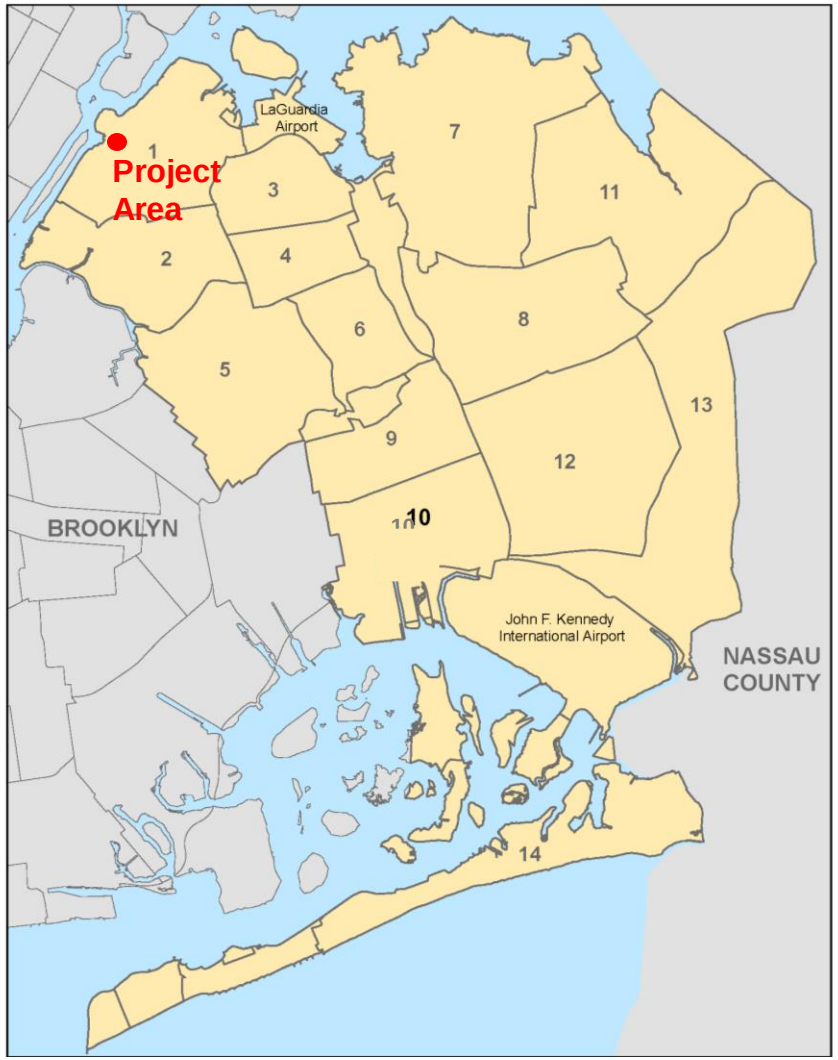


11TH STREET AND 34TH AVENUE REZONING

Pre-Hearing Review Session | May 9, 2022

NYC PLANNING

Project Overview



Applicant JPP 33rd Street LLC and Lily and John Realty

Location 33-33 11th Street in Ravenswood, Queens, Community District 1

Actions Requested

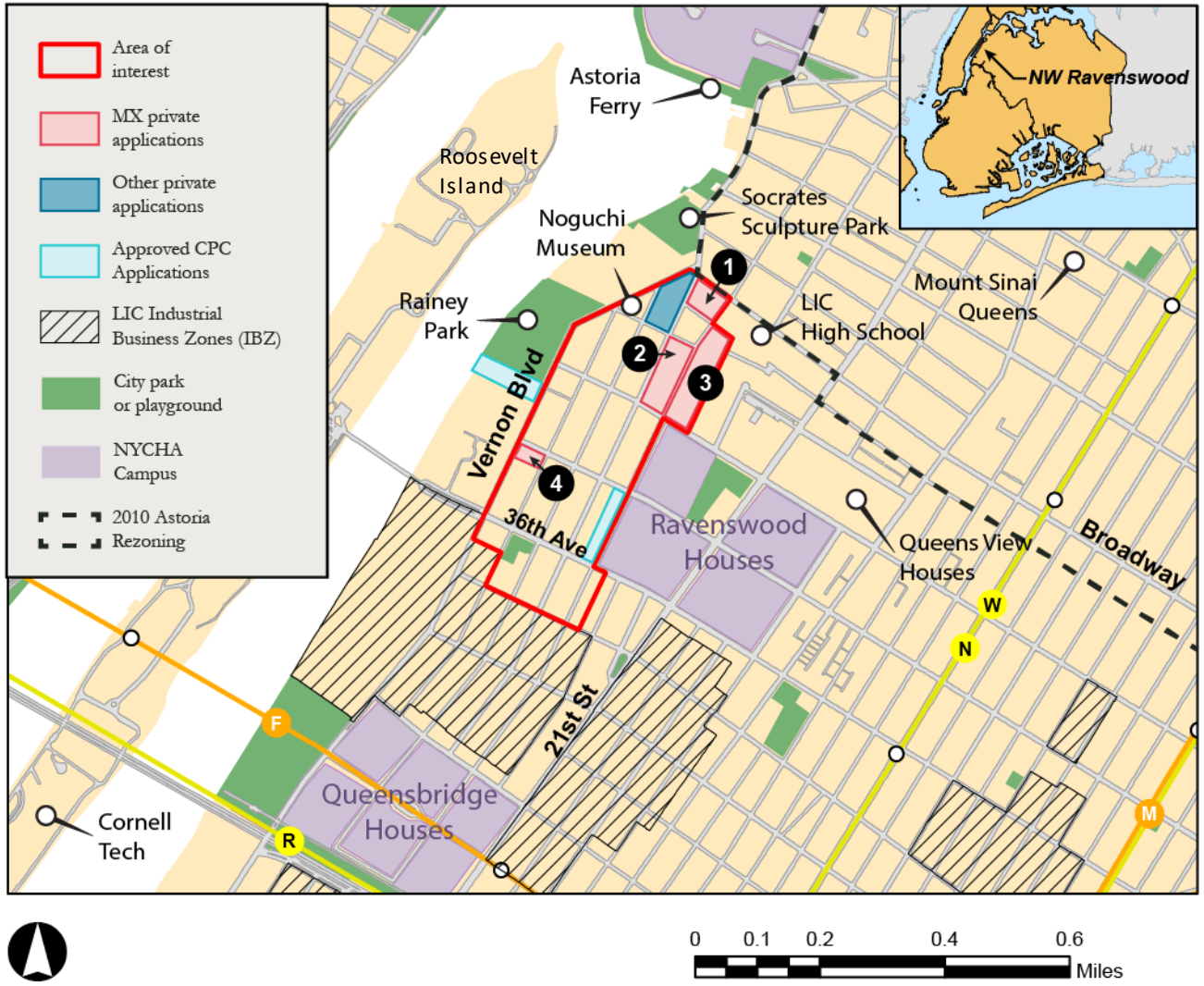
1. Zoning Map Amendment from R5 to a Special Mixed Use ("MX") district pairing an R6A residential district with an M1-5 manufacturing district;

2. Zoning Text Amendment

   a. Modifying Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas to establish the Project Area as a Mandatory Inclusionary Housing ("MIH") Area;

   b. Modifying ZR 123-90 Special Mixed-Use District MX-23 to establish an M1-5/R6A district with a maximum base height of 75 feet and maximum building height of 95 feet in Northwest Ravenswood in Queens.

NW Ravenswood Framework – Context Area



Local Institutions
Cornell Tech Campus
Noguchi Museum
Mount Sinai Queens Hospital

Transit connections (walking distance)
N/W: 15-20 min
F: 10-15 min
Astoria ferry: 10-15 min

Private Applications

1. Broadway and 11th Street Rezoning (Completed 2021)
2. **11th Street and 34th Street Rezoning (in ULURP)***
3. 35-01 Vernon Blvd (In ULURP)

11th Street and 34th Avenue Project Area Map

11th Street and 34th Avenue Rezoning, Queens
Area Map
Block: 318, Lots: 1, 9, 11, 15 & 22

Project Information
- 600' Radius
- Development Site
- Area Proposed to be Rezoned

