

Innovation QNS Rezoning & LSGD

Review Session for Certification | April 25, 2022

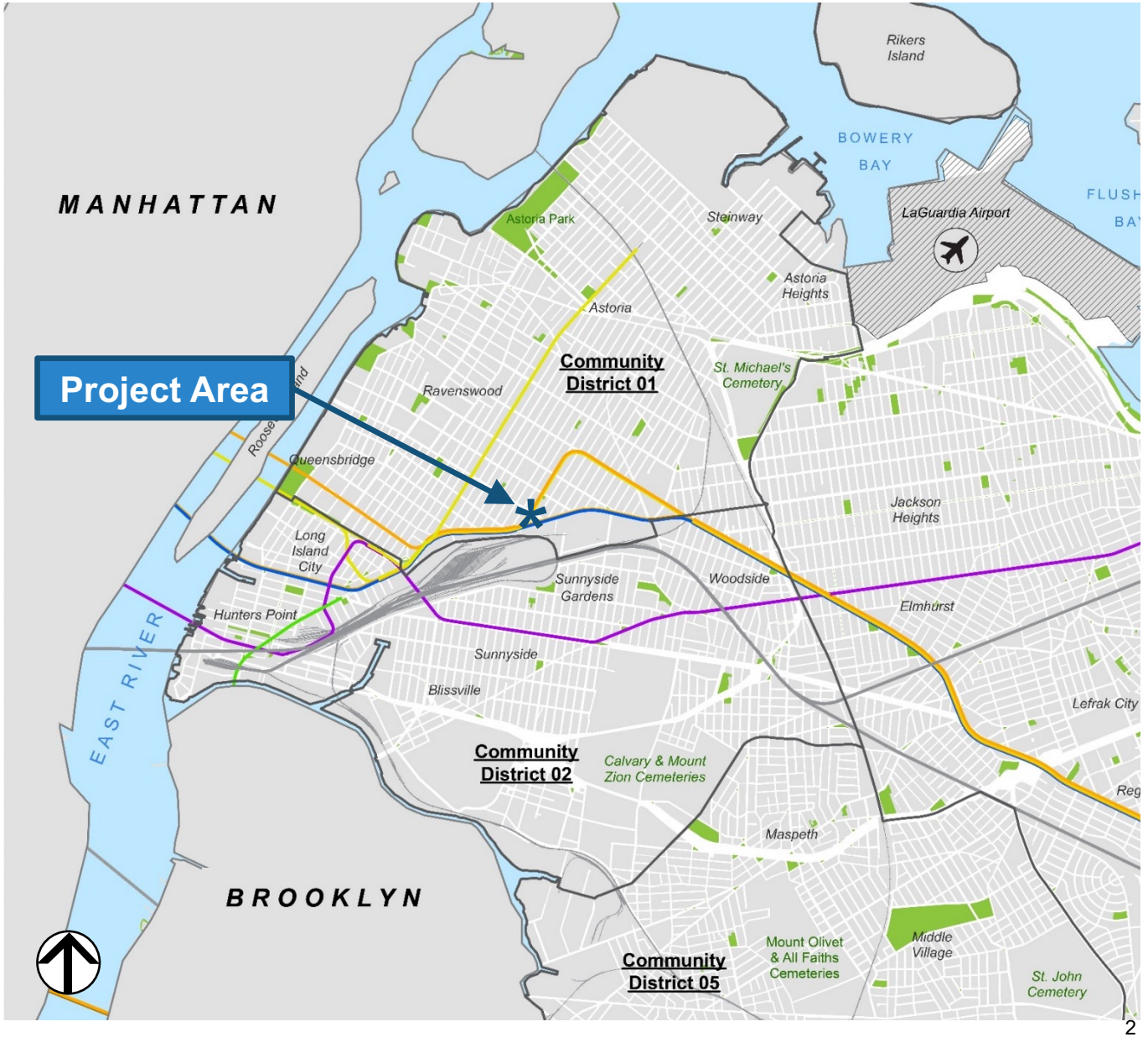
NYC PLANNING

Project Area Location

- Five-block area bounded by:
  - 35th Ave. to the north
  - 43rd St. and Northern Blvd. to the east
  - 36th Ave. to the south
  - 37th St. to the west

- Blocks 641, 668, 669, 670, 671

- **Astoria, Community District 1, Queens**



Project Overview

Applicant Partnership

- Kaufman Astoria Studios
- BedRock Real Estate Partners
- Silverstein Properties

Proposed development

- 2.7 M SF (7.1 FAR)
- 2,843 residential units (711 affordable)
- 194,000 commercial SF
- 233,000 office SF
- 100,000 community facility SF
- 2.17 acres of public open space



Development Partnership

Kaufman Astoria Studios

- New York City's oldest operating film/TV studio
- Key partner in adjacent Kaufman Arts District
- Studio located 2 blocks from project area

Silverstein Properties

- 60 years of development experience in New York City
- Owns, operates, and has developed over 40m SF of floorspace nationwide
- Key developer on large-scale mixed-use projects, including World Trade Center redevelopment
- Recently purchased a development site in Astoria near the project area

Bedrock Real Estate Partners

- Invested in 18 projects comprising over 1.75m SF of development since 2013
- Focused on large-scale, mixed-use developments nationwide
- Investment partner in the United Artists Cinemas, the 14-screen movie theater in the project area

Western Queens Context: Location



- Adjacent to LIC Special District: Queens Plaza and Dutch Kills Subdistricts
- The special districts and the Industrial Business Zones front on Northern Blvd., a major Queens corridor
- Among others, surrounding uses include light industrial uses that contribute to the mixed-use neighborhood character
- Located partially within the Kaufman Arts District

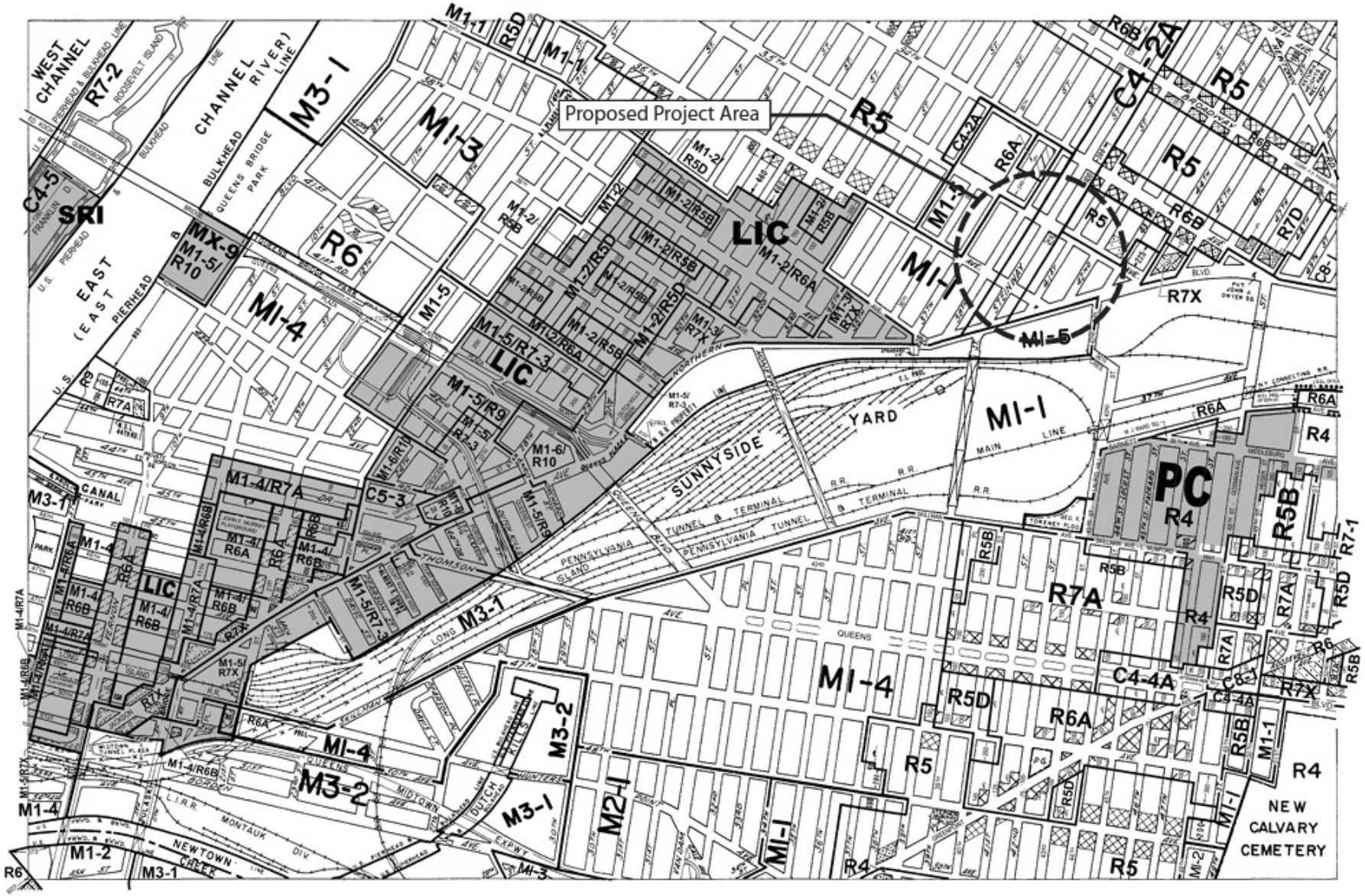
LEGEND

- Subway Station
- Queens Plaza Special Subdistrict
- Dutch Kills Special Subdistrict
- Industrial Business Zone
- Kaufman Arts District
- Park

KEY MAP



Western Queens Context: Zoning



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

03-25-2021 C 200243 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

8c	9a	9c
8d	**9b**	9d
12c	13a	13c

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ZONING MAP 9b

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

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

Western Queens Context: Access to Subway Service

Walking distance from project area to:

- **Steinway St (M/R):** 4 mins
- **36 Av (N/W):** 10 mins
- **Queens Plaza (E/M/R):** 18 mins
- **Queensboro Plaza (7/N/W):**
- 23 mins
- **21 St-Queensbridge (F):** 26 mins

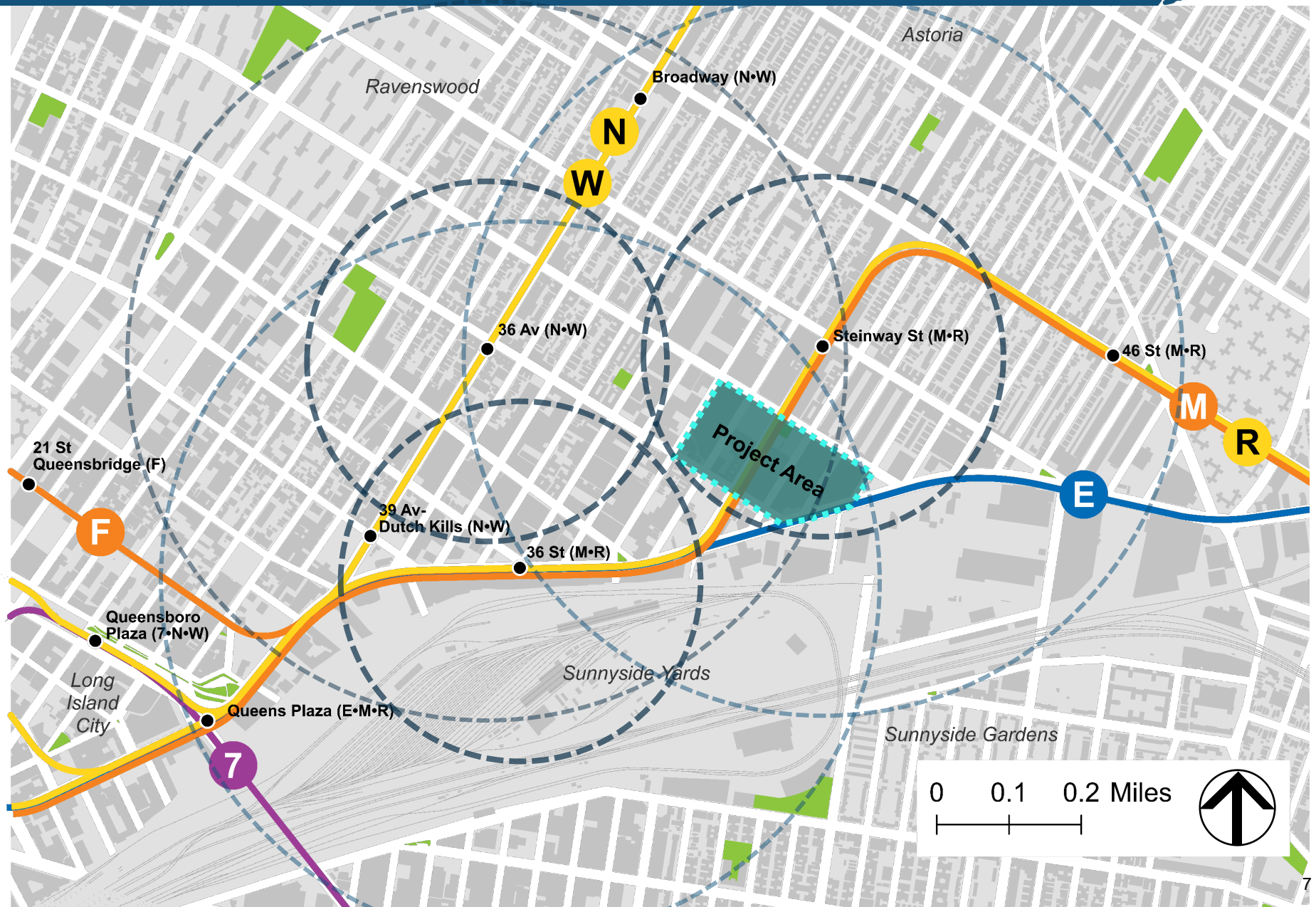
*Times are approximate from 35-18 Steinway St (via Google Maps).

LEGEND

- Subway Station
- ¼ mile radius
- ½ mile radius

KEY MAP





Neighborhood Context: Zoning



LEGEND

- Project Area
- Zoning district

Commercial Overlays

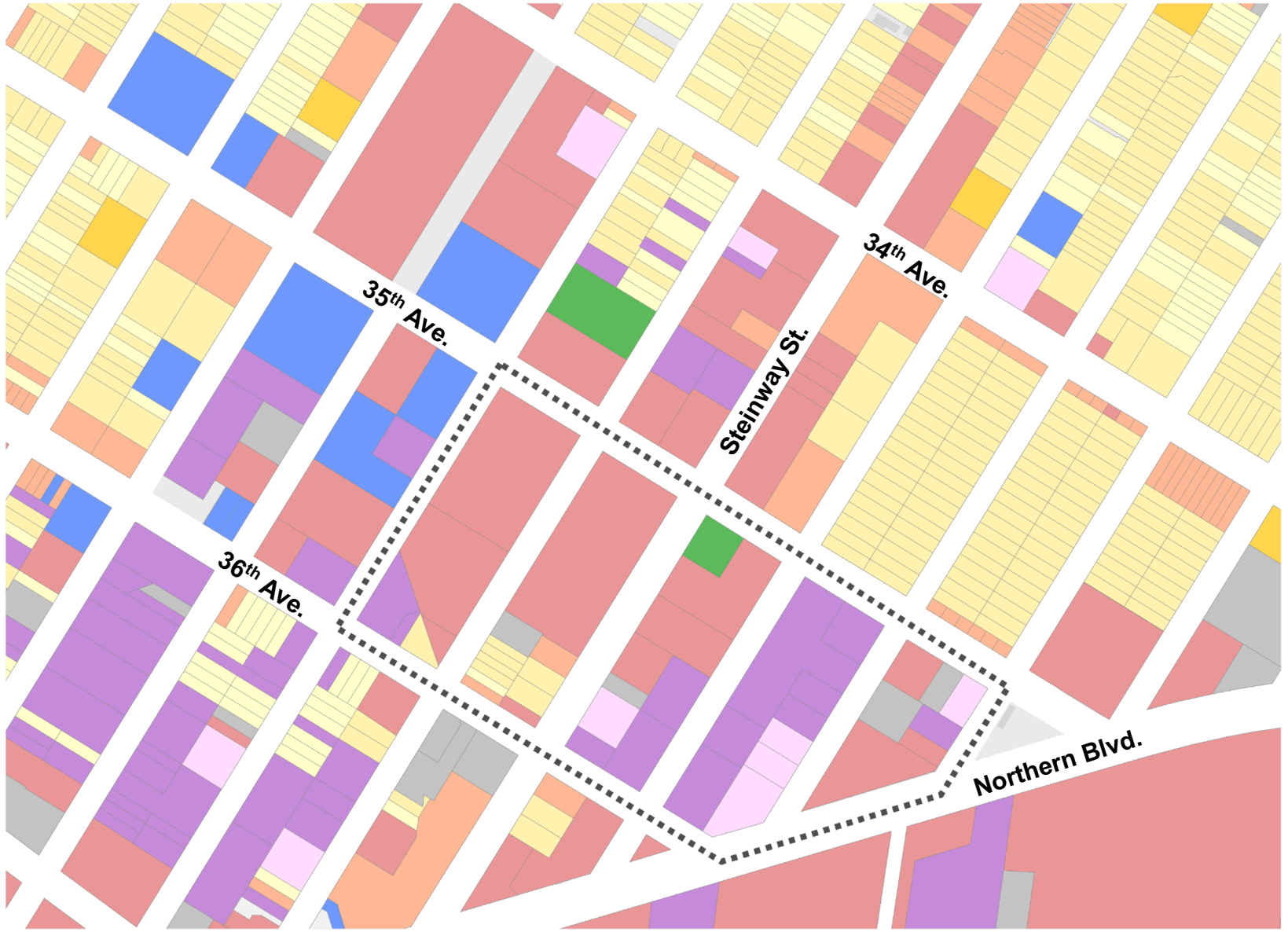
- C1-2
- C1-3
- C1-4
- C2-1
- C2-4

KEY MAP



0 0.03 0.06 Miles

Neighborhood Context: Land Uses



LEGEND

Project Area

Land Use

- One & Two Family Building
- Multi-Family Walkup Building
- Multi-Family Elevator Building
- Mixed Commercial/Residential Building
- Commercial/Office Building
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facility

KEY MAP



0 0.03 0.06 Miles

Neighborhood Context: Land Uses



LEGEND

Project Area

Land Use

- One & Two Family Building
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KEY MAP

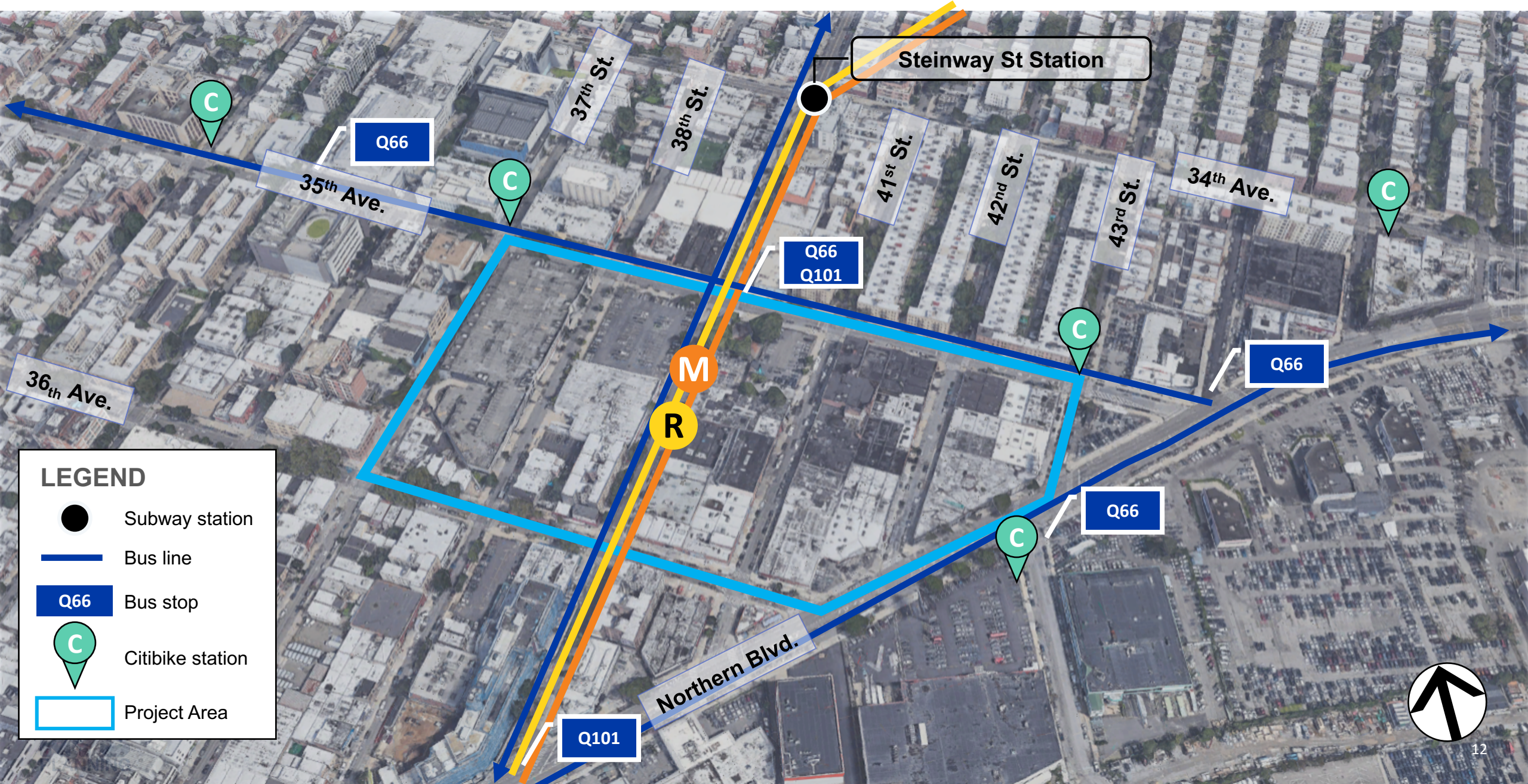


0 0.03 0.06 Miles

Project Area & Development Site



Project Area: Access to Transportation



Project Area Photos: Block A

1. View of the project area looking Southeast from 35th Avenue



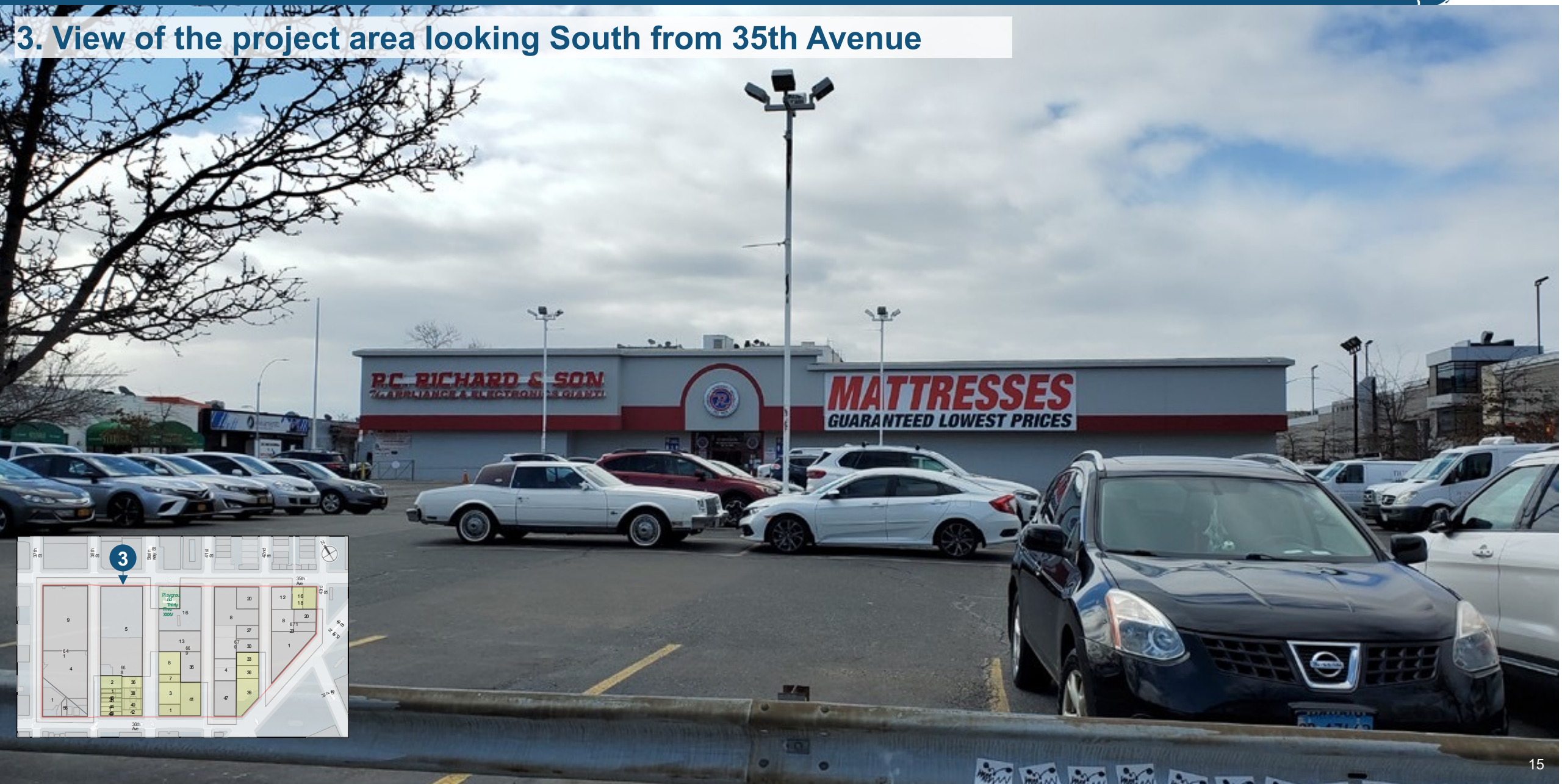
Project Area Photos: Block A

2. View of the project area looking Northwest along 38th Street



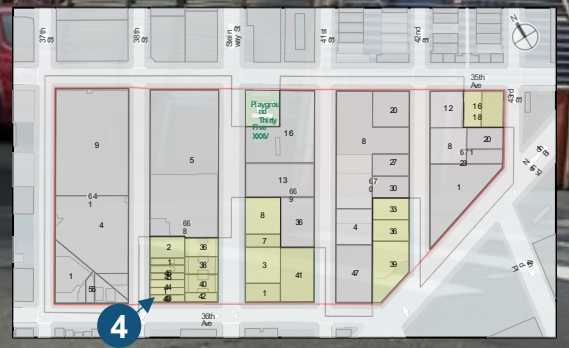
Project Area Photos: Block B

3. View of the project area looking South from 35th Avenue



Project Area Photos: Block B

4. View of the project area looking Northeast from 36th Avenue



Project Area Photos: Block C

5. View of Playground 35 looking East from Steinway Street



Project Area Photos: Block C

6. View of the project area looking Northwest from 41st Street



Project Area Photos: Block C

7. View of the project area looking South from 35th Avenue



Project Area Photos: Block D

8. View of the project area looking Southeast along 41st Street



Project Area Photos: Block D

9. View of the project area looking Northwest from Northern Blvd



Project Area Photos: Block E

10. View of the project area looking Northwest from Northern Blvd.



Project Area Photos: Block E

11. View of the project area looking Southwest from 35th Avenue



Area Photos: Surrounding Context

12. Looking north along 37th Street from 35th Ave



Area Photos: Surrounding Context

13. Looking north along 43rd Street from 35th Ave



Area Photos: Surrounding Context

14. View of the area south of the project area along 36th Ave



Proposed Development: Land Use Rationale Diagram



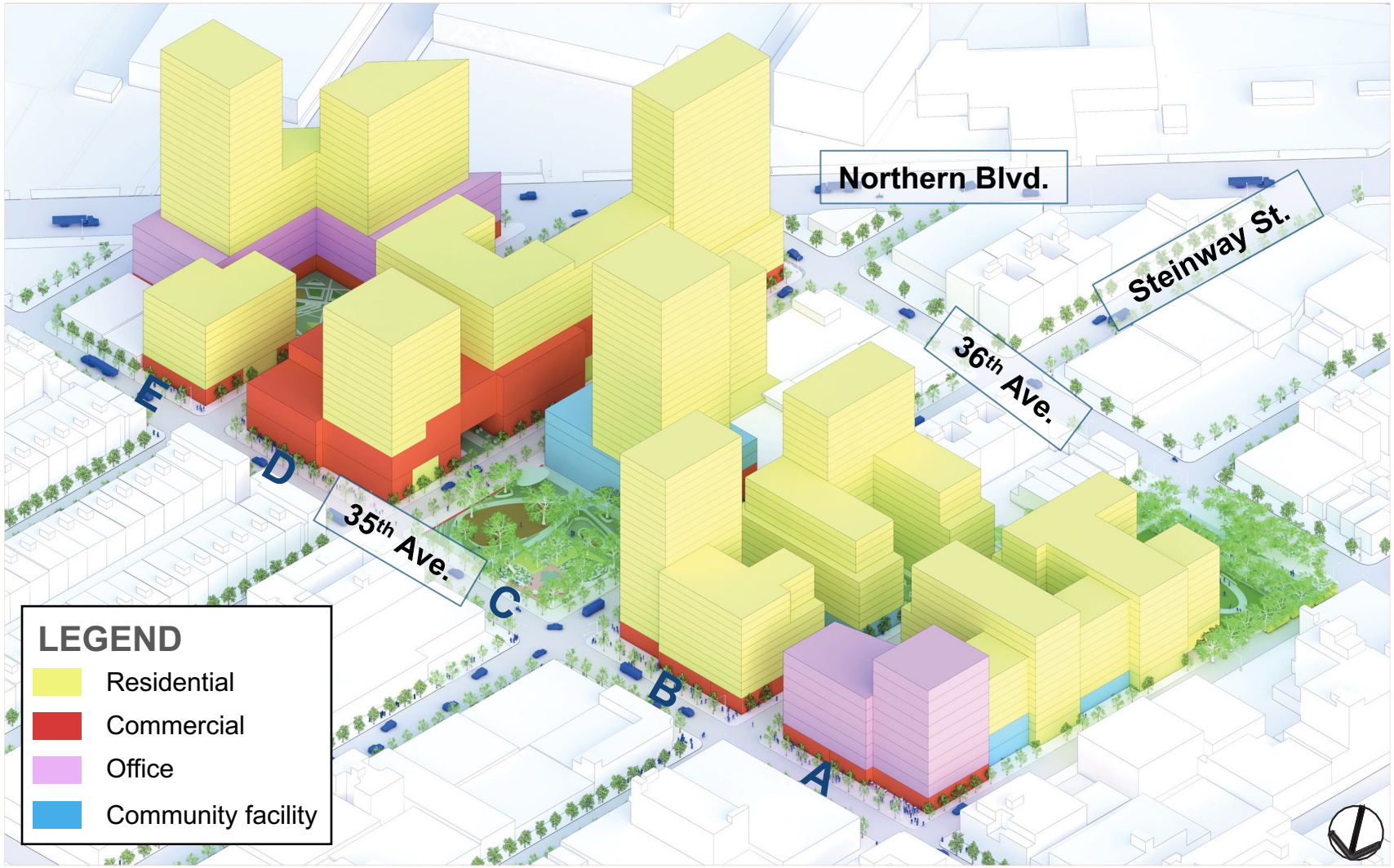
LEGEND

- Subway station
- Northern Blvd. Corridor
- 35th Ave: Community-Serving Corridor
- Steinway St. Retail Corridor
- Steinway Astoria Partnership (BID)
- Dutch Kills Special Subdistrict
- Manufacturing District
- Kaufman Arts District
- Park

KEY MAP



Proposed Development: Guiding Principles



- Vary building height across the development site, stepping up from the periphery to maximum heights in the center and along Northern Blvd.
- Anchor 35th Ave., Steinway St., and Northern Blvd. with commercial and office uses
- Provide a mix of uses on each block
- Provide access to arts, culture, lifetime learning, health and wellness facilities, and other services
- Increase foot traffic in the area to better support existing businesses
- Provide ample public open space

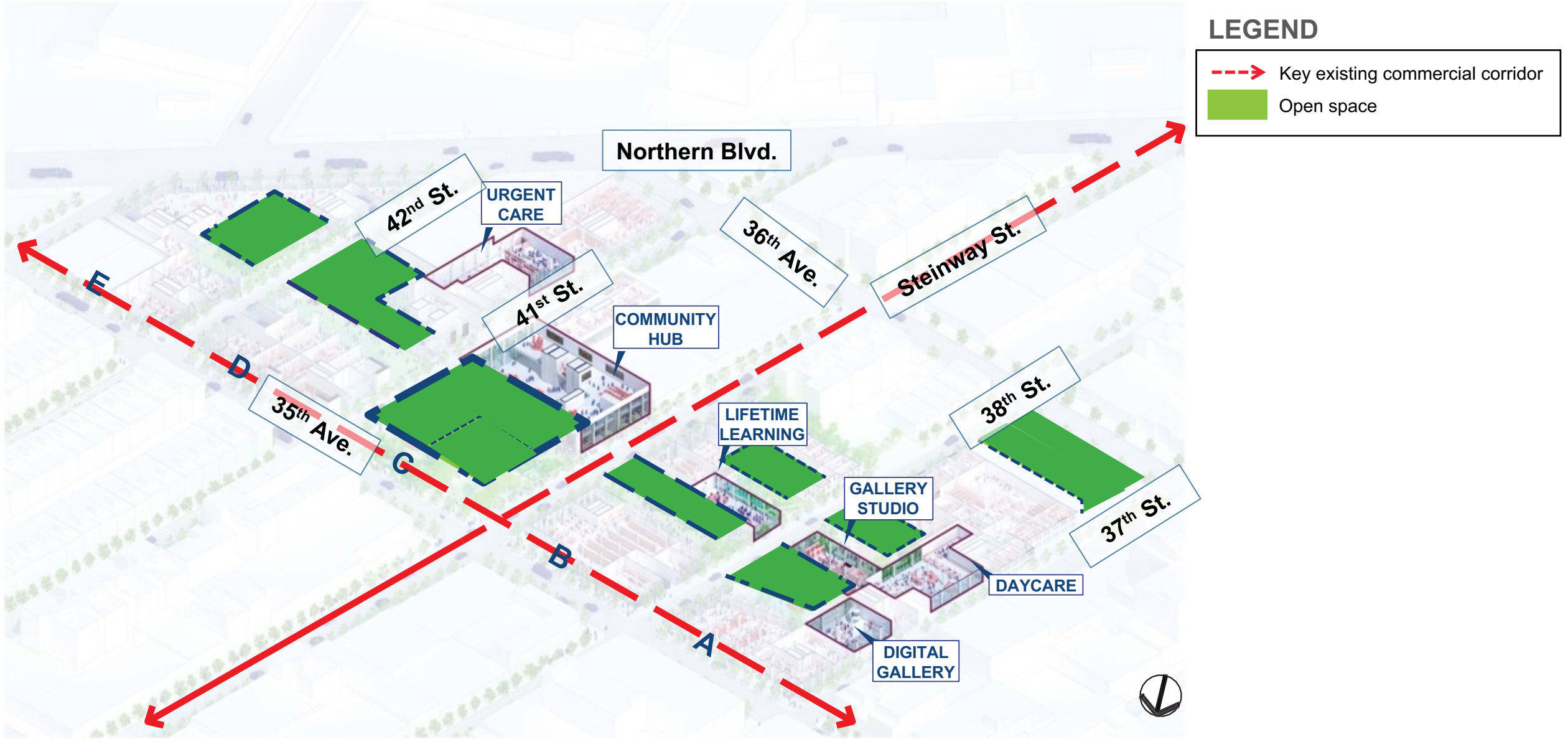
Activate Commercial Corridors and Increase Foot Traffic



