



THE BARNETT

BLOCK 119
LOT 143

SUBMISSION TO THE QUEENS CITY PLANNING

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DRAWING LIST

Cover

- Zoning Map Combined Existing V. Proposed
- Zoning District Comparison Table Proposed
- Land Use Area Map
- Site Photos 1
- Site Photos 2
- Site Plan
- Zoning Map 9b
- Zoning Map 9d
- Tax Map with Zoning Overlay-Block 119
- Inclusionary Housing Designated Area

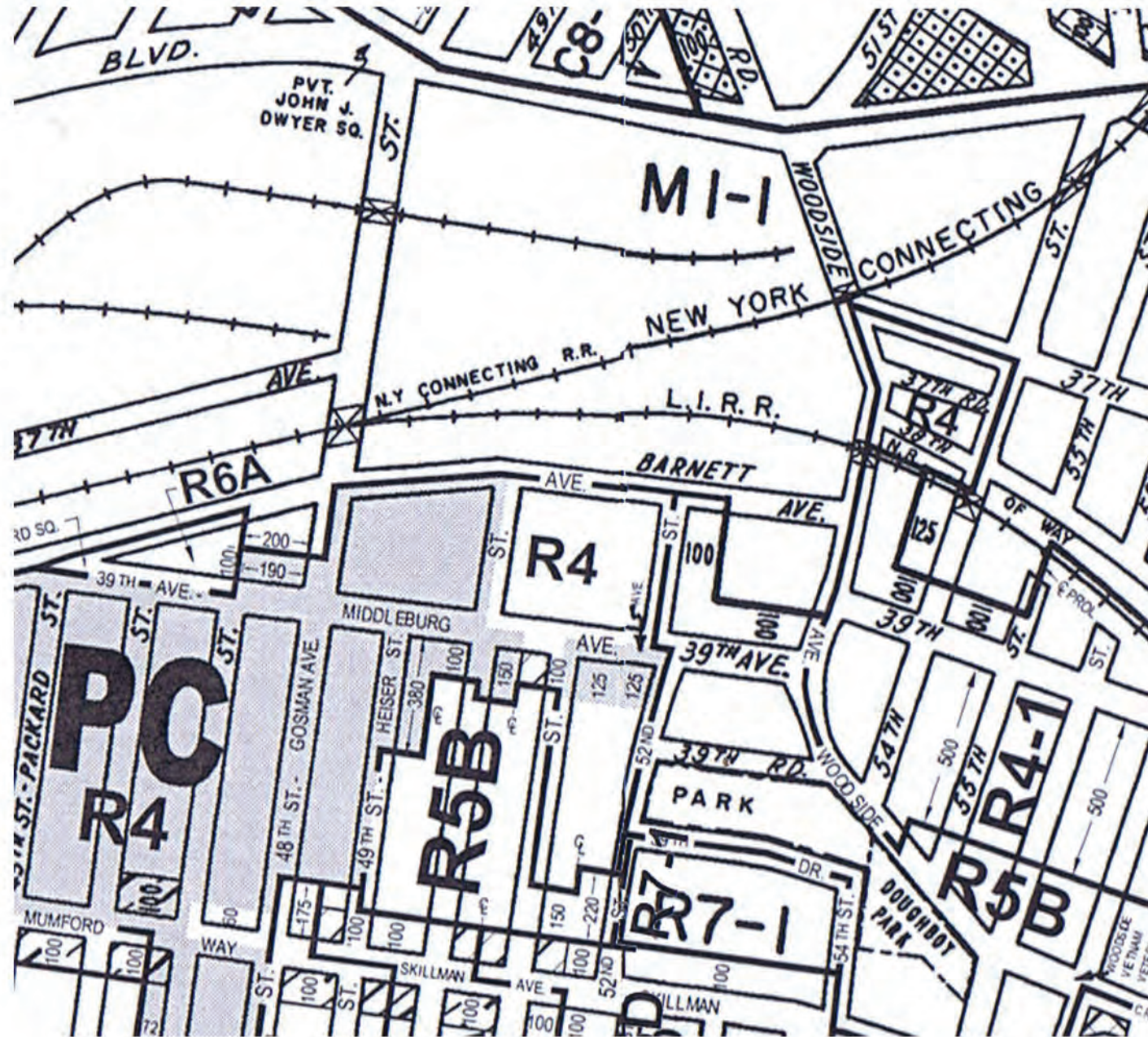


THE BARNETT-ULURP PACKAGE
QUEENS, NEW YORK
COVER SHEET/DRAWING LIST

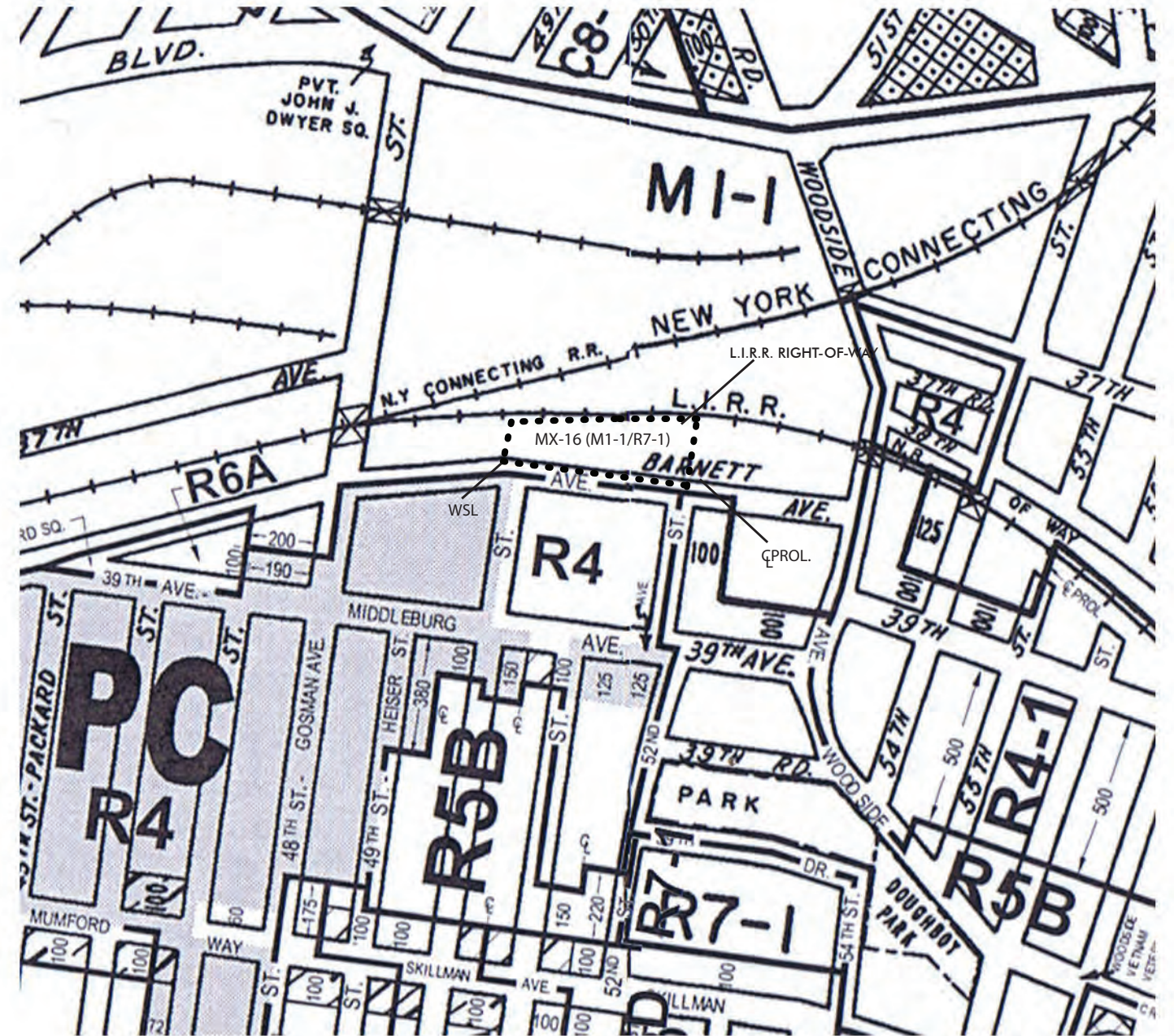


ZONING CHANGE MAP

CURRENT ZONING MAP (9b AND 9D)



PROPOSED ZONING MAP (9b AND 9D) Area being rezoned is outlined with dotted lines



LEGEND

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Zoning Comparison Table	Permitted/Required			
	Proposed Zoning in M1-1/R7-1		Existing Zoning in M1-1	
	ZR Section #	R7-1 Narrow	ZR Section #	M1-1 Narrow
Use Groups		1,2,3,4		4-14,16,17
Maximum FAR			43-12	
Residential FAR	23-952		Max. Res. FAR	0
Base Floor Area Ratio		2.7	Max. Commercial	1
Max Floor Area Ratio		3.6	Max. Facility FAR	2.4
Yards				
Front	23-45	none required	43-304	N/A
Rear	23-46	30'	43-29	N/A
Side	23-47	0 or >8'	43-25	N/A or >8'
Open Space	N/A	Min. 35%		
Lot Coverage	23-145	Max. 65%		
Height and Setbacks				
Maximum Base Height	123-662	60'	43-43	N/A
Minimum Setback Distance	23-633	15'	43-43	30'
Maximum Building Height	123-662	135'	43-43	20'
			43-43	use sky exposure plane
Density Regulations	23-22	680sf/DU	N/A	N/A
Parking and Loading				
Residential Parking	25-25	.45 x # of DU		
Manufacturing Parking			44-21	1 per 1000 sf or 1 per 3 employees whichever is larger

