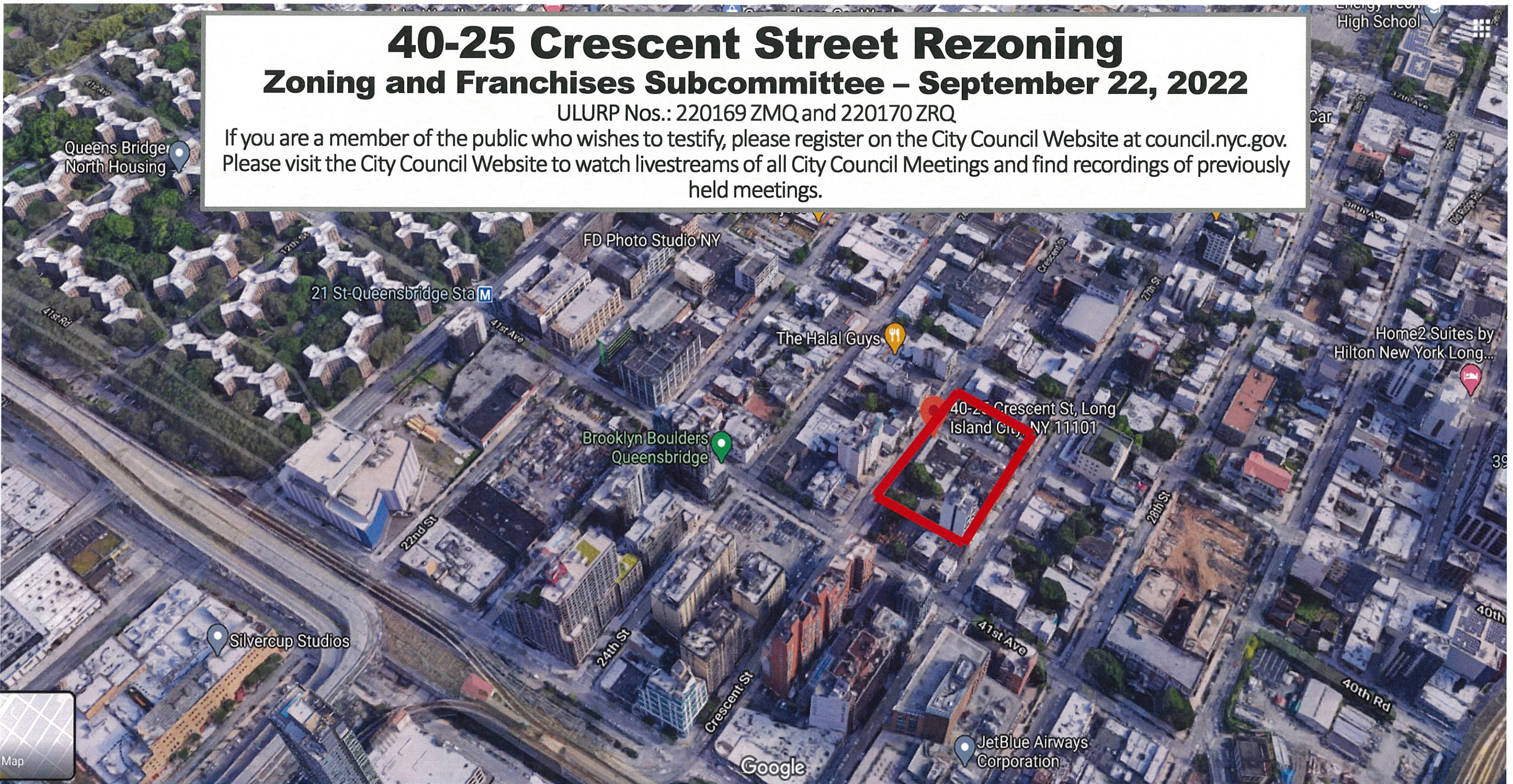


40-25 Crescent Street Rezoning

Zoning and Franchises Subcommittee – September 22, 2022

ULURP Nos.: 220169 ZMQ and 220170 ZRQ

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

