this ULURP application.
- If approved by City Council, the city map change will only take effect if legislation is adopted and a license is granted.

# **Community Benefits**

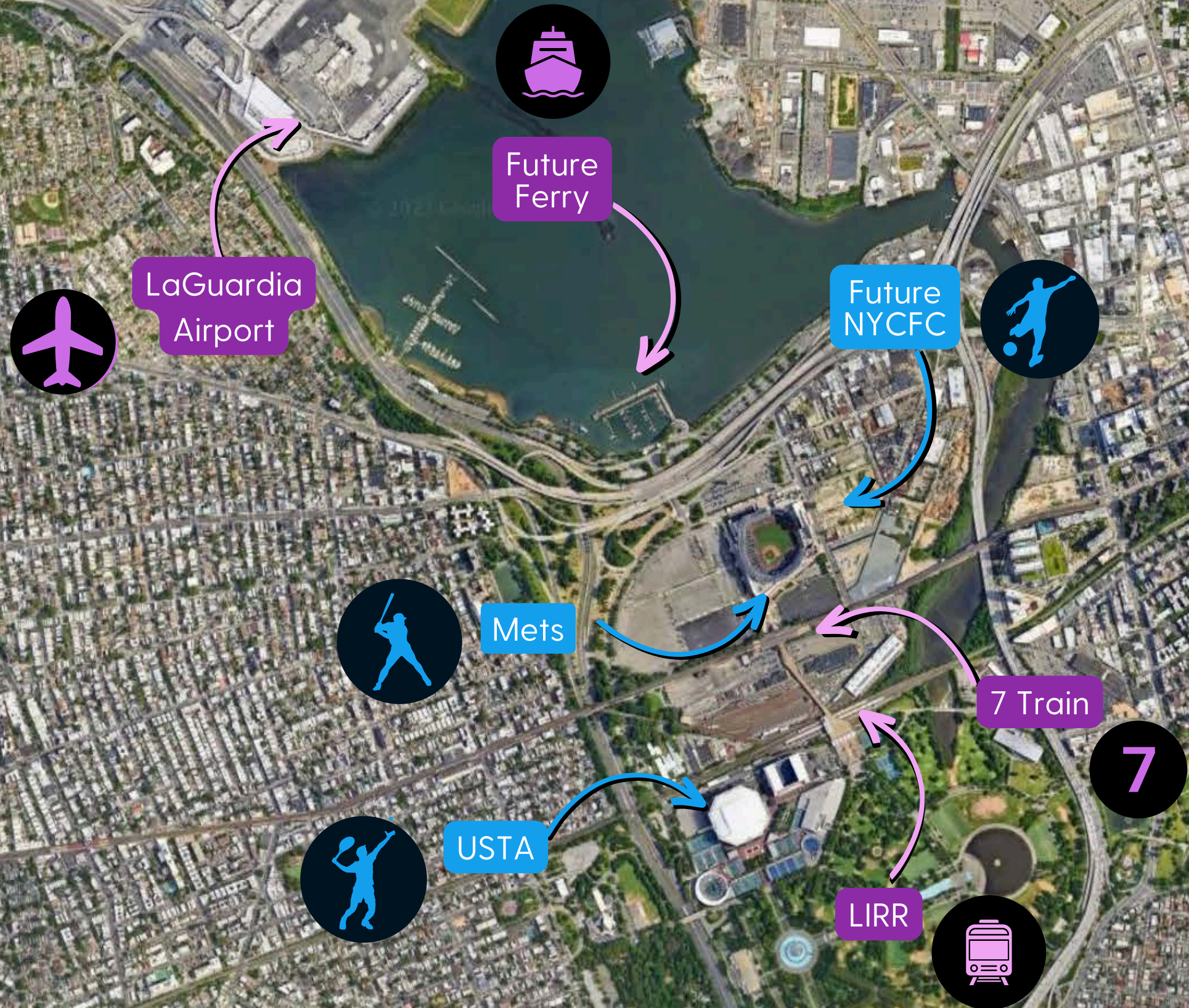
*Michael “Sully” Sullivan*

# *Metropolitan Park is*

- **365-day sports and entertainment district**
- **\$8 Billion private investment**
- **23,000+ good-paying union jobs**
- **25 acres of public park space with community athletic fields**
- **Renovated & accessible train station**
- **Hard Rock Hotel with casino gaming and conference space**
- **Live Music Venue**
- **Bars & Restaurants**
- **Taste of Queens food hall**
- **Prioritize local hiring and exceed 30% MWBE**
- **Improved road network, new bike paths, and pedestrian walkways**



