135-27 Sapphire Street Rezoning

Review Session | April 27, 2026



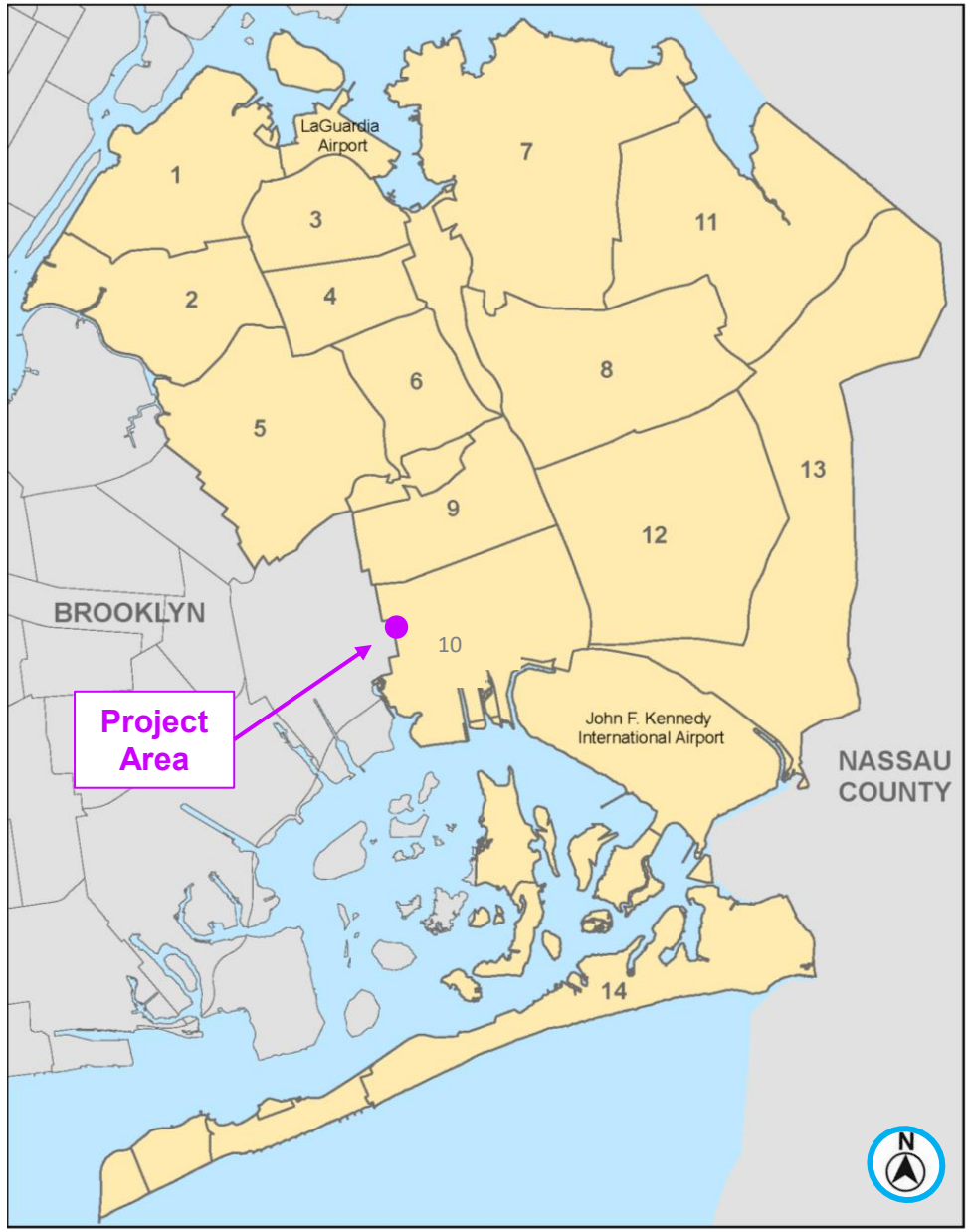
For illustrative purposes only

Background

Applicant
- 135 Sapphire LLC

Location
- 135-27 Sapphire Street
- Block 11384: Lots 15, 24, 28, 29, 32, 34, 37, 38, 40, 42, and 45
- Jewel Streets, Lindenwood
- Queens Community District 10

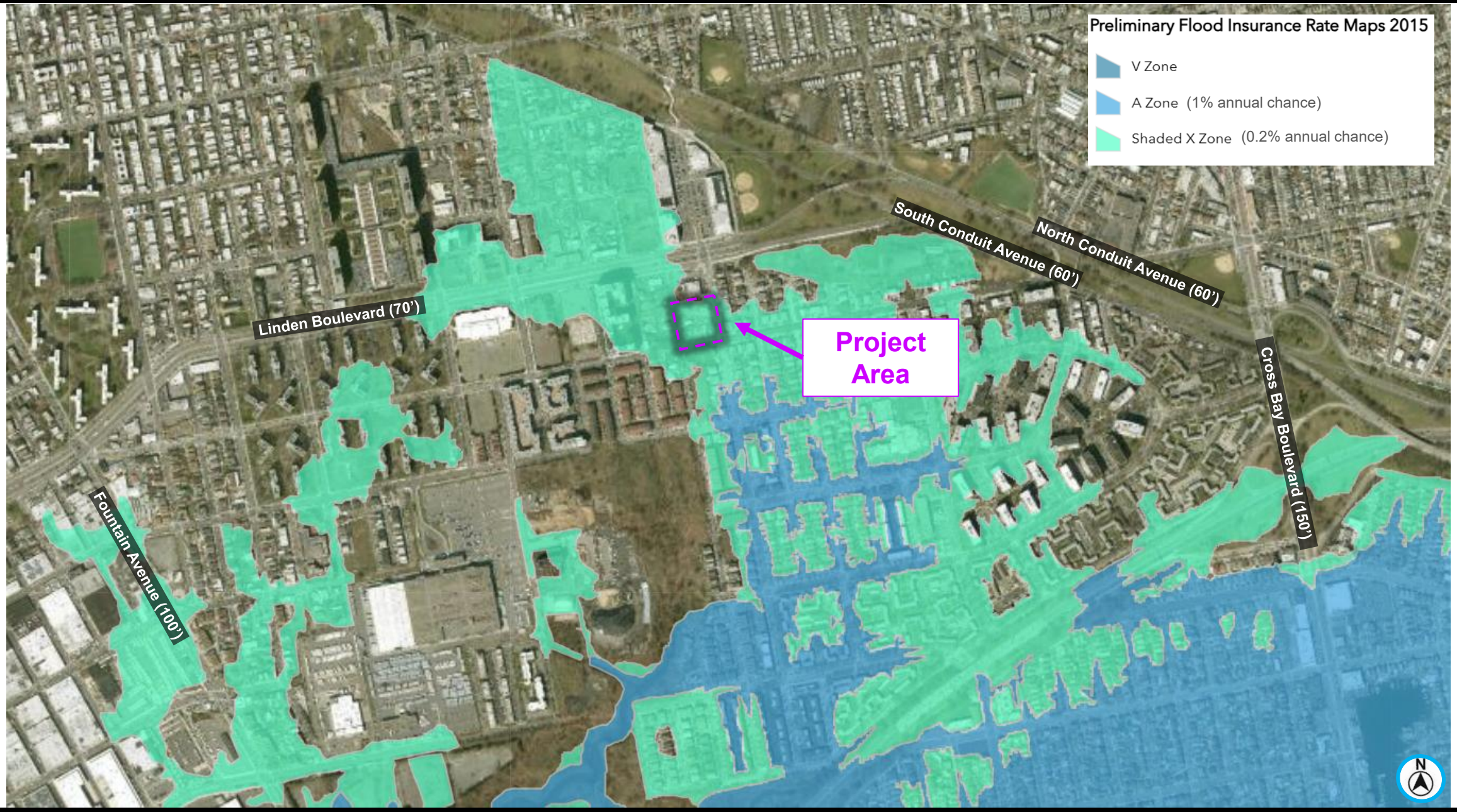
Actions Requested:
- Zoning Map Amendment (ZM)
  - From R4 to R6A
- Zoning Text Amendment (ZR)
  - To amend Appendix F to establish a Mandatory Inclusionary Housing (MIH) area with MIH Options 1 & 2



