

## **Hunter's Point South Rezoning and Related Actions Environmental Impact Statement Final Scope of Work<sup>1</sup>**

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### **A. PREFACE**

The Office of the Deputy Mayor for Economic Development, in coordination with the New York City Economic Development Corporation (NYCEDC), New York City Department of City Planning (NYCDCP), New York City Department of Housing Preservation and Development (NYCHPD), and New York City Department of Parks and Recreation (NYCDPR), is sponsoring an initiative by the City of New York (the City) to implement the Hunter's Point South Rezoning and Related Actions Project (the proposed actions), in the Hunter's Point neighborhood of Long Island City, Queens. The purpose of the proposed actions is to facilitate the implementation of a large-scale, mixed-use development plan, Hunter's Point South, that provides a substantial amount of affordable housing on publicly owned land (Site A) and allows for the residential redevelopment of a privately owned adjacent site (Site B). The development of Site A would be an integral part of the City's plan for the provision of affordable housing over the next 10 years. In addition to housing, Site A would also include retail uses, community facility space, a public school, public parkland (including waterfront access) and other public and private open spaces, and accessory parking. Redevelopment of the adjacent privately owned site would also include public waterfront access.

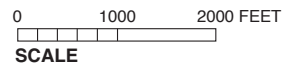
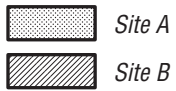
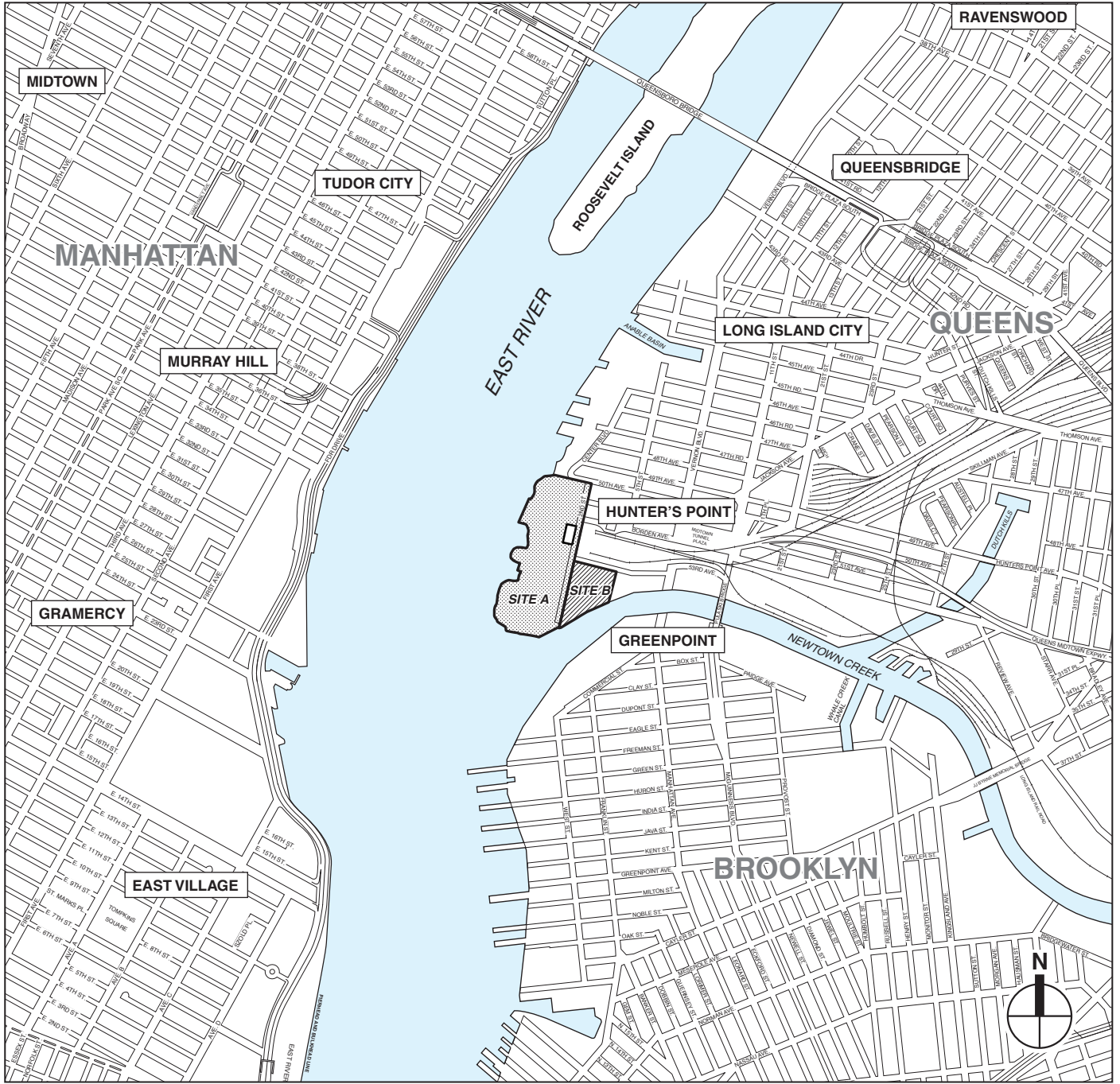
The proposed actions would effect changes to two sites located along the Hunter's Point waterfront, in Long Island City, Queens, New York (see Figure 1). The two project sites, which together cover more than 37.5 acres, are Site A and an adjacent privately owned site (referred to as Site B). As described in more detail later in this document, Site A is the area generally located between 50th Avenue, 2nd Street, Newtown Creek, and the East River, and Site B is the area located between 54th Avenue, the western side of the prolongation of 5th Street, Newtown Creek, and 2nd Street.

The proposal is subject to public review under the Uniform Land Use Review Procedure (ULURP), which involves review by the local Community Board, Queens Borough President, the New York City Planning Commission (CPC), and the City Council. Approvals are required from CPC and the City Council. The proposal also requires review under City Environmental Quality Review (CEQR). A proposed modification to the Queens West General Project Plan also requires approval in accordance with the New York State Urban Development Corporation Act and review in accordance with the New York State Environmental Quality Review Act (SEQRA).

This document is the Final Scope of Work ("Final Scope") for the Hunter's Point South Rezoning and Related Actions Draft Environmental Impact Statement (DEIS). This Final Scope

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<sup>1</sup> All changes made subsequent to distribution of the Draft Scope are indicated by double underlines.



## Hunter's Point South Rezoning and Related Actions

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has been prepared to describe the proposed actions, present the proposed framework for the DEIS analysis, and discuss the procedures to be followed in the preparation of the DEIS.

On October 12, 2007, the Office of the Deputy Mayor for Economic Development issued a Positive Declaration and Notice of Intent to Prepare a Draft Environmental Impact Statement on the Hunter's Point South Rezoning and Related Actions project, in accordance with SEQRA and CEQR procedures. A Draft Scope of Work, prepared in accordance with SEQRA and CEQR regulations and the guidance of the City's *CEQR Technical Manual*, was also distributed on October 12, 2007 for public review and comment. A public hearing on the Draft Scope of Work was held on November 15, 2007 at the Auditorium at the Citigroup Court Square Two building, 2 Court Square, Long Island City, New York, in two sessions to solicit public comments on the project, and specifically, on the scope of the environmental analysis. Written comments were also accepted through the public comment period, which ended on November 30, 2007.

Verbal and written comments, in addition to responses to the comments, are summarized in Attachment A. The majority of the comments focused on the amount and type of affordable housing to be included in the proposed development.

This Final Scope incorporates changes in response to the comments on the Draft Scope and project information that was developed subsequent to the release of the Draft Scope. Key changes to the Reasonable Worst Case Development Scenario (RWCDS) to be analyzed in the DEIS since release of the Draft Scope include the following:

- The RWCDS had previously included approximately 1.5 million square feet or 1,500 dwelling units to be developed on Site B. This area has been increased to 1.65 million square feet, or 1,650 dwelling units. Twenty percent (or 330 units) of the 1,650 units would be low-to moderate-income affordable housing units.
- The RWCDS previously included 195,000 square feet of community space on Site A, which included 150,000 square feet of space for a new 1,250-seat school. The RWCDS now includes approximately 180,000 square feet of space for a new 1,600-seat school, for a total of 225,000 square feet of community facility space on Site A.

With these new changes, the anticipated development now includes a total of up to 7.47 million gross square feet of residential, retail, and community facility space on Sites A and B.

Where relevant and appropriate, new text and editorial changes have been made to the Draft Scope and incorporated in this Final Scope. These are indicated with double underlines. Deletions are not shown in this document. Additionally, this Final Scope includes responses to comments received on the Draft Scope in Attachment A, "Comments and Responses."

## **B. PROJECT BACKGROUND**

Site A was approved for redevelopment at the last meeting of the Board of Estimate on August 16, 1990. The project sponsors were the New York State Urban Development Corporation (UDC, now doing business as the Empire State Development Corporation [ESDC]) and the New York City Public Development Corporation (PDC, now the Economic Development Corporation). The site and additional property to the east were also part of the City's 2012 Olympic Village proposal. Most recently, the City concluded that residential development, focused predominantly on affordable middle-income housing accompanied by recreation and retail uses, should be developed on Site A and undertook a planning effort that has formed the basis for the proposed actions.

Planning efforts for Site A were initiated by NYCDPC in 1982 with the adoption of the New York City Waterfront Revitalization Program, which identified 10 areas in the City with potential for reuse, including a 7.5-mile coastal strip in Queens that included the Hunter's Point waterfront. NYCDPC completed a land use policy study for the Hunter's Point waterfront in 1984. This study recommended that the area be rezoned from M3-1 to a zoning designation that would permit mixed-use development, provided that three primary issues were addressed: 1) the protection and support of existing industrial uses; 2) the stabilization of the existing mixed use community; and 3) the development of a comprehensive master plan for the project site.

In 1984, the Port Authority of New York and New Jersey (PANYNJ) and the City commenced work on the proposed Hunters Point Waterfront Project. This effort included planning, marketing, and environmental studies; site acquisition, and on- and off-site infrastructure improvements. Between 1985 and 1986, through the combined efforts of PANYNJ, PDC, and NYCDPC, a mixed-use development proposal was put forth for a 74-acre waterfront site located between Anable Basin on the north and Newtown Creek on the south, extending generally as far east as 5th Street north of 49th Avenue, and 2nd Street south of 49th Avenue. The development proposal was based on six planning principles: 1) creating a unique physical identity for the site; 2) providing a publicly accessible waterfront edge; 3) improving existing transportation conditions and extending the existing street grid into the project site; 4) concentrating higher density development in the southern end of the site; 5) minimizing impacts of parking garages; and 6) maximizing existing site features. The development proposal was for 9.3 million square feet of new development, including nearly 6,400 apartments, 2.1 million square feet of office space, a 350-room hotel, and retail and community facility space on a total of 20 development parcels. A total of 18.2 acres of publicly accessible open space was also included.

An Environmental Impact Statement was prepared for the project, with UDC as the lead agency, together with PDC and PANYNJ. Under the agreement reached with the City and the PANYNJ, UDC agreed to act as lead agency under SEQRA and to consider the exercise of its power of condemnation and zoning override to implement the project. The associated changes to the City Map were also reviewed through ULURP. These included demapping of portions of existing mapped streets on the project site; mapping new streets, certain easements and corridors, and public parks. In addition, a number of off-site transportation improvements were included that were approved in concept by the New York City Department of Transportation and the Metropolitan Transportation Authority.

Upon completion of the ULURP process and the project's environmental review under SEQRA and CEQR, the project was approved by the Board of Estimate and the UDC Directors. The UDC Directors adopted a General Project Plan (GPP) for the site that reflected the Findings previously made by UDC under SEQRA and by the Board of Estimate and City Planning Commission under CEQR as well as agreements between the City and State. The GPP governed future development of the site, setting forth specific controls for each parcel, including use, maximum bulk, massing (maximum height and required setbacks), and view corridor controls.

Following the approval of the project by the Board of Estimate and the UDC, the site was divided into four stages (Stages I through IV) to be developed gradually under the auspices of the Queens West Development Corporation (QWDC), a subsidiary of ESDC. QWDC began acquisition of the Queens West site and gradually made parcels available to developers (generally through ground leases) for construction of new buildings in conformance with the GPP.

**Hunter's Point South Rezoning and Related Actions**

Development at Queens West has proceeded according to the GPP, which has been amended a number of times since it was originally adopted. Table 1 below summarizes the proposed program for the Queens West development, as set forth in the approved GPP.

**Table 1  
Adopted General Project Plan for Queens West:  
Program, Bulk and Use Controls as of January 2008**

Parcel	Residential Floor Area (sf)	Commercial / Office / Hotel Area (sf)	Retail Floor Area (sf) <sup>(1)</sup>	Public Facilities Floor Area (sf)	Total Floor Area (sf) <sup>(2)</sup>	Maximum Bldg Height (ft)	Parking Spaces	Private Open Space (sf)
<b>STAGES I AND II</b>								
1	348,000		4,000 <sup>(13)</sup>		348,000	365 <sup>(15)</sup>	0	
2	726,000		6,525 <sup>(12)</sup>		732,525	390	1,000 <sup>(7)</sup>	13,500
3	250,000		8,000 <sup>(13)</sup>		250,000	200	0	11,000
4	343,000 <sup>(15)</sup>			100,000 <sup>(5,1)</sup>	533,000	400 <sup>(15)</sup>	0	
5	250,000		800 <sup>(11)</sup>		250,800	200	0	
6	468,000		5,000		473,000	300	0	8,000
7	432,000		35,000 <sup>(10)</sup>		467,000	290	825 <sup>(7)</sup>	12,000
8	0 <sup>(9)</sup>		35,000	25,000 <sup>(9)</sup>	60,000	130	0	
9	539,000 <sup>(9)</sup>		30,000		569,000	370	594 <sup>(6)</sup>	10,000
10	495,000		40,000 <sup>(4)</sup>	15,000 <sup>(8,9)</sup>	550,000	390	527	
11	436,000 <sup>(6)</sup>		10,000		446,000	300	135 <sup>(6)</sup>	9,000
11	80 units Sr Housing							
<b>Total</b>	<b>4,287,000</b>		<b>174,325</b>	<b>140,000</b>	<b>4,601,325</b>		<b>3,081</b>	<b>63,500</b>
<b>STAGES III AND IV</b>								
12		350,000	10,000		360,000	180	0	
13		800,000	12,675 <sup>(11,12)</sup>		812,675	400	924	
14		400,000	20,000 <sup>(10)</sup>		420,000	180	0	
15		800,000	20,000		889,200	300	584	
17 <sup>(3)</sup>	646,269		10,000		656,269	270	394	11,500
18	550,219				550,219	210	336	12,000
19	453,292				453,292	390	260	12,000
20	550,220				550,220	210	336	12,000
<b>Total</b>	<b>2,200,000</b>	<b>2,350,000</b>	<b>72,675</b>		<b>4,622,675</b>		<b>2,834</b>	<b>47,500</b>
<b>TOTAL QUEENS WEST PROJECT AS INCLUDED IN CURRENT GPP</b>								
<b>TOTAL</b>	<b>6,487,000</b>	<b>2,350,000</b>	<b>247,000</b>	<b>140,200</b>	<b>9,224,000</b>		<b>5,915</b>	<b>111,000</b>
<b>Notes:</b>								
1	Suggested retail program. Retail is permitted on all parcels but shall not exceed the total program.							
2	Total Floor Area is all floor area above grade, excluding parking and mechanical space (3% residential and 5% commercial).							
3	Parcel 16, redesignated as public open space, has been omitted.							
4	27,000 sf of retail on Parcel 10 is being used as an early childhood learning center.							
5	Elementary school (Grades K-5) pursuant to NYC Board of Estimate's Resolution of Approval and current NYC Department of Education space planning requirements.							
6	April 19, 2000 GPP amendment resulted in increased residential area on Parcel 11 by 20,000 sf and transfer of 135 parking spaces from Parcel 11 to 9.							
7	Based on square footage of parking provided. Assumes 275 sf per parking space.							
8	Community Center with Swimming Pool, pursuant to the NYC Board of Estimate's Resolution of Approval.							
9	February 24, 2004 GPP amendment resulted in transfer of 104,000 residential sf from Parcel 8 to Parcel 9 and transfer of 25,000 Public Facilities sf from Parcel 10 to Parcel 8 to accommodate a library.							
10	April 20, 2006 GPP amendment transferred 20,000 sf of retail from Parcel 14 to Parcel 7, which increased retail area on Parcel 7 to a total of 35,000 sf.							
11	July 20, 2006 GPP amendment transferred 800 sf of retail from Parcel 13 to Parcel 5, which increased retail area on Parcel 5 to a total of 800 sf.							
12	<u>October 11, 2007 GPP amendment transferred 6,525 sf of retail from Parcel 13 to Parcel 2, which increased retail area on Parcel 2 to a total of 6,525 sf.</u>							
13	<u>January 28, 2008 GPP amendment creating 12,000 sf of retail space on Parcels 1 and 3, which increased retail area on Parcel 1 to a total of 4,000 sf, and Parcel 3 to a total of 8,000 sf.</u>							
14	<u>January 28, 2008 GPP amendment to create discrete sub-parcels for the school and residential building on Parcel 4.</u>							
15	<u>January 28, 2008 GPP amendment to transfer 90,000 sf of residential area from Parcel 4 to Parcel 1; increase the height of Parcel 1 from 240 to 365 feet; increase the height of Parcel 4 from 270 to 400 feet; and eliminate the grade-level setbacks at the residential area of Parcel 4.</u>							

Figure 2 shows the 20 development parcels established by the GPP and the approved changes to the City Map.

Build-out of Stages I and II—on Parcels 1 through 11, in the area north of 50th Avenue—is well under way in accordance with the GPP, under QWDC’s oversight. Several residential buildings and an 80-unit senior housing building are already completed and occupied, a school (the P.S. 78 Robert F. Wagner School) is completed and in use, and the Gantry Plaza State Park and Peninsula Park are open along the waterfront; Hunters Point Community Park on 48th Avenue between 5th Street and Vernon Boulevard was also completed as part of the Queens West project. Development of the remaining parcels of Stages I and II is currently in progress. Developers have been selected and site preparation has begun. When completed, the Queens West site on Parcels 1 through 11 will contain more than 4,800 apartments, approximately 174,325 gsf of retail use, 140,000 gsf of community facility use (school and library), and approximately 13 acres of public parkland.

Stages III and IV of the Queens West project were to be developed in the portion of the site south of 50th Avenue, designated as Parcels 12 through 20 in the GPP; however, QWDC has no current proposal to move forward with Stages III and IV and therefore, the City proposes to develop this area as Site A of the proposed actions. In the approved GPP, Parcels 12 through 15 were to be developed as the “Commercial Core,” with 2 million gross square feet of commercial office development, a 350-room hotel, and approximately 73,000 square feet of retail and community facility space. Parcel 16 was designated (but not mapped) as open space, and Parcels 17 through 20 were to be developed with 2,200 housing units.

