

HALLETTS NORTH REZONING & SPECIAL PERMIT

Review Session – Certification | March 28, 2022

NYC PLANNING

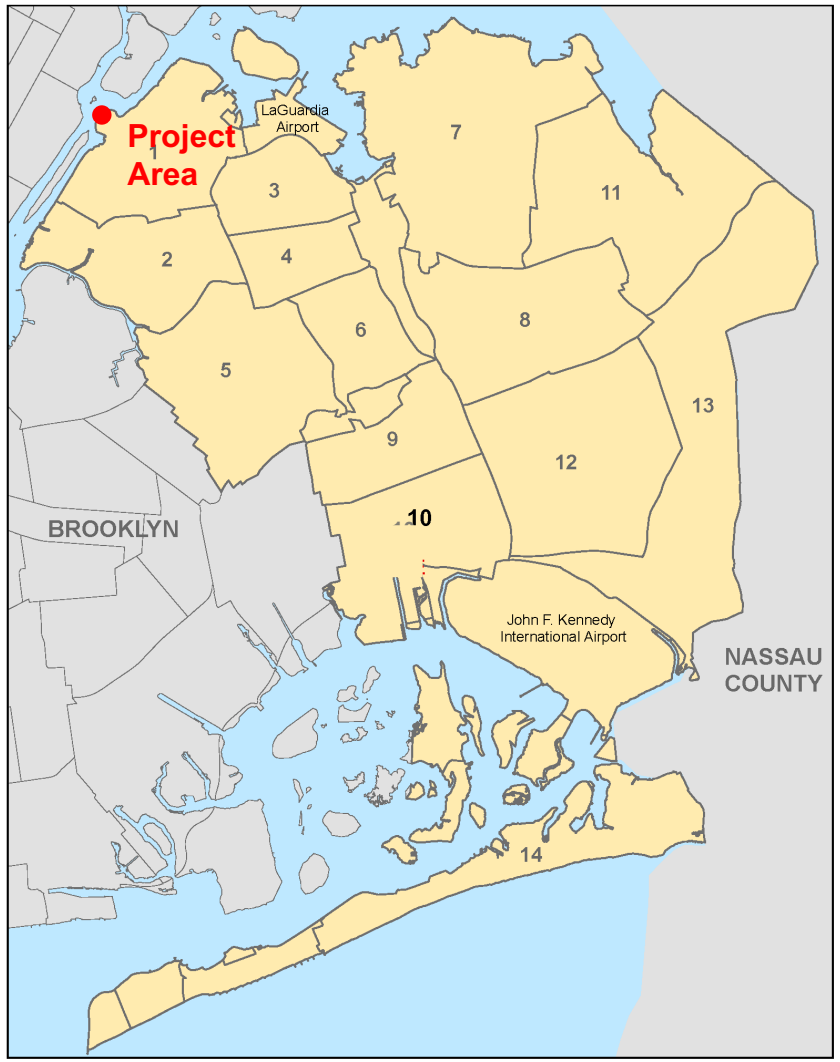
Project Overview

Applicant Astoria Owners LLC

Location 3-15 26th Avenue, Astoria, Queens, Community District 1

Actions Requested

- Zoning map amendment
- Zoning text amendment
- Waterfront special permit pursuant to ZR 62-827(a)
- Waterfront authorizations pursuant to to ZR 62-822(a) and ZR 62-822(b)
- Waterfront authorization pursuant to ZR 62-822(c)
- An amendment to the City Map to de-map the portion of 3rd Street between 25th Avenue and the East River



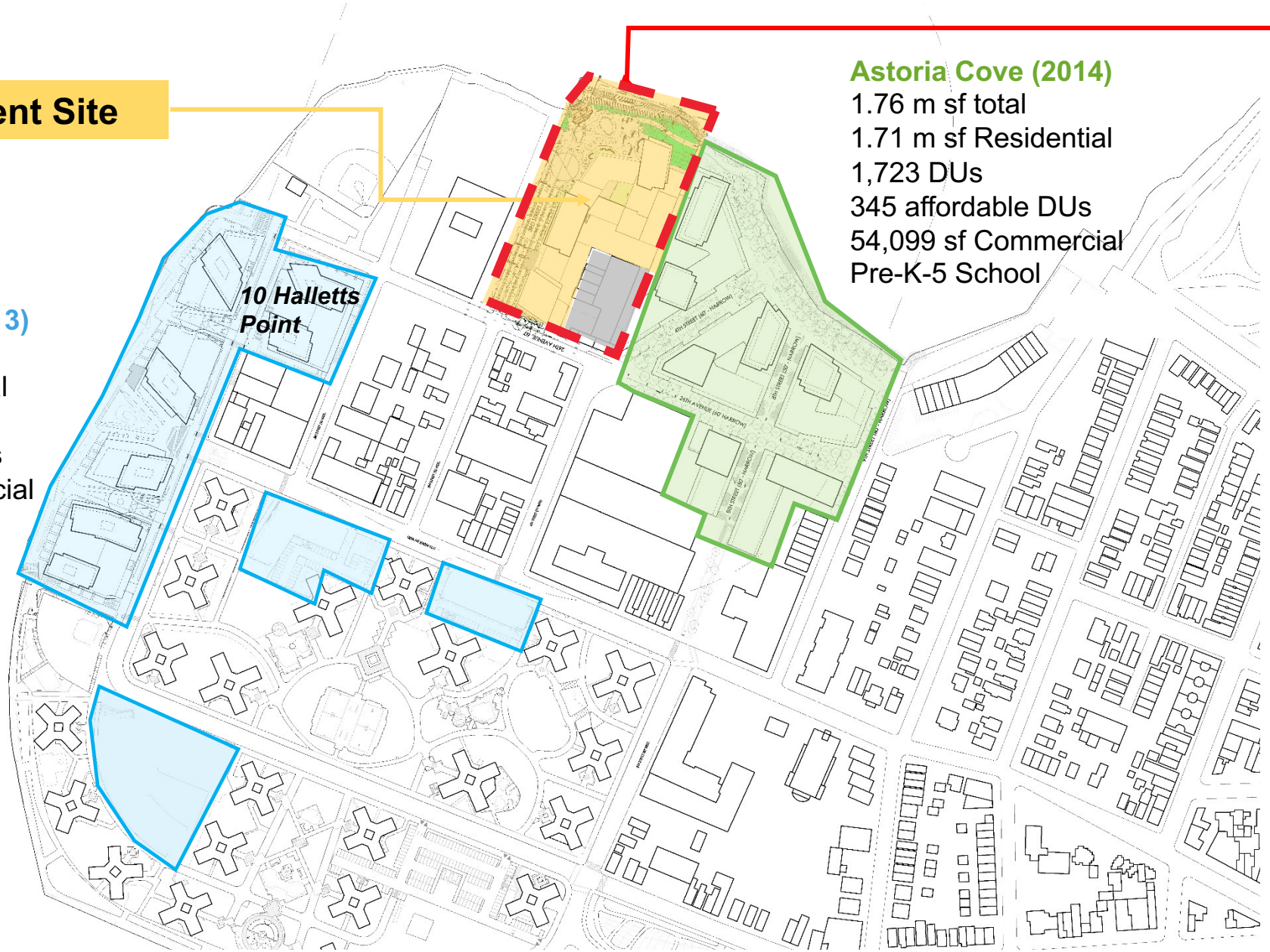
Prior Actions

Development Site

Project Area

Halletts Point (2013)
2.7 m sf total
2.2 m sf Residential
2,644 DUs
483 affordable DUs
68,000 sf Commercial
K-8 School

Astoria Cove (2014)
1.76 m sf total
1.71 m sf Residential
1,723 DUs
345 affordable DUs
54,099 sf Commercial
Pre-K-5 School



Aerial Context



Aerial Context



Halletts North

Aerial Context

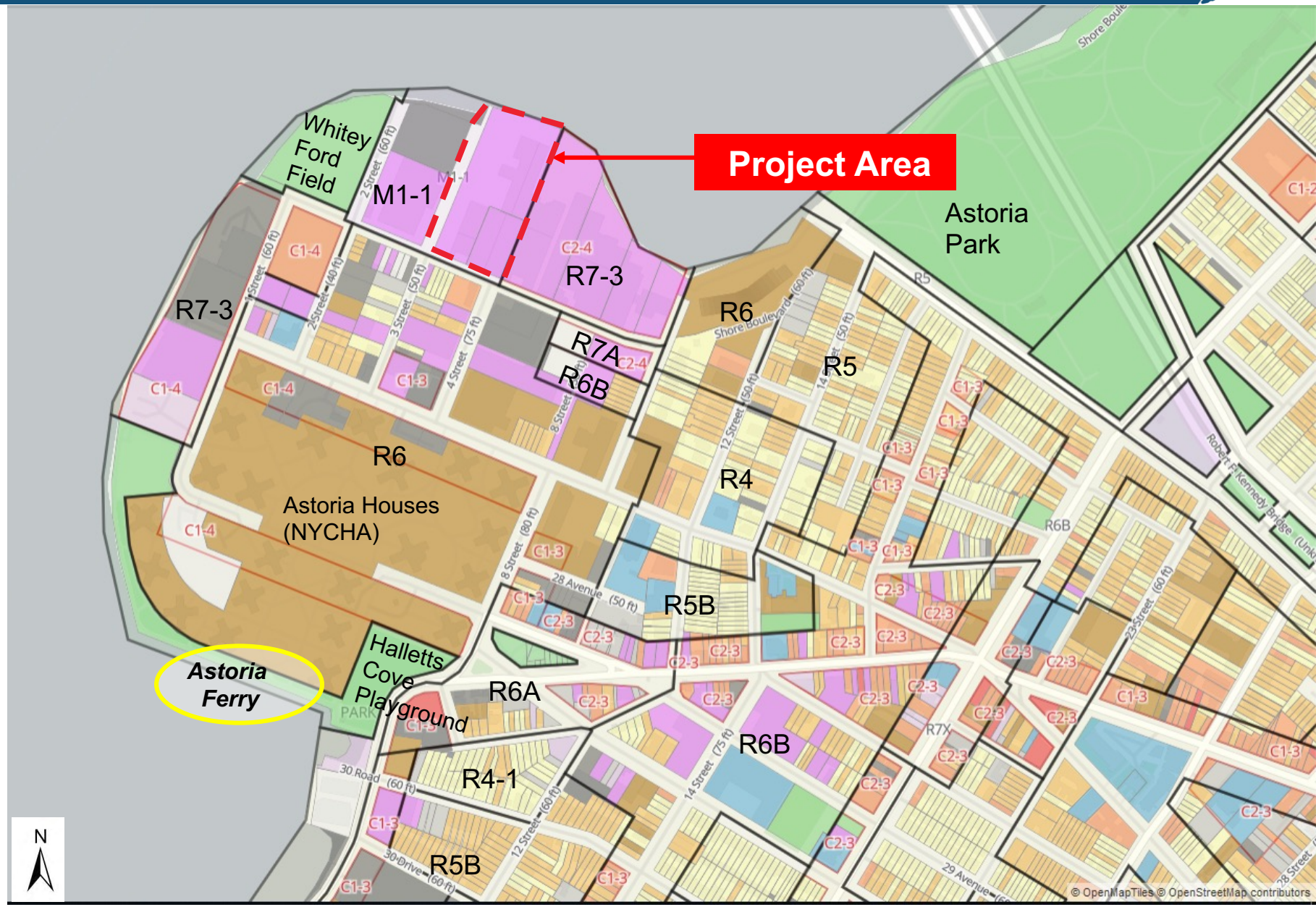


Halletts North

Land Use and Zoning

Land Use

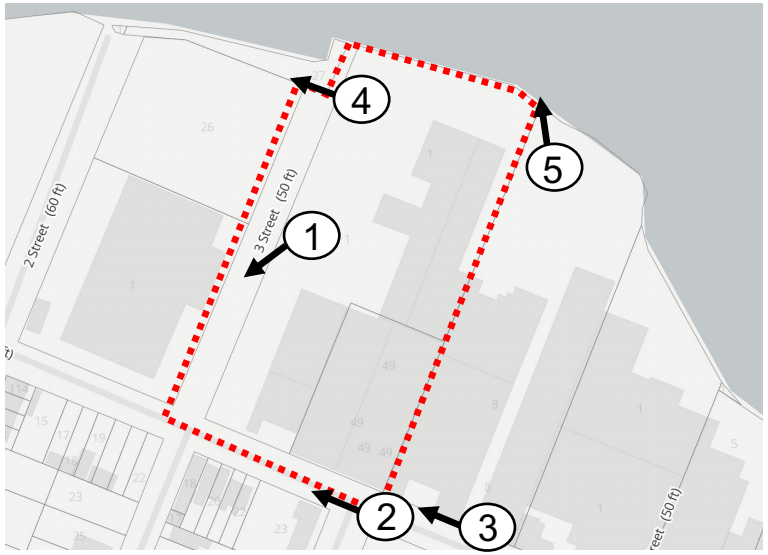
- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other



Project Area



Street Views





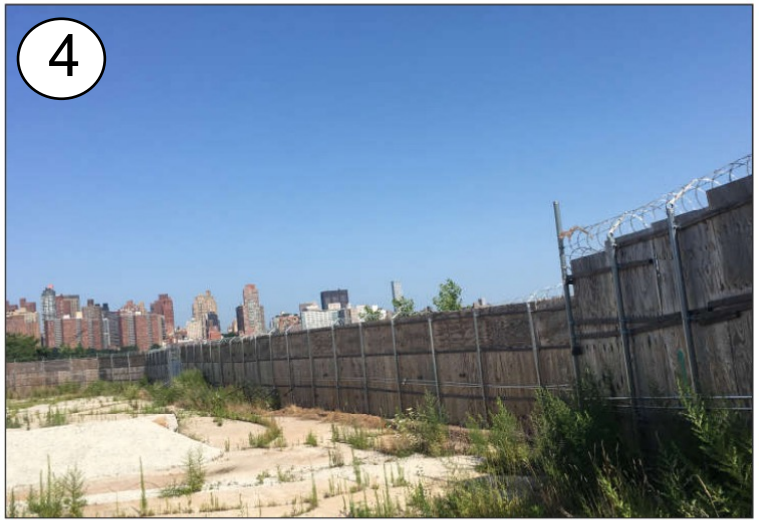
2. View of the project area looking west along 26th Avenue



