



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

Part I: GENERAL INFORMATION

PROJECT NAME Willets Point Phase 2 Development

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
23DME005Q

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
TBD

OTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA)

2a. Lead Agency Information

NAME OF LEAD AGENCY
Office of the Deputy Mayor for Economic and Workforce Development

2b. Applicant Information

NAME OF APPLICANT
Queens Development Group, New York City Football Club, and the New York City Economic Development Corporation

NAME OF LEAD AGENCY CONTACT PERSON
Hilary Semel, Director

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
Ethan Goodman, Fox Rothschild, LLP

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3. Action Classification and Type

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(6)(i)

Action Type (refer to [CEQR Technical Manual Chapter 2](#), "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC

☐ LOCALIZED ACTION, SMALL AREA

☐ GENERIC ACTION

4. Project Description

The proposed Phase 2 Development represents the second phase of a three-phased development plan for the Special Willets Point District (SWPD) in Queens. The proposed Phase 2 Development would develop the Phase 2 Site -- approximately 17 acres of the 61-acre SWPD -- with approximately 1,190,000 gsf of residential use (approximately 1,400 units, 100 percent affordable); a 250-room, 145,000 gsf hotel; approximately 60,000 gsf of local retail use; a 500,000 gsf soccer-specific stadium for the New York City Football Club (NYCFC); and 470 accessory parking spaces. The proposed stadium would have a maximum capacity of 25,000 seats. The Phase 2 Development would also include approximately 1.5 acres of publicly-accessible open space. The Phase 2 Development is expected to be completed and operational in 2027. The Co-applicants, the Queens Development Group (QDC), NYCFC, and the New York City Economic Development Corporation (NYCEDC), are seeking land use actions to facilitate the Phase 2 Development, including special permits to permit the proposed stadium and hotel uses; special permits to modify the District's use, bulk, and parking regulations; zoning text amendments; City discretionary funding for affordable housing; and City Map amendments (the Proposed Actions).

The first phase of development within the SWPD (Phase 1 Development) was analyzed in Technical Memorandum 005 (CEQR 07DME014Q) and is currently underway. The Phase 1 Development includes approximately 892,635 gsf of residential use (1,100 units, all affordable), 23,756 gsf of retail, 3,159 gsf of community facility use, a 650-seat K-8 public school, and approximately 1 acre of publicly-accessible open space. Pre-construction work is already underway, and the Phase 1 Development is expected to be completed and operational by 2026, with the exception of the K-8 public school, which is currently anticipated to be completed by 2028. The Phase 1 development will be part of the future baseline conditions for the analysis of the proposed Phase 2 Development and the potential future Phase 3 Development.

The land area to be utilized for the proposed Phase 2 Development—together with the approved Phase 1 Development already under construction within the District—and the density of those developments would result in changes to assumptions from prior environmental review regarding the program of uses and configuration of massings of buildings that could be developed in the remaining portion of the District at some point in the future. Therefore, an updated reasonable

worst-case development scenario (RWCDs) program and conceptual massing have been developed for a third, final phase of development in the District (the potential future Phase 3 Development). It is anticipated that at full buildout, the District would not include more than approximately 8 million gsf of development. Development activities for Phase 3 are anticipated to proceed incrementally, with the necessary associated site acquisition, remediation, grading, and infrastructure improvements occurring in advance of building construction. It is anticipated that development of the remainder of the District would be complete by 2039. The proposed Phase 2 Development and the potential future Phase 3 Development together comprise the Proposed Project.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 7	STREET ADDRESS Multiple
TAX BLOCK(S) AND LOT(S) See page 10a		ZIP CODE 11368
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Special Willets Point District is bounded by Northern Boulevard and the Whitestone Expressway to the north, to the east by the Van Wyck Expressway, to the south by Roosevelt Avenue, and to the west by Seaver Way (126th Street).		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C4-4, Special Willets Point District		ZONING SECTIONAL MAP NUMBER 10a,

5. Required Actions or Approvals (check all that apply)

City Planning Commission: ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

<input checked="" type="checkbox"/> CITY MAP AMENDMENT	<input checked="" type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION
<input type="checkbox"/> ZONING MAP AMENDMENT	<input type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAAP
<input checked="" type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:	

☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☒ other; EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION: Special Permits for proposed stadium use (ZR 74-41), proposed hotel use (ZR 74-802), SWPD use, bulk, and parking regulations (ZR 124-60); Zoning text amendments (ZR 124-60); CPC certifications (ZR 124-05).

Board of Standards and Appeals: ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: ☒ YES ☐ NO ☐ Cogeneration Facility ☐ Title V Permit**Other City Approvals Subject to CEQR** (check all that apply)

<input type="checkbox"/> LEGISLATION	<input checked="" type="checkbox"/> FUNDING OF CONSTRUCTION, specify: City discretionary funding for Phase 2 affordable housing
<input type="checkbox"/> RULEMAKING	<input type="checkbox"/> POLICY OR PLAN, specify:
<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OF PROGRAMS, specify:
<input checked="" type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> PERMITS, specify:
<input type="checkbox"/> OTHER, explain:	

Other City Approvals Not Subject to CEQR (check all that apply)

<input checked="" type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL
	<input checked="" type="checkbox"/> OTHER, explain: NYC Public Design Commission Approval

State or Federal Actions/Approvals/Funding: ☐ YES ☒ NO If "yes," specify:

6. Site Description: The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.

Graphics: The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.

<input checked="" type="checkbox"/> SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP	<input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP
<input checked="" type="checkbox"/> TAX MAP	<input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)	
<input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP		

