



Land Use Review Application

Department of City Planning

22 Reade Street, New York, NY 10007-1216

City Planning will assign and stamp reference numbers here

N 160101 ZRQ

APPLICATION NUMBER

160103 ZMQ

APPLICATION NUMBER

N 160102 ZRQ

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Sunnyside-Barnett Associates LLC¹

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *
902 Broadway, 13th Floor¹

STREET ADDRESS

New York¹ NY¹ 10010¹

CITY STATE ZIP
(212) 243-9090¹ (212)886-2358¹

AREA CODE TELEPHONE # FAX#

* List additional applicants below:

¹

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

¹

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

Herbert Mandel, MHG Architects¹

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.)

212-689-7070¹

TELEPHONE #

¹

FAX #

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

50-25 Barnett Avenue¹

STREET ADDRESS

The Barnett¹

PROJECT NAME (IF ANY)

Barnett Avenue between 50th and 52nd Streets, Sunnyside, Queens¹

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

M1-1¹

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

9b, 9d¹

ZONING SECTIONAL MAP NO(S)

Block 119, Lot 143¹

TAX BLOCK AND LOT NUMBER

Queens¹

BOROUGH

2¹

COMM. DIST.

N/A¹

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO YES IF YES, IDENTIFY

¹

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

See attached LR Item 3.

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

| | | | |
|-------------------------------------|----------------------------------|----|--------------------|
| <input type="checkbox"/> | CHANGE IN CITY MAP.....MM | \$ | ¹ |
| <input checked="" type="checkbox"/> | ZONING MAP AMENDMENT.....ZM | \$ | 5,445 ¹ |
| <input checked="" type="checkbox"/> | ZONING TEXT AMENDMENT.....ZR | \$ | 5,445 ¹ |
| <input type="checkbox"/> | ZONING SPECIAL PERMIT.....ZS | \$ | ¹ |
| <input type="checkbox"/> | ZONING AUTHORIZATION.....ZA | \$ | ¹ |
| <input type="checkbox"/> | ZONING CERTIFICATION.....ZC | \$ | ¹ |
| <input type="checkbox"/> | PUBLIC FACILITY, SEL./ACQ.....PF | \$ | ¹ |
| <input type="checkbox"/> | DISPOSITION OF REAL PROP.....PD | \$ | ¹ |
| <input type="checkbox"/> | URBAN DEVELOPMENT ACTION.....HA | \$ | ¹ |
| <input type="checkbox"/> | URBAN RENEWAL PROJECT.....* | \$ | ¹ |
| <input type="checkbox"/> | HOUSING PLAN & PROJECT.....* | \$ | ¹ |
| <input type="checkbox"/> | FRANCHISE.....* | \$ | ¹ |
| <input type="checkbox"/> | REVOCABLE CONSENT.....* | \$ | ¹ |
| <input type="checkbox"/> | CONCESSION.....* | \$ | ¹ |
| <input type="checkbox"/> | LANDFILL.....* | \$ | ¹ |
| <input type="checkbox"/> | OTHER (Describe) | \$ | ¹ |

| | | | |
|------------------------------|--------------|----|---------------------|
| <input type="checkbox"/> | MODIFICATION | \$ | ¹ |
| <input type="checkbox"/> | FOLLOW-UP | \$ | ¹ |
| <input type="checkbox"/> | RENEWAL | \$ | ¹ |
| <input type="checkbox"/> | OTHER | \$ | ¹ |
| TOTAL FEES (for all actions) | | \$ | 10,890 ¹ |

Make Check or Money Order payable to Department of City Planning. If fee exemption is claimed check box below and explain

Has pre-application meeting been held? NO YES
If yes **Penny Lee¹** **8/28/14¹**
DCP Office/Representative Date of meeting

DEPT. OF CITY PLANNING
2015 NOV 10 AM 11:13
JPMY PLANNING CONSULTING

PAID
NOV 10 2015

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY NYC Dept. of City Planning

CEQR NUMBER Filings 41110

TYPE OF CEQR ACTION:

Type II category: Type II TYPE II Date determination was made:

TYPE I Has EAS been filed? Yes No

UNLISTED If yes, Date EAS filed:

