

HALLETTS NORTH REZONING & SPECIAL PERMIT

Review Session | Post-Hearing Follow-up | June 27th, 2022

NYC PLANNING

CPC Questions & Concerns

- Need for clarity around the number of proposed dwelling units between Halletts North and other projects on the peninsula
- Desire to examine appropriate affordability for the proposal
- Open space
  - Scale of open space in relation to the overall development
  - Quality of open space, especially in relation to vehicular access and the pedestrian experience
- Concern for environmental impacts and encouragement for DCP to secure robust mitigation

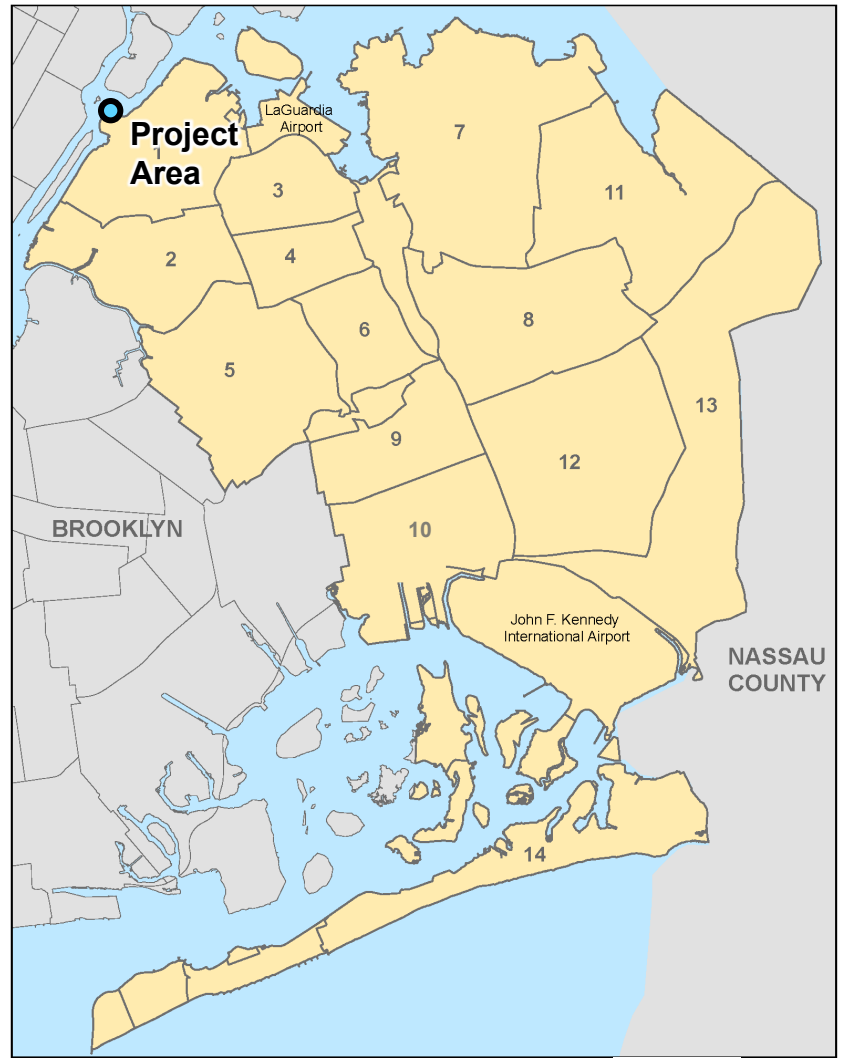
Project Overview

Applicant Astoria Owners LLC

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

Actions Requested

- 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



NYC PLANNING

Aerial Context

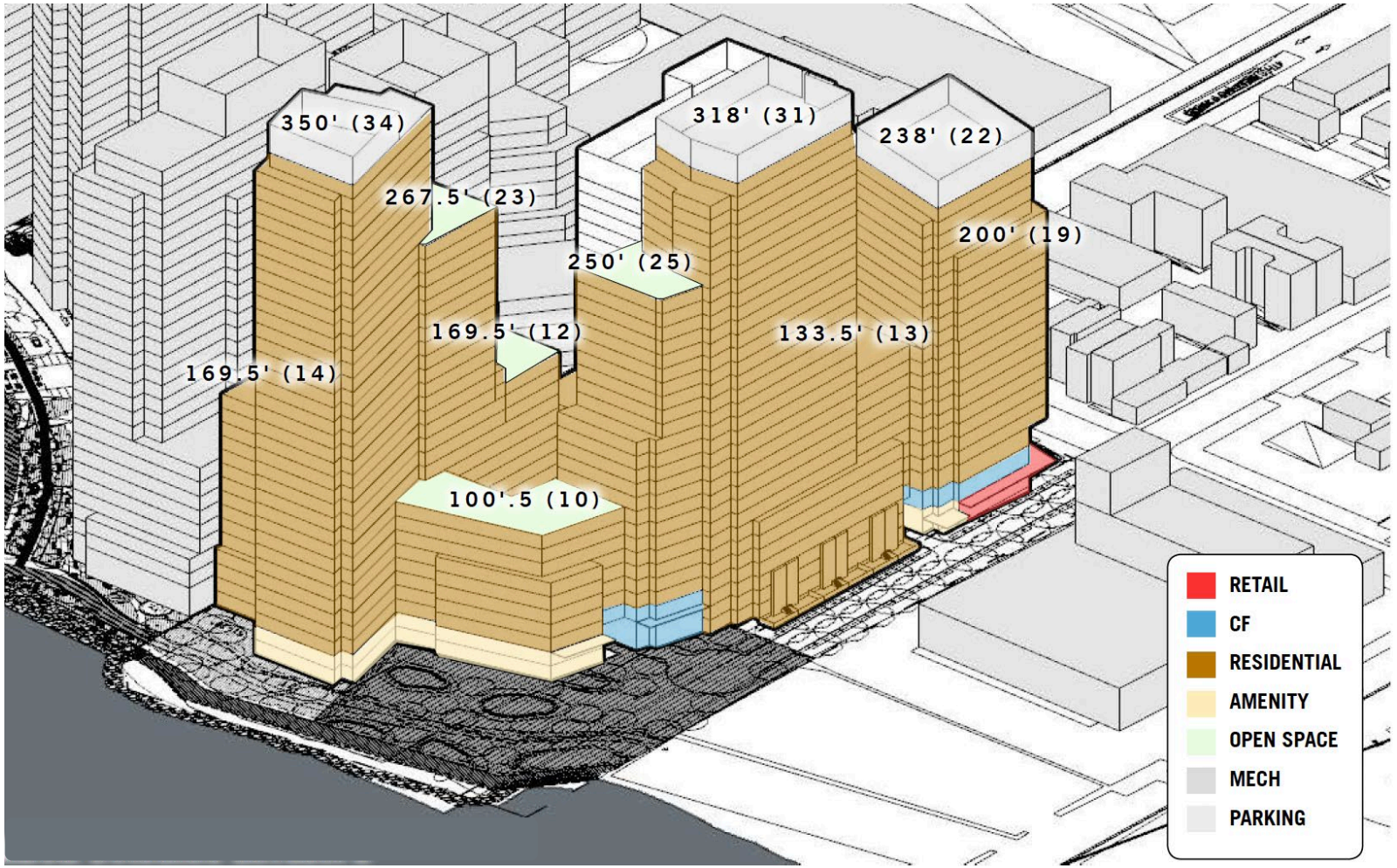


Proposed Development - Residential

New 986,000 sf development total

Residential:

- 962,800 sf (no change)
- 1,400 to **1,340** dwelling units
  - Applicant increased the number of family-sized units
- Commitment to MIH Option 1
  - 335 affordable units
- Applicant has agreed to engage local residents, including Astoria Houses, on affordable housing opportunities



Certified maximum zoning envelope

Proposed Development

Non-residential:

- 1,800 sf commercial use
- 21,500 sf community facility

Additional proposed uses:

- 525 vehicle parking spaces
- 525 bicycle parking spaces
- One acre of open space

