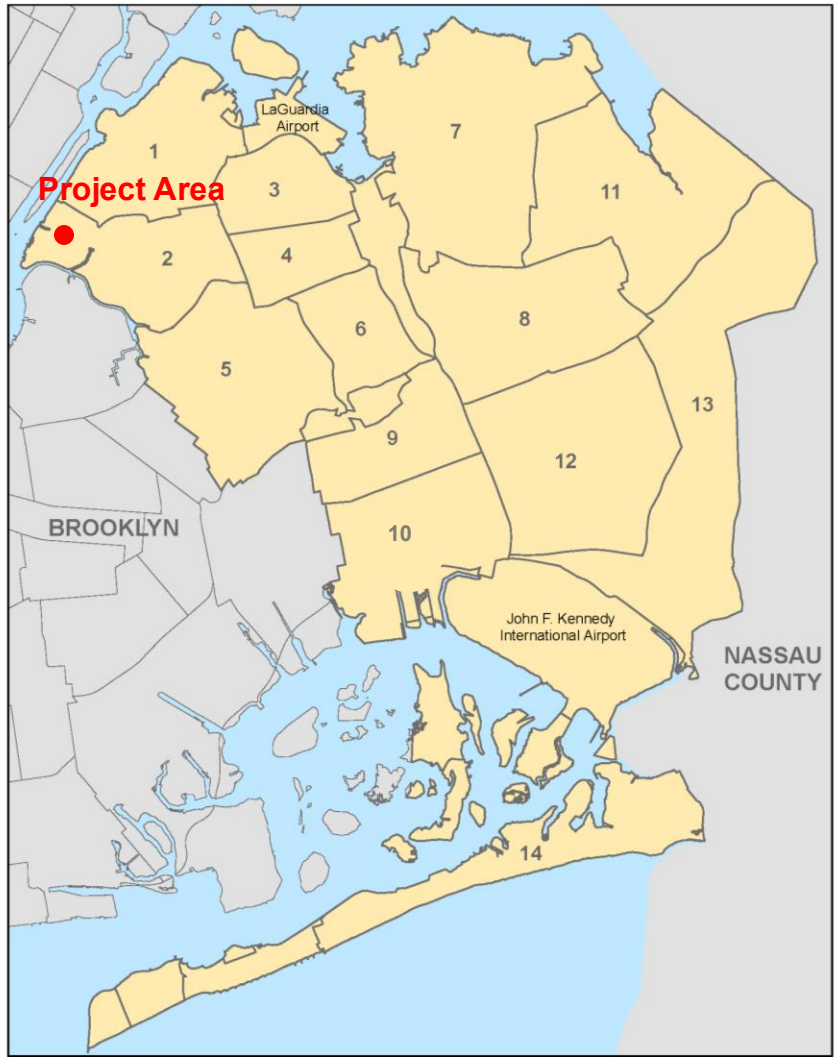
21-31 46th Avenue Rezoning

City Planning Commission, Review Session

March 2 , 2026



Project Overview



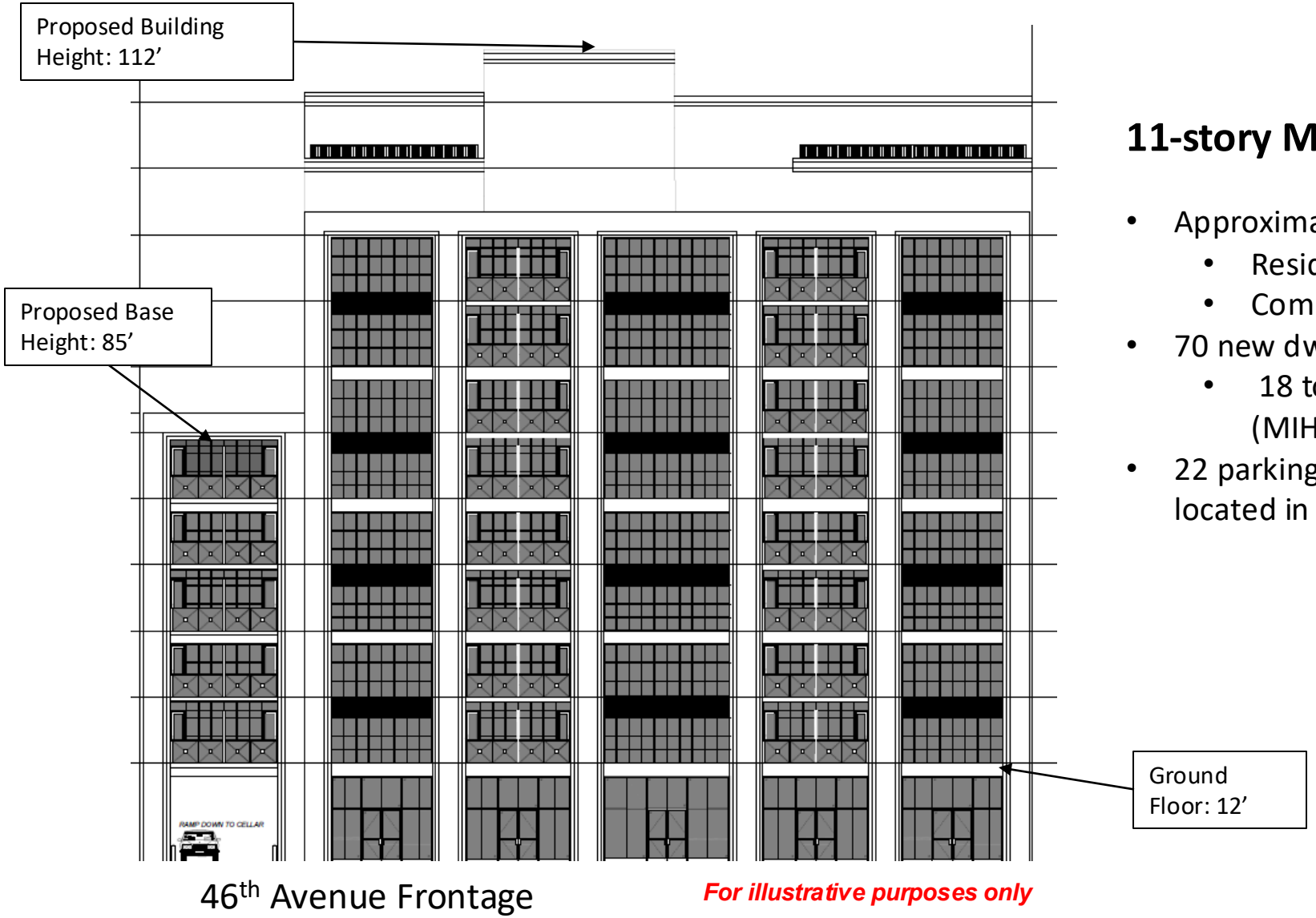
Applicant 21-31 Holdings, LLC

Location Long Island City, Queens Community District 2
21-31 46th Avenue

Actions Requested
Zoning Map Amendment:
M1-4/R6B Districts to R7X/C2-5 Districts

Zoning Text Amendment:
Map Mandatory Inclusionary Housing (MIH) Area