# Best Site



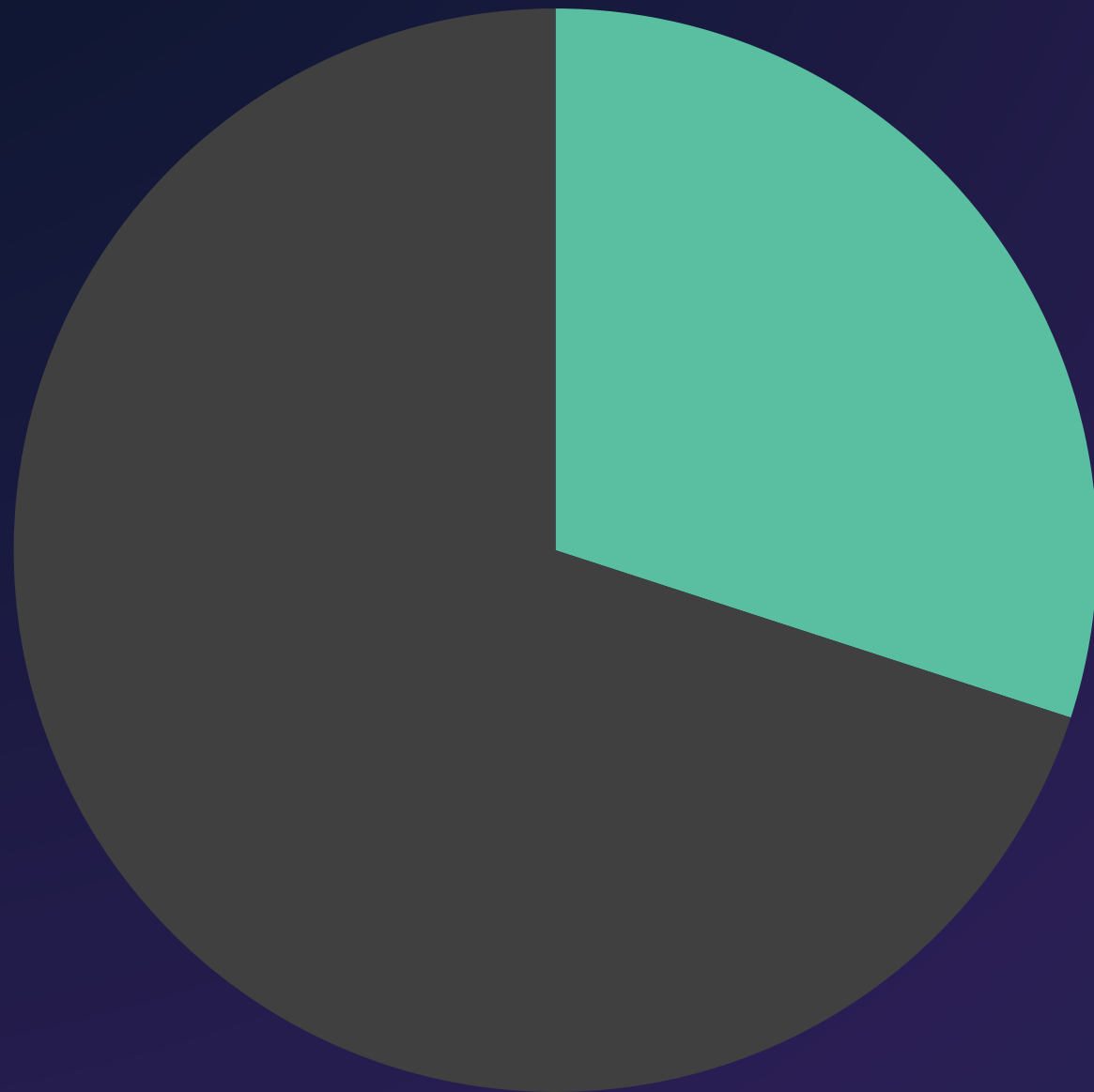
# *Union Project*

- Hotel and Gaming Trades Council
- Building and Construction Trades
- Carpenters
- Painters, Local 9
- Electrical Workers, Local 3
- LIUNA New York, Laborers Local 79
- Cement and Concrete Laborers, Local 20
- Plumbers, Local 1



# ***MWBE***

**Goal is to exceed 30%**



## **HIRE & TRAIN LOCALLY**

We are signing partnership agreements with culturally competent local community based organizations to make sure we are reaching the diverse populations of NYC and beyond.

Whenever possible, we will have a Queens hiring priority.



# **\$1 Billion Dollars**

## ***Commitment to Queens***

- \$320 Million** Public Park & Athletic Fields (25 acres)
- \$480 Million** Accessible MTA Station & Climate Improvements
- \$163 Million** Community Improvement Fund
- \$150 Million** Taste of Queens & Community Space
- \$25 Million** Neighborhood Projects



***Metropolitan Park is a once-in-a-generation opportunity to transform 50 acres of asphalt into a sports and entertainment destination with a 25 acre public park.***



***If we fail to seize this opportunity, this land will remain a parking lot until at least the year 2105.***



***With the best location in NY and over \$1 Billion in community benefits, we will deliver the most for New York City residents with one of these licenses.***

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