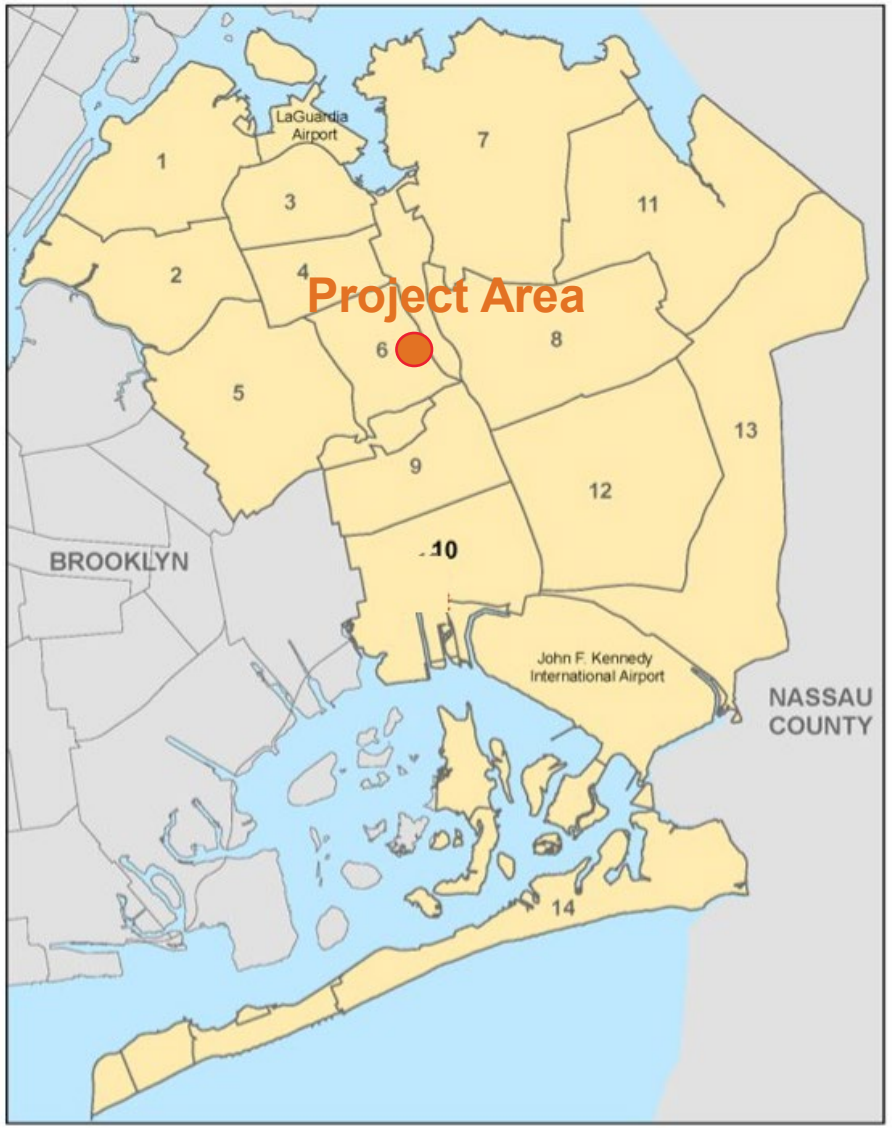
REFORM TEMPLE OF FOREST HILLS REZONING

Certification Review Session

August 22, 2022

NYC PLANNING

Project Overview



Applicants
Werber Management, Inc. &
The Reform Temple of Forest Hills

Location
71-11 112th Street (Block 2246, part of Lot 41)
Forest Hills, Queens, Community District 6

Actions Requested
- Zoning Map Amendment: Change from R1-2A -> R7D
- Zoning Text Amendment: MIH Area

Proposal
New 10-story building containing a new sanctuary, offices, and multi-purpose spaces for RTFH &
153 residential dwelling units, including appx. 38 to 46 permanently affordable units

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Zoning and Land Use Map

71-11 112th Street, Queens

Area Map

Block: 2246, Lots: 31 & 41 (p/o)