Has CEQR determination been made? Yes No

If yes, what was determination? Negative Declaration CND Positive Declaration Date determination made: (Attach Copy)

If Positive Declaration, has PDEIS been filed? N/A

Has Notice of Completion (NOC) for DEIS been issued? N/A If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? N/A If yes, date issued: N/A

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No Yes

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

Table with 4 columns: APPLICATION NO., DESCRIPTION/ DISPOSITION/STATUS, CAL. NO., DATE

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

Table with 4 columns: REFERENCE NO., DESCRIPTION/ DISPOSITION/STATUS, CAL. NO., DATE

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

Vertical list of future actions

10. APPLICANT

Cara McAteer, Project Manager NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

Signature and Date: 10 Nov 2015

Phipps Houses APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT DATE

(Attach authorizing resolution(s), if applicable)

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO.

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

N 160101 ZRQ
N 160102 ZRQ
160103 ZMQ

DEPT OF CITY PLANNING
2015 NOV 10 AM 11:13

City Map Change MM

APPLICATION NO

Proposed City Map Change
(Check appropriate boxes)

- 1. ESTABLISH NEW..... STREET PARK PUBLIC PLACE GRADE
- 2. ELIMINATE EXISTING..... STREET PARK PUBLIC PLACE GRADE
- 3. CHANGE EXISTING STREET..... WIDTH ALIGNMENT GRADE
- 4. EASEMENT
Delineate New..... Remove Existing..... Modify Existing.....
- 5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY

Zoning Map Change ZM

160103 ZMQ

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

Proposed Zoning Map Change(s)

| | | | | |
|-----------|-------|-------------------------------------|-----|--|
| CHANGE #1 | FROM: | <u>M1-1[±]</u> EXISTING | TO: | <u>M1-1/R7-1[±]</u> PROPOSED |
| CHANGE #2 | FROM: | <u>±</u> EXISTING | TO: | <u>±</u> PROPOSED |
| CHANGE #3 | FROM: | <u>±</u> EXISTING | TO: | <u>±</u> PROPOSED |
| CHANGE #4 | FROM: | <u>±</u> EXISTING | TO: | <u>±</u> PROPOSED |
| CHANGE #5 | FROM: | <u>±</u> EXISTING | TO: | <u>±</u> PROPOSED |

Zoning Text Amendment ZR

N 160101 ZRQ N 160102 ZRQ

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

Affected Zoning Resolution (ZR) Sections

| ZR SECTION NUMBER | ZONING RESOLUTION SECTION TITLE |
|-------------------------------|---|
| <u>23-952[±]</u> | <u>Floor area compensation in Inclusionary Housing designated areas[±]</u> |
| <u>123-90[±]</u> | <u>Special Mixed Use Districts Specified[±]</u> |
| <u>123-63[±]</u> | <u>Maximum Floor Area Ratio and Lot Coverage Requirements[±]</u> |
| <u>123-662[±]</u> | <u>Height and Setback Regulations[±]</u> |
| <u>Appendix F[±]</u> | <u>±</u> |
| <u>±</u> | <u>±</u> |

CITY PLANNING COMMISSION
 2015 NOV 10 AM 11:13
 DEPT OF CITY PLANNING

The Barnett
50-25 Barnett Avenue, Sunnyside, Queens
DRAFT – November 10, 2015

LR Item 3: Description of Proposal

1. Introduction

The Applicant, Sunnyside-Barnett Associates LLC, proposes a zoning map change and related text amendments to facilitate the development of affordable housing at a property located at 50-25 Barnett Avenue in Sunnyside, Queens (the “proposed project”). The proposed project would be constructed on Block 119, Lot 143 on the north side of Barnett Avenue between 50th and 52nd Streets. The project site, which is currently zoned M1-1, would be rezoned with a Special Mixed Use District with M1-1 and R7-1 components. The project also requires zoning text amendments to establish an Inclusionary Housing Designated Area at this location, to include R7-1 as a zoning district with an Inclusionary Housing floor area bonus, to establish MX-16 (M1-1/R7-1), and to modify height and setback regulations in MX-16 (M1-1/R7-1).

