

VISHVA RATHOD

PORTFOLIO

Urban Planning,
Urban Designing
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Hello,

After more than five years of experience in the field of urban and regional planning, adapting cities and design related majors enriched myself both professionally and personally. I consider myself responsible, focused on details and having a strong passion for design. I love adventure and art, for this reason, I am very fond of travel, Photography, Dance and Music. I value the experiences that I encountered in my past years, which grew me more receptive to the value of my ambition and determine the pathway that I will step into.

Projects,

Global City Lab

Urban Design Climate Lab

Flood Resilience Development

Community Commercial Planning

Impact of Water Infrastructure

Economic Development

Transit Oriented Development

Regional Master Plan

City Planning

Infrastructure Planning

Neighbourhood Planning

Rural Area growth

Dholera Master Plan

Rezoning and
Redevelopment

Projects Worldwide

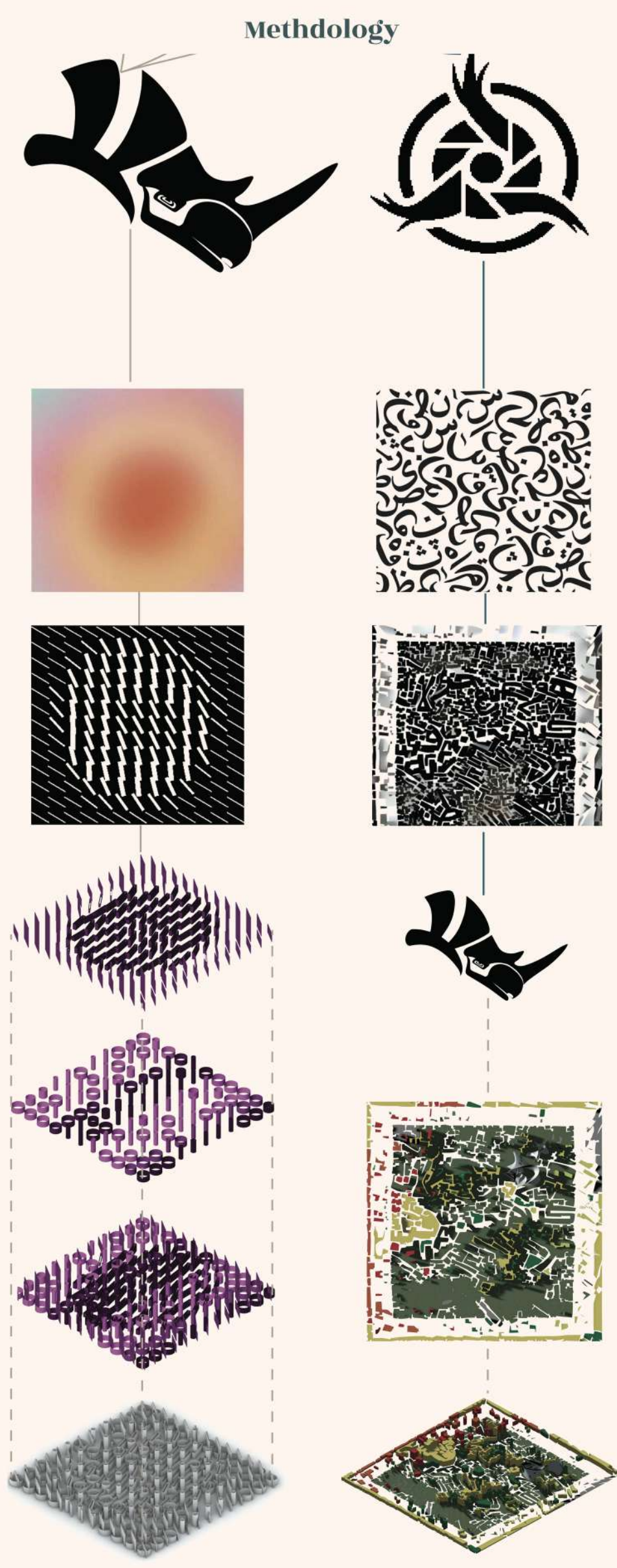
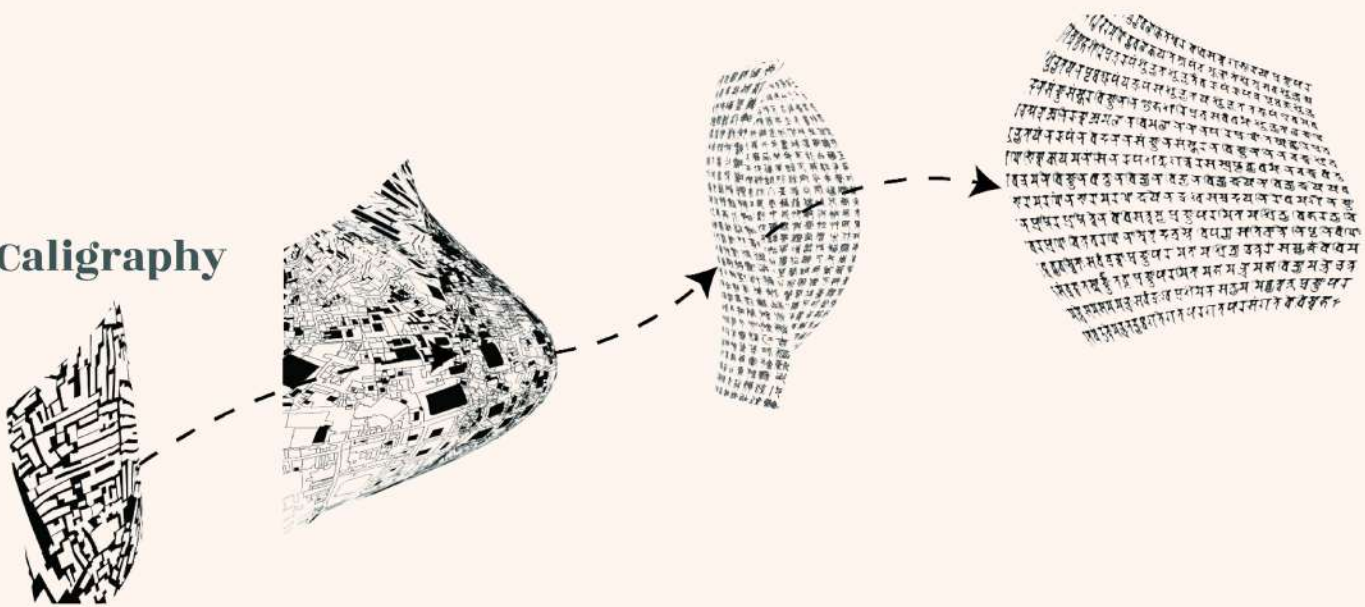
As an urban practitioner experienced in a wide range of projects such as Sustainability Planning, Transportation Planning, Land Economics, Urban Climate, Master Planning, Real Estate and Environmental Planning I look ahead to expand my skillset and involve myself in variety of projects which helps me to enhance my perspective towards sustainable development of urban form.



1 Global City Lab, Academic

Project Data
2022 / AI
Urban Design
Location
Site Area
Population

Developing, elaborating, and presenting a more detailed Multi-scalar urban design proposal using AI
Global Urban Future
Istanbul, Turkey
3.78 Sq-km
9335

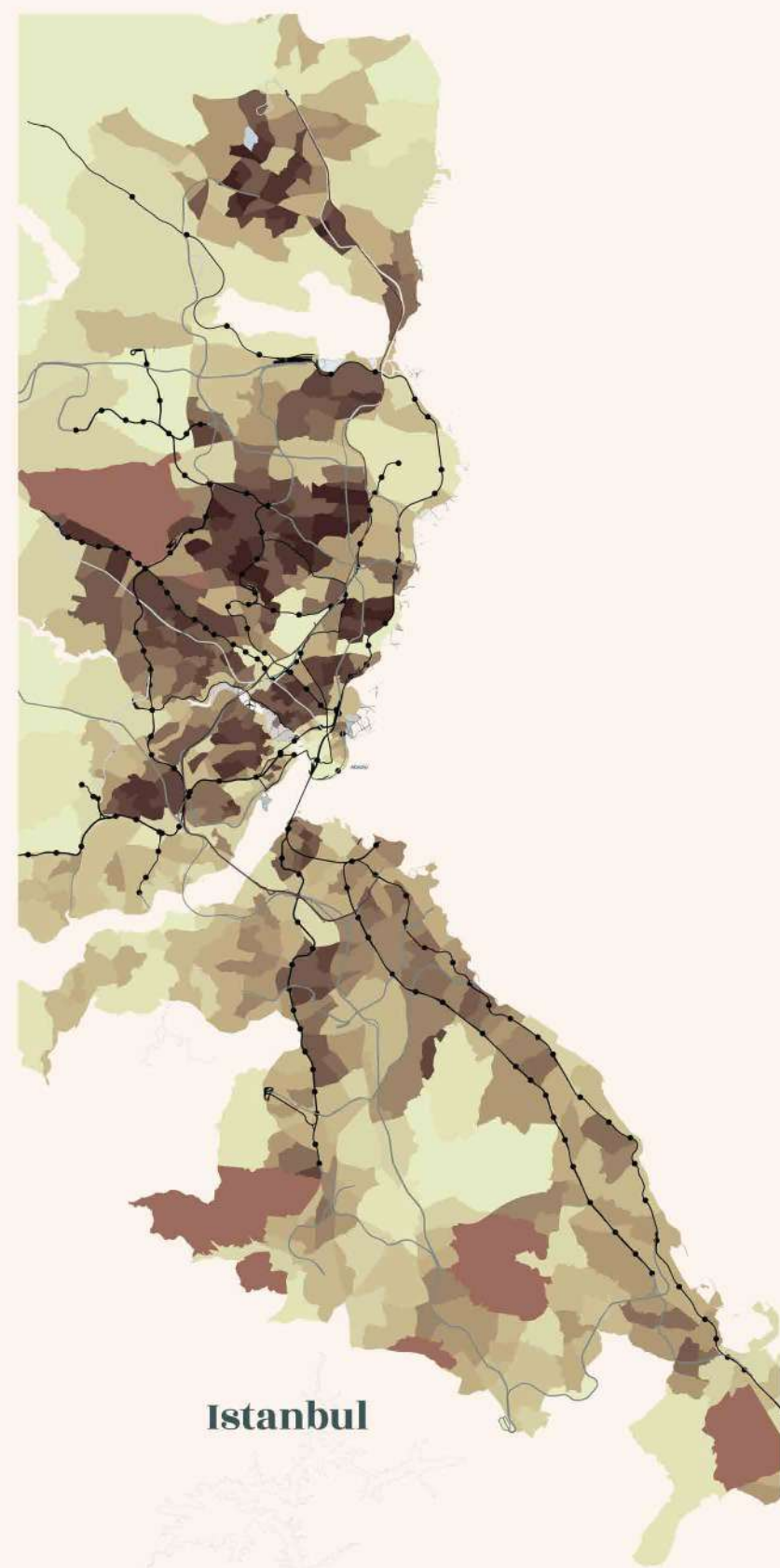


Caligraphy Genrated map

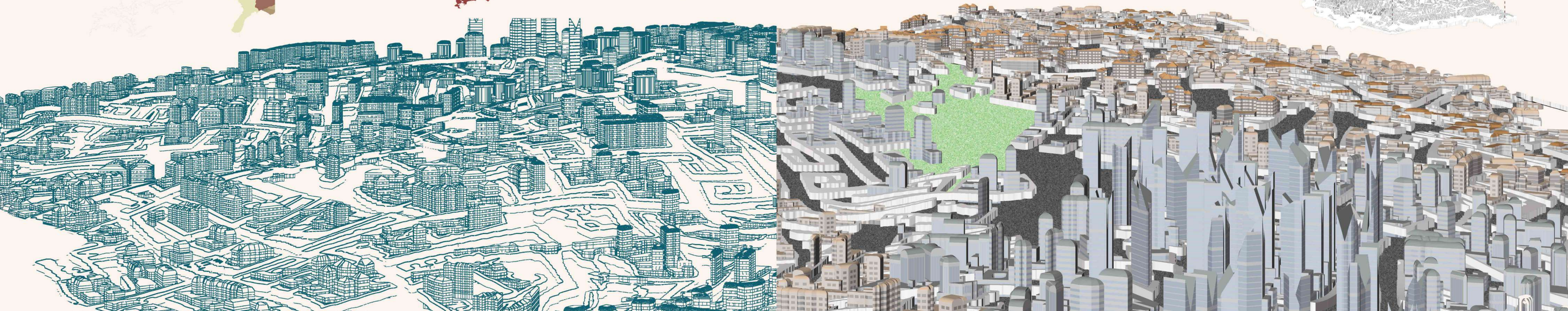
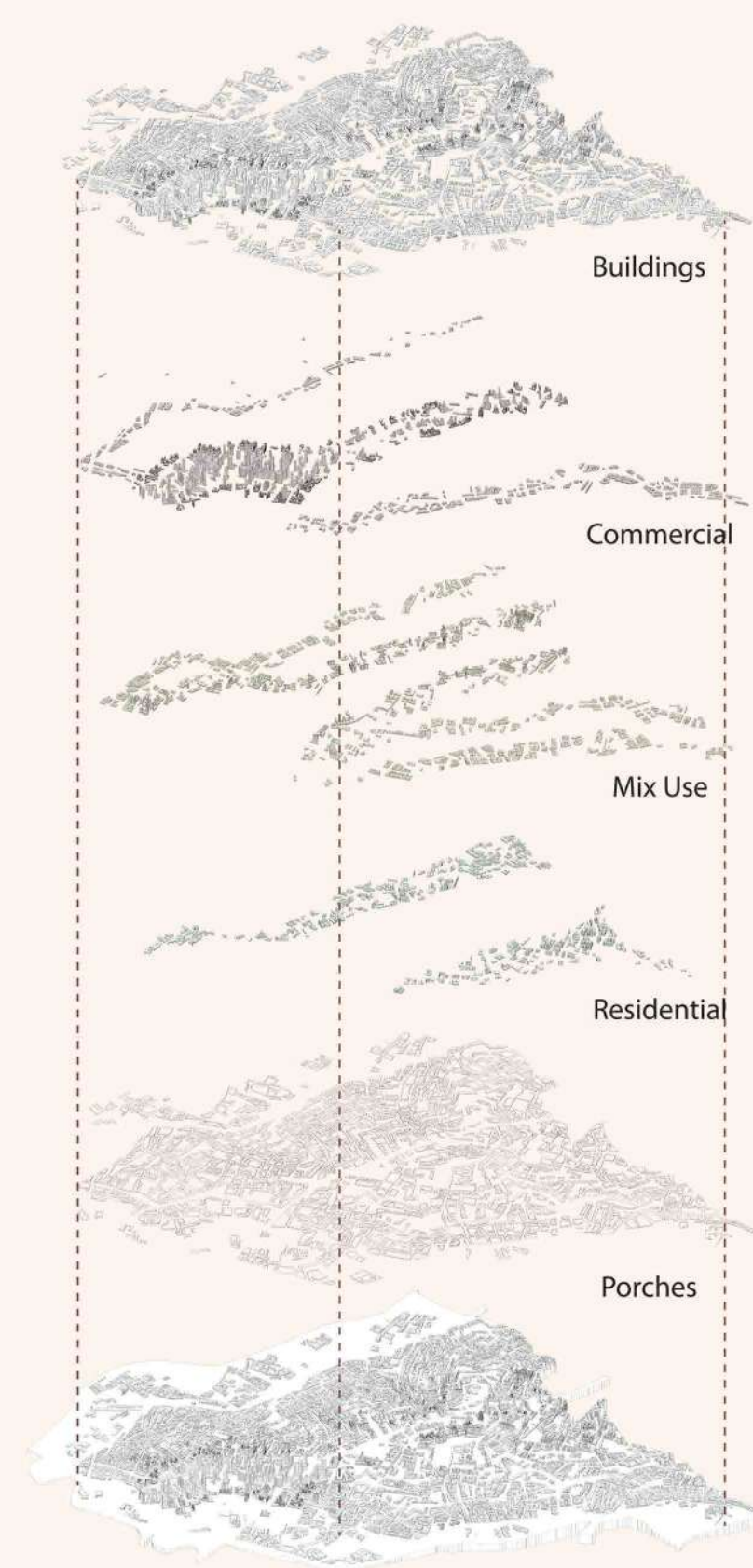
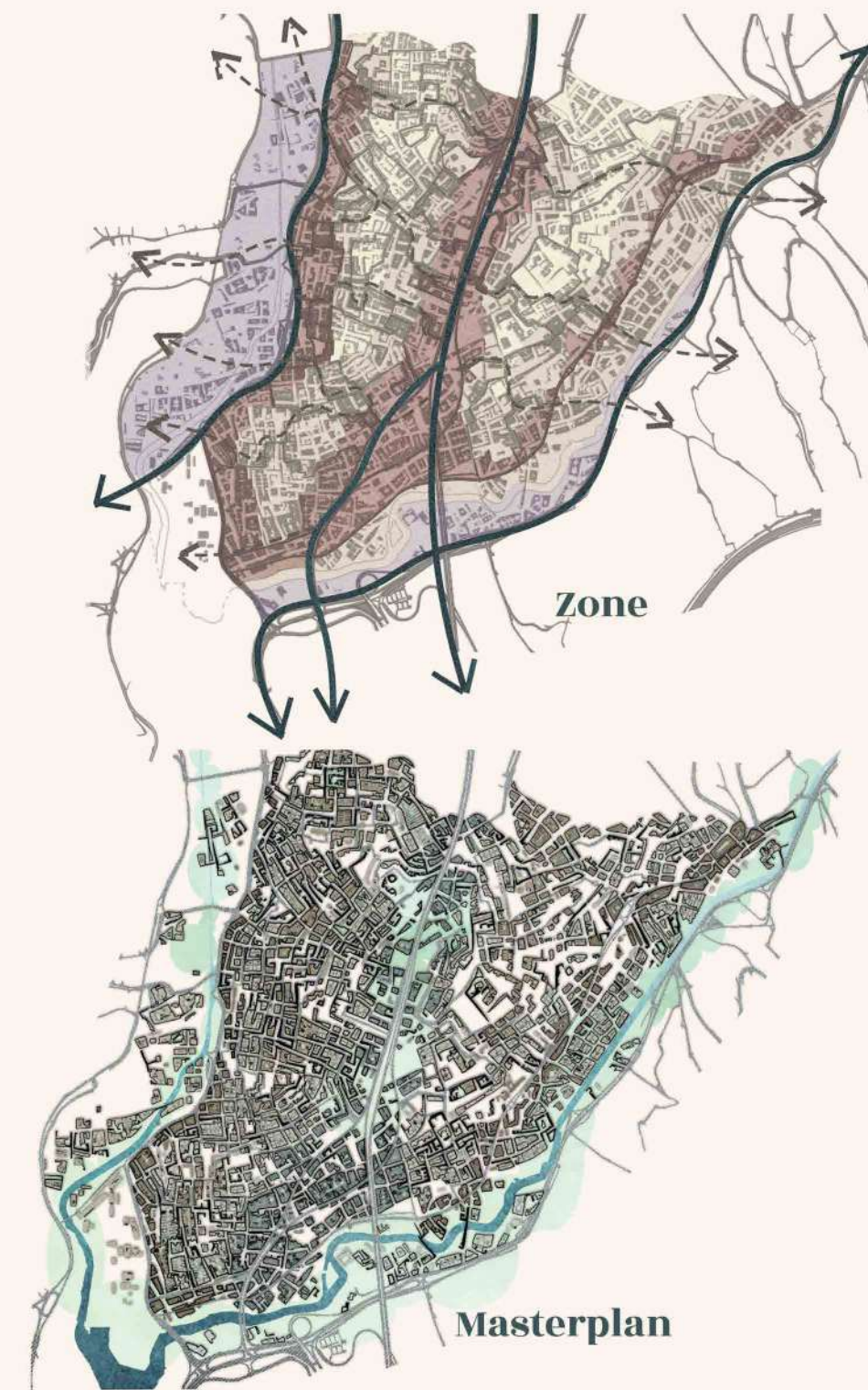
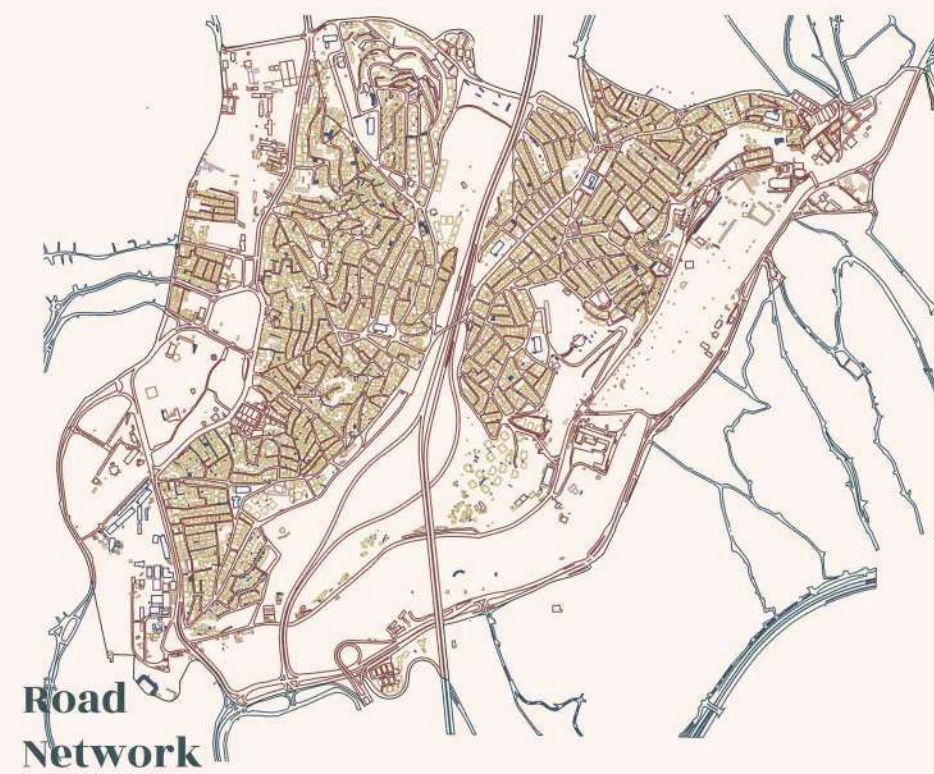
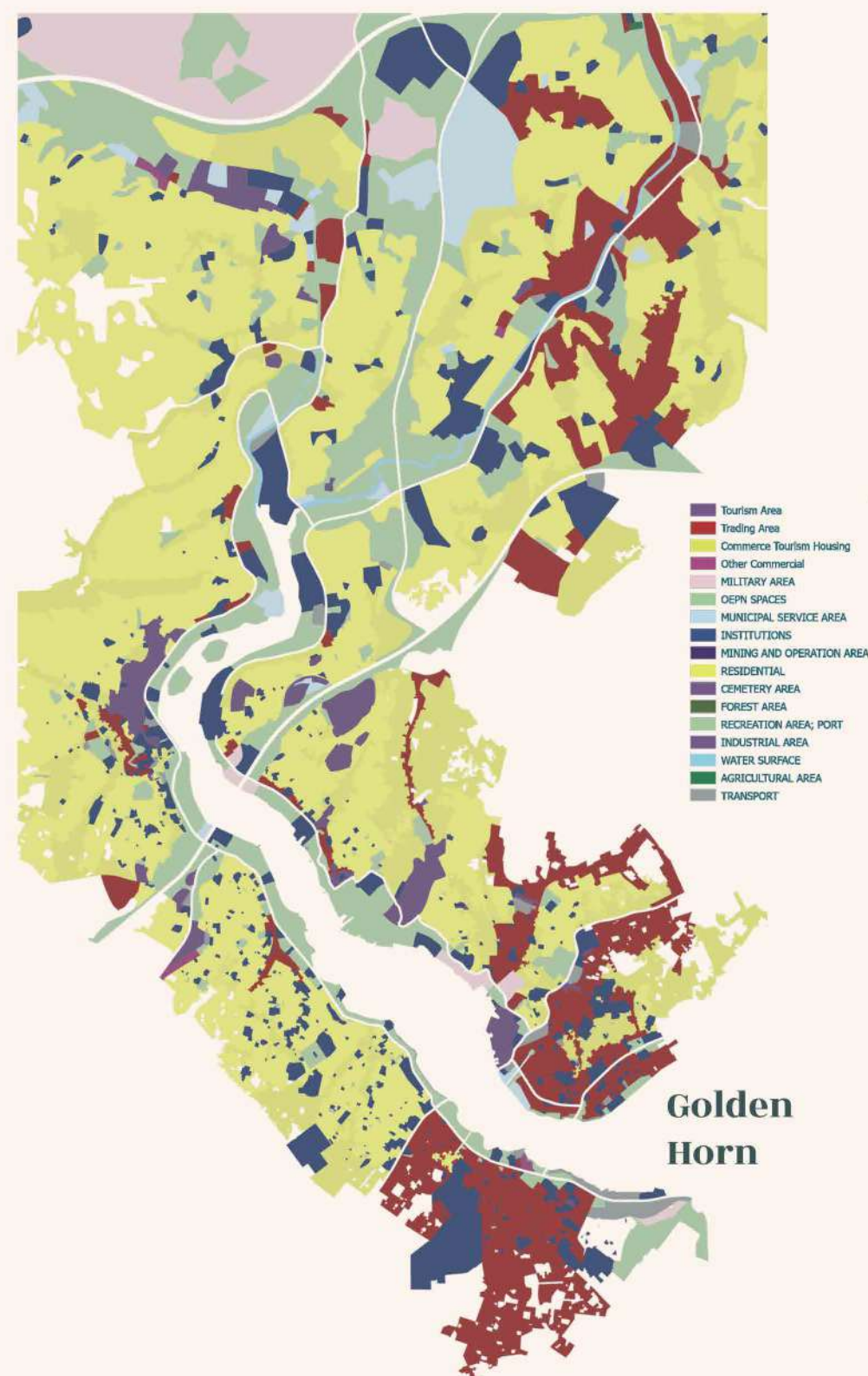
Overview

Understanding the organic and inorganic urban morphologies and evolutionary change Mumbai urban population is estimated to be over 22 million, and the densely populated city is the largest in India in terms of population, trade activity and business. The metro-politan area has experienced an explosion in growth over the past 20 years, a common occurrence with metropolitan areas in India. Isfahan, also spelled Isfahan, capital of Isfahan province and major city of western Iran, known for its historic value .Isfahan is one of the main dialects of Western Persian. So basi-cally two kind of morphology one with road network and second with buildings.

