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Technical Memorandum

Lead Agency:
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

68-19 Woodhaven Blvd Rezoning
Rego Park, Queens NY 11374
Block 3148, Lots 2 (p/o) and 35
Queens Community District 6

Prepared for:
68-19 Rego Park LLC

Prepared by:
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CEQR Reference No: 20DCP155Q
ULURP Reference No:
200272ZMQ; N200273ZRQ

March 30, 2021

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INTRODUCTION

The Applicant, 68-19 Rego Park LLC, seeks to amend Zoning Sectional Maps 14a and 14b as it pertains to the Project Area, Block 3148, Lots 2 (p/o) and 35 in the Rego Park neighborhood of Queens, Community District 6. The Applicant owns the property located at Block 3148, Lot 2 while Block 3148, Lot 35 is not controlled by the Applicant. The Proposed Actions would rezone Lot 2 from C8-1 & R4 to R6A/C2-3 and Lot 35 from R4 to R6A/C2-3. (Approximately 697 sf of Lot 2 will remain within the C8-1 zone, but for zoning purposes the whole lot will be considered R6A/C2-3. Approximately 450 sf of Lot 35 will fall within the proposed C2-3 commercial overlay, but for zoning purposes the whole lot will be considered R6A.) The Proposed Actions also seek a Zoning Text Amendment to Zoning Resolution (ZR) Appendix F to establish the Project Area as a Mandatory Inclusionary Housing (MIH) Area with MIH Options 1 and 2. The final MIH Option will be chosen by the City Council through the ULURP process. The Proposed Actions aresubject to review under the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) requirements and are classified as an Unlisted Action under SEQRA. The NYC Department of City Planning serves as the CEQR Lead Agency and led the preparation of an Environmental Assessment Statement (EAS) [CEQR No. 20DCP155Q] for this project. A Negative Declaration was issuedon November 13, 2020.

The Applicant owned Projected Development Site 1 (Block 3148, Lot 2) consists of 25,652 square feet of lot area developed with three attached one-story buildings totaling 17,900 gross square feet (gsf) in floor area (0.70 FAR) and occupied by a florist/garden center and auto repair businesses. The property is zoned C8-1 and R4 with approximately 10,949 square feet (42.7%) located within the C8-1 zoning district and approximately 14,703 square feet (57.3%) within the R4 zoning district. The non-Applicant owned Other Site 1 (Block 3148, Lot 35) is an approximately 10,824 square foot lot improved with a six-story 36,246 gsf (3.35 FAR) residential building containing 51 dwelling units and 20 accessory garage parking spaces. The property is zoned R4. This site would not be considered to be either a Projected or a Potential Development Site.

The Proposed Actions would facilitate the development on Projected Development Site 1 with an up to 8-story and cellar, 121,811 gsf (100,042 zoning square feet [zsf]; 3.90 FAR) mixed-use residential, commercial, and community facility (medical offices) building with approximately 92 dwelling units. 28 of the 92 dwelling units were to be restricted to

households with incomes at 80% of the Area Median Income (AMI) pursuant to MIH Option 2 and designated as Affordable Independent Residences for Seniors (AIRS) units. The development would include 81 accessory parking spaces located in the cellar of the building and outside to the rear of the structure. The existing structures and uses on the site would be demolished and removed. The anticipated construction completion year is 2023. No new development is proposed or anticipated for Other Site 1.

Without the Proposed Actions (the No-Action condition), it is assumed that the Project Area's existing C8-1/R4 zoning would remain. Under the No-Action Scenario for the Project Build Year of 2023, it is assumed that the existing development on Projected Development Site 1 and Other Site 1 would remain and no new development would occur.

With the Proposed Actions (the With-Action condition) under Scenario 1, Projected Development Site 1 would be developed with an up to 8-story and cellar, 121,811 gsf mixed-use building with approximately 92 residential dwelling units within 85,821 gsf, approximately 8,000 gsf of local retail use, and approximately 8,720 gsf of community facility use (medical offices). The development would also contain 81 accessory parking spaces in the building's cellar and to the rear of the building. The building would have a height of 85 feet after 10-foot and 15-foot setbacks. The building would have an FAR of 3.90 based on 100,042 zsf on the 25,652 sf lot. For the purposes of a conservative analysis pursuant to CEQR, the EAS assumes that 20% of the residential floor area would be reserved as income-restricted to households with incomes at or below 80% of the AMI resulting in 18 income-restricted units all of which would be AIRS units. The existing structures and uses on the Site would be demolished and removed.

