35-01 VERNON BLVD. REZONING

City Planning Commission Pre-Hearing Review Session

March 14, 2022

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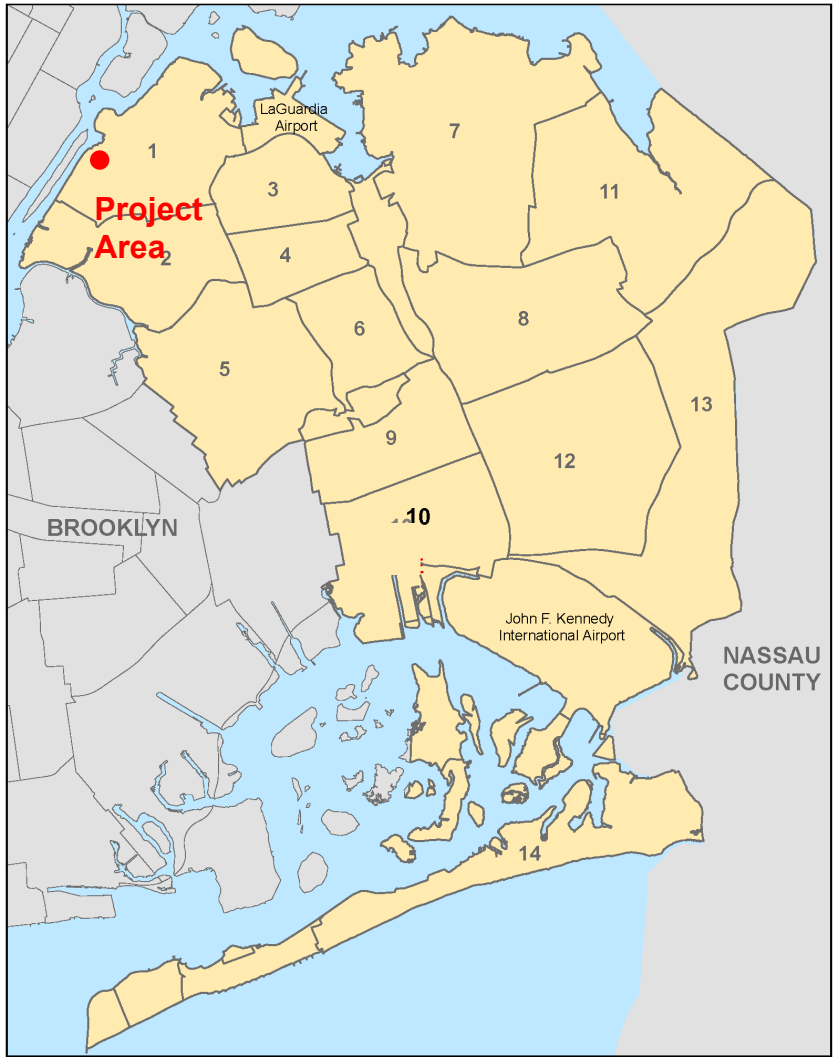
Project Overview



Applicant

- Agayev Holding, LLC

Location

- 35-01 Vernon Blvd.
- Block 328, Lots 20, 23, p/o 16, 33
- Ravenswood, Community District 1

Actions Requested

- Zoning Map Amendment from an R5 district to an R7A with an M1-4 manufacturing district
- Zoning Text Amendment to establish an MIH Area

