Long Island City Neighborhood Plan

Final Environmental Impact Statement (FEIS)



Lead Agency:
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Prepared By:
AKRF
Philip Habib and Associates
440 Park Ave South, 7th Floor
New York, NY 10016

CEQR Number: 25DCP001Q

ULURP Numbers: C250175HAQ
C250176ZMQ
N250177ZRQ
C250178PCQ
C250179PPQ
C250180PPQ
C250224MMQ

August 22, 2025

Long Island City Neighborhood Plan
FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS)

August 22, 2025

CEQR No.:	25DCP001Q
ULURP Nos.:	C250175HAQ; C250176ZMQ; N250177ZRQ; C250178PCQ; C250179PPQ; C250180PPQ; C250224MMQ
Type of Action:	Type I
Project Location:	Queens, New York Community Districts 1 and 2
Lead Agency:	City Planning Commission, City of New York Dan Garodnick, Chair
Lead Agency Contact:	Stephanie Shellooe, Director Environmental Assessment and Review Division New York City Department of City Planning 120 Broadway, 31st Floor New York, NY 10271-3100
Project Applicant:	New York City Department of City Planning
Prepared by:	AKRF, Inc.

The FEIS is available on the website of the New York City Department of City Planning via the Long Island City Neighborhood Plan project page on the Zoning Application Portal (ZAP): https://zap.planning.nyc.gov/projects/2024Q0304

To view the Long Island City Neighborhood Plan DEIS, navigate to the project page in ZAP and select Public Documents, then “DEIS_25DCP001Q.”

Table of Contents

Foreword **F-1**

Executive Summary **S-1**

1: Project Description **1-1**
A. Introduction 1-1
B. Required Approvals and Review Procedures 1-2
C. Background to the Proposed Actions 1-4
Study Area History 1-4
Neighborhood Context 1-4
Project Area 1-5
Ongoing Citywide Efforts (2024–2025) 1-7
Prior Planning Efforts 1-7
D. Existing Zoning 1-10
R6A (within LIC – HP) 1-10
R6B (within LIC – HP) 1-10
R7A (Outside LIC) 1-11
R9 (Outside LIC) 1-11
M1-3 and M1-5 (Outside and within LIC) 1-11
M1-4 (Outside LIC) 1-12
M3-1 (Outside LIC) 1-12
M1-4 / R6A (within LIC – HP) 1-12
M1-4 / R7A (within LIC – HP) 1-13
M1-5 / R9 (within LIC – QP) 1-13
M1-5/R10 (MX-9) 1-14
M1-6 / R9 (within LIC – QP) 1-14
M1-6 / R10 (within LIC – QP) 1-14
C1-5 and C2-5 Commercial Overlays (within LIC – HP) 1-15
Off-Street Parking Regulations for the Long Island City Area 1-15
HP Subdistrict Regulations 1-15
QP Subdistrict Regulations 1-16
E. Purpose and Need for the Proposed Project 1-16
Detailed Objectives of the Proposed Actions 1-18
F. Description of the Proposed Actions 1-20
Proposed Zoning Map Changes 1-22
Proposed Zoning Text Amendments 1-28
Designation of An Urban Development Action Area, Approval of an Urban Development Action Area Project, Disposition of City-Owned Properties 1-31
Proposed Changes to the City Map 1-32
Proposed Disposition of City-Owned Property 1-32

Combination Acquisition and Site Selection of Property by the City 1-32
Waterfront Revitalization Program (WRP) 1-33
G. Analysis Framework 1-33
Reasonable Worst Case Development Scenario 1-33
No Action Condition 1-36
With Action Condition 1-36
H. Public Review Process 1-37
Uniform Land Use Review Procedure 1-37
New York City Environmental Quality Review 1-39

2: Land Use, Zoning, and Public Policy 2-1
A. Introduction 2-1
Principal Conclusions 2-3
B. Methodology 2-4
Study Areas 2-4
C. Existing Conditions 2-5
Land Use 2-5
Zoning 2-16
Public Policy 2-25
D. The Future without the Proposed Actions (No Action Condition) 2-30
Land Use 2-30
Zoning 2-34
Public Policy 2-34
E. The Future with the Proposed Actions (With Action Condition) 2-34
Land Use 2-34
Zoning 2-40
Public Policy 2-54

3: Socioeconomic Conditions 3-1
A. Introduction 3-1
Principal Conclusions 3-1
B. Methodology 3-4
Determining Whether a Socioeconomic Assessment is Appropriate 3-5
Analysis Format 3-7
Study Area Definition 3-7
Data Sources 3-9
C. Preliminary Assessment 3-10
Direct Business Displacement 3-10
Indirect Residential Displacement 3-29
Indirect Business Displacement 3-36
Adverse Effects on Specific Industries 3-40
D. Detailed Analysis of Indirect Residential Displacement 3-41
Existing Conditions and Trends 3-41
The Future without the Proposed Actions (No Action Condition) 3-51
The Future with the Proposed Actions (With Action Condition) 3-52

4: Community Facilities and Services 4-1
A. Introduction 4-1
Principal Conclusions 4-1
B. Preliminary Screening 4-3
Direct Effects 4-3
Indirect Effects 4-3
C. Potential Indirect Effects on Public Elementary and Intermediate Schools 4-5
Methodology 4-5
Existing Conditions 4-6
Future without the Proposed Actions (No Action Condition) 4-8
Future with the Proposed Actions (With Action Condition) 4-9
D. Potential Indirect Effects on Public Libraries 4-11
Methodology 4-11
Existing Conditions 4-12
Future without the Proposed Actions (No Action Condition) 4-13
Future with the Proposed Actions (With Action Condition) 4-14
E. Potential Indirect Effects on Early Childhood Programs 4-15
Methodology 4-15
Existing Conditions 4-17
Future without the Proposed Actions (No Action Condition) 4-19
Future with the Proposed Actions (With Action Condition) 4-19

5: Open Space 5-1
A. Introduction 5-1
Principal Conclusions 5-2
B. Methodology 5-3
Direct Effects 5-3
Indirect Effects 5-3
C. Existing Conditions 5-7
Study Area Population 5-7
Inventory of Publicly Accessible Open Spaces 5-9
Assessment of Open Space Adequacy 5-15
D. Future without the Proposed Actions (No Action Condition) 5-18
Study Areas 5-18
Open Space Resources 5-18
Assessment of Open Space Adequacy 5-19
E. Future with the Proposed Actions (With Action Condition) 5-21
Direct Effects 5-21
Indirect Effects 5-22
Assessment of Open Space Adequacy 5-23
Determining Impact Significance 5-25

6: Shadows 6-1
A. Introduction 6-1
Principal Conclusions 6-1
B. Definitions and Methodology 6-1
Definitions 6-2
Methodology 6-2

C. Preliminary Screening Assessment 6-3
Tier 1 Screening Assessment 6-4
Tier 2 Screening Assessment 6-5
Tier 3 Screening Assessment 6-5
D. Detailed Shadow Analysis 6-9
Determination of Impact Significance 6-10
Summary of Analysis Results 6-11
Assessment of Shadow Impacts by Resource 6-13
E. Conclusions 6-26

7: Historic and Cultural Resources 7-1
A. Introduction 7-1
Principal Conclusions 7-1
B. Methodology 7-4
C. Existing Conditions 7-6
Known Architectural Resources 7-6
Potential Architectural Resources 7-15
D. Future without the Proposed Actions (No Action Condition) 7-25
Project Area 7-25
Study Area 7-28
E. Future with the Proposed Actions (With Action Condition) 7-31
Direct (Physical) Impacts 7-31
Indirect (Contextual) Impacts 7-33

