

Innovation QNS Rezoning & LSGD

CPC Scope Determination Presentation | November 28, 2022

NYC PLANNING

City Council Modifications

Modification Overview

Development Site

- All proposed office space and a portion of the Innovation Hub will be converted to residential floor area
- Ground floor retail to remain intact
- Increase of total units from **2,843** to **3,190 DUs**
  - Approximately **345** additional DUs (86 MIH)

Non-Applicant-Owned Sites

- Decrease in projected unit count from over 800 units to 347 units outside of development site

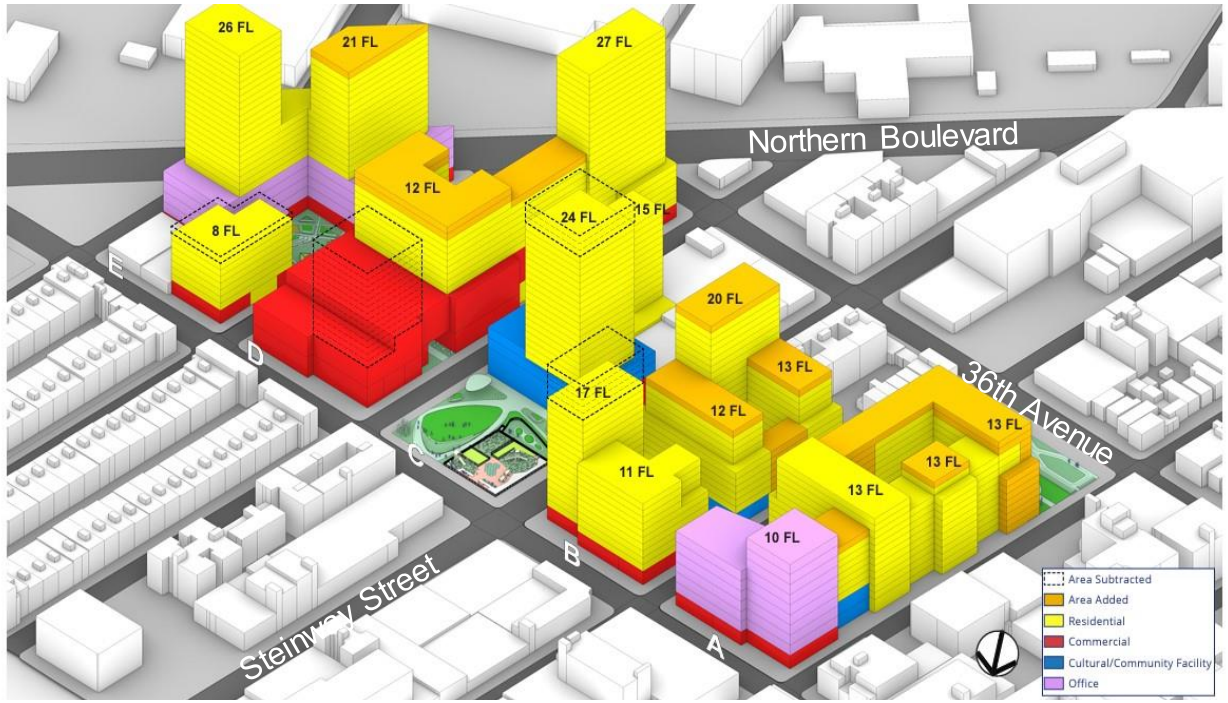
Tech Memo Update

- No new significant impacts
- Slight increase to existing early childhood impact
- All changes are within scope