3. View of the project area looking west along 26th Avenue



1. View of the project area looking southwest



4. View of the project area looking west



5. View of the project area looking at the waterfront edge

Proposed Development

New 986,000 development:

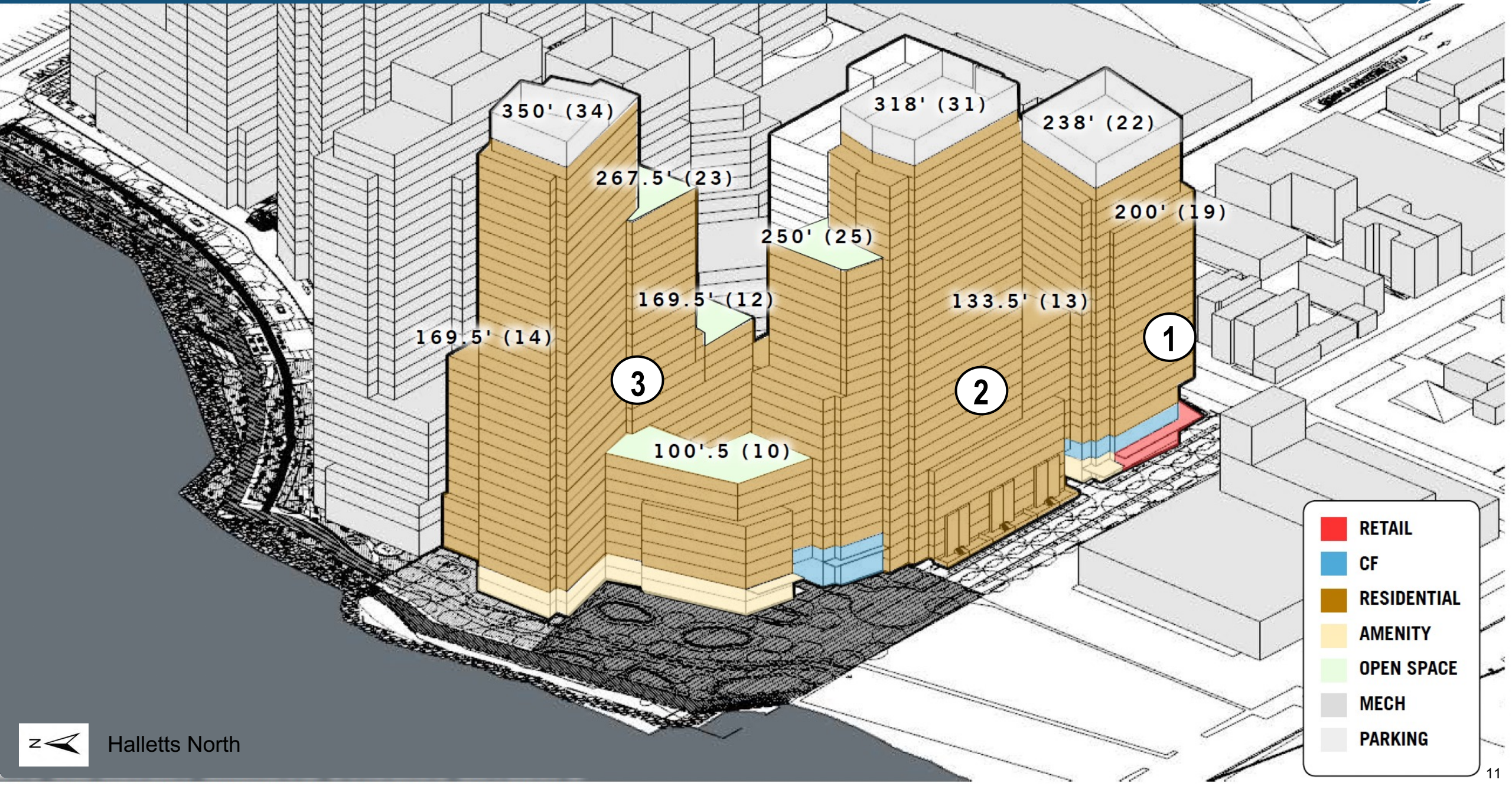
- **Residential**
  - 1,400 dwelling units
  - 350 affordable units
- **Non-residential**
  - 1,800 sf commercial use
  - 21,500 sf community facility
- 525 parking spaces
- One acre of open space



For illustrative purposes only

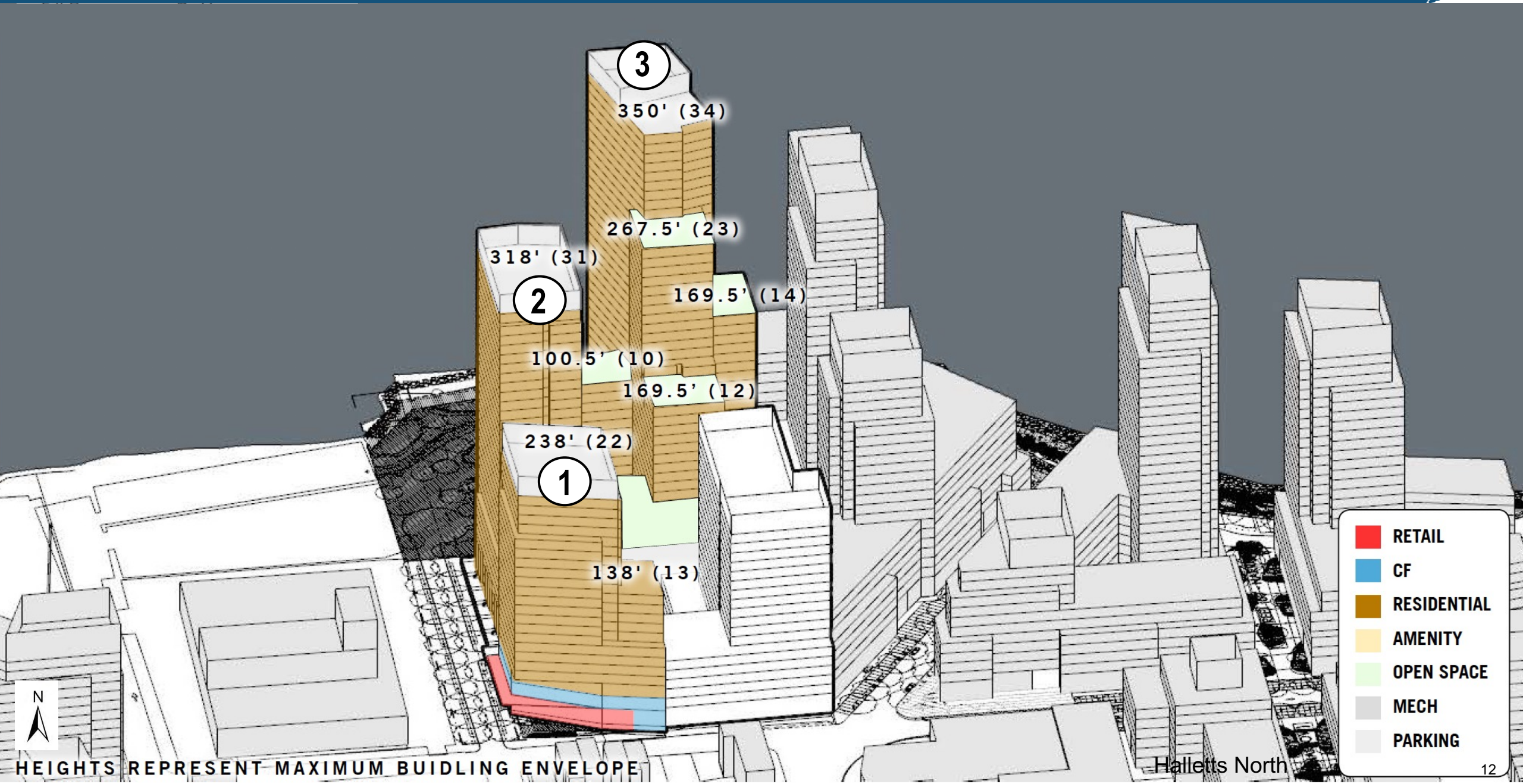
View from the East River looking southeast