8: Urban Design and Visual Resources 8-1
A. Introduction 8-1
B. Principal Conclusions 8-2
C. Methodology 8-4
Waterfront Subarea 8-5
Industrial Subarea 1 8-5
Industrial Subarea 2 8-5
Inland Subarea 1 8-5
Inland Subarea 2 8-5
Inland Subarea 3 8-5
Inland Subarea 4 8-6
D. Existing Conditions 8-6
Primary Study Area 8-6
Secondary Study Area 8-32
E. Future without the Proposed Actions (No Action Condition) 8-40
Primary Study Area 8-41
Secondary Study Area 8-42
F. Future with the Proposed Actions (With Action Condition) 8-43
Primary Study Area 8-43
Secondary Study Area 8-56

9: Natural Resources 9-1
A. Introduction 9-1
B. Principal Conclusions 9-1

C. Regulatory Context 9-3
Federal 9-3
New York State 9-4
New York City 9-5
D. Methodology 9-5
Study Area 9-5
Existing Conditions 9-6
Future without the Proposed Actions (No Action Condition) 9-6
Future with the Proposed Actions (With Action Condition) 9-6
E. Existing Conditions 9-7
Floodplains 9-7
Groundwater 9-8
Wetlands 9-8
Aquatic Resources 9-8
Essential Fish Habitat 9-12
Terrestrial Resources 9-13
Threatened, Endangered, and Special Concern Species 9-19
F. Future without the Proposed Actions (No Action Condition) 9-23
G. Future with the Proposed Actions (With Action Condition) 9-23
Groundwater 9-24
Wetlands 9-24
Aquatic Resources 9-26
Essential Fish Habitat 9-28
Terrestrial Resources 9-28
Threatened, Endangered, and Special Concern Species 9-30
H. References 9-31

10: Hazardous Materials 10-1
A. Introduction 10-1
Principal Conclusions 10-1
B. Methodology 10-2
Sanborn Fire Insurance Map Review 10-2
Database Review 10-2
C. Existing Conditions 10-3
Topography and Hydrogeology 10-3
Regulatory Database Records 10-4
Overview of Historical Uses 10-4
D. Future without the Proposed Actions (No Action Condition) 10-31
E. Future with the Proposed Actions (With Action Condition) 10-31
F. Conclusion 10-33

11: Water and Sewer Infrastructure 11-1
A. Introduction 11-1
Principal Conclusions 11-1
B. Methodology 11-2
C. Preliminary Analysis 11-3
Existing Conditions 11-3
Future without the Proposed Actions (No Action Condition) 11-7

Sewer System and Wastewater Treatment 11-8
Stormwater Flows 11-9
Future with the Proposed Actions (With Action Condition) 11-9
Stormwater Best Management Practices 11-14

12: Solid Waste 12-1
A. Introduction 12-1
Principal Conclusions 12-1
B. Methodology 12-2
C. Existing Conditions 12-2
Solid Waste Generation On Projected Development Sites 12-4
D. Future without the Proposed Actions (No Action Condition) 12-4
E. Future with the Proposed Actions (With Action Condition) 12-5

13: Energy 13-1
A. Introduction 13-1
Principal Conclusions 13-1
B. Methodology 13-1
C. Existing Conditions 13-3
Energy Generation 13-3
Recent Energy Conservation Directives 13-3
D. Future without the Proposed Actions (No Action Condition) 13-4
E. Future with the Proposed Actions (With Action Condition) 13-4

14: Transportation 14-1
A. Introduction 14-1
B. Principal Conclusions 14-2
Traffic 14-3
Transit 14-5
Pedestrians 14-8
Vehicular and Pedestrian Safety 14-8
Parking 14-10
C. Preliminary Analysis Methodology 14-10
D. Level 1 Screening Assessment 14-11
Background 14-11
Transportation Planning Factors 14-11
Travel Demand Forecast 14-12
E. Level 2 Screening Assessment 14-17
Vehicular Traffic 14-17
Transit 14-18
Pedestrians 14-21
Parking 14-22
F. Transportation Analyses Methodologies 14-22
Traffic 14-22
Transit 14-24
Pedestrians 14-27
Vehicular and Pedestrian Safety Evaluation 14-29
Parking 14-29

G. Traffic 14-32
Existing Conditions 14-32
Future without the Proposed Actions (No Action Condition) 14-35
Future with the Proposed Actions (With Action Conditions) 14-38
H. Transit 14-42
Existing Conditions 14-42
Future without the Proposed Actions (No Action Condition) 14-53
Future with the Proposed Actions (With Action Condition) 14-62
I. Pedestrians 14-72
Existing Conditions 14-72
Future without the Proposed Actions (No Action Condition) 14-76
Future with the Proposed Actions (With Action Condition) 14-83
J. Vehicular and Pedestrian Safety Evaluation 14-91
Recent DOT Initiatives 14-91
Study Area High Crash Locations 14-92
K. Parking 14-96

15: Air Quality 15-1
A. Introduction 15-1
Principal Conclusions 15-2
B. Pollutants for Analysis 15-3
Carbon Monoxide 15-4
Nitrogen Oxides, VOCs, and Ozone 15-4
Lead 15-5
Respirable Particulate Matter—PM_{10} and $PM_{2.5}$ 15-5
Sulfur Dioxide 15-6
Noncriteria Pollutants 15-6
C. Air Quality Regulations, Standards, and Benchmarks 15-7
National and State Air Quality Standards 15-7
NAAQS Attainment Status and State Implementation Plans 15-7
Determining the Significance of Air Quality Impacts 15-9
D. Methodology for Predicting Pollutant Concentrations 15-13
Mobile Sources 15-13
Stationary Sources 15-19
E. Existing Conditions 15-39
F. Future without the Proposed Actions (No Action Conditions) 15-40
Mobile Sources 15-40
Stationary Sources 15-41
G. Future with the Proposed Actions (With Action Conditions) 15-41
Mobile Sources 15-41
Stationary Sources 15-46

16: Greenhouse Gas Emissions and Climate Change 16-1
A. Introduction 16-1
Principal Conclusions 16-1
B. Greenhouse Gas Emissions 16-2
Pollutants of Concern 16-2
Policy, Regulations, Standards, and Benchmarks for Reducing GHG Emissions .. 16-4

Methodology 16-7
Projected GHG Emissions 16-10
Consistency with the Citywide GHG Reduction Goals 16-12
C. Resilience to Climate Change 16-14
Development of Policy to Improve Climate Change Resilience 16-14
Resilience of the Proposed Actions to Climate Change 16-16

17: Noise 17-1
A. Introduction 17-1
B. Principal Conclusions 17-1
C. Acoustical Fundamentals 17-2
"A"-Weighted Sound Level (dBA) 17-2
Noise Descriptors Used in Impact Assessment 17-3
D. Noise Standards and Criteria 17-4
New York CEQR Technical Manual Noise Standards 17-4
Environmental Conditions for Buildings in MX Districts 17-4
E. Noise Prediction Methodology 17-6
General Methodology 17-6
Proportional Modeling 17-6
Playground Noise 17-7
Railway Noise Distance Adjustment 17-8
F. Existing Noise Levels 17-8
Selection of Noise Receptor Locations 17-8
Noise Monitoring 17-8
G. Future without the Proposed Actions (No Action Condition) 17-12
H. Future with the Proposed Actions (With Action Condition) 17-14
Playground Noise 17-17
I. Noise Attenuation Measures 17-18
J. Mechanical Equipment 17-22

18: Public Health 18-1
A. Introduction 18-1
Principal Conclusions 18-1
B. Methodology 18-3
Air Quality 18-3
Noise 18-3
Construction Noise 18-3
C. Public Health Assessment 18-4
Air Quality 18-4
Noise 18-5
Construction Noise 18-6

19: Neighborhood Character 19-1
A. Introduction 19-1
Principal Conclusions 19-2
B. Methodology 19-2
Study Area 19-3
C. Preliminary Assessment 19-4

