

## **APPENDIX 1.2:**

# **BACKGROUND DEVELOPMENT PROJECTS**

This appendix provides a summary of known development projects and future initiatives that are considered in the analyses in this Draft EIS (see **Table 1.2-1** and **Figure 1.2-1**). Different study areas are used for different analyses; for each analysis, those development projects and future initiatives that fall within the study area were assumed as part of the future no action condition, as indicated in Table 1.2-1.

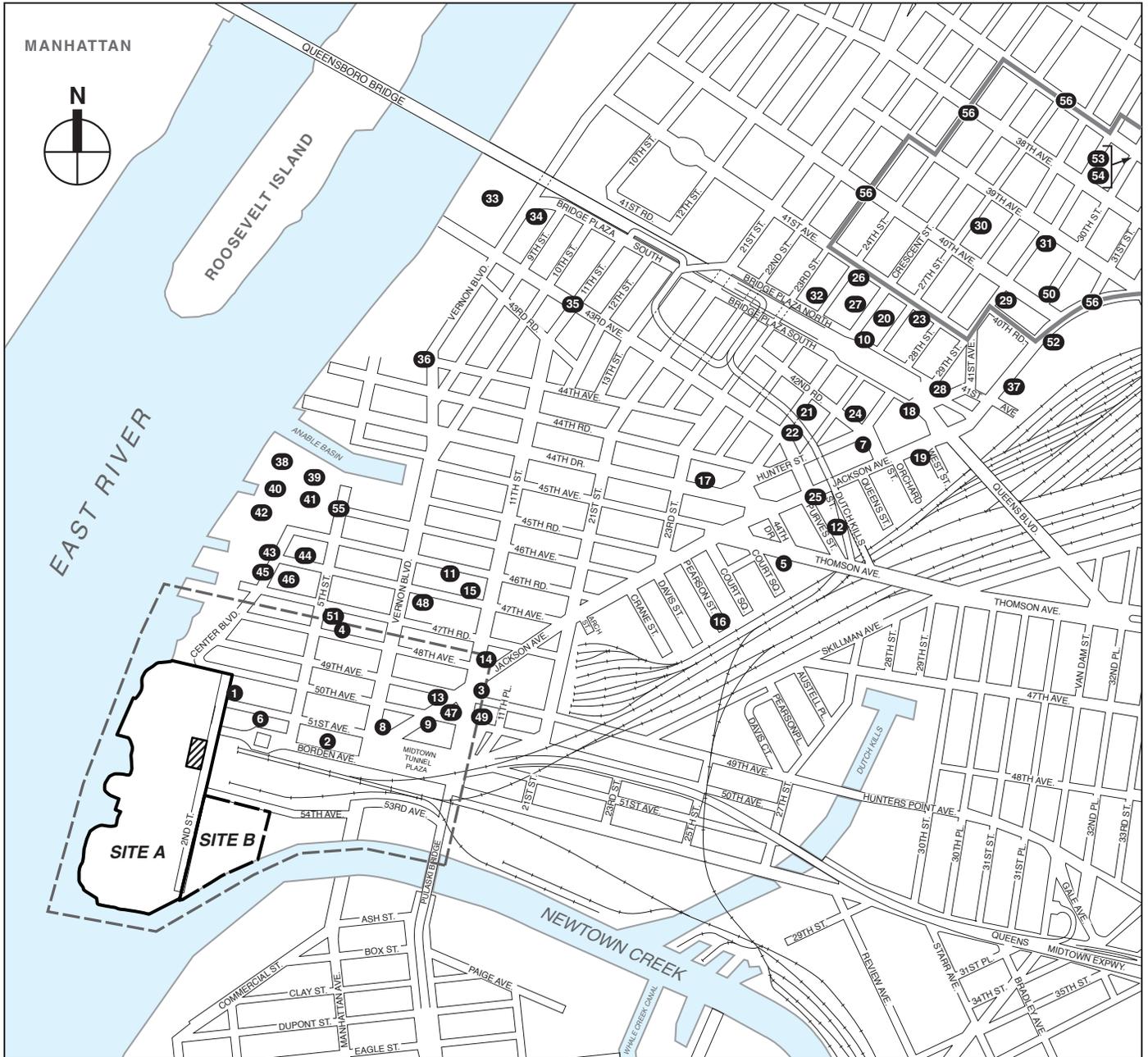
In addition to the projects listed in Table 1.2-1, the traffic and parking analysis takes into account two approved roadway improvement projects: the Queens Plaza Bicycle and Pedestrian Improvement Project and the Jackson Avenue Improvements Project.

Several projects are not listed because they do not result in a new user population or a substantial number of pedestrian or vehicular trips. These projects include the Amtrak ventilation shaft, which is located on the west side of 2nd Street between Borden and 54th Avenues and is currently under construction; and the new Sunnyside Station for the Long Island Rail Road to be created beneath Queens Boulevard.