Proposed Area Map

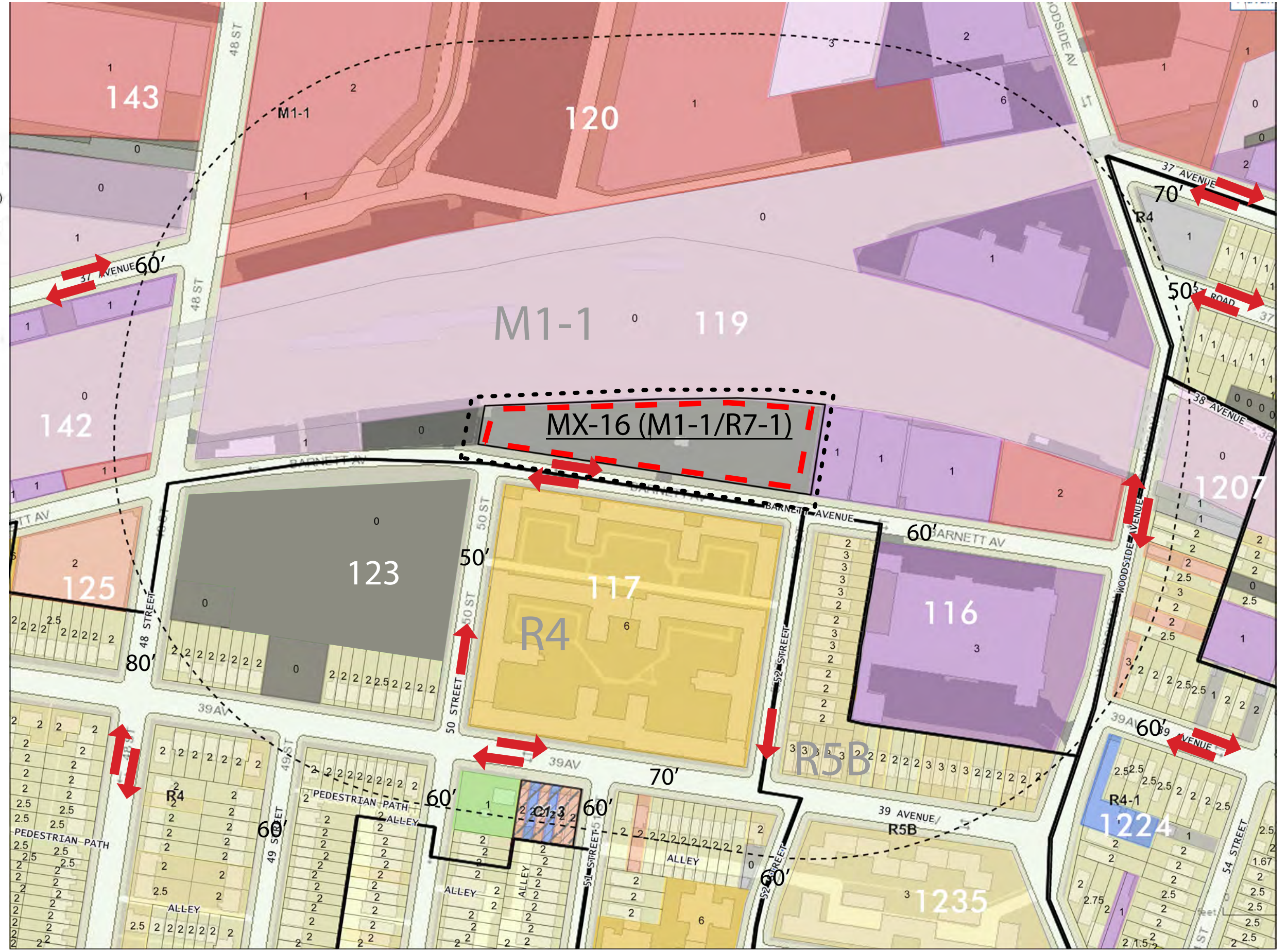
Borough: Queens
 Block: 119
 Lot: 143

Commercial Overlay Primary Land Use

	C1-1		One & Two Family Residence
	C1-2		Multi-Family Residence (Walkup)
	C1-3		Multi-Family Residence (Elevator)
	C1-4		Mixed Residential & Commercial
	C1-5		Commercial Use
	C2-1		Industrial / Manufacturing
	C2-2		Transportation / Utility
	C2-3		Public Facilities and Institutions
	C2-4		Open Space & Recreation
	C2-5		Parking
	Zoning Districts		Vacant Land

