33-01 11th Street Rezoning
Queens Community District 1
April 26, 2024

1. INTRODUCTION

The Catholic Medical Mission Board (the "Applicant") proposes the following land use actions in the Ravenswood neighborhood of Astoria within Queens Community District 1:

1. a zoning map amendment to change the existing R5 zoning district mapped on Block 317, Lots 1, 16, and 18 (the "Project Area") to a Special Mixed Use ("MX") district designated MX-23 that pairs an R7A residential district with an M1-4 manufacturing district; and

2. a zoning text amendment modifying Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 1, Queens to establish the Project Area as a Mandatory Inclusionary Housing ("MIH") Area.

The proposed actions would facilitate the redevelopment of the Project Area with a new eight-story mixed-use building with approximately 228 dwelling units, including 57 to 69 permanently income-restricted housing pursuant to MIH. In addition to housing, the proposed development would provide new commercial (local retail), office and light industrial (warehouse) space for the Catholic Medical Mission Board, and a cellar level parking garage.

2. BACKGROUND

A portion of Ravenswood generally bounded by Broadway, Vernon Boulevard, 36th Avenue and 21st Street was zoned R5 with the enactment of the 1961 Zoning Resolution. The R5 zoning district remains in-place today despite the prevalence of industrial uses and higher density residential buildings in the neighborhood. Industrial and manufacturing uses comprise about 45 percent of the Ravenswood lot area while one- and two-family buildings and multi-family walk-up buildings each represent 12 percent of lot area. In 2014, Queens Community Board 1 requested that the Department of City Planning ("DCP") initiate a study of Ravenswood to address these zoning concerns.

There have been two area-wide rezonings in Astoria. In 1989, the area to the north of Broadway was included in the West Astoria Rezoning (C 870580 ZMQ, effective September 14, 1989), initiated by DCP. The West Astoria Rezoning changed R5 and R6 zoning districts to R3-1, R4, R5, R6A, R6B, R7A, R7B and R7X zoning districts with C2-2 commercial overlays on Broadway, 21st Street and Astoria Boulevard. The rezoning was intended to reflect existing conditions in West Astoria, to prevent the construction of developments not consistent with the scale and character of the neighborhood and to encourage new development in appropriate areas.

More recently, the Astoria Rezoning (C 100199 ZMQ, effective May 25, 2010), also initiated by DCP, rezoned all or portions of 238 blocks to the north of the Project Area. It was intended to protect neighborhood character from out-of-scale development, more closely reflect established development patterns, direct opportunities for moderate residential and commercial growth to locations along wide streets and transit resources and provide incentives for the production of affordable housing. The rezoning established an R7A zoning district with commercial overlays along Broadway one block north of the Project Area. An associated text amendment established the voluntary Inclusionary Housing Program in portions of R7A and equivalent districts.

In addition, there have been four recent approvals of private rezoning applications near the Project Area. The first was the recent 11th Street and 34th Avenue Rezoning (C 210234 ZMQ and related actions, effective July 14th, 2022). It rezoned the existing R5 zoning district mapped on Block 318 to the south of the Project Area to an M1-5/R6A (MX-23) zoning district and established an MIH Area. These actions were intended to facilitate the development of two eight-story mixed-use buildings with a total of approximately 352 dwelling units, including 88 permanently income-restricted housing units under the MIH Program, and approximately 156,466 square feet of commercial and light industrial space.

The second recent approval was for the Broadway and 11th Street Rezoning (C 210025 ZMQ and related actions, effective October 21, 2021). It rezoned the existing R5 zoning district mapped on Block 316 to the north of the Project Area to an M1-4/R7A (MX-23) zoning district and established an MIH Area. These actions were intended to facilitate the development of a eight-story mixed-use building with approximately 205 dwelling units, including approximately 51 permanently income-restricted housing units under the MIH Program, and approximately 30,000 square feet of commercial and light industrial space.

The third was the Vernon Boulevard - Broadway Rezoning (C 190386 ZSQ and related actions, effective October 17, 2019). It rezoned the existing R5 zoning district mapped on Block 315, Lot 1 northwest of the Project Area to R6B and R7X/C1-3 zoning districts and established an MIH Area. These actions were intended to facilitate a large-scale general development of three mixed-use, five-, nine- and fourteen-story buildings with approximately 330 dwelling units, including approximately 92 permanently income-restricted housing units under the MIH Program.

