

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

Article XII - Special Purpose Districts

Chapter 4

Special Willets Point District

124-00

GENERAL PURPOSES

The “Special Willets Point District” established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) transform Willets Point into a diverse and sustainable community that enhances connections to its surroundings through a unique combination of uses;
- (b) create a retail and entertainment destination that catalyzes future growth and strengthens Flushing’s role as a nexus of economic, social and cultural activity;
- (c) encourage a mix of uses that complement sporting venues within Flushing Meadows-Corona Park;
- (d) maximize utilization of mass transit, reducing the automobile dependency of the redevelopment;
- (e) create a livable community combining housing, retail and other uses throughout the district;
- (f) create a walkable, urban streetscape environment with publicly accessible open spaces;
- (g) encourage the pedestrian orientation of ground floor uses;
- (h) build upon the diversity of the Borough of Queens as well as the proximity of regional transportation facilities, including the Van Wyck and Whitestone Expressways, LaGuardia and JFK Airports and the Long Island Railroad;
- (i) provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms; and
- (j) promote the most desirable use of land and building development in accordance with the District Plan and Urban Renewal Plan for Willets Point and thus improve the value of land and buildings and thereby

improve the City's tax revenues.

* * *

**124-10
SPECIAL USE REGULATIONS**

The #use# regulations of the underlying district are modified as set forth in this Section, inclusive.

**124-11
Regulation of Residential Uses**

**124-111
Location of residential use within buildings**

The provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified to permit #dwelling units# or #rooming units# on the same #story# as a #commercial use# ~~non-residential use#~~ provided no access exists between such #uses# at any level containing #dwelling units# or #rooming units# and provided any #commercial uses# ~~non-residential uses#~~ are not located directly over any #dwelling units# or #rooming units#. However, such #commercial uses# ~~non-residential uses#~~ may be located over #dwelling units# or #rooming units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# ~~non-residential uses#~~ exists within the #building#.

* * *

**124-14
Retail Continuity**

The following regulations shall apply within Area A, as shown on Map 1 in the Appendix to this Chapter, to all portions of #buildings# with frontage on 126th Street, the #primary retail street#, ~~the #retail streets#~~, #connector streets# and, in the event that a utility easement is retained on the #block# bounded by Roosevelt Avenue and 126th Street, along the frontage of the publicly accessible open space required by paragraph (d) of Section 124-42.

(a) Ground floor #uses#

#Uses# within #stories# on the ground floor or with a floor level within five feet of #base flood elevation# shall be limited to #commercial uses# permitted by the underlying district, ~~but not including~~ except #uses# listed in Use Groups 6B, 6E, 8C, 8D, 9B, 10B or 12D, as provided in Article III, Chapter 2. A #building's# frontage shall be allocated exclusively to such #uses#, except for Type 2 lobby space or entryways provided in accordance with Section 37-33 (Maximum Width of Certain Uses), parking

pursuant to Section 124-50, inclusive, and vehicular access pursuant to Section 124-53 (Curb Cut Restrictions). Such #uses# shall have a minimum depth of 50 feet measured from any #street wall# facing 126th Street, the #primary retail street# or #connector streets#.

~~In no event shall the length of such frontage occupied by lobby space or entryways exceed, in total, 40 feet or 25 percent of the #building's# frontage, whichever is less, except that the width of a lobby need not be less than 20 feet.~~

* * *

(d) Transparency

For any #building#, or portion thereof, #developed# or #enlarged# after November 13, 2008, each ground floor #street wall# shall be glazed in accordance with 37-34 (Minimum Transparency Requirements) with materials which may include #show windows#, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 70 percent of the area of each such ground floor #street wall#, measured to a height of 10 feet above the level of the adjoining sidewalk or public access area. Not less than 50 percent of such glazed area shall be glazed with transparent materials and up to 20 percent of such area may be ~~glazed with translucent materials.~~

However, in locations where such ground floor #street wall# above the level of the adjoining sidewalk or public access area is below #base flood elevation#, the required glazed area shall occupy an area measured from #base flood elevation# ~~to a height 10 feet above #base flood elevation#.~~

* * *

124-50

OFF-STREET PARKING REGULATIONS

Off-street parking shall be provided for all required parking spaces and loading berths as specified by the underlying district, except as modified by the special regulations of this Section, inclusive.

124-51

Use and Location of Parking Facilities

The provisions of this Section shall apply to all off-street parking spaces within the #Special Willets Point District#.

Floor space used for parking shall be exempt from the definition of #floor area#.

Parking facilities with over 225 parking spaces shall provide adequate reservoir space at the vehicular entrances to accommodate either ten automobiles or five percent of the total parking spaces provided in such facility, whichever amount is greater, but in no event shall such reservoir space be required for more than 50 automobiles.

