108-05 68th Road Rezoning
March 2026

1. Introduction

All My Children Daycare and Nursery School (the "Applicant") seeks a series of actions to facilitate a new mixed-use development in the Forest Hills section of Queens Community District 6. The Applicant seeks a zoning map amendment affecting Queens Block 2179; Lots 1 and 6 (the "Project Area") from an R1-2A to an R7A zoning district.

In addition, a zoning text amendment to Appendix F of the Zoning Resolution ("ZR") is required that would make the Project Area applicable as a Mandatory Inclusionary Housing (MIH) area with Options 1 and 2 mapped (the "Proposed Actions").

The proposed zoning map amendment will facilitate the redevelopment of 108-05 68th Road (Block 2179, Lot 1, the "Development Site") to a 7-story plus cellar mixed-use community facility and residential building with a total of approximately 38,950 square feet of floor area (4.99 FAR), including approximately 33 dwelling units (8 income-restricted) (the "Proposed Development"). The Proposed Development will include approximately 11,589 square feet of community facility day care space on the first and second floors. Approximately 12 vehicular parking spaces would be provided and 17 bicycle parking spaces in the cellar level.

2. Background

The Development Site is located within the Cord Meyer-Forest Hills rezoning area that was approved by the City Planning Commission ("CPC") on May 20, 2009 (C 090283 ZMQ) and adopted by the City Council on June 30, 2009 (Res. 2065-2009). The area was rezoned from an R1-2 zoning district to an R1-2A zoning district. While the purpose of the rezoning was to limit the development of out-of-scale single family detached homes by replacing the non-contextual R1-2 zoning district with a contextual R1-2A zoning district, the CPC report notes that there are higher density buildings located at the southwestern peripheries of the area which was rezoned, where the Project Area is located.

Additionally, the CPC has recently approved two higher density rezonings within the southwestern portion of the Cord Meyer-Forest Hills rezoning area):

1. The Former Parkway Hospital Site Rezoning was approved by the CPC on January 30, 2019 (C 180447 ZMQ, N 180448 ZRQ) and adopted by the City Council on April 9, 2019 (Res. 0842-2019 and 0843-2019). This zoning map amendment rezoned the former site of the Parkway Hospital and the lot directly across the street from the former Parkway Hospital site, from an R1-2A zoning district to R7A and R7X zoning districts (and amended the text of the Zoning Resolution to establish a corresponding MIH district).

2. Most recently, the Reform Temple of Forest Hills Rezoning (C220274ZMQ) was approved by the CPC on February 7, 2023. The project area was rezoned from R1-2A to R7D. The

rezoning was intended to facilitate a 10-story mixed-use building with 126,000 square feet, including 16,600 square feet of community facility space and 109,400 square feet of residential space. The proposed building provided 66 parking spaces and approximately 25% of the dwelling units were proposed as permanently income-restricted under MIH Option 1.

The R7-1 district directly west of the Project Area has existed since the inception of the 1961 ZR and has not been modified since that time period. The area several blocks to the north of the Rezoning Area was amended in 1992 as part of the Forest Hills/Rego Park Rezoning (910483 ZMQ), which affected portions of twenty-one blocks in an area generally bounded by 62nd Drive to the north, 108th Street to the east, 66th Avenue to the south and 99th Street to the west.

3. <u>Description of Surrounding Area</u>

The Project Area is located in Queens Community District 6 within Forest Hills. Positioned on 108th Street, an 80-foot-wide broad thoroughfare, the area is flanked by six-story multi-family residential buildings on both its east and west sides. The 67th Avenue subway station, which serves the M and R trains, is roughly 600 feet north of the Project Area. Additionally, the Forest Hills-71 Av subway and LIRR stations, catering to the E, F, M, and R trains, along with eight LIRR lines, are approximately 0.5 miles south of the Project Area. Just a block west of the Project Area lies Yellowstone Park. The Project Area is located within the Outer Transit Zone, which requires residential parking for some housing types. For example, for development or enlargements located within the existing R1-2A zoning district, parking is required for 100 percent of standard residences, while no parking is required for an ancillary dwelling unit, qualifying senior housing, or an income-restricted unit in qualifying affordable housing.

Forest Hills is bordered by Middle Village and Rego Park to the west, Kew Gardens and Forest Park to the south, Flushing Meadow Corona Park to the east, and Corona to the north. The area is generally characterized by residential buildings and some institutional uses. The residential buildings consist of a diverse mix of larger 6-story apartment buildings with elevators, and single family 2-story detached homes. In addition to residential uses, common land uses in the surrounding area include several houses of worship, medical offices and home health care services. P.S. 303 is located south of the Development Site on Block 2218. Local retail establishments, such as pharmacies, banks, nail salons, restaurants and grocery stores) are located along Queens Boulevard to the south and west of the Development Site. The Yellowstone Park and Aurthur J. Katzman Playground are located just west of the Development Site on Block 2158.

