

ULURP #'s

C 220364 ZMQ
C 220365 ZSQ
C 220366 ZSQ
N 220367 ZRQ
C 220368 ZSQ
C 220369 ZSQ
C 220371 ZSQ
C 220373 ZSQ
C 220374 ZSQ



**City Council Zoning and Franchises
Subcommittee Hearing**

October 19, 2022

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.

1,100 affordable homes – including 500 deeply affordable homes

Keep on building: Innovation QNS, which would add thousands of units of housing, must win Council approval

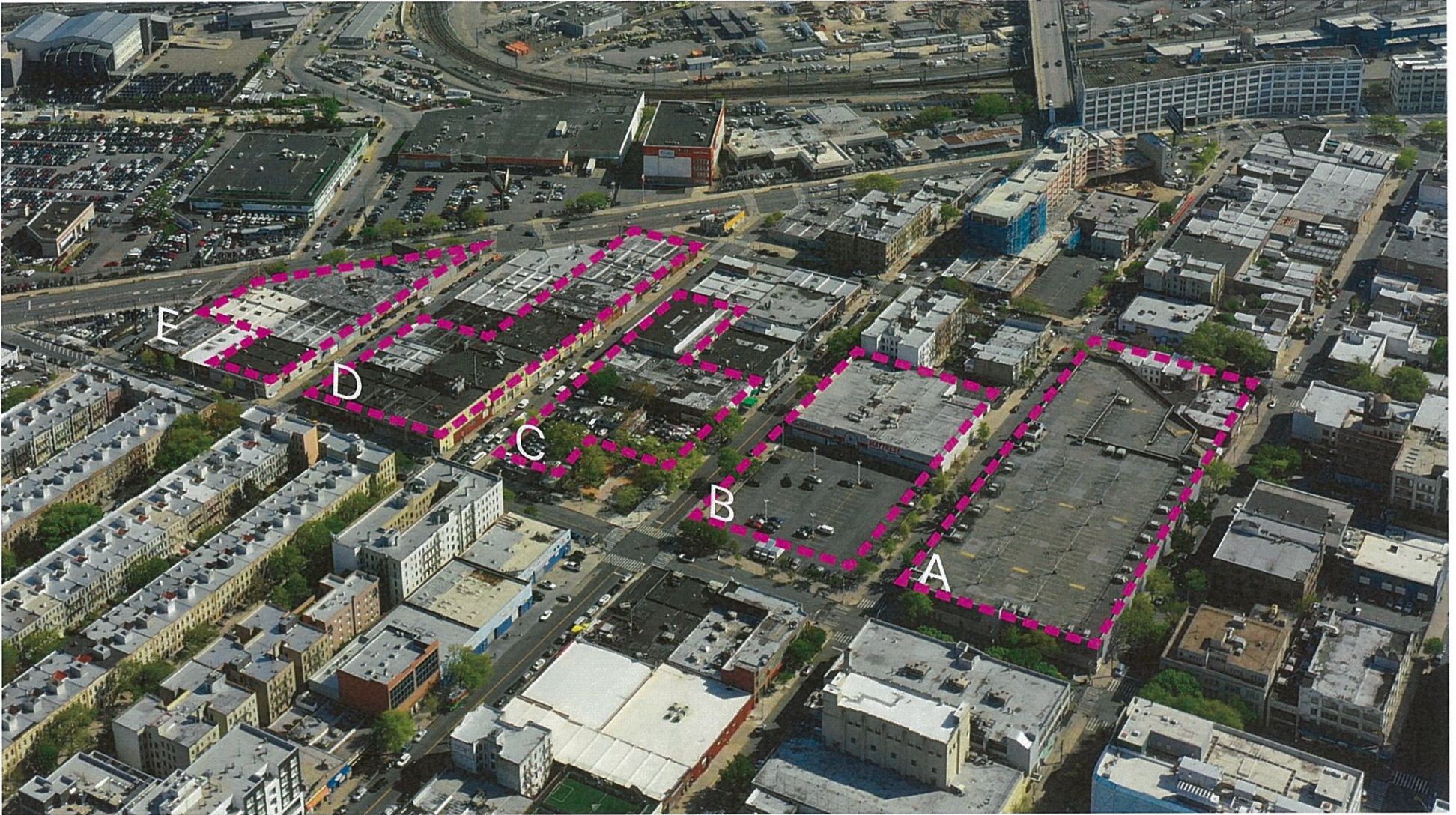
By [Daily News Editorial Board](#)

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Proposed Development Overview and Outreach

Proposed Development Overview and Outreach: Existing Conditions



Proposed Development Overview and Outreach: Existing Conditions



- Innovation Queens Proposal
- Project Area
- M Subway Station
- Subway
- Bus Station
- Bus Route
- 🚲 Bike Lane
- 🚲 Citibike Dock

Proposed Development Overview and Outreach: Existing Conditions



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Proposed Development Overview and Outreach: Existing Conditions



Design and Program Modifications

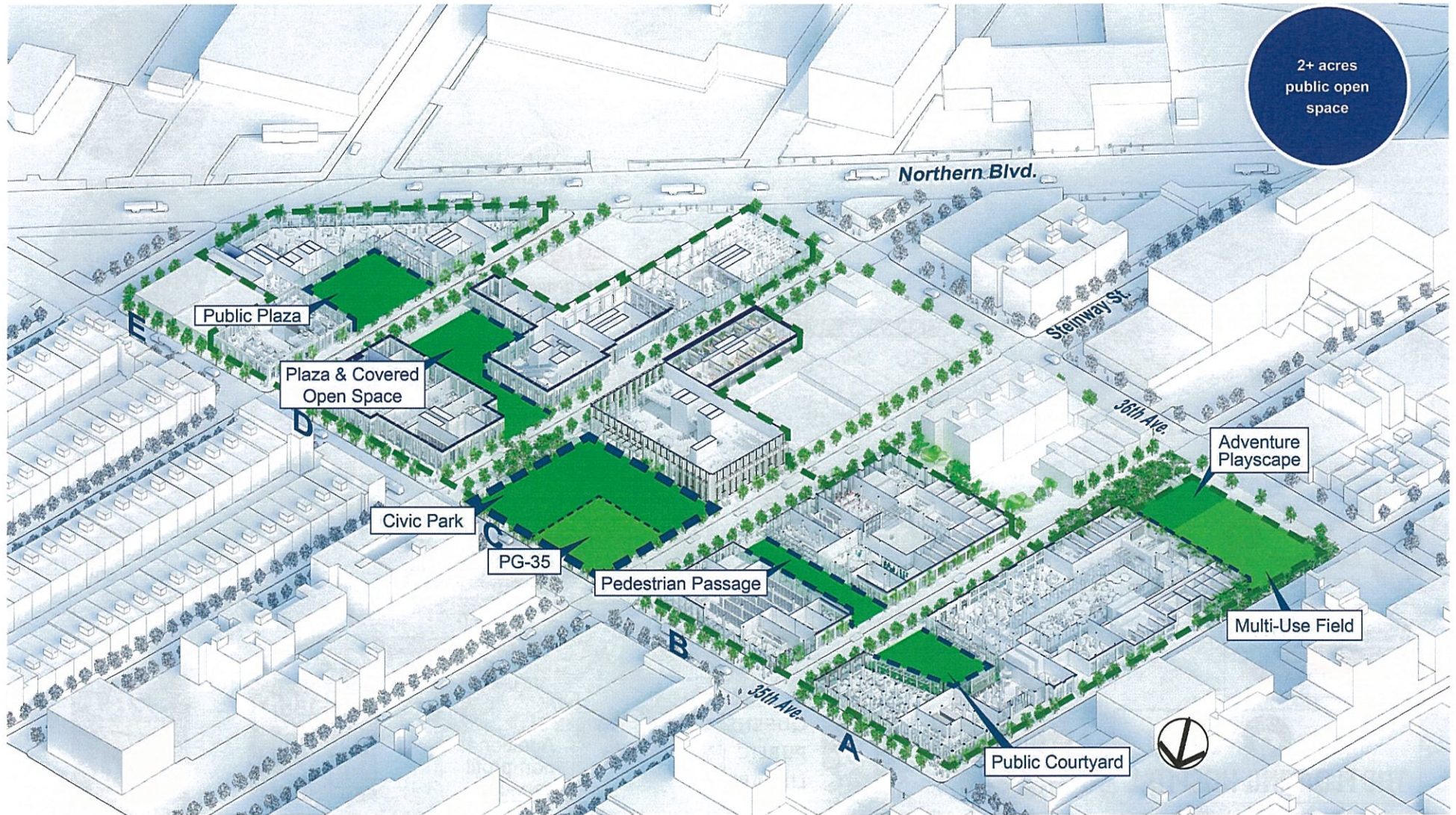
Five Years of Extensive Community Engagement:

- Focus groups
- Online surveys
- Phone surveys
- Multilingual door-to-door canvassing
- Multilingual street and subway station canvassing
- Neighborhood event and small business canvassing
- Public town hall
- Public workshops
- Presented to over 90 organizations
- Multilingual online platform

Results:

- 8,700 letters of support and support cards
- 25,000 website visitors
- 1,500 website comments (94% positive or neutral)
- Support of the Borough President