Proposed Development



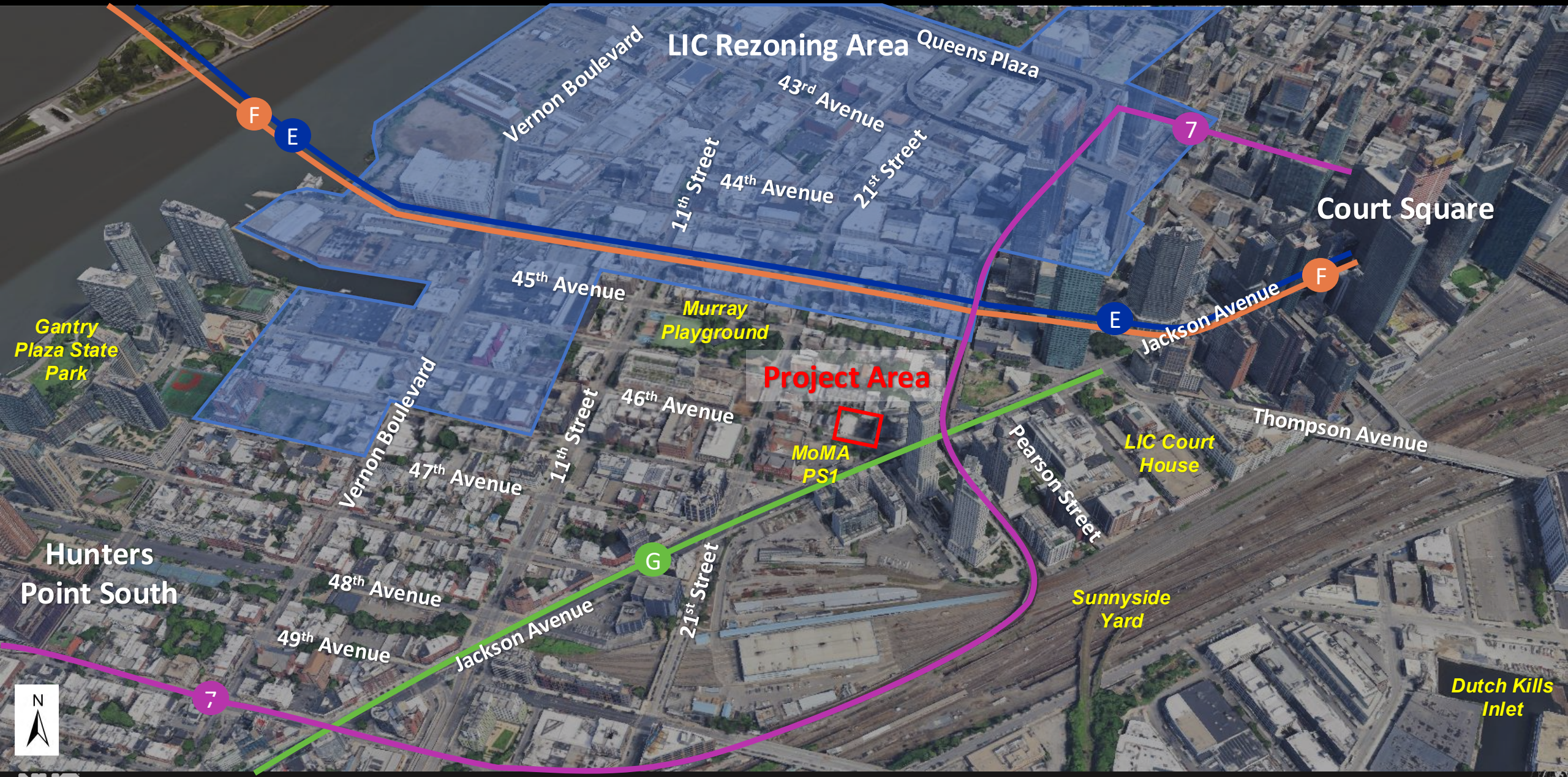
46th Avenue Frontage

For illustrative purposes only

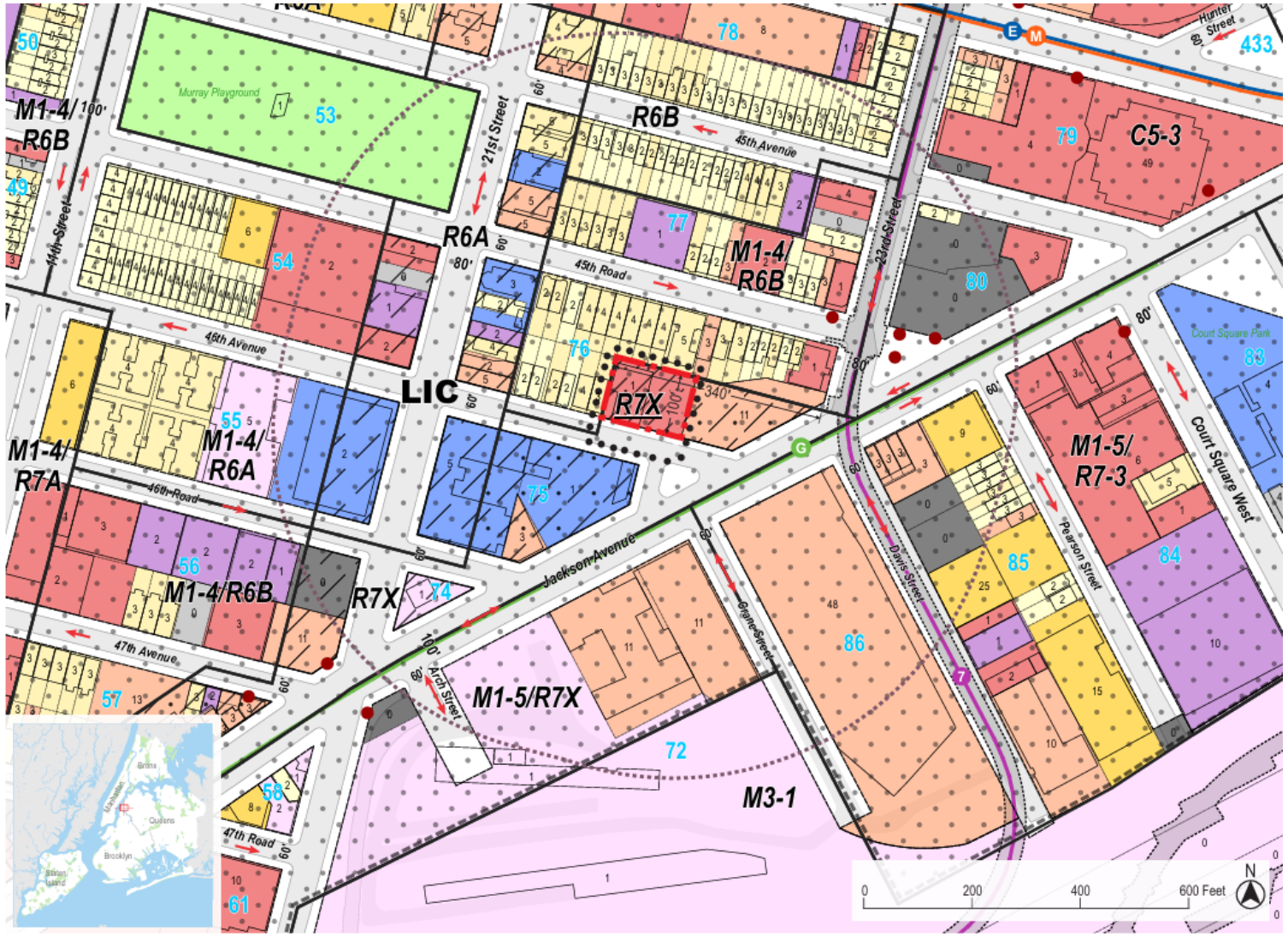
11-story Mixed-Use Building

- Approximately 80,850 sf (5.98 FAR)
  - Residential: ~72,850 sf
  - Commercial or Community Facility: ~8,000 sf
- 70 new dwelling units
  - 18 to be made permanently income-restricted (MIH Option 1)
- 22 parking spaces and 35 bicycle parking spaces located in the cellar

