Queens Future

~~Draft~~Final Scope of Work in Preparation of a Draft
Environmental Impact Statement

PREPARED FOR
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CEQR #23DME006Q

~~November 8, 2023~~September 20, 2024

Final Scope of Work

Introduction

This ~~Draft~~Final Scope of Work (~~DSOW~~FSOW) outlines the technical areas to be analyzed in the preparation of an Environmental Impact Statement (EIS) for the Queens Future Project~~.~~ Queens Future, LLC (the Applicant) proposes to redevelop approximately 78 acres of underutilized, largely asphalt surface parking areas ~~adjacent and accessory to Citi Field~~ located west of Seaver Way and adjacent to Citi Field (see **Figure 1**) with a major mixed-use development (the Queens Future Project, or ~~Proposed Project).~~

the Proposed Project). The FSOW builds on the Draft Scope of Work (DSOW) that was published on November 8, 2023, and incorporates feedback from elected officials, community organizations, and members of the public. New text that has been added is indicated with a double underline, and deleted text is indicated by a ~~strikethrough.~~ The Queens Future Project is anticipated to be comprised of up to approximately 3.7 million square feet of new construction, including destination entertainment that includes a music hall, hotel, a gaming facility,[1] convention and meeting space, ~~and~~ restaurant and retail space, and office and community facility space. In addition to the commercial development, 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.

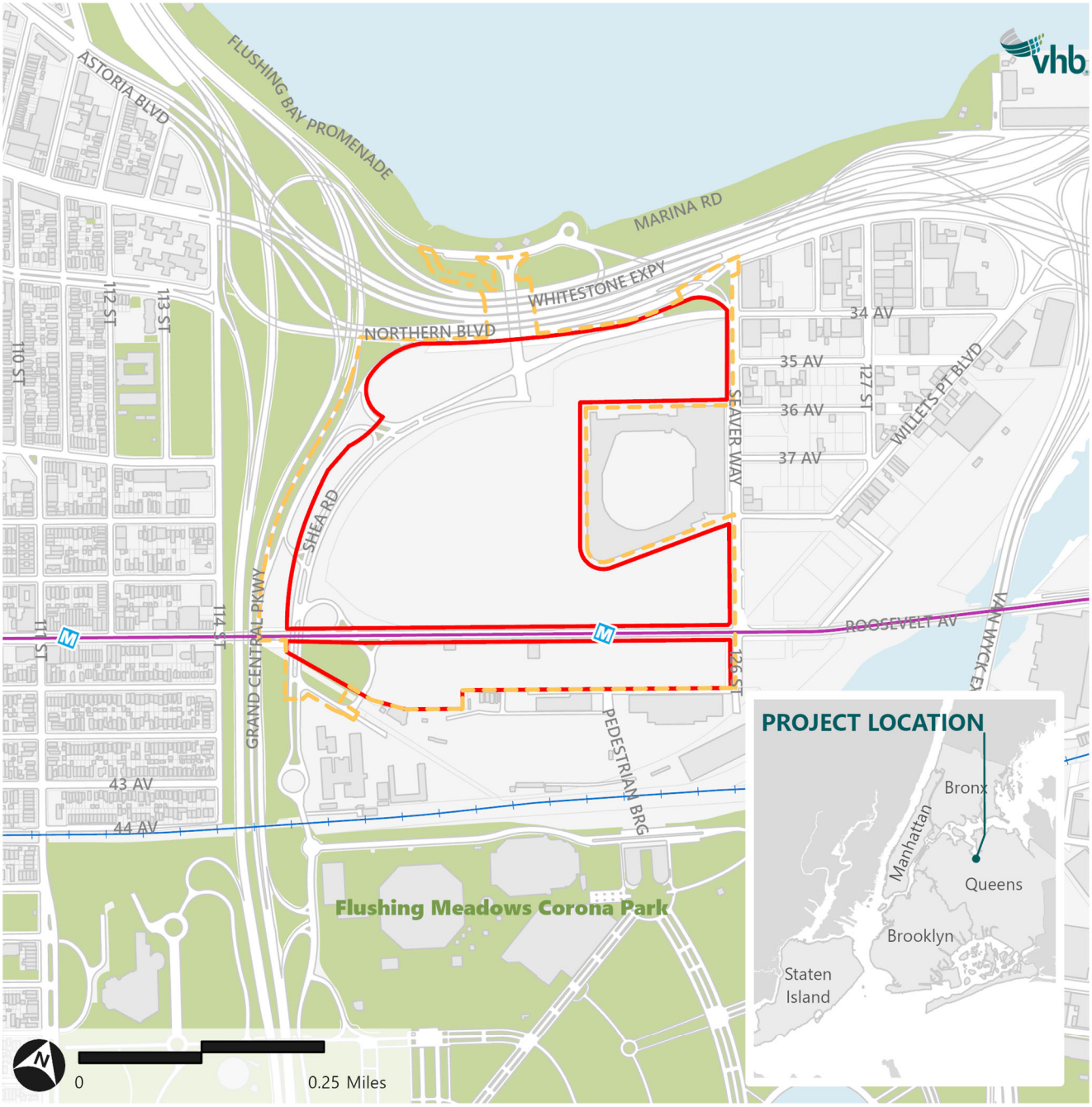
The parking areas which comprise the majority of the Development Site are located in Flushing Meadows Corona Park, which is mapped parkland~~, and~~. They provide ~~accessory~~ parking for the adjacent Citi Field baseball stadium. The property is owned by the City of New York~~. It is~~ (the City) and predominantly leased to Queens Ballpark Company, ~~L.L.C~~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.

To facilitate the Proposed Project, the Applicant is seeking several City and State approvals. The Applicant will require the approval of several land use actions, including City Map amendments, and a zoning map amendment~~ and dispositions of city property.~~. The City approvals also include amendments to the ~~stadium lease~~existing parking lot leases, project agreements, and other project documents relating to the Citi Field parking areas ~~and~~as well as new agreements in connection with the Proposed Project~~,~~; approval by the New York City Public Design Commission of open space and building design~~,~~; and authorization of potential financing for certain portions of the project leased to Ballpark, LLC by the NYC Industrial Development Agency or other agency. The Proposed Project will require legislation authorizing ~~the discontinuance of portions of~~ parkland alienation of a portion of the Development Site for the purpose of developing portions of the Proposed Project~~;~~ (state legislation is not subject to SEQRA~~.~~). The Queens Future Project includes highway access improvements along westbound Grand Central Parkway, which requires review and approval from the New York State Department of Transportation (NYSDOT). A license is required from the New York State Gaming Commission for the proposed gaming facility. These actions are described in detail below and are collectively referred to as the Proposed Actions.

[1] 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.

The Proposed Actions are subject to environmental review pursuant to SEQRA, in conformance to City Environmental Quality Review (CEQR) guidelines and procedures. The Office of the Deputy Mayor for Housing, Economic Development, and Workforce (ODMHEDW) is acting as the lead agency for the environmental review. Completion of the Proposed Project is anticipated by 2030.

Figure 1 Site Location Map



City Environmental Quality Review (CEQR) and Scoping

The purpose of the scoping process is to focus the EIS on potentially significant adverse environmental impacts. In addition, it allows the public, agencies, and other interested parties the opportunity to help shape the EIS by raising relevant issues regarding the focus and appropriate methods of study. The ~~draft~~final scoping document sets forth the analysis areas proposed to be covered in the EIS and the methodologies that are proposed to perform these analyses. During the scoping period, those interested in reviewing the published ~~DSOW~~FSOW may do so and provide their comments to the Lead Agency.

The public, interested agencies, Community Boards, and elected officials ~~are~~were invited to comment on the DSOW, either in writing or orally, at a virtual public scoping meeting ~~to be~~that was held on Thursday, December 21, 2023. Written comments on the DSOW ~~will be~~were accepted by the lead agency through close of business January ~~2~~12, 2024. ~~The~~This Final Scope of Work ~~will incorporate~~incorporates all relevant comments made on the DSOW, and the Draft EIS (DEIS) will be prepared in accordance with the Final Scope.

Once the DEIS is determined by the Lead Agency to be complete, the document is published and made available for public review and comment. A public hearing will be held on the DEIS to afford all interested parties the opportunity to submit oral and written comments. The record will remain open for 10 days after the public hearing to allow additional written comments on the DEIS. At the close of the public review period, a Final EIS (FEIS) will be prepared that will respond to all substantive comments made on the DEIS and incorporate any necessary revisions. The FEIS will identify the required environmental findings, which are used as a basis for deciding whether to approve the requested discretionary actions, with or without modifications. According to SEQRA Part 617.11(d), these findings must:

1. consider the relevant environmental impacts, facts and conclusions disclosed in the final EIS;
2. weigh and balance relevant environmental impacts with social, economic and other considerations;
3. provide a rationale for the agency's decision;
4. certify that the requirements of this Part have been met; and
5. certify that—consistent with social, economic, and other essential considerations from among the reasonable alternatives available—the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.

Development Site and Project Area

Development Site

The Development Site is approximately 78 acres of land bounded by Seaver Way to the east, the Metropolitan Transportation Authority (MTA) Corona Yard to the south, Grand Central Parkway and Shea Road to the west, and Northern Boulevard to the north (see **Figure 2**). The majority of the

Development Site is part of Flushing Meadows Corona Park. A 1.1-acre portion on the northwest corner of the Development Site is located within the boundary of the Grand Central Parkway and a 0.4-acre portion on the northeast corner is located within the mapped boundary of Northern Boulevard. The Development Site consists of the following Blocks and Lots:

- Queens Block 1787 - Portions of Lot 20 and Lot 1 east of Grand Central Parkway and South of Northern Boulevard. Lot 20 and Lot 1 are owned by The City of New York, under the jurisdiction of New York City Department of Parks and Recreation (NYC Parks).
- Queens Block 2018 - A portion of Lot 1500, which is owned by the City of New York, under the jurisdiction of NYC Parks.
- An area not located within a tax lot in the area mapped as Northern Boulevard.

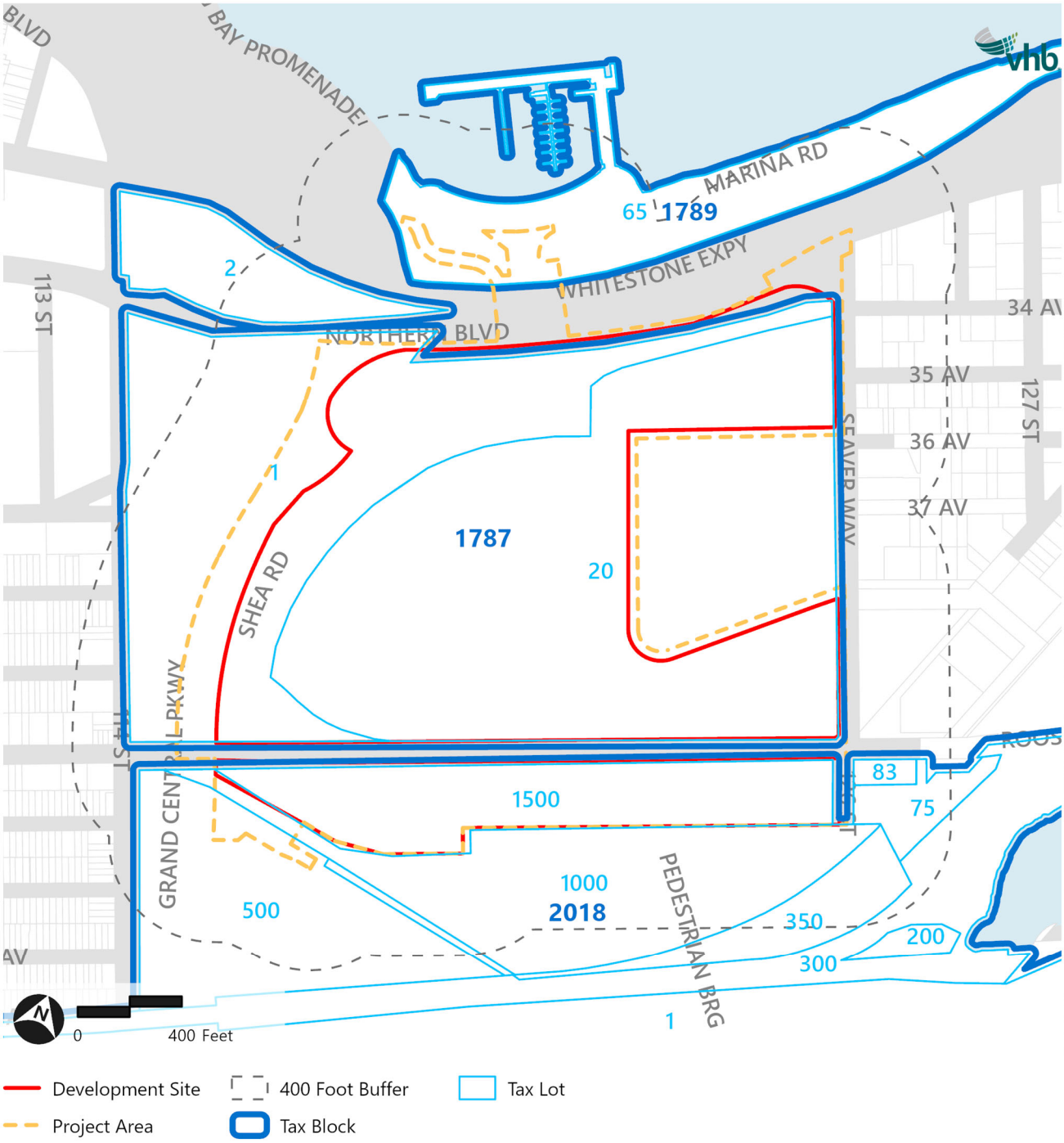
The Development Site contains surface parking lots (7,423 spaces~~) accessory to Citi Field,~~), which are in mapped parkland. The lots have been used as parking areas for nearby entertainment uses, which historically have included the World's Fair and Shea Stadium, and now Citi Field. State legislation enacted in 1961 authorized the City to enter into agreements with private parties for the use of a stadium and parking lots on the Development Site and the current site of Citi Field. As authorized by the legislation, Ballpark, LLC leases the Development Site and operates the parking lots. The Development Site also contains three small MTA structures,[2] which are located south of Roosevelt Avenue and associated with the subway line. Existing conditions of the Development Site and Project Area are shown in **Figure 3**, with corresponding key in **Table 1**, below. The Development Site is bisected by the MTA 7 subway line along Roosevelt Avenue.

~~The Development Site is bisected by the MTA 7 Subway Line along Roosevelt Avenue. The portion south of Roosevelt Avenue also contains three MTA structures[3] associated with the Subway Line.~~

[2] The MTA structures would remain and are not proposed for redevelopment.

[3] ~~The MTA structures would remain and are not proposed for redevelopment,~~

Figure 2 Tax Map



Project Area

The Project Area, as illustrated on **Figure 2**, extends slightly beyond the Development Site. ~~As a result of the Proposed Project,~~ These areas include additional parcels that would contain roadway improvements, highway access improvements, and improved connections to the Mets-Willets Point No. 7 Train NYCT Subway Station and Flushing Meadows Corona Park from the portion of the Development Site ~~to the~~that lies south of the 7 Train station (See **Project Description** section below). Beyond the Development Site lots, the Project Area also includes portions of the following:

- Queens Block 1787 - Portions of Lot 1 west of Shea Road;
- Queens Block 2018 - Lot 1500, and portions of Lots 1000 and 500 surrounding Shea Road East of the Grand Central Parkway;
- Queens Block 1789 - Lot 65 near intersection of Boat Basin Place;
- Area not located within a tax lot, along Boat Basin Place under Northern Boulevard and the intersection of Northern Boulevard and Seaver Way.

The Project Area, including the Development Site, comprises parkland and roadway. Existing conditions of the Development Site and Project Area are shown in **Figure 3** with corresponding key in **Table 1**. The Project Area is well served by mass transit, including the above-referenced Mets-Willets Point NYCT No. 7 Train Subway Station; the Mets-Willets Point Long Island Rail Road Station to the south; and the Q48 bus, which runs along Roosevelt Avenue from LaGuardia Airport to Flushing.

Table 1 Existing Conditions Map Key

ID	Description
1	Citi Field (excluded from Project Area)
2	New York Mets Game Day Parking
3	Mets-Willets Point No. 7 Subway Station
4	Pedestrian Bridge (the Passerelle Bridge)
5	Grand Central Parkway Exit 9E Ramp
6	Boat Basin Place

Figure 3 Project Area Existing Conditions



History of Project Area and Surrounding Context

The Project Area, which is primarily part of Flushing Meadows-Corona Park, is located east of a tidal expanse along the Flushing River and south of Flushing Bay. Before the 1900s, the Development Site and the surrounding area were primarily undeveloped marshland with a rail line that transected the southern portion of the Development Site. For most of the late nineteenth and early twentieth century, the Project Area was an industrial dumping ground and landfill.

In the 1920s and 1930s, a period when the City was investing in major municipal parks projects, the landfill was targeted for development as a large recreation area (NYC DPR, 2001).[4] In addition, the area was planned as the venue of the 1939 World's Fair (NYC DPR, 2001). The Development Site served as a parking lot in 1938 for the World's Fair~~. After the 1938 World's Fair, the Development Site served~~ and has remained in continuous operation as surface parking ever since. The construction of the World's Fair also acted as a catalyst for the construction of other municipal projects in the surrounding area, such as the development of the Bronx-Whitestone Bridge, the Whitestone Expressway, the Grand Central Parkway (GCP) and a new No. 7 Flushing line station at Willets Point Boulevard (NYC DPR, 2001).

From 1946 to ~~1950~~1951, the United Nations convened at the New York City Pavilion, now the Queens Museum, one of the few remaining structures from the 1939 World's Fair (NYC DPR, 2001). The 1964 World's Fair was also held on the fairgrounds park site. On June 3, 1967, ~~the fairgrounds were officially rededicated as~~ Flushing Meadows-Corona Park was established, encompassing the fairgrounds, the Development Site and the current site of Citi Field. (NYC DPR, 2001).

In 1961, the State enacted legislation (codified in Section 18-118 of the Administrative Code of the City of New York) that authorized the City to enter into agreements with private parties for the use of a stadium and parking lots on the Development Site and ~~on~~ the current site of Citi Field. Shea Stadium opened on April 17, 1964, on the western portion of the Development Site, where the Citi Field parking lots are located today (NYC DPR, 2001). The stadium contained 56,000 seats for baseball and surrounding parking fields and was designed to be capable of converting from baseball to football use (NYC DPR, 2001).

In 2001, a FEIS was published by the New York City Department of Parks and Recreation (NYC DPR) to allow for the ~~replacement~~construction of ~~the William A. Shea Municipal~~a new stadium for use by the New York Mets baseball team on a portion of the parking field adjacent to the existing Shea stadium (NYC DPR, 2001). The stadium ~~underwent demolition and replacement~~was demolished in ~~an adjacent portion of the site in 2009~~2008, and the 42,000-seat baseball stadium that exists today was built ~~to improve viewing conditions~~on an adjacent portion of the site previously used for ~~fans and to have a retractable roof for year-round events~~parking. The parking spaces were redistributed to the eastern and southern portions of the site.

In 2008, a Final Generic Environmental Impact Statement (FGEIS) for the Willets Point Development Plan was issued ~~by,~~ with the City's Office of the Deputy Mayor for Economic Development (ODMED) as lead agency, in order to rezone, create an Urban Renewal Area, and redevelop the Willets Point Area east of Citi Field (ODMED, 2008).[5] The Willets Point Development Plan proposed a Willets Point Development District with residential, retail, hotel, a convention center, entertainment, commercial

[4] New York City Department of Parks and Recreation (NYC DPR), (2001)."Shea Stadium Redevelopment FEIS". (CEQR No: 02DPR001Q). Dated December 17, 2001. (p. S-2)

[5] Office of the Deputy Mayor for Economic Development (ODMED). 2008. "Willets Point Development Plan Final Generic Environmental Impact Statement", (CEQR No 07DME014Q). Dated September 2008.

office, community facility, open space, and parking uses as well as a connection to the Van Wyck Expressway within the District. The plan was approved by the City Planning Commission on September 24, 2008, and the City Council on November 13, 2008.

A supplemental Final Environmental Impact Statement (FSEIS) was published in 2013 by ODMED to modify the previously approved Willets Point Development Plan to include a proposed Willets West development on a portion of the Development Site of the Proposed Project,located on the surface parking lot west of the Citi Field baseball stadium (ODMED, 2013)[6]. The FSEIS analyzed the development in the Special Willets Point District substantially as anticipated and analyzed in the 2008 FGEIS and subsequent technical memoranda, as well as a major entertainment/retail component and parking adjacent to Citi Field for a total development of 2.65 million square feet assumed to ultimately be completed in 2032. The plans for Willets West did not move forward.Subsequently, in 2017, the New York State Court of Appeals held that the Willets West portion of the Plan analyzed in the 2013 FSEIS required State legislation authorizing parkland alienation. Following the Court of Appeals decision, neither the Willets West program that was invalidated by the New York State Court of Appeals nor the overall 2013 plan moved forward. Most recently a Second Supplemental Final Environmental Impact Statement (FSSEIS) for the Willets Point Development (Phase II) was published in February 2024 (CEQR 23DME005Q).

In 2018, Flushing Meadows Corona Park was determined to be eligible on the State and/or National Register of Historic Places (S/NR) as the Flushing Meadows Corona Park Historic District by the New York State Historic Preservation Office (NYSHPO).

Required Approvals

The Applicant proposes the followingTo facilitate the Proposed Project, a number of discretionary actions, collectivelyapprovals subject to CEQR are required, including several approvals pursuant to the City's Uniform Land Use Review Procedure (ULURP). The Proposed Actions, to facilitate the Proposed Project. consist of:

City Approvals

1. City map amendments, including:
   - Demapping of approximately 25 acres of parkland corresponding to Area of Development A and the roadways serving the development., which would be leased to the Applicant, and a relocated ramp to the westbound Grand Central Parkway. The other areas in the Development Site currently mapped as parkland would remain as such.
   - Demapping of approximately 0.51.4 acres of streets corresponding to site access improvements along westbound(which would be leased to the Applicant) and park improvements within the existing boundary of the Grand Central Parkway Exit 9E.
   - Mapping of approximately 0.47 acres of streets corresponding to a relocated ramp to the westbound Grand Central Parkway.
   - Mapping of approximately 0.8 acres of parkland corresponding to park improvements within the existing boundary of Grand Central Parkway.

[6] Office of the Deputy Mayor for Economic Development (ODMED). 2013. "Willets Point Development Final Supplemental Environmental Impact Statement", (CEQR No 07DME014Q). Dated September 2008.

~~2.~~ A zoning map amendment to map a C8-4 zoning district on the property bounded by the centerline of Northern Boulevard to the north, a line 970 feet parallel with and southwesterly of Seaver Way to the east, the centerline of Roosevelt Avenue to the south, and the centerline of the Grand Central Parkway to the west (see **Figure 4**~~Land use actions including a zoning map amendment, dispositions of city property through one or more leases, and additional land use actions, as needed to facilitate the Proposed Project;~~

2.). This rezoning area encompasses the western portion of the Development Site.

3. City approval of amendments to the stadium lease, project agreements, and other project documents including approval of business terms related thereto, relating to the Citi Field parking areas and new agreements in connection with the Proposed Project;
4. Approvals by the NYC Department of Transportation (NYCDOT), NYC Department of Environmental Protection (NYCDEP) and NYC Department of Parks and Recreation (NYCDPR) and other city agencies for public improvements, as applicable; and
5. Authorization of potential financing by the NYC Industrial Development Agency or other agency.

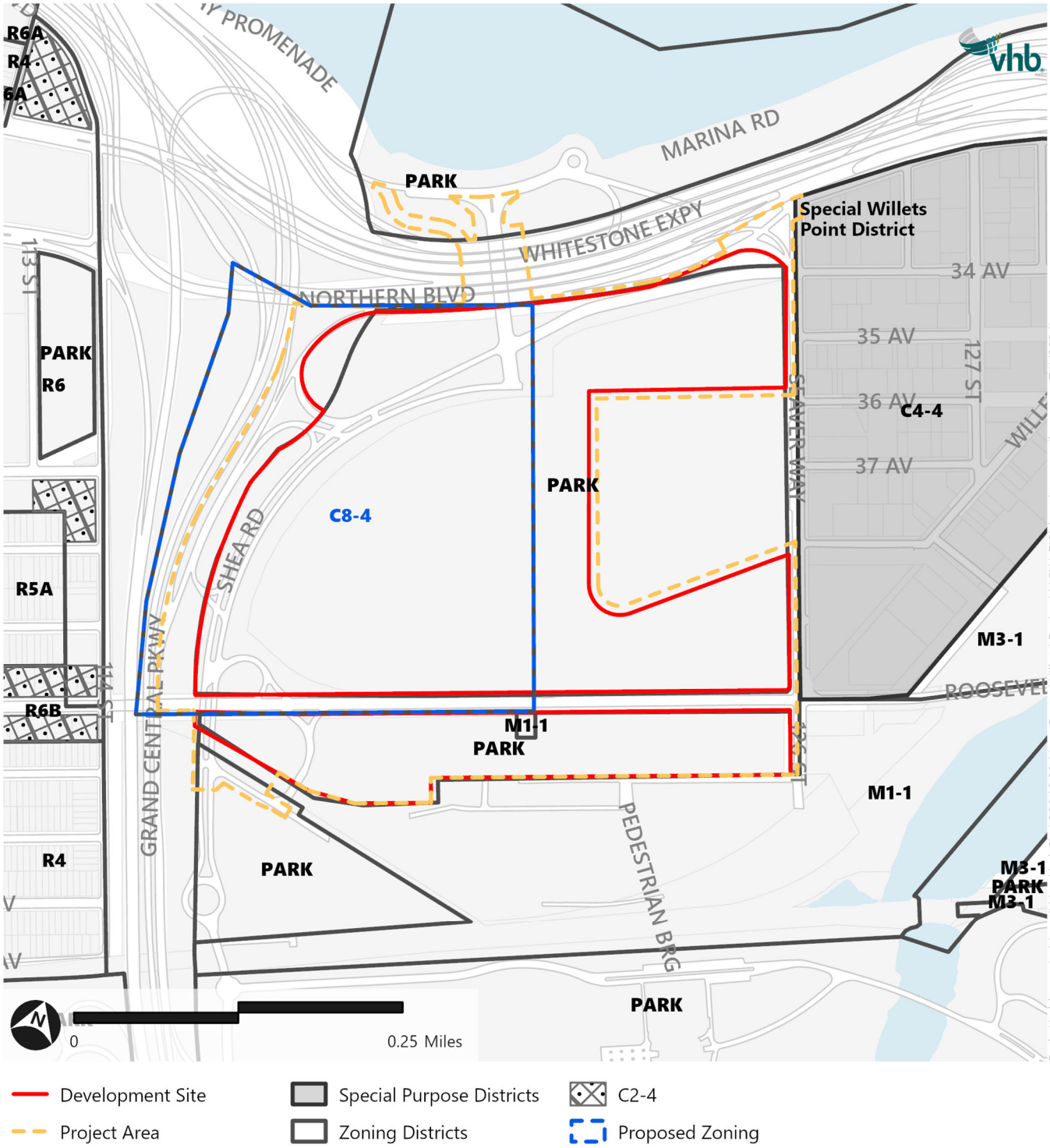
State Approvals

6. Approval of State legislation authorizing the alienation of portions of parkland to allow for the Proposed Project. State legislation is not subject to SEQRA.
7. NYSDOT approval for highway access improvements along westbound Grand Central Parkway Exit 9E to and from Shea Road and to the Whitestone Expressway. Additional NYSDOT and NYCDOT approvals as may also be required in connection with the roadway and other improvements.[7]
8. Approval by the Metropolitan Transportation Authority (MTA) for improved connections to the Mets-Willets Point No. 7 Train NYCT Subway Station.
9. Approval by the Gaming Facility Location Board and a license from the New York State Gaming Commission.

In addition, a State Pollution Discharge Elimination System (SPDES) permit from NYSDEC will be required for stormwater discharges during the construction period. The Proposed Project would also include various ministerial actions, including design approval by the Public Design Commission, ~~New York State Department of Environmental Conservation SWPPP/SPDES permits,~~ and additional approvals as may be necessary. The Development Site is located within the Notice Criteria area for LaGuardia International Airport~~. In addition to the above approvals,~~; all proposed buildings fall within the jurisdiction of the Federal Aviation Administration (FAA) and require approval of building heights.

[7] ~~In the event that it is determined that the city of New York previously received federal funding that imposed restrictions on portions of the discontinuance area, the project would require compliance with any federal requirements, which may include approval by the relevant federal agencies responsible for administering such funding.~~ The proposed highway ramp (reviewed by New York State Department of Transportation) is necessary to enhance the safety and overall capacity of the ramp system. The National Park Service has determined that the construction of the proposed highway ramp would result in a conversion under the requirements of the Land Water Conservation Fund (LWCF) program. To satisfy the requirements of a conversion, the Applicant proposes providing as replacement property an area that is currently mapped street (within the Grand Central Parkway) that would be mapped as parkland under the Proposed Project and improved as part of the Open Space 2 (OS-2) passive recreational area. The determination whether the new parkland comprising part of Open Space 2 (OS-2) would satisfy requirements for replacement property, will be subject to review by the National Park Service, with the involvement of the New York State Office of Parks and Recreation.

Figure 4 Proposed Zoning Map



Project Description

Development Site

The Queens Future Project is anticipated to be comprised of up to approximately 3.7 million square feet of new construction, including destination entertainment with a gaming facility,[8] music hall, a hotel with up to 2,300 rooms, convention and meeting space, restaurant~~,~~ and retail space~~. In addition to the commercial development, the~~, and office and community facility space. The Proposed Project would also include at least 20 acres of public park space, amenity space for the hotel, and structured parking facilities to accommodate up to 13,750 spaces.

The commercial development of up to approximately 3.7 million gross square feet (gsf) would be located in two areas within the Development Site, which are discussed further below. The public park space totaling at least 20 acres would consist of various landscaped areas and other recreational outdoor spaces.[9]

The 13,750 parking spaces are required to accommodate both the parking needed by the Mets to continue operating at Citi Field and the parking needed to support the new development. In Areas of Development A and B, described below, the parking and loading areas would be the first two levels. In Areas of Development C and D, the parking would be located in new standalone elevated parking structures. The parking includes the full replacement of existing Mets parking within the Development Site necessary to satisfy their operational and visitor needs. It also includes an amount to support the proposed commercial development. Throughout the construction period, parking for existing uses such as Mets games would be accommodated on site, and construction period parking will be discussed in the DEIS.

The Development Site is located within the Notice Criteria area for LaGuardia International Airport. Therefore, the heights of the proposed buildings and construction equipment are subject to review and approval by the Federal Aviation Administration (FAA).

The base flood elevation at the Development Site is 13 ft North American Vertical Datum of 1988 (NAVD88), as established by the Federal Emergency Management Agency (FEMA) 2007 effective Flood Insurance Rate Map. The design flood elevation is 15 ft NAVD88, according to regulations set forth in the NYC Building Code (2022) Amendment regarding flood-resistant construction, as well as sea-level rise recommendations by the NYC Climate Resiliency Design Guidelines (2020). However, the first occupiable floor would be designed to an elevation of 20 feet NAVD88, which is 12 feet above site elevation, to incorporate possible future revisions to the base flood elevation by FEMA or the City. The uses located in the Areas of Development that are located at or below the design flood elevation would be restricted to parking and loading.

The ~~Conceptual~~ Proposed Project Site Plan is illustrated in **Figure 5** and generally would contain the following:

[8] The potential gaming use would require a license from the New York State Gaming Commission.

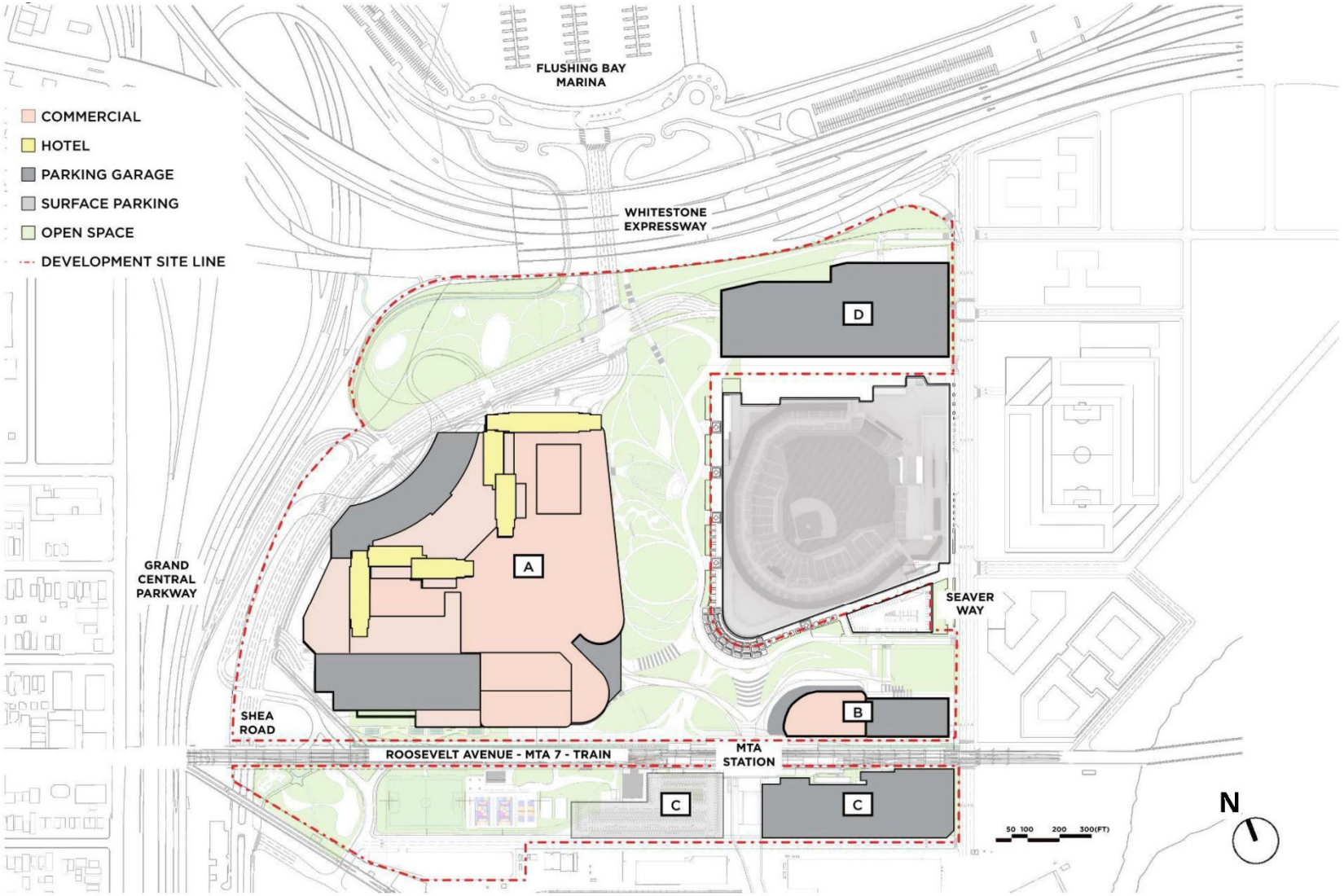
[9] The small portions of the Development Site not mapped as parkland—the area within Grand Central Parkway and Northern Boulevard—would also be improved as public open space.

- Area of Development A: In the southwest corner of the Development Site, a development including a hotel with up to 2,300 rooms, gaming[10], retail, restaurants, amenities for the hotel and gaming facility (e.g., pool, gym, spa, and entertainment space), a music hall, and convention and meeting space. The first levels would include two levels of parking for cars and buses. The uses above the parking would rise to a range of heights, with the tallest portion of the development containing the hotel rooms, which would contain between 15-26 levels ranging in height between 180-344 feet.[11]
- A section of Area of Development A would also include a nine-level parking structure which would rise to a height of approximately 120 feet. Area of Development A would also include back of house space to support the gaming facility, hotel, entertainment, and convention and meeting space as well as mechanical and infrastructure space such as a central utility facility.
- Area of Development B: Just south of Citi Field, a development is proposed to contain uses geared towards local visitors. It would contain restaurant, retail, community facility space, and administrative office space (ancillary offices to support the Area of Development B and stadium uses). The buildings within Area of Development B would be approximately 130 feet tall inclusive of up to five levels of parking.
- Area of Development C: Includes two parking structures with up to nine levels of parking rising to approximately 145 feet in height. The existing MTA substation and MTA building in the Area of Development C would remain.
- Area of Development D: Includes a parking structure with up to twelve levels of parking rising to a height of approximately ~~145~~142 feet.
- Public Realm Improvements: The Proposed Project would include at least 20 acres of public park space. The public park space—including passive open space, landscaped areas, walking paths, and active open space such as athletic fields and other sports facilities—would be located throughout the development to provide spaces for passive and active recreation. The public park space would be open to the public every day during daytime as well as nighttime, with the exact hours of operation to be determined in consultation with the City. Improvements along the pathways to the waterfront would strengthen connections to and from the Development. The Area of Development C would include a connection to the Subway Station. The Project would not redevelop or replace any area beyond the southern property line of Lot 1500.
- Roadway Improvements: The proposed improvements may include highway access improvements for Grand Central Parkway, and other potential roadway improvements along Shea Road and Seaver Way. These proposed improvements would need to be reviewed and approved by NYSDOT and the NYC Department of Transportation (NYCDOT).

[10] 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.

[11] All heights are given in NAVD88/Above Mean Sea Level (AMSL). At the location of the Development Site, the minimum ground elevation is AMSL 8'.

~~Figure 4~~Figure 5 ~~Conceptual~~Proposed Project Site Plan



Source: SHoP Architects, Field Operations

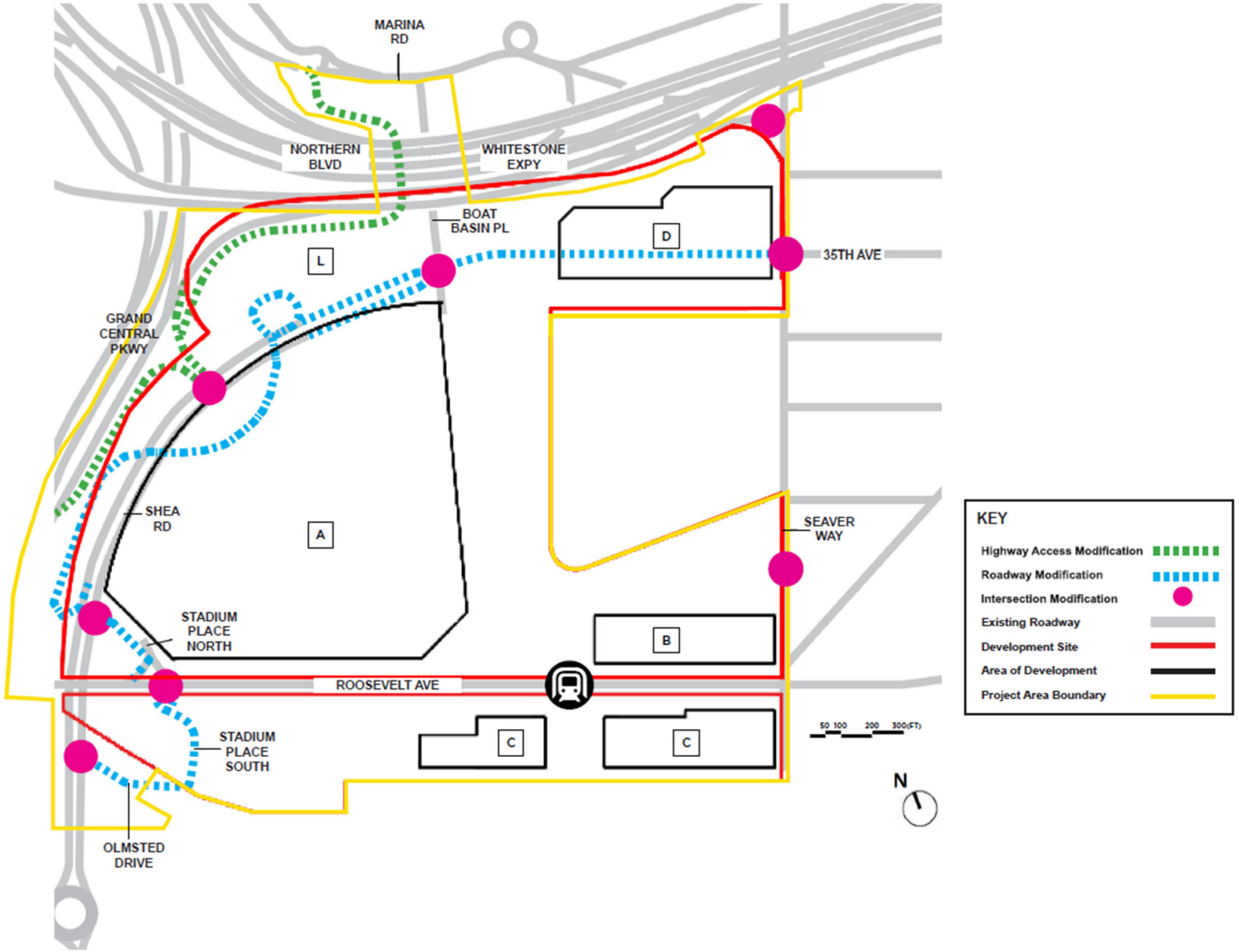
Project Area

Within the Project Area, improvements are proposed to key roadways, highway access, and other public realm improvements as part of the Proposed Project. These could include the following:

- Modifications and reconfigurations to Grand Central Parkway ramps;
- Reconfiguration of ramp to Whitestone Expressway;
- Modifications to the intersection of Northern Boulevard and Seaver Way;
- Modifications to Shea Road;
- Modifications to Stadium Place North;
- Modifications to Olmsted Drive and Stadium Place South;
- Lighting and improvements under Northern Boulevard along Boat Basin;
- Lighting and pedestrian improvements on Roosevelt Avenue; and
- Improved connections to the Mets-Willets Point No. 7 Train NYCT Subway Station. The Area of Development C would include a connection to the Subway Station. The Project would not redevelop or replace any area beyond the southern property line of Lot 1500.

These proposed improvements will be evaluated as part of the EIS and would need to be reviewed and approved by NYCDOT and NYSDOT. Proposed network changes are illustrated in **Figure 6** below.

~~Figure 5~~Figure 6 Proposed Network Changes



Source: SHoP Architects, VHB

Project Purpose and Need

The surface parking surrounding Citi Field is used only on game days during baseball ~~season~~seasons (generally April through October), for other private events held at Citi Field, and for certain other scheduled events in Flushing Meadows Corona Park, including the U.S. Open. Up to 1,795 spaces are designated for commuter parking on business days. Otherwise, this approximately ~~60~~53 acres of ~~vacant~~ asphalt parking is underutilized and not available to the public ~~and is left unused~~.[12] As a result, the site currently provides limited amenities to the local community, with few opportunities for recreation, ~~work,~~ dining, or entertainment in the area immediately surrounding Citi Field. Beyond attending events at the existing stadium, the site provides visitors with few options to remain in the area, failing to deliver on the tourism and economic development potential a major sporting facility offers to Queens.

The Queens Future Project is an opportunity to transform these underutilized parking lots into a unique mixed-use recreational, commercial, and entertainment hub with extensive, landscaped public park space ~~with landscaping~~ and other amenities for public recreation. The redevelopment would promote economic development, enhance the visitor experience, increase tourism, and create thousands of quality jobs for area residents. Furthermore, the Proposed Project would include the many infrastructure improvements described above that would facilitate public enjoyment of the new development and complement the existing major public and private investment in Willets Point and surrounding neighborhoods. New public park space, transit and highway improvements, and other public amenities proposed as part of the Queens Future Project are made possible with the creation of the mixed-use recreational and entertainment hub.

