



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, NY 10007

POSITIVE DECLARATION

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

PROJECT:

Willets Point Development

Block 1787: Lot 20 (partial);

Block 1820: Lots 1, 6, 9, 18, 34, 108;

Block 1821: Lots 1, 6, 16, 25, 27, 35;

Block 1822: Lots 1, 5, 7, 17, 21, 23, 28, 33, 55, 58;

Block 1823: Lots 1, 3, 5, 7, 12, 14, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, 55, 58, 59, 60;

Block 1824: Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53;

Block 1825: Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58;

Block 1826: Lots 1, 5, 14, 18, 20, 31, 35;

Block 1827: Lots 1;

Block 1828: Lots 1, 4, 8, 11, 13, 17, 21, 23, 29, 34, 37, 39;

Block 1829: Lots 19, 21, 40, 71;

Block 1830: Lots 1, 9, 10, 21;

Block 1831: Lots 1, 10, 35;

Block 1832: Lots 1, 10;

Block 1833: Lots 1 (partial), 103, 111, 117, 120, 141, 143, 151, 155, 158, 165, 166, 168, 170, 172, 177, 179,
180, 186, 188, 192, 197, 199, 201, 203, 212, 215, 230, 300, 425; and

Block 2018: Lot 1500 (partial).

Community District 7

Borough of Queens

CEQR Number: 07DME014Q

LEAD AGENCY:

Office of the Deputy Mayor for Economic Development

Robert R. Kulikowski, Ph.D.

Assistant to the Mayor

DATE ISSUED:

August 28, 2012

TYPE OF ACTION:

Type I

NAME, LOCATION, AND DESCRIPTION OF PROPOSAL:

Willetts Point Development

Community District 7, Borough of Queens

The Office of the Deputy Mayor for Economic Development, in coordination with the New York City Economic Development Corporation (EDC), proposes multiple discretionary actions to allow for the redevelopment of the Willets Point area and portions of the CitiField stadium parking areas. The proposal would redevelop the Willets Point/CitiField area with a mix of uses that is expected to be complete by

2032. It would incorporate a development substantially similar to that anticipated and analyzed in the 2008 *Willetts Point Development Plan Final Generic Environmental Impact Statement* (FGEIS), as well as a major entertainment/retail component and parking adjacent to CitiField. The project is anticipated to proceed in three continuous phases: by 2018, the remediation and development of an approximately 23-acre portion of the Special Willetts Point District with a 200-room hotel, approximately 30,000 square feet of retail space, and a 2,800-space surface parking area/off-season public recreation space; the development of the parking field west of CitiField with “Willetts West”—an entertainment and retail center of approximately 1.4 million square feet (one million square feet of gross leasable area) and a 2,900-space parking facility; and the development of a structured parking facility on the westernmost CitiField surface parking lot south of Roosevelt Avenue; by 2028, the surface parking area in the Special Willetts Point District would be replaced with approximately 4.23 million square feet of residential, retail, office, hotel, public school, enclosed parking, and public open space uses; and the development of additional structured parking facilities on the CitiField surface parking lots south of Roosevelt Avenue; and by 2032, completion of the full build-out of the Special Willetts Point District substantially as anticipated in the FGEIS. In addition, consistent with the analysis presented in the FGEIS, the SEIS will analyze the development of parking, retail and office uses by 2032 on Lot B, on a portion of the CitiField leasehold along Roosevelt Avenue. It is also assumed that the recently approved Van Wyck Expressway ramp improvements would be completed by 2024.

The project site consists of three discrete areas. The “Willetts Point” portion (the Special Willetts Point District) comprises approximately 61 acres. The “Willetts West” portion comprises an approximately 30.7-acre section of the surface parking field adjacent to CitiField. The “Roosevelt Avenue” portion comprises three CitiField-related surface parking lots (South Lot and Lots B and D) along Roosevelt Avenue, totaling 16.8 acres. In total, the project site comprises 108.9 acres.