Finally, there was another private application thirteen years earlier for the Vernon Boulevard Rezoning (C 020087 ZMQ, effective July 19, 2006). It changed three nearby waterfront lots from an R5 to an R7-1 zoning district to facilitate residential development and a portion of one waterfront lot from an R5 to an M1-1 zoning district to reflect the existing land use. The rezoning was intended to facilitate the development of two 19-story (175-foot tall) residential towers with 350 dwelling units and approximately 20,000 square feet of ground floor community facility space. An associated waterfront certification (N 020610 ZCQ) facilitated the creation of an approximately 13,000 square foot public waterfront esplanade.

3. DESCRIPTION OF THE SURROUNDING AREA

The Project Area is located in the Borough of Queens in Community District 1 within the Ravenswood neighborhood. The surrounding area is a mix of residential, commercial, light industrial, community facility, park and vacant/parking uses. Zoning districts within the surrounding area, discussed below, include R5, R5B, R7A, R7A/C2-3, R7A/C1-3, M1-4/R7A (MX-23), M1-5/R6A (MX-23), R7X/C1-3, R6B and R6/ C1-3.

Land Uses

The prevailing built form in the surrounding area varies by use. There are new eight-story multi-family residential developments to the north of the Project Area on Broadway. Residential use south of Broadway is mostly older housing stock and includes one- to two-story residential buildings and multi-family walkup apartment buildings. Commercial and industrial buildings are generally low-scale high lot coverage warehouse/garage buildings.

The surrounding area generally south of Broadway is primarily within an R5 zoning district with the exception of the blocks affected by the Broadway and 11th Street Rezoning and the Vernon Boulevard - Broadway Rezoning and the 11th Street & 34th Avenue Rezoning. Despite the R5 zoning designation, this area is predominately developed with legal non-conforming semi-industrial and industrial uses in low-rise buildings with high lot coverage.

Immediately north of the Project Area, is the site of the recently approved Broadway and 11th Street Rezoning on Block 316, which is now zoned M1-4/R7A (MX-23). It is currently improved with one-story industrial buildings and otherwise vacant.

To the west of the Project Area, also south of Broadway, is the site of the recently approved Vernon Boulevard - Broadway Rezoning on Block 315, which is now zoned R7X/C1-3 on the northern portion of the block and R6B within 100 feet of 33rd Road. It is currently improved with a one-story garage/warehouse building. Most of the site is open area used for parking and storage, which are legal non-conforming uses in the R5 zoning district.

Farther northwest across Vernon Boulevard on Block 313 is a Costco Wholesale store and its accessory surface parking lot and waterfront esplanade (N 970073 ZCQ) is located on an approximately 356,500 square foot lot. To the east of the Project Area on Block 529 is the Long Island City High School (Q450).

To the north of the Project Area in the R7A/C2-3 zoning district mapped on the northern side of Broadway are several new eight-story multi-family elevator residential buildings interspersed with one-story commercial and industrial buildings and surface parking lots.

To the southeast of the Project Area, Block 522 is improved with one-story industrial buildings and surface parking. Further to the east of the Project Area on Block 521, which is located within the R6 zoning district, is the Estates at Hallet's Cove. It was developed in conjunction with the New York City Housing Partnership and consists of 107 three-story two-family attached residences. The North Queensview Homes cooperative with 21 14- and 15-story residential buildings is also within the R6 district on Blocks 528 and 557.

To the southwest of the Project Area on Block 319 are a mix of industrial uses, including steel fabricating and stone businesses on the northern portion of the block, and two- to four-story residential buildings. Blocks 320 and 321 have a similar mix of industrial uses and two- to four-story residential buildings.

The area to the south and southwest of the Project Area has a mix of low-rise industrial and residential uses. Directly south of the Project Site is Block 318, which was recently rezoned to M1-5/R6A (MX-23). Currently the block is improved by three industrial buildings ranging form one-to three-stories. The block is also improved by a two-story one-to-two family residential buildings and a one-story transportation & utility building. To the southeast of the Project Area on Block 523 is the northwestern portion of the New York City Housing Authority Ravenswood Houses. Ravenswood Houses consists of 31 six- and seven-story buildings on a 38.29-acre site bounded by 34th Avenue to the north, 12th Street to the east, 24th Street to the west and 36th Avenue to the south.