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

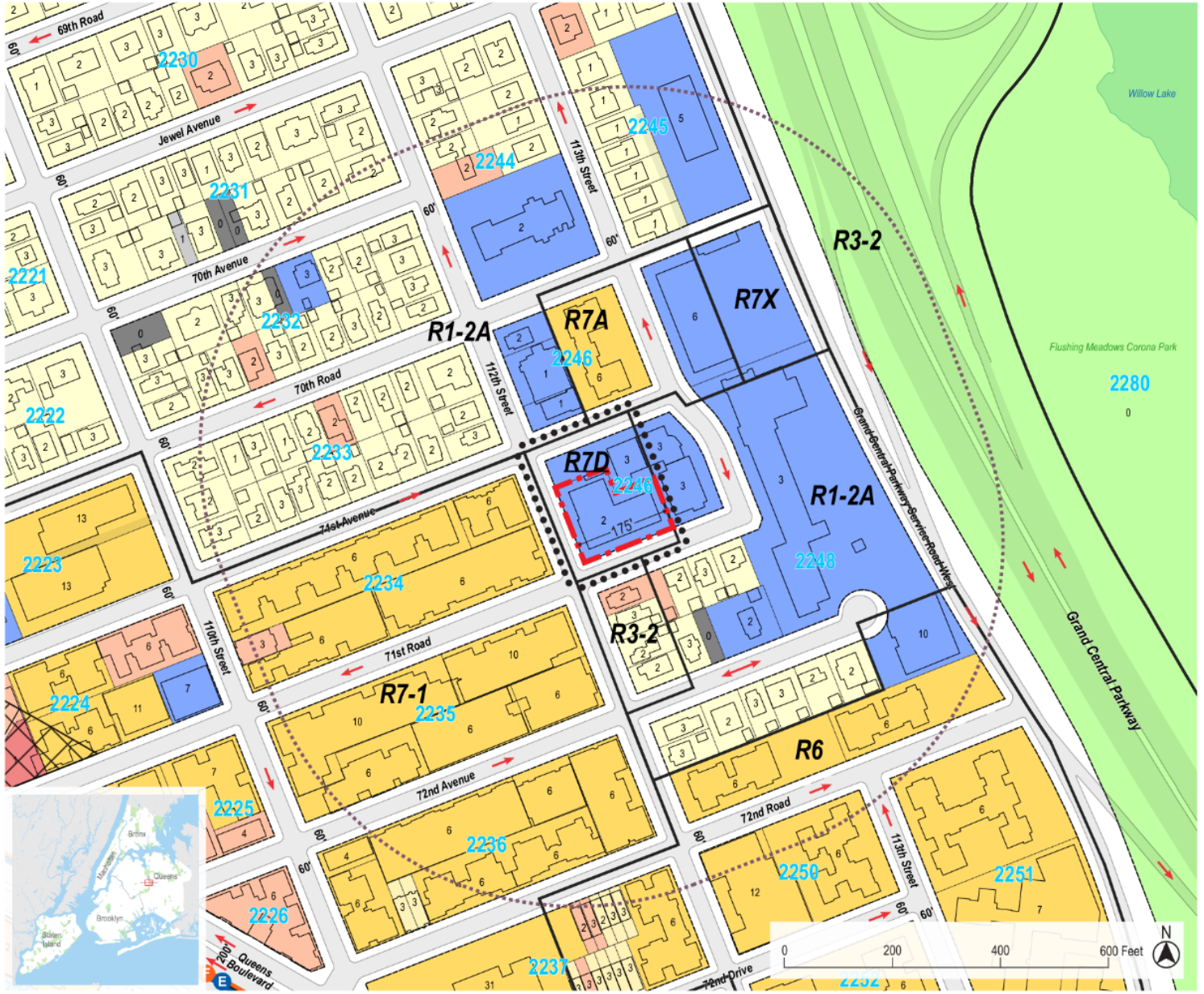
Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

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



June 2020

Urban Cartographics

DRAFT

Project Area Context



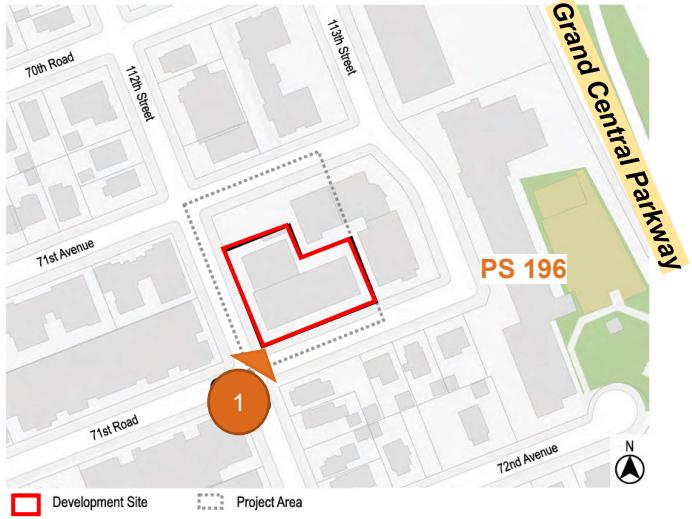
Queens Blvd

E F M R

Existing Conditions

1





Corner of 112th Street & 71st Road

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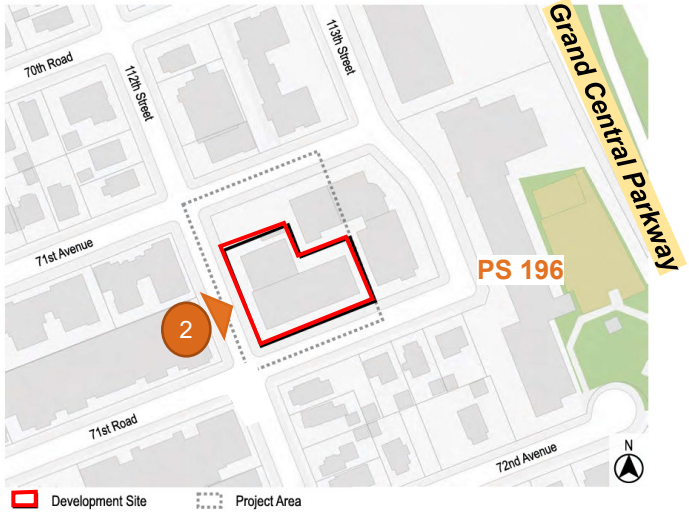
Existing Conditions

