



New York State
Urban Development
Corporation

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Vincent Tese
Chairman of the Board,
and Chief Executive Officer

FOR CONSIDERATION

February 21, 1990

TO: The Directors

FROM: Vincent Tese

SUBJECT: New York City (Queens County) - Hunters Point
Waterfront Development Land Use Improvement
Project

REQUEST
FOR: Land Use Improvement Project Findings; Adoption of the
General Project Plan; Authorization to Accept Draft
Environmental Impact Statement as Satisfactory with
respect to its Scope, Content and Adequacy under SEQRA
and Authorize its Publication, Circulation and Filing;
Authorization to Hold a Public Hearing on the General
Project Plan and the Draft Environmental Impact
Statement; Authorization to Override the New York City
Zoning Ordinance and City Charter Uniform Land Use
Review Procedure

Project Summary

Location: New York City, Queens County

Site: A 94-acre tract, of which 24 acres are under water, at
Hunters Point, Queens, generally bounded by the Anable
Basin to the north, Newtown Creek to the south; 5th
Street to 48th Avenue, the width of the 48th Avenue
right-of-way to 21st Street and the Sunnyside Yards,
5th Street to 49th Avenue and from 50th Avenue to
Newtown Creek by 2nd Street on the east; and the U.S.
Pierhead line to the west. The upland portion of the
site has an area of approximately 70 acres.

Project
Description:

The proposed Project, as set forth more fully in the attached General Project Plan, (the "Project") contemplates the creation of a major mixed-use development on the Queens shore of the East River, at Hunters Point. The plan calls for 21 development parcels, organized around a new main north-south boulevard.

Of the 21 development parcels to be created, 16 parcels would be designated for residential development, and four parcels would be for commercial office and hotel development. The remaining parcel would be devoted to open space and other uses. The proposed total area of development would not exceed approximately 6.4 million square feet of residential development, 2.4 million square feet of office/hotel space 260,000 square feet retail space and 40,000 square feet of community facilities. It is contemplated that approximately twenty percent (20%) of the new residential units will be for below market housing, to the extent available subsidy programs make such housing feasible.

A continuous waterfront esplanade of 1.25 miles in length would be developed along the entire water's edge. A major public park space for active recreation would also be developed in the northerly portion of the site, adjacent to the existing community. A second, passive recreation area would be developed as well, on a parcel adjacent to the esplanade.

Project Implementation:

The Project is planned to be undertaken in two major phases. The first phase, to be completed in 1993, would include development of six residential parcels, centered around the new access road in the Long Island Rail Road cut. Phase I would also include necessary infrastructure and open space improvements on the affected portion of the site. The Project's second phase would comprise of balance of the residential and the commercial parcels, with appurtenant infrastructure and open space development.

It is contemplated that the Project would be implemented through agreements with site property owners who wish to develop their Project site holdings in accordance with the Project Plan. Alternatively, the Public Sponsors would undertake acquisition of privately held lands, in a phased manner, to be funded in whole or part by the Public Sponsors. Infrastructure may be developed in a similar manner, and if public funds are used for such construction, such funds would ultimately be reimbursed by the developers of the properties.

Employment:

-During construction, an average of 1,196 annually for the expected 7-year construction period (Phase I & II).

Following construction, 9,650 permanent jobs are expected to be located on site.

Project Background

In July 1989, the Directors authorized UDC to enter into a Memorandum of Understanding ("MOU") with the Port Authority of New York and New Jersey (the "PA") and the City of New York, acting through the New York City Public Development Corporation ("PDC") to participate in the development of the Project. In addition, UDC was authorized to act as lead agency and undertake environmental reviews for the Project in accordance with the requirements of the New York State Environmental Quality Review Act ("SEQRA").

Since last summer, UDC has participated in the refinement of the proposed Project plan, and has directed the preparation of a Draft Environmental Impact Statement ("DEIS") which describes the proposed Project and its potential impacts. Further, in concert with the PA and PDC, UDC has met with Queens Community Board 2 and its representative subcommittees on numerous occasions in order to discuss the Project.

Statutory Basis

The proposed Project is consistent with the UDC Act requirements for land use improvement projects, and the following bases exist for the findings required under Section 10(C) of the UDC Act.

1. The proposed Project Area clearly meets the criteria for finding that it is a substandard or insanitary area, or is in danger of becoming a substandard or unsanitary area and tends to impair or arrest the sound growth and development of the municipality. The basis for these "blight" findings was studied in 1988 by the City of New York in connection with a possible Urban Renewal Area designation for the Project Area. The following information was drawn from that study.

- A. Site Vacancy: There is extensive vacant land and vacant building area throughout the Project Area. Of a total of 857,934 square feet of existing building floor area, 20% is vacant. Moreover, extensive acreage within the Project area is vacant. Of the upland acreage within the project area, approximately 39% is vacant.
- B. Underutilization: Existing uses in the Project Area demonstrate a significant underutilization of land. Only 12 percent of the allowable Floor Area Ratio ("FAR") is currently developed in the Project Area.

- C. Employment: The Project Area currently generates fewer than 600 jobs, and a low yield of jobs per acre when compared to the rest of Long Island City. The Long Island City area has 482 industrial firms, or about one industrial firm per acre. By comparison, the Project area has 0.2 businesses per acre.
- D. Multiplicity of Ownership: The Project Area is characterized by multiple ownership which complicates comprehensive planning, development and accomplishment of the goals and objectives of this Project in any manner other than through the Project. Ownership of the Project Area's 25 upland lots is distributed among 13 parties.
- E. Topographical Conditions: Topographic conditions, particularly bedrock conditions in the southern portion of the Project Area and close to the shoreline, escalate the costs of construction, thereby discouraging as-of-right development.
- F. Potential for Flooding: Approximately half the Project Area is within the 100 year flood plain. Addressing this condition by raising all habitable buildings that are located within the 100 year flood plain would greatly increase construction costs which, coupled with the limited development permitted on the site under present zoning, would reduce incentive for development.
- G. Limited Street System: The present street system discourages as-of-right and new development of the entire Project Area. There are no north-south streets, and east-west streets do not extend to the waterfront. As a result, vehicular circulation is difficult within the Project Area.
- H. Sidewalks: The majority of sidewalks which do exist within the Project Area are in disrepair. Many areas are not served by sidewalks at all. In addition, cars and trucks frequently park on curb and sidewalk areas, making pedestrian circulation difficult and dangerous.

2. The Project typifies a land use improvement project as defined in the UDC Act. As the General Project Plan demonstrates, the Project has been planned as a comprehensive redevelopment of the Project Area. As an integral part of this effort, provision has been made for recreational and other facilities incidental to the overall Project.

3. The General Project Plan makes clear that much of the implementation of the Project will be undertaken by one or more private developers, and will include a substantial affirmative action program. Thus, the Project affords maximum opportunity for participation by private enterprise, consistent with the sound needs of the municipality as a whole.

4. No residential relocation is required because there are no families or individuals residing in the Project area.

Environmental Review

The Draft Environmental Impact Statement (DEIS) for the Project is a comprehensive document prepared under SEQRA, which identifies and analyzes the potential impacts of the Project on the Hunters Point site and vicinity. It includes extensive technical analyses of potential impacts on the environment, including air quality, traffic, noise, social, historic, economic and other conditions and proposes measures to mitigate potential adverse impacts of the proposed project. It also considers alternatives to the project.

The DEIS, authored by Allee, King, Rosen & Fleming, Inc., has been reviewed by the UDC staff and it is the opinion of UDC staff that it is satisfactory with respect to its scope, content and adequacy for purposes of SEQRA and the implementing regulations of the New York State Department of Environmental Conservation, (the "DEC" regulations). Upon acceptance of the DEIS by the UDC Directors, UDC's staff will undertake to circulate and file the DEIS as required by SEQRA and the DEC regulations. Circulation of the DEIS affords an opportunity for the public and public agencies to review and comment on the proposed project, for a statutorily-required minimum 30 day period. All substantive comments received by UDC on the DEIS shall be addressed in the Final EIS.

A duly-noticed public hearing will be held on the DEIS. This hearing will also provide an opportunity for further public comments on the Project.

Affirmative Action

The Affirmative Action Department will negotiate with the appropriate governmental agencies and developer representatives to formulate the Affirmative Action Program for the preconstruction, construction and postconstruction phases of this project.

This Affirmative Action Program will include participation goals for Minority and Women Business Enterprises and participation goals for Minority and Female employment opportunities on this project.

UDC, the Port Authority and other key public agencies are working together on Governor Cuomo's inter-agency task force on Opportunities in Construction to ensure meaningful M/WBE participation on the Public sector's multi-billion dollar economic development and infrastructure improvement programs.

UDC has previously achieved minority equity participation on both the Times Square Redevelopment Project and on the Harlem International Trade Center Project. As part of any developer RFP

and selection process for the Project, UDC will recommend that preference be given to those proposals which include meaningful participation by minority developers and equity participants who are principal members of the development team(s).

Design and Construction Department Review

UDC's Design and Construction Department ("D&C") has been directly involved in the supervision of Project planning and environmental study. D&C has also monitored the development of Project cost construction estimates, and will remain involved as estimates are refined. The construction of all buildings and public improvements will conform to the New York City Building Code.

Override of New York City Zoning Ordinance and City Charter Provisions

When UDC became involved in the Project last summer, the City, through PDC and the Port Authority determined, as did UDC staff, that it is not practicable for the Project to comply with City Zoning requirements. Accordingly, it is requested that the Project be permitted to conform to the design set forth in the General Project Plan, and the General Development Controls contained therein. We have also determined that it would be impracticable for the Project to comply with the Uniform Land Use Review Procedure of the New York City Charter with respect to any disposition of City-owned property necessary to implement the Project. Accordingly, it is requested that UDC be authorized to override these Charter provisions. UDC staff has been informed by officials of PDC that the City concurs with these requests.

