

# Queens Borough President Recommendation

**APPLICATION: ULURP #200070 ZMQ**

**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-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d:

1. eliminating from an existing R6 District a C1-4 District bounded by Roosevelt Avenue, 63rd Street, a line 100 feet southerly of Roosevelt Avenue, and the northwesterly prolongation of the southwesterly street line of Trimble Road; and
2. changing from an existing R6 to a C4-4 District property bounded by Roosevelt Avenue, 63rd Street and its southerly prolongation, and the northwesterly prolongation of the southwesterly street line of Trimble Road;

Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration of E-603. (Related ULURP #2000069 ZRQ).

## 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 is proposing to rezone existing R6 and R6/C1-4 Districts to a C4-4 District. The triangular-shaped area to be rezoned is bounded by southwest boundary of the Long Island Rail Road (LIRR) Right-of-Way (R.O.W.), the southeast boundary of 63<sup>rd</sup> Street, to the frontage of the lot on Roosevelt Avenue between the R.O.W. and 63<sup>rd</sup> Street. The proposed rezoning would facilitate construction of a new mixed-use development with affordable housing and artist space;
- The applicant has also concurrently filed another application (ULURP #200069 ZRQ) to amend Appendix F of the Zoning Resolution to map and establish the proposed rezoning area as a Mandatory Inclusionary Housing (MIH) Area;
- The applicant is proposing to develop an approximately 211,541-SF (5.99 Floor Area Ratio (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 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. 3500 SF of the 7500-SF artist space will be affordable to 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. Prior to the hearing, 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.

  
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PRESIDENT, BOROUGH OF QUEENS

7/20/2021  
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DATE