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Istanbul



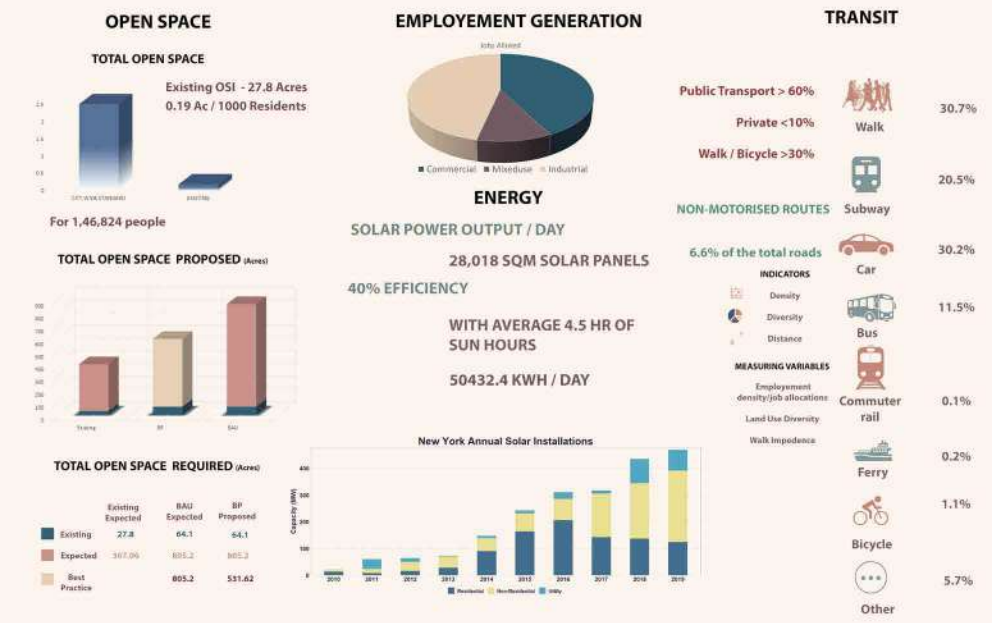
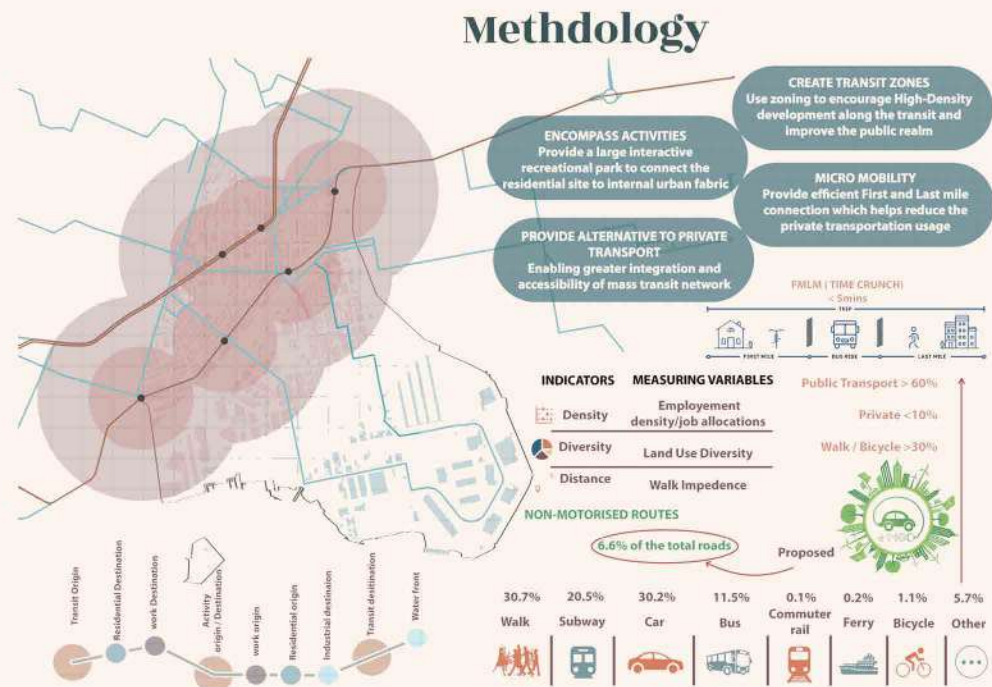
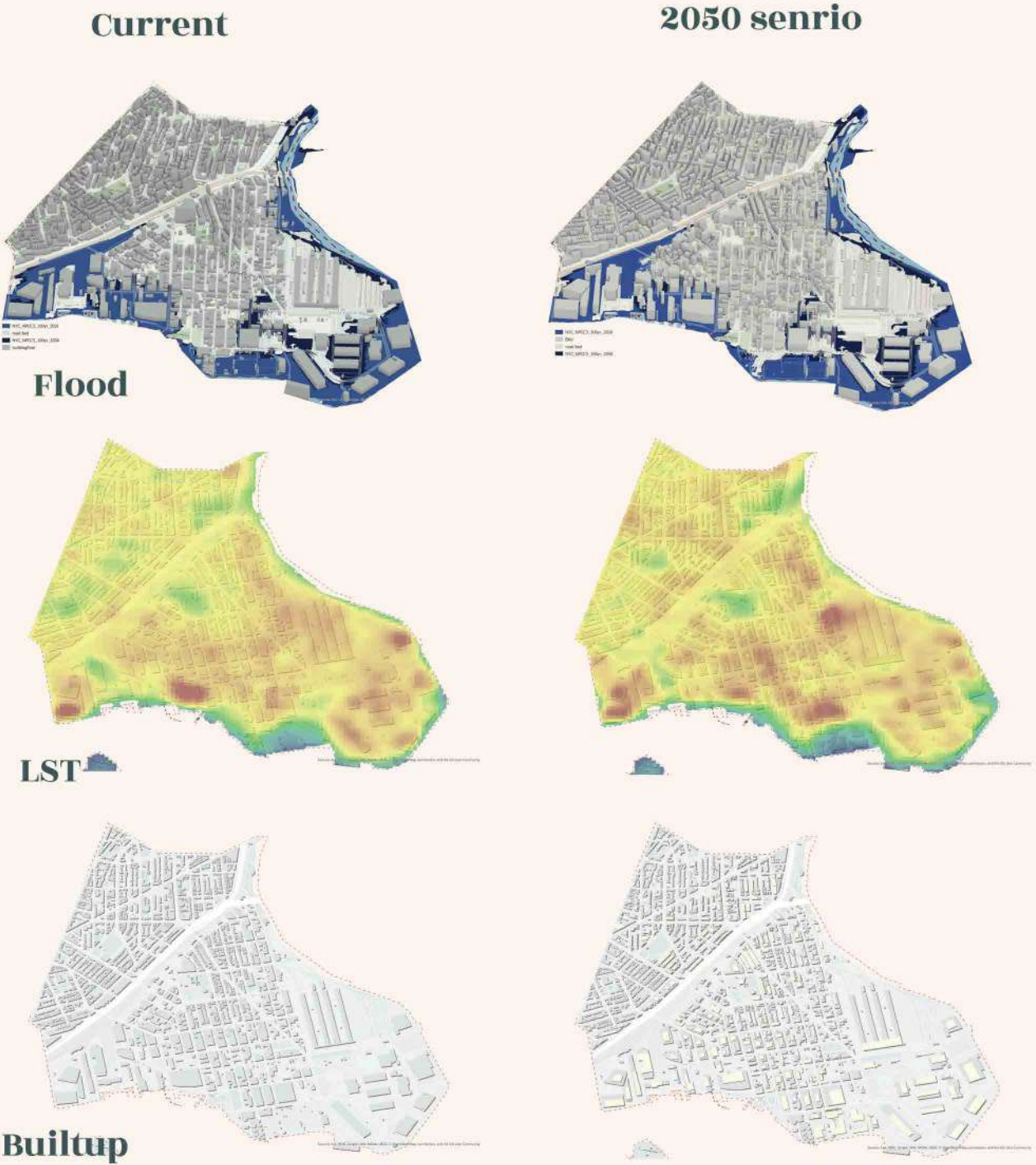
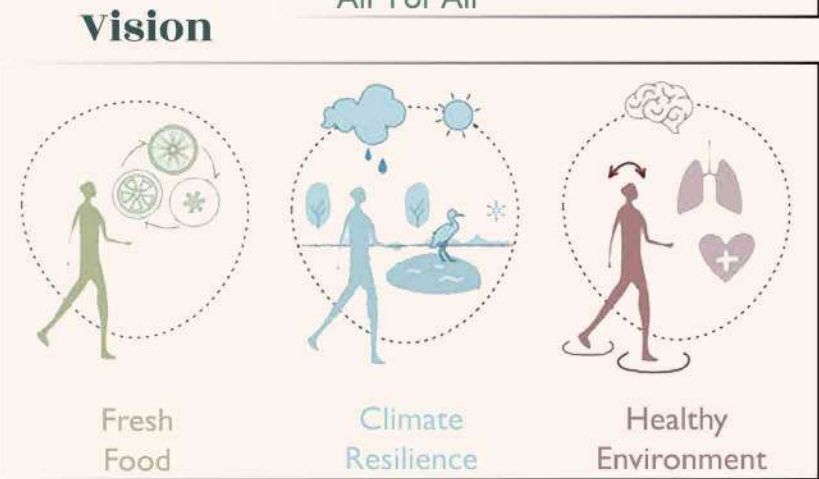
2 Urban Design Climate Lab, Academic

Project Data
2022 / Food

Urban Design
Location
Site Area
Population

In 2050 the carbon footprint of food arriving on Your plate will be substantially reduced by Enhancing the. Food chain management. Centralizing food activity and Decentralizing food Hunts Point, New York, USA
551 Ha
15289

Hunt's Point is a vibrant, dynamic food center which has eliminated food desert by bridging the gap between food affordable and availability. Our Key performance Indicators are supply chain management for trucks and food supply to city, Clearing boundary between center and other residential area with balanced between time and activity. and reduce Carbon foot print.



Overview

Land surface temperatures (LST) estimates are valuable for identifying hotspots and evaluating urban design interventions because air temperature observation stations are often sparsely distributed and typically do not provide sufficient coverage for thorough analysis across an urban area. LST trends as well as parameters such as normalized difference vegetation index (NDVI) and normalized difference built-up index (NDBI) are used to project future extreme heat scenarios.

Hunts point Ave

16m

A 3D architectural rendering of a proposed bus stop layout. The scene shows a street with two bus lanes, each with a white bus. There are parking spaces with several cars, including a red car. The area is landscaped with trees, shrubs, and a sidewalk. A person is walking on the sidewalk. The rendering is from a perspective view, showing the layout from above and slightly to the side.

The diagram shows a road layout with the following dimensions and components from left to right:

- 2.5m SIDEWALK**
- 3m PARKING** (containing a car)
- 10m ROAD** (containing a car with an upward arrow and a truck with a downward arrow)
- 3m PARKING** (containing a car)
- 2.5m SIDEWALK**

The total width of the road and its immediate surroundings is indicated as **16m** at the bottom. A partial label "Plan" is visible on the right side.

Plan

The top rendering illustrates a dense urban development with various building types. Callouts identify the following zones:

- Solar Green Farm**: Active 24 hours
- Industrial Zone**: Active 12 hours
- Mixed-Use Type-2**: Active - Residential-24 hours, Commercial-12 hours
- Open Public Junction**: Active 24 hours
- Commercial Hub**: Active 12 hours
- Existing Residences**: Active 12 hours
- Commercial Hub**: Active 12 hours
- Mixed-Use Type-1**: Active - Residential-24 hours, Commercial-12 hours
- Flood Resiliency Farm**: Active 24 hours

The bottom rendering shows a large-scale solar farm with rows of solar panels and trees, adjacent to a residential area.

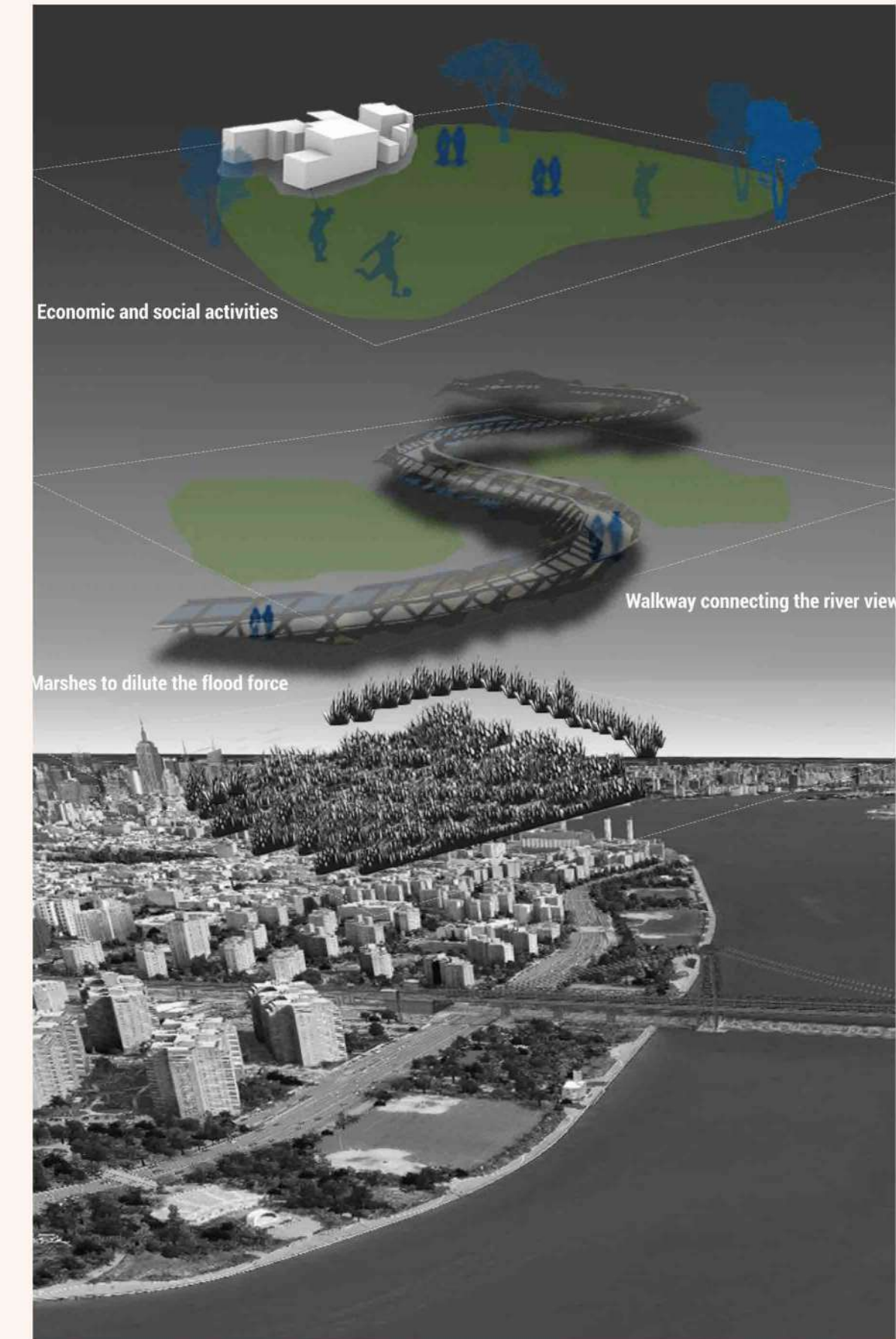
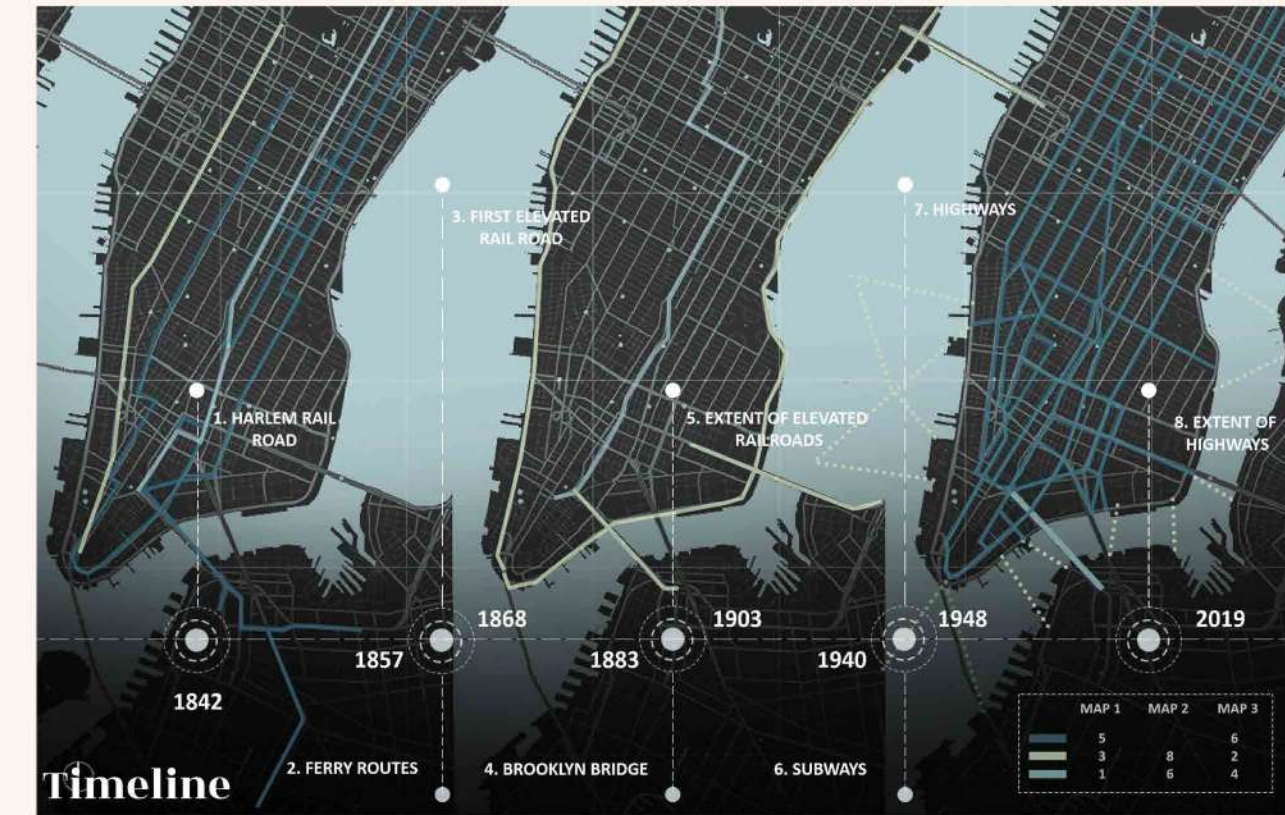
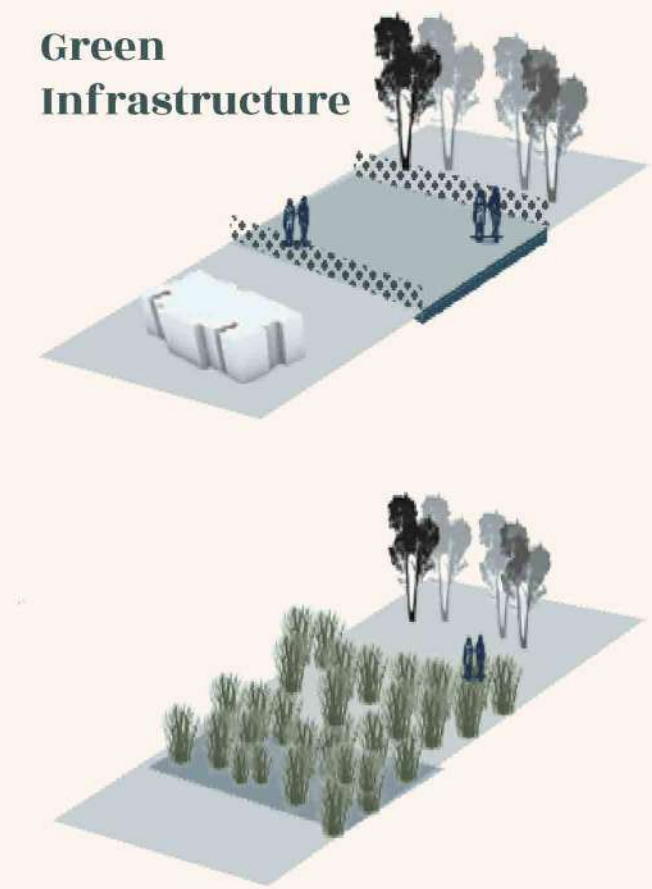
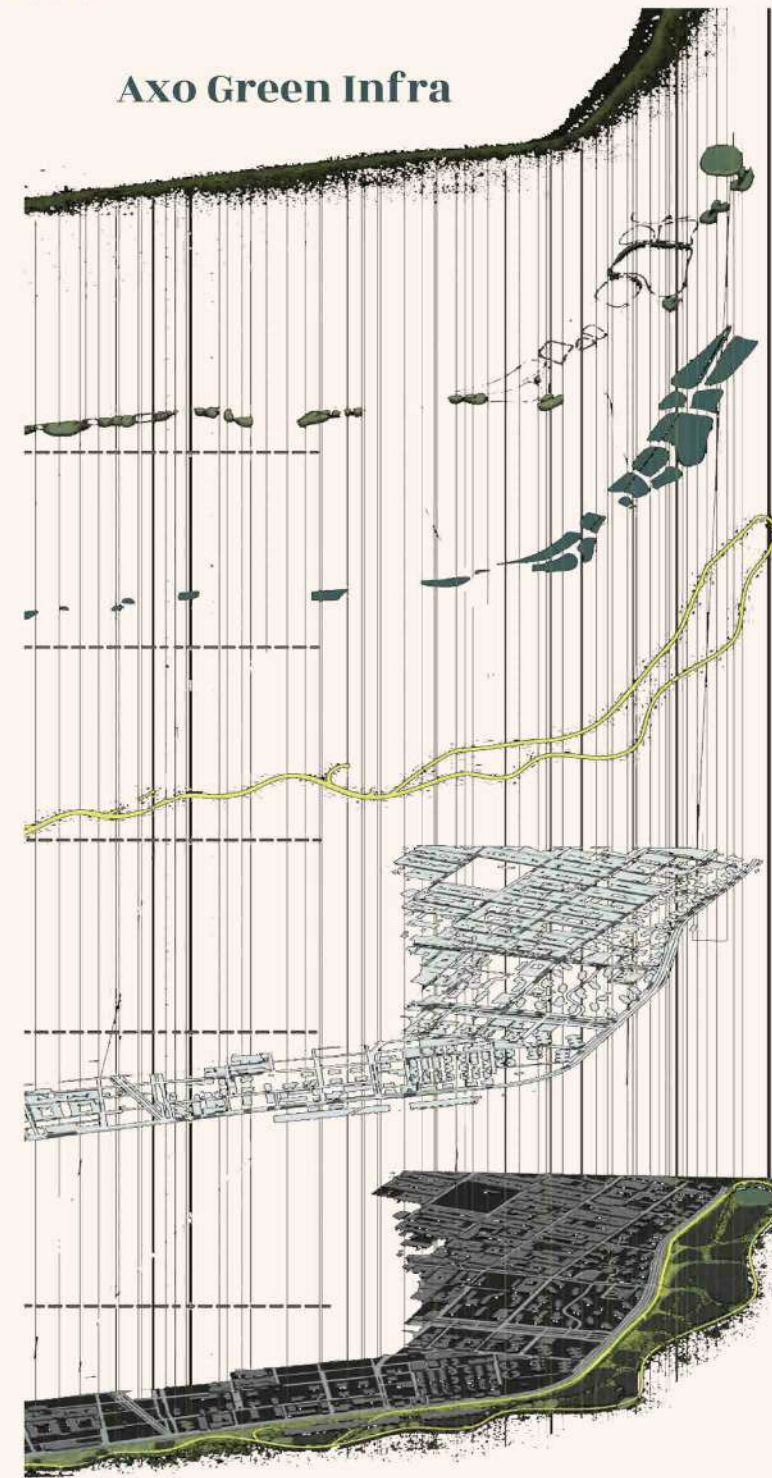
3 Flood Resilience Development, Academic

Project Data
2021 / Climate Change

Urban Design
Location
Site Area
Population

Creating action against New York climate change
And flood resilience in 2050. Designing more
Sustainable approach
Barrier & Absorbing flood water
Manhattan, New York, USA
45 Ha
12000

The historic identity of New York City has been rooted in Lower Manhattan. Extreme environmental disasters witnessed in New York. Climate resilience initiatives led to mitigate coastal storm surge floods. Complex circulation needs, transportation, active waterfront uses, and a large number of historic buildings all further exacerbate the complexity of planning and implementing solutions. The District also has particularly low-lying topography in some areas, dipping below the ageing bulkhead at the coastal edge. By 2050 about 40% of the land area is vulnerable from floods.



4 Community Commercial Planning, Academic

Project Data
2021 / Community Planning

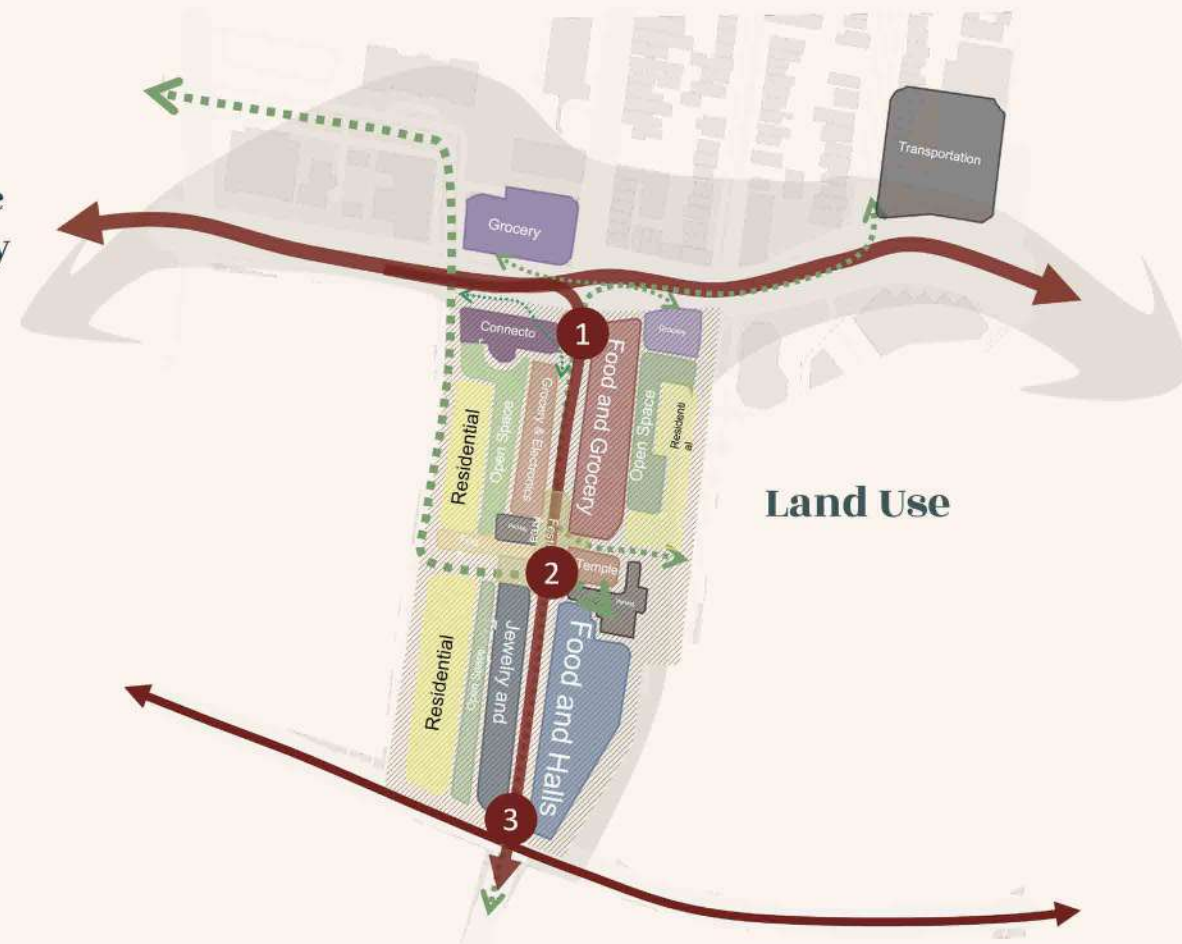
Urban Design
Location
Site Area
Population

Creating a commercial active plan for Imigrant Community residing in Jersey City
Activity and Time
Jersey City, New Jersey, USA
2 Sqkm
2000

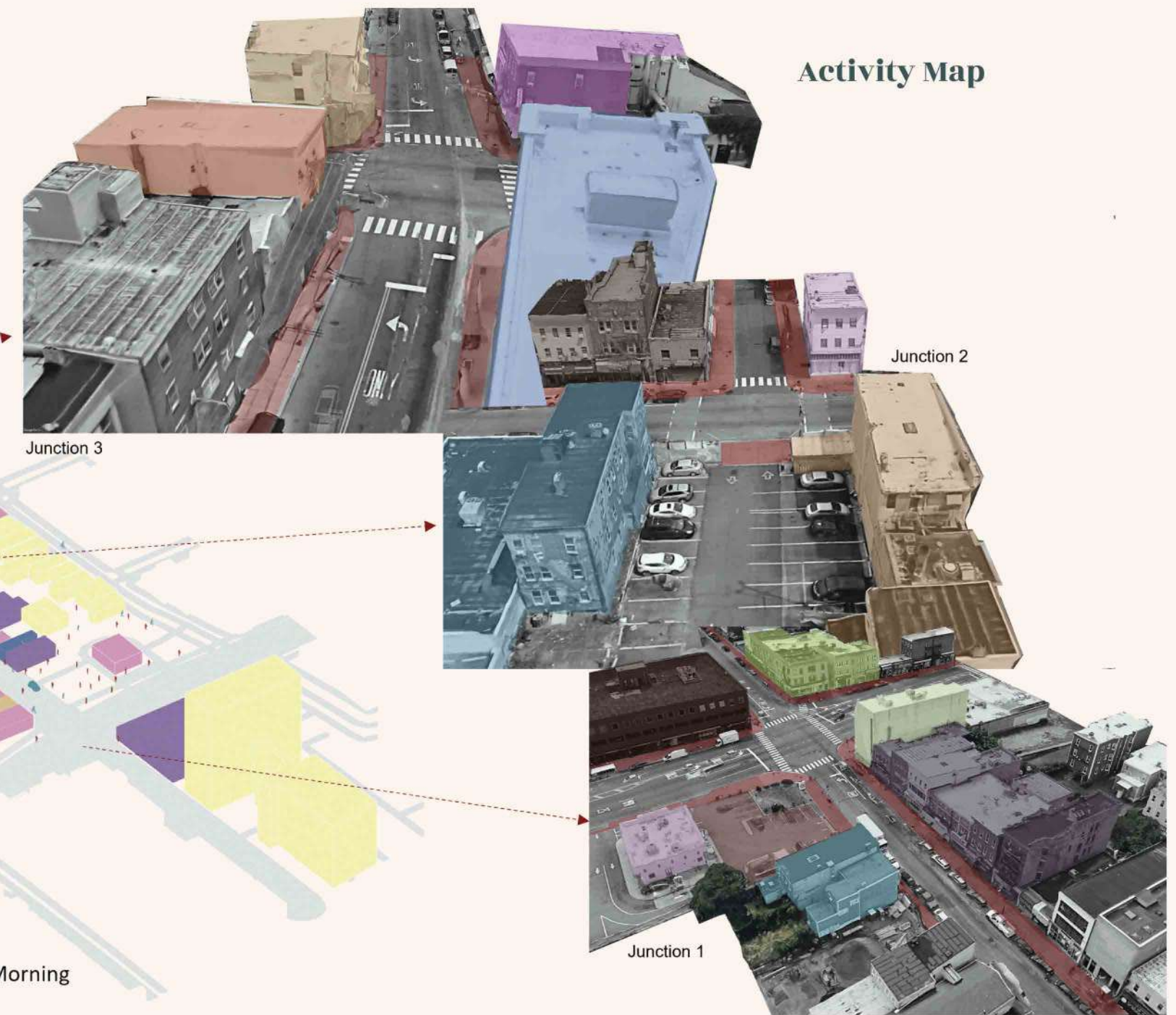
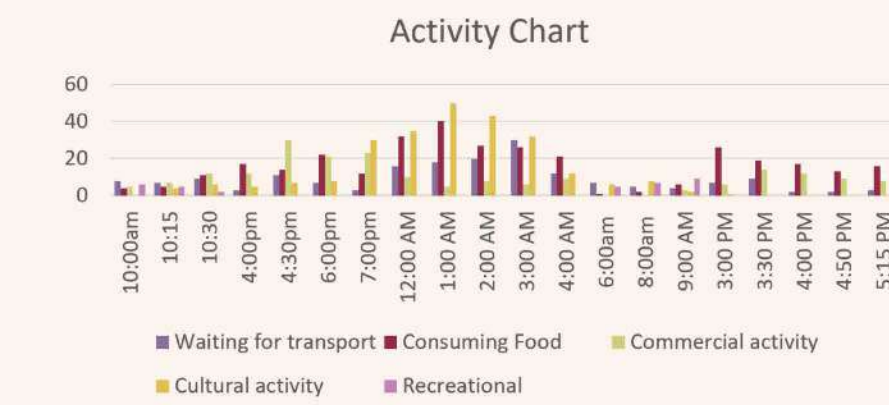


Commercial type

Junction Activity

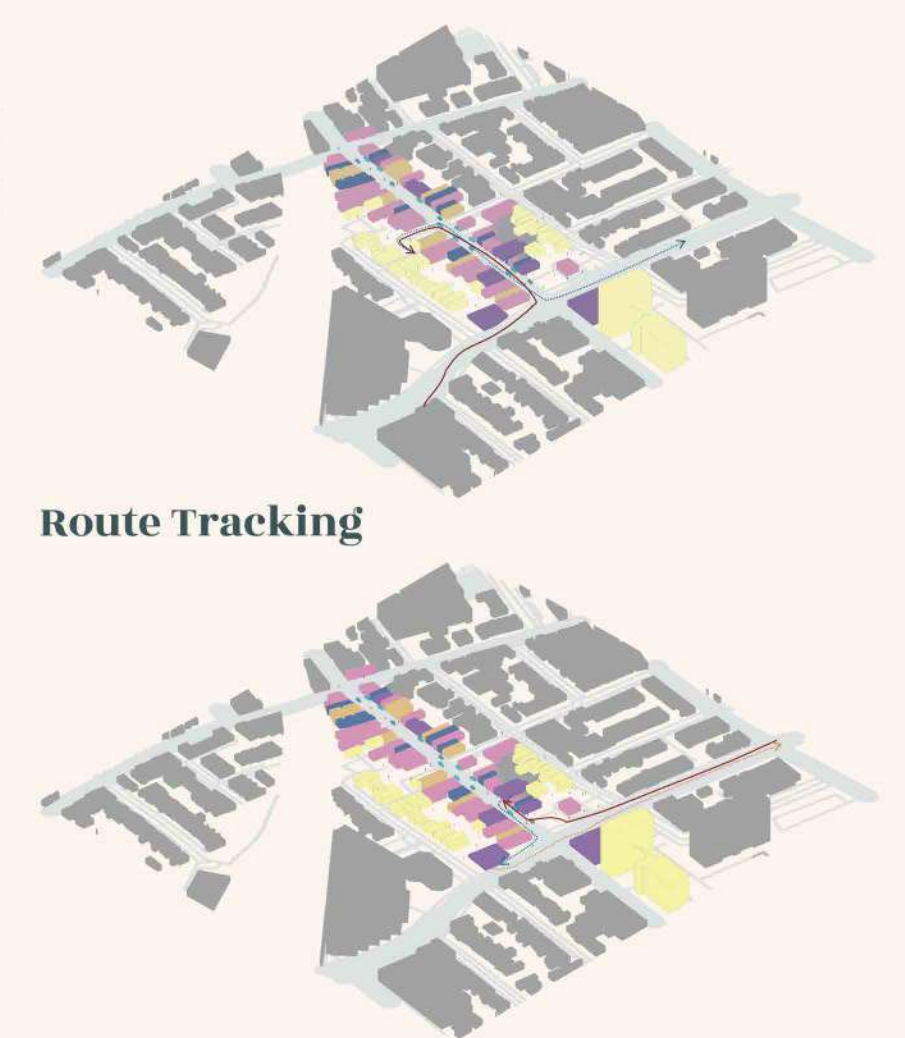


Indian Square Jersey City is a vibrant and diverse neighborhood located in the heart of Jersey City. It is home to a large population of Indian immigrants, as well as a variety of other ethnicities. The area is known for its vibrant culture, delicious cuisine, and bustling markets. There is plenty to explore in Indian Square, from its colorful street art to its bustling nightlife. Whether you're looking for a delicious meal or a unique shopping experience, Indian Square has something for everyone. Journal Square, Newark Avenue, Jersey City, is a Diverse Neighborhood, also known as Little India. The multicultural neighborhood Journal Square in Jersey City, NJ. The neighborhood is right across the Hudson River from NYC, and its about 15 to 20 minute ride to Manhattan, served by the PATH train. The neighborhood is pretty diverse and its developing. There are lots of shops and restaurants, and lots of condos and high rise buildings.



