



IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for a change to the amount of public parking required in connection with development pursuant to the disposition of one city-owned property located at 28-10 Queens Plaza South (Block 420), Borough of Queens, Community District 2, pursuant to zoning.

Note: This formerly city-owned property was sold pursuant to a previously approved application (C 010260 PPQ), submitted by the Department of Citywide Administrative Services and approved by the City Planning Commission on May 23, 2001, Cal. No. 18. The previously approved application required that development pursuant to the disposition include a specified amount of public parking.

This application (C 110225 PPQ) was filed on February 16, 2011 by the Department of Citywide Administrative Services (DCAS) to change the amount of public parking required in connection with the redevelopment of the former Queens Plaza Municipal Garage site, located at 28-10 Queens Plaza South (Block 420), Community District 2, Borough of Queens.

RELATED ACTIONS

In addition to the change to the disposition requirement, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission (CPC) on the following request, submitted by the New York City Economic Development Corporation (EDC) and LIC Site B2 Owner, LLC, which is being considered concurrently with this application:

M 020381 (A) ZSQ Modification of a previously-approved special permit pursuant to Section 74-512 (CP-21223, Cal. No. 32, 1970), replacing plans for a 1,150-space public parking garage to be developed within a portion of new office and retail building with plans for a 550-space garage, also to be developed within an office and retail building located at 28-10 Queens Plaza South (Block 420).

BACKGROUND

The Department of Citywide Administrative Services is proposing to modify a requirement associated with the disposition of Block 420 to EDC. The 2001 disposition, approved by the City Planning Commission on May 23, 2001 and adopted by the City Council on July 26, 2001 (C 010260 PPQ), included a requirement that 1,150 public parking spaces be developed on Block 420 in association with the redevelopment of the site. The Department of Citywide Administrative Services is proposing through this application to change the required amount of public parking on Block 420 to 550 spaces.

Block 420 is bounded by 28th Street on the west, Queens Plaza South on the north, Jackson Avenue on the east, and 42nd Road on the south, along the northernmost boundary of Hunter's Point, Queens. The site is zoned M1-6/R10 and is established within the Queens Plaza Subdistrict of the Special Long Island City Mixed Use District. A new 523,000-square foot office building was recently constructed for the New York City Department of Health and Mental Hygiene (DOH) at the northwest corner of the site (Lot 101) by LIC Site B2 Owner L.L.C. (a subsidiary of Tishman Speyer, the designated developer). Employees of DOH begin moving into the building in April and LIC Site B2 Owner, L.L.C. expects to purchase Lot 101 from EDC sometime this year. The remaining undeveloped lot, totalling 71,692 square feet, would remain in EDC ownership until it is developed. Adjacent blocks are developed with a mix of light industrial businesses, new moderate and high-density apartment buildings, and small retail and office buildings.

On July 15, 1970, the City Planning Commission approved a special permit (CP-21223) pursuant to Section 74-512 of the New York City Zoning Resolution to facilitate the development of a municipal public parking garage of up to 1,150 spaces on Block 420. Known as the Queens Plaza Municipal Garage (QP Garage), the garage was part of a city-wide strategy to reduce traffic congestion in Manhattan by providing commuter park-n-ride facilities outside the Manhattan core but convenient to mass transit. The Queens Plaza subway station (now E, M, R), located underneath the QP Garage, and the Queensboro Plaza subway station (now #7, N, Q), located two blocks west of the garage, along with several bus stops along the garage's Queens

Plaza South and Jackson Avenue frontages, offered quick transit rides to Midtown and Lower Manhattan. Operated by the City of New York, the five-story QP Garage included roof-top parking and ground floor space for retail and office uses along its Jackson Avenue and Queens Plaza South frontages. The 1970 special permit approval included the following conditions:

1. The public parking garage shall be developed in size and arrangement as stated in the application and as indicated on the plans filed with this application;
2. The development shall conform to all applicable provisions of the Zoning Resolution except for the modifications granted herein;
3. There shall be no more than two heating plants;
4. Signs shall be subject to approval by the City Planning Commission;
5. No facilities shall be provided for gasoline service or oil selling or for the repairing of motor vehicles;
6. All incidental handling and maneuvering of motor vehicles necessary for parking vehicles shall be carried on within the site and not in any way upon the abutting streets;
7. Curb cuts or vehicular entrances-exits shall be provided and maintained as shown on the plans filed with this application;
8. No license or permit shall be issued for any capacity in excess of 1,150 cars;
9. The parking facility shall be operated in such manner as to permit any vehicles to be removed from the premises at any time without maneuvering other cars onto the City street system; and
10. The public garage may include accessory off-street parking spaces limited to such spaces which are accessory to other uses on the same zoning lot; and
- 11) The development shall conform to all applicable laws and regulations relating to construction, operation, and maintenance as a parking facility.

The garage was constructed with 1,150 spaces and operated within the special permit conditions.

On July 26, 2001, the City Council adopted the Department of City Planning's applications for zoning map and text amendments for 34 blocks of Long Island City located generally between Queens Plaza and Court Square, including Block 420 (C 000406 (A) ZMQ). The zoning

changes were adopted to further the city's goal of creating a fourth Central Business District in a compact, transit-rich precinct of the neighborhood. In concert with the goals of the rezoning, the City Council concomitantly approved the disposition of Block 420 to EDC to facilitate the redevelopment of the site for office use. The disposition approval included a requirement that, in the event of future development of the site, 1,150 public parking spaces be provided on the property.

Subsequent to the 2001 approval of the disposition application, EDC, acting on behalf of the city, issued a Request for Proposals (RFP) for redevelopment of the site with up to approximately 1.5 million square feet of office and retail uses. In December 2001, EDC designated QPMG Associates L.L.C. as the developer of the site. The office building and public parking garage envisioned by QPMG Associates necessitated changes to the originally approved lay-out of the garage as well as changes to curb cut locations and in April 2002, the City Planning Commission approved QPMG Associates' application for a minor modification of the 1970 special permit for the garage. The approved garage configuration included seven levels of parking; three at and above grade and four below grade, and curb cut zones, instead of specific curb cut locations, were established along 28th Street and 42nd Road. The City Planning Commission also eliminated Condition 4 of the 1970 approval, which required City Planning Commission approval for signs. QPMG Associates ultimately withdrew their development proposal due to economic conditions, and the garage continued to operate in accordance with the 1970 approval.

In response to QPMG Associates' withdrawal from the project, EDC issued a new RFP for the development of the garage in 2003 and later that year designated Tishman Speyer as the new developer for the site. In 2007, the New York City Department of Mental Health and Hygiene agreed to consolidate its offices into a new building to be constructed on the northwest corner of the site along Queens Plaza South and 28th Street and a Notice of Intent to acquire office space was approved in February 2008 (N 080272 PXQ). The QP Garage was closed on February 14, 2008 and shortly thereafter the garage was demolished. Later that year, Tishman Speyer broke ground on the DOH building. In addition to the office space for the Department of Health, the building will include ground floor retail space, accessory indoor bicycle parking, and an as-of-

right 162-space accessory parking garage. To facilitate the redevelopment of the remaining approximately 75,000 square feet of the site, DCAS, EDC, and LIC Site B2 Owner L.L.C., are proposing to modify the public parking requirement associated with the disposition of the site and the special permit for the garage.

The Department of Citywide Administrative Services is now proposing to change the number of required public parking spaces associated with the disposition of Block 420 from 1,150 spaces to 550 spaces (110225 PPQ). This proposed change reflects current and projected parking demand and will ensure a better and more efficient building design. When the garage closed in February 2008, approximately 800 public parking spaces were available to the public and approximately 350 spaces were used to store city vehicles and maintenance equipment. Peak occupancy rates for the public parking spaces ranged from 60 to 70 percent of capacity.

