123-12 Sutphin Boulevard Rezoning

City Planning Commission Review Session

August 19, 2024

Project Overview

Applicant

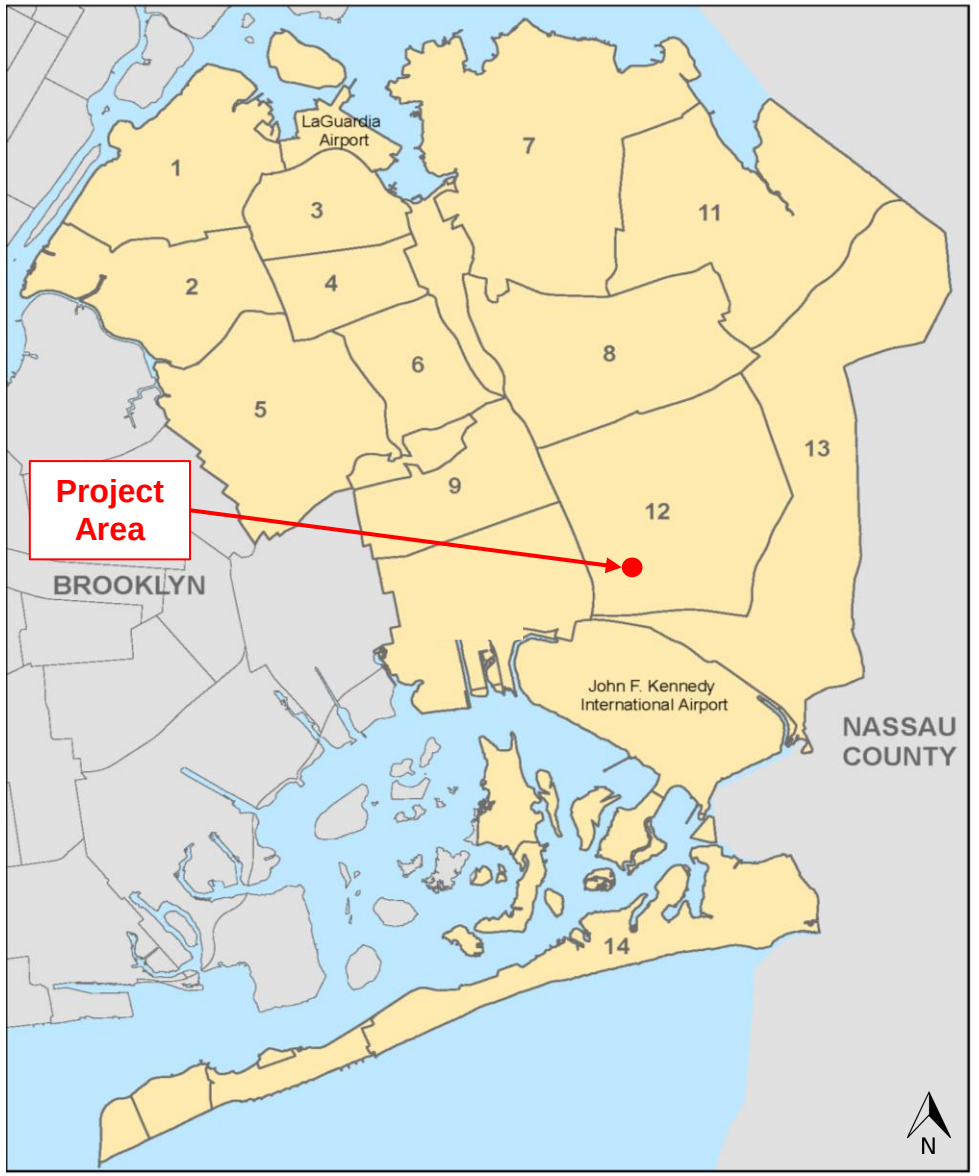
- Full Gospel Mission Church of God in Christ
- SBR Equities Inc.

Location

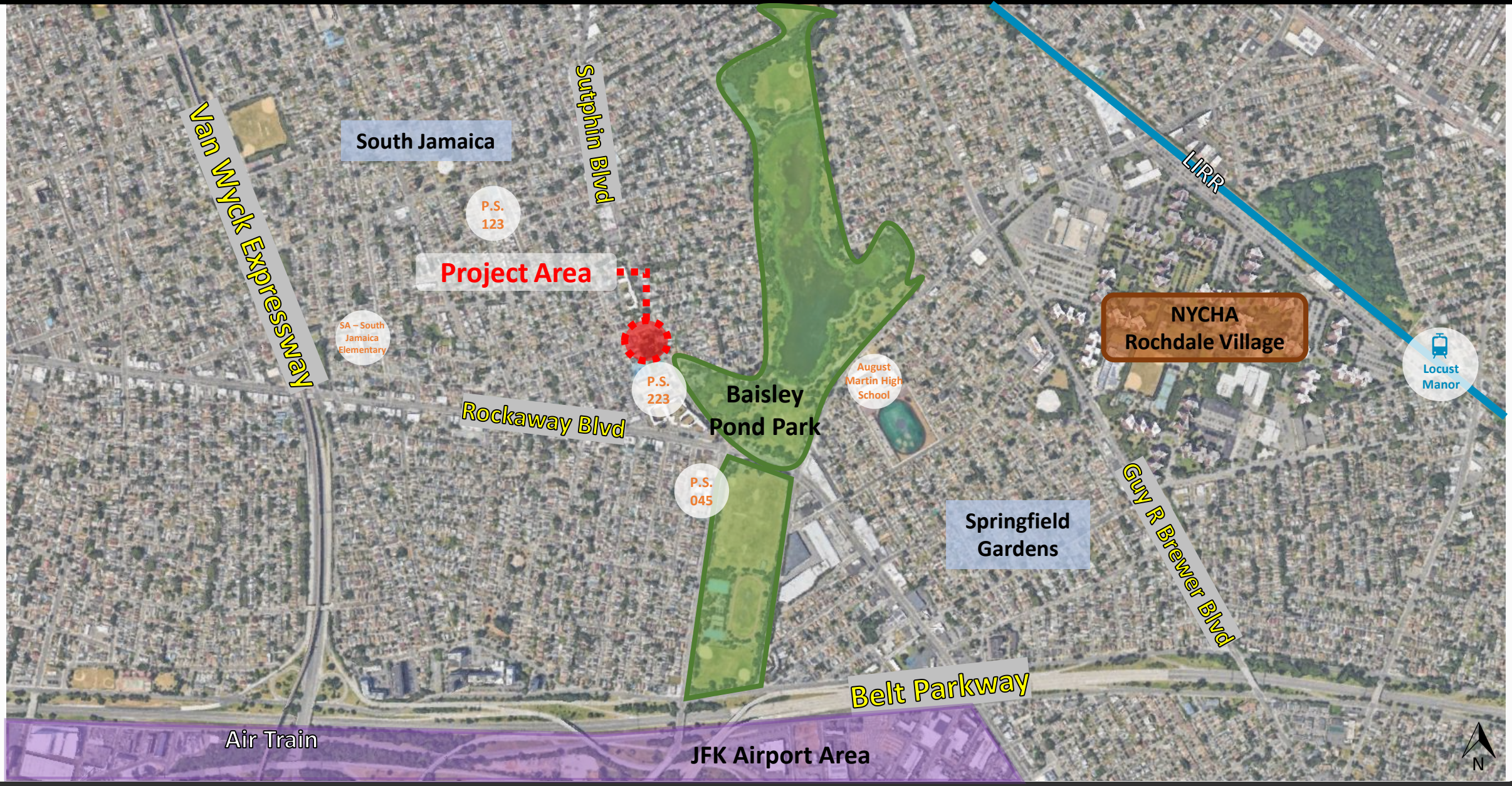
- Community District: 12
- Address: 123-12 Sutphin Boulevard
- Block 12045 Lots 13, 14, 15, p/o Lots 10 and 16;
  Block 12051 Lots 71, 74, p/o Lots 57 and 155.
- South Jamaica, Queens
- City Council District 28 – **Speaker Adrienne Adams**

Actions Requested

- <u>Zoning Map Amendment</u>
  - R3A and R6 to R6A
  - R3A/C1-3 to R6A/C1-3
  - R6 to R3A
- <u>Zoning Text Amendment</u>
  - To modify Appendix F to establish a Mandatory Inclusionary Housing (MIH) area – Options 1 and 2



