Chapter 2: Land Use, Zoning, and Public Policy

A. INTRODUCTION

According to the ~~2020~~2021 *City Environmental Quality Review (CEQR) Technical Manual*, a land use analysis evaluates the uses and development trends in the area that may be affected by a proposed action and determines whether a proposed action is compatible with those conditions or may affect them. This analysis also considers the Proposed Actions' compliance with, and effect on, the area's zoning and other applicable public policies.

As described in Chapter 1, "Project Description," the Applicant (a joint venture between Kaufman Astoria Studios, BedRock Real Estate Partners, and Silverstein Properties[1]) is seeking a series of land use actions, including zoning map amendments, zoning text amendments, and special permits (the Proposed Actions) to facilitate the Applicant's intended development and programming. The area subject to the Proposed Actions is the five city blocks bounded by 35th Avenue to the north, 43rd Street/Northern Boulevard to the east, 36th Avenue to the south and 37th Street to the west (the "Project Area"; see Figure 1-1 in Chapter 1, "Project Description") in the Astoria neighborhood of Queens in Community District 1. The Project Area (Blocks 641, 668, 669, 670, and 671) contains 43 lots, of which 21 are controlled by the Applicant while the remaining lots are controlled by others. With the Proposed Actions, the Applicant-controlled lots would be controlled by a Large-Scale General Development (LSGD) Special Permit and would contain the Proposed Development (referred to as the "Development Site"). The 22 lots outside of the Development Site that are not controlled by the Applicant would be rezoned with approval of the Proposed Actions (referred to as the "Additional Affected Area") (see Figure 1-2).

The Proposed Development (branded as the Innovation QNS project), would redevelop the Development Site with a series of mixed-use buildings and publicly accessible open spaces. The Innovation QNS project is intended create a series of arts and cultural venues including a multi-purpose arts and culture center, a re-envisioned multiplex movie theater that would provide a state-of-the-art cinematic experience, galleries, artists' workshops and tech and general office space. In addition to art and cultural venues, the project would include eating and drinking establishments, a grocery store and world market and other local retail, service and community facility uses.

In addition to the Proposed Development with approximately 2.9 million gross square feet (gsf) of space, the Proposed Actions would facilitate the redevelopment of several projected development sites in the Additional Affected Area that are not controlled by the Applicant. These additional developments would include approximately 800,000 gsf of residential and commercial space, similar to the Proposed Development. Overall, the Proposed Actions would facilitate the development of a total of approximately 3.7 million gsf in the Project Area.

Overall, as compared to the No Action condition (discussed below), the Proposed Actions are expected to result in a net increase of approximately 3,643 new homes, of which 914 would be

[1] The Applicant entities are Silverstein Astoria Member LLC and Kaufman BedRock Astoria I LLC.

permanently affordable pursuant to Mandatory Inclusionary Housing (MIH),[2] approximately 278,133 gsf of commercial space (retail, eating and drinking establishments, grocery store, Physical Culture Establishments [PCEs], and the relocated cinema and potential automotive showroom), approximately 107,720 gsf of community facility space (e.g., day care, community center, and arts and cultural center), and approximately 933 parking spaces. The Proposed Actions are also expected to result in approximately 2.17 acres of publicly accessible open space to be constructed in the Development Site—including 1.94 acres to be provided in 7 Public Access Areas (PAAs) that are assumed for the purposes of analysis and one additional PAA that is planned for active uses. On the Applicant-controlled Development Site, the Proposed Actions could result in a net increase of 2,837 new residential homes (DU's), including 711 permanently affordable DUs pursuant to MIH. On non-Applicant controlled sites in the Additional Affected Area, the Proposed Actions could result in an additional 806 new homes, including 203 permanently affordable DUs pursuant to MIH.

To facilitate the Proposed Development, the Applicant is requesting several actions from the CPC, including:

- **Zoning Map Amendment** to rezone the Project Area from M1-1 and C4-2A districts to a Special Mixed-Use District (MX) consisting of M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 districts (see Figures 1-3 and 1-4 in Chapter 1, "Project Description").
- **Zoning Text Amendments** to create a new MX District and amend Appendix F of the Zoning Resolution to designate the Project Area as an MIH area.
- **Special Permit** under Section 74-743 of the Zoning Resolution (ZR) to allow floor area distribution without regard to zoning district boundaries and zoning lot lines; allow waivers of required rear yards and minimum distance between buildings; and allow waivers of height and setback regulations.
- **Additional zoning text amendments and special permits** to modify various sections of the Zoning Resolution related to the LSGD and modify regulations related to signs, parking, and loading within the LSGD.

PRINCIPAL CONCLUSIONS

An analysis of the Proposed Actions' potentials effects on land use, zoning, or public policy determined that they would not result in any significant adverse impacts. The Proposed Actions would not adversely affect surrounding land uses, nor would the Proposed Actions generate land uses that would be incompatible with existing zoning and land uses. Furthermore, the Proposed Actions would not result in development that conflicts with adopted public policies.

The Proposed Actions would not result in any significant adverse impacts to land use. The With Action condition land uses would be compatible with the existing land uses in the Project Area that would not be affected by the Proposed Actions (which include residential uses, mixed residential and commercial uses, and open space) as well as land uses in the study area, which is

[2] A minimum percentage of housing created by the Proposed Actions would be permanently affordable under MIH. The number of affordable units would be determined by a number of factors, including the MIH option ultimately selected for the Proposed Actions. The number of affordable units presented here is approximate and based on a percentage of floor area that would be affordable housing under the Reasonable Worst Case Development Scenario (RWCDS), which is assumed to be MIH Option 1 (25 percent of residential floor area).

mixed-use in nature, with residential, commercial, light manufacturing, and community facility uses. The increase in residential uses in the With Action condition would connect the residential portion of the Astoria neighborhood to the Project Area and would be consistent with the trends toward higher-density residential development seen in the study area. The Proposed Actions are also consistent with recent developments that brought mixed residential and commercial uses to the Northern Boulevard corridor. The new residential population in the With Action condition would support the existing ground floor commercial uses on the Steinway Street and 35th Avenue commercial corridors. Furthermore, the Proposed Development's arts and cultural spaces would add to the existing concentration of these uses in the study area and strengthen the Kaufman Arts District.

The Proposed Development would also introduce a total of 2.17 acres of publicly accessible open spaces to be enjoyed by residents in the study area in 8 proposed locations across the Development Site: this includes 7 PAAs on the northern and mid-block portions of the Development Site and an additional PAA planned at the southern end of the Development Site. The additional PAA, located at the southernmost portion of Block A, is intended as potential mitigation for an anticipated active open space impact (see Chapter 5, "Open Space," and Chapter 20, "Mitigation," for more details) and is currently being planned for active uses. In order to provide a conservative analysis, this PAA with active programming is excluded from the total acreage of the publicly accessible open space listed in the RWCDS table: the total of 1.94 acres included in the 7 other PAAs is assumed for the purposes of analysis. The Proposed Development would include two private open space areas for building residents (one at the southern end of Block A and one in the mid-block area on Block B), totaling 0.47 acres, as well as expanded pedestrian circulation space near the building entrances, totaling 0.27 acres. Combined, the publicly accessible open space, private open space, and circulation spaces would total approximately 2.91 acres.

The Proposed Actions would result in a loss of manufacturing space in the Project Area of 150,715 gsf. This loss of manufacturing space is small compared to the total manufacturing space in the study area (over 1.2 million gsf). In particular, the Proposed Actions would not affect the manufacturing space located within the Long Island City Industrial Business Zone (IBZ), which is outside of the Project Area.

The Proposed Action would not result in significant adverse impacts to zoning. The proposed Special Mixed-Use District is compatible with the mixed-use nature of the study area and would be consistent with the Long Island City Special Mixed-Use District in the southwest portion of the study area. The proposed LSGD and special permits for the Proposed Development would facilitate comprehensive site planning and create a cohesive development in the Project Area. The Proposed Actions would permit higher density development than is allowed under current zoning, but the massing and scale of the Proposed Development and the proposed zoning districts have been designed to serve as a transition between the low- and mid-rise areas to the north and west of the Project Area and the heavily trafficked commercial area centered on the Northern Boulevard corridor and the higher-density mixed Long Island City area to the south.

The Proposed Actions do not conflict with any applicable public policies. The Proposed Actions would support new housing, create jobs in an area with access to transit, and promote economic development. The Proposed Development's arts and cultural uses would strengthen the existing cluster of these uses in the study area and the support the goals of the Kaufman Arts District. The Proposed Actions would also support the development of affordable housing and publicly accessible open space.

B. METHODOLOGY

The analysis methodology is based on the guidelines of the *CEQR Technical Manual* and examines the effects of the Proposed Actions on land use, zoning, and public policy, and determines the potential for the Proposed Actions to result in significant adverse impacts. As described in Chapter 1, "Project Description," in order to assess the possible effects of the Proposed Actions, a reasonable worst-case development scenario (RWCDS) was established for both the No Action and With Action Conditions for the 2032 Analysis, or Build Year.

According to the *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy is appropriate if an action would result in a significant change in land use or would substantially affect regulations or policies governing land use. An assessment of zoning is typically performed in conjunction with a land use analysis when the action would result in a change in zoning. Therefore, an analysis has been prepared that describes existing and anticipated future conditions for the 2032 Build Year, assesses the nature of any changes on these conditions created by the Proposed Actions, and identifies those changes, if any, that could be significant or adverse.

