# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**Preconsidered L.U. Nos. 879 and 880**

**(Res. Nos. 1780 and 1781)**

**By Council Members Salamanca and Moya**

## SUBJECT

**QUEENS** **CB**-**1 - TWO APPLICATIONS RELATED TO BROADWAY AND 11th STREET**

**REZONING**

**C 210025 ZMQ (Pre. L.U. No. 879)**

City Planning Commission decision approvingan application filed by 11 St & Broadway LLC pursuant to Sections 197‑c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. changing from an R5 District to an M1-4/R7A District property bounded by Broadway, 12th Street, 33rd Avenue, and 11th Street; and
2. establishing a Special Mixed Use District (MX-23) bounded by Broadway, 12th Street, 33rd Avenue, and 11th Street;

as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration E-613, Community District 1, Borough of Queens.

**N 210026 ZRQ (Pre. L.U. No. 880)**

City Planning Commission decision approvingan application filed by 11 St & Broadway LLC pursuant to Section 201 of the New York City Charter, for an amendment of the text of the Zoning Resolution of the City of New York, modifying provisions of Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

## INTENT

To grant approval to rezone the Project Area, changing from an R5 District to an M1-4/R7A District and establishing a Special Mixed Use District (MX-23) and modifying provisions of Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, which in conjunction with the related action would facilitate the construction of a seven-story mixed use building at 11-01 33rd Avenue (Block 316, Lots 1 and 13), in the Ravenswood neighborhood of Queens, Community District 1.

## PUBLIC HEARING

**DATE:** October 5, 2021

**Witnesses in Favor:** Two **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** October 12, 2021

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on L.U. Nos. 879 and 880.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** October 21, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain**

Salamanca Barron None

Gibson

Koo

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

Moya

Rivera

Riley

Brooks-Powers

Borelli