



## CITY PLANNING COMMISSION

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May 22, 2013/Calendar No. 11

C 130155 PPQ

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**IN THE MATTER OF** an application submitted by the NYC Department of Parks and Recreation (DPR) and the USTA National Tennis Center Inc., pursuant to Section 197-c of the New York City Charter, for the disposition of a lease of city-owned property to the USTA National Tennis Center Inc. located northerly of United Nations Avenue North, between Meridian Road and Path of Americas (Block 2018, p/o Lot 1) within Flushing Meadows-Corona Park, Community Districts 3, 4, 6, 7, 8, 9, Borough of Queens .

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This application for the disposition of 0.68 acres of city-owned property was filed by the New York City Department of Parks and Recreation (DPR) and the United States Tennis Association National Tennis Center Inc. (USTA) on December 31, 2012 to facilitate the relocation and enlargement of the Grandstand Stadium, increase and improve the pedestrian circulation areas, and improve the overall visitor experience at the National Tennis Center.

### **BACKGROUND**

The United States Tennis Association National Tennis Center Inc. (USTA) is a non-profit organization whose mission is to promote the growth and development of tennis. The area of the proposed disposition is located approximately 860 feet along the southern boundary of the Billie Jean King National Tennis Center and extends 25 feet to 38 feet south into United Nations Avenue North between Meridian Road and Path of the Americas, within Flushing Meadows-Corona Park, a joint interest area involving community boards 3, 4, 6, 7, 8, and 9. Pursuant to a strategic plan to improve the USTA's Billie Jean King National Tennis Center, DPR will add the 0.68 acres of parkland to an existing 99-year lease with the USTA. The lease was executed in 1993 and expires in 2092.

The 42-acre Billie Jean King National Tennis Center is bounded by the railway tracks of the Long Island Railroad (LIRR)'s Port Washington line to the north, United Nations Avenue North to the south, the Passarelle Building and Path of the Americas to the east, and the Grand Central Parkway to the west. The US Open, which dates to 1881, moved to the USTA facility in

Flushing Meadows-Corona Park in 1978. In 1993, the NTC site was expanded from 21.6 acres to approximately 42.2 acres to allow for the construction of Arthur Ashe Stadium, and other facilities. The 23,500-seat stadium was completed in 1997. The 1993 expansion required alienation and disposition of parkland by long-term lease from DPR to the USTA following review by the City through its Uniform Land Use Review Procedure (Application No. C930044PPQ; Adopted September 23, 1993). The tennis center was renamed the USTA Billie Jean King National Tennis Center in 2006.

The 42-acre National Tennis Center is one of the world's largest public recreational tennis facilities. For 11 months of the year, its facilities are open to the public for indoor and outdoor tennis. The NTC is also host to the US Open, one of the sport's four Grand Slam championship tennis tournaments. The event is staged during a two-week period around the beginning of September and is attended by a cumulative total of approximately 700,000 spectators and is broadcast worldwide.

The NTC includes three large tennis stadiums: Arthur Ashe Stadium, Louis Armstrong Stadium and the Grandstand Stadium, with 16 practice tennis courts located throughout the site. Two of the NTC site's three stadiums—Louis Armstrong Stadium and Grandstand Stadium—are approaching 50 years of age and nearing the end of their useful lives. Notable deficiencies include: constricted circulation; inadequate restrooms; prone to flooding; and infrastructure issues, as the stadiums were designed as temporary structures for the 1964 World's Fair. The existing Louis Armstrong Stadium, located in the northeast corner of the site, contains approximately 10,500 seats. It was originally built as part of the 1964-1965 Singer Bowl and is at the end of its useful life. The current 6,000-seat Grandstand Stadium is located adjacent to Louis Armstrong Stadium, on its east façade, it was also built as part of the Singer Bowl. Currently, there is an approximately 100-space surface parking lot in the northeast corner of the site (Lot B), and a 200-space parking lot in the northwest corner of the site (Lot A) that additionally contains a transportation center used for staff and facilities for handling player and sponsor transportation and credentials and media credentials, as well as sponsor ticketing and lounge space.

The more than 1,200-acre Flushing Meadows-Corona Park was created for the 1939-1940 World's Fair and it also hosted the 1964-1965 World's Fair. It offers a variety of event-oriented recreational activities, as well as lawns, fields, and playgrounds for active and passive recreation. Portions of this regional park (but not the NTC) have been improved with funds from the Federal Land and Water Conservation Fund (LWCF) Act, and much of the park, including the NTC, is subject to LWCF requirements. The health, welfare and recreational public purposes of the NTC have been recognized by the U.S. Department of the Interior, National Park Service (NPS), which determined in 1993 that the expansion and renovation of the NTC is consistent with the LWCF grant-in-aid manual requirements governing Flushing Meadows Corona Park.

The applicants' development goals are to substantially upgrade the NTC facility and increase its capacity by an additional 10,000 daily spectators during the US Open. The proposed disposition of 0.68 acres of parkland to the USTA would create additional space within the NTC site to allow for the relocation and enlargement of Grandstand Stadium, increase and improve pedestrian circulation space within the site, and improve the overall visitor experience at the NTC. The NTC would continue to be open to the public for 11 months of the year after the proposed project is completed.

Grandstand Stadium would be relocated to the southwest corner of the site and enlarged from 6,000 to 8,000 seats. The new stadium would also include concession, retail, and broadcasting space, as well as a two-story (one story above grade), approximately 31,000-gross square foot structure for administrative and operational uses such as locker rooms, restroom facilities, and first aid facilities. To create space for the new Grandstand Stadium, four of the existing seven southerly courts on the NTC site would be relocated approximately 50 feet south of their current location and the other three would be relocated approximately 30 feet south of their current location. The subject disposition is needed to facilitate the relocation of these tennis courts and the construction of the Grandstand Stadium. In addition, a new walkway would be constructed along the northern side of the relocated courts, connecting the relocated Grandstand Stadium with the NTC entrance at the South Gate, the South Plaza, and Court 17 at the southeast corner of the site. The proposed walkway would be 41 feet in width and would be landscaped.

The 0.68 acres of parkland to be disposed of currently consists of a narrow strip of landscaped area and one paved lane of the three-lane United Nations Avenue North, which would be reduced to two, approximately 16-foot-wide, lanes under the proposed plan. The approximately 16-foot wide paved area that would be eliminated is lightly used for walking, running and biking, as well as by DPR vehicles and to service the NTC during the US Open. The landscaped portion of the parkland includes a triangular median area near the connector road, a median adjacent to the northernmost lane of United Nations Avenue North, and a narrow strip of lawn adjacent to the current NTC fence.

Any trees that would be removed in or immediately adjacent to the 0.68-acre disposition area would be replaced in compliance with DPR's applicable rules and regulations. A new, 10- to 12-foot-wide landscaped buffer, with a mix of trees, shrubs and groundcover, would be planted along the exterior of the relocated NTC southern fence line.

The USTA's other improvements to the NTC would include renovations of existing structures and the construction of new facilities within the roughly 42 acre area covered by their current lease. The USTA intends to construct a new stadium on the site of the existing 10,500 seat Louis Armstrong Stadium. The new Louis Armstrong Stadium would have a greater capacity at 15,000. The USTA also plans to replace two existing parking lots with parking higher capacity parking structures. Currently, there is an approximately 100-space surface parking lot in the northeast corner of the site, and a 200-space parking lot in the northwest corner of the site. Under the proposed project, northeastern lot would be replaced with an approximately 270-space, 3-level parking garage, and northwestern lot would be replaced with an approximately 423-space, 2-level parking garage. The new parking structure would be screened off with plantings from the main entrance to the facility.

The relocation of the Grandstand Stadium to the southeastern corner of the NTC would require the relocation of a connector road at the eastern edge of the site. The connector road displaced by the relocation of the stadium would be relocated to an approximately 0.3-acre area south of United Nations Avenue North near the Queens Museum of Art parking lot. New approximately 5

to 6-foot-wide pedestrian walkways would also be created. The small portion of Meridian Road below the overpass would be widened to connect to an existing bicycle lane.

