

Queens Borough President Recommendation

APPLICATION: 47-25 34th Street Site Selection and Acquisition
COMMUNITY BOARD: Q02

DOCKET DESCRIPTION

ULURP #230367 PCQ — IN THE MATTER OF an application submitted by the Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 47-25 34th Street (Block 250, Lot 1), Borough of Queens, Community District 2.

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President in the Borough President's Conference Room at 120-55 Queens Boulevard, Kew Gardens NY 11424, via Zoom webinar and livestreamed on www.queensbp.org on Thursday, February 1, 2024 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(s) 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:

- The applicant, the New York City Department of Transportation (DOT), and the co-applicant, the New York City Department of Citywide Administrative Services (DCAS), are seeking a site selection and acquisition for 175,000 square feet of new facility space located at 47-25 34th Street in the Long Island City neighborhood;
- The Project Area is currently occupied by a four-story multi-use warehouse/office building that operates as the "HUB LIC" with surface parking on the north side of the building. DOT would occupy 155,000 square feet of the ground and mezzanine floors of the building and 20,000 square feet of the parking lot. No new construction is proposed;
- The proposed acquisition would facilitate DOT's efforts in siting new facilities for expanded program space needs. The Proposed Development would support four operations within DOT's Sidewalk Inspection and Management (SIM) and Traffic Operations divisions: SIM Inspectors, SIM Citywide Concrete, Traffic Operations Automated Enforcement, and Traffic Operations Fiber Optic Electricians;
- Within a ¼-mile radius of the Development Site, the predominant zoning classes are M1-4, R5, M1, and the Development Site is located in the Long Island City Industrial Business Zone. The surrounding uses are multi-family residential buildings with commercial overlays and light manufacturing. The 33rd Street 7 train station and the Q32/Q39/Q60/B24 buses are transit options near the existing building;

- At a public hearing held on February 1, 2024, Community Board 2 (CB2) voted to unanimously approve this application with one condition: that the City negotiate with the Building Owner to add street trees wherever permissible as part of the Lease Agreement;
- At the Borough President's Land Use Public Hearing, the Land Use Director chaired the Public Hearing on behalf of the Borough President. The Applicant's team presented their plans. The Land Use Director asked how the Applicant planned to address CB2 Land Use Committee's feedback since the Full Board had not yet voted on the application. The Applicant responded that there were some concerns about parking on public streets, street trees, and the use of solar panels. The Applicant explained there would be parking provided on-site, so no DOT employees would be parking on the street; that the Applicant team is not in control of the surrounding sidewalk to plant trees, but they did state they would explore a partnership with the Department of Parks and Recreation; and the use of solar is not feasible due to the building's footprint. Other comments were discussed about the building's location in a flood plain, to which the Applicant confirmed it was not. No public speakers testified for this application and the hearing was closed.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval with the following condition:

- The Applicant should follow through on their promise to partner with the Department of Parks and Recreation in providing more street trees along the building's perimeter.



PRESIDENT, BOROUGH OF QUEENS

02/16/2024

DATE