Certified illustrative ground floor drawing



Residential entrance

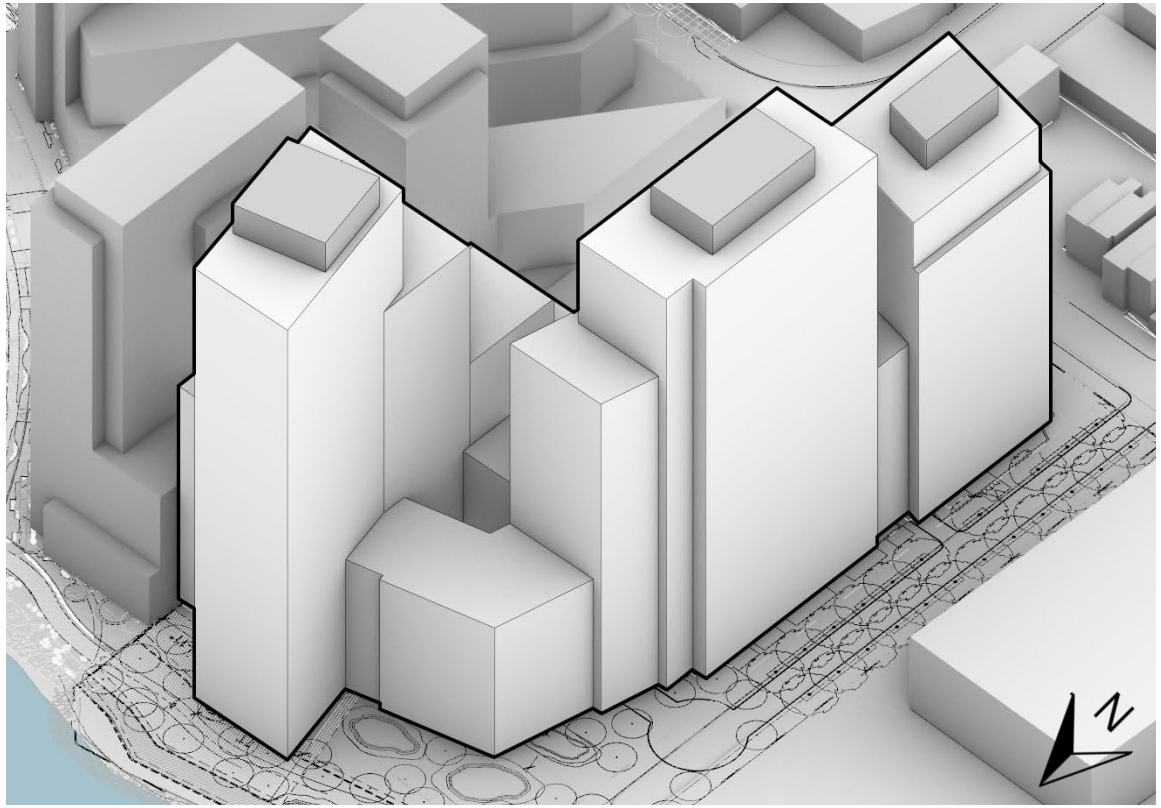
Commercial entrance

Parking entrance

Community facility entrance

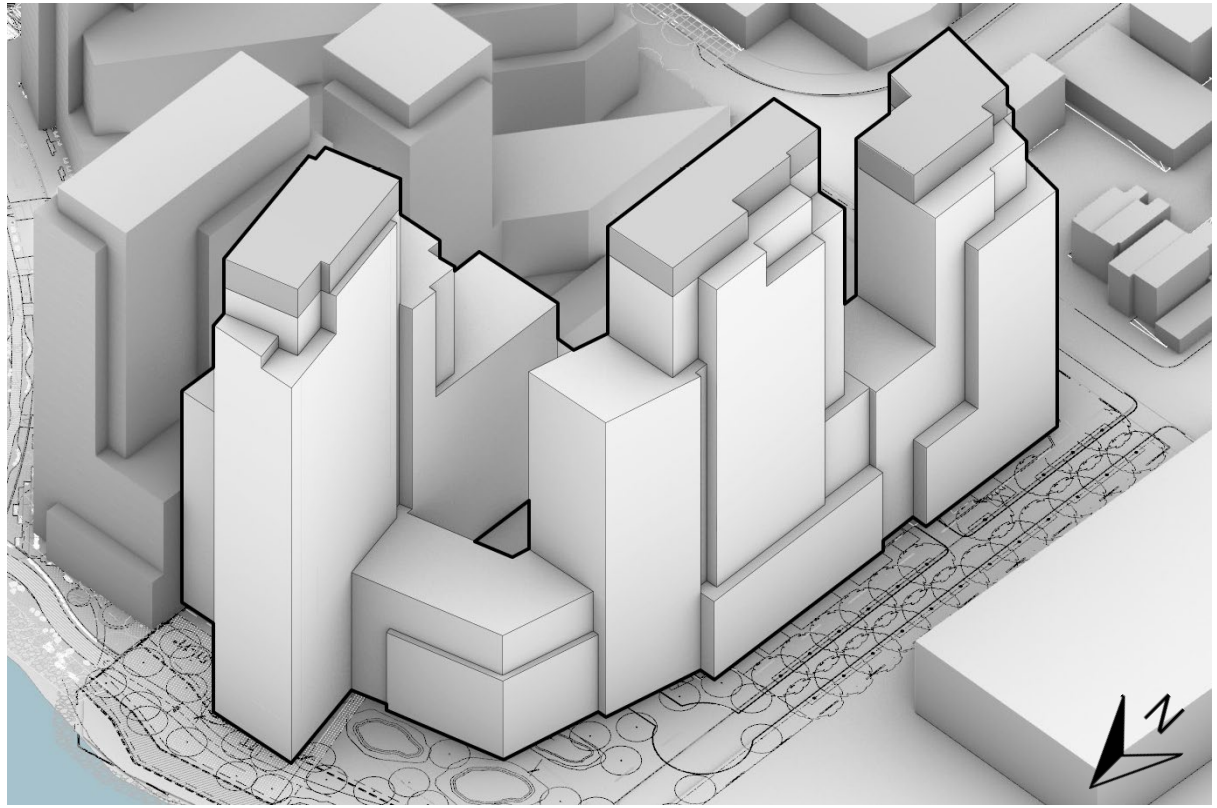
N

Proposed Massing Modification



Certified maximum zoning envelope

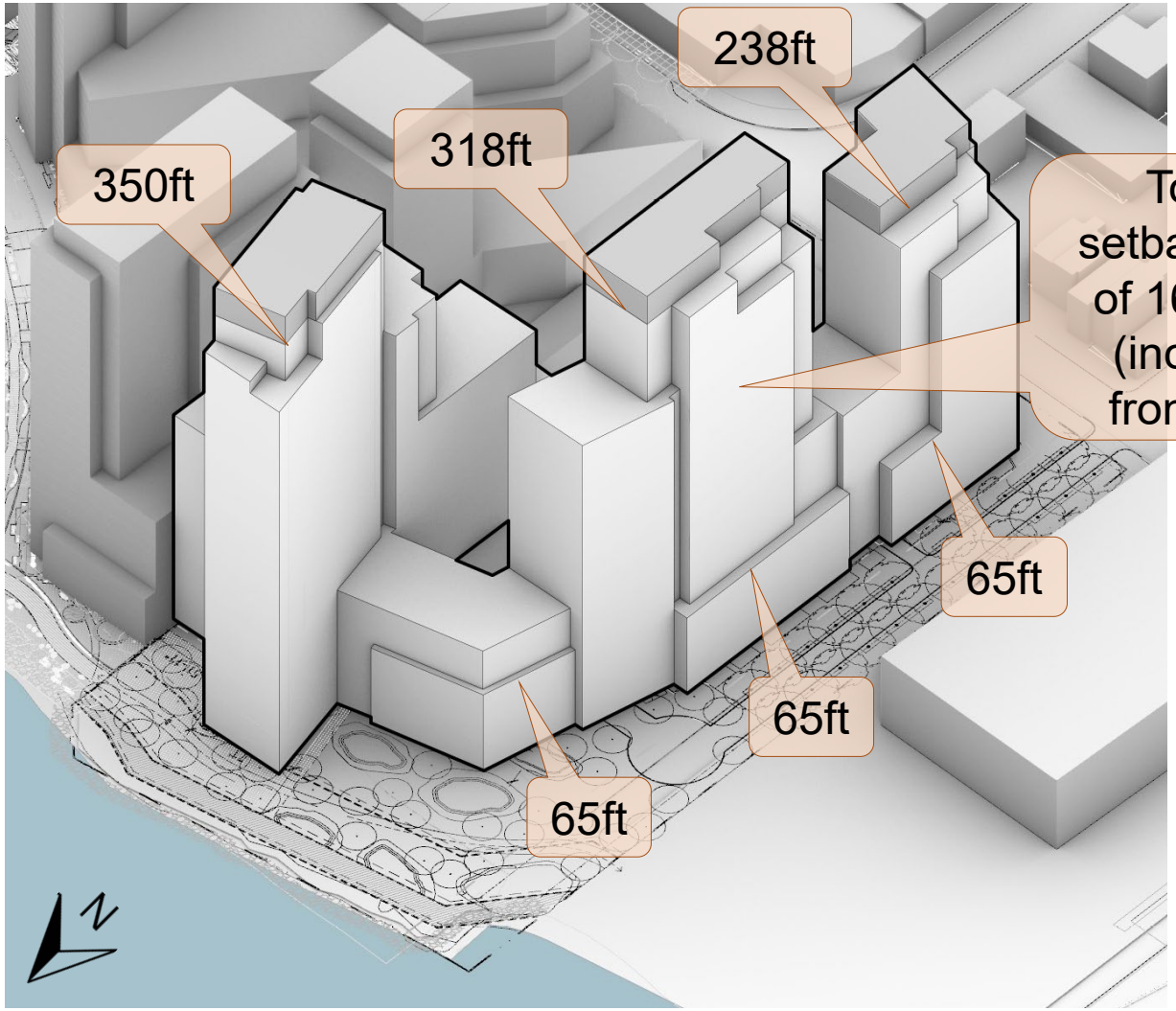
- Max envelope for EIS scope
- In alignment with waivers presented for certification



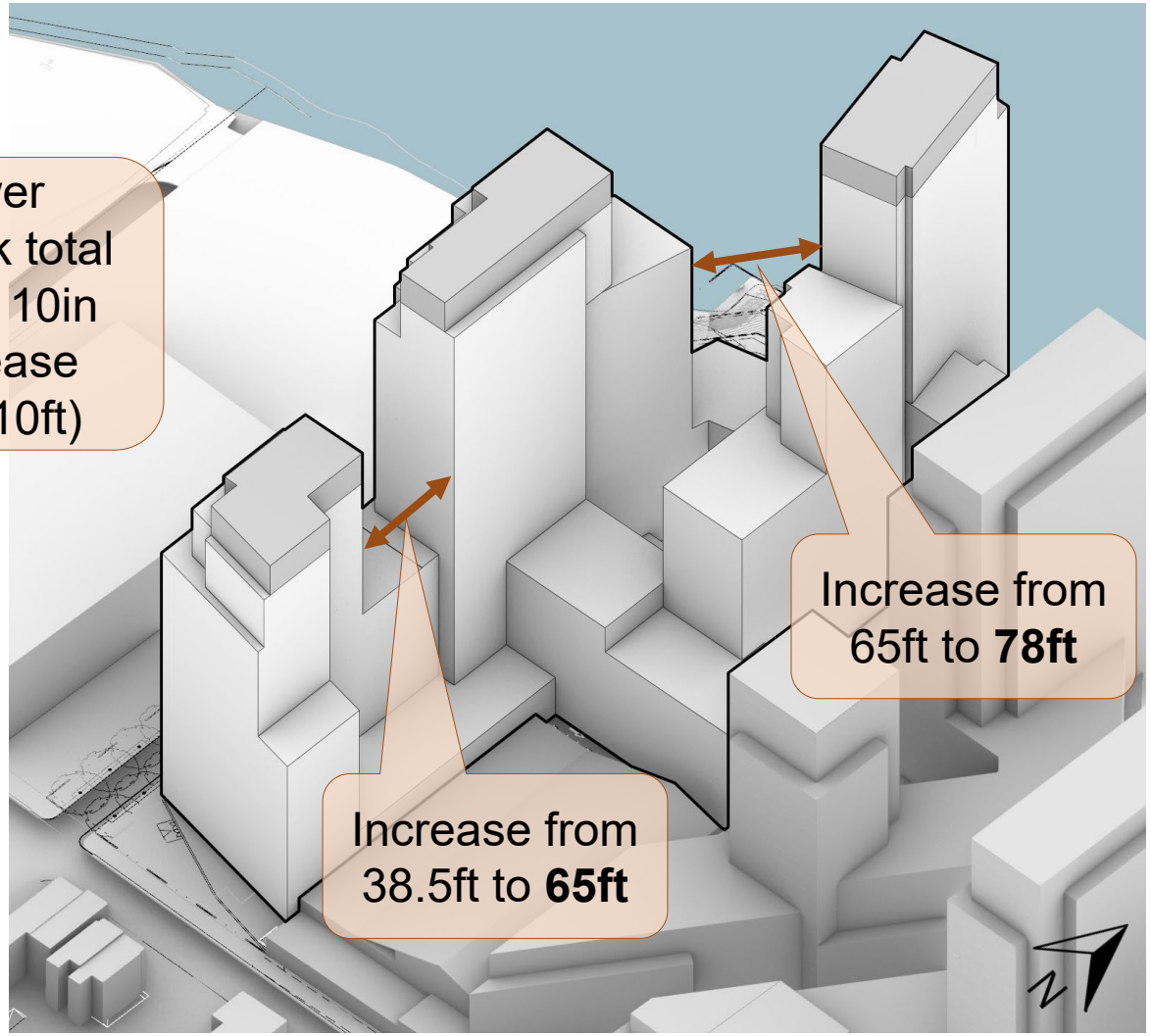
Proposed modification of building envelope

- More space between towers/ slimming of towers
- Lower base heights with deeper setbacks
- Potential alteration or elimination of some waivers

Proposed Massing Modification



Aerial view facing southeast from East River



Aerial view facing northwest from 26th Avenue

Building Segment 1: Retail Corner on 26th Ave



Key: Ground Floor Plan



View facing northwest of corner of 26th Avenue and 3rd Street

- Retail space served by corner carve out of Segment 1 to create plaza with seating

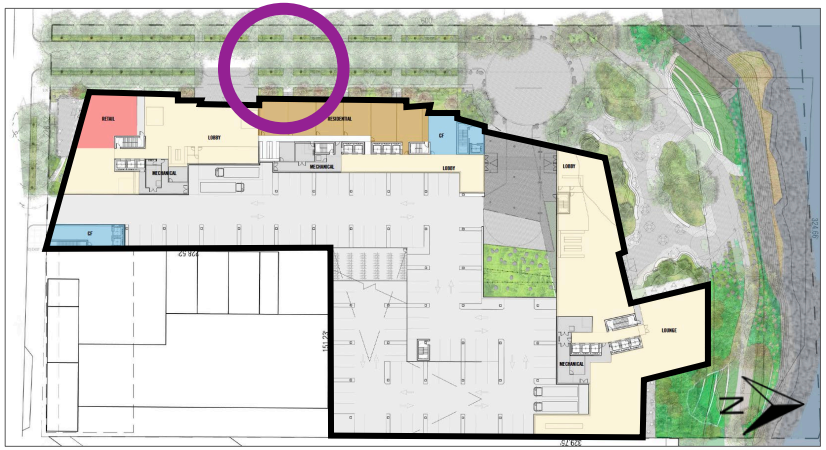
Building Segment 2: 3rd Street



View of 3rd Street facing north

- Type 2 upland connection combines vehicular & pedestrian access
- Direct-entry/maisonette residential units located in base of Segment 2 along 3rd Street to create ground-level activation and variety
- Vehicle drop off for residential lobby

Key: Ground Floor Plan



Building Segment 3: Motor Court



Certified proposal

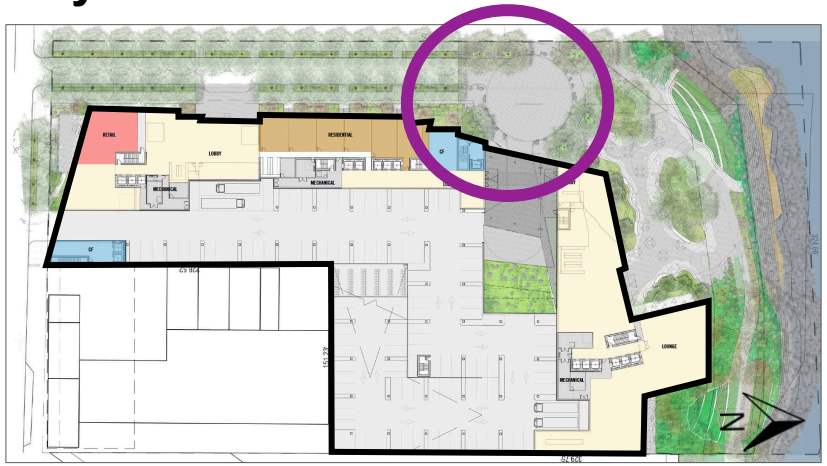
- Purposeful use of materials including boulders and paving to blur the boundary between vehicle and pedestrian area



Modified proposal

- Mountable curb introduced to delineate vehicle and pedestrian space
- Amenities added within motor court to soften boundary and increase usable public space