Requested Actions

The Directors are requested to make Land Use Improvement Project findings, pursuant to Section 10(c) of the UDC Act; to adopt the General Project Plan; to find that Draft Environmental Impact Statement is complete with respect to scope and content, and to authorize its acceptance and circulation; to authorize the holding of a public hearing pursuant to Section 16 of the UDC Act and a public hearing on the DEIS pursuant to the requirements of SEQRA and its implementing regulations; and to authorize the President and Chief Executive Officer or his designee(s) to take such other actions as may be necessary or appropriate in connection therewith.

Attachments

- (1) General Project Plan
- (2) Resolutions
- (3) Draft Environmental Impact Statement
(submitted to Directors under separate cover)

NEW YORK STATE URBAN DEVELOPMENT CORPORATION
HUNTERS POINT WATERFRONT DEVELOPMENT
LAND USE IMPROVEMENT PROJECT
GENERAL PROJECT PLAN
FEBRUARY 21, 1990

In November 1983, an agreement was entered into by the City of New York, the Port Authority of New York and New Jersey (the "PA") and the State of New York to have the PA undertake a waterfront development project in New York City. This agreement was contingent on the passage of waterfront development legislation pending in the New York State Legislature that would authorize the PA in New York and New Jersey to finance and implement waterfront projects. The legislation, an amendment to the marine terminal legislation, McKinney's Unconsolidated Laws §6671 et seq., was passed by the State of New York and signed into law in 1984. Companion legislation was passed by the State of New Jersey. The New York City Public Development Corporation ("PDC") has been designated as the City's representative for the project.

Shortly after the 1983 agreement, the PA undertook feasibility studies and an environmental assessment of proposed development for the Hunters Point waterfront. This work and related technical analyses led to the proposed project.

Commenced by the PA and PDC and joined by UDC, a complex master planning process resulted in this proposed development of the Hunters Point site. To accomplish the objectives described in the proposed plan of development, UDC would undertake a Land Use Improvement Project (the "Project") and has accordingly prepared this General Project Plan (the "Plan"). These actions have been undertaken in accordance with a Memorandum of Understanding ("MOU") among the PA, PDC and UDC dated August, 1989. Upon final approval of this General Project Plan in the manner provided by the New York State Urban Development Corporation Act ("UDC Act") and compliance with other applicable laws, such as the State Environmental Quality Review Act ("SEQRA"), UDC proposes to undertake, or cause to be undertaken in conjunction with PDC and the PA (acting through its enabling legislation), the Project described herein (UDC, PDC and the PA are herein collectively referred as the "Public Sponsors").

I. Project Location and Site

The Project is located in Long Island City, Queens County, and is generally bounded by the Anable Basin (also known as the 11th Street Basin) to the north; on the west by the U.S. Pierhead line of the East River, on the south by the entrance to Newtown Creek, and on the east by 5th Street between the Anable Basin and 49th Avenue, by a line near the western end of the block between 49th and 50th Avenue, and by 2nd Street between Newtown Creek and 50th Avenue. The project site also includes a strip of land between 5th and 21st Streets, which contains 48th Avenue and a portion of an existing but unused LIRR cut (the "Project Area") (Attachment 1).

II. General Project Description

The Project proposed to be undertaken contemplates the creation of twenty-one (21) development parcels, generally organized around a main north-south boulevard. Other roads will also be developed between the development parcels and a continuous waterfront esplanade. East-west access to and through the site will be created through extension of certain existing street rights-of-way through the site, connecting with the main boulevard and any outboard roads. A new access road, in the former Long Island Rail Road (LIRR) cut, will be developed to provide, together with Borden Avenue, principal vehicular access to the Project Area.

The Project contemplates that three distinct neighborhoods will be created. In the northerly area (Parcels 1-11) a residential area will be created. In the lower central portion of the site (Parcels 12-15), the commercial core will be established. Parcels 16-20 will create a second residential neighborhood in the southerly area of the site. Parcel 21 will be comprised of open space and related uses.

A waterfront esplanade will be created along the entire water's edge. Ranging from approximately 30 feet to over 100 feet in width, this publicly dedicated park is intended to be used as passive recreational space, and will be furnished with walkways, benches and planting. In addition, appropriately located play areas for small children and pre-teens will be provided within the esplanade.

Public and private open space will also be developed as part of the Project. A major public park space, to be developed for active recreation, will be located adjacent to Parcel 4. A passive recreation area will be developed on a portion of Parcel 5. In addition, small private open spaces located on tops of residential garages will be created by developers on the residentially developed parcels for the use of building residents.

The Project contemplates approximately 6.4 million square feet of residential space, 2.4 million square feet of office/hotel space; 260,000 square feet of retail space and 40,000 square feet of community facilities. The proposed total area of development is approximately 9.3 million square feet. Off-street parking spaces in structures at ratios of approximately 0.6 spaces per dwelling unit for residential, and one space for every 1,250 gross square feet of commercial space are proposed. On-street parking spaces will be provided as well. Attachment 2 describes the site plan graphically.

It is contemplated that up to twenty percent (20%) of residential units may be dedicated for below market housing to the extent available subsidy programs make such housing feasible.

There will be a limited shuttle service provided to the residential areas to provide linkage between the Project and main transit nodes. The provision of such shuttle service will be linked to the phased development of the project.

The specific development program and the controls and requirements for development of each parcel are discussed in sections following.

III. Objectives Under the UDC Act

The principal goal of the Project is to establish within the Project Area a viable development consisting of residential, commercial, cultural and recreational facilities and to provide public access to the waterfront.

Another objective of the Project is to eliminate the substandard and insanitary conditions that presently exist in the Project Area. The factors contributing to such conditions are referred to in the "Statutory Basis" section of the Directors' Materials accompanying this General Project Plan.

IV. Project Objectives

In addition to removal of substandard and insanitary conditions which act presently as impediments to the effective and economic use of the site, the proposed Project is designed to establish and carry out a range of public policy objectives in the context of a comprehensive plan. These objectives include:

1. The expansion and reinforcement of the outer boroughs of New York City as a feasible alternate location to Manhattan.

2. The creation of commercial sites with large floor plates for business which but for the availability of such commercial sites, would leave the City or State of New York for other locations.
3. The recognition of the historical prominence of the site as the symbolic "gateway" to Queens and creation of a new image for and access to the water's edge for use by residents, employees and visitors.
4. The creation of a new mixed-use neighborhood, including a significant expansion of the City's housing stock.
5. The expansion of the City's tax base by opening hitherto underdeveloped areas, generating new employment and new business opportunities, and increasing potential generation of revenue.
6. The creation of a significant public open space that opens the Queens waterfront to passive recreational uses for the use of all people, through the provision of a continuous publicly accessible waterfront esplanade.

V. Project Implementation

It is expected that the Project will be implemented in the following manner.

A. Administration

The Project will be implemented by the Public Sponsors. Among the responsibilities of the Public Sponsors will be:

- o acquisition of privately held property to be developed as part of the Project by negotiated purchase, where possible, or by condemnation, where necessary
- o promulgation of detailed design guidelines, which will provide specific direction for the development of each project parcels
- o creation and utilization of land disposition agreements that outline the terms under which parcels would be conveyed to a private parties for development or for the creation of a public amenity
- o if compliance with local laws is not feasible, administration of the override of local codes and ordinances by UDC
- o receipt and/or disbursement of funds, from public or private entities, for the purpose of maintenance of publicly-owned open spaces

- o exercise of other duties that may be necessary to undertake the Project.

B. Methods of Acquisition and Disposition of Property for Purposes of Project Development

Acquisition and disposition of Project properties for development may occur in any of the following ways or combinations thereof:

1. The Public Sponsors may enter into agreements with property owners who wish to develop their Project site holdings in accordance with the Plan. If such agreements with owners are reached, no public funds for acquisition would be required, but title would pass from the private owner to the Public Sponsors for some period of time during the development process.
2. The Public Sponsors may undertake acquisition of lands (other than those owned by the PA) in a phased manner. Such phased acquisition may be funded in whole or part by the Public Sponsors. If PA funds are used for acquisition, title may pass to the PA.
3. The Public Sponsors may provide for the development and disposition of any site not being developed by its existing owner, through a request for proposals, sole source negotiations, or some combination thereof. Alternatively, the Public Sponsors may negotiate with and designate one developer for the entire Project Area, if an otherwise qualified developer can demonstrate a significant legal interest in a substantial portion of the real estate comprising the Project Area.

C. Requirements of Developers

As part of any response to a request for proposals or any inquiry for development of the Project in accordance with this Plan, developers will be required to demonstrate a willingness and capacity to fund costs of any acquisition and any other costs of development that may be necessary.

D. Infrastructure Development

All required infrastructure intended to advance Project purposes will be undertaken as part of the Project, under the aegis of the Public Sponsors, and may be financed through some combination of public and private funds.

Elements of infrastructure will include provision for on-site utilities such as sanitary sewerage, storm water disposal, provision of water, electrical service, gas service and telephone service, as well as roads, sidewalks, streetscape and other similar improvements.

E. Operation of Public Open Space

The Project will provide for the operation and maintenance of parks and open space.

VI. General Development Controls

The General Development Controls will promote the proper implementation of the Project, consistent with the design objectives formulated during the master planning process. These general controls establish a framework for the development of parcel-specific design guidelines and requirements which will be prepared for the Project by the Public Sponsors, and will be incorporated as part of land disposition agreements governing development under this Plan.

The General Development Controls consist of three elements: building bulk and massing controls; pedestrian and vehicular circulation controls; and open space controls. The General Development Controls are presented graphically on Attachments 4, 5 and 6 hereto.

A. Proposed Parcel Descriptions

Attachment 3 hereto describes each parcel, with parcel area, approximate intended program and floor area. Coupled with the bulk, height and setback requirements, these descriptions define the permitted building program.

Lot areas shown are approximate and will be refined following the survey of all the constituent parcels of the Project site.

B. Permitted Uses

The following would be allowed as part of the Project:

Residential uses: Residential uses, for sale or for rent (or a combination thereof), community space, recreation and open space.

Commercial uses: Commercial uses including front and back office space, and hotel.