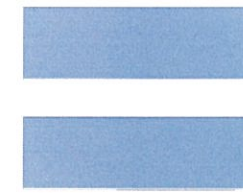


Summary of Proposal

Rezoning from
M1-2/R5B and
M1-2/R5D
districts to M1-
2/R6A district



Mandatory
Inclusionary
Housing
("MIH") area

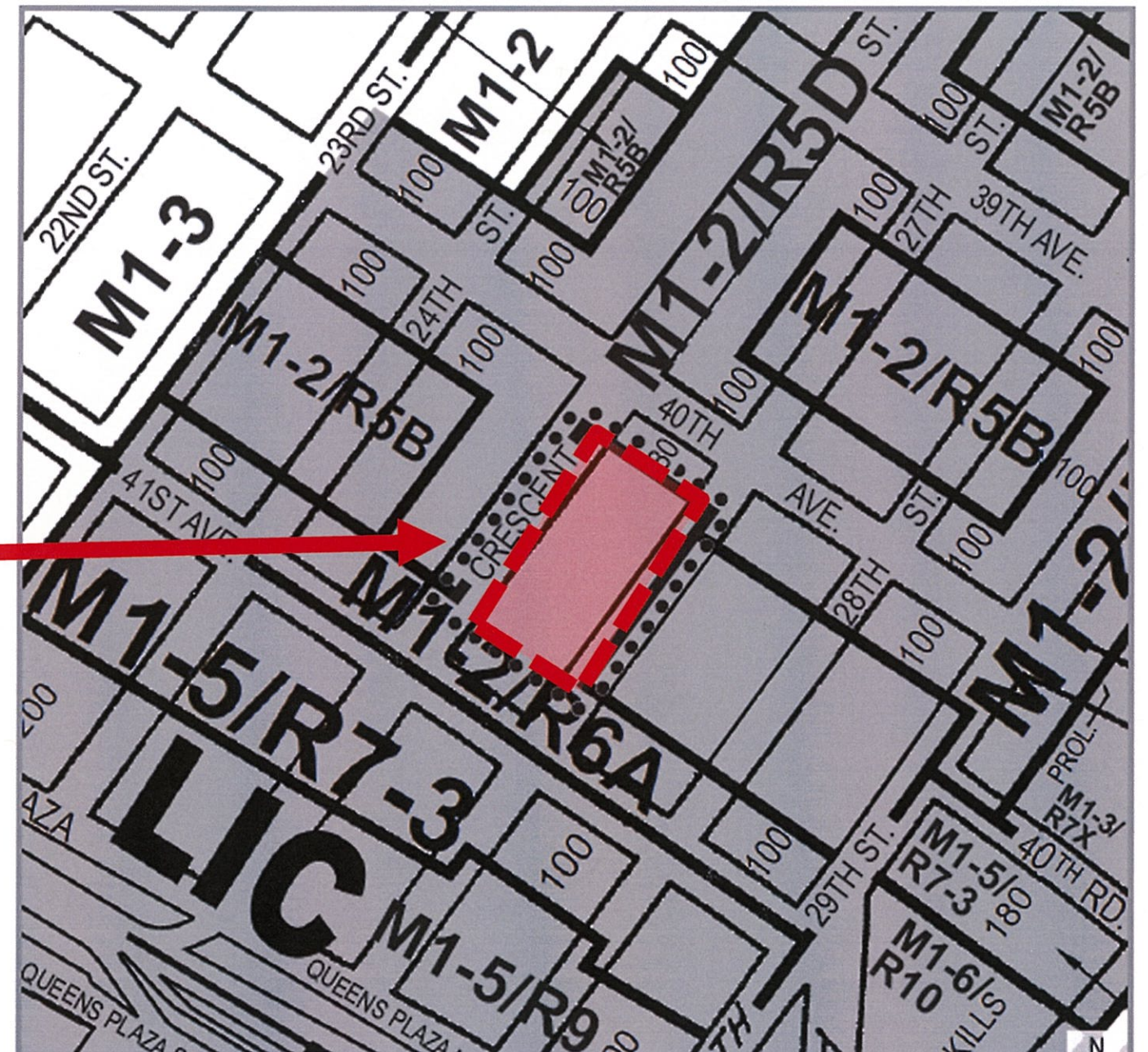
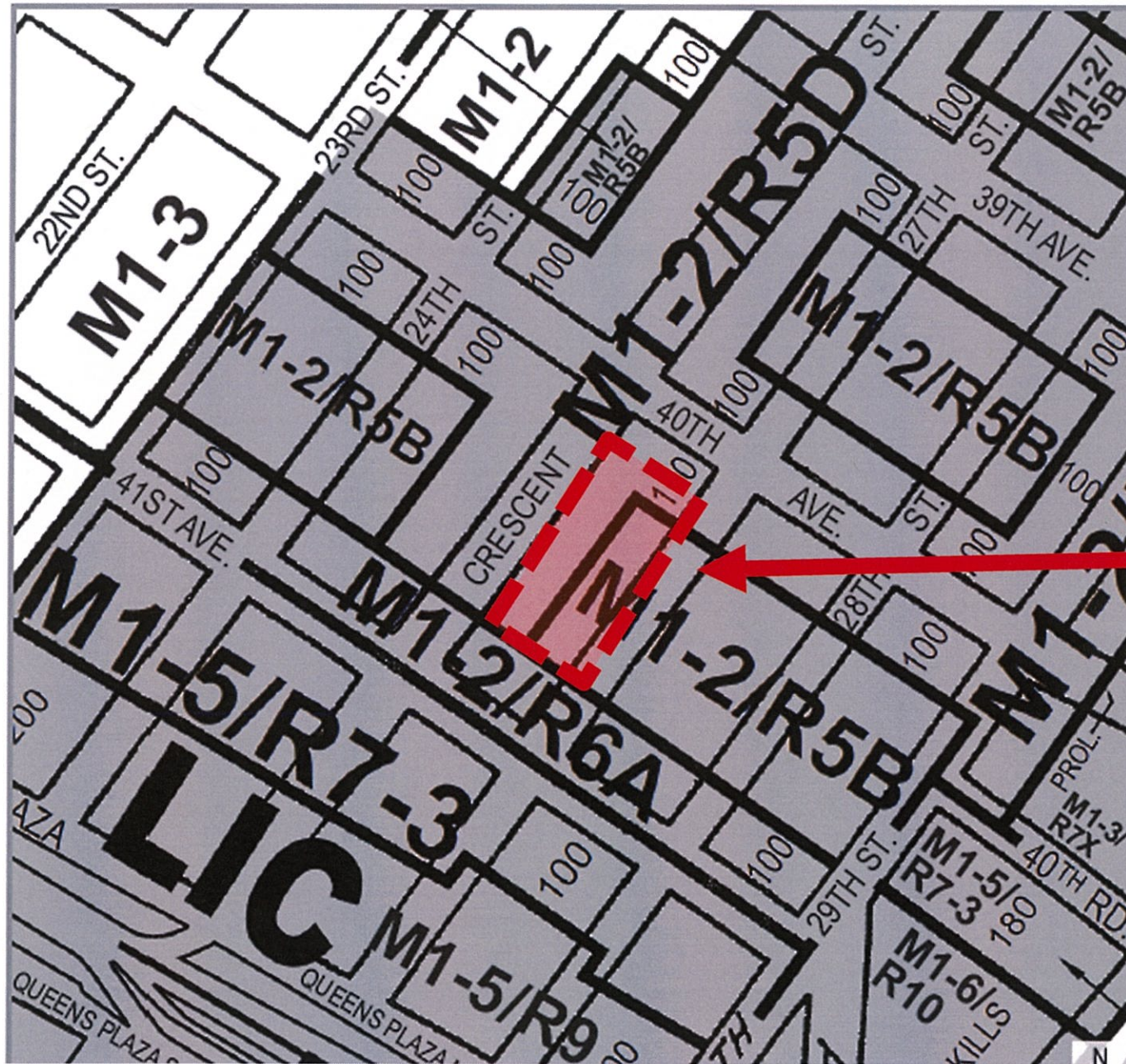


