

# 47-25 34<sup>th</sup> Street (HUB): Site Selection and Acquisition

ULURP Project 2020Q0275; November 17, 2021

Queens Community Board 2: Land Use Committee

# Agenda

- Introduction: Project Site and DOT Programs
- Expansion and Relocation of DOT Units
- Description of Surrounding Area and Project Site
- Description of the Proposed Project
- Fair Share Analysis
- CEQR EAS
- Summary
- Questions



# Introduction

## 47-25 34<sup>th</sup> Street (HUB)

- Site selection and acquisition
- Privately owned
- 120,000 sf lot area (existing 4-story building with surface parking lot on north side)
- Existing building is 322,390 gsf
- M1-4 zoning district
- Long Island City Industrial Business Zone

## DOT Proposed Use

- Sidewalk Inspection and Management (SIM) Inspectors and Citywide Concrete
- Traffic Operations Automated Enforcement and Fiber Optic Electricians
- Warehouse space, office workstations, electrical workshops, and parking







Photo 1: View of the facility, looking southeast from 47<sup>th</sup> Avenue and 34<sup>th</sup> Street



Photo 2: View of the facility and parking lot, looking south from the 47<sup>th</sup> Avenue entrance



Photo 3: View of the facility and loading dock, looking southeast from the 47<sup>th</sup> Avenue entrance

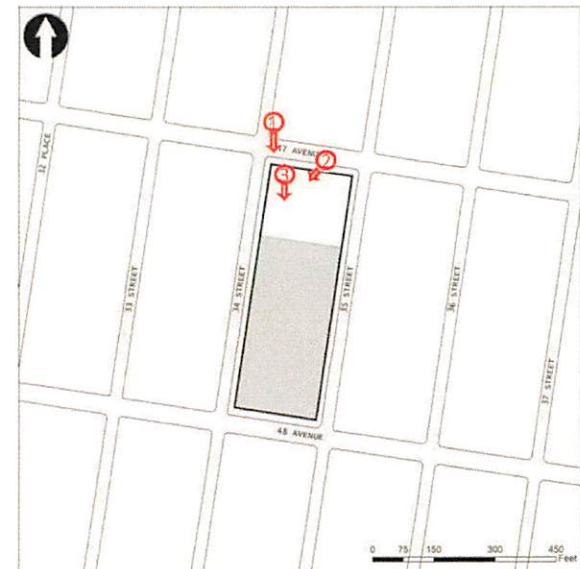






Photo 4: View of the facility, looking north from 34<sup>th</sup> Street



Photo 5: View of the facility and street, looking south from 48<sup>th</sup> Avenue and 34<sup>th</sup> Street



Photo 6: View of the facility and bus stop, looking east from 48<sup>th</sup> Avenue

