IKOS Senior Living
Queens Community District 1
January 2025

1. Introduction

The New York City Department of Housing Preservation and Development ("HPD" or "Applicant") proposes several land use actions (the "Proposed Actions") to facilitate the development of a 13-story building containing approximately 167 affordable independent residences for seniors ("AIRS") and one super's unit with ground-floor commercial space along 31st Street and a three-story community center (the "Proposed Development") along 32nd Street located at 31-07 31st Street (Block 611, Lot 25) (the "Development Site") in the Astoria neighborhood of Queens Community District 1.

The Proposed Actions include:

1) Designation of the Development Site as an Urban Development Action Area, approval of an Urban Development Action Area Project, and the disposition of the Development Site to a developer selected by HPD;
2) A zoning map amendment changing R5 and R5/C1-2 zoning districts to a C4-5 zoning district generally along both sides of 31st Street, including Block 611, Lots 21 and 25 along 31st Street, and portions of Lots 43-52, 144, 146 and 152 and Block 587, Lot 43 and portions of Lots 18, 29, 34 and 54, and a C4-2A zoning district that would encompass the approximately 3,958 sf remaining portion of the Development Site along part of 32nd Street (collectively, with the lots described above, the "Project Area"); and
3) A zoning text amendment to Zoning Resolution Appendix F to establish the Project Area as a Mandatory Inclusionary Housing Area ("MIHA").

2. Background

The Project Area was mapped with R5 and R5/C1-2 zoning districts in 1961.

Zoning changes in the immediately surrounding area include the Broadway and 31st Street Rezoning (C 010047 ZMQ, effective January 24, 2001) initiated by the Department of City Planning ("DCP"), which rezoned 42 blockfronts along Broadway between 21st Street and Newtown Road and portions of three blockfronts along 31st Street between Astoria Boulevard and 31st Avenue. The Broadway and 31st Street Rezoning changed R5 and R6 zoning districts to an R6B district, replaced C1-2, C1-3 and C2-2 districts with C1-4 and C2-4 districts, and established C1-4 and C2-4 districts on blockfronts not previously zoned for commercial use.

The C4-3 and C4-2A zoning districts mapped immediately north of the Project Area were established in the Astoria Rezoning (C 100199 ZMQ, effective May 25, 2010). The Astoria Rezoning, initiated by DCP, rezoned all or portions of 238 blocks. It was intended to protect neighborhood character from out-of-scale development, more closely reflect established development patterns, direct opportunities for moderate residential and commercial growth to locations along wide streets and transit resources and provide incentives for supporting the

production of affordable housing through an associated text amendment to establish the Voluntary Inclusionary Housing Program in new R7A and C4-4A zoning districts.

While Astoria has experienced significant residential development since the 2010 Astoria Rezoning, only a small portion has been developed as income-restricted housing. In late 2019, HPD issued the Broadway and 31st Street Astoria Seniors Request for Proposals for a 100% affordable project and subsequently selected a winning development team. The current application advances that goal of increasing affordable housing opportunities for seniors in New York City by transforming the underutilized, City-owned Development Site in Astoria into a new mixed-use development with 100% affordable senior housing.

The City of Yes for Housing Opportunity zoning text amendment (N 240290 ZRY), a comprehensive city-wide zoning amendment initiated by the New York City Department of City Planning that updates zoning regulations to facilitate more housing production across the boroughs, was referred into public review on April 29, 2024 and approved with modifications by the City Planning Commission on September 25, 2024. The City Council held a public hearing in October and voted to approve the proposal with modifications on December 5, 2024.

3. Description of the Surrounding Area

The Project Area is located within the Astoria neighborhood of Queens Community District 1. The area within a 600-foot radius of the Project Area (the "Surrounding Area") is mapped with commercial and residential zoning districts including R5, R5/C1-2, R6A, R6A/C1-4, R6B, C4-2A and C4-3. The Surrounding Area is predominately commercial and mixed residential and commercial along the 31st Street and Broadway corridors, with some community facilities. Outside of these corridors, the area is predominately residential and consists primarily of lower density one- and two-family and multi-family buildings. Residential and mixed-use buildings range from one- to six- stories in height, commercial buildings range from one- to four-stories.