Key: Ground Floor Plan



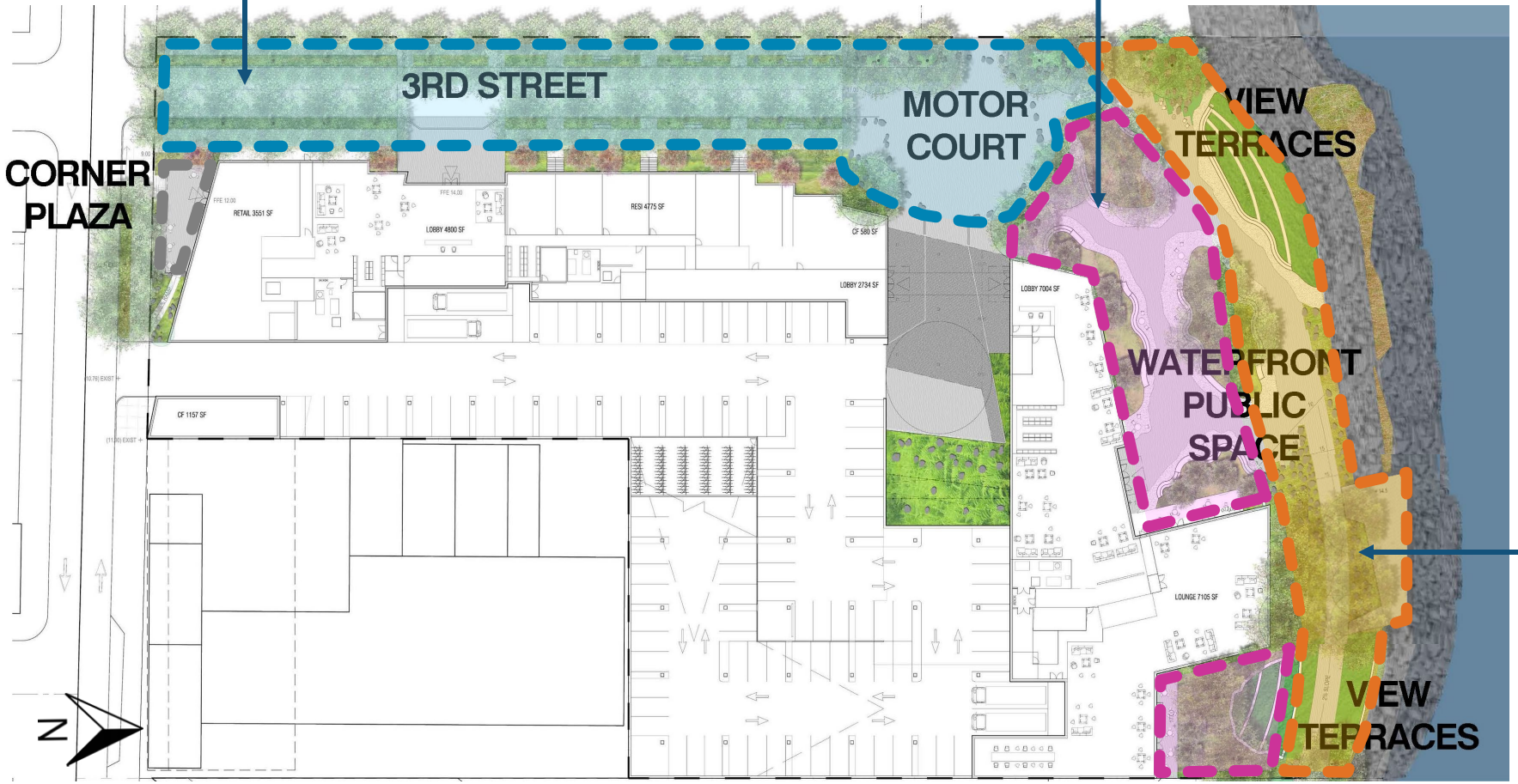
Proposed Waterfront Public Access Area

Upland Connection *Type 2*

- *~ 13,800 sf*
- *~ 32% of WPAA*
- *~ 8% of lot*

Supplemental Public Access Areas

- *~ 13,600 sf*
- *~ 32% of WPAA*
- *~ 8% of lot*



IN TOTAL:

- *Lot area: 164,392 sf*
- *WPAA: 43,000 sf or 26% of lot*

Shore Public Walkway

- *~ 15,600 sf*
- *~ 36% of WPAA*
- *~ 9% of lot*

Waterfront Overlook



Certified waterfront public access area



Proposed overlook addition

- 1,400 sf furnished with seating & tables
- ADA accessible
- Designed to lie upland of Mean High Water line

Waterfront Authorizations

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 Authorizations

ZR Section	Proposed	Requirement
62-822(a)	Raise the visual corridor base plane to comply with flood zone regulations (17 feet above curb line)	Curb line to shoreline
	Reduce the widths of transition area (49 feet) and associated pedestrian walkway (1.5 feet)	50 feet and 10 feet
	Reduce the minimum depth area of one of two supplemental public access areas (1.20 to 1.00)	3 to 1
62-822(b)	Allow vehicle access on 3rd Street delineated by boulders (irregular shape of site does not allow driveway and drop-off features to be located elsewhere and short boulders)	Vehicle access not permitted AOR and 30-inch-tall bollards
	Permit installation of a screening buffer (range of 8 feet to 18.5 feet in width to accommodate oyster garden)	10-foot minimum width
	Reduce tree pit width to provide vehicle drop-off	Not permitted AOR
	Permit shade trees in a visual corridor within the upland connection (13.5 feet and 14.5 feet)	Beyond 15 feet of centerline
	Reduce the clear pedestrian path (7 feet – interrupted by boulders in transition area)	8 feet
	Extend permitted location of paving materials	Change of material
	Reduce planting requirement in UC transition area (31.87% of transition area planted)	40% planted area
	Reduce the lawn requirement (17.3% of required planting area of SPW and SPAA)	25%
	Shift location of bike racks (located 44.5 feet from shoreline for improved logistics)	Within 20 feet of shoreline
	Modify lighting requirements (less light intensity and non-compliant glare control – trees)	0.2 foot candle / less glare

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)

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



Waterfront Authorization ZR §62-822(b)

Misc. Modifications:

→ Reduce the lawn requirement

→ Shift location of bike racks

→ Modify lighting requirements

→ Phasing



Summary & Next Steps

Modifications proposed since certification:

- Addition of waterfront overlook to respond to CB1 request
- Proposed modification of building envelope
  - Base heights
  - Tower location and form

In progress:

- Queens Office working with applicant on shaping building massing to meet goals of breaking up sheer tower faces and increasing access to light and air to improve pedestrian experience
- Finalization of EIS mitigations with relevant City agencies

Appendix

Environmental Review

Significant impacts identified in DEIS:

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

FEIS due 7/14

Community Board 1 Recommendation

Vote

Approved 19 in favor, 14 against, 2 abstaining

Recommendations

- Provide a comfort station at Whitey Ford Field, a public park located to the east of the development site
- Include an on-site accessory power generator that preferably uses geothermal energy
- Continue to pursue approvals for the proposed walkway extension over the water along Third Street

Borough President Recommendation

Vote

Approved with conditions

Conditions

- Goal of 30% local hiring and use of M/WBE businesses in construction and development, including a quarterly report
- Applicant commitment to knock on doors of local residents to promote the Proposed Development, its community benefits and partnerships
- Applicant partnership with Urban Upbound and other local community organizations to host job fairs at local NYCHA developments
- Exploration of deeper levels of affordability in AMI and unit count
- Easy to read signage and wayfinding in the surrounding area directed towards the WPAA
- Applicant to make reasonable improvements to Triboro Park and Astoria Houses as related to the EIS
- Applicant to collaborate with surrounding developments to not overwhelm area with construction
- Commitment to 50-100% use of geothermal energy
- Applicant to work with NYCT and DOT on bike lanes and bus network to/from development site
- Incorporation of CB1's conditions to the best of the applicant's ability

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

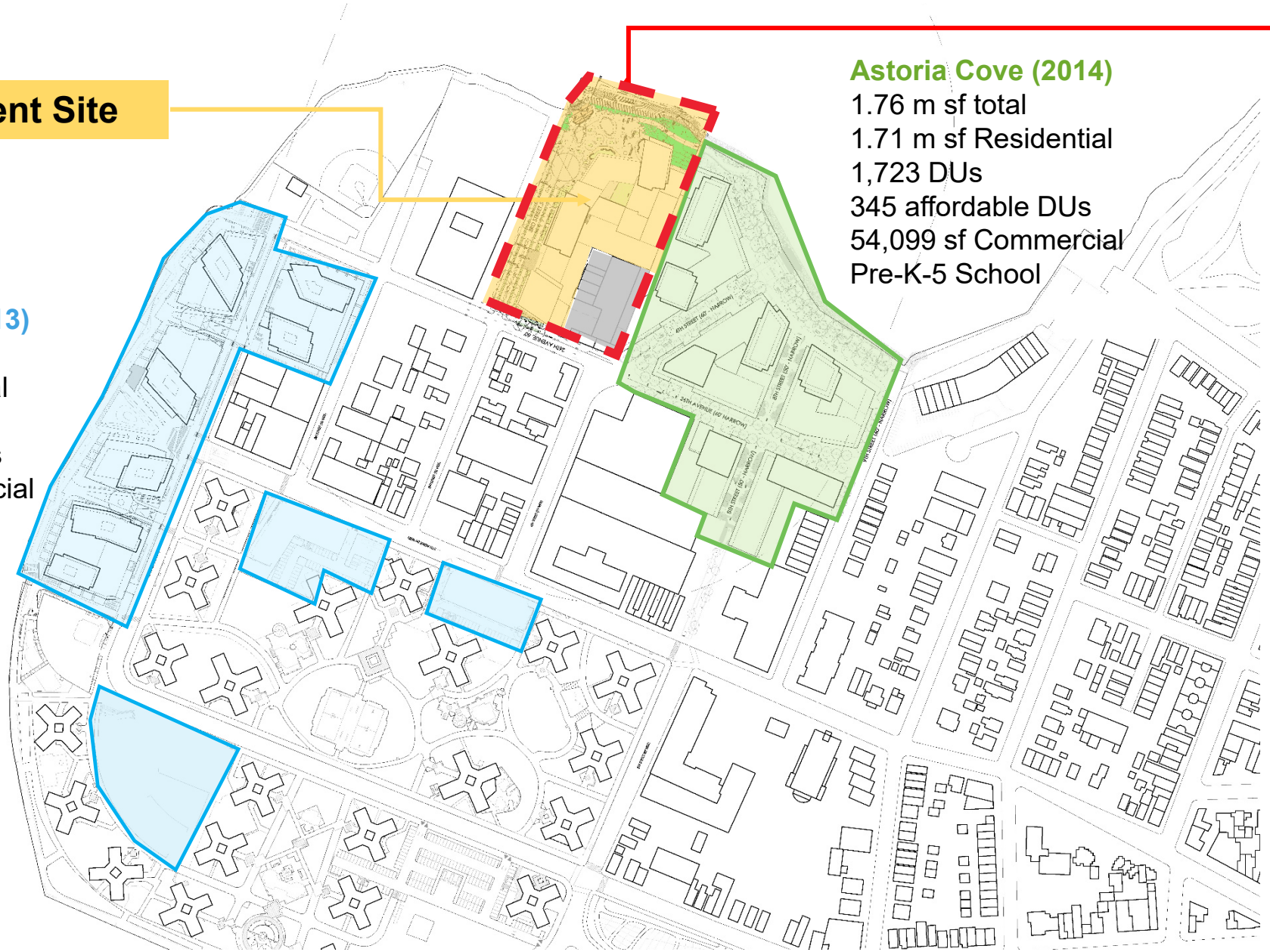
Prior Actions

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



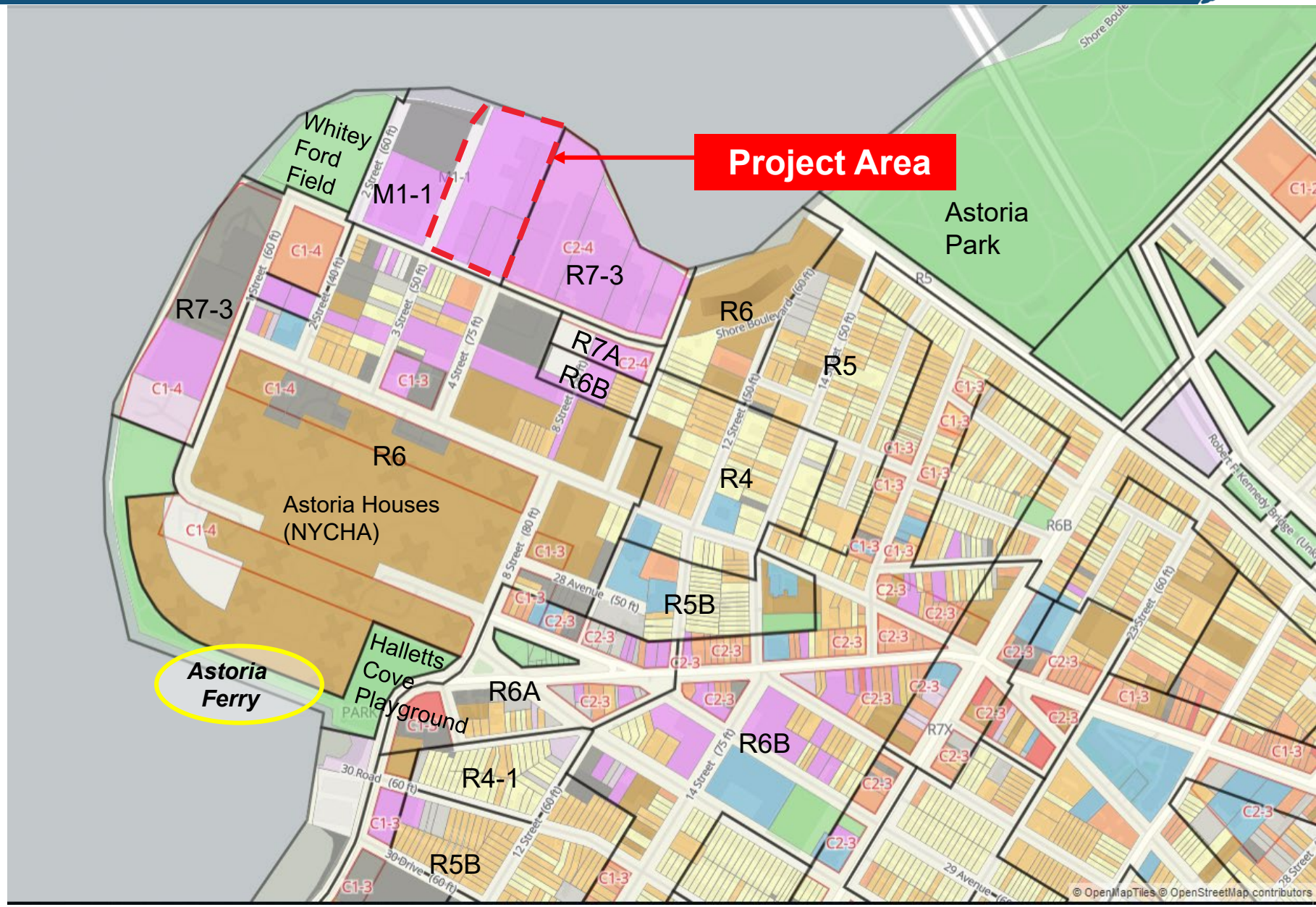
Aerial Context



Aerial Context



Land Use and Zoning



Project Area



Land Use Context

HALLETTS NORTH Area Map

Block 911, Lot 1; 3rd Street 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

