50-01 QUEENS BOULEVARD REZONING
QUEENS COMMUNITY DISTRICT 2
FEBRUARY 2026

1. INTRODUCTION

ZDJ QUEENS 50 LLC (the "Applicant") proposes a series of land use actions to rezone existing R7X/C2-3 and R6/C2-3 zoning districts to an R8A/C2-4 zoning district within Queens Community District 2. The proposed Project Area consists of Block 1319, Lots 1, 12, and 21 (the "Project Area"). The proposed development site consists of Block 1319, Lot 1 (the "Development Site"). The following actions are proposed:

1. a zoning map amendment to change existing R6/C2-3 and R7X/C2-3 zoning districts to an R8A/C2-4 zoning district; and

2. a zoning text amendment to amend ZR Appendix F: Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 2 to designate a Mandatory Inclusionary Housing ("MIH") Area with MIH Options 1 and 2 conterminous with the Project Area.

The Proposed Actions will facilitate the development of a new thirteen-story, mixed-use residential, community facility, and commercial building with approximately 117,750 sq. ft. of floor area (7.2 FAR) (the "Proposed Development") at 50-01 Queens Boulevard. The Proposed Development will include approximately 138 dwelling units, of which approximately 28-41 units would be permanently income-restricted pursuant to MIH.

2. BACKGROUND

On June 29, 2006, the Development Site and the area to the east were rezoned as part of the Maspeth-Woodside Rezoning (ULURP No.: C 060294 ZMQ). The application rezoned approximately 134 blocks in Maspeth and Woodside in western Queens, Community Districts 2 and 5. The rezoning aimed to preserve and reinforce the established neighborhood fabric and prevent out-of-character development. The rezoning addressed the need for new housing opportunities along Queens Boulevard. The Development Site was rezoned from an M1-1 zoning district to the current R6/C2-3 and R7X/C2-3 zoning districts.

On July 28, 2011, the blocks to the west and north of the Development Site were rezoned as part of the Sunnyside-Woodside Rezoning (ULURP No.: C 110207 ZMQ). The application rezoned portions of 130 blocks to protect the lower density character of the neighborhood while allowing for moderate increase in residential and commercial density along main corridors such as Queens Boulevard and Greenpoint Avenue.

Recently, on August 27, 2020, a portion of Block 1321 was rezoned from an R5B zoning district to an R7A/C2-3 zoning district as part of the 52nd Street Rezoning (ULURP No.: 180154 ZMQ, effective August 27, 2020). The rezoning sought to facilitate the development of an 8-story mixed-use building containing approximately 61 dwelling units and ground floor retail.

3. DESCRIPTION OF SURROUNDING AREA

The Project Area is located in the Sunnyside neighborhood within Queens Community District 2. The area within 600 ft. of the Project Area (the "Surrounding Area") is comprised of the following:

Zoning
The existing zoning districts in the surrounding area include:

R4
A small portion of an R4 zoning district is located to the west of the Project Area as well as over the Calvary Cemetery to the southeast of the Project Area. R4 Districts are low-density districts that provide residences of all types and permit most community facility uses. The maximum FAR for standard residences is 1.0 (1.5 Qualifying Residential Sites "QRS"). Community facilities are permitted at an FAR of 2.0. Front yards with a depth of 10 ft. 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 ft., and maximum overall height limit of 35 ft.. Multifamily residences on standard lots are governed by a flat-roofed envelope where the maximum base and overall height limit is 35 ft., 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. Parking is not required within the Inner Transit Zone.

R5B
R5B zoning districts are located on the midblock to the south and east of the Project Area. R5B zoning districts are located throughout the Surrounding Area, generally mapped within the midblocks. R5B districts are designed to provide for all types of residential buildings, in order to permit a broad range of housing types. The maximum FAR for standard zoning residence is 1.5 2.00 for QRS). R5B districts have a maximum building height limit of 35 ft. (55 ft. for QRS). A minimum front yard of 5 ft. is required. Detached houses must have two side yards, each with a minimum width of 5 ft. Semi-detached houses need one 5-foot-wide side yard. For sites with a QRS, side yards are only required if the adjacent zoning lot has a side yard adjoining the subject zoning lot – in these instances, an open area with a minimum width of 5 ft. is required. Parking is not required for dwelling units located within the Inner Transit Zone.

R5D
R5D zoning districts are located to the north of the Project Area. R5D zoning districts are contextual districts that are designed to encourage residential growth along major corridors in auto-dependent areas of the city. R5D districts serve as a transition between lower-density districts and moderate-density districts. Characterized by moderate-density, multi-family housing, R5D districts have a maximum FAR of 2.0, and a maximum building height limit of 45 ft. (55 ft. for QRS). Setbacks are required above the base height. A minimum front yard of 5 ft. is required, and the front yard shall be no deeper than the deepest adjacent front yard and no shallower than the shallowest adjacent front yard. However, a front yard shall not be shallower than 5 ft. and need not exceed a depth of 15 ft. Detached houses must have two side yards, each with a minimum width of 5 ft., semi-detached houses need one 5-foot-wide side yard, and for all other residences, no side yards are required. A 5-foot side yard is required for QRS only if the adjacent zoning lot has a side yard adjoining the subject zoning lot. Parking is not required within the Inner Transit Zone.

R6
The Project Area is partially located within an R6 zoning district. R6 zoning districts within 100 ft. of a wide street, the maximum FAR is 3.0 for standard residences (3.9 for Qualifying Affordable Housing) and the minimum base height is 40 ft., the maximum base height is 65 ft., and the maximum building height is 75 ft. (95 ft. for Qualifying Affordable Housing). For lots on narrow streets, the maximum FAR is 2.2 for standard residences (3.9 for Qualifying Affordable Housing), and the minimum base height is 30 ft., the maximum base height is 45 ft. (65 ft. for Qualifying Affordable Housing), and the maximum building height is 55 ft. (85 ft. for Qualifying Affordable Housing). Parking is not required for dwelling units located within the Inner Transit Zone.

R7A
R7A zoning districts are medium density contextual residential zoning districts where the Quality Housing bulk regulations are mandatory. Community facility uses are permitted up to a 4.0 FAR. The maximum residential FAR in an R7A zoning district is 4.0 (5.01 for Qualifying Affordable Housing). The maximum base height is 75 ft. (85 ft. for Qualifying Affordable Housing), and the maximum building height is 85 ft. (115 ft. for Qualifying Affordable Housing). Front yards are not required. A 20-ft. rear yard is required for detached and zero lot line buildings below 75 ft., and a 30-ft. rear yard is required for portions of a building above 75 ft. Parking is not required for dwelling units located within the Inner Transit Zone.

R7X
The Project Area is located partially within an R7X zoning district. R7X contextual zoning districts are subject to Quality Housing bulk regulations. R7X districts permit residential and community facility uses. The maximum FAR for residential use is 5.0 (6.0 for Qualifying Affordable Housing). The maximum FAR for community facility uses is 5.0. The minimum base height is 60 ft., with a maximum base height of 95 ft. (105 ft. for Qualifying Affordable Housing) and a maximum building height of 125 ft. (145 ft. for Qualifying Affordable Housing). Parking is not

required for dwelling units located within the Inner Transit Zone.

C2 Commercial Overlays

A C2-3 commercial overlay is currently mapped to the east of 50th Street along Queens Boulevard and on the southern frontage of Roosevelt Avenue. A C2-4 commercial overlay is mapped along the northern frontage of Roosevelt Avenue and along portions of 50th Street. C2 zoning districts are commercial overlays paired with residential districts. These districts are mapped along streets that serve local retail needs. Most uses listed in Use Groups I – X are permitted with certain limitations or conditions (e.g. certain automative, entertainment, storage, and production uses are not permitted). When mapped in R1 – R5 districts, the maximum commercial FAR is 1.0; when mapped with R6 – R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk regulations.

C4-4A

A C4-4A zoning district is mapped to the west of the Project Area along Queens Boulevard. C4-4A zoning districts are commercial districts with an R7A residential equivalent that are typically mapped in regional commercial centers outside of central business districts. The maximum permitted commercial and community facility FAR is 4.0 and the maximum permitted residential FAR is 4.0 (5.01 for Qualifying Affordable Housing). The maximum base height is 75 ft. (85 ft. for Qualifying Affordable Housing) and the maximum building height is 85 ft. (115 ft. for Qualifying Affordable Housing). Front yards are not required. A 20-ft. rear yard is required for detached and zero lot line buildings below 75 ft., and a 30-ft. rear yard is required for portions of a building above 75 ft. Parking is not required for dwelling units located within the Inner Transit Zone.

C8-1

A C8-1 zoning district is mapped immediately to the west of the Project Area. C8-1 zoning districts bridge commercial and manufacturing uses and provide heavy commercial and automotive uses that often require large amounts of land. Typical uses include automobile showrooms, repair shops, warehouses, gas stations, and car washes. Residential uses are not permitted, and performance standards are imposed for some semi-industrial uses. C8 zoning districts are generally mapped along major traffic arteries. The maximum commercial floor area is 1.0 FAR. Off-street parking requirements vary with use.

M1-1

A M1-1 zoning district is mapped immediately to the south of the Project Area across Queens Boulevard. M1-1 districts are low-density manufacturing zoning districts that allow commercial and light manufacturing uses. M1-1 zoning districts have a floor area ratio (“FAR”) of 1.0 for industrial and commercial uses and 2.4 for community facility uses. M1-1 districts have a base height limit of 30 ft., above which a structure must fit within a sloping sky exposure plane. One parking space is generally required for every 300 sf of commercial and for every 1,000 sf of industrial. No new residential uses are permitted.

Other Zoning Designations

The Project Area is located within the Maspeth/Woodside Inclusionary Housing Zone. This Inclusionary Housing Designated Area was part of a voluntary program that permitted additional residential floor area if affordable housing was provided. The Project Area is also located within the Transit Zone pursuant to ZR Appendix I, where parking is not required for new construction. The Development Site and Lot 21 both include an E-Designation (E-163) pursuant to the Maspeth Woodside Rezoning. The E-163 designation relates to hazardous materials, air quality, and noise.

Land Uses

The Project Area is located within the Sunnyside neighborhood of Queens Community District 2. Existing land uses within the surrounding area primarily consist of residential and commercial uses along Queens Boulevard and Roosevelt Avenue. The residential buildings consist of one-and two-family houses along the midblock and multi-family residential buildings along Roosevelt Alvenue, Queens Boulevard, 43rd Avenue and 52nd Street. These multi-family residential buildings range in height from 6 – 9 stories. Commercial buildings are located along Queens Boulevard and Roosevelt Avenue. These range in height from one – to four stories.

Community facility uses within the Surrounding Area include the Korean Presbyterian Church on Block 1320 to the east of the Development Site (51-11 Queens Boulevard) and the Knights of Columbus located to the southwest on Block 2282, Lot 30 (49-18 Queens Boulevard). There are two parks within the surrounding area: (1) John Vincent Daniel Jr. Square (0.25-acre triangle/plaza) and (2) Sabba Park (0.47-acre triangle/plaza). The 365-acre Calvary Cemetery is located to the southeast of the Project Area.

Public Transportation

There are numerous public transportation options for bus and subway service near the Project Area. The 52nd Street stop for the 7 Train is located approximately 2 blocks to the east of the Project Area. There are four bus routes with stops located within a 4-minute walk of the Project Area: Q32 (Jackson Heights – Penn Station), Q60 (Jamaica – East Midtown), B24 (Greenpoint – Williamsburg), and Q104 (Astoria – Sunnyside).