The proposed actions would facilitate the development of a new residential building with approximately 220 affordable units for low- and moderate-income households and a Universal Pre-Kindergarten facility in a portion of the ground floor. The proposed zoning map amendment is required in order to allow residential use on a site currently zoned for light industrial and commercial uses. The proposed zoning text amendments are needed in order to allow appropriate building shape for an irregular lot and to incentivize affordable housing.

The project will also require funding actions on the part of the New York City Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC).

2. Background

The Applicant is an affiliate of Phipps Houses, who acquired the Project Area in the 1950s and has been operating it as a public parking lot. There have been no land use actions affecting the Project Area.

Phipps Houses is the nation's oldest and one of its largest not-for-profit developer/owners and managers of affordable housing. Its mission is to create and sustain enduring communities through housing development, attentive property management, and residential- and community-based human services in New York City neighborhoods. Phipps has been operating Sunnyside Gardens development across the street from the Project Area since those buildings were constructed in the 1930s. The Project Area is already owned by the Applicant and presents an opportunity for Phipps to develop underutilized land and advance its mission by creating new affordable housing on it.

3. Description of the Surrounding Area

The Project Area is located within the Sunnyside neighborhood in Community District 2 in Queens.

The surrounding area is characterized by a mix of land uses, including residential, industrial, commercial, transportation, and open space. The northern border of the Project Area is formed by the Long Island Railroad (LIRR) right-of-way. To the east of the Project Area along Barnett Avenue there are commercial and industrial buildings ranging from one to three stories. Bus parking and open storage of vehicles and equipment occupy the narrow lots to the west of the Project Area along Barnett Avenue. Large one- and two-story shopping centers, with stores such as Home Depot and Stop and Shop surrounded by expansive surface parking lots, occupy the blocks north of the LIRR right-of-way along Northern Boulevard.

Residential uses are located primarily to the south of Barnett Avenue and consist of large apartment buildings with elevators, smaller multifamily walkup buildings, and one- and two-family houses. Phipps Sunnyside Gardens, constructed in the 1930s, is directly south of the Project Area across Barnett Avenue. This complex consists of 4- to 6-story brick buildings arranged around interior courtyards. Other larger apartment buildings, ranging in height from 6 to 11 stories, are located on blocks to the southeast of the Project Area along 52nd Street south of 39th Avenue. The Sunnyside Gardens development, a planned community of 2-story attached townhouses with shared courtyards constructed in the 1920's, is located to the southwest of the Project Area on the blocks west of 50th Street and south of 39th Avenue. Clusters of small retail business are located in the ground floors of residential buildings along 39th Avenue and Woodside Avenue.

The only open space in the surrounding area is Sunnyside Gardens Park, a 3.5-acre private park owned by a community organization. This park, which features grass playing field, running track, clay tennis courts, basketball courts, swing and sand play areas for small children, wading pool, accepts a limited number of members from the surrounding community.

The Project Area is served by several subway and bus lines. The 7 train line runs to the south of the Project Area along Queens Boulevard and Roosevelt Avenue and the nearest stop is 52nd Street. The E, M, and R lines run to the north of the Project Area along Broadway and the nearest stop is Northern Boulevard. The area is served by the Q104 bus, which runs along 48th Street. Other nearby bus lines include the Q32 along Roosevelt Avenue and the Q18 along 58th Street.

Major vehicular roadways in the area include Queens Boulevard to the south and Northern Boulevard to the north. Smaller streets that provide access to the Project Area include Woodside Avenue, 48th Street, and 39th Avenue.

The Project Area is zoned M1-1, a commercial and light manufacturing that permits up to 1 FAR of commercial or industrial use and up to 2.4 FAR of community facility uses.

The properties north of the Project Area and to the east and west along the north side of Barnett Avenue are also zoned for light industrial and commercial use. The blocks south of Barnett Avenue are zoned for residential use with R4 and R5B districts. R4 districts allow all types of housing (including one- and two-family homes as well as apartment buildings) with a maximum FAR of 0.75, plus an attic allowance of up to 20% for inclusion of space under a pitched roof. R5B is a contextual district that allows a maximum FAR of 1.35, a maximum street wall height of 30 feet, and a maximum building height of 33 feet.

