



TECHNICAL MEMORANDUM

To: Mr. Scott Grimm-Lyon, GreaterJFK District Management Association, Inc.

From: Philip Habib & Associates

Re: GatewayJFK Phase I Conclusion (PHA #18-114)

INTRODUCTION

The Greater JFK Industrial Business Improvement District (IBID), also known as GatewayJFK, is located within the Springfield Gardens neighborhood of Queens Community Districts (CD) 12 and 13. Recently established in 2016, the GatewayJFK IBID encompasses properties along Rockaway Boulevard, generally bounded by Baisley Boulevard on the northwest to 183rd Street on the southeast, inclusive of properties east of the Nassau Expressway and south of the Belt Parkway, and those north of Rockaway Boulevard to 147th Avenue. The District is a premier location for air cargo businesses as well as major food service companies, hotels, retail, and other services supporting the John F. Kennedy International Airport (JFK). Residential uses are predominately located on the blocks bounded by 157th Street to the west, Rockaway Boulevard to the north, 159th Street to the east, and 146th Avenue to the south.

The purpose of this technical memorandum is to summarize the findings of previous studies conducted for the area, District-wide site visits, and information obtained from interviews and surveys with IBID residents, business owners, and employees on transportation-related issues and needs. These findings will be used to further define the scope needed for an effective District-wide transportation study.

EXISTING CONDITIONS

In May 2019, PHA conducted an extensive District-wide site visit to document the existing area conditions related to traffic, transit, pedestrian, and parking. PHA also met with key community stakeholders (residents and business owners), as well as conducted online surveys to understand specific issues and needs for the area (see **Appendix 1**). **Figure 1** documents the IBID's priority transportation issues, with a discussion of each issue below¹.

¹ The issues discussed from here on out correspond with the numbers shown in **Figure 1**.

GREATER JFK INDUSTRIAL BUSINESS IMPROVEMENT DISTRICT (JFK IBID)

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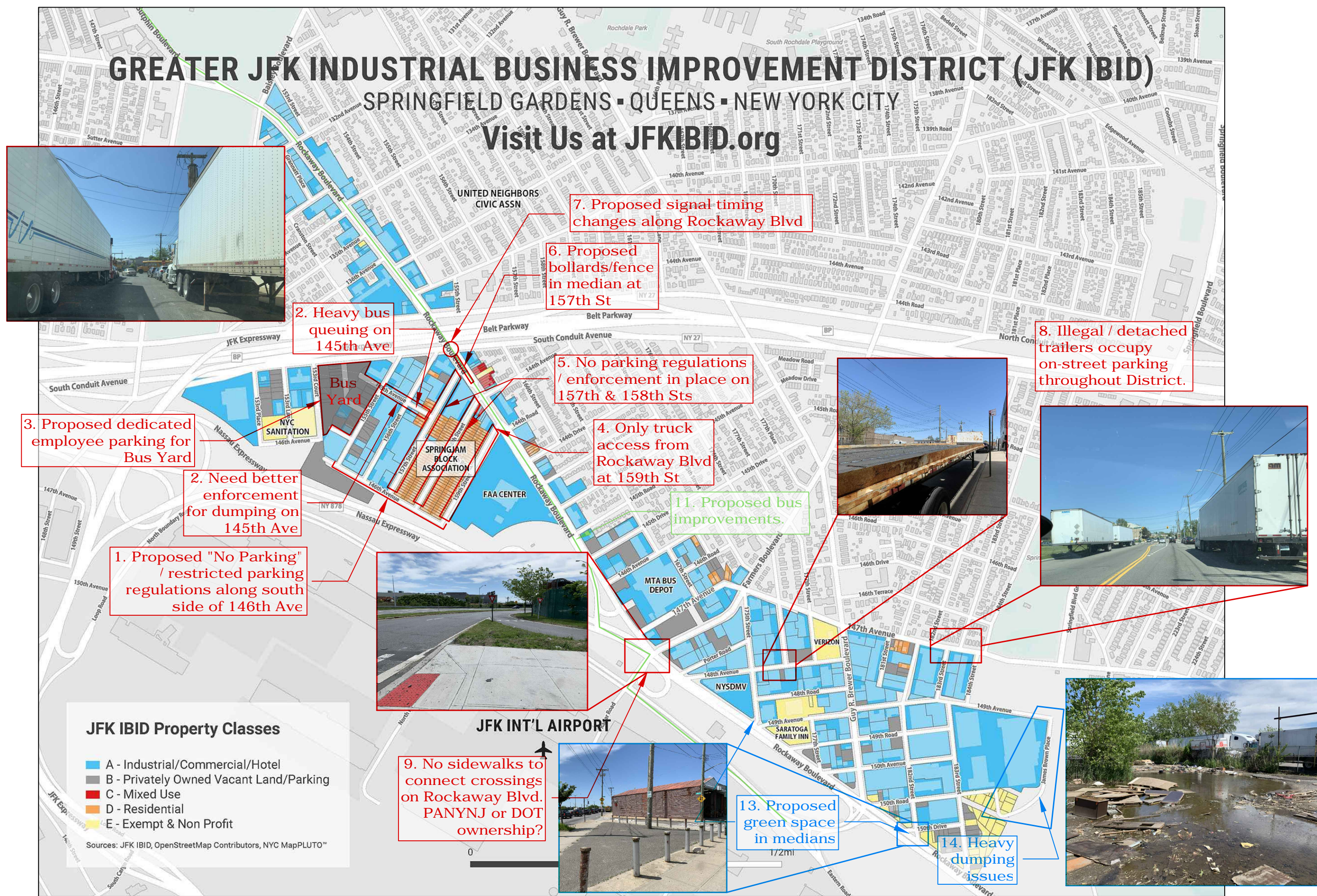


