

## **May CB1 Land Use Committee Follow Up Questions**

### **Responses to Committee Questions:**

1. *Can DCP share a table/ chart of the projected development by income bands? Amount of MIH projected to be provided? What will be the income breakdowns of MIH?*

As per the DEIS, the OneLIC Neighborhood plan is projected to create 3,245 to 4,867 permanently affordable homes for lower-income New Yorkers, depending on which MIH Option is utilized. The application currently calls for mapping Options 1, 2 and 3. The community board and public-at-large should express their needs on the level of affordability appropriate in this community, as that would inform the MIH Option that ultimately gets mapped. The final decision on which MIH option is selected is made during City Council's ULURP review period.

For reference: Option 1 requires 25% of units to be income-restricted at an average of 60% AMI or lower. Option 2 requires 30% of units to be income-restricted at an average of 80% AMI or lower. And Option 3 requires 20% of units to be income-restricted at an average of 40% AMI or lower. While these options provide the opportunity to allow a variety of income bands so long as they reach the average, no income band can be above 130% AMI. The 2025 AMI for any given family size can be found here:

<https://www.nyc.gov/site/hpd/services-and-information/area-median-income.page>

2. *How does the open space bonus work? How does it make sense that by providing open space to mitigate the dire need for open space in this neighborhood, the developer gets to build more housing thereby further straining open space resources and the new open space they provided?*

The open space bonus would apply to the proposed M1-6/R9, M1-6/R10 and M1-6A/R10 districts that would permit additional floor area when publicly accessible open space is provided on site. The site must be larger than 25,000 square feet and would require an authorization from the City Planning Commission that the conditions and findings of the authorization are met. This authorization action also includes a community board review period. This zoning tool is a critical way of providing open space opportunities on privately-owned land in high density districts, such as LIC, where there are few open spaces today.

Addressing the more theoretical part of the question: While the open space bonus would allow for additional units, the tradeoff would be new, permanently public open space that will serve the community-at-large. Open space near Queens Plaza can vastly improve connectivity and wayfinding, enhance neighborhood and cultural identity, reduce impervious surfaces, and bring more vibrancy to the public realm. The amount of open space would correlate with the amount of units allowed; if a developer wants more units, they must provide more open space.

3. *Why can't I highlight the public documents shared with this proposal?*

The public documents for this project are protected from all forms of editing for security purposes. As a workaround, these PDFs can be exported to a Word document. The Word version will allow you to highlight the document.

Comments and Corrections to 5/7 George Janes Presentation:

- Regarding comments on the base height of a model on slide 54, the label has been corrected from 155' to 105'. See attached PDF which includes corrected base heights and corrected exports of the model to Google Earth on slides 53-55.
- The presentation noted that the school floor area exemption could exempt up to 7.5 FAR on a 20k site and that there is an "authorization to waive the bulk requirements". However, while an exemption of 7.5 FAR is theoretically possible, the authorization in place does not waive all "bulk" requirements and only allows for up to 30' of additional height on any zoning lot with a height limit and meets the findings of the authorization. Any additional height and setback modification would require further discretionary approval outside the zoning language proposed for the Special District. Additionally, the exemption requires that a written agreement be created with School Construction Authority, which provides further oversight on administration of this exemption.
- Certification for floor area transfer between blocks referenced under ZR section 117-325 only applies to sites within the Northern Hunters Point Waterfront Subdistrict and does not apply to sites within CD1.

Responses to 5/14 George Janes Presentation:

- On slide 2
  - Confirming that views of the model shared on 5/7 come from the With Action scenario of the DEIS, except for on slides 53 and 54 where a plaza was modeled.
  - The plaza bonus would require additional environmental review and is described in the Conceptual Analysis chapter of the DESI (Chapter 27).
- On slide 3
  - Commercial floors are modeled at a floor-to-floor height of 15' and residential floors are modeled at a floor-to-floor height of 10'
  - As noted above, labels on these slides and exports to google earth have been corrected
- On slide 4
  - Residential floors are modeled at a floor-to-floor height of 10'
  - Regarding maximum height labels, that is correct the bulkheads are not included in the calculation and were modeled with an additional 40'. Bulkheads are considered a Permitted Obstruction and are not measured when considering maximum building height.
  - See attached PDF with corrected exports of the model to Google Earth. This now aligns with the Urban Design Views from the DEIS.
- On slide 8-10
  - DCP is working on providing the views request on 5/15 which will provide a detailed look at the models for sites 17, 18 and 19. We are anticipating sharing these views before end of next week (5/23).