

A. INTRODUCTION

This Supplemental Environmental Impact Statement (SEIS) addresses proposed modifications to the previously approved Willets Point Development Plan for the approximately 61-acre Special Willets Point District in Queens, to include the proposed “Willets West” development on the surface parking lot west of the CitiField baseball stadium; the development of structured parking facilities on surface parking Lot D and South Lot along Roosevelt Avenue, adjacent to the stadium (see **Figure 1-1**); and changes to the phasing of the project. With these modifications, the project site would comprise approximately 108.9 acres and the proposed project could result in up to 10.34 million square feet of development. This SEIS also considers changes in background conditions, including federal approval of the Freeway Access Modification Report (AMR) for new vehicular connections from the Special Willets Point District to the Van Wyck Expressway.

A Final Generic Environmental Impact Statement (FGEIS) for the Willets Point Development Plan (the Plan) was issued in September 2008 by the Office of the Deputy Mayor for Economic Development (ODMED) as lead agency under the New York State Environmental Quality Review Act (SEQRA), its implementing regulations (6 NYCRR Part 617), and New York City Environmental Quality Review (CEQR). The approved project was for redevelopment of a largely underutilized site with substandard conditions and environmental degradation—into a lively, sustainable community and regional destination with approximately 8.94 million square feet of residential, retail, hotel, convention center, entertainment, commercial office, community facility, open space, and parking uses.

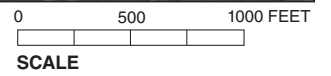
The proposed modifications to the previously approved Willets Point Development Plan require public review, including by the local Community Board and the Queens Borough President, and approvals by government agencies, including the Office of the Deputy Mayor for Economic Development, the New York City Planning Commission (CPC), and the City Council. Because it has been determined that the proposed project may result in new or greater significant adverse impacts than were disclosed in the 2008 FGEIS, it requires review and the preparation of an SEIS under CEQR.

B. PROJECT BACKGROUND

Since World War II, there have been numerous attempts to redevelop Willets Point, which became known over the years for its many auto repair businesses and junkyards. Since 2000, these planning efforts have accelerated. In 2001, the City’s Department of Housing Preservation and Development (HPD) design workshop explored potential redevelopment ideas and recommended land uses that would connect Willets Point with neighboring communities and complement nearby attractions and facilities. In 2002, the City created the Downtown Flushing Task Force, which outlined land use and economic goals for the redevelopment of Willets Point in its Downtown Flushing Development Framework. The Downtown Flushing Development



 Project Site Boundary



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Framework became the starting point for the City’s creation of the Willets Point Development Plan, which was approved by the City Council in 2008. The numerous actions required for the Plan—which included the creation of a new special zoning district (the Special Willets Point District) and an urban renewal plan for the area—required review under SEQRA and CEQR.

An FGEIS for the Willets Point Development Plan was issued in September 2008 by ODMED as lead agency under SEQRA, its implementing regulations (6 NYCRR Part 617), and CEQR. The Willets Point Development Plan was approved by the City Council in 2008. The approved project was for redevelopment of a largely underutilized site with substandard conditions and environmental degradation—into a lively, sustainable community and regional destination with approximately 8.94 million square feet of residential, retail, hotel, convention center, entertainment, commercial office, community facility, open space, and parking uses. Subsequent technical memoranda assessed the potential effects of modifications to the proposed actions and were accepted by ODMED; SEQRA findings were issued on February 11, 2011.

Subsequent to the City Council’s approval of the Willets Point Development Plan in 2008, the City revised and reissued a Request for Qualifications and Request for Proposals for the redevelopment of this area. The City has also undertaken several measures that support the goals of the Plan, including measures related to site acquisition, assistance for District workers, advancement of the proposed connections to the Van Wyck Expressway, and ongoing infrastructure work. In December 2011, the City also broke ground on the new sanitary and storm water mains that will provide new public sanitary sewer service to support the redevelopment of the District and adjacent areas and replace an inadequately sized storm water sewer and outfall to help alleviate chronic flooding that occurs in the District and adjacent areas. Adjacent to the Special Willets Point District, the new CitiField stadium opened in 2009, replacing the former Shea Stadium, and the area formerly occupied by Shea Stadium was converted to a surface parking lot.

In 2012, in response to a competitive Request for Proposal process, the Queens Development Group, LLC (QDG)—a joint venture between the Related Companies and Sterling Equities—was selected as the City’s designated developer for Phases 1A and 1B of the Willets Point Development Plan.¹ QDG is proposing to include in its proposed development additional land beyond the boundaries of the Special Willets Point District in order to develop portions of the main CitiField stadium parking field (“Willets West”) and CitiField parking fields south of Roosevelt Avenue. QDG is also proposing to develop interim parking uses on a portion of the land within the Special Willets Point District to accommodate the stadium’s parking demand during the initial phase of the area’s proposed redevelopment. The discretionary actions needed for the proposed modifications include a zoning text amendment and a special permit to allow surface parking and recreational uses within the Special Willets Point District and modification of the City’s existing lease for the CitiField parking lot, as well as potential additional actions discussed below.

PRIOR ENVIRONMENTAL REVIEW

The 2008 FGEIS examined the potential for significant impacts resulting from the redevelopment of the project site in the impact categories of land use, zoning, and public policy; socioeconomic conditions; community facilities; open space; shadows; historic resources; urban

¹ Formerly Phase 1 in Technical Memorandum #4, with some adjustments to footprint.

design and visual resources; neighborhood character; natural resources; hazardous materials; waterfront revitalization program; infrastructure; solid waste and sanitation; energy; traffic and parking; transit and pedestrians; air quality; noise; construction impacts; and public health. The 2008 FGEIS found that no significant adverse environmental impacts would result from the proposed development Plan with respect to land use, zoning, and public policy; socioeconomic conditions; open space; shadows; urban design and visual resources; neighborhood character; natural resources; waterfront revitalization program; infrastructure; solid waste and sanitation; energy air quality; construction impacts; and public health. Potentially significant impacts were identified for publicly funded child care, historic resources, hazardous materials, traffic, transit and pedestrians, and noise.

Subsequent to the issuance of the 2008 FGEIS, CPC proposed several modifications to the Special Willets Point District zoning regulations. These modifications were described, and their potential for significant adverse environmental impacts examined, in a technical memorandum dated September 23, 2008 (Technical Memorandum #1), which found that there were no additional impacts due to the modifications that had not been disclosed in the 2008 FGEIS. CPC voted in favor of the Willets Point Development Plan with those modifications on September 24, 2008.

