

HALLETTS NORTH REZONING & SPECIAL PERMIT

Review Session – Pre-Hearing | June 6th, 2022

NYC PLANNING

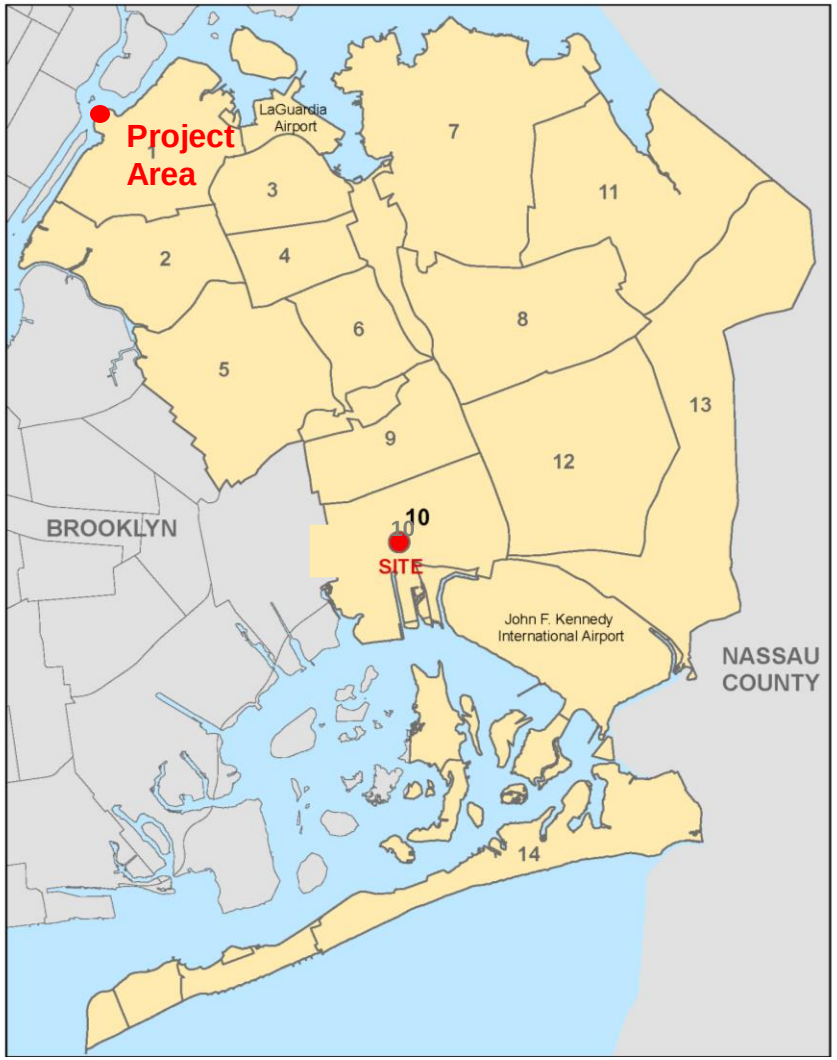
Project Overview

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

New 986,000 sf development:

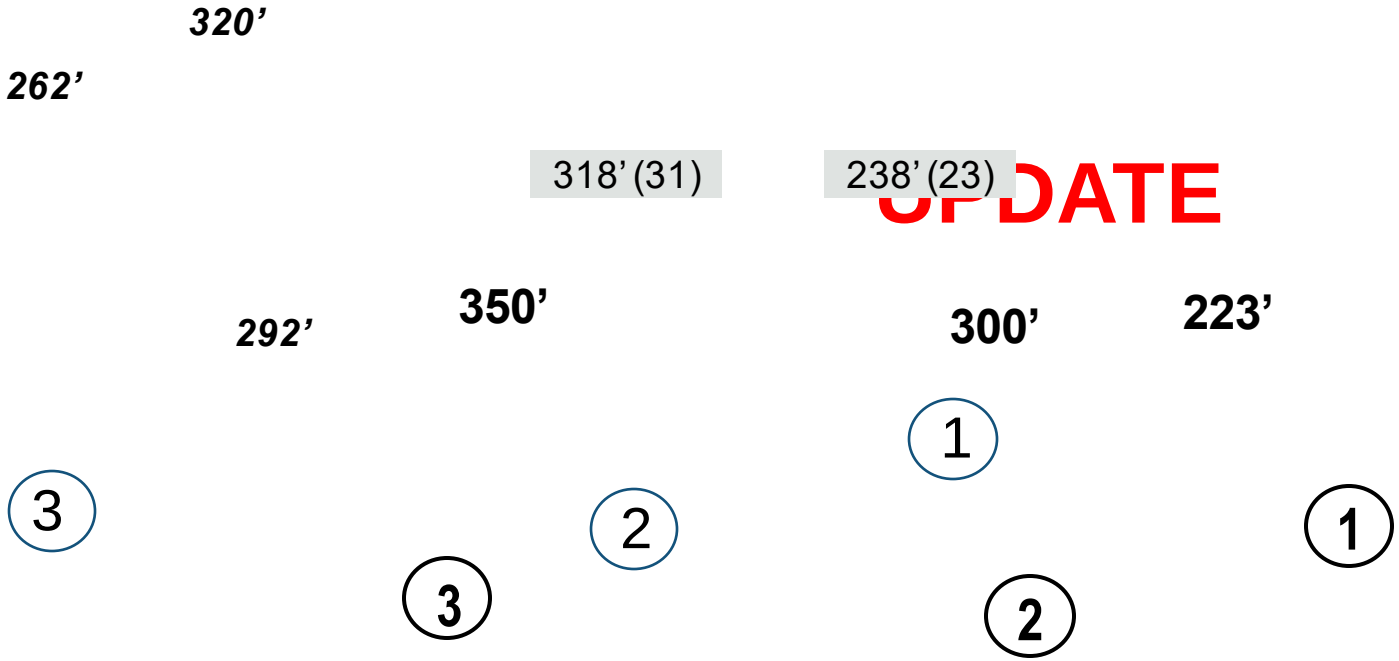
- **Residential**
  - 1,400 dwelling units
  - 350 affordable units
- **Non-residential**
  - 1,800 sf commercial use
  - 21,500 sf community facility
- 525 parking spaces
- One acre of open space