Furthermore, the Applicant would partner with local suppliers and vendors to maximize positive spillover effects into the local and regional economy from visitors to the Queens Future Project. The Applicant would also work to maximize local hiring for the over 7,000 jobs created by the project and prioritize opportunities for unemployed or underemployed individuals from the surrounding communities, including through outreach and partnerships with local organizations. In addition, the Proposed Project may contribute to the growth of small businesses in adjacent neighborhoods through business-to-business interactions and by providing access to expanded clienteles and spillover visitor spending, including through partnerships and promotion of local businesses.

In addition, the creation of significant new public open spaces would provide a major new amenity to visitors and local residents alike, including residents of Flushing, Corona, Jackson Heights, Elmhurst, and the Willets Point neighborhood ~~as well as visitors.~~. The replacement of impermeable surface parking with a mix of at-grade landscaped open space as well as ~~green roofs~~photovoltaic solar panels and softscape on top of floodplain-compliant structures would also help reduce stormwater runoff and improve the site's resiliency by enhancing biodiversity and mitigating the heat-island effect. The proposed realignment of roadways, traffic management measures, and improvements to waterfront pathways ~~to be detailed in the EIS~~ would enhance connections to the surrounding neighborhoods and other resources.

~~The redevelopment would promote economic development, enhance the visitor experience, increase tourism, and create thousands of quality jobs for area residents.~~ Replacing an expanse of asphalt surface parking with new open space, dining, and entertainment uses would create jobs and benefit

[12] There are temporary pop-up events that operate in the parking lots of Citi Field on a seasonal basis under temporary agreements such as outdoor movie nights and carnivals. None of these events have long term contracts, nor are there other standing businesses within the Development Site.

local residents, workers, sports fans, the broader Queens neighborhoods, and New York City as a whole.

Framework for Analysis

This document has been prepared in conformance to the guidelines presented in the *2021 CEQR Technical Manual*. For each technical area, the EIS analysis will include a description of existing conditions, an assessment of conditions in the future without the Proposed Project (the "No-Action condition"), and an assessment of future conditions with the Proposed Project (the "With-Action condition"). The incremental difference between the No-Action and With-Action conditions will serve as the basis for the impact analysis of the environmental review.

Analysis (Build) Year

It is assumed that the Proposed Project would receive all necessary approvals by the ~~middle~~end of ~~2024~~2025 and all elements of the Proposed Project would be completed and operational in 2030. **Appendix A** and **Figure A-1** identify the no-build projects anticipated to be completed by 2030 in the study areas to be considered in the various technical analyses of the EIS.

Future No-Action Condition

Absent the Proposed Actions, it is assumed that the Development Site would continue operating under existing conditions; it would remain as a paved parking area for Citi Field under the current lease agreement with the City. The surface parking lots within the Development Site currently contain 7,423 parking spaces.

Future With-Action Condition

The proposed actions would establish the use, size, building location and other key features of the Proposed Project. The With-Action condition program is shown in **Table 2** and reflects the reasonable worst-case development scenario that can be developed in accordance with the Proposed Actions described above.

As noted above, the proposed actions would allow for the project uses and square footage noted in **Table 2**. For purposes of analyzing a reasonable worst-case development scenario in terms of the proposed massing and heights, a maximum envelope for each Area of Development has been established. The maximum height would be: 344 feet for Area of Development A, 130 feet for Area of Development B, 145 feet for Area of Development C, and 145 feet for Area of Development D.

As noted in **Appendix A**, a soccer-specific stadium is proposed in the future No-Action condition as part of the Willets Point-Phase 2 Development. As noted in the Willets Point-Phase 2 Development Final Second Supplemental Environmental Impact Statement (CEQR No. 23DME005Q) dated February 23, 2024,[13] parking for attendees of events at the soccer-specific stadium would be on the Development Site via an agreement with Ballpark, LLC. Standards for the timing of events at the soccer-specific stadium and Citi Field will be established to ensure parking spaces are not required for both venues at the same time.

[13] The zoning and land use actions associated with the Willets Point Phase 2 Development were approved by the City Council in April 2024.

Table 2 With-Action Condition

Area of Development	Use	Maximum (up to) GSF	Percent ~~Occupiable~~ Floor Area	Percent Total Development	Notes
Public Park		20 acres			
Area of Development A	Hotel[1]	2,118,000	57.8%	20.4%	Up to 2,300 hotel rooms
	Convention and Meeting Space[1]	150,000	4.1%	1.4%	
	Gaming Facility[2]	352,000	9.6%	3.4%	
	Gaming Facility Back of House	93,000	2.5%	0.9%	
	Music Hall[1]	290,610	7.9%	2.8%	5,655 seats
	Retail	102,330	2.8%	1.0%	
	Restaurants	198,790	5.4%	1.9%	
	Amenities	149,270	4.1%	1.4%	including spa, gym, pool, and entertainment spaces
	Area A Total	**3,454,000**	**94.2%**	**33.2%**	
Area of Development B	Restaurants	118,000	3.2%	1.1%	
	Retail	32,000	0.9%	0.3%	
	Office	37,000	1.0%	0.4%	
	Community Facility	25,000	0.7%	0.2%	
	Area B Total	**212,000**	**5.8%**	**2.0%**	
Commercial Total		3,641,000	99.3%	35.0%	
Community Facility Total		25,000	0.7%	0.2%	
Mixed-Use Total		**3,666,000**	**100.0%**	**35.5%**	
Parking/Loading/Mechanical		**6,726,785**		**64.7%**	Up to 13,750 parking spaces[3] and central utility facility

1. Includes associated back of house space
2. The potential gaming use would require a license from the New York State Gaming Commission
3. There are currently 7,423 parking spaces on the existing Development Site parking lots and therefore there would be an incremental increase of 6,327 parking spaces.

~~As noted above, the proposed actions would allow for the project uses and square footage noted in . For purposes of analyzing a reasonable worst-case development scenario in terms of the proposed massing and heights, a maximum envelope for each Area of Development has been established. The maximum height would be: 344 feet for Area of Development A, 130 feet for Area of Development B, 145 feet for Area of Development C, and 145 feet for Area of Development D.~~

~~As noted in **Appendix A**, a soccer-specific stadium is proposed in the future No-Action condition as part of the Willets Point-Phase 2 Development. As noted in the Willets Point-Phase 2 Development Draft Second Supplemental Environmental Impact Statement (CEQR No. 23DME005Q) dated October~~

~~13, 2023, parking for attendees of events at the soccer-specific stadium would be on the Development Site via an agreement with Ballpark, LLC. Standards for the timing of events at the soccer-specific stadium and Citi Field will be established to ensure parking spaces are not required for both venues at the same time.~~

Proposed Scope of Work for the DEIS

The Draft EIS will be prepared in conformance with all applicable laws and regulations, including SEQRA (Article 8 of the New York State Environmental Conservation Law) and its implementing regulations found at 6 NYCRR Part 617, New York City Executive Order No. 91 of 1977, as amended, and the Rules and Procedure for CEQR, found at Title 62, Chapter 5 of the Rules of the City of New York. As described previously, the environmental review provides a means for City and State Agencies with technical expertise to systematically consider environmental effects along with other aspects of project planning and design, to evaluate reasonable alternatives, and to identify, and mitigate where practicable, any significant adverse environmental impacts.

The EIS, following the guidance of the *2021* CEQR *Technical Manual*, will contain:

- A description of the proposed discretionary and ministerial actions, the proposed project, and its environmental setting;
- An analysis of the potential of the proposed project to cause significant adverse impacts in a range of environmental categories, comparing conditions with the project in the proposed build year against conditions that would exist in the absence of the project;
- A statement of the potential significant adverse environmental impacts of the proposed project;
- A description of feasible mitigation measures that would eliminate or minimize adverse environmental impacts;
- An identification of any adverse environmental effects that cannot be avoided if the proposed project is implemented because mitigation is not practicable;
- A discussion of alternatives to the proposed project; and
- A discussion of any irreversible and irretrievable commitments of resources to develop the project.

As noted above, the EIS will analyze the Proposed Project for all technical areas of concern. The specific technical areas to be included in the EIS are identified in the EAS dated November 8, 2023. The EAS identified the following technical areas as having the potential to result in significant adverse impacts, and therefore warranting additional analysis in the EIS: land use, zoning, and public policy; socioeconomic conditions; community facilities; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; hazardous materials; water and sewer infrastructure; solid waste and sanitation services; energy; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction.

The first step in preparing the EIS is the preparation of a DSOW and public scoping process. Scoping is the process of focusing the environmental impact analysis on the key issues that are to be studied in the EIS. The proposed scope of work for each technical area to be analyzed in the EIS follows. The scope of work and the proposed impact assessment criteria below are based on the methodologies and guidance set forth in the *CEQR Technical Manual*.

Task 1: Project Description

As the first chapter of the EIS, the Project Description introduces the reader to the Proposed Project and sets the context in which to assess impacts. This chapter will contain a description of the Proposed Project: its location; the background and/or history of the project; a statement of the purpose and need; key planning considerations that have shaped the current proposal; a description of the Proposed Actions including discretionary and ministerial actions; and a discussion of the approvals required, procedures to be followed, and the role of the EIS in the process. This chapter gives the public and City/State stakeholders a base from which to evaluate the Proposed Project. In addition, the project description chapter will present the framework for the analysis of the environmental impacts of the Proposed Actions and identify the analysis year(s) and project phasing.

Task 2: Land Use, Zoning, and Public Policy

This chapter analyzes the potential impacts of the Proposed Project on land use, zoning, and public policy, pursuant to the methodologies presented in the *CEQR Technical Manual*. A land use analysis characterizes the uses and development trends in the area that may be affected by a proposed project, describes the zoning controls and public policies that guide development, and determines whether a proposed project is compatible with an area's land use patterns and trends or may alter them. Similarly, the analysis considers the action's compliance with, and effect on, the area's zoning and other applicable public policies, including the City's Waterfront Revitalization Plan (WRP).

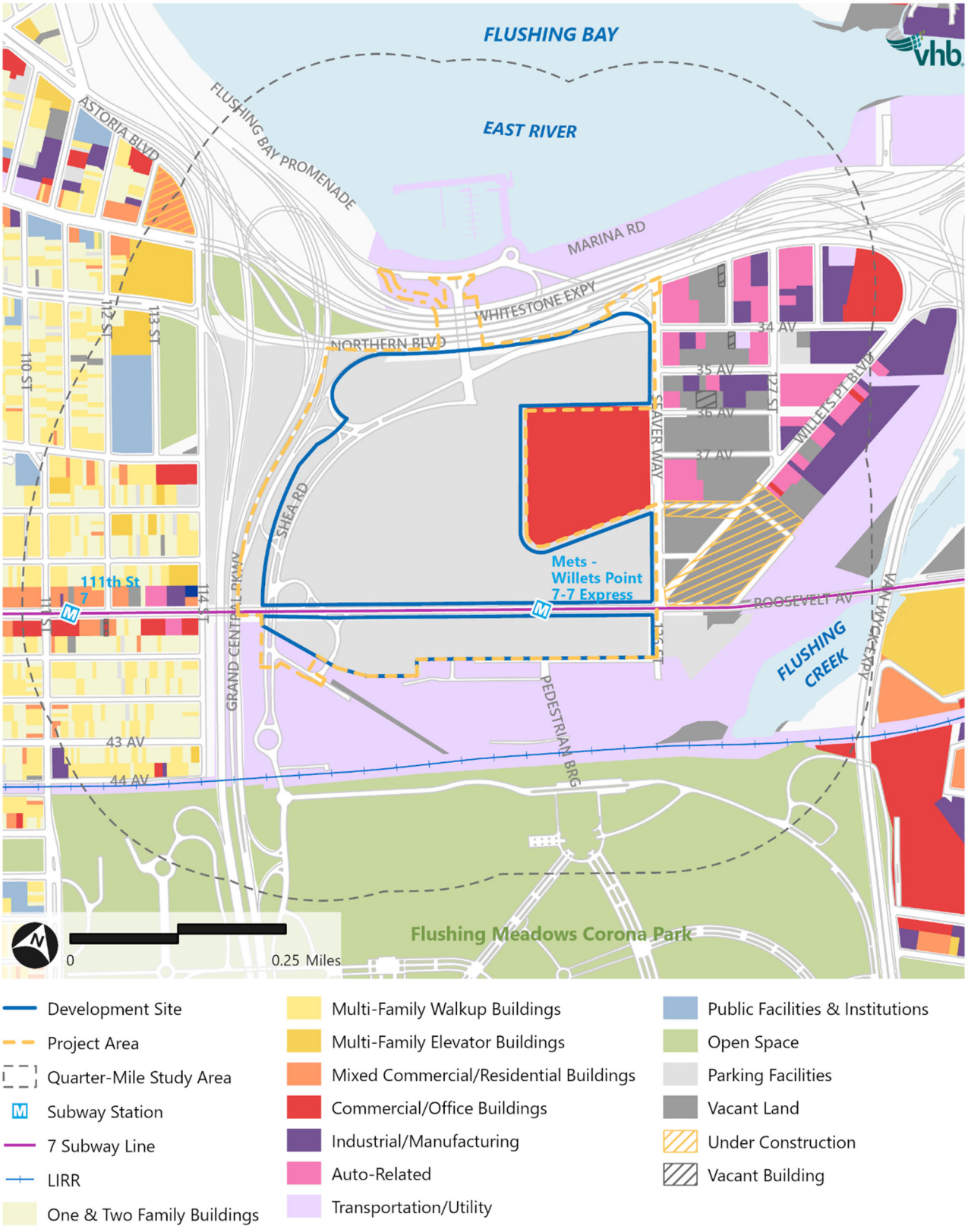
The analysis of the project within the context of land use, zoning, and public policy chapter will provide information necessary for the analysis of the environmental impacts of the Proposed Actions under several technical areas within the EIS.

The land use study area will consist of the Project Area, where the potential effects of the Proposed Actions would be directly experienced, as well as within neighboring areas within approximately ¼ mile of the perimeter of the Project Area, accounting for natural boundaries and land use patterns and trends (see **Figure 7**~~**Figure 6**~~). The analysis will include the following subtasks:

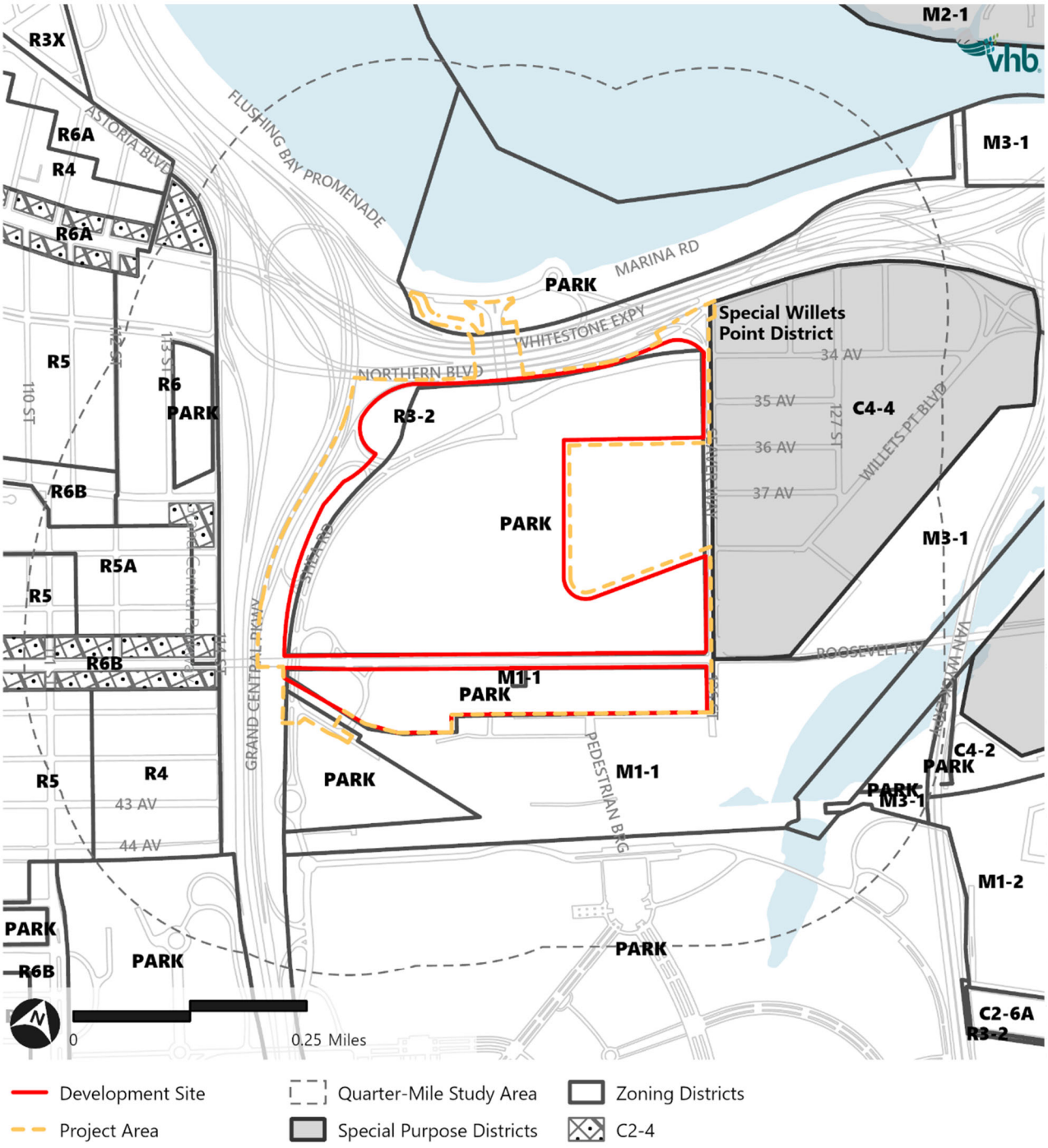
- Provide a description of land use, zoning, and public policy in the study area under current conditions. Recent trends in the study area will be noted. Other public policies that apply to the study area will also be described.
- Based on field surveys and prior studies, identify, describe, and graphically portray current land use patterns in the study area. Describe the study area's development history and recent land use trends and identify major factors influencing the area's land use trends.
- Describe and map existing zoning (see **Figure 8**~~**Figure 7**~~). and any recent zoning actions in the study area. Prepare a list of future development projects in the study area that are expected to be constructed by the build year. Also, identify pending or known proposed zoning actions or other public policies that could affect land use in the study area. Based on these planned projects and initiatives, assess future land use and zoning conditions in the future without the Proposed Actions (No-Action condition).
- Describe proposed land use changes that would occur with the Proposed Project based on the With-Action condition.
- Discuss the potential effects of the Proposed Project related to issues of compatibility with surrounding land use, zoning, and other public policies, and the effect of the Proposed Project on ongoing development trends in the study area.

- Assess the Proposed Project's conformity to city goals, including consistency with the City's sustainability goals as outlined in OneNYC, Flushing West Neighborhood Planning Study, Flushing Creek Study, and any other relevant public policies.
- Evaluate the project's compliance with the WRP, including Policy 6.2, which requires consideration of the latest sea level rise (SLR) projections into the planning and design of projects in the coastal zone. Published SLR projections will be evaluated for various project life spans using the New York City Panel on Climate Change projections of climate change and sea level rise, published in January 2015, and mapping will be provided showing the estimated extents of future inundation during storm event scenarios. The WRP section will assess how the features of the proposed development would be consistent with the WRP policies.
- If significant adverse impacts are identified, identify feasible mitigation measures, if any, to avoid or reduce potential significant adverse land use, zoning, and/or public policy impacts.

~~Figure 6~~Figure 7 Land Use, Zoning and Public Policy Study Area



~~Figure 7~~Figure 8 Existing Zoning Map



Task 3: Socioeconomic Conditions

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Although socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area.

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 and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement and (5) adverse effects on a specific industry.

No residential uses are currently located or proposed on the Development Site; therefore, the Proposed Actions would not result in direct ~~or indirect~~ residential displacement. There are temporary pop-up events that operate in the parking lots of Citi Field on a seasonal basis under temporary agreements such as outdoor movie nights and carnivals. Therefore, the Proposed Project would not result in any direct displacement of businesses. Because the Proposed Actions are not expected to adversely affect the economic and operational conditions of any specific industries in the City, an analysis of adverse effects on specific industries is not warranted. ~~However, an assessment of indirect business displacement is required. The scope of work for this analysis~~While the Proposed Project does not include new residential uses, it is likely to result in an increase of the residential population in the study area due to the relocation to the study area of a number of employees hired from external markets to work at the Development Site. Therefore, assessments of indirect business and residential displacement are warranted for the surrounding area. The scope of work for these analyses is described below.

Indirect Business Displacement

While the Proposed Project does not include new residential uses, it is likely to result in an increase of the residential population in the study area due to the relocation to the study area of a number of employees hired from external markets to work at the Development Site. Therefore

The purpose of the indirect business displacement analysis is to determine whether the Proposed Actions may introduce trends that make it difficult for those businesses that provide products or services essential to the local economy, or those subject to regulations or publicly adopted plans to preserve, enhance, or otherwise protect them, to remain in the area. The purpose of the preliminary assessment is to determine whether a proposed action has potential to introduce such a trend. The Proposed Actions would result in a net increment of approximately 3.7 million gross square feet of new commercial uses, which is above the *CEQR Technical Manual* threshold of 200,000 square feet for "substantial" new commercial development warranting a preliminary assessment. The preliminary assessment will entail the following subtasks:

- Identify and characterize conditions and trends in employment and businesses within the study area. This analysis will be based on field surveys, employment data from the New York State Department of Labor and/or Census and discussions with real estate brokers.
- Determine whether the Proposed Actions would introduce different economic activity that would alter existing economic patterns.

- Determine whether the Proposed Actions would add to the concentration of a particular sector of the local economy enough to alter or accelerate an ongoing trend to alter existing economic patterns.
- Determine whether the Proposed Actions would directly displace uses of any type that directly support businesses in the area or bring people to the area that form a customer base for local businesses.
- Determine whether the Proposed Actions would directly or indirectly displace residents, workers, or visitors who form the customer base of existing businesses in the area.

If the preliminary assessment determines that the Proposed Actions could introduce trends that make it difficult for businesses that are essential to the local economy to remain in the area, a detailed analysis will be conducted. The detailed analysis would determine whether the Proposed Actions would increase property values and thus increase rents for a potentially vulnerable category of business and whether relocation opportunities exist for those businesses, following the *CEQR Technical Manual* guidelines.

Indirect Residential Displacement

A preliminary assessment of a project's potential to cause indirect residential displacement is necessary to determine whether the proposed project may either introduce a trend or accelerate a trend of changing socioeconomic conditions that may potentially displace a vulnerable population to the extent that the socioeconomic character of a neighborhood would change. While the Proposed Project does not include new residential uses, it has the potential to result in an increase of the residential population in the study area due to the possible relocation to the study area of employees hired from external markets to work at the Development Site. Therefore, a preliminary assessment of indirect residential displacement is also warranted, and will entail the following subtasks:

- Identify population and housing trends in the study area.
- Determine if the Proposed Actions would add new population with higher average incomes compared to the average incomes of the existing populations and any new population expected to resident in the study area without the project.
- If the expected average incomes of the new population would exceed the average incomes of the study area populations, then the next step of the analysis is to calculate the size of the new population in comparison to the estimated future population of the study area. If the new population is estimated to increase the study area population by more than 5 percent, then there may be the potential to affect real estate conditions in the study area.
- If warranted by an increase in study area population of more than 5 percent, identify whether the study area has experienced a trend toward increasing rents.

If the preliminary assessment determines that the Proposed Actions could impact the local real estate market by introducing a trend or accelerating a trend of changing socioeconomic conditions that may result in the displacement of vulnerable populations, then a detailed analysis will be conducted following *CEQR Technical Manual* guidelines.

Task 4: Community Facilities and Services

The *CEQR Technical Manual* states that a community facilities assessment is appropriate if a project would have a direct effect on a community facility (e.g., schools, childcare facilities, libraries, health

care facilities, police and fire protection services) or if it would have an indirect effect by introducing new populations that would overburden existing facilities. The manual further states that for public schools, libraries, and childcare centers, potential impacts depend on the size, income characteristics, and age distribution of the new population. No community facilities would be displaced by the Proposed Project. The Proposed Project would not result in any residential uses and thus, the Proposed Project would not introduce a population that would overburden community facilities and services such as schools, childcare facilities, libraries, and health care facilities.

The Proposed Project would result in additional year-round visitors to the Development Site that could result in an increase in demand for police protection, and fire protection and emergency services. The EIS will consider the indirect impacts on police and fire protection services by describing the location of existing fire stations and police stations and emergency services. Given the potential change in the Development Site's uses and number of visitors, however, a qualitative discussion of the police protection and fire protection facilities serving the Development Site will be provided in the EIS. The following subtasks will be undertaken:

- Police Protection: Increases in the need for police protection will be discussed qualitatively. Potential Development Site security will also be considered.
- Fire Protection: The location of the fire station serving the project site will be identified, and future conditions with the Proposed Project will be qualitatively described.

Task 5: Open Space

According to the *CEQR Technical Manual*, a proposed project warrants an open space assessment if it would directly or indirectly affect open space on or surrounding a project site. A proposed project would directly affect open space conditions if it causes the loss of public open space, changes the use of an open space so that it no longer serves the same user population, limits public access to an open space, or results in increased noise or air pollutant emissions, odors, or shadows that would temporarily or permanently affect the usefulness of a public space. A project would have an indirect effect on open space through increasing worker or resident population size and therefore overtaxing existing open space access through an increase in population.

The large majority of the Development Site is located within Flushing Meadows Corona Park. It is currently used for parking associated with Citi Field, which would be fully replaced onsite within structured parking facilities. The current parking use is not considered a public open space use consistent with guidance in the *CEQR Technical Manual*. The Proposed Project would include public park space—at least 20 acres of the Development Site would be improved with landscaping and other amenities for public recreation—as well as non-park uses. The Proposed Actions include authorizing the alienation of portions of parkland to allow for the Proposed Project. ~~Therefore~~As the Proposed Project has the potential to both directly and indirectly affect adjacent open space, as well as create new open space, an assessment of the direct effects of the Proposed Project will be conducted. The analysis will also consider the potential for any effects from increased noise, air pollution, odors, or shadows on nearby open spaces and designated parkland.

An assessment of indirect effects on open space is conducted if the proposed project would generate more than 200 residents or 500 non-residents. The Proposed Project is not expected to introduce new additional residents, but new commercial uses would result in an additional approximately 7,400 full-time equivalent workers. Therefore, an indirect nonresidential open space assessment will be provided in the EIS. A detailed open space analysis is necessary if the project would introduce a large

population in an area with a limited amount of open space available for public use. Such detailed analysis will be provided.

The open space analysis will consider passive open space resources. Passive open space ratios will be assessed in the non-residential study area (¼-mile radius). The study area would generally comprise those census tracts that have 50 percent or more of their area located within the applicable radius of the project site, as recommended in the *CEQR Technical Manual*. The detailed analysis would consist of the following subtasks:

- Identify and describe study area open spaces through data collection and site visits to determine types of facilities, utilization levels, accessibility, and current conditions.
- Use the data gathered to assess the adequacy of the existing open space relative to the needs of study area users. This would include a quantitative and qualitative assessment that involves calculating passive open space ratios for ~~nonresidential~~non-residential populations; calculating the passive and active open space ratios for combined residential and non-residential populations within the ¼ mile non-residential study area; considering the effects of air quality, noise, shadows, wind, access, and safety issues on the usability of existing open spaces; and considering other data, including facility condition, utilization levels, and other factors that may encourage or deter park use.
- Assess the adequacy of open space for No-Action and With-Action conditions, taking into account expected future changes in ~~nonresidential~~non-residential and residential populations within the ¼ mile non-residential study area and open space (including the 20 acres of public park space to be provided by the Proposed Project). The non-residential population in the With-Action condition will include workers, overnight hotel visitors and non-employee park users associated with the Proposed Project.
- Assess the availability of particular types of open space for particular groups with a focus on the adequacy of open space for workers and visitors. In conducting this assessment, the analysis focuses on where shortfalls in open space exist now (or in the future), to identify whether the shortfalls are a result of the project.
- Describe the open space changes from the No-Action condition, both on site and off site, which would occur as a result of the proposed project. Describe the open space that would be eliminated, altered, created, and/or improved as a result of the project. For the With-Action condition, the analysis will also consider potentially significant project-related impacts such as shadow, air quality, and noise effects.

If the project would result in a significant adverse impact (e.g., would significantly increase shadows, noise, or air pollutant emissions or would reduce the open space ratio below 0.15 acres of passive space per 1,000 population), potential on-or off-site mitigation would be identified and assessed.

Task 6: Shadows

A shadows analysis assesses whether new building mass resulting from the proposed actions would cast shadows on sunlight-sensitive publicly accessible resources or other resources of concern, such as natural resources, and evaluates the significance of their impact. Generally, the potential for shadow impacts exists if a project would result in new structures or additions to buildings resulting in structures over 50 feet in height that could cast shadows on important natural features, publicly accessible open space, or historic features that are dependent on sunlight.

The Proposed Project would result in several structures greater than 50 feet in height, with the tallest reaching approximately 344 feet in height, and is located near the Flushing Bay Promenade, Flushing Bay, Hinton Park, Louis Armstrong Playground, and Flushing Meadows Park, all sunlight-sensitive resources as defined by the *CEQR Technical Manual*. To analyze the potential for significant adverse shadow impacts, the EIS will include a detailed shadow analysis based on the building envelopes (including bulkheads) proposed to identify the worst-case shadowing effects of the Proposed Project on sunlight-sensitive resources. The EIS will disclose the range of shadow impacts, if any, which are likely to result from the Proposed Project. The shadows analysis will include a Tier 1 through Tier 3 screening assessment to identify whether shadows cast by the Proposed Project could reach sunlight-sensitive resources at any time of year and, if so, whether the incremental shadow would be likely to cause a significant adverse impact on the resource. In accordance with the *CEQR Technical Manual*, although shadows on project-generated open space are not considered significant under CEQR, an assessment of shadows on project-generated open space will be conducted.

- A Tier 1 Screening Assessment will be conducted to determine the longest shadow study area for the Proposed Project, which is defined as 4.3 times the height of a structure (the longest shadow that would occur on December 21, the winter solstice). A base map will be developed that illustrates the location of the Development Site in relation to the sunlight-sensitive resources and displays topographic information.
- A Tier 2 Screening Assessment will be conducted if any portion of a sunlight-sensitive resource lies within the longest shadow study area. The Tier 2 assessment will determine the areas that cannot be shaded by the Proposed Project, which in New York City is the area that lies beyond 108 degrees either side of true north from the southern-most portion of the project area.
- If any portion of a sunlight-sensitive resource is within the area that could be potentially shadowed by the Proposed Project massing, a Tier 3 Screening Assessment will be conducted. The Tier 3 Screening Assessment will determine if shadows from the Proposed Project can, in absence of intervening buildings, reach a sunlight-sensitive resource on December 21 (the winter solstice), March 21/September 21 (the spring/fall equinox), May 6 (half-way between the equinoxes and the summer solstice), or June 21 (the summer solstice). The projected shadow will be modeled with a three-dimensional computer modeling software with the capacity to accurately calculate sun angles and shadows that could be cast by the Proposed Project to determine the extent and duration of new shadows that would be cast on sunlight-sensitive resources as a result of the Proposed Project. A summary table would list the shadow entry and exit times for each sunlight sensitive resource on each representative analysis day that would occur on the representative analysis days in the absence of intervening buildings.

If the Tier 1 through Tier 3 analysis indicates the need for a detailed shadows analysis, the EIS will include an analysis that will take into account shadow from existing buildings such as Citi Field and Arthur Ashe Stadium, which are 265 feet[14] and 160 feet[15] tall respectively. This analysis would include the following subtasks:

- The baseline condition (No-Action Condition) would be established through the use of a three-dimensional modeling program that accounts for the No-Action shadows condition. The No-Action shadows condition would be compared to the future shadows conditions that would result from the Proposed Project (With-Action condition). The analysis would illustrate the

[14] Shea Stadium Redevelopment Final Environmental Impact Statement (CEQR No. 02DPR001Q). 2001. Page 3.

[15] USTA Billie Jean King National Tennis Center Strategic Vision Final Environmental Impact Statement (CEQR No. 12DPR005Q). 2013. Page 4-4.

shadows cast by existing or future buildings and distinguish the additional (incremental) shadow projected to be cast by the Proposed Project.

- The detailed analysis would be documented with graphics comparing No-Action and With-Action shadows on sunlight-sensitive resources that warrant detailed analysis. Graphics will illustrate the shadows that result in the No-Action condition and the shadows projected to result in the With-Action condition, with incremental shadow outlined in a contrasting color. A summary table listing the entry and exit times and total duration of incremental shadow on each applicable representative day for each affected resource would be provided.
- The significance of any incremental shadow on sunlight-sensitive resources will be assessed. If any significant adverse shadow impacts are identified, mitigation strategies will be identified and assessed.

Task 7: Historic and Cultural Resources

Historic and cultural resources include both archaeological (below ground) and architectural (above ground) resources. Such resources are identified as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. Under SHPO standards, historic or cultural resources are New York City Landmarks (NYCLs) and Historic Districts; calendared for consideration as NYCLs by the New York City Landmarks Preservation Commission (LPC) or determined eligible for NYCL designation (NYCL-eligible); listed on the State and National Register of Historic Places (S/NR) or formally determined eligible for S/NR listing (S/NR-eligible), or contained within a S/NR listed or eligible district; recommended by the New York State Board for listing on the S/NR; and National Historic Landmarks (NHLs).

The Proposed Actions would induce development that could result in new in-ground disturbance and new construction, the Proposed Actions have the potential to result in impacts to archaeological and architectural resources. Also included are potential historic and archaeological resources (i.e., properties not identified by one of the programs listed above, but that appear to meet their eligibility requirements). Archaeological resources are physical remains, usually subsurface, of the prehistoric, Native American, and historic periods—such as burials, foundations, artifacts, wells, and privies.

Impacts on architectural resources are considered on the affected site and in the area surrounding identified development sites. The architectural resources study area is therefore defined as the directly affected area (i.e., the Project Area), plus a study area that reflects the area in which any resources may be affected by the project, as per the guidance provided in the *CEQR Technical Manual*. Architectural resources may be directly affected through demolition and construction activities and indirectly affected through visual and contextual changes. Archaeological resources are considered only for projected and potential development sites where new in-ground disturbance would occur compared to No Action conditions.

As part of the *2001 Shea Stadium Redevelopment FEIS* and the *2013 Willets Point Development Final Supplemental Environmental Impact Statement (FSEIS),* the Development Site was reviewed for its potential archaeological sensitivity by the New York City Landmarks Preservation Commission (LPC) and determined that the Development Site is not sensitive for archaeological resources.

As part of the *2013 Willets Point Development FSEIS,* LPC also determined that there are no properties with architectural significance within the Development Site. However, in 2018, the area of the Passerelle Bridge within the Development Site and other portions of Flushing Meadows-Corona Park south of the Development Site were determined to be a National Register of Historic Place

eligible historic district (USN 08101.012611) by the Office of Parks, Recreation and Historic Preservation/State Historic Preservation Office (SHPO). 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. Area of Development C, containing parking structures, would be located adjacent to the Passerelle Bridge. The Proposed Project would seek to make new pedestrian connections to the Mets-Willets Point No. 7 Train NYCT Subway Station and from the Area of Development C to the northern portion of the Development Site. The Area of Development C would include a connection to the Subway Station and to the Passerelle Bridge. Therefore, there is the potential to directly and indirectly affect the Passerelle Bridge and the Flushing Meadows-Corona Park eligible historic district.

Consistent with the *CEQR Technical Manual*, the historic and cultural resources analysis will include the following subtasks:

- Provide an overview of the study area's history and land development.
- Identify, in consultation with LPC, those areas known to have potential archaeological sensitivity located on or near the Project Area (other than the Development Site) where incremental in-ground disturbance is expected to occur. If LPC determines that no sites are sensitive archaeological resources, no further archaeological analysis will be required.
- In consultation with LPC and consistent with the guidance of the *CEQR Technical Manual,* designated architectural resources will be identified in the study area and include: New York City Landmarks (NYCLs), Interior Landmarks, Scenic Landmarks, New York City Historic Districts (NYCHDs); resources calendared for consideration as one of the above the by LPC; resources listed on or formally determined eligible for inclusion on the state or national registers of historic places (S/NR), or contained within a district listed on or formally determined eligible for listing on the S/NR; resources recommended by the New York State Board for listing on the S/NR; and National Historic Landmarks.
- Conduct a field survey of the study area to identify any properties that may meet S/NR and/or NYCL eligibility criteria but have not been designated (potential architectural resources). The field survey will be supplemented with research at relevant repositories and online sources as warranted, and information will be provided to LPC for review and determinations of significance.
- Assess the potential impacts of the Proposed Actions on any identified architectural resources, including visual and contextual changes as well as any direct physical impacts. Potential impacts will be evaluated through a comparison of the future No Action condition and future With Action condition, and a determination made as to whether any change would alter or eliminate the significant characteristics of the resource that make it important.
- If necessary, measures to avoid, minimize, or mitigate potential significant adverse impacts will be identified in consultation with LPC.

If the Proposed Project requires a federal action or federal approval, the Proposed Project will be subject to Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations (36 CFR Part 800), which mandate that federal agencies consider the effects of their actions on any properties listed on or determined eligible for listing on the S/NRHP and afford the federal Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on such undertakings.

Task 8: Urban Design and Visual Resources

Urban design is the totality of components that may affect a pedestrian's experience of public space. An assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. The Proposed Project would introduce up to several buildings ranging in height from 50 to 344 feet in an area currently occupied by surface parking areas, resulting in a physical change to the streetscape that will change the pedestrian experience. The Proposed Project would also result in changes to the existing street network, improve pedestrian connections to the subway and the surrounding areas, and create new open spaces. Therefore, an assessment of urban design and visual resources will be provided in the EIS.

The preliminary assessment will determine whether the Proposed Project would create a change to the pedestrian experience that is sufficiently significant to require greater explanation and further study. Because of the amount and scale of development in the Proposed Project and the fact that it would make substantial alterations to the streetscape by noticeably changing the scale of buildings and introducing a publicly accessible circulation network within the Development Site, it is anticipated that a detailed analysis will be warranted. This analysis will describe the Proposed Project in terms of how it would affect the area's defining elements of urban design in the With-Action condition compared to the No-Action condition. The significance of any impacts will be determined by considering the degree to which the project will change the built environment's arrangement, appearance, or functionality and whether the change would negatively affect a pedestrian's experience of the area. If necessary, mitigation measures to avoid or reduce potential significant adverse impacts will be identified.

Task 9: Natural Resources

As defined in the *CEQR Technical Manual,* a natural resource is a plant or animal species and any area capable of providing habitat for plant and animal species or capable of functioning to support environmental systems and maintain the City's environmental balance (e.g., surface waters, wetlands, landscaped areas, gardens, and built structures used by wildlife). An assessment of natural resources is appropriate if a natural resource exists on or near the project site, and if there is a potential for the project to result in impact these resources, including impacts related to stormwater and shadows. The area of disturbance for the Proposed Project includes landscaped areas characterized by maintained lawns, ornamental gardens, and a significant number of mature trees, as well as adjacent areas of unmaintained vegetation. Accordingly, a natural resources analysis will be warranted to document the existing ecological resources that would be disturbed or removed due to implementation of the Proposed Project. Therefore, the Proposed Actions will require further analysis to determine whether they may result in significant adverse impacts on these resources.

Additionally, the Proposed Actions would create new impervious surfaces that would generate stormwater runoff, and new structures may have the potential to cast shadows on adjacent landscaped areas or other natural resources, including the aquatic habitats of Flushing Bay. Accordingly, based on the results and conclusions of the **Task 11: Water and Sewer Infrastructure** analyses, the assessment of natural resources will also include an evaluation of stormwater runoff from the Development Site, to determine whether the alteration of on-site hydrology and the creation of new impervious surfaces could result in adverse impacts on receiving waters. If significant adverse impacts to natural resources are identified, mitigation measures to avoid or reduce these

impacts would be evaluated. The assessment will also include an evaluation of the potential for project-generated shadows to impact natural resources at and near the Development Site, based on the analyses, results, and conclusions of the **Task 6: Shadows** assessment.

Task 10: Hazardous Materials

A hazardous materials assessment determines whether a proposed project may increase the exposure of people or the environment to hazardous materials, and, if so, whether this increased exposure would result in potential significant public health or environmental impacts. The potential for significant impacts related to hazardous materials can occur when: (a) elevated levels of hazardous materials exist on a site and the project would increase pathways to human or environmental exposures; (b) a project would introduce new activities or processes using hazardous materials and the risk of human or environmental exposure is increased; or (c) the project would introduce a population to potential human or environmental exposure from off-site sources. The presence or likely presence of any hazardous substance or petroleum products on a site under conditions that indicate an existing release, past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property is known as a Recognized Environmental Condition (REC), which must be disclosed under CEQR.

As part of the Shea Stadium Redevelopment project, a Phase I and II ESA was conducted in 2006 for the portion of the Development Site located west of 126th Street and north of Roosevelt Avenue.

Several reports were referenced in the *2013 Willets Point Development FSEIS*, related to the Development Site, including:

- March 2011 Site Investigation Findings Report (related to potential project infrastructure improvements) conducted by Environmental Planning & Management, Inc. (EPM) that included three locations with soil, groundwater, and/or soil gas sampling within the portion of the Development Site defined as Willets West in the *FSEIS*;
- Phase I ESA prepared in 2012 by Integral Consulting, Inc. for a portion of the Development Site north of Roosevelt Avenue (defined as Willets West in the *FSEIS*) and south of Roosevelt Avenue to the west of the Passerelle Bridge (defined as the South Lot in the *FSEIS*);
- Phase II ESA Work Plan and Health and Safety Plan (HASP) prepared in June 2013 by AKRF for Willets West that was approved by NYCDEP in July 2013.

The hazardous materials chapter of the *2013 Willets Point Development FSEIS* concluded the following about Willets West and the South Lot: "The Phase I ESA found no evidence of historical or current petroleum storage tanks or other historical uses of concern. Prior to development, a Phase II ESA would be performed for the Willets West and South Lot areas to assess potential contamination and assist in preparation of remedial plans, if necessary, and health and safety procedures to be implemented during construction."

A new Phase I ESA would be prepared for the Development Site, in accordance with the American Society for Testing and Materials (ASTM) standards. The hazardous materials section of the EIS will examine the potential for significant hazardous materials impacts from the Proposed Actions. The EIS hazardous materials section will include a summary of previous Phase I and Phase II ESA's noted above for the Development Site, as well as the newly prepared Phase I ESA. The results of the new Phase I ESA would determine if any conditions are present at the Development Site that may warrant

further investigations. The chapter will include a discussion of the Proposed Project's potential to result in significant adverse hazardous materials impacts and, if necessary, will include a description of any additional testing, remediation, or other measures that would be necessary to avoid impacts.

Task 11: Water and Sewer Infrastructure

As outlined in the *CEQR Technical Manual*, this section of the EIS assesses whether the Proposed Project has the potential to adversely affect the City's water distribution or sewer system and, if so, whether those impacts are significant. As described in the EAS, based on average water consumption levels, the Proposed Project is not expected to exceed the threshold of 1 million gallons per day that would require a preliminary infrastructure assessment of water supply. Therefore, an analysis of water supply is not warranted. However, the EIS will disclose the water demand for the Proposed Project in terms of domestic water and air conditioning.

