Innovation QNS Rezoning and Large-Scale General Development
LR Item 3 – Project Description
March 25, 2022

Introduction

The Applicants, Kaufman Astoria Bedrock I LLC and Silverstein Astoria Member LLC, a joint venture between Kaufman Astoria Studios, Bedrock Real Estate Partners and Silverstein Properties. The Applicants propose to redevelop portions of five (5) adjacent city blocks (Tax Blocks 641, 668, 669, 670 and 671) in the Astoria neighborhood of Queens in Community District 1. The five blocks are bounded by 37th Street on the west, 35th Avenue on the north, 43rd Street/Northern Boulevard on the east and 36th Avenue on the south (the "project area"). Steinway Street bisects the project area as a north-south thoroughfare. The five (5) Zoning Lots which contain the development sites each front on the south side of 35th Avenue and extend to varying depths across each block. As discussed in greater depth below, there are 43 lots within the Project area that will be rezoned. Of these, the Applicants control 21 lots (the "development site") and proposes to declare the five zoning lots as a Large-Scale General Development (LSGD) and redevelop with a series of mixed-use buildings and publicly accessible open space (the "proposed development").

Innovation QNS Project Area

Tax Block	Tax Lots (all tax lots within each block are proposed to be rezoned)
641	1, 4, 9, 51, 52, 56
668	1, 2, 5, 36, 38, 40, 42, 43, 143, 44, 45, 46
669	1, 3, 7, 8, 13, 16, 20, 36, 41
670	4, 8, 20, 27, 30, 33, 36, 39, 47
671	1, 8, 12, 16, 18, 20, 23

Innovation QNS LSGD Zoning Lots

Astoria, Queens

Zoning Lot	Tax Block	Tax Lots
A	641	1, 4, 9, 51, 52, 56
B	668	5
C	669	13, 16, 36

D	670	4, 8, 20, 27, 30, 47
E	671	1, 8, 12, 20, 23

The majority of the project area is located within an M1-1 zoning district. A C4-2A zoning district is mapped along both sides of fronting both sides of Steinway Street corridor to the middle of each blockfront, including the portion within the project area. To facilitate construction of the proposed development, the Applicants are seeking the following land use actions:

1. Zoning Map Amendment requested to Map 9b changing the project area from M1-1 and C4-2A zoning districts to Special Mixed Use District (MX - 24) consisting of M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 zoning districts.
2. Zoning Text Amendments:
   i. Zoning Text Amendment requested to Section ZR 74-745 (b) to make the reduction in loading berths permitted under the Special Permit ZR 74-745 (b) applicable to Special MX-24 District in Queens Community District 1.
   ii. Zoning Text Amendment to Section ZR 123-00 to create a new MX-24 District.
   iii. Zoning Text Amendment to Appendix F to establish a Mandatory Inclusionary Housing (MIH) area over the project area.
3. Special Permits requested pursuant to ZR 74-743, Special Provision for Bulk Modifications:
   i. Special Permit requested pursuant to ZR 74-743 (a)(1) to allow the distribution of floor area without regard zoning lot and district boundary lines.
   ii. Special Permit requested pursuant to ZR 74-743 (a)(2) to modify rear yard regulations as per ZR 23-40 (Yard Regulations), ZR 43-40 (Yard Regulations), ZR 123-65 (Special Yard Regulations).
   iii. Special Permit requested pursuant to ZR 74-743 (a)(2) to modify minimum distance between buildings as per ZR 23-711 (Standard Minimum Distance Between Buildings).
   iv. Special Permit requested pursuant to ZR 74-743 (a)(2) to modify height and setback regulations as per ZR 23-662 (Height and Setback Requirements for Quality Housing Buildings) and ZR 123-66 (Height and Setback Regulations).
4. Special Permit requested pursuant to ZR 74-744(c) to modify sign regulations on Zoning Lot D to modify ZR 123-40 (Sign Regulations) and ZR 32-60 (Sign Regulations).
5. Special Permit requested pursuant to ZR 74-745(a) to locate required and permitted accessory parking spaces throughout the five (5) accessory group parking facilities in the LSGD without regard to zoning lot lines.
6. Special Permit requested the pursuant to ZR 74-745 (b) to reduce loading berths as per ZR 44-50 (General Purposes) and ZR 123-70 (Parking and Loading).
7. Special Permits requested on Zoning Lots A through E pursuant to ZR 74-922 to permit certain retail uses greater than 10,000 square feet of floor area as per ZR 42-10 (Uses Permitted As-Of-Right), ZR 123-20 (Special Use Regulations).

The Applicant believes that the proposed development will transform the five city blocks in the project area into a vibrant, mixed-use community by creating a series of arts and cultural venues

including a multi-purpose arts and culture center, a re-envisioned multiplex movie theater that would provide a state of the art cinematic experience, galleries, artists' workshops and tech and general office space with 1.94 acres of new publicly accessible open space. In addition to art and cultural venues, the project would include eating and drinking establishments, a grocery store and world market and other local retail, service and community facility uses to support the new residential population, as well as tech and office workers in the new office and arts/cultural space. The new retail and service spaces would also support the existing business and residential community and provide a strong anchor for the Steinway Street and 35th Avenue commercial corridors. The 26,000 sf parcel on 36th Avenue between 37th and 38th Streets originally set aside for a school use is proposed as a residential open amenity resource and new public active open space to serve the Astoria community.

Background

The project area is primarily zoned M1-1 which dates back to the adoption of the 1961 Zoning Resolution and was the predominant manufacturing district in the area at that time. In 1998, the Steinway Street corridor's C4-2 zoning district located north of 34th Avenue was extended south with the mapping of a C4-2A zoning district from 34th Street south to Northern Boulevard bisecting the project area's M1-1 zoning district between 35th and 36th Avenues with the extended commercial district. The M1-1 and C4-2A zoning districts applicable to the project area remain today.

Kaufman Astoria Studio was designated a NYC Landmark in 1978 (Designation LP-0977, Paramount Studios Building No. 1). In 1981, the area north and west of the Project area between 37th Street and 35th Street from 36th Avenue to 34th Avenue was rezoned to an M1-5 zoning district including the area occupied by Kaufman Astoria Studios (C 800843 ZMQ). In 1999, two actions for the acquisition and disposition of property were approved to facilitate the expansion of Kaufman Astoria Studios and the creation of the Museum of the Moving Image (C 000020 PQQ and C 000021 PPQ). In 2001 the Long Island City (LIC) Special District located south of the Project area was created (C 000407 ZMQ) and the M1-5 district encompassing Kaufman Astoria Studios north west of the Project area was extended one block east on the north side of 35th Avenue. In 2008, the LIC Special District was expanded (C 080429 ZMQ) north to 37th Avenue with a portion at 36th Avenue. In addition, there have been several land use actions in the vicinity of the Project area in the past decade:

- In 2011, an amendment to the City Map eliminating 36th Street between 34th and 35th Avenues to create an outdoor filming space for Kaufman Astoria Studios (C 100468 MMQ)
- In 2019, an amendment to the Zoning Map for the north half of Block 645 (i.e. 34th Avenue between 37th and 38th Streets) from an M1-5 and M1-1 district to a R6A district with a C1-3 overlay to facilitate development of a 7-story mixed use building; and an amendment to the Zoning Resolution Appendix F to designate the rezoning area as an MIH area (C 180036 ZMQ; N 180037 ZRQ)
- In 2019, an amendment to the Zoning Map for the southern half of Block 704 (Northern Boulevard between 44th and 45th Street a/k/a 44-01 Northern Boulevard) from an M1-1 district to an R7X district with a C2-4 overlay and a R6B district to facilitate development

of a new mixed use building; and an amendment to the Zoning Resolution Appendix F to designate the rezoning area as an MIH area (C 190124 ZMQ; N 190125 ZRQ)
- In 2019, a special permit to allow large retail uses in an M1 zoning district at 45-10 48th Street (C 190443 ZSQ)

Nearby zoning districts include a higher density M1-5 district to the immediate west and southeast across Northern Boulevard, and lower density residential districts (R5, R6A and R6B districts) on the blocks north of 35th Avenue.

Description of Surrounding Area

The surrounding area is primarily developed with manufacturing and commercial uses to the south of 36th Avenue and east across Northern Boulevard. The Long Island City IBZ is located south between 36th Avenue to 37th Avenue from 38th Street to 33rd Street and for portions of two blocks just east of the Project area between 35th and 36th Avenues. Further south of 37th Street begins the Special LIC Mixed Use District. To the east is Northern Boulevard, a major traffic thoroughfare historically lined with automotive and manufacturing uses which is slowly being developed from the south northward with higher density mixed use buildings beginning in LIC. Sunnyside Yards is further east, for which a master plan framework for a high density mixed use development was released in March 2020. To the immediate west of the project area is a higher density district which houses a mix of commercial and manufacturing uses (this area is located within an M1-5 district). In particular, the area west of Steinway Street contains the Kaufman Arts District, which is a collaboration of local organizations involved in the creative arts that anchor the area as a cultural destination and a center for the creative industries. The Arts District is led by Kaufman Astoria Studios, a film and television production studio which occupies the entire block bounded by 34th and 35th Avenues and 35th and 36th Streets, with additional buildings on the adjacent block to the east. Originally opened in 1920, the studio was home to Paramount Pictures and was a major location for silent and sound film production before World War II. In the early 1980s, the studio was revived back into a popular television and film production facility, and it remains one of the most prominent studios in New York City (notably, it is the only studio which features a backlot in the city). The Kaufman Arts District also features the Museum of the Moving Image, which is located on the Kaufman Astoria Studios campus and open to the public: the museum is dedicated to the history of the film and movie industry and is a major destination that attracts visitors to the area. The Kaufman Arts District is also supported by the Queens Council on the Arts, a local nonprofit that provides support to individual artists and arts organizations in the community. Kaufman Astoria Studios is part of the Applicant team for the Innovation QNS project.