Mixed-use
building with
approximately
175,000 sf of
floor area

Zoning Change Map

Existing Map

Proposed Map





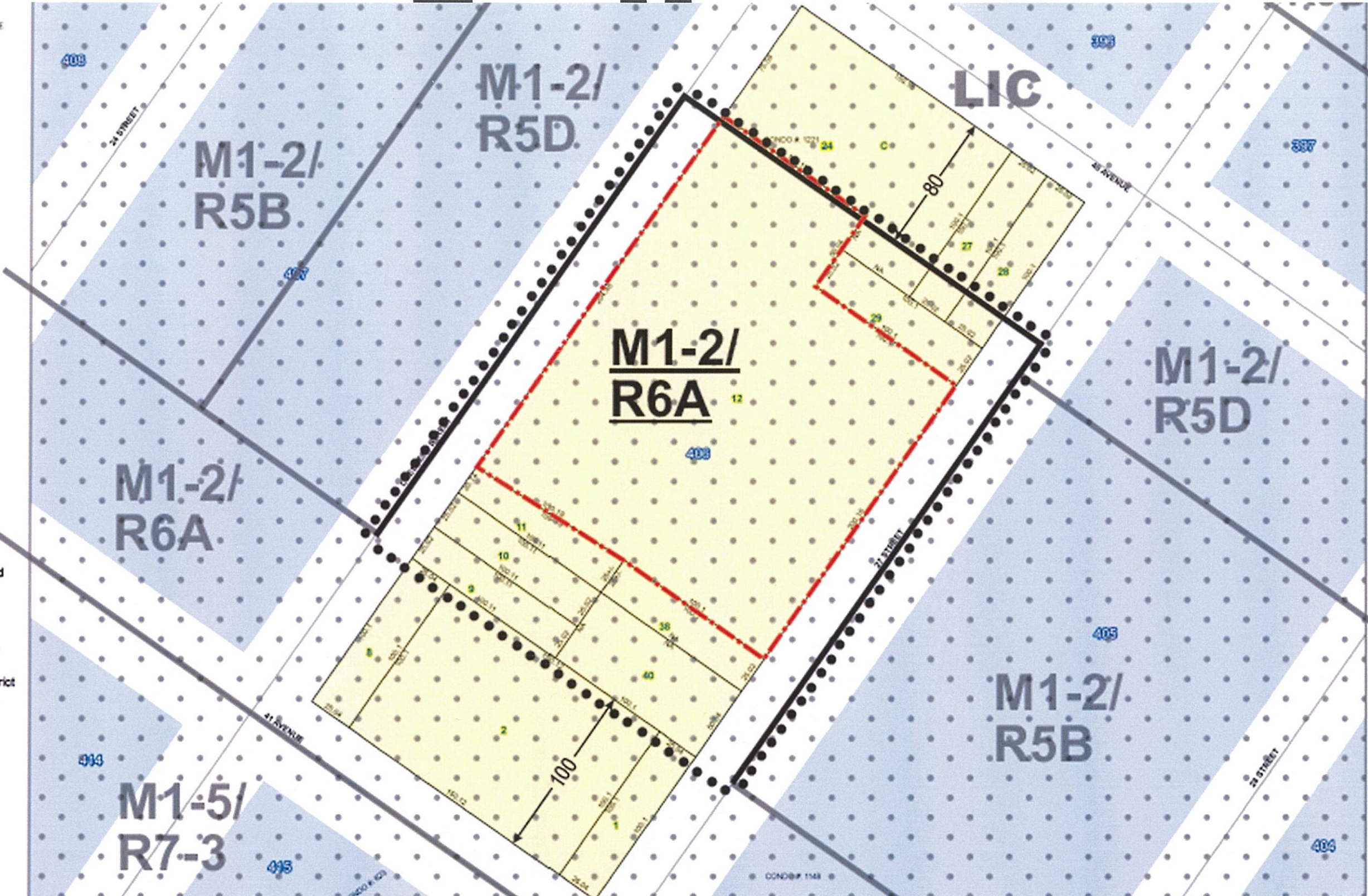
NYC Digital Tax Map

Effective Date : 12-22-2020 15:17:16
End Date : Current
Queens Block: 406



Legend

- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon
-
- Development Site
 - Area Proposed to be Rezoned
 - Existing Zoning District Line
 - Proposed Zoning District Line
 - Existing Special Purpose District
 - Existing Zoning District
 - Proposed Zoning District



