

78-08 Linden Boulevard Rezoning

City Planning Commission Review Session

July 14th, 2025

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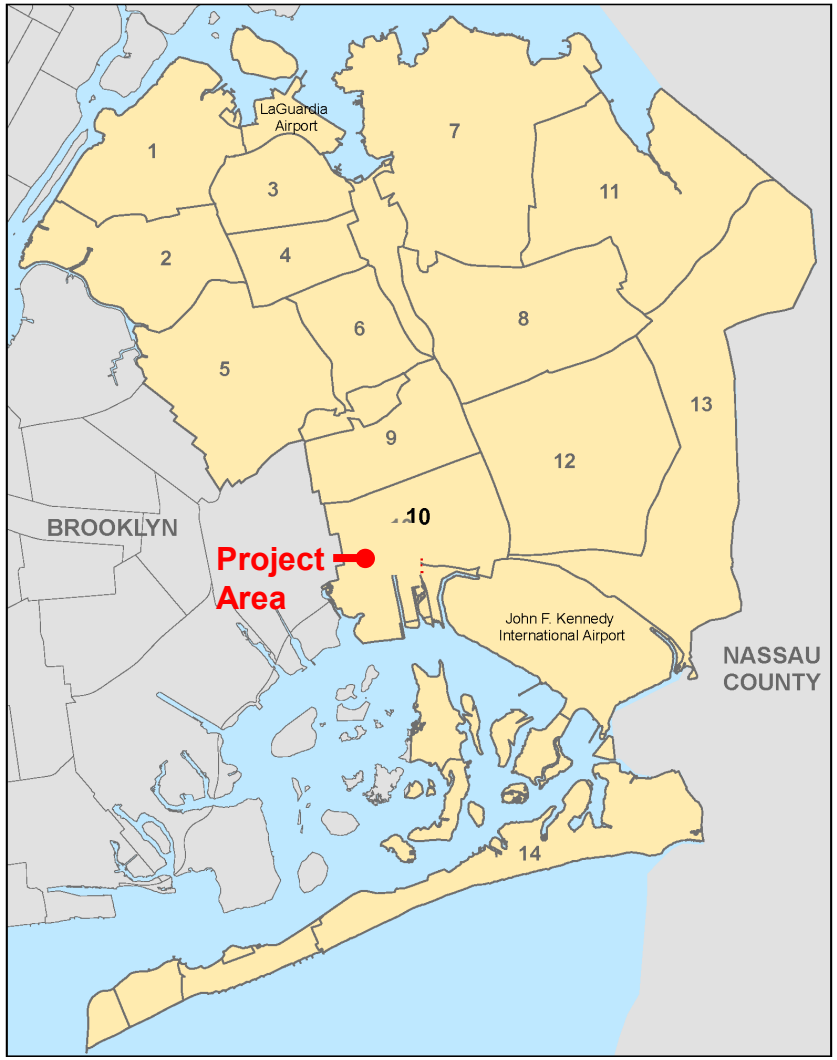
Project Overview



Applicant

- Linden Canyon LLC

Location

- Community District: 10
- Address: 78-08 Linden Boulevard
- Block 11384 Lot 1
- Lindenwood, Queens

Actions Requested

- Zoning Map Amendment
  - R4/C1-2 to R7D/C2-4 & R6A
- Zoning Text Amendment
  - To modify Appendix F to establish a Mandatory Inclusionary Housing (MIH) area – Options 1 and 2
- Cancellation of restrictive declaration - implemented in a prior rezoning action.

Proposed Development

Applicant proposes a new 11-story, approximately 224,341 square feet building with:

- 212,733 sf residential use
- 11,607 sf ground floor commercial
- 273 income-restricted dwelling units through HPD subsidy program
- 154 parking spaces



For illustrative purposes only

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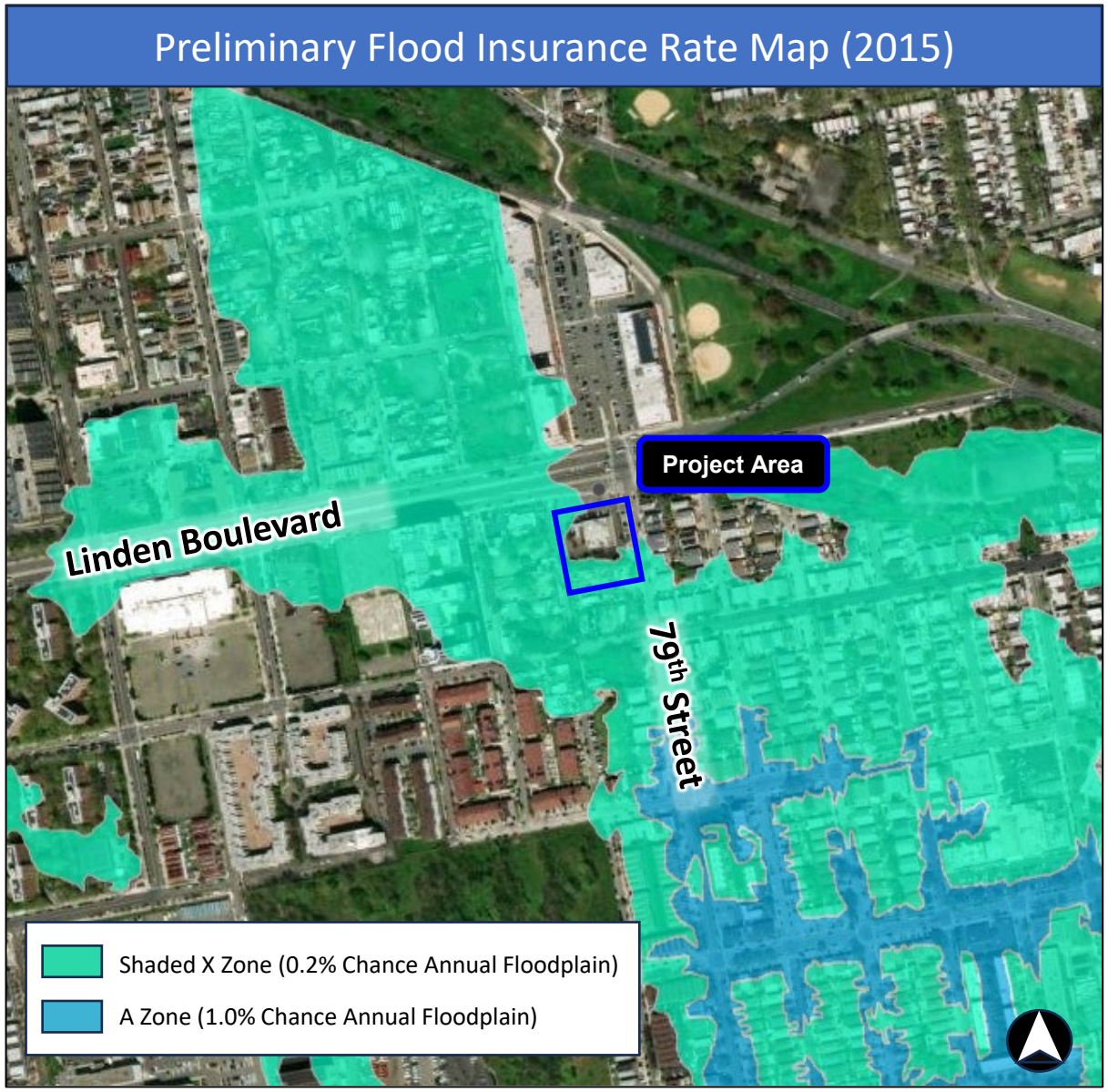
Surrounding Context



Flood Hazard Maps



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Jewel Streets Neighborhood Plan



Overview

- HPD-led study that started public engagement in 2023
- HPD is currently developing the planning framework

Study Goals

- Reduce flooding now and in the future
- Make homes safer and more affordable for current residents
- Make streets safer and better connected
- Encourage redevelopment of vacant land with new affordable housing, stores, and open space
- Stimulate the creation of good jobs, businesses and community resources