Two blocks north along the west side of Northern Boulevard, a recent rezoning (44-01 Northern Boulevard, ULURP No. C 190124 ZMQ) created a residential district with a commercial overlay (R7X/C2-4) to facilitate a new medium density mixed use development. This project is currently being developed by an affiliate of Silverstein Properties, also part of the Applicant team for Innovation QNS. Steinway Street, which extends from Northern Boulevard north bisecting the project area, is a major commercial corridor through the area and connects to the nearby local intersecting commercial streets, 34th Avenue and Broadway; this corridor contains a commercial zoning district (C4-2A). The Steinway Street corridor features the Steinway Astoria Partnership,

a Business Improvement District (BID) stretching from 28th Avenue to 35th Avenue. The BID is made up of over 300 businesses, including many small retail stores, eating and drinking establishments and food stores along with a handful of national retailers; the BID provides support to local businesses including marketing and promotion, holiday lighting, and sanitation services.

With respect to transportation, Steinway Street which extends from Northern Boulevard on the south of the project area north to Berrian Boulevard, bisects the project area and is a major commercial corridor. The streets east and west of Steinway Street within and adjacent to the project area are local narrow (60' in width) one-way streets, and 35th Avenue (80' in width) and 36th Avenue (75' in width) are wide two-way streets carrying traffic west from Northern Boulevard to the East River and Roosevelt Island. Further to the east at the edge of the project area (as mentioned above) is Northern Boulevard, a major, 100' wide six-lane thorough fare running east-west through central and northern Queens.

The surrounding area is well served by mass transit and is in an area designated a Transit Zone in the Zoning Resolution. In particular, there are three subway stations in the immediate vicinity: two stations served by M and R trains operating on the IND Queens Boulevard Line—the 36th Street station located below Northern Boulevard at 36th Street two blocks south of the Project area, and the Steinway Street station located below Steinway Street at 34th Avenue, one block north of the project area and a third station, the 36th Avenue station (located on an elevated structure above 31st Street at 36th Avenue) 6 blocks west of the project area which is served by N and W trains operating on the BMT Astoria Line. A bit further and 3 blocks south on the N/W BMT Astoria line is the 39th Avenue – Dutch Kills station. In addition, there are 4 bus lines serving the immediate area. The Q66 bus runs along 35th Avenue and Northern Boulevard, with stops at Northern and 44th and at Steinway and 35th Avenue. The Q101 runs along Steinway Street with stops at 35th Avenue and Northern Boulevard. The Q104 runs along Broadway two blocks north of the project area with stops at Steinway Street. Finally, the Q102 runs along 31st Street 6 blocks west of the project area with stops at 35th and 36th Avenues.

Description of the Proposed Project Area

As described above, the proposed project area encompasses the five (5) city blocks bounded by 35th Avenue to the north, 43rd Street/Northern Boulevard to the east, 36th Avenue to the south and 37th Street to the west.

Block 641, the westernmost block (between 37th Street and 38th Street), is primarily occupied by the two-story Regal Cinema with rooftop parking (Lots 4, 9, and 51). The 36th Avenue frontage of the block (Lots 1, 52, and 56) is occupied by two low rise residential buildings (6 Dwelling Units [DUs] total) and two commercial buildings. The entire block is included in the Development Site / Zoning Lot A.

Block 668, between 38th Street and Steinway Street is occupied primarily by PC Richard & Sons Appliance Store with a large at-grade parking area fronting on 38th Street, Steinway and 35th Avenue (Lot 5) and is included in the Development Site / Zoning Lot B. The remainder of the block is the project area but not part of the development site. On the southern half of

the block, along 38th Street, there is a parking lot (Lot 2) and several two- and three-story multi-family town houses (containing 2 to 4 DUs apiece). Along the Steinway Street frontage, the southern portion of the block contains three four-story walk-up apartment buildings (Lots 36, 38, and 40) containing 20 DUs apiece. Lot 36 also contains some ground floor commercial uses. At the southeastern end of the block, at the intersection of Steinway Street and 36th Avenue (Lot 42), there is a two-story retail building. Lot 43 has residential (4 DUs) above ground floor commercial use.

Block 669, between Steinway Street and 41st Street, contains Playground Thirty Five XXXV (Lot 20), a City Park that features playground equipment including swings, picnic tables, and benches, and primarily serves children who live in the nearby residential area. The playground was recently renovated, which included installation of new playground equipment, a spray shower area, planting beds, lighting, and fencing. The remainder of the block also includes part of the former Queensboro Farms Dairy and a mix of low-rise manufacturing and automotive uses. At the northern end of the block, adjacent to Playground Thirty Five XXXV (Lot 16), there is a parking lot used by an auto dealership. Immediately to south of the parking lot, there is a one-story billiard club (Lot 13) that occupies the through-block area. The southern half of the block (Lots 1, 3, 7, 8, 36 and 41) contains several one-story buildings with warehouse and auto repair facilities. The Development Site / Zoning Lot C includes Tax Lots 13, 16 and 36. The remainder of the lots on the block are in the Project area but not part of the Development Site.

Block 670, between 41st Street and 42nd Street contains a two-story warehouse operated by the Queensboro Farms Dairy (Lot 8), which occupies the majority of the northern portion of the block. The remainder of the block contains one-story warehouse and auto repair facilities: this includes the property adjacent to the Dairy building along 35th Avenue (Lot 20) and the properties south of the Dairy building along 41st Street and 42nd Street (Lots 4, 27, 30, 33, 36, 39 and 47). The development site / Zoning Lot D includes Lots 4, 8, 20, 27, 30 and 47. The remainder are in the project area.

Block 671, the easternmost block between 42nd Street and 43 Street, contains primarily one-story auto showroom/dealership and repair facilities. This includes Showroom Auto, Koeppel Subaru, and Harley Davidson Motorcycles, located along the 42nd Street and Northern Boulevard frontages (Lots 1, 8, and 12). The other properties along the 35th Avenue frontage (Lots 16 and 18) and along the 43rd Street frontage (Lots 20 and 23) also contain one-story warehouse and auto repair facilities. The development site / Zoning Lot E includes the entire block with the exception of Lots 16 and 18.

Description of the Proposed Development Site

As referenced above, the development site / Zoning Lots A-E, are only a part of the project area. The portions of the five (5) blocks which consist of the development site each front on the south side of 35th Avenue and extend to varying depths southward across each block. The five (5) zoning lots will be declared a Large Scale General Development (LSGD) and governed by the LSGD special permits and Restrictive Declaration. The remaining lots in the project area, though not part

the large-scale development, would nonetheless be subject to the proposed rezoning and attendant zoning text amendment to designate the project area as an MIH area. The block and lots of each zoning lot making up the LSGD development site and the project area are noted above in the charts in the Introduction and the description of the proposed development site in relation to the project area is included above in Descriptions of the Project Area and Development Site.

Description of the Proposed Development

The Proposed Development, also known as the Innovation QNS project, would redevelop the development site with a series of mixed-use buildings and publicly accessible open spaces. The Innovation QNS project is intended to complement the mission of the existing Kaufman Arts District with the Development Site by creating a series of arts and cultural venues including a multi-purpose arts and culture center, the Community Hub, a re-envisioned multiplex movie theater that would provide a state of the art cinematic experience, galleries, artists' workshops and tech and general office space. In addition to art and cultural venues, the project would include eating and drinking establishments, a grocery store and world market and other local retail, service and community facility uses to support the new residential population, the existing business and residential community and provide a strong anchor for the Steinway Street and 35th Avenue commercial corridors. Residential towers and lower rise buildings would house approximately 2,843 new residential dwelling units (DU's) offering a wide range of housing options for a varied population. Pursuant to the Mandatory Inclusionary Housing (MIH) Option 1 program, 25% of the residential floor area would be dedicated to permanently affordable units (approximately 711 DU's), a portion of which would be senior affordable housing units (subject to the availability of existing programs). The commercial space in the Proposed Development would also potentially include one or more Physical Culture Establishments (PCEs), i.e., a gym or fitness center. A series of primarily passive open spaces would link the blocks: these spaces would be designed and programmed as publicly accessible open space and controlled as Public Access Areas (PAA's). The Proposed Development's open space would be owned and maintained by the Applicants. The current conceptual design shows the amenities proposed to be provided in the seven (7) open spaces that link the blocks. These amenities would include various forms of public seating (i.e., occupiable public art, raised seating decks, movable tables and chairs); multipurpose lawns; water features; landscaped areas, large planters, and shade trees; a dog park; promenades and pavilions; interactive public art; and temporary recreational features (e.g., games such as cornhole, seesaws, adult swings). Other amenities would include an immersive playscape for children, open markets, kiosks, public art installations, sculptures, and enhanced streetscapes. Programming in the open spaces would include art exhibits, holiday markets, performances, farmer's markets, and events. Parking would be provided in below-grade parking facilities on each of the project blocks.