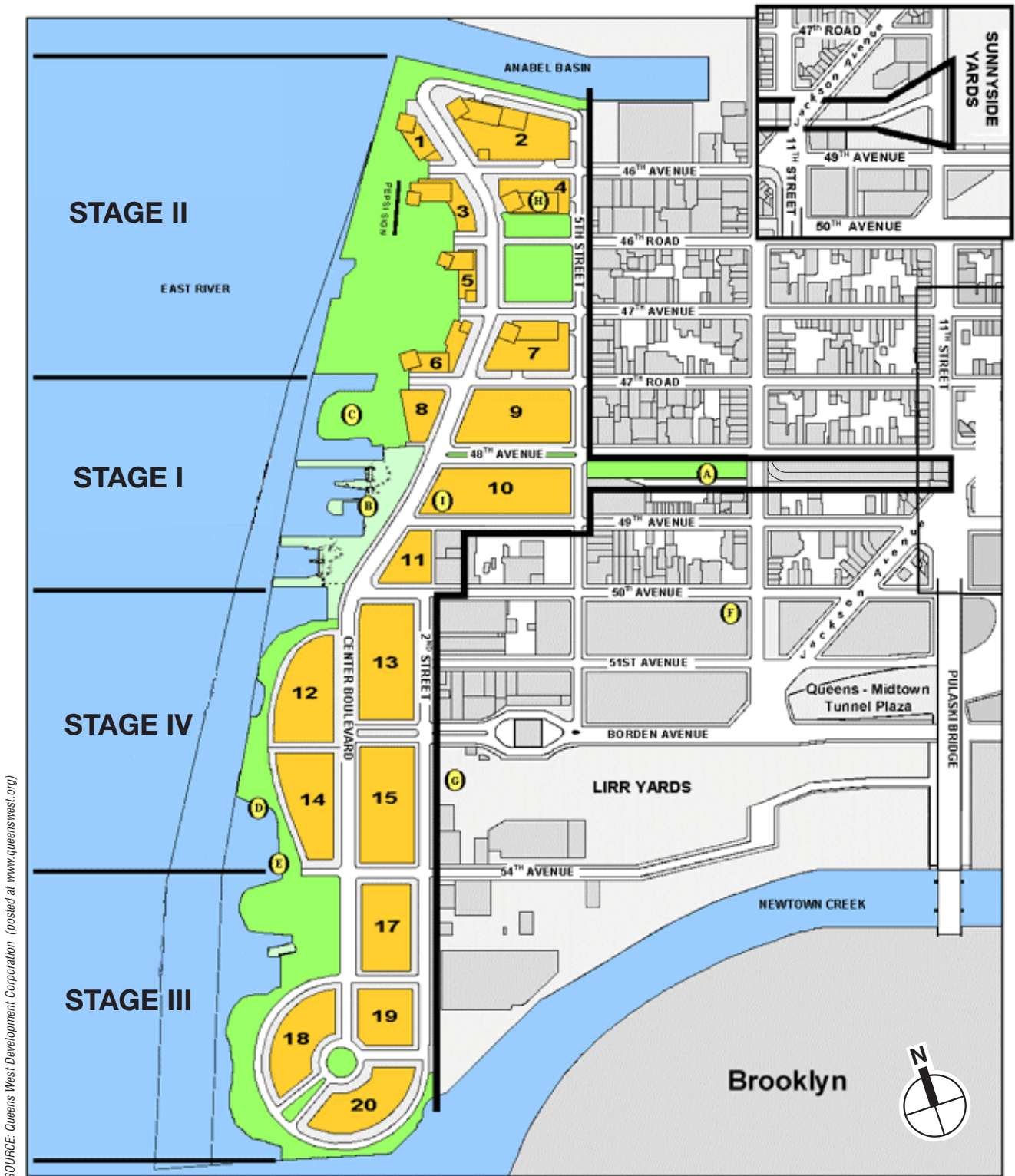
In 2004, New York City in collaboration with ESDC and the Port Authority of New York & New Jersey developed a plan for a 48-acre area in Hunter’s Point as part of the City’s bid for the 2012 Summer Olympic Games. This area included Sites A and B and additional parcels along Newtown Creek and was proposed to be developed with mixed commercial and residential development as the Olympic Village. When the City was not selected as the 2012 host city, and in response to the decreased demand for office use, the City re-evaluated the original development plan and concluded that affordable residential development, accompanied by recreation and retail uses, should be developed on Site A.

## **SITE DESCRIPTION**

Site A is located along the Hunter’s Point waterfront, in Queens, New York (see Figure 1 and Table 2a). Site A, formerly included as part of the Queens West project, includes Block 1, Lots 1 and 10; Block 5, Lot 1; and Block 6, Lots 1, 2, 14, and part of 38. It also includes demapped portions of 54th and 55th Avenues between 2nd Street and the East River that have not received block and lot designations. The site is approximately 30 acres in area and is bounded by 50th Avenue to the north, 2nd Street to the east, Newtown Creek to the south, and the East River to the west. Site A is currently partially vacant and partially occupied by a variety of commercial uses. These include the Tennisport, a private tennis club with accessory parking; the Water Taxi landing, Water Taxi Beach, and accessory and public parking; and temporary storage for a construction contractor; in addition to parking for off-site uses. Adjacent to the tennis facility at the intersection of 50th Avenue and 2nd Street is a vacant area currently used as a dog run. A tunnel ventilation structure, owned by Amtrak, is currently under construction at 2nd Street, between Borden and 54th Avenues, adjacent to Site A.

Site B is 7.5 acres and includes Block 11, Lot 1. It is bounded by 54th Avenue to the north, Newtown Creek to the south, the western side of the prolongation of 5th Street to the east, and





SOURCE: Queens West Development Corporation (posted at www.queenswest.org)

Illustrative Site Plan

**PUBLIC AMENITIES**

- A: Community Park
- B: Gantry Plaza State Park
- C: Peninsula Park
- D: Plaza / Public Wharf
- E: Ferry Service
- F: # 7 Vernon-Jackson Subway Station
- G: LIRR Long Island City Station
- H: Future school
- I: Robert F. Wagner School (PS 78 Q)

Adopted General Project Plan for Queens West **Figure 2**

**Hunter’s Point South Rezoning and Related Actions**

2nd Street to the west. This site is currently occupied by low-rise manufacturing buildings used by Anheuser Busch as a beverage distribution facility, and by NBC for other uses (see Table 2b). Independent of the proposed actions, the existing beverage distribution facility will relocate to a new 12-acre vacant waterfront site in the Hunts Point Food Distribution Center in the Bronx. The relocation facility is currently under construction and will be ready in 2008.

**Table 2a  
Existing Land Use on Site A**

Block / Lot	Address	Lot Area (sf) <sup>1</sup>	Building Area (sf)	No. Bldgs.	Commercial Building Area (sf)	Description of Use
1 / 1	55-02 2nd Street	470,600	0	0	0	Vacant; Temporarily used by Gramercy Group Wrecking and Environmental Contractors
1 / 10	2nd Street	35,180	0	0	0	NA
5 / 1	54-02 2nd Street	127,130	0	0	0	NA
6 / 1	51-24 2nd Street	299,820	115,291	8	115,291	Private Tennis Facility
6 / 2	2nd Street	218,290	0	2	0	NA
6 / 14	52-50 2nd Street		21,320	1	21,320	Water Taxi and Water Taxi "Beach"
<i>Subtotal</i>		<i>1,151,020</i>	<i>136,611</i>	<i>11</i>	<i>136,611</i>	
<b>Note:</b> <sup>1</sup> Lot areas reflect developable lands to the shoreline, and does not include lands under water, or mapped, but unbuilt streets. <b>Source:</b> Mercator Land Surveying, LLC, dated 12/22/2006, and verified by field survey.						

**Table 2b  
Existing Land Use on Site B**

Block / Lot	Address	Lot Area (sf)	Building Area (sf)	No. Bldgs.	Office Building Area (sf)	Storage Building Area (sf)	Description of Use
11 / 1	2-02 54th Avenue	329,600	183,797	2	30,210	153,587	Anheuser Busch Distribution Center; NBC
<b>Source:</b> New York City Department of Finance, 2006 verified by field survey.							

**C. PROJECT DESCRIPTION**

The purpose of the proposed actions, as described below, is to implement a development plan for a large-scale housing development that provides a substantial amount of affordable units, with associated ground-floor retail amenities and community facility uses. The proposed new housing would be an integral part of the City’s plan for the provision of 165,000 units of affordable housing. Overall, the proposed actions are intended to transform the largely underutilized waterfront area into a new, enlivened and affordable residential neighborhood. The proposed actions would also establish new publicly accessible waterfront recreation areas, providing significant community benefits to the Long Island City community, the Borough of Queens, and the City as a whole.



## **PROPOSED ACTIONS**

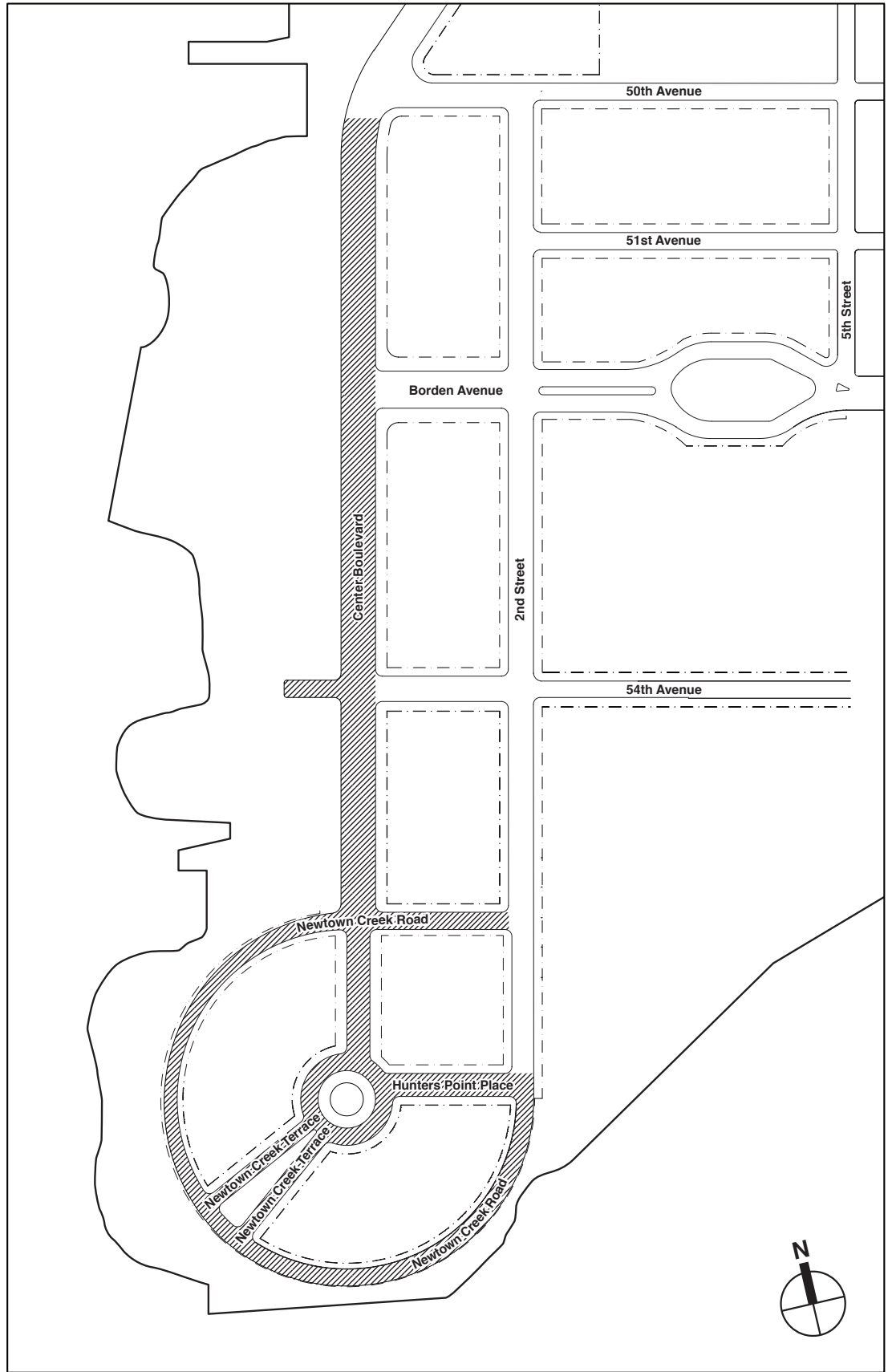
To implement the City's development plan for new mixed-use development at Hunter's Point South and to facilitate the redevelopment of Site B, a package of public actions are proposed, including changes to the City Map on Site A, zoning map and zoning text amendments for both Sites A and B, property transfer from PANYNJ and ESDC, acquisition and disposition of land at Site A by the City, designation of an Urban Development Action Area, site plan approval for the new school to be built on Site A, modification to the Queens West General Project Plan, and other actions. The following paragraphs summarize the anticipated public actions.

### *CHANGES TO THE CITY MAP*

The proposed actions would include changes to the City Map, including eliminating the mapped but unbuilt streets and parkland on Site A, and establishing new parks and streets within Site A (see Figures 3 and 4). As a result of these map changes, a total of seven new development parcels would be created at Site A (designated as Parcels A through G). The changes to the City Map include the following:

- The elimination of the following mapped but unbuilt streets generally located between the East River and 2nd Street: Center Boulevard, 54th Avenue, Newtown Creek Road, Newtown Creek Terrace, and Hunter's Point Place.
- The establishment of the following streets:
  - Center Boulevard in a new location between 50th Avenue and 57th Avenue;
  - 2nd Street between 56th Avenue and 57th Avenue;
  - 51st Avenue between 2nd Street and Center Boulevard;
  - 54th Avenue between its current mapped terminus, which is at the former Center Boulevard, and the proposed Center Boulevard;
  - 55th Avenue between Center Boulevard and 2nd Street;
  - 56th Avenue between Center Boulevard and 2nd Street; and
  - 57th Avenue between Center Boulevard and 2nd Street.
- The widening of 2nd Street between 50th Avenue and 56th Avenue, except for a portion between Borden Avenue and 54th Avenue (2nd Street is built).
- The narrowing of Borden Avenue between 2nd Street and Center Boulevard (this segment of Borden Avenue is currently mapped but not built).
- The narrowing of 50th Avenue between 2nd Street and Center Boulevard (this segment of 50th Avenue is built).
- The elimination of mapped parklands, the establishment of park additions, and the delineation of permanent sewer corridors within an area generally bounded by proposed Center Boulevard, 2nd Street, U.S. Pierhead line, and 50th Avenue.
- The establishment of a park generally along the south side of proposed 55th Avenue between Center Boulevard and 2nd Street.










In tandem with these actions and with the elimination of Site A from the Queens West GPP, the City is also proposing off-site changes to the City Map (see Figure 5). Specific actions are as follows:

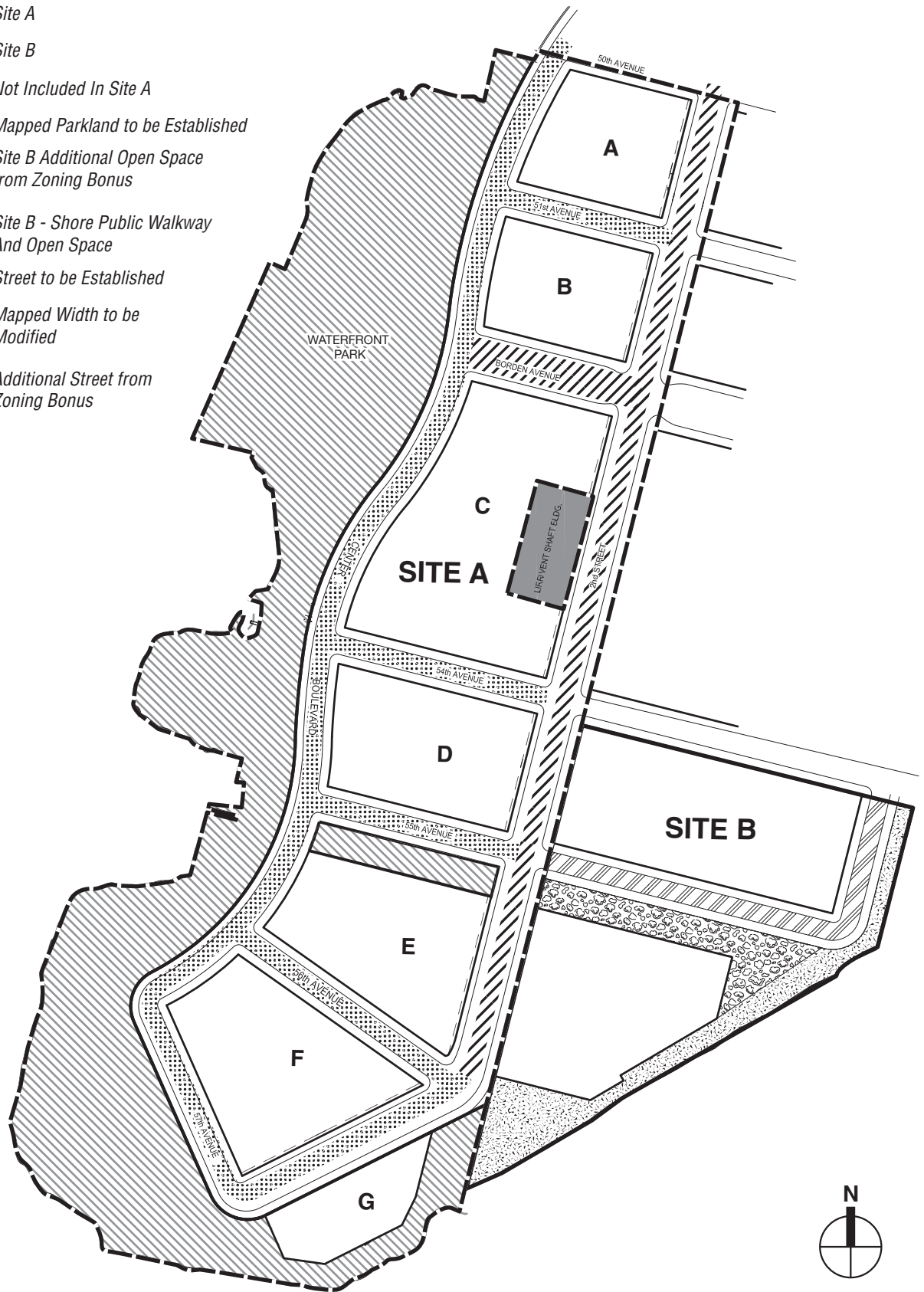


 *Mapped Streets to be Eliminated*

NOT TO SCALE

Mapped but Unbuilt  
Streets to be Eliminated  
**Figure 3**

-  Site A
-  Site B
-  Not Included In Site A
-  Mapped Parkland to be Established
-  Site B Additional Open Space from Zoning Bonus
-  Site B - Shore Public Walkway And Open Space
-  Street to be Established
-  Mapped Width to be Modified
-  Additional Street from Zoning Bonus



Proposed Streets and Parks  
**Figure 4**



- Site A
- Not Included In Site A
- Site B
- Re-establishment of public place
- mapped park
- Demapping of mapped street

0 1000 FEET  
SCALE

## **Hunter's Point South Rezoning and Related Actions**

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- Demap an unbuilt portion of 48th Avenue between Vernon Boulevard and 21st Street, which was intended to serve as a vehicular tunnel to bypass the intersection of Jackson Avenue and 11th Street.
- Eliminate an approximately 1-foot-deep strip of mapped but unbuilt park on the south side of 48th Avenue between Vernon Boulevard and 11th Street.
- Re-establish a public place in the center of Vernon Boulevard between 50th and 51st Avenues, that was de-mapped but is built, to reflect existing and expected future conditions.

### *ZONING MAP AMENDMENTS*

The zoning map amendments proposed as part of the proposed actions are as follows:

- Rezone Site A from M3-1 (2.0 FAR<sup>1</sup>) to R10 (up to 12.0 FAR) with a C2-5 (2.0 FAR) overlay along 2nd Street and key locations along Center Boulevard, Borden Avenue, and 55th Avenue.
- Rezone Site B from M1-4 (2.0 FAR) to R7-3 (5.0 FAR) with a C2-5 (2.0 FAR) overlay along 2nd Street.
- Establish the Special Southern Hunter's Point District on Sites A and B.

The proposed Special Southern Hunter's Point District would modify the underlying provisions of the R10 and R7-3 districts for floor area, height and setback provisions, and special streetscape provisions, as described below under "Zoning Text Amendments."

### *ZONING TEXT AMENDMENTS*

The proposed zoning text amendments would create the Special Southern Hunter's Point District. The new Special Southern Hunter's Point District boundaries are coterminous with those of Sites A and B. The proposed rezoning includes two subdistricts: Subdistrict A, which encompasses Site A, and Subdistrict B, which encompasses Site B. This Special District would incorporate special use, zoning, and bulk provisions intended to result in the new Hunter's Point South project.

Properties within the new Special Southern Hunter's Point District (i.e., Sites A and B) would be subject to special use, bulk, and urban design provisions that would supplement or supersede the underlying zoning district. Urban design provisions would include controls governing streetwalls, interim base heights, and tower controls regulating the locations, maximum heights, and maximum floorplates of towers. They would also include provisions that require active street-level uses, wide sidewalks, and street plantings. The Special District would also control the location of parking, loading, and curb cuts and would require provision of indoor bicycle parking.

For Site B, the proposed Special District includes the creation of a Waterfront Access Plan for the Newtown Creek waterfront of Site B that would set forth the public access requirements of the City's waterfront zoning as they would apply on Site B. In addition, the Special Southern

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<sup>1</sup> Floor Area Ratio, or FAR, is a measure of density establishing the amount of development allowed in proportion to the base lot area. For example, a lot of 10,000 square feet with a FAR of 1 has an allowable building area of 10,000 square feet. The same lot with an FAR of 10 has an allowable building area of 100,000 square feet.