Following the CPC vote, new information became available related to: negotiated property acquisition by the City in the District; Phase II Environmental Site Investigations (ESIs) in the District; the amount of affordable housing to be provided in the District (an increase from 20 to 35 percent); and projected school and day care populations. This information was described, and its potential to result in significant adverse environmental impacts not previously identified was examined, in a technical memorandum dated November 12, 2008 (Technical Memorandum #2). That technical memorandum concluded that none of the newly available information would lead to significant adverse environmental impacts that had not been identified and addressed in the 2008 FGEIS. The City Council voted to approve the Willets Point Development Plan with the CPC modifications on November 13, 2008.

In 2009, the City considered the effect of the economic downturn on the Willets Point project. The City anticipated that economic conditions would make it challenging for developers to finance the acquisition and remediation of the entire Willets Point site at one time and prior to any development, as described in the 2008 FGEIS. In a technical memorandum dated November 23, 2009 (Technical Memorandum #3), an Adjusted Plan for Willets Point was analyzed similar to the Staged Acquisition Alternative analyzed in the FGEIS. In the Adjusted Plan, remediation and development of an initial portion of the District would have proceeded first, followed by remediation and development of the remaining portion of the District. The Adjusted Plan assumed the same overall development program at full build-out as the Staged Acquisition Alternative (with revisions described in the prior technical memoranda), but anticipated a smaller development footprint during the first years of development, with approximately 70 percent as much floor area in the initial phase compared with the Staged Acquisition Alternative.

In a technical memorandum dated February 10, 2011 (Technical Memorandum #4), the City considered an Updated Plan that was similar to the Adjusted Plan analyzed in the 2009 technical memorandum as well as to the Staged Acquisition Alternative analyzed in the 2008 FGEIS. Compared with both the Adjusted Plan and the Staged Acquisition Alternative, the Updated Plan anticipated a smaller development footprint and less overall development (approximately 1.345 million gross square feet or gsf) in the first phase; however, at full build-out the Updated Plan would have developed the District with the same gross floor area and mix of uses as the Approved Plan

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(with subsequent revisions described in the prior technical memoranda) and would have had the same controls on floor area ratios set forth in the provisions of the Special District zoning text that had been approved by CPC and the City Council.

A substantial difference between the Approved Plan and the Updated Plan was the timing of property acquisition and construction phasing. Under the Approved Plan, the necessary remediation, grading, and infrastructure improvements would have taken place across the District at the beginning stages of construction; in comparison, with the Updated Plan (as with the Staged Acquisition Alternative and the Adjusted Plan), development activities would have proceeded incrementally, with the necessary remediation, grading, infrastructure improvements, and construction activities associated with the buildings in the southwestern portion of the District occurring first, and construction activities on the remainder of the District following. Whereas the Staged Acquisition Alternative and Adjusted Plan assumed the District's connections to the Van Wyck Expressway would be constructed before the end of the first phase of development, with the Updated Plan these connections would have been completed no later than after the end of the first phase of development and before the first building to be developed in the second phase of construction is completed. Some negotiated acquisition might also have occurred within the remainder of the District during the initial phase of development.

In March 2012, the New York State Department of Environmental Coordination (NYSDEC) approved a State Pollutant Discharge Elimination System (SPDES) Construction Dewatering and Discharge Permit for construction of the proposed new sanitary and storm water mains for the Willets Point area. As described above, these improvements are currently being constructed.

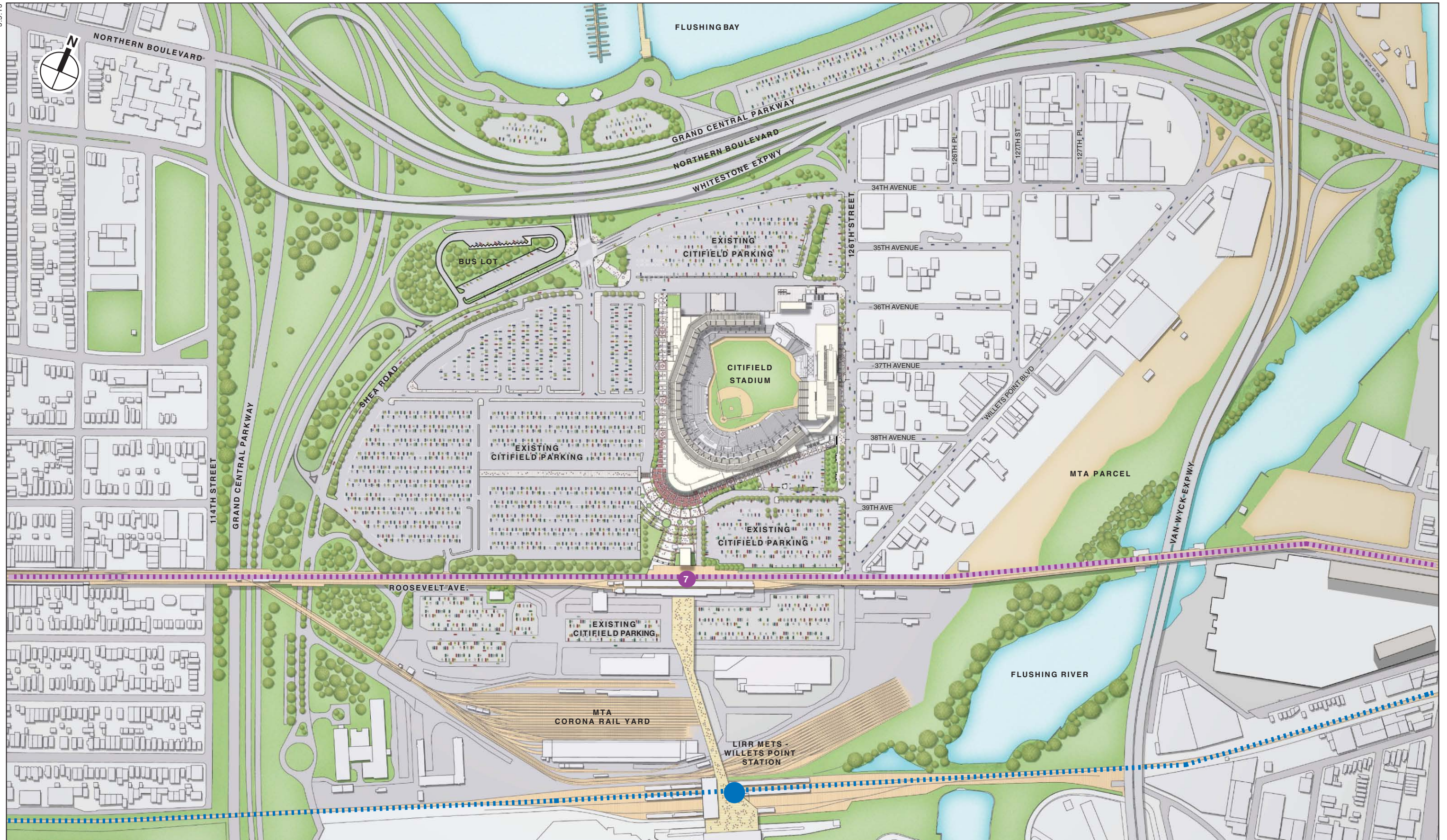
The new connection to the Van Wyck Expressway, which was assumed in the 2008 FGEIS and subsequent technical memoranda, was subject to federal approval of the Freeway AMR. A Finding of No Significant Impact was issued and the AMR was approved in April 2012; the City has committed to provide capital funds for its construction.