The disposition by long-term lease of the 0.68-acre southern boundary area would require a home rule request from the City Council to the State Legislature, and New York State legislation to authorize the alienation of that site. Following that disposition, this area would remain mapped park land.

## **ENVIRONMENTAL REVIEW**

This application (C 130155 PPQ), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 12DPR005Q. The lead agency is the Department of Parks and Recreation.

It was determined that the proposed actions may have a significant effect on the environment. A Positive Declaration was issued on June 12, 2012, and distributed, published, and filed. The applicant was asked to prepare a Draft Environmental Impact Statement (DEIS). Together with the Positive Declaration, a Draft Scope of Work for the EIS was issued on June 12, 2012. A public scoping meeting was held on the Draft Scope of Work on July 23, 2012, and comments were accepted by the lead agency through August 8, 2012. A Final Scope of Work for an EIS, reflecting the comments made during the scoping, was issued on December 27, 2012.

The applicant prepared a DEIS, and the lead agency issued a Notice of Completion for the DEIS on January 3, 2013. Pursuant to SEQRA regulations and CEQR procedures, a joint public hearing was held on the DEIS on April 24, 2013, in conjunction with the Uniform Land Use Review Procedure (ULURP) applications. Written comments were accepted by the lead agency through May 6, 2013. A Final Environmental Impact Statement (FEIS) was completed and a Notice of Completion for the FEIS was issued on May 10, 2013. The FEIS identified significant

adverse impacts with regard to transportation. Details on these impacts and measures to minimize or eliminate these impacts, where feasible and practicable, are described below:

### **Transportation – Traffic**

The transportation analysis determined the projected trip increments would result in a significant adverse traffic impact. (There are no significant impacts to transit, pedestrian, or safety conditions.) For 11 months of the year, the NTC is primarily a public recreational facility, except during the US Open period at the end of August and early September. The proposed increase in attendance has the potential to impact traffic and transportation conditions. The proposed increase in attendance of 10,000 persons for the daytime session would result in a projected peak period increase of approximately 2,030 transit trips and 954 vehicle trips. The peak period transit trips would consist of approximately 1,540 subway trips, 455 Long Island Rail Road (LIRR) trips, and 35 Metropolitan Transportation Authority (MTA) New York City Transit bus trips. The peak period vehicle trips are estimated to consist of 452 auto trips, 498 taxi trips (or 249 roundtrips), and four charter bus trips. When distributed over the transportation network, the projected trip increments would result in significant adverse traffic impacts, including increased levels of congestion and delays, though temporary in nature and only during the event's peak periods.

The traffic management program currently in place, including the Traffic Enforcement Agents (TEAs), would be able to effectively manage the increased level of traffic operations and project-related significant adverse impacts on traffic. This is primarily due to the distribution of trips over the large transportation network, the proximity and direct access to the local highway network from the project site, the capacity of the Mets-Willets Point subway station, and the special event management program implemented by the New York City Police Department (NYPD), especially along College Point Boulevard. Though the projected increase in vehicle trips exiting the US Open at the conclusion of the daytime session is anticipated to lengthen the travel time for departing patrons, these delays would largely be confined within Flushing Meadows Corona Park and to a segment of the Long Island Expressway (LIE).

With the additional site-generated traffic, the roadway network is anticipated to continue to experience congested levels of service and delays during event conditions. Due to the traffic management program, however, conditions typically observed when intersection operations become saturated (queues extending beyond storage capacity, blocked turning movements, aggressive driver behavior, etc.) would be managed in the field. Field observations conducted during the US Open validate that the traffic management program and TEAs are able to effectively manage traffic flow during event peak periods. These findings take into consideration the frequency of the event, the duration of the event's peak period, the infrequency of conflict dates with Mets games, direct connectivity to the area highways, and the special event traffic management provided by the New York City Police Department including TEAs.

## **UNIFORM LAND USE REVIEW**

This application (C 130155 PPQ) was certified as complete by the Department of City Planning on January 7, 2013, and was duly referred to Community Board 3, 4, 6, 7, 8, 9 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

## **Community Board Public Hearing**

Community Board 3 held a public hearing on this action on March 14, 2013 and, on that date, by a vote of 33 in favor, 1 opposed, and 1 abstaining, adopted a resolution recommending disapproval of the application with the following conditions:

Community Board 3 Queens recommends that the Application for Expansion of the USTA in its current form be Disapproved with Modifications for the following reasons:

- USTA's plan to construct parking garages on mapped public parkland.
- There is no plan on file to replace the 0.68 acres of parkland.
- Further, USTA's current proposal does not include:
  - A plan to remediate the soil and study the long term health effects of cars parking on the grass.
  - Develop a comprehensive parking plan by consulting with the surrounding Community Boards, mitigation of the traffic conditions through commissioning a new traffic study that would include Roosevelt Avenue, 108th Street, Northern Boulevard, Astoria Boulevard, Ditmars Boulevard, 34th Avenue and 37th Avenue.
- Plan for the replacement of Trees- when removed replace within Flushing Meadows-Corona Park (FMCP).

- Landscaping that is done for the US Open should be maintained throughout the year.
- Safety Plan- during the US Open, rely on private security and less on local Police personnel. Improve lighting to ensure the safety of the patrons coming to and from the US Open.
- In addition, the USTA's current proposal does not include a Community Benefits Agreement that would allow for :
  - USTA to partner with the local Business Improvement District for the purpose of cleaning up, maintaining and beautifying Roosevelt Avenue from 69th Street to 114th Street as it is the gateway to all the entertainment complexes within FMCP. USTA to commit to making improvements within FMCP. For example contribute to a fund for the restoration of the New York Pavilion, Meadow lake and any other areas of FMCP that need regular maintenance, upkeep, and overall cleanliness.
  - USTA to help establish a new and credible Conservancy to improve FMCP. It would have an annual expense budget of \$500,000 dollars or 2.5% of the gross revenue on an annual basis. The initial contribution to the Conservancy should be \$20 million dollars. Form an Advisory Council with one member from each of the surrounding community boards for oversight on funding and disbursements of funds to FMCP.
- In addition, USTA's current proposal does not include provisions to increasing public accessibility to the grounds and programs such as:
  - Community Boards that surround the facility should be provided with complimentary or significantly discounted grounds passes during the US Open and year round programs for youth and seniors. Further, tickets for Arthur Ashe Kid's Day should be given directly to each community board in Queens for distribution. The facility and grounds should be accessible to the public year round.
  - Make the facilities available to community groups for meetings and events at no charge.
- Finally, USTA's current proposal does not include:
  - Improving communications to the community about USTA job openings for mid to high level positions.
  - Establishing an annual Community Day for Queens Residents.
  - Advertising what Queens has to offer before, during and after the US Open, including providing information about local businesses and cultural institutions when patrons purchase their tickets.
  - Contracting with women, minority owned and local businesses in Queens for current and future projects. Further, setting aside 10% of the concession storefronts during the US Open for Queens-based food services and restaurants located in the surrounding communities.

Community Board 4 held a public hearing on this action on March 12, 2013 and on that date, by a vote of 38 in favor, adopted a resolution recommending disapproval of the application with the following conditions:



- \$15 Million in a trust fund to be used exclusively for FMCP with an additional \$500K/year maintenance fund to be overseen by an advisory board composed of members from all affected Community Boards.
- Replacement of park land to be exclusively within FMCP through the giving back of any alienated land (equal to or exceeding 0.68 acres).
- Overall better safety within the park including but not limited to better lighting and security cameras at key locations.
- Better community outreach with community related events, special programs, discounts and the distribution of tickets to local organizations on Arthur Ashe Day.
- The bringing back of "Queens Day" (to be sponsored by the USTA).
- The reimplementation of the park trolley.
- Develop the South end of the park for more exposure to the natural waterway. Renewal of the model airplanes field, and kite flying fields, and possibility of bringing back canoeing and kayaking to Willow Lake at FMCP.
- Police from all 5 Community Boards to take part in a special FMCP Task Force.
- Section near the blue box trailer at the SW Corner of Meadow Lake would be prime location for a multipurpose center. (Police unites, Park Rangers, staging area for various venues including bird walks, nature trail walks, and Boy and Girl Scouts).

