CITY PLANNING COMMISSION

February 18, 2015/Calendar No. 17 C 150126 HAQ

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development:

1) pursuant to Article 16 of the General Municipal Law of New York State for:

   a. the designation of property located at 54-24 101st Street (Block 1939, Lot 11), as an Urban Development Action Area; and

   b. an Urban Development Action Area Project for such area; and

2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of an eight-story mixed-use building with approximately 67 units of affordable housing for senior citizens, Borough of Queens, Community District 4.

Approval of the three separate matters is required:

1. The designation of property located at 54-25 101 Street (Block 1939; Lot 11), as an Urban Development Action Area;
2. An Urban Development Action Area Project for such area; and
3. The disposition of property located at 54-25 101 Street (Block 1939; Lot 11), as an Urban Development Action Area, to a developer selected by HPD.

The application for the Urban Development Action Area designation and project approval and disposition of city-owned property (C 150126 HAQ) was submitted by the NYC Department of Housing Preservation and Development (HPD) on October 7, 2014, in conjunction with a related action, to facilitate the development of a mixed-use, affordable senior housing project in the Corona neighborhood of Community District 4, Queens.

RELATED ACTIONS

In addition to the application for a designation and project approval and disposition of city-owned property (C 150126 HAQ), which is the subject of this report, implementation of the

proposed development also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 150125 ZMQ Proposed amendment to the Zoning Map, Section 10b changing from an R6B District to an R6 District.

BACKGROUND

The applicant, NYC Department of Housing Preservation and Development (HPD), requests approval of an Urban Development Action Area Project (UDAAP) and disposition of the property to a developer (C 150126 HAQ) to be selected by HPD to facilitate the construction of a mixed-use affordable senior housing development at property located at 54-24 101st Street (Block 1939, Lot 11).

The Department of Housing Preservation and Development states in its application that:

> The Development Site consists of underutilized vacant land that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of theses substandard, unsanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Development Site is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law. The Development Site is proposed for disposition to a developer selected by HPD.

In addition, HPD proposes a Zoning Map amendment (C 150125 ZMQ) to change the zoning on a portion of one block from an R6B District to an R6 District to facilitate the construction of a new affordable senior housing project in Corona, Queens.

The development site, an approximately 12,000 square-foot, city-owned lot (Block 1939, Lot 11), is currently used as an interim community garden that is registered with the Department of Parks and Recreation's Green Thumb Program and subject to an HPD license agreement. In accordance with procedures to address the disposition and development of city-owned lots under

HPD's jurisdiction that contain Green Thumb gardens, the gardeners have been offered the opportunity to relocate to Block 1939, Lot 21, also known as Corona Mac Park, which is located on the same block as the project site and is under the jurisdiction of the Department of Parks and Recreation. The gardeners have accepted the offer.

The proposed actions would facilitate the development of an 8-story mixed-use building, containing approximately 67 affordable dwelling units for elderly residents, including studios and one-bedroom units, for households earning up to 50 percent of the AMI.

The residential units will be located on floors 2 through 8, with a total of approximately 46,800 square feet. The building will provide approximately 5,150 square feet of community facility space at the ground level which includes an indoor community room for the residents and space for a potential pre-K facility. There will be two outdoor spaces on the ground floor in the rear of the site, with a total of approximately 4,200 square feet, and an 1,800 square-foot accessible roof terrace on the 5th Floor fronting 101st Street. The open spaces on the ground floor will include seating and tables for residents, a children's play area and a planting garden. The open space on the 5th floor will include outdoor benches and planters. The project will provide 5 bicycle parking spaces and 5 street trees, as required. The total zoning floor area of the building will be approximately 51,950 square feet, with a floor area ratio (FAR) of 4.3.

In order to facilitate the construction of the mixed-use, affordable senior housing project, the applicant proposes to change the existing R6B District to an R6 District. The Zoning Map amendment would result in an extension of the existing R6 District and allow for similar densities on both sides of 101st Street.

Both R6 and R6B zoning districts permit medium density residential development. Bulk regulations for R6 districts are based on either height factor or Quality Housing zoning regulations. Buildings developed using the height factor regulations are often tall buildings set back from the street and surrounded by open space and on-site parking. R6 zoning permits a maximum FAR that ranges from 0.78 to 2.43 for residential uses and 4.8 for community facilities. The optional Quality Housing regulations allow new buildings with high lot coverage,

require front walls to be placed at or near the street line, and have firm height limits to ensure greater compatibility with surrounding buildings in the neighborhood.

Regulations governing R6B zoning districts strive to have new buildings reflect the scale of streetscapes predominately containing 4- and 5-story attached buildings. The allowable maximum residential and community facility FAR is 2.0, and the mandatory Quality Housing regulations typically result in new apartment buildings with a 4- to 5-story scale. The base height of a new building before setback must be between 30 and 40 feet, with a maximum height of 50 feet. Off-street parking is required for 50 percent of dwelling units, and parking is not allowed in the front yard of the building site.