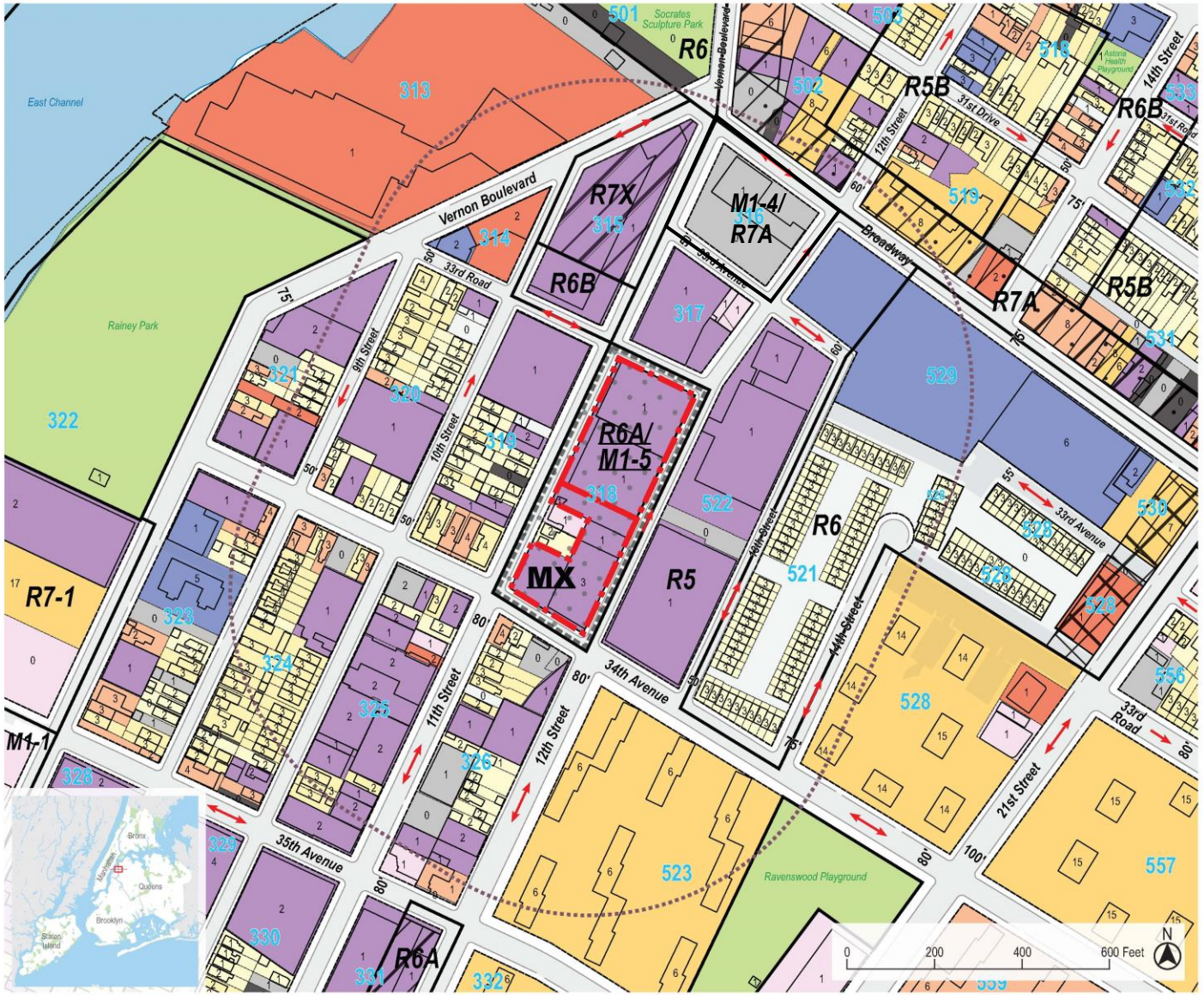
Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

March 2020
Urban Cartographics



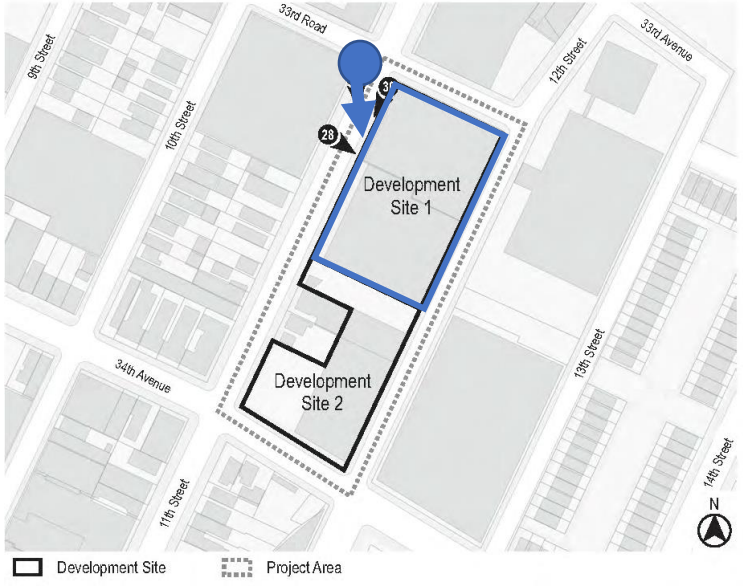
Project Area



Project Area Photographs: Site 1



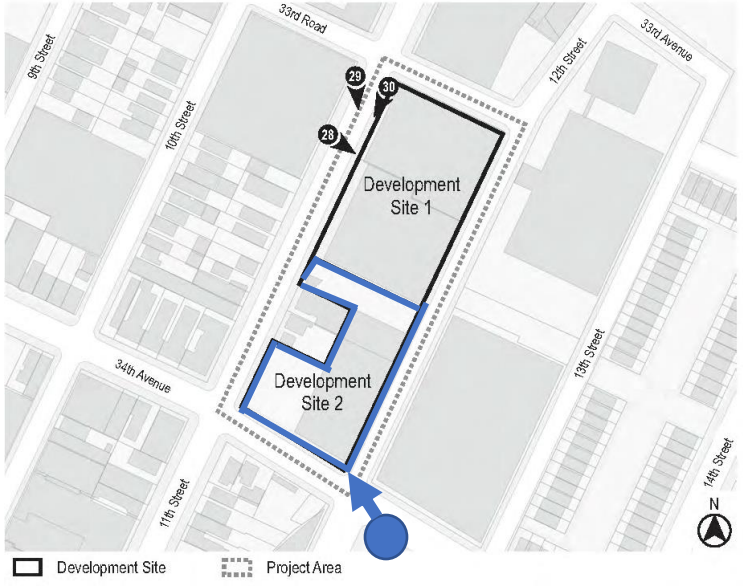
View of Development Site 1 facing south from the intersection of 33rd Road and 11th Street.



