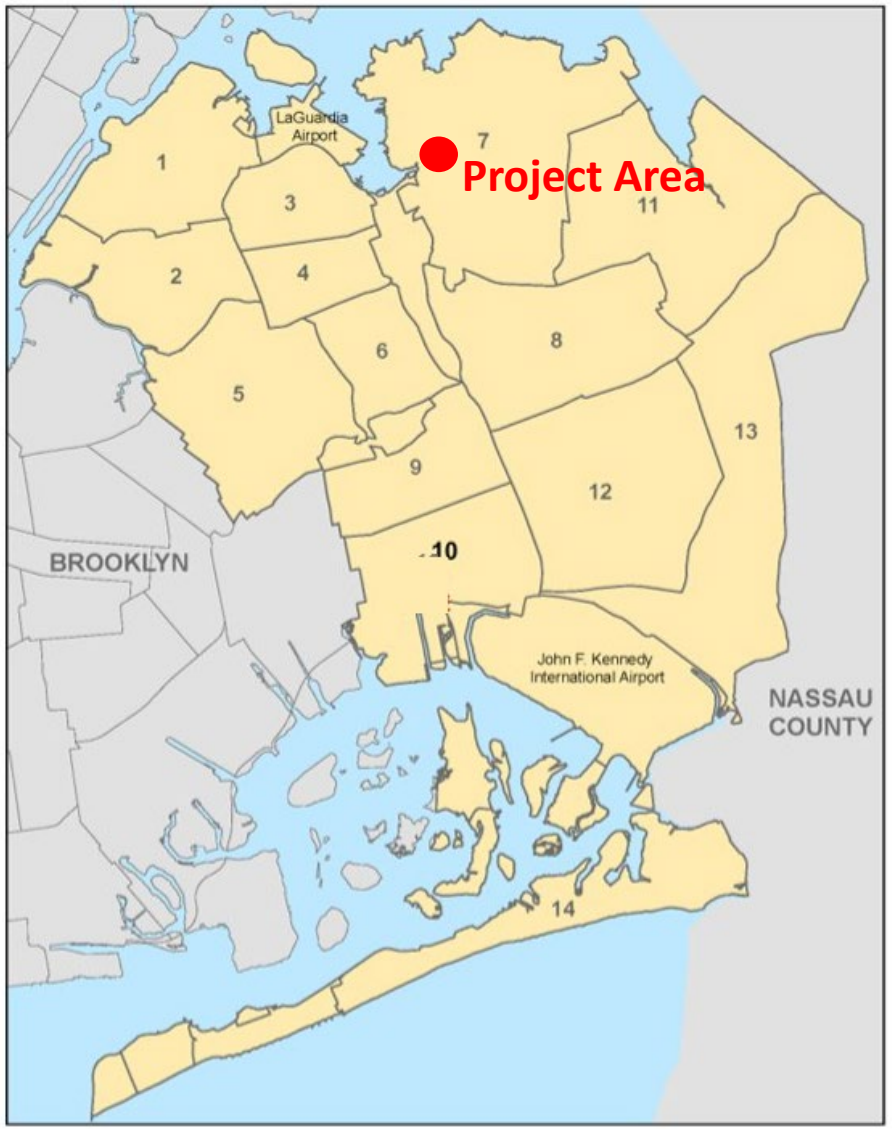
WHITESTONE LANES REZONING

City Planning Commission Review Session

July 10, 2023

NYC PLANNING

Project Overview



Applicant Mar Mar Realty, LLC.

Location 30-05 Whitestone Expressway (Block 4370, Lots 1, 15 and 48)
Queens, Community District 7

Actions Requested
- Zoning Map Amendment: Change from M1-1 -> R7A
- Zoning Text Amendment: MIH Area

Proposal New nine-story residential building -
- 415 residential dwelling units, including
  ~113 perm. affordable units
- ~200 parking spaces
- 14,000 sf Publicly Accessible Area (PAA) Open space

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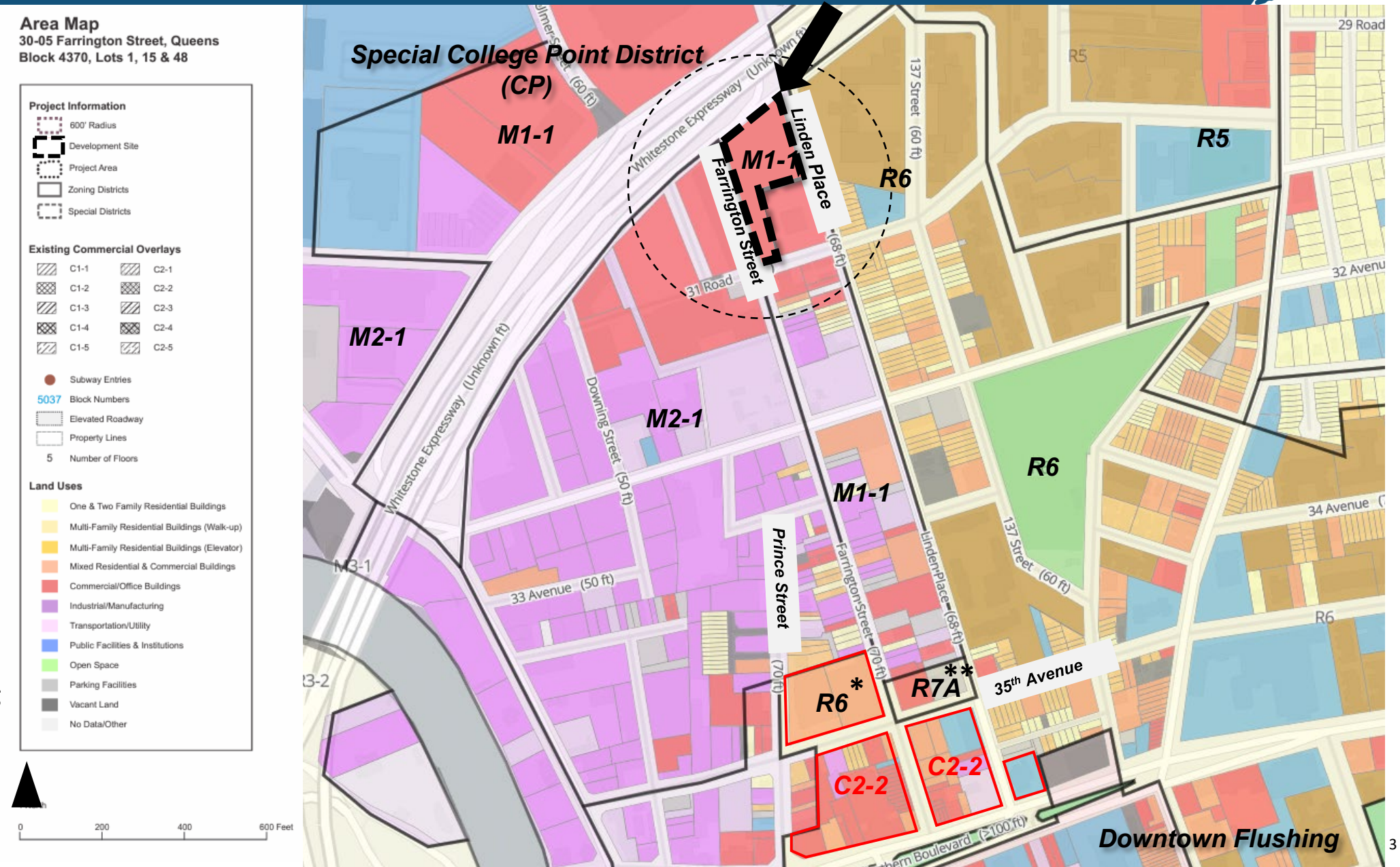
Zoning and Land Use Map