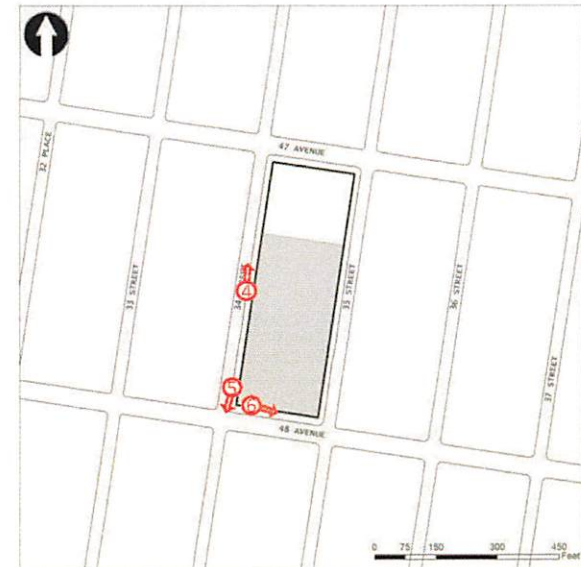






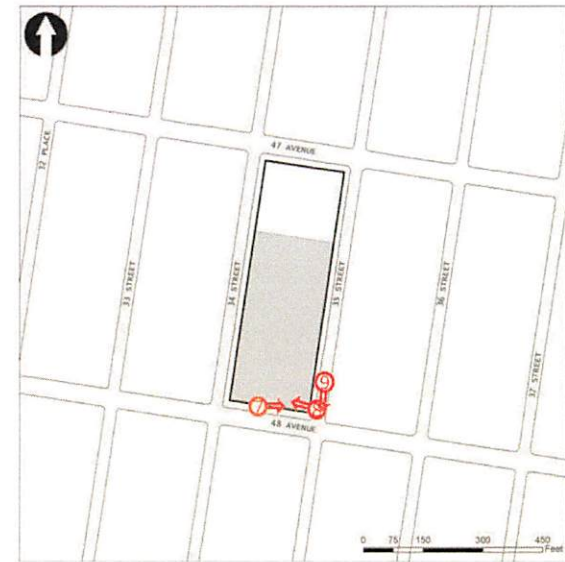
Photo 7: View of the facility and southern entrance, looking east from 48<sup>th</sup> Avenue



Photo 8: View of the facility and southern entrance with vehicle ramp, looking west from 48<sup>th</sup> Avenue



Photo 9: View of the facility and street, looking south from 48<sup>th</sup> Avenue and 35<sup>th</sup> Street





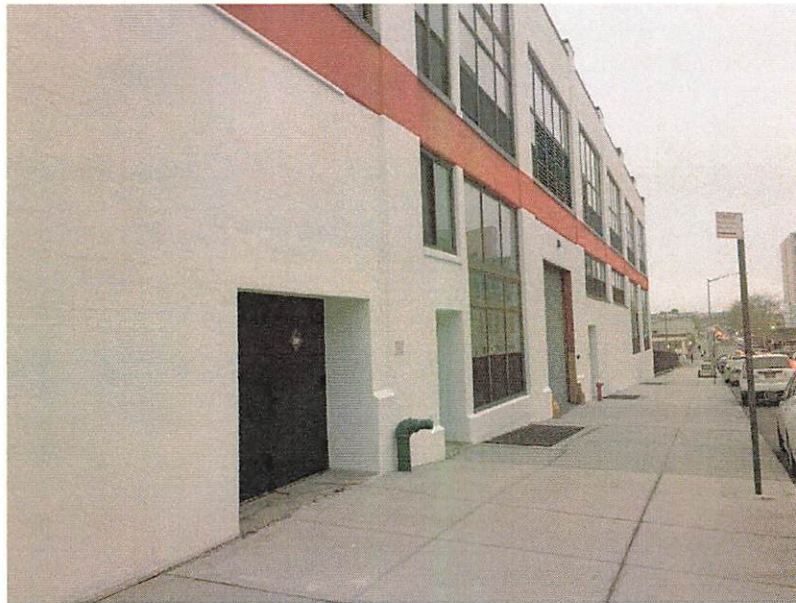


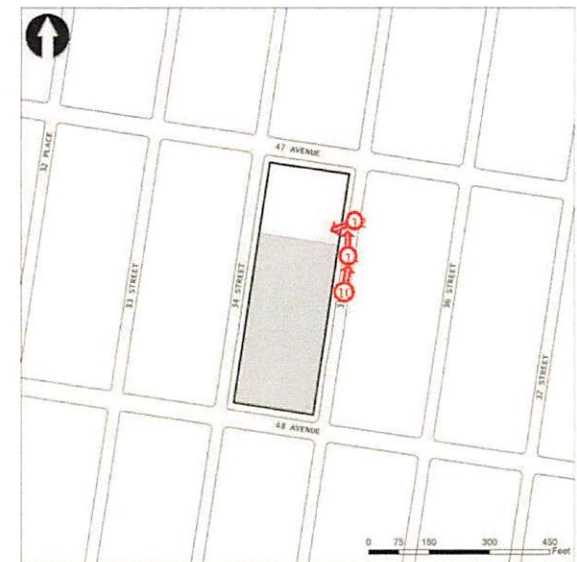
Photo 10: View of the facility and eastern entrance, looking north from 35<sup>th</sup> Street



Photo 11: View of the facility and parking lot, looking north from 35<sup>th</sup> Street



Photo 12: View of the facility, parking lot and loading dock, looking west from 35<sup>th</sup> Street





# Expansion and Relocation of DOT Units

## Sidewalk Inspection and Management (SIM)

- SIM Citywide Concrete Unit expanding due to court mandate to install and upgrade 162,000 curb ramps
- DOT hiring 440 new staff members Citywide to implement improvements
- Current SIM locations have been optimized and remain over capacity
- 111 SIM employees would be assigned to HUB (83 SIM inspectors and 28 SIM Citywide Concrete field personnel)