Proposed Massing

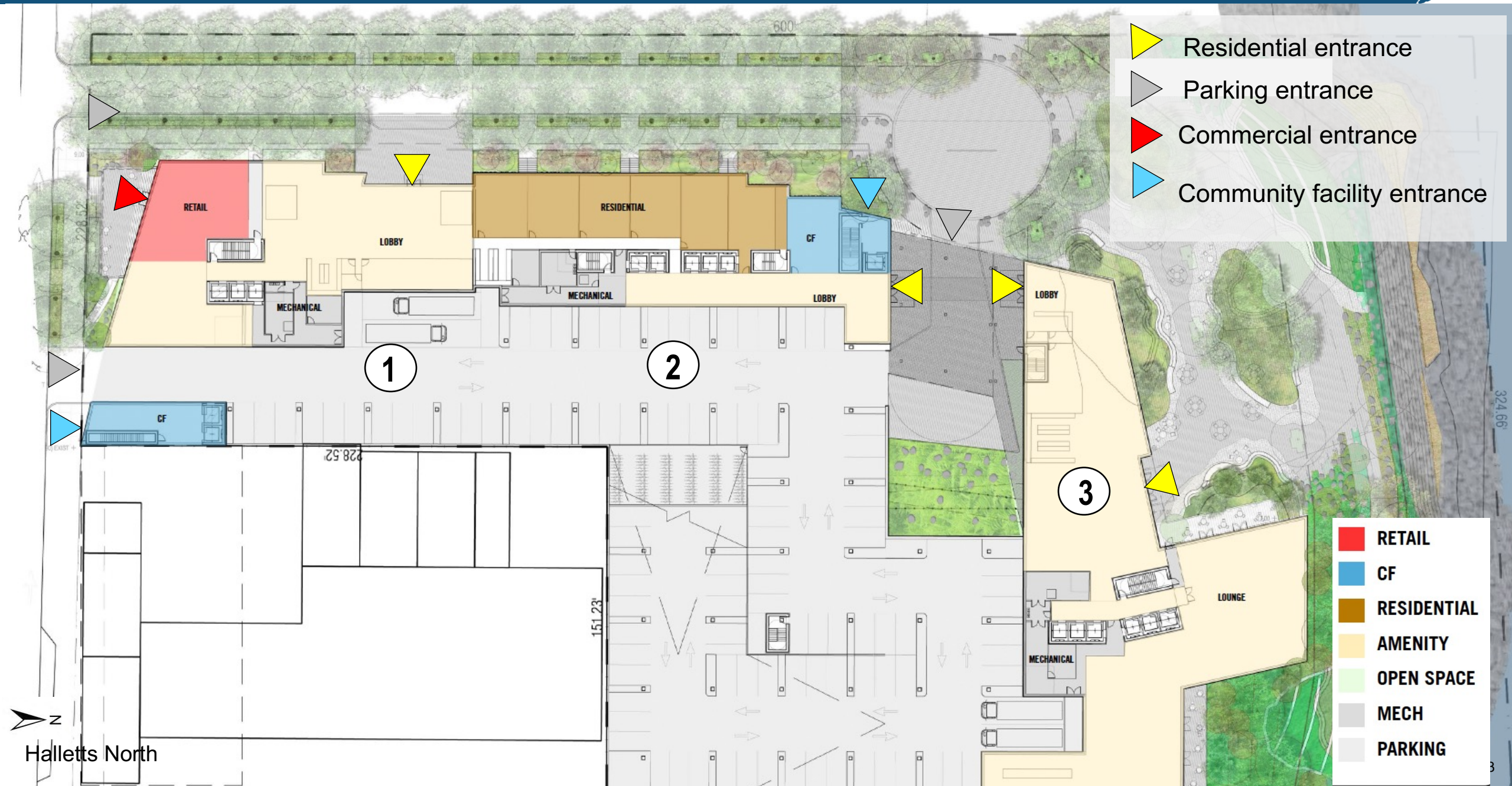


Halletts North

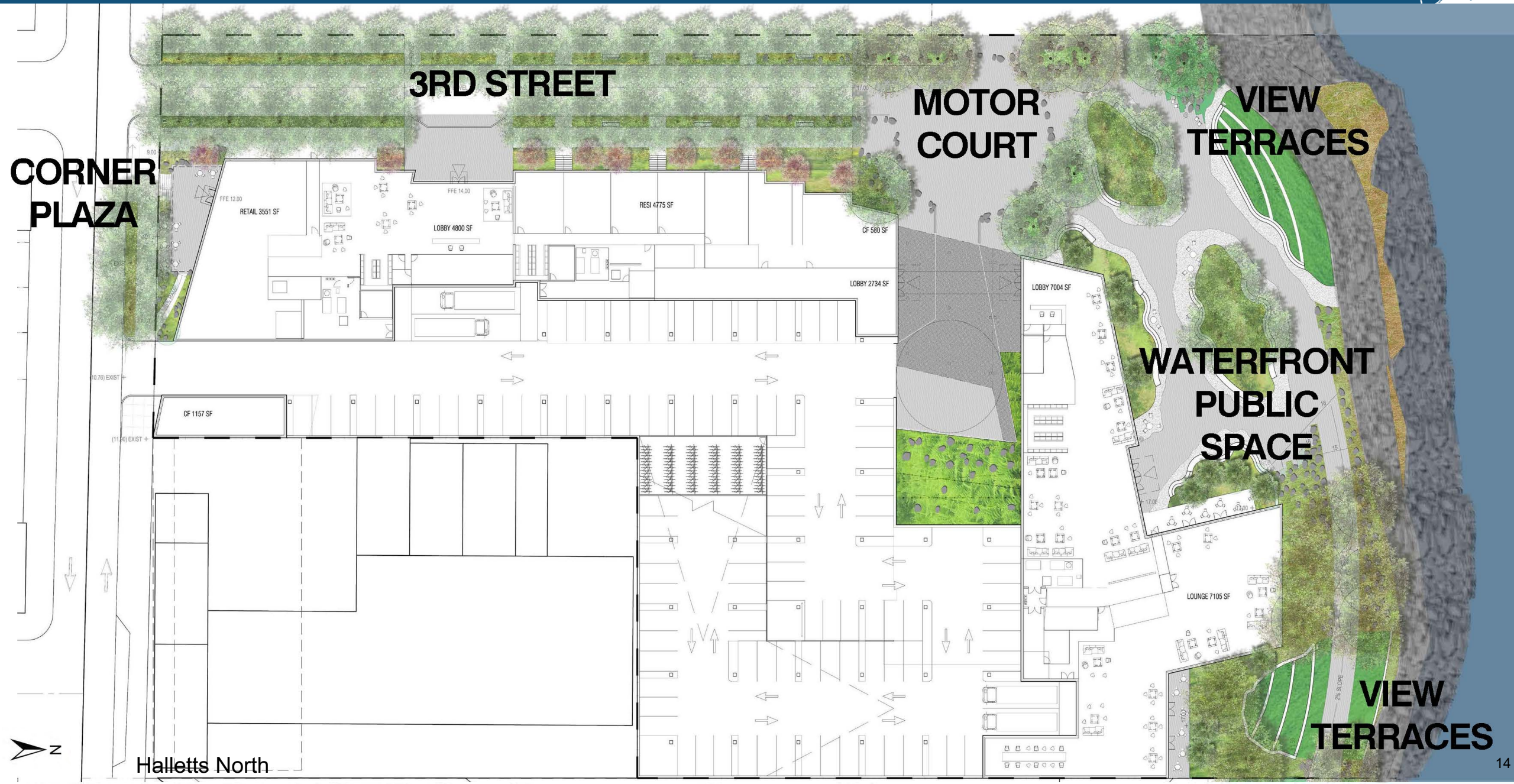
Proposed Massing



Ground Floor Plan



Waterfront Public Access Area



Halletts North

Waterfront Public Access Area: Corner Plaza



3RD STREET

MOTOR COURT

VIEW TERRACES

CORNER PLAZA

WATERFRONT PUBLIC SPACE

VIEW TERRACES

RETAIL 3551 SF

LOBBY 4800 SF

RESI 4775 SF

CF 580 SF

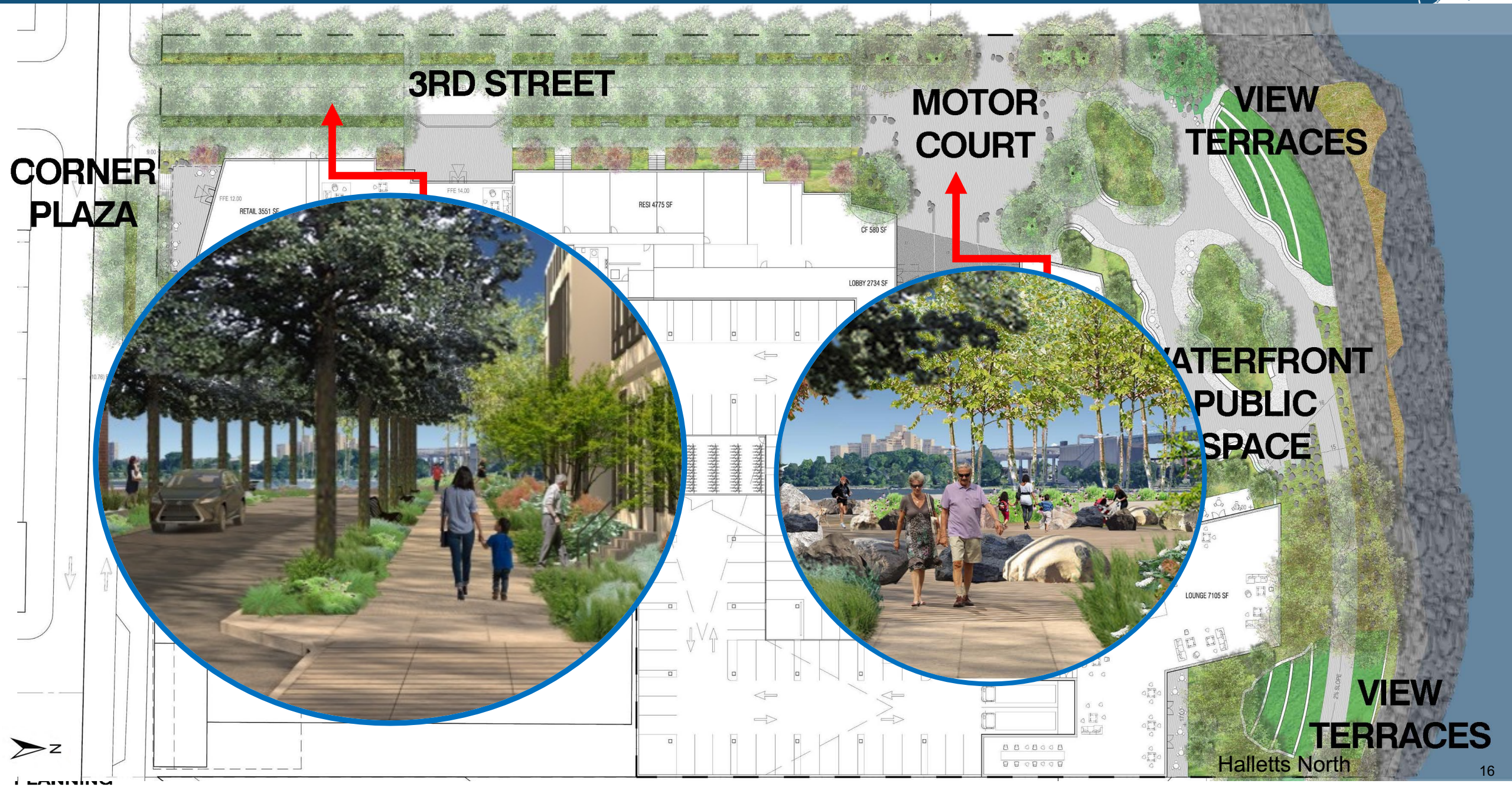
LOBBY 2734 SF

LOBBY 7004 SF

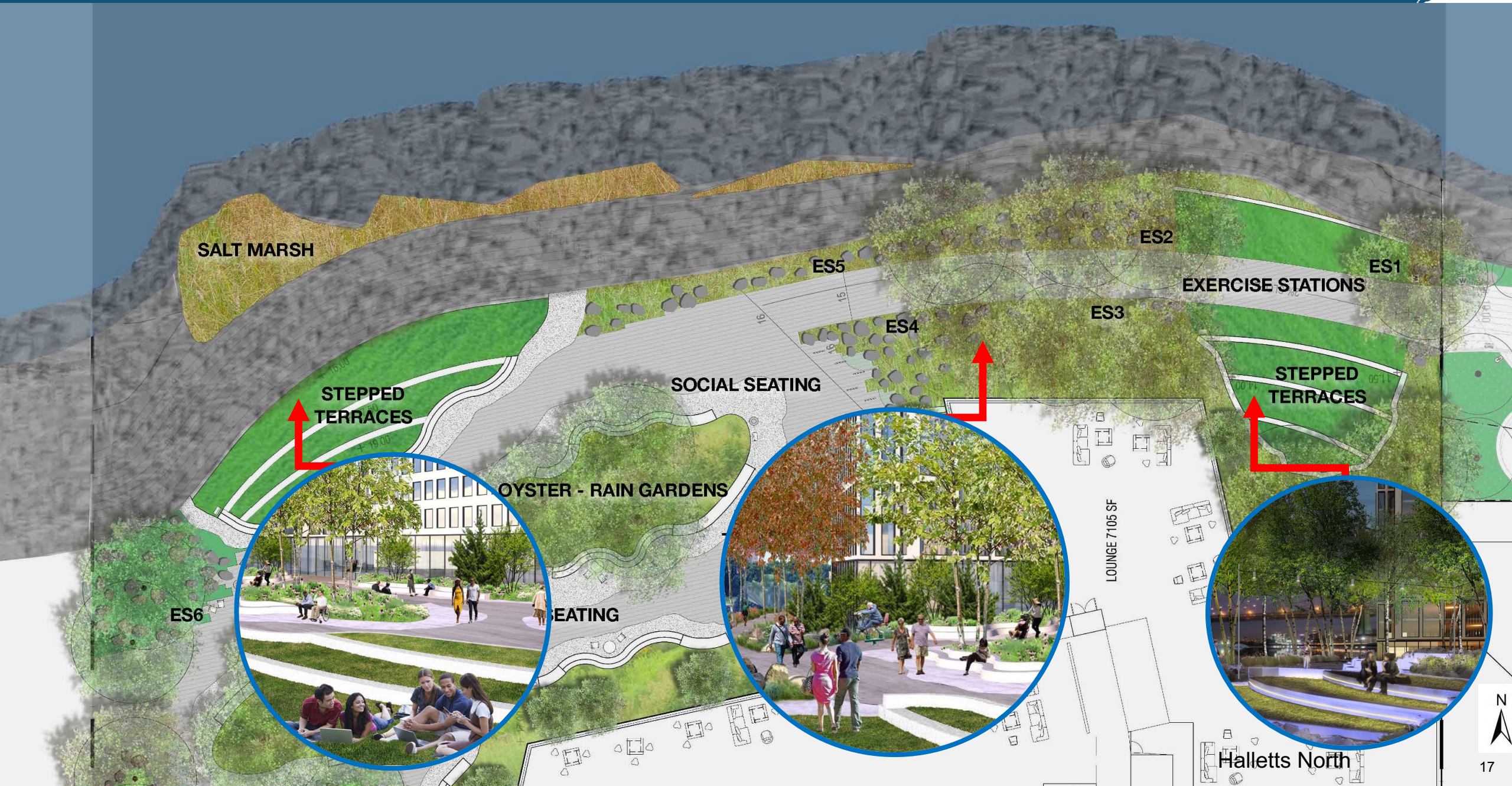
LOUNGE 7105 SF

Halletts North

Waterfront Public Access Area: Upland Connection



Waterfront Public Access Area: Waterfront Esplanade



Waterfront View



Summary of Actions Requested

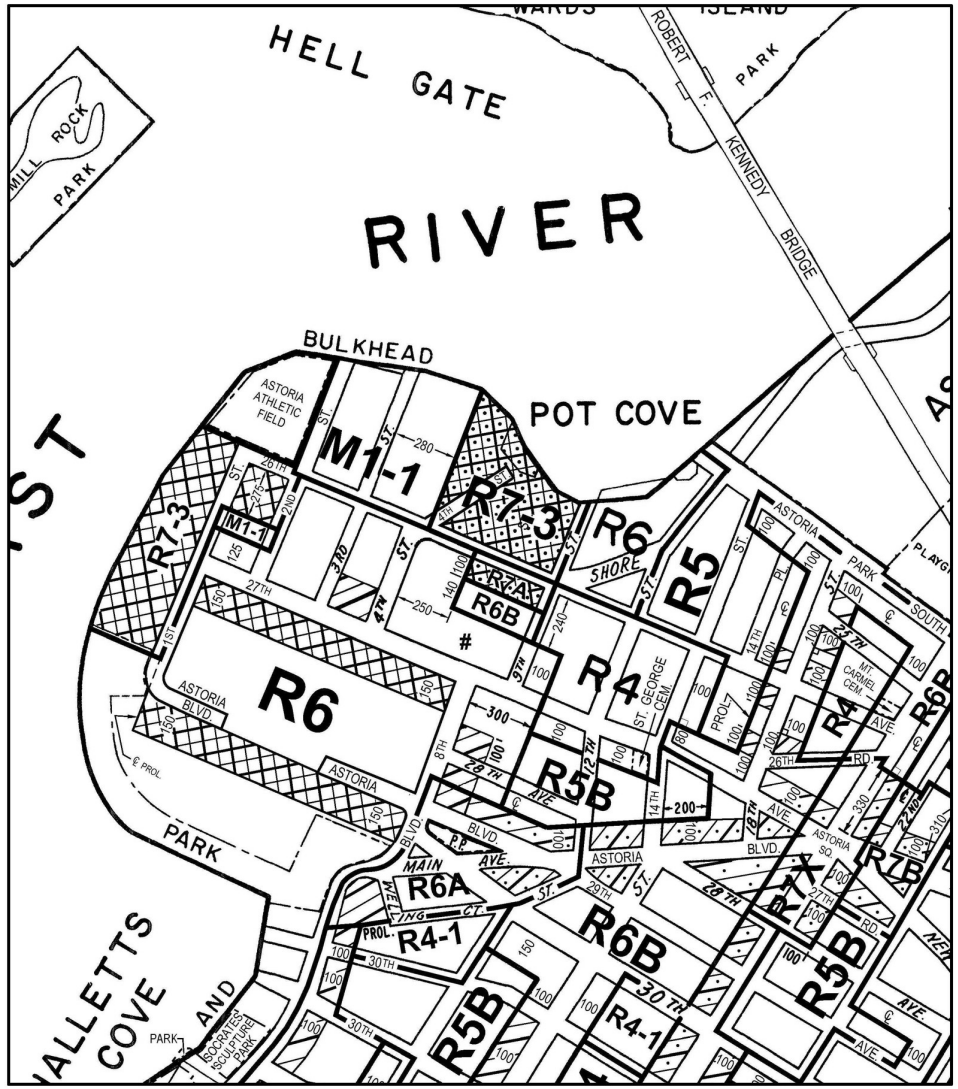
Applicant

- Astoria Owners LLC

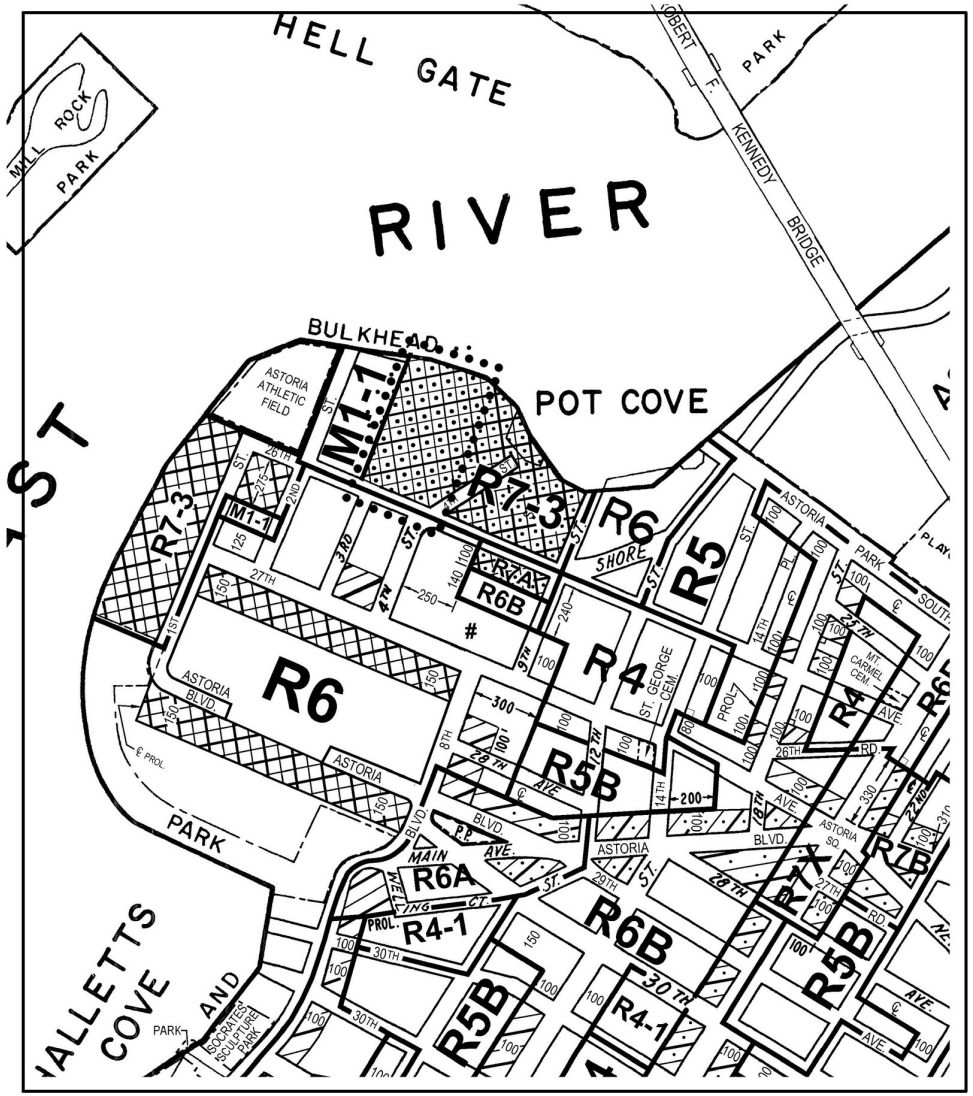
Requested Actions

- Zoning Map Amendment from M1-1 to R7-3/C2-4 zoning district.
- Zoning Text Amendment to map Mandatory Inclusionary Housing Area Option 1.
- Waterfront special permit to waive height, setback, tower size, and maximum width of walls facing the shoreline regulations pursuant to ZR §62-837(a).
- Waterfront Authorizations to modify requirements within the waterfront public access area pursuant to ZR §62-822(a) and ZR §62-822(b).
- Waterfront Authorization for phased development of the waterfront access area pursuant to ZR §62-822(c).
- City Map amendment to de-map the portion of 3rd Street between 26th Avenue and the East River

Zoning Map Amendment from M1-1 to R7-3/C2-4 zoning district



CURRENT ZONING MAP

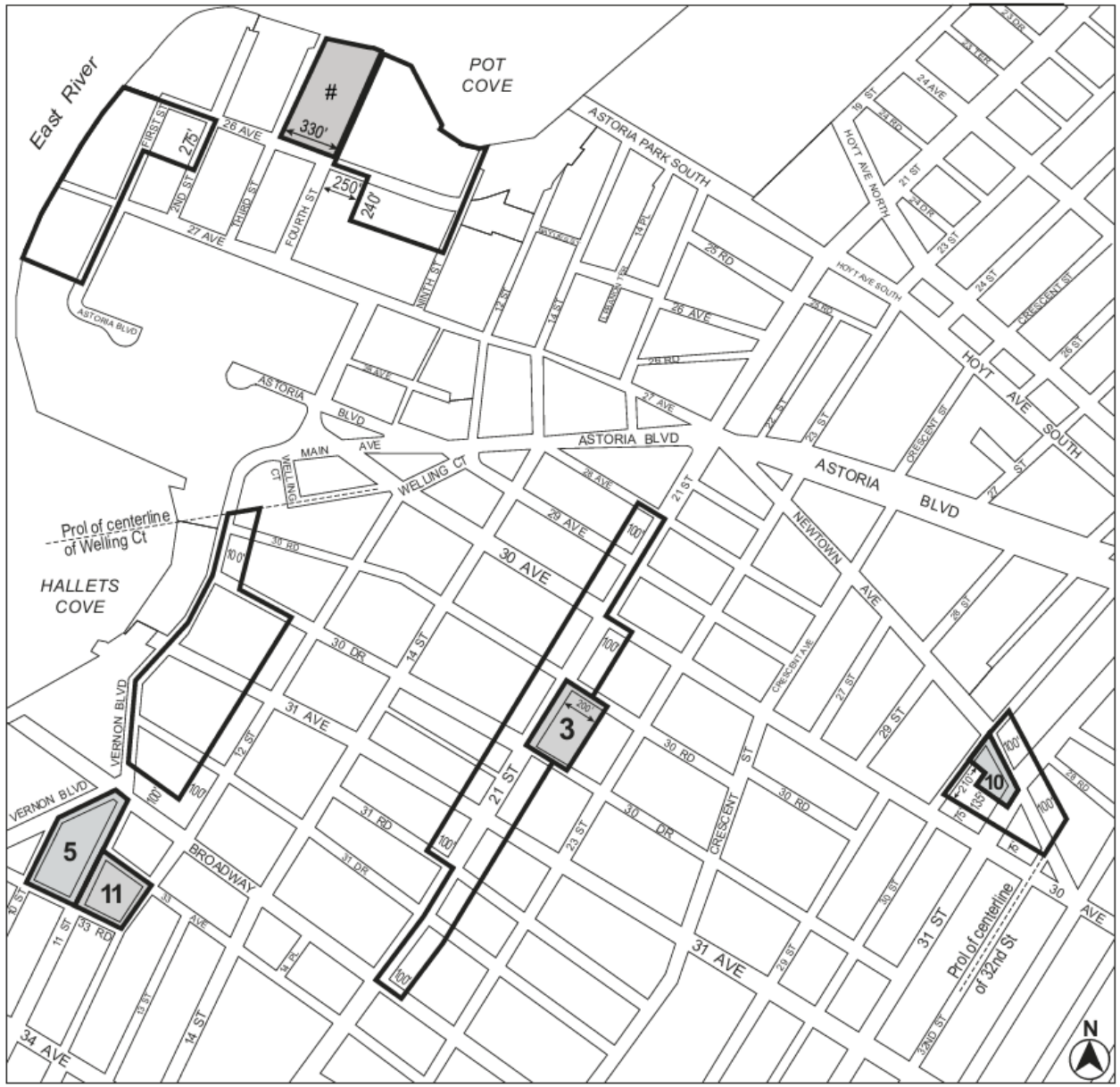


PROPOSED ZONING MAP

Area being rezoned is outlined with dotted line. Rezoning from M1-1 to R7-3/C2-4.

Halletts North

Zoning Text Amendment to Appendix F



Inclusionary Housing designated area

Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **3** – 10/31/18 MIH Program Option 1 and Option 2
Area **5** – 10/17/19 MIH Program Option 1
Area **10** – 6/17/21 MIH Program Option 1
Area **11** – 10/21/21 MIH Program Option 1
Area # - [date of adoption] MIH Program Option 1

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Waterfront Special Permit 62-837(a)

62-837(a)
Bulk and parking modifications on waterfront blocks

(a) Bulk modifications on waterfront blocks

In all districts, the City Planning Commission may permit modification of any applicable yard, lot coverage, height and setback, and distance between buildings regulations, for a development on a zoning lot within a waterfront block, excluding any portion on a pier or new platform, provided the Commission finds that such modifications will not adversely affect access to light and air on surrounding waterfront public access areas, streets and properties; and

1) *will result in a better site plan and a better relationship between the zoning lot and the adjacent streets, surrounding neighborhood, adjacent open areas and shoreline than would be possible through strict adherence to the regulations; or*

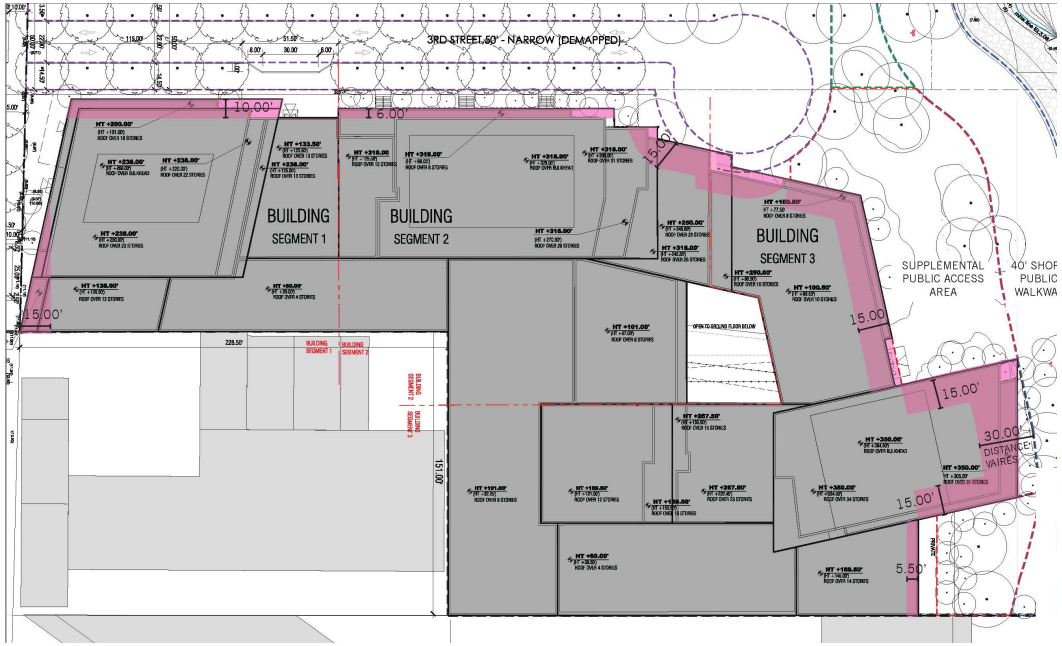
2) *are necessary to protect unique natural features such as rock outcroppings, significant grade changes or wetlands, or to accommodate existing buildings or other structures.*

Waterfront Special Permit pursuant to ZR §62-837(a)

- To foster a superior site plan that:
  - Breaks up and articulates the proposed building mass
  - Concentrates height towards the waterfront rather than 26th Avenue and the surrounding neighborhood

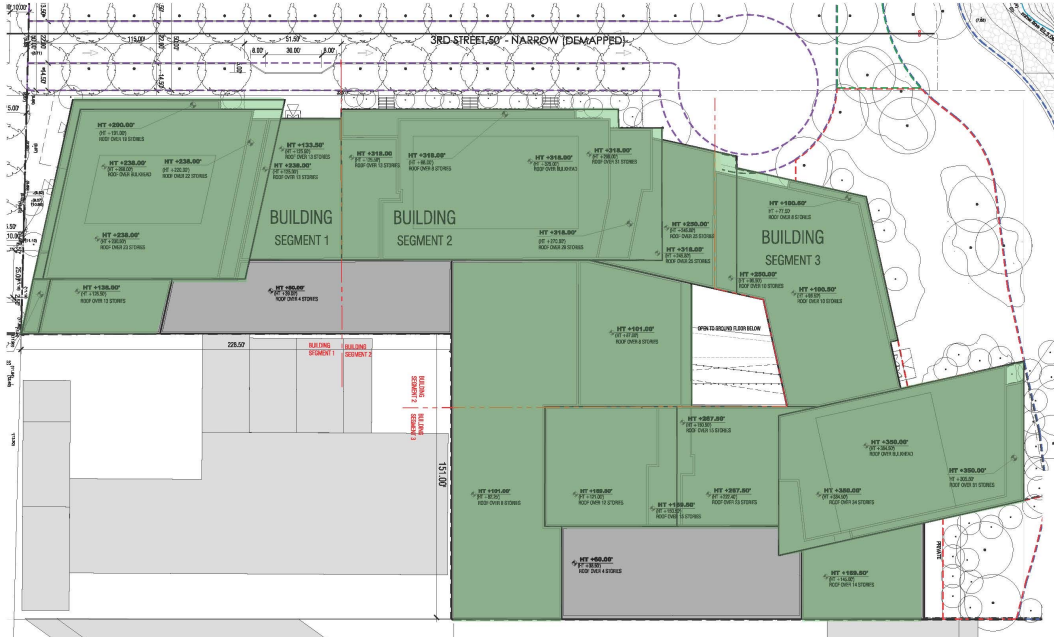
Waterfront Special Permit pursuant to ZR §62-837(a)