* 2010
35th Ave Rezoning
M1-1 -> R6/C2-2

** 2017
135-01 35th Ave Rezoning
M1-1 -> R7A

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Project Area Context



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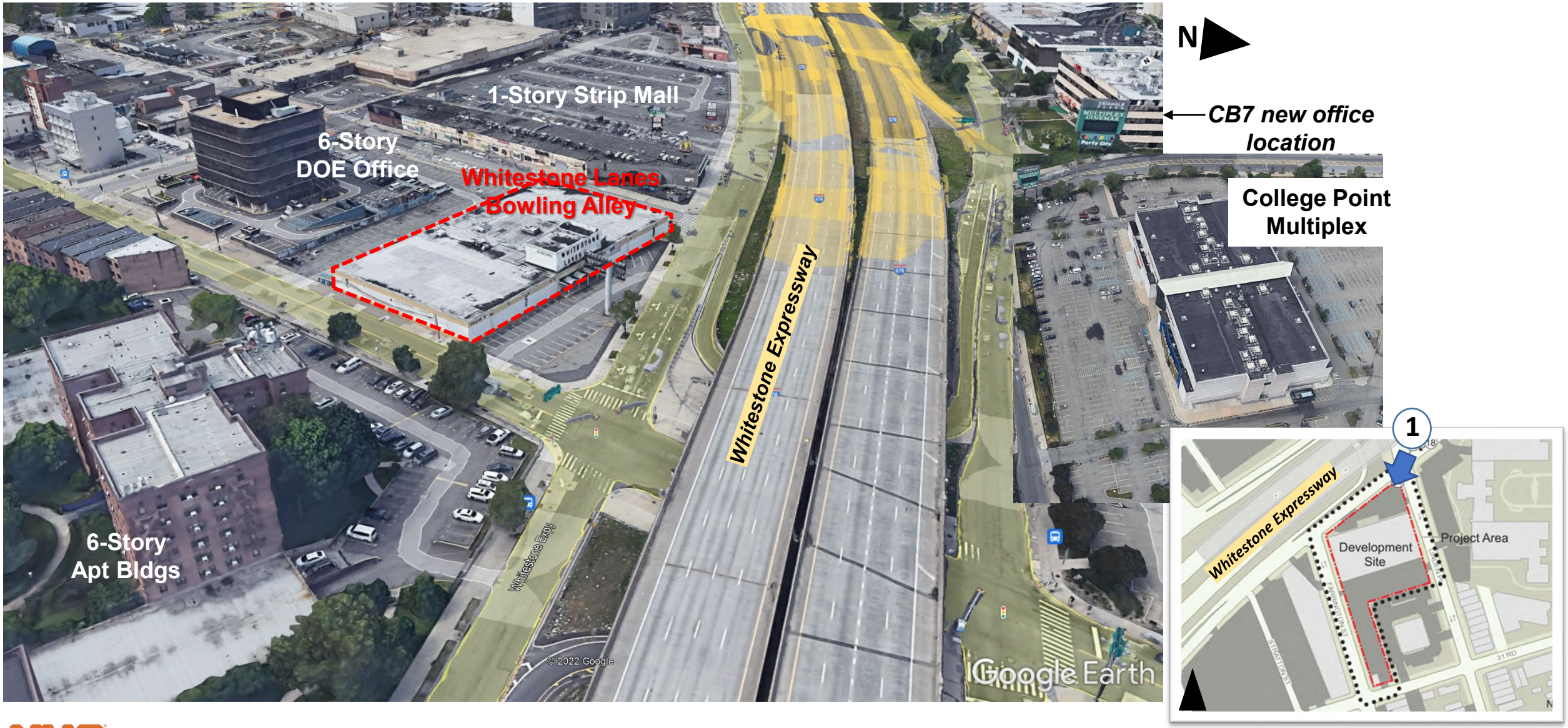
Aerial of Existing Conditions 1