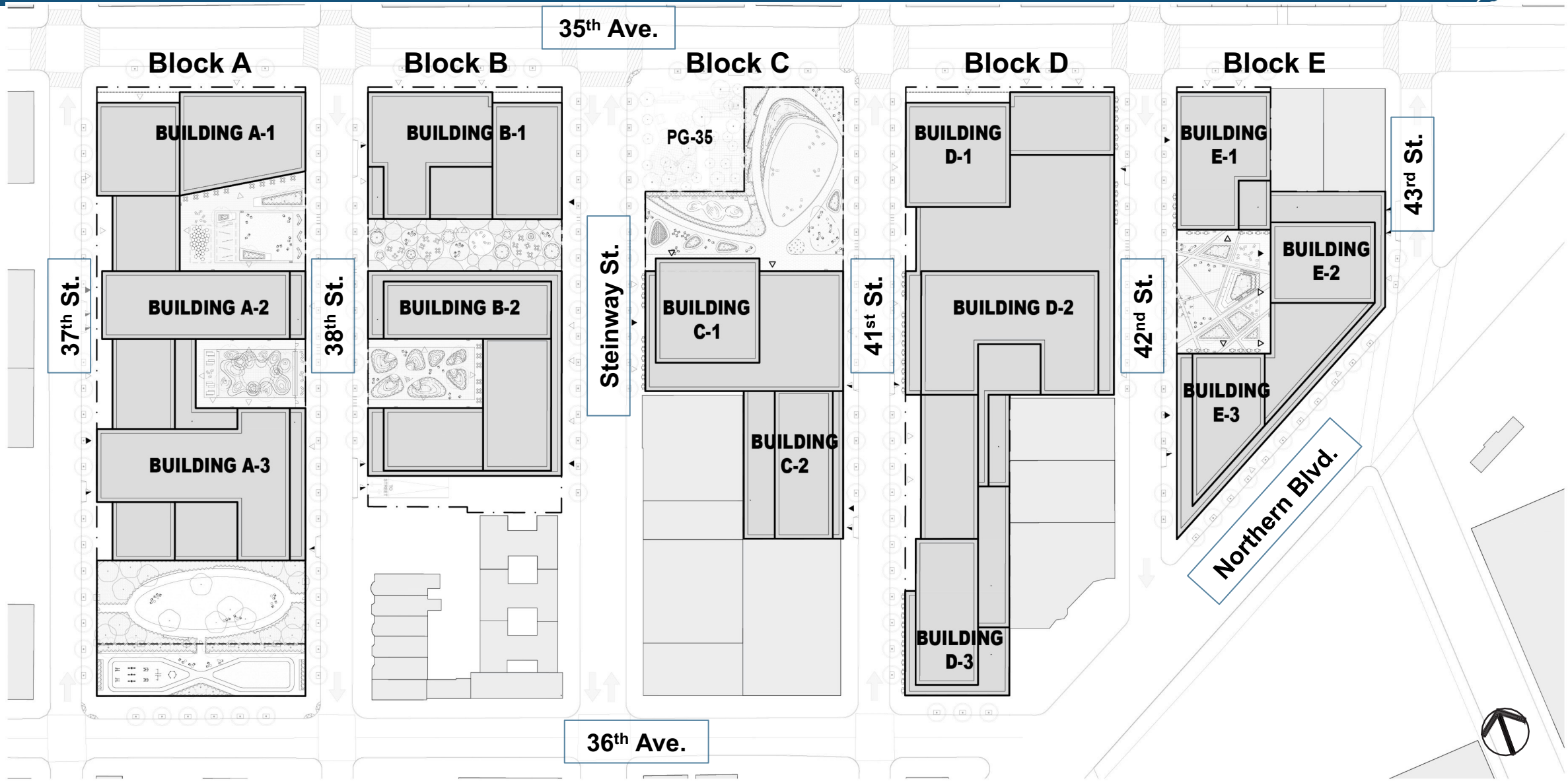
LEGEND

- Key existing commercial corridor
- Open space

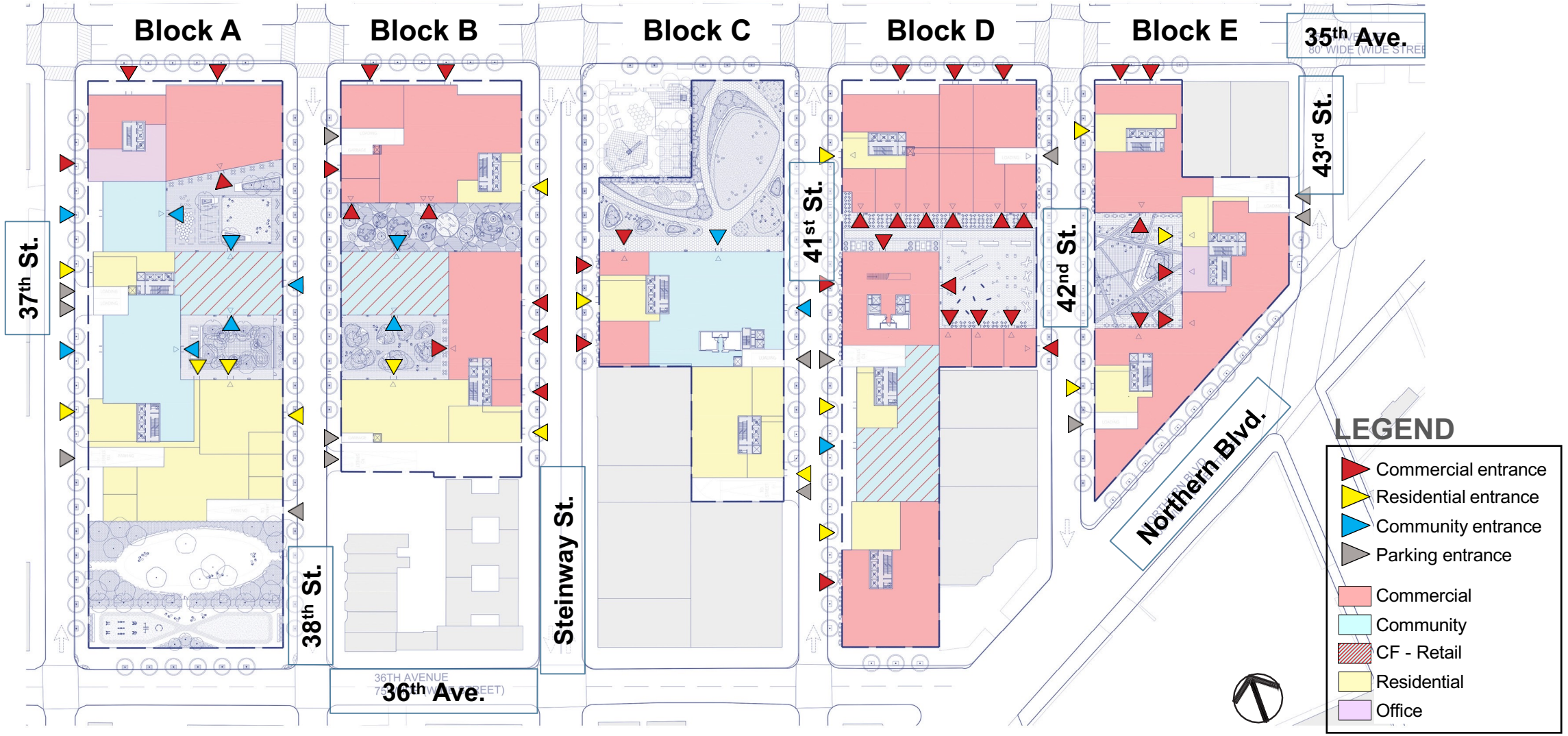
Provide Access to Arts, Culture, Learning, Health and Wellness



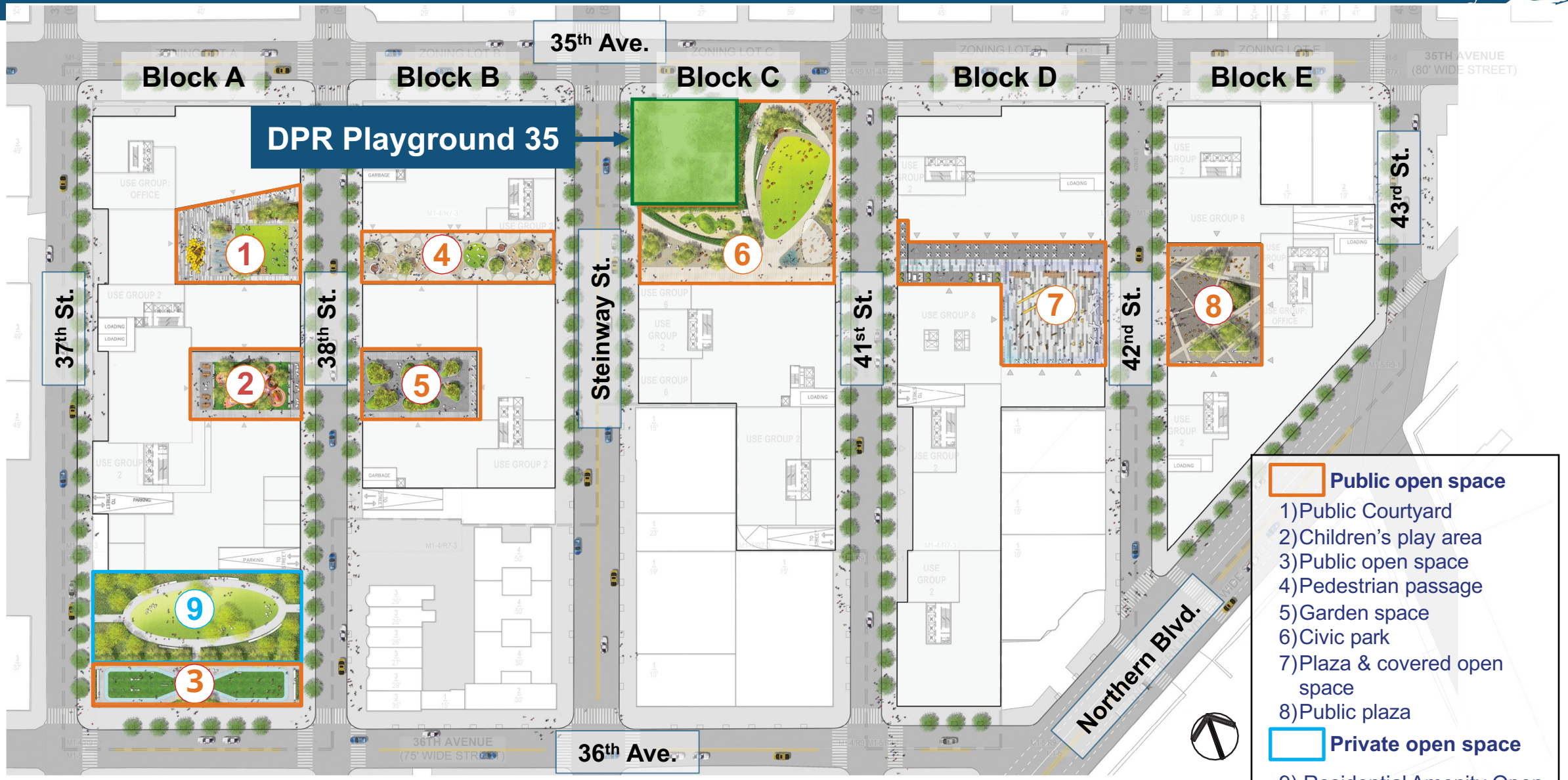
Proposed Development: Site Plan



Proposed Development: Ground Floor Use Plan



Proposed Development: Open Space Plan



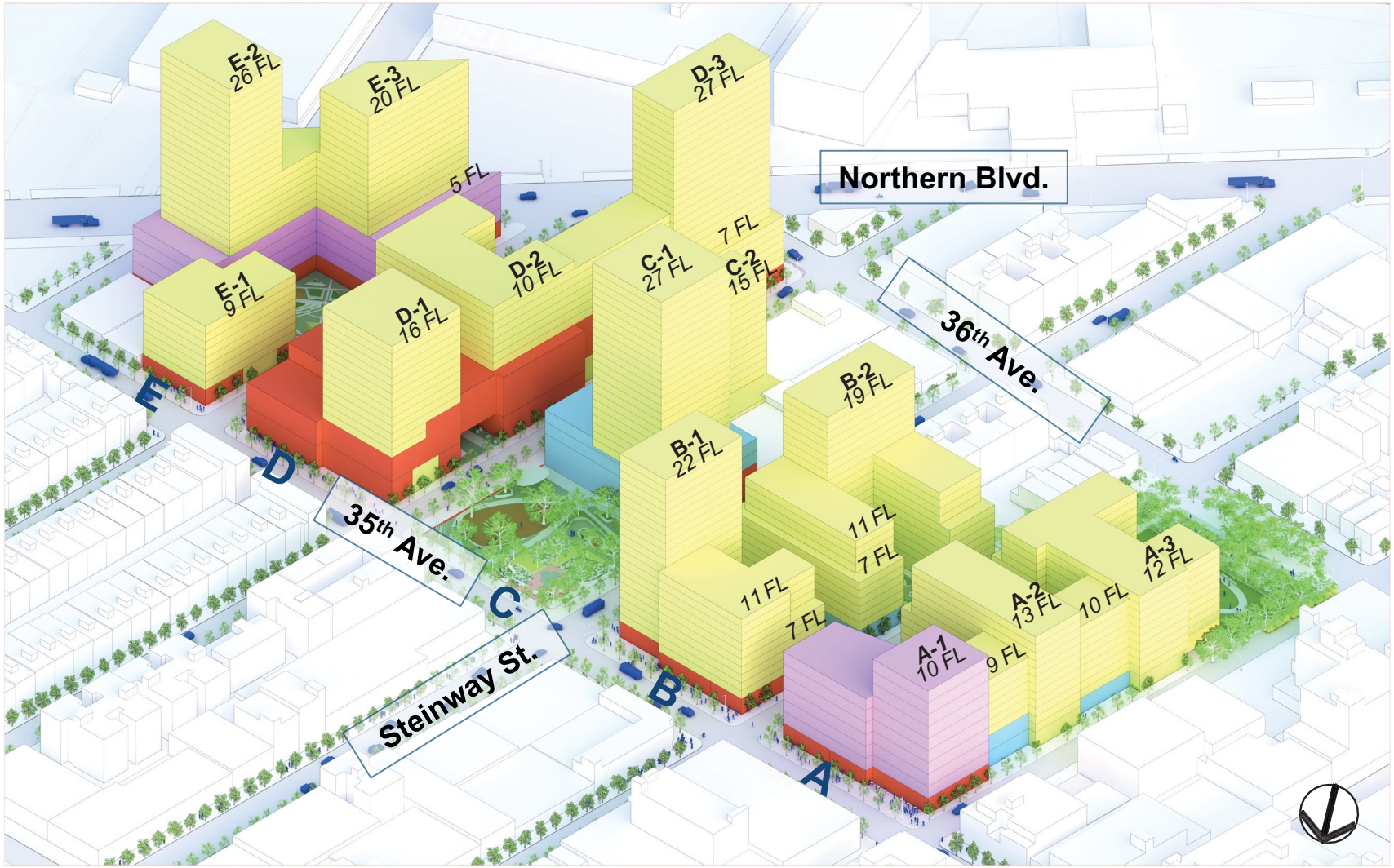
Public open space

1) Public Courtyard
2) Children's play area
3) Public open space
4) Pedestrian passage
5) Garden space
6) Civic park
7) Plaza & covered open space
8) Public plaza

Private open space

9) Residential Amenity Open Space

Proposed Development Program



Floor Area

Residential	2,258,362
Commercial	194,327
Office	233,710
Community facility	100,672
Total floor area	**2,787,072**
Lot area	**392,854**
FAR	**7.1**
Open space	94,624
% Open space	*24%*

Residential Units (approx.)

Market rate	2,132
Affordable	711
Total units	2,843

Parking

Parking spaces	1,390

Proposed Development Program



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Actions Requested

Zoning Text Amendment

- Create Special MX-24 Mixed-Use District
- Map MIH Option 1
- Modify ZR 74-745(b) to make loading berth modifications applicable to the MX district

Zoning Map Amendment

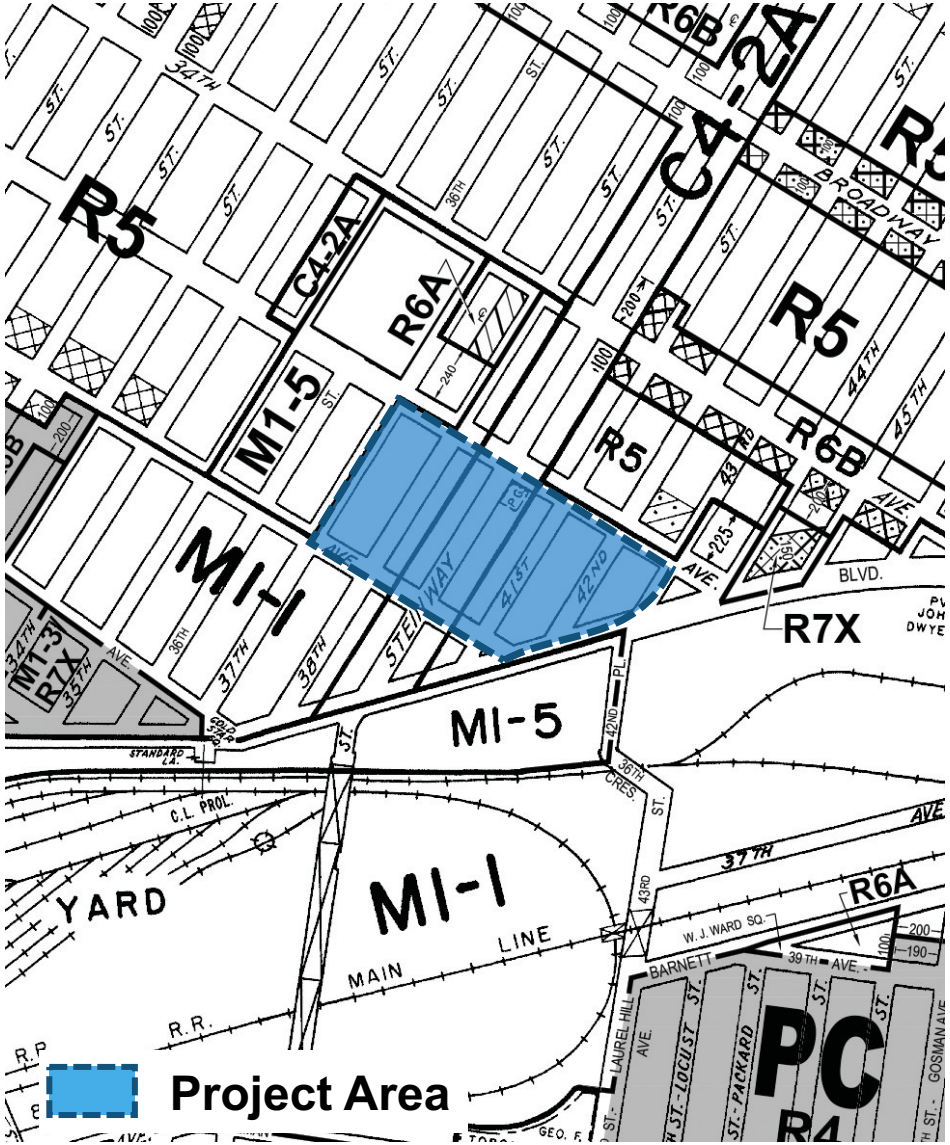
- M1-1 and C4-2A to M1-4/R7X, M1-4/R7-3,
- M1-4/R9, and M1-5/R9-1

Large-Scale General Development (LGSD) Special Permits Pursuant to:

- ZR 74-743 to modify bulk regulations
- ZR 74-744(c) to modify accessory signage regulations
- ZR 74-745(a) to distribute accessory parking
- ZR 74-745(b) to modify loading berth requirements

Special Permits pursuant to ZR 74-922

- To permit certain retail uses greater than 10,000 SF of floor area on Zoning Lots A through E



Project Area and Development Site



Zoning Text Amendment

ZR 123-00: Create Special MX-24 Mixed-Use District

- Create Special MX2-4 Mixed-Use District
- District allows for new paired residential and manufacturing districts to be mapped with zoning map amendments

ZR 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# in Community District 1 in the Borough of Queens, the Commission may waive or reduce the number of required loading berths, provided that:

Appendix F: map MIH Option 1

- Mapped to project area

Zoning Text Amendment to Appendix F



Mandatory Inclusionary Housing Program Area

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

Proposed action

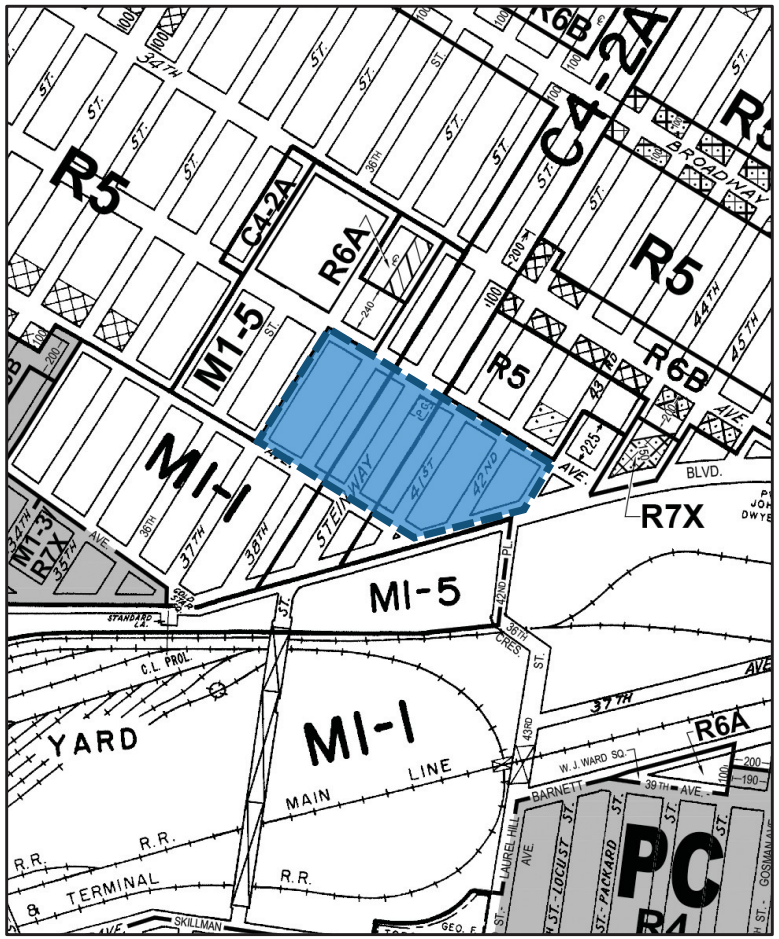
Zoning Map Amendment

Map amendments:

Change M1-1 and C4-2 districts to:

- M1-4/R7-3
- M1-4/R7X
- M1-4/R9
- M1-5/R9-1

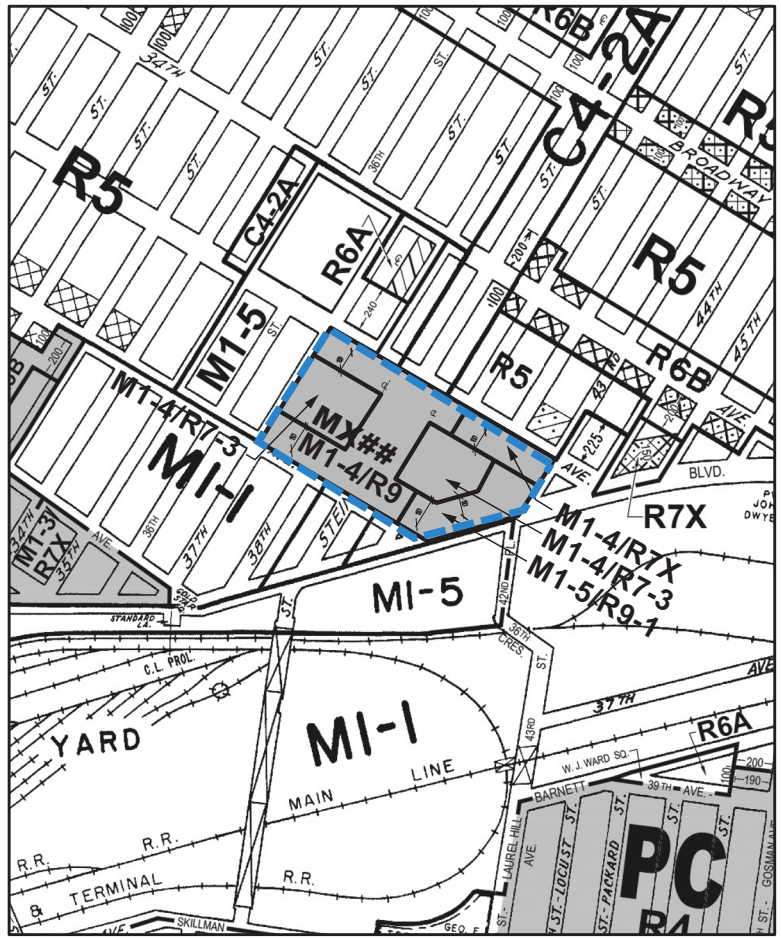
Create Special Mixed Use District (MX-24, shaded in grey on proposed map)



Current Zoning Map

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

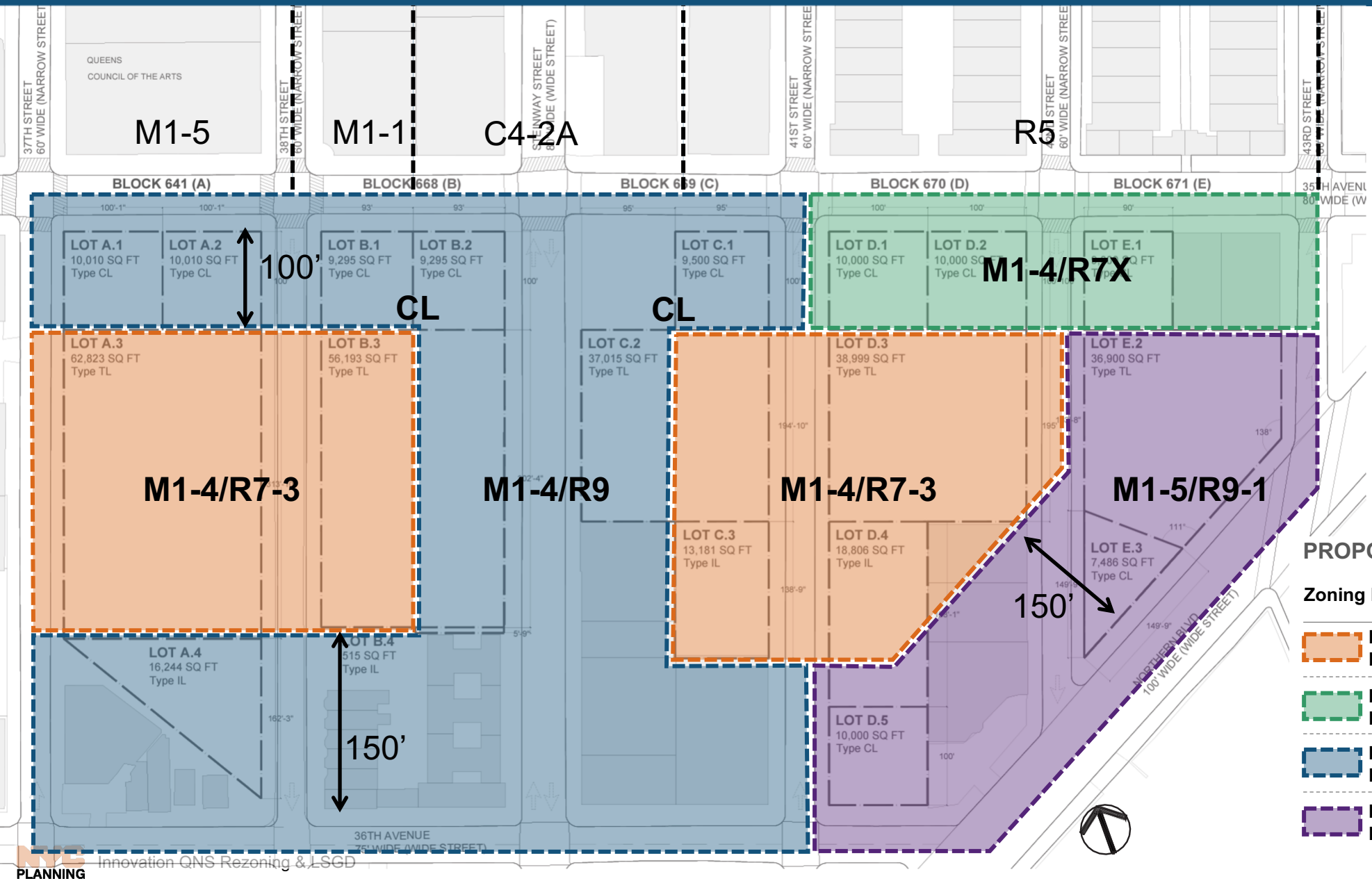
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



Proposed Zoning Map

Rezoning area boundary

Zoning Map Amendment: Proposed Zoning Districts Diagram



PROPOSED ZONING DISTRICTS

Zoning District	Max FAR	Max base height	Max bldg. height
M1-4/ R7-3	6.0	85’	185’
M1-4/ R7X	6.0	105’	145’
M1-4/ R9	8.0	85’	225’
M1-4/ R9-1	9.0	90’	280’

Large-Scale General Developments (LSGDs)

? What does an LSGD allow?

- CPC may modify underlying zoning district rules for increased flexibility
- Floor area, dwelling units, lot coverage, or open space can be shifted on a development site without regard for zoning lots or district boundaries

? How is a project eligible for LSGD action?

- Development/enlargement in a commercial or manufacturing district
- Minimum area of 1.5 acres (63,340 SF)

? What is required to grant an LSGD?

- CPC must find the proposed redistribution will create superior site plan and relationship between development site and neighborhood context
- Future development must occur pursuant to approved drawing package

ZR §74-743 to Modify Bulk Regulations: Permits

74-743
Special Provisions for Bulk Modifications

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

(1) Distribution of total allowable floor area, rooming units, dwelling units, lot coverage and total required open space under the applicable district regulations within a large-scale general development without regard for zoning lot lines or district boundaries, subject to the following limitations

(2) location of buildings without regard for the applicable yard, court, distance between buildings, or height and setback regulations

* * * *

ZR §74-743 to Modify Bulk Regulations: Findings

74-743
Special Provisions for Bulk Modifications

(b) In order to grant a special permit pursuant to this Section for any large-scale general development, the Commission shall find that:

(1) the distribution of floor area, open space, dwelling units, rooming units and the location of buildings, primary business entrances and show windows will result in a better site plan and a better relationship among buildings and open areas to adjacent streets, surrounding development, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the large-scale general development, the neighborhood and the City as a whole;

(2) the distribution of floor area and location of buildings will not unduly increase the bulk of buildings in any one block or unduly obstruct access of light and air to the detriment of the occupants or users of buildings in the block or nearby blocks or of people using the public streets;

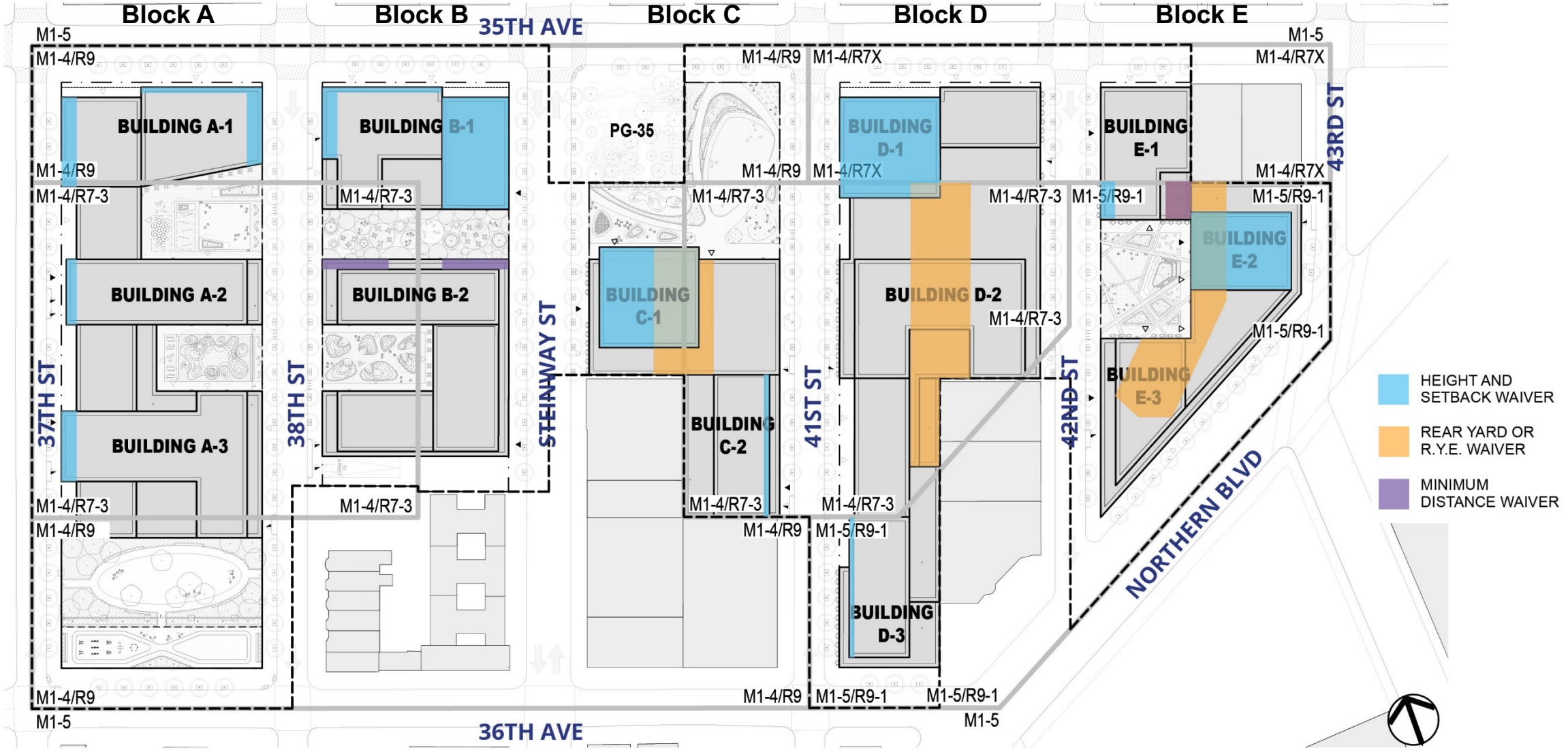
* * * *

(4) considering the size of the proposed large-scale general development, the streets providing access to such large-scale general development will be adequate to handle traffic resulting therefrom;

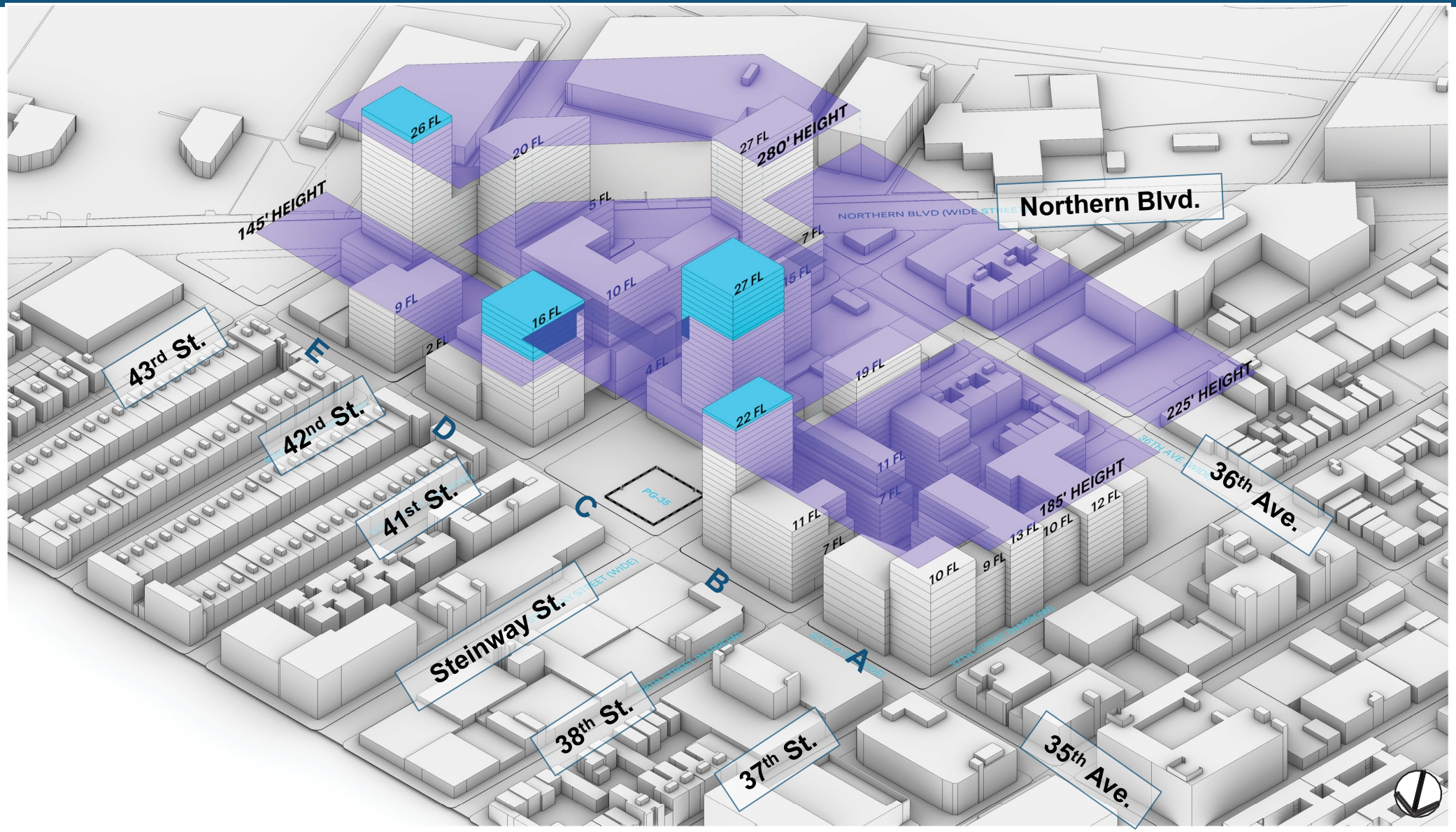
* * * *

(10) a declaration with regard to ownership requirements in paragraph (b) of the largescale general development definition in Section 12-10 (DEFINITIONS) has been filed with the Commission;