# Expansion and Relocation of DOT Units

## Traffic Operations – Automated Enforcement

- In 2019, New York State Legislature approved expanding speed camera program to cover every elementary, middle, and high school in the City
- 200 new DOT staff would be assigned to HUB to assess speed violations



## Traffic Operations – Fiber Optic Electricians

- DOT relinquished Traffic Operations Yard (location of Street Light Warehouse) to DEP for construction of Water Tunnel 3
- 16 electricians would be assigned to HUB





# Surrounding Area

## Area Map

47-25 34th Street

Block 250, Lot 1

### Project

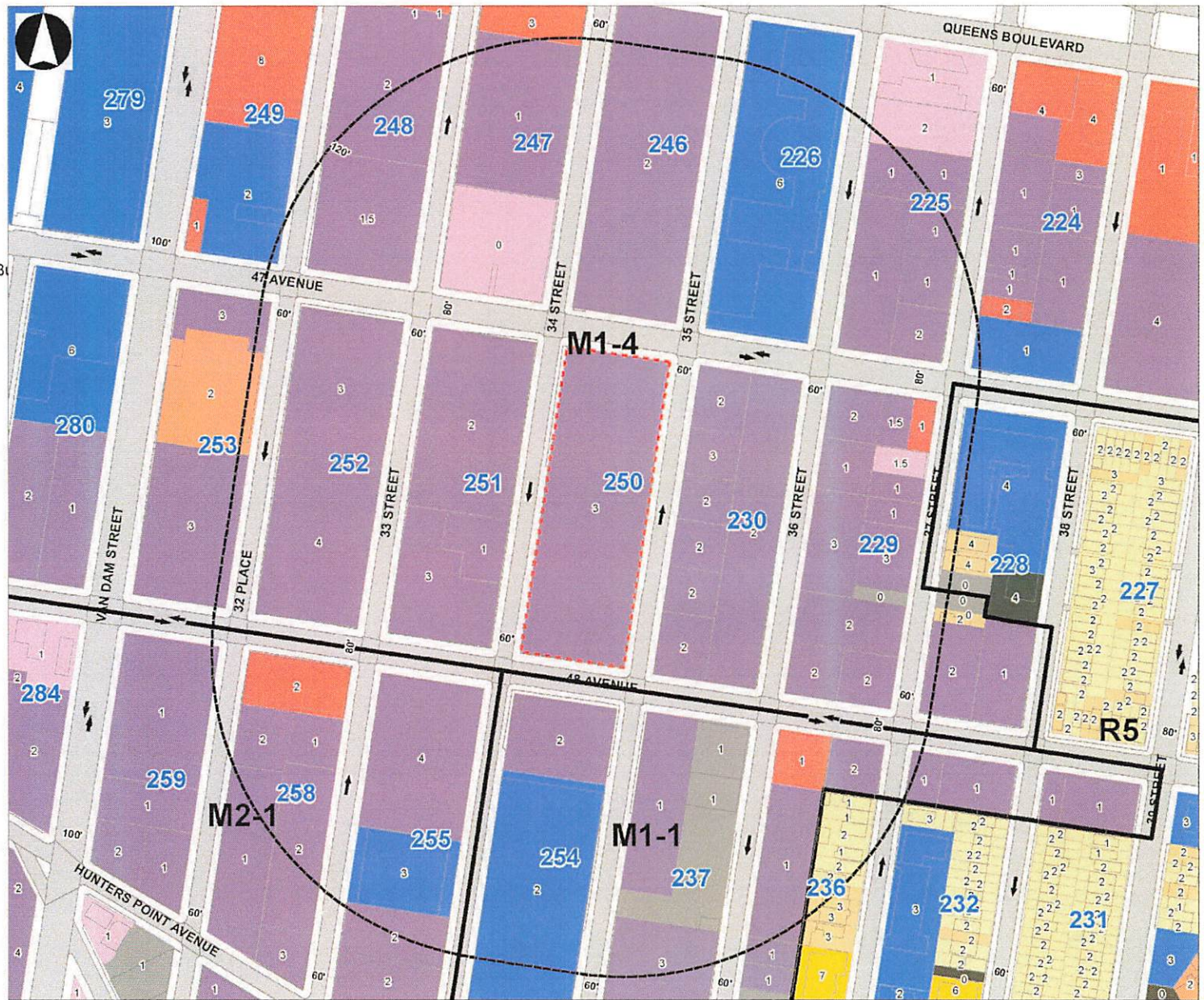
Project Area

600-Foot Radius

- Zoning District**
- One & Two Family Buildings
  - MultiFamily Walkup Buildings
  - MultiFamily Elevator Buildings
  - Mixed Commercial/Residential B
  - Commercial/Office Buildings
  - Industrial/Manufacturing
  - Transportation/Utility
  - Public Facilities & Institutions
  - Open Space
  - Parking Facilities
  - Vacant Land
  - All Others or No Data