Various sources were used to comprehensively analyze the land use, zoning, and public policy characteristics of the study area, including field surveys, land use and zoning maps, and online sources from the New York City Department of City Planning (DCP) and the New York City Department of Buildings (DOB).

STUDY AREA

The study area includes the Project Area and a ¼-mile boundary around the Project Area. The Project Area consists of the Development Site, which are the parcels controlled by the Applicant, and the Additional Affected Area, which is the area that will be rezoned, but is not controlled by the Applicant. The Project Area also includes a public open space (Playground Thirty Five XXXV) operated by the New York City Department of Parks and Recreation (NYC Parks), which is not subject to the Proposed Actions and is neither part of the Development Site nor the Additional Affected Area (although additional publicly accessible open space would be constructed on the Development Site to complement the playground). The parcels that are included in the Development Site (Block 641; Block 668, Lot 5; Block 669, Lots 13,16, 36; Block 670, Lots 4, 8, 20, 27, 30, 47; and Block 671, Lots 1, 8, 12, 20, 23) are identified as Projected Development Sites A, B, C, D, and E (see Figure 1-8 in Chapter 1, "Project Description"). The sites in the Additional Affected Area are identified as Projected Development Sites F, G, H, I, J, and K.

The ¼-mile study area is generally bounded by 34th Street to the north, 32nd Street to the west, Sunnyside Yards to the south, and 48th Street to the east (see **Figure 2-1**).

C. EXISTING CONDITIONS

LAND USE

PROJECT AREA

The Project Area consists of five blocks with primarily commercial, manufacturing, and parking uses with some residential uses bounded by 35th Avenue to the north, 36th Avenue to the south, 37th Street to the west, and Northern Boulevard to the east (see **Figure 2-1**).

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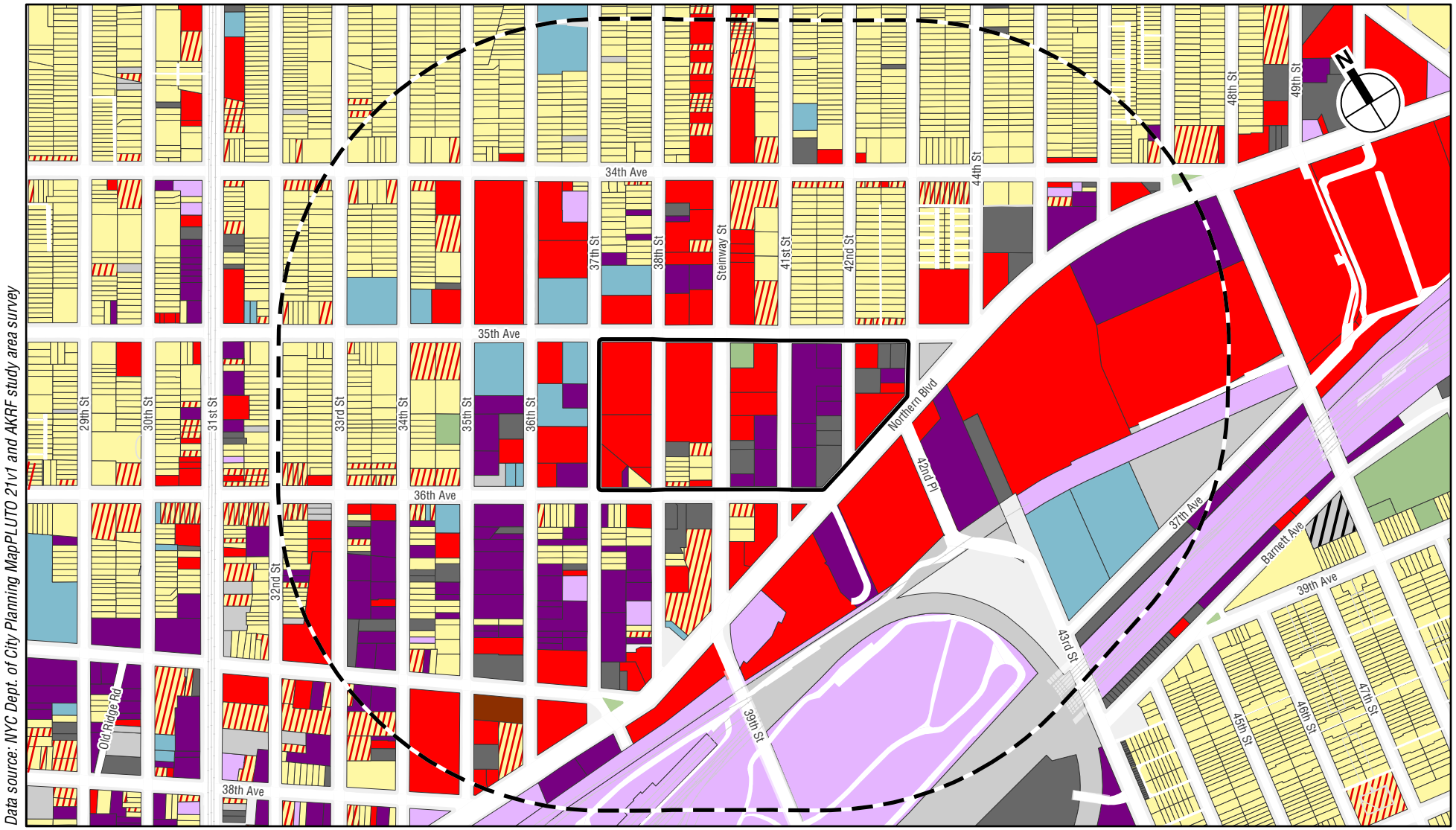

INNOVATION QNS
ASTORIA, QUEENS
COMMUNITY DISTRICT 1

Existing Land Use
Figure 2-1

- Block 641, the westernmost block (between 37th Street and 38th Street), is primarily occupied by the two-story Regal Cinemas with rooftop parking (Lots 4, 9, and 51). The 36th Avenue frontage of the block (Lots 1, 52, and 56) is occupied by three low rise residential buildings (6 Dwelling Units [DUs] total) and two commercial buildings. This entire block is in the Development Site (Projected Development Site A).
- Block 668, between 38th Street and Steinway Street is occupied primarily by P.C. Richard and Son Appliance Store with a large at-grade parking area fronting on 38th Street, Steinway and 35th Avenue (Lot 5). P.C. Richard and Son and its accessory parking lot are in the Development Site (Projected Development Site B). The remainder of the block to the south is in the Additional Affected Area. On the southern half of the block, along 38th Street, there is a parking lot (Lot 2) and an adjacent a two-story multi-family townhouse (Lot 1) which comprise Projected Development Site F. Adjacent, to the south are several two- and three-story multi-family town houses (containing 2 to 4 DUs apiece). Along the Steinway Street frontage, the southern portion of the block contains three four-story walk-up apartment buildings (Lots 36, 38, and 40) containing 20 DUs apiece. Lot 36 also contains some ground floor commercial uses. At the southeastern end of the block, at the intersection of Steinway Street and 36th Avenue (Lot 42), there is a two-story retail building. Lot 43 has residential (4 DUs) above ground floor commercial use.
- Block 669, between Steinway Street and 41st Street, contains Playground Thirty Five XXXV (Lot 20), a City Park that features playground equipment including swings, picnic tables, and benches, and primarily serves children who live in the nearby residential area. The playground was recently renovated, which included installation of new playground equipment, a spray shower area, planting beds, lighting, and fencing. The remainder of the block also includes part of the former Queensboro Farms Dairy and a mix of low-rise manufacturing and automotive uses. At the northern end of the block, adjacent to Playground Thirty Five XXXV (Lot 16), there is a parking lot used by an auto dealership. Immediately to south of the parking lot, there is a one-story billiard club (Lot 13) that occupies the through-block area. The southern half of the block (Lots 1, 3, 7, 8, 36 and 41) contains several one-story buildings with warehouse and auto repair facilities. The parking lot used by the auto dealership (Lot 16), the billiard club (Lot 13), and a warehouse (Lot 36) are part of the Development Site (Projected Development Site C). The remainder of the block, excluding Playground Thirty Five XXXV, is within the Additional Affected Area. Projected Development Site G consists of Lots 8 and 7; and Projected Development Site H includes Lots 3, 1, and 41.
- Block 670, between 41st Street and 42nd Street contains a two-story warehouse operated by the Queensboro Farms Dairy (Lot 8), which occupies the majority of the northern portion of the block. The remainder of the block contains one-story warehouse and auto repair facilities: this includes the property adjacent to the Dairy building along 35th Avenue (Lot 20) and the properties south of the Dairy building along 41st Street and 42nd Street (Lots 4, 27, 30, 33, 36, 39, and 47). The majority of this block is in the Development Site including all of the buildings along 35th Avenue and 41st Street (Projected Development Site D; Lots 4, 8, 20, 27, 30, and 47). Three parking garage buildings on 42nd Street at the southeast corner of the block are in the Additional Affected Area (Projected Development Sites I and J; Lots 33 and 36, and Lot 39).
- Block 671, the easternmost block between 42nd Street and 43 Street, contains primarily one-story auto showroom/dealership and repair facilities. This includes Showroom Auto, Koeppel Subaru, and Harley Davidson Motorcycles, located along the 42nd Street and Northern Boulevard frontages (Lots 1, 8, and 12—Lots 8 and 12 are controlled by the Applicant). The

other properties along the 35th Avenue frontage (Lots 16 and 18) and along the 43rd Street frontage (Lots 20 and 23) also contain one-story warehouse and auto repair facilities. Two auto repair shops located on the northeast corner of 42nd Street and 35th Avenue are in the Additional Affected Area (Projected Development Site K, Lots 16 and 18) and the remainder of the block is in the Development Site (Projected Development Site E).