The five blocks have been designed around a series of guiding principles:

- Varied height profiles from east to west.
- Largest towers at Steinway / 35th Avenue to anchor the Steinway Street commercial corridor and on Northern Boulevard.
- Lower buildings along 35th Avenue opposite the low-density residential buildings.
- Base heights between 65' and 85' with standard zoning setbacks.

- Increased sidewalk widths along the south side of 35th Avenue to 20' along all blocks but 671.
- Open spaces that would be publicly accessible and activated to support the surrounding ground floor uses.

Block 641 – Zoning Lot A

The Proposed Development would occupy all of the block (Block 641, Lots 1, 4, 9, 51, 52, and 56) which currently houses the Regal Multiplex Theater. This block would form the gateway from the west to the Innovation QNS development and be developed with 3 buildings. Building A-1 occupies the 35th Avenue block front and will provide new technology and general office space with ground floor retail and service uses supporting the existing commercial nature of this stretch of the avenue. The remainder of the block would be developed with Buildings A-2 and A-3, two primarily residential buildings with a mix of local commercial/community facility flexible space on the lower levels with uses that complement the two publicly accessible open spaces fronting on 38th Street. The southern end of the block, along 36th Avenue, would contain two open spaces.

The commercial building would be a 10-story (155' tall) story structure with a setback at the 7th floor (110' tall). The two residential buildings would be a mix of structures ranging from 9 stories (110' tall) to 13 stories (140'tall). In total, these buildings would contain approximately 595,607 zsf of space, including approximately 431,962 zsf of residential (544 DUs, including 136 permanently affordable DUs pursuant to MIH Option 1), approximately 25,570 zsf of retail, approximately 117,766 zsf of office, and approximately 21,981 zsf of community facility space. The sidewalk along 35th Avenue would be widened by 5 feet with additional pedestrian circulation space provided along 35th Avenue at the corner of 37th Street. Two loading berths would be provided on 37th Street, and entrances to the below-grade parking would be provided on 37th and 38th Streets (3 curb cuts). Located on the blockfront of 36th Avenue is a 26,000 sf area previously set aside for a potential school. The area is now being planned as two open spaces with trees, lawns and landscaping, walking paths and seating for the residential tenants of InnovationQNS with a 10,000 sf area extending along the entire 36th Avenue blockfront from 37th to 38th Streets for active public use.

The proposed two open spaces to be included as Publicly Accessible Areas (PAA's) on Zoning Lot A would be located on 38th Street between 35th and 36th Avenues. These two courtyard open spaces will be governed by special permits and restrictive declaration. One of these proposed open spaces is planned as a passive community gathering space which would include public seating, planted areas, a multipurpose lawn, and a water feature abutting the proposed food hall, commercial lobby and art gallery / museum. The other space is planned as a playscape for children with additional seating including tables and chairs and is adjacent to the proposed day care center and additional retail and community facility uses.

LSGD Waivers

Floor Area

Zoning Lot A generates a total of 800,698 sf of floor area and the buildings would contain 595,607 sf of floor area. The remaining 205,091 sf will be transferred to Zoning Lots B, D and E. The transfer facilitates the proposed development by relocating floor area from the lower density westernmost block to appropriate locations at the intersection of the two wide streets, 35th Avenue and Steinway Street opposite the existing PG Thirty Five and the proposed large civic park PAA and the extremely wide Northern Boulevard and wide 36th Avenue. This relocation places the additional floor area in locations best able to accommodate additional density, allowing the creation of the new 8 publicly accessible open spaces (PAA's) serving the existing and new residents of Astoria.

Height and Setback

Zoning Lot A will be mapped with an M1-4/R9 district fronting on 35th Avenue to a depth of 100' and fronting on 36th Avenue to a depth of 150'. The middle portion of the block will be mapped an M1-4/R7-3. Both zoning districts have a maximum base height of 85' with a maximum building height of 185' in the R7-3 and 225' in the R9. The proposed development seeks bulk waivers for height and setback on specified on portions of 37th Street, 35th Avenue and 38th Street. Building A-1 is located on the street line of 37th Street and 38th Street, provides a sidewalk widening of 5' on 35th Avenue and includes an additional 10' of pedestrian circulation space for an 80' portion on the western half of the frontage 35th Avenue at the corner with 37th Street. The building rises without setback to 155' in height (with a 40' bulkhead screen) on the corner of 35th Avenue and 37th Street and steps down to 110' at a distance 80' east from 37th Street. Waivers are sought for 15' setback above 85' on 37th Avenue, for 5' above 85' on the eastern 120' of frontage on 35th Avenue and for 15' above a height of 85' to 110' on 38th Street. The 37th Street frontage of Building A-2 extends 104' from 37th Street. In addition to the setback waiver above 85', a 4' portion of the bulkhead screen frontage exceeds the maximum building height of 185' on 37th Street and the southern edge of the 10 story portion of the building. Otherwise, Building A-1 remains under the permitted maximum building height.

Buildings A-2 and A-3 front on 37th Street from 104' south of 35th Avenue for a length of 350'. The frontage is broken up into five segments that provide setbacks at different dimensions from the street line and rise without setback to various building heights, articulating the façade and breaking up the building massing as you extend south on 37th Street. Segment 1 has a frontage of 72.5', a building height of 110' and is located on the street line. Segment 2 has a frontage of 65', a building height of 140' with a 40' bulkhead screen and is located 5' from the street line. Segment 3 has a frontage of 86.33', a building height of 110' and is located 15' from the street line. Segment 4 has a frontage of 70', a building height of 120' with a 40' bulkhead screen and is located on the street line. The final segment has a frontage of 55.97', a building height of 110' and is located 15' from the street line. Waivers are sought for setbacks above 85' on Segment 2 for a depth of 10' and on Segment 4 for a depth of 15'. The 38th Street frontage of Buildings A-2 and A-3 are separated from Building A-1 by the northern PAA and border the southern PAA on the 3 interior sides. The 38th Street frontage is located on the street line, provides a 15' setback at 80' and complies with regulations.

Loading

The regulations require a total of 5 loading berths for the commercial square footage on Zoning Lot A. The proposed development seeks to reduce the required berths to 2 located on 37th Street in the midblock area. The three buildings are located above a common cellar containing the accessory parking garage and building storage and common space. The common cellar and design above permit the consolidation and multi-use of the loading berths reducing the number of berths required to service the buildings. The proposed consolidation reduces the breaks in the activation of the street walls and corresponding length of cuts along the length of the Zoning Lot providing for a more inviting pedestrian experience.

Use

The proposed buildings have been designed and provide for a number of smaller retail and community facility spaces. The M1 districts have a restriction of 10,000 sf on size for certain retail uses. In order to provide flexibility for future modifications to the ground floor non-residential spaces, the proposed project seeks a use modification to allow certain retail uses greater than 10,000 sf to locate throughout the Zoning Lot.

Block 668 – Zoning Lot B

The Proposed Development would occupy the block to a depth approximately 400 feet measured from 35th Avenue (Block 668, Lot 5). The block would be developed with two primarily residential buildings with ground floor retail, service and community facility uses. The two buildings are separated by the though block passage, a publicly accessible open space connecting 38th Street with Steinway Street. The 38th Street frontage of the block would be lower-scale, similar to the buildings opposite on Zoning Lot A. The streetscape on 38th Street would be broken up with the publicly accessible through-block passage and a third publicly accessible courtyard. The 35th Avenue frontage would be developed with a lower-scale building at 38th Street with a 7 story base rising to 11 stories (120' tall) further rising to a 22-story (230' tall) tower along the intersection of the two wide streets, Steinway Street at 35th Avenue. The 50' wide through block passage separates the two buildings and south of the passage is a 19 story (200' tall) tower fronting on Steinway Street, again with the frontage developed with a 7 story base rising to 11 stories (120' tall). The ground floors would provide street level retail, service and community facility uses along with residential lobbies with the development's proposed grocery store located at the corner of 35th Avenue and Steinway Street. In total, these buildings would contain approximately 611,130 zsf of space, including approximately 575,859 zsf of residential (725 DUs, including 181 permanently affordable DUs pursuant to MIH Option 1), approximately 28,500 zsf of retail, and approximately 6,728 zsf of community facility space. A garbage storage facility and the entrance to the below-grade accessory group parking facility with 237 spaces would be provided on 38th Street (2 curb cuts) at the southern end of the zoning lot. The sidewalk along 35th Avenue would be widened by 5 feet.