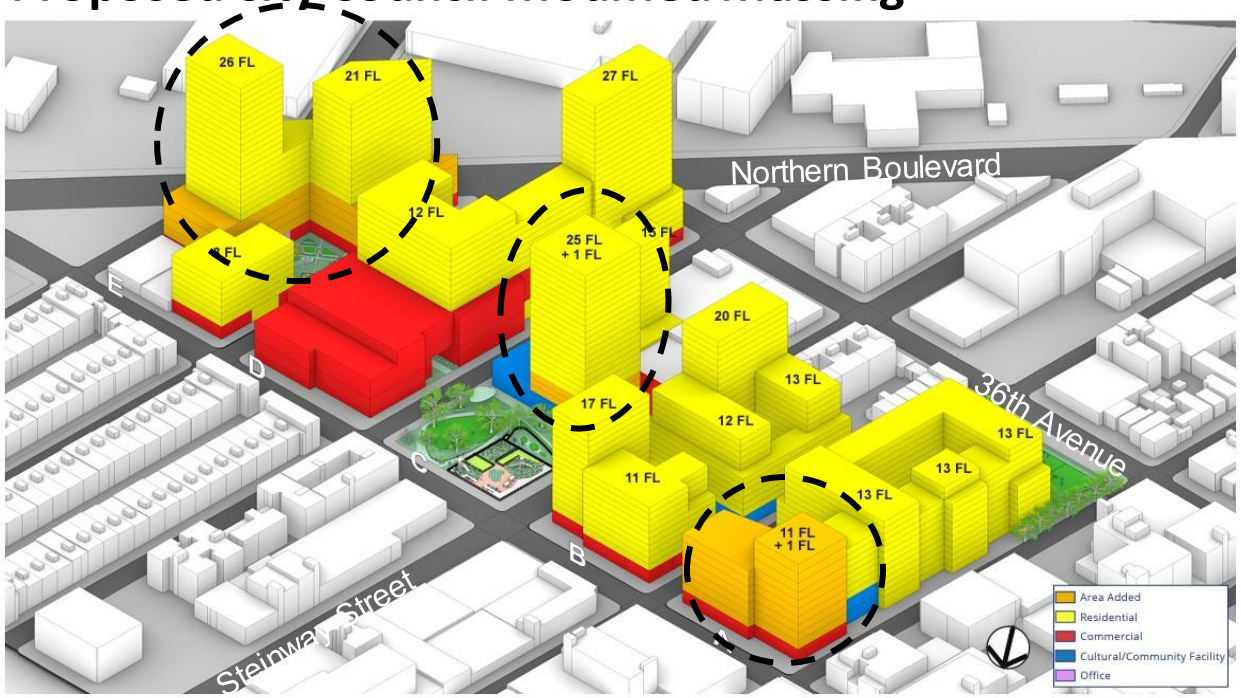


City Council Modification: Use Conversion

CPC Approved Massing



Proposed City Council Modified Massing



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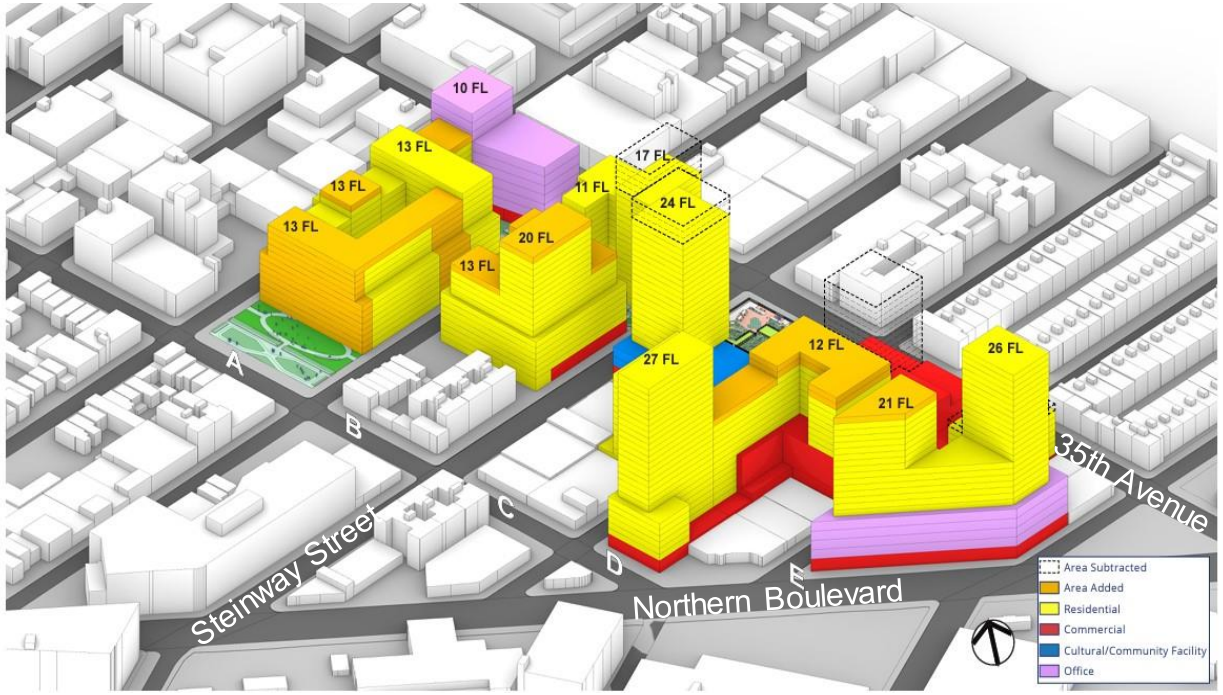