Community Board 6 held a public hearing on this action on February 13, 2013, and on March 13, 2013 by a vote of 25 in favor and 5 opposed, adopted a resolution recommending approval of the application with the following conditions:

- Donate additional funding for annual maintenance, security, and upkeep of FMCP.
- Replace trees that will be damaged or removed for USTA development.
- Design the parking garages to conform to the Dept. of Parks design.
- Be part of a committee of representatives from the surrounding Community Boards to discuss and determine areas of needed maintenance and upkeep.
- All construction jobs should use unionized trade workers.

Community Board 7 held a public hearing on this action on March 11, 2013, and on that date, by a vote of 30 in favor and 6 opposed, adopted a resolution recommending approval of the application with the following conditions:

- The USTA would establish a capital endowment fund of \$15 million and an annual expense fund of \$300,000 for maintenance and all money would be used only for FMCP - oversight of all funding will include a member of each of the affected CB's.
- All trees damaged or needing to be replaced must be done within FMCP- any additional trees will be replaced will be placed within the 6 Community Boards park locations.
- Substantial discount program for seniors and children in the zip codes surrounding FMCP.

- The parking garages exterior designs (facade) [should be] aesthetically pleasing and in conformance with a park design.
- Tryouts for the National Anthem or any other event will be held in Queens.
- Arthur Ashe Day - allocation of tickets should be given directly to the surrounding CB's.
- Continued evaluation & mitigation of all concerns.
- USTA to be in partnership with DPR on maintenance and cleanliness of the perimeter of the USTA property.
- USTA will give priority for goods & services to local vendors when buying.

Community Board 8 held a public hearing on this action on February 26, 2013, and on March 13, 2013 by a vote of 26 in favor and 8 opposed, adopted a resolution recommending approval of the application with the following conditions:

- 0.68 acre will be replaced in another location within FMCP.
- \$15 million will be donated upfront to an escrow account for a newly expanded FMCP conservancy to benefit the park.
- \$1 million annual operating fund dedicated directly to the park's upkeep for the duration of the lease to be adjusted with the cost of living.
- A Community Advisory Board (CAB) will be created with at least two members of each affected Community Board (3,4,6,7, 8 & 9) to hold regularly scheduled bimonthly meetings.
- Discounted tickets will be provided for the US Open to residents of the affected community boards, with eligibility to be determined by the community boards.
- Free admission to Arthur Ashe Kids' Day will be determined by the affected community boards, not Borough President's office.
- Job fairs will be provided to residents of the affected community boards prior to the job fairs half for the general population.
- Construction job opportunities will be provided for Unions and Minority/Women Owned Businesses.
- Tennis programs will be offered to public schools and Beacon programs within CB 8.
- Creation of tennis courts at Junior High School 216 and M.S. 217, including installation of equipment for hanging nets, nets and boundary lines.

Community Board 9 held a public hearing on this action on February 12, 2013, and on March 13, 2013 by a vote of 22 in favor, 20 opposed, and 1 abstaining, adopted a resolution recommending disapproval of the application.

### **Borough President Recommendation**

This application (C 130155 PPQ) was considered by the Queens Borough President, who issued a recommendation on March 11, 2013, approving the application, with the following conditions:

- Any alienated land should be fully replaced;
- All trees removed or damaged must be replaced within FMCP in accordance within DPR tree replacement specifications and policy;
- A Project Labor Agreement must be developed, finalized and in place well before any work begins;
- A specific plan to engage MWBE businesses, local hiring (including job fairs), maximizing local business opportunities must be developed, finalized and in place well before any work begins;
- USTA donation to establish a \$15 million FMCP Benefit Fund that would supplement not supplant the NYC Budget basic allocation for DPR's maintenance and operation of FMCP;
- Creation of FMCP Alliance that would include representatives of the affected Community Boards, the Office of the Borough President, affected Councilmembers and the Department of Parks and Recreation. The new FMCP Alliance would be responsible for administration of the FMCP Benefit fund, private fundraising for ongoing maintenance and upkeep of the park, park programs and improvements;
- The stadium to be rebuilt on the footprint of the existing Louis Armstrong Stadium must also be named the Louis Armstrong Stadium. Louis Armstrong who lived nearby on 107<sup>th</sup> Street has deep ties to the Corona area. His former home is now the Louis Armstrong House Museum dedicated to preserving his work and an extensive archive of musical papers and personal belongings. Retention of the National Tennis Center's connection to Louis Armstrong is natural and fitting considering his extraordinary stature as an ambassador and icon of jazz beloved around the world.

### **Borough Board Review**

The Queens Borough Board held a public hearing on this action on April 8, 2013. A quorum was not present and no vote was taken.

### **City Planning Commission Public Hearing**

On April 10, 2013 (Calendar No. 6) the City Planning Commission scheduled April 24, 2013 for a public hearing on this application (C 130155 PPQ). The hearing was duly held on April 24, 2013 (Calendar No. 17). There were 19 speakers in favor of the application and eight in opposition.

Seven of the speakers testifying in favor of the application were representatives of the co-applicants and the project team. The Assistant Commissioner for Planning & Natural Resources for DPR provided an overview of the project and described the current conditions of the 0.68 acre area that is the subject of this application. He further testified that the USTA and DPR have been discussing a compensation package for the alienated parkland and that he believes that an

agreement would be formalized prior to the Commission's vote on the application. The land use attorney for the USTA introduced the project team. The Executive Director and Chief Operating Officer of the USTA testified next and provided an overview of the USTA's strategic vision. He stated that the USTA's plan would transform the NTC into the "safest, most modern fan- and player-friendly tennis facility in the world," and he asserted that the improvements to the NTC facilitated by the alienation are necessary for the center to compete with other more recently developed venues around the world. The Director of the National Tennis Center Operations followed and testified as to how the development would be facilitated by the proposed disposition and alienation of parkland. The USTA's project architect testified as to how the disposition and alienation would allow for a reconfiguration of the tennis courts along the southern edge of the site to allow for better pedestrian circulation within it, and explained that the western edge of the disposition area, would accommodate apportion of the Grandstand Stadium's footprint. The Parks Department Director of Parklands and a representative from AKRF, who had conducted the DEIS analysis, also appeared in favor.

Five speakers in favor of the application testified to the importance of the NTC as a venue for the sport of tennis to the public. These speakers highlighted the role the NYC plays in providing access to tennis facilities and instruction to school children and collegiate athletes.

Six speakers in favor of the application testified to the economic importance of the project. A representative of the Queens Economic Development Corporation described the economic impact of the NTC and the US Open, including approximately \$750 million in revenue annually and close to 6,000 seasonal jobs, 85% of which are filled by New York City residents. A representative of the Queens Chamber of Commerce testified that the project would generate close to 800 construction jobs. Three members of trade unions and a seasonal employee of the NTC testified that the USTA provides jobs to community residents and that the proposed renovations to the facility would provide even more opportunities for employment.

The Executive Director of New Yorkers for Parks testified that her organization would support the project if certain conditions were met, especially the replacement of an equivalent amount of

parkland and achieving a greater commitment to the maintenance and improvement of Flushing Meadows-Corona Park by the USTA.

Two speakers in opposition testified on behalf of community based organizations. The President of the New York City Park Advocates testified that the alienation of parkland was unwarranted because the NTC could be renovated without expanding beyond the area the USTA currently leases and that parkland in New York City is too valuable a resource to allow for it to be alienated to facilitate the proposed expansion of the NTC. A representative of the New York City Central Labor Council stated that the organization was opposed to the proposed action because of the USTA's poor record of labor relations.

