



# ASTORIA REZONING

City Planning Commission Presentation  
January 25<sup>th</sup>, 2010

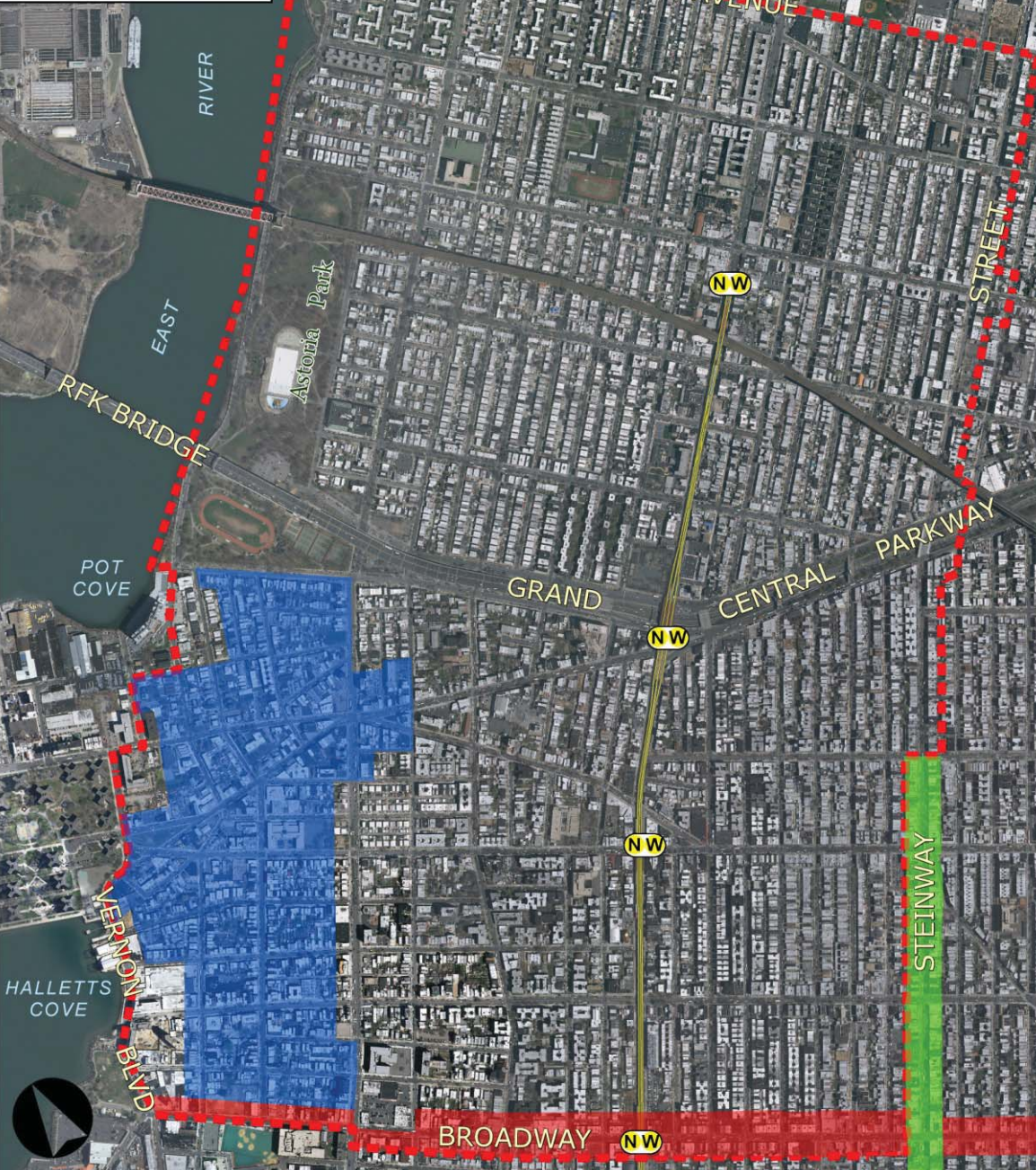


# Location

# ASTORIA REZONING Study Area



- Study Area Boundary
- Prior Rezonings
  - Broadway
  - Steinway Street
  - West Astoria



# Study Area

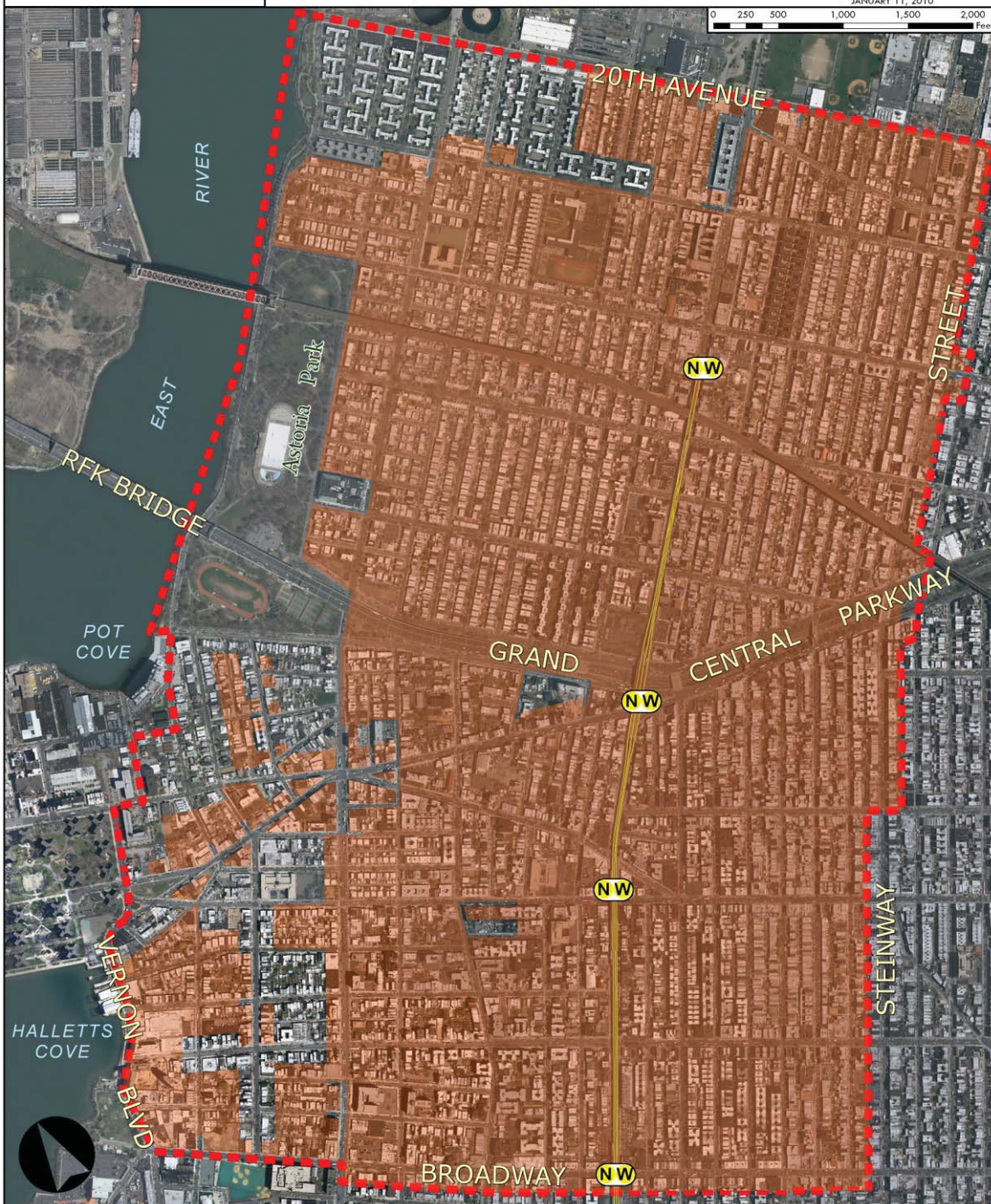
- Broadway to 20<sup>th</sup> Ave.
- Steinway St. to Vernon Blvd./East River
- Bisected by RFK Bridge/GCP
- Served by N and W trains on 31<sup>st</sup> Street elevated line
- Three previously adopted area rezonings
  - Broadway – 2001
  - Steinway Street – 1998
  - West Astoria – 1989

Study Area Boundary  
Rezoning Area

# ASTORIA REZONING Rezoning Area



0 250 500 1,000 1,500 2,000 Feet



# Rezoning Area

## Overview

- 238 Blocks
- 17,286 Lots
- Population: 89,006
- Housing Units: 36,855
- Renter Occupied: 78%
- Average Household Size: 2.45
- Median Income: \$47,790

Figures based on 2000 Census

# Area Features

- Popular regional shopping and dining destination



30<sup>th</sup> Avenue



Broadway



Ditmars Boulevard

# Area Features

- Variety of housing types



35<sup>th</sup> Street



28<sup>th</sup> Street



34<sup>th</sup> Street



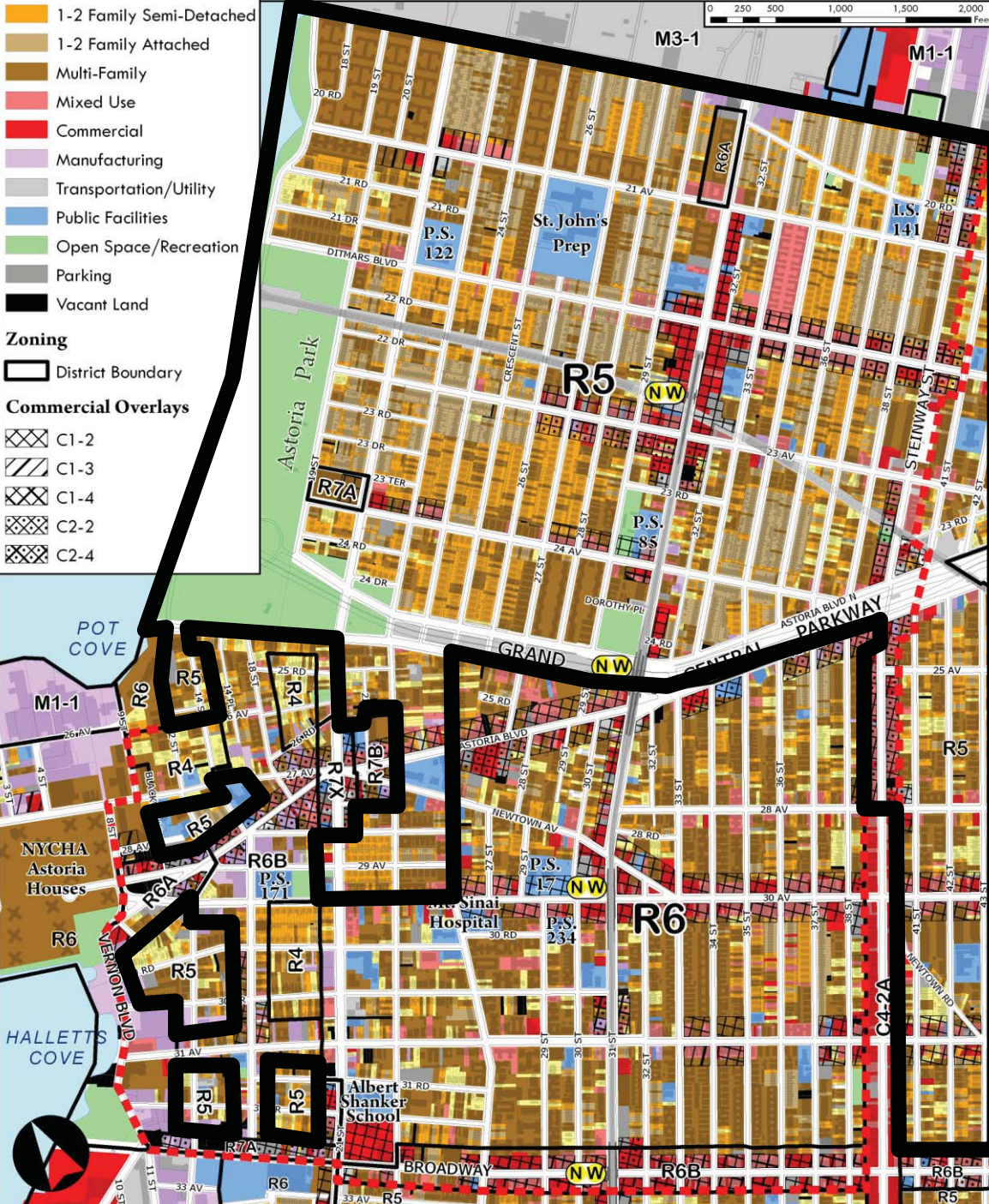
- # Zoning/Land Use
- ❑ Much of current zoning dates to 1961
  - ❑ Northern portion is predominantly R5
  - ❑ Southern portion is predominantly R6