Neighborhood Context



Zoning and Land Use

Project Information

- Development Site
- Rezoning Area
- Zoning District

Existing Commercial Overlays

- C1-3
- C2-3

Land Uses

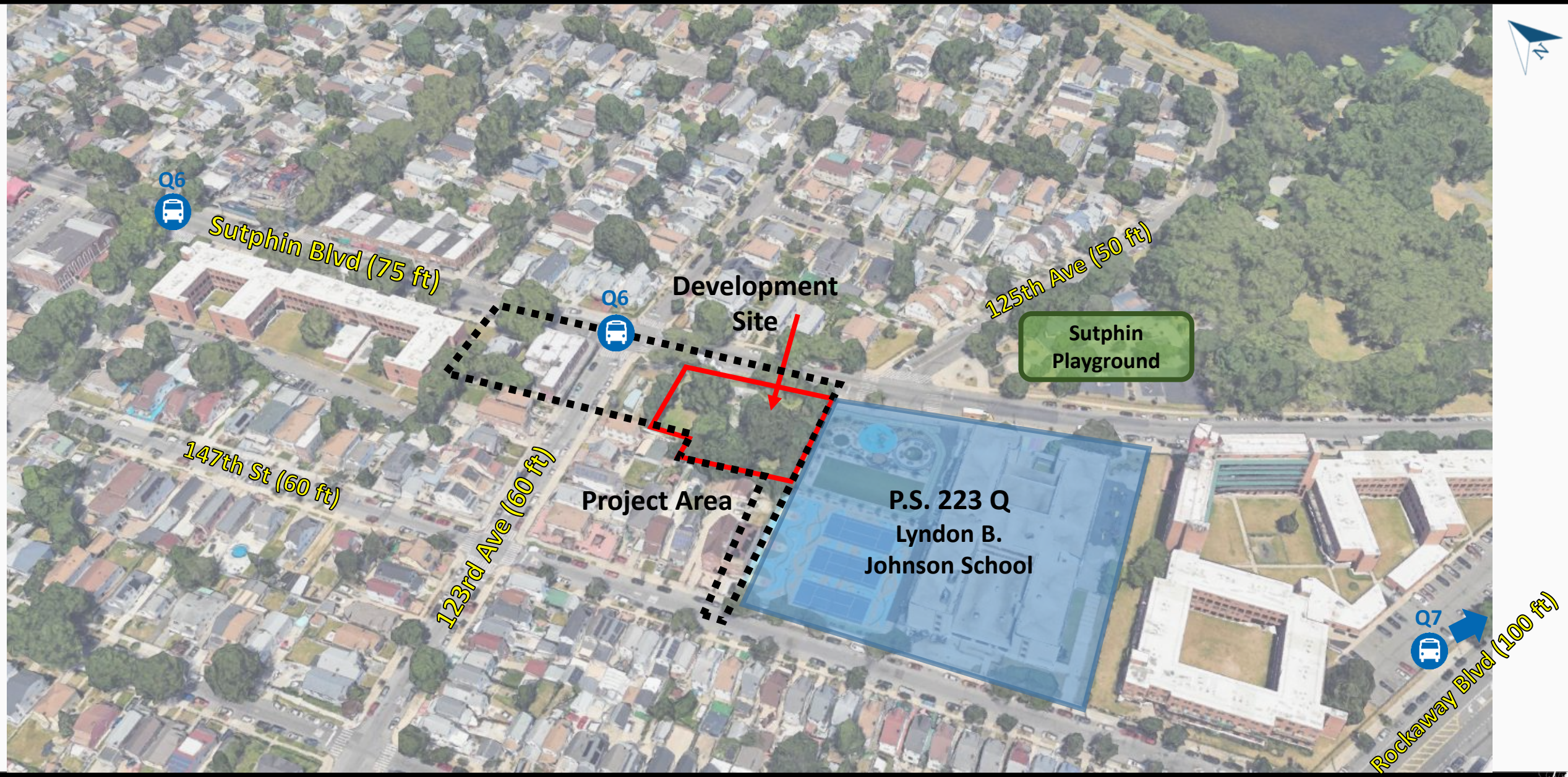
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial Buildings
- Industrial Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space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



