



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT
PART I, GENERAL INFORMATION

Reference Numbers

1. 07DME014Q
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)
TBD
ULURP REFERENCE NO. IF APPLICABLE

BSA REFERENCE NO. IF APPLICABLE
OTHER REFERENCE NO. (S) IF APPLICABLE
(e.g., Legislative Intro, CAPA, etc.)

Lead Agency &

2a. LEAD AGENCY
Office of the Deputy Mayor for Economic Development and Rebuilding
NAME OF LEAD AGENCY

2b. APPLICANT INFORMATION
New York City Economic Development Corporation
NAME OF APPLICANT

Applicant Information

Robert Kulikowski, Ph.D., Assistant to the Mayor, on behalf of the Deputy Mayor for Economic Development and Rebuilding
NAME OF LEAD AGENCY CONTACT PERSON

Hardy Adasko
NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

PROVIDE APPLICABLE INFORMATION

253 Broadway, 14th Floor
ADDRESS
New York NY 10007
CITY STATE ZIP
(212) 788-9956 (212) 788-2941
TELEPHONE FAX
rkulikowski@cityhall.nyc.gov
EMAIL ADDRESS

110 William Street, 4th floor
ADDRESS
New York NY 10038
CITY STATE ZIP
(212) 312-3703 (212) 312-3989
TELEPHONE FAX
hadasko@nycedc.com
EMAIL ADDRESS

Action

3a. NAME OF PROPOSAL Willets Point Development Plan
3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):
See page 1a.

Description
SEE CEQR MANUAL SECTIONS 2A & 2B

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S):
See page 1e.

Required Action or Approvals

4. CITY PLANNING COMMISSION
Change in City Map Zoning Certification Site Selection - Public Facility
Zoning Map Amendment Zoning Authorization Disposition - Real Property
Zoning Text Amendment Housing Plan & Project UDAAP Revocable Consent Concession
Charter 197-a Plan
Zoning Special Permit, specify type:
Modification of:
Renewal of:
Other: See page 1a.

5. UNIFORM LAND USE PROCEDURE (ULURP) Yes No

6. BOARD OF STANDARDS AND APPEALS
Special Permit New Renewal Expiration Date
Variance Use Bulk

Specify affected section(s) of Zoning Resolution

7. DEPARTMENT OF ENVIRONMENTAL PROTECTION
Title V Facility Power Generating Facility Medical Waste Treatment Facility

8. OTHER CITY APPROVALS
Legislation Rulemaking: specify agency:
Construction of Public Facilities Funding of Construction, Specify Funding of Programs, Specify
Policy or plan Permits, Specify:
Other; explain: Consistency with the New York City Local Waterfront Revitalization Program.

PLEASE NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL.

Should the proposed development necessitate the construction of new stormwater outfalls into local surface waters, Army Corp of Engineers (ACOE) permits would be required, along with a State Pollution Discharge Elimination Systems (SPDES) and Tidal Wetlands permit from the New York State Department of Environmental Conservation (DEC).

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND, IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):

INTRODUCTION

The Office of the Deputy Mayor for Economic Development and Rebuilding, in coordination with the Department of Housing Preservation and Development (HPD) and the Department of City Planning (DCP), is sponsoring an initiative by the City of New York (City) to rezone, create an urban renewal area, and implement a comprehensive development plan—the Willets Point Development Plan (City Plan)—in a portion of Willets Point, Queens. The ultimate goal of the proposed actions is to develop a land use plan consistent with public policy, improve environmental conditions in Willets Point, provide new affordable and market-rate housing, promote economic growth and job creation, create a regional destination, and improve the quality of life for area residents.

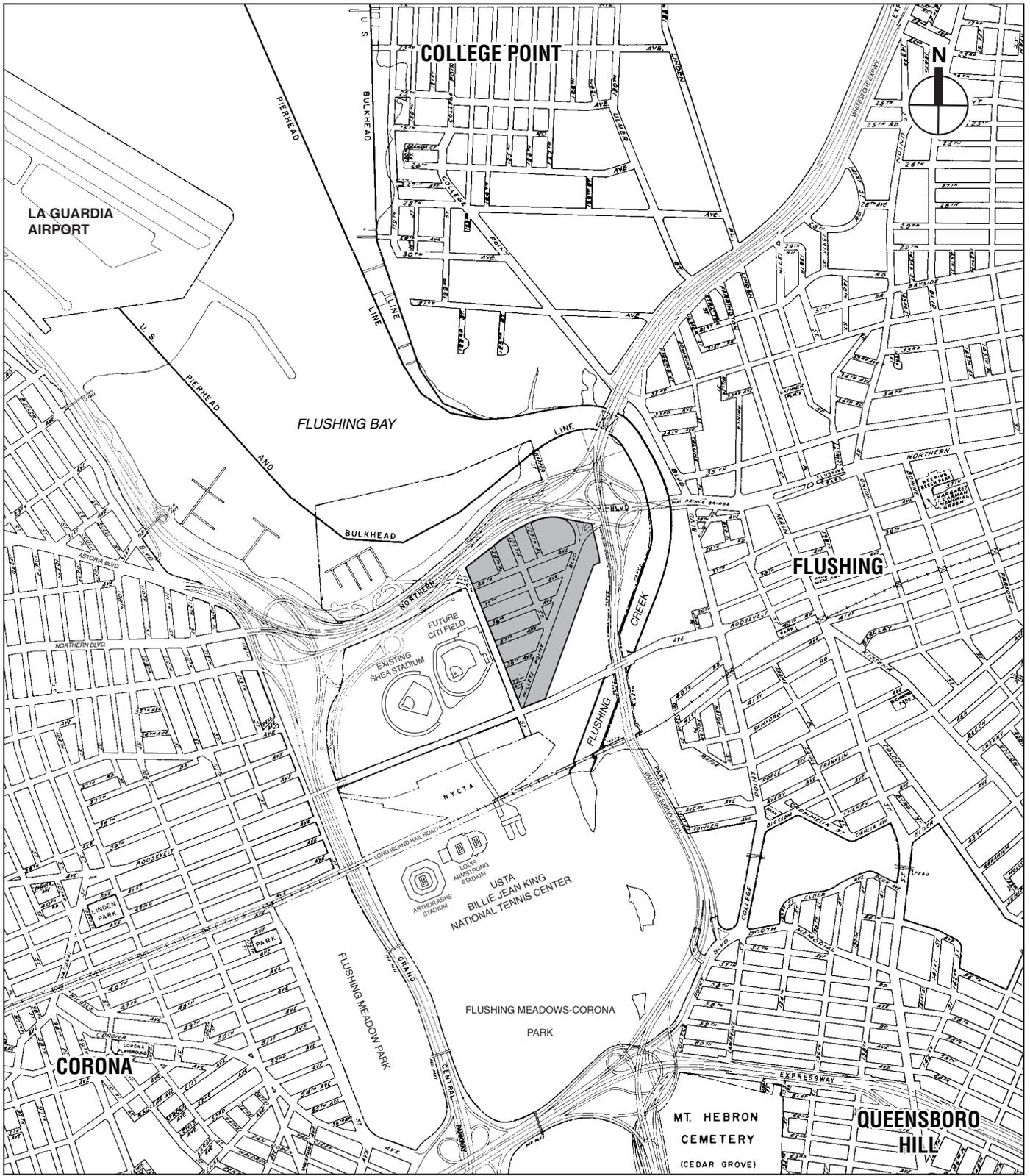
The proposed actions call for the redevelopment of an approximately 61-acre area on the Willets Point peninsula, generally bounded to the east by the Van Wyck Expressway and an undeveloped lot owned by the Metropolitan Transportation Authority (MTA), to the south by Roosevelt Avenue, to the west by 126th Street, and to the north by Northern Boulevard (see Figure 1). The proposed program for this area—the Willets Point Development District (District)—is expected to include a mix of uses, including residential, retail, hotel, convention center, entertainment, commercial office, cultural, community facility, open space, and parking.

PROPOSED ACTIONS

Public actions required to permit the proposed project to go forward include the following.

DISCRETIONARY ACTIONS SUBJECT TO NEW YORK CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) AND STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

- Creation of a Willets Point Urban Renewal Plan (URP).
- A change to the underlying zoning of the District from the existing M3-1 district to a C4-4 district. The proposed C4-4 zoning would allow for the range of uses anticipated. The existing permitted FAR is 2.0; the proposed FAR is 3.4 for commercial, 0.87 to 3.44 for residential (up to 4.0 FAR permitted under Quality Housing on wide streets), and 6.5 for community facility uses.
- Creation of a zoning Special District to further guide development in the District. The Special District would waive some C4-4 district requirements in order to facilitate development of the District in accordance with the URP. To create an appropriate scale and density within the District's surroundings, the urban renewal area would have special provisions regarding streetscape and urban design components.
- In order to allow maximum flexibility in the creation of the redevelopment site plan, the proposed actions would include the demapping of all streets within the District. The development rights generated from the demapping of these streets would be utilized in the development of the associated blocks and lots. Streets to be demapped include:
 - 126th Place between Northern Boulevard and 34th Avenue;
 - 127th Street between Northern Boulevard and Willets Point Boulevard;
 - 127th Place between Northern Boulevard and 34th Avenue;
 - 34th Avenue between 126th Street and Willets Point Boulevard;
 - 35th Avenue between 126th Street and Willets Point Boulevard;
 - 36th Avenue between 126th Street and Willets Point Boulevard;



 Willets Point Development District

0 1000 2000 FEET
SCALE

- 37th Avenue between 126th Street and Willets Point Boulevard;
 - 38th Avenue between 126th Street and Willets Point Boulevard;
 - 39th Avenue between 126th Street and Willets Point Boulevard; and
 - Willets Point Boulevard between 126th Street and Northern Boulevard.
- Potential construction of new stormwater outfalls. Should the proposed development necessitate the construction of new stormwater outfalls into local surface waters, Army Corp of Engineers (ACOE) permits would be required, along with a State Pollution Discharge Elimination Systems (SPDES) and Tidal Wetlands permit from the New York State Department of Environmental Conservation (DEC).
 - Acquisition of property in accordance with the URP.
 - Possible condemnation of property pursuant to the Eminent Domain Procedure Law (EDPL).
 - Disposition of property within the District for development in accordance with the URP.
 - Approval of the business terms of the disposition.