Proposed Development Overview and Outreach: Ground Floor Open Spaces



Proposed Development Overview and Outreach: Community Partners



90,000+ SF
community
space

Space for
community-serving
nonprofits to expand
their programming

Community
Innovation Hub and
Incubator on site

Additional
non-profit
services

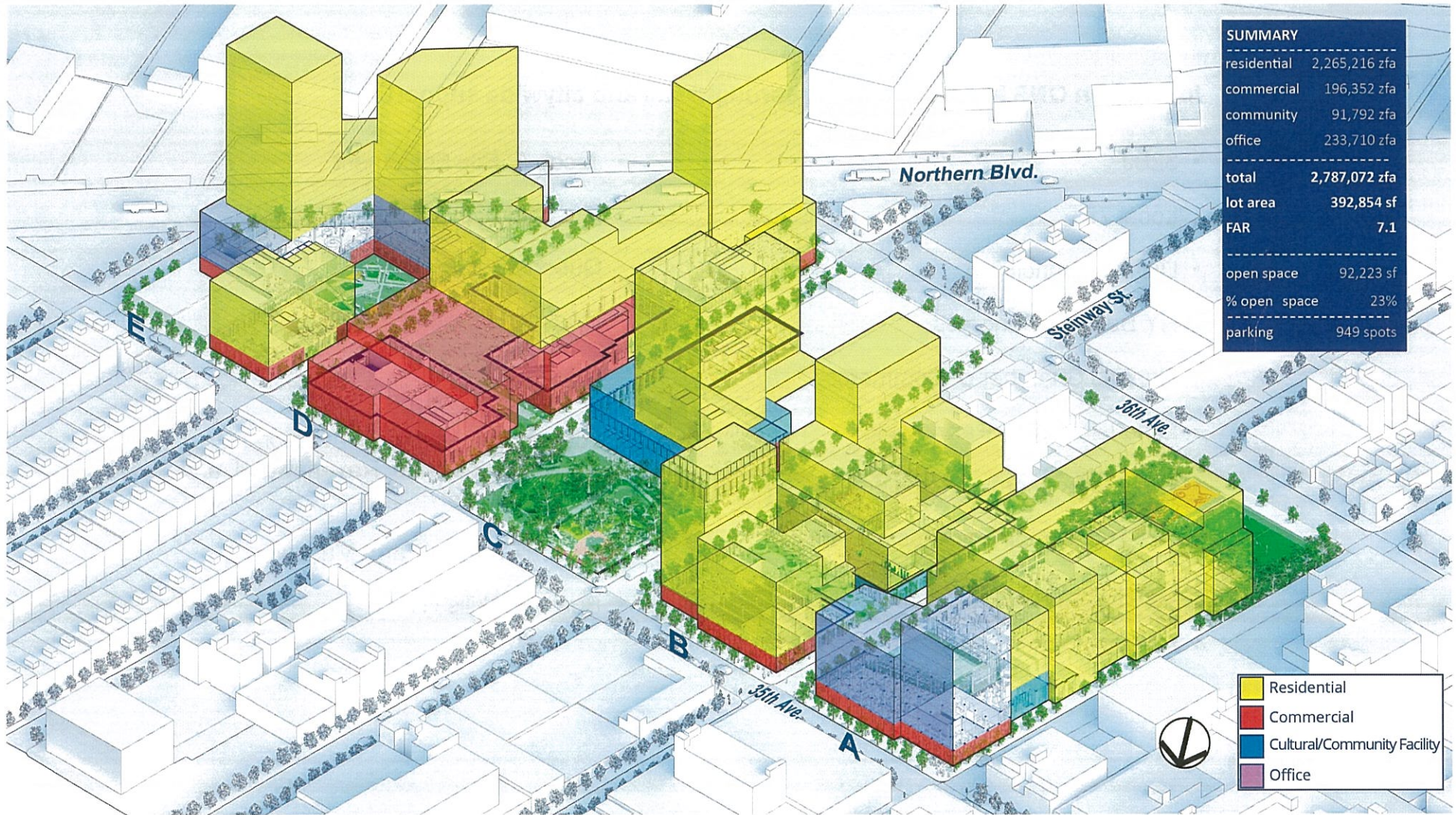
Additional
non-profit
services

Proposed Development Overview and Outreach: Stakeholders Activated In Support

Innovation QNS has strong local, boroughwide and citywide support

- 32BJ
- Local 79
- District Council 9
- NY Building Congress
- Queens Chamber of Commerce
- Long Island City Partnership
- Queens Economic Development Corp.
- 30+ Local small business owners
- LGBT Network
- HANAC
- Jacob A. Riis Settlement
- Museum of the Moving Image
- Queens Public Library
- Floating Hospital
- Urban Upbound
- Local NYCHA Leaders at Astoria Houses, Woodside, Ravenswood, and Queensbridge
- Queens County Farm Museum
- Building Skills NY

Proposed Development Overview and Outreach: ULURP Massing



SUMMARY	
residential	2,265,216 zfa
commercial	196,352 zfa
community	91,792 zfa
office	233,710 zfa

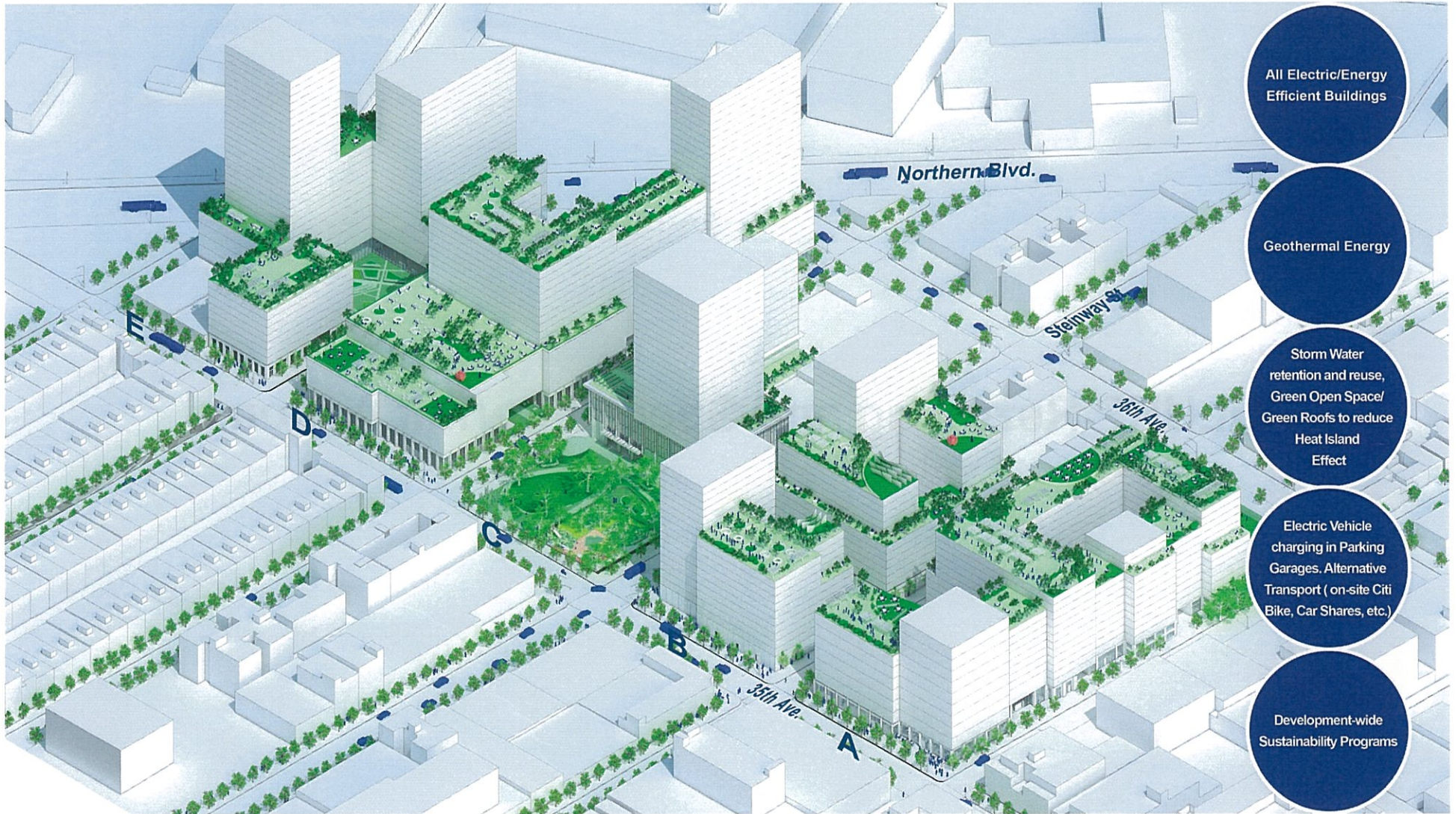
total	2,787,072 zfa
lot area	392,854 sf
FAR	7.1

open space	92,223 sf
% open space	23%

parking	949 spots

■	Residential
■	Commercial
■	Cultural/Community Facility
■	Office

Proposed Development Overview and Outreach: Sustainability



ULURP Rezoning and Special Permit Actions

ULURP Rezoning and Special Permit Actions: Summary

Requested Actions:

Zoning Map Amendment:

- Change from M1-1 and C4-2A to MX-24 with M1-4/R7-3, M1-4/R9, M1-4/R7X and M1-5/R9-1 zoning districts

Zoning Text Amendment:

- Create the Special MX-24 Mixed Use District.
- Map Mandatory Inclusionary Housing Area, Option 1.
- Modify ZR 74-745(b) to make the loading modification applicable to new MX District

Zoning Special Permits:

- LSGD Special Permits to waive bulk regulations pursuant to ZR 74-743(a)1, ZR 74-743(a)2
- LSGD Special Permit to modify sign regulations pursuant to ZR 74-744(c)
- LSGD Special permit to distribute parking spaces pursuant to ZR 74-745(a)
- LSGD Special Permit to modify loading dock regulations pursuant to ZR 74-745(b)
- Special Permits to allow certain large retail establishments pursuant to ZR 74-922 on Zoning Lots B, D and E