Project Area Photographs: Site 2



View of Development Site 2 facing north from the intersection of 34th Avenue and 12th Street.



Proposed Development



For illustrative purposes only

View from 11th Street looking south to **Site 1**



For illustrative purposes only

View from 12th Street looking north at **Site 2**

491,534 sf mixed-use development including:

Development Site 1: 284,332 sf

- Residential: 204 dwelling units, 61 permanently affordable
- Non-residential: ~90K sf local retail, two trade schools, artist studio, office space

Development Site 2: 207,202 sf

- Residential: 148 dwelling units, 44 permanently affordable units
- Non-residential: ~60K sf retail, food distributor, community facility, office space

Actions Requested

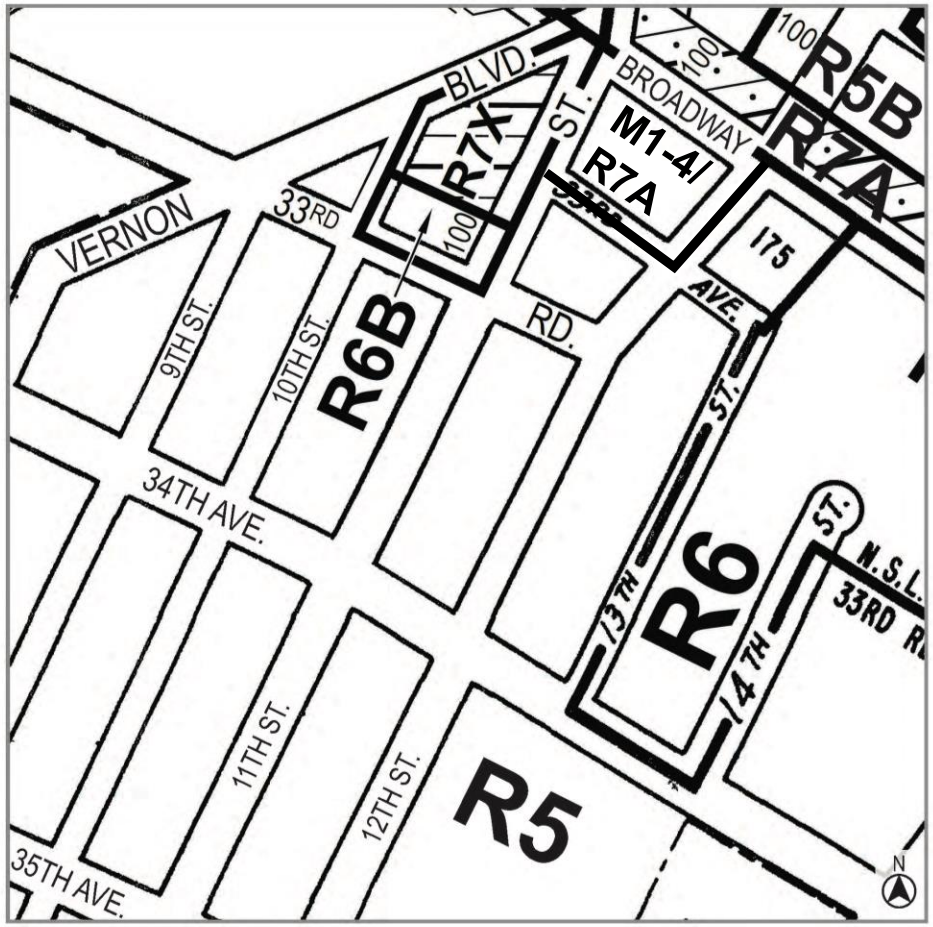
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2. Zoning Text Amendment