The Chairperson of Queens Community Board 3 reiterated the conditions stated in Community Board 3's conditional disapproval of the application and expressed her concern that the management of the NTC does not communicate well with the surrounding community.

A representative of the State Senator for the 11<sup>th</sup> District read the senator's statement opposing the proposed action. The senator asserted that the NTC could improve its facilities without expanding its lease-hold.

Four of the speakers in opposition were local residents or representatives of area civic groups. These speakers touched on many of concerns cited by the community boards, and they stated that parkland was of vital importance to the health and welfare of residents in the surrounding neighborhoods and it was already in too short in supply to allow any amount of it to be used for development.

There were no other speakers, and the hearing was closed.

#### **WATERFRONT REVITALIZATION PROGRAM CONSISTENCY**

This application (C 130155 PPQ), in conjunction with those for the related actions, was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council

on October 13, 1999 and by the New York State Department of State on May 22, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 *et seq.*). The designated WRP number is 12-077.

The City Planning Commission, acting as the New York City Coastal Commission, having reviewed the waterfront aspect of this action, finds that the actions will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy and hereby determines that this action is consistent with the WRP policies.

### **CONSIDERATION**

The Commission believes that the disposition of 0.68 acres of city-owned property in Flushing Meadows-Corona Park for the expansion and reconstruction of the Billie Jean King National Tennis Center, as modified, is appropriate.

The Commission believes this disposition action will address key operational deficiencies of the existing center and greatly improve operations at the U. S. Open and other tennis events, thereby ensuring that NYC can continue hosting the US Open. The project will upgrade out-of-date facilities, improve pedestrian circulation, and expand the tennis center's capacity by 10,000 guests daily.

The proposed action would allow for the NTC to be extended southward for a distance ranging from 30 to 50 feet into an area currently occupied by a planted area adjoining the NTC site and the northernmost of the three paved pathways that make up United Nations Avenue. The Commission believes that the use of the 0.68-acre strip of parkland to accommodate seven relocated tennis courts and the new Grandstand Stadium will allow for the NTC site to be reconfigured in a highly optimal manner. The new NTC site plan will allow for greater daily attendance and improved pedestrian circulation within the facility.

The Commission notes that after completion of the proposed project, the NTC would continue to be open to the public for indoor and outdoor tennis for 11 months of the year. The 0.68 acres that would be disposed of would remain mapped parkland and, as with the existing NTC, this

area would be used for recreational uses that are considered compatible with surrounding park uses.

The Commission acknowledges the testimony at its public hearing and the recommendations by the community boards and Queens Borough President that any alienated park should be fully replaced and believes that it would be appropriate for the USTA to return to DPR a portion of the land under its current lease in return for the 0.68 acres that will be disposed of, and is therefore modifying the application.

The Commission received correspondence on May 3, 2013 from the USTA and DPR explaining an agreement whereby the NTC will return to the city a 1.56-acre portion of currently alienated parkland. The land that will be surrendered is comprised of two parcels used for active and passive recreational use. The two parcels include 0.75 acres of landscaped park area (Parcel 1) and 0.81 acres of park space containing five tennis courts which are accessible to any member of the public (Parcel 2). The surrendered land would return to the jurisdiction of the Parks Department and would be used by the USTA for limited purposes relating to the US Open. The USTA would continue to maintain the courts in a good state of repair at their cost. The Commission notes that this agreement responds to a primary concern that the amount of parkland within FMCP should not be diminished. The Commission understands that the USTA will also work with the Department of Parks and Recreation to facilitate park improvements in Flushing Meadows-Corona Park in response to the concerns raised during public review.

The Commission is pleased to learn that the USTA will be undertaking the development of an outreach plan to improve communications with the surrounding community. This plan would involve regular presentations to each of the surrounding community boards of tennis programs, job fairs, special events, and other opportunities available to local residents.

The Commission notes that the disposition by long-term lease of the 0.68-acre southern boundary area and the removal of 1.56 acres from the boundaries to be leased to the USTA would require a home rule request from the City Council to the State Legislature for legislation to authorize the alienation of the .68 acre-parcel and to rededicate as park land the 1.56 acre area within Flushing Meadows-Corona Park.

The Commission has considered the additional comments made by Borough President, the Community Boards and at the City Planning Commissions' public hearing. However, many of the comments relate to issues that are beyond the scope of the proposed action including concerns about the USTA's business practices, dissatisfaction with the terms of the existing lease that will remain unchanged, and issues with development that is proposed to occur within the area currently leased by the USTA.

The Commission also believes that the USTA should endeavor in the future to work more closely with the Parks Department and other stakeholders in the area on matters concerning Flushing Meadows-Corona Park as a whole.

Overall, the Commission believes this disposition is critically important to facilitate the needed replacement of the aging Grandstand and Louis Armstrong stadiums and to address deficiencies in visitor circulation areas at the Billie Jean King National Tennis Center, thereby, ensuring that the City will continue to annually host the country's premier tennis event, the United States Open, in a world-class manner.

## **RESOLUTION**

**RESOLVED**, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on May 10, 2013, with respect to this application (CEQR No. 12DPR005Q), the City Planning Commission finds that the requirements of Part 617, State Environmental Quality Review, have been met and that, consistent with social, economic and other essential considerations:

- From among the reasonable alternatives thereto, the actions to be approved are ones which minimize or avoid adverse environmental impacts to the maximum extent practicable; and
- The adverse environmental impacts revealed in the environmental impact statement will be minimized or avoided to the maximum extent possible by incorporating as conditions to the approval those mitigative measures that were identified as practicable.



The development shall include those mitigative measures in the Final Environmental Impact Statement (CEQR No. 12DPR005Q) issued on May 10, 2013 (and identified as practicable), as follows:

- The transportation analysis determined the projected trip increments would result in significant adverse traffic impacts including increased levels of congestion and delays. However, the traffic management program currently in place including the Traffic Enforcement Agents (TEAs) would effectively manage the increased level of traffic. Therefore, due to the infrequency and duration of the event, and the ability of the traffic management program and TEAs to adequately manage traffic flow and safety of all street users during the US Open, no mitigation measures beyond the continuous traffic management provided by the TEAs would be necessary.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.9(c)(3) of the SEQRA regulations; and be it further

**RESOLVED**, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Section 197- c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C 130155 PPQ) of the New York City Department of Parks and Recreation and the USTA National Tennis Center, Inc. for the disposition of a lease of city-owned property located within Flushing Meadows-Corona Park, Borough of Queens, is approved, provided that this disposition shall not be made unless and until the following shall have occurred:

- The USTA surrenders to the City of New York the following two parcels of park land totaling 1.56 acres and located east of David Dinkins Circle that are currently part of the

premises alienated and leased to the USTA by the Department of Parks and Recreation: Parcel 1, measuring 0.75 acres; and Parcel 2, measuring 0.81 acres, for purposes of active and passive recreation in Flushing Meadows-Corona Park. Such surrender shall be subject to the following conditions and limitations with respect to Parcel 2: a. that the USTA shall not utilize the tennis courts on Parcel 2, except during the US Open when the USTA may be granted permission to have exclusive use of such courts, provided further that the USTA may seek permission from the Department of Parks and Recreation for use of the 5 tennis courts for other tournaments; and b. the USTA shall remain responsible for maintenance of the five tennis in a state of good repair for purposes of their use by the general public .

The above resolution (C130155 PPQ), duly adopted by the City Planning Commission on May 22, 2013 (Calendar No. 11) is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, FAICP, Chair**  
**ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,**  
**MICHELLE DE LA UZ, MARIA M. DEL TORO, JOSEPH DOUEK, RICHARD W. EADDY,**  
**ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners**

**BETTY Y. CHEN, Commissioner, Recused**



# Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C130155 PPQ**

Project Name: **USTA Expansion**

CEQR Number: 12DPR005Q

Borough(s): **Queens**

Community District Number(s): **3, 4, 6, 7, 8 & 9**

Please use the above application number on all correspondence concerning this application

## SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
  - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

### Docket Description:

**IN THE MATTER OF** an application submitted by the NYC Department of Parks and Recreation (DPR) and the USTA National Tennis Center Inc., pursuant to Section 197-c of the New York City Charter, for the disposition of a lease of city-owned property to the USTA National Tennis Center Inc. located northerly of United Nations Avenue North, between Meridian Road and Path of Americas (Block 2018, p/o Lot 1) within Flushing Meadows-Corona Park.