There are several community facility uses in the surrounding area. The Isamu Noguchi Foundation and Museum (the "Noguchi Museum") is located to the west of the Project Area on the triangular Block 314 between 10th Street, 33rd Road and Vernon Boulevard. Long Island City High School (Q450) is located east of the Project Area on Block 529 on an approximately 230,999 square foot lot between 12th and 21st Streets, Broadway and 33rd Avenue. Phoenix House, a drug rehabilitation center, is located southwest of the Project Area on Vernon Boulevard just south of 34th Avenue on Block 323.

There are two large parks in the surrounding area owned and operated by the Department of Parks and Recreation. The 4.89-acre Socrates Sculpture Park is located northwest of the Project Area on Vernon Boulevard between Broadway and 30th Drive. Rainey Park, an 8.09-acre park, is located to the west of the Project Area between Vernon Boulevard and the East River between 33rd Road and 34th Avenue.

The surrounding area is well served by public transit. Bus lines in close proximity to the Project Area include the Q104 (Sunnyside/Ravenswood) running along Broadway, the Q103 (Astoria/Hunters Point) running along Vernon Boulevard that stops at Broadway, the Q69 (Long Island City/Jackson Heights) running along 21st Street that stops at Broadway, and the Q100 (Astoria/Rikers Island – Long Island City) running along 21st Street that stops at Broadway. The Broadway subway station, with access to the N and W lines, is located approximately three-quarters of a mile east of the Project Area at Broadway and 31st Street. The 21st Street-Queensbridge subway station serving the F line is located approximately one-mile south of the Project Area. The Astoria stop of the NYC Ferry is approximately half a mile north of the Project Area. The ferry route includes stops at Roosevelt Island, Long Island City Gantry Plaza, East 34th Street and Wall Street. Three CitiBike bike-sharing stations are located within three blocks of the Project Area, including 34th Avenue and 13th Street to the south, Broadway and 12th Street to the north and Vernon Boulevard and 10th Street to the west.

Zoning

The Project Area and surrounding area are within the Transit Zone, where special lower accessory parking requirements apply for various types of affordable housing including income-restricted housing units. Areas within the Transit Zone are generally within one-half mile of a subway station and have the lowest automobile ownership rates in the City. The surrounding area is also located

within a FRESH zone where zoning and/or discretionary tax incentives are available if a FRESH supermarket is constructed.

The surrounding area is within the Coastal Zone and subject to the New York City Waterfront Revitalization Program.

The Project Area is mapped with a large R5 zoning district that extends generally from Vernon Boulevard to 21st Street between Broadway and 36th Avenue. R5 zoning districts permit a variety of housing types with a residential FAR of 1.25 and maximum lot coverage of 55 percent. The maximum street wall height of a new building is 30 feet and the maximum building height is 40 feet. Above a height of 30 feet, a setback of 15 feet is required from the street wall of the building. In addition, any portion of the building that exceeds a height of 33 feet must be set back from a rear or side yard line. Off-street parking is required for 85 percent of the dwelling units in the building. For blocks entirely within R5 districts, the regulations for predominately built up areas may be applied to permit a maximum residential FAR of 1.65.

There is an M1-4/R7A (MX-23) zoning district mapped within an MIH Area to the north of the Project Area on Block 316 generally bounded by Broadway, 11th Street, 12th Street and 33rd Avenue. M1-4/R7A (MX-23) is a contextual district that allows for new medium-density mixed-use development. It allows for residential development with an FAR of 4.6 with MIH. Community facility uses have a maximum FAR of 3.0 and commercial and permitted manufacturing uses are permitted up to 2.0 FAR. The building form requires a street wall of 40 to 75 feet, a setback above the maximum base height and a maximum building height of up to 95 feet for MIH buildings with a qualifying ground floor. New residences are required to provide off-street parking for 50 percent of the dwelling units, with an exemption for income-restricted units within the Transit Zone.

There is an R7A zoning district mapped to the north of the Project Area to a depth of 100 feet from Broadway generally between Vernon Boulevard and 21st Street. An Inclusionary Housing Designated Area is mapped within a portion of the R7A district generally along Vernon Boulevard north of Broadway and west of 21st Street to a depth of 400 feet. R7A is a contextual district that allows for new medium-density residential development and community facilities. R7A districts allow for residential development with an FAR of 4.0 and up to 4.6 FAR in Inclusionary Housing Designated Areas and MIH Areas. Community facility uses have a maximum FAR of 4.0. The building form requires a street wall of 40 to 75 feet, a setback above the maximum base height and a maximum building height of up to 95 feet for Inclusionary Housing buildings with a qualifying ground floor. New residences are required to provide off-street parking for 50 percent of the dwelling units, with an exemption for income-restricted units within the Transit Zone.