The planned open spaces for Block B would include the through-block pedestrian passage with large, planted areas and shade trees, a water feature, public seating, wayfinding art and other public art installations such as overhead art/lighting, artistic pavement and a flexible lawn. The block would also include the third courtyard, a publicly accessible open space in the midblock area along 38th Street, planned as a community gathering space with seating, planting, and lawn areas.

LSGD Waivers

Floor Area

Zoning Lot B generates a total of 545,924 sf of floor area. The building would utilize 611,130 sf of floor area, receiving 65,206 sf from Zoning Lots A and C. The distribution facilitates the Proposed Development by allowing more density at the intersection of the wide 35th Avenue and Steinway Streets opposite the large open space expanse to PG Thirty Five and the surrounding new civic park PAA where the additional density is best accommodated and allowing the creation of the new 8 publicly accessible open spaces serving the existing and new residents of Astoria.

Height and Setback

Block B will be mapped with an M1-4/R9 along the 35th Street frontage to a depth of 100', along the Steinway Street frontage to the midblock down to 36th Avenue and from 36th Avenue to a depth of 150'. The midblock portion fronting on 38th Street will be mapped with an M1-4/R7-3, similar to the midblock condition across 38th Street. Again, both districts have a base height of 85' and a maximum building height of 185' in the R7-3 and 225' in the R9. Zoning Lot B occupies the entire 35th Avenue frontage to a depth of 402' on 38th Street and 408' on Steinway Street. Zoning Lot B will be developed with two buildings, B-1 and B-2. Building B-1 is divided into two forms, the first a lower section located at the corner of 35th Avenue and 38th Street extending east along 35th Avenue 119.99' and south along 38th Street to a depth of 126' (121' from the sidewalk widening line), the second form, a tower extends the remaining 66' to Steinway Street and extending south along Steinway Street for 126', 111' of building frontage measured 15' from 35th Avenue street line (5' sidewalk widening and an additional 10' of pedestrian circulation space). Waivers are sought for setbacks on 38th Street for a distance of 71' and a depth of 15' from a height of 85' to the building height of 120' and along 35th Avenue for a distance of 119.99' measured from 38th Street towards Steinway Street for a depth of 5' (5' setback at grade due to the 5' sidewalk widening) from a height of 85' to the building height of 120'. Waivers are sought along the 111' of Steinway Street frontage to a depth of 15' above a height of 85' to the top of the building at 230' with a 40' bulkhead screen. A waiver is sought for the overall building height of 5' from 225' to 230' and a 40' bulkhead screen. Building B-2 is compliant with the proposed underlying height and setback regulations, providing an 80' street wall on the street line on both 38th and Steinway Streets, providing the regulated 10' setback Steinway and 15' on 38th Street and also providing the 10' setback at 80' above the through block pedestrian passage. Building B-2 is a U shaped form bordering the through block pedestrian passage on the north and the 38th Street community gathering space on the interior 3 sides of the rectangular PAA. The building above the 80' base provides a 10' setback and rises to 120'. The southern border of the PAA is a similar 120' high building segment. The southern frontage on Steinway Street rises 200' in overall height above the 10' setback with a 40' bulkhead screen.

Minimum Distance between Buildings

Minimum distance regulations require building walls with legal windows for residences to be spaced at varying intervals depending on the condition of the walls opposite. A wall with no

legal windows facing a similar wall with no windows is required to be spaced 40' apart. A wall with legal windows facing a wall condition must be 50' apart and two walls with legal windows facing each other must be 60' apart. Building B1 is U shaped facing through block pedestrian passage above the ground floor base and designed with two residential wings of the building and an inner court facing the through block pedestrian passage. Building B-2 has a through lot portion fronting on Steinway Passage with a base of 80' before a building set back of 10' and a maximum height of 120'. The proposed buildings comply at the ground level with a distance of 50' between wall conditions and above 120' with minimum distance of 60' or greater. Waivers are sought for the 60' portion of the two Building B-1 residential wings between 20' in height to 60' in height for a distance measured from 38th Street of 60' in depth and measured from Steinway Street for 66' in depth.

Loading

The regulations require a total of 2 loading berths for the commercial square footage on Zoning Lot B. The proposed development seeks to reduce the required berths to 1 located on 38th Street in Building B-1. The two buildings are located above a common cellar containing the accessory parking garage and building storage and common space. The reduction in loading berths permit consolidation of the use of the loading berths between all buildings, reducing the total number of and length of curb cuts and breaks in the street wall permitting increased street level activation of the street walls along the length of the Zoning Lot.

Use

The proposed buildings have been designed and provide for a number of smaller retail and community facility spaces. The M1 districts have a restriction of 10,000 sf on size for certain retail uses. In order to provide flexibility for future modifications to the ground floor non-residential spaces, the proposed project seeks a use modification to allow certain retail uses greater than 10,000 sf to locate throughout the Zoning Lot.

Block 669 – Zoning Lot C

This block is notable for Playground Thirty Five, a City Park located at the southeast corner formed by Steinway Street and 35th Avenue. The Proposed Development would occupy the area east and south of the Park (Block 669, Lots 13, 16, and 36). In order to complement the playground, the Proposed Development would enhance the arts district by providing a large at grade publicly accessible open space surrounding the playground along 35th Avenue to a depth of 176 feet connected to the Community Hub, the cultural and arts center; this open space would provide for outdoor cultural and arts-related events. The sidewalk along 35th Avenue would be widened by 5 feet. On the south side of the open space, the Proposed Development would include two buildings. The first building, directly abutting the large open space would be a through block mixed-use building with a 4-story community centered multi-purpose arts and cultural facility with retail and service uses on Steinway Street. Above the 4-story base there would be a 27-story (295 feet tall) residential tower fronting on the open space and Steinway Street. Further south on 41st Street would be the second building, a 15-story (160' tall) residential building. In total, these buildings would contain approximately 402,473 zsf of space, including approximately 330,716 zsf of residential (416 DUs, including 104 permanently

affordable DUs pursuant to MIH Option 1), approximately 9,880 zsf of retail, and approximately 62,523 zsf of community facility space. A loading berth will be provided at the southern end of the Community Hub and an entrance to the below-grade accessory group parking facility with 288 spaces would be provided at the southern end of the Zoning Lot, both on 41st Street (2 curb cuts).

The planned open space on Block C, would be designed as new civic park augmenting the existing Playground Thirty Five by surrounding it with a large civic oriented public open space. The design would include a dog park on the PG 35's southern border and 10' path with benches and additional landscaping and trees along the eastern border. PG 35 is currently bordered on the south and east sides by a large etched metal decorative fence screening the playground from the existing parking facilities on the development site. Working with the DPR, the fence on the east will be replaced with the standard 4' picket fence visually linking the existing PG 35 to the proposed larger abutting open space. The etched metal decorative fence would be retained on the south side to retain a decorative separation between PG 35 and the proposed dog run. The design of this large civic park would include additional amenities such as large planters, public seating, a through-block pedestrian promenade, a water feature, a pavilion, a multipurpose lawn, and interactive public art.

LSGD Waivers

Floor Area

Zoning Lot C generates 411,502 sf of floor area and the building utilize 402,473 sf, distributing 9,029 sf to Zoning Lots B, D and E. The distribution facilitates the Proposed Development by allowing the configuration and size of the buildings on the zoning lot, along with the other waivers to properly frame the civic park and Playground Thirty Five at an appropriate density and scale enhancing the large public open space that is the focal point of the Innovation QNS development.

Height and Setback

The block will be mapped with an M1-4/R9 along the 35th Avenue frontage to a depth of 100', along the eastern side of the wide Steinway Street down to 36th Avenue to the midblock and along 36th Avenue frontage to a depth of 150'. The remaining midblock area fronting on 41st Street will be mapped an M1-4/R7-3. Again, both zoning districts permit a maximum base height of 85' and maximum building heights of 185' for the M1-4/R7-3 zoning district and 225' for the M1-4/R9 zoning district. Zoning Lot C is divided into a corner lot at 35th Avenue and 41st Street, a through lot beginning 100' south of 35th Avenue to a depth of 291.49' measured from 35th Avenue and an interior lot fronting on 41st Street measured from a point 291.49' from 35th Avenue for a distance of 141'. Block C has a width of 190', with the interior lot portion of Zoning Lot C measuring only 95' in depth. The Community Hub and residential tower abut the southern end of Astoria Commons for the full through lot and the tower rises to 295' with a 40' bulkhead screen. Waivers are sought for the overall height of the building above the 185' in the M1-4/R7-3 zoning district and above 225' in the M1-4/R9 zoning district, the building complies with the setback regulations. South of the Community Hub in the interior lot portion of the zoning lot will be building C-2, a 150' tall residential building with a 40' bulkhead screen. The

proposed building provides a base height of 70', with a 10' setback. Waivers are sought for 5' of the required setback above 85' and for the top 5' of the bulkhead screen. The block at this location is 95' in depth. To provide a more efficient building floor plate above the setback while maintaining the required 30' rear yard, a 5' waiver in the setback is sought. The encroachment to light and air at the street level is off set by the low rise Community Hub building base to the north and Astoria Commons beyond with a corresponding setback at grade across 41st Street on Zoning Lot D.