With regard to wastewater and stormwater conveyance, the Proposed Project is within the service area of the Bowery Bay Wastewater Treatment Plant (WWTP), which is located approximately three miles west of the Development Site. The Development Site is served by sanitary sewers in a separately sewered area. The amount of commercial development resulting from the Proposed Project triggers a preliminary infrastructure assessment for wastewater and stormwater conveyance and treatment.

The preliminary infrastructure assessment will:

- Identify the existing wastewater and stormwater conveyance systems and treatment facilities in the study area.
- Determine existing and future wastewater flows from the site, using Table 13-2 in the *CEQR Technical Manual*, and evaluate the incremental effect of wastewater flows from the Proposed Project on the capacity of conveyance facilities and the WWTP. Any potential new sewer upgrades or installations required as a result of the Proposed Project will be identified.
- Evaluate stormwater drainage patterns, anticipated changes in volumes, and runoff rates using available data from NYCDEP and considering future conditions. The Proposed Project will need to be in conformance with NYCDEP requirements, including the unified stormwater rule. The analysis will identify best management practices (BMPs) to be incorporated into the Proposed Project to manage stormwater runoff.

If the preliminary infrastructure assessment indicates that discharges from the Proposed Project would impact sewer system capacity or increase pollutant loadings in stormwater, a detailed assessment may be required in accordance with Chapter 13 of the *CEQR Technical Manual*. If necessary, this assessment could include:

- Conducting a hydraulic analysis to determine whether the existing storm and sanitary sewer systems have capacity to serve the Proposed Project.
- If the lead agency with NYCDEP's consultation determines that the project's increased combined sewer flows and volumes have the potential to exacerbate Combined Sewer Overflow (CSO) volumes or frequency, modeling discharge volumes and frequencies for each combined sewer outfall in the affected catchment area.
- Estimating pollutant types and loadings due to increased volumes of separate storm sewer discharges or CSOs.

If significant adverse impacts are identified, potential mitigation strategies would be assessed to reduce or eliminate, to the greatest extent practicable, the effects caused by the Proposed Project. Any sewer and water infrastructure utility relocations and/or new utility distribution systems on the Development Site resulting from the Proposed Project would occur in coordination with NYCDEP and will be described in this section of the EIS.

Task 12: Solid Waste and Sanitation Services

The *CEQR Technical* Manual states that an assessment of solid waste and sanitation services is warranted if an action would have the potential to result in a substantial increase in solid waste production that could overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. According to the *CEQR Technical Manual*, actions resulting in substantial waste generation, defined as 50 tons (100,000 pounds) per week or more, warrant additional analysis for effects on solid waste and sanitation services.

Based on the average daily solid waste generation rates provided in Table 14-1 of the *CEQR Technical Manual*, it is estimated that the Proposed Project would result in approximately 952,248 pounds of solid waste per week or (476 tons/week). The Proposed Project is a private commercial project and therefore is not expected to impact Department of Sanitation (DSNY) services. The analysis will include the following:

- Describe how the Proposed Project would adhere to the hierarchy of preferred solid waste management;
- Identify proposed locations and storage methods for commercial refuse and recyclables;
- Identify the volume of refuse and recyclables; and
- Consider the project's consistency with the City's SWMP.

Task 13: 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. For CEQR purposes, energy impact analysis focuses on an action's consumption of energy. Based on factors provided in Table 15-1 of the *CEQR Technical Manual,* the Proposed Project is expected to consume approximately 787,548,300 Mbtu. A qualitative screening-level assessment will be provided, as appropriate. This would include an estimate of the additional energy consumption associated with the Proposed Project, including an estimate of the demand load on electricity, gas, and other energy sources, and an assessment of available supply. This analysis will also describe any energy related utility relocations and/or new energy infrastructure on the Development Site resulting from the Proposed Project.

Task 14: Transportation

The objective of a transportation analysis is to determine whether a proposed action may have a potential for significant impact (per the *CEQR Technical Manual* criteria) on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, safety of all roadway users (pedestrians, bicyclists, and vehicles), on- and off-street parking, or goods movement,

and evaluate the ability of transportation system improvements to mitigate those impacts. The Proposed Project would comprise a major development including a mixed-use development (consisting of a hotel, convention and meeting space, gaming facility, music hall, local retail, restaurant, and other amenities), office and community facility uses, and open space uses. The Proposed Project would generate additional vehicular travel, additional subway and bus riders, and pedestrian traffic. These new trips have the potential to affect the area's transportation systems. Therefore, the transportation analyses of the EIS will include the subtasks outlined below.

Travel Demand Analysis

Trip generation projections will be developed by travel mode for each of the land uses associated with the Proposed Project using trip generation rates, temporal distributions, modal splits, average vehicle occupancies, and in/out splits that are published in the *CEQR Technical Manual*, previously approved EISs or EASs, U.S. Census data, market survey information, and other professional reference materials such as the *ITE Trip Generation* publication. Due to the nature of the proposed land uses, trip generation will be prepared for the weekday AM, midday, PM, and Saturday peak periods for non-game days, and on game days (with a Mets game at Citi Field) for the weekday PM pre-game period, and the weekend pre- and post-game periods. Additional peak periods, if deemed necessary, would be determined in coordination with NYCDOT.

A Level 1 screening assessment will be prepared to determine whether the Proposed Project would generate vehicle, transit, and/or pedestrian trip levels that would exceed the thresholds outlined in the *CEQR Technical Manual*. The Level 1 screening assessment will disclose projected peak hour person trips, vehicle trips, transit trips, and pedestrian trips for the analysis periods.

A Level 2 screening assessment will be prepared for vehicular, transit, and pedestrian trips. This will include the distribution and assignment of trips through the study area's roadway and highway networks, subway and bus services, and pedestrian network, and the identification of the specific intersections, highway sections, and subway and bus lines that would require detailed quantitative analyses.

A Travel Demand Analysis (TDA) Technical Memorandum will be prepared that documents the planning assumptions providing the framework for the detailed analysis to be undertaken in the EIS and will be reviewed by NYCDOT and ~~NYC Transit~~NYCT.

Traffic

Detailed traffic analyses will be warranted and will be performed for a single analysis year (the project Build Year, representing full occupancy after project completion), and will include analyses of both intersections within the local street network near the Project Area and adjacent highway segments of the Grand Central Parkway, Whitestone Expressway and Northern Boulevard.

There will likely be a need to analyze approximately ~~50~~48 intersections in the future local street network (including approximately ~~10~~12 new or modified intersections at project curb-cut locations compared to existing conditions), which will include intersections in the immediate vicinity of the Development Site, other key intersections along primary approach/departure routes such as Roosevelt Avenue, Northern Boulevard, College Point Boulevard, and Astoria Boulevard, as well as key Development Site vehicular access points. It is assumed that the traffic analyses will need to be conducted for ~~seven to eight~~nine peak hours in existing, future No-Action, and future With-Action conditions. Given the magnitude of vehicular trips that the Proposed Project would generate, it is

assumed that an analysis of the regional highway network will also be required, including adjacent segments of the Grand Central Parkway, Whitestone Expressway, Van Wyck Expressway, Northern Boulevard, and the ramps connecting the highway network to the local roadways such as Shea Road and Seaver Way that provide access to the Development Site during these same time periods. This analysis will include a detailed examination of the roadway and vehicular circulation improvements to be made at Shea Road, Boat Basin Place, Seaver Way, and the ramps to/from the Grand Central Parkway and the Whitestone Expressway. These improvements would be reviewed by NYCDOT and NYSDOT. To support the analysis, traffic counts will be conducted, and level of service analyses will be performed for the analyzed intersections and segments of the highway network. The proposed scope of work for the traffic analysis is as follows:

- Conduct intersection through and turning movement counts at each of the study locations during weekday AM, midday, PM, and Saturday peak periods for non-game day conditions, and on game days for the weekday PM pre-game period, and the weekend pre- and post-game periods. Automatic Traffic Recorder (ATR) machine counts will also be conducted for a full week and two weekends on local streets, and on highway and ramp segments. Field observations will be conducted to document traffic operations that will be used to calibrate subsequent level of service analyses to observed field conditions.
- Identify the peak hours for traffic analyses and prepare traffic volume maps for each peak hour.
- Inventory roadways and intersections for street and lane widths, lane use designations, posted parking regulations and parking maneuvers, signal phasing and timing, and other factors needed to calculate intersection capacities.
- Determine existing traffic conditions for intersections being analyzed using Highway Capacity Manual (HCM) procedures and Synchro 11 software, i.e., existing volume-to-capacity (v/c) ratios, average vehicle delays, and levels of service—for individual traffic movements and lane groups, overall approaches to the intersection. For analyses of the highway segments, PTV's Vissim microsimulation software will be utilized.
- Develop future No-Action traffic volumes using the annual background traffic growth rate cited in the *CEQR Technical Manual* and traffic expected to be generated by significant development projects expected to be operational near the Project Area by its analysis year.
- Identify any proposed changes to the street network expected to occur by the analysis year and incorporate intersection capacity or operational conditions attributable to those changes in consultation with NYCDOT.
- Determine future No-Action traffic conditions for the intersections being analyzed.
- Develop future With-Action traffic volumes by adding project-generated traffic assignments to the future No Action traffic volumes.
- Identify proposed changes to the street network expected to occur in conjunction with the Proposed Project and incorporate changed capacity or operational conditions into the With Action conditions analysis.
- Determine future With-Action traffic conditions for the intersections being analyzed and identify significant traffic impacts using criteria stipulated in the *CEQR Technical Manual*.
- If significant adverse impacts are identified, recommend and evaluate feasible and practical mitigation/traffic improvement measures needed to mitigate these impacts.

Pedestrians

The EIS will provide a detailed pedestrian analysis at intersections along key walking routes between the Development Site and subway stations, bus stops (i.e., the Mets-Willets Point Subway Station and nearby bus stops for local bus routes) and other potentially affected locations in the study area. The analysis will focus on sidewalks, corner areas and crosswalks where new pedestrian demand would be most concentrated in one or more peak hours. The following outlines the anticipated scope of work for the pedestrian analysis:

- Pedestrian counts will be conducted at intersection crosswalks, sidewalks, and corner reservoir areas during the peak periods as the traffic analysis. It is assumed that a total of ~~approximately 30~~38 pedestrian elements will need to be analyzed in existing, future No-Action, and future With-Action conditions;
- Establish the specific peak pedestrian hours to be analyzed and develop pedestrian volume maps;
- Determine existing pedestrian conditions for the intersections being analyzed using Highway Capacity Manual (HCM) procedures and in accordance with *CEQR Technical Manual* protocols;
- Develop future No-Action pedestrian volumes using the annual background traffic growth rate cited in the *CEQR Technical Manual* plus pedestrian traffic expected to be generated by significant development projects expected to be operational by the analysis year;
- Identify proposed changes to the street network expected to occur under No-Action conditions by the analysis year and incorporate resulting changed capacity or operational conditions;
- Develop future With-Action pedestrian volumes by adding project-generated pedestrian assignments to the future No Action pedestrian volumes;
- Identify proposed changes to the roadway network expected to occur in conjunction with the Proposed Project, such as revised access points to the public street network and incorporate changed capacity or operational conditions into the future With-Action pedestrian analyses as applicable;
- Identify significant adverse pedestrian impacts, based on changes to levels of service, using criteria stipulated in the *CEQR Technical Manual*;
- If significant adverse impacts are identified, recommend and evaluate feasible and practical mitigation/traffic improvement measures needed to mitigate these impacts.

Bicycles

The EIS will include a qualitative bicycle analysis focusing on the connectivity, circulation, and infrastructure improvements within the Development Site and its surrounding areas, taking into account connections to nearby bike facilities and other potentially affected locations in the study area. This qualitative analysis will assess existing and proposed bicycle facilities, such as bike lanes and shared paths, and evaluate the enhancements brought by the Proposed Project. The following outlines the anticipated scope of work for the bicycle analysis:

- Review existing bicycle facilities, infrastructure, and connectivity in the study area, with a focus on key routes connecting the Development Site to the surrounding neighborhoods and park facilities;

- Identify proposed changes and additions to the bicycle network expected to occur in conjunction with the Proposed Project, such as new connections to existing designated bike paths.
- Qualitatively assess the impact of the Proposed Project on existing bicycle facilities, connectivity, and circulation, including any potential conflicts or enhancements to the existing network.

Transit

Buses

Identify and describe the bus routes, bus stops, hours of operation, and frequency of service for the routes serving the Development Site, which include the Q48 bus route that operates along Roosevelt Avenue, and the Q19 and Q66 routes that operate along Northern Boulevard. If the *CEQR Technical Manual* thresholds for analysis are exceeded on any individual bus route (i.e., an increase of 50 or more bus passengers on a single bus line in one direction), further analysis of that route will be undertaken consistent with CEQR methodologies to determine the potential for significant adverse impacts.

Subways

- Identify and describe the subway routes and stations serving the development site (the Mets-Willets Point subway station on the No. 7 IRT Flushing Line), station access facilities, hours of operation, and frequency of service.
- Identify the volume of patrons using the Mets-Willets Point subway station, based on information obtained from MTA/New York City Transit, as well as line-haul ridership data.
- Conduct pedestrian counts at the Mets-Willets Point subway station turnstiles, passageways and vertical circulation elements and determine the station ~~fare controls~~ levels of service during the weekday AM and PM commuter periods, and during approximately three additional peak periods corresponding to a game day with a Mets game at Citi Field.
- Determine future No-Action and With-Action station volumes and utilization of the ~~fare control~~station elements, and whether there would be significant station impacts at the analysis locations under the With-Action conditions.
- If the CEQR thresholds for analysis are exceeded on any individual subway route (i.e., an increase of 200 or more passengers on a single subway line), a line haul analysis of that route will be undertaken consistent with CEQR methodologies to determine the potential for significant adverse impacts based on the changes to the subway line load levels. It is anticipated that the magnitude of development would likely require the analysis of subway-line haul levels on the No. 7 local and express lines during the weekday AM and PM peak hours.

It is anticipated that the EIS will require a detailed analysis of the Mets-Willets Point subway station on the No. 7 IRT Flushing Line, which serves the Development Site. It is assumed that subway station elements (stairways, ramps, and fare control areas) will need to be analyzed for approximately five peak periods (the weekday AM and PM commuter peak hours, plus three peak hours corresponding to a game day with a Mets game at Citi Field) in existing, future No-Action, and future With-Action conditions.

Long Island Rail Road (LIRR)

~~It is assumed that the Mets-Willets Point station on~~Based on available data, only a small proportion of overall trips originate from within the areas served by the Long Island Rail Road (LIRR) Port Washington ~~Branch would remain as a seasonal use, limited-service station, with service only being provided during events at Citi Field and while the US Open is being held at the USTA National Tennis Center. For this reason~~Line. As a result, it is ~~assumed~~expected that actual incremental ridership on the ~~amount of project generated~~ LIRR ~~trips on event days would not warrant enough demand~~due to ~~trigger~~the Proposed Project would be relatively low compared to the existing ridership. Accordingly, all rail transit trips were conservatively assigned to the ~~need for a detailed~~ No. 7 line. The EIS assumptions and analysis will be coordinated with MTA/NYCT, and their feedback and direction will be included as appropriate as part of the ~~LIRR station.~~ EIS.

Parking

Based on the trip generation rates and modal split estimates in the TDA memorandum, project-generated parking demand will be projected for each land use on an hourly basis for a weekday and a Saturday for existing, future No-Action, and future With-Action conditions. It is assumed that the EIS will require a detailed analysis of parking supply and utilization ~~of on-street and~~ at public off-street parking facilities within a quarter mile radius of the Development Site, including the Southfield Lot, which is used for both commuter parking and parking for Citi Field events as well as other parking lots that are used for parking during Citi Field events (Lots A-G, Stadium View East & West, Marina East & West) on a weekday and weekend day (without a Mets game at Citi Field) and on a weekday and weekend day (with a Mets game at Citi Field).

~~In addition to assessing effects that the project would have on parking supply and that project-generated parking demand would have on parking utilization, queuing analyses will be conducted for peak hours at the proposed entrances and exits of the project's parking facilities.~~

Safety

This section of the EIS will include a review of vehicular and pedestrian crash data for the most recent three-year period for which such data are available, and a summary of the number and severity of crashes by year for each of the traffic study area intersections. The analysis will determine whether any of the analysis intersections are considered high crash locations based on *CEQR Technical Manual* criteria and will also assess whether traffic generated by the Proposed Project would contribute materially to safety risks at such locations. The EIS will identify potential safety improvements, if warranted. At intersections where project-generated pedestrian trips would be anticipated to cross an uncontrolled crossing (i.e., an intersection without marked pedestrian crosswalks and traffic controllers), traffic control warrant analyses would be needed to identify appropriate traffic controls to facilitate safe pedestrian travel at these intersections.

The key site access roadways, Roosevelt Avenue and Northern Boulevard, are identified as Vision Zero Priority Corridors, and are therefore considered high-crash locations per the *CEQR Technical Manual*; potential safety improvements will need to be identified at analysis ~~intersection~~intersections along these corridors and at other high-crash locations.

Task 15: Air Quality

The potential effects from the Proposed Project mobile and stationary sources of air pollution on the surrounding sensitive land uses will be evaluated. Both mobile source and stationary source air quality analyses involve a multi-step process consisting of an initial screening, and then, if necessary, a detailed analysis.

Air Quality Protocol

The details of the modeling procedures for the Proposed Project will be described in the air quality protocol. The protocol will be submitted to the lead agency for review and comment. The air quality analysis will be conducted in accordance with the approved air quality protocol.

Air Quality Analyses

Stationary Source Analyses

HVAC and Hot-Water Systems

The Proposed Project would commit not to use fossil fuels for the heating~~/hot water~~, ventilation, and air conditioning (HVAC) or hot water systems; the Proposed Project would be all electric for the HVAC and hot water systems. Therefore, no local air quality stationary source impacts due to HVAC and hot water emissions would occur and no analysis is required.

Mobile Source Analysis

Microscale Intersection Analysis

Based on information from the traffic analysis, a mobile source screening to evaluate whether project-generated vehicle trips exceed applicable thresholds defined in the *CEQR Technical Manual* will be performed. Should the project-generated vehicle trips exceed CEQR thresholds, a detailed mobile source analysis will be conducted for up to ~~three (3)~~four intersections and/or highway links that exceed the screening criteria for both carbon monoxide (CO) and PM (particulate matter, PM_{10} and $PM_{2.5}$) pollutants using EPA's MOVES and AERMOD emissions and dispersion models. The intersections and/or highway links would be selected in consultation with the lead review agency. Adjacent highway links affected by the project-generated trips will be included as appropriate to account for change in the background sources due to the Proposed Project.

Parking Analysis

An analysis of impacts from the largest and most active of the proposed parking facilities will be conducted. It is assumed that the air quality impact of such "worst-case impact" parking would be higher than from any other parking facilities and therefore indicative of their impacts. The analysis will be conducted using the *CEQR Technical Manual* procedures for CO and PM.

Atypical Source Analysis: Grand Central Parkway and/or Whitestone Expressway

An air quality impact ~~will be assessed~~ from the Grand Central Parkway, Whitestone Expressway or their interchange on the Proposed Project buildings and elevated public open space will be assessed

should any of these uses would be located within 200 feet from any of these facilities. ~~This analysis will utilize the latest available version of the EPA's MOVES emission model and AERMOD dispersion model. The analysis will assess the impacts of highway traffic CO and PM emissions on the Proposed Project.~~

Industrial and Large/Major Source Analyses

Potential impacts onto the Proposed Project from existing facilities, as follows:

- Manufacturing/processing facilities. A preliminary screening will be conducted by examining nearby land uses and review permit files from the NYCDEP Bureau of Environmental Compliance (BEC) to identify manufacturing/ processing facilities within a 400-foot radius of the Development Site. A *CEQR Technical Manual* and/or refined analysis using the EPA's AERSCREEN and/or AERMOD model, as needed, will be conducted to account for impacts from such sources. Existing industrial sources in the surrounding area that would be demolished by the 2030 build year, as a result of No-Action projects, will not be analyzed.
- Large/major sources. A search will be conducted to identify any large and major sources within a 1,000-foot radius of the Development Site. A "large" source is a source with a State Facility Permit and "major" source is a source with a Title V permit. An initial search did not identify such facilities within a 1,000-feet radius of the Proposed Project. Should such sources be identified in the future, a detailed air quality analysis using AERMOD model will be conducted to assess their impact on the Proposed Project.

Task 16: Greenhouse Gas Emissions and Climate Change

Increased greenhouse gas (GHG) emissions are changing the global climate and are predicted to lead to wide-ranging effects on the environment, including rising sea levels, increases in temperature, and changes in precipitation levels. Although this is occurring on a global scale, the environmental effects of climate change are also likely to be felt at the local level. The Proposed Project exceeds the 350,000-square-foot threshold for greenhouse gas emissions assessment in the *CEQR Technical Manual*. Therefore, GHG emissions generated by project operations and project-related mobile sources will be quantified, and an assessment of the project's energy consumption (using Table 15-1 of the *CEQR Technical Manual*) and consistency with the City's established GHG reduction goal will be performed as part of the EIS. Based on factors provided in Table 15-1 of the *CEQR Technical Manual,* the Proposed Project is expected to consume approximately ~~787,548,300~~793,815,800 Mbtu. GHG emissions from construction will be assessed qualitatively. The chapter will discuss construction mitigation measures that reduce GHG emissions. Climate change resilience will be addressed as part of **Task 2: Land Use, Zoning and Public Policy** through an analysis of the proposed project's consistency with Policy 6.2 of the City's Waterfront Revitalization Program.

Task 17: Noise

Per the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Mobile sources include vehicular traffic; stationary sources include playgrounds, rooftop equipment, such as emergency generators, cooling towers, and other mechanical equipment.

The noise analysis will consist of several components, as described below.

Mobile Source ~~Screening~~

*Vehicular Noise **Screening***

A mobile source noise screening assessment will be conducted to determine if there is the potential for vehicular traffic generated by the Proposed Project to result in a significant noise impact. Noise passenger car equivalent (PCE) values will be calculated for the existing, No-Action, and With-Action conditions at selected intersections based on the Transportation analysis described above. The analysis will follow the requirements of Section 332.1 of the *CEQR Technical Manual*.

If the mobile source screening determines that existing noise PCE values would be increased by 100 percent or more due to the proposed project (which is equivalent to an increase of 3 dB[A] or more), a detailed analysis will be undertaken using the Federal Highway Administration's Traffic Noise Model or Cadna-A noise prediction software. The model results would be used to evaluate the potential for noise impacts and to analyze noise mitigation measures as appropriate.

Detailed Modeling

Along Shea Road between Roosevelt Avenue and Seaver Way, the Proposed Project would result in new changes in the roadway and street geometry for roadways that currently carry very low traffic volumes. Following the procedures of Section 332.1 in the *CEQR Technical Manual*, the Federal Highway Administration's Traffic Noise Model or CadnaA noise prediction software will be used to estimate the noise levels at the new sensitive receptors.

Aircraft Noise

With the Proposed Project, no sensitive receptors are proposed within the 65 db(A) DNL[16] contour of the LaGuardia Airport. A screening analysis will be included to demonstrate that aircraft noise is not a significant noise source for the Proposed Project.

Ambient Noise Monitoring (Existing Conditions)

Noise measurements will be taken at representative locations to characterize existing noise conditions in the study area. This will include locations representative of the new receptors that would be introduced by the Proposed Project and locations representative of receptors where the vehicle trips generated by the Proposed Project would have the greatest potential to significantly increase ambient sound levels. In accordance with the *CEQR Technical Manual*, ambient noise measurements will be conducted for 20 minutes for the area where the roadway noise is the predominant noise source and 24-hour continuous for the area where the train noise is dominant. In conjunction with the transportation analysis, noise monitoring will be conducted during the weekday morning, midday and afternoon and Saturday ~~and Sunday midday/~~afternoon peak periods for nongame days and the weekday and Saturday afternoon for game day. Spot traffic counts will be conducted during the sound measurements to allow the prediction of sound levels associated with the existing, No-Action, and With-Action traffic conditions analyzed in the transportation analysis.

[16] DNL is the annual average day-night average sound level

Stationary Source ~~Screening~~

The Proposed Project may introduce stationary source noise generators, such as a central plant for infrastructure or ventilation equipment, truck loading docks, or other similar types of sources. A qualitative assessment will be conducted to identify the types of stationary sources that would be introduced by the Proposed Project, their general proximity to sensitive receptors, and the potential for noise impact. If specific stationary sources such as mechanical equipment are found to have the potential to cause noise impacts, a quantitative stationary source analysis will be conducted.

Other stationary sources need to be analyzed are ~~crowd~~stadium noise, as related to active recreation fields or spectator events, and noise from amplification systems. If the Proposed Project would introduce a stationary source (e.g., active recreation fields or spectator events), a detailed noise analysis would be performed using proper methodologies as indicated in *CEQR Technical Manual*.

Building Attenuation Analysis

Building sound attenuation requirements will be evaluated to maintain acceptable interior noise conditions based on the ambient noise monitoring and impact assessment results. A summary table and a figure of window-wall attenuation requirements will be developed for each building location within the Development Site in accordance with CEQR acceptable interior noise level requirements. As warranted, requirements will be established as part of the Proposed Actions to ensure that appropriate measures are implemented to achieve the identified attenuation requirements.

Task 18: Public Health

According to the *CEQR Technical Manual*, public health is the organized effort of society to protect and improve the health and well-being of the population through monitoring; assessment and surveillance; health promotion; prevention of disease, injury, disorder, disability and premature death; and reducing inequalities in health status. The goal of CEQR with respect to public health is to determine whether adverse impacts on public health may occur as a result of a proposed project, and if so, to identify measures to mitigate such effects. 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. For the Proposed Project, a preliminary public health assessment will be conducted that will consist of a summary of the project's potential to result in unmitigated significant adverse impacts in the areas of air quality, water quality, hazardous materials, and noise. If unmitigated significant adverse impacts are identified in any of these technical areas and the lead agency determines that a public health assessment is warranted, a detailed analysis will be provided for the specific technical area or areas. In addition, a discussion of problem gambling will be included in this section.

Task 19: Neighborhood Character

The character of a neighborhood is the result of a combination of various contributing elements, including land use patterns, the scale of its development, the design of its buildings, the presence of notable landmarks, and a variety of other physical features that include traffic and pedestrian patterns and noise. This chapter of the EIS will use information from other EIS chapters to assess whether any identified significant adverse impacts in the areas of land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual

resources; shadows; transportation; or noise would have the potential to affect neighborhood character.

Based on an evaluation of the proposed project's impacts, an assessment of neighborhood character will be prepared following *CEQR Technical Manual* methodologies. This analysis will consist of describing the predominant factors that contribute to defining the character of the neighborhood within the study area for **Task 2: Land Use, Zoning and Public Policy**, summarizing changes in the character of the neighborhood that can be expected in the future No-Action condition, and evaluating the Proposed Project's potential to affect the defining features of the neighborhood. If it is determined that the potential exists for the project to affect such features, a detailed assessment would be conducted. This assessment would involve gathering information through field visits, photographs, and other methods and predicting how the project would affect the key elements that define the study area's character.

Task 20: Construction

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. The EIS will present the overall construction duration for the Proposed Project to determine the peak period for each phase of construction and provide information on the entities with governmental oversight for various aspects of construction. Information on how New York City regulates construction hours will be included in this chapter. Due to the size of the development, the introduction of multiple buildings, and the length of the construction period (i.e., over two years), a detailed construction analysis will be required. Quantitative assessments will be prepared for transportation, air quality, and noise, as described below. Consistent with CEQR, the analysis will also assess the potential for construction-related activities to affect land use, neighborhood character, open space, historic and cultural resources, and hazardous materials.

Transportation

The construction transportation analysis assesses the potential for construction activities to result in significant adverse effects to traffic, transit (e.g., subway and bus), pedestrian elements (i.e., sidewalks, corners, and crosswalks), and parking conditions. The first step of the transportation assessment will be to develop the volume of traffic during peak hours that would be generated during the peak quarter (i.e., three-month period) of construction activity. This would include both construction worker trips made by auto and the volume of delivery trucks to and from the construction sites.

Once construction period trips are quantified, they will be assigned to the roadway network, and an assessment of their effects on the roadway network will be prepared. If the applicable CEQR threshold levels are exceeded, a quantitative analysis of traffic conditions will be conducted. The Construction Traffic section will also describe whether curb parking lane closures or sidewalk closures are expected and estimate the number of construction workers likely to drive to the construction sites, the number of parking spaces needed, and the availability of on-site parking to accommodate the construction parking demand.

As stated above, construction period parking will be discussed in the DEIS.

Air Quality

The construction air quality section will evaluate impacts from on-site construction emissions and off-site mobile source emissions resulting from construction equipment, worker vehicles, delivery trucks, and fugitive dust.

Construction Air Quality Protocol

Construction air quality analysis procedures will be summarized in a construction air quality protocol, which will be reviewed by the lead agency. This protocol will include the emission intensity analysis as described below. The construction air quality analysis will be conducted using the approach approved by the lead agency.

Emission Intensity Analysis

An emission intensity analysis for on-site construction of the Proposed Project will be conducted. Information about construction logistics, schedule, equipment, and deliveries as well as fugitive dust emissions will be obtained in order to estimate daily average $PM_{2.5}$ emissions for each month for the entire duration of construction by phase. This emission intensity analysis will be used to determine the construction phase and period (month and year) with the highest potential for air quality impacts. Based on the results of the emission intensity analysis and the locations of the closest sensitive receptors (including existing, no-build, and Proposed Project buildings), a detailed dispersion analysis of construction sources, as described below, ~~may~~will be undertaken following the methodology identified in Chapter 17, Section 321 of the *CEQR Technical Manual* if it is determined to be warranted through consultation with the lead agency.

Detailed Dispersion Analysis

Air quality concentrations (CO, PM_{10}, $PM_{2.5}$, and NO_2) due to construction activities at the Development Site will be predicted for each analysis receptor for the representative worst-case construction phase. Air pollutant sources include combustion exhaust associated with non-road construction equipment engines, trucks operating on-site, construction-generated traffic on local roadways, and onsite activities that generate fugitive dust (e.g., excavation, demolition~~)~~, material transfer). Best management practices (BMPs) and best available technologies (BATs) for emission control, that would be implemented by the Proposed Project to reduce air pollutant emissions associated with the project's construction activities, will be described and evaluated. The potential for significant impacts will be determined by comparing predicted total concentrations to the NAAQS or applicable CEQR *de minimis* thresholds. Based on the results, possible mitigation strategies, including BMPs and BATs for emission control will be evaluated and described to reduce air pollutant emissions associated with the project's construction activities.

Off-Site Mobile Source Analysis

A CEQR mobile source screening analysis will be conducted to determine a need for the off-site microscale intersection analysis under construction. If such analysis is needed, a detailed microscale analysis using the EPA MOVES and AERMOD emissions and dispersion models will be completed.

Noise

~~***Qualitative Assessment***~~

Screening Analysis

Based on the Proposed Project's construction scenario and phasing, the type of equipment and construction methods to be used, the number of construction vehicle trips and the proximity of noise and vibration-sensitive receptors, a ~~qualitative assessment~~screening analysis of the potential for elevated noise levels during each phase of construction will be developed, incorporating noise and vibration avoidance measures that are typically implemented to reduce the potential for adverse effects. If warranted by the ~~qualitative~~screening analysis, a ~~quantitative~~detailed assessment will be performed. As described in Section 310 of the *CEQR Technical Manual,* the determination ~~whether it is sufficient to conduct a qualitative analysis or whether a quantitative~~of whether a detailed analysis is required cannot be made based solely on the duration of the construction period, and should take into account such factors as the location of the project site in relation to existing residential uses or other sensitive receptors, the intensity of the construction activity, and the extent to which the Proposed Project incorporates commitments to appropriate noise control measures.

~~***Quantitative***~~***Detailed Assessment***

Estimates will be made of construction noise from on-site stationary construction equipment and construction-related vehicles, including worker trips and material handling trips on adjacent roadways. Ambient sound monitoring would be conducted during the early morning period (6-7 AM) when there is the greatest potential for increases in noise due to ~~mobile~~ construction mobile sources. If necessary, the Cadna-A model will be used to calculate the existing noise level at receptors**.**

Stationary and mobile construction noise levels would be predicted at nearby sensitive receptors and at the Development Site itself, including existing buildings that will continue to operate during construction, and new noise-sensitive uses that would be introduced before/during construction. Cadna-A sound prediction software, which accounts for the type of equipment used, the usage factors, and distances from source to receptor and acoustic shielding from intervening buildings, would be used for the analysis. Construction noise from stationary sources would be evaluated according to requirements outlined in the New York City Noise Control Code. Construction noise mitigation recommendations would be developed, as needed, in accordance with CEQR and New York City Noise Control Code requirements.

Construction vibration has the potential to result in damage to adjacent structures, cause annoyance to people in nearby buildings, and/or affect vibration-sensitive equipment and operations in hospital buildings. If required, a construction vibration assessment would be conducted based on typical construction equipment that can generate vibration (i.e., pile driving, demolition, jack hammers, etc.) and prediction methods outlined in the Federal Transit Administration guidance manual. A construction vibration analysis is usually warranted if construction activities are expected to generate significant vibration within 90 feet of buildings.

Task 21: Mitigation

If significant adverse project impacts are identified, measures to mitigate those impacts will be described where feasible. These measures will be developed and coordinated with the responsible

City/State agencies as necessary. In the event that one or more significant adverse impacts cannot be mitigated, the reason that mitigation is not practicable will be discussed and these impacts will be described as unavoidable adverse impacts.

Task 22: Alternatives

SEQRA requires that alternatives to the proposed project be identified and evaluated in an EIS so that the decision-maker may consider whether alternatives exist that would minimize or avoid adverse environmental effects while achieving the goals and objectives of the proposed project. The selection of alternatives to a proposed project is determined by taking into account the nature of the specific project, its stated purpose and need, potential impacts, and the feasibility of potential alternatives. Consistent with SEQRA, a No-Action Alternative will be considered. In addition, if any significant adverse impacts are identified, a No Unmitigated Significant Adverse Impact Alternative will be considered, which includes an assessment of a project that would result in no unmitigated impacts. Additional alternatives to the proposed action ~~may also~~ that will be considered include the Phoenix Meadows Alternative and the Proposed Project with Passerelle Bridge Reconstruction Alternative~~once the Proposed Project's impacts has been identified~~. The alternatives analysis will be qualitative, except where significant adverse impacts have been identified for the Proposed Project.

Task 23: EIS Summary Chapters

In accordance with CEQR guidelines, the EIS will include the following summary chapters, where appropriate to the Proposed Action:

- **Executive Summary**: The executive summary will use relevant material from the body of the EIS to describe the proposed action, its environmental impacts, measures to mitigate those impacts, and alternatives to the proposed action. As described in the *CEQR Technical Manual,* it will contain:
  - A brief project description;
  - A summary and list of each action;
  - The analysis areas examined in the EIS; and
  - The analysis areas eliminated in the EIS for further study, and the reasons why.
  - A summary of the significant adverse impacts, if any;
  - A summary of the mitigation measures, if any, to reduce or eliminate any significant adverse impacts;
  - Any important trade-offs identified in the other summary chapters;
  - A summary of the unavoidable adverse impacts, if any;
  - A short discussion of alternatives;
- **Unavoidable Adverse Impacts**: This chapter will summarize any significant adverse impacts that are unavoidable if the proposed action is implemented regardless of the mitigation employed (or if mitigation is not feasible).
- **Growth-Inducing Aspects of the Proposed Action**: This chapter will summarize the "secondary" impacts of a proposed action that trigger further development.

› **Irreversible and Irretrievable Commitments of Resources:** This chapter will summarize the proposed actions and its impacts in terms of the loss of environmental resources (use of fossil fuels and materials for construction, etc.), both in the immediate future and in the long term.

Appendix A: No-Build Projects

Table A-1 Projects Planned in the Study Area by 2030

Map No.	Project	Build Year	Description
1	Willets Point Phase 1	2026	~~892,635~~875,000 sf residential (1,100 units, all affordable, 220 senior), ~~23,756~~24,000 sf retail, ~~3,159~~6,000 sf community facility, 128,000 sf/ 650-seat public school, 0.87 acres of publicly accessible open space
2	Willets Point Phase 2	2027	1,400 units, 60,000 sf of retail, ~~215~~145,000 sf/ 250 room hotel, 500,000 sf/25,000 seat soccer stadium, 2.77 acres of publicly accessible open space
3	SFWD Proposed Development Site 1 (Block 4963/Lots 7, 8, 9)	2025	458,604 gsf residential (546 units), 168,989 gsf retail, 146,100 gsf hotel (353 rooms), 180,835 gsf office, 4,300 gsf community facility, 510 parking spaces, 42,869 sf (0.98 acres) waterfront access
4	SFWD Proposed Development Site 2 (Block 4963/Lot 65)	2028	398,646 gsf residential (368 units), 54,304 gsf retail, 350,873 gsf hotel (301 rooms), 13,505 gsf community facility, 318 parking spaces, 34,810 sf (0.79 acres) waterfront access
5	Porpoise Bridge (Tidal Gate Bridge)	2026	NYCDDC rehabilitation of bridge structure and replacement of existing floodgates
6	Passerelle Bridge Reconstruction	2029	NYC Parks relocation of the Passerelle Bridge within Flushing Meadows Corona Park, east of the existing alignment or within the existing alignment, to be determined
7	Flushing Bay Promenade—Candela Structures/Boat Basin Place Intersections	2026	NYC Parks improvements to Candela structures and Flushing Bay Promenade intersections at Boat Basin Place
8	134-03 35th Avenue / 33-71 Prince Street (Block 4949/Lot 46)	2025	16-story, 349,426 sf mixed-use development: 120 dwelling units, 14,182 sf retail, 208 hotel rooms, 17,388 sf community facility space, 196 parking spaces
9	135-01 35th Avenue (Block 4950/Lot 1)	2027	9-story building; 93 dwelling units (27 affordable), 52 parking spaces
10	134-16 35th Ave (Block 4958/Lot 120)	2025	12-story, 59,796 sf development with 50 residential units
11	RKO Theatre, 135-27 Northern Blvd (Block 4958/Lot 38)	2028	Adaptive reuse of existing theater and 16-story addition. 280,810 sf residential (269 units), 15,857 sf community facility, 17,460 sf commercial, 214 parking spaces (cellar and subcellar level)
12	132-03 41st Road (Block 5039/ Lot 1)	2025	6-story mixed-use building w 6,923 sf residential (8 units) and 2,289 sf community facility
13	36-04 Bud Place (Block 4968/Lot 22)	2030	Two 8-story buildings w/235 residential units (60 affordable), 64,000 sf retail, 164 parking spaces

Table A-1 Projects Planned in the Study Area by 2030

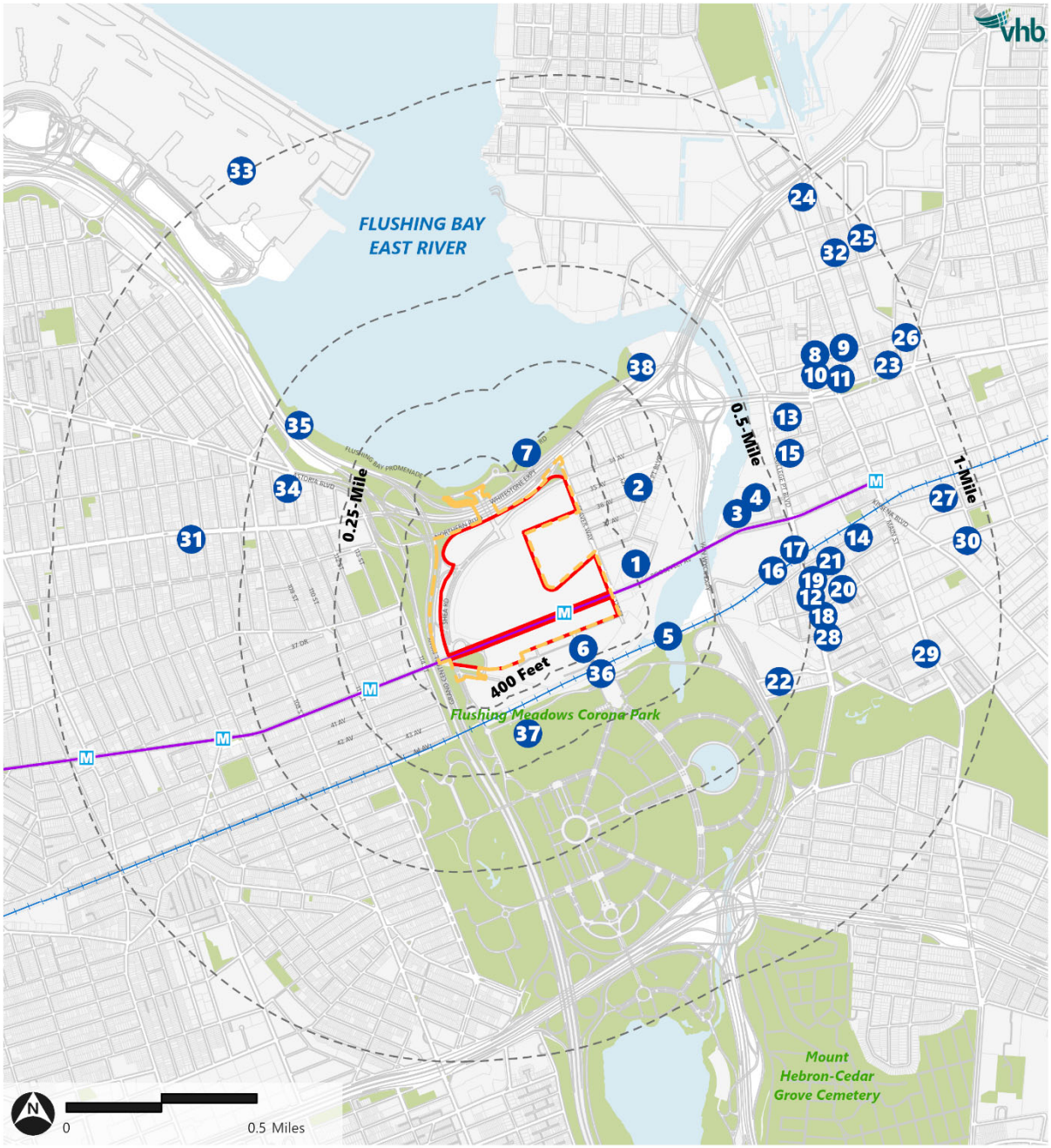
Map No.	Project	Build Year	Description
14	133-20 41st Avenue (Block 5041/Lot 8)	2027	7-story, 28,064 sf house of worship
15	133-25 37th Avenue (Block 4970/Lot 11)	2027	307,030 sf, 16-story development with 150 residential units, 202 hotel rooms, 25,000 sf retail, 500 sf community facility, 290 parking spaces
16	131-28 40th Road (Block 5060/Lot 53)	2027	57,705 sf, 12-story development with 19 residential units, 136 hotel rooms, 550 sf community facility
17	131-78 40th Road (Block 5060/Lot 38)	2027	9-story, 21,111 sf development with 32 residential units, 11,500 sf retail, 741 sf community facility
18	132-22 41st Road (Block 5040/Lot 18)	2027	6-story, 10,275 sf development with 10 residential units, 2,792 sf community facility
19	132-21 41st Road (Block 5049/Lot 58)	2027	7-story, 10,586 sf community facility development
20	132-51 41st Road (Block 5039/Lot 40)	2027	6-story, 13,452 sf development with 10 residential units, 4,224 sf of community facility
21	132-55 41st Road (Block 5039/Lot 38)	2027	5-story, 13,175 sf development with 9 residential units, 9,402 sf of community facility
22	131-19 Fowler Avenue (Block 5076/Lot 29)	2027	8-story, 29,548 sf development with 30 residential units
23	35-32 Leavitt Street /137-45 Northern Boulevard (Block 4960/Lot 29)	2025	13-story, 231,083 sf mixed-use development: 48,420 sf residential (48 units), 9,600 sf commercial retail, 98,200 sf hotel (249 rooms), 2,580 sf community facility, 82 parking spaces
24	Whitestone Lanes, 30-05 Farrington Street (Block 4370/Lot 15)	2027	10-story building w 377,000 sf residential (361 units, 73 affordable) and 155 parking spaces
25	31-35 137th Street (Block 4410/Lot 7)	2027	75,443 sf, 9-story development with 51 residential units, 17,000 sf community facility
26	35-10 Union Street (Block 4961/Lot 17)	2027	7-story, 40,175 sf development with 44 residential units, 8,133 sf community facility
27	136-80 41st Avenue (Block 5044/Lot 44)	2027	8-story, 62,771 sf development with 44 residential units, 8,796 sf community facility, 22 parking spaces
28	44-15 College Point Boulevard (Block 5102/Lot 1)	2027	7-story, 54,645 sf development with 42 residential units, 9,116 sf community facility, 21 parking spaces
29	42-80 Main Street (Block 5124/Lot 30)	2027	7-story, 71,700 sf development with 39 residential units, 11,270 sf retail (supermarket), 11,775 sf community facility, 107 parking spaces
30	140-46 Sanford Avenue (Block 5180/Lot 38)	2027	8-story, 27,653 sf development with 34 residential units, 4,815 sf community facility, 6 parking spaces

Table A-1 Projects Planned in the Study Area by 2030

Map No.	Project	Build Year	Description
31	104-10 Northern Boulevard (Block 1719/Lot 4)	2027	7-story, 22,653 sf development with 30 residential units, 11,552 sf community facility (supportive housing)
32	31-34 137th Street (Block 4409/Lot 45)	2027	6-story, 12,393 sf development with 10 residential units, 2,238 sf community facility
33	LaGuardia Airport: East Side Reconfiguration	2026	Demolition of existing Terminals C and D and construction of a new consolidated single Terminal C headhouse with four concourses and 37 gates. Includes roadway improvements and expansion of the East Garage
34	32-14 111th Street	2030	7-story, 121,405 sf development with 65 residential units, and 54 parking spaces
35	World's Fair Marina Pier 1	2026	NYC Parks to reconstruct pier
36	Mets-Willets Station	No Date	LIRR to reconstruct station starting in 2026
37	Hall of Science Parking Improvements	2023	Improvements include the reconfiguration of the existing parking lot, including closing the existing parking lot entrance and creating a new entrance via a new curb cut on 111th Street, and creating a new dedicated route from within the parking lot to the Grand Central Parkway
38	DOT Harper Street	No Date	Harper Street Asphalt Plant and Harper Street Administration Building

Sources: Willets Point Phase II Development Project ~~Draft~~Final Second Supplemental Environmental Impact Statement (~~SSEIS~~FSSEIS), Air Train DEIS, Special Flushing Waterfront District EAS, Queens DCP, DOB Active Major Construction database, YIMBY.com, NYC Parks, NYCDOT

Figure A-1 No-Build Projects



Appendix B: Response to Comments on the Draft Scope of Work

Queens Future

Response to Comments on the Draft Scope of Work

PREPARED FOR

Office of the Deputy Mayor for Housing, Economic Development and Workforce

CEQR #23DME006Q

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September /20/2024

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Introduction

This document summarizes and responds to substantive comments on the Draft Scope of Work (DSOW) for Queens Future, published on November 8, 2023.