The Sunnyside Planned Community Preservation District (PC) is mapped to the south and west of the Project Area. The Special Planned Community Preservation District designation is designed to protect the unique character of communities that have been planned and developed as a unit. Those communities characteristically have large landscaped open spaces and a superior relationship of buildings, open spaces, commercial uses, and pedestrian and vehicular circulation. Within the Sunnyside area, this district provides special bulk, floor area, density, height, yard, and parking regulations.

The surrounding area also includes a portion of the Sunnyside Gardens Historic District, which is a New York City Historic District that is also listed on the State and National Registers of Historic Places. This historic district is bounded roughly by Barnett and 38th Avenues to the north, 43rd and 46th Streets to the west, Skillman Avenue and Queens Boulevard to the south, and 48th and 52nd Streets to the east.

4. Description of the Proposed Project Area and Development Site

The Project Area is located on the north side of Barnett Avenue between 50th and 52nd Streets on Block 119, Lot 143. There are no other properties that would be affected by the proposed actions, and therefore the Project Area and the Development Site are the same. The 64,366-sf site is owned by the Applicant and is currently used as a parking lot for approximately 223 vehicles. The only structure in the Project Area is a parking attendant's booth which is approximately 15 by 25 feet.

The Project Area is long and narrow with an east-west orientation along Barnett Avenue. The site extends 560 feet along Barnett Avenue and is 64 feet deep at its western edge and 150 feet deep at its eastern edge. Barnett Avenue, at 60 feet wide, is classified as a narrow street under the Zoning Resolution. Because there is no curb along the north side of Barnett Avenue at this location, there are no curb cuts at the Development Site, but there are driveways into the parking lot at the eastern end and middle of the site.

5. Description of Proposed Development Site (if different than the Project Area)

See above. The Project Area and Development Site are the same.

6. Description of the Proposed Development

The proposed development is a residential building with approximately 237,037 gross square feet (gsf) of floor area, including approximately 232,237 gsf of residential space and 4,800 gsf of ground floor community facility space. The Applicant is proposing this project in order to create permanently affordable housing on an underutilized site and to provide a location for a Universal Pre-Kindergarten facility, both of which address key policy goals of the Mayor.

The proposed building would be oriented along Barnett Avenue and would occupy approximately 446 feet of the lot frontage. Variations in the height of the building and the setback distance from the street would break up the building's mass and create the sense of a courtyard around the building entrance. The building would have initial heights of seven and eight stories on portions of the site closest to Barnett Avenue and would step up to a maximum height of nine and ten stories at portions of the building further from the street. The seven- and eight-story portions of the building along Barnett Avenue would be set back from the sidewalk at distances ranging from 7'6" to 11'11". The ten-story central portion of the building would be set back from the sidewalk 21'2" and 24'10", creating a small courtyard around the entrance to the residential lobby.

The 7- and 8-story portions of the building, which are closest to Barnett Avenue, would reach approximately 70 and 80 feet, respectively. The overall maximum building height would be approximately 100 feet at the 10-story portion.

The building is expected to include approximately 220 housing units. The Applicant intends for all of the housing units in the project area to be affordable to low- and moderate-income households. It is anticipated that 25% of the units would be affordable to households earning up to 60% of the Area Median Income (AMI) and the remaining units would be for moderate income households earning up to 130% AMI. The Applicant proposes to map an Inclusionary Housing zoning district on the project area as part of the rezoning.

The ground floor would include the residential lobby and "maisonette" apartments with small front yards along Barnett Avenue. The western end of the ground floor would include the approximately 4,000-sf community facility space which is expected to house a Universal Pre-Kindergarten facility to be operated by Phipps Neighborhoods, the social services affiliate of Phipps Houses.

The portion of the project area to the west of the building would include a small play yard for the Universal Pre-Kindergarten facility as well as other landscaped open space. The project would include recreational space for all residential tenants in the form of an approximately 9,770-sf deck and 1282-sf of interior space at the second floor level at the rear of the building.