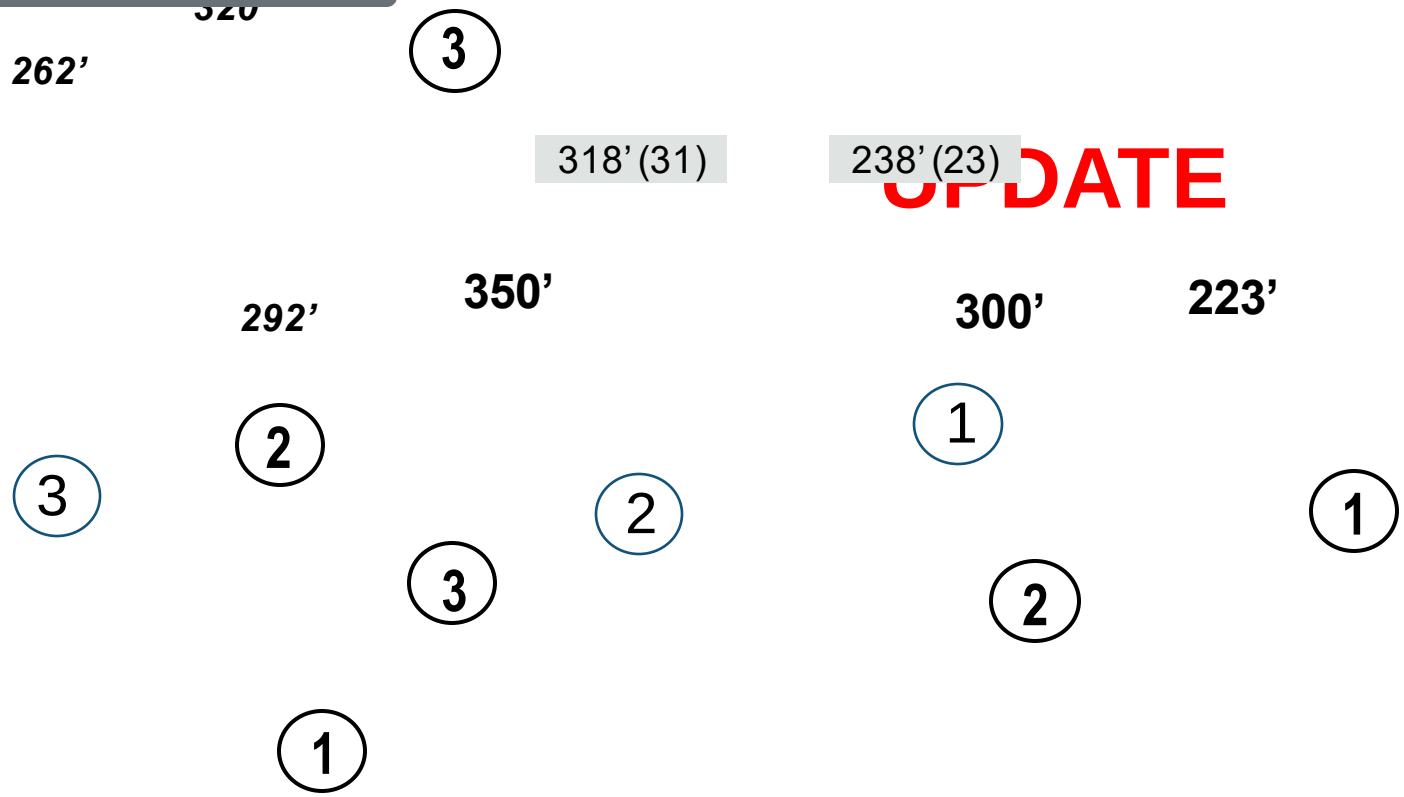
For illustrative purposes only

View from the East River looking southeast

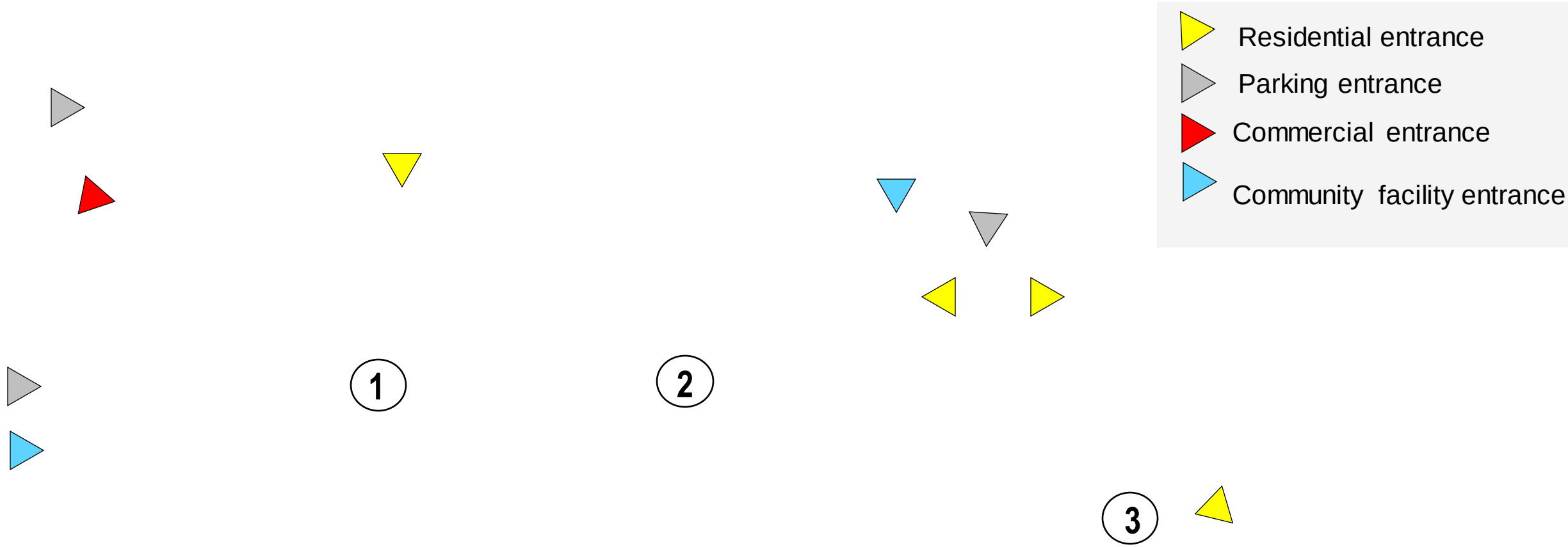
Proposed Massing



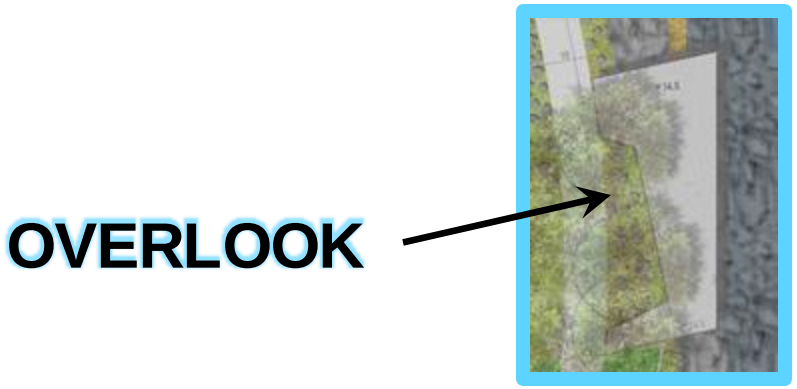
Proposed Massing



Ground Floor Plan



Proposed Waterfront Public Access Area



Waterfront View

Waterfront Publicly Accessible Area Modifications

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

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
- 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.