SITE DESCRIPTION

Willets Point is located in northern Queens, adjacent to Shea Stadium, the USTA National Tennis Center, and Flushing Meadows-Corona Park. It is located at the intersection of several major arterial highways, bordered to the east by the Van Wyck Expressway and an undeveloped lot owned by the Metropolitan Transportation Authority (MTA), to the south by Roosevelt Avenue, to the west by 126th Street, and to the north by Northern Boulevard. The District is 61.4 acres in size, of which 15.8 acres are within public street right-of-ways, 45.0 acres are privately-owned land, and 0.6 acres are owned by the MTA. The District is comprised of 127 tax lots and one partial lot (Block 1833, Lot 1) located on 14 blocks (see Table 1). It contains approximately 250 businesses—a mixture of automotive repair and auto body shops, junkyards, wholesalers, construction companies, and auto-related retail establishments.

**Table 1
Blocks and Lots Affected by Proposed Actions**

Blocks	Lots
1820	1, 6, 9, 18, 34, 108
1821	1, 6, 16, 25, 27
1822	1, 5, 7, 17, 21, 23, 28, 33, 55, 58
1823	1, 3, 5, 7, 12, 14, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, 55, 58, 59, 60
1824	1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53
1825	1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58
1826	1, 5, 14, 18, 20, 31, 35
1827	1
1828	1, 4, 8, 11, 13, 17, 21, 23, 29, 34, 37, 39
1829	19, 21, 40, 71
1830	1, 9, 10, 21
1831	1, 10, 35
1832	1, 10
1833	1 (partial), 103, 111, 117, 120, 141, 143, 151, 155, 158, 165, 166, 168, 170, 172, 177, 179, 180, 186, 188, 192, 197, 199, 201, 203, 212, 215, 230, 300, 425
<p>Note: A small portion of block 1833, lot 1, a narrow strip extending from the northern portion of the lot westward to Willets Point Boulevard, is included in the Willets Point Development District.</p>	

PROPOSED PROJECT

The proposed actions are intended to stimulate the redevelopment of the Willets Point Development District. Although there is no developer or specific development plan in place at this time, the envelope of development anticipated under the proposed actions includes up to 8.91 million gross square feet of new buildings. It is assumed that this development would take place incrementally over a 9-year period, and would be built out by 2017.

Placement of the uses within the District would be guided by a series of urban design guidelines set forth in the Urban Renewal Plan and Special District Guidelines. While the Urban Renewal Plan will define the District boundaries and area to be redeveloped as per the City redevelopment goals, the Willets Point Special District Guidelines will set forth guidelines on urban design elements such as bulk, height, setback, location of specific uses, and street hierarchies. The corner of 126th Street and Roosevelt Avenue, the corner of 126th Street and Northern Boulevard, and possibly a new connection to the Van Wyck Expressway at the northeastern corner of the site would serve as the entrance gateways to the District.

REASONABLE WORST-CASE DEVELOPMENT SCENARIO

The proposed actions would change the development potential of sites within the District in a manner consistent with the proposed urban renewal plan as well as the new special zoning district. As a result, a range of new development could occur within the District. While the actual development would depend on developer proposals and future market conditions, the City has developed a maximum development envelope, or reasonable worst-case development scenario (RWCDS). To the extent that actual development proposals differ from the RWCDS, they would be subject to additional environmental review as appropriate. This RWCDS, described below and shown in Table 2, will be used as a framework to assess potential impacts.

- *Residential:* It is anticipated that up to 5.5 million square feet, or up to 5,500 units, would be developed.
- *Retail:* The District would include up to 1.7 million square feet of retail, including a multi-screen movie theater with up to 2,700 seats and approximately 150,000 square feet of neighborhood retail and services which would primarily serve the new residential population.
- *Office:* The District would contain up to 500,000 square feet of office space.
- *Convention Center:* It is anticipated that a convention center of up to 400,000 square feet would be developed.
- *Hotel:* A full-service hotel of approximately 560,000 square feet, with up to 700 rooms and ancillary banquet and restaurant facilities, would be developed.
- *Community Facility/Cultural:* The District would include community facility and/or cultural uses up to a total of 150,000 square feet.
- *School:* Although the details of the proposed school building have not yet been determined, for purposes of analysis, the facility is assumed to be approximately 100,000 square feet in size, accommodating 650 students.
- *Parking:* Parking would be provided to meet the demand generated by the proposed uses. Demand associated with the RWCDS is anticipated to be approximately 11,000 spaces.
- *Open Space:* It is anticipated that approximately 8 acres of new publicly-accessible open space would be developed.

In addition, the City is considering the possibility of including certain roadway improvements, such as new connections to and from the Van Wyck Expressway and other local access improvements, as part of

the proposed project. Any such improvements that will undergo further consideration will be described in the final scope of work and will be reflected in the GEIS impact studies.

It is assumed that this development would be constructed incrementally starting in 2009, and would be built out by 2017.

Table 2
Reasonable Worst-Case Development Scenario for Analysis

Use	Anticipated GSF
Residential	5,500,000
<i>Number of Units</i>	<i>5,500</i>
Retail*	1,700,000
Office	500,000
Hotel	560,000
<i>Number of Rooms</i>	<i>700</i>
Convention Center	400,000
Community/Cultural Use	150,000
Primary School	100,000
<i>Seats</i>	<i>650</i>
Parking Spaces	+/- 11,000 spaces
Publicly-Accessible Open Space	+/- 8 acres
Total	8,190,000
Notes:	
* The retail use includes a multi-screen movie theater with up to 2,700 seats, and approximately 150,000 square feet of neighborhood retail and services.	

PROPOSED SITE PLAN AND DESIGN

Development within the District is intended to be scaled for the pedestrian, with street walls providing variations in building heights, cornice lines, building facades, and other design elements. It is anticipated that the redevelopment would include architectural focal points to serve as visual anchors for people within the District, on adjacent highways, and in neighboring communities. The site planning and urban design of the District is intended to create a distinctive identity and sense of place, facilitate safe pedestrian activity on the streets, and reconnect the District to surrounding communities and amenities through physical links and visual connections to surrounding landmarks. Visual corridors within the District would extend inward from the site edges, to create visual access to the interior of the site; the corridors would also penetrate from the interior of the site outward through its edges to provide vistas of the waterfront, the Mets stadium, and Downtown Flushing.

Due to its proximity to LaGuardia Airport, the District is subject to height restrictions established by the Federal Aviation Administration (FAA) and the Port Authority of New York and New Jersey (PANYNJ). The western portion of Willets Point may be built to a maximum height that is no greater than the new CitiField stadium, which is approved by the FAA for 218 feet above ground level, or 232 feet Above Mean Sea Level (AMSL). The height limits are also determined by the distance from LaGuardia Airport and the "slope area" in which the site is located. The northeastern portion of the District is located within the 40:1 slope area. For every 40 feet away from the end of the runway, the building can rise 1 vertical foot AMSL. The PANYNJ has provided four representative points, two in each slope area, to assist in calculating allowable building heights for planned development. Because the southern end of the site is farthest from the runway, structures there can be built to a taller height. In the 40:1 slope area, buildings at the northern boundary of the District would have a maximum height of 132.7' AMSL while points near

the southern boundary may rise as high as 170.2' AMSL. Each point in the District has a different allowable height associated with it, as dictated by its distance from the runway.

3c. PURPOSE AND NEED FOR THE ACTION(S) AND APPROVAL(S)

BACKGROUND

The City Plan is a comprehensive initiative for an area that has long been the subject of public interest. As described in the Generic Environmental Impact Statement Draft Scope of Work, Willets Point was the subject of high-profile proposals during the 1960s and 1980s for uses such as a football stadium and parkland, and was the focus of a planning study prepared by the New York City Economic Development Corporation (NYCEDC) in the early 1990s that examined a number of redevelopment options for the area.

In 2002, the City created the Downtown Flushing Task Force to undertake a community planning process involving City and State agencies, local and state elected officials, community members, advocacy groups, and local business leaders. The resulting development framework (Framework), completed in May 2004, identified a set of land use and economic goals to revitalize Downtown Flushing, the Flushing River waterfront, and Willets Point and to strengthen the area as a regional center, with enhanced connections to neighboring amenities and communities. The Framework looked broadly at the development potential of Willets Point and identified the creation of a long-term redevelopment plan for the District as one of the principal implementation goals. Based on an analysis of the area's assets and development constraints, the Framework identified a set of land use and economic goals that should be achieved through development within the District.

PROJECT OBJECTIVES

The goals of the proposed actions are to develop a land use plan consistent with public policy, improve environmental conditions in Willets Point, provide new affordable and market-rate housing, promote economic growth and job creation, create a regional destination, and improve the quality of life for area residents. The proposed actions are intended to improve the environmental conditions in Willets Point and transform this largely underutilized area into a new, enlivened destination with improved connections to surrounding neighborhoods and a mix of uses generating activity throughout the day and year, thereby providing significant economic and community benefits to the neighborhood, the Borough of Queens, and the City as a whole.

9. STATE ACTIONS/APPROVALS/FUNDING Yes No
If "Yes," identify
10. FEDERAL ACTIONS/APPROVALS/FUNDING Yes No
If "Yes," identify **Approval from Federal Aviation Administration (FAA) for building in proximity to LaGuardia Airport.**

Action Type

- 11a. Unlisted; or Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): **617.4 (b)(5)(v); 617.4 (b)(6)**
- 11b. Localized action, site specific Localized action, change in regulatory control for small area Generic action

Analysis Year

12. Identify the analysis year (or build year) for the proposed action: 2017
Would the proposal be implemented in a single phase? Yes No NA.
Anticipated period of construction: 2009 – 2017
Anticipated completion date: 2017
Would the proposal be implemented in multiple phases? Yes No NA.
Number of phases: _____
Describe phases and construction schedule: _____

Directly

Affected Area

INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES)

- 13a. LOCATION OF PROJECT SITE
Willetts Point peninsula, Borough of Queens
- STREET ADDRESS
The area proposed for redevelopment is an approximately 61-acre area generally bounded to the east by the Van Wyck Expressway and an undeveloped lot owned by the Metropolitan Transportation Authority (MTA), to the south by Roosevelt Avenue, to the west by 126th Street, and to the north by Northern Boulevard. See Figure 1.
- DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
M3-1 **10a & 10b**
- EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY ZONING SECTIONAL MAP NO.
See Table 1 on page 1c. **Queens** **Queens Community District 7**
- TAX BLOCK AND LOT NUMBERS BOROUGH COMMUNITY DISTRICT NO.

- 13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT
TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR: 0 SQ. FT.
PROJECT SQUARE FEET TO BE DEVELOPED: ±2,76,612 (61.4 acres) SQ. FT.