MX-16(M1-1/R7-1) Proposed Zoning District Label

- 600-Foot Radius
- Project Area
- Existing Zoning District
- Proposed Zoning District
- Newly Created Zoning Lot





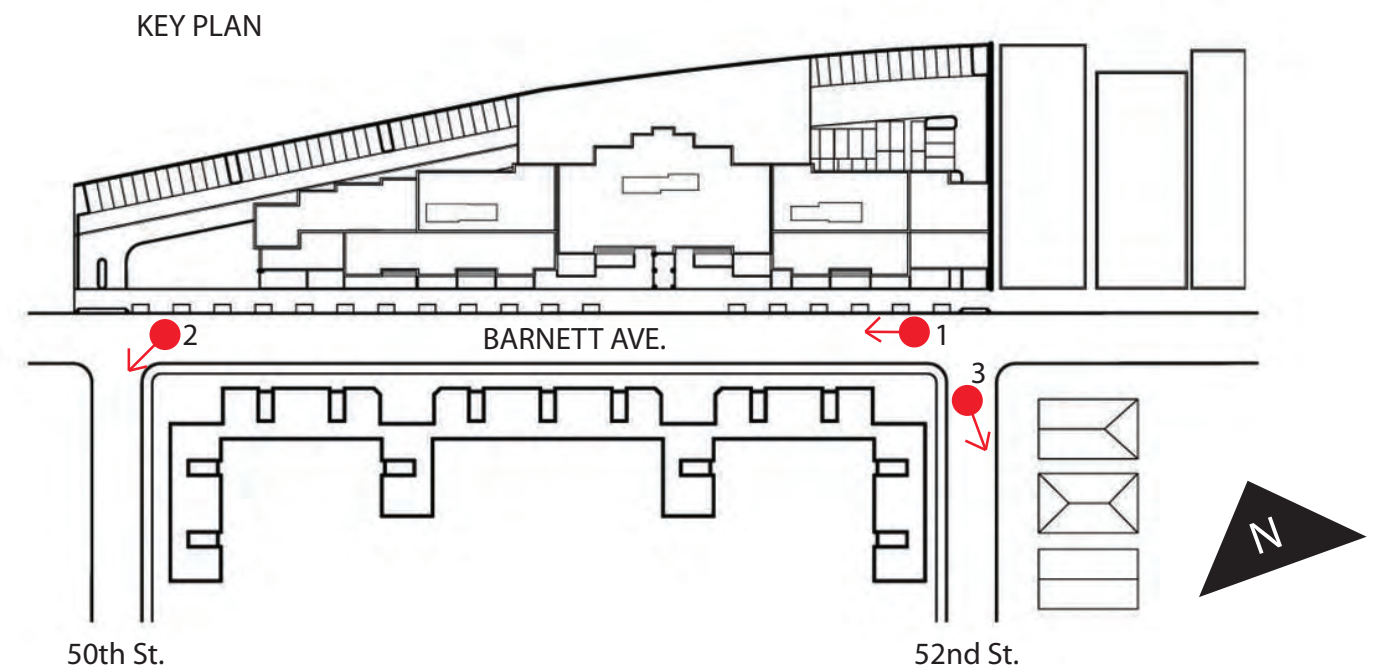
01 VIEW WEST ALONG BARNETT AVE. SHOWING PROJECT SITE FRONTAGE



02 VIEW OF INTERSECTION ON WEST SIDE OF PROJECT SITE ON BARNETT AVE. LOOKING SOUTHWEST