It is anticipated that a minimum of 101 attended accessory parking spaces would be located at grade on the northern part of the project area at the rear of the building and underneath a portion of the building, where the rear second floor of the structure would be supported on columns with open parking at grade beneath. There would be two curb cuts leading to driveways by which vehicles could enter the parking lot: a 20-foot wide

curb cut at the eastern edge of the project site and a 34-foot wide curb cut at the western edge of the site. The driveway at the western end of the site would also be used as the exit from the parking lot. The western curb cut would be located across Barnett Avenue from the intersection of 50th Street, where traffic flows one-way north. The eastern curb cut would be across Barnett Avenue from the intersection of 52nd Street, where traffic flows one-way south.

The proposed building would have a Floor Area Ratio (FAR) of 3.6, which is consistent with the maximum permitted in an R7-1 district on a narrow street under the proposed zoning text amendment to ZR 23-952 described under item #7 below. The building would cover 27,404 sf of the zoning lot and would have a rear yard of 30 feet in depth. The building coverage would therefore be 42.5% which is in compliance with the provisions of ZR 123-63 and ZR 23-145.

7. Action(s) Necessary to Facilitate the Project

The project requires the rezoning of the Project Area from M1-1 to a Special Mixed Use District with M1-1 and R7-1 components as well as zoning text amendments to establish MX-16 (M1-1/R7-1), to modify height and setback regulations in MX-16 (M1-1/R7-1), to establish an Inclusionary Housing Designated Area at this location, and to include R7-1 as a zoning district with an Inclusionary Housing floor area bonus.

Zoning Map Amendment

The Applicant proposes to rezone the Project Area from M1-1 to MX-16 (M1-1/R7-1). The new M1-1/R7-1 zoning district would be bounded by the LIRR right-of way on the north side, the prolongation of the centerline of 52nd Street on the east side, Barnett Avenue on the south side, and the prolongation of the western edge of 50th Street on the west side.

The proposed zoning map change is necessary because current zoning does not permit residential use. The Project Area's current M1-1 zoning allows up to 1 FAR of commercial or light industrial uses and up to 2.4 FAR of community facility use. The Project Area would be mapped with an MX district, which pairs a residential district with a light industrial district, in order to accommodate the proposed affordable housing. The mixed-use component of the zoning, which includes an M1-1 district, is necessary in order to provide a more flexible building envelope that is more suitable for development on this long and narrow site than the envelopes of residential height factor or contextual districts. The MX-16 (M1-1/R7-1) zoning allows residential buildings with a maximum of 60 feet of height within 15 feet of the street and up to 135 feet beyond 15 feet of the street.

The proposed residential and community facility uses would conform with the use regulations of the proposed MX zoning. However, as discussed below, modifications of the M1-1/R7-1 height and setback regulations are required in order for the proposed building to comply.

Zoning Text Amendments

The Applicant proposes zoning text amendments to the following sections of the Zoning Resolution:

- **ZR 23-952 Floor area compensation in Inclusionary Housing designated areas:** The Applicant proposes to amend this section to add R7-1 (portions of lots beyond 100 feet of a wide street) with a base FAR of 2.7 and maximum FAR of 3.6.
- **Appendix F:** The Project Area would be added to the list and maps of Inclusionary Housing Designated Areas.
- **ZR 123-90 Special Mixed Use Districts Specified:** Text would be added to establish the Project Area as Special Mixed Use District 16.
- **ZR 123-63 Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts:** Text would be added to establish the new MX -16 (M1-1/R7-1) district as an Inclusionary Housing district whose floor area ratio would be governed by R7-1.
- **ZR 123-662 Height and Setback Regulations - All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations:** The Applicant proposes to add text to this section to modify height and setback regulations applicable in MX-16 (M1-1/R7-1). The text would state that the height and setback regulations of 123-662(a)(1), which limit the height of buildings in an MX district with R7-1 to 60 feet within 15 feet of a narrow street, would not apply. Section 123-662(a)(3) would be added to describe height and setback regulations specific to MX-16 (M1-1/R7-1), which would state that portions of a building in an R7-1 district within 15 feet of a narrow street may rise to a maximum height of 80 feet.

The above proposed text amendments are necessary in order to allow an efficiently designed and visually interesting building form on the irregularly shaped Project Area lot and to incentivize affordable housing. The actions to designate the Project Area as an Inclusionary Housing Area and to add R7-1 to the districts with FAR bonuses for affordable housing are needed in order to insure that the project as proposed may not be constructed without a substantial low-income housing component.

