

NOTICE OF PUBLIC HEARING

Draft Supplemental Environmental Impact Statement Willetts Point Development Project

Project Identification

CEQR No. 07DME014Q

ULURP Nos. N130220ZRQ, N130222ZSQ,
N130223ZSQ, N130224ZSQ, N130225ZSQ,
M080221(A)MMQ

Lead Agency

Office of the Deputy Mayor for Economic
Development
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SEQRA/CEQR Classification: Type I

Podrán encontrar una traducción al español de esta Notificación en el sitio web EDC:
www.nycedc.com/willetspoint

NOTICE IS HEREBY GIVEN THAT on Wednesday, July 10, 2013, at 10 AM, in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing will be held concurrently with the Uniform Land Use Review Procedure (ULURP) public hearing to receive comments related to a Draft Supplemental Environmental Impact Statement (DSEIS) for the Willetts Point Development project. These public hearings concern the proposal to redevelop the Willetts Point/CitiField area with a mix of uses to be completed by 2032. The proposed project would result in a development substantially similar to that anticipated and analyzed in the 2008 Willetts Point Development Plan Final Generic Environmental Impact Statement (FGEIS), as well as a major entertainment/retail component and parking adjacent to CitiField. The project is anticipated to proceed in three phases. By 2018 (Phase 1A), an approximately 23-acre portion of the Special Willetts Point District would be remediated and developed with a 200-room hotel, approximately 30,000 square feet of retail space, and a 2,825-space surface parking area/off-season public recreation space; the parking field west of CitiField would be developed with “Willetts West”—an entertainment and retail center of approximately 1.4 million square feet (one million square feet of gross leasable area) and 2,900 parking spaces; and the westernmost CitiField surface parking lot south of Roosevelt Avenue would be developed with structured parking. By 2028 (Phase 1B), the surface parking area in the Special Willetts Point District would be replaced with approximately 4.23 million square feet of residential, retail, office, hotel, public school, enclosed parking, and public open space uses; additional structured parking facilities would be developed on the CitiField surface parking lots south of Roosevelt Avenue. By 2032 (Phase 2), the full build-out of the Special Willetts Point District would be completed substantially as anticipated in the FGEIS. The potential development of retail and office uses on a portion of the CitiField leasehold along Roosevelt Avenue (Lot B), as analyzed in the FGEIS, is also assumed to be completed by 2032. It is also assumed that the recently approved Van Wyck Expressway ramp improvements would be completed by 2024.

The Notice of Completion and the DSEIS for this project were issued by the Office of the Deputy Mayor for Economic Development on March 15, 2013 and are available for review from the contact person listed below and on the website of the Mayor’s Office of Environmental Coordination:

http://www.nyc.gov/html/oec/html/ceqr/project_willetts_point.shtml

Written comments are requested on the DSEIS and will be accepted through 5 PM on July 22, 2013.

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

The proposed project would require multiple City and State approvals. These anticipated approvals may include:

- Zoning text amendment to ZR Section 124-60 to allow use modifications as part of a phased development within the Special Willetts Point District;
- Special permit pursuant to ZR Section 124-60 to allow surface parking/open and enclosed privately operated recreation uses for Phase 1A within the Special Willetts Point District;
- Modification of the existing lease for the CitiField property and adjacent parking properties;
- Mayoral and Queens Borough Board approval of the business terms pursuant to New York City Charter Section 384(b)(4);
- Approval by the New York City Industrial Development Agency (IDA) or other government agencies for the waiver of mortgage recording tax for property within the Special Willetts Point District; and
- A minor modification of the previously approved changes to the City Map to modify the staging for the closure of City Streets. This modification would not result in the demapping of any additional City streets beyond those previously approved for demapping.

In addition to the discretionary approvals listed above, Public Design Commission approval also will be required for the Willetts West development. Confirmation that all proposed buildings fall within the maximum Federal Aviation Administration (FAA) height limitations would be sought from the FAA; however, no approval or permit to exceed such permitted heights is anticipated to be sought.

The DSEIS disclosed the range of potential environmental impacts that could result from implementation of the proposed actions and alter the conclusions of the FGEIS. These potential impacts were identified in the following technical areas: Community Facilities, Transportation, and Construction. The DSEIS also included a set of mitigation measures to address these potential impacts.

This Notice of Public Hearing has been prepared pursuant to Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act (SEQRA)), its implementing regulations found at 6 NYCRR Part 617, and the Rules of Procedure for City Environmental Quality Review found at 62 RCNY Chapter 5, and Mayoral Executive Order 91 of 1977, as amended (CEQR).

PROJECT INFORMATION

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Location of Action: The project site is located in Queens, within the northern portion of Flushing Meadows Corona Park adjacent to the CitiField stadium, and

within the Willets Point peninsula east of 126th Street. The Willets Point area comprises 128 tax lots and one partial lot located on 14 blocks. The portion of the project site east of 126th Street is within the Special Willets Point District and is in Community District 7; the remaining portion of the project site is City parkland and lies outside community district boundaries. The table below lists the tax blocks and lots included in the project site.

Blocks	Lots
1787	20 (partial)
1820	1, 6, 9, 18, 34, 108
1821	1, 6, 16, 25, 27, 35
1822	1, 5, 7, 17, 21, 23, 28, 33, 55, 58
1823	1, 3, 5, 7, 12, 14, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, 55, 58, 59, 60
1824	1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53
1825	1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58
1826	1, 5, 14, 18, 20, 31, 35
1827	1
1828	1, 4, 8, 11, 13, 17, 21, 23, 29, 34, 37, 39
1829	19, 21, 40, 71
1830	1, 9, 10, 21
1831	1, 10, 35
1832	1, 10
1833	1 (partial), 103, 111, 117, 120, 141, 143, 151, 155, 158, 165, 166, 168, 170, 172, 177, 179, 180, 186, 188, 192, 197, 199, 201, 203, 212, 215, 230, 300, 425
2018	1500 (partial)