The rezoning area is well-served by parks, with Simeone Park and Corona Mac Park, both located on Lewis Avenue, and Flushing Meadows-Corona Park is located seven blocks to the east. In addition, Josephine Caminiti Playground is located at 102nd Street and Corona Avenue.

The surrounding area is predominately residential. Nearby properties within the existing R6B District are developed primarily with 1- and 2-family residences. West of the rezoning area, there are several blocks containing larger scale residential complexes within the R6 zoning district. These complexes consist of residential buildings ranging from 5 to 8 stories, with front walls set back from the street lines, and that are surrounded by open space and parking lots. A mix of local retail and services are located one block west of the site on Lewis Avenue between 99th and 100th Streets and several blocks east of the site along Corona Avenue, within the portion of the R6B District that also has C1-2 and C2-3 commercial overlay districts. Further west of the rezoning area along 99th Street and 55th Avenue, there are various institutional uses, including a house of worship and an intermediate school. A Con Ed transformer sub-station is located on 55th Avenue between 98th and 99th Streets. The area is also well served by public transportation, including multiple NYC bus lines (Q23, Q38, Q58 bus routes) and the #7 elevated transit line.

Separate from the UDAAP application, the Department of Housing Preservation and Development (HPD) is seeking zoning overrides to waive the requirement for accessory parking spaces for non-profit elderly housing on the zoning lot, the dwelling factor for elderly housing on the zoning lot, and open space ratio requirement.

ENVIRONMENTAL REVIEW

This application (C 150126 HAQ), in conjunction with the related action (C 150125 ZMQ), 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 15HPD012Q. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impacts of the proposed action, a negative declaration was issued on October 14, 2014.

UNIFORM LAND USE REVIEW

This application (C 150126 HAQ), in conjunction with the related action (C 150125 ZMQ), was certified as complete by the Department of City Planning on October 20, 2014, and was duly referred to Community Board 4 and the Queens Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 4 held a public hearing on the application (C 150126 HAQ), and its related action (C 150125 ZMQ) on December 2, 2014 and on that date, by a vote of 26 to 0 and 0 abstenstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 150126 HAQ) and the related application (C 150125 ZMQ), was considered by the Queens Borough President, who issued a recommendation approving the application on December 30, 2014.

City Planning Commission Public Hearing

On January 7, 2015 (Calendar No. 10), the City Planning Commission scheduled January 21, 2015, for a public hearing on this application (C 150126 HAQ) and related action. The hearing was duly held on January 21, 2015 (Calendar No. 27), in conjunction with the application for the related action. There were 2 speakers in favor of the application and none in opposition.

The applicant spoke in favor of the project describing the proposed development and the need for senior housing in the area, and explained the need for the rezoning to achieve a financially viable project. The applicant also spoke of the agreement between the community gardeners of the Green Thumb Program to relocate the existing garden to the neighboring Corona Mac Park.

The developer also spoke in favor of the project, describing the project and identifying the potential construction timeline of the project. He stated that the proposed building would be LEED certified and incorporate energy efficient and green elements to meets NYSERDA standards.

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

CONSIDERATION

The Commission believes that this application (C 150126 HAQ) and the related action for a Zoning Map amendment (C 150125 ZMQ) are appropriate.

The Commission believes that the application for Urban Development Action Area designation, project approval and disposition of city-owned property (C 150126 HAQ) will facilitate the proposed development on an underutilized property and provide much-needed supportive and affordable housing to the community. In addition, the location for the proposed development is in close proximity to transit, public services and retail, allowing convenient access by building residents.

The Commission believes that the related application for a Zoning Map amendment (C 150125 ZMQ) which proposes a change from R6B to R6 zoning, is necessary to facilitate the development of the proposed 8-story mixed-use, affordable senior housing building on an underutilized city-owned property in Corona, Queens. The Commission believes that this zoning is consistent with the existing R6 zoning district located just to the west, across the street from the development site. The Commission also believes the rezoning will provide for land use that will be consistent with the surrounding area and at a height and density that will be compatible with it. The Commission believes that the R6 bulk regulations reflect the current characteristics of other existing nearby developments.

The Commission believes that the proposed residential development with and ground floor community facility space will provide much needed affordable senior housing and supportive services to this community and the surrounding area. The proposed project will provide approximately 67 apartment units for senior citizens, all of which would be set for affordability at 50 percent of the AMI.

The Commission also recognizes that the proposed project requires zoning overrides for elimination of required parking spaces for non-profit elderly housing on the zoning lot, a waiver of the dwelling unit factor for elderly housing on the zoning lot, and a waiver for open space ratio requirement. The Commission believes that the overrides are necessary to create a financially feasible project.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the actions described herein will have no significant impact on the environment; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of properties located at 54-25 101st Street (Block 1939, Lot 11) in Community District 4, Borough of Queens, as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such area;

THEREFORE, be it further **RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

a) the designation of property located at 54-25 101st Street (Block 1939, Lot 11) as an Urban Development Action Area; and

b) an Urban Development Action Area Project for such area;

to facilitate the development of an 8-story building, with approximately 67 affordable dwelling units for senior citizens and 5,150 square feet of community facility space, in the Borough of Queens, Community District 4; and

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in the related report (C 150125 ZMQ), the application of the Department of Housing Preservation and Development, for the disposition of city-owned property located at 54-25 101st Street (Block 1939, Lot 11) in Community District 4, Borough of Queens, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 150126 HAQ).