Figure 1 - 2019 Existing Conditions and Potential Improvements

Traffic Control Operations and Parking

1. 146th Avenue between 155th Street and 159th Street currently allows for parking on both sides of the street, which makes it difficult for the larger tractor-trailers to maneuver. “No Parking” or day/time-restricted parking regulations could be proposed along the south side of 146th Avenue to give trucks more room for turning and maneuverability.
2. Heavy bus queuing occurs on 145th Avenue between 155th Street and 157th Street for buses accessing Grandpa’s Bus Co. (bounded by S. Conduit Avenue to the north, 155th Street to the south, and 153rd Court to the west). Alternate entrances to the bus yard, such as access via S. Conduit Avenue or 153rd Court, could be analyzed to divert buses from the residential area.
3. The lack of parking, specifically for trucks and employees, is a significant District-wide issue. Specifically, as Grandpa’s Bus Co. provides very little on-site parking for drivers, its employees must find on-street parking within the residential area. Dedicated parking lots for employees and/or trucks could be identified and analyzed throughout the District.
4. Currently, 159th Street is the only access to loading areas and businesses for trucks coming from Rockaway Boulevard. This creates a heavy amount of truck traffic and noise within the Springjam Block Association. Alternate points of access, such as off of S. Conduit Avenue, could be analyzed to divert truck traffic from the residential area.
5. There are no parking regulations or enforcements in place on 157th and 158th Streets between 146th Avenue and Rockaway Boulevard. As such, trucks are allowed to park along these streets, sometimes blocking access to residents’ homes. Day/time parking regulations could be proposed and coordinated with the New York City Department of Transportation (NYCDOT).
6. Vehicles make illegal turns to/from 157th Street across the median at Rockaway Boulevard. Bollards could be proposed within the median to enforce a “right-in, right-out” only turning restriction.
7. Multiple intersections along Rockaway Boulevard, including intersections at S. Conduit Avenue, Farmers Boulevard, and Guy R. Brewer Boulevard, have experienced multiple vehicle and pedestrian accidents in the recent years. Signal timings for identified intersections could be obtained from NYCDOT to determine what changes, such as a leading pedestrian crossing phase, could be implemented to improve safety conditions.
8. Illegal trailer parking and detached/abandoned trailers, particularly within the eastern portion of the IBID, take up parking spots that could be used for employees. As previously mentioned, more dedicated truck parking lots could be identified. Additionally, parking regulations could be proposed and coordinated with NYCDOT.
9. Coordination with the Port Authority of New York and New Jersey (PANYNJ) and New York State/NYCDOT would be necessary to determine ownership boundaries within the IBID. For example, who would a maintenance agreement be drafted with for installing sidewalks to connect the crosswalks across Rockaway Boulevard at Farmers Boulevard, replacing missing/known-down/faded parking regulation signs, or replacing the lights underneath the Belt Parkway.

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Transit

10. Residents and employees expressed interest for more bike share/bike lane options within the District. Plans for bike improvements could be proposed and coordinated with NYCDOT.
11. According to resident and employee surveys, one of the District's major transportation issues involves bus timing and bus frequency. The District is primarily served by the Q6 bus, which runs between Jamaica and JFK Airport North Boundary Road. Coordination with MTA would be needed to propose an increased bus frequency, predominately in the AM peak period, as well as the possibility of expansion within the District. Additionally, improvements to bus stops throughout the District could be coordinated with MTA, including better signage, bus shelters, benches, and lights.
12. Many residents and employees expressed interest in a proposed shuttle service that would provide better access to destinations within the District as well as to major public transportation hubs, such as Jamaica Station. Specific routes and stops could be coordinated with NYCDOT, as well as the frequency of the proposed shuttle.