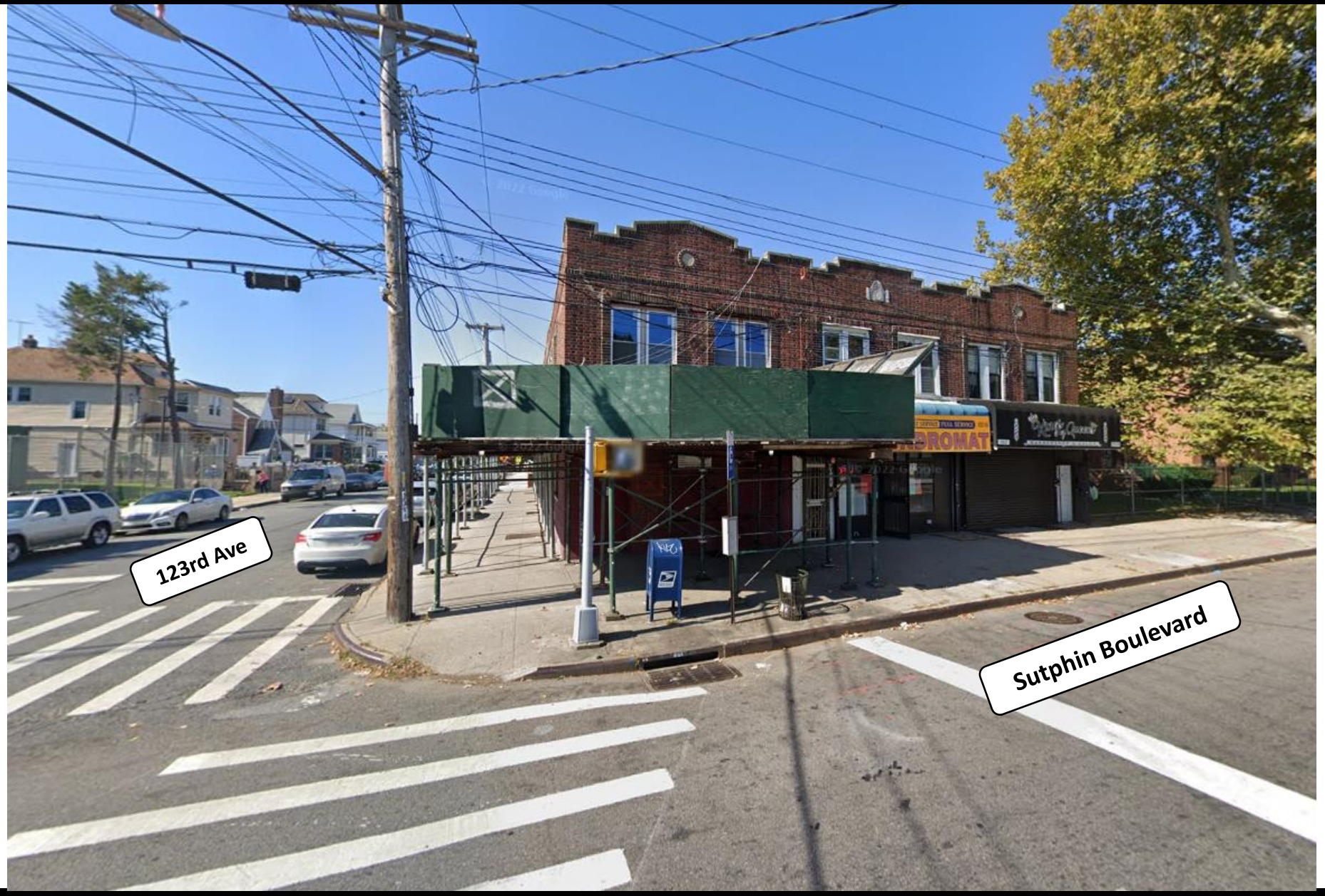
Project Area Context Overview



Project Area Context

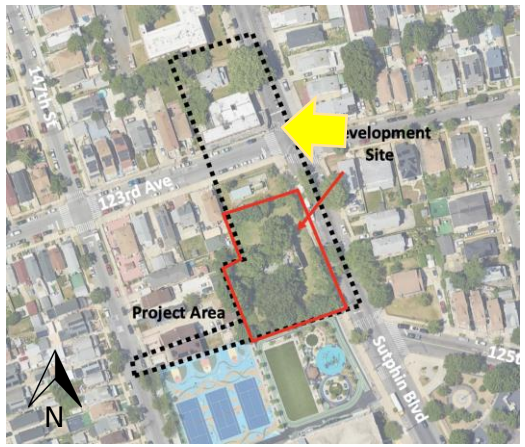


Project Area Photographs

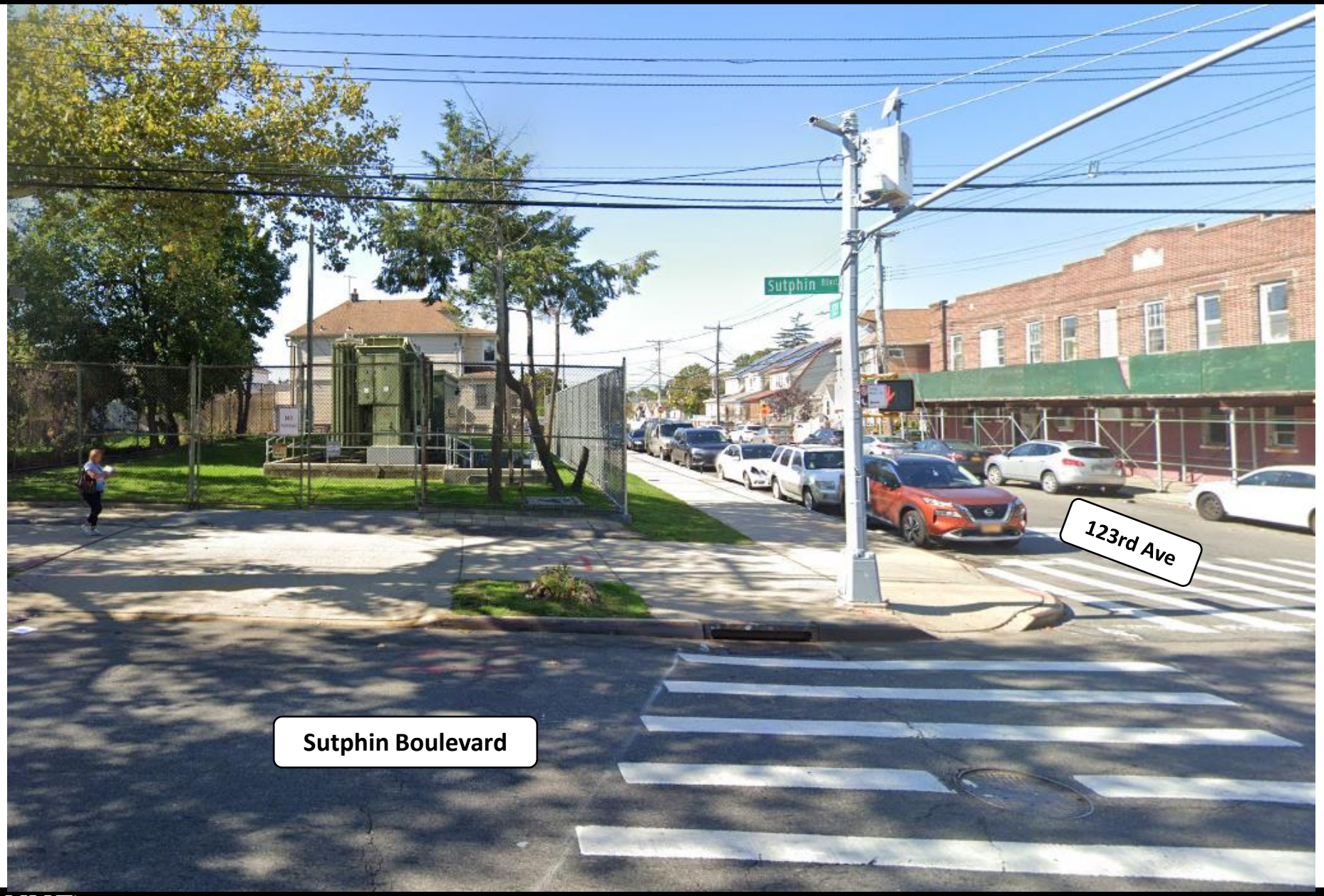


View of the Project Area facing northwest from the intersection of Sutphin Boulevard and 123rd Avenue.

(1/4)

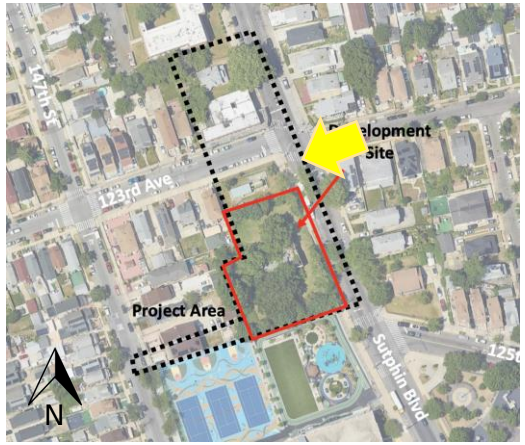


Project Area Photographs

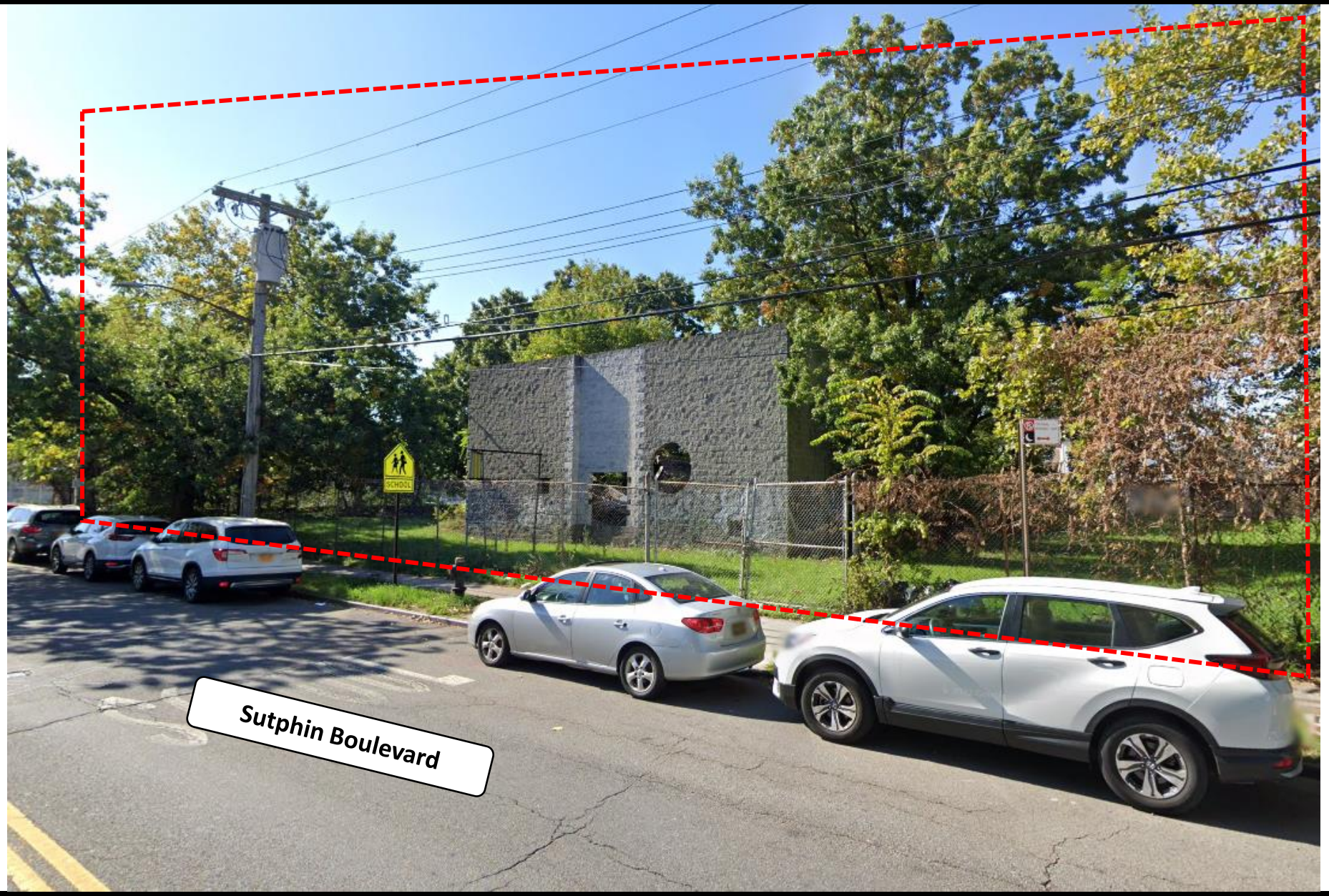


View of the Project Area facing west from Sutphin Boulevard.