2



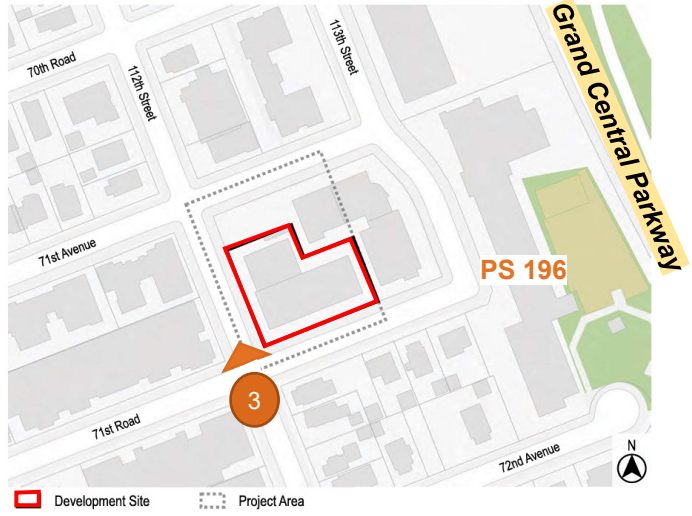
Entrance at 112th Street



Existing Conditions

3





Looking North at 112th Street

Proposed Development Program



Rendering looking North at 112th Street

Proposed Development

- 10 stories
- 126,000 gsf
  - Ground floor 16,600 gsf RTFH sanctuary
- 153 dwelling units
  - 38-46 MIH
- 65 parking spaces

