



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

POSITIVE DECLARATION

**NOTICE OF INTENT TO PREPARE
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

NOTICE OF PUBLIC SCOPING MEETING

<u>PROJECT:</u> Hunter's Point South Rezoning & Related Actions Borough of Queens Community District 2 CEQR: 08DEM006Q ULURP: PENDING	<u>LEAD AGENCY:</u> Office of the Deputy Mayor for Economic Development and Rebuilding 253 Broadway, 14 th Floor New York, NY 10007
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DATE ISSUED: October 12, 2007

TYPE OF ACTION: Type I

NAME, LOCATION, AND DESCRIPTION OF PROPOSAL:

Hunter's Point South Rezoning & Related Actions:

- (1) Approximately 30 acres in the Hunter's Point section of Long Island City, generally bounded to the north by 50th Avenue, to the west by the East River, to the south by Newtown Creek, and to the east by 2nd Street (the "Hunter's Point South site"), and
- (2) A privately owned site, approximately 7.5 acres in the Hunter's Point section of Long Island City, adjacent to the Hunter's Point South site, generally bounded to the north by 54th Avenue, to the west by 2nd Street, to the south by Newtown Creek, and to the east by the elongation of 5th Street (the "adjacent site"). Both the Hunter's Point South site and the adjacent site are located in Queens Community District 2.

The Office of the Deputy Mayor for Economic Development and Rebuilding, as lead agency, in coordination with the Department of City Planning, the Department of Housing Preservation and Development, and the City Parks Department, proposes an initiative by the City of New York to implement a comprehensive development plan on the Hunter's Point South site in Long Island City, Queens, including rezoning the site from M3-1 to a residential district with commercial overlay, mapping of streets and parks, and acquisition and disposition of property. In tandem with these actions, the City of New York proposes an initiative to rezone the adjacent privately owned site from M1-4 to a residential district with commercial overlay to allow for residential development. Both the Hunter's Point South site and the adjacent site would be rezoned to a Zoning Special District (the "proposed Project").

The goals of the proposed project are to provide new affordable and market-rate housing on the Hunter's Point South site and allow for residential development of the privately owned adjacent site, improve the quality of life for area residents, develop a land use plan consistent with public policy, and promote job creation. The proposed program on the Hunter's Point South site is expected to include a mix of uses, including up to 3,000 units of housing affordable to middle-income families, 2,000 units of market-rate housing, neighborhood retail space, a school, a public park, and parking.

The Proposed Project involves a number of discretionary actions, as follows:

CHANGES TO THE CITY MAP

The proposed actions would include changes to the City Map, including eliminating the mapped but unbuilt streets on the project site and the mapped but unbuilt parkland, and establishing new parks and streets within the project area. As a result of these map changes, a total of seven new development parcels would be created at the Hunter's Point South site. The changes to the City map include the following:

- Eliminate Center Boulevard, 54th Avenue, Newtown Creek Road, Newtown Creek Terrace, and Hunter's Point Place.
- Establish the following streets:
 - Center Boulevard between 50th Avenue and 57th Avenue;
 - Widened 2nd Street between 50th Avenue and 56th Avenue;
 - 2nd Street between 56th Avenue and 57th Avenue;
 - 51st Avenue between 2nd Street and Center Boulevard;
 - 54th Avenue between its current mapped terminus and 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.
- Eliminate mapped park located generally located between 50th Avenue and Newtown Creek, including a small northerly extension on the eastern side of 2nd Street.
- Establish mapped park generally in an area between the East River, 50th Avenue, Center Boulevard, 57th Avenue, and Newtown Creek, excluding the lot area of a proposed development parcel on 2nd Street between 56th and 57th Avenues.
- Establish mapped park generally along the south side of 55th Avenue between Center Boulevard and 2nd Street.

The City will also undertake actions located on neither the Hunter's Point South site nor the adjacent site:

- Eliminate a portion of 48th Avenue between Vernon Boulevard and 21st Street, which was mapped but unbuilt as a proposed vehicular tunnel to bypass the intersection of Jackson Avenue and 11th Street.
- Eliminate mapped park located between Vernon Boulevard and 11th Street, which was mapped but unbuilt along the proposed vehicular tunnel.
- Re-establish a public place in the center of Vernon Boulevard between 50th and 51st Avenues.