The above resolution (C 150126 HAQ), duly adopted by the City Planning Commission on February 18, 2015 (Calendar No. 17), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

CARL WEISBROD, *Chairman*
KENNETH J. KNUCKLES, *Esq., Vice Chairman*
RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, Commissioners

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C150126 HAQ**	Project Name: **CORONA SENIOR RESIDENCE**
CEQR Number: 15HPD012Q	Borough(s): Queens Community District Number(s): 4

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

SUBMISSION INSTRUCTIONS

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

Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development:

1) pursuant to Article 16 of the General Municipal Law of New York State for:

   a) the designation of property located at 540-16 101st Street (Block 1939, Lot 11), as an Urban Development Action Area; and

   b) an Urban Development Action Area Project for such area; and

2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of an eight-story mixed-use building with approximately 67 units of affordable housing for Senior Citizens, Borough of Queens, Community District 4.

Applicant(s): NYC Dept. of Housing Preservation and Development 100 Gold Street New York, New York 10038	**Applicant's Representative:** Shampa Chanda Dept. of Housing Preservation and Development 100 Gold Street New York, New York 10038

Recommendation submitted by:

Community Board 4Q Queens

Date of public hearing: 12/2/14 **Location:** VFW Post #150 51-11 108 St., Corona, NY 11368

Was a quorum present? YES [x] NO [ ]

A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.

Date of Vote: 12/2/14 **Location:** VFW Post #150 51-11 108 St., Corona, NY 11368

RECOMMENDATION

[x] Approve
[ ] Approve With Modifications/Conditions
[ ] Disapprove
[ ] Disapprove With Modifications/Conditions

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

Voting

# In Favor:	# Against:	# Abstaining:	Total members appointed to the board:
26	0	0	43

Name of CB/BB officer completing this form	*Title*	*Date*
Christian Cassagnol	Dist. Mgr.	12/31/14

Queens Borough President Recommendation

APPLICATION: ULURP# C150126 HAQ **COMMUNITY BOARD: Q04**

DOCKET DESCRIPTION

IN THE MATTER of an application submitted by the NYC Department of Housing Preservation and Development:

1) pursuant to Article 16 of the General Municipal Law of New York State for:
   a) The designation of property located at **54-16 101st Street** (Block 1939, Lot 11) as an Urban Development Action Area; and
   b) An Urban Development Action Area Project for such area; and
2) pursuant to Sections 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of an eight-story mixed-use building with approximately 67 units of affordable housing for senior citizens, Borough of Queens, Community District 4. (Related ULURP# C150125 ZMQ)

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on December 11, 2014 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 no speakers for the application. The hearing was closed.

CONSIDERATION

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

- The Department of Housing Preservation and Development (HPD) is proposing designation of an Urban Development Action Area and Urban Development Action Area Project (UDAAP) , the disposition of City owned property to facilitate development of a mixed-use, affordable senior housing project;
- There is also a proposed zoning map amendment in a related action (ULURP# C150125 ZMQ) that would extend an existing R6 district onto the project site which is currently mapped with an R6B district;
- The applicant is proposing an 8-story mixed use building with 68 units of affordable housing for the elderly (ages 62 and over whose incomes does not exceed $31,000 per year). The building will contain a combination of studios and one-bedroom units, and one (1) superintendent's unit;
- The Project Area is a combined total of approximately 28,205 square feet, including the 12,000 sf development site (Block 1939, Lot 11), the 9,550-square foot Corona Mac Park (Block 1939, part of Lot 21), and 6,655 square feet of privately-owned properties (Block 1939, Lots 120, 20, 10 and parts of Lot 9 and Lot 31). The project site is currently occupied with an interim community garden that is registered with the Department of Parks and Recreation's Green Thumb Program and subject to an HPD license agreement. An agreement has been reached with the community gardeners to relocate their Garden to Lot 21.;
- The Department of Housing Preservation and Development has received three (3) Mayoral overrides waiving the requirement for accessory spaces for non-profit elderly housing on the zoning lot, the dwelling unit factor for elderly housing on the zoning lot, and the open space ratio requirement to facilitate the project;
- The surrounding area is primarily developed with low- and medium-density residential uses, parkland, local retail use, community facilities and utility services. Area transportation service includes multiple NYC bus lines (Q23, Q38, Q58);
- Community Board 4 approved the application unanimously by a vote of twenty-six (26) in favor, with none (0) opposing or none (0) abstaining at a public hearing held on December 2, 2014.

RECOMMENDATION

Based upon the above consideration, I hereby recommend approval of this application. Senior affordable housing is much needed to meet the growing population of seniors in Queens. It is of great importance to provide affordable options to area senior residents who wish to stay in their community.

PRESIDENT, BOROUGH OF QUEENS

12/30/14

DATE