C. PROJECT DESCRIPTION

SITE DESCRIPTION

The project site is composed of three discrete areas roughly bounded by Shea Road and Northern Boulevard to the north, the Van Wyck Expressway to the east, Roosevelt Avenue and the Metropolitan Transportation Authority (MTA) Corona Rail Yard to the south, and Shea Road to the west (see **Figures 1-1** and **1-2**). The "Willets Point" portion of the project site (the Special Willets Point District) comprises approximately 61 acres, approximately 15.8 acres of which are within public street right-of-ways, approximately 0.6 acres of which are owned by the MTA, and the remainder of which is a mix of privately owned land and land owned by the City. The Willets Point area comprises 128 tax lots and one partial lot (Block 1833, Lot 1) located on 14 blocks. Since the FGEIS was completed in 2008, the City has acquired, or is in contract to purchase, 95 percent of the land area within the proposed Phase 1A/1B footprint (Assemblage Option 2) in the District, and has control of 4 lots in the remainder of the District.

The "Willets West" portion of the project site is mapped parkland that comprises an approximately 30.7-acre section of the surface parking field west of CitiField. This area comprises a portion of Block 1787, Lot 20. The "Roosevelt Avenue" portions of the project site comprise three CitiField-related surface parking lots (South Lot and Lots B and D) along Roosevelt Avenue south and southwest of CitiField. The Lot B parking lot, which comprises a portion of Block 1787, Lot 20, is



approximately 4.7 acres in size; the South Lot and Lot D parking lot, which comprise a portion of Block 2018, Lot 1500, are together approximately 12.1 acres in size. Lot D and South Lot are used for commuter parking and United States Tennis Association (USTA) National Tennis Center (NTC) events when baseball games are not in progress.

In total, the project site comprises approximately 108.9 acres.

GOALS AND OBJECTIVES

The proposed project is intended to remediate and transform the area surrounding CitiField, which is largely separated from adjoining neighborhoods by major highways, into a thriving new neighborhood and regional destination. The project would expand on the goals and objectives of the original (2008) Willets Point Development Plan. By providing development that spans both sides of the new CitiField, the proposed project would allow for a more comprehensive and continuous neighborhood linking Flushing and Corona. The environmental degradation of the Special Willets Point District would be remediated. The commercial components of the proposed project would provide jobs and create new retail, hotel and entertainment uses that would complement the adjacent sports venue and strengthen economic activity in the neighborhood, borough, and City. The substantial residential component (which includes affordable housing units) would accommodate a portion of the City's current and future housing needs. The new structures and open spaces are intended to create an active streetscape that includes retail uses as part of a diverse mixed-use program, enhancing the pedestrian experience.

