

For illustrative purposes only

40-25 CRESCENT ST. REZONING

Review Session | May 9th, 2022

NYC PLANNING

40-25 Crescent Street - Project Overview

Applicant

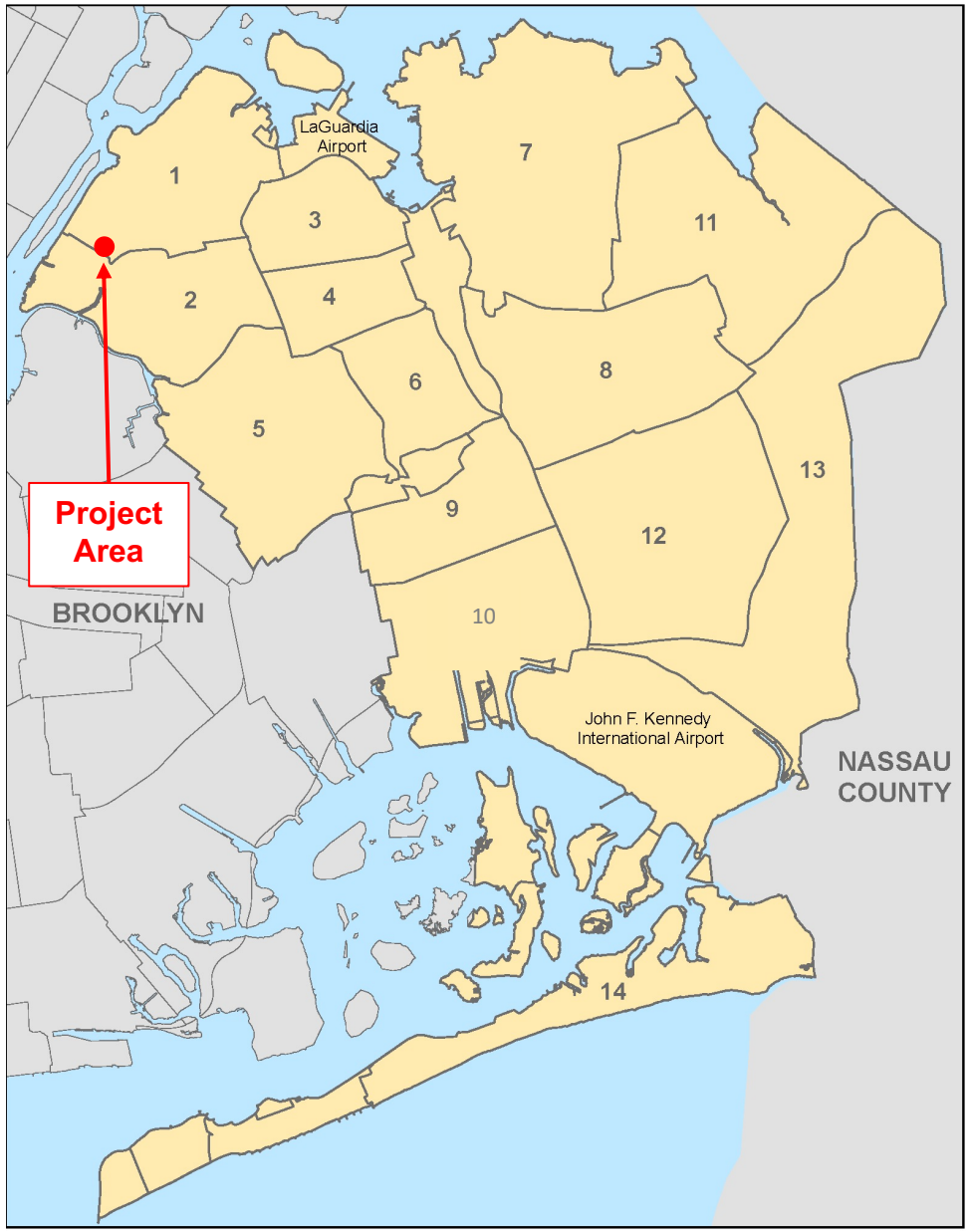
- Crescent Street Associates, LLC

Location

- 40-25 Crescent Street
- Block 406, Lots 9, 10, 11, 12, 29, 38 & 40 and parts of Lots 1, 2, 8, 27, 28 and 1001-1004
- Dutch Kills, Queens
- Community District 1

Actions Requested

- Zoning Map Amendment from an M1-2/R5B and M1-2/R5D zoning districts to an M1-2/R6A zoning district
- Zoning Text Amendment to enable Mandatory Inclusionary Housing (MIH) provisions within the Special Long Island City Mixed Use District (LIC) and the Dutch Kills Subdistrict and modify Appendix F to establish a Mandatory Inclusionary Housing area.



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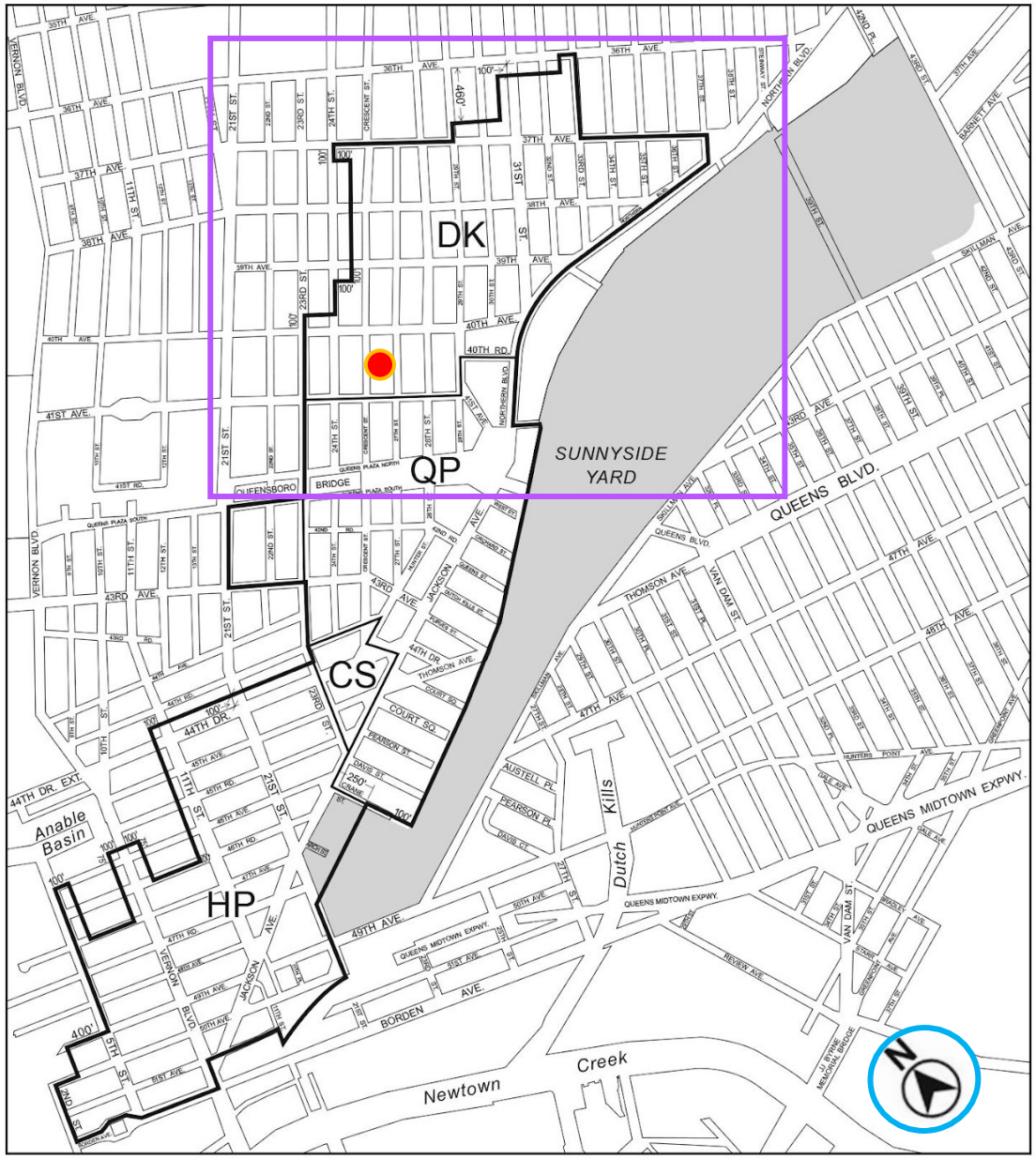
40-25 Crescent Street - Project Area Overview



