



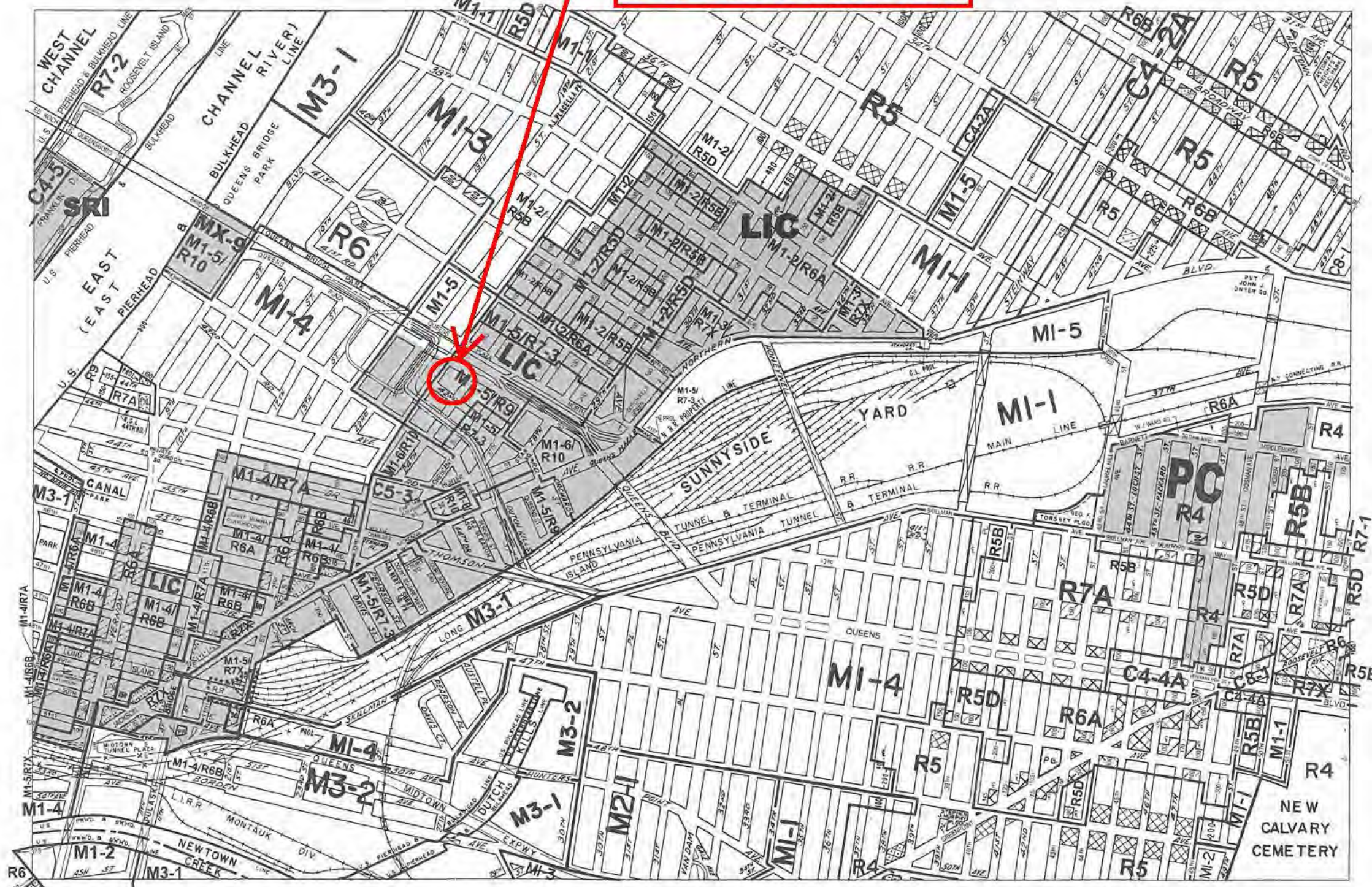
# 23-10 Queens Plaza South

Long Island City, NY

16 November 2022



**SITE**  
23-10 Queens Plaza South



**ZONING MAP**

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**

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

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

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

**AREA(S) REZONED**

**Effective Date(s) of Rezoning:**

07-24-2014 C 140275 ZMQ

**Special Requirements:**

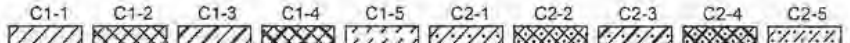
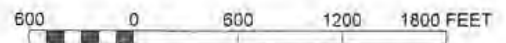
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

**MAP KEY**

8c	9a	9c
8d	<b>9b</b>	9d
12c	13a	13c

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ZONING MAP 9b



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 5 (Location of District Boundaries) of the Zoning Resolution.

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





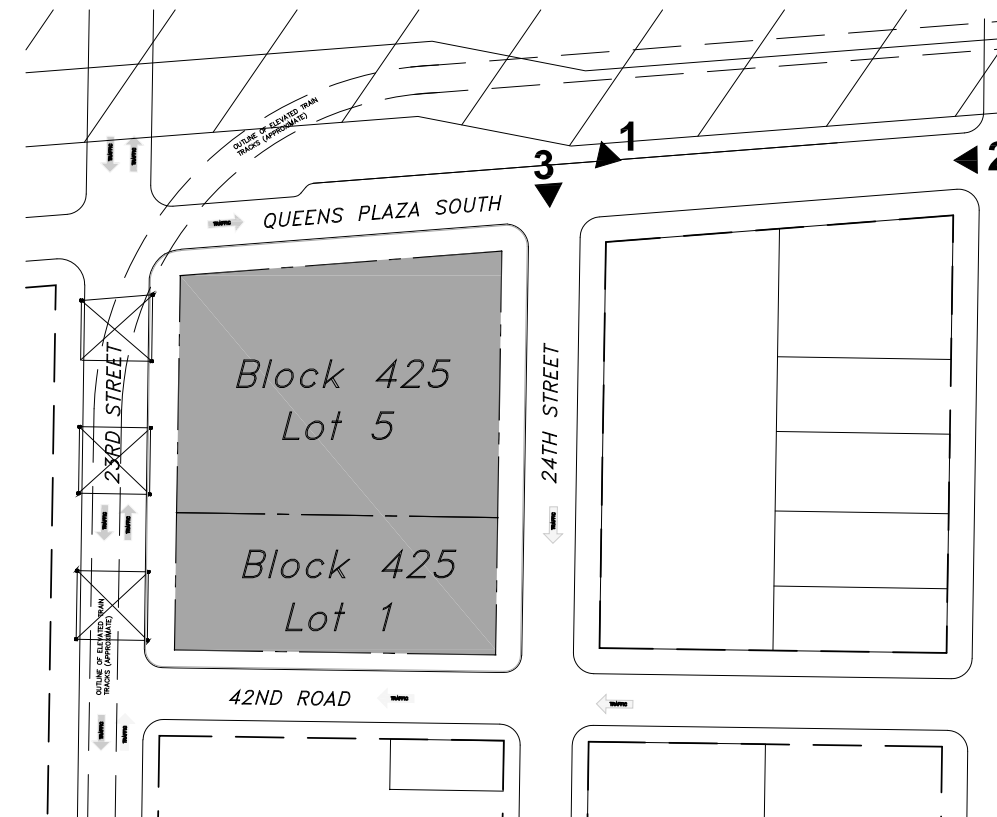
Context  
Aerial view from the east





**1. STREET VIEW FROM EAST CORNER SHOWING EXISTING FACADE ALONG QUEENS PLAZA SOUTH AND 24TH STREET**

(Photograph taken on: 2020.05.12)