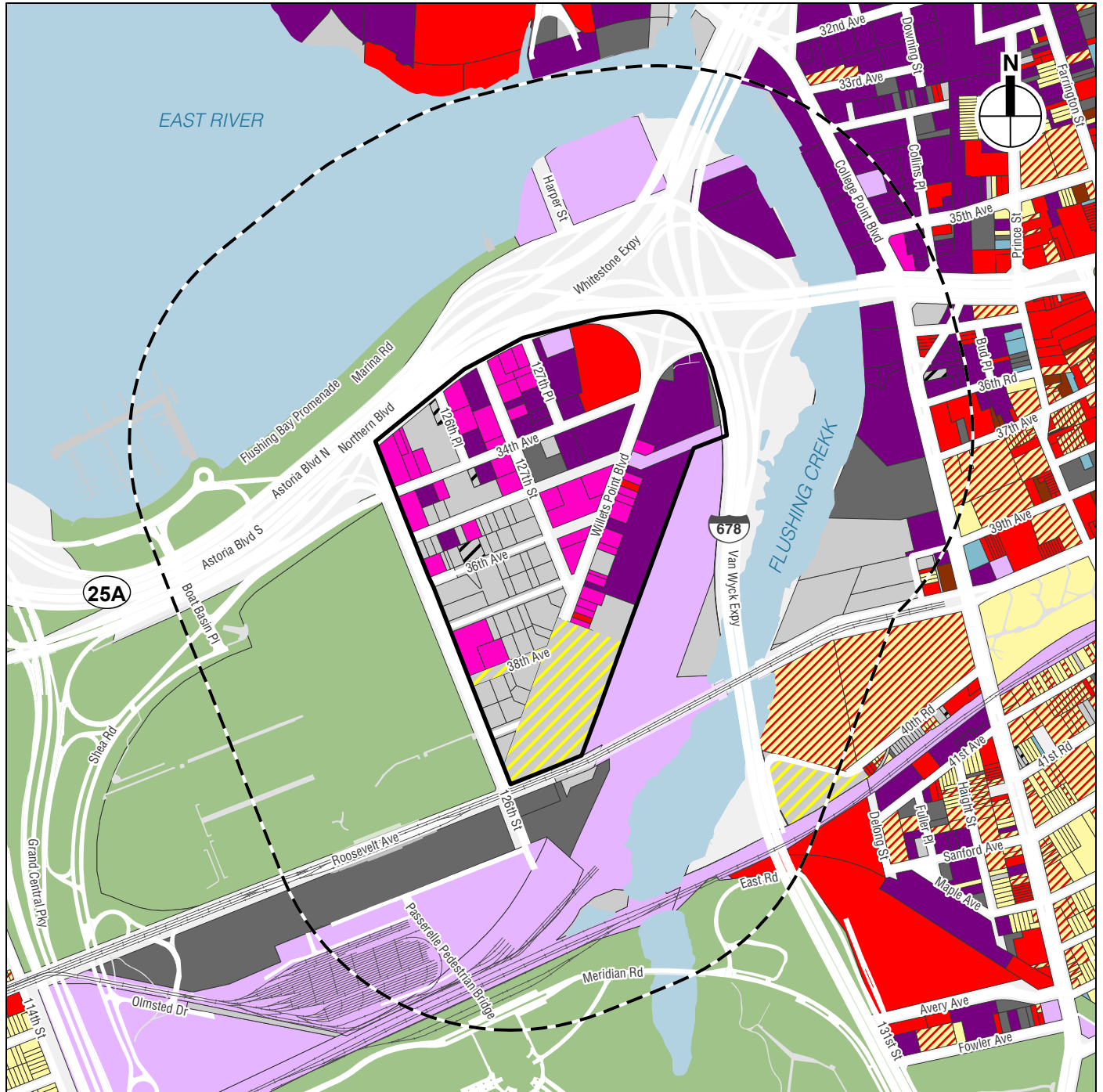


0 400 FEET

- Project Site
- Phase 1
- Phase 2
- Phase 3

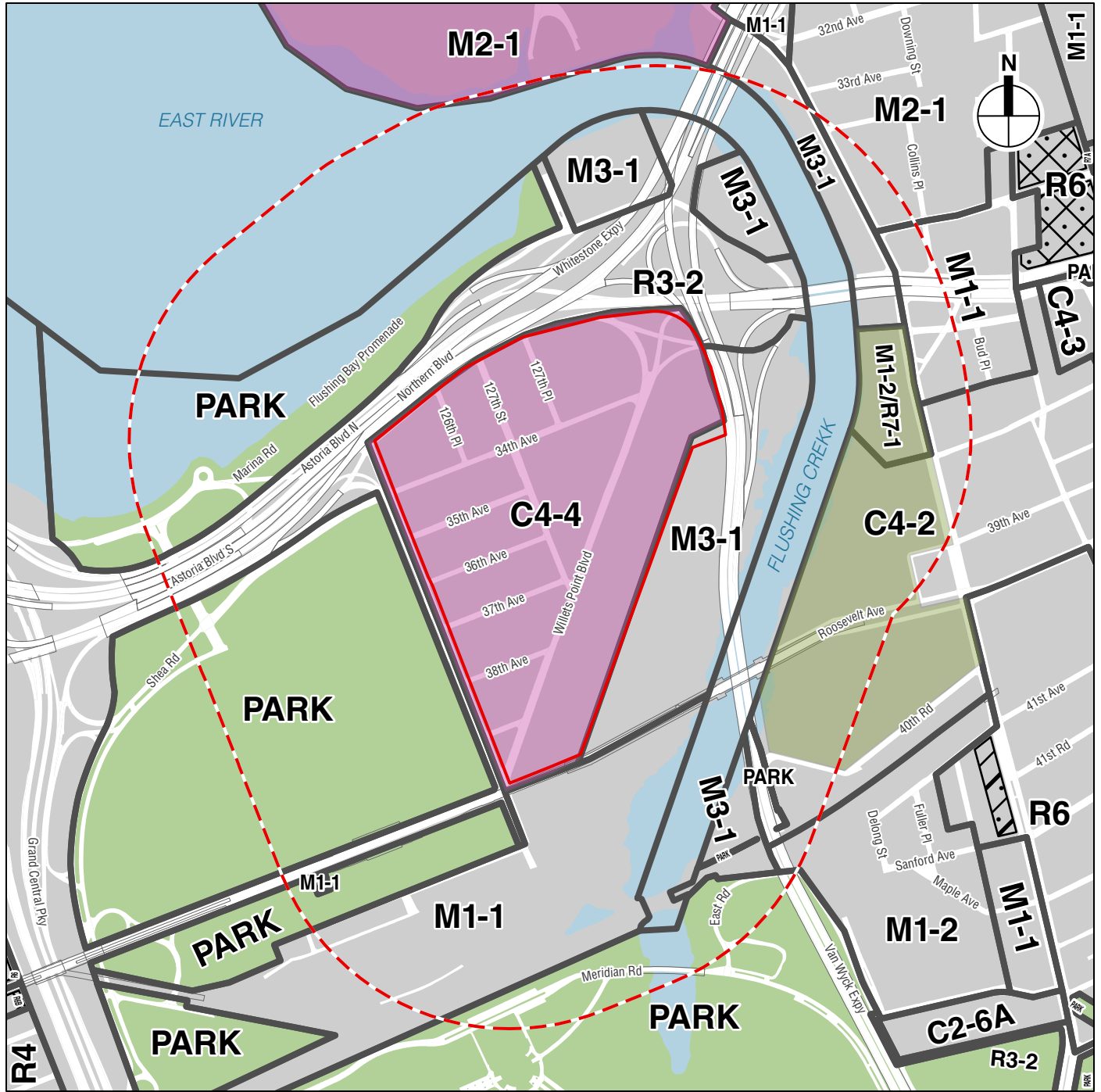
1 ➔ Photograph Reference Number and View Direction





- | | |
|-------------------------------------|------------------------------------|
| Project Site | Public Facilities and Institutions |
| Study Area (Quarter-mile perimeter) | Residential |
| Commercial and Office Buildings | Residential with Commercial Below |
| Hotels | Transportation and Utility |
| Industrial and Manufacturing | Under Construction |
| Auto-Related Use | Vacant Building |
| Open Space and Outdoor Recreation | Vacant Land |
| Parking Facilities | |

0 1,000 FEET



- | | | | |
|--|-------------------------------------|--|--------------------------------------|
| | Project Site | | C2-4 |
| | Study Area (Quarter-mile perimeter) | | Special College Point District |
| | Zoning District Boundary | | Special Flushing Waterfront District |
| | C2-2 | | Special Willets Point District |
| | C2-3 | | Park Boundary |

0 1,000 FEET



Special Willets Point District, view northeast from 126th Street/Seaver Way near 36th Avenue

1



Special Willets Point District, view east from 126th St/Seaver Way opposite CitiField

2



Special Willets Point District, view east on 34th Avenue from 126th Street/Seaver Way 3

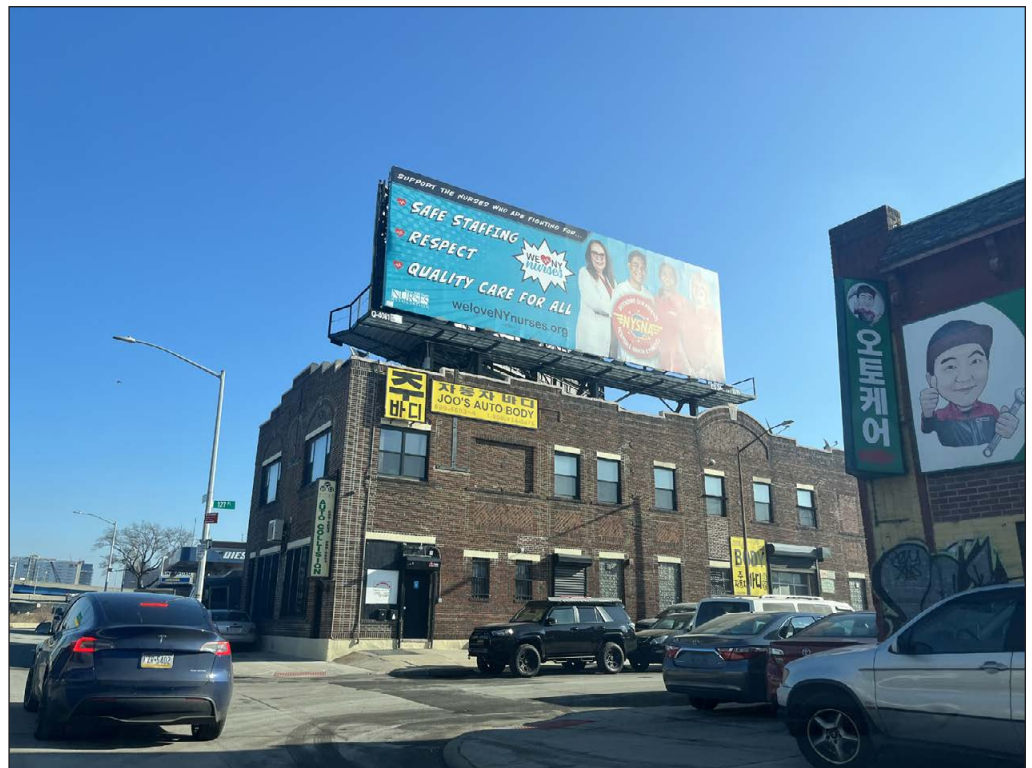


Special Willets Point District, View south on 127th Street near Northern Boulevard 4