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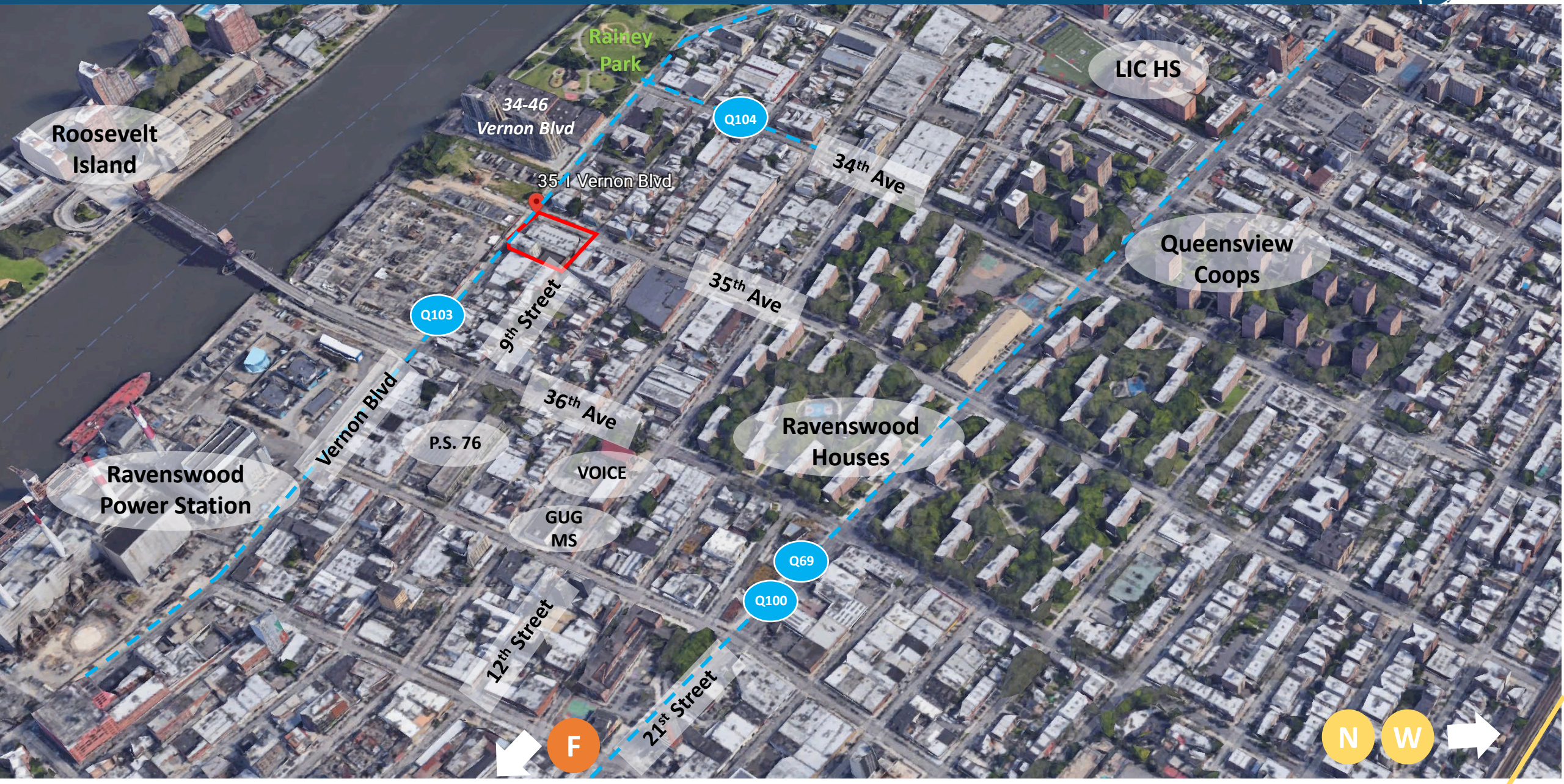
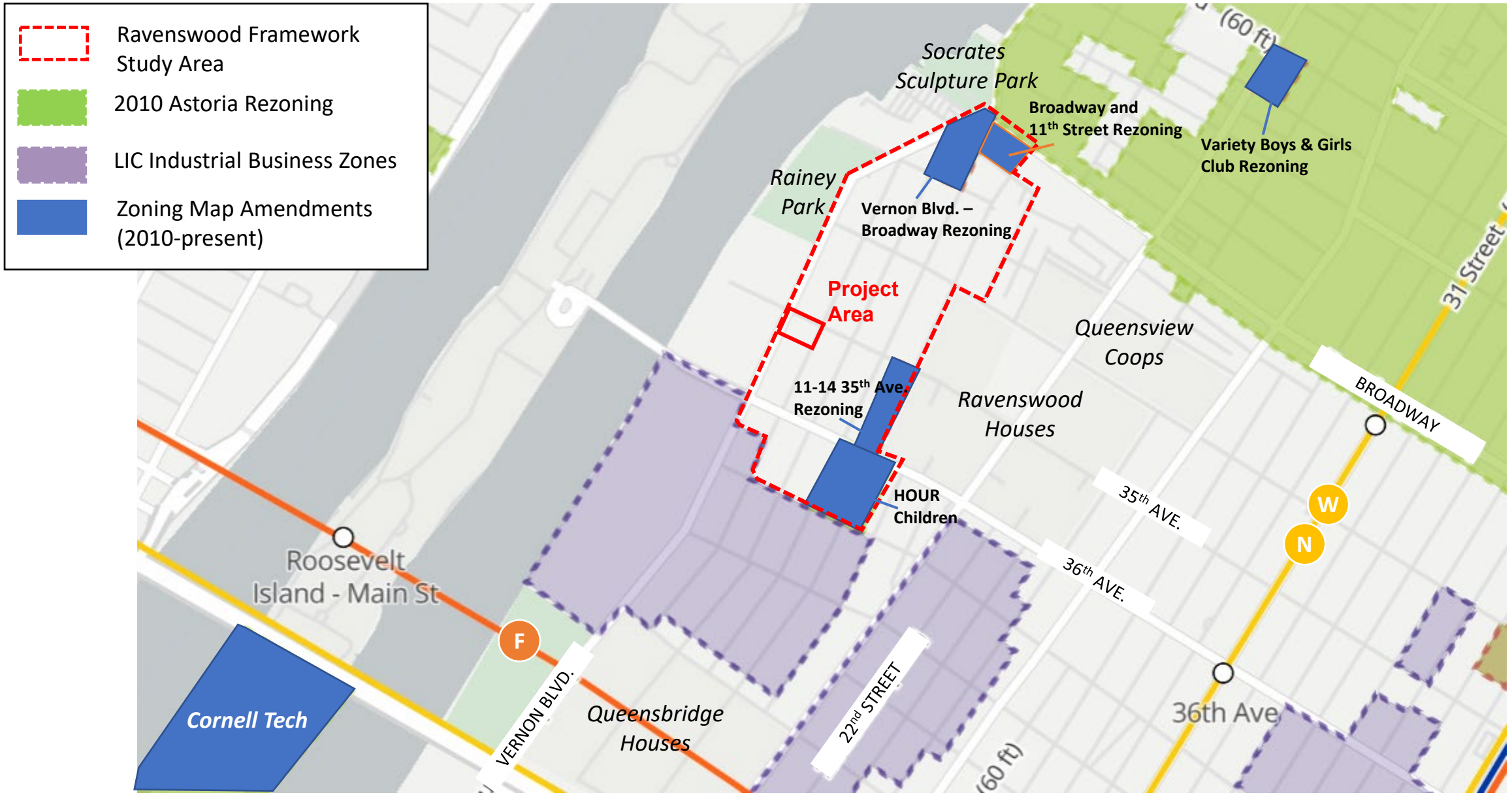
Surrounding Context



Context Map


Ravenswood Framework Study Area
2010 Astoria Rezoning
LIC Industrial Business Zones
Zoning Map Amendments (2010-present)
Socrates Sculpture Park
Broadway and 11th Street Rezoning
Variety Boys & Girls Club Rezoning
Rainey Park
Vernon Blvd. – Broadway Rezoning
Project Area
Queensview Coops
11-14 35th Ave. Rezoning
Ravenswood Houses
HOUR Children
BROADWAY
35th AVE.
36th AVE.
31 Street
Roosevelt Island - Main St
F
VERNON BLVD.
Cornell Tech
Queensbridge Houses
22nd STREET
36th Ave
W
N
(60 ft)