Subway Entrance

0 60 120 240 360 480 600 Feet





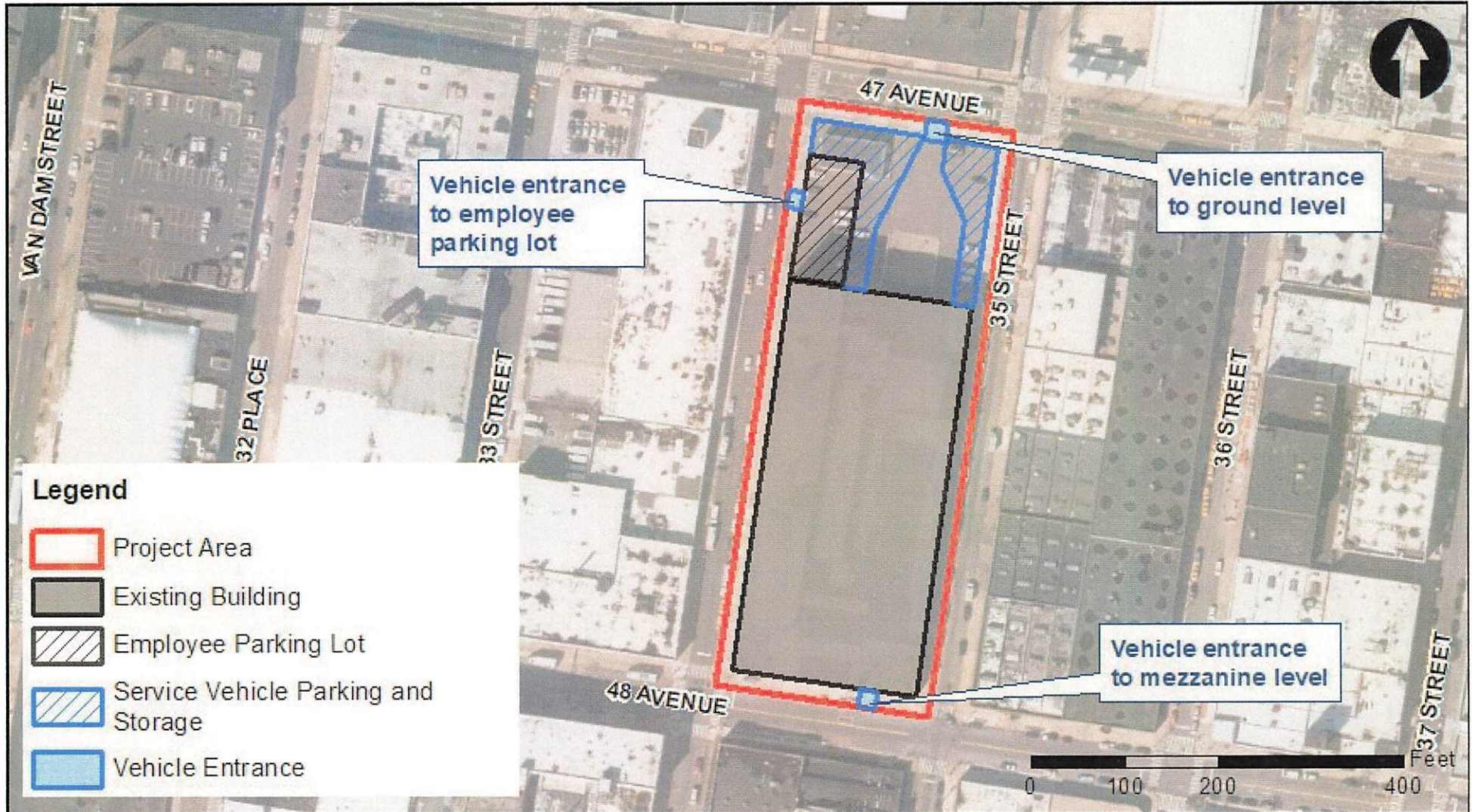
# Project Site

- Proximity to mass transit (subway and bus)
- Vehicle access to City's highway system
- Existing structure is adequately sized for program needs
- Appropriately zoned with light industrial and warehouse uses (M1-4 zoning)
- Located in Long Island City IBZ
- Supports economic objectives for area, increase local business patronage