- Grocery
- Food
- Jewelry and Cloths
- Electronics and other

Morning

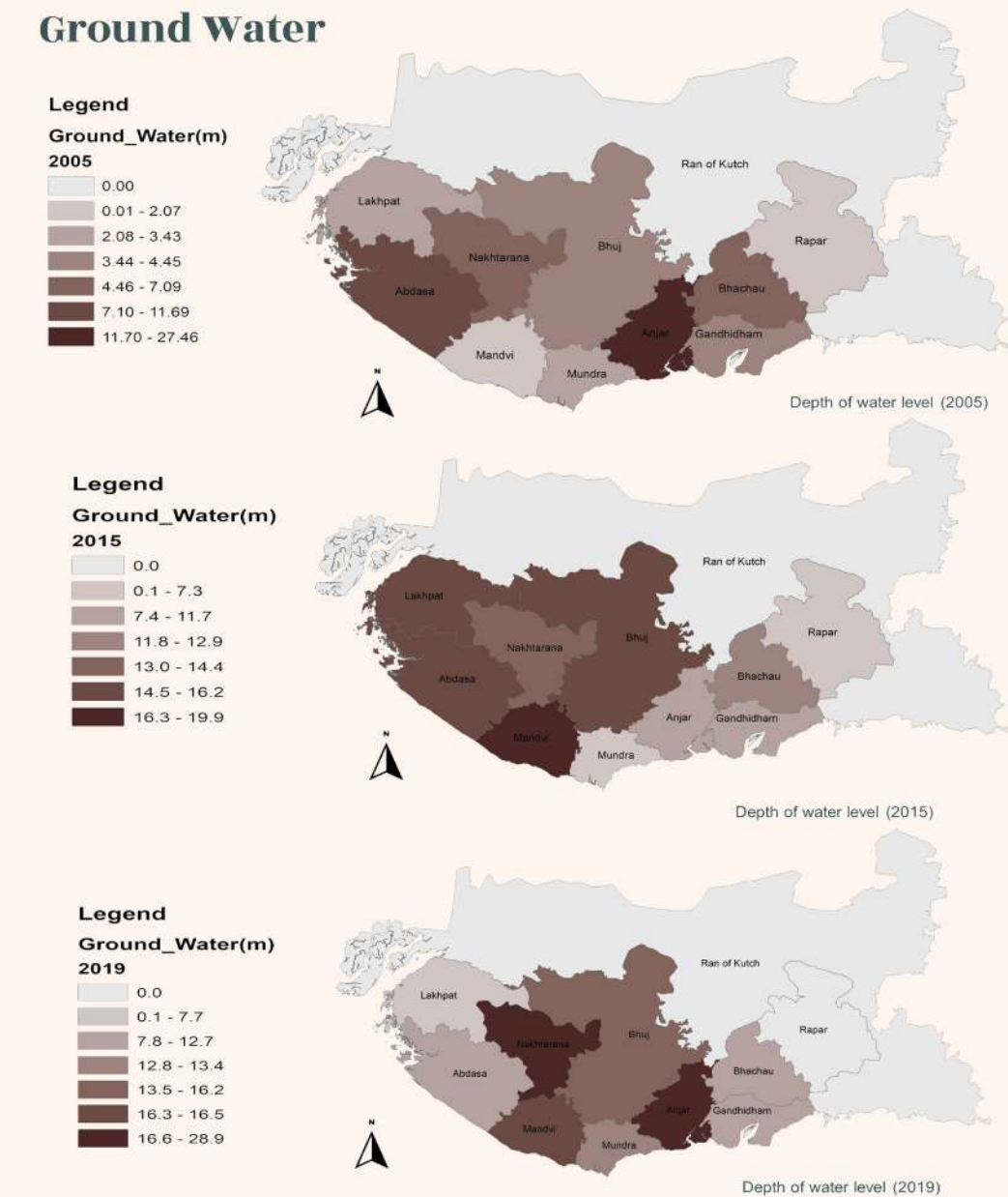
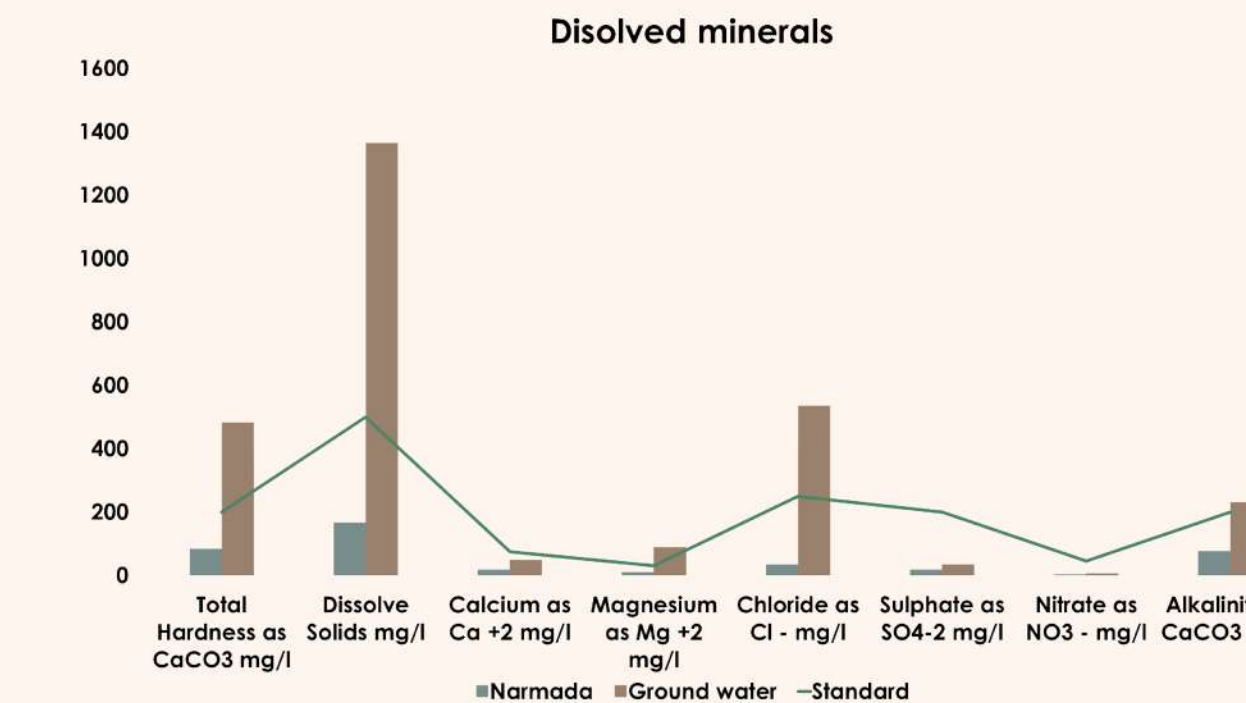
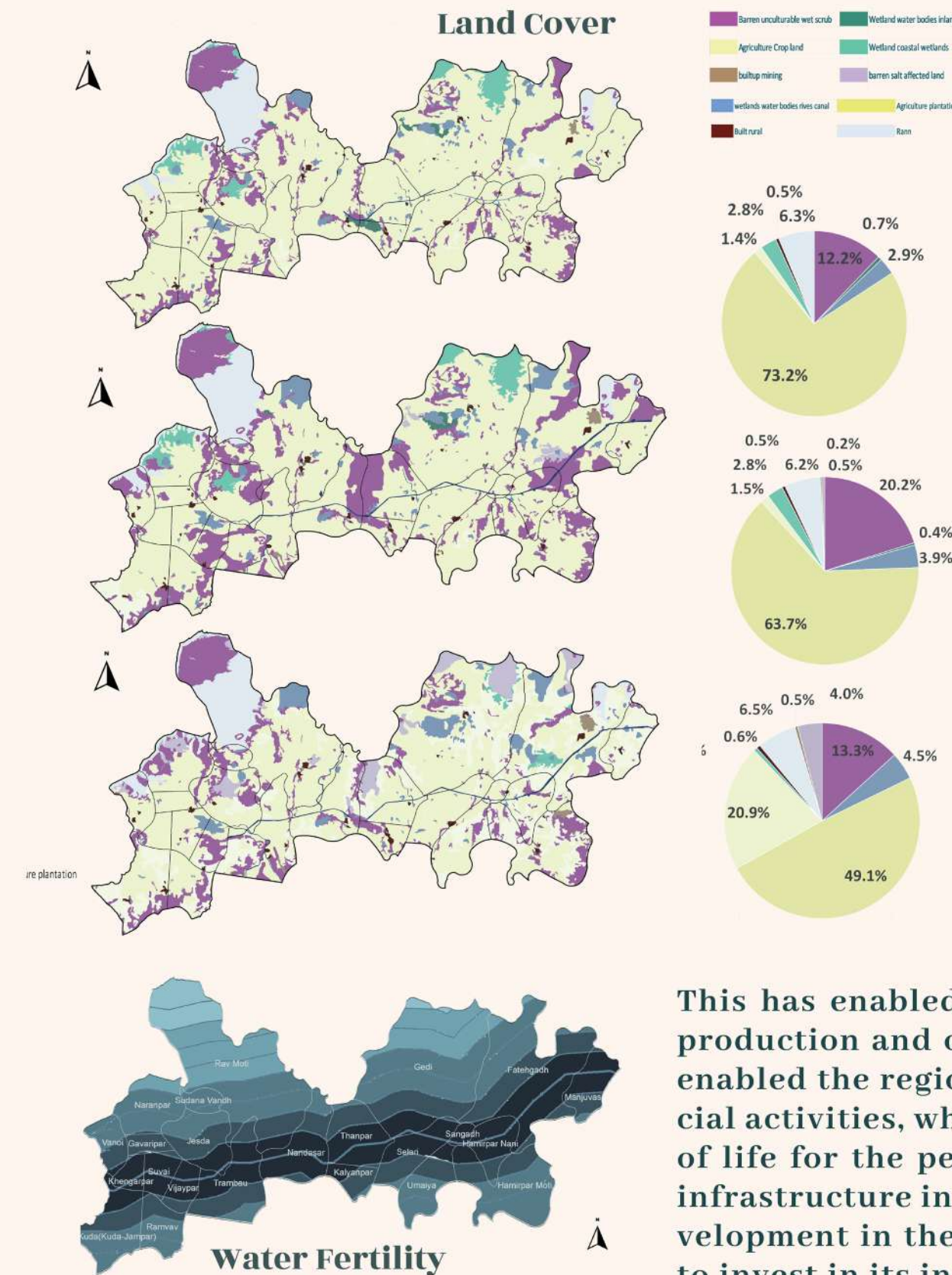
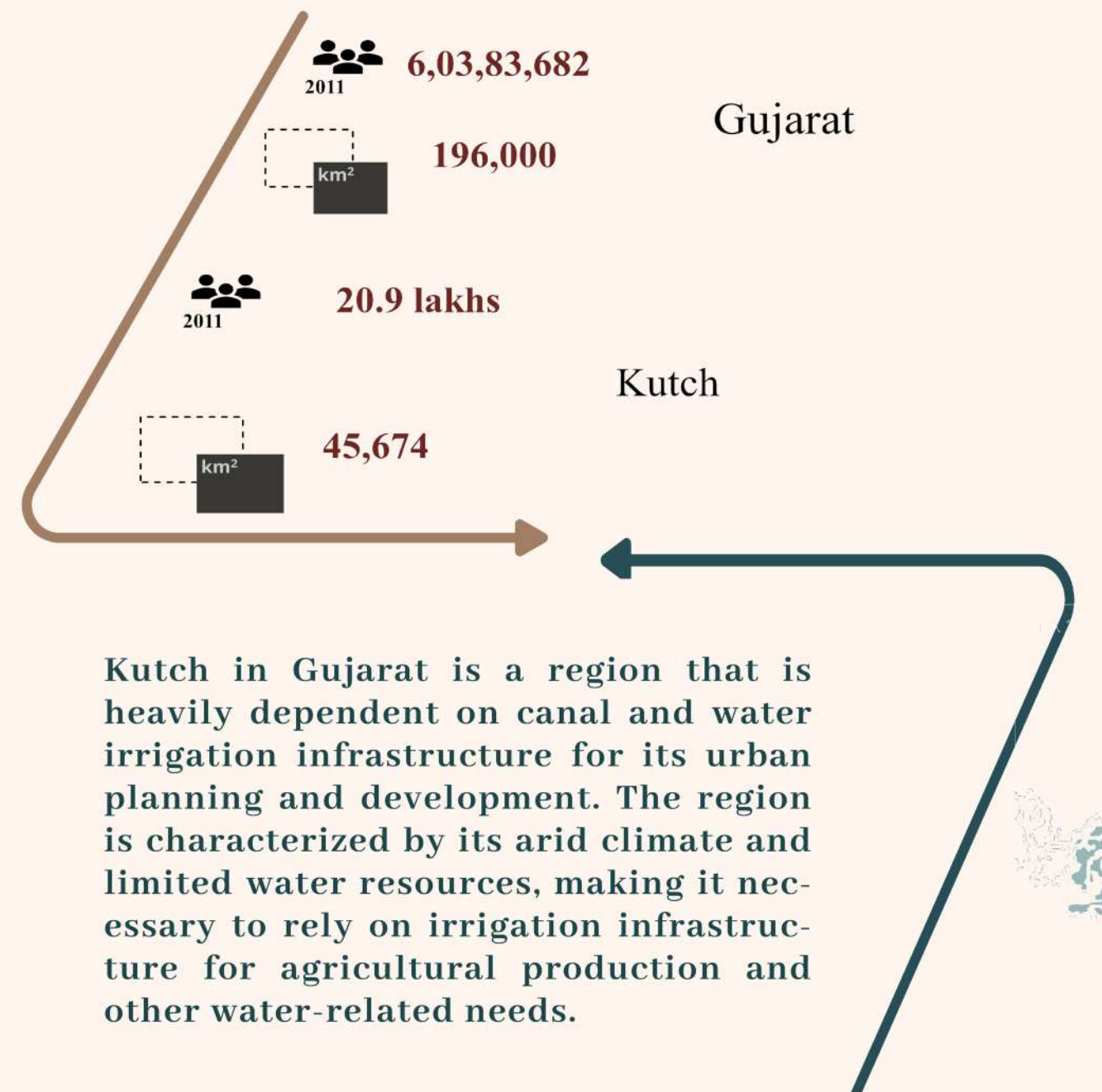


“When you look at a city, it’s like reading
the hopes, aspirations and pride of
everyone who built it.”
-Hugh Newell Jacobsen

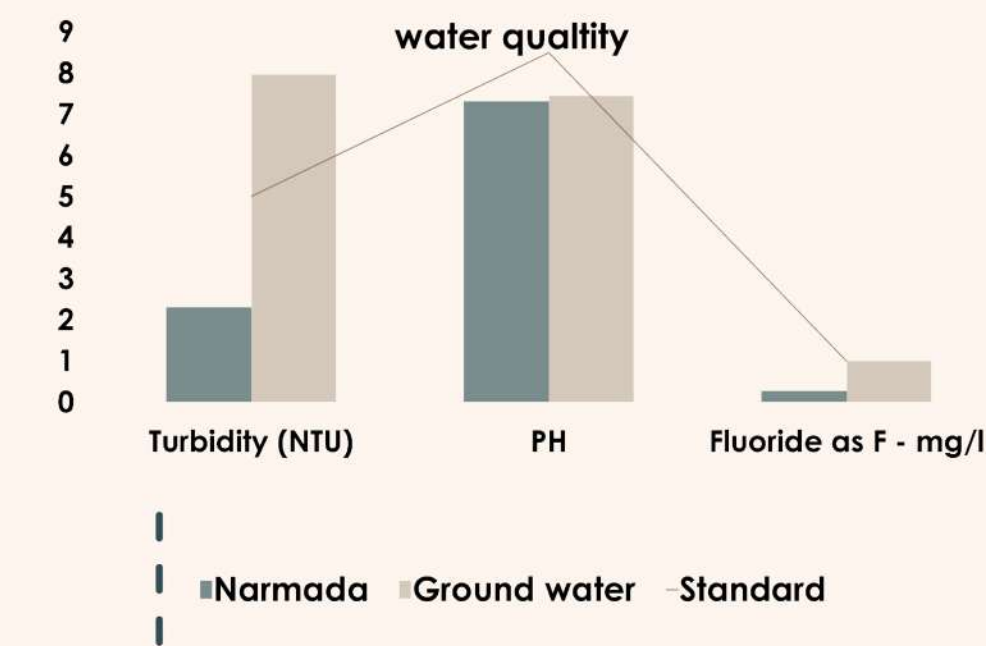


Academic

IMPACT CLASSIFICATION



This has enabled the region to become a major hub for agricultural production and other water-related activities. The infrastructure has enabled the region to become a major hub for industrial and commercial activities, which has helped to create jobs and improve the quality of life for the people living in Kutch. The canal and water irrigation infrastructure in Kutch is an important part of urban planning and development in the region, and it is essential for the region to continue to invest in its infrastructure in order to ensure its future growth.



6 Economic Development, Academic

Project Data
2020 / Economy

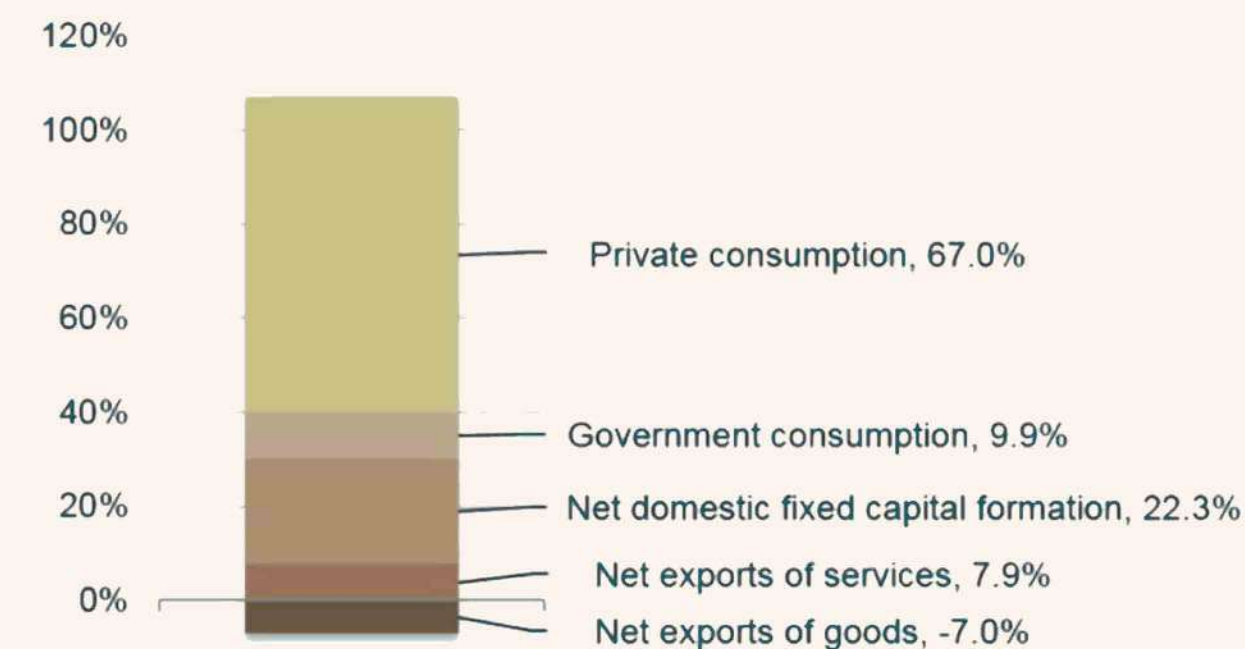
Theme was to understand
Different cities of another country
With respect aspects of planning.

Urban Design
Location
Site Area
Population

Economy development Management
Hong Kong, Macau, Shenzhen
Country level Research
More than 10 Million

GDP Composition

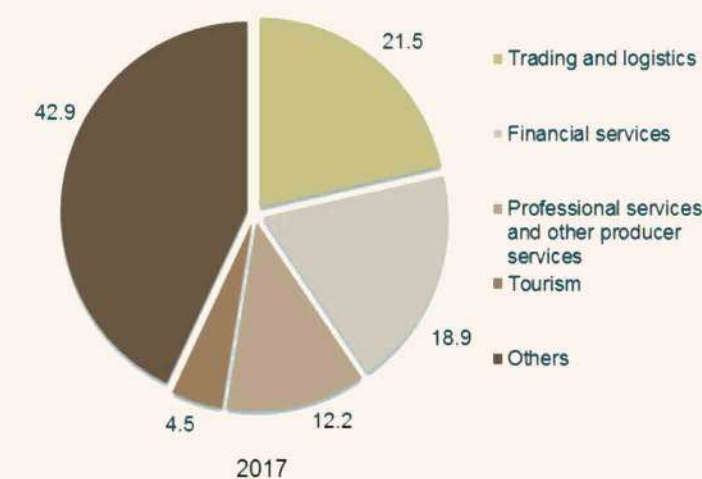
% share of GDP



Hong Kong is a vibrant and prosperous city that has experienced remarkable economic development in recent decades. The city's Gross Domestic Product (GDP) has grown at an average rate of 5.5% per annum since 1997, making it one of the fastest-growing economies in the world. This economic success has been largely driven by the city's well-developed infrastructure, highly efficient public services, and Urban planning has played a key role in this success. The city's comprehensive transport network, efficient public services, and ample housing supply have enabled people to move and work efficiently, while the city's zoning regulations have enabled businesses to operate in a well-managed environment. In addition, the city's well-planned land use has enabled it to accommodate a growing population while preserving its unique cultural heritage and natural environment.

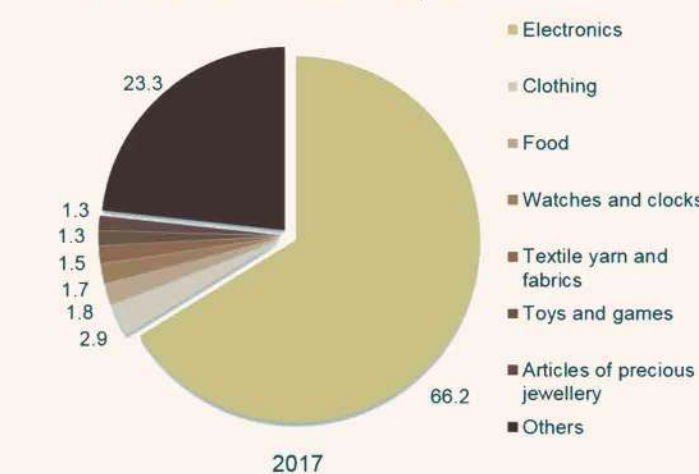
The Four Key Industries

% share of value added in GDP



Major Export Commodities

% share of total merchandise exports



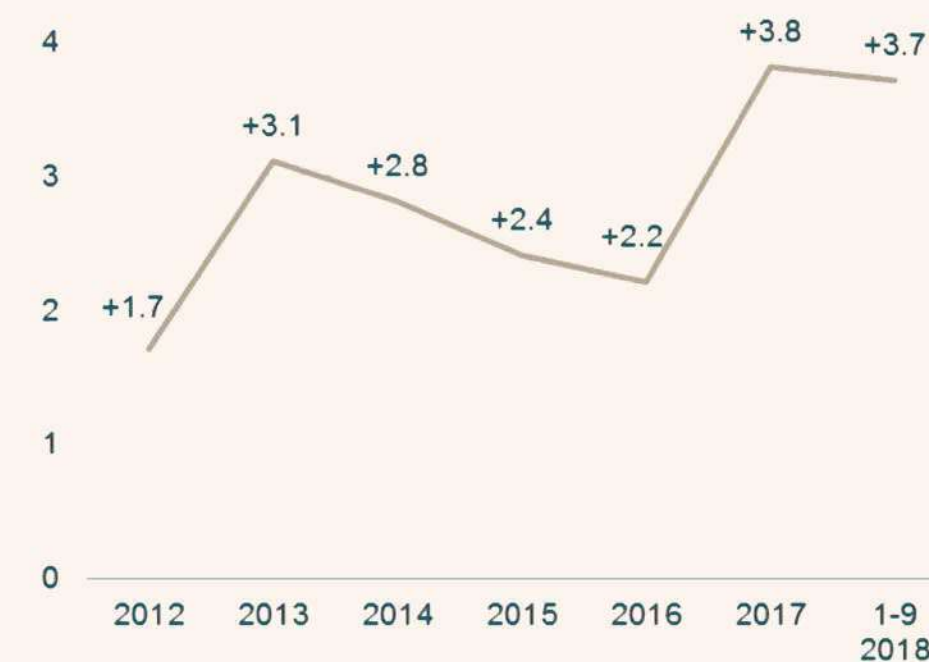
Major Export Services

% share of exports of services



Real GDP Growth

Year-on-year % change



Percentage share of value added of the Four Key Industries in GDP

(1) Financial services	Banking	18.9
	Insurance	12.3
	Other financial services (e.g. stock brokerage, finance leasing; and investment companies)	3.7
		3.0
(2) Tourism	(A) Inbound tourism	4.5
		3.6
	Retail trade	1.0
	Accommodation services ^	0.9
	Food and beverage services	0.5
	Cross-boundary passenger transport services	0.7
	Others	0.5
	(B) Outbound tourism	0.9
		0.3
	Travel agency, reservation service and related activities	0.6
	Cross-boundary passenger transport services	
(3) Trading and Logistics		21.5
	(A) Trading	18.3
		0.8
	Wholesale	
(3) Trading and Logistics	(B) Logistics	17.5
		3.2
	Freight transport and storage services	2.9
	Postal and courier services	0.3
(4) Professional Services and Other Producer Services		12.2
	(A) Professional services	4.8
		1.4
	Legal, accounting and auditing services	
	Architecture and engineering activities, technical testing and analysis; scientific research and development; management and management consultancy activities	1.9
	Other professional services	1.5
(4) Professional Services and Other Producer Services	(B) Other producer services *	7.5
		42.9
(5) Others		

7 Transit Oriented Development,

Academic

Project Data
2020 / Transportation

Aimed to study various case studies of Transit oriented development worldwide and Apply relevant concepts to the study of Ahmedabad Vibrant Transit Oriented Development Ahmedabad, Gujarat, India
11.16 Sq-km
780991

Urban Design
Location
Site Area
Population

The Goal of the project was to create best model of transit oriented development for a culturally and economically rich neighbourhood. The aim of the project was to stimulate change and to make the area highly active and lively. implementation of zoning methodology was conducted to concentrate and enhance the character of the zones. The site model follows the process of site surveys and marking the site activity deciphering the origin and destination of the riders. promoting planned informal activity to achieve the site vision to highly activate the neighbourhood. The aim to integrate the transport network and give inclusive income group diversion to the road side development of mixed use land uses were introduced to boost the public network.