<b>Applicant(s):</b> NYC Dept. of Parks & Recreation (DPR) The Arsenal, Central Park, 830 Fifth Avenue NY., NY 100645 & USTA Tennis Center, Flushing Meadows-Corona Park	<b>Applicant's Representative:</b> Joshua Laird, Asst. Commissioner for for Planning & Parkland, DPR 212.360.3402
<b>Recommendation submitted by:</b> Queens                      Community Board 3	
<b>Date of public hearing:</b> 3/14/13	<b>Location:</b> ELM COR 107-20 NORTHAVEN BLVD. CORONA, NY
<b>Was a quorum present?</b> YES <input type="checkbox"/> NO <input type="checkbox"/>	<small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>
<b>Date of Vote:</b> 3/14/13	<b>Location:</b> SAME AS ABOVE
<b>RECOMMENDATION</b>	
<input type="checkbox"/> Approve	<input type="checkbox"/> Approve With Modifications/Conditions
<input type="checkbox"/> Disapprove	<input checked="" type="checkbox"/> Disapprove With Modifications/Conditions
<b>Please attach any further explanation of the recommendation on additional sheets, as necessary.</b>	
<b>Voting</b>	
# In Favor: 33    # Against: 1    # Abstaining: 1    Total members appointed to the board: 42	
<b>Name of CB/BB officer completing this form</b>	<b>Title</b>
MARTHA E. Zebneton	CHAIRPERSON
	<b>Date</b>
	3/18/13

JAN 11 2013

In the matter of ULURP #C130155PPQ/CEQR 12DPR005Q, Community Board 3 Queens met with the United States Tennis Association (USTA) and Department of Parks and Recreation to review an application for the Expansion of the USTA. The committees that were involved in the discussion were Parks, Land Use, Traffic / Transportation and Business / Economic Development. The joint committees met on January 30<sup>th</sup>, February 6<sup>th</sup>, and March 5, 2013. Our public hearing was held on March 14, 2013 where over 200 residents were in attendance.

**Community Board 3 Queens recommends that the Application for Expansion of the USTA in its current form be Disapproved with Modifications for the following reasons:**

- USTA's plan to construct parking garages on mapped public parkland.
- There is no plan on file to replace the 0.68 acres of parkland.

**Further, USTA's current proposal does not include:**

- A plan to remediate the soil and study the long term health effects of cars parking on the grass.
- Develop a comprehensive parking plan by consulting with the surrounding Community Boards, mitigation of the traffic conditions through commissioning a new traffic study that would include Roosevelt Avenue, 108<sup>th</sup> Street, Northern Boulevard, Astoria Boulevard, Ditmars Boulevard, 34<sup>th</sup> Avenue and 37<sup>th</sup> Avenue.
- Plan for the replacement of Trees – when removed replace within Flushing Meadows Corona Park (FMCP). Landscaping that is done for the US Open should be maintained throughout the year.
- Safety Plan – during the US Open, rely on private security and less on local Police personnel. Improve lighting to ensure the safety of the patrons coming to and from the US Open.

**In addition, the USTA's current proposal does not include a Community Benefits Agreement that would allow for :**

- USTA to partner with the local Business Improvement District for the purpose of cleaning up, maintaining and beautifying Roosevelt Avenue from 69<sup>th</sup> Street to 114<sup>th</sup> Street as it is the gateway to all the entertainment complexes within FMCP. USTA to commit to making improvements within FMCP. For example contribute to a fund for the restoration of the New York Pavilion, Meadow Lake and any other areas of FMCP that need regular maintenance, upkeep, and overall cleanliness.
- USTA to help establish a new and credible Conservancy to improve FMCP. It would have an annual expense budget of \$500,000 dollars or 2.5% of the gross revenue on an annual basis. The initial contribution to the Conservancy should be \$20 million dollars. Form an Advisory Council with one member from each of the surrounding community boards for oversight on funding and disbursements of funds to FMCP.

**In addition, USTA's current proposal does not include provisions to increasing public accessibility to the grounds and programs such as:**

- Community Boards that surround the facility should be provided with complimentary or significantly discounted grounds passes during the US Open and year round programs for youth and seniors. Further, tickets for Arthur Ashe Kid's Day should be given directly to each community board in Queens for distribution. The facility and grounds should be accessible to the public year round.
- Make the facilities available to community groups for meetings and events at no charge.


**Finally, USTA's current proposal does not include:**

- Improving communications to the community about USTA job openings for mid to high level positions.
- Establishing an annual Community Day for Queens Residents.
- Advertising what Queens has to offer before, during and after the US Open, including providing information about local businesses and cultural institutions when patrons purchase their tickets.
- Contracting with women, minority owned and local businesses in Queens for current and future projects. Further, setting aside 10% of the concession storefronts during the US Open for Queens based food services and restaurants located in the surrounding communities.

**The motion to Disapprove with Modifications for USTA's current proposal was passed with a vote of 33 in favor, 1 opposed and 1 abstention.**


*FMCP is very important to our community. It is equivalent to Manhattan's Central Park and Brooklyn, Prospect Park. It is the largest green and recreational space in the Borough of Queens and perhaps the City of New York. It is used by many who have little or no access to recreational space. That is why it is important that the recommendations put forth be seriously considered. If USTA incorporates the aforementioned, it would go a long way in gaining the support of the community.*

###

 <b>Community/Borough Board Recommendation</b> Pursuant to the Uniform Land Use Review Procedure	
Application #: <b>C130155PPQ</b> CEQR Number: 12DPR005Q	Project Name: <b>USTA EXPANSION</b> Borough(s): <b>Queens</b> Community District Number(s): <b>3,4,6,7,8&amp;9</b>
Please use the above application number on all correspondence concerning this application	
<b>SUBMISSION INSTRUCTIONS</b>	
1. Complete this form and return to the Department of City Planning by one of the following options: <ul style="list-style-type: none"> <li>• <b>EMAIL (recommended):</b> Send email to <a href="mailto:CalendarOffice@planning.nyc.gov">CalendarOffice@planning.nyc.gov</a> and include the following subject line: (CB or BP) Recommendation # (8-digit application number), e.g., "CB Recommendation #C1000025C"</li> <li>• <b>MAIL:</b> Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007</li> <li>• <b>FAX:</b> (212) 720-3350 and note "Attention of the Calendar Office"</li> </ul>	
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.	

*Docket Description:*

IN THE MATTER OF an application submitted by the NYC Department of Parks and Recreation (DPR) and the USTA National Tennis Center Inc. pursuant to Section 197-c of the New York City Charter, for the disposition of a lease of city-owned property to the USTA National Tennis Center Inc. located northerly of United Nations North between Meridian Road and Path of Americas (Block 2018, p/o Lot 1) within Flushing Meadows-Corona Park.

