102-51 Queens Boulevard Rezoning

City Planning Commission Pre-Hearing

February 3, 2025

Proposed Development



For illustrative purposes only

- Overall
  - One 17-story plus cellar mixed-use building
  - 184,042 square feet of floor area (7.2 FAR)
- Residential
  - Approx. 216 new dwelling units
  - Approx. 54 permanently income-restricted units, MIH option 1
- Commercial
  - 17,876 square feet on ground floor
- Parking
  - 87 parking spaces located in cellar and second floor

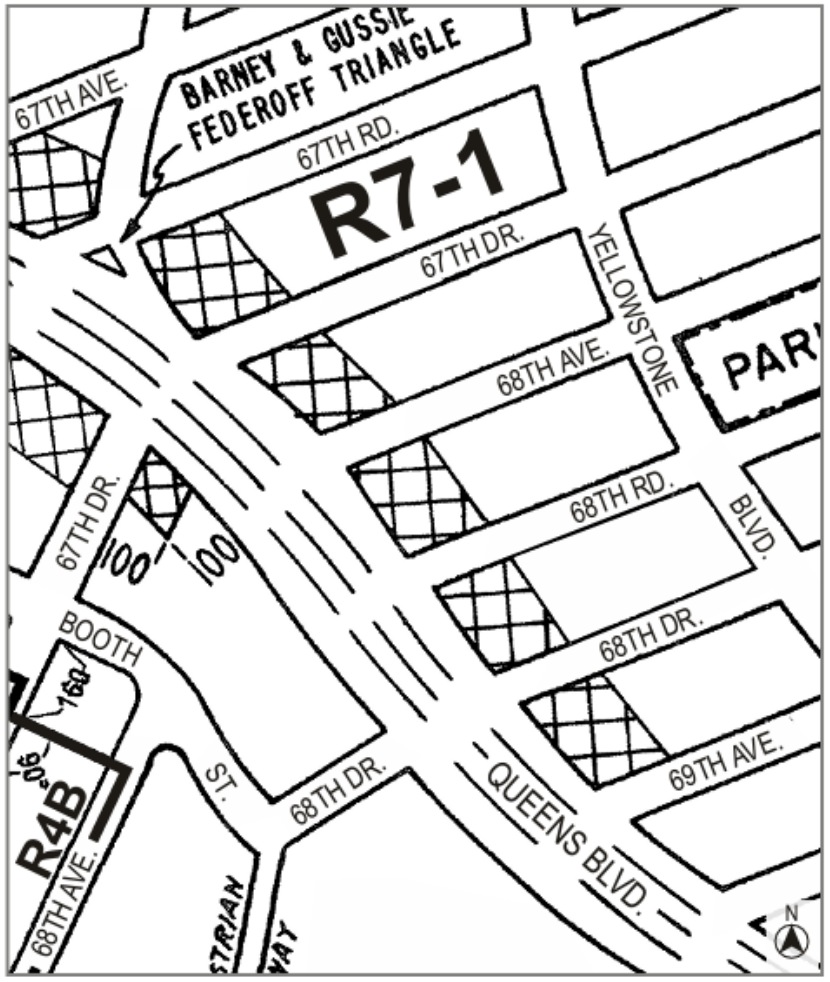
Zoning Actions

Zoning Map Amendment

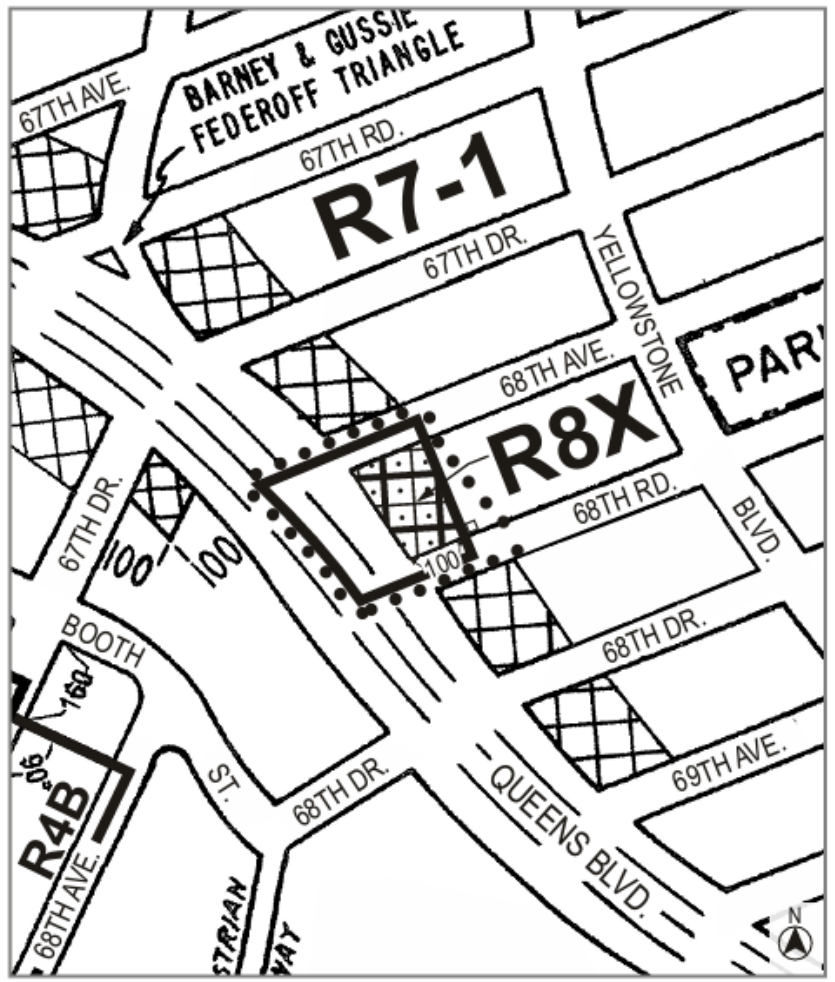
- R7-1/C1-2 to R8X/C2-4 and R7-1

Zoning Text Amendment

- MIH Options 1 and 2



Current Zoning Map (14a)



Proposed Zoning Map (14a) - Area being rezoned is outlined with dotted lines



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.

Queens CB 6 Recommendation

On December 11, 2024, Queens CB6 voted 23 in Favor and 6 Against, a Recommendation of **Approval with conditions:**

- Reduce the amount of parking, in order to provide more affordable housing units.
- Modify the rear façade of the building to provide more visual appeal, and to increase the setback distances along the rear property line.
- Provide a carve-out for 15% supportive housing units and an on-site supportive services program within the building.

Queens Borough President Recommendation

On December 19, 2024, the Queens Borough President held a hearing for this application and submitted a Recommendation of **Approval with conditions:**

- There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached; and

- The Applicant should adhere to Community Board 6's condition regarding the rear façade, to the best of their ability.