The Project Area is also located a 1-minute walk from the 51st Street & Queens Boulevard Citibike Dock (18 bikes includes classic and e-bikes) and a 3-minute walk from the 51st Street and 43rd Avenue Citibike Dock (14 bikes including classic and e-bikes)

4. Description of the Project Area and Development Site

The Project Area is located within the Sunnyside neighborhood within Queens Community District 2. The Project Area consists of Block 1319, Lots 1, 12, and 21. The Project Area is bounded by 50th Street (60 ft. wide) to the west, Roosevelt Avenue (66 ft. wide) to the north, 51st Street (60 ft. wide) to the east and Queens Boulevard (200 ft. wide) to the south. The Project Area is improved as follows:

Applicant Controlled

50-01 Queens Boulevard (Block 1319, Lot 1) is an approximately 16,438 sq. ft. lot with frontage along Queens Boulevard, 50th Street, and Roosevelt Avenue. The lot is currently vacant.

Non-Applicant Controlled

50-18 Roosevelt Avenue (Block 1319, Lot 12) is an approximately 11,981 sq. ft. lot with frontage along Roosevelt Avenue and 51st Street. The lot is improved with an approximately 6,328 sq. ft. (0.53 FAR) commercial building (laundromat).

50-17 Queens Boulevard (Block 1319, Lot 21) is an approximately 11,945 sq. ft. lot with frontage along Queens Boulevard and 51st Street. The lot is improved with an approximately 80,171 sq. ft. (6.7 FAR), 9-story mixed-residential and commercial building.

5. Description of The Proposed Development

The Proposed Development at the Development Site is a new thirteen-story mixed-use residential, community facility, and commercial building. The proposed building will have a total floor area of approximately 117,750 sq. ft. (7.2 FAR) and will consist of approximately 138 dwelling units, of which 28-41 units will be income-restricted pursuant to MIH. Approximately 6,870 sq. ft. (0.42 FAR) of commercial uses and 4,900 sq. ft. (0.3 FAR) of community facility uses will be located on the ground floor. The retail entrances will be located along Queens Boulevard and 50th Street. The community facility entrance will be located on Roosevelt Avenue. The residential entrance will be located on the corner of Queens Boulevard and 50th Street. Proposed Development will have a base height of 65 ft. with a building height of 135 ft. No parking will be provided; however, 65 bicycle parking spaces will be provided.

6. Actions Necessary to Facilitate the Project

The actions necessary to facilitate the project are:

1. a zoning map amendment to rezone the Project Area from existing R7X/C2-3 and R6/C2-3 zoning districts to an R8A/C2-4 zoning district; and

2. a zoning text amendment to amend ZR Appendix F: Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 2 to designate a Mandatory Inclusionary Housing ("MIH") Area with MIH Options 1 and 2 conterminous with the Project Area.

Zoning Map Amendment to an R8A/C2-4 Zoning District

The Project Area is well suited for additional residential development due to its proximity to transit and its location within an existing residential community supported by nearby commercial and institutional uses. The Development Site has remained underutilized for several years and the existing R6/C2-3 and R7X/C2-3 zoning districts have not incentivized development due to its permitted density. Additionally, the existing zoning districts do not require the development of affordable housing units pursuant to MIH.

The proposed R8A/C2-4 zoning district is appropriate within the Project Area and will bridge the gap between the existing bulk in the surrounding area. R8A/C2-4 zoning districts are contextual districts where Quality Housing bulk regulations are mandatory for residential buildings, and which permit a maximum FAR of 7.2 with Qualifying Affordable Housing. R8A districts produce high lot coverage, 14-story apartment buildings (16-stories located near an elevated train) set at or near the street line. The maximum base height is 105 ft. and the building must setback before rising to a maximum height of 145 ft (165 ft. if located near an elevated train). The proposed R8A zoning district is consistent with the scale and bulk for existing buildings located within the immediate area, including a 9-story building within the Project Area and 8- and 9-story buildings to the east. immediately to the south of the Development Site.

The Project Area is ideally situated to support growth in Sunnyside. The proposed zoning map amendment would promote the development of medium-density, contextual housing, including affordable housing, at the Development Site, an underutilized site, which is consistent with the scale and character of the surrounding area and would further the City's housing goals. It would build on the existing and planned mid-density residential community and would be supported by the adjacent public transit links, commercial and institutional uses. The Project Area is located along two major corridors, Queens Boulevard and Roosevelt Avenue. The existing zoning in the area at R6 and R7X densities have historically accommodated a mix of low- to mid-rise residential and commercial uses. However, Queens Boulevard, with its 200 ft. width, and Roosevelt Avenue, at 65 ft. wide, provide sufficient street capacity and infrastructure to support higher density consistent with the proposed R8A/C2-4 zoning district. The Project Area is also situated by two subway stations, providing exceptional transit accessibility. Additionally, multiple bus routes operate along both corridors, further enhancing multi-modal transportation options for residents and workers.

The proposed C2-4 overlay would permit the same uses as the existing C2-3 commercial overlay but would not require parking for commercial use.

Zoning Text Amendment to ZR Appendix F

The proposed zoning text amendment will provide the Sunnyside neighborhood with new income-restricted dwelling units, which will support the City's effort to increase the overall supply of affordable housing. The shortage of affordable housing and housing in general has been highlighted by the current administration as an urgent issue that needs addressing. For decades, New York City has added new housing at significantly lower rates compared with other cities. The scarcity of available housing has resulted in generally higher costs for housing than would be the case if housing were more generally available.[1] Recently, there has been more consensus on the need to add additional housing. A 2022 Real Estate Board of New York (REBNY) report estimated that New York City would need 560,000 additional housing units by 2030.[2] The Where We Live NYC Plan, the City's fair housing plan, aims to provide equitable housing development in the city, preserve affordable housing and prevent displacement of long-standing residents.[3] The Plan notes that there is a housing crisis and that the city has not built enough housing to keep up with the increasing population and jobs. The Proposed Development will provide additional housing on a severely underutilized lot. In December of 2022, Former Mayor Adams unveiled a

[1] *Housing's Unequal Contest: Why the Rich Won't be Denied*, in City Limits, November 1983

[2] https://www.crainsnewyork.com/real-estate/new-york-needs-560k-additional-housing-units-2030-rebny-report-says?utm_source=real-estate-tuesday&utm_medium=email&utm_campaign=20220111&utm_content=article2-headline

[3] https://www.nyc.gov/assets/hpd/downloads/pdfs/wwl-plan.pdf

three-pronged Get Stuff Built strategy to tackle the affordable housing crisis and called for "rapidly accelerating the pace of housing production, with a 'moonshot' goal of meeting the need for 500,000 new homes over the next decade." Former Mayor de Blasio's Housing New York 2.0, an extension of the City's comprehensive housing development policy (Housing New York: A Five-Borough, Ten-Year Plan) included a primary goal of building or preserving 200,000 units of high-quality affordable housing by 2022 and 300,000 homes by 2026. Housing New York 2.0 was developed in conjunction with the New York City Department of Housing and Preservation (HPD) to create housing opportunities for New Yorkers with a range of incomes, while fostering vibrant and diverse neighborhoods. Framed by the policy goals and objectives in Housing New York, the City Council adopted an amendment to the ZR to establish the Mandatory Inclusionary Housing program, which requires areas rezoned for residential growth to include a minimum of 20 to 30 percent of dwelling units be affordable in new developments.

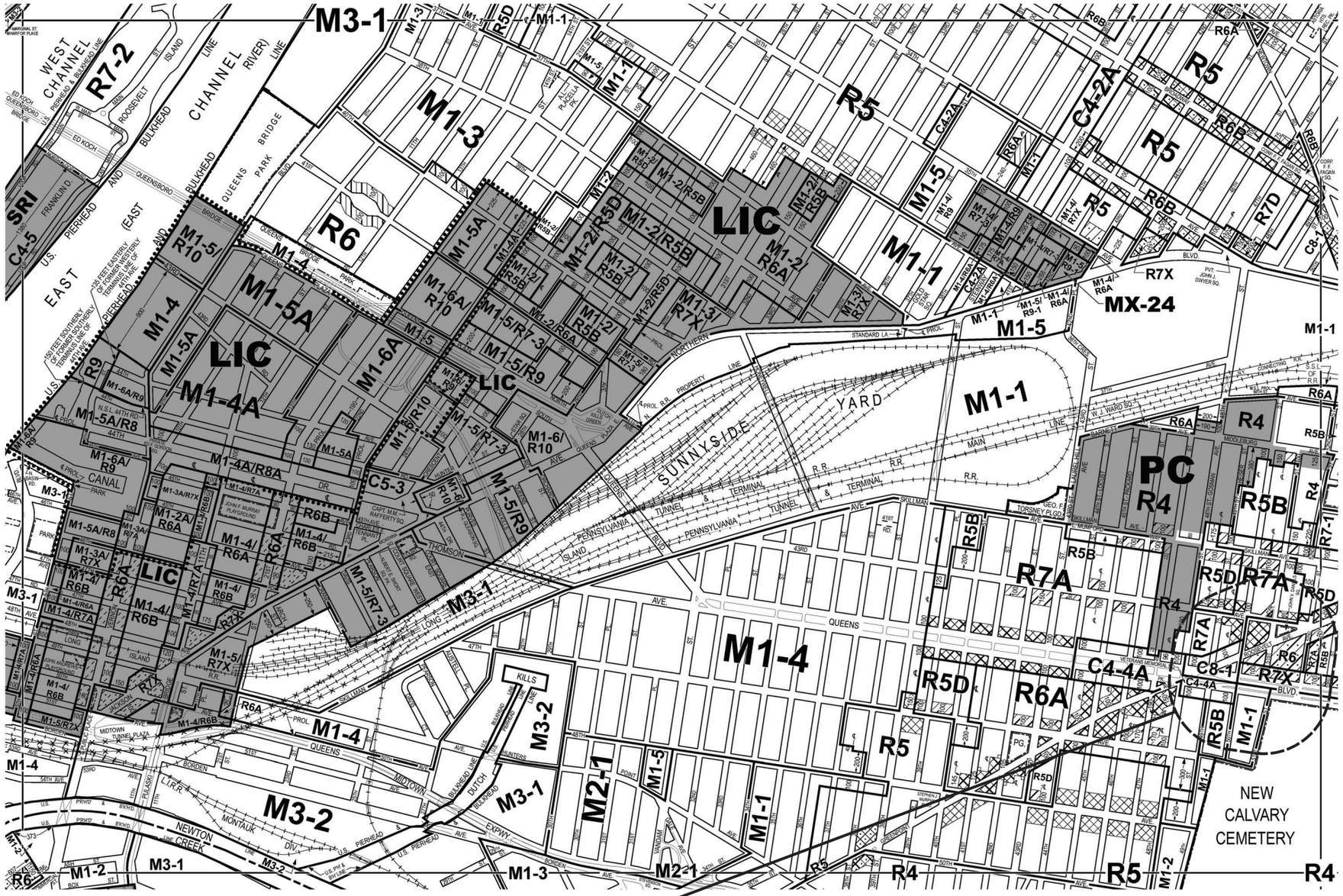
The proposed zoning text amendment to ZR Appendix F will support the policies and goals of Get Stuff Built and historic goals set forth in Housing New York 2.0 by creating income-restricted dwelling units within the Proposed Development and permitting the applicant to develop the Development Site in accordance with the MIH program, and will ensure that any future residential development within the proposed R8A zoning district will address the need for housing to serve a broad range of the City's diverse incomes. The applicant proposes mapping MIH Options 1 and 2 within the Project Area to provide maximum flexibility. Option 1 requires 25% of residential floor area to be set aside for income-restricted dwelling units for residents with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40% AMI. Option 2 requires 30% of residential floor area to be set aside for income-restricted dwelling units for residents with incomes averaging 80% AMI. The Proposed Development currently contemplates providing approximately 24-37 income-restricted dwelling units pursuant to MIH program.

The proposed land use actions would facilitate the development of a mixed-use building with approximately 138 dwelling units, of which 28-41 are to be permanently affordable. The proposed actions represent an opportunity to pioneer transit-oriented, mixed-use development of both affordable housing and job-generating space, that is appropriate for the surrounding neighborhood and consistent with community and citywide goals. The proposed actions would encourage investment in the neighborhood and promote opportunities for workers to live in the vicinity of new jobs. The proposed actions will enhance the vitality and character of the neighborhood.