31st Street is a major north/south corridor through Astoria. It is a 100-foot-wide street with two-way traffic that has elevated subway infrastructure running above it. Broadway is a major east/west corridor through Astoria. It is a 75-foot-wide street with two-way traffic. 32nd Street is a 60-foot-wide narrow street running north/south with one-way traffic.

The Surrounding Area is well served by public transit. The Broadway subway station serving the N and W lines is immediately adjacent to the Project Area with entrances at 31st Street and Broadway. Bus service on the Q102 (Astoria - Roosevelt Island via 30th Av/31st St) and Q104 (Long Island City - Sunnyside via Broadway/48th St) lines is available at 31st Street and Broadway. The Surrounding Area is within the Inner Transit Zone, where parking is not required for new residential developments.

The portion of the Surrounding Area west of 32nd Street, including the Project Area, is located in a Food Retail Expansion to Support Health Program ("FRESH") zone, which enables property owners to construct slightly larger buildings with reduced parking requirements in mixed residential and commercial districts if they include a FRESH supermarket.

The Project Area is located within an R5 zoning district mapped generally south of Broadway. Non-contextual R5 zoning districts permit a variety of housing types. A C1-2 commercial overlay is mapped along portions of both sides of 31st Street between Broadway and 34th Avenue. When mapped in R5 zoning districts, C1-2 commercial overlays allow commercial uses and mixed-use buildings.

A C4-2A zoning district is mapped along Broadway generally to the east of 31st Street. C4-2A zoning districts are general commercial districts typically mapped in regional centers located outside of central business districts where uses serve a larger region than neighborhood shopping areas. C4-2A zoning districts are an R6A residential equivalent, which allow medium-density residential, community facility, and commercial uses.

A C4-3 zoning district is mapped along 31st Street generally to the north of Broadway. C4-3 zoning districts are mapped in regional commercial centers that are located outside of the central business districts. C4-3 has a non-contextual R6 residential district equivalent, allowing medium-density residential, community facility, and commercial uses. Development is permitted pursuant to either height factor or Quality Housing regulations.

To the northwest, within the Surrounding Area, is an R6A residential zoning district. R6A zoning districts are contextual districts that allow medium-density residential development. To the north and northeast, within the Surrounding Area, are two R6B zoning districts. R6B is a contextual district that also allows medium-density residential development with a lower floor area ratio ("FAR") and height than R6A zoning districts. Community facility uses are permitted in both districts.

4. Description of the Proposed Project Area

The proposed Project Area is located in the Astoria neighborhood of Queens, Community District 1, near the intersection of Broadway and 31st Street, and the Broadway stop of the N/W subway line. The proposed Project Area consists of the Development Site, located at 31-07 31st Street, with frontage along 31st Street as well as along 32nd Street, and several privately owned sites (Block 611, Lot 21, fronting along the east side of 31st Street, and portions of Lots 43-52, 144, 146 and 152 and Block 587, Lot 43, fronting along the west side of 31st Street, and portions of Lots 18, 29, 34 and 54) as described below. The Project Area is within R5 and R5/C1-2 zoning districts.

- Block 611, Lot 21 is an 8,000 square foot interior lot with R5/C1-2 zoning that is improved with a one-story, 7,200 square foot community facility building occupied by Cretan's Association Omonia, a local community organization.
- Block 611, Lot 25 is the Development Site, a 20,890 square foot L-shaped through and interior lot with R5/C1-2 zoning that is unimproved and used as a commercial parking lot.
- The Project Area includes an approximately 10-foot strip at the rear (western) edge of several lots fronting 32nd Street on Block 611, including Lots 43-52, 144, 146 and 152. These interior lots range in size from approximately 1,832 to 1,980 square feet and are improved with one- and two-story residential buildings that range between 1,450 and 2,261 square feet in floor area. The lots are mapped in R5 zoning districts.