Defining Features 19-4
Primary Study Area 19-7
Secondary Study Area 19-9
Assessment of the Potential to Affect the Defining Features of the Neighborhood 19-11

20: Construction 20-1
A. Introduction 20-1
B. Principal Conclusions 20-2
Transportation 20-2
Air Quality 20-3
Noise and Vibration 20-3
C. Governmental Coordination and Oversight 20-4
D. Conceptual Construction Phasing and Schedule 20-6
E. Construction Description 20-6
General Construction Stages 20-7
F. General Construction Practices 20-8
Hours of Work 20-8
Number of Construction Workers and Truck Deliveries 20-9
G. Future without the Proposed Actions (No Action Condition) 20-10
H. Future with the Proposed Actions (With Action Condition) 20-10
Transportation 20-10
Air Quality 20-17
Noise 20-24
Vibration 20-36
Other Technical Areas 20-38

21: Mitigation 21-1
A. Introduction 21-1
Principal Conclusions 21-1
B. Community Facilities 21-1
Schools 21-1
Public Libraries 21-3
Early Childhood Programs 21-3
C. Open Space 21-4
D. Shadows 21-6
E. Historic and Cultural Resources 21-6
F. Transportation 21-8
Traffic 21-8
Transit 21-18
Pedestrians 21-27
G. Air Quality 21-39
H. Noise 21-44
I. Construction Transportation 21-44
J. Construction Noise 21-45

22: Alternatives 21-1
A. Introduction 22-1

B. Principal Conclusions 22-2
No Action Alternative 22-2
No Unmitigated Significant Adverse Impacts Alternative 22-2
DOE Site Development Alternative 22-2
C. No Action Alternative 22-3
Land Use, Zoning, and Public Policy 22-3
Socioeconomic Conditions 22-4
Community Facilities and Services 22-5
Open Space 22-5
Historic and Cultural Resources 22-6
Shadows 22-7
Urban Design and Visual Resources 22-7
Hazardous Materials 22-7
Water and Sewer Infrastructure 22-7
Solid Waste and Sanitation Services 22-8
Energy 22-8
Transportation 22-8
Air Quality 22-11
Greenhouse Gas Emissions and Climate Change 22-11
Noise 22-12
Public Health 22-12
Neighborhood Character 22-12
Construction 22-12
D. No Unmitigated Significant Adverse Impacts Alternative 22-13
Community Facilities 22-13
Open Space 22-15
Shadows 22-15
Historic and Cultural Resources 22-17
Transportation 22-19
Air Quality 22-20
Noise 22-20
Construction 22-21
E. DOE Site Development Alternative 22-22
Community Facilities 22-23
Transportation 22-23
Air Quality 22-29
Noise 22-29

23: Unavoidable Adverse Impacts 23-1
A. Introduction 23-1
B. Community Facilities 23-1
Public Schools 23-1
Libraries 23-2
Early Childhood Programs 23-3
C. Open Space 23-3
D. Shadows 23-5
Historic Resources 23-5
E. Transportation 23-7

Traffic 23-7
Transit 23-8
Pedestrians 23-10
F. Air Quality 23-10
G. Noise 23-11
H. Construction 23-12
Historic and Cultural Resources 23-12
Transportation 23-12
Noise 23-13

24: Growth-Inducing Aspects of the Proposed Actions 24-1

25: Irreversible and Irretrievable Commitments of Resources 25-1

26: Effects on Disadvantaged Communities 26-1
A. Introduction 26-1
Principal Conclusions 26-1
B. Identification of Disadvantaged Communities 26-2
C. Disadvantaged Communities Assessment 26-6
Community Facilities and Services 26-7
Open Space 26-8
Shadows 26-9
Historic and Cultural Resources 26-9
Transportation (Traffic, Transit, and Pedestrians) 26-9
Air Quality (Mobile Source) 26-10
Noise 26-10
Construction 26-11

27: Conceptual Analyses 27-1
A. Introduction 27-1
B. Principal Conclusions 27-2
Authorization for Public Plaza Floor Area Bonus 27-2
Authorization for Modified Bulk in Mixed-Use Developments That Include a School 27-2
Revocation of the Silvercup West Restrictive Declaration 27-3
Rezoning of the Con Edison Learning Center Site 27-3
C. Authorization for Public Plaza Floor Area Bonus 27-4
Description of the Potential Discretionary Action 27-4
Conceptual Development Sites 27-4
Impact Assessment 27-7
D. Authorization to Modify Bulk in Mixed-Use Developments That Provide a School 27-16
Description of the Potential Discretionary Action 27-16
Conceptual Development Site 27-16
Impact Assessment 27-17
E. Revocation of the Silvercup West Restrictive Declaration 27-24
Description of the Potential Discretionary Action 27-24
Conceptual Development Site 27-25

Impact Assessment 27-26
F. Rezoning of the Con Edison Learning Center Site 27-33
Description of the Potential Discretionary Action 27-33
Conceptual Development Site 27-34
Impact Assessment 27-35

LIST OF APPENDICES

Appendix A: Detailed RWCDS Tables

Appendix B: Proposed Zoning Text

Appendix C: New York City Waterfront Revitalization Program (WRP)
C.1: WRP Consistency Assessment Form (CAF)
C.2: WRP Policy Assessment
C.3-1: Flood Elevation Worksheet, BFE 11
C.3-2: Flood Elevation Worksheet, BFE 12
C.3-3: Flood Elevation Worksheet, BFE 14

Appendix D: Historic Resources Correspondence

Appendix E: Natural Resources

Appendix F: Hazardous Materials
Regulatory Database Report
Sanborn Maps
City Directory
Photo Log

Appendix G: Transportation
TDF Memorandum
LOS Tables

Appendix H: Air Quality
(E) Designation Sites

Appendix I: Construction
Short-term & Annual Emission Profiles

Appendix J: Written Comments on the DEIS

List of Tables

S-1 Existing and Proposed Residential FAR S-28
S-2 Existing and Proposed Community Facility FAR S-28
S-3 Existing and Proposed FAR S-29
S-4 Existing and Proposed Maximum Base and Building Heights S-29
S-5 Existing and Proposed Waterfront Bulk Controls S-30
S-6 2035 RWCDS No Action and With Action Land Uses S-36
S-7 Number of Impacted Intersections and Lane Groups by Peak Hour S-53
S-8 Summary of Significantly Impacted Intersections S-54
S-9 Summary of Significant Subway Station Impacts S-55
S-10 Summary of Significant Ferry Line Haul Impacts S-57
S-11 Summary of Significant Pedestrian Impacts S-58
S-12 High Crash Locations S-59
S-13 Summary of Lane Groups/Intersections with Significant Adverse Traffic Impacts S-75
S-14 Lane Groups with Unmitigated Significant Adverse Traffic Impacts S-76
S-15 Summary of Significant Pedestrian Impacts S-78
S-16 Maximum Predicted 1-Hour CO With Action Concentrations with Traffic Mitigation (ppm) S-79
S-17 Maximum Predicted 8-Hour CO With Action Concentrations with Traffic Mitigation (ppm) S-79
S-18 Maximum Predicted 24-Hour Average $PM_{2.5}$ Concentrations with Traffic Mitigation ($\mu g/m^3$) S-80
S-19 Maximum Predicted Annual Average $PM_{2.5}$ Concentrations with Traffic Mitigation ($\mu g/m^3$) S-80
S-20 Maximum Predicted Annual Average $PM_{2.5}$ Grid Analysis Incremental Concentrations With Traffic Mitigation ($\mu g/m^3$) S-81
1-1 Existing and Proposed Residential FAR 1-29
1-2 Existing and Proposed Community Facility FAR 1-29
1-3 Existing and Proposed FAR 1-29
1-4 Existing and Proposed Maximum Base and Building Heights 1-29
1-5 Existing and Proposed Waterfront Bulk Controls 1-30
1-6 2035 RWCDS No Action and With Action Land Uses 1-38
2-1 Existing Land Uses within Primary Study Area 2-5
2-2 Existing Land Uses within the Waterfront Subarea 2-6
2-3 Existing Land Uses within the Industrial Subareas 2-7
2-4 Existing Land Uses within Industrial Subarea 1 2-8
2-5 Existing Land Uses within Industrial Subarea 2 2-9
2-6 Existing Land Uses within the Inland Subareas 2-10
2-7 Existing Land Uses within the Inland Subarea 1 2-10
2-8 Existing Land Uses within the Inland Subarea 2 2-11
2-9 Existing Land Uses within the Inland Subarea 3 2-12