Special Willets Point District, view east from 34th Avenue and 127th Street

5

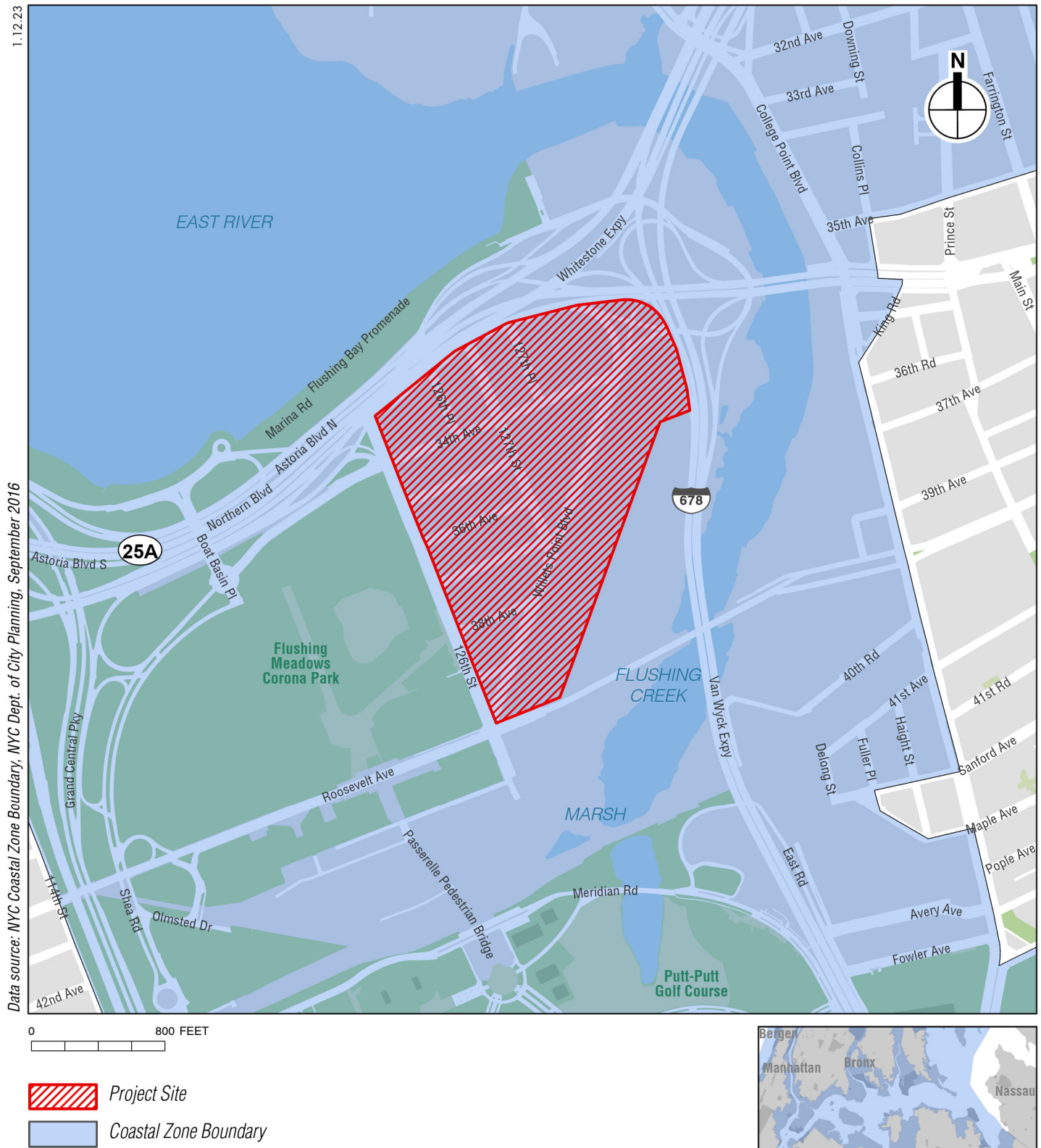


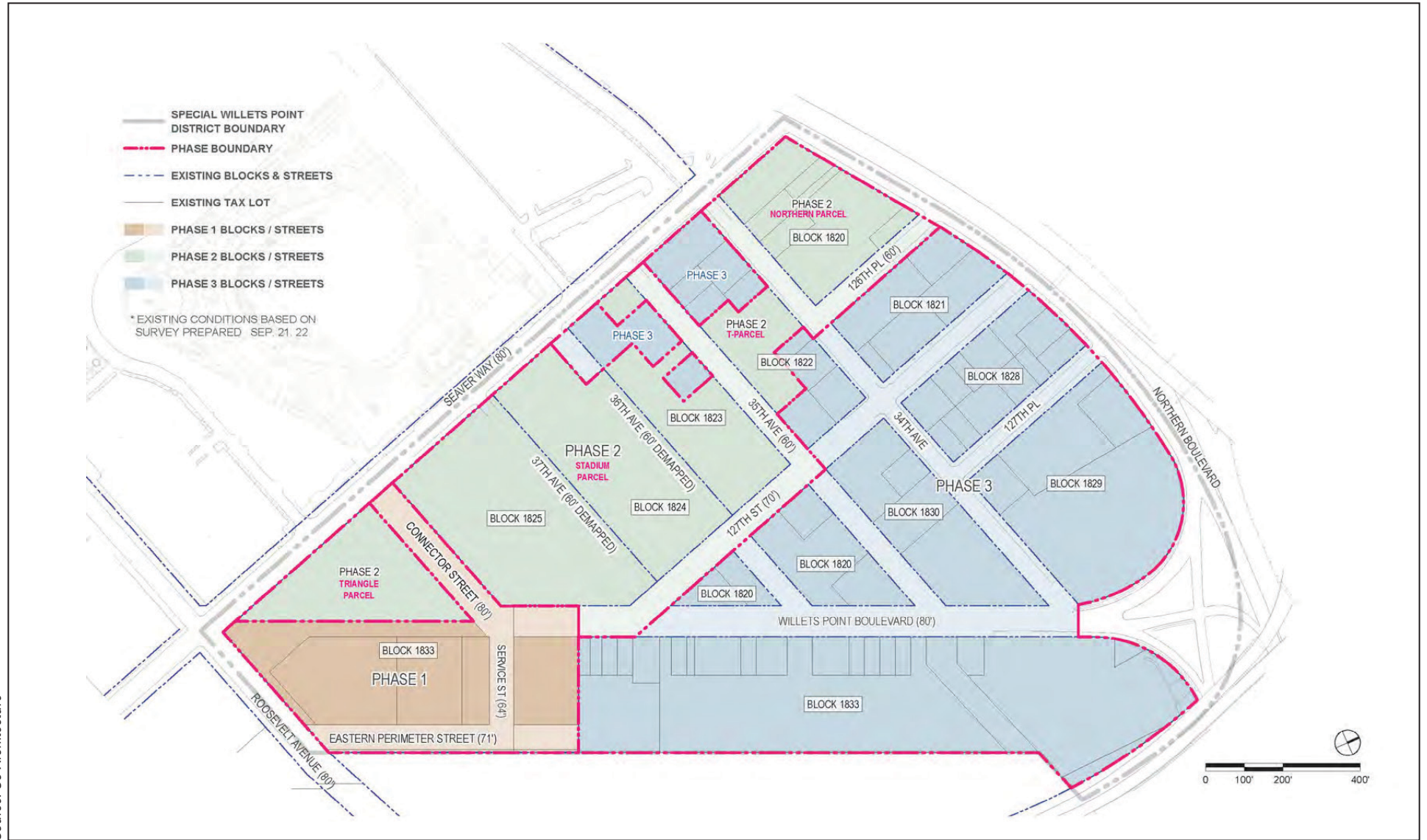
Special Willets Point District, view east from Northern Boulevard near 127th Place

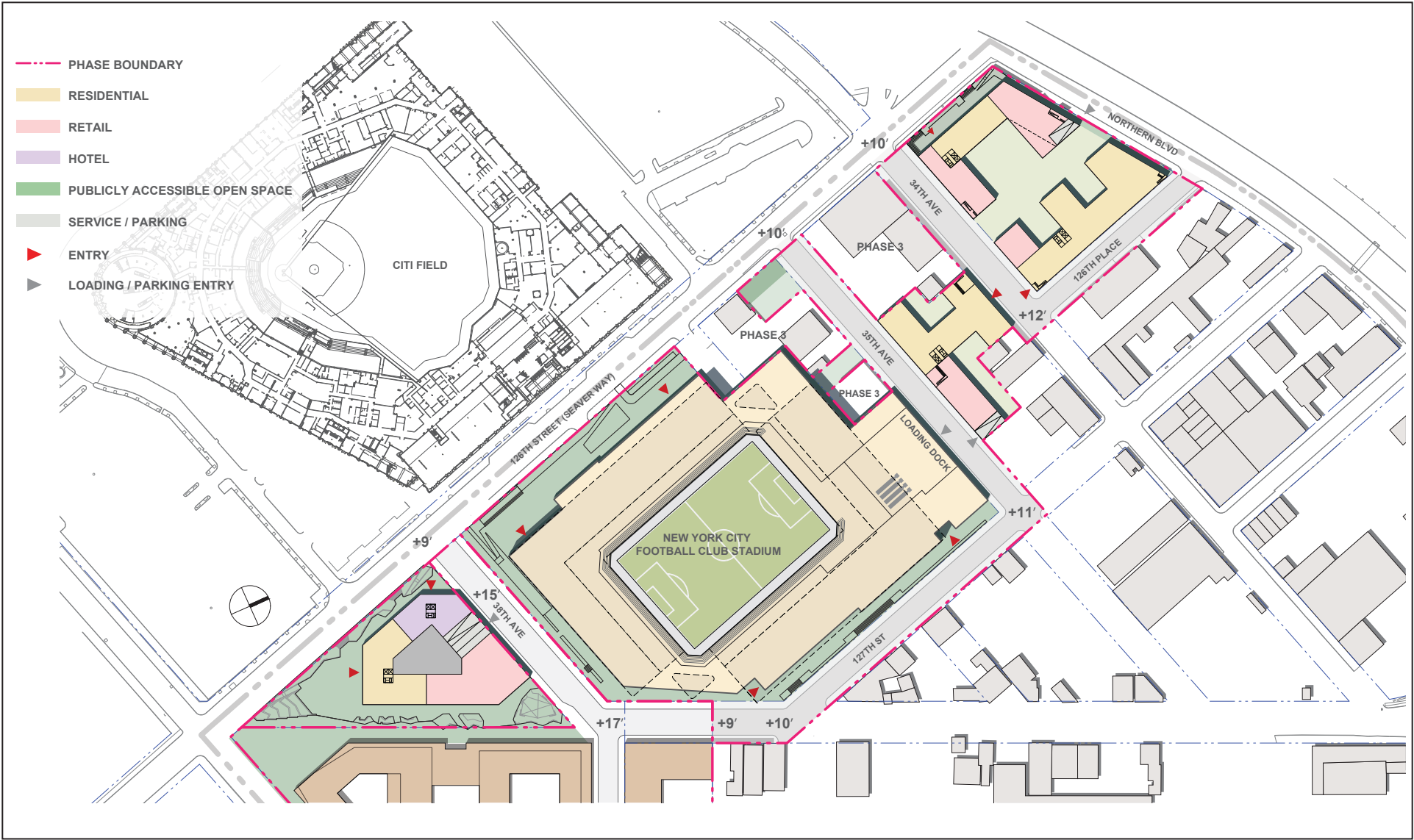
6



Special Willets Point District, view southeast from 126th Street/Seaver Way
near 38th Avenue 7











No Action Condition
(Phase 1 Development)
Figure 10

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 61 acres (SWPD)

Waterbody area (sq. ft.) and type: 0

Roads, buildings, and other paved surfaces (sq. ft.): 61 acres

Other, describe (sq. ft.): 0

7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 1,895,000 gsf (Phase 2 Development), 5,068,000 (Phase 3 Development) 8,010,550 gsf (full Phase 1, 2, and 3 buildout of District)

NUMBER OF BUILDINGS: 7 (Phase 2 Development), TBD (full buildout of District)

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 500,000 gsf (Phase 2/stadium); TBD (Phase 2/residential buildings [5]); 145,000 (Phase 2/hotel); TBD (Phase 3)

HEIGHT OF EACH BUILDING (ft.): 105' (Phase 2/stadium); 115'-130' (Phase 2/residential buildings [5]); 230' (Phase 2/hotel); 120' (Phase 3)

NUMBER OF STORIES OF EACH BUILDING: 10-story equivalent (Phase 2/stadium); 12 stories (Phase 2/residential buildings [5]); 21 stories (Phase 2/hotel); 12 stories (Phase 3)

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO

If "yes," specify: The total square feet owned or controlled by the applicant: 740,000 sf

The total square feet not owned or controlled by the applicant: 0 sf

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO

If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: 668,380 (Phase 2 site) sq. ft. (width x length) VOLUME OF DISTURBANCE: 6,683,800 (Phase 2 site) cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 668,380 (Phase 2 site) sq. ft. (width x length)

8. Analysis Year [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2027 (Phase 2), 2039 (Phase 3)

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 36 months (Phase 2); 72 months (Phase 3)

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☐ YES ☒ NO IF MULTIPLE PHASES, HOW MANY? 2

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: See pag 10a

9. Predominant Land Use in the Vicinity of the Project (check all that apply)☐ RESIDENTIAL ☒ MANUFACTURING ☐ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Transportation

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures		2 12-story apartment buildings (Phase 1)	2 12-story buildings (Phase 1) 5 12-story apartment buildings (Phase 2) TBD apartment buildings (Phase 3)	5 12-story apartment buildings (Phase 2) TBD apartment buildings (Phase 3)
No. of dwelling units		1,100 (Phase 1)	1,100 (Phase 1) 1,400 (Phase 2) 3,785 (Phase 3)	+5,185
No. of low- to moderate-income units		1,100 (Phase 1)	1,100 (Phase 1) 1,400 (Phase 2) 1,325 (Phase 3)	+2,725
Gross floor area (sq. ft.)		892,635 (Phase 1)	892,635 (Phase 1) 1,190,000 (Phase 2) 3,785,000 (Phase 3)	+4,975,000
Commercial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Car sales/rental Commercial office Retail	Existing conditions to remain Retail (Phase 1)	Retail (Phases 1/2/3) Commercial office (Phase 3) Hotel (Phases 2, 3)	- Car sales/rental + Hotel
Gross floor area (sq. ft.)	Car sales/rental (12,585) Commercial office (41,723) Retail (2,000)	Car sales/rental (no change) Commercial office (no change) Retail (2,000 remaining) Retail (23,756 sf on Phase 1)	Retail (23,756 Phase 1) (60,000 Phase 2) (211,000 Phase 3) Office (500,000 Phase 3) Hotel (145,000 Phase 1) (318,000 Phase 3)	Car sales/rental -12,585 Commercial office +458,277 Retail +269,000 Hotel +463,000
Manufacturing/Industrial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type of use	Auto body/repair Gas station Warehouse	No change from existing conditions	0	- Auto body/repair - Gas station - Warehouse
Gross floor area (sq. ft.)	Auto body/repair (156,728) Gas station (12,160) Warehouse (318,748)	No change from existing conditions	0	Auto body/repair - 156,728 Gas station -12,160 Warehouse -318,748
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type		128,000 public school (Phase 1) 3,159 (unspecified) (Phase 1)	128,000 public school (Phase 1) 110,000 public school (Phase 3)	Public school +110,000 Unspecified +144,000