- Block 587, Lot 43 is a 20,600 square interior lot with R5/C1-2 zoning that is improved with a vacant one-story, 11,475 square foot commercial building which had been occupied by a Rite Aid pharmacy until recently and accessory unenclosed parking.
- The Project Area includes an approximately 20-foot strip at the northern edge of Block 587, Lot 54, which is a 9,600 square foot interior lot with R5/C1-2 zoning that is improved with a three-story, 23,644 square foot commercial and residential building. .
- The Project Area includes an approximately 10-foot strip at the rear (eastern) edge of Lots 18 and 29, which fronts 30th Street on Block 587.
    - Block 587, Lot 18 is a 21,000 square foot interior lot with R5 zoning that is improved with a four-story, 58,000 square foot residential building.
    - Block 587, Lot 29 is a 11,000 square foot interior lot with R5 zoning that is improved with a four-story, 27,000 square foot residential building.
- The Project Area includes a portion of the southeastern edge of Block 587, Lot 34, which is a 23,400 square foot corner lot mapped in R5/C1-2 and C4-3 zoning districts that is improved with a four-story, 64,896 square foot multi-family residential building.

5. Description of the Proposed Development Site

The Development Site is located within the Project Area at 31-07 31st Street, on Block 611, Lot 25 in Astoria. It is a City-owned municipal surface parking lot (the Broadway/31st Street Municipal Parking Field) operated by NYC Department of Transportation ("DOT") with approximately 61 parking spaces is currently occupying the site. The Development Site is a 20,890 square foot L-shaped through and interior lot with 200 feet of frontage along 31st Street (a wide street of 100 feet) and 50 feet of frontage along 32nd Street (60 feet across, a narrow street).

The Development Site is within an R5 zoning district with a C1-2 commercial overlay on the portion of the Development Site that is within 100 feet of 31st Street. The parking lot is accessed by curb cuts on 31st Street and 32nd Street.

6. Description of the Proposed Development

The Proposed Development would be a new 13-story building containing residential, commercial, and community facility uses with a combined FAR of 5.11 at the Development Site. The mixed residential, commercial, and community facility building would have a total of approximately 106,829 square feet of floor area with approximately 94,067 square feet of residential floor area and approximately 6,521 square feet of commercial floor area on the ground floor. The portion of the building containing the residential and commercial uses would rise to a height of approximately 134'-4" (13-stories) along 31st Street after a 10-foot setback above the base height of 73.7 feet. It would contain approximately 167 AIRS units, along with senior programming space and senior social services and one superintendent's unit. An approximately 4,948 square foot landscaped open space would be provided in the rear yard of the building for use by residential tenants. Additionally, an approximately 1,966 square foot landscaped open space would be provided on the first-floor roof and an approximately 1,631 square foot landscaped open space would be provided on the building roof. No accessory parking would be required.

The community facility portion of the building would have approximately 6,241 square feet of floor area. The community facility would be set back approximately 15 feet from the street line of 32nd Street to more closely line up with adjacent residential buildings to the south. An 8-foot side yard would be provided between the community facility and adjacent residential buildings. The community facility would rise to approximately three stories and 40'-9 1/2". The community facility is anticipated to have administrative offices for HANAC, a local non-profit organization. Additionally, the community facility is planned to have space for community programming, including a workforce development program for older adults, a technological literacy program, and LGBTQ services. While several of the programs are intended primarily for older adults, the community facility programming will serve all members of the larger Astoria community.