# ASTORIA REZONING

## Existing Zoning and Land Use



- Study Area Boundary**
- Land Use**
- 1-2 Family Detached
  - 1-2 Family Semi-Detached
  - 1-2 Family Attached
  - Multi-Family
  - Mixed Use
  - Commercial
  - Manufacturing
  - Transportation/Utility
  - Public Facilities
  - Open Space/Recreation
  - Parking
  - Vacant Land
- Zoning**
- District Boundary
- Commercial Overlays**
- C1-2
  - C1-3
  - C1-4
  - C2-2
  - C2-4



# R5

- All housing types
- 1.25 FAR
- 30' street wall height
- 40' maximum height
- Minimum 10' front yard (18' with parking)
- No front wall lineup

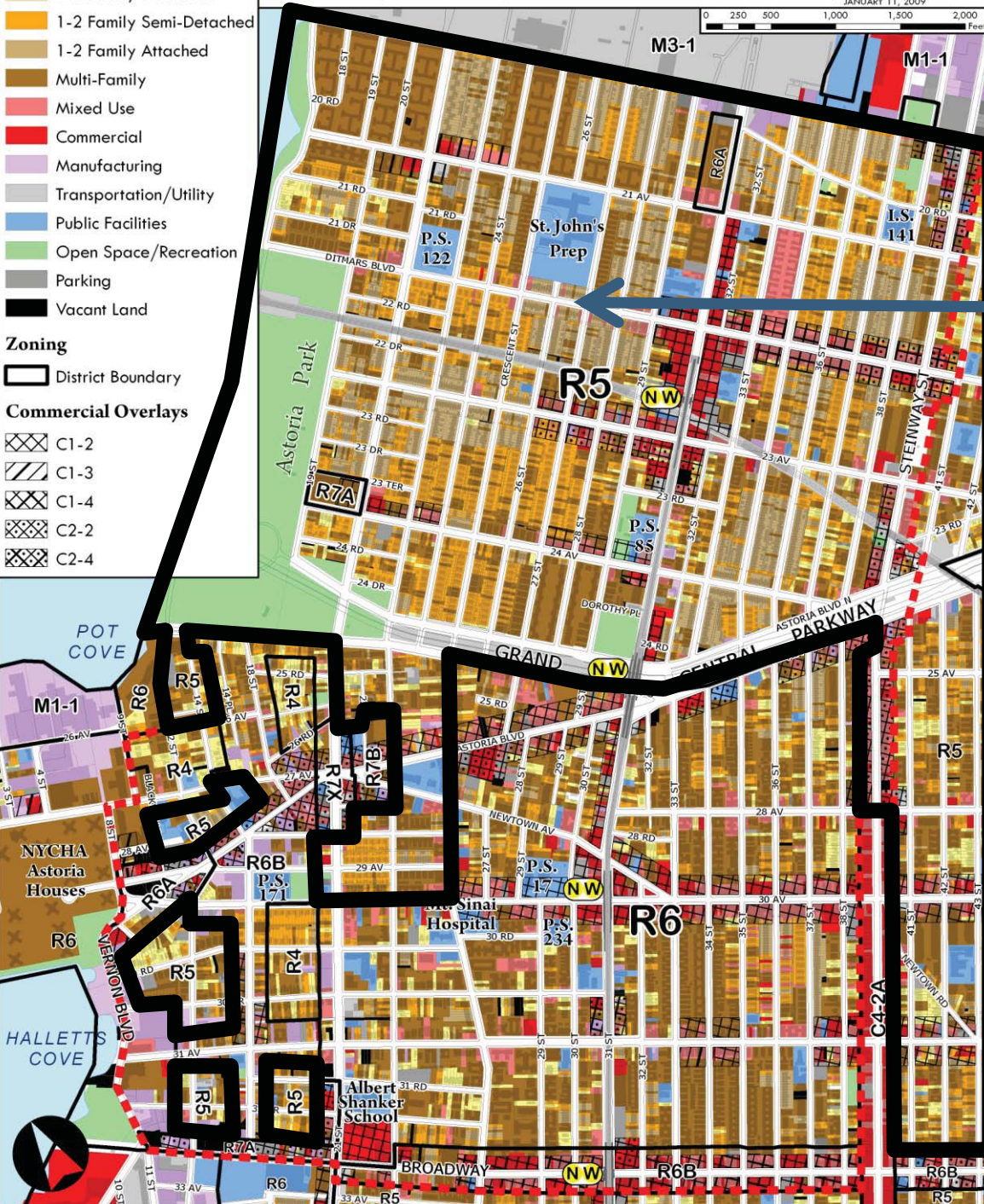


# ASTORIA REZONING

## Existing Zoning and Land Use



- Study Area Boundary**
- Land Use**
- 1-2 Family Detached
  - 1-2 Family Semi-Detached
  - 1-2 Family Attached
  - Multi-Family
  - Mixed Use
  - Commercial
  - Manufacturing
  - Transportation/Utility
  - Public Facilities
  - Open Space/Recreation
  - Parking
  - Vacant Land
- Zoning**
- District Boundary
- Commercial Overlays**
- C1-2
  - C1-3
  - C1-4
  - C2-2
  - C2-4



# R5



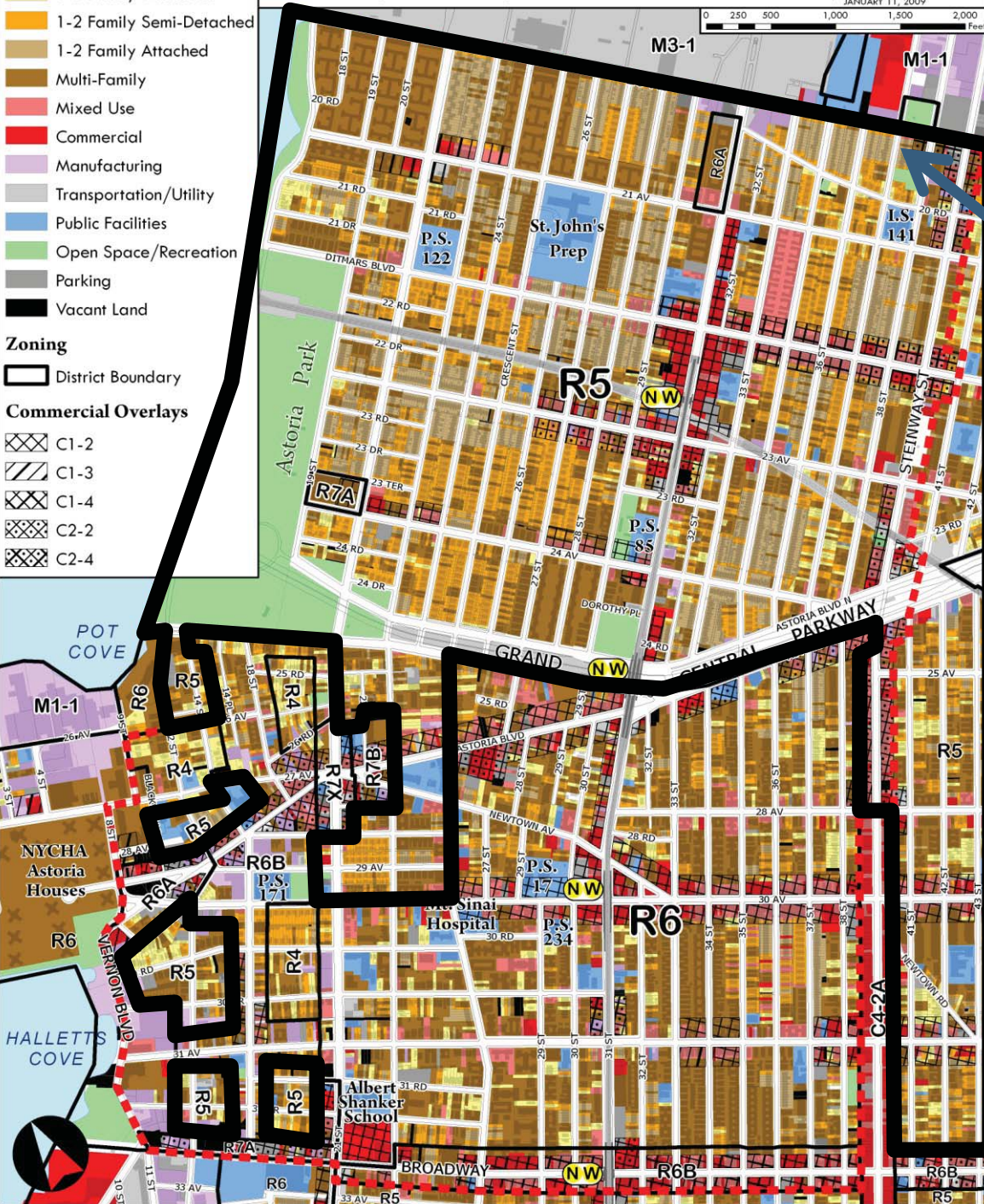
Ditmars Boulevard

- All housing types
- 1.25 FAR
- 30' street wall height
- 40' maximum height
- Minimum 10' front yard (18' with parking)
- No front wall lineup

# ASTORIA REZONING Existing Zoning and Land Use



- Study Area Boundary**
- Land Use**
- 1-2 Family Detached
  - 1-2 Family Semi-Detached
  - 1-2 Family Attached
  - Multi-Family
  - Mixed Use
  - Commercial
  - Manufacturing
  - Transportation/Utility
  - Public Facilities
  - Open Space/Recreation
  - Parking
  - Vacant Land
- Zoning**
- District Boundary
- Commercial Overlays**
- C1-2
  - C1-3
  - C1-4
  - C2-2
  - C2-4



# R5



37<sup>th</sup> Street

- All housing types
- 1.25 FAR
- 30' street wall height
- 40' maximum height
- Minimum 10' front yard (18' with parking)
- No front wall lineup

# ASTORIA REZONING

## Existing Zoning and Land Use



- Study Area Boundary**
- Land Use**
- 1-2 Family Detached
  - 1-2 Family Semi-Detached
  - 1-2 Family Attached
  - Multi-Family
  - Mixed Use
  - Commercial
  - Manufacturing
  - Transportation/Utility
  - Public Facilities
  - Open Space/Recreation
  - Parking
  - Vacant Land
- Zoning**
- District Boundary
- Commercial Overlays**
- C1-2
  - C1-3
  - C1-4
  - C2-2
  - C2-4



# R6

- All housing types
- 2.43 FAR (up to 3.0 – Quality Housing)
- 4.8 FAR in buildings with community facility uses
- Maximum height based on sky exposure plane
- No front wall lineup

# ASTORIA REZONING Existing Zoning and Land Use



- Study Area Boundary**
- Land Use**
- 1-2 Family Detached
  - 1-2 Family Semi-Detached
  - 1-2 Family Attached
  - Multi-Family
  - Mixed Use
  - Commercial
  - Manufacturing
  - Transportation/Utility
  - Public Facilities
  - Open Space/Recreation
  - Parking
  - Vacant Land
- Zoning**
- District Boundary
- Commercial Overlays**
- C1-2
  - C1-3
  - C1-4
  - C2-2
  - C2-4



# R6



28th Avenue

- All housing types
- 2.43 FAR (up to 3.0 – Quality Housing)
- 4.8 FAR in buildings with community facility uses
- Maximum height based on sky exposure plane
- No front wall lineup

# ASTORIA REZONING Existing Zoning and Land Use



- Study Area Boundary**
- Land Use**
- 1-2 Family Detached
  - 1-2 Family Semi-Detached
  - 1-2 Family Attached
  - Multi-Family
  - Mixed Use
  - Commercial
  - Manufacturing
  - Transportation/Utility
  - Public Facilities
  - Open Space/Recreation
  - Parking
  - Vacant Land
- Zoning**
- District Boundary
- Commercial Overlays**
- C1-2
  - C1-3
  - C1-4
  - C2-2
  - C2-4