Surrounding Area: Context



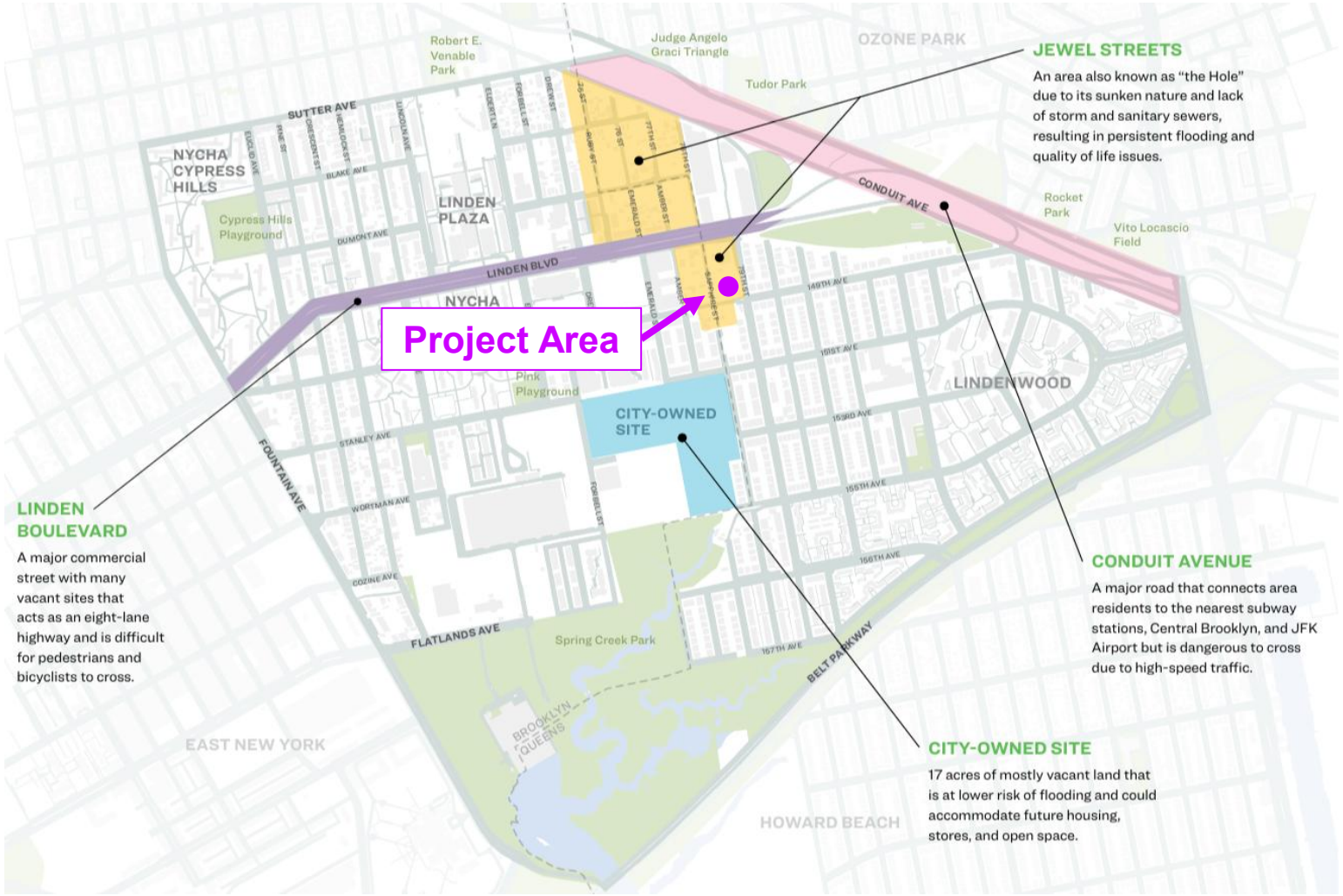
Surrounding Area: Flood Hazard Map



Department of Housing Preservation and Development (HPD)-led neighborhood plan.

Planning Goals

- Reduce flooding now and in the future
- Ensure residents have access to safe, resilient, and affordable homes
- Make streets safer and better connected
- Encourage redevelopment of vacant land with new affordable housing, stores, and open space
- Increase access to essential business, job, and social services



Jewel Streets Neighborhood Plan Study Area

Surrounding Area: Land Use and Zoning

135-27 Sapphire Street, Queens
Area Map

Block: 11384, Lots: 15, 24, 28, 29, 32, 34, 37-40, 42 & 45

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	

- Borough Boundary
- Elevated Rail Structure / Roadway Overpass
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

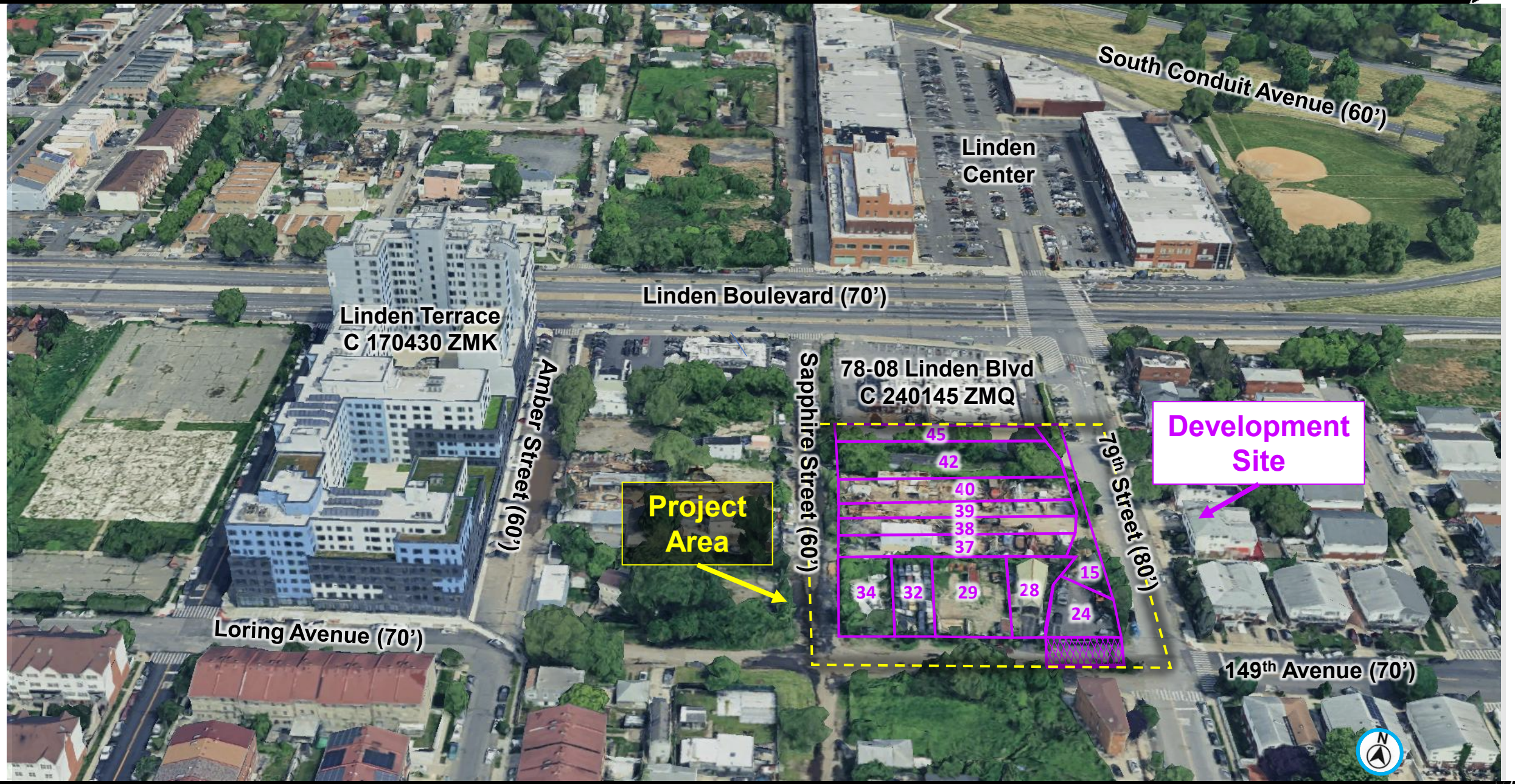
Land Uses
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions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

May 2024

Urban Cartographics



Project Area: Existing Conditions

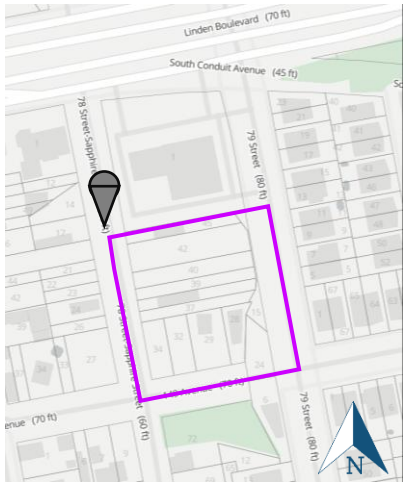


Existing Conditions (Site Photos)