City Environmental Quality Review (CEQR) requires a public scoping meeting as part of the environmental review process. Oral and written comments were received during the virtual public meeting held by the Office of the Deputy Mayor for Housing, Economic Development and Workforce (ODMHEDW) on December 21, 2023. Written comments were accepted from issuance of the DSOW through the close of the public comment period, which ended at 5:00 PM on January 12, 2024. **Appendix A** contains the written comments received on the DSOW.

Section 2 lists the elected officials, organizations, and individuals that provided relevant comments on the DSOW. **Section 3** contains a summary of these relevant comments and a response to each. These summaries convey the substance of the comments made, but do not necessarily quote the comments verbatim. Comments are organized by subject matter and generally parallel the chapter structure of the DSOW. Where more than one commenter expressed similar views, those comments have been grouped and addressed together.

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List of Elected Officials, Organizations, and Individuals who Commented on the DSOW

Community Board

1. Ken Cohen, Member, Queens Community Board 8, Co-President of NAACP Queens Branch, and member of Electricians Union, spoken testimony delivered December 21, 2023 (Cohen_0001)
2. Michael De Valera, Member, Queens Community Board 3, spoken testimony delivered December 21, 2023 (De Valera_0002)
3. Cody Herrmann, Member, Queens Community Board 7, spoken testimony delivered December 21, 2023 and written statement dated January 12, 2024 (Herrmann_0003)
4. Simon Pelman, Member, Queens Community Board 8, spoken testimony delivered December 21, 2023 (Pelman_0004)
5. Tammy Rose, Member, Queens Community Board 3, spoken testimony delivered December 21, 2023 (Rose_0005)
6. Thomas Henry Shanel, Member, Community Board 8, written testimony delivered December 21, 2023 (Shanel_0006)

Organizations and Interested Public

7. Kira Aiello, written statement dated January 11, 2024 (Aiello_0007)
8. Tony Alarcon, spoken testimony delivered December 21, 2023 (Alarcon_0008)
9. Amanda Arroyo, written statement dated January 12, 2024 (Arroyo_0009)

10. Helen Arteaga, Elmhurst Hospital, spoken testimony delivered December 21, 2023 (Arteaga_0010)
11. Margaret Balletta, written statement dated January 10, 2024 (Balletta_0011)
12. John Bedoya, written statement dated December 22, 2023 (Bedoya_0012)
13. Gretchen Begley, written statement dated January 12, 2024 (Begley_0013)
14. Maya Bishop, written statement dated January 10, 2024 (Bishop_0014)
15. Mary Blieka, written statement dated January 12, 2024 (Blieka_0015)
16. Bill Bruno, written statement dated January 12, 2024 (Bruno_0016)
17. Carolina Bustamente, spoken testimony delivered December 21, 2023 (Bustamente_0017)
18. Olivia Chen, written statement dated January 9, 2024 (Chen_0018)
19. Ryan Chen, written statement dated January 12, 2024 (Chen_0019)
20. Isabel Ching, Hamilton Madison House, spoken testimony delivered December 21, 2023 (Ching_0020)
21. Costa Constantinides, Variety Boys and Girls Club, spoken testimony delivered December 21, 2023 (Constantinides_0021)
22. Karen Craddock, written statement dated January 11, 2024 (Craddock_0022)
23. Tsomo Dasel, written statement dated January 12, 2024 (Dasel_0023)
24. Joseph Datko, written statement dated January 2, 2024 (Datko_0024)
25. Alexandra de Luise, written statement dated January 12, 2024 (de Luise_0025)
26. Kimberly Deangelis, written statement dated January 9, 2024 (Deangelis_0026)
27. Michelle DeMott, Samaritan Daytop Village, spoken testimony delivered December 21, 2023 (DeMott_0027)
28. Matthew Dineen, written statement dated January 11, 2024 (Dineen_0028)
29. Robert Dorsky, spoken testimony delivered December 21, 2023 (Dorsky_0029)
30. Timothy Eaton, written statement dated January 12, 2024 (Eaton_0030)
31. Joshua Elguera, written statement dated January 9, 2024 (Elguera_0031)
32. Keith Felsenfeld, spoken testimony delivered December 21, 2023 (Felsenfeld_0032)
33. Jarvis Fernandez, Fern Hospital Group, spoken testimony delivered December 21, 2023, and written statement dated December 20, 2023 (Fernandez_0033)
34. Maria Fierro, Neighborhood Housing, spoken testimony delivered December 21, 2023 (Fierro_0034)
35. Donovan Finn, spoken testimony delivered December 21, 2023 (Finn_0035)
36. Amanda Fitzpatrick, written statement dated January 12, 2024 (Fitzpatrick_0036)
37. Margaret Flanagan, written statement dated January 12, 2024 (Flanagan_0037)
38. Larry Gallegos, spoken testimony delivered December 21, 2023 (Gallegos_0038)
39. Yoselin Genao Estrella, Neighborhood Housing Services of Queens, spoken testimony delivered December 21, 2023 (Genao Estrella_0039)
40. FED UP Coalition, written statement dated January 12, 2024 (FED UP_0024)
41. Ryan Graham, spoken testimony delivered December 21, 2023 (Graham_0041)

42. Thomas Grech, Queens Chamber of Commerce, spoken testimony delivered December 21, 2023 (Grech_0042)
43. Elizabeth Guzman, written statement dated January 12, 2024 (Guzman_0043)
44. Ron He, spoken testimony delivered December 21, 2023 (He_0044)
45. Rabbi Abraham Hecht, spoken testimony delivered December 21, 2023 (Hecht_0045)
46. Chanel Hernandez, written statement dated January 12, 2024 (Hernandez_0046)
47. Cheri Herrmann, written statement dated January 12, 2024 (Herrmann_0047)
48. Alexandra Herzan, written statement dated January 11, 2024 (Herzan_0048)
49. Furhana Husani, spoken testimony delivered December 21, 2023 and written statement dated January 12, 2024 (Husani_0049)
50. Leslie Hutchings, written statement dated January 12, 2024 (Hutchings_0050)
51. Robinson Iglesias, spoken testimony delivered December 21, 2023 (Iglesias_0051)
52. Michelle Johnson, Empire Dragons NYC, written statement dated January 12, 2024 (Empire Dragons NYC_0052)
53. Nicole Labades, spoken testimony delivered December 21, 2023 (Labades_0053)
54. Joe Lam, spoken testimony delivered December 21, 2023 (Lam_0054)
55. Carolyn Lau, written statement dated January 12, 2024 (Lau_0055)
56. Hyun Lee, Korean American Association of Queens, written statement dated January 8, 2024 (Lee_0056)
57. J. Lee, written statement dated January 10, 2024 (Lee_0057)
58. Todd Leong, written statement dated January 12, 2024 (Leong_0058)
59. Huanjie Li, spoken testimony delivered December 21, 2023 (Li_0059)
60. Huanjie Li, MinKwon Center for Community Action, written statement dated January 12, 2024 (MinKwon Center_0060)
61. Shangtong Li, written statement dated January 12, 2024 (Li_0061)
62. Karen Lichtig, written statement dated January 12, 2024 (Lichtig_0062)
63. Erika Lim, written statement dated January 12, 2024 (Lim_0063)
64. Karen Lim, written statement dated January 12, 2024 (Lim_0064.)
65. Gary Lin, written statement dated January 12, 2024 (Lin_0065)
66. Sunny Liu, spoken testimony delivered December 21, 2023 (Liu_0066)
67. Robert LoScalza, written statement dated January 12, 2024 (LoScalza_0067)
68. Henry Lough, spoken testimony delivered December 21, 2023 (Lough_0068)
69. Edward Lucano, written statement dated January 11, 2024 (Lucano_0069)
70. Zeke Luger, spoken testimony delivered December 21, 2023 and written statement dated January 12, 2024 (Luger_0070)
71. Bernadette Lynch, written statement dated January 11, 2024 (Lynch_0071)
72. Matt Malina, written statement dated January 11, 2024 (Malina_0072)
73. Sandra Mandell, spoken testimony delivered December 21, 2023 (Mandell_0073)
74. Misael Martinez, written statement dated January 12, 2024 (Martinez_0074)

75. Norris Matherson, written statement dated January 11, 2024 (Matherson_0075)
76. Dirk McCall, Sunnyside Shines BID, spoken testimony delivered December 21, 2023 (McCall_0076)
77. Frankie Miranda, Hispanic Federation, spoken testimony delivered December 21, 2023 (Miranda_0077)
78. Margaret Mulligan, written statement dated January 12, 2024 (Mulligan_0078)
79. Davaughn Mushaw Evans, spoken testimony delivered December 21, 2023 (Mushaw Evans_0079)
80. Lily Nack, written statement dated January 12, 2024 (Nack_0080)
81. Linda Ng, written statement dated January 12, 2024 (Ng_0081)
82. Michael Nussbaum, Queens Jewish Community Council, spoken testimony delivered December 21, 2023 (Nussbaum_0082)
83. Jamie Ong, written statement dated January 12, 2024 (Ong_0083)
84. Janai Pellot, written statement dated January 9, 2024 (Pellot_0084)
85. Julian Phillips, written statement dated January 12, 2024 (Phillips_0085)
86. Leo Poon, written statement dated January 9, 2024 (Poon_0086)
87. Rebecca Pryor, spoken testimony delivered December 21, 2023 (Pryor_0087)
88. Jessica Rich, written statement dated January 12, 2024 (Rich_0088)
89. Katherine Rochmat, written statement dated January 12, 2024 (Rochmat_0089)
90. Marissa Saengsuwan, spoken testimony delivered December 21, 2023 (Saengsuwan_0090)
91. Claudia Schellenberg, written statement dated January 9, 2024 (Schellenberg_0091)
92. Patrice Sealy, spokeden testimony delivered December 21, 2023 (Sealy_0092)
93. Varda Shamban, written statement dated January 11, 2024 (Shamban_0093)
94. Pashupati Shrestha, written statement dated December 21, 2023 (Shrestha_0094)
95. Jackie Smiley, spoken testimony delivered December 21, 2023 (Smiley_0095)
96. Jill Solan, written statement dated January 11, 2024 (Solan_0096)
97. Natalia Solano, written statement dated January 12, 2024 (Solano_0097)
98. Dudley Stewart, spoken testimony delivered December 21, 2023 (Stewart_0098)
99. Les Sugai, written statement dated January 12, 2024 (Sugai_0099)
100. Megan Taylor, written statement dated January 11, 2024 (Taylor_0100)
101. Jose Tejada, Dominican American Center of Queens, spoken testimony delivered December 21, 2023 (Tejada_0101)
102. Ted Teng, Taiwanese Chamber of Queens, spoken testimony delivered December 21, 2023 (Teng_0102)
103. Richard Thornhill, written statement dated January 12, 2024 (Thornhill_0103)
104. Joyce Timberlake, written statement dated January 12, 2024 (Timberlake_0104)
105. Mai Tran, written statement dated January 9, 2024 (Tran_0105)
106. Mary Vaccaro, United Federation of Teachers, spoken testimony delivered December 21, 2023 (Vaccaro_0106)

107. Alex Vithoulkas, spoken testimony delivered December 21, 2023 (Vithoulkas_0107)
108. Risa Wallberg, written statement dated January 11, 2024 (Wallberg_0108)
109. Henry Wan, Hong Kong Dragon Boat Festival, written statement dated December 20, 2023 (Wan_0109)
110. Peter Whang, spoken testimony delivered December 21, 2023 (Whang_0110)
111. Carmel Wilson, written testimony dated January 12, 2024 (Wilson_0111)
112. Tiffany Wu, written statement dated January 12, 2024 (Wu_0112)
113. Neisa Yin, written statement dated January 12, 2024 (Yin_0113)
114. Patrick Young, spoken testimony delivered December 21, 2023 (Young_0114)
115. Lan Yu, written statement dated January 12, 2024 (Yu_0115)
116. Larry Zogby, spoken testimony dated December 21, 2023 (Zogby_0116)
117. Reynaldo Carvajal, written statement dated January 11, 2024 (Carvajal_0117)[1]
118. Neil Dong, written statement dated January 9, 2024 (Dong_0118)[2]
119. Giancarlo Franco, written statement dated January 9, 2024 (Franco_0119)[3]
120. Jun Jiang, written statement dated January 9, 2024 (Jiang_0120)[4]
121. Jasper Tan, written statement dated January 10, 2024 (Tan_0121)[5]
122. Luisa Torres, written statement dated January 12, 2024 (Torres_0122)[6]
123. Henry Wu, written statement dated January 9, 2024 (Wu_0123)[7]

[1] The original comment was translated from Spanish to English using Google Translate.
[2] The original comment was translated from Chinese to English using Google Translate.
[3] The original comment was translated from Spanish to English using Google Translate.
[4] The original comment was translated from Chinese to English using Google Translate.
[5] The original comment was translated from Chinese to English using Google Translate.
[6] The original comment was translated from Spanish to English using Google Translate.
[7] The original comment was translated from Chinese to English using Google Translate.

3

Comments and Responses on the DSOW

Comments on Draft Scope of Work

Project Description

C.1 **The Queens Future Development Project's proposal comes in advance of the passage of legislation to alienate 65 acres of parkland, which will be needed in order to build this proposal on this site. If parkland alienation legislation passes and Queens Future realizes the project, New Yorkers will lose more than 65 acres of open space in perpetuity, impacting hundreds of thousands of nearby residents and setting a precedent for future alienation across New York City, and the privatization of one of our most valuable assets. This loss of open space and setting of a precedent is even more significant when considered against the potential of this land and its associated community benefits, such as increasing connectivity to local communities and the rest of Flushing Meadows Corona Park and implementing systems to capture 100% of the stormwater that falls on the site (FED UP_002, Phillips_0085).**

The EIS should address the impacts of losing publicly owned space though the alienation process. Though the land is a parking lot now, it is part of Flushing Meadows Corona Park and in the future, it could be turned into recreational open space. If this project is built, it seems unlikely the land will ever return to open space; this is a negative impact on the community. (Arroyo_0009, Fitzpatrick_0036, Herrmann_0003, Mulligan_0078, Nack_0080).

Queens Future's proposed project requires that the New York State legislature pass a law that would remove 65 acres of parkland from public ownership. The final Scope of Work must assess and disclose the land use impacts of such precedent-setting legislation (LoScalza_0067).

Response: The EIS will address the purpose and need for the Proposed Project as it relates to the land use actions, including the demapping of 25 acres of parkland.

The Development Site is 78 acres of underutilized, largely asphalt surface parking areas. The surface parking surrounding Citi Field is used only on game days during baseball season (generally April through October), for other private events held at Citi Field, and for certain other scheduled events in

Flushing Meadows Corona Park, including the U.S. Open. Up to 1,795 spaces are designated for commuter parking on business days. Otherwise, this approximately 53 acres of vacant asphalt parking is not available to the public and is left unused. There are temporary pop-up events that operate in the parking lots of Citi Field on a seasonal basis under temporary agreements such as ticketed outdoor movie nights and carnivals. These temporary events are not public in the general understanding. None of these events have long term contracts, nor are there other standing businesses within the Development Site.

The state legislative process is the process by which parkland is authorized for alienation. Alienation in and of itself does not require environmental review under the State Environmental Quality Review Act (SEQRA), and this Environmental Impact Statement (EIS) is related to the proposed land use actions that would take effect when such legislative authorization is approved.

The Proposed Project will not result in the alienation of 65 acres of parkland. While the legislation describes a geographic area within which alienation may take place, the alienation boundary will be finalized through the Land Use actions studied in the EIS. As described in the DSOW, the Proposed Project will demap as parkland approximately 25 acres of parkland corresponding to Area of Development A and certain roadways serving the development. The other areas in the Development Site currently mapped as parkland would remain as such. Within this mapped parkland, the Proposed Project would provide significant public park space—at least 20 acres of the Development Site would be improved with landscaping and other amenities for public recreation. The proposed public park space—including passive open space, landscaped areas, walking paths, and active open space such as athletic fields and other sports facilities—would be located throughout the development to provide spaces for passive and active recreation. Hours of operation and detail regarding the operations of the public park space would be coordinated with NYC Parks. The design and orientation of the public park space provided under the Proposed Project would enhance connectivity between Flushing Bay and Flushing Meadows Corona Park. The EIS will detail the proposed enhanced connections to the surrounding neighborhoods and other resources.

The Development Site is owned by the City of New York and would remain City-owned, subject to a lease agreement, if the Proposed Project is approved. The EIS will provide a detailed description of the purpose and need for the Proposed Project as it relates to the land use actions, including the demapping of the 25 acres.

As described in the DSOW, Task 11, Water and Sewer Infrastructure, the EIS will include a detailed assessment of stormwater flows pursuant to the *CEQR Technical Manual,* Chapter 13.

Land Use, Zoning and Public Policy

C.2 The Final Scope of Work for the DEIS must substantially study the land use and policy ramifications of parkland alienation (FED UP_0024, Empire Dragons NYC_0052, Balletta_0011, Begley_0013, Bishop_0014, Bruno_0016, Chen_0018, Chen_0019, Craddock_0022, de Luise_0025, Deangelis_0026, Dineen_0028, Eaton_0030, Elguera_0031, Flanagan_0037, Guzman_0043, Herrmann_0003, Herrmann_0047, Herzan_0048, Hutchings_0050, Lau_0055, Li_0061, Lichtig_0062, Lim_0063, Lim_0064, Lin_0065, Yin_0113, Liu_0066, Luger_0070, Malina_0072, Matherson_0075, Ng_0081, Ong_0083, Pellot_0084, Phillips_0085, Pryor_0087, Rich_0088, Rochmat_0089, Schellenberg_0091, Shamban_0093, Solan_0096, Solano_0097, Sugai_0099, Taylor_0100, Thornhill_0103, Timberlake_0104, Tran_0105, Wallberg_0108, Wilson_0111, Wu_0112, Yu_0115).

Response: The EIS will describe the proposed land use changes that would occur as a result of the Proposed Project, as described in the DSOW, Task 2, Land Use, Zoning and Public Policy. As described in the DSOW, Task 5, Open Space, the EIS will include an assessment of the direct effects of the Proposed Project on open space.

C.3 The project must consider compatibility of the proposal with additional city and partner plans to those outlined in the SOW, including plans that prioritize climate resilience, stormwater management and flooding vulnerability. These plans include: 2020 Comprehensive Waterfront Plan, NYC Urban Forest Agenda, NYC Stormwater Resiliency Plan, NYC DEP Cloudburst Management Plan (FED UP_0024, Phillips_0085).

Response: As described in the *CEQR Technical Manual*, Chapter 4, Land Use, Zoning and Public Policy, Section 120, public policy is defined to include officially adopted and promulgated public policies. These include, for example, Urban Renewal Plans, 197a Plans, Industrial Business Zones, the Criteria for the Location of City Facilities ("Fair Share" criteria), Solid Waste Management Plan, Business Improvement Districts, and the New York City Landmarks Law. The Waterfront Revitalization Program (WRP) and Sustainability, as defined by OneNYC, is also included as public policy in accordance with the *CEQR Technical Manual*.

As further described in Section 220 of Chapter 4 of the *CEQR Technical Manual*, a project located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, may warrant an assessment of public policy.

The study area for public policy is generally the same as that used for land use and zoning.

As noted in the DSOW, Task 2, Land Use, Zoning and Public Policy, the EIS will assess the Proposed Project's conformity to city goals—including consistency with the City's sustainability goals as outlined in OneNYC, WRP, and any other relevant public policies, in accordance with the guidelines in the *CEQR Technical Manual*—as officially adopted and promulgated public policies that are applicable to the study area of the Proposed Project. The EIS will also assess the Proposed Project's conformity to the goals outlined in Flushing West Neighborhood Planning Study and Flushing Creek Study, which were City Planning-led studies of the adjacent area.

C.4 The EIS should include a detailed study of the impact upon access to the waterfront (Empire Dragons NYC_0052).

Response: The EIS will consider the Proposed Project's compliance with, and effect on, the City's Waterfront Revitalization Plan (WRP) as noted in the DSOW, Task 2, Land Use, Zoning and Public Policy. The EIS will include an assessment of the Proposed Project with the WRP policies associated with access to the waterfront. This section will include a discussion of the planned north-south connection to the waterfront via park improvements as part of the Proposed Project. The Final Scope has been revised to describe in more detail how the proposed public open space would form a connection between Flushing Bay and Flushing Meadows Corona Park, stitching together two major open space assets in Queens.

C.5 The parcels sit within the floodplain, approximately 750ft from the water's edge at barely 11ft above sea level at the northern boundary. While the proposed design meets zoning code for building in the designated AE flood zone (with a 12ft base flood elevation), the near future will see exacerbated flooding as evidenced by the recent NYC Panel on Climate Change reports. Similarly sized nearby structures, such as LaGuardia Airport and Arthur Ashe Stadium,

are currently sinking due to their location in the floodplain. In addition, the slopes proposed for the 7-acre open space from the new 18-acre building and Citi Field have potential to displace flooding onto adjacent properties. The DEIS must take into consideration the negative impacts of the development against the site's potential to protect residents from climate disasters (FED UP_0024, Phillips_0085).

Impact of building on a flood plain should be studied and evaluated prior to moving forward with this proposal. As so demonstrated in a NASA-led study, the ground beneath the Arthur Ashe Stadium is sinking at a rate three times faster than the rest of the NYC average. The EIS should include a detailed study of the impact of building on a flood plain and an evaluation or forecasting of how newly built structures will sink over time (Empire Dragons NYC_0052).

Response: As noted in the DSOW, Task 2, Land Use, Zoning and Public Policy, the EIS will evaluate the project's compliance with the City's Waterfront Revitalization Plan (WRP) as part of the analysis of Land Use, Zoning, and Public Policy—including Policy 6.2, which requires consideration of the latest sea level rise (SLR) projections into the planning and design of projects in the coastal zone. In accordance *with The New York City Waterfront Revitalization Program: Climate Change Adaptation Guidance*. March 2017, the New York City Panel on Climate Change projections of climate change and sea level rise will be used to evaluate potential future sea level rise scenarios throughout the lifespan of the Proposed Project. Mapping will be provided showing the estimated extents of future inundation during storm event scenarios.

The base flood elevation at the Development Site is 13 ft North American Vertical Datum of 1988 (NAVD88), as established by the Federal Emergency Management Agency (FEMA) 2007 effective Flood Insurance Rate Map (FIRM). The design flood elevation is 15 ft NAVD88, according to regulations set forth in the NYC Building Code (2022) Amendment regarding flood-resistant construction, as well as sea-level rise recommendations by the NYC Climate Resiliency Design Guidelines (2020). However, the first occupiable floor would be designed to an elevation of 20 feet NAVD88, which is 12 feet above site elevation, to incorporate possible future revisions to the base flood elevation by FEMA or the City. The uses located in the Areas of Development that are located at or below the design flood elevation would be restricted to parking and loading.

The WRP section of the EIS will assess how the features of the proposed development would be consistent with the WRP policies. The EIS will evaluate stormwater drainage patterns, anticipated changes in volumes, and runoff rates using available data from NYCDEP, taking future conditions into consideration in accordance with the methodology in the *CEQR Technical Manual*.

C.6 **On pages 10-11 of the Draft Scope of Work (DSOW) is the following statement: "*The design flood elevation is 15 ft NAVD88, according to regulations set forth in the NYC Building Code (2022) Amendment regarding flood-resistant construction, as well as sea-level rise recommendations by the NYC Climate Resiliency Design Guidelines (2020). However, the first occupiable floor would be designed to an elevation of 20 feet NAVD88, which is 12 feet above site elevation, to incorporate possible future revisions to the base flood elevation by FEMA or the City. The uses located in the Areas of Development that are located at or below the design flood elevation would be restricted to parking and loading.*" The NYC Climate Resiliency Design Guidelines (CRDG) stratify the design flood elevation in terms of the projected end of useful life for the elements of a project. Specify the intended useful life of its various use elements to justify the selection of the proposed elevations for each element (see page 15 of the DSOW for proposed use elements, e.g. hotel, gaming facility). Further, provide**

justification for leaving parking and loading uses at or below the design flood elevation (Datko_0024).

Response: As noted in the response to Comment C.5, the EIS will evaluate the project's compliance with the WRP, including Policy 6.2, which requires consideration of the latest SLR projections in the planning and design of projects in the coastal zone. The WRP analysis associated with Policy 6.2 will refer to the Climate Resiliency Design Guidelines developed by the Mayor's Office of Recovery and Resiliency, with regards to the 50th percentile sea level rise projections over the project's anticipated useful life. The WRP analysis will also describe the primary resiliency strategies for the uses below the base flood elevation, including the parking and loading.

Socioeconomic Conditions

C.7 **The project will result in a markedly different change in land use, transforming the area from a parking lot to a casino and hotel. The project is also situated between the neighborhoods of Flushing, Willets Point, East Elmhurst, North Corona and Corona, which have a collective median household income ($56,250) below NYC's median household income ($70,663). The Flushing and Willets Point's Neighborhood Tabulation Area has the lowest median household income of $44,322. For all these reasons, socioeconomic changes must be considered. Yet of the 5 types of impacts to assess, Queens Future only proposes to study indirect commercial displacement. By only focusing on indirect commercial displacement the DSOW ignores the potential indirect residential impacts to the surrounding low- and middle-income communities of color. It also ignores the impacts that this project could have on the specific industry of restaurant and bar businesses, which would be competing with the casino and its restaurants. Instead, the DSOW focuses broadly on all indirect commercial displacement, which may not give the level of specificity needed to understand the particular adverse impacts to the surrounding neighborhood's robust small restaurants, vendors and bars. Queens Future must include a study of indirect commercial and indirect residential displacement, and to study the impacts on the local restaurant industry. The residential displacement in surrounding areas that the casino will cause is undeniable and should be properly addressed in the EIS. Poverty does not cause displacement, large injections of wealth and capital do. It is a total cop out if the EIS concludes that trends in the surrounding neighborhoods already lean towards rapid development and increased price points—thus implying the casino would have no additional impact. This is untrue and harmful to the surrounding environmental justice communities. The project will impact resilience and socioeconomics of existing populations negatively. (Arroyo_0009, FED UP_0024, Empire Dragons NYC_0052, Balletta_0011, Begley_0013, Bishop_0014, Bruno_0016, Chen_0018, Chen_0019, Craddock_0022, de Luise_0025, Deangelis_0026, Dineen_0028, Eaton_0030, Elguera_0031, Fitzpatrick_0036, Flanagan_0037, Guzman_0043, Herrmann_0003, Herrmann_0047, Herzan_0048, Hutchings_0050, Lau_0055, Leong_0058, Li_0061, Lichtig_0062, Lim_0063, Lim_0064, Lin_0065, Yin_0113, Liu_0066, Luger_0070, Malina_0072, Matherson_0075, Mulligan_0078, Nack_0080, Ng_0081, Ong_0083, Pellot_0084, Phillips_0085, Rich_0088, Rochmat_0089, Schellenberg_0091, Shamban_0093, Solan_0096, Solano_0097, Sugai_0099, Taylor_0100, Thornhill_0103, Timberlake_0104, Tran_0105, Wallberg_0108, Wilson_0111, Wu_0112, Yu_0115).**

Under Chapter 5 of the CEQR manual (Socioeconomic Conditions), the impact of indirect residential displacement should be evaluated as part of the EIS. The proposed project would comprise "3.7 million square feet of new construction" in a low to middle-income immigrant community. A mass commercial development that is substantially different from the existing

neighborhood structures will displace the low to middle-income, LEP (Limited English Proficiency), rent-burdened communities, the majority who are foreign born with a range of immigration statuses that limit their access to traditional economic, housing, social and health opportunities (Li_0059, MinKwon Center_0060).

Response: As described in the DSOW, Task 3, Socioeconomic Conditions, the EIS will analyze the potential for indirect business displacement. This type of analysis will assess the Proposed Project's potential to introduce trends that would make it difficult for certain local businesses, including restaurants and bars, to remain in the area. Although the Proposed Project would not include any new housing, in response to comments on the Draft Scope of Work, an indirect residential displacement analysis, prepared in accordance with guidance in the *CEQR Technical Manual*, will be provided in the Socioeconomic Conditions chapter of the EIS[8]. The Final Scope of Work has been revised to reflect this.

In accordance with guidance in Chapter 5 of the *CEQR Technical Manual*, an assessment of potential impacts to a specific industry is appropriate if the project is expected to affect conditions within a specific industry. This type of assessment is typically undertaken for projects that involve citywide regulatory changes, for example, new regulations that prohibit or restrict the use of certain processes that are critical to specific industries. The Proposed Actions do not include any citywide changes and are not expected to adversely affect the economic and operational conditions of any specific industries or categories of businesses in the City.

C.8 **While acknowledging the limited temporary and permanent low-wage jobs that will be created in different phases of the project, it's not clear if these jobs will promote socioeconomic mobility or be directly accessible to existing community members. With a lack of opportunities, an increase in the cost of living, and drastic changes in neighborhood dynamics, the City agencies should consider the irreversible and long-term impact of this development on displacement, poverty, and quality of life in the neighborhoods mentioned above.**

Indirect business displacement must be studied as well. This project is set to direct traffic from nearby local commercial corridors that consist of medical offices, pharmacies, community and academic centers, ethnic restaurants, immigrant-owned shopping malls and food courts in our vibrant immigrant communities. The Draft Scope of Work mentions the inclusion of various entertainment and dining options within the proposed development, diverting foot traffic and patronage away from existing businesses. It is essential to evaluate the indirect impacts on the socio-economic conditions of these local establishments. Indirect business displacement could result in financial hardships for the building and business owners and employees of the surrounding businesses, many of whom are likely to be members of the same immigrant communities that we serve. The potential closure or decline of these businesses may lead to job losses, affecting the livelihoods of individuals who have invested in and contributed to the cultural and economic vibrancy of the area (Li_0059, MinKwon Center_0060).

The project applicants only propose to study indirect commercial displacement. However, as the proposed project is located in the middle of multiple low-income communities of color, the final Scope of Work must also include assessing and disclosing impacts of indirect residential displacement, in addition to indirect commercial displacement (LoScalza_0067).

[8] Typically, CEQR guidelines do not require non-residential projects to conduct indirect residential displacement analyses.

Response: The EIS will analyze the potential for indirect business displacement, as described in the DSOW, Task 3, Socioeconomic Conditions. See response to Comment C.7 regarding indirect residential displacement.

Open Space

C.9 **It is critical that an analysis of open space and community facilities robustly study the impacts of adding new users to the already overburdened Flushing Meadows Corona Park. However, the project applicants only propose studying the impact of the influx of approximately 7,400 new full-time workers on the area's open space, while the majority of the proposed project consists of a hotel complex, which could result in thousands of new visitors to the area on a daily basis. Both new workers (full-time and part-time) and new visitors must be studied to understand the impact on FMCP and other community facilities (FED UP_0024, Phillips_0085, Pryor_0087). The EIS should include a detailed study of the impact of increased visitors staying at new hotels on local open and park space (Empire Dragons NYC_0052, Balletta_0011, Begley_0013, Bishop_0014, Bruno_0016, Chen_0018, Chen_0019, Craddock_0022, de Luise_0025, Deangelis_0026, Dineen_0028, Eaton_0030, Elguera_0031, Flanagan_0037, Guzman_0043, Herrmann_0003, Herrmann_0047, Herzan_0048, Hutchings_0050, Lau_0055, Leong_0058, Li. S., Lichtig_0062, Lim_0063, Lim_0064, Lin_0065, Yin_0113, Liu_0066, Luger_0070, Malina_0072, Matherson_0075, Ng_0081, Ong_0083, Pellot_0084, Rich_0088, Rochmat_0089, Schellenberg_0091, Shamban_0093, Solan_0096, Solano_0097, Sugai_0099, Taylor_0100, Thornhill_0103, Timberlake_0104, Tran_0105, Wallberg_0108, Wilson_0111, Wu_0112, Yu_0115).**

Response: The Final Scope of Work has been revised to note that open space analysis will assess the indirect effects from the non-residential population of workers, overnight hotel visitors and non-employee park users associated with the Proposed Project.

Urban Design and Visual Resources

C.10 **The current site is an open parking lot. While not an ideal urban design, the vast parking lot means that the site is developed at a low grade and with an open sight line. The towering buildings will transform the sight line, increase shadows and create a wind tunnel running through the center of the project. The 7-acre open space lying in between the 18-acre building and the Citi Field stadium is built at a grade to accommodate the 12-foot elevation change from Citi Field to the hotel and casino complex. The applicants must conduct an extensive urban design study on the impact to local park users (Empire Dragons NYC_0052, FED UP_0024, Phillips_0085). This study must include the impact to park users of the parkland being set at a steep grade and the impact of the shadows cast on the site by the towering buildings. Ecological, ornithological, coastal considerations must be included in this analysis as relates to built form (FED UP_0024, Phillips_0085).**

Response: The EIS will include a detailed description of all the proposed public park spaces. The proposed public park space would be at-grade. As noted in the DSOW, Task 8, Urban Design and Visual Resources, the EIS will include a detailed analysis of urban design and visual resources. This analysis will describe the Proposed Project in terms of how it would affect the area's defining elements of urban design in the With-Action condition compared to the No-Action condition. The significance of any impacts will be determined by considering the degree to which the project will

change the built environment's arrangement, appearance, or functionality and whether the change would negatively affect a pedestrian's experience of the area.

As noted in the DSOW, Task 6, Shadows, the EIS will include a detailed shadow analysis based on the building envelopes (including bulkheads) proposed to identify the worst-case shadowing effects of the Proposed Project on sunlight-sensitive resources, including the Flushing Bay Promenade, Flushing Bay, Hinton Park, Louis Armstrong Playground, and Flushing Meadows Corona Park. Although shadows on project-generated open space are not considered significant under the methodology outlined in the *CEQR Technical Manual*, an assessment of shadows on project-generated open space will be conducted. The EIS will also include an evaluation of the potential for project-generated shadows to impact natural resources at and near the Development Site and the EIS will include a natural resources analysis to document the existing ecological resources that would be disturbed or removed due to implementation of the Proposed Project.

In accordance with the *CEQR Technical Manual*, a pedestrian wind analysis may be warranted for the construction of projects involving multiple, tall buildings at or in close proximity to waterfront sites that may result in an exacerbation of wind conditions due to 'channelization' or 'downwash' effects that may affect pedestrian comfort and safety. The Proposed Project would not result in the construction of multiple, tall buildings at or in close proximity to waterfront sites that would warrant a pedestrian wind analysis.

Water and Sewer Infrastructure

C.11 **While the project seems to be located within a separately sewered area, the development will increase sanitary sewage demand on the Bowery Bay Waste Water Treatment Plant (WWTP) which is easily overwhelmed during precipitation events resulting in combined sewer overflows that cause water quality violations in Flushing Creek, Flushing Bay and the East River. The NYC Department of Environmental Protection's (DEP) Long Term Control Plan (LTCP) for the overflows into Flushing Bay is to build a tunnel that will direct half of this overflow to the WWTP by 2035, so discharges will continue for the foreseeable future. Although the Queens Future project is located in a separately sewered area, its sanitary sewage will nevertheless displace the existing sewage capacity of the Bowery Bay WWTP. In doing so, it will exacerbate the sewage overflow problem from combined sewers during precipitation events, and its proportional responsibility for those overflows must be considered in the environmental review and mitigated to the maximum extent practicable (Empire Dragons NYC_0052, FED UP_0024, Phillips_0085). The EIS should include a detailed study of the impact on water quality conditions in Flushing Bay through impacts to sewer and stormwater infrastructure. (Empire Dragons NYC_0052).**

Response: The EIS will evaluate the incremental effect of wastewater flows from the Proposed Project on the capacity of conveyance facilities and the Bowery Bay WWTP as described in the DSOW, Task 11, Water and Sewer Infrastructure. The amount of commercial development resulting from the Proposed Project triggers a preliminary infrastructure assessment for wastewater and stormwater conveyance and treatment. If the preliminary infrastructure assessment indicates that discharges from the Proposed Project would impact sewer system capacity or increase pollutant loadings in stormwater, a detailed assessment may be required in accordance with Chapter 13 of the *CEQR Technical Manual*. If necessary, this assessment could include estimating pollutant types and loadings due to increased volumes of separate storm sewer discharges or Combined Sewer Overflows.

C.12 **The environmental review must also consider the cumulative impacts on the sewer system from other forthcoming development projects, such as the Special Flushing Waterfront District, Willets Point Phase 2 development, and others. In addition to a sewage overflow issue, the overwhelmed local collection portion of the sewer system has led to a grave flooding problem in the neighborhoods that surround the project site. While the roads, parks and neighborhoods around Flushing Waterways consistently flood with heavy rainfall, our neighbors experienced some of the worst possible impacts of this inland flooding with Hurricane Ida in 2021. The New York Panel on Climate Change has concluded that we can expect to see more frequent and more intense rainfall in the future. The applicant's stormwater and sewer impact assessments must account for rising sea level, increased precipitation and increased storm intensity. In addition to studying existing conveyance, future wastewater and stormwater flow and drainage patterns, the applicants must study the potential impacts on the WWTP's capacity in terms of the compounded impacts of the Queens Future Project and any other existing or planned development projects that will put further strain on the WWTP (FED UP_0024, Phillips_0085).**

The EIS should include a detailed study of the Impact on stormwater infrastructure (Empire Dragons NYC_0052, Balletta_0011, Begley_0013, Bishop_0014, Bruno_0016, Chen_0018, Chen_0019, Craddock_0022, de Luise_0025, Deangelis_0026, Dineen_0028, Eaton_0030, Elguera_0031, Flanagan_0037, Guzman_0043, Herrmann_0003, Herrmann_0047, Herzan_0048, Hutchings_0050, Lau_0055, Leong_0058, Li., S., Lichtig_0062, Lim_0063, Lim_0064, Lin_0065, Yin_0113, Liu_0066, Luger_0070, Malina_0072, Matherson_0075, Ng_0081, Ong_0083, Pellot_0084, Rich_0088, Rochmat_0089, Schellenberg_0091, Shamban_0093, Solan_0096, Solano_0097, Sugai_0099, Taylor_0100, Thornhill_0103, Timberlake_0104, Tran_0105, Wallberg_0108, Wilson_0111, Wu_0112, Yu_0115).

That part of Queens is already overcrowded–- just try taking the 7-train during rush hour–- and it floods constantly after heavy rains and high tides due to being in a large flood plain right next to Flushing Bay (Lee_0057).

Response: The EIS will evaluate stormwater drainage patterns, anticipated changes in volumes, and runoff rates using available data from NYCDEP and considering future conditions in accordance with the methodology in the *CEQR Technical Manual*, as described in the DSOW, Task 11, Water and Sewer Infrastructure. The Proposed Project will need to be in conformance with NYCDEP requirements, including the unified stormwater rule. The analysis will identify best management practices (BMPs) to be incorporated into the Proposed Project to manage stormwater runoff. The EIS will account for increases in wastewater and any infrastructure improvements as a result of planned development projects in the future No-Action condition analysis, which include the Willets Point Phase 2 development.

C.13 **It has been stated by State Senator Ramos that this project is necessary to improve flooding conditions in residential neighborhoods like east Elmhurst. I believe this is untrue. Most of the parking lot sites are in a separate sewage area, and should not impact flooding in upland areas with combined sewage systems. Please clarify in the EIS. Will stormwater and run off be channeled to the Bowery Bay wastewater facility in both wet and dry weather conditions, or will stormwater still travel unfiltered into Flushing Bay? Are there opportunities for stormwater retention and detention in this project? How much water will be retained or detained at one time? Can the project be designed to capture stormwater from areas outside of the project development site to further decrease reliance on the municipal sewage system? (Arroyo_0009, Fitzpatrick_0036, Herrmann_0003, Mulligan_0078, Nack_0080).**

Response: The EIS will evaluate the incremental effect of wastewater flows from the Proposed Project on the capacity of conveyance facilities and the Bowery Bay WWTP as described in the DSOW, Task 11, Water and Sewer Infrastructure. The EIS will describe the existing stormwater and sanitary sewer conveyance system for the Development Site, noting the ultimate outfall location for the conveyance systems. As described in the Response to Comment C.12, the EIS will identify BMPs to be incorporated into the Proposed Project to manage stormwater runoff, including potential retention and detention systems.