Retail uses: Retail sales, including restaurants and service establishments. Retail establishments are intended primarily to provide convenience services for the use of residents and commercial occupants of the Project Area.

Open Space uses: Open space uses include active and passive recreational uses accessible to the general public, except as otherwise specified herein.

C. Bulk Controls

1. Intent

Bulk Controls establish the building envelopes for the Project. The objectives of these controls are to: (1) delineate the distribution of building development across the site, assuring that the overall physical massing and form of the Project reflects the design principles identified in the overall physical planning process; (2) establish building heights, street wall requirements, setbacks, and permitted tower locations, so as to ensure adequate light and air for streets, parks, public spaces and adjacent context and to preserve views and vistas; and (3) encourage development that will complement adjacent properties through building elements placed to create design emphases, reinforce open space planning concepts and preserve waterfront views.

Shifts in bulk among residential parcels and among commercial parcels may be permitted by the Public Sponsors. No such shift shall result in a change of more than five percent (5%) of the bulk of any individual parcel. The total Project program will be limited to approximately 9.3 million square feet.

2. Definitions

The following definitions are illustrated on the accompanying Bulk Controls diagrams (Attachment 4):

Required Street Wall - A wall or portion of a wall of a building facing a street or public pedestrian easement which must be built to specified height limit ranges. Modulation of the street wall within these ranges will be permitted in order to create a sense of different uses, visual interest and orientation.

Height Control Line - A line defining the boundaries of each height restriction zone. A building wall is permitted, but not required, to occur along the height control line and may be built to a height not exceeding the height restriction specified.

Lot Line - A line defining the boundary of a tract of land intended for development. Lot lines may coincide with a required street wall.

Maximum Building Height - The maximum building height permitted, measured from the adjacent finished curb level. The following are permitted obstructions or exceptions which may penetrate the maximum building height limit: chimneys or flues; elevator or stair bulkheads, roof water tanks or cooling towers (including enclosures); flagpoles or aerials; ornamental church towers having no habitable floor area; certain parapet walls; spires or belfries; wire, chain link, or other transparent fences.

Street Line - A lot line separating a street from other land.

Street Wall - A wall or portion of a wall of a building facing a street or publicly accessible private open space.

D. Circulation Controls

1. Intent

Circulation Controls have been established to create parameters for the location of pedestrian and vehicular circulation elements and the placement of pedestrian and service easements. The objectives of the Circulation Controls are to: (1) provide separation of vehicular and pedestrian movements to the extent feasible; (2) minimize pedestrian/vehicular conflicts particularly with regard to curb cuts on major pedestrian circulation routes; (3) provide public street activity at the Project perimeter and on side streets through locating building entry zones on each parcel; (4) assure public access to the waterfront through provision of a combination of various pedestrian/circulation easements.

2. Definitions

The following terms are illustrated on the accompanying Circulation Controls Diagram (Attachment 5):

Building Entrance Zone - Required primary entrance, with other points of entry permitted.

Curb Cut Zone - Portions of parcel areas where curb cuts are permitted. These curb cut requirements shall be in addition to any other applicable City rules or regulations concerning driveway curb cuts, as may be required.

Mandatory Arcade - A continuous area adjacent to the Mandatory Terrace, which is accessible to the public at all times, is open and unobstructed.

Mandatory Pedestrian Circulation Space - A continuous area designated for public pedestrian circulation.

Mandatory Terrace - A continuous area which is accessible to the public at all times.

E. Open Space Controls

1. Intent

Open Space Controls establish the location and nature of public and private open space treatments to be developed as part of the Project, and describe the design intent of active and passive recreational areas. The objectives of these controls are: (1) to promote a high level of design quality and diversity of public and private open spaces; (2) to promote a continuity of the design through common and compatible treatments of public streets and open spaces; and (3) to respond to the adjacent context.

The nature and character of public open spaces have been defined in the Uniform Land Use Review Procedure (ULURP) application submitted by PDC as part of the Project. The Open Space Controls are a departure point for the treatment of open space which will be incorporated into the Design Guidelines, to be developed and implemented through the land disposition agreements and infrastructure development program.

2. Definitions

The following definitions are illustrated on the accompanying Open Space Controls diagram (Attachment 6):

Grade Level Setback - Grade level setbacks are the areas defined by the lot line and required street wall line and become the mechanism to establish the predominant street wall. Grade level setbacks are provided on residential parcels only and are intended to allow for both periodic architectural projections such as stoops and bay windows and landscaped areas.

Private Open Space - An area within the property line of a parcel which has an unobstructed exposure to the sky and which is for the exclusive use of residents of that parcel.

Public Open Space - A publicly accessible and maintained landscaped pedestrian esplanade provided along the entire length of the waterfront including Anable Basin and Newtown Creek and community park located south of Parcel 4. The esplanade links all the neighborhoods and contains a mix of passive and active uses.

Public Pedestrian Easement - An area on private land directly accessible to the public from adjoining sidewalks or public open space to be used for circulation and passive recreation purposes.

VIII. Relocation

There are no residential occupants presently in the Project Area; therefore, no residential relocation will be required.

IX. Environmental Review

UDC is acting as lead agency for environmental review under the New York State Environmental Quality Review Act ("SEQRA"). In that role, UDC is directing the activities of the Project's environmental consultants in the preparation of environmental impact statements (EIS).

X. Real Estate Taxes

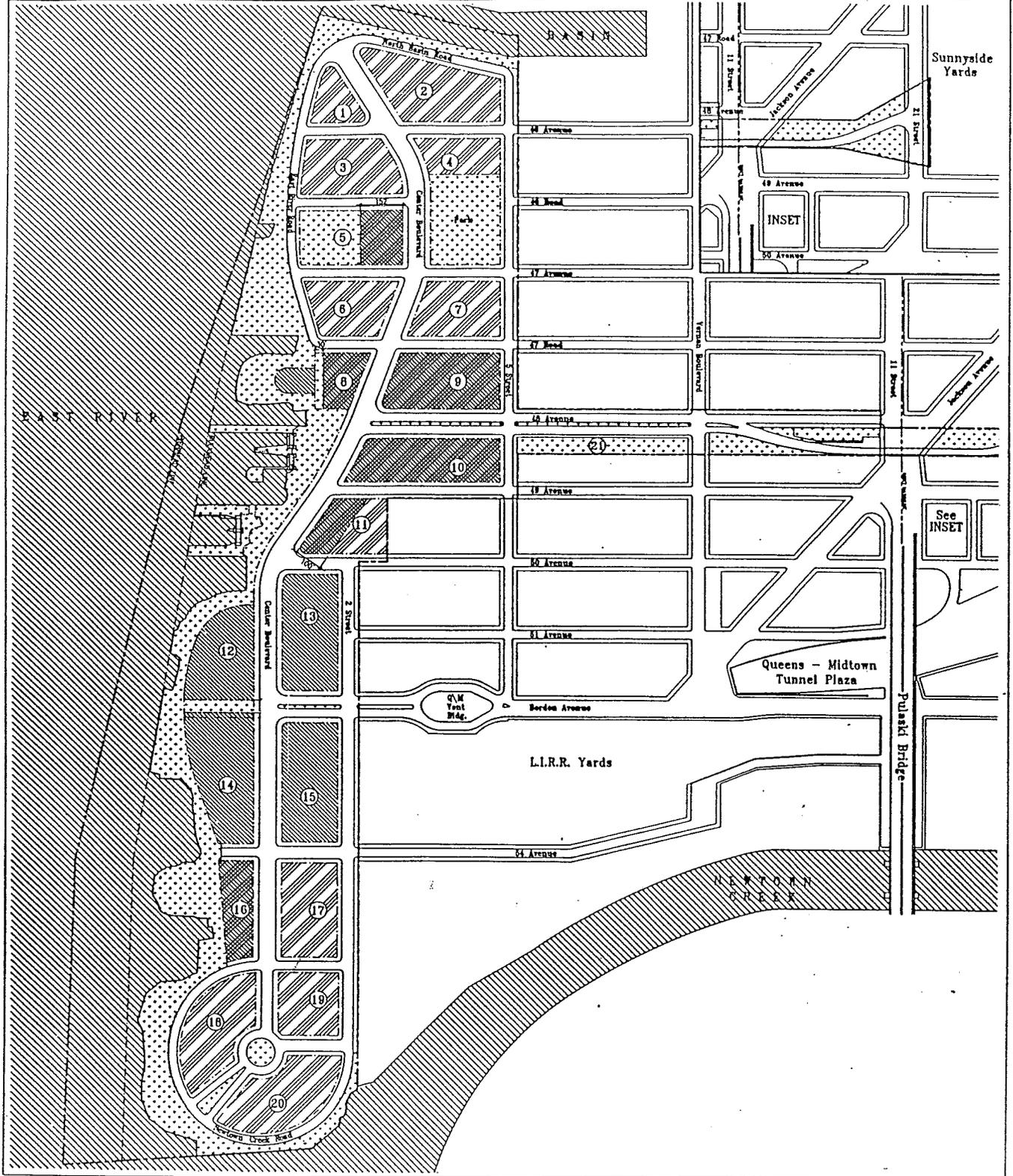
Real estate taxes, or the equivalent thereof, shall be based on existing as-of-right programs, and such payments shall be made to the City. With respect to property owned by the PA, however, the June 30, 1987 Principles of Agreement between the PA, the City and PDC shall apply.

XI. Zoning and Building Code

The Project will be developed in substantial conformance with the General Development Controls outlined herein and Project design guidelines to be developed. These General Development Controls and design guidelines will apply in lieu of the New York City Zoning Resolution.

The construction of all buildings and public improvements will conform to the New York City Building Code.