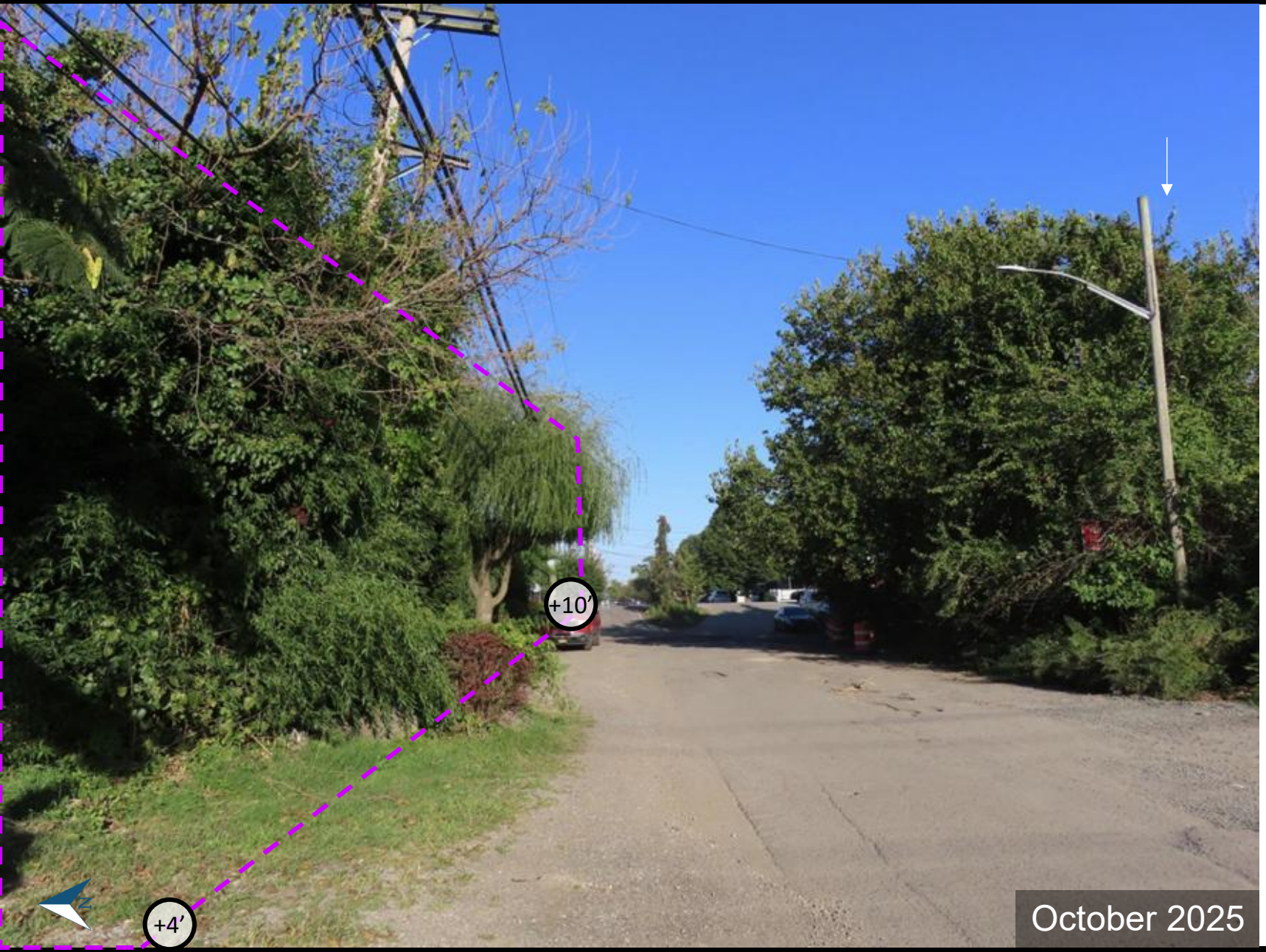




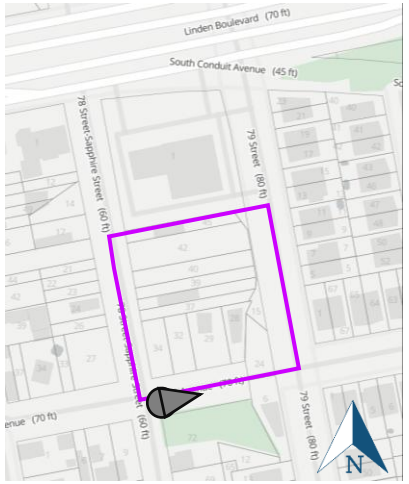
View of Development Site facing south along Sapphire Street



Existing Conditions (Site Photos)



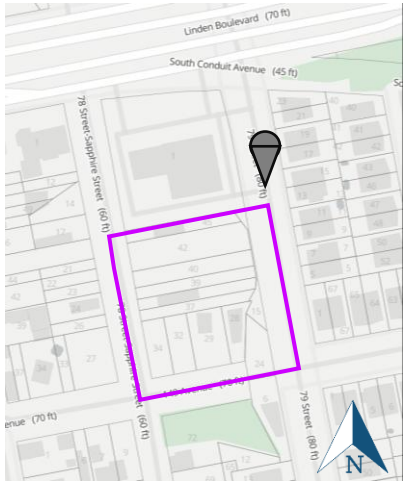
View of Development Site facing east along 149th Avenue



Existing Conditions (Site Photos)



View of Development Site facing south along 79th Street



Proposed Development: Overview

Project details

- Six-story, 186,380 SF (3.4 FAR) residential building
- Approximately 268 dwelling units, ~67 MIH (option 1)
- 118 parking spaces within the cellar

Designing for resiliency

- On-site stormwater management required by the Unified Stormwater Rule
  - Rainwater retention and detention
- Raising the ground floor to approximately 14’
- Wet-floodproofed, permeable ground floor

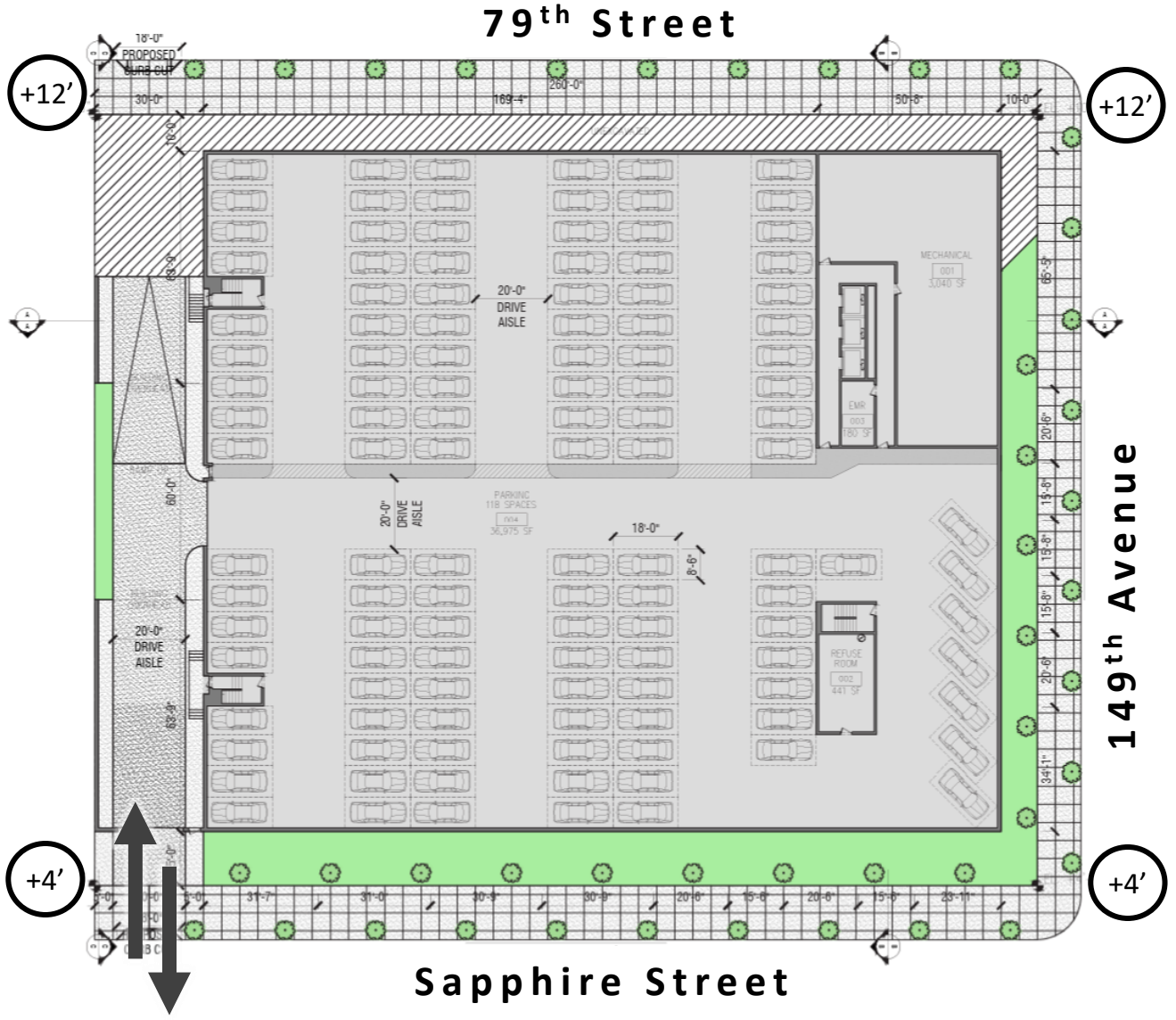


For illustrative purposes only

Proposed Development: Cellar Floor Plan

Project details

- 118 parking spaces within the cellar
- Curb cut via Sapphire Street on the cellar level
- 10’ sidewalk width
- 15’ setback proposed on Sapphire Street