Corner of Whitestone Expressway & Linden Place

Site Photos 2

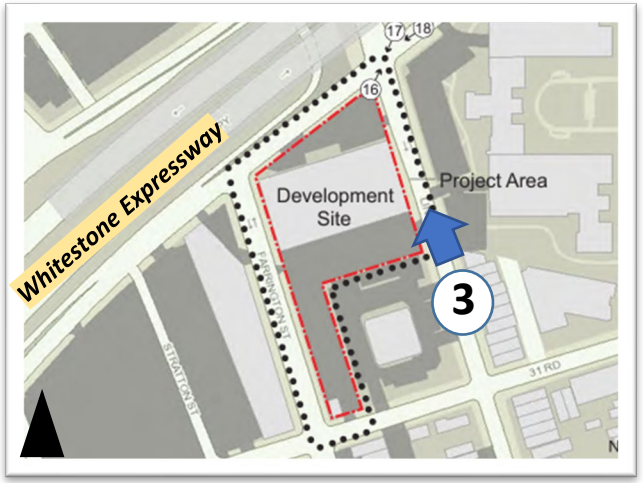




View of Development Site from Whitestone Expressway

Site Photos 3

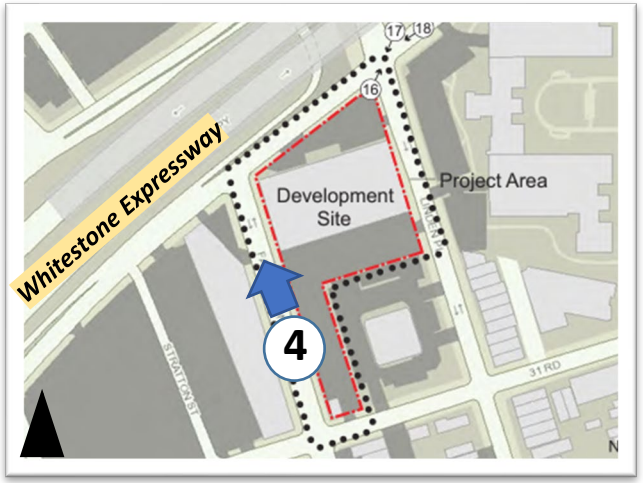




View North along Linden Place with Development Site on left

Site Photos 4

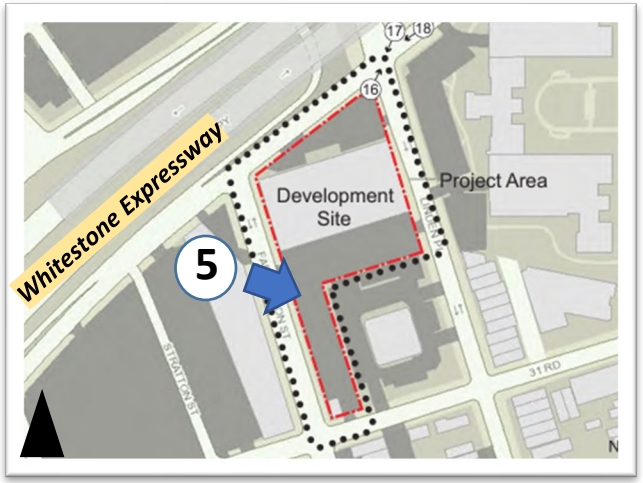




View North along Farrington Street with Development Site on right

Site Photos 5





View southeast along Farrington Street facing the proposed PAA with DOE building adjacent

Proposed Development Program

Nine-story residential building:

-415 residential dwelling units
-MIH Option 1
113 affordable units

~200 parking spaces

14,000 sf Publicly Accessible Open Space



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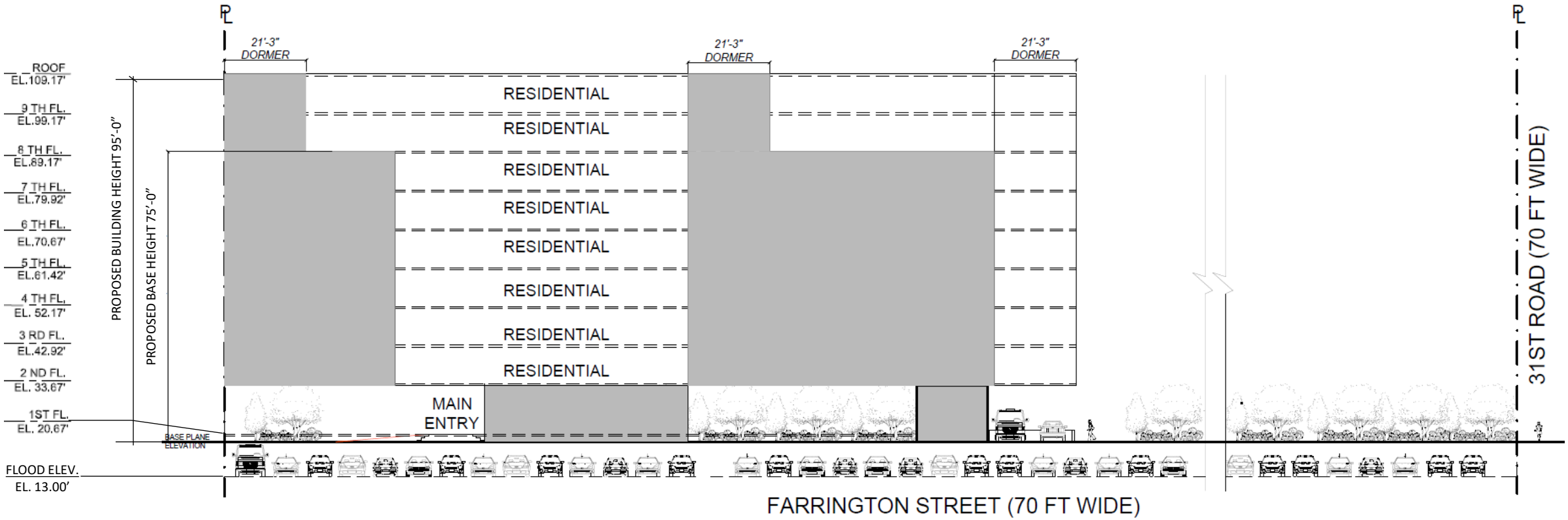
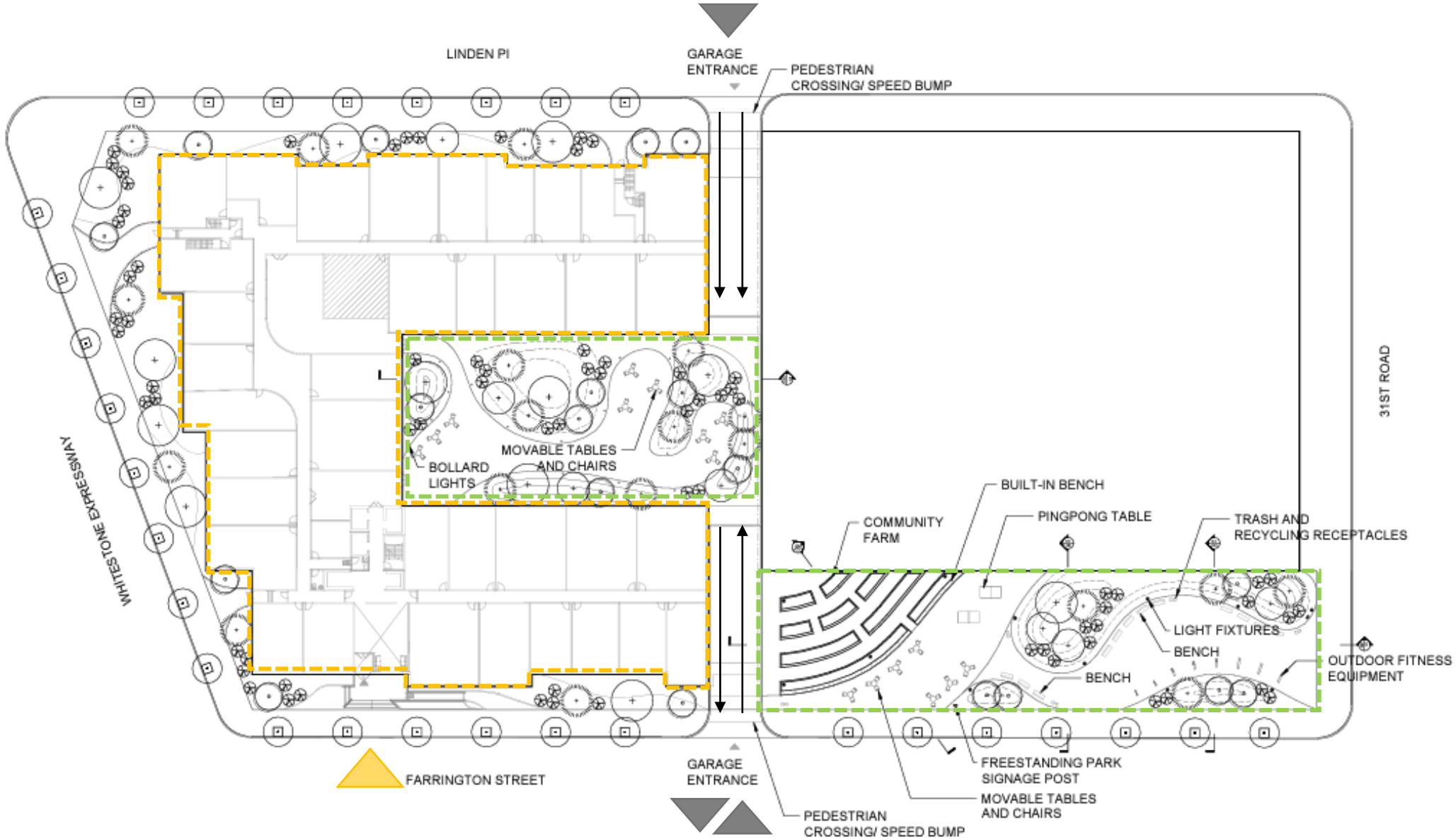
Proposal: Elevation