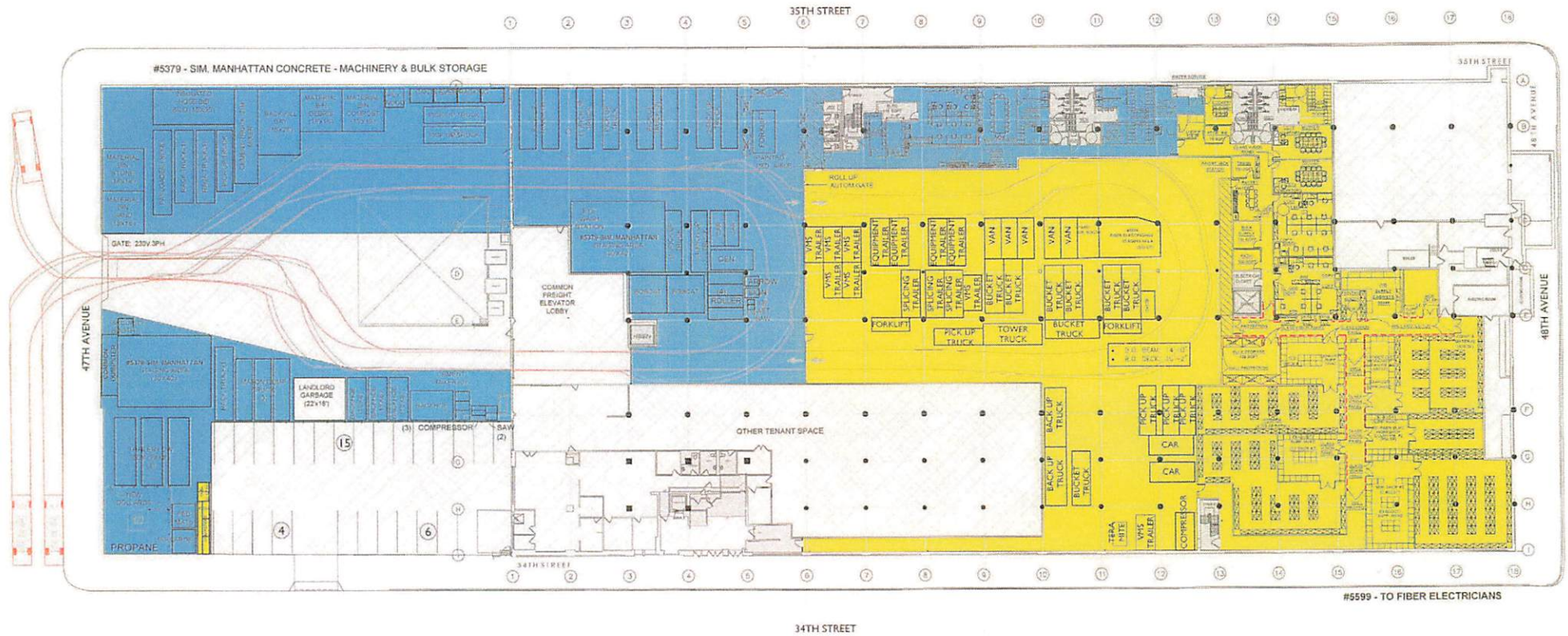


# Proposed Project



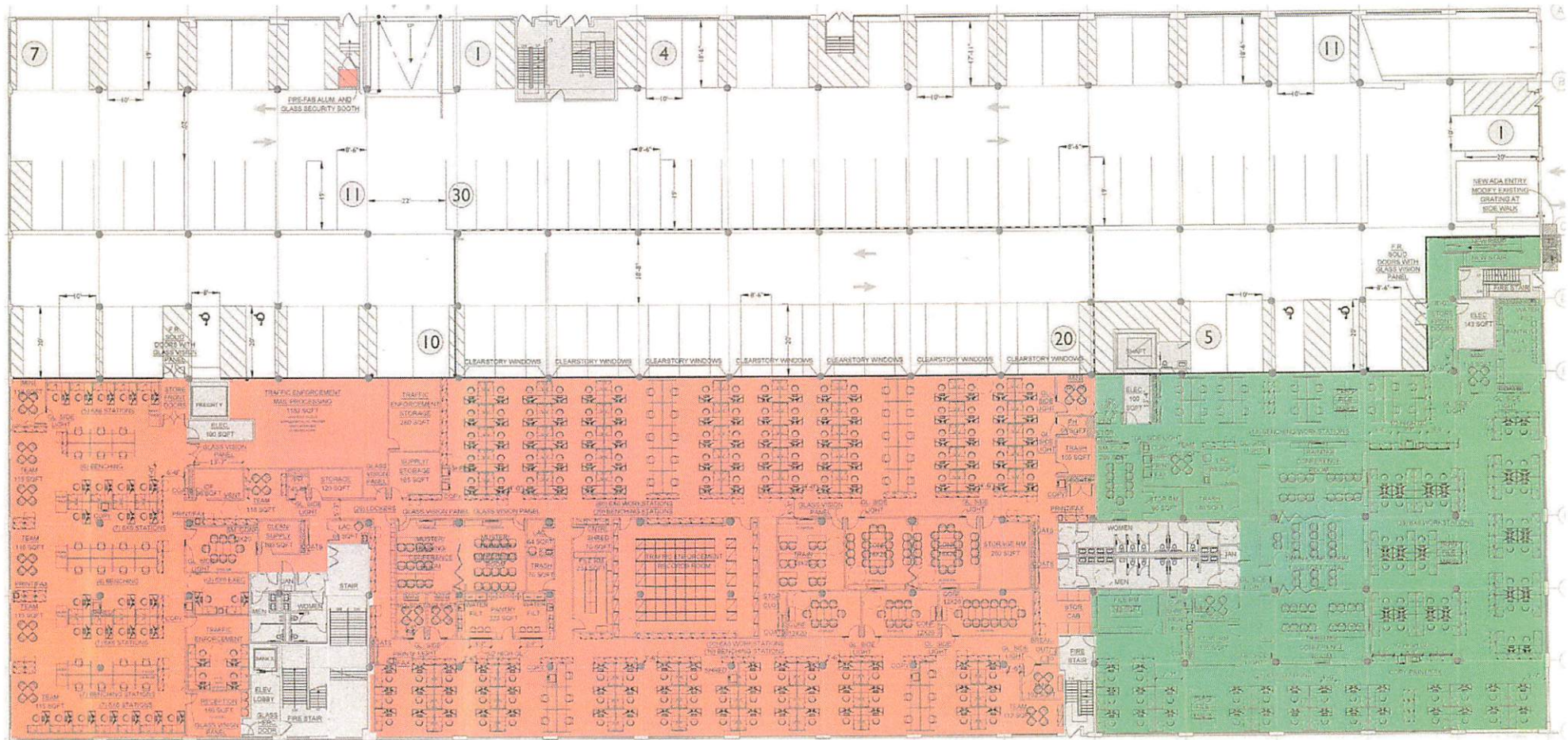


# Proposed Project – Ground