2-10 Existing Land Uses within the Inland Subarea 4 2-12
2-11 Summary of Existing Allowable Densities Primary Study Area 2-17
2-12 Existing Zoning Districts within the Secondary Study Area 2-23
2-13a Development Projects in the Future without the Proposed Actions by Subarea . 2-32
2-13b Development Projects in the Future without the Proposed Actions by Study Area . 2-33
2-14 2035 RWCDS No Action and With Action Land Uses 2-35
2-15 Existing and Proposed Residential FAR 2-47
2-16 Existing and Proposed Community Facility FAR 2-47
2-17 Existing and Proposed FAR 2-47
2-18 Existing and Proposed Maximum Base and Building Heights 2-48
2-19 Existing and Proposed Waterfront Bulk Controls 2-48
3-1 2022 Primary Employment in Socioeconomic Study Area, Queens, and New York City 3-11
3-2 Primary Employment Trends in Socioeconomic Study Area:2002, 2011, and 2022 3-15
3-3 Private Businesses and Employment Potentially Displaced by the Proposed Actions 3-18
3-4 Household Income Characteristics (2006–2010, 2018–2022 ACS) 3-30
3-5 Average and Median Gross Rents 3-30
3-6 Asking Rents in the Socioeconomic Study Area 3-31
3-7 2024 New York City Area AMI 3-32
3-8 2024 New York City Affordable Monthly Rents by AMI 3-32
3-8 Market Rate Units by Number of Bedrooms 3-33
3-10 Weighted Average Income of With Action Market-Rate Renters 3-34
3-11 Weighted Average Income of Total With Action Population 3-34
3-12 Population Estimates and Projections Existing Conditions and Future without the Proposed Actions 3-35
3-13 With Action Condition Population 3-36
3-14 Existing Land Uses and Incremental Land Uses Under the Proposed Actions RWCDS 3-36
3-15 Household Income Characteristics (2006–2010, 2018–2022 ACS) 3-42
3-16 NYCHA Developments in the Study Area 3-42
3-17 Household Income Distribution 2022 3-43
3-18 Percentage of Population Living Below Poverty Level 3-44
3-19 Housing Units and Vacancy 3-44
3-20 2022 Housing Units by Year Structure Built 3-45
3-21 Units in Structure 3-46
3-22 Renter-Occupied Housing Units by Gross Rent as a Percentage of Household Income 3-46
3-23 Market Rate Rents in Subarea A 3-47
3-24 Market Rate Rents in Subarea B 3-48
3-25 Permits for Construction and Residential Demolitions—2015 or Later 3-48
3-26 Allocation of Low-Income Households, Subarea A 3-49
3-27 Allocation of Low-Income Households, Subarea B 3-50
3-28 Known Residential Development, Subarea A 3-51
3-29 Known Residential Development, Subarea B 3-52
4-1 Preliminary Screening Analysis Criteria: Queens 4-4
4-2 Study Area Elementary Schools 4-7

4-3 Study Area Intermediate Schools 4-7
4-4 Study Area High Schools 4-8
4-5 Projected Estimated Number of New Students Introduced by Development in the No Action Condition 4-9
4-6 Projected Estimated Number of New Students Introduced by Development in the With Action Condition 4-10
4-7 Estimated Public School Enrollment, Capacity, and Utilization: With Action Condition 4-10
4-8 Public Libraries Serving the Study Area 4-11
4-9 Catchment Area Population: No Action Condition 4-13
4-10 Catchment Area Population: With Action Condition 4-14
4-11 Publicly Funded Early Childhood Programs Serving the Study Area 4-15
4-12 Estimated Public Child Care Facility Enrollment, Capacity, and Utilization 4-17
5-1 Total Population Non-Residential Study Area 5-7
5-2 Residential Population within the Residential Study Area 5-8
5-3 Residential Study Area Population Age Distribution 5-8
5-4 Study Area Quantified Open Space Resources 5-10
5-5 Qualitative Open Space Resources 5-12
5-6 Adequacy of Open Space Resources in the Non-Residential Study Area: Existing Conditions 5-16
5-7 Adequacy of Open Space Resources in the Residential Study Area: Existing Conditions 5-17
5-8 Adequacy of Open Space Resources in the Non-Residential Study Area: No Action Condition 5-19
5-9 Adequacy of Open Space Resources in the Residential Study Area: No Action Condition 5-20
5-10 Open Space Introduced as Part of the Proposed Actions 5-22
5-11 With Action Open Space Study Area Population 5-23
5-12 Adequacy of Open Space Resources in the Non-Residential Study Area: With Action Condition 5-23
5-13 Adequacy of Open Space Resources in the Residential Study Area: With Action Condition 5-24
5-14 Open Space Ratio Summary 5-26
6-1 Tier 3 Assessment 6-6
6-2 Incremental Shadow Durations 6-11
7-1 Known Architectural Resources 7-8
7-2 Potential Architectural Resources 7-16
7-3 Summary of Potential Direct and Construction-Related Effects to Resources 7-29
9-1 DEP Harbor Survey Water Quality Data for Sampling Station E2 (2013 to 2023) 9-9
9-2 Essential Fish Habitat Designated Species in the Study Area 9-12
9-3 Vegetation Observed in the Study Area 9-14
9-4 Birds Documented During the NYS 2000-2005 Second BBA (Block 5851C) and 2020-2024 Third Breeding Bird Atlas (Brooklyn NW & Central Park SW) 9-16
10-1 Assessment of Projected and Potential Development Sites 10-5
11-1 Existing Water Consumption 11-4

11-2 Existing Wastewater Generation on the Projected Development Sites by Subcatchment Area 11-5
11-3 Existing Surface Coverage 11-6
11-4 No Action Condition Water Consumption 11-8
11-5 No Action Condition Wastewater Generation on the Projected Development Sites by Subcatchment Area 11-9
11-6 With Action Condition Water Consumption 11-10
11-7 With Action Condition Wastewater Generation on the Projected Development Sites by Subcatchment Area 11-11
11-8 With Action Condition Surface Coverage 11-12
11-9 Flow Volume Matrix: Existing and With Action Volume Comparison 11-13
12-1 Existing Solid Waste Generation on the Projected Development Sites 12-4
12-2 No Action Solid Waste Generation on the Projected Development Sites 12-5
12-3 With Action Solid Waste Generation on the Projected Development Sites 12-6
12-4 Comparison of Weekly Solid Waste Generation in Tons on Projected Development Sites 12-6
13-1 No Action Annual Energy Consumption for the Development Sites 13-5
13-2 With Action Annual Energy Consumption for the Development Sites 13-5
13-3 With Action Annual Energy Consumption for the Development Site: Fully Electric Buildings 13-6
14-1 2035 RWCDS No Action and With Action Land Uses Assumed for the Transportation Analyses 14-2
14-2 Number of Impacted Intersections and Lane Groups by Peak Hour 14-3
14-3 Summary of Significantly Impacted Intersections 14-4
14-4 Summary of Significantly Impacted Subway Stations 14-5
14-5 Summary of Significant Subway Line Haul Impacts 14-6
14-6 Summary of Significant Ferry Line Haul Impacts 14-7
14-7 Summary of Significant Pedestrian Impacts 14-9
14-8 High Crash Locations 14-10
14-9 Transportation Planning Factors 14-13
14-10 RWCDS Travel Demand Forecast 14-15
14-11 Summary of Net Incremental Peak Hour Trips Generated Under the RWCDS 14-17
14-12 RWCDS Net Incremental Peak Hour Subway Trips by Station 14-19
14-13 Bus Routes Serving the Project Area 14-20
14-14 Net Incremental Bus Trips by Route 14-21
14-15 Intersection Level of Service Criteria 14-23
14-16 Level of Service Criteria for Subway Station Elements 14-25
14-17 Significant Impact Thresholds for Stairways and Passageways 14-26
14-18 Pedestrian Crosswalk/Corner Area and Sidewalk Levels of Service Descriptions 14-28
14-19 Significant Impact Criteria for Sidewalks in a CBD Location 14-31
14-20 Significant Impact Criteria for Corners and Crosswalks in a CBD Location 14-32
14-21 Existing Conditions Traffic Analysis Results 14-35
14-22 No Action Conditions Traffic Analysis Results 14-37
14-23 With Action Conditions Traffic Analysis Results 14-40
14-24 Summary of Impacted Lane Groups by Peak Hour 14-41