5%

50%

2%

8%

20% 15%

Existing

Proposed

9%

15%

9%

35%

19% 13%

IPT

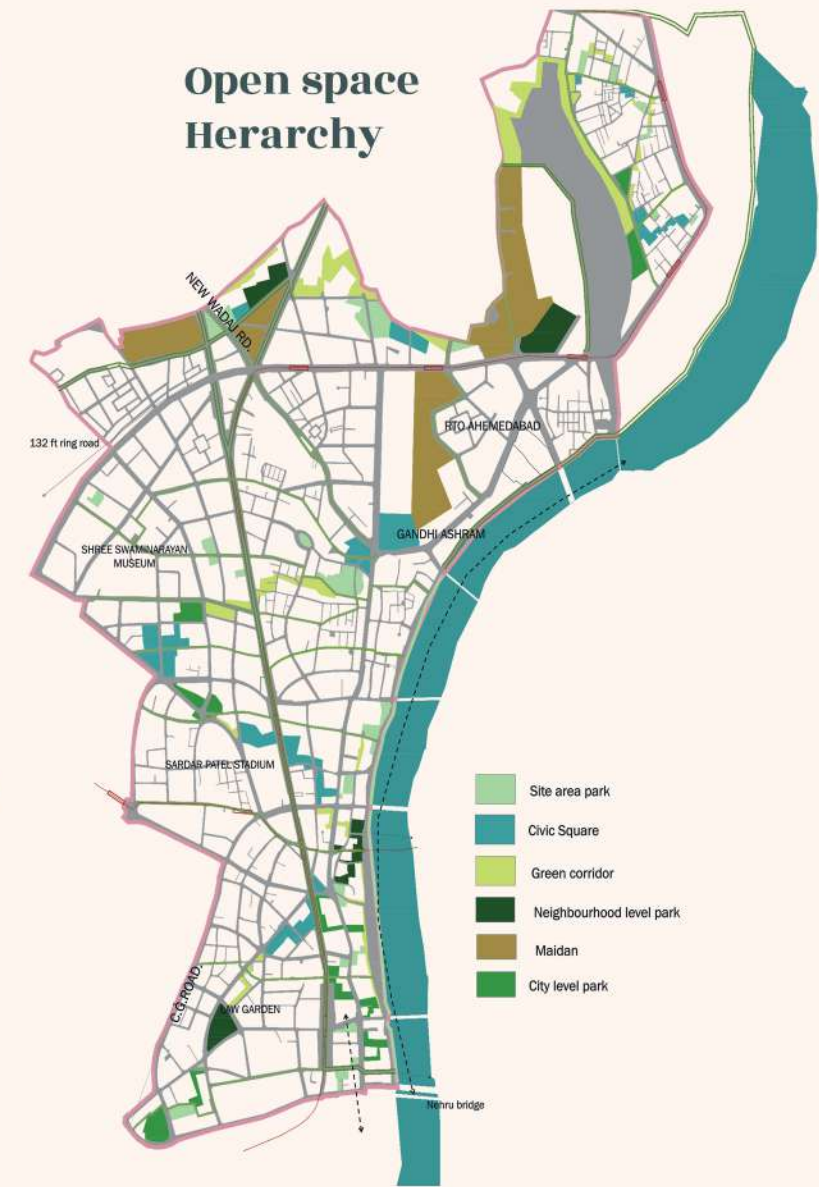
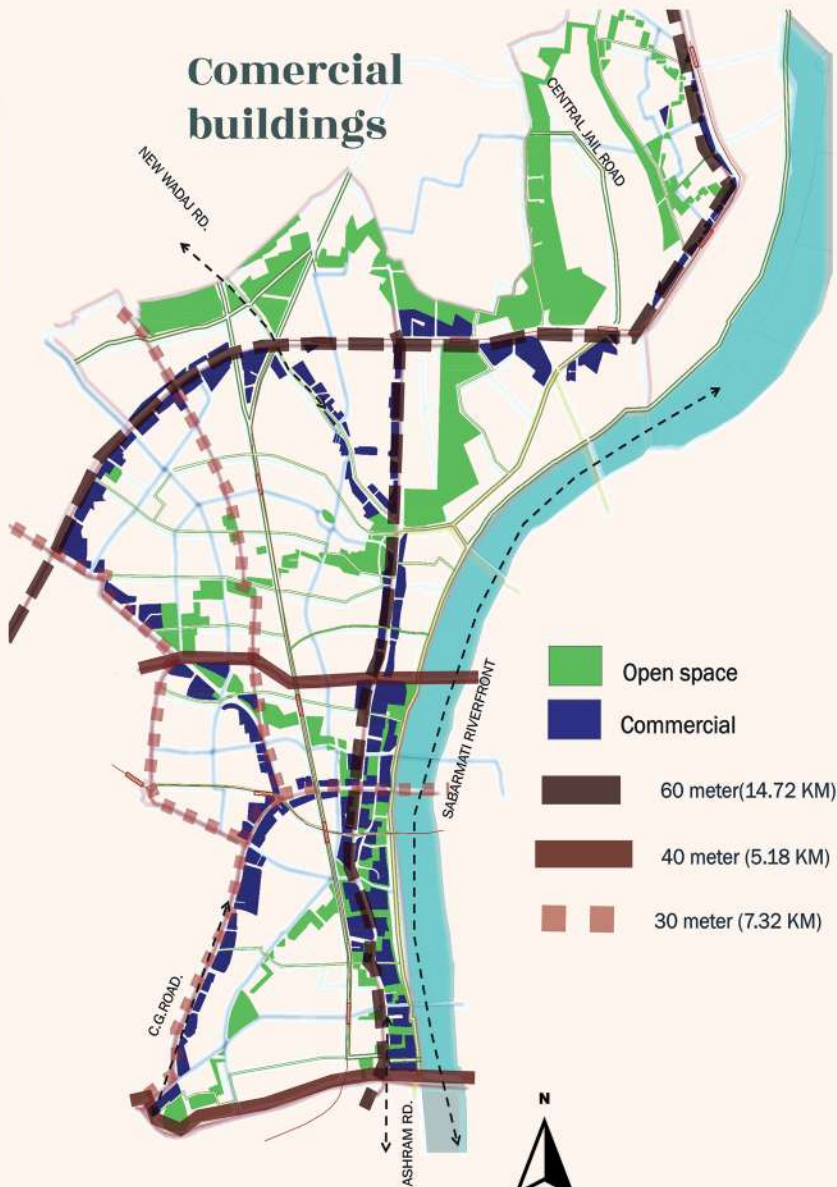
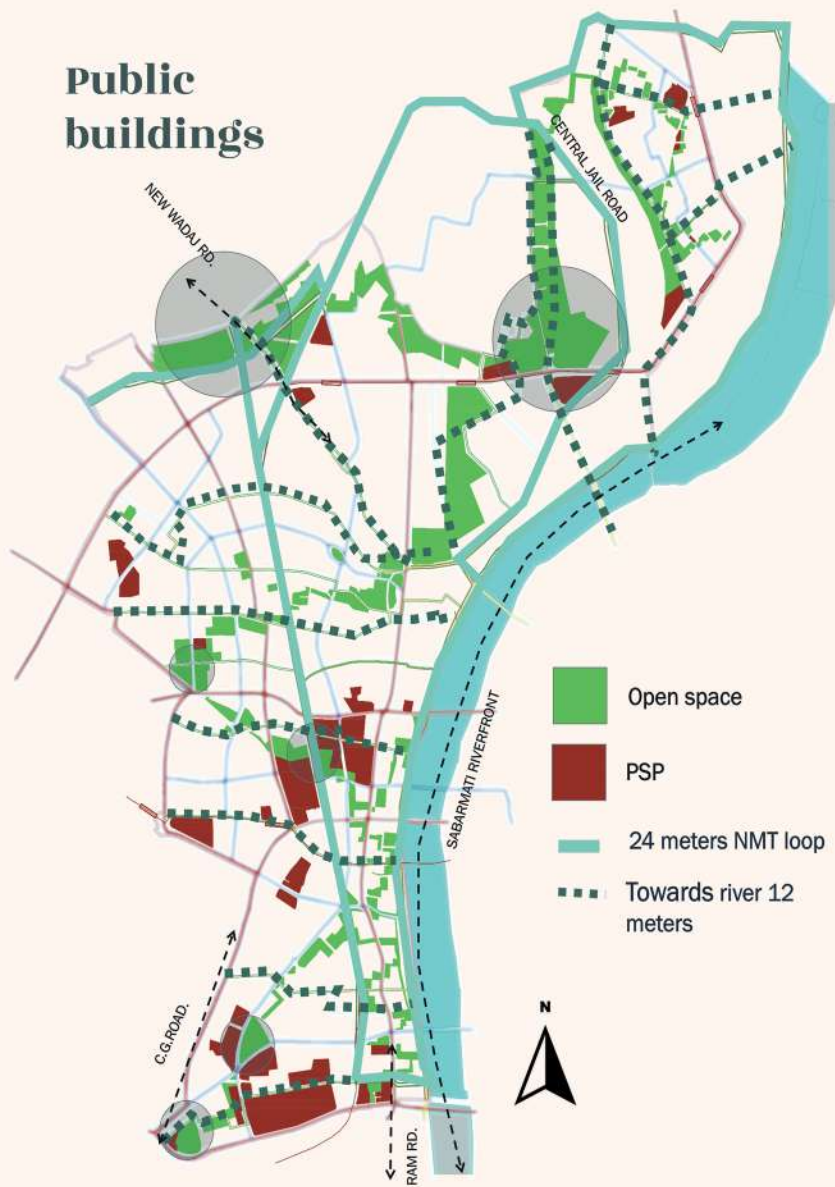
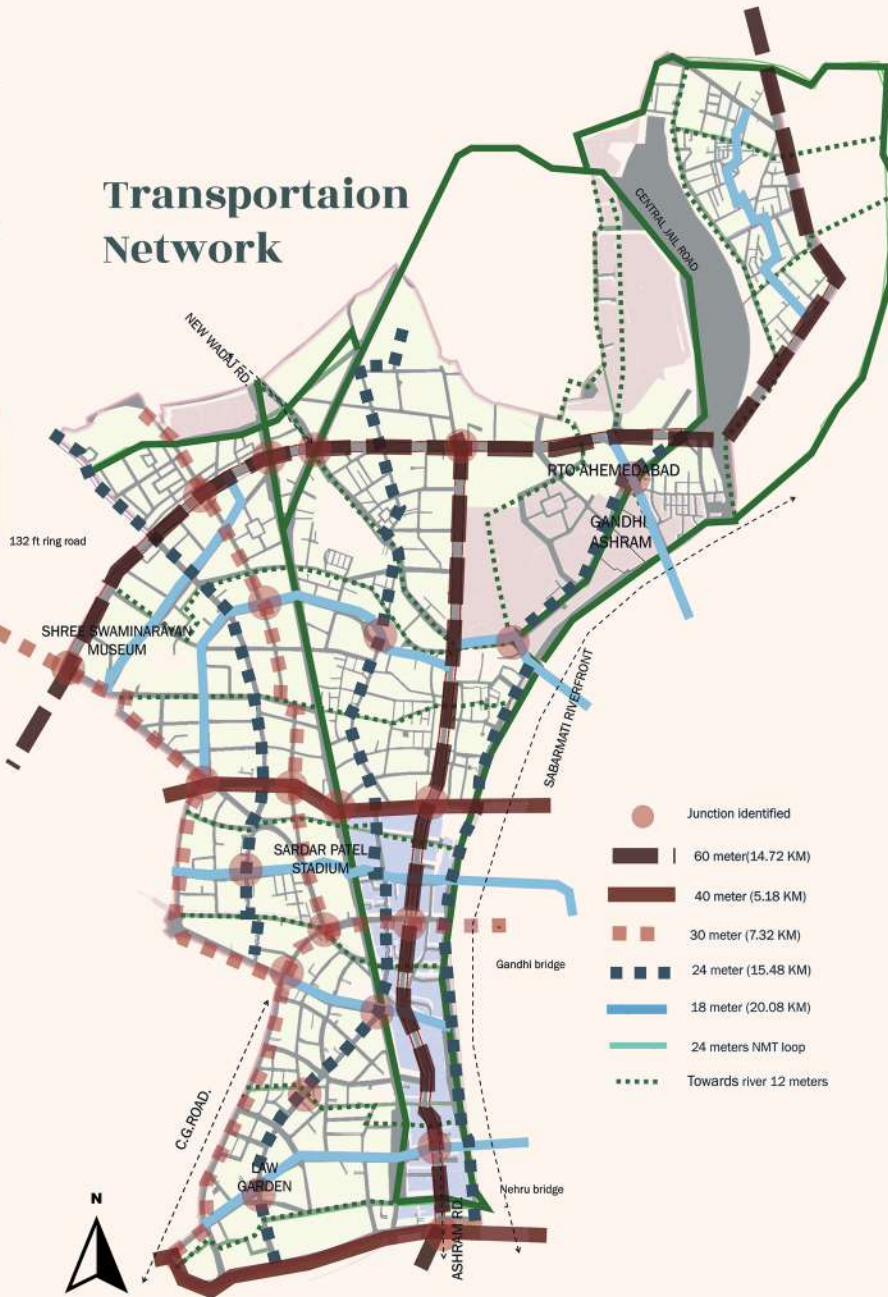
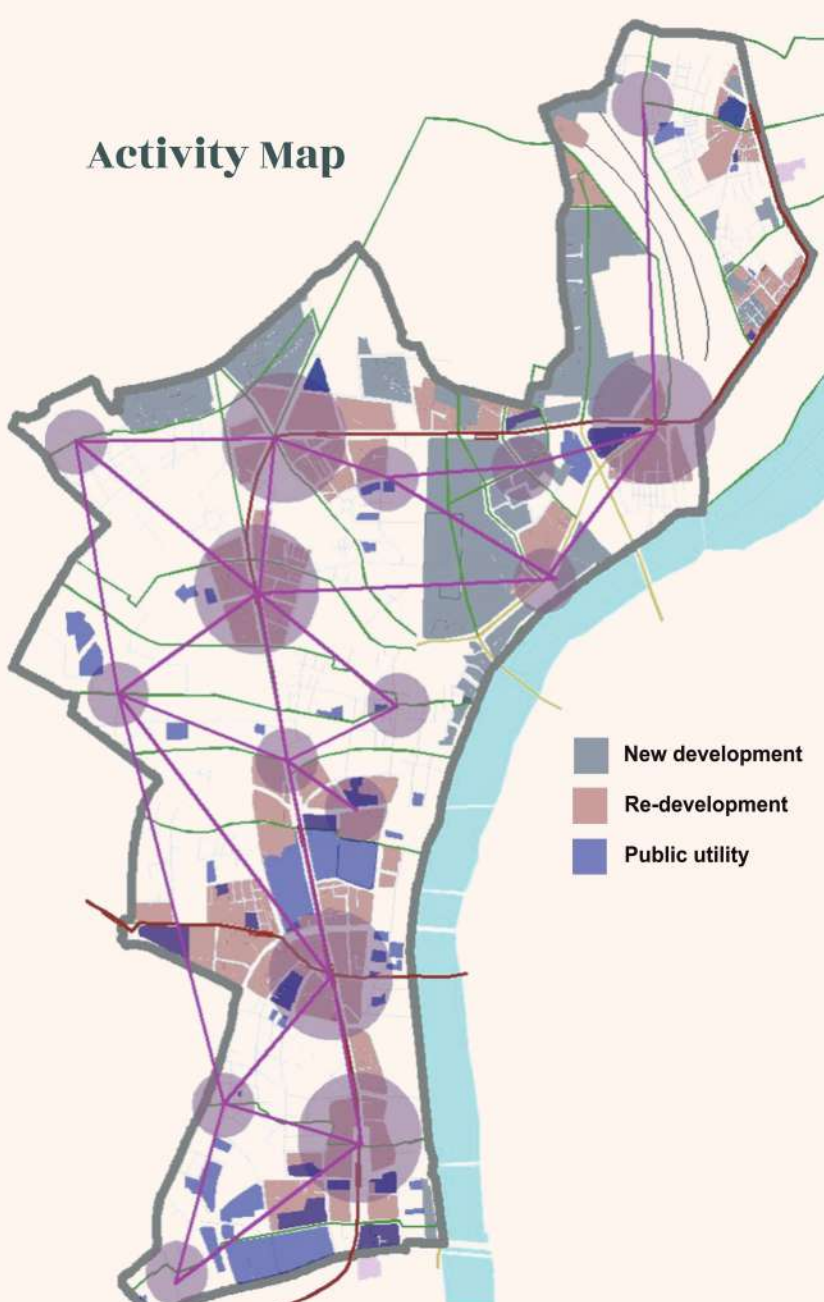
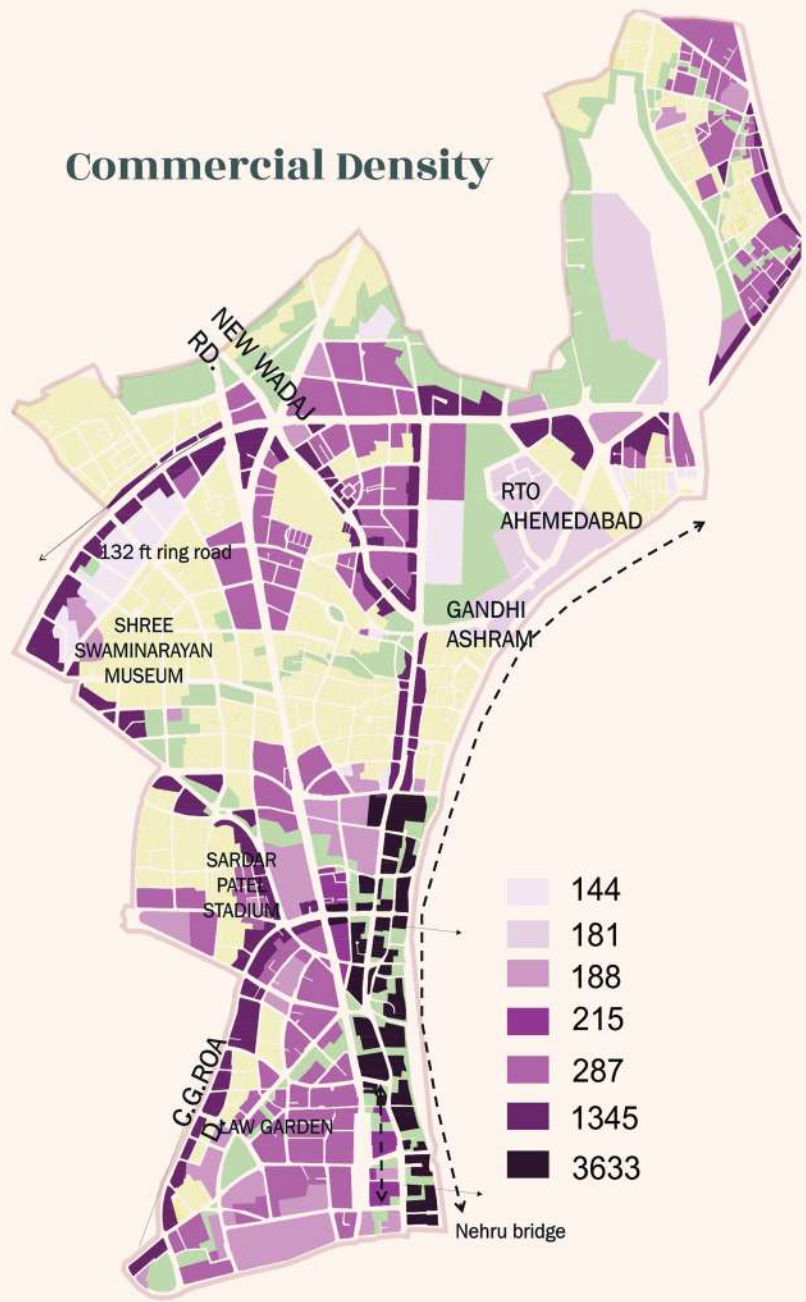
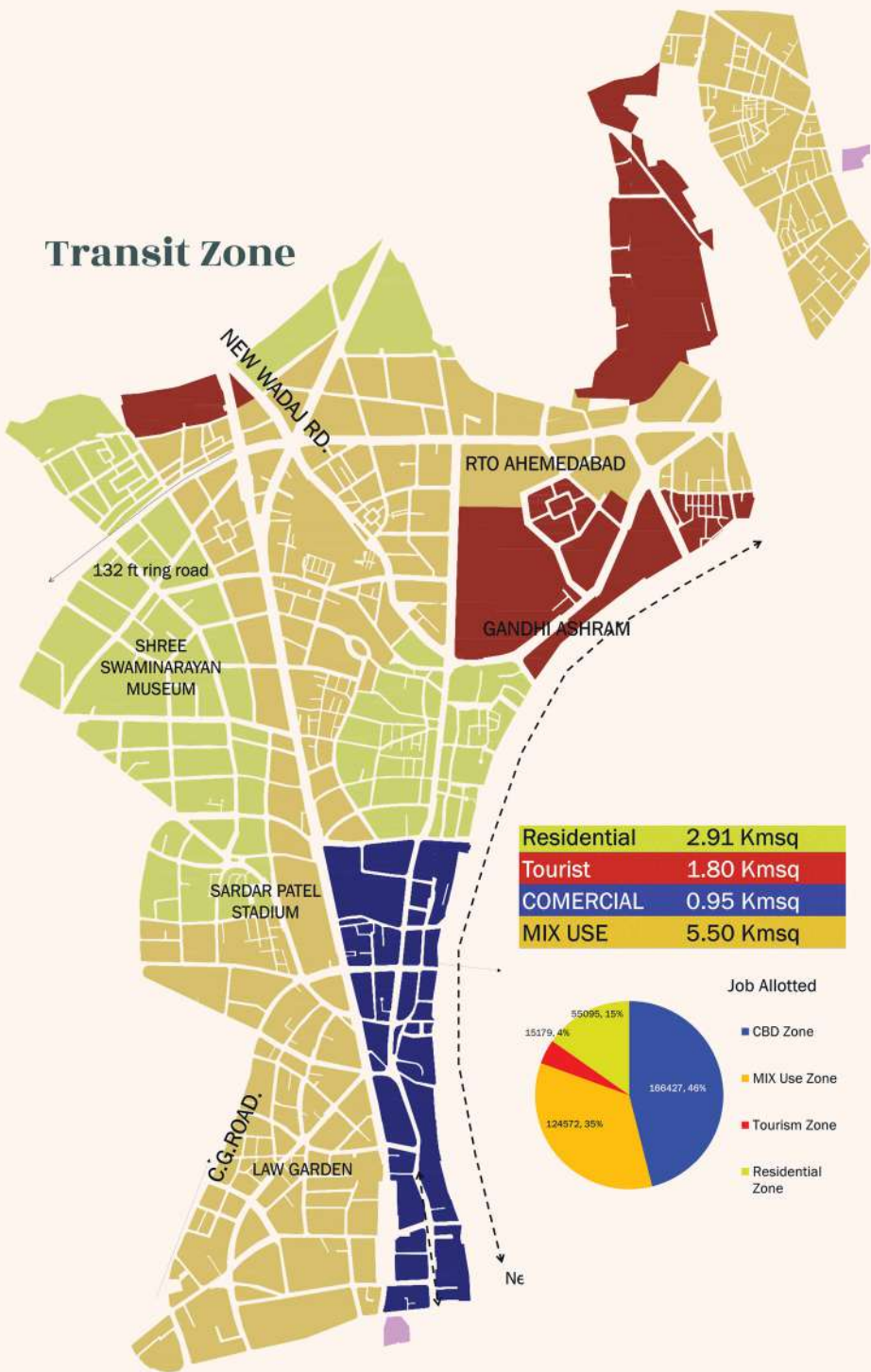
Bus & Metro

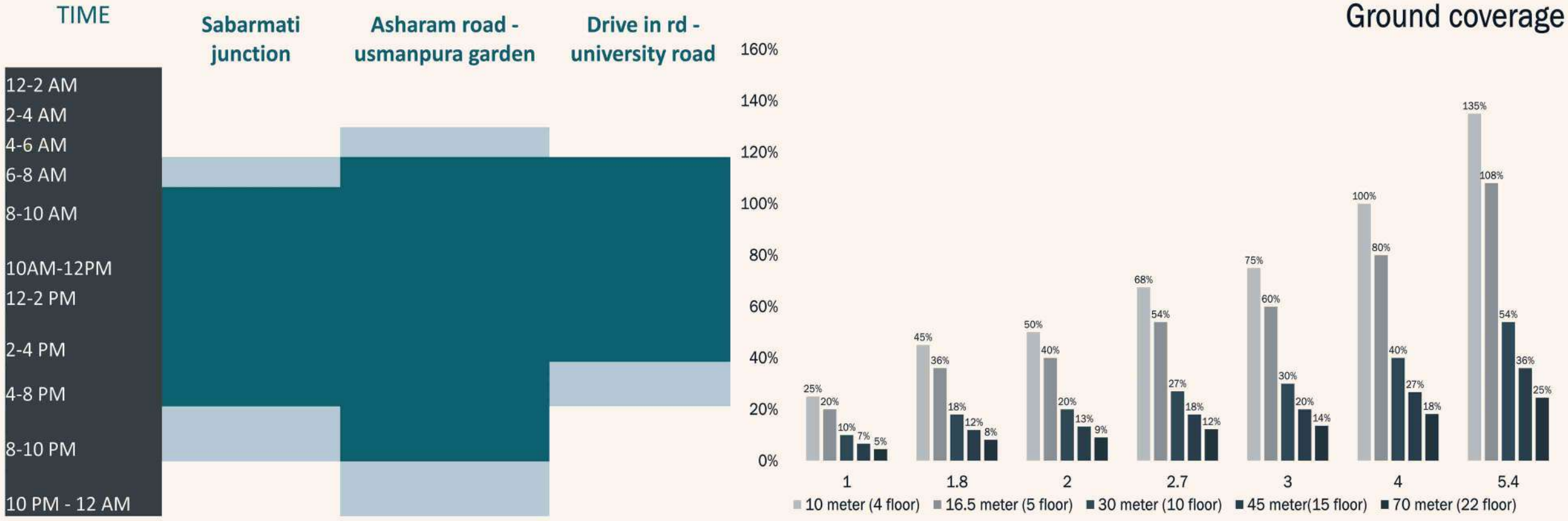
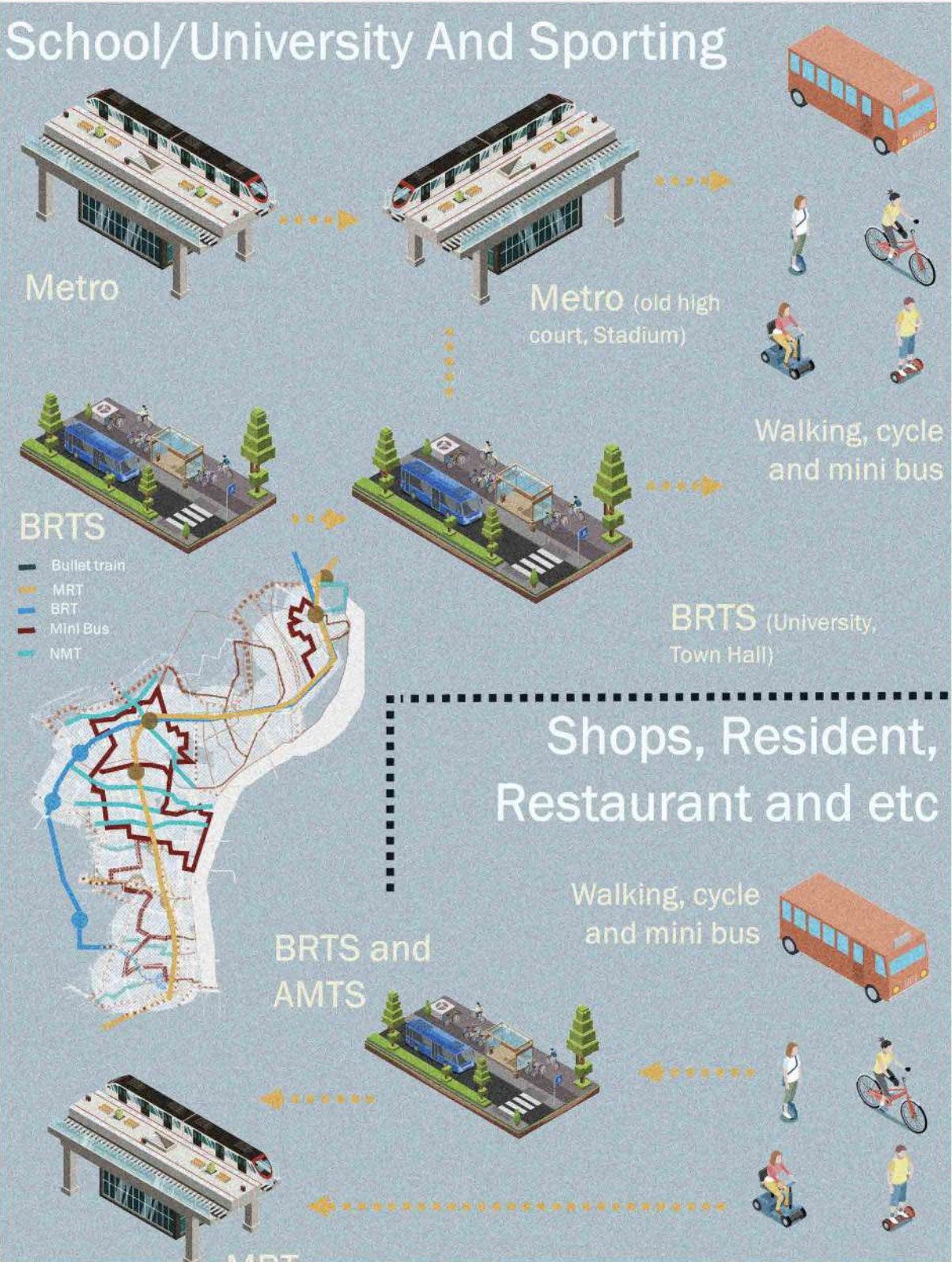
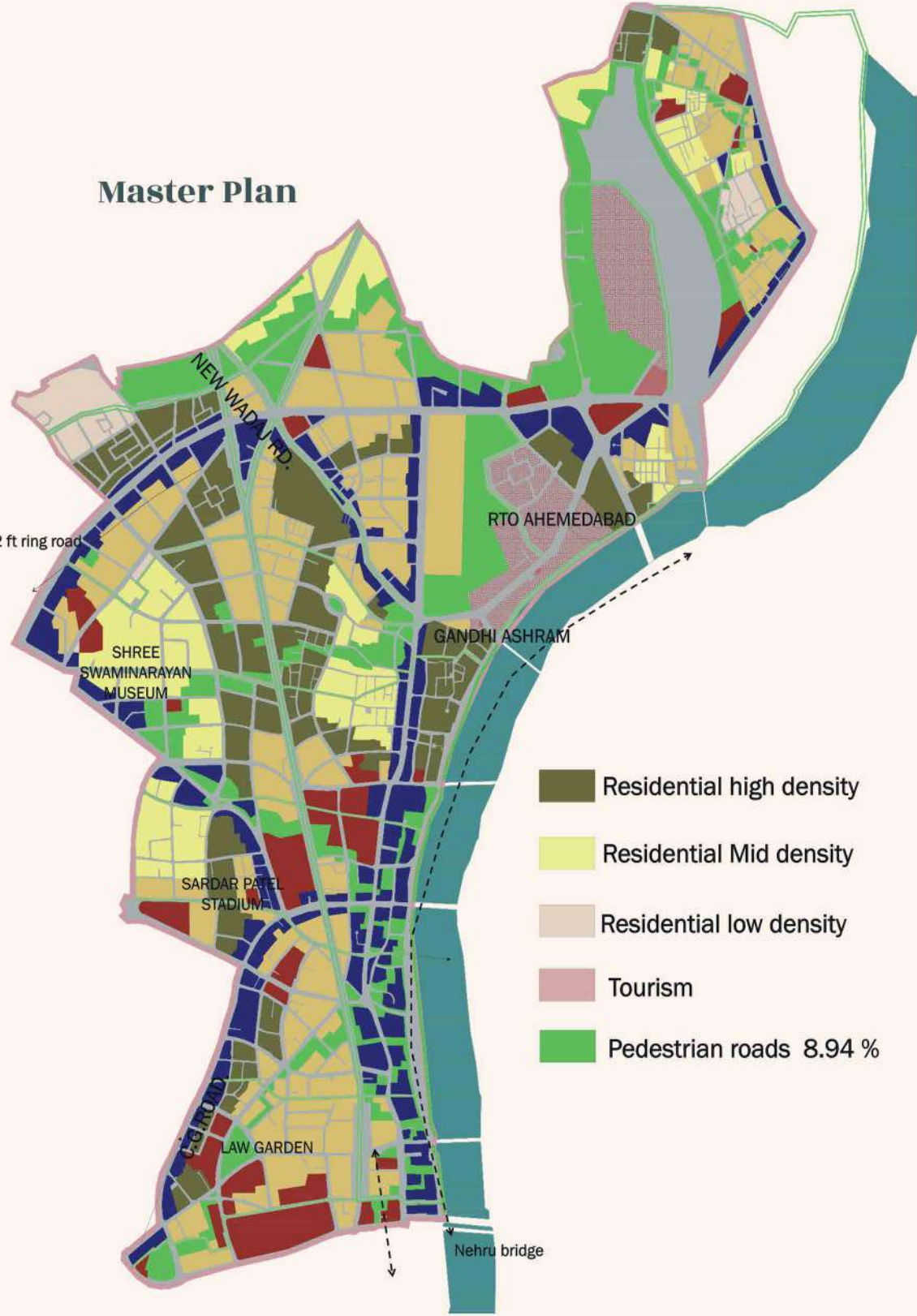
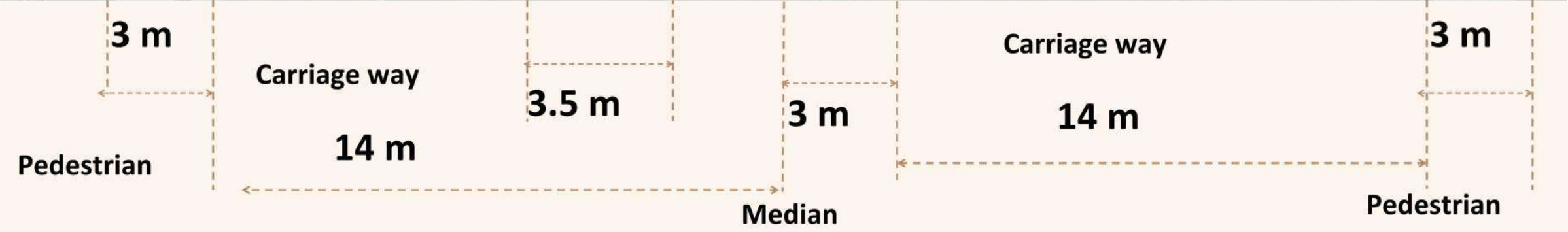
4 Wheeler

