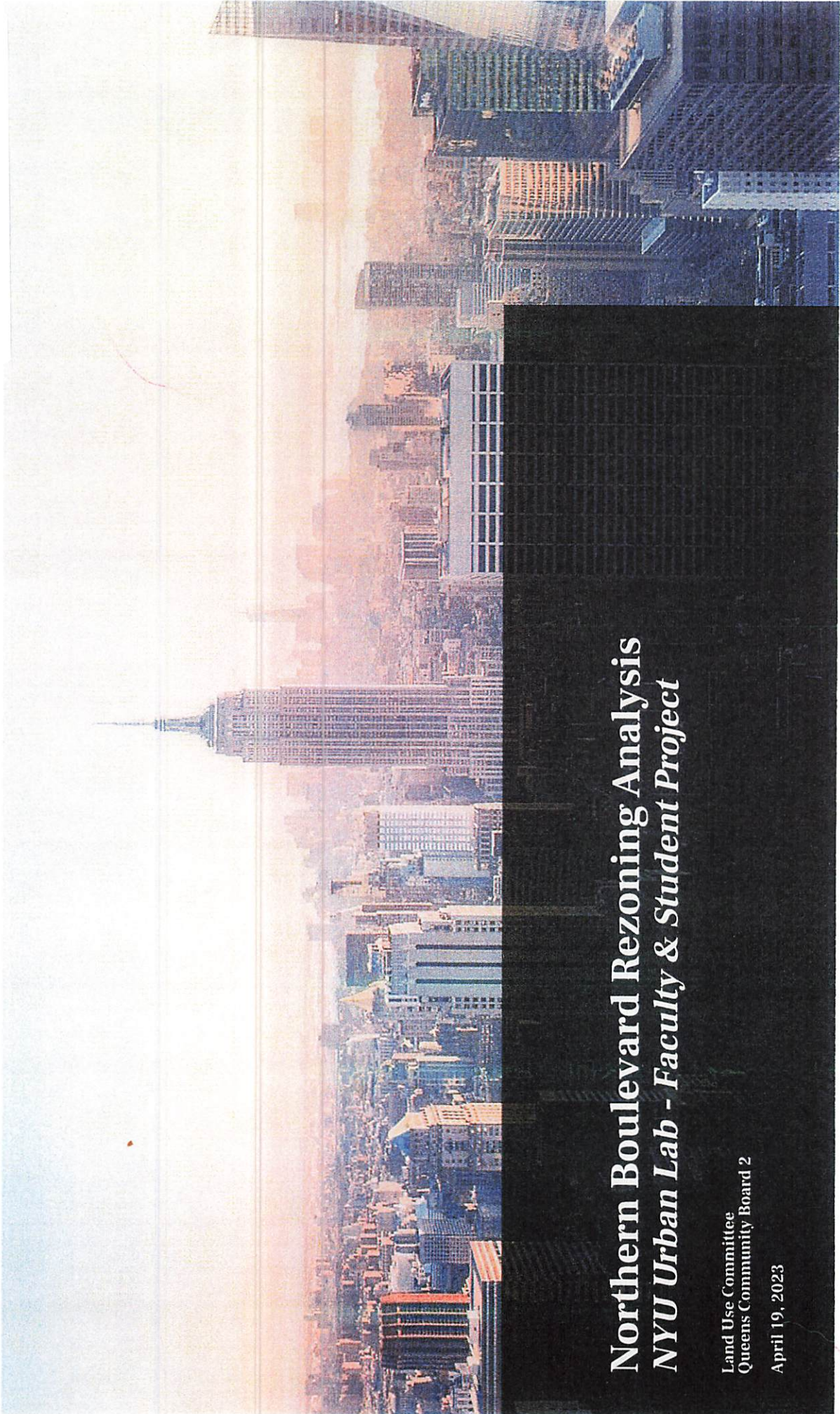


April 19, 2023

Land Use Committee Meeting Minutes
Northern Boulevard Rezoning Analysis
NYU Urban Lab – Faculty & Student Project
Attachment #1