(2/4)

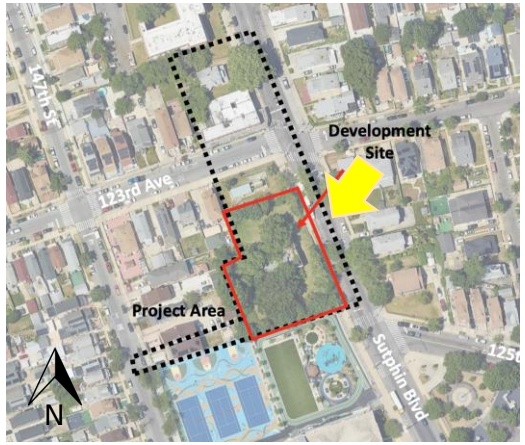


Project Area Photographs

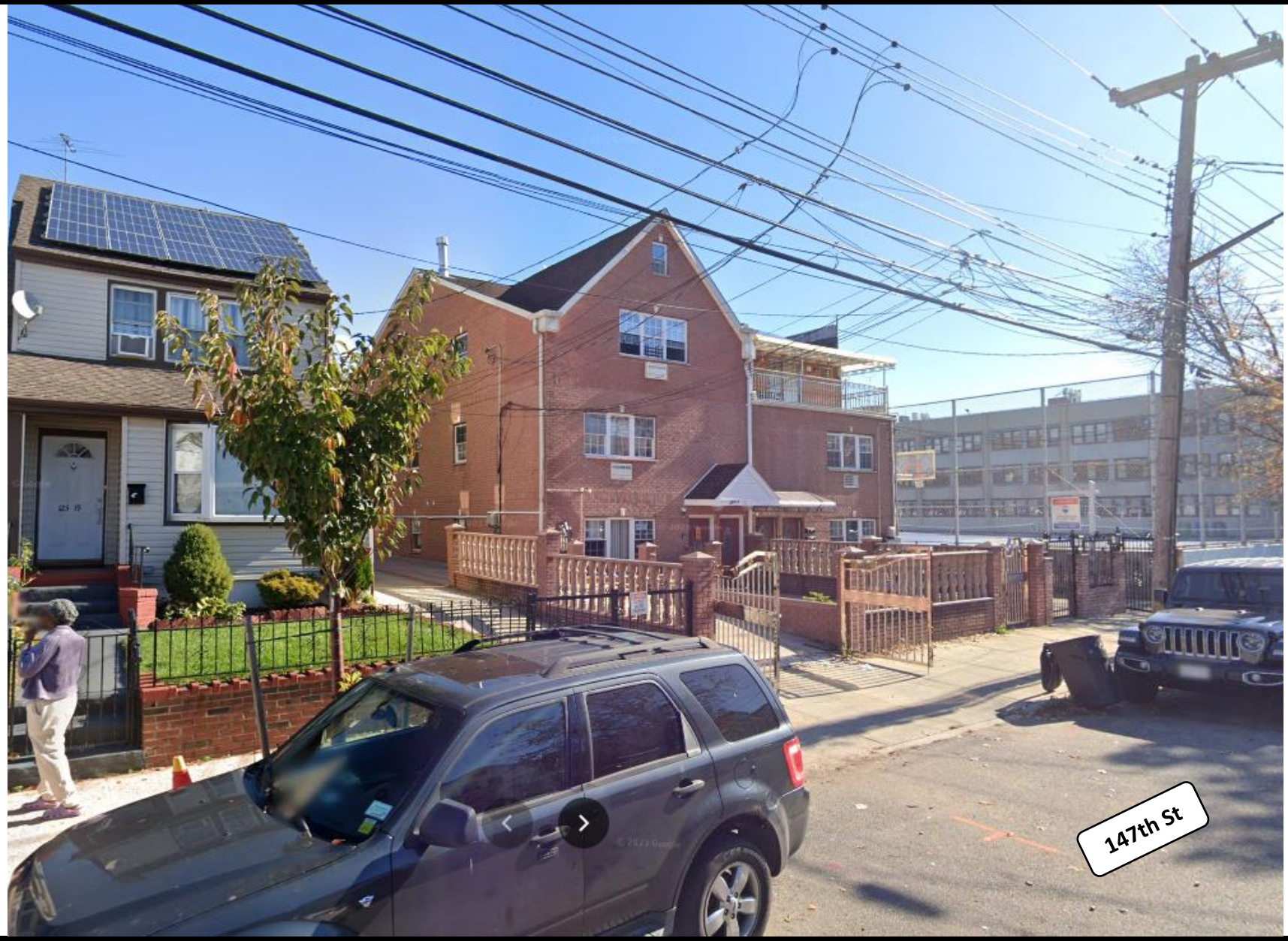


View of the Development Site facing southwest from Sutphin Boulevard.

(3/4)