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
			3,159 unspecified (Phase 1) 144,000 unspecified (Phase 3)	
Gross floor area (sq. ft.)				
Vacant Land	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	22 acres (Phase 1 Site and Phase 2 Site) TBD sf (portion of Phase 3 Site)	16 acres (vacant portion of Phase 2 Site) TBD sf (portion of Phase 3 Site)	0	Vacant portion of Phase 2 Site -16 acres Portion of Phase 3 Site (TBD sf)
Publicly Accessible Open Space	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):		1 acre (Phase 1)	1 acre (Phase 1) 1.5 acres (Phase 2) 5.5 acres (Phase 3)	+7 acres
Other Land Uses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:	612 gsf structure, auto-related	612 gsf structure, auto-related	500,000 soccer stadium (Phase 2)	+500,000 soccer stadium
PARKING				
Garages	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	0	0	0	0
No. of accessory spaces	TBD	TBD + 345 (Phase 1)	345 (Phase 1) 470 (Phase 2) 2,212 (Phase 3)	+2,682
Operating hours	TBD	TBD	TBD	
Attended or non-attended	TBD	TBD	TBD	
Lots	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	TBD	No change from existing conditions	0	TBD
No. of accessory spaces	TBD		0	
Operating hours	TBD		N/A	
Other (includes street parking)	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:				
POPULATION				
Residents	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:	0	2,662	16,402	+13,740
Briefly explain how the number of residents was calculated:	2.65 residents per non-senior unit based on average renter household size in Queens Community District 7. 1.5 residents per senior unit.			
Businesses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type				
No. and type of workers by business	376 total 13 car sale/rental 157 auto-related 12 gas station 21 warehouse 167 office 6 local retail	532 total Existing workers plus: 9 CF 59 school 7 parking 71 local retail (Phase 1)	5,739 total (game day) 4,639 total (non-game day) 568 local retail (Phases 1, 2, 3); 121 destination retail (Phase 3); 2,000 office (Phase 3); 1,158 hotel (Phases 2, 3); 150 stadium/ full time (Phase 2); 1,100 stadium/ game day (Phase 2); 442 CF (Phases 1, 3); 140 school	+5,217 total (game day) +4,117 total (non-game day) +491 local retail; +121 destination retail; +1,833 office; +1,158 hotel; +150 stadium/ full time; +1,100 stadium/ game day; +433 CF; +81 public school; +54 parking; -13 car sale/rental; -157 auto

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
			(Phases 1, 3), 61 parking (Phases 1, 2, 3)	body/repair; -12 gas station; -21 warehouse
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Assumes 1 worker per: 250 gsf of office, 875 gsf of destination retail, 333 gsf of local retail, 11 school seats, 333 gsf of community facility, 25 dwelling units, 400 gsf of hotel, 50 parking spaces, 1,000 gsf of industrial or auto-related use, and 15,000 gsf of warehouse use			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If any, specify type and number:		650 students (Phase 1)	1,540 students (Phases 1 and 3) 25,000 stadium visitors (Phase 2)	+890 students +25,000 stadium visitors
Briefly explain how the number was calculated:	Based on proposed capacity of public schools in Phase 1 and Phase 3, and proposed stadium seating capacity in Phase 2			
ZONING				
Zoning classification	C4-4	No change	No change	No change
Maximum amount of floor area that can be developed	8.94 million sf	No change	No change	No change
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Public open space, baseball stadium, transportation/utility, parking, Park, M3-1, M2- 1, M1-1, R3-2, C4-2	No change to zoning classifications in District or within 400 feet of District No change to predominant land uses within 400 feet of District Addition of public school, community facility, residential, and public open space uses in District	No change to zoning classifications in District or within 400 feet of District No change to predominant land uses within 400 feet of District Addition of stadium and hotel uses in District	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. To be provided in EIS		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
○ If "yes," complete the Consistency Assessment Form . To be provided in EIS		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If "yes," answer <i>both</i> questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	To be determined in the EIS	
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Indirect Residential Displacement Below to be determined in EIS		
○ Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input type="checkbox"/>
○ If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Direct Business Displacement Below to be determined in EIS		
○ Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	<input type="checkbox"/>	<input type="checkbox"/>

		YES	NO
iv. Indirect Business Displacement	Below to be determined in EIS		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?		<input type="checkbox"/>	<input type="checkbox"/>
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?		<input type="checkbox"/>	<input type="checkbox"/>
v. Effects on Industry	Below to be determined in EIS		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?		<input type="checkbox"/>	<input type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?		<input type="checkbox"/>	<input type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6			
(a) Direct Effects			
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects			
i. Early Childhood Programs			
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)		<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the Early Childhood Programs in the study area that is greater than 100 percent?	To be determined in EIS	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	To be determined in EIS	<input type="checkbox"/>	<input type="checkbox"/>
ii. Public Schools			
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	Below to be determined in EIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in a utilization rate of the elementary or middle schools that is equal to or greater than 100 percent?		<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project generate 100 or more elementary or middle school students past the 100% utilization rate?		<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in a utilization rate of the high schools that is equal to or greater than 100 percent?		<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the high school utilization rate by 5 percent or more from the No-Action scenario?		<input type="checkbox"/>	<input type="checkbox"/>
iii. Libraries			
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	Below to be determined in EIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?		<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?		<input type="checkbox"/>	<input type="checkbox"/>
iv. Health Care Facilities			
o Would the project result in the introduction of a sizeable new neighborhood?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	To be determined in EIS	<input type="checkbox"/>	<input type="checkbox"/>
v. Fire and Police Protection			
o Would the project result in the introduction of a sizeable new neighborhood?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	To be determined in EIS	<input type="checkbox"/>	<input type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7			
(a) Would the project change or eliminate existing open space?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the project generate more than 200 additional residents or 500 additional employees?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8			
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. To be provided in EIS			
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9			

	YES	NO
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. Analysis to be provided in EIS		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in Chapter 10 . Analysis to be provided in EIS		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ? To be provided in EIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form and submit according to its instructions .		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: RECs will be identified in the EIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? Analysis to be provided in EIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input type="checkbox"/>
(c) If the proposed project located in a separately sewered area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. To be provided in EIS		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week): 419,653		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs): 1.13 trillion		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, bus stop, or Citywide Ferry Service landing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed) To be provided in EIS	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. To be provided in EIS		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008 ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. To be provided in EIS	<input type="checkbox"/>	<input type="checkbox"/>
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A. PROJECT DESCRIPTION

INTRODUCTION

The Co-applicants—the Queens Development Group (GDG), the New York City Football Club (NYCFC), and the New York City Economic Development Corporation (NYCEDC)—are requesting discretionary land use actions (the Proposed Actions) from the City Planning Commission (CPC), pursuant to the City’s Uniform Land Use Review Procedure (ULURP) and City discretionary funding for affordable housing, to facilitate the proposed Willets Point-Phase 2 Development project, which would redevelop an approximately 17-acre portion of the Special Willets Point District (SPWD, or the District) in Queens Community District 7.

The Willets Point Development Plan for the Special Willets Point District was analyzed in the *Willets Point Development Plan Final Generic Environmental Impact Statement* (2008 FGEIS). The Willets Point Development Plan was approved by the New York City Planning Commission (CPC) and New York City Council in 2008 and is referred to herein as “the Approved Plan.” In 2012, the Queens Development Group, LLC (QDG) was selected as the City’s designated developer for an initial 20-acre city-owned portion of the special Willets Point District, (then termed “Phase 1”). In 2013, a Supplemental EIS (2013 FSEIS) was prepared to assess the potential effects of the program proposed by QDG, which would have modified the original Willets Point Development Plan to include a retail destination on portions of the main CitiField stadium parking field and CitiField parking fields south of Roosevelt Avenue (“Willets West”), the development of structured parking facilities on surface parking Lot D and South Lot along Roosevelt Avenue adjacent to the stadium, and changes to the phasing of the project.

The 2013 FSEIS assumed that the District would be developed in three phases. Phase 1A, anticipated to be completed by 2018, comprised the remediation and development of a small portion of the District along 126th Street with a hotel and retail space, with the remainder of the 23-acre City-owned portion of the District to be used as an interim surface parking/recreational area. Phase 1B—anticipated to be completed ten years after Phase 1A (by 2028)—comprised the development of the interim surface parking/recreational area created during Phase 1A with residential, retail, community facility, and public school uses, along with parking and more than six acres of new public open space. In Phase 2, the remainder of the District was assumed to be built out substantially as described in the 2008 FGEIS, with a total of approximately 8.94 million square feet of development. As with Phase 1B, Phase 2 was anticipated to be completed incrementally over four years, with full buildout expected to be completed by 2032. Subsequently, in 2017, the Willets West Portion of the 2013 plan was invalidated by the New York State Court of Appeals due to the fact that the Willets West Portion was located on mapped parkland without proper authorization of parkland alienation to facilitate the plan. However, the court did not invalidate the analysis, methodology or conclusions of the 2013 FSEIS that accompanied the 2013 CPC approvals. Since that legal challenge, the Willets West program did not move forward.

In 2018, the City formally abandoned the Willets West program and instead announced its intentions to pivot to a first phase project in Willets Point that focused on delivery of affordable housing, a new school, and necessary infrastructure and utilities. In 2021, a Technical Memorandum (TM005) was prepared to assess the potential effects of that smaller program on an approximately 8-acre southern portion of the SWPD. This program, then referred to as the “Phase 1 Development,” (different from the 2012/2013 Phase 1 plan) includes an all-affordable residential development, local retail, a public school, open space, and accessory parking. Following the TM005 approval and also in 2021, QDG secured CPC Chairperson certification of the Phase 1 Development per Zoning Regulation (ZR) Section 124-05 and Borough Board approval per New York City Charter section 384(b)4 for business terms approval of the proposed ground lease to QDG. QDG has been remediating the Phase 1 Development site for over two years, and all remediation activities for this portion of the District are expected to be completed in spring 2023. Following remediation completion, QDG is expected to commence vertical construction and completion of the Phase 1 housing by 2026.

The project site for the proposed Phase 2 Development (the “Phase 2 Site”) is an irregularly-shaped site on the west side of the District, roughly bounded by 126th Street/Seaver Way on the west, Northern Boulevard and 34th Avenue on the north, 127th Street on the east, and Willets Point Boulevard and Roosevelt Avenue on the South. The proposed Phase 2 Development is the development of the Phase 2 Site with approximately 1,190,000 gsf of residential development (approximately 1,400 units, all of which would be affordable); a 250-room, 145,000-gsf hotel; approximately 60,000 gsf of local retail use; a 500,000-gsf soccer-specific stadium for NYCFC; and 470 accessory parking spaces. The proposed stadium would have a maximum capacity of approximately 25,000 seats. The Phase 2 Development would also include approximately 1.5 acres of publicly-accessible open space, largely comprised of completing a pedestrian plaza at the corner of 126th/Seaver Way and Roosevelt Avenue, as well as linear and plaza spaces throughout the Phase 2 Site.

The land area to be utilized for the proposed Phase 2 Development—together with the approved Phase 1 Development already under construction within the District—and the density of those developments would result in changes to assumptions from prior environmental review (CEQR No. 07DME014Q)¹ regarding the program of uses and configuration mass of buildings that could be developed in the remaining portion of the District at some point in the future. Therefore, despite the fact that no developer has yet been designated and no specific development plan has been established for the remainder of the District, this EIS will consider an updated reasonable worst-case development scenario (RWCDS) program and conceptual massing for a third, final phase of development in the District (the potential future Phase 3 Development). The proposed Phase 2 Development and the potential future Phase 3 Development together comprise the Proposed Project.

DESCRIPTION OF THE PROJECT SITE

The Project Site is defined as the Special Willets Point District as a whole (see **Figure 1**). The site of the proposed Phase 2 Development (the “Phase 2 Site”) and the area anticipated to be redeveloped in the future as the Phase 3 Development (the “Phase 3 Site,” for which no specific development plan has been determined and no developer has been designated) are individual parcels within the District, as is the site of the Phase 1 Development anticipated to commence construction this year.