Transportation

C.14 **The project proposes to nearly double the parking available on the site from 7,423 parking spaces to 13,750 spaces. These spaces will be available both to those using the site's amenities and potentially to those using the proposed soccer stadium in the Special Willets Point District (SWPD) proposal. The compounded impact of this influx of cars needs to be studied cumulatively with all current and future developments, including the SWPD. Project applicants must study the traffic impacts of the project considered cumulatively with the SWPD and the Special Flushing Waterfront District, and specifically detail what impact to VMT (vehicle miles traveled) could occur (FED UP_0024, Phillips_0085).**

Response: The EIS will include a detail traffic analysis and a detailed parking analysis. The analysis of the With-Action condition will take into account traffic generated in the planned development projects in the future No-Action condition analysis, which include the Willets Point Phase 2 development.

C.15 **The DSOW states *"It is assumed that the Mets-Willets Point station on the Long Island Rail Road (LIRR) Port Washington Branch would remain as a seasonal use, limited-service station, with service only being provided during events at Citi Field and while the US Open is being held at the USTA National Tennis Center. For this reason, it is assumed that the amount of project generated LIRR trips on event days would not warrant enough demand to trigger the need for a detailed analysis of the LIRR station."* This assumption does not have solid standing. Queens Future proposes a massive entertainment complex that includes space for a music venue, convention center, hotels and a casino. The assumption that there will not be an influx of travelers on the LIRR to visit this complex is ill founded. Project applicants must study the impact of the project on the Port Washington LIRR line, the 7 train subway line, and the platform infrastructure within the project area (FED UP_0024, Phillips_0085).**

Response: Rail modal splits associated with the land uses of the Proposed Project are nominal, and the projected peak hour trips would not exceed *CEQR Technical Manual* screening thresholds for detailed rail analyses in the EIS if they were split out. To provide a conservative analysis for pedestrian, subway line haul, and station element analyses, the rail modal split has been consolidated with that of the subway modal split, and it is assumed that all subway and rail trips would utilize the No. 7 train at the Mets – Willets Point subway station. The Final Scope has been revised to reflect this.

C.16 **The EIS should include a detailed study of the impact on public transportation and bike/pedestrian infrastructure (Empire Dragons NYC_0052, Balletta_0011, Begley_0013, Bishop_0014, Bruno_0016, Chen_0018, Chen_0019, Craddock_0022, de Luise_0025, Deangelis_0026, Dineen_0028, Eaton_0030, Elguera_0031, Flanagan_0037, Guzman_0043, Herrmann_0047, Herzan_0048, Hutchings_0050, Lau_0055, Leong_0058, Li., S., Lichtig_0062, Lim_0063, Lim_0064, Lin_0065, Yin_0113, Liu_0066, Luger_0070, Malina_0072,**

Matherson_0075, Ng_0081, Ong_0083, Pellot_0084, Rich_0088, Rochmat_0089, Schellenberg_0091, Shamban_0093, Solan_0096, Solano_0097, Sugai_0099, Taylor_0100, Thornhill_0103, Timberlake_0104, Tran_0105, Wallberg_0108, Wilson_0111, Wu_0112, Yu_0115).

Response: The EIS will provide a detailed pedestrian analysis at intersections along key walking routes between the Development Site and subway stations, bus stops (i.e., the Mets-Willets Point Subway Station and nearby bus stops for local bus routes) and other potentially affected locations in the study area, as described in the DSOW, Task 14 Transportation. The EIS will include a qualitative bicycle analysis focusing on the connectivity, circulation, and infrastructure improvements within the Development Site and its surrounding areas, taking into account connections to nearby bike facilities and other potentially affected locations in the study area.

If *CEQR Technical Manual* thresholds for analysis are exceeded on any individual bus route (i.e., an increase of 50 or more bus passengers on a single bus line in one direction) or subway (i.e. 200 or more passengers at a subway station or on a subway line), further analysis of that line, station, or route will be undertaken consistent with CEQR methodologies to determine the potential for significant adverse impacts.

C.17 **Project applicants must also study the impact of the project on any new or altered bus route in the MTA's Queens Bus Network Redesign that could potentially serve the Development Site (FED UP_0024, Phillips_0085).**

Response: The transit analysis for the EIS is being coordinated with MTA and will follow their guidance on incorporating new or altered bus routes as part of the analysis when the new data becomes available.

C.18 **The final Scope of Work must include assessing and disclosing what the impacts will be to motorists — people who park their vehicles when attending stadium events — of eliminating the existing, efficient parking area configuration and replacing it with multi-level parking structures which impose additional steps on motorists. Such impacts include increasing the time and effort that people will have to spend on parking tasks, both upon arrival and departure from the area. The final Scope of Work must accurately characterize the public's acceptance of the asphalt parking areas without complaint for 60+ years — a configuration which is most efficient for motorists and which has stood the test of time (LoScalza_0067).**

Response: In accordance with *CEQR Technical Manual* methodology, the EIS will assess the ability of the Proposed Project to accommodate the expected future parking demand, considering changes in parking supply to the surrounding area. The assessment will consider parking supply amongst the future parking facilities as part of the Proposed Project to accommodate project-generated parking demand as well as demand displaced by Mets patrons on gamedays. The configuration of the provided parking is not in the purview of *CEQR Technical Manual* methodology and is not a determining factor in the significant impact criteria for parking analyses.

C.19 **If the proposed project involves constructing a multi-level parking garage on the existing commuter parking lot located on public parkland just south of Roosevelt Avenue, or any other construction on that site, then the final Scope of Work must assess and disclose the impacts of such construction upon commuters who rely on that commuter parking lot and its proximity to the elevated station of the number 7 subway line. This includes identifying where commuters will park their vehicles during the timeframe when construction prevents them from using the commuter parking lot; and assessing and disclosing inconveniences to**

commuters and increased commuting times that will result if commuters cannot park as close to the number 7 subway line station as they do now (LoScalza_0067).

Response: The Construction chapter of the EIS will include information regarding construction staging, including parking availability during specific phases of construction within the existing Southfield lot.

C.20 **The final Scope of Work must assess and disclose future traffic conditions on major nearby highways and local roadways, including without limitation the Whitestone Expressway, Van Wyck Expressway, Astoria Boulevard, Grand Central Parkway, Northern Boulevard and Roosevelt Avenue, including traffic to result from the attractions planned by Queens Future together with impacts of the nearby pending 62-acre Willets Point development. The analyses must include conditions on Whitestone Expressway southbound exit ramp 13D, which is an exit onto Northern Boulevard and the only route for motorists on the southbound Whitestone Expressway to descend to the area where the project is proposed. Exit 13D is frequently already bottle-necked when there are events at Citi Field or any of the nearby venues (USTA tennis, etc.), causing traffic to spill back onto, and congest, the southbound Whitestone Expressway. The final Scope of Work must including assessing and disclosing impacts to exit 13D and the Whitestone Expressway after the attractions planned by Queens Future are built and operating in the Citi Field vicinity (LoScalza_0067).**

Response: The Transportation analysis of the EIS will evaluate a transportation network of both local roadway and highways in the vicinity of the Proposed Project. Highway facilities within the study area include the Grand Central Parkway, Van Wyck Expressway and Whitestone Expressway, including exit 13D. Local roadways within the study area include a total of 48 intersections along Astoria Boulevard, Northern Boulevard, Roosevelt Avenue, 108th Street, and 111th Street, among others along 126th Street/Seaver Way and roadways east of the Development Site in downtown Flushing. The local roadway and highway study locations have been reviewed and approved by NYCDOT and NYSDOT, respectively. Level of service results for the local traffic and highway analyses along these intersections and segments, respectively, will be disclosed in the EIS; detailed level of service tables will be documented in an appendix supplemental to the EIS.

Public Health

C.21 **It is critical that public health impacts be assessed within the context of their impact on low-income communities and communities of color, especially those who already bear the brunt of environmental burdens as is the case in Flushing, East Elmhurst, Corona and College Point. Public health impacts to be robustly studied include noise pollution from construction, air quality impacts from construction and increased traffic, and increasing the existing heat island by adding a large building in an existing heat island (Empire Dragons NYC_0052, FED UP_0024, Phillips_0085). Given that the project is located in the middle of multiple Environmental Justice communities; it is critical that public health impacts from construction, Air Quality, and Hazardous Materials are considered (Luger_0070).**

Response: 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. This includes impacts during both the operational and construction periods. A preliminary public health assessment will be conducted that will consist of a summary of the project's potential to result in unmitigated significant adverse impacts in the areas of air quality, water quality, hazardous materials, and noise. If

unmitigated significant adverse impacts are identified in any of these technical areas and the lead agency determines that a public health assessment is warranted, a detailed analysis will be provided for the specific technical area or areas.

C.22 **In addition to air, noise and water pollution, the Queens Future DSOW fails to address the public health impacts of gambling and gambling addiction that could affect neighboring communities if the proposed project is constructed (Empire Dragons NYC_0052, FED UP_0024, Phillips_0085).**

There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color (Balletta_0011, Begley_0013, Bishop_0014, Bruno_0016, Chen_0018, Chen, R., Craddock_0022, de Luise_0025, Deangelis_0026, Dineen_0028, Eaton_0030, Elguera_0031, Flanagan_0037, Guzman_0043, Herrmann_0047, Herzan_0048, Hutchings_0050, Lau_0055, Leong_0058, Li., S., Lichtig_0062, Lim_0063, Lim_0064, Lin_0065, LoScalza_0067, Yin_0113, Liu_0066, Luger_0070, Malina_0072, Matherson_0075, Ng_0081, Ong_0083, Pellot_0084, Rich_0088, Rochmat_0089, Schellenberg_0091, Shamban_0093, Solan_0096, Solano_0097, Sugai_0099, Taylor_0100, Thornhill_0103, Timberlake_0104, Tran_0105, Wallberg_0108, Wilson_0111, Wu_0112, Yu_0115). The EIS should address the impacts of a casino on communities, not just addressing jobs, but social impacts of gambling. The EIS should address and share statistics about bankruptcies and finances of existing communities around new casinos. Having a casino in the middling of vulnerable immigrant communities will be detrimental to families in northeast queens and beyond (Arroyo_0009, Fitzpatrick_0036, Herrmann_0003, Lee_0057, Lynch_0071, Mulligan_0078, Nack_0080).

Impacts to the Flushing Asian community may include, without limitation, compulsive gambling or gambling addiction; increased substance abuse, mental illness and suicides; economic impacts such as squandering of savings resulting in bankruptcies; and increased crime, auto theft and larceny. The final Scope of Work must include assessing and disclosing all such impacts, and the extent to which each of them will affect the Flushing Asian community in particular (LoScalza_0067).

We request a thorough examination of the relationship between proximity to the gaming facility and problem gambling, especially in Asian, Latino, and Black communities. Problem gambling is widely recognized as a public health concern that can have severe consequences on individuals and their families. Immigrant communities, already facing numerous challenges, will be disproportionately affected. Studies have shown that proximity to gambling facilities can contribute to an increase in problem gambling behaviors. Given that the proposed gaming facility is a central component of the Metropolitan Park development, it is crucial to assess the potential economic, social and public health impacts on the residents of nearby neighborhoods. Studying and understanding the correlation between proximity to such facilities and the prevalence of problem gambling within immigrant communities should be an essential part of the EIS and City agencies' decision-making process (Li_0059, MinKwon Center_0060).

Response: The EIS will include a public health assessment in accordance with the guidelines of the *CEQR Technical Manual*.

In response to comments on the Draft Scope of Work, the Public Health chapter of the EIS will discuss problem gambling. Analysis of heat island effect is beyond the scope required under CEQR.

Construction

C.23 **Noise pollution from construction, air quality impacts from construction and increased traffic, and increasing the existing heat island by adding a large building in an existing heat island, should all be studied (FED UP_0025, Empire Dragons NYC_0052, Phillips_0085).**

Response: The EIS will include a detailed construction analysis, which will consider potential effects of the project on air quality and transportation during construction in accordance with the guidelines of the *CEQR Technical Manual,* as described in the DSOW, Task 20 Construction. Analysis of heat island effect is beyond the scope required under CEQR.

Alternatives

C.24 **The scope of work should include a range of alternative actions, including at least one where the parkland is restored as public greenspace. We suggest including the FED-UP coalition's Phoenix Meadows Vision Plan as an alternative to be considered in the DEIS. Phoenix Meadows proposes to increase green space, absorb all stormwater (70 million gallons per year) that falls on the site, capture carbon and provide critical open space for local residents. Communities have more choices than between "50 acres of asphalt" or Queens Future's proposal and we are calling on the city to conduct the due diligence the community deserves. The DSOW only recognizes a 'no action' alternative that makes no improvements on the site, and keeps it as a parking lot. Doing so fails to illustrate the impacts of this project when considered against one where the parkland could be improved without parkland alienation and in a way that would maintain it as a real public park with ecological significance, not a vast hotel complex and casino (FED UP_0024, Phillips_0085).**

Have the Queens Future environmental review process include a comparison to a parkland restoration project on the site such as the one presented in the FED-UP Phoenix Meadows Vision Plan proposal (Begley_0013, Blieka_0015, Bruno_0016, Craddock_0022, de Luise_0025, Dineen_0028, Eaton_0030, Flanagan_0037, Guzman_0043, Herrmann_0047, Hutchings_0050, Lau_0055, Leong_0058, Li., S., Lichtig_0062, Lim_0063, Lim_0064, Lin_0065, LoScalza_0067, Malina_0072, Mulligan_0078, Nack_0080, Ong_0083, Phillips_0085, Rich_0088, Rochmat_0089, Shamban_0093, Solan_0096, Solano_0097, Sugai_0099, Taylor_0100, Thornhill_0103, Timberlake_0104, Wallberg_0108, Wilson_0111, Yu_0115).

New York City residents need outdoor space. Parks should be kept for families. We need a Resiliency Park, not a casino with a parking lot, more hardscape. A resiliency park can help alleviate the flooding that plagues the residents of Corona. Mayor Adams and his administration need to make the right decision for the environment and Queens families (Aiello_0007)

The 50-acre lot of parkland deserves to stay a park (Lee_0057). The populace would be better served by developing green spaces that are free to all, as public lands were meant to be. It is a fragile ecosystem already which would be further taxed by such a project (Blieka_0015). Keep Flushing Meadows-Corona Park a park, especially the former lot where Shea Stadium once stood. Invest New York City taxes to improve the park for public use and ask Queens residents

what they would love to see there instead. Imagine an environmental education center, more sports fields for public use, or amazing public sculptures to draw more people (Lee_0057).

Response: As described in the *CEQR Technical Manual*, the purpose of the alternatives analysis is to consider a range of reasonable alternatives to the proposed project that have the potential to reduce or eliminate a proposed project's impacts, while considering the goals and objectives of the proposed actions. The EIS will analyze a With-Action condition program that reflects the reasonable worst-case development scenario that can be developed in accordance with the Proposed Actions. Based on the EIS analyses of this With-Action condition, the EIS will evaluate alternatives that would reduce or eliminate impacts of the Proposed Actions while substantively meeting the goals and objectives of the Proposed Actions. If any significant adverse impacts are identified, a No Unmitigated Significant Adverse Impact Alternative will be considered, which would include an assessment of a project that would result in no unmitigated impacts. Additional alternatives to the Proposed Actions may also be considered once the Proposed Project's impacts have been identified in the EIS. In response to comments on the Draft Scope of Work, the EIS will also evaluate the *Phoenix Meadows Vision Plan* as an alternative; this alternative will be evaluated in terms of whether it substantially meets the goals and objectives of the Proposed Actions. As described in the DSOW, the purpose and need for the Proposed Actions involves transforming an underutilized site that provides limited amenities to the local community into a unique mixed-use recreational, commercial, and entertainment hub with extensive, landscaped public park space and other amenities for public recreation, promoting economic development, enhancing the visitor experience, increasing tourism, and creating thousands of quality jobs for area residents. Replacing an expanse of asphalt surface parking with new open space, dining, and entertainment uses would create jobs and benefit local residents, workers, sports fans, the broader Queens neighborhoods, and New York City as a whole.

C.25 **On page 14 of the DSOW is the following statement: "The replacement of impermeable surface parking with a mix of at-grade landscaped open space as well as green roofs and softscape on top of floodplain-compliant structures would also help reduce stormwater runoff and improve the site's resiliency by enhancing biodiversity and mitigating the heat-island effect." Provide justification for each specific claim here, that the development will 1) reduce stormwater runoff, 2) enhance biodiversity, and 3) mitigate the heat-island effect. Support for these claims should explicitly integrate with resilience strategies being implemented in adjacent Flushing Meadows Corona Park and Meadow Lake-Flushing Creek waterway. In light of ongoing implementation of resilience and climate change mitigation strategies by NYC Parks and other agencies, further provide a formal comparison to alternative uses of the project area in terms of the enumerated resilience factors (and others as relevant). The development should be evaluated in terms of specific resilience measures in contrast to alternative uses (Datko_0024).**

Response: The EIS will evaluate stormwater drainage patterns, anticipated changes in volumes, and runoff rates using available data from NYCDEP and considering future conditions in accordance with the methodology in the *CEQR Technical Manual,* as described in the DSOW, Task 11, Water and Sewer Infrastructure. As described in the DSOW, the EIS will include a natural resources analysis of the potential impacts to plant and animal species from the Proposed Project (see Task 9 in the DSOW). Although the analysis of heat island is beyond the scope required under CEQR, the Proposed Project would redevelop approximately 78 acres of underutilized, largely asphalt surface parking areas with a major mixed-use development including 20 acres of public park space that would be improved with landscaping, which would result in a reduction in impervious area as compared to existing conditions, reducing the heat island effect. As described in the DSOW, Task 16, Greenhouse

Gas Emissions and Climate Change, the EIS will address climate change resilience through an analysis of the Proposed Project's consistency with Policy 6.2 of the WRP. Regarding alternative uses of the Project Area, see the response to Comment C.24.

C.26 **Casino proposal development is not consistent with the established athletic theme, combined with proposed Iron Triangle development of Soccer stadium, residential/academic project, etc. If Mr. Cohen or another interested party would consider upgrading the existing Resorts Casino at Aqueduct Race Tract, I suggest this to be the preferred alternative (Lynch_0071).**

Response: The EIS will analyze the Proposed Project's compatibility with surrounding land uses, as described in the DSOW, Task 2, Land Use, Zoning and Public Policy. The Proposed Project is the development associated with the Purpose and Need for the Proposed Actions and is the subject of this EIS. Regarding alternatives, see the response to Comment C.24.

General Comments in Support of the Project

C.27 **The project will bring union jobs to the community (Alarcon_0008, Cohen_0001, Constantinides_0021, Felsenfeld_0032, Graham_0041, Lucano_0069, Stewart_0098, Vaccaro_0106, Torres_0122). The development will create jobs that will create economic security and increase access to insurance and health care (Arteaga_0010, Fierro_0034). The project will create job opportunities (Bedoya_0012, Cohen_0001, Dasel_0023, DeMott_0027, Dorsky_0029, Fernandez_0033, Gallegos_0038, Genao Estrella_0039, Grech_0042, He_0044, Hecht_0045, Lam_0054, Mandell_0073, Mushaw Evans_0079, Nussbaum_0082, Rose_0005, Sealy_0092, Smiley_0095, Teng_0102, Vithoulkas_0107, Wan_0109, Zogby_0116).**

Response: Comment noted.

C.28 **The project will bolster small businesses, and support MWBE (Bustamente_0017, Lucano_0069, McCall_0076, Teng_0102, Torres_0122). The project will bolster the local economy (Dasel_0023, Dorsky_0029, Hernandez_0046, Lam_0054, Lucano_0069, Martinez_0074, McCall_0076, Miranda_0077, Pelman_0004, Poon_0086, Shrestha_0094, Teng_0102, Vaccaro_0106, Wan_0109, Young_0114, Carvajal_0117, Dong_0118, Jiang_0120, Tan_0121, Wu_0123).**

Response: Comment noted.

C.29 **The proposed park will clean the air, while the existing parking lot contributes to the climate crisis (Alarcon_0008, Husani_0049) The new green space is a carbon sink and will reduce heat and runoff (Constantinides_0021, De Valera_0002, Finn_0035, Husani_0049). The project will employ onsite stormwater management and green infrastructure to reduce flooding and use green roofs to reduce greenhouse gas emissions (Husani_0049, Lucano_0069, Torres_0122).**

Response: Comment noted.

C.30 **The project would be a more beneficial use than the existing parking lot (Constantinides_0021, Dasel_0023, De Valera_0002, Hecht_0045, Husani_0049, Lee_0056, Mandell_0073, Nussbaum_0082, Rose_0005, Vaccaro_0106, Vithoulkas_0107, Whang_0110, Young_0114) The site is currently inaccessible to the public; there is an opportunity to build a community around the baseball stadium (Constantinides_0021, De Valera_0002).**

Response: Comment noted.

C.31 **The project represents a significant investment in the community (Arteaga_0010, Genao Estrella_0039, Grech_0042, Hecht_0045, Saengsuan_0090, Franco_0119, Torres_0122). The project is a unique opportunity to create a vibrant and safe community space (Bustamente_0017, Lucano_0069). The project will have positive impacts on communities and vulnerable populations (Ching_0020). Local communities have been involved in the project (Alarcon_0008, Arteaga_0010, Cohen_0001, Constantinides_0021, Graham_0041, Labades_0053, Mandell_0073, Rose_0005, Tejada_0101).**

Response: Comment noted.

C.32 **The project will provide beneficial opportunities for outdoor recreation, entertainment, cultural events, and tourism (Alarcon_0008, Dasel_0023, De Valera_0002, Dorsky_0029, Felsenfeld_0032, Fierro_0034, Genao Estrella_0039, Graham_0041, Iglesias_0051, Labades_0053, Lam_0054, Lough_0068, Lucano_0069, Mandell_0073, Martinez_0074, McCall_0076, Nussbaum_0082, Pelman_0004, Poon_0086, Stewart_0098, Teng_0102, Shanel_0006, Wan_0109, Young_0114, Zogby_0116, Carvajal_0117, Dong_0118, Franco_0119, Jiang_0120, Tan_0121, Torres_0122, Wu_0123).**

Response: Comment noted.

C.33 **The project will increase public access to the waterfront (Dasel_0023, Hecht_0045, Lucano_0069, Vaccaro_0106).**

Response: Comment noted.

Miscellaneous Comments

C.34 **Queens Future should include a detailed study of the impact on individuals of color and the increased police presence/over-policing of minority groups that tends to come with new developments (Bishop_0014).**

Response: Such assessment is out the scope of CEQR analysis.

Appendix C: Written Comments on the Draft Scope of Work

Letter Of Support

Edward Lucano

Gilda’s

91-15 31st Ave

Queens, NY

I am writing on behalf of Metropolitan Park to express our enthusiastic support for the Metropolitan Park initiative. We believe that this transformative project will bring numerous benefits to our community and create a positive impact on both the local economy and the quality of life for residents.

The inclusion of 20 acres of new park space, along with 5 acres dedicated to community athletic fields and playgrounds, is a commendable effort towards promoting health, recreation, and community engagement. This addition will undoubtedly enhance the well-being of our residents and foster a sense of community pride.

Furthermore, the commitment to generating 15,000 good-paying and union jobs is a significant and welcome aspect of the project. We appreciate the emphasis on local hiring and the inclusion of Minority and Women-Owned Business Enterprises (MWBE) vendors, which will contribute to the economic development of our community and ensure a diverse and inclusive workforce.

The incorporation of climate-ready infrastructure, such as solar energy, green roofs, and flood mitigation measures, aligns with our organization's commitment to sustainability and environmental responsibility. We commend the vision for an entertainment campus featuring a Hard Rock Hotel, sportsbook, casino gaming, and live music venue, as this will undoubtedly attract visitors and further stimulate economic growth in the region.

The project's focus on creating new connections to the waterfront, park, and surrounding community, as well as the addition of bars, restaurants, a hotel, and a Queens food hall, will contribute to the vibrancy and livability of our community. Moreover, the commitment to an accessible and renovated mass transit station, improved road networks, bike paths, and parking infrastructure demonstrates a holistic approach to urban planning and transportation.

In conclusion, we wholeheartedly endorse the Metropolitan Park initiative and believe that it represents a forward-thinking and inclusive vision for the future of our community. We are excited about the potential positive impacts on both our local economy and the overall quality of life for our residents. Please consider this letter as a formal expression of our support for this transformative project.

Thank you for your attention to this matter, and we look forward to witnessing the successful implementation of the Metropolitan Park.

Sincerely,

Edward Lucano

Gilda’s

Young, Ingrid

From: HKDBF-NY <dbfnewyork@cs.com>
Sent: Wednesday, December 20, 2023 3:59 PM
To: Young, Ingrid
Subject: [EXTERNAL] For METROPOLITAN PARK hearing
Attachments: MetroPark-LOS001.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ms. Young, I like to submit a letter of support on behalf of METROPOLITAN PARK for the hearing on 12/21/2023, please see attached. I am the Board Chair of Hong Kong Dragon Boat Festival in Hong Kong, Inc., a 501-C-3 non profit organization, serving the community since 1991, and the 2023 festival appreciates the support by Steve Cohen as one of the Festival Boat sponsors. The thoughtful METROPOLITAN PARK proposal merits a serious consideration. Regards.

Henry Wan
141-07 20th Avenue, Suite 406
Whitestone NY 11357
718-767-1776 F. 718-767-3885

Young, Ingrid

From: Himalayan Yak Restaurant <himalayanyakny@gmail.com>
Sent: Friday, January 12, 2024 1:51 PM
To: Young, Ingrid
Subject: [EXTERNAL] Support Letter for Metropolitan Park at Citi Field

Follow Up Flag: Follow up
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January 12th, 2024

Himalayan Yak Restaurant
72-20 Roosevelt Avenue
Queens, NY 11372

To Whom It May Concern,
I am writing to express my enthusiastic support for the NY Mets and their proposed Metropolitan Park Project. As a business owner in Queens, I can attest to the urgent need for this project in our community! Transforming 50 acres of asphalt into public green spaces, one of the largest food halls in the country, improved public transit and parking infrastructure, new connections to the waterfront, creating thousands of sustainable good paying jobs, a space for community groups and artists, and YEAR ROUND live music venue, casino gaming and conference spaces offers a comprehensive array of choices for locals and visitors. Such infrastructure in one place in Queens is currently unavailable. In fact, there is no such integrated entertainment venue in all of NYC. The increased participation from the community and visitors will boost the local economy significantly.

This proposed model is not unique to Queens. In fact, several venues around the country have similar proposals and are in the midst of getting approval. Specifically in Queens, we can expect significant spillover from the USTA Tennis Center, and the imminent construction of the Football fields. Moreover, the Mets fans have for years requested options for entertainment prior to and after the Mets games. Instead of going into Manhattan or Brooklyn, Metropolitan Park offers everything in one location to millions of fans, local community residents, and visitors from around the world. The proximity to Laguardia and JFK airports is a huge advantage.

Finally, as a business owner, I see the commercial and civic potential of the Metropolitan Park and its ability to offer our community members and visitors unparallelled options in Queens, the most diverse borough in the country.
Sincerely,
Tsomo Dasel
Owner
Himalayan Yak Restaurant

Classic Car Service Corp. DBA Paisa Classic
38-12A Astoria Boulevard
Astoria NY 11101
E-Mail: Admin@paisacarservice.com
P: (718) 728-1200
F: (718) 777-7415

January 10, 2024

Ingrid young
Mayor's Office of Environmental Coordination
Attn: Ingrid Young
100 Gold Street
New York, New York 10038

Dear Ingrid Young,

My name is Chanel Hernandez, and I represent Classic Car Service and Sunnyside Car Service, which are community car services located in Astoria, Queens. I'm writing to express my support for the Queens Future plan for Metropolitan Park.

I believe Metropolitan Park is an opportunity to support small businesses such as mine. As a community car service, I will be in the position to provide safe reliable transportation to the workforce that will be serving Metropolitan Park. In addition to the staff who will work at Metropolitan Park, the live music, restaurants, and bars will generate a lot of economic activity for my car service as well. My small sector of the transportation market has been struggling over the last several years, due to market forces that have diverted riders away from locally-owned operations such as my car service. Metropolitan Park promises to provide an infusion of new energy and excitement in the Borough and increase ridership for my small businesses.

Thank you for taking the time to read these few words. I'm happy to support Metropolitan Park because of all of the positive economic benefits it will bring.

Sincerely,
Chanel Hernandez
President

Young, Ingrid

From: Edward Lucano <gildasrestaurant91@gmail.com>
Sent: Thursday, January 11, 2024 12:29 PM
To: Young, Ingrid
Subject: [EXTERNAL] Letter of support
Attachments: Edward Lucano.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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This is my letter of support from Gilda's Restaurant.

From:	Furhana Husani
To:	Young, Ingrid
Cc:	Cortney Worrall; Joseph Sutkowi
Subject:	[EXTERNAL] EIS Testimony for Queens Future Development Project
Date:	Friday, January 12, 2024 2:07:45 PM
Attachments:	image001.png Waterfront Alliance_Written EIS Testimony_Queens Future Development Project.pdf

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Dear Ingrid,

Please find attached Waterfront Alliance's written testimony from the December EIS for the Queens Future Development Project. We thank you for the opportunity to provide testimony for this project.

Please don't hesitate to let us know if you have any questions.

Warmly,
Furhana



Furhana Husani (*She/Her*)
Director of Programs and Climate Initiatives
256 W. 36th Street, 11th Floor
New York, NY 10018
T: 212.935.9831 x 107
M: 917.361.5603
waterfrontalliance.org
#OurWaterfront

PUBLIC EIS TESTIMONY OF WATERFRONT ALLIANCE

December 21, 2023

Environmental Review Hearing for Queens Future Development Project

Submitted by Furhana Husani, Director of Programs and Climate Initiatives, Waterfront Alliance

Thank you for hosting the Environmental Review Hearing. My name is Furhana Husani, and I am the Director of Programs and Climate Initiatives at Waterfront Alliance, which is an alliance of more than 1,100 organizations, businesses and individuals and is a bi-state organization, and a leader in waterfront revitalization, climate resilience and advocacy for the New York-New Jersey Harbor region. We are committed to sustainability and to mitigating the effects of climate change across the region's hundreds of miles of waterfront. We spearhead the Rise to Resilience coalition of 100+ groups advocating for making climate resilience an urgent policy priority and we run the Waterfront Edge Design Guidelines (WEDG) program for promoting innovation in climate design.

I would like to express my strong support for the Queens Future plan for Metropolitan Park. I believe Metropolitan Park is our opportunity to significantly reduce the climate impact on the communities in this neighborhood. This site, formerly a swamp, currently suffers from chronic flooding, due to the current structure, which is essentially 50 acres of asphalt. In our current climate crisis, we are now experiencing significant rainfall due to increased climate related extreme weather events. When it rains, the asphalt does not absorb the heavy rainfall and it gets displaced into other areas, such as basement apartments.

In addition, as we continue to see record high temperatures, these 50 acres of asphalt further increase temperatures for communities in and around the neighborhood, as it traps heat and radiates this heat throughout the day and night.

Extreme heat and flooding are two critical issues impacting this site and the communities living around it, particularly the most vulnerable members of the community. These issues need to be mitigated.

Metropolitan Park will be built with over 25 acres of park space that is considered green infrastructure and will be able to absorb rainfall, thereby reducing the amount of water being

displaced to other parts of the neighborhood. In addition, to further address flooding issues at this site, Metropolitan Park will be innovative in their use of onsite stormwater management, which will also protect local wildlife. Finally, these 25 acres of park space will help to address the extreme heat in the region, by cooling the air and providing shade and canopy for when the temperatures rise.

Through all these efforts, with the development of Metropolitan Park, not only will the community around the park be better protected from extreme weather events but will also help to mitigate the current climate crisis through a reduction of greenhouse gases by employing green roofs, solar panels, and the highest standards of energy efficiency. Again, I want to express my strong support for Metropolitan Park.

Thank you again for allowing me to testify.

Young, Ingrid

From: giancarlo franco <giancarlofranco50@gmail.com>
Sent: Wednesday, January 10, 2024 1:24 PM
To: Young, Ingrid
Subject: [EXTERNAL] Letter to Support the Metropolitan Park
Attachments: cositas ricas-carta.docx.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Sent from my iPhone

January 9th, 2024

Giancarlo Franco
Cositas Ricas
7919 Roosevelt Ave
Queens, NY, 11372

A la oficina del Alcalde,

Me complace expresar mi apoyo para el proyecto de Metropolitan Park en nuestra comunidad en Corona, Queens. Como dueño de un pequeño negocio y miembro orgulloso del programa de fidelización conjunto con HardRock Cafe, creo firmemente que esta iniciativa traerá beneficios a la comunidad latina. Esta área necesita más trabajos y turismo para ayudar a la economía local.

Atentamente,
Giancarlo Franco
Cositas Ricas

January 9th, 2024

Henry Wu
Happy Garden
45-63 Bell Blvd,
Bayside, NY 11361

Re: Metropolitan Park

我写信表达我对花期球场项目的鼎力支持。身为周边商家，我深信这个项目将为整个社区带来丰富的经济机遇，为我们的生意和社区发展带来新的动力。
花期球场项目不仅是一座体育场馆，更是一个多功能的综合体。通过充分利用50英亩的空地，我们将拥有一个集体育、文化、购物和娱乐于一体的综合场所。这种多元化的功能将吸引更多游客和居民，为周边商家创造更多商机。

Henry Wu
Happy Garden

Young, Ingrid

From: guanhuawu3561 <guanhuawu3561@gmail.com>
Sent: Tuesday, January 9, 2024 4:34 PM
To: Young, Ingrid
Subject: [EXTERNAL] Letter of Support: Metropolitan Park
Attachments: Letter of Support.pdf

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Hi,

Please see the letter attached.

Thank you,

Henry

发自我的iPhone

Mayor's Office of Environmental Coordination
Attn: Ingrid Young
100 Gold Street
New York, New York 10038

RE: METROPOLITAN PARK EIS

To whom it may concern,
My name is Hyun T. Lee, the owner of Jun's Macaron & Gelato (Gelateria New York Inc) and Shipping & Delivery Express Inc. While I am the President of Korean American Association of Queens, I want to clarify that this letter is purely in my personal capacity. I am writing this letter in support of the proposal of the Metropolitan Park.

I've actively engaged in various visioning sessions and meetings organized by Mr. Steve Cohen and his team. Upon learning about their development plan, I took the initiative to discuss it with numerous neighbors and friends, many of whom are small business owners like me in Queens. The consensus among those I spoke to is that transforming the 50-acre asphalt land into something substantial is a positive and forward-looking idea.

While acknowledging the serious issue of gambling addiction in our community, I believe it is essential to recognize that the problem predates the construction of any casino. Rather than solely attributing it to a yet-to-be-built casino, our focus should be on demanding resources and programs that can effectively prevent dangerous gambling behaviors. I am aware that the Hard Rock, the partner of this potential project, is known for its commitment to addressing this concern.

I am optimistic that, through collective efforts, we can transform the currently vacant asphalt parking lot into something truly remarkable for the benefit of our community. Thank you.

Sincerely,

Hyun T. Lee Jan 8 '2024

Young, Ingrid

From: HYUN LEE <htforu@gmail.com>
Sent: Monday, January 8, 2024 5:57 PM
To: Young, Ingrid
Subject: [EXTERNAL] Metropolitan Park EIS
Attachments: 20240108_175041.jpg

Follow Up Flag: FollowUp
Flag Status: Flagged

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Dear. Ms Young
Please see the attached letter regarding Metropolitan Park EIS. Thank you.

Hyun T Lee

Young, Ingrid

From: Sushrut Parikh <sushrut.parikh@yahoo.com>
Sent: Wednesday, December 20, 2023 3:59 PM
To: Young, Ingrid
Cc: Carl Sanford
Subject: [EXTERNAL] Feedback in support of project from Emoji Burger Jackson Heights.

Follow Up Flag: Follow up
Flag Status: Flagged

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“The Metropolitan Park is an extraordinary project much needed for the queens community. We are anxious to see it get approve ! Can’t wait to see New Yorkers delight themselves at the metropolitan park !”
~Jarvis Fernandez, Owner, Emoji Burger Jackson Heights.
Sent from my iPhone

Young, Ingrid

From: Tan Yongjian <yongjian1114@gmail.com>
Sent: Wednesday, January 10, 2024 4:01 PM
To: Young, Ingrid
Subject: [EXTERNAL] 支持花期球场项目，共同开创商机和社区繁荣的新时代
Attachments: LOS.pdf

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Young, Ingrid

From: Latino Bites <latinobitesrestaurant@gmail.com>
Sent: Friday, December 22, 2023 3:25 PM
To: Young, Ingrid
Subject: [EXTERNAL] Queens Future Development Project

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello

This email is to inform you of my support for the project mentioned above, I did join your meeting yesterday but experienced issues with my microphone, I apologize.

We fully support the project and look forward to seeing it develop, I think it will be a great addition to Queens and create job opportunities. Aside from this I believe that it is good for the development of the community. Latino Bites and myself would love to be a part of this project and will support in all ways.

Thank you for your time,

John Bedoya

From: JOSE ALTAMIRANO
To: Young, Ingrid
Subject: [EXTERNAL] Fwd: Support letters
Date: Friday, January 12, 2024 2:35:45 PM
Attachments: Merengue Limo & Car Service.pdf
Paisa Classic - Metropolitan Park Letter.pdf

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Mayor's Office of Environmental Coordination
Attn: Ingrid Young
100 Gold Street
New York, New York 10038

Dear Ingrid Young:

Attached please find 2 letters in support of Queens Future from our member bases in Queens. Thank you.

Jose Altamirano
President
Livery Base Owners Association

Young, Ingrid

From: Nagi Ramen <nagiramensushi@gmail.com>
Sent: Tuesday, January 9, 2024 11:01 PM
To: Young, Ingrid
Subject: [EXTERNAL] Citi Field Project

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January 9, 2024

Leo Poon
Nagi Ramen Sushi
33-70 Prince St Ste C15
Flushing, NY 11354

我怀着极大的热情写信,表达对于支持花期球场项目的积极态度。花期球场项目不仅代表着一个多元化的娱乐场所,更是社区发展和文化交流的崭新契机。

首先,花期球场可以从一个运动场馆,变成一个文化和社交的中心。因为它将成为举办各类文艺活动、音乐会、社区聚会以及其他社交活动的理想场所。这有助于增强社区凝聚力,促进居民建立一个更加强健和活跃的社区。

Leo Poon

January 9, 2024

Leo Poon
Nagi Ramen Sushi
33-70 Prince St Ste C15
Flushing, NY 11354

It is with great enthusiasm that I am writing to express my positive attitude towards supporting the Blossom Course project. The Flower Pitch project represents more than one
The diversified entertainment venues are also a new opportunity for community development and cultural exchange.
First of all, the Blossom Court can be transformed from a sports venue into a cultural and social center. Because it will become a host of various kinds of art
Ideal for events, concerts, community gatherings, and other social events. This helps to strengthen community cohesion and promote residential development
Build a stronger and more active community.

Leo Poon

Merengue Limo & Car Service

Mayor's Office of Environmental Coordination
Attn: Ingrid Young
100 Gold Street
New York, New York 10038

Dear Ingrid Young,

My name is Misael Martinez, and I represent Merengue Limo & Car Service Inc, which is a community car service located at 135-10 Jamaica Ave Queens, NY 11418. I'm writing to express my support for the Queen's Future plan for Metropolitan Park.

As a small business owner, I support the Metropolitan Park because the community park with athletic fields and playgrounds will provide even more recreational destinations for the borough. These outdoor community spaces will be filled with families celebrating birthdays, graduations, and other milestones. My small business will benefit from these options because we will be in the position to provide car service to these families.

In addition to the parks and athletic fields, families will also enjoy state of the art venues for live music, sports, and a casino. These will drive even more customers to my business. In short, the Metropolitan Park development offers so many opportunities for people to enjoy, which in turn creates more passengers for my community car service. The economy is a circular ecosystem; the more opportunities there are for people to gather, the more small businesses like mine are hired.

In conclusion, I wholeheartedly support the Metropolitan Park development. It will be good for both the people and small businesses of Queens.

Sincerely,



Misael Martinez
President
718-658-1111
347-203-3821
www.merenguecarservice.com
merenguecarlimo@gmail.com

January 9th, 2024

Neil Dong
Crown One
34-20 Linden Pl
Queens, NY 11354

Hello there,

作为一位在花期球场周边经商的商家，我深信这个项目将为整个社区带来巨大的经济潜力和商机，为我们的生意和社区注入新的活力。
新规划的酒店、购物中心、美食广场以及赌场等设施将进一步促进当地经济的繁荣。这些新的商业设施将吸引大量游客，增加商业流量，为我们的生意创造更多的客户群体。同时，周边商家将有机会与新的设施合作，共同推动商业的发展。
期待花期球场项目的成功，为我们社区创造更加繁荣和活跃的未来。

Sincerely,
Neil Dong
Crown One

Young, Ingrid

From: Crown One <crown1.rest@outlook.com>
Sent: Tuesday, January 9, 2024 5:41 PM
To: Young, Ingrid
Subject: [EXTERNAL] Letter of Support
Attachments: Letter of Support.pdf

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To Whom it May Concern

Please take look attached files

Thanks

Neil Dong

Best Regards

Crown One Restaurant
34-20 Linden Place
Flushing NY 11354

Young, Ingrid

From: Pashupati Shrestha <shrestha.pash@gmail.com>
Sent: Thursday, December 21, 2023 6:43 PM
To: Young, Ingrid
Subject: [EXTERNAL] Support for metropolitan Park in Queens by Cohen

Follow Up Flag: Follow up
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Hello

I would like to express my support for the metropolitan park. As a business owner of a restaurant and tax services in Queens, I believe the park will have a spillover effect to add jobs and enhance the economy of Queens. Furthermore, the park will have a multiplier effect on tourism in Queens.

Thanks,

Pashupati Shrestha
shrestha.pash@gmail.com
(347) 703 9019

12/18/2023

Mayor's Office of Environmental Coordination
Attn: Ingrid Young
100 Gold Street
New York, New York 10038

RE: METROPOLITAN PARK EIS HEARING

Dear Ms. Young,

I am Henry Wan, Board Chair of Hong Kong Dragon Boat Festival in New York, Inc., writing this letter in support of Metropolitan Park.

The Metropolitan Park project presents a unique opportunity to transform 50 acres of asphalt into a new landmark that all New Yorkers can take pride in. Having participated in one of the listening sessions organized by Queens Future, I was thoroughly impressed by their community-centric approach. They prioritized input from community groups and residents before finalizing their plan. I am pleased to note that the recently announced draft proposal includes many valuable suggestions, such as securing spaces for community and cultural events.

The Hong Kong Dragon Boat Festival in New York, inaugurated in 1991, stands as a unique Asian heritage community and sporting event in a multicultural celebration, held in every August in Flushing Meadows Corona Park, Queens. This celebration, not only offers traditional Chinese foods and performances but also draws over 180 dragon boat teams from across North America, making it one of the largest dragon boat festivals in the United States.

Any proposal that will enhance the economy and cultural activities in Queens will earn my support, and Metropolitan Park's proposal focusing on the creation of community parks that cater to families and contribute to year-round entertainment, potentially generating thousands of quality job opportunities for the area, merits a serious consideration.