Area Map

Project Information

- Development Site
- Rezoning Area
- Zoning District

Existing Commercial Overlays

- C1-3
- C2-3

Land Uses

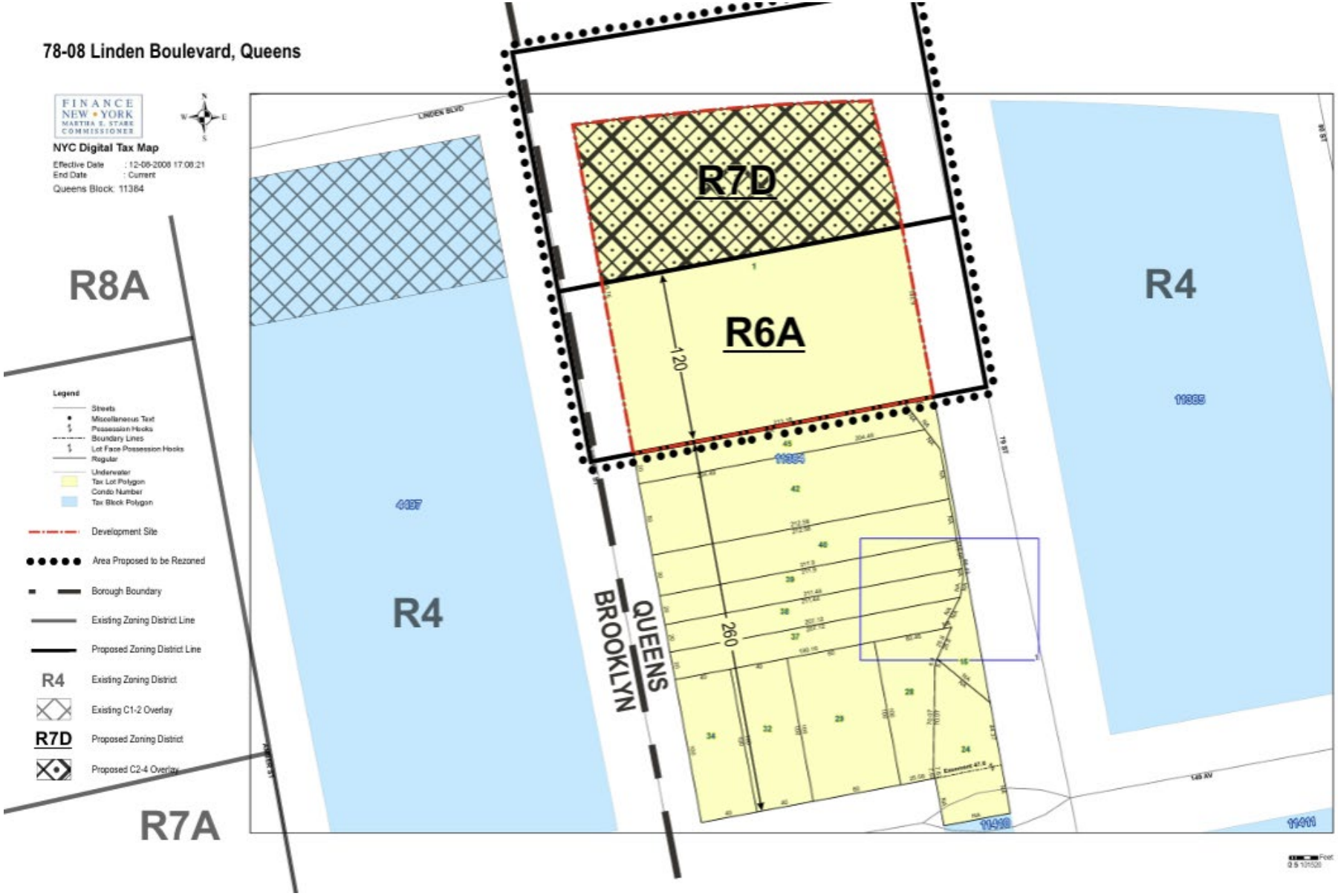
- One- & Two-Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial Buildings
- Industrial Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space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



Local Context



Tax Map



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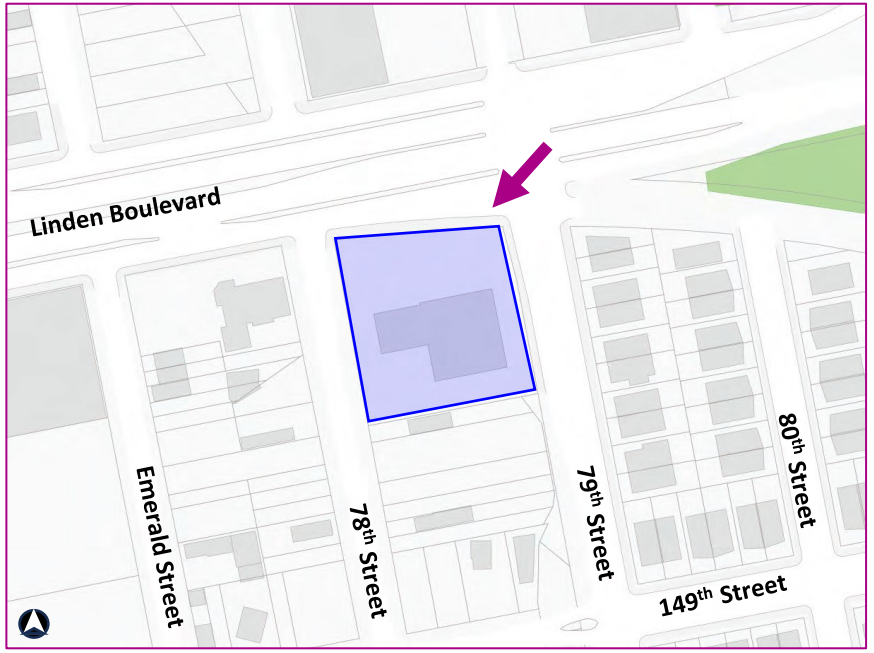
Site Photos



Taken May 27th , 2025

View of the Development Site facing southwest from Linden Boulevard.



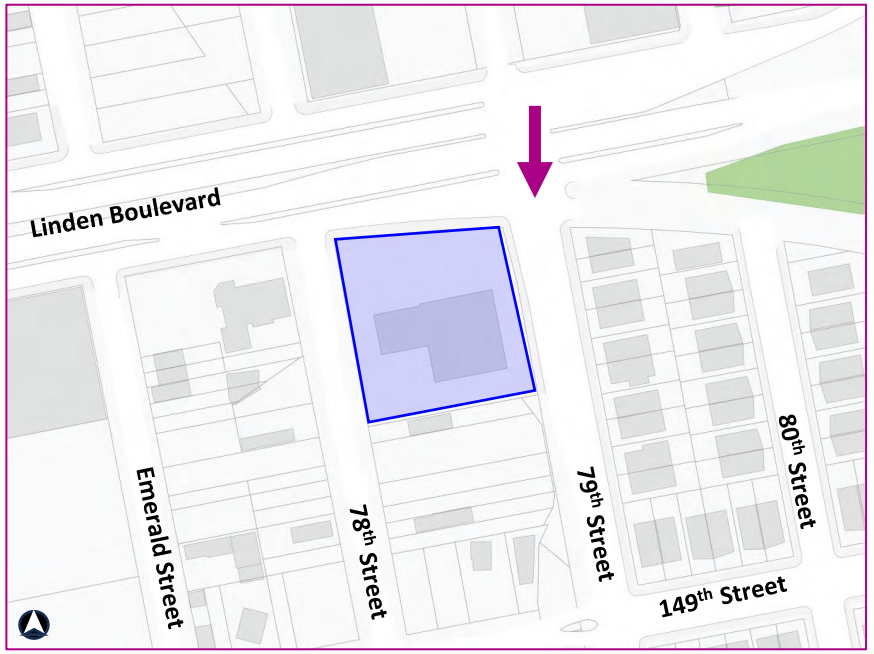
Development Site

Site Photos



Taken May 27th , 2025

- View of 79th Street facing south (Development Site at right).

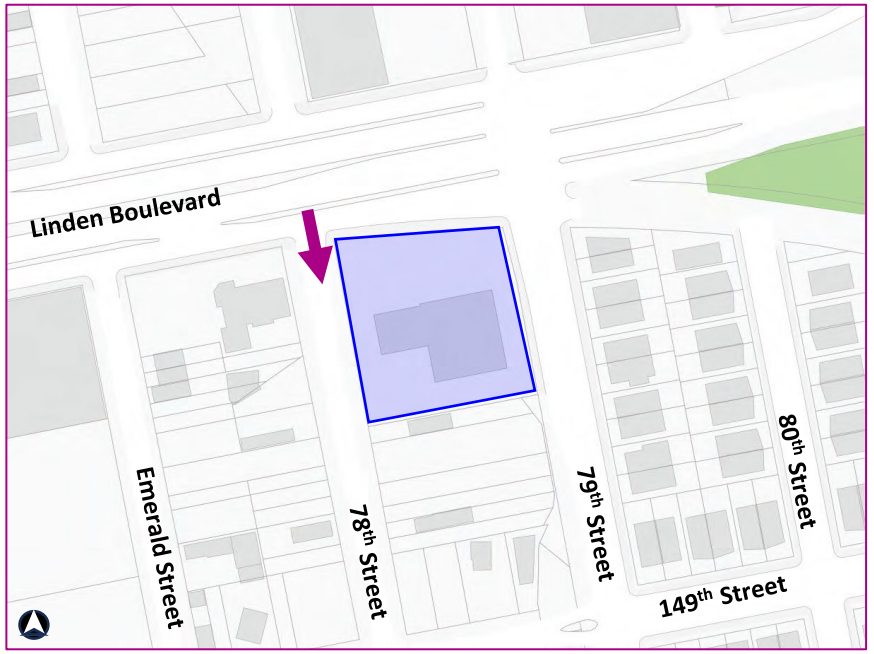


Site Photos



Taken May 27th , 2025

View of 78th Street facing south from Linden Boulevard (Development Site at left).