Rear Yard Equivalent

Corner lots do not have a rear yard requirement. Through lots permit three options for a rear yard equivalent: two abutting rear yards midblock, two front yards or two side yards. Interior lots require the rear yard along the rear lot line. The application is applying the option of two abutting rear yards centered midblock which connect to the rear yard in the interior lot portion; two 20' (40') commercial rear yard equivalents for the non-residential base and two 30' (60') rear yard equivalents for the residential tower. Waivers are sought for the four story Community Hub base above the permitted obstruction of 23' and for 45' of the residential tower midblock. The Community Hub and residential tower front on the north by Astoria Commons, providing a non-complying equivalent of a rear yard with the tower off set on the site towards Steinway Street, the wide commercial corridor.

Loading

Regulations require two loading berths based on the non-residential square footage. A waiver is sought to provide one loading berth accessed by a single 20' curb cut on the southern edge of the Community Hub away from Astoria Commons. The one loading berth will serve the Community Hub including the retail uses, offices and gallery space.

Use

The proposed buildings have been designed and provide for a number of smaller retail and community facility spaces. The M1 districts have a restriction of 10,000 sf on size for certain retail uses. In order to provide flexibility for future modifications to the ground floor non-residential spaces, the proposed project seeks a use modification to allow certain retail uses greater than 10,000 sf to locate throughout the Zoning Lot.

Block 670 – Zoning Lot D

The Proposed Development would occupy the majority of Block D (Block 670, Lots 4, 8, 20, 27, 30, and 47), and would include the relocated and re-envisioned multiplex cinema on the second floor above local retail and service uses. The cinema would extend from the 35th Avenue frontage spanning the block to a depth 149' measured north from 36th Avenue. On the ground floor of the three buildings would be the world market between 35th Avenue and the covered publicly accessible open space with the midblock entrance to the theater, with smaller retail uses bordering the open space and extending down 41st Street to 36th Avenue. The Proposed Development would contain three residential buildings above the cinema spread across the zoning lot. At the corner of 35th Avenue and 42nd Street above the cinema there would be an

outdoor space accessory to the cinema. At the corner of 35th Avenue and 41st Street there would be a 16-story (200'tall) residential tower. Further south and separated from the corner residential tower would be a U-shaped through-block 10-story (160' tall) residential building above the cinema. Moving down 41st Street is a 9-story (150' tall) building. On the southern end of the block, there would be a 7-story (130' tall) residential building along 41st Street above the theater, with a 27-story (280' tall) residential tower at the corner of 41st Street and 36th Avenue adjacent to the wide Northern Blvd. In total, these buildings would contain approximately 650,186 zsf of space, including approximately 536,476 zsf of residential (675 DUs, including 169 permanently affordable DUs pursuant to MIH Option 1), approximately 104,271 zsf of retail, and approximately 9,439 zsf of community facility space. A loading berth would be provided on 42nd Street and an entrance to the below-grade accessory group parking facility with 241 spaces would be provided on 41st Street (2 curb cuts).

The planned open space on Block D, would be a covered by the second floor cinema, linking 41st and 42nd Streets, between 35th Avenue and Northern Boulevard/36th Avenue. The proposed open space is a through-block pedestrian promenade and plaza which includes the entrance to the cinema. The open space is planned to include amenities such as public art installations, holiday and farmer's markets, interactive plaza furnishings, and communal tables. Additionally, the plaza space is planned to be flexible space to include temporary recreational features such as seesaws, communal games, and adult swings.

The block will be rezoned to a contextual M1-4/R7X zoning district along 35th Avenue to a depth of 100' opposite the low-rise residential buildings on the northside of 35th Avenue. The 36th Avenue / Northern Boulevard frontage will be rezoned to an M1-5/R9-1 to a depth of 150', appropriate for the location on the wide 36th Avenue and Northern Blvd. The remainder of the midblock will be rezoned to an M1-4/R7-3. For buildings to be constructed pursuant to the MIH requirements, the M1-4/R7X permits a base height of 105' and a maximum building height of 145'. M1-4/R7-3 permit base heights of 85' and a maximum building height of 185' while the M1-5/R9-1 district permits base heights of 90' and a maximum building height of 280'.

LSGD Waivers

Floor Area

Zoning Lot D generates 575,337 sf of floor area and the buildings utilize 650,186 sf of floor area receiving 74,849 sf of floor area from Zoning Lots A and C. The southern portion of Zoning lot D is located on the wide 36th Avenue just west of the intersection with Northern Boulevard. The distribution of floor area to this location facilitates the Proposed Development by relocating floor area from the lower density westernmost block on a wide street to a location near Northern Blvd best suited to accommodate additional density allowing for varied building forms, better urban design and the creation of 8 new PAA's.

Height and Setback

The buildings on Zoning Lot D are more complicated due to the second floor multiplex theater than spans the zoning lot. This locational requirement in effect breaks the buildings into horizontal bands with retail, community facility and lobbies on the ground floor, the multi-plex

on the second floor and residential buildings above. The 5' sidewalk widening continues along the 35th Avenue blockfront with an additional 10' pedestrian circulation area for the western 100' of frontage abutting 41st Street. South along the 41st Street frontage, the buildings contain a series of segments that setback at grade and rise to various heights before setback depending on the location of the theater use and the residential buildings above. The 35th Avenue frontage is occupied by retail on the ground floor, the multiplex on the second floor and the D-1 residential building on the corner of 35th Avenue and 41st Street. Building D-1 41st frontage is located on the street line, the 35th Avenue frontage sets back at grade 15' providing 10' of additional pedestrian circulation space on 35th Avenue and rises without setback for 200' with a 40' bulkhead screen above. Waivers are sought for the setback above 105' along 41st Street for the portion in the M1-4/R7X district and above 85' in the portion located in the M1-4/R7-3. Waivers are sought for the overall building height above 145' to 200' with the 40' bulkhead screen in the R7X portion of the zoning lot and between 185' to 200' with the 40' bulkhead screen in the R7-3 portion of the zoning lot. Building D-2 is located midblock in the through lot portion of the zoning lot and complies with height and setback. Building D-3 is located at the corner of 36th Avenue and 41st Street. The building is located on the street line along 36th Avenue and for the first 100' along 41st Street measured from 36th Avenue and rises to 80' before a 10' setback. On 41st Street, beyond 100' from 36th Avenue, the building provides a 10' setback at grade and rises to the height of the overall building at 280'. A waiver is sought to reduce the required 15' setback by 5' on the narrow 41st Street above the base height of 90' to the building height of 280.

Rear Yard

Corner lots do not have a rear yard requirement. Through lots permit three options for a rear yard equivalent: two abutting rear yards midblock, two front yards or two side yards. Interior lots require the rear yard along the rear lot line. For through lots that abut two corner lots occupying a full block frontage, regulations waive the rear yard requirement for residential buildings. Zoning Lot D is applying the midblock yard requirement for the commercial portion of the through lot coinciding with the required interior lot rear yards south of the through lot portion. The ground floor in this portion of the building is 30' in height with the second floor rising to 80' in height to accommodate the necessary dimensions for the modern screens and stadium seating. The application seeks waivers for the commercial rear yard equivalent of 40' midblock from 23' in height to 80' in height to accommodate the theater expanse. The theater volume extends south from the through lot portion 88' south into the interior lot portion of the zoning lot. Similarly, the application seeks a waiver for the commercial rear yard required for the portion of the ground floor from 23' in height to 30' in height. Building D-3 contains dwelling units on the second floor and above, therefore, a residential rear yard is required at the level of the second story and above. The building provides a 20' rear yard in compliance with the commercial rear yard but seeks a waiver for the additional 10' from 30' in height to 80' in to accommodate the theater expanse on this level.

Loading

Zoning Lot D has a loading dock requirement of 6 berths, primarily driven by the square footage occupied by the theater. Modern theater technology has progressed and the loading requirement noted for such use in the Zoning Resolution is outdated. Similar to the other zoning lots in the

LSGD, the buildings on Zoning Lot D are located above a common and shared below grade accessory group parking facility, with amenity and storage space. A common loading dock is being provided 42nd Street serving the retail spaces in Building D-1 with access to Buildings D2 and D3 through the accessory group parking facility. The application seeks a waiver of the 5 unnecessary loading berths.

Use

The proposed buildings have been designed and provide for a number of smaller retail and community facility spaces. The M1 districts have a restriction of 10,000 sf on size for certain retail uses. In order to provide flexibility for future modifications to the ground floor non-residential spaces, the proposed project seeks a use modification to allow certain retail uses greater than 10,000 sf to locate throughout the Zoning Lot.