Northern Boulevard Rezoning Analysis NYU Urban Lab - Faculty & Student Project

Land Use Committee
Queens Community Board 2
April 19, 2023

NYU Schack

The NYU Schack Institute of Real Estate employs professionals at the intersection of academia, real estate, design and economic development. Founded in 1967, Schack was named as one of the top three real estate programs in the nation in 2022. Schack's research programs include the Center for a Sustainable Built Environment, the REIT Center, the Applied Analytics Lab and the NYU Urban Lab. Schack is a part of NYU's School of Professional Studies which in total employs 1235 adjuncts and 78 full time faculty delivering 22 graduate degrees, 13 bachelor degrees, 4 associate degrees and hosts a total of 11 labs and centers.

119
Industry
Professionals

3
Graduate
Programs

1
Bachelor
Degree

TOP 3
Real Estate
Program in the
Nation



NYU Urban Lab

The NYU Urban Lab is dedicated to becoming the premiere hub in the country focused on impact real estate development in cities. The Lab has a particular focus on the strategies for simultaneously advancing both economic and social prosperity, which we call inclusive growth.

Since its founding in 1967, the Schack Institute of Real Estate at NYU's School of Professional Studies has fostered collaborations between students, faculty and industry leaders.



Research
Areas

**Inclusive Growth, Housing & Economic
Development**

Sustainable Infrastructure & Development

**Public/Private Partnerships, ESG & Impact Capital
Formation**

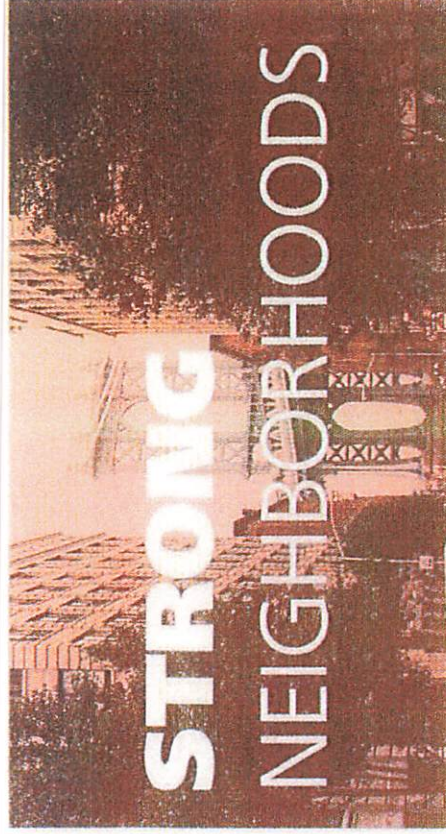
Inclusive Growth



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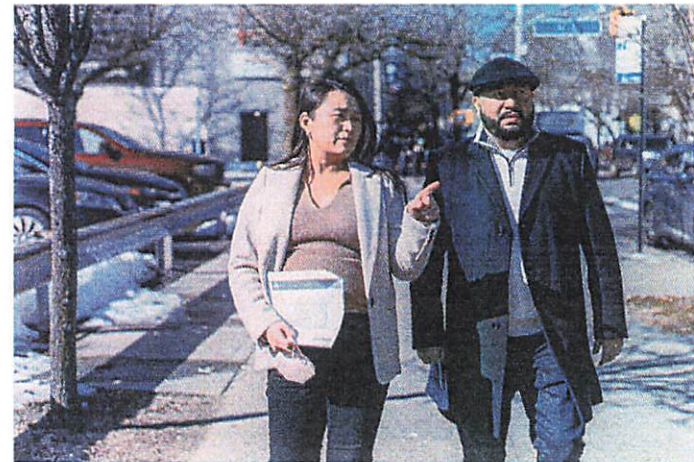
Northern Blvd

The zoning here is unique and has not been reviewed since the 1960s. It is lined with car dealerships, underutilized in terms of housing, has great access to public transportation, not pedestrian friendly and congested with traffic. When faced with another ULURP for a car dealership, QCB2 began to consider other options. DCP doesn't have a lot of capacity right now but QCB2 would like to start moving it forward with a student project to begin to envision other uses.