HUNTERS POINT WATERFRONT DEVELOPMENT



General Project Plan
Proposed Land Use Plan

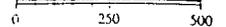
-  Residential
-  Residential with Commercial
-  Commercial

 Parcel Number

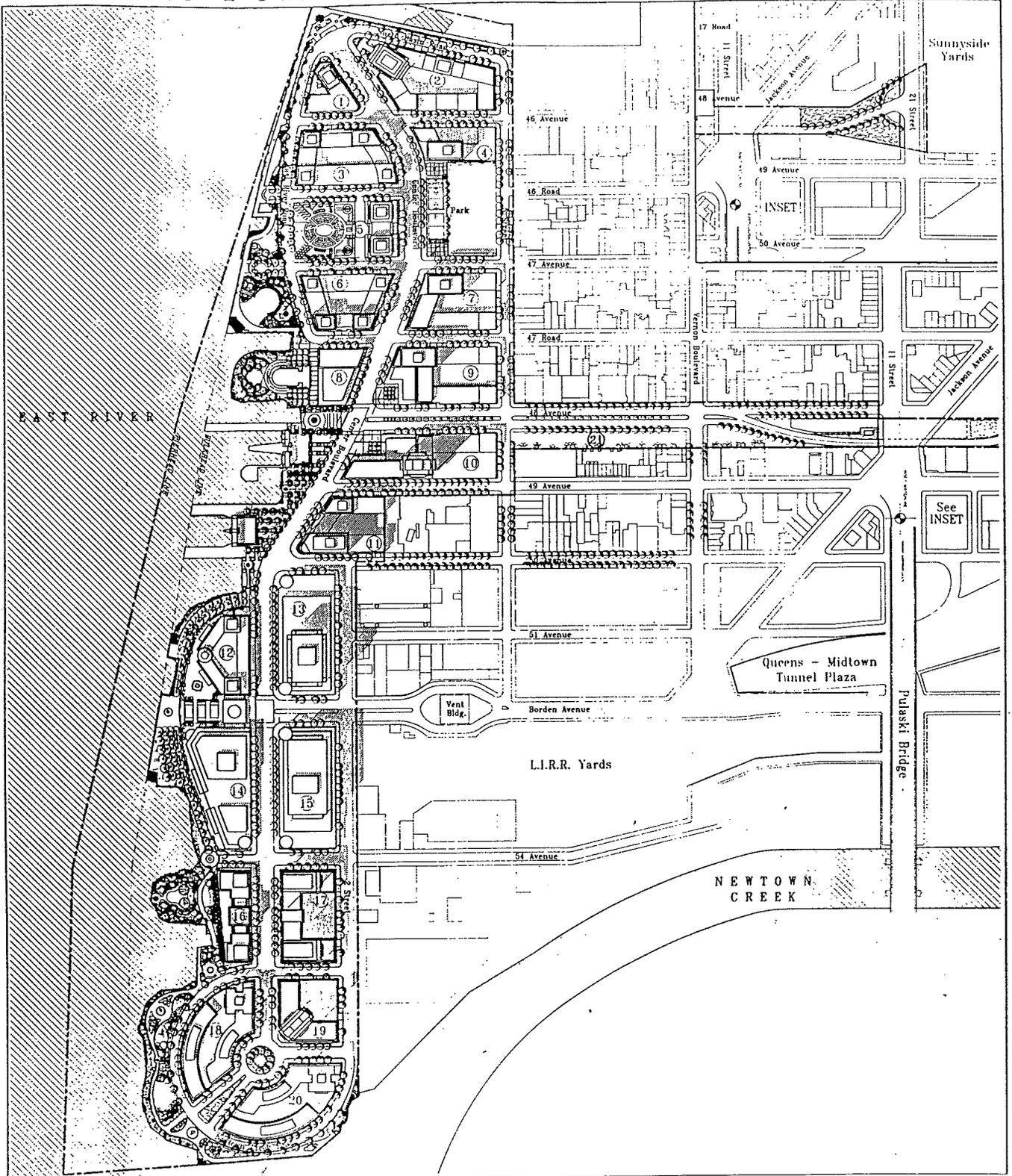
-  Lot Line
-  Project Boundary



Attachment # 1



HUNTERS POINT WATERFRONT DEVELOPMENT



**General Project Plan
Proposed Illustrative Site Plan**

②① Parcel Number

- · - · - Lot Line

- - - - - Project Boundary



Attachment # 2

0 250 500

ATTACHMENT 3

PARCEL DESCRIPTIONS

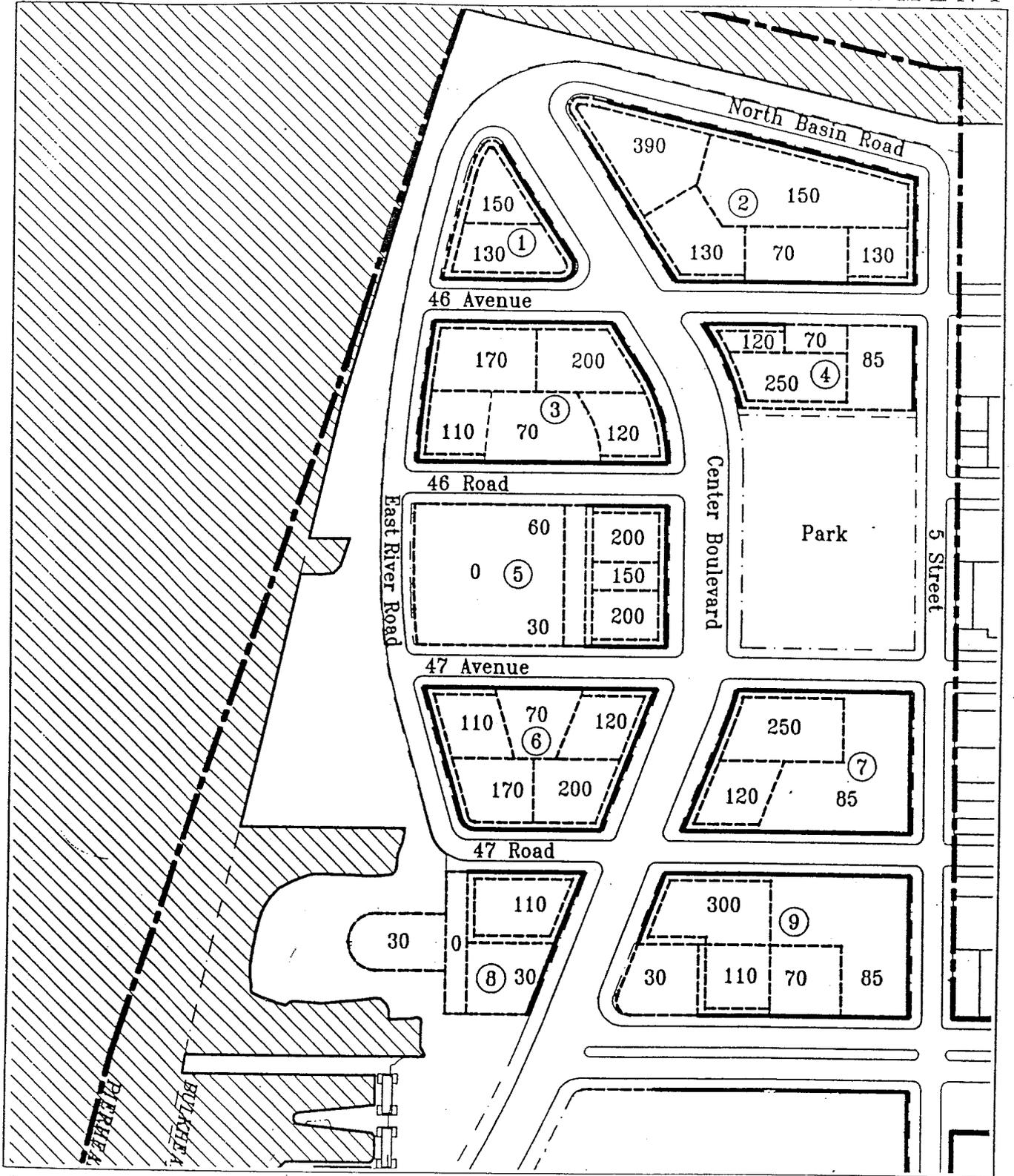
SUMMARY OF PROPOSED PROGRAM, BULK AND USE CONTROLS

| Parcel | Lot Area (S.F.) | Residential Floor Area (S.F.) | Commercial Office/Hotel Floor Area (S.F.) | Retail and Community Facility (S.F.) | Total Floor Area *(S.F.) Floor Area | Building Heights (H.) | Parking/ Loading # Spaces | Private Open Space **(S.F.) | Other |
|--------|--------------------|-------------------------------------|----------------------------------------------------|-----------------------------------------------|----------------------------------------------|-----------------------------|---------------------------------|-----------------------------------|-------------------------------------------------------------------------|
| 1 | 24,331 | 212,000 | | | 212,000 | 150 | 0/0 | | |
| 2 | 88,685 | 775,000 | | | 775,000 | 390 | 570/0 | 13,250 | |
| 3 | 65,600 | 419,000 | | | 419,000 | 200 | 249/0 | 10,650 | |
| 4 | 35,740 | 260,000 | | 40,000 | 300,000 | 250 | 0/0 | 6,500 | |
| 5 | 73,636 | 302,000 | | 10,000 | 312,000 | 200 | 0/0 | 42,869 | Contains approx. 1 acre publicly accessible private open space |
| 6 | 54,059 | 352,000 | | | 352,000 | 200 | 186/0 | 7,950 | |
| 7 | 57,931 | 415,000 | | | 415,000 | 250 | 258/0 | 11,800 | |
| | 46,579 | 104,000 | | 35,000 | 139,000 | 110 | 0/0 | | A 30'0" wide pedestrian easement provided |
| 9 | 77,809 | 435,000 | | 30,000 | 465,000 | 390 | 360/1 | 14,000 | A 3,500 s.f. pedestrian easement provided |
| 10 | 79,553 | 495,000 | | 40,000 | 535,000 | 400 | 527/3 | 16,050 | An approx. 9,000 s.f pedestrian easement provided |
| 11 | 50,874 | 416,000 | | 10,000 | 426,000 | 180 | 369/2 | 8,600 | |
| 12 | 85,974 | | 350,000 | 10,000 | 360,000 | 180 | 0/3 | | A 45'0" wide pedestrian easement provided |
| 13 | 81,733 | | 800,000 | 20,000 | 820,000 | 400 | 924/6 | | |
| 14 | 85,577 | | 400,000 | 40,000 | 440,000 | 180 | 0/3 | | |
| 15 | 83,409 | | 800,000 | 20,000 | 820,000 | 300 | 584/6 | | |
| 16 | 31,527 | 267,000 | | 10,000 | 277,000 | 170 | 0/0 | | |
| 17 | 67,032 | 574,000 | | | 574,000 | 270 | 462/3 | 14,250 | |
| 18 | 70,827 | 490,000 | | | 490,000 | 230 | 308/0 | 12,000 | |
| 19 | 47,599 | 379,000 | | | 379,000 | 390 | 246/0 | 11,700 | |
| 20 | 72,629 | 490,000 | | | 490,000 | 230 | 308/0 | 14,350 | |
| | 1,281,104 | 6,385,000 | 2,350,000 | 265,000 | 9,000,000 | | 5,351/27 | 183,969 | |

* Floor Area is all floor area above grade excluding parking and mechanical space (3% residential and retail, % commercial).