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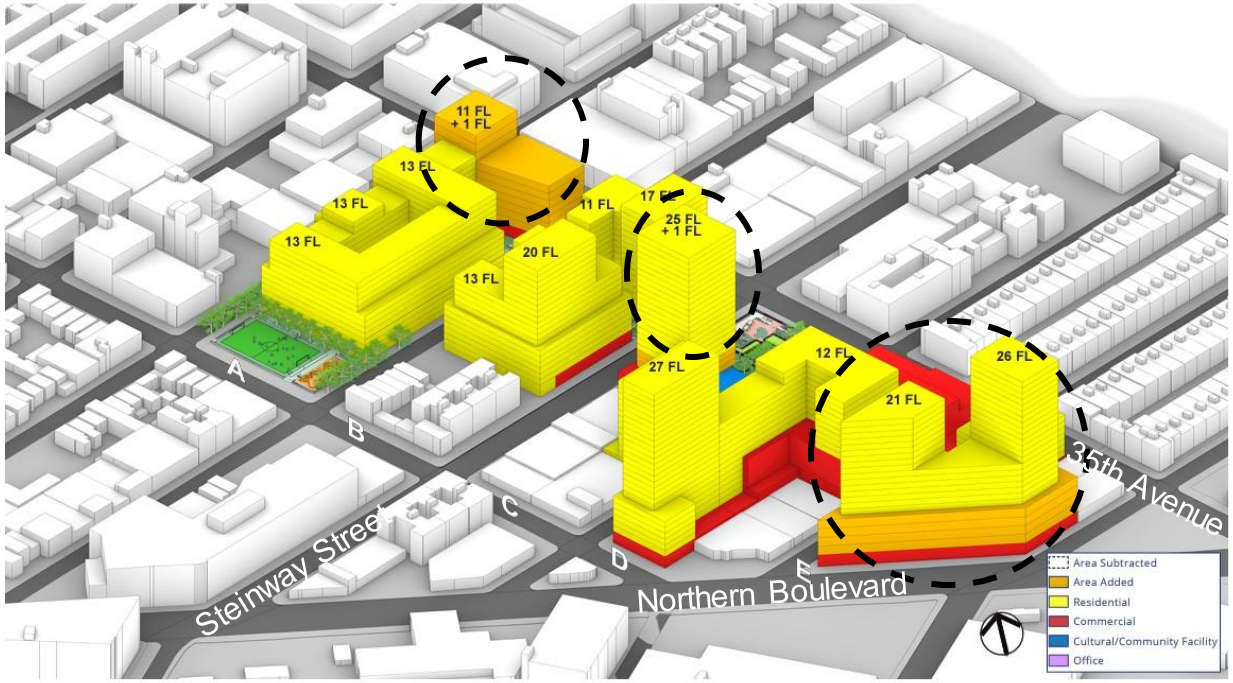
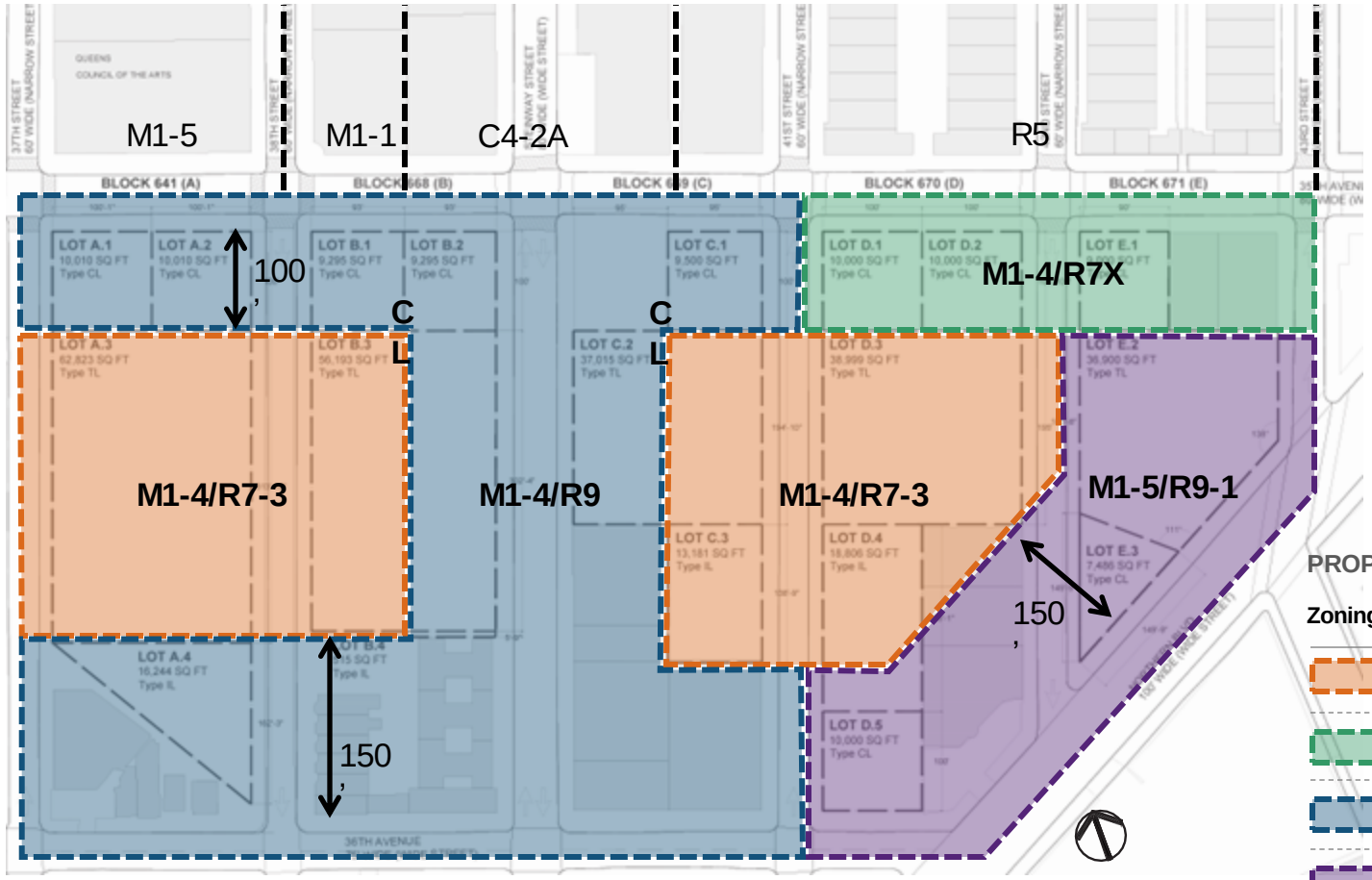