An R7X/C1-3 zoning district is mapped within an MIH Area to the west of the Project Area between 11th Street, Broadway, Vernon Boulevard, and 100 feet north of 33rd Road.[1] R7X is a contextual zoning district that permits a maximum FAR for residential use of 6.0 with the provision of Inclusionary Housing and a maximum community facility FAR of 5.0. The maximum permitted base height in the R7X zoning district is 105 feet before a setback is required. The maximum building height is 145 feet (14-stories) with a qualifying ground floor. The required setback distance above the maximum base height is 10 feet for wide streets and 15 feet for narrow streets. Parking is required for 50 percent of the non-income-restricted dwelling units.

There are C1 and C2 commercial overlays mapped on the north side of Broadway, the east side of Vernon Boulevard north of Broadway and at the Vernon Boulevard and Broadway Rezoning site. When mapped in R7A and R7X zoning districts, C1 and C2 commercial overlays allow a maximum commercial FAR of 2.0. In mixed buildings, commercial uses are limited to one or two floors and must always be located below residential use. C1 districts permit Use Group 6 commercial uses and C2 districts allow a wider range of service uses in addition to Use Group 6, including uses in Use Groups 7, 8, 9, and 14. Off-street parking requirements vary by use and are generally calculated based on the amount of floor area. Within C1-3 districts, the parking requirement for general retail and service uses is one accessory off-street parking space per 400 square feet of commercial floor area. Within C2-3 districts, the parking requirement for general retail and service uses is one accessory off-street parking space per 400 square feet of commercial floor area.

[1] Mapped in connection with the Vernon Boulevard - Broadway Rezoning (C 190386 ZSQ and related actions, effective October 17, 2019).

There is an R6B zoning district mapped in an MIH Area within 100 feet of the north side of 33rd Road between 10th Street and 11th Street.[2] R6B contextual zoning districts permit residential uses with a maximum FAR of 2.2 with the provision of Inclusionary Housing. The minimum street wall height is 30 feet, the maximum street wall height is 45 feet, and the maximum building height is 55 feet with a qualifying ground floor. Above the base height, a setback with a depth of at least 10 feet is required from any street wall fronting on a wide street, and at least 15 feet on a narrow street. Parking is required for 50 percent of the non-income-restricted dwelling units.

Lastly, an R6 zoning district is mapped to the east of the Project Area generally between Broadway and 34th Avenue. R6 districts allow all housing types at a maximum FAR of up to 2.43 and a maximum FAR of up to 4.8 for buildings containing certain community facility uses. R6 is a height factor district where residential and community facility uses are permitted with no fixed height limits. Building envelopes are regulated by a sky exposure plane and open space ratio after a maximum base height of 60 feet. Residential development under the optional Quality Housing Program has a maximum FAR of 2.2 on narrow streets with a 55-foot building height limit and a maximum of 3.0 FAR on wide streets with a height limit of 70 feet. Off-street parking is required for 70 percent of the dwelling units. This requirement is lowered to 50 percent of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used.

4. DESCRIPTION OF THE PROPOSED PROJECT AREA

The proposed Project Area comprises Block 317 in its entirety, consisting of three contiguous tax lots, Lots 1, 16, and 18. The Project Area is approximately 42,472 square feet. The Project Area has approximately 236 feet of frontage on 11th Street, approximately 178 feet of frontage on 33rd Road, approximately 199 feet of frontage on 12th Street and approximately 219 feet of frontage on 33rd Avenue. 11th Street is a wide street. 33rd Avenue, 12th Street, and 33rd Road are narrow streets.

