

Queens Borough President Recommendation

APPLICATION: ULURP #200232 ZRQ

COMMUNITY BOARD: Q12

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Archer 1 LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the NYC Zoning Resolution for the establishment of an authorization allowing curb cuts on certain streets in the Special Downtown Jamaica District. (Related ULURP #N210233 ZAQ)

PUBLIC HEARING

A remote Public Hearing was held via Zoom webinar and livestreamed on the Queens Borough President's website on Thursday, September 23, 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 were no other speakers. The hearing was closed.

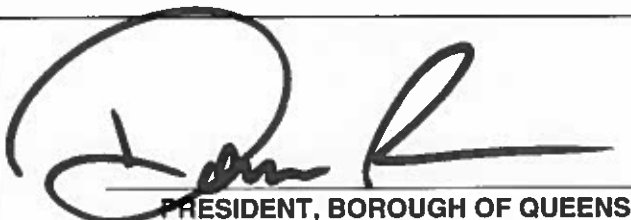
CONSIDERATION

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

- o The applicant is proposing a zoning text amendment to create an Authorization that would allow curb cuts on restricted streets within the Special Downtown Jamaica District (SDJD). The new Authorization (Zoning Resolution Section 115-53) would apply to properties with more than one frontage. Applications for the Authorization would be required to meet certain findings related to traffic and pedestrian circulation, congestion, safety and streetscape in order to be granted by the City Planning Commission;
- o Archer 1 LLC is the owner of a property located at 160-05 Archer Avenue (Queens Block 10101, Lot 150). Except for the proposed curb cut, the proposed building for the site meets all other zoning requirements. The proposed building is a 22-story mixed-use building with ground floor retail and 315 dwelling units. A 14 feet wide curb cut is proposed on its Archer Avenue between 160th Street and Union Hall Street;
- o Archer 1 LLC has concurrently filed an application (ULURP #N210233 ZAQ) for an Authorization of the proposed Archer Avenue curb cut. The regulations of the Special Downtown Jamaica District prohibit curb cuts along certain streets including major corridors such as Archer Avenue, Jamaica Avenue, and Sutphin Boulevard. The proposed curb cut on Archer Avenue would allow offstreet loading and unloading for the retail and residential tenants of the building. Without the Authorization allowing a curb cut, the loading and unloading would take place curbside creating potential traffic congestion and safety hazards;
- o The area around the development site primarily contains commercial and community facility uses. Jamaica Avenue, located to the north of the Development Site, is a major thoroughfare serving as a commercial corridor for the neighborhood. LIRR tracks are located south of the Development Site across Archer Avenue (the Jamaica LIRR station is approximately half a mile west of the Development Site). The block west of the Development Site across 160th Street is occupied by a large shopping center that includes retail stores and a cinema. Adjacent to the Development Site along Archer Avenue, there is a 6-story former office building (92-32 Union Hall Street; Block 10101, Lot 27) that is currently undergoing conversion into residential space;
- o Community Board 12 (CB 12) unanimously approved this application by a vote of twenty one (21) in favor, zero (0) against and zero (0) abstentions at the monthly meeting held on September 21, 2021;
- o At the Borough President's Land Use Public Hearing the applicant spoke about commitments that were made to CB 12 regarding use of the curb cuts, and the hours and times of use. All use of the curb cut and loading berth would be pre-scheduled and a flag man would be present to help direct vehicular movements and assure pedestrian safety. CB 12 and the local Councilmember were promised that the loading berth would not be used during the morning (7 to 10 AM) and evening (4 to 7 PM) rush hours. Retail loading would be limited to occur solely between the overnight off-peak hours 7 PM to 7 AM.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with the commitments that were made to CB 12 and the local Councilmember.


PRESIDENT, BOROUGH OF QUEENS

9/30/2021
DATE