Local Context



Proposed Development

Applicant proposes a nine-story mixed-use building comprised of:

- Approximately 117,524 s.f. (4.51 FAR)
- Approx. 7,923 s.f. of commercial space
- Approx. 18,058 s.f. of office and light manufacturing space
- Approx. 86,085 s.f. of residential space
- 107 new dwelling units (26 to be made permanently affordable)
- 77 parking spaces



View from 35th Ave. and Vernon Blvd. looking south-east

For illustrative purposes only

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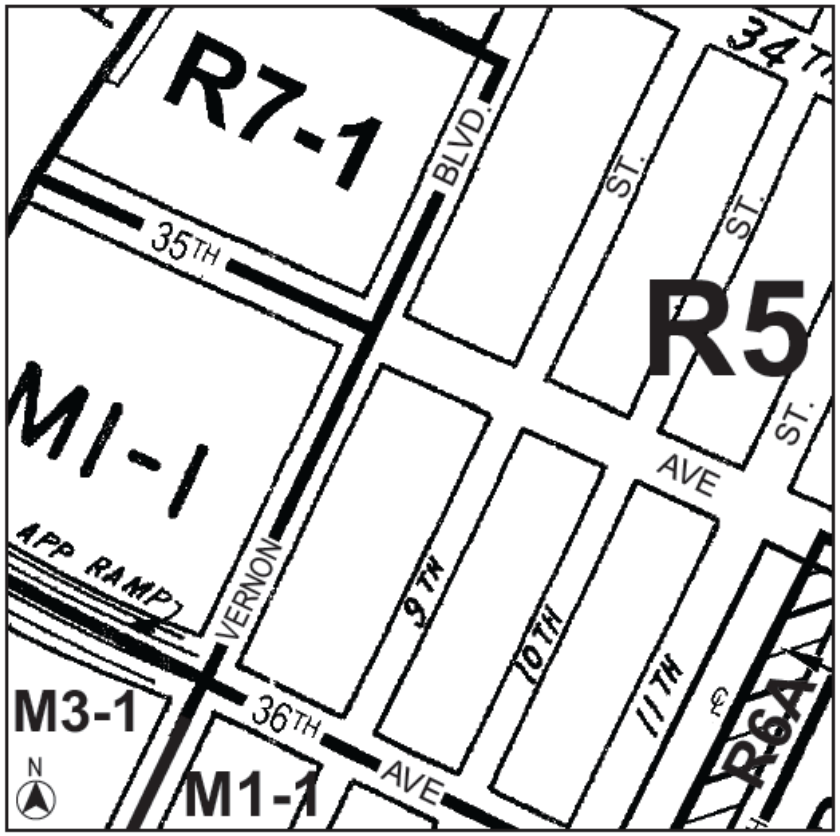
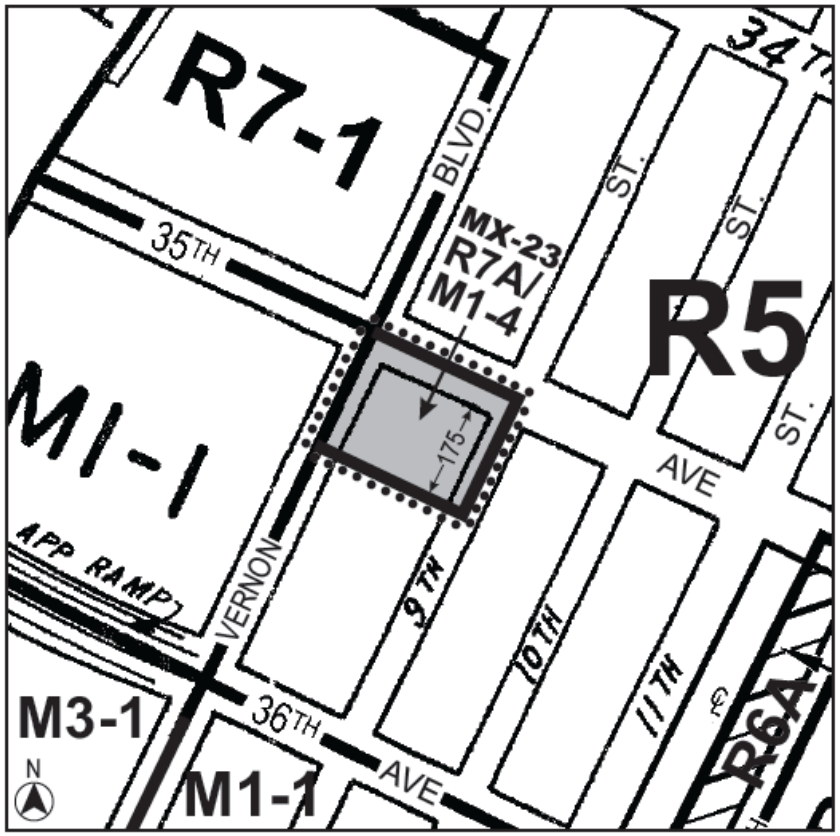
Proposed Actions: Zoning Map Amendment

	Current R5	Proposed R7A/M1-4
Residential FAR	1.25	4.6 (MIH)
Community Facility FAR	2.0	4.0
Commercial/Light Industrial FAR	n/a	2.0

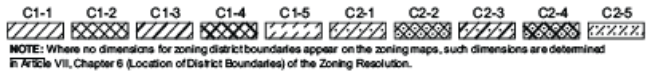


Current Zoning Map (9a)



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

Rezoning from R5 to R7A/M1-4 (MX-23)



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Proposed Actions: Text Amendment, Mandatory Inclusionary Housing



Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area **2** — 10/31/18 MIH Program Option 1 and Option 2

Area **#** — [date of adoption] — MIH Program Option 1

ULURP Update

- **Queens Community Board 1**
  - 23 members voted in favor; 10 disapproved; 2 abstained.