40-25 Crescent Street - Project Area Overview – Special District and Subdistrict



Special Long Island City Mixed Use District

Subdistrict Boundary

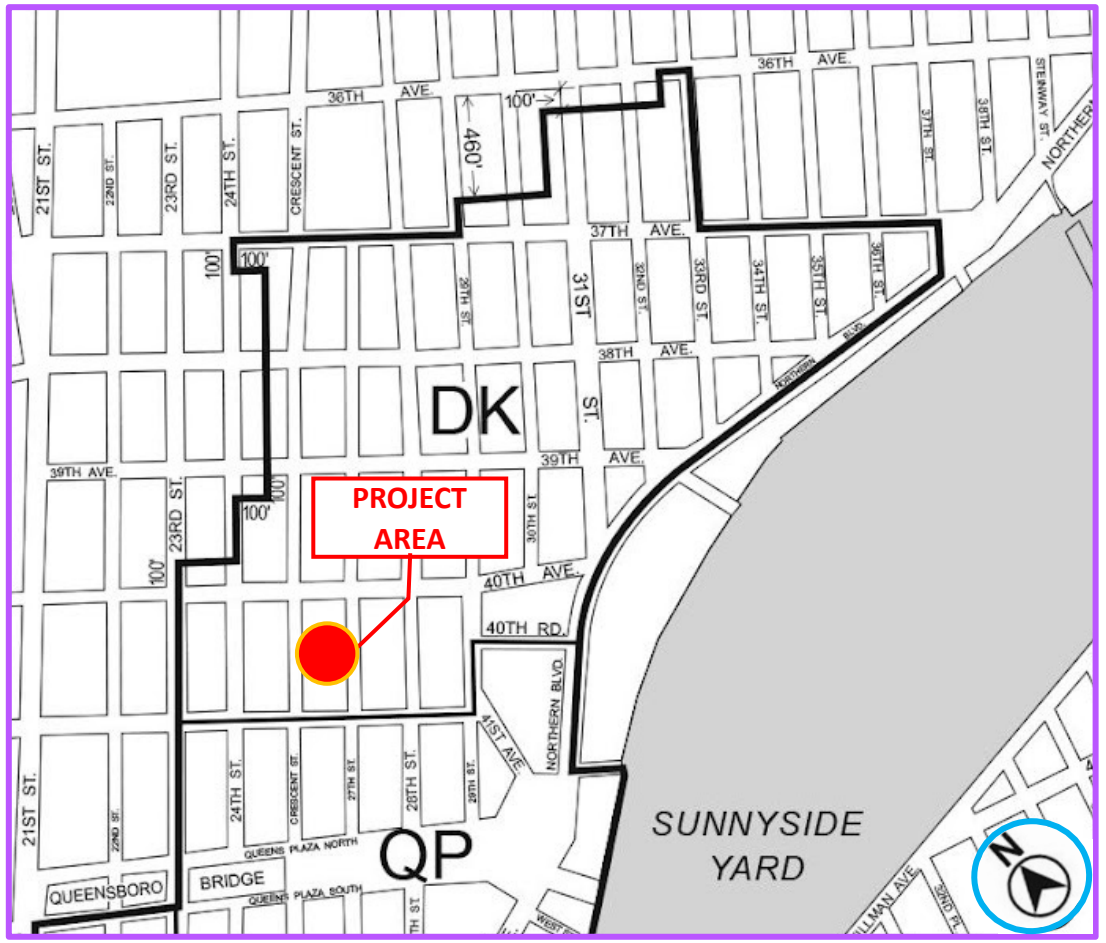
Sunnyside Yard

CS Court Square Subdistrict

DK Dutch Kills Subdistrict

QP Queens Plaza Subdistrict

HP Hunters Point Subdistrict



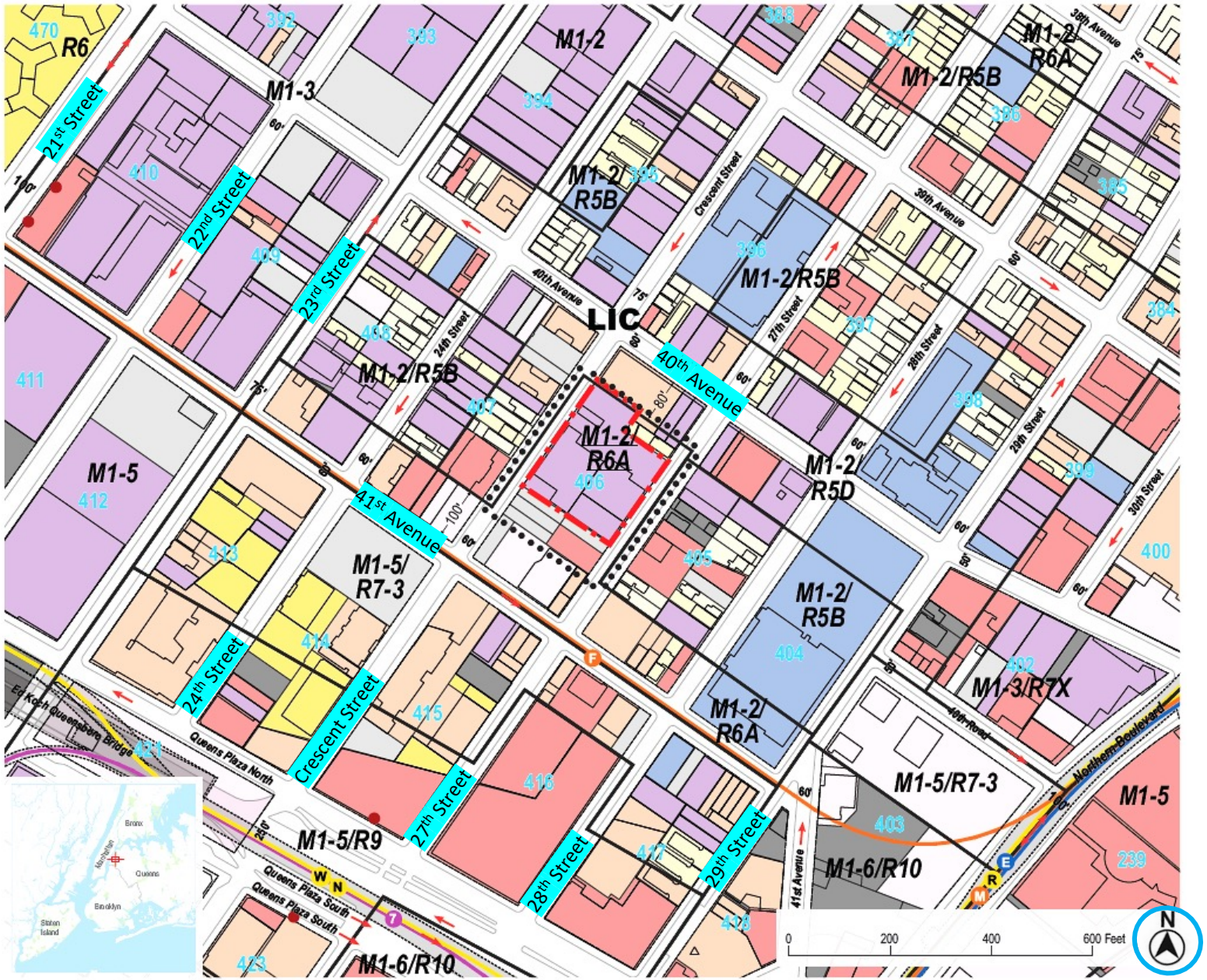
40-25 Crescent Street - Project Area Overview