# R6



Crescent Street

- All housing types
- 2.43 FAR (up to 3.0 – Quality Housing)
- 4.8 FAR in buildings with community facility uses
- Maximum height based on sky exposure plane
- No front wall lineup



# RECOMMENDATIONS

# ASTORIA ZONING STUDY

## Objectives

- ❑ Replace existing zoning with contextual districts to encourage predictable development
- ❑ Guide new housing opportunities towards major corridors and mass transit
- ❑ Update commercial overlays to reinforce existing patterns of commercial uses and create new business location opportunities

# ASTORIA REZONING

## Proposed Zoning



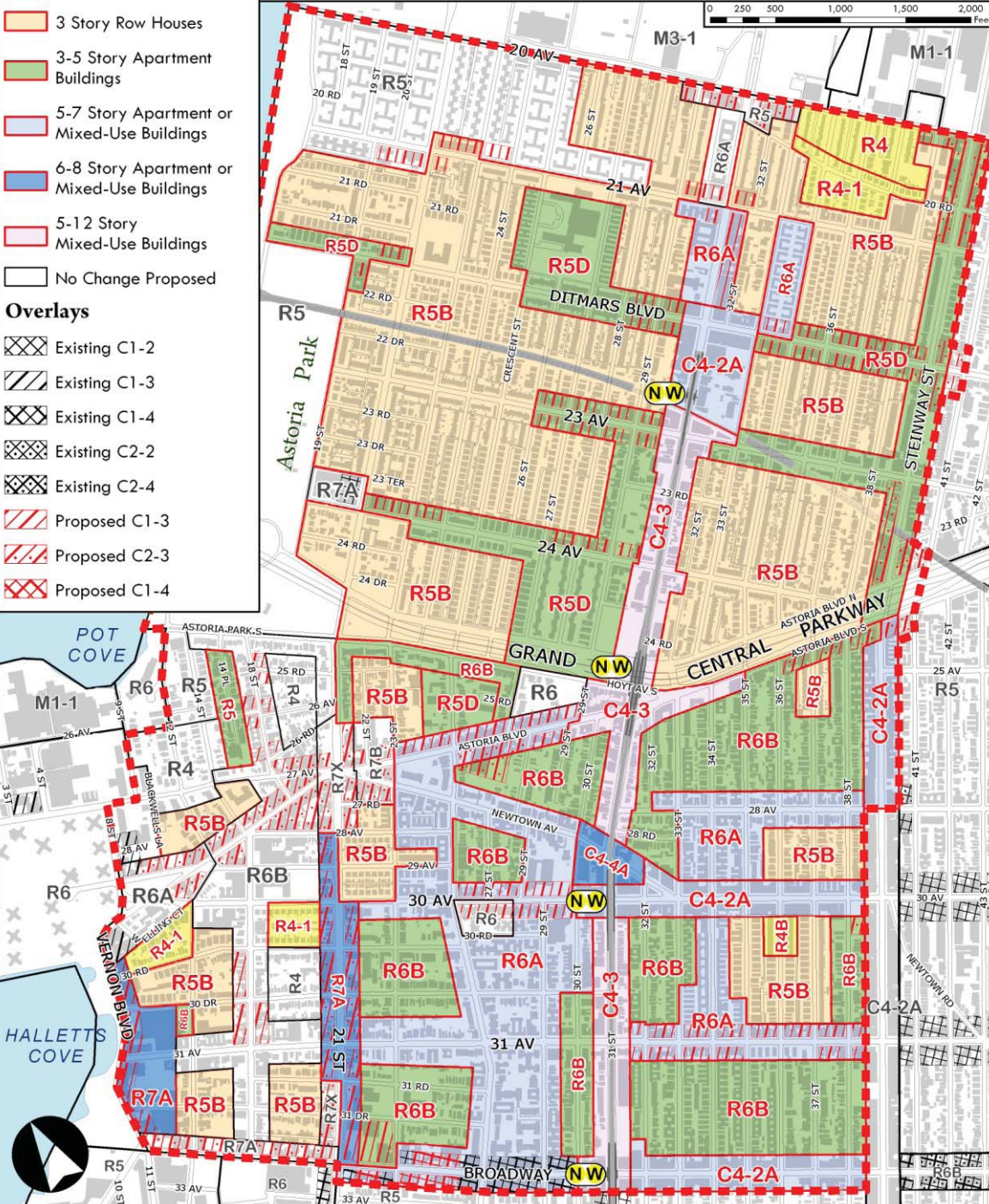
Study Area Boundary

### Proposed Zoning

- Lower Density Zoning
- 3 Story Row Houses
- 3-5 Story Apartment Buildings
- 5-7 Story Apartment or Mixed-Use Buildings
- 6-8 Story Apartment or Mixed-Use Buildings
- 5-12 Story Mixed-Use Buildings
- No Change Proposed

### Overlays

- Existing C1-2
- Existing C1-3
- Existing C1-4
- Existing C2-2
- Existing C2-4
- Proposed C1-3
- Proposed C2-3
- Proposed C1-4



- 11 new zones proposed to support Astoria's character and more closely match established development patterns



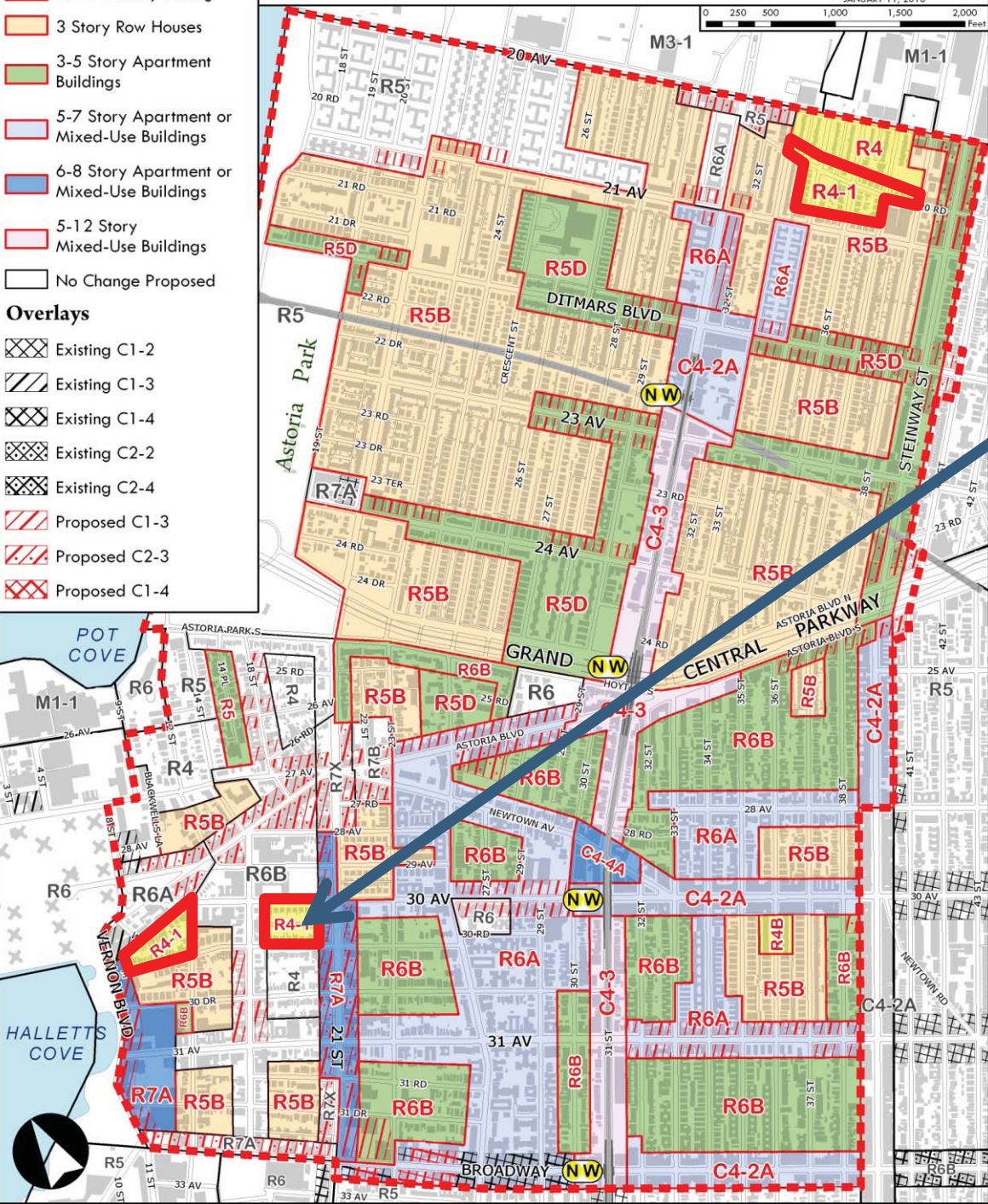
# ASTORIA REZONING

## Proposed Zoning



- Study Area Boundary**
- Lower Density Zoning
  - 3 Story Row Houses
  - 3-5 Story Apartment Buildings
  - 5-7 Story Apartment or Mixed-Use Buildings
  - 6-8 Story Apartment or Mixed-Use Buildings
  - 5-12 Story Mixed-Use Buildings
  - No Change Proposed

- Overlays**
- Existing C1-2
  - Existing C1-3
  - Existing C1-4
  - Existing C2-2
  - Existing C2-4
  - Proposed C1-3
  - Proposed C2-3
  - Proposed C1-4



# R4-1

Existing: R4, R5  
Proposed on 8 Blocks



30<sup>th</sup> Road

- 1&2 family detached and semi-detached
- 0.9 FAR
- 25' perimeter wall height
- 35' maximum height
- Minimum 10' front yard with lineup

# ASTORIA REZONING

## Proposed Zoning



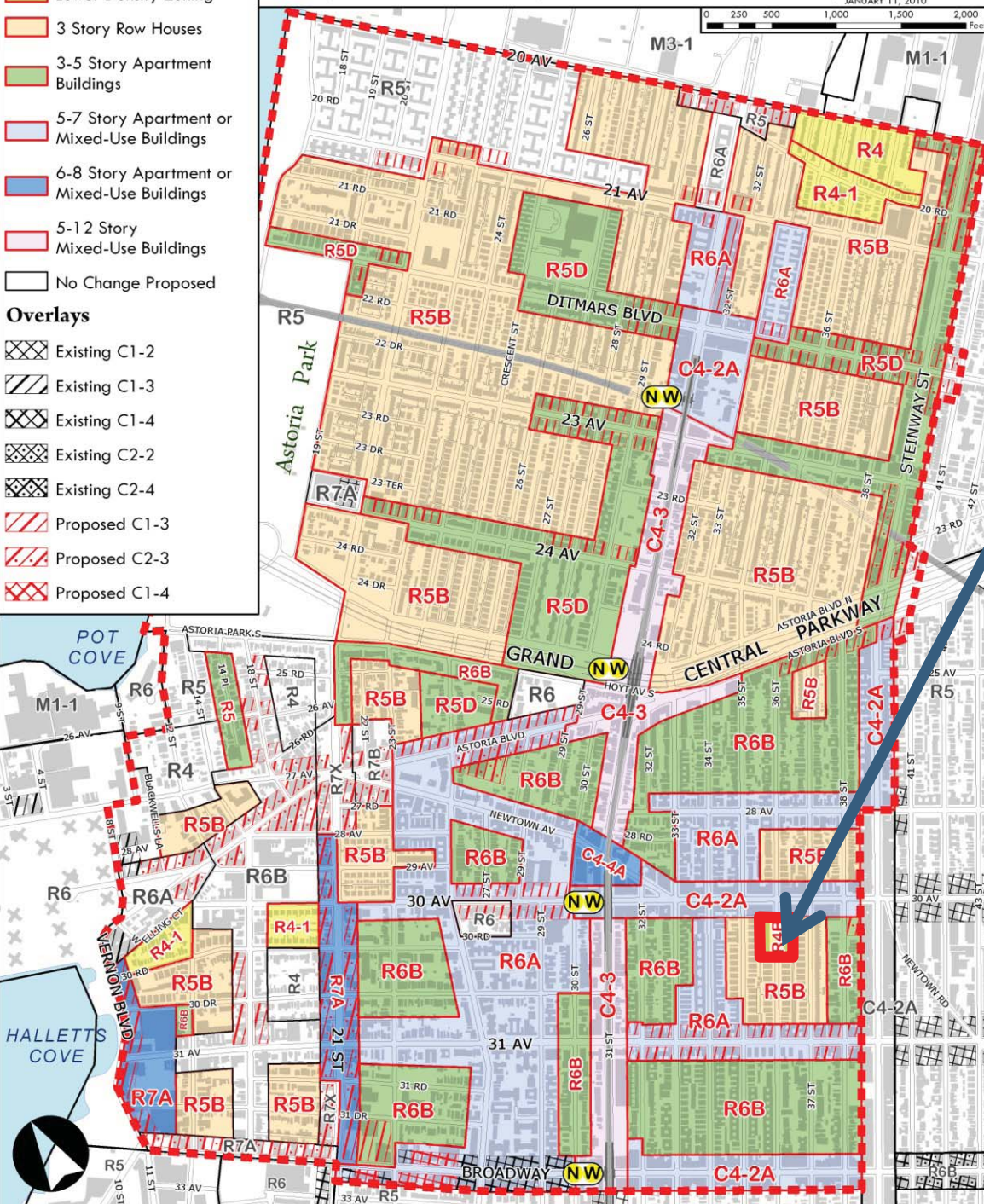
Study Area Boundary

### Proposed Zoning

- Lower Density Zoning
- 3 Story Row Houses
- 3-5 Story Apartment Buildings
- 5-7 Story Apartment or Mixed-Use Buildings
- 6-8 Story Apartment or Mixed-Use Buildings
- 5-12 Story Mixed-Use Buildings
- No Change Proposed