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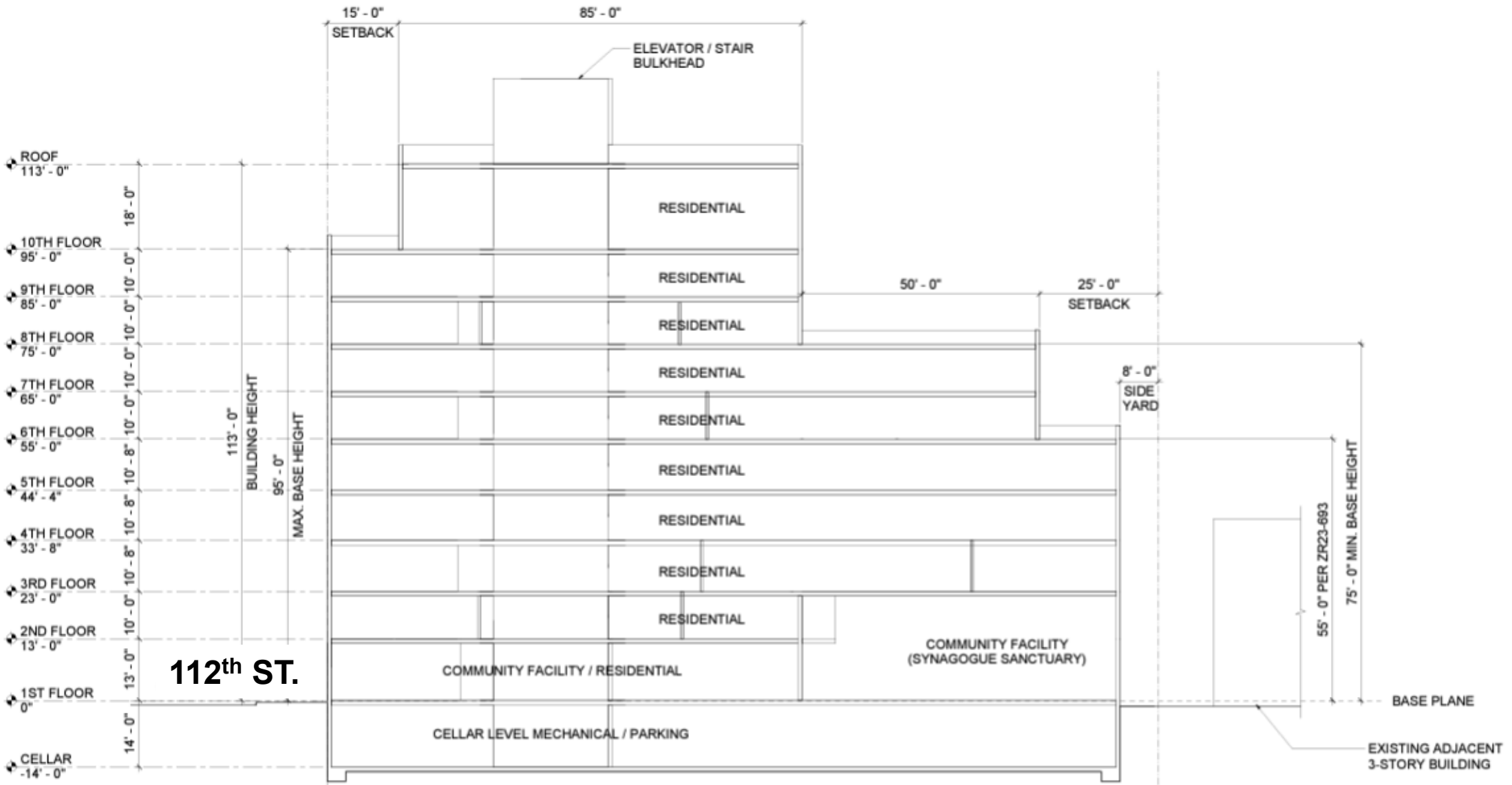