HEIGHT & SETBACK WAIVERS



BASE HEIGHT AND SETBACK WAIVER

TOWER SIZE WAIVERS



MAX SF PER RESIDENTIAL STORY ABOVE 8100 SF

Waterfront special permit pursuant to ZR §62-837(a)- Segment 1

HEIGHT & SETBACK WAIVERS

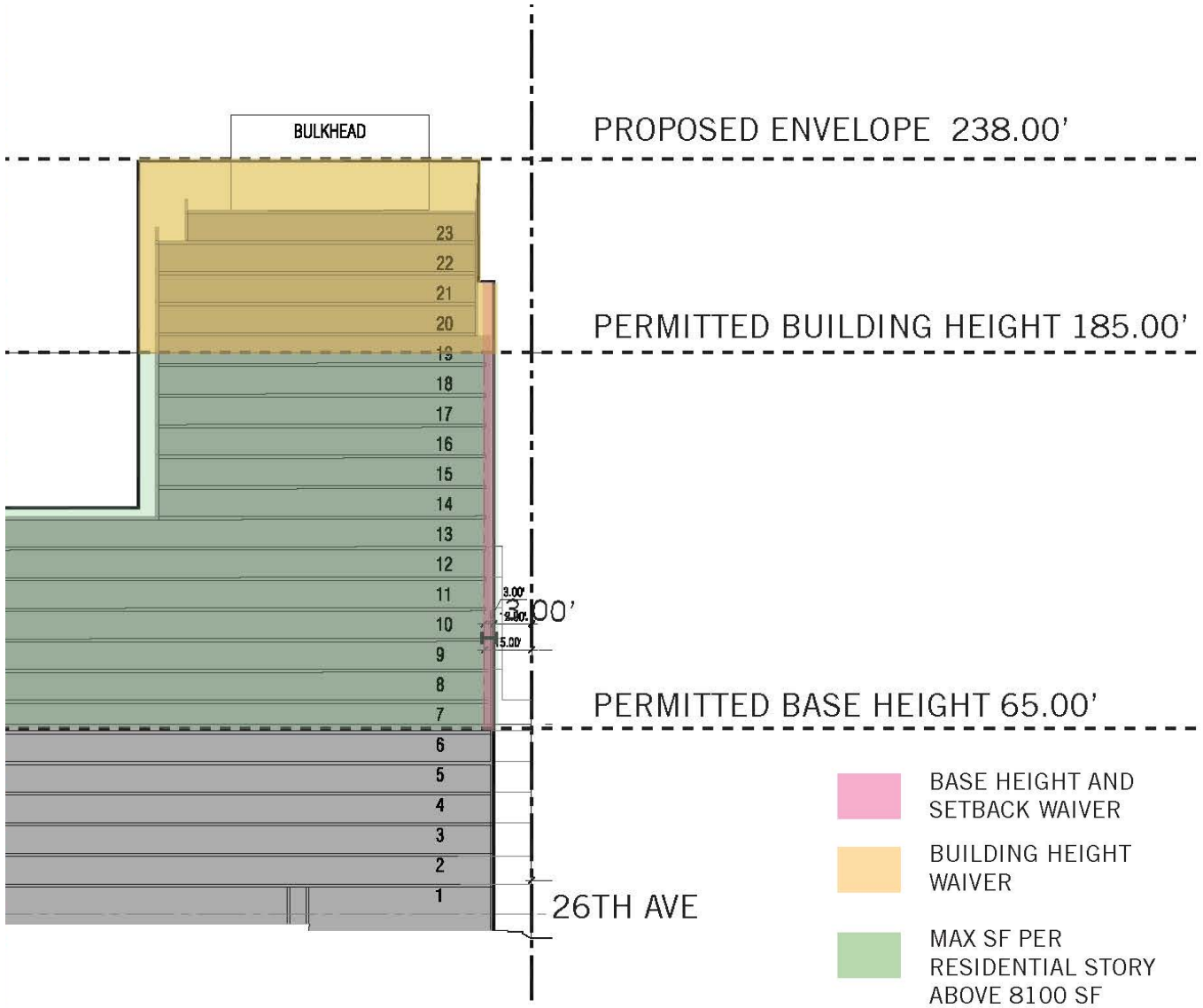
Underlying Regulations
- 65’ base height
- 15’ setback on narrow street
- 185’ maximum height

Proposed Development
- 5’ setback at 65’
- 10’ setback from 200’ to 238’
- 238’ maximum height

TOWER SIZE WAIVER

Underlying Regulations
- Maximum floorplate above 65’: 8,100 sf

Proposed Development
- > 8,100 sf floorplate: Floors 6-23.



Waterfront special permit pursuant to ZR §62-837(a)- Segment 2

HEIGHT & SETBACK WAIVERS

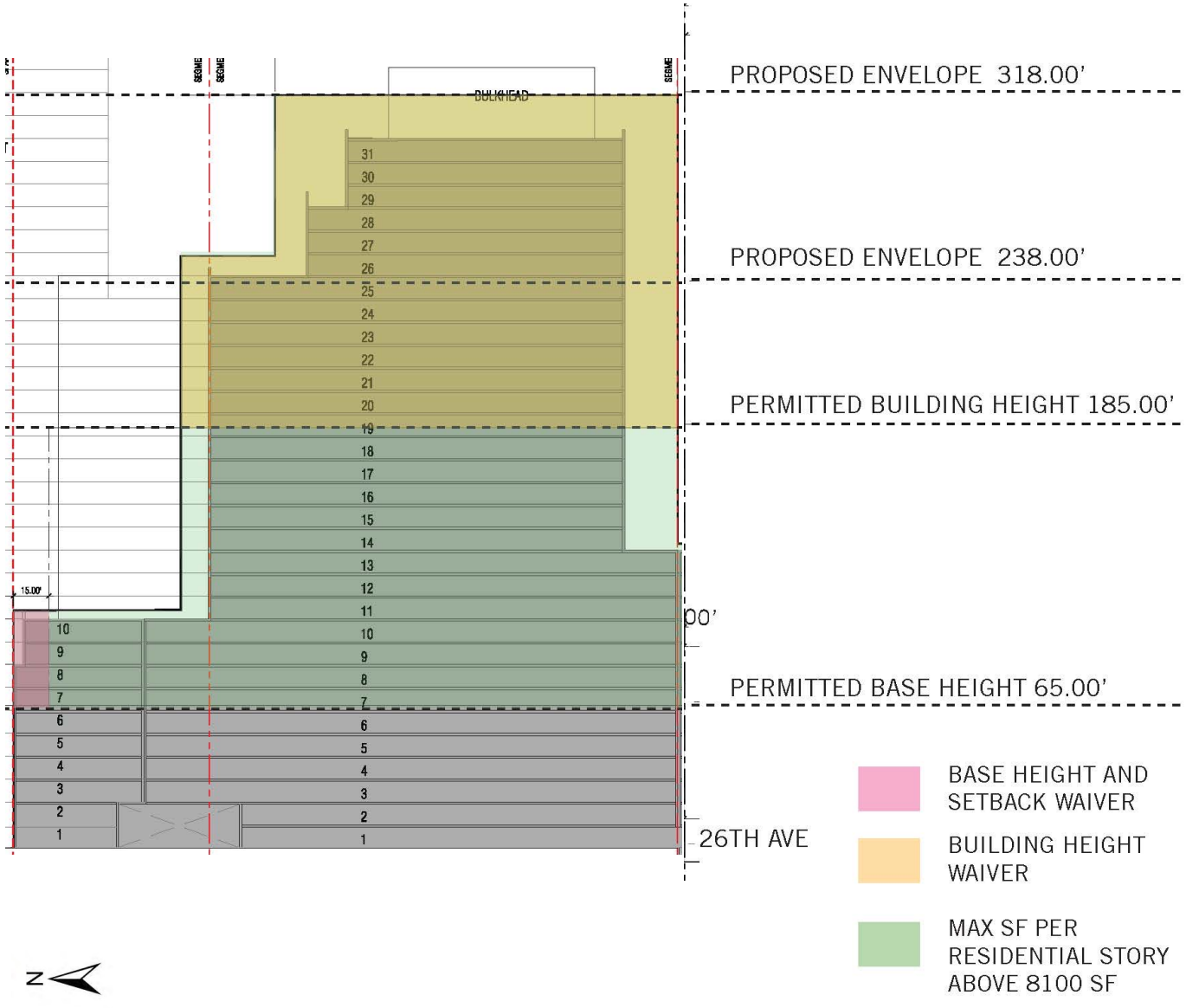
Underlying Regulations
- 65’ base height
- 15’ setback on narrow street
- 185’ maximum height

Proposed Development
- 9’ setback at 65’
- 19’ setback from 300’ to 318’
- 318’ maximum height

TOWER SIZE WAIVER

Underlying Regulations
- Maximum floorplate above 65’: 8,100 sf

Proposed Development
- > 8,100 sf floorplate: Floors 6-31.



Waterfront special permit pursuant to ZR §62-837(a)- Segment 3

HEIGHT & SETBACK WAIVERS

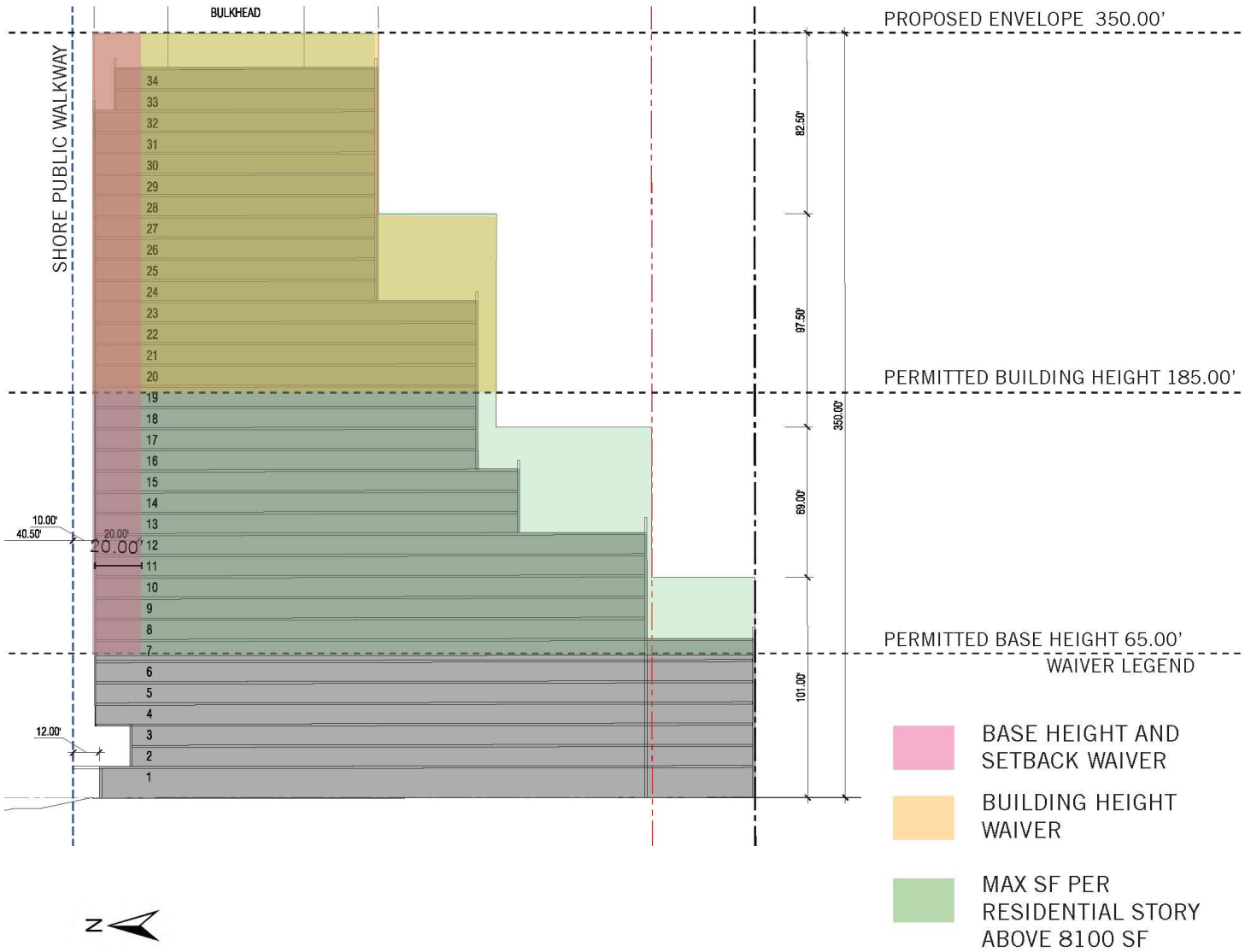
Underlying Regulations
- 65’ base height
- 30’ setback on a shore public walkway
- 185’ maximum height

Proposed Development
- No setback at 65’
- 350’ maximum height

TOWER SIZE WAIVER

Underlying Regulations
- Maximum floorplate above 65’: 8,100 sf

Proposed Development
- > 8,100 sf floorplate: Floors 7- 34.