03 VIEW LOOKING SOUTH ON 52ST OF CONTEXT



THE BARNETT
EXISTING PROJECT AREA PHOTOGRAPHS
 PHOTOS TAKEN ON 05-23-2014



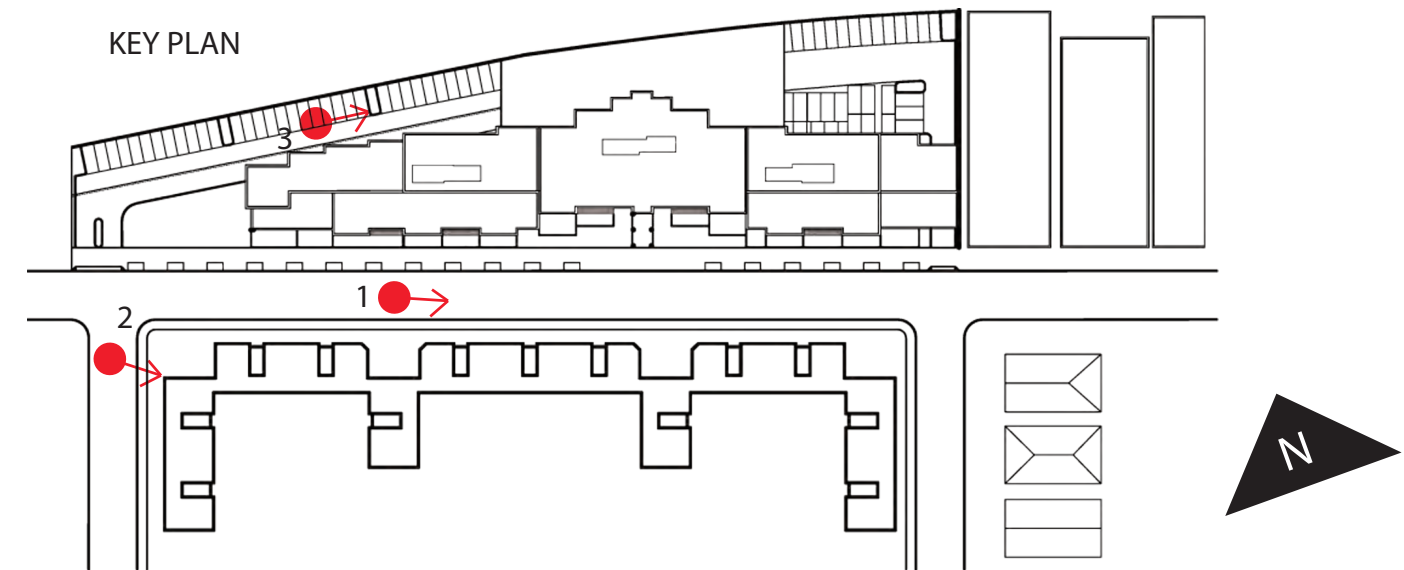
01 VIEW EAST LOOKING DOWN PROJECT FRONTAGE ON BARNETT AVE. AND ACROSS PROJECT CONTEXT



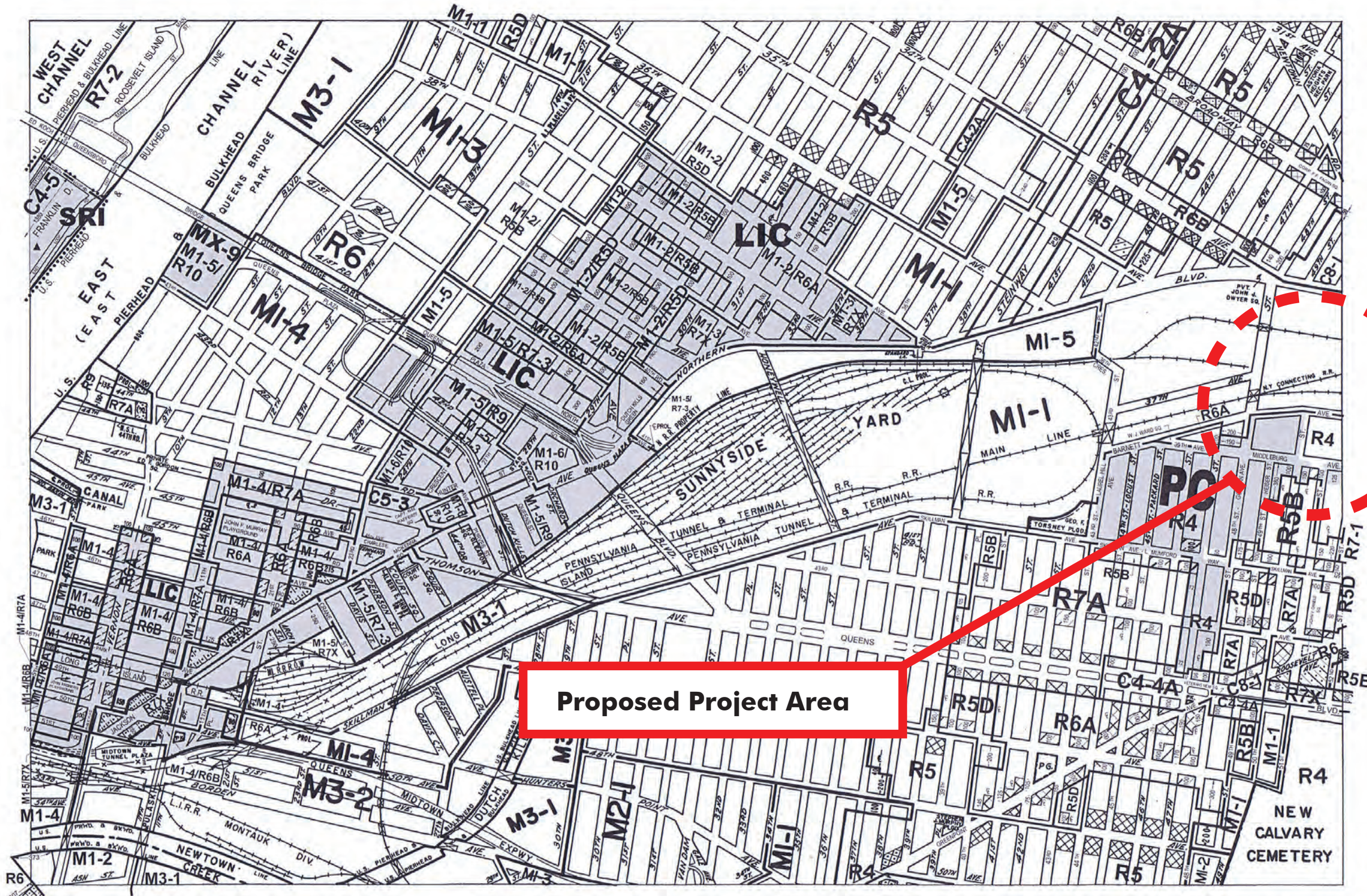
02 VIEW OF INTERSECTION ON WEST SIDE OF PROJECT SITE ON 50TH ST. LOOKING SOUTHEAST