Table 1 summarizes the lots in the Project Site, distinguishing between those within the Phase 1 Site, the Phase 2 Site, and the Phase 3 Site. See also **Figure 2** and **Figure 7**. See **Figure 5** for Project Site photos.

The Special Willets Point District and Willets Point Development District are coterminous and comprise an approximately 61-acre area located to the east of CitiField baseball stadium and northeast of the USTA Billie Jean King Tennis Center and Flushing Meadows-Corona Park. The District is bounded to the north by Northern Boulevard and the Whitestone Expressway, to the east by the Van Wyck Expressway, to the south by Roosevelt Avenue, and to the west by 126th Street (also called Seaver Way).

NYCEDC, on behalf of the City, has executed agreements for property within the District since the 2008 FGEIS, resulting in acquisition and/or site control of approximately 22 acres across the District. All acquisitions were negotiated. The City’s Department of Housing Preservation and Development (HPD) is managing the City-owned properties within the District, which are licensed to QDG for onsite work, including remediation, utilities, and site prep for the Phase 1 Development. Remediation of the Phase 1 Site is expected to be completed in spring 2023. The City-owned portion of the District also has been entered into NYSDEC’s Brownfield Cleanup Program (BCP) with QDG acting as applicant and performing remediation activities. Businesses on some of the acquired properties are continuing to operate either as direct tenants of the City or through leaseback arrangements with the former property owners. On the non-City-owned portion of the District (approximately 39 acres), lots remain in private ownership and are currently predominantly used for industrial, transportation, utility, and parking uses.

¹ 2008 Willets Point Development Plan Final Generic Environmental Impact Statement, 2013 Final Supplemental Environmental Impact Statement, and subsequent Technical Memoranda.

Table 1
Special Willets Point District Lots

Block	Lot	Address	Lot Area (sf)	Existing Use	Owner
Phase 1 Site					
1826	200	N/A	106,131	Under Construction ¹	City
1833	103	Roosevelt Avenue	22,401	Under Construction	City
	111	125-15 Roosevelt Avenue	11,999		
	117	126-10 Roosevelt Avenue	5,438		
	120	126-20 Willets Point Boulevard	103,699		
	141	126-44 Willets Point Boulevard	3,999		
	143	126-52 Willets Point Boulevard	15,999		
	151	126-70 Willets Point Boulevard	8,000		
	155 (portion)	126-78 Willets Point Boulevard	TBD		
	158	126-76 Willets Point Boulevard	15,000		
Phase 2 Site					
1820	1	126-02 Northern Boulevard SR South	24,738	Auto Body/Collision & Repair	City
	6	126-12 Northern Boulevard	5,225	Auto Body/Collision & Repair	Cabre Realty Corp
	9	126-30 Northern Boulevard SR South	57,175	Vacant	City
	18	126-40 Northern Boulevard SR South	5,200	Vacant	City
	34	126-17 34th Avenue	8,399	Auto Body/Collision & Repair	JYB 126 LLC
	108	126-16 Northern Boulevard SR South	11,400	Auto Body/Collision & Repair	JYB 126 LLC
1822	17	126-36 34th Avenue	44,499	Vacant	City
1823	1	126-02 35th Avenue	3,999	Vacant	City
	3	126-06 35th Avenue	3,999		
	12	126-26 35th Avenue	3,999		
	19	35th Avenue	2,000		
	20	35th Avenue	3,999		
	21	126-42 35th Avenue	3,999		
	23	126-44 35th Avenue	5,999		
	26	126-50 35th Avenue	3,999		
	28	35th Avenue	10,500		
	33	126-59 36th Avenue	14,499		
	40	126-49 36th Avenue	8,000		
	44	36th Avenue	5,999		
	47	126-27 36th Avenue	3,999		
	52	126-25 36th Avenue	11,999		
	55	126-17 36th Avenue	5,999		
1824	1	126-02 36th Avenue	48,949	Vacant	City
	12	126-22 36th Avenue	2,940		
	19	126-40 36th Avenue	3,999		
	21	36th Avenue	9,999		
	26	126-50 36th Avenue	3,999		
	28	126-60 36th Avenue	10,500		
	33	126-63 37th Avenue	10,500		
	38	126-53 37th Avenue	3,999		
	40	126-43 37th Avenue	9,999		
	45	126-37 37th Avenue	3,999		
	53	126-23 37th Avenue	19,849		
	100	N/A	30,299		
1825	1	37-11 126th Street	37,500	Auto Body/Collision & Repair	City
	19	126-20 37th Avenue	4,999	Vacant	
	21	126-30 37th Avenue	9,999	Vacant	
	25	37th Avenue	7,499	Vacant	
	28	37th Avenue	4,999	Vacant	
	30	126-83 37th Avenue	23,500	Vacant	
	37	126-93 Willets Point Boulevard	5,490	Vacant	
	46	126-75 Willets Point Boulevard	3,880	Vacant	
	48	126-71 Willets Point Boulevard	8,099	Vacant	
	53	126-31 38th Avenue	9,999	Vacant	
	55	126-21 38th Avenue	7,499	Vacant	
	58	126-17 38th Avenue	17,500	Auto Body/Collision & Repair	
	150	N/A	38,700	Vacant	

¹ Includes remediation, utility installation, and site preparation activities.

Table 1 (cont'd)
Special Willets Point District Lots

Block	Lot	Address	Lot Area (sf)	Existing Use	Owner
1826	1	38-15 126th Street	12,500	Vacant	City
	5	38-01 126th Street	9,500		
	14	126-14 38th Avenue	9,999		
	18	126-20 38th Avenue	3,667		
	20	126-61 38th Avenue	15,110		
	31	126-45 Willets Point Boulevard	7,079		
	35	126-07 Willets Point Boulevard	12,624		
1827	1	39-09 126th Street	9,583	Vacant	City
Phase 3 Site					
1821	1	126-50 Northern Boulevard SR South	13,249	Auto Body/Collision & Repair	Mat-126th & Northern, LLC
	6	126-56 Northern Boulevard SR South	20,720	Warehouse	Flushing Yongsheng Realty, LLC
	16	33-30 127th Street	18,899	Auto Body/Collision & Repair	John Paul Bonici
	25	126-59 34th Avenue	4,200	Auto Body/Collision & Repair	B&B 34th Ave Corp.
	27	33-19 126th Place	13,000	Warehouse	104 Otis LLC
	35	33-25 126th Place	13,000	Auto Body/Collision & Repair	New TJ Group Realty LLC
1822	1	34-09 126th Street	20,000	Auto Body/Collision & Repair	Mucho Media, LLC
	5	126-12 34th Avenue	9,999	Warehouse	Sak Realty Group, LLC
	7	126-10 34th Avenue	5,999	Auto Body/Collision & Repair	Mo Ent Inc.
	21	126-42 34th Avenue	3,999	Vacant Building	Queensboro Clubhouse Holding Corp.
	23	126-46 34th Avenue	9,390	Recycling Center	126 46 34th Ave Realty LLC
	28	34-02 127th Street	11,110	Auto Body/Collision & Repair	Yaloz Enterprises Realty Co. LLC
	33	34-10 127th Street	11,999	Auto Body/Collision & Repair	Trio Group, LLC
	55	35th Avenue	5,999	Vacant	12621 LLC
	58	35th Avenue	5,999	Vacant	Cheyenne Holding Corp.
1823	5	126-10 35th Avenue	3,999	Vacant	New York 128 Realty
	7	126-16 35th Avenue	9,999	Warehouse	Min Jian Realty LLC
	14	126-30 35th Avenue	8,000	Auto Body/Collision & Repair	Macari Liberato
	58	36th Avenue	2,000	Parking (Lot)	New York 128 Realty
	59	36th Avenue	2,000	Parking (Lot)	New York 128 Realty
	60	126-05 36th Avenue	9,999	Parking (Garage)	New York 128 Realty
1828	1	127-04 Northern Boulevard SR South	11,285	Car Sales/Rental	Empire Group I, LLC
	4	127-14 Northern Boulevard SR South	8,959	Auto Body/Collision & Repair	Empire Group I, LLC
	8	127-16 Northern Boulevard SR South	7,073	Auto Body/Collision & Repair	Champ's Auto Tech, Inc.
	11	33-20 127th Place	3,999	Auto Body/Collision & Repair	Empire Group I, LLC
	13	33-24 127th Place	8,000	Auto Body/Collision & Repair	Empire Group I, LLC
	17	33-30 127th Place	12,299	Warehouse	Jack Bono
	21	33-40 127th Place	5,355	Warehouse	Fred & Lou Holding Co, LLC
	23	33-50 127th Place	5,145	Warehouse	Fred & Lou Holding Co, LLC
	29	33-41 127th Street	9,999	Warehouse	Fred & Lou Holding Co, LLC
	34	33-27 127th Street	5,999	Auto Body/Collision & Repair	W Letellier, LLC
	37	33-25 127th Street	4,200	Warehouse	J & Q NYC Realty, LLC
	39	33-23 127th Street	10,500	Auto Body/Collision & Repair	Empire Group I, LLC
1829	19	127-48 Northern Boulevard SR South	40,474	Recycling Center	Michael St. John
	21	127-42 Northern Boulevard SR South	18,468	Gas Station	127-48 Realty LLC
	40	127-50 Northern Boulevard	126,984	Light Industrial	Wil-Cor Realty Inc.
	71	127-27 34th Avenue	9,999	Warehouse	127-27 Holdings, LLC