STUDY AREA

The study area consists of a mix of land uses: manufacturing and auto-related uses are concentrated in the southern portion of the study area, and residential uses are more prominent in the northern portion of the study area. Steinway Street is the primary walkable commercial corridor and Northern Boulevard is a busy car thoroughfare with destination retail uses. The study area also contains several prominent community facilities.

There is a concentration of arts, cultural, and educational uses near the Project Area. In particular, the area west of Steinway Street contains the Kaufman Arts District, which is a collaboration of several local organizations involved in the creative arts that anchor the area as a cultural destination and a center for the creative industries. The three-story Kaufman Astoria Studios occupies the entire block bounded by 34th and 35th Avenues and 35th and 36th Streets, with additional buildings on the adjacent block to the east: 36th Street between 34th and 35th Avenues is closed to traffic and serves as a backlot for the Studios (the entrance at 35th Avenue features a prominent sign). The adjacent block also contains the Museum of the Moving Image on 35th Avenue, which is focused on the history of the film and movie industry and is open to the public for an admission fee. On the south side of 35th Avenue between 35th and 36th Street is the five-story Frank Sinatra School of the Arts High School. The four-story Our World Neighborhood Charter School is located at the northeast corner of 35th Avenue and 37th Street. On the north side of 35th Avenue between 37th Street and Steinway Street are several national chain restaurants such as Starbucks, Panera, and Applebee's that cater to the Regal Cinemas customer base.

Low-scale, one- to two- story light manufacturing and warehouse uses, some of which also serve the film and television production industry, are clustered in the southwestern portion of the study area, within the Long Island City Industrial Business Zone (discussed below). Arts-related light industrial and warehouse spaces in this area include a stage lighting equipment supplier, an audio equipment supplier, photography studio space, and a television broadcast station. Some light manufacturing and warehouse uses are auto-related, including repair shops, tire warehouses, and garages. The Entrepreneur Space, located at 36-46 37th Street, is a multi-use light manufacturing and office space operated by the Queens Economic Development Corporation. The Entrepreneur Space is an "incubator" where emerging and small businesses can rent commercial kitchen, office, or classroom space. RWS Entertainment occupies a four-story building that covers the block bounded by 37th and 38th Avenues and 34th and 35th Streets, and Northern Boulevard. RWS has several studio spaces available for rent for film and photo shoots and theater rehearsals in addition to their offices. The adjacent block between 35th and 36th Streets is occupied by the Collective Paper Factory Hotel on the 37th Avenue frontage, a five-story former paper factory that was recently converted to a 122-room hotel.

Commercial uses in the area are mainly found on Steinway Street north of the Project Area and near or on Northern Boulevard. The northern portion of the Steinway Street corridor includes local commercial uses such as restaurants, delis, and personal services that serve the residential population to the north. A five-story mixed residential and commercial building is located at the southeast corner of 34th Avenue and Steinway Street. Further south on Steinway Street,

commercial buildings are mainly larger-footprint commercial uses, including a large hardware and lumber store on the northeast corner of Steinway and 35th Street. The Steinway Street corridor features the Steinway Astoria Partnership, a Business Improvement District (BID) made up of over 300 businesses, including local small businesses and national chain retailers such as Express and Zales; the BID provides support to these businesses including marketing and promotion, holiday lighting, and sanitation services.

Along the southern side of Northern Boulevard are large footprint commercial uses with parking lots. Commercial uses on Northern Boulevard include several car dealerships, a self-storage facility, a grocery store, a restaurant supply store, and the Plaza 38 Shopping Center. The Shopping Center is set back from Northern Boulevard behind a multi-purpose office and warehouse facility and a parking lot and includes destination retail stores such as BJ's Wholesale Club and Burlington Coat Factory.

To the south beyond the destination retail on Northern Boulevard is the Sunnyside Yard, a railroad yard controlled by Amtrak, which is also used by New Jersey Transit (NJT) and the Long Island Railroad (LIRR). To the east of the railyard, across 43rd Street, is the New York Presbyterian Church, a megachurch that primarily serves the Korean community. The Presbyterian Church is housed in the former Knickerbocker Laundry building.

Residential uses are found throughout the study area north of Northern Boulevard with a concentration west of 35th Street and north of 34th Avenue. North of 34th Avenue are two- to three-story, one-, two-, and three- family residential buildings. The blocks between 41st and 43rd Streets and 34th and 35th Avenues are occupied by three-story multifamily residential buildings, with some ground-floor commercial uses on the avenues. West of 35th Street, residential uses are a mix of one- to two-family buildings and multi-family buildings, ranging from two to six stories, (though the majority of buildings are two to three stories). Some residential uses, mainly one and two-family buildings, are also found alongside manufacturing and commercial uses in the blocks south of the Project Area. Two four-story, 16-unit multifamily residential buildings are located on the west side of 38th Street between 36th and 37th Avenues, between a motorcycle dealership and a warehouse. There are also higher density residential uses in the area. A four-story, 143-unit mixed-use commercial and residential building, the Astor, was recently developed on the southwest corner of Steinway Street and Northern Boulevard. The Silver Star, a 10-story, 122-unit apartment building was built in 2016 on 36th Street and Northern Boulevard, adjacent to the Collective Paper Factory Hotel.

Open Space and recreation spaces are limited in the study area. The ARROW Field House Community Garden is located on 35th Street between 35th and 36th Avenues. This open space consists of an outdoor basketball court and a community garden and is part of the ARROW Community Center, which hosts community recreation and education events. At the time of field observation (May 2021), the A.R.R.O.W. Field House was closed due to COVID-19 response and repurposed as a remote learning center. During regular operation, the Community Center is open Monday and Friday, 11:00 a.m. to 7:00 p.m., Tuesday to Thursday 12:00 p.m. to 8:00 p.m., and Saturday 9:00 a.m. to 5:00 p.m. Besides Playground Thirty Five XXXV in the Project Area (described above), the only other open space in the study area is Dwyer Square, a small, paved plaza with benches at the intersection of 34th Avenue and Northern Boulevard.

The study area is well served by mass transit: subway service in the area includes the E, M, and R subway lines at the Steinway Street Station on the northeast and southwest corners of Steinway Street and 34th Avenue and the 36th Street Station at the intersection of Northern Boulevard and 38th Avenue (just outside the study area). The N and W subway lines also serve the study area,

with the 36th Avenue station located at 31st Street (immediately west of the study area). The Q101 Bus runs along Steinway Street and the Q66 Bus runs along 35th Avenue.

ZONING

PROJECT AREA

The entire Project Area, with the exception of the block faces on Steinway Street, are located in an M1-1 district. The block faces on Steinway Street are located in a C4-2A district (see **Figure 2-2**).

M1-1

M1 districts commonly contain light manufacturing uses and are typically used as buffers between heavy manufacturing areas and residential and commercial areas, though all manufacturing uses are allowed that meet the M1 performance standards. Commercial uses such as hotels and offices are allowed as-of-right in M1 districts. Certain community facility uses require a special permit, but houses of worship are allowed as-of-right. Residential uses are not permitted.

The M1-1 district is a low-density district which allows a maximum floor area ratio (FAR) of 1.0 for manufacturing and commercial uses and a maximum FAR of 2.4 for certain community facility uses. Heights in M1-1 districts are governed by a sloping sky exposure plane, which begins at 30 feet above the street line: above this height, the building must be located entirely beyond the sloping plane. Required accessory parking for M1-1 districts are 1 parking space per 300 sf.

C4-2A

C4 districts are mapped in regional commercial centers and permit uses such as specialty and department stores, theaters, offices, and other commercial uses. Use Group 7 facilities, which includes repair shops, auto service establishments, and wholesale establishments, are not permitted because C4 districts are intended to create a continuous retail frontage.

C4-2A is a contextual district which allows a commercial FAR of 3.0. Residential uses are also permitted: the district's residential equivalent of R6A allows a residential FAR of 3.0. Residential buildings in the C4-2A district are required to the R6A is contextual regulations, which apply the Quality Housing zoning regulations that are intended to provide for buildings with high lot coverage set at or near the street line which match the traditional residential neighborhood form. Accessory parking is required at 1 parking space per 400 sf.

STUDY AREA

R6A

In the study area, a R6A district is mapped on the northern portion of the block bounded by 34th and 35th Avenues and 37th and 38th Streets. R6A is a contextual district that is subject to Quality Housing regulations. R6A districts are medium-density districts that allow residential and community facility uses up to 3.0 FAR. This district usually produces six-to-eight- story buildings with high lot coverage.