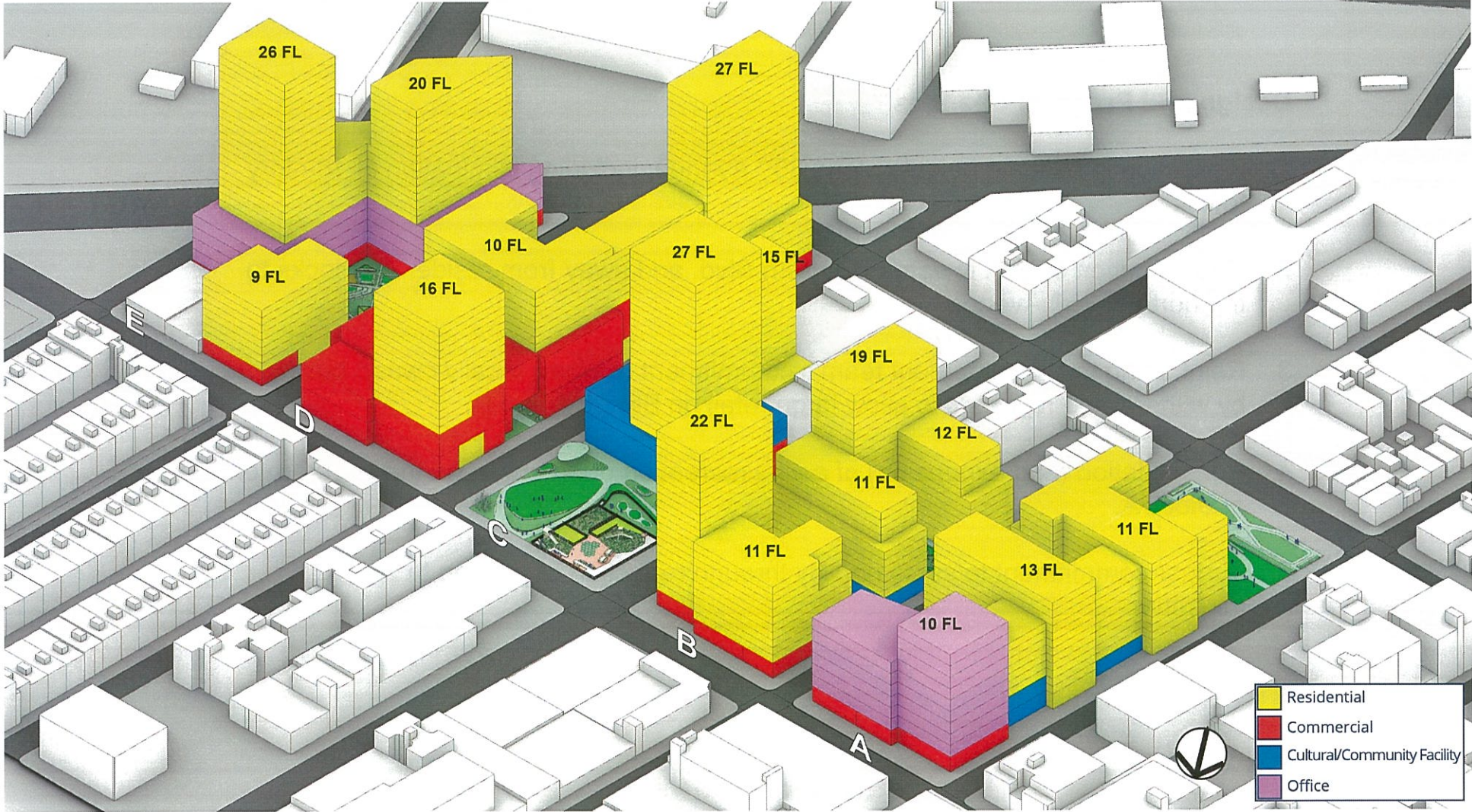
Design and Program Modifications

Design and Program Modifications

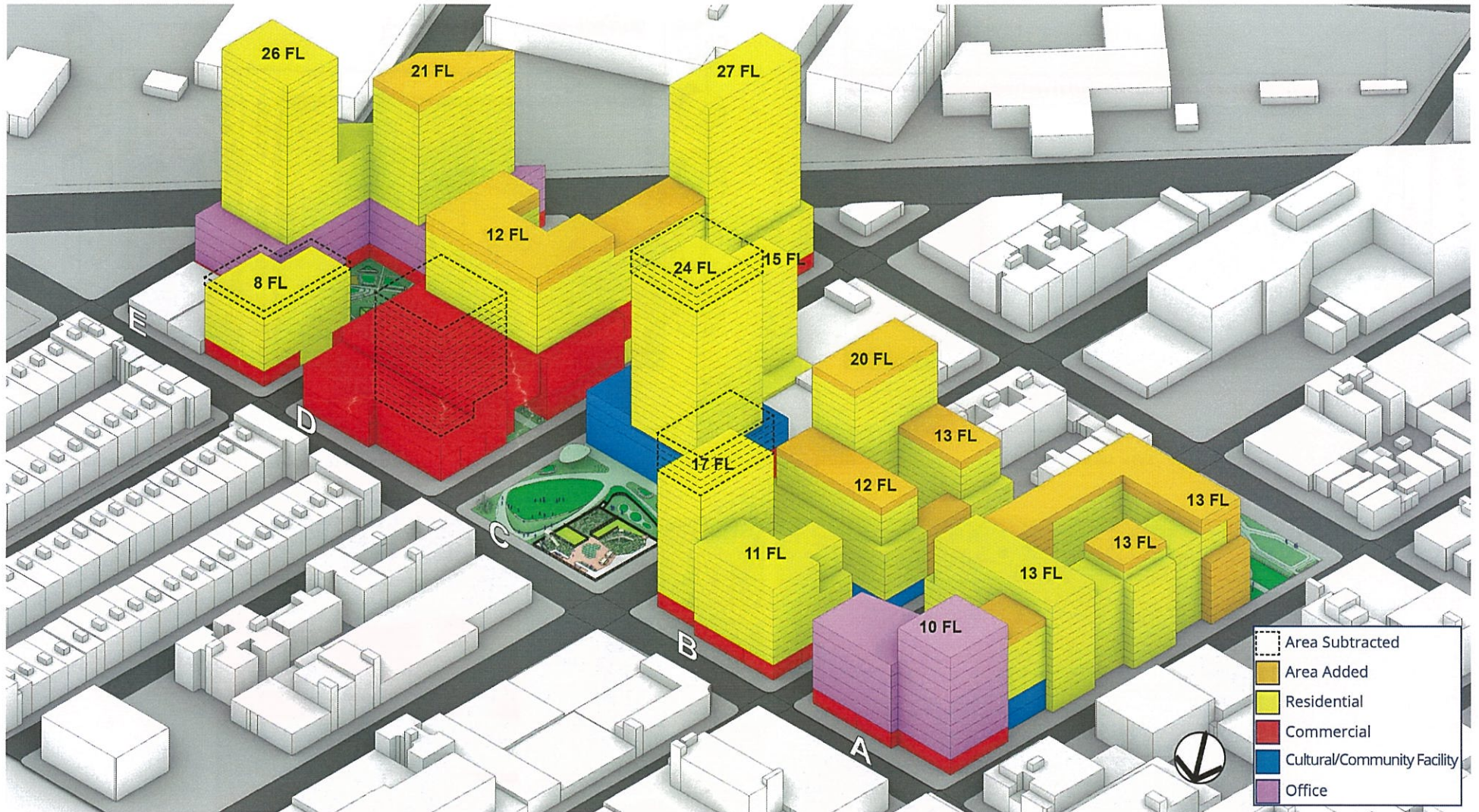
Design and Program Changes

1. Reduction in building heights along 35th Avenue, including elimination of 16-story tower.
2. Redistribution of bulk towards Northern Blvd. and away from residential blocks to the north of 35th Avenue.
3. Reinforcing the development team's commitment to small, locally owned businesses by withdrawing requests to allow large retail on Blocks A and C.
4. Consolidation (and expansion) of active recreation open space on the southern end of Block A.
5. Further commitment to sustainability through reduction of parking to zoning minimum.

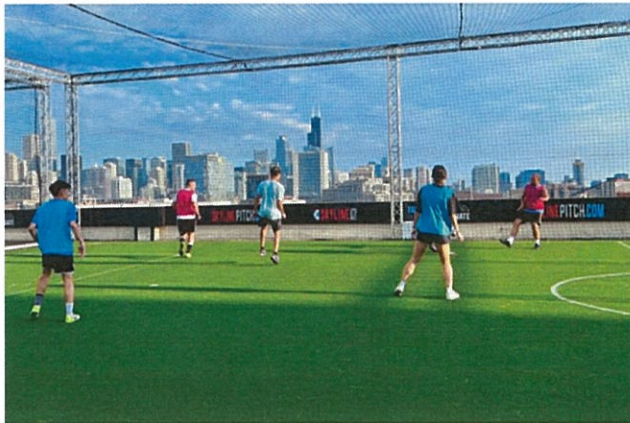
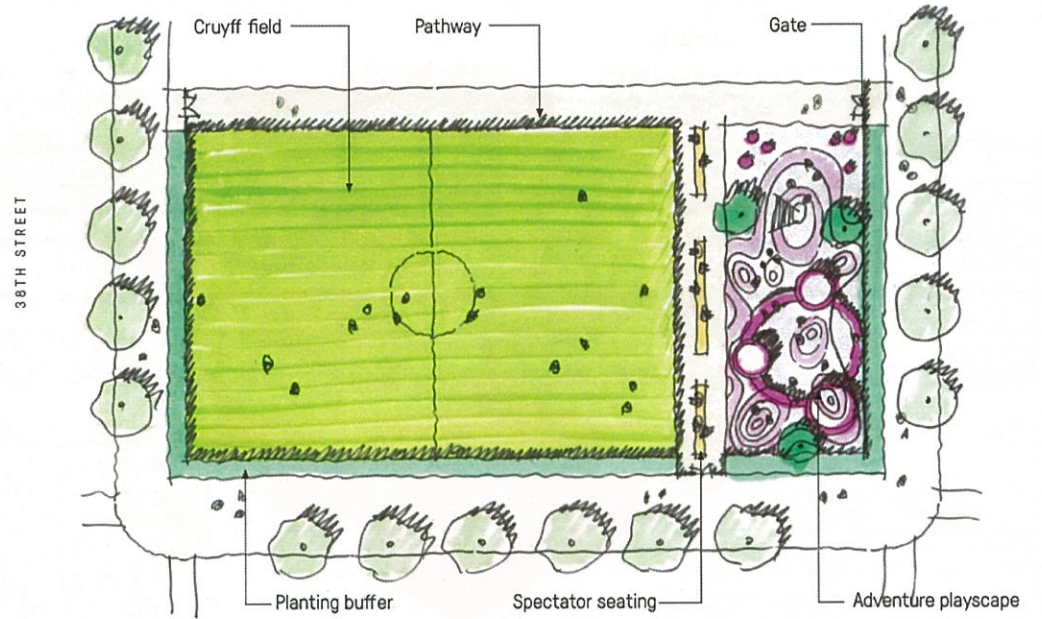
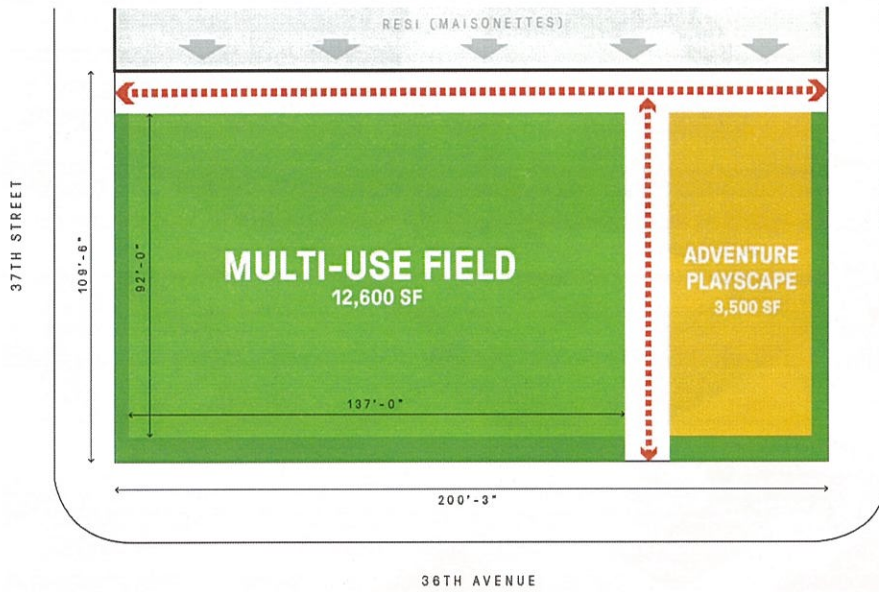
Design and Program Modifications: Original Massing



Design and Program Modifications: Modified Massing



Design and Program Modifications: Expanded Active Recreation PAA



Enhanced Affordability

Unprecedented Commitment to Affordable Housing

- Commitment to 40% overall affordability (over 1,100 new affordable homes) is unprecedented on private land in a high-opportunity area of the city.
- Innovation QNS will more than triple the affordable housing created in the entire community district in the past 8 years, from 475 to 1,600+ affordable homes.
- Innovation QNS will deliver over 500 deeply affordable new homes for New Yorkers most in need (at or under 30% of AMI and formerly homeless). Only 102 deeply affordable homes have been created in the entire community district in the past 8 years.

IQ in Context: Current Proposal

- No other recent rezoning has achieved the depth and breadth of affordability as Innovation QNS.
- The 1,100 new affordable homes will dwarf the number of affordable homes committed in other recent rezonings -- in total affordable homes, in homes at or under 30% AMI, and in homes at or under 60% AMI.