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

Appendix

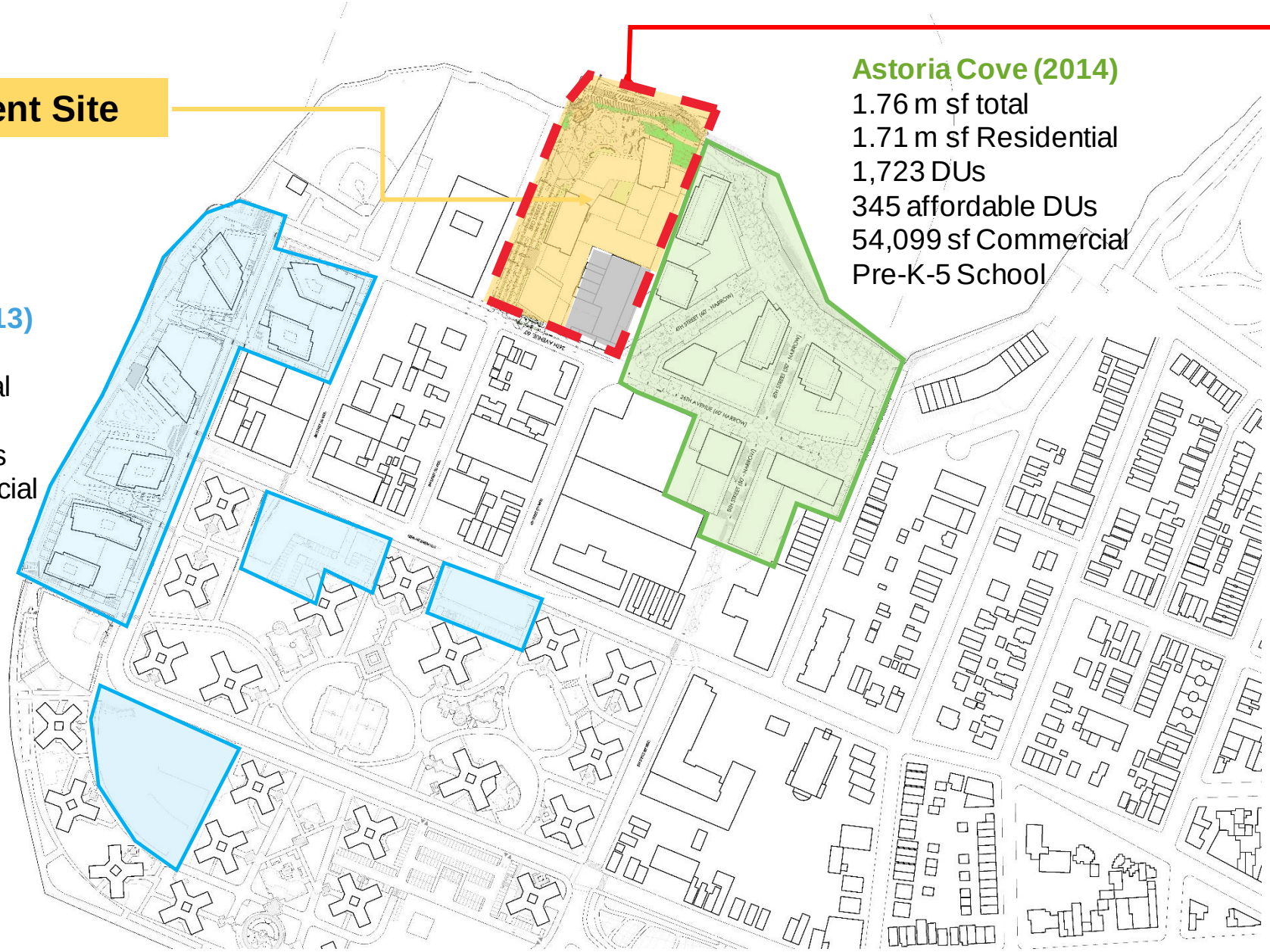
Prior Actions

Development Site

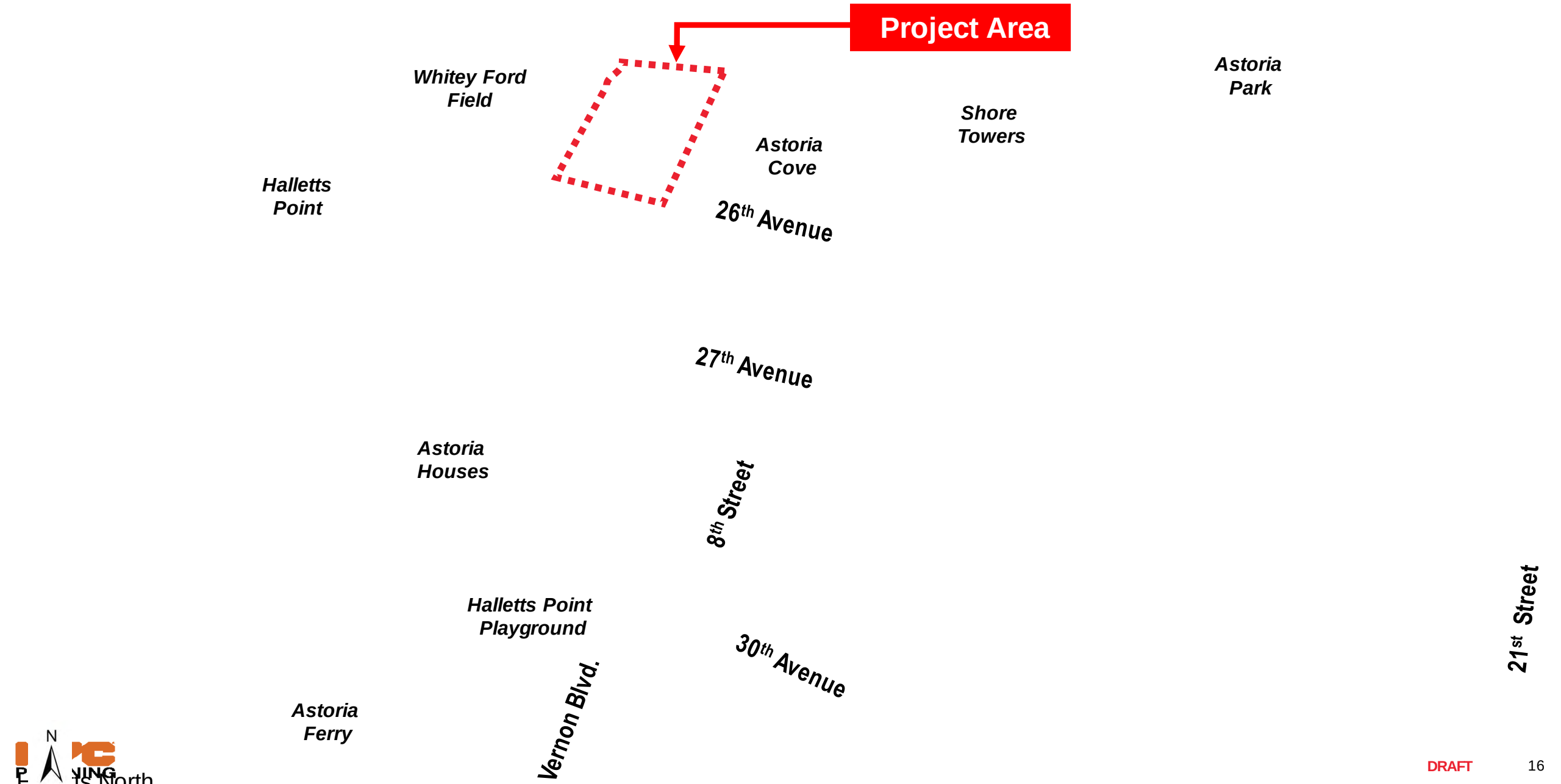
Project Area

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



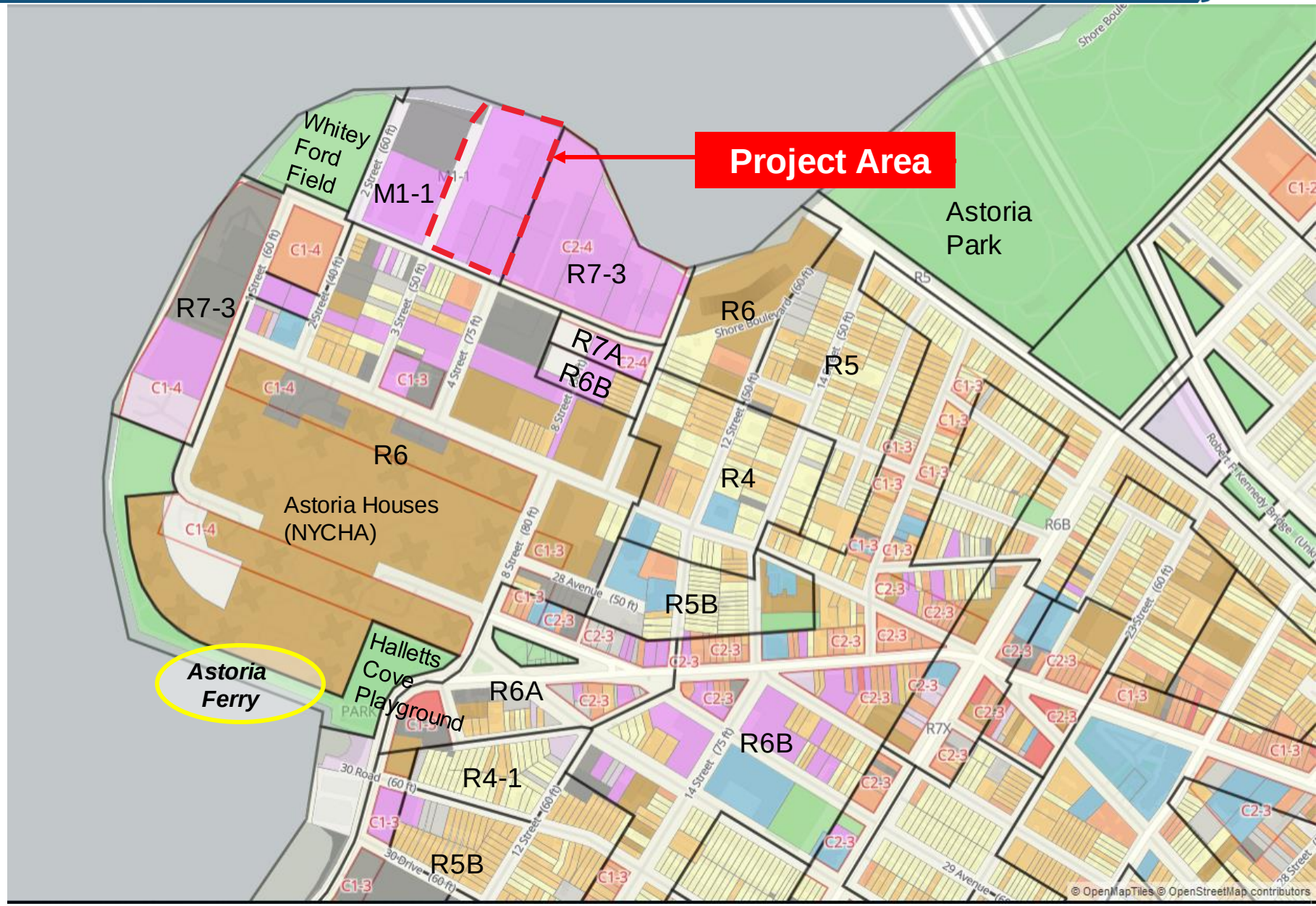