7. CONCLUSION

The Applicant proposes a zoning map amendment to rezone the Project Area from existing R6/C2-3 and R7X/C2-3 zoning districts to an R8A/C2-4 zoning district. The proposed zoning map amendment will facilitate the development of a new thirteen-story mixed-use commercial and residential building with 138 dwelling units at the Development Site. The applicant also proposes a zoning text amendment to amend ZR Appendix F: Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 2, to designate the Project Area as an MIH Area. The proposed zoning text amendment will facilitate the development of approximately 28-41 income-restricted housing units within the Proposed Development pursuant to the City's MIH program, thereby ensuring that it addresses the need for housing to serve a broad range of the City's diverse needs and incomes.

50-01 Queens Boulevard, Queens



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

11-12-2025 C 250176 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

8c	9a	9c
8d	**9b**	9d
12c	13a	13c

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ZONING MAP 9b

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

50-01 Queens Boulevard, Queens

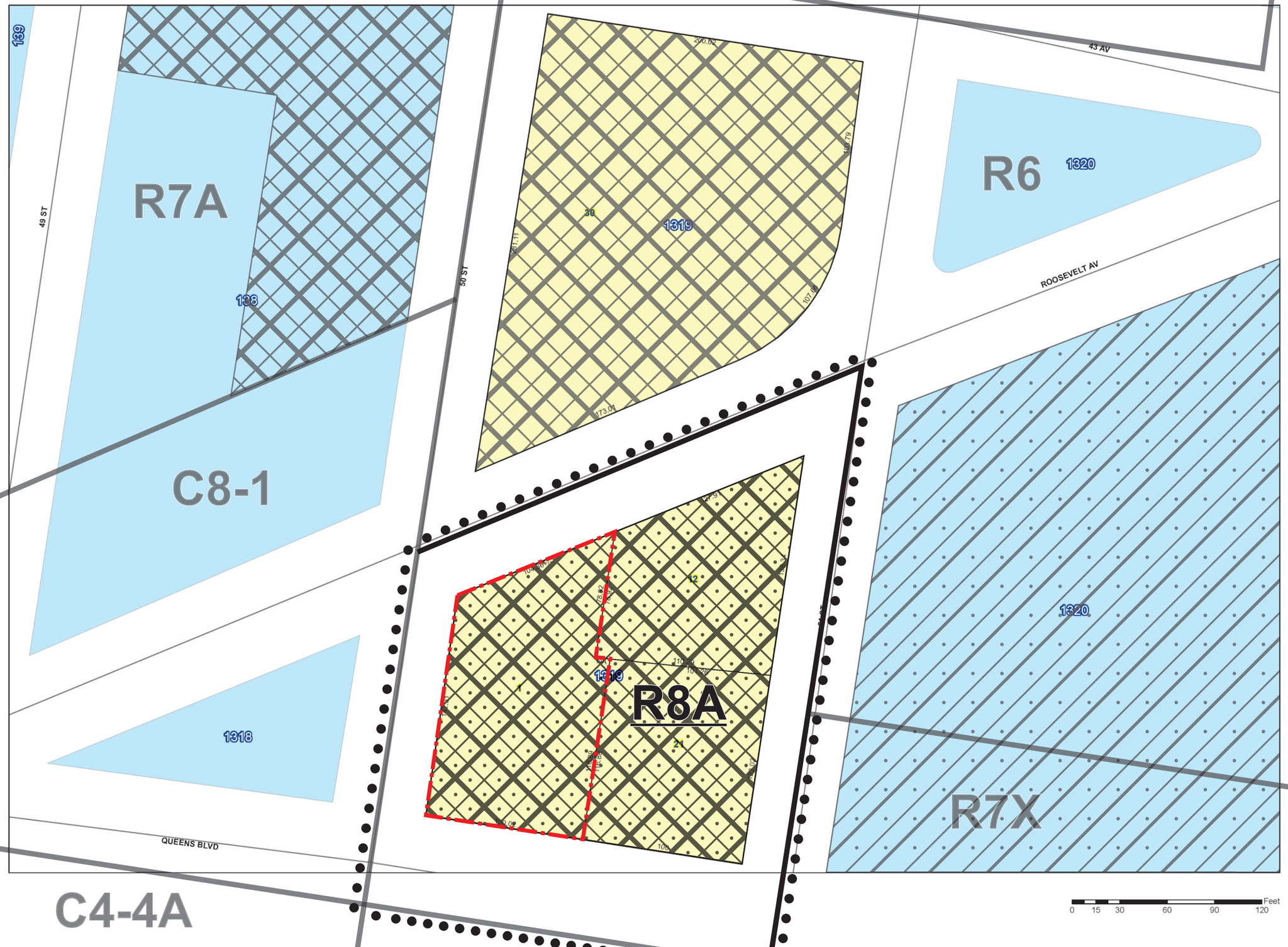
FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

NYC Digital Tax Map

Effective Date : 12-07-2008 16:52:22
End Date : Current

Queens Block: 1319



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R7X — Existing Zoning District
- Existing C1-4 Overlay
- Existing C2-3 Overlay
- R8A — Proposed Zoning District
- Proposed C2-4 Overlay

50-01 Queens Boulevard, Queens

Area Map

Block: 1319, Lots: 1, 12 & 21

Project Information

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

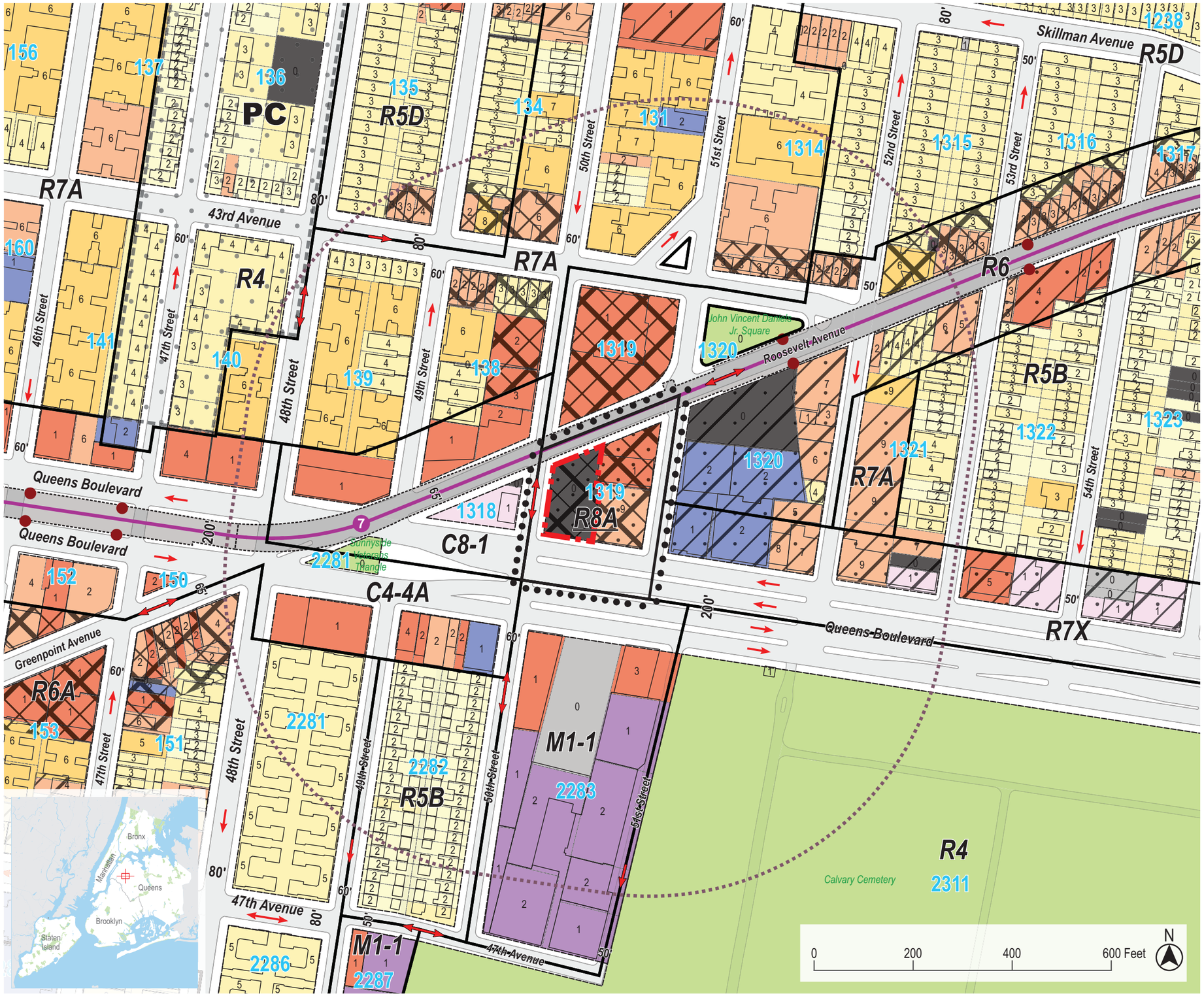
Existing Commercial Overlays & Zoning Districts

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

- Elevated Rail Structure / Roadway Overpass
- 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



October 2025

Urban Cartographics



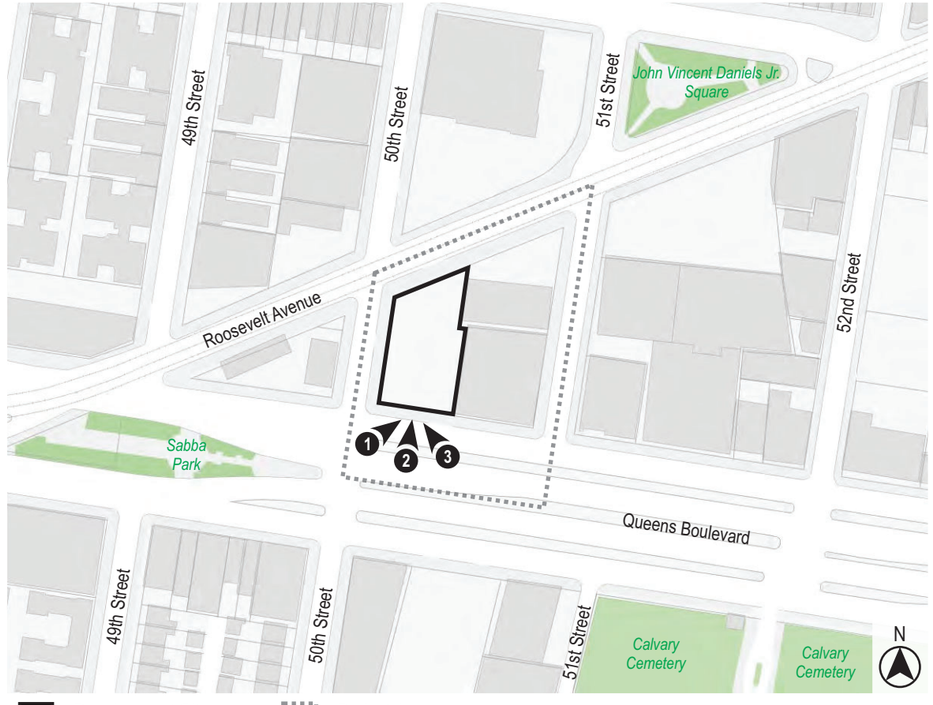
1. View of the Development Site facing northeast from Queens Boulevard.