**KEY PLAN**



**2. STREET VIEW FROM QUEENS PLAZA SOUTH SHOWING EXISTING BUILDING FACADE ALONG QUEENS PLAZA SOUTH AND QUEENSBORO BRIDGE**

(Photograph taken on: 2019.08.12)



**3. STREET VIEW FROM THE EAST CORNER SHOWING EXISTING BUILDING ALONG THE 24TH STREET**

(Photograph taken on: 2020.05.12)



23-10 QPS Before & Now



# Proposed Actions

1. Zoning map amendment from M1-5/R9 to M1-6/R9;
2. Zoning text amendments to establish Area D within the Queens Plaza Subdistrict of the LIC District, establish within Area D FARs of 15.0 for commercial and manufacturing uses and 10.0 for community facility uses (the 8.0 FAR for residential uses would remain the same), and establish for Area D minimum and maximum base heights of 100 and 150 feet, respectively (these are the current base heights for the site); and
3. City Planning Commission special permit pursuant to Section 117-533 to modify the distance between buildings requirements of Section 23-711(e) and the street wall location requirements of Section 117-531.

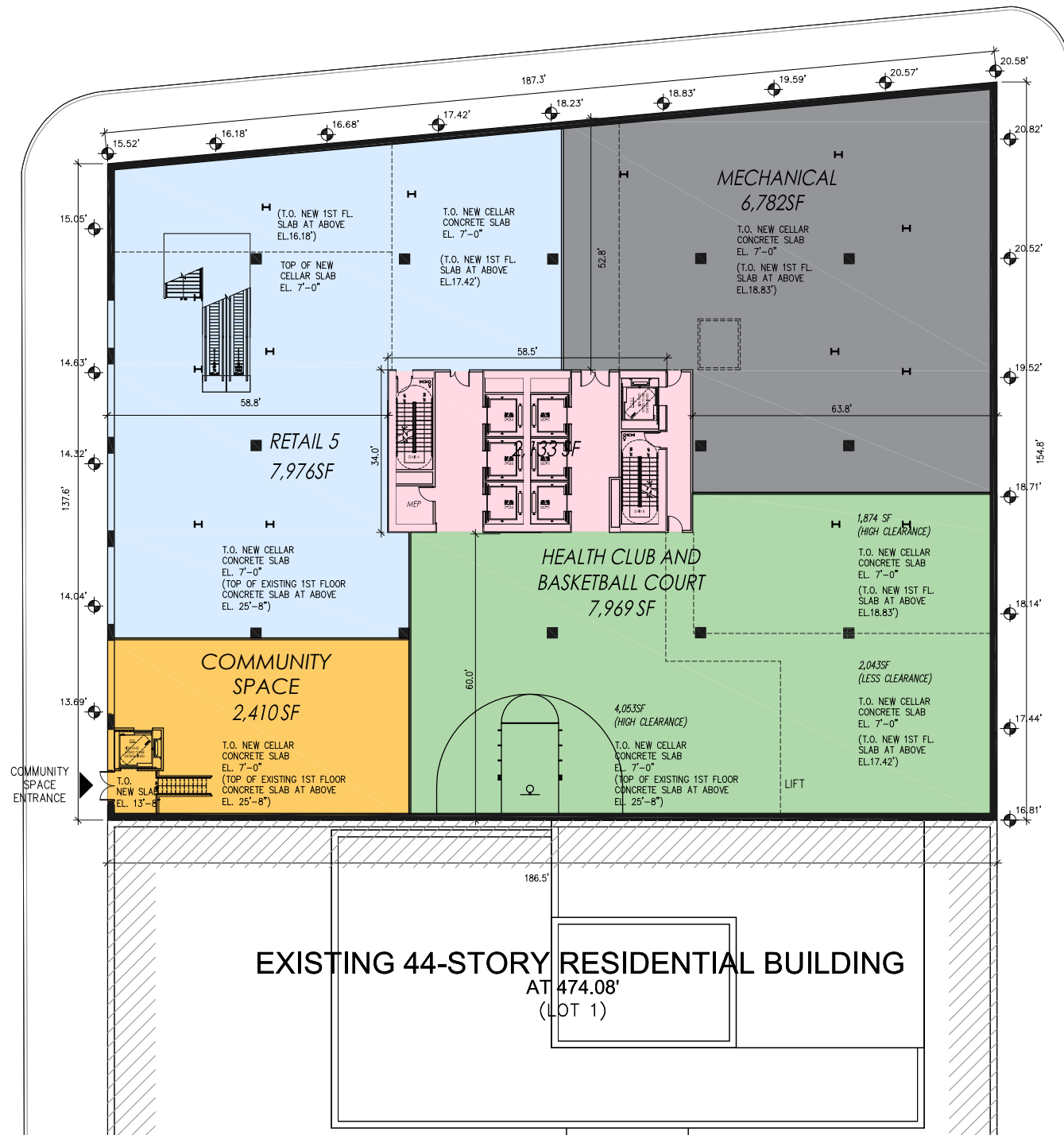
## Lot Area, Floor Area, and Floor Plate Sizes

Lot Area, Tax Block 425:	42,143 sf
Maximum allowed floor area:	337,144 sf (8.0 FAR)
Existing residential floor area:	310,696 sf
Total unbuilt floor area:	26,448 sf
Proposed office floor area:	
Eagle building conversion:	104,849 sf (26,448 sf allowed a-o-r)
Eagle building enlargement:	216,600 sf
Total proposed development:	321,449 sf
Proposed building height:	389.8'
Proposed floor plate sizes:	
Existing Eagle building:	27,269 sf
Proposed enlargement:	16,078 sf (floors 6-9)
	11,653 sf (floors 10-16)
	7,616 sf (floors 17-23)