### Overlays

- Existing C1-2
- Existing C1-3
- Existing C1-4
- Existing C2-2
- Existing C2-4
- Proposed C1-3
- Proposed C2-3
- Proposed C1-4



# R4B

Existing: R6

Proposed on 2 Blocks



36<sup>th</sup> Street

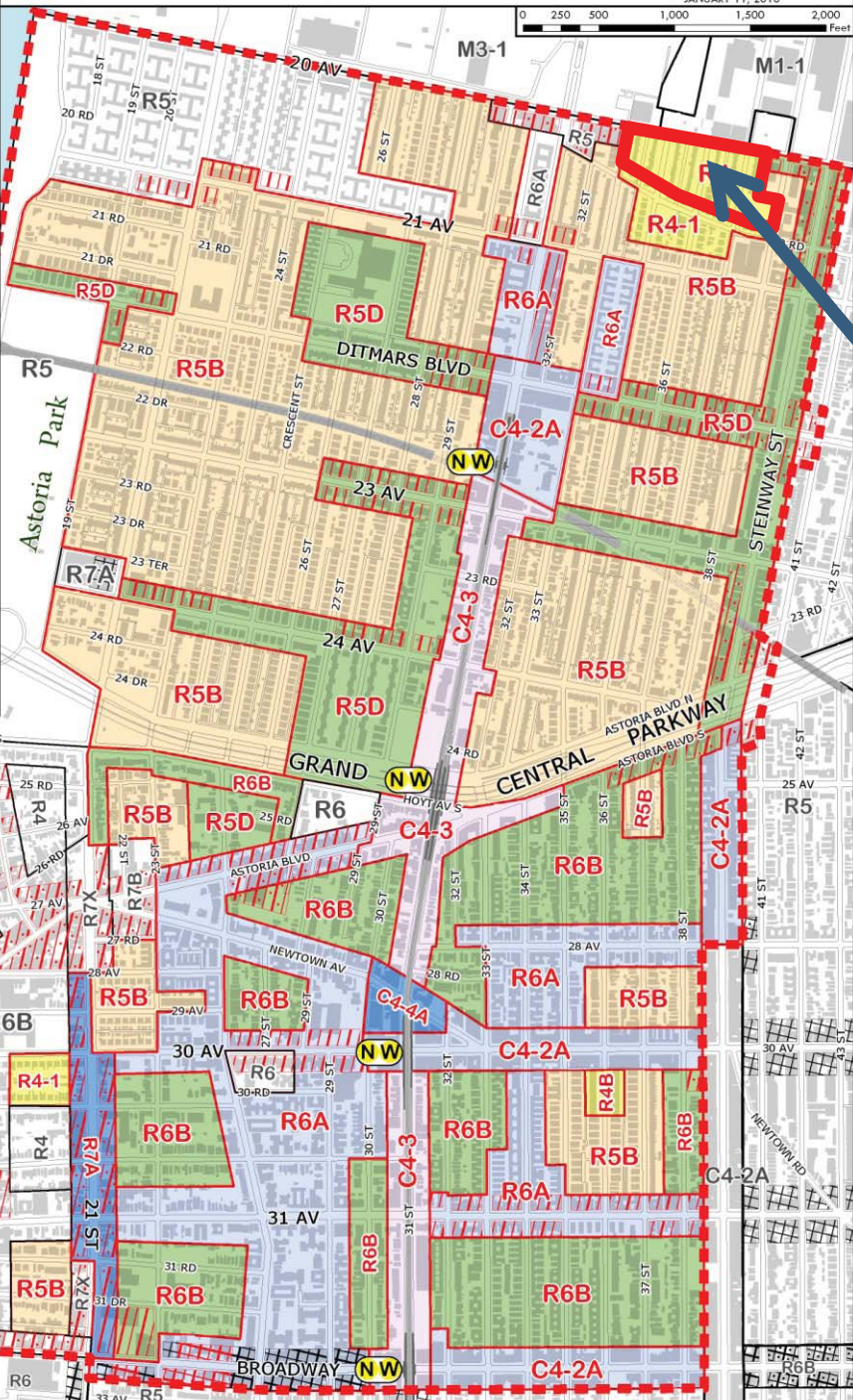
- All 1 & 2 family housing types
- 0.9 residential FAR
- 24' maximum height
- Minimum 5' front yard with lineup

# ASTORIA REZONING

## Proposed Zoning



- Study Area Boundary**
- Lower Density Zoning
  - 3 Story Row Houses
  - 3-5 Story Apartment Buildings
  - 5-7 Story Apartment or Mixed-Use Buildings
  - 6-8 Story Apartment or Mixed-Use Buildings
  - 5-12 Story Mixed-Use Buildings
  - No Change Proposed
- Overlays**
- Existing C1-2
  - Existing C1-3
  - Existing C1-4
  - Existing C2-2
  - Existing C2-4
  - Proposed C1-3
  - Proposed C2-3
  - Proposed C1-4



# R4

Existing: R5  
Proposed on 4 Blocks



37<sup>th</sup> Street

- All housing types
- 0.9 FAR
- 25' perimeter wall height
- 35' maximum height
- Minimum 10' front yard

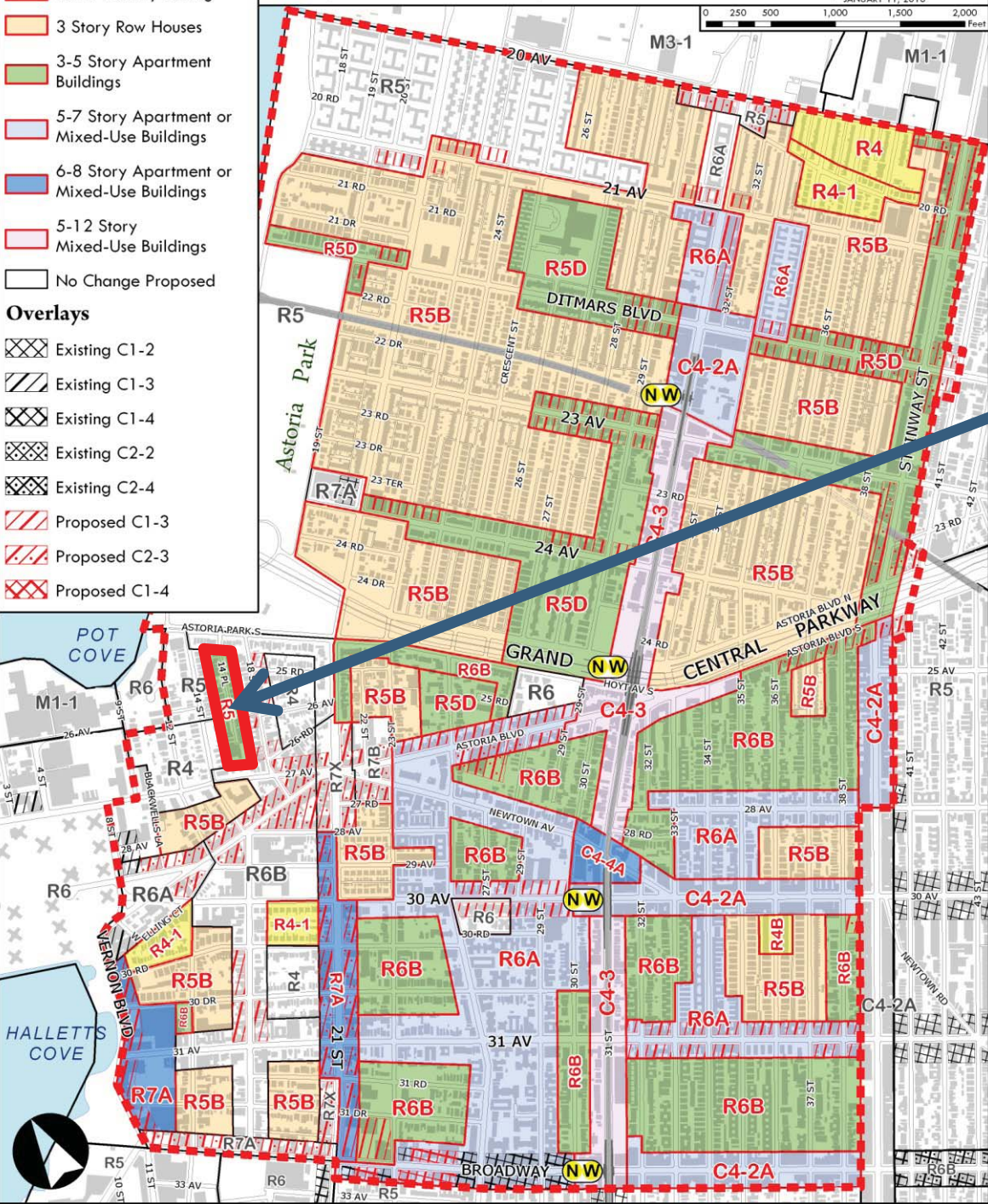
# ASTORIA REZONING

## Proposed Zoning



- Study Area Boundary**
- Lower Density Zoning
  - 3 Story Row Houses
  - 3-5 Story Apartment Buildings
  - 5-7 Story Apartment or Mixed-Use Buildings
  - 6-8 Story Apartment or Mixed-Use Buildings
  - 5-12 Story Mixed-Use Buildings
  - No Change Proposed

- Overlays**
- Existing C1-2
  - Existing C1-3
  - Existing C1-4
  - Existing C2-2
  - Existing C2-4
  - Proposed C1-3
  - Proposed C2-3
  - Proposed C1-4



