

Queens Borough President Recommendation

**APPLICATIONS: ULURP #210234 ZMQ
ULURP #210235 ZRQ**

COMMUNITY BOARD: Q01

DOCKET DESCRIPTION

ULURP #210234 ZMQ – IN THE MATTER OF an application submitted by Akerman LLP on behalf of JPP 33rd Street LLC and Lily & John Realty Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a;

1. changing from an R5 District to an M1-5 / R6A District property bounded by 33rd Road, 12th Street, 34th Avenue, and 11th Street; and
2. establishing a Special Mixed Use District (MX-23) bounded by 33rd Road, 12th Street, 34th Avenue, and 11th Street, Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated February 14, 2022, and subject to the conditions of CEQR Declaration E-661. (Related ULURP #210235 ZRQ)

ULURP #210235 ZRQ – IN THE MATTER OF an application submitted by Akerman LLP on behalf of JPP 33rd Street LLC and Lily & John Realty Inc. pursuant to Sections 197-c 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 1, as shown on a diagram (for illustrative purposes only) dated February 16, 2022, and subject to the conditions of CEQR Declaration E-661. (Related ULURP #210234 ZMQ)

PUBLIC HEARING

A Public Hearing was held by the Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, April 7, 2022 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 five (5) speakers. The hearing was closed.

CONSIDERATION

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

- The lead application proposes a Zoning Map Amendment to change an area generally bounded by 33rd Road to the north, 34th Avenue to the south, 11th Street to the west, and 12th Street to the east (Block 318 Lots 1, 9, 11, 15, 22) from an R5 District to an M1-5/R6A District. The proposed actions would facilitate the development of two mixed-use buildings with a total of 332 units including 82 MIH units under Option 1 (25% of 60% AMI) within the Project Area as well as establish a Special Mixed-Use District (MX-23);
- Another application (ULURP #210235 ZRQ) concurrently filed with the lead application proposes a Zoning Text Amendment to Appendix F of the Zoning Resolution to establish and map the Rezoning Area as a Mandatory Inclusionary Housing (MIH) Area;
- Proposed Development Site 1 is an eight-story, 284,332 SF (4.98 FAR) mixed residential and commercial building with approximately 194 dwelling units including 48 affordable units. It has a six-story base height. It reaches a maximum height of eight stories on the northernmost portion of Site 1 then steps down to six-stories and four stories at the midblock. The first floor includes approximately 11,634 SF of local retail, a 6,433 SF artist studio, 22,169 SF for the Andromeda Community Initiative (ACI) trade school with a double height ceiling going into the 2nd floor, and 10,094 SF for York Studios to offer training in film and television production. Offices for the trade schools would be located on the second floor. Urban Upbound will operate onsite to assist ACI. The cellar would contain an attended garage via a 20 foot wide curb cut on 12th Street with 100 vehicular and 111 bicycle parking spaces. Off-street accessory loading berths would be located on 11th Street and 12th Street;
- Proposed Development Site 2 is an eight-story, 207,202 SF (4.99 FAR) mixed-use building with 138 dwelling units including 34 affordable units under MIH Option 1. Similarly, it has a six-story base height and reaches a maximum height of eight stories on the southernmost portion of the block before stepping down to six-stories and four-stories at the midblock along 12th Street. The project includes 58,883 SF of commercial and industrial use and approximately 10,000 SF of community facility space. On the first floor, there would be 8,160 SF of local retail and a 24,364 SF food distributor. The food distribution business currently operates within New York City but seeks to expand from its current location in New Jersey. The second floor would house 23,353 SF of office space and the community facility space intended for a local non-profit organization. The cellar contains an attended garage accessible via a 30-foot wide curb cut on 11th Street with 60 vehicular and 81 bicycle parking spaces. Off-street accessory loading berths are provided on 11th Street and 12th Street. Between the two Proposed Developments, the Applicant Team projects approximately 379 additional jobs would be created;