03 VIEW LOOKING EAST AT BACK OF PROJECT DEVELOPMENT SITE



THE BARNETT
EXISTING PROJECT AREA PHOTOGRAPHS
 PHOTOS TAKEN ON 05-23-2014



Proposed Project Area

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

Effective Date(s) of Rezoning:

05-08-2013 C 130076 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For inclusionary Housing designated areas on this map, see APPENDIX F.

CITY MAP CHANGE(S):

▲ 10-12-2013 C 130007 MMM

MAP KEY

8c	9a	9c
8d	9b	9d
12c	13a	13c

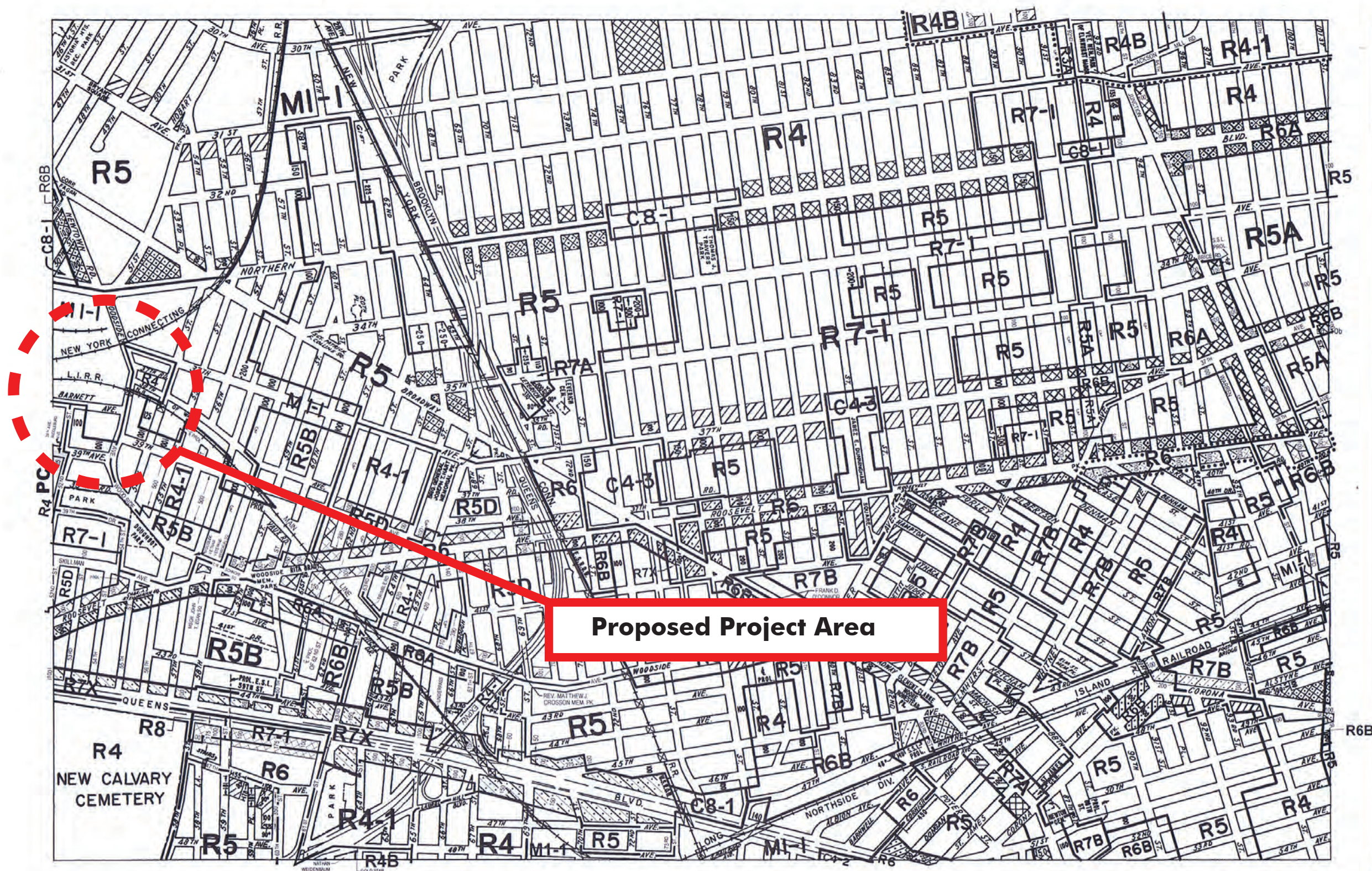
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- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