2 Wheeler

Bicycle

Walk





8 Regional Master Plan,

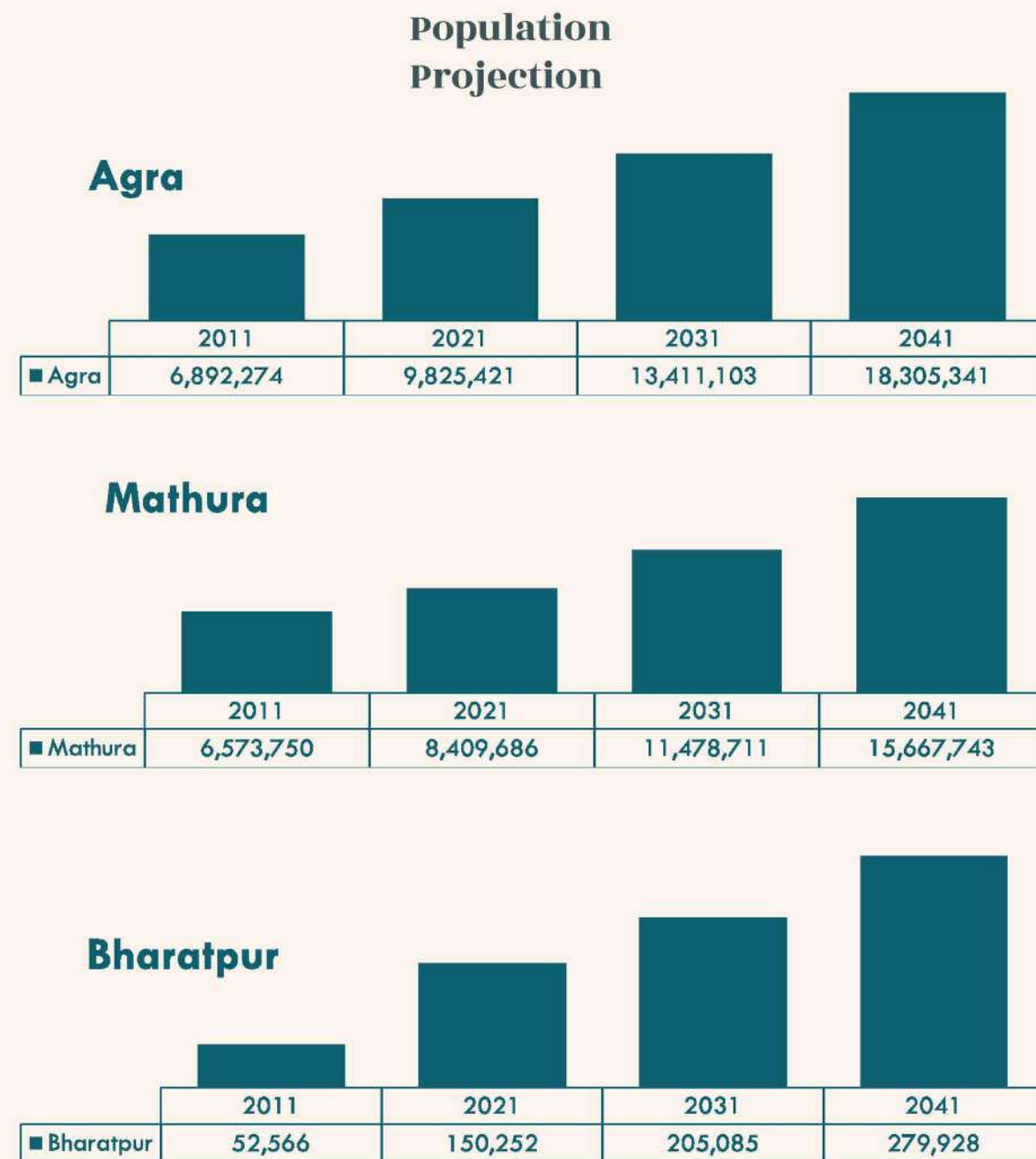
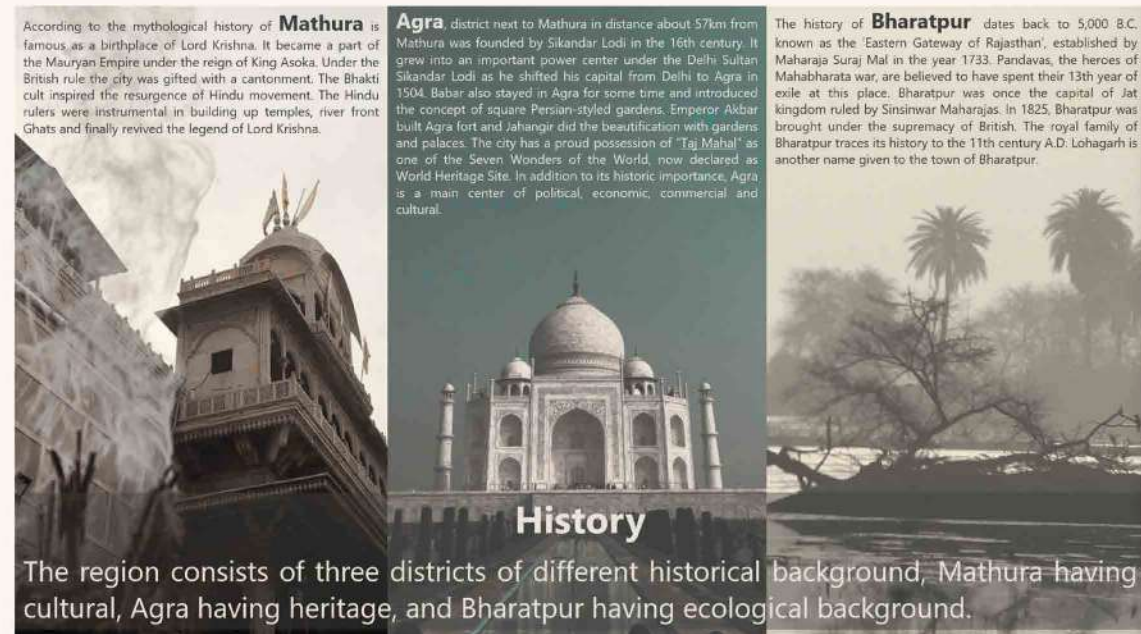
Academic

Project Data
2020 / Regional

Urban Design
Location
Site Area
Population

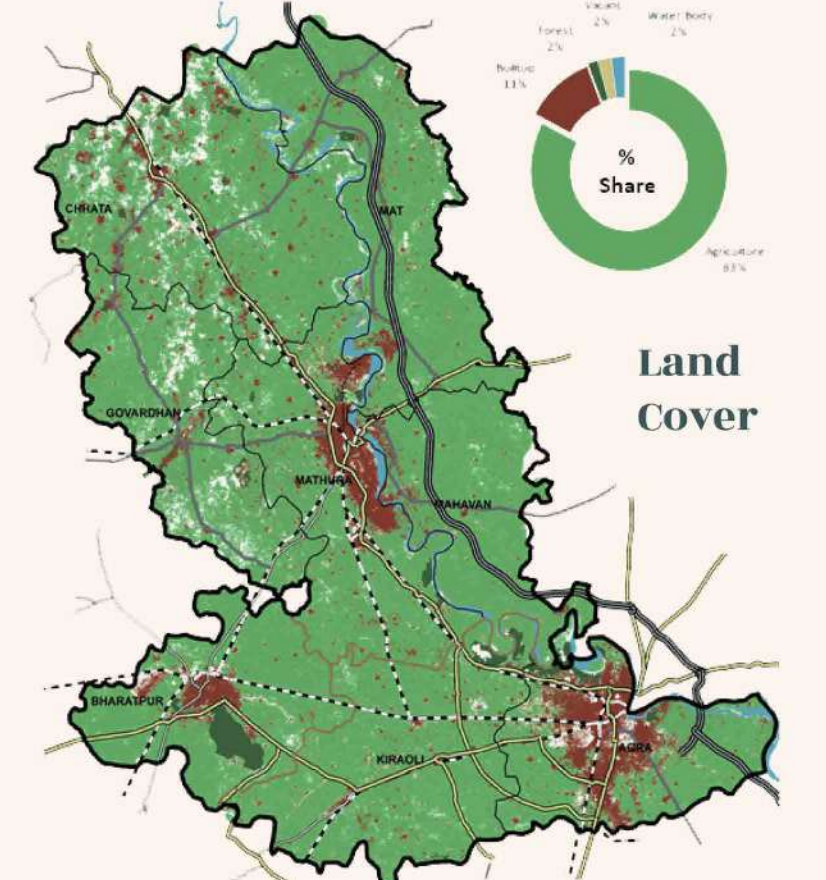
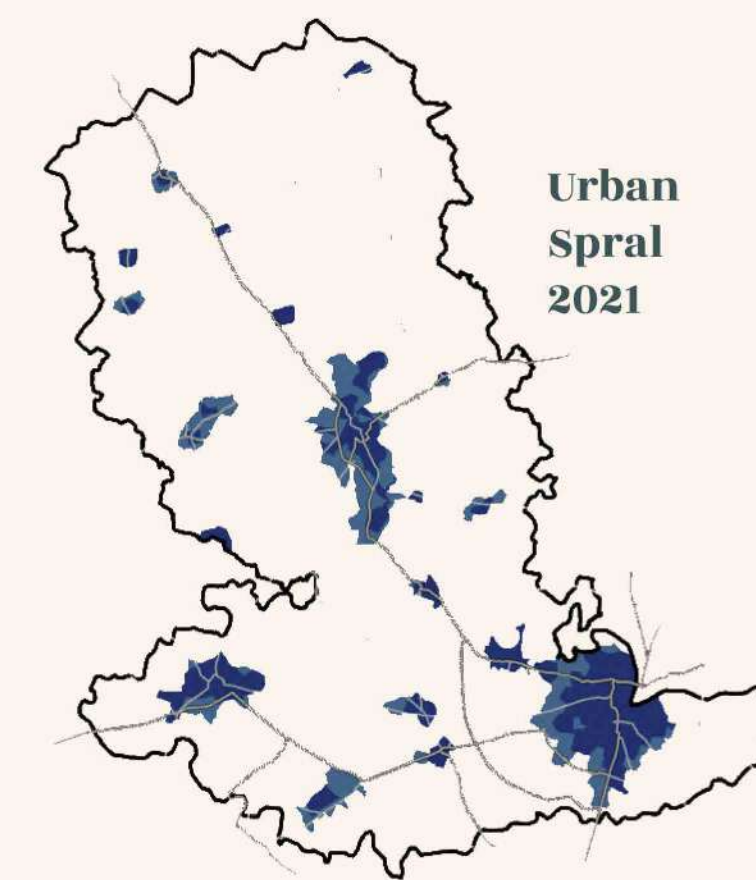
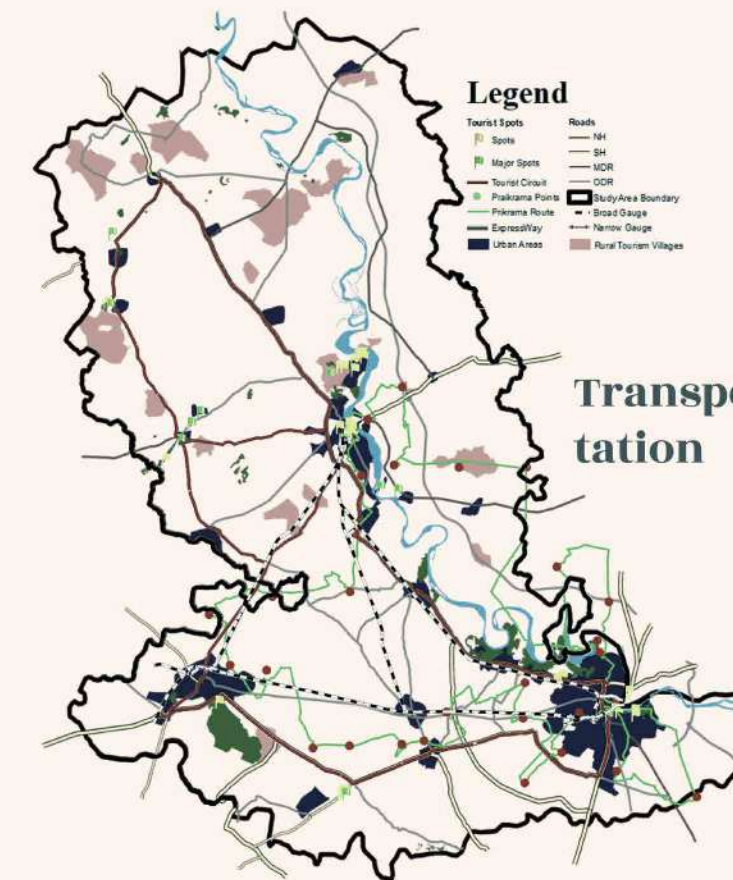
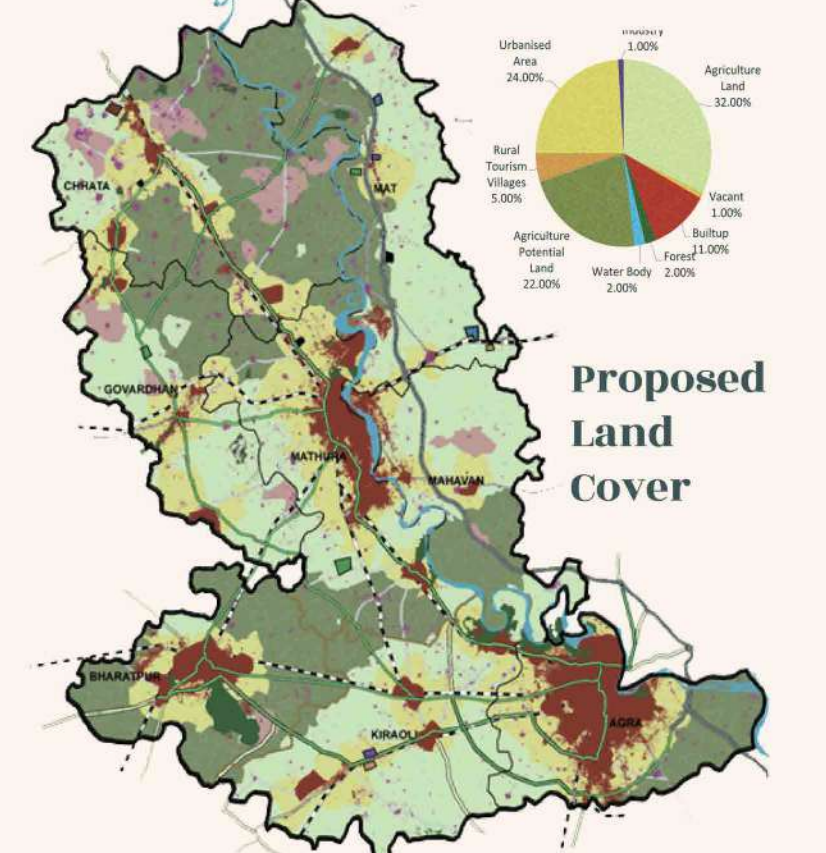
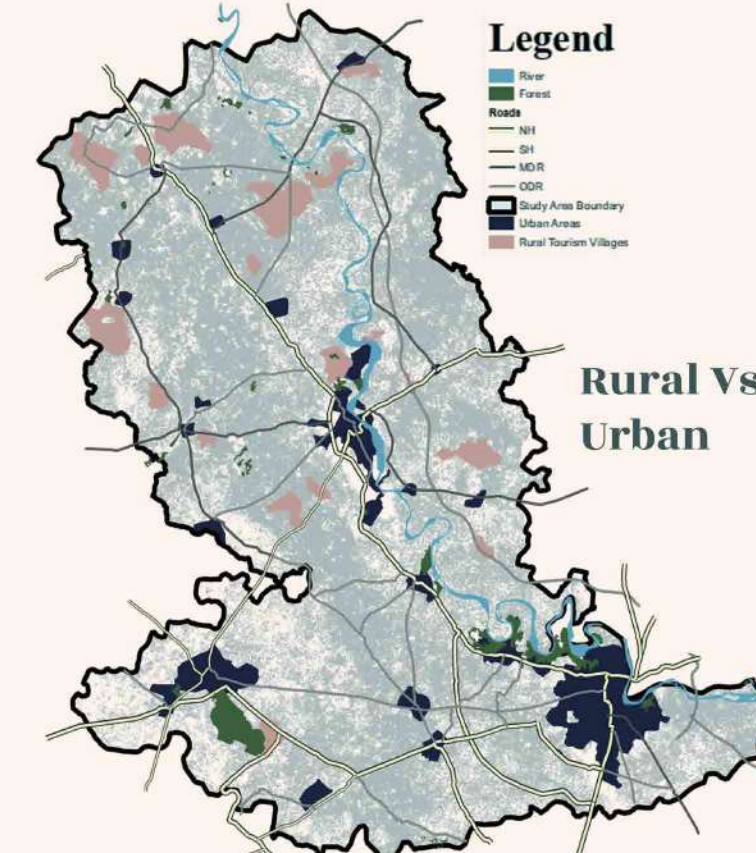
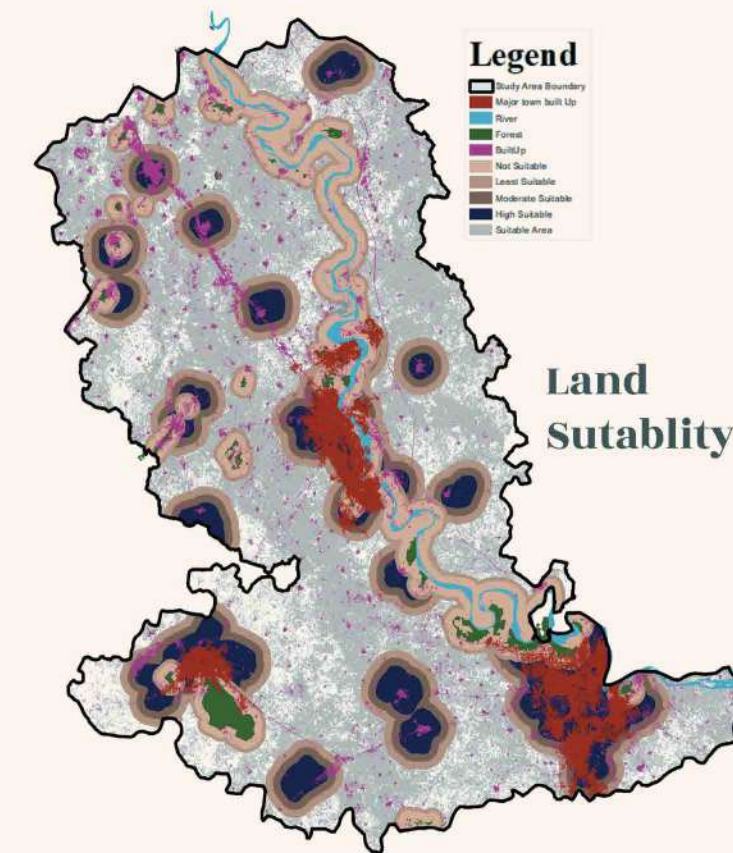
Develop an understanding of process
For regional planning proposal
Preparation for the same.
Balanced Regional Development
Agra, Uttar Pradesh, India
5168 Sq-km
5693631

The project goal was to analyse the existing scenario, potentials to boost economic as well as tourist oriented development are considered. Opportunity to develop an effective government framework to streamline future development in the region. Developing economy as well as conserving and protecting energy and environment respectively by introducing concept of 'GREEN ECONOMY.' Developing the rural areas while keeping in mind tourism (major source of economy in the region) and thus introducing the concept of rural tourism. A region adjacent to the NCR is capable of carrying independent commercial and economic activities.



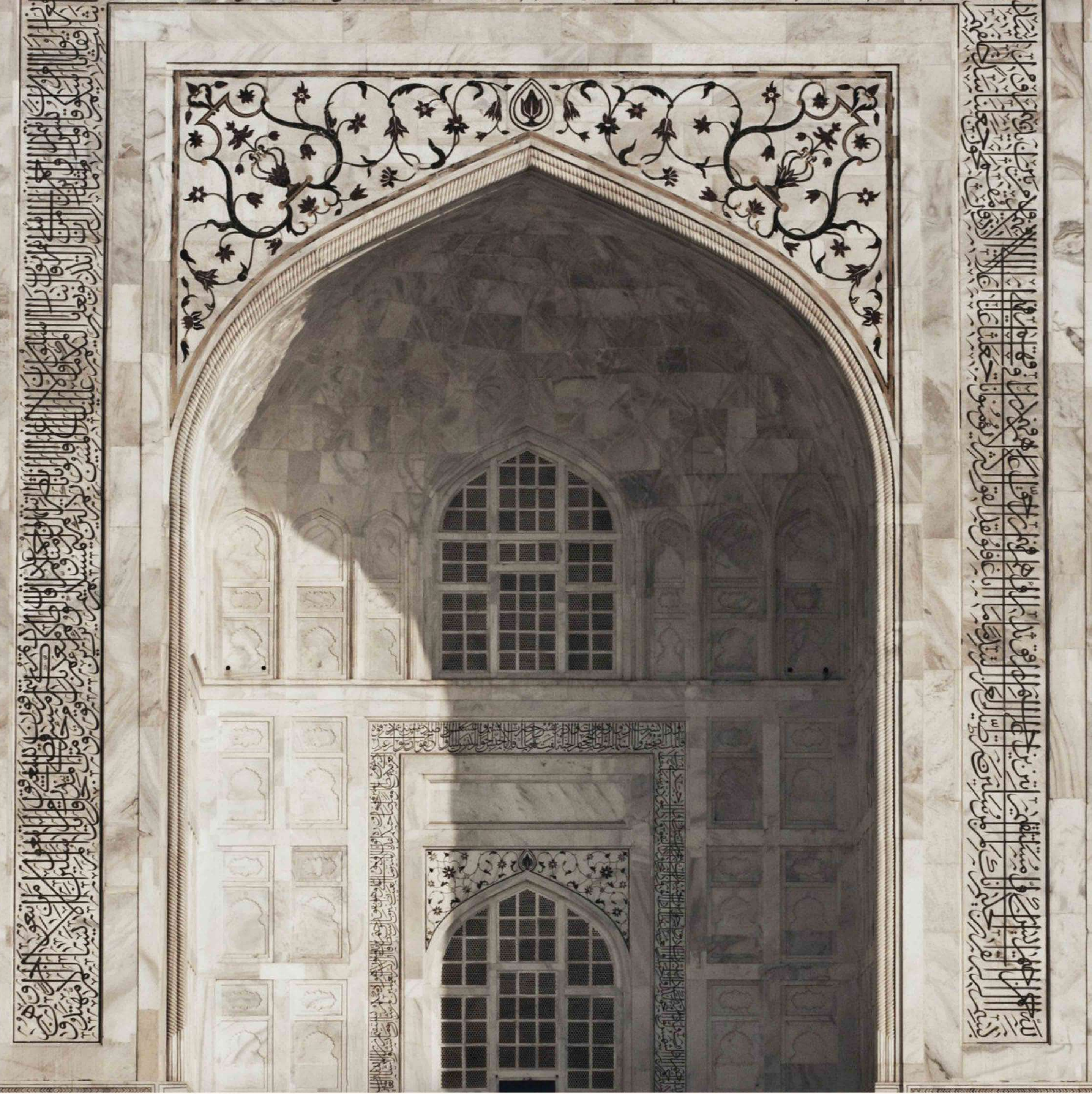
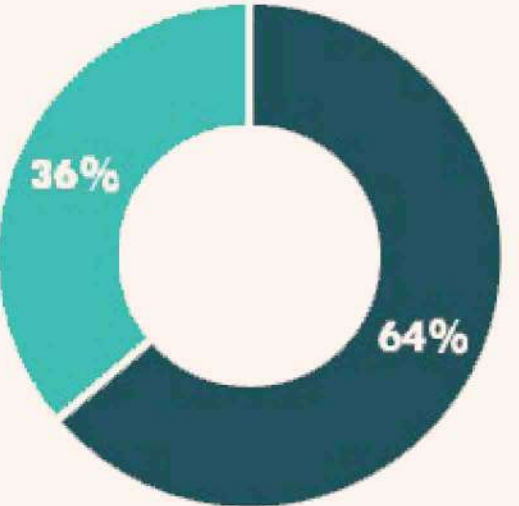
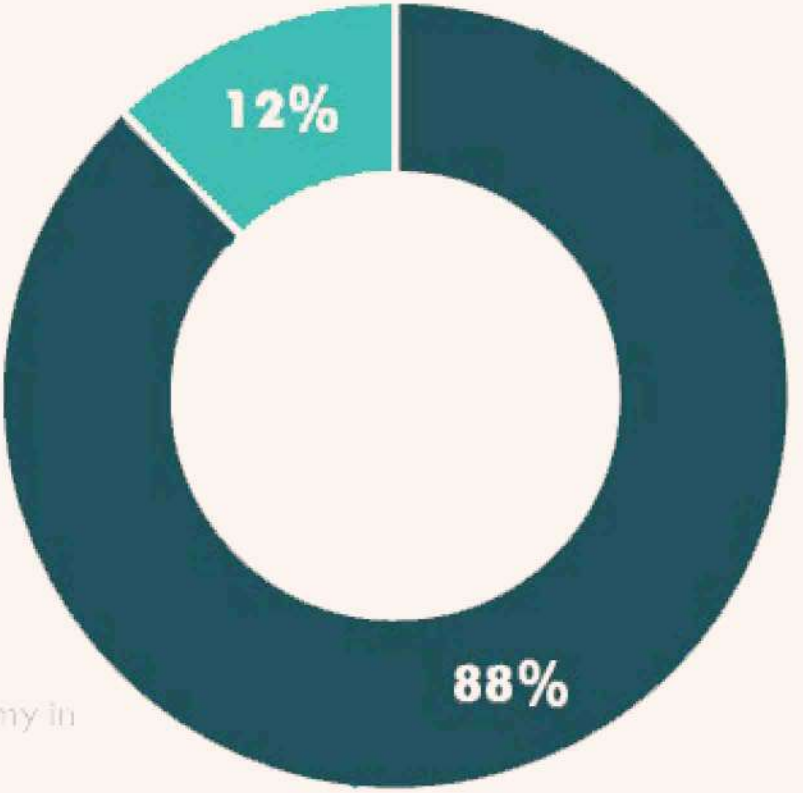
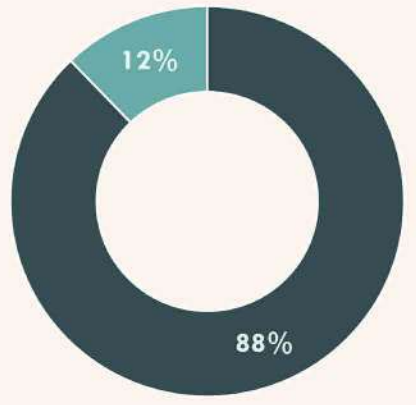
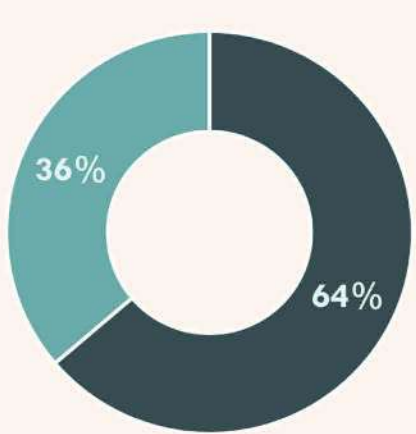
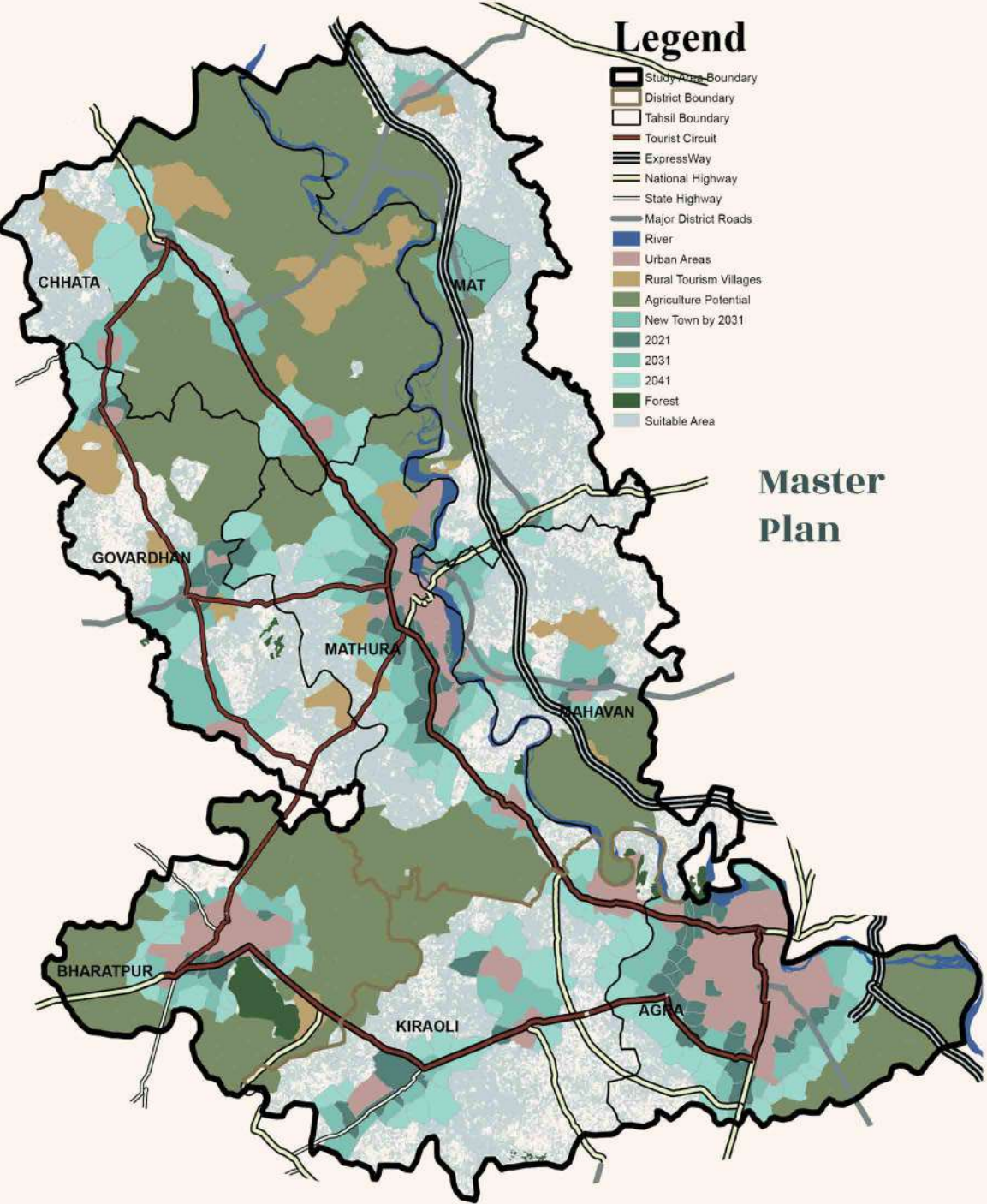
1. To prepare the Regional Plan and the Functional Plans.
2. To arrange for the preparation of Sub-region Plans and Project Plans by each of the participating States.
3. To co-ordinate the enforcement and implementation of the Regional Plan, Functional Plans, Sub-regional Plans and project Plans through the participating States.