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED IN THE NUMBER OF UNITS, SQ. FT. OR OTHER APPROPRIATE MEASURE % OF

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE:	TBD	HEIGHT	TBD	WIDTH	TBD	LENGTH
LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE:	±1,475 ft on 126th Street; ±740 ft on 126th Place; ±2,020 ft on 127th Street; ±900 ft on 127th Place; 2,450 ft on 34th Avenue; ±2,140 ft on 35th Avenue; ±1,700 ft on 36th Avenue; ±1,290 on 37th Avenue; ±850 on 38th Avenue; ±305 ft on 39th Avenue; ±1,095 ft on Northern Boulevard; ±4,580 ft on Willetts Point Boulevard; ±410 on Roosevelt Avenue					

- 13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION:
N/A

- 13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? Yes No
IF 'YES,' IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a. & 13b. ABOVE.

PART II, SITE AND ACTION DESCRIPTION

Site Description

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

1. **GRAPHICS** Please attach: (1) a Sanborn or other land use map; (2) a zoning map; (3) a tax map. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8 1/2 x 14 inches in size.

See Figures 2 through 4.

2. **PHYSICAL SETTING** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): ±2,676,612 (61.4 acres) Water surface area (sq. ft.): 0

Roads, building and other paved surfaces (sq. ft.): ± 2,676,612 (61.4 acres)* Other, describe (sq. ft.): 0

***Includes ±689,554 sq. ft. (15.8 acres) of roads, ± 1,962,458 sq. ft. (45.0 acres) of private property, and ± 24,600 sq. ft. (0.6 acres) of MTA-owned property.**

3. **PRESENT LAND USE**

Residential

Total no. of dwelling units 1 (non-conforming) No. of low-to-moderate income units _____

No. of stories _____ Gross floor area (sq. ft.) _____

Describe type of residential structures: _____

Commercial **See Table 3 on page 3a.**

Retail: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____

Office: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____

Other: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____

Specify type(s): _____ No. of stories and height of each building: _____

Manufacturing/Industrial **See Table 3 on page 3a.**

No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____

No. of stories and height of each building: _____

Types of use(s): _____ Open storage area (sq. ft.): _____

If any unenclosed activities, specify: _____

Community facility **None**

Type of community facility: _____

No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____

No. of stories and height of each building: _____

Vacant Land

Is there any vacant land in the directly affected area? Yes No

If yes, describe briefly:

See Table 3 on page 3a.

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? Yes No

If yes, describe briefly:

Does the directly affected area include any mapped City, State or Federal parkland? Yes No

If yes, describe briefly:

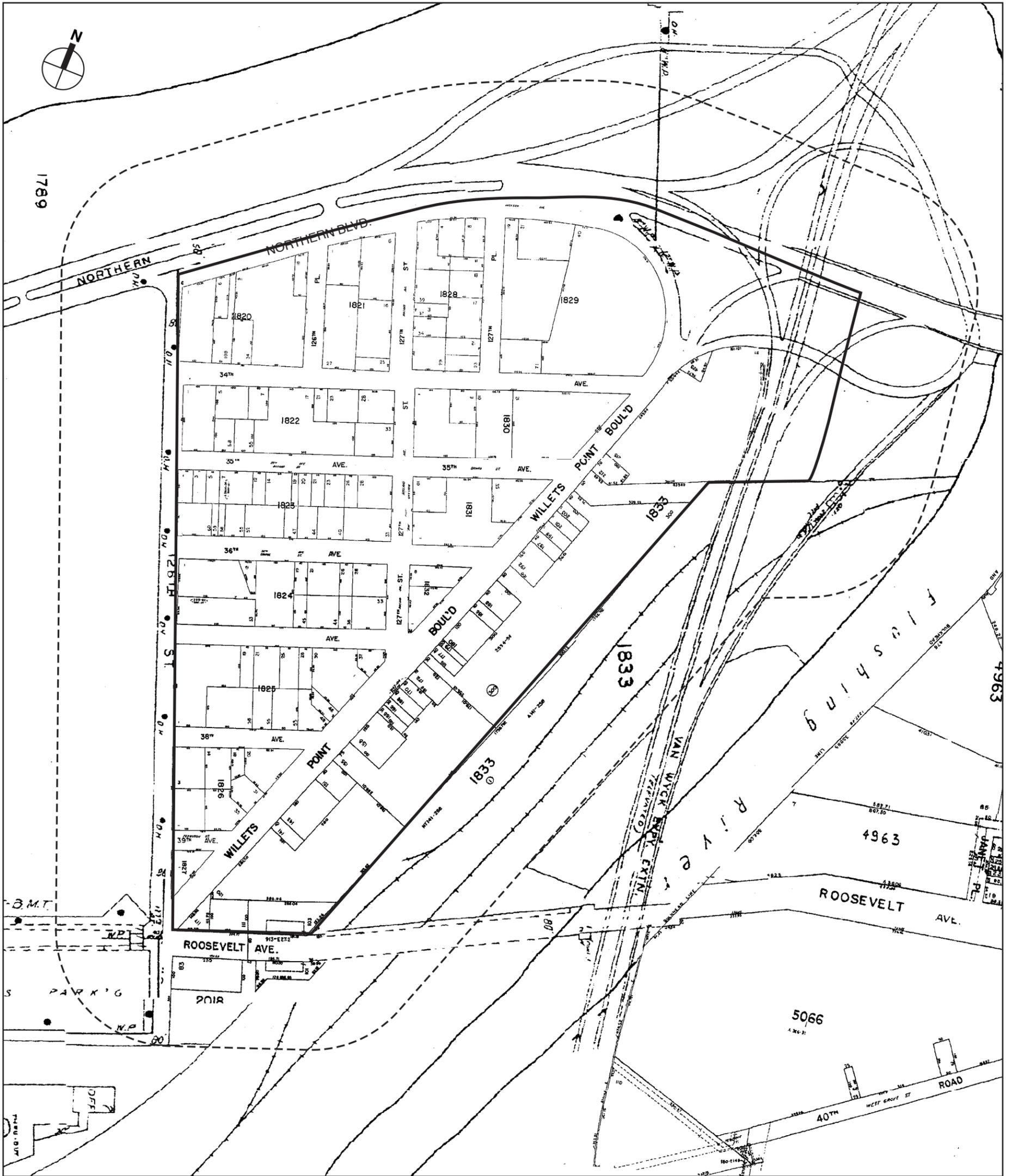
Does the directly affected area include any mapped or otherwise known wetland? Yes No

If yes, describe briefly:

Other Land Use **See Table 3 on page 3a.**

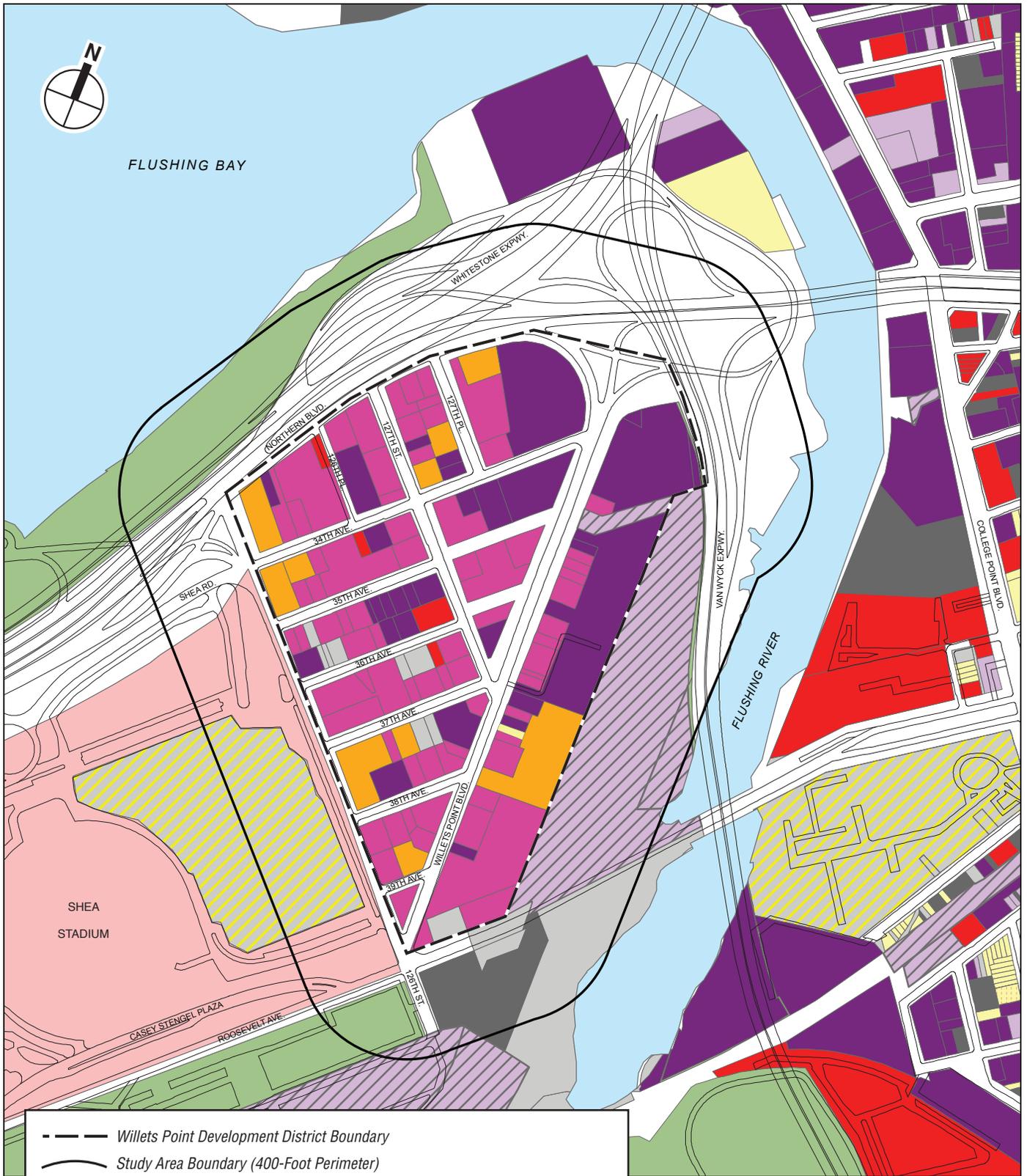
No. of stories _____ Gross floor area (sq. ft.): _____

Type of use(s): _____



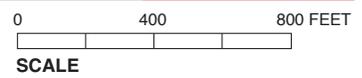
- Willets Point Development District
- - - Study Area Boundary (400-Foot Perimeter)