Appendix

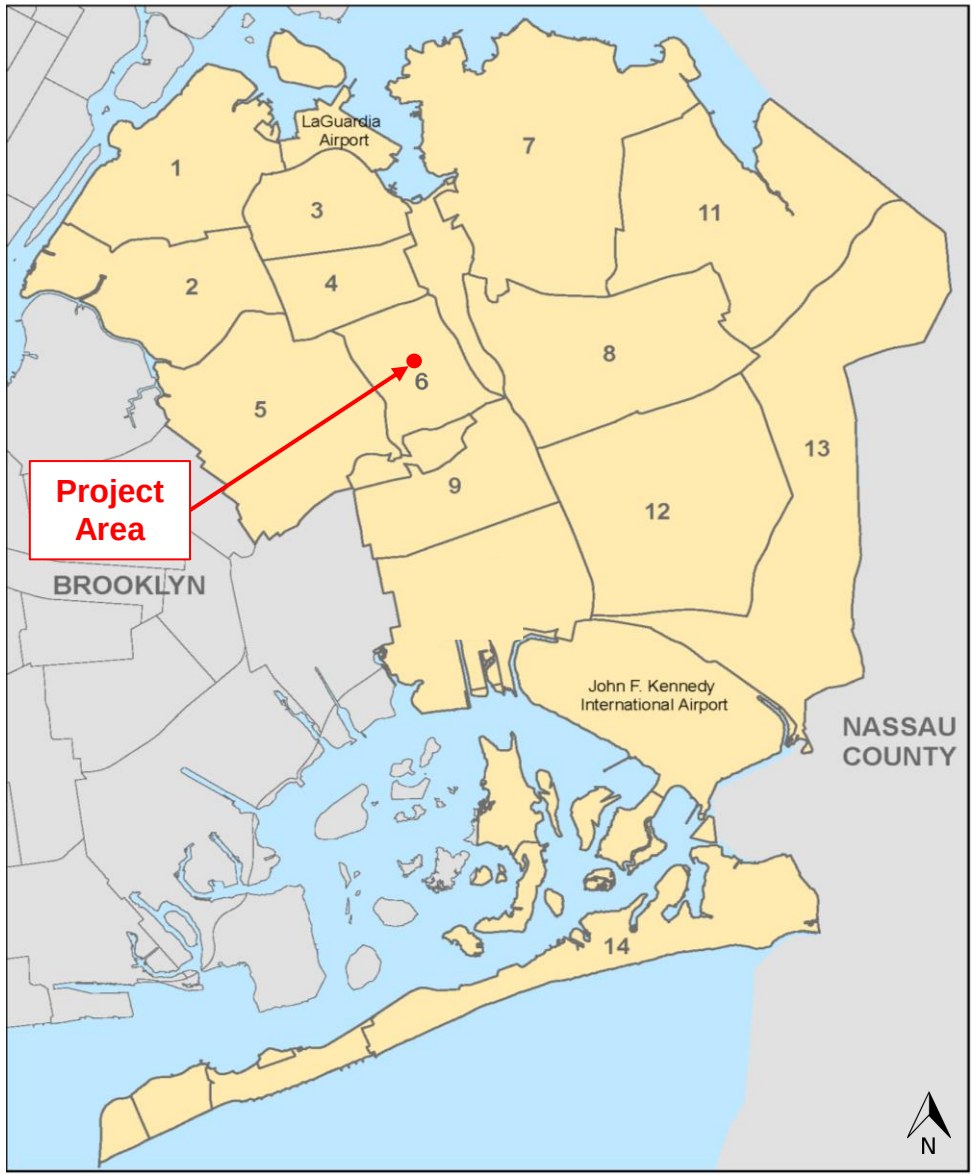
Project Overview

Applicant
- QBM Properties LLC

Location
- Community District: 6
- Address: 102-51 Queens Boulevard
- Block 2137, Lots 1, 6, 8, 11, p/o 13 and 46
- Forest Hills, Queens
- City Council District 29 – **Lynn Schulman**

Actions Requested
- <u>Zoning Map Amendment</u>
  - R7-1/C1-2 to R8X/C2-4
  - R7-1/C1-2 to R7-1