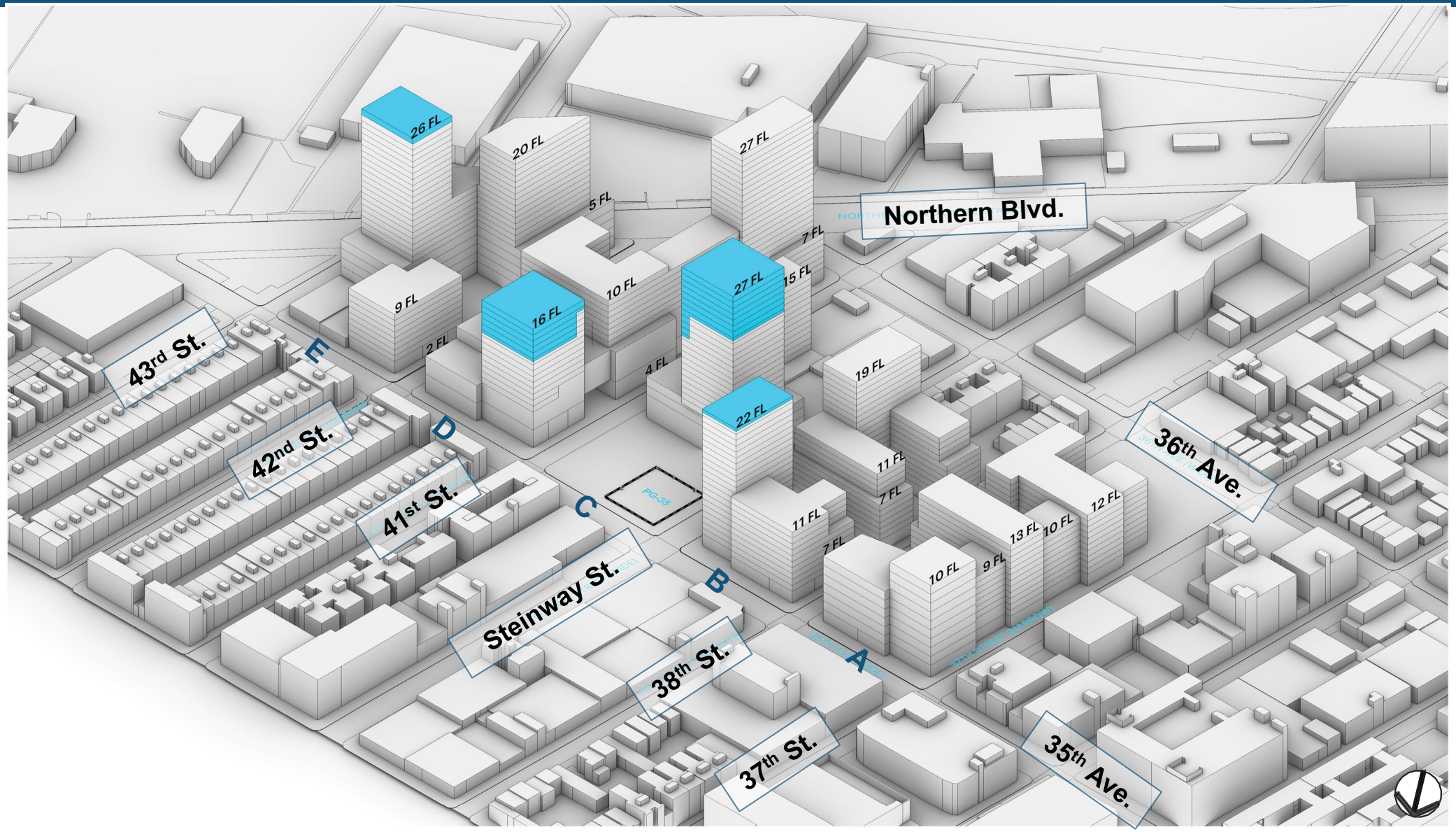
ZR §74-743 Special Permit Bulk Waivers: Diagram



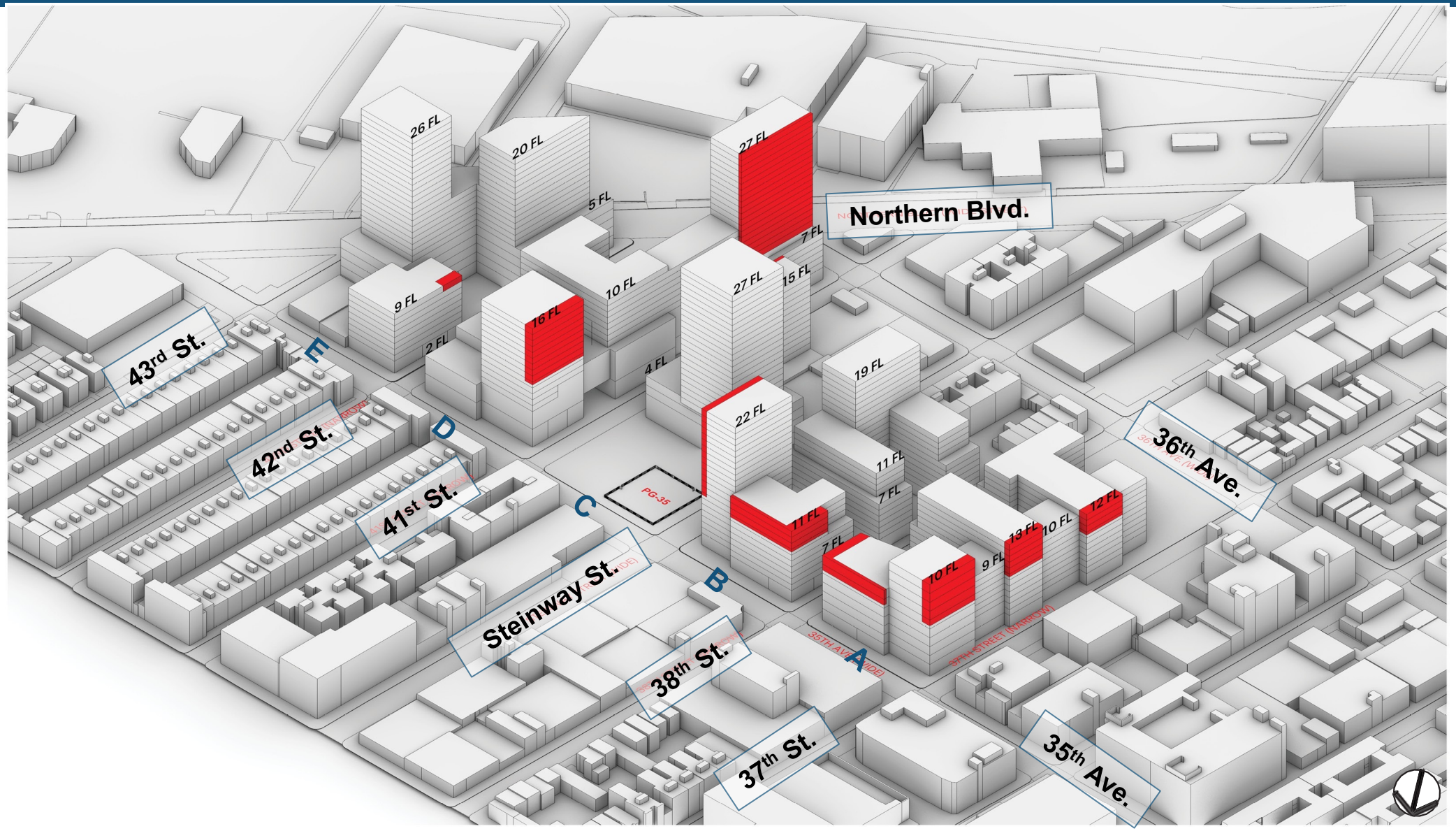
ZR §74-743 Special Permit Bulk Waiver Diagram: Height



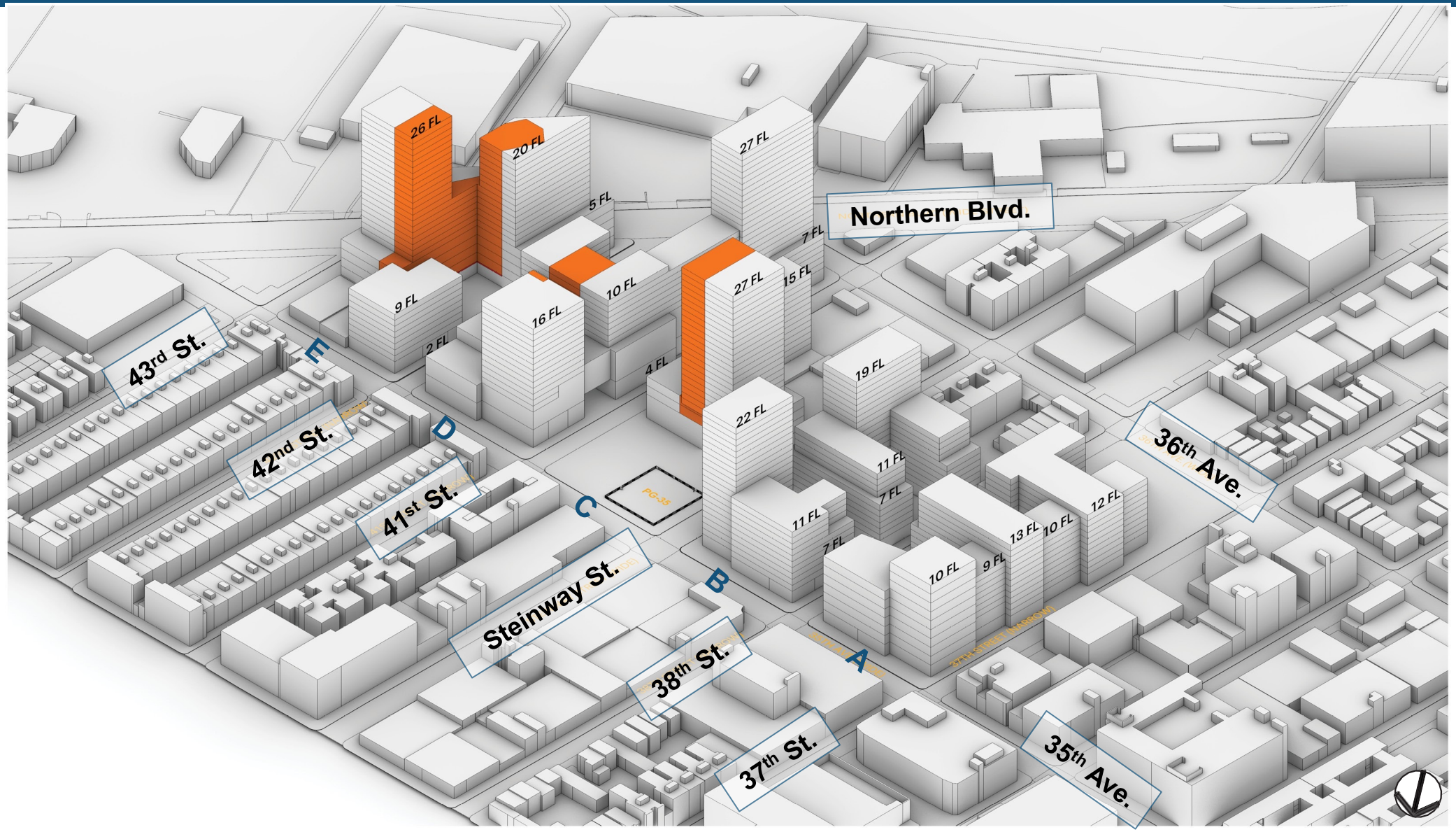
ZR §74-743 Special Permit Bulk Waiver Diagram: Height



ZR §74-743 Special Permit Bulk Waiver Diagram: Setback



ZR §74-743 Special Permit Bulk Waiver Diagram: Rear Yard



ZR §74-744c to Modify Sign Regulations: Permits and Findings

74-744

(c) Modification of Sign Regulations

(1) In all Commercial or Manufacturing Districts, the Commission may, for developments or enlargements subject to the provisions of paragraphs (a)(1), (a)(2) or (a)(3) of Section 74-743 (Special provisions for bulk modification), permit the modification of the applicable provisions of Sections 32-64 (Surface Area and Illumination Provisions), 32-65 (Permitted Projection or Height of Signs)

* * * *

provided the Commission finds that such modification will result in a better site plan.

ZR §74-744c Special Permit Signage Modification Locations (1/2)

41st Street frontage waiver

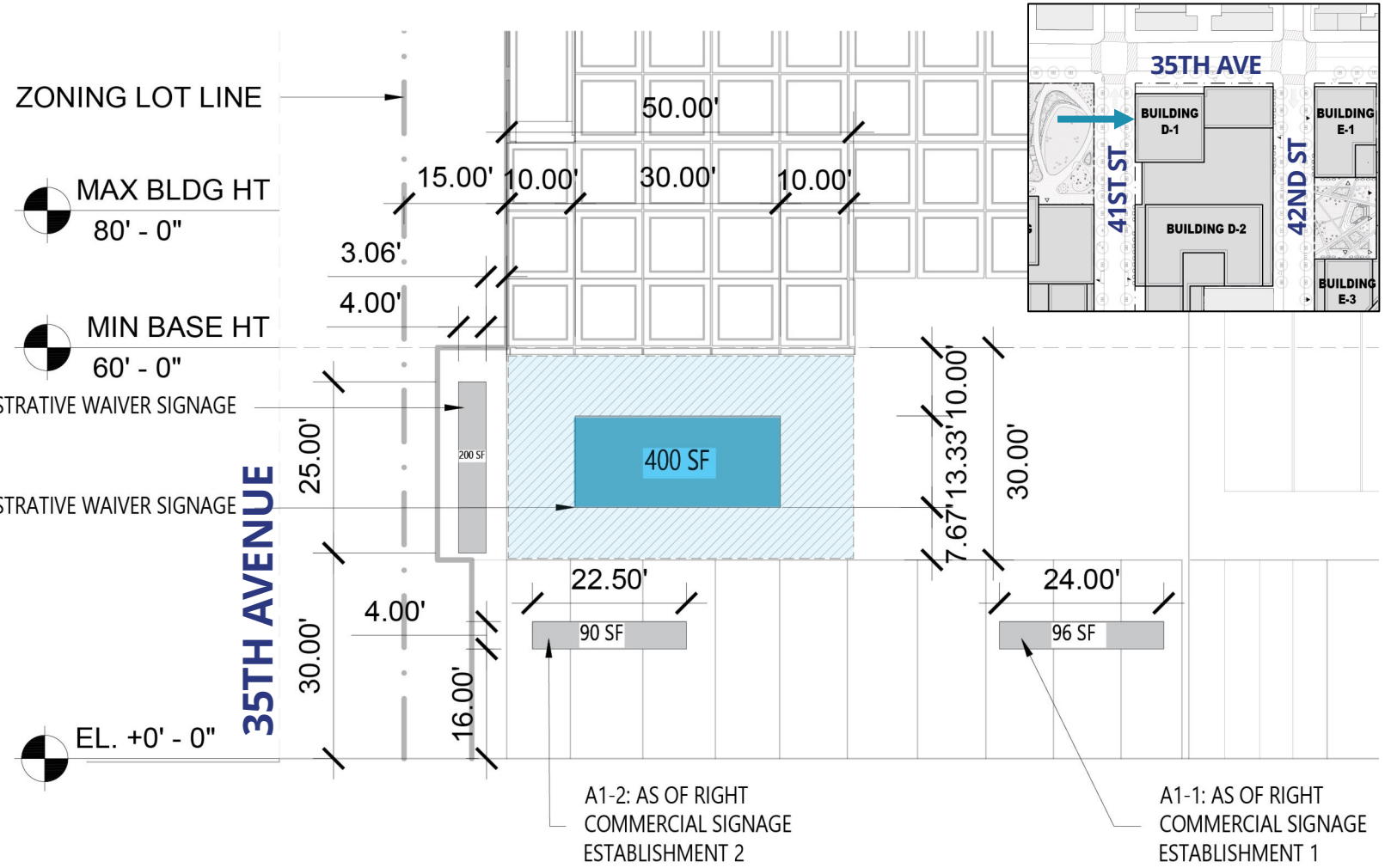
1. Wall sign (400sf max surface area)

2. Location: box with 30’-60’ height, 50’ width

35th Street frontage waiver

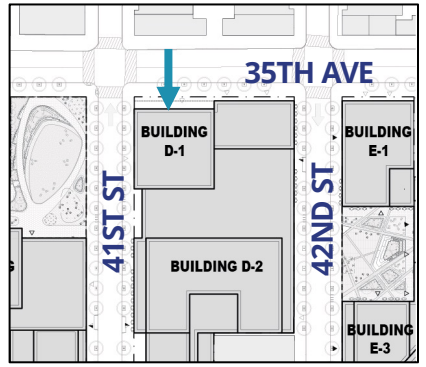
1. Non-illuminated wall sign, 150 sf max surface area
   - Box with 30’ to 60’ Height and 100’ Width

2. 25’ x 4’ Blade Sign – 100 sf surface area x 2, total 200 sf surface area



REQUESTED SIGN WAIVER PURSUANT TO ZR 74-744(C). SIGNS TO LOCATE ANYWHERE WITHIN OUTER BOX LIMITED TO NO MORE THAN 400 SF OF SURFACE AREA. DIMENSIONS OF SIGN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

ZR §74-744c Special Permit Signage Modification Locations (2/2)



ZONING LOT LINE

MAX BLDG HT
80' - 0"

MIN BASE HT
60' - 0"

42ND STREET

EL. +0' - 0"

100.00'
35.00' 30.00' 35.00'

30.00'

D1-3: ILLUSTRATIVE WAIVER SIGNAGE

150 SF

5.00'

10.00'

4.00'

9.00'

16.00'

25.00' 25.00' 25.00' 25.00' 25.00' 25.00'

100 SF 100 SF 100 SF 100 SF 100 SF 100 SF

A1-8: AS OF RIGHT COMMERCIAL SIGNAGE ESTABLISHMENT 8

A1-7: AS OF RIGHT COMMERCIAL SIGNAGE ESTABLISHMENT 7

A1-6: AS OF RIGHT COMMERCIAL SIGNAGE ESTABLISHMENT 6

A1-5: AS OF RIGHT COMMERCIAL SIGNAGE ESTABLISHMENT 5

A1-4: AS OF RIGHT COMMERCIAL SIGNAGE ESTABLISHMENT 4

A1-3: AS OF RIGHT COMMERCIAL SIGNAGE ESTABLISHMENT 3

ZONING LOT LINE

MIN BASE HT
60' - 0"

25.00'

D1-2: ILLUSTRATIVE WAIVER SIGNAGE

29.00'

41ST STREET

EL. +0' - 0"
EL: 40.65' NAVD 88 (BASE PLANE)

SIGN REQUESTED PURSUANT TO ZR 74-744(C). NON ILLUMINATED SIGN LIMITED TO 150 SF OF SURFACE AREA TO LOCATE ANYWHERE WITHIN THE OUTER BOX. DIMENSION OF SIGN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

ZR §74-745a Special Permit to Distribute Parking Spaces: Permits

74-745
Modifications of parking and loading regulations

(a) Modification of location requirements

* * *

When a large-scale general development includes two or more zoning lots, the Commission may permit required or permitted accessory off-street parking spaces, bicycle parking spaces or loading berths to be located anywhere within a large-scale general development without regard for zoning lot lines…

ZR §74-745a Special Permit to Distribute Parking Spaces: Findings

74-745
Modifications of parking and loading regulations

(a) Modification of location requirements

provided that the Commission shall find:

(1) such off-street parking spaces, bicycle parking spaces and loading berths will be conveniently located in relation to the use to which such spaces or berths are accessory;

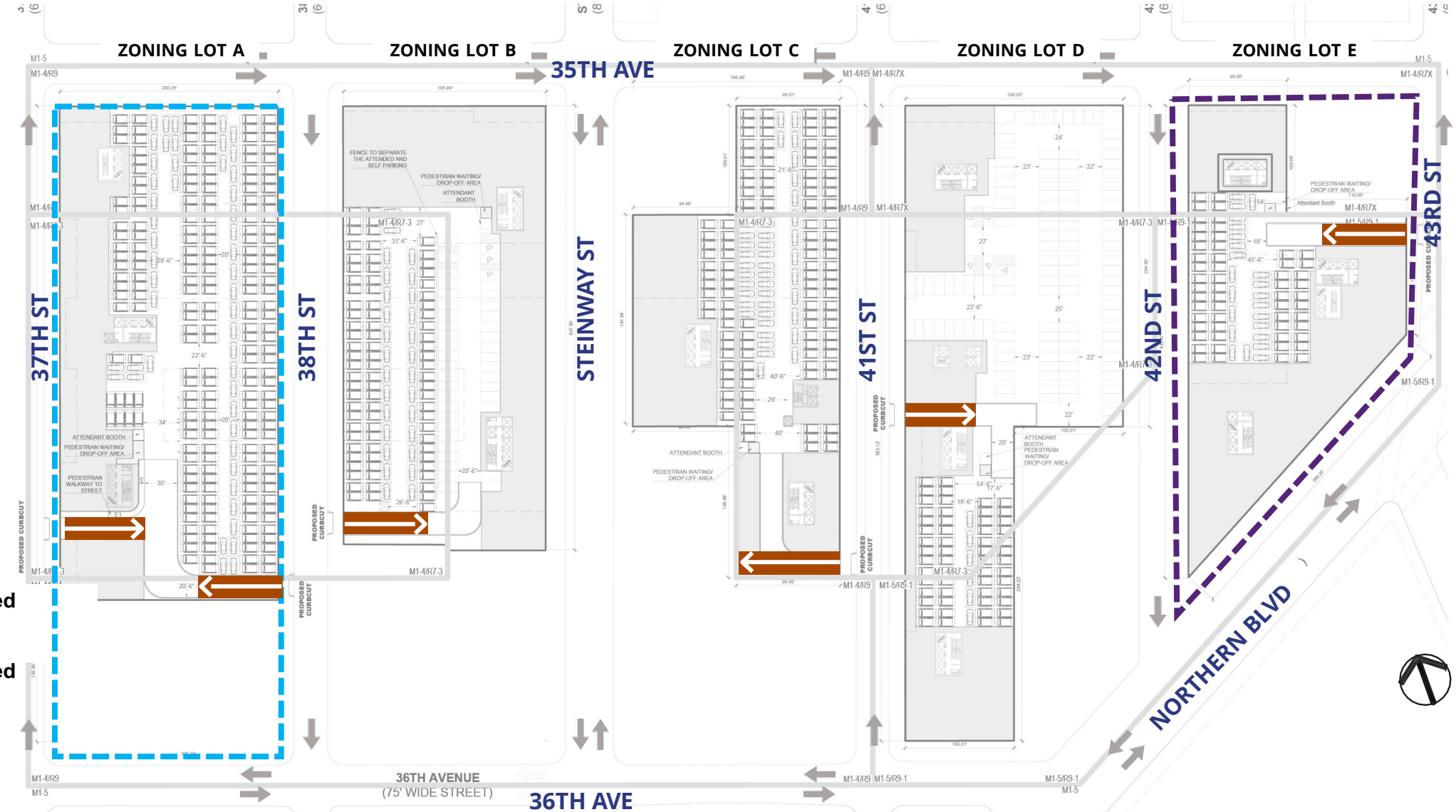
(2) such location of off-street parking spaces, bicycle parking spaces and loading berths will result in a better site plan; and

(3) such location of off-street parking spaces, bicycle parking spaces and loading berths will not unduly increase the number of spaces in any single block, draw excessive traffic through local streets, or otherwise adversely affect traffic conditions in the surrounding area.

* * *

ZR §74-745a Special Permit to Distribute Parking Spaces: Diagram

16 parking spaces distributed from Block E to Block A (Cellar Level)



Spaces distributed from Block E

Spaces distributed to Block A

Parking Entry

ZR §74-745b Special Permit to Modify Loading Requirements: Permits

74-745
Modifications of parking and loading regulations

(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, the Commission may waive or reduce the number of required loading berths…

ZR §74-745b Special Permit to Modify Loading Requirements: Findings

74-745
Modifications of parking and loading regulations

(b) Waiver or reduction of loading berth requirements

provided that:

(1) curbside deliveries will not create or contribute to serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not interfere with the efficient functioning of nearby uses;

(2) an efficient goods receiving system will be implemented within the commercial establishment to expedite the movement of goods from the curb to areas within the establishment;

(3) such modification allows for a better relationship between the street walls of the building containing such establishment and the adjacent sidewalk and surrounding area; and

(4) such modification will not impair or adversely affect the development of the surrounding area.

* * *

ZR §74-745b Special Permit to Modify Loading Requirements: Diagram

Proposed waivers

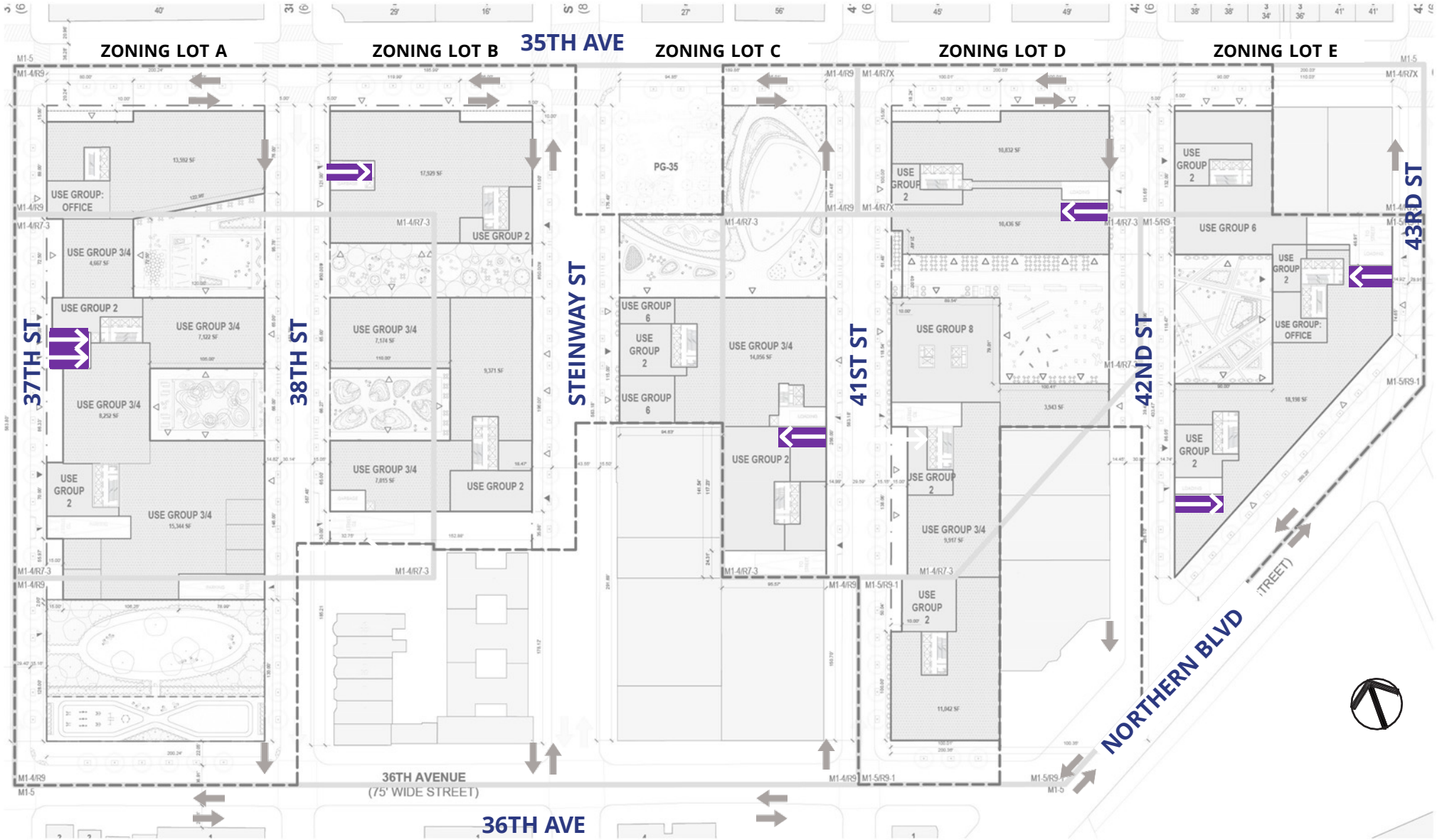
Zoning Lot A
Required: 5
Proposed: 2

Zoning Lot B
Required: 2
Proposed 1

Zoning Lot C
Required: 4
Proposed: 1

Zoning Lot D
Required: 6
Proposed: 1

Zoning Lot E
Required: 2
Proposed: 2 (no waiver)



Loading Berth

ZR §74-922 Special Permit for Certain Large Retail Establishments: Permits

74-922
Certain Large Retail Establishments

In M1 Districts, the City Planning Commission may permit department stores, carpet, rug, linoleum or other floor covering stores, clothing or clothing accessory stores, dry goods or fabric stores, food stores, furniture stores, television, radio, phonograph or household appliance stores, or variety stores, with no limitation on floor area per establishment.

ZR §74-922 Special Permit for Certain Large Retail Establishments: Findings

74-922
Certain Large Retail Establishments

As a condition of granting a special permit for such large retail establishments, the Commission shall find:

(a) that the principal vehicular access for such use is not located on a local narrow street;

(b) that such use is so located to draw a minimum of vehicular traffic to and through local streets;

(c) that adequate reservoir space at the vehicular entrance, and sufficient vehicular entrances and exits, are provided to prevent congestion;

(d) that vehicular entrances and exits are provided for such uses and are located not less than 100 feet apart;

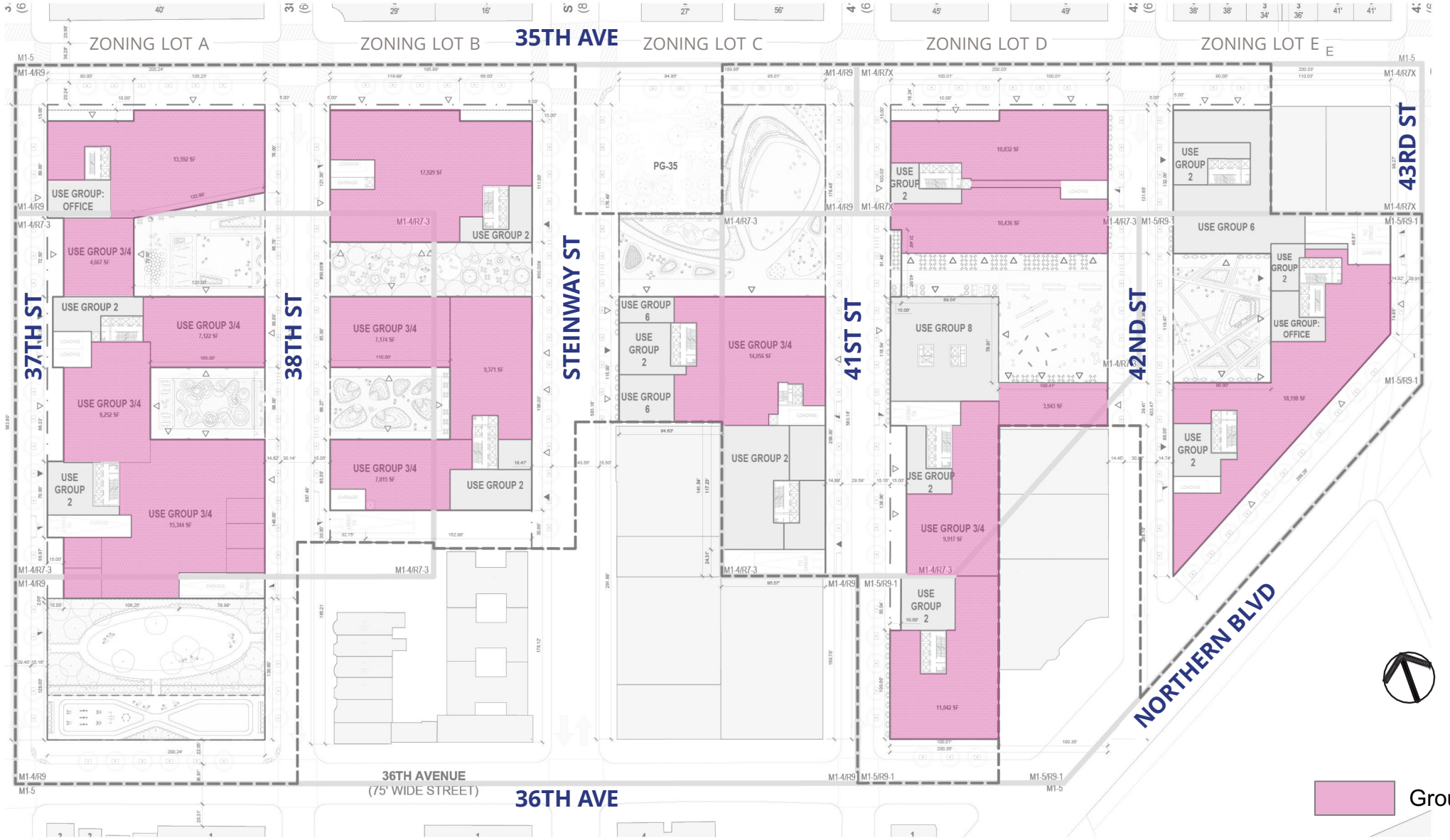
(e) that in selecting the site due consideration has been given to the proximity and adequacy of bus and rapid transit facilities;

(f) that such use is so located as not to impair the essential character or the future use of or development of the surrounding area;

(g) that such use will not produce any adverse effects which interfere with the appropriate use of land in the district or in any adjacent district;

*****

ZR §74-922 Special Permit for Certain Large Retail Establishments: Diagram



Environmental Review

Draft Environmental Impact Statement

A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on 4/22/22.

Of these, the analysis found the potential for significant adverse impact in the following categories:

- Community Facilities (libraries and public childcare facilities)
- Open Space (active open space)
- Shadows
- Transportation (traffic, transit, and pedestrian)
- Air Quality
- Construction (transportation and noise)

No other significant adverse impacts were identified.

Mitigation measures are identified in the DEIS and will be further studied between the draft and final EIS.

Summary

Actions

- Zoning Map Amendments
- Zoning Text Amendments
- Special permit waivers pertaining to:
  - bulk, signage, parking and loading regulations
  - Large retail establishments

Proposed development

- 2.7 M SF (7.1 FAR)
- 2,843 residential units (711 affordable)
- 194,000 commercial SF
- 233,000 ZSF office
- 100,000 community facility SF
- 2.17 acres of public open space



Appendix

Anticipated Community Partnerships

URBAN UPBOUND

HANAC

Riis Settlement
"a place to grow"

LGBT NETWORK
Be Yourself. Stay Healthy. Change the World.

BUILDING SKILLS NY

32BJ SEIU
Stronger Together

NEW
Nontraditional Employment for Women
Hard Hats. Strong Women. Building the Future.