Waterfront special permit pursuant to ZR §62-837(a)- Segment 3

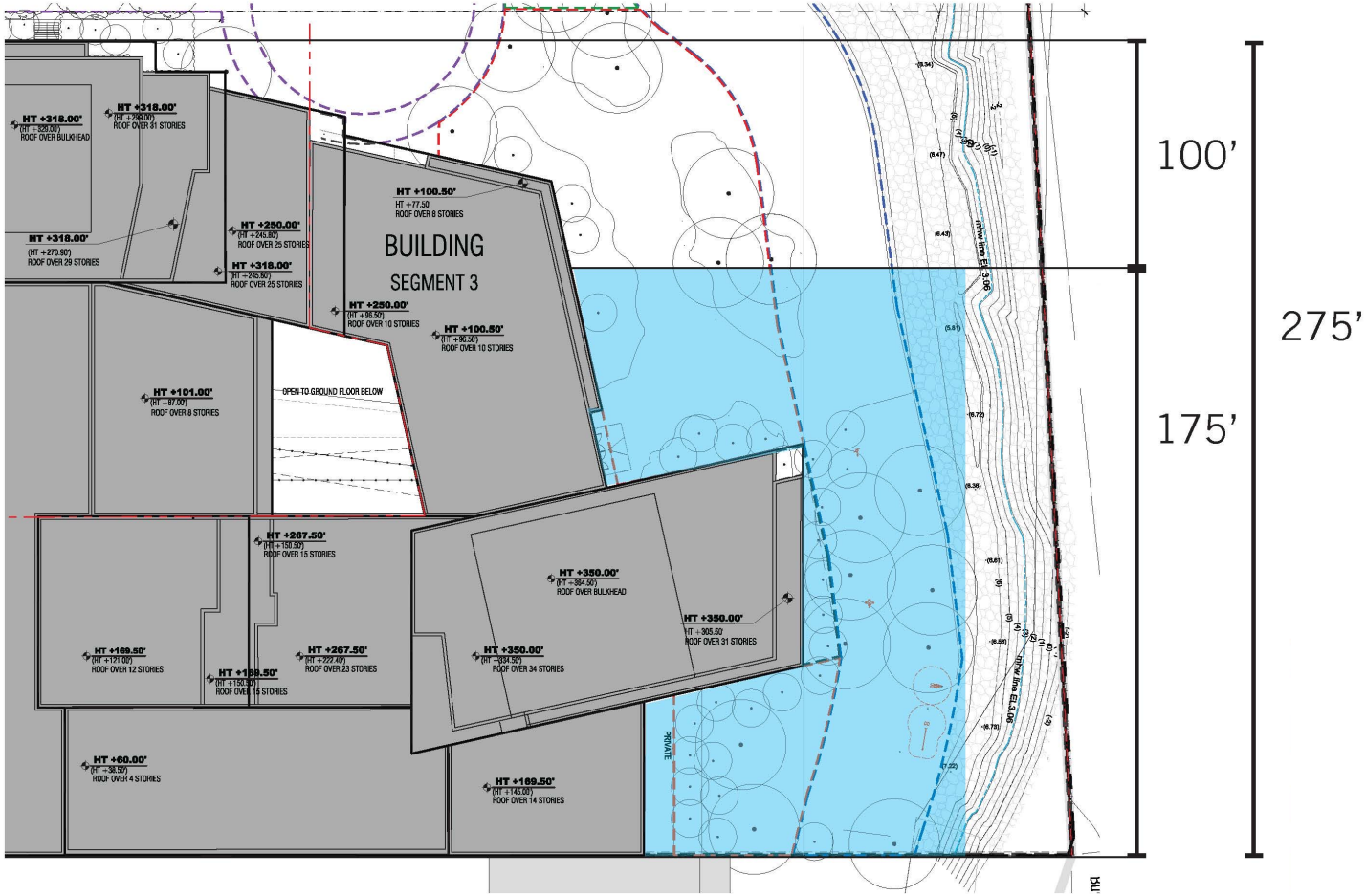
MAXIMUM LENGTH OF WALLS FACING THE SHORELINE WAIVER

Underlying Regulations

- 100’ maximum length of walls facing the shoreline

Proposed Development

- 275’ wall facing the shoreline



Waterfront Authorizations pursuant to ZR §62-822(a) and ZR §62-822(b)

- To facilitate a superior site plan that promotes:
  - a **unique design motif**
  - a **planted upland connection** with pedestrian and vehicular access
- To overcome site-planning constraints which include:
  - **flood-resilient construction**
  - proactive strategies for **stormwater management**

Waterfront Authorization ZR §62-822(a)

62-822
Modification of waterfront public access area and visual corridor requirements

(a) Authorization to modify requirements for location, area and minimum dimensions of waterfront public access areas and visual corridors …

1) In order to modify the location of *waterfront public access areas* and *visual corridors*, the Commission shall find that such areas, provided either on the *zoning lot* or off-site adjacent to the *zoning lot*, shall:
   i. comply with the required minimum dimensions and equal the required total area, in aggregate; and
   ii. due to their alternative location and design, provide equivalent public use and enjoyment of the waterfront and views to the water from upland *streets* and other public areas; or

2) *In the event the Commission determines that there is no feasible way to provide equal alternative waterfront public access areas either on the zoning lot or off-site on an adjoining public property or to provide equal alternative visual corridors, the Commission may authorize a reduction in minimum dimensions or area, or may waive such requirements, provided that…*

Waterfront Authorization ZR §62-822(a)

- → Raise the visual corridor base plane to comply with flood zone regulations
- → Reduce the widths of the upland connection pedestrian walkway and transition area
- → Reduce the minimum area of the supplemental public access areas



Waterfront Authorization ZR §62-822(b)

62-822
Modification of waterfront public access area and visual corridor requirements

(b) Authorization to modify requirements within waterfront public access areas

The City Planning Commission may modify the requirements within the waterfront public access area provisions of Sections 62-513 (Permitted obstructions in visual corridors), 62-58 (Requirements for Water-Dependent Uses and Other Developments), 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, and 62-90 (WATERFRONT ACCESS PLANS), inclusive.

In order to grant such authorization, the Commission shall find that such modifications:

1) *are necessary to accommodate modifications pursuant to paragraph (a) of this Section; or*

2) *would result in a design of waterfront public access areas that is functionally equivalent or superior to the design prescribed by strict adherence to the applicable provisions.*

Waterfront Authorization ZR §62-822(b)

Upland Connection modifications:

- → Allow vehicle access on 3rd Street delineated by boulders
- → Permit installation of a screening buffer
- → Reduce tree pit width to provide vehicle drop-off
- → Permit shade trees in a visual corridor on the west side of 3rd Street
- → Reduce the clear pedestrian path
- → Extend permitted location of paving materials
- → Reduce planting requirement in UC transition area



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Waterfront Authorization ZR §62-822(b)

Misc. Modifications:

→ Reduce the lawn requirement

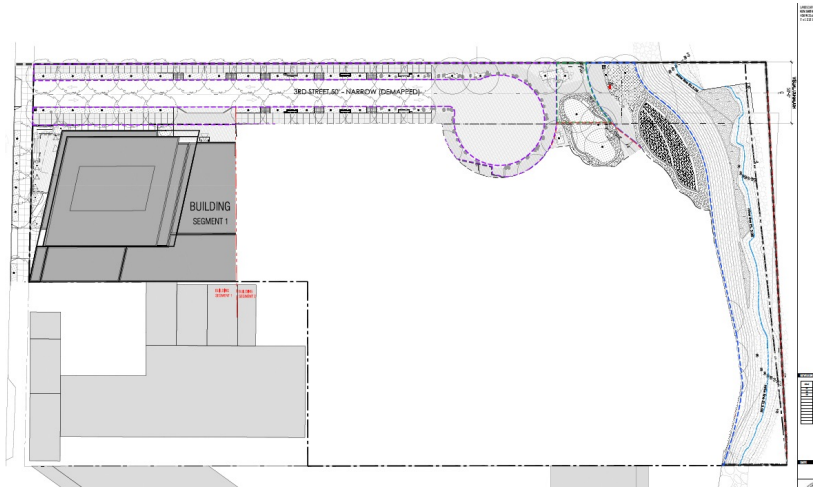
→ Shift location of bike racks

→ Modify lighting requirements



Waterfront Authorization for phased development of the waterfront access area pursuant to ZR §62-822(c)

