



CITY PLANNING COMMISSION

August 21, 2013 / Calendar No. 35

N 090487 ZAQ

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC and New York City Housing Authority for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimensions requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) in connection with a proposed mixed use development on property generally bounded by 26th Avenue and its westerly prolongation, 2nd Street, 27th Avenue, 8th Street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line, (Block 913, Lot 1; Block 915, Lot 6; Block 916, Lots 1 & 10; Block 490, Lots 1, 11, p/o 100, & 101; portions of lands underwater westerly of Blocks 916 and 490; and the beds of the proposed to be demapped portions of 26th Avenue, 27th Avenue, Astoria Boulevard, & Park), in R6, R6/C1-4 and R7-3/C1-4 Districts, in a large-scale general development, within the Halletts Point Peninsula, Borough of Queens, Community District 1.

WHEREAS, the City Planning Commission has received an application (N 090487 ZAQ) dated June 10, 2009 and revised April 3, 2013 and April 22, 2013, from The Halletts A Development Company, LLC and New York City Housing Authority requesting an authorization pursuant to ZR Section 62-822(a) of the Zoning Resolution to modify requirements of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) to facilitate the construction of a proposed mixed use development on property bounded by 26th Avenue and its westerly prolongation, 2nd Street, 27th Avenue, 8th Street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line on an approximately 34-acre site in Astoria, Queens, Community District 1; and

WHEREAS, implementation of the proposed waterfront public access area component of the project also requires action by the City Planning Commission on the following actions which are considered concurrently with this application:

- C 130068 MMQ Amendment to the City Map involving the de-mapping of portions of 26th Avenue, 27th Avenue, Astoria Boulevard, and a Park, the delineation of a street easement, and the establishment of a Park.
- C 090484 ZMQ Amendment to the Zoning Map, Section No. 9a, changing from an R6 District to an M1-1 District, changing from an M1-1 and R6 Districts to an R7-3 District, establishing C1-4 Districts within existing and proposed R6 and R7-3 Districts, and establishing an R6 District in a [proposed] former portion of a Park.
- N 090485 ZRQ Amendment to the Zoning Resolution modifying Article II, Chapter 3, and Appendix F relating to Inclusionary Housing, Article VI, Chapter 2 (SPECIAL REGULATIONS APPLYING IN WATERFRONT AREAS), Article VI, Chapter III (SPECIAL REGULATIONS APPLYING TO FRESH FOOD STORES) and Article VII, Chapter 4 relating to a large-scale general development.
- C 090486 ZSQ Special permits pursuant to Sections 74-743(a)(1), 74-743(a)(2), and 74-743(a)(11) to distribute floor area and lot coverage, modify the rear yard requirements of Sections 23-532 and 35-53, to modify the height and setback requirements of Section 62-341, and to allow the distribution of floor area from a zoning lot containing existing public housing buildings, within a large-scale general development.
- N 090488 ZCQ Chair certification pursuant to Section 62-811(b) that a site plan has been submitted showing compliance with the provisions of Sections 62-50 and 62-60, as modified by the authorizations (N 090487 ZAQ, N 130245 ZAQ and N 130246 ZAQ), within a large-scale general development.
- C 130244 ZSQ Special permit pursuant to Section 62-836 to modify various bulk requirements of Section 62-341 and the distance between buildings requirement of Section 23-711, within a large-scale general development.

N 130245 ZAQ Authorization by the Planning Commission pursuant to Section 62-822(b) to modify the design requirements of Section 62-60 for waterfront public access area and visual corridors within a large-scale general development.

N 130246 ZAQ Authorization by the Planning Commission pursuant to Section 62-822(c) to allow for the phased development of waterfront public access area within a large-scale general development.