Block 671 – Zoning Lot E

The Proposed Development on this block would occupy the portion of the irregularly shaped lot formed by the angle of Northern Boulevard to the regular street grid (Block 671, Lots 1, 8, 12, 20, and 23), excepting the two lots not controlled by the Applicant at the corner of 35th Avenue and 43rd Street. The Proposed Development would contain three buildings. A stand-alone 9-story (100' tall) mixed-use building above a 5-story (80' tall) base on the corner of 35th Avenue and 42nd Street. Just south fronting on 42nd Street opposite the covered open space on Block D would be an at-grade publicly accessible open space. The remainder of the block fronting on Northern Boulevard and 42nd Street would include a large mixed-use building with a 5-story (80' tall) office and ground floor retail base. Above and setback on both frontages would be a multi-story residential building with a 12-story base (150'tall) and two towers, one with 20 stories (total height 230') and one with 26 stories (total height 290'). In total, these buildings would contain approximately 527,672 zsf of space, including approximately 383,345 zsf of residential (483 DUs, including 181 permanently affordable DUs pursuant to MIH Option 1), approximately 28,383 zsf of retail, and approximately 115,943 zsf of office space. One of the commercial spaces on Block E may include automotive or showroom uses. Loading berths would be provided on 42nd and 43rd Streets both near the angled Northern Blvd serving the office and retail uses and an entrance to the below-grade accessory group parking facility with 135 spaces would be provided on 43rd Street (3 curb cuts)

The open space on Block E, is planned as a community plaza, which, based on a conceptual design, would include public seating, planters, and interactive public art installations.

The block will be rezoned to a contextual M1-4/R7X zoning district along 35th Avenue to a depth of 100' opposite the low-rise residential buildings on the northside of 35th Avenue. The reminder of the block will be rezoned to an M1-5/R9-1 appropriate for the location on the wide Northern Blvd. For buildings to be constructed pursuant to the MIH requirements, the M1-4/R7X permits a base height of 105' and a maximum building height of 145' and M1-5/R9-1 districts permit base heights of 90' and a maximum building height of 280'.

LSGD Waivers

Floor Area

Zoning Lot E generates 453,621 sf of floor area and the buildings utilize 527,672 sf, receiving 74,051 sf from Zoning Lots A and C. The distribution relocates the additional floor area in two residential towers fronting on Northern Boulevard allowing for a signature building on an extremely wide street that can best accommodate the additional density and where, along with the tower on Zoning Lot D, forms the eastern gateway to the Innovation QNS development.

Height and Setback

Zoning Lot E will be developed with 3 buildings, E-1, E-2 and E-3. E-1 is located at the corner of 35th Avenue and 42nd Street, continues the 5' sidewalk widening on 35th Avenue and located on 42nd Street at the street line extending 132' south to the large Innovation Square Plaza. Building E-2 and E-3 front on 43rd Place and Northern Blvd on the east and 42rd Street east and frames the western and southern borders of the proposed Innovation Square. Building E-1 will have a commercial ground floor with residential uses above rising without setback to 100' in height with a 40' bulkhead screen. The application seeks a waiver for required 15' setback from 90' in height to 100' in height for the 32' of frontage located in the M1-5/R9-1 and for 5' of setback for the bulkhead screen from 105' in height to 140' in height along the 35th Avenue frontage. Building E-2 and E-3 are adjacent structures that will form a single ground floor retail and office base rising to 80' in height, above which will be a setback residential base rising to 150' in height. The building base complies with the underlying height and setback regulations. Above a height of 150', the buildings diverge into two residential towers, E-2 rising to 290' with a 40' bulkhead zone and building E-3 to a height of 230' feet with a 40' bulkhead zone. Building E-2 seeks a waiver of overall building height from 280' to 290' in height and for the 40' bulkhead zone. Building E-3 will be compliant.

Rear Yards

In applying the yard regulations, the zoning lot is made up of a corner lot fronting on 42nd Street and 35th Avenue and at the corner of 42nd Street with Northern Boulevard. In between the two corner lots is a through lot (the angle formed by the intersection of 43rd Street and Northern Blvd is greater than 135 degrees). The two corner lots do not require rear yards and the application is applying the midblock rear yard equivalent for the commercial and residential portions of the building. Building E-1 contains residential uses on the 2nd floor and the application seeks waivers of the residential rear yard equivalent from 20' in height to various heights, 80', 150' and 290' in the E-2 building and 80', 150' and 230' feet in the E-3 building. These encroachments are off-set by the large, publicly accessible open space fronting on 42nd Street measuring 118.66' in width by 90' in depth providing an alternate open space serving the 3 buildings akin to a rear yard equivalent and the towers also fronting on the wide Northern Boulevard.

Minimum Distance Between Buildings

Due to the unique size, shape and configuration of the zoning lot, Building E-1 is designed as an L shape structure with an interior court providing legal light and air in the south east corner of the building. This 30'x47' court providing legal light and air to the units facing the courtyard

and typical for a corner lot condition, is opposite two portions of Building E-2 that do not comply with minimum distance between buildings regulations. The application seeks waivers for an area beginning at 20' above grade to 80' feet above grade that measures 37' by 30'. Above 80' to 145', the area is reduced and measures 7.06'x 30'.

Use

The proposed buildings have been designed and provide for a number of smaller retail and community facility spaces. The M1 districts have a restriction of 10,000 sf on size for certain retail uses. In order to provide flexibility for future modifications to the ground floor non-residential spaces, the proposed project seeks a use modification to allow certain retail uses greater than 10,000 sf to locate throughout the Zoning Lot.

Description of Proposed Actions

To facilitate the Proposed Development, the Applicant is seeking the following actions:

1. Zoning Map Amendment requested to Map 9b changing the Project area from M1-1 and C4-2A districts to Special Mixed Use District (MX - 24) consisting of M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 districts.

2. Zoning Text Amendments:
   i. Zoning Text Amendment requested to Section ZR 74-745 (b) to make the reduction in loading berths permitted under the Special Permit ZR 74-745 (b) applicable to Special MX-24 District in Queens Community District 1.
   ii. Zoning Text Amendment to Section ZR 123-00 to create a new MX-24 District.
   iii. Zoning Text Amendment to Appendix F to establish a Mandatory Inclusionary Housing (MIH) Option 1 area over the project area.

3. Special Permits requested pursuant to ZR 74-743, Special Provision for Bulk Modifications:
   i. Special Permit requested pursuant to ZR 74-743 (a)(1) to allow the distribution of floor area without regard zoning lot and district boundary lines.
   ii. Special Permit requested pursuant to ZR 74-743 (a)(2) to modify rear yard regulations as per ZR 23-40 (Yard Regulations), ZR 43-40 (Yard Regulations), ZR 123-65 (Special Yard Regulations).
   iii. Special Permit requested pursuant to ZR 74-743 (a)(2) to modify minimum distance between buildings as per ZR 23-711 (Standard Minimum Distance Between Buildings).
   iv. Special Permit requested pursuant to ZR 74-743 (a)(2) to modify height and setback regulations as per ZR 23-662 (Height and Setback Requirements for Quality Housing Buildings) and ZR 123-66 (Height and Setback Regulations).

4. Special Permit requested pursuant to ZR 74-744(c) to modify sign regulations on Zoning Lot D to modify ZR 123-40 (Sign Regulations) and ZR 32-60 (Sign Regulations).

5. Special Permit requested pursuant to ZR 74-745(a) to locate required and permitted accessory parking spaces throughout the five (5) accessory group parking facilities in the LSGD without regard to zoning lot lines.

6. Special Permit requested the pursuant to ZR 74-745 (b) to reduce loading berths as per ZR 44-50 (General Purposes) and ZR 123-70 (Parking and Loading).

7. Special Permits requested on Zoning Lots A through E pursuant to ZR 74-922 to permit certain retail uses greater than 10,000 square feet of floor area as per ZR 42-10 (Uses Permitted As-Of-Right), ZR 123-20 (Special Use Regulations).

LSGD Modifications

The Proposed Development Site will be declared a Large-Scale General Development and would seek the following special permits:

Special Permit - Bulk

1. Special Permit under ZR 74-743 to allow floor area distribution without regard to zoning district boundaries and zoning lot lines; allow waivers of required rear yards and minimum distance between buildings; allow waivers of height and setback regulations.

The Development Site occupies portions of five (5) city blocks and while adhering closely to the required bulk regulations, some modifications are sought to provide a varied design that includes significant public open space, buildings with varied height profiles and articulated street walls with additional sidewalk widths and pedestrian circulation space. Floor area is distributed throughout the LSGD responding to the surrounding neighborhood context, street widths and proposed location of uses. Modifications to rear yard equivalent, minimum distance, and height and setback regulations are also sought to facilitate the Proposed Development.

Floor Area Distribution

Floor Area is proposed to be shifted from Block A, which would be underbuilt by approximately 205,000 square feet of floor area, and Block C, which would be underbuilt by approximately 9,000 square feet, and distributed to Blocks B, D and E. The maximum permitted floor area on Block B would be increased by approximately 65,000 square feet; on Block D by approximately 75,000 square feet; and on Block E by approximately 74,000 square feet. The distribution of floor area primarily impacts the residential densities on each zoning lot with the exception of Zoning Lot A, where commercial floor area is distributed from the midblock to the proposed office building fronting on 35th Avenue. The distribution of floor area as proposed promotes added density on the wide streets that run through and adjacent to the Development Site and allow for more area at-grade to provide publicly accessible open space across the various project blocks.