PROPOSED ACTIONS:

It is currently anticipated that the proposed project would seek the following discretionary public approvals:

- Special permit pursuant to ZR Section 124-60 to allow surface parking/open and enclosed privately-operated recreation uses for Phase 1A within the Special Willetts Point District;
- Certification by the CPC Chairperson pursuant to ZR Section 124-05;
- Modification of the existing lease for the CitiField property and adjacent parking properties;
- Mayoral and Queens Borough Board approval of the business terms pursuant to New York Charter Section 384(b)(4); and
- Approval by the New York City Industrial Development Agency (IDA) for the waiver of mortgage recording tax for property within the Special Willetts Point District.

In addition to the discretionary approvals listed above, the phasing of the development within the Special Willetts Point District will require certain technical revisions to the previously-approved City Maps that modify the staging for the closure of city streets. This would not be a discretionary approval as the revisions would not result in the demapping of any additional city streets beyond those previously approved for demapping. Public Design Commission approval also will be required for the Willetts West development. In addition to the above approvals, confirmation that all proposed buildings fall within the maximum Federal Aviation Administration (FAA) height limitations would be sought from the FAA; however, no approval or permit to exceed such permitted heights is anticipated to be sought.

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, lead agency for the referenced project, has reviewed information regarding the proposed actions contained in an Environmental Assessment Statement (EAS), dated August 28, 2012 pursuant to Article 8 of the New York State Environmental Conservation Law and 6 NYCRR, Part 617, and has determined that the proposed actions

may have a significant effect on the quality of the human environment. Accordingly, a Supplemental Environmental Impact Statement (SEIS) is required to evaluate and disclose the extent to which impacts may occur. The actions, as proposed, have the potential to result in significant adverse impacts related to the following technical areas, and therefore, will be studied in more detail in the SEIS:

- 1) Land Use, Zoning, and Public Policy
- 2) Socioeconomic Conditions
- 3) Community Facilities
- 4) Open Space
- 5) Shadows
- 6) Historic and Cultural Resources
- 7) Urban Design and Visual Resources
- 8) Natural Resources
- 9) Hazardous Materials
- 10) Water and Sewer Infrastructure
- 11) Solid Waste and Sanitation Services
- 12) Energy
- 13) Transportation
- 14) Air Quality
- 15) Greenhouse Gas Emissions
- 16) Noise
- 17) Public Health
- 18) Neighborhood Character
- 19) Construction

STATEMENT IN SUPPORT OF DETERMINATION:

The above determination is based on a review of the EAS prepared for the action that finds that:

- 1) The proposed project would require zoning special permit(s), and the project site is within the City's Waterfront Revitalization Program (WRP) boundaries. Based on the WRP Consistency assessment, the project has the potential to affect WRP Policies 1, 1.1, 1.2, 1.3, 4.1, 4.3, 5, 5.1, 5.2, 5.3, 6, 7.1, 7.2, 7.3, 8, 8.3, 9.1, 9.2, and 10. Potential effects on land use and land use trends, zoning, and public policy will be further examined as well.
- 2) The proposed project would introduce approximately 1.4 million gross square feet (one million sf gross leasable area) of entertainment and retail uses as part of Willets West, which was not analyzed in the FGEIS, and a greater number of residential units compared to what was analyzed in the FGEIS. Therefore, the proposed project has the potential to result in indirect business and residential displacement impacts.
- 3) The proposed project would introduce a greater number of residential units and more retail development compared to what was analyzed in the FGEIS, and thus has the potential to result in impacts to public schools, publicly-funded day care, libraries, health care facilities, fire and police protection and public open spaces. In addition, a portion of the proposed project would be developed on mapped parkland used for parking. Therefore, the proposed project's potential to have impacts on community facilities and open spaces will be further examined.
- 4) A portion of the proposed project is within Flushing Meadows-Corona Park, and the proposed project would result in at least one building taller than 50 feet that was not analyzed in the FGEIS. Therefore, the project's potential to cast shadows on sensitive resources will be further examined.