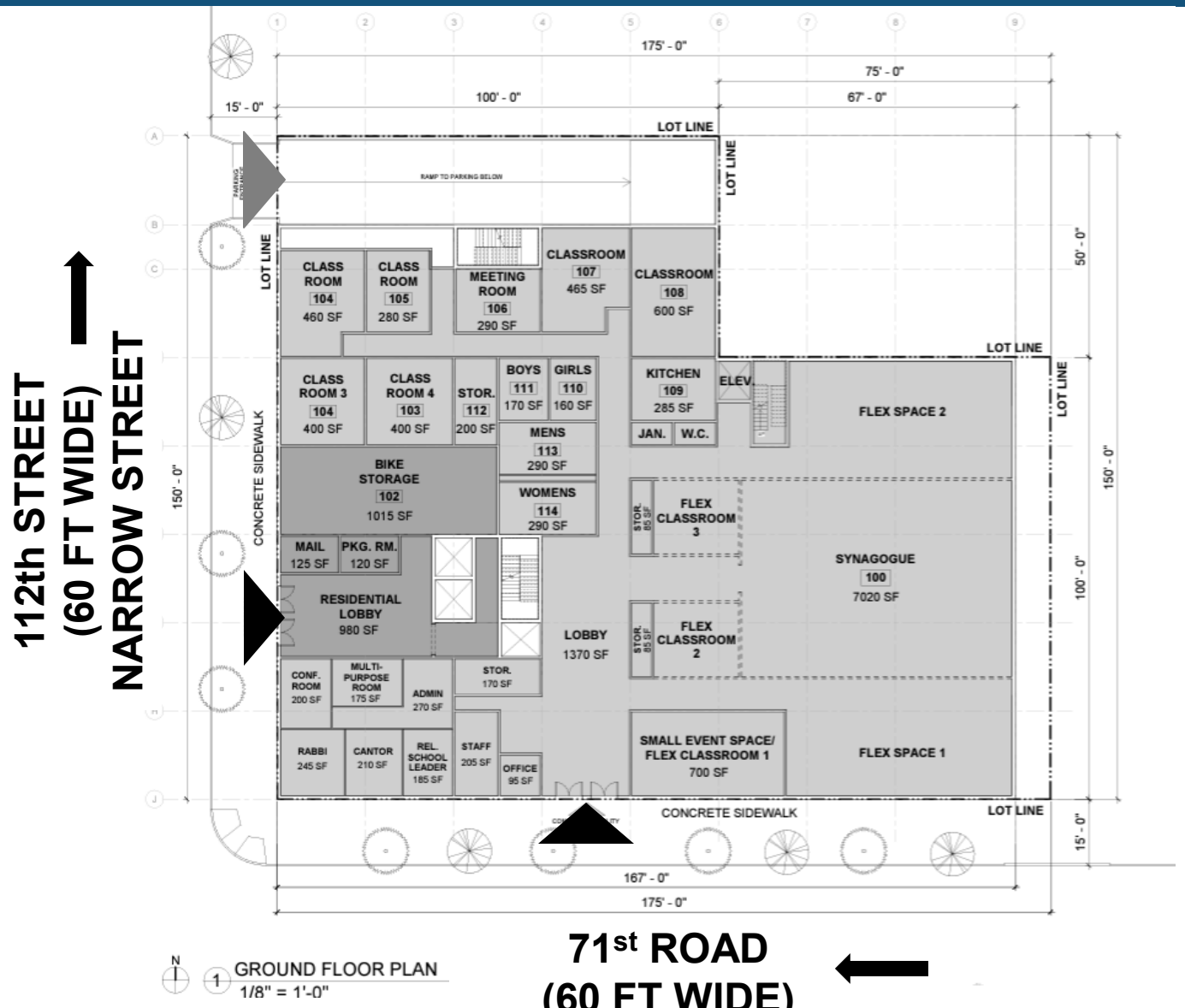
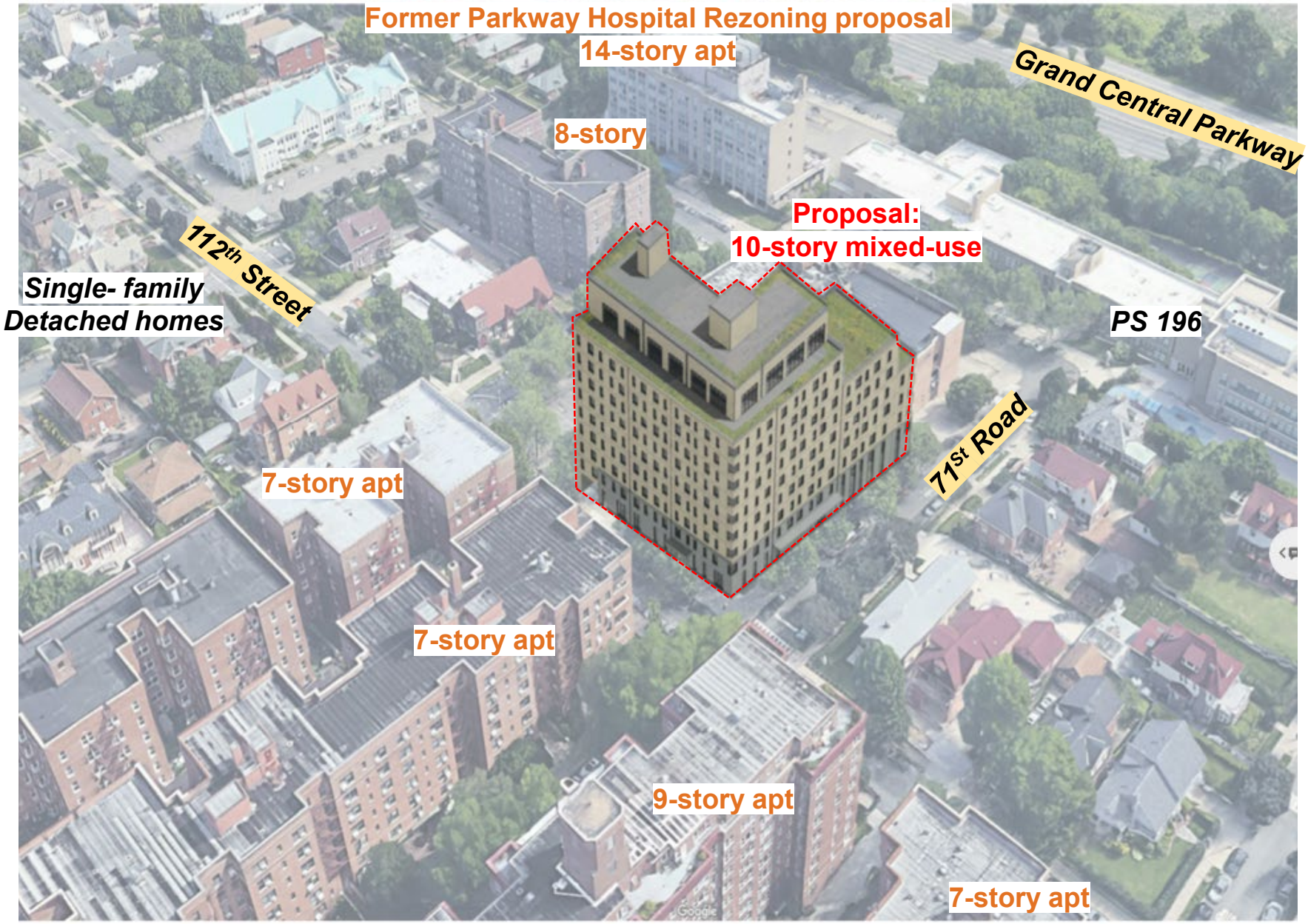
Proposal: Schematic Building Section