Sincerely

Henry Wan

Young, Ingrid

From: Alex Herzan <alex@lilynyc.org>
Sent: Thursday, January 11, 2024 1:15 PM
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Draft of Scope

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at **Iyoung@moec.nyc.gov**

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of Manhattan and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will Flushing Meadows Corona Park and surrounding communities . I paddle dragon boat in Flushing Bay and use this park on a regular basis. It is in dire need of improvement – but NOT through giving up 65 acres of parkland to commercial enterprise. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.
- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include a comparison to the FED-UP Phoenix Meadows Vision Plan proposal.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions to Alex@lilynyc.org

Sincerely,

Alexandra Herzan

Young, Ingrid

From: Bernadette M. Lynch <bmlynch100@gmail.com>
Sent: Thursday, January 11, 2024 12:45 PM
To: Young, Ingrid
Cc: bernadette lynch
Subject: [EXTERNAL] Casino City Field

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01/11/2024

Ms Young
Mayors Office Environmental Concerns

Concerning the City Field CAsino proposal , as this project will increase crime in the form of drug/sex/gun trafficking, theft, as well threaten the moral fiber of family oriented communities of Corona/Hispanic and Flushing/Asian in the form of gambling addiction (both races predisposed to said addiction).
In addition there are environmental concerns , also Casino proposal development is not consistent with the established athletic theme, combined with proposed Iron Triangle development of Soccer stadium, residential/academic project, etc..

If Mr Cohen or another interested party would consider upgrading the existing Resorts Casino at Aqueduct Race Tract, I suggest this to be the preferred alternative.

I am not adverse to enjoyment or Casino's, just this particular project. The crime rate in Queens is sufficiently high which no doubt the 109 pct. will confirm.
The sociologic deterioration of communities/families as a consequence of addictive disease should be avoided. In my opinion.

Thank you for the courtesy of your review.

Bernadette M Lynch

Sent from my iPhone

From: Gary Lin
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope
Date: Friday, January 12, 2024 3:49:36 PM

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at **Iyoung@moec.nyc.gov**

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of 11365 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include the FED-UP Phoenix

Meadows Vision Plan proposal as one of the alternatives to be considered.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure. Public transportation (aka 7-Train) is already strained as it is, on a normal work day. It gets even more packed with Mets games and US Open. NYC needs to expand capacity (wider train cars, more subway lines, increased frequency, etc) in order to accommodate the influx of new visitors/residents. Put the infrastructure in place first.

- Impact of increased visitors staying at new hotels on local open and park space.

- Impact on sewer and stormwater infrastructure.

- Impact of the proposed design on park users.

Thank you for considering my comments.

Sincerely,
Gary Lin

Young, Ingrid

From: Kira Aiello <ksbaiello@gmail.com>
Sent: Thursday, January 11, 2024 1:19 PM
To: Young, Ingrid
Subject: [EXTERNAL] No Casino in Flushing Meadows Park

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Dear Ms. Young,

It is my understanding that you are the person to contact in the Mayor's office to express my stance against the building of a Casino on NYC Park Land. If Covid taught us one thing, it's that New York City residents need outdoor space. Parks should be kept for families. I could go on and on.....Flushing Meadows Corona Park is a gem and should not be given away to criminals (we both know Steve Cohen is a criminal) to exploit.

Tell Mayor Adams to make the right decision. The choice is obvious, NO CASINO!

Thank you for your time and attention.

Kira Aiello
Lifelong Queens resident
Registered Democrat
28-11 158th Strreet
Flushing, NY 11358

From:	Margaret Flanagan
To:	Young, Ingrid
Subject:	[EXTERNAL] Comments on the Queens Future Development Project Draft of Scope
Date:	Friday, January 12, 2024 3:52:41 PM
Attachments:	MFlanagan_CEQR_Comment.pdf

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Dear Ingrid Young,

I am a resident of Zip 11372 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and neighbors. Please accept my specific comments in the attached letter. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward.

Thank you,
Margaret Flanagan
35-20 Leverich St. Apt. B420
Jackson Heights, NY 11372
maggieflan@gmail.com
718-482-3975

From:	Margaret Mulligan
To:	Young, Ingrid
Subject:	[EXTERNAL] Comments on the Queens Future Development Project Draft Scope of Work
Date:	Friday, January 12, 2024 11:59:42 PM

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Hello Ingrid,

Residential displacement in surrounding areas that a casino will cause is undeniable and should be properly addressed in the EIS. Poverty does not cause displacement, large injections of wealth and capital do with purposefully ill planning and no accountability. It is a total cop out if the EIS concludes that trends in the surrounding neighborhoods already lean towards rapid development and increased price points— thus implying the casino would have no additional impact. This is untrue and harmful to the surrounding environmental justice communities.

This project is of a completely different scope than that of surround projects and The Casino will impact resilience and socioeconomics of existing populations negatively. The EIS should address the impacts of a casino on communities, not just addressing jobs, but social impacts of gambling as a targeted unnecessary mental health crisis. The EIS should address and share statistics about bankruptcies and finances of existing communities around new casinos. Having a casino in the middling of vulnerable immigrant communities will be detrimental to families in North East Queens and beyond.

It has been stated by State Senator Ramos that this project is necessary to improve flooding conditions in residential neighborhoods like east elmhurst. This is untrue. Most of the parking lot sites are in a separate sewage area, (see city sewage line map) and should not impact flooding in upland areas with combined sewage systems. Please clarify in the EIS. Will stormwater and run off be channeled to the bowery bay waste water facility in both wet and dry weather conditions, or will stormwater still travel contaminated and unfiltered into Flushing Bay? Are there opportunities for stormwater retention and detention in this project? How much water will be retained or detained at one time? Can the project be designed to capture stormwater from areas out side of the project development site to further decrease reliance on the municipal sewage system? The EIS should address the impacts of losing publicly owned space thought the alienation process. Though the land is a parking lot now, it is part of Flushing Meadows Corona Park and in the future could be turned into highly needed recreational open space. If this project is built, it seems unlikely the land will ever return to open space. This is a direct negative impact on the community. I recommend using the Phoenix Meadows (find more info at queensforall.com) plan as an alternative to be analyzed in the EIS.

Thank you for your time,
Margaret Mulligan

Young, Ingrid

From: Matthew Malina <mm1566@nyu.edu>
Sent: Thursday, January 11, 2024 1:53 PM
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope.

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Ingrid,

I am concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my city and park.
The proposed project's impacts are so profound that the project should **not move** forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

-
-
- **Impact of taking away public**
- **parkland:** In order
- to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
-
-
-
- **Impact of casinos on public**
- **health:** There is substantial
- research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
-
-
-
- **Impact on indirect residential**
- **displacement:** The
- project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect
- commercial displacement.
-
-
-
- **Include**
- **FED-UP's**
- **Phoenix Meadows Vision Plan**
- **as one of the project alternatives:**

- By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include a comparison
- to the FED-UP Phoenix Meadows Vision Plan proposal.
-

I also urge Queens Future to include a detailed study of:

-
-
- Impact on public transportation
- and bike/pedestrian infrastructure.
-
-
-
- Impact of increased visitors
- staying at new hotels on local open and park space.
-
-
-
- Impact on sewer and stormwater
- infrastructure.
-
-
-
- Impact of the proposed design
- on park users.
-

Best,
Matt Malina

Young, Ingrid

From: matthew dineen <mgnat45@yahoo.com>
Sent: Thursday, January 11, 2024 1:09 PM
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope.

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Dear Ms. Young,
I am a resident of 11372 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

- By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt." I call on your agency to have the environmental review process include a comparison to the FED-UP Phoenix Meadows Vision Plan proposal. **FED-UP's Phoenix Meadows Vision Plan alternative.**

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space as well as police, fire, and sanitation.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.
- Impact on moral character of the community: what message is sent to the young and law-abiding people when valuable public land is given to a man who was at the center of the biggest insider trading conspiracy in U.S. history by far, who had to pay by far the largest fine and forfeiture ever, close his fund and refund his investors' money, and whose seven closest associates were convicted or pled guilty to insider trading and wire fraud for using non-public information he himself also traded on. Can such a man really be trusted to keep his promises to us, pay his taxes, and run a casino honestly?

At a time when we daily learn of new. catastrophic effects of climate change, building structures of (new) asphalt, glass, steel and concrete in the middle. of a former marshland, which land, in its natural state, once provided a defense against the inevitable advance of the seas.

Thank you for considering my comments. Please reach out with any questions.
Sincerely,

Matthew Dineen
3316 81st Street Apt. 51
Jackson Heights NY 11372
646-866-8875

From: Neisa Yin
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope
Date: Friday, January 12, 2024 4:53:56 PM

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Dear Ingrid Young,

I am a resident of 11360 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- **Impact of casinos on public health**: there is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

- **Impact on indirect residential displacement:** the project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.

- Impact of increased visitors staying at new hotels on local open and park space.

- Impact on sewer and stormwater infrastructure.

- Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions
neisayin1688@gmail.com

Kind Regards,
Neisa Yin
They/She

Young, Ingrid

From: Risa <rawsculpt@aol.com>
Sent: Thursday, January 11, 2024 2:39 PM
To: Young, Ingrid
Subject: [EXTERNAL] No Flushing Casino!

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at **Iyoung@moec.nyc.gov**

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of zip code 10009, and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.
- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include a comparison to the FED-UP Phoenix Meadows Vision Plan proposal.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions, rawsculpt@aol.com.

Sincerely,
Risa Wallberg

From: Ryan Chen
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope.
Date: Friday, January 12, 2024 4:49:20 PM

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Dear Ingrid Young,

I am a resident of 11355 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- **Impact of casinos on public health**: there is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

- **Impact on indirect residential displacement:** the project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.

- Impact of increased visitors staying at new hotels on local open and park space.

- Impact on sewer and stormwater infrastructure

- Impact of the proposed design on park users.

Impact of runoff from construction and post construction from the site into Flushing Creek and Flushing Bay

Thank you for considering my comments.

Sincerely,
Ryan Chen

Young, Ingrid

From: Shangtong Li <lst97work@gmail.com>
Sent: Friday, January 12, 2024 12:59 PM
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ingrid Young,

I am a resident of 11221 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact Queens neighborhood and communities. I believe that the proposed project's impacts are detrimental and that the project should not move forward. The following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact**
- **of taking away public parkland:**
- In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- **Impact**
- **of casinos on public health:**
- There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

- **Impact**
- **on indirect residential displacement:**
- The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect
- commercial displacement.

- **Include**
- **FED-UP's**
- **Phoenix Meadows Vision Plan**
- **as one of the project alternatives:**

- By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include a comparison
- to the FED-UP Phoenix Meadows Vision Plan proposal.
-

I also urge Queens Future to include a detailed study of:

-
-
- Impact
- of community welfare
-
-
-
- Impact
- on public transportation and bike/pedestrian infrastructure.
-
-
-
- Impact
- of increased visitors staying at new hotels on local open and park space.
-
-
-
- Impact
- on sewer and stormwater infrastructure.
-
-
-
- Impact
- of the proposed design on park users.
-

Thank you for considering my comments.

Sincerely,
Shangtong Li

From:	Zeke Luger
To:	Young, Ingrid
Subject:	[EXTERNAL] Re: Comments on the Queens Future Development Project Draft of Scope.
Date:	Friday, January 12, 2024 4:52:21 PM

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Dear Ingrid Young,

I am a resident of 11375 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- **Impact of casinos on public health**: there is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

- **Impact on indirect residential displacement:** the project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.

- Impact of increased visitors staying at new hotels on local open and park space.

- Impact on sewer and stormwater infrastructure.

- Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions at zekeluger@gmail.com or 917-671-7231.

Sincerely,
Zeke Luger

Young, Ingrid

From: Alexandra de Luise <alexad818@yahoo.com>
Sent: Thursday, January 11, 2024 8:54 PM
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the QueensFuture Development Project Draft of Scope

Follow Up Flag: Follow up
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Dear Ingrid Young,

I am a resident of 11358 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighboring community. I believe that the proposed project's impacts are so profound that the project should not move forward. The following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact**
- **of taking away public parkland:**
- In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- **Impact**
- **of casinos on public health:**
- There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

- **Impact**
- **on indirect residential displacement:**
- The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect
- commercial displacement.

- **Include**
- **FED-UP's**

- **Phoenix Meadows Vision Plan**
- **as one of the project alternatives:**
- By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I
- call on your agency to have the environmental review process include a comparison to the FED-UP Phoenix Meadows Vision Plan proposal.
-

I also urge Queens Future to include a detailed study of:

-
-
- Impact on public transportation
- and bike/pedestrian infrastructure.
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- Impact of increased
- visitors staying at new hotels on local open and park space.
-
-
-
- Impact on sewer and
- stormwater infrastructure.
-
-
-
- Impact of the proposed
- design on park users.
-

Thank you for considering my comments.

Sincerely,

Alexandra de Luise
Broadway Flushing resident
CB7

From:	Amanda Arroyo
To:	Young, Ingrid
Subject:	[EXTERNAL] Comments on the Queens Future Development Project Draft Scope of Work
Date:	Friday, January 12, 2024 10:59:27 PM

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Dear ingrid,

The residential displacement in surrounding areas that the casino will cause is undeniable and should be properly addressed in the EIS. poverty does not cause displacement, large injections of wealth and capital do. it is a total cop out if the EIS concludes that trends in the surrounding neighborhoods already lean towards rapid development and increased price points— thus implying the casino would have no additional impact. this is untrue and harmful to the surrounding environmental justice communities. the project will
impact resilience and socioeconomics of existing populations negatively.

The EIS should address the impacts of a casino on communities, not just addressing jobs, but social impacts of gambling. The EIS should address and share statistics about bankruptcies and finances of existing communities around new casinos. Having a casino in the middling of vulnerable immigrant communities will be detrimental to families in north east queens and beyond.

it has been stated by State Senator Ramos that this project is necessary to improve flooding conditions in residential neighborhoods like east elmhurst. i believe this is untrue. most of the parking lot sites are in a separate sewage area, and should not impact flooding in upland areas with combined sewage systems. please clarify in the EIS. Will stormwater and run off be channeled to the bowery bay waste water facility in both wet and dry weather conditions, or will stormwater still travel unfiltered into Flushing Bay? Are there opportunities for stormwater retention and detention in this project? how much water will be retained or detained at one time? can the project be designed to capture stormwater from areas out side of the project development site to further decrease reliance on the municipal sewage system?

The EIS should address the impacts of losing publicly owned space thought the alienation process. Though the land is a parking lot now, it is part of Flushing Meadows Corona Park in the future it could be turned into recreational open space. If this project is built, it seems unlikely the land will ever return to open space. this is a negative impact on the community.

I recommend using the Phoenix Meadows (find more info at queensforall.com) plan as an alternative to be analyzed in the EIS.

Thank you,
Amanda Arroyo

From: Amanda Fitzpatrick
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft Scope of Work
Date: Friday, January 12, 2024 10:42:14 PM

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Dear ingrid,

The residential displacement in surrounding areas that the casino will cause is undeniable and should be properly addressed in the EIS. poverty does not cause displacement, large injections of wealth and capital do. it is a total cop out if the EIS concludes that trends in the surrounding neighborhoods already lean towards rapid development and increased price points— thus implying the casino would have no additional impact. this is untrue and harmful to the surrounding environmental justice communities. the project will
impact resilience and socioeconomics of existing populations negatively.

The EIS should address the impacts of a casino on communities, not just addressing jobs, but social impacts of gambling. The EIS should address and share statistics about bankruptcies and finances of existing communities around new casinos. Having a casino in the middling of vulnerable immigrant communities will be detrimental to families in north east queens and beyond.

it has been stated by State Senator Ramos that this project is necessary to improve flooding conditions in residential neighborhoods like east elmhurst. i believe this is untrue. most of the parking lot sites are in a separate sewage area, and should not impact flooding in upland areas with combined sewage systems. please clarify in the EIS. Will stormwater and run off be channeled to the bowery bay waste water facility in both wet and dry weather conditions, or will stormwater still travel unfiltered into Flushing Bay? Are there opportunities for stormwater retention and detention in this project? how much water will be retained or detained at one time? can the project be designed to capture stormwater from areas out side of the project development site to further decrease reliance on the municipal sewage system?

The EIS should address the impacts of losing publicly owned space thought the alienation process. Though the land is a parking lot now, it is part of Flushing Meadows Corona Park in the future it could be turned into recreational open space. If this project is built, it seems unlikely the land will ever return to open space. this is a negative impact on the community.

I recommend using the Phoenix Meadows (find more info at queensforall.com) plan as an alternative to be analyzed in the EIS.
Amanda Fitzpatrick

From: brunowme
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope.
Date: Friday, January 12, 2024 2:22:00 PM

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Dear Ms. Young,

My name is Bill Bruno. I am a resident of Jackson Heights and extremely concerned about the impact of Queens Future LLC's proposed Metropolitan Park project. Ultimately, I believe that the project should not move forward.
However, if it does go forward, the following should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include the FED-UP Phoenix Meadows Vision Plan proposal as one of the alternatives to be considered.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.

- Impact of increased visitors staying at new hotels on local open and park space.

- Impact on sewer and stormwater infrastructure.

-

Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions

Sincerely,

Bill Bruno

Sent from my T-Mobile 5G Device

Young, Ingrid

From: Carmel Wilson <carmelswilson@gmail.com>
Sent: Friday, January 12, 2024 8:32 AM
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope

Follow Up Flag: Follow up
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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Dear Ingrid Young,

I am a resident of 10128 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

-
-
- **Impact**
- **of taking away public parkland:**
- In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
-
-
-
- **Impact**
- **of casinos on public health:**
- There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
-
-
-
- **Impact**
- **on indirect residential displacement:**
- The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect
- commercial displacement.

- **Include**
- **FED-UP's**
- **Phoenix Meadows Vision Plan**
- **as one of the project alternatives:**
- By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include a comparison
- to the FED-UP Phoenix Meadows Vision Plan proposal.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation
- and bike/pedestrian infrastructure.
- Impact of increased
- visitors staying at new hotels on local open and park space.
- Impact on sewer and
- stormwater infrastructure.
- Impact of the proposed
- design on park users.
- Impact on recreational human powered boat use in Flushing Bay

Thank you for considering my comments. Please reach out with any questions: Carmel Wilson, carmelswilson@gmail.com, 917-689-0672..

Sincerely,
Carmel S. Wilson

From:	Carolyn Lau
To:	Young, Ingrid
Subject:	[EXTERNAL] Re: Comments on the Queens Future Development Project Draft of Scope.
Date:	Friday, January 12, 2024 6:58:01 PM

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Dear Ingrid Young,

I am a resident of 11364 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

> **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
> **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
> **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.
> **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include the FED-UP Phoenix Meadows Vision Plan proposal as one of the alternatives to be considered.

I also urge Queens Future to include a detailed study of:

> Impact on public transportation and bike/pedestrian infrastructure.
> Impact of increased visitors staying at new hotels on local open and park space.
> Impact on sewer and stormwater infrastructure.
> Impact of the proposed design on park users.

Thank you for considering my comments.

Best,
Carolyn Lau

From: Cheri
To: Young, Ingrid
Subject: [EXTERNAL] NO CASINO! PLEASE!!!!!!!
Date: Friday, January 12, 2024 2:20:47 PM

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at **Iyoung@moec.nyc.gov**

Re: Comments on the Queen's Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of 11358 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include the FED-UP Phoenix

Meadows Vision Plan proposal as one of the alternatives to be considered.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.
- Flushing is congested enough!

Thank you for considering my comments. Please reach out with any questions
cheriherrmann@gmail.com

Sincerely,
[YOUR NAME]
Cheri Herrmann

Young, Ingrid

From: cschelss@gmail.com
Sent: Tuesday, January 9, 2024 9:39 PM
To: Young, Ingrid
Subject: [EXTERNAL] Stop the Queens Future Development Project

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Dear Ms. Young:

I live in East Elmhurst, zip code 11369, and am extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will affect the surrounding communities and my quality of life. The impacts are so profound that the project should not move forward.

These are my key concerns that must be studied.

- **The elimination of public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The legislature will be remiss if they vote to repurpose the parkland, since there has been a great deal of opposition to this measure. Our parks are a resource that should not be given up to the highest bidder.
- **Casinos and public health**: Casinos and gambling are linked as a public health crisis with multiple side effects, especially on low- and middle-income communities.
- **Indirect residential displacement:** Due to its location, there is potential indirect residential displacement. .

In addition, the impacts of this project on
- vehicular traffic,
- public transportation and bike/pedestrian infrastructure,
- new hotels on local open and park space,
- sewer and stormwater infrastructure, and
- park users

must be studied.

Thank you for considering my comments.

Sincerely,

Claudia Schellenberg
"Truth is in the painting, not in its correspondence to the appearance of the world." Eduard Manet

From: codyannherrmann@gmail.com
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft Scope of Work
Date: Friday, January 12, 2024 10:48:52 PM

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Dear Ingrid,

Thank you for taking my written comment, and hearing my testimony during the virtual scooping meeting.

I am a lifelong resident of flushing— I serve on community board 7 and am involved with various other civic orgs working locally.

The residential displacement in surrounding areas that the casino will cause is undeniable and should be properly addressed in the EIS. poverty does not cause displacement, large injections of wealth and capital do. it is a total cop out if the EIS concludes that trends in the surrounding neighborhoods already lean towards rapid development and increased price points— thus implying the casino would have no additional impact. this is untrue and harmful to the surrounding environmental justice communities. the project will impact resilience and socioeconomics of existing populations negatively.

The EIS should address the impacts of a casino on communities, not just addressing jobs, but social impacts of gambling. The EIS should address and share statistics about bankruptcies and finances of existing communities around new casinos. Having a casino in the middling of vulnerable immigrant communities will be detrimental to families in north east queens and beyond.

it has been stated by State Senator Ramos that this project is necessary to improve flooding conditions in residential neighborhoods like east elmhurst. i believe this is untrue. most of the parking lot sites are in a separate sewage area, and should not impact flooding in upland areas with combined sewage systems. please clarify in the EIS. Will stormwater and run off be channeled to the bowery bay waste water facility in both wet and dry weather conditions, or will stormwater still travel unfiltered into Flushing Bay? Are there opportunities for stormwater retention and detention in this project? how much water will be retained or detained at one time? can the project be designed to capture stormwater from areas out side of the project development site to further decrease reliance on the municipal sewage system?

The EIS should address the impacts of losing publicly owned space thought the alienation process. Though the land is a parking lot now, it is part of Flushing Meadows Corona Park in the future it could be turned into recreational open space. If this project is built, it seems unlikely the land will ever return to open space. this is a negative impact on the community.

I recommend using the Phoenix Meadows plan (find more info at queensforall.com), or a different plan where the land is retained as public recreational space, as an alternative to be analyzed in the EIS.

This land will undoubtably flood— it sits within the 100 year and 500 year flood plains. I understand the land will be elevated but in a worst case climate scenario, what might this area look like in 75 to 100 years? what protection will be put in place, or will the area be abandoned and left for tax payers to foot the bill for?

Thank you for your time and consideration.

Best,
Cody Herrmann

718 309 6710

Young, Ingrid

From: Edward Lucano <gildasrestaurant91@gmail.com>
Sent: Thursday, January 11, 2024 12:29 PM
To: Young, Ingrid
Subject: [EXTERNAL] Letter of support
Attachments: Edward Lucano.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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This is my letter of support from Gilda's Restaurant.

Young, Ingrid

From: Elizabeth Guzman <eguzman0100@gmail.com>
Sent: Friday, January 12, 2024 9:55 AM
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope

Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at **Iyoung@moec.nyc.gov**

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of zip code 11377 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. I am also a dragon boater and regularly commute to the Pier One Marina, crossing over the Citfield parking lot to get the coastline. I have seen how the rainwaters impact flooding and more polluted waters as we paddle. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.
- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include a comparison to the FED-UP Phoenix Meadows Vision Plan proposal.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.
- Impact of development in this area as a NASA-led study has demonstrated that Ashe Stadium is sinking three times as fast as that of other areas in NYC.

Thank you for considering my comments. Please reach out with any questions at: Elizabeth Guzman, 3960 54 Street, Apt. 3R, Woodside, NY 11377 or at eguzman0100@gmail.com

Sincerely,

Young, Ingrid

From: Erika Lim <erikalim21@gmail.com>
Sent: Thursday, January 11, 2024 3:28 PM
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope

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Dear Ingrid Young,

I am a lifelong resident of 11355 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:**
- In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health:**
- There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:**
- The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect
- commercial displacement.
- **Include**
- **FED-UP's**
- **Phoenix Meadows Vision Plan as one of the project alternatives:**
- By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include a comparison
- to the FED-UP Phoenix Meadows Vision Plan proposal.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.
- Impact of the project on low-income, predominantly low-income immigrant communities.

Thank you for considering my comments and just to reiterate, I am entirely against a casino in my community.

Sincerely,
Erika Lim

From: FED UP Coalition
To: Young, Ingrid
Cc: fedup-steering-committee@googlegroups.com; FED UP Coalition; fed-up-no-casino-endorsers@googlegroups.com; Tom.Dinegar@mail.house.gov; daisy.Nunez@mail.house.gov; Daniel.Bonthius@mail.house.gov; John.OLeary@exec.ny.gov; ashley.dougherty@exec.ny.gov; nichols.silbersack@exec.ny.gov; stavisky@nysenate.gov; gianaris@nysenate.gov; erosarioseenin13@gmail.com; amaune.in13@gmail.com; comrie@nysenate.gov; nyssenatekp@yahoo.com; ashley@johnliusenate.com; scott@johnliusenate.com; amatos@nyassembly.gov; weprind@nyassembly.gov; rozicn@nyassembly.gov; braunsteine@nyassembly.gov; rosenthald@nyassembly.gov; hevesia@nyassembly.gov; hyndmana@nyassembly.gov; ragas@nyassembly.gov; andersonk@nyassembly.gov; cookv@nyassembly.gov; vanelc@nyassembly.gov; grisalm@nyassembly.gov; aubryj@nyassembly.gov; mamdaniz@nyassembly.gov; ardilaj@nyassembly.gov; rajkumarj@nyassembly.gov; cruzc@nyassembly.gov; kimr@nyassembly.gov; Aggarwala, Rohit (DEP); kcharlesguzman@cityhall.nyc.gov; awinters@council.nyc.gov; ahart@council.nyc.gov; ldianti@council.nyc.gov; jchoi@council.nyc.gov; hyam@council.nyc.gov; nkaur@council.nyc.gov; GClark@council.nyc.gov; CPark@council.nyc.gov; iblasenstein@council.nyc.gov; fsalam@council.nyc.gov; cgil@council.nyc.gov; d27scheduling@council.nyc.gov; bjames@council.nyc.gov; jcottone@council.nyc.gov; bpaul@council.nyc.gov; pstraughter@council.nyc.gov; district29@council.nyc.gov; district30@council.nyc.gov; d31scheduling@council.nyc.gov; pinserillo@council.nyc.gov; district34@council.nyc.gov; anthony@allianceforfmcp.org; meira.berkower@parks.nyc.gov; Enoch, Melissa L.; AngelaL@dep.nyc.gov; qn01@cb.nyc.gov; qn02@cb.nyc.gov; greid@cb.nyc.gov; ccassagnol@cb.nyc.gov; qn05@cb.nyc.gov; qn06@cb.nyc.gov; ekelty@cb.nyc.gov; qn08@cb.nyc.gov; qn09@cb.nyc.gov; qn10@cb.nyc.gov; qn11@cb.nyc.gov; qn12@cb.nyc.gov; qn13@cb.nyc.gov; qn14@cb.nyc.gov; jshannoncp@gmail.com; asia@qc.cuny.edu; hpeuler28@aol.com; chalky2@aol.com; rnmom917@aol.com; Baysidehillscivic@gmail.com; info@btca.org; lvhartrick@hotmail.com; rhellenbrecht@outlook.com; beyondplasticsqueens@gmail.com; carolinakorth@yahoo.com; jonorcutt@gmail.com; mohamed@caribbeanequalityproject.org; centrocomunitariocorona@gmail.com; dh.imicorona@gmail.com; miltonxaviertrujillo@gmail.com; Hafizah Omar; sadia@chhayacdc.org; farzana@chhayacdc.org; jtrent251@gmail.com; pbeckles78@gmail.com; franktaylor9@aol.com; douglaston.civic.association@gmail.com; larindah29@yahoo.com; ashookramsaran@gmail.com; Jessica.crocheronpark@gmail.com; pinkster914@aol.com; snowwhite628@aol.com; ladybee428@aol.com; edwinwestley@twc.com; leslie.ellman@gmail.com; zavalamelissa72@gmail.com; lenmaniace@gmail.com; info@junipercivic.com; nutrichris623@gmail.com; Info@kewgardenscivicassociation.org; kpcapres@gmail.com; kcpconservancy@yahoo.com; theo.oshiro@maketheroadny.org; rana@malikah.org; movement@malikah.org; john.park-minkwon.org; huanjie.li@minkwon.org; sandra.choi@minkwon.org; mlcaboard@googlegroups.com; kulsoom.tapal@gmail.com; tdevaney@mas.org; AGanser@ny4p.org; jenalanzetta@gmail.com; maureen@greenearthurbangardens.org; shirley.gilbert832@gmail.com; ranks246@gmail.com; codyannherrmann@gmail.com; polly.chea@gmail.com; hyletatbs@hotmail.com; ehantzopoulos@queensbotanical.org; aamann@robbinsent.com; vadler4444@gmail.com; patricia.m.chou@gmail.com; taylorbaker229@gmail.com; warrennyc@gmail.com; bdlimm@gmail.com; lizzzyoh@gmail.com; cgrau@queensmuseum.org; stallant@queensmuseum.org; mdulong@riverkeeper.org; tbrown@riverkeeper.org; dshapley@riverkeeper.org; azaadi.khan@sakhi.org; linda.cheriyan@sakhi.org; paulgrazianohdc@yahoo.com; rlosca@aol.com; stationroadcivic@hotmail.com; laura.shepard@transalt.org; welovewhitestone@gmail.com; cworrall@waterfrontalliance.org; fhusani@waterfrontalliance.org; jsutkowi@waterfrontalliance.org
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft Scope of Work
Date: Friday, January 12, 2024 4:41:28 PM
Attachments: FED-UP_QueensFuture_DSOW_Comments_2024.pdf

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Dear Ingrid,

Please find attached our coalition's comments on the Queens Future Development Project's Draft Scope of Work. Please confirm that you received the comments and feel free to reach out with any questions.

All the best,

FED-UP Coalition, No Casino Campaign
queensforall.com

Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Re: Comments on the Queens Future Development Project Draft Scope of Work

Dear Ms. Young,

The Flushing for Equitable Development and Urban Planning coalition (FED-UP) appreciates the opportunity to submit comments to the New York City Office of the Deputy Mayor for Housing Economic Development and Workforce for the Queens Future Development Project's Draft Scope of Work (DSOW). Started in Flushing in 2019, FED-UP is a coalition of community-based organizations that builds community power with those most affected by the impacts of local large-scale luxury developments. We envision a Queens that is accessible, affordable, equitable, and healthy—a Queens where residents, workers, small businesses, and ecologies can thrive.

Queens Future Development Project ('Queens Future' or 'the project') will result in the taking of more than 65 acres of public parkland in order to build a massive hotel, casino and entertainment complex in the middle of multiple low-income communities and communities of color, many of whom are already suffering from indirect residential and commercial displacement[1], lack of access to open space, problem gambling[2] and environmental justice burdens[3]. If approved, the project would *double* the parking spaces on the site in an area where residents fall into the 80th and 90th national percentiles for air toxicity and proximity to traffic[4]. The DSOW fails to substantially mention the damaging public health impacts of problem gambling, the impact on neighboring low-income communities of color, or the impacts of the alienation and privatization of over 65-acres of our valuable public parkland—a move that would be unprecedented in recent New York history. Ultimately, FED-UP believes that the proposed project's social and environmental impacts are so profound that the project should not receive the parkland alienation legislation or casino license that is required for the proposal to move forward. Our communities deserve parks and economic development that improve our health and wellbeing, not a project that corrodes public health and gifts the land to a billionaire.

---

[1] Ngu, S. (2020, August 13). 'Not what it used to be': In New York, Flushing's Asian residents brace against gentrification. *The Guardian*.
[2] Chu, H. (2023, January 20). Mets Boss Bets Big on Chinese Gamblers in 'Vision' for Parking Lot Development. *The City*.
[3] US Environmental Protection Agency (n.d.). *EPA's Environmental Justice Screening and Mapping Tool (Version 2.2)*. EPA EJScreen. Retrieved January 10, 2024, from https://ejscreen.epa.gov/mapper/
[4] Ibid.

The adverse environmental impacts of the 78-acre Queens Future Development Project have rendered a Draft Environmental Impact Statement (DEIS) necessary. To this end, the applicants have prepared a Draft Scope for the DEIS and a virtual public scoping session on the Draft Scope on December 21, 2023. Written comments on the Draft Scope will be accepted until January 12, 2024. In response to the request for comments on the DSOW, we have provided an outline of specific concerns with the project that we believe must be included in any future Environmental Impact Statement.

1. **Project Alternatives (Task 22 in the DSOW)**

The scope of work should include a range of alternative actions, including at least one where the parkland is restored as public greenspace. We suggest including the FED-UP coalition's Phoenix Meadows Vision Plan[5] as an alternative to be considered in the DEIS. Phoenix Meadows proposes to increase green space, absorb all stormwater (70 million gallons per year) that falls on the site, capture carbon and provide critical open space for local residents. Communities have more choices than between "50 acres of asphalt" or Queens Future's proposal and we are calling on the city to conduct the due diligence the community deserves. The leaseholder for the site has spent millions of dollars on public messaging describing the site as "50 acres of asphalt" (now 78 acres) that should be replaced by "something exciting" and that they will "turn a parking lot into a park".[6] The DSOW feeds this false dichotomy between only two options by only recognizing a 'no action' alternative that makes no improvements on the site, and keeps it as a parking lot. Doing so fails to illustrate the impacts of this project when considered against one where the parkland could be improved without parkland alienation and in a way that would maintain it as a real public park with ecological significance, not a vast hotel complex and casino.

Our ask: We call on your agency to have the Queens Future environmental review process include a comparison to a parkland restoration project on the site such as the one presented in the FED-UP Phoenix Meadows Vision Plan proposal.

2. **Zoning, land use and public policy impacts (Task 2 in the DSOW)**

The Queens Future Development Project's proposal comes in advance of the passage of legislation to alienate 65 acres of parkland, which will be needed in order to build this proposal on this site. If parkland alienation legislation passes and Queens Future realizes the project, New Yorkers will lose more than 65 acres of open space in perpetuity, impacting hundreds of thousands of nearby residents and setting a precedent for future alienation across New York City, and the privatization of one of our most valuable assets. This loss and precedent setting is even more significant when considered against the potential of this land and its associated community benefits, such as increasing connectivity to local communities and the rest of Flushing Meadows Corona Park and implementing systems to capture 100% of the stormwater

[5] Flushing for Equitable Development and Urban Planning Coalition. *Phoenix Meadows Vision Plan*. Queens For All. Retrieved January 10, 2024, from https://www.queensforall.com/phoenix-meadows-vision-plan

[6] Queens Future LLC (n.d.). *Welcome to Metropolitan Park*. Metropolitan Park. Retrieved January 10, 2024, from https://www.metropolitanpark.com/

that falls on the site. Giving away publicly owned land to developers who will likely not pay taxes on the site has both economic and social impacts that must be robustly studied.

The parcels sit within the floodplain, approximately 750ft from the water's edge at barely 11ft above sea level at the northern boundary. While the proposed design meets zoning code for building in the designated AE flood zone (with a 12ft base flood elevation), the near future will see exacerbated flooding as evidenced by the recent NYC Panel on Climate Change reports[7]. Similarly sized nearby structures, such as LaGuardia Airport and Arthur Ashe Stadium, are currently sinking due to their location in the floodplain[8]. In addition, the slopes proposed for the 7-acre open space from the new 18-acre building and Citi Field have potential to displace flooding onto adjacent properties. Communities are calling for more definitive Cloudburst planning, not the building of mega-scale developments within our precarious floodplains. The DEIS must take into consideration the negative impacts of the development against the site's potential to protect residents from climate disasters.

Our asks 1. The Final Scope of Work for the DEIS must substantially study the land use and policy ramifications of this precedent-setting parkland alienation. 2. The project must consider compatibility of the proposal with additional city and partner plans to those outlined in the SOW, including plans that prioritize climate resilience, stormwater management and flooding vulnerability. These plans include:

- 2020 Comprehensive Waterfront Plan
- NYC Urban Forest Agenda
- NYC Stormwater Resiliency Plan
- NYC DEP Cloudburst Management Plan

3. Socioeconomic Impacts (Task 3 in the DSOW)

Under the requirements set by the City Environmental Quality Review (CEQR) process, potential socioeconomic changes must be disclosed if they are to impact "land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area"[9]. These socioeconomic changes can include: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement and (5) adverse effects on a specific industry. The CEQR Technical Manual goes on to state that indirect displacement must be assessed if:

> *"The project would result in substantial new development that is markedly different from existing uses, development, and activities within the neighborhood. Such a project may lead to indirect displacement. Typically, projects that are small to moderate in size would not have significant socioeconomic effects unless they are likely to generate socioeconomic conditions that are very*

[7] (2019). New York City Panel on Climate Change 2019 Report. *Annals of the New York Academy of Sciences*, *1439*(1), 95-114. https://doi.org/10.1111/nyas.14008
[8] Younger, S. (2023, September 27). NASA-Led Study Pinpoints Areas of New York City Sinking, Rising. *NASA: Global Climate Change, Vital Signs of the Planet*. https://climate.nasa.gov/news/3285/nasa-led-study-pinpoints-areas-of-new-york-city-sinking-rising/
[9] Queens Future. (2023). *Queens Future Draft Scope of Work in Preparation of a Draft Environmental Impact Statement* (p. 20). Prepared by VHB.

different from existing conditions in the area. Residential development of 200 units or less or commercial development of 200,000 square feet or less would typically not result in significant socioeconomic impacts. For projects exceeding these thresholds, assessments of indirect residential displacement and indirect business displacement are appropriate."

According to the Queens Future Draft Scope of Work, the project will comprise 3.7 million square feet of new construction. It will result in a markedly different change in land use, transforming the area from a parking lot to a casino and hotel. The project is also situated between the neighborhoods of Flushing, Willets Point, East Elmhurst, North Corona and Corona, which have a collective median household income ($56,250) below NYC's median household income ($70,663).[10] Flushing and Willets Point's Neighborhood Tabulation Area has the lowest median household income of $44,322.[11] For all these reasons, socioeconomic changes must be considered. Yet of the 5 types of impacts to assess, Queens Future only proposes to study indirect commercial displacement. And with that, Queens Future purports that it will not displace more than 100 employees, despite its assumption that the development will create the need for 7,400 employees. By only focusing on indirect commercial displacement the DSOW ignores the potential indirect residential impacts to the surrounding low- and middle-income communities of color. It also ignores the impacts that this project could have on the specific industry of restaurant and bar businesses, which would be competing with the casino and its restaurants. Instead, the DSOW focuses broadly on all indirect commercial displacement, which may not give the level of specificity needed to understand the particular adverse impacts to the surrounding neighborhood's robust small restaurants, vendors and bars.

Our ask: Queens Future must include a study of indirect commercial *and* indirect residential displacement, and to study the impacts on the local restaurant industry.

4. Open Space and Community Facility Impacts (Tasks 4 and 5 the DSOW)

Flushing Meadows Corona Park is the fourth largest park in NYC and is historically under-resourced and under-staffed. While it is 60 acres larger than Central Park, it has less than a third of the maintenance staff of Central Park. And in part due to the fact that FMCP is also one of the most flood prone parks in the city, the park is in frequent need of infrastructure repairs. For these reasons, it is critical that an analysis of open space and community facilities robustly study the impacts of adding new users to the already overburdened FMCP. However, the project applicants only propose studying the impact of the influx of approximately 7,400 new full-time workers on the area's open space, while the majority of the proposed project consists of a hotel complex, which could result in thousands of new visitors to the area on a daily basis. Both new workers (full-time and part-time) and new visitors must be studied to understand the impact on FMCP and other community facilities.

[10] NYC Department of City Planning (n.d.). *Population FactFinder*. Median Household Incomes; Household Type: All Households; Neighborhood Tabulation Areas: East Elmhurst, North Corona, Corona, Flushing; Dollars; American Community Survey 2017-2021, https://popfactfinder.planning.nyc.gov/#11.67/40.7231/-73.8497.
[11] Ibid.

Our ask: In addition to studying impacts from the addition of new part-time and full-time workers, project applicants must also study the open space and community facility impacts of adding new visitors to the area.

5. **Urban Design, Visual Resource and Neighborhood Character Impacts (Tasks 8 and 19 in the DSOW)**

The current site is an open parking lot. While not an ideal urban design, the vast parking lot means that the site is developed at a low grade and with an open sight line. The Metropolitan Park plan proposes a hotel and casino complex with a sprawling 18-acre footprint and soaring 9-story parking garages and 15 to 26-story hotels. The towering buildings will transform the sight line, increase shadows and create a wind tunnel running through the center of the project. The 7-acre open space lying in between the 18-acre building and the Citi Field stadium is built at a grade to accommodate the 12 foot elevation change from Citi Field to the hotel and casino complex.

Our ask: The applicants must conduct an extensive urban design study on the impact to local park users. This study must include the impact to park users of the parkland being set at a steep grade and the impact of the shadows cast on the site by the towering buildings. Ecological, ornithological, coastal considerations must be included in this analysis as relates to built form.

6. **Water and Sewer Infrastructure Impacts (Task 11 in the DSOW)**

Flushing Meadows Corona Park and Flushing Waterways are encircled by highways and overlain with hundreds of acres of parking lots. In addition to hindering access, the impermeable surfaces of the highways and parking lots exacerbate a stormwater management crisis, where neighbors' homes flood during major storms and over two billion gallons of raw sewage and polluted stormwater pour into Flushing Waterways every year by way of an overwhelmed stormwater system. This onslaught of contamination leaves Flushing Waterways' ecological communities choked of oxygen and its populous boating community paddling in sewage.

While the project seems to be located within a separately sewered area, the development will increase sanitary sewage demand on the Bowery Bay Waste Water Treatment Plant (WWTP) which is easily overwhelmed during precipitation events resulting in combined sewer overflows that cause water quality violations in Flushing Creek, Flushing Bay and the East River. The NYC Department of Environmental Protection's (DEP) Long Term Control Plan (LTCP) for the overflows into Flushing Bay is to build a tunnel that will direct half of this overflow to the WWTP by 2035, so discharges will continue for the foreseeable future. Although the Queens Future project is located in a separately sewered area, its sanitary sewage will nevertheless displace the existing sewage capacity of the Bowery Bay WWTP.[12] In doing so, it will exacerbate the sewage overflow problem from combined sewers during precipitation events, and its proportional responsibility for those overflows must be considered in the environmental review and mitigated to the maximum extent practicable. The environmental review must also consider the

[12] Queens Future. (2023). *Queens Future Draft Scope of Work in Preparation of a Draft Environmental Impact Statement* (p. 29). Prepared by VHB.

cumulative impacts on the sewer system from other forthcoming development projects, such as the Special Flushing Waterfront District, Willets Point Phase 2 development, and others.

In addition to a sewage overflow issue, the overwhelmed local collection portion of the sewer system has led to a grave flooding problem in the neighborhoods that surround the project site. While the roads, parks and neighborhoods around Flushing Waterways consistently flood with heavy rainfall, our neighbors experienced some of the worst possible impacts of this inland flooding with Hurricane Ida in 2021. During the storm, community members' homes in Corona, East Elmhurst, College Point and Flushing—all neighborhoods that surround Flushing Waterways—filled with water. Several of these residents tragically died in their basements from the flooding. While the capacity of the sewer system is typically 1.75 inches of rain per hour[13], the rain from Hurricane Ida fell at over 3.15 inches per hour[14], seeping out of storm drains and gutters, filling homes and streets. The New York Panel on Climate Change has concluded that we can expect to see more frequent and more intense rainfall in the future[15].