- (a) All off-street parking spaces shall be located within facilities that, except for entrances and exits, are located:
- (1) entirely below the level of any #street# or publicly accessible open space upon which such facility, or portion thereof, fronts;
 - (2) in a #cellar# no more than four feet above grade within Area B, as shown on Map 1 in the Appendix to this Chapter, provided that the #street wall# is set back at least four feet from the #street line# except for projections permitted pursuant to Section 124-22, paragraph (a)(3), and planted areas are provided pursuant to Section 124-22, paragraph (a)(5), and further provided that 50 percent of such #street wall# with adjacent parking spaces consists of opaque materials;
 - (3) at every level above-grade, wrapped by behind any #floor area# provided in accordance with paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements) containing permitted #commercial#, #community facility# or #residential uses#, at least 25 feet from any #street wall# or public access area; or
 - (4) above-grade and adjacent to a #street wall# or public access area, and screened in accordance with the provisions set forth in paragraphs (b)(1) through (b)(3) of Section 37-35 (Parking Wrap and Screening Requirements) provided that any non-horizontal parking deck structures are not visible from the exterior of the #building# in elevation view and opaque materials are located in the exterior #building# wall between the bottom of the floor of each parking deck and no less than three feet above such deck and a total of at least 50 percent of such #street wall# with adjacent parking spaces consists of opaque materials. A parking structure so screened shall be permitted only in the following locations:
 - (i) except within #blocks# that bound the intersection of 126th Street and Northern Boulevard or 126th Street and Roosevelt Avenue, a parking facility may be located adjacent to a #street wall# facing 126th Street above a height of 35 feet and limited to a height of 85 feet, ~~provided that no less than 60 percent and no more than 70 percent of the surface area of the portion of such #street wall# with adjacent parking spaces consists of one or more of the following: #signs#, graphic or sculptural art, or living plant material.~~ At least ~~30~~ 25 feet of #floor area# containing permitted #commercial#, #community facility# or #residential uses# shall separate such parking spaces from any other adjacent #street#;
 - (ii) a parking facility may be located adjacent to a #street wall# limited to a height of 85 feet on a #block# that bounds the intersection of 126th Street and Northern Boulevard, provided that such #street wall# is on Northern Boulevard and is more than 100 feet from

126th Street, and provided that no less than 60 percent and no more than 70 percent of the surface area of the portion of such #street wall# with adjacent parking spaces consists of one or more of the following: #signs#, graphic or sculptural art, or living plant material. At least 30 25 feet of #floor area# containing permitted #commercial#, #community facility# or #residential-uses# shall separate such parking spaces from adjacent #residential#, #connector# or #primary retail streets#;

- (iii) a parking facility not on a #block# that bounds the intersection of 126th Street and Northern Boulevard may be located adjacent to a #street wall# limited to a height of 40 feet facing Northern Boulevard, provided that such #street wall# with adjacent parking spaces is on Northern Boulevard and is more than 100 feet from 126th Street. At least 30 25 feet of #floor area# containing permitted #commercial#, #community facility# or #residential-uses# shall separate such parking spaces from any other adjacent #street#;
- (iv) a parking facility may be located adjacent to a #street wall# on a #block# that bounds the intersection of 126th Street and Roosevelt Avenue, provided that such #street wall# with adjacent parking spaces is more than 100 feet from 126th Street, Roosevelt Avenue and at least 30 25 feet from any #connector street#;
- (v) a parking facility may be located adjacent to a #street wall# limited to a height of 40 feet facing the eastern boundary of the #Special Willets Point District#, within 200 feet of such eastern boundary, so that such parking facility is not visible from a #connector street#. At least 30 25 feet of permitted #floor area# containing #commercial#, #community facility# or #residential-uses# shall separate such parking spaces from adjacent #residential# and #connector streets#; and
- (vi) a parking facility may be located adjacent to a #street wall# where such #street wall# is on a #service street#, provided that at least 30 25 feet of #floor area# containing permitted #commercial#, #community facility# or #residential-uses# shall separate such parking spaces from adjacent #residential#, #connector#, #retail# or #primary retail streets#.

- (b) All parking facilities with parking spaces adjacent to an exterior #building# wall that is not a #street wall# shall provide screening in accordance with the provisions set forth in paragraphs (b)(1) through (b)(3) of Section 37-35 of such exterior wall so that any non-horizontal parking deck structures are not visible from the exterior of the #building# in elevation view and opaque materials are located in the exterior #building# wall between the bottom of the floor of each parking deck and no less than three feet above such deck and a total of at least 50 percent of such exterior #building# wall with adjacent parking spaces consists of opaque materials.

* * *

END