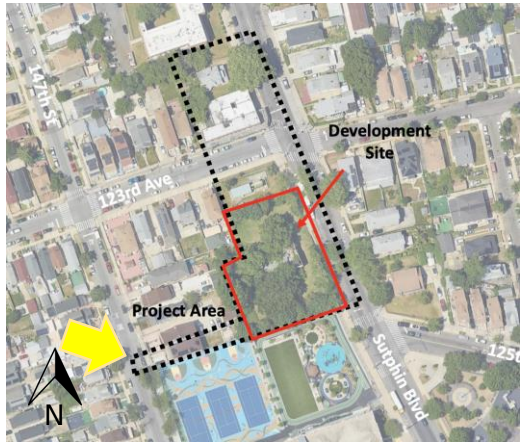


Project Area Photographs

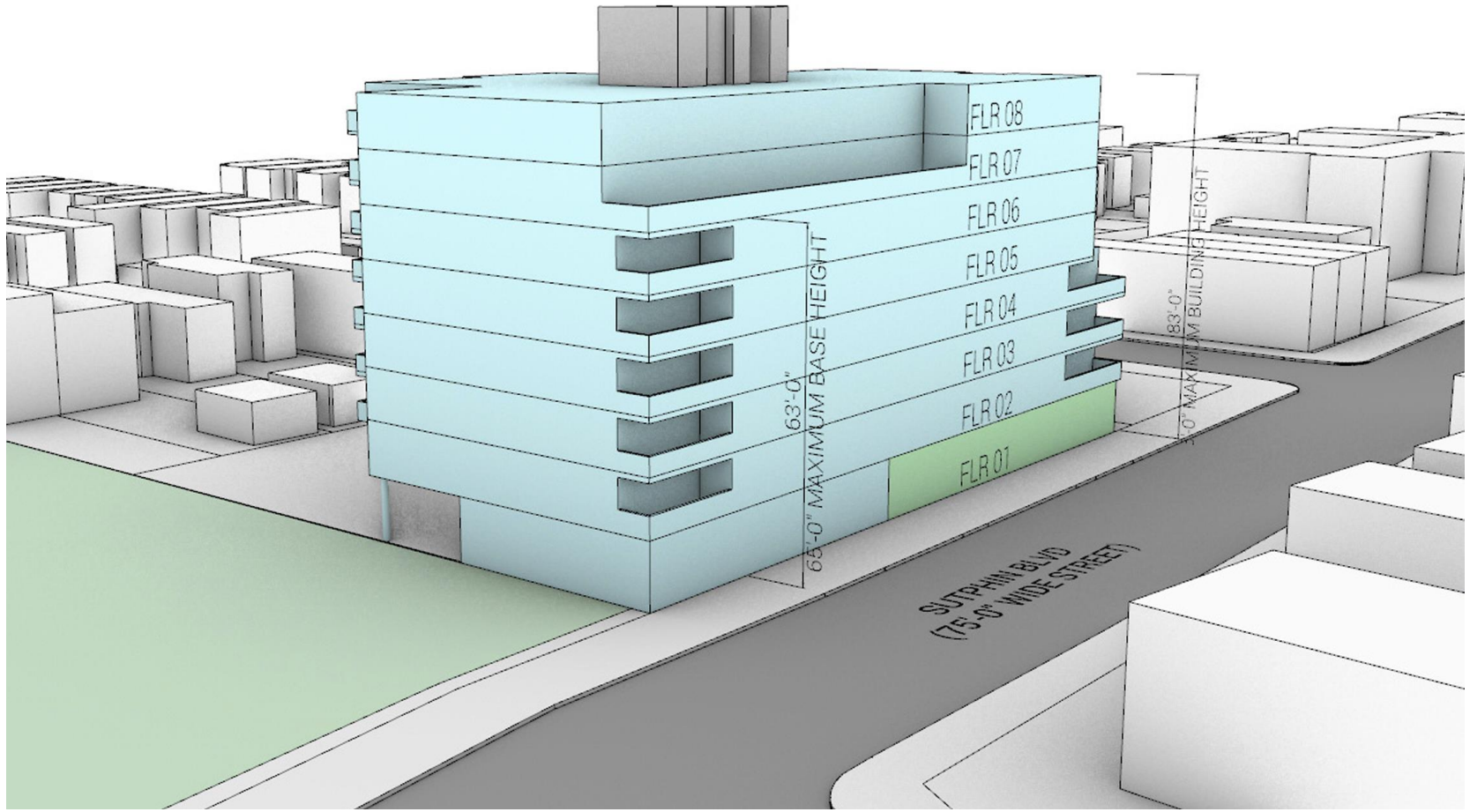


View of the Project Area facing southeast from 147th Street.

(4/4)



Proposed Development



For illustrative purposes only

Development Program

- Overall
  - One 8-story plus cellar residential building
  - 88,257 square feet of floor area (3.5 FAR)
- Community Facility
  - House of worship
  - 9,837 square feet total on cellar and p/o ground floor
- Residential
  - 125 new dwelling units
  - 31 permanently income-restricted units, MIH option 1

Ground Floor Plan



Sutphin Boulevard

- Ground-level, rear parking: 55 residential parking spaces; 63 bicycle parking spaces

Residential

Community Facility

Parking

Residential Entry

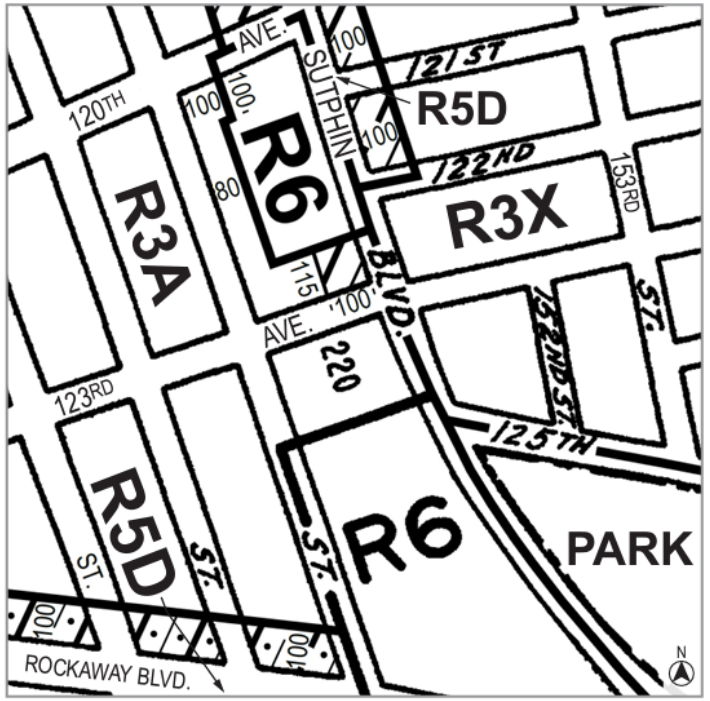
Community Facility Entry

Parking Entry/ Existing Curb Cut

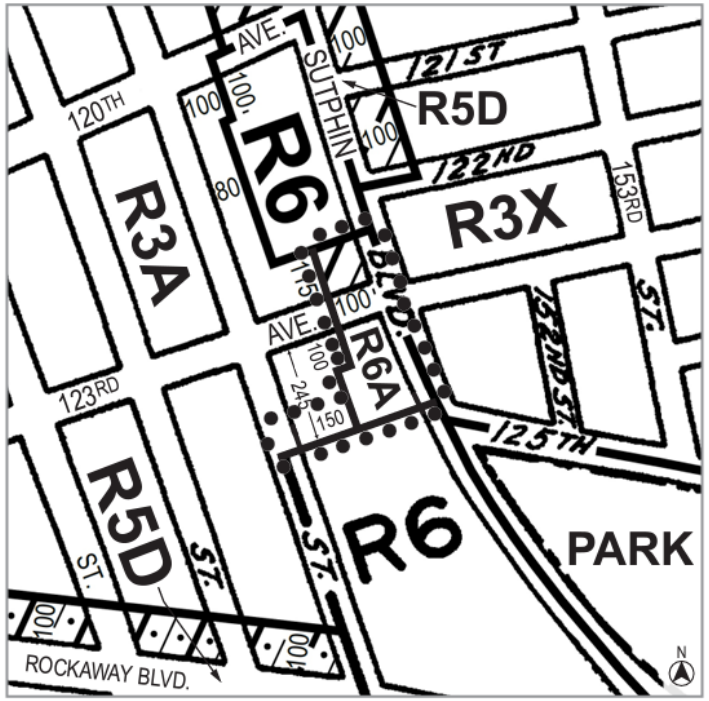
For illustrative purposes only

Actions Requested: Zoning Map Amendment

Zoning Map Amendment



Current Zoning Map (18c)



Proposed Zoning Map (18c) - Area being rezoned is outlined with dotted lines

Zoning district	R3A (existing)	R3A/C1-3 (existing)	R6 (existing)	R6A (proposed)	R6A/C1-3 (proposed)
Residential FAR	0.5	0.5	2.2-3.0 (QH)	3.6 (MIH)	3.6 (MIH)
Comm. Fac. FAR	1.0	1.0	4.8	3.0	3.0
Commercial FAR	N/A	1.0	N/A	N/A	2.0
Building Height	35’	35’	55’-75’ (QH)	80'-85’ w/QGF	80'-85’ w/QGF

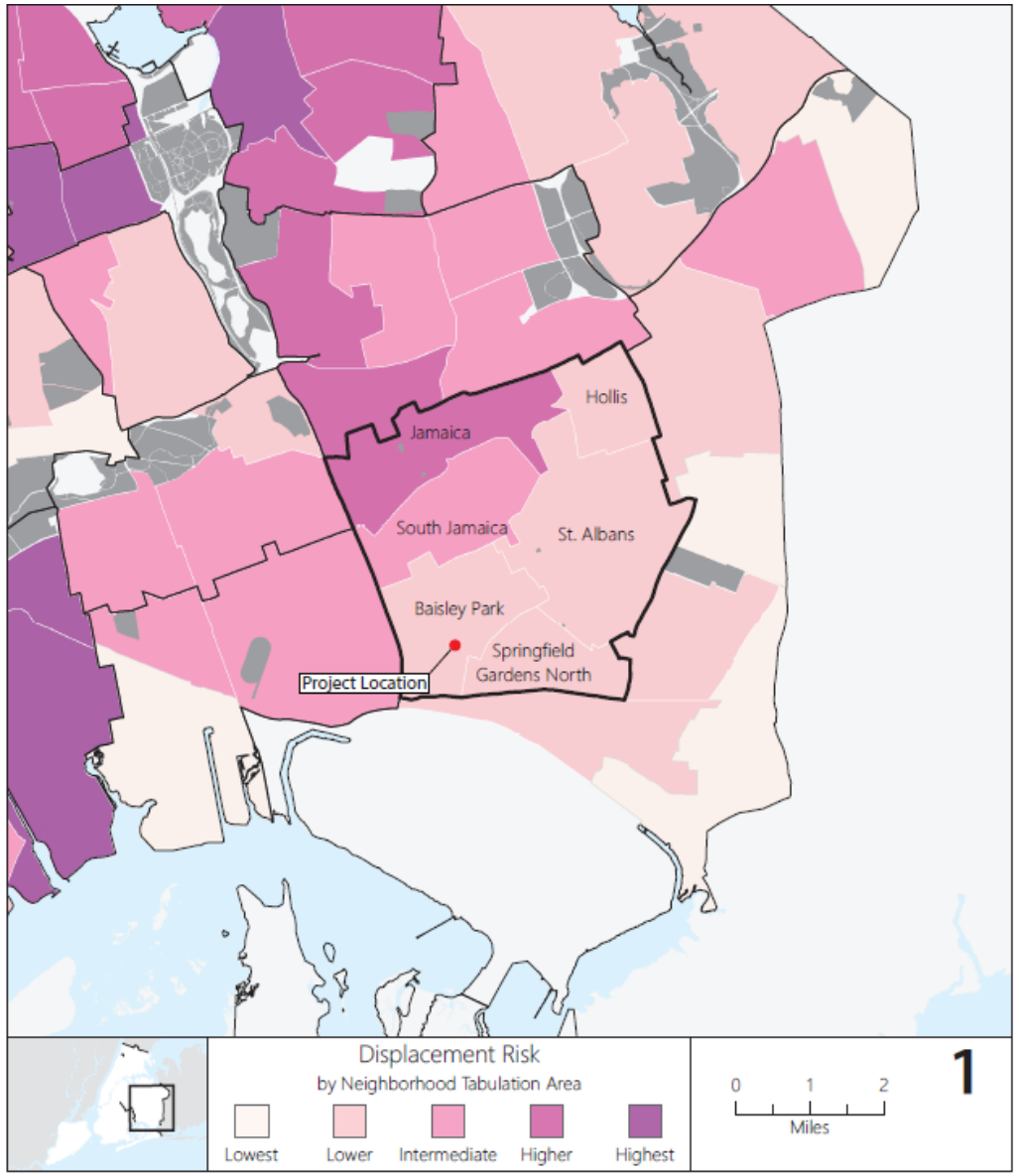
Actions Requested: Zoning Text Amendment