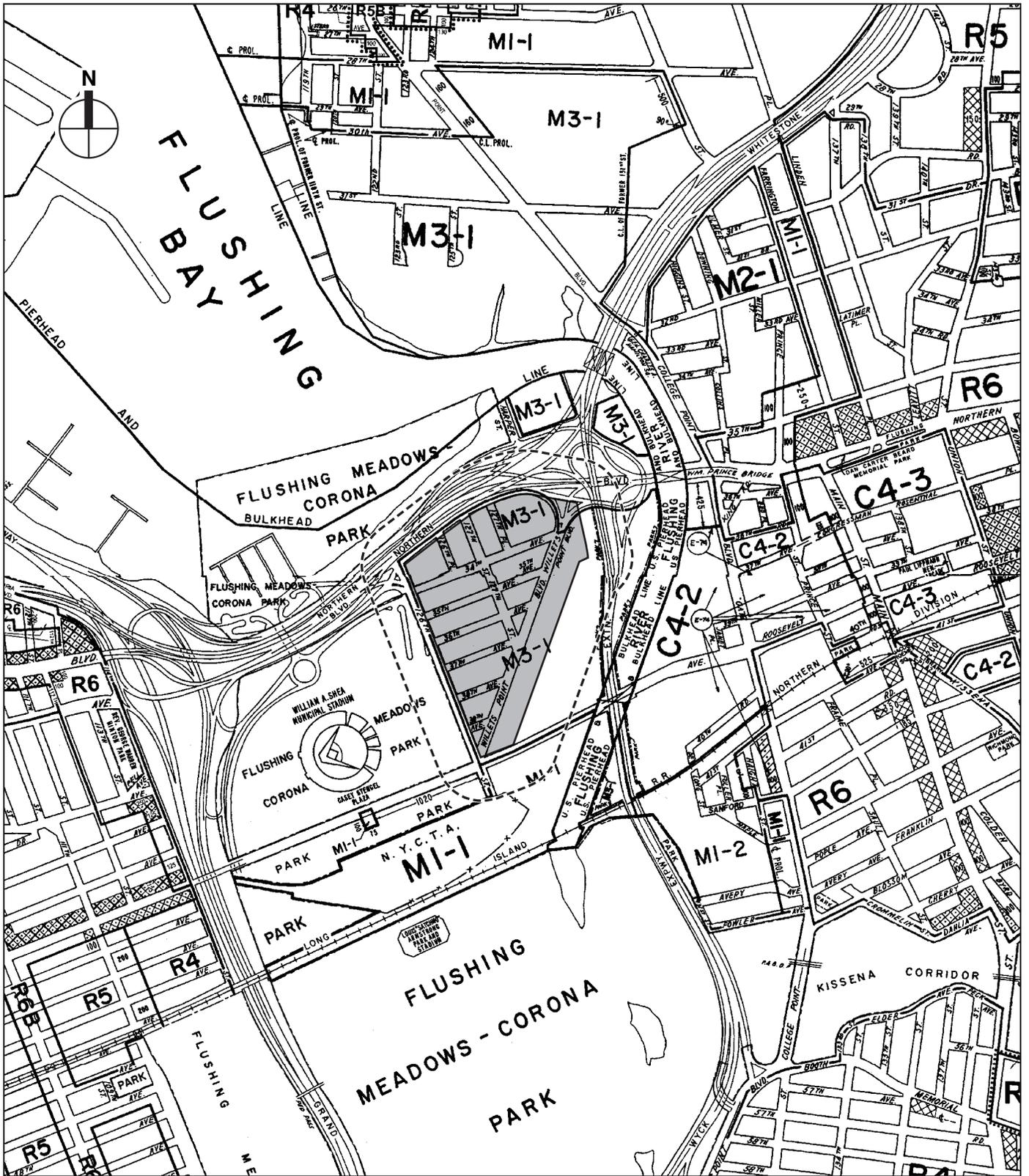
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--- Willets Point Development District Boundary
 — Study Area Boundary (400-Foot Perimeter)

Residential	Transportation and Utility
Mixed Use	Open Space and Outdoor Recreation
Commercial and Office Buildings	Parking Facilities
Entertainment	Vacant Land
Auto-Related Use	Under Construction
Industrial and Manufacturing	





- Willets Point Development District
- Study Area Boundary (400-Foot Perimeter)
- Zoning District Boundary

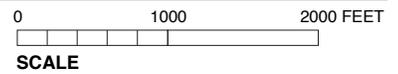


Figure 4
Existing Zoning

**Table 3
Present Land Use**

Block	Lot	Street Address	Lot Area	Building Area (sf)	No. Bldgs	Commercial			Manufacturing/Industrial			Business/Use Type
						Office (sf)	Retail (sf)	Other (sf)	Garage (sf)	Storage (sf)	Manufacturing (sf)	
1820	1	126-02 Northern Blvd	24,739	39,400	1	0	19,700	19,700	0	0	0	auto parts, auto repair, health club
1820	6	126-12 Northern Blvd	5,330	4,360	1	0	2,000	2,360	0	0	0	contractor's shop for sign manufacturing business
1820	9	126-30 Northern Blvd	57,177	16,500	5	0	0	0	16,500	0	0	auto body, auto repair, auto glass, used auto parts, coffee shop
1820	18	126-40 Northern Blvd	5,200	9,686	1	0	9,686	0	0	0	0	HVAC contracting business
1820	34	34th Avenue	8,400	612	1	0	0	0	612	0	0	used auto parts (junk yard)
1820	108	126-16 Northern Blvd	11,400	3,540	3	1,640	0	800	1,100	0	0	auto repair, used auto parts, auto glass
1821	1	126-50 Northern Blvd	13,250	3,592	1	0	0	0	3,592	0	0	vehicle towing
1821	6	126-56 Northern Blvd	20,720	17,105	1	2,500	0	14,605	0	0	0	auto body, auto repair
1821	16	33-30 127th Street	18,900	8,500	2	0	0	0	8,500	0	0	auto repair
1821	25	126-59 34th Avenue	4,200	4,000	1	0	0	0	4,000	0	0	auto body, auto repair, auto glass
1821	27	33-19 126th Place	26,000	9,699	1	1,239	0	8,460	0	0	0	recyclable materials wholesale
1822	1	34-09 126th Street	20,000	20,000	1	2,500	0	0	0	17,500	0	street sweeping vehicle sales, auto detailing & car wash
1822	5	126-12 34th Avenue	10,000	9,500	1	0	0	0	0	9,500	0	auto detailing and car wash; recyclable materials wholesale
1822	7	126-10 34th Avenue	6,000	1,050	1	0	0	1,050	0	0	0	auto repair
1822	17	126-36 34th Avenue	44,500	5,040	2	0	0	480	4,560	0	0	used auto parts (junk yard)
1822	21	126-42 34th Avenue	4,000	720	1	0	0	720	0	0	0	private club
1822	23	126-46 34th Avenue	9,390	3,960	1	0	0	0	3,960	0	0	recyclable materials wholesale
1822	28	34-02 34th Avenue	11,110	8,250	1	0	0	0	8,250	0	0	tire dealer; auto repair
1822	33	34-10 127th Street	12,000	0	1	0	0	0	0	0	0	used auto parts (junk yard)
1822	55	35th Avenue	6,000	0	0	0	0	0	0	0	0	used auto parts
1822	58	35th Avenue	6,000	0	0	0	0	0	0	0	0	used auto parts
1823	1	126-02 36th Avenue	4,000	0	1	0	0	0	0	0	0	auto glass, auto body, auto repair
1823	3	126-06 35th Avenue	4,000	0	0	0	0	0	0	0	0	used auto parts
1823	5	35th Avenue	4,000	0	0	0	0	0	0	0	0	vacant
1823	7	126-16 35th Avenue	10,000	11,600	3	0	0	0	0	11,600	0	used auto parts
1823	12	126-26 35th Avenue	4,000	1,500	1	0	0	1,500	0	0	0	used auto parts
1823	14	126-30 35th Avenue	8,000	2,200	3	0	0	0	2,200	0	0	auto detailing

Table 3 (cont'd)
Present Land Use

Block	Lot	Street Address	Lot Area	Building Area (sf)	No. Bldgs	Commercial			Manufacturing/Industrial			Business/Use Type
						Office (sf)	Retail (sf)	Other (sf)	Garage (sf)	Storage (sf)	Manufacturing (sf)	
1823	19	35th Avenue	2,000	0	0	0	0	0	0	0	0	lumber and other construction materials
1823	20	35th Avenue	4,000	0	0	0	0	0	0	0	0	lumber and other construction materials
1823	21	126-42 35th Avenue	4,000	0	0	0	0	0	0	0	0	lumber and other construction materials
1823	23	126-44 35th Avenue	6,000	0	0	0	0	0	0	0	0	lumber and other construction materials
1823	26	126-50 35th Avenue	4,000	0	0	0	0	0	0	0	0	lumber and other construction materials
1823	28	35th Avenue	10,500	0	0	0	0	0	0	0	0	lumber and other construction materials
1823	33	126-59 36th Avenue	14,500	2,160	1	2,160	0	0	0	0	0	office for adjacent lumber business
1823	40	126-49 36th Avenue	8,000	1,440	1	0	0	1,440	0	0	0	lumber and other construction materials
1823	44	36th Avenue	6,000	0	0	0	0	0	0	0	0	lumber and other construction materials
1823	47	126-27 36th Avenue	4,000	720	1	0	0	720	0	0	0	auto glass
1823	52	126-25 36th Avenue	12,000	5,650	1	0	0	0	0	5,650	0	used car dealer
1823	55	126-17 36th Avenue	6,000	0	3	0	0	0	0	0	0	vacant
1823	58	36th Avenue	2,000	0	0	0	0	0	0	0	0	vacant
1823	59	36th Avenue	2,000	0	0	0	0	0	0	0	0	vacant
1823	60	126-05 36th Avenue	10,000	1,400	2	0	0	1,400	0	0	0	used auto parts, auto glass, deli
1824	1	126-02 36th Avenue	48,950	5,000	1	1,000	0	0	1,000	3,000	0	used auto parts, auto repair
1824	12	126-22 36th Avenue	2,941	64	1	0	0	64	0	0	0	auto repair
1824	19	126-40 36th Avenue	4,000	0	0	0	0	0	0	0	0	vacant
1824	21	36th Avenue	10,000	0	0	0	0	0	0	0	0	vacant
1824	26	126-50 36th Avenue	4,000	280	1	280	0	0	0	0	0	vacant
1824	28	126-60 36th Avenue	10,500	400	1	0	0	400	0	0	0	auto repair
1824	33	126-63 37th Avenue	10,500	4,640	2	0	0	0	4,640	0	0	auto body, auto repair, auto glass
1824	38	126-53 37th Avenue	4,000	1,000	1	0	0	1,000	0	0	0	auto body
1824	40	126-43 37th Avenue	10,000	600	1	200	0	400	0	0	0	used auto parts
1824	45	126-37 37th Avenue	4,000	2,584	2	0	0	2,584	0	0	0	auto body
1824	53	126-23 37th Avenue	19,850	8,280	2	0	0	0	2,100	6,180	0	auto body, auto repair, auto glass
1825	1	37-11 126th Street	37,500	11,620	1	2,840	0	5,000	3,780	0	0	auto body, auto repair, used auto parts, auto glass, clothing retail