Hunter's Point District would also establish two density bonus provisions for Site B. The base FAR would be 2.75 and floor area bonuses of 1.25 and 1.00 FAR would be established for the provision of Inclusionary Housing and new public open space and circulation space, respectively. As defined in the Zoning Resolution, the Inclusionary Housing program permits an increase in the floor area of residential developments in exchange for the permanent provision of below-market-rate housing for low-, moderate-, and middle-income households.

*(E) DESIGNATIONS*

(E) designations would be applied to Site B, to address potential issues related to hazardous materials and noise. (E) designations are applied to specific properties that could require remediation or other measures, should an owner want to demolish, excavate, or otherwise construct on his/her property.

*ACQUISITION, URBAN DEVELOPMENT ACTION AREA, AND DISPOSITION OF LAND*

Development of the Hunter's Point South project on Site A would require acquisition of the land by the City of New York. The City seeks designation of an Urban Development Action Area and approval of a UDAAP project on Site A pursuant to Article 16 of the General Municipal Law. The UDAAP approvals will occur simultaneously with the ULURP approvals, but the UDAAP approvals themselves are not subject to ULURP. The actions would enable Site A to be developed, thereby transforming an underutilized vacant site into an active site containing a substantial amount of affordable units, with associated ground-floor retail amenities, community facility uses and waterfront parkland and open space. The property to be acquired by the City is proposed for disposition to a developer selected by NYCHPD.

*SCHOOL SITE PLAN APPROVAL*

Development of a new school on Site A would require site plan approval by the Mayor and City Council pursuant to the requirements of the New York City School Construction Authority Act.

*MODIFICATION TO THE QUEENS WEST GENERAL PROJECT PLAN*

Development of Site A pursuant to the proposed Special Zoning District would require modification by the Empire State Development Corporation and QWDC of the General Project Plan currently in place for the Queens West project on Site A. The proposed modification would remove Site A from the GPP. The approval process for the GPP is set forth in the New York State Urban Development Corporation Act, Chapter 174 of the Laws of 1968 (the "UDC Act"). The procedure under the UDC Act is generally as follows: ESDC initially adopts a modified GPP and makes it available for public review and comment, including a public hearing. After the hearing, the ESDC Board may affirm, reject, or further modify the modified GPP. ESDC must make findings under SEQRA about the environmental impacts of the modification to the GPP before it can affirm the modified GPP.

*MEMORANDUM OF UNDERSTANDING/RESTRICTIVE DECLARATION*

Site A would be developed in accordance with a Memorandum of Understanding (MOU) between the New York City entity in control of Site A and NYCDEP to ensure that appropriate testing and remediation activities are performed prior to and/or during development on Site A and to ensure that adequate noise attenuation is provided for new residential, commercial, and community facility space developed on Site A.

**Hunter’s Point South Rezoning and Related Actions**

*OTHER ACTIONS*

Site A’s waterfront is currently subject to permits issued by the U.S. Army Corps of Engineers and New York State Department of Environmental Conservation. These permits allow development of a waterfront park and installation of new stormwater outfalls along the site’s waterfront. As part of the proposed actions, it is anticipated that the waterfront permits, as they pertain to Site A, would be transferred from QWDC to the City of New York; or if required, the City would apply for new permits for work at Site A. After the new waterfront park has been designed, the City may seek to modify the existing permits to accommodate the new park design.

In addition, Site A is currently mapped with a number of easements, including two easements for the Queens-Midtown Tunnel, an easement for Amtrak’s 34th Street Tunnel, three easements for the Metropolitan Transportation Authority Long Island Rail Road, and several utility easements for the New York State Power Authority, New York City Department of Environmental Protection, Con Edison, and Verizon New York Telephone. For these areas, coordination with these entities would be required prior to future construction.

**REASONABLE WORST-CASE DEVELOPMENT SCENARIO**

Once the proposed actions have been approved, the Hunter’s Point South project would be developed on Site A in accordance with the zoning map and text amendments. In addition, after implementation of the proposed actions, it is anticipated that the privately owned Site B would be redeveloped in accordance with the newly established special zoning district. For purposes of environmental analysis of the effects of the proposed actions under CEQR, a “reasonable worst-case development scenario” (RWCDS) has been developed. The RWCDS assumes that development on Site A and Site B would be undertaken pursuant to maximum building envelopes and other controls established by the new Special Zoning District; Sites A and B would be constructed in one phase; and that construction would be completed by 2017. It would include the following elements (see also Table 3):

**Table 3  
Reasonable Worst-Case Development Scenario for Analysis**

Use / Units	Site A	Site B	Total Development
Residential (Apartments) <sup>1</sup>			
Market-Rate	2,000	1,320	3,320
Affordable	3,000	330	3,330
Total	5,000	1,650	6,650
Proposed Uses ( Gross Square Feet)			
Residential	5,000,000	1,650,000	6,650,000
Retail	90,500	36,000	126,500
Community Facility	45,000	0	45,000
School	180,000	0	180,000
Total Including Parking Garage Area	5,509,480	1,957,900	7,467,380
Accessory Parking Spaces	2,000	660	2,660
Publicly Accessible Open Space	11.0 acres	2.4 acres	13.4 acres
<b>Note:</b>	Approximately 60 percent of the apartments on Site A would be affordable units. On Site B, it is assumed that 20 percent would be affordable units.		



- *New Street System:* On Site A, the existing mapped streets that are not built would be demapped and a new network of streets would be mapped. Second Street would remain in place but would be widened; Center Boulevard would be relocated within Site A; and both built and unbuilt east-west streets (50th through 57th Avenues and Borden Avenue) would be extended, or their widths would be changed between 2nd Street and Center Boulevard. The new street system on Site A would divide the site into seven new city blocks. A new Class-1 bikeway would be integrated into the street network on Site A. On Site B, no new streets would be mapped, but the RWCDS assumes that the developer of Site B would use a proposed zoning bonus and provide a new east-west publicly accessible private road (55th Avenue) that would roughly bisect Site B and curve northerly at the eastern terminus to intersect with 54th Avenue. This street would be privately owned but publicly accessible.
- *Residential:* It is anticipated that up to 5 million gross square feet of residential space or 5,000 dwelling units would be developed on Site A. Of these, 60 percent (3,000 units) would be permanently affordable to middle-income families and the remaining 40 percent would be market-rate. On Site B, the RWCDS includes up to 1.65 million gross square feet or 1,650 dwelling units. Of these, 20 percent (330 units) would be permanently affordable to low- to moderate-income households.
- *Retail:* Up to 90,500 gross square feet of retail space is anticipated at Site A and 36,000 gross square feet of retail at Site B.
- *Community Facility:* The RWCDS includes up to 225,000 gross square feet of community facility space on Site A. This includes 180,000 square feet of space for a new school. It is estimated that this school would serve 1,600 students, potentially for grades 6 through 12. The remaining community facility space (approximately 45,000 gross square feet) would house other community facility uses, such as a community center, medical space, or space for a non-profit organization. No community facility space is expected to be developed on Site B.
- *Parking:* Accessory parking would be provided to meet the needs of the project's residential buildings. It is anticipated that parking would be provided for 40 percent of the apartments at Site A and Site B. On-street parking would also be available for loading and unloading, and short-term visits (e.g., shopping) on Sites A and B.
- *Public Parks and Open Spaces:* An important part of the development plan is the provision of new open space. Mapped public parkland would be created on Site A and publicly accessible private open space would be developed on Site B through zoning requirements. Site A would include approximately 11 acres of mapped parkland, consisting of a 10.65-acre waterfront park along the site's entire East River shoreline and a 0.35-acre park along the south side of the new 55th Avenue on Site A. A total of 2.42 acres of public open space is anticipated on Site B, including a 40-foot-wide shore public walkway, supplemental open space, and an upland connection. In addition, under the RWCDS, Site B is also expected to include a new linear publicly accessible open space to be created on the south side of the new 55th Avenue associated with a proposed zoning bonus. The proposed open space areas would contain both passive and active recreational areas.
- *Infrastructure Improvements:* A number of improvements to the project site's infrastructure would be implemented to facilitate development on Site A. These include installation of new water lines and fire hydrants. Upon finalization of the proposed amendments to the City Map, an Amended Drainage Plan would be developed in coordination with the New York

## **Hunter's Point South Rezoning and Related Actions**

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City Department of Environmental Protection and a new separate sewer system would be constructed on Site A in accordance with that Amended Drainage Plan that would separate stormwater and sanitary sewer flow.

### **D. FRAMEWORK FOR ENVIRONMENTAL REVIEW**

The proposed actions would change the regulatory controls governing land use and development in the area and would guide its redevelopment over the long term. The EIS will analyze the proposed actions' potential to result in significant adverse environmental impacts in the Build year (2017). The EIS will consider alternatives that would reduce or eliminate impacts identified in the technical analyses and propose mitigation measures for such impacts, to the extent practicable. The EIS will examine the "reasonable worst case development scenario" anticipated under the proposed actions. The analyses will also account for future off-site development in order to identify conditions in the future both with and without the proposed actions. The approach to the analysis framework is discussed below.

#### **ANALYSIS YEAR**

An EIS analyzes the effects of a proposed action on its environmental setting. Since development pursuant to the proposed actions, if approved, would take place in the future, the environmental setting is not the current environment but the environment as it would exist at the completion of the proposed development in the future. Therefore, future conditions must be projected. This prediction is made for a particular year, generally known as the "analysis year" or the "build year," which is the year when a proposed action would be substantially operational. It is assumed that the proposed Hunter's Point South development and development on privately owned Site B would be constructed incrementally starting in 2009, and would be completed by 2017. Thus, 2017 has been selected as the analysis year for the proposed actions. Conditions in the future without the proposed actions in 2017 will be evaluated against conditions in the future with the proposed actions for this analysis year.

#### **DEFINITION OF FUTURE WITHOUT PROPOSED ACTIONS**

Using the existing conditions as a baseline, conditions expected in the future without the proposed actions will be evaluated. This will be done taking into consideration changes that are known or expected to be in place by the future analysis year (in this case, 2017), independent of the proposed actions. The future without the proposed actions (also referred to as the "No Action condition" or "No Build" condition) is the baseline condition against which the effects of the proposed actions can be measured.

While Site A is currently governed by the GPP and is approved to be developed with 2,200 housing units, 2 million gsf of commercial office development, a 350-room hotel, and approximately 73,000 gsf of retail space, as well as streets and public open space, QWDC has no current proposal to move forward with development at this location and is now proposing to modify the GPP to remove Site A. Therefore, to provide a conservative analysis of the effects of the new proposal for Site A, the analyses in the EIS will not assume that Site A would be developed under the GPP in the future without the proposed actions.

Under the No Action scenario, the EIS will assume that Sites A and B remain in their current conditions and no new buildings or roads would be constructed. Site A would not be developed, and existing users on this site, including the Water Taxi, Water Taxi Beach, and Tennisport

facility, would continue operations. The Anheuser-Busch Distribution Facility, currently located on Site B, intends to relocate its operations in 2008 to a newer and modern facility in Hunts Point in the Bronx, New York. The NBC facility currently leases its warehouse space for office and vehicle maintenance and storage, and has an existing lease through February 2010. For purposes of this analysis, it will be assumed that NBC would continue to lease the property, and a tenant with similar manufacturing and warehouse operations and traffic patterns as Anheuser-Busch, would occupy the existing building on Site B.

## **EVALUATION OF IMPACTS RESULTING FROM THE PROPOSED ACTIONS**

The incremental difference between the “No Action” scenario and the Reasonable Worst-Case Development Scenario will serve as the basis for the environmental impact analyses in the EIS. The RWCDS assumes that development on Site A and Site B would be undertaken pursuant to maximum building envelopes and other controls established by the new Special Zoning District; Sites A and B would be constructed in one phase with that construction completed by 2017. The RWCDS incorporates the full program of residential, retail, community facility (including the proposed school), parking, and open space expected on Sites A and B as a result of the proposed actions and therefore the EIS will evaluate the impacts of that full program.

## **E. SCOPE OF WORK**

The EIS for Hunter’s Point South Rezoning and Related Actions will be prepared pursuant to CEQR and the methodologies set forth in the *CEQR Technical Manual*. The environmental review provides a means for decision-makers to systematically consider environmental effects along with other aspects of project planning and design, to evaluate reasonable alternatives, and to identify, and mitigate where practicable, any significant adverse environmental impacts. The Office of the Deputy Mayor for Economic Development will act as the lead agency for CEQR review.

The first step in preparing the EIS document is the public scoping process. “Scoping” or creating the scope of work, is the process of focusing the environmental impact analysis on the key issues that are to be studied in the EIS. The scope of work for each technical area to be analyzed in the EIS follows. Analyses will be conducted for one analysis year (“Build” year), 2017, by which time the full build-out associated with the proposed actions is expected to be complete.

### **TASK 1—PROJECT DESCRIPTION**

The first chapter of the EIS introduces the reader to the project and sets the context in which to assess impacts. The chapter will contain a project identification (description and location of the proposed actions and project sites); the background and/or history of prior development proposals for the sites (including a brief description of the development proposal previously approved for the site in the 1992 GPP and subsequent proposals, such as the Olympic Village proposal); a description of the existing uses on the sites; a statement of the public purpose and need for the proposed actions, including a discussion of key planning considerations that have shaped the current proposal; a detailed description of the proposed actions and the development program expected to occur as a result of the actions; and a discussion of approvals required, procedures to be followed, and the role of the EIS in the process. This chapter is the key to understanding the proposed actions and their effects, and gives the public and decision-makers a base from which to evaluate the project against both the required No Action Alternative and the other proposed alternatives.

**TASK 2—LAND USE, ZONING, AND PUBLIC POLICY**

The proposed actions include a number of discretionary land use approvals, including zoning actions and changes to the City Map, in order to bring about a significant change in land use on the project sites. Site A is currently partially vacant and partially occupied by a tennis facility, water taxi, accessory and public parking, and temporary storage for a construction contractor. Site B is occupied by low-rise manufacturing buildings. With the proposed actions, it is expected that the sites would be redeveloped with a substantial number of residential units, a school, neighborhood retail space, and extensive open space areas.

Two land use study areas will be evaluated—a primary study area that will extend north to Anable Basin [to encompass Site A, Site B, and the Queens West (Stages I and II) site], east to Vernon Boulevard, and south to Newtown Creek; and a secondary study area that will include the additional area approximately ½ mile from the border of the project sites (see Figure 1). As the potential for impacts is generally greater in closer proximity to the project sites, the primary study area will be assessed at a greater level of detail than the secondary study area. The land use assessment will include a description of existing conditions and evaluations of the future with and without the proposed actions in 2017. Specific tasks will include:

- Describe in detail existing conditions on Sites A and B and in the primary study area. The EIS will include a land use map to portray predominant land use patterns.
- Based on field surveys and discussions with NYCDCP and other agencies, describe predominant land use patterns and trends in the secondary study area, including a description of recent development trends in Hunter's Point/Long Island City. Existing land use patterns will be highlighted, and current developments will be described.
- Describe and map the existing zoning and recent zoning actions in the study area.
- Describe other public policies that apply to the project sites and the study area, including the General Project Plan for the Queens West (Stages I and II) site. Describe the GPP that currently governs development on Site A.
- List other changes anticipated in the study areas in the future independent of the proposed actions, such as planned development projects, and how these projects might affect land use patterns and development trends in the future without the proposed actions. Future projects would include the Silvercup West, River East, as well as the adjacent Queens West residential projects. Identify pending zoning actions or other public policy actions that could affect land use patterns and trends in the study area as they relate to the project sites. Based on these changes, assess future conditions in land use and zoning without the proposed actions.
- Assess impacts of the proposed actions—the proposed actions (e.g., the potential creation of a Special Zoning District) and subsequent development under the RWCDS (i.e., the residential, community facility, retail, and open space uses)—on land use and land use trends, zoning, and public policy as compared to the future without the proposed actions. This will include a discussion about the loss of manufacturing-zoned area on the sites and in the surrounding area.

**TASK 3—SOCIOECONOMIC CONDITIONS**

Socioeconomic impacts can occur when a proposed project directly or indirectly changes economic activities in an area. The purpose of the socioeconomic assessment is to disclose

changes that would be created by a proposed action and identify whether they rise to a significant level. The socioeconomic chapter will examine the effects of the proposed actions on socioeconomic conditions on Sites A and B and in the surrounding study areas, which will generally conform with the land use study areas outlined in Task 2—a primary study that will extend north to Anable Basin (to encompass Site A, Site B, and the Queens West site), east to Vernon Boulevard, and south to Newtown Creek; and a secondary study area that will include the additional area approximately ½ mile from the border of the project sites.

The analysis will follow the guidelines of the *CEQR Technical Manual* in assessing the proposed actions' effects on socioeconomic conditions. 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 proposed actions would displace one business, the tennis facility, on Site A. On Site B, the RWCDs assumes that the low-rise industrial facilities on Site B—consisting of a beverage distribution facility with similar operational patterns to the Anheuser Busch facility currently located on Site B (which will move to a new location in Hunts Point in 2008), and the NBC facility—would be replaced by new residential development as well. In addition, the RWCDs would significantly change the use and character of the project sites and introduce some 6,650 new residential units to the area and could therefore result in impacts to the existing socioeconomic conditions of the surrounding neighborhood. Therefore, an assessment of the effects of the proposed actions on socioeconomic conditions on the project sites and in the surrounding study area will be conducted for the EIS. 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 cannot definitively rule out the potential for significant adverse impacts.

#### *DIRECT RESIDENTIAL DISPLACEMENT*

Sites A and B do not currently contain any residential uses. Therefore, the issue of direct residential displacement will be addressed summarily in a preliminary assessment.

#### *INDIRECT RESIDENTIAL DISPLACEMENT*

In accordance with *CEQR Technical Manual* guidelines, the detailed analysis for indirect residential displacement will be organized into three components: existing conditions, the future without the proposed actions, and the future with the proposed actions.

- Existing Conditions. Demographic and residential real estate data and field investigations will be used to describe existing population characteristics and housing conditions in the project area and within the study areas. Tasks will include:
  - Based on Census data from 1990 and 2000, provide trend information on population, households, income, and housing characteristics, including trends in rents, vacancy, and tenure.
  - Based on discussions with local real estate brokers and Real Property Assessment Data (RPAD) from the New York City Department of Finance, and NYCDCP's mid-census

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adjustments, describe residential market trends in the study area since 2000. Using this information, estimate the total current study area population, and percentage of study area population that is low- and moderate-income households. This effort is particularly important as the study area has seen much of its growth subsequent to the year 2000.

- Identify populations in the study area that are potentially at risk of indirect displacement by determining the portion of the population below the poverty level and the portion with income levels that are lower than the median for Queens, and the portion of the population living in units not protected by rent control or rent stabilization regulations.
- Future Without the Proposed Actions. In conjunction with Task 2, "Land Use, Zoning, and Public Policy," specific development projects that will occur in the study area in the future without the proposed actions will be identified, such as Queens West and redevelopment of the Pennsylvania Railroad Power House. Changes in population and housing characteristics likely to occur as a result of these actions will be characterized, including: potential increases in population and demographic characteristics of the study area; new residential developments; and changes in rents or sales prices of residential units.
- Future With the Proposed Actions/Potential Impacts. Following the guidelines of the *CEQR Technical Manual*, the analysis of indirect residential displacement will use study area data to determine whether the proposed actions, which would introduce a substantial affordable housing component, would have a significant adverse indirect residential displacement impact. The RWCDS assumes development of 6,650 residential units, of which 3,000 would be affordable for middle-income households, and 330 would be affordable to low- to moderate-income households. If the RWCDS resulting from the proposed actions introduces or accelerates a trend of changing socioeconomic conditions, and if the study area contains a population at risk, then the proposed actions may have a significant adverse impact.

### *DIRECT BUSINESS DISPLACEMENT*

The proposed actions would directly displace one business that is currently on Site A, the tennis facility. On Site B, the RWCDS assumes that the beverage distribution facility and the office/storage/studio use would be replaced by new residential development as well. The analysis of direct business displacement will identify businesses and estimate employment that would be directly displaced from the project sites. In accordance with *CEQR Technical Manual* guidelines, the analysis will determine whether the directly displaced business(es) have substantial economic value to the City or region, are the subject of regulations or publicly adopted plans to preserve, enhance, or otherwise protect them, or represent a defining element of neighborhood character, and whether the displaced businesses could satisfy their locational needs elsewhere in the City.