Surrounding Context



Existing Land Use & Zoning



Development Site: Block 76, Lot 11

Project Area: Block 76, Lot 11

Surrounding Area (600’ radius)

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

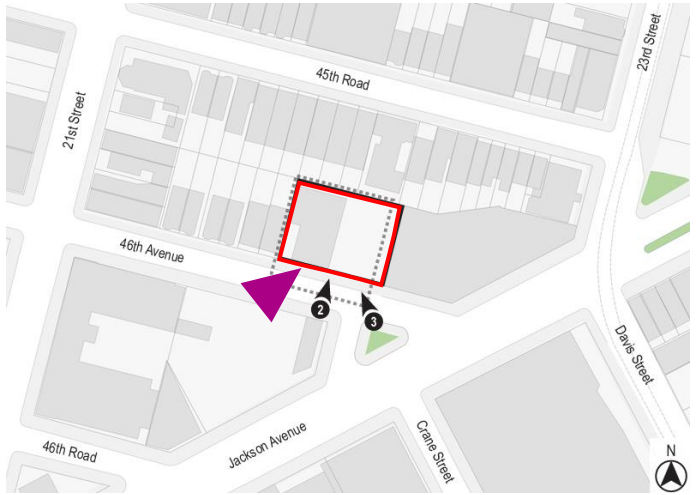
Project Area



Site Photos



View of the Development Site facing northeast from 46th Avenue.



Site Photos



View of 46th Avenue facing northwest (Development Site right).



N

Site Photos



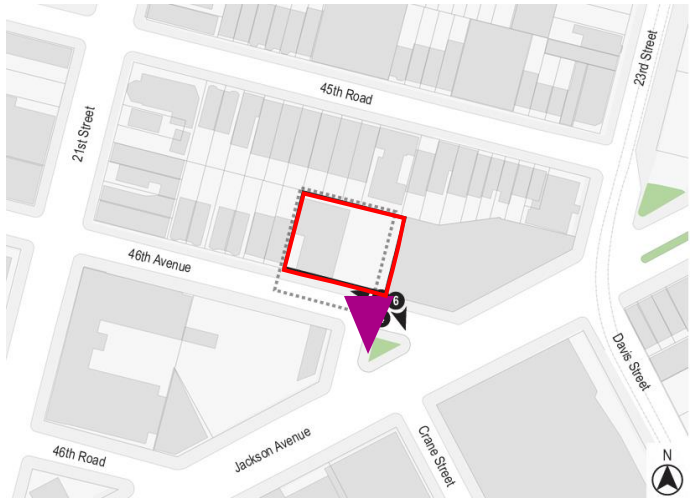
View of the south side of 46th Avenue facing southwest from the Development Site.



Site Photos



View of the intersection of Jackson Avenue and 46th Avenue facing southeast from the Development Site.