Queens City Council Member and Community Board Pursue Northern Boulevard Neighborhood Rezoning

February 01, 2023 | by Samar Khurshid



City Council Members Julie Won, left, & Rafael Salamanca (photo: Emil Cohen/NYC Council)

Process

This advisory project would be structured as a consulting engagement with Schack students and faculty serving as consultants to Q-CB2 Land Use.

Prior to June, we would set up the terms of the engagement, which would occur primarily in Oct/Nov of 2023. A report would be ready by Dec/Jan.

Kwatinetz used to Chair [ULI-NY TAP](#)

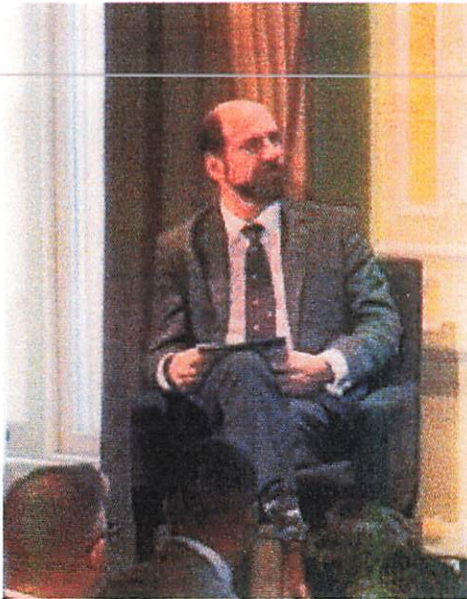
Stages of Engagement

June: Work with Q-CB2 to create basic questions to be investigated, a briefing book for panelists, and to select what types of panelists and stakeholders to invite.

Oct/Nov: NYU Team convenes stakeholders and panelists in discussion and presents initial findings to Q-CB2 in a slide format.

Dec/Jan: NYU team publishes a written report, incorporating further research as well as feedback from Q-CB2. A draft will be provided for review prior to publication.

Professor Matthew Kwatinetz



Professor Kwatinetz is the Director of the NYU Urban Lab, where he is also a professor of real estate economics and inclusive economic development. He recently published NYC's Affordable Housing Crisis in partnership with AIA-NY. He is the founder of the advisory and impact investment firm Q Partners ("Q"). Previously, Kwatinetz was an Executive Vice President for NYC EDC, managing the 65M+ square foot real estate and infrastructure portfolio including PortNYC. He led the negotiations, start-up and operations of the NYC Ferry. He served on NYC Mayor de Blasio's Affordable Real Estate for Artists program. As Q, Kwatinetz worked with Austin Mayor Steve Adler to create the Austin Economic Development Corporation. Q worked directly with Mayor Copenhaver of Augusta to found Augusta Regional Collaboration Project, a Georgia public development corporation. Other selected Q clients: the U.S. Department of Energy, NYC Department of Education, Real Capital Analytics, and the City of Shoreline. Kwatinetz is a former economic consultant for Penn Institute for Urban Research under Dr. Susan Wachter. Kwatinetz is the former VP of Economics and Finance at Kinzer Real Estate, supporting the University of Washington, Alaska Airlines and Starbucks Corporation. Kwatinetz sits on the Urban Land Institute's National Public/Private Partnership Council and the leadership team of ULI's Curtis Infrastructure Forum. While in Seattle, he served as the founding Vice President of the Capitol Hill Chamber of Commerce, co-founded the Seattle Cultural Overlay District Advisory Committee, and sat on King County's Cultural Real Estate Task Force. He previously was the Chair of ULI-New York's Technical Assistance Panel ("TAP") program. He is a graduate of Deep Springs College, Harvard University (BA) and The Wharton School (MBA).



Questions