Table 3 (cont'd)
Present Land Use

Block	Lot	Street Address	Lot Area	Building Area (sf)	No. Bldgs	Commercial			Manufacturing/Industrial			Business/Use Type
						Office (sf)	Retail (sf)	Other (sf)	Garage (sf)	Storage (sf)	Manufacturing (sf)	
1825	19	126-20 37th Avenue	5,000	1,200	1	600	0	0	600	0	0	auto repair
1825	21	126-30 37th Avenue	10,000	8,304	2	1,470	664	4,170	2,000	0	0	auto repair, auto glass
1825	25	37th Avenue	7,500	0	0	0	0	0	0	0	0	vacant
1825	28	37th Avenue	5,000	0	0	0	0	0	0	0	0	vacant
1825	30	126-83 37th Avenue	23,500	18,000	2	1,000	0	0	0	0	17,000	recyclable materials wholesale
1825	37	126-93 Willets Point Blvd	5,491	5,400	1	0	0	5,400	0	0	0	used tire dealer
1825	46	126-75 Willets Point Blvd	3,880	875	1	0	0	0	875	0	0	auto body
1825	48	126-71 Willets Point Blvd	8,100	1,980	1	0	0	1,980	0	0	0	auto body, auto glass
1825	53	126-31 38th Avenue	10,000	5,886	1	4,446	0	1,440	0	0	0	auto body, auto repair
1825	55	38th Avenue	7,500	5,500	1	0	0	0	0	5,500	0	auto repair, tire dealer
1825	58	126-17 38th Avenue	17,500	5,000	2	0	0	5,000	0	0	0	recyclable materials wholesale
1826	1	38-15 126th Street	12,500	1,800	2	0	0	0	1,800	0	0	auto body, auto repair, auto glass, used auto parts
1826	5	38-05 126th Street	12,500	3,800	1	0	1,200	0	2,600	0	0	auto body, auto repair, auto glass, used auto parts
1826	14	38th Avenue	10,000	900	1	0	0	900	0	0	0	auto body
1826	18	126-20 38th Avenue	3,667	800	3	0	0	800	0	0	0	auto glass
1826	20	126-61 38th Avenue	15,110	2,700	4	0	0	2,700	0	0	0	auto body, auto repair, used auto parts, tire dealer
1826	31	126-45 Willets Point Blvd	7,080	6,314	1	0	0	0	6,314	0	0	auto repair
1826	35	126-25 Willets Point Blvd	12,625	12,600	2	0	0	0	12,600	0	0	auto body, auto repair, auto glass, used auto parts
1827	1	39-09 126th Street	9,584	9,990	1	0	3,240	0	6,750	0	0	auto body, auto repair, auto glass, used auto parts, used tire dealer
1828	1	127-04 Northern Blvd	11,285	12,085	1	750	800	10,535	0	0	0	used auto parts
1828	4	127-14 Northern Blvd	8,960	5,400	1	0	0	0	5,400	0	0	auto repair
1828	8	127-16 Northern Blvd	7,073	6,720	1	1,500	0	0	5,220	0	0	auto repair
1828	11	127th Place	4,000	3,500	2	0	0	0	3,500	0	0	auto repair
1828	13	127th Place	8,000	2,000	1	0	0	0	2,000	0	0	auto repair
1828	17	33-30 127th Place	12,300	12,000	1	0	0	0	0	0	12,000	auto repair, saw dust manufacturer
1828	21	33-40 127th Place	5,355	5,355	1	0	0	0	0	0	5,355	recyclable materials wholesale
1828	23	33-50 127th Place	5,145	5,145	1	0	0	0	0	0	5,145	recyclable materials wholesale
1828	29	33-41 127th Street	10,000	10,950	3	0	0	0	0	0	10,950	recyclable materials wholesale, deli
1828	34	33-27 127th Street	6,000	6,000	1	0	0	0	0	6,000	0	used car dealer

Table 3 (cont'd)
Present Land Use

Block	Lot	Street Address	Lot Area	Building Area (sf)	No. Bldgs	Commercial			Manufacturing/Industrial			Business/Use Type
						Office (sf)	Retail (sf)	Other (sf)	Garage (sf)	Storage (sf)	Manufacturing (sf)	
1828	37	33-25 127th Street	4,200	6,200	1	0	0	0	6,200	0	0	furniture manufacturer
1828	39	33-23 127th Street	10,500	10,500	1	0	0	0	10,500	0	0	vehicle towing, used car dealer
1829	19	127-48 Northern Blvd	40,475	27,020	1	5,960	0	0	6,260	14,800	0	auto body, storage yard
1829	21	127-42 Northern Blvd	18,468	5,380	2	0	0	0	5,380	0	0	auto body, Sunoco gas station
1829	40	127-50 Northern Blvd	126,985	35,819	2	10,560	0	0	25,259	0	0	waste transfer, recyclable materials wholesale
1829	71	127-27 34th Avenue	10,000	5,160	2	0	0	0	160	0	5,000	tour bus service
1830	1	127-00 34th Avenue	29,000	4,800	1	0	0	0	4,800	0	0	auto glass, used auto parts
1830	9	127-16 34th Avenue	8,000	6,254	1	0	0	0	0	0	6,254	recyclable materials wholesale
1830	10	127-18 34th Avenue	21,756	20,200	1	0	0	0	0	0	20,200	recyclable materials wholesale
1830	21	127-20 34th Avenue	53,200	1,040	2	0	0	1,040	0	0	0	recyclable materials wholesale
1831	1	127-43 36th Avenue	40,300	2,625	3	0	0	0	2,625	0	0	auto repair, used auto parts
1831	10	127-10 35th Avenue	10,300	6,700	1	0	0	0	6,700	0	0	used auto parts, used tire dealer
1831	35	127-20 35th Avenue	16,160	600	2	0	0	0	600	0	0	auto repair, used auto parts, vehicle towing
1832	1	127-11 Willets Point Blvd	10,304	3,680	1	0	500	0	3,180	0	0	auto repair, used auto parts, coffee shop
1832	10	127-45 Willets Point Blvd	10,300	800	1	0	0	0	800	0	0	auto repair, auto body, auto glass, used auto parts
1833	1*	Roosevelt Avenue	24,600	0	0	0	0	0	0	0	0	Vacant
1833	103	Roosevelt Avenue	22,402	0	0	0	0	0	0	0	0	auto repair
1833	111	125-15 Roosevelt Avenue	12,000	700	1	0	0	700	0	0	0	vacant
1833	117	126-10 Roosevelt Avenue	5,439	3,800	1	500	0	0	3,300	0	0	auto glass, auto repair
1833	120	126-20 Willets Point Blvd	103,700	11,200	1	0	0	11,200	0	0	0	auto repair, auto body, auto glass, used auto parts
1833	141	126-44 Willets Point Blvd	4,000	1,600	1	0	0	0	1,600	0	0	recyclable materials wholesale
1833	143	126-52 Willets Point Blvd	16,000	8,000	2	0	0	0	8,000	0	0	auto repair, auto body, auto glass, used tire dealer
1833	151	126-70 Willets Point Blvd	8,000	1,125	2	0	0	0	1,125	0	0	auto repair, auto glass, recyclable materials wholesale
1833	155	126-78 Willets Point Blvd	85,190	994	1	994	0	0	0	0	0	recyclable materials wholesale, auto repair, auto body

Table 3 (cont'd)
Present Land Use

Block	Lot	Street Address	Lot Area	Building Area (sf)	No. Bldgs	Commercial			Manufacturing/Industrial			Business/Use Type
						Office (sf)	Retail (sf)	Other (sf)	Garage (sf)	Storage (sf)	Manufacturing (sf)	
1833	158	126-76 Willets Point Blvd	15,000	2,240	2	0	0	2,240	0	0	0	recyclable materials wholesale, auto glass, auto body
1833	165	126-94 Willets Point Blvd	3,000	1,440	1	0	1,440	0	0	0	0	used auto parts
1833	166	126-96 Willets Point Blvd	3,000	2,000	1	0	0	2,000	0	0	0	single family home, deli
1833	168	126-98 Willets Point Blvd	4,000	3,355	1	500	0	0	2,855	0	0	recyclable materials wholesale
1833	170	127-02 Willets Point Blvd	4,000	2,135	1	0	0	0	2,135	0	0	auto repair
1833	172	127-08 Willets Point Blvd	8,400	600	1	0	0	600	0	0	0	recyclable materials wholesale
1833	177	127-14 Willets Point Blvd	4,000	6,400	1	0	0	0	0	6,400	0	auto repair, used tire dealer
1833	179	127-18 Willets Point Blvd	2,000	3,200	1	0	0	0	0	3,200	0	auto repair
1833	180	127-20 Willets Point Blvd	12,000	400	1	400	0	0	0	0	0	used auto parts
1833	186	127-24 Willets Point Blvd	4,000	100	1	0	0	100	0	0	0	used auto parts
1833	188	127-26 Willets Point Blvd	8,000	1,000	1	0	0	1,000	0	0	0	used auto parts, auto glass, auto repair, auto body
1833	192	127-30 Willets Point Blvd	10,000	7,500	1	0	0	0	7,500	0	0	used auto parts
1833	197	127-48 Willets Point Blvd	4,000	2,280	1	0	0	0	2,280	0	0	auto repair
1833	199	127-52 Willets Point Blvd	4,000	400	1	0	0	0	400	0	0	new auto parts
1833	201	127-56 Willets Point Blvd	4,000	450	1	0	0	0	450	0	0	auto repair
1833	203	127-60 Willets Point Blvd	4,000	800	1	0	0	800	0	0	0	recyclable materials wholesale (junk yard)
1833	212	127-80 Willets Point Blvd	6,580	3,500	1	0	0	0	3,500	0	0	auto repair, auto body, auto glass, other construction material wholsale
1833	215	127-92 Willets Point Blvd	128,949	93,755	5	16,350	0	19,890	0	57,515	0	Construction-related business and food distribution business
1833	230	Willets Point Blvd	5,700	0	0	0	0	0	0	0	0	food distribution business
1833	300	127-40 Willets Point Blvd	173,389	109,200	1	0	0	0	0	109,200	0	recyclable materials wholesale, food wholesale
1833	425	Willets Point Blvd	3,549	0	0	0	0	0	0	0	0	food distribution business
TOTAL			1,987,058	791,808	152	59,389	39,230	135,178	220,062	256,045	81,904	

Sources: New York City Department of Finance *Real Property Assessment Database* (RPAD) 2005; business information provided by the New York City Economic Development Corporation.

