City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME Innovation QNS

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
21DCP180Q	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
TBD	

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
New York City Department of City Planning			Kaufman Bedrock Astoria I LLC; Silverstein Astoria LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Olga Abinader, Director-Environmental Assessment and Review Division			Jerry Johnson, Fox Rothschild LLP		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 101 Park Avenue, 17th Floor		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10178
TELEPHONE 212-720-3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 212-878-7992	EMAIL JJohnson@foxrothschild.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 6 NYCRR 617.4(5)(v)

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

☐ LOCALIZED ACTION, SITE SPECIFIC ☒ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

The Applicant (a joint venture between Kaufman Astoria Studios, Bedrock Real Estate Partners, and Silverstein Properties) is seeking a rezoning and other approvals by the City Planning Commission (CPC) pursuant to the City's Uniform Land Use Review Procedure (ULURP) to facilitate the redevelopment of the five (5) city blocks bounded by 35th Avenue to the north, 43rd Street/Northern Boulevard to the east, 36th Avenue to the south and 37th Street to the west (the "Project Area") in the Astoria neighborhood of Queens, Community District 1. Of the 43 tax lots on the Project Area blocks, 21 are controlled by the Applicant while the remaining lots are controlled by others. The Applicant-controlled lots would be declared a Large Scale General Development (LSGD) with the Proposed Actions and would contain the Proposed Development: these lots are referred to as the "Development Site." The lots outside of the Development Site are not included in the Proposed Development but would be rezoned with the Proposed Actions: these lots are referred to as the "Additional Affected Area"

The Proposed Development, also known as the Innovation QNS project, would redevelop the Development Site with a series of mixed-use buildings and publicly accessible open space. The Innovation QNS project is intended to complement the mission of the existing Kaufman Arts District with the Development Site by creating a series of arts and cultural venues including a multi-purpose arts and culture center, a re-envisioned multiplex movie theater that will provide a state of the art cinematic experience, galleries, artists' workshops and tech and general office space. In addition to art and cultural venues, the project would include eating and drinking establishments, a grocery store and world market and other local retail, service and community facility uses to support the new residential population, the existing business and residential community and provide a strong anchor for the Steinway Street and 35th Avenue commercial corridors. Residential towers and lower rise buildings would house approximately 2,800 new residential dwelling units (DU's) offering a wide range of housing options for a varied population. Pursuant to the Mandatory Inclusionary Housing (MIH) Option 1 program, 25% of the residential floor area would be permanently affordable units (approximately 711 DU's), a portion of which would be senior affordable housing units (subject to the availability of existing programs). The commercial space in the Proposed Development would also potentially include one or more Physical Culture Establishments (PCEs), i.e., a gym or fitness center. A series of outdoor spaces would link the blocks and would be programmed pursuant to ongoing community dialogue with art exhibits, children's play area adjacent to a day care

center, covered outdoor seating serving the world market, performances and events. Parking would be provided in below grade parking facilities on each of the project blocks. In total, the Proposed Development would contain approximately 2.9 million square feet of space.

In addition to the Proposed Development, the With Action condition includes new developments that would be facilitated on the Projected Development Sites not controlled by the Applicant (Sites F, G, H, I, J and K). As with the Development Site, under the Proposed Actions, these additional Projected Development Sites would be rezoned to mixed-use districts which would permit higher densities and a wider variety of uses than permitted under existing zoning. In particular, the proposed zoning districts would permit higher density residential uses (maximum FARs of 6.0 to 9.0). For the purposes of the RWCDS, each of the additional Projected Development Sites are assumed to contain mixed-use buildings with ground floor retail and residential space above the ground floor. Each building would contain parking as required by the proposed zoning, which is assumed to be located below-grade. These additional developments would include approximately 800,000 square feet of residential and commercial space, similar to the Proposed Development. Therefore, the Proposed Actions would facilitate the development of approximately 3.7 million square feet in the Project Area.

See Page 10a for project description and more detailed list of actions.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 1	STREET ADDRESS Mult. (see Page 10a)
TAX BLOCK(S) AND LOT(S) Blocks 641, 668, 669, 670, & 671 (see Page 10a for affected lots)		ZIP CODE 11101

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Five (5) city blocks bounded by 35th Avenue to the north, 43rd Street/ Northern Boulevard to the east, 36th Avenue to the south and 37th Street to the west

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1; M1-5; C4-2A	ZONING SECTIONAL MAP NUMBER 9b

5. *Required Actions or Approvals* (check all that apply)

***City Planning Commission*:** ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☒ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION See Proposed Actions, Page 10a

***Board of Standards and Appeals*:** ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION	☐ FUNDING OF CONSTRUCTION, specify:
☐ RULEMAKING	☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES	☐ FUNDING OF PROGRAMS, specify:
☐ 384(b)(4) APPROVAL	☐ PERMITS, specify:
☐ OTHER, explain:	

Other City Approvals Not Subject to CEQR (check all that apply)

☒ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
	☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

6. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP

☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)

☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 504,196

Waterbody area (sq. ft.) and type: N/A

Roads, buildings, and other paved surfaces (sq. ft.): 504,196

Other, describe (sq. ft.): N/A

7. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 3.8 million

NUMBER OF BUILDINGS: 19

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 72,600 to 717,300 (See Page 10a)

HEIGHT OF EACH BUILDING (ft.): 80 to 295 (See Page 10a)

NUMBER OF STORIES OF EACH BUILDING: 7 to 27 (See Page 10a)

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO

If "yes," specify: The total square feet owned or controlled by the applicant: 392,854

The total square feet not owned or controlled by the applicant: 111,342

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO

If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: 478,910 sq. ft. (width x length)

VOLUME OF DISTURBANCE: 14,367,300 cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 478,910 sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2032

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: For purposes of analysis, it is assumed that development within the Project Area, including new development in the Additional Affected Area, would occur over a 10 year period, which is typically the length of time over which developers would act on the area-wide zoning map changes such as those proposed.

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Conceptual construction schedule to be provided in the EIS.

9. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Institutional/Community Facility

3.5.21



INNOVATION QNS

Project Location
Figure 1

5.7.21



Project Area
Study Area (400-foot perimeter)
LSGD Area
Additional Affected Area
Zoning District Boundary

C1-2 Commercial Overlay District
C1-3 Commercial Overlay District
C1-4 Commercial Overlay District
C2-1 Commercial Overlay District
C2-4 Commercial Overlay District

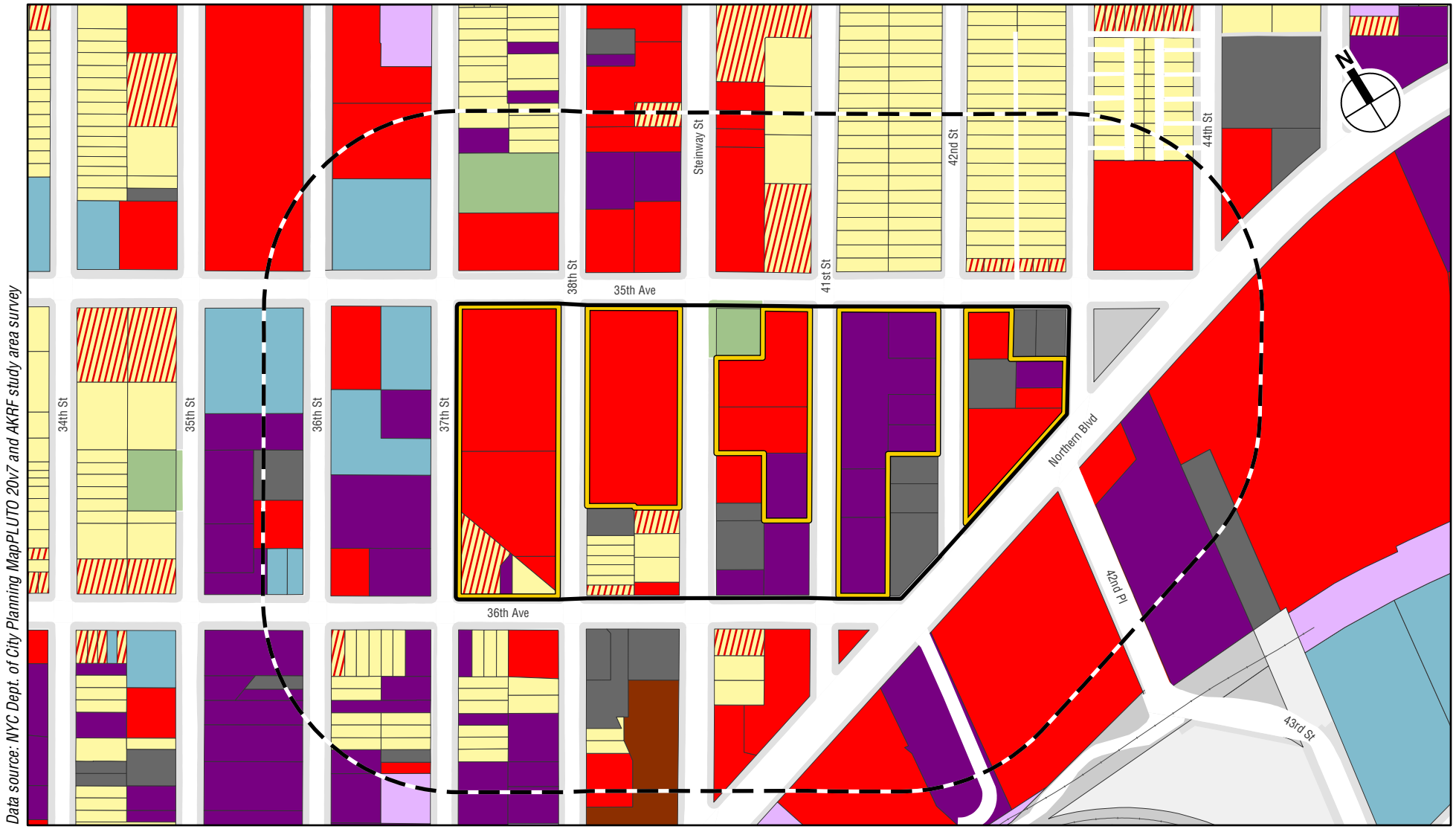
Park Boundary
1 *Tax Block Boundary*
1 *Tax Lot Boundary*

