Appendix A: No-Build Projects

Table A-1 Projects Planned in the Study Area by 2030

Map No.	Project	Build Year	Description
1	Willets Point Phase 1	2026	875,000 sf residential (1,100 units, all affordable, 220 senior), 24,000 sf retail, 6,000 sf community facility, 128,000 sf/ 650-seat public school
2	Willets Point Phase 2	2027	1,400 units, 60,000 sf of retail, 145,000 sf/ 250 room hotel, 500,000 sf/25,000 seat soccer stadium
3	SFWD Proposed Development Site 1 (Block 4963/Lots 7, 8, 9)	2025	458,604 gsf residential (546 units), 168,989 gsf retail, 146,100 gsf hotel (353 rooms), 180,835 gsf office, 4,300 gsf community facility, 510 parking spaces, 42,869 sf (0.98 acres) waterfront access
4	SFWD Proposed Development Site 2 (Block 4963/Lot 65)	2028	398,646 gsf residential (368 units), 54,304 gsf retail, 350,873 gsf hotel (301 rooms), 13,505 gsf community facility, 318 parking spaces, 34,810 sf (0.79 acres) waterfront access
5	Porpoise Bridge (Tidal Gate Bridge)	2026	NYCDDC rehabilitation of bridge structure and replacement of existing floodgates
6	Passerelle Bridge Reconstruction	2029	NYC Parks relocation of the Passerelle Bridge within Flushing Meadows Corona Park, east of the existing alignment or within the existing alignment, to be determined
7	Flushing Bay Promenade—Candela Structures/Boat Basin Place Intersections	2026	NYC Parks improvements to Candela structures and Flushing Bay Promenade intersections at Boat Basin Place
8	134-03 35th Avenue / 33-71 Prince Street (Block 4949/Lot 46)	2025	16-story, 349,426 sf mixed-use development: 120 dwelling units, 14,182 sf retail, 208 hotel rooms, 17,388 sf community facility space, 196 parking spaces
9	135-01 35th Avenue (Block 4950/Lot 1)	2027	9-story building; 93 dwelling units (27 affordable), 52 parking spaces
10	134-16 35th Ave (Block 4958/Lot 120)	2025	12-story, 59,796 sf development with 50 residential units
11	RKO Theatre, 135-27 Northern Blvd (Block 4958/Lot 38)	2028	Adaptive reuse of existing theater and 16-story addition. 280,810 sf residential (269 units), 15,857 sf community facility, 17,460 sf commercial, 214 parking spaces (cellar and subcellar level)
12	132-03 41st Road (Block 5039/ Lot 1)	2025	6-story mixed-use building w 6,923 sf residential (8 units) and 2,289 sf community facility
13	36-04 Bud Place (Block 4968/Lot 22)	2030	Two 8-story buildings w/235 residential units (60 affordable), 64,000 sf retail, 164 parking spaces
14	133-20 41st Avenue (Block 5041/Lot 8)	2027	7-story, 28,064 sf house of worship

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Map No.	Project	Build Year	Description
15	133-25 37th Avenue (Block 4970/Lot 11)	2027	307,030 sf, 16-story development with 150 residential units, 202 hotel rooms, 25,000 sf retail, 500 sf community facility, 290 parking spaces
16	131-28 40th Road (Block 5060/Lot 53)	2027	57,705 sf, 12-story development with 19 residential units, 136 hotel rooms, 550 sf community facility
17	131-78 40th Road (Block 5060/Lot 38)	2027	9-story, 21,111 sf development with 32 residential units, 11,500 sf retail, 741 sf community facility
18	132-22 41st Road (Block 5040/Lot 18)	2027	6-story, 10,275 sf development with 10 residential units, 2,792 sf community facility
19	132-21 41st Road (Block 5049/Lot 58)	2027	7-story, 10,586 sf community facility development
20	132-51 41st Road (Block 5039/Lot 40)	2027	6-story, 13,452 sf development with 10 residential units, 4,224 sf of community facility
21	132-55 41st Road (Block 5039/Lot 38)	2027	5-story, 13,175 sf development with 9 residential units, 9,402 sf of community facility
22	131-19 Fowler Avenue (Block 5076/Lot 29)	2027	8-story, 29,548 sf development with 30 residential units
23	35-32 Leavitt Street /137-45 Northern Boulevard (Block 4960/Lot 29)	2025	13-story, 231,083 sf mixed-use development: 48,420 sf residential (48 units), 9,600 sf commercial retail, 98,200 sf hotel (249 rooms), 2,580 sf community facility, 82 parking spaces
24	Whitestone Lanes, 30-05 Farrington Street (Block 4370/Lot 15)	2027	10-story building w 377,000 sf residential (361 units, 73 affordable) and 155 parking spaces
25	31-35 137th Street (Block 4410/Lot 7)	2027	75,443 sf, 9-story development with 51 residential units, 17,000 sf community facility
26	35-10 Union Street (Block 4961/Lot 17)	2027	7-story, 40,175 sf development with 44 residential units, 8,133 sf community facility
27	136-80 41st Avenue (Block 5044/Lot 44)	2027	8-story, 62,771 sf development with 44 residential units, 8,796 sf community facility, 22 parking spaces
28	44-15 College Point Boulevard (Block 5102/Lot 1)	2027	7-story, 54,645 sf development with 42 residential units, 9,116 sf community facility, 21 parking spaces
29	42-80 Main Street (Block 5124/Lot 30)	2027	7-story, 71,700 sf development with 39 residential units, 11,270 sf retail (supermarket), 11,775 sf community facility, 107 parking spaces
30	140-46 Sanford Avenue (Block 5180/Lot 38)	2027	8-story, 27,653 sf development with 34 residential units, 4,815 sf community facility, 6 parking spaces
31	104-10 Northern Boulevard (Block 1719/Lot 4)	2027	7-story, 22,653 sf development with 30 residential units, 11,552 sf community facility (supportive housing)

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Map No.	Project	Build Year	Description
32	31-34 137th Street (Block 4409/Lot 45)	2027	6-story, 12,393 sf development with 10 residential units, 2,238 sf community facility
33	LaGuardia Airport: East Side Reconfiguration	2026	Demolition of existing Terminals C and D and construction of a new consolidated single Terminal C headhouse with four concourses and 37 gates. Includes roadway improvements and expansion of the East Garage
34	32-14 111th Street	2030	7-story, 121,405 sf development with 65 residential units, and 54 parking spaces
35	World's Fair Marina Pier 1	2026	NYC Parks to reconstruct pier
36	Mets-Willets Station	No Date	LIRR to reconstruct station starting in 2026
37	Hall of Science Parking Improvements	2023	Improvements include the reconfiguration of the existing parking lot, including closing the existing parking lot entrance and creating a new entrance via a new curb cut on 111th Street, and creating a new dedicated route from within the parking lot to the Grand Central Parkway
38	DOT Harper Street	No Date	Harper Street Asphalt Plant and Harper Street Administration Building

Sources: Willets Point Phase 2 Development Project Final Supplemental Environmental Impacts Statement (FSSEIS), February 23, 2024, Air Train DEIS, Special Flushing Waterfront District EAS, Queens DCP, DOB Active Major Construction database, YIMBY.com, NYC Parks, NYCDOT

Figure A-1: Projects Planned in the Study Area by 2030