Zoning Text Amendment

- MIH Option 1 and 2
  - 31 income restricted units – option 1
- MIH boundary coterminous with R6A rezoning



Data from Applicant's Racial Equity Report of Housing and Opportunity



Annual Median Household Income:

$69,384

[Jamaica, Hollis, St. Albans]
Public Use Microdata Area (PUMA) 4112

Lower than Queens & NYC

Income Restriction	Units
Extremely Low Income (0-30% AMI)	--
Very Low Income (31-50% AMI)	12
Low Income (51-80% AMI)	19
Moderate Income (81-120% AMI)	--
Not Income Restricted	94
Total New Units	**125**

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

$850 - $2,540

Estimated average income of a household earning 40%-80% AMI *:

$39,600 - $113,000

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

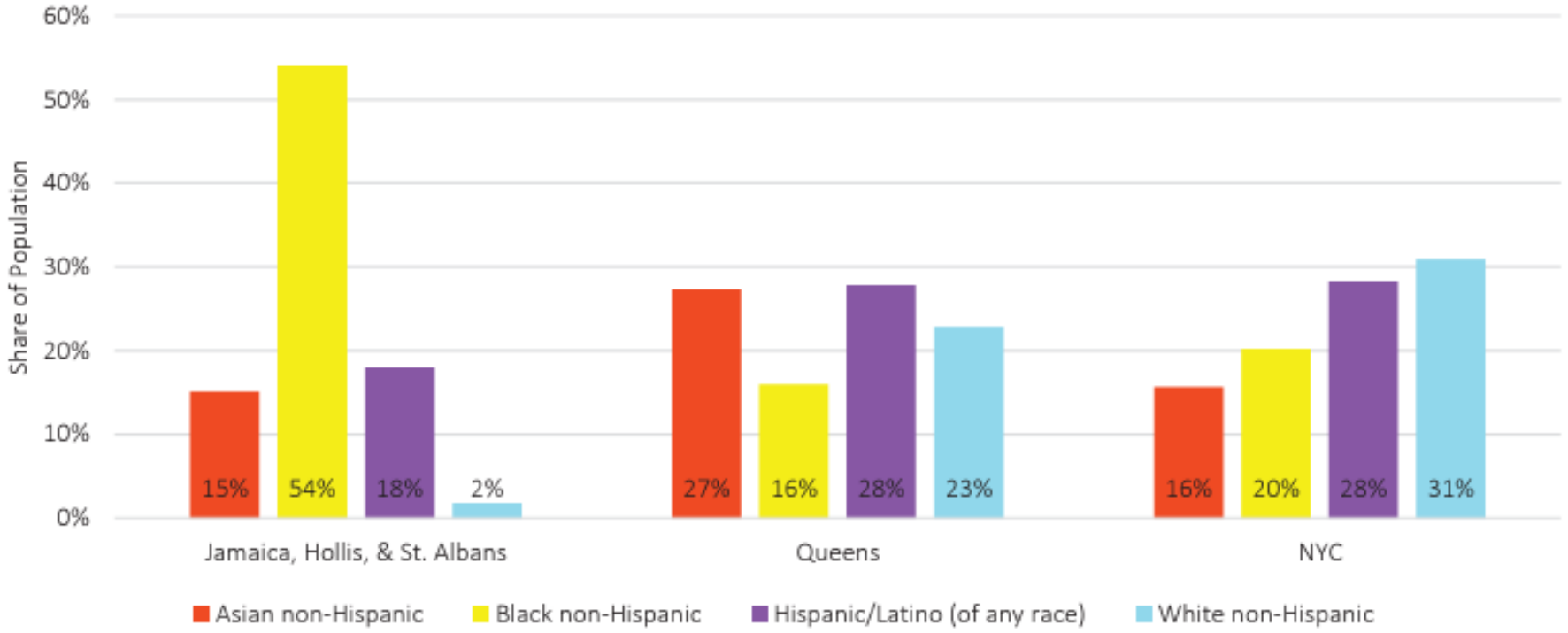
Data from Applicant's Racial Equity Report of Housing and Opportunity

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]."



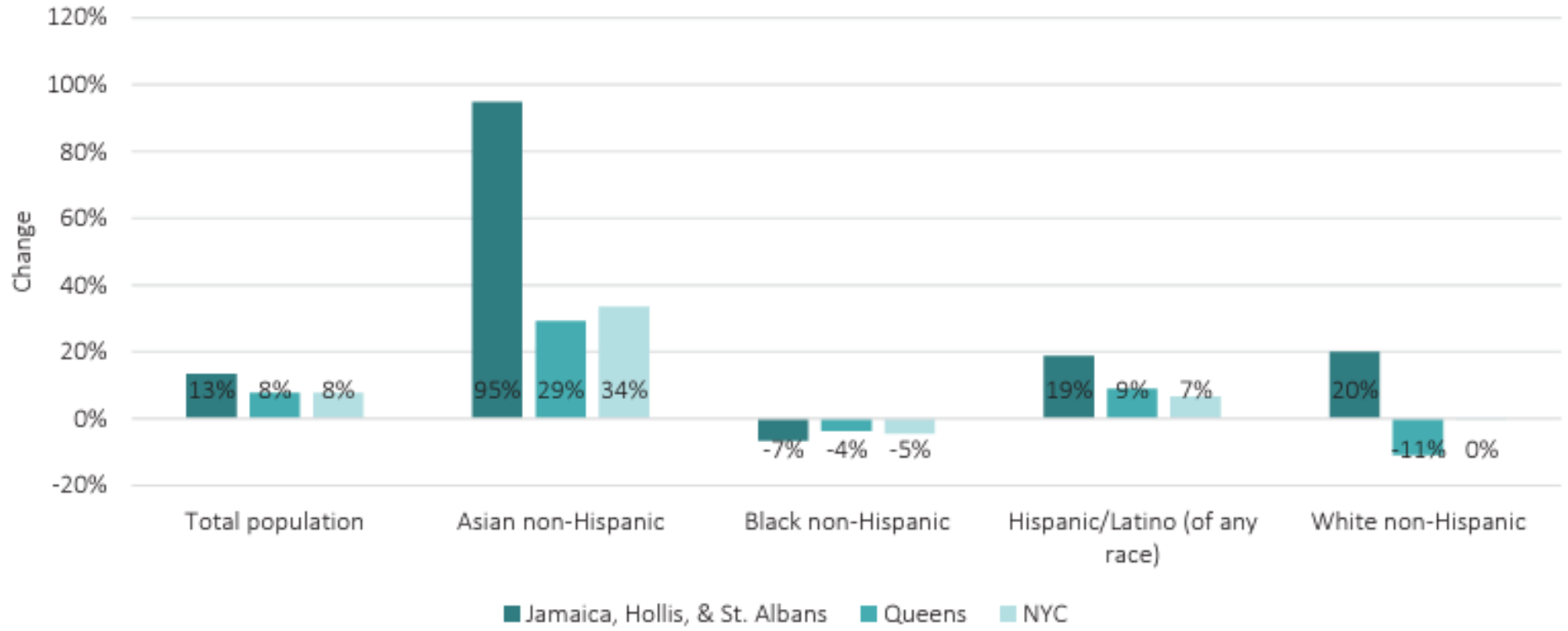
Source: Census 2020; Community Profile Table 1.01