2. View of the Development Site facing north from Queens Boulevard.



3. View of the Development Site facing northwest from Queens Boulevard.





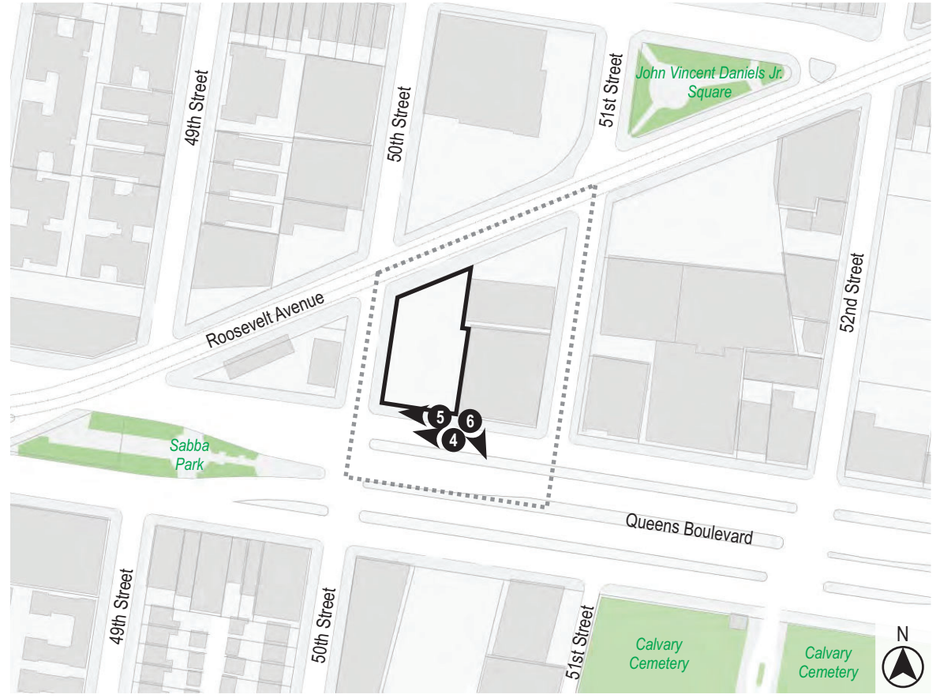
4. View of Queens Boulevard facing west (Development Site at right).



5. View of the sidewalk along the north side of Queens Boulevard facing west (Development Site at right).



6. View of the south side of Queens Boulevard facing southeast from the Development Site.



Urban Cartographics



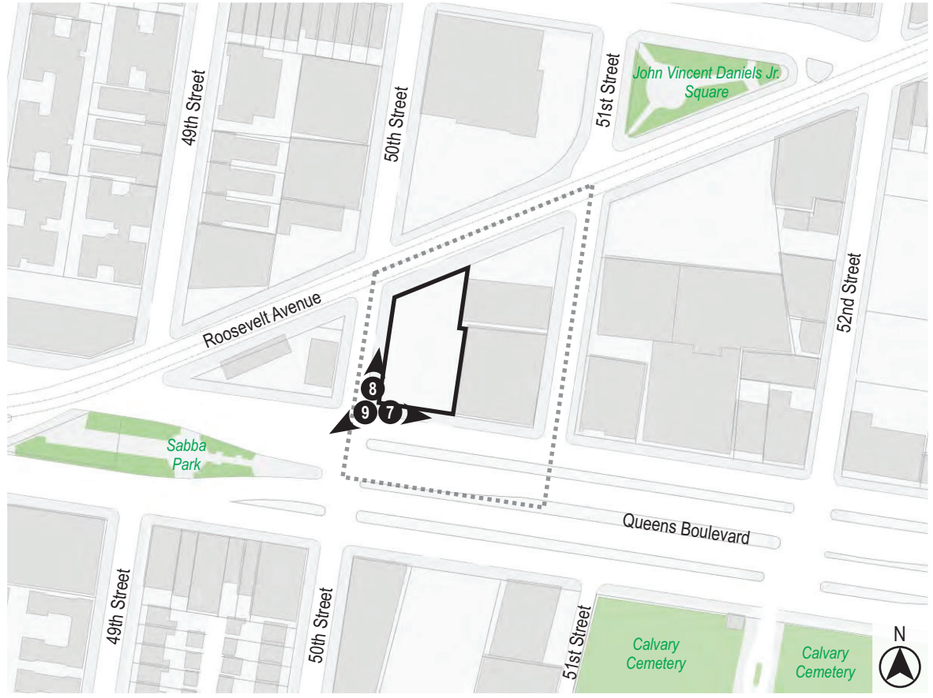
7. View of the sidewalk along the north side of Queens Boulevard facing east from 50th Street.



8. View of the sidewalk along the east side of 50th Street facing north from Queens Boulevard (Development Site at right).



9. View of the intersection of 50th Street and Queens Boulevard facing southwest from the Development Site.





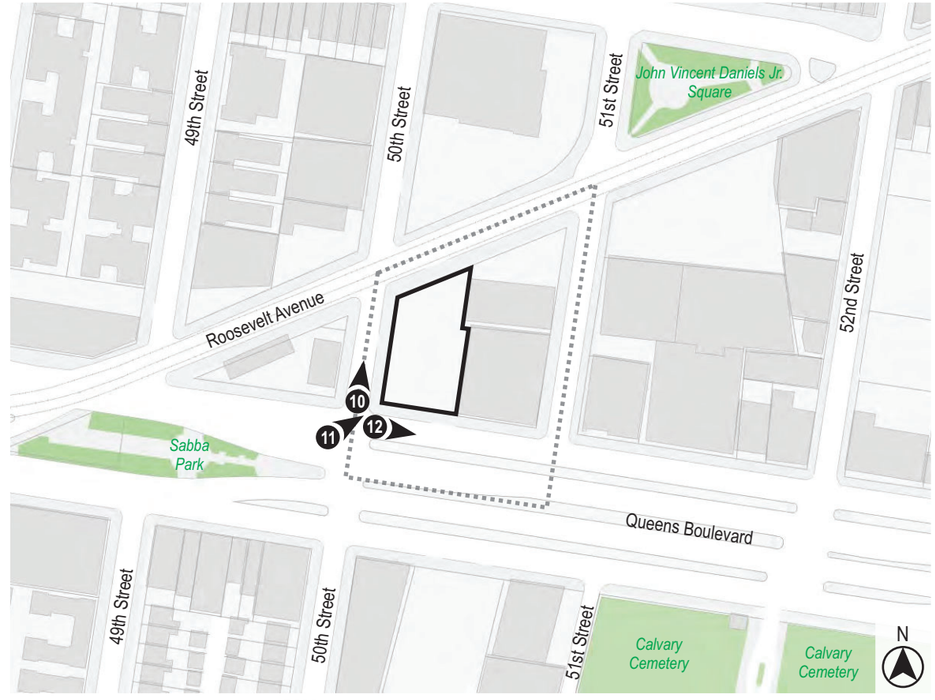
10. View of 50th Street facing north from Queens Boulevard (Development Site at right).



11. View of the Development Site facing northeast from the intersection of 50th Street and Queens Boulevard.



12. View of Queens Boulevard facing east from 50th Street (Development Site at left).





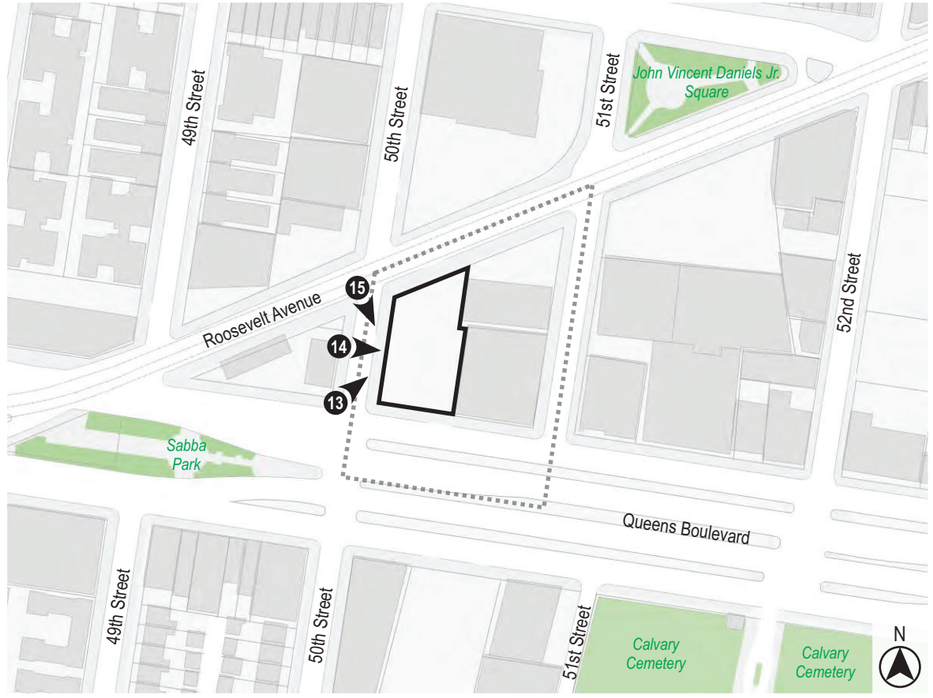
13. View of the Development Site facing northeast from 50th Street.



14. View of the Development Site facing east from 50th Street.



15. View of the Development Site facing southeast from 50th Street.





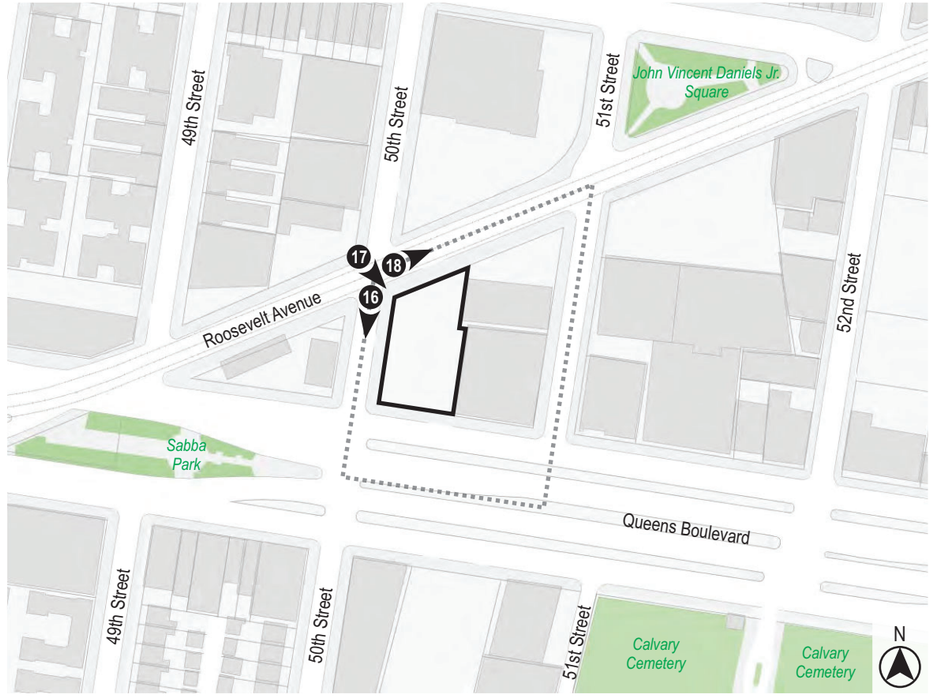
16. View of 50th Street facing south from Roosevelt Avenue (Development Site at left).