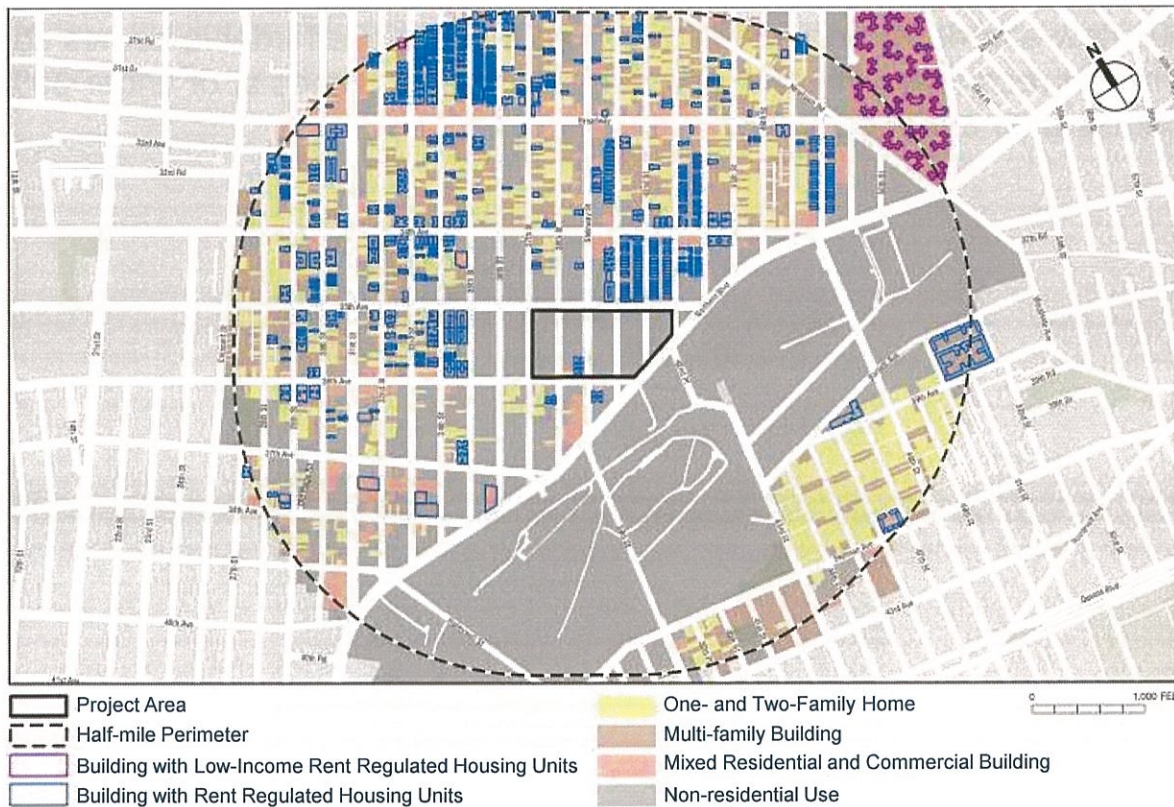
AMI	Units
0%-30% AMI	500
31%-50% AMI	92
51%-80%	272
81+%	273
Total	1,137

Enhanced Affordability

Nearly 70% of Local Households Rent-Protected or Owner-Occupied

Virtually no direct displacement.

69% of households in a half-mile radius of the project are either rent-protected or owner-occupied based on census tract data.



Data source: NYC Dept. of City Planning Map PLUTO 21v4

IQ In Context: Affordable Housing Production

- This one project alone will more than triple (from 475 units to 1,600+ homes) the inventory of affordable housing created in the entire community district in the past 8 years, and at much more deeply affordable income levels.
- Only 102 deeply affordable homes (at or under 30% AMI) have been created in the entire community district in the past 8 years, and only 256 affordable homes at or under 120% AMI.
- Projects of this scale are few and far between.

	New Construction 2014-2021*
Extremely Low Income (0%-30% AMI)	102
Very Low Income (31%-50% AMI)	0
Low Income (51%-80% AMI)	145
Moderate Income (81%-120% AMI)	9
Middle Income (121%-165% AMI)	218
High Income (166% or Higher AMI)	1
Total	475

*Table 4.02.T, Racial Equity Report, June 2022.

Enhanced Affordability

Very Little Affordable Housing Production in Queens CB1

Affordable housing production (new construction and preservation) by location and unit count from 2014 to 2020, with manual overlay of Innovation QNS.



Housing New York Map, New York Housing Conference, May 2021.

Enhanced Affordability

IQNS Delivers

- 40% affordable housing – 1,100 affordable homes, including 500 deeply affordable homes.
- Innovation QNS will generate ten times more permanent jobs than exist today on the project site (1,700 vs. 170).
- The project will generate over 3,700 construction jobs over 10 years.
- Over two acres of open space in a community district ranked 53 out of 59 for usable open space.
- New community center and indoor active recreation facility plus expanded neighborhood services by The Floating Hospital, Jacob A. Riis Neighborhood Settlement, the Queens Public Library, Urban Upbound, and more.
- Over \$475 million in new tax revenue in the first 20 years, plus economic boost from added foot traffic and \$50 million of new annual spending at existing ‘mom and pop’ businesses outside of the project area, including the Steinway Street commercial corridor.
- Commitment to cutting-edge sustainability, including all-electric buildings and pursuit of geothermal energy.



INNOVATION QNS

Supplemental Info

Enhanced Affordability

MIH Option 1 Rents

	Market Rent*	30% AMI Rent	60% AMI Rent	90% AMI Rent
studio	\$ 2,427	\$ 514	\$ 1,115	\$ 1,716
1 BR	\$ 3,047	\$ 652	\$ 1,403	\$ 2,154
2 BR	\$ 3,962	\$ 770	\$ 1,671	\$ 2,572
3 BR	\$ 5,187	\$ 878	\$ 1,919	\$ 2,961

The table below compares Innovation QNS's MIH Option 1 rents to market rents.









*Average market rent for recently-rented units in buildings built since 2010 in study area per Socioeconomic Conditions chapter of FEIS, September 2022.




The table below calculates the average discount of Innovation QNS's MIH Option 1 rents to market rents.

	30% AMI Rent	60% AMI Rent	90% AMI Rent
-			
studio	79%	54%	29%
1 BR	79%	54%	29%
2 BR	81%	58%	35%
3 BR	83%	63%	43%
Average Discount to Market	80%	57%	34%

CEQR/DEIS & Racial Equity Report

CEQR/FEIS & Racial Equity Report: Summary of Final EIS Findings

Technical Area / Significant Adverse Impact	Proposed Mitigation	Mitigation Status	Coordinating Agency / Agencies
<u>Community Facilities: Libraries</u> <ul style="list-style-type: none"> Increased demand on Queens Public Library branches 	<ul style="list-style-type: none"> Partnership with QPL for additional capacity and service support 		Queens Public Library
<u>Community Facilities: Public Childcare Facilities</u> <ul style="list-style-type: none"> Increased demand on publicly funded childcare facilities from eligible children generated by affordable units 	<ul style="list-style-type: none"> Additional on- or off-site childcare capacity Funding/support of existing facilities 		NYCDOE
<u>Open Space</u> <ul style="list-style-type: none"> Impact to active open space 	<ul style="list-style-type: none"> Additional active space within the Proposed Development's parcels 		NYC Parks
<u>Shadows</u> <ul style="list-style-type: none"> Impact to Playground Thirty Five XXXV 	<ul style="list-style-type: none"> Additional active space within the Proposed Development's parcels 		NYC Parks
<u>Transportation</u> <ul style="list-style-type: none"> Traffic impact at 23 intersections out of 42 analyzed Pedestrian impact at 3 sidewalks & 2 crosswalks out of 138 elements analyzed Transit line-haul impact to southbound N/W trains during AM peak (no impact to subway station elements) 	<ul style="list-style-type: none"> Traffic mitigation: signal timing changes, modifications to lane striping and curbside parking regulations; full mitigation at 8 intersections and partial mitigation at 15 intersections Pedestrian mitigation: widening crosswalks; additional coordination for impacted sidewalk areas not controlled by the applicant Transit line-haul mitigation: 1 additional southbound train in AM peak hour 	  	NYCDOT NYCTA
<u>Construction (Noise)</u> <ul style="list-style-type: none"> Impacts at nearby sensitive receptors (e.g., residences) due to temporary increase in noise by construction activities for extended durations 	<ul style="list-style-type: none"> Mitigation measures to control noise: placement of equipment, barriers or enclosures 		NYCDEP

 Fully Mitigated
  Partially Mitigated
  Unmitigated

CEQR/FEIS & Racial Equity Report: Racial Equity Report Progress/Timeline

Innovation QNS worked together with DCP to complete Racial Equity Report on an accelerated basis:

- Though not required for applications certified before June 1, 2022, Innovation QNS committed to conducting an RER due to the scale of the project, among the first NYC developments to do so
- DCP Equitable Development Data Explorer (EDDE) released in April, methodological guidance issued in May, and report completed on an accelerated basis on June 17, 2022.

Summary of key findings.

- Innovation QNS meets a number of the goals and strategies of the City's fair housing plan ("Where We Live NYC"), including:
 - facilitating equitable housing development in New York City;
 - preventing displacement of longstanding residents; and
 - making equitable investments to address the neighborhood-based legacy of discrimination, segregation, and concentrated poverty.
- Innovation QNS would substantially increase the affordable housing available in the Astoria neighborhood.
 - Since 2014, only 1,003 affordable units have been created or preserved in Community District 1, and the proposed project would increase this count by over 70 percent.
- Innovation QNS would affirmatively further fair housing and increase access to opportunity for New Yorkers with disabilities and New Yorkers of color by placing permanently affordable and accessible housing and jobs near transit as well as accessibility to public open spaces.

CEQR/FEIS & Racial Equity Report: Community Facilities and Services

Highlights: Community Facilities and Services

Libraries: Impact identified related to increased demand on Queens Public Library branches

- Mitigation: partnership with Queens Public Library for additional capacity and service support

Public Childcare Facilities: Impact identified related to increased number of eligible children generated by affordable housing units

- Mitigation: additional on- or off-site childcare capacity; funding/support of existing facilities

Schools: no impacts to elementary, intermediate, or high schools

- Based on future enrollment projections, elementary/intermediate schools have available capacity for additional students introduced by residential population

CEQR/FEIS & Racial Equity Report: Open Space and Shadows

Highlights: **Open Space and Shadows**

Open Space: No impact to overall and passive open space ratios

- Approx. 2 acres of new primarily passive publicly accessible open space
- Impact to active open space ratio due to additional demand from residential population
- Limited existing active open space in the study area

Shadows: Shadow impact to Playground Thirty Five XXXV

- Incremental shadow impact from new development in all seasons
- No shadow impacts on any other sunlight-sensitive resource

Mitigation:

- Additional active space within the Proposed Development's publicly accessible open space

CEQR/FEIS & Racial Equity Report: Transportation

Highlights: Transportation

Traffic: Analysis of 42 intersections

- Potential impacts at 23 intersections; many intersections already congested in the Existing and No Action conditions
- Full mitigation proposed at 8 intersections; partial mitigation proposed at 15 intersections

Transit: Area well-served by mass transit: 36th Street (M/R), Steinway Street (M/R), and 36th Avenue (N/W) stations

- Analysis of subway station elements (e.g., stairs, turnstiles) and line haul conditions
- No impacts at the three analyzed subway stations' stairs/turnstiles
- Line haul analysis: impact to southbound N/W trains in the AM peak hour
- Mitigation for line haul impact requires 1 additional southbound train in AM peak hour to increase capacity

Pedestrians: Analysis of 138 pedestrian elements—sidewalks, corner areas, and crosswalks

- Impacts at three sidewalks and two crosswalks.
- Mitigation proposed for crosswalk impacts (widening crosswalks); additional coordination required for impacted sidewalk areas not controlled by the Applicant

Parking: On-site parking shortfalls during peak evening demand periods on weekdays and Saturdays

- Shortfall is not an impact in an area well-served by transit.

CEQR/FEIS & Racial Equity Report: Air Quality and Construction

Highlights: **Air Quality and Construction**

Air Quality: mobile source analysis of air quality emissions from increased traffic.

- No exceedances of any federal air quality standards for carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and fine particulate matter (PM)
- DEIS found potential exceedance of CEQR de minimis criteria for 24-hour particulate matter (PM_{2.5}) at two intersection sites.
- FEIS refined analysis found PM_{2.5} concentrations on a neighborhood scale are below the annual de minimis criterion threshold

Construction (Traffic): impacts at 12 intersections during peak construction

- Mitigation in conjunction with operational traffic mitigation.