# R5

Existing: R6B  
 Proposed on 3 Blocks



14<sup>th</sup> Place

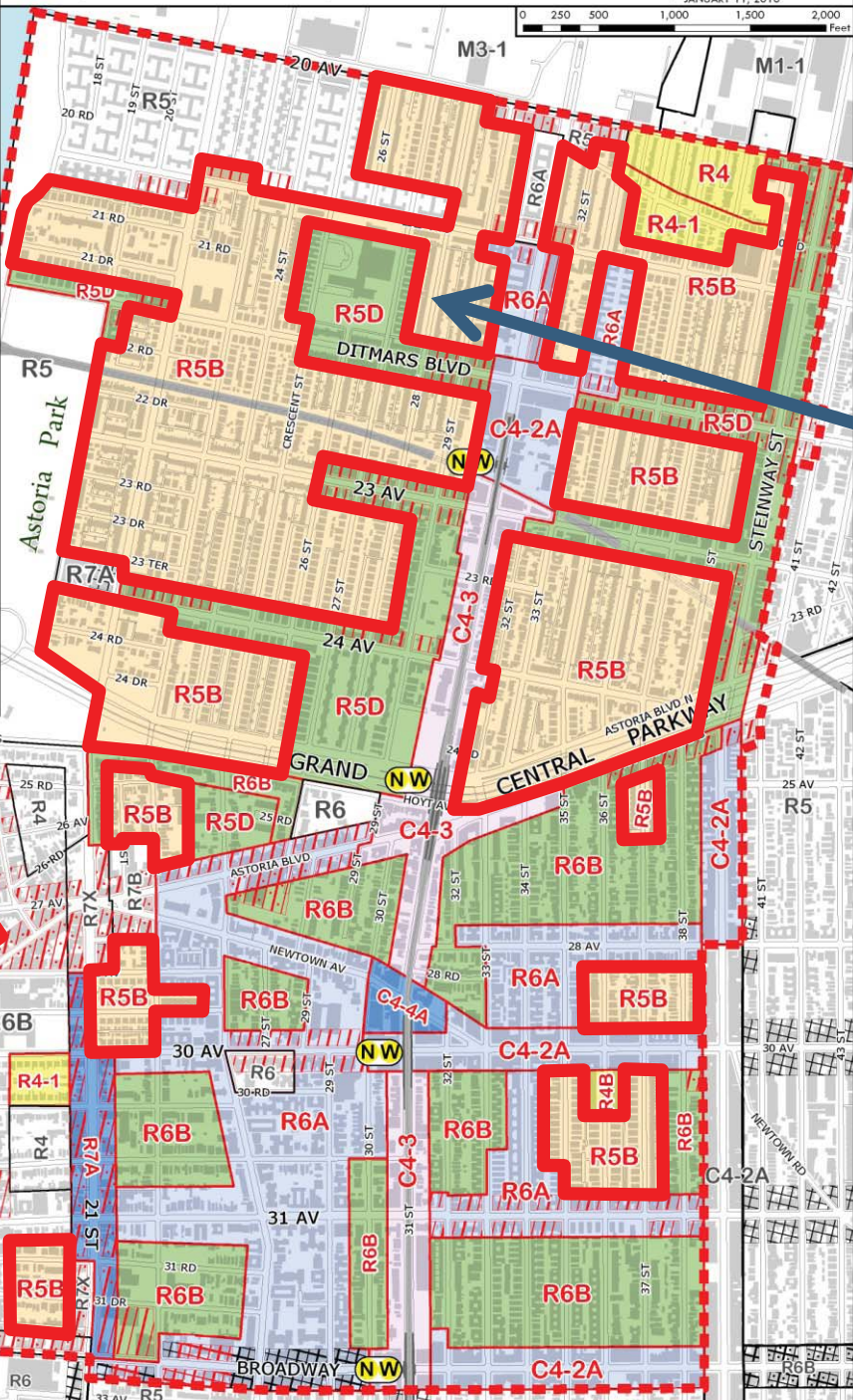
- All housing types
- 1.25 residential FAR
- 30' street wall height
- 40' maximum height
- Minimum 10' front yard

# ASTORIA REZONING

## Proposed Zoning



- Study Area Boundary**
- Proposed Zoning**
- Lower Density Zoning
  - 3 Story Row Houses
  - 3-5 Story Apartment Buildings
  - 5-7 Story Apartment or Mixed-Use Buildings
  - 6-8 Story Apartment or Mixed-Use Buildings
  - 5-12 Story Mixed-Use Buildings
  - No Change Proposed
- Overlays**
- Existing C1-2
  - Existing C1-3
  - Existing C1-4
  - Existing C2-2
  - Existing C2-4
  - Proposed C1-3
  - Proposed C2-3
  - Proposed C1-4



# R5B

Existing: R5, R6, R6B  
Proposed on 125 Blocks



28th Street

- All housing types
- 1.35 FAR
- 30' street wall height
- 33' maximum height
- Minimum 5' front yard with lineup

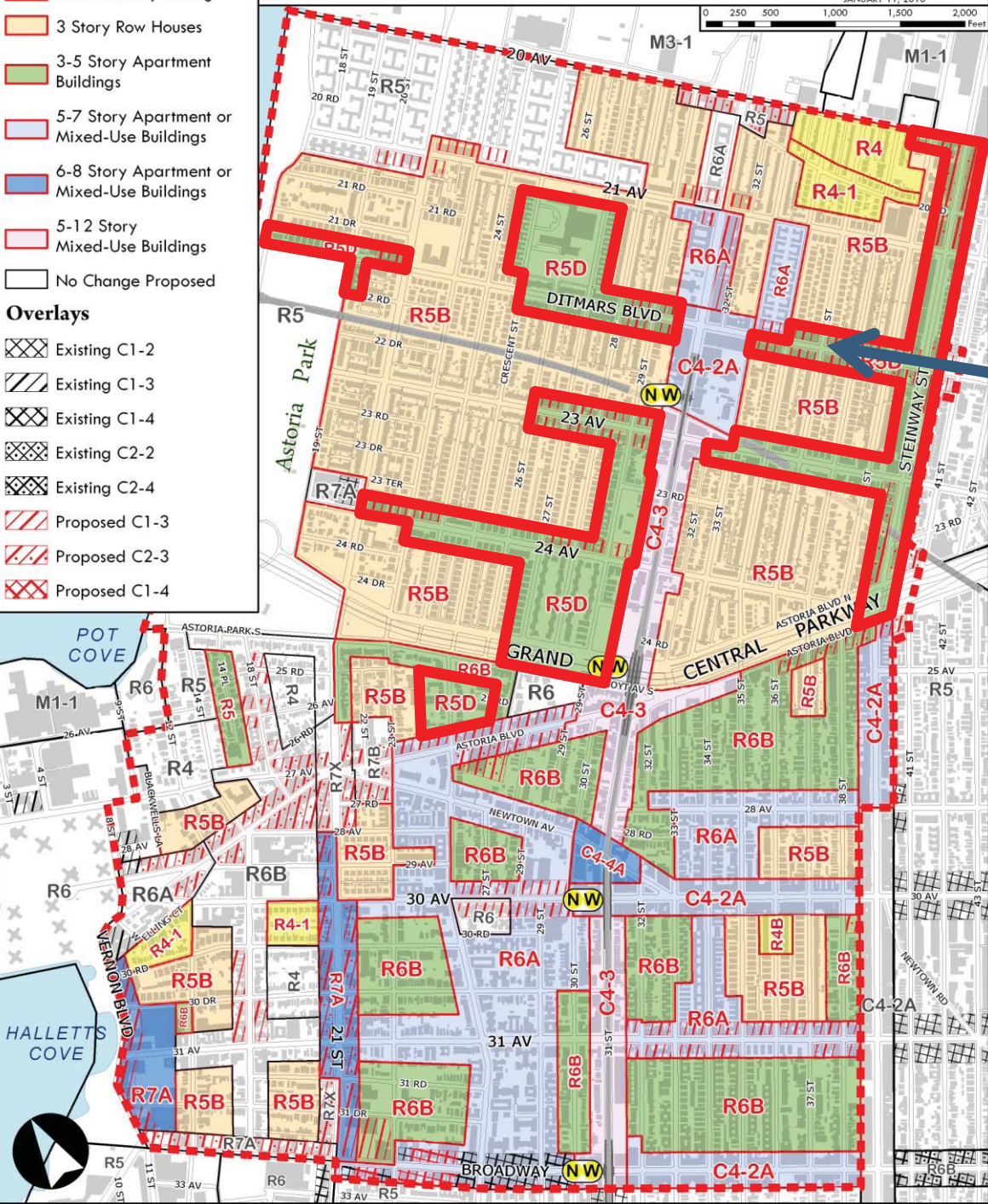
# ASTORIA REZONING

## Proposed Zoning



- Study Area Boundary**
- Lower Density Zoning
  - 3 Story Row Houses
  - 3-5 Story Apartment Buildings
  - 5-7 Story Apartment or Mixed-Use Buildings
  - 6-8 Story Apartment or Mixed-Use Buildings
  - 5-12 Story Mixed-Use Buildings
  - No Change Proposed

- Overlays**
- Existing C1-2
  - Existing C1-3
  - Existing C1-4
  - Existing C2-2
  - Existing C2-4
  - Proposed C1-3
  - Proposed C2-3
  - Proposed C1-4



# R5D

Existing: R5  
Proposed on 60 Blocks



Ditmars Boulevard

- All housing types
- 2.0 FAR
- 40' maximum height
- Minimum 5' front yard with lineup

# ASTORIA REZONING

## Proposed Zoning



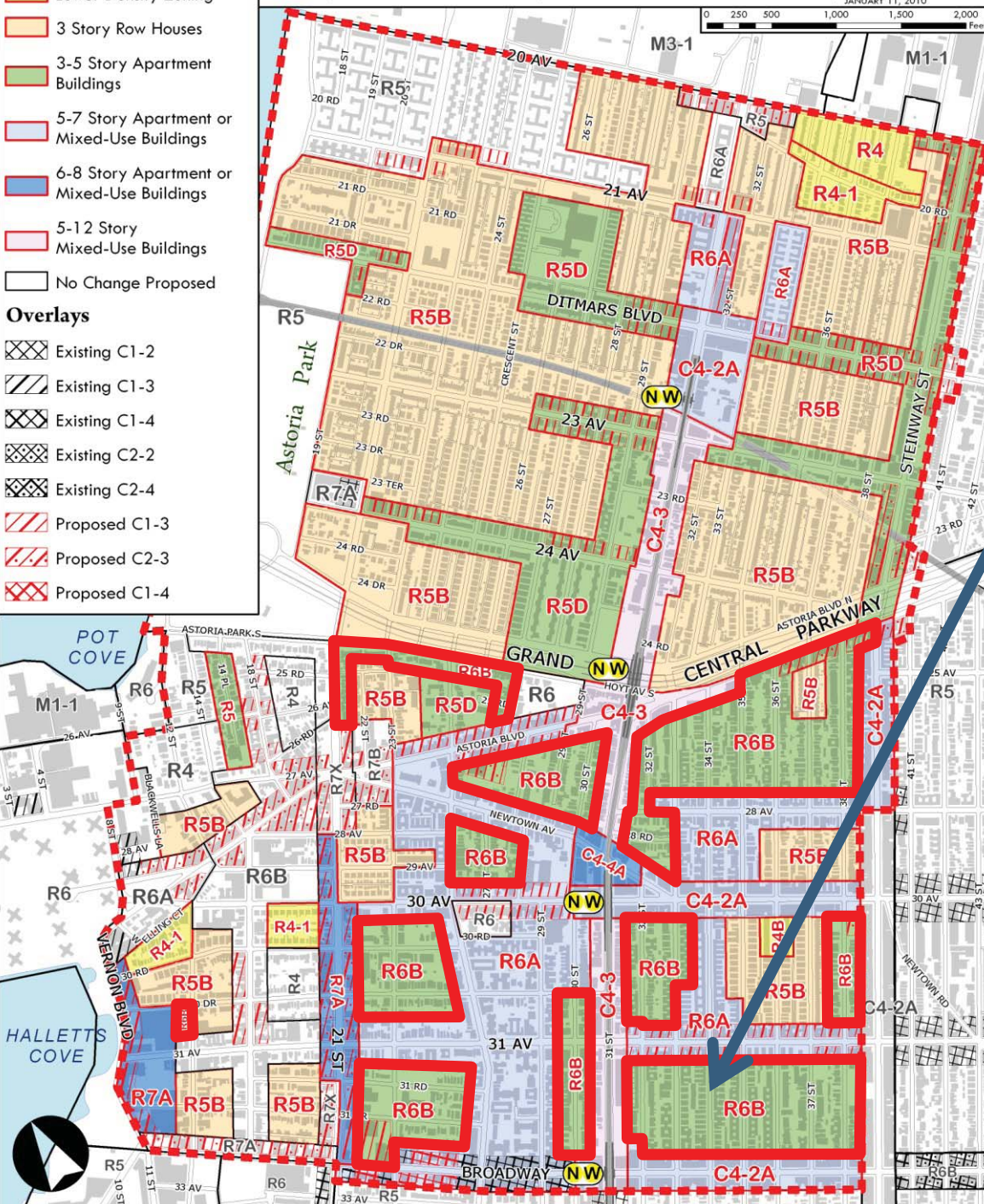
Study Area Boundary

### Proposed Zoning

- Lower Density Zoning
- 3 Story Row Houses
- 3-5 Story Apartment Buildings
- 5-7 Story Apartment or Mixed-Use Buildings
- 6-8 Story Apartment or Mixed-Use Buildings
- 5-12 Story Mixed-Use Buildings
- No Change Proposed