The New York City Economic Development Corporation and LIC Site B2 Owner, L.L.C. are proposing modifications to the 2002 special permit approval for the QPMG Associates development. The proposed modifications are necessitated by the proposed change in the overall capacity of the garage, the addition of required bicycle parking, and a change in traffic direction at the garage entrances and exits. The changes between the April 2002 approval and the current application are as follows:

| | 2002 Approval | 2011 Proposal |
|------------------------|---|--|
| Number of spaces | 1,150 | 550 |
| Access & egress | two-way curb cuts at 42nd Road & 28 th Streets | entrance: 42 nd Road exit: 28 th Street |
| Public bicycle parking | not required | 176 spaces |
| Configuration | seven stories: four below, one at & two above grade | three stories: one below, one at, & one above grade |

The proposed 550-space public parking garage would be built in two phases. Phase I would consist of 162 spaces located on the ground, cellar, and second floors of the DOH building on Lot 101. Access and egress would be provided by a single 25-foot 8-inch two-way curb cut on

28th Street, a two-way 80-foot wide street. A total of 12 reservoir spaces would be provided; 10 would be located in the rear yard of the building and two would be located within the garage. Sixteen public bicycle parking spaces would be located in a covered portion of the rear yard and accessed through the main garage entrance. An additional 53 accessory indoor bicycle parking spaces would be located in a secure room on the ground floor of the building and accessed via an employee-only door on 28th Street.

Phase II would consist of 388 public parking spaces located on the ground, cellar, and second floors of the office building to be developed on the remaining portion of the site (Lot 1). The Phase II garage and office building would be integrated into the DOH building and Phase I 162-space garage. When Phase II is completed, vehicles would enter the 550-space garage through a 25-foot wide, one-way curb cut along 42nd Road, a two-way, 82-foot-wide street, and exit via a 25-foot 8-inch, one-way curb cut on 28th Street. Twenty-nine reservoir spaces would be provided within the garage entrance at 42nd Road. One hundred seventy six (176) public bicycle parking spaces would be located adjacent to the queuing area and accessed through the main garage entrance on 28th Street. During the construction of the Phase II garage and office building, the Phase I garage would function as an accessory garage because the construction activity would eliminate the reservoir spaces required for the Phase I public parking garage.

ENVIRONMENTAL REVIEW

This application (C 110225 PPQ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 10DME003Q. The lead is the Office of the Deputy Mayor for Economic Development.

After a study of the potential impacts of the proposed action, a Negative Declaration was issued on February 1, 2011.

UNIFORM LAND USE REVIEW

This application (C 110225 PPQ) was certified as complete by the Department of City Planning on February 28, 2011 and was duly referred to Community Board 2 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

Community Board Public Hearing

Community Board 2 held a public hearing on this application on April 7, 2011 and on that date, by a vote of 24 in favor, 12 opposed, and 2 abstentions, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation on May 6, 2011 approving the application.

City Planning Commission Public Hearing

On May 11, 2011 (Calendar No. 6), the City Planning Commission scheduled May 25, 2011 for a public hearing on this application (C 110225 PPQ). The hearing was duly held on May 25, 2011 (Calendar No. 19). There were five speakers in favor of the application and no speakers in opposition.

The first speaker, a representative of EDC, noted the economic development benefits associated with the project and explained how the proposed 550-space garage, combined with other nearby public parking facilities, was adequate to meet current and projected public parking demands. The second speaker, representing the Deputy Mayor for Economic Development, responded to the community's concerns about city vehicles and private vehicles with city placards tying up on-street parking spaces. The speaker noted that a number of steps are being taken to address the concerns, including coordinating with the affected city agencies to ensure they're making their employees aware of the parking regulations that affect their vehicles, constructing a parking lot for School Safety Division vehicles, and working with the adjoining police precincts to better enforce the on-street parking rules related to placards and city vehicles. A representative of the