It should be noted that the Queens West project analyzed in this Draft EIS was based on the development expected based on the Queens West General Project Plan (GPP) as of July 2006. Subsequent to that date, modifications have been made to the GPP and buildings have been completed that have varied from the assumptions made. These modifications have not been substantial and the Draft EIS analysis remains adequate in conservatively assessing the Queens West Development.

Subsequent to the preparation of the traffic and parking analyses presented in this Draft EIS, two additional projects were identified within the traffic study area. The first project is the CUNY project, which will be located at 5th Street and 46th Avenue and which will contain 169 residential units, 220 graduate student dormitory units, 12 faculty housing units, approximately 13,000 square feet of retail use and accessory space, and 87 parking spaces. The second project is the Dutch Kills Rezoning and Related Actions project, which is located north of Queens Plaza in a 40-block area. This project consists of zoning map and text amendments to encourage moderate and higher density development in an approximately 70-acre area. These two projects—the CUNY project and the Dutch Kills Rezoning and Related Actions project—have been incorporated in most analyses conducted for this Draft EIS and may be included and incorporated within the quantified analyses of traffic and parking, transit and pedestrians, and air quality and noise in the Final EIS should they be determined to add a significant volume of traffic beyond background traffic growth.

In addition, ULURP applications for zoning map and text amendments were filed for a site located between 45th Road, 46th Road, Vernon Boulevard and a point 100 feet west of 11th Street. Another two residential projects are in the early planning stages for property on both sides of Anable Basin; these projects would require approvals from the New York City Planning Commission and City Council. Depending on the status of these projects, these may also be incorporated into the EIS analyses between completion of the Draft and Final EISs.



- Site A
- Not Included In Site A
- Site B
- Primary Traffic Study Area
- 1 No Build Project Site

0 1000 2000 FEET  
SCALE

\* NOTE: Projects 55 and 56 may be added to the quantitative traffic analysis between publications of the Draft and Final EIS

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

**Table 1.2-1  
Background Development Projects**

Map ID No.	Project Name/Address	Status/ Anticipated Completion Year	Building Program	Community Facilities					Open Space/Socio		Traffic and Parking
				1/4-Mile	Zone 3	CSD 30	Court Square Library	Queens West Library	1/4- Mile	1/2- Mile	
1	Power House (5-09 Second Street)	Under construction (2008)	17,275 sf retail; 190 residential units	✓	✓	✓	✓	✓	✓	✓	✓
2	One Hunters Point (5-35 Borden Avenue)	Scheduled for completion in 2008	138 residential units	✓	✓	✓	✓	✓	✓	✓	✓
3	Hunters View (48-15 11th Street)	Scheduled for completion in 2009	73 residential units	✓	✓	✓	✓	✓	✓	✓	✓
4	Fifth Street Lofts (5-09 48th Avenue)	Under construction (2008)	78 residential units	✓	✓	✓	✓	✓	✓	✓	✓
5	Arris Lofts (27-28 Thomson Avenue)	Completed	20,000 sf retail; 238 residential units; 200 parking spaces	✓		✓	✓				✓
6	The Foundry (2-30 51st Avenue)	Under construction	61 residential units	✓	✓	✓	✓	✓	✓	✓	✓
7	Fusion LIC (42-51 Hunter Street)	Completed	24 residential units	✓	✓	✓	✓				✓
8	50-15 Vernon Jackson	Under construction (2008)	1,000 sf retail; 28 residential units	✓	✓	✓	✓	✓	✓	✓	✓
9	10-50 Jackson Avenue	Under construction (2008)	37 residential units	✓		✓	✓	✓	✓	✓	✓
10	View 59 (25-15 Queens Plaza N)	Under construction	39 residential units	✓	✓	✓	✓				✓
11	Casa Vizcaya (10-40 46th Road)	Under construction	24 residential units	✓	✓	✓	✓	✓		✓	✓
12	44-27 Purves Street	Completed	64 residential units	✓		✓	✓				✓
13	10-63 Jackson Avenue	Under construction (2008)	74 residential units	✓	✓	✓	✓	✓	✓	✓	✓
14	12-01 Jackson Avenue	Under construction	37 residential units	✓	✓	✓	✓	✓	✓	✓	✓
15	Badge Building (10-55 47th Ave)	Under construction (2008)	44 residential units	✓	✓	✓	✓	✓		✓	✓
16	45-56 Pearson Street	Construction Not Yet Started	120 residential units	✓		✓	✓				✓
17	Court Square II/Citicorp (23-21 44th Drive)	Completed	528,000 sf office								✓
18	Queens Plaza South (28-10 Queens Plaza South)		1,500,000 sf office	✓		✓	✓				✓
19	42-16 West Street		700 residential units								✓
20	Crescent Club (41-17-23 Crescent Street)	Summer 2008	140 residential units	✓	✓	✓	✓				✓
21	42-37 Crescent Street		16 residential units	✓	✓	✓	✓				✓
22	42-59 Crescent Street		22 residential units	✓	✓	✓	✓				✓
23	27-14 41st Ave	Unknown	26 residential units	✓	✓	✓	✓				✓
24	27-11 42nd Road	Unknown/plans approved	184 residential units	✓	✓	✓	✓				✓
25	26-26 Jackson Avenue	Unknown	43 residential units	✓		✓	✓				✓
26	41-02 24th Street	Unknown	42 residential units	✓	✓	✓	✓				✓
27	41-34 25th Street	Unknown	141 residential units	✓	✓	✓	✓				✓
28	29-07 Queens Plaza North Hotel	Unknown	200 hotel rooms								✓
29	40-01 29th Street Hotel	Unknown	87 hotel rooms								✓
30	39-35 27th Street Hotel	Unknown	54 hotel rooms								✓
31	29-02 39th Avenue Hotel	Unknown	107 hotel rooms								✓
32	Queens Plaza North/24th (Venus) (41-50 24th Street)	Unknown	292 residential units	✓	✓	✓	✓				✓