INNOVATION QNS

Existing Zoning

Figure 2

5.7.21



INNOVATION QNS

Existing Land Use

Figure 3

3.7.21



Project Area

Development Site Boundary

Study Area (400-foot perimeter)

Tax Lot Boundary

Tax Block Boundary

Other Boundary

INNOVATION QNS

Tax Map
Figure 4

3.8.21



INNOVATION QNS

Photograph Site Key

Figure 5



1



2

Photographs
Figure 6a



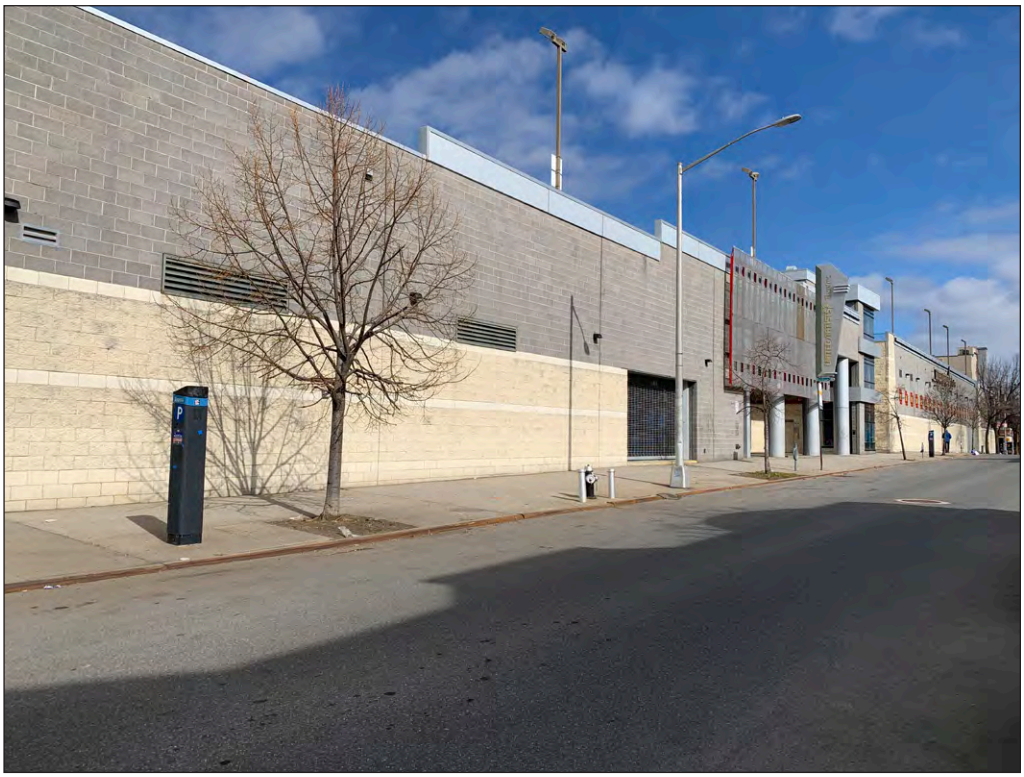
3



4



5



6

Photographs
Figure 6c



7



8

Photographs
Figure 6d



9



10

Photographs
Figure 6e



11



12

Photographs
Figure 6f


MATTRESSES
GUARANTEED LOWEST PRICES

13


PC RICHARD & SON
FAMILY OWNED & OPERATED

14



15



16

Photographs
Figure 6h



17



18

Photographs
Figure 6i



19



20

Photographs
Figure 6j



21



22


LUXURY OF QUEENS
SALE
WE FINANCE

23


STEINWAY
STEINWAY
STEINWAY

24



25



26

Photographs
Figure 6m



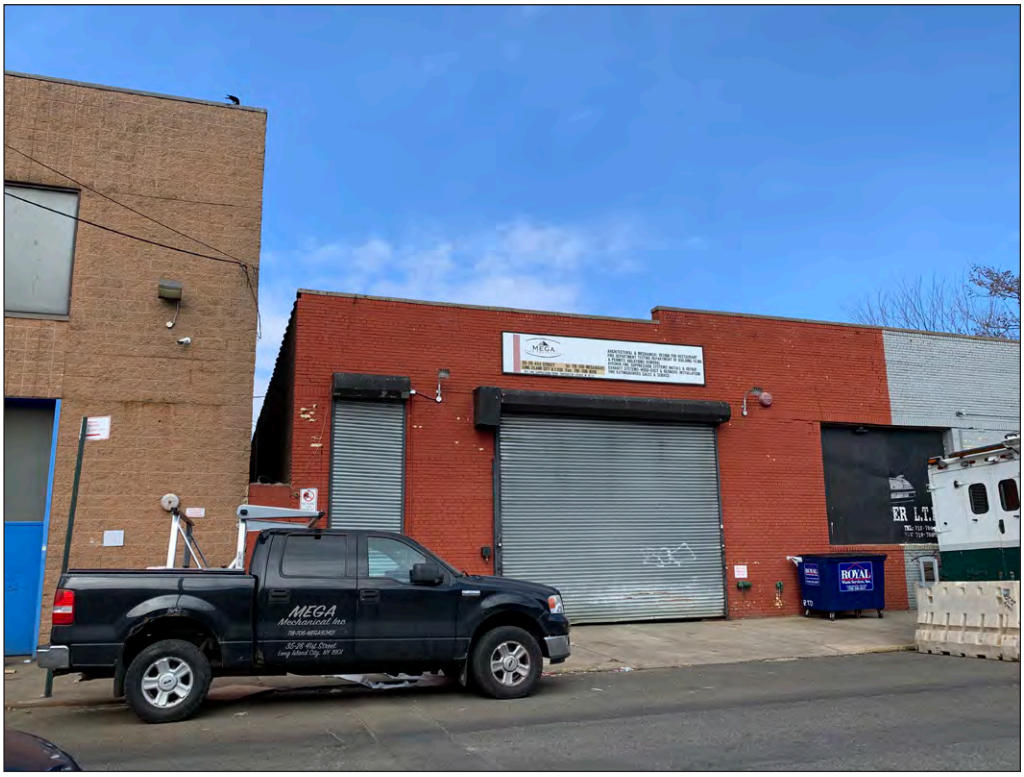
27



28



29



30

Photographs
Figure 6o



31



32



33



34

Photographs
Figure 6q



35



36

Photographs
Figure 6r


SHIPPING
RECEIVING
Mayer Malbin

37


HAND
CAR WASH &
DETAILING
347-494-4787
SHOWCAR
DETAIL

38



39



40

Photographs
Figure 6t



41



42


AUTO COLLISION
Complete AUTO REPAIRS
729-3500

43


SHOWROOM AUTO
AUTO SALES
35 Av

44


KOEPPEL SUBARU
SERVICE & PARTS
SUBARU
Parts & Service

45


HARLEY-DAVIDSON
SERVICE DEPARTMENT

46



47



48

Photographs
Figure 6x



49



50


AMERICA'S LARGEST INJURY LAW FIRM
Size Matters
MORGAN & MORGAN
TILE KITCHEN & BATH

51

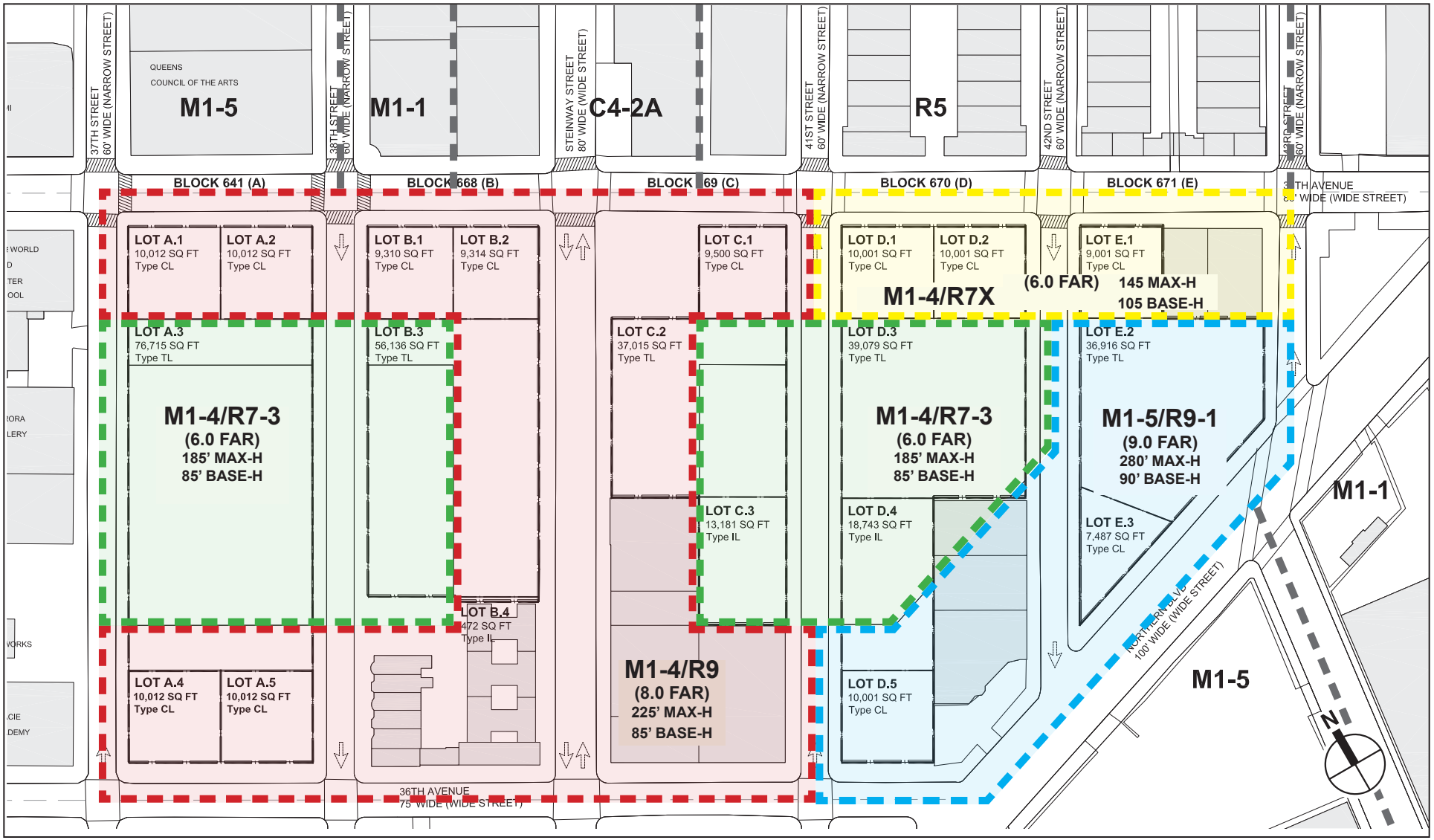

HARLEY — DAVIDSON
NEW YORK CITY

52



53

Photographs
Figure 6aa



Source: ODA

Proposed Zoning

Figure 7

4.8.21



INNOVATION QNS

Project Area
Figure 8

4.8.21



INNOVATION QNS

Projected Development Sites

Figure 9

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures	Multi-family homes	Multi-family homes	Multi-family apartment buildings	
No. of dwelling units	9	9	3,655	+3,646
No. of low- to moderate-income units	0	0	915	+915
Gross floor area (sq. ft.)	7,512	7,512	3,106,431	+3,098,919
Commercial	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Retail, cinema	Retail, cinema, supermarket	Retail, cinema, supermarket, office, PCE	
Gross floor area (sq. ft.)	203,571	264,852	542,985	+278,133
Manufacturing/Industrial	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use	Light manufacturing; auto repair; warehouse	Light manufacturing; auto repair; warehouse	N/A	
Gross floor area (sq. ft.)	196,859	150,715	0	-150,715
Open storage area (sq. ft.)	28,500	0	N/A	
If any unenclosed activities, specify:	N/A	N/A	N/A	
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type			Medical office; daycare; performing arts center; community center	
Gross floor area (sq. ft.)			107,720	+107,720
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):			2.3 acres publicly accessible open space	+2.3 acres publicly accessible open space
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces	0	0	0	
No. of accessory spaces	357	557	1,592	+1,035
Operating hours	24 hours	24 hours	24 hours	
Attended or non-attended	Unattended	Unattended/Attended	Unattended/Attended	
Lots	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces	0	0		
No. of accessory spaces	643	143		-143
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
POPULATION				
Residents	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify number:	21	21	8,369	+8,348
Briefly explain how the number of residents was calculated:	Estimated based on household size of 2.29 persons/household; average household size of Census Tracts containing the Project Area, 2014-2018 ACS			
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	Mult. retail, cinema, and manufacturing/auto repair/warehouse	Mult. retail, cinema, supermarket, manufacturing/auto repair/warehouse	Mult. retail, cinema, supermarket, office, PCE	
No. and type of workers by business	592	730	1,863	1,133
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Estimates based on worker density by use: Retail/supermarket/PCE: 1 worker per 333 sf Office/medical office: 1 worker per 250 sf Performing arts/community center/daycare: 1 worker per 1,000 sf Manufacturing/warehouse/auto related: 1 worker per 1,000 sf Cinema workers (existing/With Action) provided by Applicant			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	M1-1; M1-5; C4-2A	M1-1; M1-5; C4-2A	Special Mixed Use District (MX): M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1	
Maximum amount of floor area that can be developed	M1-1: 1.0 FAR Man./Comm. M1-5: 5.0 FAR Man./Comm. C4-2A: 3.0 FAR Res/Comm./Com. Fac.	M1-1: 1.0 FAR Man./Comm. M1-5: 5.0 FAR Man./Comm. C4-2A: 3.0 FAR Res/Comm./Com. Fac	9.0 FAR Res. 5.0 to 10.0 Com. Fac. 2.0 to 5.0 FAR Comm. 2.0 to 5.0 FAR Man.	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Man. (M1-1, M1-5); Res. (R5, R6A, R7X); Comm. (C2-4, C2-1 overlays)	Man. (M1-1, M1-5); Res. (R5, R6A, R7X); Comm. (C2-4, C2-1 overlays)	Man. (M1-1, M1-5); Res. (R5, R6A, R7X); Comm. (C2-4, C2-1 overlays)	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. To be provided EIS		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☒	☐
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	☒	☐
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	☒	☐
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
○ Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☐
○ If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
○ Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	☐	☐
iv. Indirect Business Displacement		

	YES	NO
○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☐
○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☐
v. Effects on Industry		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Child Care Centers		
○ Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☒	☐
○ If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	☐	☐
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
ii. Libraries		
○ Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☒	☐
○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
○ If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iii. Public Schools		
○ Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☒	☐
○ If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	☐	☐
○ If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
iv. Health Care Facilities		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☒	☐
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	☒	☐
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	☐	☐
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☐
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
○ If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☐
○ If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent?	☐	☐
○ If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: Analysis to be provided in EIS	☐	☐

	YES	NO
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☒	☐
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. To be provided EIS		
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. Analysis to be provided in EIS		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. Analysis to be provided in EIS		
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☒	☐
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☒	☐