Construction (Noise): impacts at nearby sensitive receptors (e.g., residences) due to temporary increases in noise by construction activities for extended durations.

- Mitigation measures to control noise: source controls to reduce noise from construction activities--placement of equipment, barriers or enclosures

PG-35 Shadow Study

PG-35 Shadow Study



Proposed Development



Proposed Modified Application Alternative

- Proposed Development (LSGD Area)
- Projected Development (Additional Affected Area)
- 1 Playground Thirty Five XXXV
- Benches/Tables
- Project-Generated Open Space

December 21
9:00 AM EST

PG-35 Shadow Study



Proposed Development



Proposed Modified Application Alternative

- Proposed Development (LSGD Area)
- Projected Development (Additional Affected Area)
- 1 Playground Thirty Five XXXV
- Benches/Tables
- Project-Generated Open Space

March 21 / September 21
10:15 AM EDT

PG-35 Shadow Study



Proposed Development



Proposed Modified Application Alternative

- Proposed Development (LSGD Area)
- Projected Development (Additional Affected Area)
- 1 Playground Thirty Five XXXV
- Benches/Tables
- Project-Generated Open Space

May 6 / August 6
10:00 AM EDT

PG-35 Shadow Study



Proposed Development



Proposed Modified Application Alternative

-  Proposed Development (LSGD Area)
-  Projected Development (Additional Affected Area)
-  Playground Thirty Five XXXV
-  Benches/Tables
-  Project-Generated Open Space

May 6 / August 6
1:30 PM EDT

PG-35 Shadow Study



Proposed Development



Proposed Modified Application Alternative

- Proposed Development (LSGD Area)
- Projected Development (Additional Affected Area)
- 1 Playground Thirty Five XXXV
- Benches/Tables
- Project-Generated Open Space

June 21
10:15 AM EDT

PG-35 Shadow Study



Proposed Development



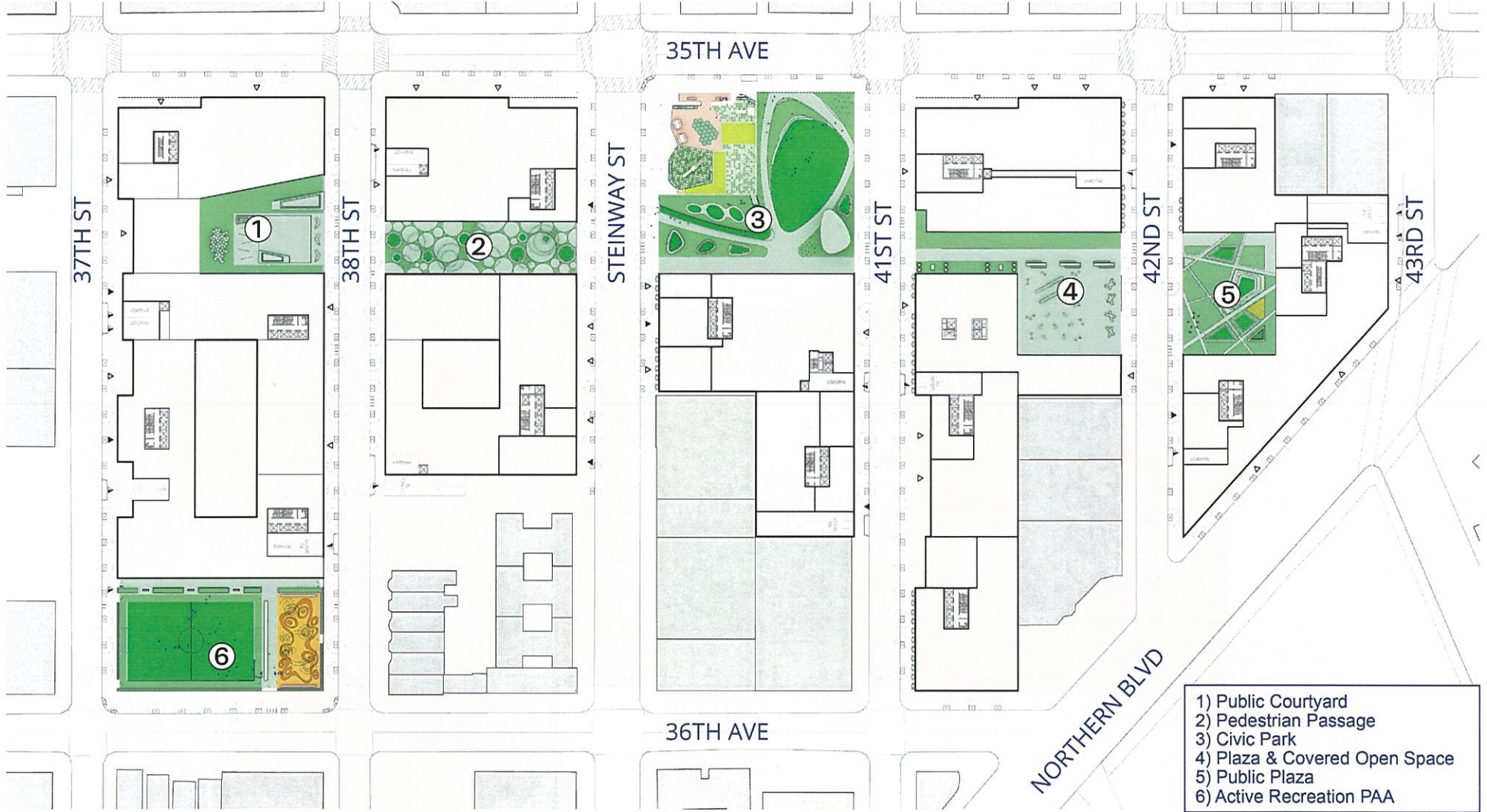
Proposed Modified Application Alternative

-  Proposed Development (LSGD Area)
-  Projected Development (Additional Affected Area)
-  Playground Thirty Five XXXV
-  Benches/Tables
-  Project-Generated Open Space

June 21
1:45 PM EDT

Open Space

Proposed Development Overview: Open Space



- 1) Public Courtyard
- 2) Pedestrian Passage
- 3) Civic Park
- 4) Plaza & Covered Open Space
- 5) Public Plaza
- 6) Active Recreation PAA