### Overlays

- Existing C1-2
- Existing C1-3
- Existing C1-4
- Existing C2-2
- Existing C2-4
- Proposed C1-3
- Proposed C2-3
- Proposed C1-4



# R6B

Existing: R6

Proposed on 48 Blocks



34<sup>th</sup> Street

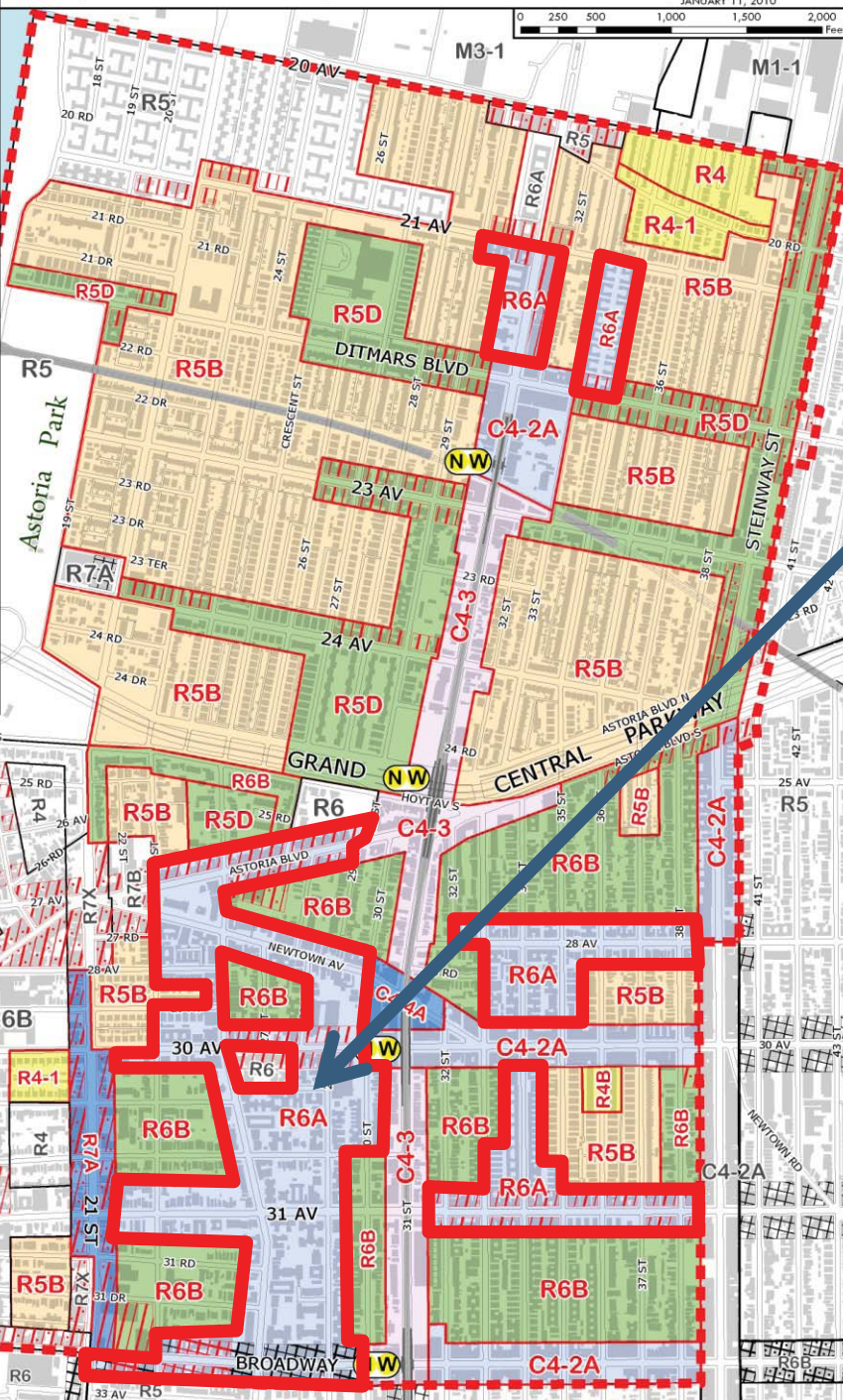
- All housing types
- 2.0 FAR
- 30'-40' base height
- 50' maximum height
- Front wall lineup

# ASTORIA REZONING

## Proposed Zoning



- Study Area Boundary**
- Lower Density Zoning
  - 3 Story Row Houses
  - 3-5 Story Apartment Buildings
  - 5-7 Story Apartment or Mixed-Use Buildings
  - 6-8 Story Apartment or Mixed-Use Buildings
  - 5-12 Story Mixed-Use Buildings
  - No Change Proposed
- Overlays**
- Existing C1-2
  - Existing C1-3
  - Existing C1-4
  - Existing C2-2
  - Existing C2-4
  - Proposed C1-3
  - Proposed C2-3
  - Proposed C1-4



# R6A

Existing: R5, R6, R6B  
Proposed on 65 Blocks



30th Road

- All housing types
- 3.0 FAR
- 40'-60' base height
- 70' maximum height
- Front wall lineup



# ASTORIA REZONING

## Proposed Zoning



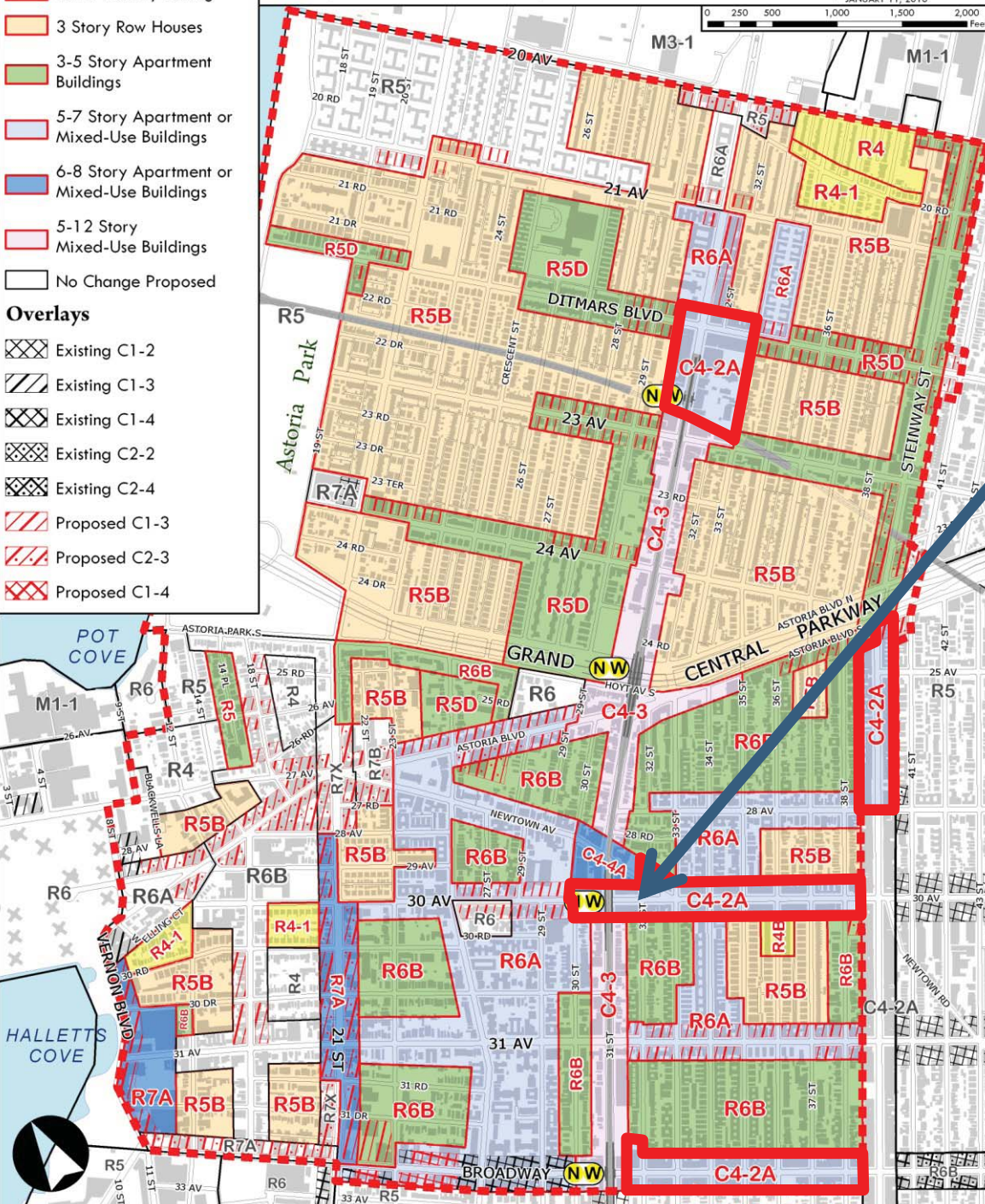
Study Area Boundary

### Proposed Zoning

- Lower Density Zoning
- 3 Story Row Houses
- 3-5 Story Apartment Buildings
- 5-7 Story Apartment or Mixed-Use Buildings
- 6-8 Story Apartment or Mixed-Use Buildings
- 5-12 Story Mixed-Use Buildings
- No Change Proposed

### Overlays

- Existing C1-2
- Existing C1-3
- Existing C1-4
- Existing C2-2
- Existing C2-4
- Proposed C1-3
- Proposed C2-3
- Proposed C1-4



# C4-2A

Existing: R5, R6, R6B

Proposed on 43 Blocks



30<sup>th</sup> Avenue

- All housing types, retail, and office uses
- 3.0 FAR for all uses
- 40'-60' base height
- 70' maximum height
- Front wall lineup

# ASTORIA REZONING Proposed Zoning



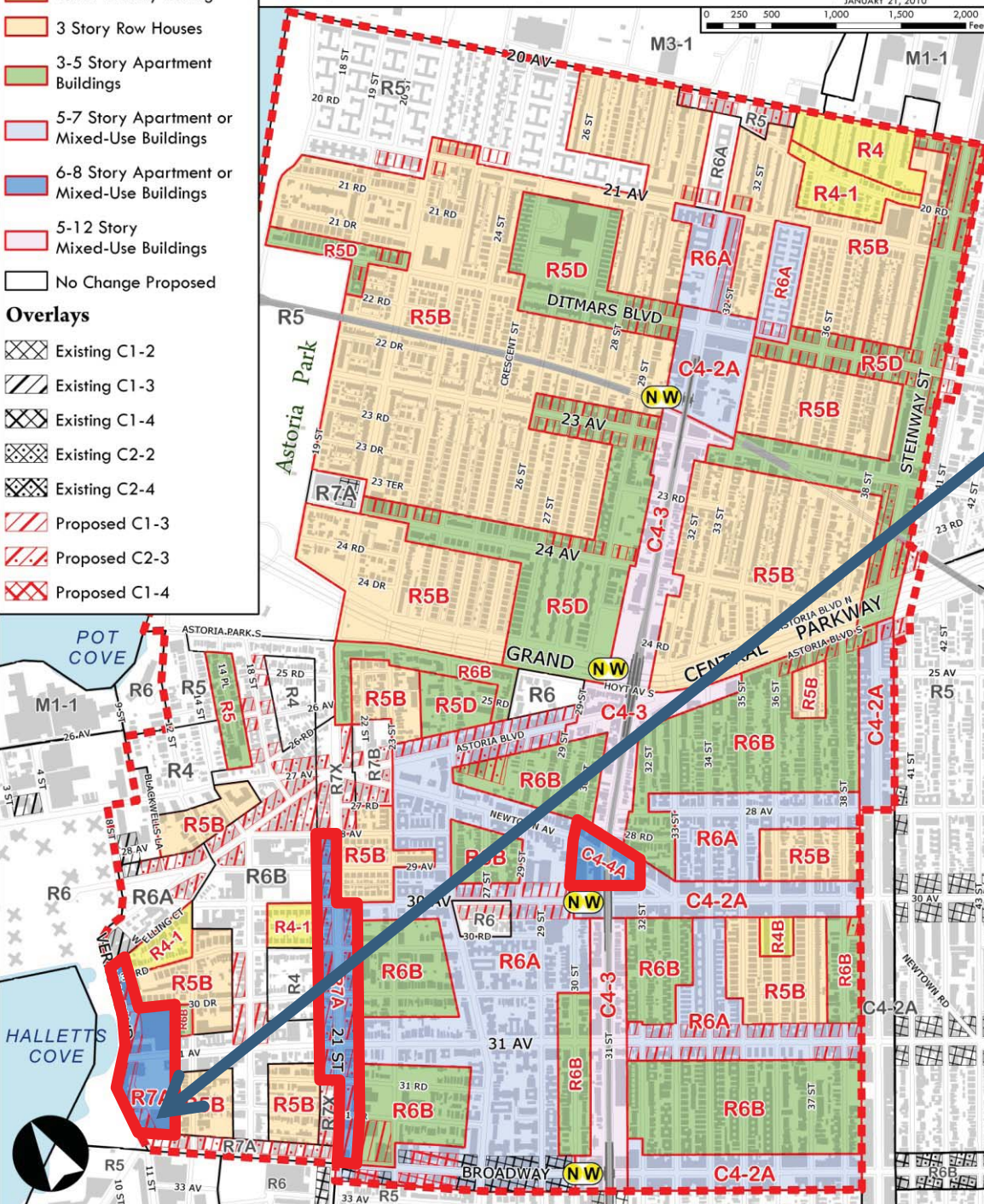
Study Area Boundary

## Proposed Zoning

- Lower Density Zoning
- 3 Story Row Houses
- 3-5 Story Apartment Buildings
- 5-7 Story Apartment or Mixed-Use Buildings
- 6-8 Story Apartment or Mixed-Use Buildings
- 5-12 Story Mixed-Use Buildings
- No Change Proposed

