



CITY PLANNING COMMISSION

September 1, 2021 / Calendar No. 18

N 200069 ZRQ

IN THE MATTER OF an application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 2.

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

RELATED ACTION

In addition to the zoning text amendment (N 200069 ZRQ) 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:

C 200070 ZMQ Zoning map amendment to change an R6 zoning district and R6 with a C1-4 commercial overlay zoning district to a C4-4 zoning district

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 200070 ZMQ).

ENVIRONMENTAL REVIEW

The application (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.

A summary of the environmental review appears in the report for the related zoning map amendment (C 200070 ZMQ).

PUBLIC REVIEW

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

Community Board Public Hearing

On April 28, 2021, Queens Community Board 2 held a public hearing on this application (N 200069 ZRQ) and the related action for a zoning map amendment (C 200070 ZMQ) and adopted a resolution recommending approval of the application with conditions. A summary of the Community Board's conditions appears in the report for the related zoning map amendment (C 200070 ZMQ).

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 200069 ZRQ) and the related action for a zoning map amendment (C 200070 ZMQ) on June 10, 2021, and on July 20, 2021, issued a recommendation to approve the application with conditions. A summary of the Borough President's conditions appears in the report for the related zoning map amendment (C 200070 ZMQ).

City Planning Commission Public Hearing

On July 14, 2021 (Calendar No. 12), the City Planning Commission scheduled a public hearing on this application (N 200069 ZRQ), in conjunction with the hearing for the related application for a zoning map amendment (C 200070 ZMQ). The hearing was duly held on July 28, 2021

(Calendar No. 39). Four speakers testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 200070 ZMQ).

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 200069 ZRQ), in conjunction with the related zoning map amendment (C 200070 ZMQ) is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related zoning map amendment (C 200070 ZMQ).

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 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 16, 1961, is further amended as follows:

Matter underlined is new, to be added;
Matter ~~struck-out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

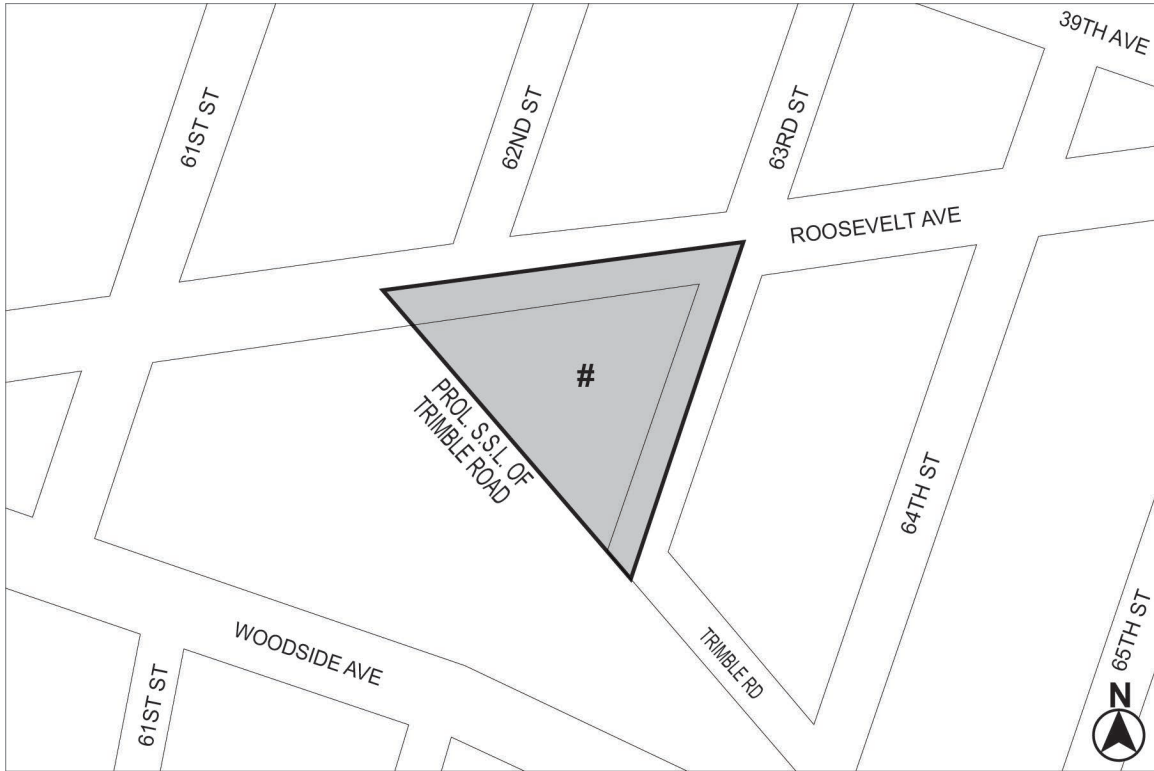
QUEENS

* * *

Queens Community District 2

* * *

Map 5 – [date of adoption]



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

Area # [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 2, Queens

* * *

The above resolution (N 200069 ZRQ), duly adopted by the City Planning Commission on September 1, 2021 (Calendar No. 18), 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*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 62-04 Roosevelt Ave Rezoning	
Applicant: Woodside 63 Management, LLC	Applicant's Primary Contact: Stephen Lysohir
Application # N200069ZRQ	Borough:
CEQR Number: 19DCP218Q	Validated Community Districts: Q02

Docket Description:

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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Woodside, New York 11377

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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.

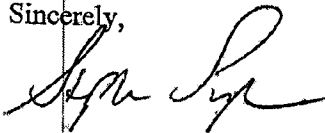
12. **Solar panels:** The Land Use Committee recommended that the new building include solar panels on the roof.

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 # N200069ZRQ	Borough: Queens
CEQR Number: 19DCP218Q	Validated Community Districts: Q02

Docket Description:

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 #200069 ZRQ

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-d and 201 of the New York City Charter for a zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing ("MIH") area, Borough of Queens, Community District 2, as shown on a diagram (for illustrative purposes only) dated April 19th, 2021, and subject to the conditions of CEQR Declaration E-613. (Related ULURP #200070 ZMQ).

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 for a zoning text amendment has been filed to amend Appendix F of the NYC Zoning Resolution establish and map the area to be rezoned as a Mandatory Inclusionary Housing Area;
- The applicant has concurrently filed application (ULURP #200070 ZMQ) to rezone a triangular-shaped block 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 from the currently R6 District and R6/C1-4 District to a C4-4 District to facilitate a mixed-use development;
- The applicant is proposing to develop an approximately 211,541-SF (5.99 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 a 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. Approximately 3500 SF of the 7500-SF artist space will be set aside and priced affordably for 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. 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