Aerial Context



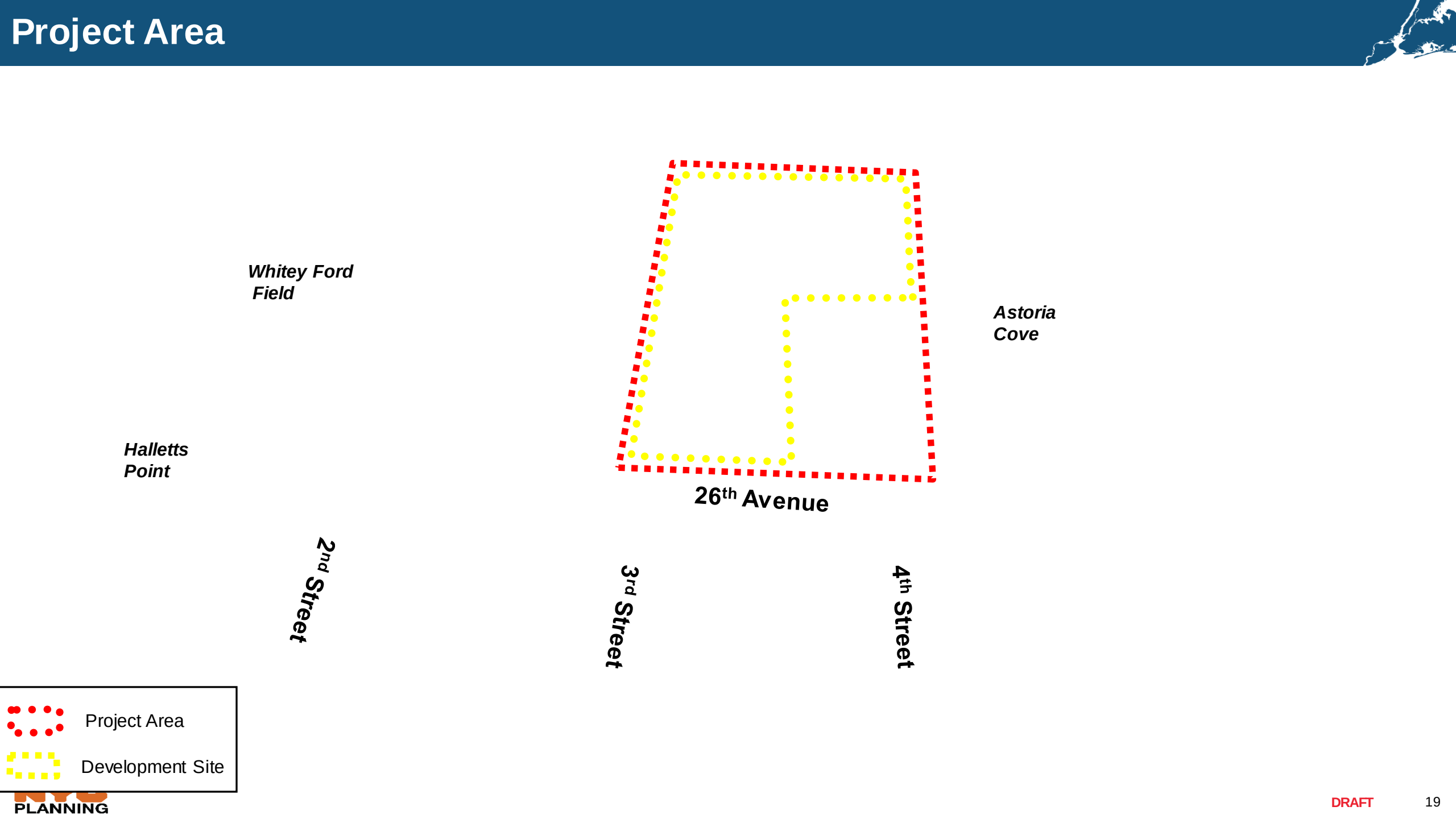
Aerial Context



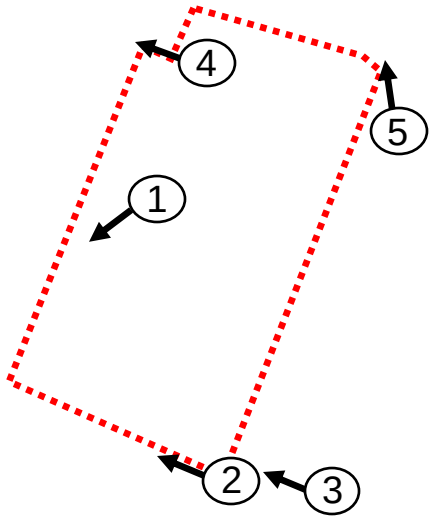
Land Use and Zoning



Project Area



Street Views



1

1. View of the project area looking southwest

2

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