ULURP Update

- **Queens Borough President**
  - Recommended approval with the following conditions:
    - The Applicant should meet CB 1's requests to the best of their abilities;
    - The Applicant, in relation to local hiring and community engagement, should explre discounted rents or other incentives for CB 1 local entrepreneurs and artists in the proposed maker space;
    - In lieu of offering public space with the Proposed Development, the Applicant should meet and/or partner with P.S. 76Q to fund needs related to Spirit Playground, outdoor space or other necessary improvements;
    - The applicant should commit to knocking on doors of local residents to promote the Proposed Development and its community benefits and partnerships;
    - 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; and
    - 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.

Conclusion

Actions:

- Zoning Map Amendment from R5 to a Special Mixed Use (“MX”) R7A/M1-4
- Zoning Text Amendment
  - to ZR Appendix F to establish a Mandatory Inclusionary Housing (“MIH”) Area

Proposed Development

- A new nine-story, 117,524 square-foot mixed-use building with 107 dwelling units (26 MIH) and 25,981 square feet of commercial and light industrial uses



View south-west from 35th Ave. and 9th Street

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APPENDIX

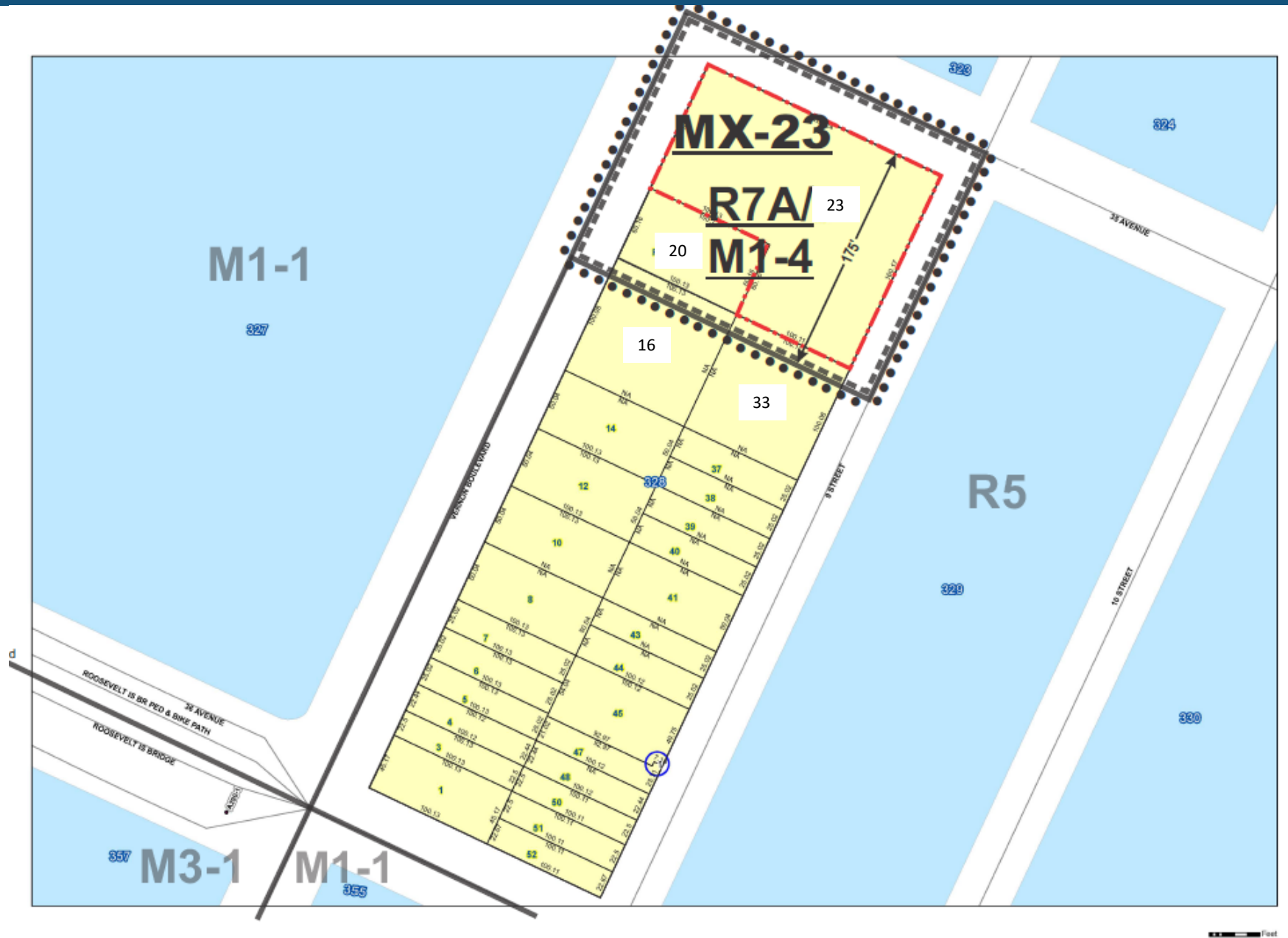
Area Map

Area Map
35-01 Vernon Boulevard, Queens
Block 328, Lots 23, 20, 16(p/o) & 33 (p/o)



Prepared by Urban Cartographics May 2019

Tax Map



MX-23
R7A/
M1-4
23
20
16
33
175'
M1-1
327
323
324
328
329
330
357
355
R5
M3-1
M1-1
VERNON BOULEVARD
9 STREET
10 STREET
ROOSEVELT IS BR PED & BIKE PATH
ROOSEVELT IS BRIDGE

Site Photos – Vernon Blvd.