Proposal: Overall Illustrative Site Plan



For illustrative purposes only

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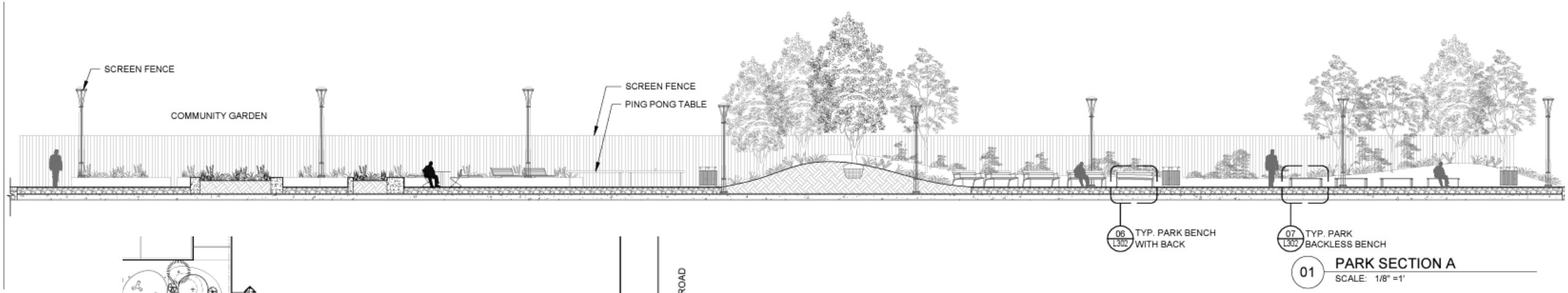
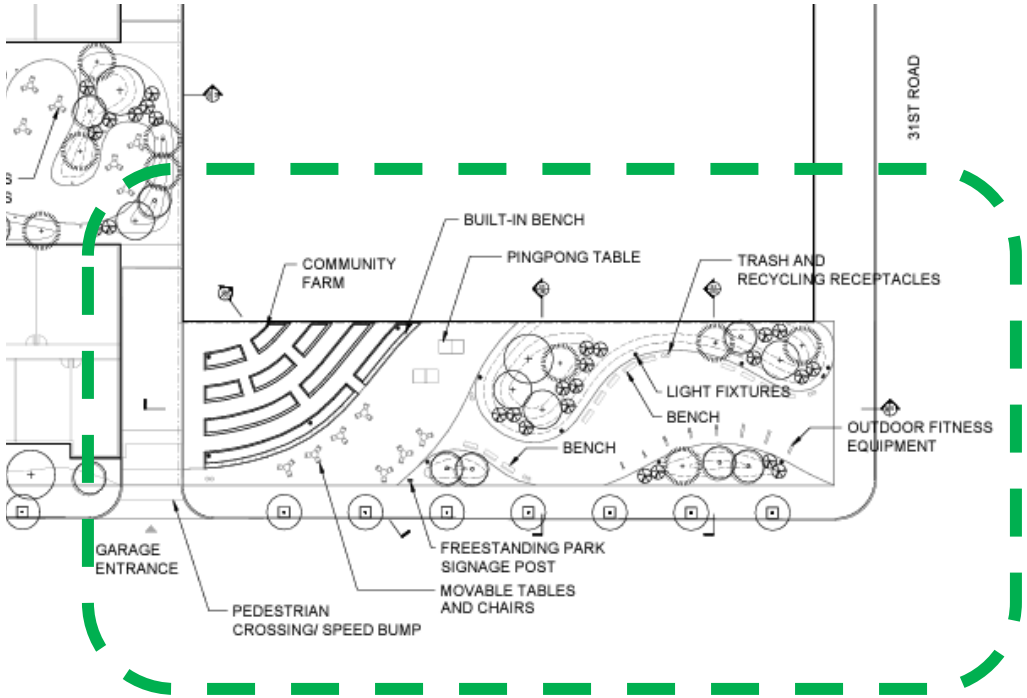
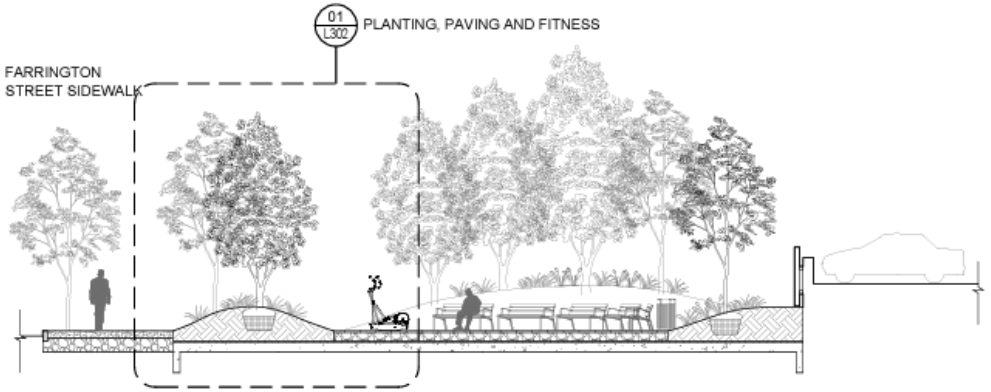
Proposal: PAA Sections