3

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

4

4. View of the project area looking west

5

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

Waterfront Public Access Area: Corner Plaza



Waterfront Public Access Area: Upland Connection





Waterfront Public Access Area: Waterfront Esplanade







Summary of Actions Requested

Applicant

- Astoria Owners LLC

Requested Actions

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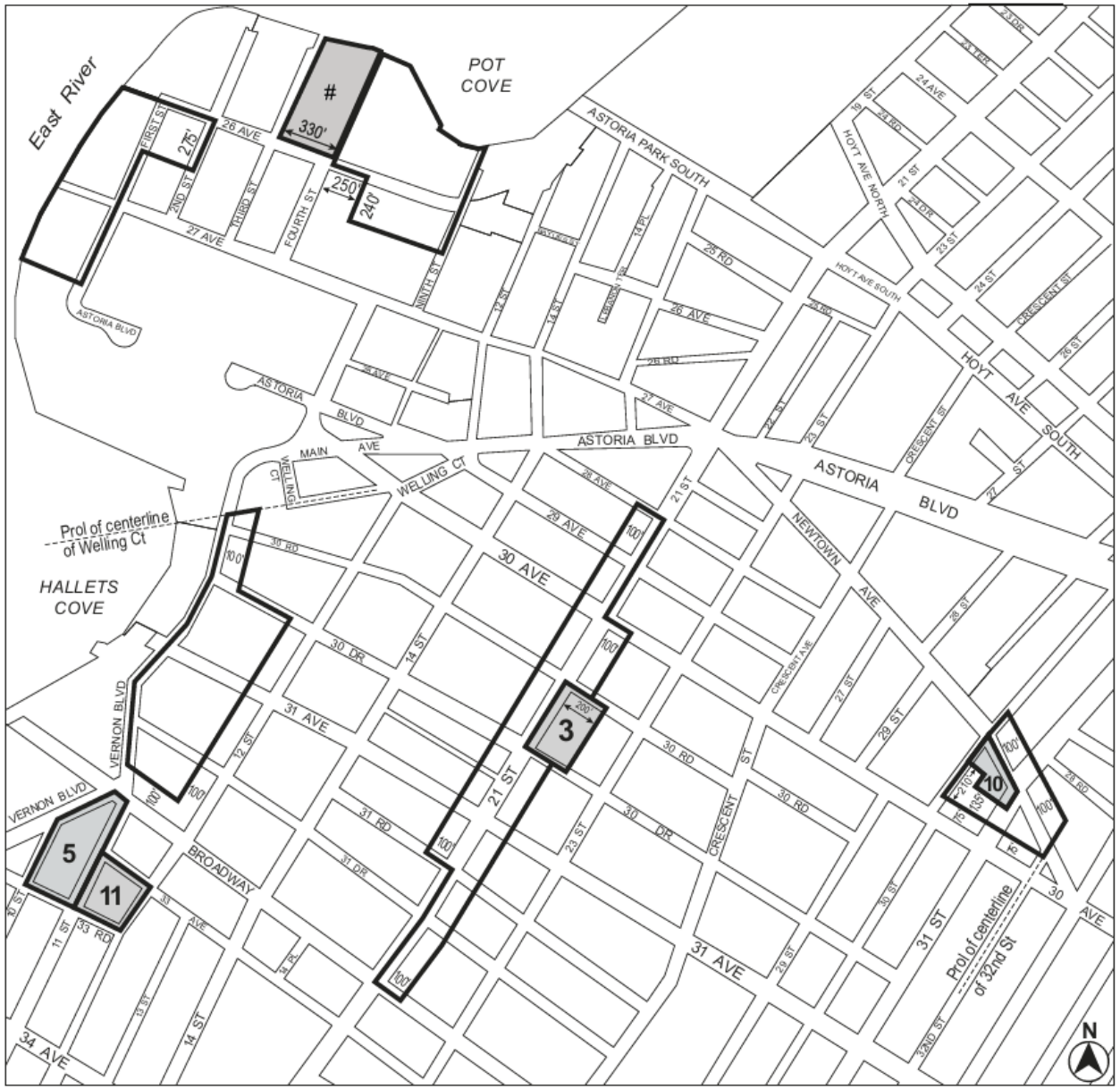
Zoning Map Amendment from M1-1 to R7-3/C2-4 zoning district