R6B

A R6B district is mapped on 34th Avenue between 41st and 47th Streets. R6B districts are also contextual districts subject to Quality Housing regulations. This district often produces row-house

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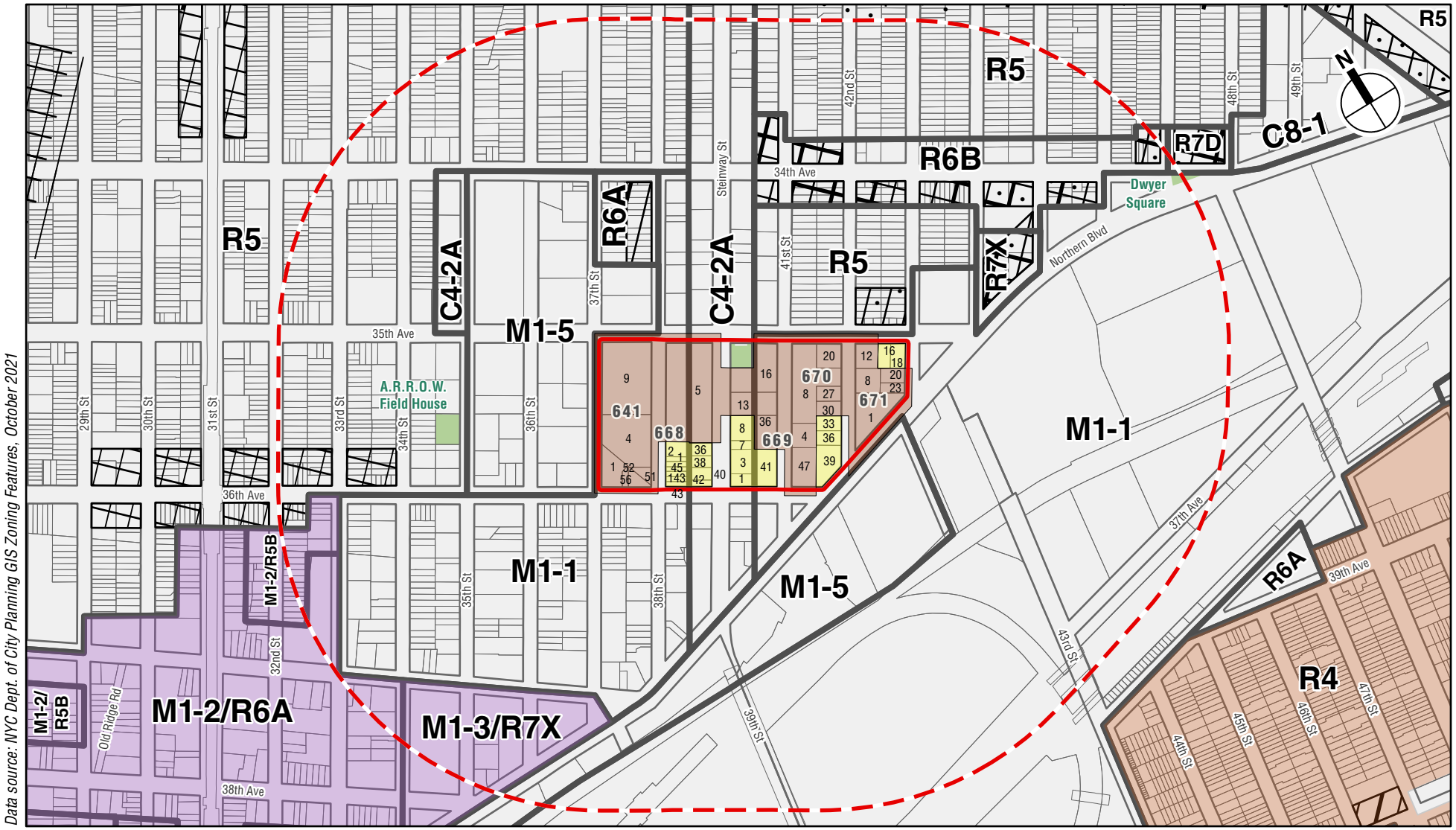

Data source: NYC Dept. of City Planning GIS Zoning Features, October 2021

- Project Area
- Study Area (1/4-mile perimeter)
- Zoning District Boundary
- C1-2 Commercial Overlay District
- C1-3 Commercial Overlay District
- C1-4 Commercial Overlay District
- C2-1 Commercial Overlay District
- C2-2 Commercial Overlay District
- C2-4 Commercial Overlay District
- Special Long Island City Mixed-Use District
- Special Planned Community Preservation District
- Park Boundary

0 400 FEET

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ASTORIA, QUEENS
COMMUNITY DISTRICT 1

Existing Zoning
Figure 2-2

style one- to four-story buildings. R6B districts are lower density and have a maximum FAR of 2.0 for residential and community facility uses.

M1-1

Much of the southern portion of the study area is in an M1-1 district: this includes the entirety of the study area south of Northern Boulevard, encompassing Sunnyside Yards, with the exception of a small sliver of an M1-5 district that runs along the southern side of Northern Boulevard between 32nd Street and 42nd Street. The regulations for M1-1 districts are described above.

M1-5

An M1-5 district is mapped along the southern side of Northern Boulevard between 32nd and 42nd Streets. Another district is mapped on the blocks bounded by 34th and 36th Avenues and 35th and 37th Streets, extending to 38th Street along 36th Avenue. M1-5 districts are light manufacturing districts similar to the M1-1 district, but at a higher density, with a maximum FAR of 5 for manufacturing and commercial uses and a maximum community facility FAR of 6.5. M1-5 districts have no minimum parking requirement.

Special Long Island City Mixed Use District

The Special Long Island City (LIC) Mixed Use (MX) District is mapped in the southeast corner of the study area, south of 37th Avenue and north of Northern Boulevard. The LIC district was mapped as part of the Long Island City Rezoning, effective as of July 26, 2001, and is intended to promote a mix of residential and nonresidential uses. Within the LIC district are subdistricts that pair manufacturing districts with residential district, described below. Residential uses are subject to the bulk controls of the residential district while manufacturing, commercial, and community facility uses are subject to the bulk controls of the manufacturing district. Community facility uses are subject to the FAR restrictions of the residential district.

M1-2/R6A

The M1-2/R6A district within the LIC district is mapped in the study area from 32nd Street to 34th Street and 37th Avenue and the southern block frontage of 38th Street. M1-2 allows a maximum FAR of 2.0. The R6A district is a contextual district that is subject to the Quality Housing regulations. R6A districts permit an FAR of 3.0. The parking requirement for R6A districts is one parking space for 50 percent of dwelling units (DUs).

M1-2/R6B

Within the study area, an M1-2/R6B district is mapped within the LIC district on a portion of the block bounded by 33rd Street, 36th Avenue and the western edge of the study area. As noted above, this district is subject to the M1-2 bulk regulations for commercial, community facility, and manufacturing uses and R6B district regulations for residential uses. Community facility uses are subject to the residential district FAR.

M1-3/R7X

An M1-3/R7X district is mapped within the LIC district on the blocks bounded by 37th Avenue, 33rd Street, and Northern Boulevard. As noted above, this district is subject to the M1-3 bulk regulations for commercial, community facility, and manufacturing uses and R7X district regulations for residential uses. Community facility uses are subject to the residential district FAR. The M1-3 district allows a maximum FAR of 5.0 for manufacturing and commercial uses. R7X is a contextual residential district subject to the Quality Housing Regulations. Residential and community facility FAR is limited to 5.0. One parking space for 50 percent of the DUs is required.

MANDATORY INCLUSIONARY HOUSING AREAS

There are three MIH areas mapped in the study area. The 44-01 Northern Boulevard Rezoning, approved in 2019, mapped an MIH area on a portion of the block bounded by Northern Boulevard, 43rd Street, and 44th Street. The 47-15 34th Avenue Rezoning, approved in 2018 and revised and reapproved in 2019, mapped an MIH area on the northern frontage of 34th Avenue between 47th and 48th Streets. The 38th Street to 35th Avenue Rezoning, also approved in 2019, mapped an MIH area on the northern portion of the block bounded by 34th and 35th Avenues and 37th and 38th Streets.

PUBLIC POLICY

According to the *CEQR Technical Manual*, a project that would be located within areas governed by public policies guiding land use, or with the potential to substantially affect land use regulation or policy controlling land use, requires an analysis of public policy. A preliminary assessment of public policy should identify and describe any public policies, including formal plans or published reports, which pertain to the study area. If a proposed project could potentially alter or conflict with identified policies, a detailed assessment should be conducted; otherwise, no further analysis of public policy is necessary. The following public policies are relevant to the Project Area and/or the study area.

PROJECT AREA AND STUDY AREA

Housing New York/YOUR Home NYC

On May 5, 2014, the de Blasio administration released *Housing New York*, a plan intended to build and preserve 200,000 affordable homes over the coming decade to support New Yorkers with a range of incomes. In 2017, the de Blasio administration released *Housing New York 2.0,* an updated and expanded plan that increased the city's goal to 300,000 affordable homes by 2026 and introduced new initiatives to achieve this goal. The plan details the key policies and programs for implementation, including developing affordable housing on underused public and private sites, facilitating homeownership, preventing displacement, creating more homes for seniors, protecting Mitchell-Lama moderate- and middle-income buildings, and utilizing innovative design techniques, such as modular building and micro-units.