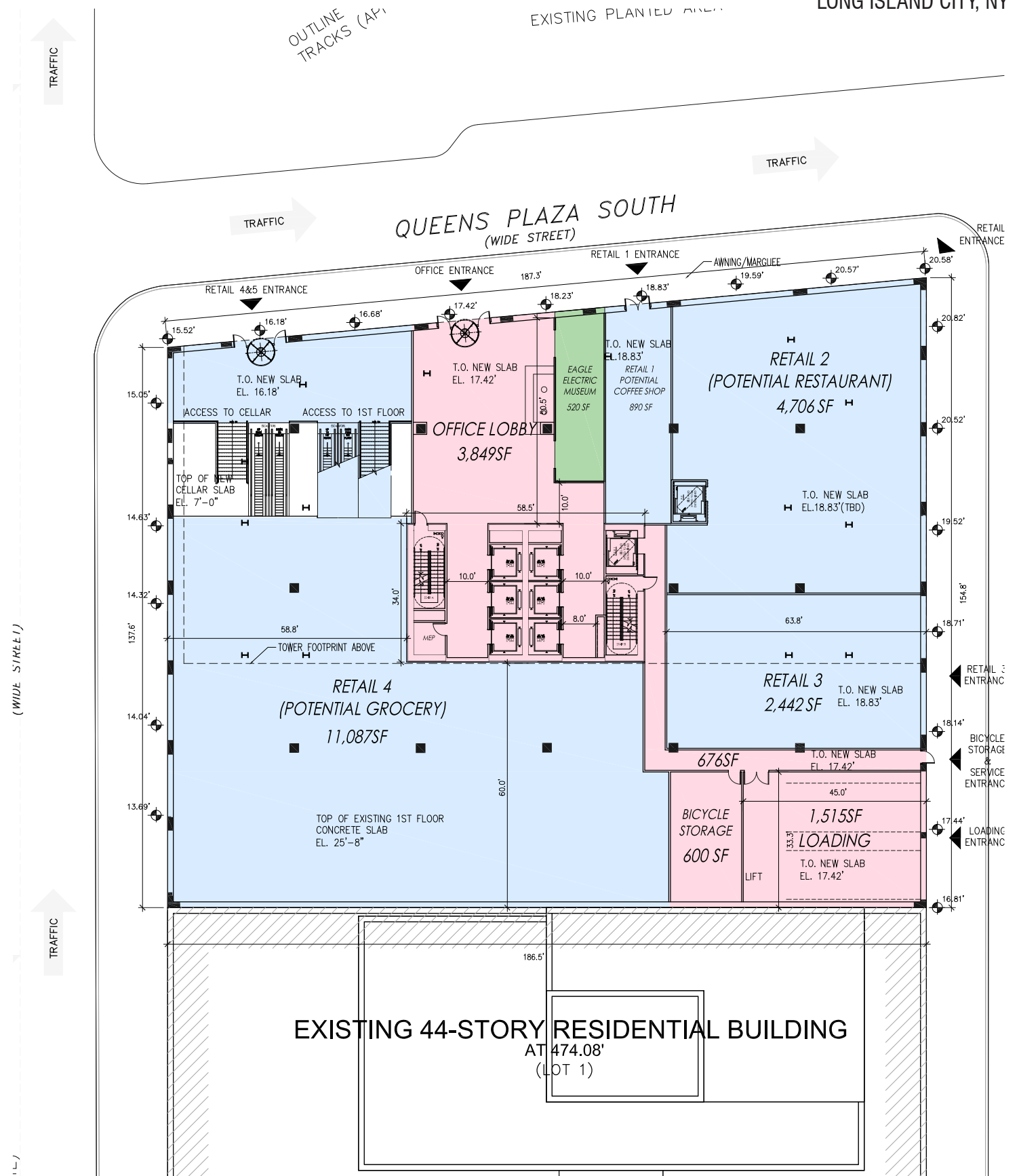








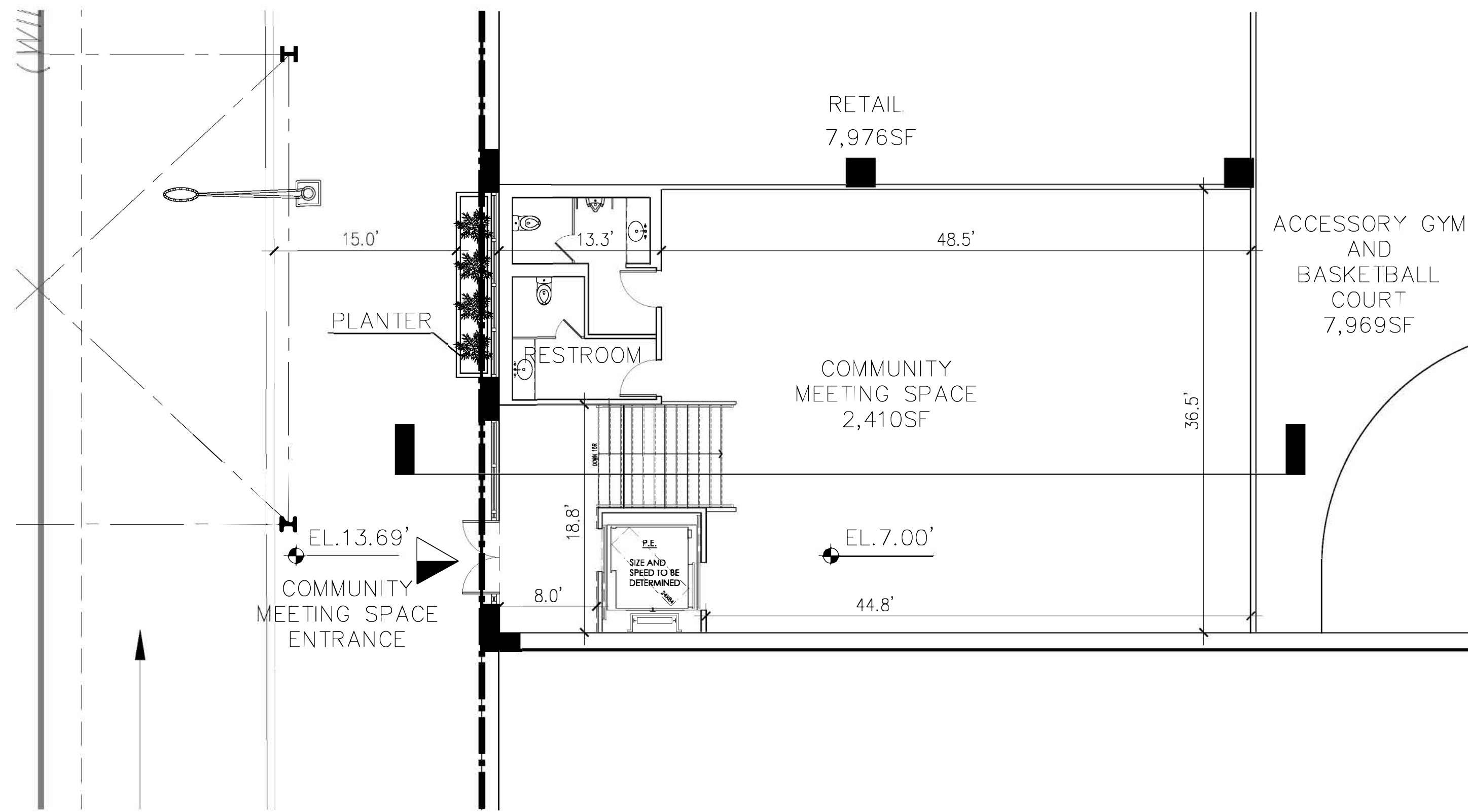
CELLAR FLOOR PLAN



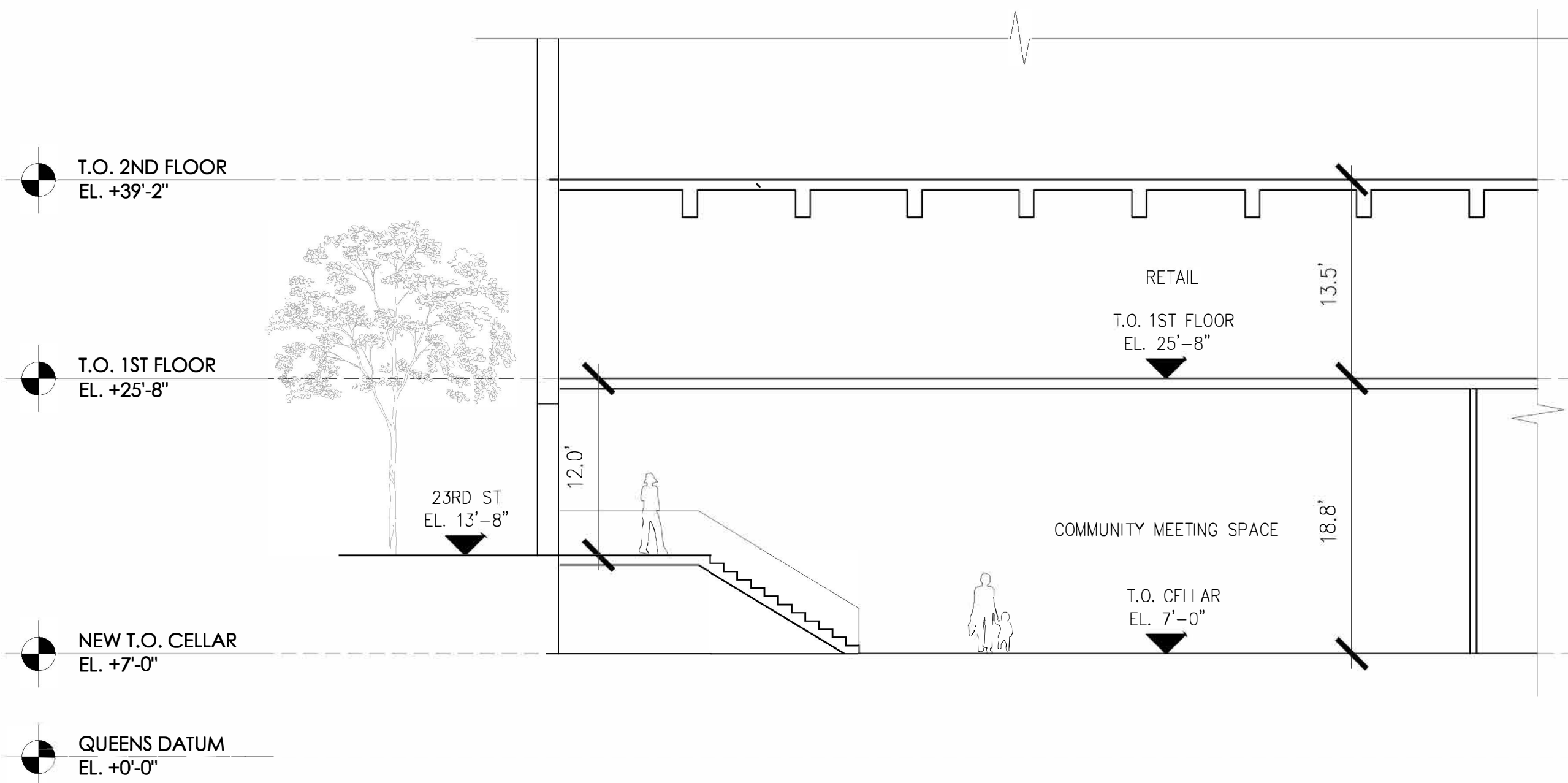
1ST FLOOR PLAN



23rd Street Community Space



**1 COMMUNITY MEETING SPACE PLAN**  
1/8" = 1'-0"



**2 COMMUNITY MEETING SPACE SECTION**  
1/8" = 1'-0"



**3 WEST FACADE RENDER**  
PROPOSED ENTRANCE OF COMMUNITY MEETING SPACE

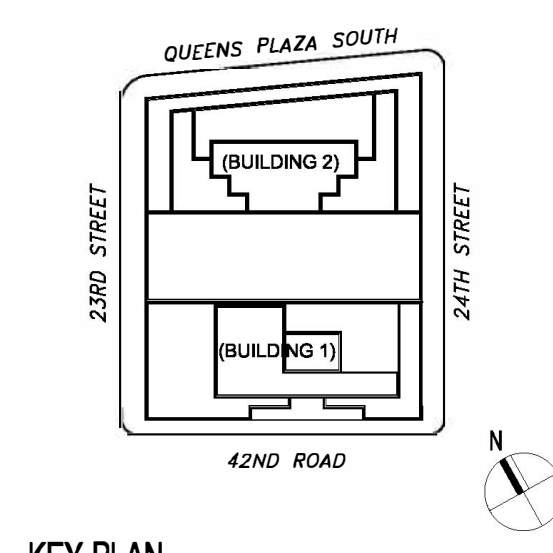
GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES FOR ILLUSTRATIVE PURPOSE ONLY.
2. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE
3. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

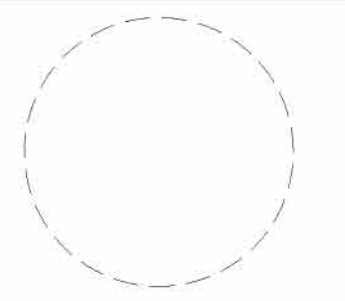
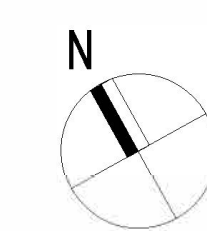
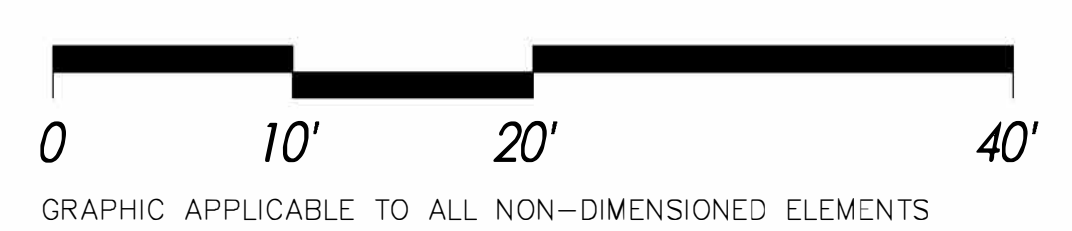
**23-10 QUEENS PLAZA SOUTH**  
LONG ISLAND CITY,  
New York

