ATTACHMENT G

LAND USE FACTORS

Section IX, Question #1

Long Island City has a history of light to heavy industrial use. However, there have been recent development patterns of more commercial use (museums, restaurants, shopping centers, etc.). As this change occurs, the area has improved its attractiveness for residential use, and is currently the subject of numerous residential developments.

Section IX, Question #2

Zoning of the surrounding area is primarily commercial and industrial with some residential to the north and northeast. The proposed use will require a zoning change and therefore approval by the NYC Department of City Planning.

Section IX, Question #3

To the best of our knowledge, no land use or waterfront plans have been developed for the proposed development project. The area has not been designated a Brownfield Opportunity Area. However, the site and adjacent properties may be able to qualify as a Brownfields Opportunity Area.

Section IX, Question #4

There are no Environmental Justice concerns with respect to the proposed development project.

Section IX, Question #5

The proposed development site has no federal or State land use designations, other than designation by New York State as an Environmental Zone.

Section IX, Question #6

Population growth patterns support the development's proposed use of providing housing.

Section IX, Question #7

The site is within ½ mile of several subway and bus lines.

Section IX, Question #8

The adjacent site to the north, Terra-Cotta BCP site, contains a building that is on the list of New York City historical buildings. This building will be integrated into the design of the proposed Silvercup West development. There are no other cultural resources on the site.

Section IX, Question #9

The East River, an important commercial and recreational navigable waterway is located adjacent to and west of the proposed development site.

Section IX, Question #10

Floodplains are located within a half mile of the Site. The flood map is included in Attachment B.

Section IX, Question #11

The proposed development site is not subject to any institutional controls.

Section IX, Question #12

The proposed project site and the surrounding areas east and south are zoned MI-4 (Light Manufacturing District). An R6 residential zone, which includes Queensbridge Park and Queensbridge residential housing, is located to the north and northeast, directly north of the Queensboro Bridge, respectively. Residential zones, R7 and R9 are also located approximately ½ mile south of the proposed development site, along the waterfront. The Site is being rezoned in accordance

with the Uniform Land Reuse Procedure (ULURP) to be consistent with the proposed use.

Section IX, Question #13

There is little potential that the proposed development will impact groundwater. Generally, groundwater at the site flows to the west toward the East River. Municipal water supply wells in the Borough of Queens, New York are located in Jamaica; over 3 miles east of the site. If impacted, there is little potential that groundwater from the site could affect either municipal water supply wells or recharge areas.

Section IX, Question #14

The majority of the Site is at approximately at elevation (±el) 15[1] to ±el 16 (eastern and central) and slopes gradually downwards on the western portion of the site towards a deteriorated bulkhead along the East River. The top of the river bank, on the western perimeter of the site, ranges from ±el 6 to ±el 8.

The site geology and hydrology, as described herein, is based on the Supplemental Remedial Investigation Report completed by Langan in July 2007.

The generalized stratigraphy underlying the Site is composed of a surficial layer of fill overlying a natural sand deposit followed by gneiss bedrock. Generally, the bedrock is highest in the middle of the Site and slopes down to the east and west, with the deepest bedrock found on the west side of the Site along the East River.

The surface soil is a fill layer comprised of a brown, dark brown, fine to medium sand layer containing some silt, gravel, brick, concrete fragments, wood, metal, and ash. This layer is about 10-21 ft thick on the eastern portion of the Site, about 4-6 ft thick on the central portion of the site, and up to 20 ft thick on the western portion of the Site. A reddish-brown, fine to medium natural sand deposit containing some silt and fine gravel is located below the fill in the western portion of the Site. The sand layer is up to 6 ft thick. A clay layer, about 1-2 ft thick was found at approximately ±el 10 along the western portion of the site, closer to the river bank. Up to 8 ft of weathered to decomposed rock is

[1] Borough President of Queens Datum - 2.725 feet above the mean sea level in Sandy Hook, New Jersey

present below the natural sand deposit in the western and northern portions of the Site. A 5 ft layer of weathered to decomposed rock is located in the southeastern portion of the Site. The Gneiss rock has weathered into grayish-brown coarse sand with cobbles, gravel, silt and mica. Gneiss bedrock underlies the surficial fill and natural sand. The depth to competent rock ranges from about 6 ft below grade surface (bgs) on the south-central portion of the Site, to about 36 ft bgs on the southwestern portion.