

BROWNFIELD OPPORTUNITY AREAS (BOA) PROGRAM



Flushing Willets Point Corona Local Development Corporation (FWCLDC)

FLUSHING BOA PLAN



WHAT IS THE BOA PROGRAM?

The BOA Program is a community-driven economic development initiative intended to encourage revitalization of vacant, underutilized, or potentially contaminated properties. It provides municipalities and community organizations with technical and financial assistance to complete area-wide planning in support of community revitalization initiatives. In particular, properties that have the potential to foster additional private and public investment in the area (i.e. “Strategic Sites”) are identified under the BOA Program. The BOA Program can provide numerous community benefits including the identification of community planning goals and a redevelopment plan for a particular area, and the development of implementable strategies for economic resurgence and community revitalization.

WHAT IS A BROWNFIELD?

As defined by New York State, a “brownfield” is any real property, the redevelopment or reuse of which may be complicated by the presence or *potential* presence of a contaminant. In the context of the BOA Program, a “brownfield” includes vacant, abandoned, or underutilized properties or sites with actual or perceived contamination. *In other words, the sites targeted for redevelopment may not actually be contaminated.* Examples of brownfields include industrial sites, abandoned gasoline stations, and vacant land.

COMMUNITY PARTICIPATION

Community participation is a vital component of the BOA Program. The project will involve the use of a BOA Steering Committee to guide preparation of the Nomination/Master Plan. Public information meetings will be held at key steps in the process. Smaller focus groups with business and property owners and community representatives are also ongoing to solicit input related to potential redevelopment strategies. At this time, the FWCLDC is particularly interested in learning from the community:

- What vacant or underused sites in the area show particular promise for revitalization?
- What types of uses would you most like to see at these locations?
- If you are an owner of property within the BOA, what are your goals and needs for your property or business?

Please submit your answers, comments, or questions about the project to [Nick Roberts](mailto:Nick.Roberts@queensalive.org) at FlushingBOA@queensalive.org.



FWCLDC BOA GRANT

The FWCLDC successfully applied for and received a grant through NYS DOS’s BOA Program to complete a Master Plan and Step 2 Nomination for an approximately 60-acre area. The Flushing BOA is bounded by Northern Boulevard to the north, Roosevelt Avenue to the south, Prince Street to the east, and the Van Wyck Expressway to the west. With this grant, the FWCLDC will work with the community to determine appropriate reuses for the area and design concept plans, aimed at long-term economic development, reuse of underutilized parcels, new mixed-use development, improved transportation and circulation, creation of new open space, and enhancement and integration of the waterfront as an important public amenity. The Flushing BOA Plan is community-based—relying on key stakeholders in the area, including property owners, the local business community, residents, and community organizations to participate in the plan’s formulation, including establishing project goals.

The Flushing BOA Plan is part of a planning process for the Flushing area that started in 2002 and included community charrettes culminating in the *Downtown Flushing Development Framework* (April 2004). The Flushing BOA Plan is intended to further the community’s vision for the Flushing area by updating and integrating stakeholder ideas and concerns, leading to the formulation of recommendations for spurring reinvestment in the area. The Plan’s recommendations will be developed in consultation with the New York City Department of City Planning to ensure that the recommendations are consistent with the City’s policies and planning goals, in order to facilitate implementation.