- 5) The project site has been expanded compared to what was analyzed in the FGEIS, and the expanded portions of the project site have not been analyzed for their potential to contain archaeological or architectural resources. Therefore, the project's potential to affect historic and cultural resources will be further examined.
- 6) The project site has been expanded compared to that analyzed in the FGEIS, and FGEIS did not assess the potential impacts to natural resources resulting from development in the expanded portions of the project site. Therefore, the project's potential to affect natural resources will be further examined.
- 7) The SEIS will summarize the results of the hazardous materials studies and testing that have been and are being prepared for the project site, and will describe the measures required to be implemented prior to or during construction of the proposed project to avoid significant impacts.
- 8) A preliminary assessment of water and sewer infrastructure is being conducted to determine the potential for the project to significantly impact the study area's water and sewer infrastructure, and will be presented in the SEIS. Based on the conclusions of the preliminary sewer infrastructure assessment and a determination from the New York City Department of Environmental Protection, a more detailed infrastructure analysis may be required.
- 9) The proposed project will increase the solid waste generation rates in the area compared to the FGEIS and may impact the operation of a DSNY-managed Solid Waste Transfer Station. Therefore, further assessment of Solid Waste disposal capacity and the potential for impacts to existing facilities will be analyzed.
- 10) The proposed project will produce additional energy demand compared to the project analyzed in the FGEIS. Therefore, the proposed project's potential for impacts on energy supply will be assessed.
- 11) The proposed project would result in approximately 10.34 million square feet of development, and could have significant impacts related to traffic, parking, transit service, and pedestrians. Therefore, a detailed transportation analysis will be undertaken.
- 12) GHG analysis will consider changes to the proposed project from the FGEIS. GHG emissions generated by the proposed project will be quantified, considering the changes to the proposed project compared to the program analyzed in the FGEIS, and an assessment of consistency with the City's established GHG reduction goal will be performed.
- 13) Due in part to the number of vehicular trips anticipated to be generated by the proposed project, the proposed parking facilities, and the use of fossil fuels for heat and hot water systems, the proposed project has the potential to result in significant mobile and stationary source air quality and noise impacts, warranting further analyses.
- 14) Given the potential for impacts related to air quality, water quality, hazardous materials and noise, the proposed project could result in significant impacts related public health warranting further analysis.
- 15) Given the level of trips generated by the project and the potential for impacts related to transportation and noise and the potential for an impact in these and other analysis areas, the proposed project could result in significant impacts to neighborhood character, warranting a detailed analysis.

16) Given the project's projected development of 10.34 million square feet of new uses, and timeline for construction over the next 20 years, the proposed project warrants a detailed analysis of potential construction-period impacts.

Accordingly, the Office of the Deputy Mayor for Economic Development directs that a Draft Supplemental Environmental Impact Statement be prepared in accordance with 6 NYCRR 617.9(b) and 617.10(d)(4), and Sections 6-08 and 6-09 of Executive Order No. 91 of 1977, as amended.

PUBLIC SCOPING:

Public Scoping is a process whereby the public is invited to comment on the proposed scope of analysis planned for the Draft SEIS. A Draft Scope of Work has been prepared outlining the study areas and analysis methodologies proposed for use in the Draft SEIS.

The Public Scoping meeting will be held on Thursday, September 27, 2012 at 4:30 PM at the P.S. 19 Marino Jeantet, 98-02 Roosevelt Avenue, Queens, New York. A copy of the EAS, Positive Declaration, and Draft Scope of Work for the project may be obtained by any member of the public from:

Robert R. Kulikowski, Ph.D.
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, New York 10038
rkulikowski@cityhall.nyc.gov

A copy of these documents may also be downloaded from the websites of the Mayor's Office of Environmental Coordination (www.nyc.gov/oec) and the New York City Economic Development Corporation (www.nycedc.com).

Written comments on the Draft Scope of Work will be accepted until 5:00 PM on Tuesday, October 9, 2012, and may be submitted at the public scoping meeting or to the Mayor's Office of Environmental Coordination at the above address.

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



Robert R. Kulikowski, Ph.D.
Assistant to the Mayor

August 28, 2012
Date