Programming framework as structural backbone to execute the development strategies. Introducing rural tourism to the region in order to engage rural areas for their economic benefits. Introducing green economy to the region for future economic developments without compromising with the environment and ecology of the destination To promote rural tourism in MAB region, developing more accommodations and activities attract more tourists. Besides, the types of rural tourism such as, agro – tourism, eco – tourism and heritage tourism, to make this Aim- Make MAB region a priority tourist destination introducing rural tourism and developing green economy Vision - Pre-eminence Region. Subsidies for home-stays & start making of Cooperatives. Create and Encourage for new crop calendars. Training and innovation center & Connecting to cottage industries. As it can be used as industrial development through the major road. We can adjust density in Agra as there is high potential. Implementing concept of Agriculture preservation by focusing on Urban agriculture & rural preserve.



Industry	Area (in Ha)	Total Employment (Direct+Indirect)	% share in secondary sector
Agro-based	500	1,60,000	28.9%
Manufacturing	300	52,650	9.24%
Automobile	300	25,500	4.48%
Logistic Parks	200	10,500	1.84%
Food packaging	200	36,000	6.32%
IT Hub	190	2,77,400	48.70%
Misc.	-	7,564	1.3%
Total	1,690	5,62,050	98.67%

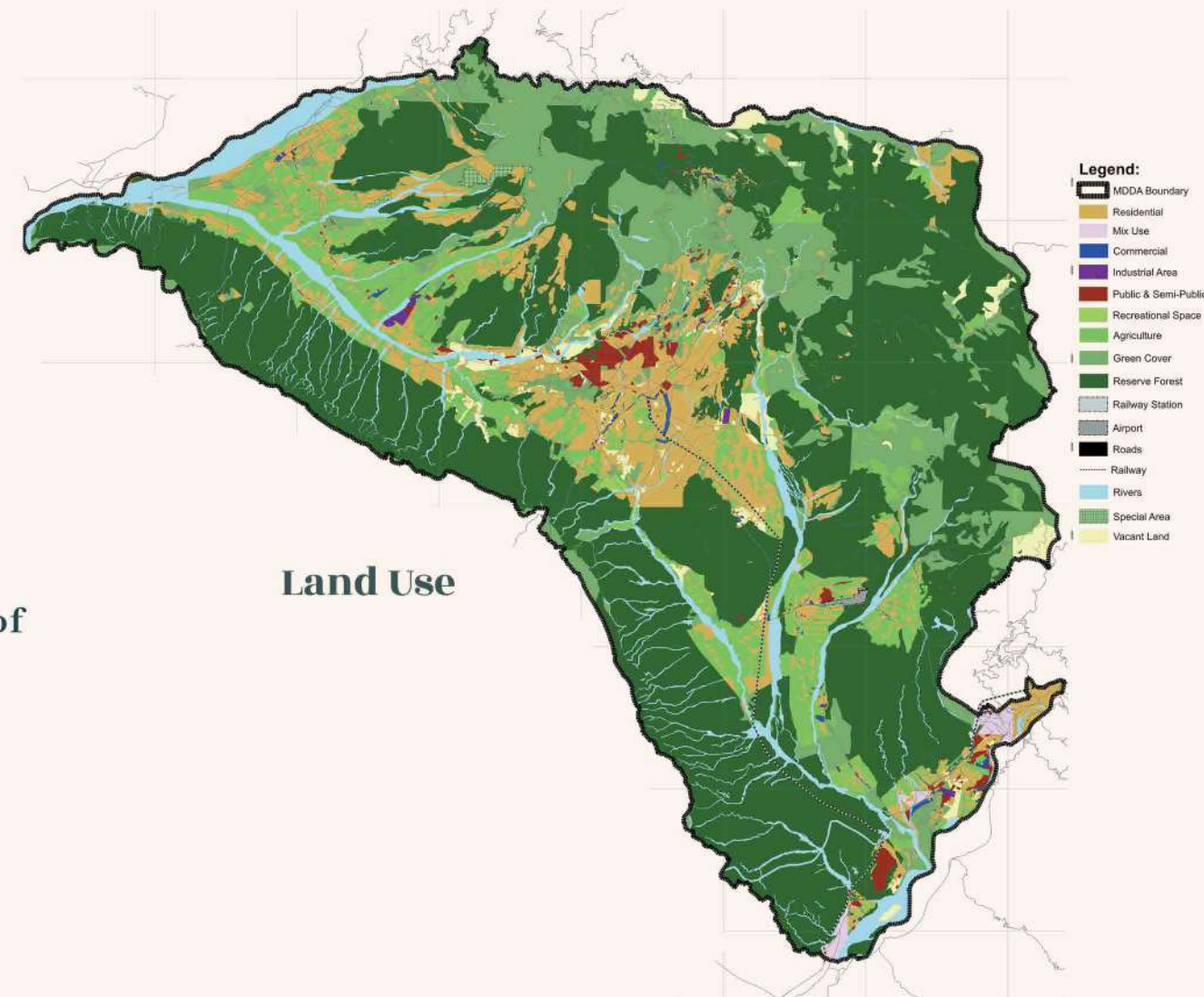
Employment Generation by accelerating employment growth with special benefits for creating job opportunities the other factors like heritage conservation, roads and migration have also been taken care while development of proposals for the region. Boosting economy by focusing on Agriculture Industry and Tourism. Developing community or Small-scale processing, production & storage unit between villages in the region. Sustaining skills and knowledge of traditional industries .



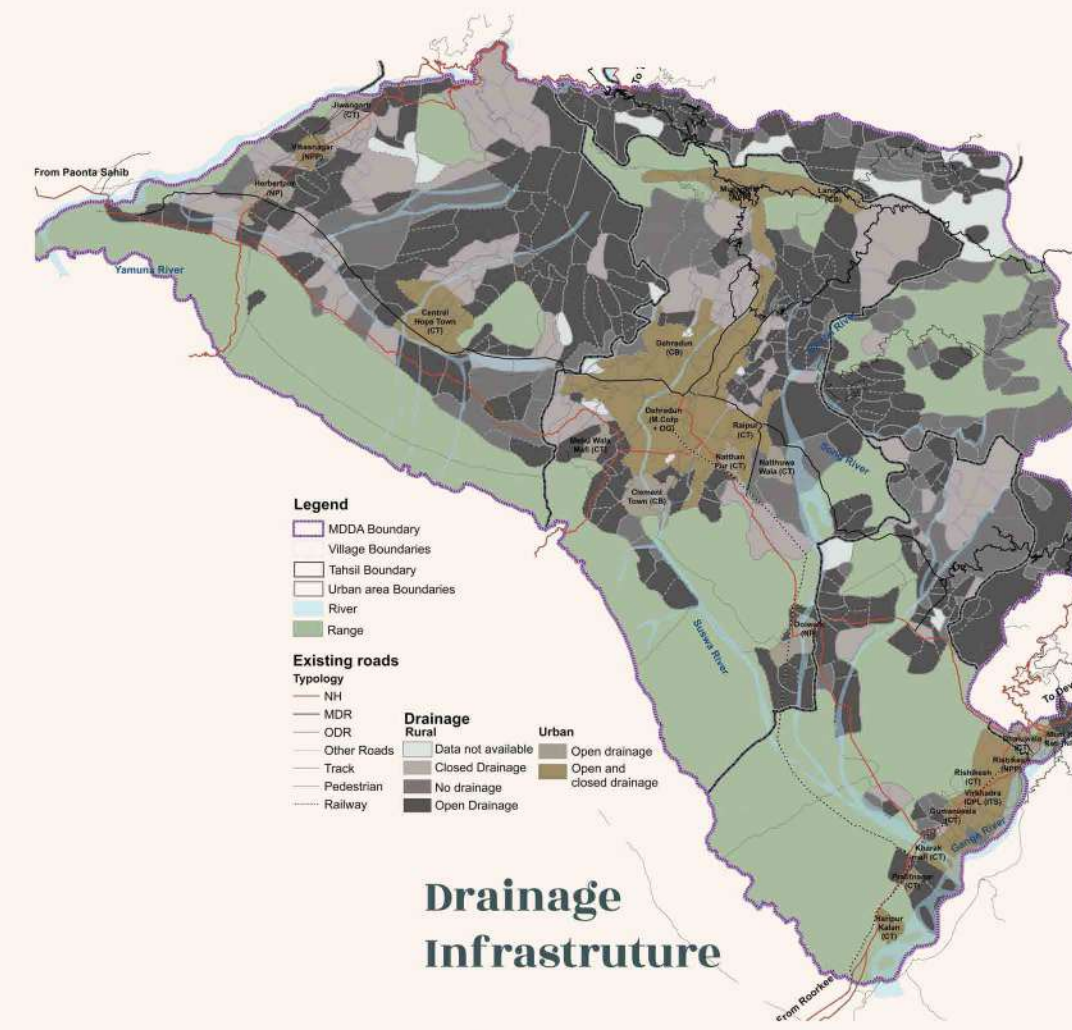
9 City Planning, Academic

2019 / Development plan. Understand the process of Preparation Of a Master-plan. Nodal Development Dehradun, Utter Pradesh, India
Site Area 2264 Sq-km
Population 1636910

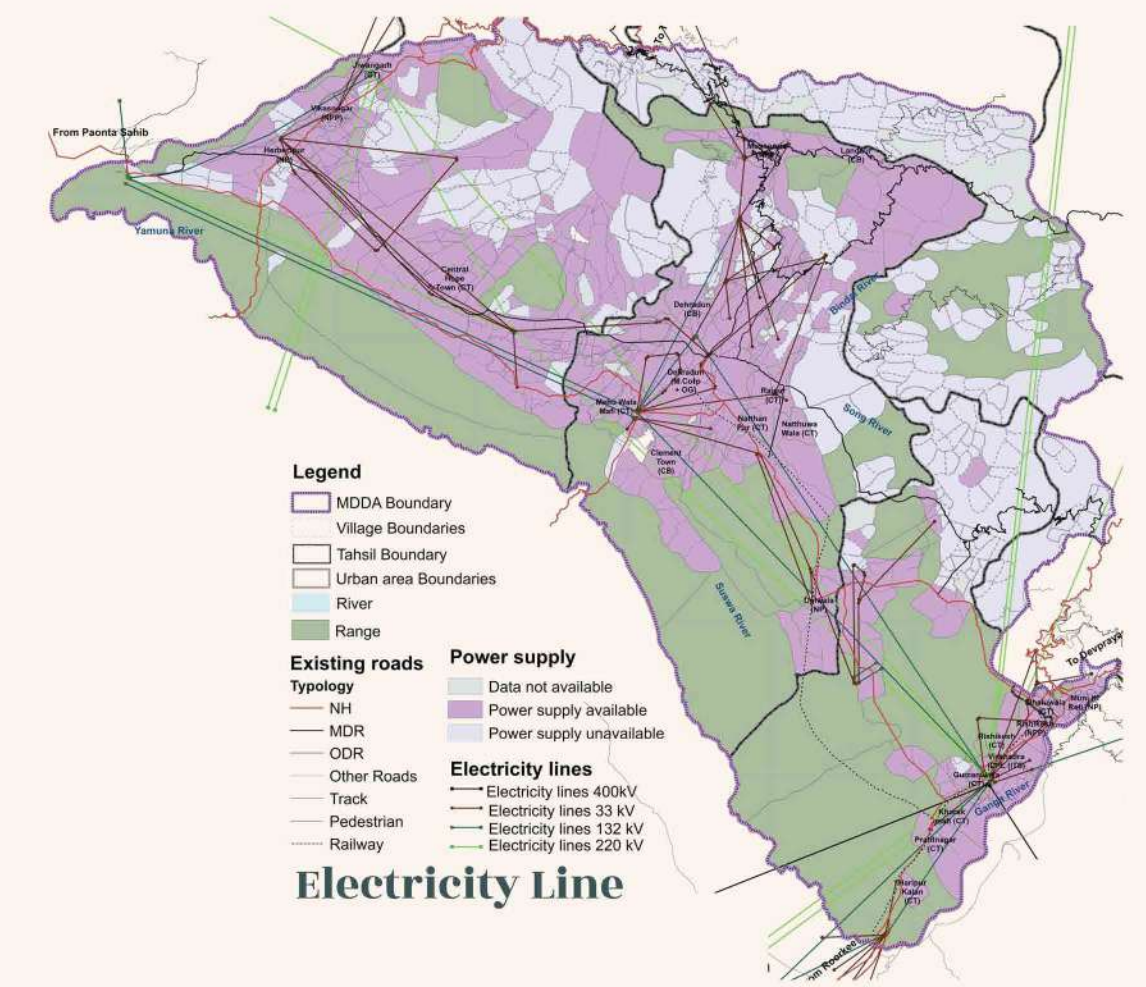
Nodal development by containing urban sprawl tourism negative impacts on natural features. Economy uplifting of local settlement by investing in agriculture horticulture industries and tourism. To promote Doon Ghati as destination for leisure and worship space. To identify, improve and enhance the character of potential nodes. To promote the use of non conventional renewable energy resources. To maintain and develop infrastructures at nodes Maintaining and enhancing greens.