Lot 1 is improved with an approximately 34,692 square foot (0.92 FAR) one-story warehouse building occupied by the Catholic Medical Mission Board distribution center. Vehicular access to Lot 1 is provided by three curb cuts, including an approximately 10 foot curb cut along the 33rd Avenue frontage, an approximately 10 foot curb cut along 33rd Road, and an approximately 35 foot curb cut along the 12th Street frontage. Lots 16 and 18 are improved with one story garage buildings occupied by automobile repair uses. Vehicular access to Lot 16 is provided by two curb cuts, including an approximately 10 foot curb cut along the 12th Street frontage and an approximately 10 foot curb cut along the 33rd Avenue frontage. Lot 18 has an approximately 10 foot curb cut along the 12th Street frontage and an approximately 10 foot curb cut along the 33rd Avenue frontage.

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development is a new eight-story mixed-use building with residential, commercial (local retail), community facility, and light industrial (warehouse) uses. The proposed development contains approximately 195,808 square feet of floor area (4.6 FAR), including approximately 161,940 square feet of residential floor area (228 dwelling units, including 57 to 69 permanently income-restricted pursuant to MIH), approximately 11,605 square feet of commercial (local retail) floor area, 4,450 square feet of community facility floor area, and approximately 17,813 square feet of light industrial (warehouse) floor area.

The Applicant, the Catholic Medical Mission Board, would occupy the 22,263 square feet of community facility (office) and light industrial (warehouse) space. The Catholic Medical Mission Board, an international non-government organization, was started in 1928 to provide "…medical and development aid to communities affected by poverty and unequal access to healthcare.".[3] The Applicant runs a variety of programs related to maternal health, children's health, water and sanitation, nutrition, economic empowerment, emergency response, women's health, advocacy,

[2] Also mapped in connection with the Vernon Boulevard - Broadway Rezoning (C 190386 ZSQ and related actions, effective October 17, 2019).
[3] https://cmmb.org/about-us/

health system strengthening, and HIV treatment and prevention. The warehouse would provide food storage.

The proposed development encompasses the entirety of Block 317, maintaining a continuous street wall on each frontage with active ground floor uses to enhance the streetscape. The residential lobby would be located along the 33rd Avenue frontage with retail space located along 11th Street and 33rd Road and community facility space at the corner of 33rd Avenue and 12th Street. Above the ground-floor podium, the proposed development will have a U-shaped footprint with bulk concentrated along the 33rd Avenue, 11th Street, and 12th Street frontages. The proposed development would rise to a base height of five-stories (52 feet) before setting back approximately 25 feet along 33rd Avenue, a narrow street, approximately 18 feet along 33rd Road, a narrow street, and approximately 23 feet along 12th Street, a narrow street. The proposed development would have a maximum height of eight stories (83 feet) on the northernmost portion of the Development Site. The cellar will contain an attended parking garage accessible via a new 20-foot wide curb cut on 33rd Avenue with 85 accessory off-street parking spaces. An off-street accessory loading berth is provided on 12th Street.

6. ACTIONS NECESSARY TO FACILITATE THE PROJECT

The actions necessary to facilitate the proposed development are:

1. a zoning map amendment to change the existing R5 zoning district mapped on Block 317, Lots 1, 16, and 18 (the “Project Area”) to a Special Mixed Use ("MX") district designated MX-23 that pairs an R7A residential district with an M1-4 manufacturing district; and

2. a zoning text amendment modifying Zoning Resolution (“ZR”) Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 1, Queens to establish the Project Area as a Mandatory Inclusionary Housing (“MIH”) Area.

The proposed actions would allow for new mixed-use development consistent with the existing character of the surrounding area while introducing newincome-restricted housing and space for job creating business in close proximity to public transportation. The proposed higher density, range of uses and lower parking requirement permitted in the M1-4/R7A (MX-23) zoning district would be consistent with the built context of the surrounding area, industrial and arts-based neighborhood character and area-wide planning goals.

Zoning Map Amendment

The proposed extension of the existing M1-4/R7A (MX-23) zoning district would be bounded by 33rd Road to the south, 33rd Avenue to the north, 11th Street to the west and 12th Street to the east. The Special Mixed-Use District was established in 1997 to encourage investment in and enhance the vitality of existing neighborhoods, such as Ravenswood, with mixed residential and industrial uses in close proximity and to create expanded opportunities for new mixed-use communities. New residential and non-residential uses (commercial, community facility, semi-industrial and light industrial) can be developed as-of-right and be located side-by-side or within the same building. Pairing a manufacturing district with a residential district (*e.g.* the proposed pairing of R7A and M1-4 zoning districts) ensures a balanced variety of available uses.

