



CITY PLANNING COMMISSION

September 1, 2021 / Calendar No. 17

C 200070 ZMQ

IN THE MATTER OF an application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d:

1. eliminating from an existing R6 District a C1-4 District bounded by Roosevelt Avenue, 63rd Street, a line 100 feet southerly of Roosevelt Avenue, and the northwesterly prolongation of the southwesterly street line of Trimble Road; and
2. changing from an existing R6 to a C4-4 District property bounded by Roosevelt Avenue, 63rd Street and its southerly prolongation, and the northwesterly prolongation of the southwesterly street line of Trimble Road;

Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration of E-603.

This application for a zoning map amendment was filed by Woodside 63 Management, LLC and Mare Nostrum Elements, on March 2, 2021. The proposed action, in conjunction with the related application for a zoning text amendment, would facilitate the construction of a 13-story mixed-use building at 62-04 Roosevelt Avenue in the Woodside neighborhood of Queens, Community District 2.

RELATED ACTION

In addition to the zoning map amendment (C 200070 ZMQ) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 200069 ZRQ Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area

BACKGROUND

The primary applicants seek a zoning map amendment to change R6 and R6/C1-4 zoning districts to a C4-4 zoning district, and a zoning text amendment to create an MIH area coterminous with the rezoning area. The project area (Block 1294, Lots 58, 60, 68, 76, and parts

of Lots 55, 56, and 73) comprises an entire triangular block bounded by Roosevelt Avenue to the north, the Long Island Rail Road (LIRR) to the southwest, and 63rd Street to the east. The project area has approximately 300 feet of frontage on Roosevelt Avenue, a wide street, and approximately 290 feet of frontage on 63rd Street, a narrow street.

The project area consists of one development site owned by the primary applicant that comprises four of the affected tax lots (Block 1294, Lots 58, 60, 68, and part of Lot 73), as well as three lots (Block 1294, Lot 76 and parts of Lots 55 and 56) that are not owned by the applicant and are not expected to induce development as a result of the proposed actions. The development site totals approximately 35,330 square feet and is improved with four one- to two-story buildings constructed prior to 1960 that include approximately 36,400 square feet of floor area containing eating and drinking establishments, retail and service establishments, and factory, storage, and office uses. Non-applicant-owned Lots 55 and 56, which are 943 square feet and 1,830 square feet in area, respectively, are each improved with a one-story retail establishment; Lot 76 is 3,088 square feet in area and is improved with an LIRR employee parking lot. Approximately 850 square feet of Lot 55 and 1,760 square feet of Lot 56, as well as all of Lot 76, are included in the project area.

The project area is located at the nexus of two well-established commercial corridors, Roosevelt Avenue and Woodside Avenue, and is surrounded by a mix of commercial, residential, and transportation uses. Located on the northern frontage of the project area, Roosevelt Avenue is a major commercial corridor and wide street that accommodates the elevated 7 train and one- to two-story buildings containing eating and drinking, retail, and service establishments. Located one block directly south of the project area, Woodside Avenue is lined with one- to two-story buildings containing retail and service establishments and two- to six-story multifamily residential buildings with commercial ground floors. The greater surrounding area is predominantly characterized by two- to three-story attached and semi-detached apartment buildings, four- to six-story pre-war apartment buildings, and the LIRR, which cuts through the neighborhood at an angle and forms the southwestern border of the project area.

Nearby public facilities include Sohncke Square and Woodside Memorial Triangle, two plazas located two blocks west of the project area, as well as a branch of the United States Postal Service, located one block northwest of the project area. Additional outdoor recreation facilities in the surrounding area include Doughboy Park, Lawrence Virgilio Playground, and Windmuller Pool, which include a total of approximately four acres of open space and are located adjacent to each other approximately a half-mile west of the project area.

The project area is located within the Transit Zone, a zoning designation applicable to neighborhoods proximate to public transit within which no off-street parking spaces are required to be built for income-restricted housing units. The Woodside-61st Street station, providing service to the express 7 train, is located on Roosevelt Avenue and 61st Street, adjacent to the northwest corner of the project area. The Woodside station for the LIRR is located adjacent to the southwestern boundary of the project area and can be accessed via Roosevelt Ave and 61st Street or Trimble Road and 63rd Street. Bus routes run along Roosevelt Avenue and include the Q53-SBS, Q70-SBS, and the Q32 bus routes, which provide service to Rockaway Park, LaGuardia Airport, and Pennsylvania station, respectively.

The project area was mapped with an R6 zoning district and an R6/C1-2 zoning district fronting Roosevelt Avenue at the time of adoption of the Zoning Resolution in 1961. The C1-2 commercial overlay was rezoned to a C1-4 commercial overlay as part of the Sunnyside and Woodside Rezoning (C 110207 ZMQ), which was adopted by the City Council on July 28, 2011. The contextual rezoning impacted 130 blocks in Sunnyside and Woodside in the eastern portion of Community District 2, which were rezoned from non-contextual residential, commercial, and manufacturing districts to lower density and mid-density contextual residential and commercial districts. The rezoning was intended to protect neighborhood character from out-of-scale development, more closely reflect established development patterns, direct opportunities for moderate residential and commercial growth to locations along wide streets and transit resources, and provide incentives for the development of affordable housing.