Data from Applicant's Racial Equity Report of 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

Conclusion

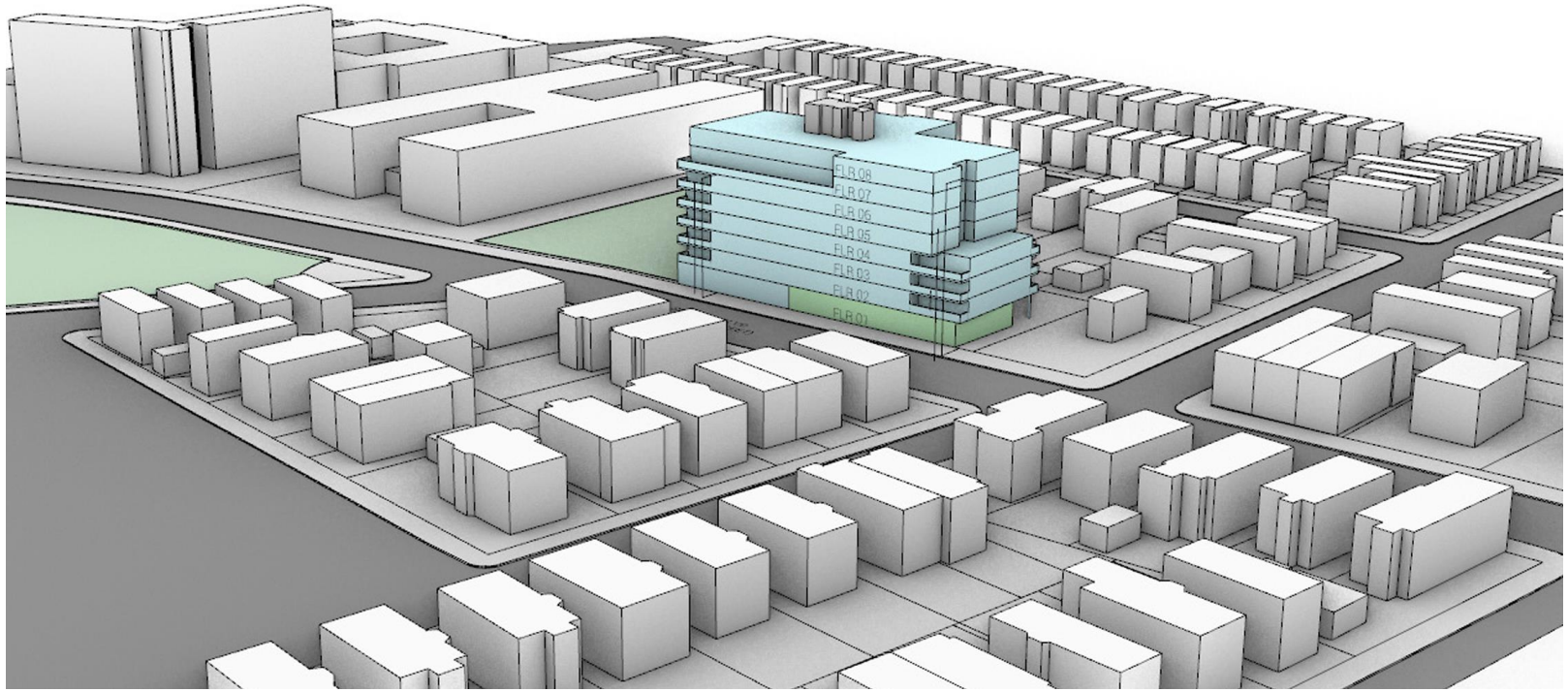
Actions:

Zoning Map Amendment
From **R3A** and **R6** zoning districts to an **R6A** district, **R3A/C1-3** district to an **R6A/C1-3** district, and **R6** district to an **R3A** district.

Zoning Text Amendment
To modify **Appendix F** and establish a Mandatory Inclusionary Housing area (Option 1 and Option 2)

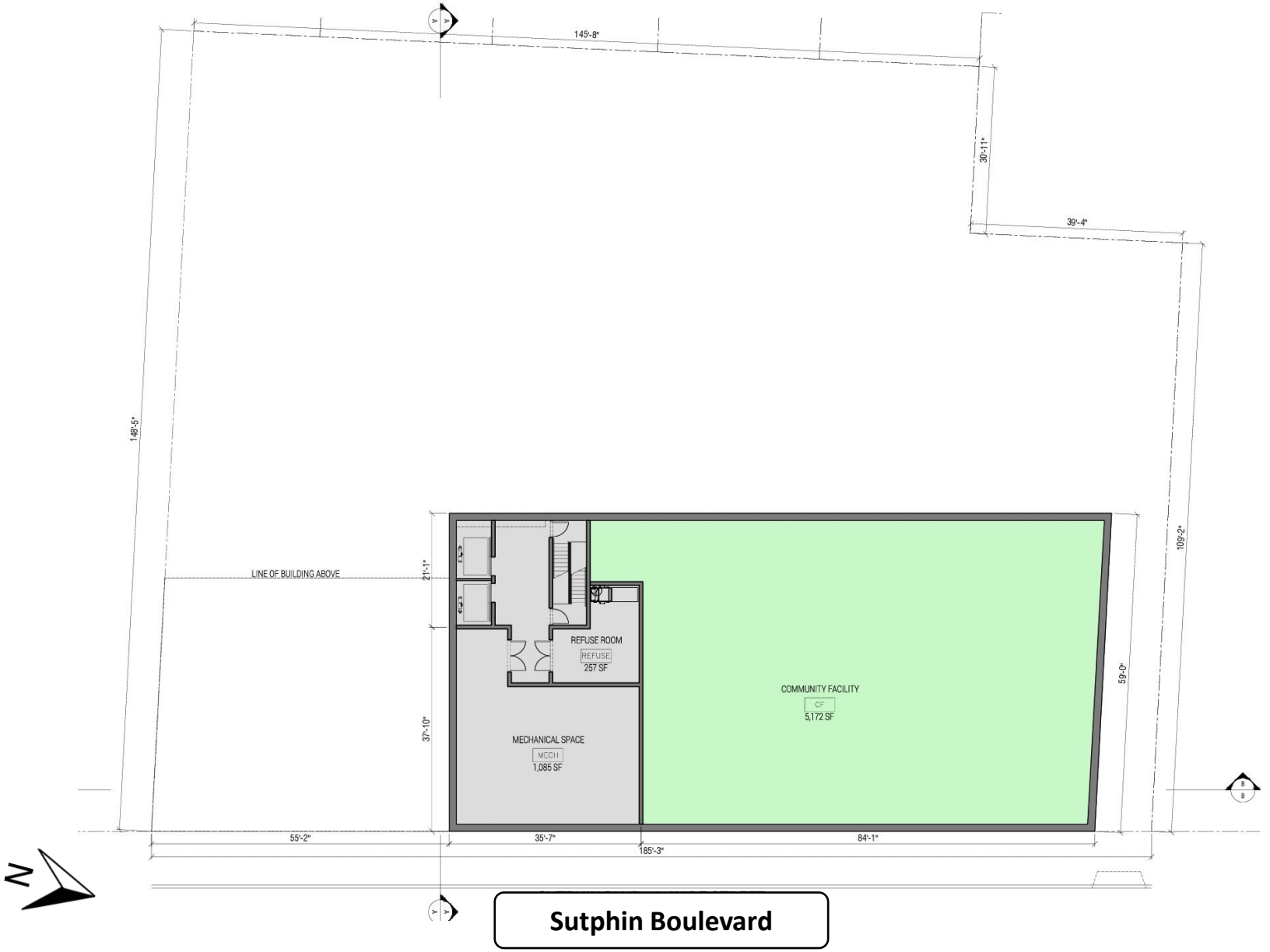
Proposed Development:

- Development of an eight-story mixed-use building containing approximately 88,257 sf of floor area
  - 125 dwelling units
  - Including 31 income-restricted dwelling units (Option 1)
  - Total height: 82 feet