The surrounding area within this portion of Forest Hills contains a mix of low-, medium-, and higher density zoning districts:

<u>R1-2A</u>
As mentioned above, the Project Area and much of the Surrounding Area was rezoned from an R1-2 zoning district to an R1-2A zoning district pursuant to the Cord Meyer-Forest Hills rezoning, adopted in 2009. R1-2A zoning districts are low-density contextual residential districts, permitting single-family detached homes. These districts permit residential and community facility uses. The maximum FAR for standard residences is generally 0.75, and 1.00 for qualifying affordable sites.

Community facilities are permitted at an FAR of 1.00. Front yards with a depth of 20 feet are required. For zoning lots containing only single- or two-family detached residences, two side yards are required with the minimum width of each side yard at 8 feet. Modified side yard requirements are applicable for qualifying residential sites. The height and setback regulations for standard residences are governed by a pitched-roof envelope with a maximum perimeter wall height of 25 feet, and maximum overall height limit of 35 feet. Qualifying residential sites are governed by a flat-roofed envelope with a 35-foot maximum base and overall height limit. In the Outer Transit Zone, parking is required for 100 percent of standard residences, while no parking is required for qualifying affordable or senior housing. Beyond the Greater Transit Zone, parking is required for 100 percent of standard residences, 50 percent of qualifying affordable housing, and 10 percent of qualifying senior housing. Parking is required for some community facility uses, though waivers are available for small lots and mixed buildings.

R4

An R4 zoning district is mapped to the north of the Development Site. R4 Districts are low-density districts that provide residences of all types, and also permit most community facility uses. The maximum FAR for standard residences is generally 1.0, and 1.5 for lots that meet the criteria for qualifying residential sites. Community facilities are permitted at an FAR of 2.0. Front yards with a depth of 10 feet are required but may be modified depending on building type as well as specific contexts. The height and setback regulations for single- and two-family residences are governed by a pitched-roof envelope with a maximum perimeter wall height of 25 feet, and maximum overall height limit of 35 feet. Multifamily residences on standard lots are governed by a flat-roofed envelope where the maximum base and overall height limit is 35 feet, while those on qualifying residential sites have an envelope with a 35-foot maximum base height and, after setback, a 45-foot maximum overall height limit. In the Outer Transit Zone, parking is required for 35 percent of standard residences, while no parking is required for qualifying affordable or senior housing. Beyond the Greater Transit Zone, parking is required for 50 percent of standard residences, 50 percent of qualifying affordable housing, and 10 percent of qualifying senior housing. Waivers are available for small lots in both areas. Parking is required for some community facility uses, though waivers are available for small lots and mixed buildings.

R5

An R5 zoning district is mapped to the north of the Development Site. R5 Districts are low-density districts that provide residences of all types and also permit most community facility uses. The maximum FAR for standard residences is generally 1.5, and 2.0 for lots that meet the criteria for qualifying residential sites. Community facilities are permitted at an FAR of 2.0. Front yards with a depth of 10 feet are required but may be modified depending on building type as well as specific contexts. The height and setback regulations for all residences are governed by a flat-roofed envelope. Residences on a standard lot have an envelope with a 35-foot maximum base height and, after setback, a 45-foot maximum overall height, while those on qualifying residential sites have an envelope with a 45-foot maximum base height and, after setback, a 55-foot maximum overall height limit. In the Outer Transit Zone, parking is required for 35 percent of standard residences, while no parking is required for qualifying affordable or senior housing. Beyond the Greater Transit Zone, parking is required for 50 percent of standard residences, 25 percent of qualifying affordable housing, and 10 percent of qualifying senior housing. Waivers are available for small

lots in both areas. Parking is required for some community facility uses, though waivers are available for small lots and mixed buildings.

R7-1
In 1961, an R7-1 zoning district was mapped on the blocks immediately west of the Development Site to reflect the then recently developed multi-family buildings. R7-1 districts are medium density multifamily residential districts. The height factor regulations for the R7 districts encourage lower apartment buildings on the smaller zoning lots and on larger lots, taller buildings with less lot coverage. R7-1 districts permit the developments pursuant to height factor regulations are quality housing regulations. The FAR for standard residences ranges from 3.44 for properties on a narrow street to 4.00 within 100 ft. of a wide street. The FAR for qualifying affordable housing is 5.01. R7-1 buildings range in height from 65) ft. for narrow street and 75 ft. within 100 ft. of a wide street or 105 ft on a narrow street to 115 ft. within 100 ft. of a wide street with qualifying affordable housing.

R8X
An R8X district is mapped two blocks west of the Development Site. R8X is a medium-density contextual residential district that would allow residential uses of all types and community facility uses. In MIH areas, R8X districts permit a maximum residential FAR of 7.2 and an FAR for community facilities up to 6.0. R8X (MIH) districts permit a maximum base height of 105 feet, above which the building must be set back at least 15 feet on narrow streets and 10 feet on wide streets, before rising to a maximum height of 175 feet.

In the Outer Transit Zone, parking is required for 12 percent of standard residences, while no parking is required for qualifying affordable or senior housing. Beyond the Greater Transit Zone, parking is required for 40 percent of standard residences, 12 percent of qualifying affordable housing, and 10 percent of qualifying senior housing. Parking is required for some community facility uses, though waivers are available for small lots and mixed buildings.