Table 1 (cont'd)
Special Willets Point District Lots

Block	Lot	Address	Lot Area (sf)	Existing Use	Owner
1830	1	127-00 34th Avenue	28,999	Parking (Garage)	Tully-Willets Realty Co.
	9	127-16 34th Avenue	8,000	Warehouse	Tully-Willets Realty Co.
	10	127-18 34th Avenue	21,755	Warehouse	127 20 34th Ave Corp.
	21	127-20 34th Avenue	53,200	Light Industrial/Waste Management	Wil-Cor Realty Inc.
1831	1	127-43 36th Avenue	40,300	Auto Body/Collision & Repair	Semco Inc.
	10	127-10 35th Avenue	10,299	Auto Body/Collision & Repair	Killian Zavala
	35	127-61 Willets Point Boulevard (WPB)	16,160	Auto Body/Collision & Repair	B&Z Willets Pt Blvd Corp.
1832	1	127-11 Willets Point Boulevard	10,303	Auto Body/Collision & Repair	SIJ, Inc.
	10	127-45 Willets Point Boulevard	11,299	Auto Body/Collision & Repair	SIJ, Inc.
1833	1 (portion)	Roosevelt Avenue	Small portion of lot/narrow strip extending from WPB	MTA/LIRR	MTA/LIRR
	155 (portion)	126-78 Willets Point Boulevard	Small portion of lot/narrow strip extending from WPB	Vacant	City
	165	126-94 Willets Point Boulevard	3,000	Auto Body/Collision & Repair	126 Willet LLC
	166	126-96 Willets Point Boulevard	3,000	Retail	126 Willet LLC
	168	126-98 Willets Point Boulevard	3,999	Auto Body/Collision & Repair	City
	170	127-02 Willets Point Boulevard	3,999	Auto Body/Collision & Repair	Tomco Corp.
	172	127-08 Willets Point Boulevard	8,399	Auto Body/Collision & Repair	City
	177	127-14 Willets Point Boulevard	3,999	Auto Body/Collision & Repair	YLRM Corp.
	179	127-18 Willets Point Boulevard	2,000	Auto Body/Collision & Repair	YLRM Corp.
	180	127-20 Willets Point Boulevard	11,999	Vacant	City
	186	127-24 Willets Point Boulevard	3,999	Auto Body/Collision & Repair	127-14 Willets Pt Blvd Realty Corp.
	188	127-26 Willets Point Boulevard	8,000	Auto Body/Collision & Repair	Anthony Sambucci
	192	127-30 Willets Point Boulevard	9,999	Auto Body/Collision & Repair	Jacob NV Incorporated
	197	127-48 Willets Point Boulevard	3,999	Auto Body/Collision & Repair	Jacob NV Incorporated
	199	127-52 Willets Point Boulevard	3,999	Auto Body/Collision & Repair	NK Property, Inc.
	201	127-54 Willets Point Boulevard	3,999	Retail	NK Property, Inc.
	203	127-60 Willets Point Boulevard	3,999	Auto Body/Collision & Repair	Boulevard Auto Wrecking, Inc.
	212	127-80 Willets Point Boulevard	6,579	Auto Body/Collision & Repair	Cosem Realty, Inc.
	215	127-92 Willets Point Boulevard	128,949	Warehouse	AFWP, Inc.
	230	Willets Point Boulevard	5,700	Parking (Lot)	AFWP, Inc.
	300	127-40 Willets Point Boulevard	173,389	Warehouse	House of Spices Realty, LLC
	425	Willets Point Boulevard	3,549	Parking (Lot)	AFWP, Inc.

Source: ZoLa, New York City Planning Labs; AKRF field survey February 2023.

DESCRIPTION OF THE SURROUNDING AREA

The area surrounding the District includes Flushing Bay, the World's Fair Marina, and the neighborhood of College Point to the north; Flushing Creek and the neighborhood of Downtown Flushing to the east; Flushing Meadows-Corona Park to the south, including the aquatic center and the USTA Billie Jean King Tennis Center in closest proximity; and the CitiField baseball stadium and its surrounding parking lots to the west. The Whitestone Expressway and Northern Boulevard extend through the surrounding area near the waterfront; the Van Wyck Expressway extends from College Point south through the surrounding area along the eastern edge of Flushing Meadows-Corona Park, and the Grand Central Parkway extends from the waterfront south through the surrounding area along the western edge of Flushing Meadows-Corona Park. The New York City Transit (NYCT) No. 7 (Flushing Local and Express) train line extends through the area on a viaduct above Roosevelt Avenue, with the Mets-Willets Point station and the Corona Maintenance Facility directly south of CitiField. The Long Island Rail Road (LIRR) Port Washington Branch line also extends east-west through the area between Roosevelt Avenue and the USTA Billie Jean King Tennis Center, with a Mets-Willets Point station that is served seasonally for special events. The area along both sides of Flushing Creek is generally zoned for manufacturing use (M3-1, M2-1, and M1-1); Flushing Meadows-Corona Park is zoned parkland, with the exception of the MTA maintenance facility area parallel to the NYCT No. 7 line, which is zoned M1-1; and the area along the Whitestone Expressway and Grand Central Parkway is zoned for residential use (R3-2). A portion of Downtown Flushing that extends west to Flushing Creek is zoned for commercial use (C4-2).

DESCRIPTION OF THE PROPOSED DEVELOPMENT

PHASE 2

The Phase 2 Development is the proposed development of approximately 17 acres of the 61-acre District, adjacent to the Phase 1 Site. As described above, the Phase 2 Development would include approximately 1,895,000 gsf, including 1,190,000 gsf of residential development (approximately 1,400 units, all of which would be affordable); a 250-room, 145,000 gsf hotel; 60,000 sf of local retail; a 500,000 gsf soccer-specific stadium for NYCFC (see **Figure 8**); and 470 accessory parking spaces. The proposed stadium would have a maximum capacity of 25,000 seats. The Phase 2 Development would be financed through HPD/HDC subsidy (anticipated to include but not be limited to HPD's Mix and Match program), tax-exempt bonds, privately-raised capital sources, and developer equity, and would include affordability tiers ranging from 30 percent to 130 percent area median income (AMI).

With the creation of a new soccer stadium, Willets Point will become the city's premier sports hub, with the New York Mets' CitiField and U.S. Tennis Association's Billie Jean King National Tennis Center within walking distance of the MTA's Mets-Willets Point subway and LIRR station. The new stadium would create jobs and generate economic activity in a community that has long been underserved. The Proposed Project also would deliver upon decades of plans to remediate, restore, revitalize, and renew the Willets Point area through the development of thousands of units of critically-needed affordable housing. Combined with the Phase 1 Development, the transformation of Willets Point would be anchored by 2,500 new affordable homes, which would be the largest 100-percent affordable, new construction housing project in New York City in 40 years.

The proposed Phase 2 Development also would include approximately 1.5 acres of publicly-accessible open space and significant infrastructure investment. The proposed Phase 2 Development would utilize and improve the existing built street network surrounding the Phase 2 Site. These streets include: 126th Street/Seaver Way and Northern Boulevard (both adjacent to the District), 34th Avenue, 35th Avenue, 126th Place, 127th Street, and Willets Point Boulevard. Additionally, the proposed Phase 2 Development would utilize the private street network that is currently planned for development in Phase 1 and which streets are proposed to be mapped as public streets on the City Map as part of the Proposed Actions. These streets include: Connector Street (38th Avenue), Service Street (127th Street), and Eastern Perimeter Street (39th Avenue).

PHASE 3

There has been no developer designated for the Phase 3 land, nor has any specific development plan been established. However, for conservative purposes of the EIS, it is assumed that the portion of the District not developed in Phase 1 or Phase 2 would be built out generally consistent with existing zoning for the area and substantially as anticipated and analyzed in the 2008 FGEIS and subsequent environmental reviews. This assumption is referred to here as the anticipated Phase 3 Development. While the prior environmental reviews analyzed an overall development within the District of 8.94 million gsf, given the lower density of the development anticipated to commence construction this year within the Phase 1 Site and currently proposed for the Phase 2 Site as compared to what was analyzed in the FGEIS, it is now expected that at

full buildout the District would not include more than approximately 8 million gsf. This overall total of 8 million gsf of development assumes full construction of all remaining project blocks in the District generally to their full permitted height and setback envelope. As such, additional development above 8 million gsf would be unlikely, and the development assumptions presented here provide a reasonable worst-case for development of Phase 3. No specific plans for development on the Phase 3 site are currently being proposed and the development scenario for Phase 3 outlined below has been established for the sole purpose of analyses in the EIS. Development activities for Phase 3 are anticipated to proceed incrementally, with the necessary associated site acquisition, remediation, grading, and infrastructure improvements occurring in advance of building construction.

Table 2 summarizes the proposed program for the Phase 2 Development and the updated reasonable worst-case development scenario (RWCDs) development program for Phase 3. **Figure 9** illustrates the RWCDs for the future Phase 3 Development.

Table 2
Updated Willets Point Development Program

Use (gsf)	Phase 1 (No Action Condition)	Phase 2 (2027 With Action Condition)	Phase 3 (2039 With Action Condition)	Total at Full Buildout of District*
Residential	892,635	1,190,000	3,785,000	5,867,635
<i>Units</i>	1,100	1,400	3,785	6,285
<i>Senior Units</i>	220	0 ^o	0 ^o	220
<i>Affordable Units</i>	1,100	1,400	1,325	3,825
<i>Percent Affordable</i>	100	100	35	61 ^o
Retail	23,756	60,000	211,000	294,756
Office	0	0	500,000	500,000
Hotel	0	145,000	318,000	463,000
<i>Rooms</i>	0	250	450	700
Stadium	0	500,000	0	500,000
<i>Seats</i>	0	25,000	0	25,000
Convention Center	0	0	0	0
Community Facility	3,159	0	144,000	147,159
Public School (K-8)	128,000	0	110,000	238,000
<i>Seats</i>	650 ^o	0	890	1,540 ^o
Parking Spaces**	345 (accessory)	470 (accessory)	2,212 (accessory)	Approx. 3,027
Publicly Accessible Open Space	1 acre (approx. 45,611)	1.5 acres	5.5 acres	Minimum 8 acres
Total	1,047,550 gsf	1,895,000 gsf	5,068,000 gsf	8,010,550 gsf^o

Notes: *Inclusive of development occurring in Phases 1, 2, and 3. Total program for the District is adjusted from the FGEIS account for the land area to be utilized in, and the density of, Phases 1 and 2. Unit counts for Phases 1 and 2 reflect approved and proposed developments; anticipated unit count for Phase 3 assumes an average unit size of 1,000 sf/unit, consistent with the FGEIS and FSEIS assumptions.

^oSeat capacity of proposed school is used for analysis at the direction of NYCSCA under TM005. The projected square footage of the proposed school is subject to change and may be lower or higher than estimated here.

^oThe capacity of the proposed school was anticipated to meet the project-generated shortfall in K-8 school seats. The FGEIS analyzed a 130,000 sf, 850-seat school based on student generation rates available at that time; subsequent environmental review, including the FSEIS, assumed a larger capacity school (230,000 sf / approx. 1,540 seats) at full buildout, based on updated student generation rates from the New York City School Construction Authority (SCA). Using current student generation rates, the 6,285 residential units projected at full buildout of the District (excluding the senior units being developed in Phase 1) would generate approximately 1,334 elementary and 425 intermediate school students (1,759 total).

** Applicable zoning regulations require one parking space per 25 stadium seats. The total overall number of proposed parking spaces in Phase 2 would be determined based on anticipated project-generated demand per zoning requirements. Parking floor area is exempt from the gross floor area calculations, per the zoning regulations applicable to the Special Willets Point District. Approximately 4,000 parking spaces at CitiField lots would be utilized for stadium use, under a shared parking agreement.

^o100% affordable (Phase 1 and Phase 2 units); 35% affordable (Phase 3 units); 60% affordable (total for District). Phase 3 affordable based on developer commitments made in conjunction with 2013 zoning approvals; may increase, subject to availability of affordable housing subsidy.