Open Space: Public Courtyard



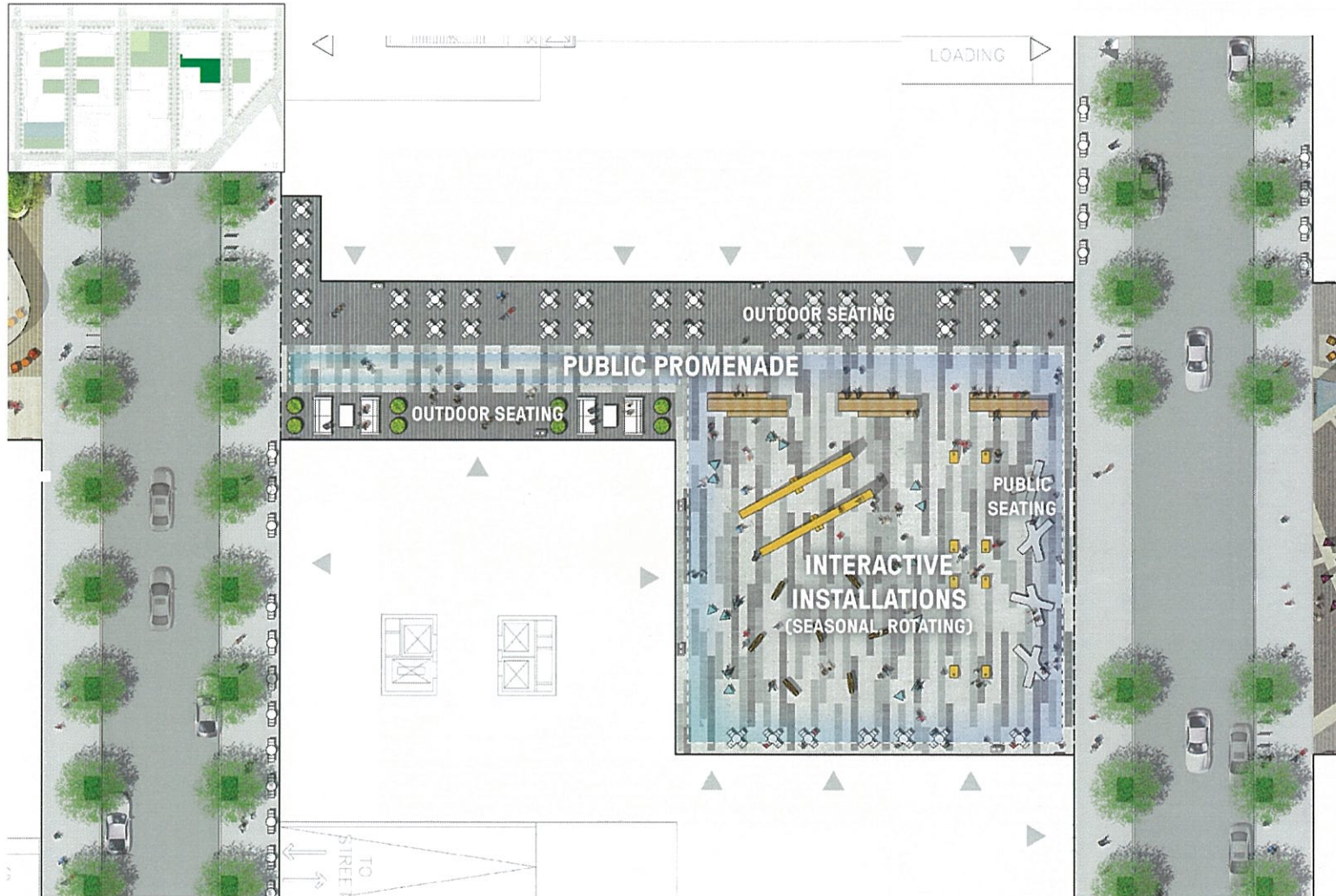
Open Space: Pedestrian Passage



Open Space: Civic Park



Open Space: Plaza & Covered Open Space

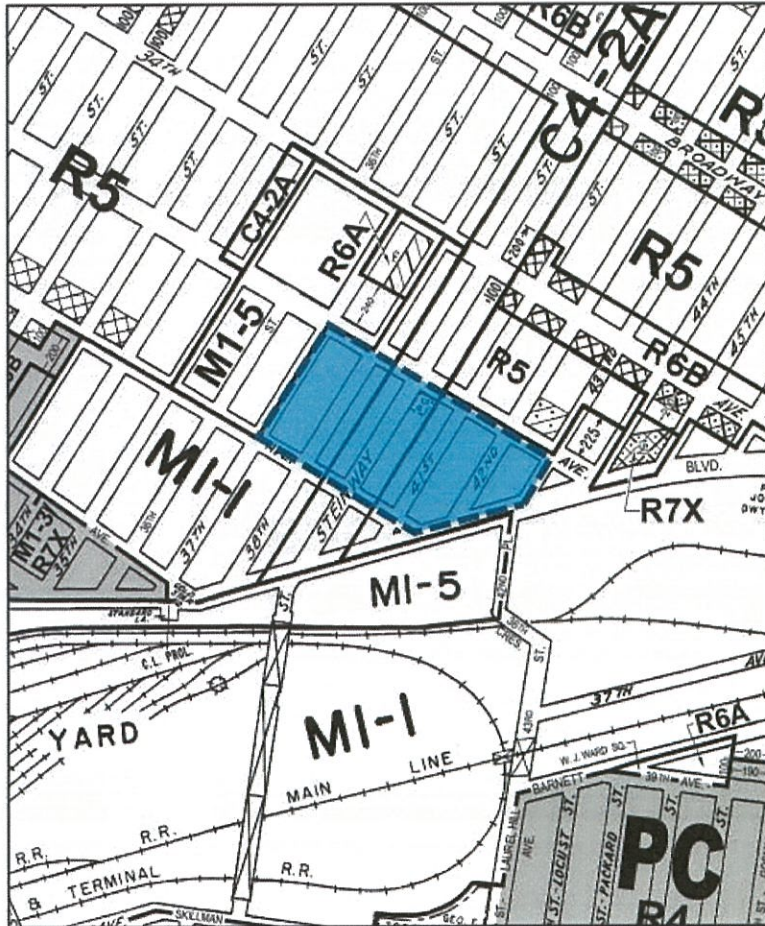


Open Space: Public Plaza



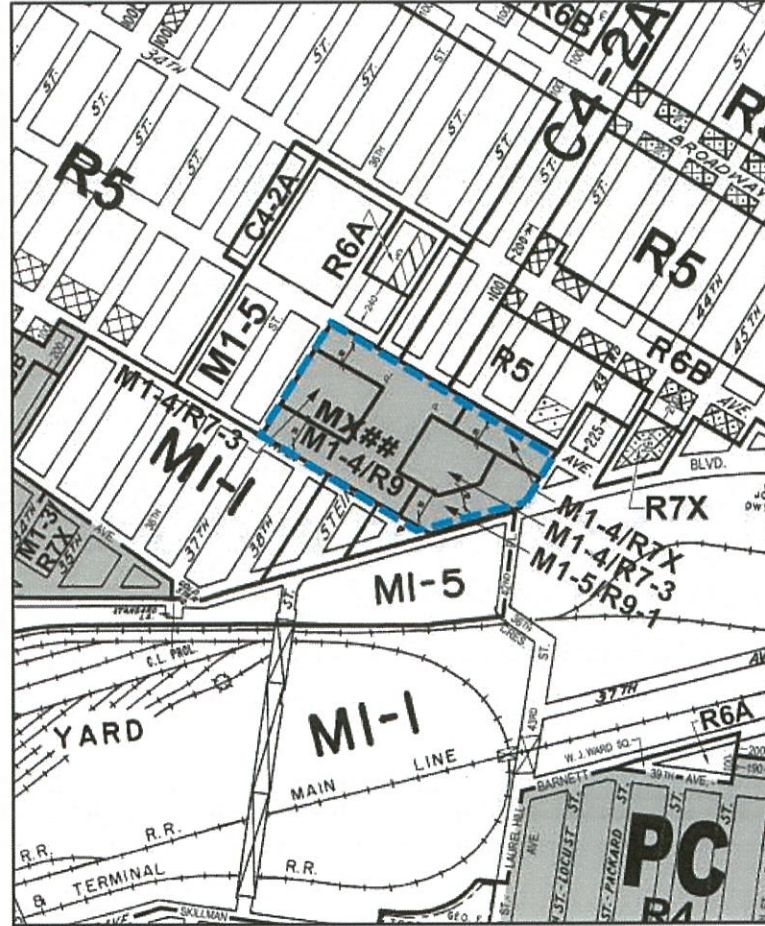
ULURP Rezoning and Special Permit Actions

ULURP Rezoning and Special Permit Actions: Zoning Map Amendment



Current Zoning Map

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.



Proposed Zoning Map

Rezoning area boundary

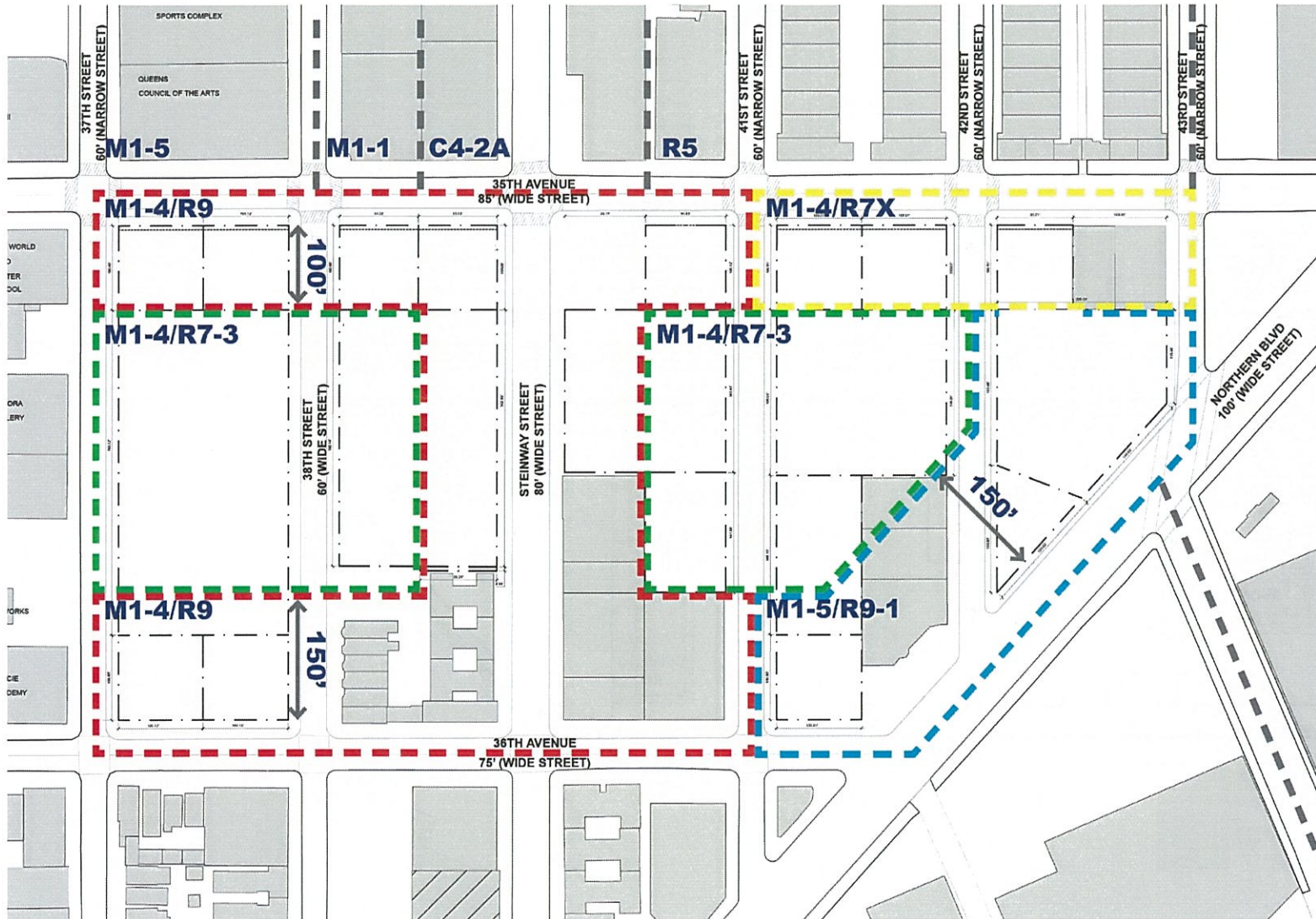
Map amendments:

Change M1-1 and C4-2 districts to:

- M1-4/R7-3
- M1-4/R7X
- M1-4/R9
- M1-5/R9-1

Create Special Mixed Use District (MX-24, shaded in grey on proposed map)

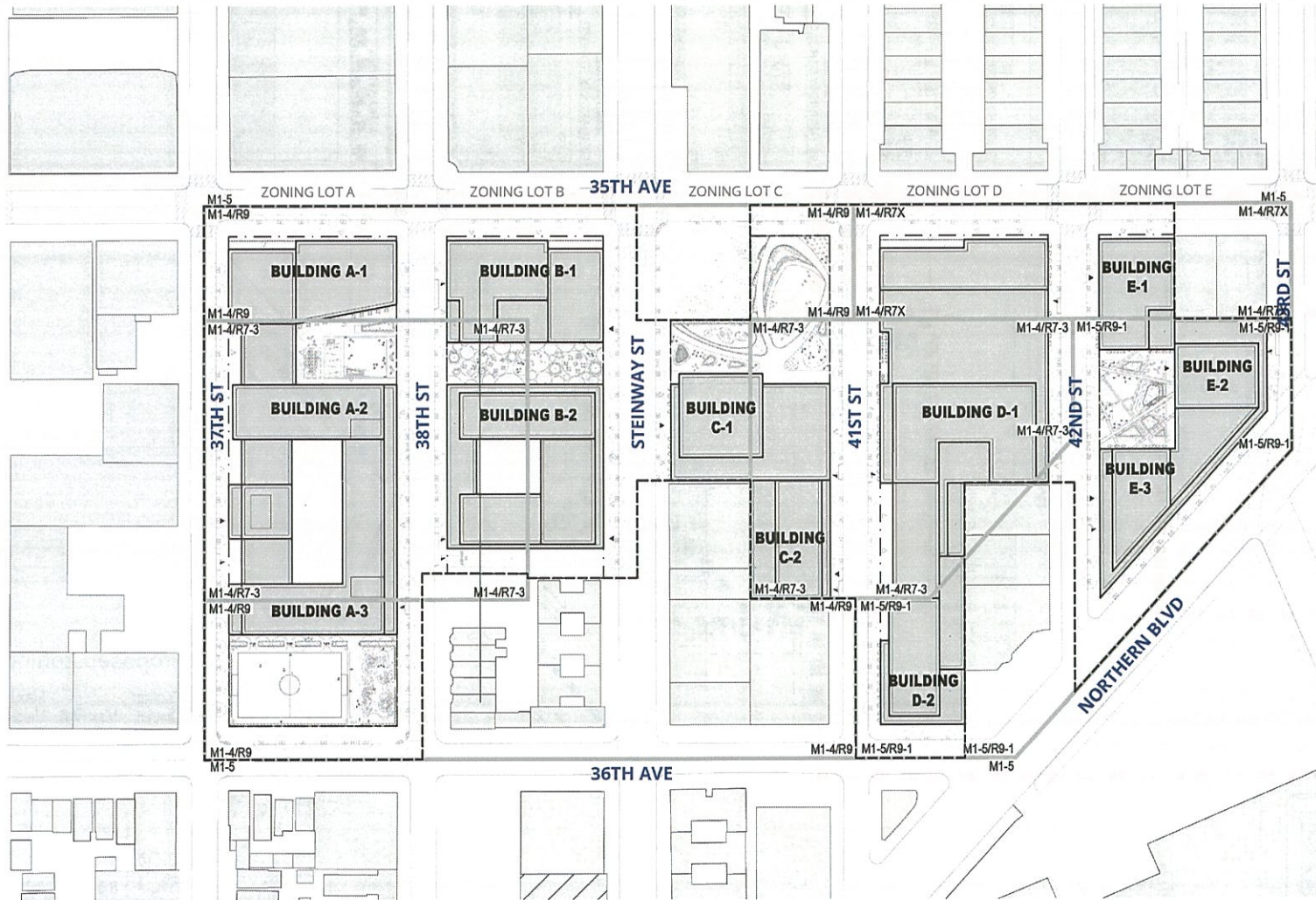
ULURP Rezoning and Special Permit Actions: Zoning Districts Diagram



Proposed Zoning Districts

Zoning District	Max FAR	Max Base Height	Max Bldg. Height
M1-4/R7-3	6.0	85'	185'
M1-4/R7-X	6.0	105'	145'
M1-4/R9	8.0	85'	225'
M1-5/R9-1	9.0	90'	280'

ULURP Rezoning and Special Permit Actions: Site Plan



Project Renderings



















INNOVATIONQNS

Statement Congresswoman Nydia Velázquez
City Council Subcommittee on Zoning and Franchises Hearing on Innovation Queens Rezoning
October 19, 2022

I want to be crystal clear: I am not against development, but pro- sound, balanced and fair community development. I have seen too many broken promises. There are valid, meaningful concerns being raised by residents and community groups in Astoria about this “Innovation Queens” rezoning application.