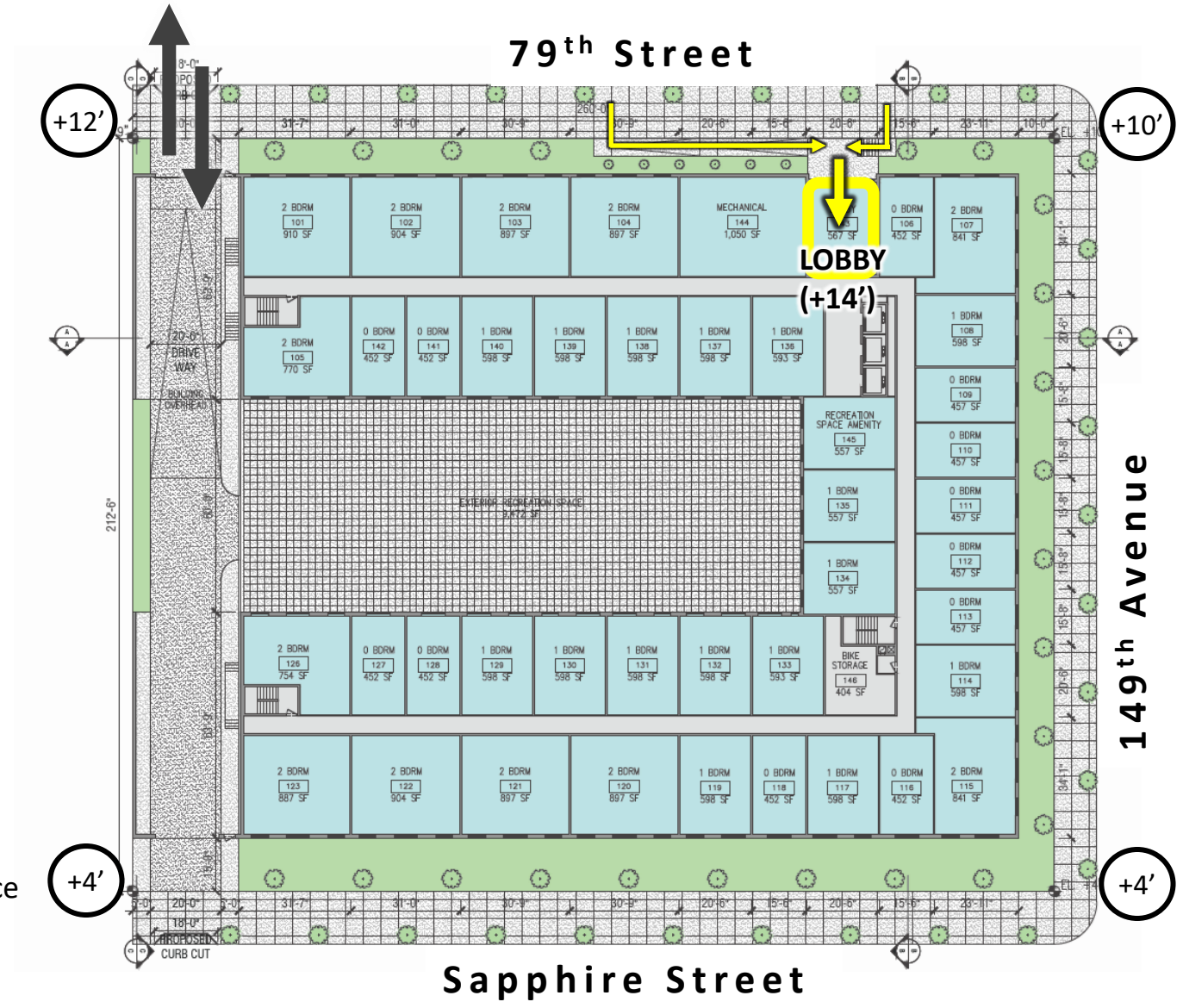


For illustrative purposes only

Proposed Development: Ground Floor Plan

Project details

- 118 parking spaces within the cellar
- Curb cut via 79th Street on the ground floor level
- 10’ sidewalk width
- 10’ setback proposed on 149th Avenue and 79th Street
- Residential lobby entrance on 79th Street with a ramp and stairs

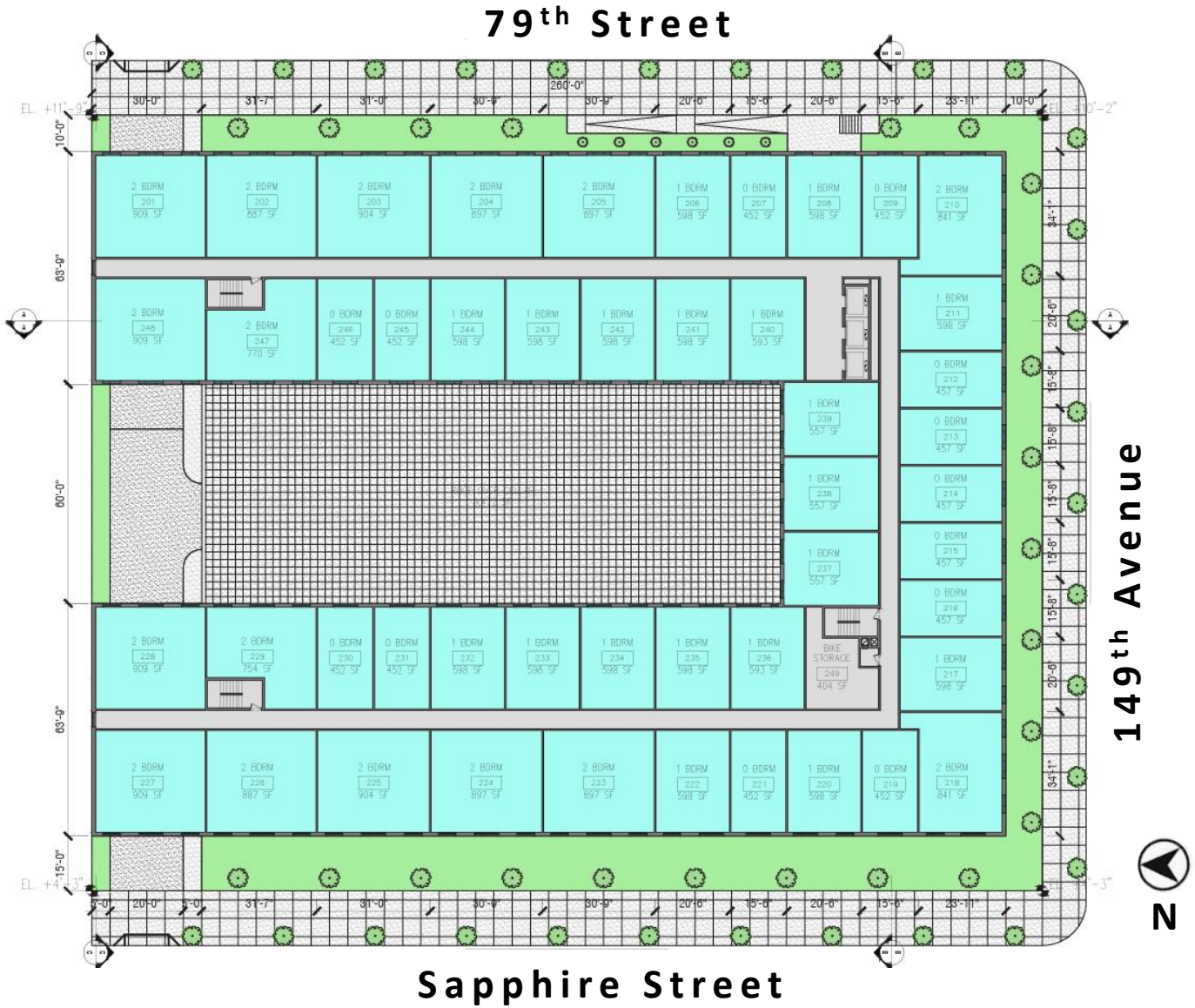


For illustrative purposes only

Proposed Development: Typical Residential Floor Plan

Project details

- Six-story, 186,380 SF (3.4 FAR) residential building
- Approximately 268 dwelling units, ~67 MIH (option 1)
- 118 parking spaces within the cellar



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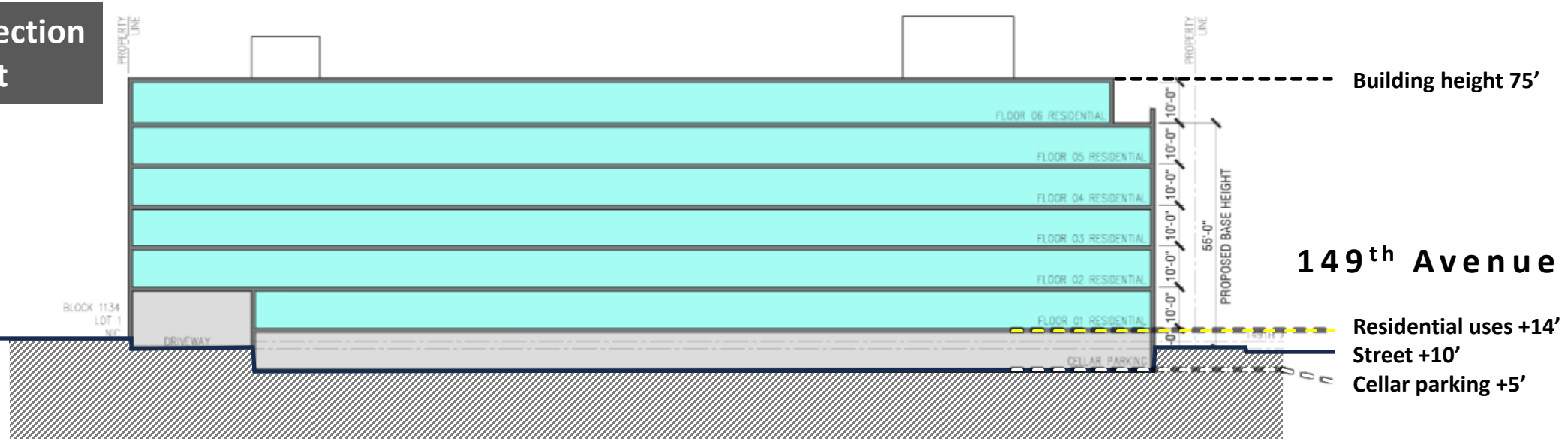
Proposed Development: Sections