Queens Borough President noted that existing public parking facilities are underused and agreed that the proposed 550-space garage would satisfy current and projected demand. The fourth speaker, a representative of the International Union of Operating Engineers, Local 14-14B Training Fund also noted the economic development benefits associated with the project. The last speaker, the Chair of Community District 2, provided background to the community board's vote on the project, noting that the Land Use Committee had voted unanimously in favor of the proposal because the committee members agreed that the site was an inappropriate location for a 1,150-space garage due to the surrounding traffic congestion. He also testified to the need to address the community's concerns about city vehicles and placards taking up available on-street spaces.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the application by the Department of Citywide Administrative Services to modify from 1,150 to 550 the number of public parking spaces required in connection with the disposition of the former Queens Plaza Municipal Parking garage site (Block 420) to the New York City Economic Development Corporation and the related modification to the special permit, are appropriate.

The Commission believes that the proposed 550-space Gotham Center public parking garage, to be developed in two phases, more accurately reflects the existing and projected demand for public parking in the vicinity of the site than the originally required 1,150 space garage, particularly in light of the site's proximity to six subway lines. The Phase I garage, to consist of 162 spaces, will be available immediately to support new residential development under construction across the street from the site while the additional 388 spaces to be provided in Phase II will support the approximately 900,000 square feet of office space that will be constructed with the garage. Additionally, the Commission notes that since the Queens Plaza Municipal Garage was demolished over three years ago, approximately 500 apartments and 523,000 square feet of office has space has been constructed on and near the site yet public

parking facilities within a quarter mile of the site are only 87 percent occupied during the midday peak period.

The Commission recognizes the on-street parking concerns expressed by the Chair of Community Board 2 and believes that the strategy outlined by the representative of the Deputy Mayor's office at the Commission's public hearing will significantly address the community's concerns and improve on-street parking availability.

Furthermore, the Commission believes that the related modifications to the special permit allowing the public parking garage, including changes to the parking garage layout and size, one-way access and egress, and public bicycle parking spaces, would result in a better building design, more efficient traffic flows into and out of the garage, and support the city's goal of encouraging bicycle riding.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the considerations and findings described in this report, the application of the Department of Citywide Administrative Services for a change to the amount of public parking required in connection with development pursuant to the disposition of one city-owned property located at 28-10 Queens Plaza South (Block 420), Borough of Queens, Community District 2, pursuant to zoning, is approved.

The above resolution (C 110225 PPQ), duly adopted by the City Planning Commission on June 22, 2011 (Calendar No. 23), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair

KENNETH J. KNUCKLES, ESQ., Vice Chairman

**ANGELA M. BATTAGLIA, RAYANN BESSER, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, ANNA HAYES LEVIN, SHIRLEY A. MCRAE,
KAREN A. PHILLIPS, Commissioners**

IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, Commissioners, Recused

| | |
|-----------------------------------|--|
| Application #: C110225 PPQ | Project Name: Gotham Center |
| CEQR Number: 10 DME 003Q | Borough(s): Queens Community District Number(s) 2 |

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for a change to the amount of public parking required in connection with development pursuant to the disposition of one city-owned property located at 28-10 Queens Plaza South (Block 420), Borough of Queens, Community District 2, pursuant to zoning.

Note: This formerly city-owned property was sold pursuant to a previously approved application (C 010260 PPQ), submitted by the Department of Citywide Administrative Services and approved by the City Planning Commission on May 23, 2001, Cal. No. 18. The previously approved application required that development pursuant to the disposition include a specified amount of public parking.