01 PARK SECTION A
SCALE: 1/8" =1'





02 PARK SECTION B
SCALE: 1/8" =1'

For illustrative purposes only

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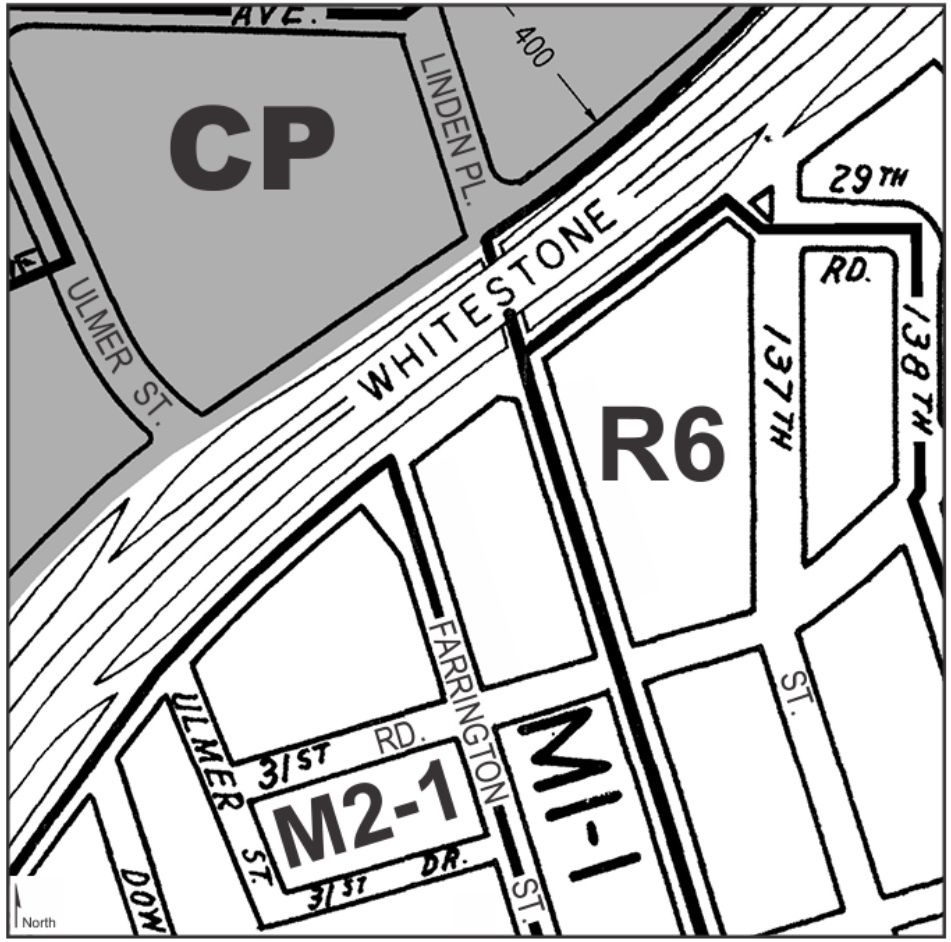
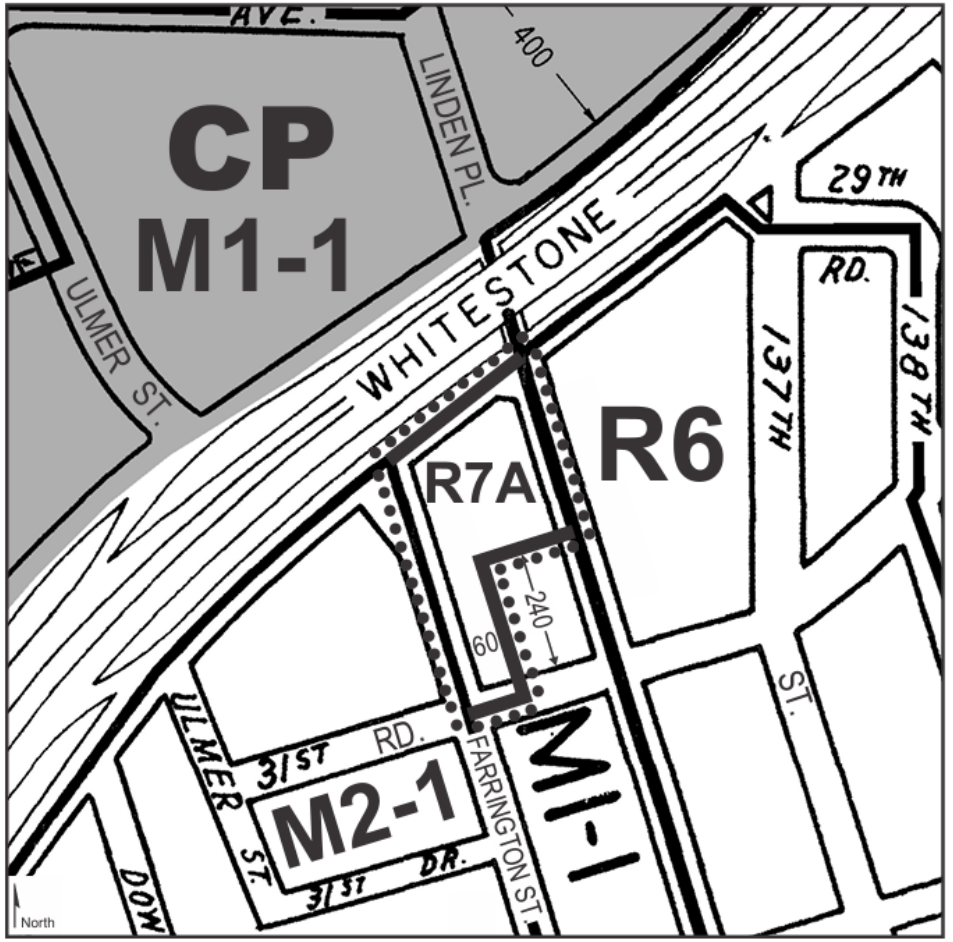
Proposed Actions: Zoning Map Amendment



Current Zoning Map (10a)



Proposed Zoning Map (10a) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to R7A