### *INDIRECT BUSINESS DISPLACEMENT*

According to the *CEQR Technical Manual*, commercial development of 200,000 square feet or less would typically not result in significant socioeconomic impacts. The proposed actions would introduce approximately 126,500 square feet of non-residential space that may be devoted to retail.

Using the most recent available data from public and private sources such as New York State Department of Labor, the U.S. Census Bureau, and Claritas, Inc. or ESRI, the analysis of the potential for indirect business displacement to be caused by the project will describe existing economic activity in the project area, including the number and types of businesses and

institutions and employment by key sectors. The analysis will also describe physical characteristics of the existing commercial and manufacturing buildings in the study area, including size and condition of the structures, approximate vacancy rates, and rent levels, based on visual inspections, RPAD data, local real estate listings, and discussions with local real estate brokers. In accordance with *CEQR Technical Manual* guidelines, the analysis will use these data to consider whether the proposed actions would have the potential to result in significant indirect business or institutional displacement impacts by altering existing economic patterns in the study area or by altering or accelerating an ongoing economic trend. In addition, the analysis of indirect business displacement will consider whether the influx of residents and the elimination of an area zoned for manufacturing (in conjunction with Task 2, “Land Use, Zoning, and Public Policy”) could accelerate market pressures for commercial uses that could, over time, lead to displacement of existing manufacturing and warehousing activity, or existing retail establishments in the study area.

#### *ADVERSE EFFECTS ON SPECIFIC INDUSTRIES*

Based on the guidelines in the *CEQR Technical Manual*, the analysis of effects on specific industries will determine whether the proposed actions would significantly affect business conditions in any industry or category of businesses within or outside the study area, and whether the proposed actions would substantially reduce employment or impair viability in a specific industry or category of businesses.

#### **TASK 4—COMMUNITY FACILITIES AND SERVICES**

Community facilities comprise public schools, libraries, outpatient health care facilities, publicly funded day care facilities, and police and fire protection services. The demand for community facilities and services is directly related to the type and size of the new population generated by a proposed action. According to the *CEQR Technical Manual*, preliminary thresholds indicating the need for detailed analyses are as follows:

- Public Schools: More than 50 elementary/middle school or 150 high school students.
- Libraries: A greater than 5 percent increase in the ratio of residential units to libraries in the borough. For Queens, this is equivalent to a residential population increase of 621 units.
- Health Care Facilities (outpatient): More than 600 low- to moderate-income units.
- Day Care Centers (publicly funded): More than 50 eligible children based on the number of low/moderate-income units by borough. For Queens, this is equivalent to an increase of 250 low-income or 278 low/moderate-income units.
- Fire Protection: The project area is served by the Fire Department of the City of New York’s (FDNY) Engine 258 Ladder 115 Fire Company, located on 47th Avenue, between Vernon Boulevard and 11th Street. The ability of FDNY to provide fire protective services for a new project usually does not warrant a detailed assessment under CEQR. Generally, a detailed assessment of fire protective services is included only if a proposed project would affect the physical operations of, or access to and from, a station house. The EIS will include a discussion of existing and forecasted staffing, and response times for the fire company serving the project area.
- Police Protection: The project area is served by the 108th Precinct of the New York City Police Department (NYPD), located on 50th Avenue, between 5th Street and Vernon



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Boulevard. The ability of the NYPD to provide public safety for a new project usually does not warrant a detailed assessment under CEQR. Generally, an assessment of police protective services is included only if a proposed action would affect the physical operations of, or access to and from, a precinct house. The EIS will discuss the existing and forecasted staffing, and response times for the precinct serving the project area.

The RWCDs would not directly affect a police or fire station and would not exceed the thresholds for health care analyses, but would exceed the other thresholds set forth in the *CEQR Technical Manual* for analysis of community facilities. Therefore, detailed analyses will be conducted for public schools, libraries, and day care centers. The individual catchment areas for each service provider will serve as the study area boundaries for these analyses. Although the proposed actions would not directly affect any police or fire protection services, the police and fire facilities that serve the project area will be identified in the EIS for informational purposes.

### **TASK 5—OPEN SPACE AND RECREATIONAL FACILITIES**

Based on the *CEQR Technical Manual*, an open space assessment should be conducted if a proposed action would directly affect an open space or if the action would add more than 200 residents or 500 workers, since such new population would increase demand for open spaces. Using the average household size for the Census block groups within ½ mile of the project sites of 1.95 (from *Census 2000*) the RWCDs resulting from the proposed actions would introduce an estimated 9,750 and 3,218 residents and approximately 691 and 168 workers on Sites A and B, respectively, and thus would exceed the thresholds of the *CEQR Technical Manual*. In addition, the project would create approximately 11 acres of publicly accessible open space on Site A, and an additional 2.42 acres on Site B. Therefore, a detailed analysis of open space will be conducted. This analysis will determine whether the RWCDs resulting from the proposed actions would 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*. Specific tasks will include:

- Establish the study area boundaries, specifically: a study area of ½ mile (or a 20-minute walk) around the project sites for the residential population, and a study area of ¼ mile (or a 10-minute walk) around the project sites for the worker population. All Census Block Groups with at least 50 percent of their area falling within these study areas will be included in the open space study areas.<sup>1</sup>
- Prepare a demographic analysis of the worker and residential populations of the study areas.
- Compile an inventory of all publicly accessible passive and active open spaces, both publicly and privately owned, for the study area. This will be accomplished through coordination with the New York City Department of Parks and Recreation and private owners of open spaces, and verified through field visits. The inventory will include an evaluation of the size, condition, and use of existing open spaces, such as Gantry Plaza State Park and Peninsula Park. Qualitative discussions of major publicly accessible open spaces in proximity to the project sites but outside the study area will also be included.
- In conformance with *CEQR Technical Manual* methodologies, assess the adequacy of existing publicly accessible open space facilities. This analysis will include a quantitative

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<sup>1</sup> **Note:** Census Block Groups, rather than Tracts, will be used for this analysis because the Census Tracts in this area are very large.

- assessment of the ratio of open space to population and a qualitative assessment that considers such factors as the adequacy of open spaces to serve particular age groups.
- Assess expected changes in future levels of open space supply and demand in 2017 based on other planned development projects within the study areas. The analysis for future conditions will also consider the creation of new public open spaces in the study area, such as the remaining open spaces to be constructed in Queens West. Open space ratios will be developed for future conditions and compared with existing ratios to determine changes in future levels of adequacy.
  - Based on the residential and worker population added by the RWCDS, as well as the new publicly accessible open space, assess the proposed actions' effects on open space supply and demand. This will include a quantitative assessment of project impacts based on a comparison of open space ratios in the future with and without the proposed actions. It will also include a qualitative evaluation that considers such factors as the proximity of other open spaces outside the study area and the adequacy of the area's open spaces to serve the particular age groups in the study area. Identify the need for mitigation, if any.

#### **TASK 6—SHADOWS**

The CEQR criteria for a shadows assessment state that actions that result in developments with shadows long enough to reach sun-sensitive resources (publicly accessible open spaces, historic landscapes, historic resources with sunlight-dependent features, or important natural features) require an analysis of shadows. Because the RWCDS resulting from the proposed actions would replace vacant land, parking areas, and several low-rise buildings with new high-rise buildings, and because the new buildings would be located near open spaces—in particular, open spaces at the Gantry Plaza State Park and Peninsula Park in Queens West as well as the new open spaces to be created at Site A and Site B—a detailed shadow analysis will be performed following the methodology recommended in the *CEQR Technical Manual*. Tasks will be as follows:

- Determine the coverage area and daily path of shadows cast by the maximum building envelopes permitted under the proposed actions on each of the four analysis days recommended by the *CEQR Technical Manual*: 1) December 21 (the shortest day of the year), 2) June 21 (the longest day of the year), 3) March 21/September 21 (the equinoxes), and 4) May 6/August 6 (the midpoints between the equinoxes and the longest day of the year).<sup>1</sup>
- In coordination with Tasks 5, “Open Space and Recreational Facilities,” and 7, “Historic Resources,” identify, map, and describe any existing and anticipated future publicly accessible open spaces (including the new public open space at Sites A and B), important natural resources, and historic resources with sun-sensitive features located within the path of the RWCDS buildings' shadows. For open spaces, this includes the mapping of active and passive recreation areas, as well as features of the open spaces, such as benches or play equipment; and for historic resources, the identification of any sun-sensitive features.
- Prepare a three-dimensional CAD model of the area within the shadow sweep of the RWCDS's buildings that will include existing structures and topographical data. Prepare

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<sup>1</sup> **Note:** The shadows on the two equinox days (March 21 and September 21) are the same; therefore one analysis is conducted for these two days. Similarly, the shadows on May 6 and August 6 are also the same and one analysis is conducted for those two days.

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shadow diagrams for time periods when incremental shadows from the RWCDS could fall onto sun-sensitive resources on the four analysis days. Create a duration table that identifies entering and exiting times for incremental shadows on each sun-sensitive resource.

- Identify and assess any potential impacts of incremental shadows on sun-sensitive resources on the four analysis days. If potential adverse impacts are identified, the amount of remaining sunlight on those sensitive resources as well as the types of vegetation, recreational activities, and/or historic features involved will be considered in reaching impact conclusions. Describe the shadows on the new open space to understand the quality of the open space that would be created by the proposed actions.
- If necessary, identify potential mitigation measures for any significant adverse shadow impacts resulting from the proposed actions.

### **TASK 7—HISTORIC AND ARCHAEOLOGICAL RESOURCES**

According to the *CEQR Technical Manual*, an assessment of historic resources is warranted for projects with 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 warrant 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).

Site A is adjacent to the Long Island City (Pennsylvania Railroad) Power House, which was determined eligible for listing on the State and National Registers of Historic Places when the Final Environmental Impact Statement (FEIS) for the original Queens West project was prepared in 1990. The 1990 FEIS concluded that there were no potential archaeological resources or architectural resources located on Site A. Since the proposed actions for the Hunter's Point South Rezoning and Related Actions involve different proposed buildings and in-ground disturbance, including development on Site B that was not included in the 1990 FEIS, and is occurring more than a decade later than planned and thus, surrounding conditions may have changed, an analysis of historic resources will be undertaken for the proposed actions in accordance with the guidelines of the *CEQR Technical Manual* and in consultation with the New York City Landmarks Preservation Commission (NYCLPC).

The proposed actions, including below-grade construction, a change in visual scale, and other changes, would exceed the *CEQR Technical Manual* thresholds and, therefore, an analysis of historic resources will be undertaken for the proposed actions in accordance with the guidelines of the *CEQR Technical Manual* and in consultation with NYCLPC. The analysis of archaeological and architectural resources will include the following tasks:

- Coordinate with NYCLPC regarding archaeological sensitivity of the project sites.
- In consultation with NYCLPC, determine the study area for the analysis of the proposed actions' potential impacts on architectural resources. This area will encompass the areas

where the proposed actions could result in potential physical (construction-related) and contextual (visual) impacts on architectural resources, nearby, including potential changes to the context of structures when viewed from the Manhattan waterfront.

- Map and briefly describe designated architectural resources within the study area, including the nearby Long Island City Powerhouse. Architectural resources comprise National Historic Landmarks on the site and properties listed on or determined eligible for listing on the State and National Register of Historic Places (S/NR, S/NR-eligible); New York City Landmarks (NYCLs); properties listed within New York City Historic Districts (NYCHD); and properties pending NYCL or NYCHD designation.
- Based on visits to the sites and study area by an architectural historian, determine whether there are any potential architectural resources that could be adversely affected by the proposed actions. Potential architectural resources comprise properties that may be eligible for listing on the S/NR and/or designation as a NYCL. Identification of potential architectural resources will be based on criteria for listing on the National Register as found in the Code of Federal Regulations, Title 36, Part 60. Map and describe any identified architectural resources.
- Based on planned development projects, qualitatively discuss any impacts on archaeological and architectural resources that are expected in the future without the proposed actions.
- Assess any direct physical impacts of the proposed actions on architectural and archaeological resources, as appropriate. In conjunction with Task 8, “Urban Design and Visual Resources,” assess the proposed actions’ potential to result in any visual and contextual impacts on architectural resources.
- Where appropriate, develop mitigation measures to avoid and/or reduce any adverse effects on any potential architectural resources in consultation with NYCLPC.

#### **TASK 8—URBAN DESIGN AND VISUAL RESOURCES**

According to the *CEQR Technical Manual*, a detailed assessment of urban design and visual resources is undertaken when a proposed action would result in buildings or structures 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. In addition, views to the waterfront (view corridors) are of particular importance.

The RWCDS anticipated as a result of the proposed actions would dramatically alter the appearance of the site by replacing a tennis facility, parking and vacant areas, and a distribution center with a mixed-use development comprised of low-, mid-, and high-rise buildings and open space areas. Development on this prominent waterfront site, which is visible from Manhattan or Brooklyn, would bring a number of new structures of a larger scale and more modern design than the current context. These new structures would alter the urban design character of Sites A and B and immediate area.

This section of the EIS will consider the effects of the proposed actions on the urban design and visual resources of the surrounding area. Tasks will be as follows:

## **Hunter's Point South Rezoning and Related Actions**

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- Define the study area for urban design and visual resources. The study area will be defined during the analysis to encompass the project sites, immediate area, and areas from which the RWCDS would be visible, including the Manhattan waterfront.
- Based on field visits, describe the project sites and the urban design, visual resources, and major view corridors of the study area, using photographs and text as appropriate. Following the guidance outlined in the *CEQR Technical Manual*, the EIS will consider the following urban design characteristics: natural features, block forms, streetscape elements, street patterns and street hierarchy, as well as building bulk, use, type, and arrangement.
- Based on planned development projects, describe the changes expected in the urban design and visual character of the study area that are expected in the future without the proposed actions.
- Assess the potential changes in urban design and visual resources that could result from the proposed actions in the study area.
- Assess the differences between the future without the proposed actions and the future with the proposed actions and evaluate the significance of those changes.

The urban design assessment will focus on the design characteristics of buildings and streets, whereas the visual resources assessment will focus on public view corridors, vistas, or natural or built features that make up an area's visual resources.

### **TASK 9—NEIGHBORHOOD CHARACTER**

The character of a neighborhood is established by numerous factors, including land use patterns; the scale of development; the design of buildings; socioeconomic characteristics, including population and types of housing available; the presence of notable historic, physical, or natural landmarks; and a variety of other features, including traffic and pedestrian patterns, noise, and socioeconomic conditions. The transformation of the project sites from low-rise buildings and vacant areas to fully developed sites with a mix of low-, mid-, and high-rise buildings and a waterfront park would continue the development that has already occurred at Queens West to the north and would certainly alter the character of the immediate surroundings. Therefore, the EIS will include an assessment of neighborhood character. CEQR impact categories that will be considered in the neighborhood character assessment include land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic, and noise. Subtasks include:

- Drawing on other EIS sections, describe the predominant factors that contribute to defining the character of the area;
- Based on planned development projects, public policy initiatives, and planned public improvements, summarize changes that can be expected in the character of the neighborhood in the future without the proposed actions; and
- Drawing on the analysis of impacts in various other EIS sections, assess and summarize the proposed actions' impacts on neighborhood character.

### **TASK 10—HAZARDOUS MATERIALS**

According to the methodology of the *CEQR Technical Manual*, 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. The *CEQR Technical Manual* specifically states that analysis of hazardous materials should be conducted for proposed rezoning of a manufacturing zone to a commercial or residential zone. The EIS will include an analysis of hazardous materials in the project area. Tasks are as follows:

- The potential for hazardous materials to be present will be determined from the Phase I report (which reviews fire insurance and other historical maps; aerial photographs, New York State Department of Environmental Conservation (NYSDEC) and New York City Fire Department records) and Phase II report. Wherever possible, this information will be used to discuss potential contamination on individual parcels.
- The potential for subsurface disturbance (associated with implementation of the overall plan including demolition and decommissioning of existing utilities) will be provided along with the potential for exposure to workers and the community during development of the project sites (i.e., when any subsurface contamination would be exposed and remediated) and to site occupants/users following development (especially more sensitive uses such as residences and schools).
- Based on the potential for impacts from hazardous materials, appropriate and presumptive remedial measures will be described. These measures may include: requirements prior to or during building demolition; testing and remediation of contaminated soil or groundwater prior to or during construction; special measures for the disposal of excavated soil; mitigation measures incorporated into the project design (e.g., venting of soil gas or capping of areas with soil contamination); and measures to protect health and safety during and, if appropriate, after construction.

#### **TASK 11—NATURAL RESOURCES AND WATER QUALITY**

Following the methodologies presented in the *CEQR Technical Manual*, a natural resources assessment is conducted when a natural resource is present on or near a 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.

Sites A and B are located adjacent to the East River and Newtown Creek, and publicly accessible waterfront open space will be a major component of the proposed actions. Stages II, III, and IV of the Queens West project were evaluated previously in a 2001 Joint Permit application to the U.S. Army Corps of Engineers (ACOE) and the New York State Department of Environmental Conservation (NYSDEC), and the project is permitted by the ACOE (Permit No. 2002-00063) and NYSDEC (Permit No. 2-6304-00427/00005). These permits authorize such work as replacement of the bulkhead, constructing a platform over the East River as a viewing area, creating a fishing pier/overlook, installing four new sewer outfalls and rehabilitating four existing outfalls, and creating a new beach area. The permits also include creation of 0.7 acres of low and high marsh wetlands throughout the project area, removal of in-water debris, placement of riprap for shoreline stabilization where possible, and revegetation of uplands adjacent to the waterways. Some of these enhancement measures—wetlands creation,

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retention of piles, beach augmentation, and re-armoring of existing riprap slopes—are to be located within Site A.

The EIS will include an assessment of the proposed actions' effects on natural resources, including water and sediment quality in nearby water bodies and terrestrial and aquatic habitats and wildlife on and near the project sites.

### *WATER QUALITY*

The following tasks will be undertaken for the analysis of water quality:

- Using existing information available from sources such as the New York-New Jersey Harbor Estuary Program (HEP), NYSDEC, and NYCDEP, the USEPA, and the National Oceanic and Atmospheric Administration (NOAA), summarize the existing water quality and sediment conditions of the East River and Newtown Creek within the vicinity of the project sites at a level of detail appropriate to the proposed actions.
- Assess the future conditions for water and sediment quality of the East River and Newtown Creek in the vicinity of the project sites for the No Action condition. This assessment will take into account future improvements to water and sediment quality that would result from ongoing regional projects, such as the HEP and NYCDEP initiatives to minimize discharges from combined sewer outfalls (CSOs).
- Evaluate the proposed actions' consistency with the existing NYSDEC and ACOE permits for Site A.
- Assess the potential effects of the proposed actions on future water and sediment quality of the East River and Newtown Creek. This analysis will consider the potential short- and long-term effects of stormwater discharges to the East River and Newtown Creek during construction and operation of the project, and the discharge of sanitary wastewater from the project sites into the combined sewer system that could in turn result in CSO discharges into Newtown Creek and the East River.
- Discuss potential long-term effects to water quality of the East River in the vicinity of the Bowery Bay Water Pollution Control Plant (WPCP) due to projected increased discharges to the combined sewer system.
- Describe short-term increases in suspended sediment and sediment contaminants into the water column associated with any in-water or shoreline activities.
- Develop mitigation measures to minimize potential effects to water quality, if required.

### *NATURAL RESOURCES*

The following work tasks will be undertaken as part of the natural resource analysis:

- Identify and briefly describe the city, state, and federal regulatory programs that apply to the proposed actions with respect to natural resources, and the permits or approvals that would be required for the construction of the RWCDS. These programs include those that regulate activities in wetlands, such as the New York State Tidal Wetlands Regulations, Section 401 of the Clean Water Act (water quality certification), and the New York State Protection of Waters Regulations administered by NYSDEC, and Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act administered by ACOE.



- Conduct a site visit to describe existing terrestrial habitats and wildlife present at Sites A and B and describe the existing floodplain, terrestrial and aquatic resources at a level of detail appropriate to the proposed actions.
- Assess the future conditions for the natural resources within the vicinity of the project sites without the proposed actions in the 2017 build year. This assessment will take into account future improvements to water and sediment quality from ongoing regional projects described previously under the water quality assessment, and New York City projects implemented to minimize discharges from CSOs to the East River and Newtown Creek.
- Assess the potential impacts to the projected future floodplain, wetlands, aquatic and terrestrial resources from the proposed actions.
- Describe the potential beneficial aquatic habitat improvements associated with wetland creation, beach improvement, and other shoreline enhancements specified in the ACOE and NYSDEC permits for Site A, and the potential long-term beneficial impacts to plants and wildlife from the proposed landscaping of open space areas and other improvements to the East River and Newtown Creek waterfronts.
- Describe existing mitigation measures between NYSDEC, ACOE, and QWDC established as part of the Queens West project.
- Develop mitigation measures as necessary to minimize potential effects to terrestrial and aquatic resources.