What assurances do we have that the project would not further drive-up rents and ultimately displace long-time community members, in favor of accelerating gentrification? None.

I have seen the effects of up zoning in my district in East New York/Cypress Hills and elsewhere. I have had multiple conversations with community residents, activists and stakeholders who are now struggling, and their views should not be cast aside and ignored in the interest of expediting an enormous private rezoning.

We should be engaging the community and ensure any path forward is fair, transparent, inclusive, and equitable. That has not happened here.

We should also be clear – this rezoning application is not adequate in providing affordable housing: a majority of the units will still be luxury and market-rate, and the amount of affordable housing is only the minimum required. Councilwoman Julie Won and others have called for at least 50% affordable housing as a minimum starting point. In response, there is an additional 15% affordable housing units now promised. But this 15% falls short and is misleading. Where is it coming from? It comes not from the pockets of the developers, but from the taxpayers.

Why should public tax dollars be invested to make a private developers’ project look better? Don’t mislead us here. Using *our* public tax dollars here shorts us elsewhere. HPD subsidy can be more effectively used for 100% affordable housing in area projects on publicly owned land - such as at Anabile Basin nearby. The developer can do more than the minimum Mandatory Inclusionary Housing (MIH) they are offering.

Let’s be clear, this rezoning proposal is not about maximizing affordable housing or jobs. It is about maximizing profits. What is innovative about marble and glass towers?

The site is a mixed-use area with light industry, including auto mechanics, food truck repair shops, machine shops, laundry services, food production facilities, building materials and finishing companies from tile suppliers to lumber, and wood workers. The people who work here are skilled and unskilled, local, and new immigrants, and rely on these local places to work. Where do they fit in the equation? Where will these workers go?

You would think proximity to large film studios where sets must continuously be built and rebuilt that there would be some thought to affordable light industrial workshop spaces where there can be entrepreneurs, workforce training, and jobs making things.

I recommend the developers go back and work with local communities and elected officials on real planning for the area. The city should play a central role going forward, and take a holistic view, broadly reexamine the economic environment, and commit to a long-term plan that embraces real jobs and affordable housing and offers equitable economic opportunity for residents and area small businesses.

Testimony of Seth Bornstein

Executive Director, Queens Economic Development Corporation

October 19, 2022

Good afternoon. My name is Seth Bornstein and I am the Executive Director of the Queens Economic Development Corporation. I have been involved in neighborhood development in Queens since 1979 having in the nonprofit, government or academic sectors.

I believe Innovation Queens is an important project –other speakers have discussed why they believe it is beneficial, so rather than repeat what has been already said, it is with four decades of experience I'd like share some a with you. My first project in 1979 was to attract a quality drug store to Southeast Queens. It's hard to believe today, but four decades ago it was virtually impossible to attract to developers to Queens. Working with a community-based organization a plan was hatched to assemble five plots of land, relocate tenants living in substandard housing, find a developer, engage an architect – and – find local businesses – including a drug store – to tenant the 16,000 square foot shopping center we envisioned. It took eight years and we were getting very close – the exception was we could not find locally owned businesses. Only national chains would commit to renting in the center. This caused a schism in the community. One side agreed to moving ahead with national chains, the other side was not going to budge – including an elected who would not agree to a crucial zoning change. We knew if there was no compromise the project would die – and with it a much-needed drug store, the hope of local employment and new businesses that would pay taxes.

After a very late-night session in this building a deal was struck whereby the national chain would be admitted but every effort would be made to attract local business in the smaller stores. When the project was completed two years later the local economy tanked but we opened the shopping center – with the national drug store and just one locally based business. Despite the desire for local business the project was resounding success. It took vacant and underutilized pieces of land and replaced it with needed services that gave local people jobs, created a tax base and was a catalyst for other development nearby. And the elected who was most opposed to the development took full credit.

I know that the scale of small shopping center pales in comparison to Innovation Queens – but the concept is similar. Striking a compromise is the only way we can see results. To do nothing is to do a disservice and not progressive but regressive. I remember the streets around what's now Kaufman Astoria Studios – hulking abandoned structures no one wanted. My late mentor Claire Shulman struck one of the best deals in the city's history when she got the Feds to sell it to us. Kaufman's investment gave Queens a new industry that has grown remarkably with thousands of jobs. It has been a catalyst for incredible growth that serves the community. Urban spaces need to change and grow. Developing a mixed income community with 1,100 **permanently** affordable homes will be an extraordinary accomplishment. We know that building developments for just one income level, whether high income or low income does not make for a quality urban environment. Queens is home to some incredible well-planned developments that have stood the test of time – Innovation Queens with its mix of housing, community facilities, retail and much needed green space can be the next one.

It is an opportunity not to be squandered.



The New York City Council
Subcommittee on Zoning and Franchises
Public Hearing

October 19, 2022

Testimony from Long Island City Partnership

Good afternoon, my name is Charles Yu, Senior Director of Business Assistance at the Long Island City Partnership. I am here to speak in support of the Innovation QNS project, which we think will benefit our community.

The Long Island City Partnership (LICP) advocates for economic development that benefits the industrial, commercial, tech, cultural, tourism, and residential sectors of Long Island City (LIC). Our mission is to attract new businesses to LIC, retain those already here, welcome new residents and visitors, and promote a vibrant and authentic mixed-use community. We manage the LIC Business Improvement District (LIC BID).

Our neighborhood has emerged as a vibrant mixed-use community, which has proven to be an important attribute that enables us to better withstand and recover from the pandemic compared to other areas. The proposed development will reinforce and add to this strength by delivering several much-needed benefits that the community at large has been requesting for a long time. People are moving to this great neighborhood, as the latest Census has shown, but space is becoming more limited.

Responding to the feedback from some of the most robust community engagement that we have seen around developments, the proposed project will now create approximately 1,100 permanently affordable units on city blocks that could be better utilized. 500 of those units will be available at 30% AMI, which is about \$40,000 a year for a family of four. More than 2 acres of public open space with greeneries, playgrounds, performance space and a dog park for the community and a 60,000 square-foot community hub for organizations with deep local roots to expand their much-needed services will also be delivered to our community.

The project will create many jobs and career pathways during construction and permanently for local job seekers. Existing small businesses, many of which are part of the dynamic fabric of this neighborhood, will benefit, too, when new residents and visitors spend locally.

If this project does not move forward, it will be a real missed opportunity to expand access to affordable housing; create more public open space and community space; hire local job seekers who are ready, willing and able to work in their community; and bring more customers to neighborhood businesses. For these reasons, we hope City Council will give a strong consideration to support the Innovation QNS project put forth by this proposal.



TESTIMONY FROM THE ASSOCIATION FOR A BETTER NEW YORK SUBMITTED TO NEW YORK CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES REGARDING THE INNOVATION QUEENS PROJECT

October 19, 2022

Good morning, Chair Riley and members of the Subcommittee on Zoning and Franchises. My name is Aaron Sanders, and I am the Public Policy Director at the Association for a Better New York. Thank you for the opportunity to provide testimony on behalf of ABNY. On August 10 of this year, I delivered testimony to the City Planning Commission in support of this project. Today, I stand in front of you to reiterate its importance.

ABNY is a nonprofit organization representing community stakeholders, including corporations, nonprofits, unions, government authorities, and educational, cultural, and health institutions dedicated to the advancement and support of New York City's people, communities, and businesses. Our mission is to promote connections between the public and private sectors to make New York City a better place to live, work, and visit for all.

As New York City strives to recover from the economic fallout from the COVID-19 pandemic, it is important for our City to rebound through job creation, the addition of affordable housing, and contributions to the City's tax base. This is particularly important as policymakers prioritize communities that have historically faced long standing and systematic challenges of unemployment and housing insecurity, while addressing the changing needs of workers, residents, and businesses stemming from the COVID-19 pandemic.

According to the U.S. Census Bureau, New York City grew by almost 630,000 people since 2010. And as the City continues to grow in population size, and unemployment rates continue to be the highest in the country, it is critical for New York City and neighborhoods like Astoria to find pathways to economic resiliency and inclusive opportunity.

At the height of the pandemic, unemployment rates for Astoria were alarmingly high—30 percent of its residents were unemployed, many of whom were people of color. The Queens Innovation Project will directly address these challenges. This multi-use development project will increase employment exponentially with 5,400 jobs—10 times the number of jobs currently in the five-block area—creating well paying, middle class union jobs with family sustaining wages.

Additionally, the project will produce much needed affordable housing. Forty percent of the 2,800 proposed dwellings would be allotted as affordable housing units more than 700 of which would be permanently affordable homes at a wide range of affordability, addressing housing instability concerns that have impacted New Yorkers and many area residents for decades.

To further enhance the quality of life in the development area, two acres of new, publicly accessible open space are planned. Areas of the development site also will be set aside for community services and amenities for neighborhood residents, including a Community Innovation Hub for nonprofits to expand services to Astoria.

Lastly, the development will support local businesses that are vitally important to the economic sustainability of the neighborhood. Many businesses were negatively impacted by the pandemic, particularly small minority- and women-owned businesses, and this development will generate additional support for Astoria businesses, with a projected \$50 million in new spending.

As Astoria pivots to a post-pandemic recovery, investments in the City's growth like the Innovation Queens project are crucial for the neighborhood's recovery and future. Jobs and workforce development opportunities will create pathways into the middle class, affordable housing will create security and build community, and the economic activity that is centered on improving livelihoods and embedding sustainability will provide immediate economic relief and quality opportunities for Astoria residents and beyond.

ABNY supports the development of the Queens Innovation Project. It is a unique opportunity to grow and diversify the economic base of Astoria.

Thank you.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Kit Lee

Address: 27TH ST ASTORIA, NY

I represent: AAAIV: Organizing Asian Communities

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Nakeah George

Address: Woodside Queens NY

I represent: Woodside, Astoria Queens

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Fatema S

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: DULOK NAYEFM

Address: Theriot Ave

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Alex Lickit AKRF

Address: Park Ave Sarta

I represent: CAAAY Innovation Q&S ceplicant team

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 19

(PLEASE PRINT)

Name: Taw heda Amin

Address: Astoria

I represent: Myself, Bangla Community of

Address: Astoria, CAAAV

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/2022

(PLEASE PRINT)

Name: CHELSEA PATHIAKIS

Address: 42ND ST, ASTORIA

I represent: ASTORIA NOT FOR SALE

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

* ON A TIME
LIMIT TODAY!!!

