DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

January 22, 2018

Hilary Semel, Director
Mayor's Office of Environmental Coordination
253 Broadway 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **12th Street Rezoning**
CEQR No. 18DCP079Q
ULURP Nos. Pending
Queens, Community District 1
SEQRA Classification: Unlisted

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The applicant, Ravi Management, LLC, is seeking (1) a zoning map amendment to rezone a portion of Queens Block 331 from an R5 district to an R6A district with a C1-3 commercial overlay and (2) a zoning text amendment to designate the proposed rezoning area a Mandatory Inclusionary Housing (MIH) Area. The proposed actions would facilitate a proposal by the applicant to construct an eight-story, 85-foot tall, 92,946 gross square foot (gsf) mixed-use residential and commercial building ("Projected Development Site 1") on a property located at 11-14 35th Avenue (Block 331, Lot 27) in the Ravenswood neighborhood of Queens Community District 1. The proposed actions could also facilitate additional mixed-use, residential and

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commercial development on two other parcels not under the control of the applicant within the proposed rezoning area.

The proposed zoning map amendment would rezone Block 331, Lots 27, 50, and portions of Lots 8, 17, and 38 (the "Project Area") from an R5 district to an R6A district with a C1-3 commercial overlay; this area is bounded by 35th Avenue to the north, 12th Street to the east, 36th Avenue to the south, and a line approximately 92.6 feet west of 12th Street. The proposed zoning text amendment would amend Appendix F of the ZR to establish an MIH area coterminous with the Project Area, mapping Option 1 and Option 2. Option 1 requires 25% of residential floor area be affordable at 60% area median income (AMI). Option 2 requires 30% of residential floor area be affordable at 80% AMI.

Projected Development Site 1 would consist of an 85-foot tall building with a floor area ratio (FAR) of 3.54. The projected development would contain 92,946 gsf of residential and commercial space with 74 dwelling units (DU) (of which 22 DU would be affordable pursuant to MIH Option 2), and up to 71 surface and underground accessory parking spaces. While the applicant intends to construct this program, it is also possible that the site could be developed to a maximum FAR of 3.6 under the proposed rezoning resulting in a building of the same height but with more residential units and more parking spaces. A 3.6 FAR building could contain approximately 77,196 gsf of residential space, including 82 DU (of which 27 DU would be affordable pursuant to MIH Option 2), approximately 15,750 gsf of ground floor retail space, and up to 77 surface and underground accessory parking spaces.

The proposed rezoning could also result in the redevelopment of two other sites, Lots 38 and 50, with similar mixed-use residential and commercial buildings. Lot 38 ("Projected Development Site 2") could be redeveloped with an 85-foot tall, 16,065 gsf building with a maximum FAR of 3.4, approximately 14 DU (of which 5 would be affordable pursuant to MIH Option 2), and approximately 2,591 gsf of ground-floor retail space. Lot 50 ("Projected Development Site 3") could be redeveloped with an 85-foot tall, 22,812 gsf building with a maximum FAR of 3.6, approximately 20 DU (of which 7 would be affordable pursuant to MIH Option 2), and approximately 3,802 gsf of ground-floor retail space.

The Project Area is currently located in an R5 residential district, but the current uses are all non-residential. R5 districts permit a maximum FAR of 1.25. The Proposed Development on Lot 27 is currently occupied by a nonconforming warehouse. Lots 38 and 50 are currently developed with auto repair buildings, at an FAR below the maximum allowable FAR in R6A/C1-3 districts. Lots 8 and 17 both currently contain nonconforming industrial and manufacturing uses, but are not expected to be redeveloped in the future with the proposed actions.

The current development on Lot 8 accommodates unique services which are unlikely to move and is legally bound by a New York City Industrial Development Agency (IDA) lease, signed in December 2001 and effective until July 1, 2026. The IDA program provides companies with access to triple tax-exempt bond financing or tax benefits to acquire or create capital assets in order to encourage economic development, assist in retention of existing jobs, and create and attract new jobs.

Lot 17 is located in the proposed rezoning area, but would not experience a significant increase in FAR in the future with the proposed actions as only one percent of Lot 17 is in the Project Area and any future development would utilize R5 zoning regulations.

Absent the proposed actions and under the existing R5 zoning district, no new development is expected to occur in the Project Area.

It is expected that Projected Development Sites 1, 2 and 3 would be completed by 2022.

An Environmental Assessment Statement is attached. Please contact Rupsha Ghosh of the Department of City Planning at (212) 720-3524 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

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Environmental Assessment and Review Division
New York City Department of City Planning

cc: Pat Bussey Susan Wong Rupsha Ghosh