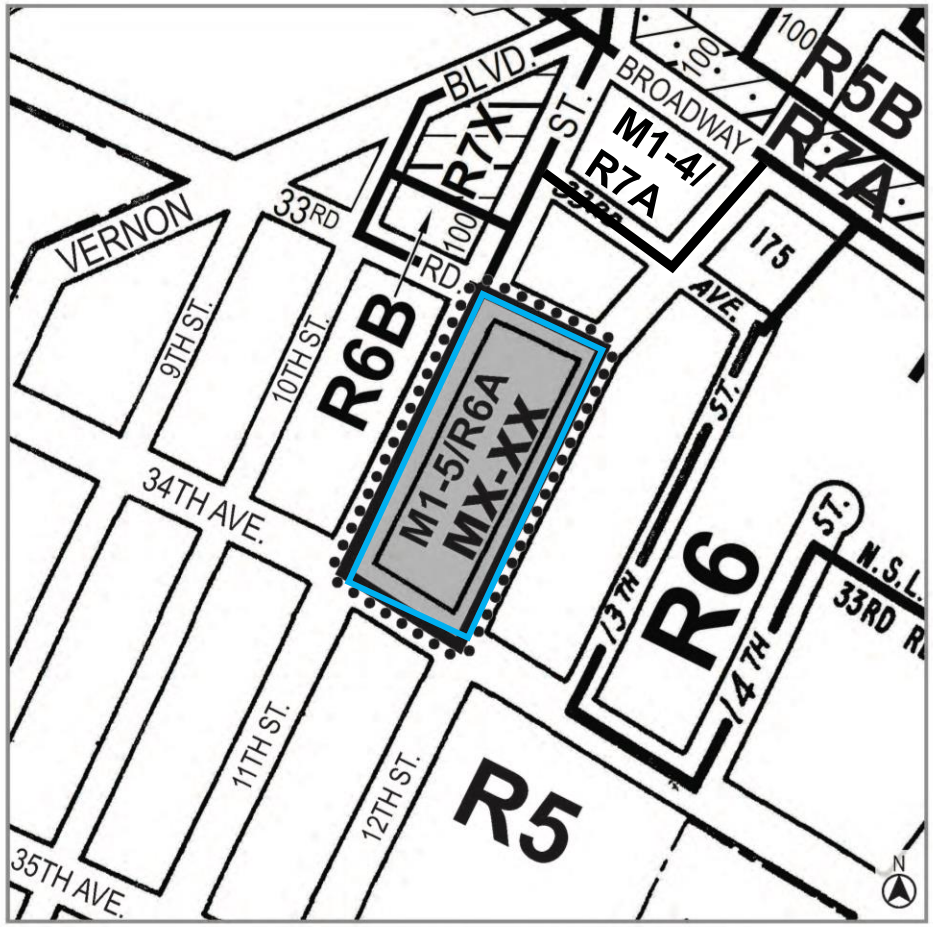
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   b. Modifying ZR 123-90 Special Mixed-Use District MX-23 to establish an M1-5/R6A district with a maximum base height of 75 feet and maximum building height of 95 feet in Northwest Ravenswood in Queens.

Proposed Actions: Zoning Map Amendment and Special Mixed-Use Text Amendment

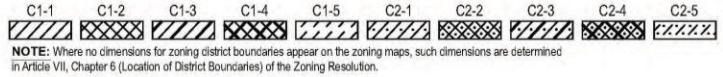


Current Zoning Map (9a)



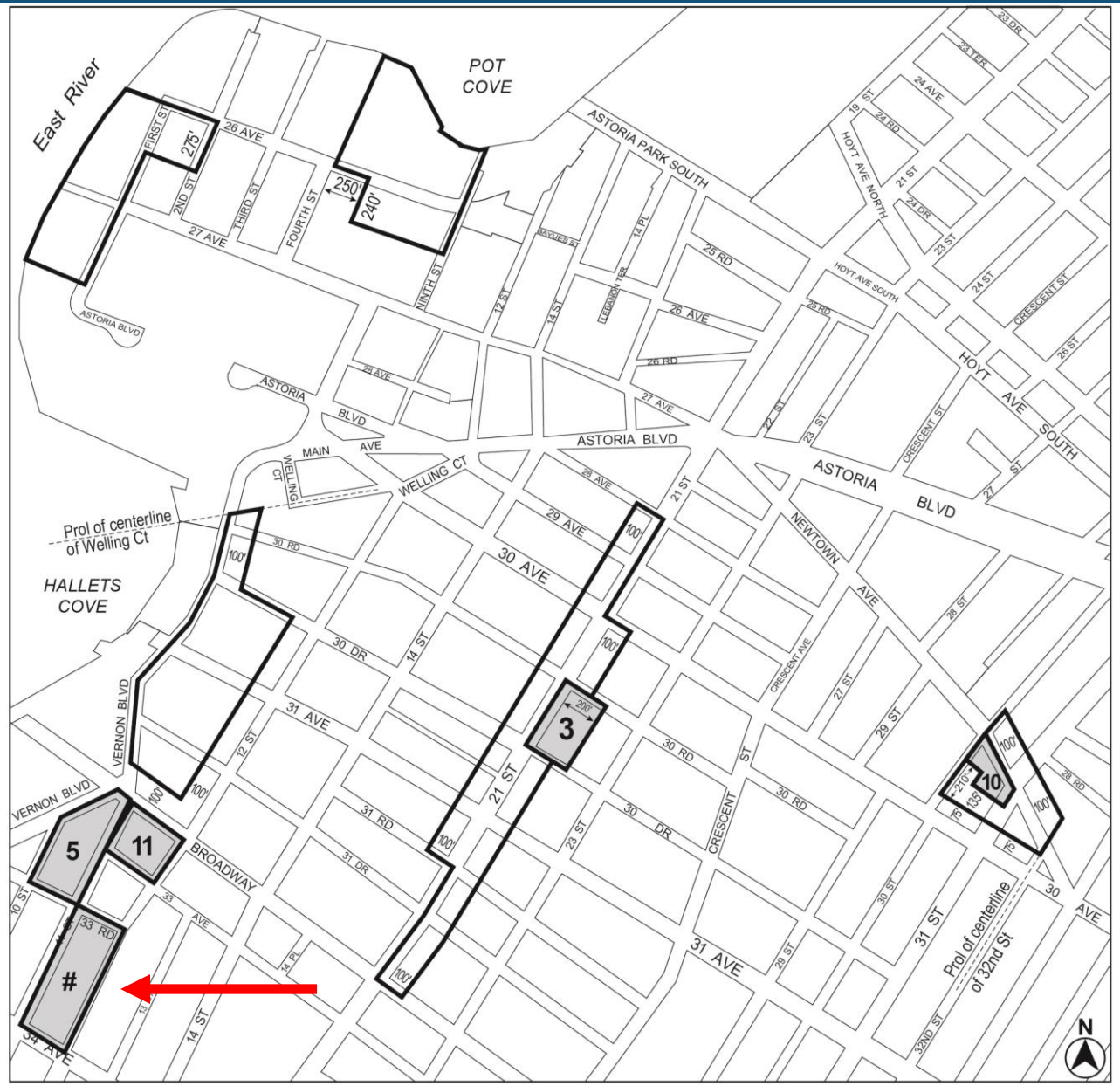
Proposed Zoning Map (9a) - Area being rezoned is outlined with dotted lines