## Overlays

- Existing C1-2
- Existing C1-3
- Existing C1-4
- Existing C2-2
- Existing C2-4
- Proposed C1-3
- Proposed C2-3
- Proposed C1-4



# R7A/C4-4A

Existing: R5, R6

Proposed on 24 Blocks



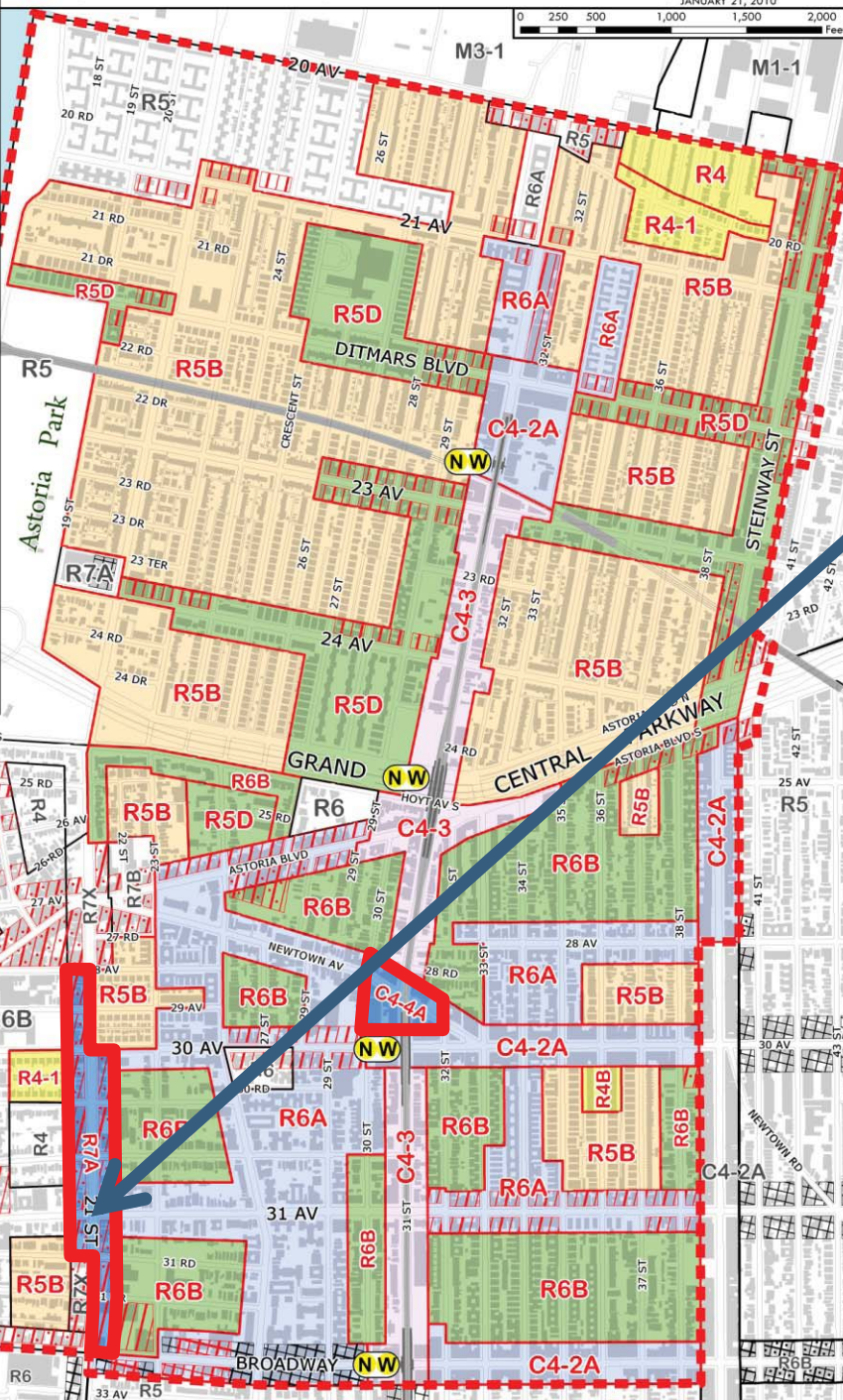
Vernon Boulevard

- All housing types
- 3.45 residential FAR in both zones
  - (up to 4.6 with Inclusionary Housing)
- 4.0 commercial FAR in C4-4A
- 40'-65' base height, 80' maximum
- Front wall lineup

# ASTORIA REZONING Proposed Zoning



- Study Area Boundary**
- Lower Density Zoning
  - 3 Story Row Houses
  - 3-5 Story Apartment Buildings
  - 5-7 Story Apartment or Mixed-Use Buildings
  - 6-8 Story Apartment or Mixed-Use Buildings
  - 5-12 Story Mixed-Use Buildings
  - No Change Proposed
- Overlays**
- Existing C1-2
  - Existing C1-3
  - Existing C1-4
  - Existing C2-2
  - Existing C2-4
  - Proposed C1-3
  - Proposed C2-3
  - Proposed C1-4



# R7A/C4-4A

Existing: R5, R6

Proposed on 24 Blocks



21st Street

- All housing types
- 3.45 residential FAR in both zones (up to 4.6 with Inclusionary Housing)
- 4.0 commercial FAR in C4-4A
- 40'-65' base height, 80' maximum
- Front wall lineup

# ASTORIA REZONING

## Proposed Zoning



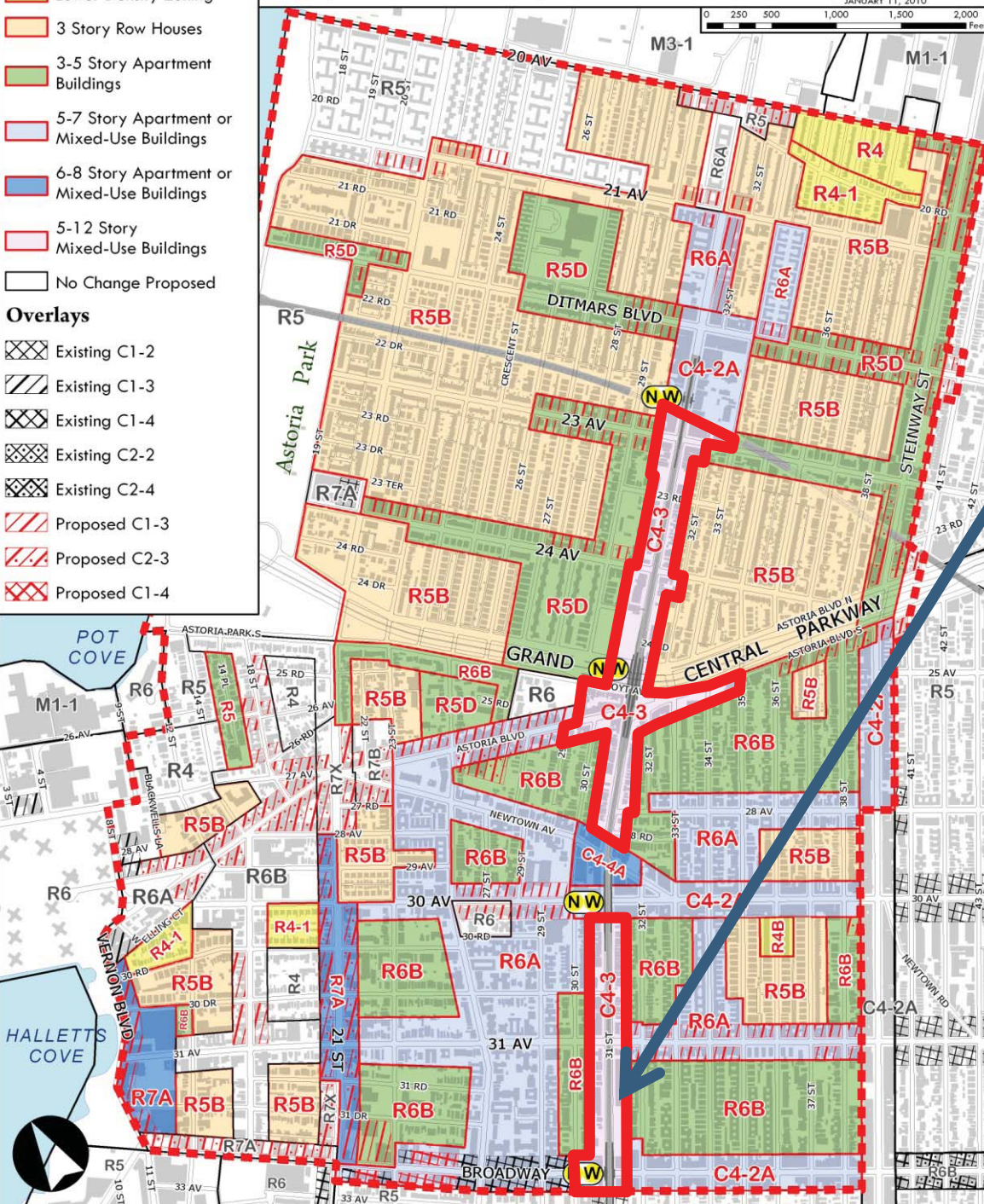
Study Area Boundary

### Proposed Zoning

- Lower Density Zoning
- 3 Story Row Houses
- 3-5 Story Apartment Buildings
- 5-7 Story Apartment or Mixed-Use Buildings
- 6-8 Story Apartment or Mixed-Use Buildings
- 5-12 Story Mixed-Use Buildings
- No Change Proposed

### Overlays

- Existing C1-2
- Existing C1-3
- Existing C1-4
- Existing C2-2
- Existing C2-4
- Proposed C1-3
- Proposed C2-3
- Proposed C1-4