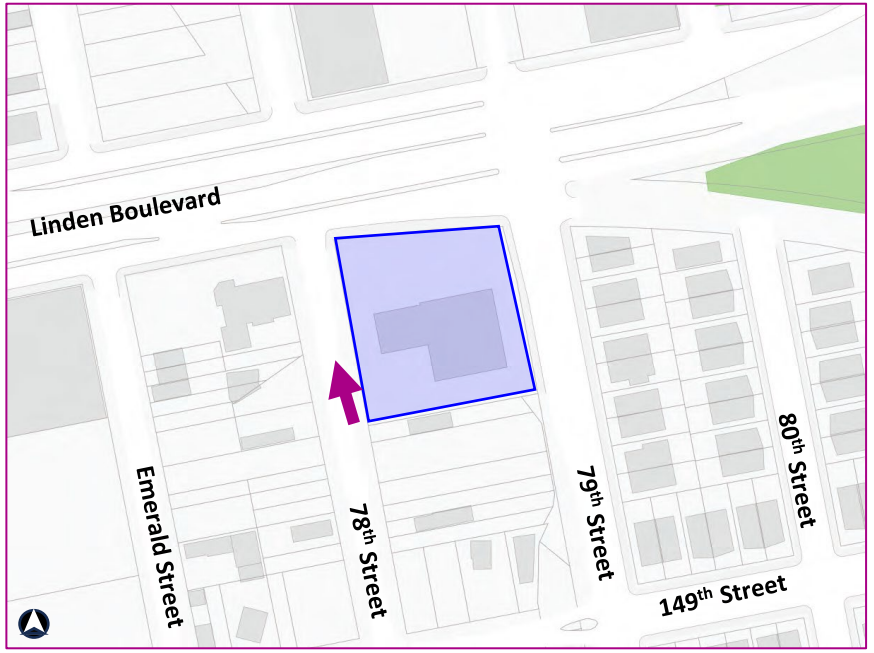
Development Site

Site Photos



Taken May 27th , 2025

- View facing north along the east side of 78th Street (Development Site at right).

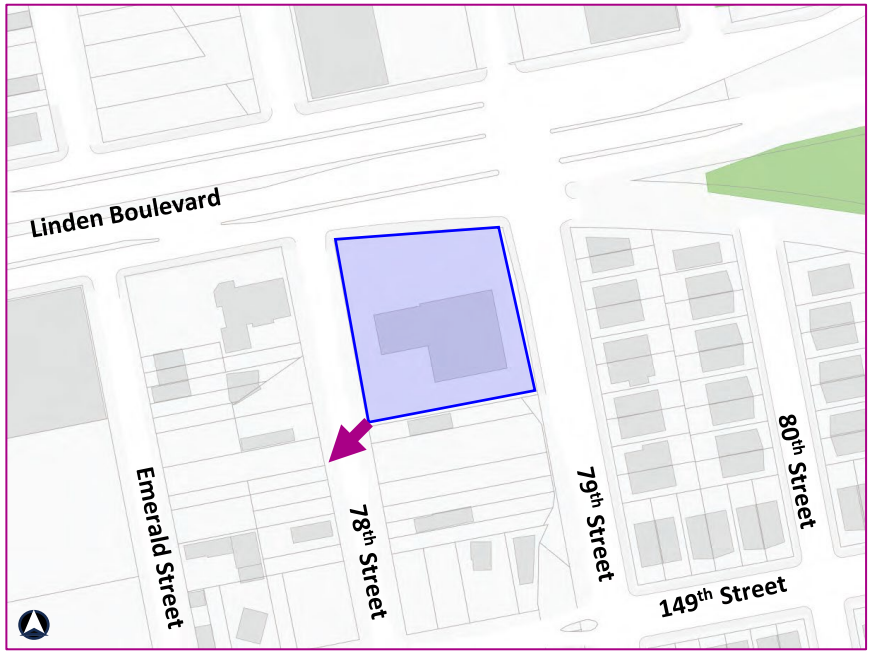


Site Photos



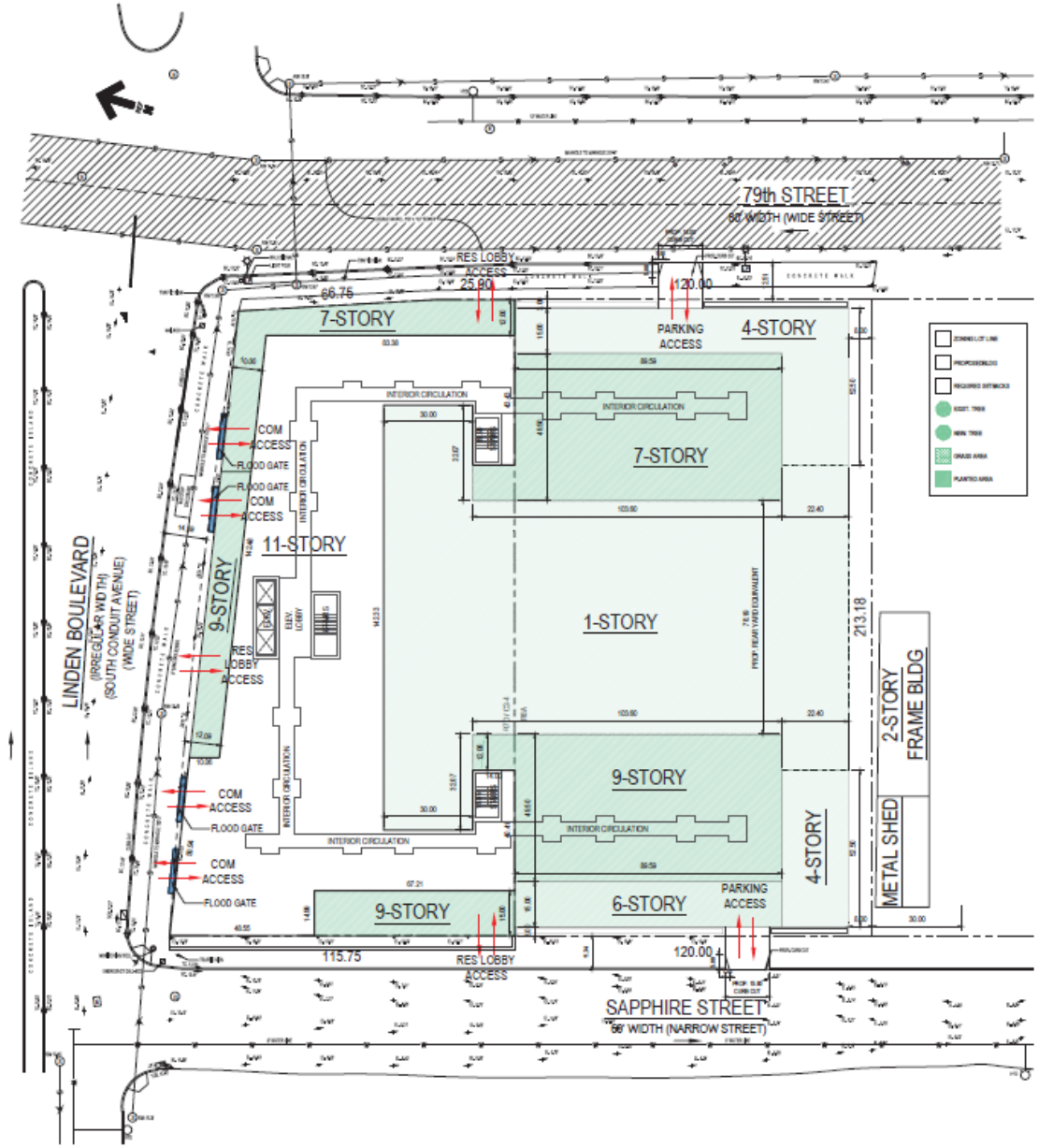
Taken May 27th , 2025

- View of the west side of 78th Street facing southwest from the Development Site.