MUSEUM OF THE MOVING IMAGE

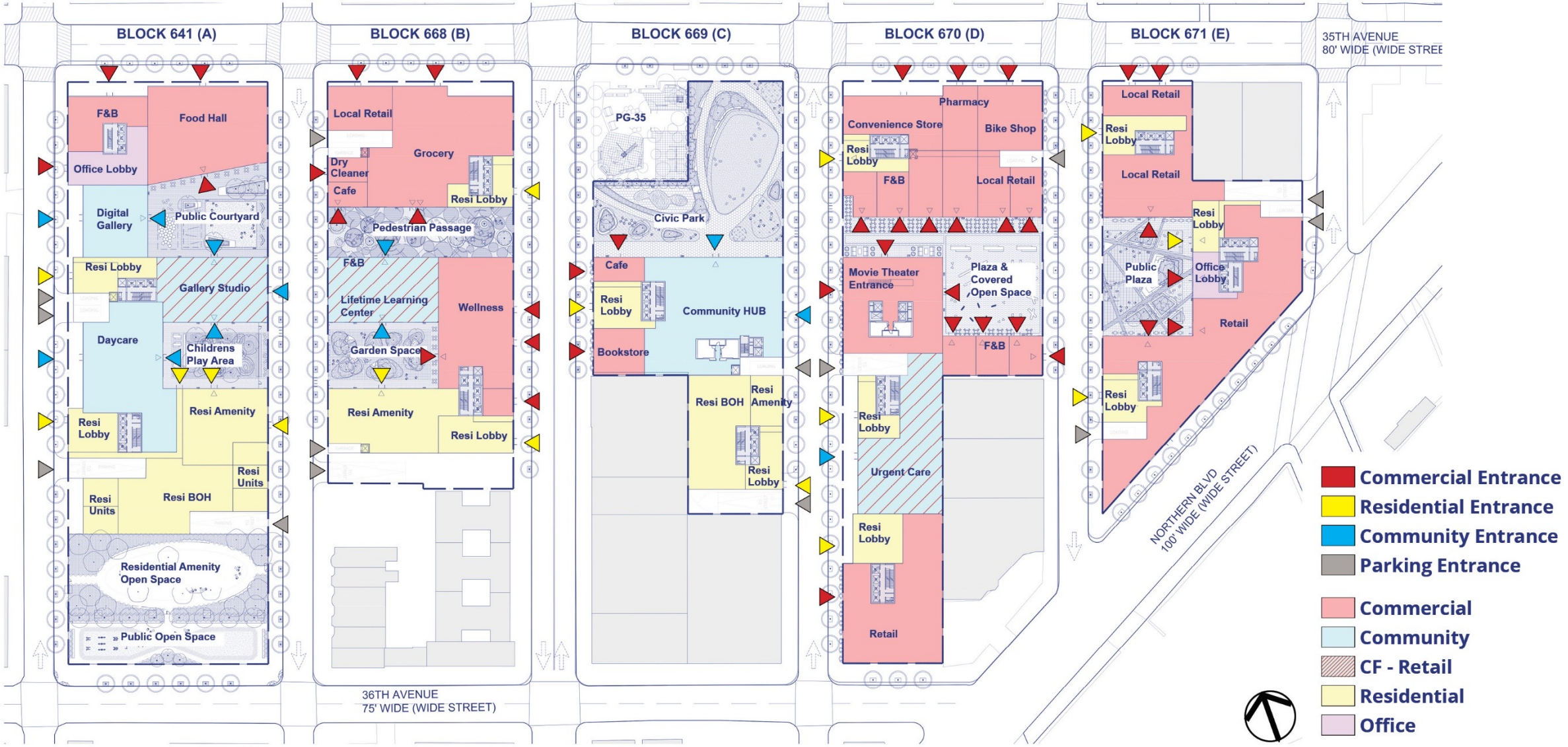
PIONEER WORKS
CENTER FOR ART & INNOVATION



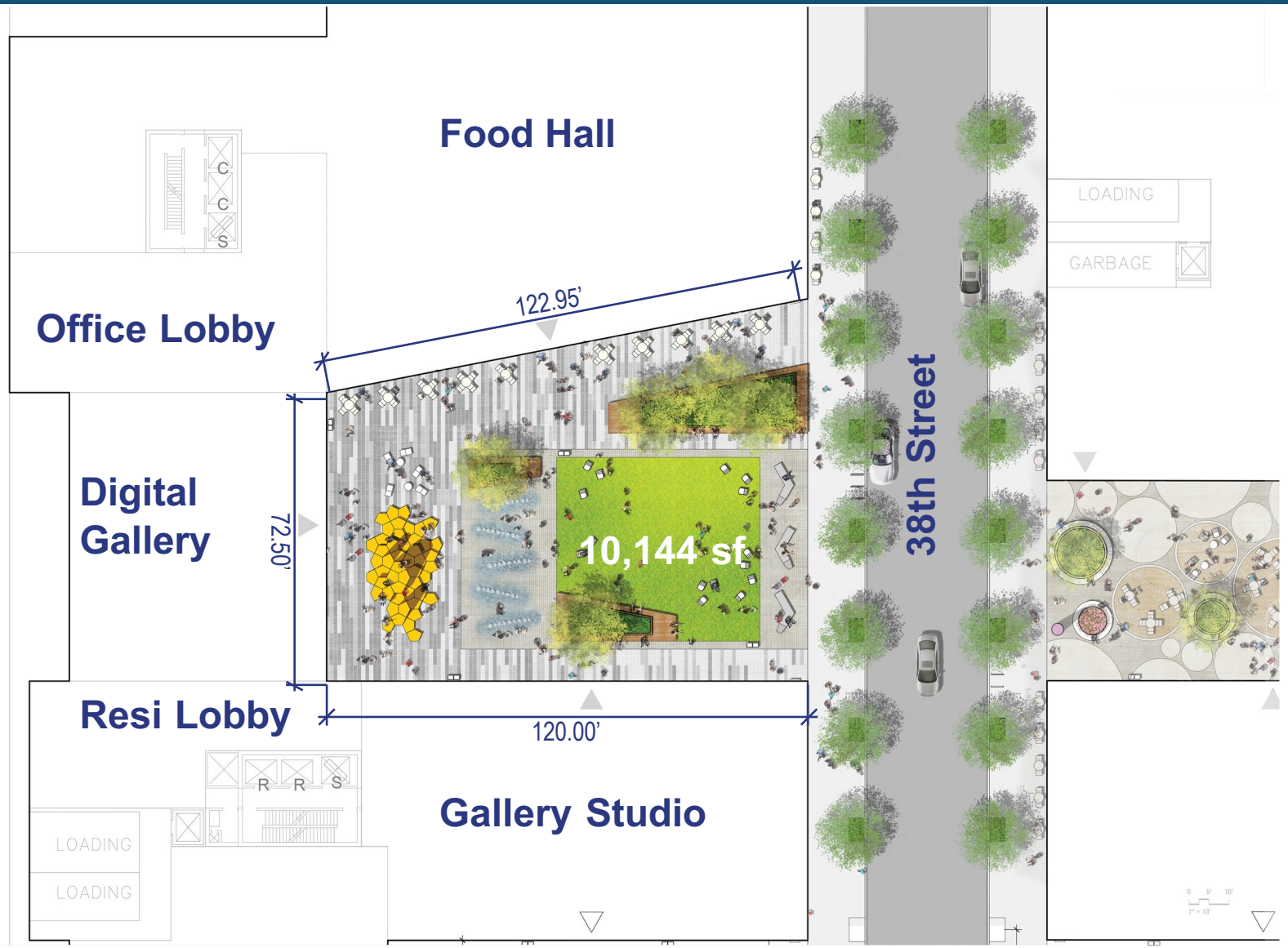


Queens County Farm Museum

Proposed Development: Ground Floor Use Plan with Illustrative Uses



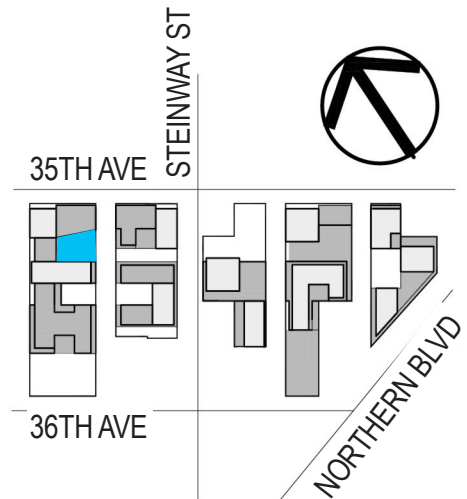
Block A: Public Courtyard (PAA 1)



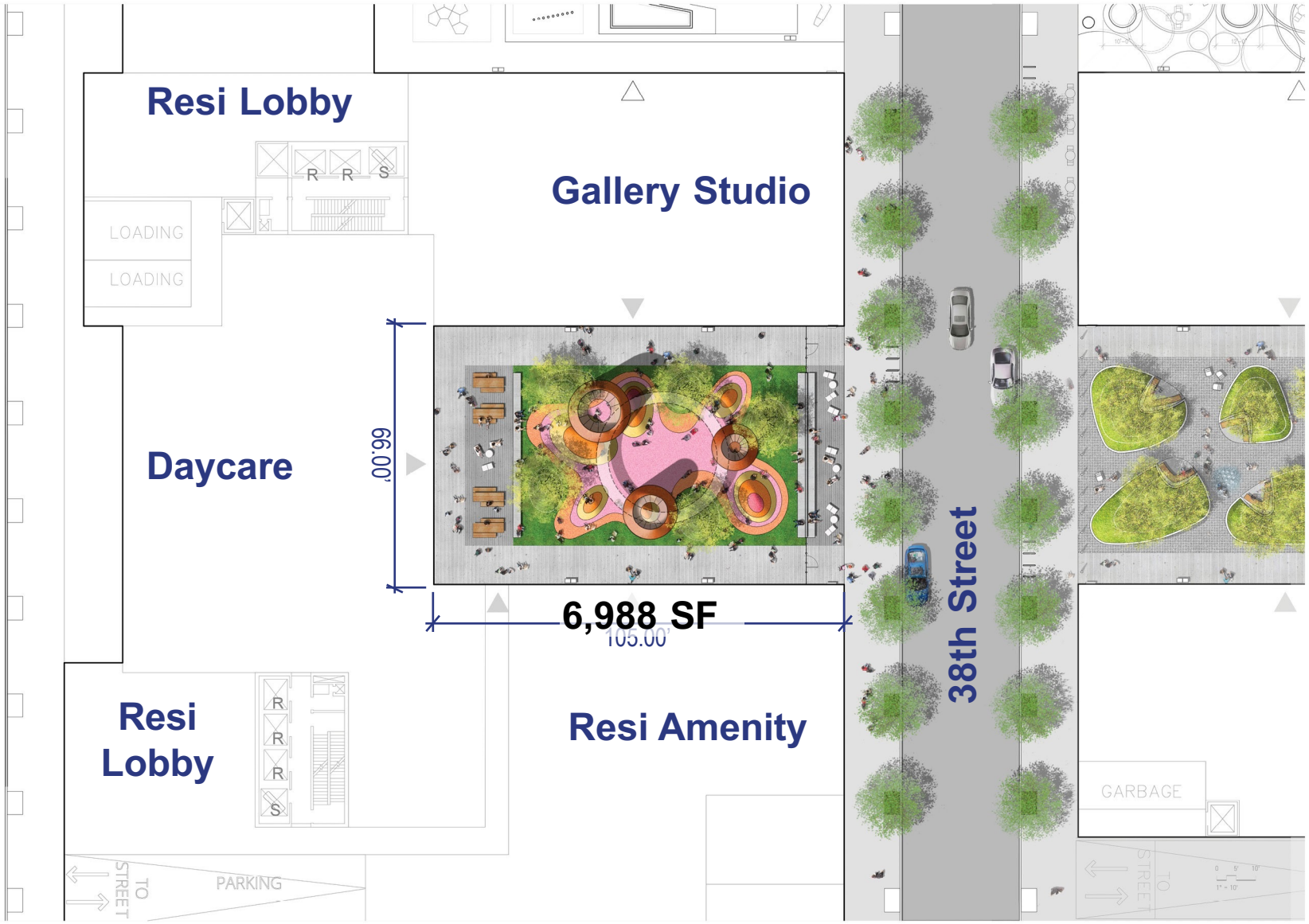
PAA space: 10,144 SF

Key amenities:

- Seating:
  - 255 LF fixed planter benches with backs
  - 68.7 LF fixed double-sided benches
  - 267.5 LF fixed public art seating
  - 60 total movable chairs, 12 total tables
- Planting:
  - 5 trees
  - 487.5 sf raised planter area
  - 2,066 sf of multi-purpose lawn
  - Four trash receptacles
  - Four bicycle racks
  - POPS Signage



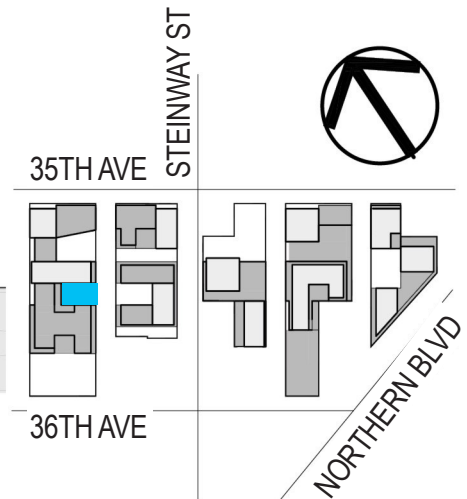
Block A: Children's Play Area (PAA 2)



PAA space: 6,988 SF

Key amenities:

- 1,861.6 sf of playground area
- 1,444.6 sf of synthetic turf play area
- Tower and Bridge play structures
- Seating:
  - 42.3 LF fixed double-sided seat wall
  - 84.6 LF fixed double-sided bench with backs
  - 4 fixed tables with 8 fixed benches
  - 11 total movable chairs, 4 total tables
- 5 trees
- 4 trash receptacles
- 4 bicycle racks
- POPS Signage



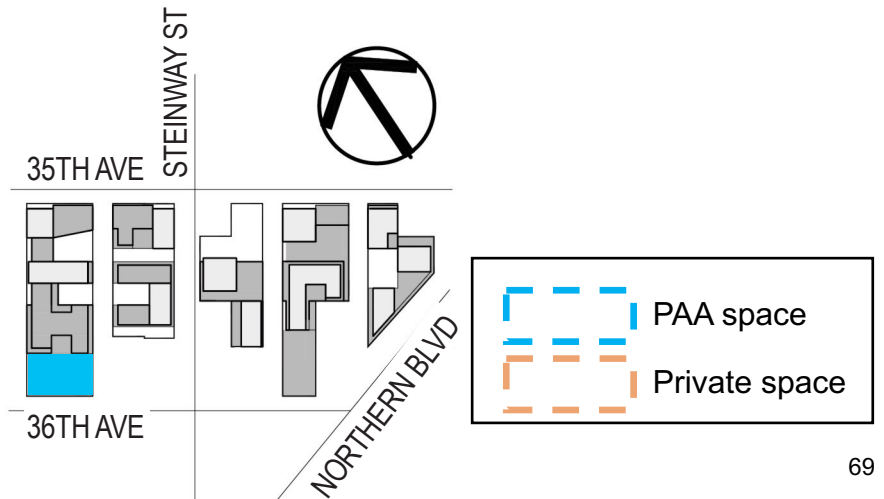
Block A: Public Active OS (PAA 3) / Residential Amenity OS (Private)



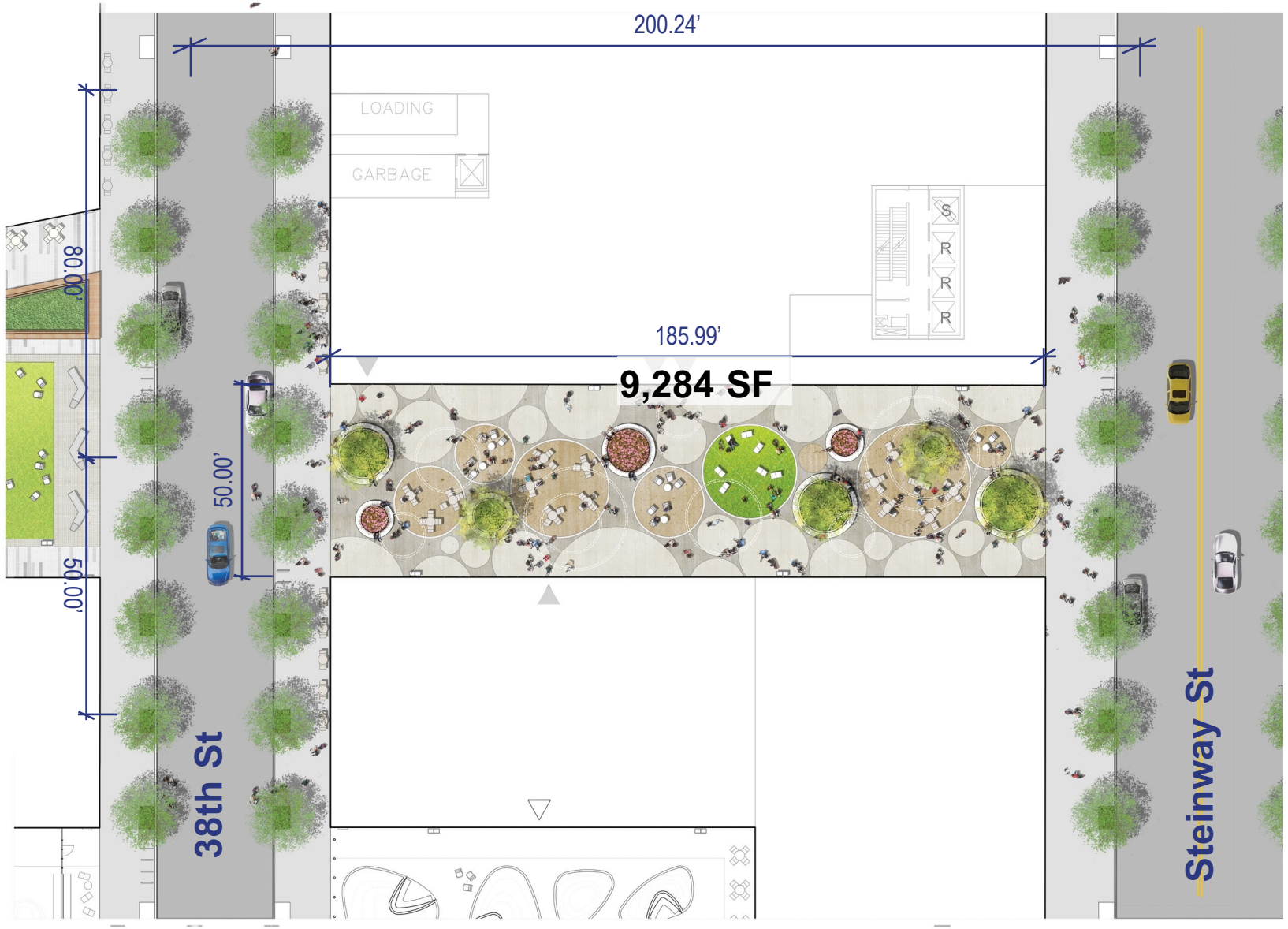
PAA space: 10,000 SF
Private open space: 16,000 SF

Key PAA amenities:

- 1,042.5 SF outdoor gym area
- 1,558 SF synthetic turf fitness lawn
- Jogging track
- Seating:
  - 58 LF fixed bench
  - 176 LF fixed planter bench
  - 8 total movable chairs, 4 total tables
- 11 trees
- 4 trash receptacles
- 4 bicycle racks
- POPS Signage



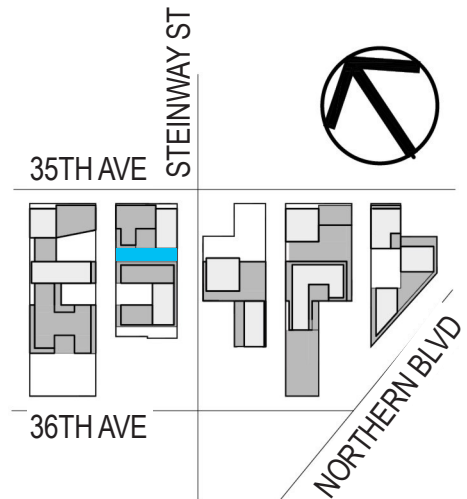
Block B: Pedestrian Passage (PAA 4)



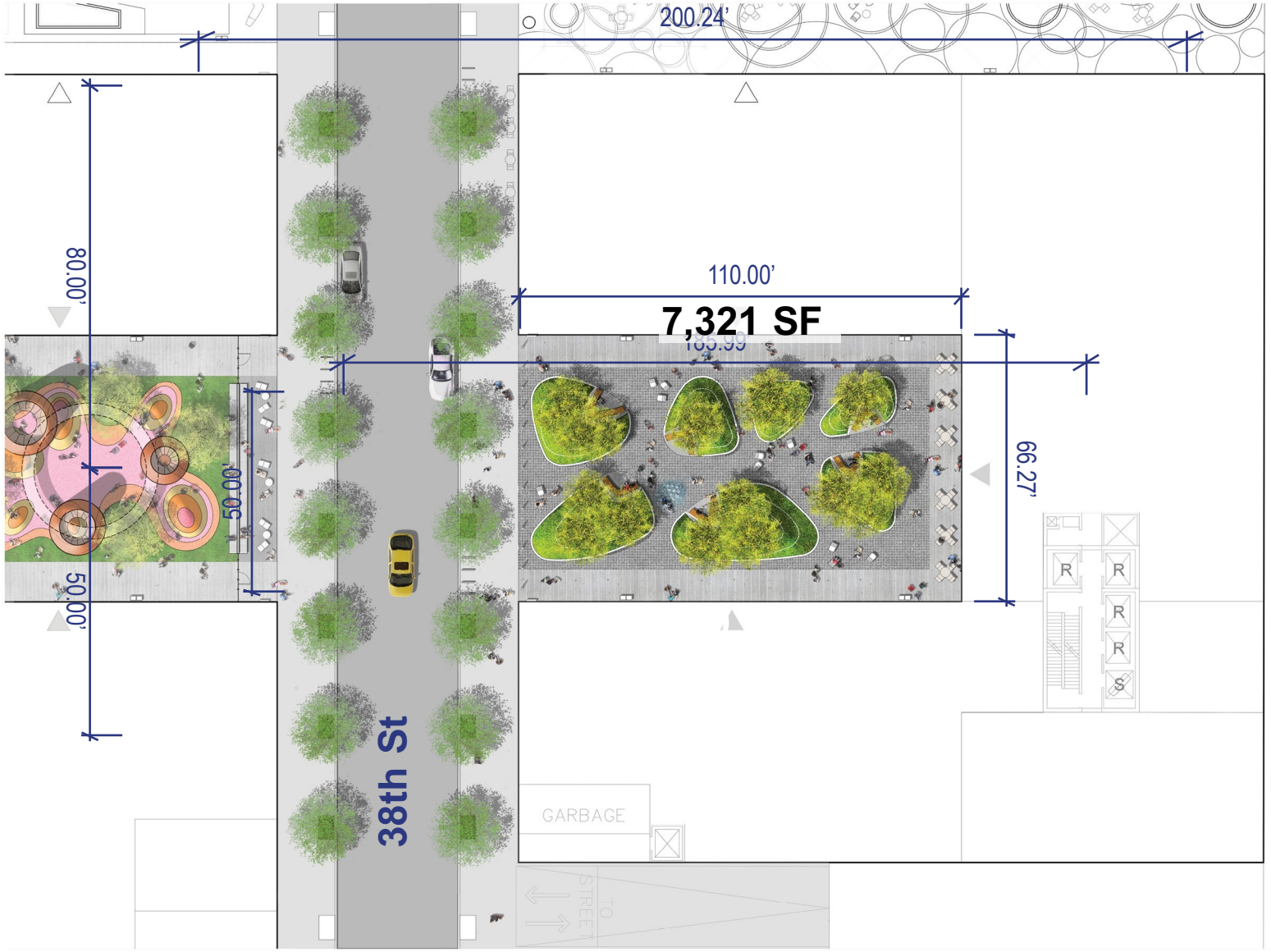
PAA space: 9,284 SF

Key amenities:

- Seating:
  - 106.8 LF bench on planter wall
  - 226 LF bench with back on planter wall
  - 78 total movable chairs, 24 total tables
- Planting:
  - 5 trees in raised tree planters
  - 641.6 SF of other planter area
- 452.4 SF multi-purpose synthetic lawn
- Overhead lighting installation
- Four trash receptacles
- Four bicycle racks
- POPS Signage



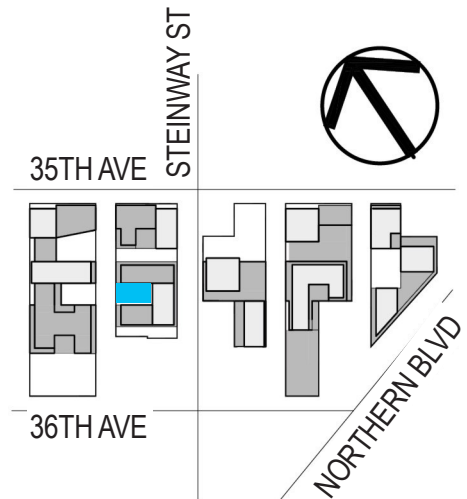
Block B: Garden Space (PAA 5)



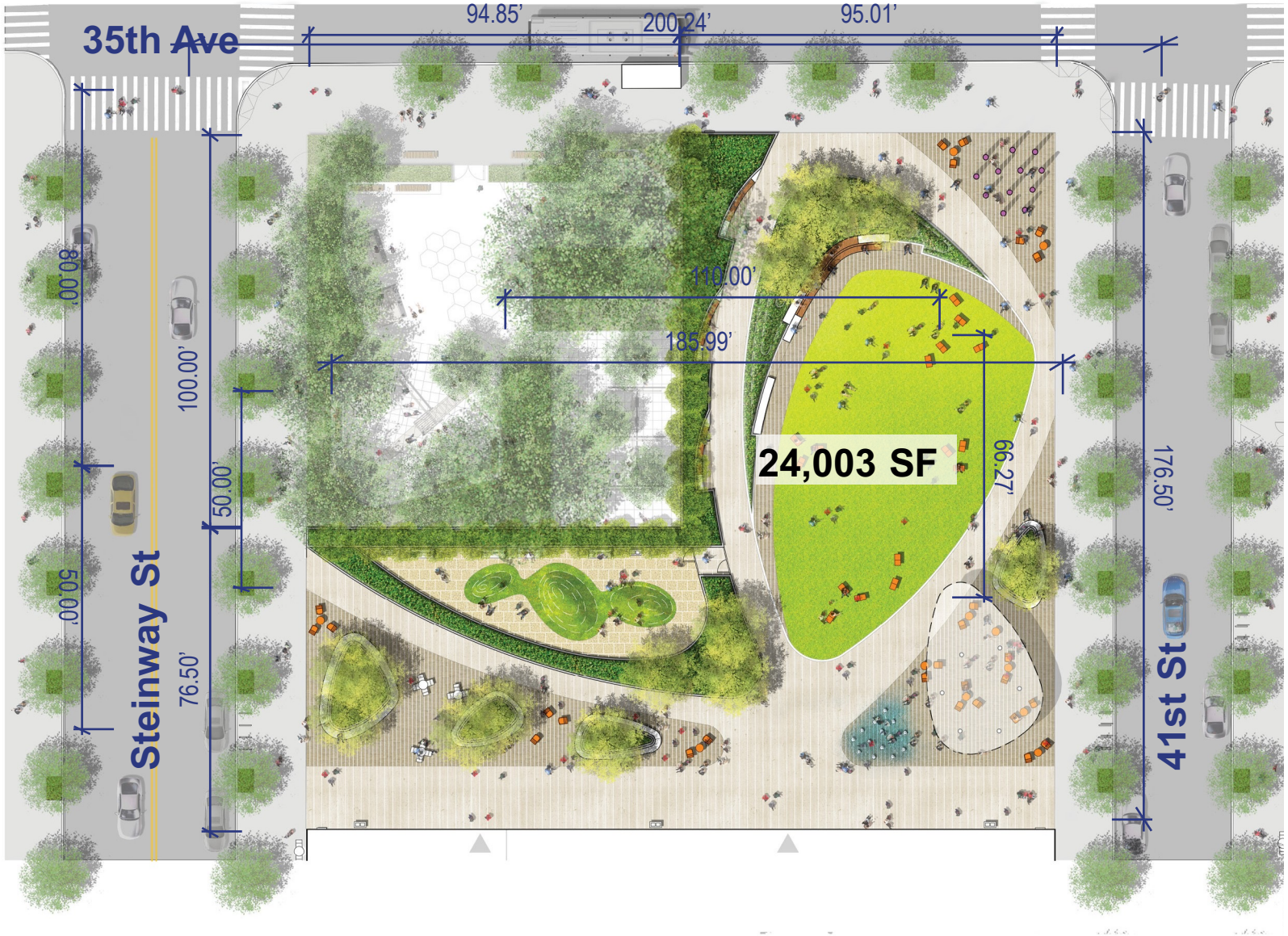
PAA space: 7,321 SF

Key amenities:

- Seating:
  - 65 LF seating ledge with back
  - 37 total movable chairs, 6 total tables
- Planting:
  - 5 trees in raised tree planters
  - 1,622.4 sf of planter mounds
- 4 trash receptacles
- 4 bicycle racks
- POPS Signage



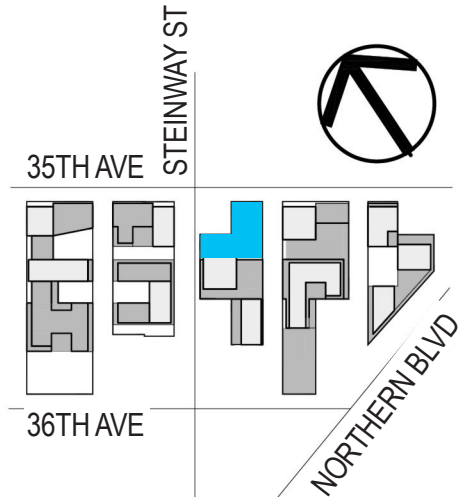
Block C: Civic Park (PAA 6)



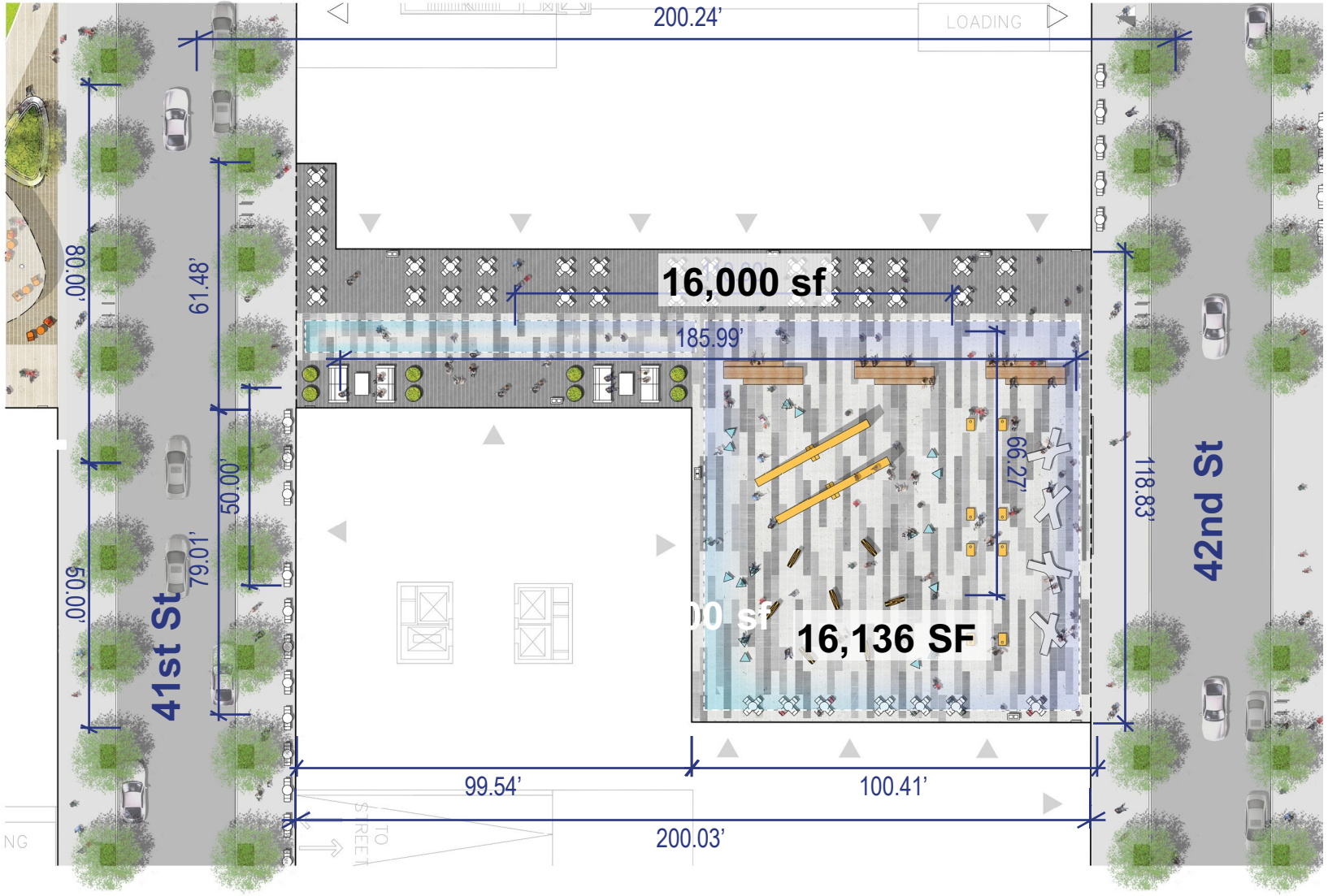
PAA space: 24,003 SF

Key amenities:

- Interactive Public Art display
- Dog Run
- Fountain/splash area
- Shade pavilion
- Seating:
  - 98 LF of seat sets
  - 224 LF fixed planter bench with backs
  - 48.75 LF fixed bench
  - 55 total movable chairs, 13 total tables
- Planting:
  - 34 trees
  - 2,125.3 SF planting area
  - 4,541 SF synthetic lawn
- 7 trash receptacles
- 8 bicycle racks
- POPS signage



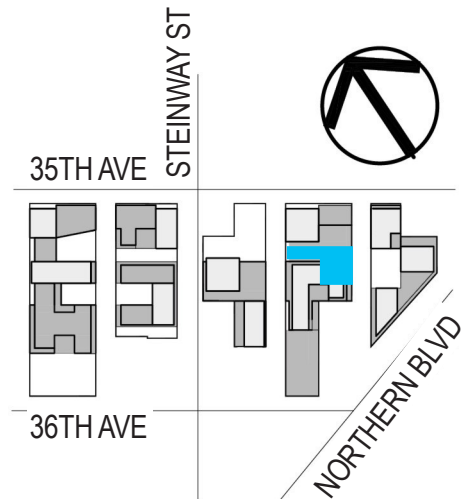
Block D: Covered Open Space (PAA 7)



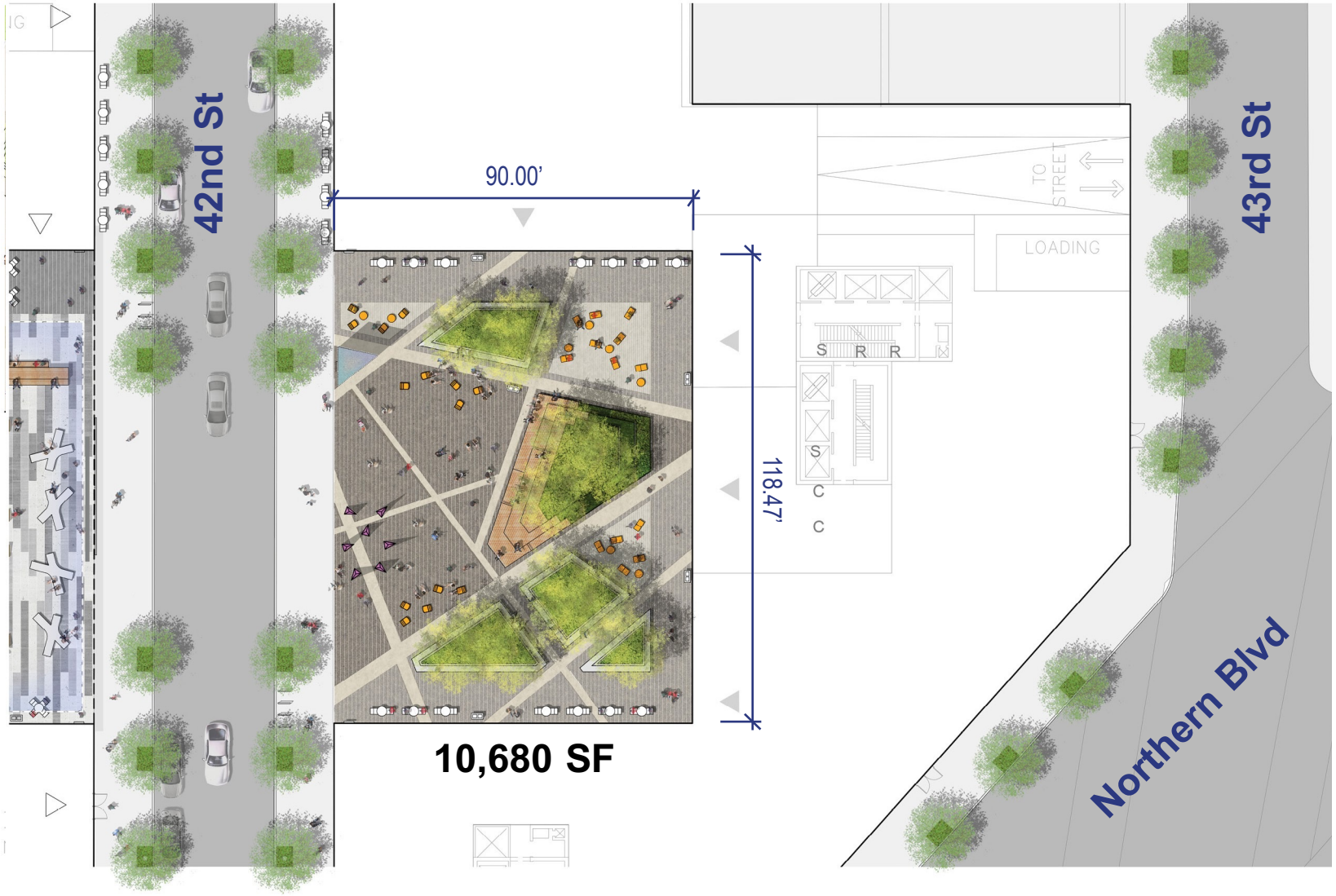
PAA space: 32,136 SF

Key amenities:

- Digital Art Ceiling
- Digital Art and Culture projection screen
- Movable interactive furnishings
- Seating:
  - 90 LF communal bench
  - 74.3 LF double-sided bench without backs
  - 4 movable sofas and two movable tables
  - 152 movable chairs, 38 total tables
  - 16 movable stools
- 84 SF Planting area
- 7 trash receptacles
- 8 bicycle racks
- POPS signage



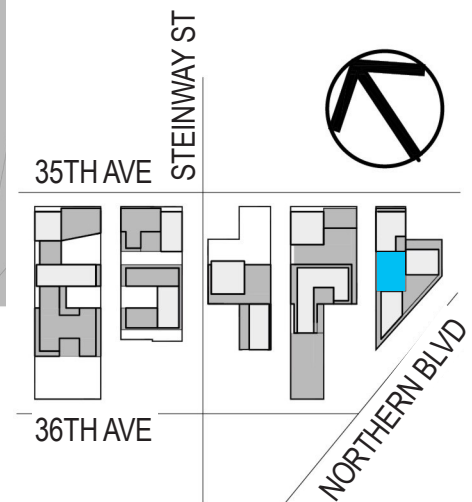
Block E: Public Plaza (PAA 8)



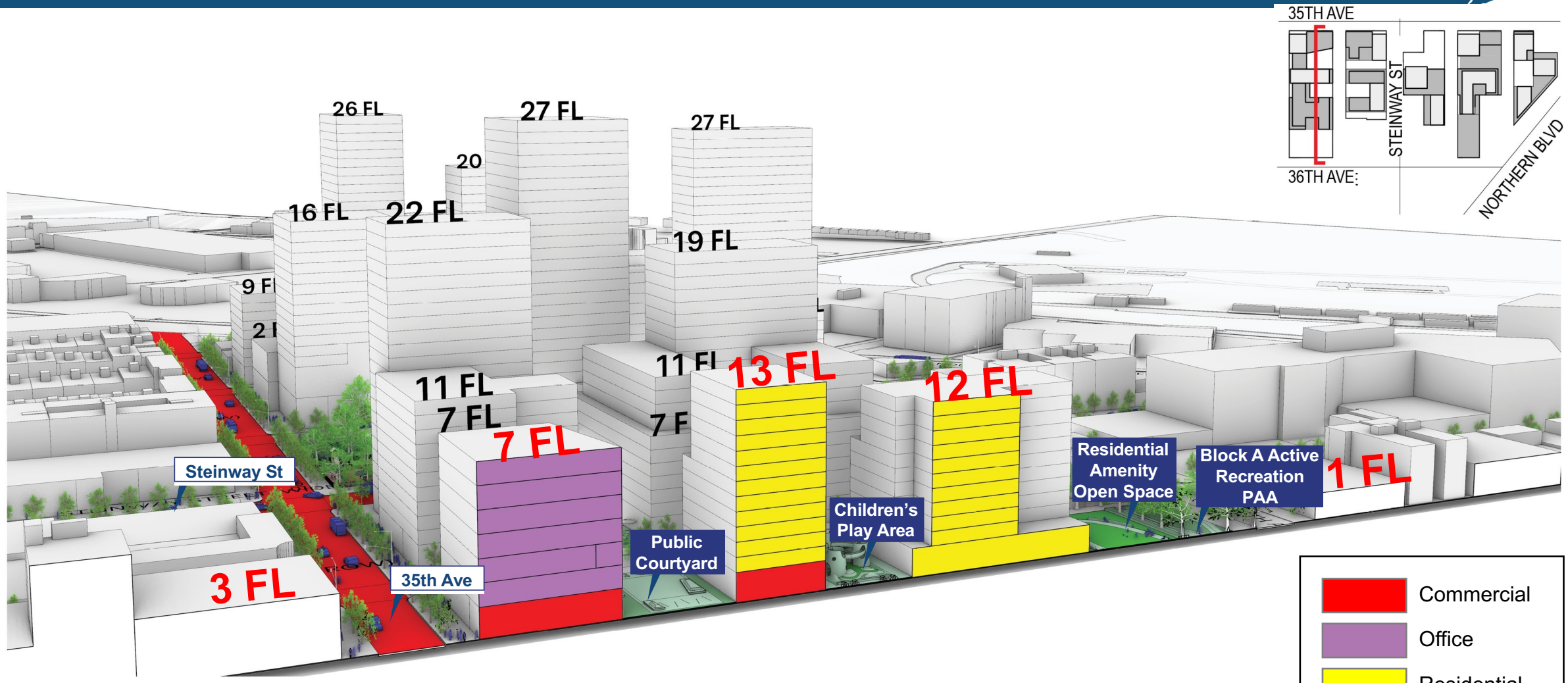
PAA space: 10,680 SF

Key amenities:

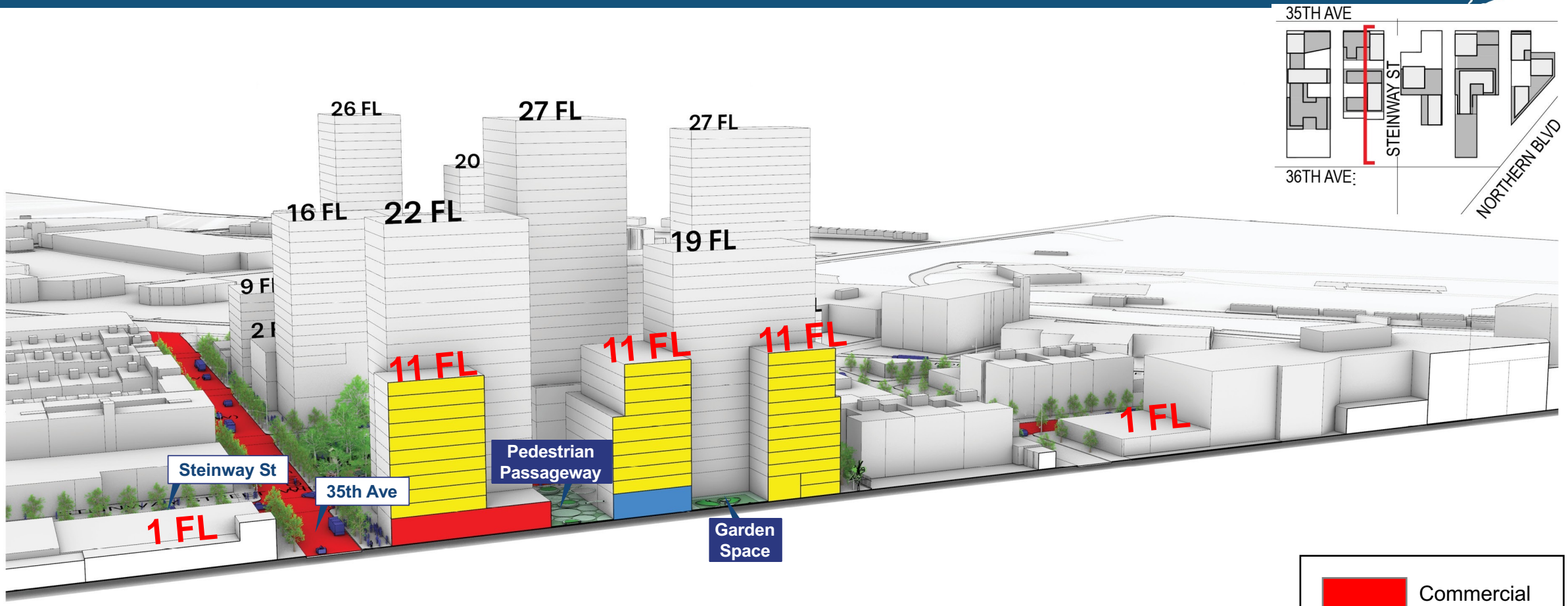
- Seating:
  - 298 LF planter bench with backs
  - 175 LF seating steps
  - 55 total movable chairs, 22 total tables
- Planting:
  - 13 trees
  - 1,084 SF of planting area
- 5 trash receptacles
- 4 bicycle racks
- POPS signage



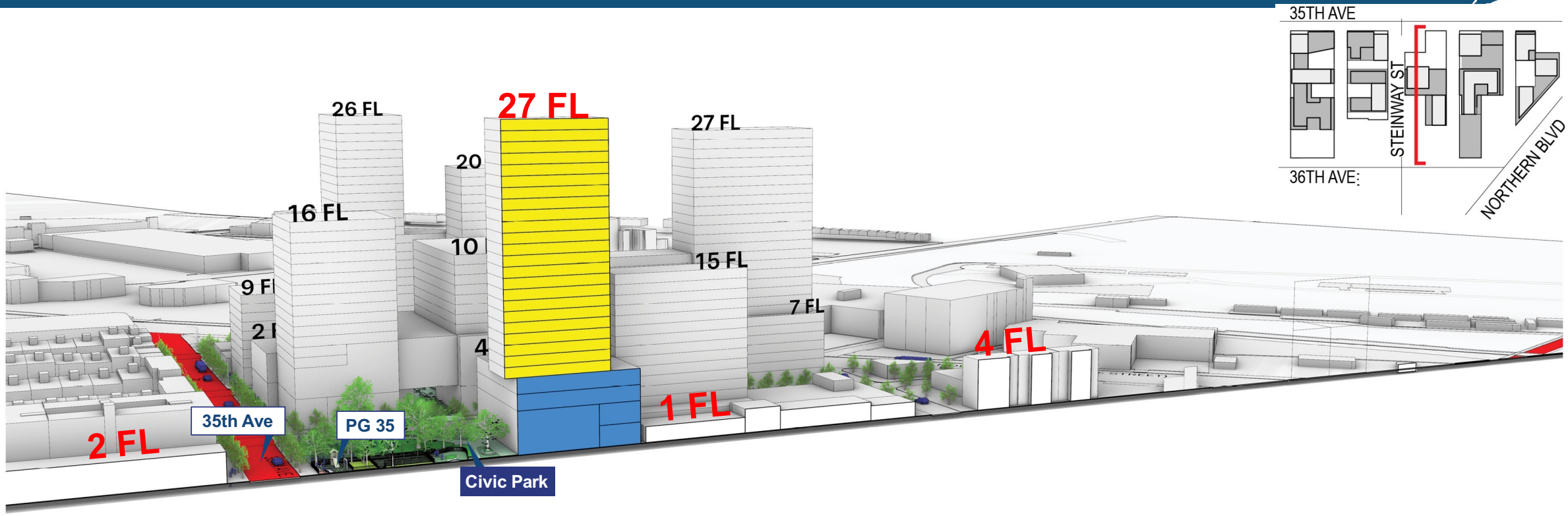
Site Section Through Block A (North-South)



Site Section Through Block B (North-South)

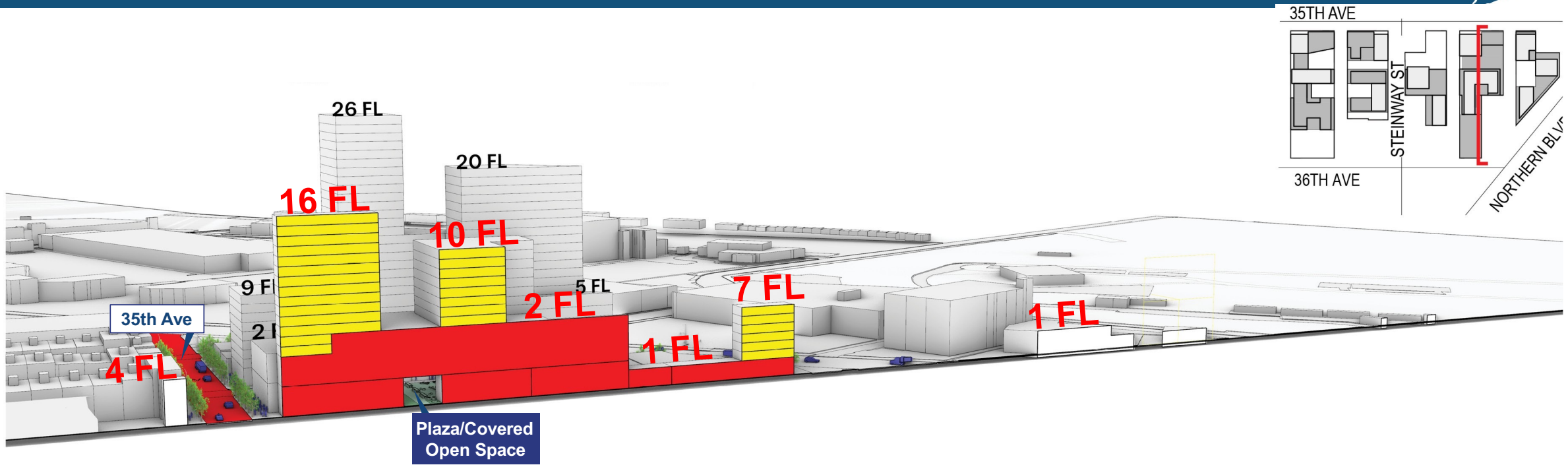


Site Section Through Block C (North-South)



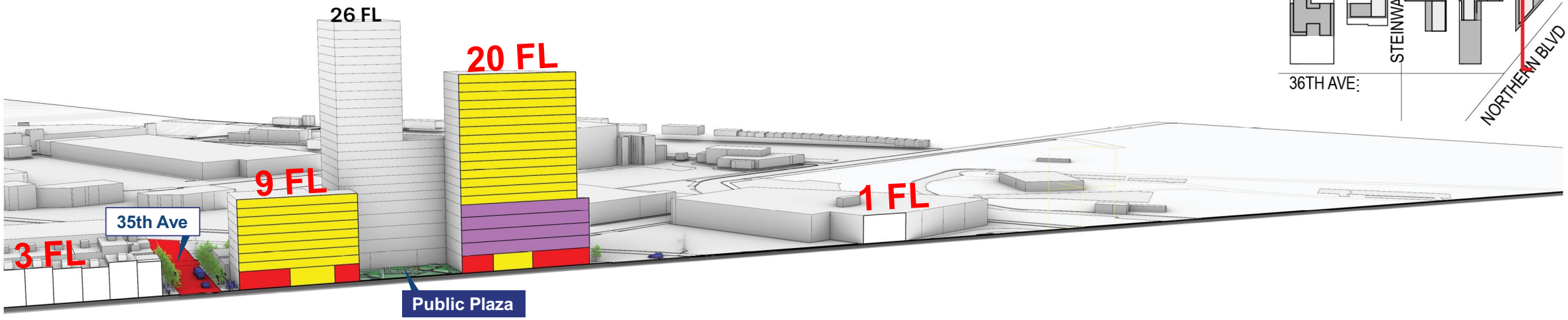
- Commercial
- Office
- Residential
- Community

Site Section Through Block D (North-South)



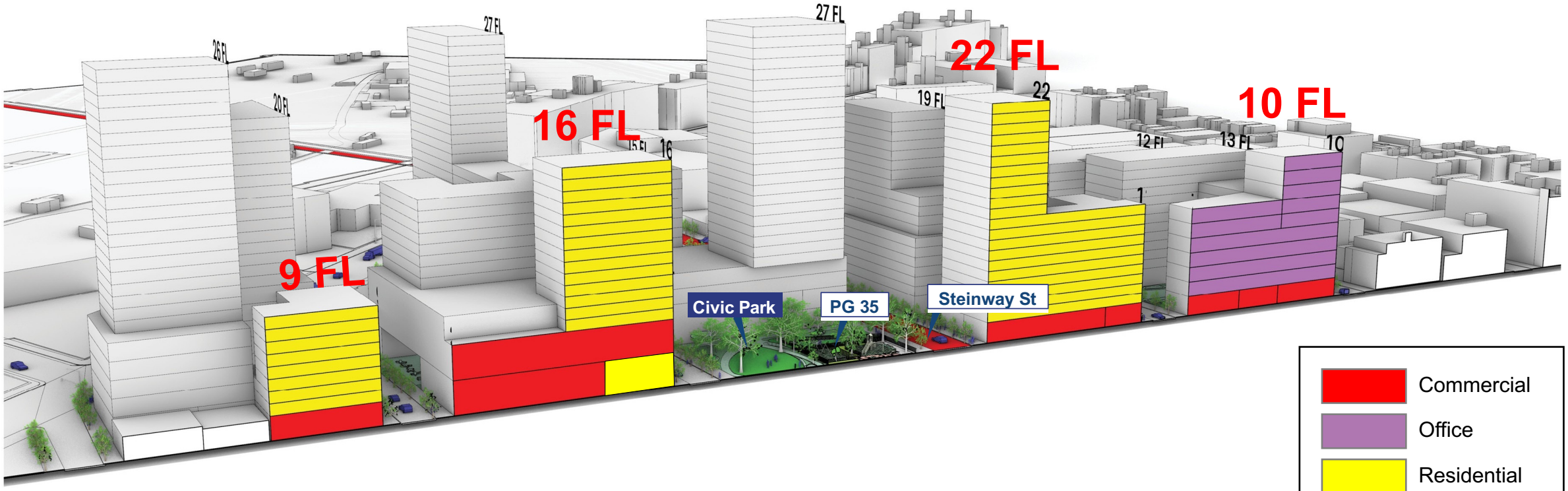
- Commercial
- Office
- Residential
- Community

Site Section Through Block E (North-South)



- Commercial
- Office
- Residential
- Community

Site section through All Five Blocks (East-West)

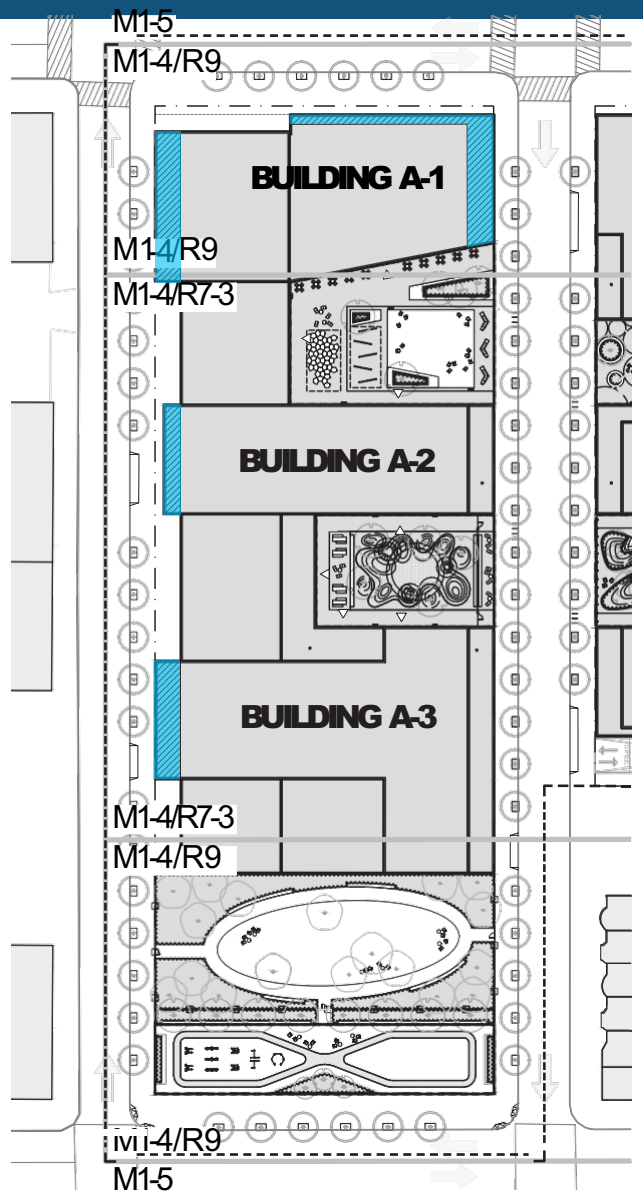


ZR 74-743 Special Permit to Modify Bulk Regulations – Zoning Lot A

Height and Setback Requirements

M1-4/R9
- Base Height 85’
- 15’ setback on narrow street; 10’ setback on wide street
- Maximum Height 225’

M1-4/R7-3
- Base Height 85’
- 15’ setback on narrow street; 10’ setback on wide street
- Maximum Height 185’





HEIGHT AND SETBACK WAIVER REQUIRED PURSUANT TO ZR 74-743

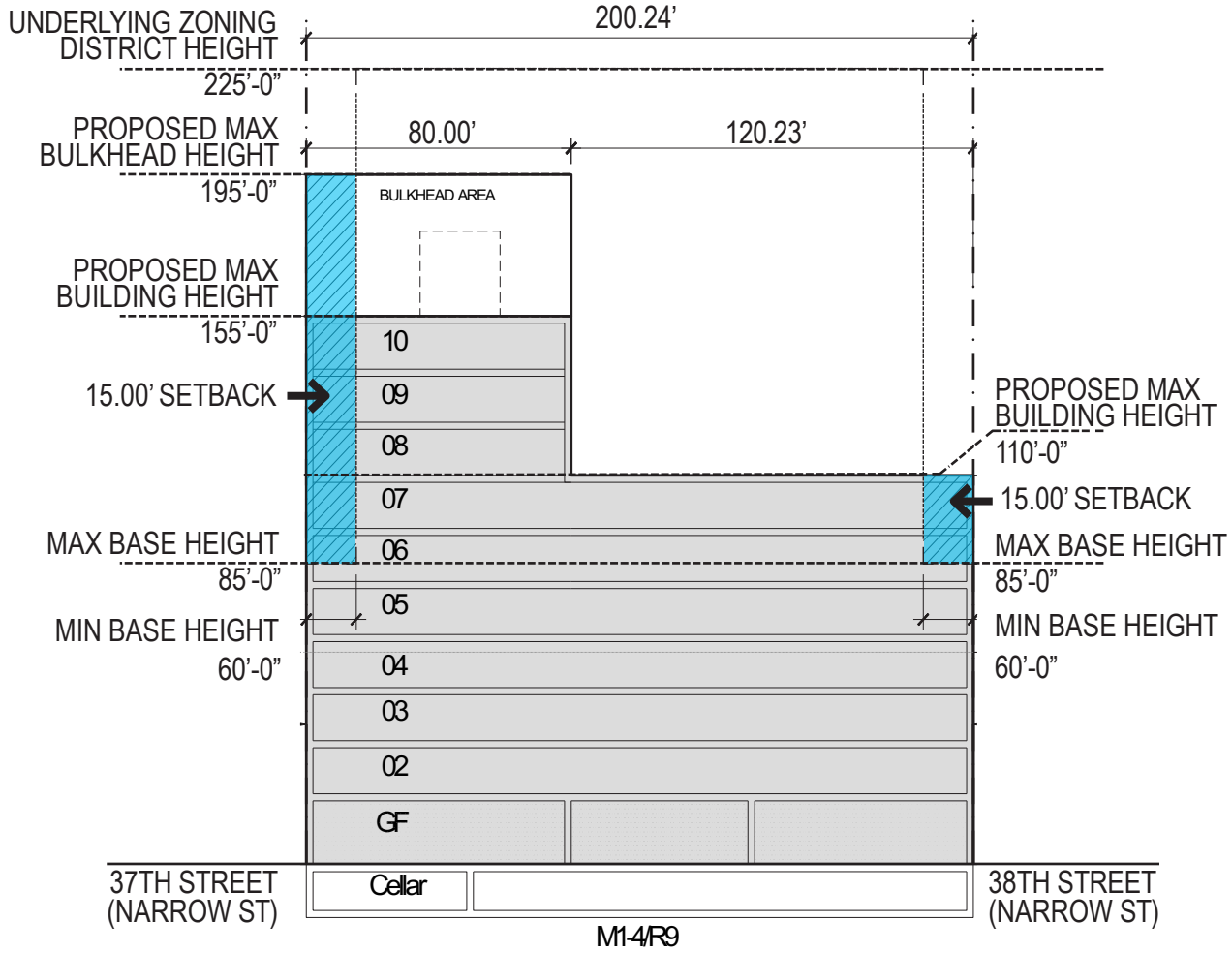
REAR YARD OR R.Y.E WAIVER REQUIRED PURSUANT TO ZR 74-743

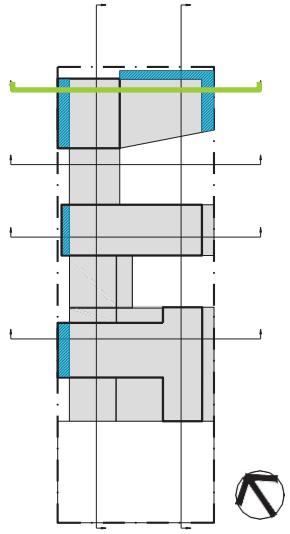
MINIMUM DISTANCE WAIVER REQUEST PERSUANT TO ZR 74-743

ZR 74-743 Special Permit – Zoning Lot A – Building A-1 E-W Section (M1-4/R9 district)

<u>Proposed Waiver</u>

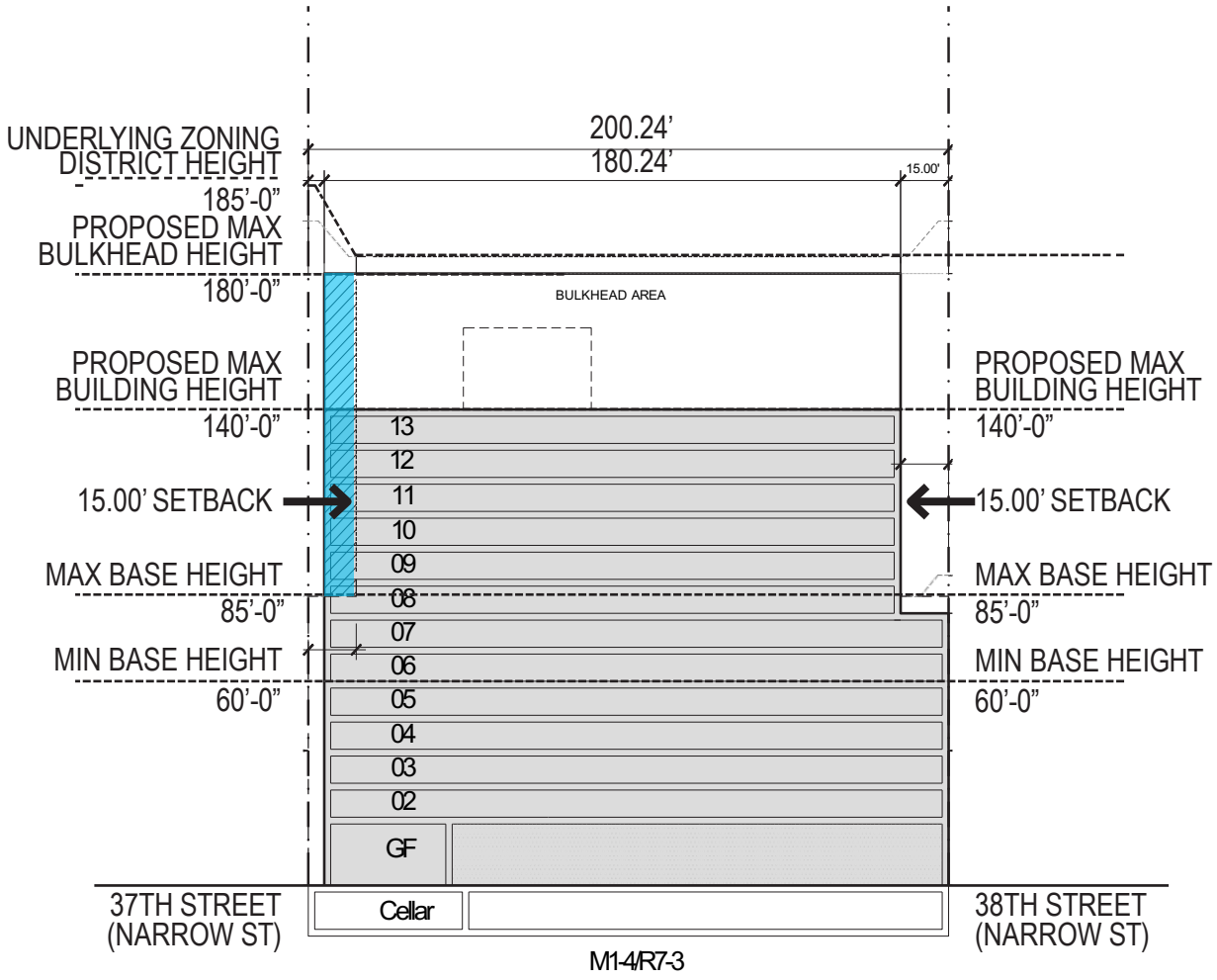
-No setback above base height along 37th Street and 38th Street

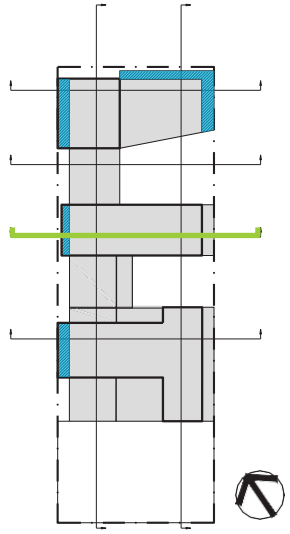




ZR 74-743 Special Permit – Zoning Lot A – Building A-2 E-W Section (M1-4/R7-3 district)

Proposed Waiver
-5’ setback above base height along 37th Street

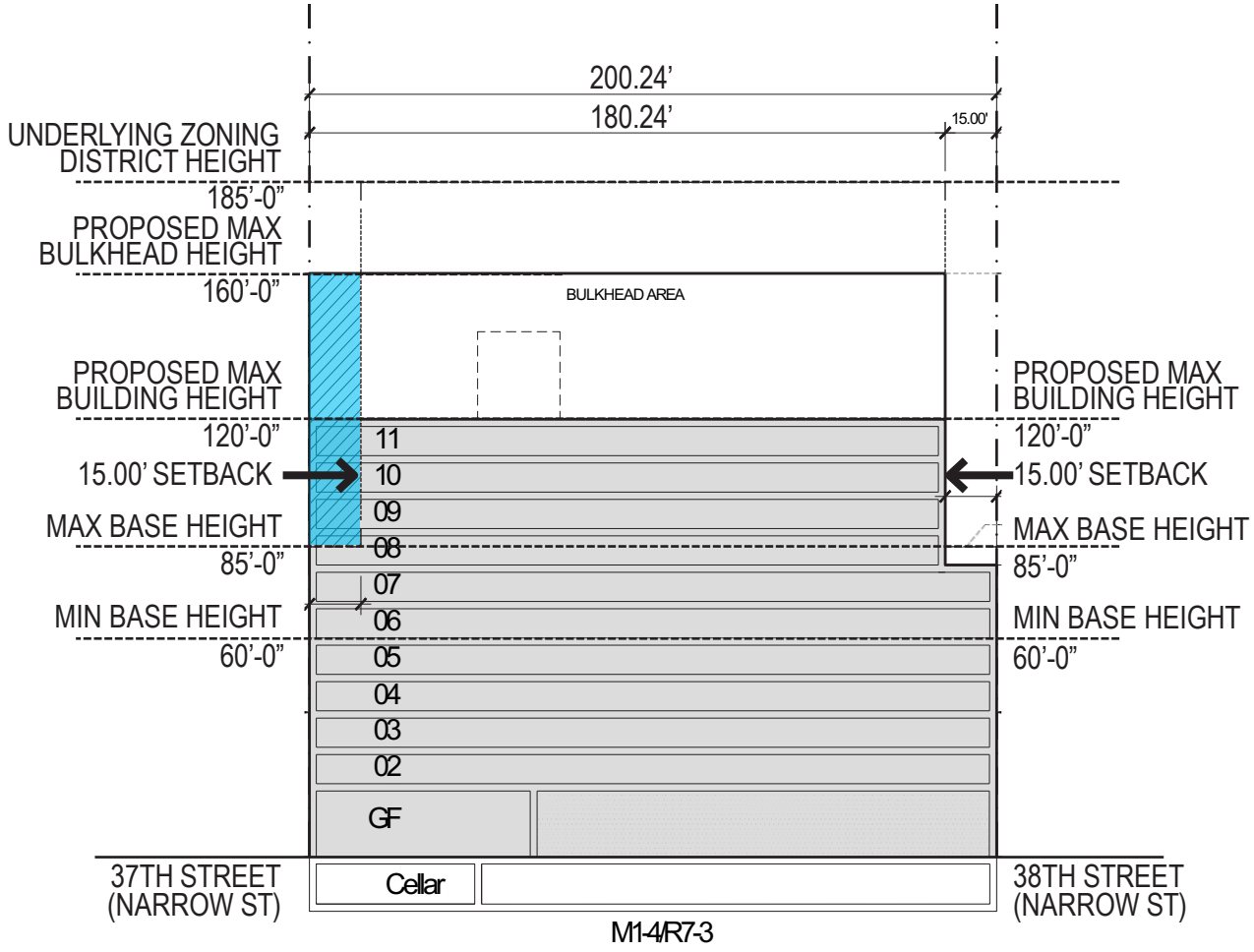


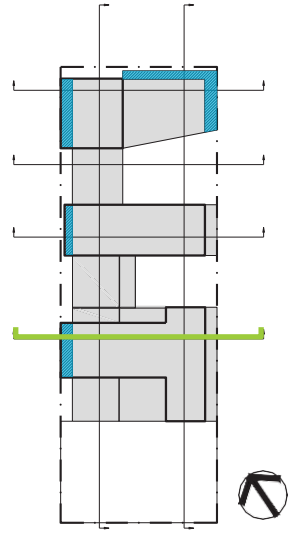


ZR 74-743 Special Permit – Zoning Lot A – Building A-3 E-W Section (M1-4/R7-3 district)

Proposed Waiver

-No setback above base height along 37th Street





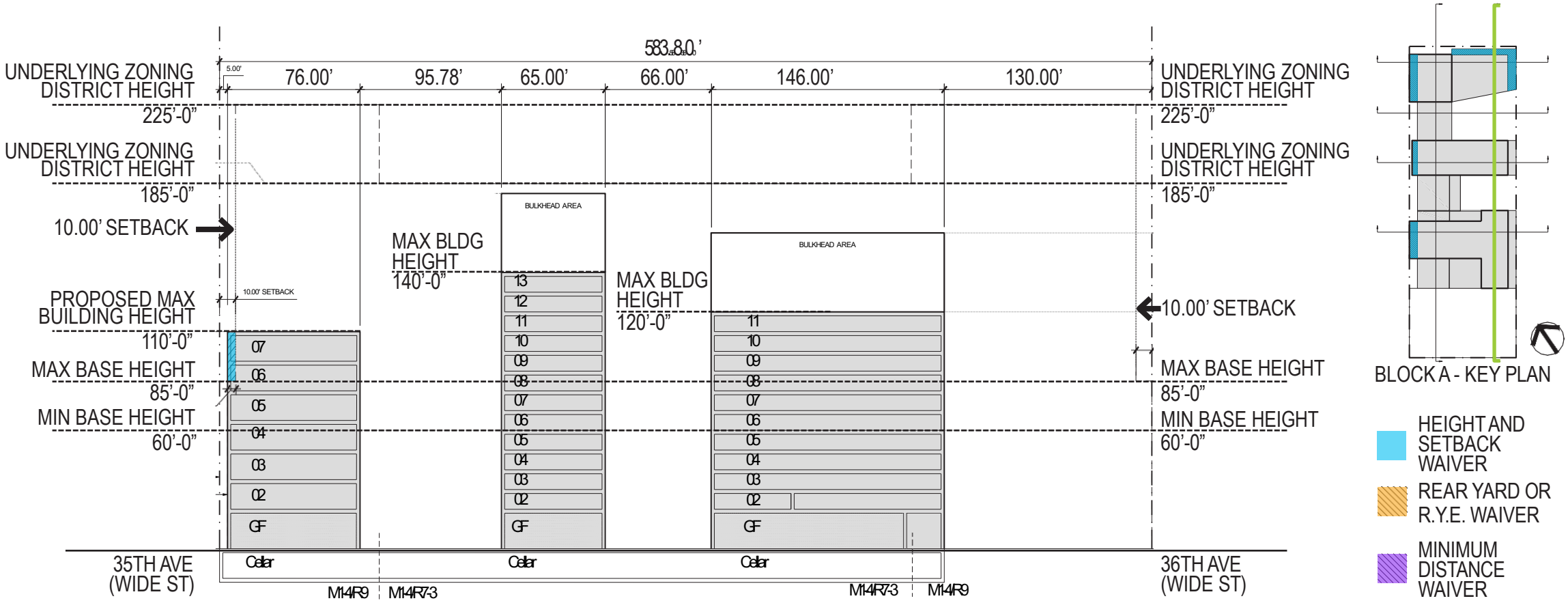
BLOCK A - KEY PLAN

HEIGHT AND SETBACK WAIVER

REAR YARD OR R.Y.E. WAIVER

MINIMUM DISTANCE WAIVER

ZR 74-743 Special Permit – Zoning Lot A – N-S Section (M1-4/R9 and M1-4/R7-3 districts)