40-25 Crescent Street - Project Area Overview



40-25 Crescent Street - Area Map



Project Information

- Development Site
- Area Proposed to be Rezoned

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

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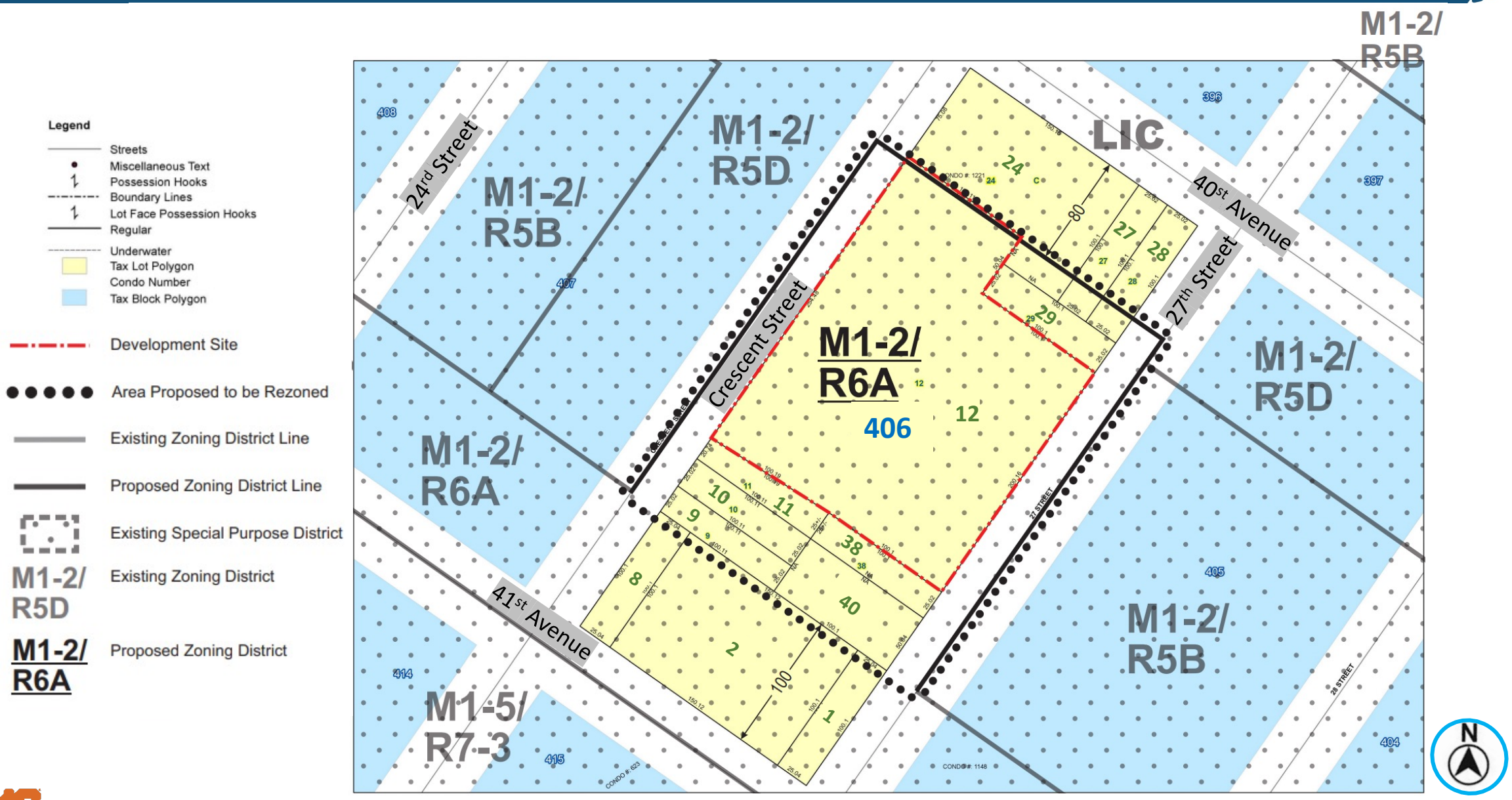
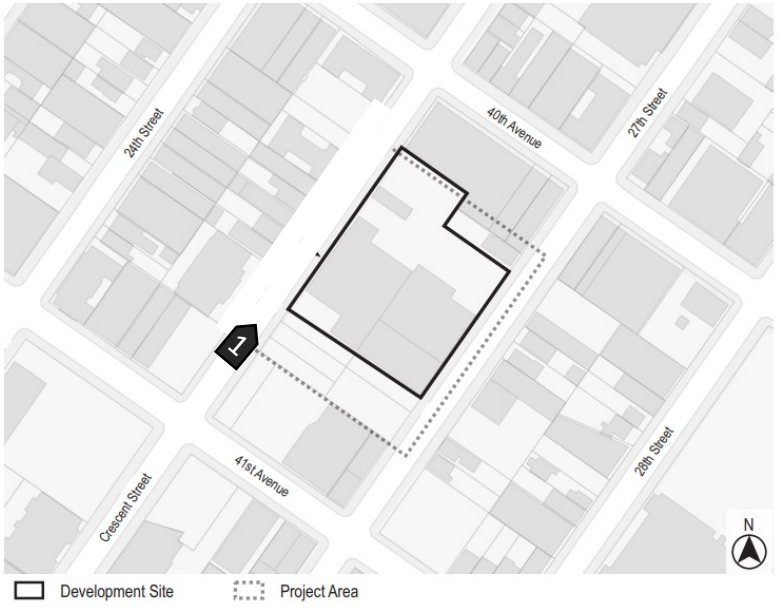
40-25 Crescent Street - Tax Map