**Appendix 1.2: Background Development Projects**

**Table 1.2-1 (cont'd)  
Background Development Projects**

Map ID No.	Project Name/Address	Status/ Anticipated Completion Year	Building Program	Community Facilities					Open Space/Socio		Traffic and Parking
				1½-Mile	Zone 3	CSD 30	Court Square Library	Queens West Library	¼-Mile	½-Mile	
33	Silvercup West (Vernon Boulevard and 43rd Avenue)	2009	589,590 sf office; 75,815 sf retail; 1,000 residential units; 106,014 sf community facilities; 271,191 sf film center studio; 48,815 sf catering; 42,422 sf health club	✓	✓	✓	✓				✓
34	Ravel Hotel (42-11 Vernon Boulevard)		70 hotel rooms								✓
35	Z Hotel (11th Street and 43rd Avenue)	2009	100 hotel rooms								✓
36	River East (44-02 Vernon Boulevard)		20000 sf retail; 910 residential units; 900 parking spaces	✓	✓	✓	✓	✓	✓	✓	✓
37	LIRR Vent Building (29-50 Northern Boulevard)										✓
38	Queens West 1		287 residential units	✓	✓	✓	✓	✓	✓	✓	✓
39	Queens West 2	2010	809 residential units	✓	✓	✓	✓	✓	✓	✓	✓
40	Queens West 3	2008	279 residential units	✓	✓	✓	✓	✓	✓	✓	✓
41	Queens West 4		482 residential units; 100,000 sf community facilities	✓	✓	✓	✓	✓	✓	✓	✓
42	Queens West 5: East Coast III	Under construction (2008)	800 sf retail; 279 residential units	✓	✓	✓	✓	✓	✓	✓	✓
43	Queens West 6: East Coast I	Completed	5,000 sf retail; 521 residential units						✓	✓	✓
44	Queens West 7: East Coast II	Completed	35,000 sf retail; 481 residential units	✓	✓	✓	✓	✓	✓	✓	✓
45	Queens West 8		35,000 sf retail; 25,000 sf community facilities						✓	✓	✓
46	Queens West 9: Riverview North	Completed	30,000 sf retail; 602 residential units						✓	✓	✓
47	10-59 50th Avenue	Under construction	10 residential units	✓		✓	✓	✓	✓	✓	✓
48	10-12 47th Avenue	Under construction	7 residential units	✓	✓	✓	✓	✓		✓	✓
49	11-11 50th Avenue	Under construction	120 residential units	✓		✓	✓	✓	✓	✓	✓
50	Quality Inn Hotel (30-01 40th Avenue)	Completed	48 hotel rooms	✓		✓	✓	✓			✓
51	Corrieri Building (47-33 5th Street)	2009	14 residential units	✓	✓	✓	✓	✓	✓	✓	✓
52	30-30 Northern Boulevard	2010	50,000 sf retail; 635 dormitory rooms								✓
53	Kaufman Astoria Studios (34-12 36th Street)	2009	60 residential units; 33,000 sf film center studio								✓
54	AMMI (Museum of Moving Image)		35,000 sf film center studio								✓
55	CUNY Project		12,835 sf retail; 181 residential units; 220 dormitory rooms; 87 parking spaces	✓	✓	✓	✓	✓		✓	
56	Dutch Kills Rezoning and Related Actions	2017	1,555 residential units; 410 parking spaces (net decrease of 104,350 sf retail, 41,697 sf of community facilities, and 180,536 sf of industrial space)	✓							

**Note:** Projects 55 and 56 may be added to the traffic analysis between completion of the Draft and Final EISs should they contribute a significant volume of additional traffic beyond background traffic growth and any other changes in the No Build development scenario. Project 56 would also result in a net decrease of 180,536 sf of industrial space.

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