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

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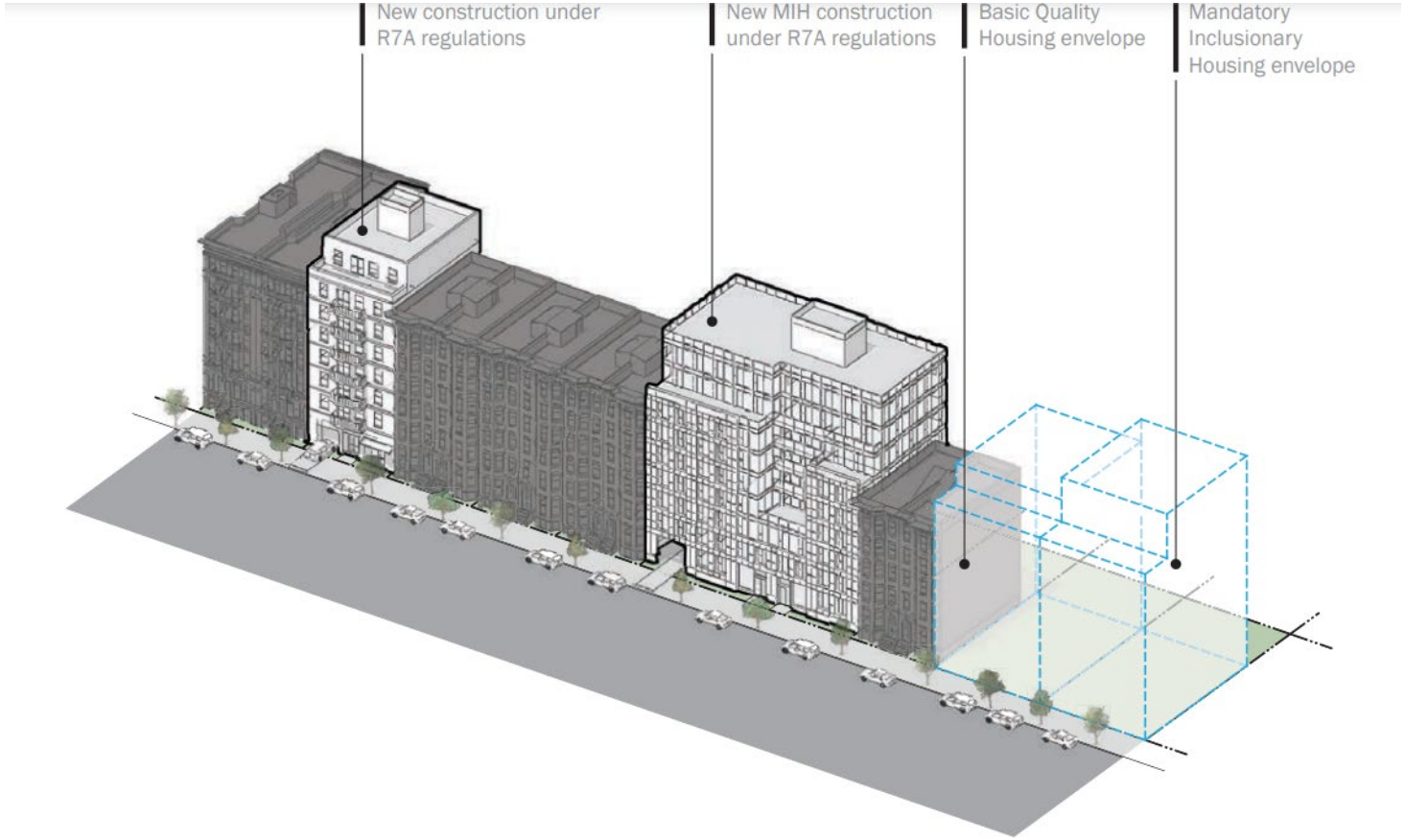
Proposed Actions: Zoning Map Amendment

	Current M1-1	Proposed R7A
Residential FAR	0	4.6 (MIH)
Community Facility FAR	2.4	4.0
Commercial FAR	1.0	0
Manufacturing FAR	1.0	0
Maximum base height	30’/2-stories	40 feet
Maximum building height	Sky Exposure Plane	95’/ 9-stories

A "sky exposure plane" is an imaginary inclined plane beginning above the street line and rising over a zoning lot at a ratio of vertical distance to horizontal distance set forth in the district.



Medium Density Contextual Residence District

R7A	Lot Area min.	Lot Width min.	Rear Yard min.	Lot Coverage Corner max.	Lot Coverage Other Lot max.	FAR max.	Base Height min.–max. (w/QGF)	Building Height max. (w/QGF)	# of Stories max. (w/QGF)	DU Factor	Required Parking Basic min.	Required Parking IRHU min.
Basic	1,700 sf	18 ft	30 ft	100%	65%	4.00	40–65 (75) ft	80 (85) ft	n/a (8)	680	50% of DU	15% of IRHU
Mandatory Inclusionary Housing						4.60	40–75 ft	90 (95) ft	9			

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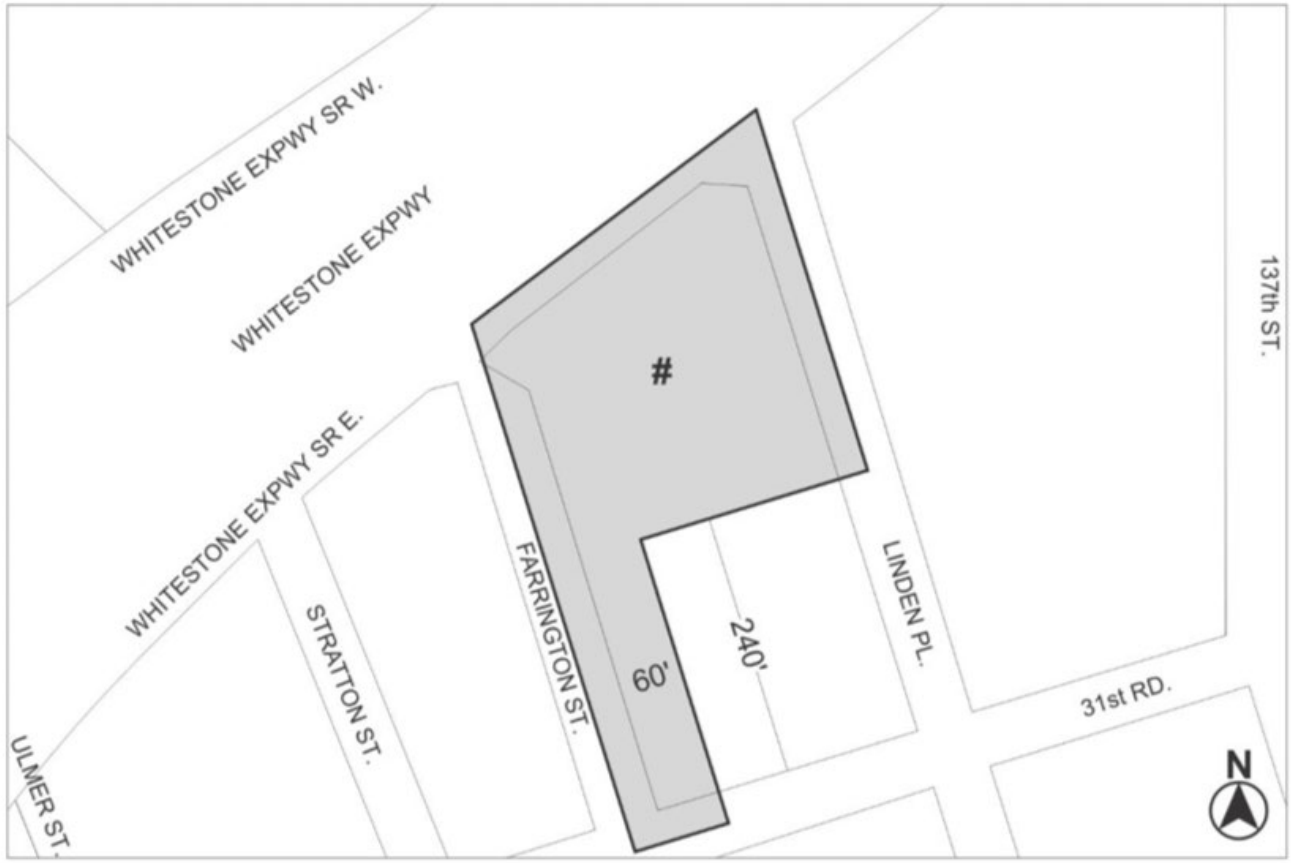
Proposed Actions: Text Amendment, Mandatory Inclusionary Housing