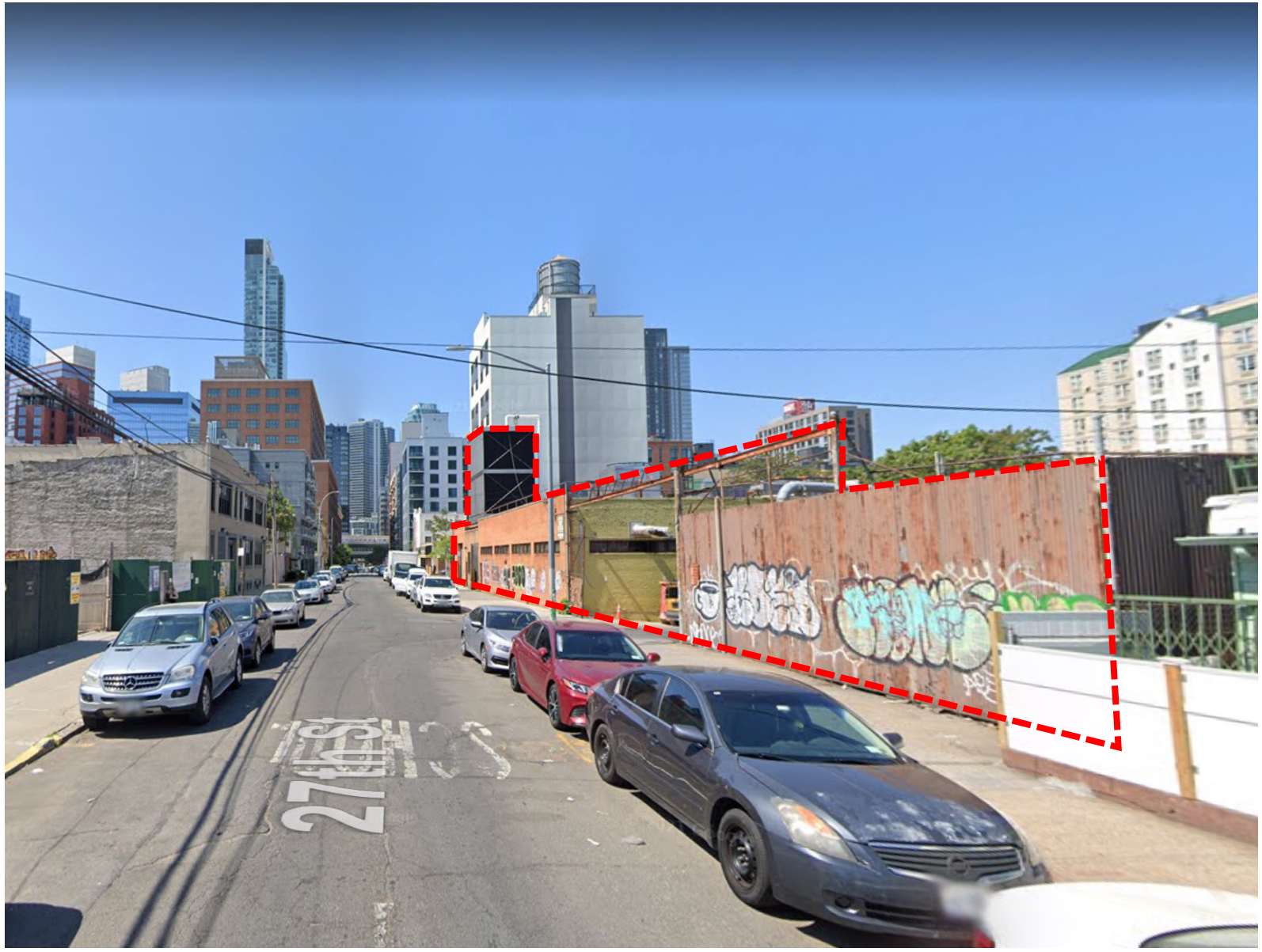
40-25 Crescent Street - Project Area Photographs