City Council Modification: Zoning Districts



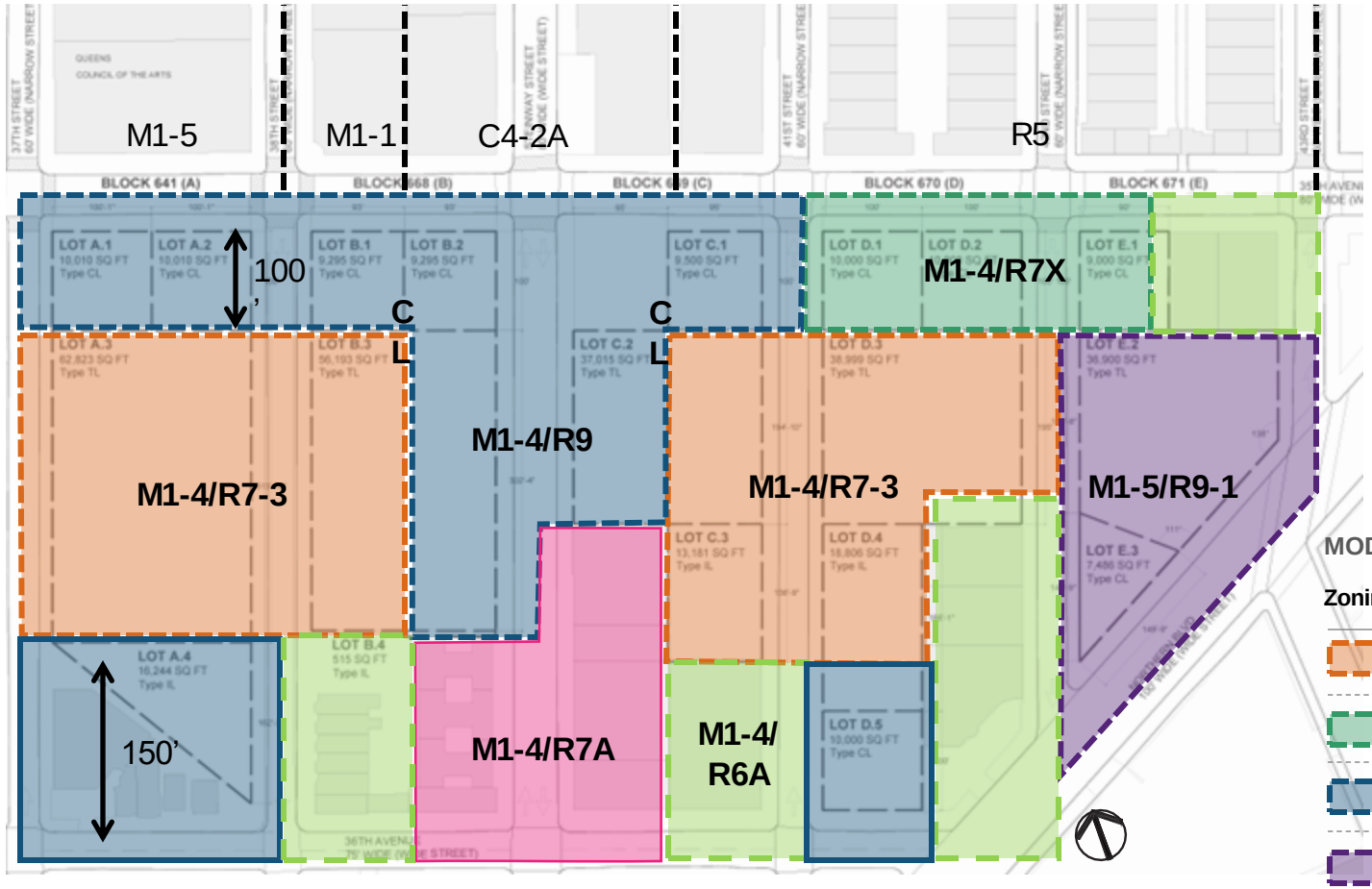
CPC Approved Zoning Map

PROPOSED ZONING DISTRICTS

Zoning District	Max FAR	Max base height	Max bldg. height
M1-4/R7-3	6.0	85’	185’
M1-4/R7X	6.0	105’	145’
M1-4/R9	8.0	85’	225’
M1-5/R9-1	9.0	90’	280’