Borough: Queens  
Block: 425  
Tax lots: 1,5  
Map: 9b  
Zone: M1-6/R9, LIC

REV	DATE	DESCRIPTION
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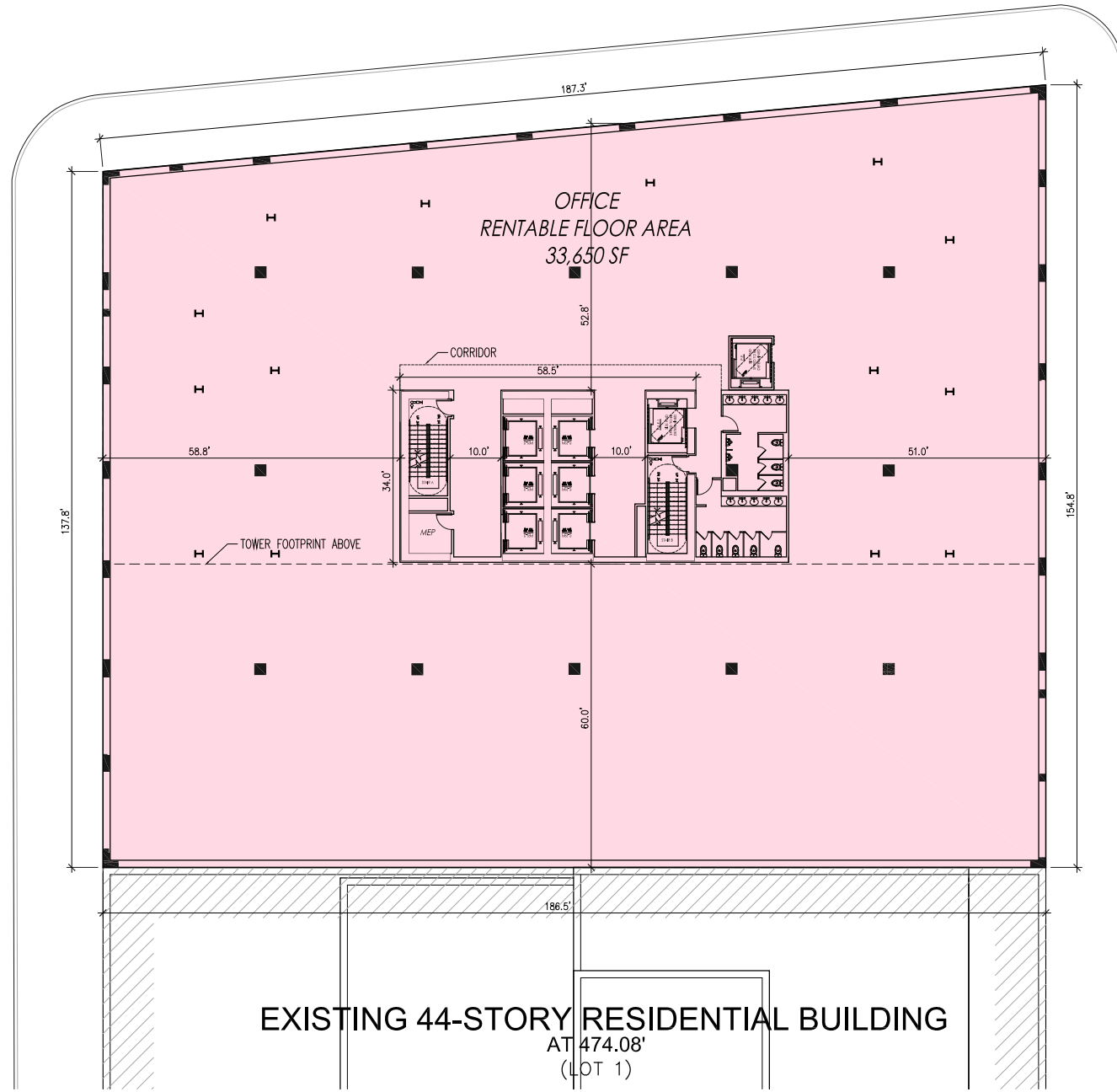
KEY PLAN  
COMMUNITY MEETING SPACE