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- The Rezoning Area (Block 318 Lots 1, 9, 11, 15, 22) is approximately 109,145 SF and currently mapped as an R5 District. It is an area generally bounded by 33rd Road to the north, 34th Avenue to the south, 11th Street to the west, and 12th Street to the east. Regarding building frontage, there is approximately 591 feet on 12th Street, 185 feet on 33rd Road, 551 feet on 11th Street, and 183 feet on 34th Avenue. Development Site 1 (Block 318 Lot 15 and 22) on the northern portion of the block will be developed as a single zoning lot. It is an approximately 57,138 SF corner and through lot. Lot 15 is improved with an approximately 27,950 SF (.94 FAR) one-story warehouse while Lot 22 has a 27,225 SF (.92 FAR) one-story building occupied by food distribution and office uses. Development Site 2 (Block 318 Lot 1) on the southern portion of the block is an approximately 41,527 SF corner, through, and interior lot. It is improved with three buildings occupied by auto repair and office uses with a total of approximately 39,500 SF (.95 FAR). In addition to two unenclosed parking areas, there is a three-story building along 12th Street, and 2 one-story warehouses at the midblock on 12th Street and along 34th Avenue. There are two (Block 318 Lots 9 and 11) non-applicant controlled sites. Lot 9 is improved with a two-story, two-family apartment building and a detached garage. Lot 11 is improved with a one-story building occupied by auto repair uses;
- The Proposed Development and Rezoning Area are located in the Ravenswood neighborhood. The surrounding area is a mix of residential, commercial, light industrial, community facility, park and vacant/parking uses. Zoning districts within the surrounding area include R5, R7A, R7A/C2-3, R7A/C1-3, R7X/C1-3, R6B, and R6. There are new 8-story multi-family residential developments to the north of the Project Area on Broadway. The area generally south of Broadway is primarily within an R5 District and is predominantly developed with non-conforming semi-industrial and industrial uses in low-rise buildings with high lot coverage. To the north of the Project Area are several new 8-story multi-family residential buildings interspersed with one-story commercial and industrial buildings and surface parking lots. To the east are one-story industrial buildings and surface parking. To the west are a mix of industrial uses, including steel fabricating and stone businesses and two- to four-story residential buildings. The area south and southwest has a mix of low-rise industrial and residential uses. NYCHA Ravenswood Houses lie to the southeast. There are several community facilities nearby including the Noguchi Museum and Socrates Sculpture Park to the northwest, Long Island City High School to the northeast, and Rainey Park to the west. Nearby public transit includes the Q104, Q103, Q69, the Broadway station (N and W lines), the 21 Street-Queensbridge station (F line), and the Astoria stop of the NYC Ferry. Three CitiBike stations are located within two blocks of the Project Area;
- Community Board 1 (CB 1) held a monthly meeting on March 15, 2022. The vote for this application was fifteen (15) in favor, fifteen (15) against, and two (2) abstaining. Therefore CB 1 did not issue a recommendation. Based on a request made previously by the Land Use Committee, the Applicant had provided 20 additional 3-bedrooms, lowering the total dwelling units from 352 to 332. Concerns at the Full Board included local income levels not matching the affordability of proposed units, an overall request for more MIH units within the project, and potential impacts in the surrounding area such as rents rising, and public infrastructure such as schools becoming strained;
- At the Borough President's Land Use Public Hearing, the Applicant Team stated they would work with Urban Upbound to meet the Borough President's MWBE/local hiring goals as well as to host job fairs for the surrounding residential area which includes NYCHA Ravenswood and Queensbridge Houses. There were five (5) speakers including a 32BJ SEIU representative who stated that the Applicant Team made a credible commitment to creating prevailing wage jobs at this site and estimated that this development would be staffed by six building service workers;

RECOMMENDATION

The Applicant has worked with the community board and local stakeholders to propose a mixed-use development proposal that fits with the residential, commercial and industrial character of the surrounding neighborhood. The Proposed Development would facilitate local economic development and job placement as well as affordable housing needs. Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- There should be a goal of 30% for local hiring and use of M/WBE 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% hiring goal has been reached;
- The Applicant, in relation to local hiring and community engagement, should explore discounted rents or other incentives for CB 1 local artists in the proposed artist studio;
- The Applicant should commit to knocking on doors of local residents to promote the Proposed Development and its community benefits and partnerships;
- The Applicant should continue to partner with Urban Upbound and other local community-based organizations to host job fairs at NYCHA Ravenswood and Queensbridge and to bring awareness of upcoming job opportunities; and
- The Applicant should simultaneously commit to exploring deeper levels of AMI affordability as well as expanding the minimum percentage of affordable units.



PRESIDENT, BOROUGH OF QUEENS

05/03/2022

DATE