40-25 Crescent Street Rezoning

Rezoning Area and Development Site Bounded by Crescent Street, 27th Street, 40th Avenue and 41st Avenue

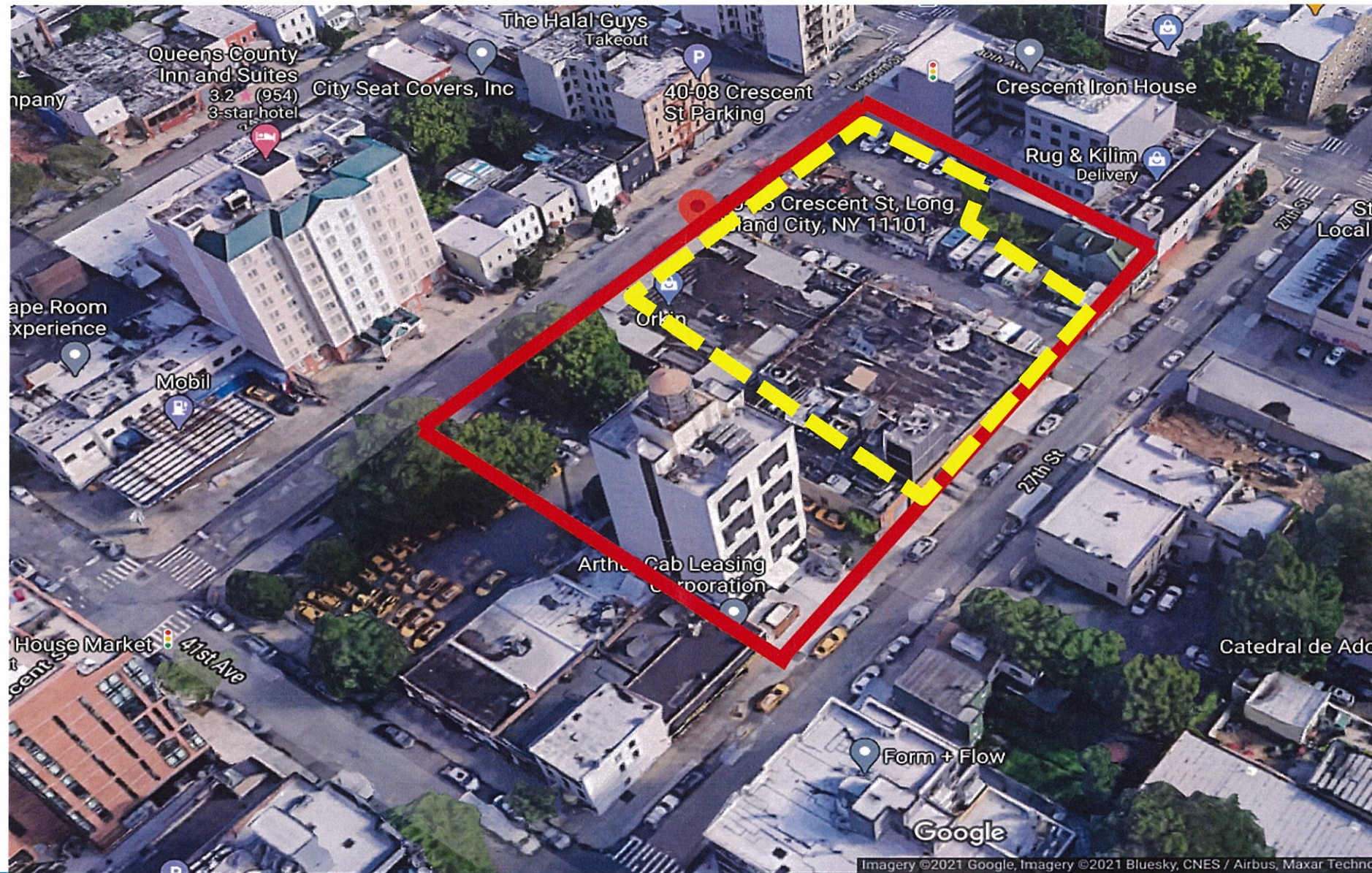
LEGEND



Rezoning Area



Development Site





Existing Conditions

The Development Site is improved with four one-story buildings, currently utilized as an office space for Orkin (an exterminating service), a facility in which the applicant stores and tests its water-storage and cooling tower products and a parking lot