Quality of Life / Streetscape Improvements

13. It could be proposed to improve unused, paved areas within the District, such as at the intersection of 175th Street at Rockaway Boulevard and at the intersection of 182nd Street and 150th Drive at Rockaway Boulevard, with trees/greenspace. This would be coordinated with NYCDOT.
14. Heavy dumping issues exist along 150th Road between 149th Avenue and 183rd Street, along 145th Avenue between 155th and 157th Streets, and along 146th Avenue between 155th and 159th Streets. Streetscape improvements, such as street lighting, and parking regulations could be proposed to deter dumping. Additionally, it could also be proposed to dedicate 150th Road to truck parking. This would need to be coordinated with NYCDOT.

CONCLUSION

Based on the above findings, there are multiple transportation-related improvements to be made within the GatewayJFK IBID. Coordination with relevant agencies, such as NYS/NYCDOT, PANYNJ, and MTA, will be key to determine the scope, feasibility, and timeline of the proposed improvements. Additionally, continuing conversations with the District stakeholders will be necessary to ensure that the proposed improvements align with their interests and needs.

APPENDIX 1
SURVEY RESULTS

GatewayJFK Resident Survey

SURVEY QUESTIONS	RESPONSES																	TOTAL					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17						
1) How many people live in your household (including yourself)?																							
1			X	X				X										2					
2			X			X	X							X			X	5					
3		X								X			X			X		4					
4					X				X									3					
5															X			0					
6+	X																	2					
Skipped Question											X		X					1					
17																							
2) How many people live in your household under the age of 18?																							
1		X	X									X			X			4					
2	X																	1					
3																		0					
4																		0					
5																		0					
6+																		0					
Skipped Question				X	X	X	X	X	X	X	X		X	X		X	X	12					
17																							
3) How many cars does your household own?																							
None																		0					
1		X	X	X		X		X										5					
2	X						X		X	X			X	X		X	X	8					
3																		0					
4+					X							X			X			3					
Skipped Question											X							1					
17																							
4) If you own a car, where do you park it?																							
Your home/private driveway	X	X	X	X	X	X	X	X	X	X		X	X		X	X	X	15					
On-street		X			X	X	X			X	X	X	X	X	X	X	X	12					
Public parking lot/garage																		0					
5) If you park on the street, how long does it take you to find a parking spot?																							
Less than 5 minutes			X								X	X						3					
5 - 10 minutes													X					1					
10+ minutes		X		X	X	X	X	X		X			X		X	X	X	11					
Skipped Question	X								X									2					
17																							
6) How do you travel to work on a typical day (check all that apply)?																							
Private auto	X	X		X	X	X	X			X	X		X	X	X		X	12					
Taxi/Uber/Lyft																		0					
Bus-to-Subway			X							X					X		X	4					
Drive to Subway																		0					
Bus Only		X						X	X									3					
Commuter Railroad			X					X						X				3					
Walk/Bike/Other					X							X						2					
	Q3, Q111, Q114																Q6, E/F	Q6	B6 to B7 to A train / Auto to Brooklyn to A train	Drive to LIRR	Retired.	Q6 bus to E train Jamaica Station	24
7) Where do you commute to on a typical day?																							
	11434, 11433, 11691, 11212	11201	11413	10007	11433, 11434	11101	11096	Manhattan	11423	10005		11434	11355	11434	11433	Doctor Appointments	11101						
8) Would a shuttle between Springfield Gardens and Jamaica Station change your journey-to-work mode choice?																							
Yes	X	X				X		X						X	X	X	X	8					
No				X			X		X	X	X	X	X					7					
N/A			X		X													2					
	Not really because the shuttle would alleviate some of the bus crowd but would itself become crowded.																I currently have no issues with commuting.	I would take it to the LIRR.	17				
9) How could public transportation be improved in Springfield Gardens so that it is more accessible for your daily commute?																							
	Bike share, more connection bus locations		Be on time. Run regularly especially during peak hours.	Add more buses earlier in the morning.	Better schedule during weekends, holidays, and off-business hours.	There is a need for more buses.	It would not.	Timely bus schedules to subway.		Have to think about that.	Bus shelters w/ seats for the elderly & lights for security. Specifically on the Jamaica bound side of the street route.	This does not apply to me as I work within walking distance of my home.		Add more bus lines. We only have Q6. Add the shuttle to Jamaica. Extend the Q9 down to Rockaway for Farmer's Blvd. Add bus route across Green Acres.	Add more buses and a cross-town bus.	In this area, we only have the Q6 bus, and it's a long wait. Never any seats. Why only one bus service in our area? Other areas have more than one. Yes a shuttle would be great.	Q6 is the only bus that runs from JFK to the E/J trains and the LIRR. Need another choice of bus or route in this community.						