14-25a Existing Conditions Subway Station Stair Analysis – AM Peak Hour 14-45
14-25b Existing Conditions Subway Station Stair Analysis – PM Peak Hour 14-46
14-26 Existing Conditions Subway Station Fare Array Analysis 14-47
14-27 Existing Conditions Subway Station Escalator Analysis 14-48
14-28 Existing Conditions Subway Line Haul Analysis 14-49
14-29 Existing Conditions Local Bus Analysis 14-50
14-30a Existing Conditions Citywide Ferry Line Haul Analysis – Maximum Peak Load Point 14-51
14-30b Existing Conditions Citywide Ferry Line Haul Analysis – Point of Departure from the Long Island City Ferry Landing 14-51
14-31 Existing Conditions Citywide Ferry Landing Analysis 14-53
14-32a No Action Condition Subway Station Stair Analysis – AM Peak Hour 14-54
14-32b No Action Condition Subway Station Stair Analysis – PM Peak Hour 14-55
14-33 No Action Condition Subway Station Fare Array Analysis 14-56
14-34 No Action Condition Subway Station Escalator Analysis 14-57
14-35 No Action Condition Subway Station Passageway Analysis 14-57
14-36 No Action Condition Subway Line Haul Analysis 14-59
14-37 No Action Condition Local Bus Analysis 14-60
14-38a No Action Condition Citywide Ferry Line Haul Analysis – Maximum Load Point 14-61
14-38b No Action Condition Citywide Ferry Line Haul Analysis – Point of Departure from the Long Island City Ferry Landing 14-61
14-39 No Action Condition Citywide Ferry Landing Analysis 14-62
14-40a With Action Condition Subway Station Stair Analysis – AM Peak Hour 14-63
14-40b With Action Condition Subway Station Stair Analysis – PM Peak Hour 14-65
14-41 With Action Condition Subway Station Fare Array Analysis 14-66
14-42 With Action Condition Escalator Analysis 14-67
14-43 With Action Condition Passageway Analysis 14-68
14-44 With Action Condition Subway Line Haul Analysis 14-69
14-45 With Action Conditions Local Bus Analysis 14-70
14-46a With Action Condition Citywide Ferry Line Haul Analysis – Maximum Load Point 14-71
14-46b With Action Conditions Citywide Ferry Line Haul Analysis – Point of Departure from the Long Island City Ferry Landing 14-71
14-47 With Action Conditions Citywide Ferry Landing Analysis 14-73
14-48 Existing Sidewalk Conditions 14-74
14-49 Existing Crosswalk Conditions 14-77
14-50 Existing Corner Conditions 14-78
14-51 No Action Sidewalk Conditions 14-79
14-52 No Action Crosswalk Conditions 14-81
14-53 No Action Corner Conditions 14-82
14-54 With Action Sidewalk Conditions 14-87
14-55 With Action Crosswalk Conditions 14-89
14-56 With Action Corner Conditions 14-90
14-57 Summary of Crash Data for Analyzed Locations, 2017-2019 14-93
14-58 With Action Weekday Hourly Parking Demand by Land Use 14-97
14-59 With Action Saturday Hourly Parking Demand by Land Use 14-98
15-1 National Ambient Air Quality Standards (NAAQS) 15-8

15-2 Industrial Source Analysis Relevant DEC Air Guideline Concentrations 15-11
15-3 Maximum Background Pollutant Concentrations for Mobile Source Analysis 15-17
15-4 Mobile Source Analysis Sites 15-17
15-5 Maximum Background Pollutant Concentrations 15-23
15-6 Cluster Analysis Sites 15-24
15-7 Industrial Sources within 400 Feet of a Projected or Potential Development Site 15-25
15-8 Typical Composition of VOC Emissions from Auto Spray Paint Booths 15-28
15-9a Modeled Emission Rates of Existing Industrial Sources DEP-Permitted Sources 15-29
15-9b Modeled Emission Rates of Existing Industrial Sources DEC-Registered Facilities and Unpermitted Sources 15-36
15-10 Stack Parameters and Emission Rates from the NYPA Vernon Boulevard Plant 15-39
15-11 Representative Monitored Ambient Air Quality Data 15-40
15-12 Maximum Predicted 8-Hour Average CO No Action Concentrations 15-41
15-13 Maximum Predicted 1-Hour CO With Action Concentrations (ppm) 15-42
15-14 Maximum Predicted 8-Hour CO With Action Concentrations (ppm) 15-42
15-15 Maximum Predicted 24-Hour Average $PM_{2.5}$ With Action and Incremental Concentrations ($\mu g/m^3$) 15-43
15-16 Maximum Predicted Annual Average $PM_{2.5}$ With Action and Incremental Concentrations ($\mu g/m^3$) 15-43
15-17 Maximum Predicted Annual Average $PM_{2.5}$ Grid Analysis Incremental Concentrations—Proposed Project ($\mu g/m^3$) 15-44
15-18 Maximum Predicted 8-Hour Average CO Concentrations from the Elevated Roadway on the Proposed Development Sites 15-45
15-19 Maximum Predicted 24-Hour Average $PM_{2.5}$ Concentrations from Atypical Roadways on the Proposed Development Sites 15-46
15-20 Maximum Predicted Annual Average $PM_{2.5}$ from Atypical Roadways on the Proposed Development Sites 15-46
15-21 Heating and Hot Water System Analysis Summary 15-48
15-22 Heating and Hot Water System Analysis—Results for Projected Development Sites 15-49
15-23 Heating and Hot Water System Analysis—Results for Potential Development Sites 15-50
15-24 Cumulative Heating and Hot Water System Analysis Maximum Pollutant Concentrations – Refined Results (µg/m3) 15-51
15-25 Projected and Potential Development Sites Exceeding an SGC or AGC 15-51
15-26 Maximum Modeled Impacts on Projected and Potential Sites from Industrial Sources 15-52
15-27 Estimated Maximum Hazard Index 15-54
15-28 Estimated Maximum Cancer Risk 15-55
15-29 Maximum Modeled Pollutant Concentrations on the Proposed Project ($\mu g/m^3$)—Additional Sources 15-56
16-1 Global Warming Potential (GWP) for Major GHGs 16-4
16-2 Vehicle Miles Traveled Per Year Proposed Actions 16-10
16-3 Annual Building Operational Emissions Proposed Actions 16-11