ZONING TEXT AMENDMENTS

The project would create a new special zoning district for Sites A and B. This Special District would incorporate special use, zoning, and bulk provisions tailored to ensure that new development is consistent with the Master Plan established for Sites A and B.

The District would also establish an Inclusionary Zoning bonus provision to encourage development of a new public street, public open space, and permanent affordable housing on Site B. The District would establish a minimum floor area ratio of 2.75 on Site B and create floor area bonuses to 5.0 for inclusionary zoning, additional public open space, and a privately-owned, but publicly accessible street. The inclusionary zoning provision would require 20 percent of the housing units to be affordable to low and moderate income residents.

ZONING MAP AMENDMENTS

- Map the new Special District on Sites A and B.
- Rezone Sites A and B, respectively, from M3-1 and M1-4 to appropriate residence districts with commercial overlays.

SPECIAL PERMITS

The project may require special permits from the City Planning Commission pursuant to Sections 13-134 and 13-561 of the Zoning Resolution for accessory parking garages on the Hunter's Point South site.

ACQUISITION AND DISPOSITION OF LAND

Development of the Hunter's Point South site would require eventual acquisition and possible disposition of the land by the City of New York. The land is currently owned by the Queens West Development Corporation (a subsidiary of Empire State Development Corporation, a New York State entity) and the Port Authority of New York & New Jersey

OTHER ACTIONS

The Hunter's Point South site'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. If changes to the waterfront conditions are proposed, modifications to those permits or new permits may be required.

STATEMENT OF SIGNIFICANT EFFECT:

In accordance with Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York (CEQR), the Office of the Deputy Mayor for Economic Development and Rebuilding, in the Office of the Mayor, lead agency for the project, has determined that the proposed project may have a significant impact on the quality of the human environment. Accordingly, an Environmental Impact Statement is required to evaluate and disclose the extent to which impacts may occur. Aspects that may require evaluation of potential environmental impacts include:

- 1) The potential for substantial impacts related to land use and zoning;
- 2) The potential for substantial socioeconomic impacts;
- 3) The potential for substantial impacts to community facilities and services;
- 4) The potential for substantial open space impacts;
- 5) The potential for substantial impacts as a result of shadows;
- 6) The potential for substantial impacts related to historic resources;

- 7) The potential for substantial urban design/visual resource impacts;
- 8) The potential for substantial impacts to natural resources and water quality;
- 9) The potential for substantial impacts related to hazardous materials;
- 10) The potential for inconsistency with the Local Waterfront Revitalization program
- 11) The potential for substantial impacts related to infrastructure, solid waste and sanitation services, and energy;
- 12) The potential for substantial impacts related to traffic, parking, transit, and pedestrians;
- 13) The potential for substantial impacts related to air quality;
- 14) The potential for substantial impacts related to noise;
- 15) The potential for substantial construction impacts;
- 16) The potential for substantial impacts related to neighborhood character; and
- 17) The potential for substantial public health impacts

STATEMENT IN SUPPORT OF DETERMINATION:

The above determination is based on the finding that:

- 1) The proposed Project would directly affect the existing land uses and zoning within the Hunter's Point South site and zoning within the adjacent site. These actions and the anticipated development would result in a major change in land use and zoning on the project sites, and therefore warrant a detailed assessment.
- 2) The proposed Project would directly displace one business on the Hunter's Point South site and could indirectly displace nearby businesses and residents. Pursuant to the *CEQR Technical Manual* methodology, the preliminary assessment, and detailed analyses if necessary, will consider the potential for direct business displacement, indirect residential displacement, indirect business displacement, and adverse effects on specific industries. The project sites do not contain any residential uses, therefore direct residential displacement would not occur.
- 3) The proposed Project could generate more than 50 elementary and intermediate school students, more than 150 high school students, and include a new school. The analysis of community facilities and services will include detailed analyses for public schools, libraries, health care facilities, and day care centers.
- 4) The proposed Project is expected to bring more than 200 residents to the project sites. It would therefore have an effect on the utilization of open space and recreational facilities in the surrounding area, including the more than 10 acres of new public park and publicly accessible, privately owned open space to be created. Therefore, a detailed assessment of the proposed Project's effect on open space will be undertaken.
- 5) The proposed Project would result in new buildings that would be greater than 50 feet in height. Therefore a detailed shadow analysis will be performed to identify the project's potential impacts on any publicly accessible open spaces, historic resources with significant light-dependent features, historic landscapes, and significant natural features.
- 6) The proposed Project may affect historic architectural and archaeological resources, either directly through construction activities or indirectly by altering the context in which the resources are located. Also, the Hunter's Point South site is adjacent to the Long Island City (Pennsylvania Railroad) Powerhouse, which was previously determined to be eligible for listing on the State and National Registers of Historic Places. Therefore, a detailed analysis will be undertaken to assess the impacts of the proposed Project to historic architectural and archaeological resources.