#### **TASK 12—WATERFRONT REVITALIZATION PROGRAM**

Sites A and B are located within the boundaries of the City’s Coastal Zone. Therefore, the proposed actions will be assessed for their consistency with the City’s Local Waterfront Revitalization Program (LWRP). The EIS will undertake a detailed analysis of the LWRP’s 10 policies and assess the consistency of the proposed actions with the policies. This review will incorporate the results of the analyses of potential impacts to the resource areas addressed by the LWRP. The waterfront revitalization analysis will draw from various impact analyses throughout the EIS, as relevant. These impact analyses will be based on different study areas reflecting the requirements of each analysis.

#### **TASK 13—INFRASTRUCTURE**

The proposed development of 6,650 residential units and approximately 320,000 square feet of retail and community facilities would place greater demands on the infrastructure systems than in the existing condition or in the future without the proposed actions. In addition, the new street grid and circulations pattern would require changes in the existing water and sewer lines.

This chapter will analyze the demand of the RWCDs for water, generation of sewage, and handling of stormwater. As described in the *CEQR Technical Manual*, due to the size of New York City’s water supply system and the City’s commitment to maintaining adequate water supply and pressure for all users, few actions would have the potential to result in a significant adverse impact on the water supply system. The sewage generation and water usage rates will be from the *CEQR Technical Manual*. The analysis will include the following:

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### WATER SUPPLY

- Describe the existing water distribution system at the project sites, based on information obtained from NYCDEP's Bureau of Water Supply.
- Estimate the water demand for the existing uses on the project sites and the demand that would occur in the future without the proposed actions.
- Estimate the incremental water demand expected with the RWCDs and assess the impacts of that demand on the City-wide water supply system and on the local area water supply system.
- Describe improvements to be made to the local water supply network at the project sites.

### WASTEWATER

- Describe the existing sewer system that serves the project sites (using NYCDEP sewer maps). Describe the current operating conditions at the water pollution control plant serving the project sites, the Bowery Bay WPCP. The latest 12-month average flows to the Bowery Bay WPCP, obtained from NYCDEP, will be presented.
- Estimate existing sanitary sewage generated at the project sites.
- Describe predicted future conditions for 2017. This includes the estimated sanitary sewage that will be generated at the project sites and the projected flows in 2017 to the WPCP, based on NYCDEP's July 2006 projections.
- Describe the Amended Drainage Plan to be developed and implemented at the project sites as a result of the proposed actions. Estimate the sanitary sewage generation for the RWCDs. The effects of the incremental demand on the proposed sewer system and on the Bowery Bay WPCP will be assessed.

### STORMWATER

- Describe the existing runoff characteristics at the project sites, including a description of pervious and impervious surfaces and a calculation of runoff volumes using NYCDEP's "design storm" methodology.
- Estimate the volume of stormwater runoff in the future with the proposed actions, based on NYCDEP's design storm methodology.
- Describe the new separate stormwater system to be installed at Site A to handle stormwater from the new development at Site A in the future with the proposed actions.

## TASK 14—SOLID WASTE AND SANITATION SERVICES

This chapter will assess the RWCDs's generation of solid waste and demand for sanitation service using rates from the *CEQR Technical Manual*. The analysis will:

- Describe existing and expected future solid waste disposal practices in New York City, based on the 2006 Comprehensive Solid Waste Management Plan.
- Estimate the current solid waste generation on the project sites.

- Estimate the solid waste that would be generated by the RWCDS on Sites A and B. Assess the impacts of the RWCDS's solid waste generation on the public and private solid waste collection and disposal systems.

#### **TASK 15—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 RWCDS anticipated as a result of the proposed actions, the EIS will provide an assessment of projected changes in the demand for energy and will describe the effect on existing supply systems. This will include consideration of Con Edison's commitments for new energy infrastructure that would serve new and existing development. Should any construction of new distribution lines or substations be necessary to meet the potential demand, this would also be described in the EIS.

#### **TASK 16—TRAFFIC AND PARKING**

The primary objective of the traffic and parking analysis is to assess whether the proposed actions can be expected to have significant impacts on the roadway network and parking, and to identify and evaluate appropriate mitigation measures to address such impacts. 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). In particular, for projects located within one mile of a subway station but outside of Manhattan, Downtown Brooklyn, Long Island City, and Downtown Flushing, the thresholds for analysis are as follows: 200 residential units; 75,000 gross square feet (gsf) of office development; 10,000 gsf of retail space; 15,000 gsf of restaurant or community facility space; and 60 new public parking spaces. For Long Island City, the thresholds are similar but slightly higher. The RWCDS would greatly exceed the thresholds for residential development (with 6,650 dwelling units), retail space (with 126,500 gsf), and number of parking spaces (estimated at 2,660) and would also exceed the thresholds for community facility space (with a total of 225,000 gsf, including the new school). Therefore, a detailed analysis of the potential traffic and parking impacts of the proposed actions will be provided in the EIS.

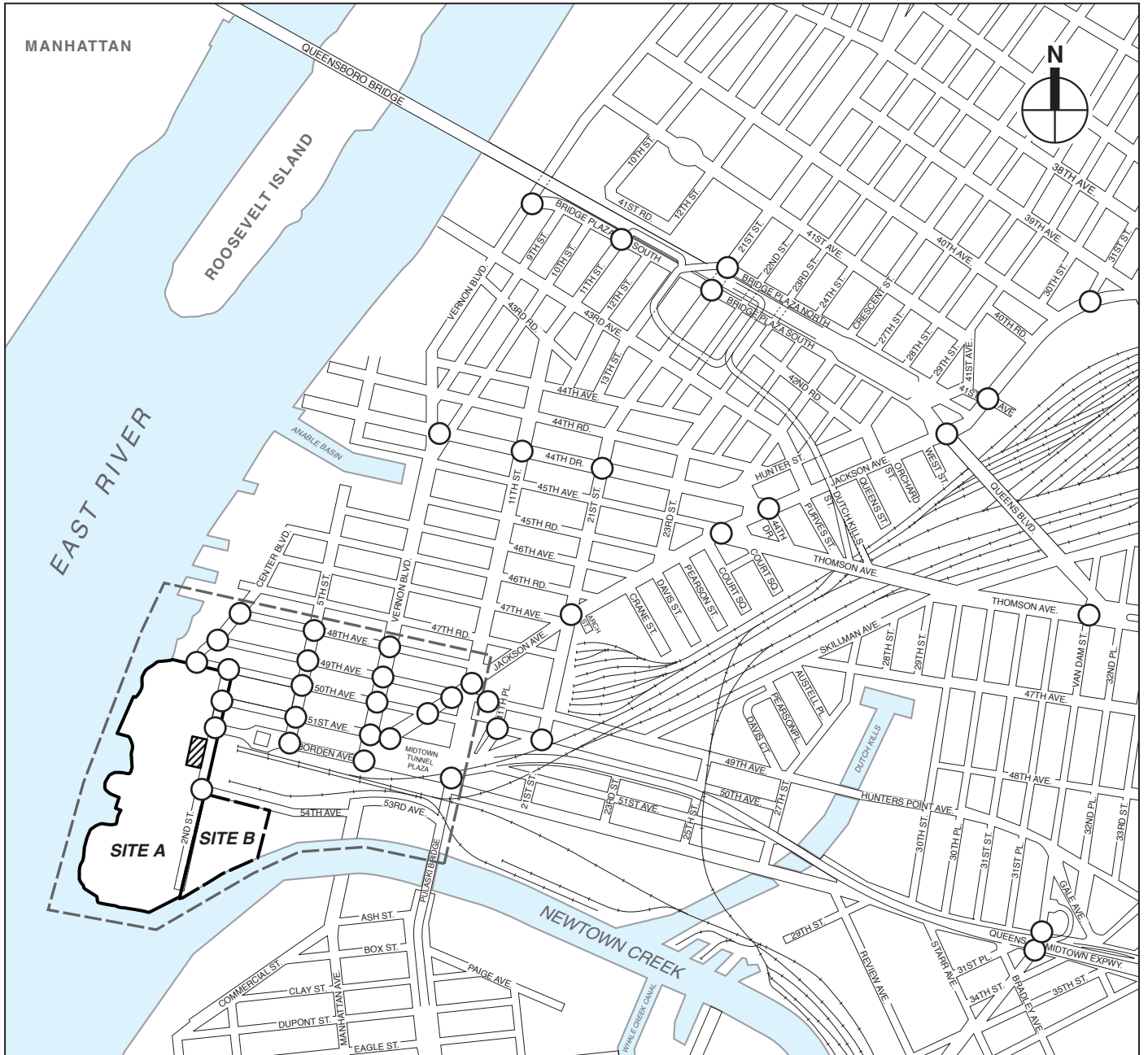
The following tasks will be undertaken:

- Define the primary and secondary traffic study areas encompassing the intersections to be analyzed. These are the intersections where enough traffic might be expected from the proposed actions to raise the possibility that impacts might occur.

##### **Primary Traffic Study Area**

It is anticipated that the primary traffic study area will include 28 intersections closest to the project sites and through which the concentration of project-generated traffic would be most intense (see Figure 6). In general, it is bounded by 48th Avenue to the north, 11th Street to the east, Newtown Creek to the south, and the East River to the west. The primary study area will include all intersections to be created as part of the Hunter's Point South street network. The traffic analysis will evaluate entry points from existing streets into the new street network. The 28 intersections in the primary study area are as follows:

- Center Boulevard at 48th, 49th, 50th, 51st, Borden, 54th, 55th and 56th Avenues



- Site A
- Not Included In Site A
- Site B
- Primary Traffic Study Area
- Intersection to be Analyzed

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- 2nd Street at 50th, 51st, Borden, 54th, 55th and 56th Avenues
- 5th Street at 48th, 49th, 50th, 51st and Borden Avenues
- Vernon Boulevard and 48th, 49th, 50th, 51st and Borden Avenues
- Jackson Avenue and 11th Street (at the foot of the Pulaski Bridge) and at 49th and 51st Avenues
- Borden Avenue and the ramp to/from the Queens-Midtown Tunnel Expressway (QMT) just east of the QMT toll booths (note: it is expected that a significant volume of traffic will enter the eastbound LIE through this intersection, and that Manhattan trips will exit the QMT and head toward the project sites through this location as well)

### **Secondary Traffic Study Area**

The secondary traffic study area will include 17 intersections farther from the project sites, but locations at which a significant volume of project-generated traffic is expected to pass and/or where background traffic conditions are heavily trafficked or are known congestion points (see Figure 6). No traffic-related impacts would be expected at intersections in Brooklyn, since project-generated traffic would be dispersed by the time it reached locations in Brooklyn. The 17 intersections to be included in the secondary study area are as follows:

- 11th Place and 50th Avenue (note: this intersection denotes the ramp entrance to the westbound QMT Expressway and toll plaza area)
  - LIE westbound exit ramp at Van Dam Street
  - Borden Avenue and Van Dam Street
  - Vernon Boulevard at 44th Drive and at Queens Plaza South
  - 11th Street at 44th Drive and at Queens Plaza South
  - 21st Street at Jackson Avenue, 44th Drive, Queens Plaza South and Queens Plaza North
  - Jackson Avenue at Thomson Avenue, 44th Drive, Queens Boulevard, and Queens Plaza North/41st Avenue and at 31st Street
  - Queens Boulevard/Thomson Avenue/Van Dam Street
- Assemble available traffic data that is not more than three years old and conduct new traffic counts where needed. Three peak traffic hours will be analyzed—the weekday AM, midday, and PM peak hours.
  - Tabulate the traffic count data, identify the specific AM, midday and PM peak hours, and prepare balanced traffic volume maps for the three peak traffic analysis hours.
  - Inventory street widths, street directions, number of travel lanes and lane widths, traffic restrictions, parking regulations, signal phasing and timing plans, location of bus stops, midblock driveways, and other data needed to conduct the traffic analyses. Official signal timing plans will be obtained from New York City Department of Transportation (NYCDOT) and discrepancies from field-observed signal timings will be noted and NYCDOT will be advised.
  - Conduct intersection capacity and level of service (LOS) analyses using 2000 *Highway Capacity Manual* procedures, resulting in volume-to-capacity (v/c) ratios, average vehicle delays, and levels of service by lane group and for the overall intersection. Levels of service will be presented in graphical and tabular formats.

- Determine traffic volumes in year 2017 under the future No Build condition and prepare balanced No Build traffic volume maps. This will include an annual background traffic growth rate as specified in the *CEQR Technical Manual* plus traffic expected to be generated by anticipated development projects elsewhere in the primary and secondary traffic study areas. The definition of these “No Action” development projects will be identified in conjunction with Task 2, “Land Use, Zoning, and Public Policy.” The traffic projections for background conditions may be obtained either from those projects’ EISs or from a trip generation analysis to be conducted for them for the No Action condition within this EIS.
- Incorporate changes to the street network that are likely to be in place by the 2017 analysis year including, for example, new traffic signal installations, roadway geometric changes or intersection channelization improvements, parking prohibitions, and signal phasing and timing changes for which commitments have been made by the City either for other projects or which are being implemented otherwise. This will be undertaken in coordination with NYCDOT and NYCDOT.
- Conduct intersection capacity and levels of service analyses for year 2017 No Action conditions using 2000 *Highway Capacity Manual* procedures, resulting in v/c ratios, average vehicle delays, and levels of service by lane group and for the overall intersection. Levels of service results will be presented in graphical and tabular formats.
- Determine the volume of vehicular traffic that the RWCDs is expected to generate in the peak traffic analysis hours using a range of CEQR-compatible sources such as previously certified EIS data, *CEQR Technical Manual* information, and U.S Census data.
- Assign project-generated vehicle trips to the roadway network and through each of the intersections being analyzed, and develop balanced Build traffic volume maps.
- Conduct intersection capacity and levels of service analyses for year 2017 Build conditions using 2000 *Highway Capacity Manual* procedures, resulting in v/c ratios, average vehicle delays, and levels of service by lane group and for the overall intersection. Levels of service results will be presented in graphical and tabular formats. Significant traffic impacts will be identified as per *CEQR Technical Manual* guidelines.
- Identify and evaluate traffic capacity improvements needed to mitigate significant traffic impacts including, for example, new traffic signal installations where needed to mitigate significant traffic impacts at unsignalized intersections, signal phasing and timing modifications, enforcement of existing parking regulations, modifications to existing parking regulations where needed for daylighting at intersection or where needed for full blockfaces, turn prohibitions, lane restriping and/or intersection channelization improvements, and other standard traffic engineering measures.
- Conduct an inventory of on-street and off-street parking spaces within a one-quarter mile radius of the project sites. This will include a mapping of parking lots and garages, a tabulation of their capacities and their occupancies on a typical weekday, and a quantification of the number of available on-street spaces that are legally available for use by future development tenants in the area.
- Project parking usage and availability under year 2017 No Build conditions using the annual background traffic growth rate and new parking facilities expected to be operational in 2017 and their expected occupancy levels.

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- Develop parking accumulation estimates for the RWCDS using overnight parking demand based on the 2000 Census and the parking index that will be proposed for the development's parking garages and profiles of in/out activity by hour of the day.
- Using the parking accumulation estimates for the RWCDS, assess parking utilization for on- and off-street parking facilities for the AM, midday, and PM peak periods. Identify projected parking shortfalls, if any, and identify measures to alleviate such shortfalls.

### **TASK 17—TRANSIT AND PEDESTRIANS**

If a project exceeds the thresholds for traffic and parking analyses, then a preliminary trip generation analysis is often conducted to determine whether transit and pedestrian analyses should be conducted. Pedestrian analyses are often conducted if an action would result in residential or office projects that are 50 percent greater than the thresholds described above for traffic and parking. Given the scale of the anticipated new development, the proposed actions would certainly introduce more than 200 new transit riders during the peak hour and would introduce a large number of new pedestrians on the nearby sidewalks. The transit and pedestrians analysis will incorporate project-related components, assess whether the proposed actions can be expected to result in significant impacts, and evaluate appropriate mitigation measures to address such impacts. The specific elements of this analysis are as follows:

- Define transit analysis components to be analyzed. The subway analysis will encompass station circulation and control area elements at the Vernon Boulevard/Jackson Avenue and the 23rd Street/Ely Avenue subway stations and line-haul conditions on the No. 7 and E/V subway lines. The bus analysis will assess existing and future loading conditions of the nearest local bus routes (Q103 and B61). No analysis will be conducted of the LIRR stations at Long Island City or Hunterspoint Avenue, since it is unlikely that a substantial number of commuters residing at the new development at Hunter's Point South and Site B would travel to or from work via these stations.
- Define pedestrian study areas to be analyzed. It is assumed that the new sidewalks, crosswalks, and corner reservoirs would be designed to be adequate in size for the population anticipated in the RWCDS. The assessment of potential pedestrian impacts will therefore be conducted for likely routes to nearby subway stations, where pedestrian trips would concentrate. These locations include the intersections at Vernon Boulevard at 50th, 51st, and Borden Avenues.
- Collect ridership and pedestrian data. For the transit analyses, existing data on station stairwells, control areas, line-haul levels, and bus loading will be collected via a combination of new counts during the weekday AM and PM peak periods and data requests to NYCT. Pedestrian data will be gathered for the weekday AM, midday, and PM peak periods.
- Determine the existing capacities and levels of service along or through critical elements of the two subway stations in accordance with *CEQR Technical Manual* and/or New York City Transit design criteria. Evaluate existing line-haul conditions at the East River portal stations in both Queens and Manhattan for the No. 7 and E/V subway lines. Project future No Action and Build volumes at these stations and along the each of the subway lines. Identify potential significant impacts and mitigation measures, if necessary, in consultation with NYCT.

- Detail existing, future No Action, and future Build conditions for nearby bus routes. Potential significant impacts and feasible mitigation measures will be identified.
- Based on the survey of existing usage levels described above and future travel demand projections, discuss the potential need to expand future ferry service at the site.
- Evaluate area crosswalks, corners, and adjoining sidewalks. Where necessary, appropriate measures will be recommended to mitigate potential significant pedestrian impacts.
- Compile accident data for the most recent three-year period to identify high pedestrian/bicycle accident locations. Information obtained for these locations will be assessed to determine specific accident trends, geometric deficiencies, and operational issues. Where necessary, safety improvement measures will be recommended.
- Qualitatively assess bicycle transit within the rezoning area, including existing and proposed on-street bicycle lanes as part of the City's bicycle network.

#### **TASK 18—AIR QUALITY**

With 6,650 new residential units, the number of project-generated trips will exceed the *CEQR Technical Manual* air quality analysis screening threshold of 50 vehicles in the peak hour (which is the threshold for projects proposed in the area of Queens that includes downtown Long Island City and the Hunter's Point waterfront) at a number of locations within the study area. Thus, an analysis of mobile emissions air quality impacts will be conducted to determine carbon monoxide (CO) levels. In addition, the RWCDS under the proposed actions would include new parking facilities; therefore, the mobile source CO analysis will account for the additional impacts from these sources.

In addition, an analysis of particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) from mobile sources due to the potential traffic volumes generated by the proposed actions will be conducted at the locations where the greatest potential for project-related increases would occur.

The proposed actions would introduce new stationary sources of air pollution in the form of stacks from each new building's heating, ventilation, and air conditioning (HVAC) systems. Therefore, a stationary source analysis will be conducted to evaluate the potential for impacts from the HVAC systems on the surrounding area. The stationary source air quality impact analysis will determine the effects of emissions from the RWCDS on pollutant levels (i.e., sulfur dioxide, carbon monoxide, particulate and/or nitrogen dioxide concentrations). In addition, the proposed actions would bring new sensitive uses (i.e., residences, a school, parks) near an existing manufacturing district, raising the possibility of adverse effects from any air pollutants emitted in the manufacturing district. Therefore, an analysis to examine the potential for impacts on new residents of the RWCDS from industrial emissions will be performed.

#### **MOBILE SOURCE ANALYSES**

- Gather existing air quality data. Collect and summarize existing ambient air quality data for the study area. Specifically, ambient air quality monitoring data published by NYSDEC will be compiled for the analysis of existing and future conditions.
- Determine receptor locations for the CO microscale analysis. Select critical intersection locations in the study area, and outside the study area, based on data obtained from the



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traffic analysis conducted for the EIS. At each intersection, multiple receptor sites will be analyzed in accordance with CEQR guidelines.