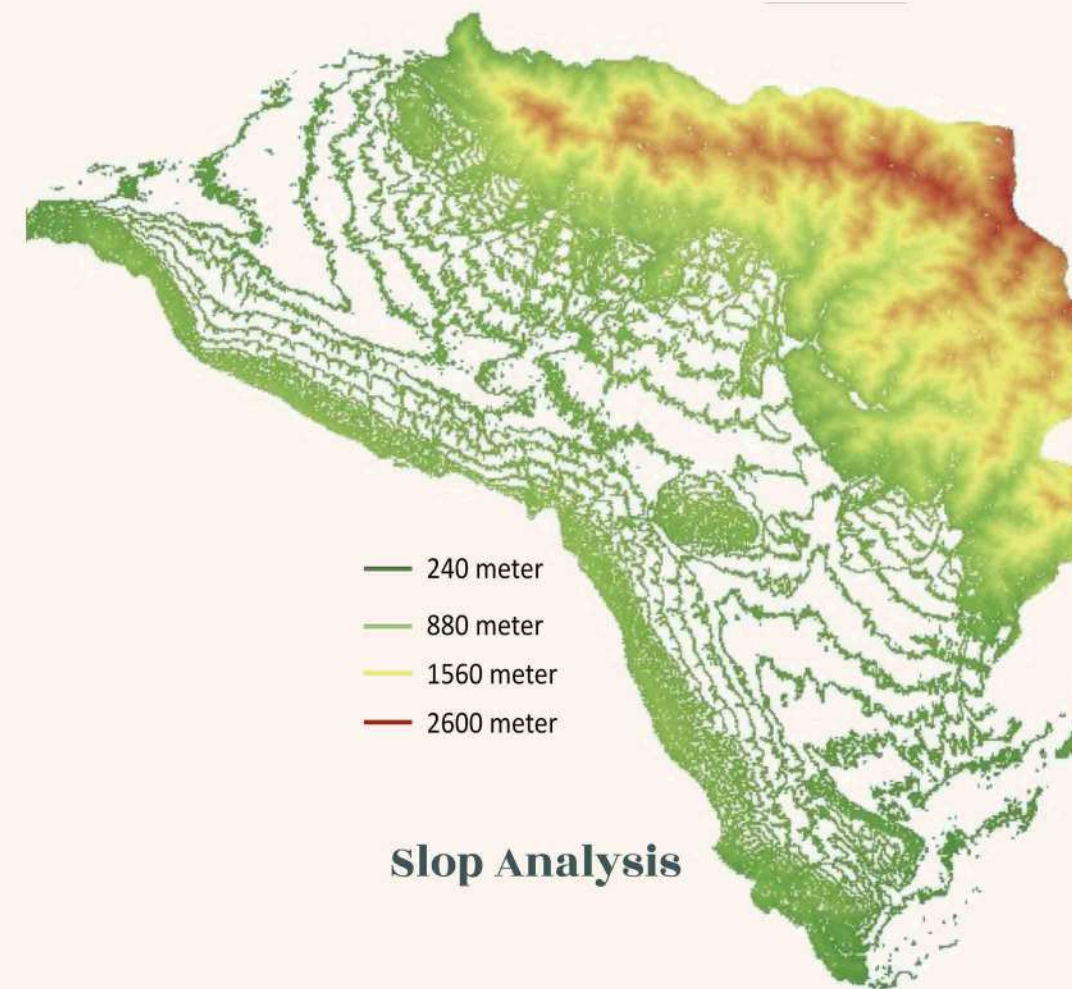
Land Use



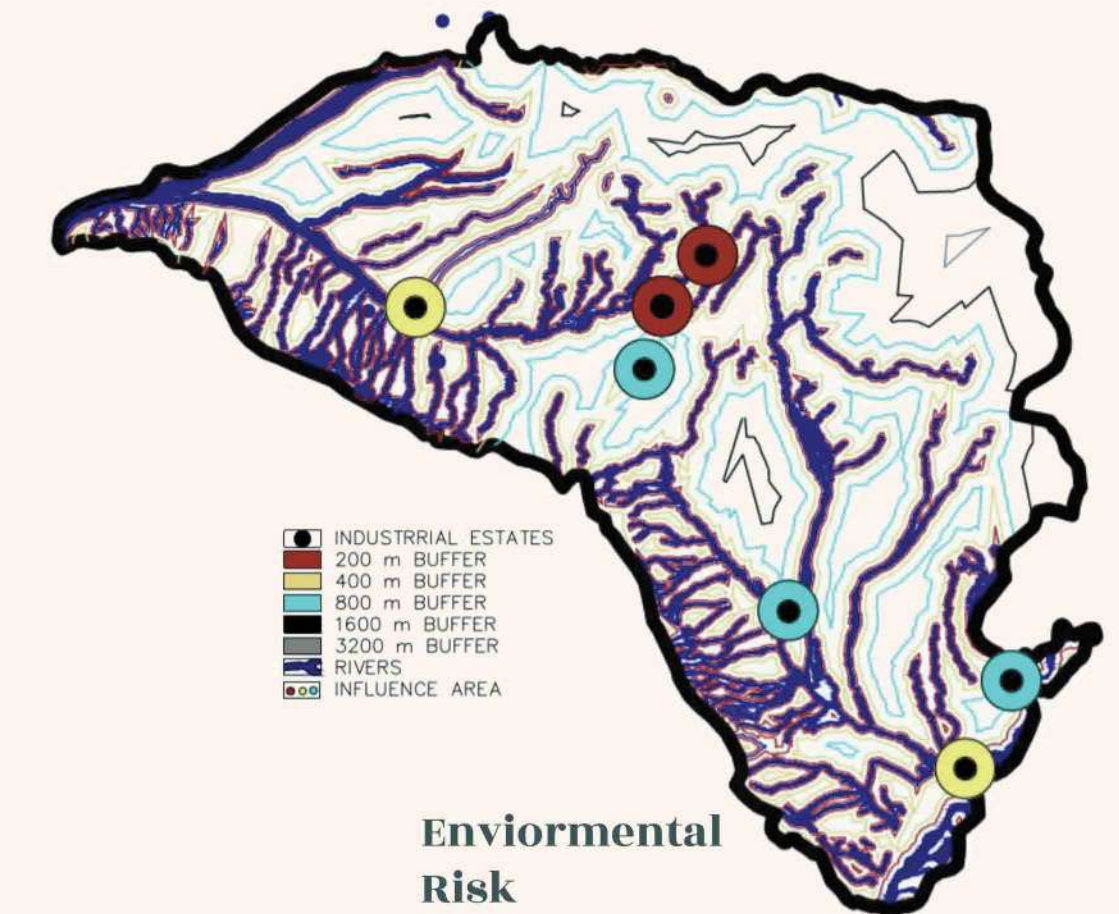
Drainage
Infrastruture



Electricity Line

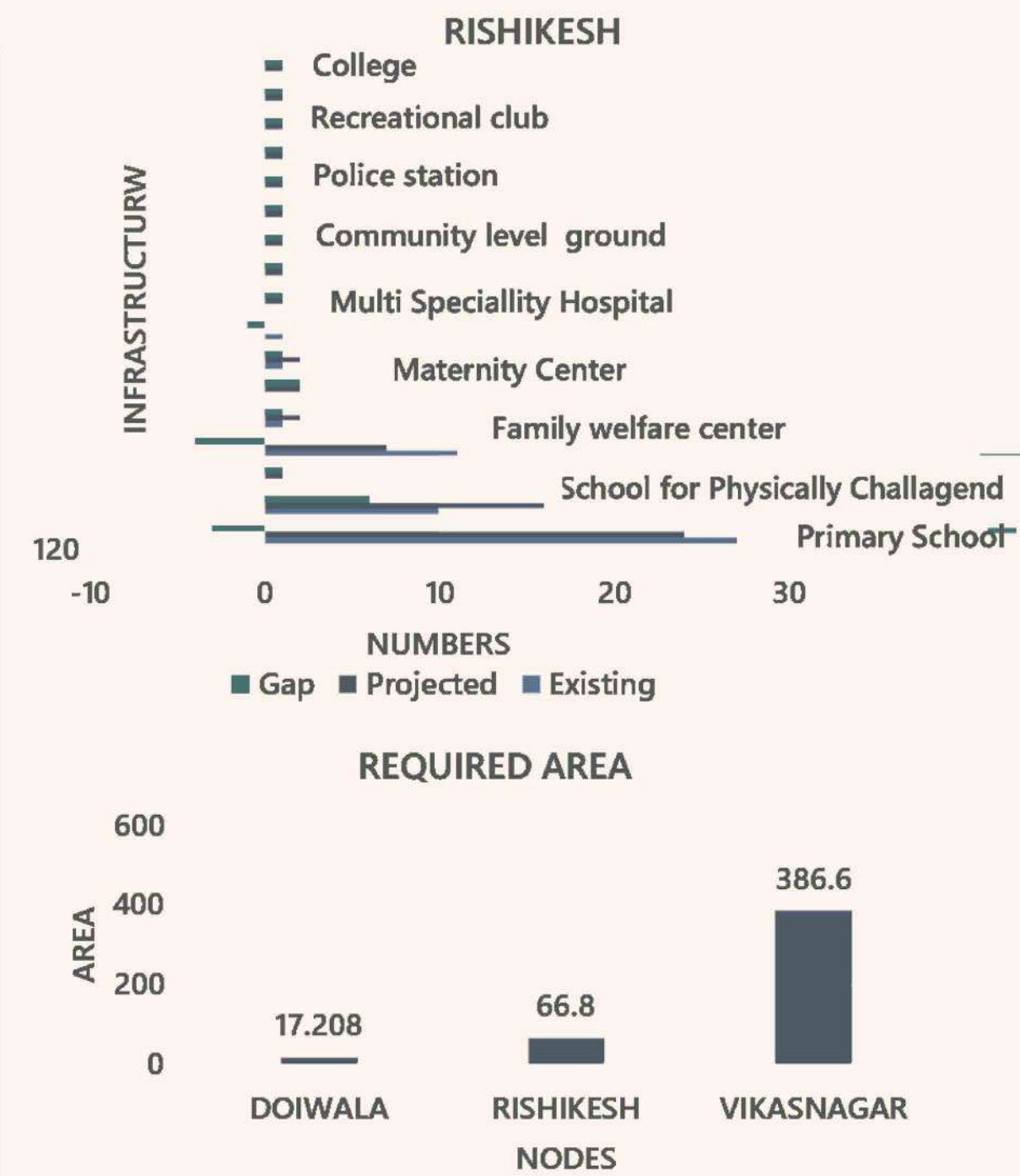
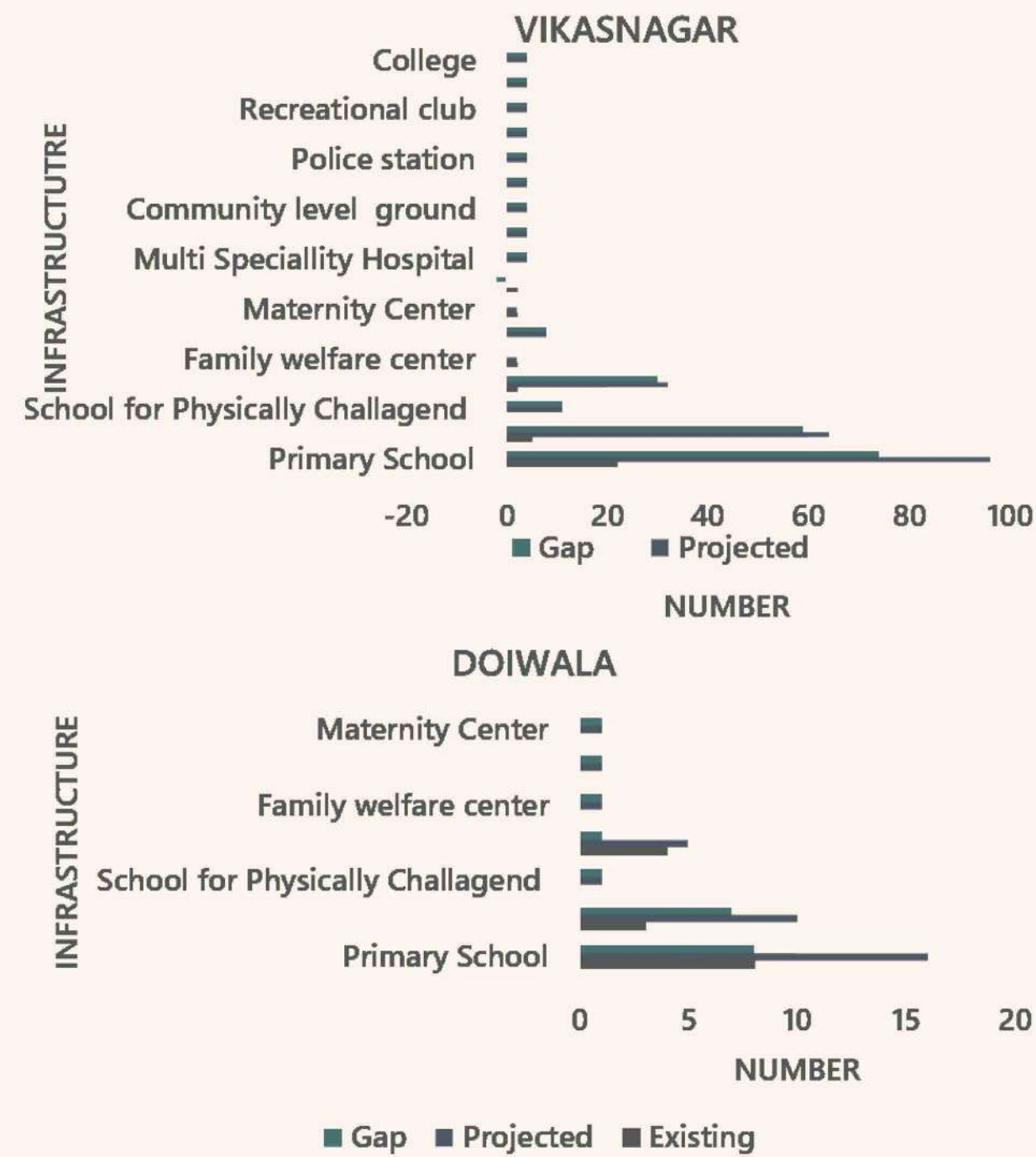
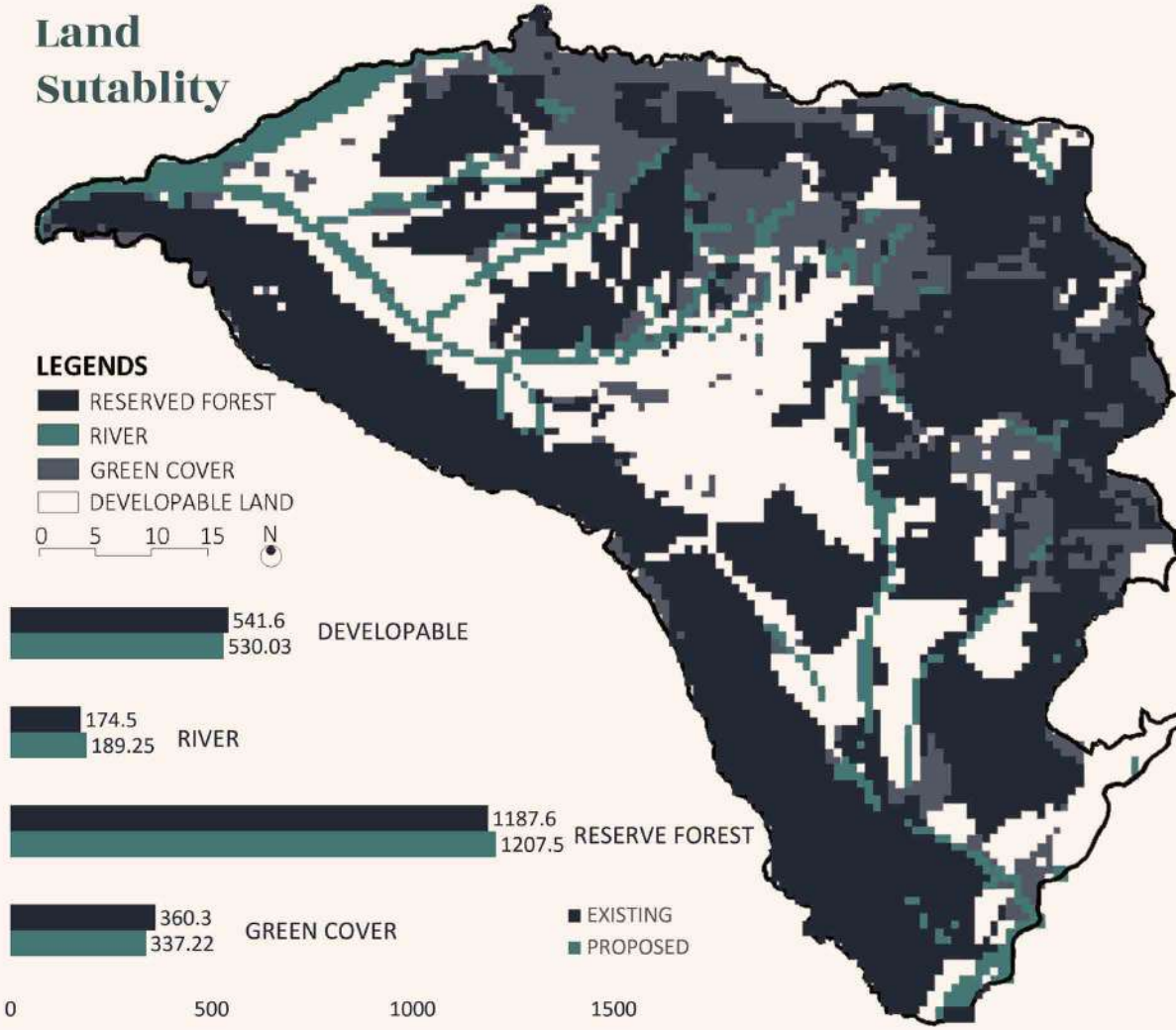
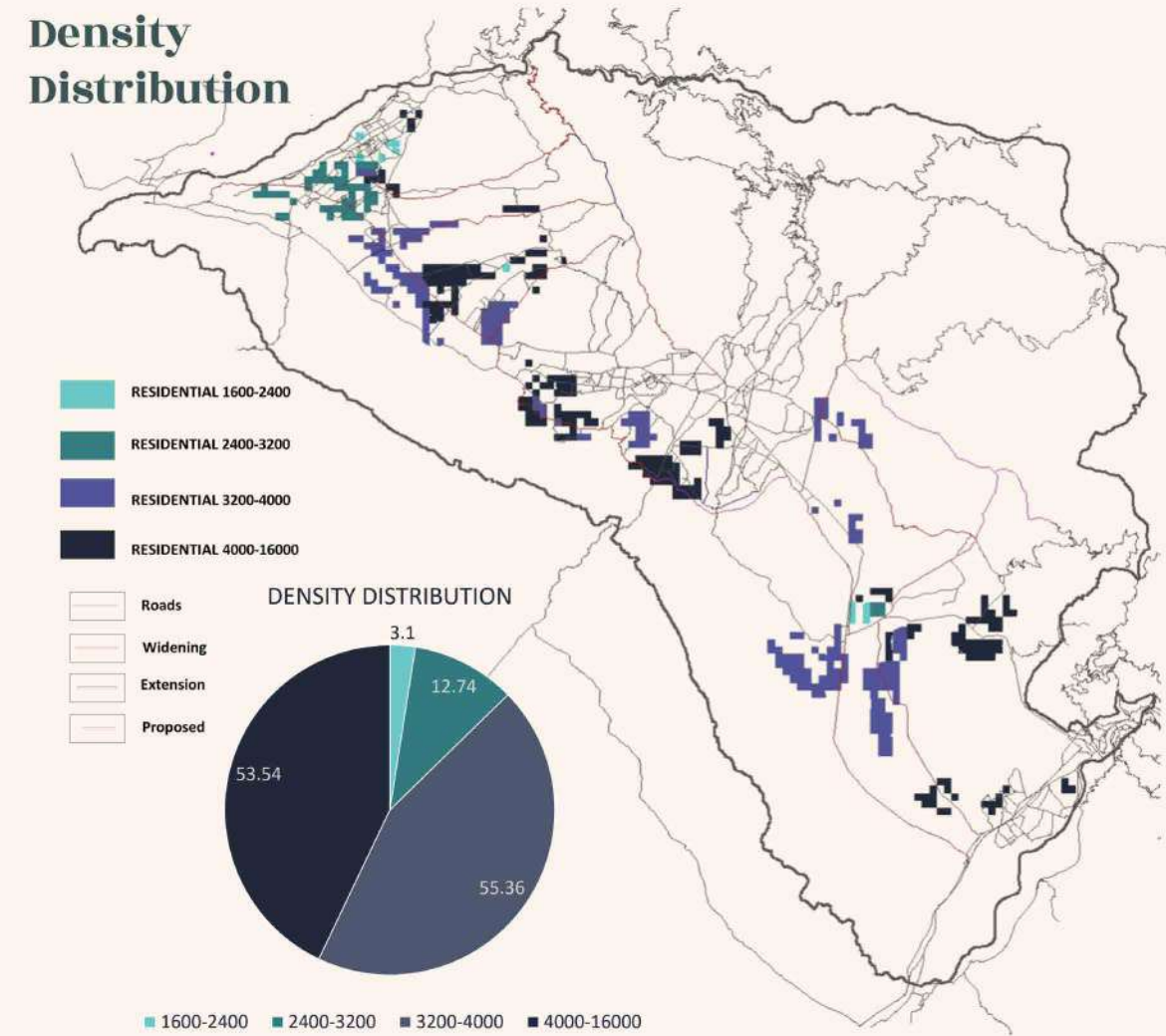


Slop Analysis



Enviornmental
Risk

Providing green open spaces and recreational spaces. Factors like agriculture, Live stock, Animal Husbandry etc were the key goals for the project. To examine the planning process on highly varying terrain and land allocations for the agriculture and retaining its original character while not affecting the natural character of the site was the key challenge. Conducting Land Suitability Analysis, Demand Assessment and Theoretical Design Framework Nodal development by containing urban sprawl had negative impacts on natural features. Economy up lift up of local settlement by investing in agriculture horticulture industries and tourism. To promote Doon Ghati as destination for leisure and worship space.



“A city is not gauged by its length and
width, but by the broadness of its vision
and the height of its dreams.”

-Herb Caen



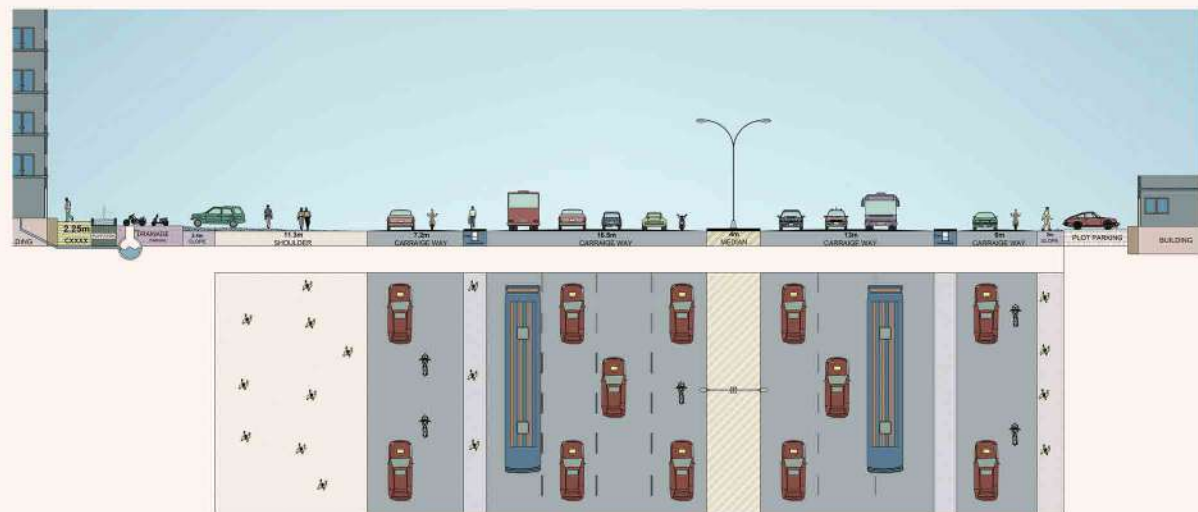
10 Infrastructure Planning, Academic

Project Data
2019 / Infrastructure.

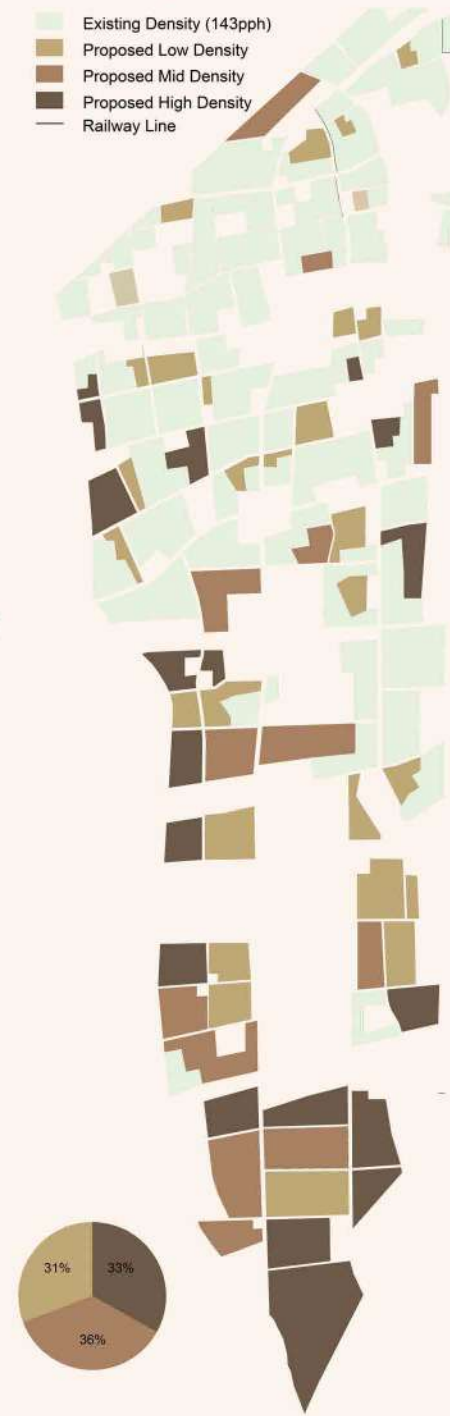
Urban Design
Location
Site Area
Population

Understanding of various Land Development Mechanisms with emphasis on Town Planning Scheme and Infrastructure Development.
Commercial
Ahmedabad, Gujarat, India
28 Sq-km
730400

Study area is located in the new west zone of Ahmedabad in south direction, it has an area of 57hectares & a population of 1,10,000 people. To study and understand land development mechanisms and preparation of zone plans and detailed area plan with emphasis on infrastructure development in the city of Ahmedabad. The aim of the project was to create a better place to live, to make it sustainable and accessible open space to meet the community needs with creating employment opportunity.. Nodal development approach and grid pattern encroaching the site was the main element of the project. leading open spaces and creating connecting green spaces to achieve the project goal. lack of international facilities in Gujarat, except Ahmedabad only Rajkot is the district having an international cricket stadium no district has an international facility.



Proposed Density



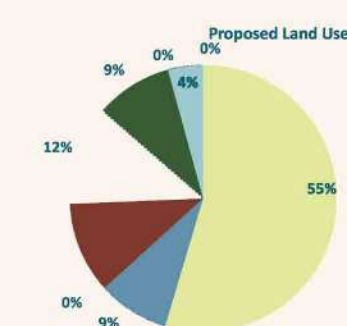
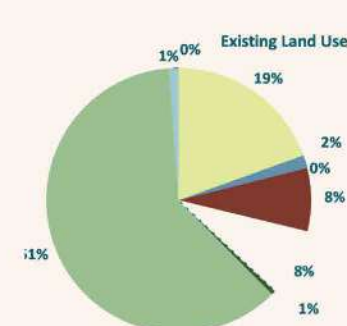
Proposed LandUse



Existing Land Use Statement					
No.	Land Use	Area	Area	% of Total Plan Area	% of Developed Area
A. Developable Area					
1	Residential	5.71	571	19.5%	13.4%
2	Commercial	0.46	46	1.6%	4.2%
3	Industrial	0.00	0	0.0%	0.0%
4	Public & Semi-Public	1.30	130	4.3%	3.0%
5	Transportation & Communication	2.41	241	8.2%	21.9%
6	Open Space	0.10	10	0.3%	0.2%
Sub-Total A		11.00	1,100	37.6%	100.0%
B. Undevelopable Area					
7	Primary Activity	17.96	1,796	62.3%	0.0%
8	Water Bodies	0.34	34	1.2%	0.0%
9	Special Area	0.00	0	0.0%	0.0%
Sub-Total B		18.30	1,830	62.4%	0.0%
Total Area		29.30	2,930	100%	100%

Proposed Land Use Statement					
No.	Land Use	Area	Area	% of Total Plan Area	% of Developed Area
A. Developable Area					
1	Residential	16.00	1,600	54.6%	17.0%
2	Commercial	1.54	154	5.3%	1.6%
3	Industrial	0.00	0	0.0%	0.0%
4	Public & Semi-Public	1.30	130	4.4%	1.4%
5	Transportation & Communication	1.52	152	5.2%	1.6%
6	Open Space	1.14	114	3.9%	1.2%
Sub-Total A		21.40	2,140	73.0%	100.0%
B. Undevelopable Area					
7	Primary Activity	0.00	0	0.0%	0.0%
8	Water Bodies	1.25	125	4.3%	0.0%
9	Special Area	0.00	0	0.0%	0.0%
Sub-Total B		1.25	125	4.3%	0.0%
Total		22.65	2,265	100.0%	100.0%

Land Use Consumption					
No.	Land Use	Land Area	PLU	Land Area	Share
1	Residential	16.00	16.00	16.00	14.4%
2	Commercial	1.54	1.54	1.54	1.4%
3	Industrial	0.00	0.00	0.00	0.0%
4	Public & Semi-Public	1.30	1.30	1.30	1.2%
5	Transportation & Communication	1.52	1.52	1.52	1.4%
6	Open Space	1.14	1.14	1.14	1.0%
7	Primary Activity	0.00	0.00	0.00	0.0%
8	Water Bodies	1.25	1.25	1.25	1.1%
9	Special Area	0.00	0.00	0.00	0.0%
Total		22.65	22.65	22.65	100.0%



Building Height



Built Vs Open



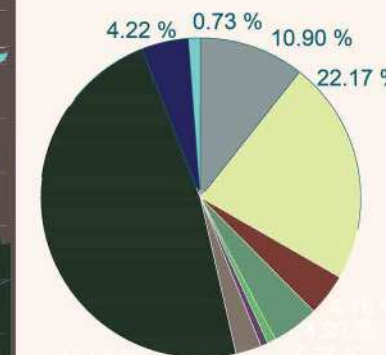
Land Use



INFERENCES

- Maximum high scale commercial are along the major collector road, less small scale commercial and mixed use.
- Number of gardens, parks are very less, this was also observed during FGD's and informal discussions. Villas, Bungalows have their individual parks so this discourage social interaction through these recreation public places.
- Despite of higher FSI along the BRTS route on the Iscon-Ambli Road according to the DCR, many bungalows and low rise residential are observed.
- Sarkhej has a major percentage of godowns for storage & automobile service industries.
- The residential buildings observed are high rise in some areas despite of the proposed R-2 zone in the development plan.

LANDUSE STATISTICS		
Name	Area	%
Roads	621ha.	10.90%
Residential	1264ha.	22.17%
Commercial	241ha.	4.22%
PSP	271ha.	4.75%
Recreational	46ha.	0.80%
Water Bodies	42ha.	0.73%
Gamtal	153ha.	2.68%
Agricultural	2712ha.	47.61%
Vacant	279ha.	4.90%
Industrial	71ha.	1.24%



11 Neighborhood Planning, Academic

2018 / Neighbourhood. Introduced the concepts related To need of Housing and varying patterns of organic growth Neighbourhood as a Machine and Amoeba

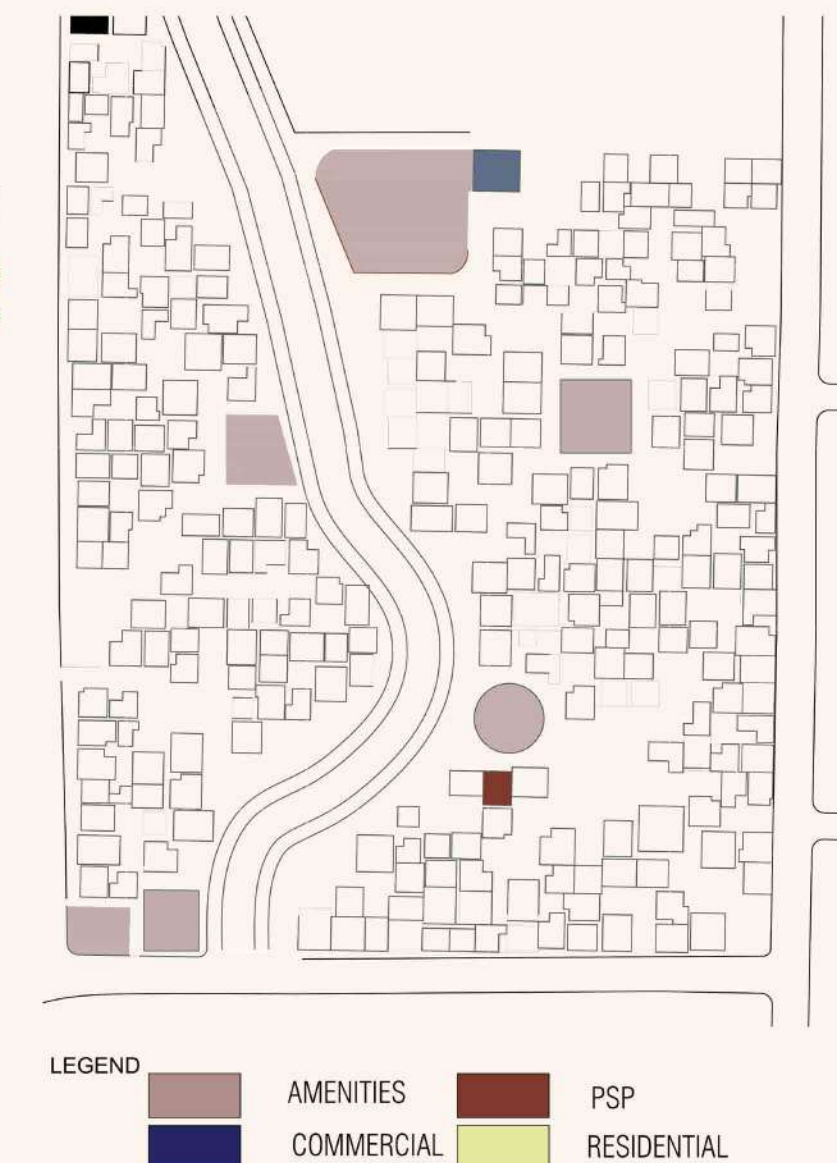
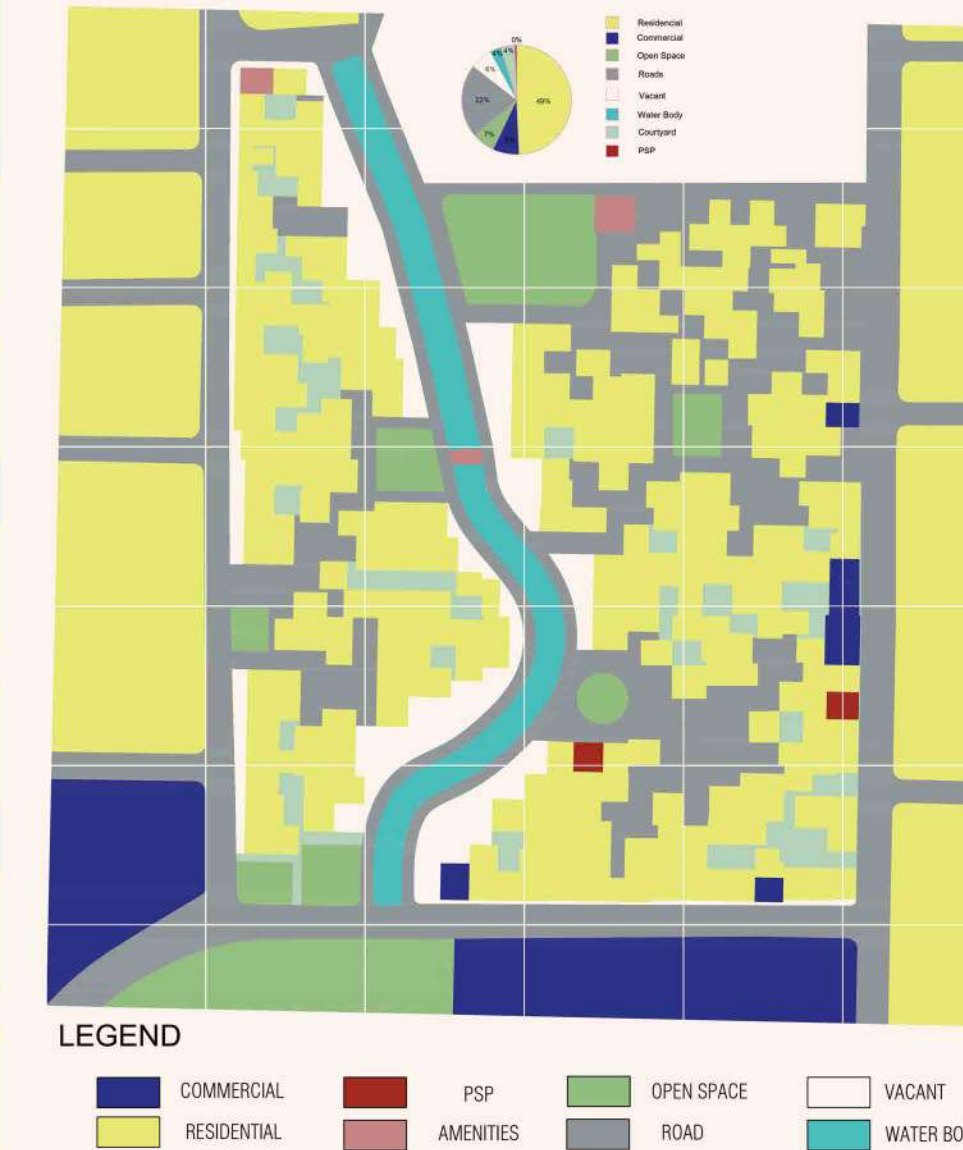
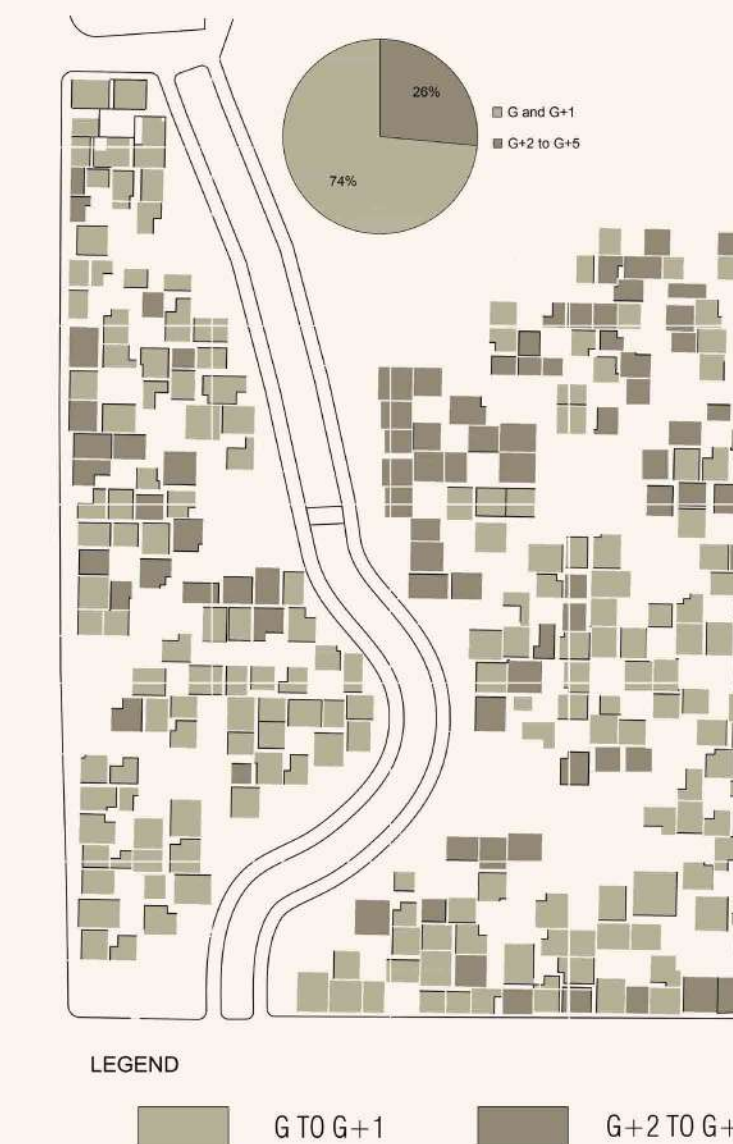
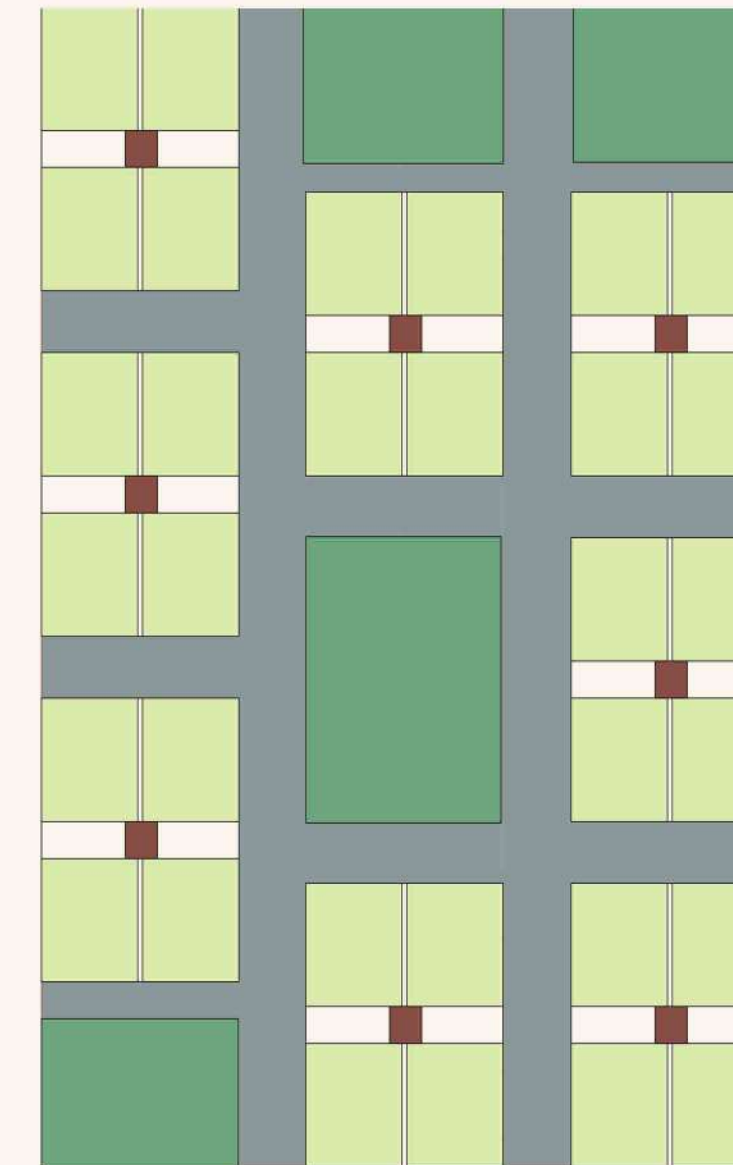
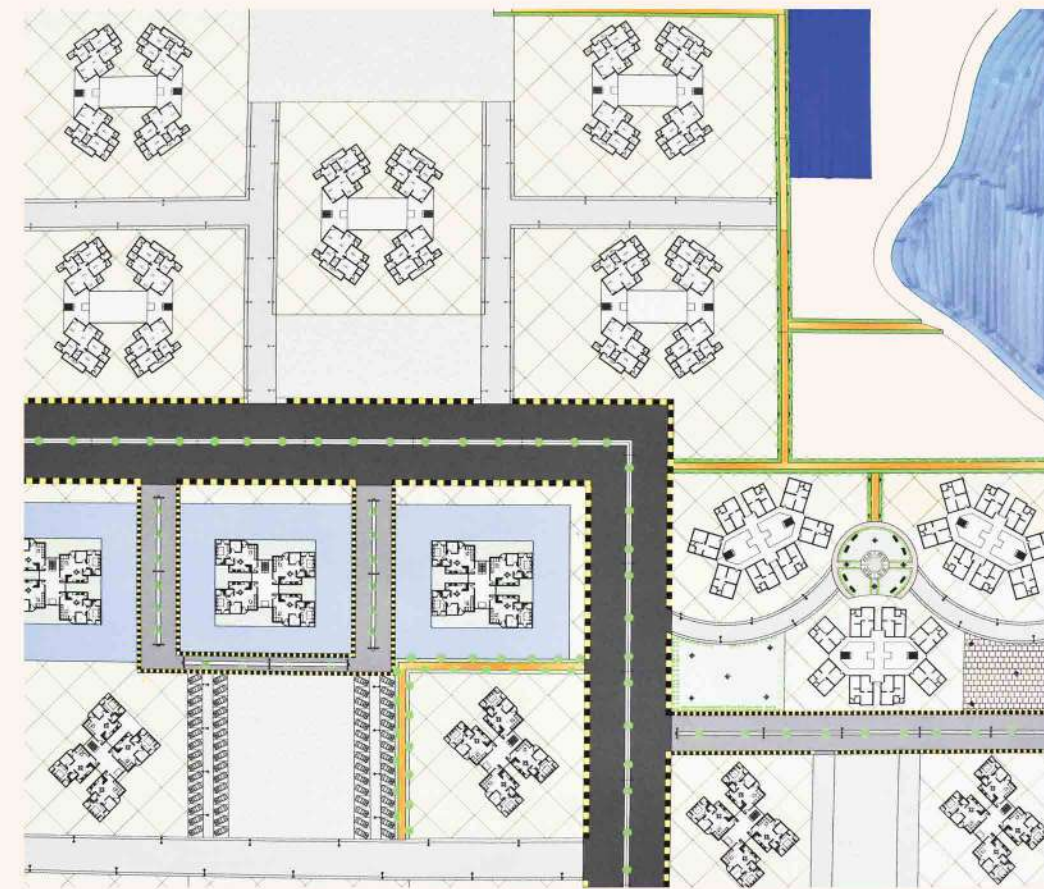
Urban Design

Location Khargar, Navi Mumbai, India

Site Area 22.85 Ha

Population 5280

Majority of the cities in India are growing rapidly due to rapid urbanization. Though many of them prepare macro level plans (Development Plans and Master Plans) to manage future growth, these plans provide only focus on overall zoning, trunk network and broad framework for development. These plans, however, remain unimplemented without careful micro-level planning in both green field and brown field areas. This Studio focused on developing core competencies in preparing micro level plans for both, greenfield (TPS) and brownfield (LAP) areas, which go beyond conventional approaches, and integrate multi-disciplinary aspects resulting in high quality environment.