The proposed adjustment to the height regulations in MX-16 (M1-1/R7-1) would affect only a small portion of the zoning lot within 15 feet of Barnett Avenue and is necessary in order to allow for an efficiently constructed building with enough depth to accommodate a double-loaded corridor on all but the uppermost setback floors. The distance of the building from the lot line at Barnett Avenue is constrained by the need to fit parking and a driveway behind the building, in addition to zoning rear yard requirements. If the building were to comply with the requirement for a maximum of 60 feet of height within 15 feet of Barnett Avenue, floors above the sixth floor could not have double-loaded corridors, making the building inefficient and prohibitively expensive to construct. The

proposed modification to the height limit within 15 feet of the street would facilitate better design by allowing a more varied streetscape with portions of the building set back at different distances from the sidewalk and permitting multiple street wall heights along Barnett Avenue. Because of the long, narrow configuration of the Project Area, the proposed building must have a long street frontage, and the proposed text amendments allow the design to visually break up the long façade into smaller components. The building interior will also be broken down into three smaller components to avoid excessively long corridors serving the apartments.

With the proposed text amendments described above, the project will fully comply with applicable zoning regulations relating to both land use and building form. A minimum of 25% of the project's residential units would be affordable to low-income households earning up to 80% of AMI, and therefore the requirements for the Inclusionary Housing FAR bonus would be satisfied.

In addition to the zoning actions described above, the project will also require funding actions on the part of the New York City Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC).

8. Conclusion

The proposed actions would advance the affordable housing production goals of the mayor's Housing New York plan by facilitating the development of a new residential building with approximately 220 affordable units for low- and moderate-income households. The proposed project would also include a Universal Pre-Kindergarten facility in a portion of the ground floor, thereby contributing to the mayor's initiative to provide free Universal Pre-K to all children in the city. The proposed zoning map amendment is required in order to allow residential use on a site currently zoned for light industrial and commercial uses. The proposed zoning text amendments are needed in order to allow appropriate building shape for an irregular lot and to incentivize affordable housing.

The proposed project, with its residential and community facility uses, would be consistent with land uses in the Sunnyside neighborhood, which include the Sunnyside Gardens apartment complex directly across Barnett Avenue to the south as well as other large apartment buildings with elevators, smaller multifamily walkup buildings, and one- and two-family houses. In addition to providing much-needed affordable housing, the proposed project would improve an underutilized stretch of Barnett Avenue which currently has only surface parking. The proposed new building would bring activity to this block and create an inviting streetscape with plantings and a new sidewalk.

Barnett Sunnyside

TEXT AMENDMENT

Draft v.2 - October 13, 2015

Matter in underline is new, to be added;

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

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

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

* * *

Article II: RESIDENCE DISTRICT REGULATIONS

Chapter 3 - Bulk Regulations for Residential Buildings in Residence Districts

23-90 INCLUSIONARY HOUSING

* * *

23-952 Floor area compensation in Inclusionary Housing designated areas

The provisions of this Section shall apply in #Inclusionary Housing designated areas# set forth in APPENDIX F of this Resolution.

The #residential floor area# of a #zoning lot# may not exceed the base #floor area ratio# set forth in the table in this Section, except that such #floor area# may be increased on a #compensated zoning lot# by 1.25 square feet for each square foot of #low income floor area# provided, up to the maximum #floor area ratio# specified in the table. However, the amount of #low income floor area# required to receive such #floor area compensation# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non- #residential floor area#, or any #floor area# increase for the provision of a #FRESH food store#, on the #compensated zoning lot#.

MAXIMUM #RESIDENTIAL FLOOR AREA RATIO#

| District | Base #floor area ratio# | Maximum #floor area ratio# |
|--|-------------------------|----------------------------|
| R6B | 2.00 | 2.20 |
| R6 ¹ | 2.20 | 2.42 |
| R6 ² R6A <u>R7-1</u> ¹ R7-2 ¹ | 2.70 | 3.60 |
| R7A R7-2 ² | 3.45 | 4.60 |
| R7-3 | 3.75 | 5.0 |
| R7D | 4.20 | 5.60 |
| R7X | 3.75 | 5.00 |
| R8 | 5.40 | 7.20 |
| R9 | 6.00 | 8.00 |
| R9A | 6.50 | 8.50 |
| R9D | 7.5 | 10.0 |
| R9X | 7.3 | 9.70 |
| R10 | 9.00 | 12.00 |