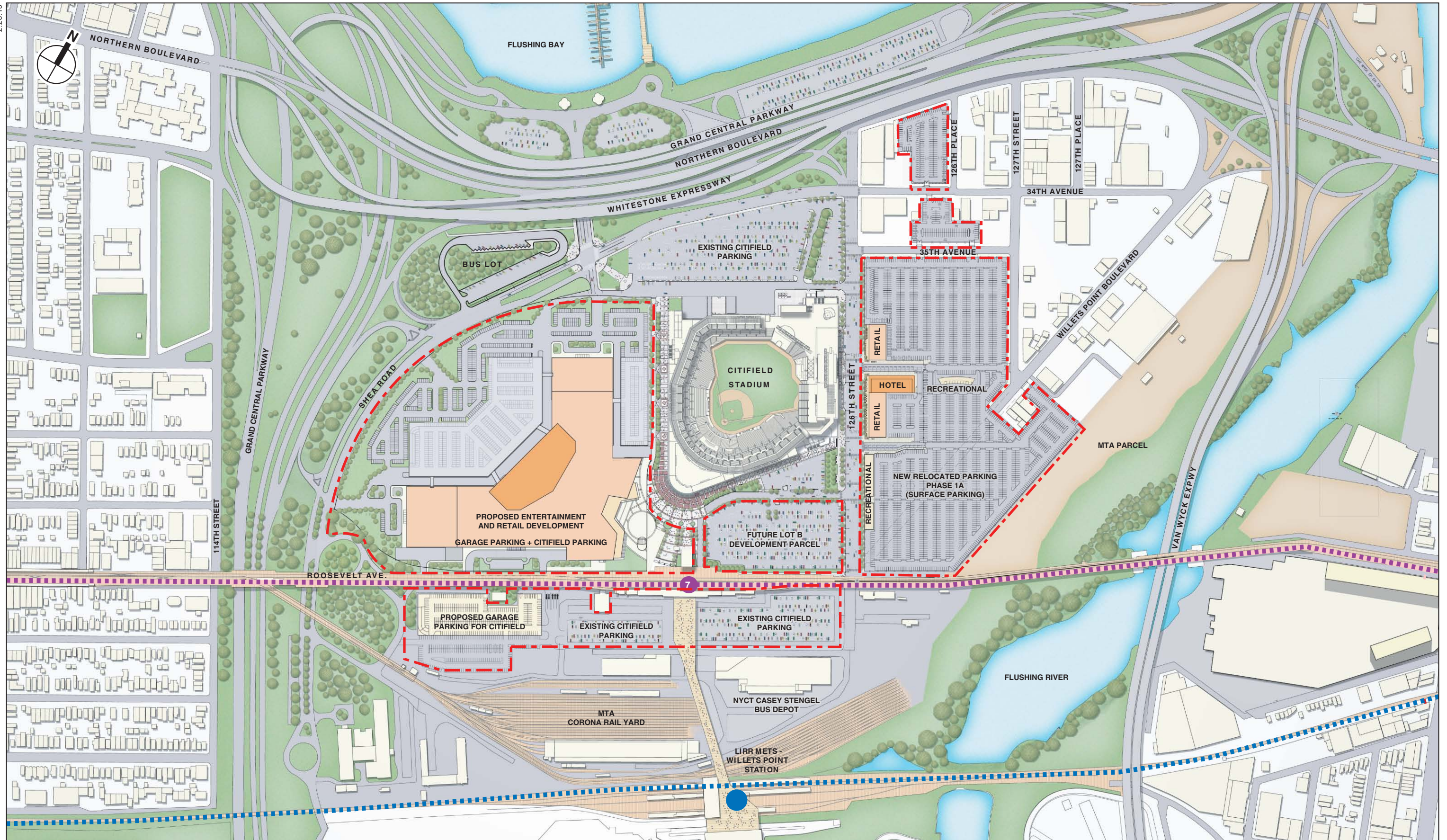
PROPOSED PROJECT

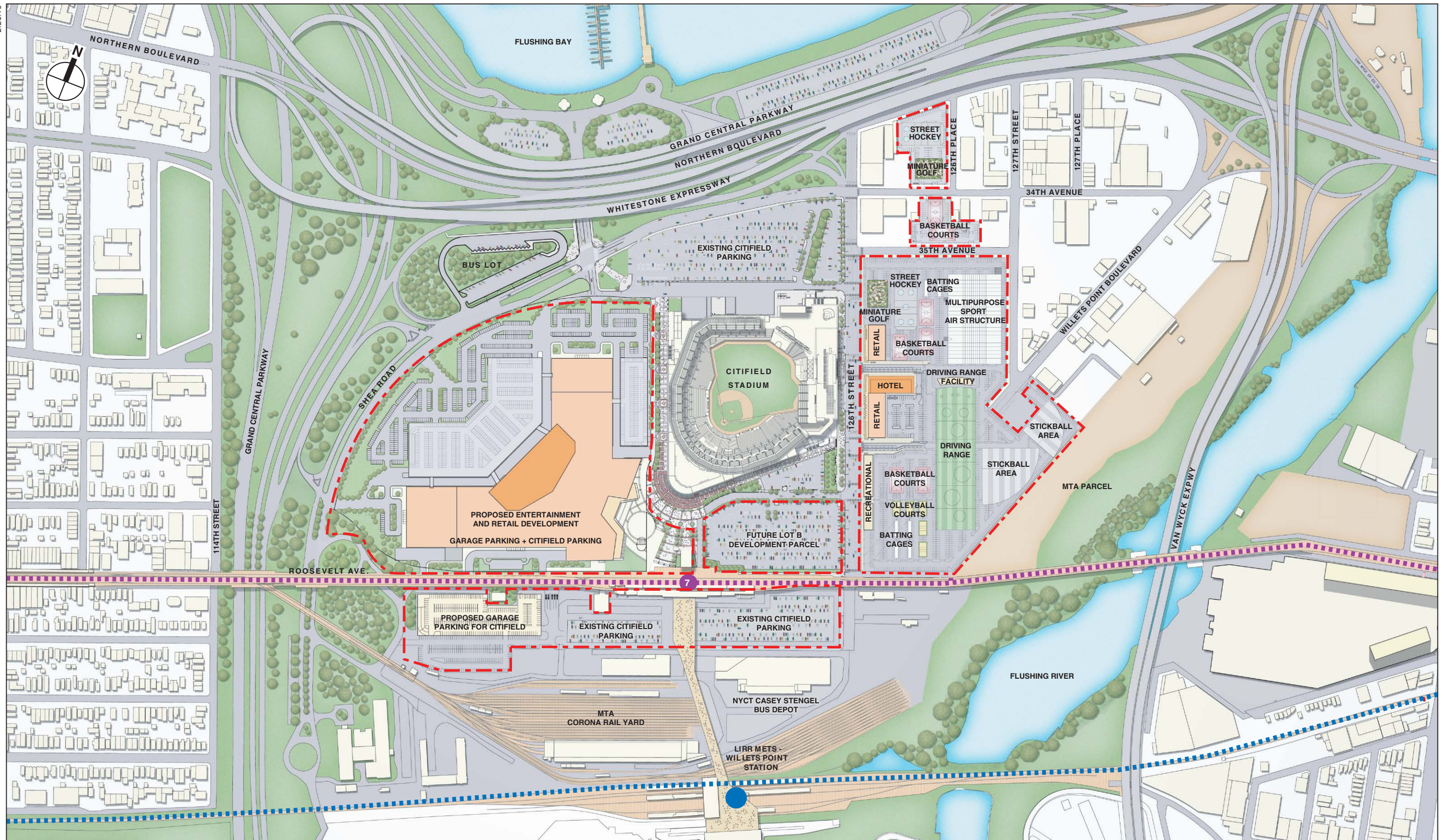
The proposed project would redevelop the Willets Point/CitiField area with a mix of uses that is expected to be completed by 2032. The redevelopment would incorporate a development in the Special Willets Point District substantially as anticipated and analyzed in the 2008 FGEIS and subsequent technical memoranda, as well as a major entertainment/retail component and parking adjacent to CitiField. Changes to the development analyzed here versus that analyzed in the 2008 FGEIS include an increase in the overall amount of retail development from 1.7 million square feet to 2.65 million square feet. This increase results from the 1.4 million gross square feet (1 million leasable square feet) of development at Willets West combined with a concurrent reduction in the overall amount of retail in the Special Willets Point District from 1.7 million square feet to 1.25 million square feet. The SEIS also assumes 5.85 million gross square feet of residential development to match the highest amount of residential analyzed in the 2008 FGEIS (in the No Convention Center Scenario), and a 230,000-square-foot school rather than the 2008 FGEIS's 130,000-square-foot school to accommodate a greater amount of the project's potential school seat demand.

The project is anticipated to proceed in three continuous phases, as follows.

PHASE 1A

The first phase of the project would commence with the remediation and development of an approximately 23-acre portion of the Special Willets Point District and the development of "Willets West" on the existing parking lot west of CitiField (see **Figures 1-3a** and **1-3b**). The 23-acre portion of the District would be remediated to address any hazardous materials issues. Upon completion of the environmental remediation, a 200-room hotel and associated parking, and approximately 30,000 square feet of retail space would be constructed above the floodplain along the east side of 126th Street, activating the 126th Street corridor—according to the District's regulations—with a 20-foot-





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wide public esplanade, and a 2,750-space surface parking area would be developed east of the retail and hotel uses. The parking area would be converted to active recreational use a minimum of 6 months per year. This interim parking/recreational area would be replaced by permanent development in Phase 1B, as described below.