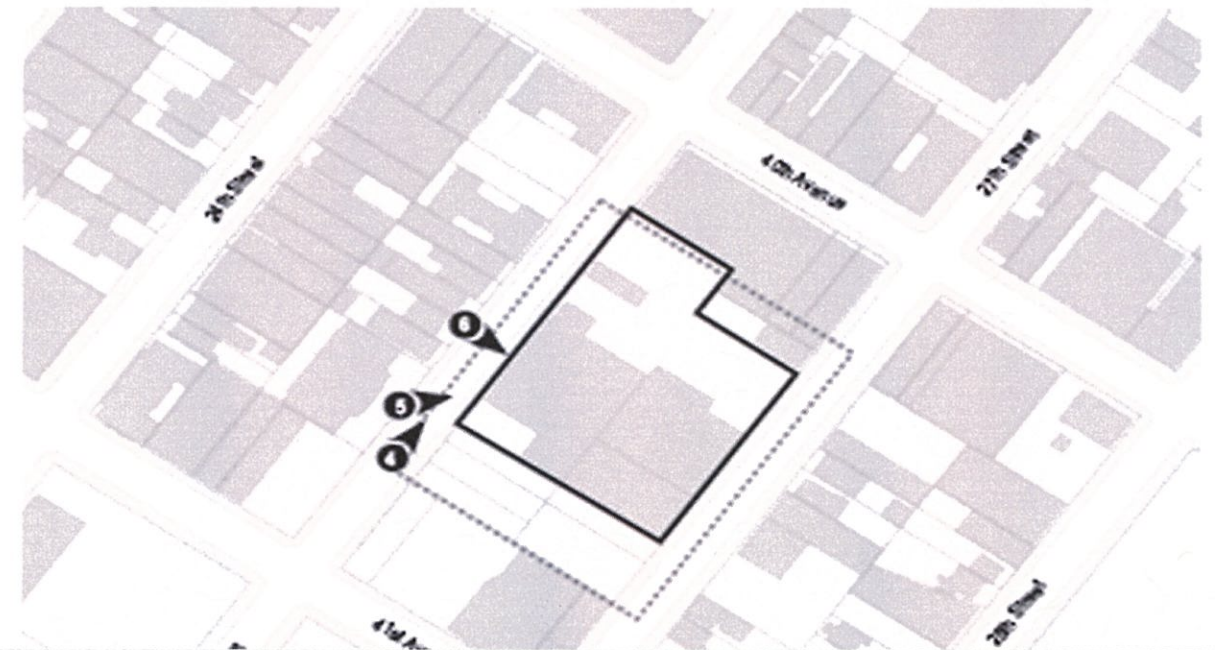
4. View of Crescent Street facing northeast (Development Site at right).