Rear Yard Equivalent

On Blocks C, D and E, the Applicant proposes to locate certain buildings within required rear yard equivalents. For residential use in developments utilizing Quality Housing regulations in the zoning districts in which the Proposed Development will be located, for through lots, a 60' rear yard equivalent located midway (or within 10' of midway) between two opposite streets of the block is required. In addition, for commercial and community facility uses, a 40' rear yard equivalent located midway (or within 5' of midway) between two opposite streets is required. Certain buildings on each block are partially located within these rear yard equivalents; however, they have been located in areas so as, with respect to residential uses, to receive ample light and air from adjacent setbacks and public open spaces that would not negatively impact the residential units; and with respect to the theater use of Block D, to permit the multiplex to be constructed evenly across the block to provide better layouts for each theater. The location of the buildings within the rear yards and rear yard equivalents provides for a better site plan for the Proposed Development Site and allows the creation of 1.94 acres of publicly accessible open space.

Minimum Distance Between Buildings

Block B provides an open through-block pedestrian passage that measures 50' in width from Steinway Street to 38th Street. Minimum distance between building regulations require that above a height of 50', a 40' minimum distance is needed if the facing building walls contain a wall to wall condition, 50' if they contain a window-to-wall condition and 60' if they contain a window-to-window condition. The buildings adjacent to the pedestrian passageway have a compliant wall-to-wall condition on the ground floor. However, above a height of 50' and before a 10' setback at a height of 80' for the building on the south side of the passageway, the buildings have a window-to-window condition of only 50', which does not comply. The waiver sought here to permit a 50' window-to-window condition still allows for a stronger, cleaner building wall to be constructed on both sides of the passageway. Zoning Lot E is a very irregularly shaped zoning lot formed by the angled Northern Boulevard intersecting the regular street grid between 36th and 35th Avenues and abutting two outparcels to the zoning lot at 35th Avenue and 43rd Street. The waiver for minimum distance on this zoning lot is request due to achieving efficient layouts of the buildings in relation to the proposed open space, abutting the two out parcels, the angled Northern Boulevard. While slight waivers in minimum distance are requested, the overlapping court regulations and the proposed open space provide alternate open areas providing a superior site plan.

Base Height and Maximum Building Height

Base heights, maximum heights and setbacks are modified at various locations along the five project blocks. The modifications are to provide varying building forms, articulate the street walls, frame public open spaces and respond to certain narrow block configurations. Similar to the distribution of floor area, larger envelopes are located closer to wide streets, which can handle the additional height and density while, in turn, allowing for the construction of a variety of public open spaces throughout the development. These waivers help with creating a unique and distinct built form that supports good urban design and a better site plan.

With respect to Zoning Lot A, the minimum setback requirement will be waived along certain street frontages. The underlying district regulations require a 15' setback on narrow streets and 10' setback on wide streets. A sidewalk widening of 5' is being provided along the 35th Avenue frontage, and the office building along 35th Avenue maintains the sidewalk widening and provides an additional building entrance recess area at the corner of 35th Avenue and 37th Street, but otherwise will rise without setback. Certain residential frontages on 37th Street would rise without setback to their total building heights—all of which will be less than the maximum permitted building height. The setback waivers here are minimal encroachments, allow for specific street wall articulation and create a stronger street wall for portions of the building located at the street line, accommodate some of the density relocated from the public open space provided on this block and are warranted.

On Zoning Lot B, similar to Zoning Lot A, a 5' sidewalk widening is provided for the full length of frontage on 35th Avenue with an additional at-grade 10' setback of a building entrance recess area provided on 35th Avenue as it fronts on Steinway Street. Height and setback relief is sought for buildings along 38th Street as it approaches 35th Avenue, on 35th Avenue and along Steinway Street. Specifically, setback waivers are requested for 71' of length along 38th Street and for 120' feet along 35th Avenue for this 11-story building. These waiver requests permit a sheer street wall for the building at this corner, providing a strong building presence and demarcating the corner of 38th Street and the wide 35th Avenue. The relatively low building at the corner with a wide street is an appropriate location for such waivers, allowing light and air to the streetscape below. Along the remainder of 35th Avenue, the building sets back 15' and therefore complies with the setback regulations along this frontage. A setback waiver on the Steinway Street frontage for length of 111' and an overall building height waiver of 5' is requested for this 22-story corner tower providing a signature building to the Proposed Development at this pivotal southwestern corner of 35th Avenue and Steinway Street--the gateway to the Proposed Development from the Steinway Street commercial corridor to the north. The location at the corner of two wide streets opposite PG 35 and the Proposed Development's large civic park, allow for an abundance of light and air to reach the street and is an appropriate location for such waivers.

For Zoning Lot C, height waivers are proposed for the residential tower above the four-story base at the center of the block, which exceeds the maximum height in the M1-4/R7-3 district (185') and M1-4/R9 district (225') by rising up to 295', and minor setback waivers are also proposed along 41st Street. The 4 story base houses the proposed multi-purpose arts and cultural facility with a 23-story residential tower located above. The arts and cultural facility occupies a through lot location fronting on and framing the large civic park and PG 35 located at the southeastern corner of 35th Avenue and Steinway Street. The residential tower is located above the arts and cultural facility fronting on Steinway Street and forms an eastern focal point for the Steinway Street corridor gateway to the Proposed Development. The location on the wide Steinway Street fronting on the large civic park is an appropriate location for such waivers, providing ample light and air to the surrounding community and a prominent lead-in to the view corridor down Steinway Street. Along 41st Street behind the arts and cultural facility is a residential building seeking a setback waiver

of 5'. The interior lot extends to a depth of 95' from the street line and the waiver is requested to maintain efficient building floor plates above the setback. This setback waiver along the midblock is appropriate at this location for a number of reasons. The arts and cultural facility to the north is only 4 stories which then borders on the large civic park providing ample light and air to filter down the street. In addition, the streetwalls opposite 41st Street are setback at grade for 15' allowing for a 75' wide dimension between opposing buildings, varying the streetscape and providing more openness at street level. The height and setback waivers contribute to a better site plan because the tower is located at the center of the site, drawing attention to the Proposed Development, while also helping to frame the park and public civic space fronting on 35th Avenue.

On Zoning Lot D, the Proposed Development continues to provide the 5' sidewalk widening along the entire frontage of the block. The 16-story tower at the corner of 35th Avenue and 41st Street would setback an additional 10' on 35th Avenue and be located on the street line along 41st Street and rise to a total height of 200' exceeding the maximum permitted base height of 105' and a total building height of 145'. In the midblock along 41st Street, lesser setback relief would be permitted on 41st Street in the midblock. The additional height for the 16-story tower also helps to frame the park and civic open space opposite 41st Street, and the setback waiver further promotes a strong streetwall adjacent to the sidewalk widening on 35th Avenue. On the southern end of the block, a tower is located on 36th Avenue adjacent to the intersection with Northern Boulevard. The building complies with setback requirements on the wide street and narrow 41st Street within 100' of the wide street. However, the building tower extends up 41st Street for an additional 50' and maintains the 10' setback. The Applicant seeks the waiver of 5' of the setback in this location to maintain building streetwall and floor plate widths for the tower. The waiver is appropriate in this location because of the proximity to the intersections of 41st Street with 36th Avenue and nearby Northern Boulevard and the 15' setback being provided by the portions of the building to the north which give ample light and air to the street.

Zoning Lot E is an irregularly-shaped zoning lot formed by the intersection of 43rd Street and the diagonal Northern Boulevard in this location. Further, the zoning lot abuts two outparcels at the corner of 35th Avenue and 43rd Street. The zoning lot is further split between the proposed M1-4/R7X on 35th Avenue and the proposed M1-5/R9-1 for the remainder, beyond 100' of 35th Avenue. On 35th Avenue, the Proposed Development maintains the 5' sidewalk widening for the length of the zoning lot. The building design is for a mid-rise, 9-story, 100' tower without setback on both the 35th Avenue and 42nd Street frontages and for two towers above a mixed-use base along Northern Boulevard and the southern end of 42nd Street. A public courtyard, to be known as 'Innovation Square', is located in the middle of the 42nd Street frontage abutting both the 35th Avenue building and the Northern Boulevard building. The 35th Avenue building complies in the M1-5/R7X as the maximum base height is 105' and maximum building height is 145'. The building extends down 42nd Street for 137' from 35th Avenue and maintains the building massing 37' into the M1-5/R9-1 district which has an 85' maximum base height. The application seeks a waiver of the base height for this 37' feet of frontage above the base height to the building height of 100'. The waiver at this location is warranted since the building does not maximize its permitted height in the M1-4/R7X district nor does it maximize height in

the M1-5/R9-1 district. Further, the building fronts on the wide 35th Avenue, is opposite a two-story portion of the multi-plex and abuts the public courtyard on the south. The building on Northern Boulevard is an irregular shape formed by the intersection of the diagonal Northern Boulevard with 43rd Street at this location. The proposed building at this location provides two residential towers above a mixed-use base. The mixed-use building complies with the setback requirements in the M1-5/R9-1 district providing a street wall at the street line and rising to 80', provides the required setbacks and rises to 12 stories and 150' and then provides two residential towers, one compliant at 22 stories and 230' and another non-compliant by 10' at 26 stories and 290'. The height waiver at this location is minimal at 10' and appropriate given the location of the site at the intersection of very wide Northern Boulevard and 43rd Street, the low-rise nature of the rest of the building on the zoning lot, the public courtyard/open space and the ample light and air provided to the street by the unique building form.