Our asks: 1. The applicant's stormwater and sewer impact assessments must account for rising sea level, increased precipitation and increased storm intensity. Our communities need development solutions that manage 100% of stormwater based on future predictive models, on site and put zero strain on our combined overflow system. 2. In addition to studying existing conveyance, future wastewater and stormwater flow and drainage patterns, the applicants must study the potential impacts on the WWTP's capacity in terms of the compounded impacts of the Queens Future Project and any other existing or planned development projects that will put further strain on the WWTP.

7. Transportation (Task 14 in the DSOW)

As stated in the DSOW, the Queens Future Project "would generate additional vehicular travel, additional subway and bus riders, and pedestrian traffic. These new trips have the potential to affect the area's transportation systems. Therefore, the transportation analyses of the EIS will include the subtasks outlined…"[16] These substacks include: travel demand analysis, traffic, pedestrians, bicycles, transit, parking and safety.

The project proposes to nearly double the parking available on the site from 7,423 parking spaces to 13,750 spaces. These spaces will be available both to those using the site's amenities and potentially to those using the proposed soccer stadium in the Special Willets Point District (SWPD) proposal. The compounded impact of this influx of cars needs to be studied cumulatively with all current and future developments, including the SWPD.

Furthermore, the DSOW states,

---

[13] *NYC CDBG-DR Draft Action Plan Post-Tropical Cyclone Ida*. (2021). Community Development Block Grant Disaster Recovery. NYC CDBG-DR Hurricane Ida Action Plan, Executive Summary (p. 2).
[14] (2021, September 2). *How much rain fell in NY, NJ amid historic Ida flooding?* ABC 7, Weather. https://abc7ny.com/rainfall-totals-flooding-amount-nyc/10993553/
[15] (2019). New York City Panel on Climate Change 2019 Report. *Annals of the New York Academy of Sciences*, *1439*(1), 11. https://doi.org/10.1111/nyas.14008
[16] Queens Future. (2023). *Queens Future Draft Scope of Work in Preparation of a Draft Environmental Impact Statement* (p. 31). Prepared by VHB.

> *"It is assumed that the Mets-Willets Point station on the Long Island Rail Road (LIRR) Port Washington Branch would remain as a seasonal use, limited-service station, with service only being provided during events at Citi Field and while the US Open is being held at the USTA National Tennis Center. For this reason, it is assumed that the amount of project generated LIRR trips on event days would not warrant enough demand to trigger the need for a detailed analysis of the LIRR station.*

This assumption does not have solid standing. Queens Future proposes a massive entertainment complex that includes space for a music venue, convention center, hotels and a casino. The assumption that there will not be an influx of travelers on the LIRR to visit this complex is ill founded.

Our asks: 1. Project applicants must study the impact of the project on the Port Washington LIRR line, the 7 train subway line, and the platform infrastructure within the project area. 2. Project applicants must study the traffic impacts of the project considered cumulatively with the Special Willets Point District and the Special Flushing Waterfront District, and specifically detail what impact to VMT (vehicle miles traveled) could occur. 3. Project applicants must also study the impact of the project on any new or altered bus route in the MTA's Queens Bus Network Redesign that could potentially serve the Development Site.

8. Public Health Impacts (Task 18 in the DSOW)

The project is situated in the middle of multiple environmental justice communities. Our communities have a collective median household income below NYC's median household income. Roughly 90 percent of residents are BIPOC (Black Indigenous People of Color). Based on the EPA standards, all neighborhoods fall in the 80th percentile and above for most environmental health indicators. Any impacts to public health must be studied in a compounded model with existing environmental justice indicators.

In addition to air, noise and water pollution, the Queens Future DSOW fails to address the public health impacts of problem gambling that could affect local communities if the proposed project is constructed. Growing scientific research[17] confirms that gambling and gambling addiction is a public health issue[18] with multiple health effects, including the highest rate of suicide of any addictive disorder[19]. Gambling does not only impact the health of the gambler—problem gambling can impact an average of seven other people, including spouses, children, extended family and friends[20], negatively affecting an entire community. Further, Chinese communities in New York, of which Flushing is the largest, are already well-known to be targeted by casinos[21].

---

[17] Johnstone, P., & Regan, M. (2020). Gambling harm is everybody's business: A public health approach and call to action. *Public Health*, *184*, 63-66. https://doi.org/10.1016/j.puhe.2020.06.010
[18] Inniss, B. (2022, December 15). The Often-Unrecognized Public Health Impact of Gambling. *The Network for Public Health Law*. https://www.networkforphl.org/news-insights/the-often-unrecognized-public-health-impact-of-gambling/
[19] Marionneau, V., & Nikkinen, J. (2022). Gambling-related suicides and suicidality: A systematic review of qualitative evidence. *Frontiers in Psychiatry*, *13*. https://doi.org/10.3389/fpsyt.2022.980303
[20] (n.d.). *Problem Gambling*. American Association for Marriage and Family Therapy. https://www.aamft.org/Consumer_Updates/Problem_Gambling.aspx
[21] Hong, N., & Chan, M. (2022, December 26). Casinos Target a Vulnerable Clientele: Older Asian Gamblers. *New York Times*. https://www.nytimes.com/2022/12/26/nyregion/nyc-casino-asian-immigrant-gamblers.html

Our asks: 1. It is critical that public health impacts be assessed within the context of their impact on low-income communities and communities of color, especially those who already bear the brunt of environmental burdens as is the case in Flushing, East Elmhurst, Corona and College Point. Public health impacts to be robustly studied include noise pollution from construction, air quality impacts from construction and increased traffic, and increasing the existing heat island[22] by adding a large building in an existing heat island. 2. Queens Future must also assess the public health impacts of gambling and gambling addiction on neighboring communities.

Thank you for considering our comments. You can contact us at fedupcoalitionnyc@gmail.com.

Sincerely,

The FED-UP Coalition: No Casino Campaign

Empire Dragons NYC
Flushing Anti Displacement Alliance
Flushing Interfaith Council
Flushing Meadows Corona Park Conservancy
Flushing Workers Center
Greater Flushing Chamber of Commerce
Guardians of Flushing Bay
Muslim Center of NY
Sunrise Movement NYC
Save the Sound
Tri-State Transportation Campaign
Western Queens Community Land Trust

[22] New York City Council Data Operations Unit (n.d.). *Heat and Cooling Equity*. Mapping Heat Inequality in NYC. https://council.nyc.gov/data/heat/

CC:

Congressmember Grace Meng
Congressmember Alexandria Ocasio Cortez
Governor Kathy Hochul
Senator Toby Ann Stavisky
Senator Michael Gianaris
Senator Jessica Ramos
Senator Leroy Comrie
Senator Joseph P. Addabbo Jr
Senator John C. Liu
Assembly Member Stacey Pheffer Amato
Assembly Member David I. Weprin
Assembly Member Nily Rozic
Assembly Member Edward C. Braunstein
Assembly Member Sam Berger
Assembly Member Andrew Hevesi
Assembly Member Alicia Hyndman
Assembly Member Steven Raga
Assembly Member Khaleel M. Anderson
Assembly Member Vivian E. Cook
Assembly Member Clyde Vanel
Assembly Member Jessica Gonzalez-Rojas
Assembly Member Jeffrion L. Aubry
Assembly Member Zohran K. Mamdani
Assembly Member Juan Ardila
Assembly Member Jenifer Rajkumar
Assembly Member Catalina Cruz
Assembly Member Ron Kim
Mayor Eric Adams
Council Member Vickie Paladino
Council Member Sandra Ung
Council Member Tiffany Cabán
Council Member Linda Lee
Council Member James F Gennaro
Council Member Shekar Krishnan
Council Member Julie Won
Council Member Nantasha Williams
Council Member Adrienne E Adams
Council Member Lynn Schulman
Council Member Robert F Holden
Council Member Selvena N Brooks-Powers
Council Member Joann Ariola
Council Member Jennifer Gutiérrez
NYC Department of Parks and Recreation
NYC Department of Environmental Protection
Community Board 1
Community Board 2
Community Board 3
Community Board 4
Community Board 5
Community Board 6
Community Board 7
Community Board 8
Community Board 9
Community Board 10
Community Board 11
Community Board 12
Community Board 13
Community Board 14
A Better College Point Civic Association
Asian Students in Action
Auburndale Improvement Association
Bayside Hills Civic Association
Bay Terrace Community Alliance
Bellerose Commonwealth Civic Association
Beyond Plastics Queens
Bike NY
Carribean Equality Project
Centro Corona
Chhaya CDC
Creedmoor Civic Association
Ditmars Blvd Block Association
Douglaston Civic Association
Elmcor Youth and Adult Activity, Inc.
East Elmhurst Corona Civic Association
Fresh Meadows Civic Association
Friends of Crocheron Park
Holly Civic Association
Jahajee Sisters
Jackson Heights Beautification Group
Juniper Park Civic Association
Kew Gardens Civic Association
Kissena Park Civic Association
Kissena Corridor Park Conservancy
Make the Road NY
Malikah National
MinKwon Center for Community Action

Mitchell Linden Civic Association
Muslim Organizing Collective
Municipal Arts Society
New Yorkers for Parks
Northwest Bayside Civic Association
Queensboro Hill Civic Association
Queens Botanical Garden
Queens Climate Project
Queens Neighborhoods United
Queens Civic Congress
Queens DSA Eco Socialists
Queens Museum
Sakhi
Save FMCP Coaliton
Station Road Civic Association
Transportation Alternatives
We Love Whitestone
Waterfront Alliance

From: Gretchen Begley
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope
Date: Friday, January 12, 2024 8:19:55 PM

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at **Iyoung@moec.nyc.gov**

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of 11370 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include the FED-UP Phoenix

Meadows Vision Plan proposal as one of the alternatives to be considered.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.
- Ecological and public health impact of a planted environment, such as that of the Phoenix Meadows proposal, versus a built environment such as the Queens Future proposal.

Thank you for considering my comments. Please reach out with any questions to begley.gretchen@gmail.com.

Sincerely,
Gretchen Begley

From:	Huanjie Li
To:	Young, Ingrid
Cc:	Sandra Choi
Subject:	[EXTERNAL] Public Comment on the Metropolitan Park Development
Date:	Friday, January 12, 2024 4:25:28 PM
Attachments:	Public Comment on the Metropolitan Park Development.pdf

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Hi Ingrid,

We are submitting our public comment on the Metropolitan Park Development on behalf of the MinKwon Center for Community Action. Please see the file attached. Let us know if you have any questions. Thank you!

Best,
Huanjie Li
李欢洁
She/her/hers
Civic Participation Associate

MinKwon Center for Community Action
133-29 41st Ave. Suite #202, Flushing, NY 11355
Cel: 646-884-3626 | Tel: 718-460-5600 x504
http://minkwon.org/

MINKWON CENTER
For Community Action

Public Comment on Metropolitan Park Development

The MinKwon Center for Community Action, based in the heart of Flushing Queens and serving the needs of local residents for forty years, opposes the Metropolitan Park development proposed by Queens Future LLC. The proposed project is set to alienate City-owned public parkland for private uses that will cause irreversible harm to the working-class immigrant communities east and west of Flushing Meadow Park including Flushing, Whitestone, College Point, Corona, North Corona, and East Elmhurst. We urge the relevant city agencies and officials to take leadership and fully assess the harmful environmental impact of this project.

According to the Draft Scope of Work prepared by the development, this project will consist of approximately 3.7 million square feet of new construction, including a music hall, hotel, a 352,000 gsf gaming facility, convention and meeting space, and restaurant and retail space. The developer has publicly expressed that all the amenities entailed in the project will not be "economically feasible" without the inclusion of the gaming facility. We urge the relevant NYC agencies to extensively study the harmful impacts of the project in the CEQR (City Environmental Quality Review) process from the areas below:

Under Chapter 5 of the CEQR manual (Socioeconomic Conditions), the impact of **indirect residential displacement** should be evaluated as part of the EIS. The proposed project would comprise of "3.7 million square feet of new construction" in a low to middle-income immigrant community. A mass commercial development that is substantially different from the existing neighborhood structures will displace the low to middle-income, LEP (Limited English Proficiency), rent-burdened communities, the majority who are foreign born with a range of immigration statuses that limit their access to traditional economic, housing, social and health opportunities. While acknowledging the limited temporary and permanent low-wage jobs that will be created in different phases of the project, it's not clear if these jobs will promote socioeconomic mobility or be directly accessible to existing community members. With a lack of opportunities, an increase in the cost of living, and drastic changes in neighborhood dynamics, the City agencies should consider the irreversible and long-term impact of this development on displacement, poverty, and quality of life in the neighborhoods mentioned above.

Indirect business displacement must be studied as well. This project is set to direct traffic from nearby local commercial corridors that consist of medical offices, pharmacies, community and academic centers, ethnic restaurants, immigrant-owned shopping malls and food courts in our vibrant immigrant communities. The Draft Scope of Work mentions the inclusion of various entertainment and dining options within the proposed development, diverting foot traffic and patronage away from existing businesses. It is essential to evaluate the indirect impacts on the socio-economic conditions of these local establishments.

Indirect business displacement could result in financial hardships for the building and business owners and employees of the surrounding businesses, many of whom are likely to be members of the same immigrant communities that we serve. The potential closure or decline of these businesses may lead to job losses, affecting the livelihoods of individuals who have invested in and contributed to the cultural and economic vibrancy of the area.

Furthermore, we request a thorough examination of the **relationship between proximity to the gaming facility and problem gambling**, especially in **Asian, Latino, and Black communities**. Problem gambling is widely recognized as a **public health** concern that can have severe consequences on individuals and their families. Immigrant communities, already facing numerous challenges, will be disproportionately affected.

Studies have shown that proximity to gambling facilities can contribute to an increase in problem gambling behaviors. Given that the proposed gaming facility is a central component of the Metropolitan Park development, it is crucial to assess the potential economic, social and public health impacts on the residents of nearby neighborhoods. Studying and understanding the correlation between proximity to such facilities and the prevalence of problem gambling within immigrant communities should be an essential part of the EIS and City agencies' decision-making process.

We urge the relevant City agencies to incorporate these critical areas—indirect residential displacement, indirect business displacement, and the relationship between proximity and problem gambling in immigrant communities—into the EIS for the Metropolitan Park Development. It is imperative to prioritize the interests of our communities and make decisions that will empower and uplift all, rather than using public land for private development that will devastate us in the long run.

Thank you for your attention to these concerns, and we look forward to a comprehensive and thoughtful evaluation of the proposed project.

Young, Ingrid

From: J. Lee <alohalee@outlook.com>
Sent: Wednesday, January 10, 2024 11:02 PM
To: Young, Ingrid
Subject: [EXTERNAL] Say "No" to a casino in Flushing Meadows Corona Park

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Mayor's Office of Environmental Coordination
Attn: Ingrid Young
100 Gold Street
New York, New York 10038
Iyoung@moec.nyc.gov

1/10/24

Dear Ingrid Young:

Hello, I am a long-time Queens resident writing to strongly oppose the Hard Rock International and Steve Cohen's proposal to build a casino, convention center, hotel and huge parking lot in Willets Point in the former footprint of Shea Stadium.

The 50-acre lot of parkland deserves to stay a park and it should not be handed over to private companies and a billionaire to line their already large pockets and be turned into corporate spaces closed off to New York City residents (or requiring them to pay to enter). One of the few good things former New York City Parks Commissioner and urban planner Robert Moses did for the Big Apple was to create a "true 'Central Park'" for urbanized Queens by transforming the former ash dump into Flushing Meadows-Corona Park in the 1930s. The park and its trees are one of the largest green spaces residents for the World's Borough, especially since much of the neighborhoods surrounding the park are covered in highways.

Bit by bit, New York City politicians have chipped away at that park over the decades, with big corporate tax giveaways to the Mets Stadium, the Billie Jean National Tennis Center and Arthur Ashe and Louis Armstrong tennis stadiums (which hosts extremely expensive sporting events even though the stadiums doesn't really benefit local residents and small neighborhood businesses - see this article - www.nytimes.com/2023/08/26/sports/tennis/us-open-queens-new-york.html). Remember - New York City officials already spent $2 billion and the state another $201 million to subsidize the building of the new Yankees and Mets stadiums back in 2008 (www.nytimes.com/2008/11/05/nyregion/05stadiums.html). The new proposed soccer stadium for Willets Point could cost NYC taxpayers an estimated $516 million (www.nytimes.com/2023/01/13/nyregion/soccer-stadium-queens-taxpayer.html).

With all these big sports stadiums in or around Flushing Meadows Corona Park, building yet another huge project would be completely irresponsible to Queens residents and New York City taxpayers in general. These companies will ask for large tax subsidies or tax abatements, and in return, Queens residents like myself will get more congestion, more traffic, more air pollution and less park space to enjoy (and more waste of taxpayer money that we didn't consent to). That part of Queens is already overcrowded - just try taking the 7-train during rush hour - and it floods constantly after heavy rains and high tides due to being in a large flood plain right next to Flushing Bay. The neighborhoods surrounding the park already gets tons of air pollution from the airplanes flying to LaGuardia Airport and the hundreds of thousands of cars driving daily on the Grand Central Parkway and highways 495 and 678. Why should they have to endure even more cars and traffic from an environmental justice standpoint?

Furthermore, building a casino right next to Flushing (which has the biggest Chinatown and Koreatown, and a large Indian population) would be extremely irresponsible and racist since Asian Americans have some of the highest rates of gambling addiction in the United States; one UCLA professor found gambling addiction rates for Asian Americans ranging from 6 to 60-percent, depending on ethnicity, as opposed to the national rate of 1 to 2 percent (www.psychologytoday.com/us/blog/minority-report/201407/asian-gambling-addiction).

Building a casino at Willets Point would be the equivalent of building a huge discount liquor warehouse right next to a rehabilitation center, and it would lead to dire social problems. Just look at Atlantic City - where gambling has been legal since 1978. Casinos made massive profits for gambling corporations, but the city itself hasn't dramatically improved and it is still struggling from near financial-ruin and crime, along with many of the Atlantic City residents (www.propublica.org/article/atlantic-city-casinos-taxes-gambling-pilot).

In sum, keep Flushing Meadows-Corona Park a park, especially the former lot where Shea Stadium once stood. Instead of massive corporate tax breaks to Steve Cohen and the Hard Rock Corporation, invest New York City taxes to improve the park for public use and ask Queens residents what they would love to see there instead. Imagine an environmental education center, more sports fields for public use, or amazing public sculptures to draw more people. Or better yet, ask Queens residents themselves to join in a real master plan/visioning session for the park and see what real ordinary people want for the park to improve their lives, not big businesses and billionaires.

Respectfully,

J. Lee Flushing, NY

From: Jamie Ong
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope
Date: Friday, January 12, 2024 10:50:01 PM

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Dear Ms. Young,

I am a resident of 11637 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include the FED-UP Phoenix Meadows Vision Plan proposal as one of the alternatives to be considered.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.

- Impact of increased visitors staying at new hotels on local open and park space.

- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.

My family and I are regular users of Flushing Meadows Corona Park and active in the Chinese community in Flushing. I have observed firsthand the impacts of gambling on friends and family. Community and open space is a premium in this area. Please implement a plan that would maximize environmental and community benefits.

Thank you for considering my comments. Please reach out with any questions at jamie.wl.ong@gmail.com.

Sincerely,
Jamie Ong

Young, Ingrid

From: Janai P <pellot.jm@gmail.com>
Sent: Tuesday, January 9, 2024 12:33 PM
To: Young, Ingrid
Subject: [EXTERNAL] Citifield casino

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Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of 11373 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- Impact of taking away public parkland: In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- Impact of casinos on public health: there is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- Impact on indirect residential displacement: the project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
    - Mainly the environmental impact of the retail space
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions to this email (pellot.jm@gmail.com).

Sincerely,
Janai Pellot

From: Jessica Rich
To: Young, Ingrid
Subject: [EXTERNAL] Re: Comments on the Queens Future Development Project Draft of Scope.
Date: Friday, January 12, 2024 10:39:04 PM

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Dear Ingrid Young,

I am a resident of 11103 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.
- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include the FED-UP Phoenix Meadows Vision Plan proposal as one of the alternatives to be considered.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions.

Sincerely,
Jessica Rich

Instructions:
Use this template to send an email to Ingrid Young (**Iyoung@moec.nyc.gov**), the point person at the city agency overseeing the Queens Future project proposal (i.e. the casino project).

To send the letter, you can do one of two things:

1. Make a copy of this google doc (file > make a copy), edit the letter, and send Ingrid a PDF.
2. Copy and paste the template text into the body of an email, edit, and send to Ingrid.

Your subject line should read: Comments on the Queens Future Development Project Draft of Scope.

Email guardiansofflushingbay@gmail.com if you have any questions. Thanks for taking action!

← Jan12_NoCasino_CEQR_CommentTemplate

Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at **Iyoung@moec.nyc.gov**

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of [ZIP CODE] 10014 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.
- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include a comparison to the FED-UP Phoenix Meadows Vision Plan proposal.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.
- [ADD ADDITIONAL CONCERNS] On a Dragon Boat team this is where we practice!

Thank you for considering my comments. Please reach out with any questions [CONTACT INFO]. solarjls@aol.com

Sincerely,
[YOUR NAME]

Young, Ingrid

From: Joseph Datko <jdatko4@gmail.com>
Sent: Tuesday, January 2, 2024 2:34 PM
To: Young, Ingrid
Subject: [EXTERNAL] Written public comment for Queens Future DSOW (CEQR Number: 23DME006Q)

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Good Afternoon,

Please find below written comments on the Queens Future Development Project Draft Scope of Work (CEQR Number: 23DME006Q), in reference to the Environmental Notice Bulletin published here: https://dec.ny.gov/news/environmental-notice-bulletin/2023-11-22/seqr/queens-queens-future-development-project.

If you are not the correct recipient for these comments, please direct me to whom I may send them.

On pages 10-11 of the Draft Scope of Work (DSOW) is the following statement:

> "The design flood elevation is 15 ft NAVD88, according to regulations set forth in the NYC Building Code (2022) Amendment regarding flood-resistant construction, as well as sea-level rise recommendations by the NYC Climate Resiliency Design Guidelines (2020). However, the first occupiable floor would be designed to an elevation of 20 feet NAVD88, which is 12 feet above site elevation, to incorporate possible future revisions to the base flood elevation by FEMA or the City. The uses located in the Areas of Development that are located at or below the design flood elevation would be restricted to parking and loading."

The NYC Climate Resiliency Design Guidelines (CRDG) stratify the design flood elevation in terms of the projected end of useful life for the elements of a project. Specify the intended useful life of its various use elements to justify the selection of the proposed elevations for each element (see page 15 of the DSOW for proposed use elements, e.g. hotel, gaming facility). Further, provide justification for leaving parking and loading uses at or below the design flood elevation.

On page 14 of the DSOW is the following statement:

> "The replacement of impermeable surface parking with a mix of at-grade landscaped open space as well as green roofs and softscape on top of floodplain-compliant structures would also help reduce stormwater runoff and improve the site's resiliency by enhancing biodiversity and mitigating the heat-island effect."

Provide justification for each specific claim here, that the development will 1) reduce stormwater runoff, 2) enhance biodiversity, and 3) mitigate the heat-island effect. Support for these claims should explicitly integrate with resilience strategies being implemented in adjacent Flushing Meadows Corona Park and Meadow Lake-Flushing Creek waterway. In light of ongoing implementation of resilience and climate change mitigation strategies by NYC Parks and other agencies, further provide a formal comparison to alternative uses of the project area in terms of the enumerated resilience factors (and others as relevant). The development should be evaluable in terms of specific resilience measures in contrast to alternative uses.

Joseph Datko
305-801-7049

Young, Ingrid

From: Joshua Elguera <joshua.elguera@gmail.com>
Sent: Tuesday, January 9, 2024 2:10 PM
To: Young, Ingrid
Subject: [EXTERNAL] Re: Comments on the Queens Future Development Project Draft of Scope

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Dear Ingrid Young,

I am a resident of 11373 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:**
- In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health**:
- there is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:**
- the project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect
- commercial displacement.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.

-
-
- Impact on sewer and stormwater infrastructure.
-
-
-
- Impact of the proposed design on park users.
-

Thank you for considering my comments. Please reach out with any questions.

Sincerely,
Joshua Elguera

Young, Ingrid

From: joyce timberlake <timberla2@gmail.com>
Sent: Friday, January 12, 2024 7:17 AM
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Re: Comments on the Queens Future Development Project Draft of Scope

Dear Ingrid,

I am a resident of the 10021 zip code who is extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact the Flushing, Queens neighborhood and surrounding communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:**
- In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health:**
- There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:**
- The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect
- commercial displacement.
- **Include**

- **FED-UP's**
- **Phoenix Meadows Vision Plan**
- **as one of the project alternatives:** By only
- weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include a comparison
- to the FED-UP Phoenix Meadows Vision Plan proposal.
-

I also urge Queens Future to include a detailed study of:

-
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- Impact on public transportation and bike/pedestrian infrastructure.
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- Impact of increased visitors staying at new hotels on local open and park space.
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- Impact on sewer and stormwater infrastructure.
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-
-
- Impact of the proposed design on park users.
-

Thank you for considering my comments. Please reach out to me with any questions at timberla2@gmail.com.

Sincerely,

Joyce Timberlake
Concerned Citizen and Stakeholder

Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Re: Comments on the Queens Future Development Project Draft Scope of Work

Dear Ms. Young,

The Flushing for Equitable Development and Urban Planning coalition (FED-UP) appreciates the opportunity to submit comments to the New York City Office of the Deputy Mayor for Housing Economic Development and Workforce for the Queens Future Development Project's Draft Scope of Work (DSOW). Started in Flushing in 2019, FED-UP is a coalition of community-based organizations that builds community power with those most affected by the impacts of local large-scale luxury developments. We envision a Queens that is accessible, affordable, equitable, and healthy—a Queens where residents, workers, small businesses, and ecologies can thrive.

Queens Future Development Project ('Queens Future' or 'the project') will result in the taking of more than 65 acres of public parkland in order to build a massive hotel, casino and entertainment complex in the middle of multiple low-income communities and communities of color, many of whom are already suffering from indirect residential and commercial displacement[1], lack of access to open space, problem gambling[2] and environmental justice burdens[3]. If approved, the project would *double* the parking spaces on the site in an area where residents fall into the 80th and 90th national percentiles for air toxicity and proximity to traffic[4]. The DSOW fails to substantially mention the damaging public health impacts of problem gambling, the impact on neighboring low-income communities of color, or the impacts of the alienation and privatization of over 65-acres of our valuable public parkland—a move that would be unprecedented in recent New York history. Ultimately, FED-UP believes that the proposed project's social and environmental impacts are so profound that the project should not receive the parkland alienation legislation or casino license that is required for the proposal to move forward. Our communities deserve parks and economic development that improve our health and wellbeing, not a project that corrodes public health and gifts the land to a billionaire.

---

[1] Ngu, S. (2020, August 13). 'Not what it used to be': In New York, Flushing's Asian residents brace against gentrification. *The Guardian*.
[2] Chu, H. (2023, January 20). Mets Boss Bets Big on Chinese Gamblers in 'Vision' for Parking Lot Development. *The City*.
[3] US Environmental Protection Agency (n.d.). *EPA's Environmental Justice Screening and Mapping Tool (Version 2.2)*. EPA EJScreen. Retrieved January 10, 2024, from https://ejscreen.epa.gov/mapper/
[4] Ibid.

The adverse environmental impacts of the 78-acre Queens Future Development Project have rendered a Draft Environmental Impact Statement (DEIS) necessary. To this end, the applicants have prepared a Draft Scope for the DEIS and a virtual public scoping session on the Draft Scope on December 21, 2023. Written comments on the Draft Scope will be accepted until January 12, 2024. In response to the request for comments on the DSOW, we have provided an outline of specific concerns with the project that we believe must be included in any future Environmental Impact Statement.

1. **Project Alternatives (Task 22 in the DSOW)**

The scope of work should include a range of alternative actions, including at least one where the parkland is restored as public greenspace. We suggest including the FED-UP coalition's Phoenix Meadows Vision Plan[5] as an alternative to be considered in the DEIS. Phoenix Meadows proposes to increase green space, absorb all stormwater (70 million gallons per year) that falls on the site, capture carbon and provide critical open space for local residents. Communities have more choices than between "50 acres of asphalt" or Queens Future's proposal and we are calling on the city to conduct the due diligence the community deserves. The leaseholder for the site has spent millions of dollars on public messaging describing the site as "50 acres of asphalt" (now 78 acres) that should be replaced by "something exciting" and that they will "turn a parking lot into a park".[6] The DSOW feeds this false dichotomy between only two options by only recognizing a 'no action' alternative that makes no improvements on the site, and keeps it as a parking lot. Doing so fails to illustrate the impacts of this project when considered against one where the parkland could be improved without parkland alienation and in a way that would maintain it as a real public park with ecological significance, not a vast hotel complex and casino.

Our ask: We call on your agency to have the Queens Future environmental review process include a comparison to a parkland restoration project on the site such as the one presented in the FED-UP Phoenix Meadows Vision Plan proposal.

2. **Zoning, land use and public policy impacts (Task 2 in the DSOW)**

The Queens Future Development Project's proposal comes in advance of the passage of legislation to alienate 65 acres of parkland, which will be needed in order to build this proposal on this site. If parkland alienation legislation passes and Queens Future realizes the project, New Yorkers will lose more than 65 acres of open space in perpetuity, impacting hundreds of thousands of nearby residents and setting a precedent for future alienation across New York City, and the privatization of one of our most valuable assets. This loss and precedent setting is even more significant when considered against the potential of this land and its associated community benefits, such as increasing connectivity to local communities and the rest of Flushing Meadows Corona Park and implementing systems to capture 100% of the stormwater

[5] Flushing for Equitable Development and Urban Planning Coalition. *Phoenix Meadows Vision Plan*. Queens For All. Retrieved January 10, 2024, from https://www.queensforall.com/phoenix-meadows-vision-plan

[6] Queens Future LLC (n.d.). *Welcome to Metropolitan Park*. Metropolitan Park. Retrieved January 10, 2024, from https://www.metropolitanpark.com/

that falls on the site. Giving away publicly owned land to developers who will likely not pay taxes on the site has both economic and social impacts that must be robustly studied.

The parcels sit within the floodplain, approximately 750ft from the water's edge at barely 11ft above sea level at the northern boundary. While the proposed design meets zoning code for building in the designated AE flood zone (with a 12ft base flood elevation), the near future will see exacerbated flooding as evidenced by the recent NYC Panel on Climate Change reports[7]. Similarly sized nearby structures, such as LaGuardia Airport and Arthur Ashe Stadium, are currently sinking due to their location in the floodplain[8]. In addition, the slopes proposed for the 7-acre open space from the new 18-acre building and Citi Field have potential to displace flooding onto adjacent properties. Communities are calling for more definitive Cloudburst planning, not the building of mega-scale developments within our precarious floodplains. The DEIS must take into consideration the negative impacts of the development against the site's potential to protect residents from climate disasters.

Our asks 1. The Final Scope of Work for the DEIS must substantially study the land use and policy ramifications of this precedent-setting parkland alienation. 2. The project must consider compatibility of the proposal with additional city and partner plans to those outlined in the SOW, including plans that prioritize climate resilience, stormwater management and flooding vulnerability. These plans include:

- 2020 Comprehensive Waterfront Plan
- NYC Urban Forest Agenda
- NYC Stormwater Resiliency Plan
- NYC DEP Cloudburst Management Plan

3. Socioeconomic Impacts (Task 3 in the DSOW)

Under the requirements set by the City Environmental Quality Review (CEQR) process, potential socioeconomic changes must be disclosed if they are to impact "land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area"[9]. These socioeconomic changes can include: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement and (5) adverse effects on a specific industry. The CEQR Technical Manual goes on to state that indirect displacement must be assessed if:

> *"The project would result in substantial new development that is markedly different from existing uses, development, and activities within the neighborhood. Such a project may lead to indirect displacement. Typically, projects that are small to moderate in size would not have significant socioeconomic effects unless they are likely to generate socioeconomic conditions that are very*

[7] (2019). New York City Panel on Climate Change 2019 Report. *Annals of the New York Academy of Sciences*, *1439*(1), 95-114. https://doi.org/10.1111/nyas.14008
[8] Younger, S. (2023, September 27). NASA-Led Study Pinpoints Areas of New York City Sinking, Rising. *NASA: Global Climate Change, Vital Signs of the Planet*. https://climate.nasa.gov/news/3285/nasa-led-study-pinpoints-areas-of-new-york-city-sinking-rising/
[9] Queens Future. (2023). *Queens Future Draft Scope of Work in Preparation of a Draft Environmental Impact Statement* (p. 20). Prepared by VHB.

different from existing conditions in the area. Residential development of 200 units or less or commercial development of 200,000 square feet or less would typically not result in significant socioeconomic impacts. For projects exceeding these thresholds, assessments of indirect residential displacement and indirect business displacement are appropriate."

According to the Queens Future Draft Scope of Work, the project will comprise 3.7 million square feet of new construction. It will result in a markedly different change in land use, transforming the area from a parking lot to a casino and hotel. The project is also situated between the neighborhoods of Flushing, Willets Point, East Elmhurst, North Corona and Corona, which have a collective median household income ($56,250) below NYC's median household income ($70,663).[10] Flushing and Willets Point's Neighborhood Tabulation Area has the lowest median household income of $44,322.[11] For all these reasons, socioeconomic changes must be considered. Yet of the 5 types of impacts to assess, Queens Future only proposes to study indirect commercial displacement. And with that, Queens Future purports that it will not displace more than 100 employees, despite its assumption that the development will create the need for 7,400 employees. By only focusing on indirect commercial displacement the DSOW ignores the potential indirect residential impacts to the surrounding low- and middle-income communities of color. It also ignores the impacts that this project could have on the specific industry of restaurant and bar businesses, which would be competing with the casino and its restaurants. Instead, the DSOW focuses broadly on all indirect commercial displacement, which may not give the level of specificity needed to understand the particular adverse impacts to the surrounding neighborhood's robust small restaurants, vendors and bars.

Our ask: Queens Future must include a study of indirect commercial *and* indirect residential displacement, and to study the impacts on the local restaurant industry.

4. Open Space and Community Facility Impacts (Tasks 4 and 5 the DSOW)

Flushing Meadows Corona Park is the fourth largest park in NYC and is historically under-resourced and under-staffed. While it is 60 acres larger than Central Park, it has less than a third of the maintenance staff of Central Park. And in part due to the fact that FMCP is also one of the most flood prone parks in the city, the park is in frequent need of infrastructure repairs. For these reasons, it is critical that an analysis of open space and community facilities robustly study the impacts of adding new users to the already overburdened FMCP. However, the project applicants only propose studying the impact of the influx of approximately 7,400 new full-time workers on the area's open space, while the majority of the proposed project consists of a hotel complex, which could result in thousands of new visitors to the area on a daily basis. Both new workers (full-time and part-time) and new visitors must be studied to understand the impact on FMCP and other community facilities.

[10] NYC Department of City Planning (n.d.). *Population FactFinder*. Median Household Incomes; Household Type: All Households; Neighborhood Tabulation Areas: East Elmhurst, North Corona, Corona, Flushing; Dollars; American Community Survey 2017-2021, https://popfactfinder.planning.nyc.gov/#11.67/40.7231/-73.8497.
[11] Ibid.

Our ask: In addition to studying impacts from the addition of new part-time and full-time workers, project applicants must also study the open space and community facility impacts of adding new visitors to the area.

5. **Urban Design, Visual Resource and Neighborhood Character Impacts (Tasks 8 and 19 in the DSOW)**

The current site is an open parking lot. While not an ideal urban design, the vast parking lot means that the site is developed at a low grade and with an open sight line. The Metropolitan Park plan proposes a hotel and casino complex with a sprawling 18-acre footprint and soaring 9-story parking garages and 15 to 26-story hotels. The towering buildings will transform the sight line, increase shadows and create a wind tunnel running through the center of the project. The 7-acre open space lying in between the 18-acre building and the Citi Field stadium is built at a grade to accommodate the 12 foot elevation change from Citi Field to the hotel and casino complex.

Our ask: The applicants must conduct an extensive urban design study on the impact to local park users. This study must include the impact to park users of the parkland being set at a steep grade and the impact of the shadows cast on the site by the towering buildings. Ecological, ornithological, coastal considerations must be included in this analysis as relates to built form.

6. **Water and Sewer Infrastructure Impacts (Task 11 in the DSOW)**

Flushing Meadows Corona Park and Flushing Waterways are encircled by highways and overlain with hundreds of acres of parking lots. In addition to hindering access, the impermeable surfaces of the highways and parking lots exacerbate a stormwater management crisis, where neighbors' homes flood during major storms and over two billion gallons of raw sewage and polluted stormwater pour into Flushing Waterways every year by way of an overwhelmed stormwater system. This onslaught of contamination leaves Flushing Waterways' ecological communities choked of oxygen and its populous boating community paddling in sewage.

While the project seems to be located within a separately sewered area, the development will increase sanitary sewage demand on the Bowery Bay Waste Water Treatment Plant (WWTP) which is easily overwhelmed during precipitation events resulting in combined sewer overflows that cause water quality violations in Flushing Creek, Flushing Bay and the East River. The NYC Department of Environmental Protection's (DEP) Long Term Control Plan (LTCP) for the overflows into Flushing Bay is to build a tunnel that will direct half of this overflow to the WWTP by 2035, so discharges will continue for the foreseeable future. Although the Queens Future project is located in a separately sewered area, its sanitary sewage will nevertheless displace the existing sewage capacity of the Bowery Bay WWTP.[12] In doing so, it will exacerbate the sewage overflow problem from combined sewers during precipitation events, and its proportional responsibility for those overflows must be considered in the environmental review and mitigated to the maximum extent practicable. The environmental review must also consider the

[12] Queens Future. (2023). *Queens Future Draft Scope of Work in Preparation of a Draft Environmental Impact Statement* (p. 29). Prepared by VHB.

cumulative impacts on the sewer system from other forthcoming development projects, such as the Special Flushing Waterfront District, Willets Point Phase 2 development, and others.

In addition to a sewage overflow issue, the overwhelmed local collection portion of the sewer system has led to a grave flooding problem in the neighborhoods that surround the project site. While the roads, parks and neighborhoods around Flushing Waterways consistently flood with heavy rainfall, our neighbors experienced some of the worst possible impacts of this inland flooding with Hurricane Ida in 2021. During the storm, community members' homes in Corona, East Elmhurst, College Point and Flushing—all neighborhoods that surround Flushing Waterways—filled with water. Several of these residents tragically died in their basements from the flooding. While the capacity of the sewer system is typically 1.75 inches of rain per hour[13], the rain from Hurricane Ida fell at over 3.15 inches per hour[14], seeping out of storm drains and gutters, filling homes and streets. The New York Panel on Climate Change has concluded that we can expect to see more frequent and more intense rainfall in the future[15].

Our asks: 1. The applicant's stormwater and sewer impact assessments must account for rising sea level, increased precipitation and increased storm intensity. Our communities need development solutions that manage 100% of stormwater based on future predictive models, on site and put zero strain on our combined overflow system. 2. In addition to studying existing conveyance, future wastewater and stormwater flow and drainage patterns, the applicants must study the potential impacts on the WWTP's capacity in terms of the compounded impacts of the Queens Future Project and any other existing or planned development projects that will put further strain on the WWTP.

7. Transportation (Task 14 in the DSOW)

As stated in the DSOW, the Queens Future Project "would generate additional vehicular travel, additional subway and bus riders, and pedestrian traffic. These new trips have the potential to affect the area's transportation systems. Therefore, the transportation analyses of the EIS will include the subtasks outlined…"[16] These substacks include: travel demand analysis, traffic, pedestrians, bicycles, transit, parking and safety.

The project proposes to nearly double the parking available on the site from 7,423 parking spaces to 13,750 spaces. These spaces will be available both to those using the site's amenities and potentially to those using the proposed soccer stadium in the Special Willets Point District (SWPD) proposal. The compounded impact of this influx of cars needs to be studied cumulatively with all current and future developments, including the SWPD.

Furthermore, the DSOW states,

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[13] *NYC CDBG-DR Draft Action Plan Post-Tropical Cyclone Ida*. (2021). Community Development Block Grant Disaster Recovery. NYC CDBG-DR Hurricane Ida Action Plan, Executive Summary (p. 2).
[14] (2021, September 2). *How much rain fell in NY, NJ amid historic Ida flooding?* ABC 7, Weather. https://abc7ny.com/rainfall-totals-flooding-amount-nyc/10993553/
[15] (2019). New York City Panel on Climate Change 2019 Report. *Annals of the New York Academy of Sciences*, *1439*(1), 11. https://doi.org/10.1111/nyas.14008
[16] Queens Future. (2023). *Queens Future Draft Scope of Work in Preparation of a Draft Environmental Impact Statement* (p. 31). Prepared by VHB.

> *"It is assumed that the Mets-Willets Point station on the Long Island Rail Road (LIRR) Port Washington Branch would remain as a seasonal use, limited-service station, with service only being provided during events at Citi Field and while the US Open is being held at the USTA National Tennis Center. For this reason, it is assumed that the amount of project generated LIRR trips on event days would not warrant enough demand to trigger the need for a detailed analysis of the LIRR station.*

This assumption does not have solid standing. Queens Future proposes a massive entertainment complex that includes space for a music venue, convention center, hotels and a casino. The assumption that there will not be an influx of travelers on the LIRR to visit this complex is ill founded.

Our asks: 1. Project applicants must study the impact of the project on the Port Washington LIRR line, the 7 train subway line, and the platform infrastructure within the project area. 2. Project applicants must study the traffic impacts of the project considered cumulatively with the Special Willets Point District and the Special Flushing Waterfront District, and specifically detail what impact to VMT (vehicle miles traveled) could occur. 3. Project applicants must also study the impact of the project on any new or altered bus route in the MTA's Queens Bus Network Redesign that could potentially serve the Development Site.

8. Public Health Impacts (Task 18 in the DSOW)

The project is situated in the middle of multiple environmental justice communities. Our communities have a collective median household income below NYC's median household income. Roughly 90 percent of residents are BIPOC (Black Indigenous People of Color). Based on the EPA standards, all neighborhoods fall in the 80th percentile and above for most environmental health indicators. Any impacts to public health must be studied in a compounded model with existing environmental justice indicators.

In addition to air, noise and water pollution, the Queens Future DSOW fails to address the public health impacts of problem gambling that could affect local communities if the proposed project is constructed. Growing scientific research[17] confirms that gambling and gambling addiction is a public health issue[18] with multiple health effects, including the highest rate of suicide of any addictive disorder[19]. Gambling does not only impact the health of the gambler—problem gambling can impact an average of seven other people, including spouses, children, extended family and friends[20], negatively affecting an entire community. Further, Chinese communities in New York, of which Flushing is the largest, are already well-known to be targeted by casinos[21].

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[17] Johnstone, P., & Regan, M. (2020). Gambling harm is everybody's business: A public health approach and call to action. *Public Health*, *184*, 63-66. https://doi.org/10.1016/j.puhe.2020.06.010
[18] Inniss, B. (2022, December 15). The Often-Unrecognized Public Health Impact of Gambling. *The Network for Public Health Law*. https://www.networkforphl.org/news-insights/the-often-unrecognized-public-health-impact-of-gambling/
[19] Marionneau, V., & Nikkinen, J. (2022). Gambling-related suicides and suicidality: A systematic review of qualitative evidence. *Frontiers in Psychiatry*, *13*. https://doi.org/10.3389/fpsyt.2022.980303
[20] (n.d.). *Problem Gambling*. American Association for Marriage and Family Therapy. https://www.aamft.org/Consumer_Updates/Problem_Gambling.aspx
[21] Hong, N., & Chan, M. (2022, December 26). Casinos Target a Vulnerable Clientele: Older Asian Gamblers. *New York Times*. https://www.nytimes.com/2022/12/26/nyregion/nyc-casino-asian-immigrant-gamblers.html

Our asks: 1. It is critical that public health impacts be assessed within the context of their impact on low-income communities and communities of color, especially those who already bear the brunt of environmental burdens as is the case in Flushing, East Elmhurst, Corona and College Point. Public health impacts to be robustly studied include noise pollution from construction, air quality impacts from construction and increased traffic, and increasing the existing heat island[22] by adding a large building in an existing heat island. 2. Queens Future must also assess the public health impacts of gambling and gambling addiction on neighboring communities.