Building Section Facing East



Building height 75’

149th Avenue

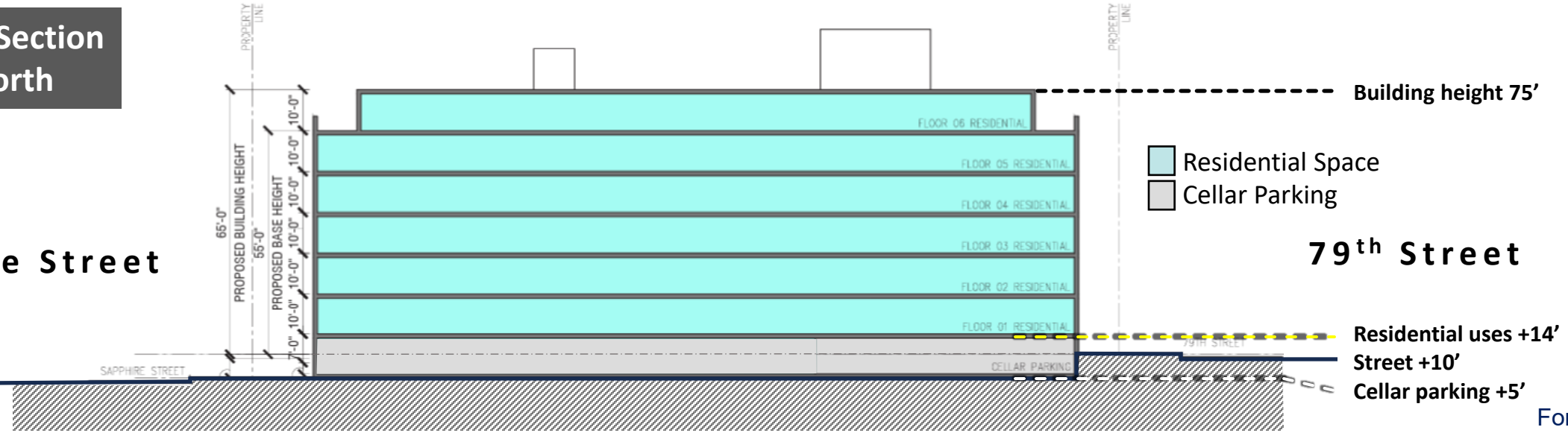
Midblock +12’

Residential uses +14’

Street +10’

Cellar parking +5’

Building Section Facing North



Building height 75’

Residential Space

Cellar Parking

Sapphire Street

79th Street

Residential uses +14’

Street +10’

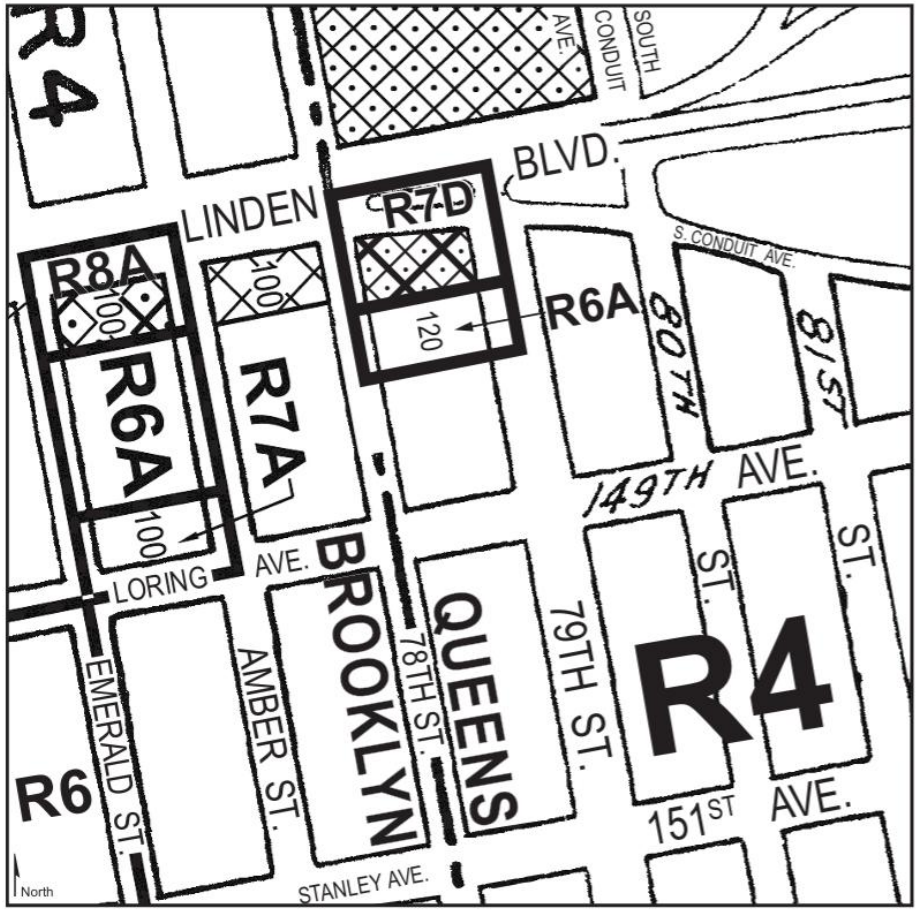
Street +5’

Cellar parking +5’

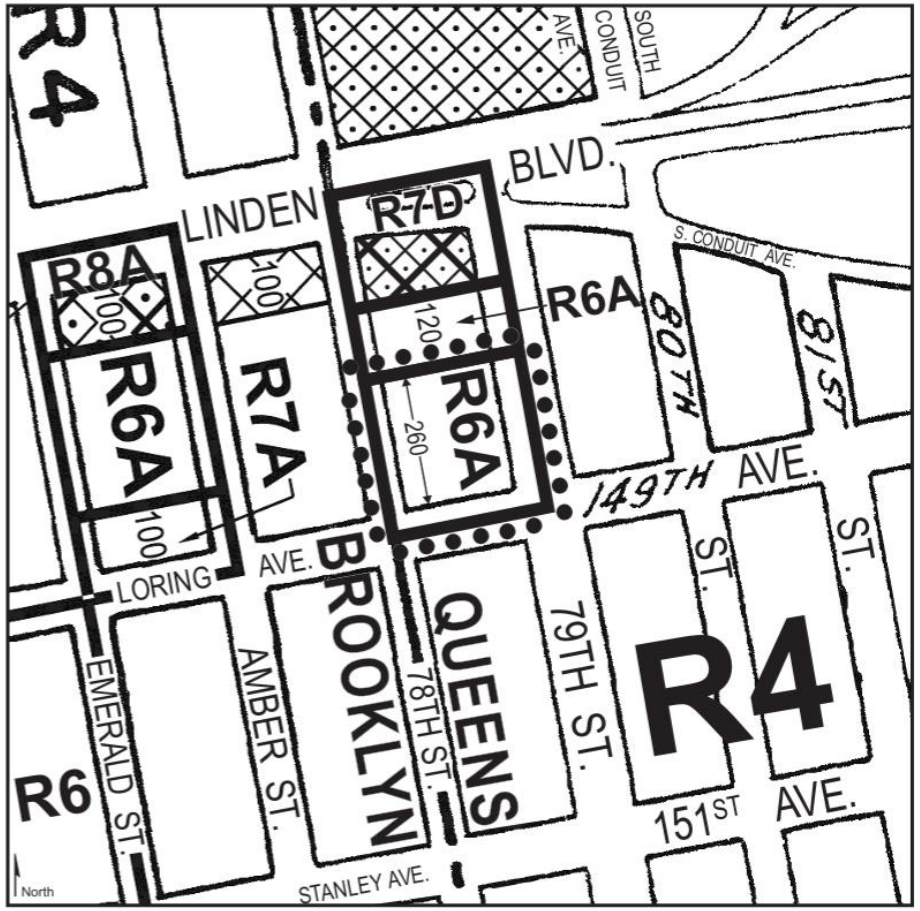
For illustrative purposes only

Actions Requested: Zoning Map Amendment

Zoning Change Map



Current Zoning Map (18b)



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

Rezoning from R4 to R6A

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.