View of Vernon Blvd. facing north-east

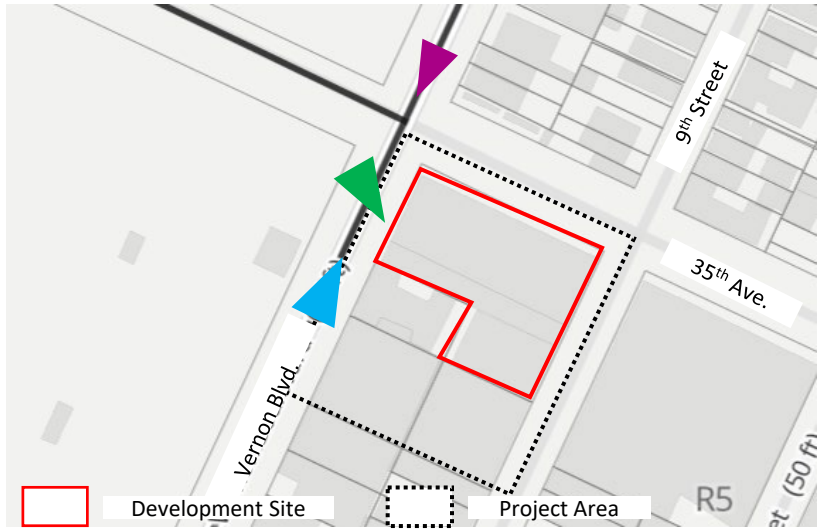


View of Vernon Blvd. facing south-west



View of development site facing south-east





Site Photos – Vernon Blvd. / 35th Ave.

View of development site facing south-east from 35th Ave. and Vernon Blvd.

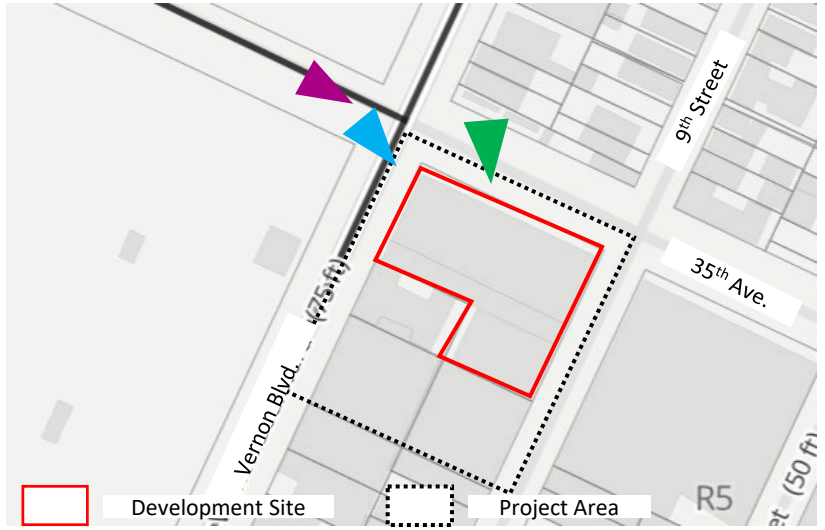


View of development site facing south from 35th Ave.





View of 35th Ave. facing south-east from Vernon Blvd.