- <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

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

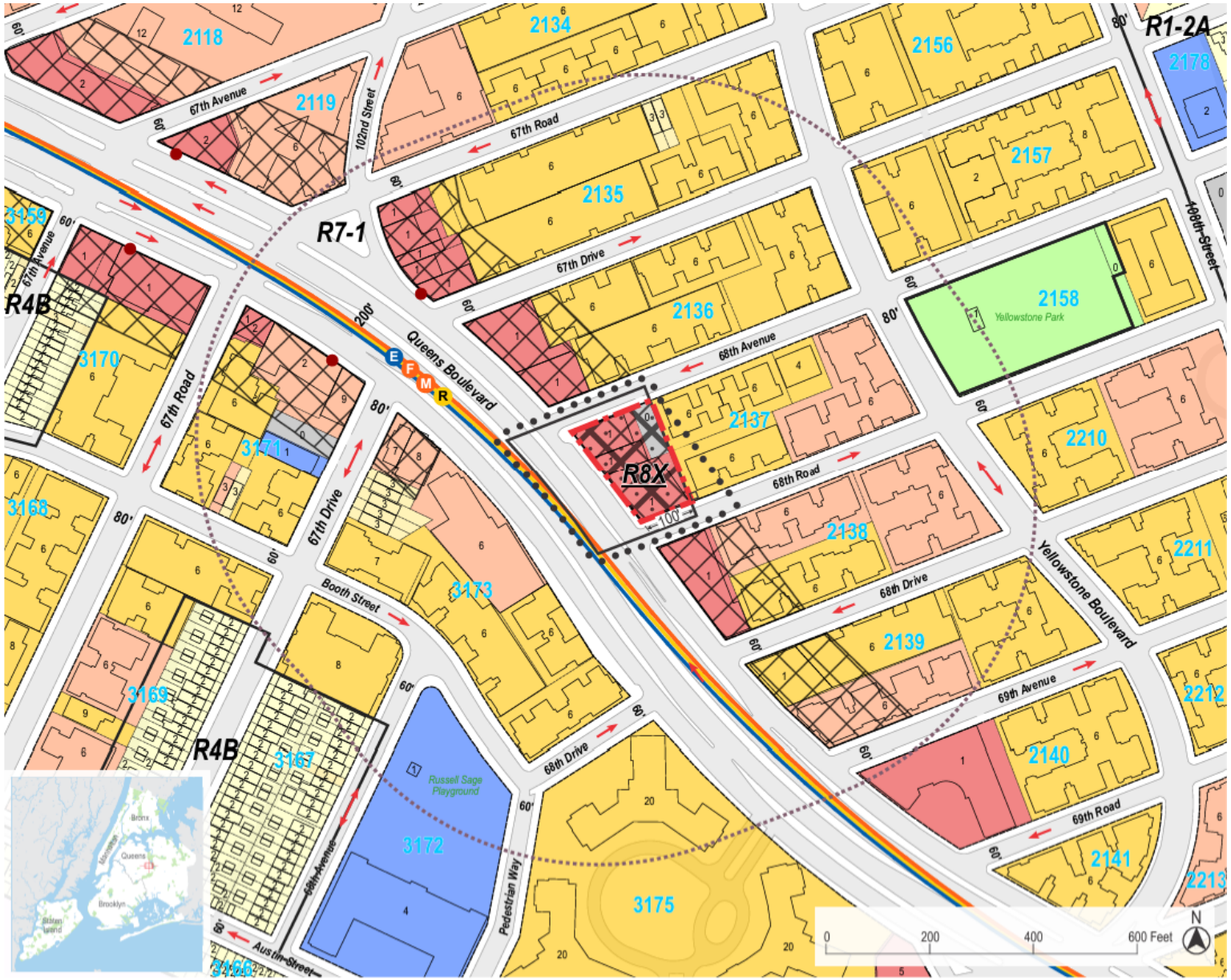
Existing Commercial Overlays & Zoning Districts

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

- 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



Project Area Context Overview



Project Area Photographs



View of the Project Area facing west from 68th Road, toward Queens Boulevard.

(1/4)

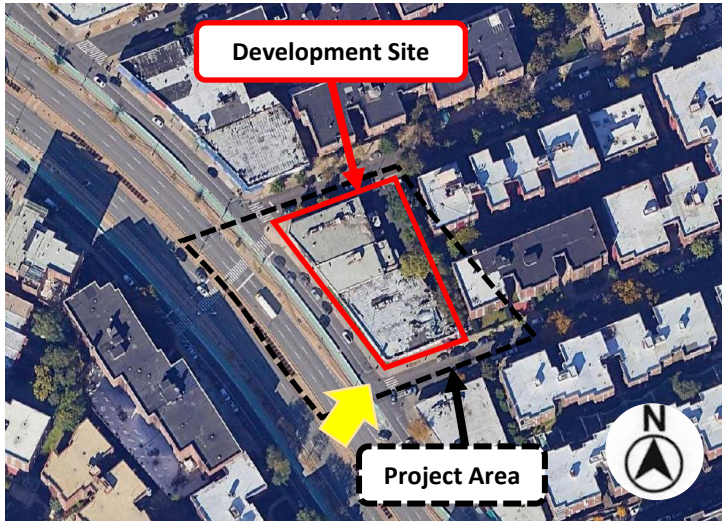


Project Area Photographs



View of the Project Area facing northeast toward development site, from corner of Queens Boulevard and 68th Road.