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☒	☐
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: Factories and automotive uses including repairs	☒	☐
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	☒	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☒	☐
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☒	☐
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☐

	YES	NO
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☒	☐
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☐
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. To be provided EIS		
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 241,349		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☒	☐
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
○ If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 534 billion		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☒	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.***	☒	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☒	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	☒	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☒	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☒	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☒	☐
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☒	☐
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☒	☐
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☒	☐
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. Analysis to be provided in EIS	☐	☒

	YES	NO
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☒	☐
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. To be provided EIS		
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. To be provided in EIS		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. To be provided in EIS		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☒	☐
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☒	☐
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☒	☐
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☒	☐
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☒	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☒	☐
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. Analysis to be provided in EIS		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Alex Lieber, AICP, Technical Director AKRF, Inc.		May 14, 2021

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

A. PROJECT DESCRIPTION

INTRODUCTION

The Applicant (a joint venture between Kaufman Astoria Studios, Bedrock Real Estate Partners, and Silverstein Properties) is requesting a rezoning and other discretionary actions (the Proposed Actions) from the City Planning Commission (CPC), pursuant to the City's Uniform Land Use Review Procedure (ULURP), to facilitate the Proposed Development, which would redevelop a portion of the five (5) city blocks bounded by 35th Avenue to the north, 43rd Street/Northern Boulevard to the east, 36th Avenue to the south and 37th Street to the west (the "Project Area") in the Astoria neighborhood of Queens in Community District 1. The Project Area (Blocks 641, 668, 669, 670, and 671) contains 43 tax lots, of which 21 are controlled by the Applicant while the remaining lots are controlled by others. The Applicant-controlled lots would be declared a Large Scale General Development (LSGD) with the Proposed Actions and would contain the Proposed Development: these lots are referred to as the "Development Site." The lots outside of the Development Site are not included in the Proposed Development but would be rezoned with the Proposed Actions: these lots are referred to as the "Additional Affected Area."

The Proposed Development, also known as the Innovation QNS project, would redevelop the Development Site with a series of mixed-use buildings and publicly accessible open space. The Innovation QNS project is intended create a series of arts and cultural venues including a multi-purpose arts and culture center, a re-envisioned multiplex movie theater that would provide a state of the art cinematic experience, galleries, artists' workshops and tech and general office space. In addition to art and cultural venues, the project would include eating and drinking establishments, a grocery store and world market and other local retail, service and community facility uses to support the new residential population, the existing business and residential community and provide a strong anchor for the Steinway Street and 35th Avenue commercial corridors. Residential towers and lower rise buildings would house approximately 2,800 new residential dwelling units (DU's), offering a wide range of housing options for a varied population. Pursuant to the Mandatory Inclusionary Housing (MIH) Option 1 program, 25% of the residential floor area would be permanently affordable units (approximately 711 DU's), a portion of which would be senior affordable housing units (subject to the availability of existing programs). The commercial space in the Proposed Development would also potentially include one or more Physical Culture Establishments (PCEs), i.e., a gym or fitness center. A series of outdoor spaces would link the blocks and would be programmed pursuant to ongoing community dialogue with art exhibits, a children's play area adjacent to a day care center, and covered outdoor seating serving the world market, performances and events. Parking would be provided in below grade parking facilities on each of the project blocks. In total, the Proposed Development would contain approximately 2.9 million square feet of space.

To facilitate the Proposed Project, the Applicant is requesting several actions from the CPC, including a rezoning of the Project Area from M1-1, M1-5, and C4-2A districts (see **Figure 2** of the EAS) to a Special Mixed Use District (MX) consisting of M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 districts (see **Figure 7**). The Proposed Actions also include a zoning text amendment to amend Appendix F of the Zoning Resolution to designate the rezoning area as an MIH area. The Applicant would declare the Development Site a Large Scale General Development (LSGD) and is requesting a Special Permit under Section 74-743 of the Zoning Resolution (ZR) that would allow floor area distribution without regard to zoning district boundaries and zoning lot lines; allow waivers of required rear yards and minimum distance between buildings; and allow waivers of height and setback regulations. Finally, the Proposed Actions include additional zoning text amendments and special permits to modify various sections of the Zoning Resolution related to the LSGD, as detailed below, under "Proposed Actions."

In addition to the Proposed Development with approximately 2.9 million square feet of space, the Proposed Actions would facilitate the redevelopment of several projected development sites in the Additional Affected Area that are not controlled by the Applicant. These additional developments would include approximately 800,000 square feet of residential and commercial space, similar to the Proposed Development. Therefore, the Proposed Actions would facilitate the development of a total of approximately 3.7 million square feet in the Project Area.