¹ for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#

² for #zoning lots#, or portions thereof, within 100 feet of a #wide street#

* * *

Appendix F: INCLUSIONARY HOUSING DESIGNATED AREAS

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

TABLE OF
INCLUSIONARY HOUSING DESIGNATED AREAS
BY ZONING MAP

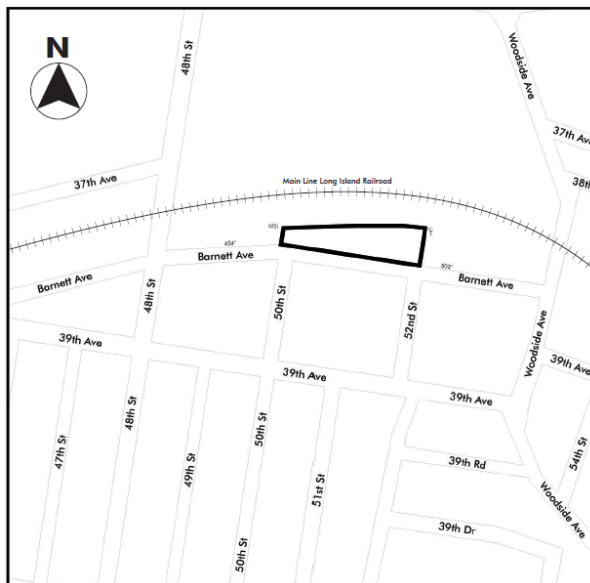
| Zoning Map | Community District | Maps of Inclusionary Housing Designated Areas |
|------------|--------------------|---|
| 1d | Bronx CD 7 | Map 1 |
| 3b | Bronx CD 4 | Map 1 |
| 3c | Bronx CD 6 | Maps 1 - 3 |
| 3c | Bronx CD 7 | Map 1 |
| 3d | Bronx CD 3 | Map 1 |
| 3d | Bronx CD 6 | Maps 2 - 5 |
| 5d | Manhattan CD 7 | Map 1 |
| 6a | Manhattan CD 9 | Map 1, Map 2 |
| 6a | Manhattan CD 10 | Map 1 |
| 6a | Manhattan CD 11 | Map 1 |
| 6a | Bronx CD 1 | Map 1 |
| 6a | Bronx CD 4 | Map 1 |
| 6b | Manhattan CD 10 | Map 1 |
| 6b | Manhattan CD 11 | Map 1 |
| 8b | Manhattan CD 4 | Map 1 |
| 8c | Manhattan CD 4 | Map 2 |
| 8c | Manhattan CD 7 | Map 2 |
| 8d | Manhattan CD 4 | Map 3, Map 4 |
| 8d | Manhattan CD 5 | Map 1 |
| 8d | Manhattan CD 6 | Map 1 |
| 8d | Queens CD 2 | Map 3 |
| 9a | Queens CD 1 | Map 1 |
| 9b | Queens CD 1 | Map 2 |
| 9b | Queens CD 2 | Map 1, <u>Map 4</u> |
| 9d | Queens CD 2 | Map 1, Map 2, <u>Map 4</u> |
| 12a | Manhattan CD 1 | Map 1 |
| 12a | Manhattan CD 2 | Map 1 |
| 12c | Manhattan CD 3 | Map 1 |
| 12c | Brooklyn CD 1 | Map 1, Map 2 |
| 12d | Brooklyn CD 1 | Map 2, Map 3 |
| 12d | Brooklyn CD 2 | Map 1, Map 4 |
| 12d | Brooklyn CD 3 | Map 3 |
| 13a | Brooklyn CD 1 | Map 1, Map 2 |
| 13b | Brooklyn CD 1 | Map 2, Map 4 |
| 13b | Brooklyn CD 3 | Maps 3 - 5 |
| 13b | Brooklyn CD 4 | Map 1 |