- 7) The proposed Project would result in buildings or structures substantially different in height, bulk, form, setbacks, size, scale, use and arrangement from existing buildings or structures, would change block form, would de-map and map streets and parks, would affect the street hierarchy, street wall, curb cuts, pedestrian activity, or other streetscape elements; and would result in above-grade development. The proposed Project meets this threshold for analysis, and therefore would be expected to affect the urban design character of the site and the surrounding area.
- 8) The proposed Project potentially involves the disturbance of natural resources, including surface water bodies and groundwater and wetland resources, therefore triggering the threshold for further analysis. An analysis will be done of any new stormwater outfalls that may be required to handle stormwater runoff of the proposed project. In addition, since both project sites are partially located within the 100-year floodplain, an analysis will also be done of design criteria and constraints pursuant to floodplain regulations, including methods to flood-proof or raise habitable structures above the floodplain in accordance with New York City regulations.
- 9) The proposed Project is expected to require excavation for new in-ground construction activities. Since both the Hunter's Point South site and the Newtown Creek site have been occupied by industrial and manufacturing uses that may have used, stored, or produced hazardous materials, and because excavation is required for the construction of new structures and installation of new utilities, an analysis of hazardous materials on the project area will be included in the EIS.
- 10) The proposed Project is located within the boundaries of the State and City's Coastal Zone. Therefore, an assessment of the proposed Project's consistency with the City's Waterfront Revitalization Program will be provided.
- 11) The proposed Project would result in substantial new development and would create new drainage patterns over the project site. Therefore, the EIS will provide an analysis of the potential demand on water supply and generation of wastewater associated with the proposed Project and will describe and account for any changes in drainage associated with the project. An assessment of the potential impacts of the project's solid waste generation on the City's collection needs and disposal capacity, and an assessment of projected changes in the demand for energy and effect on existing supply systems will also be provided.
- 12) The proposed Project would exceed the CEQR threshold, which 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), and consequently could have significant traffic impacts. Therefore, a detailed analysis of potential traffic and parking impacts of the proposed project will be required. As described in the *CEQR Technical Manual*, a detailed analysis of transit and pedestrian trips would be provided if a proposed action is projected to result in more than 200 rail or bus transit riders in the peak hour. The proposed Project would exceed this threshold, and consequently could have significant transit and/or pedestrian impacts. Therefore, a detailed analysis is warranted.
- 13) The proposed Project may affect air quality. The air quality studies will include both mobile and stationary source analyses. The stationary source air quality impact analysis will include an assessment of the potential for impacts on project users from existing industrial/manufacturing uses in the area, and the effects of the project's heating, ventilation, and air conditioning (HVAC) systems' emissions. The mobile source air quality analysis will include an assessment of the potential for impacts from emissions resulting from vehicle trips expected to be generated from the proposed Project.