Site Photos – 35th Ave. / 9th Street

View of development site facing south-west from 35th Ave. and 9th Street



View of 9th Street facing north-east

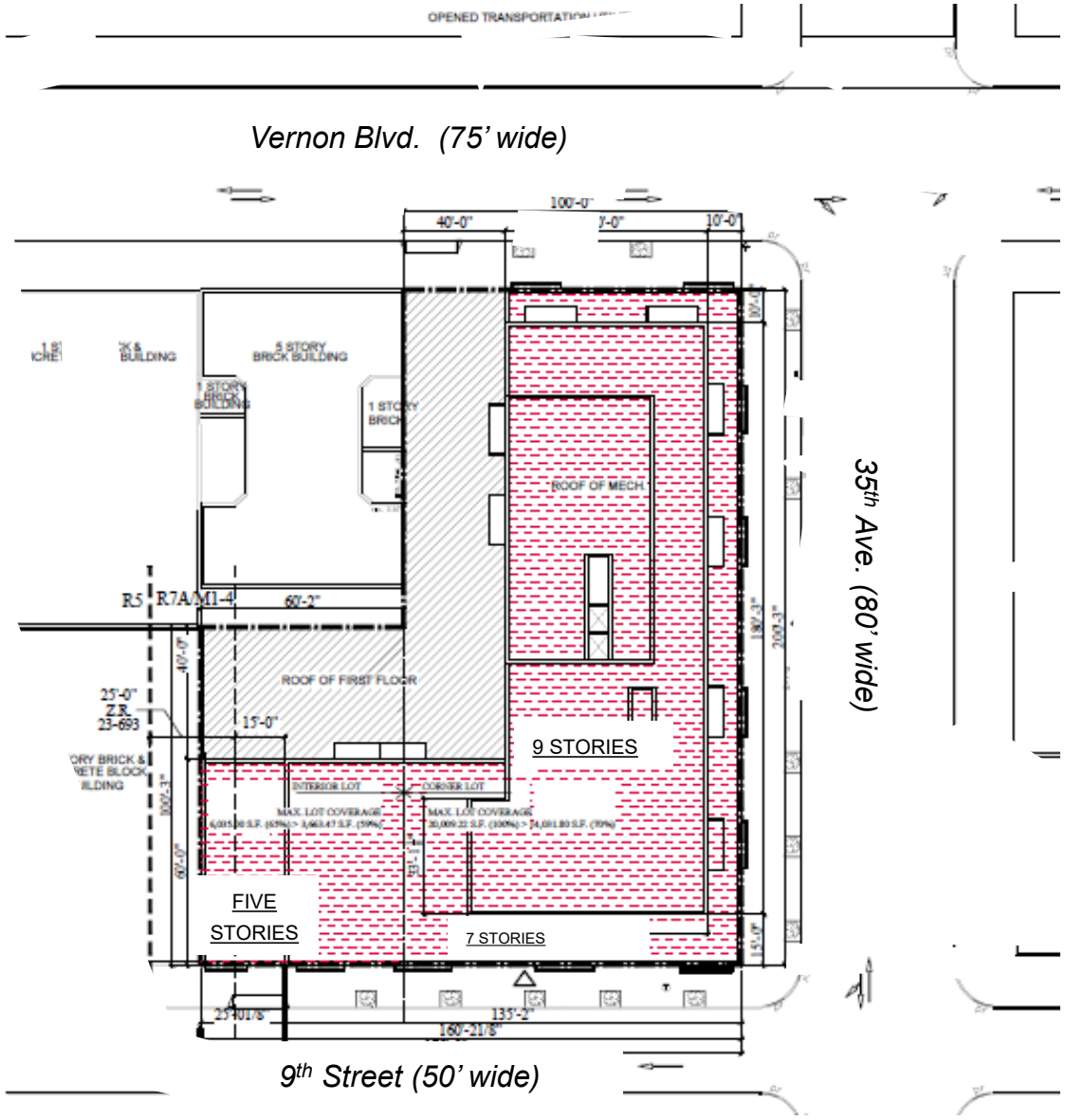




View of 9th Street facing south-east from 35th Ave.



Proposed Development: Site Plan



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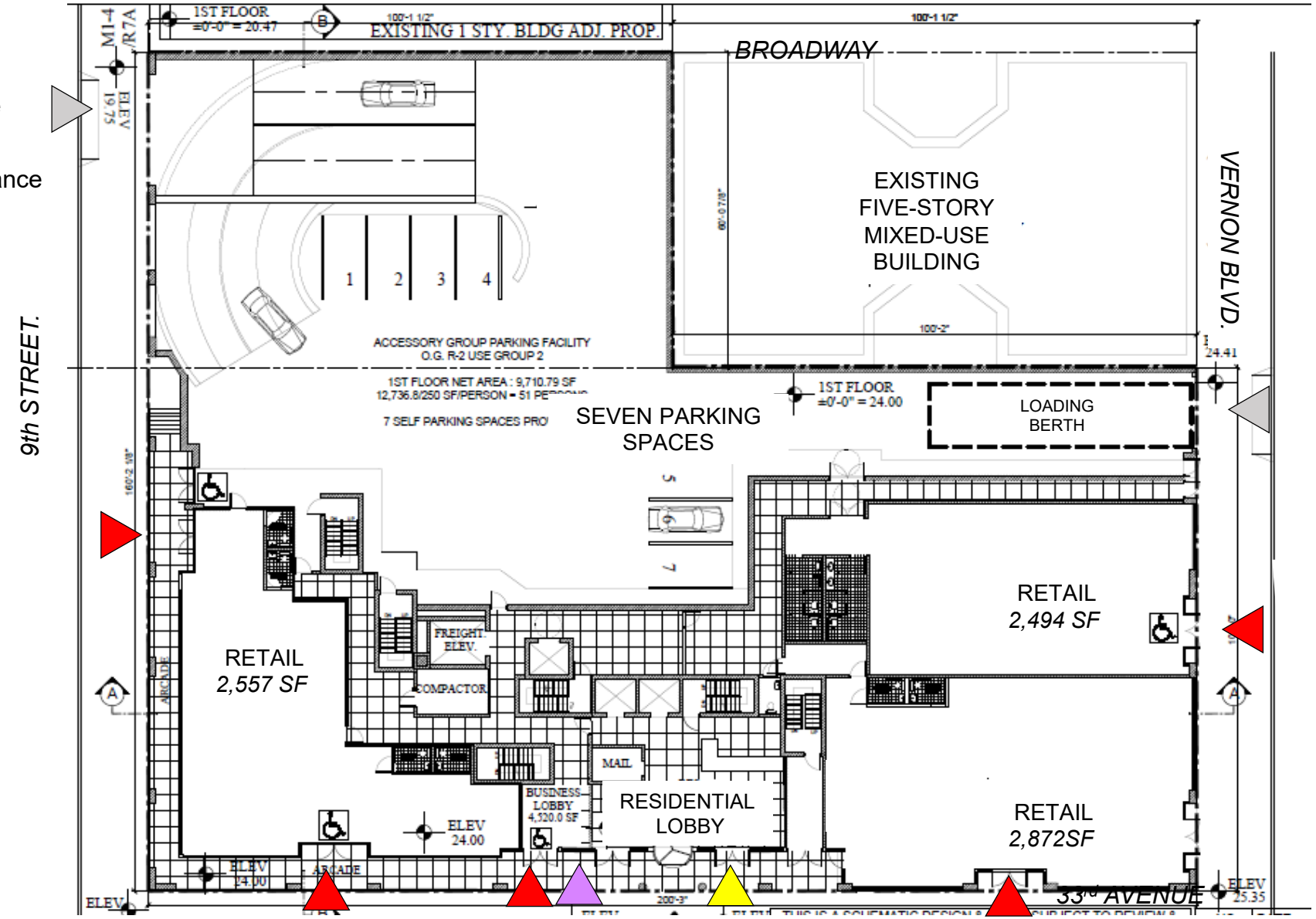
Proposed Development: Ground Floor

- Commercial entrance
- Light industrial entrance
- Residential entrance
- Parking & Loading entrance