In January 2020, Mayor de Blasio launched YOUR Home NYC, the next phase of Housing New York. The goals of YOUR Home NYC are to build and preserve affordable housing, create neighborhood wealth, and protect renters. YOUR Home NYC prioritizes building homes for the lowest income households, with a commitment that half of all City-financed projects would be reserved for households making under $50,000. Other strategies include supporting community land trusts and legalizing basement and accessory apartments. As of December 2020, Housing New York has built or preserved 177,971 affordable units, including 16,996 units in Queens.

ONENYC

In April 2007, the Mayor's Office of Long Term Planning and Sustainability released *PlaNYC: A Greener, Greater New York* (PlaNYC). Since that time, updates to PlaNYC have been issued that build upon the goals set forth in 2007 and provide new objectives and strategies. In 2015, *One New York: The Plan for a Strong and Just City* (OneNYC) was released by the Mayor's Office of Sustainability and the Mayor's Office of Recovery and Resiliency. OneNYC builds upon the sustainability goals established by PlaNYC and focuses on growth, equity, sustainability, and

resiliency. In 2019, *OneNYC 2050: Building a Strong and Fair City* was released by the Mayor's Office, which outlined progress since 2015 on goals related to fairness, implementing progressive policies, providing global leadership, and securing a sustainable future. OneNYC 2050 has eight goals and 30 initiatives that broadly address committing to carbon neutrality by 2050 and leading by example on climate change, and creating public spaces, healthcare, and policies that support low-income and working New Yorkers. The OneNYC 2050 plan also outlines a strategy for New York City's Green New Deal, which recognizes the connection between environmental and economic justice and focuses on creating good paying jobs, ensuring equitable access to nature, guaranteeing the right to quality healthcare and education, and promoting justice through the recognition and repair of damage caused by historic oppression of communities of color and other marginalized communities.

Kaufman Arts District

In 2014, the City Council Cultural Affairs Commission proclaimed the area bounded by 31st Street and Steinway Street and 34th and 37th Avenues as the Kaufman Arts District (KAD). The KAD was founded by Kaufman Astoria Studios, the Museum of the Moving Image, and the Queens Council on the Arts; its mission is to advance and promote the area as a vibrant cultural destination and home for creative individuals and industries. The Arts District is led by Kaufman Astoria Studios, a film and television production studio which occupies the entire block bounded by 34th and 35th Avenues and 35th and 36th Streets, with additional buildings on the adjacent block to the east. Originally opened in 1920, the studio was a home for Paramount Pictures and was a major location for silent and sound film production before World War II, when it was taken over by the U.S. Signal Corps and became known as the Army Pictorial Center. Under the Signal Corps, the studio was used for the production of Army training films. In the 1980s, the studio was revived back into a popular television and film production facility, and it remains one of the most prominent studios in New York City (notably, it is the only studio which features a backlot in the city). The Kaufman Arts District also features the Museum of the Moving Image, which is located on the Kaufman Astoria Studio campus and open to the public: the museum is dedicated to the history of the film and movie industry and is a major destination that attracts visitors to the area. The Kaufman Arts District is also supported by the Queens Council on the Arts, a local nonprofit that provides support to individual artists and arts organizations in the community.

Vision Zero

The City's *Vision Zero* initiative, launched in 2014, seeks to eliminate all fatalities from vehicular, bicycle, and pedestrian traffic crashes. The New York City Department of Transportation (DOT) and the New York City Police Department (NYPD) developed a set of five plans, each of which analyzes the unique conditions of a New York City borough and recommends actions to address the borough's specific challenges to pedestrian safety. The plans identify specific conditions and characteristics of pedestrian fatalities and severe injuries and identify priority corridors, intersections, and areas that disproportionately account for pedestrian fatalities and severe injuries, prioritizing them for safety interventions. The plan identified a series of engineering/planning, enforcement, and education/awareness campaign strategies to enhance pedestrian safety along priority corridors and intersections. These strategies included reducing the speed limit to 25 miles per hour (MPH), expanding exclusive pedestrian crossing time, installing additional lighting around key transit stops, expanding the bicycle network, prioritizing targeted enforcement, deploying speed cameras, and targeting intensive street-level outreach. *Vision Zero* also identified a goal of proactively designing for pedestrian safety for high-growth areas, areas that were

identified for zoning changes, or areas surrounding underutilized sites that could be used for affordable housing development.

Vision Zero Pedestrian Safety Action Plan: Queens

The Queens Pedestrian Safety Action Plan was released in 2015 and identified priority corridors, areas, and intersections based on crash statistics. DOT has prioritized these intersections, corridors, and areas for safety engineering improvements with the goal of decreasing pedestrian injuries and fatalities at these locations. The Project Area and the entire study area is located in a priority area: priority corridors in the study area include Northern Boulevard and 34th Avenue. There are no priority intersections in the Project Area or the study area.

New York City Food Retail Expansion to Support Health (FRESH) Program

Portions of the Project Area and the study area are located in an area that is eligible to participate in the New York City Food Retail Expansion to Support Health (FRESH) Program, which provides discretionary tax incentives to promote the establishment and retention of neighborhood grocery stores in communities that lack full-line grocery stores. The FRESH program is open to grocery store operators renovating existing retail space or developers seeking to construct or renovate retail space that will be leased by full-line grocery store operators who meet certain criteria, including requirements to provide space for food products intended for home preparation, consumption, and utilization, as well as perishable goods and fresh produce. Financial incentives are available to eligible grocery store operators and developers to facilitate and encourage FRESH Food Stores in the designated area. These incentives include real estate tax reductions, sales tax exemptions, and mortgage recording tax deferrals.

STUDY AREA (OUTSIDE PROJECT AREA)

Steinway Astoria Partnership (formerly the Steinway Street Business Improvement District)

The Steinway Astoria Partnership is a Business Improvement District (BID) which covers the Steinway Street corridor from 28th Avenue to 35th Avenue. The partnership's goals are beautification and identity development of the Steinway Street corridor. The main services the Steinway Astoria Partnership offers to support businesses on Steinway Street include marketing and promotion, holiday lighting, and sanitation services. The Steinway Astoria Partnership is made up of over 300 businesses, including many local small businesses and a handful of national chain retailers such as Express and Zales.

Long Island City Industrial Business Zone

Industrial Business Zones (IBZs) were established to protect existing manufacturing districts and encourage industrial growth citywide. In 2006, the City created 16 IBZs, which provide expanded business services for industrial and manufacturing businesses. The IBZs are supported by tax credits for locating within them, zone-specific planning efforts, and direct business assistance from Industrial Providers of NYC Business Solutions Industrial and Transportation. Because the purpose of IBZs is to foster industrial sector growth by creating real estate certainty, the previous administration stated that it would not support the rezoning of these areas for residential use. The Long Island City IBZ is located in the southwest portion of the study area. The IBZ extends from 33rd Street to the west, 38th Street and Northern Boulevard to the east, 37th Avenue to the south, and 36th Avenue to the north. The IBZ also covers the block occupied by Kaufman Astoria Studios, bounded by 34th and 35th Avenues and 35th and 36th Streets.

D. THE FUTURE WITHOUT THE PROPOSED ACTIONS

LAND USE

PROJECT AREA

In the No Action condition, the Project Area will not undergo a rezoning and no new land uses will be permitted within the Project Area. As described in Chapter 1, "Project Description," the Applicant believes that the Project Area is largely underutilized, and portions of the Applicant-controlled properties are feasible development sites under existing zoning since they contain vacant buildings and open parking areas for vehicular storage. The Applicant controls the properties in the Development Site with the purpose of transforming the area into a mixed-use district serving the nearby neighborhood and would seek to make a return on those properties absent the Proposed Actions (the No Action condition) by redeveloping the underutilized parcels on Blocks C and D (Block 669, Lots 13, 16, and 36; Block 670, Lots 4, 8, 20, 27, 30, and 47) to the maximum extent feasible under the existing zoning.

On Projected Development Site C (Block 669, Lots 13, 16, and 36), the Applicant would develop a 1-story, approximately 30,000-gsf grocery store. The grocery store building will be located along the site's Steinway Street frontage adjacent to Playground Thirty Five XXXV, which is zoned C4-2A. The grocery store is a permitted use under the C4-2A regulations and would be an extension of the Steinway Street retail corridor. The remainder of Projected Development Site C along the 41st Street frontage will contain a surface parking lot with 100 spaces (approximately 29,000 sf) to provide the required accessory parking for the grocery store.

On Projected Development Site D (Block 670, Lots 4, 8, 20, 27, 30, and 47), the Applicant would develop local retail uses on the 35th Street frontage (approximately 20,000 gsf) with a 1-story, approximately 68,000-gsf warehouse on the remainder of the site. This site is zoned M1-1, and the retail and warehouse uses are permitted.

No other development is anticipated to occur in the Project Area in the future without the Proposed Actions. In particular, the Applicant would not seek to redevelop the more active existing uses on Projected Development Sites A, B, and E (the Regal Cinemas, the P.C. Richard and Son retail store, and the Harley Davidson Motorcycles dealership, respectively) absent the Proposed Actions. Likewise, the remaining Projected Development Sites not controlled by the Applicant (Sites F, G, H, I, J, and K) are expected to remain in their current condition, described above under Existing Conditions.