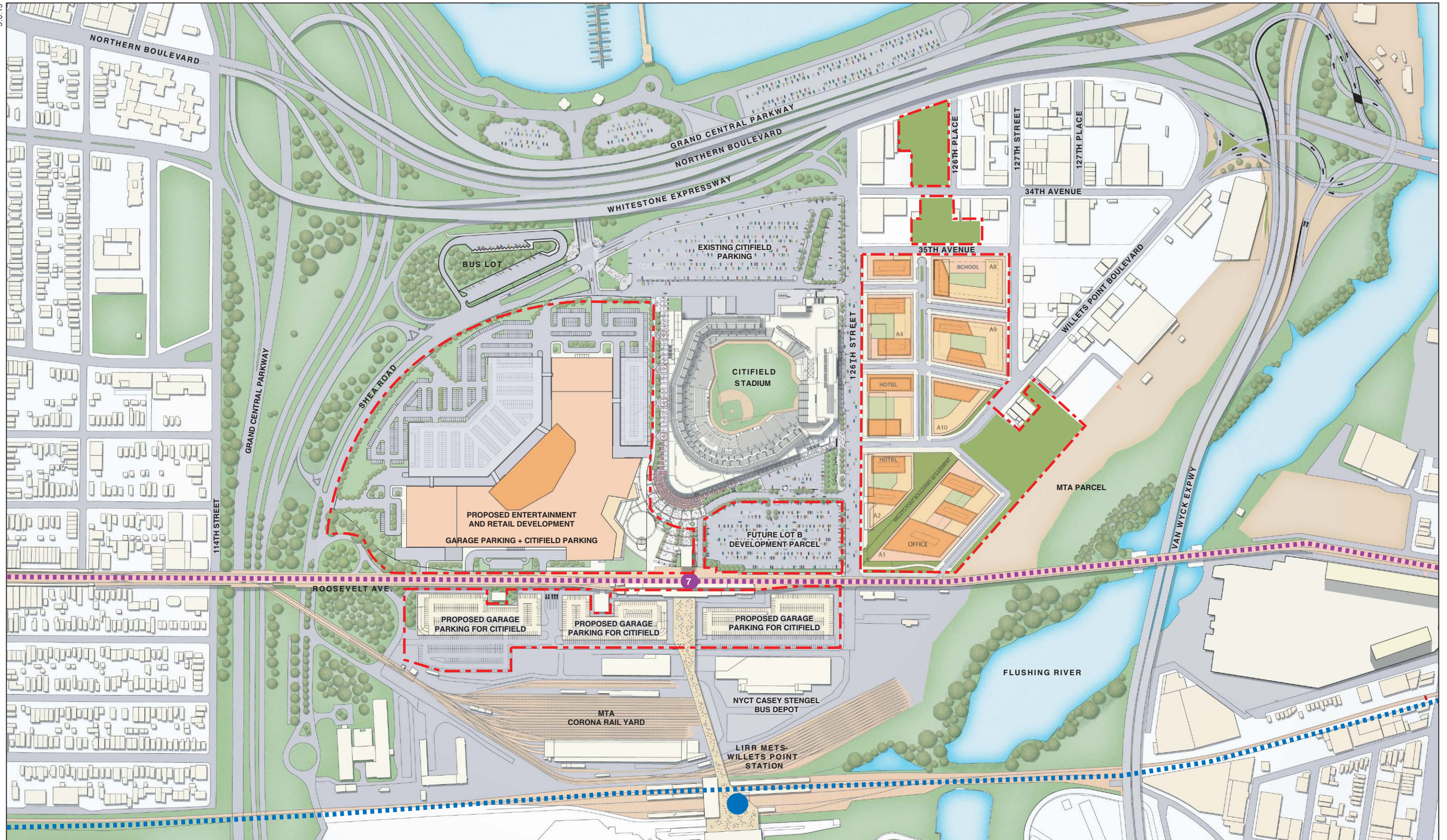
In tandem with the development of the parking area, “Willets West”—an entertainment and retail center of approximately 1.4 million gross square feet (approximately one million square feet of gross leasable area)—would be developed on a portion of the surface parking lot west of CitiField. This entertainment and retail center, which would be developed on mapped parkland as authorized by statute, would allow for more comprehensive transit-oriented development around the Mets/Willets Point stops on the No. 7 train and Long Island Rail Road and would support the economic development of the area. The complex could include over 200 retail stores, including anchor and “mini” anchor retailers, as well as movie theaters, restaurant and food hall spaces, and entertainment venues. Surface parking and a parking structure also would be developed in this location, including 2,500 new spaces for the entertainment/retail center and 400 spaces of replacement parking for use by the Mets. It is anticipated that the Willets West development, by building a critical mass of uses, would create a new destination that would serve as a catalyst for the subsequent build-out of the Willets Point area. In addition, the westernmost CitiField surface parking lot south of Roosevelt Avenue (a portion of the South Lot) would be redeveloped as a structured parking facility, to replace a portion of the CitiField parking spaces formerly located on the Willets West site. Phase 1A is expected to be completed by 2018.

PHASE 1B

In the next phase of the project, the interim surface parking lot/recreational space created during Phase 1A within the Special Willets Point District would be developed, transforming this formerly contaminated area into a new neighborhood. Consistent with the goals and objectives of the Willets Point Development Plan, Phase 1B of the proposed project would create more development on the east side of 126th Street, featuring a more active, attractive streetscape, providing new jobs, and complementing the adjacent CitiField. In addition, the new development would complement the new Willets West development created in Phase 1A. The residential units to be developed in this phase (which include affordable housing units) would accommodate a portion of the City’s current and future housing needs, and the proposed school would address the project-generated school seat demand.

The program for this development would include approximately 4.23 million square feet of development: 2.49 million sf of residential use (2,490 units, 872 of which would be affordable), 875,000 sf of retail use, 500,000 sf of office use, approximately 235,000 sf of hotel use (290 rooms), 25,000 sf of community facility use, and a 105,000 sf public school, along with parking and more than six acres of new public open space (see **Figures 1-4** and **1-5**). This development is anticipated to be developed block by block, substantially as envisioned in the Willets Point Development Plan. In addition, new structured parking facilities would be constructed on portions of the CitiField leasehold along Roosevelt Avenue (South Lot and Lot D) to replace the 2,750 CitiField parking spaces formerly located within the Special Willets Point District. The 75 accessory parking spaces created in Phase 1A for the hotel would remain in the District.

Construction of the new Van Wyck Expressway access ramps—which was anticipated in the 2008 FGEIS and for which the City has received approval from the Federal Highway Administration—is slated to be completed in 2024. Construction of the Phase 1B program is





Existing Conditions



Illustrative rendering of Phase 1A



Illustrative rendering of Phase 1B

anticipated to take four years; however, the buildings within the District are not expected to be occupied until after the ramp improvements have been completed. The ramps would be operational prior to the occupancy of the Phase 1B buildings. Phase 1B is expected to be completed by 2028.