| | | |
|-----|----------------|------------|
| 14d | Queens CD 8 | Map 1 |
| 14d | Queens CD 12 | Map 1 |
| 16b | Brooklyn CD 7 | Map 2 |
| 16c | Brooklyn CD 2 | Maps 1 - 3 |
| 16c | Brooklyn CD 3 | Map 1 |
| 16c | Brooklyn CD 6 | Map 1 |
| 16c | Brooklyn CD 8 | Map 1 |
| 16d | Brooklyn CD 7 | Map 1 |
| 16d | Brooklyn CD 8 | Map 1 |
| 16d | Brooklyn CD 14 | Map 2 |
| 17a | Brooklyn CD 3 | Maps 1 - 5 |
| 17a | Brooklyn CD 8 | Map 1 |
| 17b | Brooklyn CD 8 | Map 1 |
| 17b | Brooklyn CD 14 | Map 2 |
| 22a | Brooklyn CD 7 | Map 2 |
| 22c | Brooklyn CD 7 | Map 2 |
| 22c | Brooklyn CD 14 | Maps 1 - 3 |
| 23a | Brooklyn CD 14 | Map 2 |
| 28d | Brooklyn CD 13 | Map 1 |

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Queens Community District 2

Map 4 – In MX 16 – see Section 123-90



Portion of Community District 2, Queens

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Article XII: SPECIAL PURPOSE DISTRICTS

Chapter 3 - Special Mixed Use Districts

123-60 SPECIAL BULK REGULATIONS

* * *

123-63 Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

Where the designated #Residence District# is an R6, R7, R8 or R9 District, the minimum required #open space ratio# and maximum #floor area ratio# provisions of Sections 23-142, 23-143 and paragraph (a) of Section 23-147 shall not apply. In lieu thereof, all #residential buildings#, regardless of whether they are required to be #developed# or #enlarged# pursuant to the Quality Housing Program, shall comply with the maximum #floor area ratio# and #lot coverage# requirements set forth for the designated district in Section 23-145, or paragraph (b) of Section 23-147 for #non-profit residences for the elderly#. For purposes of this Section, #non-profit residences for the elderly# in R6 and R7 Districts without a letter suffix, shall comply with the provisions for R6A or R7A Districts, respectively, as set forth in paragraph (b) of Section 23-147.

Where the designated district is an R7-3 District, the maximum #floor area ratio# shall be 5.0 and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 80 percent on a #corner lot#.

Where the designated district is an R9-1 District, the maximum #floor area ratio# shall be 9.0, and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 80 percent on a #corner lot#.

The provisions of this Section shall not apply on #waterfront blocks#, as defined in Section 62-11. In lieu thereof, the applicable maximum #floor area ratio# and #lot coverage# requirements set forth for #residential uses# in Section 62-30 (SPECIAL BULK REGULATIONS) through 62-32 (Maximum Floor Area Ratio and Lot Coverage on Waterfront Blocks), inclusive, shall apply.

However, in #Inclusionary Housing designated areas#, as listed in the table in this Section, the maximum permitted #floor area ratio# shall be as set forth in Section 23-952. The locations of such districts are specified in APPENDIX F of this Resolution.

| #Special Mixed Use District# | Designated #Residence District# |
|---|---------------------------------|
| MX 2 - Community District 2, Brooklyn | R7A R8A |
| MX 8 - Community District 1, Brooklyn | R6 R6A R6B R7A |
| MX 11 - Community District 6, Brooklyn | R7-2 |
| MX 14 - Community District 6, The Bronx | R7A R7X |
| <u>MX 16 - Community District 2, Queens</u> | <u>R7-1</u> |

* * *

123-66 Height and Setback Regulations

* * *

123-662 Height and Setback Regulations - All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations

123-662(a)(3)

(3) In #Special Mixed Use District# 16 in the Borough of Queens, where the designated #Residence District# is an R7-1 District, the height and setback regulations of paragraph (a)(1) of this Section shall be modified such that a #building or other structure#, or portion thereof, located within ten feet of a #wide street# or 15 feet of a #narrow street#, may rise to a maximum height of 85 feet.

* * *

123-90 SPECIAL MIXED USE DISTRICTS SPECIFIED

#Special Mixed Use District# - 16:
Sunnyside, Queens

The #Special Mixed Use District# - 16 is established in Sunnyside in Queens as indicated on the #zoning maps#.