In sum, the proposed height and setback waivers improve the Proposed Development's site plan and relationship between buildings and adjacent streets and surrounding area by allowing for a more varied built form throughout that draws attention to the prominent aspects of the project (such as the 35th Avenue sidewalk widening, the commercial corridor on Steinway Street, and the collection of public open spaces). The range of envelope variety enhances the Proposed Development's unique and distinct context amongst its own buildings and the surrounding neighborhood character, which results in better urban design and a better site planning for the Development Site.

Special Permit – Use

1. Special Permits under ZR 74-922 (Certain Large Retail Establishments) to allow retail uses greater than 10,000 square feet in M1 districts. The Proposed Development will contain primarily community facility and small retail establishments. However, to provide flexibility for future configurations of retail space, with some spaces possibly exceeding 10,000 sf of floor area, the application will seek special permit to allow Use Group 6 food stores greater than 10,000 square feet of floor area and Use Group 10 retail uses in all retail locations across the five Zoning Lots of the Development Site.

2. Special Permit under ZR 74-744(c) to modify sign regulations for Zoning Lot D. The MX District modifies the underlying sign regulations applicable in each underlying zoning district to C6-1 district regulations. Along 35th Avenue, the street frontage of Zoning Lot's C, D and E face a residential zoning district boundary line in the middle of the street making C1 district regulations applicable within 100' of 35th Avenue. The application seeks to waive the applicable C1 sign regulations for the blockfront facing 35th Avenue between 41st and 42nd Streets. This blockfront contains the relocated multiplex movie theater. The main entrance to the theater is midblock within the proposed covered public open space. It will be important to the operation of the theater and the movie going public to have signage appropriate for the theater use which will highlight the cinematic offerings and provide direction for the visiting public. The waiver will seek to modify the regulations only for the theater at this location. The retail uses on the ground floor will abide by the applicable

C1 district regulations. The application will seek to allow additional signs for the second floor theater use on the 35th Avenue frontage and on the 41st Street frontage within 100' of the corner.

Special Permit - Parking and Loading Modifications

The Proposed Project has a parking requirement generated on each zoning lot as follows: Block 641/A- 199, Block 668/B – 230, Block 669/C – 139, Block 670/D – 233, and Block 671/E – 151 for a total of 952 spaces. Accessory parking will be provided as follows: Block 641/A – 489, Block 668/B – 237, Block 669/C – 288, Block 670/D – 241, and Block 671/E – 135 for a total of 1,390 accessory parking spaces.

1. Special Permit under ZR 74-745(a) to allow the distribution of parking spaces across the LSGD in five accessory parking facilities and one surface parking lot. The LSGD encompasses five zoning lots each on portions of five city blocks. Each block is a separate zoning lot and each zoning lot will have an underground accessory group parking facility with differing levels of capacity, with Zoning Lot A also containing an at-grade surface parking lot on the portion of the block closest to 36th Avenue. The special permit seeks to relocate 16 required spaces from Zoning Lot E, the smallest parking facility to Zoning Lot A, the largest. After relocation, the required number of spaces on Zoning Lot A will be 215 and on Zoning Lot E, 135. The remaining three accessory parking facilities meet their required spaces and include differing levels of permitted parking above. In aggregate, the parking facilities will support the parking demand generated by the Proposed Development.

2. Special Permit ZR 74-745(b) applicable to Special Mixed Use District where the LSGD will be located; and a Special Permit under ZR 74-745(b), as amended, to reduce the loading berths required on Blocks A, B and Block D. The office, retail and community flex space generates a required four loading berths for Block A. The Applicant team, based on operational experience, believes only two berths will be necessary. They are located midblock on 37th Street and serve all of the non-residential uses. Similarly, the retail and flex space on Block B generates a required two berths and the Applicant team believes that, operationally, only one berth will be necessary. It is located on 38th Street near the proposed food store. Finally, the theater and retail and community flex space on Block D generates a total of five required loading berths, primarily from the theater square footage. Operationally, theaters do not need loading berths and the Applicant team believes only one berth will be necessary to serve the retail and community flex space. It is located on 42nd Street adjacent to the ground floor non-residential uses it will serve. Accordingly, the Applicant seeks to waive two berths on Block A, one on Block B and four on Block D.

Conclusion

The Applicants believe the Innovation QNS project will transform the five city blocks in the project area into a vibrant, mixed-use community offering a wide variety of housing options and office space for the creative industries, neighborhood-serving healthcare and community facilities,

retail, a state-of-the-art multiplex cinema, a full-service grocery store, and thoughtfully programmed publicly accessible open spaces throughout.

The MX district pairings of residential zoning districts with manufacturing zoning districts for the rezoning area were chosen using the standard zoning conventions of higher density districts on the wide streets with lower density districts in the mid-blocks on narrow streets, and we believe these are appropriate and form a cohesive plan for the overall rezoning project area and provide the framework for the proposed Innovation QNS Large Scale General District (LSGD) site plan. The manufacturing and residential district pairings provide for a total mid-range density development with 7.1 FAR with the LSGD special permit allowing the distribution from the lower scale western area to the wide streets of Steinway and 35th Avenues and Northern Boulevard and 36th Avenue. The height and setback regulations modified by MX district regulations provide volumes that permit the planning concepts behind the Innovation QNS design (maintaining street walls, provision of significant public open space, and creating building forms with varied height profiles) with sensitivity to the adjacent building forms with the LSGD allowing flexibility for minor waivers to achieve a superior site plan.

The MX district supersedes height factor zoning with base height, setback, and maximum building height regulations that meld the M districts with the R districts and permit street walls, require setbacks, and contain height limits. Within those constraints, the LSGD special permit allows waivers of the bulk requirements to allow flexibility for large scale projects to better serve the community and proposed development and create a superior overall site plan. The Innovation QNS development adheres to these goals. All of the five blocks provide street walls except where the proposed public open space occurs, allowing commercial and community facility uses on the ground floor activating both the street fronts and the public open space to create a vibrant and active pedestrian and open space environment serving the existing surrounding community and proposed new residents. Critically, this activation extends well beyond the boundaries of the Innovation QNS LSGD, driving foot traffic into the Steinway Street commercial corridor and beyond.

The public open space is primarily located on the narrow streets but still designed to be open to the streets and porous for public access while maintaining the concept of street walls on wide streets framing the development within the community. This is modified with the large civic open space and the through block pedestrian passage as it meets Steinway Street to provide a focused open space node in the community adjacent to and enhancing the existing community playground. The open spaces also serve to break up the 600' long blocks, providing relief at the pedestrian level and giving the long blocks a more human scale. The street walls along 35th Avenue on the west and east sides continue this wide street commercial corridor enhancing the commercial streetscape leading to the important intersection with Steinway Street. The open space across all five blocks has been designed to provide different experiences depending on the location within the Innovation QNS site plan from a large civic park to a more intimate playground. The large public open space abutting Playground Thirty Five provides the focal point for the Innovation QNS development and an anchor/gateway to the Steinway Street and 35th Avenue commercial corridors. It is designed as a civic park, welcoming all and providing a dog park, seating, and a large lawn for more active uses. The team is working with DCP and DPR to design the interface between the playground and the adjacent new civic park to create a visually seamless public open space for Astoria. This large public open space also fronts on the

60,000 square foot Community Hub, which will serve as a permanent home to a number of non-profit organizations providing services and programming to the community plus being a resource for other community-based organizations in need of space, facilities, and other support on a temporary basis. Three courtyards on 38th Street are located at the street line and are fully accessible and inviting to the public. They are designed to support and be enhanced by the adjacent commercial and community facility uses and are appropriate for the narrow street and residential uses in the buildings above. The through block pedestrian passage between 38th and Steinway Streets provides a link between the courtyards, the Steinway Street commercial corridor, the playground and the large civic open space. The covered open space between 41st and 42nd Streets provides the main entrance to the relocated state-of-the-art movie theater off the street and provides a unique covered gathering place for everything from holiday markets to retail and eating and drinking establishments for moviegoers and the surrounding community. Finally, the plaza on 42nd Street opposite the covered open space provides a public open space appropriate for the proposed office base and residential buildings on the block and surrounding area. All of the open spaces are designed to be visually connected through the five blocks and form a public open space network for the surrounding community and the Innovation QNS development.

The proposed use waivers to allow local retail uses flexibility to combine ground floor spaces without the restriction of the 10,000 sf limit on size will facilitate a flexible ground floor plan to provide a project that will be able to adapt in the future as conditions change. The sign waivers for Zoning Lot D will provide for proper signage to facilitate the success of the proposed new multi-screen cineplex ensuring active use of the world market open space and abutting businesses. The parking distribution waiver allows the 5 accessory parking garages to meet the Development's parking demand, providing much needed parking for the project and the surrounding community. Finally, the loading dock waiver allows the proposed Development to provide the proper off-street loading capacity for the Development while limiting curb cuts and their attendant disruption to the pedestrian experience both on the sidewalk and in the building's streetscapes.