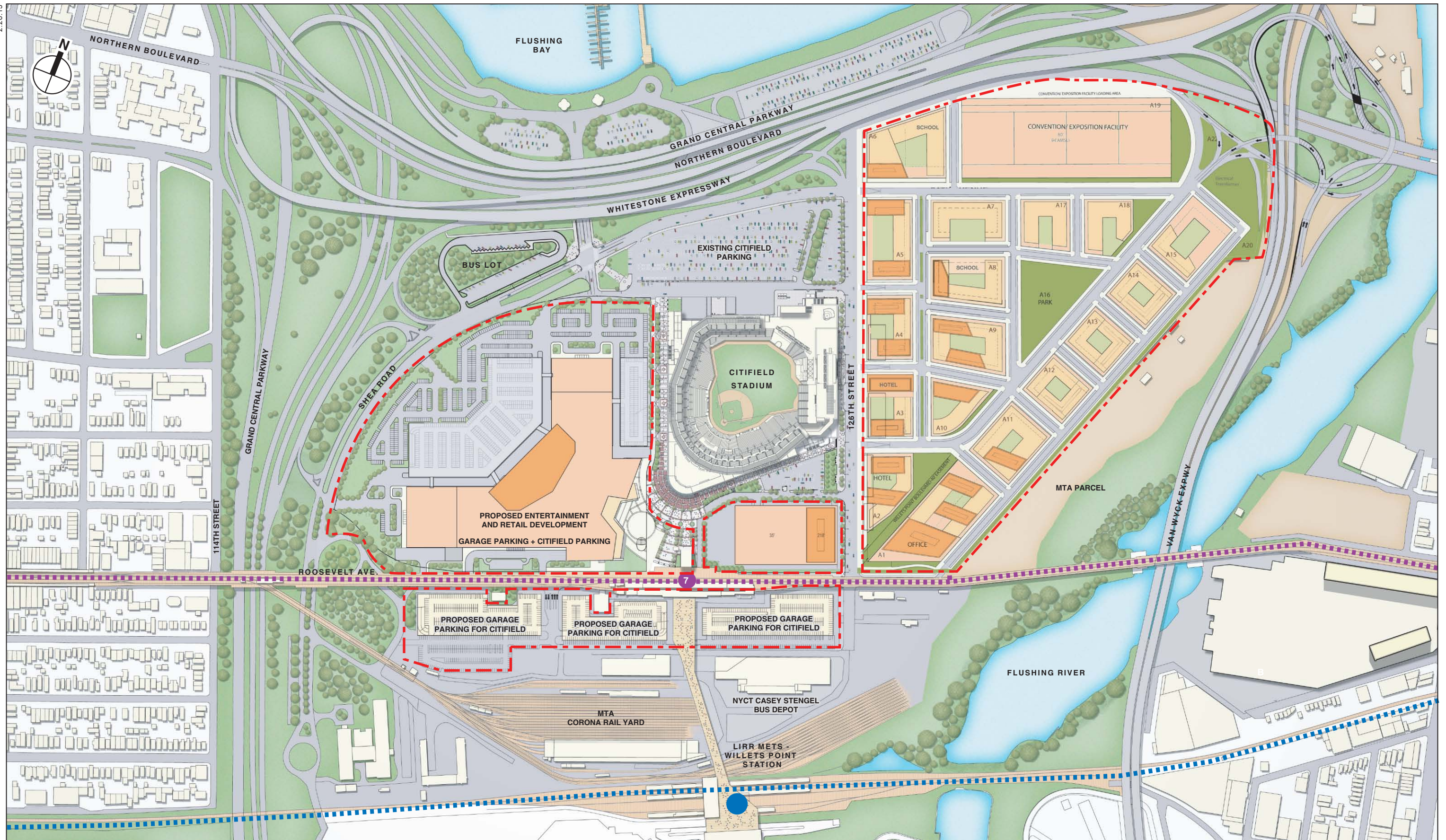
PHASE 2

In Phase 2, the remainder of the Special Willets Point District would be built out substantially as described in the 2008 FGEIS. Upon completion of Phase 2, the full build-out of the District is anticipated to total approximately 8.94 million square feet of development, including: up to 5.85 million gsf of residential use (approximately 5,850 units, 2,048 of which would be affordable); up to 1.25 million gsf of retail; approximately 500,000 gsf of office; up to 400,000 gsf of convention center use; up to 560,000 gsf of hotel use (approximately 700 rooms); up to 150,000 gsf of community facility use; approximately 230,000 gsf of public school use; and a minimum of 8 acres of publicly-accessible open space. The number of proposed parking spaces within the District would be determined based on project-generated demand, but is anticipated to be no more than the 6,700 spaces identified in the 2008 FGEIS. Remediation of the portions of the District not already developed in Phases 1A and 1B is assumed to be completed prior to 2028. As with Phase 1B, Phase 2 is anticipated to be completed incrementally over four years, with full build-out expected to be completed by 2032. A developer for Phase 2 has not yet been selected. Phase 2, illustrated in **Figure 1-6**, assumes a similar generic programming to that analyzed in the 2008 FGEIS, while Phase 1A and Phase 1B have discrete programs and designs.

Table 1-1 below provides a summary of the proposed program, by phase, with a summary of the proposed new parking and relocation of existing CitiField parking shown in **Table 1-2**.

COMPARISON OF SEIS AND FGEIS

The actions requested to facilitate the proposed project would not change the maximum overall development of 8.94 million square feet permitted within the District. However, the proposed project would differ from the development analyzed in the 2008 FGEIS in that the FGEIS program did not include any development outside of the District and did not anticipate the use of the District for surface public parking and recreation. Accordingly, the SEIS will analyze 1.4 million gross square feet (1 million leasable square feet) of retail that would be developed at Willets West, the interim parking and recreational uses that would occur within the District, and the proposed parking garages at Willets West, the South Lot, and Lot D. Given the retail development that would occur in Willets West, it was assumed that less destination retail would be developed within the District, so this SEIS analyzes 1.25 million square feet of retail within the District rather than 1.7 million square feet. Although the residential program and its projected population have not changed since the 2008 FGEIS (as analyzed in the No Convention Center Scenario), an increase of 100,000 square feet of school space is assumed in this SEIS to reflect updated projections of increased school seat demand citywide and in particular in Queens. See **Table 1-3** for a comparison of the proposed project for the District vs. the program analyzed in the 2008 FGEIS. Any uses not noted below are not proposed to change from the program analyzed in the 2008 FGEIS.



Publicly-Accessible Open Space within the Special Willets Point District

Private Open Spaces within the Special Willets Point District

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**Table 1-1
Summary of Proposed Program, by Phase**

Use (gsf)	Project Area	Phase 1A	Phase 1B	Phase 2	Totals by Use
Retail	SWPD	30,000	875,000	345,000	1,250,000
	WW	1,400,000 ¹			1,400,000
Hotel	SWPD	160,000 [200 rooms]	235,000 [290 rooms]	165,000 [210 rooms]	560,000 [700 rooms]
Residential	SWPD		2,490,000 [2,490 units]	3,360,000 [3,360 units]	5,850,000 [5,850 units]
School	SWPD		105,000	125,000	230,000
Community Facility	SWPD		25,000	125,000	150,000
Office	SWPD		500,000		500,000
Convention Center	SWPD			400,000	400,000
Open Space	SWPD	TBD	6 acres	5 acres	8 acres ²
Total		1,590,000 gsf	4,230,000 gsf 6 acres	4,520,000 gsf 5 acres	10,340,000 gsf 8 acres

Notes:
 SWPD = Special Willets Point District
 WW = Willets West
¹ Anticipated to include cinema use and approximately 400,000 sf of common area and back of house space.
² Some of the open spaces developed in Phase 1B would be replaced or expanded with new open space in Phase 2. The cumulative total of open space to be developed within the District is 8 acres.

