INNOVATION QNS REZONING AND LSGD

CD 1 **N 220367 ZRQ**

IN THE MATTER OF an application submitted by Kaufman Astoria Bedrock I LLC and Silverstein Astoria Member LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 large-scale general development loading regulations, Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

ARTICLE VII
ADMINISTRATION

Chapter 4
Special Permits by the City Planning Commission

74-74
Large-scale General Development

* * *

74-745
Modifications of parking and loading regulations

For a #large-scale general development# the City Planning Commission may permit:

* * *

(b) Waiver or reduction of loading berth requirements

For #zoning lots# in a #large-scale general development#, located either within a #Special Mixed Use District# in Community District 2 in the Borough of The Bronx, or within a waterfront area pursuant to paragraph (b) of Section 62-132, in Community District 1 in the Borough of Brooklyn, where such #zoning lots# in the waterfront area contain one or more retail or service #uses# listed in Use Group 6A, 6C, 7B, 8B, 9A, 10A, 12B, 14A or 16A, and where no single such establishment in the waterfront area

exceeds 8,500 square feet in #floor area#, or for #zoning lots# located in #large-scale general developments# within a #Special Mixed Use District 24# in Community District 1 in the Borough of Queens, the Commission may waive or reduce the number of required loading berths, provided that:

* * *

ARTICLE XII
SPECIAL PURPOSE DISTRICTS

Chapter 3
Special Mixed Use District

* * *

123-60
SPECIAL BULK REGULATIONS

*** * ***

123-63
Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

* * *

#Special Mixed Use District#	**Designated #Residence District#**
MX-1 – Community District 1, The Bronx	R6A R7D
* * *	
MX 23 – Community District 1, Queens	R7A
MX 24 - Community District 1, Queens	R7-3, R7X, R9 and R9-1

* * *

123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED

* * *

#Special Mixed Use District# - 23 (10/21/21)
Ravenswood, Queens

The #Special Mixed Use District# - 23 is established in Ravenswood in Queens as indicated on the #zoning maps#.

#Special Mixed Use District# - 24 [date of adoption]
Astoria, Queens

The #Special Mixed Use District# - 24 is established in Astoria in Queens as indicated on the #zoning maps#.

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

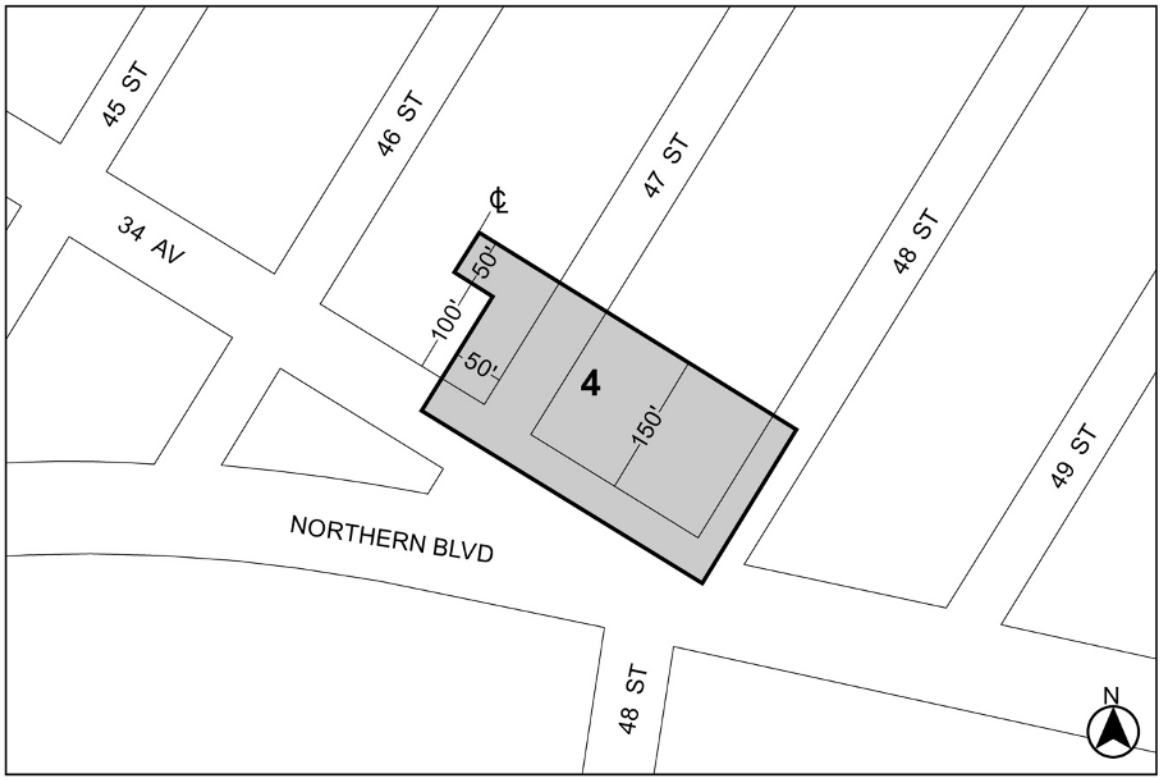
QUEENS

Queens Community District 1

* * *

Map 5 - ~~(5/29/19)~~ [date of adoption]

[EXISTING MAPS]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area **4** — 5/29/19 MIH Program Option 2

~~Map 6 – (10/17/19)~~



Mandatory Inclusionary Housing Program Area *see Section 23-154(b)(3)*

Area **6** — (10/17/19) MIH Program Option 1

~~Map 7 - (11/14/19)~~



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area **7** (11/14/19) — MIH Program Option 1

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **4** – 5/29/19 MIH Program Option 2
Area **6** – 10/17/19 MIH Program Option 1
Area **7** – 11/14/19 MIH Program Option 1
Area **#** – [date of adoption] MIH Program Option 1

Portion of Community District 1, Queens

* * *

(On July 27, 2022, Cal. No. 4, the Commission scheduled August 10, 2022 for a public hearing. On August 10, 2022, Cal. No. 24, the hearing was closed.)

For consideration.