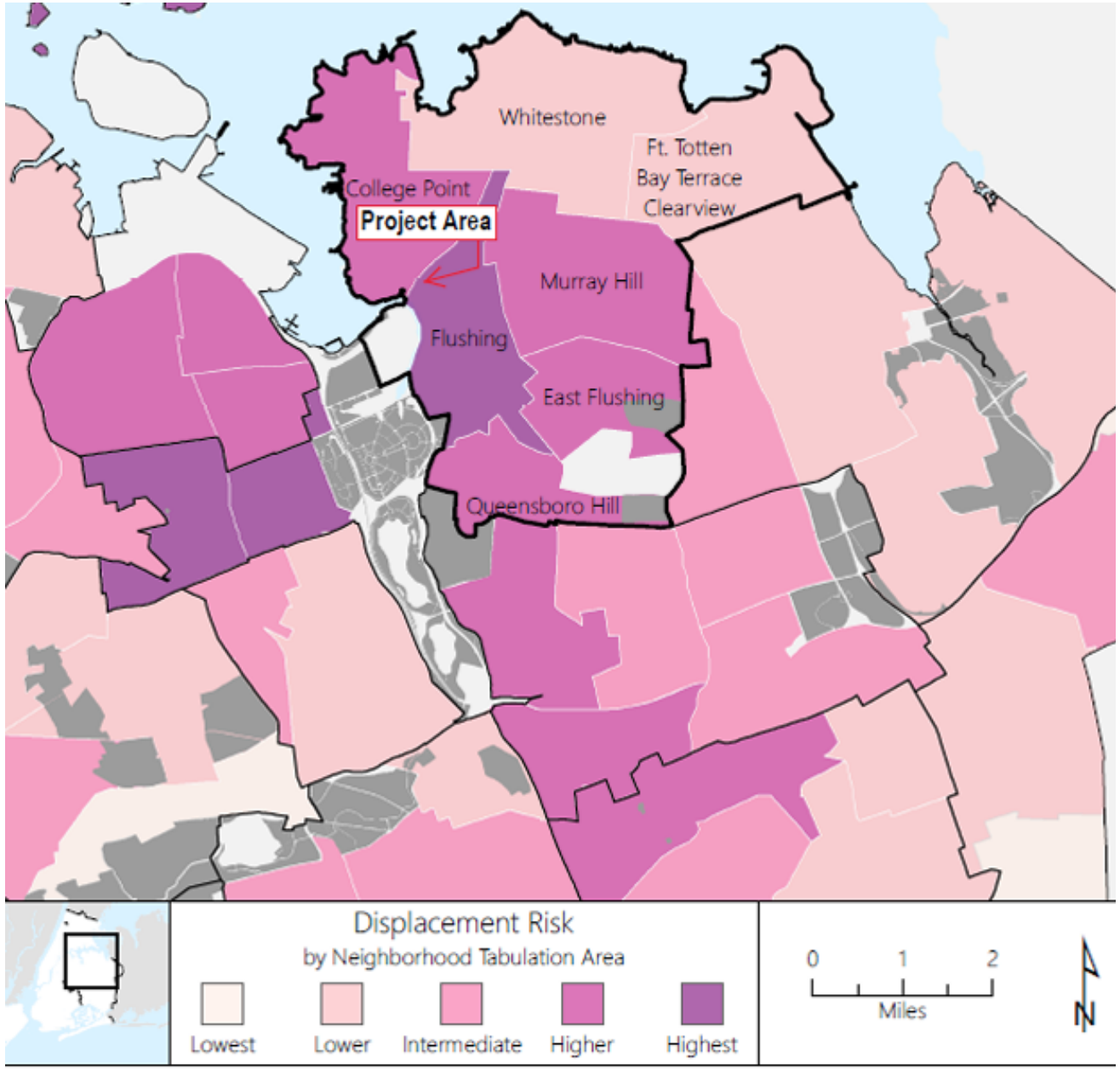
Mandatory Inclusionary Housing Area *(see Section 23-154(d)(3))*

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

Portion of Community District 7, Queens

* * *

DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY



Area Median Household Income:

$55,257

[Flushing, Murray Hill, College Point, Whitestone]

Public Use Microdata Area (PUMA) 4103

> Queens and NYC

Income Restriction	Units
Extremely Low Income (0-30% AMI)	--
Very Low Income (31-50% AMI)	**38**
Low Income (51-80% AMI)	**75**
Moderate Income (81-120% AMI)	--
Not Income Restricted	302
Total New Units	**415**

Estimated monthly rent of affordable units for households earning 40- 80% AMI*:

$1,390 - $2,780

Estimated average income of a household earning 40- 80% AMI*:

$57,600 - $115,300

*The exact unit and affordability mix is not yet known, and incomes and rents are projections subject to change.