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Mason Van Gieson

Address: 29th St,

I represent: Astoria Not For Sale

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Bana Abdelhamid

Address: 29th street Astoria, NY 11106

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: TANIA ISLAM

Address: 96th St. East Elmhurst, NY 11369

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/2022

(PLEASE PRINT)

Name: John Bahia

Address: 94th St, Queens, NY 11377

I represent: Woodside on the Move

Address: 933 QUEENS BLVD, QUEENS, NY 11377

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Gabriela Silva

Address: Skullman Ave Queens

I represent: PSL

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. Queens
 in favor in opposition

Date: 11/17/22

(PLEASE PRINT)

Name: Caroline Lee

Address: 3711 112

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 11/17/22

(PLEASE PRINT)

Name: Sasha Wijayarathne

Address: 27 Eds. Elm St, 11370

I represent: CAAPV - Organizing Asian Communities

Address: 59 Hill St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Farihan Akhtar

Address: _____

I represent: CAAAV

Address: TENT

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/2022

(PLEASE PRINT)

Name: ISADORA ZANON

Address: 34th Ave

I represent: MYSELF

Address: NY 1106

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Ayeska Baez

Address: 34th St. Astoria NY 1106

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 1/1

(PLEASE PRINT)

Name: Roberto Wardenhol Gordon

Address: 14th Avenue South

I represent: Western Douglas Community Fund

Address: Trust

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Jenny Dubnau

Address: 34 Avenue

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Anindita Sarker

Address: 22 Astoria

I represent: CAAAV Bangla Community

Address: 4532 31st St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Evie Hantzopoulos

Address: 33rd St Astoria 11106

I represent: Asbna Not for Sale

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Kader Guerrab

Address: 79th Street

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: PARVEZ HASAN

Address: 24 St. 11101

I represent: myself CAAAV

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 19

(PLEASE PRINT)

Name: Nazish Azad Tisha

Address: Astoria

I represent: CAA AV (Bangla Community)

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19

(PLEASE PRINT)

Name: CONNIE MURRAY

Address: 34th St LLC NYC 11106

I represent: myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Nishat Akhtar

Address: VAN WYCK EXPWY

I represent: CAAAU

Address: 55 HAGER AVE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Deena Hadhond

Address: Maple Ave Bethpage NY 11714

I represent: myself

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: malak rassem

Address: COLUMBUS PLACE APT.

I represent: MYSELF

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/19/2022

(PLEASE PRINT)

Name: Zuleica Valencia

Address: 34th ST

I represent: Myself

Address: " "

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JAIRO NUNEZ

Address: 49th ST

I represent: WOODSIDE ON THE MOVE

Address: 51 ST. QUEENS BLVD

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MARIA SEGRIN

Address: 47th St

I represent: woodside on the move

Address: 51-23 Q. Blvd.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Kate Willett

Address: St. Johns Pl. Brooklyn NY 11217

I represent: _____

Address: same

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Renk Grossman

Address: 36th Street

I represent: Self

Address: same

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Edwin DeJesus

Address: Aston's Park

I represent: Self

Address: same

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: SHEETAZ SURYAWANSHI

Address: 42nd St LIC 11101

I represent: Silvoski Stephanie

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/2022

(PLEASE PRINT)

Name: Arhtar Housam

Address: 39 PL NY

I represent: Self

Address: 39 PL NY 11104

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: TRACEY DEBENEDICTIS

Address: 41st St. 11101

I represent: MYSELF

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Christon Nero

Address: 47nd Street 1

I represent: myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: TONICE SGRIGNOLI

Address: 42ND ST

I represent: MYSELF

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/17/22

(PLEASE PRINT)

Name: Shaheena Chowdhury

Address: 27th St

I represent: myself and CAAAV

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: BILKIS ARA BEGAM

Address: 29th St Astoria

I represent: My self / CAAAV

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Md. NASIR Uddin

Address: -29st

I represent: ASTORIA NY-11106 my self

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 10/19/2022

(PLEASE PRINT)

Name: OSMAN CHOWDHURY

Address: GREEN POINT AVE

I represent: CAAAJ

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MST. NASRIN BANU

Address: _____

I represent: my self leave

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: SITARA BEGUM

Address: _____

I represent: My self C

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____ 11

(PLEASE PRINT)

Name: Feredoush Baglow

Address: _____

I represent: My self CAAAV

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Most Debra

Address: _____ - 31st

I represent: My self CAAAV

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____ 19th

(PLEASE PRINT)

Name: Lovely

Address: _____ - 29th Street

I represent: my self CAAAB

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Amira Ismail
Address: Garfield ave Woodside NY 11377
I represent: Woodside on the move
Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Mary Ford
Address: 33 St, 11106
I represent: Resident
Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 19

(PLEASE PRINT)

Name: MOST ZUBRA Kubra
Address: 221 24
I represent: Myself QAAAV
Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/2022

(PLEASE PRINT)

Name: FAAR Abovaka

Address: 80th St East Elmhurst

I represent: myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 19

(PLEASE PRINT)

Name: Fahmida

Address: _____

I represent: CAAAV - Myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Miles Grant

Address: 35th St

I represent: Astoria Renter

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0126 Res. No. _____

in favor in opposition

Innovation Qns

Date: 10/19/22

(PLEASE PRINT)

Name: Karen Pawich

Address: 33rd Street + Astoria

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Carolina Korth

Address: Astoria, NY 11103

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

*Limited
time 1917*

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: SARAH HALL

Address: 23 ST

I represent: ASTORIA NOT FOR SALE

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Joanna Carpenter

Address: 274 Ave Astoria 11102

I represent: community

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Amanda Bruton

Address: 32nd St

I represent: Astoria, NY 11106

Address: community

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/2022

(PLEASE PRINT)

Name: CHARLES YU

Address: 27-01 QUEENS PLAZA NORTH, LONG ISLAND CITY

I represent: LONG ISLAND CITY PARTNERSHIP NY 11101

Address: (same as above)

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

*Applicant
Q+A*

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: STEVEN LEE (APPLICANT Q+A)

Address: W 27TH ST, NY, NY 10001

I represent: APPLICANT

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

*Applicant
Q+A*

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10.19.22

(PLEASE PRINT)

Name: Jerald Johnson

Address: 101 PARK AVE.

I represent: Innovation QNS

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

*Applicant
Q+A*

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: MICHAEL UNSICKER

Address: HUDSON ST. NY 10013

I represent: APPLICANT OF RECORD Q&A

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: BRIAN COLLINS

Address: 5 WTC

I represent: SILVERSTEIN

Address: 5 WTC

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Jesse MASYR

Address: [redacted] Park Avenue, NY NY

I represent: IQUS

Address: [redacted] 3651 Ave

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: TRACY CAPONE

Address: [redacted] 324 St Astoria NY 11024

I represent: Innovation QOS

Address: same as above

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/2022

(PLEASE PRINT)

Name: Jamison Divoll

Address: 2nd Place, Brooklyn, NY

I represent: Eg. Innovation QNS

Address: Greenwich St. 10007

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/14/22

(PLEASE PRINT)

Name: Alex Lieber, AGRF

Address: Park Avenue South, New York, N 10016

I represent: Innovation QNS Applicant Team

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Marc Sufman

Address: 28th St Astoria, NY, 1105

I represent: NY Deafblind Advocates

Address: _____



Please complete this card and return to the Sergeant-at-Arms



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Naheed Akhtar

Address: 36th Ave LI-C, NY

I represent: Neighbor 1101

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: TERI GALLARI

Address: 310th Avenue

I represent: Mission of Love, INC

Address: 36th Avenue

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/2022

(PLEASE PRINT)

Name: MARINO FROST

Address: 36th Avenue

I represent: Myself RESIDENT

Address: Same as above BUSINESS OWNER

DIRECTOR OF NON PROFIT

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jerome Estrada Estrada
Address: Halletts Pt
I represent: Community member
Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Joseph Bogovicht
Address: 38 St
I represent: myself
Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Kimberly Wiggins
Address: 38th St, LIC, NY 11101
I represent: Mission of Love
Address: 36th Ave
LIC, NY 11101

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10-19-2022

(PLEASE PRINT)

Name: Doreen Mohammed

Address: 30th Avenue, Astoria, NY 1102

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Brent Bobles

Address: 45 West 14 Street NYC

I represent: DC9

Address: 45 West 14 Street NYC

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Rogue Rodriguez

Address: 46th St Sunnyside NY

I represent: Myself

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Sandita Hirsgraj

Address: justy cit

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Davon Lomax

Address: 36th St

I represent: DC9

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Rony Lung

Address: 36th St LIC, NY 1101

I represent: DC9

Address: W45 14th St

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Costas Diamantis

Address: 36th Street, LLC, NY 11401

I represent: Finishing Trades Local

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Robert Wynn

Address: BROADWAY

I represent: LOCAL 79

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Tierra Williams

Address: St Pauls Ct

I represent: Local 79

Address: 131 W 33rd Street

THE COUNCIL
THE CITY OF NEW YORK

Spanish

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Edwin Mendota

Address: _____

I represent: FRONTS 415 2ND - Local 14

THE COUNCIL
THE CITY OF NEW YORK

Spanish

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Libra A Montoya

Address: _____

I represent: Local 79

Address: 131 W 33rd Street

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: _____

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: KHA-SUN ALI AH

Address: 24th Street 11106

I represent: Local 79

Address: 131 W 33rd Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JEFFREY MCKINLEY

Address: 49 St Woodside Queens

I represent: 79

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

SPANISH

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Alvaro Anizalez

Address: _____

I represent: 79 Local

Address: 131 W 33rd Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: DIGER ORTEGA

Address: 53 St Apt 24 Manhattan City

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19

(PLEASE PRINT)

Name: Kate Cunningham

Address: 1040 Ave Americas, 27th Floor, NY NY 10018

I represent: New York Building Congress

Address: 1040 Ave Americas, 27th Floor, NY NY 10018

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Innovation Res. No. QNS

in favor in opposition

Date: 10-19-22

(PLEASE PRINT)

Name: Congresswoman Nydia Velazquez

Address: 266 Broadway Suite 201 Bk NY 11211

I represent: NY-7 Congressional District

Address: above Brooklyn Queens - Meah
Chrktown

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)
Name: Lidia P Montoya

Address: 65 PL Woodside

I represent: Local 79

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)
Name: ERIC BENAYAN

Address: THORNTON

I represent: MODERN SPACES

Address: 4742 WELTON

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/2022

(PLEASE PRINT)
Name: Aaron Sanders

Address: _____

I represent: ABNY

Address: 825 Fifth Avenue

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. INNOVATION QNS Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: John Tritt

Address: 7th St, NY NY

I represent: SEIU 32BJ

Address: 25 West 18th St.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Innovation Queens Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Felix Figueroa

Address: 29th Ave

I represent: 32BJ SETU

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: Innovation QNS

(PLEASE PRINT)

Name: Thon Green Greek

Address: Astors Pl

I represent: Green County

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/19/22

(PLEASE PRINT)

Name: Adis Kolenovic

Address: Astoria blvd S

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Pilar DeJesus

Address: _____

I represent: East Harlem Preservation

Address: 68 AD / B Council.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JAY MARTIN

Address: _____

I represent: INNOVATION QNS

Address: SOUTH 1ST ST BROOKLYN

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: SETH BORNSTEIN

Address: _____

I represent: QEDC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 126-134 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Queens Borough President Donovan Richards

Address: 120-55 Queens Blvd

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: CARL ALSTON

Address: 12th St

I represent: Queens bridge

Address: _____

Please complete this card and return to the Sergeant-at-Arms