WHEREAS, this application (N 090487 ZAQ), in conjunction with the related applications (C 130068 MMQ, C 090484 ZMQ, N 090485 ZRQ, C 090486 ZSQ, N 090488 ZCQ, C 130244 ZSQ, N 130245 ZAQ, and N 130246 ZAQ) 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 09DCP084Q. The lead agency is the City Planning Commission; and

WHEREAS, a summary of the environmental review and the Final Environmental Impact Statement appears in the report for the related special permit (C 130244 ZSQ); and

WHEREAS, the applications for the related actions (C 130068 MMQ, C 090484 ZMQ, C 090486 ZSQ, and C 130244 ZSQ) was certified as complete by the Department of City Planning on April 22, 2013, and was duly referred to Queens Community Board 1 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with this application (N 090487 ZAQ) and the related non-ULURP applications (N 090485 ZRQ, N 090488 ZCQ, N 130245 ZAQ, and N 130246 ZAQ), which was referred for information; and

WHEREAS, Community Board 1 held a public hearing on this application (N 090487 ZAQ) on May 21, 2013 and on that date by a vote of 29 in favor, 0 opposed, with no abstentions, adopted

a resolution recommending approval of the application with conditions, a summary of which appears in the related report for a special permit (C 130244 ZSQ); and

WHEREAS, this application (N 090487 ZAQ), in conjunction with the related actions, was considered by the President of the Borough of Queens, who issued a recommendation on July 8, 2013, approving the application with conditions, a summary of which appears in the related report for a special permit (C 130244 ZSQ); and

WHEREAS, this application (N 090487 ZAQ), in conjunction with the applications for the related actions, was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 *et seq.*). The designated WRP number is 12-087; and

WHEREAS, this action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program; and

WHEREAS, Halletts Point, a proposed mixed-use development bounded by 26th Avenue and its westerly prolongation, 2nd Street, 27th Avenue, 8th Street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line on an approximately 34-acre site in Astoria, Borough of Queens, Community District 1; is located on a waterfront block within a proposed R7-3/C1-4 zoning district with an approximately 2.7 million square-foot mixed-use development with a 2.43 acre shorefront amenity area; and

WHEREAS, the existing built condition of Halletts Point peninsula contains a mix of mostly single-story warehouses, public housing and light industrial uses with little or no direct

pedestrian access to the waterfront, the proposed project would incorporate publicly accessible open space including a waterfront esplanade and upland connections to 1st Street, running the entire length of the site's 1,000 foot long waterfront, connecting on the south to Halletts Point Playground and on the north to Whitey Ford Field, and

WHEREAS, the proposed waterfront esplanade would also include landscaping and seating along the waterfront, the upland connections are intended to provide view corridors and public access from 1st Street to the esplanade and the East River and would also include a public lawn/plaza at 27th Avenue; and

WHEREAS, the development of Halletts Point and the waterfront esplanade requires compliance with the Zoning Resolution's waterfront zoning regulations regarding waterfront public access, which would, absent modification, require that 20 percent of the zoning lot's lot area be provided for waterfront public access. The zoning lot comprises 1.4 million square feet (34 acres) and the applicant would therefore be required, absent modification to provide 287,799 square feet of lot area to meet the waterfront public access requirement, which would include the placement of a continuous shorefront public walkway; and

WHEREAS, the applicant is requesting a modification pursuant to Section 62-822(a) to modify the requirements for location and minimum dimensions of waterfront public access areas and shore public walkway requirements of Section 62-50; and

WHEREAS, the applicant requests a modification pursuant to Section 62-822 (b) to modify the requirements for permitted obstructions in visual corridors because of the presence of three existing street trees at 26th Avenue that are within 11 feet of the centerline of the visual corridor; and certain design requirements for circulation and access, number of plantings, width of screening buffers, location of bike parking racks, paving, design and feature seating amounts and

table specifications as well as illumination levels and timing of lights in the supplemental public access areas; and

WHEREAS, the Halletts Point esplanade, waterfront public access areas and supplemental public access areas have 384 linear feet of seating; include approximately 14,809 square feet of dry planted area; provide 100 new canopy trees; provide 52 bicycle parking spaces and 13 trash receptacles; and

WHEREAS, in compliance with Section 62-71 of the Zoning Resolution, the hours of operation would be 6:00AM to 10:00PM from April 15 to October 31 and 7:00AM to 8:00PM from November 1 to April 14; and