Blended FAR = 7.2

City Council Modification: Zoning Districts



City Council Modified Zoning Map

MODIFIED ZONING DISTRICTS

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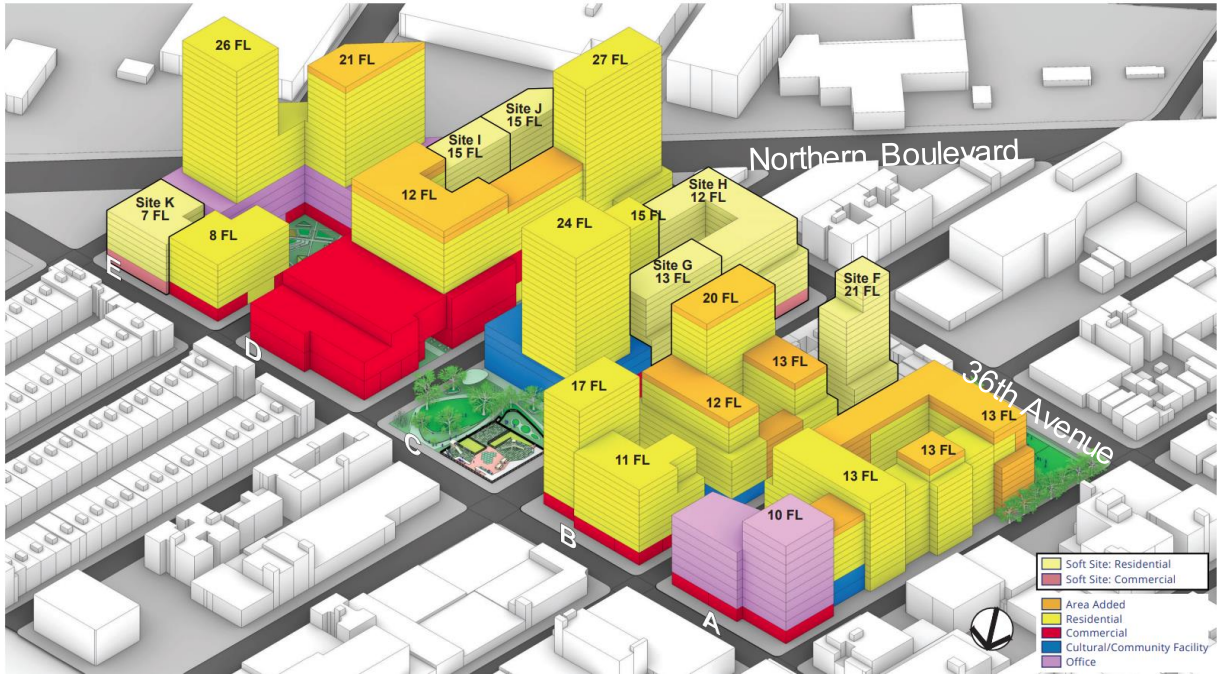
M1-4/R7X	6.0	105’	145’
M1-4/R9	8.0	85’	225’
M1-5/R9-1	9.0	90’	280’
M1-4/R6A	3.6	65’	85’
M1-4/R7A	4.6	75’	95’