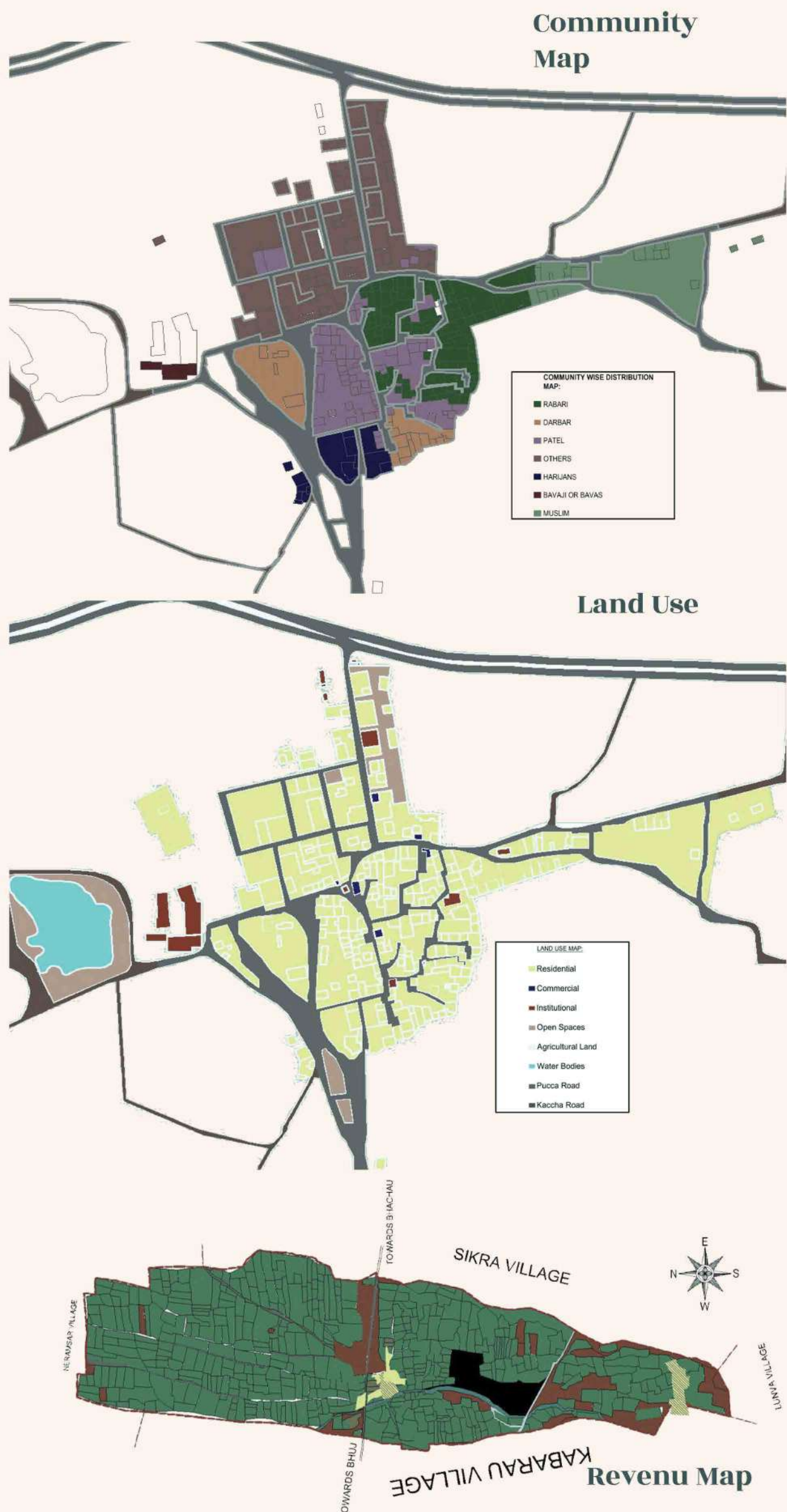
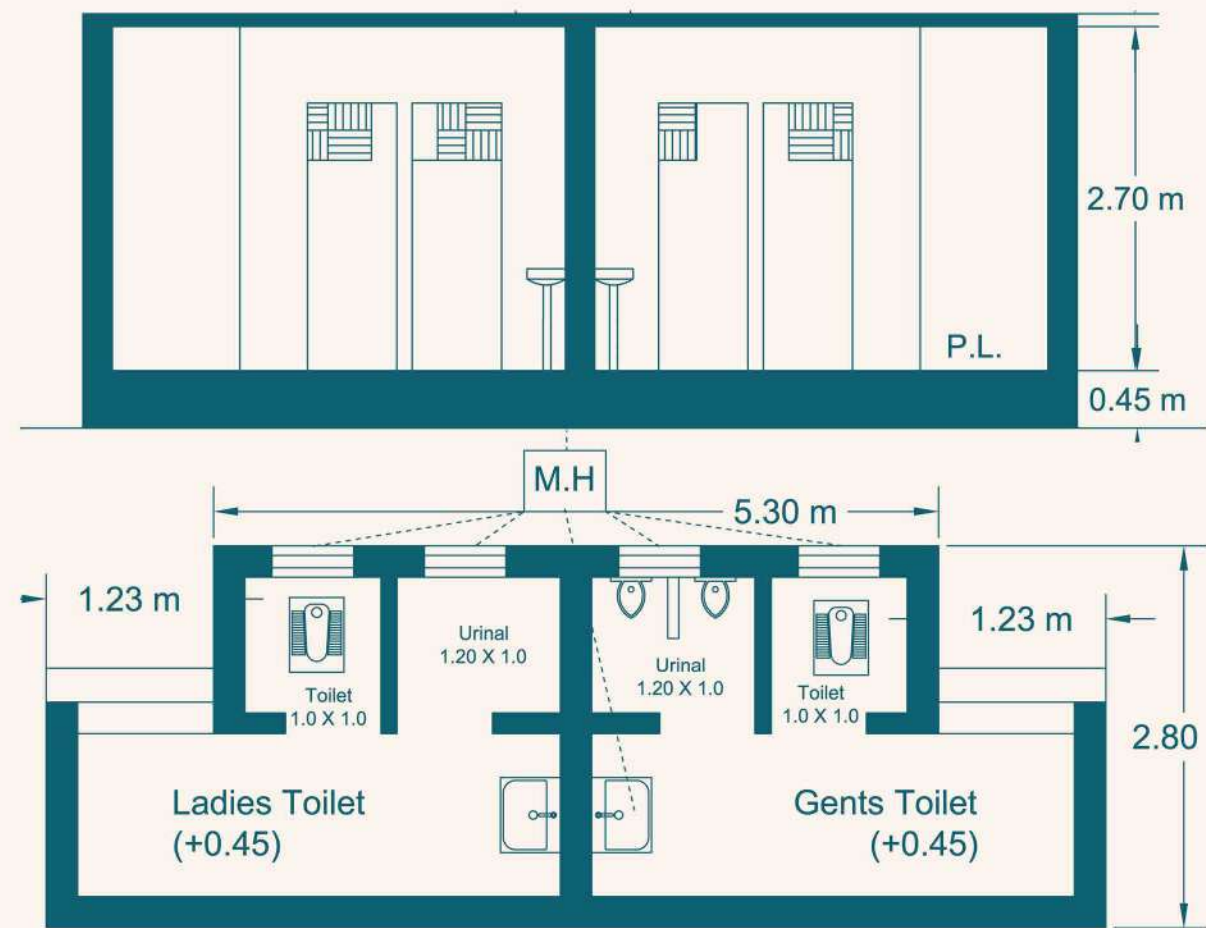


In this studio, we were engaged in preparing Local Area Plans and Town Planning Schemes Navi Mumbai, Artist Village. After reviewing the statutory framework and existing situation analysis, the we derive the vision and develop proposals for a robust road network, zoning and regulations, conservation of heritage and natural resources, costing and valuation, and implementation framework for the plan. Through out the studio the students are exposed to presentations and interactions with prominent experts from the field. We introduced ourselves to methodologies such as framework development, master planning, visioning, scenario planning, constituency analysis, community engagement .

12 Rural Area growth, Academic

Project Data	2018 / Rural.	Studio was introduced to understand The rural fabric and social structure Of an Indian Village
Urban Design Location	Morgar village, Kutch, India	Socio-economy Development
Area	2683.10 Ha	
Population	1479	

The development of infrastructure in rural areas having the potential for tourism. the objective is to showcase rural life, art, culture, and heritage at rural locations in villages which have core competence in the field. the intention of the studio was to benefit the local community economically and socially to enable interaction between tourists and local population for a mutual enriching experience. Kutch, located in the state of Gujarat, India, is blessed with one of the most ecologically and culturally abundant landforms. Further, SWOT analysis was done to identify the resource base and future requirements of the villages.



**“Anyone who believes in indefinite
growth on a finite planet is either mad,
or an economist.”
-David Attenborough**



13 Dholera Master Plan, Academic

Project Data
2022 / Smart city

Urban Design
Location
Site Area
Population

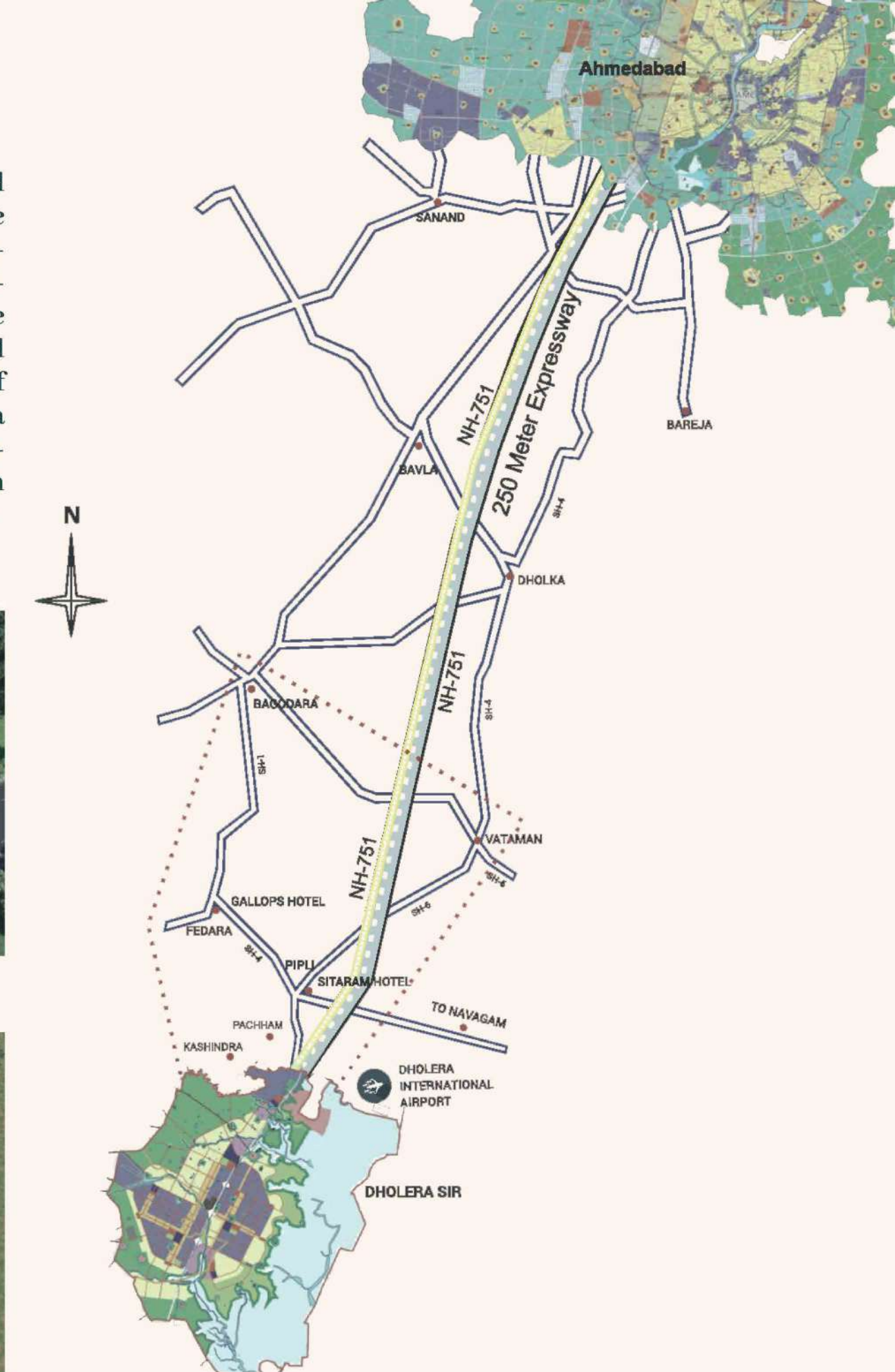
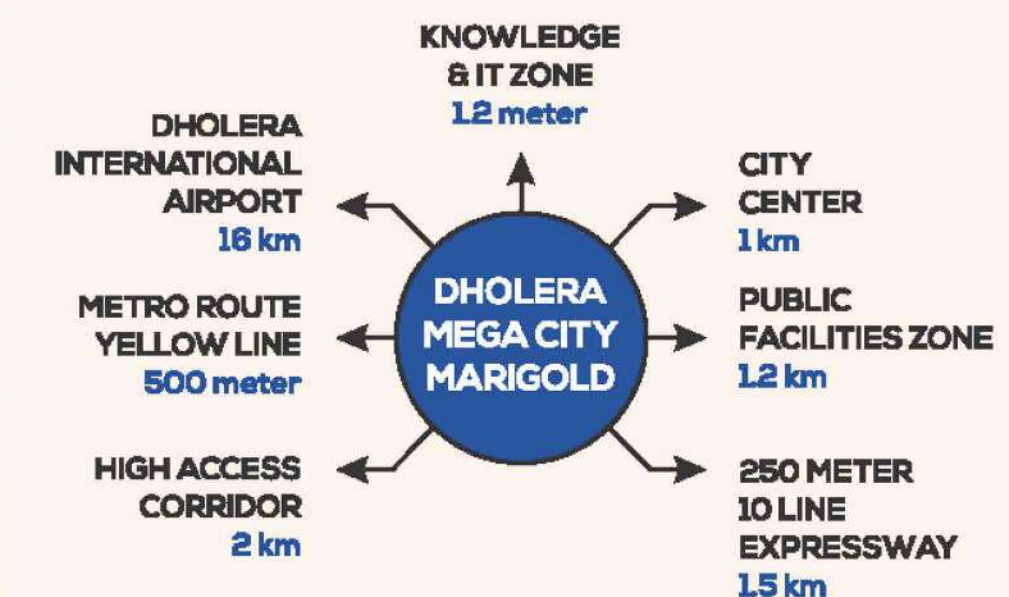
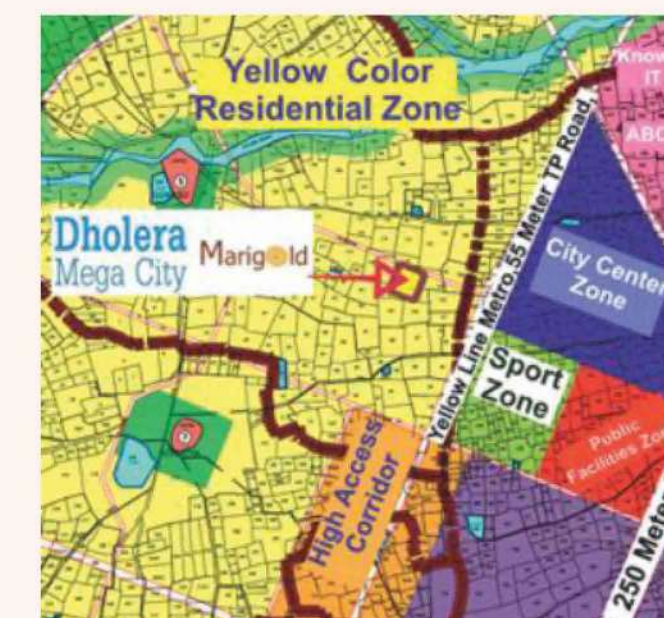
Project will involve the development of an environment That is conducive to the growth of businesses
Global Urban Future
Istanbul, Turkey
40 Sq-km
Green Development

Dholera Special Investment Region is a 920 sq km area recognized for development in 3 phases and 6 town planning schemes. The first phase consists of 2 TP schemes; TP 1 and TP2. In order to commence the activities in the city, an area of 22.5 sq km has been recognized, which has been developed with trunk Infrastructure. The "Activation Area" is spread across Town Planning Scheme 2A and TP 4 at Dholera SIR. Dholera Smart City is an ambitious project of the Government of Gujarat, aimed at transforming the state into a world-class smart city. The project is being implemented in partnership with the Gujarat Infrastructure Development Corporation (GIDC) and the Gujarat Urban Development Corporation (GUDA).

01. Dholera Mega City Marigold



02. ABCD Avenue



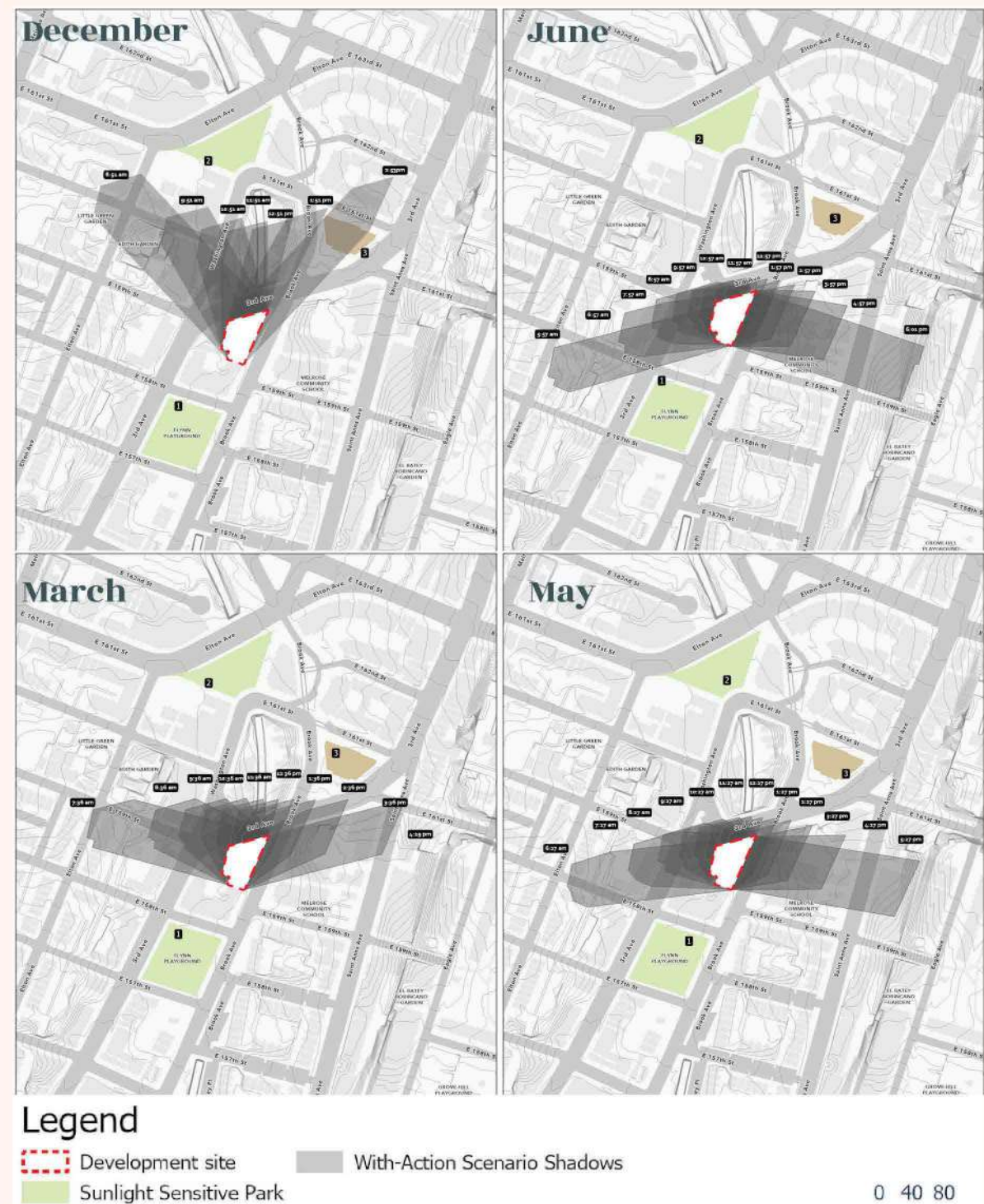
14 Rezoning and Redevelopment Work Experience

Project Data
2023 / NYC Rezoning

As a part of the GZA Planning Group, I worked on special permits and rezoning projects, reviewing CEQR documents and creating EAS. Rezoning & Special permits New York City, New York, USA 160,000 to 200,000 gross square feet

Urban Design
Location
Area

Shadow



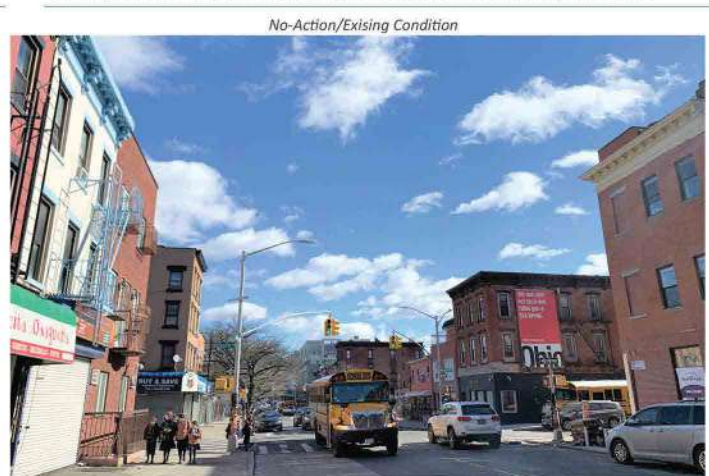
Urban Design Models



No-Action/Existing Condition



Looking south toward the intersection of Sanford Street and Myrtle Avenue



No-Action/Existing Condition



Looking east toward the intersection of Walworth Street and Myrtle Avenue

EAS Document RWCDs form EAS Short Form

Yellowstone Boulevard

Environmental Assessment

Address: 120 Broadway, 31st Floor

Block 3163, Lots 30 and 32

CEQR Reference Number: 2023-001

ULURP Reference Number: 2023-001

Lead Agency: Department of City Planning, New York, NY 10007

Prepared by: GZA GeoEnvironmental

Date Submitted: April 14, 2024

Instructions

The Reasonable area-wide action: Project during EIR questions, contact GZA.

Submit all comments:

- RWCDs Analysis
- RWCDs Analysis
- Massing diagram: Required
- Optional: A massing diagram they show
- Optional: The boundary
- Optional: A 400-foot
- Optional: A title, scale
- Optional: Identification
- Optional: Labeled shadows
- Optional: Additional explanation
- Optional: If resubmitted, document

1. General Information

The Proposed Project involves the redevelopment of the Applicant's site, specifically Block 3163, Lots 30 and 32. This entails the construction of an eleven-story plus cellar mixed-use commercial and residential building of 146,099 gross square feet (GSF) (119,873 zoning square feet, or ZSF), with a height of 145 feet and a total floor area ratio (FAR) of 6.00. The ground floor will accommodate 14,748 GSF of commercial retail. The second through eleventh floors will contain a total of 154 residential dwelling units (DUs), encompassing 115,187 GSF. Approximately 25-30% of the dwelling units (38-46 units) will be designated as permanently affordable units, depending on the selected MIH Option. The Proposed Project will also provide 64 enclosed vehicular parking spaces located in the cellar level and accessible via a ramp along Yellowstone Boulevard.

Project Location

BOROUGH	Queens	COMMUNITY DISTRICT(S)	6	STREET ADDRESS	68-72 & 71-74 Yellowstone Boulevard,
TAX BLOCK(S) AND LOT(S)	Queens Block 3163, Lot 30 and 32	ZIP CODE	11375	DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS	Yellowstone Boulevard to the west, Dartmouth Street to the north, Exeter Street to the south, and Thornton Place to the east.
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY	R4/C1-2	ZONING SECTIONAL MAP NUMBER	14a		

EAS SHORT FORM PAGE 1

Part I: GENERAL INFORMATION

1. Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)? ☐ YES ☒ NO
If "yes," STOP and complete the [FULL EAS FORM](#).

2. Project Name Yellowstone Boulevard Rezoning

3. Reference Numbers					
CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)				
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (e.g., legislative intro, CAPA)				
4a. Lead Agency Information	4b. Applicant Information				
NAME OF LEAD AGENCY New York City Department of City Planning (NYCDCP)	NAME OF APPLICANT				
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, Director, NYCDCP Environmental Assessment Review Division	NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON				
ADDRESS 120 Broadway, 31st Floor	ADDRESS 55 Lane Road				
CITY New York	STATE NY	ZIP 10271	CITY Fairfield	STATE NJ	ZIP 07004
TELEPHONE 212-720-3328	EMAIL		TELEPHONE	EMAIL	

5. Project Description
The Applicant, 6040 FP Food LLC, is requesting a zoning map and text amendment for Block 3163, Lots 30 and 32 in the Forest Hills neighborhood of Queens Community District 6. The Affected Area, which includes Block 3163, Lots 30 and 32, encompasses an 19,979 square foot (sf) area bounded by Yellowstone Boulevard/Dane Place to the east, Dartmouth Street to the north, Exeter Street to the south, and Thornton Place to the west. The proposed zoning map amendment would change the existing R4/C1-2 zoning district to the R7X/C2-4 zoning district. Additionally, the Applicant proposes a zoning text amendment to Appendix F of the New York City Zoning Resolution to establish a Mandatory Inclusionary Housing (MIH) area that coincides with the Affected Area. These zoning amendments collectively form the Proposed Actions.

The Proposed Project involves the redevelopment of the Applicant's site, specifically Block 3163, Lots 30 and 32. This entails the construction of an eleven-story plus cellar mixed-use commercial and residential building of 146,099 gross square feet (GSF) (119,873 zoning square feet, or ZSF), with a height of 145 feet and a total floor area ratio (FAR) of 6.00. The ground floor will accommodate 14,748 GSF of commercial retail. The second through eleventh floors will contain a total of 154 residential dwelling units (DUs), encompassing 115,187 GSF. Approximately 25-30% of the dwelling units (38-46 units) will be designated as permanently affordable units, depending on the selected MIH Option. The Proposed Project will also provide 64 enclosed vehicular parking spaces located in the cellar level and accessible via a ramp along Yellowstone Boulevard.

Flood WRP Map

Zoning Map

Experienced urban planner with a focus on sustainability, I have led numerous environmental and urban assessments for various development projects. I have a strong background in zoning, regulatory compliance, and urban redevelopment, having managed over 30 rezoning projects while ensuring zoning compliance and regulatory adherence. My expertise in GIS has allowed me to conduct detailed spatial planning and analysis for infrastructure projects, utilizing advanced geospatial tools for risk analysis and mitigation.

In the realm of transportation planning, I have conducted thorough analyses to evaluate impacts on traffic, pedestrian, and transit networks, contributing to the enhancement of public transportation planning and infrastructure development. I prioritize stakeholder collaboration and community engagement in project management, facilitating effective client consultation and involvement through strategic analysis and visual presentations.

Furthermore, my experience in policy analysis has allowed me to apply public policy directives to urban planning projects, ensuring alignment with environmental, social, and economic objectives. I have been involved in significant projects such as the ProvePort Master Plan in RI and the City Of Yes Housing Opportunity public policy integration, demonstrating my ability to effectively navigate policy frameworks to achieve sustainable urban development goals.



GET IN TOUCH

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