Rezoning from R5 to M1-5/R6A (MX-XX)



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Proposed Actions: Text Amendment, Mandatory Inclusionary Housing



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

NYC PLANNING

ULURP Update: Community Board 1 Recommendation

Queens Community Board 1 Recommendation
Unfavorable

- 15 in favor, 15 opposed, two abstentions
  - Increase the number of two- and three-bedroom units
  - Provide deeper affordable income tiers

ULURP Update: Queens Borough President Recommendation

Queens Borough President Recommendation

Conditional Favorable

- There should be a goal of 30% for local hiring and use of M/WBE businesses in the construction and development of this project. There should also be quarterly reporting on the numbers of people hired and if the 30% hiring goal has been reached;

- The Applicant, in relation to local hiring and community engagement, should explore discounted rents or other incentives for CB 1 local artists in the proposed artist studio;

- The Applicant should commit to knocking on doors of local residents to promote the Proposed Development and its community benefits and partnerships;

- The Applicant should continue to partner with Urban Upbound and other local community-based organizations to host job fairs at NYCHA Ravenswood and Queensbridge and to bring awareness of upcoming job opportunities; and

- The Applicant should simultaneously commit to exploring deeper levels of AMI affordability as well as expanding the minimum percentage of affordable units.

Summary

Actions

- Zoning Map Amendment from R5 to a Special Mixed Use ("MX") R6A/M1-5
- Zoning Text Amendment
  - to ZR Appendix F to establish a Mandatory Inclusionary Housing ("MIH") Area
  - to ZR 123-90 to establish MX 23

Proposed Development

- 491,534-square-foot mixed-use
- Two eight story buildings
- 352 dwelling units (88-105), and 148,342 square feet of commercial and light industrial uses