- Select dispersion model. The EPA CAL3QHC screening model will be used for less congested locations. EPA's CAL3QHCR refined intersection model will be used at intersections that are found to exceed CO standards or de minimis criteria using the CAL3QHC screening model, and for the PM<sub>10</sub>/PM<sub>2.5</sub> intersection analysis. For this analysis, five years (2001-2005) of meteorological data from nearby La Guardia Airport and concurrent upper air data from Brookhaven, New York will be utilized for the simulation program.
- Select emission calculation methodology and "worst-case" meteorological conditions. Vehicular cruise and idle emissions for the dispersion modeling will be computed using EPA's MOBILE6.2 model. For the "worst-case" analysis (at screening locations), conservative meteorological conditions to be assumed in the dispersion modeling are a 1 meter per second wind speed, Class D stability, and a 0.70 persistence factor. In addition, the *CEQR Technical Manual* recommended winter temperature of 43 degrees Fahrenheit will be used as input to the model.
- At each mobile source microscale receptor site, calculate maximum 1- and 8-hour CO concentrations for existing conditions, the future conditions without the proposed actions and the future conditions with the proposed actions. Vehicle classification counts and speed data collected during collection of traffic data for the EIS will be used in this assessment. Maximum 24-hour and annual PM<sub>10</sub> and PM<sub>2.5</sub> concentrations will be determined for the future conditions without the proposed actions and the future conditions with the proposed actions. CO concentrations will be determined for up to three peak periods for one analysis year and program. No field monitoring will be included as part of these analyses.
- Assess the potential CO impacts associated with new parking facilities anticipated in the RWCDs. Information on the conceptual design of the parking facilities will be employed to determine potential off-site impacts from emissions. A screening analysis to identify the potential for impacts related to carbon monoxide will be used following the procedures suggested in the *CEQR Technical Manual* for parking facilities to determine maximum potential worst-case impacts. Cumulative impacts from on-street sources and emissions from the proposed parking facilities will be calculated where appropriate.
- Compare existing and future levels with standards. Future CO pollutant levels with and without the proposed actions will be compared with the National Ambient Air Quality Standards (NAAQS) to determine compliance with standards, and the City's CO de minimis and PM<sub>2.5</sub> interim guidance criteria will be employed to determine the impacts of the proposed actions.
- Determine the consistency of the proposed actions with the strategies contained in the State Implementation Plan (SIP) for the area. At any receptor sites where violations of standards are predicted, analyses would be performed to determine what mitigation measures would be required to attain standards.
- Examine mitigation measures, as necessary.

*STATIONARY SOURCE ANALYSES*

- A stationary source screening analysis will be conducted to determine the potential impacts of the RWCDS, as well from existing or proposed large facilities within 1,000 feet of the project sites, as well as commercial, institutional, or large-scale residential developments within 400 feet of the project sites. These facilities could include the existing residential buildings in Queens West to the north of the project sites, as well as the industrial uses adjacent to the existing Anheuser-Busch facility. Project-on-project impacts will also be determined, where applicable. The screening analyses will use the procedures outlined in the *CEQR Technical Manual*.
- A field survey will be performed to identify any manufacturing or processing facilities within 400 feet of Sites A and B. NYCDEP's Bureau of Environmental Compliance (BEC) files, EPA's envirofacts and NYSDEC's *Air Guide 1* will be examined to determine if there are permits for any industrial facilities that are identified. A review of federal and state permits will also be conducted. Based on this information, a determination will be made of whether further detailed analysis is necessary. If warranted, the AERMOD dispersion model screening database will be used to estimate the short-term and annual concentrations of critical pollutants at the potential receptor sites. Predicted worst-case impacts on the project will be compared with the short-term guideline concentrations (SGC) and annual guideline concentrations (AGC) reported in NYSDEC's DAR-1 AGC/SGC Tables (December 2003) to determine the potential for significant impacts. In the event that violations of standards are predicted, measures to reduce pollutant levels to within standards will be provided.

**TASK 19—NOISE**

According to the *CEQR Technical Manual*, a noise analysis may be appropriate if an action would generate new mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis of mobile source noise is typically required if an action generates or reroutes vehicular traffic, resulting in the potential for a doubling of traffic at any given location. Mobile source noise analyses are also warranted for actions near heavily trafficked thoroughfares or near (and with a direct line of site to) railroad lines or rail activity. Analyses of stationary source noise are warranted for projects that introduce new stationary sources of noise (including playgrounds) near sensitive receptors, or that introduce sensitive receptors near stationary sources of noise. The proposed actions would introduce a substantial amount of new vehicular traffic to the project sites and surrounding area. Therefore, a noise analysis is warranted and will be performed for the EIS. Building attenuation required to provide acceptable interior noise levels will also be examined and discussed in the EIS.

The noise study will focus on assessing: (1) potential noise impacts due to project-generated traffic; and (2) the level of attenuation needed in project-developed buildings to satisfy CEQR requirements. The methodologies and impact criteria used for the noise analyses will satisfy all applicable regulations, including CEQR requirements.

The noise study will include the following tasks:

- Select appropriate noise descriptors. Appropriate noise descriptors that characterize the noise environment and the impact of the proposed development will be selected. Based on criteria outlined in the *CEQR Technical Manual*, the 1-hour equivalent ( $L_{eq(1)}$ ) and, where appropriate, the  $L_{10}$  noise levels will be examined.

## Hunter's Point South Rezoning and Related Actions

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- Perform a screening analysis to determine locations where there is the potential for significant impacts due to the proposed actions. In general, these locations would be places where traffic generated by the proposed actions would have the potential to result in a doubling of passenger car equivalents (PCEs). Proportional modeling techniques will be used for this screening analysis.
- Select receptor locations for detailed analysis. Two types of receptor sites will be selected: receptor sites for detailed impact analysis, and receptor sites for building attenuation purposes. Receptor sites selected for impact analysis will be those locations where the proposed actions has the potential for significant impact (based upon a screening analysis that will look for a doubling of PCEs), and are likely to include:
  - Jackson Avenue between 50th and 51st Avenues
  - Vernon Boulevard between 49th and 48th Avenues
  - 50th Avenue between Vernon Boulevard and 5th Street
  - 51st Avenue between Vernon Boulevard and 5th Street

These receptor sites will include locations where the proposed actions would have the greatest potential to affect ambient noise levels. Receptor sites for building attenuation purposes will be locations where building design measures would be necessary to satisfy the interior noise level criteria outlined in the *CEQR Technical Manual*.

- Measure existing noise levels. At each of the receptor sites identified above, existing noise levels will be measured during three time periods—weekday AM, midday, and PM peak periods. Measurements will be made using a Type 1 instrument, and  $L_{eq}$ ,  $L_1$ ,  $L_{10}$ ,  $L_{50}$ , and  $L_{90}$  values will be recorded.
- Calculate existing noise levels. Existing noise levels will be calculated at each impact receptor site using the Federal Highway Administration (FHWA) Traffic Noise Model, TNM 2.5 model. Calculated values will be compared with measured noise levels. Where necessary, adjustment factors will be calculated to account for noise from sources other than modeled nearby roadways.
- Determine future noise levels without the proposed actions. At each of the impact receptor locations, noise levels without the proposed actions will be determined using the TNM model and predicted No Build traffic (i.e., volumes, vehicle mixes, and speeds) for the analysis year of 2017.
- Determine future noise levels with the proposed actions for the 2017 analysis year. At each of the impact receptor locations, noise levels with the proposed actions will be determined using the TNM model and predicted Build traffic (i.e., volumes, vehicle mixes, and speeds). For proposed residential sites, noise from nearby stationary sources will be included in the analyses.
- Compare noise levels with impact evaluation criteria. Existing noise levels and future noise levels, both with and without the project, will be compared with the noise impact criteria contained in the *CEQR Technical Manual* to determine impacts of the proposed actions.
- Determine the level of building attenuation required. For the buildings analyzed as part of the RWCDS, the level of attenuation and the types of measures necessary to achieve the attenuation specified in the *CEQR Technical Manual* will be examined.

- Examine mitigation measures, if necessary. Recommendations of measures to attain acceptable interior noise levels and to reduce noise impacts to acceptable levels will be made.

## **TASK 20—CONSTRUCTION IMPACTS**

The EIS will assess potential construction-related impacts associated with the proposed actions. Construction impacts will be evaluated according to *CEQR Technical Manual* guidelines. 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 proposed actions would result in the construction of nine new buildings as well as associated roadways, infrastructure, and parkland. This construction would take place over a period of approximately eight years, although each individual building would typically be under construction for approximately two years. Therefore, the construction would be similar to what is taking place today at the Queens West site to the north of the project sites. As with any large construction project, construction activity would likely be noisy and disruptive at times to nearby uses. This disruption would be most likely to disturb residents of completed buildings at Queens West, and, as buildings at Sites A and B are completed, the residents in the project buildings themselves.

The likely construction schedule for development under the RWCDS and an estimate of activity on the project sites will be described. Construction impacts will be evaluated according to the CEQR Technical Manual guidelines. The construction analysis will be largely qualitative, focusing on areas where construction activities may pose specific environmental problems. As part of the qualitative discussion, the EIS will consider the temporary effects of ongoing project construction on project buildings that could be occupied within the project sites. Technical areas to be analyzed include:

- **Historic Resources.** Any potential construction-period impacts on architectural and/or archaeological resources will be considered, as appropriate.
- **Traffic and Parking.** The construction chapter will identify the peak construction time period and quantify the volume of construction trucks and construction workers expected to travel to and from the construction sites by auto or taxi. The EIS will make determinations of the trip origins of construction trucks and construction worker vehicle trips and prepare an assignment of these trips to the roadway network approaching and leaving the site. The remainder of the traffic analysis will be qualitative. It will consist of a comparison of traffic volumes expected on the roadway network from the proposed actions (i.e., Build increments) to those expected during construction and a projection on where significant traffic impacts might be expected and what types of mitigation measures might be needed.

The amount of parking needed by construction workers will be estimated and an evaluation of the ability of area streets and off-street parking facilities to accommodate this demand will be made. Should a parking shortfall during peak construction periods be identified, this will be documented in the EIS.

- **Transit and Pedestrians.** The EIS will consider the potential effects the construction activity may have on transit service availability and accessibility.
- **Air Quality.** The construction air quality impact section will contain a qualitative discussion of both mobile air source emissions from construction equipment and worker and delivery

## **Hunter's Point South Rezoning and Related Actions**

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vehicles, and fugitive dust emissions from site grading, filling, and excavation activities associated with the proposed actions. It will discuss measures to reduce impacts.

- Noise. The construction noise impact section will contain a qualitative discussion of noise from construction activity.
- Hazardous Materials. In conjunction with Task 10, “Hazardous Materials,” the EIS will summarize actions to be taken during construction of the RWCDS to limit exposure of construction workers to potential contaminants.
- Natural Resources. In conjunction with Task 11, “Natural Resources,” the EIS will summarize actions to be taken during construction of the RWCDS to avoid impacts on natural resources, including any wetlands, surface waters, and wildlife.
- Other Technical Areas. As appropriate, this section will discuss the other areas of environmental assessment for potential construction-related impacts.

### **TASK 21—PUBLIC HEALTH**

According to the *CEQR Technical Manual*, public health comprises the activities that society undertakes to create and promote a community’s wellness. The *CEQR Technical Manual* states that a public health assessment may be warranted if a project would increase vehicular traffic or emissions from stationary sources; potentially increase exposure to heavy metals and other contaminants; create potentially significant noise impacts on sensitive receptors; or result in an exceedance of accepted federal, state, or local standards. Using the analyses prepared as part of the EIS, a summary chapter that discusses the proposed actions’ potential to affect public health will be prepared. This will use the latest information available from NYCDEP and the New York City Department of Health, as appropriate.

### **TASK 22—MITIGATION**

Where significant project impacts have been identified in the analyses discussed above, measures that can be used to avoid or mitigate those impacts to the maximum extent practicable will be identified. This task summarizes the findings of the relevant analyses and discusses potential mitigation measures. Where impacts cannot be mitigated, they will be described as unavoidable adverse impacts.

### **TASK 23—ALTERNATIVES**

The purpose of an alternatives analysis is to present reasonable options for reducing or eliminating project impacts while substantively meeting project goals and objectives; to demonstrate a reasonable range of options to the proposed action; and to compare potential impacts under alternative approaches for meeting project objectives. Specific alternatives to be analyzed will include a Reduced Impact Alternative, which considers a revised project that avoids some or all of the significant adverse impacts identified in the EIS analyses for the proposed actions; a General Project Plan Alternative, in which the program currently permitted by the GPP in place for Site A would be developed; and an M3-1 zoning alternative in which Site A is redeveloped in conformance with its existing zoning, as if no GPP were in place for the site. As required by 6 NYCRR Part 617 (5)(v), the EIS will also include a description of a No Action alternative, which describes the conditions that would exist in the future if the proposed actions were not implemented. For each of the alternatives, the EIS will provide a description of

the alternative and a discussion that compares the impacts of the alternative to those of the proposed actions. The analysis of each alternative will be largely qualitative, except where impacts of the project have been identified. Mitigation measures will be identified, if necessary.

**TASK 24—EXECUTIVE SUMMARY**

The executive summary will utilize relevant material from the body of the EIS to describe the proposed actions and RWCDs, the necessary approvals, environmental impacts predicted to occur, measures to mitigate those impacts, unmitigated and unavoidable impacts (if any), and alternatives to the proposed actions.

**TASK 25—OTHER CHAPTERS**

As required by CEQR, the EIS will include chapters that examine the trade-offs between project objectives and identified impacts. These chapters will include a discussion of:

- Unavoidable Adverse Impacts. This section will discuss those impacts identified in the EIS analyses which are significant and adverse, but unavoidable regardless of the mitigation used.
- Growth-Inducing Aspects. This section will assess potential impacts that may result from off-site development that might occur as a result of the proposed actions. These impacts are generally referred to as secondary impacts.
- Irreversible and Irretrievable Commitment of Resources. This section will summarize potential short-term and long term impacts from the loss of environmental resources, both man-made and natural resources, as a result of implementation of the proposed actions. \*

**ATTACHMENT A**

## **Response to Comments on Draft Scope of Work for Draft Environmental Impact Statement**

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### **A. INTRODUCTION**

This document summarizes and responds to comments on the Draft Scope of Work (Draft Scope), issued on October 12, 2007, for the preparation of the Draft Environmental Impact Statement (DEIS) for the Hunter's Point South Rezoning and Related Actions project. A public scoping meeting, chaired by the Office of the Deputy Mayor for Economic Development, was held on November 15, 2007 in two sessions to solicit public comments on the draft scope of work for the environmental analysis. Oral and written comments were received during these sessions of the public meeting and written comments were accepted through the end of the public comment period on November 30, 2007. Comments were also accepted through the New York City Economic Development Corporation (NYCEDC) website and have also been included.

Section B lists the elected officials, agencies, organizations, and individuals that provided comments on the Draft Scope.

All comments submitted during the public comment period are summarized and responded to in Section C, below. These summaries convey the substance of the comments made, but do not necessarily quote the comments verbatim. Comments are organized by subject and generally parallel the chapter structure of the proposed DEIS. When more than one commenter expressed similar views, those comments have been grouped and addressed together. Where relevant and appropriate, substantive changes and other edits to the Draft Scope have been incorporated into the Final Scope of Work.

### **B. LIST OF ORGANIZATIONS AND INDIVIDUALS WHO COMMENTED ON THE DRAFT SCOPE**

#### **ELECTED OFFICIALS, PUBLIC AGENCIES, AND COMMUNITY BOARDS**

1. Joe Conley, President, Queens Community Board No. 2, oral comments (Conley-CB2)
2. Elgeo Harris, representing New York City Council Member Eric Gioia, oral comments (Harris)
3. Irving Poy, representing Helen Marshall, Queens Borough President, oral comments (Poy)
4. Terrell Estes, Director, Office of City Project Review, New York City Department of Environmental Protection (Estes-NYCDEP), written comments dated November 30, 2007
5. Malgorzata Pawluszko, Project Manager, Office of City Project Review, New York City Department of Environmental Protection (Pawluszko-NYCDEP), written comments dated December 24, 2007



**ORGANIZATIONS AND INTERESTED PUBLIC**

The commenters indicated by an asterisk (\*) below signed and submitted to NYCEDC a copy of a form letter that was prepared in both English and Spanish by Queens Congregations United for Action and Our Lady of Mount Carmel church in Astoria, New York. See Section C, "Affordable Housing," below for the verbatim English version of the comments in the form letter.

6. Ana Alegria\*, written comments
7. Rosa Alegria\*, written comments
8. Maria Alinea-Bravo\*, written comments
9. Aurora Amado\*, written comments
10. Mary Amardile\*, written comments
11. Blanca Angulo\*, written comments
12. Iris Arabadico\*, written comments
13. P. Arandi\*, written comments
14. Dolly Aranzo\*, written comments
15. Carlos Arevalo\*, written comments
16. Robert Ardini, comments submitted through NYCEDC website
17. Jannette Arguilo\*, written comments
18. Daisy Arias\*, written comments
19. Jesus Arias\*, written comments
20. Alex Ayala\*, written comments
21. Paul Backstrom, comments submitted through NYCEDC website (Backstrom)
22. Rosa Baldo\*, written comments
23. Consuela Baraherra\*, written comments
24. Ricardo Barrera\*, written comments
25. Maria Bedoya\*, written comments
26. Cristobal Bermeo\*, written comments
27. Obdulia Bermeo\*, written comments
28. Anna Bertolotti\*, written comments
29. Delphine Bertolotti\*, written comments
30. John Boyce\*, written comments
31. Edmund Brady\*, written comments
32. Ciro Bravo\*, written comments
33. Maricela Briones\*, written comments

34. Ernest Brooks, written comments (Brooks)
35. K. Brown\*, written comments
36. Winifred Burke\*, oral and written comments (Burke)
37. E. Cacchioloi\*, written comments
38. Betty Caffrini\*, written comments
39. Valentia Calderaz\*, written comments
40. Mercedes Caldron\*, written comments
41. Maria Calleja\*, written comments
42. Transita Callejas\*, written comments
43. Louiselle Camilleri\*, written comments
44. Frances Camisa\*, written comments
45. Maria Camisa\*, written comments
46. Maria Campos\*, written comments
47. Daniel Caraballo\*, written comments
48. Noreen Caraher\*, written comments
49. Fransisca Carela\*, written comments
50. Angela Caridi\*, written comments
51. Gina Caridi\*, written comments
52. Crispin Carrera\*, written comments
53. Amy Carroll\*, written comments
54. William Carroll\*, written comments
55. Candido Caseres\*, written comments
56. Ann Cassella\*, written comments
57. Ana Castillo\*, written comments
58. Evelyn Castroverde\*, written comments
59. M.D. Castroverde\*, written comments
60. Teodora Cazares\*, written comments
61. Fanny Cedeno\*, written comments
62. Marcela Cedeno\*, written comments
63. Milagros Centeno\*, written comments
64. Nicola Chabla\*, written comments
65. Andrea Chaparro\*, written comments
66. Jose Checo\*, written comments

## **Hunter's Point South Rezoning and Related Actions**

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67. Luis Ciamani\*, written comments
68. Mary Ciasciaruso\*, written comments
69. Mary Ann Colgan\*, written comments
70. Joselin Collado\*, written comments
71. Edward Collins\*, written comments
72. Luis Colon\*, written comments
73. Liza Concepcion\*, written comments
74. Belkis Conde\*, written comments
75. Nina Coneos\*, written comments
76. Elena Conte, Public Policy Organizer, Pratt Center for Community Development, oral comments (Conte)
77. Bertha Cordova\*, written comments
78. Javier Cordova\*, written comments
79. J. Jose Correa\*, written comments
80. Daniel Cortes\*, written comments
81. Luisa Cortes\*, written comments
82. Ismael Crespo\*, written comments
83. Laura Crieria\*, written comments
84. Adriana Cruz\*, written comments
85. Gamaciel Cruz\*, written comments
86. Eduardo Cubas\*, written comments
87. Gloria Cubano\*, written comments
88. Michelle Cyr\*, written comments
89. Filipinas Dacuycuy\*, written comments
90. Anna D'Angelo\*, written comments
91. Anna Debartolo\*, written comments
92. Norma De La Cruz\*, written comments
93. Lina Del Plato\*, written comments
94. Mario Del Plato\*, written comments
95. Augusto DePass\*, written comments
96. Nancy DePass\*, written comments
97. Carmen Diaz\*, written comments
98. Lilia Diaz\*, written comments