Phase 1

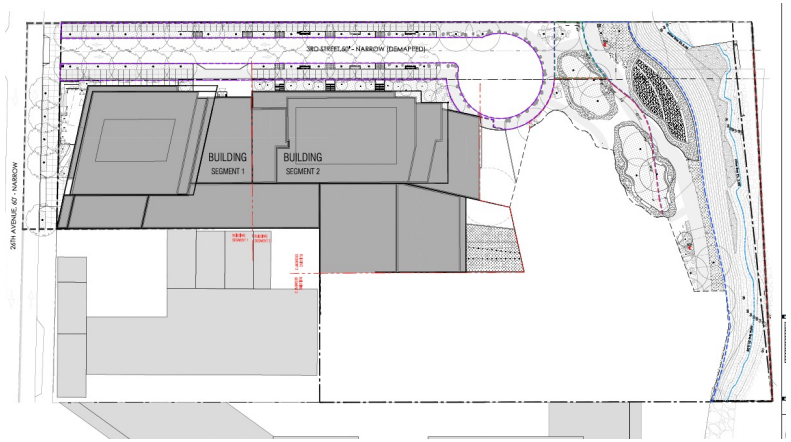


Developed lot area: 68,895 sf

Required WPAA: 13,779 sf

Provided WPAA: 20,550 sf

Phase 2

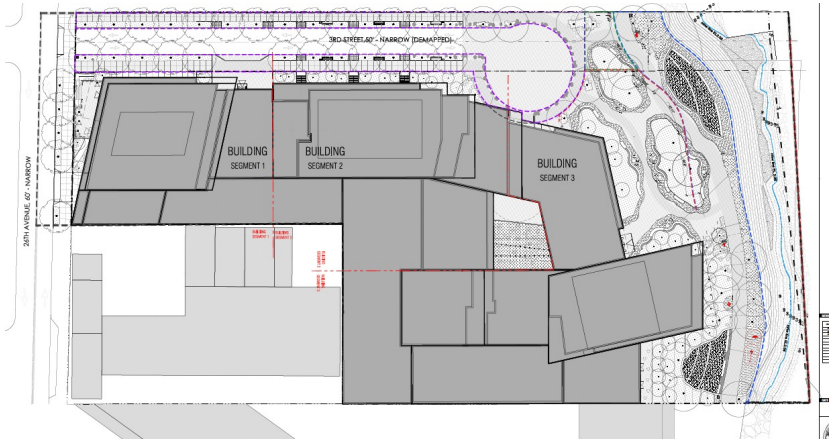


Developed lot area: 41,099 sf

Required WPAA: 8,220 sf

Provided WPAA: 8,504 sf

Phase 3

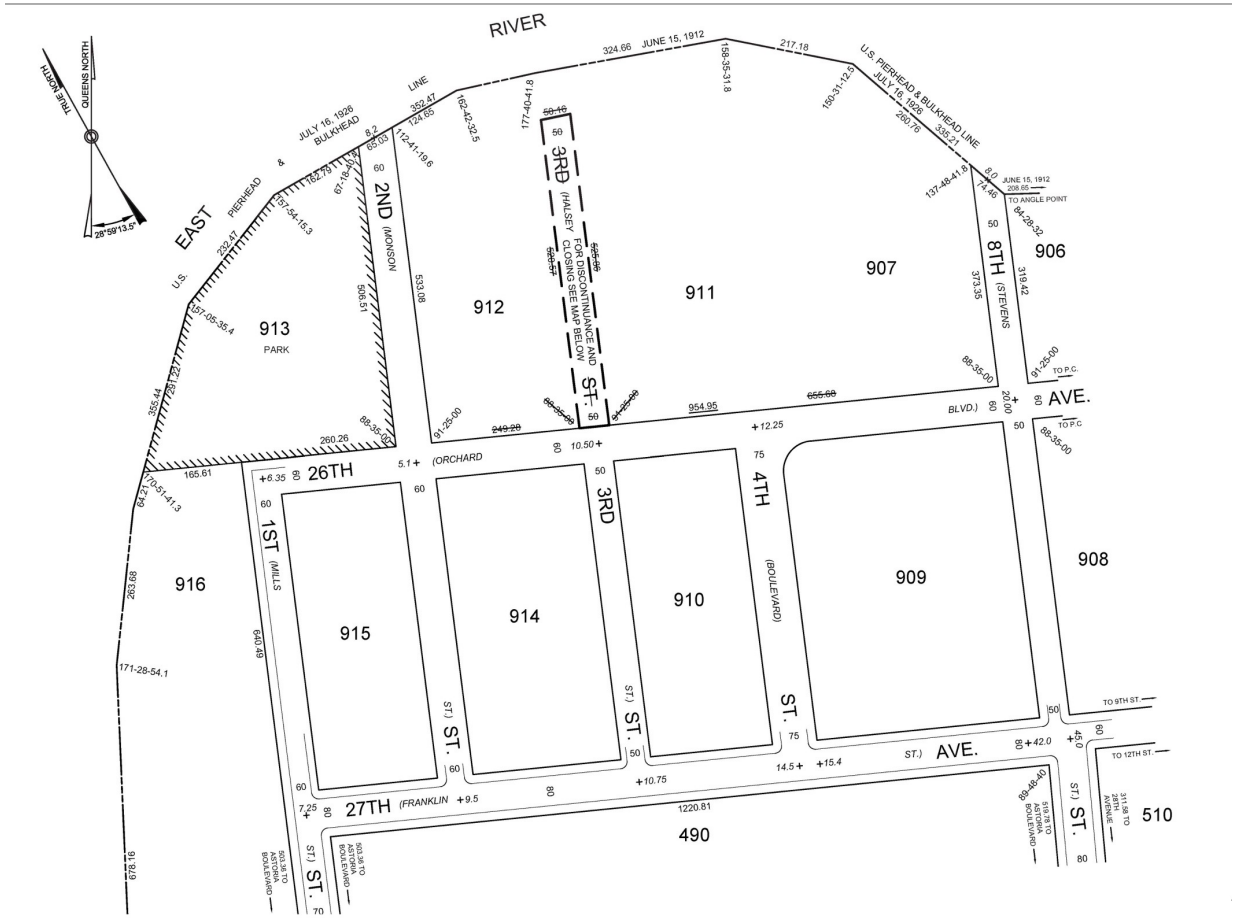


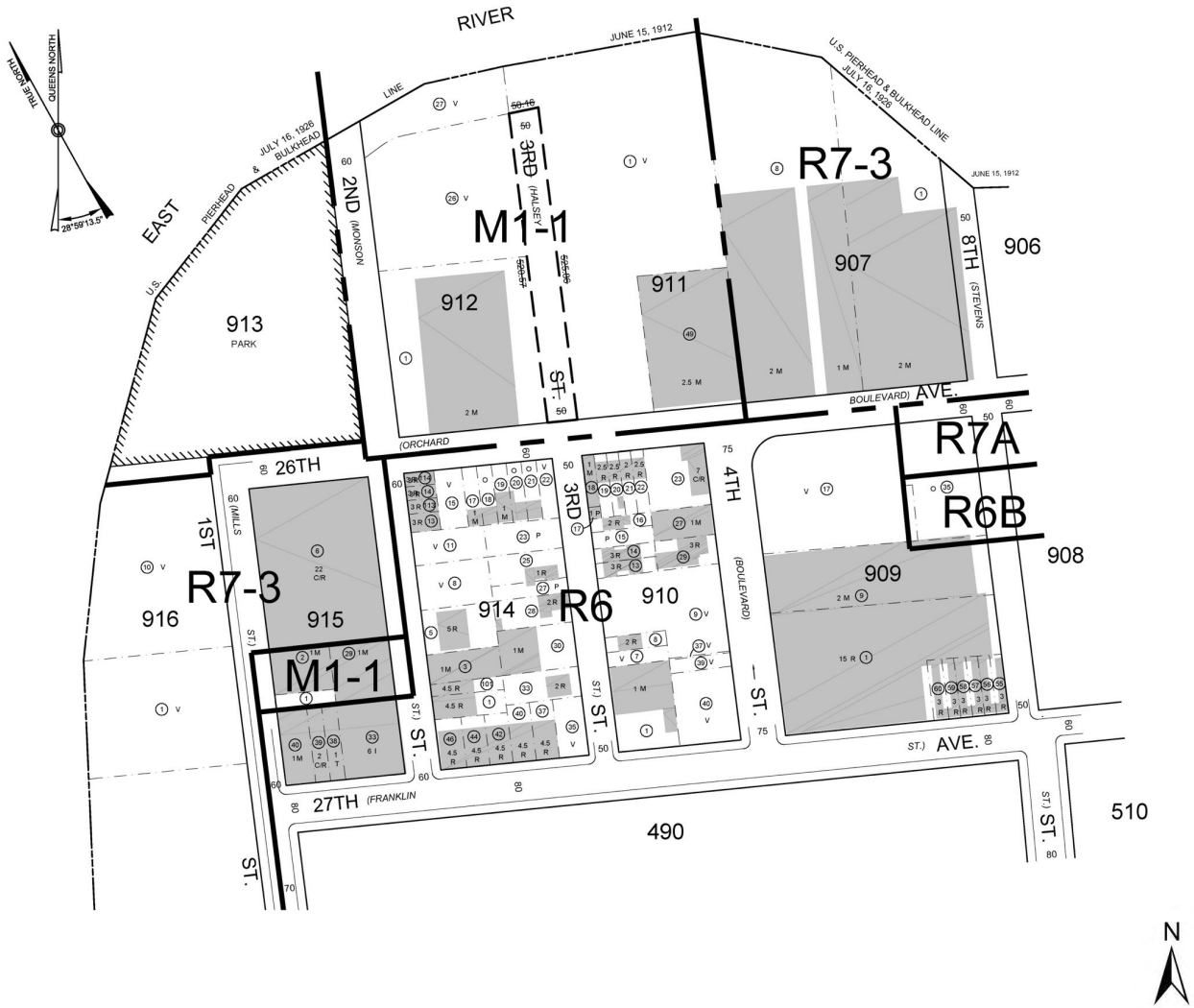
Developed lot area: 54,398 sf

Required WPAA: 10,880 sf

Provided WPAA: 12,550 sf

City Map amendment to de-map the portion of 3rd Street





Environmental Review

Draft Environmental Impact Statement

A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on 3/25/22.

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

- Community Facilities (elementary schools and early childhood programs)
- Open Space (active open space)
- Noise
- Transportation (traffic, transit, pedestrian)
- Construction (traffic and noise)

No other significant adverse impacts were identified.

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

Summary

Actions

- Zoning map amendment
- Zoning text amendment
- Waterfront special permit pursuant to ZR 62-827(a)
- Waterfront authorizations pursuant to to ZR 62-822(a), ZR 62-822(b), and ZR 62-822(c)
- An amendment to the City Map to de-map a portion of 3rrd Street

Proposed Development

- 986,000 sf total (6.0 FAR)
- 1,400 dwelling units, 350 affordable units
- 1,800 sf commercial use
- 21,500 sf community facility
- 525 parking spaces
- One-acre of open space