16-4 Annual Building Operational Emissions Proposed Actions 16-11
16-5 Annual Mobile Source Emissions Proposed Actions (Metric Tons CO2e) ... 16-12
16-6 Summary of Annual GHG Emissions Proposed Actions (Metric Tons CO2e) .. 16-12
17-1 Noise Levels of Common Sources 17-3
17-2 Noise Exposure Guidelines for Use in City Environmental Impact Review 17-5
17-3 Required Attenuation Values to Achieve Acceptable Interior Noise Levels ... 17-6
17-4 Playground Boundary Noise Leq(1) Noise Levels (dBA)..... 17-7
17-5 Noise Receptor Locations 17-9
17-6 Measured Noise Levels (in dBA)..... 17-10
17-7 2035 No Action Condition Noise Levels (in dBA) 17-12
17-8 2035 With Action Condition Noise Levels (in dBA)..... 17-14
17-9 2035 With Action Condition Interior Noise Levels (in dBA) 17-17
17-10 Noise Levels Due to School Playground (dBA)..... 17-18
17-11 Minimum Building Attenuation to Comply with CEQR Requirements (in dBA) ... 17-18
17-12 Minimum Required Attenuation at Development Sites (in dBA)..... 17-19
20-1 Construction Oversight in New York City 20-5
20-2 Average Incremental Number of Daily Construction Workers and Trucks by Year and Quarter 20-10
20-3 2030 (Third Quarter) Peak Incremental Construction Vehicle Trip Projections (in PCEs) 20-12
20-4 Comparison of 2030 Peak (Third Quarter) Incremental Construction and Operational Vehicle Trips With 2035 Operational Vehicle Trip 20-12
20-5 2030 (Third Quarter) Construction Worker Parking Accumulation 20-17
20-6 Pollutants for Analysis and Averaging Periods..... 20-18
20-7 Representative Sites for Detailed Quantitative Construction Air Modeling... 20-19
20-8 Representative Monitored Ambient Air Quality Data 20-22
20-9 Maximum Pollutant Concentrations – Projected Development Site 22 20-23
20-10 Maximum Pollutant Concentrations – Projected Development Site 20 20-23
20-11 Maximum Pollutant Concentrations – Projected Development Site 19 (Building 19a) 20-24
20-12 Maximum Pollutant Concentrations – Projected Development Site 1 20-24
20-13 Representative Sites for Detailed Quantitative Construction Noise Modeling... 20-28
20-14 Non-Construction Noise Levels Per Development Site in dBA 20-29
20-15 Construction Equipment Noise Emissions in dBA 20-32
20-16 Construction Noise Results – Radii of Significant Adverse Impacts in Feet ... 20-34
20-17 Vibration Source Levels for Construction Equipment 20-37
21-1 Proposed Traffic Mitigation Measures 21-10
21-2 Action-With-Mitigation Traffic Analysis Summary of Number of Impacted Lane Groups by Peak Hour 21-15
21-3 Summary of Significant Subway Station Impacts 21-19
21-4 Action-With-Mitigation Subway Station Stair Analysis..... 21-20
21-5 Action-With-Mitigation Subway Station Control Area Analysis At the Court Square – 23rd Street (E/G/M/7) Station 21-21
21-6 Summary of Significant Subway Line Haul Impacts 21-23
21-7 Action-With-Mitigation Local Bus Analysis 21-24
21-8 Summary of Significant Citywide Ferry Line Haul Impacts – Maximum Load Point & Point of Departure from Long Island City Landing 21-25
21-9 Action-With-Mitigation Citywide Ferry Landing Conditions..... 21-27

21-10 Summary of Significant Pedestrian Impacts 21-28
21-11 Action-With-Mitigation Sidewalk Conditions 21-30
21-12 Action-With-Mitigation Crosswalk Conditions 21-34
21-13 Action-With-Mitigation Corner Conditions 21-36
21-14 Action-With-Traffic Mitigation Crosswalk Conditions 21-38
21-15 Action-With-Traffic Mitigation Corner Conditions 21-38
21-16 Air Quality Mitigation Measures - Action-With-Traffic Mitigation Conditions 21-40
21-17 Maximum Predicted 1-Hour CO With Action Concentrations With Traffic Mitigation (ppm) 21-42
21-18 Maximum Predicted 8-Hour CO With Action Concentrations With Traffic Mitigation (ppm) 21-42
21-19 Maximum Predicted 24-Hour Average $PM_{2.5}$ Concentrations With Traffic Mitigation ($\mu g/m^3$) 21-42
21-20 Maximum Predicted Annual Average $PM_{2.5}$ Concentrations With Traffic Mitigation ($\mu g/m^3$) 21-43
21-21 Maximum Predicted Annual Average $Pm_{2.5}$ Grid Analysis Incremental Concentrations With Traffic Mitigation ($\mu g/m^3$) 21-43
22-1 Comparison of Incremental Peak Hour Person Trips by Mode Proposed Actions vs. DOT Site Development Alternative 22-24
22-2 Comparison of Incremental Peak Hour Vehicle Trips by Mode Proposed Actions vs. DOE Site Development Alternative 22-25
22-3 Comparison of Incremental Peak Hour Pedestrian Trips Proposed Actions vs. DOE Site Development Alternative 22-27
26-1 Disadvantaged Communities in the ½-Mile Study Area 26-3
26-2 DAC Burdens and Vulnerabilities 26-4
27-1 Conceptual Development Site 1 With Action Condition and Future Discretionary Action Scenario 27-5
27-2 Conceptual Development Site 2 With Action Condition and Future Discretionary Action Scenario 27-6
27-3 Incremental Difference Between With Action and Future Discretionary Action Scenario 27-7

List of Figures

following page:

S-1 Aerial S-1
S-2 Project Location S-1
S-3 Subareas S-5
S-4 Industrial Business Zone S-5
S-5 Waterfront Access Plan (WAP) S-7
S-6 Existing Zoning S-9
S-7 Existing Mixed-Use Districts S-9
S-8 Proposed Zoning S-21
S-9 Proposed Mixed-Use Districts S-21
S-10 Mandatory Inclusionary Housing S-27
S-11 Proposed Changes to the City Map S-32
S-12 Development Sites S-35
1-1 Aerial 1-1
1-2 Project Location 1-1
1-3 Subareas 1-5
1-4 Industrial Business Zone 1-6
1-5 Waterfront Access Plan (WAP) 1-7
1-6 Existing Zoning 1-10
1-7 Existing Mixed-Use Districts 1-10
1-8 Proposed Zoning 1-22
1-9 Proposed Mixed-Use Districts 1-22
1-10 Mandatory Inclusionary Housing 1-28
1-11 Proposed Changes to the City Map 1-32
1-12 Development Sites 1-35
2-1 Project Location 2-1
2-2 Primary Study Area 2-4
2-3 Existing Land Use 2-5
2-4 Existing Zoning 2-16
2-5 NYC Coastal Zone Boundary 2-28
2-6 Industrial Business Zone 2-29
2-7 Business Improvement District 2-29
2-8 Planned No Build Projects 2-31
2-9 Proposed Zoning 2-40
2-10 Proposed Mixed-Use Districts 2-40
2-11 Mandatory Inclusionary Housing 2-40
2-12 Waterfront Access Plan (WAP) 2-40
3-1 Socioeconomic Study Area 3-8
3-2 Socioeconomic Subareas 3-8
3-3 Industrial Business Zone 3-14