**Table 1-2
Proposed New and Replacement Parking (Cumulative by Phase)**

Project Area	Existing Conditions			Phase 1A			Phase 1B			Phase 2		
	CitiField	New	Total	CitiField	New	Total	CitiField	New	Total	CitiField	New	Total
WW	4,100	-	4,100	400	2,500	2,900	400	2,500	2,900	400	2,500	2,900
SWPD	-	-	-	2,750	75	2,825	-	2,700	2,700*	-	6,700	6,700*
South Lot/Lot D	1,795	-	1,795	2,745	-	2,745	5,495	-	5,495	5,495	-	5,495
Total	5,895	-	5,895	5,895	2,575	8,470	5,895	5,200	11,095	5,895	9,200	15,095

Notes: SWPD = Special Willets Point District
 WW = Willets West
 "CitiField" parking is the total number of spaces within the project site that either currently or would in the future serve events at CitiField. Existing Willets West spaces lost to development would be replaced as shown, in Phases 1A and 1B.
 "New" parking is the total number of parking spaces that would serve the proposed project.
 *These reflect newly developed spaces for Phase 1A, Phase 1B and Phase 2 (2,750 Mets spaces would be relocated to South Lot/Lot D in Phase 1B).

**Table 1-3
Totals by Use in Special Willets Point District
Proposed Program vs. 2008 FGEIS**

Use	FGEIS	Proposed Program
Retail	1,700,000	1,250,000
Residential	5,550,000 [5,500 units] <i>(Convention Center Scenario)</i> 5,850,000 [5,850 units] <i>(No Convention Center Scenario)</i>	5,850,000 [5,850 units]
Public School	130,000	230,000

The 2008 FGEIS analyzed a Staged Acquisition Alternative, in which the western portion of the District was assumed to be developed by 2013 and the remaining portion of the District would be built out by 2017. Technical Memoranda #3 and #4 also considered the phasing of development in the District over two analysis years. In comparison, this SEIS analyzes the development of the proposed project over three analysis years (2018, 2028, and 2032).

PURPOSE AND NEED

As described above, the proposed project would remediate and transform the area surrounding CitiField. The proposed entertainment and retail destination of Willets West would complement the anticipated development within the District, and both would connect Flushing to the east with Corona to the west through the creation of an unbroken series of uses along Roosevelt Avenue stretching from east of the Flushing River to west of the Grand Central Parkway. Over 2,000 units of affordable housing would be developed to accommodate a portion of the City’s current and future affordable housing needs. The project’s retail components would capture spending that currently is lost to the surrounding suburbs, and would thereby strengthen economic activity in the neighborhood, borough, and City. The proposed project would represent a significant investment by the City to improve the infrastructure of the project area. Raising the District portion of the project site out of the floodplain would not only minimize the potential loss of life, structures, and natural resources caused by flooding and erosion, but would also protect the City’s new infrastructure investment. Eliminating flooding within the District and improving the quality of the soil substrate on the site would also improve water quality in Flushing Bay.

DISCRETIONARY ACTIONS SUBJECT TO CEQR AND SEQRA

The proposed project would require multiple City and State approvals. These anticipated approvals may include:

- Zoning text amendment to ZR Section 124-60 to allow use modifications as part of a phased development within the Special Willets Point District;
- Special permit pursuant to ZR Section 124-60 to allow surface parking/open and enclosed privately operated recreation uses for Phase 1A within the Special Willets Point District;
- Modification of the existing lease for the CitiField property and adjacent parking properties;
- Mayoral and Queens Borough Board approval of the business terms pursuant to New York City Charter Section 384(b)(4);

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- Approval by the New York City Industrial Development Agency (IDA) or other government agencies for the waiver of mortgage recording tax for property within the Special Willets Point District; and
- A minor modification of the previously approved changes to the City Map to modify the staging for the closure of City Streets. This modification would not result in the demapping of any additional City streets beyond those previously approved for demapping.

In addition to the discretionary approvals listed above, Public Design Commission approval also will be required for the Willets West development. In addition to the above approvals, confirmation that all proposed buildings fall within the maximum Federal Aviation Administration (FAA) height limitations would be sought from the FAA; however, no approval or permit to exceed such permitted heights is anticipated to be sought.

D. ANALYTICAL FRAMEWORK FOR ENVIRONMENTAL REVIEW

OVERVIEW

The SEIS for the development of the project site will supplement the 2008 FGEIS. The SEIS will contain:

- A description of the proposed project and its environmental setting;
- A description of the evolution of project site conditions since 2008;
- The identification and analysis of any significant adverse environmental impacts of the proposed project, including the short- and long-term impacts;
- An identification of any significant adverse environmental impacts that cannot be avoided if the proposed project is implemented;
- A discussion of reasonable alternatives to the proposed project;
- An identification of irreversible and irretrievable commitments of resources that would be involved in the proposed project, should it be implemented; and
- The identification and analysis of practicable mitigation to address any significant adverse impacts generated by the proposed project not previously identified in the FGEIS.

ANALYSIS APPROACH

Each chapter of the SEIS first summarizes the conclusions of the 2008 FGEIS and subsequent technical memoranda for that particular technical area. Then, the chapter assesses whether changes in the analysis years and background conditions, variations between the proposed project and the redevelopment assumed in the 2008 FGEIS, and new proposed actions could result in new or different significant adverse impacts than those disclosed in the 2008 FGEIS. Existing conditions are updated as necessary and presented. Next, the chapter projects changed existing conditions forward into the future without the proposed project, incorporating the most recent information available on known land-use proposals and, as appropriate, changes in anticipated overall growth. Finally, the future with the proposed project is described, the differences between the future without and with the proposed project are measured, and any significant adverse environmental impacts are disclosed. To the extent that specific discretionary actions or program elements could potentially alter the conclusions in the 2008 FGEIS and subsequent technical memoranda, the SEIS focuses on evaluating the potential significant

adverse impacts of those actions or elements. The SEIS also identifies and analyzes appropriate mitigation for any significant adverse environmental impacts.

As noted above, while the 2008 FGEIS was prepared in accordance with the guidelines set forth in the 2001 *CEQR Technical Manual*, this SEIS addresses the updated guidance and analysis methodologies provided in the 2012 *CEQR Technical Manual*.