** Private Open Space is calculated at 75% of proposed private open space on parking decks in 9 Million s.f. Plan

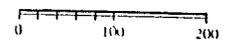
HUNTERS POINT WATERFRONT DEVELOPMENT



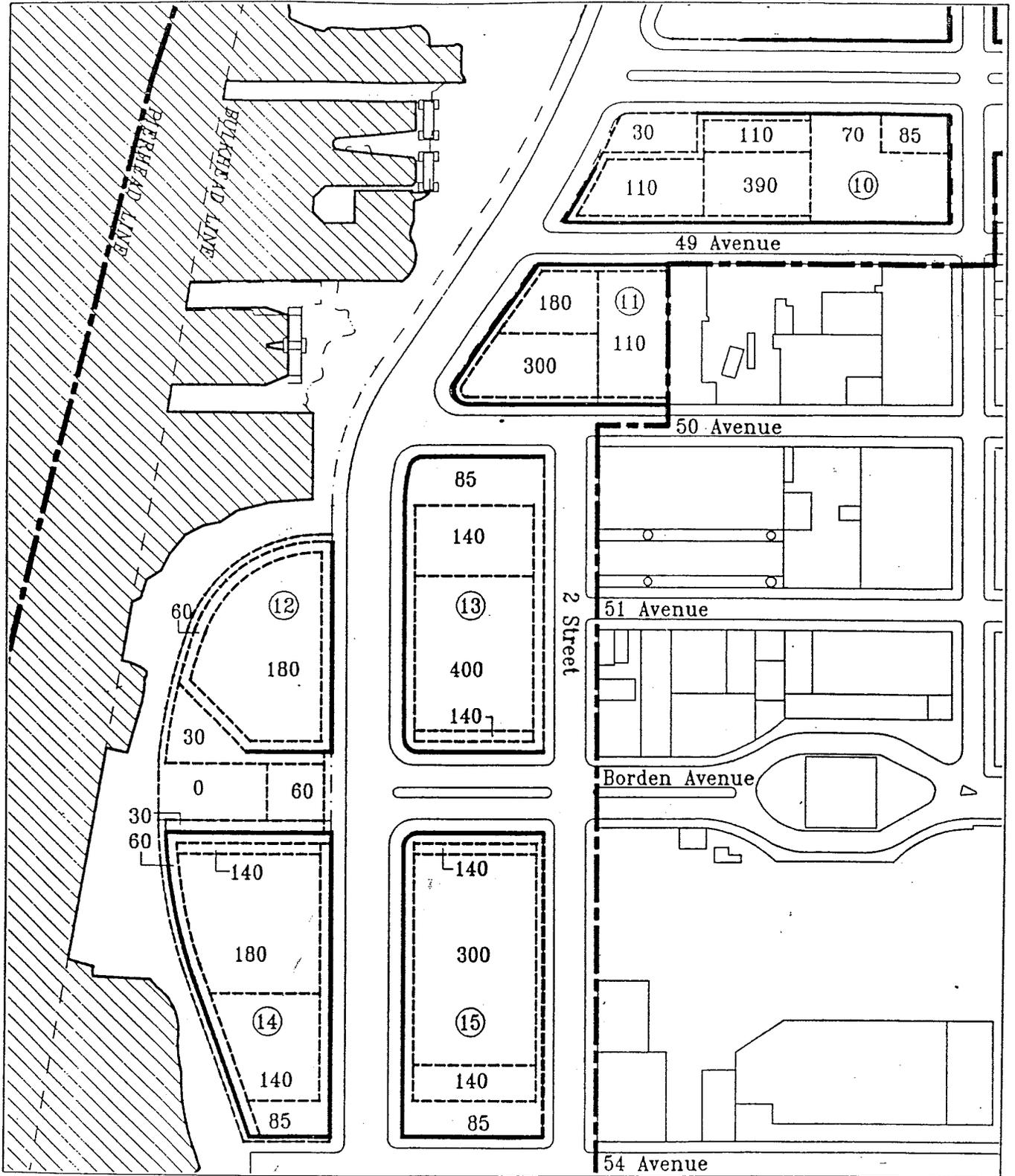
General Project Plan
Bulk Controls - Northern Residential Area

Attachment # 4 a

- Required Street Wall
- Lot Line
- 120 Height Restriction in feet
- Height Control Line
- ② Parcel Number
- Project Boundary



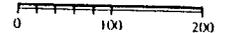
HUNTERS POINT WATERFRONT DEVELOPMENT



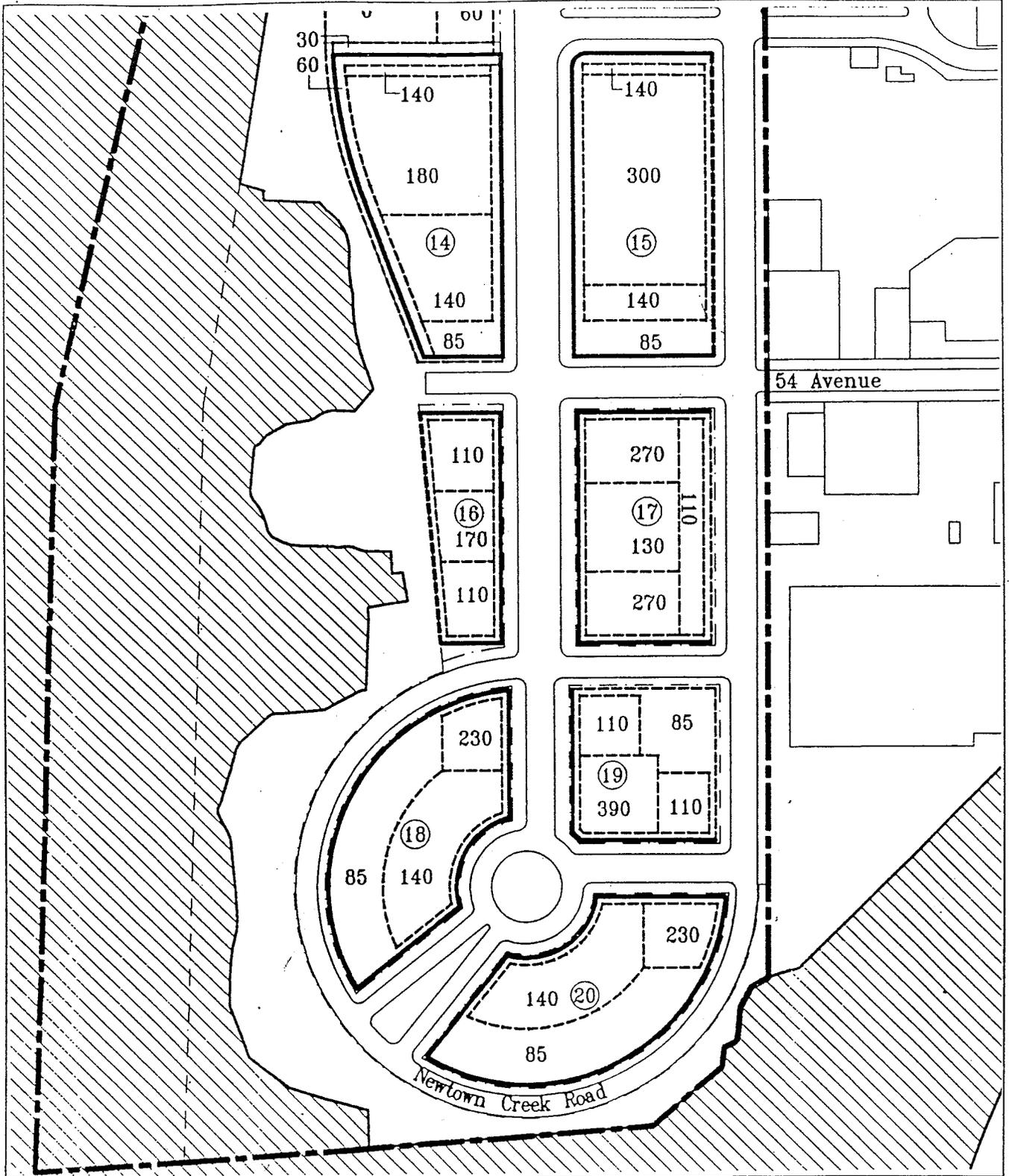
General Project Plan
Bulk Controls - Central Project Area

Attachment #4 b

- Required Street Wall
- Lot Line
- 120 Height Restriction in feet
- Height Control Line
- ②① Parcel Number
- Project Boundary