Actions Requested: Zoning Map Amendment

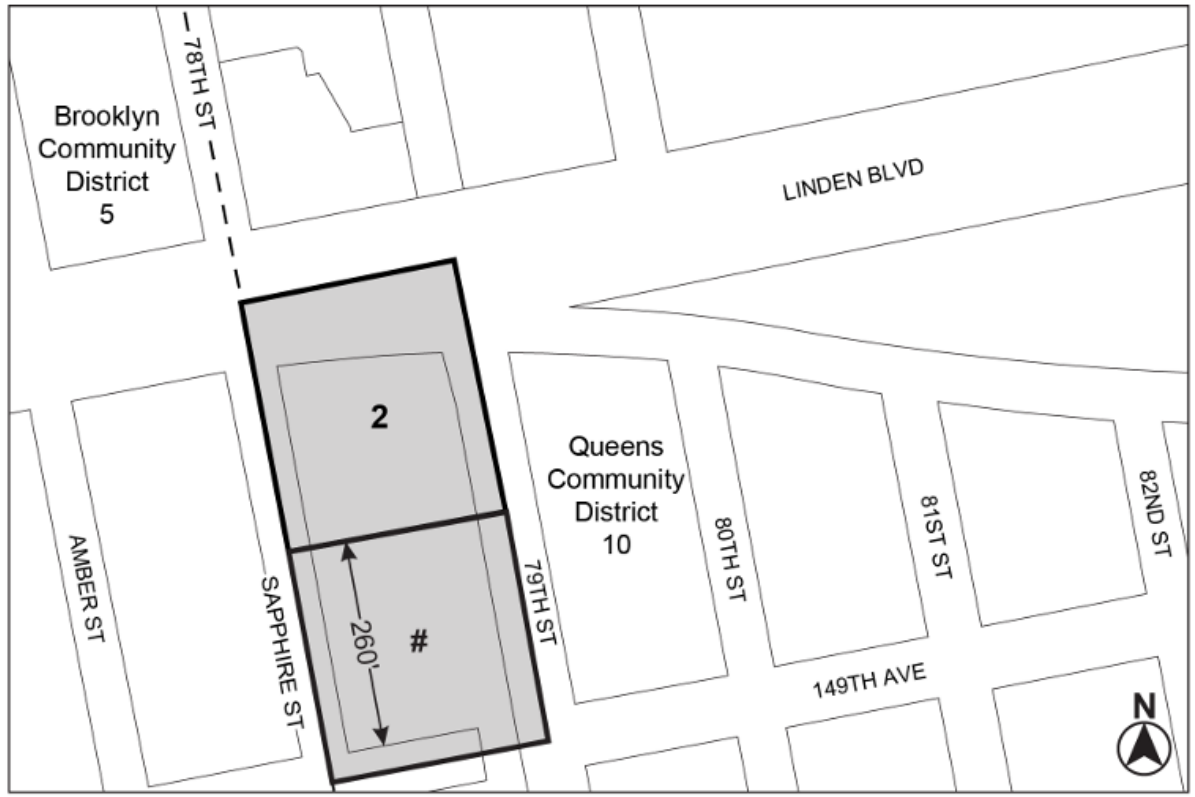
	R4 (existing)	R6A (proposed)
Max Base Height:	25'	65’
Max Building Height:	35'	95’**
Max Residential FAR:	1.0	3.9**
Max Community Facility FAR:	2.0	3.0
Required Parking:	50%	50%, 25%*

*for Qualifying Affordable Housing located beyond the Greater Transit Zone
**when providing affordable housing pursuant to the Mandatory Inclusionary Housing Program or Universal Affordability Program

Actions Requested: Zoning Text Amendment

- MIH Option 1 and Option 2
  - 67 income restricted units – option 1

[PROPOSED MAP]



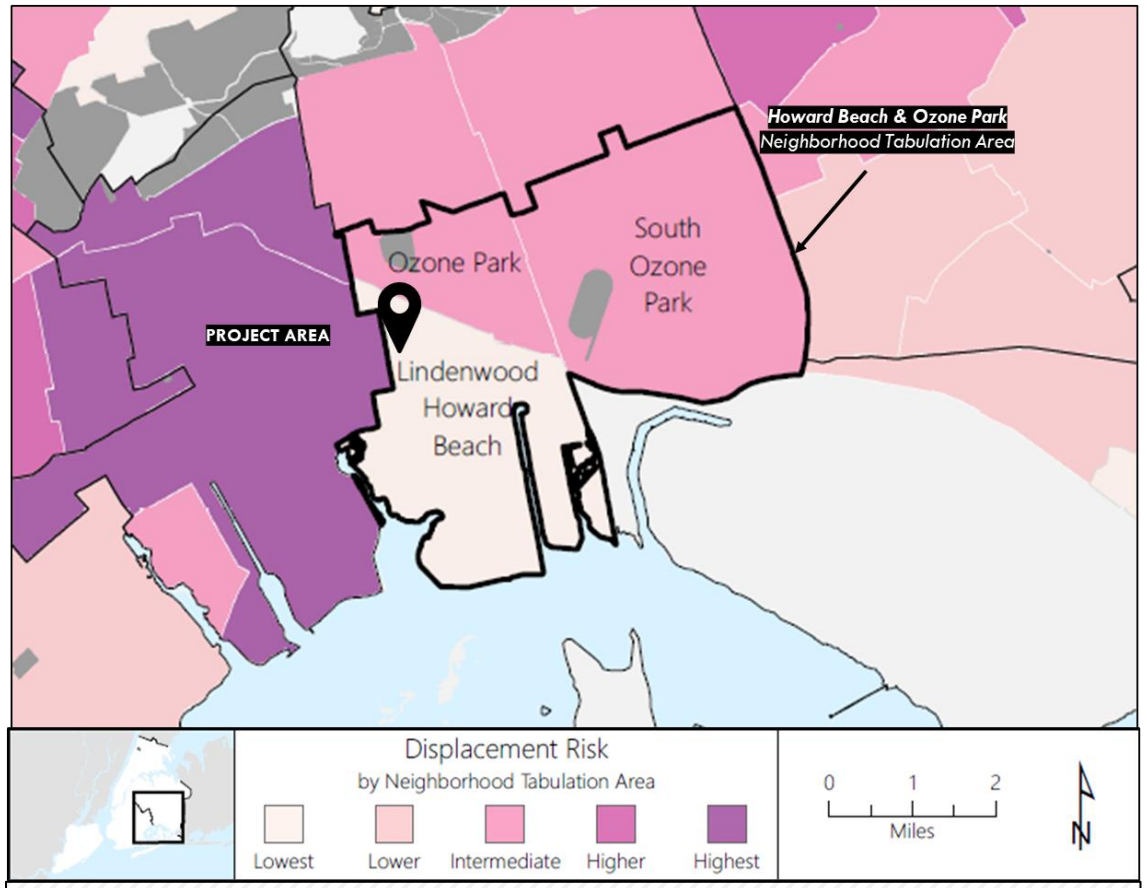
– – Community District boundary

Mandatory Inclusionary Housing area
Area **2** — 2/12/26 MIH Option 1 and Option 2
Area **#** — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 10, Queens

* * *

Data From Applicant's Racial Equity Report on Housing and Opportunity



Annual Median Household Income:

$96,643

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
Very Low Income	27	10%	40%	$1,130	$1,460	$45,400	$64,800
Low Income	20	7%	60%	$1,700	$2,190	$68,000	$97,200
Low Income	20	7%	80%	$2,270	$2,920	$90,700	$129,600
Not Income Restricted	201	75%	N/A	$3,400	$4,370	$136,100	$194,400
Total	268	100%					

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

$1,130 - $2,920

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

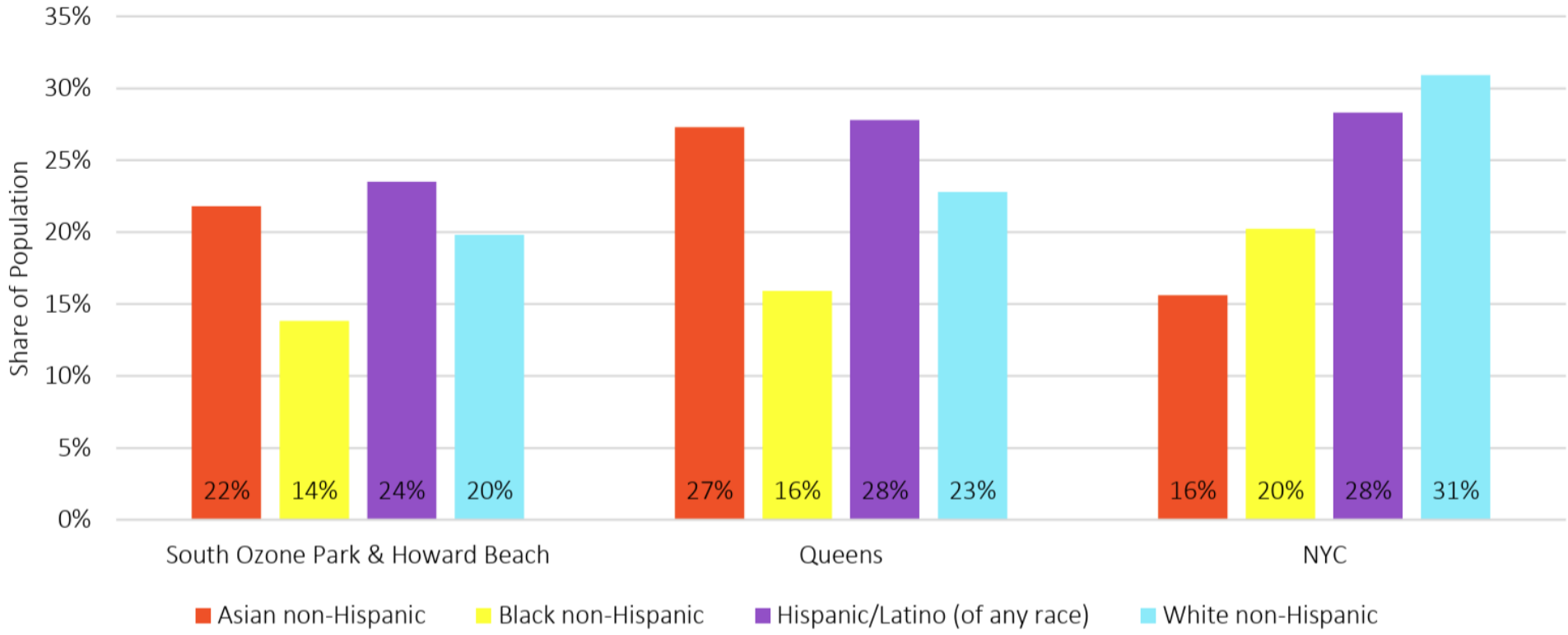
$45,400 - $129,600

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]."