The current R6 zoning district has a C1-4 commercial overlay measured to a depth of 100 feet parallel to Roosevelt Avenue. R6 zoning districts are medium-density non-contextual residential zoning districts in which housing and community facilities may be built according to height

factor or Quality Housing bulk regulations. Height factor regulations allow residential uses at a maximum Floor Area Ratio (FAR) of 2.43 with a maximum street wall height of 60 feet, above which the building must be set back, and the maximum height is governed by a sloping sky exposure plane. Under Quality Housing regulations, on a wide street, residential uses are allowed a maximum FAR of 3.0. The maximum street wall height is 65 feet, above which the building must be set back, and may rise to a maximum height of 75 feet. On narrow streets, Quality Housing regulations allow residential uses up to a maximum of 2.2 FAR with a maximum street wall height of 45 feet, above which the building must be set back, and may rise to a maximum height of 55 feet. A maximum community facility FAR of 4.8 is permitted in R6 districts. C1-4 commercial overlays are mapped in residential districts to serve local retail needs, typically including neighborhood grocery stores, restaurants, and beauty parlors, and allow a maximum FAR of 2.0. In C1-4 zoning districts, one parking space per 1,000 square feet of commercial floor area is required and in R6 zoning districts, off-street parking is required for 70 percent of the dwelling units.

The applicants propose to construct a new 13-story mixed-use building pursuant to Quality Housing Regulations. It would contain approximately 211,500 square feet of floor area at 5.99 FAR and 213 new dwelling units, 54 of which would be permanently affordable pursuant to MIH Option 1. The cellar, ground, and second floors would include 73,124 square feet of commercial floor area for retail and medical office use and 7,470 square feet of community facility floor area for use by local dance and theater organizations. The third through thirteenth floors would contain 162,516 square feet of residential floor area, with the residential lobby located on the second floor. The building would rise to a total height of 135 feet fronting Roosevelt Avenue with a base height of 25 feet. Parking spaces for 156 cars accessory to the residential, commercial and community facility uses would be located at the sub-cellar level and would be accessed via a new 18-foot-wide curb cut on 63rd Street, which would provide access to a car elevator down to the sub-cellar.

The primary applicant, Woodside 63 Management, LLC is partnering with the co-applicant, Mare Nostrum Elements, to program and lease 7,282 square feet of community facility space in the cellar. Mare Nostrum Elements is a non-for-profit charitable organization involved in the

performance and production of dance theater. Woodside 63 Management, LLC and Mare Nostrum Elements have an executed agreement for a 10-year lease and seek to bring more performance arts groups into the space proposed in the cellar.

To facilitate the proposed development, the applicants seek a zoning map amendment to change the zoning districts from an R6 zoning district and an R6 zoning district with a C1-4 commercial overlay to a C4-4 zoning district. The proposed C4-4 zoning district is a non-contextual commercial district with an R7-2 equivalent residential district that allows residential, commercial and community facility buildings. C4-4 zoning districts permit residential development up to 4.6 FAR in MIH areas, 3.4 FAR for commercial uses, and 6.5 FAR for community facility uses. The maximum base height in MIH areas is 75 feet and the maximum building height is 135 feet or 13 stories, whichever is less. Accessory off-street parking spaces are required for at least 50 percent of the market rate dwelling units in a Quality Housing building and one parking space is required for every 1,000 square feet of floor area for general retail, service, and medical office uses.

The applicants also propose a zoning text amendment (N 200069 ZRQ) to designate the project area as an MIH area with Options 1 and 2 and intend to develop the project pursuant to Option 1 with 54 affordable units. Option 1 requires that at least 25 percent of residential floor area be reserved for housing units affordable to residents with household incomes averaging at 60 percent of the Area Median Income (AMI), including a 10 percent band at 40 percent of the AMI. Option 2 requires that at least 30 percent of residential floor area be reserved for housing units affordable to residents with household incomes averaging at 80 percent of the AMI.

ENVIRONMENTAL REVIEW

This application (C 200070 ZMQ), in conjunction with the related application for a zoning text amendment (N 200069 ZRQ), 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 lead agency is the City Planning Commission. The designated CEQR number is 19DCP218Q.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on April 5, 2021.

The Negative Declaration includes an (E) designation (E-603) related to hazardous materials, air quality and noise to avoid the potential for significant adverse impacts. The requirements of the (E) designation are described in the Environmental Assessment Statement and Negative Declaration.

UNIFORM LAND USE REVIEW

This application (C 200070 ZMQ) was certified as complete by the Department of City Planning on April 5, 2021, and duly referred to Queens Community Board 2 and the Queens Borough President in accordance with Title 62 of the rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 200069 ZRQ), which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

On April 28, 2021, Queens Community Board 2 held a public hearing on this application (C 200070 ZMQ) and the related action for a zoning text amendment (N 200069 ZRQ). On June 3, 2021, by a vote of 29 in favor, five opposed and three abstaining, Community Board 2 adopted a resolution recommending approval of the application with conditions. On June 8, 2021, Community Board 2 submitted a letter to the Chair of the City Planning Commission outlining the conditions discussed at the Community Board's public hearing:

- “1. The applicant will increase the number of 2 and 3-bedroom apartments in their unit mix.
2. The project will utilize MIH Option 1 with 25% of units at an average of 60% AMI with equal tiers 40, 60, and 80% AMI levels.
3. The applicant will affirmatively market the market rate units to applicants with Section 8 and other forms of subsidies.

4. The project will include 7,500 square feet of community facility space dedicated to the arts.
 - a. Co-applicant Mare Nostrum Elements to lease 2,000 square feet for deeply affordable performing arts space.
 - b. Not-for-profit organization ComArt Space will operate an additional 2,000 square feet of affordable short term performance space.
 - c. 5 studio spaces approximately 1,700 square feet.
 - d. Remaining space will provide common area and rest rooms.
 - e. Performing art space will be provided to not-for-profit partners at deeply affordable rents in perpetuity.
 - f. Visible signage to be installed on Roosevelt Avenue and information posted on LinkNYC kiosk.
5. The parking lot will include EV charging stations, 25% of parking will be reserved for ride share vehicles, interior bike storage for 116 vehicles and developer will explore the opportunity for bicycle storage on the street or sidewalk nearby.
6. The applicant will affirmatively market the commercial space to minority owned business.
7. The applicant will purchase a “network hub” to be placed on the roof and be capable of providing wireless internet access within a 1.5-mile radius and connect to other nodes.
8. The applicant will employ 32BJ building service workers at this building.
9. The applicant will assist their existing commercial tenants to relocate or reoccupy the new commercial space.
10. The applicant will commit to the installation of solar panels and making this an energy efficient building.”