Illustrative

11-story Mixed-Use Building

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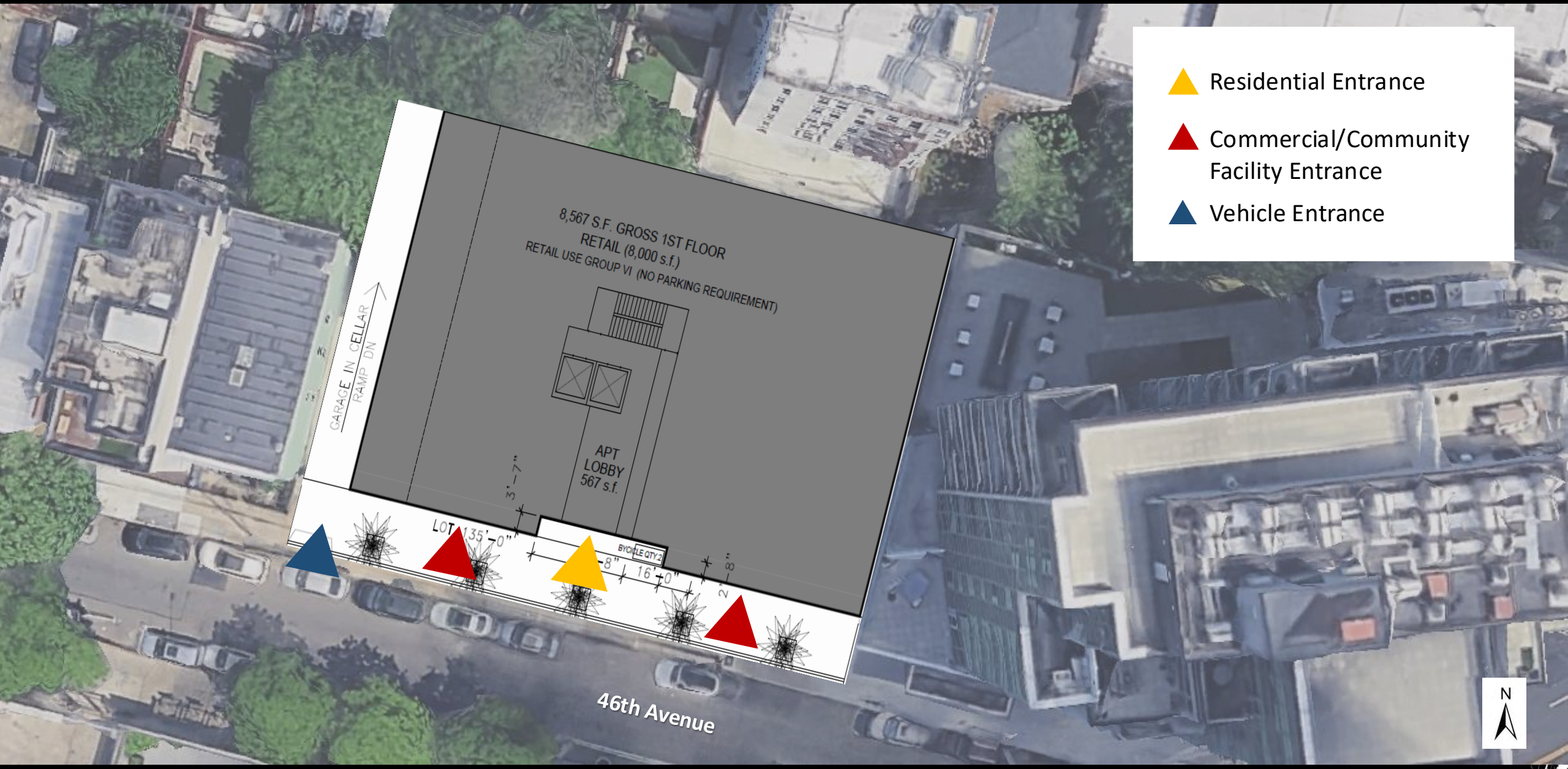
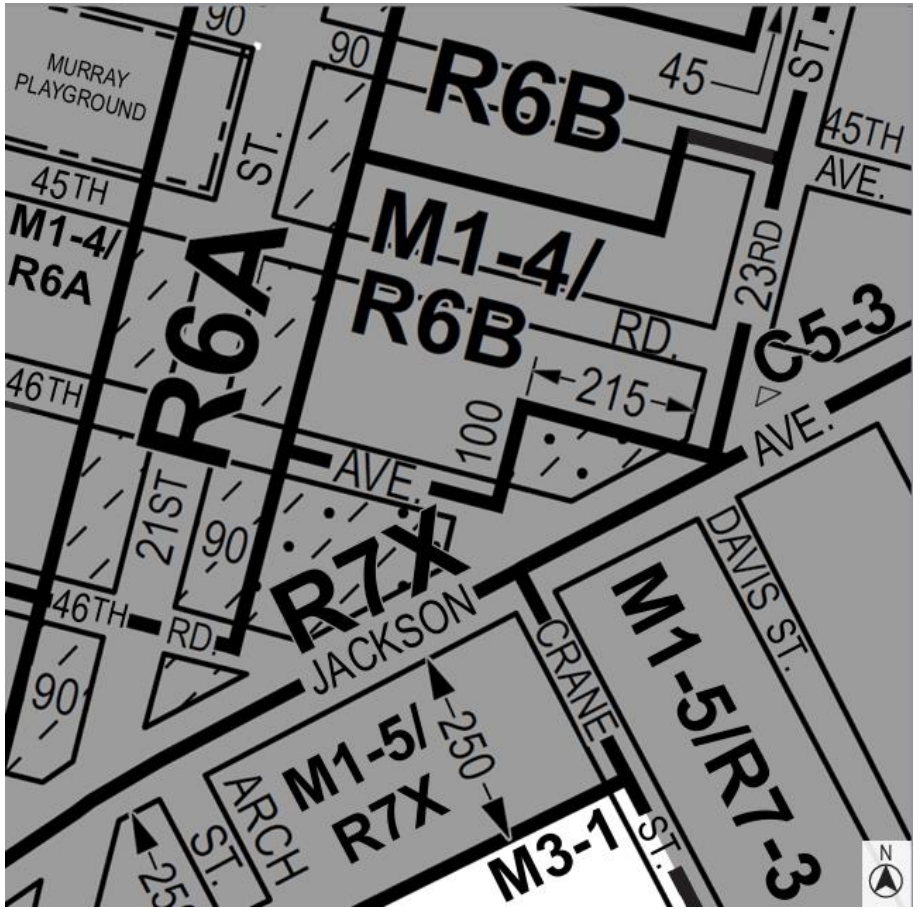
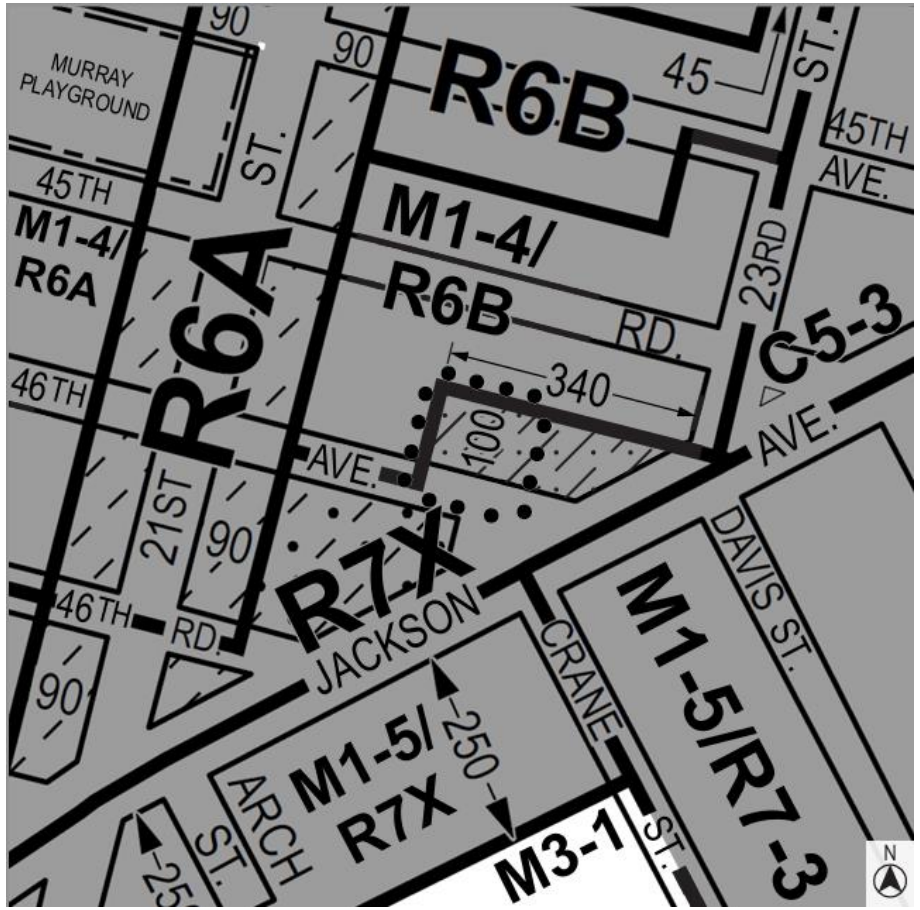
Illustrative Site Plan



Actions Requested



Current Zoning Map (9b)



Proposed Zoning Map (9b) – Area being rezoned is outlined with dotted lines

Rezoning from M1-4/R6B (LIC) to R7X/C2-5 (LIC)

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

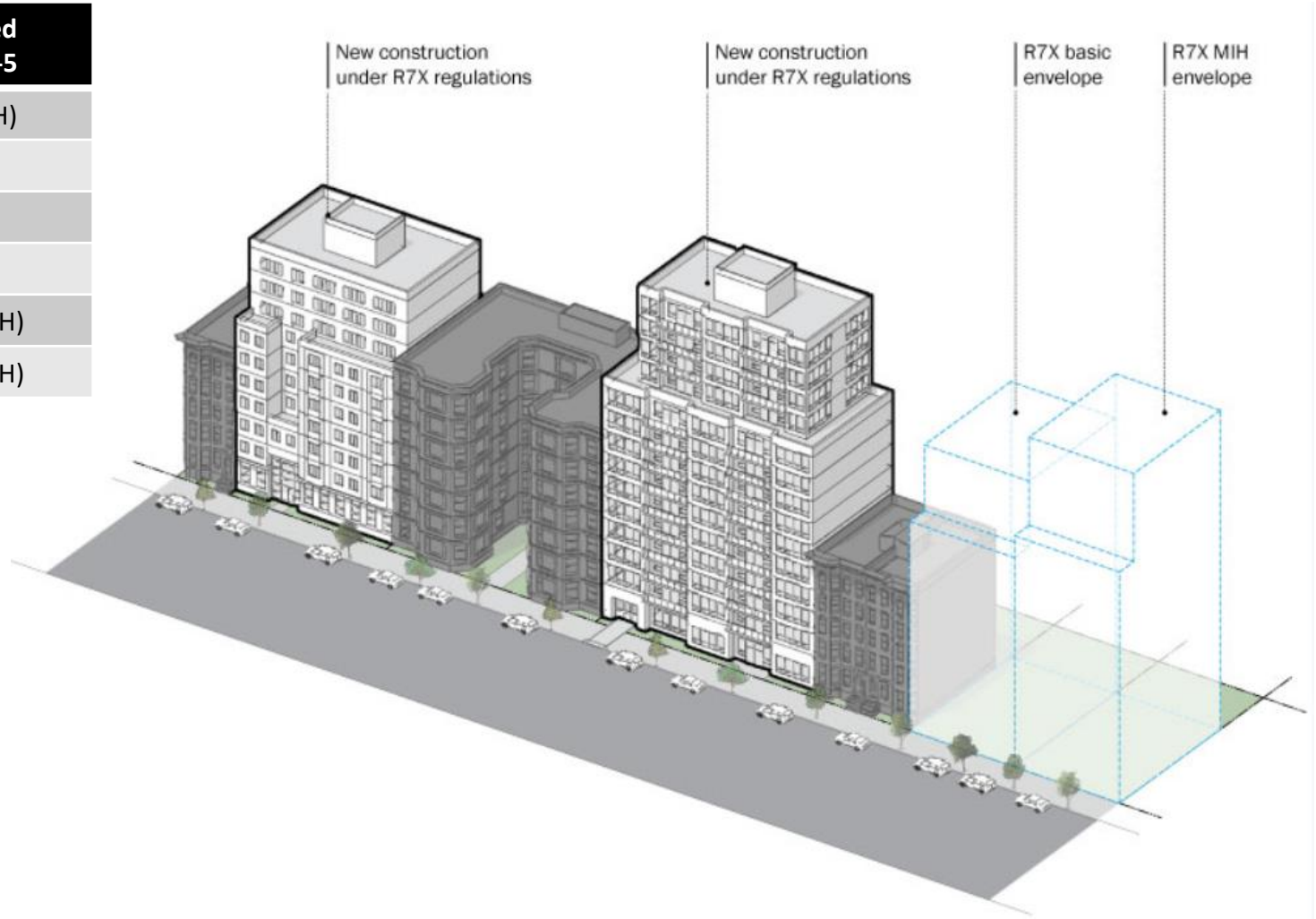
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Zoning Map Amendment from M1-4/R6B to R7X/C2-5 zoning districts