Floor





# Proposed Project – Mezzanine Floor

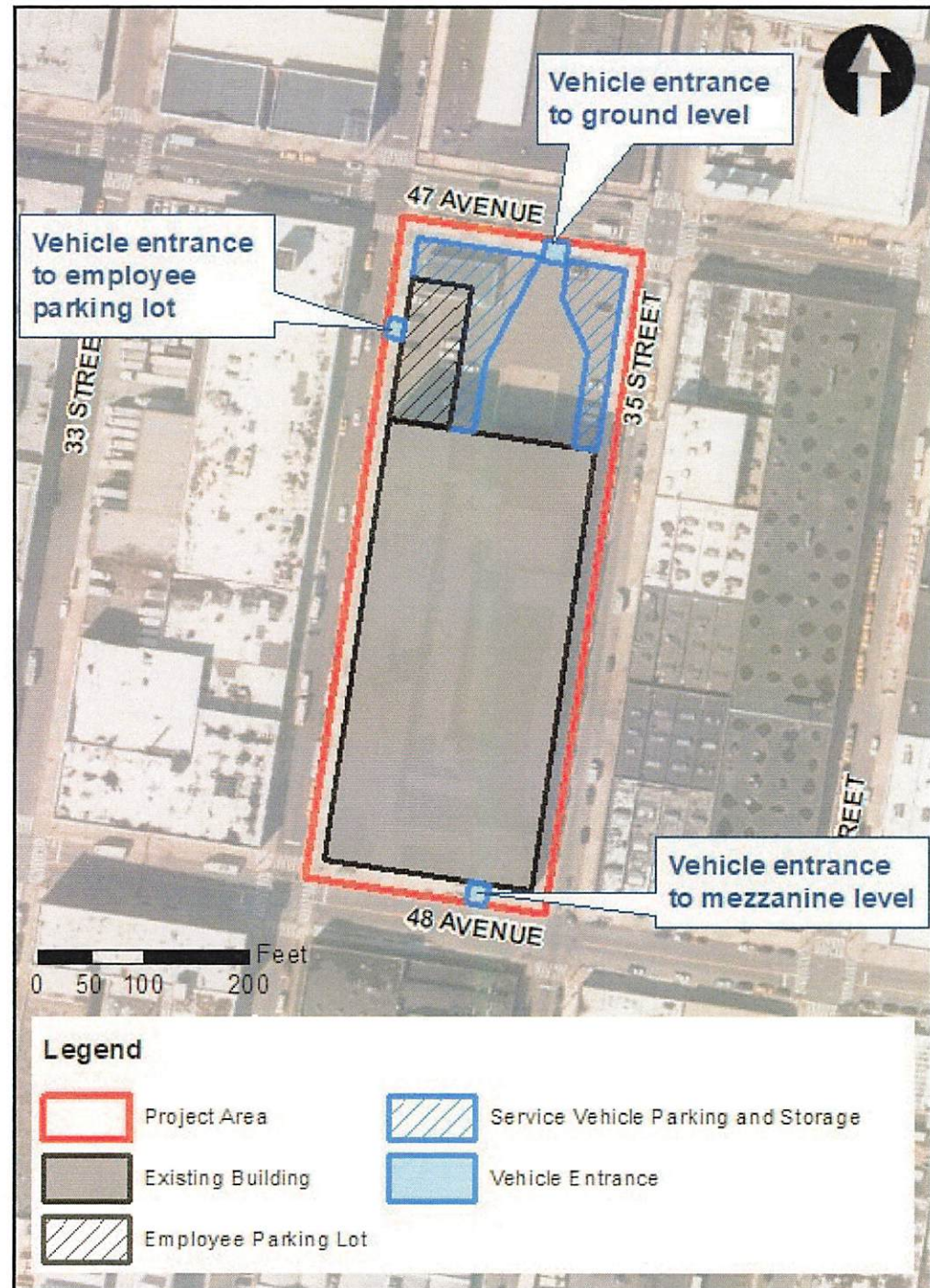




# Proposed Project

## Sustainability

- Not located in a coastal flood hazard area
- DOT, in partnership with DCAS, will explore energy efficiency and sustainability opportunities