Borough President Recommendation

The Queens Borough President held a public hearing on this application (C 200070 ZMQ) and the related action for a zoning text amendment (N 200069 ZRQ) on June 10, 2021, and on July 20, 2021, issued a recommendation to approve the application with the following conditions:

- “1. Provide housing with more family sized units (2 to 3 bedrooms), MIH Option 1 (25%, units @ 60% AMI) instead of MIH Option 2 (30% units @ 80% AMI) as originally proposed, commitment to marketing units within the community with locally based organizations;
2. Provide space for local community facility and artists use, below market rents for local cultural/arts users;
3. Include alternative transportation options – installation of electric car charging stations, spaces for car sharing services, bicycle parking spaces;
4. Provide network hub service to facilitate internet access;
5. Commit to use of union labor for maintenance and operations of the new buildings, and hiring of union labor for construction;
6. Support local businesses in new commercial space;
7. Sustainability and energy efficiency of the new building;
8. Reach a 30% goal to include MWBE firms, hiring of local residents and working with locally based organizations and community groups for outreach and job fairs when hiring and contracting for this project.”

City Planning Commission Public Hearing

On July 14, 2021 (Calendar No. 11), the City Planning Commission scheduled a public hearing on this application (C 200070 ZMQ), in conjunction with the hearing for the related application for a zoning text amendment (N 200069 ZRQ). The hearing was duly held on July 28, 2021 (Calendar No. 38). Four speakers testified in favor of the application and none in opposition.

Speakers testifying in favor of the application included three members of the project team. The applicant’s representative provided an overview of the proposal, discussed the location and surrounding area of the proposed development, and presented the land use rationale for the proposed zoning district. She stated that the project area is located next to a transit hub that serves a surrounding area containing residential, commercial, and transportation uses. She described use of the existing site as consisting of underutilized one- and two-story commercial buildings built before 1960, noting that no residential or community facility uses currently exist on site. She expressed that the proposed development would transform the site using additional

floor area generated by the proposed actions to respond to community needs for improved housing opportunities and increased community offerings for performance art space.

The project architect described the proposed development, including the site plan, the bulk of the proposed building, and uses by floor area. In response to requests from Community Board 2 and the Borough President for a greater number of family-sized residential units and inclusion of environmentally sustainable building design features, she shared the modified unit mix of the proposal, that includes an increase in the number of two- and three-bedroom units, as well as sustainable features of the building such as a green roof, solar panels, and high-performance building systems. The applicant also shared commitments to Community Board 2 and the Borough President to implement MIH Option 1 and to market apartments to Section 8 voucher holders with administrative assistance from HANAC, a New York City-based social services organization. Additionally, he expressed commitments to include electric vehicle, bicycle, and ride share parking spaces in the parking garage, to install low-cost internet service, to work with the 32BJ Building Service Union, and to assist businesses with relocation within the proposed development or local area.

The applicant presented the proposed use of the community facility space and explained the role of the co-applicant, Mare Nostrum Elements, in providing programming for this space. He stated that 7,500 square feet of space would be dedicated to arts, the majority of which would be managed by Mare Nostrum Elements, Inc. to facilitate dance theater, movement production, workshops, outreach for programs for local children and teens, and rehearsal space. He also shared that Queens ComArt would manage 2,000 square feet of space to be rented by the hour within the larger community facility space and that small artist studios would be available to rent on a short-term basis.

A member of the 32BJ Building Service Union spoke in favor of the application. He stated that he believed the proposal would be an investment in the community by providing good paying jobs and affordable housing for families in the neighborhood.

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

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 200070 ZMQ), in conjunction with the related application for a zoning text amendment (N 200069 ZRQ), is appropriate.

Together, the requested actions will facilitate the development of a 13-story mixed-use building with 213 residential units and commercial and community facility space in the cellar, ground floor, and second floor. The project area is an opportune location for increased density and development at the intersection of subway and commuter rail lines on a major commercial corridor. This zoning map change will increase the permitted density and height in the project area to facilitate the development of housing, including permanently affordable housing, retail, office, and community facility space adjacent to a transit nexus.

The Commission believes that the increased density and uses of the proposed development are compatible with the Roosevelt Avenue commercial corridor and transit options. The proposed development will expand the amount of commercial space with updated ground-floor retail spaces and second-floor medical offices in a neighborhood with few medical services, resulting in the generation of jobs near transit stations that will facilitate reverse commuting and the improvement of the streetscape on a major commercial corridor. Additionally, the Commission recognizes the need for community facility space that will serve the strong arts and culture community in Woodside and the greater Long Island City area, in which there are few local options for affordable space. The Commission believes that the inclusion of retail, medical office, and arts uses at this location, as well as the proposed residential use, will contribute to the appropriate growth of these sectors at a transit nexus that provides access to two rail lines and several bus lines.