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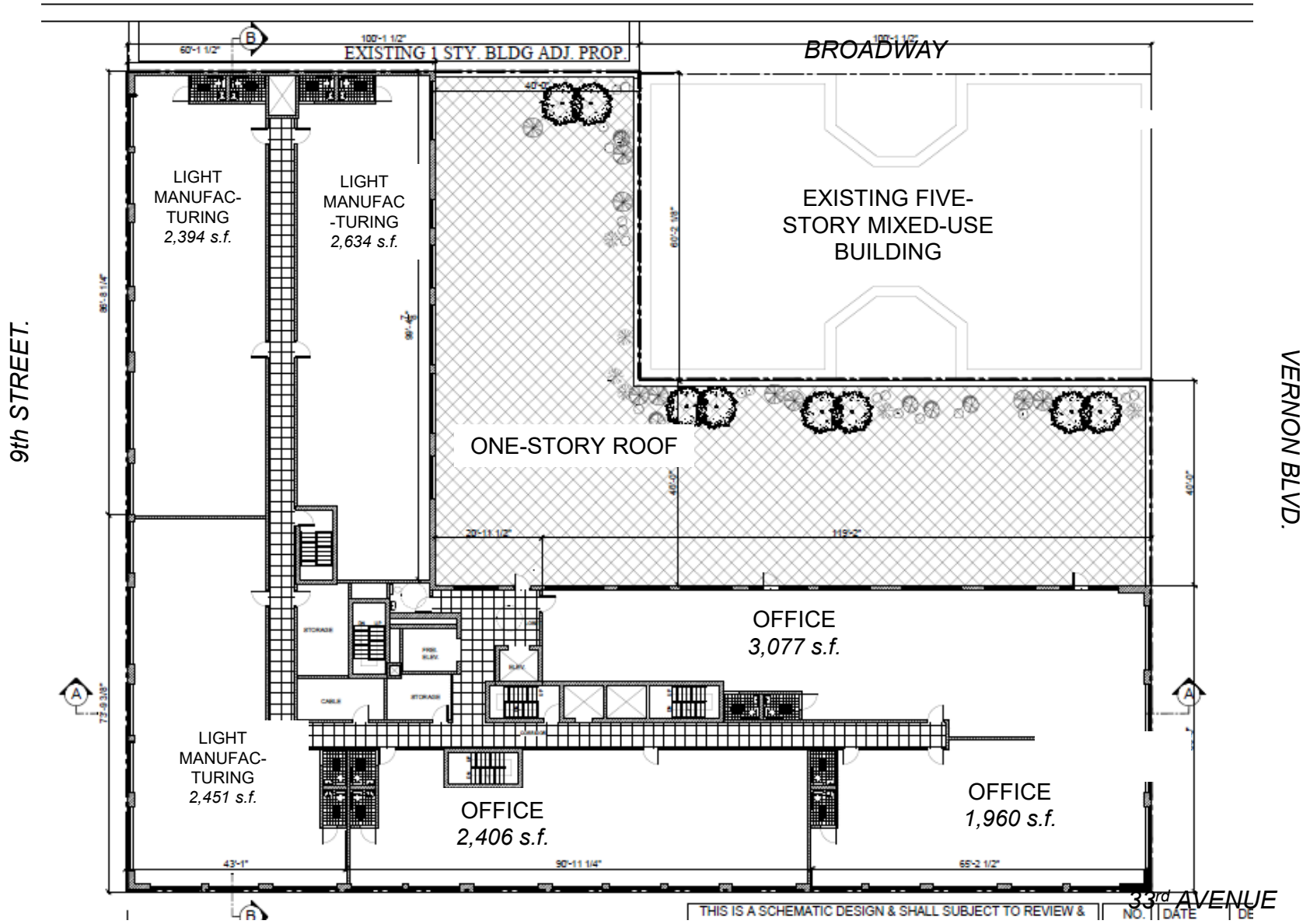
Proposed Development: Second Floor



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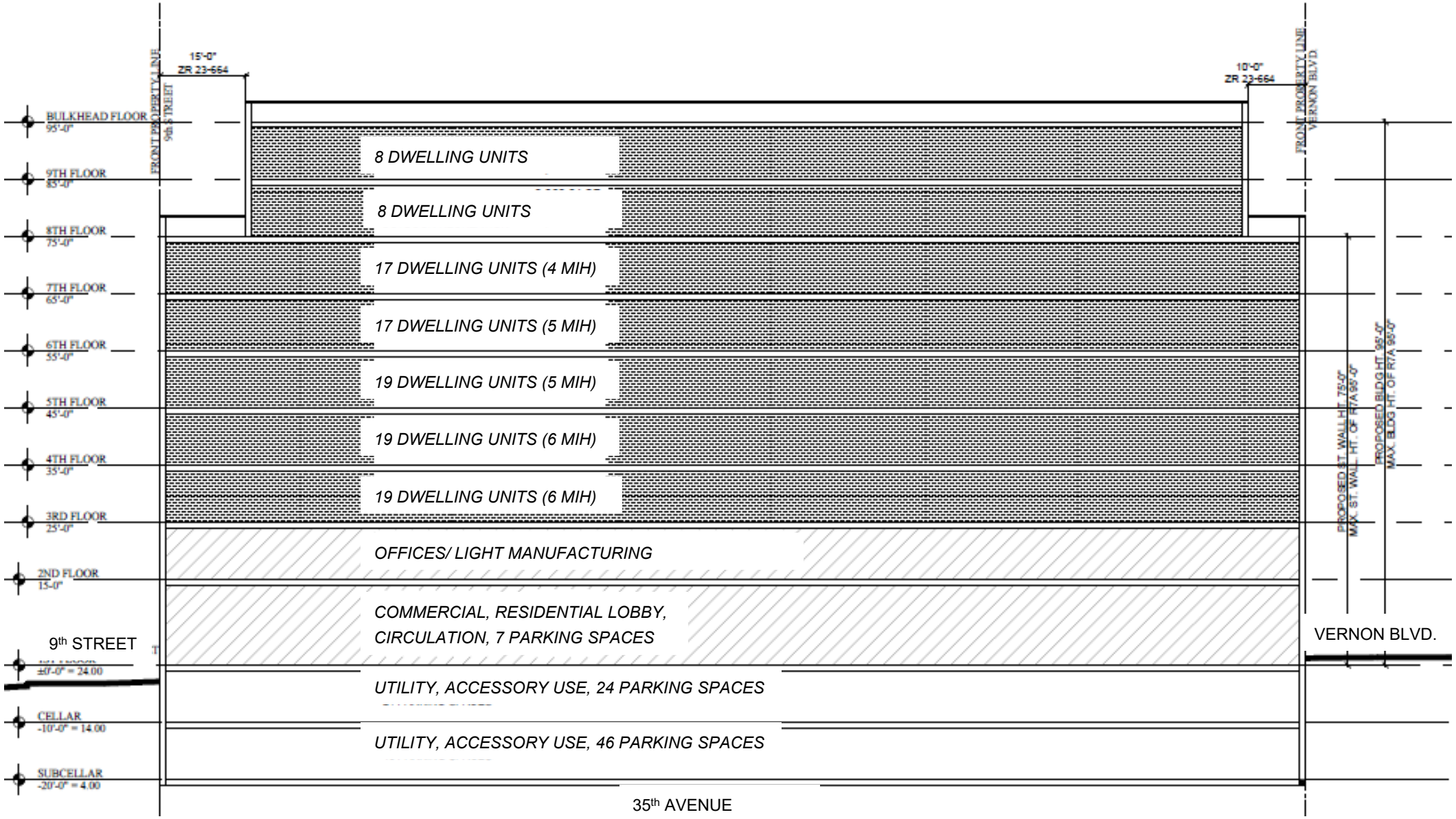
Proposed Development: Section



