Peninsula Hospital Site Redevelopment Public Scoping Meeting

April 26, 2018
Queens P.S. 105, 420 Beach 51st Street, Far Rockaway, New York 11691
1. CEQR Lead & Involved Agencies & Development Team
2. Proposed Project
3. Resiliency
4. Discretionary Actions & Approvals
5. City Environmental Quality Review
6. Comments
CEQR Lead & Involved Agencies & Development Team

Peninsula Hospital Site Redevelopment
CEQR Lead & Involved Agencies & Development Team

- **Lead Agency:** New York Department of City Planning, on behalf of the City Planning Commission
- **Involved Agencies:** Housing Preservation & Development and other agencies as significant adverse impacts are identified
- **Applicant:** Peninsula Rockaway Limited Partnership
Proposed Project

Peninsula Hospital Site Redevelopment
Proposed Project Overview

- New, mixed use development comprised of 17 buildings with approximately 2,289,000 gsf
  - Up to 2,200 units with approximately 1,910 units intended to be restricted to households with incomes up to 80% AMI
  - 270 senior housing units
  - 290 moderate income housing units
  - Approximately 151,800 gsf retail space, including a gym
  - Approximately 64,400 gsf of community facility space programmed for medical office use
  - Approximately 37,600 sf publicly-accessible open space
  - 642 accessory parking spaces

- Estimated completion by 2034
High Point Plaza
Publicly Accessible
Open Space

Pedestrian Plaza
Publicly Accessible
Open Space

New Publicly
Accessible Private
Street Network
Resiliency
Peninsula Hospital Site Redevelopment
Resiliency Strategy

• Develop a comprehensive storm water management strategy
  • Green and grey infrastructure
  • Bioswales
  • Rain gardens

• Elevate the center of development at High Point Plaza

• Explore the feasibility to provide solar PV panels

• Provide backup power generators
High Point Plaza
Discretionary Actions & Approvals

Peninsula Hospital Site Redevelopment
Discretionary Actions & Approvals

- Zoning map amendment
  - R5, R5/C1-2, and C8-1 to C4-4 and C4-3A

- Zoning text amendment
  - Establish an MIH Area (Option 1 proposed)
  - Allow development to utilize R6 and R7 parking regulations instead of R5 parking regulations
  - Allow a physical culture establishment (gym) via a CPC Special Permit
  - Allow flexibility for applying signage regulations via a CPC Special Permit

- Large Scale General Development Special Permits
  - Permit modifications to bulk regulations including maximum building height, setback, and street wall requirements
  - Permit a physical culture establishment (gym)
  - Permit flexibility for applying signage regulations
  - Permit floor area to be distributed across district boundaries
  - Permit flexibility for applying street tree planting requirements
City Environmental Quality Review

Peninsula Hospital Site Redevelopment
CEQR Scope: Anticipated EIS Technical Areas

- Land Use, Zoning & Public Policy
- Socioeconomic Conditions
- Community Facilities
  - Schools
  - Child Care Centers
  - Libraries
- Open Space
- Shadows
- Historic & Cultural Resources
- Urban Design & Visual Resources
- Hazardous Materials
- Water & Sewer Infrastructure
- Solid Waste & Sanitation Services
- Transportation
  - Traffic & Parking
  - Transit & Pedestrians
- Air Quality
- GHG & Climate Change
- Noise
- Public Health
- Neighborhood Character
- Construction
Community Facilities

- Net increment of residential development would warrant analysis for
  - Public elementary and intermediate schools in Community School District 27, Sub-District 1
  - High schools in Queens
  - Publicly-funded child care and head-start centers, in an area with limited existing child care facilities
  - Library facilities; the Queens Library at Arverne is the only public library currently located within ¾-mile from the Proposed Project
Open Space

- Proposed Project would generate additional residents and additional workers
- Active open space will be assessed for the residential open space analysis
- Passive open space will be assessed for the non-residential open space analysis
- Proposed Project would include additional publicly-accessible open space
Our modes of travel—private car, taxi cab, subway/rail, bus, ferry, bicycle, and by foot—form the basis of New York City’s extensive and interrelated transportation infrastructure and system.

Transportation

- Traffic Analysis for four critical peak hours
  - Three peak hours covering the work week plus one for the weekend (Saturday)
- Traffic analysis to evaluate approximately 50 intersections during the critical peak hours
- Transit for both subway and public bus
- Pedestrian analysis to evaluate approximately 53 pedestrian elements
- Parking Analysis
- Vehicular and Pedestrian Safety Assessment
CEQR Scope: Anticipated EIS Technical Areas

- Land Use, Zoning & Public Policy
- Socioeconomic Conditions
- Community Facilities
  - Schools
  - Child Care Centers
  - Libraries
- Open Space
- Shadows
- Historic & Cultural Resources
- Urban Design & Visual Resources
- Hazardous Materials
- Water & Sewer Infrastructure
- Solid Waste & Sanitation Services
- Transportation
  - Traffic & Parking
  - Transit & Pedestrians
- Air Quality
- GHG & Climate Change
- Noise
- Public Health
- Neighborhood Character
- Construction
Public Comments
Peninsula Hospital Site Redevelopment