5. View of the Development Site facing east from Crescent Street.



6. View of the Development Site facing southeast from Crescent Street.



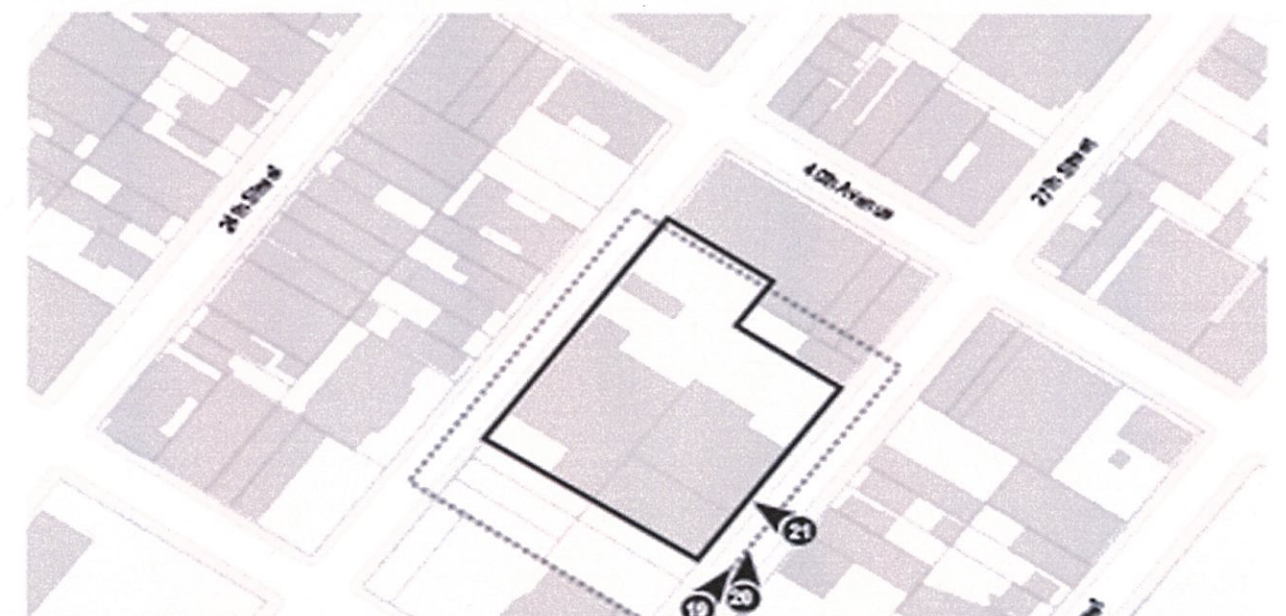
Photos from Crescent Street



19. View of 27th Street facing northeast (Development Site at left).



20. View of the Development Site facing north from 27th Street.