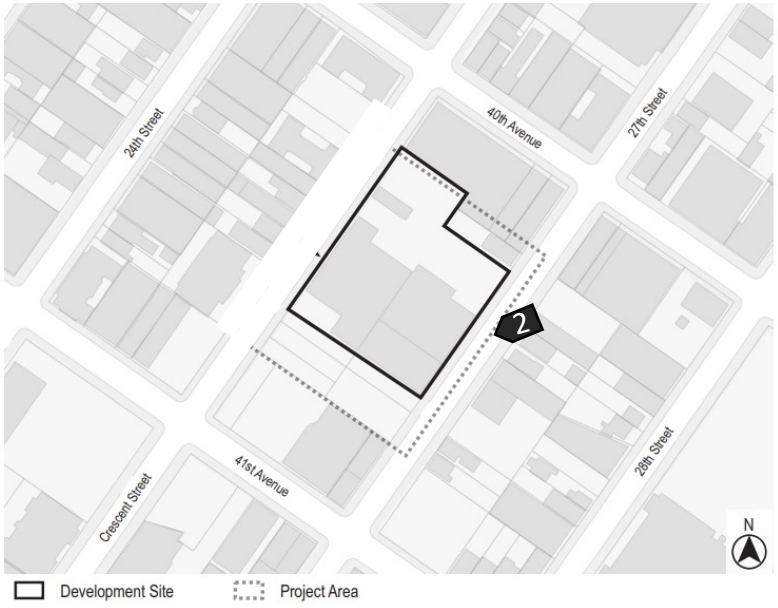




1. View of Crescent Street facing northeast with development site on the right

40-25 Crescent Street - Project Area Photographs

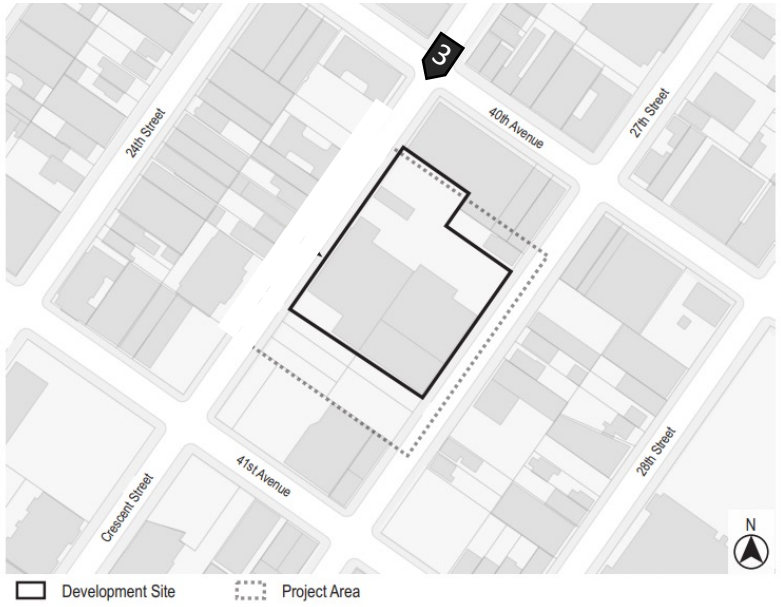




2. View of 27th Street facing southwest (Project Area to the right)

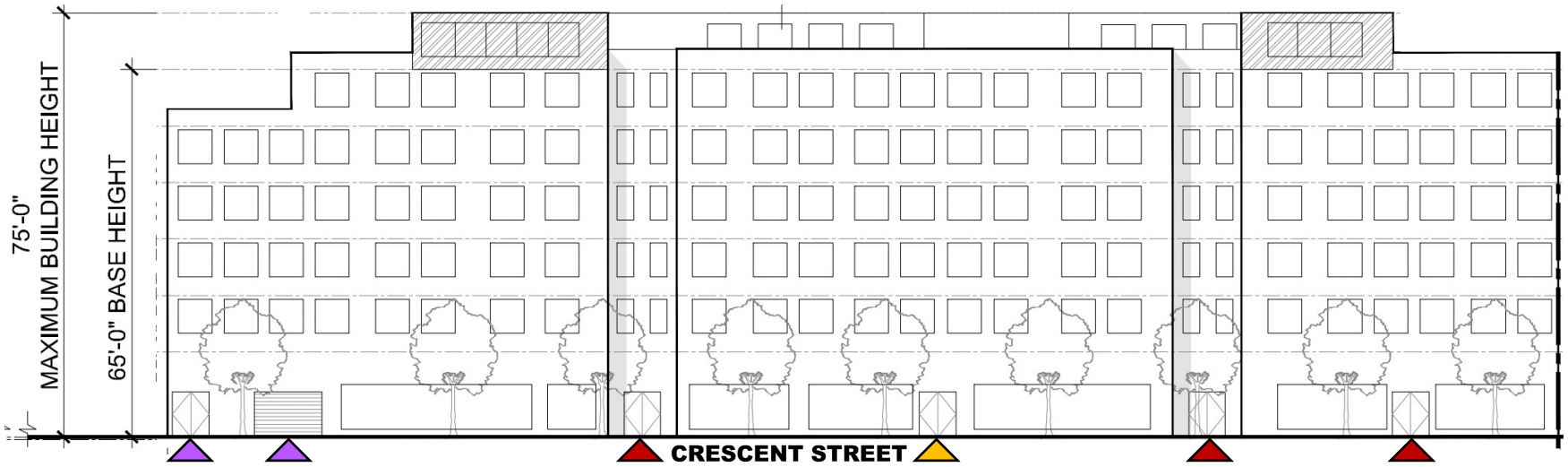
40-25 Crescent Street - Project Area Photographs





3. View of Crescent St to the southwest from the intersection with 40th Ave (Project Area to the left)

40-25 Crescent Street - Proposed Development



For illustrative purposes only



For illustrative purposes only

- Residential entrance
- Commercial entrance
- Loading & manufacturing entrance

Approximately 175,650 sf (3.88 FAR) mixed-use development including:

- Manufacturing:
  - ~11,800 square feet (0.26 FAR)
  - To be used by applicant for existing water tank business
  - Use Group 16A and 17A
- Commercial:
  - ~5,500 square feet (0.12 FAR)
  - Divided into 3 retail spaces
- Residential:
  - ~158,400 square feet (3.5 FAR)
  - 233 DU, including 60 affordable

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40-25 Crescent Street - Proposed Development – Ground Floor



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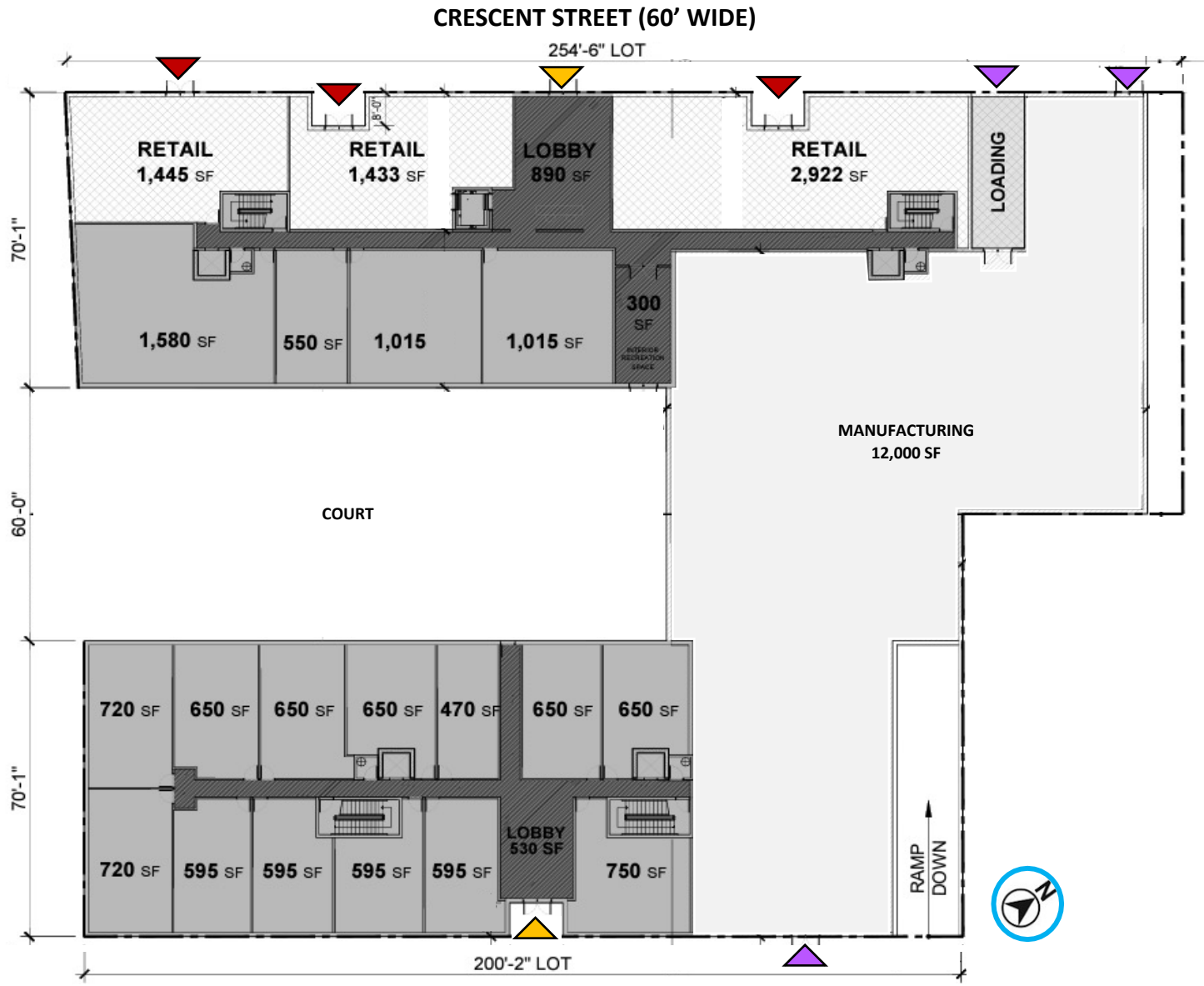
- Residential entrance
- Commercial entrance
- Loading & manufacturing entrance