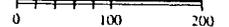
HUNTERS POINT WATERFRONT DEVELOPMENT



General Project Plan
Bulk Controls - Southern Residential Area



Attachment #4 c



—— Required Street Wall

- - - - Lot Line

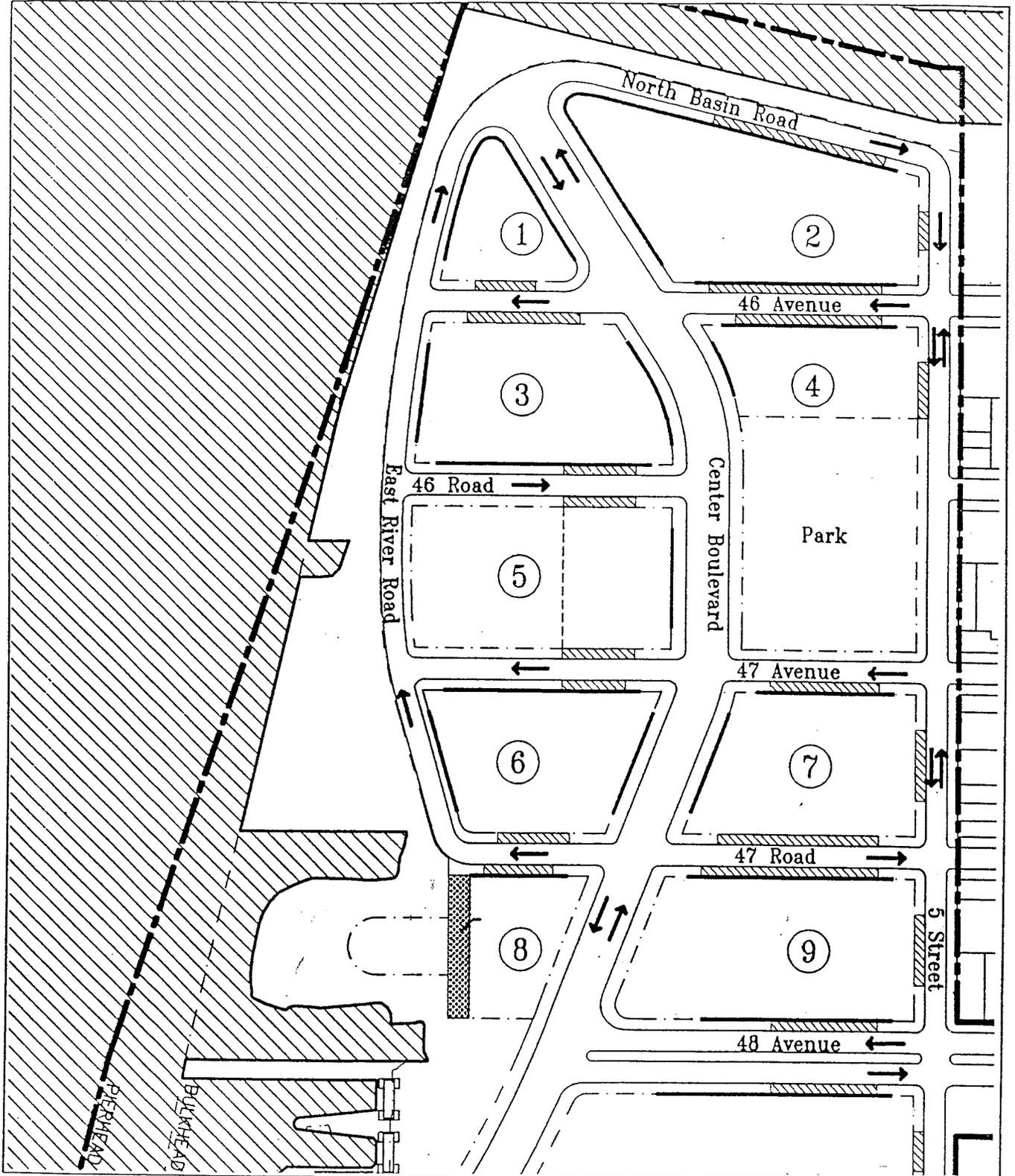
120 Height Restriction in feet

— — — Project Boundary

- - - - Height Control Line

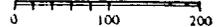
⓪ Parcel Number

HUNTERS POINT WATERFRONT DEVELOPMENT



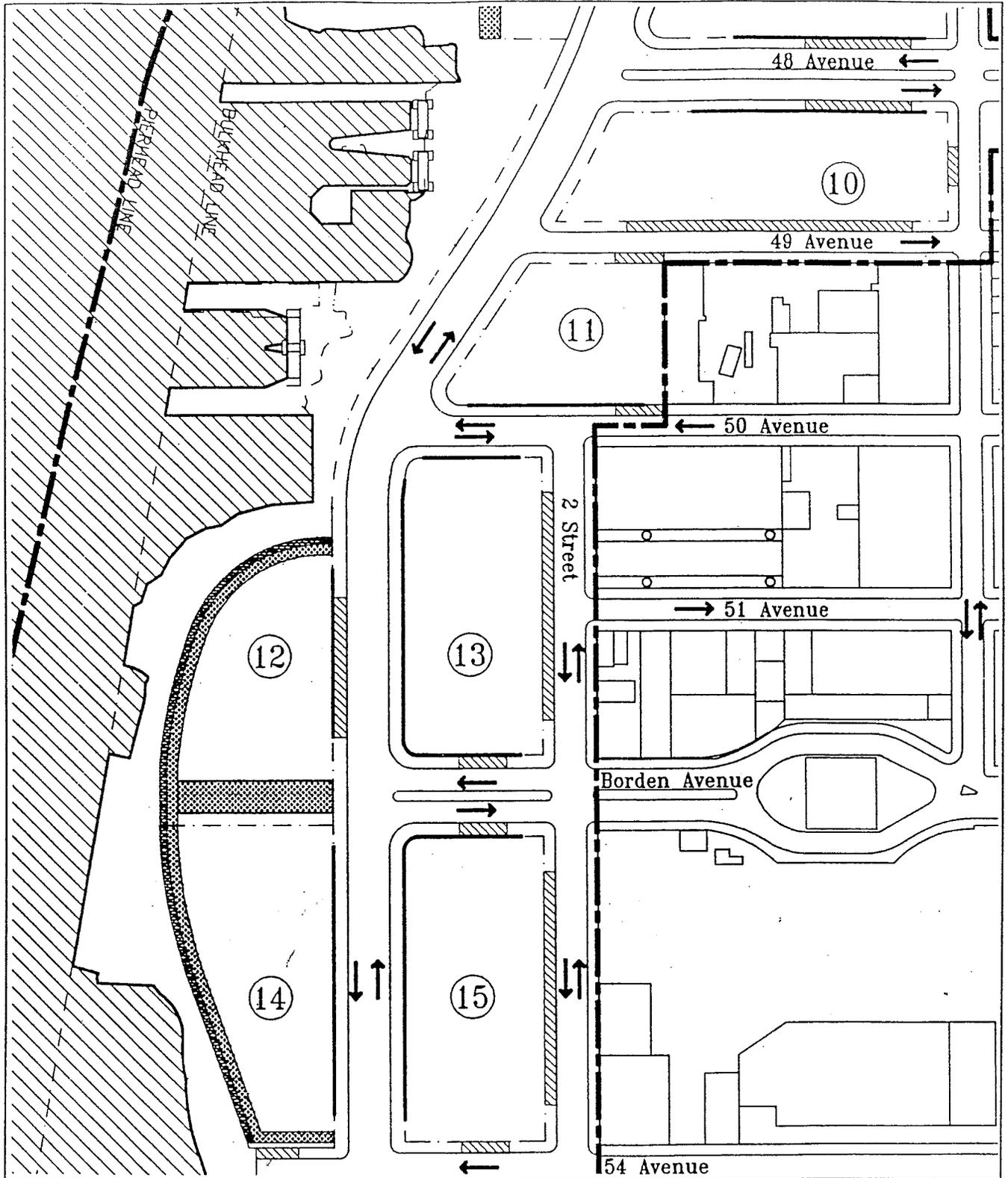
General Project Plan
Circulation Controls - Northern Residential Area

Attachment #5 a



- | | |
|---------------------------|------------------------|
| —— Building Entrance Zone | ← Traffic Direction |
| ▨ Terrace | ⓪ Parcel Number |
| ▧ Curb Cut Zone | - - - Lot Line |
| ▩ Public Pedestrian Space | - - - Project Boundary |