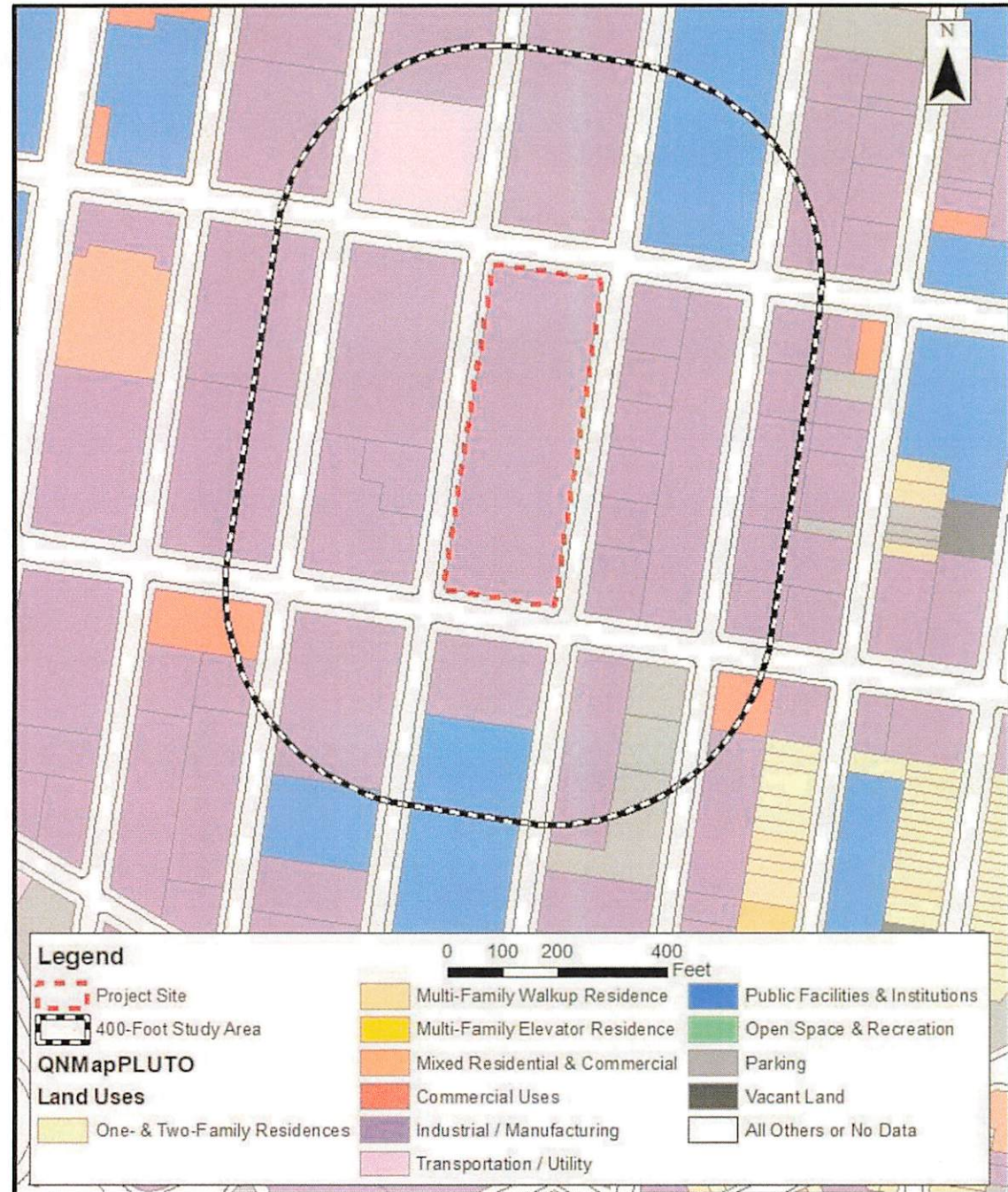
## Similar Facilities ½ Mile Radius

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- DOT Traffic Operations - Automated Enforcement/Parking Facilities**  
34-02 Queens Boulevard
- DOT Traffic Permits/ Bridge Inspections and Surveys**  
30-30 Thomson Avenue
- Legend**
- DOT Facility
  - Project Area
  - Half-Mile Study Area



# CEQR EAS

- Site and building reuse, with no significant impacts related to hazardous materials or contamination
- No significant traffic impacts
- Parking will not be significantly impacted





# Traffic Impact

## Vehicle and Pedestrian Safety

- High visibility crosswalks
- Sidewalk curb ramps at all four corners
- Traffic signals at all four intersections with pedestrian signals





# Summary

- DOT is seeking to site select and acquire the property at 47-25 34th Street to house SIM Inspectors, SIM Citywide Concrete, Traffic Operations Automated Enforcement, and Traffic Operations Fiber Optic Electricians
- The project site is ideal for DOT
  - Located close to public transportation
  - Excellent vehicle access to the City's highway system
  - Industrial and office space that is adequately sized
  - Appropriately zoned for DOT operations
  - Requires minimal improvements
  - Increases economic activity for local businesses
- Fair Share Analysis determined no disproportionate concentration of similar City or DOT facilities in the area
- CEQR EAS determined that the project would not create significant traffic, parking, or environmental impacts



# Thank You!

Questions?



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