| | |
|---|---|
| Applicant(s): Dept. of Citywide Administrative Service/Division of Real Estate Services, One Centre Street, 20th Floor New York, NY 10007 | Applicant's Representative: H. Hardy Adasko, Senior Vice President NYC EDC, 110 William Street New York, NY 10038 212.312.3703 |
| Recommendation submitted by: Queens Community Board 2 | |
| Date of public hearing: 4/7/11 | Location: 43-31 39 th Street, Sunnyside |
| Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members. |
| Date of Vote: 4/7/11 | Location: (Same) 43-31 39 th Street, Sunnyside |
| RECOMMENDATION | |
| <input checked="" type="checkbox"/> Approve <input checked="" type="checkbox"/> Disapprove <i>the reduction of Parking spaces</i> <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove With Modifications/Conditions | |
| Please attach any further explanation of the recommendation on additional sheets, as necessary. | |
| Voting # In Favor: 24 # Against: 12 # Abstaining: 2 Total members appointed to the board: 50 | |
| Name: <i>Debra Markell Klent</i> | Title: <i>District manager CB 2</i> |
| Date: 4/11/11 | |

See Attached Texts



Community Board No. 2

43-22 50th Street, 2nd Floor

Woodside, New York 11377

(718) 533-8773

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Joseph Conley
Chairman

April 11, 2011

Debra Markell Kleinert
District Manager

Honorable Amanda Burden
Director
Department of City Planning
22 Reade Street, Room 2E
New York, NY 10007

RE: **Gotham Center**
28-10 Queens Plaza South (110225 PPQ)

Dear Ms. Burden:

On April 7, 2011 Community Board 2 held a public hearing on the noted matter. Following the public hearing, at Board 2's regular monthly meeting of the full board, a motion was made and seconded to oppose the reduction of parking spaces from 1150 to 550 spaces at Gotham Center, 28-10 Queens Plaza South.

With a quorum present, the motion carried with 24 In favor, 12 Opposed, 2 Abstentions and the Chairman present and not voting.

If you have any questions, please contact Community Board 2.

Sincerely,

Debra Markell Kleinert
District Manager

DMK/mag
Attachment

cc: Honorable Joseph Crowley, US Congress
Honorable Carolyn B. Maloney, US Congress
Honorable Nydia M. Velazquez, US Congress

"Serving the Communities of Long Island City, Sunnyside, Woodside and Maspeth"

Queens Borough President Recommendation

APPLICATION: ULURP #110225 PPQ

COMMUNITY BOARD: Q02

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for a change in the amount of public parking required in connection to development pursuant to the disposition of one city-owned property located in an M1-6/R10 district at 28-10 Queens Plaza South, Block 420, Zoning Map 9b, Long Island City, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, April 28, 2011 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were three (3) speakers in favor with none (0) against. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The applicant is proposing to reduce the number of parking spaces in a public parking garage from one thousand one hundred fifty (1150) spaces to a total of five hundred fifty (550) spaces for the proposed redevelopment of the former Queens Plaza parking garage site. The proposed five hundred fifty car parking garage will incorporate the existing one hundred sixty two (162) spaces of the completed office tower on the site into a single parking garage with an additional three hundred eighty eight (388) that will be built during construction of the second office tower;
- An application (ULURP #010260 PPQ) to dispose the former Queens Plaza garage site was approved in 2001 to allow redevelopment of the property as part of the objective to revitalize Queens Plaza and Long Island City to support it as a commercial center within a transportation hub. The approved number of parking spaces was determined by the number of spaces contained within the former parking garage.;
- Public utilization of the former parking garage, permanently closed in 2008, was low due to a number of factors which included use of the garage for numerous city agency official vehicles, virtual inaccessibility from the east due to its location in a federally designated traffic hot spot, and direct proximity to the access roads for the Queensborough Bridge;
- Utilization studies show that the proposed five hundred fifty parking spaces will meet the need and demand of the proposed office towers and the study area. A consultant study shows that within a quarter mile of the site there are one thousand public parking spaces that are currently utilized at a rate of 87% during the midday peak period. Since the closure of the Queens Plaza Garage in 2008 there has not been many complaints about the loss of those spaces.;
- Community Board 2 disapproved this application by a vote of twenty-four (24) against, twelve (12) in favor and two (2) abstentions at a public hearing held on April 7, 2011.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application.


PRESIDENT, BOROUGH OF QUEENS

5/6/11
DATE