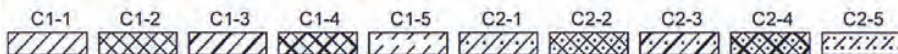
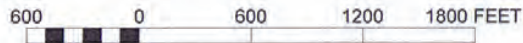
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 9b



Proposed Project Area



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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- R - RESIDENTIAL DISTRICT
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- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

10-30-2013 C 130344 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

9a	9c	10a
9b	9d	10b
13a	13c	14a

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ZONING MAP 9d



NYC Digital Tax Map

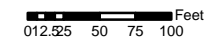
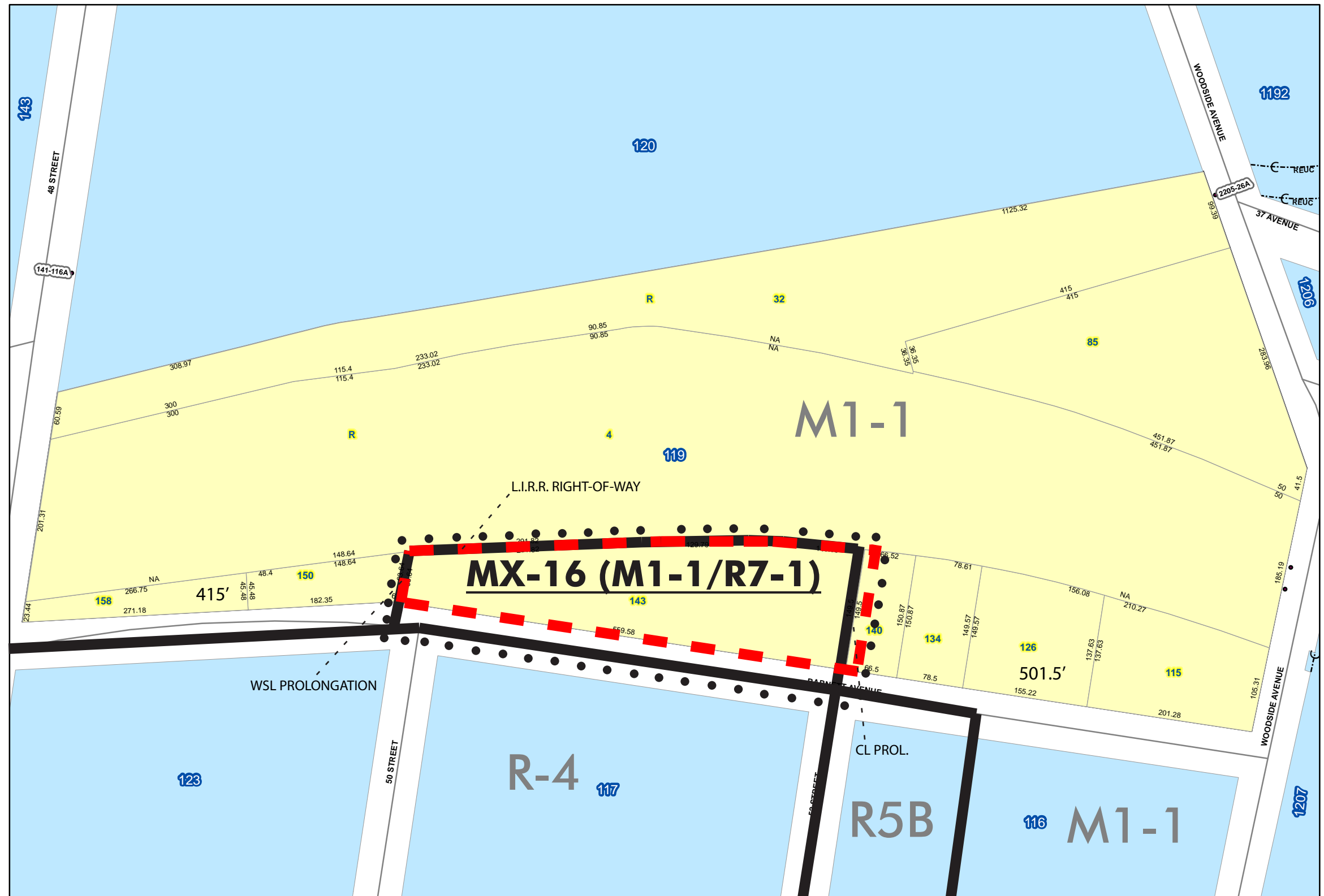
Effective Date : 04-05-2012 08:37:47
End Date : Current
Queens Block: 119