- 14) The proposed Project will introduce more than 5,000 units of housing into an area with one-story recreational uses, parking lots, and vacant land. Autos and trucks, along with noise generated by the Long Island Railroad (LIRR) activity, mechanical equipment, and people going about their normal business all contribute to the total ambient noise levels around the proposed Project. Therefore, a noise analysis of potential effects on project users as well as from noise sources that will be created by the project is warranted and will be performed.
- 15) The proposed Project has the potential to create impacts related to traffic, air quality, and noise during the construction period. The construction assessment for the proposed project will focus on areas where construction activities may pose significant environmental problems. The analysis of construction impacts will focus on traffic and parking, air quality, historic resources, hazardous materials, infrastructure, and noise. As appropriate, other technical areas will be assessed for potential construction-related impacts.
- 16) The proposed Project would change the Hunter's Point and Newtown Creek site's land use and would involve a change in the scale of development and urban design. The project could also result in indirect displacement of businesses. In addition, the extent of new development would potentially affect traffic and noise conditions in the area. Therefore, the proposed Project could have neighborhood character impacts, and a detailed analysis of neighborhood character will be prepared.
- 17) While the proposed Project is not anticipated to create any major public health impacts (i.e., the project does not include any facilities of a community health concern), in conformance with the *CEQR Technical Manual*, a screening level assessment of the proposed Project will be undertaken for public health impacts.

Accordingly, the Office of the Deputy Mayor for Economic Development and Rebuilding directs that a Draft Environmental Impact Statement be prepared in accordance with 6 NYCRR 617 and Executive Order No. 91 of 1977, as amended. All analyses will be conducted in accordance with the methodologies described in the *CEQR Technical Manual* insofar as appropriate.

PUBLIC SCOPING:

Public Scoping is a process whereby the public is invited to comment on the proposed scope of analysis planned for the Draft EIS. A Draft Scoping Document has been prepared outlining the proposed content of the Draft EIS.

Two Public Scoping meetings will be held on Thursday, November 15, 2007, from 3:30 to 5:00 PM and from 6:00 to 7:30 PM in the

Citigroup
Two Court Square, Auditorium
Long Island City, New York

A Copy of the Draft Scope of Work may be obtained by any member of the public from:

Jonathan Carey, Planner
New York City Economic Development Corporation
110 William Street
New York, NY 10038
Telephone: (212) 312-3757
Fax: (212) 312-3989

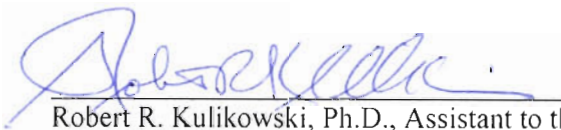
or:

Mayor's Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007
Telephone: (212) 788-9956

The documents are also posted on the websites of the New York City Economic Development Corporation and the Mayor's Office of Environmental Coordination: <http://www.nycedc.com/Web/AboutUs/OurProjects/CurrentProjects/HuntersPointSouth.htm> and www.nyc.gov/oec.

Written comments will be accepted until 5:00 PM on Friday, November 30, 2007, and may be submitted at the public scoping meeting or to Jonathan Carey at the above address.

This Positive Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law.



October 12, 2007

Robert R. Kulikowski, Ph.D., Assistant to the Mayor
For the Deputy Mayor for Economic Development and Rebuilding

NOTICE OF PUBLIC SCOPING

<u>PROJECT:</u> Hunters Point South Rezoning & Related Actions Borough of Queens Community District 2 CEQR: 08DME006Q ULURP: PENDING	<u>LEAD AGENCY:</u> Office of the Deputy Mayor for Economic Development and Rebuilding 253 Broadway, 14 th Floor New York, New York 10007
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Notice is hereby given pursuant to Section 5-07(b) of the Rules of Procedure for City Environmental Quality Review (CEQR) that a public scoping meeting will be held to hear comments from the public regarding the proposed scope of work for a Draft Environmental Impact Statement (DEIS) for the Hunters Point South Rezoning & Related Actions project. Two Public Scoping meetings will be held on Thursday, November 15, 2007, from 3:30 – 5:00 PM and from 6:00 – 7:30 PM in the:

Citigroup
Two Court Square, Auditorium
Long Island City, New York

The purpose of the scoping meetings is to provide the public with the opportunity to comment on the Scope of Analysis proposed to be included in the DEIS for the referenced project. A copy of the Draft Scope of Work for the project may be obtained by any member of the public from:

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New York City Economic Development Corporation
110 William Street
New York, New York 10038
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or:

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