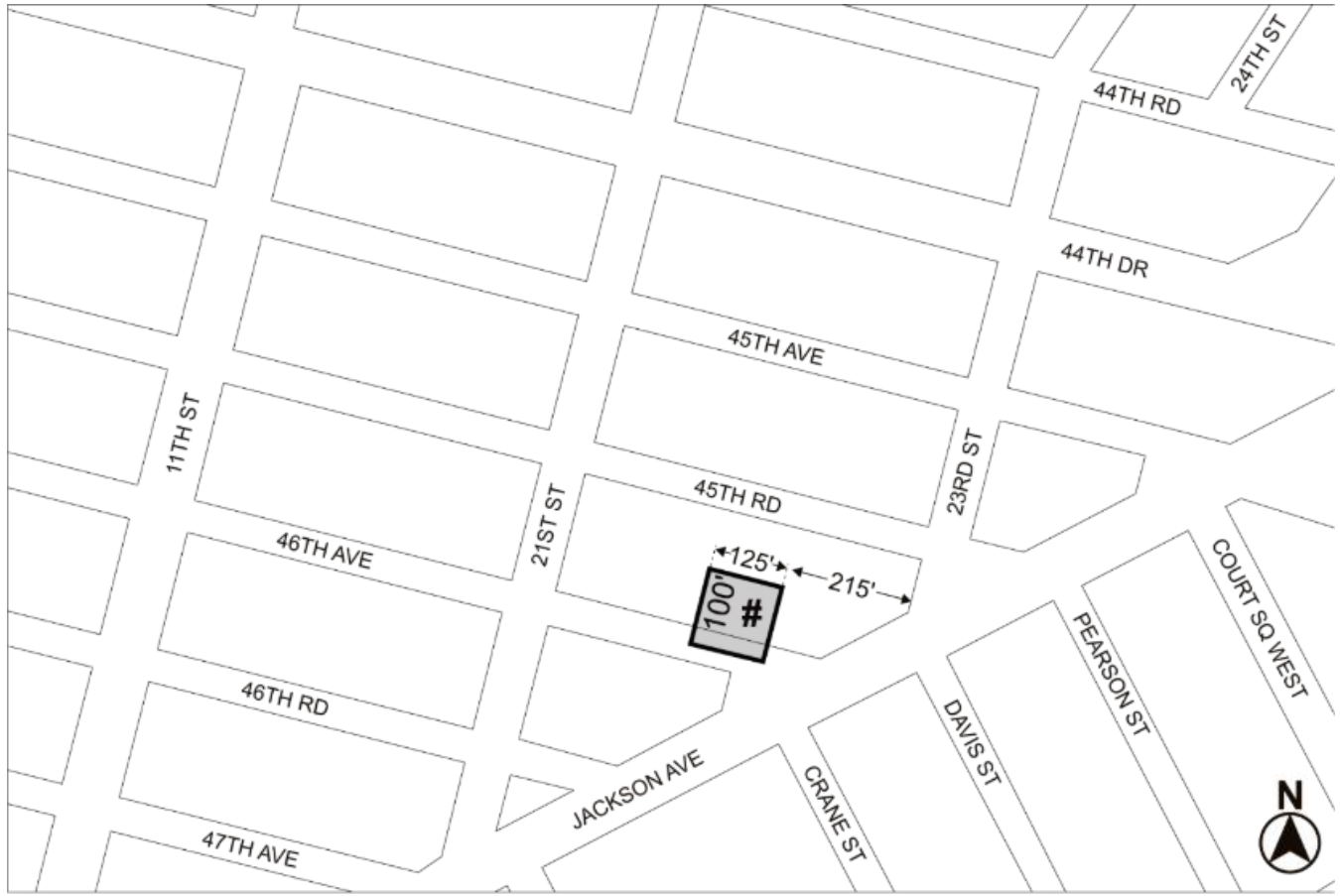
Zoning Text Amendment to modify Appendix F and establish a Mandatory Inclusionary Housing area (Options 1 & 2)

Proposed Zoning Districts: R7X/C2-5

	Current M1-4/R6B	Proposed R7X/C2-5
Residential FAR	2.4 (QAH)	6.0 (MIH)
Community Facility FAR	2.0	5.0
Commercial FAR	2.0	2.0
Manufacturing FAR	2.0	n/a
Maximum Base Height	45’	105’ (MIH)
Maximum Building Height	65’ (QAH)	145’ (MIH)



Mandatory Inclusionary Housing (MIH)



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area # — [date of adoption] MIH Program Option 1 and Option 2

	Option 1	Option 2
Required Percentage of Residential Floor Area	25%	30%
Average AMI of Income Bands	60%	80%