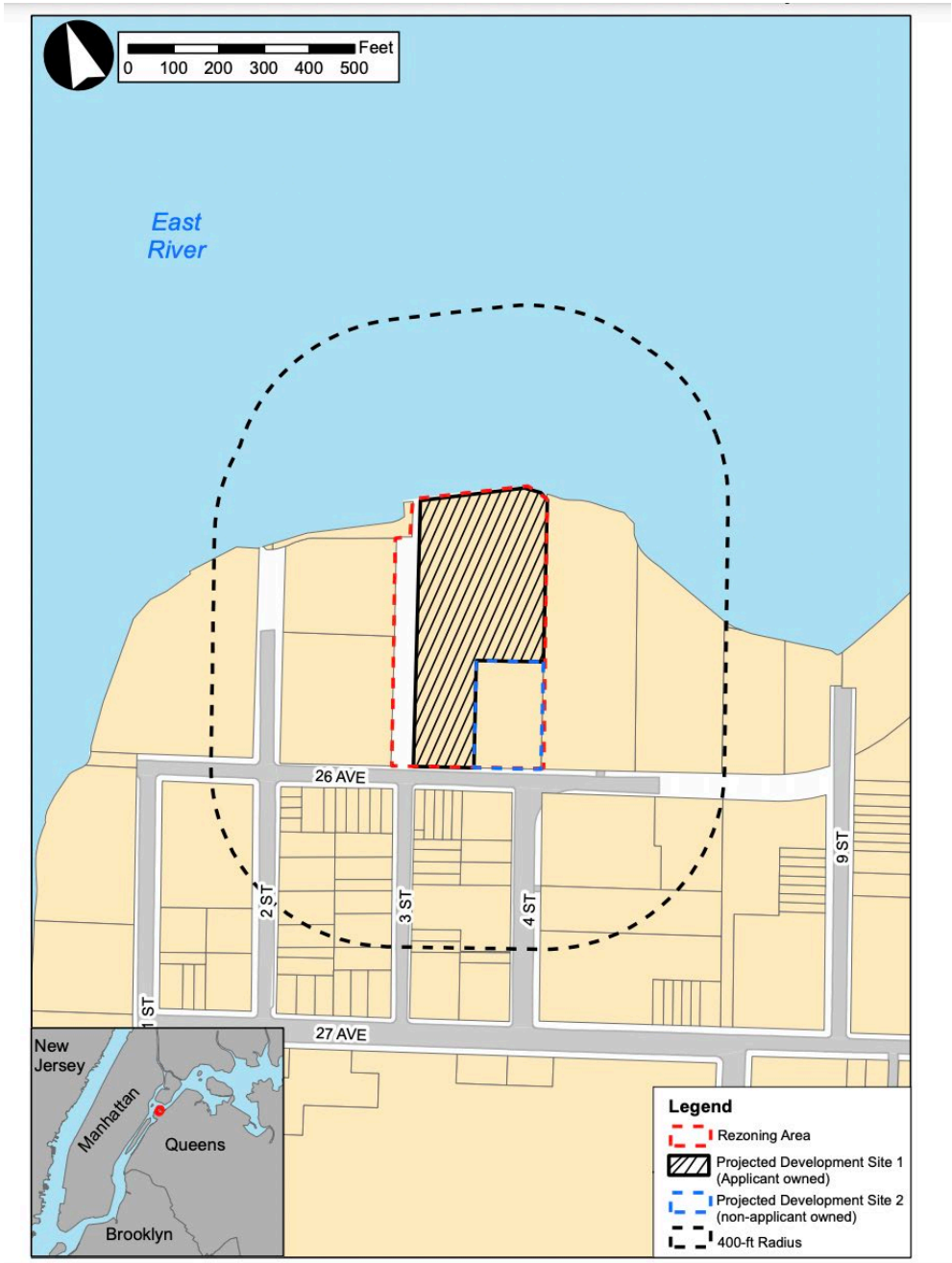
Map Created: May 13, 2021, 6:23pm
Data Sources: layers-api.planninglabs.nyc/v1/sources
pluto MapPLUTO™ 20v8; Bytes of the Big Apple (February 2021); zoning-districts (March 2021); digital-citymap (March 2021); planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (March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



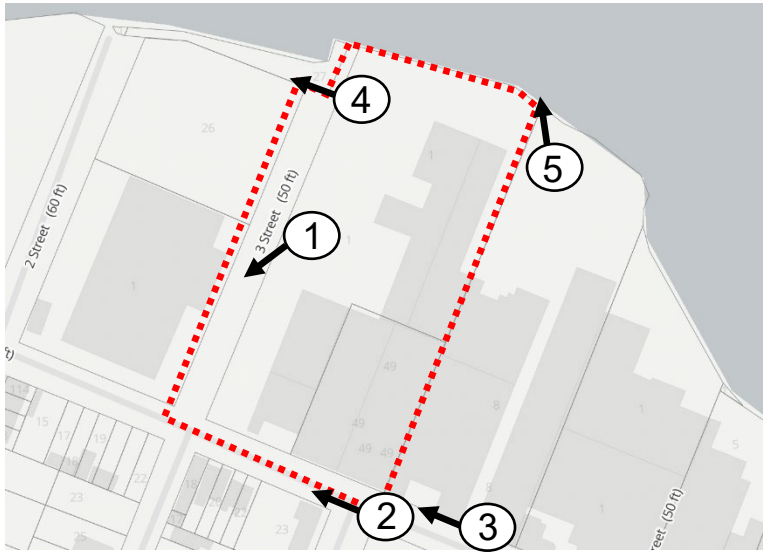


https://applicantmaps.planning.nyc.gov/projects/X+2cqt8QjIqytdF81KF/edit/map

Project Area



Street Views





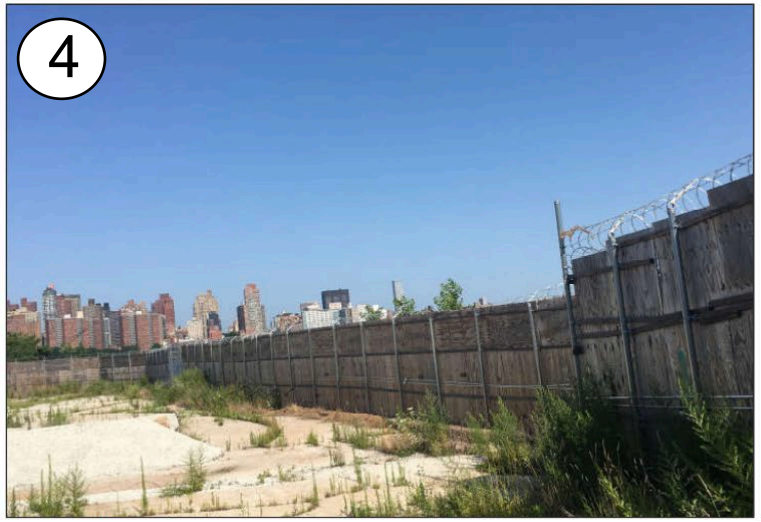
2. View of the project area looking west along 26th Avenue