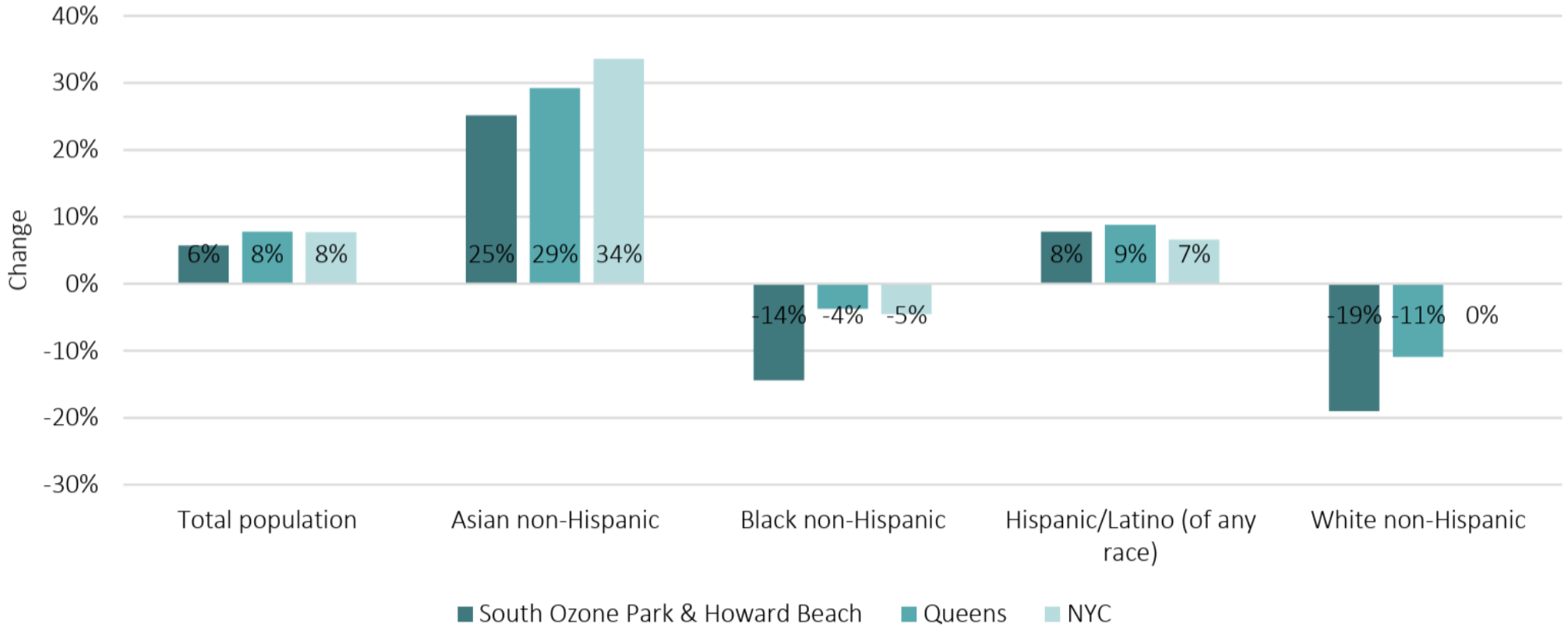
Source: Census 2020; Community Profile Table 1.01

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]."



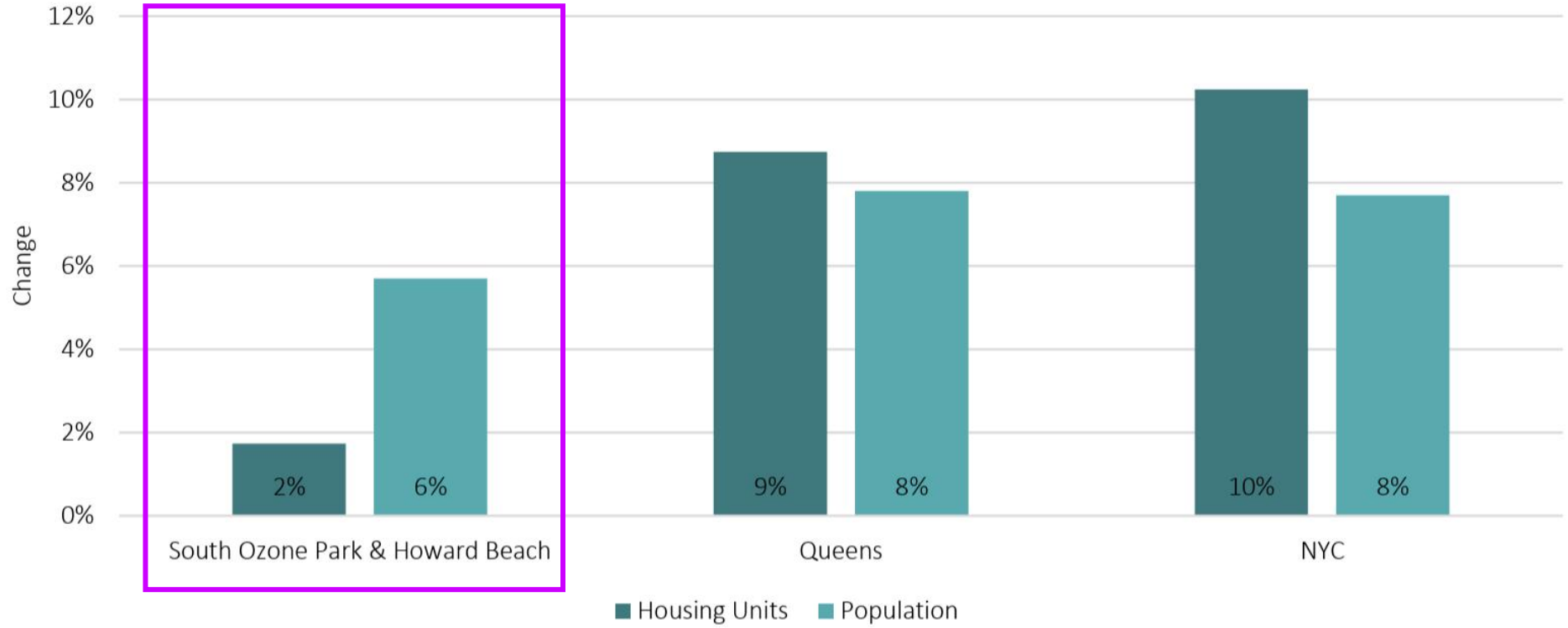
Source: Census 2010, 2020; Community Profile Table 1.01

Data From Applicant's Racial Equity Report on Housing and Opportunity

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2024

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

"From 2010 to 2024, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2024 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Conclusion

Actions Requested:

- Zoning Map Amendment (ZM)
  - From R4 to R6A

- Zoning Text Amendment (ZR)
  - To amend Appendix F to establish a Mandatory Inclusionary Housing (MIH) area with MIH Options 1 & 2

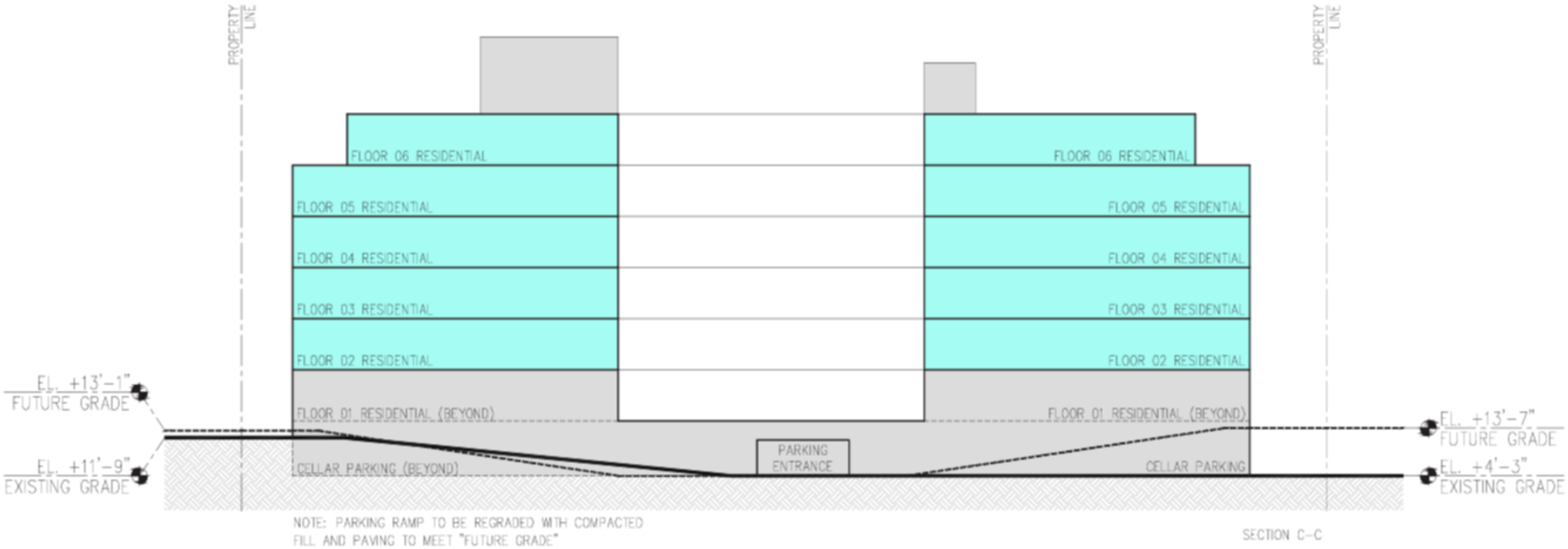
- To facilitate the development of a six-story residential building with 186,380 SF (3.4 FAR) and 268 dwelling units (67 MIH)