HUNTERS POINT WATERFRONT DEVELOPMENT



General Project Plan Circulation Controls - Central Project Area

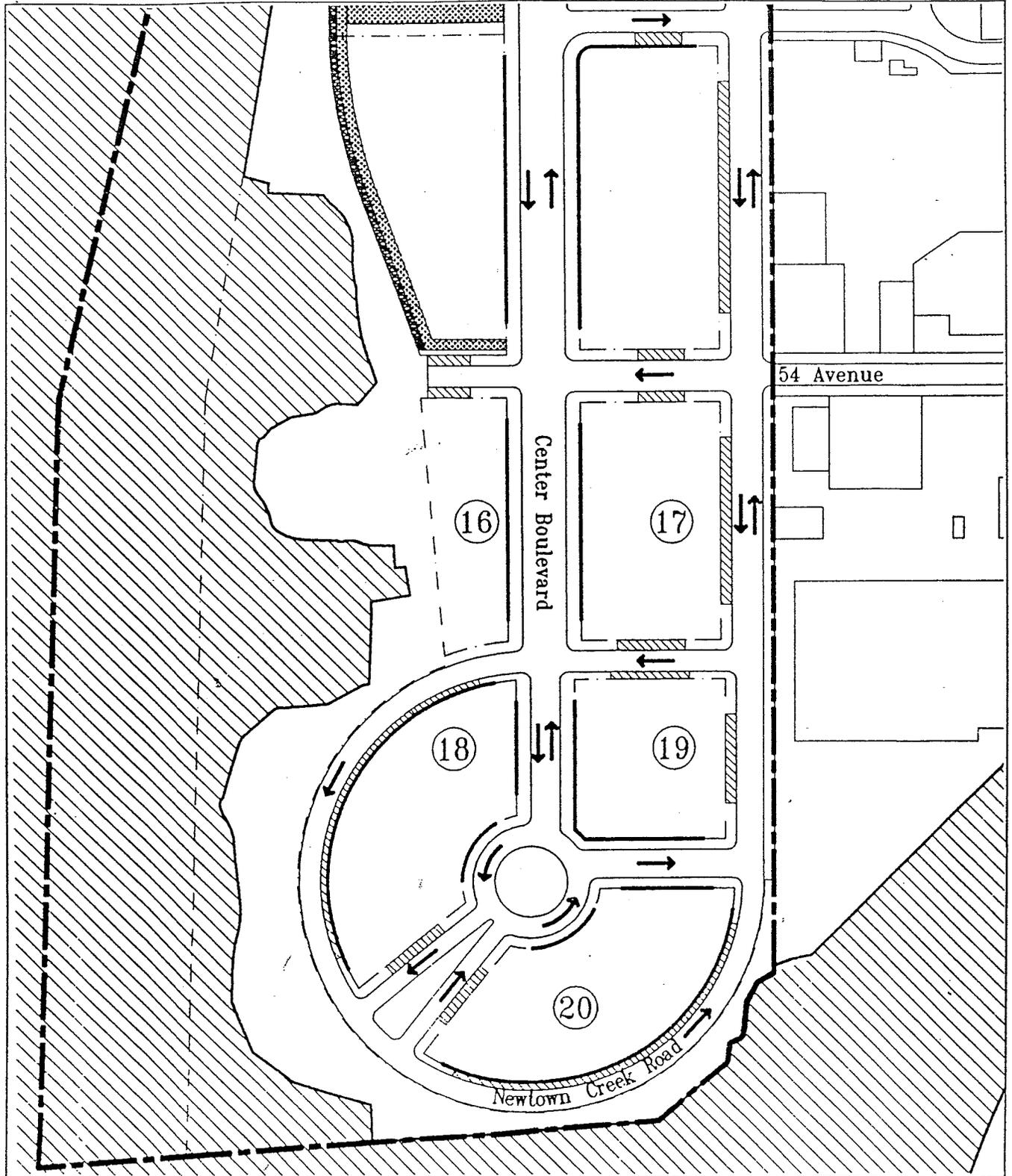
- | | |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  Building Entrance Zone |  Traffic Direction |
|  Terrace |  Parcel Number |
|  Curb Cut Zone |  Lot Line |
|  Public Pedestrian Space |  Project Boundary |



Attachment #5b

0 100 200

HUNTERS POINT WATERFRONT DEVELOPMENT



General Project Plan
Circulation Controls - Southern Residential Area

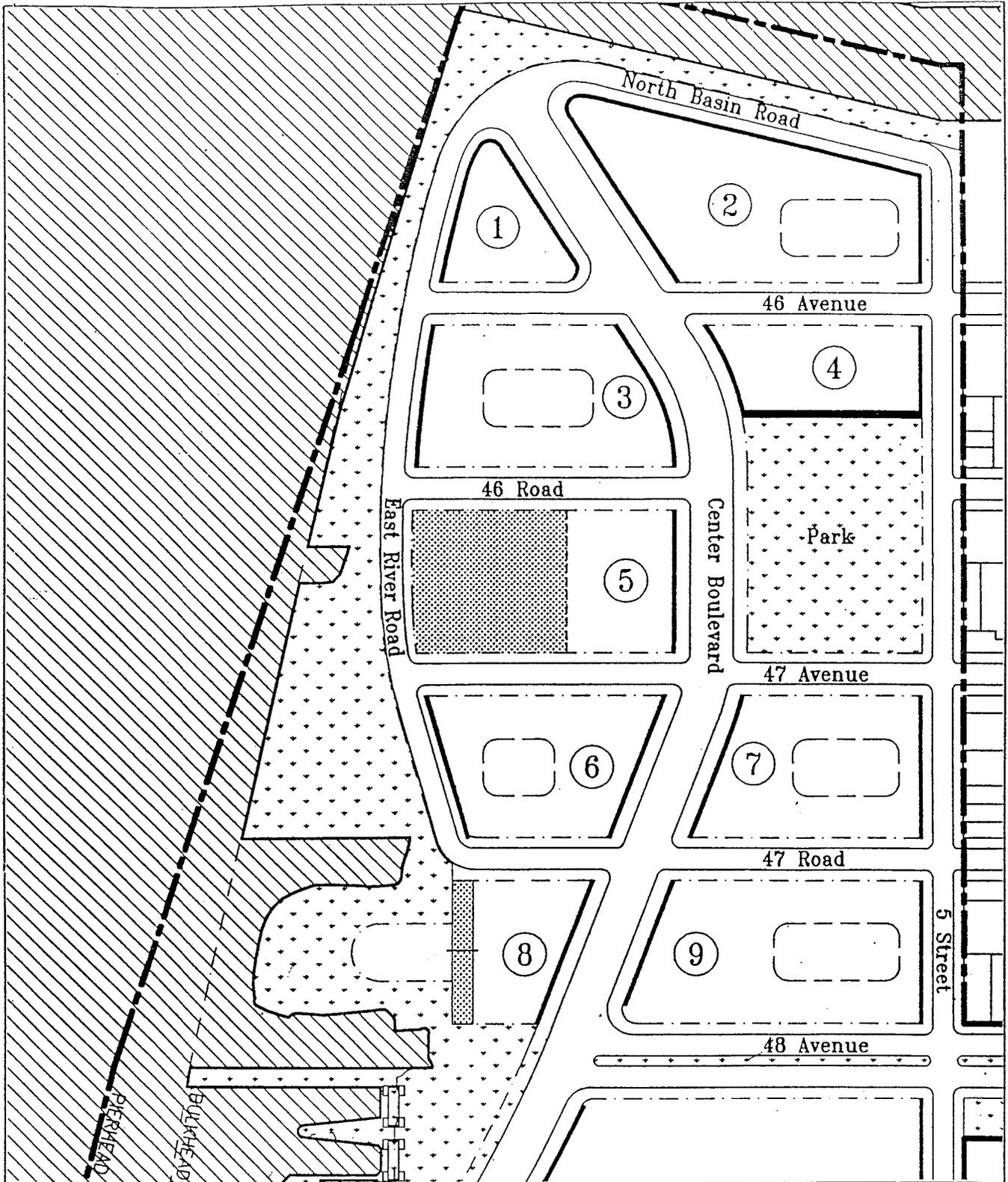
Attachment #5c

- | | |
|-------------------------|-------------------|
| Building Entrance Zone | Traffic Direction |
| Terrace | Parcel Number |
| Curb Cut Zone | Lot Line |
| Public Pedestrian Space | Project Boundary |



0 100 200

HUNTERS POINT WATERFRONT DEVELOPMENT

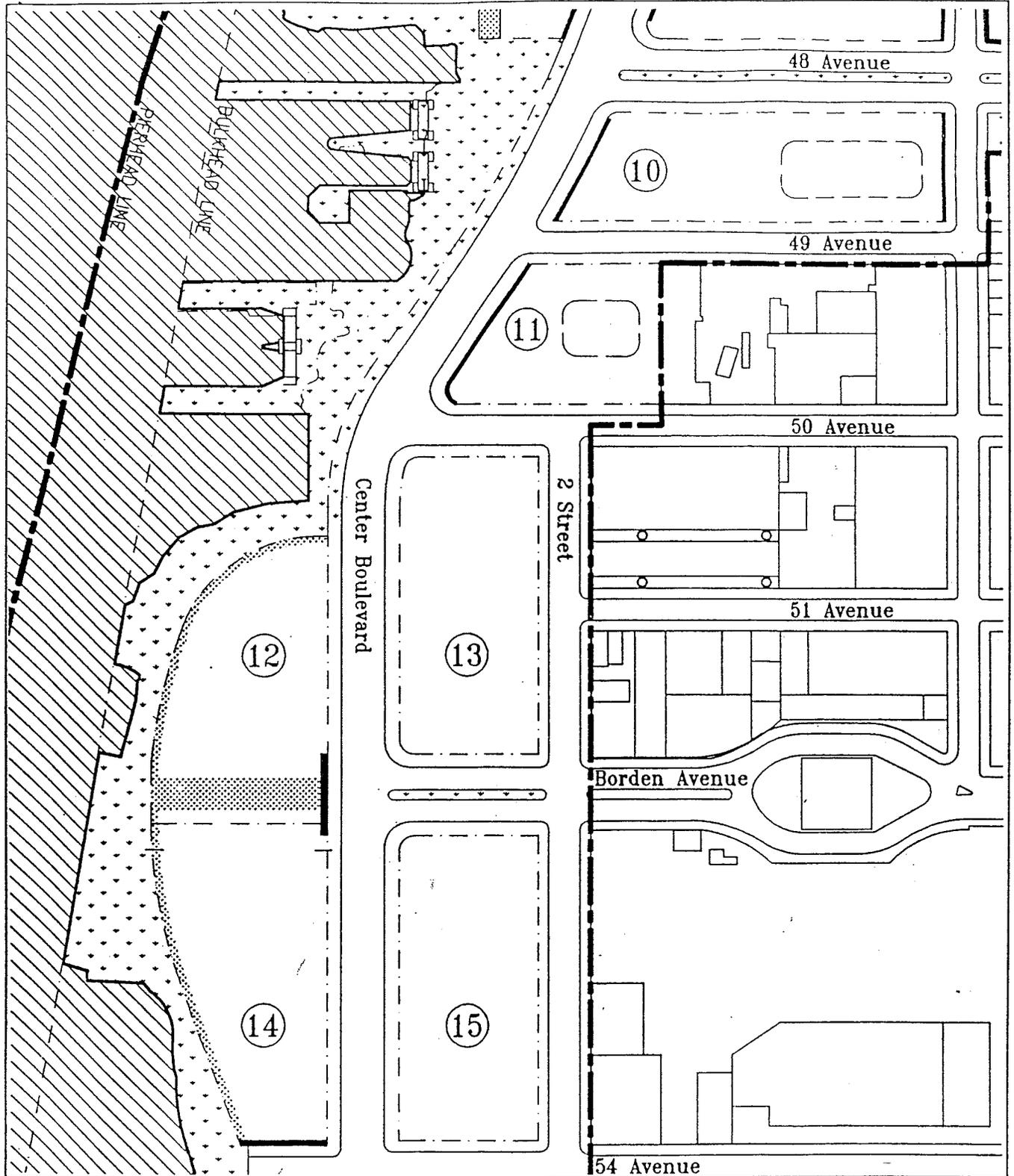


General Project Plan Open Space Controls - Northern Residential Area

Attachment #6 a
0 100 200

-  Public Open Space
-  Streetscape Improvements
-  Private Open Space
-  Lot Line
-  Publicly Accessible Private Open Space
-  Project Boundary
-  Grade Level Setback
-  Parcel Number