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



1. View of the project area looking southwest

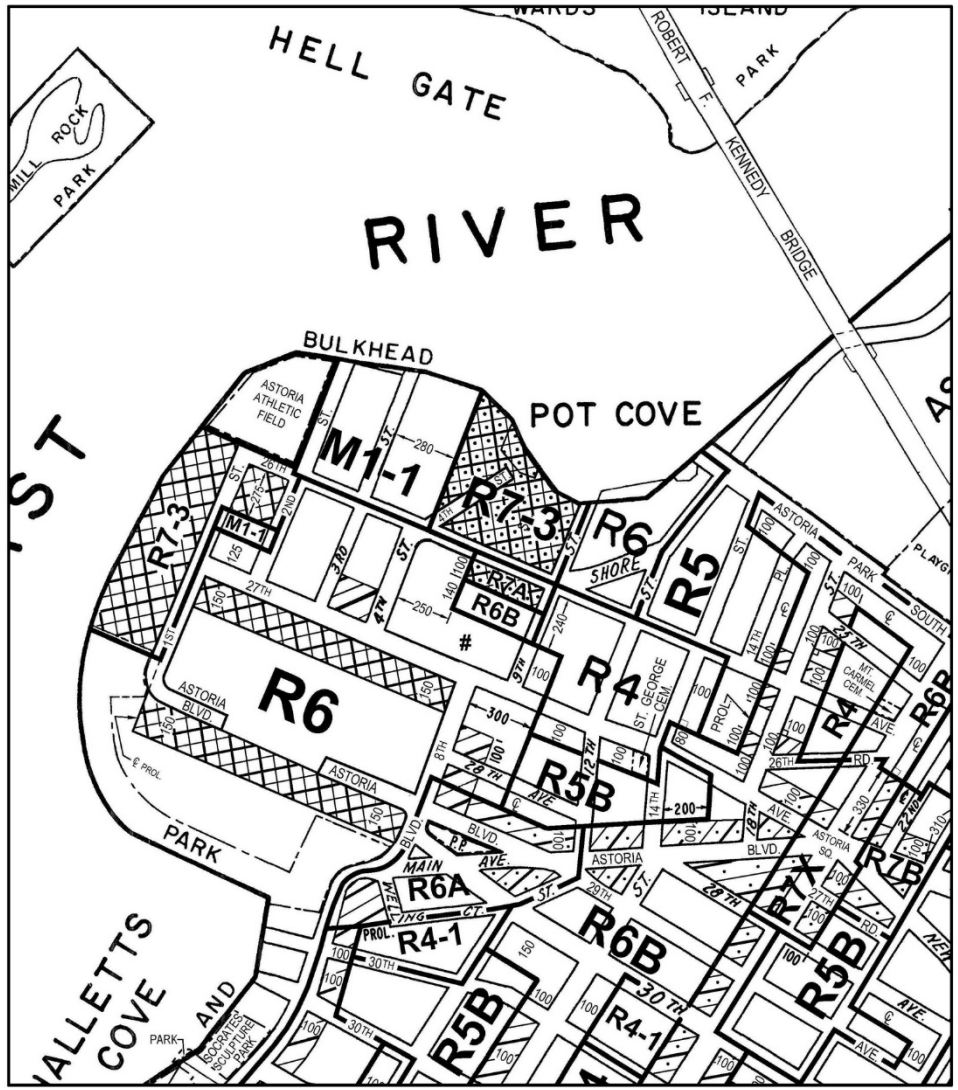


4. View of the project area looking west

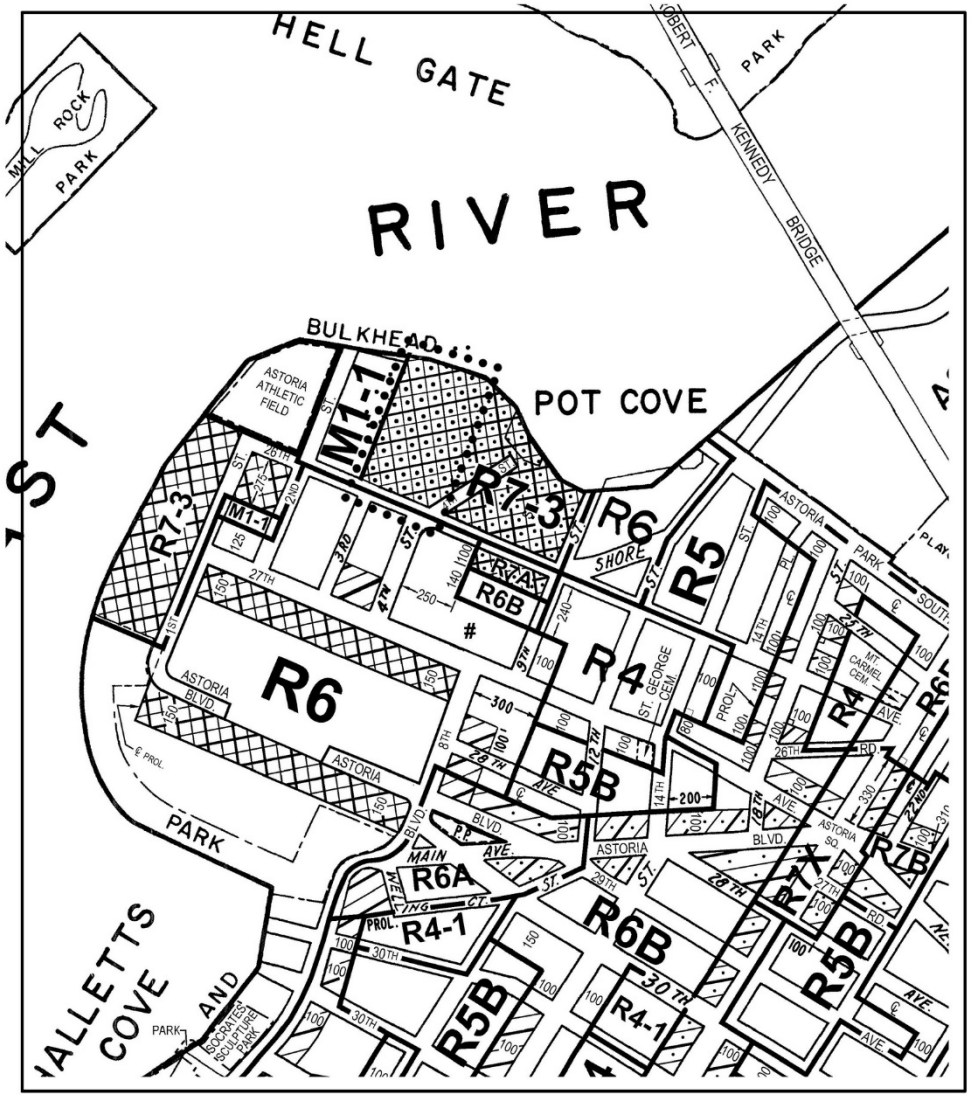


5. View of the project area looking at the waterfront edge

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



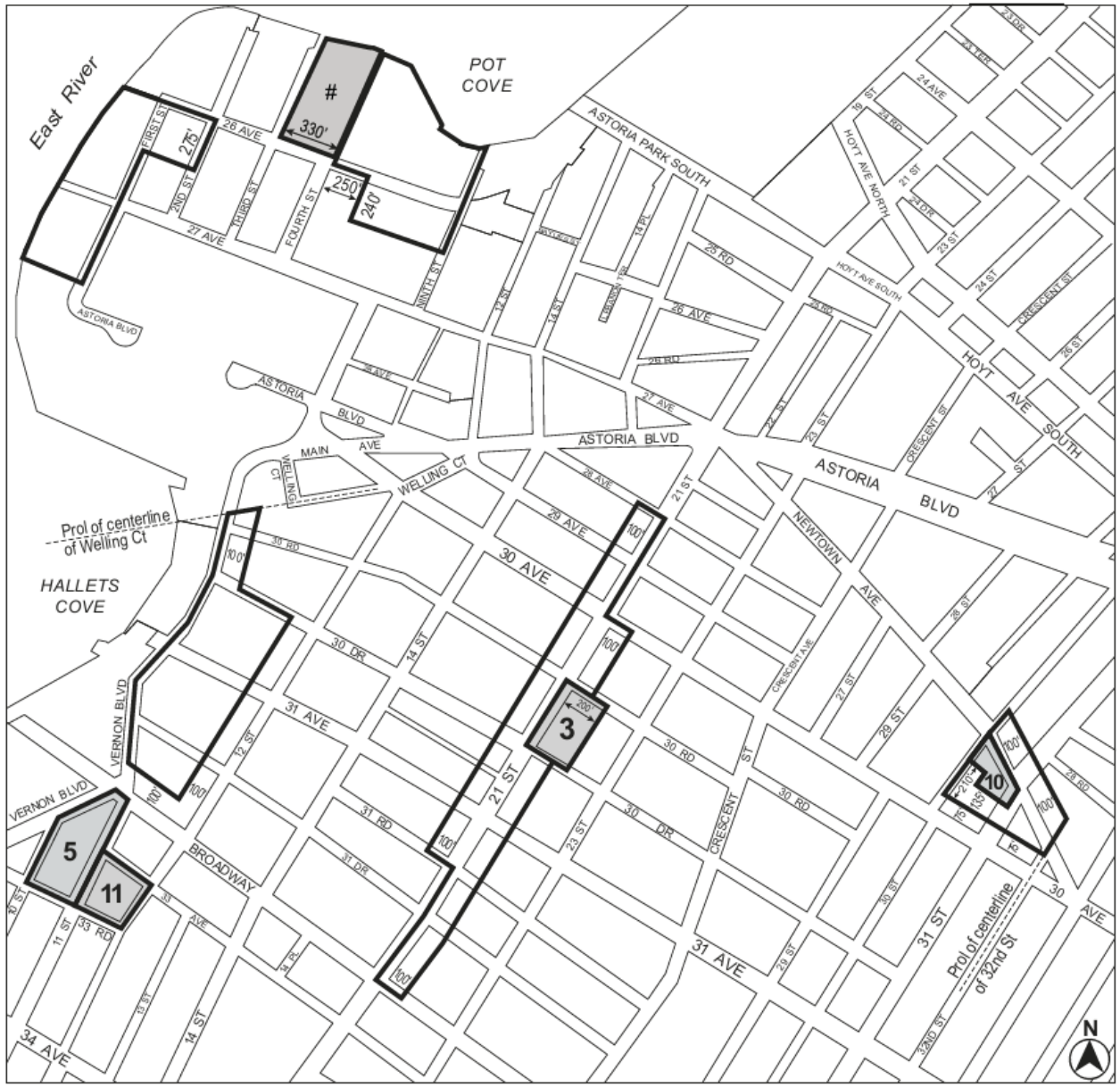
CURRENT ZONING MAP



PROPOSED ZONING MAP

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

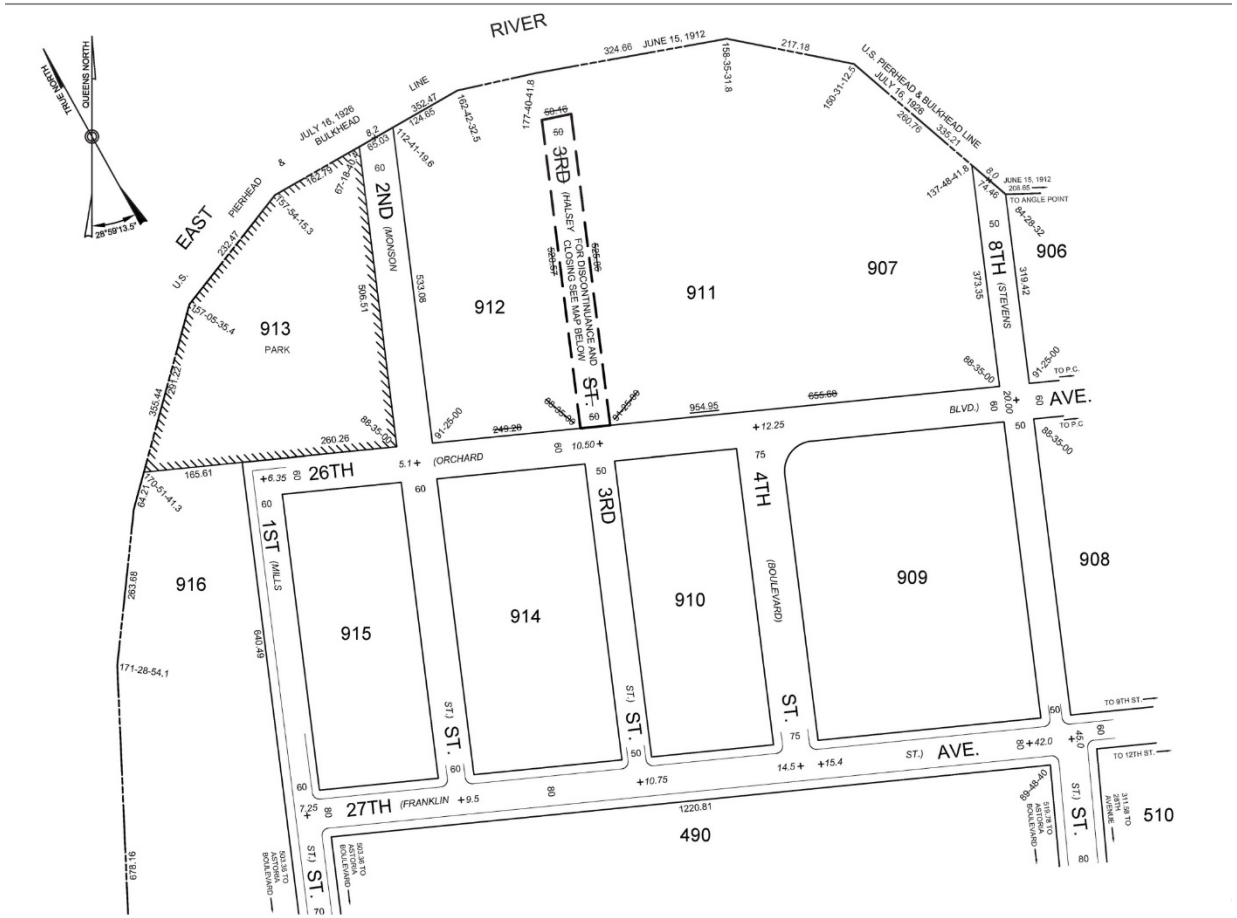
Zoning Text Amendment to Appendix F

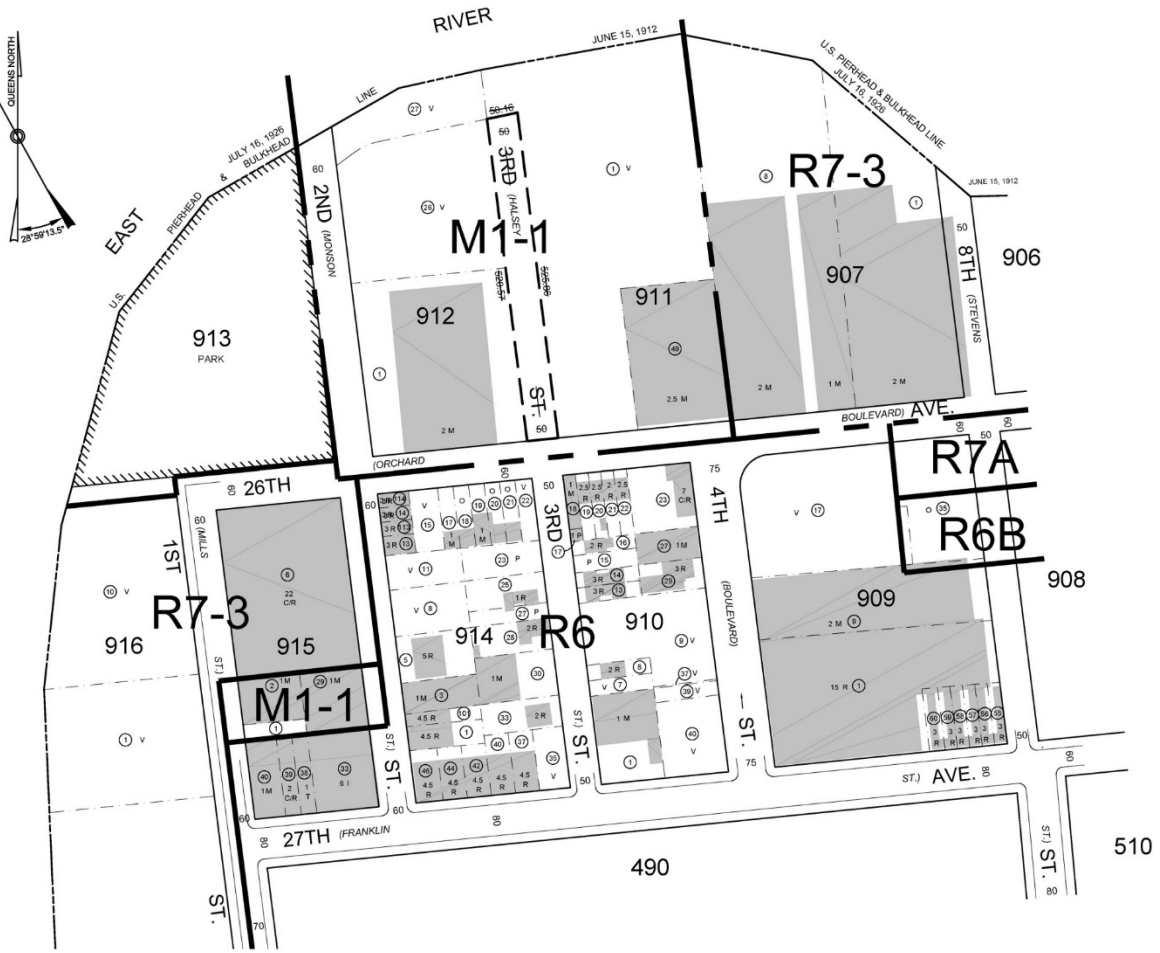


Inclusionary Housing designated area

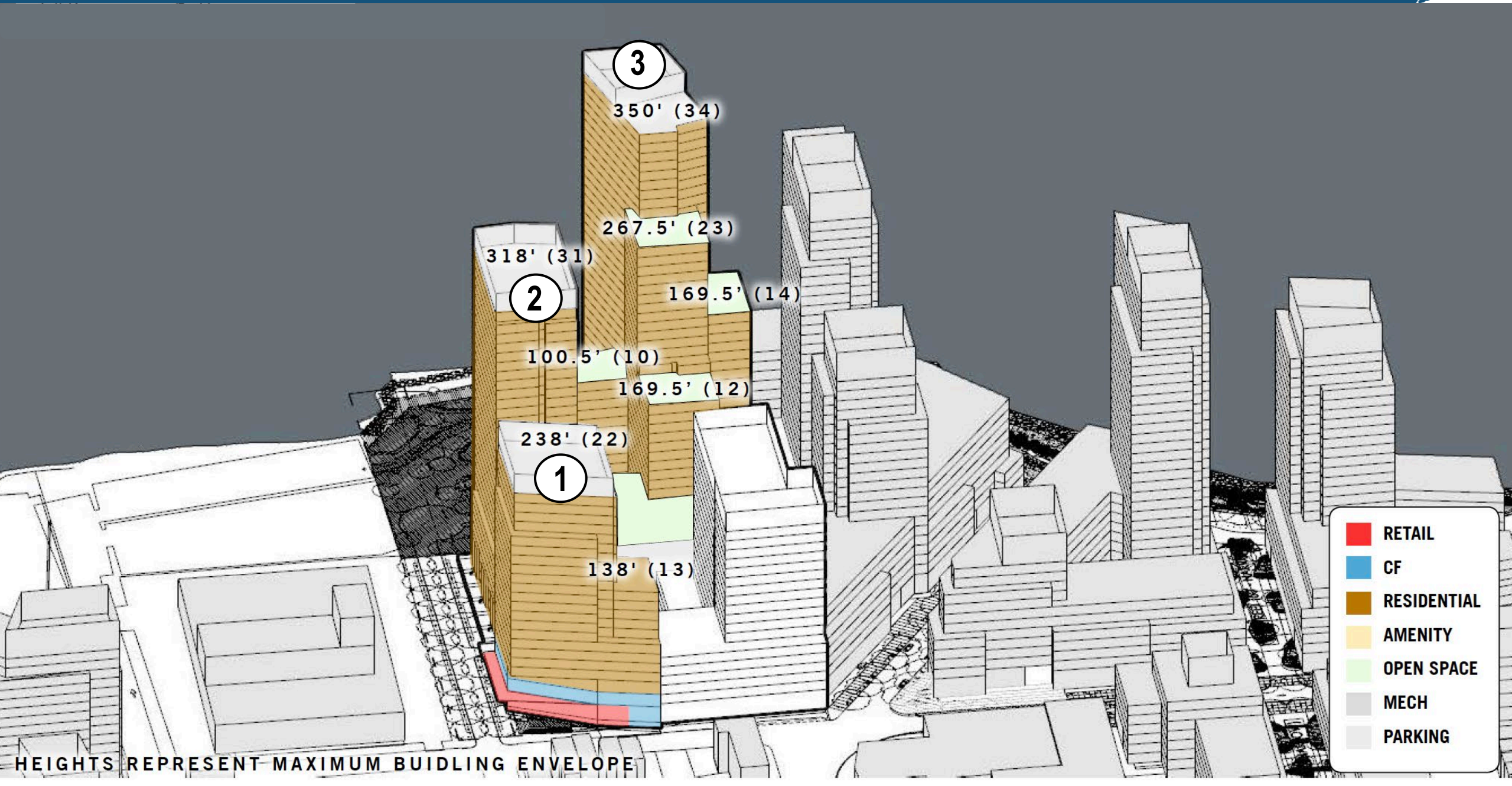
Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **3** – 10/31/18 MIH Program Option 1 and Option 2
Area **5** – 10/17/19 MIH Program Option 1
Area **10** – 6/17/21 MIH Program Option 1