GatewayJFK Employee Survey

SURVEY QUESTIONS	RESPONSES											TOTAL
	1	2	3	4	5	6	7	8	9	10	11	
1) Where do you begin your commute to work on a typical day? (zip code)												
	11756	11779	11753	11747	11427	10304	11010	11377	11001	11414	11434	
2) How do you travel to work on a typical day (check all that apply)?												
Private auto	X	X	X	X	X	X	X	X	X	X		10
Taxi/Uber/Lyft												0
Bus-to-Subway											X	1
Drive to Subway												0
Bus Only											X	1
Commuter Railroad												0
Walk/Bike/Other												0
3) If you currently use a car/taxi to travel to work, how many people are in your car/taxi? (including yourself)												
1	X	X		X		X	X	X	X	X		8
2			X									1
3												0
4+												0
Skipped Question					X						X	2
												11
4) If you traveled by private auto, where do you park?												
Work parking lot		X		X			X		X	X		5
On-Street	X				X	X	X	X	X		X	7
Public parking garage/lot												0
Skipped Question			X									
5) What time do you typically arrive to work?												
Before 6:30am						X		X		X		3
6:30am - 7:59am					X		X					2
8:00am - 8:59am	X			X								2
9:00am - 10:30am			X						X		X	3
After 10:30am		X										1
												11
6) Would a shuttle between Springfield Gardens and Jamaica Station change your journey-to-work mode choice?												
Yes			X		X			X			X	4
No	X	X		X		X	X		X	X		7
N/A												0
												11
7) How could public transportation be improved in Springfield Gardens so that your business is more accessible?												
No Changes	X											1
Suggested Improvements			Needs to be on time	Bus or shuttle to the existing "on airport" free shuttles running on N Boundary Rd and/or to the Air-train at Fed Circle	Basically with a shuttle I can park somewhere else and take the shuttle to work.			Car	More buses			

GatewayJFK Business Owner Survey

SURVEY QUESTIONS	RESPONSES									TOTAL
	1	2	3	4	5	6	7	8	9	
1) Where do you begin your commute to work on a typical day? (zip code)										
	11413	10019	11509	11772	11378	11732	11575	11548	Downtown BK	
2) How do you travel to work on a typical day (check all that apply)?										
Private auto	X		X	X	X	X	X	X	X	8
Taxi/Uber/Lyft										0
Bus-to-Subway										0
Drive to Subway										0
Bus Only										0
Commuter Railroad		X								1
Walk/Bike/Other										0
	E train									9
3) If you currently use a car/taxi to travel to work, how many people are in your car/taxi? (including yourself)										
1	X		X			X	X		X	5
2		X								1
3										0
4+										0
Skipped Question				X	X			X		3
										9
4) Does your business provide on-site vehicle access and parking for employees?										
Yes	X	X	X	X	X	X			X	7
No							X	X		2
Other					Limited					
										9
5) Does your business allow for on-street or off-street loading?										
On-Street							X			1
Off-Street	X	X	X	X	X	X		X	X	8
Other										0
										9
6) How could public transportation be improved in Springfield Gardens so that your business is more accessible?										
No Changes										
Suggested Improvements	Remove the unwanted trailer from the main roads.	Shuttle service form LIRR and subways to the buildings	N/A	N/A	N/A	N/A	More parking.	Not allow trucks to block traffic by double parking or parking perpendicular and blocking access of the road in both directions (both very common chronic problems).	Express buses from Flatbush / Atlantic Avenue.	
7) What do you consider to be the biggest challenges of the area for your business (check all that apply)?										
Parking	X		X	X	X		X	X		6
Safety/Security			X	X			X	X		4
Roadway Improvements	X		X		X					3
Sanitation			X		X					2
Access/Transportation		X							X	2
Deliveries/Loading			X	X	X					3
Other					The area is too small to accommodate the tractor trailers that sweep the local warehouses in the area. Traffic flows are backwards as well as enforcement from the City.	Relocate school buses; drivers double park - obstruct vision from 157th St. and 146th Ave.		Illegally detached trailers take up numerous legal parking spots away from workers. Furthermore, turcks and trailers which park perpendicularly to the warehouse completely shut down traffic in both direction. This is an every day occurrence on 149th Ave (between Guy R. Brewer Blvd and 182nd St) at USA Halal with address at 179-17, 149th Ave.	Staff can't get to work via transit so they need parking, parking takes space from operations and adds costs. Costs are high, but there are no options.	20