Proposal: Illustrative Ground Floor Plan

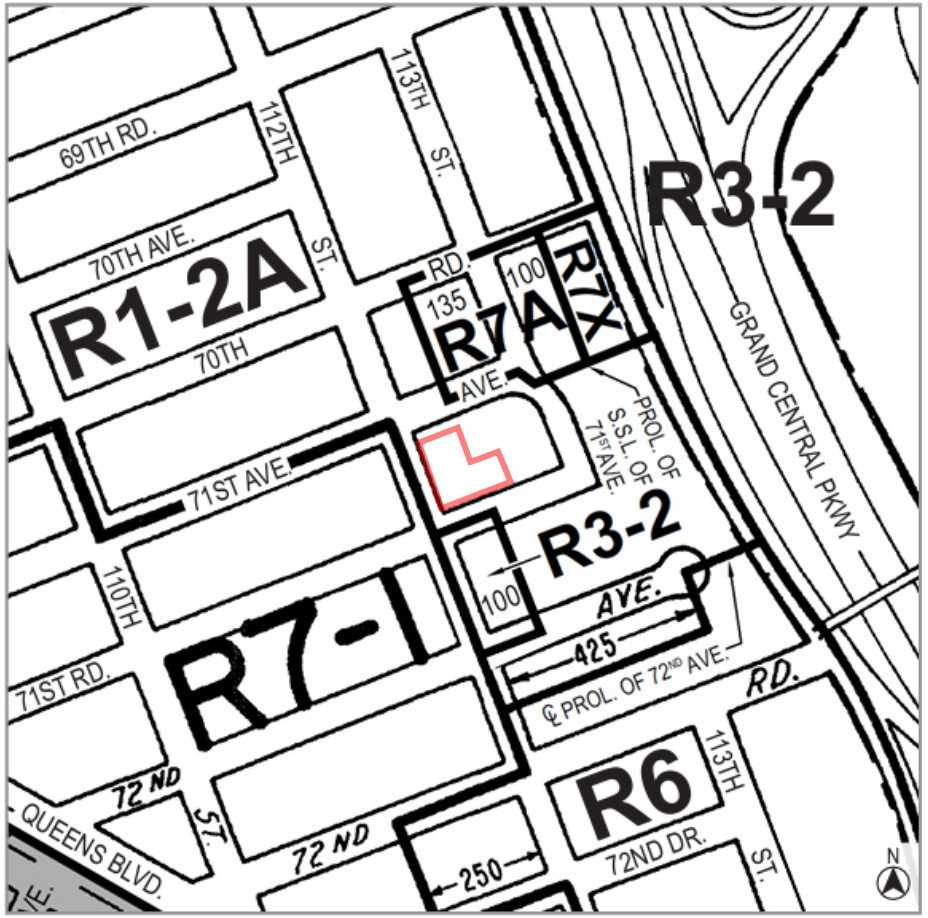


Proposal: Rendering in Neighborhood Context

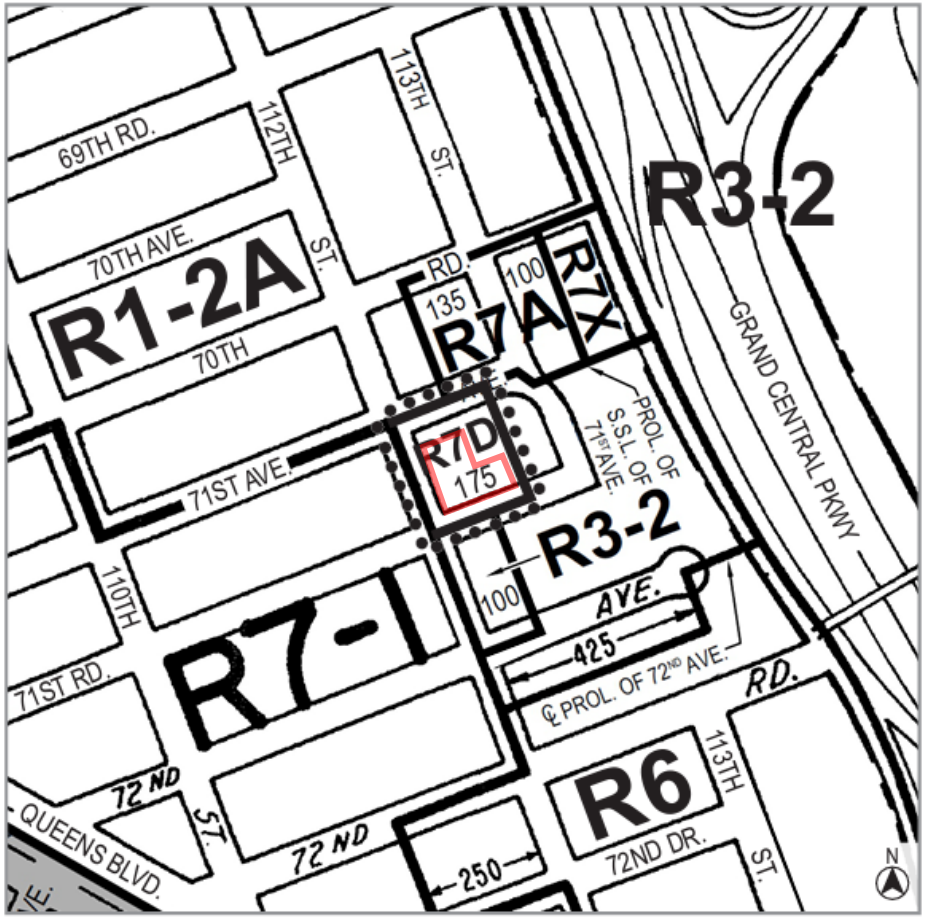


Proposed Actions: Zoning Map Amendment