Proposed Waiver

-5' Setback along 35th Avenue

ZR 74-743 Special Permit to Modify Bulk Regulations – Zoning Lot B

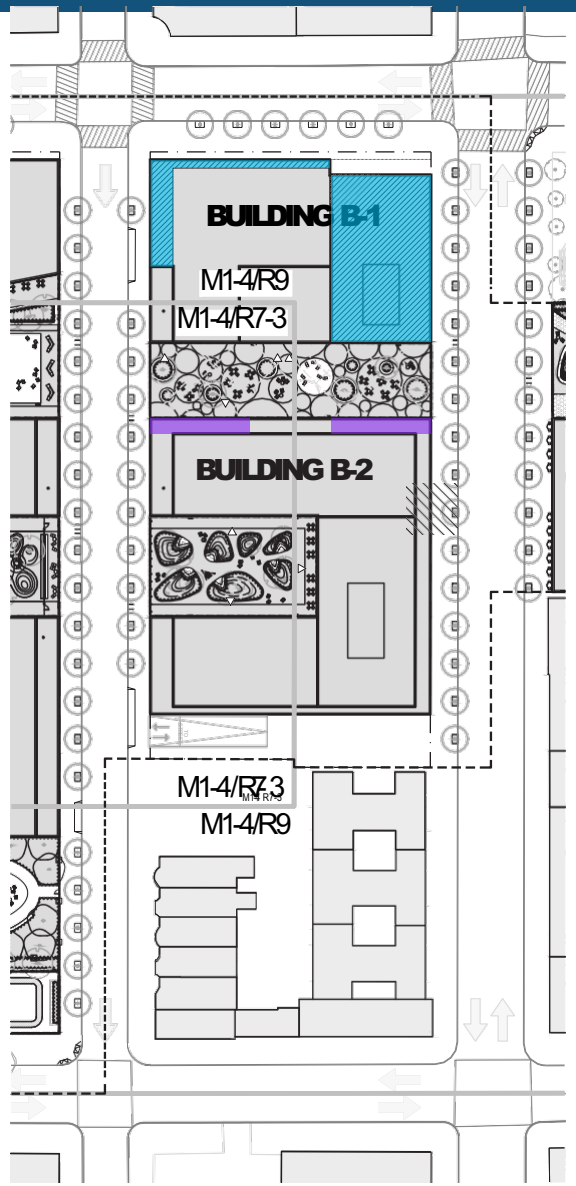
<u>Height and Setback Requirements</u>

M1-4/R9
- Base Height 85’
- 15’ setback on narrow street; 10’ setback on wide street
- Maximum Height 225’

M1-4/R7-3
- Base Height 85’
- 15’ setback on narrow street; 10’ setback on wide street
- Maximum Height 185’

<u>Minimum Distance Between Buildings Requirements</u>

- 40’-distance (wall-to-wall)
- 50’-distance (window-to-wall)
- 60’-distance (window-to-window)





HEIGHT AND SETBACK WAIVER REQUIRED PURSUANT TO ZR 74-743

REAR YARD OR R.Y.E WAIVER REQUIRED PURSUANT TO ZR 74-743

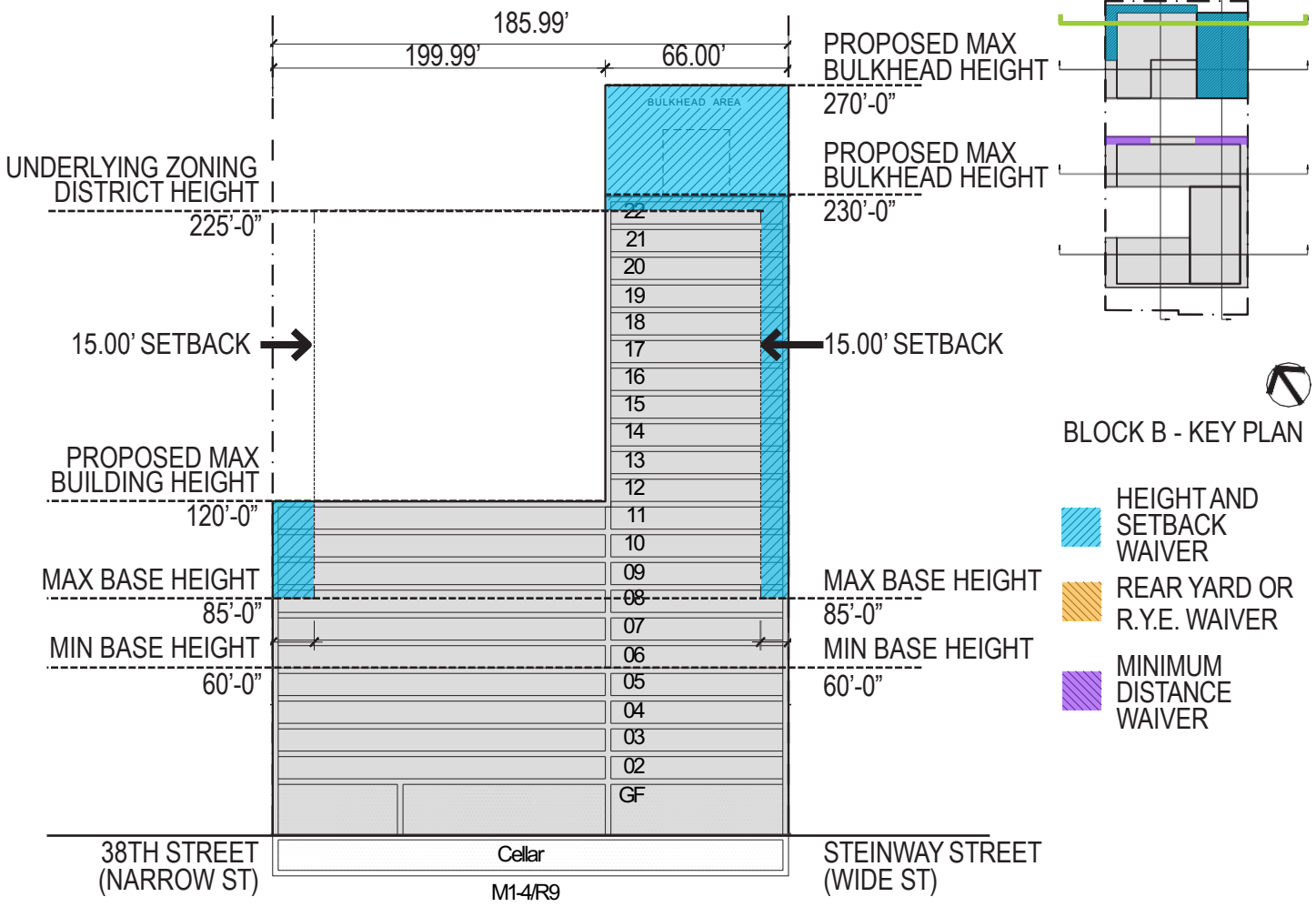
MINIMUM DISTANCE WAIVER REQUEST PERSUANT TO ZR 74-743

ZR 74-743 Special Permit – Zoning Lot B – Building B-1 E-W Section #1 (M1-4/R9 district)

Proposed Waivers

-No setback above base height along 38th Street and Steinway Street

-230’ maximum building height (270’ maximum bulkhead height)

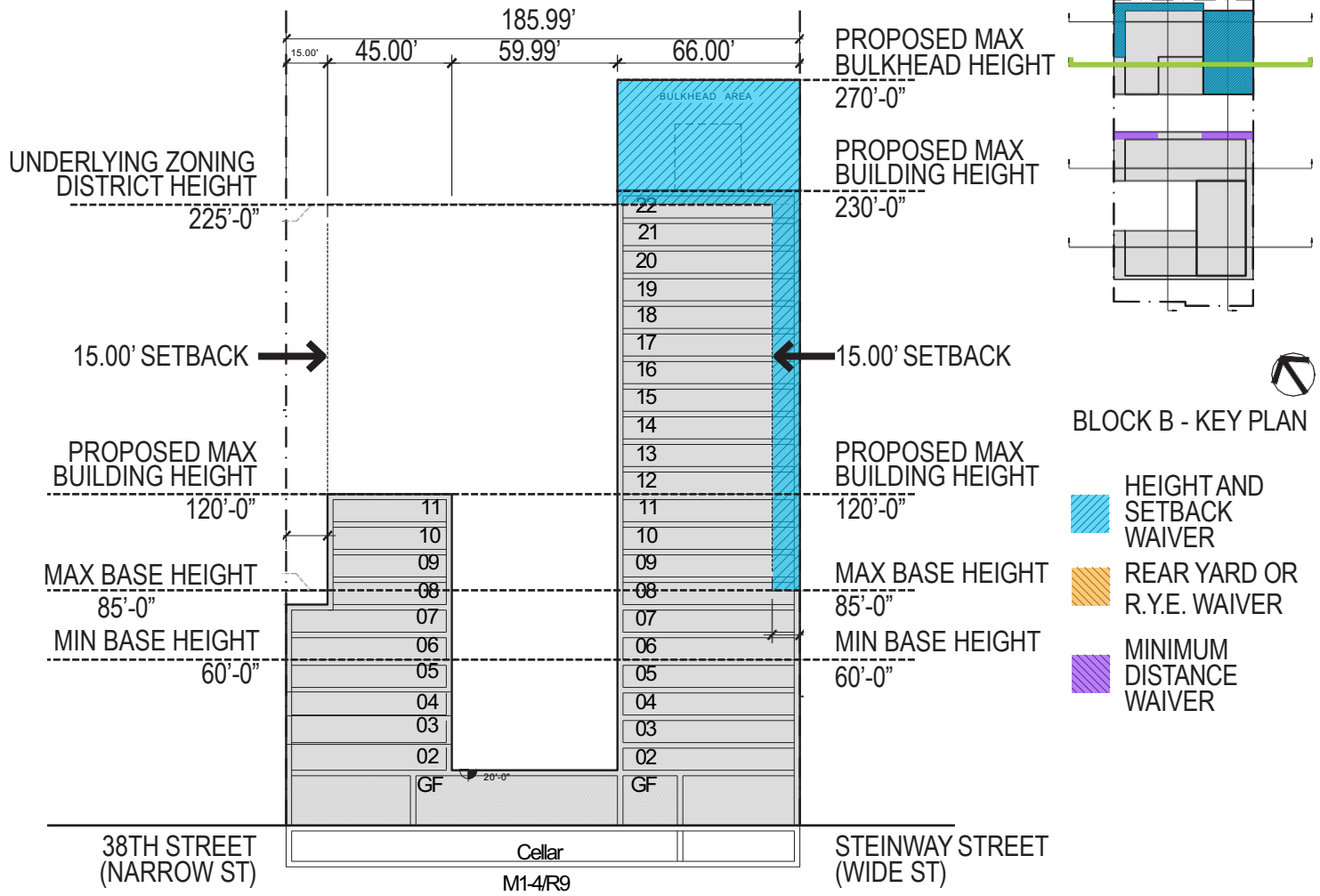


ZR 74-743 Special Permit – Zoning Lot B – Building B-1 E-W Section #2 (M1-4/R9 district)

Proposed Waivers

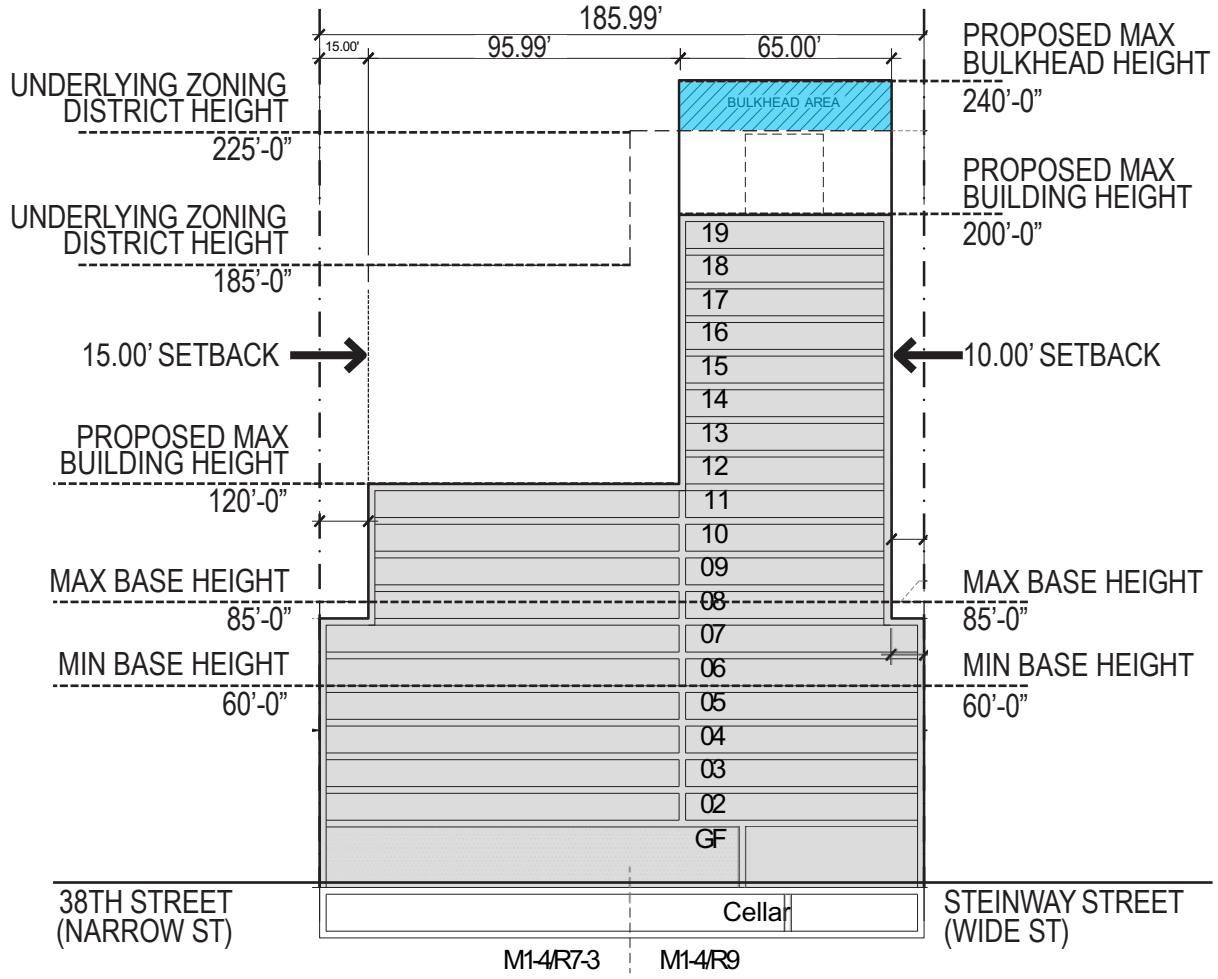
-No setback above base height along 38th Street and Steinway Street

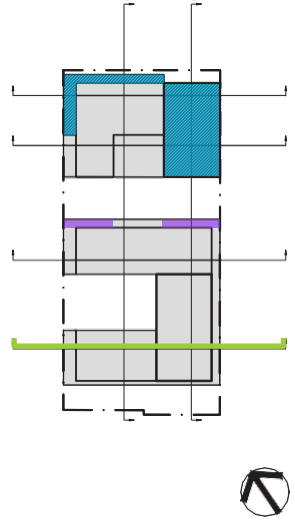
-230’ maximum building height (270’ maximum bulkhead height)



ZR 74-743 Special Permit – Zoning Lot B – Building B-2 E-W Section (M1-4/R7-3 and M1-4/R9 district)

Proposed Waiver
- 240’ Maximum Bulkhead height





BLOCK B - KEY PLAN

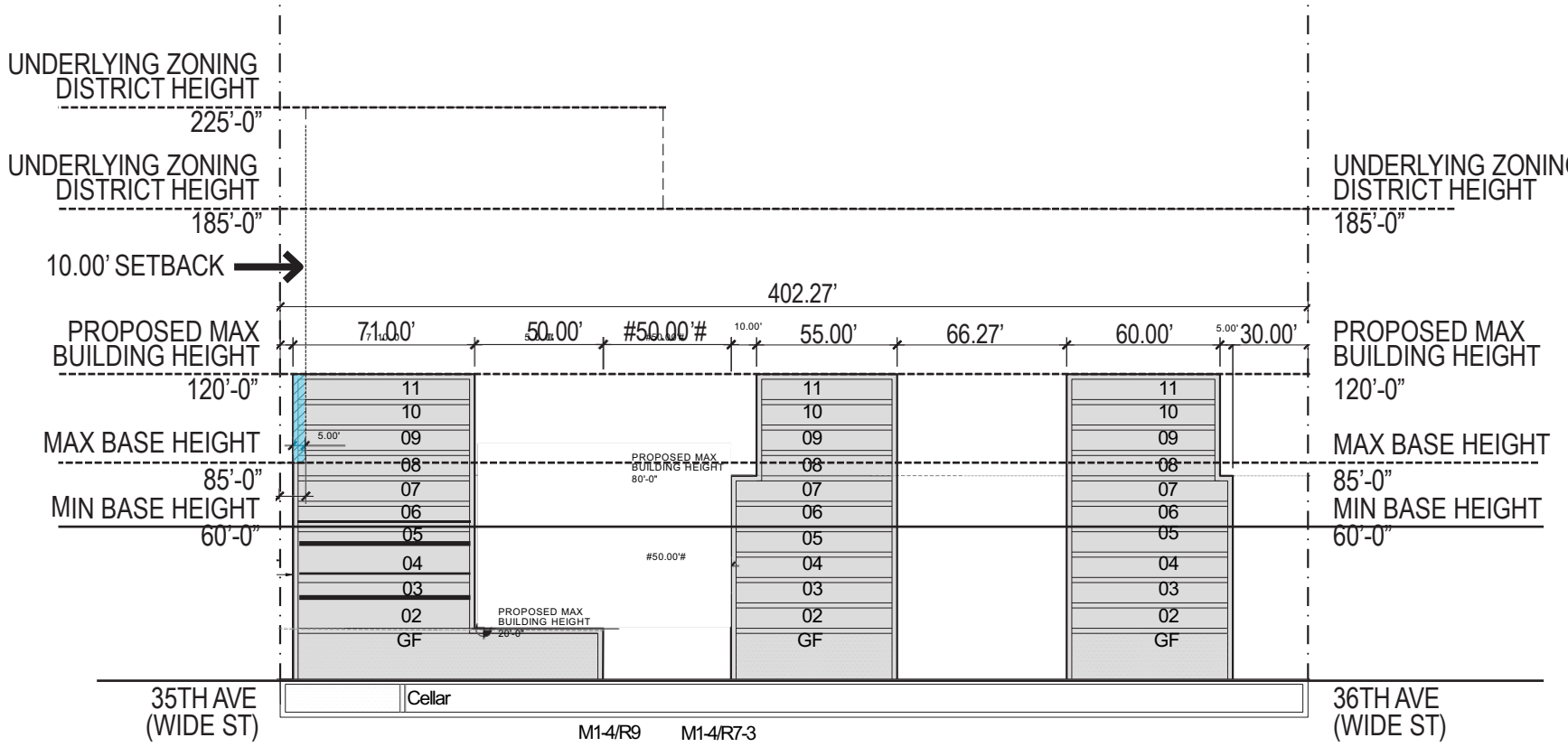
HEIGHT AND SETBACK WAIVER

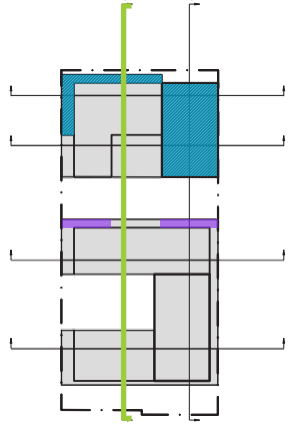
REAR YARD OR R.Y.E. WAIVER

MINIMUM DISTANCE WAIVER

ZR 74-743 Special Permit – Zoning Lot B – N-S Section #1 (M1-4/R9 and M1-4/R7-3 districts)

Proposed Waiver
-5’ setback above base height along 35th Avenue





BLOCK B - KEY PLAN

- HEIGHT AND SETBACK WAIVER
- REAR YARD OR R.Y.E. WAIVER
- MINIMUM DISTANCE WAIVER

ZR 74-743 Special Permit – Zoning Lot B – N-S Section #2 (M1-4/R9 district)

Proposed Waivers

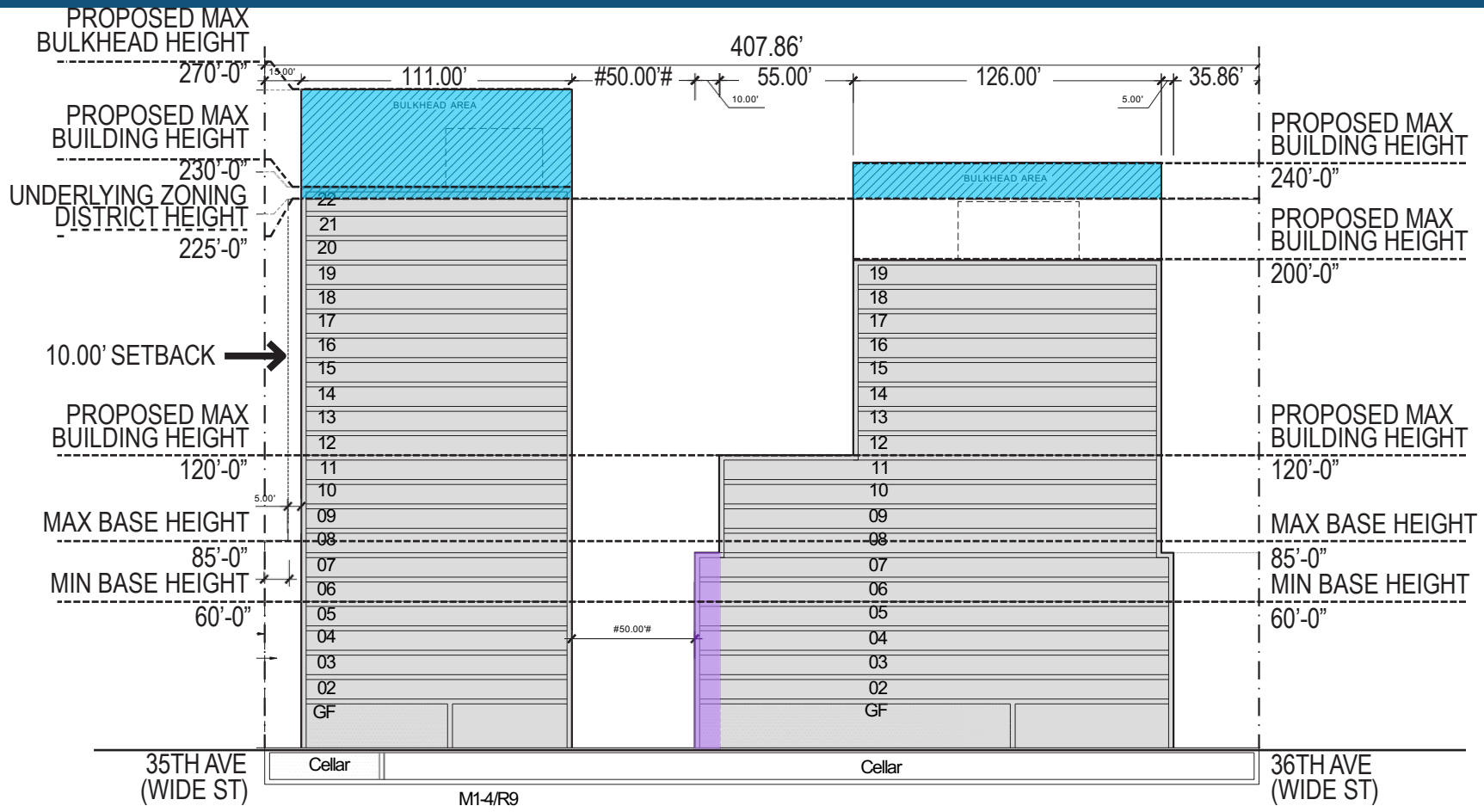
Height/Setback

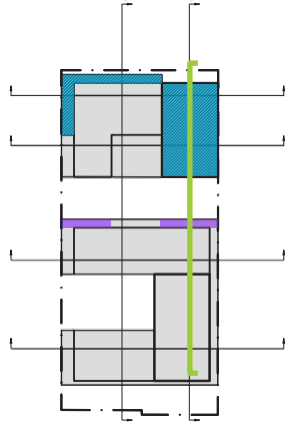
-230’ maximum building height and 270’ maximum bulkhead height (Building B-1)

-240’ maximum bulkhead height (Building B-2)

Minimum Distance

-50’ window-to-window condition between Building B-1 and B-2





BLOCK B - KEY PLAN

HEIGHT AND SETBACK WAIVER

REAR YARD OR R.Y.E. WAIVER

MINIMUM DISTANCE WAIVER

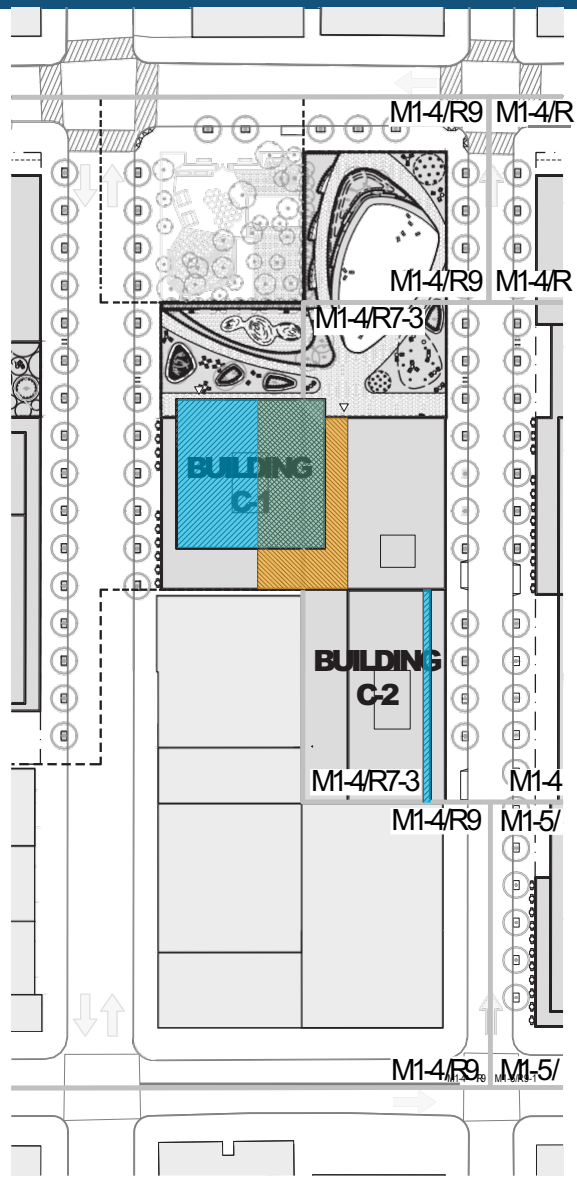
ZR 74-743 Special Permit to Modify Bulk Regulations – Zoning Lot C

Height and Setback Requirements

M1-4/R9
- Base Height 85’
- 15’ setback on narrow street; 10’ setback on wide street
- Maximum Height 225’

M1-4/R7-3
- Base Height 85’
- 15’ setback on narrow street; 10’ setback on wide street
- Maximum Height 185’

Rear Yard Equivalent Requirements
- 60’ residential rear yard equivalent midblock (through lots)
- 40’ commercial rear yard equivalent midblock (through lots)





HEIGHT AND SETBACK WAIVER REQUIRED PURSUANT TO ZR 74-743

REAR YARD OR R.Y.E WAIVER REQUIRED PURSUANT TO ZR 74-743

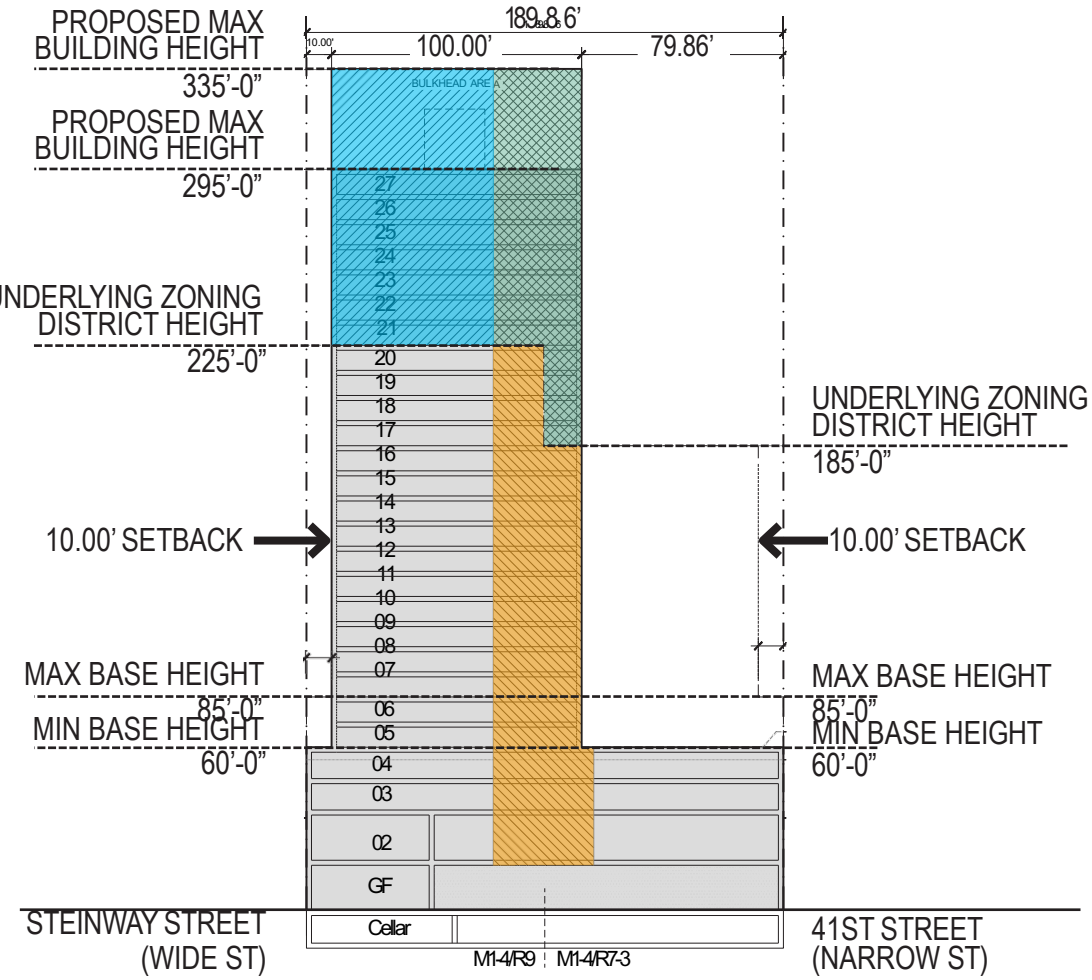
MINIMUM DISTANCE WAIVER REQUEST PERSUANT TO ZR 74-743

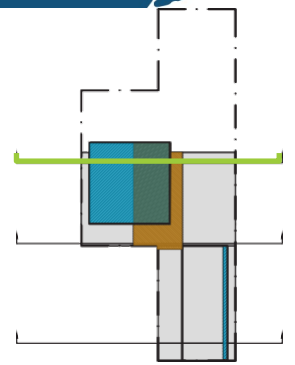
ZR 74-743 Special Permit – Zoning Lot C – Building C-1 E-W Section #1 (M1-4/R7-3 and M1-4/R9 district)

Proposed Waivers

Height/Setback
-295’ maximum building height and
335’ maximum bulkhead height

Rear Yard Equivalent
-No RYE provided for commercial building base
-15’ RYE provided for residential tower





BLOCK C - KEY PLAN

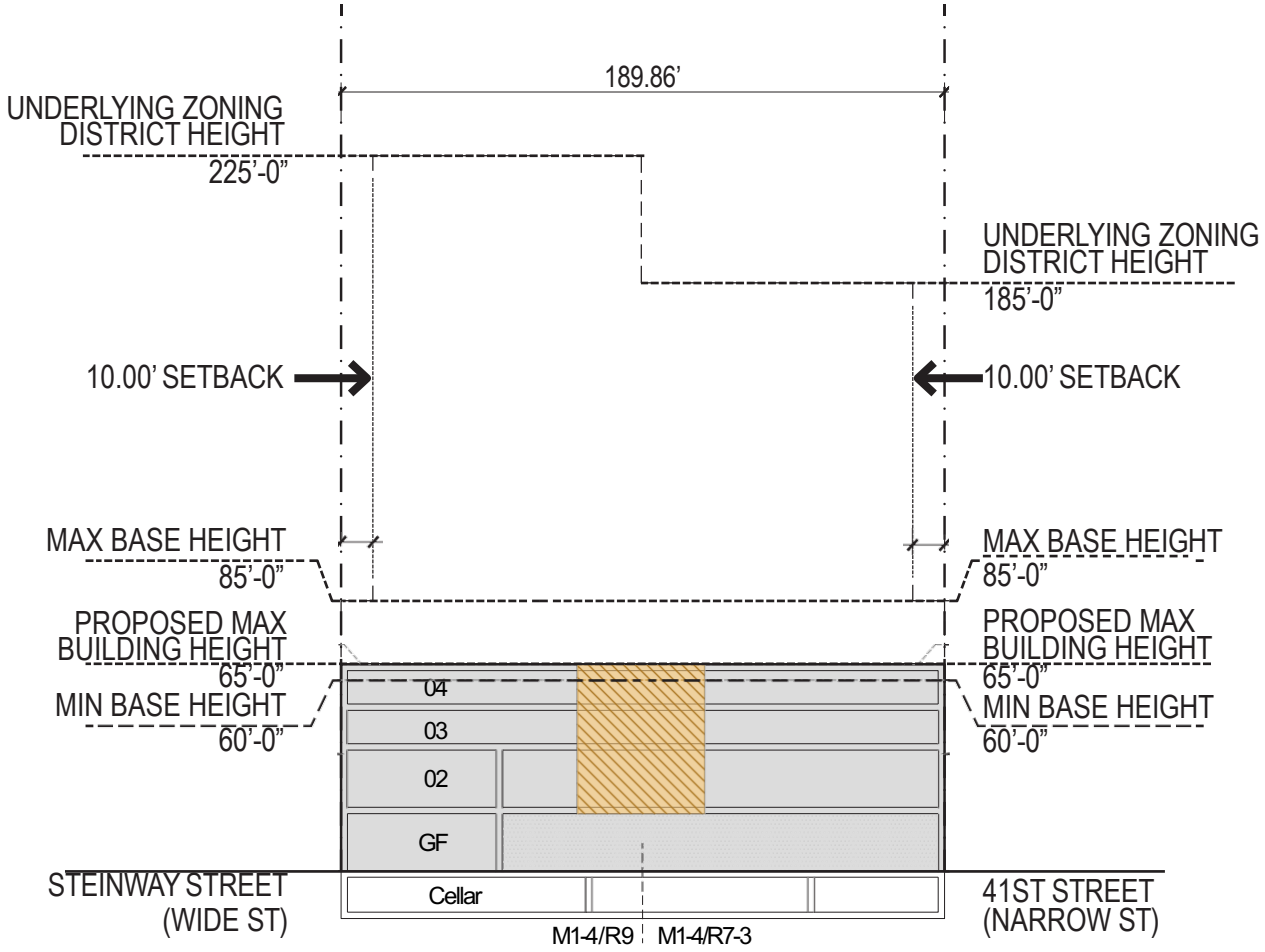
HEIGHT AND SETBACK WAIVER

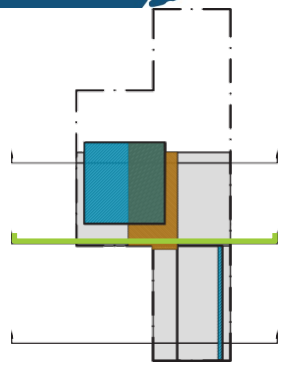
REAR YARD OR R.Y.E. WAIVER

MINIMUM DISTANCE WAIVER

ZR 74-743 Special Permit – Zoning Lot C – Building C-1 E-W Section #2 (M1-4/R7-3 and M1-4/R9 district)