The Commission finds that the location of the proposed development and the proposed C4-4 zoning district facilitate an appropriate increase in permitted density and height to provide sufficient light and air for the proposed development and surrounding area. Larger buildings in the neighborhood include four- to six-story prewar apartment buildings located on Woodside

Avenue and surrounding side streets. At 13 stories in height, the proposed development is taller than existing mid-density residential buildings in the surrounding area, but is appropriately located so that the triangular project area is bounded by a wide street to the north and the LIRR to the southwest, which allows for adequate distance between the project area and the existing lower density context. Furthermore, the Commission notes that the C4-4 zoning district allows for the development of a building envelope with a low base height and multiple setbacks that relate to the adjacent elevated rail line. The proposed development will have a 20-foot setback at a base height of 25 feet and 10-foot setbacks at heights of approximately 80 feet and approximately 100 feet so that the building frontage parallel to the elevated rail line steps back from the rail. The Commission is pleased that the proposed development will provide distance between the proposed residential units and the elevated rail line starting at the third floor, which increases the amount of light and air available to the proposed residential units, surrounding buildings, and pedestrians at the street level.

The Commission finds that the proposed zoning text amendment (N 200069 ZRQ) to Appendix F to establish a new MIH area is appropriate. The amendment to Appendix F will create a new MIH area coterminous with the project area. The MIH text amendment is also aligned with citywide objectives outlined in *Housing New York* to locate affordable housing proximate to public transit.

The Commission received comments from the Community Board and the Borough President related to deepening the affordability of the residential units in the proposed development and providing more family-sized units. The Commission is pleased that in response to these conditions the applicant has agreed to utilize MIH Option 1 with equal distribution of 40 percent, 60 percent, and 80 percent AMI tiers, diversify the bedroom mix, and target marketing efforts of market-rate units to applicants with housing subsidies like Section 8 vouchers. The Commission believes that MIH Option 1 is appropriate at this location, but notes that distribution of affordability tiers, bedroom mix, and marketing efforts are outside of its purview.

In response to Community Board and the Borough President comments regarding the design, operation, and tenanting of the community facility space in the cellar of the proposed

development, the Commission recognizes that the applicants have agreed to the lease and operation of the space by Mare Nostrum Elements, Inc. and Queens ComArt at affordable rates for arts groups, to install visible signage on Roosevelt Avenue, to investigate posting information on LinkNYC kiosks, and to include five studio spaces and a common area within the community facility space. The Commission notes that the recommended lease and programming of the community facility space is outside the scope of this application.

The Commission received comments from the Community Board and the Borough President that stipulate the inclusion of alternative transportation options within the parking garage, the facilitation of low-cost internet, and the inclusion of sustainable design features in the building. The Commission acknowledges that the applicant has agreed to include electric vehicle charging stations and ride share parking spaces within the parking garage, bicycle storage within the parking garage and on the street or sidewalk near the proposed development, a “network hub” on the roof of the building to provide low-cost wireless internet access, and solar panels and other building design efforts for energy efficiency. The Commission recognizes the Community Board’s conditions for improved sustainability and alternative transportation infrastructure but notes that these measures are outside the scope of this application.

In response to comments from the Community Board and the Borough President related to support of local businesses, targeted marketing of the commercial space to minority owned businesses, and commitment to use union labor, the Commission notes that the applicant has agreed to help commercial tenants on the existing properties with relocation or reoccupation and to employ members of 32BJ SEIU, the building service workers union, in permanent building service jobs, with a mix of union and nonunion labor to be used for construction. The Commission also notes that matters concerning commercial tenanting, marketing, and hiring are outside of its purview and that the agency responsible for commercial business services is the Department of Small Business Services.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on April 5, 2021 with respect to this application (CEQR No. 19DCP218Q), 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 Sections 197-c and 200 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 9d:

1. eliminating from an existing R6 District a C1-4 District bounded by Roosevelt Avenue, 63rd Street, a line 100 feet southerly of Roosevelt Avenue, and the northwesterly prolongation of the southwesterly street line of Trimble Road; and
2. changing from an existing R6 to a C4-4 District property bounded by Roosevelt Avenue, 63rd Street and its southerly prolongation, and the northwesterly prolongation of the southwesterly street line of Trimble Road;

Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only) dated April 5, 2021 and subject to the conditions of CEQR Declaration E-603.

The above resolution (C 200070 ZMQ), duly adopted by the City Planning Commission on September 1, 2021 (Calendar No. 17), is filed with the Office of the Speaker, the City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

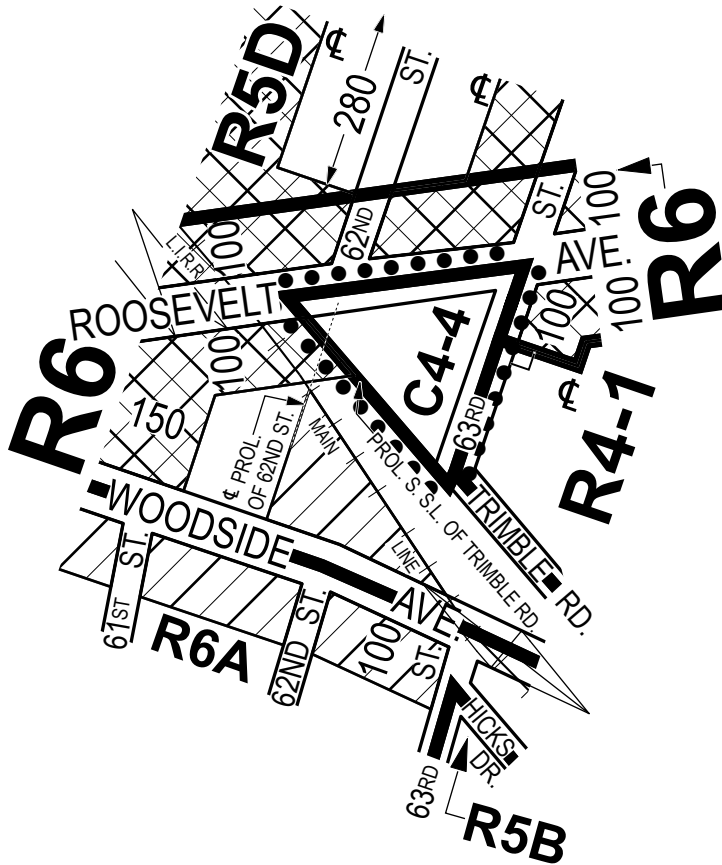
MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