Notes: * Approximately 24,600 square feet of the 453,573 square foot lot 1 on block 1833 is included in the Willets Point Development District. Lot 1 is classified as "transportation and utility," but the portion located within the District is currently vacant.

4. EXISTING PARKING

Garages **None**

No. of public spaces: _____

No. of accessory spaces: _____

Operating hours: _____

Attended or non-attended? _____

Lots **None**

No. of public spaces: _____

No. of accessory spaces: _____

Operating hours: _____

Attended or non-attended? _____

Other (including street parking) – please specify and provide same data as for lots and garages, as appropriate.

The District contains on- and off-street parking and vehicle storage for businesses in the District.

5. EXISTING STORAGE TANKS

Gas or service station? Yes No Oil storage facility? Yes No Other? Yes No

If yes, specify: **See Table 4 on page 4a.**

Number and size of tanks: _____ Last NYFD inspection date: _____

Location and depth of tanks: _____

6. CURRENT USERS

No. of residents: 1 No. and type of businesses: Approximately 250

No. and type of workers by business: TBD No. and type of non-residents who are not workers: 0

SEE CEQR TECHNICAL MANUAL CHAPTER III F., HISTORIC RESOURCES

7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Answer the following two questions with regard to the directly affected areas, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape of landscape features, or archaeological resource that:

- (a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark; **No**
 - (b) is within a designated New York City Historic District; **No**
 - (c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places; **No**
 - (d) is within a New York State or National Register Historic District; or **No**
 - (e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places? **No**
- Identify any resource:

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource. **In comments dated February 7, 2007, the New York City Landmarks Preservation Commission (LPC) indicated that no architectural or archaeological resources have been identified on the project site or within 400 feet of the project site.**

SEE CEQR TECHNICAL MANUAL CHAPTER III K., WATERFRONT REVITALIZATION PROGRAM

8. WATERFRONT REVITALIZATION PROGRAM

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? Yes No

(A map of the boundaries can be obtained at the Department of City Planning bookstore.)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used.

See Figure 5.

9. CONSTRUCTION

Will the action result in demolition of or significant physical alteration to any improvement? Yes No

If yes, describe briefly:

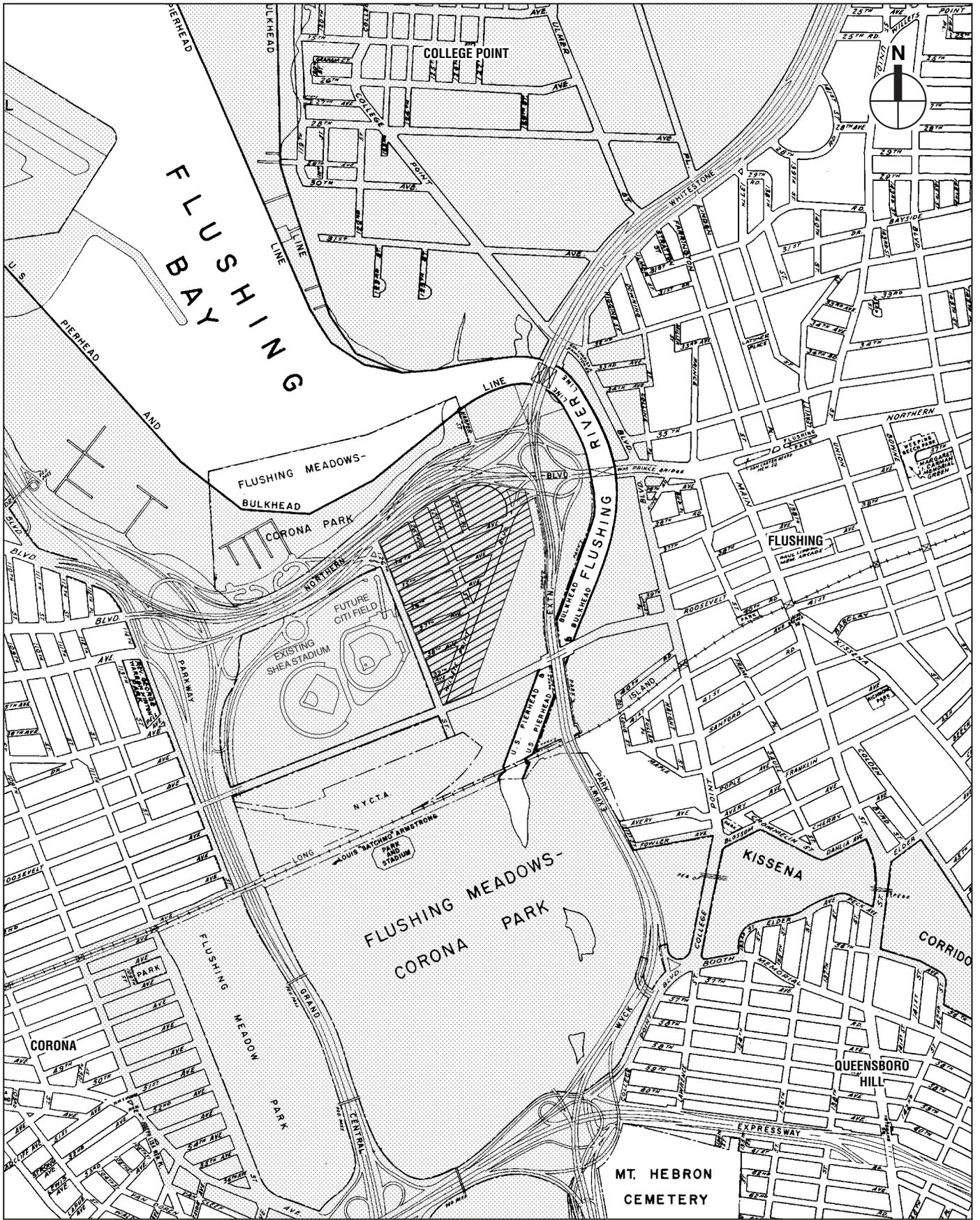
The proposed action would result in the demolition of all structures in the Willets Point Development District and new construction totaling up to 8.91 million gross square feet.

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction? Yes No

If yes, describe briefly:

The foundations for the proposed buildings and parking structures (including pilings), as well as the installation of new utilities would require below-grade construction.

Project Description
THIS SUBPART SHOULD GENERALLY BE COMPLETED ONLY IF YOUR ACTION INCLUDES A SPECIFIC OR KNOWN DEVELOPMENT AT PARTICULAR LOCATIONS



-  Willets Point Development District
-  Coastal Zone

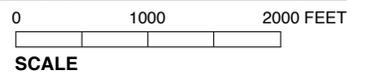


Figure 5
Coastal Zone Boundary

Table 4
Existing Storage Tanks

Block	Lot	Address	No. of USTs*	UST Status
1829	19	127-36 Northern Blvd.	3	Closed
1829	21	127-48 Northern Blvd.	4**	In service
1830	21	127-20 34th Avenue	1	In Service
1830	1	34-02 127th Street	4	In service
1822	28	34-02 127th Street	1	In Service
1822	23	126-46 34th Avenue	2	Closed
1833	120	126-26 Willets Point Blvd.	1	In service
1823	33	126-53 36th Avenue	2	Closed
1825	1	126-06 37th Avenue	1	In Service
1827	1	39-09 126th Street	5	Closed
Total			24	
Notes:				
* Underground Storage Tank (UST)				
** A filling station is located on this property.				
Source: <i>Preliminary Draft Modified Phase I Environmental Assessment</i> , prepared by Metcalf & Eddy, Inc. (February 2005).				

10.

PROPOSED LAND USE

Residential **See also Table 2 on page 1d.**

Total no. of dwelling units	<u>±5,500</u>	No. of low-to-moderate income units	<u>TBD</u>	Gross floor area (sq. ft.)	<u>±5.5 million</u>
No. of stories	<u>TBD</u>				

Describe type of residential structures:

Commercial **See also Table 2 on page 1d.**

Retail: No. of bldgs.	<u>TBD</u>	Gross floor area of each building (sq. ft.):	<u>±1.7 million (total)</u>
Office: No. of bldgs.	<u>TBD</u>	Gross floor area of each building (sq. ft.):	<u>±500,000 (total)</u>
Other: No. of bldgs.	<u>TBD</u>	Gross floor area of each building (sq. ft.):	<u>±560,000-sf hotel; ±400,000-sf convention center</u>
		No. of stories and height of each building:	<u>TBD</u>

Manufacturing/Industrial **None**

No. of bldgs.		Gross floor area of each building (sq. ft.)	
No. of stories and height of each building:			
Type of use(s):		Open storage area (sq. ft.):	

If any unenclosed activities, specify:

Community facility **See also Table 2 on page 1d.**

Type of community facility:	<u>primary school; other community/cultural facility</u>		
No. of bldgs.	<u>TBD</u>	Gross floor area of each building (sq. ft.):	<u>±100,000-sf school; ±150,000-sf community/cultural facility</u>
No. of stories and height of each building:	<u>TBD</u>		

Vacant land

Is there any vacant land in the directly affected area? Yes No

If yes, describe briefly: **See Figure 3.**

Publicly accessible open space

Is there any publicly accessible open space to be removed or attached? Yes No

If yes, describe briefly:

Any publicly accessible open space to be added? Yes No

If yes, describe briefly:

Approximately 8 acres of publicly accessible open space would be created in the development district.

Other Land Use **None**

No. of stories		Gross floor area (sq. ft.):	
Type of use(s):			

11.

PROPOSED PARKING*

* **Parking would be provided to meet the demand generated by the proposed uses. Demand is anticipated to be approximately 11,000 spaces.**

Garages

No. of public spaces:	<u>TBD</u>	No. of accessory spaces:	<u>TBD</u>
Operating hours:	<u>TBD</u>	Attended or non-attended?	<u>TBD</u>

Lots **None**

No. of public spaces:		No. of accessory spaces:	
Operating hours:		Attended or non-attended?	

Other (including street parking) – please specify and provide same data as for lots and garages, as appropriate.