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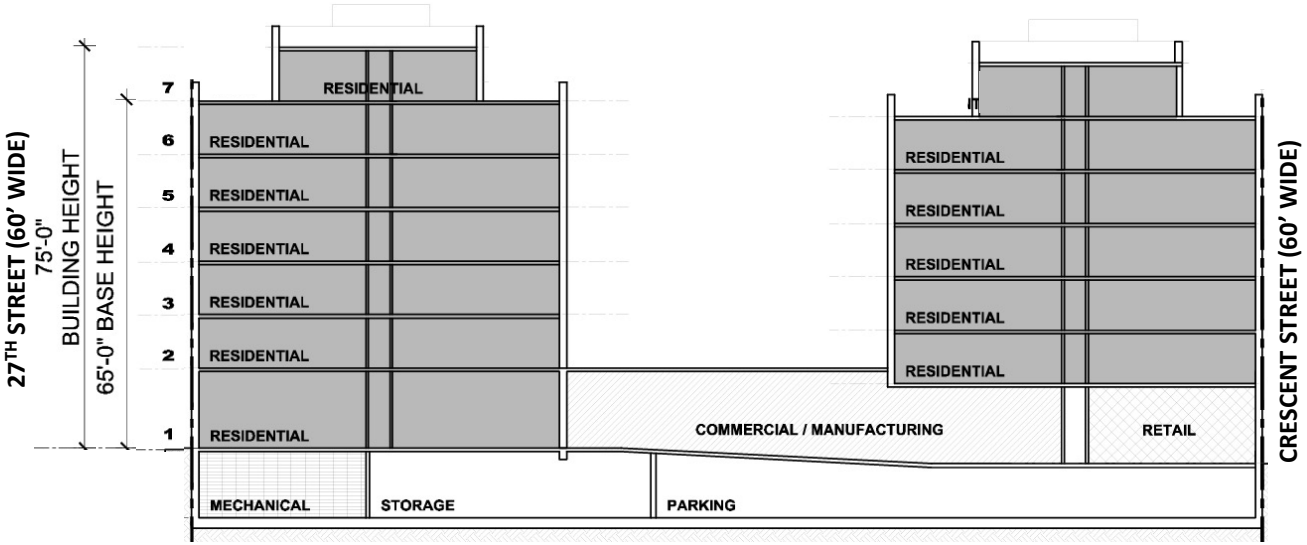
40-25 Crescent Street - Proposed Development – Upper Levels



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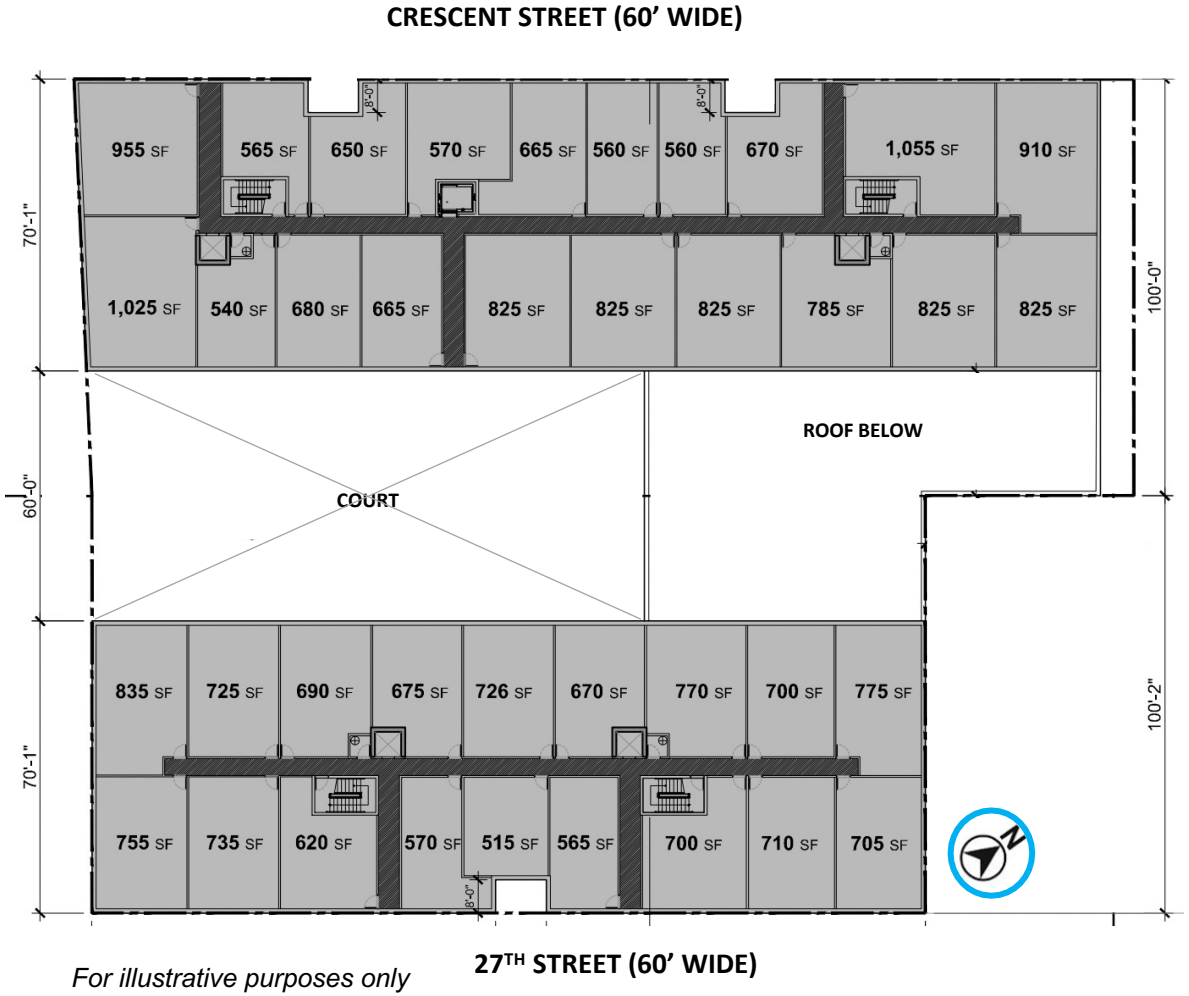

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40-25 Crescent Street - Actions Requested