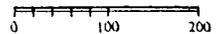
HUNTERS POINT WATERFRONT DEVELOPMENT



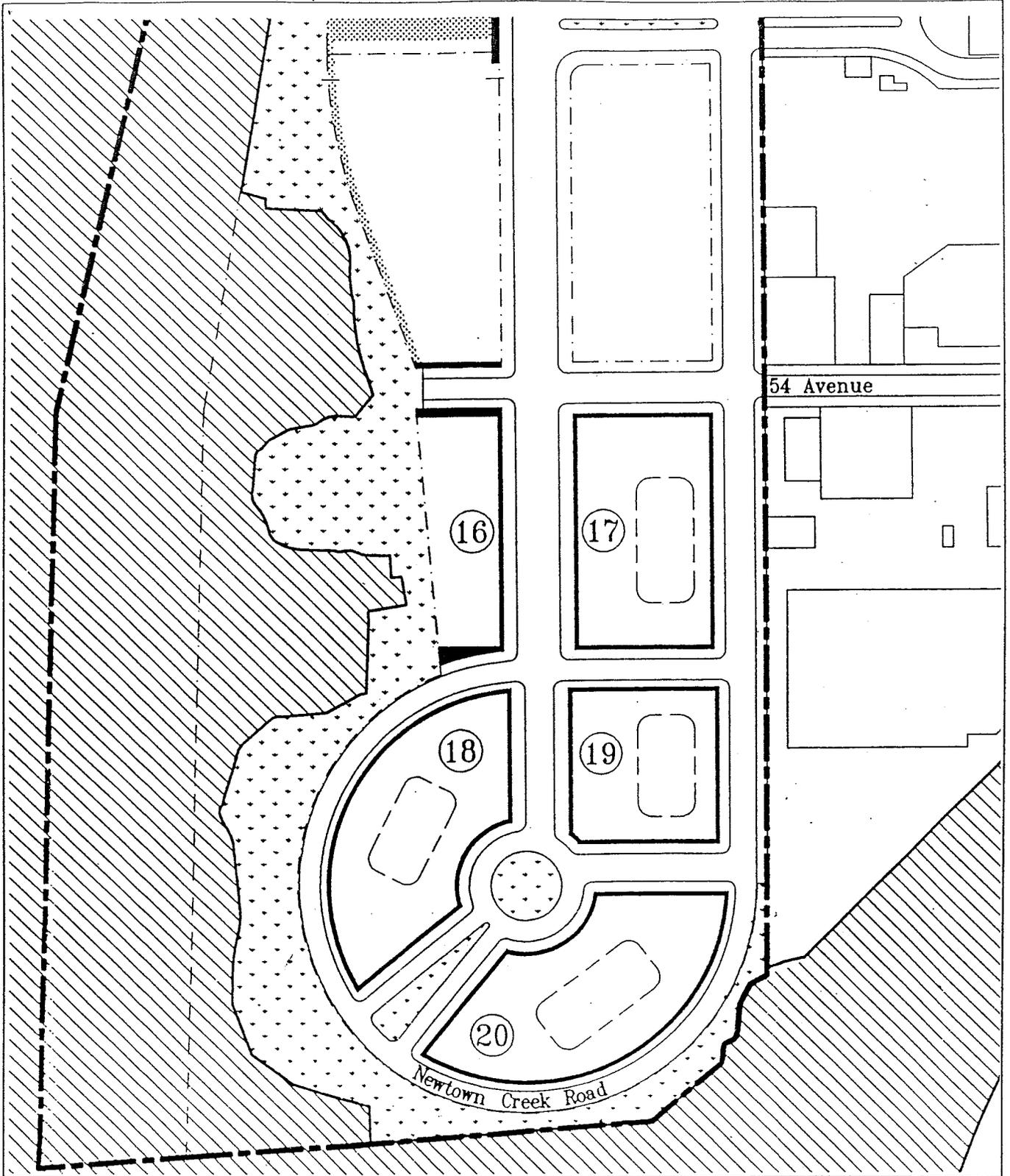
General Project Plan Open Space Controls - Central Project Area

-  Public Open Space
-  Streetscape Improvements
-  Private Open Space
-  Lot Line
-  Publicly Accessible Private Open Space
-  Project Boundary
-  Grade Level Setback
-  Parcel Number

Attachment #6b



HUNTERS POINT WATERFRONT DEVELOPMENT

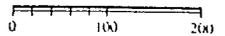


General Project Plan Open Space Controls - Southern Residential Area

- | | |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  Public Open Space |  Streetscape Improvements |
|  Private Open Space |  Lot Line |
|  Publicly Accessible Private Open Space |  Project Boundary |
|  Grade Level Setback |  Parcel Number |



Attachment #6 c



February 21, 1990

NEW YORK CITY (QUEENS COUNTY) - HUNTERS POINT WATERFRONT
DEVELOPMENT PROJECT - Findings Pursuant to Section 10(c) (1),
(2) and (3) of the UDC Act

RESOLVED, that on the basis of the materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, relating to the Hunters Point Waterfront Development Land Use Improvement Project (the "Project"), the Corporation hereby finds pursuant to Sections 10(c) (1), (2) and (3) of the New York State Urban Development Corporation Act, as amended (the "Act"):

- (1) that the area in which the Project is to be located is a substandard or insanitary area, or is in danger of becoming a substandard or insanitary area and tends to impair or arrest the sound growth and development of the municipality;
- (2) that the Project consists of a plan or undertaking for the clearance, replanning, reconstruction and rehabilitation of such area and for recreational and other facilities incidental or appurtenant thereto; and
- (3) that the plan or undertaking affords maximum opportunity for participation by private enterprise, consistent with the sound needs of the municipality as a whole.

* * *

February 21, 1990

NEW YORK CITY (QUEENS COUNTY) - HUNTERS POINT WATERFRONT
DEVELOPMENT LAND USE IMPROVEMENT PROJECT - Adoption of the
Proposed General Project Plan and Authorization to Hold a Public
Hearing Thereon Pursuant to Section 16(2) of the UDC Act

RESOLVED, that the Corporation does hereby adopt, for the purposes of the public hearing required by Section 16(2) of the New York State Urban Development Corporation Act, as amended (the "Act"), with respect to the Hunters Point Waterfront Development Land Use Improvement Project (the "Project"), the proposed General Project Plan (the "Plan") for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation or his designee(s) may deem appropriate, a copy of which Plan, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that the President and Chief Executive Officer or his designee(s) be, and any of the same is, hereby authorized to take such action as he deems necessary or appropriate in connection with the holding of such hearing pursuant to section 16(2) of the Act (which hearing may be held simultaneously with one or more hearings held pursuant to the New York State Environmental Quality Review Act), including, without limitation, the providing, filing or making available of copies of the Plan or a digest thereof and the findings required by Section 10 of the Act relating to the Project, the fixing of a date for such hearings, and the making of a report or reports to the Directors on such hearing, written comments received, and any local governmental recommendations respecting the Plan.

* * *

February 21, 1990

NEW YORK CITY (QUEENS COUNTY) - HUNTERS POINT WATERFRONT
DEVELOPMENT LAND USE IMPROVEMENT PROJECT - Acceptance of Draft
Environmental Impact Statement; Authorization To Hold a
Duly-Noticed Public Hearing

RESOLVED, that the Draft Environmental Impact Statement ("DEIS") for the Hunters Point Waterfront Development Land Use Improvement Project is satisfactory with respect to its scope, content and adequacy for purposes of the New York State Environmental Quality Review Act ("SEQRA") and the implementing regulations of the New York State Department of Environmental Conservation and is hereby accepted by the Corporation; and be it further

RESOLVED, that the Corporation is hereby authorized to publish, circulate and file the accepted DEIS in the manner required under SEQRA and the implementing regulations of the New York State Department of Environmental Conservation; and be it further

RESOLVED, that the Corporation is hereby authorized to hold a duly-noticed public hearing under SEQRA on the DEIS, which hearing may be held simultaneously with one or more public hearings held pursuant to Section 16(2) of the New York State Urban Development Corporation Act, and is further authorized to provide such notice of the public hearing as is required under SEQRA and the implementing regulations of the New York State Department of Environmental Conservation and such other and further notice as the President and Chief Executive Officer of the Corporation or his designee(s) shall deem appropriate; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation or his designee(s) be, and each of the same hereby is, authorized to take such action as he or she deems necessary or appropriate to comply with the requirements of SEQRA, including without limitation, the circulation of the DEIS, fixing of a date for such hearing, holding such hearing and the making of a report of reports to the Directors on such hearing and written comments received.

* * *

0206F

February 21, 1990

NEW YORK CITY (QUEENS COUNTY) - HUNTERS POINT WATERFRONT
LAND USE IMPROVEMENT PROJECT - Override of New York City Zoning
Resolution and New York City Charter Uniform Land Use Review
Procedure

RESOLVED, that, in connection with Hunters Point Waterfront Development Land Use Improvement Project (the "Project"), the Corporation hereby finds pursuant to Section 16(3) of the New York State Urban Development Corporation Act, as amended, that it is not feasible or practicable for the Project to be in conformity with the requirements of the New York City Zoning Resolution ("City Zoning") and, with respect to any disposition of City-owned property, the Uniform Land Use Review Procedure of the New York City Charter ("ULURP"), and, accordingly, the Corporation hereby overrides City Zoning and ULURP for the specified purposes of the Project.

* * *