PROPOSED ACTIONS

To facilitate the Proposed Project, a number of approvals are required, including discretionary actions that are subject to New York City Environmental Quality Review (CEQR). The Proposed Project is also subject to the City's Uniform Land Use Review Procedure (ULURP). The proposed actions consist of:

- Since neither an arena of greater than 2,500 seats nor a hotel is a permitted as-of-right use in the SWPD, and furthermore since the site plan configuration will not comply with the District's stringent regulations pertaining to street location and block dimensions and other use, bulk, and parking regulations of the Zoning Resolution, discretionary relief from the City Planning Commission in the form of a special permit and/or changes to the text of the Zoning Resolution will be required. Special permits required for the Proposed Project include for the proposed stadium use (ZR 74-41), proposed hotel use (ZR 74-802), SWPD use, bulk, and parking regulations (ZR 124-60);
- City Map amendments to map the streets adjacent to the Phase 1 Site and potentially to map, demap, and/or modify certain streets and/or previously-approved street maps within the District;
- Zoning text amendments to modify the provisions of the ZR 124-60 special permit and potentially other provisions of the Special Willets Point District and other chapters of the Zoning Resolution to permit the Proposed Project; and
- City discretionary funding for Phase 2 affordable housing.
- CPC certifications for large developments pursuant to ZR 124-05 for certain zoning lots within the Phase 2 Development. (Not a ULURP Action)
- Approval of the design of the proposed Phase 2 Development by the New York City Public Design Commission. (Not a ULURP Action)

ANALYSIS FRAMEWORK

The analysis framework lays out the conditions upon which the potential impacts of the Proposed Actions will be measured. The 2021 *CEQR Technical Manual* will serve as a general guide on the methodologies and impact criteria for evaluating the Proposed Actions' potential effects on the various environmental areas of analysis. In disclosing impacts, the EIS will consider the Proposed Actions' potential adverse impacts on its environmental setting. Two future build years of 2027 and 2039 will be examined to assess the potential impacts of the Proposed Actions. Consequently, the environmental setting is not the current environment, but the future environment. Therefore, the technical analyses and consideration of alternatives include descriptions of existing conditions, conditions in the future without the Proposed Actions (the No Action scenario), and conditions in the future with the Proposed Actions (the With Action scenario). The incremental difference between the No Action and With Action conditions is analyzed to determine the potential environmental effects of the Proposed Actions.

NO ACTION SCENARIO

It is assumed that in the future without the Proposed Actions (the No Action scenario), the Phase 1 Development described above would be completed within the District by 2026. As described above, the Phase 1 Development comprises approximately 875,000 gsf of residential use (1,100 units), 24,000 gsf of retail, 6,000 gsf of community facility use, a 650-seat K-8 public school, and approximately 1 acre of publicly-accessible open space (see **Figure 10**). All of the proposed residential units will be affordable; a portion of the units (approximately 220) will be for senior use. Pre-construction work on the Phase 1 Development is already underway. The No Action scenario will assume the continuation of existing conditions in the remainder of the District in 2027 and 2039. The K-8 public school is currently anticipated to be completed by 2028. The No Action scenario also assumes remediation of the Phase 2 Site except for Lots 6, 34, and 108 on Block 1820, which are privately owned.

WITH ACTION SCENARIO

2027

In the 2027 With Action scenario, the proposed Phase 2 Development would be constructed. The program for the Phase 2 Development would be as detailed in **Table 2** above. The Phase 2 development is assumed to start construction in 2024 and be completed and operational in 2027.

2039

In the 2039 With Action scenario, the projected Phase 3 Development would be constructed to complete the build-out of the District, consistent with existing zoning for the area and substantially as anticipated and analyzed in the FGEIS and subsequent environmental reviews. **Table 2** provides the updated RWCDs assumptions for the program of Phase 3. Any

proposed development plan for some or all of the remainder of the District that is inconsistent with existing zoning or different from the development plan assumed in the FGEIS and subsequent environmental review, would likely be subject to additional environmental review and, possibly, further discretionary actions at that time.

Table 3 presents the With Action floor area totals and increment above the No Action condition.

Table 3:
2027/2039 With Action Conditions and Incremental Development

Use (gsf)	Existing Conditions	2027 No Action Condition	2027 With Action Condition	2039 With Action Condition	2027 With Action Increment	2039 With Action Increment
Residential	0	892,635	2,082,635	5,867,635	1,190,000	4,975,000
<i>Units</i>	0	1,100	2,500	6,285	1,400	5,185
<i>Senior Units</i>	0	220	220	220	0	0
<i>Affordable Units</i>	0	1,100	2,500	3,825	1,400	2,725
<i>Percent Affordable</i>	N/A	100	100	61	100	53
Retail	2,000	25,756	85,756	294,756	60,000	269,000
Office	41,723	41,723	41,723	500,000	0	458,277
Hotel	0	0	145,000	463,000	145,000	463,000
<i>Rooms</i>	0	0	250	700	250	700
Stadium	0	0	500,000	500,000	500,000	500,000
<i>Seats</i>	0	0	25,000	25,000	25,000	25,000
Community Facility	0	3,159	3,159	147,159	0	144,000
Public School (K-8)	0	128,000	128,000	238,000	0	110,000
<i>Seats</i>	0	650	650	1,540	0	890
Parking Spaces**	TBD	345	815	3,027	470	2,682
<i>Accessory</i>	TBD	345	815	3,027	470	2,682
<i>Public</i>	TBD	0	0	0	0	0
Publicly Accessible Open Space (acres)	0	1.0	2.5	8	1.5	7
Car Sales/Rental	12,585	12,585	12,585	0	0	(12,585)
Auto Body/Repair	156,728	156,728	148,100	0	(8,628)	(156,728)
Gas Station	12,160	12,160	12,160	0	0	(12,160)
Warehouse	318,748	318,748	318,748	0	0	(318,748)
Other	612	612	612			(612)
Total	544,556	1,592,106	3,478,478	8,010,550	1,886,372	6,419,056

Notes: Seat capacity of proposed school is used for analysis. The projected square footage of the proposed school is subject to change and may be lower or higher than estimated here.

*The makeup of the Phase 2 and Phase 3 affordable housing is unknown at this time, but for the sake of conservative analysis in the EIS the RWCDs will project no senior units.

** Applicable zoning regulations require one parking space per 25 stadium seats. The total overall number of proposed parking spaces in Phase 2 would be determined based on anticipated project-generated demand per zoning requirements. Parking floor area is exempt from the gross floor area calculations, per the zoning regulations applicable to the Special Willets Point District. Approximately 4,000 parking spaces at CitiField lots would be utilized for stadium use, under a shared parking agreement.

*Phase 3 affordable based on developer commitments made in conjunction with 2013 zoning approvals; may increase, subject to availability of affordable housing subsidy.

B. CEQR ANALYSIS AREAS

LAND USE, ZONING, AND PUBLIC POLICY

According to the *CEQR Technical Manual*, a land use analysis characterizes the uses and development trends in the area that may be affected by a project, describes the public policies that guide development, and determines whether a project is compatible with those conditions and policies or whether it may affect them. The Proposed Actions include special permits for the proposed soccer stadium and hotel uses and to modify SWPD use and bulk regulations, City map amendments to map the streets adjacent to the Phase 1 Site and modify certain streets within the District, zoning text amendments, CPC certifications as described in page 2a of the EAS Form, and City discretionary funding for affordable housing. Therefore,

the potential effects of the Proposed Actions on land use trends, zoning, and applicable public policies in the study area will be assessed in the Environmental Impact Statement (EIS), as described in the Draft Scope of Work (see **Figures 3 and 4** for existing land use and zoning). As the District is located within the City's Coastal Zone boundaries, the EIS also will include an assessment of the project's consistency with the City's Waterfront Revitalization Program (WRP), New York City's Climate Mobilization Act, and New York State's Climate Leadership and Community Protection Act.

SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. 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 displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on a specific industry. The following describes whether each of these issues needs to be addressed in the EIS.

The Proposed Actions would not result in any direct residential displacement. Therefore, an assessment of direct residential displacement is not warranted.

INDIRECT RESIDENTIAL DISPLACEMENT

The Proposed Actions would introduce over 200 dwelling units (DUs) to the study area, which is the CEQR threshold for assessment of potential indirect residential displacement. Therefore, an assessment of potential indirect residential displacement will be performed, as described in the Draft Scope of Work.

DIRECT BUSINESS DISPLACEMENT

The Proposed Actions have the potential to exceed the threshold of 100 displaced employees, and therefore, a preliminary assessment of direct business displacement will be provided in the EIS, as described in the Draft Scope of Work.

INDIRECT BUSINESS DISPLACEMENT

The Proposed Actions would introduce over 200,000 sf of new commercial uses to the study area, which is the CEQR threshold for assessment of potential indirect business displacement. Therefore, an assessment of potential indirect business displacement will be performed, as described in the Draft Scope of Work.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

An analysis of the Proposed Actions' potential to adversely affect a specific industry will be performed based on the analyses of direct and indirect business displacement, as described in the Draft Scope of Work.

COMMUNITY FACILITIES AND SERVICES

As outlined below and described in the Draft Scope of Work, the Proposed Actions would exceed the thresholds requiring analysis of elementary/middle and high schools, early childhood programs, and libraries, and these analyses will be provided in the EIS. The Proposed Actions would not directly displace a station house or healthcare facility, and, therefore, would not adversely affect the physical operation of, or access to and from a facility.

As described in the Draft Scope of Work, the *CEQR Technical Manual* requires a detailed analysis of impacts on police and fire services and health care facilities if a proposed action would affect the physical operation of, or access to and from, a station house or health care facility, or where a proposed project would create a sizeable new neighborhood where none existed before. The 2008 FGEIS considered the potential for indirect impacts to health care facilities, described the location of existing fire stations and police stations for informational purposes, and provided information on emergency response times to the District. The 2013 FSEIS considered the potential for indirect impacts on police and fire services as well as health care facilities, and also provided information on information on emergency response times to the District. The chapter will similarly provide a description of the police, fire, and health care facilities serving the District.

PUBLIC SCHOOLS

An analysis of public schools is required under CEQR for Proposed Actions that would result in more than 50 elementary/middle school or 150 high school students. Based on preliminary projections, the 5,185 incremental DUs resulting from the Proposed Actions are expected to introduce approximately 1,144 elementary school students, approximately 365 middle school students, and approximately 519 high school students. Accordingly, detailed analyses of elementary/intermediate schools and high schools will be included in the EIS.

PUBLICLY-FUNDED EARLY CHILDHOOD PROGRAMS

The incremental number of DUs resulting from the Proposed Actions that are affordable to families earning less than 80 percent AMI (and thus considered potentially eligible for publicly-funded early childhood programs) would exceed the minimum number of DUs (139) that would yield 20 new children under the age of 6, requiring detailed analyses of publicly-funded early childhood programs under CEQR. Therefore, the EIS will include an analysis of publicly-funded early childhood programs.

LIBRARIES

The incremental number of DUs resulting from the Proposed Actions would exceed the CEQR threshold requiring analysis of public libraries (663 DUs). Therefore, using the guidance of the *CEQR Technical Manual*, the EIS will include an analysis of public libraries.

OPEN SPACE

The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an area open space (e.g., displacement of an existing open space resource) or an indirect effect through increased population size. The threshold for an indirect effects assessment is whether a project would generate more than 200 residents or 500 nonresidents, or a similar number of other nonresidential users. The Proposed Actions would result in a net increment of approximately 13,740 residents and approximately 4,973 workers. Therefore, an open space analysis will be provided in the EIS, as described in the Draft Scope of Work.