DAVID J. BURNEY, ALFRED C. CERULLO, III, JOSEPH DOUEK,

RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,

ORLANDO MARÍN, LARISA ORTIZ, RAJ RAMPERSHAD *Commissioners*



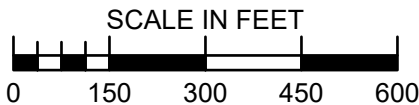
CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

9d
 BOROUGH OF
QUEENS



New York, Certification Date:
 April 5, 2021

S. Lenard
 S. Lenard, Director
 Technical Review Division



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by eliminating from within an existing R6 District a C1-4 District and by changing from an R6 District to a C4-4 District.
- Indicates a C1-3 District
- Indicates a C1-4 District



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 62-04 Roosevelt Ave Rezoning	
Applicant: Woodside 63 Management, LLC	Applicant's Primary Contact: Stephen Lysohir
Application # 200070ZMQ	Borough:
CEQR Number: 19DCP218Q	Validated Community Districts: Q02

Docket Description:
 IN THE MATTER OF an application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d:

1. eliminating from an existing R6 District a C1-4 District bounded by Roosevelt Avenue, 63rd Street, a line 100 feet southerly of Roosevelt Avenue, and the northwesterly prolongation of the southwesterly street line of Trimble Road; and
2. changing from an existing R6 to a C4-4 District property bounded by Roosevelt Avenue, 63rd Street and its southerly prolongation, and the northwesterly prolongation of the southwesterly street line of Trimble Road;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration of E-603.

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

RECOMMENDATION: Conditional Favorable			
# In Favor: 29	# Against: 5	# Abstaining: 1	Total members appointed to the board: 50
Date of Vote: 6/3/2021 12:00 AM		Vote Location: Zoom	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 4/28/2021 6:30 PM	
Was a quorum present? No	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	Zoom

CONSIDERATION: See Attachment		
Recommendation submitted by	QN CB2	Date: 6/21/2021 11:13 AM



Donovan Richards
Queens Borough President

Community Board No. 2

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Lisa Deller
Chairperson

Debra Markell Kleinert
District Manager

June 8, 2021

Ms. Marisa Lago
Director
Department of City Planning
City Planning Commission
Calendar Information Office
120 Broadway, 31st Floor
New York, NY 10271

RE: DCP - ULURP Project Application #N200069ZRQ
62-04 Roosevelt Avenue

Dear Ms. Lago:

On June 3, 2021, Community Board 2 held a public hearing concerning the DCP ULURP Project Application # N200069ZRQ for 62-04 Roosevelt Avenue.

At that meeting with a quorum present a motion was made and seconded to approve the application. The vote was 29 in favor; 5 opposed, and 1 abstention with the recommendations listed below. In a letter to Community Board 2, the developer, Steve Lysohir also committed to incorporating these recommendations of the Board (attached).

1. The applicant will increase the number of 2 and 3-bedroom apartments in their unit mix.
2. The project will utilize MIH Option 1 with 25% of units at an average of 60% AMI with equal tiers 40, 60 and 80% AMI levels.
3. The applicant will affirmatively market the market rate units to applicants with Section 8 and other forms of subsidies.
4. The project will include 7,500 square feet of community facility space dedicated to the arts.
 - a. Co-applicant Mare Nostrum Elements to lease 2,000 sq. ft. for deeply affordable performing arts space.
 - b. Not-for-profit organization ComArt Space will operate an additional 2,000 square feet of affordable short term performance space.
 - c. 5 studio spaces approx. 1,700 sq. ft.
 - d. Remaining space will provide common area and rest rooms.
 - e. Performing art space will be provided to not-for-profit partners at deeply affordable rents in perpetuity.

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

- f. Visible signage to be installed on Roosevelt Avenue and information posted on LinkNYC kiosk.
5. The parking lot will include EV charging stations, 25% of parking will be reserved for ride share vehicles, interior bicycle storage for 116 vehicles and developer will explore the opportunity for bicycle storage on the street or sidewalk nearby.
6. The applicant will affirmatively market the commercial space to minority owned business.
7. The applicant will purchase a “network hub” to be placed on the roof and be capable of providing wireless internet access within a 1.5-mile radius and connect to other nodes.
8. The applicant will employ 32BJ building service workers at this building.
9. The applicant will assist their existing commercial tenants to relocate or reoccupy the new commercial space.
10. The applicant will commit to the installation of solar panels and making this an energy efficient building.

The vote was 29 in favor; 5 opposed, and 1 abstention. Please contact CB 2 with any questions.

Sincerely,


Debra Markell Kleinert
District Manager

DMK/mag

cc: Honorable Alexandria Ocasio-Cortez, US Congress
Honorable Carolyn B. Maloney, US Congress
Honorable Grace Meng, US Congress
Honorable Nydia M. Velazquez, US Congress
Honorable Michael Gianaris, NY State Senate
Honorable Joseph Addabbo Jr, NY State Senate
Honorable Brian Barnwell, NYS Assembly
Honorable Jessica Gonzalez-Rojas, NYS Assembly
Honorable Catherine T. Nolan, NYS Assembly
Honorable Robert Holden, NYC Council Member
Honorable Jimmy Van Bramer NYC Council Member
Honorable Daniel Dromm, NYC Council Member
Honorable Donovan Richards, Queens Borough President of the Borough of Queens
Irving Poy, Queens Borough President's office
Victoria Garvey, Queens Borough President's Office
Teal Delys, Department of City Planning
Alexis Wheeler, Department of City Planning
Lisa Deller, Chairperson, Community Board 2
Christine Hunter, Co-Chair, Land Use Committee
Jordan Press
Stephen Lyshoir