With the Proposed Actions (the With-Action condition) under Scenario 2, Projected Development Site 1 would be developed with an up to 8-story and cellar, 113,885 gsf mixed-use building with approximately 88 residential dwelling units within 77,895 gsf, approximately 8,000 gsf of local retail use, and approximately 8,720 gsf of community facility use (medical offices). The development would also contain 80 accessory parking spaces in the building's cellar and to the rear of the building. The building would have a height of 85 feet after 10-foot and 15-foot setbacks. The building would have an FAR of 3.60 based on 92,346 zsf on the 25,652 sf lot. For the purposes of a conservative analysis pursuant to CEQR, the EAS assumes that 20% of the residential floor area would be reserved as income-restricted to households with incomes at or below 80% of the AMI resulting in 18 income-restricted units. The existing structures and uses on the Site would be demolished and removed.

Since the issuance of the EAS, the New York City Department of Housing Preservation and Developmentannounced that it was rescinding the Privately Financed Affordable Senior Housing (PFASH) Term Sheet.Reserving the MIH units as AIRS in the Proposed Project would no longer be possible without the PFASHTerm Sheet. Ultimately, this change does not affect the overall land use rationale for the proposed rezoningbut would result in a development that has fewer units without the additional FAR permitted with

AIRS (i.e.,a maximum residential FAR of 3.6 without AIRS versus 3.9 FAR with AIRS in the proposed R6A). For this reason, the number of residential units in the proposed development would be reduced from 92 DUs under the Scenario 1 to 88 DUs under Scenario 2.

No new development would occur on Other Site 1 but the existing development on the Site would be brought into compliance with the proposed R6A/MIH zoning. The Proposed Actions would permit an FAR of up to 3.6 on Other Site 1 which is currently developed to an FAR of 3.35 and is therefore not in compliance with the Site's current R4 zoning. No new development would occur on Other Site 1.

PROPOSED PROJECT

The Proposed Project (Scenario 1) analyzed in the EAS consisted of an up to 8-story (85 feet) and cellar, 121,811 gsf mixed-use building with approximately 92 residential dwelling units within 85,821 gsf primarily on floors 2 through 8, approximately 8,000 gsf of ground floor local retail use, and approximately 8,720 gsf of ground floor community facility use (medical offices). The development would also contain 81 accessory parking spaces in the building's cellar and to the rear of the building. The building would have an FAR of 3.90 based on 100,042 zsf on the 25,652 sf lot. Of the total proposed 92 DUs, approximately 18 DUs would be designated as Affordable Independent Residences for Seniors (AIRS) units, restricted to households with incomes at 80% AMI. The anticipated construction completion year is 2023.

Table 1: Reasonable Worst-Case Development Scenario - Projected Development Site 1 (Scenario 1)

Use	Existing	No-Action	With-Action	Increment
Residential (gsf)	**0**	**0**	**85,821**	**85,821**
Total Dwelling Units (DUs)	***0***	***0***	***92***	***92***
Market-rate DUs	*0*	*0*	*74*	*74*
Affordable DUs	*0*	*0*	*18*	*18*
(restricted to household incomes not exceeding 80% of Area Median Income)				
Commercial (gsf)	**17,900**	**17,900**	**16,720**	**-1,180**
Garden Center & Auto Repair	*17,900*	*17,900*	*0*	*-17,900*
Local retail	*0*	*0*	*8,000*	*8,000*
Medical office	*0*	*0*	*8,720*	*8,720*
Parking Spaces	20	20	**81**	**61**
Residential parking spaces	*0*	*0*	*39*	*39*
Commercial parking spaces	*20*	*20*	*20*	*0*
Community Facility parking spaces	*0*	*0*	*22*	*22*

PROPOSED MODIFICATIONS

The Modified Development Program (Scenario 2) on Projected Development Site 1 would be comprised of an up to 8-story (85 feet) and cellar, 113,885 gsf mixed-use building with approximately 88 residential dwelling units within 77,895 gsf primarily on floors 2 through 8, approximately 8,000 gsf of ground floor local retail use, and approximately 8,720 gsf of ground floor community facility use (medical offices). The development would also contain 80 accessory parking spaces in the building's cellar and to the rear of the building. The building would have an FAR of 3.60 based on 92,346 zsf on the 25,652 sf lot. Of the total 88 DUs, approximately 70 DUs would be market rate units and 18 DUs would be restricted to households with incomes up to 80% AMI.

Table 2: Proposed Modified Project Program - Projected Development Site 1(Scenario 2)

Use	With-Action Condition (RWCDS)	Modified Development Scenario	Difference
Residential (gsf)	**85,821**	**77,895**	**-7,926**
Total Dwelling Units (DUs)	***92***	***88***	***-4 DUs***
Market-rate DUs	*74*	*70*	*-4 DUs*
Affordable DUs (*restricted to household incomes notexceeding 80% of Area Median Income)*	*18*	*18*	*0*
Commercial (gsf)	**16,720**	**16,720**	**0**
Local retail	*8,000*	*8,000*	*0*
Medical office	*8,720*	*8,720*	*0*
Parking Spaces	**81**	**80**	**-1**
Residential parking spaces	*39*	*38*	*-1*
Commercial parking spaces	*20*	*20*	*0*
Community Facility parking spaces	*22*	*22*	*0*
Total	**121,811**	**113,885**	**-7926**

CONCLUSION

Based on the analysis framework presented above, the Proposed Modified Project Program (Scenario 2) would not affect the conclusions in the EAS. The incremental change between the EAS With-Action Scenario (Scenario 1) and the Modified Development Program (Scenario 2) would be limited to a reduction of 4 market rate DUs and a decrease

of 1 parking space. The number of affordable DUs would remain the same. Compared to the Proposed Project assessed in the EAS, it would result in a reduced floor area and similar building envelope, and include the same range of proposed uses, overall bulk, height, HVAC systems, physical layout, and other building characteristics as analyzed for the Proposed Project (Scenario 1) in the EAS.