REASONABLE WORST-CASE DEVELOPMENT SCENARIO

The proposed program detailed above, along with the potential development analyzed in the 2008 FGEIS for Lot B, is analyzed as the reasonable worst-case development scenario (RWCDS) in the SEIS. It is currently anticipated that the assemblage of land within the Special Willets Point District for the Phase 1A and Phase 1B developments could take one of two forms, as shown in **Figure 1-7**. As shown, both assemblage options would include Block 1823 (Lots 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, and 55) Block 1824, Block 1825, Block 1826, Block 1827, Block 1833 (Lots 117, 111, 103, 120, 141, 143, 151, 155, 158, and 172), and Block 1822, Lot 17. In addition to the land common to the two assemblage options, Assemblage Option 1 would include the remaining lots on Block 1823, that is Lots 1, 3, 5, 7, 12, 14, 58, 59, and 60. Assemblage Option 2 would not include the land specific to Assemblage Option 1, but would instead include Lots 9 and 18, on Block 1820. In either scenario, the assemblage would total approximately 23 acres. However, for the purposes of a conservative analysis, the SEIS assumes that all of the potential project site area, totaling 25 acres, would be utilized for surface parking/off-season recreational use in Phase 1A and for development in Phase 1B. For Phase 2, the SEIS assumes that all land comprising both assemblage options taken for Phases 1A and 1B has been developed.

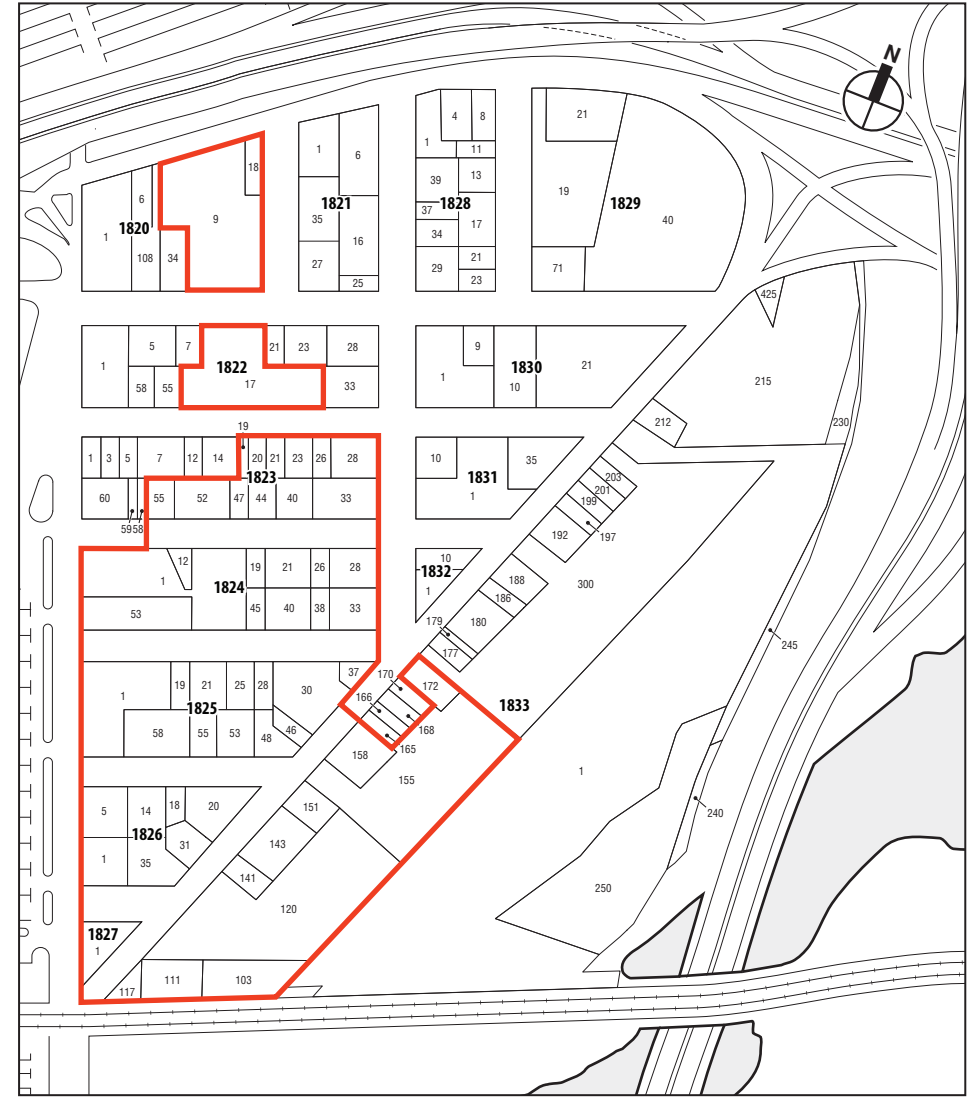
As noted above, the SEIS analyzes the potential development of parking, retail and office uses on Lot B, a portion of the CitiField leasehold along Roosevelt Avenue. The 2008 FGEIS anticipated that if the Willets Point Development Plan were approved and the District were redeveloped into a new mixed-use community and regional destination, additional development could occur on this lot. Any such program for Lot B would require an amendment to the current lease agreement and discretionary approval by IDA, acting through the New York City Department of Parks and Recreation (DPR), which administers the IDA lease. This action would be the subject of a separate environmental review process subject to SEQRA and/or CEQR. This potential development is not part of the proposed program, and no specific development plans have been proposed; however, for the purposes of a conservative analysis, a conceptual program for Lot B will be analyzed as part of the RWCDS. The conceptual program to be analyzed is the same as proposed in the 2008 FGEIS: 184,500 sf of retail use and 280,000 sf of commercial use, which could include a one-story retail structure and a 10-story office building. The existing VIP/ADA parking spaces on Lot B are assumed to be replaced on site; accessory parking for the Lot B development is assumed to be included on Lot D, as analyzed in the 2008 FGEIS. For the purposes of the RWCDS, it is assumed that this development would be completed by 2032.

STUDY AREAS

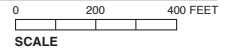
Each technical study must address impacts within an appropriate geographical area. These “study areas” vary depending on the technical issue being addressed. In most cases, the study areas for the SEIS for impacts arising from the proposed project are different than those presented in the 2008 FGEIS because the geographic extent of the project site for the SEIS will extend west of West 126th Street.



Assemblage Option 1



Assemblage Option 2



FUTURE ANALYSIS YEAR AND BASELINE CONDITIONS

The analysis of the proposed project is performed for the expected year of completion of full build-out of the project, which is anticipated to be 2032. However, some project elements are anticipated for completion by 2018 and 2028, and those elements could result in significant adverse impacts prior to completion of the full development program. While the construction of the Phase 1B program is anticipated to take four years, the buildings within the Special Willets Point District are not expected to be constructed until the Van Wyck Expressway ramp improvements have been completed, which is slated to be in 2024. Therefore, three future baseline conditions are examined under the “future without the proposed project” in all technical chapters: the 2018, 2028, and 2032 No Action scenarios. For the purposes of a conservative analysis, this SEIS assumes that the existing uses on the project site would be maintained in each of the three No Action scenarios. *