For illustrative purposes only

Appendix: Cellar Floor Plan



Mechanical

Community Facility

Appendix: Typical Floor Plan

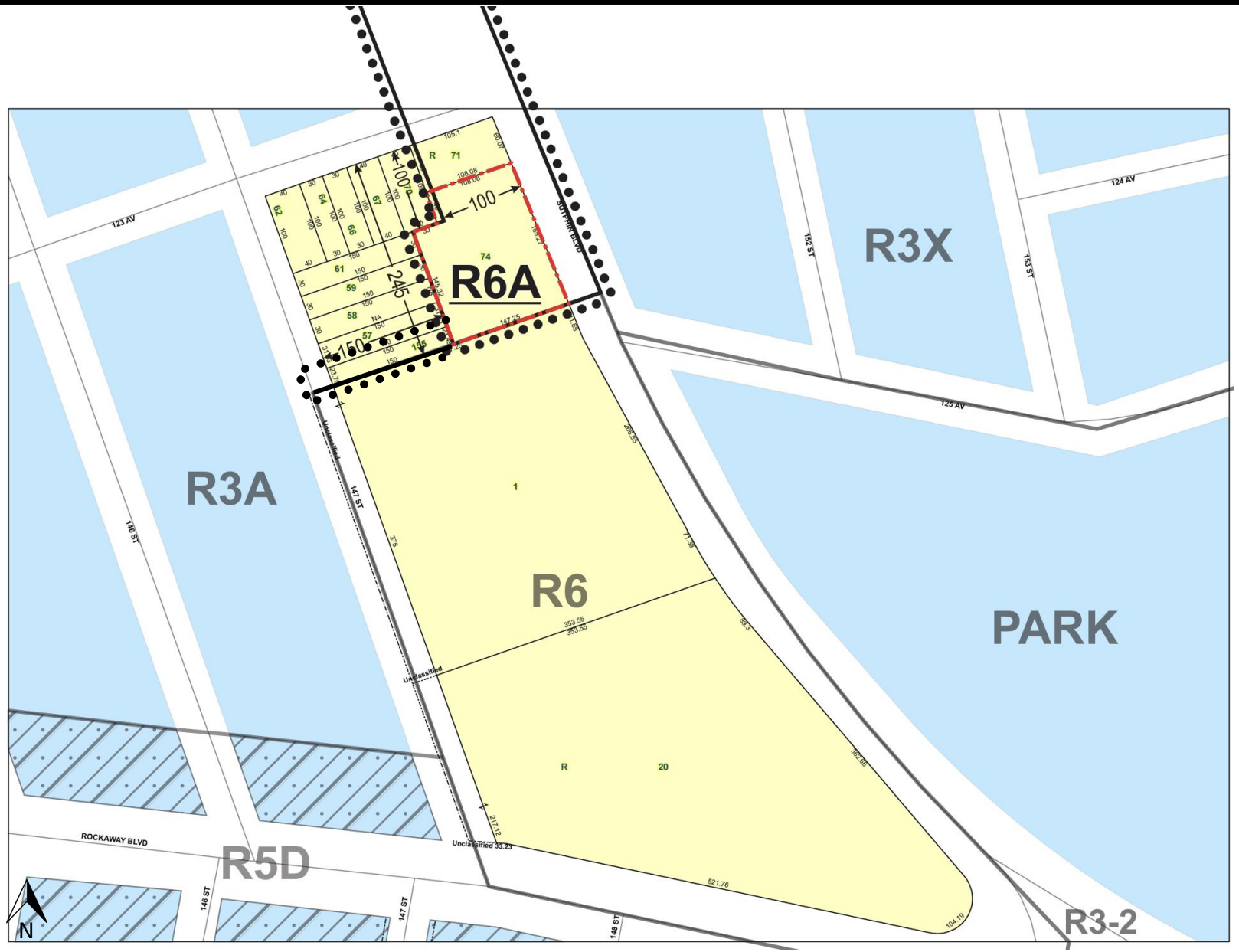


Dwelling Units

- Studio, 1- and 2-bedroom units

Residential

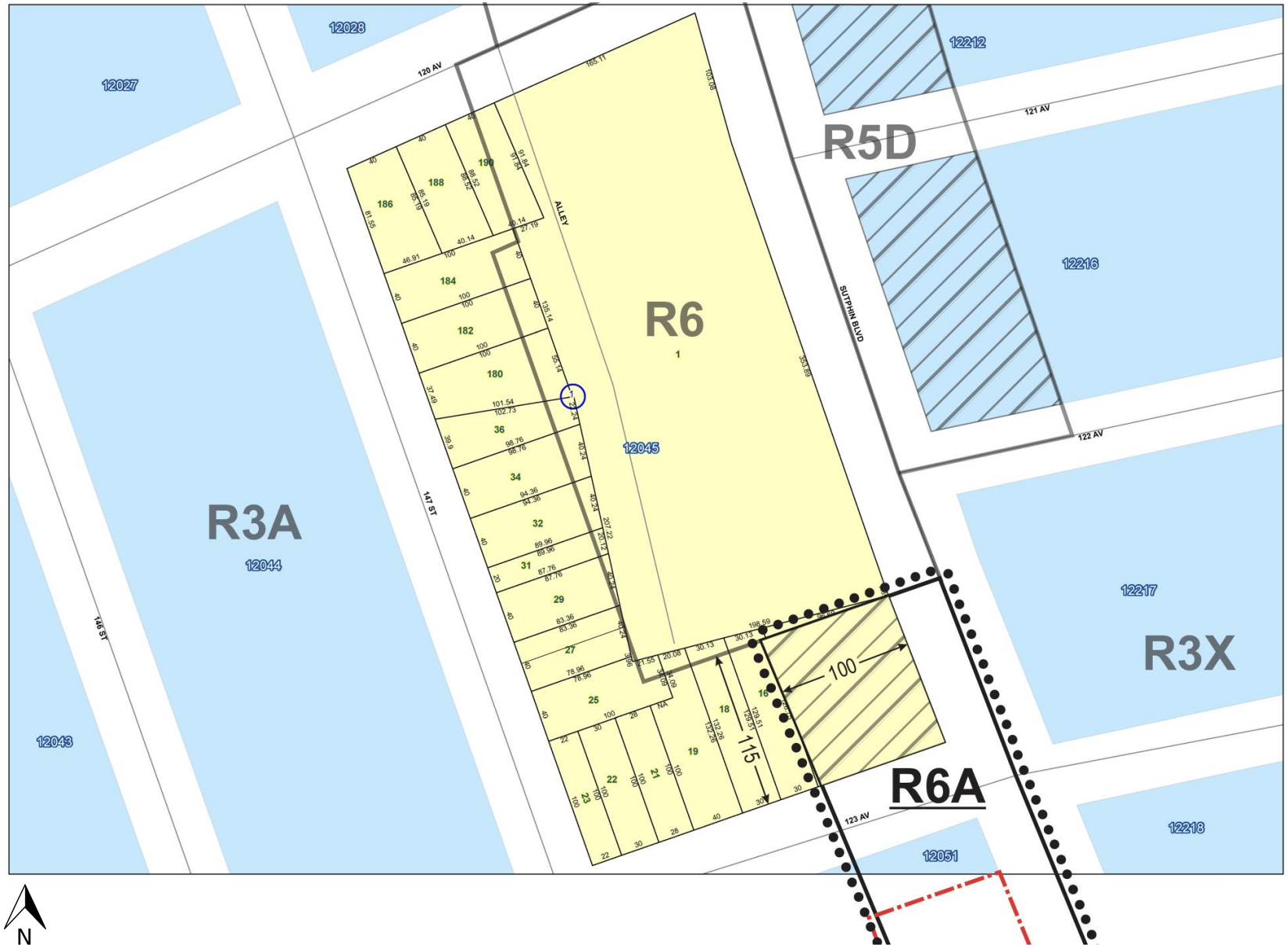
Appendix: Tax Map



Tax Map (1/2) Block 12051

- Development Site
- Proposed Rezoning Boundary/ Project Area
- Existing Zoning District Line
- Proposed Zoning District Line
- R3A — Existing Zoning District
- Existing C1-3 Overlay
- R6A — Proposed Zoning District

Appendix: Tax Map



Tax Map (2/2) Block 12045

- Development Site
- Proposed Rezoning Boundary/ Project Area
- Existing Zoning District Line
- Proposed Zoning District Line
- R3A — Existing Zoning District
- Existing C1-3 Overlay
- R6A — Proposed Zoning District