17. View of the Development Site facing southeast from the intersection of Roosevelt Avenue and 50th Street.



18. View of Roosevelt Avenue facing northeast from 50th Street (Development Site at right).





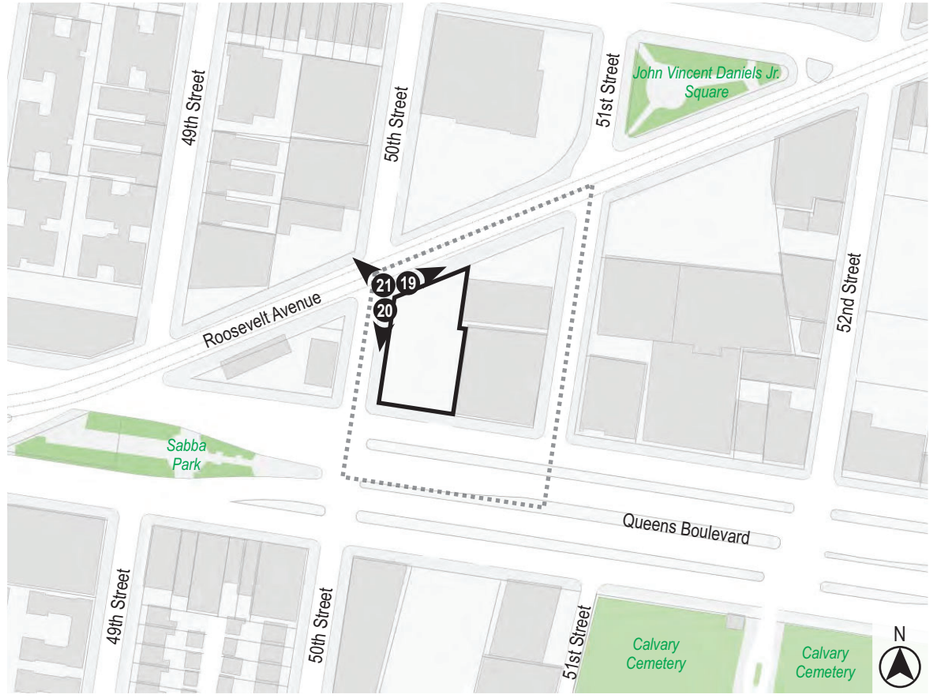
19. View of the sidewalk along the south side of Roosevelt Avenue facing northeast from 50th Street (Development Site at right).



20. View of the sidewalk along the east side of 50th Street facing south from Roosevelt Avenue (Development Site at left).



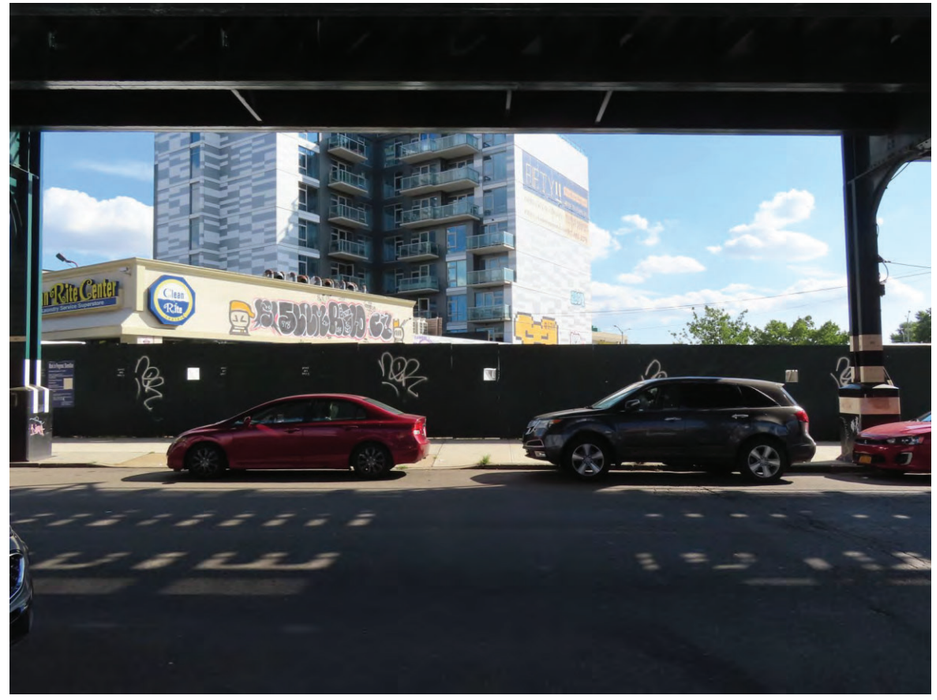
21. View of the intersection of Roosevelt Avenue and 50th Street facing northwest from the Development Site.



Urban Cartographics



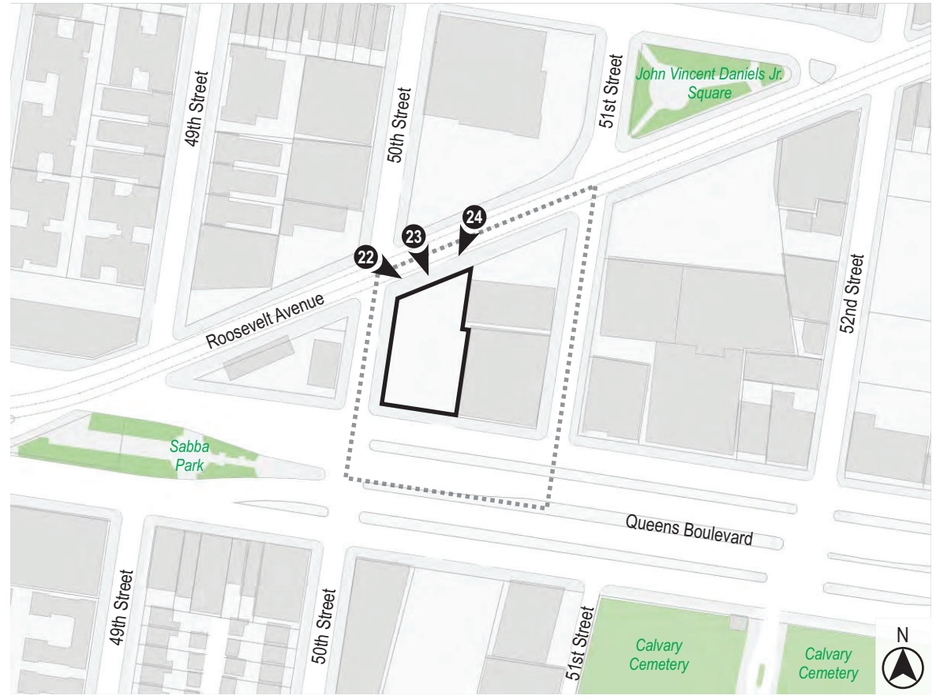
22. View of the Development Site facing southeast from Roosevelt Avenue.



23. View of the Development Site facing southeast from Roosevelt Avenue.



24. View of the Development Site facing southwest from Roosevelt Avenue.





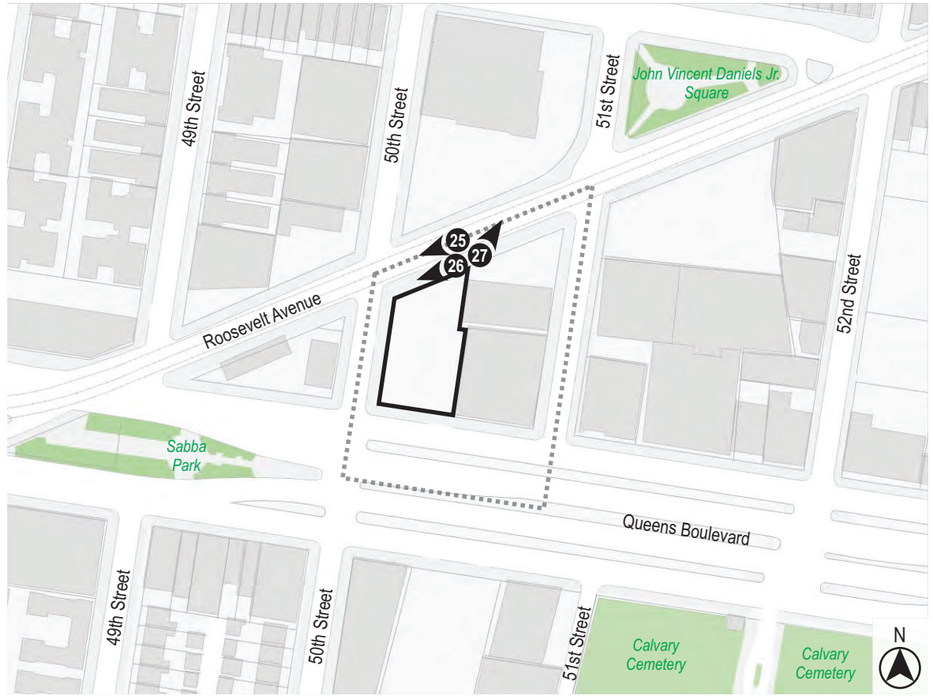
25. View of Roosevelt Avenue facing southwest (Development Site at left).



26. View of the sidewalk along the south side of Roosevelt Avenue facing southwest (Development Site at left).



27. View of the north side of Roosevelt Avenue facing northeast from the Development Site.



Urban Cartographics



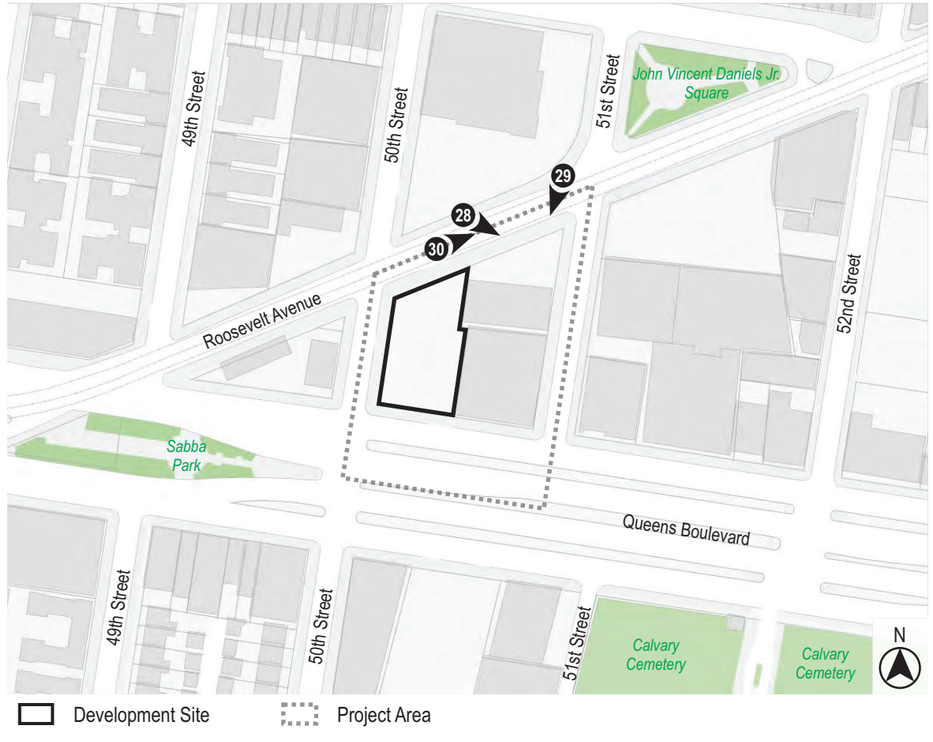
28. View of the Project Area facing southeast from Roosevelt Avenue.