Queens Community Board 2
c/o Chair Lisa Deller
43-22 50th Street, Room 2B
Woodside, New York 11377

Re: 62-04 Roosevelt Avenue Rezoning

Dear Chair Deller and Members of Queens Community Board 2:

As a principal of 63 Woodside Management LLC, a local Queens-based development firm, and co-applicant for the 62-04 Roosevelt Avenue rezoning, I would like to express my appreciation to you and the Land Use Committee for the robust discussion we've had over the past two years about our project. We truly believe we have a better proposal today thanks to the input of Board members and the community at large. The purpose of this letter is to respond in the affirmative to nearly every condition the Land Use Committee described during its May 19th meeting in order to obtain its support. Additionally, we would like to speak frankly once again about our intentions with the site should the Council decide to not pass the rezoning.

The establishment of a Mandatory Inclusionary Housing ("MIH") Area and proposed rezoning to C4-4 of 62-04 Roosevelt Avenue (Block 1294, Lot 60) would facilitate the development of the property with a new 13-story mixed-use building. Our co-applicant, Mare Nostrum Elements, will take 2,000 square feet in the lower level for its new primary performance space and they will assist in the design and curation of an additional 5,500 square feet of space dedicated to the arts that will function alongside their space.

At the conclusion of May 19th Land Use Committee meeting, the Committee recommended a No with Conditions. While we were disappointed by this vote, we are pleased to inform the Community Board, prior to its ultimate June 3rd vote, of our commitment to meet nearly all of the Committee's conditions. With this commitment, we hope the Board will vote to approve the application, which will certainly be of importance to the Council.

1. **Bedroom mix:** During the May 19th meeting, the Board raised a question about whether residential units would be geared towards families or individuals. We initially proposed 25% studios (~54 units), 50% 1-bedrooms (~108 units), 25% 2-bedroom (~54 units). Although data shows that 1-2 person household units have a significant shortage in the community and are in demand, we understand that the Board may be interested in more multiple-bedroom units.

Commitment: We are pleased to report that after further review by our architecture team, we believe we can provide additional 2 and/or 3-bedroom units. Although these changes may result in a decrease in overall units, including affordable units, we will work to minimize that impact. We look forward to hearing more from the Board and Councilmember about their respective input on bedroom mix and commit to working with both to add the requested units.

2. **Affordability:** The Land Use Committee highlighted the importance of affordable housing in this development. We appreciated the opportunity to remind the community that without the rezoning an as-of-right development would contain 123 market-rate units, and zero units below-market. We also appreciated the Board's suggestion that we welcome and affirmatively market Section 8 tenants into the building's market rate units.
Commitment: Our application originally proposed Mandatory Inclusionary Housing Option 2. Following the Board's feedback, we commit to pursuing Option 1, which reserves 25% of units at an average of 60% of AMI. Our intention is to include equal tiers of 40% AMI, 60% and 80% AMI units to achieve this average. In addition, we are pleased to have brought on HANAC, a respected and experienced Queens non-profit organization as our administering and marketing agent for our affordable units. We have asked for HANAC's assistance in marketing the market-rate units towards those receiving rental subsidies such as Section 8.

3. **Marketing:** During our presentation to the Land Use Committee we noted that one way to make the space in the new development available to the people of the neighborhood is to ensure good information sharing once we are ready to begin the lease-up process.
Commitment: We commit to working with HANAC, and other local organizations such as Woodside on the Move, as well as the Community Board and local elected officials to advertise the availability of units prior to the formal start of the marketing process.

4. **Community Facility Space for the Arts:** The community feedback on the proposed arts space has been one of the most valuable parts of the pre-ULURP and ULURP process for our development. We were very pleased to get such valuable and creative input from Board members. We were asked by the Land Use Committee to confirm the use of this space and to commit to noticeable and tasteful signage that lets passers-by know of the space.
Commitment: We commit to the inclusion of a 7,500 square foot community facility space that will be dedicated to the arts. We have a signed agreement with our co-applicant Mare Nostrum Elements, to take 2,000 square feet of this space. The arts node will include an approximately 2,000 square foot affordable performing arts space, managed by a newly formed non-profit called Queens ComArt, whose sole purpose will be to manage an affordable rent-by-the-hour space. The space will also include 5 artists' studios. The arts space will include an attractive common area presenting local art for users of the space to socialize and collaborate. In addition, we commit to working with the Community Board to place appropriately visible signage for the arts space. We have plans to use signage such as corner blade/banner signs on Roosevelt Avenue, and will investigate installation of a LinkNYC kiosk. We have also spoken with a local artist about placing a mural on the south/southeast side of the building as well as within the common area.

5. **Parking and Electric Vehicle Charging Stations:** During the Land Use Committee discussion we noted that zoning requires the inclusion of 156 parking spaces. We understand there are mixed feelings in the community about parking, with some who feel that additional parking is needed, and others who feel strongly that we need to move away from vehicles altogether. It was explained by our team that the parking requirement is dictated by the Zoning Resolution and the number of spaces is the minimum that the developer can provide. It was also requested that the parking lot include electric vehicle charging.

Commitment: We are very happy to commit to including electric vehicle charging within the parking lot and appreciate the Board's note that there are incentive programs that help pay for such service. We have identified several companies that provide charging stations and handle installation and commit to their inclusion.

6. **Car sharing:** The Land Use Committee requested that we investigate the placing of ZipCar or another car sharing company within our parking to reduce the need for residents and neighbors to bring new cars to the community.