Flood Map

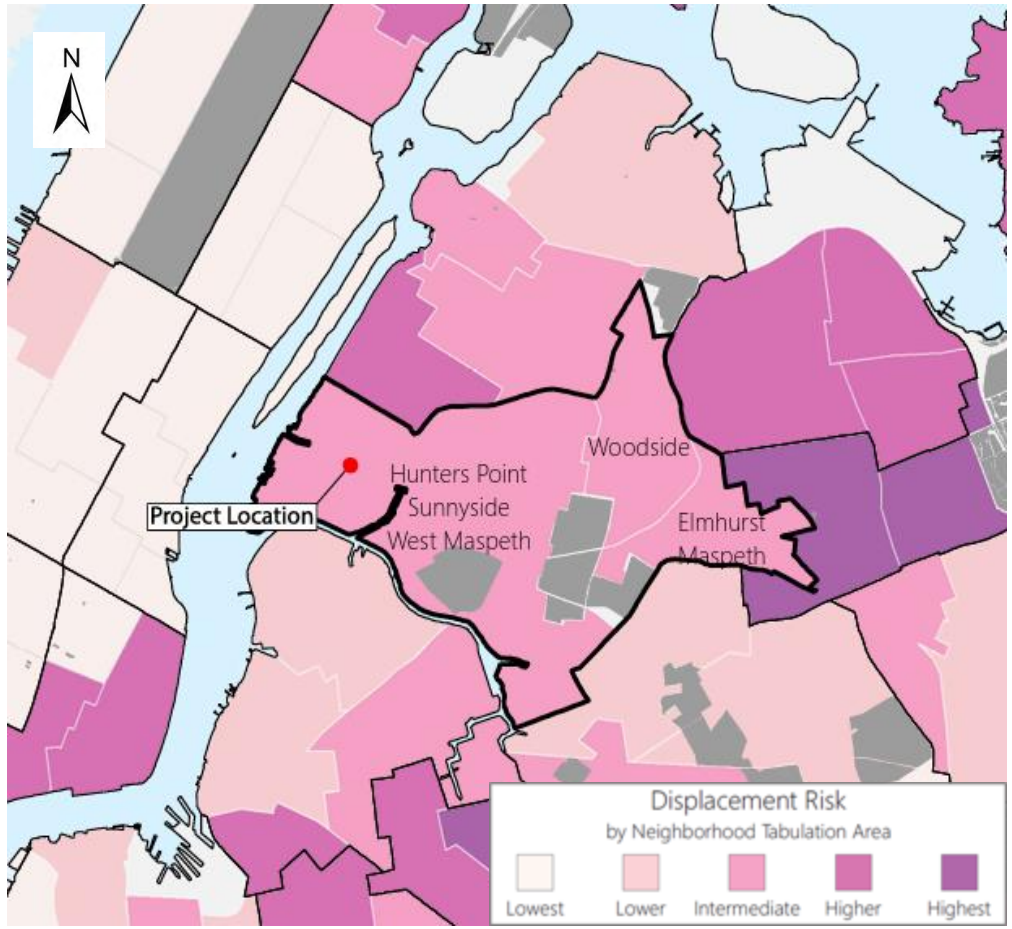


Project Area

1% Annual Chance Floodplain

0.2% Annual Chance Floodplain

Racial Equity Report (RER)



Annual Median Household Income:
$93,293
Long Island City, Sunnyside & Woodside
Public Use Microdata Area (PUMA) 4402
Greater than Queens and NYC

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2025)		Eligible Income (2025)	
				Studio	2 BDM	1-person HH	4-person HH
Very Low Income	7	10%	**40%**	$1,130	$1,460	$45,400	$64,800
Low Income	6	9%	**60%**	$1,700	$2,190	$68,000	$97,200
Moderate Income	5	7%	**80%**	$2,270	$2,920	$90,700	$129,600
Not income-restricted	52	74%	**N/A**	$3,830	$6,440	$153,000	$257,800
Total	**70**	100%					

Estimated monthly rent of affordable units
for households earning 40%-80% AMI*:
$1,130 - $2,920

Estimated average income
of a household earning 40%-80% AMI *:
$45,400 - $129,600

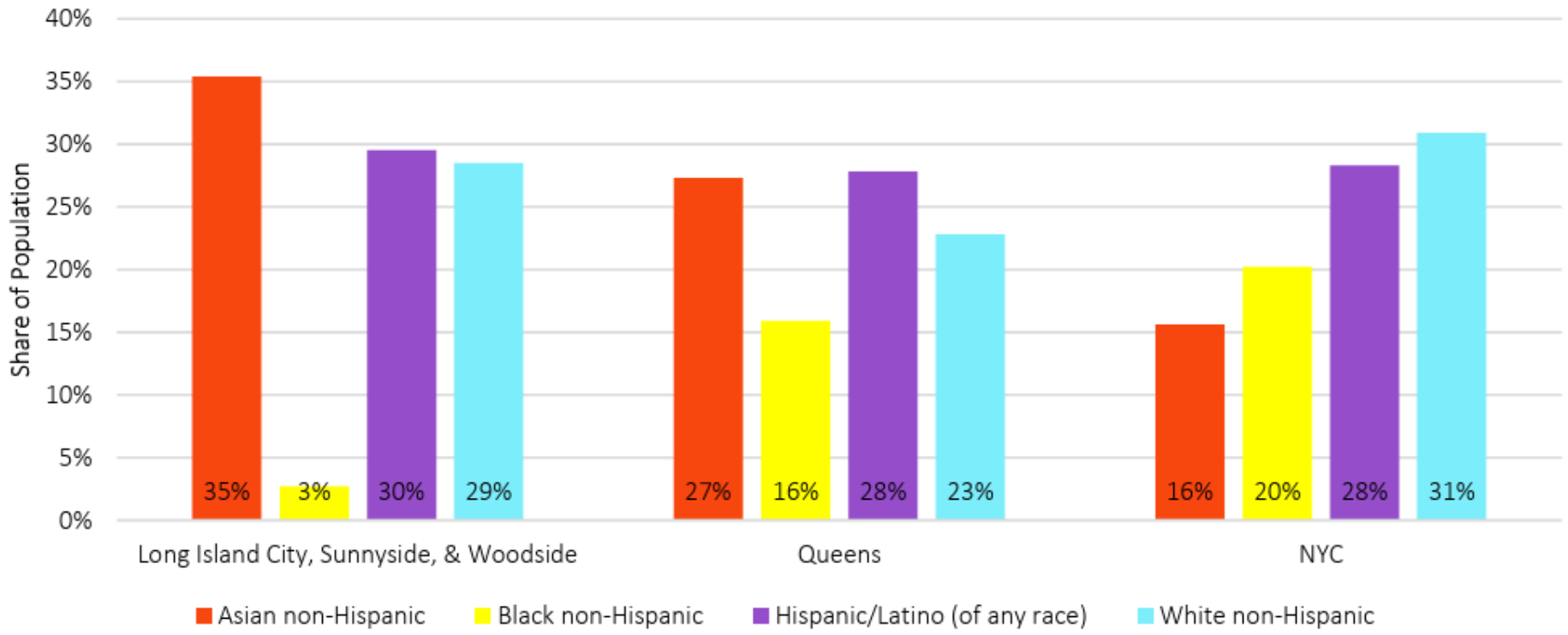
Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2024 AMI, rounded to the nearest $10)* ***and will change****. Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

Racial Equity Report (RER)

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



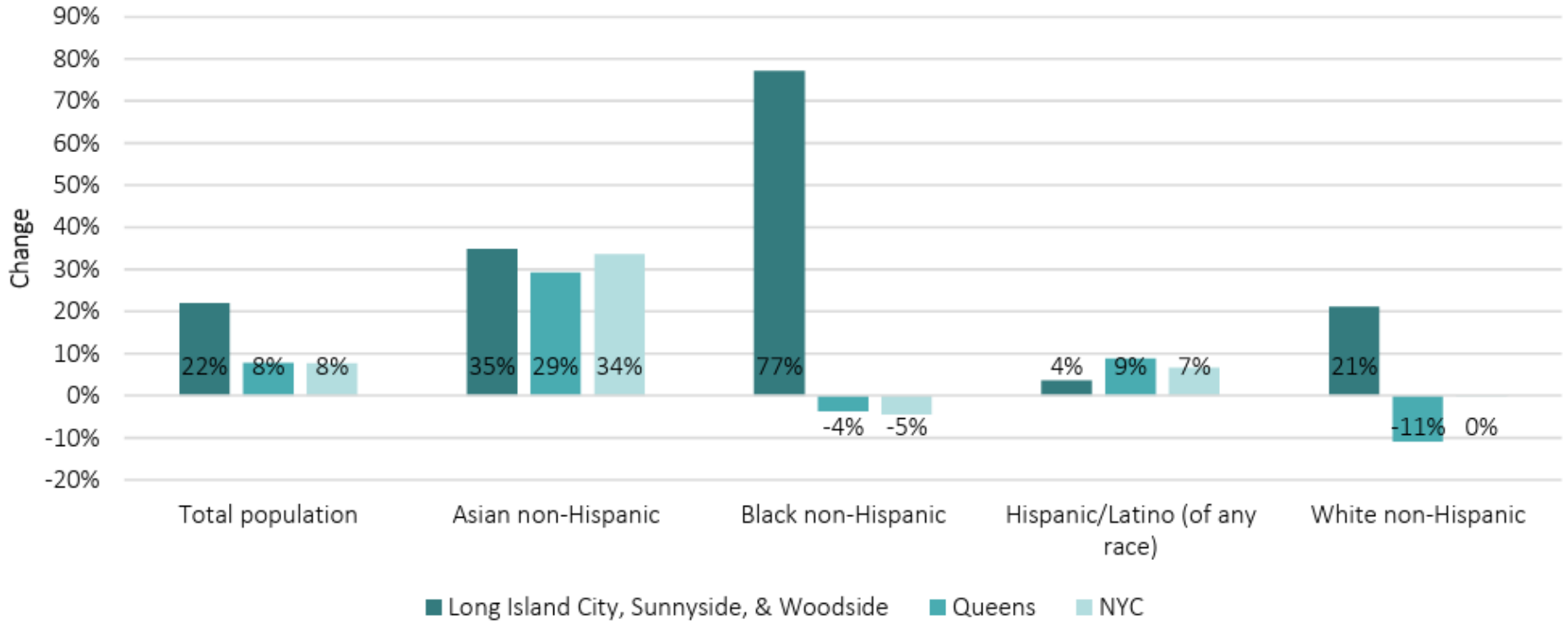
Source: Census 2020; Community Profile Table 1.01