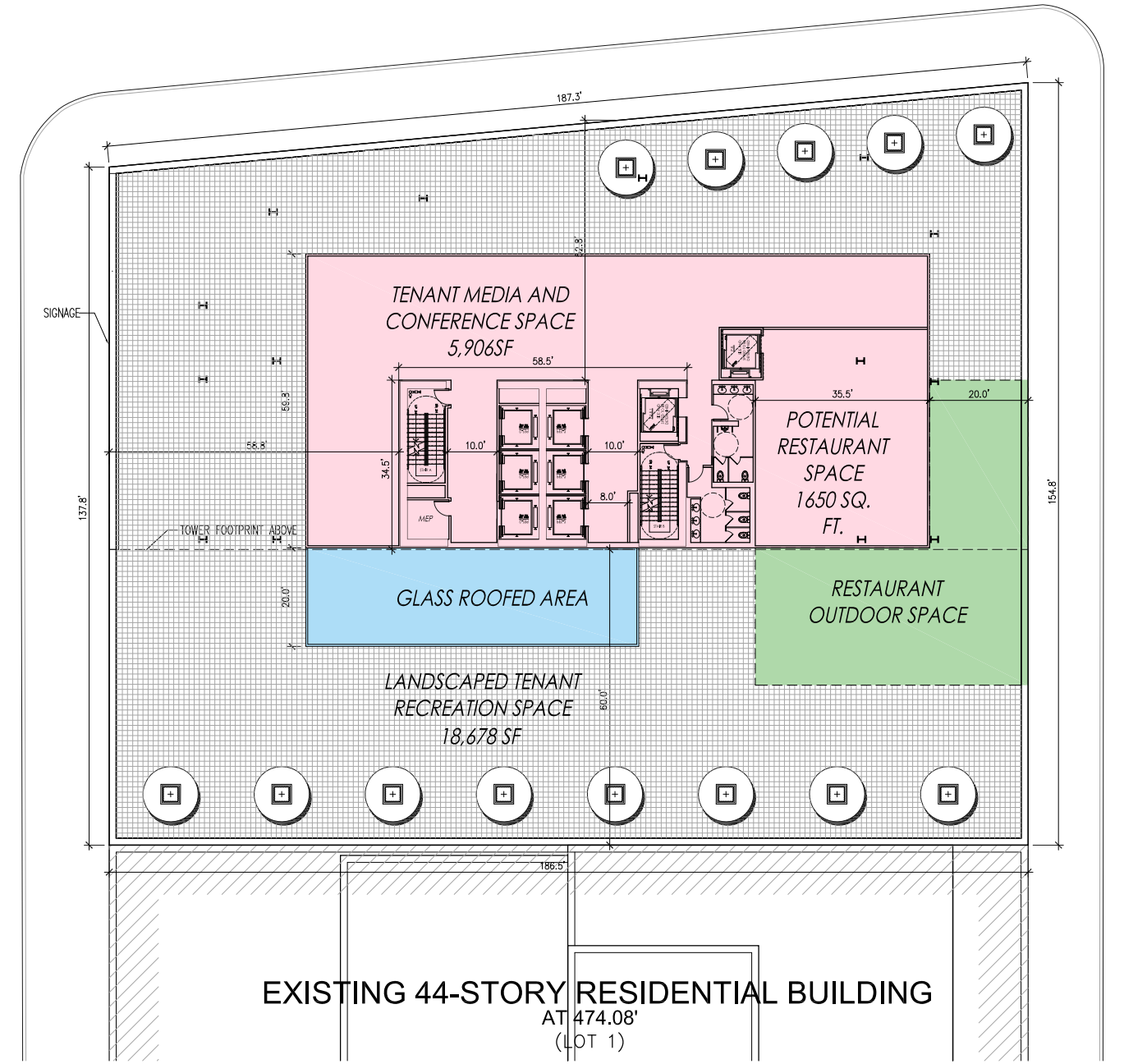








2-4TH FLOOR

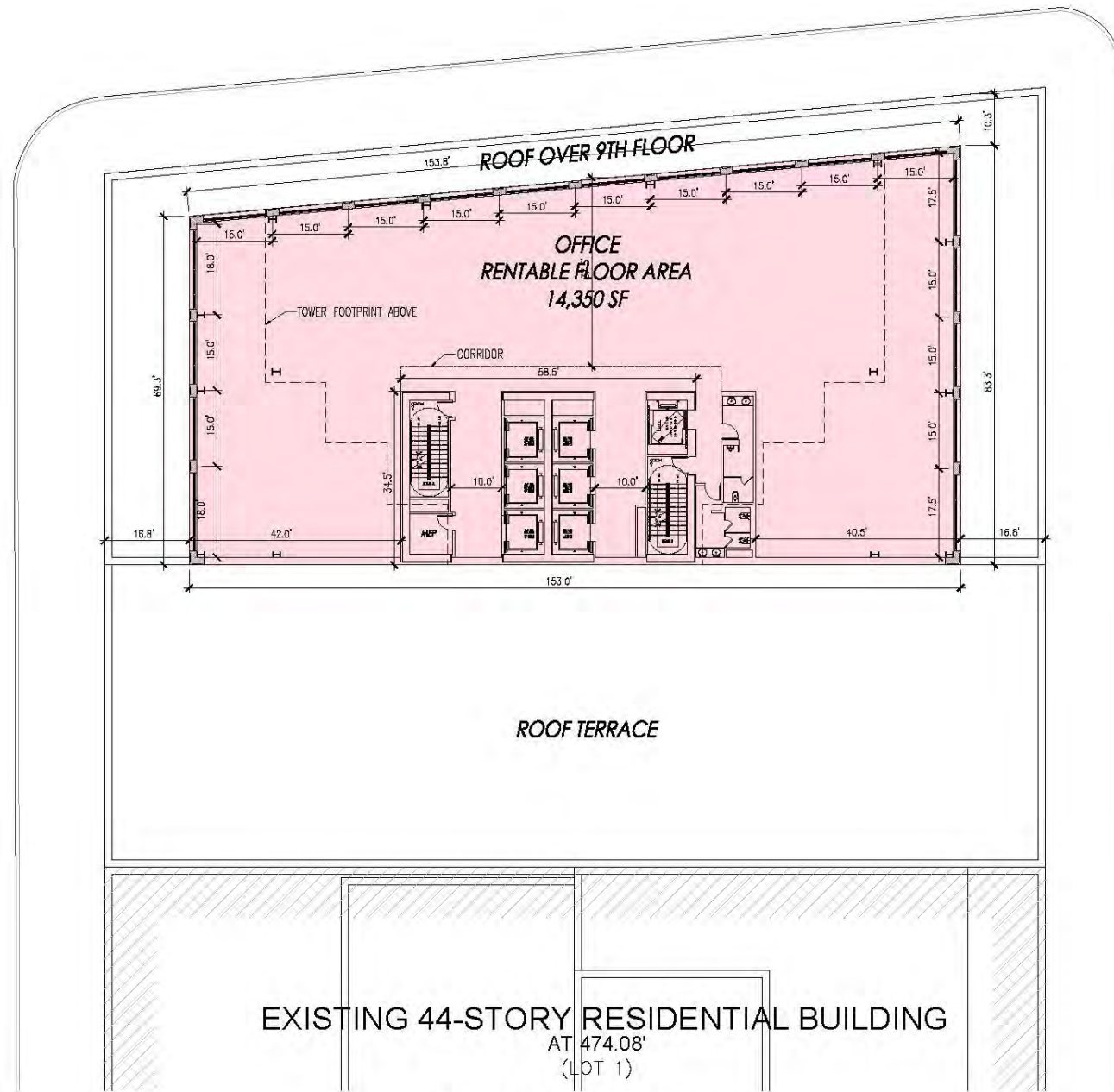


5TH FLOOR