3-4 Industrial Business Zones and Industrial Business Spaces for Rent 3-19
4-1 Public Schools Serving the Study Area 4-5
4-2 Public Libraries Serving the Study Area 4-12
4-3 Childcare Facilities 4-19
5-1 Walk-to-a-Park Service Area 5-4
5-2 Open Space Resources 5-5
5-3 Future Open Space Resources 5-21
6-1 Tier 1 and Tier 2 Assessments 6-3
6-2 Tier 3 Assessment: December 21 6-8
6-3 Tier 3 Assessment: March 21 / September 21 6-8
6-4 Tier 3 Assessment: May 6 / August 6 6-8
6-5 Tier 3 Assessment: June 21 6-8
6-6 Detailed Analysis – March 21 / September 21 6-13
6-7 Detailed Analysis – December 21 6-13
6-8 Detailed Analysis – December 21 6-13
6-9 Detailed Analysis – December 21 6-13
6-10 Detailed Analysis – December 21 6-13
6-11 Detailed Analysis – December 21 6-13
6-12 Detailed Analysis – March 21 / September 21 6-13
6-13 Detailed Analysis – March 21 / September 21 6-13
6-14 Detailed Analysis – March 21 / September 21 6-13
6-15 Detailed Analysis – May 6 / August 6 6-13
6-16 Detailed Analysis – May 6 / August 6 6-13
6-17 Detailed Analysis – December 21 6-13
6-18 Detailed Analysis – December 21 6-13
6-19 Detailed Analysis – December 21 6-13
6-20 Detailed Analysis – December 21 6-13
6-21 Detailed Analysis – March 21 / September 21 6-13
6-22 Detailed Analysis – March 21 / September 21 6-13
6-23 Detailed Analysis – March 21 / September 21 6-13
6-24 Detailed Analysis – March 21 / September 21 6-13
6-25 Detailed Analysis – March 21 / September 21 6-13
6-26 Detailed Analysis – May 6 / August 6 6-13
6-27 Detailed Analysis – May 6 / August 6 6-13
6-28 Detailed Analysis – May 6 / August 6 6-13
6-29 Detailed Analysis – May 6 / August 6 6-13
6-30 Detailed Analysis – May 6 / August 6 6-13
6-31 Detailed Analysis – May 6 / August 6 6-13
6-32 Detailed Analysis – June 21 6-13
6-33 Detailed Analysis – June 21 6-13
6-34 Detailed Analysis – June 21 6-13
6-35 Detailed Analysis – June 21 6-13
6-36 Detailed Analysis – June 21 6-13
6-37 Detailed Analysis – June 21 6-13
6-38 Detailed Analysis – March 21 / September 21 6-13
6-39 Detailed Analysis – March 21 / September 21 6-13
6-40 Detailed Analysis – March 21 / September 21 6-13

6-41 Detailed Analysis – May 6 / August 6 6-13
6-42 Detailed Analysis – May 6 / August 6 6-13
6-43 Detailed Analysis – May 6 / August 6 6-13
6-44 Detailed Analysis – June 21 6-13
6-45 Detailed Analysis – June 21 6-13
6-46 Detailed Analysis – June 21 6-13
6-47 Detailed Analysis – June 21 6-13
6-48 Detailed Analysis – December 21 6-13
6-49 Detailed Analysis – December 21 6-13
6-50 Detailed Analysis – December 21 6-13
6-51 Detailed Analysis – December 21 6-13
6-53 Detailed Analysis – March 21 / September 21 6-13
6-54 Detailed Analysis – March 21 / September 21 6-13
6-55 Detailed Analysis – March 21 / September 21 6-13
6-56 Detailed Analysis – March 21 / September 21 6-13
6-57 Detailed Analysis – May 6 / August 6 6-13
6-58 Detailed Analysis – May 6 / August 6 6-13
6-59 Detailed Analysis – May 6 / August 6 6-13
6-60 Detailed Analysis – May 6 / August 6 6-13
6-61 Detailed Analysis – May 6 / August 6 6-13
6-62 Detailed Analysis – May 6 / August 6 6-13
6-63 Detailed Analysis – June 21 6-13
6-64 Detailed Analysis – June 21 6-13
6-65 Detailed Analysis – June 21 6-13
6-66 Detailed Analysis – June 21 6-13
6-67 Detailed Analysis – June 21 6-13
6-68 Detailed Analysis – June 21 6-13
6-69 Detailed Analysis – December 21 6-13
6-70 Detailed Analysis – December 21 6-13
6-71 Detailed Analysis – March 21 / September 21 6-13
6-72 Detailed Analysis – March 21 / September 21 6-13
6-73 Detailed Analysis – March 21 / September 21 6-13
6-74 Detailed Analysis – May 6 / August 6 6-13
6-75 Detailed Analysis – May 6 / August 6 6-13
6-76 Detailed Analysis – May 6 / August 6 6-13
6-77 Detailed Analysis – June 21 6-13
6-78 Detailed Analysis – June 21 6-13
6-79 Detailed Analysis – June 21 6-13
7-1 Architectural Resources Reference Map 7-1
7-2 Known Architectural Resources on Development Sites 7-6
7-3 Known Architectural Resources on Development Sites 7-6
7-4 Known Architectural Resources on Development Sites 7-6
7-5 Known Architectural Resources in Remainder of Project Area 7-6
7-6 Known Architectural Resources in Remainder of Project Area 7-6
7-7 Known Architectural Resources in Remainder of Project Area 7-6
7-8 Known Architectural Resources in Remainder of Project Area 7-6
7-9 Known Architectural Resources in Remainder of Project Area 7-6
7-10 Known Architectural Resources in Remainder of Project Area 7-6

7-11 Known Architectural Resources in Remainder of Project Area 7-6
7-12 Known Architectural Resources in Remainder of Project Area 7-6
7-13 Known Architectural Resources in Study Area 7-6
7-14 Potential Architectural Resources in Project Area 7-15
7-15 Potential Architectural Resources in Project Area 7-15
7-16 Potential Architectural Resources in Project Area 7-15
7-17 Potential Architectural Resources in Project Area 7-15
7-18 Potential Architectural Resources in Project Area 7-15
7-19 Potential Architectural Resources in Project Area 7-15
7-20 Potential Architectural Resources in Project Area 7-15
7-21 Potential Architectural Resources in Project Area 7-15
7-22 Potential Architectural Resources in Project Area 7-15
7-23 Potential Architectural Resources in Project Area 7-15
7-24 Potential Architectural Resources in Project Area 7-15
7-25 Potential Architectural Resources in Project Area 7-15
7-26 Potential Architectural Resources in Project Area 7-15
7-27 Potential Architectural Resources in Project Area 7-15
7-28 Potential Architectural Resources in Project Area 7-15
7-29 Potential Architectural Resources in Project Area 7-15
8-1 Urban Design and Visual Resources Study Areas 8-1
8-2 Urban Design and Visual Resources Aerial Map 8-1
8-3 Photograph Locations 8-6
8-4 Existing Building Heights 8-6
8-5 Urban Design and Visual Resources Primary Study Area – Waterfront Subarea 8-6
8-6 Urban Design and Visual Resources Primary Study Area – Waterfront Subarea 8-66
8-7 Urban Design and Visual Resources Primary Study Area – Waterfront Subarea 8-6
8-8 Urban Design and Visual Resources Primary Study Area – Waterfront Subarea 8-6
8-9 Urban Design and Visual Resources Primary Study Area – Waterfront Subarea 8-6
8-10 Urban Design and Visual Resources Primary Study Area – Waterfront Subarea 8-6
811 Urban Design and Visual Resources Primary Study Area – Waterfront Subarea 8-6
8-12 Urban Design and Visual Resources Primary Study Area – Waterfront Subarea 8-6
8-13 Urban Design and Visual Resources Primary Study Area – Waterfront Subarea 8-6
8-14 Urban Design and Visual Resources Primary Study Area – Waterfront Subarea 8-6
8-15 Urban Design and Visual Resources Primary Study Area – Waterfront Subarea 8-6
8-16 Urban Design and Visual Resources Primary Study Area – Waterfront Subarea 8-6