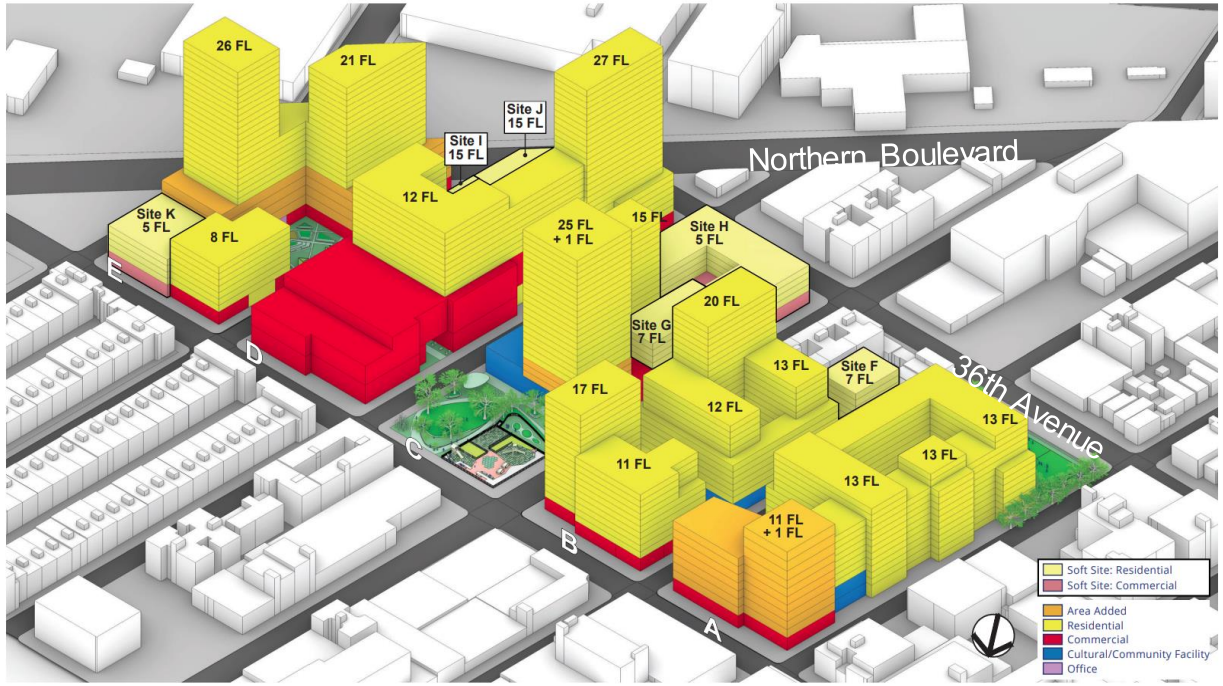
Blended FAR = 7.2

City Council Modification: Non-Applicant Owned Sites

CPC Approved Massing – Potential Build Out



Proposed City Council Modified Massing – Potential Build Out



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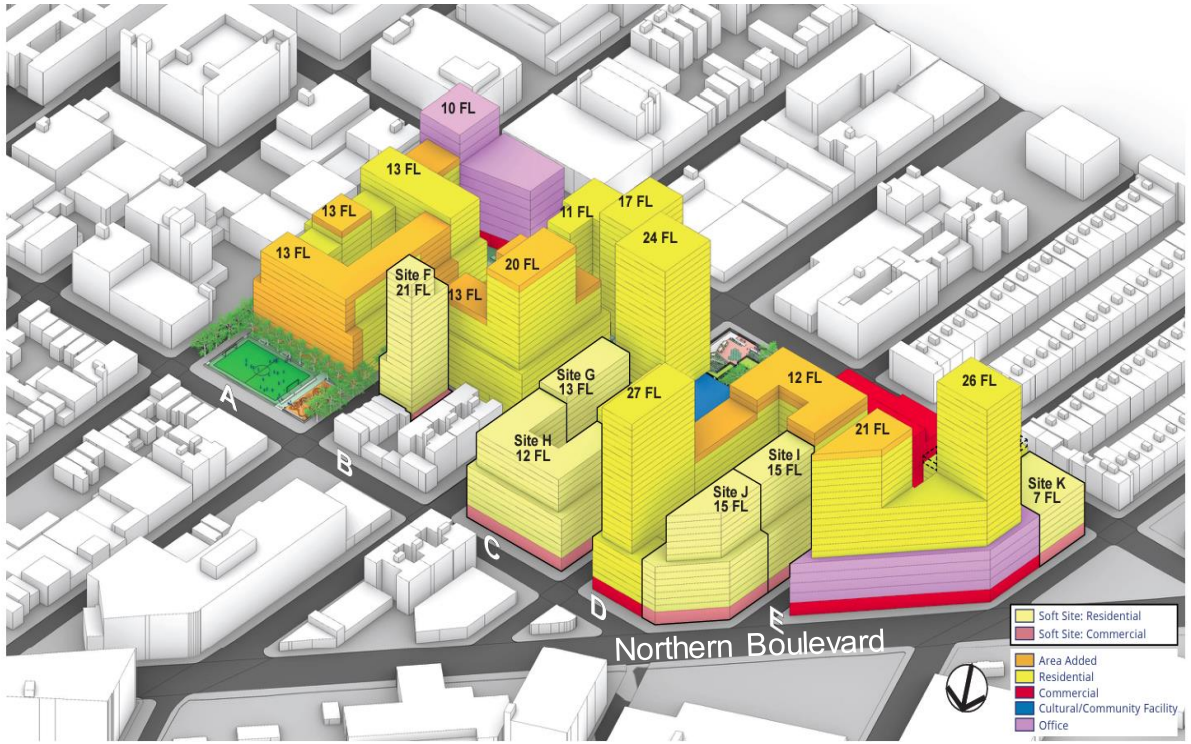