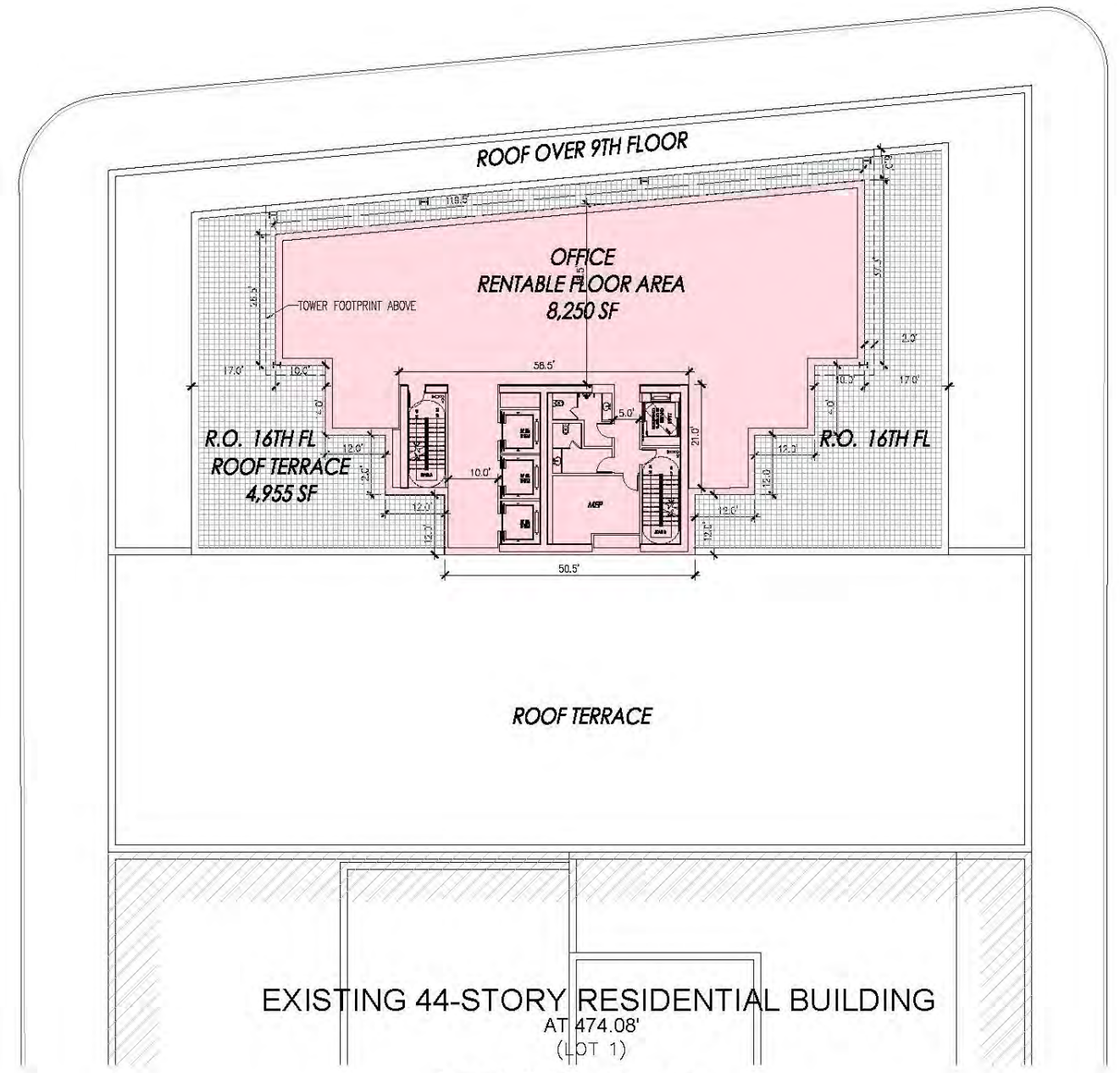






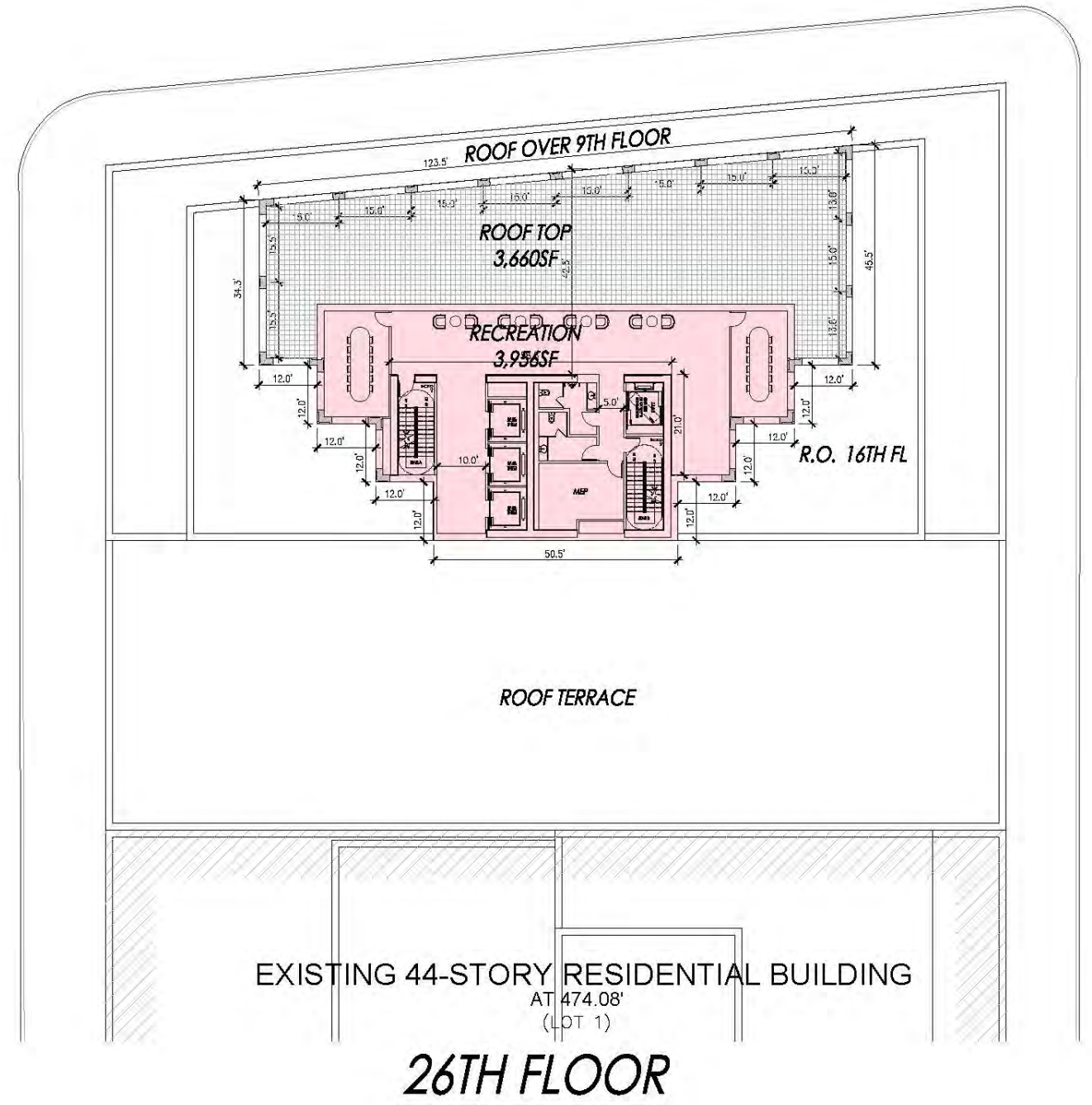
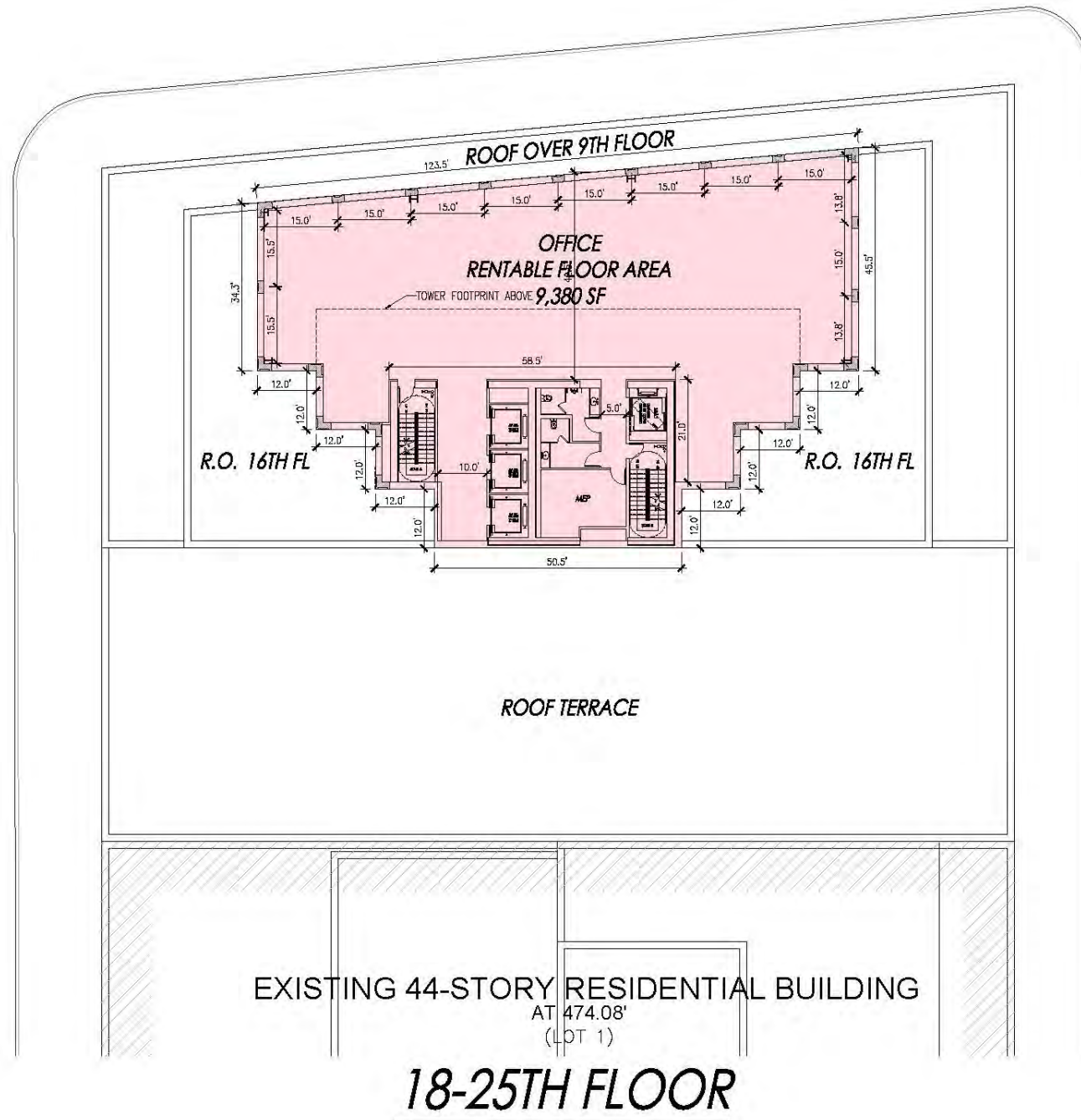