7. Actions Necessary to Facilitate the Project

HPD proposes the following actions to facilitate the Proposed Development:

1. Designation of an Urban Development Action Area and Approval of an Urban Development Action Area Project:

   The Development Site consists of underutilized, vacant property that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Development Site is therefore eligible to be an Urban Development Action Area and the Proposed Development is therefore eligible to be Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

   Disposition of City-Owned Property:

   The Development Site will be conveyed to a developer to be selected by HPD.

2. Zoning Map Amendment

   A zoning map amendment is proposed to rezone the Project Area from R5 and R5/C1-2 to C4-5 and C4-2A. The proposed C4-5 zoning district is an R7-2 residential district equivalent that allows residential, community facility, and commercial uses. The C4-5 zoning district would allow up to 5.01 FAR for "qualifying affordable housing" and "qualifying senior housing" and a maximum height of 155 feet for zoning lots with "transportation-infrastructure-adjacent frontage," such as elevated rail lines. Accessory parking is generally not required.

   The proposed C4-2A zoning district would encompass an approximately 3,958 sf portion of the Development Site, facing 32nd Street. C4-2A is an R6A residential equivalent, which would allow up to 3.9 FAR for "qualifying affordable housing" and "qualifying senior housing" and a maximum height of 95 feet. C4-2A allows a maximum FAR of 3.0 for commercial and community facility uses. Accessory parking is generally not required.

The proposed C4-5 zoning district is consistent with City policy to position higher density developments near transit along wide streets that can support such development. The proposed C4-5 zoning district is appropriate because it is located immediately adjacent to the Broadway Station and along 31st Street, a wide street, just south of its intersection with Broadway. The Project Area is within the Transit Zone, which is recognized as an area well-served by public transportation with low automobile ownership rates. In addition to subway service available on the N/W lines at the Broadway Station, bus service is available on the Q102 and Q104 lines at 31st Street and Broadway. Moreover, the proposed C4-5 zoning district is consistent with the existing C4-3 zoning district mapped in 2010 along significant portions of the 31st Street corridor immediately north of the Project Area. Within the proposed MIH Area, the zoning map amendment also facilitates the creation of new income-restricted housing in Queens Community District 1, where, according to the U.S. Census Bureau, 37.6 percent of households are rent burdened.[1]

The proposed C4-2A zoning district would be an extension of the existing C4-2A district mapped to the north of the Project Area and would allow for commercial and community facility uses at the Development Site, while maintaining similar density to the residential character along 32nd Street.

3. Zoning Text Amendment

A zoning text amendment is proposed to amend Appendix F of the Zoning Resolution to establish the Project Area as a Mandatory Inclusionary Housing Area, which requires that permanently affordable housing be provided within new residential developments, enlargements, and conversions from non-residential to residential use within the mapped MIHAs. As part of this application, the Applicant proposes to map MIH Option 1, which requires 25 percent of the residential floor area to be provided as housing affordable to households at an average of 60 percent of Area Median Income ("AMI") with a minimum of 10 percent of housing to be affordable at 40 percent AMI, with no unit targeted at a level exceeding 130 percent of AMI.

8. Conclusion

In conclusion, HPD is seeking approval of the Proposed Actions to facilitate the development of a 13-story building containing approximately 167 AIRS units and one super's unit with ground-floor commercial space along 31st Street and a three-story community center along 32nd Street. Overall, the Proposed Actions would facilitate the development of senior housing and community facility space at a transit accessible site adjacent to the Broadway subway station to serve seniors in Astoria. In addition, the Proposed Actions would facilitate the development of new community facility space that would provide much needed social services programming to Astoria residents and the surrounding community. The development of affordable rental housing will be carried out in accordance with *Housing Our Neighbors: A Blueprint for Housing and Homelessness,* which

[1] Based on American Community Survey 2014-18 Five Year Estimates for Public Use Microdata Area (PUMA) 4101, which approximates Queens Community District 1, available at: https://communityprofiles.planning.nyc.gov/queens/1#resources.

commits to addressing housing instability, promoting economic stability and mobility, improving health and safety, and increasing opportunities for equitable growth.