For illustrative purposes only

Appendix

Illustrative Plans



NEIGHBORHOOD SNAPSHOT

HOUSING AVAILABILITY

There are extremely few low-cost apartments available in NYC

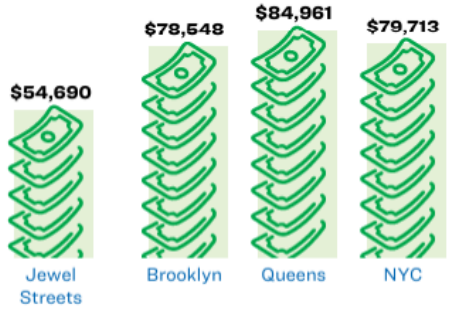


Less than 1%

of apartments citywide that cost under $2,400 a month are available to rent, making it very hard to find an affordable apartment.

Data Source: NYC Housing and Vacancy Survey, 2023.

MEDIAN HOUSEHOLD INCOME



Tracts: Brooklyn: 1214, 1208.01, 1208.02, 1208.03, 1210, 1220; Queens: 62.02, 62.01
Source: DCP Population Fact Finder, ACS 2019-2023

Jewel Streets households earn

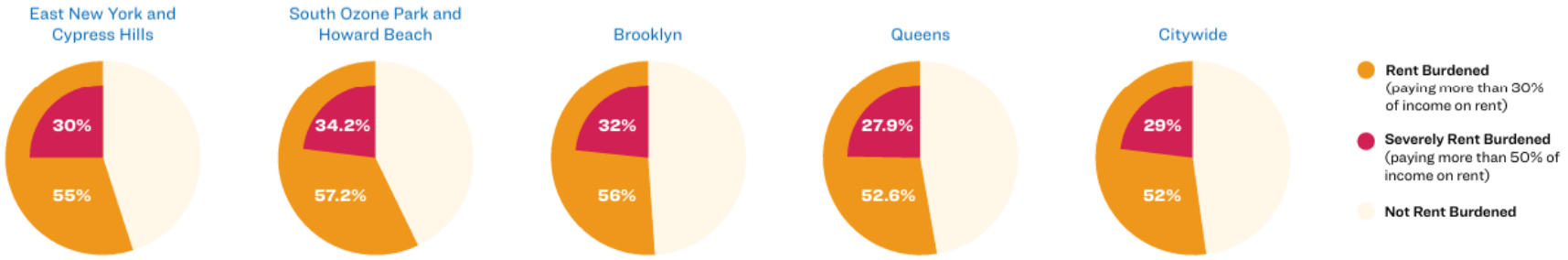
31%

less than the average New York household

RENT BURDEN

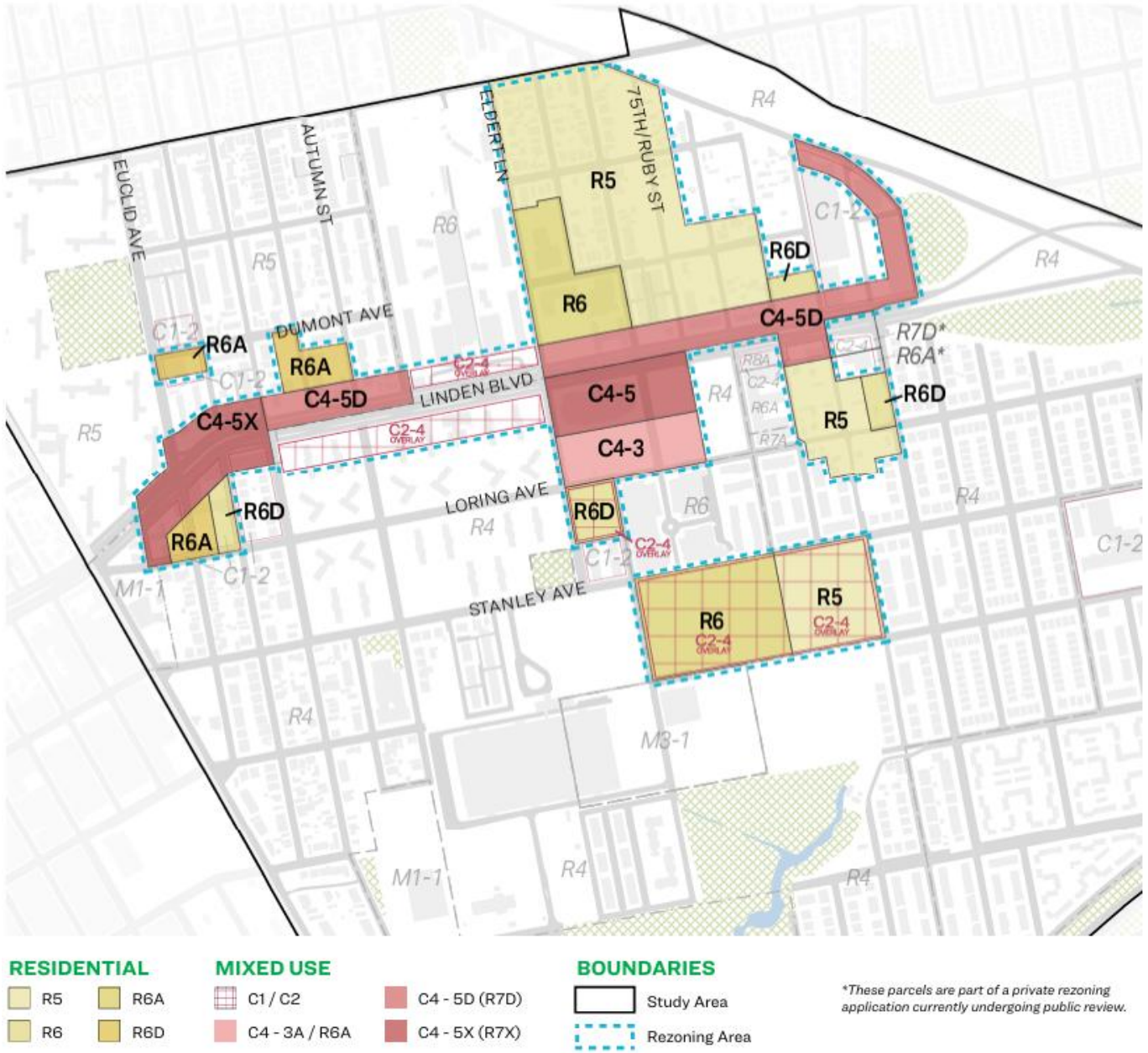
Jewel Streets residents and their neighbors spend too much of their income on rent, more than other residents of Brooklyn, Queens, and New York City as a whole.

RENT BURDENED HOUSEHOLDS



Source: EDDE, ACS PUMS 2019-2023

HPD Jewel Streets: Zoning Framework



Proposed Development: Unit Breakdown

Zoning Floor Area Tabulation											
Floor Level	Gross Floor Area			Floor Area Deductions			Total Zoning Floor Area	Unit Count			
	Residential	Commercial	Comm. Facility	Common Area	Mech + Parking	Electrification		0-bd	1-bd	2-bd	Total
Cellar	41,212 SF	0 SF	0 SF	0 SF	41,212 SF	0 SF	0 SF	0	0	0	0
1	35,552 SF	0 SF	0 SF	677 SF	4,053 SF	1,541 SF	29,281 SF	12	17	11	40
2	35,580 SF	0 SF	0 SF	144 SF	1,067 SF	1,718 SF	32,651 SF	13	19	16	48
3	35,580 SF	0 SF	0 SF	144 SF	1,067 SF	1,718 SF	32,651 SF	13	19	16	48
4	35,580 SF	0 SF	0 SF	144 SF	1,067 SF	1,718 SF	32,651 SF	13	19	16	48
5	35,580 SF	0 SF	0 SF	144 SF	1,067 SF	1,718 SF	32,651 SF	13	19	16	48
6	28,905 SF	0 SF	0 SF	147 SF	867 SF	1,395 SF	26,496 SF	4	18	14	36
Roof	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	68	111	89	268
Total	247,989 SF	0 SF	0 SF	1,400 SF	50,400 SF	9809 SF	186,380 SF	25%	41%	33%	

Proposed Development: Flood Elevation

Figure 11: 1% Flood Elevation and SLR Projections