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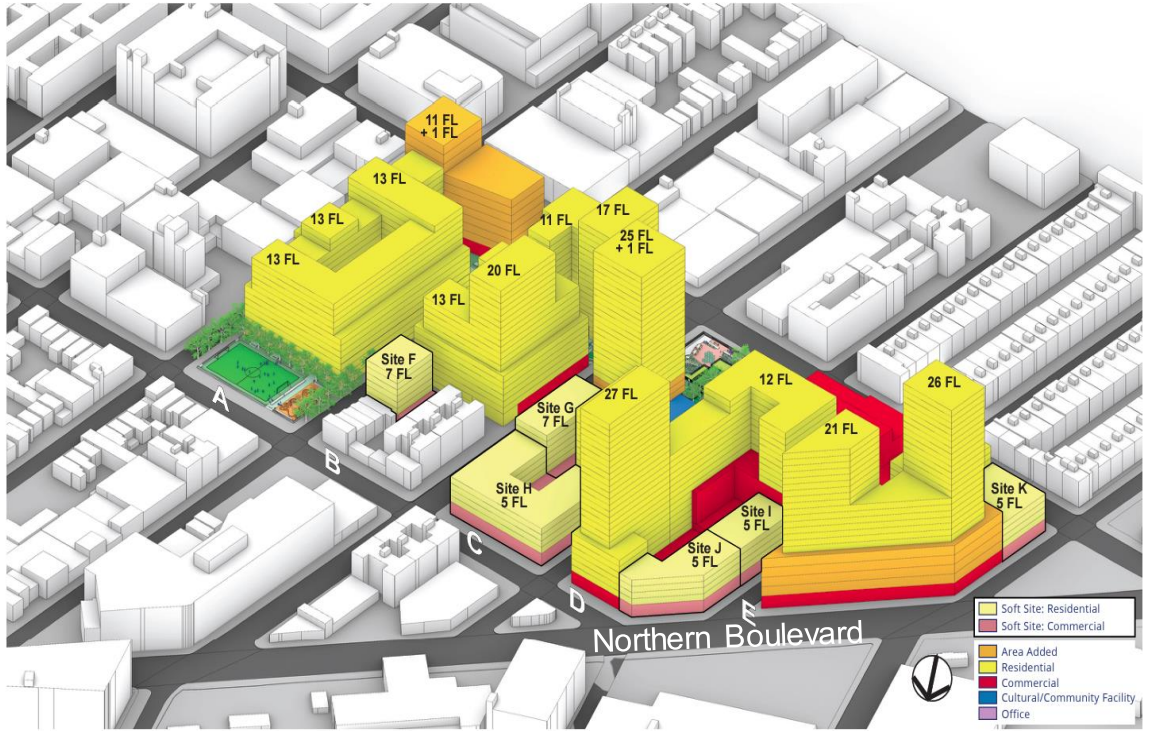

Summary

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Appendix

City Council Modification: Outparcel Zoning District Change



INNOVATION QNS
ASTORIA, QUEENS
COMMUNITY DISTRICT 1

Existing Zoning
Figure S-3