FAR	Current R1-2A	Proposed R7D
Res.	0.5	5.6 (MIH)
Com. Fac.	1.0	4.2



Current Zoning Map (14a)



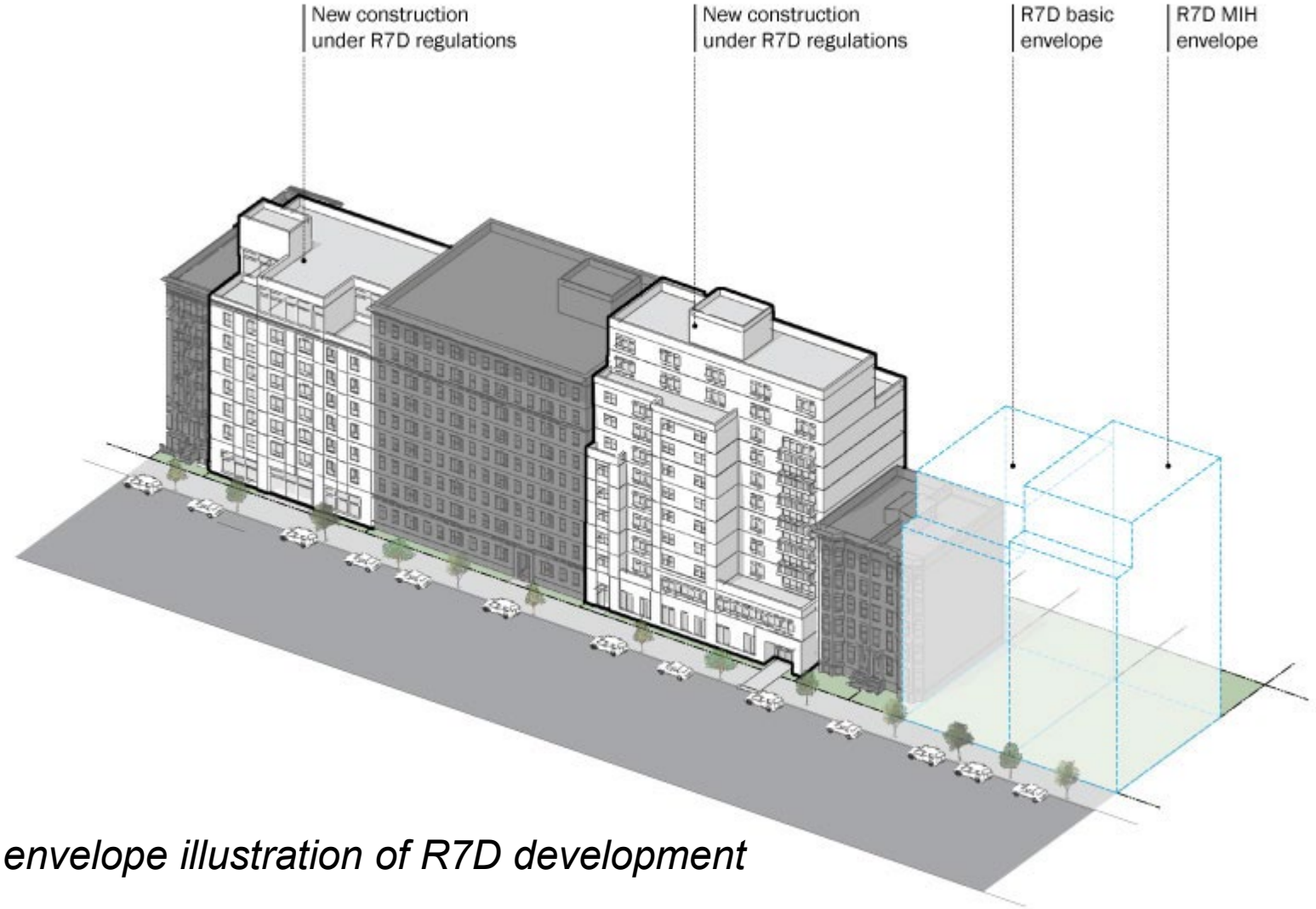
Proposed Zoning Map (14a) - Area being rezoned is outlined with dotted lines