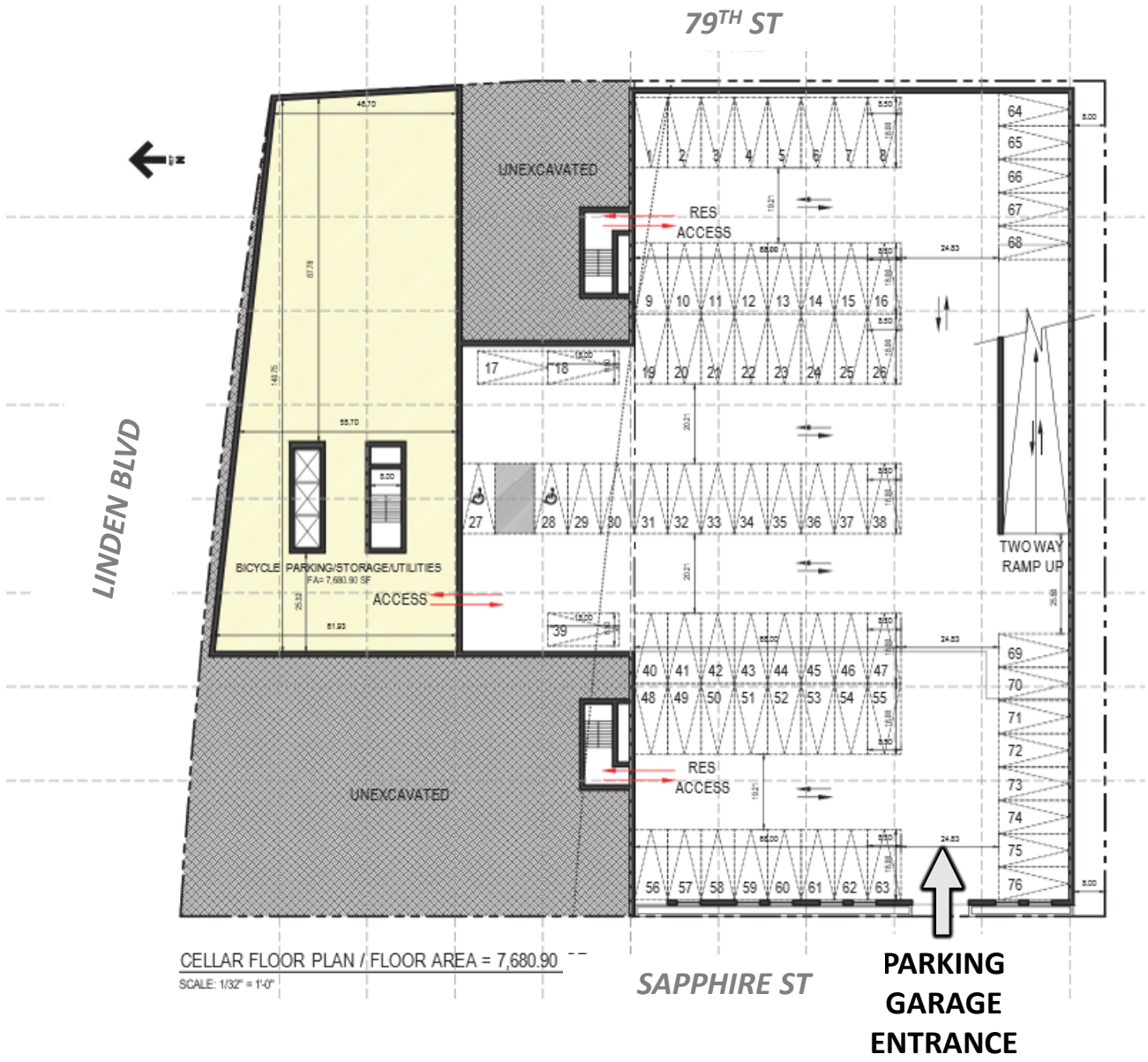
Development Site

Site Plan



For illustrative purposes only

Cellar



CELLAR FLOOR PLAN / FLOOR AREA = 7,680.90

SCALE: 1/32" = 1'-0"

- AMENITIES/ACCESSORY SPACE
- ROOF GARDEN
- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- 0 BEDROOM
- COMMERCIAL
- RESIDENTIAL
- FLOOD GATE

For illustrative purposes only

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First Floor



- AMENITIES/ACCESSORY SPACE
- ROOF GARDEN
- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- 0 BEDROOM
- COMMERCIAL
- RESIDENTIAL
- FLOOD GATE

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Second Floor



2ND FLOOR PLAN / FLOOR AREA = 30,574.38 SF

SCALE: 1/32" = 1'-0"

- AMENITIES/ACCESSORY SPACE
- ROOF GARDEN
- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- 0 BEDROOM
- COMMERCIAL
- RESIDENTIAL
- FLOOD GATE

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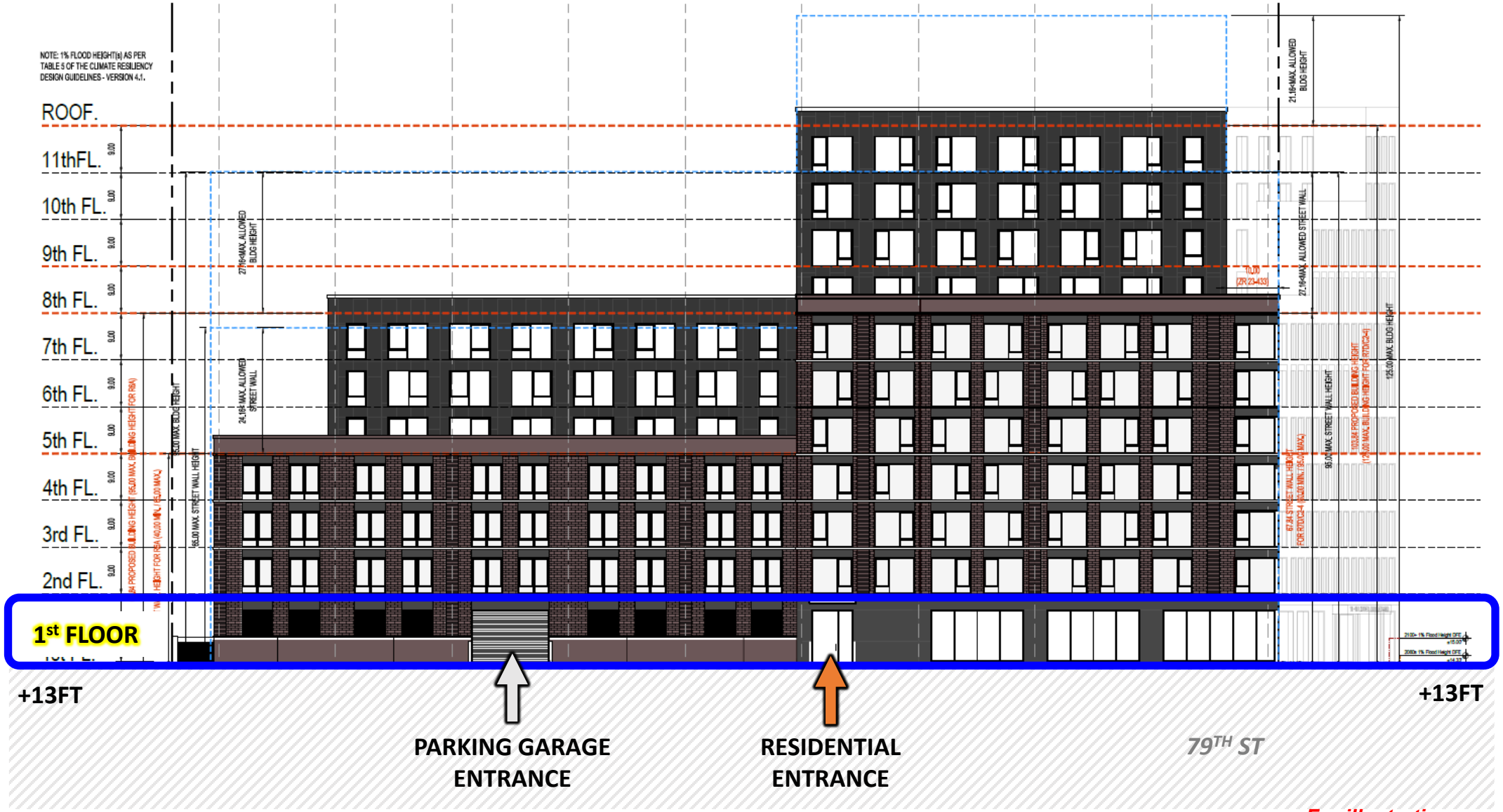
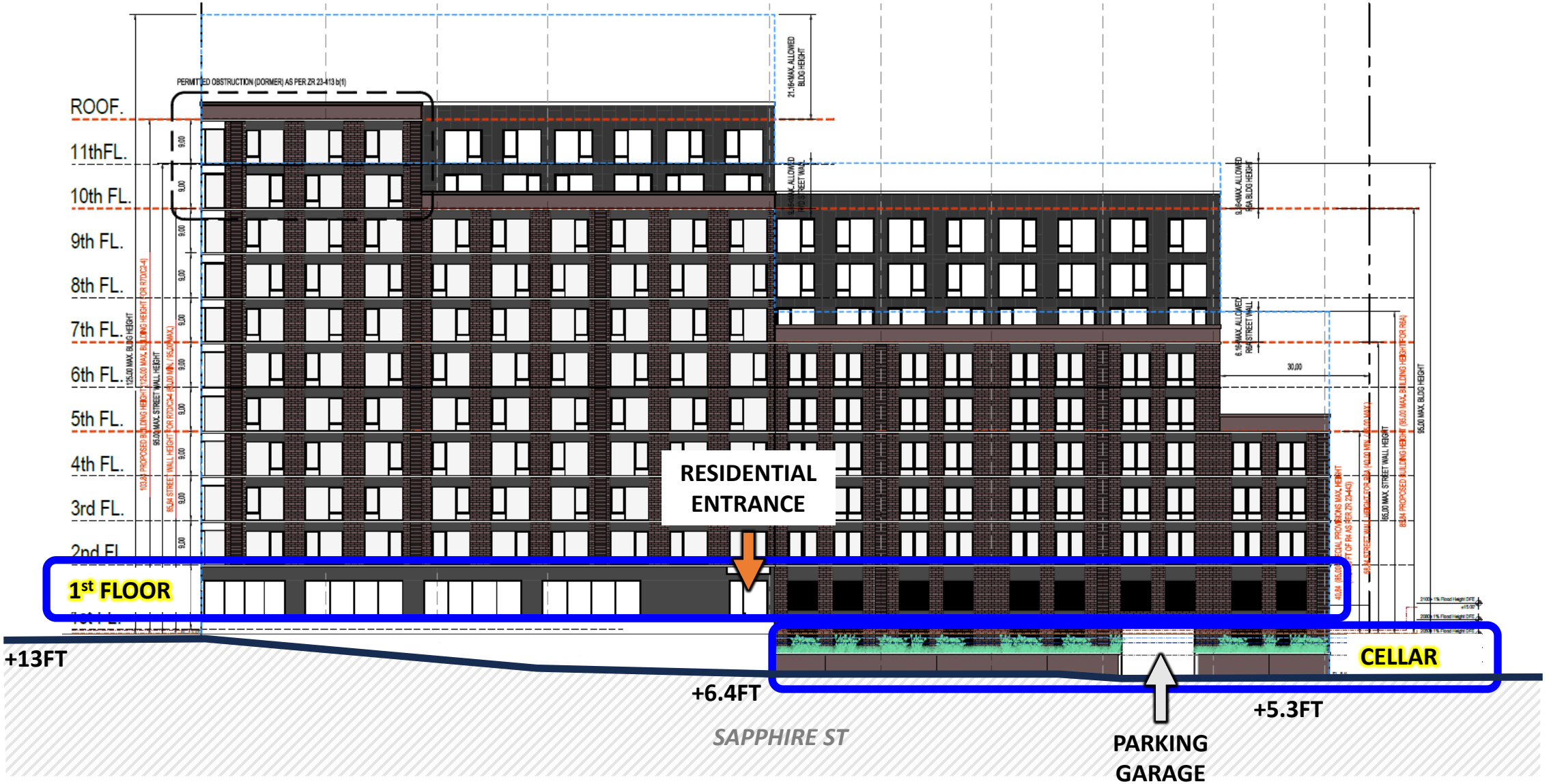
Elevation – 79th Street