Actions Requested

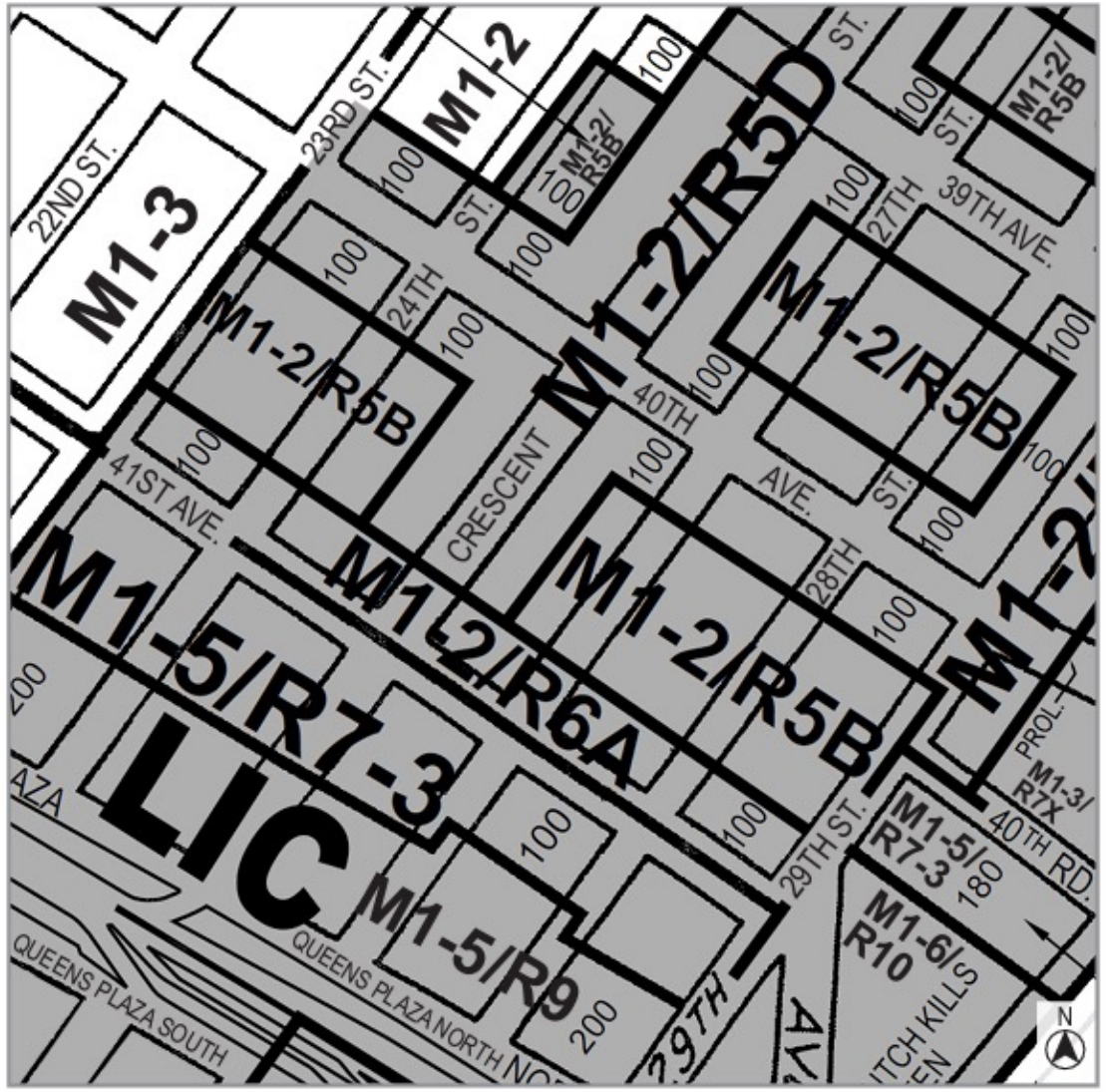
1. Zoning Map Amendment from an M1-2/R5B and M1-2/R5D zoning districts to an M1-2/R6A zoning district.

2. Zoning Text Amendment

   a) Enable and establish Mandatory Inclusionary Housing provisions within the Special Long Island City Mixed-Use District and the Dutch Kills Subdistrict

   b) Modifying Zoning Resolution Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas to establish the Project Area as a Mandatory Inclusionary Housing (MIH) Area

40-25 Crescent Street - Zoning Map Amendment



Current Zoning Map (9b)



Proposed Zoning Map (9b) - Area being rezoned is outlined with dotted lines

Rezoning from M1-2/R5D (LIC) to M1-2/R6A (LIC)
Rezoning from M1-2/R5B (LIC) to M1-2/R6A (LIC)

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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40-25 Crescent Street - Zoning Text Amendment & MIH Map

Chapter 7 - Special Long Island City Mixed Use District (LIC)

117-00
GENERAL PURPOSES

* * *

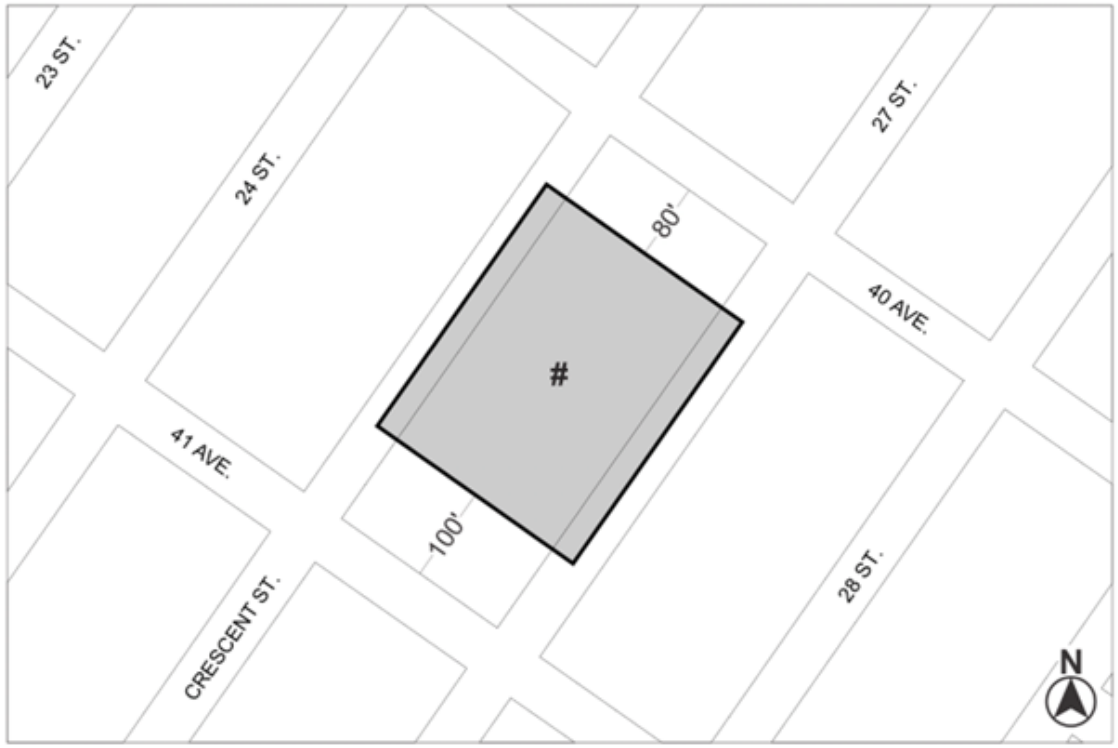
117-06
Applicability of the Inclusionary Housing Program

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90, inclusive, #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas# within the #Special Long Island City Mixed Use District# are shown on the maps in APPENDIX F of this Resolution.

117-60
DUTCH KILLS SUBDISTRICT

* * *

APPENDIX F
Queens Community District 1



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

Area # — [date of adoption] — MIH Program Option 1 and Option 2

Summary

Actions:

1. Zoning Map Amendment
   a) from an M1-2/R5B and M1-2/R5D zoning districts to an M1-2/R6A zoning district.

2. Zoning Text Amendment
   a) Enable and establish Mandatory Inclusionary Housing provisions within the Special Long Island City Mixed-Use District and the Dutch Kills Subdistrict.

   b) Modifying Zoning Resolution Appendix F to establish the Project Area as a Mandatory Inclusionary Housing (MIH) Area.