99. Nancy DiMeglio\*, written comments
100. Leonard DiVittorio\*, written comments
101. Marianna DiVittorio\*, written comments
102. Manuel Domenech\*, written comments
103. Leonardo Dominguez\*, written comments
104. Calogesa Downing\*, written comments
105. Jerry Drobenko\*, written comments
106. Irene Dura\*, written comments
107. Bernard Ente, comments submitted through NYCEDC website
108. Bonnie Esquilin\*, written comments
109. Maria Estevez\*, written comments
110. Mariela Estevez\*, written comments
111. Maria Fajardo\*, written comments
112. Mary Fergus\*, written comments
113. Alberto Fernandez\*, written comments
114. Apeida Fernandez\*, written comments
115. Josephine Ferrari\*, written comments
116. Linda Ferrari\*, written comments
117. Andrew Fine, A. Fine Company, Inc., oral comments (Fine)
118. Beatrice Fink\*, written comments
119. Mary Finn\*, written comments
120. Kathleen Fitzval\*, written comments
121. Olga Florentino\*, written comments
122. Carlos Flores\*, written comments
123. Cecilia Flores\*, written comments
124. Maria Flores\*, written comments
125. Oscar Flores\*, written comments
126. Gladys Fonseca\*, written comments
127. Luis Fonseca\*, written comments
128. Luis Forero\*, written comments
129. Emily Francesconi\*, written comments
130. Amanda Fuertes\*, written comments
131. Baudilio Fuertes\*, written comments

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132. Domingo Funes\*, written comments
133. Rosa Funes\*, written comments
134. Jonathan Furlong, Community Organizer, Habitat for Humanity–New York City, oral comments (Furlong)
135. Martha Galindo\*, written comments
136. Charito Garcia\*, written comments
137. Jorge Garcia\*, written comments
138. Nancy Garcia\*, written comments
139. Rosa Maria Garcia\*, written comments
140. Jose Garnicon\*, written comments
141. Marilyn Gazzara\*, written comments
142. Liliana Gilbert\*, written comments
143. Agnes Gill\*, written comments
144. Christina Gilligan\*, written comments
145. Germania Gomez\*, written comments
146. Antonio Gonzalez\*, written comments
147. Cristina Gonzalez\*, written comments
148. Micaela Gonzalez\*, written comments
149. Reyna Gonzalez, oral comments (R. Gonzalez)
150. Marina Goris\*, oral and written comments (Goris)
151. A.M. Gouda\*, written comments
152. Luis Gualotuma\*, written comments
153. Amada Guanopatiu\*, written comments
154. Patricia Guerrero\*, written comments
155. Abraham Guevara\*, written comments
156. Cynthia Guevara\*, written comments
157. Luis Guillen\*, written comments
158. Marcos Guiracocha\*, written comments
159. Edwin Guomonlo\*, written comments
160. Johanna Hank\*, written comments
161. Leonor Hauracocha\*, written comments
162. Jason He\*, written comments
163. William Herbst, written comments (Herbst)

164. Alejandro Hernandez\*, written comments
165. Argentina Hernandez\*, written comments
166. Cathy Hernandez\*, written comments
167. Cecelia Hernandez\*, written comments
168. Cesar Hernandez\*, written comments
169. Gladys Hernandez, oral comments (G. Hernandez)
170. Janet Hernandez\*, written comments
171. Miguel Hernandez\*, written comments
172. Natividad Hernandez, Centro Hispano Cuzcatlan and Queens for Affordable Housing Coalition, oral comments (N. Hernandez)
173. Pablo Hernandez\*, written comments
174. Pilar Hernandez\*, written comments
175. Viola Hidalgo\*, written comments
176. Patricia Hines\*, written comments
177. Euridice Horowitz\*, written comments
178. Frances Hussey\*, written comments
179. Marian Intindoli\*, written comments
180. Jess Jaquez\*, written comments
181. Angel Jacinto\*, written comments
182. Gloria Jankowski\*, written comments
183. Carlos Javier\*, written comments
184. Ramona Jimenez\*, written comments
185. Angel Joa\*, written comments
186. Juana Jofat\*, written comments
187. Rosa Jofat\*, written comments
188. Crespo Junco\*, written comments
189. Rosario Junco\*, written comments
190. Isabella Katelas\*, written comments
191. Michael Kelly, former Director of Operations for Queens West Development Corporation, oral comments (Kelly)
192. Francisco Lara\*, written comments
193. Victor Lazo\*, written comments
194. Benjamin Legieri\*, written comments

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195. Remedios Legieri\*, written comments
196. Martina Lema\*, written comments
197. Angela Lennihan\*, written comments
198. Manuel Liguicota\*, written comments
199. Olga Liriano\*, oral and written comments (Liriano)
200. Katyrea Llerena\*, written comments
201. Alfredo Lockhart\*, written comments
202. Galo Lopez\*, written comments
203. Isaias Lopez\*, written comments
204. Jacqueline Lopez\*, written comments
205. Juan Lopez\*, written comments
206. Julian Lopez\*, written comments
207. America Lozada\*, written comments
208. Luis Lucero\*, written comments
209. Nelly Lucero\*, written comments
210. Maria Luna\*, written comments
211. Mariana Lupercio\*, written comments
212. F. Lurey\*, written comments
213. Cleotilde Lutrisgo\*, written comments
214. Luz Malabrigo\*, written comments
215. Leyda Mamiam\*, written comments
216. Dalia Marin\*, written comments
217. Luis Marin\*, written comments
218. Babel Martinez\*, written comments
219. Bellis Martinez\*, written comments
220. Consuelo Martinez\*, written comments
221. Claudia Martinez\*, written comments
222. Yuko Matsuoka\*, written comments
223. Maria Mazza\*, written comments
224. John McCluskey, comments submitted through NYCEDC website
225. JaneAnn McGettrick\*, written comments
226. Aleida Mejia\*, written comments
227. Dayonel Mejia\*, written comments

228. Jonathan Mejia\*, written comments
229. Modesto Mejia\*, written comments
230. Omar Mella\*, written comments
231. Dominga Mena\*, written comments
232. Gregorio Mendez\*, written comments
233. Miguel Mendoza\*, written comments
234. Olga Menoz\*, written comments
235. Rebecca Mercado\*, written comments
236. Rose Messa\*, written comments
237. Georgina Molina\*, written comments
238. Maximo O. Molina, oral comments (M. Molina)
239. Rosanna Molina\*, written comments
240. Mario Momi\*, written comments
241. Miriam Monta\*, written comments
242. Estheza Montenegro\*, written comments
243. Luis Montes\*, written comments
244. Maria Mora\*, written comments
245. Jaime Morales, written comment (J. Morales)
246. Maria De Carmen Morales\*, written comments
247. Prudencia Morales\*, written comments
248. Farzana Morshed, Queens Community House, oral comments (Morshed)
249. Beverly Mosquitta\*, written comments
250. Jacqueline Moturi\*, written comments
251. Penuel Moturi\*, written comments
252. Bridget Murray\*, written comments
253. Boris Musich, comments submitted through NYCEDC website
254. Laura Musich, comments submitted through NYCEDC website
255. Linda Musich\*, written comments
256. Ana Namos\*, written comments
257. Elizabeth Ng\*, written comments
258. Rosa Nunez\*, written comments
259. Rosary Nuoni\*, written comments
260. Serafina O'Connell\*, written comments



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261. Roma O'Hara\*, written comments
262. Myrian Olarte, oral comments (Olarte)
263. Ann O'Neill\*, written comments
264. James O'Neill\*, written comments
265. Rosa Orellana\*, written comments
266. Andrea Orihuela\*, written comments
267. Angel Orihuela\*, written comments
268. Nora Grajales Orozco\*, written comments
269. Claudia Ortega\*, written comments
270. Jorge Ortega\*, written comments
271. Bertha Ortiz\*, written comments
272. Libardo Osgina\*, written comments
273. Laura O'Shea\*, written comments
274. Eliana Panora\*, written comments
275. Janet Panora\*, Our Lady of Sorrows Catholic Church and Queens Congregation for United Action, oral and written comments (J. Panora)
276. Victor Panora\*, written comments
277. Celina Parra\*, written comments
278. Angela Patinella\*, written comments
279. Lucille Patinella\*, written comments
280. Leidia Patio\*, written comments
281. Frances Peace\*, written comments
282. Arlene Pena\*, written comments
283. Jaime Garcia Perez\*, written comments
284. Peter Perroni\*, written comments
285. Doris Falzin Philiass\*, written comments
286. Elva Pichardo\*, written comments
287. Edgar Pineda\*, written comments
288. Peter Pisapia, comments submitted through NYCEDC website
289. Cynthia Porter-Smith, Antioch Baptist Church of Corona and Queens Congregation for United Action, oral comments (Porter-Smith)
290. Maria Puma\*, written comments
291. Ethel Portuguese\*, written comments

292. Victoria Quevedo, oral comments (Quevedo)
293. Mercedes Quiroz\*, written comments
294. Martha Quizhpi\*, written comments
295. Mariana Ramirez\*, written comments
296. Russell Ramos\*, written comments
297. Araceli Ravanera\*, written comments
298. Marion Redmond\*, written comments
299. Jasmin Resos\*, written comments
300. Juana Reyes\*, written comments
301. Adelfina Rios\*, written comments
302. Magdalena Rios\*, written comments
303. Nora Rivas\*, written comments
304. Carmen Rivera\*, written comments
305. Eduardo Rivera\*, written comments
306. Felipe Rivera\*, written comments
307. Guillermina Rivera\*, written comments
308. Leonor Rivera\*, written comments
309. Raphael Rivera\*, written comments
310. Silvia Rivera\*, written comments
311. Augustin Robles\*, written comments
312. Jose Felipe Robles\*, written comments
313. Graciela Roca\*, written comments
314. Adolfo Rodriguez\*, written comments
315. Alicia Rodriguez\*, written comments
316. Francisco Rodriguez\*, written comments
317. Jessie Rodriguez\*, written comments
318. Luis Rodriguez\*, written comments
319. Luz Rodriguez\*, written comments
320. Pastor Rodriguez\*, written comments
321. Abigail Rojas\*, written comments
322. Luciano Rojas\*, written comments
323. Maria Rojas\*, written comments
324. Petra Rojas, oral comments (P. Rojas)

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325. Milda Romero\*, oral and written comments (M. Romero)
326. Raul Romero\*, written comments
327. Milagros Rosario\*, written comments
328. Maria Rosales\*, written comments
329. Julian Rosendo\*, written comments
330. Agatha Rozario\*, written comments
331. Raul Ruiz\*, written comments
332. Robert Salerni\*, written comments
333. Paul R. Sanchez, Monsignor of Our Lady of Mt. Carmel and St. Margaret Mary Churches, oral comments (Sanchez)
334. Gloria Sauri\*, written comments
335. Josefina Sauri\*, written comments
336. Maria Savino\*, written comments
337. Emilio Seravedra\*, written comments
338. Hocylet Serrano\*, written comments
339. Recio Serrano\*, written comments
340. Maria Sferrazza\*, written comments
341. Carolina Silva\*, written comments
342. Andree Smith\*, written comments
343. Miguel Solano\*, written comments
344. Roberto Solano, Churches United for Fair Housing., oral comments (R. Solano)
345. Arsenia Solis\*, written comments
346. Geraldine Soltys\*, written comments
347. Mike Soltys\*, written comments
348. Stephanie Soria\*, written comments
349. Felicitas Soriano\*, written comment
350. Fransisco Soriano Jr.\*, written comment
351. Catherine Sosa\*, written comments
352. Fatima Sosa\*, written comments
353. Donna Squitieri\*, written comments
354. Ericka Stallings, Housing Advocacy Associate, New York Immigration Coalition, oral comments (Stallings)
355. Angelina Taibi\*, written comments

356. Armando Tapia\*, oral and written comments (A. Tapia)
357. Eva Tapia\*, written comments
358. Gary R. Tarnoff, land use counsel, Kramer Levin Naftalis & Frankel LLP, written comments (Tarnoff)
359. Ana Silvia Tavaréz\*, written comments
360. Enequina Tavaréz\*, written comments
361. Milagros Díaz Tavaréz\*, written comments
362. Julian Tenecela\*, written comments
363. Miguel Tenecela\*, written comments
364. Bulmaro Toribio\*, written comments
365. Jose Toribio\*, written comments
366. Sotero Toribio\*, written comments
367. Diosa Torres, oral comments (D. Torres)
368. Esmerelda Torres\*, written comments
369. Jesus Torres\*, written comments
370. Jose Torres\*, written comments
371. Marco Torres\*, written comments
372. Martha Trivino\*, written comments
373. Marlene Ubidia\*, written comments
374. Nora Umila\*, written comments
375. Teresa Uyema\*, written comments
376. Fernando Valdez\*, written comments
377. Jura Valera\*, written comments
378. Julieta Vasquez\*, oral and written comments (Vasquez)
379. Janette Vazquez\*, written comments
380. Victor Vazquez\*, written comments
381. Georgina Velez\*, written comments
382. Jorge Velez\*, written comments
383. Linda Villabol\*, written comments (Villabol)
384. Emmanuel Villavera\*, written comments
385. Ana Vimos\*, written comments
386. Acela Vivar\*, written comments
387. Mario Vivar\*, written comments

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- 388. Silvia Vivar\*, written comments
- 389. Hannah Weinstock, Queens Community House, oral comments (Weinstock)
- 390. Gerald Wen\*, written comments
- 391. Jessica Wett, Queens Community House, comments submitted through NYCEDC website
- 392. G. Wooles\*, written comments
- 393. Dollin Yeliapan\*, written comments
- 394. Frances Yen, Director of Communication, Asian Americans for Equality, oral comments (Yen)
- 395. Gilma Yuen\*, written comments
- 396. Mirtha Zambrano\*, written comments
- 397. Ana Zurita\*, written comments

### **C. COMMENTS AND RESPONSES**

#### **PROJECT DESCRIPTION, PURPOSE AND NEED**

##### *GENERAL*

**Comment 1:** The project is far too dense. To achieve 5 million square feet of residential use on Site A, the equivalent of 10 Citylights buildings is needed. That is way too many buildings for such a small area. (Fine, Backstrom)

**Response:** The purpose of the proposed actions is to implement a development plan for a large-scale housing development on Site A that provides a substantial amount of middle-income units, with associated ground-floor retail amenities and community facility uses. The proposed new housing would be an integral part of the City's plan for the provision of 165,000 units of affordable housing.

Overall, the proposed actions are intended to transform the largely underutilized waterfront area into a new, enlivened and affordable residential neighborhood. The proposed actions would also establish new publicly accessible waterfront recreation areas, providing significant benefits to the Long Island City community, the Borough of Queens, and the City as a whole.

As described in the Draft and Final Scope of Work, a total of nine new buildings on seven new blocks would be developed on Site A. The proposed Special Zoning District text would regulate the bulk and shape of the new buildings on Site A. It would dictate streetwall location and streetwall height, mandatory setback locations, tower locations, and maximum floorplates for the towers. In terms of bulk, the maximum floor area ratio (FAR) would be 12.0 on Parcels A, D, E, and G, 10.5 on Parcel C, and 10 on Parcels B and F. The DEIS will assess the potential for development at this density to result in significant adverse impacts, as detailed in the Scope of Work.

**Comment 2:** New connections to the existing community must be made so that the project sites are fully and easily accessible in terms of vehicular and pedestrian access. (Poy)

**Response:** As part of the Hunter's Point South Rezoning and Related Actions project, planned new streets would be laid out as a seamless extension of the existing street grid to maximize connections to the surrounding neighborhood and ensure compatible development. Wide sidewalks and neighborhood-scales streets would help create an enhanced pedestrian environment. Signalized intersections would also facilitate the movement of pedestrians within and to and from this new neighborhood. As for vehicular traffic, the main east-west roadway connection for the site would be Borden Avenue, currently an underutilized roadway. Some vehicular traffic would also travel to and from the site via east-west 54th Avenue. The DEIS will describe these streets and the project's effects on vehicular and pedestrian traffic.

**Comment 3:** The understanding was that when this project was announced in October 2006, the original sponsors of Queens West (the Port Authority of New York and New Jersey, the City, and the State) would work collaboratively to move the property from the Port Authority to the City's hands. That has not happened and it concerns me. (Kelly)

**Response:** The Port Authority of New York and New Jersey, the City, and the State have worked collaboratively both before and since October 2006 to facilitate the transfer of property from both the Port Authority and Queens West Development Corporation to the City's control. The City is working closely with Queens West Development Corporation to ensure the new development is compatible with the existing Queens West community.

**Comment 4:** There should be adequate environmental safeguards. (Brooks)

**Response:** The City is committed to protecting the health of its residents in the adjacent buildings and neighborhoods. The purpose of the environmental review process is to ensure that there are environmental safeguards, when those are appropriate. A full and detailed DEIS will be prepared to analyze the effects of the proposed actions on the environment and to identify any safeguards (i.e., mitigation measures) needed.

**Comment 5:** The structural planning of this site (building heights, view corridors, street grids, parks, etc.) has been superb. (Pisapia)

**Response:** Comment noted.

**Comment 6:** The proposed active ground-floor uses are excessive. The geography of the area makes this area isolated, even with 5,000 plus residents. There may not be enough of a market to sustain the proposed retail space. A national chain retailer still has not been attracted to Vernon Boulevard. It may be best to exclude

## **Hunter's Point South Rezoning and Related Actions**

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commercial stores from the Hunter's Point plan and allow the area around the subway to grow, improve, and remain as the neighborhood's primary retail district. (Ardini)

**Response:** The development anticipated to occur as a result of the proposed actions would include approximately 90,500 gross square feet (gsf) of retail space on Site A and 36,000 gsf of retail space on Site B. This retail space would be located throughout the project sites and would be concentrated along 2nd Street so as to provide a neighborhood retail corridor. It is envisioned that this space would serve the local population. The DEIS will describe the potential effects of this retail space on the retail corridor along Vernon Boulevard.

**Comment 7:** With the increase of traffic in this community as a result of all of the proposed development planned for west of Jackson Avenue, the City should not demap 48th Avenue between Vernon Boulevard and the rail yards. (Backstrom)

**Response:** Only a portion of 48th Avenue between Vernon Boulevard and 21st Street is proposed to be demapped as part of this project. The portion proposed to be demapped is not currently built. It was mapped in 1990 for the anticipated future construction of a vehicular tunnel that would connect 21st Street to Vernon Boulevard but bypass the busy intersection at 11th Street. The purpose of this tunnel would have been to serve the planned "commercial core" of Queens West, which is no longer proposed.

**Comment 8:** The proposed Hunter's Point South plan needs to require that the new buildings be green buildings. (Backstrom)

**Response:** The City is actively looking to incorporate green, sustainable principles into the Hunter's Point South project, including the development of green buildings, and is evaluating the cost-effectiveness of green strategies.

### *AFFORDABLE HOUSING*

**Comment 9:** As the borough of Queens grows, I feel that there is a need for affordable housing. The 5,000 units at Hunter's Point South are planned solely for middle-income families earning \$50,000 to \$145,000 and higher. Since these units are being built on public land, I believe that a percentage of the units should be set aside for families who make less than the Queens income, which is \$48,000. (Form letter prepared by Queens Congregations United for Action and Our Lady of Mount Carmel church in Astoria, New York and submitted by numerous commenters, noted in section B above; L. Musich, B. Musich)

The plan for Hunter's Point South is not affordable for most Queens residents. The City must be committed to housing that is affordable to people living in or near the community at Hunter's Point South. The project should consider making more units affordable to low-income families as well as to seniors. (Conte, Furlong, Stallings, Yen, Morshed, N. Hernandez, G. Hernandez,

Weinstock, J. Panora, Burke, J. Morales, Brooks, R. Solanom. Molina, Porter-Smith, Liriano, P. Rojas, M. Romero, Vasquez, Villabol)

**Response:** There is a very compelling need for middle income housing in New York City. The last large-scale effort to create middle-income or workforce housing was through the Mitchell-Lama program in the 1970s. Since then, middle-income households in Queens as well as the rest of New York City have been very difficult to serve, because the affordable housing finance programs created were targeted mostly to low-income households.