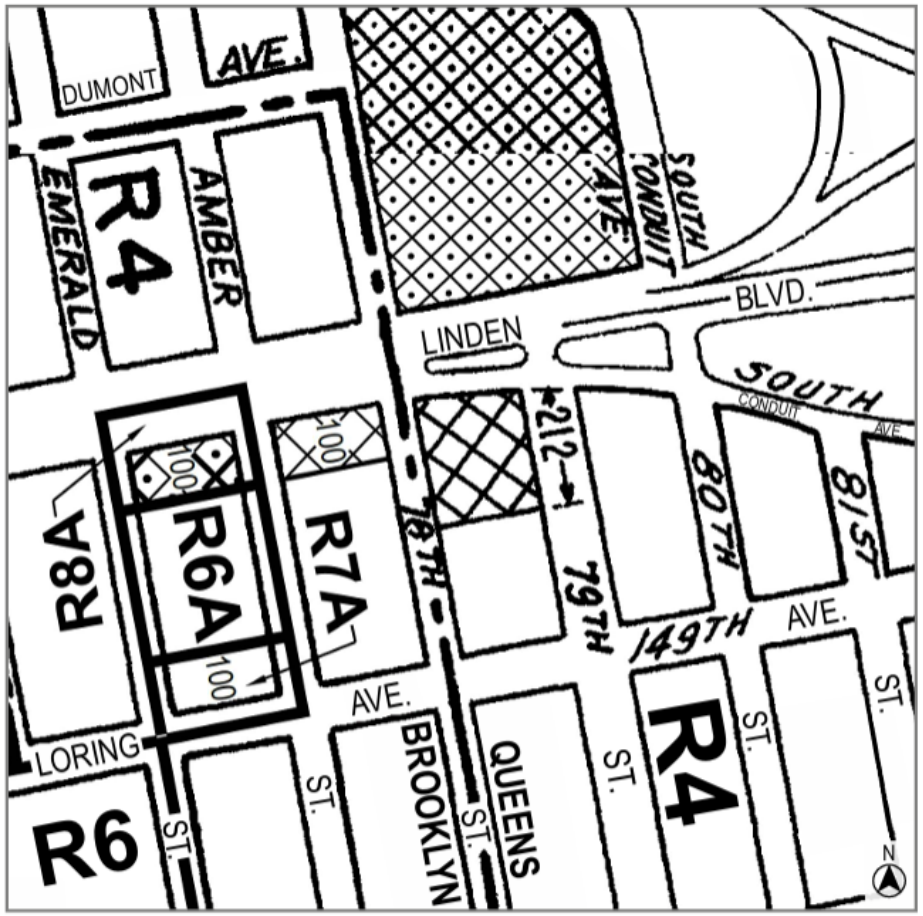
For illustrative purposes only

Elevation – Sapphire Street

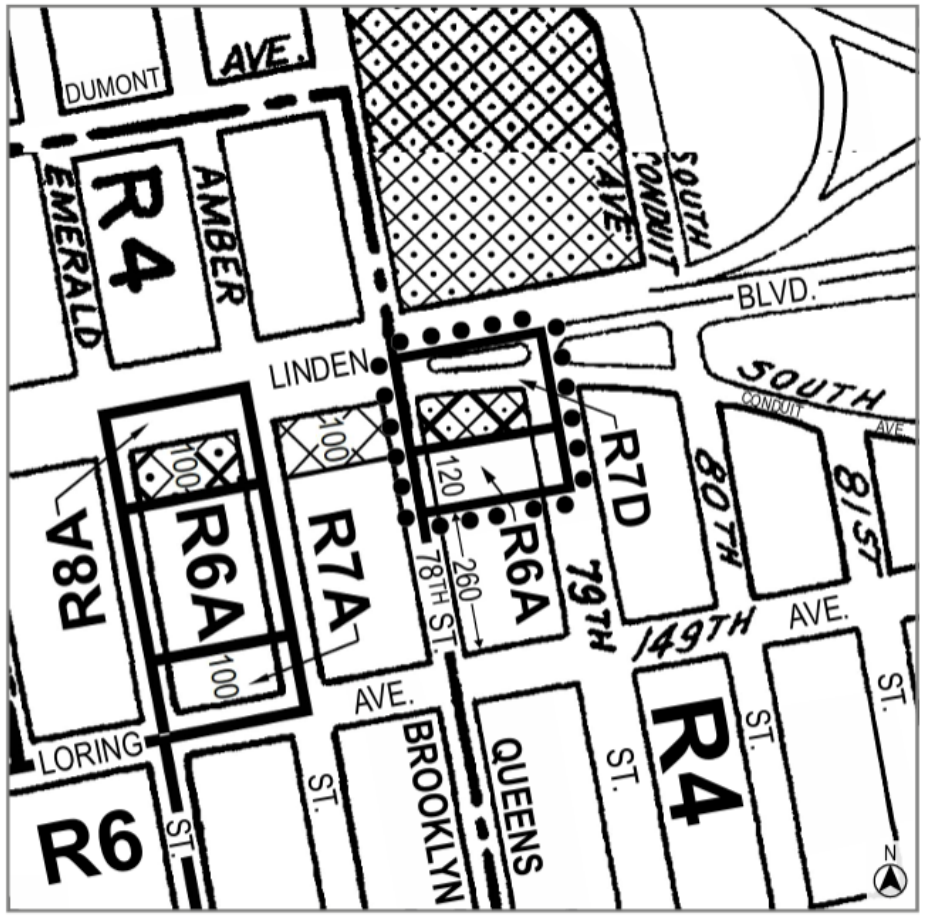


For illustrative purposes only

Proposed Actions: Zoning Map Amendment

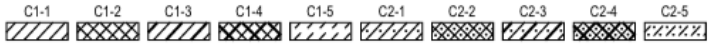


Current Zoning Map (18a & 18b)



Proposed Zoning Map (18a & 18b) - Area being rezoned is outlined with dotted lines

Rezoning from R4/C1-2 to R7D/C2-4
Rezoning from R4/C1-2 to R6A



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.