Proposed Waiver
-No RYE provided for commercial building base





BLOCK C - KEY PLAN

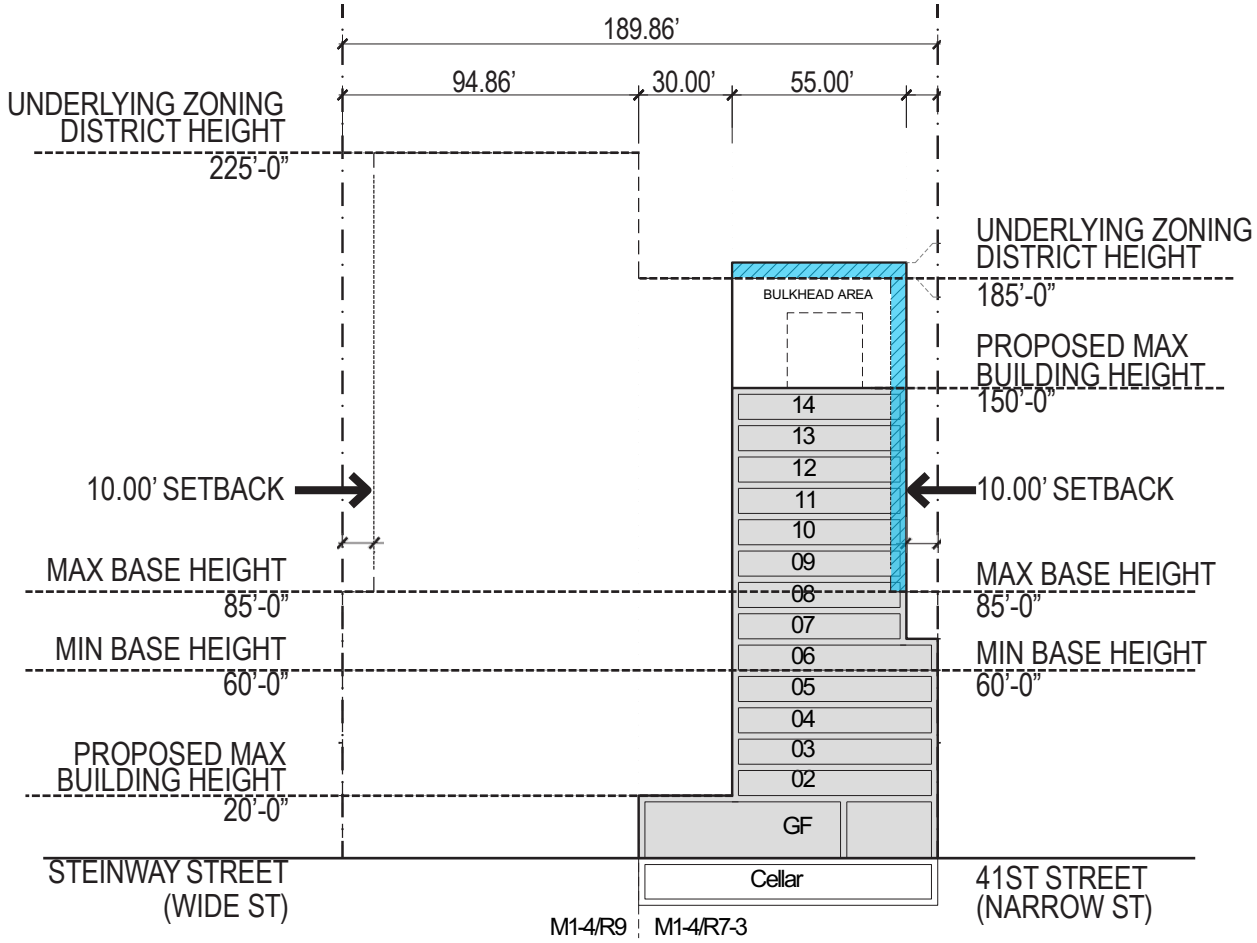
HEIGHT AND SETBACK WAIVER

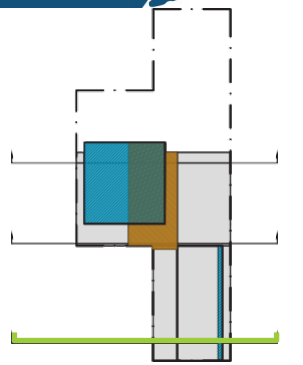
REAR YARD OR R.Y.E. WAIVER

MINIMUM DISTANCE WAIVER

ZR 74-743 Special Permit – Zoning Lot C – Building C-2 E-W Section (M1-4/R7-3 and M1-4/R9 district)

Proposed Waivers
-10’ setback along 41st Street
-190’ maximum bulkhead height





BLOCK C - KEY PLAN

HEIGHT AND SETBACK WAIVER

REAR YARD OR R.Y.E. WAIVER

MINIMUM DISTANCE WAIVER

ZR 74-743 Special Permit to Modify Bulk Regulations – Zoning Lot D

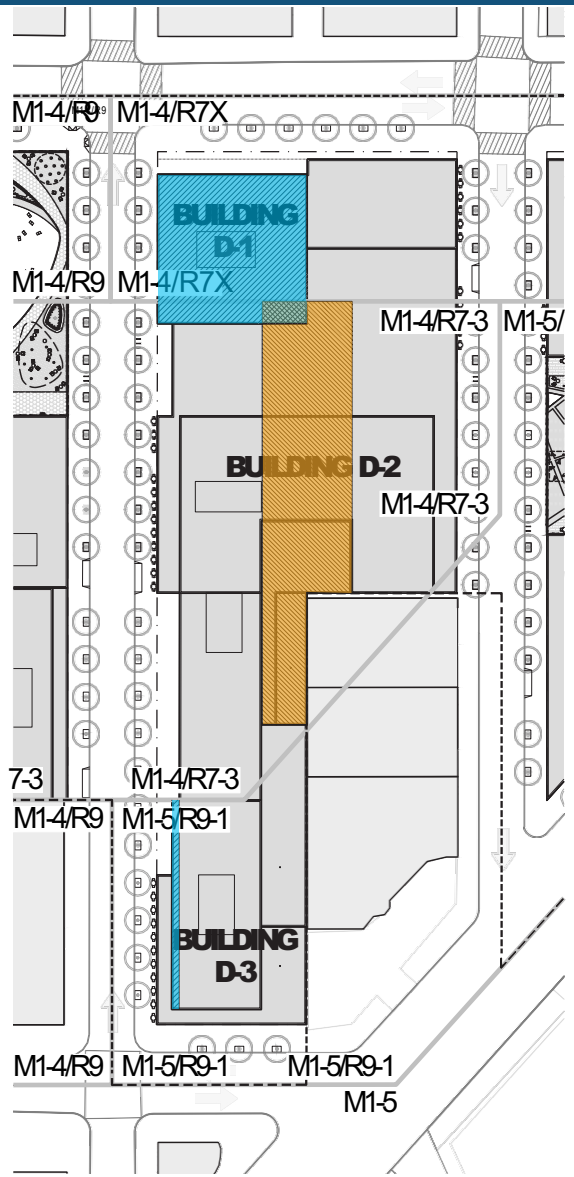
Height and Setback Requirements

M1-4/R7X
- Base Height 105’
- 15’ setback on narrow street; 10’ setback on wide street
- Maximum Height 145’

M1-4/R7-3
- Base Height 85’
- 15’ setback on narrow street; 10’ setback on wide street
- Maximum Height 185’

M1-5/R9-1
- Base Height 95’
- 15’ setback on narrow street; 10’ setback on wide street
- Maximum Height 280’

Rear Yard Requirements
- 60’ residential rear yard equivalent midblock (through lots)
- 40’ commercial rear yard equivalent midblock (through lots)
- 30’ residential rear yard (interior lot)
- 20’ commercial rear yard above height of 23’ (interior lots)





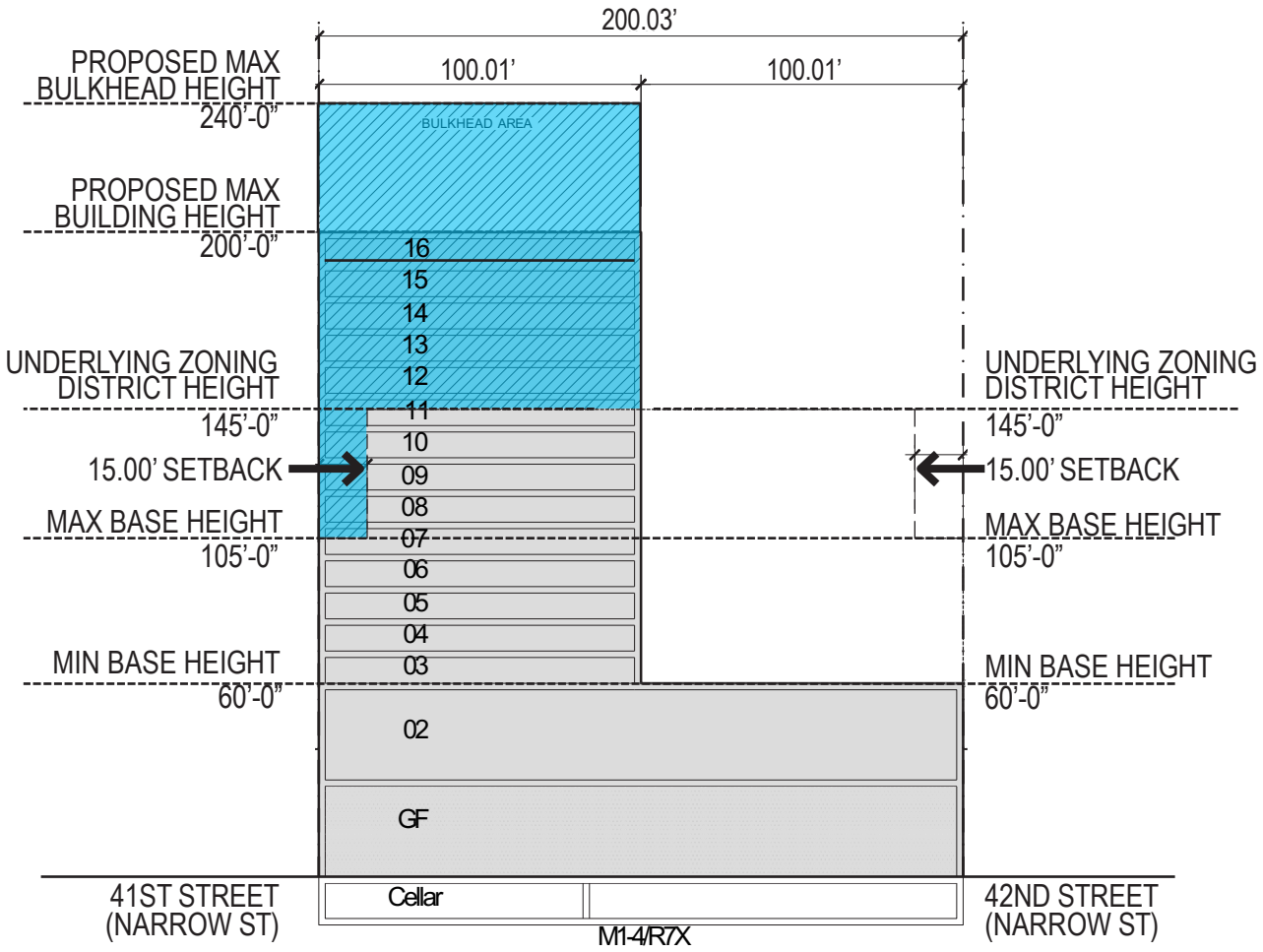
HEIGHT AND SETBACK WAIVER REQUIRED PURSUANT TO ZR 74-743

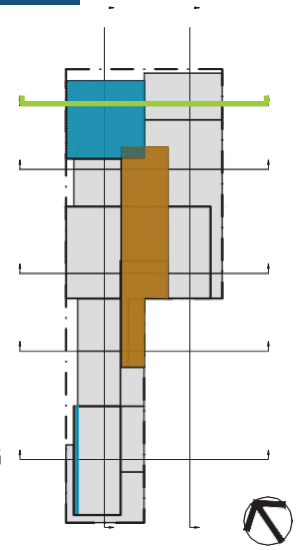
REAR YARD OR R.Y.E WAIVER REQUIRED PURSUANT TO ZR 74-743

MINIMUM DISTANCE WAIVER REQUEST PERSUANT TO ZR 74-743

ZR 74-743 Special Permit – Zoning Lot D – Building D-1 E-W Section #1 (M1-4/R7X district)

Proposed Waivers
-No setback above base height along 41st Street
-200’ maximum building height and 240’ maximum bulkhead height





BLOCK D - KEY PLAN

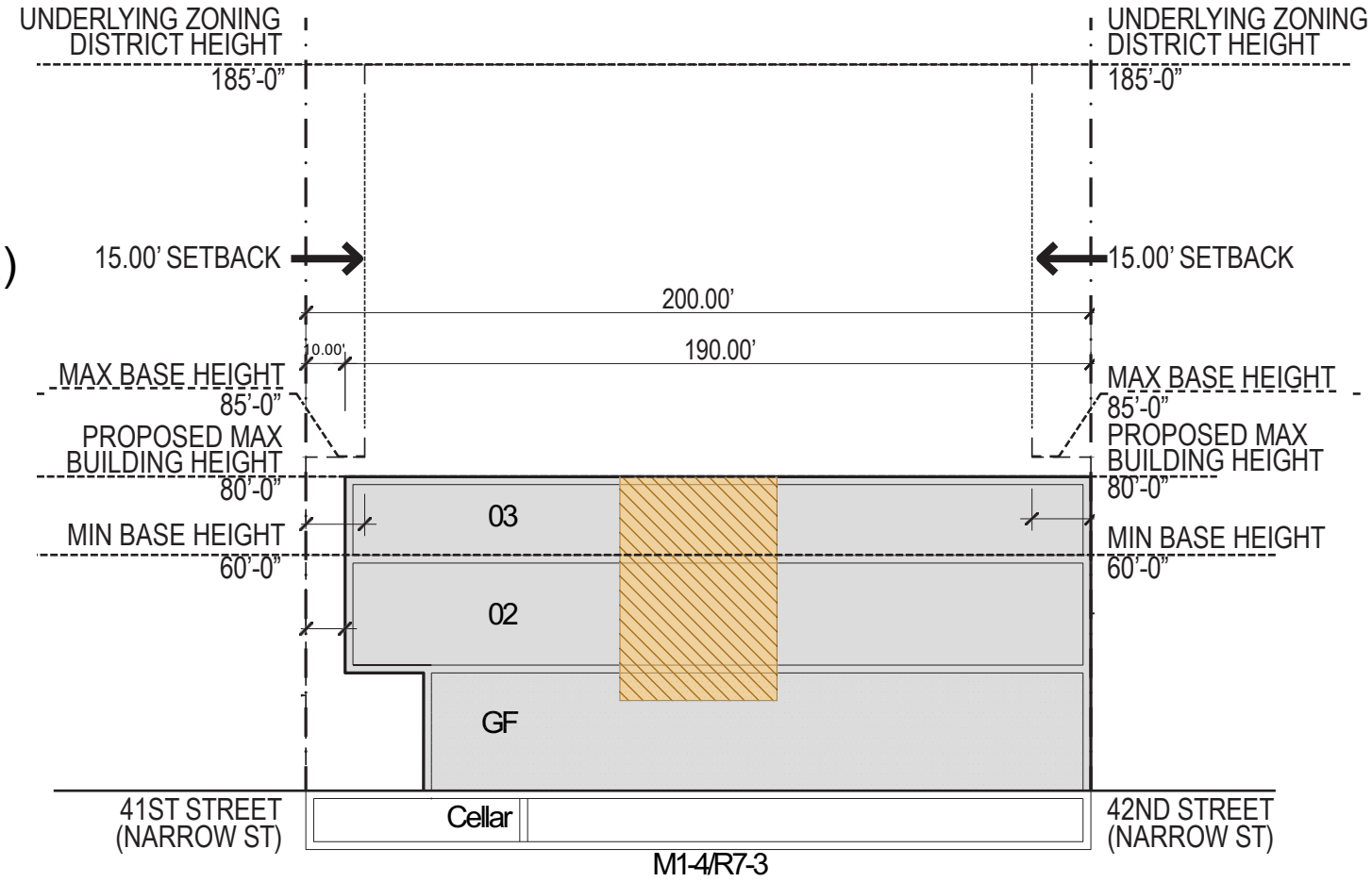
HEIGHT AND SETBACK WAIVER

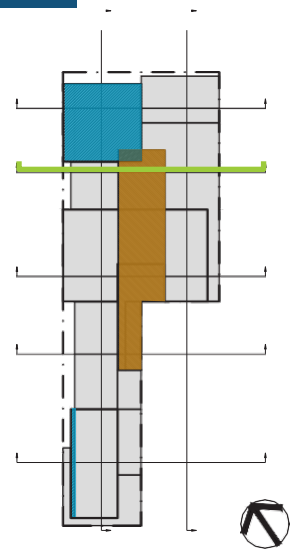
REAR YARD OR R.Y.E. WAIVER

MINIMUM DISTANCE WAIVER

ZR 74-743 Special Permit – Zoning Lot D – Building D-1 E-W Section #2 (M1-4/R7-3 district)

Proposed Waiver
-No RYE provided for commercial building base (multiplex cinema)





BLOCK D - KEY PLAN

HEIGHT AND SETBACK WAIVER

REAR YARD OR R.Y.E. WAIVER

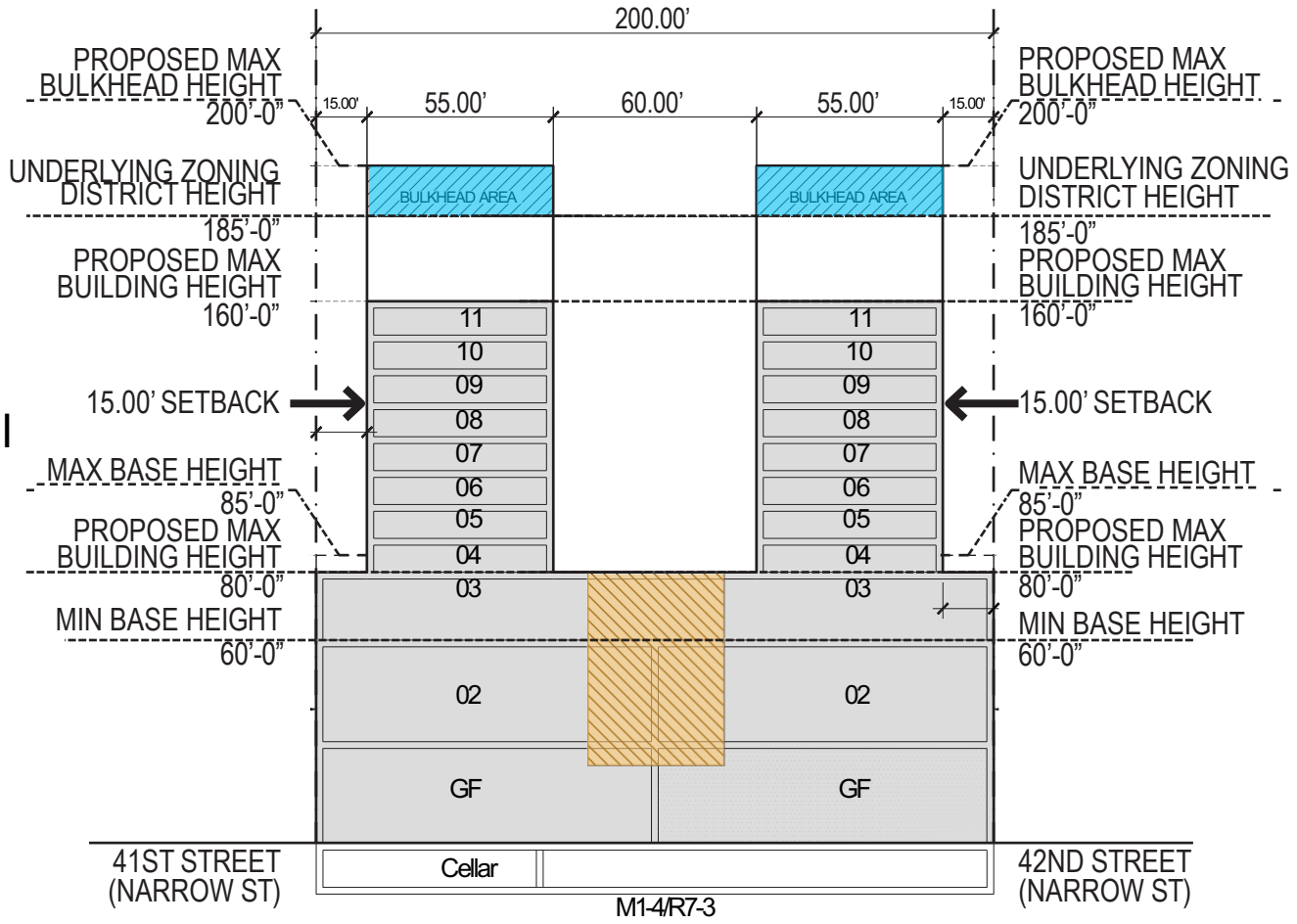
MINIMUM DISTANCE WAIVER

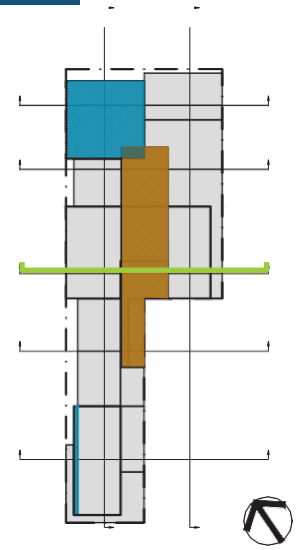
ZR 74-743 Special Permit – Zoning Lot D – Building D-2 E-W Section #1 (M1-4/R7-3 district)

Proposed Waivers

Height/Setback
-200’ maximum bulkhead height

Rear Yard Equivalent
- No RYE provided for commercial building base (multiplex cinema)



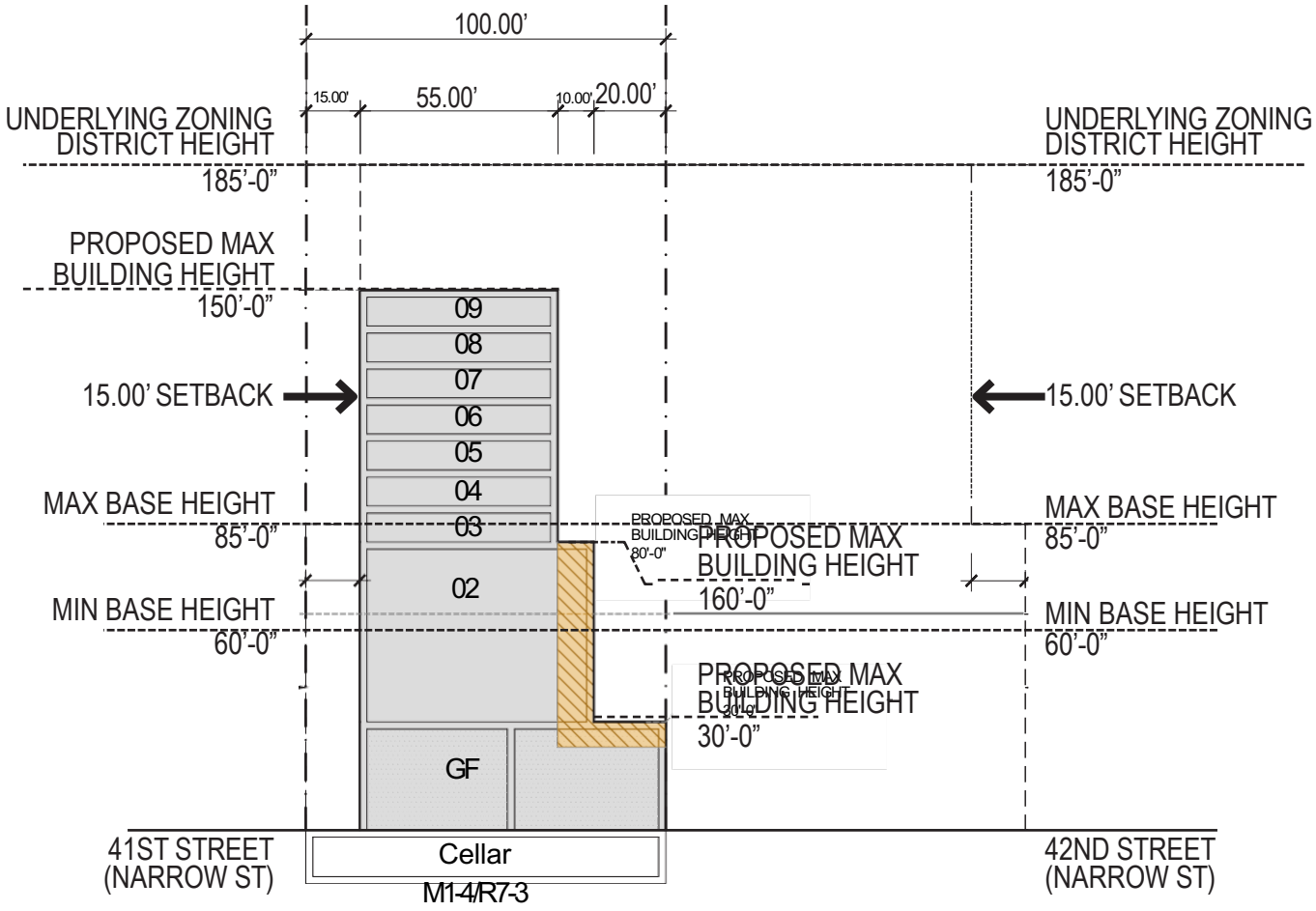


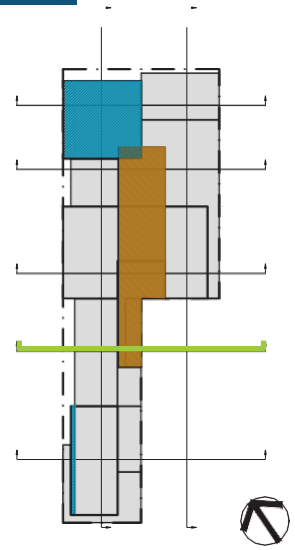
ZR 74-743 Special Permit – Zoning Lot D – Building D-2 E-W Section #2 (M1-4/R7-3 district)

Proposed Waivers

-No commercial rear yard between height of 23’ and 30’ above base plane

-20’ residential rear yard between height of 30’ and 80’ above base plane





BLOCK D - KEY PLAN

HEIGHT AND SETBACK WAIVER

REAR YARD OR R.Y.E. WAIVER

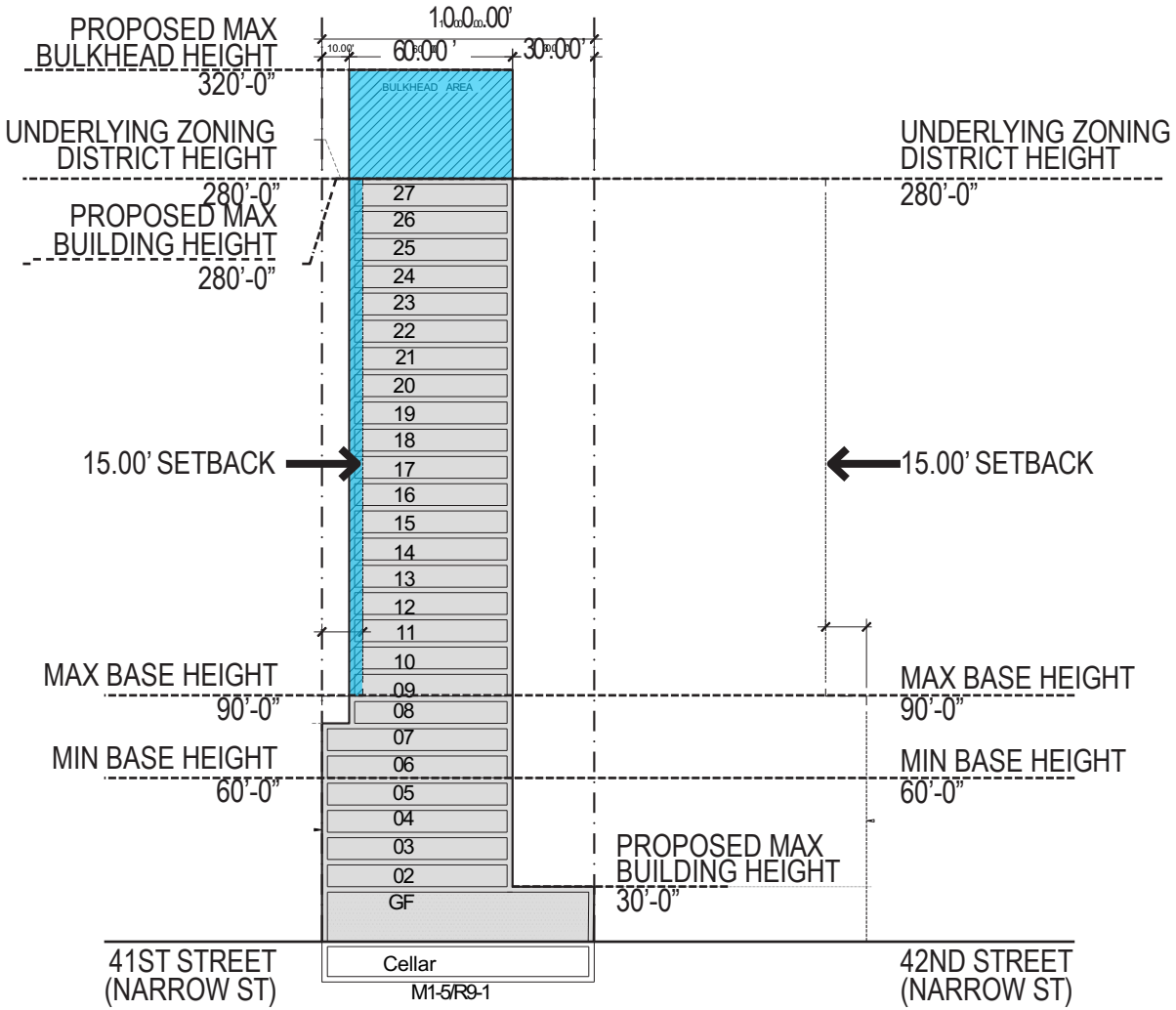
MINIMUM DISTANCE WAIVER

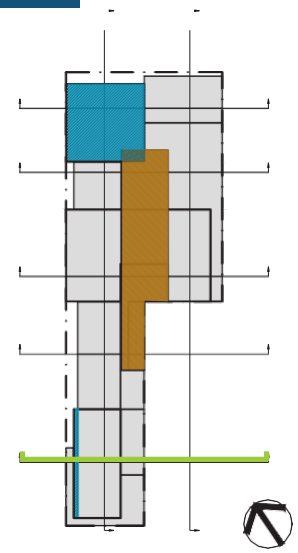
ZR 74-743 Special Permit – Zoning Lot D – Building D-3 E-W Section (M1-5/R9-1 district)

Proposed Waivers

-10’ setback along 41st Street

-320’ maximum bulkhead height





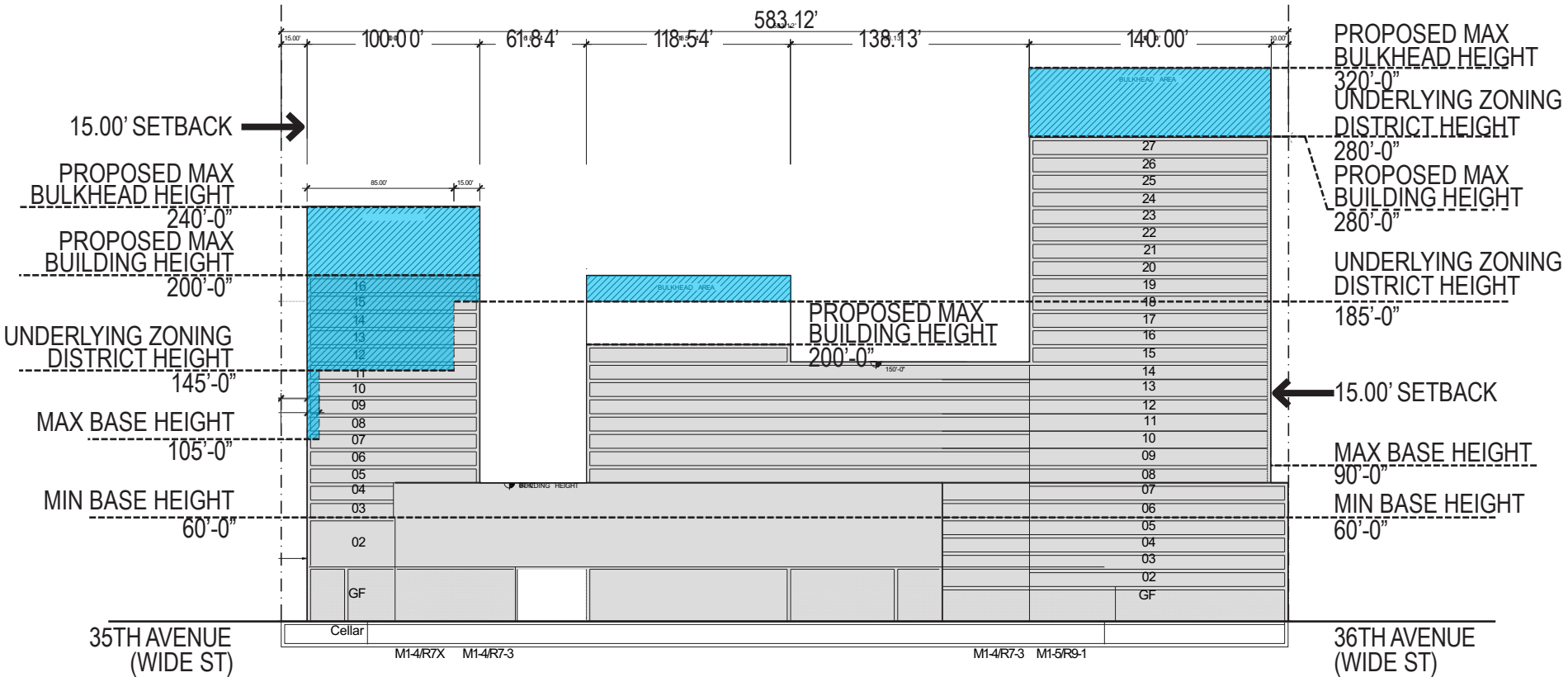
BLOCK D - KEY PLAN

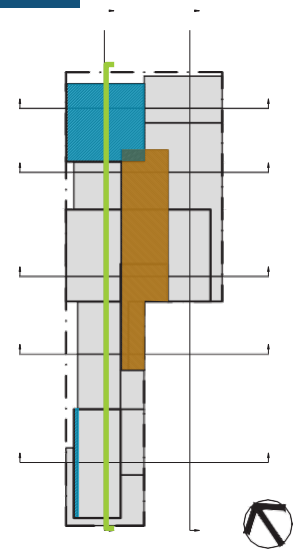
HEIGHT AND SETBACK WAIVER

REAR YARD OR R.Y.E. WAIVER

MINIMUM DISTANCE WAIVER

ZR 74-743 Special Permit – Zoning Lot D – N-S Section #1 (M1-4/R7X, M1-4/R7-3 and M1-5/R9-1 districts)