**11-16TH FLOOR**



**17TH FLOOR**











# 23-10 Queens Plaza South

## Roof Garden

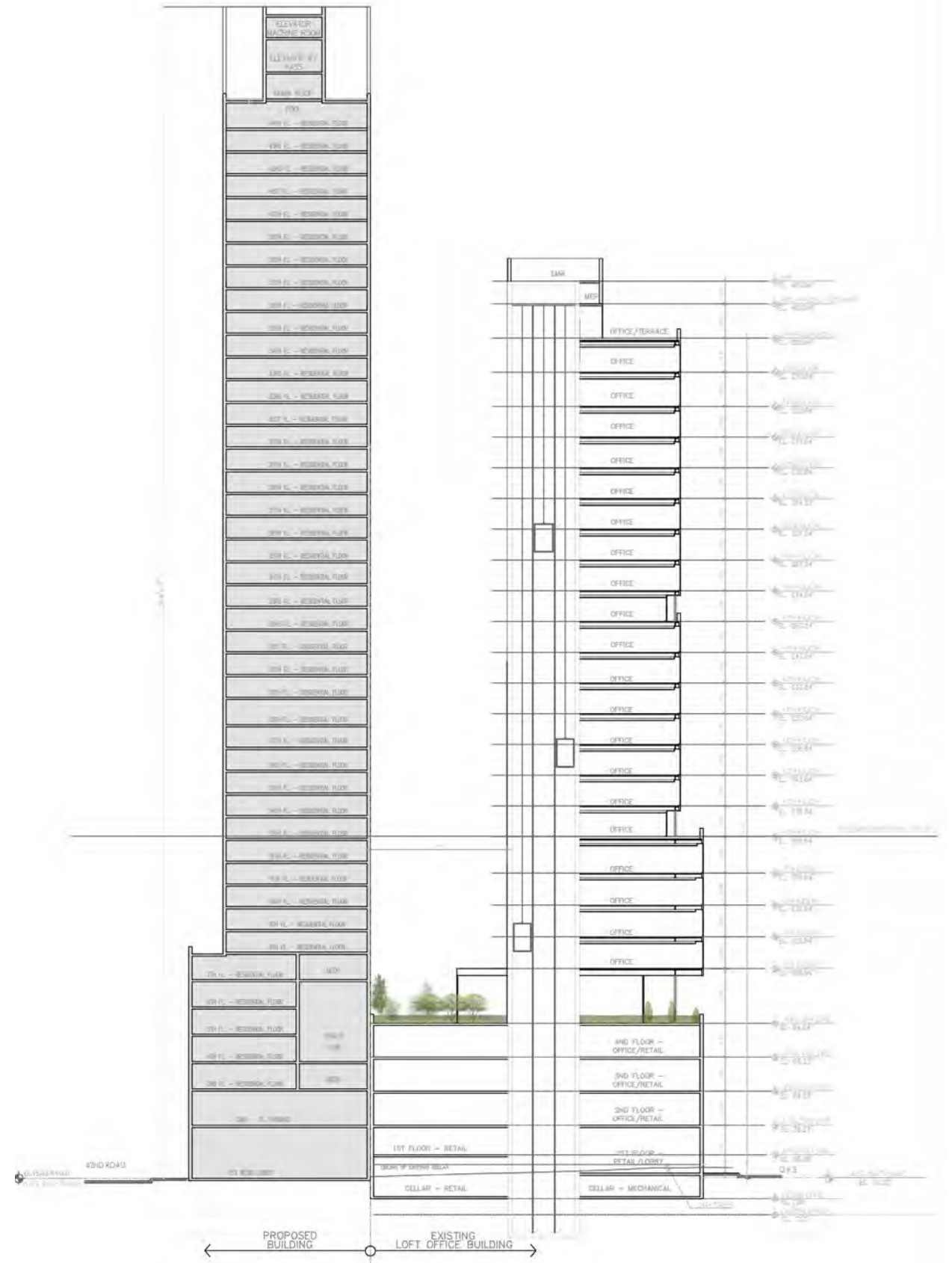




Margie Ruddick  
LANDSCAPE



5th Floor landscape diagram



Section



## ROOF SUSTAINABILITY MEASURES

### REDUCE HEAT-ISLAND EFFECT

- Reflective surfaces
- Cooling of plantings
- Disperse moisture to air
- Reduce conditioning needs for building and more generalized power production

### DETAIN STORM WATER

- Reduce load to city system
- Naturally irrigate plantings
- Plantings cleanse storm water

### PROVIDE HABITAT FOR BIRDS AND POLLINATORS

- Increase biodiversity
- Link to flyways
- Provide educational/social opportunities

### MINIMIZE EMBODIED-ENERGY COSTS

- Local sourcing
- Maximize materials and mechanicals life cycles

### MITIGATES POLLUTION

- Improve air quality
- Reduce noise pollution