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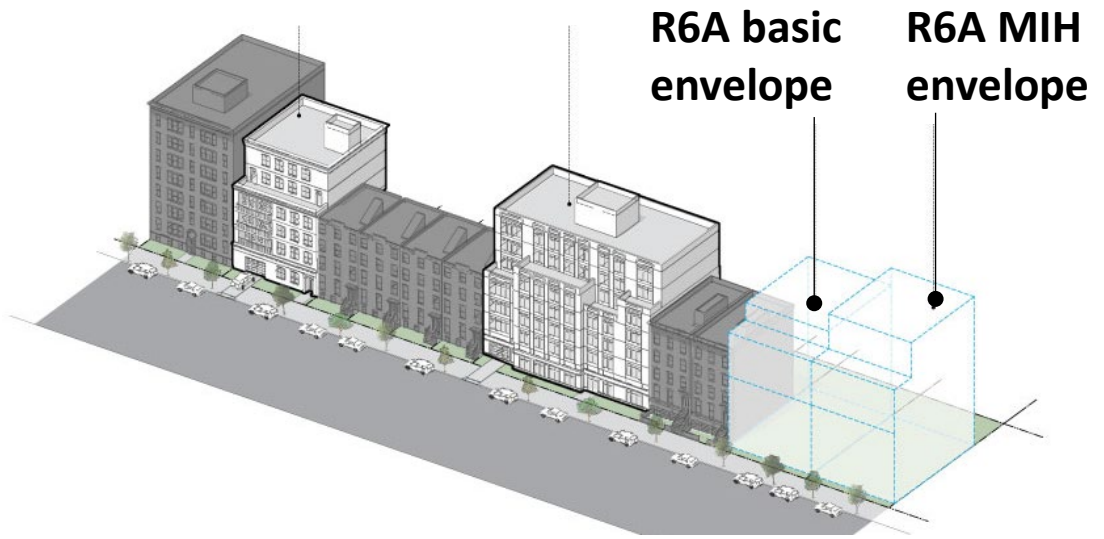
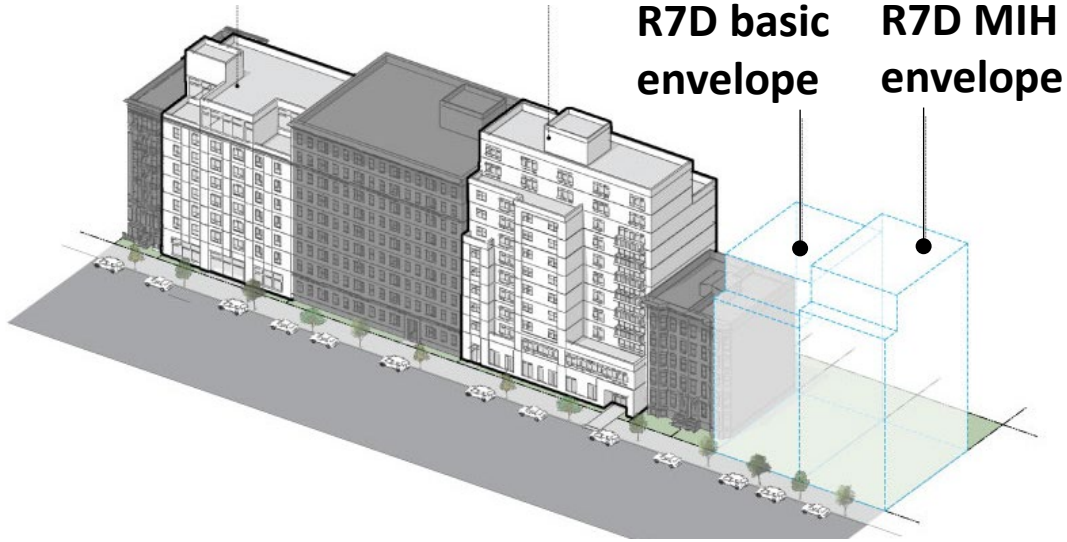
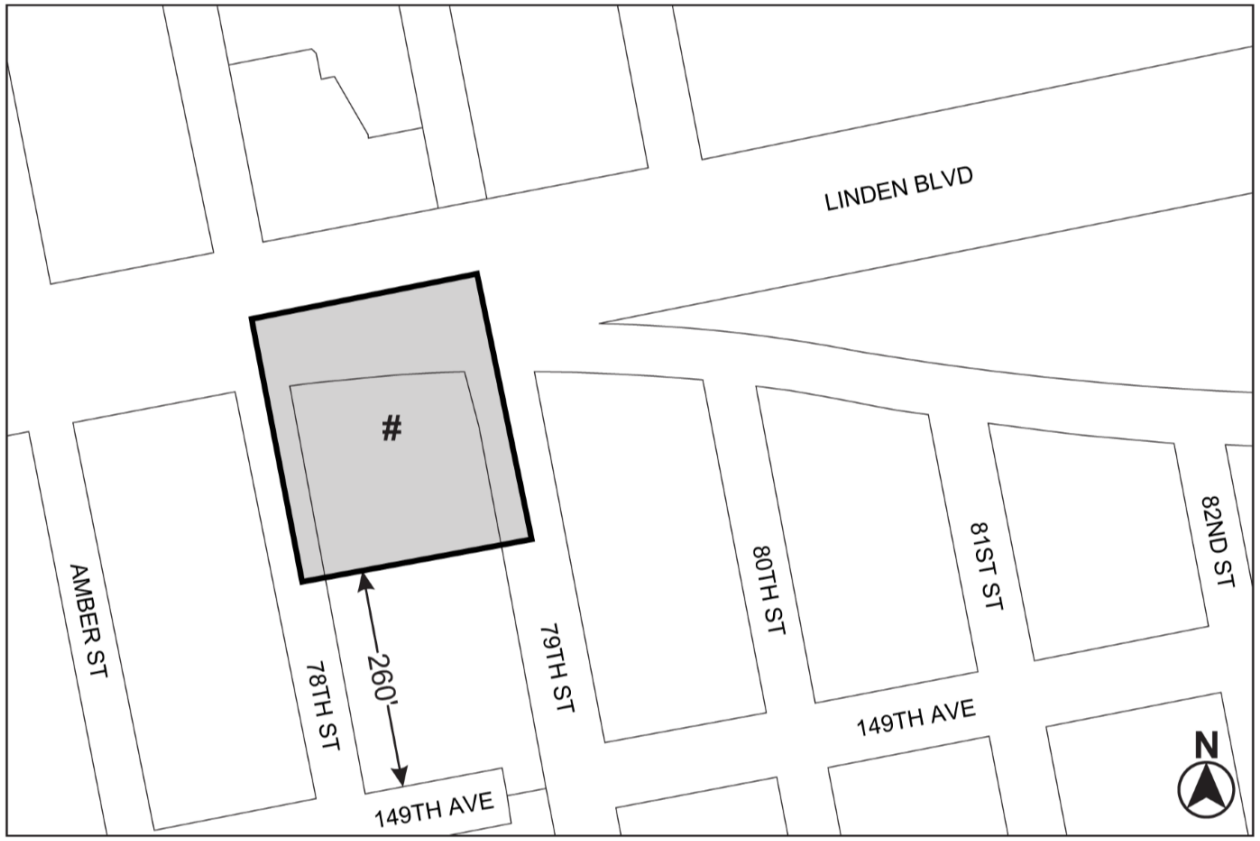
Proposed Actions: Zoning Map Amendment

	Current R4/C1-2	Proposed R6A	Proposed R7D/C2-4
Residential FAR	1.0	3.9	5.6
Community Facility FAR	2.0	3.0	4.66
Commercial FAR	2.0	0	2.0
Min. front yard depth	10 ft	n/a	n/a
Max base height	25 ft	65 ft	95 ft
Max building height	35 ft	95 ft	125 ft
Minimum required parking	50% of dwelling units 1 per 300 sf retail uses	50% of market rate dwelling units 12% of inclusionary dwelling units	50% of market rate dwelling units 25% of inclusionary dwelling units 1 per 1000 sf retail uses





Proposed Actions: Text Amendment, Mandatory Inclusionary Housing



Mandatory Inclusionary Housing area

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

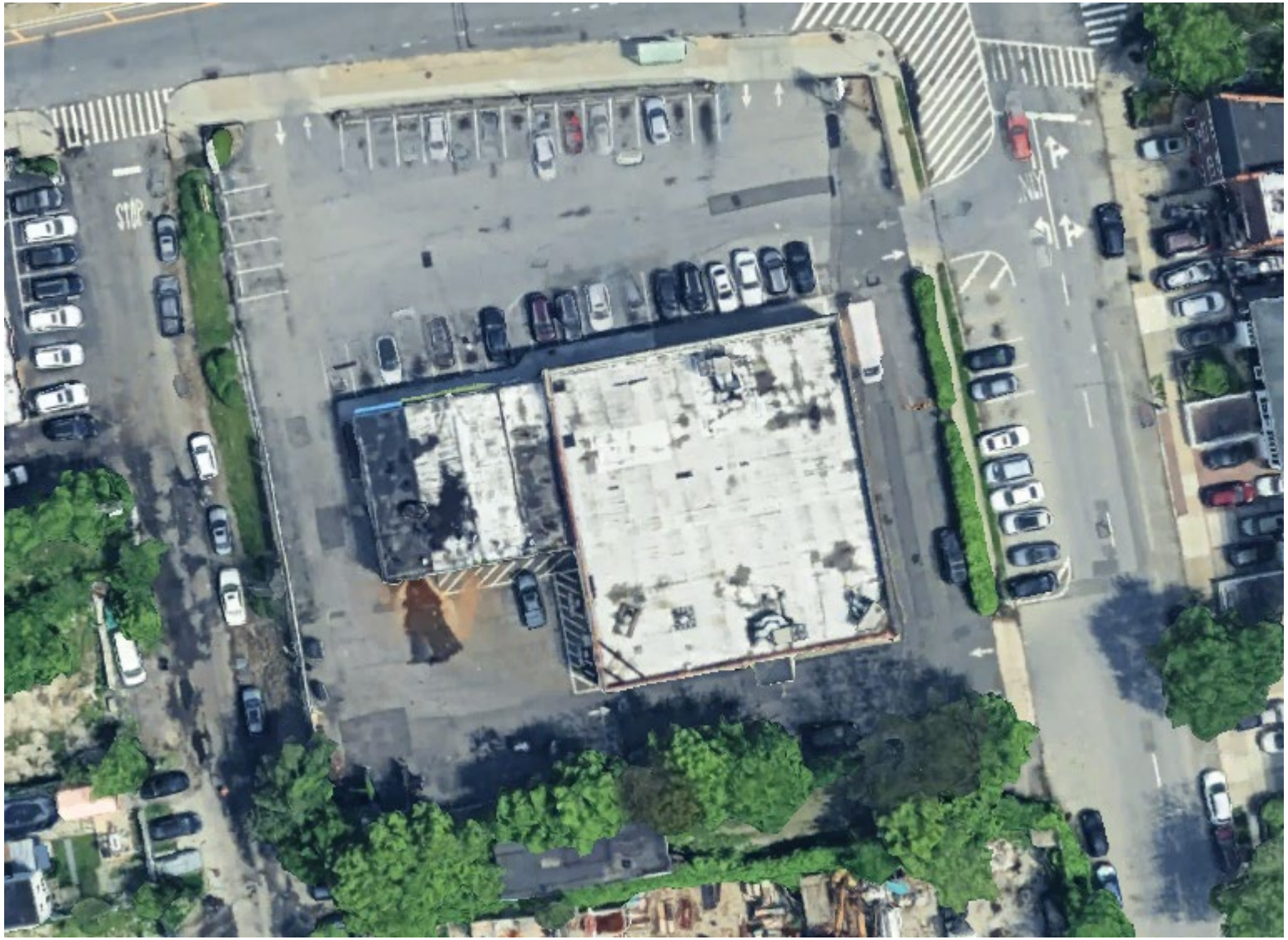
Portion of Community District 10, Queens