DESCRIPTION OF THE PROJECT AREA

The proposed Project Area encompasses the five (5) city blocks bounded by 35th Avenue to the north, 43rd Street/Northern Boulevard to the east, 36th Avenue to the south and 37th Street to the west. Of the 43 lots on the Project Area blocks, 21 are controlled by the Applicant while the remaining lots are controlled by others. As described above, the Applicant-controlled lots would be declared a Large Scale General Development (LSGD) with the Proposed Actions and would contain the Proposed Development: these lots are referred to as the "Development Site." The lots outside of the Development Site that are not included in the Proposed Development but would be rezoned with the Proposed Actions are referred to as the "Additional Affected Area" (see **Figure 8**).

- Block 641, the westernmost block (between 37th Street and 38th Street), is primarily occupied by the two-story Regal Cinema with rooftop parking (Lots 4, 9, and 51). The 36th Avenue frontage of the block (Lots 1, 52, and 56) is occupied by two low rise residential buildings (6 Dwelling Units [DUs] total) and two commercial buildings.
- Block 668, between 38th Street and Steinway Street is occupied primarily by PC Richard & Sons Appliance Store with a large at-grade parking area fronting on 38th Street, Steinway and 35th Avenue (Lot 5). On the southern half of the block, along 38th Street, there is a parking lot (Lot 2) and several two- and three-story multi-family town houses (containing 2 to 4 DUs apiece). Along the Steinway Street frontage, the southern portion of the block contains three four-story walk-up apartment buildings (Lots 36, 38, and 40) containing 20 DUs apiece. Lot 36 also contains some ground floor commercial uses. At the southeastern end of the block, at the intersection of Steinway Street and 36th Avenue (Lot 42), there is a two-story retail building. Lot 43 has residential (4 DUs) above ground floor commercial use.
- Block 669, between Steinway Street and 41st Street, contains Playground 35, a recently renovated City Park (Lot 20). The remainder of the block also includes part of the former Queensboro Farms Dairy and a mix of low-rise manufacturing and automotive uses. At the northern end of the block, adjacent to Playground 35 (Lot 16), there is a parking lot used by an auto dealership. Immediately to south of the parking lot, there is a one-story billiard club (Lot 13) that occupies the through-block area. The southern half of the block (Lots 1, 3, 7, 8, 36 and 41) contains several one-story buildings with warehouse and auto repair facilities.
- Block 670, between 41st Street and 42nd Street contains a two-story warehouse operated by the Queensboro Farms Dairy (Lot 8), which occupies the majority of the northern portion of the block. The remainder of the block contains one-story warehouse and auto repair facilities: this includes the property adjacent to the Dairy building along 35th Avenue (Lot 20) and the properties south of the Dairy building along 41st Street and 42nd Street (Lots 4, 27, 30, 33, 36, 39, and 47).
- Block 671, the easternmost block between 42nd Street and 43 Street, contains primarily one-story auto showroom/dealership and repair facilities. This includes Showroom Auto, Koeppel Subaru, and Harley Davidson Motorcycles, located along the 42nd Street and Northern Boulevard frontages (Lots 1, 8, and 12—Lots 8 and 12 are controlled by the Applicant). The other properties along the 35th Avenue frontage (Lots 16 and 18) and along the 43rd Street frontage (Lots 20 and 23) also contain one-story warehouse and auto repair facilities.

Table 1 summarizes the lots in the Project Area, distinguishing between those within the Development Site and those within the Additional Affected Area.

Table 1
Project Area Lots

Block	Lot	Address	Lot Area (sf)	Existing Use	Owner
Development Site*					
641	1	35-43 37th Street	11,554	Eating Establishment/Salon; Residential	Jered Realty
	4	35-50 38th Street	38,000	Theater (Regal Cinema)	Kaufman Bedrock Astoria I LLC
	9	35-01 37th Street	58,118		
	51	35-30 38th Street	3,010		
	52	37-11 36th Avenue	3,813	Multi Family Residential	Sultan Bacchus
	56	37-09 36th Avenue	1,900	Factory	Bigfoot Realty, LLC
668	5	35-30 Steinway Street	75,335	Retail (PC Richards & Sons)	35-18 Steinway Street LLC
669	13	35-25 Steinway Street	17,932	Retail	Wilbee Corp
	16	35-19 Steinway Street	28,500	Parking	Queensboro Farm Products Inc
	36	35-42 41st Street	13,216	Warehouse	Mayer Malbin Realty I, LLC
670	4	35-33 41st Street	10,020	Warehouse	Mayer Malbin Realty I, LLC
	8	35-13 41st Street	40,000	Warehouse	Queensboro Farm Products Inc
	20	35-02 42nd Street	10,000	Factory/ Warehouse	Queens Farm Products Inc
	27	35-22 42nd Street	6,000	Warehouse	Queensboro Farm Products Inc
	30	35-28 42nd Street	6,000	Warehouse	Queensboro Farm Products Inc
	47	35-45 41st Street	15,767	Warehouse	Mayer Malbin Realty I,LLC
671	1	42-07 Northern Boulevard	24,387	Retail	42-11 Northern LLC
	8	35-17 42nd Street	10,000	Parking	Queensboro Farm Products Inc
	12	42-08 35th Avenue	9,000	Car Showroom	Queensboro Farm Products Inc
	20	35-10 43rd Street	6,000	Warehouse	Alfess Realty
	23	35-18 43rd Street	4,000	Warehouse	Alfess Realty
Additional Affected Area					
668	1	35-47 38th Street	1,908	Multi Family Residential	Maryann, Terrero
	2	35-43 38th Street	5,779	Parking	Standard Motor Products Inc
	36	35-44 Steinway Street	4,500	Residential / Retail	3544 Steinway Street, LLC
	38	35-48 Steinway Street	4,500	Multi Family Residential	Eera Properties, LLC
	40	35-52 Steinway Street	4,500	Multi Family Residential	Dimitrios Pistikos
	42	35-54 Steinway Street	2,250	Retail	Steven Rigogiannis
	43	35-57 38th Street	1,906	Residential / Retail	Nava, Eliseo
	143	35-55 38th Street	1,907	Multi Family Residential	Kemal Dervisevic
	44	35-53 38th Street	1,907	Multi Family Residential	Rahman Realty Corp.
	45	35-51 38th Street	1,908	Multi Family Residential	Quijano, Genaro
	46	35-49 38th Street	1,908	Multi Family Residential	Pooran Sookpaul
669	1	35-53 Steinway Street	4,750	Warehouse	HHB 53, LLC
	3	35-49 Steinway Street	9,500	Auto Repair Shop	HHB 49, LLC
	7	35-41 Steinway Street	3,515	Auto Repair Shop	Sydney Taylor Properties, LLC
	8	35-31 Steinway Street	9,618	Eating & Drinking Establishment / Auto Repair Shop	HHB 35, LLC
	20	*35-01 Steinway Street*	*9,500*	*Park*	*NYC Department Of Environmental Protection*
	41	35-48 41st Street	14,250	Warehouse	Doris Hinsch Lezny, Member
670	33	35-34 42nd Street	6,000	Auto Repair Shop	HHB 34, LLC
	36	35-42 42nd Street	5,967	Auto Repair Shop	HHB 42, LLC
	39	41-15 Northern Boulevard	13,769	Auto Repair Shop	TT & R Realty LLC
671	16	42-12 35th Avenue	5,000	Contractor Shop	42-12 35th Ave LLC
	18	35-06 43rd Street	6,000	Auto Repair Shop	Gardella, Gracene

Notes: The Applicant entities (Kaufman Astoria Studios, Bedrock Real Estate Partners, and Silverstein Properties) are the owners and/or contract vendees of all Development Site properties.

DESCRIPTION OF THE SURROUNDING AREA

The Project Area is located in the Astoria neighborhood of Queens in Community District 1. The surrounding area is primarily developed with manufacturing and commercial uses to the south and east with the Long Island City Industrial Business Zone (IBZ) located to the south. To the east is Northern Boulevard, a major traffic thoroughfare historically lined with automotive and manufacturing uses which is slowly being developed from the south northward with higher density mixed use buildings beginning in LIC. To the immediate west is a higher density district which houses a mix of commercial

and manufacturing uses, the Frank Sinatra School of the Arts and opposite 35th Avenue, the Kaufman Astoria Studios and the Museum of the Moving Image. The area west of Steinway Street also contains the Kaufman Arts District, a partnership between Kaufman Astoria Studios, the Museum of the Moving Image, and the Queens Council on the Arts which advances and promotes the area as a cultural destination and home for the creative industries. To the north is a low-density residential area with 3- and 4- story walk-up apartment buildings. Two blocks north along the west side of Northern Boulevard, a recent rezoning (44-01 Northern Boulevard, ULURP no. 190124 ZMQ) is permitting a new medium density mixed use development. Steinway Street, which extends from Northern Boulevard north bisecting the Project Area, is a major commercial corridor through the area and connects to the nearby local intersecting commercial streets, 34th Avenue and Broadway. The surrounding area is well served by mass transit with three subway stations in the immediate vicinity and bus lines along Steinway Street, Northern Boulevard and 35th Avenue.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Proposed Development, also known as the Innovation QNS project, would redevelop the Development Site with a series of mixed-use buildings and publicly accessible open space. The Innovation QNS project is intended to complement the mission of the existing Kaufman Arts District with the Development Site by creating a series of arts and cultural venues including a multi-purpose arts and culture center, a re-envisioned multiplex movie theater that would provide a state of the art cinematic experience, galleries, artists' workshops and tech and general office space. In addition to art and cultural venues, the project would include eating and drinking establishments, a grocery store and world market and other local retail, service and community facility uses to support the new residential population, the existing business and residential community and provide a strong anchor for the Steinway Street and 35th Avenue commercial corridors. Residential towers and lower rise buildings would house approximately 2,800 new residential dwelling units (DU's) offering a wide range of housing options for a varied population. Pursuant to the Mandatory Inclusionary Housing (MIH) Option 1 program, 25% of the residential floor area would be dedicated to permanently affordable units (approximately 711 DU's), a portion of which would be senior affordable housing units (subject to the availability of existing programs). The commercial space in the Proposed Development would also potentially include one or more Physical Culture Establishments (PCEs), i.e., a gym or fitness center. A series of outdoor spaces would link the blocks: these spaces would be designed and programmed as publicly accessible open space, pursuant to ongoing community dialogue. The Proposed Development's open space would be owned and maintained by the Applicant, and is expected to be primarily passive space, but may also include active playground space (e.g., a children's play area adjacent to a day care center). Programming in the open spaces may include art exhibits, covered outdoor seating serving the world market, performances and events. Parking would be provided in below-grade parking facilities on each of the project blocks.