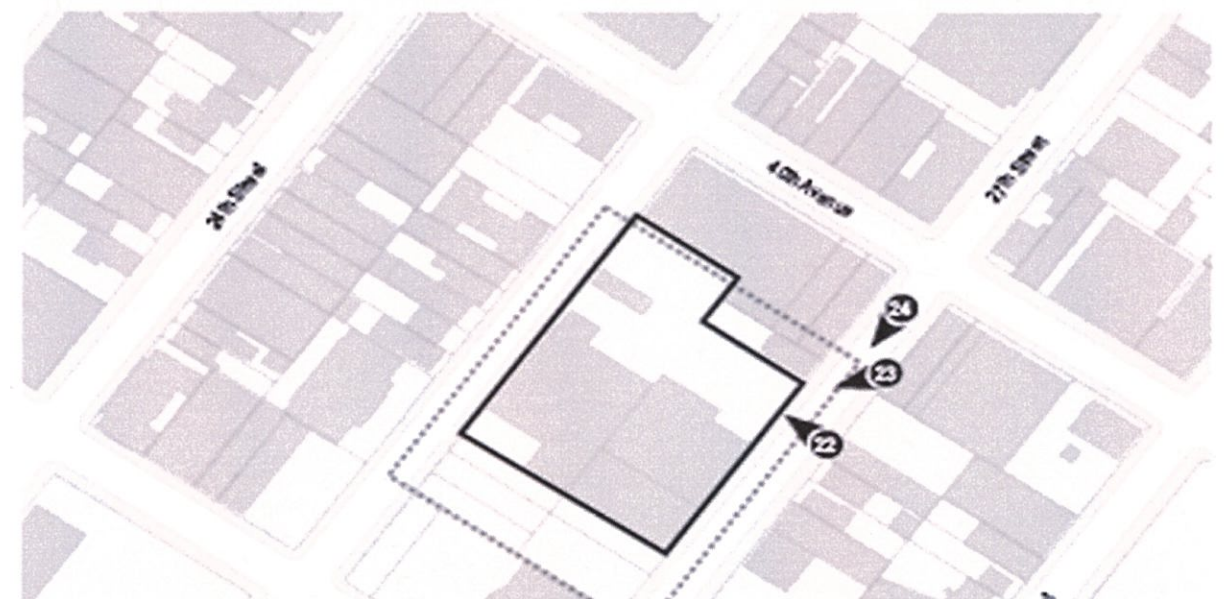
Photos from 27th Street



22. View of the Development Site facing northwest from 27th Street.

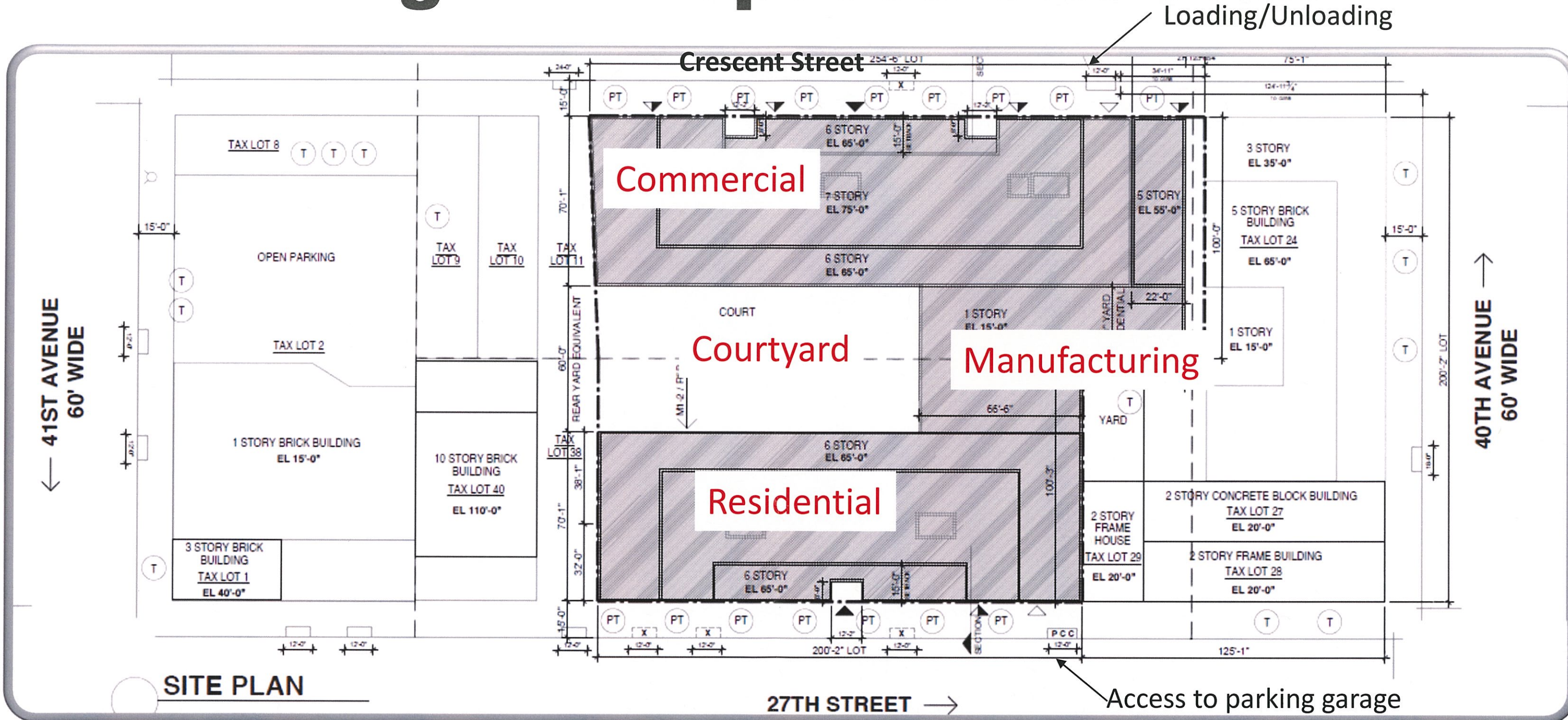


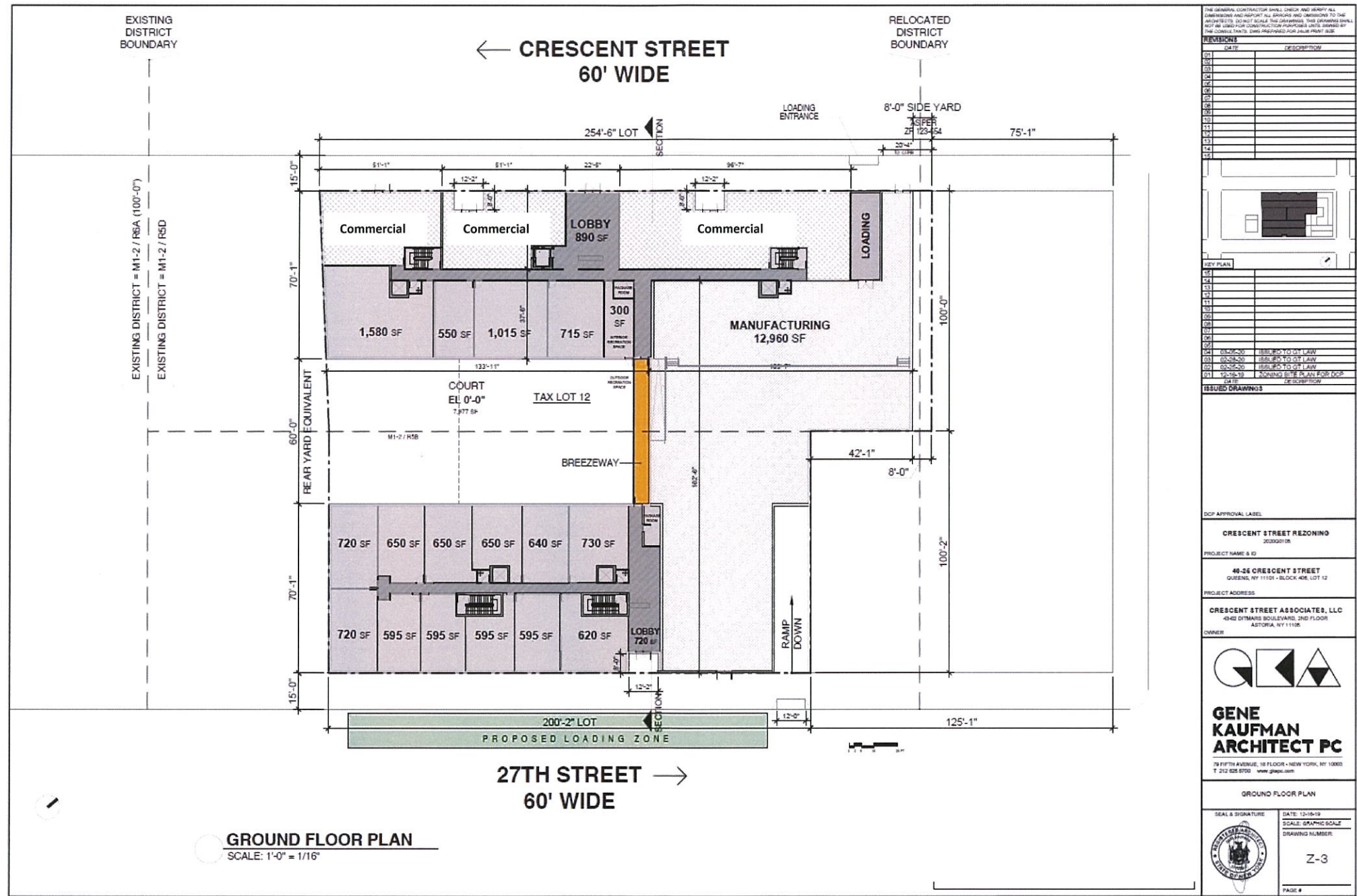
23. View of the Project Area facing west from 27th Street (Development Site at left).