* * *

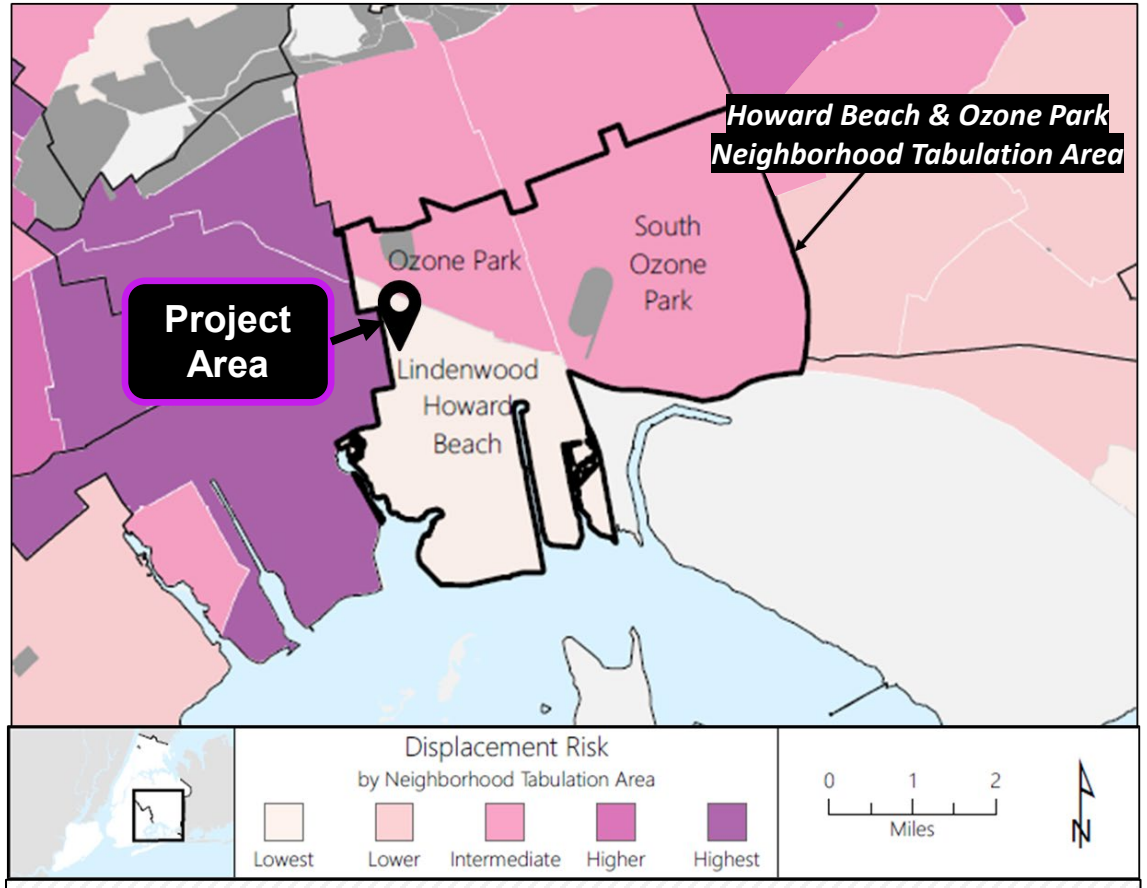
Proposed Actions: Cancellation of a Restrictive Declaration

Restrictive Declaration Requirements:

- Wood fences
- Amount and placement of parking spaces
- Placement of bolsters
- Placement of building



Data From Applicant's Racial Equity Report On Housing And Opportunity



Annual Median Household Income:

$86,764

Howard Beach & Ozone Park: Public Use Microdata Area (PUMA) 4113

> Queens and NYC

Income Restriction	Units		Anticipated Affordability				
	#	%	AMI Band	Rent (2025)* Studio	Rent (2025)* 2-Bedroom	Eligible Income (2025)** 1-Person HH	Eligible Income (2025)** 4-Person HH
Formerly Homeless	60	22%	30%	$820	$1,090	$34,000	$48,000
Extremely Low Income	19	7%	30%	$820	$1,090	$34,000	$48,000
Very Low Income	65	24%	50%	$1,420	$1,820	$56,700	$81,000
Low Income	123	46%	70%	$1,980	$2,550	$79,400	$113,400
Total	267	100%					

*Rents are based on unit size. ***Rents shown are illustrative*** (based on [ ] 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.
Qualifying incomes are based on household size*. Incomes shown are illustrative*** (based on [ ] AMI, rounded to the nearest $100) and will change. Final qualifying incomes will be determined by the HUD Income Limits in place at time of project marketing.

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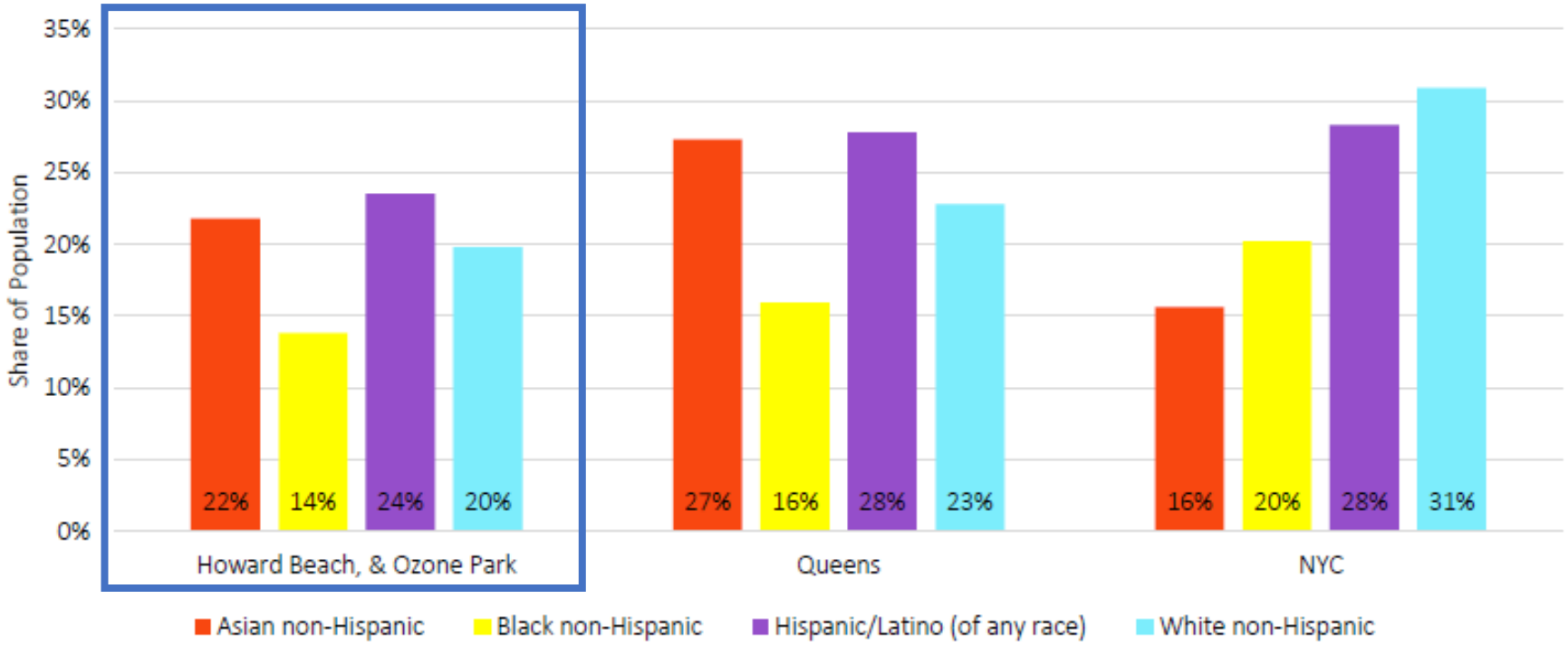
Data From Applicant's Racial Equity Report On Housing And Opportunity

Demographic Conditions

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]."