STUDY AREA

Within the quarter-mile study area, there are eight planned projects that will occur in the future without the Proposed Actions (see **Table 2-1** and **Figure 2-3**). In total, these eight projects will result in 370 residential units, 211,344 gsf of retail space, 100,317 gsf of office space, 61 hotel rooms, 11,417 gsf of community facility space, and 601 parking spaces. The largest planned project in the study area is an approximately 337 DU mixed-use residential building with 61,400 gsf of retail space and 175 parking spaces planned at 44-01 Northern Boulevard. An approximately 80,000 gsf building with retail and grocery store space and 375 parking spaces will be built on Northern Boulevard and 47th Street. A 25-unit, 5-story residential building is planned on the west side of 41st Street near 34th Avenue. In addition, the Collective Paper Factory Hotel on 37th Avenue between 35th and 36th Streets is planning a vertical enlargement that will add 61 hotel

3.17.22



Project Area

Study Area (1/4-mile perimeter)

1 *No Build Project*

0 400 FEET

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No Build Projects
Figure 2-3

rooms. Planned office development includes a 61,649 gsf vertical enlargement of an existing 4-story office building on the southeast corner of 36th Street and 35th Avenue. There is no new manufacturing or warehouse development planned within the study area.

Table 2-1
Study Area No Build Projects

Map ID*	Address	Dwelling Units	Retail GSF	Office GSF	Hotel Rooms	Community Facility GSF	Parking Spaces
1	34-38 38th Street	0	69,767	0	0	0	23
2	35-01 36th Avenue	0	0	38,668	0	11,417	0
3	32-81 45th Street	8	0	0	0	0	0
4	32-72 41st Street	25	0	0	0	0	28
5	47-00 Northern Boulevard	0	80,177	0	0	0	375
6	36-02 35th Avenue	0	0	61,649	0	0	0
7	37-06 36th Street	0	0	0	61	0	0
8	44-01 Northern Boulevard	337	61,400	0	0	0	175
Total		**370**	**211,344**	**100,317**	**61**	**11,417**	**601**

Notes: * See **Figure 2-3**
Sources: New York City Department of City Planning Housing Database, New York City Department of Buildings, accessed June 2021

ZONING

No changes to zoning in the Project Area or the study area are anticipated to occur in the future without the Proposed Actions

PUBLIC POLICY

No changes to public policy applicable to the Project Area or study area are anticipated to occur in the future without the Proposed Actions.

E. THE FUTURE WITH THE PROPOSED ACTIONS

LAND USE

PROJECT AREA

In the With Action condition, the Proposed Development would be built on the Development Site by the Applicant. In addition to the Proposed Development, the With Action condition includes new developments that would be facilitated on the Projected Development Sites not controlled by the Applicant (Sites F, G, H, I, J, and K). **Table 2-2** shows the total and incremental development associated with the Proposed Actions. In total, in the With Action condition, the Projected Development Sites (inclusive of the Proposed Development in the Development Site and the sites in the Additional Affected Area) would contain approximately 3.75 million gsf of space, an increase of approximately 3.33 million gsf above the No Action scenario, including an increment of 3.09 million gsf of residential space. The Proposed Actions would result in an increment of 278,133 of commercial space, 107,720 gsf of community facility space, and a loss of 150,715 gsf of manufacturing space. The Proposed Actions would also result in an increment of 2.17 acres of

publicly accessible open space in 8 proposed locations across the Development Site: this includes 7 PAAs on the northern and mid-block portions of the Development Site and an additional PAA planned at the southern end of the Development Site. The Proposed Development would also include two private open space areas for residents (one at the southern end of Block A and one in the mid-block area on Block B), totaling 0.47 acres, as well as expanded pedestrian circulation space near the building entrances, totaling 0.27 acres. Therefore, the Proposed Development provides a combined total of approximately 2.91 acres of open space inclusive of publicly accessible, private, and circulation spaces. The Proposed Development would occupy all of the block between 37th and 38th Streets (Block 641; Projected Development Site A) which currently houses the Regal Cinemas. A general office building fronting on 35th Avenue with ground floor retail and service uses would support the existing commercial nature of this stretch of the avenue. The remainder of the block would be developed with residential buildings and a mix of local commercial/community facility flexible space on the lower levels. These buildings would be lower-rise buildings designed around three publicly accessible open spaces and one residential amenity open space. The commercial building would be a 10-story (155 feet tall) structure with a setback at the 7th floor (110 feet tall). The residential buildings would be a mix of structures ranging from 9 stories (110 feet tall) to 13 stories (140 feet tall).

The Proposed Development would occupy the block between 38th and Steinway Street to a depth approximately 400 feet measured from 35th Avenue (Block 668, Lot 5; Projected Development Site B). The block would be developed with two primarily residential buildings with ground floor retail, service and community facility uses. The 38th Street frontage would be lower-scale, similar to the buildings opposite on the adjacent block to the east. The streetscape on 38th Street would be broken up with a publicly accessible through-block passage and a courtyard. The 35th Avenue frontage would be developed with a lower-scale building with 11 stories (120 feet tall) at 38th Street rising to a 22-story (230 feet tall) tower along Steinway Street at 35th Avenue, with a 19-story (200 feet tall) tower further south on Steinway. The ground floors would provide street level retail, service and community facility uses along with residential lobbies.

Table 2-2
RWCDS Summary[1]

Use	Existing Condition	No Action Condition	With Action Condition	Increment
Total GSF	407,942	423,079	3,755,013	3,331,934
Residential GSF	7,512	7,512	3,104,308	3,096,796
Total Dwelling Units (DU)	9	9	3,652	3,643
Affordable DU (80% AMI)	0	0	914	914
Commercial GSF	203,571	264,852	542,985	278,133
Retail GSF	104,761	136,042	159,915	23,873
Office GSF	0	0	250,070	250,070
Cinema GSF	98,810	98,810	73,000	(25,810)
Supermarket GSF	0	30,000	30,000	0
Physical Culture Establishment (PCE) GSF	0	0	30,000	30,000
Community Facility GSF	0	0	107,720	107,720
Medical Office GSF	0	0	5,000	5,000
Arts and Cultural Center GSF	0	0	21,900	21,900
Daycare Center GSF	0	0	10,000	10,000
Community Center GSF	0	0	70,820	70,820
Manufacturing GSF	196,859	150,715	0	(150,715)
Warehouse GSF	0	67,806	0	(67,806)
Other Man. GSF	196,859	82,909	0	(82,909)
Parking Spaces	550	700	1,633	933
Open Space (Acres)	0	0	1.94[2]	1.94

Notes:
1. Totals for Projected Development Sites A through K.
2. Total includes publicly accessible open space in the Proposed Development excepting the approximately 10,000 sf area at the southern end of Block A that is planned for potential active public space; total including this additional area would be 2.17 acres.

On the block between Steinway Street and 41st Street (Block 669), on which Playground Thirty Five XXXV is located, the Proposed Development would occupy the area east and south of the Park (Projected Development Site C). To complement the Park, the Proposed Development would include a large at-grade publicly accessible open space surrounding the Park along 35th Avenue. This open space would provide for outdoor cultural and arts-related events related to the proposed four-story community centered on multi-purpose arts and cultural facility with retail and service uses on Steinway Street. Above the 4-story base there would be a 27-story (295 feet tall) residential tower fronting on the open space and Steinway Street. Further south on 41st Street would be a 15-story (160 feet tall) residential building.

The Proposed Development would occupy the majority of the block between 41st and 42nd Streets (Block 670) and would include the relocated multiplex cinema above local commercial and service uses, a world market with smaller retail uses bordering a large, covered, publicly accessible open space (Projected Development Site D). At the corner of 35th Avenue and 42nd Street above the cinema there would be a private outdoor space accessory to the cinema. At the corner of 35th Avenue and 41st Street there would be a 16-story (200 feet tall) residential tower. Further south and separated from the corner residential tower would be a U-shaped through-block 10-story (160 feet tall) residential building with a 9-story (150 feet tall) base. On the southern end of the block, there would be a 7-story (130 feet tall) residential building along 41st Street, with a 27-story (280 feet tall) residential tower at the corner of 41st Street and 36th Avenue.

The Proposed Development on the block between 42nd and 43rd Streets would occupy the portion of the irregularly shaped lot formed by the angle of Northern Boulevard to the regular street grid

(Projected Development Site E), excepting the two lots not controlled by the Applicant at the corner of 35th Avenue and 43rd Street. The Proposed Development would include a stand-alone nine-story (100 feet tall) mixed-use building above a five-story (80 feet tall) base on the corner of 35th Avenue and 42nd Street. Just south fronting on 42nd Street opposite the covered open space on Block D would be an at-grade publicly accessible open space. The remainder of the block fronting on Northern Boulevard and 42nd Street would include a large mixed-use building with a 5-story (80 feet tall) office and ground floor retail base. Above and setback on both frontages would be a multi-story residential building with a 12-story base (150 feet tall) and two towers, one with 20 stories (total height 230 feet) and one with 26 stories (total height 290 feet).