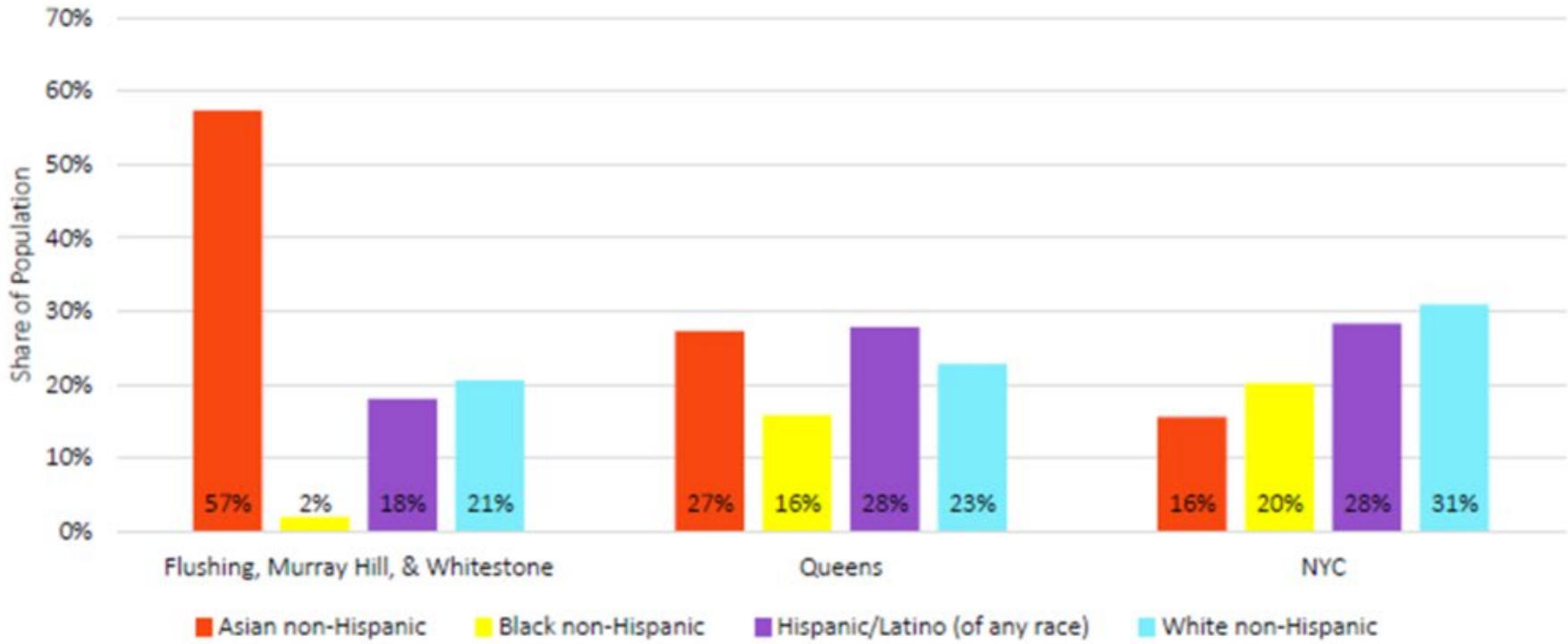
DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



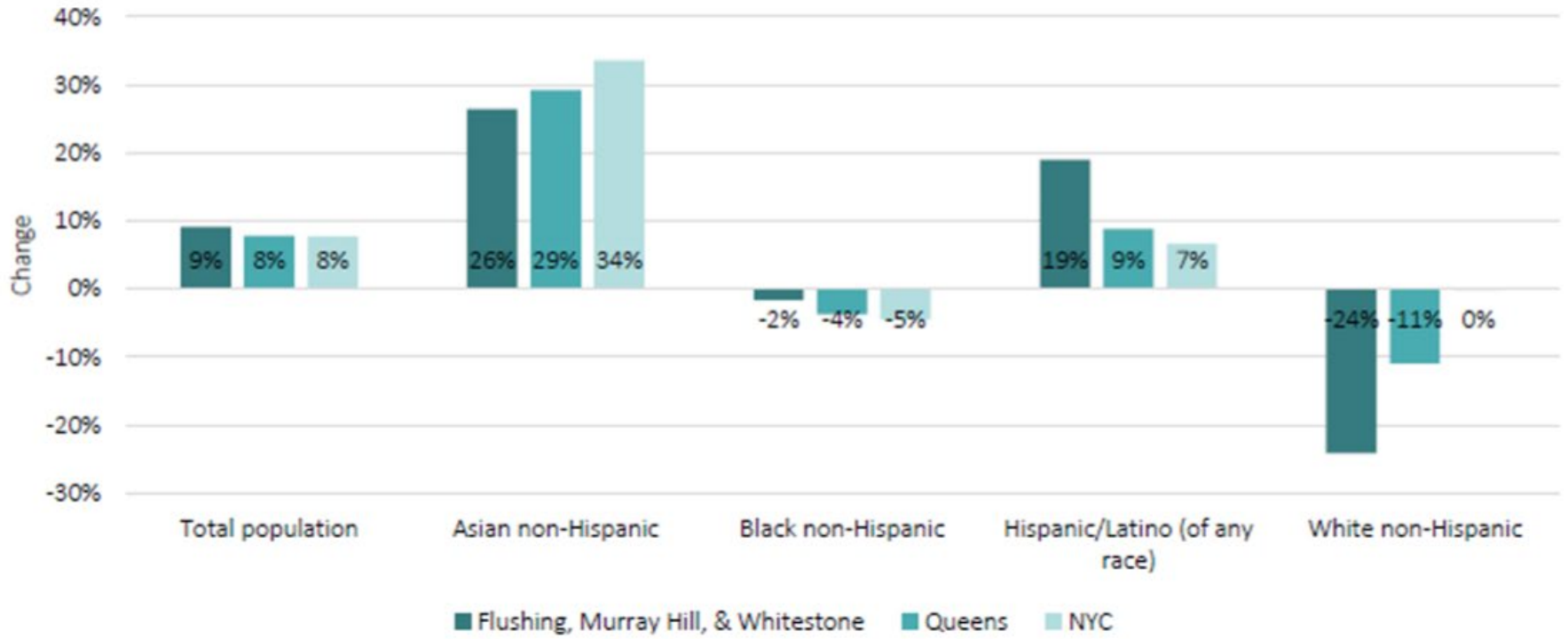
Source: Census 2020; Community Profile Table 1.01

DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

Conclusion

Actions:

- Zoning Map Amendment from M1-1 district to R7A district
- Zoning Text Amendment
    - to establish an MIH Area

Proposed Development

A new nine-story residential building:

- 415 dwelling units, including
    ~113 perm. affordable units
- ~200 parking spaces
- 14,000 sf Publicly Accessible Area (PAA) Open space



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