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

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)

- 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)- 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

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 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

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

Phase 2

Phase 3

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

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

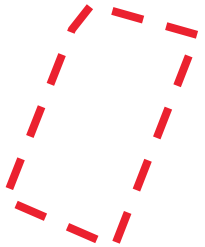
Proposed Development

- 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

Land Use Context



Project Area

Proposed Plaza on 26th Ave

Upland Connection

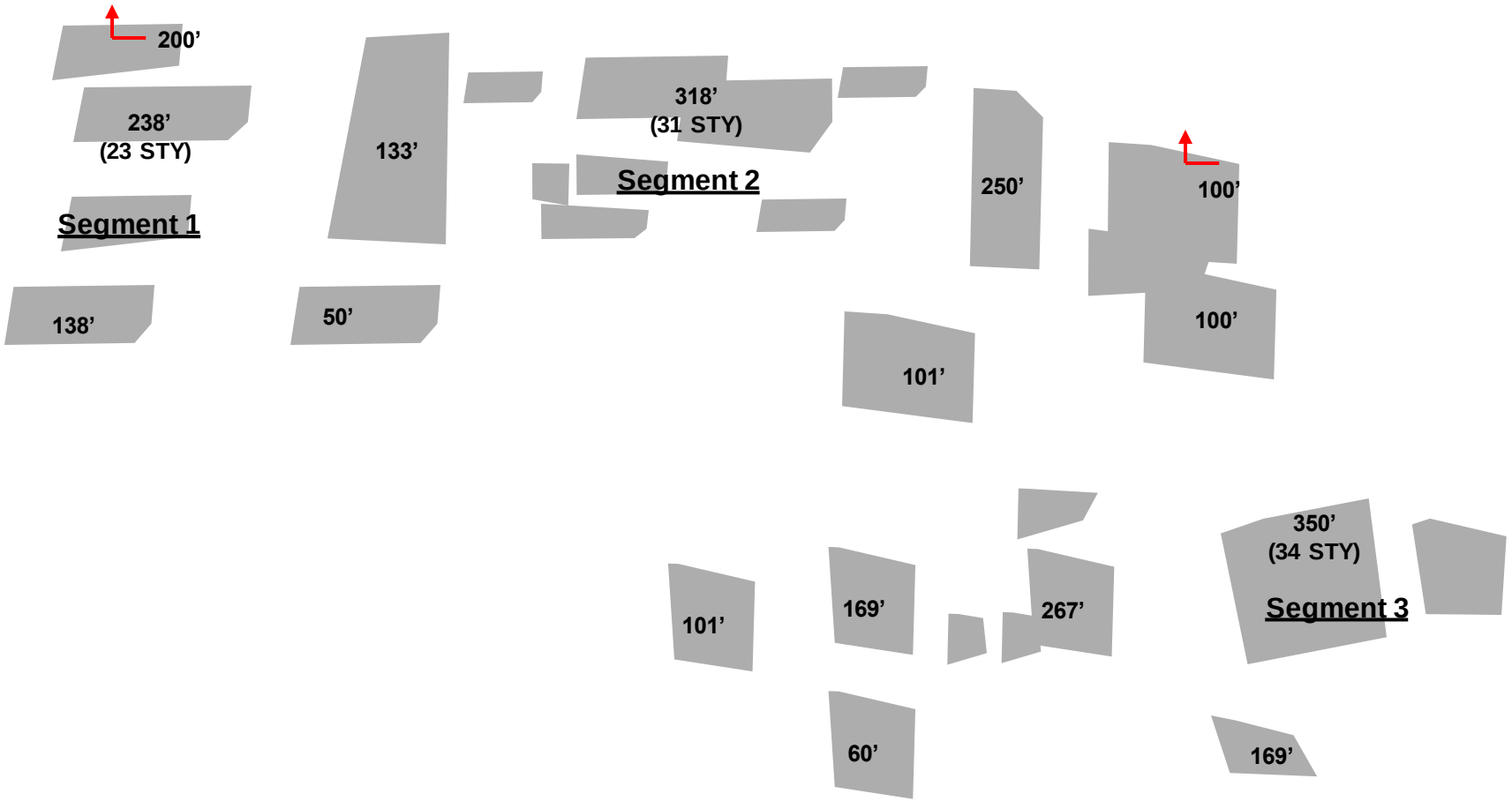


Roundabout

Terraced and Turfed Seating

Upland Connection

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



Halletts North

Sections through WPAA

UPDATE

Sections through WPAA

UPDATE

Sections Upland Connection

UPDATE

Sections Turnaround

UPDATE