C4-5X
A C4-5X district is mapped south of the Development Site and south of Queens Boulevard. C4-5X is a general commercial contextual zoning district. C4 districts are mapped in regional commercial centers, such as Flushing in Queens and the Hub in the Bronx, that are located outside of the central business districts. In these areas, specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. C4-5 districts are mapped in more densely built areas. The maximum FAR in this district is 4.00 for commercial uses and 5.00 for zoning lots containing both commercial and community facility uses

4. Description of the Project Area

The Project Area is comprised of Block 2179, Lots 1 and 6 (approximately 20,000 square feet of lot area).

108-05 68th Road (Block 2179, Lot 1), the Development Site, is an approximately 7,800 sq. ft. lot improved with a two-story, approximately 2,200 sq. ft. (0.3 FAR) community facility building.

The building currently houses a day care facility and was built around 1984. This lot has approximately 78 feet of frontage on 108th Street and is approximately 100 feet deep. The maximum permitted FAR for standard residences is generally 0.75, and 1.00 for qualifying affordable sites in the existing R1-2A zoning district. Community facilities are permitted at an FAR of 1.00.

108 Street, Block 2179, Lot 6 is an approximately 12,200 sq. ft. vacant lot with approximately 122 feet of frontage on 108th Street and is approximately 100 feet deep.

5. Description of the Proposed Development Site

The Development Site consists of 108-05 68th Road (Block 2179, Lot 1). The site is an approximately 7,800 sq. ft. lot improved with a two-story, approximately 2,200 sq. ft. (0.3 FAR) community facility. The building currently houses a day care facility and was built around 1984. This lot has approximately 78 feet of frontage on 108th Street and is approximately 100 feet deep.

6. Description of the Proposed Development

The Proposed Development is a new seven-story mixed use building with approximately 38,950 sq. ft. (4.9 FAR) of floor area. The Proposed Development has a height of 75'-0" with a base height of 65' feet and a setback. The Proposed Development would consist of approximately 11,598 gross sq. ft. of community facility nursery school use on the first and second floors, and approximately 33,350 gross sq. ft. of residential use on the floors above (containing approximately 33 dwelling units). The Applicant currently contemplates developing a Quality Housing building with eight permanently affordable housing units under MIH Option 1, but will seek additional input from Queens Community Board 6 and City Council Member Lynn Schulman regarding the level of affordability for the Proposed Development. The Proposed Development will provide approximately 17 bicycle and 12 vehicular parking spaces in the cellar level, accessed by a 21'-10" curb cut along 68th Road.

7. Actions Necessary to Facilitate the Project

To facilitate the Proposed Development, the following actions are necessary: (1) a zoning map amendment from an R1-2A zoning district to an R7A zoning district and (2) a related text amendment to the Zoning Resolution to establish the Development Site as an MIH Area in Appendix F. The Proposed Development would improve the Development Site with a new seven-story building that will contain a community facility use on the first two floors and 33 residential dwelling units, including approximately 8 permanently income-restricted units, pursuant to the MIH Option 1 utilized.

Zoning Map Amendment

The proposed zoning map amendment seeks to rezone the Project Area from an R1-2A zoning district to an R7A zoning district, extending 100 feet in depth from 108th Street. This amendment would facilitate the Proposed Development, ensuring compliance with R7A zoning requirements.

The Project Area is surrounded by a mix of low-, medium-, and high-density residential districts. Directly west of the current R1-2A district lies an R7-1 zoning district, characterized predominantly by medium-density apartment buildings. Notably, several blocks within the R1-2A zoning district along 108th Street feature legal non-complying six-story apartment buildings.

The proposed R7A zoning district would create a seamless transition from the adjacent R7-1 district, allowing for greater residential FAR suitable for 108th Street's proximity to mass transit. It would encourage new, contextual development in this transit-rich area, unlike the neighboring R7-1 district, where quality housing regulations are not required. By aligning with the existing built environment, the R7A district would reinforce the medium- and high-density residential context along 108th Street.

Zoning Text Amendment

The Proposed Actions include a zoning map amendment from an R1-2A zoning district to an R7A zoning district, which permits greater residential bulk; therefore Appendix F of the Zoning Resolution would need to be amended to add the Project Area as an MIH Area under Option 1. The introduction of permanently income-restricted housing will help meet the goals and objectives of the Mayor's housing plan to build and preserve affordable homes for 300,000 New York families. Pursuant to MIH, the provision of affordable housing at the Development Site would be mandatory and ensure that it remains permanently affordable.

8. Conclusion

The Applicant requests a zoning map amendment to change an R1-2A zoning district to an R7A zoning district and a zoning text amendment to establish an MIH area. As discussed above, the existing building that houses All My Children Day Care no longer meets the needs of the community at large. The Proposed Development would provide a larger space for the day care, and include a new residential development that is harmonious with the surrounding neighborhood while also providing much needed income-restricted housing. Furthermore, the proposed R7A zoning district would promote contextual development along 108th Street, which would reinforce the existing built context and provide housing within blocks of a transit hub.