Proposed Development:

- Development of a seven-story mixed-use building containing approximately 175,655 sf of floor area.
  - 11,800 square feet of manufacturing/light industrial
  - 5,500 square feet of retail spaces
  - 233 dwelling units including 60 affordable units



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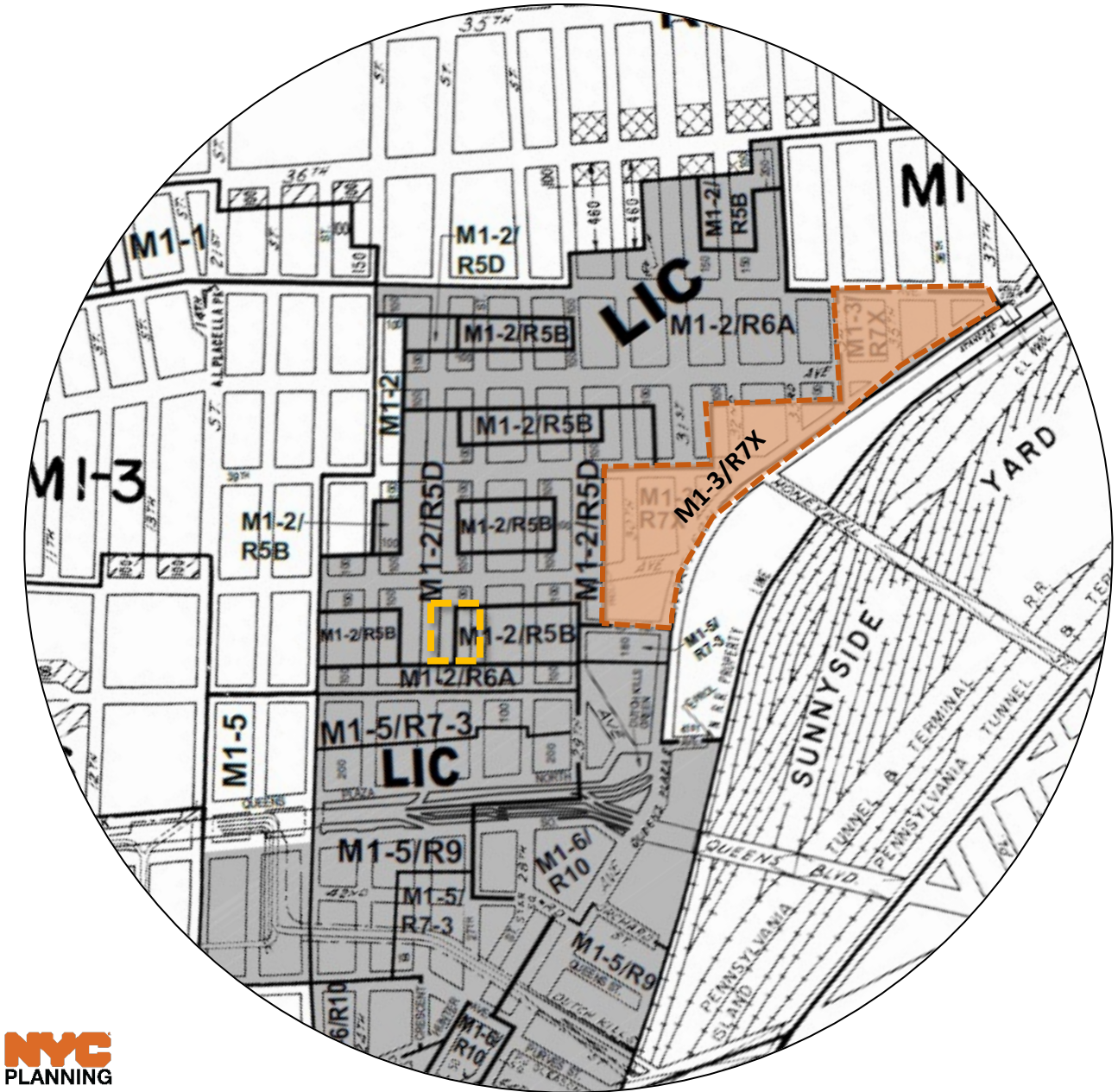
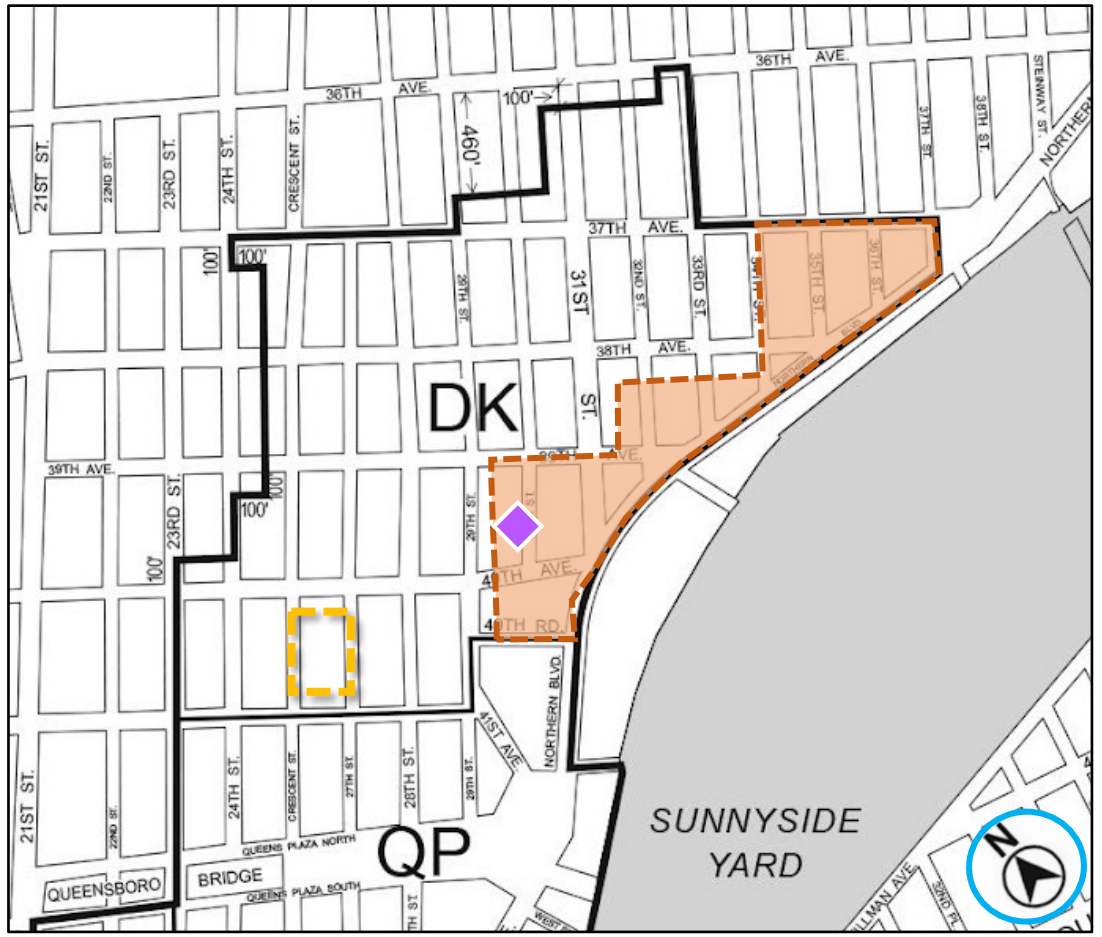
Appendix

40-25 Crescent Street - Project Area Overview – Special District and Subdistrict





VIH Generating Site

VIH Designated Area
M1-3/R7X

DK Dutch Kills Subdistrict

Project Area