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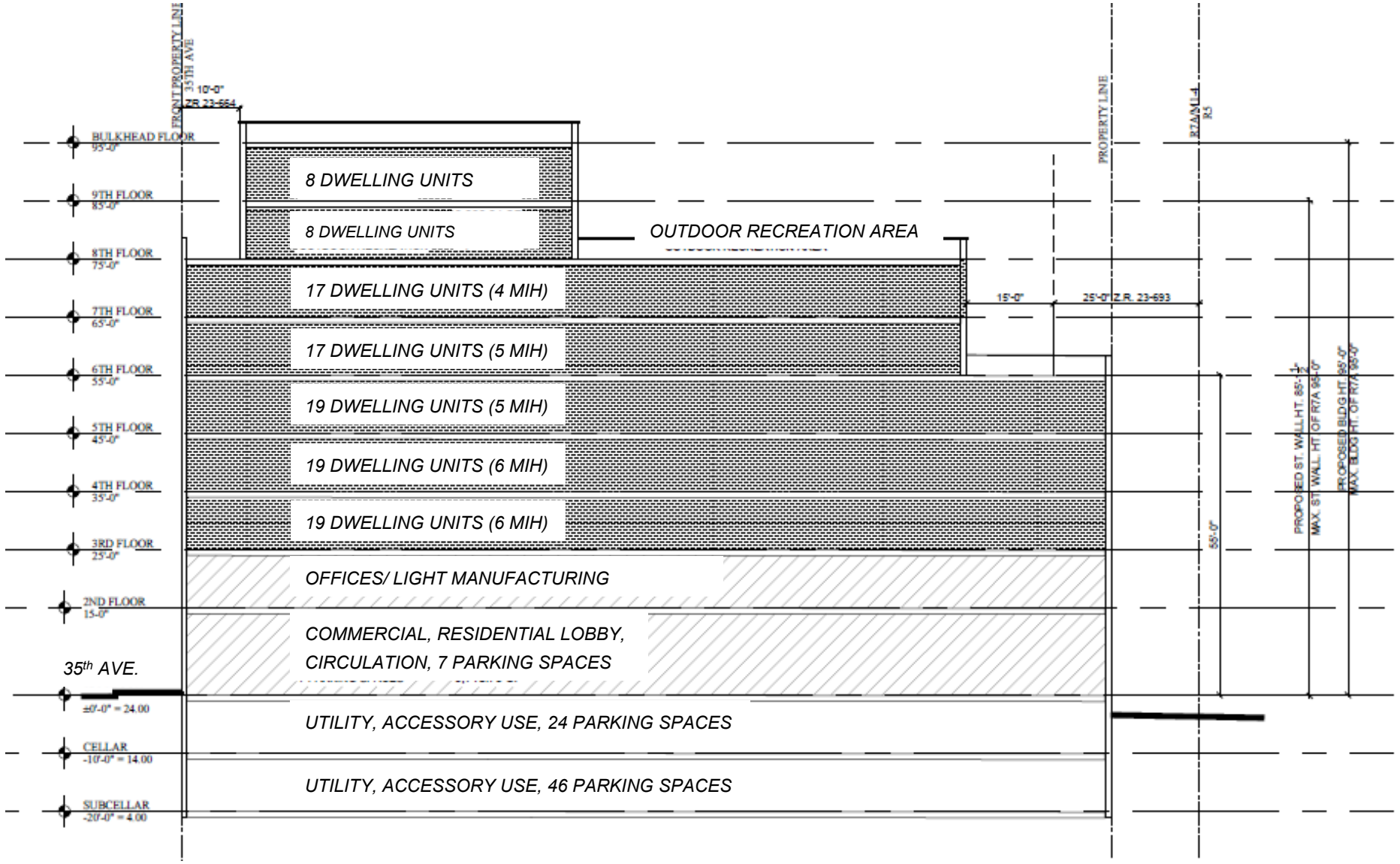
Proposed Development: Section



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