

Queens Borough President Recommendation

APPLICATION: ULURP #210025 ZMQ

COMMUNITY BOARD: Q01

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by 11 St. & Broadway LLC pursuant to Sections 197-C and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. changing from an R5 District to an M1-4/R7A District bounded by Broadway, 12th Street, 33rd Avenue, and 11th Street; and
2. establishing a Special Mixed Use (MX-23) bounded by Broadway, 12th Street, 33rd Avenue, and 11th Street;

Borough of Queens, Community District 1, 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 #210026 ZRQ);

PUBLIC HEARING

A Public Hearing was held by the Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, June 10, 2021 at 10:30 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 were six speakers. 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 proposes a zoning map amendment to change Block 316 Lots 1 and 13 from an R5 District to a R7A/M1-4 District (MX). The proposed actions would facilitate the development of a 7-story mixed use building with 199 units including 50 affordable under MIH Option 1 at Broadway and 11th Street;
- Another application (ULURP #210026 ZRQ) concurrently filed with this application proposes a zoning text amendment to Appendix F to establish and map the rezoning area as a Mandatory Inclusionary Housing Area (MIH) and as a Special Mixed-Use (MX) District;
- The proposed development is a 7-story, 226,556 GSF mixed-use building (4.6 FAR). The building rises to 7 stories at 11th Street and Broadway, 6 stories on 11th Street and 33rd Avenue, 5 stories at 33rd Avenue and 12th Street, and steps down to 1 story in the center. On the ground floor, there would be 3700 SF for local retail, a 9973 SF grocery store, a 4600 SF artist studio intended for the artist currently on site, a 4000 SF space for wine distributor Il Bacco Wine Merchant, and a 5700 SF floral production studio for Cambridge Floral. The corner of Broadway and 11th Street is cut away to provide outdoor accessory space. The development would also contain 80 spaces in a cellar parking garage, accessed via a 15 foot wide curb cut on 33rd Avenue with loading berths on 33rd Avenue and 12th Street as well as a turn-around for passenger drop-off and deliveries. There would also be 105 bike parking spaces. The proposed building contains 199 dwelling units including 50 affordable under MIH Option 1 (25% of units @ 60% AMI). The MIH units would be reserved for AIRS with HANAC being the MIH administering agent. Because the development site is partially within Flood Zone AE, the Design Flood Elevation (DFE) would be 12 feet, meaning the 1st floor below the DFE will be dry flood proofed. Construction is projected to start Spring 2022. There is an E-designation for hazardous materials and air quality requiring brownfield remediation before any construction can begin;
- This project is consistent with New York Works Plan and is estimated to create 59 new jobs (31 for grocery store, 12 for retail, 4 for artist studio, 6 for wine distributor, and 6 for floral production studio);
- The site sits within an existing R5 District and is bounded by Broadway to the north, 33rd Avenue to the south, 11th Street to the west, and 12th Street to the east. It consists of Block 316 Lots 1 and 13 which are two contiguous tax lots with a combined lot area of 49,411 SF. There is frontage on all four sides – 266 feet along Broadway, 204 feet along 11th Street, 228 feet along 33rd Avenue, and 200 feet on 12th Street. The site is currently improved with two buildings. There is a 1-story 16 foot tall building on the northeastern portion of the property (Lot 13) occupied by an auto repair shop and taxi business with surface parking and open storage and a 1-story mezzanine building occupied by a local artist's studio. The remainder of the site in the southern portion is unimproved and vacant.
- The surrounding area consists of a mix of light industrial and commercial with residential use to the north. The area immediately north of site was rezoned to an R7A District in 2010. Newer multi-family residential development ranging from 8-20 stories, older housing in the surrounding area is generally in 1-2 story buildings. The industrial and commercial buildings are low density warehouse types. Nearby community facilities include Long Island City H.S directly east, Costco slightly west, Socrates Sculpture Park to the northwest, and the Noguchi Museum to the southwest. The development site is well served by public transit with three bus lines, three subway lines, CitiBike stations and a ferry stop.

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- Community Board 1's (CB 1) Land Use Committee (LUC) approved the application by a vote of four (4) in favor, two (2) against, and one (1) abstaining on January 4, 2021. Based on requests from CB 1 to add more family-sized units, the applicant reduced the number of studios and 1-bedrooms to add one more 2-bedroom (78 to 79) and six more 3-bedroom units (14 to 20). At their monthly meeting held on May 18, 2021, CB 1 approved the application with seventeen (17) in favor, fourteen (14) opposed, and four (4) abstaining. Public speakers included a 32 BJ SEIU representative who testified in favor of the item;
- At the Borough President's Land Use Public Hearing, the Borough President requested that the applicant submit a written copy of their commitment to 30% local hiring and 25% use of MWBE business. The applicant stated they would partner with Urban Upbound and local stakeholders to identify candidates. They also have an agreement with 32 BJ SEIU committing to prevailing wage for building service jobs (~5). Representatives from Urban Upbound, 32 BJ SEIU, Queensbridge Houses Tenant Association, Community Church of Astoria, Mark A. West Jr. Museum, and a resident of Astoria Houses all spoke in favor of the project. Reasons included a higher concentration of cultural art opportunities for creatives and youth, prevailing wage jobs, affordable housing, and more retail shops for residents in the surrounding area.

RECOMMENDATION

There is clearly need for more affordable housing in New York City and particularly for seniors. Based on the above consideration, I hereby recommend approval of this application with the following condition:

- There should be a minimum goal of 30% for local hiring and use of MWBE businesses in the construction and development of this project. There should also be quarterly reporting on the numbers of people hired and if the 30% goal has been reached.



PRESIDENT, BOROUGH OF QUEENS

8/4/2021

DATE