Applicant(s): NYC Dept. of Parks & Recreation (DPR) The Arsenal, Central Park, 830 fifth Avenue New York, NY 100645 & USTA Tennis Center, Flushing Meadows, Corona Park	Applicant's Representative: Joshua Laird, Asst. Commissioner for Planning, DPR 212-360-3402
Recommendation submitted by: Queens Community Board 4	
Date of public hearing: March 12, 2013      Location: VFW Post #150, Corona, NY	
Was a quorum present? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>	
Date of Vote: March 12, 2013      Location: VFW Post #150, Corona, NY	
<b>RECOMMENDATION</b> <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input checked="" type="checkbox"/> Disapprove With Modifications/Conditions Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting # In Favor: 36    # Against: 0    # Abstaining: 0    Total members appointed to the board: 44	
Name of CB/BB officer completing this form Louis Walker 	Title Chairperson
Date 3/15/2013	



## COMMUNITY BOARD # 4Q

Serving: Corona, Corona Heights, Elmhurst, and Newtown

46-11 104<sup>th</sup> Street

Corona, New York 11368-2882

Telephone: 718-760-3141 Fax: 718-760-5971

e-mail: qn04@cb.nyc.gov

Helen Marshall  
Borough President

Louis Walker  
Chairperson

Barry Grodenchik  
Director of Community Boards

Christian Cassagnol  
District Manager

March 15, 2013

### USTA EXPANSION C130155PPO

#### REVISED SUBMISSION NO VOTE WITH RECOMMENDATIONS AS OF MARCH 15, 2013

CB4Q's ULURP Committee Recommends A No Vote Unless All The Following Stipulations Are Met:

---\$15 million in a trust fund to be used exclusively for FMCP with an additional \$500k/year maintenance fund to be overseen by an advisory board composed of members from all affected Community Boards.

---Replacement of park land to be exclusively within the FMCP through the giving back of any alienated land (equal to or exceeding 0.68 acres.)

---Overall better safety within the park including but not limited to better lighting and security cameras at key locations.

---Better community outreach with reference to community related events, special programs, discounts and the distribution of tickets to local organizations on Arthur Ashe Day.

---The bringing back of "Queens Day: (to be sponsored by the USTA).

---The reimplementation of the park trolley.

---Develop the South end of the park for more exposure to the natural waterway. Renewal of the model airplanes field, and kite flying fields, and possibility of bringing back canoeing and kayaking to Willow Lake at FMCP.

---Police from all 5 Community Boards to take part in a special FMCP Task Force.

---Section near the blue box trailer at the SW Corner of Meadow Lake would be prime location for a multipurpose center. (Police units, Park Rangers, staging area for various venues including bird walks, nature trail walks, and Boy and Girl Scouts).

If all conditions are met with a Timeline, the application would be approved.

  
Louis Walker, Chairperson of the Board





## Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C130155-PPQ**

Project Name: **USTA Expansion**

CEQR Number: **12DPR005Q**

Borough(s): **Queens**  
Community District Number(s): **3, 4, 6, 7, 8 & 9**

*Please use the above application number on all correspondence concerning this application.*

### SUBMISSION INSTRUCTIONS

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  - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
  - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

**Docket Description:**

**IN THE MATTER OF** an application submitted by the NYC Department of Parks and Recreation (DPR) and the USTA National Tennis Center Inc., pursuant to Section 197-c of the New York City Charter, for the disposition of a lease of city-owned property to the USTA National Tennis Center Inc. located northerly of United Nations Avenue North, between Meridian Road and Path of Americas (Block 2018, p/o Lot 1) within Flushing Meadows-Corona Park.

<b>Applicant(s):</b> NYC Dept. of Parks & Recreation (DPR) The Arsenal, Central Park, 830 Fifth Avenue NY., NY 100645 & USTA Tennis Center, Flushing Meadows-Corona Park	<b>Applicant's Representative:</b> Joshua Laird, Asst. Commissioner for for Planning & Parkland, DPR 212.360.3402
<b>Recommendation submitted by:</b> Queens Community Board 6	
<b>Date of public hearing:</b> 2/13/13	<b>Location:</b> 80-02 Kew Gardens Rd., Kew Gardens, NY
<b>Was a quorum present?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>
<b>Date of Vote:</b> 3/13/13	<b>Location:</b> 80-02 Kew Gardens Rd., Kew Gardens, NY
<b>RECOMMENDATION</b> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions <u>Please attach any further explanation of the recommendation on additional sheets, as necessary.</u>	
<b>Voting</b> # In Favor: 25      # Against: 5      # Abstaining:      Total members appointed to this board: 34	
<b>Name of CB/BB officer completing this form</b> <i>Shank Fullin</i>	<b>Title</b> <b>Date</b> <i>Dist. Mgr. CB6</i> <i>3-15-13</i>



**Community Board 6, Queens**  
 104-01 Metropolitan Avenue ♦ Forest Hills, N.Y. 11375-4136  
 Tel.: (718) 263-9250 ♦ Fax: (718) 263-2211  
 E-mail: cb6q@nyc.rr.com  
 www.queenscb6.org



Helen M. Marshall  
 Queen's Borough President

Joseph C. Hennessy  
 Chairman

Frank P. Gulluscio  
 District Manager

Gail M. Gordon  
 1<sup>st</sup> Vice Chairman

Steven Goldberg  
 2<sup>nd</sup> Vice Chairman

Elizabeth Anderson  
 Vice Chairman - Secretary

Todd Reisman  
 Vice Chairman - Finance

Norman Tepper, P.E.  
 Vice Chairman - Land Use

Lynn C. Schulman  
 Vice Chairman - Sleeping

**WHEREAS,**

the proposed acquisition of parkland will allow the USTA to attract an additional 100,000 paying visitors each year and receive substantial additional revenue from this acquisition of parkland,

**AND WHEREAS**

This acquisition is being made without the replacement of parkland being "alienated,"

**BE IT RESOLVED,**

That Community Board 6 suggests that the USTA, as a showing of good faith to the surrounding communities, agrees to the following:

1. Donate additional funding for annual maintenance, security, and upkeep of Flushing Meadows Corona Park.
2. Replace trees that will be damaged or removed for USTA development.
3. Design the parking garages to conform to Dept. of Parks design.
4. Be part of a committee of representatives from the surrounding Community Boards to discuss and determine areas of needed maintenance and upkeep.
5. All construction jobs should use unionized trade workers.



The parking garages – it was mentioned before and again that the façade should be aesthetically pleasing and conform to the look of a park.

Page 2.

Traffic Study – should include the area by Sky View park (on C.P. Blvd.) & the World's Fair Marina – DOT will do a traffic study on C.P. Blvd.

Pablo Hernandez asked how much \$ the USTA re-invests back in the community – as per Danny Zausner, the \$ is in the form of discounts, and includes all of the programs for seniors, juniors etc.

Arthur Ashe Day – the ticket formula was discussed – it has been handled by the Boro President's office for many years now – the USTA doesn't really have a say in this – Chair Ohanian suggested that all of the 6 CB's ask the Boro Pres. to give ticket preference to the Boards that surround the park.

Yearly lease – fixed rent plus % of gross revenues - \$2.5 million in 2012.

Jobs – 55 year round NTC employees – 26 are from Queens – various levels of positions – longevity of employment (15 year average).

Chair Kelty asked that the USTA be better neighbors by helping DPR keep the area clean outside their fence line as well as inside.

DPR will provide an assessment of trees lost to the tornado and the storms in 2012, 2011 & 2010 – we also asked for a map identifying the areas of damage from these storms.

Vice-chair Apelian made a motion to approve with the following conditions, which was seconded by Joe Femenia:

1. The USTA would establish a capital endowment fund of \$15 million and an annual expense fund of \$300,000 for maintenance & all money would be used only for FMCP – oversight of all funding will include a member of each of the affected CB's
2. All trees damaged or needing to be replaced must be done within FMCP – any additional trees will be placed within the 6 community boards park locations
3. Substantial discount program for seniors and children in the zip codes surrounding FMCP
4. The parking garages exterior design (façade) must be aesthetically pleasing and in conformance with a park design
5. Tryouts for the National Anthem or any other event will be held in Queens
6. Arthur Ashe day – allocation of tickets should be given directly to the surrounding CB's
7. Continued evaluation & mitigation of all concerns
8. USTA to be in partnership with DPR on maintenance and cleanliness of the perimeter of the USTA property
9. USTA will give priority for goods & services to local vendors when buying.