SHADOWS

The *CEQR Technical Manual* requires a shadows assessment for proposed actions that would result in new structures (or additions to existing structures) greater than 50 feet in height or located adjacent to, or across the street from, a sunlight-sensitive resource. Such resources include publicly accessible open spaces, important sunlight-sensitive natural features, or historic resources with sun-sensitive features. As detailed in the Draft Scope of Work, the 2008 FGEIS included a detailed shadows analysis that conservatively assessed the maximum buildable envelope across the entire District allowed under zoning and FAA height limits. The FAA limits continue to be applicable to development within the District, and therefore, no additional new shadows beyond those described in the FGEIS would occur. A targeted screening assessment will be undertaken to update the existing and future No Action conditions with regard to any new or planned open spaces or other sunlight-sensitive resources in the longest shadow study area. If there are no new sunlight-sensitive resources that could be affected by project-generated shadow, then no further analysis will be necessary. If warranted, a detailed shadow study will be provided in the EIS.

HISTORIC AND CULTURAL RESOURCES

According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required if there is the potential to affect either archaeological or architectural resources. As described in the Draft Scope of Work, as part of the 2008 FGEIS the New York City Landmarks Preservation Commission (LPC) and the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) determined that the District is not sensitive for archaeological resources. Therefore, no additional archaeological resources studies will be prepared for this EIS. For architectural resources, the EIS will summarize the adverse effect to the former Empire Millwork Corporation Building (at 128-50 Willets Point Boulevard) identified in the 2008 FGEIS as well as the mitigation identified to partially mitigate the impact, and assess the potential for the Proposed Project to result in new or different impacts to historic and cultural resources.

URBAN DESIGN AND VISUAL RESOURCES

According to the methodologies of the *CEQR Technical Manual*, if a project requires actions that would result in physical changes to a project site beyond those allowed by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared. The Proposed Actions would result in changes to the approved ULURP plans for the District that would change the urban design and visual character of the District. Therefore, an assessment of urban design and visual resources will be prepared as described in the Draft Scope of Work.

NATURAL RESOURCES

According to the *CEQR Technical Manual*, a natural resources assessment is appropriate if natural resources are present on or near a project site and if the project would disturb that natural resource. The Proposed Project would be required to be

consistent with federal, state, and city-wide policies for the conservation and improvement of natural resources. The Proposed Project also would redevelop existing developed lots and would not likely result in the removal of any vegetation. Therefore, natural resources will be evaluated in the EIS as a screening level assessment.

The Proposed Project would be required to adhere to Section 1403.8 of the New York City Building Code, which was enacted on January 10, 2020 to specify bird friendly design and construction requirements in accordance with Article 103, Section 36, of Title 28 of the Administrative Code of the City of New York. Therefore, the EIS will assess the potential for the Proposed Project to affect wildlife, including long-term effects such as the potential for bird strikes with the proposed buildings.

HAZARDOUS MATERIALS

According to 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. As described in the Draft Scope of Work, the 2008 FGEIS identified the potential for contamination within the District due to current and past usage, based on soil and groundwater sampling from public streets within the District. Therefore, E-designations were placed on all privately-owned properties in the District. The E-designations require that, as part of the New York City Department of Buildings issuing permits associated with redevelopment, the property owner conduct Phase I and Phase II ESAs, and remediation where appropriate, to the satisfaction of the Mayor's Office of Environmental Remediation (OER). The City-owned portion of the District has been entered into NYSDEC's Brownfield Cleanup Program (BCP). As described above, remediation of the Phase 1 Site is expected to be completed in spring 2023. The hazardous materials section of the EIS will describe the remediation that has occurred within the District to date and the E-designations, Restrictive Declarations, and/or other enforcement and oversight mechanisms that will be used to ensure that there would be no significant adverse impacts with respect to hazardous materials.

WATER AND SEWER INFRASTRUCTURE

According to the *CEQR Technical Manual*, an analysis of an action's impact on the water supply system should be conducted only for actions that would have exceptionally large demand for water, such as power plants, very large cooling systems, or large developments. In addition, analysis should be conducted if the project is located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island). For the Proposed Project, it is assumed that the project would result in a demand for water of more than 1 million gallons per day (gpd), and therefore, an analysis of water supply is warranted. As the Proposed Project would also result in a substantial increase in residential and commercial density, as well as increases in impervious surfaces over a large area, it is expected to exceed the *CEQR Technical Manual* thresholds for analysis of sewer infrastructure. Therefore, an analysis of wastewater and stormwater conveyance and treatment will be performed, as described in the Draft Scope of Work.

SOLID WASTE AND SANITATION SERVICES

The Proposed Actions would result in new development that would require sanitation services. According to the *CEQR Technical Manual*, an analysis of solid waste and sanitation services is warranted for projects that have the potential to generate substantial amounts of solid waste (50 tons per week or more). As shown on the EAS form, in the With Action condition, incremental new development in the District is expected to result in solid waste generation of approximately 419,653 pounds (approximately 210 tons) per week. Therefore, an assessment of solid waste and sanitation services will be provided in the EIS.

ENERGY

According to the *CEQR Technical Manual*, because all new structures requiring heating and cooling are subject to the New York State Energy Conservation Code, which reflects State and City energy policy, actions resulting in new construction would not create significant energy impacts, and as such would not require a detailed energy assessment.

As shown on the EAS form, in the With Action condition, incremental new development in the District is expected to result in energy consumption of approximately 1,137 billion BTUs per year. An analysis of the anticipated incremental demand from the Proposed Actions will be provided in the EIS, as described in the Draft Scope of Work.

TRANSPORTATION

According to the *CEQR Technical Manual*, further transportation analyses may be warranted if a proposed action is anticipated to result in an incremental increase of 50 or more peak hour vehicle trips, 200 or more peak hour subway/rail trips, 50 or more bus trips on a single line in one direction, 50 or more peak hour Citywide Ferry Service (CWFS) ferry trips, and/or 200 or more peak hour pedestrian trips. Based on initial estimates, the Proposed Actions are expected to exceed the *CEQR Technical Manual* thresholds for traffic, transit (subway and bus), and pedestrians analyses. Therefore, a transportation assessment of the Proposed Actions is warranted as there could be a potential for the Proposed Actions to result in significant adverse impacts. The assessment of traffic, transit (subway and bus), and pedestrians, along with street user safety and parking will be conducted as described in the Draft Scope of Work.

AIR QUALITY

The number of vehicle trips generated by the Proposed Actions will likely exceed the *CEQR Technical Manual* analysis thresholds for carbon monoxide (CO) and fine particulate matter (PM_{2.5}); therefore, an analysis of the Proposed Actions' potential to result in significant adverse air quality impacts due to mobile source emissions is warranted. In addition, the Proposed Actions would result in new development with fossil fuel-fired heating and hot water systems, and the projected development would be at a scale that exceeds the stationary source screening thresholds of the *CEQR Technical Manual* (Figure 17-3), therefore, a detailed stationary source analysis is warranted. In addition, since the proposed Phase 2 Development would potentially be located near industrial businesses that could remain within the District until the completion of Phase 3, an evaluation of emissions from industrial sources must be performed, as per the *CEQR Technical Manual*. Large and major sources of emissions within 1,000 feet of the study area must also be examined, as described in the *CEQR Technical Manual*. These analyses of the Proposed Actions' potential to result in significant adverse air quality impacts will be provided in the EIS, as described in the Draft Scope of Work.

GREENHOUSE GAS EMISSIONS

According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects in New York City being reviewed in an EIS that would result in the development of 350,000 square feet or more. Because the Proposed Actions would result in development exceeding the 350,000 gsf threshold, an analysis of GHG emissions generated by the Proposed Actions will be undertaken, as described in the Draft Scope of Work.

NOISE

The noise analysis will examine the potential for impacts on existing and future sensitive land uses (including surrounding residences, open space, and schools) that could be affected by changes in noise resulting from the Proposed Project. The CEQR noise methodology addresses whether a project would result in a significant increase in noise levels (particularly at sensitive land uses), what level of building attenuation would be necessary to provide acceptable interior noise levels, and whether the noise exposure at newly introduced publicly accessible open space would be appropriate for the proposed use. A description of the noise analysis that will be undertaken in the EIS is included in the Draft Scope of Work.

PUBLIC HEALTH

According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any one of these technical areas and the lead agency determines that a public health assessment is warranted, an analysis will be provided in the EIS, as described in the Draft Scope of Work.

NEIGHBORHOOD CHARACTER

Neighborhood character is determined by a number of factors, including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a project has the potential to result in significant adverse impacts in one of the technical areas presented above, or when a project may have moderate effects on several of the elements that define a neighborhood's character. It is anticipated that the Proposed Project could result in significant adverse impacts in one or more of the technical areas listed above. Therefore, an assessment of neighborhood character would be prepared in the EIS, following the methodologies outlined in the *CEQR Technical Manual*, as described in the Draft Scope of Work.

CONSTRUCTION

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Construction activity could affect transportation conditions, community noise patterns, air quality conditions, and mitigation of hazardous materials. Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Because the construction duration of the Proposed Project is anticipated to be long-term (i.e., greater than two years, in accordance with the *CEQR Technical Manual*), would involve the construction of multiple buildings, and the construction activities would occur in proximity to sensitive receptors (i.e., residences), the Proposed Project could have construction effects. Large-scale developments near sensitive receptor locations with a construction duration longer than two years typically require a quantitative assessment of the potential impacts of construction activities on air quality and noise. Therefore, a construction analysis will be included in the EIS, as described in the Draft Scope of Work. This assessment will describe the anticipated construction schedule and logistics, discuss on-site activities, and provide estimates of construction workers and truck deliveries. Based on this information, the construction impact assessment will evaluate the duration and severity of the disruption and focus on areas where construction activities may pose specific environmental problems.

	YES	NO
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. To be provided in EIS		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20 , "Public Health." Attach a preliminary analysis, if necessary. To be provided in EIS, if warranted based on conclusions of Air Quality, Hazardous Materials, and Noise analyses.		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21 , "Neighborhood Character." Attach a preliminary analysis, if necessary. To be provided in EIS		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22 , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		
Analysis will be provided in EIS		

20. APPLICANT'S CERTIFICATION

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

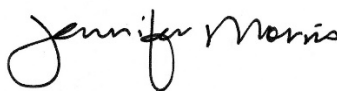
Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME

SIGNATURE

DATE

Jennifer Morris (AKRF)



March 1, 2023

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.		Potentially Significant Adverse Impact	
		YES	NO
IMPACT CATEGORY			
Land Use, Zoning, and Public Policy		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Socioeconomic Conditions		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Facilities and Services		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Open Space		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shadows		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic and Cultural Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban Design/Visual Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazardous Materials		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewer Infrastructure		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solid Waste and Sanitation Services		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Energy		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transportation		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Quality		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenhouse Gas Emissions		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Health		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Neighborhood Character		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.			
3. Check determination to be issued by the lead agency:			
<input checked="" type="checkbox"/> Positive Declaration: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).			
<input type="checkbox"/> Conditional Negative Declaration: A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.			
<input type="checkbox"/> Negative Declaration: If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.			
4. LEAD AGENCY'S CERTIFICATION			
TITLE Assistant to the Mayor		LEAD AGENCY NYC Deputy Mayor for Economic and Workforce Development	
NAME Hilary Semel		DATE March 1, 2023	
SIGNATURE 