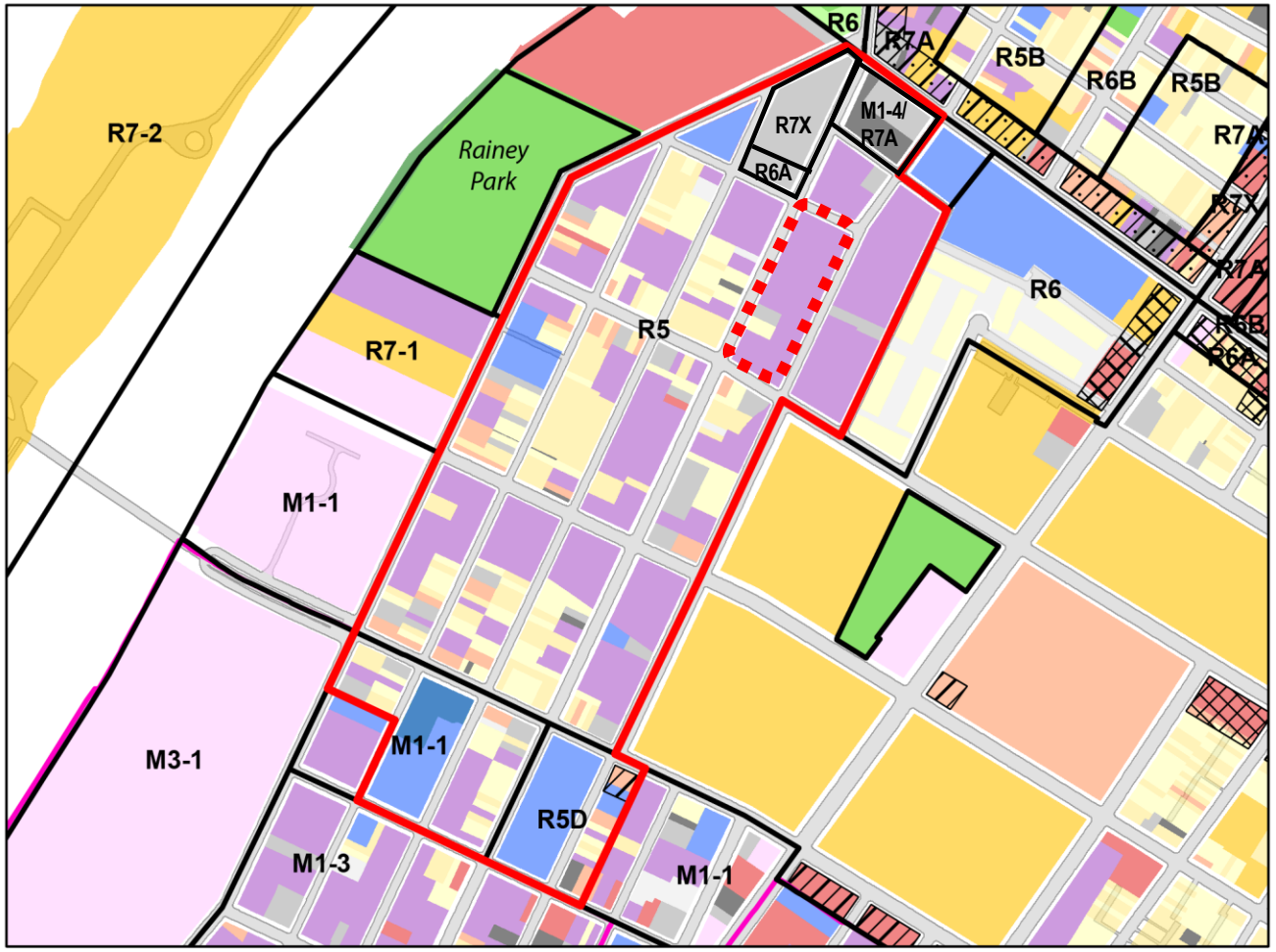


For illustrative purposes only

View from 12th Street Avenue looking south

Appendix

NW Ravenswood Framework – Land Use and Zoning



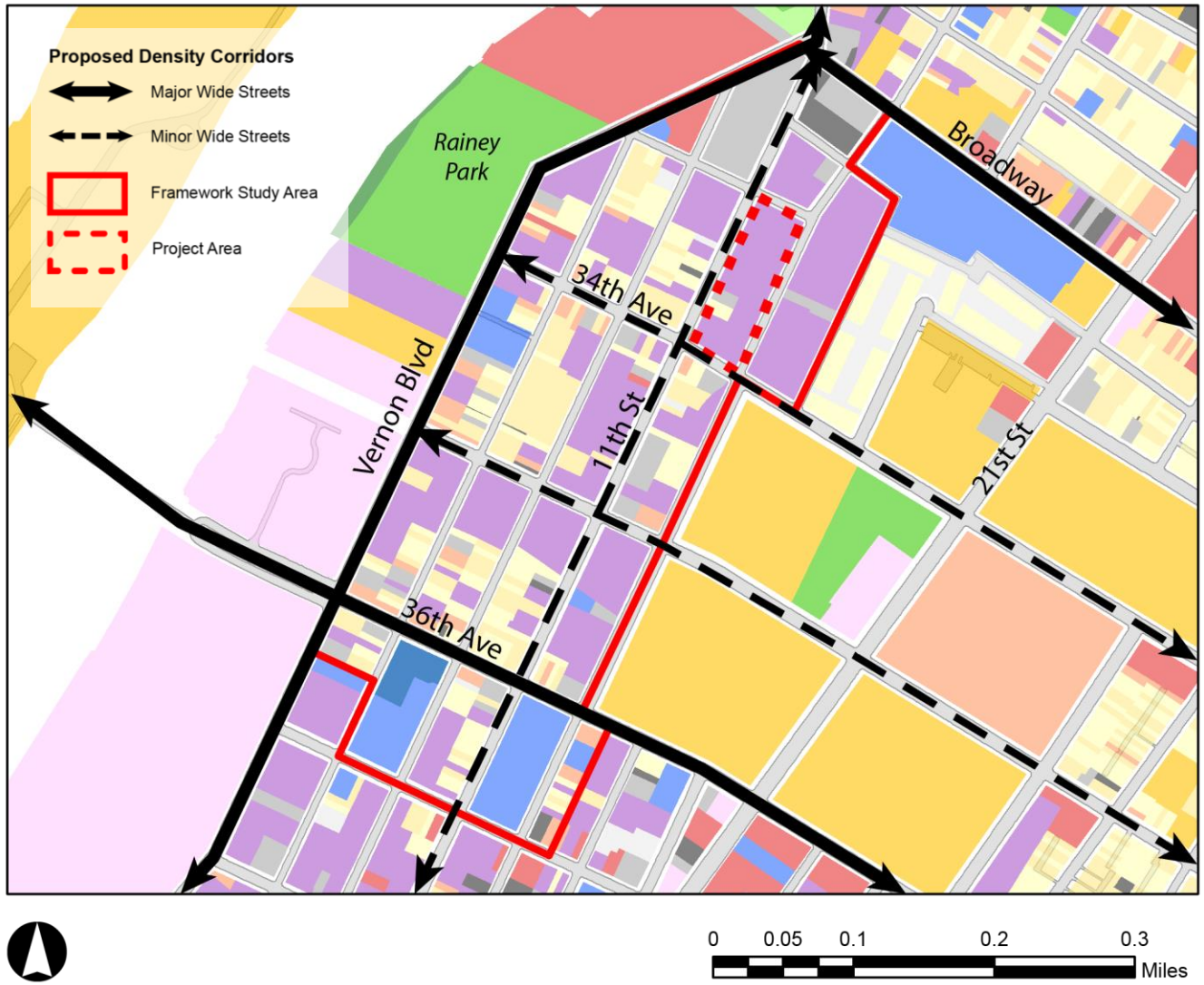
Legend

- 01 - One & Two Family Buildings
- 02 - MultiFamily Walkup Buildings
- 03 - MultiFamily Elevator Buildings
- 04 - Mixed Commercial/Residential Buildings
- 05 - Commercial/Office Buildings
- 06 - Industrial/Manufacturing
- 07 - Transportation/Utility
- 08 - Public Facilities & Institutions
- 09 - Open Space
- 10 - Parking Facilities
- 11 - Vacant Land
- All Others or No Data
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Area of Interest