**NYC PLANNING** **Community/Borough Board Recommendation**  
 DEPARTMENT OF CITY PLANNING CITY OF NEW YORK Pursuant to the Uniform Land Use Review Procedure

Application #: **C130155 PPQ** Project Name: **USTA Expansion**  
 CEQR Number: 12DPR005Q Borough(s): **Queens**  
 Community District Number(s): **3, 4, 6, 7, 8 & 9**

Please use the above application number on all correspondence concerning this application

**SUBMISSION INSTRUCTIONS**

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (5-digit application number), e.g., "CB Recommendation #C10000ZSQ"
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  - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
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*Docket Description:*

IN THE MATTER OF an application submitted by the NYC Department of Parks and Recreation (DPR) and the USTA National Tennis Center Inc., pursuant to Section 197-c of the New York City Charter, for the disposition of a lease of city-owned property to the USTA National Tennis Center Inc. located northerly of United Nations Avenue North, between Meridian Road and Path of Americas (Block 2018, p/o Lot 1) within Flushing Meadows-Corona Park.

Applicant(s): NYC Dept. of Parks & Recreation (DPR) The Arsenal, Central Park, 830 Fifth Avenue NY, NY 100645 & USTA Tennis Center, Flushing Meadows-Corona Park		Applicant's Representative: Joshua Laird, Asst. Commissioner for for Planning & Parkland, DPR. 212.360.3402	
Recommendation submitted by: Queens Community Board 8			
Date of public hearing: February 26, 2013		Location: Hillside Manor 188-11 Hillside Avenue, Hollis, NY	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<small>If public hearing requires a quorum of 20% of the appointed members of the board, but is less than seven such members.</small>	
Date of Vote: March 13, 2013		Location: Hillcrest Jewish Center 183-02 Union Turnpike, Fresh Meadows	
<b>RECOMMENDATION</b> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions Please attach any further explanation of the recommendation on additional sheets, as necessary.			
<b>Voting</b> # In Favor: 26 # Against: 8 # Abstaining: Total members appointed to the board: 47			
Name of CB/BB officer completing this form <i>Alvin Wansharakh</i>		Title <i>Chairperson</i>	Date <i>3/14/2013</i>

**Motion:**

Robert Van Pelt made a motion to approve ULURP No: 130155PPQ – USTA Billie Jean King National Tennis Center Strategic Vision Project, seconded by Mark J. Lefkof with the following stipulations/conditions:

- .68 acre will be replaced in another location within FMCP.
- \$15 million will be donated upfront to an escrow account for a newly expanded FMCP conservancy to benefit the park.
- \$1 million annual operating fund dedicated directly to the park's upkeep for the duration of the lease to be adjusted with the cost of living.
- A Community Advisory Board (CAB) will be created with at least two members of each affected community board (3, 4, 6, 7, 8 & 9) to hold regularly scheduled bimonthly meetings.
- Discounted tickets will be provided for the US Open to residents of the affected community boards, with eligibility to be determined by the community boards.
- Free admission to Arthur Ashe Kids' Day will be determined by the affected community boards, not Borough President's Office.
- Job fairs will be provided to the residents of the affected community boards prior to the job fairs held for the general populations.
- Construction job opportunities will be provided for Unions and Minority/Women Owned Businesses.
- Tennis programs will be offered to public schools and Beacon programs within Community Board 8.
- Creation of tennis courts at Junior High School 216 and M.S. 217, including installation of equipment for hanging nets, nets and court boundary lines.

Approved on 3/13/2013

Vote: 26 in favor, 8 opposed, 0 abstentions

Community Board 8, Queens

Application #: <b>C130155 PPQ</b>	Project Name: <b>USTA Expansion</b>
CEQR Number: 12DPR005Q	Borough(s): Queens Community District Number(s): 3, 4, 6, 7, 8 & 9

Please use the above application number on all correspondence concerning this application

**SUBMISSION INSTRUCTIONS**

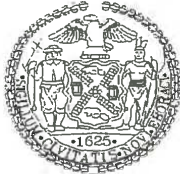
- Complete this form and return to the Department of City Planning by one of the following options:
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  - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
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**IN THE MATTER OF** an application submitted by the NYC Department of Parks and Recreation (DPR) and the USTA National Tennis Center Inc., pursuant to Section 197-c of the New York City Charter, for the disposition of a lease of city-owned property to the USTA National Tennis Center Inc. located northerly of United Nations Avenue North, between Meridian Road and Path of Americas (Block 2018, p/o Lot 1) within Flushing Meadows-Corona Park.

\* Please see attached resolution. *(ft)*

<b>Applicant(s):</b> NYC Dept. of Parks & Recreation (DPR) The Arsenal, Central Park, 830 Fifth Avenue NY., NY 100645 & USTA Tennis Center, Flushing Meadows-Corona Park	<b>Applicant's Representative:</b> Joshua Laird, Asst. Commissioner for for Planning & Parkland, DPR 212.360.3402
<b>Recommendation submitted by:</b> Queens Community Board 9	
<b>Date of public hearing:</b> 2/12/13	<b>Location:</b> Kew Gardens Community Center 80-02 Kew Gardens Rd, Kew Gardens NY 11424
<b>Was a quorum present?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.
<b>Date of Vote:</b> 3/12/13	<b>Location:</b> Majestic Marquise 88-03 101 Ave Ozone Park, NY 11416
<b>RECOMMENDATION</b>	
<input type="checkbox"/> Approve	<input type="checkbox"/> Approve With Modifications/Conditions
<input checked="" type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove With Modifications/Conditions
<b>Please attach any further explanation of the recommendation on additional sheets, as necessary.</b>	
<b>Voting</b>	
# In Favor: 22 # Against: 20 # Abstaining: 1 Total member appointed to the board: 47	
<b>Name of CB/BB officer completing this form</b> Lina Jones	<b>Title</b> Community Assessor <b>Date</b> 3/15/13



## COMMUNITY BOARD NO.9

Queens Borough Hall  
120-55 Queens Boulevard, Room 310-A  
Kew Gardens, NY 11424

(718) 286-2686  
Fax (718) 286-2685  
Meeting Hotline (718) 286-2689  
Email [communitybd9@nyc.rr.com](mailto:communitybd9@nyc.rr.com)

---

James Coccovillo, Chairperson \* Mary Ann Carey, District Manager \* Helen Marshall, Borough President

March 14, 2013

NYC Department of City Planning  
Calendar Information Office  
22 Reade Street  
New York, NY 10007  
Room 2E

Re: **ULURP Application for Disposition of City Property**  
**USTA Billie Jean King National Tennis Center Strategic Vision Plan**  
**ULURP No. 130155PPQ**

On March 13, 2013, at its regular monthly meeting, Queens Community Board 9 defeated a motion to approve the alienation of .68 acres to the US Tennis Association by a vote of 22 to 20 (plus 1 abstention).

The meeting took place at the MARJESTIC MARQUISE located at 88-03 101st Avenue in Ozone Park, NY 11416.

Thus the Board opposes this application for alienation of .68 acres of park land to the USTA.

Sincerely,

A handwritten signature in cursive script that reads "James Coccovillo". To the right of the signature is a circular stamp containing the initials "JC".

James Coccovillo  
Chairperson



# Queens Borough President Recommendation

APPLICATION: ULURP #130155 PPQ

COMMUNITY BOARDS: 03,04,06,07,08,09

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the New York City Department of Parks and Recreation (DPR) and the United States Tennis Association (USTA), pursuant to Section 197-c of the New York City Charter, for the disposition of a lease of city-owned property to the USTA National Tennis Center, Inc. located northerly of United Nations Avenue North, between Meridian Road and Path of Americas, Block 2018 p/o Lot 1 within Flushing Meadows- Corona Park, Borough of Queens.

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room 200 at 120-55 Queens Boulevard on Thursday, April 4, 2013, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were eighteen (18) speakers in favor and twenty-five (25) speakers against. The hearing was closed.

## CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- o The applicant is proposing disposition by lease of .68 acres of city-owned parkland in Flushing Meadows Corona Park (FMCP) to be incorporated into the USTA Billie Jean King National Tennis Center (NTC).;
- o The additional .68 acres would facilitate reorganization and improvement of the NTC site plan. The proposed improvements include replacement of the existing Louis Armstrong Stadium, construction of a new Grandstand Stadium in the southwest corner of the NTC, improvements for the Arthur Ashe Stadium, reorientation of pedestrian walkways, two new parking garages and tournament court and other building improvements. All of this work would help to maintain the NTC as a premier world class facility for year round users as well as the US Open;
- o The US Open is one of four major tournaments held around the world. The other venues are in Melbourne, Paris and London. The US Open has been played in Queens since the 1920s first at the West Side Tennis Club. Then, in 1978 it was moved to FMCP. The NTC as it is today is the result of an expansion in 1993. The USTA estimates that over the two week period of the US Open tournament they host 700,000 spectators. Of these numbers, 42% come from around the United States and 14% from overseas. In the weeks before and after the tournament the players, attendees, media, sponsors and staff substantially create increased demand for area hotels, restaurants, cultural and entertainment attractions. For the two weeks of the US Open, the eyes and ears of the world are focused upon Flushing Meadows Corona Park.;
- o In the remaining eleven months of the year, the USTA is actively involved with programs and events that support NYC school children, 70 school tennis programs and the community at large. Every year, over 100,000 mostly Queens residents of all ages participate in USTA or affiliated programs. Many schools play their tournaments at the NTC. The USTA also provides support for programs geared towards people with physical challenges. The USTA provides approximately \$1 million for their own initiatives that includes free tennis programs, free equipment, court refurbishments and scholarships.;
- o Community Board 3 (CB 3) disapproved this application with conditions by a vote of thirty-three (33) against with one (1) in-favor and one (1) abstention at a public hearing held on March 14, 2013. CB 3 conditions included concerns about: construction of garages on parkland, non-replacement of .68 acres proposed for alienation, short and long term impacts of parking cars on grass, need for a comprehensive parking plan for the surrounding communities, mitigation of traffic impacts, replacement of trees in FMCP, need for USTA partnership with local BIDS for cleaning, maintaining and beautifying Roosevelt Avenue, restoration of FMCP facilities, USTA donation of \$20 million to establish a new conservancy and \$500 thousand or 2.5% of gross revenue annually for an expense budget for ongoing FMCP improvement, formation of a body that would include representatives of the affected community boards, discounted or complimentary admission for youths and seniors, community board distribution of Arthur Ashe Kid's Day tickets, make NTC facilities available to community groups for meetings and events. Improve communications regarding USTA job openings for mid- to high-level positions, establish Annual Community Day for Queens residents, advertising to

US Open patrons about what Queens has to offer before and after the tournament, contracting with MWBE and local business for goods and services, 10% of concession space set aside for local Queens based food services and restaurants in surrounding communities.

- o Community Board 4 (CB 4) disapproved this application with conditions by a vote of thirty-one (36) against with none (0) in favor or abstaining at a public hearing held on March 12, 2013. CB 4's conditions were as follows: \$15 million trust fund for FMCP improvements and \$500 thousand maintenance fund to be overseen by advisory board composed of members from affected community boards, replace .68 acres of parkland, better safety within park including better lighting and security cameras at key locations, better community outreach for community related events, special programs, discounts and community board distribution of tickets for Arthur Ashe Kid's Day, USTA sponsorship for Queens Day, reimplementation of park trolley, develop south end of FMCP, renew model airplane and kite flying fields, allow canoeing and kayaking in Willow Lake, creation of a special FMCP Task Force made up of personnel from surrounding NYPD Precincts, create multipurpose center at southwest corner of FMCP for use by NYPD, Park Rangers, staging area for events i.e. bird walks, nature trail walks and the Boy and Girl Scouts.;
- o Community Board 6 (CB 6) approved this application with conditions by a vote of twenty-five (25) in favor, with five (5) against and none (0) abstaining at a public hearing held on March 13, 2013. CB 6's conditions were: annual USTA donation for funding for FMCP cleanup including replace trees damaged or removed for USTA development, parking garage design should conform to DPR standards, participation on committee of community board representatives for oversight of maintenance and upkeep, all construction work should be done by union trade workers;
- o Community Board 7 (CB 7) approved this application with conditions by a vote of thirty (30) in favor, six (6) against and none (0) abstaining at a public hearing held on March 11, 2013. CB 7's conditions were: USTA establishment of a \$15 million capital endowment and an annual \$300 thousand expense fund, oversight committee that includes a member of each affected community board, all trees should be replaced in FMCP – any additional trees should be planted in the affected community districts, ticket discounts for seniors and children in the affected surrounding zip codes, exteriors of parking garages must be aesthetically pleasing and in conformance with park design, auditions for National Anthem or any other event should be held on Queens, Arthur Ashe Kid's Day tickets should be distributed by affected community boards, continued evaluation and mitigations of concerns, USTA partnership with DPR for maintenance and cleanliness of NTC perimeter, USTA prioritization of using local vendors for purchase of goods and services.
- o Community Board 8 (CB 8) approved this application with conditions by a vote of twenty-six (26) in favor, eight (8) against and none (0) abstaining at a public hearing held on March 12, 2013. CB 8's conditions were: replacement of .68 acres of parkland, \$15 million escrow account for FMCP, \$1 million annual operating fund dedicated for FMCP upkeep for the duration of the lease with a cost of living adjustment, Community Advisory Board made up of at least two members of each affected community board that will meet bi-monthly, discounted US Open tickets for residents in affected community boards, free admission to Arthur Ashe Kid's Day for children in affected community boards with tickets distribution by community boards, job fairs for affected community boards prior to job for the general population, construction work by union workers and MWBE businesses, tennis programs for CB 8 public schools and Beacon programs, tennis courts for JHS 216 and MS 217 including all equipment for hanging nets, nets and court boundary lines.;
- o Community Board 9 (CB 9) disapproved this application by a vote of twenty-two (22) against, twenty (20) in favor with one (1) abstention at a public hearing held on March 12, 2013.

## RECOMMENDATION

The USTA Billie Jean King National Tennis Center has been a major positive attraction for Queens and New York City on many levels since its establishment in Flushing Meadows Corona Park. For eleven months of the year the NTC is open where they provide a place to play and learn, the USTA provides support for programs on and off the NTC grounds, provide tennis instruction to all residents of all ages, girls and boys, women and men, seniors and youths, students and recreational athletes of all income levels or physical ability to enjoy the game of tennis.

In late August, Flushing becomes the tennis capital of the world because the US Open is one of four Grand Slam events with an international following. During the two week tournament all of New York City benefits because players, patrons, workers and media from around the world stay in our hotels, eat at our restaurants, and go to all of the attractions that NYC has to offer.

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- Any alienated land should be fully replaced;
- All trees removed or damaged must be replaced within FMCP in accordance within DPR tree replacement specifications and policy;
- A Project Labor Agreement must be developed, finalized and in place well before any work begins;

- A specific plan to engage MWBE businesses, local hiring (including job fairs), maximizing local business opportunities must be developed, finalized and in place well before any work begins;
- USTA donation to establish a \$15 million FMCP Benefit Fund that would supplement not supplant the NYC Budget basic allocation for DPR's maintenance and operation of FMCP.;
- Creation of FMCP Alliance that would include representatives of the affected Community Boards, the Office of the Borough President, affected Councilmembers and the Department of Parks and Recreation. The new FMCP Alliance would be responsible for administration of the FMCP Benefit fund, private fundraising for ongoing maintenance and upkeep of the park, park programs and improvements.;
- The stadium to be rebuilt on the footprint of the existing Louis Armstrong Stadium must also be named the Louis Armstrong Stadium. Louis Armstrong who lived nearby on 107<sup>th</sup> Street has deep ties to the Corona area. His former home is now the Louis Armstrong House Museum dedicated to preserving his work and an extensive archive of musical papers and personal belongings. Retention of the National Tennis Center's connection to Louis Armstrong is natural and fitting considering his extraordinary stature as an ambassador and icon of jazz beloved around the world.

*Aileen Marshall*  
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PRESIDENT, BOROUGH OF QUEENS

*4/11/13*  
\_\_\_\_\_  
DATE