29. View of the Project Area facing southwest from Roosevelt Avenue.



30. View of Roosevelt Avenue facing northeast (Project Area at right).





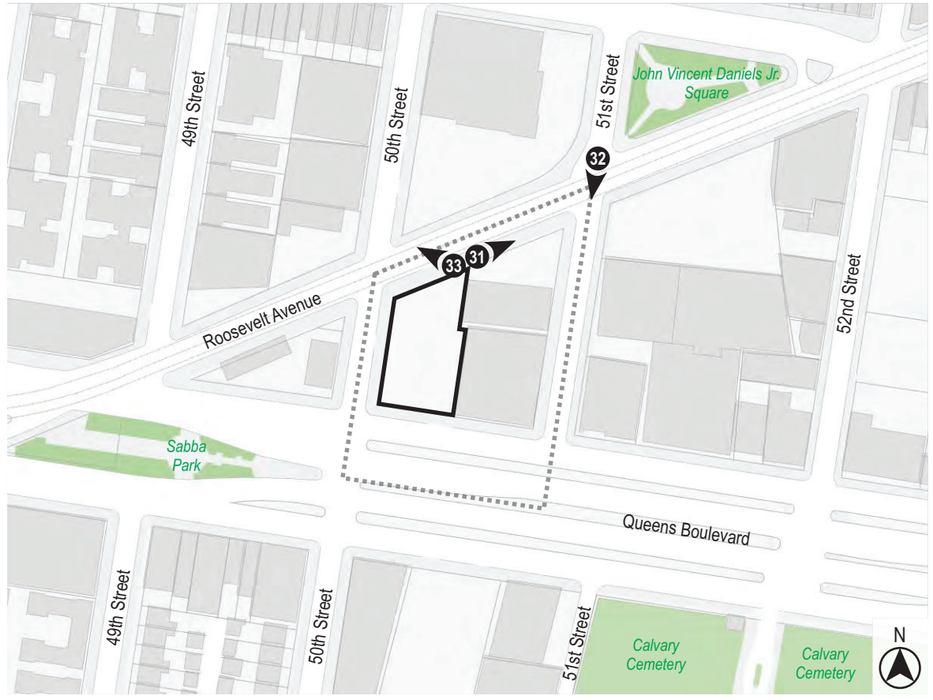
31. View of the sidewalk along the south side of Roosevelt Avenue facing northeast (Project Area at right).



32. View of 51st Street facing south from Roosevelt Avenue (Project Area at right).



33. View of the north side of Roosevelt Avenue facing northwest from the Project Area.



Urban Cartographics



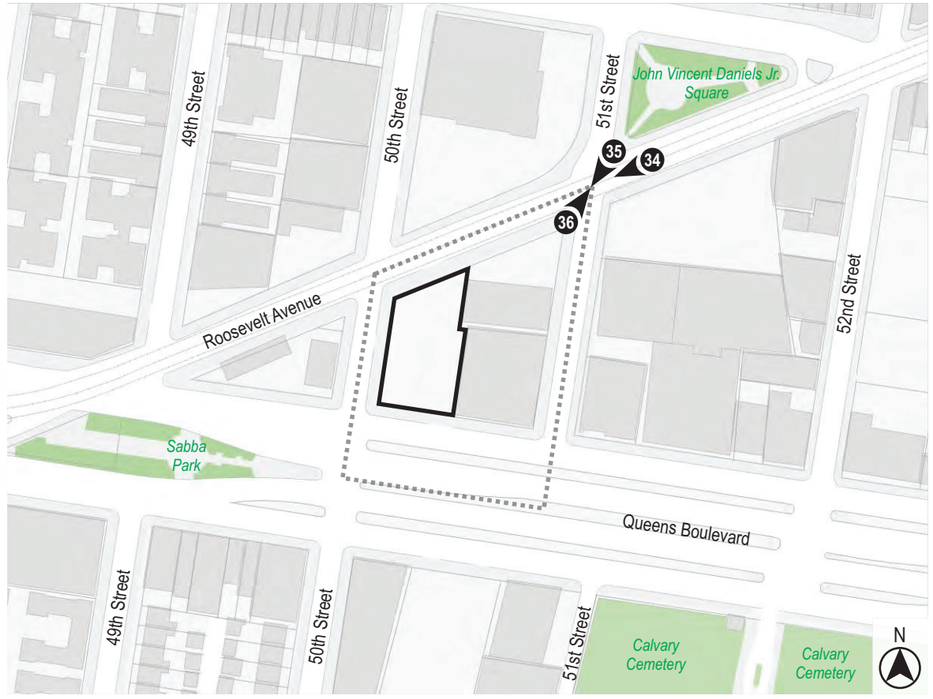
34. View of Roosevelt Avenue facing southwest from 51st Street (Project Area at left).



36. View of the intersection of 51st Street and Roosevelt Avenue facing northeast from the Project Area.



35. View of the Project Area facing southwest from the intersection of 51st Street and Roosevelt Avenue.





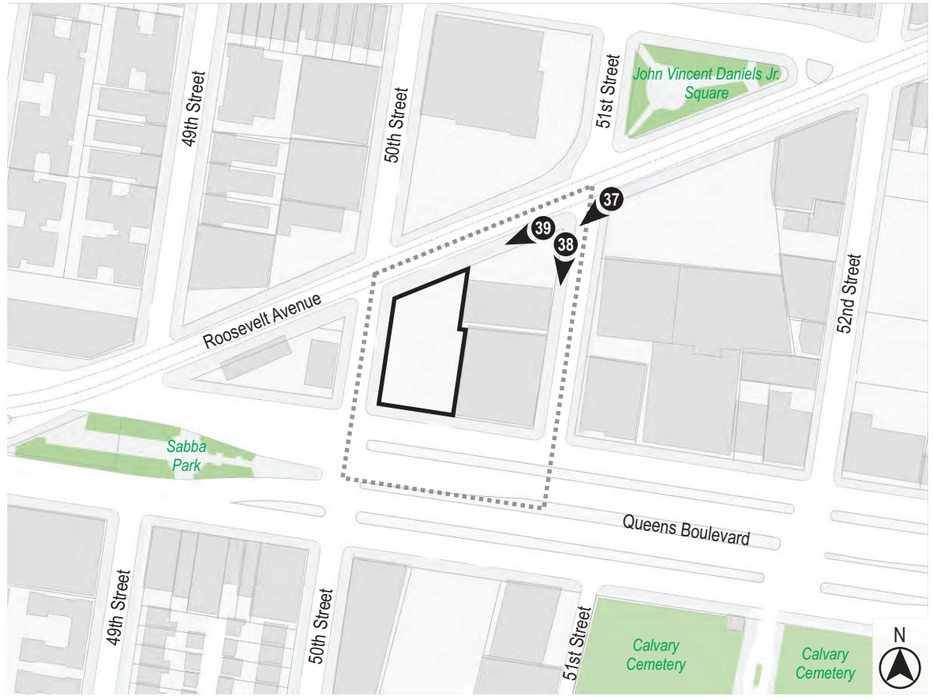
37. View of the Project Area facing southwest from 51st Street.



38. View of the sidewalk along the west side of 51st Street facing south from Roosevelt Avenue (Project Area at right).



39. View of the sidewalk along the south side of Roosevelt Avenue facing southwest from 51st Street (Project Area at left).





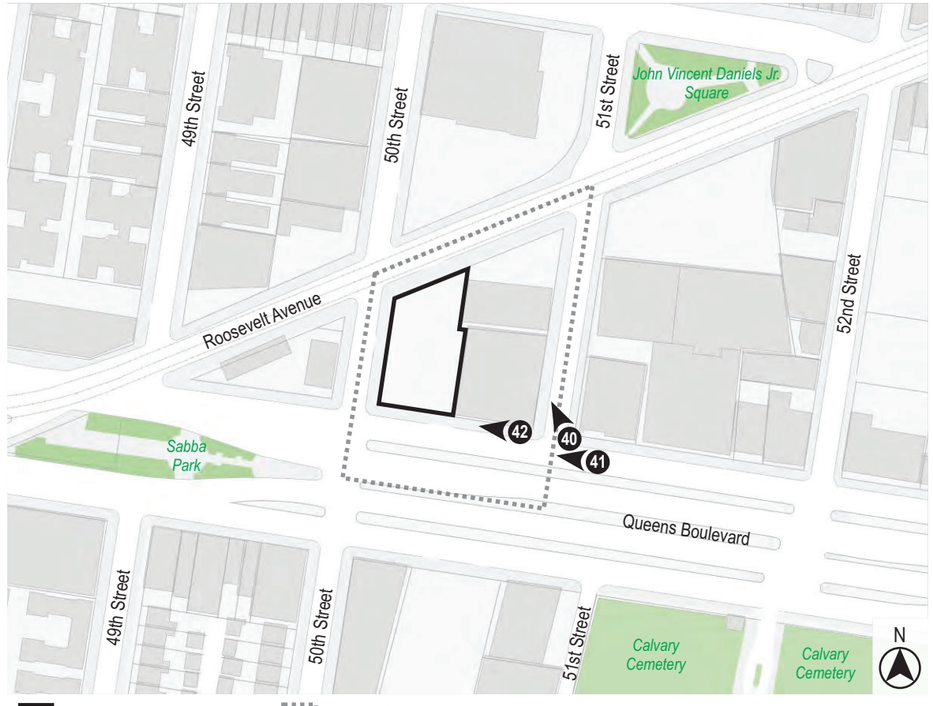
40. View of the Project Area facing northwest from 51st Street.



41. View of Queens Boulevard facing west from 51st Street (Project Area at right).

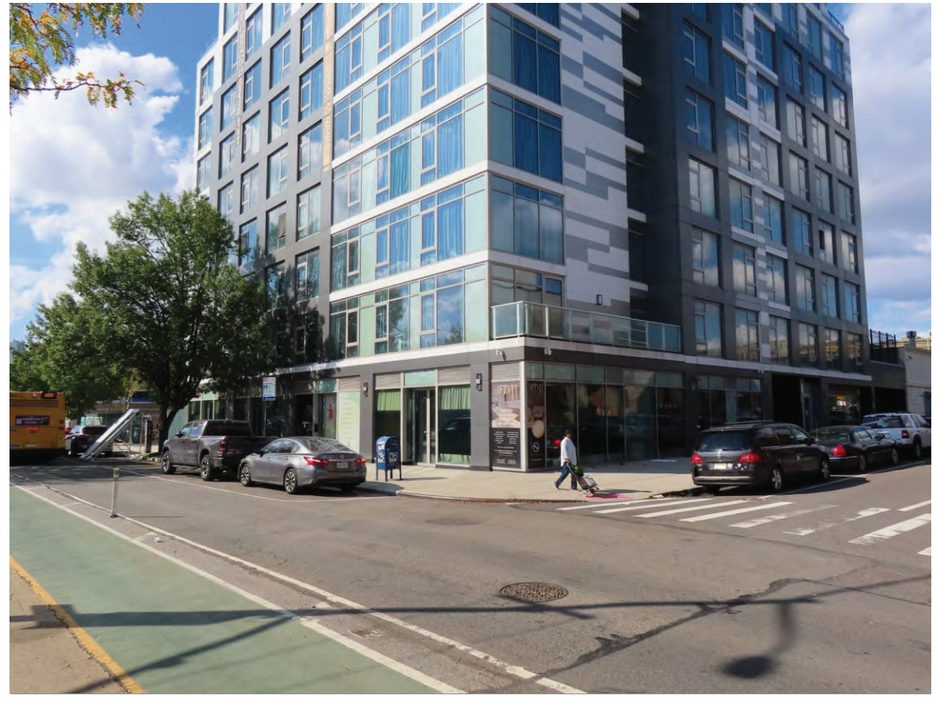


42. View of the sidewalk along the north side of Queens Boulevard facing west from 51st Street (Project Area at right).





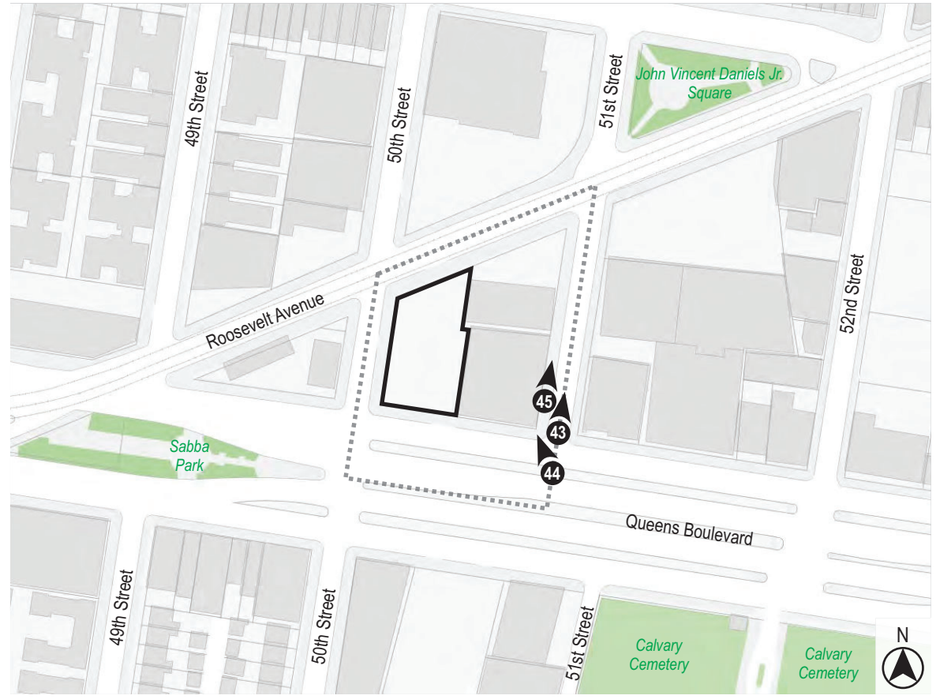
43. View of 51st Street facing north from Queens Boulevard (Project Area at left).