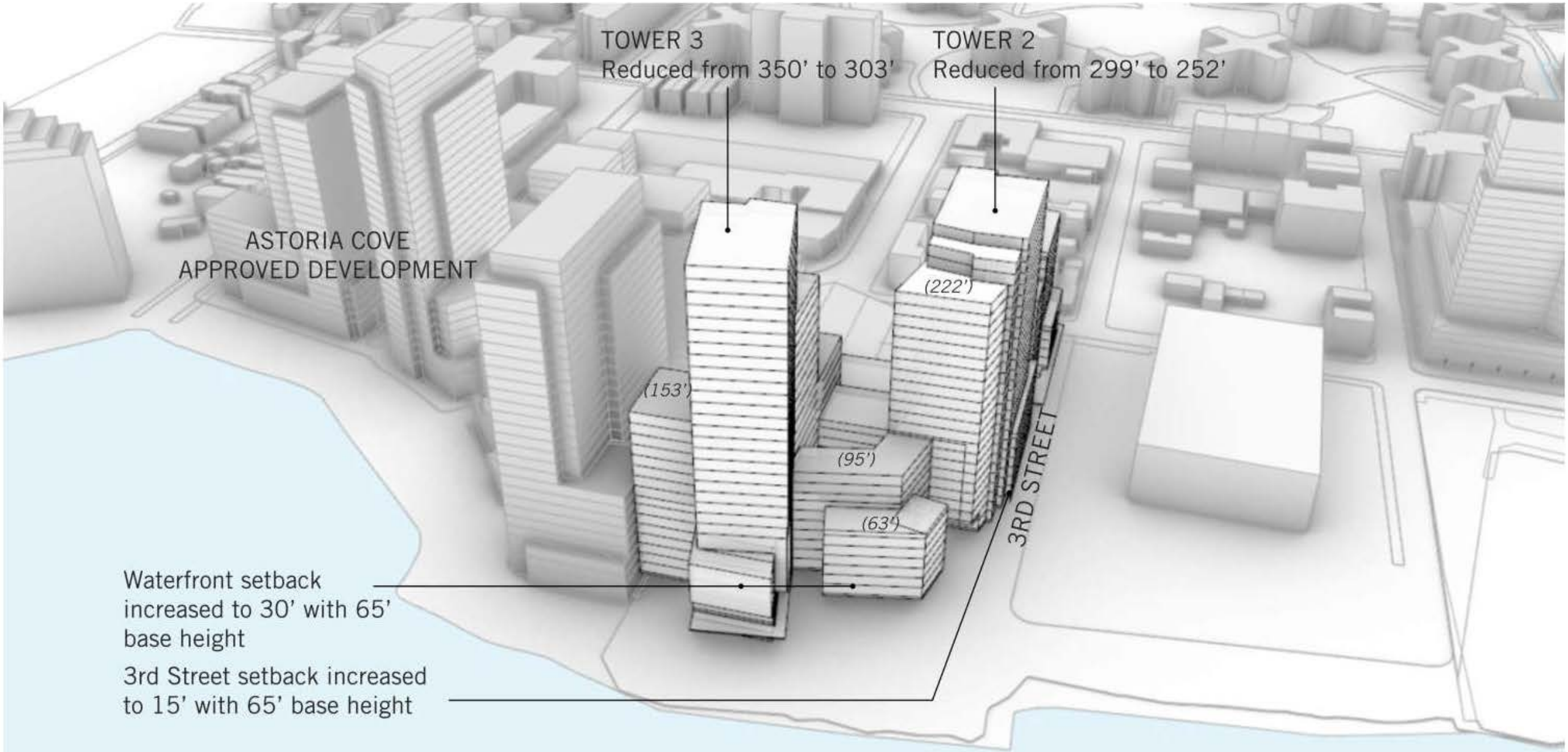


For illustrative purposes only

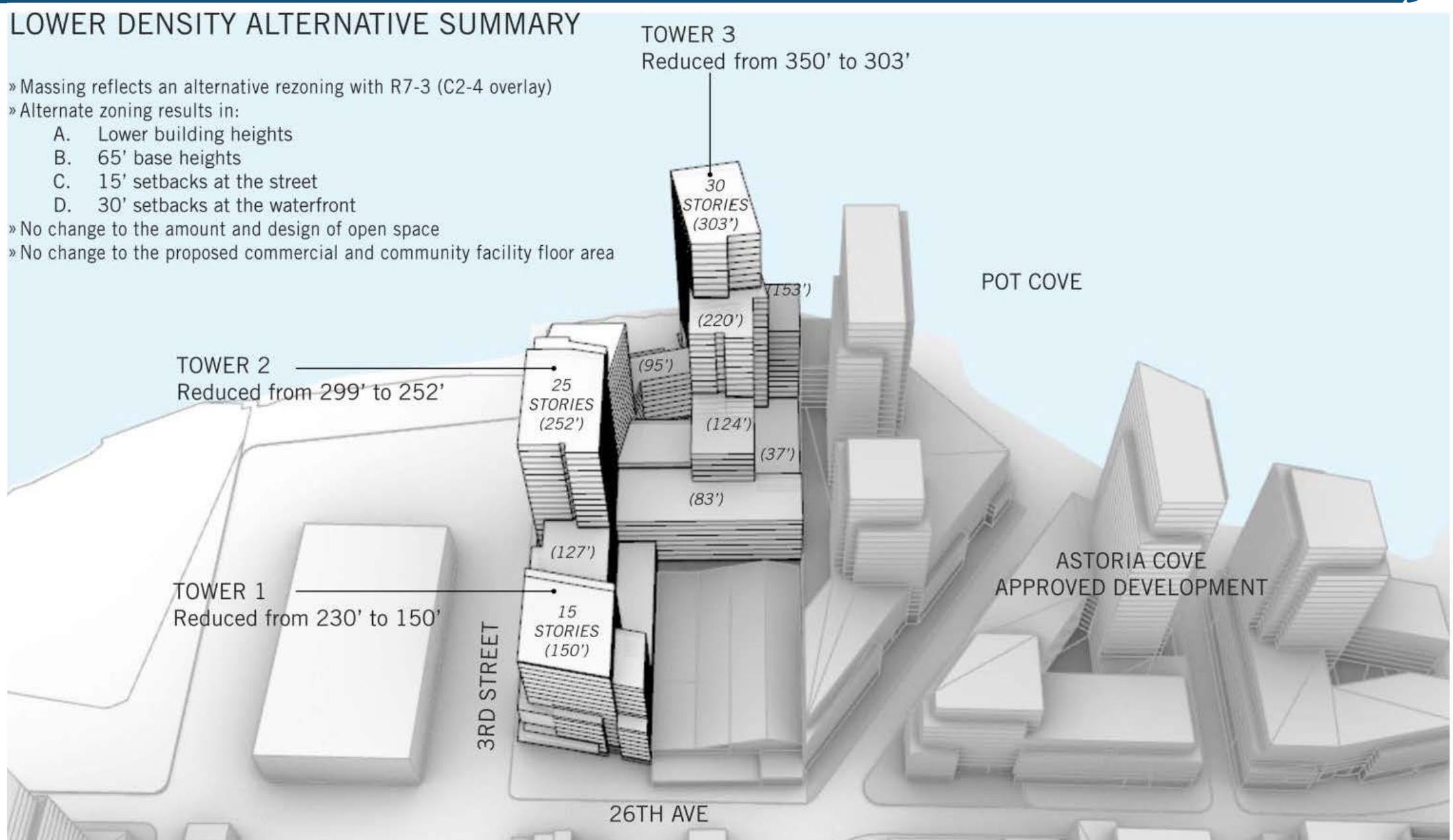
View from the East River looking south

Appendix

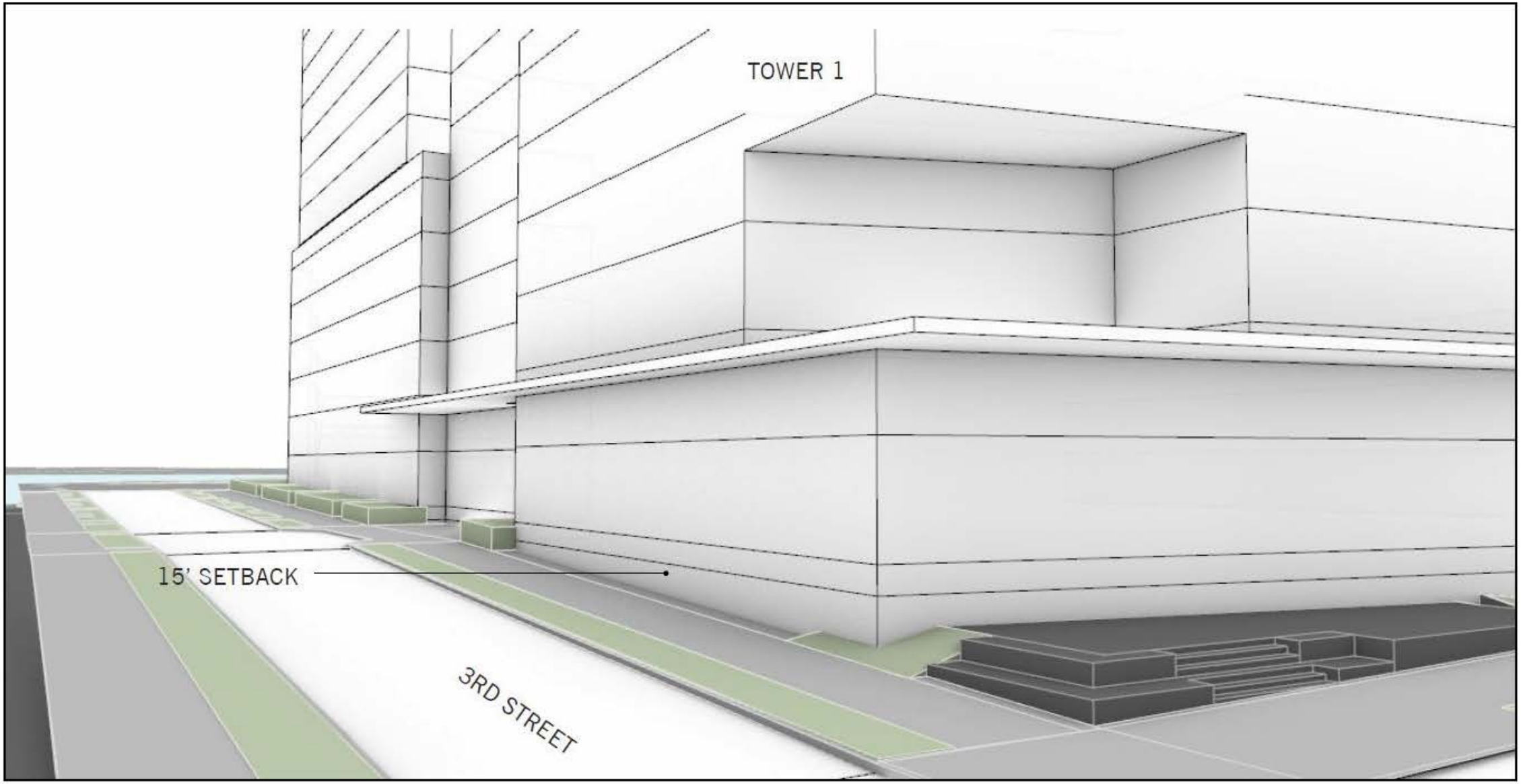
Lower Density Alternative



Lower Density Alternative



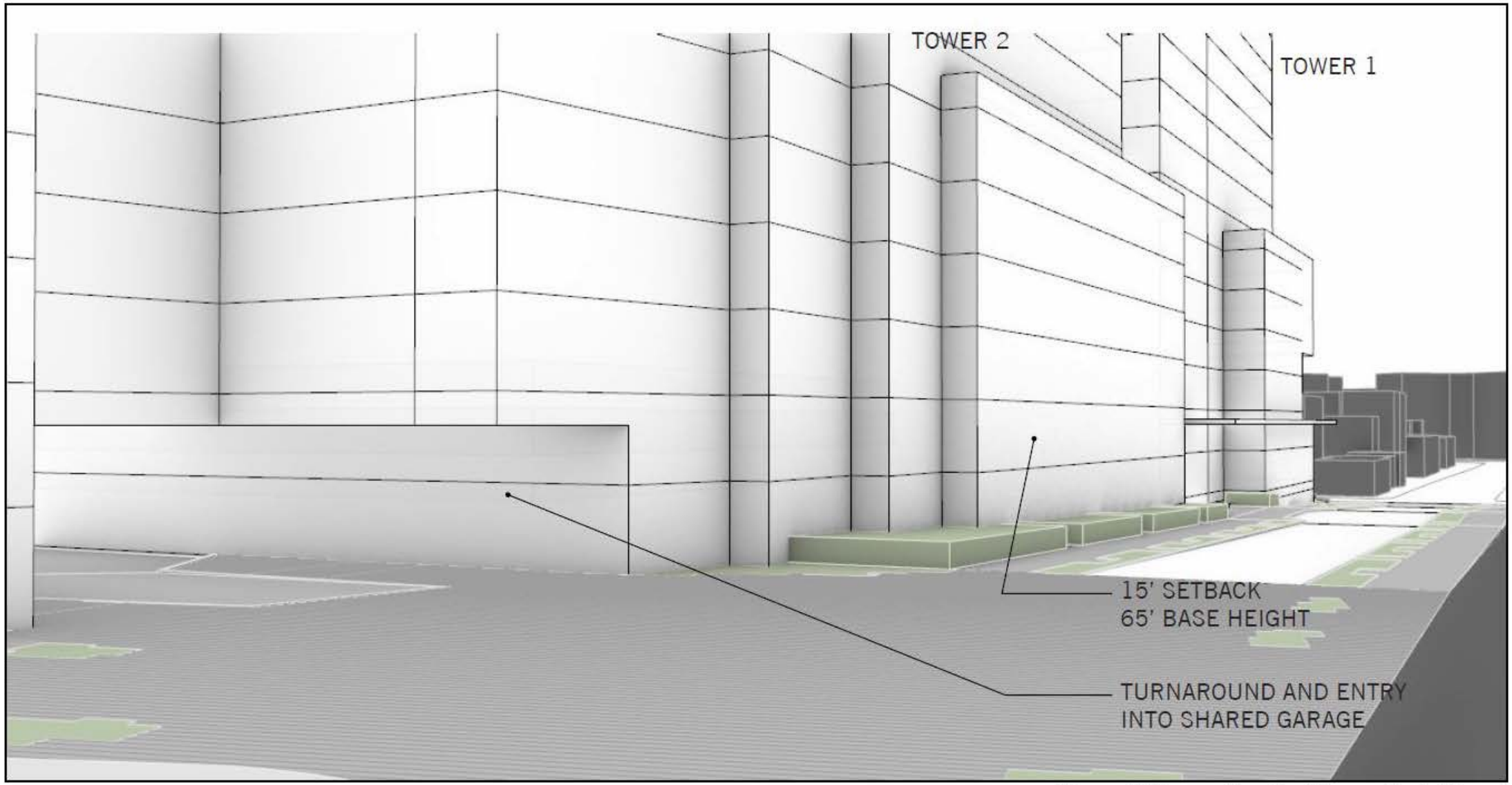
Lower Density Alternative



Street View: North Along 3rd Street

Source:Studio V

Lower Density Alternative



Street View: South Along 3rd Street

Source:Studio V

Land Use Context

HALLETTS NORTH Area Map

Block 911, Lot 1; 3rd Street to north of 26th Avenue; and the area between Block 911, Lot 1 and the pierhead and bulkhead line.

Project

- LSGD
- Development Site
- Rezoning Area
- 600 Foot Radius

Zoning

- Zoning District
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

Land Use

- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

Transportation

- Subway Stop
- Subway Entrance

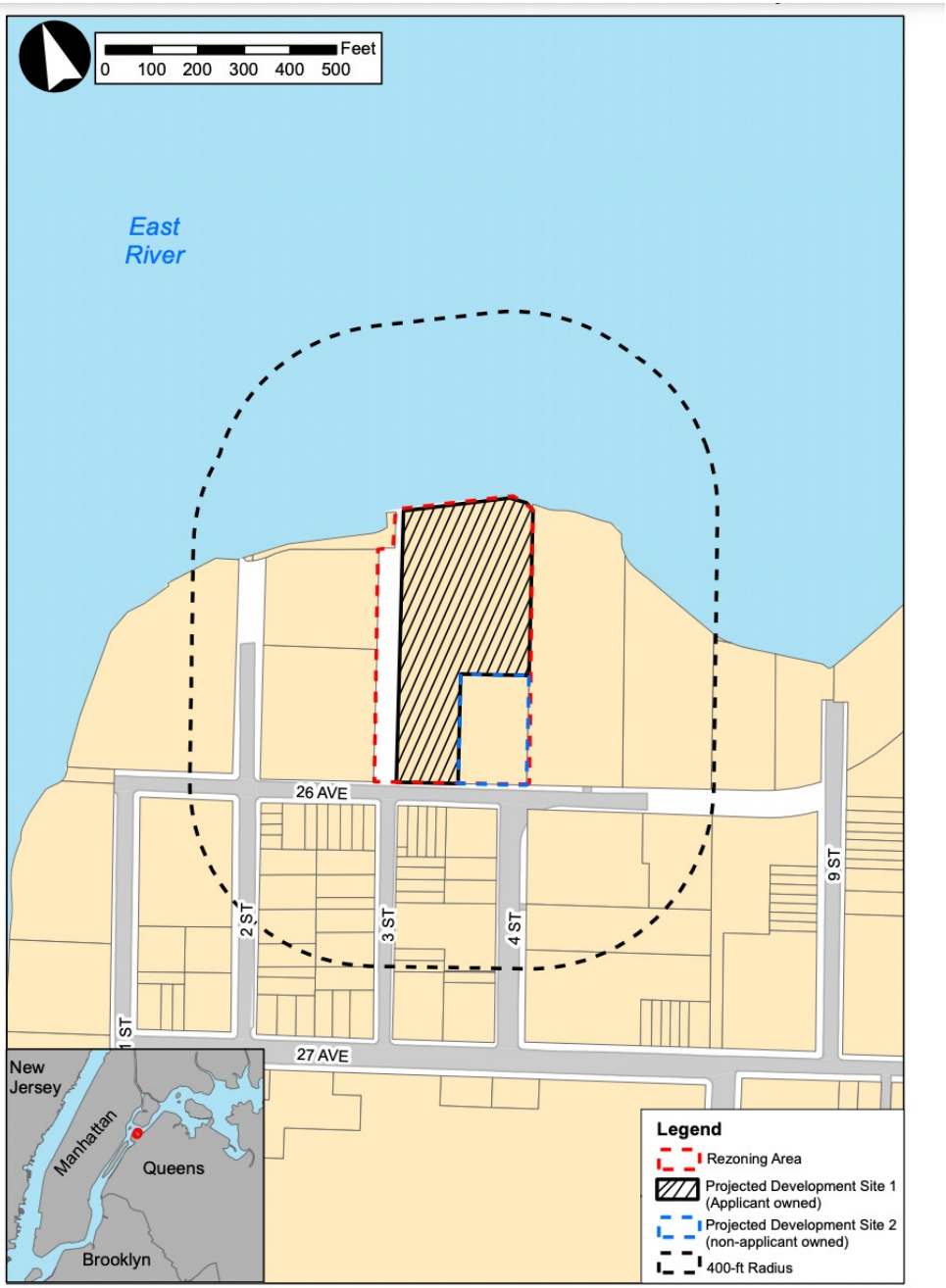
Map Created: May 13, 2021, 6:23pm
Data Sources: layers-api.planninglabs.nyc/v1/sources
pluto MapPLUTO™ 20v8; Bytes of the Big Apple (February 2021); zoning-districts (March 2021); digital-citymap (March 2021); planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (March 2021)





https://applicantmaps.planning.nyc.gov/projects/X+2cqt8QjIqytdF81KF/edit/map

Project Area



Proposed Plaza on 26th Ave



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Upland Connection



Roundabout



NYC PLANNIN

STUDIO V ARCHITECTURE

HALLETTS NORTH 3-15 26TH AVE
SCOPING MEETING

03/22/21 | PG 27

VIEW OF MOTOR COURT

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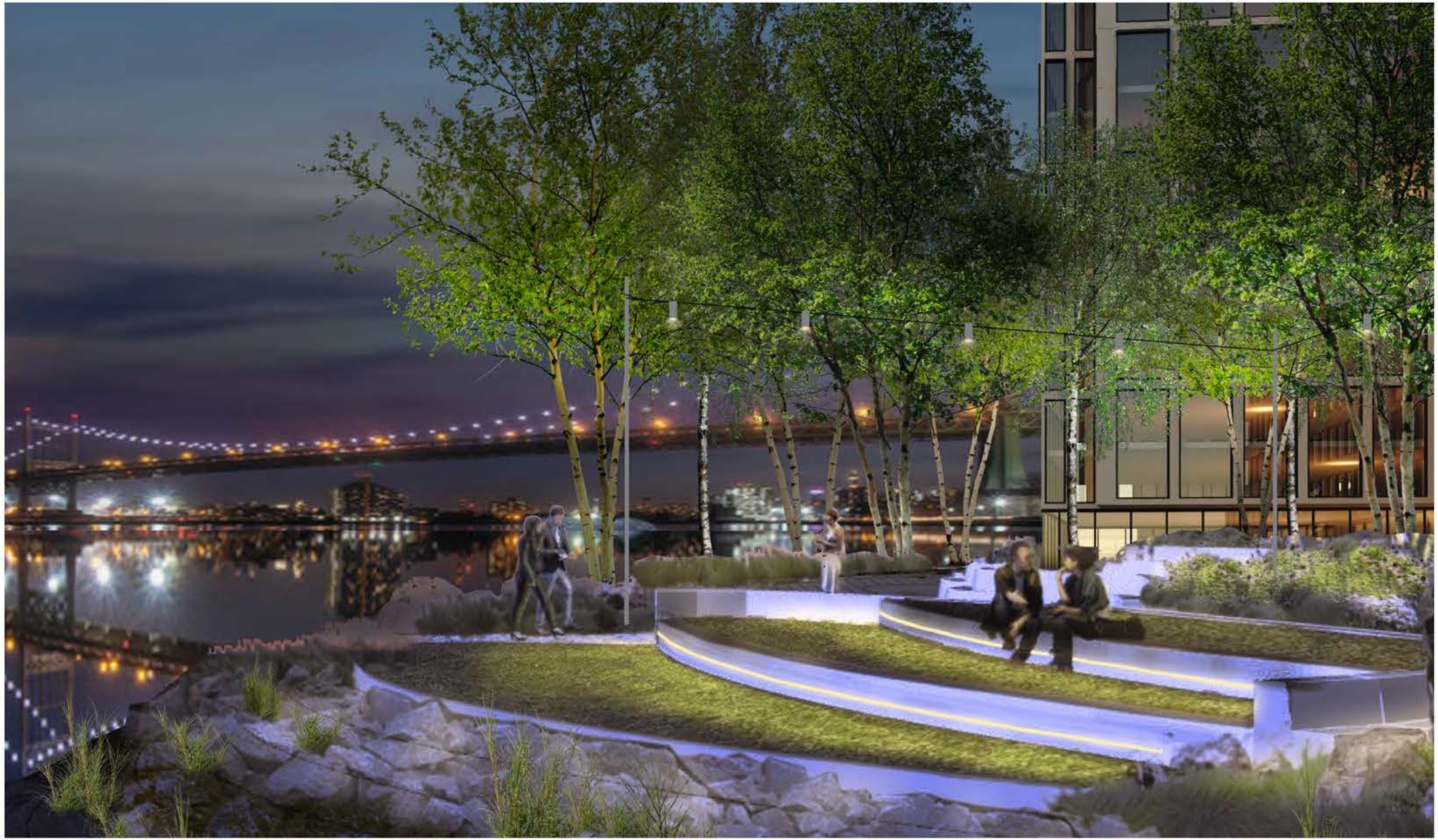
Terraced and Turfed Seating



Upland Connection



Waterfront special permit pursuant to ZR §62-837(a)