TBD

12. **PROPOSED STORAGE TANKS** **TBD**
 Gas or storage stations? Yes No Oil storage facility? Yes No
 Other? Yes No
 If yes, specify: _____
 Number and size of tanks: _____ Location and depth of tanks: _____

13. **PROPOSED USERS**
 No. of residents: ±14,520* No. and type of businesses? TBD
*** Based on 2.64 residents per housing unit in Queens Community District 7 (data from Queens Community District Profiles, 2000)**
 No. and type of workers by businesses: _____ No. and type of non-residents who are not workers: TBD
Commercial Office: Est. ±2,000 Community Facility: Est. ±150
Retail: Est. ±4,250 Public School: Est. ±59
Hotel: Est. ±225 Convention Center: Est. up to ±400
Movie Theater: Est. ±45 Residential: Est. up to ±220
Parking: TBD

The estimated number of workers are based on the following assumptions:
1 worker per 250 sf of commercial office, 1 worker per 400 sf of retail, 1 worker per 3.11 hotel rooms, 16 workers per movie theater shift and 2 shifts per day seven days per week, 1 worker per 1,000 sf of community facility, 1 worker per 11 students; 1 worker per 1,000 sf of convention center; 1 worker per 25 dwelling units.

14. **HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)**
 Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? Yes No
 If yes, describe briefly:
To be determined through EIS analysis.

SEE CEQR
 TECHNICAL MANUAL
 CHAPTER III B.,
 SOCIOECONOMIC
 CONDITIONS

15. **DIRECT DISPLACEMENT**
 Will the action directly displace specific businesses or affordable and/or low income residential units? Yes No
 If yes, describe briefly:
Approximately 250 businesses would be directly displaced by the proposed project.

SEE CEQR
 TECHNICAL MANUAL
 CHAPTER III C.,
 COMMUNITY
 FACILITIES & SERVICES

16. **COMMUNITY FACILITIES**
 Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals, and other health care facilities, day care centers, police stations, or fire stations? Yes No
 If yes, describe briefly:

**Zoning
 Information**

17. What is the zoning classification(s) of the directly affected area?
M3-1
18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use.
Manufacturing or Commercial 2.0 FAR x 1,987,058 sf* = 3,974,116 zoning square feet (zsf)
***Does not include currently mapped streets**

19. What is the proposed zoning of the directly affected area?
C4-4 with Special District

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use.
Commercial 3.40 FAR x 2,676,612 sf* = 9,100,480 zsf
Community Facility 6.50 FAR x 2,676,612 sf* = 17,397,978 zsf
Residential 3.44 FAR x 2,676,612 sf* = 9,207,545 zsf
*** Includes currently mapped streets**

21. What are the predominant land uses and zoning classifications within a ¼-mile radius of the proposed action?
Land uses within a ¼-mile radius predominantly consist of: industrial and manufacturing and commercial uses to the east; Shea Stadium to the west; and transportation and open space uses to the south. Zoning classification include: Manufacturing M1-1; M1-2; and M2-1; and Commercial C4-2.

**Additional
 Information**

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16.

Analyses

23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable):

See analyses beginning on page 7a.

a.	LAND USE, ZONING, AND PUBLIC POLICY	See CEQR Technical Manual Chapter III.A.
b.	SOCIOECONOMIC CONDITIONS	See CEQR Technical Manual Chapter III.B.
c.	COMMUNITY FACILITIES AND SERVICES	See CEQR Technical Manual Chapter III.C.
d.	OPEN SPACE	See CEQR Technical Manual Chapter III.D.
e.	SHADOWS	See CEQR Technical Manual Chapter III.E.
f.	HISTORIC RESOURCES	See CEQR Technical Manual Chapter III.F.
g.	URBAN DESIGN/VISUAL RESOURCES	See CEQR Technical Manual Chapter III.G.
h.	NEIGHBORHOOD CHARACTER	See CEQR Technical Manual Chapter III.H.
i.	NATURAL RESOURCES	See CEQR Technical Manual Chapter III.I.
j.	HAZARDOUS MATERIALS	See CEQR Technical Manual Chapter III.J.
k.	WATERFRONT REVITALIZATION PROGRAM	See CEQR Technical Manual Chapter III.K.
l.	INFRASTRUCTURE	See CEQR Technical Manual Chapter III.L.
m.	SOLID WASTE AND SANITATION SERVICES	See CEQR Technical Manual Chapter III.M.
n.	ENERGY	See CEQR Technical Manual Chapter III.N.
o.	TRAFFIC AND PARKING	See CEQR Technical Manual Chapter III.O.
p.	TRANSIT AND PEDESTRIANS	See CEQR Technical Manual Chapter III.P.
q.	AIR QUALITY	See CEQR Technical Manual Chapter III.Q.
r.	NOISE	See CEQR Technical Manual Chapter III.R.
s.	CONSTRUCTION IMPACTS	See CEQR Technical Manual Chapter III.S.
t.	PUBLIC HEALTH	See CEQR Technical Manual Chapter III.T.

The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above-listed categories. Other methodologies developed or approved by the lead agency may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are independent or occur within a discrete geographical area or time frame.

23. ANALYSES

LAND USE, ZONING, AND PUBLIC POLICY

According to the *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy is appropriate if an action would be expected to result in a significant change in land use.

The proposed actions would directly affect the existing land uses and zoning within the Willets Point Development District. These actions and the anticipated development would result in a major change in land use and zoning on the project site, and therefore warrant a detailed assessment in the Environmental Impact Statement (EIS). The land use, zoning, and public policy analysis will examine potential land use and zoning impacts to provide baseline conditions for other analyses in the EIS.

SOCIOECONOMIC CONDITIONS

The purpose of the socioeconomic assessment is to identify changes that would be created by the proposed project and identify whether they rise to a significant level. According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant impacts due to: (1) direct residential displacement, (2) direct business and institutional displacement, (3) indirect residential displacement, (4) indirect business and institutional displacement, and (5) adverse effects on a specific industry.

The EIS will examine the effects of the proposed actions on socioeconomic conditions in the District and in the surrounding study area. In conformance with the *CEQR Technical Manual* guidelines, the assessment of each area of concern will begin with a screening assessment or preliminary assessment. Detailed analyses will be conducted for those areas in which the preliminary assessment can not definitively rule out the potential for significant adverse impacts.

COMMUNITY FACILITIES AND SERVICES

Community facilities are public or publicly funded facilities, such as schools, hospitals, libraries, day care centers, and fire and police protection. The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from a proposed action. New workers tend to create limited demand on community facilities and services, while new residents create more substantial and permanent demands. A direct effect would occur if a project would physically alter a community facility, whether by displacement of the facility or other physical change. Analysis of police and fire facilities is conducted only when a direct impact is expected. An analysis of public schools is required if the project would introduce more than 50 elementary/middle school or 150 high school students. An analysis of libraries is undertaken if the project would result in more than a 5 percent increase in the ratio of residential units to libraries in the borough. An analysis of health care facilities is undertaken with projects of more than 600 low- to moderate-income housing units, and an analysis of day care centers is necessary when a project would introduce more than 50 eligible children (250 low-income or 278 low-moderate-income residential units in Queens, as identified in Table 3C-4 of the 2001 *CEQR Technical Manual*).

Based on these thresholds and the RWCDs assumptions, the EIS will include detailed analyses for public schools, libraries, outpatient health care facilities, and day care centers. The proposed project would not directly affect any police or fire protection services, and an assessment of these services is not required. However, the police and fire facilities that serve the District will be identified in the EIS for informational purposes.

OPEN SPACE

Based on the *CEQR Technical Manual*, an open space assessment is typically conducted if the proposed action would directly affect an open space or if the action would increase the population by more than 200 residents or 500 workers. The proposed project would result in increases in the number of workers and residents exceeding the *CEQR Technical Manual* threshold of 500 workers and 200 residents that triggers

quantified open space assessments. In addition, the potential creation of several new publicly accessible open spaces within the District is part of the RWCDs to be analyzed. Therefore, the EIS will provide an analysis that assesses whether the project will affect the quantitative and qualitative measures of open space adequacy within the ¼-mile and ½-mile study areas recommended for commercial and residential projects in the *CEQR Technical Manual*.

SHADOWS

The CEQR criteria for a shadows assessment states that actions that result in new shadows long enough to reach an existing publicly accessible open space (except within an hour and a half of sunrise and sunset), a historic landscape, a historic resource with sunlight dependent features, or an important natural feature would require analysis. A discussion of the project's potential to create shadow impacts in the area will be included in the EIS. A screening-level analysis will be performed to identify the project's potential to have shadow impacts on such resources, based on the height and bulk of the development envelope as described in the RWCDs. If project-generated shadows would reach any existing open spaces or historic resources with sun-sensitive features, a full shadows analysis would be performed for those resources.

HISTORIC RESOURCES

According to the *CEQR Technical Manual*, an historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. Actions that could affect archaeological resources and that typically require an assessment are those that involve in-ground disturbance or below-ground construction, such as excavation. Actions that trigger an architectural resources assessment include new construction, demolition, or significant alteration to any building, structure, or object; a change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; construction, including but not limited to, excavation, vibration, subsidence, dewatering, and the possibility of falling objects; additions to or significant removal, grading, or replanting of significant historic landscape features; screening or elimination of publicly accessible views; and the introduction of significant new shadows or significant lengthening of the duration of existing shadows over a historic landscape or on a historic structure with sunlight-dependent features (see "Shadows," above).

In comments dated February 7, 2007, the New York City Landmarks Preservation Commission (LPC) indicated that no archaeological resources and architectural resources have been identified on the project site or within 400 feet of the project site. Therefore, the EIS analysis will focus on identifying whether there are any properties that may appear to meet eligibility criteria for listing on the State/National Registers of Historic Places or for designation as New York City Landmarks ("potential architectural resources") that have not yet been identified in the study area, as set for the *CEQR Technical Manual*.

URBAN DESIGN AND VISUAL RESOURCES

According to the *CEQR Technical Manual*, a detailed assessment of urban design and visual resources is required when a proposed action would result in a building or structure substantially different in height, bulk, form, setbacks, size, scale, use, or arrangement than exists; when an action would change block form, demap an active street, map a new street, or would affect the street hierarchy, street wall, curb cuts, pedestrian activity, or other streetscape elements; or when an action would result in above-ground development or would change the bulk of new above-ground development and is proposed in an area that includes significant visual resources. The proposed actions would result in substantial changes to the existing built form and arrangement of streets and buildings in the District. Therefore, the EIS will discuss the project's effects on urban design and visual resources and provide an assessment of the project's potential to result in significant adverse impacts to urban design and visual resources.