Most of the 27,000 new affordable units created since 2002 under the Mayor's New Housing Marketplace Plan have been focused on low-income households. Although some 21,000 Mitchell-Lama units have been preserved since 2002, another 11,000 units have left the program. Additionally, vacancy decontrol provisions on rent-stabilized buildings have further eroded housing options for middle-class families. Because of its location and large scale, Hunter's Point South presents a unique opportunity to meet the needs of middle-income residents in Queens and the City in general.

The median income for Queens varies depending on the source of data. According to the U.S. Census Bureau's American Community Survey (ACS) estimates, the median family income in Queens was \$57,300 in 2006, the most recent year available. The U.S. Department of Housing and Urban Development (HUD) Fiscal Year 2008 Median Income for Queens is \$59,700. Income limits for income-restricted housing at Hunter's Point South would be adjusted for household size, and these units would be affordable to a broad range of households, including those below the ACS median family income and the HUD median income. For example, according to current calculations, a one-person household earning approximately \$43,000 would be eligible for a studio, a two-person household earning approximately \$49,000 would be eligible for a one-bedroom unit, and a three-person household earning approximately \$55,300 would be eligible for a two-bedroom unit.

Furthermore, the City's housing programs apply a broader "marketing band" for affordable units, whereby households earning slightly above or slightly below the income limit may qualify for the unit. This flexibility could allow, for instance, a household earning approximately \$47,000 to qualify and afford a three-bedroom unit.

Finally, in addition to the affordable housing to be provided at Site A, the proposed actions also include a proposed rezoning of an adjacent privately owned site (Site B). For that site, the proposed zoning would include an incentive for the provision of Inclusionary Housing, which is expected to encourage the creation of low-income housing (below 80 percent of the Area Median Income, or AMI).



## **Hunter's Point South Rezoning and Related Actions**

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**Comment 10:** The City is taking special measures to disregard opportunities to create low-income housing by seeking an inappropriate waiver from the Federal government to get around the requirement to include low-income units in developments financed with tax-exempt bonds. (Conte)

**Response:** Given the development's scale and the City's objective to maximize the number of middle-income units constructed, the City is currently exploring a variety of financing models for the project, including one possible model where a not-for profit organization would be formed to issue tax-exempt debt, contract with construction and property managers, and provide development services at the behest of a City-controlled board. Whichever financing model is selected, the goal is to maximize the number of middle-income units.

**Comment 11:** There has been no mention of whether the affordable housing to be provided on Sites A and B will be for rent or for sale. Everybody in a subsidized situation like this, on City land, ought to have the opportunity to own because ownership creates wealth long term and is very good for the community. (Fine, Pisapia)

**Response:** The middle-income component of the project is anticipated to be primarily rental to more easily facilitate permanent affordability to middle-income families, although the City is exploring the inclusion of affordable home ownership.

**Comment 12:** It seems fundamentally unfair in a free society for certain people to be given preferences or entitlements to live, at a lower than free-market rates, in a highly desirable location. If rent-controlled units are to be included in the site, requiring low-income housing would be harmful to the entire community and deprive New York City of the potential for a highly visible, world-class residential area (Pisapia).

**Response:** The affordable units at Hunter's Point South would be rent-regulated and income-restricted, not rent-controlled. The proposed development is targeted to middle-income households, not low-income households, and would also have a market-rate component. The site plan for Site A includes opportunities for highly visible and iconic architecture that will take advantage of the desirable waterfront location.

**Comment 13:** EDC has stated that the Hunter's Point South plan would provide for middle-income housing because the 421a tax-exempt program was doing such a good job providing low-income housing already. At Queens Community House, we have found that residents are in desperate need of what the City defines as "low-income housing" and that it is not adequately available in Queens. Could EDC please clarify how they came to this conclusion on this issue? (Wett)

**Response:** The 421-a tax incentive program is one which, together with a variety of other affordable housing finance programs, encourages the development of

low-income housing. The Section 421-a tax exemption has recently undergone significant legislative reform. The new 421-a tax exemption rules, effective July 1, 2008, will do more to ensure the production of affordable housing in certain portions of Queens, including Long Island City, Astoria, Woodside, Jackson Heights, and along the East River waterfront, as well as other parts of the City, by requiring that at least 20 percent of the units in a building be affordable.

#### **FRAMEWORK FOR ENVIRONMENTAL REVIEW**

**Comment 14:** Based on presentations and conversations with the staff of the New York City Departments of City Planning (NYCDCP) and Housing Preservation and Development (NYCHPD) and NYCEDC, it has been our understanding that the proposed new zoning district for Site B would provide for a base FAR of 2.75, with a bonus to 4.0 FAR with the provision of additional open space along 55th Street and an additional bonus to 5.0 FAR with the provision of affordable housing pursuant to the City's Inclusionary Housing Program. The lot area of the property is approximately 326,000 square feet. Therefore, the maximum floor area that should be assumed for the property in the DEIS should be  $5 \times 326,000 = 1.63$  million zoning square feet and the gross square footage would therefore be larger than 1.63 million square feet. However, Table 3 in the Draft Scope indicates that the anticipated gross square footage of development on Site B would be 1.5 million gross square feet. The reasonable worst-case development scenario (RWCDS) in the Final Scope should be corrected to reflect the appropriate maximum development potential (expressed in gross square feet) for Site B. (Tarnoff)

**Response:** The RWCDS in the Final Scope of Work has been revised to include approximately 1.65 million gross square feet, or 1,650 dwelling units on Site B.

#### **SOCIOECONOMIC CONDITIONS**

**Comment 15:** Existing residents will be displaced to other areas because rents will increase as a result of the proposed actions. (N. Hernandez, Olarte, D. Torres, A. Tapia, Quevedo, Liriano, Vasquez, R. Gonzalez, Goris, M. Romero, M. Molina)

**Response:** The DEIS will assess the potential for the proposed actions to result in the indirect displacement of area residents. As per the *CEQR Technical Manual*, indirect or secondary displacement is defined as the involuntary displacement of residents, businesses, or employees in an area adjacent or close to a project site that results from changes in socioeconomic conditions created by a proposed action.

**COMMUNITY FACILITIES AND SERVICES**

**Comment 16:** The existing school at Citylights is already operating over capacity. New school seats are needed to attract young families into the area. A healthy mix of ages within the community is necessary to maintain the vitality of the neighborhood. (Poy)

**Response:** The proposed actions include approximately 180,000 square feet of space for a 1,600-seat new school, potentially for grades 6 through 12, on Site A. This school would be in addition to the school planned as part of the Queens West project. The DEIS will contain an analysis of the proposed actions' potential to result in adverse impacts on public schools.

**Comment 17:** The school plan should not be shunted aside due to the power of real estate interests. (Brooks)

**Response:** The Hunter's Point South Rezoning and Related Actions project includes a new school, which would likely accommodate up to 1,600 seats for students in grades 6 through 12. The proposed actions include site plan approval for the new school by the School Construction Authority, indicating the commitment to developing a school at Site A.

**Comment 18:** Community space that is incorporated should include medical facilities, doctor offices, and possibly a YMCA (Conley-CB2). Currently, there is a deficit of hospital beds and health care in western Queens. Consideration should be given for a hospital in the area. (Poy)

**Response:** Comment noted. The proposed actions include 46,000 gross square feet of space for community facility uses. Specific tenants have not been identified at this time. The EIS will contain an analysis of the proposed actions' potential to result in adverse impacts on community facilities, which include public or publicly funded facilities (schools, health care, day care, libraries, and fire and police protection services).

**Comment 19:** The Long Island City firehouse should be reopened to ensure maximum fire protection in this area. The building heights and numbers of new residents in Queens West and Hunter's Point South are not only changing the profile of Long Island City and Hunter's Point, the need for adequate response to fires has also been changed. (Poy)

**Response:** The EIS will contain an assessment of the proposed actions' effects on the delivery of fire protection services.

**Comment 20:** The library planned for Queens West has yet to be built. The community needs a library. (Backstrom).

**Response:** The DEIS will consider the effects of the increase in population due to the Hunter's Point South project on community facilities, including existing libraries as well as planned libraries, such as the Queens West library.

#### **OPEN SPACE AND RECREATIONAL FACILITIES**

**Comment 21:** The City is missing an opportunity to build some real park space on the southwest corner of the site. Ten acres bordering the water and the floodplain is insufficient. If the City were to take 40 percent of the land they are proposing to turn into very dense housing and turn it into parkland, it would be an opportunity worth taking. (Fine)

There is not enough parkland. Parcels E, F, and G on Site A should be developed as parkland with multiple ballfields and water access for recreational activities, such as kayaking and boating. Under the original Queens West plan, there were 2,200 residential units planned, with 2,350,000 square feet of commercial space and 7 acres of open space. On Site A under this new plan, with more than double the amount of residential units, the park space is only increasing to 10 acres. (Backstrom)

**Response:** The proposed actions would include the development of 10.65 acres of mapped waterfront parkland on Site A, with an additional 0.35 acres of mapped parkland along 55th Avenue for a total of 11.0 acres on Site A. On Site B, the proposed actions would result in a total of 2.42 acres of open space. This is substantially more open space than what was to be created on the site as part of the already approved Queens West project (which would have included 7.1 acres of parkland on Site A). The DEIS will analyze the proposed actions' potential effects on the adequacy of open spaces in the surrounding area, as described in the Final Scope of Work.

**Comment 22:** Western Queens is severely deficient in open space. There should be more passive open space versus active recreational space. (Conley-CB2)

**Response:** The DEIS will analyze the proposed actions' effect on the utilization of open spaces in the surrounding area, taking into account the population of the area and the available open space. Please note that the City of New York's guidelines for new open spaces, set forth in the *City Environmental Quality Review Technical Manual*, are for greater amounts of active space than passive space.

**Comment 23:** The parks at the river's edge are great ideas and should further integrate east. (Herbst)

**Response:** In addition to the waterfront park along the East River, the proposed actions also include the creation of a park along the new 55th Avenue and open spaces along the Newtown Creek shoreline.

**SHADOWS**

**Comment 24:** The buildings will cast shadows over existing buildings going east. This will create dark shadows to buildings east of 2nd Street. Heights should be limited to 12 to 15 stories. (Herbst)

**Response:** A detailed shadows analysis will be conducted and included in the DEIS. Following the guidelines of the *City Environmental Quality Review (CEQR) Technical Manual*, the shadows assessment will evaluate the project's potential to cast shadows long enough to reach a public open space, a historic resource with a sun-sensitive feature, or an important natural feature, such as a water body. In the Hunter's Point South project area, these resources will include the East River and Newtown Creek, two important natural features, as well as Gantry Plaza State Park and Peninsula Park, public open spaces. Should impacts to these, or any other, resources be identified in the DEIS, measures to mitigate potential significant adverse impacts will be identified.

**HISTORIC RESOURCES**

**Comment 25:** Will the railroad carfloat bridge that served the Pidgeon Street Yard of the Brooklyn Eastern District Terminal be preserved? (Ente, McCluskey)

**Response:** Independent of the proposed actions, the existing New York State Department of Environmental Conservation (NYSDEC) and U.S. Army Corps of Engineers (ACOE) permits for the Queens West project currently require the removal of the railroad carfloat bridge. Preservation of the railroad carfloat bridge is not currently contemplated or allowed by the permits that apply to the site. As part of the proposed actions, it is anticipated that the waterfront permits, as they pertain to Site A, would be transferred from QWDC to the City of New York, or, if required, the City would apply for new permits for work at Site A. After the new waterfront park has been designed, the City may seek to modify the existing permits to accommodate the new park design. At that time, if preservation of the carfloat bridge is recommended, this could included in any permit modifications that are sought.

**URBAN DESIGN AND VISUAL RESOURCES**

**Comment 26:** The proposed actions will result in another Battery Park City—very little streetscape and interaction on street with the lower part of buildings being heavy. To create architectural diversity, the project should be broken up by using different developers and architects so as to avoid the Battery Park City homogenous feel. (Herbst)

**Response:** The DEIS will include an analysis of the urban design features of the proposed action. As noted in the Final Scope of Work, the Special Southern Hunter's Point District zoning requirements would contain provisions that require active

street-level uses, sidewalk widenings, and street plantings, among other requirements. The proposed actions are intended to create a vibrant 2nd Street—a retail corridor—for the neighborhood, as well as a lively Center Boulevard. Specific measures to achieve these goals include mandatory ground-floor retail uses at specific locations and requirements related to transparency, street walls, and street plantings. In addition, the maximum building envelopes have been designed to create varied building forms throughout Sites A and B. It is also anticipated that the development would utilize multiple architects to achieve a varied design.

### **NEIGHBORHOOD CHARACTER**

**Comment 27:** Task 9, “Neighborhood Character,” in the Draft Scope lists a lot of things, but one of the most important things is the people in the community because that is the true character of any community. We really want to preserve the true character of the neighborhood for its people 100 years from now, 80 years, or maybe 5 years. (R. Solano)

**Response:** The language in the Final Scope of Work has been modified to specifically list socioeconomic characteristics as an important element of neighborhood character that will be evaluated in the DEIS.

### **INFRASTRUCTURE**

**Comment 28:** The DEIS must disclose the proposed actions’ potential to impact the sewer system and identify any necessary measures to address potential impacts (e.g., improvements to existing infrastructure, programmed incorporation of measures to control or limit flow through zoning devices). The Scope should specify what analyses will be performed and how those analyses will fully disclose the potential for infrastructure impacts. Any technical analyses should be coordinated with NYCDEP. (Estesen-NYCDEP)

**Response:** The proposed actions include new roadway and infrastructure improvements to Site A, which will be undertaken by the City. The DEIS will analyze the proposed actions’ potential impacts on New York City’s existing sewer and water systems, and will identify any necessary improvements. The language in the Final Scope of Work has been modified to clarify the specific analyses to be conducted. NYCEDC will continue to coordinate with NYCDEP during the data collection and analysis process.

**Comment 29:** Adequate infrastructure is of the utmost importance. In recent years, the area has been subject to flooding, which must be addressed. (Poy)

**Response:** The proposed actions include significant public investments in new roadway and infrastructure improvements to Site A. The DEIS will describe the proposed infrastructure improvements included as part of the proposed actions and will

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evaluate the potential impacts on New York City's existing sewer and water systems. This analysis will include any potential changes in drainage patterns and runoff characteristics.

**Comment 30:** The infrastructure chapter should identify the need for an amendment to the Drainage Plan and subsequent construction of sewers to serve the proposed developments.(Pawluszko-NYCDEP)

**Response:** Comment noted.

**Comment 31:** NYCDEP Bureau of Water Supply needs to be contacted for water main requirements. (Pawluszko-NYCDEP)

**Response:** EDC will continue to coordinate with NYCDEP on requirements for water main infrastructure.

### **ENERGY**

**Comment 32:** Power consumption and distributing capacity must be weighed carefully to avoid blackouts that have occurred in nearby areas. (Poy)

**Response:** The DEIS will evaluate the proposed actions' potential effects on power consumption in the context of the adequacy of the existing distribution system to meet the needs of the project. This will include consideration of Con Edison's commitments for new energy infrastructure that would serve new and existing development.

### **TRAFFIC AND PARKING**

**Comment 33:** We object strongly to 2nd Street becoming a one-way street. It is counterproductive for traffic and transportation in the area and will create a traffic problem in the future. (Conley-CB2)

**Response:** The proposed design of the streets at Site A will be developed in coordination with the New York City Department of Transportation to ensure that they best serve the area. The proposed conversion of 2nd Street to one-way southbound south of 50th Avenue would be undertaken together with the creation of a parallel northbound Center Boulevard (two ways between Borden and 50th Avenue) and other new or extended cross streets. The rationale for 2nd Street becoming a one-way street was premised upon: the evaluation and recommendation of the New York City Department of Transportation; accommodation of a Class-1 bikeway along this corridor; circulation preference for the Fire Department of the City of New York the limited curb-to-curb width of the roadway; and the fact that as part of a one-way pair with the new Center Boulevard, 2nd Street would no longer be the sole roadway outlet at Hunter's Point South. The DEIS will include a detailed analysis of the traffic conditions on these streets and other streets in the surrounding area.

**Comment 34:** The City's goal should be to provide parking spaces for 70 percent of the proposed residential units instead of the 40 percent currently proposed. Also, developing parking will encourage people to have cars, and this will make this area more congested than Manhattan. In addition, if/when congestion pricing is introduced, this neighborhood could be impacted if people from other areas in Queens and Nassau and Suffolk counties drive and park in the Hunter's Point neighborhood. (Backstrom)

**Response:** The DEIS will include an analysis of the proposed actions' potential to affect parking within a ¼-mile of the project sites.

**Comment 35:** Borden Avenue and 2nd Street are going to be primary access points to the Hunter's Point South site. Because of the way 54th Avenue bends and curves onto 53rd Avenue, and then crosses under the Pulaski Bridge overpass at the railroad crossing, the proposed realignments to 54th and 55th Avenues would not be safe nor would they work. There are still manufacturing facilities that will be in the area east and north of Site B. (Backstrom)

**Response:** The proposed actions include extending 54th and 55th Avenues from their current terminus at 2nd Street westward to the proposed Center Boulevard. These changes would not affect the current alignment of 54th Avenue east of 2nd Street. The DEIS will include an evaluation of potential traffic impacts to streets in the vicinity of the project sites.

**Comment 36:** The figures in the EAS show Vernon Boulevard continuing south through the railroad yards and connecting with 54th Avenue. This is not correct. (Backstrom)

**Response:** These figures have been corrected to show that Vernon Boulevard does not extend through the railyards.

#### **TRANSIT AND PEDESTRIANS**

**Comment 37:** What are the plans for the No. 7 train? How will 20,000 to 30,000 people be added to the No. 7? A bus circling that area will not be sufficient. (Fine) It is very difficult to get on and off the No. 7 train at Vernon Jackson. As development continues on Queens West North and Hunter's Point South, it will be compounded even more. (Conley-CB2)

**Response:** The DEIS will include a detailed analysis of the Vernon Boulevard-Jackson Avenue station and line-haul conditions on the No. 7 train. This analysis will account for new trips associated with Hunter's Point South, as well as those generated by Queens West and other projects in the area. Potential impacts and, if required, mitigation measures will be identified.



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**Comment 38:** Extended bus service into this area must be implemented to bring people to and from area subway stations. Without it, it is likely that car use would increase because of the distance to the subway stations. (Poy)

**Response:** The DEIS analysis will address the anticipated increase in demand for bus service and identify the potential impacts and bus service improvement opportunities.

**Comment 39:** The proposed actions will result in a very large commuter population using a transportation system that soon will be overused, and the service of which cannot be expanded. The Water Taxi is expensive, and unless it can be used with a Metrocard, there will be a limited number of people who will use it. Therefore, the bulk of new population will use the subway. (Backstrom)

**Response:** The DEIS will address the anticipated increase in demand for bus and subway service and identify any potential impacts. Where potential impacts are identified, the DEIS will present mitigation measures that could be implemented to mitigate such impacts.

### **AIR QUALITY**

**Comment 40:** Clarify if a screening procedure has been performed for the proposed new parking facility and if the PM<sub>2.5</sub> neighborhood scale will be analyzed. (Estesen-NYCDEP)

**Response:** The analysis of air quality in the DEIS will include a garage screening analysis to identify the potential for impacts related to carbon monoxide. No neighborhood-scale analysis of fine particulate matter (PM<sub>2.5</sub>) will be conducted, because PM<sub>2.5</sub> is a concern primarily from heavy diesel vehicles, which would not use the proposed garages.

**Comment 41:** The air quality analysis should use the AERMOD dispersion model rather than ISC. (Estesen-NYCDEP)

**Response:** The description of the air quality analysis in the Final Scope of Work has been modified to indicate that the AERMOD dispersion model will be used.

**Comment 42:** Please confirm that vehicle classification counts and speeds measurements will be performed. (Estesen-NYCDEP)

**Response:** The description of the air quality analysis in the Final Scope of Work has been modified to clarify that vehicle classification counts and speeds will be performed as part of the data collection and analysis and will be used for the microscale analyses.

**CONSTRUCTION IMPACTS**

**Comment 43:** The Draft Scope states that air quality and noise effects during construction will be addressed qualitatively. Due to the duration of the construction period (i.e., 8 years), quantitative analysis may be required. (Estesen-NYCDEP)

**Response:** While the construction period would be long, it is anticipated that the level of construction activity would vary and move throughout the project sites, and no one area would experience the effects of the project's construction activities for the full duration of construction. In addition, measures to reduce the emissions of air pollutants and noise would be incorporated into the construction documents for Site A. Therefore, the DEIS will provide qualitative analyses of both air quality and noise during the construction period. \*