If a school is determined to be required during the environmental review, a parcel of appropriate size and location on the Development Site would be set aside for the construction of a new potential school use with a suitable program as part of the Proposed Actions, subject to all requisite analysis and further consultation with DCP and the New York City School Construction Authority (SCA).

Within the Proposed Development, the five blocks have been designed around a series of guiding principles**:**

- Varied height profiles from east to west, responding to the surrounding neighborhood context accordingly;
- Largest towers at Steinway / 35th Avenue to anchor the Steinway commercial corridor and on Northern Blvd;
- Lower-scale buildings along 35th Avenue opposite the low-density residential buildings;
- Base heights between 65' and 85' with standard zoning setbacks and building heights (except where waivers are being sought under the Proposed Actions);
- Increase sidewalk widths along 35th Avenue to 20' along all blocks but Block 671;
- Publicly accessible, activated open spaces to support the surrounding ground floor uses.

Block 641 (Block A)—The Proposed Development would occupy all of the block (Block 641, Lots 1, 4, 9, 51, 52, and 56) which currently houses the Regal Multiplex Theater. This block would form the gateway from the west to the Innovation QNS development with a new technology and general office building fronting on 35th Avenue with ground floor retail and service uses supporting the existing commercial nature of this stretch of the avenue. The remainder of the block would be developed with residential buildings and a mix of local commercial/community facility flexible space on the lower levels. These buildings would be lower-rise buildings designed around publicly accessible spaces fronting on 38th Street. The southern end of the block, along 36th Avenue, would contain an accessory surface parking lot for the development.

The commercial building would be a 10- (155 feet tall) story structure with a setback at the 7th floor (110 feet tall). The residential buildings would be a mix of structures ranging from 9 stories (110 feet tall) to 13 stories (140 feet tall). In total, these buildings would contain approximately 637,000 gsf of space, including approximately 462,000 gsf of residential (544 DUs, including 136 permanently affordable DUs pursuant to MIH), approximately 25,500 gsf of retail, approximately 126,000 gsf of office, and approximately 23,500 gsf of community facility space. The sidewalk along 35th Avenue would be widened to 20 feet with additional pedestrian circulation space provided along 35th Avenue at the corner of 37th Street. A loading berth would be provided on 37th Street, and entrances to the below-grade parking would be provided on 37th and 38th Streets (3 curb cuts).

Block 668 (Block B)—The Proposed Development would occupy the block to a depth approximately 400 feet measured from 35th Avenue (Block 668, Lot 5). The block would be developed with primarily residential buildings with ground floor retail, service and community facility uses. The 38th Street frontage would be lower-scale, similar to the buildings opposite on Block A. The streetscape on 38th Street would be broken up with a publicly accessible through-block passage and a courtyard. The 35th Avenue frontage would be developed with a lower-scale building with 11 stories (120 feet tall) at 38th Street rising to a 22-story (230 feet tall) tower along Steinway Street at 35th Avenue with a 19-story (200 feet tall) tower further south on Steinway. The ground floors would provide street level retail, service and community facility uses along with residential lobbies. In total, these buildings would contain approximately 654,000 gsf of space, including approximately 616,000 gsf of residential (725 DUs, including 181 permanently affordable DUs pursuant to MIH), approximately 30,500 gsf of retail, and approximately 7,000 gsf of community facility space. A loading berth and an entrance to the below-grade parking would be provided on 38th Street (2 curb cuts). The sidewalk along 35th Avenue would be widened to 20 feet.

Block 669 (Block C)—This block is notable for Playground 35, a City Park located at the southeast corner formed by Steinway Street and 35th Avenue. The Proposed Development would occupy the area east and south of the Park (Block 669, Lots 13, 16, and 36). In order to complement the park, the Proposed Development would enhance the arts district by providing a large at-grade publicly accessible open space along 35th Avenue to a depth of 176 feet connected to the cultural and arts center; this open space would provide for outdoor cultural and arts-related events. The sidewalk along 35th Avenue would be widened to 20 feet. On the south side of the open space, the Proposed Development would include a mixed-use building with a 3-story community centered multi-purpose arts and cultural facility with retail and service uses on Steinway Street. Above the 3-story base there would be a 26-story (295 feet tall) residential tower fronting on the open space and Steinway Street. Further south on 41st Street would be a 15-story (160 feet tall) residential building. In total, these buildings would contain approximately 433,000 gsf of space, including approximately 356,000 gsf of residential (419 DUs, including 105 permanently affordable DUs pursuant to MIH), approximately 10,000 gsf of retail, and approximately 67,000 gsf of community facility space. A loading berth and an entrance to the below-grade parking would be provided on 41st Street (2 curb cuts).

Block 670 (Block D)—The Proposed Development would occupy the majority of Block D (Block 670, Lots 4, 8, 20, 27, 30, and 47), and would include the relocated and re-envisioned multiplex cinema above local commercial and service uses, the world market with smaller retail uses bordering a large, covered, publicly accessible open space. At the corner of 35th Avenue and 42nd Street above the cinema there would be a private outdoor space accessory to the cinema. At the corner of 35th Avenue and 41st Street there would be a 16-story (200 feet tall) residential tower. Further south and separated from the corner residential tower would be a U-shaped through-block 10-story (160 feet tall) residential building with a 9-story (150 feet tall) base. On the southern end of the block, there would be a 7-story (130 feet tall) residential building along 41st Street, with a 27-story (280 feet tall) residential tower at the corner of 41st Street and 36th Avenue. In total, these buildings would contain approximately 696,000 gsf of space, including approximately 574,000 gsf of residential (675 DUs, including 169 permanently affordable DUs pursuant to MIH), approximately 111,500 gsf of retail, and approximately 10,000 gsf of community facility space. A loading berth would be provided on 42nd Street and an entrance to the below-grade parking would be provided on 41st Street (2 curb cuts).

Block 671 (Block E)—The Proposed Development on this block would occupy the portion of the irregularly shaped lot formed by the angle of Northern Boulevard to the regular street grid (Block 671, Lots 1, 8, 12, 20, and 23), excepting the two lots not controlled by the Applicant at the corner of 35th Avenue and 43rd Street. The Proposed Development would include a stand-alone 9-story (100 feet tall) mixed-use building above a 5-story (80 feet tall) base on the corner of 35th Avenue and 42nd Street. Just south fronting on 42nd Street opposite the covered open space on Block D would be an at-grade publicly accessible open space. The remainder of the block fronting on Northern Boulevard and 42nd Street would include a large mixed-use building with a 5-story (80 feet tall) office and ground floor retail base. Above and setback on both frontages would be a multi-story residential building with a 12-story base (150 feet tall) and two towers, one with 20 stories (total height 230 feet) and one with 26 stories (total height 290 feet). In total, these buildings would contain

approximately 565,000 gsf of space, including approximately 410,000 gsf of residential (483 DUs, including 181 permanently affordable DUs pursuant to MIH), approximately 30,000 gsf of retail, and approximately 124,000 gsf of office space. One of the commercial spaces on Block E may include the relocated Harley Davidson Motorcycles showroom. Loading berths would be provided on 42nd and 43rd Streets and an entrance to the below-grade parking would be provided on 43rd Street (3 curb cuts).

In total, the Proposed Development would include 12 buildings with approximately 3 million gsf of space, of which approximately 2.4 million gsf would be residential space (approximately 2,800 DUs, of which 711 would be permanently affordable DUs pursuant to MIH). A portion of the MIH units may be senior affordable housing units, subject to the availability of existing programs. Office space in the Proposed Development would total approximately 250,000 gsf, and other commercial uses (retail, eating and drinking establishments, grocery store, and the relocated cinema and potential motorcycle showroom) would total approximately 209,000 gsf. The Proposed Development would include approximately 108,000 gsf of community facility uses (e.g., day care, community center, and performing arts center).

PROPOSED ACTIONS

In order to facilitate the Proposed Development, the Applicant is requesting the following zoning actions:

1. Zoning Text Change to Section ZR 123-00 creating a new MX District.
2. Zoning Map Amendment to Map 9b changing the Project Area from M1-1, M1-5, and C4-2A districts to a Special Mixed Use District (MX) consisting of M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 districts.
3. Zoning Text Change to make the rezoning area a Mandatory Inclusionary Housing Area (MIH) area.
4. Zoning Text Change to exempt the school square footage from Floor Area in the LSGD, if a school is determined to be required as part of the Proposed Actions.
5. Special Permit under ZR 74-743: to modify ZR 23-10, 43-10, 123-64 (Floor Area), 23-40, 43-40, 123-65 (Rear Yards), 23-711 (minimum distance between buildings), 123-66 (height and setback).
6. Special Permit under ZR 74-922, Certain Large Retail Establishments: to modify ZR 42-10 to permit a food store and retail uses greater than 10,000 sf of floor area.
7. Special Permit under ZR 74-744 (c) to modify sign regulations: to modify ZR 123-40, 32-60.
8. Zoning Text Change to Special Permit ZR 74-744 (a) 4 to make Physical Culture Establishments (PCE's) as of right in a Special MX District in Community District 1 (CD1) Queens.
9. Special Permit under ZR 74-531 to increase the number of spaces in an accessory group parking facility in the LSGD, Modifying ZR 123-70, 44-10, 25-10, 25-20.
10. Special Permit under ZR 74-745 to locate required spaces throughout the five (5) LSGD accessory group parking facilities.
11. Special Permit under ZR 74-745 (a) to allow the distribution of parking spaces across the LSGD.
12. Zoning Text Change to make the reduction in loading berths permitted under Special Permit ZR 74-745 (b) applicable to a Special MX District in CD1 Queens.
13. Special Permit under ZR 74-745 (b) to reduce loading berths: to modify ZR 44-50, 123-70.