8-17 Urban Design and Visual Resources Primary Study Area – Waterfront Subarea 8-6
8-18 Urban Design and Visual Resources Primary Study Area – Industrial Subarea 1 8-6
8-19 Urban Design and Visual Resources Primary Study Area – Industrial Subarea 1 8-6
8-20 Urban Design and Visual Resources Primary Study Area – Industrial Subarea 1 8-6
8-21 Urban Design and Visual Resources Primary Study Area – Industrial Subarea 1 8-6
8-22 Urban Design and Visual Resources Primary Study Area – Industrial Subarea 1 8-6
8-23 Urban Design and Visual Resources Primary Study Area – Industrial Subarea 1 8-6
8-24 Urban Design and Visual Resources Primary Study Area – Industrial Subarea 1 8-6
8-25 Urban Design and Visual Resources Primary Study Area – Industrial Subarea 1 8-6
8-26 Urban Design and Visual Resources Primary Study Area – Industrial Subarea 1 8-6
8-27 Urban Design and Visual Resources Primary Study Area – Inland Subarea 3 8-6
8-28 Urban Design and Visual Resources Primary Study Area – Inland Subarea 3 8-6
8-29 Urban Design and Visual Resources Primary Study Area – Inland Subarea 3 8-6
8-30 Urban Design and Visual Resources Primary Study Area – Inland Subarea 3 8-6
8-31 Urban Design and Visual Resources Primary Study Area – Inland Subarea 3 8-6
8-32 Urban Design and Visual Resources Primary Study Area – Inland Subarea 3 8-6
8-33 Urban Design and Visual Resources Primary Study Area – Inland Subarea 3 8-6
8-34 Urban Design and Visual Resources Primary Study Area – Inland Subarea 2 8-6
8-35 Urban Design and Visual Resources Primary Study Area – Inland Subarea 2 8-6
8-36 Urban Design and Visual Resources Primary Study Area – Industrial Subarea 2 8-6
8-37 Urban Design and Visual Resources Primary Study Area – Industrial Subarea 2 8-6
8-38 Urban Design and Visual Resources Primary Study Area – Industrial Subarea 2 8-6
8-39 Urban Design and Visual Resources Primary Study Area – Industrial Subarea 2 8-6
8-40 Urban Design and Visual Resources Primary Study Area – Inland Subarea 1 8-6

8-41 Urban Design and Visual Resources Primary Study Area – Inland Subarea 1 8-6
8-42 Urban Design and Visual Resources Primary Study Area – Inland Subarea 1 8-6
8-43 Urban Design and Visual Resources Secondary Study Area..... 8-33
8-44 Urban Design and Visual Resources Secondary Study Area..... 8-33
8-45 Urban Design and Visual Resources Secondary Study Area..... 8-33
8-46 Urban Design and Visual Resources Secondary Study Area..... 8-33
8-47 Urban Design and Visual Resources Secondary Study Area..... 8-33
8-48 Urban Design and Visual Resources Secondary Study Area..... 8-33
8-49 Urban Design and Visual Resources Secondary Study Area..... 8-33
8-50 Urban Design and Visual Resources Secondary Study Area..... 8-33
8-51 Urban Design and Visual Resources Secondary Study Area..... 8-33
8-52 No Action Condition As-of-Right Development Building Heights.... 8-41
8-53 With Action Condition Projected Development Building Heights.... 8-44
8-54 Viewpoint Map: Proposed Conditions..... 8-44
8-55 Comparison Massings - View 1 - View east from the south side of Anable Basin within Gantry Plaza State Park..... 8-44
8-56 Comparison Massings - View 2 - View west on 46th Avenue between Vernon Boulevard and 5th Street 8-44
8-57 Comparison Massings - View 3 - View north on 5th Street between 46th Road and 47th Avenue..... 8-44
8-58 Comparison Massings - View 4 - View north on 44th Drive between Vernon Boulevard and 5th Street 8-44
8-59 Comparison Massings - View 5 - View West on 44th Drive from 11th Street..... 8-44
8-60 Comparison Massings - View 6 - View west on 44th Avenue from 9th Street..... 8-44
8-61 Comparison Massings - View 7 - View south at Vernon Boulevard and 5th Street 8-44
8-62 Comparison Massings - View 8 - View northwest on Queens Plaza South from 21st Street..... 8-44
8-63 Comparison Massings - View 9 - View southwest on 11th Street from Queens Plaza South..... 8-44
8-64 Comparison Massings - View 10 – View northwest on 43rd Road from 11th Street..... 8-44
8-65 Comparison Massings - View 11 - View east on 44tth Road from 11th Street..... 8-44
8-66 Comparison Massings - View 12 - View west on 45th Road between 11th Street and Vernon Boulevard 8-44
8-67 Comparison Massings - View 13 - View west on 46th Road between 11th Street and Vernon Boulevard 8-44
8-68 Comparison Massings - View 14 - View south on Vernon Boulevard from 45th Avenue 8-44
8-69 Comparison Massings - View 15 - View southwest at 44th Drive and Vernon Boulevard..... 8-44
8-70 Comparison Massings - View 16 - View west from Murray Playground 8-44

8-71 Comparison Massings - View 17 - View east on 44th Drive from 21st Street 8-44
8-72 Comparison Massings - View 18 - View southwest on 24th Street between 42nd Road and 43rd Avenue 8-44
8-73 Comparison Massings - View 19 – View northwest on 40th Avenue from 23rd Street 8-44
8-74 Comparison Massings - View 20 – View southwest at 41st Avenue and 21st Street 8-44
8-75 Comparison Massings - View 21 - View southeast on 23rd Street from Queens Plaza North 8-44
9-1 Natural Resources Study Area 9-7
9-2 DEC Tidal Wetlands 9-8
9-3 NWI Wetlands 9-8
9-4 DEC Surface Water Classification 9-9
9-5 Key to Photographs 9-13
9-6 Photographs 9-13
14-1 Traffic Analysis Locations 14-17
14-2 Transit Map 14-18
14-3 Pedestrian Map 14-22
14-4 Transit Map Bike Routes 14-34
14-5a Existing AM Traffic Volumes 14-34
14-5b Existing MD Traffic Volumes 14-34
14-5c Existing PM Traffic Volumes 14-34
14-5d Existing SAT Traffic Volumes 14-34
14-6a No Action AM Traffic Volumes 14-36
14-6b No Action MD Traffic Volumes 14-36
14-6c No Action PM Traffic Volumes 14-36
14-6d No Action SAT Traffic Volumes 14-36
14-7a Project Incremental AM Traffic Volumes 14-38
14-7b Project Incremental MD Traffic Volumes 14-38
14-7c Project Incremental PM Traffic Volumes 14-38
14-7d Project Incremental SAT Traffic Volumes 14-38
14-8a With Action AM Traffic Volumes 14-39
14-8b With Action MD Traffic Volumes 14-39
14-8c With Action PM Traffic Volumes 14-39
14-8d With Action SAT Traffic Volumes 14-39
14-9a Court Square L2 14-42
14-9b Court Square L1 14-42
14-10 21st Street Queensbridge (F) Subway Station Layout 14-44
14-11 Queensboro Plaza (NW7) Subway Station Existing Layout 14-44
14-12a Existing Long Island City Ferry Landing Conditions – AM Peak Hour 14-51
14-12b Existing Long Island City Ferry Landing Conditions – PM Peak Hour 14-51
14-13a With Action Long Island City Ferry Landing Conditions 14-72
14-13b With Action Long Island City Ferry Landing Conditions – PM Peak Hour 14-72
15-1 Air Quality Analysis Intersection 15-17

15-2 Roadways for Grid Analysis – Grid 1 15-18
15-3 Roadways for Grid Analysis – Grid 2 15-18
15-4 Potential Clusters 15-24
17-1 Noise Measurement Locations 17-8
19-1 Neighborhood Character 19-3
20-1 Conceptual Construction Schedule 20-6
20-2 Construction Noise Impacts 20-33
26-1 Disadvantaged Communities Study Area 26-2

✷