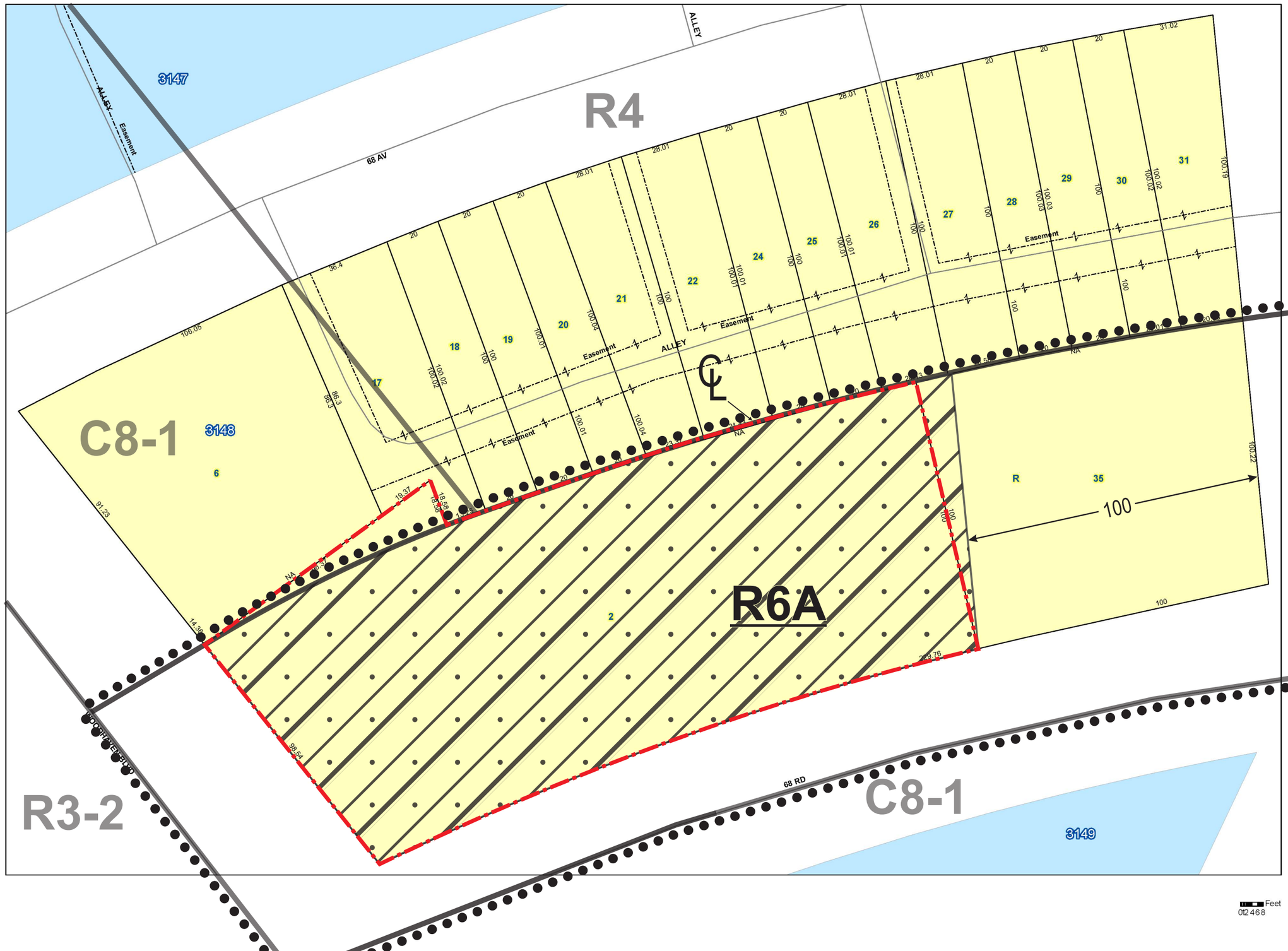
68-19 Woodhaven Boulevard, Queens

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

NYC Digital Tax Map

Effective Date : 12-07-2008 23:16:55
End Date : Current

Queens Block: 3148



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R4 — Existing Zoning District
- R6A — Proposed Zoning District
- Proposed C2-3 Overlay