Area **11** – 10/21/21 MIH Program Option 1
Area # - [date of adoption] MIH Program Option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

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





Proposed Massing



Proposed Plaza on 26th Ave



NYC PLANNING

H

STUDIO V ARCHITECTURE

HALLETTS NORTH 3-15 26TH AVE
SCOPING MEETING

03/22/21 | PG 25

VIEW OF RETAIL CORNER

©2021 STUDIO V Architecture, PLLC. All rights reserved.

Upland Connection



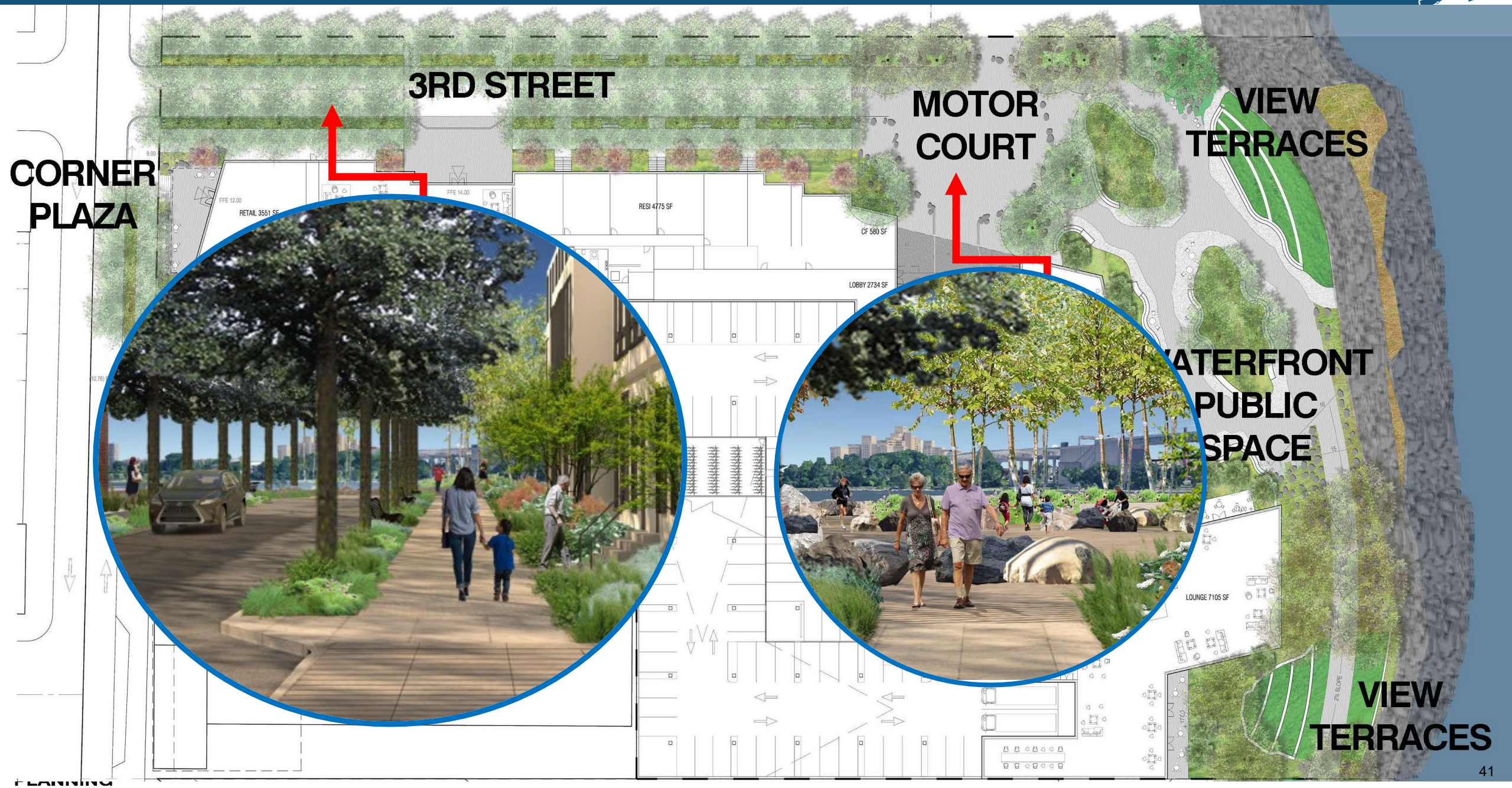
Roundabout



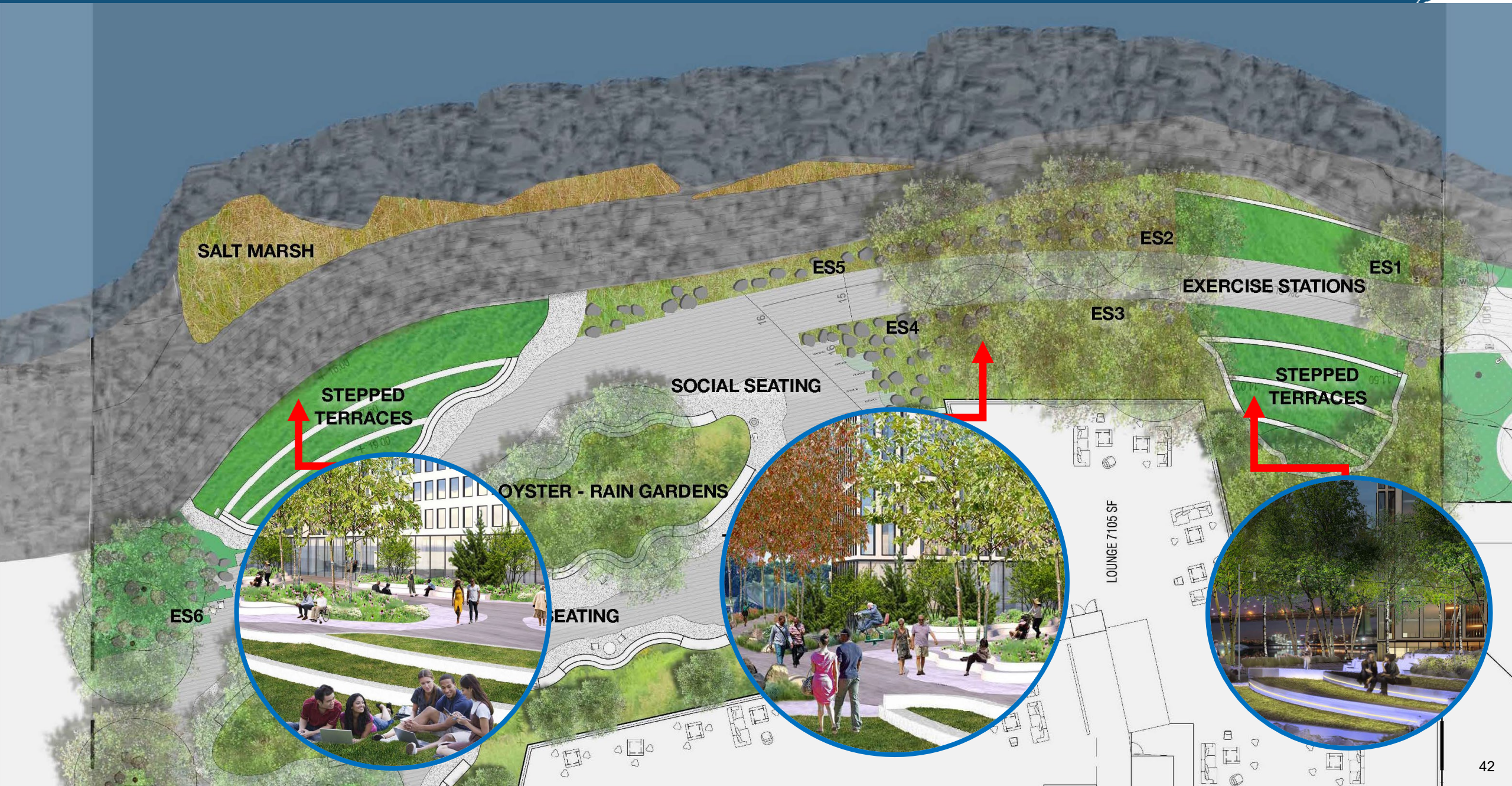
Waterfront Public Access Area: Corner Plaza



Waterfront Public Access Area: Upland Connection



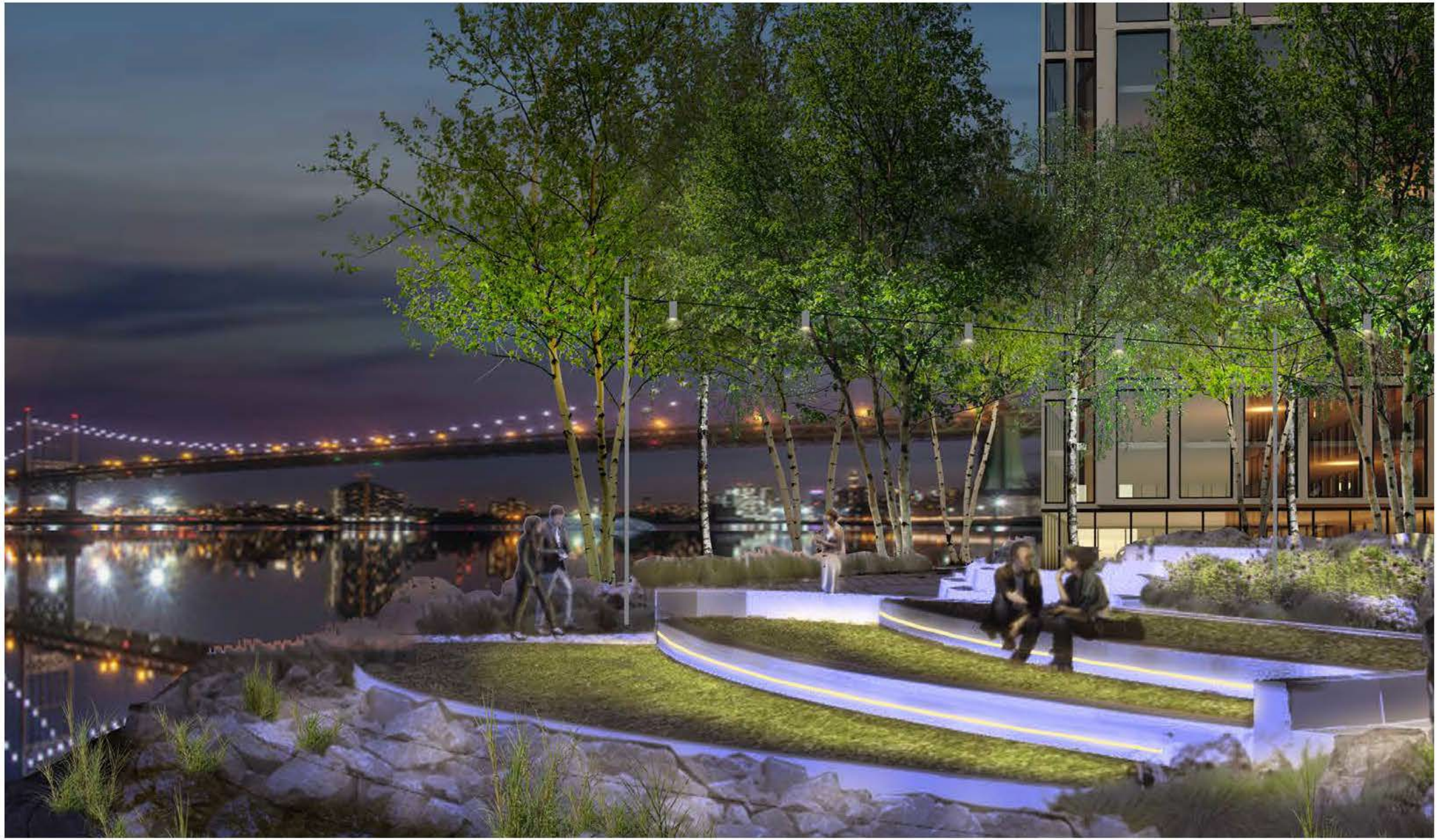
Waterfront Public Access Area: Waterfront Esplanade



Terraced and Turfed Seating



Upland Connection



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(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.