ANALYSIS FRAMEWORK

The analysis framework lays out the conditions upon which the potential impacts of the Proposed Actions will be measured.

REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDS)

In order to assess the possible effects of the Proposed Actions, a Reasonable Worst-Case Development Scenario (RWCDS) was developed to account for existing conditions, the Future without the Proposed Actions (No Action condition) and the Future with the Proposed Actions (With Action condition). The incremental difference between the future No Action condition and future With Action condition serves as the basis for identifying potential environmental impacts, as described below.

IDENTIFICATION OF DEVELOPMENT SITES

The first step in establishing the RWCDS for the Proposed Actions is to identify those sites where new development could be reasonably expected to occur. The Proposed Actions include a rezoning of the Project Area from M1-1, M1-5 and C4-2A districts to a Special Mixed Use District (MX) consisting of M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 districts. As noted above, the Project Area includes properties controlled by the Applicant (the Development Site), which the Applicant proposes to redevelop with the Proposed Development, also known as the Innovation QNS project. For the purposes of the RWCDS, the parcels that are included in the Development Site (Blocks A, B, C, D, and E) are identified as Projected Development Sites A, B, C, D, and E (see **Figure 9**):

- Projected Development Site A—Block 641, Lots 1, 4, 9, 51, 52, and 56
- Projected Development Site B—Block 668, Lot 5
- Projected Development Site C—Block 669, Lots 13, 16 and 36
- Projected Development Site D—Block 670, Lots 4, 8, 20, 27, 30, and 47
- Projected Development Site E—Block 671, Lots 1, 8, 12, 20, and 23

In addition, the Project Area includes properties outside of the Development Site that are controlled by others; these properties (the Additional Affected Area) would also be rezoned with the Proposed Actions. As with the Development Site, the Additional Affected Area is currently zoned for primarily manufacturing and commercial uses (M1-1, C4-2A), with lower-density residential use only permitted in the C4-2A district. The proposed zoning would permit new uses not currently allowed in the M1-1 district, including residential use, and would permit a higher density throughout the Additional Affected Area. Therefore, the Proposed Actions have the potential to result in new development on the Additional Affected Area in addition to the Proposed Development.

In order to determine which properties in the Additional Affected Area are projected development sites under the proposed zoning ("soft sites"), a screening assessment was performed. In projecting the amount and location of new development, several factors have been considered in identifying likely development sites. These include known development proposals, past development trends, and the development site criteria described below. Generally, for area-wide rezonings that create a broad range of development opportunities, new development can be expected to occur only on selected sites. The first step in establishing the development scenario was to identify those sites where new development could reasonably be expected to occur. The screening assessment utilized a series of soft site screening criteria based on guidance in the *City Environmental Quality Review (CEQR) Technical Manual* and RWCDS memorandums developed for other similar neighborhood-wide rezoning projects.

Based on these screening criteria, several lots on Block 668 were determined to be unlikely to be redeveloped as a result of the Proposed Actions. Lots 36, 38, and 40 each contain multi-family apartment buildings (20 DUs apiece). Lots 42, 43, 44, 45, 46, and 143 are each small lots (roughly 2,000 sf) under different ownership and developed with small residential and commercial buildings; these conditions make the lots are unlikely to be redeveloped individually or assembled into feasible development parcels. Therefore, these lots on Block 668 are identified as Other Sites.

The remaining lots in the Additional Affected Area are generally larger lots that currently contain parking, auto repair, and warehouse uses. As these lots are currently underdeveloped and would see a substantial increase in permitted FAR, and exceed the 4,000 sf of lot area threshold, they meet the criteria for Projected Development Sites. For purposes of the RWCDS, these parcels have been assembled into feasible development sites and designated as follows:

- Projected Development Site F—Block 668, Lots 1 and 2
- Projected Development Site G—Block 669, Lots 7 and 8
- Projected Development Site H—Block 669, Lots 1, 3, and 41
- Projected Development Site I—Block 670, Lots 33 and 36
- Projected Development Site J—Block 670, Lot 39
- Projected Development Site K—Block 671, Lots 16 and 18

BUILD YEAR

In addition to the Development Site, the Proposed Actions would rezone the Additional Affected Area and are expected facilitate additional development on lots that are not controlled by the Applicant (discussed below). The build year was determined assuming that the Proposed Actions are approved by the CPC and City Council in 2022. For purposes of analysis,

it is assumed that development within the Project Area, including new development in the Additional Affected Area, would occur over a 10-year period, which is typically the length of time over which developers would act on the area-wide zoning map changes such as those proposed. Therefore, the Analysis Year is 2032.

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO ACTION CONDITION)

As outlined above, the Applicant believes that Project Area is largely underutilized; as the majority of the Project Area is zoned M1-1, which permits a maximum FAR of 1.0 and only permits low density manufacturing, automotive, and commercial uses, it is reasonable to assume that redevelopment of the active commercial and auto-related facilities on the majority of the properties in the Project Area would not occur under existing zoning. However, portions of the Applicant-controlled properties are feasible development sites under existing zoning since they contain vacant buildings and open parking areas for vehicular storage. The Applicant controls the properties in the Development Site with the purpose of transforming the area into a mixed-use district serving the nearby neighborhood and would seek to make a return on those properties absent the Proposed Actions (the No Action condition) by redeveloping the underutilized parcels on Blocks C and D to the maximum extent feasible under the existing zoning. Specifically:

- On Projected Development Site C (Block C), the Applicant would develop a 1-story, approximately 30,000 gsf grocery store. The grocery store building would be located along the site's Steinway Street frontage adjacent to Playground 35, which is zoned C4-2A. The grocery store is a permitted use under the C4-2A regulations and would be an extension of the Steinway Street retail corridor. The remainder of Projected Development Site C along the 41st Street frontage would contain a surface parking lot with 100 spaces (approximately 29,000 sf) to provide the required accessory parking for the grocery store.
- On Projected Development Site D (Block D), the Applicant would develop local retail uses on the 35th Street frontage (approximately 20,000 gsf) with a 1-story, approximately 68,000 gsf warehouse on the remainder of the site. This site is zoned M1-1, and the retail and warehouse uses are permitted uses.

The Applicant would not seek to redevelop the more active existing uses on Projected Development Sites A, B, and E (the Regal Cinema, the P.C. Richards & Sons retail store, and the Harley Davidson Motorcycles dealership, respectively) absent the Proposed Actions. Likewise, the remaining Projected Development Sites not controlled by the Applicant (Sites F, G, H, I, J and K) are expected to remain in their current condition, described above under Existing Conditions of All Areas Affected by the Proposed Actions. In the No Action condition (inclusive of the new grocery store, retail, and warehouse facility), the Projected Development Sites would contain a total of approximately 423,000 gsf of space, with approximately 265,000 gsf of commercial uses (retail, the cinema, and the grocery store), approximately 151,000 gsf of manufacturing uses (warehouses and auto related facilities), approximately 7,500 gsf of residential space (the existing small multi-family homes on Projected Development Sites A and F, with a combined total of 9 DUs). As noted above, the No Action condition would also include an approximately 29,000 sf parking lot for the grocery store on Projected Development Site C.

THE FUTURE WITH THE PROPOSED ACTIONS (WITH ACTION CONDITION)

In the Development Site (Projected Development Sites A, B, C, D, and E), the With Action condition is the Proposed Development which would be developed by the Applicant: see the detailed description of the Proposed Development above. In total, the Proposed Development would include 12 buildings with approximately 2.9 million gsf of space, with approximately 2.4 million gsf of residential space (approximately 2,800 DUs, of which 711 would be permanently affordable DUs pursuant to MIH), approximately 250,000 gsf of office space, approximately 209,000 gsf of other commercial uses (retail, eating and drinking establishments, grocery store, and the relocated cinema and potential motorcycle showroom), approximately 108,000 gsf of community facility uses (e.g., day care, community center, and performing arts center), and approximately 2.3 acres of publicly accessible open space.

As discussed above, the Proposed Actions would allow the Proposed Development to include certain retail uses greater than 10,000 sf that would otherwise be limited in size and would also allow for Physical Culture Establishments (PCE's) as of right. Although these facilities would be permitted anywhere within the Proposed Development's commercial space, and there are currently no specifically planned locations, reasonable potential locations have been identified for the purposes of the RWCDS. Specifically, the With Action condition for the Proposed Development includes a food store and three retail facilities of more than 10,000 sf: a proposed food store at the corner of Steinway Street and 35th Avenue and retail locations along Steinway Street on Projected Development Site B; along 36th Avenue on Projected Development Site D; and along Northern Boulevard on Projected Development Site E. Similarly, the With Action condition for the Proposed Development includes an approximately 10,000 sf PCE (a gym or fitness center) in the commercial building on Projected Development Site A, and an approximately 20,000 sf PCE in the commercial building on Projected Development Site E.

In addition to the Proposed Development, the With Action condition includes new developments that would be facilitated on the Projected Development Sites not controlled by the Applicant (Sites F, G, H, I, J and K). As with the Development Site, under the Proposed Actions, these additional Projected Development Sites would be rezoned to mixed-use districts which would permit higher densities and a wider variety of uses than permitted under existing zoning. In particular, the proposed zoning districts would permit higher density residential uses (maximum FARs of 6.0 to 9.0). For the purposes of the RWCDS, each of the additional Projected Development Sites are assumed to contain mixed-use buildings with ground floor retail and residential space above the ground floor, as outlined below; the residential space is assumed to contain one DU per 850 gsf of space, and 25 percent of the residential floor area is assumed to be permanently affordable housing pursuant to MIH (the same residential development assumptions as the Proposed Development). Each building would contain parking as required by the proposed zoning, which is proposed to be located below-grade.