Commitment: We commit to the inclusion of parking spaces for car-sharing vehicles to the extent that such use is allowed by the applicable provisions of the Zoning Resolution. We have reached out to ZipCar after the Land Use Committee hearing in May and the company is currently evaluating the site.

7. **Bicycle parking:** As discussed with the Land Use Committee, we acknowledge the important role that bicycles and other means of micro-mobility play especially so close to the transit node, and that the safe and secure parking of bicycles is an important amenity to future building residents and the community at large. We also note our physical presence is in between two primary bicycle arteries on Northern and Queens Boulevards respectively.

Commitment: As required by the Zoning Resolution, the building will include interior bicycle storage for 116 bicycles. We further commit to speak with local bicycle storage companies about the potential for sponsorship of attractive bicycle storage both in the interior of our building and potentially on the street or sidewalk nearby consistent with local laws. Finally, we commit to working with the Community Board to approach the City about a safe north-south bike route close to the development site that can connect the Queens Boulevard and Northern Boulevard arteries.

8. **Internet Access:** We appreciate the Board's introduction to NYC Mesh, which provides an independent, fast, and reliable connection to the Internet that is accessible to all New Yorkers.

Commitment: As we informed the Board at our public presentation, the applicant team has committed to purchasing a "network hub" that will be placed on the roof and be capable of providing wireless internet access within a 1.5 mile radius and connect to other nodes in North Brooklyn and Queens. NYC Mesh will make their connection available to residents of our building and the larger community at their standard requested donation of \$20/month.

9. **Union labor:** The Land Use Committee expressed its support for union labor.

Commitment: We are pleased to inform the Board that we have a signed neutrality agreement with 32BJ SEIU, the building service workers union, should the rezoning be approved. We note that these prevailing wage jobs with benefits are the permanent jobs that come along with our building and we have asked the union for their assistance in identifying local residents to fill these jobs. We expect the construction of the building will be handled by a mix of union and non-union trades.

10. **Existing businesses:** The Land Use Committee asked about our intentions for the existing businesses at the site. As was demonstrated by the strong statements of support by current and past tenants during the April public hearing, we care about our retail tenants and have a track-record of treating them fairly. We have provided rent forgiveness throughout the COVID

crisis and not evicted anyone for non-payment. Existing tenants joined us in explaining to the community that the majority of businesses have long struggled at this site due to relatively low foot traffic (particularly as compared to West of the train station), a relatively dark streetscape, and overall low vitality on the block. Several businesses have closed, even prior to COVID, due to these conditions.

Commitment: 62-04 Roosevelt's ownership is associated with the EJ-Stevens group, a successful Queens-based brokerage specializing in local small businesses. To this end, we commit to helping each of the existing businesses relocate nearby if they so desire.

11. **Honoring the partnership with Mare Nostrum Elements:** At the May Land Use Committee hearing, we were asking if the agreement for low-cost space for Mare Nostrum Elements would be honored by ownership should the rezoning fail.
- Commitment:** As discussed at the May Land Use Committee meeting, Mare Nostrum Elements has been an outstanding partner to 63 Woodside LLC in the conceptual formation of this project. We commit to making every effort to include them with a similar amount of space at below-market rent regardless of the rezoning's passage. That said, should the rezoning fail the larger community arts space will not be included nor do we make any commitment to signage and advertising as discussed above.

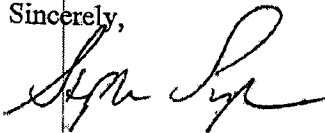
12. **Solar panels:** The Land Use Committee recommended that the new building include solar panels on the roof.

Commitment: We share the community's support for environmentally-responsible construction. We commit not only to the inclusion of solar panels on the roof, but also high efficiency heating and cooling systems, low-flow plumbing fixtures, air sealing & insulation, high-performance windows, energy saving appliances, and the reduction of off-gassing, or VOCs from paint and other materials.

The above commitments are conditioned on the application's approval by the City Planning Commission and the New York City Council. We believe we have listened, learned, adapted and negotiated in good faith throughout the pre-ULURP and ULURP process. We have also been straightforward, and want to reiterate again in this letter, that absent the rezoning approval the ownership team plans to promptly develop a 9-story building as-of-right that will not include many of the important community benefits and features of the rezoning proposal. The only goal of the as-of-right project will be to maximize ownership's financial investment and return.

In summary, the above commitments represent responses in the affirmative to each of the Land Use Committee recommendations. We appreciate this dialogue and believe it has made for a better proposal. It is our sincere hope that with these commitments the Board will provide a recommendation to the Council to approve our rezoning application.

Sincerely,



Steve Lysohir
Principal, Woodside 63 Management LLC



BOROUGH PRESIDENT RECOMMENDATION

Project Name: 62-04 Roosevelt Ave Rezoning	
Applicant: Woodside 63 Management, LLC	Applicant's Administrator: Stephen Lysohir
Application # 200070ZMQ	Borough: Queens
CEQR Number: 19DCP218Q	Validated Community Districts: Q02

Docket Description:

IN THE MATTER OF an application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d:

1. eliminating from an existing R6 District a C1-4 District bounded by Roosevelt Avenue, 63rd Street, a line 100 feet southerly of Roosevelt Avenue, and the northwesterly prolongation of the southwesterly street line of Trimble Road; and
 2. changing from an existing R6 to a C4-4 District property bounded by Roosevelt Avenue, 63rd Street and its southerly prolongation, and the northwesterly prolongation of the southwesterly street line of Trimble Road;
- as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration of E-603.