In addition to the Proposed Development, the With Action condition includes new developments that would be facilitated on the Projected Development Sites not controlled by the Applicant (Sites F, G, H, I, J, and K). As with the Development Site, under the Proposed Actions, these additional Projected Development Sites would be rezoned to mixed-use districts which would permit higher densities and a wider variety of uses than permitted under existing zoning. In particular, the proposed zoning districts would permit higher density residential uses (maximum FARs of 6.0 to 9.0). For the purposes of the RWCDS, each of the additional Projected Development Sites are assumed to contain mixed-use buildings with ground floor retail and residential space above the ground floor, ranging from 7 to 15 stories. Each building would contain parking as required by the proposed zoning, which is proposed to be located below-grade.

The Proposed Development's mix of land uses are compatible with one another, creating a cohesive neighborhood. The With Action condition land uses would be compatible with the land uses in the Additional Affected Area that would not be redeveloped which include residential uses, mixed residential and commercial uses, and open space. The Proposed Development would provide a large at-grade publicly accessible open space to complement Playground Thirty Five XXXV to a lot depth of 176 feet, connected to the cultural and arts center; this open space would provide for outdoor cultural and arts-related events.

STUDY AREA

The Proposed Actions would not directly affect the land uses in the study area. The With Action uses in the Project Area would be compatible with land uses in the study area, which already contains a mix of residential, commercial, light manufacturing, and community facility uses. The Proposed Actions would introduce a large amount of residential space to the Project Area, similar in land uses to the northern portion of the study area. This increase in residential uses would extend the residential portion of the Astoria neighborhood to the Project Area and would be consistent with the trends toward higher-density residential development seen in the study area. Furthermore, the mix of higher density residential uses and commercial uses would be consistent with the trend toward mixed uses along the Northern Boulevard corridor, as evidenced by the recent Astor and Silver Star developments, as well as the planned development at 44-01 Northern Boulevard. The new residential population in the With Action condition would support the existing ground floor commercial uses on the Steinway Street and 35th Avenue commercial corridors.

The Proposed Development would be mixed use, consistent with the mixed-used character of the study area, and the proposed retail, relocated cinema, physical culture establishment, community facility, and arts and cultural spaces could be utilized and enjoyed by the residents of the study area. The Proposed Development is intended to create additional arts and cultural spaces, adding to the existing concentration of these uses in the study area. The Proposed Development would also introduce a total of 2.17 acres of publicly accessible open space that can be enjoyed by

residents in the area, where there is currently limited open space. This includes 7 PAAs on the northern and mid-block portions of the Development Site and an additional PAA planned at the southern end of the Development Site. The additional PAA, located at the southernmost portion of Block A, is intended as potential mitigation for an anticipated active open space impact (see Chapter 5, "Open Space," and Chapter 20, "Mitigation," for more details) and is currently being planned for active uses. The Proposed Development would also include two private open space for building residents, totaling 0.47 acres, as well as expanded pedestrian circulation space near the building entrances, totaling 0.27 acres. Combined, the Proposed Development's publicly accessible, private, and circulation spaces would total approximately 2.91 acres. The Proposed Actions would result in a loss of manufacturing space in the Project Area of 150,715 gsf. This loss of manufacturing space is small compared to the total manufacturing space in the study area. In particular, the Proposed Actions would not impact the manufacturing space located within the IBZ, which is outside of the Project Area.

Overall, the Proposed Actions would provide for mixed uses within the Project Area that would be consistent with and supportive of the existing uses within the Study Area. In addition, the massing and scale of the Proposed Development has been designed to serve as a transition between the low- and mid-rise areas to the north and west, the heavily trafficked commercial area centered on the Northern Boulevard corridor and the higher-density mixed LIC area to the south. Therefore, the Proposed Actions would not result in any significant adverse impacts to land use.

ZONING

PROJECT AREA

Underlying Zoning Districts

In the With Action condition, the existing M1-1 and C4-2A zoning districts in the Project Area would be rezoned to a Special Mixed-Use District (MX) consisting of M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 districts, and the entire area would be mapped a Mandatory Inclusionary Housing (MIH) area. The proposed zoning is shown in **Figure 2-4**.

As noted above, MX districts are special purpose districts that pair manufacturing districts with residential districts. Residential uses are subject to the bulk controls of the residential district while manufacturing, commercial, and community facility uses are subject to the bulk controls of the manufacturing district as modified by the MX district. However, community facility uses are subject to the FAR restrictions of the residential district. For mixed-use buildings, the total maximum FAR is the maximum FAR permitted by any use in the building, whichever is highest.

An M1-4/R7-3 district would be mapped on the midblock of the blocks between 37th Street and 42nd Streets, excluding the Steinway Street frontage. M1-4 districts allow a manufacturing and commercial FAR of 2.0 and have no parking requirements. R7-3 is a residential district with special bulk, height, and setback provisions that can only be mapped within waterfront areas and Special Mixed-Use Districts. The maximum FAR for R7-3 for any lot containing residences in an MIH area is 6.0. The maximum community facility FAR for R7-3 is 5.0. Maximum lot coverage for residential and community facility uses in R7-3 districts is 70 percent on an interior or through lot and 100 percent on a corner lot.

An M1-4/R7X district would be mapped on 35th Avenue between 41st Street and 43rd Street. The provisions of the M1-4 district are described above. The R7X district is a contextual district which is subject to the Quality Housing bulk regulations. Residential development in R7X districts in an

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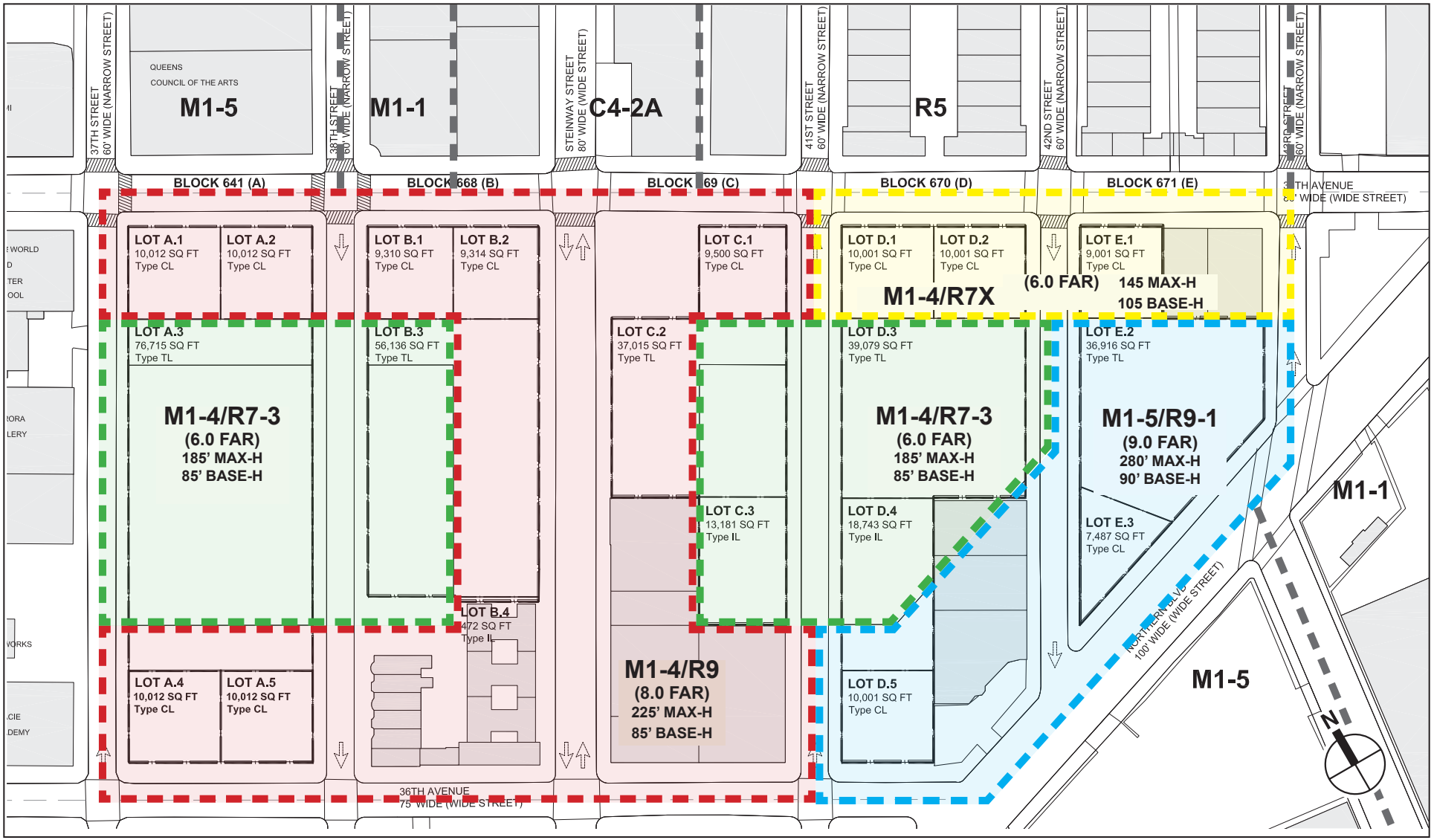

Source: ODA

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COMMUNITY DISTRICT 1

Proposed Zoning
Figure 2-4

MIH area can achieve a maximum FAR of 6.0, a base height of 60–85 feet (95 feet with a qualifying ground floor), and a maximum building height of 120 feet (12 stories). Maximum residential lot coverage is 70 percent on an interior or through lot and 100 percent on a corner lot. Parking is required for 50 percent of DUs, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone, or for lots 10,000 square feet or less. Community facility uses are permitted a maximum FAR of 5.0 with 80 percent lot coverage on a corner lot or 70 percent lot coverage on an interior or through lot.