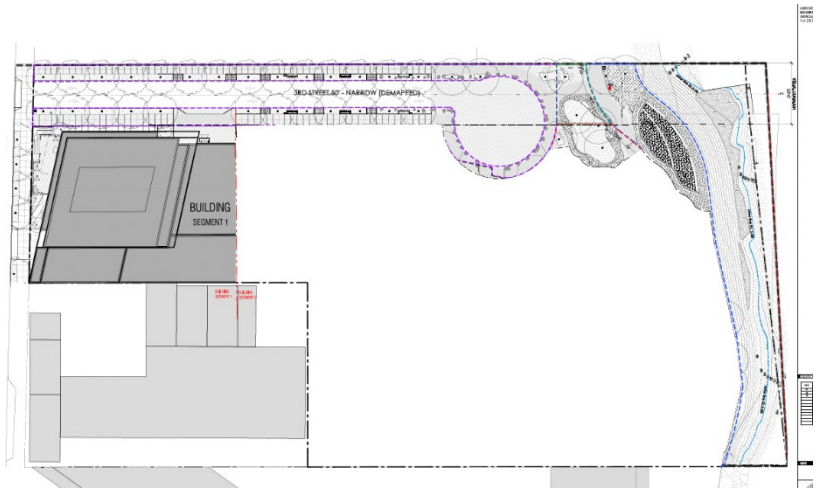
In order to grant such authorization, the Commission shall find that such modifications:

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

Phase 1



Phase 2



Phase 3



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 62-837(a)

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

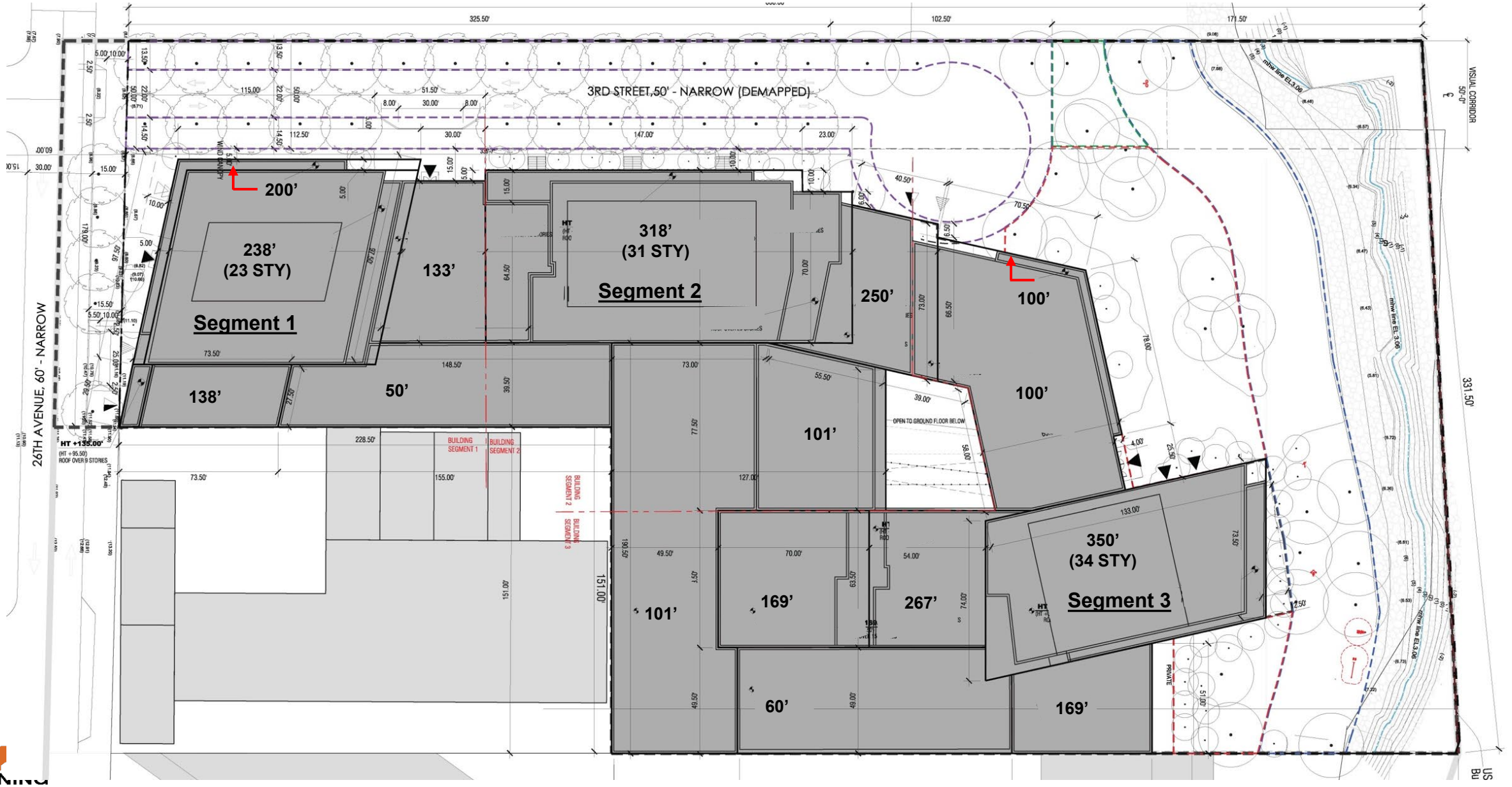
(a) Bulk modifications on waterfront blocks

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

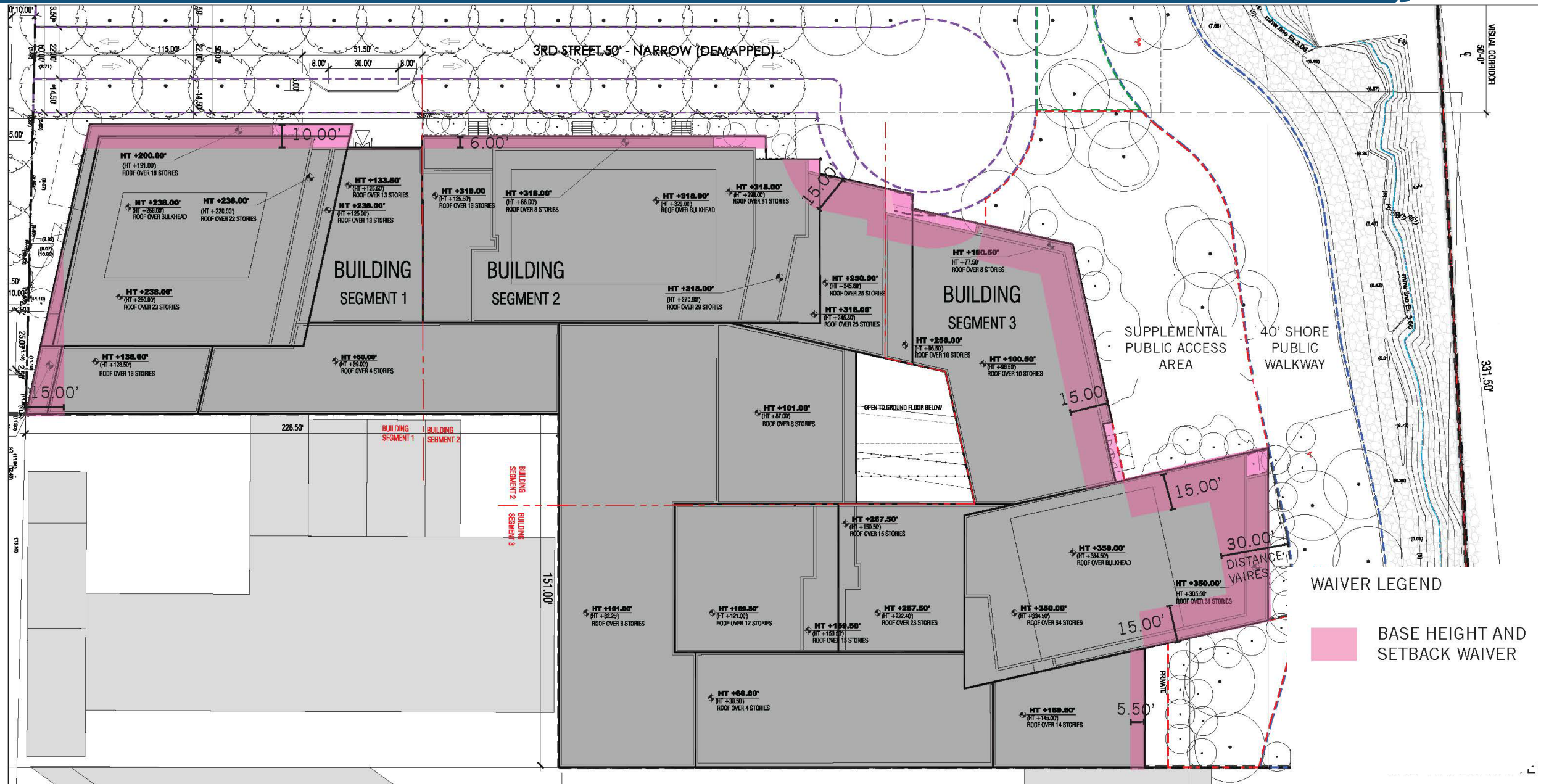
1) *will result in a better site plan and a better relationship between the zoning lot and the adjacent streets, surrounding neighborhood, adjacent open areas and shoreline than would be possible through strict adherence to the regulations; or*

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)



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



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

HEIGHT & SETBACK

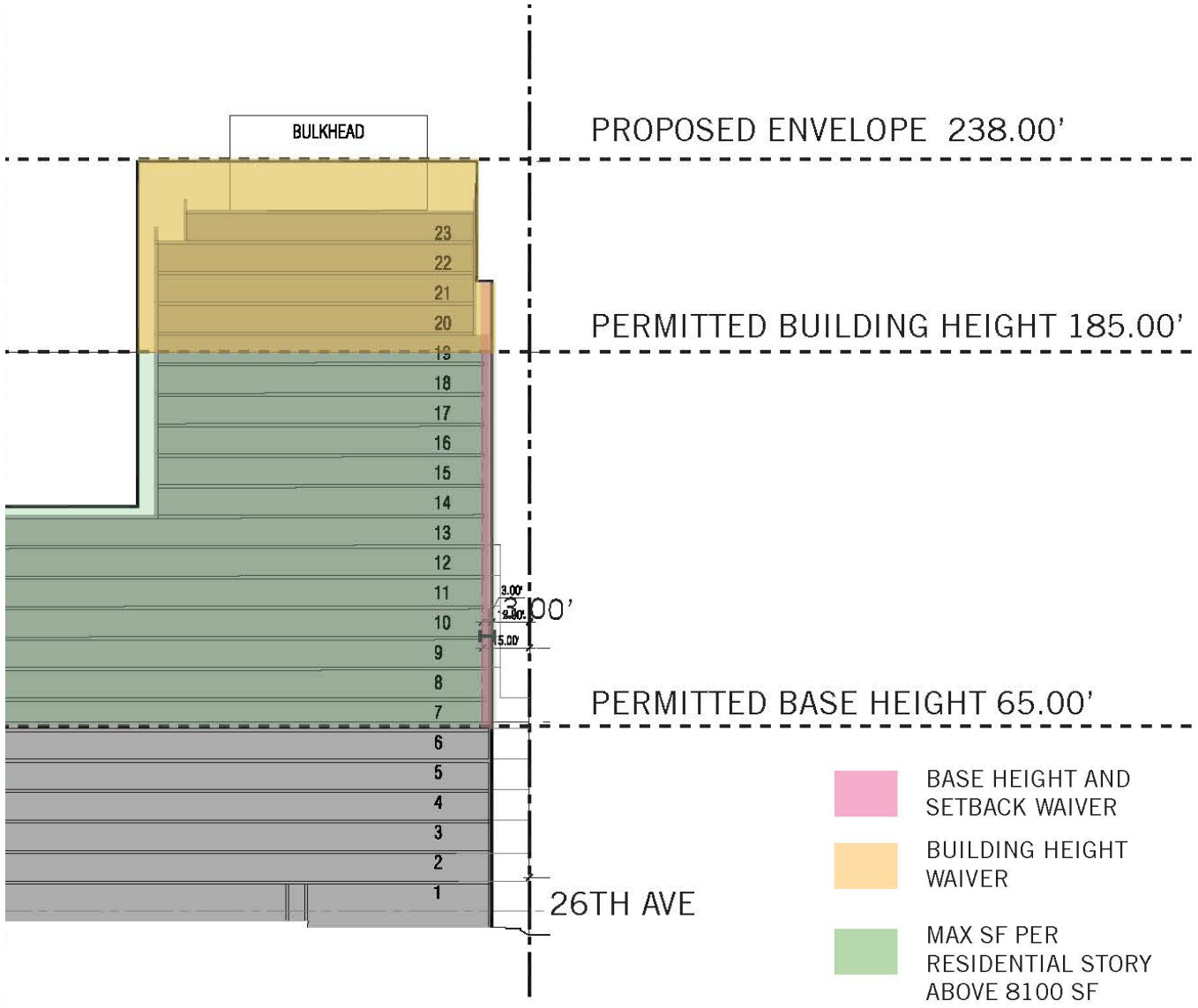
Existing R7-3 Requirements
- 65’ base height
- 15’ setback on narrow street
- 185’ maximum height