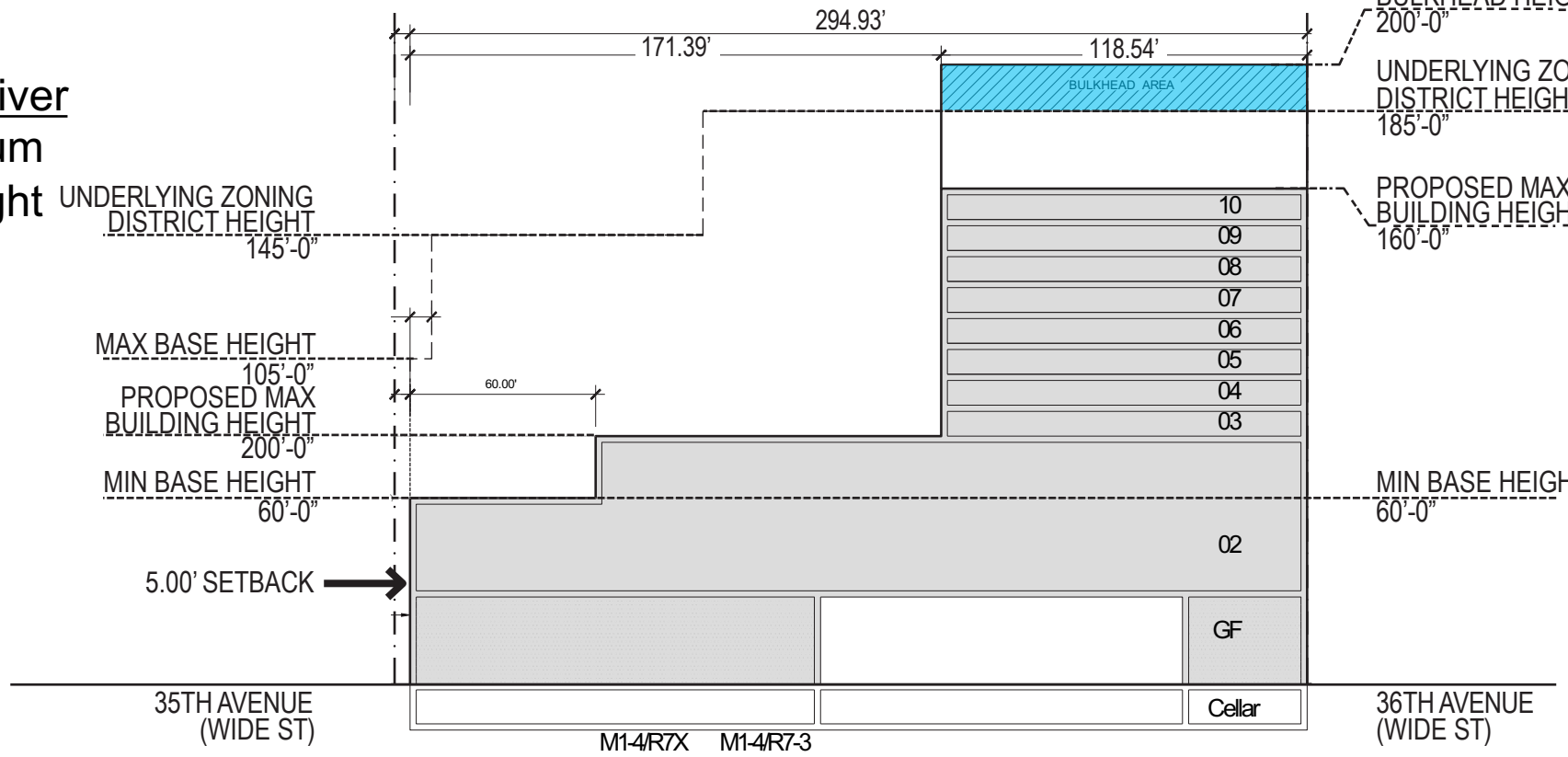


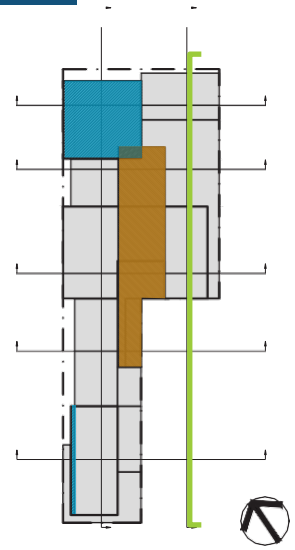
Proposed Waivers

- 200' maximum building height and 240' maximum bulkhead height (Building D-1)
- 200' maximum bulkhead height (Building D-2)
- 320' maximum bulkhead height (Building D-3)

ZR 74-743 Special Permit – Zoning Lot D – N-S Section #2 (M1-4/R7X and M1-4/R7-3 districts)

Proposed Waiver
- 200’ maximum bulkhead height (Building D-2)





BLOCK D - KEY PLAN

HEIGHT AND SETBACK WAIVER

REAR YARD OR R.Y.E. WAIVER

MINIMUM DISTANCE WAIVER

ZR 74-743 Special Permit to Modify Bulk Regulations – Zoning Lot E

<u>Height and Setback Requirements</u>

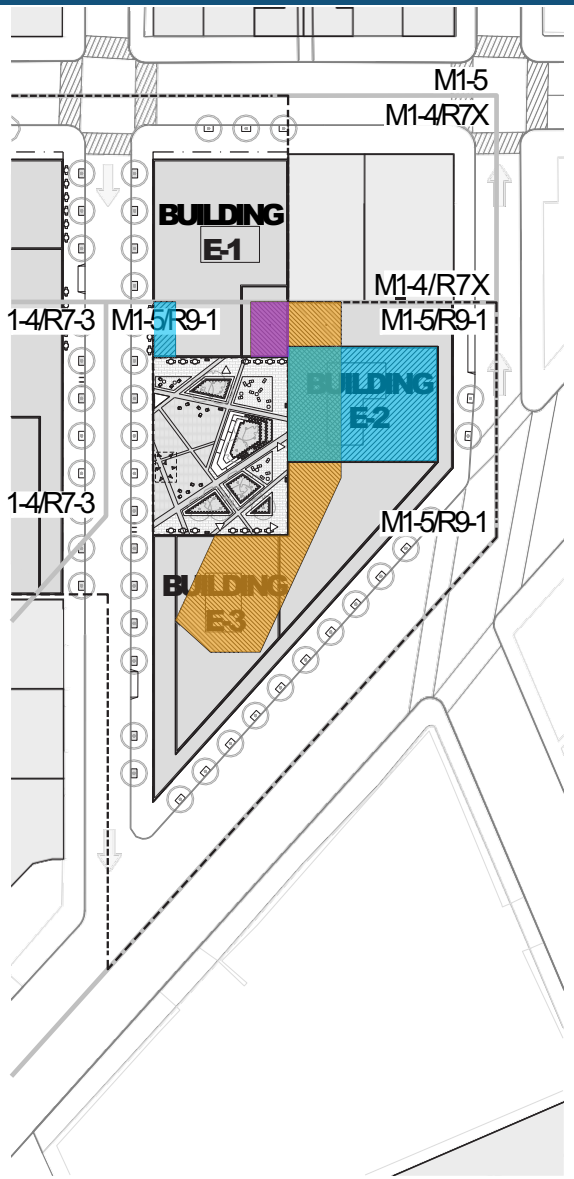
M1-4/R7X
- Base Height 105’
- 15’ setback on narrow street; 10’ setback on wide street
- Maximum Height 145’

M1-5/R9-1
- Base Height 95’
- 15’ setback on narrow street; 10’ setback on wide street
- Maximum Height 280’

<u>Rear Yard Requirements</u>
- 60’ residential rear yard equivalent midblock (through lots)
- 40’ commercial rear yard equivalent midblock (through lots)

<u>Minimum Distance Between Buildings Requirements</u>

- 40’-distance (wall-to-wall)
- 50’-distance (window-to-wall)
- 60’-distance (window-to-window)





HEIGHT AND SETBACK WAIVER REQUIRED PURSUANT TO ZR 74-743

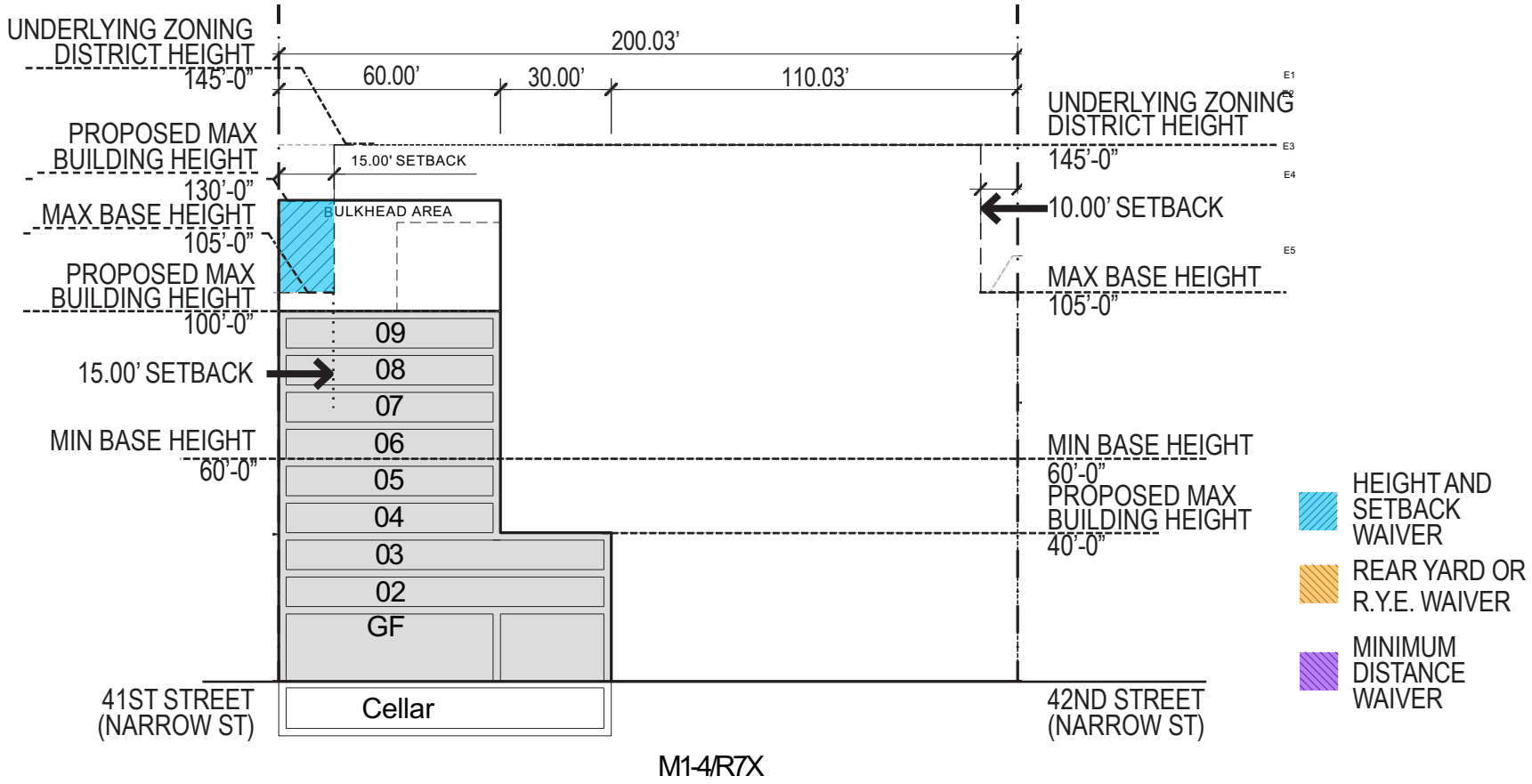
REAR YARD OR R.Y.E WAIVER REQUIRED PURSUANT TO ZR 74-743

MINIMUM DISTANCE WAIVER REQUEST PERSUANT TO ZR 74-743

ZR 74-743 Special Permit – Zoning Lot E – Building E-1 E-W Section (M1-4/R7X district)

Proposed Waiver

-No setback for bulkhead above maximum building height



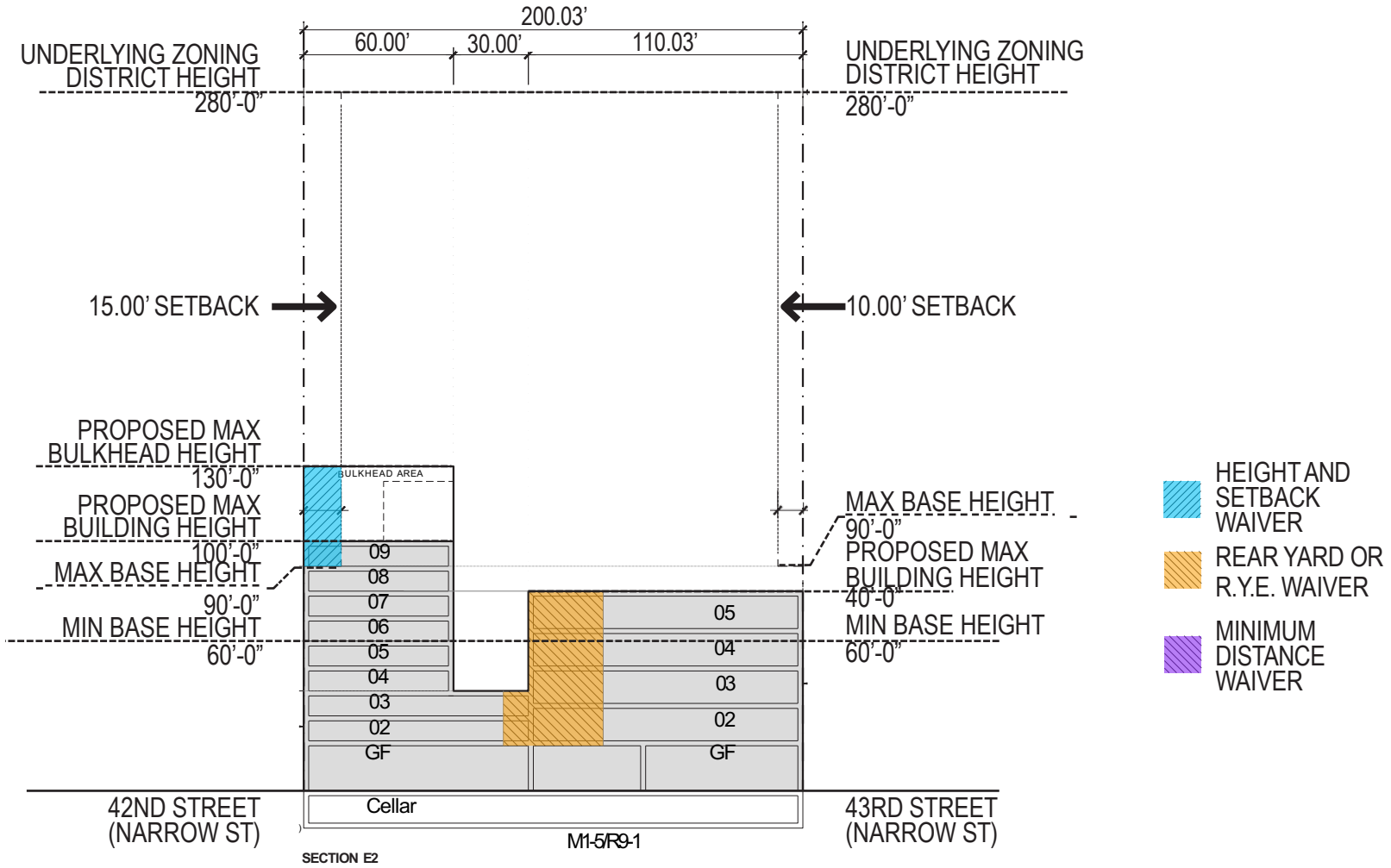
ZR 74-743 Special Permit – Zoning Lot E – Buildings E-1 and E-2 E-W Section (M1-5/R9-1 district)

Proposed Waivers

Height/Setback
-No setback above maximum base height along 42nd Street

Rear Yard Equivalent
-No residential RYE from height of 20’ to 80’

Minimum Distance
-30’ window-to-window condition from height of 40’ to 80’

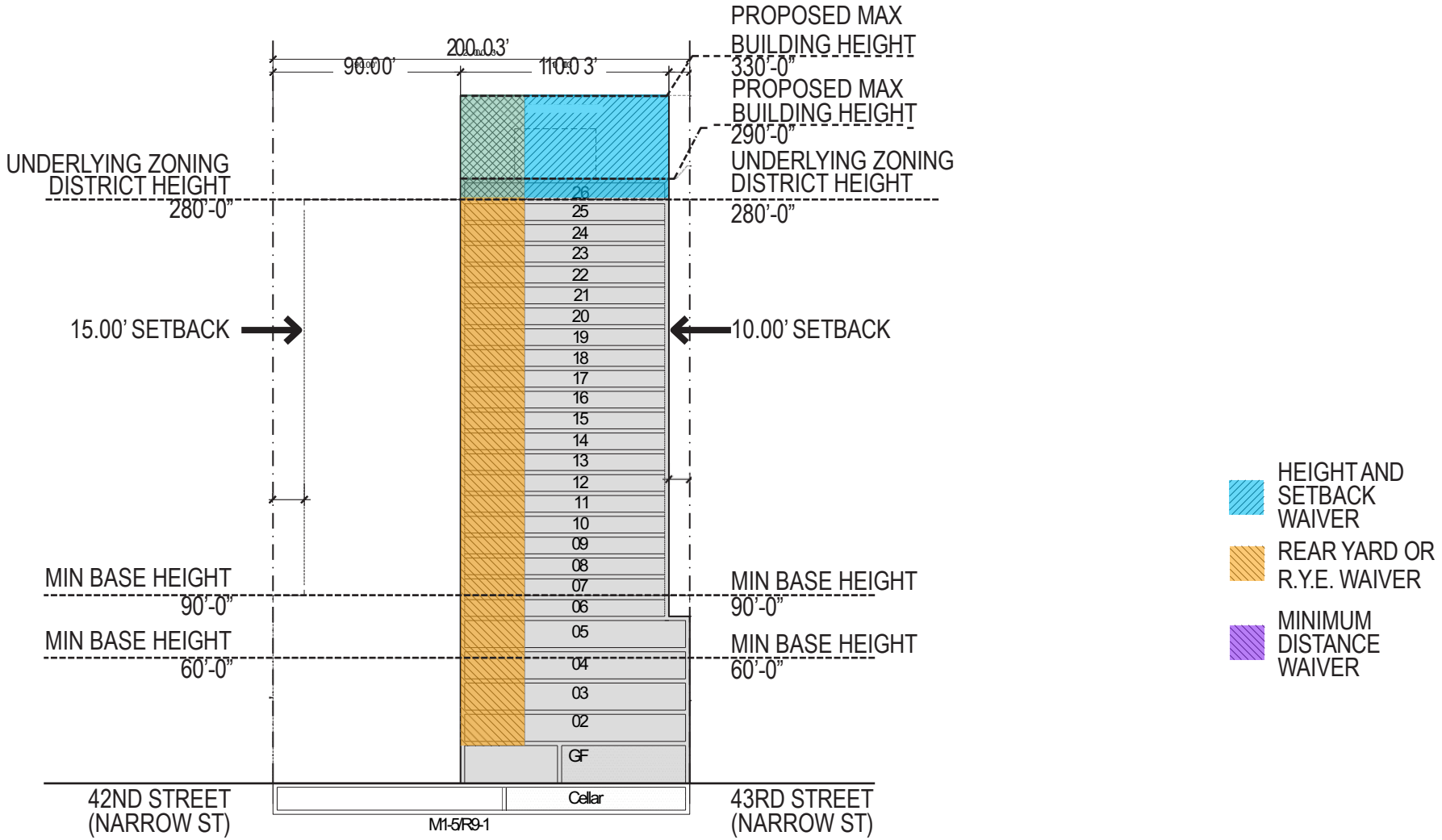


ZR 74-743 Special Permit – Zoning Lot E – Building E-2 E-W Section #1 (M1-5/R9-1 district)

Proposed Waivers

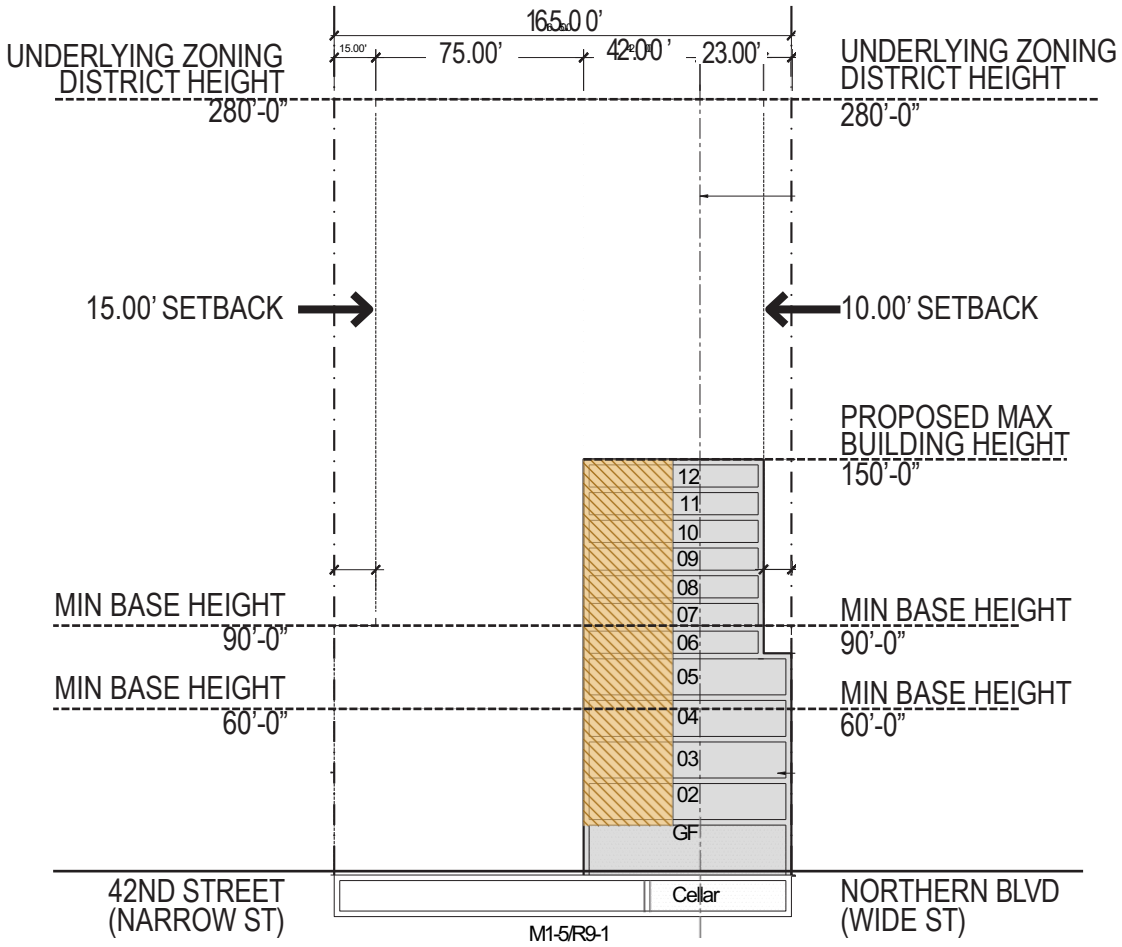
Height/Setback
-290’ maximum building height and 330’ maximum bulkhead height

Rear Yard Equivalent
-30’ residential RYE provided



ZR 74-743 Special Permit – Zoning Lot E – Building E-2 E-W Section #2 (M1-5/R9-1 district)

Proposed Waiver
-Residential RYE of less than 60’ (depth varies)

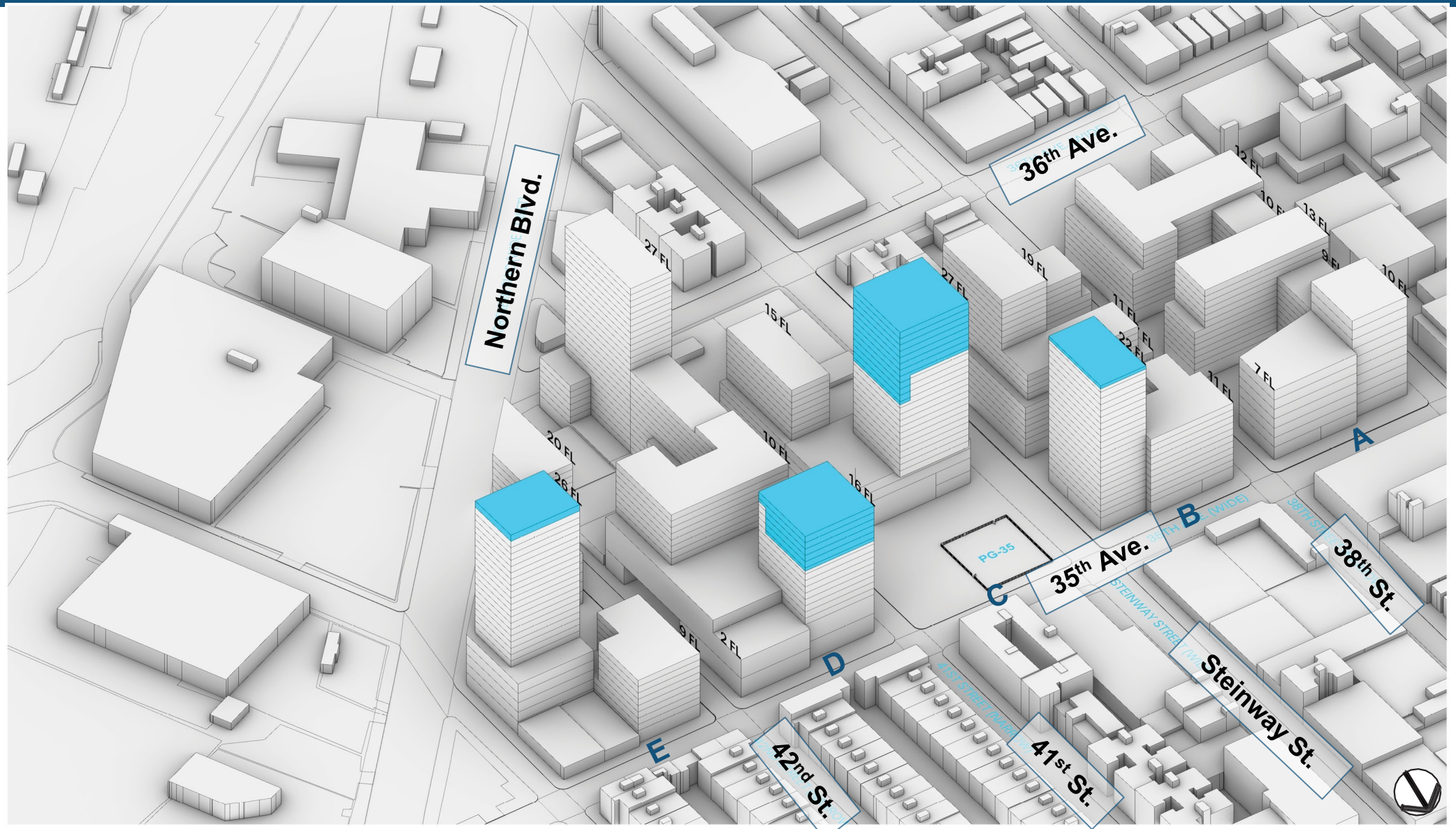


HEIGHT AND SETBACK WAIVER

REAR YARD OR R.Y.E. WAIVER

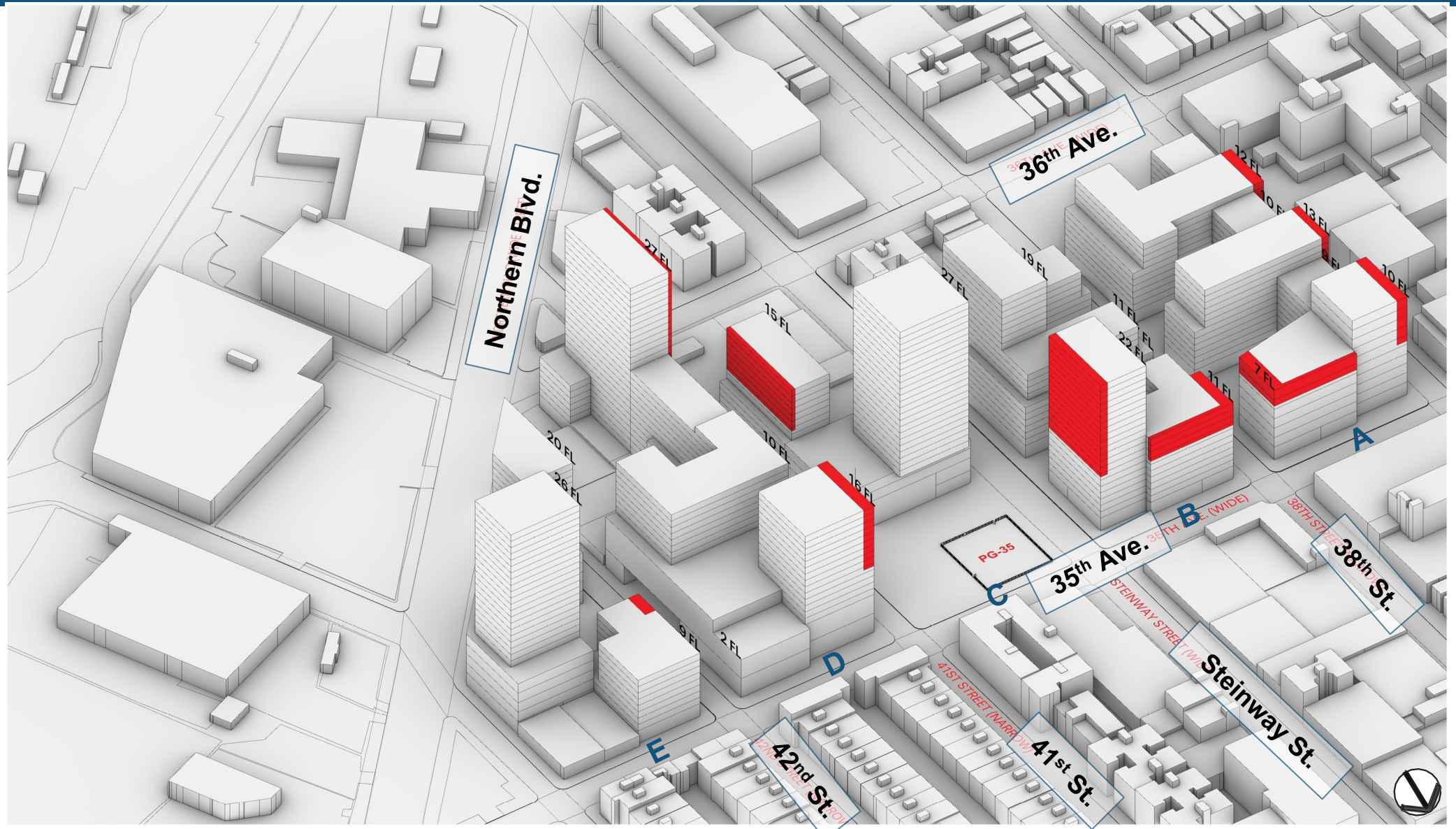
MINIMUM DISTANCE WAIVER

ZR §74-743 Special Permit Bulk Waiver Diagram: Height



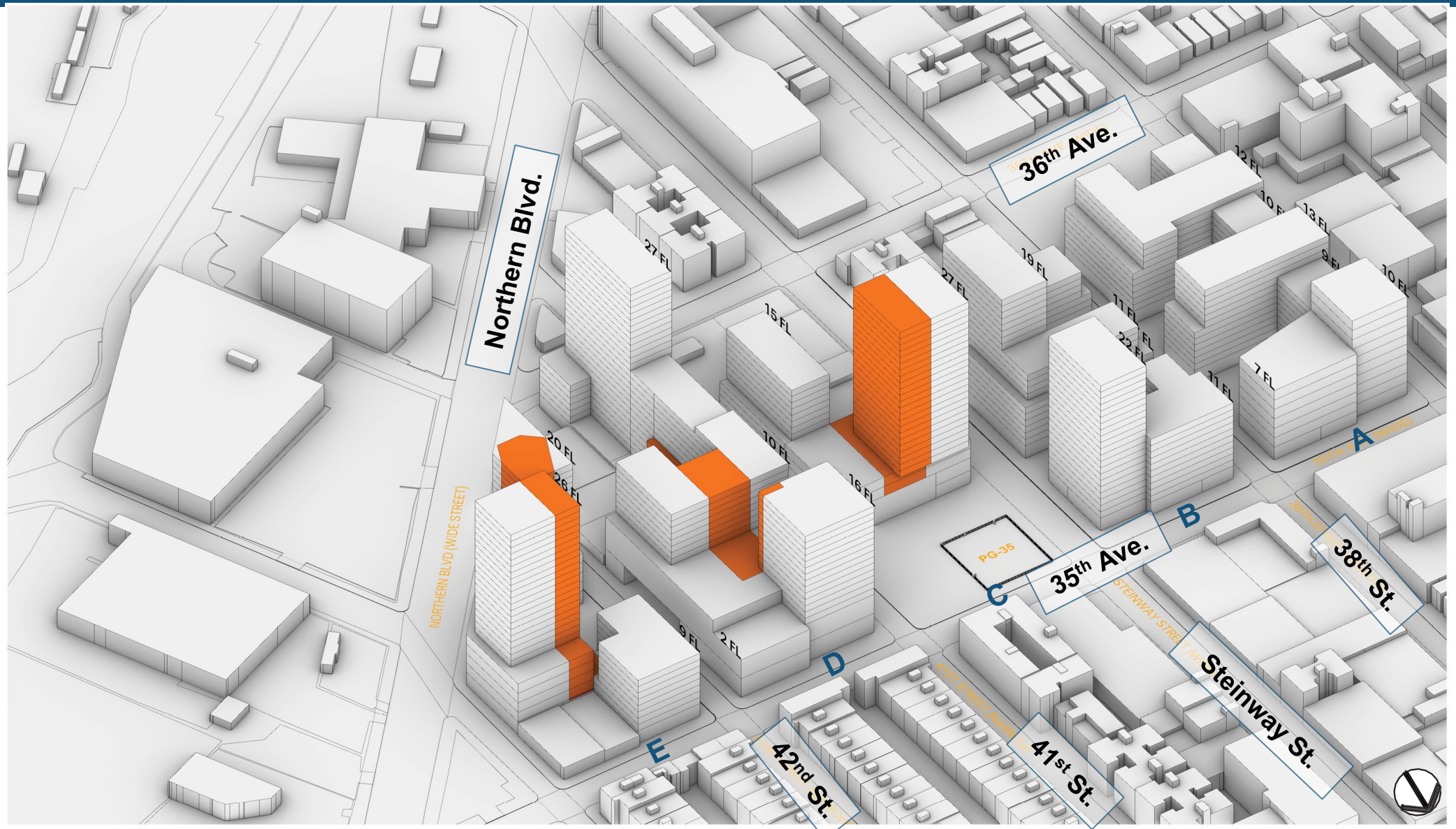
Area of Waiver

ZR §74-743 Special Permit Bulk Waiver Diagram: Setback



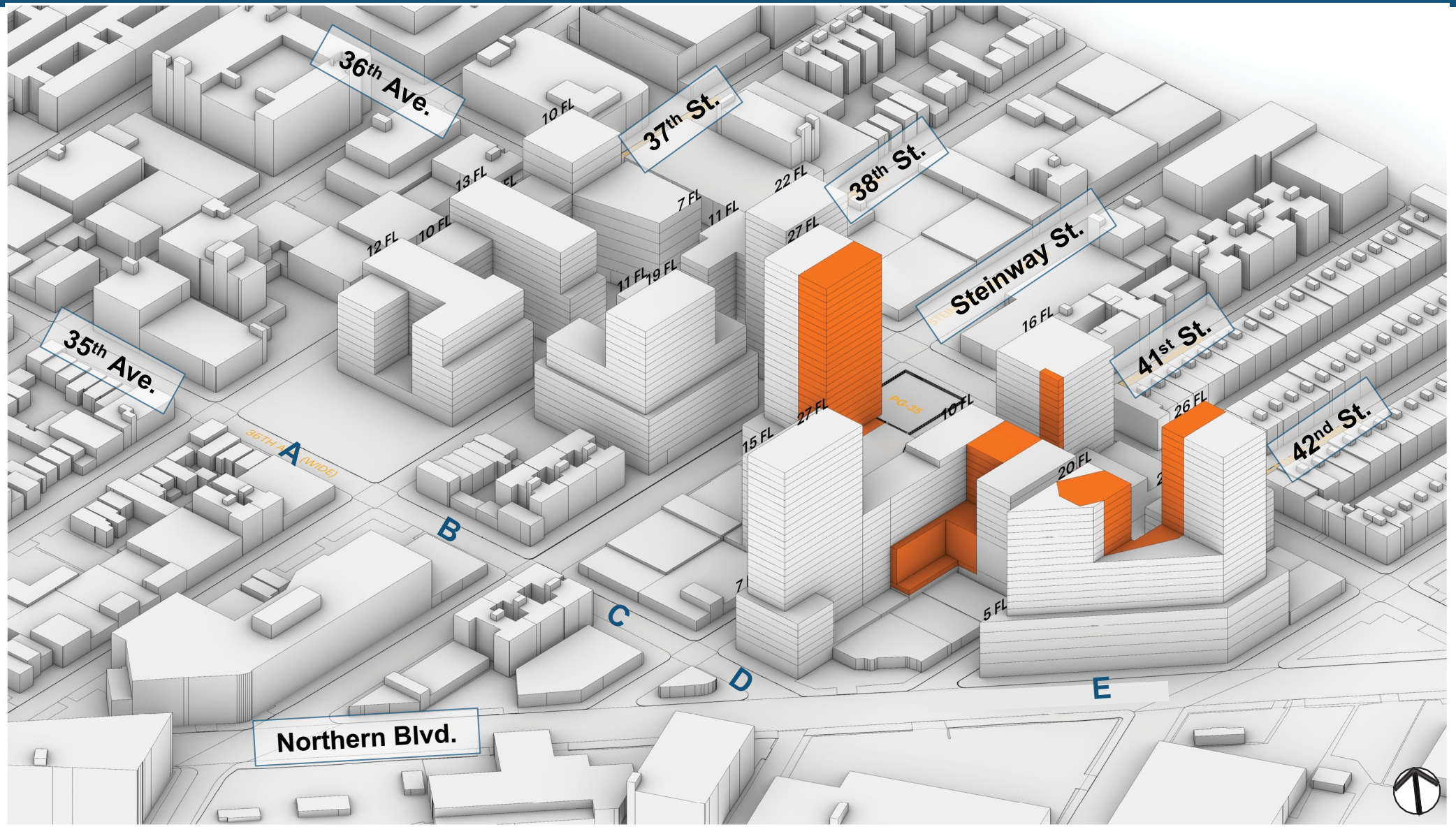
Area of Waiver

ZR §74-743 Special Permit Bulk Waiver Diagram: Rear Yard



Area of Waiver

ZR §74-743 Special Permit Bulk Waiver Diagram: Rear Yard



Area of Waiver