An M1-4/R9 district would be mapped within the Project Area on Steinway Street and on 35th and 36th Avenues between 37th and 41st Streets. The M1-4 district is described above. R9 is a high density non-contextual residential district. As modified by the MX district, residential development in the district follows Quality Housing regulations (ZR 23-153) and in an MIH area, has with a maximum residential FAR of 8.0. Off-street parking is required for 40 percent of a building's DUs, but requirements are lower for IRHU and are further modified in certain areas, such as within the Transit Zone, or for lots less than 15,000 square feet. Community facility uses are permitted a maximum FAR of 10.0, maximum 75 percent lot coverage on corner lot and 65 percent lot coverage on an interior or through lot.

An M1-5/R9-1 district would be mapped on the southeast portion of the Project Area, along Northern Boulevard. This is the highest density district that would be mapped in the Project Area. M1-5 districts permit a manufacturing and commercial FAR of 5.0 with no required parking. R9-1 is a residential district with special bulk, height, and setback provisions that can only be mapped within waterfront areas and Special Mixed-Use Districts. In an MIH area, the maximum residential FAR is 9.0, and the maximum lot coverage is 70 percent on an interior or through lot and 100 percent on a corner lot. Maximum community facility FAR is 9.0. Buildings can achieve a maximum base height of 90 feet and a maximum building height of 280 feet. Off-street parking is required for 40 percent of a building's DUs, but requirements are lower for IRHU and are further modified in certain areas, such as within the Transit Zone, or for lots less than 15,000 square feet.

Table 2-3 shows the maximum FARs by use for the Project Area in the existing/No Action Condition and the With Action Condition. The maximum FARs in the With Action condition allow higher density residential and community facility development. The permitted commercial and manufacturing FAR in the With Action condition is comparable to that of the existing zoning, with the exception of the M1-5/R9-1 district, which would allow a maximum commercial and manufacturing FAR of 5.0. This higher density development would be located in the Project Area along Northern Boulevard, consistent with the context with the neighborhood conditions. The proposed MX district would be similar to with the existing MX districts in the study area in the Long Island City Special Mixed-Use District.

Table 2-3
Comparison of Zoning Districts

Zoning District	Residential FAR*	Manufacturing/ Commercial FAR	Community Facility FAR
Existing/No Action Zoning Districts			
M1-1	-	1.0	2.4
C4-2A (R6A Equivalent)	3.0	3.0	3.0
With Action Zoning Districts			
M1-4/R7-3	6.0	2.0	5.0
M1-4/R7X	6.0	2.0	5.0
M1-4/R9	8.0	2.0	10.0
M1-5/R9-1	9.0	5.0	9.0

Note: * With Action Residential FAR maximums under MIH.
Source: New York City Zoning Resolution

Large Scale General Development

With the Proposed Actions, the Development Site would be controlled by a LSGD Special Permit, which would modify or waive certain regulations of the underlying zoning districts to facilitate good site planning. The Proposed Actions include a Special Permit pursuant to ZR 74-743, Special Provision for Bulk Modifications:

- Pursuant to ZR 74-743 (a)(1) to allow the distribution of floor area without regard zoning lot and district boundary lines.
- Pursuant to ZR 74-743 (a)(2) to modify rear yard regulations as per ZR 23-40 (Yard Regulations), ZR 43-40 (Yard Regulations), ZR 123-65 (Special Yard Regulations).
- Pursuant to ZR 74-743 (a)(2) to modify minimum distance between buildings as per ZR 23-711 (Standard Minimum Distance Between Buildings).
- Pursuant to ZR 74-743 (a)(2) to modify height and setback regulations as per ZR 23-662 (Height and Setback Requirements for Quality Housing Buildings) and ZR 123-66 (Height and Setback Regulations).

The Proposed Actions also include the following Special Permits:

- A Special Permit pursuant to ZR 74-744 (c) to modify sign regulations on Zoning Lot D: to modify ZR 123-40 and ZR 32-60.
- Special Permit pursuant to ZR 74-745 (a) to locate required and permitted parking spaces to be located throughout the five LSGD accessory group parking facilities without regard to zoning lot lines.
- Special Permit pursuant to ZR 74-745 (b) to reduce loading berths as per ZR 44-50 (General Purposes) and ZR 123-70 (Parking and Loading).
- Five Special Permits, one each on Zoning Lots A through E, pursuant to ZR 74-922, Certain Large Retail Establishments, to permit certain retail uses greater than 10,000 sf of floor area as per ZR 42-10 (Uses Permitted As-Of-Right), and ZR 123-20 (Special Use Regulations).

The special permits would support the Applicant's goals for the Proposed Development. In particular, the LSGD special permit would promote comprehensive site planning by allowing varied height profiles from east to west, in response to neighborhood context. In particular, shorter buildings would be adjacent to the lower-density residential district to the north and west and

larger towers would be located at on Steinway Street, 36th Avenue, and Northern Boulevard to anchor the Proposed Development on the Steinway commercial corridor and Northern Boulevard.

Mandatory Inclusionary Housing (MIH)

The Project Area would be designated as an MIH area with the Proposed Actions, therefore a percentage of DUs developed in the Project Area must be affordable according to one of the options set forth in the MIH policy. For the RWCDS, Option 1 is assumed. Pursuant to the MIH Option 1 program, 25 percent of the residential floor area would be permanently affordable units. As noted above, the With Action condition, including both the Proposed Development and new development on projected development sites in the Additional Affected Area, would include approximately 3,652 DUs, of which 914 (25 percent) would be permanently affordable pursuant to MIH. Therefore, the Proposed Actions would increase the affordable housing stock available to residents of the study area.

PUBLIC POLICY

HOUSING NEW YORK/ YOUR HOME NYC

The Proposed Actions would facilitate the development of approximately 914 permanently affordable residential units, a portion of which would be senior affordable housing units (subject to the availability of existing programs). Therefore, the Proposed Actions directly support the goals and principles outlined in *Housing New York* including developing affordable housing on underused public and private sites and creating more homes for seniors.

ONENYC/PLANYC

The Proposed Actions would support the goals of ONENYC to create thriving neighborhoods. In particular, the Proposed Actions would support this goal by creating 914 permanently affordable housing units, a total of 2.17 acres of public accessible open space, and space for cultural and arts uses that support the existing character of the neighborhood. The planned open space would complement the existing Playground Thirty Five XXXV and would offer amenities to a wide variety of users in the neighborhood, including immersive playscapes for children, a plaza for the community to gather, inviting courtyards surrounded by local cafes and restaurants, and landscaped pedestrian pathways for families to stroll.

KAUFMAN ARTS DISTRICT

The Proposed Development would support the goals of the KAD by creating a series of arts and cultural venues, including a multi-purpose arts and culture center, a re-envisioned multiplex movie theater that would provide a state-of-the-art cinematic experience, galleries, artists' workshops, and tech and general office space. The Proposed Development would add to the existing cluster of arts and cultural uses in the area and strengthen the KAD's identity.

VISION ZERO

The Proposed Actions would support the goals of Vision Zero to improve pedestrian safety by creating a cohesive, walkable development and increasing pedestrian space. As part of the Proposed Development, the sidewalk along 35th Street would be widened to 20 feet with additional pedestrian circulation space at the corner of 37th Street. The mixed-use nature of the development promotes walkability by siting commercial, community facility, and residential uses

in proximity to one another. The LSGD would promote a cohesive design with open space and circulation elements that weave throughout the Proposed Development.

NEW YORK CITY FOOD RETAIL EXPANSION TO SUPPORT HEALTH (FRESH) PROGRAM

The Proposed Development would include a full-service grocery store, and the Proposed Actions would facilitate the creation of new ground-floor commercial space along key corridors such as Steinway Street, and therefore would enable an opportunity for new neighborhood grocery stores to be located on other Projected Development Sites within the Project Area. Therefore, the Proposed Actions would be compatible with and supportive of this public policy.

STEINWAY ASTORIA PARTNERSHIP

The Proposed Actions would not directly impact the Steinway Astoria Partnership BID, and the Project Area is outside of the Partnership's boundaries, but the Proposed Actions would support the Partnership's goal of strengthening the identity of the Steinway Street retail corridor and would extend the mixed-use nature of Steinway Street to the Project Area. In addition, the Applicants are considering extending the BID to the Project Area, subject to further coordination with the Steinway Astoria Partnership. The Proposed Development will activate the portion of Steinway Street in the Project Area, creating a welcoming gateway to the corridor for neighborhoods to the south.

LONG ISLAND CITY INDUSTRIAL BUSINESS ZONE

The Proposed Actions would not affect the Long Island City IBZ, which is located southwest of the Project Area. The Proposed Actions would not change the zoning in the IBZ to allow residential development, supporting the continued industrial character of the IBZ. ✷