WHEREAS, the commitment to provide and maintain the Halletts Point esplanade would be memorialized through an Amended and Restated Restrictive Declaration and associated Maintenance and Operations Agreement, to be recorded against the entire Zoning Lot and executed by or consented to by “all parties in interest” to the Zoning Lot; and

WHEREAS, recognizing that the construction of Halletts Point General Large Scale development and waterfront esplanade creates new and improved opportunities for public access to the waterfront, and Halletts A Development Company, LLC and DPR have agreed to enter into a Memorandum of Understanding (MOU) that provides a framework for public access to and use of this waterfront amenity area; and

WHEREAS, under the MOU, Halletts A Development Company LLC and DPR would enter into a license, maintenance and operation agreement that would improve the shoreline as open space pursuant to a plan approved by DPR in consultation with the Department of City Planning; and

WHEREAS, the MOU includes minimum standards for planting, seating and a circulation path that would allow the shoreline to function as a continuous public open space in combination with the proposed waterfront public access area for Halletts Point and;

WHEREAS, the Commission believes that, based upon the foregoing, as considered at several Commission Review Sessions, the applications for Halletts Point should be approved insofar as the findings of Section 62-822(a) are met and Halletts Point would create significant new public access and new amenities on the East River waterfront. More particularly, the Commission believes that the open space includes exemplary design elements such as a boardwalk deck through diversely planted “rooms”, places to sit and picnic, lawn and trees, shade and a close relationship to the water’s edge. Further, Halletts Point esplanade would connect two existing DPR park properties—Halletts Point Playground to the south and Whitey Ford Field to the north as well as be integrated with the shoreline area to be improved under the terms of the MOU; and

WHEREAS, the applicant also requests an authorization pursuant to ZR Section 62-822(b) to modify Section 62-50 (Design Requirements for Waterfront Public Access Areas). Such modifications are requested because certain amenities, such as circulation paths and access (12-foot clear path required, less than 12 feet provided in some locations); lighting (minimum 0.2 horizontal foot candles required, 0.2 horizontal foot candles not provided on some outlying areas); as well as additional seating and bicycle racks, as required, are not possible given the long and narrow characteristics of the natural shoreline. The requested design modifications enable Halletts Point to feature ecologically friendly, aesthetic complementary design elements such as a slightly angled path which follows the natural topography; planting and seating areas where patrons can enjoy the space and have unobstructed views of the water. The modifications would thereby result in a design that, given the nature and purpose of the Halletts Point proposal, would be superior to a design prescribed by strict adherence to otherwise applicable provisions; and therefore be it

RESOLVED that the City Coastal Commission, having reviewed the waterfront aspects of this action finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, the City Planning Commission pursuant to Section 62-822 (a) of the Zoning Resolution hereby determines that

(1) The modifications of the location requirements of waterfront public access area and visual corridors are appropriate and makes the following findings:

- (i) such waterfront public access area and visual corridors provided on the zoning lot comply with the required minimum dimensions; and
- (ii) due to their alternative location and design, provide equivalent public use and enjoyment of the waterfront and views to the water from upland streets and other public areas; and

(2) there is no feasible way to provide equal alternative waterfront public access areas either on the zoning lot or offsite on adjoining public property and the City Planning Commission authorizes a reduction in minimum area and makes the following findings:

- (i) such development would be impracticable, physically or programmatically, due to site planning constraints such as the presence of existing buildings or other structures or elements having environmental, historic or aesthetic value to the public; and
- (ii) that the proposed reduction of requirements is the minimum necessary; and

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on August 9, 2013, with respect to this application (CEQR No. 09DCP084Q), and the CEQR Technical Memorandum, dated August 19, 2013 (Technical Memorandum), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and regulations have been met and that:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the Proposed Action adopted herein is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, pursuant to the Restrictive Declaration marked as Exhibit A and attached to the related reports for special permits (C 130244 ZSQ and C 090486 ZSQ), those project components related to the environment and mitigation measures that were identified as practicable.