Racial Equity Report (RER)

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

Conclusion

Actions:

Zoning Map Amendment, from M1-4/R6B Districts to R7X/C2-5 Districts

Zoning Text Amendment, Map Mandatory Inclusionary Housing (MIH) Area

Proposed Development:

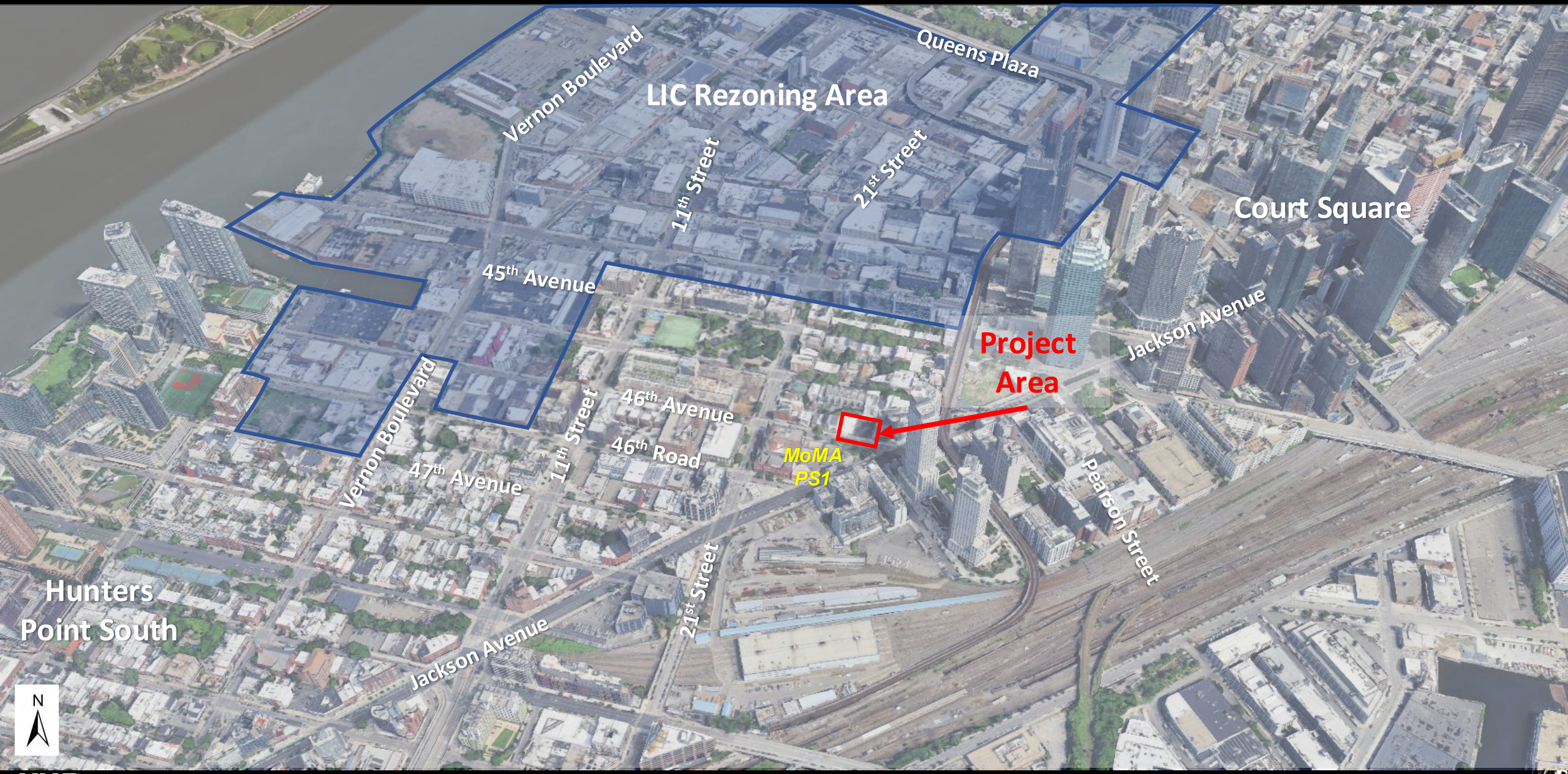
Development of an 11-story, mixed-use building containing approximately 80,850 SF of floor area

- 70 dwelling units
  - 18 MIH (Option 1)
- 8,000 retail/community facility space
- 22 parking spaces and 35 bicycle parking spaces