Rezoning from R1-2A to R7D

Development Site

The R7D Zoning District

Max Building Height:	**115 feet**
Max No. of Stories:	**11**
Base height:	**60 to 95 feet**
Max Residential FAR	**5.60**
Parking	**50% of dwelling units; 15% Income Restricted Units**



Example envelope illustration of R7D development

Proposed Actions: Zoning Text Amendment, MIH

Development Site

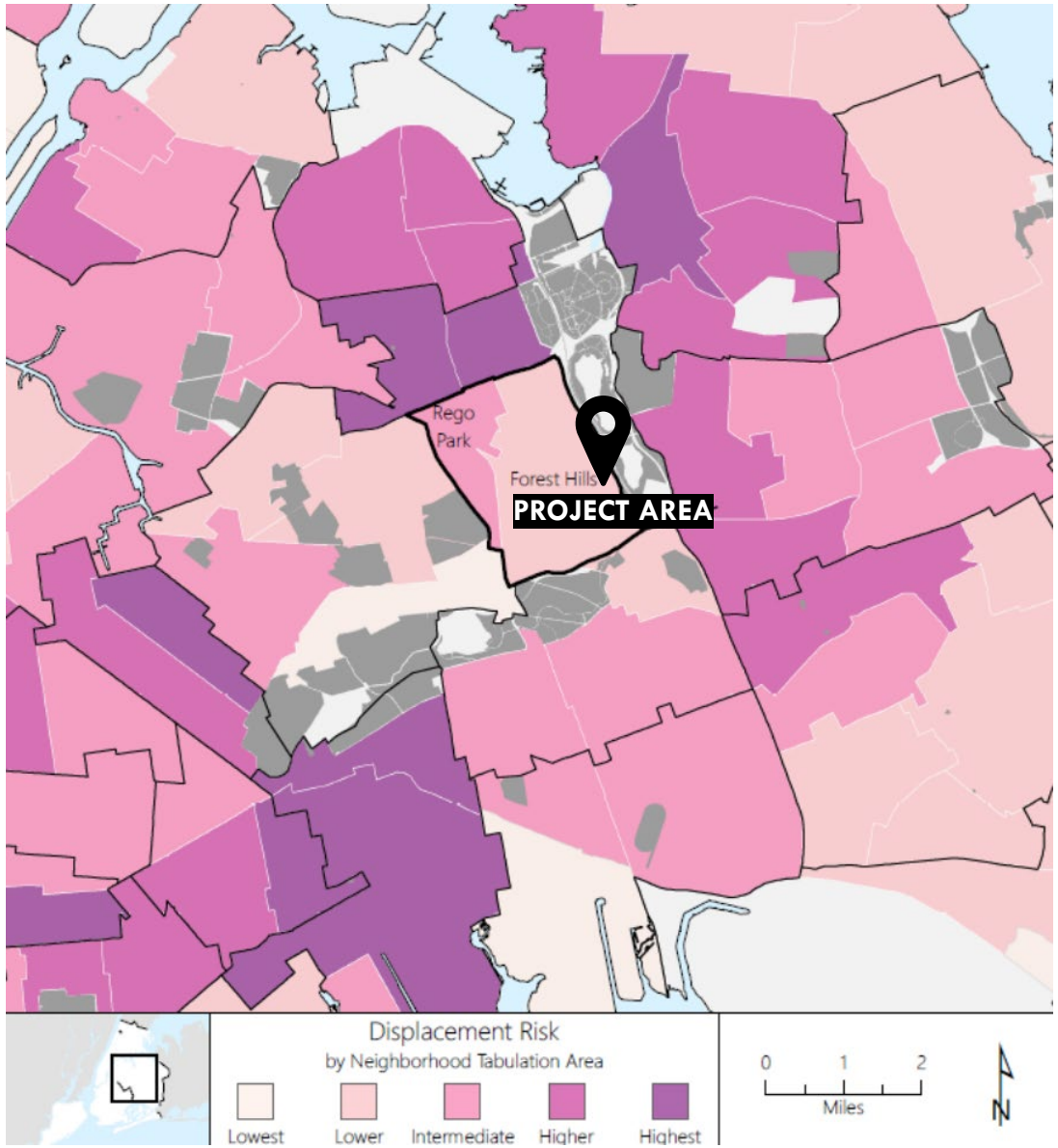


Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area **1** — 4/9/19 — MIH Program Option 1

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

DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY



Area Median Household Income
Rego Park- Forest Hills

$81,129

Public Use Microdata Area (PUMA) 4108

> Queens and NYC

Income Restriction	Units
Extremely Low Income (0-30% AMI)	--
Very Low Income (40% AMI)	**21**
Low Income (60% AMI)	**8**
Moderate Income (80% AMI)	**9**
Not Income Restricted	115
Total New Units	**153**

Estimated monthly rent of affordable units for households earning 40- 80% AMI*:

$930 - $2,400

Estimated average income of a household (1-4 persons) earning 40- 80% AMI*:

$37,400 - $106,700

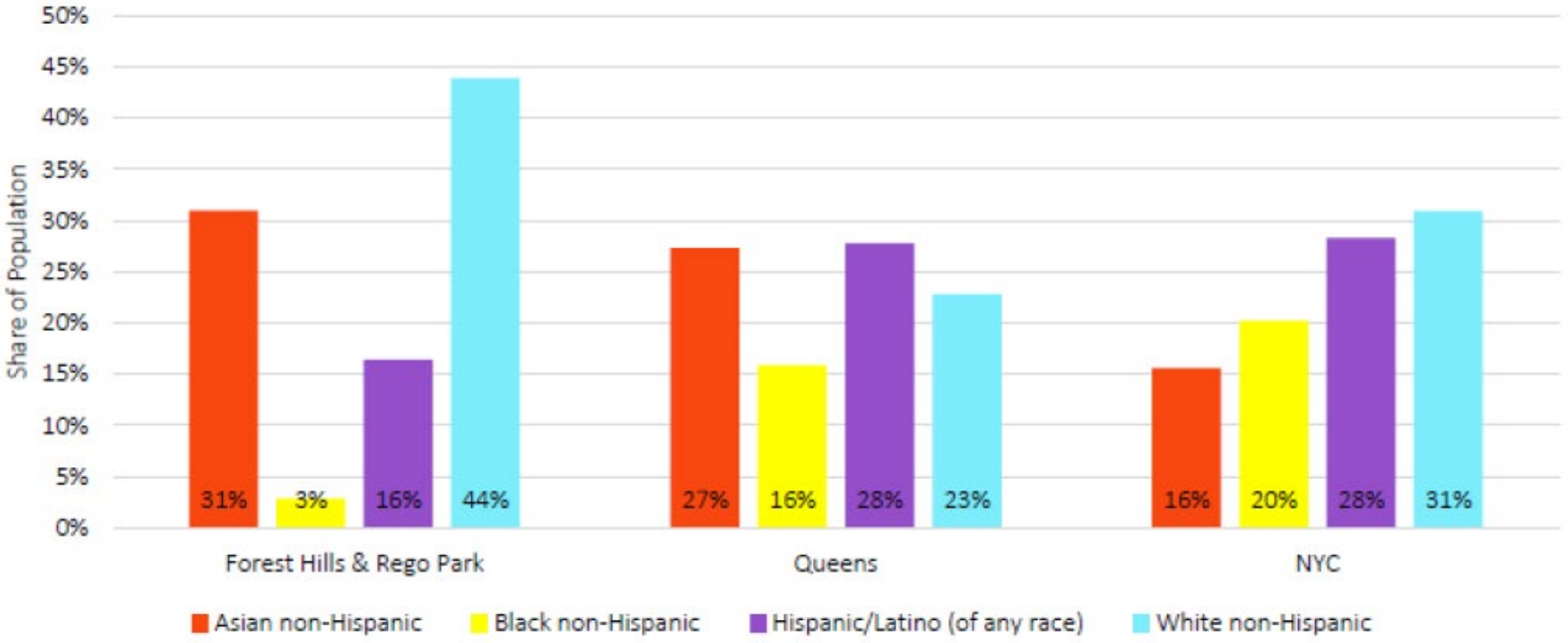
*The exact unit and affordability mix is not yet known, and incomes and rents are projections subject to change.

Demographic Conditions

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.



Source: Census 2020; Community Profile Table 1.01

Conclusion



Actions:

- Zoning Map Amendment (R1-2A to R7D)
- Zoning Text Amendment (MIH Options 1 or 2)

Proposed Development:

- 10-story building containing a new RTFH sanctuary & facilities
- 153 residential dwelling units, appx. 38 to 46 permanently affordable units
- 66 parking spaces