This report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, the City Coastal Commission, has reviewed the waterfront aspects of this action finds that the action will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy and hereby determines that this action is consistent with WRP policies; 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 and findings described in this report, the application (N 090487 ZAQ) submitted by Halletts A Development Company LLC and New York City Housing Authority for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimensions requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) in connection with a proposed mixed use development on property generally bounded by 26th Avenue and its westerly prolongation, 2nd Street, 27th Avenue, 8th Street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line, (Block 913, Lot 1; Block 915, Lot 6; Block 916, Lots 1 &

10; Block 490, Lots 1, 11, p/o 100, & 101; portions of lands underwater westerly of Blocks 916 and 490; and the beds of the proposed to be demapped portions of 26th Avenue, 27th Avenue, Astoria Boulevard & Park), in R6, R6/C1-4 and R7-3/C1-4 Districts, in a large-scale general development, within the Halletts Point Peninsula, Borough of Queens, Community District 1, is approved subject to the following terms and conditions:

1. The property that is the subject of this application (N 090487 ZAQ) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by James Corner Field Operations, filed with this application and incorporated in this resolution:

<u>Dwg Nos.</u>	<u>Title</u>	<u>Last Revised Date</u>
G-171.00	Survey – Match Line 1	08/13/2013
G-172.00	Survey – Match Line 2	08/13/2013
L-013.00	WPAA Diagram	08/13/2013
L-138.00	East PAA Lighting	08/13/2013
L-139.00	East PAA Photometrics	08/13/2013
L-141.00	Special PAA Details – PAA Sign and Parks Seating Steps	08/13/2013
L-190.00	Zoning Calculations 01	08/13/2013
L-191.00	Zoning Calculations 02	08/13/2013
L-192.00	Zoning Calculations 03	08/13/2013
L-231.00	WPAA Layout Plan	08/13/2013

<u>Dwg Nos.</u>	<u>Title</u>	<u>Last Revised Date</u>
L-232.00	WPAA Layout Roof Plan	08/13/2013
L-241.00	Material Plan	08/13/2013
L-251.00	Seating Plan	08/13/2013
L-261.00	Furnishing and Signage Plan	08/13/2013
L-271.00	Planting Plan (Trees)	08/13/2013
L-272.00	Planting Plan (Shrubs + Grass + Perennials)	08/13/2013
L-281.00	Lighting Plan South	08/13/2013
L-282.00	Lighting Plan North	08/13/2013
L-283.00	Lighting Plan Photometrics South	08/13/2013
L-284.00	Lighting Plan Photometrics North	08/13/2013
L-291.00	Grading Plan	08/13/2013
L-310.00	Site Details – Paving	08/13/2013
L-320.00	Site Details – Wood Deck 1	08/13/2013
L-321.00	Site Details – Wood Deck 2	08/13/2013
L-330.00	Site Details – Railing	08/13/2013
L-331.00	Site Details Railing and Stairs	08/13/2013

<u>Dwg Nos.</u>	<u>Title</u>	<u>Last Revised Date</u>
L-332.00	Site Details – Fence	08/13/2013
L-340.00	Site Details – Furnishing	08/13/2013
L-341.00	Site Details – Furnishing	08/13/2013
L-342.00	Site Details – Furnishing	08/13/2013
L-343.00	Site Details – Furnishing	08/13/2013
L-344.00	Site Details – Furnishing	08/13/2013
L-346.00	Site Details – Furnishing	08/13/2013
L-347.00	Site Details – Furnishing	08/13/2013
L-350.00	Site Details Lighting (Fixtures)	08/13/2013
L-360.00	Site Details – Planting	08/13/2013
L-370.00	Site Details – Signage	08/13/2013
L-401.00	Site Section 1	08/13/2013
L-402.00	Site Section 2	08/13/2013
L-403.00	Site Section 3	08/13/2013
L-404.00	Site Section 4	08/13/2013
L-406.00	Site Section 6	08/13/2013

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction and maintenance.
4. Development pursuant to this resolution shall be allowed only after the attached Restrictive Declaration attached as Exhibit A hereto, as same may be modified with any necessary administrative or technical changes or changes necessary to implement execution by NYCHA, all as acceptable to counsel to the Department, is executed by Halletts A Development Corporation and NYCHA or its successors, and such declaration shall have been recorded and filed in the Office of the Register of the City of New York, County of Queens.
5. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign or legal representative of such party to observe any of the restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the authorization hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said authorization. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission or of any agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission to disapprove any application for modification, cancellation or amendment of the authorization.
6. Neither the City of New York nor its employees or agents shall have any liability

for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this authorization.