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

TOWER SIZE

Existing R7-3 Requirement
- 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

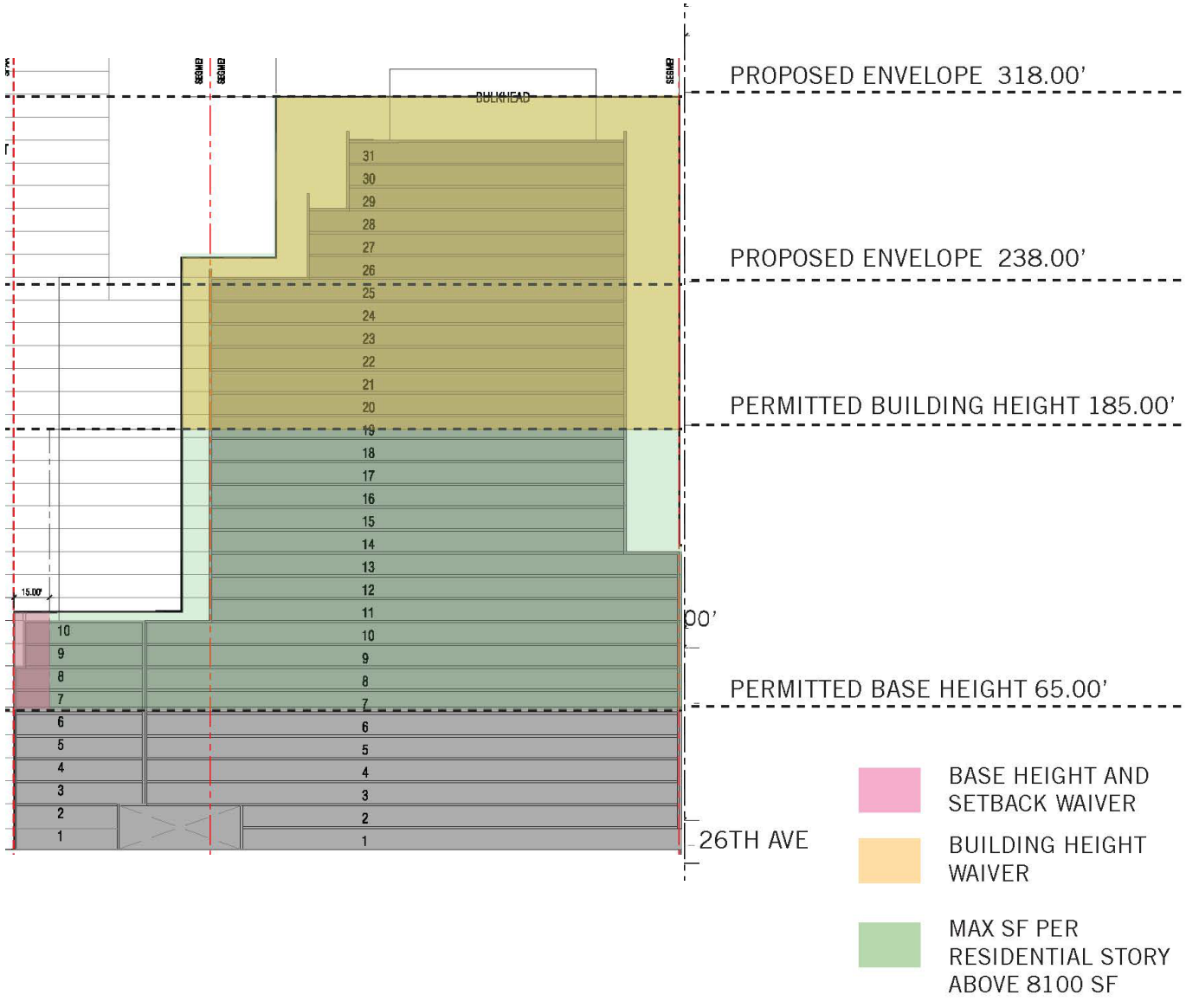
Existing R7-3 Requirements
- 65’ base height
- 15’ setback on narrow street
- 185’ maximum height

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

TOWER SIZE

Existing R7-3 Requirement
- 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

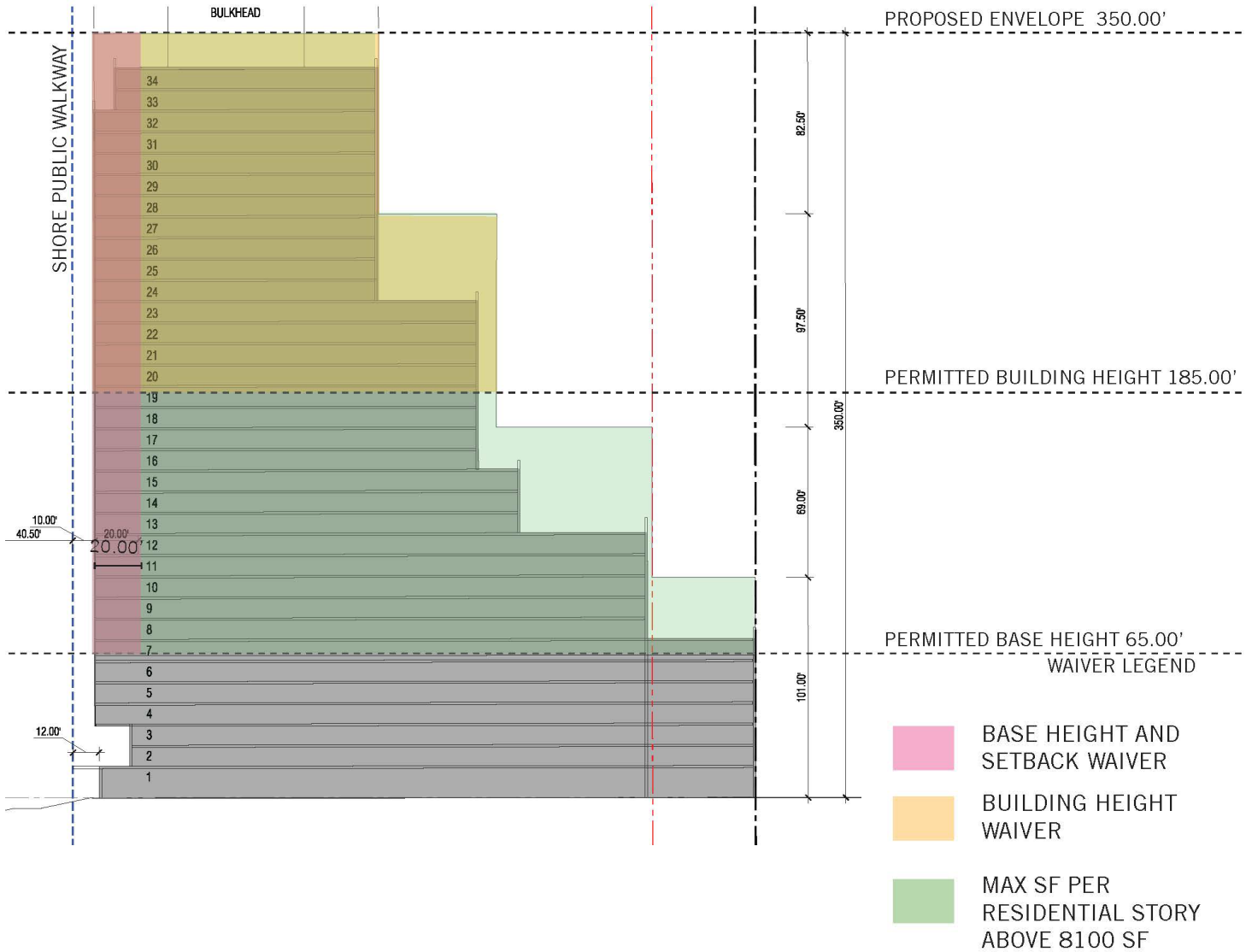
Existing R7-3 Requirements
- 65’ base height
- 15’ setback on narrow street
- 185’ maximum height

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

TOWER SIZE

Existing R7-3 Requirement
- 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

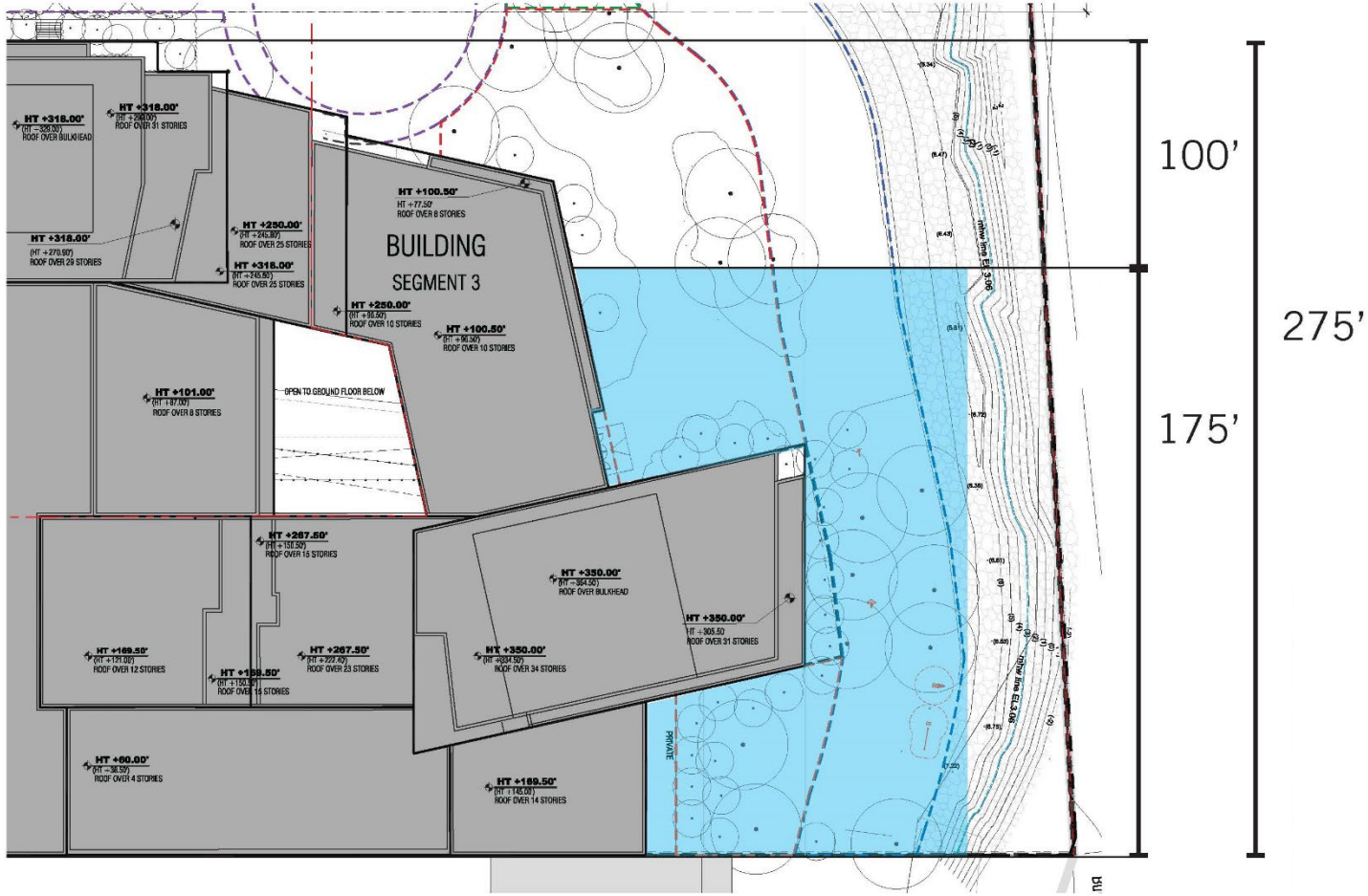
MAXIMUM LENGTH OF WALLS FACING THE SHORELINE

Existing R7-3 Requirements

- 100’ maximum length of walls facing the shoreline

Proposed Development

- 275’ wall facing the shoreline



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