- On Projected Development Site F, the With Action development would be a 21-story (approximately 220 foot tall), 90,200 gsf building with 82,500 gsf of residential space (97 DUs, of which 24 DUs would be permanently affordable pursuant to MIH), 7,700 gsf of retail space, and 29 parking spaces. The site is located adjacent to the Other Sites on the block which would be rezoned but are not expected to be redeveloped (see Part 4); therefore, unused development rights are expected to be available on these sites. The With Action scenario on Projected Development Site F is assumed to utilize unused development rights that could be purchased from one or more of the Other Sites on an as-of-right basis. However, as development on the site would be restricted by height and setback limits, not all of the available development rights can be incorporated in the development. Therefore, in the With Action scenario, a portion of the development rights on Block 668 would remain unused.
- On Projected Development Site G, the With Action development would be a 13-story (approximately 140 foot tall), 115,500 gsf building with 102,400 gsf of residential space (121 DUs, of which 31 DUs would be permanently affordable pursuant to MIH), 13,100 gsf of retail space, and 36 parking spaces.
- On Projected Development Site H, the With Action development would be a 12-story (approximately 130 foot tall), 250,800 gsf building with 223,300 gsf of residential space (263 DUs, of which 66 DUs would be permanently affordable pursuant to MIH), 27,500 gsf of retail space, and 79 parking spaces.
- On Projected Development Site I, the With Action development would be a 15-story (approximately 160 foot tall), 107,300 gsf building with 95,400 gsf of residential space (112 DUs, of which 28 DUs would be permanently affordable pursuant to MIH), 11,900 gsf of retail space, and 34 parking spaces.
- On Projected Development Site J, the With Action development would be a 15-story (approximately 160 foot tall), 136,600 gsf building with 112,500 gsf of residential space (144 DUs, of which 36 DUs would be permanently affordable pursuant to MIH), 13,700 gsf of retail space, and 43 parking spaces.
- On Projected Development Site K, the With Action development would be a 7-story (approximately 80 foot tall), 72,600 gsf building with 61,600 gsf of residential space (72 DUs, of which 18 DUs would be permanently affordable pursuant to MIH), 11,000 gsf of retail space, and 22 parking spaces.

In total, in the With Action condition, the Projected Development Sites (inclusive of the Proposed Development in the Development Site and the sites in the Additional Affected Area) would contain approximately 3.7 million gsf of space, an increase of approximately 3.3 million gsf above the No Action scenario. The With Action condition would include a total of approximately 3.1 million gsf of residential space (approximately 3,600 DUs, of which 915 would be permanently affordable pursuant to MIH), approximately 540,000 gsf of commercial space (retail, eating and drinking establishments, grocery store, PCEs, and the relocated cinema and potential motorcycle showroom), approximately 108,000 gsf of community facility space (e.g., day care, community center, and performing arts center), and approximately 1,600 parking spaces. The With Action condition would also include the 2.3 acres of publicly accessible open space to be constructed in the Development Site. If a school is determined to be required during the environmental review, a parcel of appropriate size and location on the Development Site would be set aside for the construction of a new school with a suitable program as part of the Proposed Actions, subject to all requisite analysis and further consultation with DCP and SCA.

Table 2 presents the With Action floor area totals and increment above the No Action condition.

Table 2
RWCDS Summary[1]

Use	Existing Condition	No Action Condition	With Action Condition	Increment
Total GSF	407,942	423,079	3,757,136	3,334,057
Residential GSF	7,512	7,512	3,106,431	3,098,919
Total Dwelling Units (DU)	9	9	3,655	3,646
Affordable DU (80% AMI)	0	0	915	915
Commercial GSF	203,571	264,852	542,985	278,133
Retail GSF	104,761	136,042	159,915	23,873
Office GSF	0	0	250,070	250,070
Cinema GSF	98,810	98,810	73,000	(25,810)
Supermarket GSF	0	30,000	30,000	0
Physical Culture Establishment (PCE) GSF	0	0	30,000	30,000
Community Facility GSF[2]	0	0	107,720	107,720
Medical Office GSF	0	0	5,000	5,000
Performing Arts Center GSF	0	0	21,900	21,900
Daycare Center GSF	0	0	10,000	10,000
Community Center GSF	0	0	70,820	70,820
Manufacturing GSF	196,859	150,715	0	(150,715)
Warehouse GSF	0	67,806	0	(67,806)
Other Man. GSF	196,859	82,909	0	(82,909)
Parking Spaces	550	700	1,592	892
Open Space (Acres)	0	0	2.30	2.30

Notes: 1. Totals for Projected Development Sites A through K.
2. If a school is determined to be required during the course of environmental review, an appropriate size and location within the Development Site and suitable program would be determined subject to all requisite analysis and further consultation with DCP and SCA.

B. CEQR ANALYSIS AREAS

LAND USE, ZONING, AND PUBLIC POLICY

According to the *CEQR Technical Manual*, a land use analysis characterizes the uses and development trends in the area that may be affected by a project, describes the public policies that guide development, and determines whether a project is compatible with those conditions and policies or whether it may affect them. The Proposed Actions include a zoning map amendment, zoning text amendments, and special permits as described in page 2a of the EAS Form. Therefore, the potential effects of the Proposed Actions on land use trends, zoning, and applicable public policies in the study area will be assessed in the Environmental Impact Statement (EIS), as described in the Draft Scope of Work.

SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. 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 displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on a specific industry. The following describes whether each of these issues needs to be addressed in the EIS.

The Proposed Actions would not exceed the *CEQR Technical Manual* analysis threshold of 500 displaced residents, and therefore, are not expected to result in significant adverse impacts due to direct residential displacement. Therefore, an assessment of direct residential displacement is not warranted. The EIS will disclose the number of residential units and estimated number of residents to be directly displaced by the Proposed Actions, and will determine the amount of displacement relative to study area population.

DIRECT BUSINESS DISPLACEMENT

The Proposed Actions have the potential to exceed the threshold of 100 displaced employees, and therefore, a preliminary assessment of direct business displacement will be provided in the EIS, as described in the Draft Scope of Work.

INDIRECT RESIDENTIAL DISPLACEMENT

The Proposed Actions would introduce over 200 dwelling units (DUs) to the study area, which is the CEQR threshold for assessment of potential indirect residential displacement. Therefore, an assessment of potential indirect residential displacement will be performed, as described in the Draft Scope of Work.

INDIRECT BUSINESS DISPLACEMENT

The Proposed Actions would introduce over 200,000 sf of new commercial uses to the study area, which is the CEQR threshold for assessment of potential indirect business displacement. Therefore, an assessment of potential indirect business displacement will be performed, as described in the Draft Scope of Work.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

An analysis of the Proposed Actions' potential to adversely affect a specific industry will be performed based on the analyses of direct and indirect business displacement, as described in the Draft Scope of Work.

COMMUNITY FACILITIES AND SERVICES

As outlined below and described in the Draft Scope of Work, The Proposed Actions would exceed the thresholds requiring analysis of elementary/middle and high schools, child care centers, and libraries, and these analyses will be provided in the EIS. The Proposed Actions would not directly displace a station house or healthcare facility, and, therefore, would not adversely affect the physical operation of, or access to and from a facility. In addition, the Proposed Actions would not create a sizeable new neighborhood. Therefore, as discussed in the Draft Scope of Work, the Proposed Actions would not exceed the *CEQR Technical Manual* thresholds warranting a detailed analysis of potential impacts on police and fire services, hospitals, and public health clinics; the EIS will describe the location of existing fire stations, police stations, hospitals, and public health clinics serving Project Area for informational purposes.

PUBLIC SCHOOLS

A schools analysis is required under CEQR for Proposed Actions that would result in more than 50 elementary/middle school or 150 high school students. Based on preliminary projections, the 3,655 total DUs resulting from the Proposed Actions are expected to introduce approximately 400 elementary school students, approximately 140 middle school students, and approximately 370 high school students. Accordingly, detailed analyses of elementary/intermediate schools and high schools will be included in the EIS.

CHILD CARE CENTERS

The number of DUs affordable to families earning less than 80 percent AMI (and thus considered potentially eligible for publicly funded daycare) in the RWCDS would exceed the minimum number of DUs (139) requiring detailed analyses of publicly funded child care. Therefore, the EIS will also include an analysis of child care.

LIBRARIES

The RWCDS would also exceed the CEQR threshold requiring analysis of public libraries (663 DUs). Therefore, using the guidance of the *CEQR Technical Manual*, the EIS will include an analysis of public libraries.

OPEN SPACE

The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an area open space or an indirect effect through increased population. For areas considered "under served," the threshold for an assessment is whether a project would introduce more than 50 residents or 125 workers. The Proposed Actions would result in a net increment of approximately 8,300 residents and approximately 1,200 workers in an area that is partially considered "underserved" by open space; therefore, an open space analysis will be provided in the EIS, as described in the Draft Scope of Work.

SHADOWS

The *CEQR Technical Manual* requires a shadows assessment for proposed actions that would result in new structures (or additions to existing structures) greater than 50 feet in height or located adjacent to, or across the street from, a sunlight-sensitive resource. Such resources include publicly accessible open spaces, important sunlight-sensitive natural features, or historic resources with sun-sensitive features.

The Proposed Actions would result in structures more than 50 feet taller than what would exist or be developed in the Project Area in the No Action condition. Further, Playground Thirty-Five, a City-owned public playground, is adjacent to three of the Projected Development Sites. Therefore, a shadows assessment will be provided in the EIS to determine when and how much project-generated shadow could potentially reach Playground Thirty-Five or any other sunlight-sensitive resources as a result of the Proposed Actions, as described in the Draft Scope of Work.