Residential uses are generally subject to the bulk controls of the governing residence district; commercial, industrial and community facility uses are subject to the M1 district bulk controls, except that community facilities are subject to residential FAR limits. Most light industrial uses are permitted in each MX district as-of-right, others are subject to restrictions and Use Group 18 uses are excluded altogether, except for small breweries.

The proposed M1-4/R7A (MX-23) zoning district allows for new medium-density mixed-use development with a maximum total FAR of 4.6. The proposed M1-4/R7-4 (MX-23) district would permit residential uses (Use Groups 1 and 2), community facility uses (Use Groups 3 and 4), commercial uses (Use Groups 5 to 14), semi-industrial uses (Use Group 16) and certain light industrial uses (Use Group 17). The maximum residential FAR is 4.6 in MIH Areas, the maximum

community facility FAR is 4.0, the maximum commercial FAR is 2.0 and the maximum manufacturing FAR is also 2.0. The minimum required street wall is 40 feet and the maximum base height is 75 feet. Setbacks are required above the maximum base height, and the maximum building height is 95 feet for buildings with a qualifying ground floor in an MIH Area. New residences are required to provide off-street parking for 50 percent of the dwelling units, with an exemption for income-restricted units within the Transit Zone. No parking is required for non-residential uses.

In contrast to the existing R5 zoning district, which allows a maximum residential FAR of 1.25, the proposed M1-4/R7A (MX-23) zoning district allows a higher maximum FAR of 4.6 in the proposed MIH Area. Within an MIH Area, this increase in the maximum FAR is permitted to facilitate the development of income-restricted housing units. The proposed rezoning to M1-4/R7A (MX-23) removes the maximum lot coverage restrictions in the R5 district. This allows the proposed development to utilize a greater portion of the Development Site, resulting in a more efficient development. The proposed M1-4/R7A (MX-23) zoning district also allows commercial, semi-industrial, and light industrial uses in contrast to the existing R5, where the only new development permitted would be low-density residential uses.

The proposed M1-4/R7A (MX-23) zoning district is consistent with City policy to position higher density developments near transit along wide streets that can support such development. The proposed district is appropriate because of the close proximity of the Project Area to public transportation and the location of the Project Area on a wide street, 11th Street. The Project Area is located near transit and is within a Transit Zone, which is recognized as an area well-served by public transportation with low automobile ownership rates. Bus service is directly accessible from the Project Area via the Q103 and Q104 bus lines and via the Q69 and Q100 at 21st Street. These buses provide connections to the Broadway N/W and the 21st Street-Queensbridge F subway stations a short distance away. Moreover, the M1-4/R7A (MX-23) zoning district (within an MIH Area) is appropriate for the Project Area because the adjacent wide street, 11th Street, can support the R7A envelope. This is evident from the existing eight-story context within the R7A/C2-3 district mapped across Broadway one block to the north. The proposed M1-4/R7A (MX-23) zoning district when mapped within the proposed MIH Area has comparable bulk provisions to the surrounding zoning districts, including the existing M1-4/R7A (MX-23) zoning district mapped to the north of the Project Area along Broadway between 11th Street and 12th Street and the R7A/C2-3 district mapped two blocks north of the Project Area across Broadway. The proposed development would be similar in scale to the eight-story residential buildings at 11-15 Broadway and 12-15 Broadway to the north. The proposed M1-4/R7A (MX-23) zoning district also has comparable bulk provisions to the existing R7X/C1-3 district mapped to the northwest of the Project Area across 11th Street, although the R7X/C1-3 district allows a higher FAR of 6.0 and greater building height of 145 feet.

The proposed zoning change from the existing R5 zoning district to an M1-4/R7A (MX-23) would reinforce existing land use patterns in the surrounding area and introduce new residential and complementary non-residential uses. Existing non-conforming industrial uses within the R5 zoning district have not been redeveloped with conforming residential uses potentially due to the limited development permitted under the R5 district provisions. The proposed M1-4/R7A (MX-23) zoning district would facilitate new conforming residential growth in this area. With the proposed MIH Area, it also facilitates the creation of new income-restricted housing in Queens Community District 1, where, according to the U.S. Census Bureau, 37.4 percent of households are rent burdened.[4]