Thank you for considering our comments. You can contact us at fedupcoalitionnyc@gmail.com.

Sincerely,

The FED-UP Coalition: No Casino Campaign

Empire Dragons NYC
Flushing Anti Displacement Alliance
Flushing Interfaith Council
Flushing Meadows Corona Park Conservancy
Flushing Workers Center
Greater Flushing Chamber of Commerce
Guardians of Flushing Bay
Muslim Center of NY
Sunrise Movement NYC
Save the Sound
Tri-State Transportation Campaign
Western Queens Community Land Trust

[22] New York City Council Data Operations Unit (n.d.). *Heat and Cooling Equity*. Mapping Heat Inequality in NYC. https://council.nyc.gov/data/heat/

CC:

Congressmember Grace Meng
Congressmember Alexandria Ocasio Cortez
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Assembly Member Juan Ardila
Assembly Member Jenifer Rajkumar
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Council Member Tiffany Cabán
Council Member Linda Lee
Council Member James F Gennaro
Council Member Shekar Krishnan
Council Member Julie Won
Council Member Nantasha Williams
Council Member Adrienne E Adams
Council Member Lynn Schulman
Council Member Robert F Holden
Council Member Selvena N Brooks-Powers
Council Member Joann Ariola
Council Member Jennifer Gutiérrez
NYC Department of Parks and Recreation
NYC Department of Environmental Protection
Community Board 1
Community Board 2
Community Board 3
Community Board 4
Community Board 5
Community Board 6
Community Board 7
Community Board 8
Community Board 9
Community Board 10
Community Board 11
Community Board 12
Community Board 13
Community Board 14
A Better College Point Civic Association
Asian Students in Action
Auburndale Improvement Association
Bayside Hills Civic Association
Bay Terrace Community Alliance
Bellerose Commonwealth Civic Association
Beyond Plastics Queens
Bike NY
Carribean Equality Project
Centro Corona
Chhaya CDC
Creedmoor Civic Association
Ditmars Blvd Block Association
Douglaston Civic Association
Elmcor Youth and Adult Activity, Inc.
East Elmhurst Corona Civic Association
Fresh Meadows Civic Association
Friends of Crocheron Park
Holly Civic Association
Jahajee Sisters
Jackson Heights Beautification Group
Juniper Park Civic Association
Kew Gardens Civic Association
Kissena Park Civic Association
Kissena Corridor Park Conservancy
Make the Road NY
Malikah National
MinKwon Center for Community Action

Mitchell Linden Civic Association
Muslim Organizing Collective
Municipal Arts Society
New Yorkers for Parks
Northwest Bayside Civic Association
Queensboro Hill Civic Association
Queens Botanical Garden
Queens Climate Project
Queens Neighborhoods United
Queens Civic Congress
Queens DSA Eco Socialists
Queens Museum
Sakhi
Save FMCP Coaliton
Station Road Civic Association
Transportation Alternatives
We Love Whitestone
Waterfront Alliance

From: Julian Phillips
To: Young, Ingrid
Subject: [EXTERNAL] NO FLUSHING CASINO
Date: Friday, January 12, 2024 11:19:08 PM
Attachments: FEDUP Letter.pdf

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Hello Ms. Young,

I want to submit a public comment in opposition to the proposed Flushing Casino and development. This is public land and should be used to enrich public lives, not make a billionaire wealthier. I have attached a letter from the FED-UP Coalition that explains the finer points of why this plan is bad for our community.

Thank you,

Julian Phillips
4501 Auburndale Lane

From: Karen Craddock
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope.
Date: Friday, January 12, 2024 4:59:16 PM

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at Iyoung@moec.nyc.gov

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ms. Young,

I am a resident of Westchester 10514. I use the parkland area in question 2 times a week from April to October as a paddler on Flushing Bay. I am extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact that neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- Impact of taking away public parkland: In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- Impact of casinos on public health: There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- Impact on indirect residential displacement: The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.
- Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives: By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include the FED-UP Phoenix Meadows Vision Plan proposal as one of the alternatives to be considered.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure which is already decrepit and insufficient. This summer, I contracted e-coli from paddling on the bay after particularly heavy rains swelled the system forcing untreated raw sewage to inundate the Combined Sewer Overflow system. Routine testing confirmed that there were high concentrations of e-coli that day.
- Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions.

Sincerely,

Karen Craddock
Empire Dragons NYC, paddler
Guardians of Flushing Bay, advocate
516 729 4877

Mistypes, mistakes or aggressive autocorrections courtesy of android.

From: Karen Lichtig
To: Young, Ingrid
Subject: [EXTERNAL] No Casino!
Date: Friday, January 12, 2024 8:15:20 PM

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of 10021 and am extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.
- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include the FED-UP Phoenix Meadows Vision Plan proposal as one of the alternatives to be considered.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.
- Impact on use of Flushing Bay by Dragon Boat

Thank you for considering my comments. Please reach out with any questions.

Sincerely,
KAREN LICHTIG

From: Karen Lim
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope
Date: Friday, January 12, 2024 8:15:35 PM

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at **Iyoung@moec.nyc.gov**

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of 11354 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include the FED-UP Phoenix

Meadows Vision Plan proposal as one of the alternatives to be considered.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions at kl11070983@gmail.com.

Sincerely,
Karen Lim

From: katherine rochmat
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope.
Date: Friday, January 12, 2024 5:37:25 PM

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at **Iyoung@moec.nyc.gov**

Dear Ingrid Young,

I am a resident of 11372) and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

Impact of taking away public parkland: In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
Impact of casinos on public health: There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
Impact on indirect residential displacement: The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.
Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives: By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include the FED-UP Phoenix Meadows Vision Plan proposal as one of the alternatives to be considered.

I also urge Queens Future to include a detailed study of:
Impact on public transportation and bike/pedestrian infrastructure.
Impact of increased visitors staying at new hotels on local open and park space.
Impact on sewer and stormwater infrastructure.
Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions at katherine.rochmat@gmail.com or 917-399-7832.

regards,
Katherine Rochmat

Young, Ingrid

From: Kay <kchang609@gmail.com>
Sent: Tuesday, January 9, 2024 12:35 PM
To: Young, Ingrid
Subject: [EXTERNAL] Public comment on Citifield Casino development

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Dear Ingrid Young,
I am a resident of Flushing and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Building this will drive up the cost of living and drive citizens like me to move somewhere else. Not to mention that the establishment set up will attract the wrong kind of people and raise the already increasing crime rate in our city.

Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- Impact of taking away public parkland: In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- Impact of casinos on public health: there is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- Impact on indirect residential displacement: the project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.
-

Thank you for considering my comments.

Sincerely,
Kimberly Deangelis

Young, Ingrid

From: Kira Aiello <ksbaiello@gmail.com>
Sent: Friday, January 12, 2024 8:54 AM
To: Young, Ingrid
Subject: Re: No Casino in Flushing Meadows Park

Follow Up Flag: Follow up
Flag Status: Flagged

Environmental impact

Ms. Young,

Thank you for your prompt reply. We need a *Resiliency Park*, not a casino with a parking lot, more hardscape. A resiliency park can help alleviate the flooding that plagues the.residents of Corona. Mayor Adams and his administration need to make the right decision for the environment and Queens families.

Kira Aiello

On Thu, Jan 11, 2024 at 3:28 PM Young, Ingrid <IYoung@moec.nyc.gov> wrote:

> Ms. Aiello,
>
> Thank you for providing feedback on the Queens Future Project DSOW.
>
> Your input provided below will be included within our Project's Response to Comments.
>
> Thank you,
>
> Ingrid

From: Kira Aiello <ksbaiello@gmail.com>
Sent: Thursday, January 11, 2024 1:19 PM
To: Young, Ingrid <IYoung@moec.nyc.gov>
Subject: [EXTERNAL] No Casino in Flushing Meadows Park

Dear Ms. Young,

It is my understanding that you are the person to contact in the Mayor's office to express my stance against the building of a Casino on NYC Park Land. If Covid taught us one thing, it's that New York City residents need outdoor space. Parks should be kept for families. I could go on and on.....Flushing Meadows Corona Park is a gem and should not be given away to criminals (we both know Steve Cohen is a criminal) to exploit.

Tell Mayor Adams to make the right decision. The choice is obvious, NO CASINO!

Thank you for your time and attention.

Kira Aiello

Lifelong Queens resident

Registered Democrat

28-11 158th Strreet

Flushing, NY 11358

Young, Ingrid

From: Lan Yu <jen.lan.yu@gmail.com>
Sent: Friday, January 12, 2024 11:05 AM
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope

Follow Up Flag: Follow up
Flag Status: Flagged

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Dear Ingrid Young,

I am a resident of Jersey City, New Jersey (zip 07302). I am extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities, since I practice dragon boating at the bay every season. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact**
- **of taking away public parkland:** In order to build their proposal, Queens
- Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- **Impact**
- **of casinos on public health:** There is substantial research linking casinos
- and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

- **Impact**
- **on indirect residential displacement:** The project applicants only propose
- studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

- **Include**
- **FED-UP's**
- **Phoenix Meadows Vision Plan as one of the project**

- **alternatives:** By only weighing the proposal against a no-action alternative,
- the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include a comparison to the FED-UP Phoenix Meadows Vision Plan proposal.
-

I also urge Queens Future to include a detailed study of:

-
- Impact on public transportation and bike/pedestrian
- infrastructure.
-
-
- Impact of increased visitors staying at new
- hotels on local open and park space.
-
-
- Impact on sewer and stormwater infrastructure.
-
-
- Impact of the proposed design on park users.
-

Thank you for considering my comments. Please reach out with any questions.

Sincerely,
Lan Yu

From:	Len Maniace
To:	Young, Ingrid
Subject:	[EXTERNAL] Comments on the Queens Future Development Project Draft of Scope.
Date:	Friday, January 12, 2024 2:11:17 PM
Attachments:	Casino Scoping letter.docx

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Dear Ingrid Young,

As a resident of Jackson Heights, I'm very concerned about how Queens Future LLC's Metropolitan Park will impact the surrounding area, including my neighborhood. Please see my comment in the attached document.

Len Maniace

Young, Ingrid

From: Les Sugai <lessugai@yahoo.com>
Sent: Friday, January 12, 2024 10:29 AM
To: Young, Ingrid
Subject: [EXTERNAL] Flushing Meadow (Metropolitan Park Project)

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ingrid Young,

I am a resident of 11364 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.
- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include a comparison to the FED-UP Phoenix Meadows Vision Plan proposal.



Phoenix Meadows Vision Plan — Queens for all

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.
- The area has very marginal bus service and the 7 Train is overloaded
- most of the day and evening

Thank you for considering my comments. Please reach out with any questions

Sincerely,

Les Sugai

Young, Ingrid

From: Leslie Hutchings <leslie.hutchings@gmail.com>
Sent: Friday, January 12, 2024 9:04 AM
To: Young, Ingrid
Subject: [EXTERNAL] Comments on Queens Future Development Project Draft of Scope

Follow Up Flag: Follow up
Flag Status: Flagged

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Ingrid Young
NYC Office of Environmental
Coordination
100 Gold Street
New York, NY 10038

Dear Ingrid,

I am a resident
of 10040 who regularly participates in outdoor activities in and around Flushing, and I am extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact this community.

Ultimately,
I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

Impact of taking
away public parkland:
In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

Impact of casinos
on public health:
There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

Impact on indirect
residential displacement:
The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect
commercial displacement.

Include
FED-UP's
Phoenix Meadows Vision Plan
as one of the project alternatives:

By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include a comparison
to the FED-UP Phoenix Meadows Vision Plan proposal.

I also urge
Queens Future to include a detailed study of:

- Impact on
public transportation and bike/pedestrian infrastructure
- Impact of
increased visitors staying at new hotels on local open and park space.
- Impact on
sewer and stormwater infrastructure.
- Impact of
the proposed design on park users.

I am a member
of Empire Dragons rowing team, an all cancer-survivor competitive team, and we practice on Flushing Bay at least twice a week for 6-7 months a year. We do our best to support the neighboring community and the physical environment as part of our team practices.
We are all highly concerned with the negative impacts this project will have on both people and the environment.

Thank you for
considering my comments. Please reach out with any questions.

Sincerely,
Leslie

From: Lily Nack
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft Scope of Work
Date: Friday, January 12, 2024 10:47:09 PM

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Dear ingrid,
The residential displacement in surrounding areas that the casino will cause is undeniable and should be properly addressed in the EIS. poverty does not cause displacement, large injections of wealth and capital do. it is a total cop out if the EIS concludes that trends in the surrounding neighborhoods already lean towards rapid development and increased price points— thus implying the casino would have no additional impact. this is untrue and harmful to the surrounding environmental justice communities. the project will impact resilience and socioeconomics of existing populations negatively. The EIS should address the impacts of a casino on communities, not just addressing jobs, but social impacts of gambling. The EIS should address and share statistics about bankruptcies and finances of existing communities around new casinos. Having a casino in the middling of vulnerable immigrant communities will be detrimental to families in north east queens and beyond. it has been stated by State Senator Ramos that this project is necessary to improve flooding conditions in residential neighborhoods like east elmhurst. i believe this is untrue. most of the parking lot sites are in a separate sewage area, and should not impact flooding in upland areas with combined sewage systems. please clarify in the EIS. Will stormwater and run off be channeled to the bowery bay waste water facility in both wet and dry weather conditions, or will stormwater still travel unfiltered into Flushing Bay? Are there opportunities for stormwater retention and detention in this project? how much water will be retained or detained at one time? can the project be designed to capture stormwater from areas out side of the project development site to further decrease reliance on the municipal sewage system? The EIS should address the impacts of losing publicly owned space thought the alienation process. Though the land is a parking lot now, it is part of Flushing Meadows Corona Park in the future it could be turned into recreational open space. If this project is built, it seems unlikely the land will ever return to open space. this is a negative impact on the community. I recommend using the Phoenix Meadows (find more info at queensforall.com) plan as an alternative to be analyzed in the EIS.

From: Linda Ng
To: Young, Ingrid
Subject: [EXTERNAL] Comment on Queens Future Development Project
Date: Friday, January 12, 2024 10:06:15 PM

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Dear Ingrid Young,

I am a resident of 11358 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

Impact of taking away public parkland: In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
Impact of casinos on public health: there is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
Impact on indirect residential displacement: the project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

I also urge Queens Future to include a detailed study of:

Impact on public transportation and bike/pedestrian infrastructure.

Impact of increased visitors staying at new hotels on local open and park space.

Impact on sewer and stormwater infrastructure.

Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions to lngkon@yahoo.com

Sincerely,

Linda Ng

Sent from Yahoo Mail on Android

Young, Ingrid

From: Mai Tran <my123tran@gmail.com>
Sent: Tuesday, January 9, 2024 12:23 PM
To: Young, Ingrid
Subject: [EXTERNAL] Queens Future Development Project Draft of Scope

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of 11104 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health**: there is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:** the project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.

Thank you for considering my comments.

Sincerely,
Mai Tran

Young, Ingrid

From: Margaret Balletta <mbb3204@yahoo.com>
Sent: Wednesday, January 10, 2024 4:31 PM
To: Young, Ingrid
Subject: [EXTERNAL] Re: Comments on the Queens Future Development Project Draft of Scope.

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of 11355 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health**: there is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:** the project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

I also urge Queens Future to include a detailed study of:
- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions [C

Sincerely,

Margaret Balletta

Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at **Iyoung@moec.nyc.gov**
January 12, 2024

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of Zip 11372 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and neighbors.

I am additionally highly concerned that the applicant has buried this initial public review process in the middle of major holidays, effectively limiting authentic public comment. Even with the much-appreciated comment extension, this forced concerned citizens like me to spend time away from our families during the holidays – revealing the applicant's true lack of concern for impacts on local communities. I implore you and our government agencies managing this process to take all review steps to their fullest extent and call for the fullest examination of potential impacts to be included in any future Environmental Impact Statement (EIS) for the project:

Please accept my apology for any portion of these comments not in proper legal or land use terms, as unlike the applicant, I have no funds to hire specialists for this process. Please record the intent of any comments that might be worded colloquially instead of technically. This great financial inequity is another reason the public calls on you and our government agencies managing this process to take all review steps to their fullest extent and call for the fullest examination of potential impacts to be included in any future EIS for the project:

If a future EIS is developed, it's impacts should include:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.
- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your

agency to have the environmental review process include the FED-UP Phoenix Meadows Vision Plan proposal as one of the alternatives to be considered.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure, including detailed CSO analysis.
- Impact of the proposed design on park users.
- Impact of re-directed, overflow flooding on adjacent communities, infrastructure and parks after the site is raised.
- Impact of events bringing higher burdens on infrastructure and adjacent communities.

Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward.

Thank you for considering my comments. Please reach out with any questions.

Sincerely,
Margaret Flanagan
35-20 Leverich St. Apt. B420
Jackson Heights, NY 11372
maggieflan@gmail.com
718-482-3975

From:	Mary
To:	Young, Ingrid
Subject:	[EXTERNAL] Comments on the Queens future Development Project Draft of Scope
Date:	Friday, January 12, 2024 10:41:30 PM

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Dear I. Young,

As a lifelong resident of Queens, NY, I am writing to express my staunch opposition to the proposal to build a Casino on our public parkland near Citifield. I believe this will bring further congestion, crime and degradation to this area. Although in the short term, the project might create union jobs (if they do, indeed, employ union labor as promised), filled mostly by residents of other counties, in the long term, those jobs will go away and be replaced by lower paying jobs filled by local residents. It will bring liquor, gambling, and other less wholesome pursuits to the populace, who would be better served by developing green spaces that are free to all, as public lands were meant to be. It is a fragile ecosystem already which would be further taxed by such a project.

I have reviewed other proposals and would find the Phoenix Meadows proposal to be much more wholesome and beneficial to Queens residents than that proposed by Steve Cohen.

Thank you for considering my objections.

Sincerely,

Mary Blieka
Flushing, NY

Young, Ingrid

From: Maya Bishop <msmayabishop@gmail.com>
Sent: Wednesday, January 10, 2024 8:04 AM
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of Bronx County zip code 10458 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public**
- **parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that
- would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public**
- **health**: there is substantial research linking casinos and gambling as a public health crisis with multiple
- side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential**
- **displacement:** the project applicants only propose studying indirect commercial displacement. As the project
- is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian
- infrastructure.

-
-
- Impact of increased visitors staying at new
- hotels on local open and park space.
-
-
- Impact on sewer and stormwater infrastructure.
-
-
- Impact of the proposed design on park users.
-
- Impact on individuals of color and the increased police presence/over-policing of minority groups that tends to come with new developments

Thank you for considering my comments. Please reach out with any questions at the below.

Sincerely,
Maya Bishop
msmayabishop@gmail.com

Young, Ingrid

From: Megan Taylor <mtaylor@megantaylor.org>
Sent: Thursday, January 11, 2024 9:59 PM
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ingrid Young,

I am a resident of 11372 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward.

That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away**
- **public parkland:** In order to build their proposal, Queens Future needs the State legislature
- to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- **Impact of casinos on**
- **public health:** There is substantial research linking casinos and gambling as a public
- health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

- **Impact on indirect residential**
- **displacement:** The project applicants only propose studying indirect commercial displacement.
- As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

- **Include**
- **FED-UP's**
- **Phoenix Meadows Vision Plan as one of the project alternatives:**
- By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include a comparison
- to the FED-UP Phoenix Meadows Vision Plan proposal.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.

And to respond to the following comments regarding the Queens Future Development Project Draft Scope of Work (CEQR Number: 23DME006Q):

On pages 10-11 of the Draft Scope of Work (DSOW) is the following statement:

> "The design flood elevation is 15 ft NAVD88, according to regulations set forth in the NYC Building Code (2022) Amendment regarding flood-resistant construction, as well as sea-level rise recommendations by the NYC Climate Resiliency Design Guidelines (2020). However, the first occupiable floor would be designed to an elevation of 20 feet NAVD88, which is 12 feet above site elevation, to incorporate possible future revisions to the base flood elevation by FEMA or the City. The uses located in the Areas of Development that are located at or below the design flood elevation would be restricted to parking and loading."

The NYC Climate Resiliency Design Guidelines (CRDG) stratify the design flood elevation in terms of the projected end of useful life for the elements of a project. Specify the intended useful life of its various use elements to justify the selection of the proposed elevations for each element (see page 15 of the DSOW for proposed use elements, e.g. hotel, gaming facility). Further, provide justification for leaving parking and loading uses at or below the design flood elevation.

On page 14 of the DSOW is the following statement:

> "The replacement of impermeable surface parking with a mix of at-grade landscaped open space as well as green roofs and softscape on top of floodplain-compliant structures would also help reduce stormwater runoff and improve the site's resiliency by enhancing biodiversity and mitigating the heat-island effect."

Provide justification for each specific claim here, that the development will 1) reduce stormwater runoff, 2) enhance biodiversity, and 3) mitigate the heat-island effect. Support for these claims should explicitly integrate with resilience

strategies being implemented in adjacent Flushing Meadows Corona Park and Meadow Lake-Flushing Creek waterway. In light of ongoing implementation of resilience and climate change mitigation strategies by NYC Parks and other agencies, further provide a formal comparison to alternative uses of the project area in terms of the enumerated resilience factors (and others as relevant). The development should be evaluable in terms of specific resilience measures in contrast to alternative uses.

Thank you for considering my comments. Please reach out with any questions at mtaylor@megantaylor.org.

Sincerely,

Megan Taylor

From:	Michelle J
To:	Young, Ingrid
Cc:	Donna Wilson; Sheila Personal; Dalya Inhaber; Maryellen Osullivan; Elizabeth Guzman; Molly Helfet; Kim Greenspun; Keri McLaughlin; Heather Maloney; Noris Matherson; Rebecca Pryor
Subject:	[EXTERNAL] Empire Dragons NYC comments on the Queens Future Development Project Draft of Scope
Date:	Friday, January 12, 2024 3:40:19 PM
Attachments:	Empire Dragons NYC - 1.12.24 comments of Project scope for Queens Future Development Project.pdf

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Dear Ms. Young,

Enclosed, please find Empire Dragons NYC's comments on the Queens Future Development Project Draft of Scope.

Sincerely,
Michelle Johnson

EMPIRE
DRAGONS
NYC

Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

January 12, 2024

Re: Comments on the Queens Future Development Project Draft of Scope

Dear Ingrid Young,

Empire Dragons NYC is a not-for-profit team of cancer survivors who advocate for healthy living post-cancer through dragon boating. The team practices in Flushing Bay, and we are extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact the adjacent neighborhoods, communities, and Flushing Bay. Ultimately, we believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are our team's key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of building on a flood plain should be studied and evaluated prior to moving forward with this proposal**: As so demonstrated in a NASA-led study, the ground beneath the Arthur Ashe Stadium is sinking at a rate three times faster than the rest of the NYC average.
- **Impact of casinos on public health**: there is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:** the project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.

- Impact on sewer and stormwater infrastructure.
- Impact of building on a flood plain and an evaluation or forecasting of how newly built structures will sink over time.
- Impact of the proposed design on park users.
- Impact on access to the waterfront
- Impact on water quality conditions in Flushing Bay through impacts to sewer and stormwater infrastructure.

Thank you for considering my comments. Please reach out with any questions at michellejhota@gmail.com or 516-725-1310.

Sincerely,



Michelle Johnson
Team representative on behalf of the Board of Empire Dragons NYC

From: Natalia Fernanda Guzman Solano
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope
Date: Friday, January 12, 2024 10:07:24 PM

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at **Iyoung@moec.nyc.gov**

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of 11369 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include the FED-UP Phoenix

Meadows Vision Plan proposal as one of the alternatives to be considered.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions at (347) 891-1562.

Sincerely,
Natalia Guzmán Solano

Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

Empire Dragons NYC is a not-for-profit team of cancer survivors who advocate for healthy living post-cancer through dragon boating.The team team (Empire Dragons NYC) that practices in Flushing Bay, I am a resident of 11369, and we are and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact the adjacent neighborhoods, and communities, and Flushing Bay. Ultimately, we believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are our team's key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of building on a flood plain should be studied/evaluated prior to moving forward with this proposal**: As so demonstrated in a NASA-led study, the ground beneath the Arthur Ashe Stadium is sinking at a rate three times faster than the rest of the City average.
- **Impact of casinos on public health**: there is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:** the project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of building on a flood plain and an evaluation or forecasting of how newly built structures will sink over time.
- Impact of the proposed design on park users.
- Impact on access to the waterfront
- Impact on water quality conditions in Flushing Bay through impacts to sewer and stormwater infrastructure.

Thank you for considering my comments. Please reach out with any questions norismatherson@gmail.com.

Sincerely,

Noris Matherson
Team member of Empire Dragons NYC

Young, Ingrid

From: Noris Matherson <norismatherson@gmail.com>
Sent: Thursday, January 11, 2024 6:35 PM
To: Young, Ingrid
Subject: [EXTERNAL] No CASINO at Citified
Attachments: Noris Matherson - Empire Dragons Comment Letter.pdf

Follow Up Flag: Follow up
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Dear Ingrid Young,

Please find attached my comment letter regarding No CASINO at Citifield.

Thank you,
Noris Matherson

Young, Ingrid

From: Olivia Chen <olivia@sendchinatownlove.com>
Sent: Tuesday, January 9, 2024 9:16 PM
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Dear Ingrid Young,

I am a resident of 10128 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland**: In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health**: there is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement**: the project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.

Thank you for considering my comments.

Best,
Olivia Chen

From: Richard Thornhill
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope.
Date: Friday, January 12, 2024 6:34:57 PM

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at Iyoung@moec.nyc.gov

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of Forest Hills 11375 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

Impact of taking away public parkland: In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
Impact of casinos on public health: There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
Impact on indirect residential displacement: The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.
Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives: By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include the FED-UP Phoenix Meadows Vision Plan proposal as one of the alternatives to be considered.

I also urge Queens Future to include a detailed study of:
Impact on public transportation and bike/pedestrian infrastructure.
Impact of increased visitors staying at new hotels on local open and park space.
Impact on sewer and stormwater infrastructure.
Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions, 718 986 3486.

Sincerely,
Richard Thornhill

Sent from Yahoo Mail on Android

From:	Robert Loscalzo
To:	Young, Ingrid
Subject:	[EXTERNAL] Public Comments - Queens Future Development Project Draft Scope of Work
Date:	Friday, January 12, 2024 2:11:24 PM

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Dear Ms. Young:

My comments numbered (1) through (9) below concern the Queens Future Development Project Draft Scope of Work.

I would appreciate if you would please confirm receipt of these comments, via reply email.

(1)

The proposed project is located close to Flushing, Queens, a densely-occupied neighborhood whose residents, workers and visitors are largely or predominantly Asian. Meanwhile, "research shows Asians in the U.S. have a disproportionate number of pathological gamblers (i.e. addicted) as compared to the general American population." "Deep cultural factors not only encourage gambling but discourage seeking help when it becomes compulsive or addictive." (See "Asian Gambling Addiction: The high proportion of Asians who gamble is no coincidence," Psychology Today, July 10, 2014; full article text hereby incorporated into this comment in its entirety by this reference; accessible online at https://www.psychologytoday.com/us/blog/minority-report/201407/asian-gambling-addiction?amp)

A full casino, including table games — unlike the mere "Video Lottery Terminal" facilities that currently exist at locations such as Resorts World in Queens, and Empire City Casino in Yonkers — is a key component of the proposed project.

In view of the facts that the proposed project features a full casino, and that the nearby Flushing Asian population is culturally predisposed to have higher rates of pathological gamblers than the general American population, the final Scope of Work must include analyses of impacts specifically to the Flushing Asian community due to the proximity of the proposed casino. Such impacts to the Flushing Asian community may include, without limitation, compulsive gambling or gambling addiction; increased substance abuse, mental illness and suicides; economic impacts such as squandering of savings resulting in bankruptcies; and increased crime, auto theft and larceny. (See "Study: Casinos bring jobs, but also crime, bankruptcy, and even suicide," Washington Post, October 30, 2012; full article text hereby incorporated into this comment by this reference; accessible online at https://www.washingtonpost.com/news/wonk/wp/2012/10/30/studies-casinos-bring-jobs-but-also-crime-bankruptcy-and-even-suicide/)

The final Scope of Work must include assessing and disclosing all such impacts, and the

extent to which each of them will affect the Flushing Asian community in particular.

(2)

A key component of the proposed project is a full casino. However, casinos "lead to a plethora of social ills, including increased substance abuse, mental illness and suicide, violent crime, auto theft and larceny, and bankruptcy. The latter three all increased by 10 percent in communities that allowed gambling. … 8 percent of crime in counties with casinos was attributable to their presence." (See "Study: Casinos bring jobs, but also crime, bankruptcy, and even suicide," Washington Post, October 30, 2012; full article text hereby incorporated into this comment by this reference; accessible online at https://www.washingtonpost.com/news/wonk/wp/2012/10/30/studies-casinos-bring-jobs-but-also-crime-bankruptcy-and-even-suicide/)

The final Scope of Work must include assessing and disclosing all such impacts, and the extent to which each of them will affect each of the nearby communities of Whitestone; College Point; Bayside; Corona; Jackson Heights; and the new Willets Point neighborhood to be constructed just east of 126th Street.

(3)

In 1961, in connection with the then-new Shea Stadium, the New York State legislature passed a law that anticipates and permits certain public parkland surrounding the stadium site to be used as "parking areas" for vehicles of attendees of stadium events. (See Administrative Code of the City of New York, section 18-118.) That statute does not permit the additional construction of any other permanent structures on the involved parkland. (See Matter of Avella v. City of New York, 2017 N.Y. Slip Op. 04383 (N.Y. June 6, 2017).)

Consequently, today we are fortunate to have the IDEAL parking area layout for the stadium: Flat, open land, paved with asphalt and surrounding the stadium on three sides, with direct egress to key highways and local roads. For motorists, the present parking configuration provides the most efficient and rapid way of departing the stadium area after an event, and getting on a road home. People exit the stadium, walk directly out to their vehicles where they have lines-of-sight to multiple points of exit from the parking area, and then drive right out. Such obvious advantages of the existing parking area layout/configuration, for attendees of stadium events who travel with their own vehicles, must not be underestimated and have stood the test of time since 1961.

In contrast, however, the proposed project unwisely replaces the existing, flat, open parking area layout with multi-level parking garages. Thus, motorists who want to depart the area after attending a stadium event must go through the additional, relatively inefficient steps of going to the multi-level garage, going up to the levels where their vehicles are parked (by climbing flights of stairs? By elevator? By escalator?), and slowly driving back down, level by level, until they finally reach ground level and can depart the area.

The final Scope of Work must include assessing and disclosing what the impacts will be to motorists — people who park their vehicles when attending stadium events — of eliminating the existing, efficient parking area configuration and replacing it with multi-level parking structures which impose additional steps on motorists. Such impacts include increasing the time and effort that people will have to spend on parking tasks, both upon arrival and

departure from the area.

Notably, when Queens Future publicly unveiled its proposed project, the conceptual image that it provided to the press was a top-down aerial view. Although it identifies the locations of the parking garages, it fails to show or disclose the height and multi-story nature of the proposed parking garages, as an architectural elevation drawing would. The final Scope of Work must not similarly disguise the true nature and impacts of the multi-story parking garages.

(4)

To the extent that the final Scope of Work includes an historical account of the affected area, it must be honestly disclosed that during 60+ years since certain parkland surrounding the stadium was designated by the New York State legislature in 1961 as "parking areas" (see Administrative Code of the City of New York, section 18-118) and then paved with asphalt for such use, there has been no grassroots demand originating from the public to eliminate the asphalt and replace it with any green space or park-like features, or to change the parking configuration. Moreover, when routine public access to the asphalt area was eliminated by the construction of a tall wrought-iron fence surrounding it at the time of Citi Field's construction (there was no wrought-iron fence surrounding the site prior to that time), there was no public outcry whatsoever about the new lack of access, let alone that the area remained paved with asphalt. (Although members of the public successfully sued in 2014 to prevent additional construction on the parkland at issue (see Matter of Avella v. City of New York, 2017 N.Y. Slip Op. 04383 (N.Y. June 6, 2017)), they did not seek improved access to the parkland site or make any public complaint or comment that the existing condition of the site as a flat, open parking lot that is paved with asphalt was in any way objectionable, or was not acceptable to the community, or should be changed in any way.)

In fact, the only alleged public interest in changing the existing layout of the parking areas within the parkland at issue, is that which has been manufactured by Queens Future in an attempt to gain support for its proposed project, or which has been proposed by the public as an alternative to Queens Future's proposed project and is meant to defeat it. Just as was the case for 60+ years, there is no grassroots demand originating from the public to eliminate the asphalt and replace it with any green space or park-like features, or to change the parking configuration (except as an alternative to Queens Future's proposed project, meant to defeat it).

The final Scope of Work must accurately characterize the public's acceptance of the asphalt parking areas without complaint for 60+ years — a configuration which is most efficient for motorists and which has stood the test of time.

(5)

If the proposed project involves constructing a multi-level parking garage on the existing commuter parking lot located on public parkland just south of Roosevelt Avenue, or any other construction on that site, then the final Scope of Work must assess and disclose the impacts of such construction upon commuters who rely on that commuter parking lot and its proximity to the elevated station of the number 7 subway line. This includes identifying where commuters will park their vehicles during the timeframe when construction prevents them from using the commuter parking lot; and assessing and disclosing inconveniences to commuters and

increased commuting times that will result if commuters cannot park as close to the number 7 subway line station as they do now.

(6)

Impacts of taking away public parkland: Queens Future's proposed project requires that the New York State legislature pass a law that would remove 65 acres of parkland from public ownership. The final Scope of Work must assess and disclose the land use impacts of such precedent-setting legislation.

(7)

Impacts on indirect residential displacement: The project applicants only propose to study indirect commercial displacement. However, as the proposed project is located in the middle of multiple low-income communities of color, the final Scope of Work must also include assessing and disclosing impacts of indirect residential displacement, in addition to indirect commercial displacement.

(8)

By only analyzing the proposed project in the context of a no-action alternative, the draft Scope of Work feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". The final Scope of Work must include a comparison to the FED-UP Phoenix Meadows Vision Plan proposal.

(9)

The final Scope of Work must assess and disclose future traffic conditions on major nearby highways and local roadways, including without limitation the Whitestone Expressway, Van Wyck Expressway, Astoria Boulevard, Grand Central Parkway, Northern Boulevard and Roosevelt Avenue, including traffic to result from the attractions planned by Queens Future together with impacts of the nearby pending 62-acre Willets Point development. The analyses must include conditions on Whitestone Expressway southbound exit ramp 13D, which is an exit onto Northern Boulevard and the only route for motorists on the southbound Whitestone Expressway to descend to the area where the project is proposed. Exit 13D is frequently already bottle-necked when there are events at Citi Field or any of the nearby venues (USTA tennis, etc.), causing traffic to spill back onto, and congest, the southbound Whitestone Expressway. The final Scope of Work must including assessing and disclosing impacts to exit 13D and the Whitestone Expressway after the attractions planned by Queens Future are built and operating in the Citi Field vicinity.

Respectfully submitted,
Robert LoScalzo

Young, Ingrid

From: Sunnie Liu <sunnieliu123@gmail.com>
Sent: Tuesday, January 9, 2024 12:25 PM
To: Young, Ingrid
Subject: [EXTERNAL] Re: Comments on the Queens Future Development Project Draft of Scope

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of New York City and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

-
-
- **Impact**
- **of taking away public parkland:**
- In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
-
-
-
- **Impact**
- **of casinos on public health**:
- there is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
-
-
-
- **Impact**
- **on indirect residential displacement:**
- the project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect

- commercial displacement.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions to this email.

Sincerely,
Sunnie Liu

From: Tiffany Wu
To: Young, Ingrid
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope.
Date: Friday, January 12, 2024 5:49:39 PM

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Dear Ingrid Young,

My name is Tiffany Wu. I currently reside in 11364 and am extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact the neighborhood. I was born and raised in Flushing and my parents still currently reside in the area, along with a lot of my family. I believe Flushing deserves way more than a casino and more commercial development. The people in Flushing deserve open spaces they can enjoy for free and live their lives with dignity. My mother enjoys walks at Queens Botanical and unfortunately it is the only quiet and calm space away from the bustle of Flushing and in addition is not free to enter all year round. The area has gone through so much development already with lots of options for entertainment, shopping, and restaurants already that has priced out a lot of us who grew up in the area and small businesses. As a small business owner myself, I think the proposed developments by Queens Future can be detrimental to those of us still trying to dig ourselves out from the pandemic and this current economy.

I believe that the proposed project's impacts are so profound that the project should not move forward. These are key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- **Impact of casinos on public health**: there is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

- **Impact on indirect residential displacement:** the project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of

indirect residential displacement, as well as indirect commercial displacement.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.

Thank you for considering my comments. Please reach out with any questions

Sincerely,
Tiffany Wu

Young, Ingrid

From: Timothy Eaton <Timothy.Eaton@qc.cuny.edu>
Sent: Friday, January 12, 2024 11:28 AM
To: Young, Ingrid
Subject: [EXTERNAL] Re: Comments on the Queens Future Development Project Draft of Scope.

Follow Up Flag: Follow up
Flag Status: Flagged

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at **Iyoung@moec.nyc.gov**

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a long-time resident of Flushing (11355) near Flushing-Meadows-Corona Park through which I bike frequently, and am extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. In my view, the proposed project is an unjustifiable land-grab of City parkland, and this application is merely the first step in diverting irreplaceable public resources to serve the profits of a private corporation. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with disproportionate multiple devastating effects on low-income communities. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.
- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include a comparison to the FED-UP Phoenix Meadows Vision Plan proposal, a more ecologically friendly alternative in this era of climate change.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure, especially access from the Passerelle to Flushing Bay
- Impact of increased visitors staying at new hotels on congestion, parking, and local open and park space.
- Impact on sewer and stormwater infrastructure given that climate change is already overloading existing infrastructure
- Impact of the proposed design on park users, in light of intense urban pressure and overuse of existing public parkland

- How alternative redevelopment (Phoenix Meadows) could expand FM-Corona Park greenspace to relieve this pressure

Thank you for considering my comments. Please reach out with any questions by email.

Sincerely,
Timothy Eaton
Queens College School of Earth and Environmental Science

From: Todd Leong
To: Young, Ingrid
Cc: guardiansofflushingbay@gmail.com
Subject: [EXTERNAL] Comments on the Queens Future Development Project Draft of Scope
Date: Friday, January 12, 2024 3:34:42 PM
Importance: High

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Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at **Iyoung@moec.nyc.gov**

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young:

I am a resident of 11354 and am extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward.

That said, the following are my key concerns that should be included in any future **Environmental Impact Statement (EIS) for the project:**

- ## Impact of taking away public parkland

  In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.

- ## Impact of casinos on public health

  There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.

To quote from State Comptroller Thomas DiNapoli's August 2023 report, "Revenue Impact of Commercial Casinos on Upstate Local Governments" :

"In addition to fiscal challenges, casinos are part of a proliferation of wagering opportunities that has its own negative outcomes, including but not limited to problem gambling. The State's Office of Addiction Services and Supports recognizes this as a type of addition, potentially affecting around 5 percent of New Yorkers….
Local gaming revenue is not always a 'sure bet'. "

- ## Impact on indirect residential displacement

  The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.

- ## Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives

  By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include the FED-UP Phoenix Meadows Vision Plan proposal as one of the alternatives to be considered.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
-

Impact of increased visitors staying at new hotels on local open and park space.

- Impact on sewer and stormwater infrastructure.
- Impact of the proposed design on park users.

As a small business owner in Flushing, I am especially concerned about the Hard Rock Casino's impact on my businesses. I know that many other local small businesses are very concerned that a casino will be very destructive to their livelihoods. Doing business in Flushing is extremely difficult. A casino in our backyard would make it magnify the difficulty many times over. I would expect many businesses, possibly even my own, to become financially unviable once the casino opens.

I also am extremely concerned about what appear to be racist and predatory business practices. The Flushing/Corona/Elmhurst community is a low income area of working class people of color. These are the people who can least afford to gamble their paychecks away. But, they are also the people who will be most tempted to try to "hit it big." Chinese people, in particular, have a problem with gambling. Building a casino next door to Flushing would be like opening a free heroin distribution center next to a community of addicts. Damage to the local Chinese community is a certainty.

It is also clear that NO community in the New York City Metro Area supports a casino in their neighborhood.
EVERY community from Times Square to Nassau County to Coney Island and Queens is opposed. The city and state should not be considering giving away PUBLIC LAND so that PRIVATE PROFITEERS can use it for their own personal benefit.

Thank you for considering my comments. Please reach out with any questions: todd.leong@gmail.com.

Sincerely,
Todd Leong

Young, Ingrid

From: Varda Shamban <vmshamban@outlook.com>
Sent: Thursday, January 11, 2024 9:00 PM
To: Young, Ingrid
Subject: [EXTERNAL] GUARDIANS OF FLUSHING BAY- NO CASINO
Attachments: queens.docx

Importance: High

Follow Up Flag: Follow up
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Hello MS Young,

Please see attached.

Warm regards,
Varda
Varda M Shamban

908 347 7109

Ingrid Young
NYC Office of Environmental Coordination
100 Gold Street
New York, NY 10038

Emailed to: Ingrid Young at **Iyoung@moec.nyc.gov**

Re: Comments on the Queens Future Development Project Draft of Scope.

Dear Ingrid Young,

I am a resident of 10024 and extremely concerned about how Queens Future LLC's proposed Metropolitan Park project will impact my neighborhood and communities. Ultimately, I believe that the proposed project's impacts are so profound that the project should not move forward. That said, the following are my key concerns that should be included in any future Environmental Impact Statement (EIS) for the project:

- **Impact of taking away public parkland:** In order to build their proposal, Queens Future needs the State legislature to pass a bill that would take away 65 acres of public parkland. The EIS must study the land use impacts of this precedent-setting legislation.
- **Impact of casinos on public health:** There is substantial research linking casinos and gambling as a public health crisis with multiple side effects. Queens Future must assess these impacts on neighboring communities, which are low- and middle-income communities of color.
- **Impact on indirect residential displacement:** The project applicants only propose studying indirect commercial displacement. As the project is located in the middle of multiple low-income communities of color, Queens Future must assess the impacts of indirect residential displacement, as well as indirect commercial displacement.
- **Include FED-UP's Phoenix Meadows Vision Plan as one of the project alternatives:** By only weighing the proposal against a no-action alternative, the DSOW feeds Queens Future's false dichotomy that the only choice is between their project or "50 acres of asphalt". I call on your agency to have the environmental review process include a comparison to the FED-UP Phoenix Meadows Vision Plan proposal.

I also urge Queens Future to include a detailed study of:

- Impact on public transportation and bike/pedestrian infrastructure.
- Impact of increased visitors staying at new hotels on local open and park space.
- Impact on sewer and stormwater infrastructure- I am a part of the Empire Dragon Team and we use the
- Flushing Bay as our training base.
- Impact of the proposed design on park users.
-

Thank you for considering my comments. Please reach out with any questions- Varda Shamban
306 West 91st
New York, NY 10024
vmshamban@outlook.com

Sincerely,
Varda Shamban