HISTORIC AND CULTURAL RESOURCES

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. As the Proposed Development will require subsurface disturbance, and it is also assumed that disturbance would occur at Projected Development Sites in the Additional Affected Area, the New York City Landmarks Preservation Commission (LPC) was consulted in order to obtain a preliminary determination of archaeological sensitivity for the Development Site and Projected Development Sites in the Additional Affected Area. In an environmental review comment letter dated March 25, 2021, LPC determined that none of the lots within the Development Site or the Projected Development Sites in the Additional Affected Area were of potential archaeological significance. As such, no further archaeological analysis is warranted pursuant to CEQR and the Proposed Actions would not result in significant adverse impacts on archaeological resources.

There are no known architectural resources on the Development Site or in the Project Area. In the vicinity of the Development Site and Project Area, the Paramount Studios Complex (S/NR-Listed, NYCL) spans portions of several blocks west of 37th Street. For architectural resources, known architectural resources NYCLs, Interior Landmarks, Scenic Landmarks, New York City Historic Districts; resources calendared for consideration as one of the above by LPC; resources listed on or formally determined eligible for inclusion on the 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) and potential architectural resources (those properties that appear to meet S/NR and NYCL criteria) will be identified within 400 feet of the Project Area. Potential project impacts will be assessed for all identified resources, as described in the Draft Scope of Work.

URBAN DESIGN AND VISUAL RESOURCES

According to the methodologies of the *CEQR Technical Manual*, if a project requires actions that would result in physical changes to a project site beyond those allowed by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared. The Proposed Actions include a rezoning of the Project Area, the declaration of the Development Site a Large Scale General Development (LSGD), and a Special Permit under Section 74-743 of the Zoning Resolution (ZR), along with other special permits. These actions would change the urban design and visual character of the Development Site and Project Area. Therefore, a preliminary assessment of urban design and visual resources will be prepared as described in the Draft Scope of Work.

HAZARDOUS MATERIALS

According to the *CEQR Technical Manual*, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. Phase I Environmental Site Assessments (ESAs) have been prepared for all of the project blocks and will be used to summarize the potential for hazardous materials, including a discussion of environmental conditions on each of the project blocks. It is anticipated that the lead agency and the New York City Department of Environmental Protection (DEP) will require preparation of Phase II Subsurface Investigations (laboratory analysis of soil, groundwater, and soil vapor samples) for certain blocks/lots during the CEQR process. In advance of conducting the testing, a Work Plan for the investigations will need to be submitted to the agencies for approval. Regardless of the results of the testing, DEP will require preparation of a Remedial Action Plan (RAP) and associated Construction Health and Safety Plan (CHASP) for implementation during construction. If necessary, an (E) Designation, in accordance with the *CEQR Technical Manual*, Section 11-15 (Environmental Requirements) of the Zoning Resolution of the City of New York and Chapter 24, Title 15, of the Rules of the City of New York governing the placement of (E) Designations, will be placed on certain lots within the Project Area. The potential for the presence of hazardous materials on the project sites will be discussed in the EIS, as described in the Draft Scope of Work.

WATER AND SEWER INFRASTRUCTURE

According to the *CEQR Technical Manual*, an analysis of an action's impact on the water supply system should be conducted only for actions that would have exceptionally large demand for water, such as power plants, very large cooling systems, or large developments. In addition, analysis should be conducted if the project is located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island). For the Proposed Actions, the RWCDS is expected to result in a water demand of more than one million gallons per day (gpd) compared with the No Action scenario, therefore a water supply analysis will be provided in the EIS, as described in the Draft Scope of Work.

According to the guidelines of the *CEQR Technical Manual*, a preliminary analysis of wastewater and stormwater conveyance and treatment is warranted if a project is located in a combined sewer area and would have an incremental increase above the No Action condition of 400 residential units or 150,000 sf of commercial, public facility, and institution and/or community facility space in Queens. Since the Proposed Actions would result in development exceeding these thresholds, an analysis of wastewater and stormwater conveyance and treatment will be performed, as described in the Draft Scope of Work.

SOLID WASTE AND SANITATION SERVICES

The Proposed Actions would result in new development that would require sanitation services. According to the *CEQR Technical Manual*, an analysis of solid waste and sanitation services is warranted for projects that have the potential to generate substantial amounts of solid waste (50 tons per week or more). As shown on the EAS form, in the With Action condition, new development on the Projected Development Sites is expected to result in solid waste generation of approximately 241,000 pounds (approximately 120.5 tons) per week. Therefore, an assessment of solid waste and sanitation services will be provided in the EIS.

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.

As shown on the EAS form, in the With Action condition, new development on the Projected Development Sites would result in energy consumption of approximately 534 billion BTUs per year. An analysis of the anticipated incremental demand from the Proposed Actions will be provided in the EIS, as described in the Draft Scope of Work.

TRANSPORTATION

Based on the *CEQR Technical Manual*, further transportation analyses may be warranted if a proposed action is anticipated to result in an incremental increase of 50 or more peak hour vehicle trips, 200 or more peak hour subway/rail trips, 50 or more bus trips on a single line in one direction, or 200 or more peak hour pedestrian trips. Based on initial estimates, the Proposed Actions are expected to exceed the *CEQR Technical Manual* thresholds for traffic, transit (subway and bus), pedestrians, vehicular and pedestrian safety, and parking analyses. Therefore, a transportation assessment of the Proposed Actions is warranted as there could be a potential for the Proposed Actions to result in significant adverse impacts. The assessment of traffic, transit (subway and bus), pedestrians, vehicular and pedestrian safety, and parking will be conducted as described in the Draft Scope of Work.

AIR QUALITY

The number of vehicle trips generated by the Proposed Actions will likely exceed the *CEQR Technical Manual* analysis thresholds for carbon monoxide (CO) and fine particulate matter ($PM_{2.5}$), therefore an analysis of the Proposed Actions' potential to result in significant adverse air quality impacts due to mobile source emissions is warranted. In addition, the Proposed Actions would result in new developments with fossil fuel-fired heating and hot water systems, and the projected development would be at a scale that exceeds the stationary source screening thresholds of the *CEQR Technical Manual* (Figure 17-3), therefore, a detailed stationary source analysis is warranted. As most of the Project Area is located within a manufacturing zoning district, an analysis of emissions from existing industrial sources is warranted. In addition, large and major sources of emissions within 1,000 feet of the Project Area will be evaluated, as described in the Draft Scope of Work.These analyses of the Proposed Actions' potential to result in significant adverse air quality impacts will be provided in the EIS, as described in the Draft Scope of Work.

GREENHOUSE GAS EMISSIONS

According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects in New York City being reviewed in an EIS that would result in the development of 350,000 square feet or more. Because the RWCDS associated with the Proposed Actions would result in development exceeding the 350,000 gsf threshold, an analysis of GHG emissions generated by the Proposed Actions will be undertaken, as described in the Draft Scope of Work.

The Project Area is located over 1,000 feet outside of the nearest potential end-of-century flood hazard zone identified by the New York City Panel on Climate Change (NPCC). Therefore, the Proposed Development is unlikely to be impacted by future climate conditions, and an assessment of the potential impacts of climate change on the Proposed Development (e.g. sea level rise, flooding, etc.) is not warranted.

NOISE

The noise analysis will examine impacts of existing noise sources (e.g., vehicular traffic from adjacent roadways and surrounding playgrounds) on the proposed noise-sensitive uses and the impacts of project-generated traffic and stationary sources (i.e. newly-introduced playgrounds) on noise-sensitive land uses nearby. The CEQR noise methodology addresses whether proposed projects would result in a significant increase in noise levels (particularly at sensitive land uses) and what level of building attenuation is necessary to provide acceptable interior noise levels. The focus of the noise analysis will be to identify the levels of building attenuation necessary to meet CEQR interior noise levels requirements. A description of the noise analysis that will be undertaken in the EIS is included in the Draft Scope of Work.

PUBLIC HEALTH

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. If unmitigated significant adverse impacts are identified in any one of these technical areas and the lead agency determines that a public health assessment is warranted, an analysis will be provided in the EIS, as described in the Draft Scope of Work.

NEIGHBORHOOD CHARACTER

Neighborhood character is determined by a number of factors, including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a project has the potential to result in significant adverse impacts in one of the technical areas presented above, or when a project may have moderate effects on several of the elements that define a neighborhood's character. Therefore, if warranted based on an evaluation of the Proposed Actions' impacts, an assessment of neighborhood character would be prepared in the EIS, following the methodologies outlined in the *CEQR Technical Manual*, as described in the Draft Scope of Work.

CONSTRUCTION

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Construction activity could affect transportation conditions, community noise patterns, air quality conditions, and mitigation of hazardous materials. Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Because the construction duration of the proposed project is anticipated to be long-term (i.e., greater than two years, in accordance with the *CEQR Technical Manual*), would involve the construction of multiple buildings, and the construction activities would occur in proximity to sensitive receptors (i.e., residences), the Proposed Project could have substantial and extended construction effects. Large-scale developments near sensitive receptor locations with a construction duration longer than two years typically require a quantitative assessment of the potential impacts of construction activities on air quality and noise. Therefore, a construction analysis will be included in the EIS, as described in the Draft Scope of Work. The construction impact assessment will evaluate the duration and severity of the disruption and inconvenience to nearby areas. The construction assessment will focus on areas where construction activities may pose specific environmental problems. This assessment will describe the anticipated construction schedule and logistics, discuss on-site activities, and provide estimates of construction workers and truck deliveries.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☒	☐
Socioeconomic Conditions	☒	☐
Community Facilities and Services	☒	☐
Open Space	☒	☐
Shadows	☒	☐
Historic and Cultural Resources	☒	☐
Urban Design/Visual Resources	☒	☐
Natural Resources	☐	☒
Hazardous Materials	☒	☐
Water and Sewer Infrastructure	☒	☐
Solid Waste and Sanitation Services	☒	☐
Energy	☒	☐
Transportation	☒	☐
Air Quality	☒	☐
Greenhouse Gas Emissions	☒	☐
Noise	☒	☐
Public Health	☒	☐
Neighborhood Character	☒	☐
Construction	☒	☐

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☒ YES ☐ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☒ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☐ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	City Planning Commission
NAME	DATE
Olga Abinader	May 14, 2021

SIGNATURE 