- Legend**
- Streets
 - Miscellaneous Text
 - C Possession Hooks
 - - - Boundary Lines
 - C Lot Face Possession Hooks
 - Regular
 - - - Underwater
 - Yellow Tax Lot Polygon
 - Condo Number
 - Blue Tax Block Polygon

M1-1 Existing Zoning District

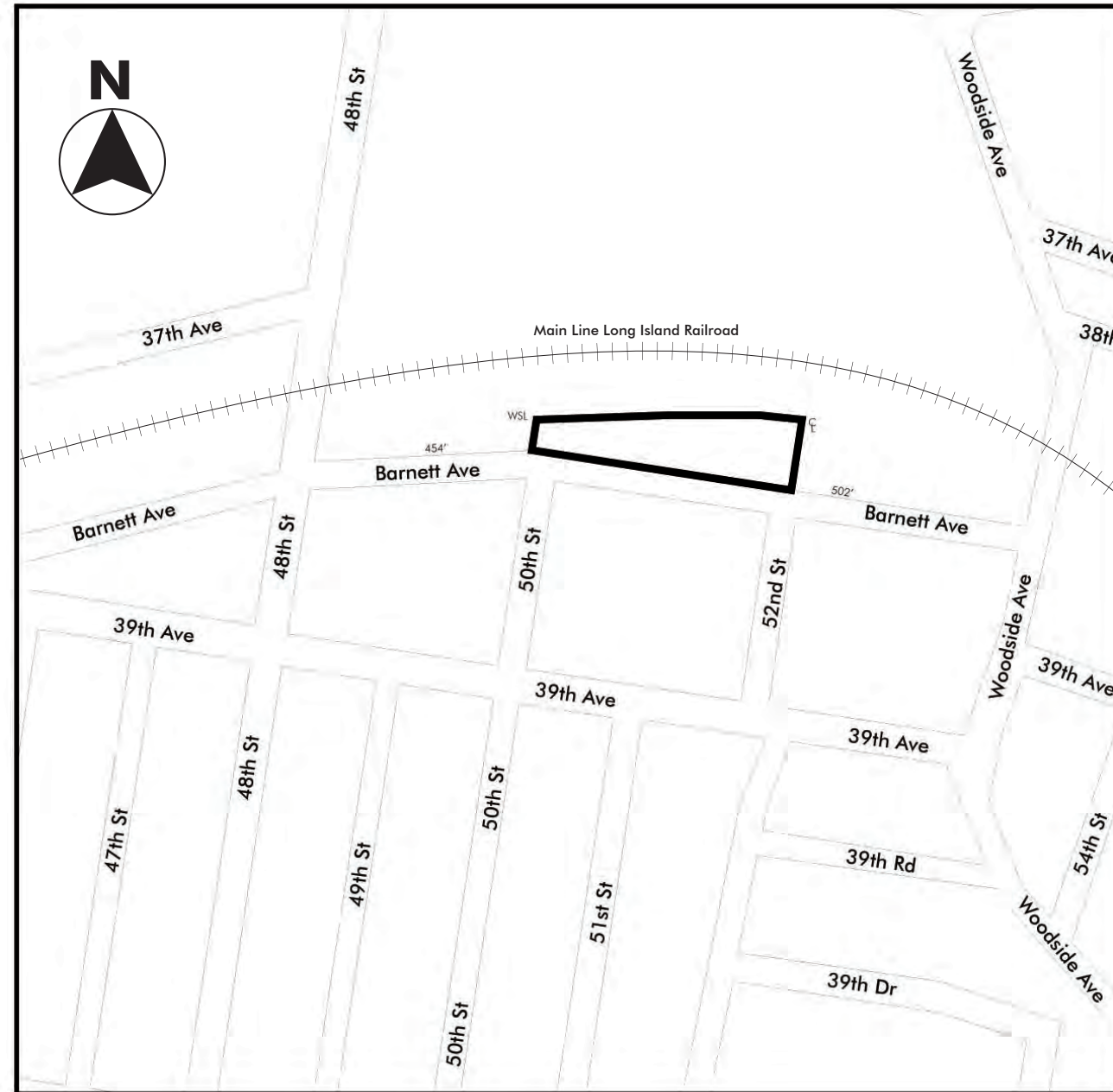
MX-16 (M1-1/R7-1) Proposed Zoning District

- • • • • Area of Rezoning
- Red dashed line Development Site
- Thick black line Zoning District Line



Queens Community District 2

Map 1-
In the MX-16(m1-1/R7-1) special mixed use district within the area shown on the following Map 1



Portion of Community District 2, Queens