In addition to allowing residential use at a higher density, the proposed M1-4/R7A (MX-23) zoning district allows multiple floors of non-residential uses in a mixed-use building and allows a range of commercial (Use Groups 4-14), semi-industrial (Use Group 16), light industrial uses (Use Group 17), and heavy industrial uses (Use Group 18) that are not permitted within the existing R5 district or nearby C1 and C2 commercial overlays. The M1-4/R7A (MX-23) zoning district is necessary to allow the proposed warehouse space at the development site. It further provides the flexibility to allow for light industrial tenants in addition to proposed community facility, commercial and warehouse uses. The expansive range of uses available in the proposed M1-4/R7A (MX-23) is also consistent with and would reinforce the industrial-based character of the area. The

[4] Based on American Community Survey 2014-18 Five Year Estimates for Public Use Microdata Area (PUMA) 4101, which approximates Queens Community District 1, available at: https://communityprofiles.planning.nyc.gov/queens/1#resources.

proposed M1-4/R7A (MX-23) zoning district ensures that this wide range of community facility, commercial, and light industrial (warehouse) uses are permitted in the Project Area.

The proposed M1-4/R7A (MX-23) zoning district is consistent with the City's New York Works Plan, which seeks to create 20,000 jobs within the industrial and manufacturing sectors, 10,000 jobs within the creative and cultural sectors, and 25,000 jobs in office districts in Manhattan and in emerging commercial centers. The proposed M1-4/R7A (MX-23) permits a range of commercial, semi-industrial and light industrial uses that would facilitate job creation in various sectors, including the sectors emphasized in New York Works.

Zoning Text Amendment

The proposed zoning text amendment to designate the Project Area as an MIH Area is consistent with the policy goals of the City's Housing New York: A Five-Borough, Ten-Year Plan and Housing Our Neighbors: A Blueprint for Housing and Homelessness. As noted above, the U.S. Census Bureau determined that 37.4 percent of households in Queens Community District 1 are rent burdened, spending 35 percent or more of their income on rent. In addition, 18.1 percent of residents in Community District 1 have incomes below the NYC.gov Poverty Measure. As noted above, there are Inclusionary Housing Designated Areas located north of the Project Area in the R7A zoning districts that were mapped along Vernon Boulevard and 21st Street in the 2010 Astoria Rezoning (C 100199 ZMQ). There is an MIH Area located immediately west of the Project Area, established in connection with the Vernon Boulevard and Broadway Rezoning (C 190386 ZSQ and related actions, effective October 17, 2019), as well as an MIH Area located immediately south of the Project Area, established in connection with the 11th Street and 34th Avenue Rezoning (C 210234 ZMQ).

The MIH program requires the provision of permanently income-restricted housing within new residential developments, enlargements and conversions from non-residential to residential use within mapped MIH Areas. The proposed zoning text amendment would establish an MIH Area contiguous with the Project Area requiring the proposed development to comply with the requirements of MIH Option 1 or Option 2. MIH Option 1 requires 25 percent of the residential floor area to be provided as housing affordable to households at an average of 60 percent of the Area Median Income ("AMI"), with no unit targeted at a level exceeding 130 percent of AMI. MIH Option 2 requires 30 percent of the residential floor area to be provided as housing affordable to households at an average of 80 percent AMI, with no unit targeted at a level exceeding 130 percent of AMI. The MIH Program would require the creation of 57 to 69 total permanently income-restricted housing units within the proposed developments.

7. CONCLUSION

Overall, the proposed zoning map and text amendments are consistent with existing land uses within the surrounding area and promote new mixed-use development on a suitable, underutilized property. These actions will further community and citywide goals, including bringing the zoning more in line with the prevalence of existing semi-industrial, industrial and mid-density multi-family residential uses in the Ravenswood neighborhood. The actions will also further the objectives of the City's Housing New York: A Five-Borough, Ten-Year Plan and Housing Our Neighbors: A Blueprint for Housing and Homelessness by creating more opportunities for housing and the City's New York Works Plan by promoting the creation of new jobs in the industrial and cultural sectors. The existing R5 zoning designation within the Project Area does not promote the development of new housing, nor does it permit commercial use. The rezoning of the Project Area to an M1-4/R7A (MX-23) district with an MIH Area designation facilitates the proposed mixed-use, transit-oriented development with a total of approximately 228 dwelling units, including approximately 57 to 69 permanently income-restricted housing units pursuant to either MIH Option 1 or 2, and new job generating commercial, light industrial and community facility uses.