

# Queens Borough President Recommendation

**APPLICATION: ULURP #200069 ZRQ**

**COMMUNITY BOARD: Q02**

## DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc. pursuant to Sections 197-d and 201 of the New York City Charter for a zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing ("MIH") area, Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only) dated April 19th, 2021, and subject to the conditions of CEQR Declaration E-613. (Related ULURP #200070 ZMQ).

## PUBLIC HEARING

A Public Hearing was held by the Queens Borough President via Zoom webinar and livestreamed on [www.queensbp.org](http://www.queensbp.org) on Thursday, June 10, 2021 at 9:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There was one speaker in support of the project. The hearing was closed.

## CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- This application for a zoning text amendment has been filed to amend Appendix F of the NYC Zoning Resolution establish and map the area to be rezoned as a Mandatory Inclusionary Housing Area;
- The applicant has concurrently filed application (ULURP #200070 ZMQ) to rezone a triangular-shaped block bounded by southwest boundary of the Long Island Rail Road (LIRR) Right-of-Way (R.O.W.), the southeast boundary of 63rd Street, to the frontage of the lot on Roosevelt Avenue between the R.O.W. and 63rd Street from the currently R6 District and R6/C1-4 District to a C4-4 District to facilitate a mixed-use development;
- The applicant is proposing to develop an approximately 211,541-SF (5.99 FAR) mixed-use building. The main portion of the proposed building would be 13 stories at the central portion and 2-9 stories on the western and eastern ends. The proposed building would provide approximately 213 dwelling units, of which 54 units would be affordable for low- to moderate-income households under MIH Option 1 (25% of units affordable at 60% AMI). The proposed building would include a 7500-SF artist studio, training, and theater space in the cellar, as well as 156 vehicle parking spaces and 116 bicycle parking spaces open to tenants and the public in the sub-cellar. Approximately 3500 SF of the 7500-SF artist space will be set aside and priced affordably for local artists, 2000 SF of which will be leased to the co-applicant Mare Nostrum Elements. The development would also include commercial and other community facility spaces with tenants and uses to be determined;
- The proposed development site (Block 1294, Lots 58, 60, 68 and part of 73) to be rezoned is an approximately 35,450-SF irregularly-shaped lot. The property is located in both R6 and R6/C1-4 Districts. The site is currently improved with four 1- to 2-story tall buildings with eating/drinking, retail, non-conforming commercial and manufacturing uses. The elevated track of the No. 7 subway line runs directly in front of the site on Roosevelt Avenue. Co-applicant Woodside 63 Management LLC owns all four buildings and plans to demolish existing buildings on the development site to facilitate the proposed development;
- The 600-ft radius of the surrounding area includes a mix of two- and multiple-family residences, commercial, transportation-related, public facility and institution uses. Located in a Transit Zone, the development site is steps away from the Woodside-61st Street 7 train station and the Woodside LIRR station. The Q32, Q53, Q70-SBS bus lines all run along Roosevelt Ave or 63rd Street. Approximately 6 playgrounds, parks and public plazas are located within a mile of the Development Site, including Carl L. Sohncke Square, Woodside Plaza and Doughboy Park;
- Community Board 2 (CB2) held public hearings on the applications on both April 28 and June 3, 2021. At the April 28<sup>th</sup> hearing, twenty-one people testified with seventeen people in support, two in opposition and two requesting more information. At the June 3<sup>rd</sup> hearing, thirteen people testified with unanimous support of the rezoning.
- CB 2 conditionally approved this application by a vote of thirty (30) in support, five (5) opposed and one (1) abstention at a public hearing held on June 3, 2021. Along with a signed letter from the developer with commitments ("Commitment Letter"), CB 2's conditions were as follows: additional 2-3 bedroom dwelling units; increased AMI affordability to 40%, 60% and 80% of AMI to be marketed by the non-profit HANAC; appropriately visible signage for the arts space; electric vehicle chargers within the parking lot;

increased bicycle storage where possible; partnership with NYC Mesh, a community group that provides independent and affordable Internet connections; commitment to use 32BJ SEIU for permanent building service staff with prevailing wages; commitment to keep existing commercial tenants within the new development or helping them relocate; commitment to work with Mare Nostrum Elements and keep their rent below-market in the event the rezoning does not pass; installation of solar panels and commitment to high-efficiency heating and cooling systems; making the 7500-SF artist space permanently and deeply affordable; putting forth effort in placing Black, Indigenous People of Color (BIPOC) and MWBE tenants in their commercial space with affordable rents; and allocating 25% of parking spaces for car-sharing;

- At the Borough President Land Use Public hearing on June 10, 2021, there was one (1) speaker in favor of the application. The applicant submitted a copy of a letter committing to the conditions that were outlined by CB 2 in their conditional approval.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with the commitment from the applicants to:

- Provide housing with more family sized units (2 to 3 bedrooms), MIH Option 1 (25% units @ 60% AMI) instead of MIH Option 2 (30% units @ 80% AMI) as originally proposed, commitment to marketing units within the community with locally based organizations;
- Provide space for local community facility and artists use, below market rents for local cultural/arts users;
- Include alternative transportation options – installation of electric car charging stations, spaces for car sharing services, bicycle parking spaces;
- Provide network hub service to facilitate internet access;
- Commit to use of union labor for maintenance and operations of the new buildings, and hiring of union labor for construction;
- Support local businesses in new commercial space;
- Sustainability and energy efficiency of the new building;
- Reach a 30% goal to include MWBE firms, hiring of local residents and working with locally based organizations and community groups for outreach and job fairs when hiring and contracting for this project.

  
PRESIDENT, BOROUGH OF QUEENS

7/20/2021  
DATE