44. View of the Project Area facing northwest from the intersection of Queens Boulevard and 51st Street.



45. View of the sidewalk along the west side of 51st Street facing north from Queens Boulevard (Project Area at left).

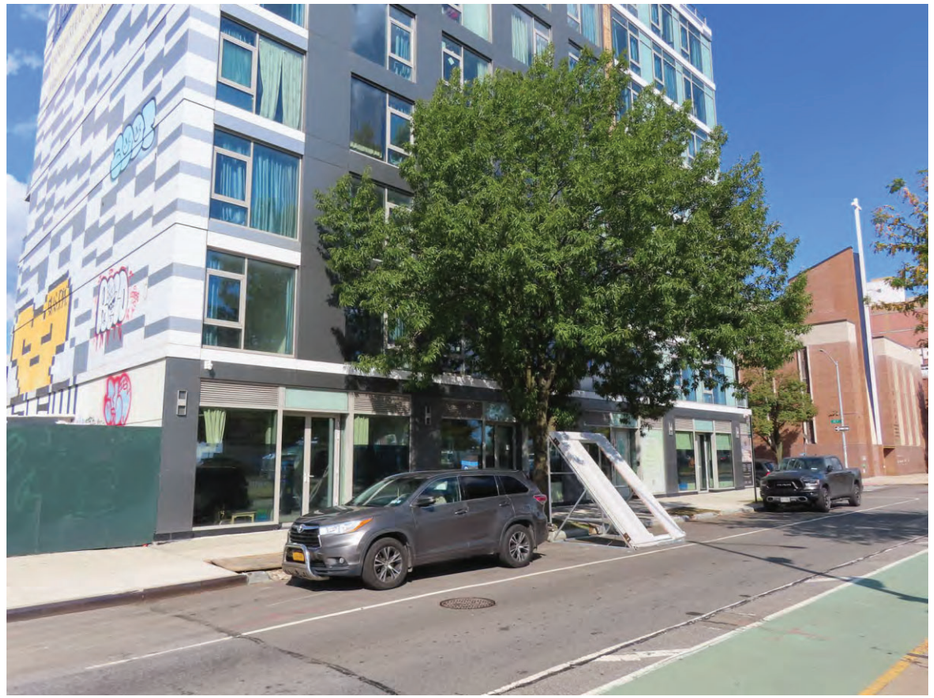




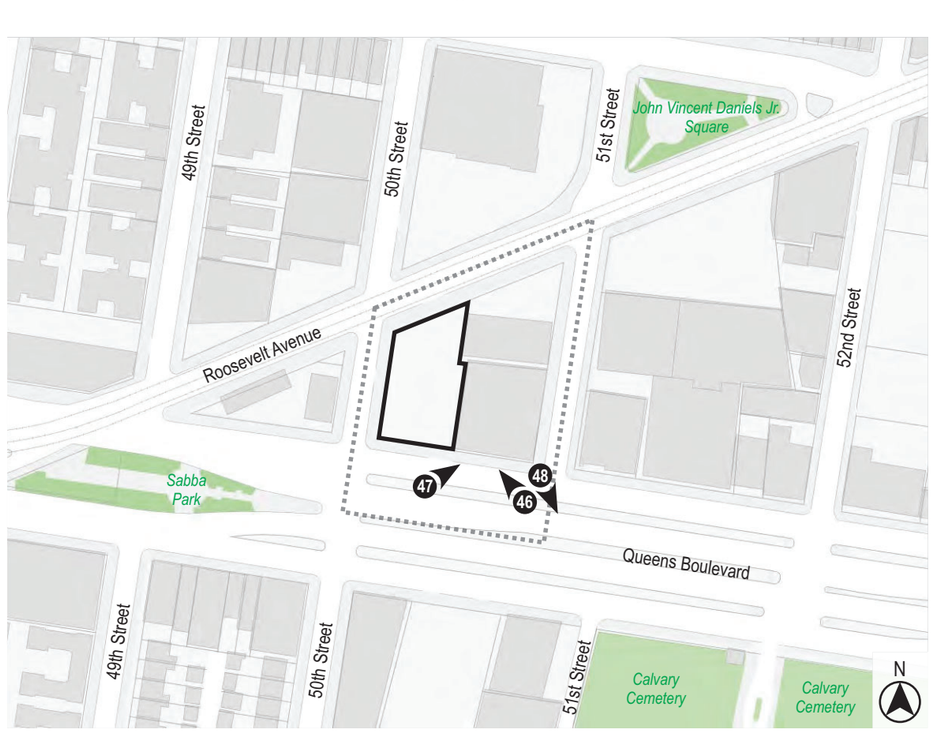
46. View of the Project Area facing northwest from Queens Boulevard.



48. View of the south side of Queens Boulevard facing southeast from the Project Area.



47. View of the Project Area facing northeast from Queens Boulevard.





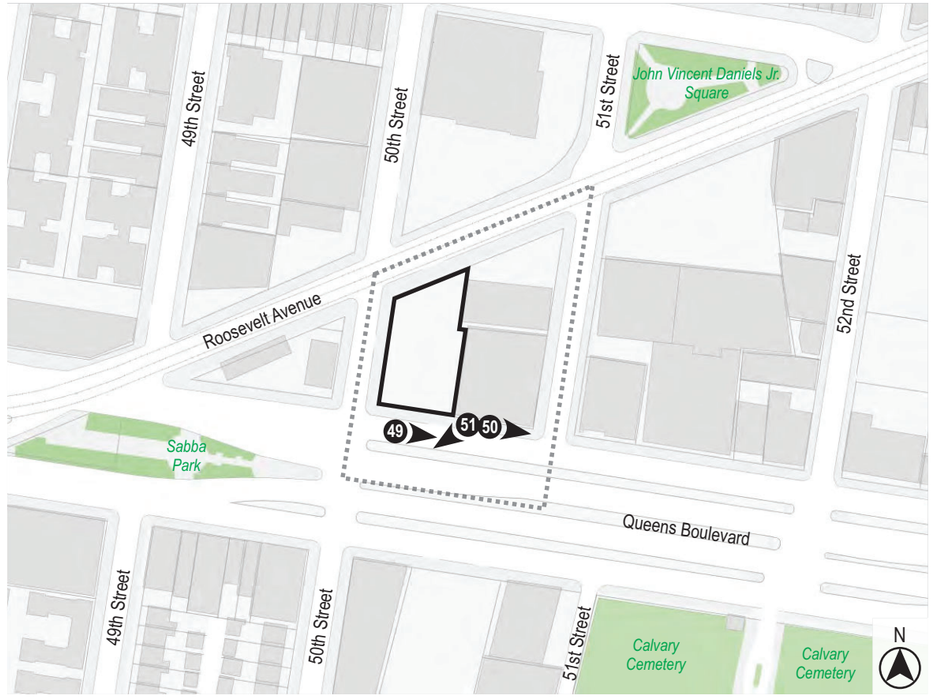
49. View of Queens Boulevard facing east (Project Area at left).



50. View of the sidewalk along the north side of Queens Boulevard facing east (Project Area at left).



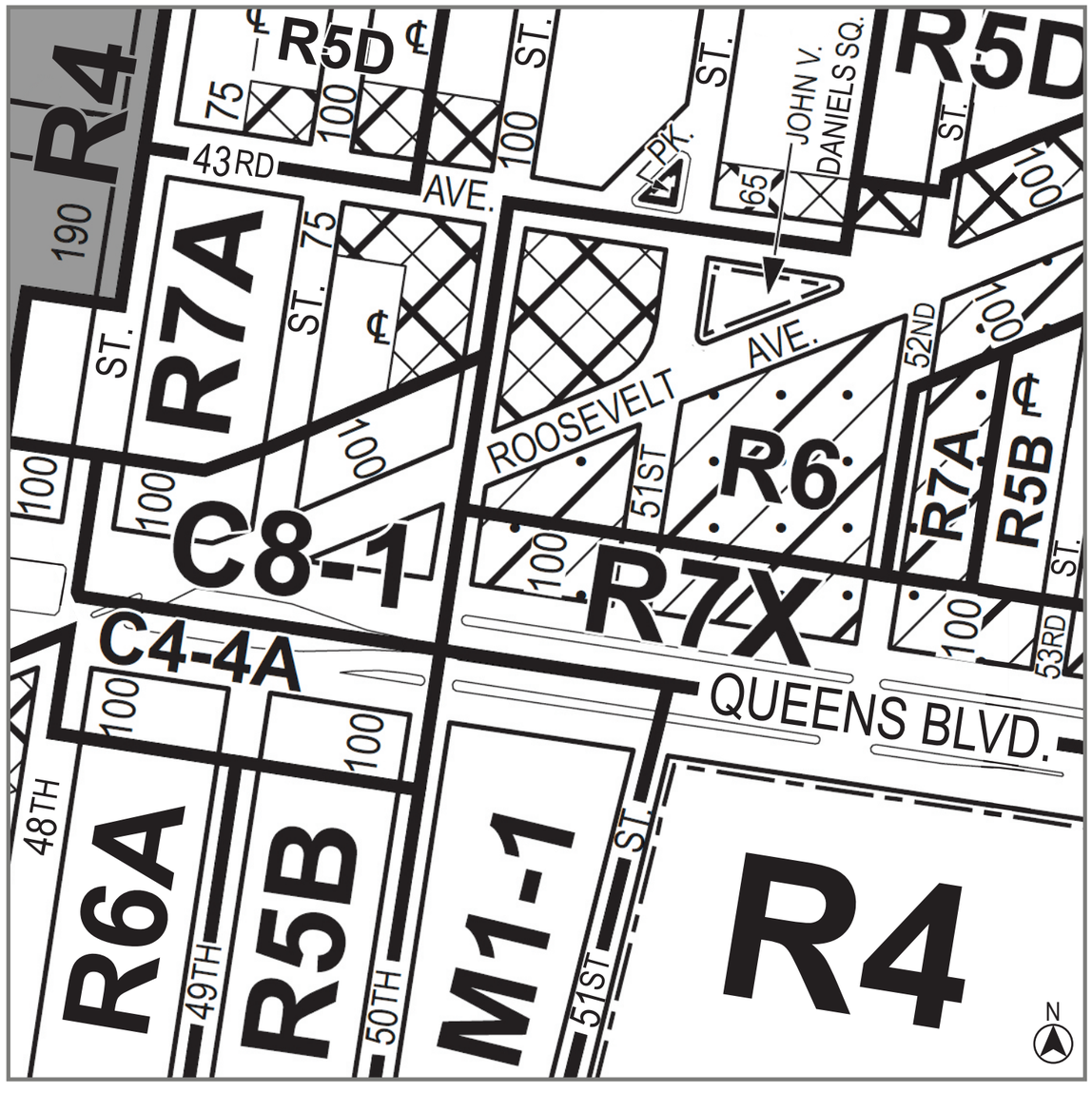
51. View of the south side of Queens Boulevard facing southwest from the Project Area.