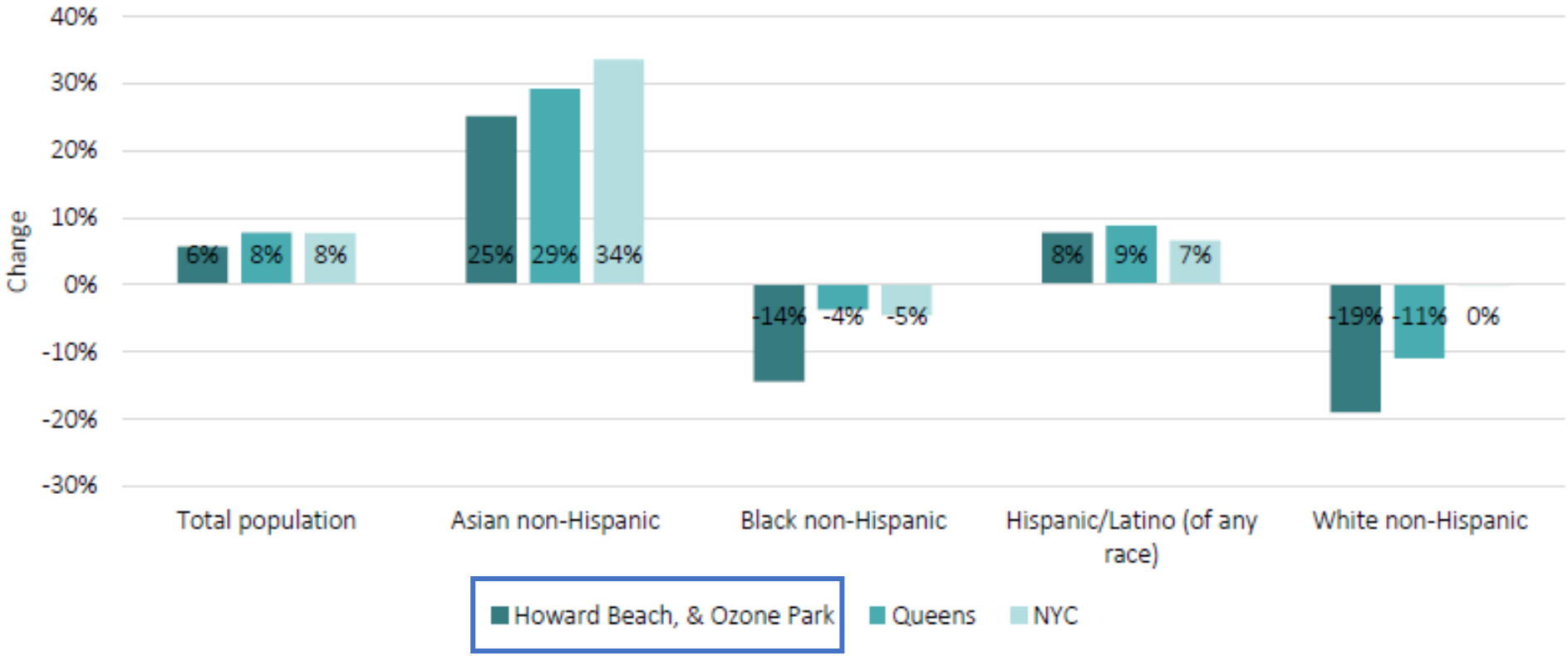
Source: Census 2020; Community Profile Table 1.01

Data From Applicant's Racial Equity Report On Housing And Opportunity

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

Data From Applicant's Racial Equity Report On Housing And Opportunity

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2022

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2022, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2022 Q2 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Conclusion

Actions Requested

- Zoning Map Amendment
  - R4/C1-2 to R7D/C2-4 & R6A
- Zoning Text Amendment
  - To modify Appendix F to establish a Mandatory Inclusionary Housing (MIH) area – Options 1 and 2
- Cancellation of a Restrictive Declaration
  - against the Project Area in connection with a prior rezoning action

Proposed Development

Applicant proposes an 11-story (104 feet) mixed-use building comprised of:

- Approximately 224,341 zsf (4.67 FAR)
- 273 new dwelling units (82 to be made permanently affordable)
- 154 accessory parking spaces



For illustrative purposes only

Appendix

Fifth Floor



- AMENITIES/ACCESSORY SPACE
- ROOF GARDEN
- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- 0 BEDROOM
- COMMERCIAL
- RESIDENTIAL
- FLOOD GATE

For illustrative purposes only

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Seventh Floor



7TH FLOOR PLAN / FLOOR AREA = 25,534.38 SF

SCALE: 1/32" = 1'-0"

- AMENITIES/ACCESSORY SPACE
- ROOF GARDEN
- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- 0 BEDROOM
- COMMERCIAL
- RESIDENTIAL
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For illustrative purposes only

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Eighth Floor



8TH FLOOR PLAN / FLOOR AREA = 19,487.69 SF

SCALE: 1/32" = 1'-0"

- AMENITIES/ACCESSORY SPACE
- ROOF GARDEN
- 3 BEDROOM
- 2 BEDROOM
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For illustrative purposes only

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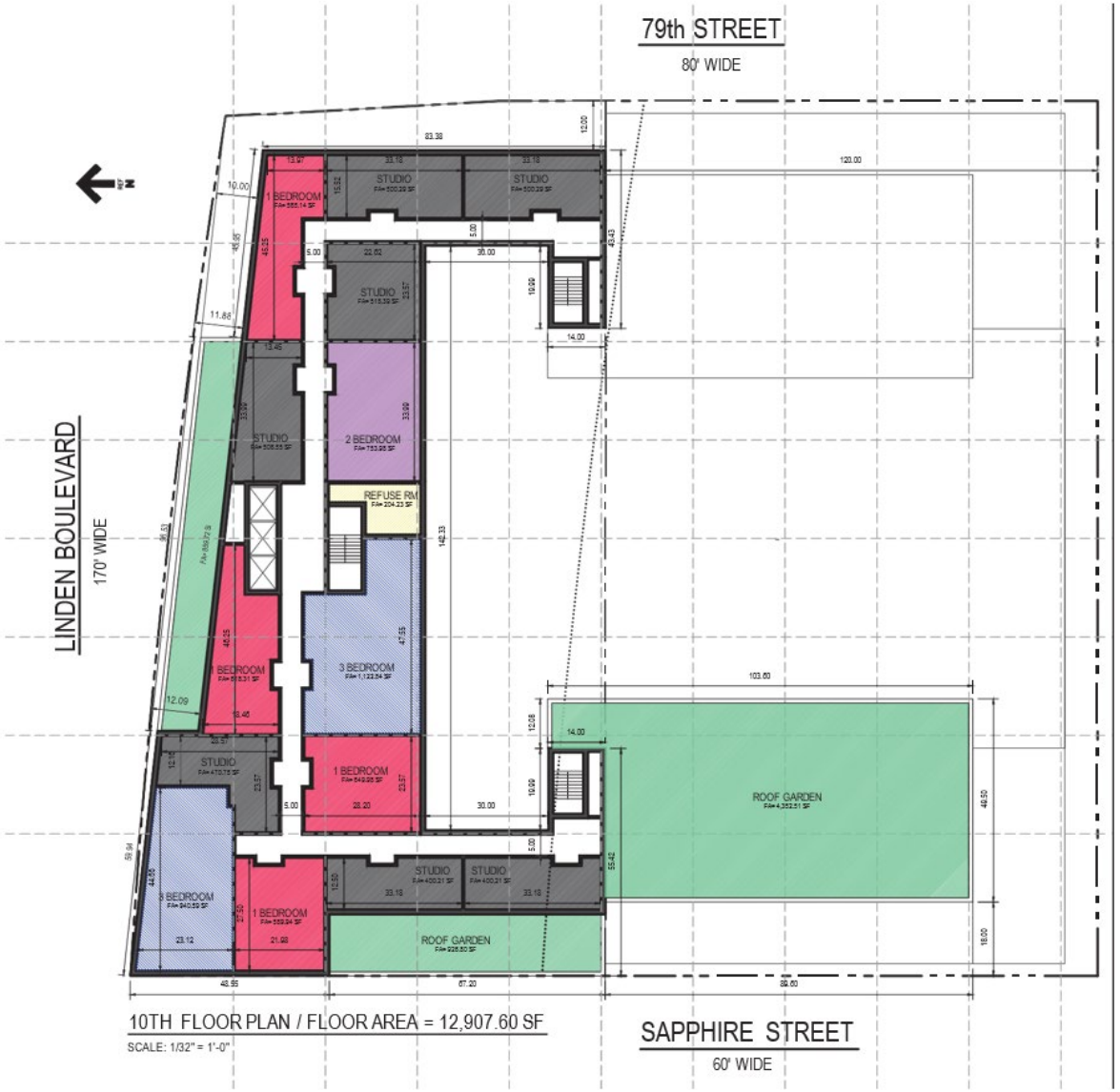
Tenth Floor



10TH FLOOR PLAN / FLOOR AREA = 12,907.60 SF

SCALE: 1/32" = 1'-0"

- AMENITIES/ACCESSORY SPACE
- ROOF GARDEN
- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- 0 BEDROOM
- COMMERCIAL
- RESIDENTIAL
- FLOOD GATE

For illustrative purposes only

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Elevation – Linden Boulevard



NORTH ELEVATION (LINDEN BOULEVARD)

SCALE: 1/16" = 1'-0"

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For illustrative purposes only

Data From Applicant's Racial Equity Report On Housing And Opportunity

Income Restriction	Units		Anticipated Affordability				
	#	%	AMI Band	Rent (2025)*		Eligible Income (2025)**	
				Studio	2-Bedroom	1-Person HH	4-Person HH
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