7. Development pursuant to this resolution shall be allowed only after the restrictive declaration attached as Exhibit A to the report on the related application for a special permit (C 130244 ZSQ), with such administrative changes as are acceptable to Counsel to the City Planning Commission, has been executed and recorded in the Office of the Register, Queens County. Such restrictive declaration shall be deemed incorporated herein as a condition of this resolution.

The above resolution, duly adopted by the City Planning Commission on August 21, 2013 (Calendar No. 35) is filed with the Office of the Speaker, City Council in accordance with Section 62-822(a) of the Zoning Resolution.

AMANDA M. BURDEN, FAICP, Chair
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. De La UZ,
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ANNA HAYES LEVIN, ORLANDO MARÍN, Commissioners

**City of New York
Community Board #1, Queens**

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Zoning & Variance
John Carusone

May 23, 2013

**Recommendation for Halletts Point (Astoria, Queens)
ULURP applications: #C 090484 ZMQ, #C 130068
MMQ, #C 130244 ZSQ, #C 090486 ZSQ**

Community Board 1, Q voted and passed unanimously (29 in favor, 0 against, 0 abstentions) to approve the above referenced ULURP applications with the following stipulations:

- The developer (Halletts A Development Co., LLC) is to provide a Youth Center facility, similar to the Variety Boys & Girls Club at 21-17 30 Rd. in Astoria, with indoor multi-use facilities. This facility is to be separate and distinct from the proposed school building
- The Restrictive Declaration to be put in place should include and memorialize the following amenities and design goals, as proposed and as presented, in verbal and graphic presentations:
 - a) Street traffic calming controls i.e. narrowing of Astoria Boulevard between 1st and 8th Streets
 - b) The monitoring of construction traffic for safety and congestion
 - c) Mass transit amenities i.e. Comfort Station for the Bus Depot
 - d) Waterfront amenities i.e. the open spaces, replace railing on the NYCHA esplanade, boardwalk design and the restoration of the Hallet Point playground
 - e) Increase, upgrade and improve infrastructure including City services i.e. Police, Fire and Sanitation
- Developer to institute perpendicular parking on 27th Avenue

BOARD MEMBERS (cont.)

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Gus Antonopoulos
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Judy Trilivas
Ben Wood
John P. Ziedonis

Queens Borough President Recommendation

APPLICATION: ULURP # N090487 ZAQ

COMMUNITY BOARD: Q01

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Halletts A Development Company, LLC and the NYC Housing Authority pursuant to Section 62-822(a) of the NYC Zoning Resolution for an authorization to modify the location, area and minimum dimensions of a Waterfront Public Access Area and View Corridor in connection with a proposed mix use development in a large scale general development on property generally bounded by 26th Avenue and its westerly prolongation, 2nd Street, 27th Avenue, 8th street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line, (Block 913, Lot 1; block 915, Lot 6; Block 916, Lots 1 & 10; Block 490, Lots 1, 11, p/o 100, & 101; portions of lands underwater westerly of Blocks 916 and 490; and the beds of the proposed to be demapped portions of 26th Avenue, 27th Avenue, Astoria Boulevard, & Park), in R6, R6/C1-4, R7-3/C1-4 Districts, Halletts Point, Zoning Map 9a, Borough of Queens.

