Queens Future Foreword[1]

This document is the Final Environmental Impact Statement (FEIS) for the proposed Queens Future Project (the Proposed Project). Queens Future, LLC (the Applicant) is seeking several Uniform Land Use Review Procedure (ULURP) and discretionary actions (collectively, the Proposed Actions) to redevelop approximately 78 acres of underutilized, largely asphalt surface parking areas located west of Seaver Way and adjacent to Citi Field (the Development Site) with a major mixed-use development. The Queens Future Project is anticipated to comprise up to approximately 3.7 million square feet (sf) of new construction, with destination entertainment that includes a music hall, hotel, a gaming facility,[2] convention and meeting space, restaurant and retail space, and office and community facility space. The Proposed Project would also include public park space—at least 20 acres of the Development Site would be improved with landscaping and other amenities for public recreation—and other public realm improvements as well as structured parking facilities to accommodate up to 13,750 spaces.

The parking areas that comprise the majority of the Development Site are located in Flushing Meadows Corona Park, which is mapped parkland. They provide parking for the adjacent Citi Field baseball stadium. The property is owned by the City of New York (the City) and predominantly leased to Queens Ballpark Company, LLC. (Ballpark, LLC), pursuant to state law enacted in 1961 in connection with the construction of Shea Stadium. Shea Stadium was later demolished and replaced with Citi Field.

The Office of the Deputy Mayor for Housing, Economic Development and Workforce (ODMHEDW), acting in its role as lead agency, determined the Draft Environmental Impact Statement (DEIS) for the Proposed Project to be complete and issued a Notice of Completion for the DEIS on September 20, 2024.

[1] This foreword is new to the FEIS.

[2] The inclusion of a gaming facility is contingent upon receiving a gaming license from the New York State Gaming Commission. See Required Approvals section below.

Public notices of the DEIS public hearing were published in the *City Record* and the *Environmental Notice Bulletin* on December 18, 2024, and was also placed in the following local newspapers on December 18, 2024—the *New York Daily News, El Diario NY, Korea Times, Sing Tao, and Chinese World Journal*. The public hearing on the DEIS was held on January 8th, 2025, at the City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY, 10271 at 10:00 AM. The public hearing was accessible to view and participate both in-person and remotely via NYC Engage. On January 17 and 22, 2025, the New York City Mayor's Office of Environmental Coordination (MOEC) extended the DEIS comment period from January 21, 2025, until 5 PM on January 31, 2025 in response to requests from the public to extend the comment period.[3]

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in a new chapter, **Chapter 27, Response to Comments**. Written comments on the DEIS are included in a new **Appendix H**. Changes to the text from the DEIS were made in this FEIS, as necessary. In addition, this FEIS also reflects all substantive changes to technical analyses resulting from agency reviews, and material changes in conditions since issuance of the DEIS.

Principal changes between the DEIS and this FEIS include:

- Revisions to **Chapter 10, Hazardous Materials**, to update the E-Designation to E-834.
- Revisions to **Chapter 11, Water and Sewer Infrastructure**, to provide additional information regarding the local water distribution system and the sanitary sewer infrastructure serving the Queens Future Project based on the Applicant's coordination with the New York City Department of Environmental Protection (NYCDEP). Based on that coordination with NYCDEP, and in accordance with *2021 CEQR Technical Manual* guidance, the Proposed Project would not result in a significant adverse impact to wastewater.
- Revisions to **Chapter 14, Transportation**, includes updates to the analysis of vehicular traffic and pedestrian operations based on continuing consultation with the New York City Department of Transportation (NYCDOT). While the overall impact conclusions have not changed from the DEIS—there would continue to be traffic and pedestrian impacts that would warrant the implementation of mitigation measures to the extent practicable—certain specific impact and mitigation findings for the vehicular traffic and pedestrian analyses have been updated. In addition to being reflected in **Chapter 14, Transportation,** these changes are reflected in **Chapter 20, Construction**, **Chapter 21, Mitigation**, and the **Executive Summary**.
- Revisions to **Chapter 15, Air Quality**, includes an additional analysis of the Game Day Weekday scenario, which was required to be analyzed for the FEIS (as noted in the DEIS). Additional revisions to the mobile source air quality analyses reflect changes in the transportation analyses.
- Addition of new **Chapter 26, Effects on Disadvantaged Communities**, that includes a statement of the effects of the Proposed Actions on disadvantaged communities in accordance with Section 8-0109(2)(k) of the New York State Environmental Conservation Law.
- **Appendix H** has been created to include the comments received during the public comment period for the DEIS.

Except where indicated, all text changes since publication of the DEIS are marked by <u>double underlining</u> and ~~strikethroughs~~ in this FEIS. No underlining is used for the **Foreword**, **Chapter 26,**

[3] This application was referred for information and review by the affected community board and borough president in accordance with the procedures for referring Zoning Resolution amendments as described in the Rules of the City of New York and Section 200 of the Charter.

Effects on Disadvantaged Communities or **Chapter 27, Response to Comments**, all of which are entirely new.