- Project Area

Land Use Shares:

- Industrial lot area: 45%
- Residential only: 25%
- Public facilities: 15%
- Commercial only: 2%

NW Ravenswood Framework – Goals and Zoning Framework



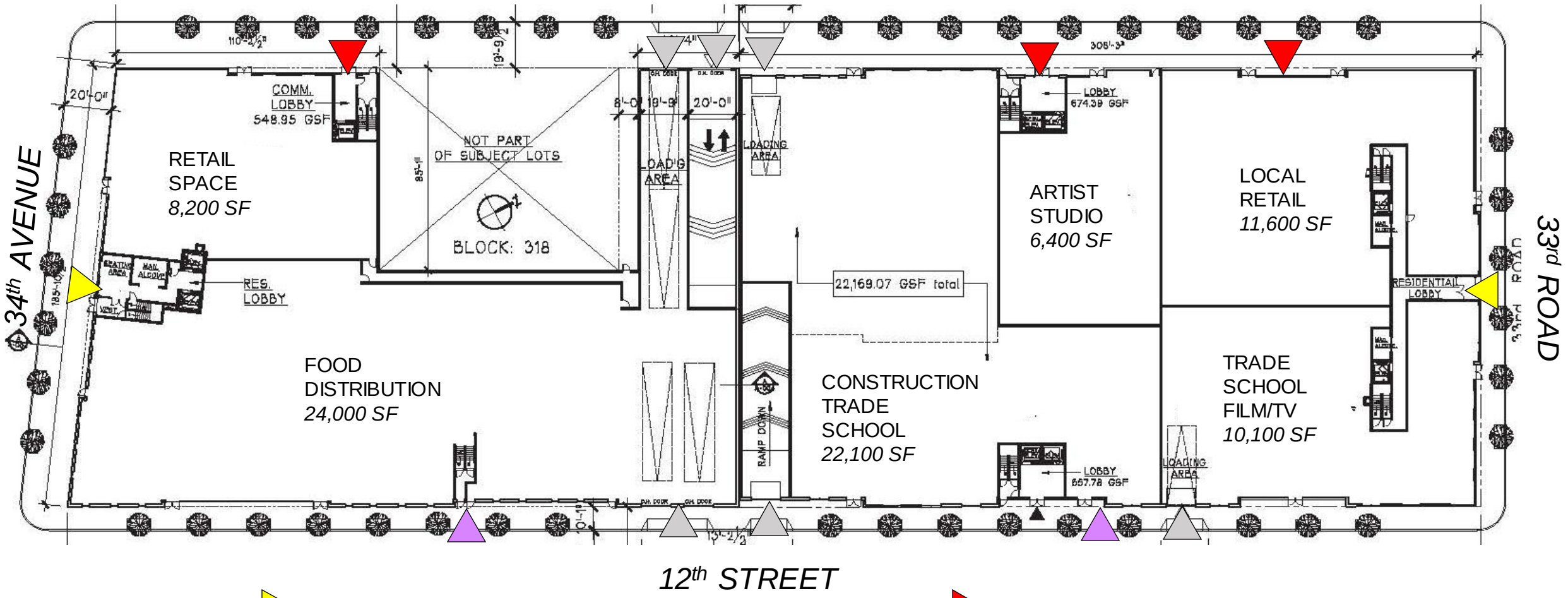
Goals

- Create opportunities for mixed-use development on large sites.
- Support retrofits of industrial buildings for jobs-supportive uses.
- Allow for new mixed-income residential opportunities
- Support affordable housing development

Zoning Framework:

- Major Wide Streets: R7X, R7A
- Minor Wide Streets: R7A, R6A
- Narrow Streets: R6B
- MX Districts: Paired with M1-4 and M1-5 districts

Proposed Development: Ground Floor



Proposed Development