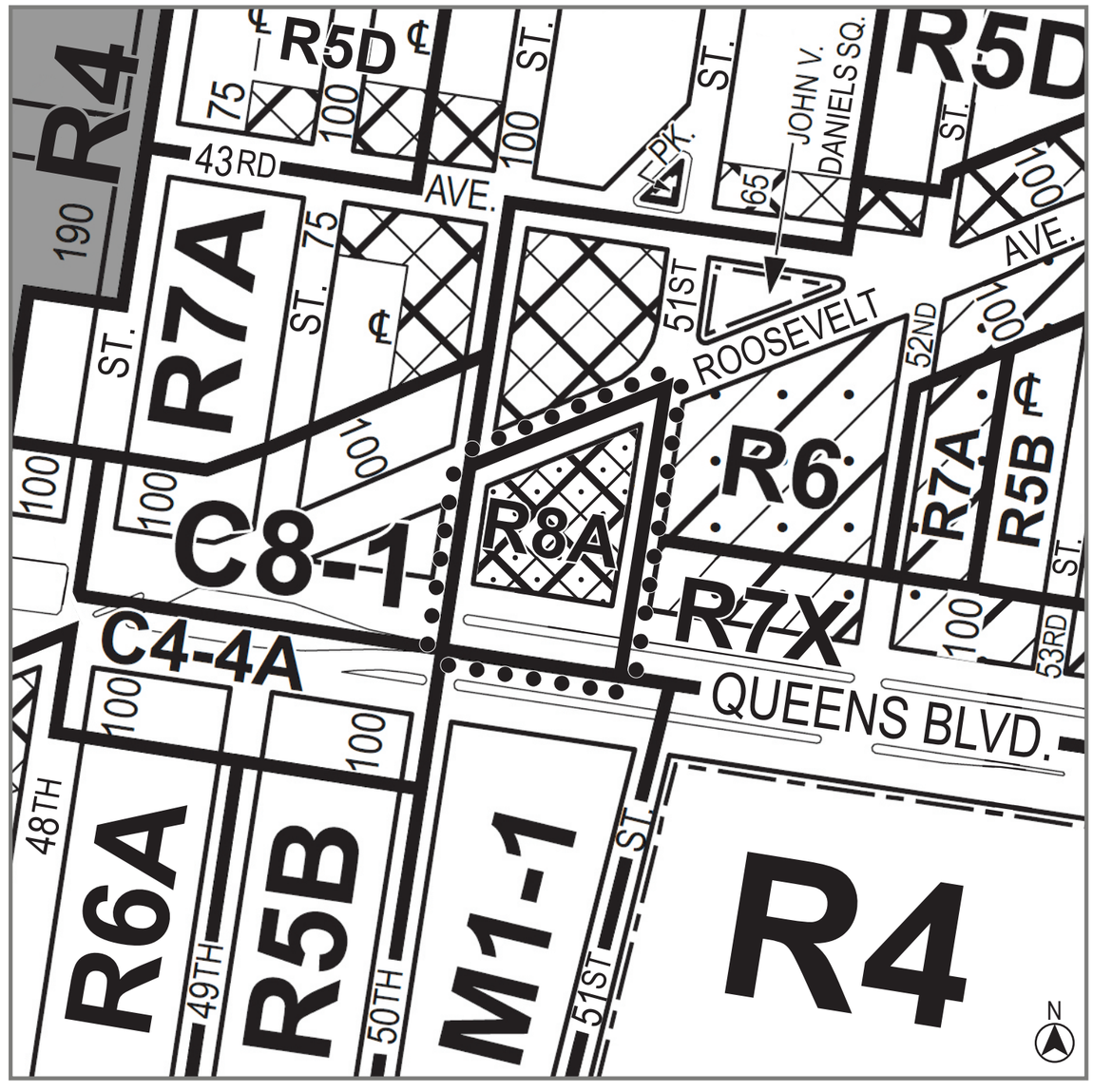
50-01 Queens Boulevard, Queens

Urban Cartographics
Photographs Taken on September 26, 2025

Zoning Change Map



Current Zoning Map (9b, 9d)



Proposed Zoning Map (9b, 9d) - Area being rezoned is outlined with dotted lines

Rezoning from R7X/C2-3 to R8A/C2-4
Rezoning from R6/C2-3 to R8A/C2-4

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.

50-01 Queens Boulevard, Queens

Zoning Comparison Table

10/7/2025

	R6/C2-3 Existing Zoning		R7X/C2-3 Existing Zoning		R8A/C2-4 Proposed Zoning (MIH)	
	ZR Section #	R6/C2-3	ZR Section #	R7X/C2-3	ZR Section #	R8A/C2-4 (MIH)
USE GROUPS						
Permitted Use Groups	22-10 / 32-10	I-IV, VI-X	22-10 / 32-10	I-IV, VI-X	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR						
Residential	23-22	2.2*, 3.0**	23-22	5.0	23-22	6.02
Qualifying Affordable / Senior Housing	23-22	3.9	23-22	6.0	23-22	7.2
Community Facility	33-121 / 24-11	4.8	33-121 / 24-11	5.0	33-121 / 24-11	6.5
Commercial	33-121	2.0	33-121	2.0	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	23-432	30'*, 40'**	23-432***	60'	23-432***	60'
Maximum Base Height	23-432 / 33-431	45'*, 65'** (Residential), 60' or 4-Stories (Commercial)	23-432***	95', 105'^	23-432***	105'^
Maximum Building Height (Standard)	23-432 / 33-431	55'*, 75'**, 85'*^, 95'**^ (Residential), Sky Exposure Plane (Commercial)	23-432***	125', 145'^	23-432***	145'^
Maximum Building Height (Eligible Site)	23-434(b)	125'	n/a	n/a	n/a	n/a
Sky Exposure Plane	33-431	2.7 to 1 (Narrow), 5.6 to 1 (Wide)	n/a***	n/a	n/a***	n/a
Setbacks from Narrow Streets	23-433 / 33-431	15' (Residential), 20' (Commercial)	23-433***	15'	23-433***	15'
Setbacks from Wide Streets	23-433 / 33-431	10' (Residential), 15' (Commercial)	23-433***	10'	23-433***	10'
LOT COVERAGE						
Interior/Through Lot	23-362	80% (Standard)	23-362	80%	23-362	80%
Corner Lot	23-362	100% (Standard)	23-362	100%	23-362	100%
DENSITY						
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	n/a	23-52	n/a	23-52	n/a
PARKING						
Residential	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)
Commercial	36-21	By Use	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)
Affordable Independent Residences for Seniors	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units	25-811	1 per 2 dwelling units
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	36-711	By Use	36-711	By Use	36-711	By Use
LOADING						
Commercial	36-62	By Use	36-62	By Use	36-62	By Use

*Beyond 100' of a wide street

**Within 100' of a wide street

***Per ZR Section 33-40, commercial uses in R7X & R8A districts are subject to Height and Setback regulations in ZR Section 23-43

^When providing qualifying affordable housing or qualifying senior housing

50-01 Queens Boulevard

January 9th, 2026

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F
Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

QUEENS

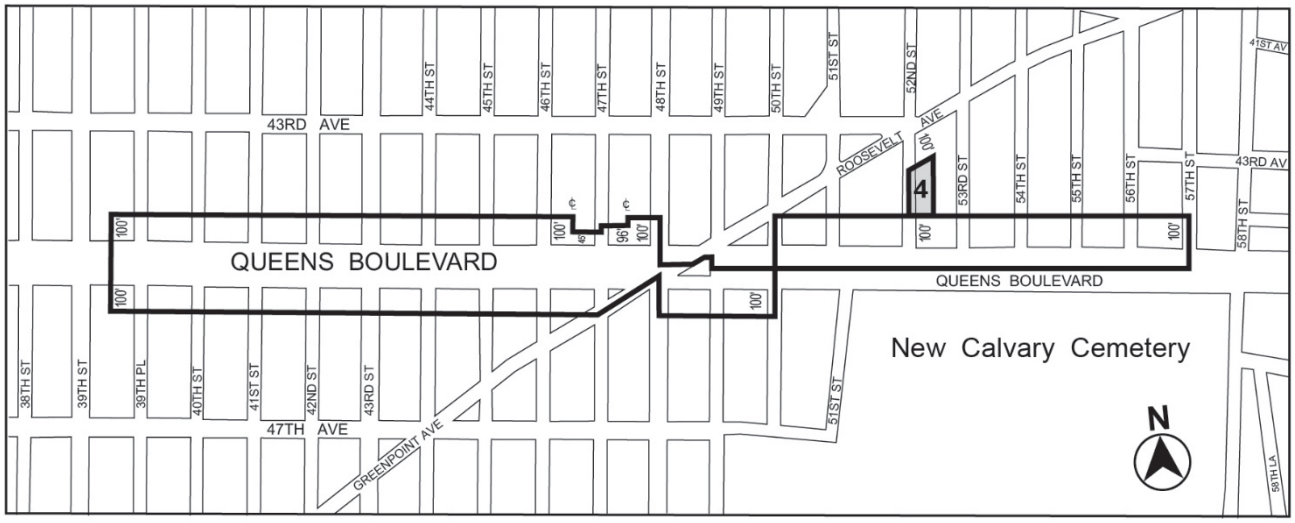
* * *

Queens Community District 2

* * *

Map 1 – [date of adoption]

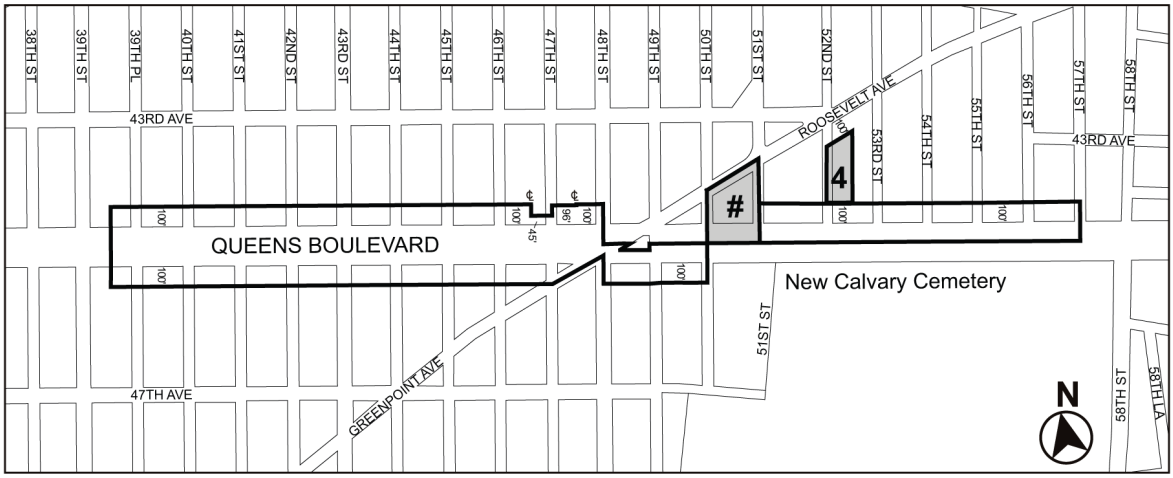
[EXISTING MAP]



Former Inclusionary Housing designated area

Mandatory Inclusionary Housing area
Area **4** – 8/27/20 MIH Option 1

[PROPOSED MAP]



Former Inclusionary Housing designated area

Mandatory Inclusionary Housing area
Area **4** — 8/27/20 MIH Option 1
Area **#** — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 2, Queens

* * *