NATURAL RESOURCES

A natural resources assessment is conducted when a natural resource is present on or near the project site and when an action involves the disturbance of that resource. The *CEQR Technical Manual* defines

natural resources as water resources, including surface water bodies and groundwater; wetland resources, including freshwater and tidal wetlands; upland resources, including beaches, dunes, and bluffs, thickets, grasslands, meadows and old fields, woodlands and forests, and gardens and other ornamental landscaping; and built resources, including piers and other waterfront structures. The EIS will include an analysis of any new stormwater outlets to Flushing Creek that may be required to handle stormwater runoff from the proposed project. In addition, since the District is partially located within a 100-year floodplain, the EIS will provide information on design criteria and constraints pursuant to floodplain regulations, including methods to flood-proof or raise habitable structures above the floodplain in accordance with New York City regulations.

HAZARDOUS MATERIALS

According to CEQR criteria, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment of the property is anticipated. The *CEQR Technical Manual* specifically states that rezoning a manufacturing zone to a commercial or residential zone would trigger an analysis, as would development where underground and/or above-ground storage tanks are on or adjacent to the site. Since the District has been occupied by auto-related and manufacturing uses that may have used, stored, or produced hazardous materials, and because excavation is required for the construction of new structures and installation of new utilities, an analysis of hazardous materials in the District will be included in the EIS.

WATERFRONT REVITALIZATION PROGRAM

The project site is located within the boundaries of the State and City's Coastal Zone. Therefore, an assessment of the proposed project's conformance with the City's Waterfront Revitalization Program will be included in the EIS.

INFRASTRUCTURE

Water Supply and Wastewater

According to the *CEQR Technical Manual*, an analysis of an action's impact on the New York City water supply system should be conducted only for actions that would have exceptionally large demand for water, such as power plants, very large cooling systems, or large developments (e.g., those that use more than 1 million gallons per day). In addition, actions located at the extremities of the water distribution system should be analyzed.

According to the *CEQR Technical Manual*, the City is committed to adequately treating all wastewater generated in the City and to maintaining its wastewater treatment plants at or below the capacity permitted by applicable state and federal permits, orders, and decrees. Therefore, only unusual actions with very large flows could have the potential for significant impacts on sewage treatment.

The proposed project would result in substantial new development, and would create new drainage patterns over the project site. Therefore, the EIS will provide an analysis of the potential demand on water supply and generation of wastewater associated with the proposed project and will describe and account for any changes in drainage associated with the project. The EIS will also describe the potential changes to runoff characteristics, including the quantity and quality of runoff, and assess the potential impacts to surface water quality resulting from the proposed project.

Solid Waste and Sanitation Services

According to the *CEQR Technical Manual*, a detailed solid waste and sanitation services assessment is appropriate if an action enacts regulatory changes affecting the generation or management of the City's waste or if the action involves the construction, operation, or closing of any type of solid waste

management facility. The *CEQR Technical Manual* also states that actions involving construction of housing or other developments generally do not require evaluation for solid waste impacts unless they are unusually large. Since the proposed project would result in substantial new development, the EIS will include an assessment of the potential impacts of the project's solid waste generation on the City's collection needs and disposal capacity.

Energy

According to the *CEQR Technical Manual*, a detailed assessment of energy impacts is limited to actions that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway). Given the scale of the project, the EIS will provide an assessment of projected changes in the demand for energy and will describe the project's effect on existing supply systems. Should any construction of new distribution lines be necessary to meet the potential demand, this would also be described in the EIS.

TRAFFIC AND PARKING

The *CEQR Technical Manual* requires traffic and parking assessments for any proposed action that would result in development greater than the levels shown in Table 3O-1 (see 2001 *CEQR Technical Manual* page 3O-2). The scale of the proposed project exceeds this threshold, indicating the need for quantified traffic and parking analyses. Therefore, a detailed analysis of the potential traffic and parking impacts of the proposed project will be provided in the EIS.

TRANSIT AND PEDESTRIANS

According to CEQR criteria, the transit and pedestrian analyses should be coordinated with the traffic and parking analyses (see "Traffic and Parking," above). If an action results in fewer than 200 peak hour rail or bus transit riders, further transit analyses are not typically required. Pedestrian analyses are typically conducted if an action would result in residential or office projects that are 50 percent greater than the levels identified in Table 3O-1 (see 2001 *CEQR Technical Manual* Section 3O). Based on the scale of the proposed project, a detailed analysis of transit and pedestrian conditions is required. Therefore, a detailed analysis of the potential transit and pedestrian impacts of the proposed actions will be provided in the EIS.

AIR QUALITY

CEQR criteria require an air quality assessment for actions that can result in either significant mobile source or stationary source air quality impacts. Mobile source impacts could arise when an action increases or causes a redistribution of traffic, creates any other mobile sources of pollutants, or adds new uses near existing mobile sources. Stationary source impacts could occur with actions that create new stationary sources or pollutants—such as emission stacks for industrial plants, hospitals, or other large institutional uses, or a building's boilers—that can affect surrounding uses; when they add uses near existing or planned future emissions stacks and when the new uses might be affected by the emissions from the stacks; or when they add structures near such stacks and those structures can change the dispersion of emissions from the stacks so that they begin to affect surrounding uses.

The air quality studies for the proposed project will include both mobile and stationary source analyses. The stationary source air quality impact analysis will include an assessment of the potential for impacts on project users from existing industrial/manufacturing uses in the area, and the effects of the project's heating, ventilation, and air conditioning (HVAC) systems' emissions.

NOISE

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis would be required if an action generates or reroutes vehicular traffic, if an action is located near a heavily trafficked thoroughfare, or if an action would be within 1,500 feet of existing rail

activity (and with a direct line of sight to that rail facility). A noise assessment would also be appropriate if the action would result in a playground or would cause a stationary source to be operating within 1,500 feet of a receptor (with a direct line of sight to that receptor), if the action would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the action would be located in an area with high ambient noise levels resulting from stationary sources. Existing noise levels in the area immediately adjacent to the project site are relatively high and reflect the level of activity (particularly vehicular and rail activity) in the area. Autos and trucks, along with noise generated by aircraft flyovers from LaGuardia Airport, Long Island Rail Road (LIRR) activity, mechanical equipment, and people going about their normal business all contribute to the total ambient noise levels. Therefore, a noise analysis is warranted and will be performed. Building attenuation required to provide acceptable interior noise levels will also be examined and discussed in the EIS.

CONSTRUCTION IMPACTS

As recommended in the *CEQR Technical Manual*, construction-related impacts are typically analyzed to determine any disruptive or noticeable effects arising during a project's construction. Construction analyses for most new projects should include an assessment of impacts related to traffic, air quality, and noise, among other areas. The EIS will describe the likely construction schedule for development at the site and provide an estimate of on-site construction activity. The construction assessment for the Plan will generally be qualitative, focusing on areas where construction activities may pose specific environmental problems. The analysis of construction impacts will focus on traffic and parking, air quality, historic resources, hazardous materials, infrastructure, and noise. As appropriate, other technical areas will be assessed for potential construction-related impacts.

NEIGHBORHOOD CHARACTER

The character of a neighborhood is established by numerous factors, including land use patterns, the scale of its development, the design of buildings, the presence of notable landmarks, and a variety of other features. According to CEQR criteria, a neighborhood character assessment is conducted if the action would result in a significant impact in the areas of land use, zoning, and public policy; urban design; visual resources; historic resources; socioeconomic conditions; traffic; or noise. In addition, if the action falls below these thresholds but would result in moderate changes in the elements that contribute to neighborhood character, thereby resulting in a significant impact, an analysis of neighborhood character is required. The proposed actions would change the District's land use and would involve a change in the scale of development and urban design in the District. The project would also result in the direct displacement of businesses. In addition, the extent of new development would potentially affect traffic and noise conditions in the area. These factors and others could contribute to a change in the character of the neighborhood and will be analyzed in the EIS.

PUBLIC HEALTH

According to the guidelines of the *CEQR Technical Manual*, public health concerns for which a public health assessment may be warranted include: increased vehicular traffic or emissions from stationary sources resulting in significant adverse air quality impacts; increased exposure to heavy metals and other contaminants in soil/dust resulting in significant adverse hazardous materials or air quality impacts; the presence of contamination from historic spills or releases of substances that might have affected or might affect ground water to be used as a source of drinking water; solid waste management practices that could attract vermin and result in an increase in pest populations; potentially significant adverse impacts to sensitive receptors from noise and odors; and actions for which the potential impact(s) result in an exceedance of accepted federal, state, or local standards. Depending on the results of relevant technical analyses, a public health analysis may be warranted. If so, this analysis will be provided in the EIS.

**Applicant
Certification**

24.

Britt P. Page, AICP
PREPARER NAME
Project Manager, AKRF, Inc.
PREPARER TITLE
Britt P. Page
PREPARER SIGNATURE
3/28/07
DATE

**New York City Economic Development
Corporation**
PRINCIPAL
Hardy Adasko
NAME OF PRINCIPAL REPRESENTATIVE
Senior Vice President
TITLE OF PRINCIPAL REPRESENTATIVE
H. Hardy Adasko
SIGNATURE OF PRINCIPAL REPRESENTATIVE
March 28 2007
DATE

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.

**Impact
Significance**

PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

1. For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.

LAND USE, ZONING AND PUBLIC POLICY	Yes
SOCIOECONOMIC CONDITIONS	Yes
COMMUNITY FACILITIES AND SERVICES	Yes
OPEN SPACE	Yes
SHADOWS	Yes
HISTORIC RESOURCES	Yes
URBAN DESIGN/VISUAL RESOURCES	Yes
NEIGHBORHOOD CHARACTER	Yes
NATURAL RESOURCES	Yes
HAZARDOUS MATERIALS	Yes
WATERFRONT REVITALIZATION PROGRAM	Yes
INFRASTRUCTURE	Yes
SOLID WASTE AND SANITATION SERVICES	Yes
ENERGY	Yes
TRAFFIC AND PARKING	Yes
TRANSIT AND PEDESTRIANS	Yes
AIR QUALITY	Yes
NOISE	Yes
CONSTRUCTION IMPACTS	Yes
PUBLIC HEALTH	Yes

2. Are there any aspects of the action relevant to the determination whether the action may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the action may have a significant impact on the environment.
3. If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.
4. If the lead agency has determined in its answers to questions 1 and 2 of this part that the actions may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type I. A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.
5. If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment.

6. Hardy Adasko
PREPARER NAME

Senior Vice President, New York City Economic Development Corporation
PREPARER TITLE

[Signature]
PREPARER SIGNATURE

March 28 2007
DATE

Robert R. Kulikowski, Ph.D.
NAME OF LEAD AGENCY REPRESENTATIVE

Assistant to the Mayor, on behalf of the Deputy Mayor for Economic Development and Rebuilding
TITLE OF LEAD AGENCY REPRESENTATIVE

[Signature]
SIGNATURE OF LEAD AGENCY REPRESENTATIVE

March 28, 2007
DATE

**Lead Agency
Certification**