# C4-3

Existing: R5, R6

Proposed on 26 Blocks



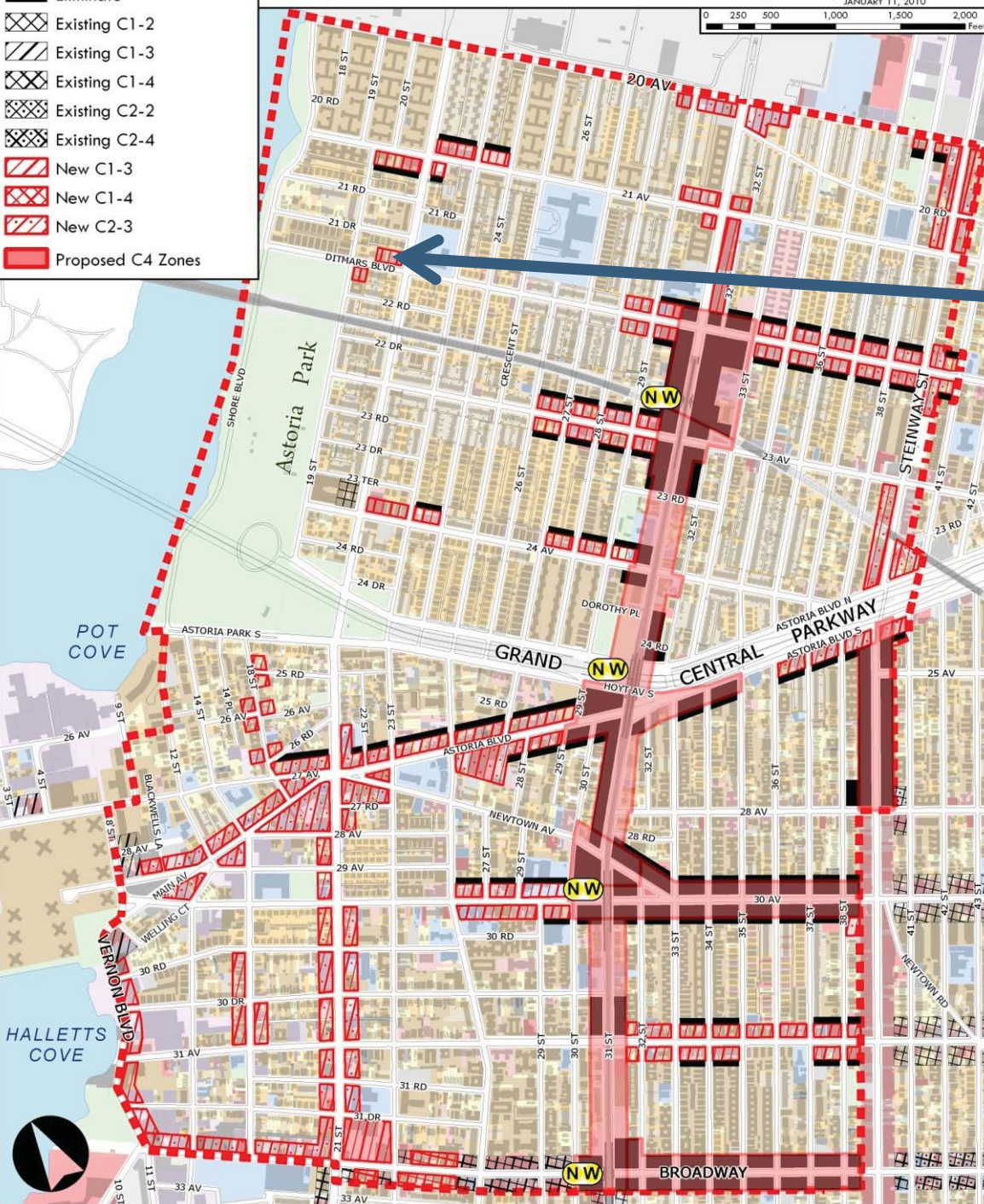
31<sup>st</sup> Street

- 2.43 residential FAR
- 3.4 commercial FAR
- Maximum height based on sky exposure plane
- Quality Housing option available

# ASTORIA REZONING Proposed Commercial Overlays



- Study Area Boundary**
- Study Area Boundary
  - Overlays**
  - Eliminate
  - Existing C1-2
  - Existing C1-3
  - Existing C1-4
  - Existing C2-2
  - Existing C2-4
  - New C1-3
  - New C1-4
  - New C2-3
  - Proposed C4 Zones



# Commercial Districts



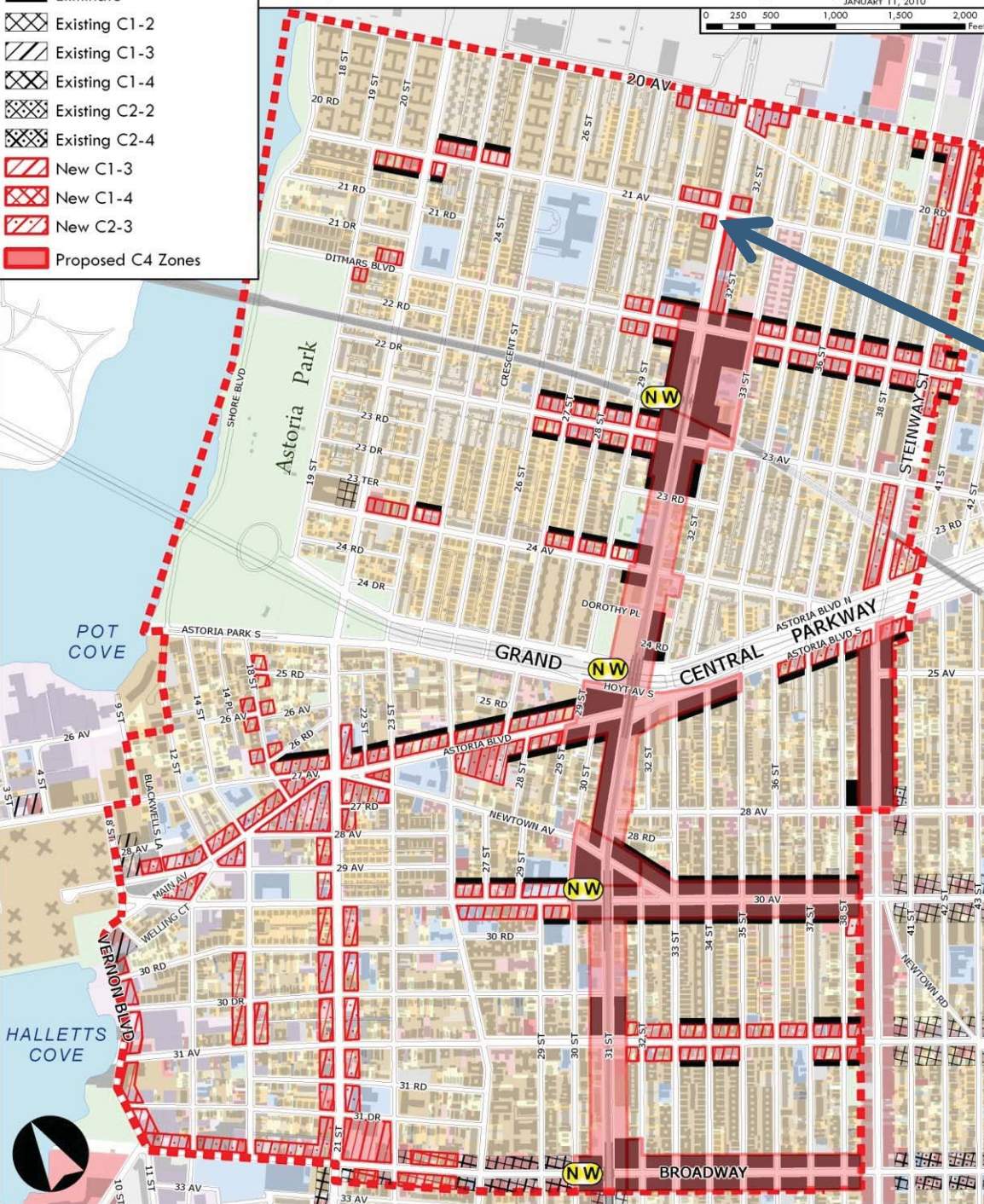
Ditmars Boulevard

- Reduce overlay depth or eliminate overlay where only residential uses exist
- Create new commercial districts to reflect existing commercial uses and complement proposed zoning

# ASTORIA REZONING Proposed Commercial Overlays



- Study Area Boundary**
- Overlays**
- Eliminate
  - Existing C1-2
  - Existing C1-3
  - Existing C1-4
  - Existing C2-2
  - Existing C2-4
  - New C1-3
  - New C1-4
  - New C2-3
  - Proposed C4 Zones



# Commercial Districts



31<sup>st</sup> Street

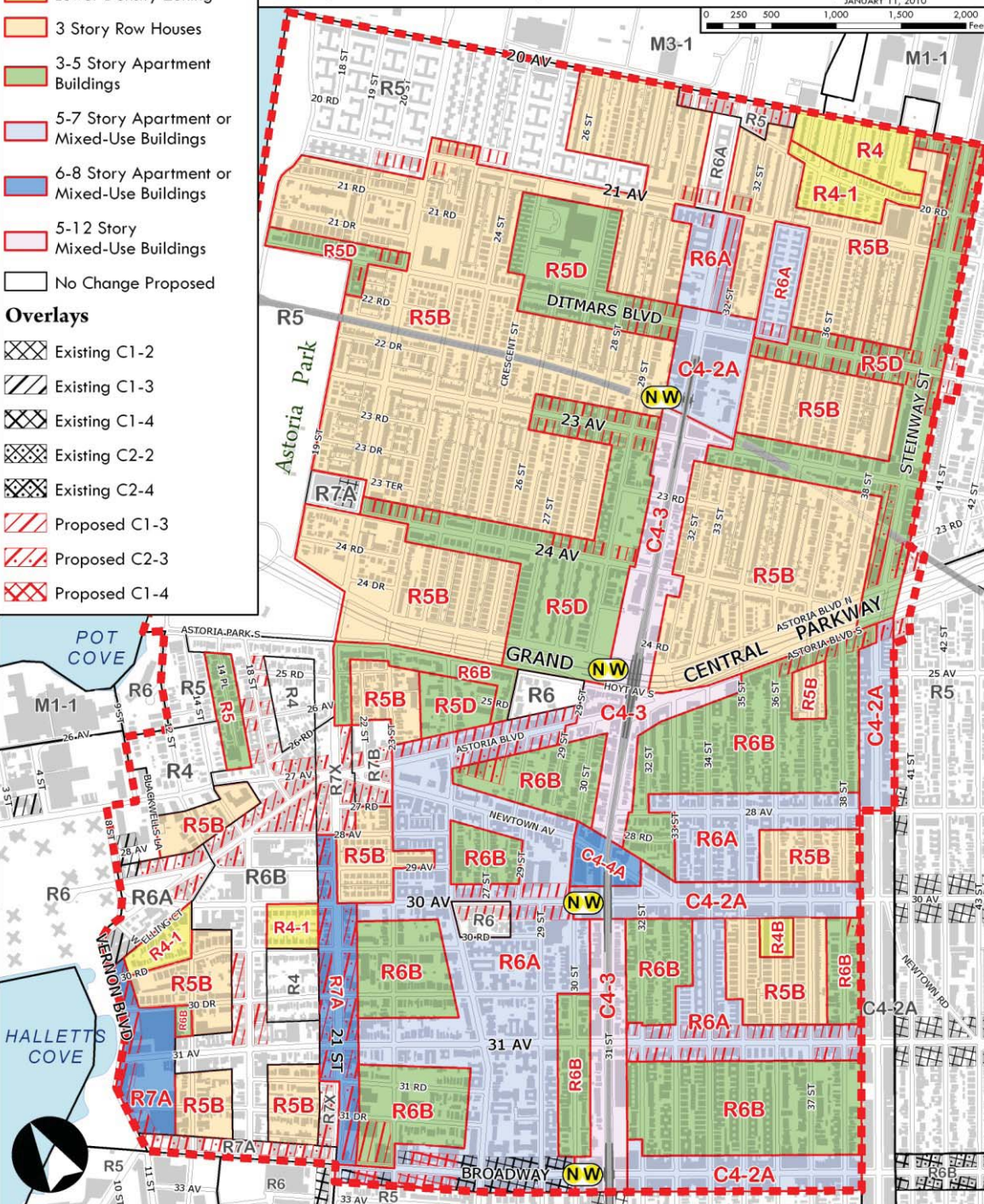
- Reduce overlay depth or eliminate overlay where only residential uses exist
- Create new commercial districts to reflect existing commercial uses and complement proposed zoning

# ASTORIA REZONING

## Proposed Zoning



- Study Area Boundary
- Proposed Zoning**
- Lower Density Zoning
- 3 Story Row Houses
- 3-5 Story Apartment Buildings
- 5-7 Story Apartment or Mixed-Use Buildings
- 6-8 Story Apartment or Mixed-Use Buildings
- 5-12 Story Mixed-Use Buildings
- No Change Proposed
- Overlays**
- Existing C1-2
- Existing C1-3
- Existing C1-4
- Existing C2-2
- Existing C2-4
- Proposed C1-3
- Proposed C2-3
- Proposed C1-4



- Replace existing zoning with contextual districts to encourage predictable development
- Guide new housing opportunities towards major corridors and mass transit
- Update commercial overlays to reinforce existing patterns of commercial uses and create new business location opportunities