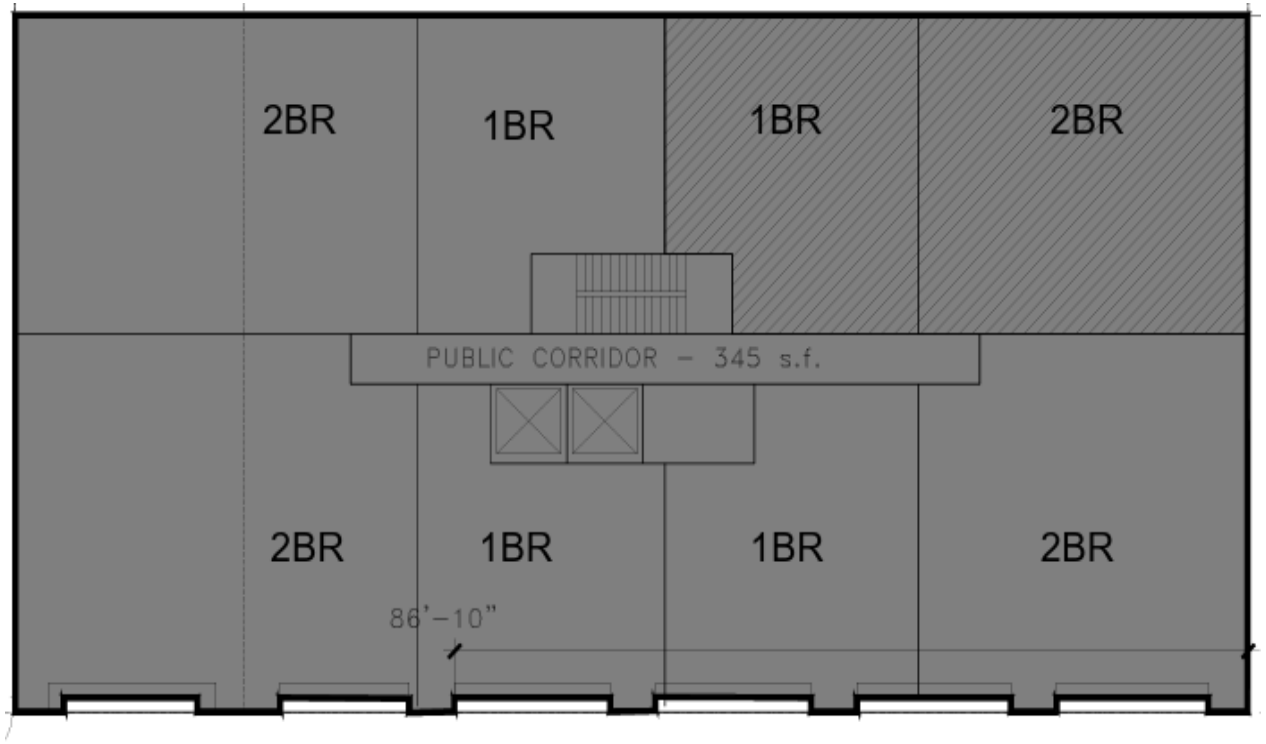


Appendix

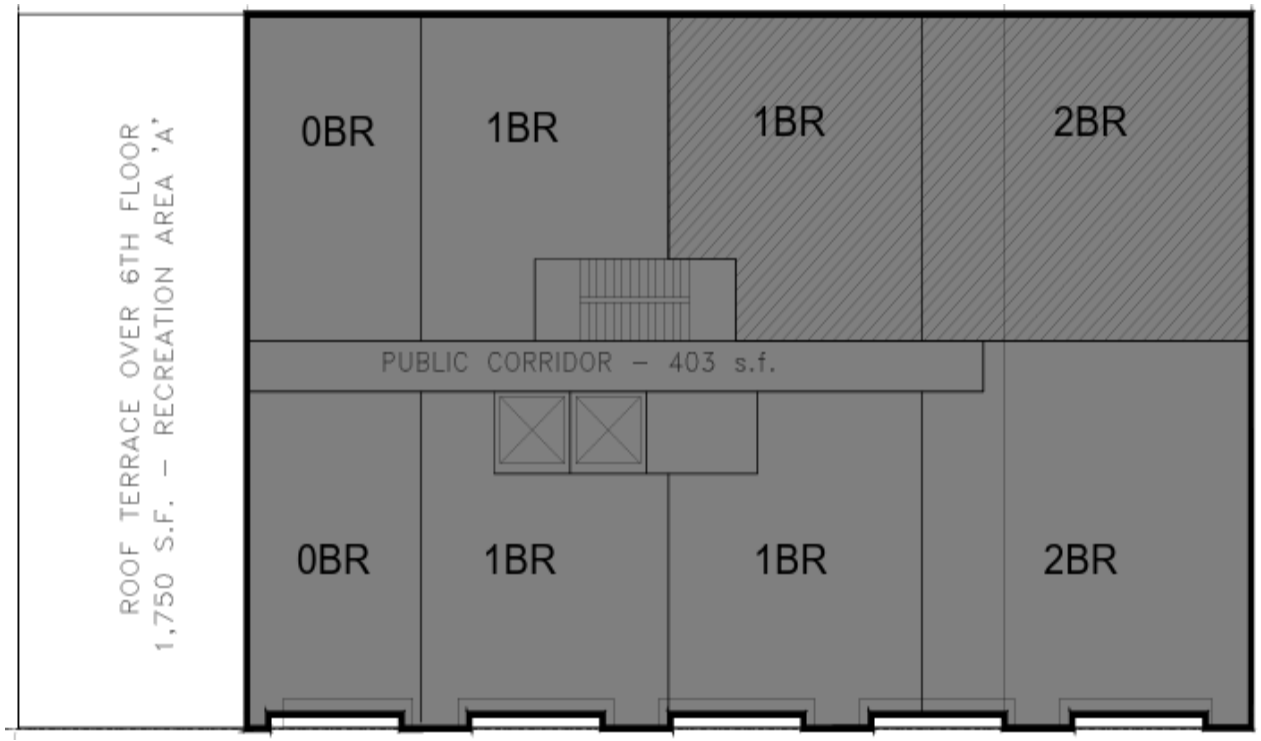
LICNP Rezoning Area v. Project Area



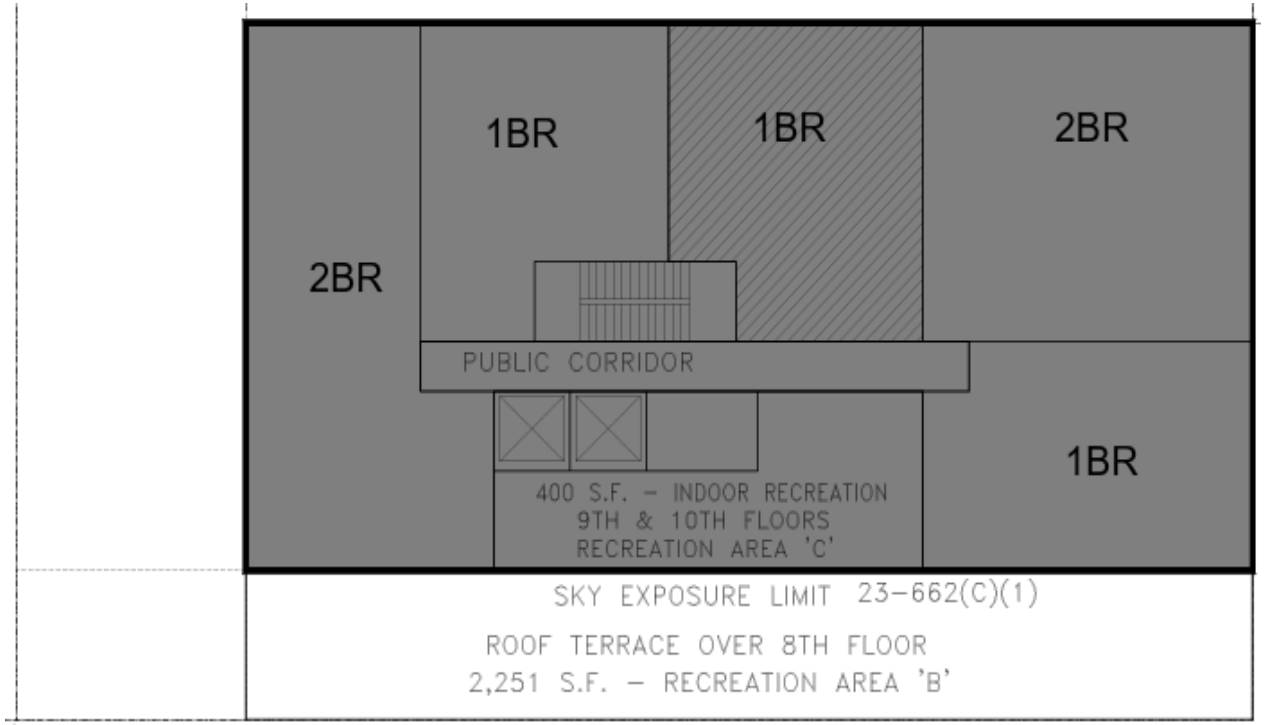
Illustrative Floor Plans, Floors 2-6



Illustrative Floor Plans, Floors 7-8



Illustrative Floor Plans, Floors 9-10



Illustrative Floor Plans, Floor 11