Related items: ULURP nos. C090484 ZRQ, N090485 ZRQ, C090486 ZSQ, N090488 ZCQ, C130068 ZSQ, C130244 ZSQ, N130245 ZAQ, N130246 ZAQ

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 6, 2013, 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:

- o The applicant is proposing zoning map changes to six areas that would facilitate redevelopment of those areas with mixed uses that would include market rate and affordable housing, new local retail opportunities, public access to the waterfront, and active and passive open spaces, a school, and improved traffic circulation through the project area.;
- o The applicant is proposing a 2.7 million sf mixed use project that will feature 100,000 sf of publicly accessible open space, nine building sites with two buildings 16- to 21-stories on 4- to 8-story bases, five buildings 19- to 31-stories on 4- to 8-story bases, 1,921 market rate apartments, 483 affordable apartments (143 in 80-20 buildings on the waterfront, 340 senior units on the NYCHA campus), a 30,000 sf supermarket in the first high-rise building, 20,000 sf waterfront retail space, 14,000 sf of retail/medical or community facility space on 27th Avenue and 1,176 parking spaces.
- o As part of the project the applicant has committed to replace the rusted railing on the Astoria Houses Esplanade, restore the Halletts Point Playground, connect the Esplanade to the Whitey Ford Field, create a large plaza and lawn at the termination of 27th Avenue and maintain the new waterfront esplanade.
- o The project site is generally bounded by the East River to the west, Whitey Ford Field to the north, 1st Street and the Astoria Houses to the east, and Halletts Cove Park to the south. The waterfront is currently zoned M1-1 and is developed with 1- and 2- story industrial buildings and truck parking. The remainder of the project area is zoned R6 and is developed with twenty-two (22) 6- and 7- story apartment buildings.
- o Community Board 1 (CB 1) approved this application with conditions by a vote of twenty-nine (29) in favor with none (0) against or abstaining at a public hearing held on May 21, 2013. The conditions of approval were as follows: the developer should provide a youth center facility similar to the Variety Boys & Girls Club separate and apart from the school building; execution of a restrictive declaration to memorialize verbal and graphic presentations with regard to street calming controls i.e. narrowing of Astoria Boulevard between 1st & 8th Streets; monitoring of construction traffic for safety and congestion; mass transit amenities i.e. comfort station for the Bus Depot; waterfront open spaces i.e. open spaces, replace railing along NYCHA esplanade, boardwalk design and restoration of the Halletts Point playground; and increased, upgraded and improved infrastructure including City services; use of perpendicular parking on 27th Avenue.

RECOMMENDATION

The applicant has had numerous meetings over the past few years with community residents and leaders, the community board, local elected officials and the Office of the Queens Borough President. From the initial presentations of the project up to the most recent meetings and hearings, the project has evolved to the proposal now before us for consideration. The changes made to the project clearly indicate that the applicant has been responsive to concerns and issues that were raised.

The proposed project would help to reclaim an underutilized and run down waterfront and replace it with a vibrant full time community, with a mix of market-rate and approximately 20% affordable housing, a restored bulkhead, new publicly accessible connections to an East River esplanade, upgraded and improved open spaces, a neighborhood supermarket, a new K-8 school building, new space for local retail goods and services, and traffic circulation improvements, while providing approximately 1400 construction jobs and 300 permanent jobs.

Based on the above consideration, I hereby recommend approval of this application with the following conditions:

- The applicant must adhere to the commitment to hire local residents including Astoria Houses residents and using local businesses for jobs, goods and services during construction and wherever possible in the period after construction is complete.
- When housing construction is completed, the applicant must, as promised, work with local community service organizations to assist Astoria Houses residents in obtaining housing within the new development.;
- Continued discussions with transit officials to bring new and expanded service into the area to meet the demand that is needed for existing and future residents of the Hallets Cove area.;
- Continuation of meetings with the local community, community board, elected officials and relevant city agencies during the course of construction to address any issues including traffic congestion that may arise during construction.;
- There is a great need in this area for a community center that will provide recreational, after-school and cultural programs for residents of all ages. For such a facility to be successful there must be a qualified operator of such a center who has the ability and experience to both maintain and operate the facility as well as provide the programming. The applicant should work with the community to address the need for recreational, after-school and cultural programs in the area.


PRESIDENT, BOROUGH OF QUEENS


DATE