

## **NOTICE OF PUBLIC SCOPING**

### **Office of the Deputy Mayor for Economic Development**

#### **Draft Scope of Work for a Supplemental Environmental Impact Statement (SEIS) Willets Point Development**

Podrán encontrar una traducción al español de esta Notificación en el sitio web EDC:  
[www.nycedc.com/willetpoint](http://www.nycedc.com/willetpoint)

NOTICE IS HEREBY GIVEN THAT a public scoping meeting will be held on Thursday, September 27, 2012, at P.S. 19 Marino Jeantet, 98-02 Roosevelt Avenue, Queens, New York, at 4:30 P.M. The purpose of the scoping meeting is to provide the public with the opportunity to comment on the Draft Scope of Work proposed to be used to develop a Supplemental Environmental Impact Statement (SEIS) for the proposed Willets Point Development. Written comments on the Draft Scope of Work can be submitted to the Mayor's Office of Environmental Coordination until 5:00 P.M. Tuesday, October 9, 2012. Directing that an SEIS be prepared, the Environmental Assessment Statement, Positive Declaration, and Draft Scope of Work were issued by the Office of the Deputy Mayor for Economic Development on August 28, 2012, and are available for review from the contact person listed below and on the websites of the Mayor's Office of Environmental Coordination ([www.nyc.gov/oec](http://www.nyc.gov/oec)) and the New York City Economic Development Corporation ([www.nycedc.com](http://www.nycedc.com)).

The proposed project would redevelop the Willets Point area to include portions of the CitiField stadium parking areas. The proposal would redevelop the Willets Point/CitiField area with a mix of uses to be completed by 2032. It would incorporate a development substantially similar to that anticipated and analyzed in the 2008 Willets 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, the remediation and development of an approximately 23-acre portion of the Special Willets Point District with a 200-room hotel, approximately 30,000 square feet of retail space, and a 2,800-space surface parking area/off-season public recreation space; the development of the parking field west of CitiField with "Willets West"—an entertainment and retail center of approximately 1.4 million square feet (one million square feet of gross leasable area) and a 2,900-space parking facility; and the development of a structured parking facility on the westernmost CitiField surface parking lot south of Roosevelt Avenue; by 2028, the surface parking area in the Special Willets Point District would be replaced with approximately 4.23 million square feet of residential, retail, office, hotel, public school, enclosed parking, and public open space uses; and the development of additional structured parking facilities on the CitiField surface parking lots south of Roosevelt Avenue; and by 2032, completion of the full build-out of the Special Willets Point District 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 project site consists of three discrete areas. The "Willets Point" portion (the Special Willets Point District) comprises approximately 61 acres. The "Willets 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.

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

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

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

CEQR Number: 07DME014Q

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Sponsoring Agency: Office of the Deputy Mayor for Economic Development

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SEQRA/CEQR Classification: Type I

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. Since the FGEIS was completed in 2008, the City has acquired a number of the lots within the District. 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.

<b>Blocks</b>	<b>Lots</b>
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)

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).