



Donovan Richards
Borough President

Kahleel Bragg
Director of Community Boards

Queens Community Board 13

219-41 Jamaica Avenue
Queens Village, NY 11428
718.464.9700
qcb13.org



Bryan J. Block
Chair

Mark McMillan
District Manager

**Queens Community Board 13 Resolution
In support of Queens Civics United
Creedmoor Redevelopment Statement**

Whereas:

In the early years of the twentieth century, a large tract of land in the now Bellerose/Queens Village area, was obtained by New York State and developed as the Creedmoor Psychiatric Center ("Creedmoor campus") to create a safe, secure and self-sufficient treatment facility for people with serious mental health diagnoses.

After more than a half century of operation, the State initiated policies to de-institutionalize such individuals that suddenly reduced the census of patients in the facility from 7,000 to several hundred, abandoning many buildings and open spaces on the Creedmoor campus.

In the decades since the early 1970s, some areas were excecised and used for positive public purposes including special needs public schools, school campuses, a small residential community, ballfields, and the local farm museum. However, the State mental health agencies brought to many portions of the remaining campus a myriad of independent service providers with less secure or unsafely controlled inpatient and outpatient programs with little, if any, State oversight and enforcement. This imposed numerous instances of vandalism, aggressive panhandling, anti-social behavior and personal confrontations negatively impacting the safety and quality of life of members of the surrounding neighborhoods; on-campus complaints of domestic disturbance and weapons and other violations constantly straining the police resources of the 105 Police Precinct, often putting the communities of this command at great risk of reduced police coverage.

While some architecturally significant Creedmoor buildings remain usable, many have been left vacant and fallen into ruin. The absence of rigid state oversight, control and enforcement on the campus has led to numerous complaints of vandalism, aggressive panhandling and personal confrontations affecting the safety and quality-of-life in the surrounding communities. Power and steam facilities and infrastructure have not been

maintained and contain hazards such as asbestos, PCB contaminations, etc. Furthermore, on-campus complaints of domestic disturbance, weapons violations and others have created a constant strain on Police deployments from the 105 Police Precinct.

The vacant land and unused buildings on campus have attracted requests for disparate and unrelated projects that do not meet community needs, such as the "ICCC" scheme to build two uncharacteristically tall towers, currently in abeyance. Such unplanned and uncoordinated developments create confusion and disarray and adversely impact the ability of the community to develop an appropriate reuse plan for the remaining available, or slated to be available, parcels of the Creedmoor campus.

An aging citizenry, population increases and migration in recent decades have posed a strain on communities, causing demands for affordable housing to service the community's elders, young families starting out and single adults leaving the nest, community services and open spaces for recreation.

Empire State Development, working with the State's mental health agencies is developing a plan for the redevelopment of approximately 55 acres in the south portion of the campus and has vowed to take serious consideration of community needs and desires in future development.

In light of increasing interest in disposal of any excess space at Creedmoor campus, members of surrounding civic associations have formed an ad hoc committee, known as "Queens Civics United," that the Queens Civic Congress authorized as a special committee to consider the issues involved. The following civic associations contributed participated in discussions and meetings to develop a consensus community response to state and city interest in a reuse of parcels totaling 55 acres of the Creedmoor Campus: Bellerose-Commonwealth Civic Association, Bell Park-Manor Terrace Co-op, Creedmoor Civic Association, Glen Oaks Village Owners, Inc., Lost Community Civic Association, North Bellerose Civic Association, Queens Civic Congress, Queens Village Civic Association, Rocky Hill Civic Association, and Royal Ranch Homeowners Association.

After serious consideration and debate on the potential reuse of the identified available parcels on the Creedmoor campus, the civic committee created a working document that identified the community's priorities, recommended a set of needs to achieve such priorities, and listed specific proposals and concerns found strongly objectionable by the community. This document would facilitate a Master Plan developed in concert by ESD, the community's elected representatives and its civics that would enjoy the support of the communities that surround the Creedmoor campus.

Representatives of New York State Empire State Development ("ESD") presented to Community Board 13 on January 23 on its process to determine the reuse of parts of the Creedmoor Campus. This was followed by ESD's public presentation on February 2. Community Board 13's Land Use Committee met on Monday, February 7 to further discuss the matter and recommended Community Board 13 adopt the set of priorities, needs and objections identified and recommended by the Civic committee.

Therefore, Resolved:

Upon review and consideration of the issues related to the history, development and recent activity at the Creedmoor Campus, Queens Community Board 13 hereby accepts and adopts as its own, the Queens Civics United resolution, to wit:

Priorities:

1. To serve the needs of the community first.
2. Low to medium density scale of development.
3. Utilize wherever possible existing building exteriors and possible interiors.
4. Adequate parking consistent with uses.
5. Adequate public transit.
6. Environmental remediation of entire south campus.

Community Needs:

1. Senior Housing.
2. Veteran's housing and services.
3. Use housing forms compatible and consistent in character with the community including co-ops, single family and two-family homes.
4. Starter housing including studios for our young adults and families.
5. Recreation center serving intergenerational needs including a pool.

Objections:

1. No prisons.
2. No Juvenile Centers.
3. No homeless shelters.
4. No building above four (4) stories.
5. No big box retail store.

Adopted, on the 27th day of March 2023.

Bryan J. Block, Chair