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

RECOMMENDATION: Conditional Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: Revised - Adherence to commitments

Recommendation submitted by	QN BP	Date: 7/20/2021 10:05 AM
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Queens Borough President Recommendation

APPLICATION: ULURP #200070 ZMQ

COMMUNITY BOARD: Q02

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d:

1. eliminating from an existing R6 District a C1-4 District bounded by Roosevelt Avenue, 63rd Street, a line 100 feet southerly of Roosevelt Avenue, and the northwesterly prolongation of the southwesterly street line of Trimble Road; and
2. changing from an existing R6 to a C4-4 District property bounded by Roosevelt Avenue, 63rd Street and its southerly prolongation, and the northwesterly prolongation of the southwesterly street line of Trimble Road;

Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration of E-603. (Related ULURP #2000069 ZRQ).

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President via Zoom webinar and livestreamed on www.queensbp.org on Thursday, June 10, 2021 at 9:30 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 was one speaker in support of the project. 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:

- This application is proposing to rezone existing R6 and R6/C1-4 Districts to a C4-4 District. The triangular-shaped area to be rezoned is bounded by southwest boundary of the Long Island Rail Road (LIRR) Right-of-Way (R.O.W.), the southeast boundary of 63rd Street, to the frontage of the lot on Roosevelt Avenue between the R.O.W. and 63rd Street. The proposed rezoning would facilitate construction of a new mixed-use development with affordable housing and artist space;
- The applicant has also concurrently filed another application (ULURP #200069 ZRQ) to amend Appendix F of the Zoning Resolution to map and establish the proposed rezoning area as a Mandatory Inclusionary Housing (MIH) Area;
- The applicant is proposing to develop an approximately 211,541-SF (5.99 Floor Area Ratio (FAR)) mixed-use building. The main portion of the proposed building would be 13 stories at the central portion and 2-9 stories on the western and eastern ends. The proposed building would provide approximately 213 dwelling units, of which 54 units would be affordable for low- to moderate-income households under MIH Option 1 (25% of units affordable at 60% AMI). The proposed building would include 7500-SF artist studio, training, and theater space in the cellar as well as 156 vehicle parking spaces and 116 bicycle parking spaces open to tenants and the public in the sub-cellar. 3500 SF of the 7500-SF artist space will be affordable to local artists, 2000 SF of which will be leased to the co-applicant Mare Nostrum Elements. The development would also include commercial and other community facility spaces with tenants and uses to be determined;
- The proposed development site (Block 1294, Lots 58, 60, 68 and part of 73) to be rezoned is an approximately 35,450-SF irregularly-shaped lot. The property is located in both R6 and R6/C1-4 Districts. The site is currently improved with four 1- to 2-story tall buildings with eating/drinking, retail, non-conforming commercial and manufacturing uses. The elevated track of the No. 7 subway line runs directly in front of the site on Roosevelt Avenue. Co-applicant Woodside 63 Management LLC owns all four buildings and plans to demolish existing buildings on the development site to facilitate the proposed development;
- The 600-ft radius of the surrounding area includes a mix of two- and multiple-family residences, commercial, transportation-related, public facility and institution uses. Located in a Transit Zone, the Development Site is steps away from the Woodside-61st Street 7 train station and the Woodside LIRR station. The Q32, Q53, Q70-SBS bus lines all run along Roosevelt Ave or 63rd Street. Approximately 6 playgrounds, parks and public plazas are located within a mile of the Development Site, including Carl L. Sohncke Square, Woodside Plaza and Doughboy Park;

- Community Board 2 (CB2) held public hearings on the applications on both April 28 and June 3, 2021. At the April 28th hearing, twenty-one people testified with seventeen people in support, two in opposition and two requesting more information. At the June 3rd hearing, thirteen people testified with unanimous support of the rezoning.
- CB 2 conditionally approved this application by a vote of thirty (30) in support, five (5) opposed and one (1) abstention at a public hearing held on June 3, 2021. Along with a signed letter from the developer with commitments ("Commitment Letter"), CB 2's conditions were as follows: additional 2-3 bedroom dwelling units; increased AMI affordability to 40%, 60% and 80% of AMI to be marketed by the non-profit HANAC; appropriately visible signage for the arts space; electric vehicle chargers within the parking lot; increased bicycle storage where possible; partnership with NYC Mesh, a community group that provides independent and affordable Internet connections; commitment to use 32BJ SEIU for permanent building service staff with prevailing wages; commitment to keep existing commercial tenants within the new development or helping them relocate; commitment to work with Mare Nostrum Elements and keep their rent below-market in the event the rezoning does not pass; installation of solar panels and commitment to high-efficiency heating and cooling systems; making the 7500-SF artist space permanently and deeply affordable; putting forth effort in placing Black, Indigenous People of Color (BIPOC) and MWBE tenants in their commercial space with affordable rents; and allocating 25% of parking spaces for car-sharing;
- At the Borough President Land Use Public hearing on June 10, 2021, there was one (1) speaker in favor of the application. Prior to the hearing, the applicant submitted a copy of a letter committing to the conditions that were outlined by CB 2 in their conditional approval.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application with the commitment from the applicants to:

- Provide housing with more family sized units (2 to 3 bedrooms), MIH Option 1 (25% units @ 60% AMI) instead of MIH Option 2 (30% units @ 80% AMI) as originally proposed, commitment to marketing units within the community with locally based organizations;
- Provide space for local community facility and artists use, below market rents for local cultural/arts users;
- Include alternative transportation options – installation of electric car charging stations, spaces for car sharing services, bicycle parking spaces;
- Provide network hub service to facilitate internet access;
- Commit to use of union labor for maintenance and operations of the new buildings, and hiring of union labor for construction;
- Support local businesses in new commercial space;
- Sustainability and energy efficiency of the new building;
- Reach a 30% goal to include MWBE firms, hiring of local residents and working with locally based organizations and community groups for outreach and job fairs when hiring and contracting for this project.



PRESIDENT, BOROUGH OF QUEENS

7/20/2021
DATE