More Photos (27th Street)

Original Proposed Site Plan





Building Details

Floor Area

175,000 total sf:

- 17,000 sf – c/m
- 158,000 sf - residential
- 39,500 sf - affordable pursuant to MIH Option 1

Dwelling Units

233 units

- 60 affordable units
- 173 market rate units

Height

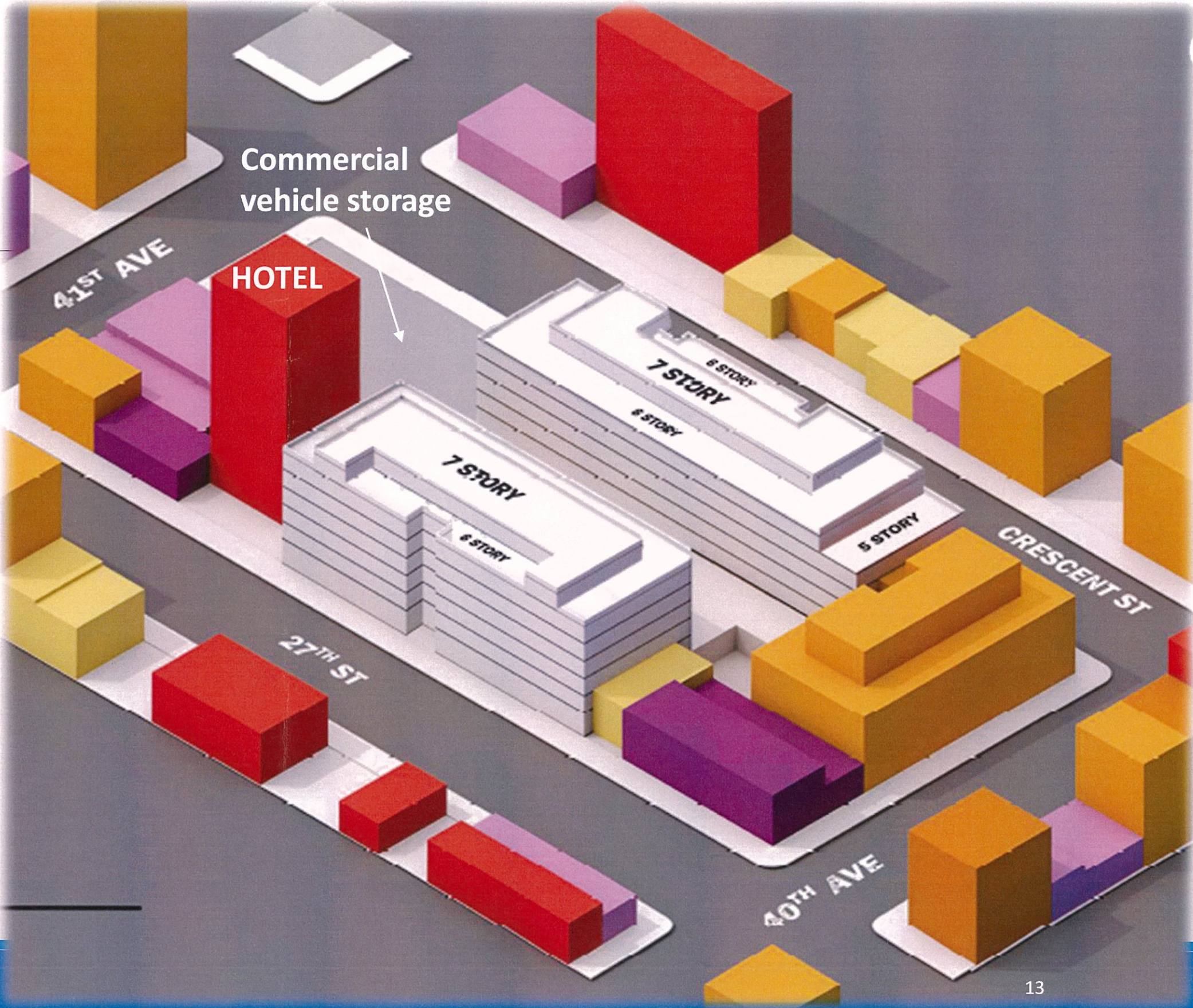
- **Base height:** 65'
- **Building Height:** 75 feet, except a portion fronting Crescent Street will be 55 feet

Parking/ loading

118 parking spaces in the cellar:

- 88 residential
- 30 c/m
- The parking garage would be accessed from 27th Street
- Loading will be accessed from Crescent Street

Land Use Diagram Showing Proposed Building and Existing Uses



Existing

View from 40th Ave

Proposed



No Action (Existing)

With Action

Existing

Proposed

View from 27th Street



No Action (Existing)

With Action



LOOKING NORTH FROM CRESCENT ST & 41ST AVE



LOOKING SOUTH FROM 27TH ST & 40TH AVE

Thank You