(2/4)



Project Area Photographs



View of the Project Area facing southeast toward development site, from corner of Queens Boulevard and 68th Avenue.

(3/4)



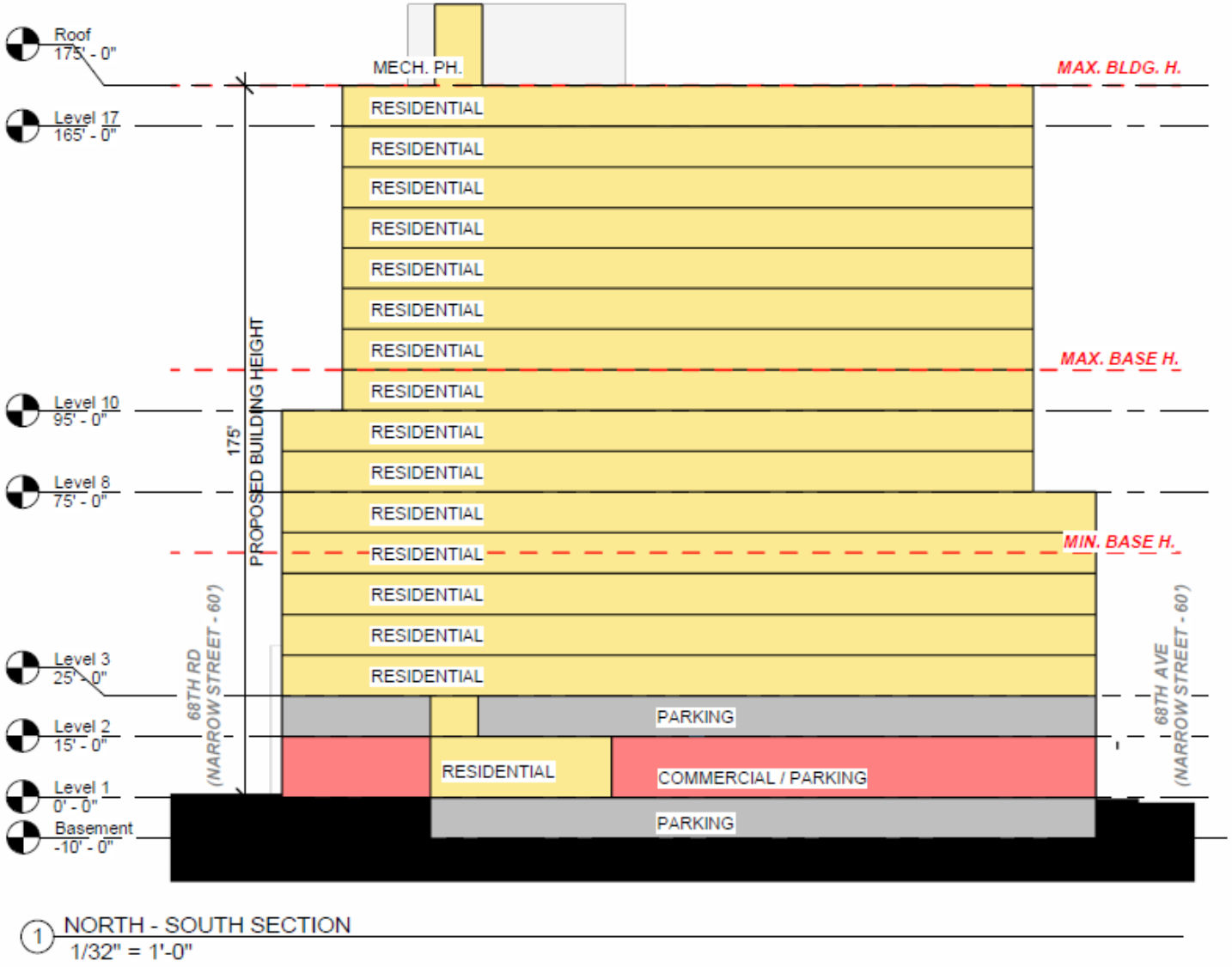
Project Area Photographs



View of the Project Area facing southeast toward development site, from Queens Boulevard. *(4/4)*



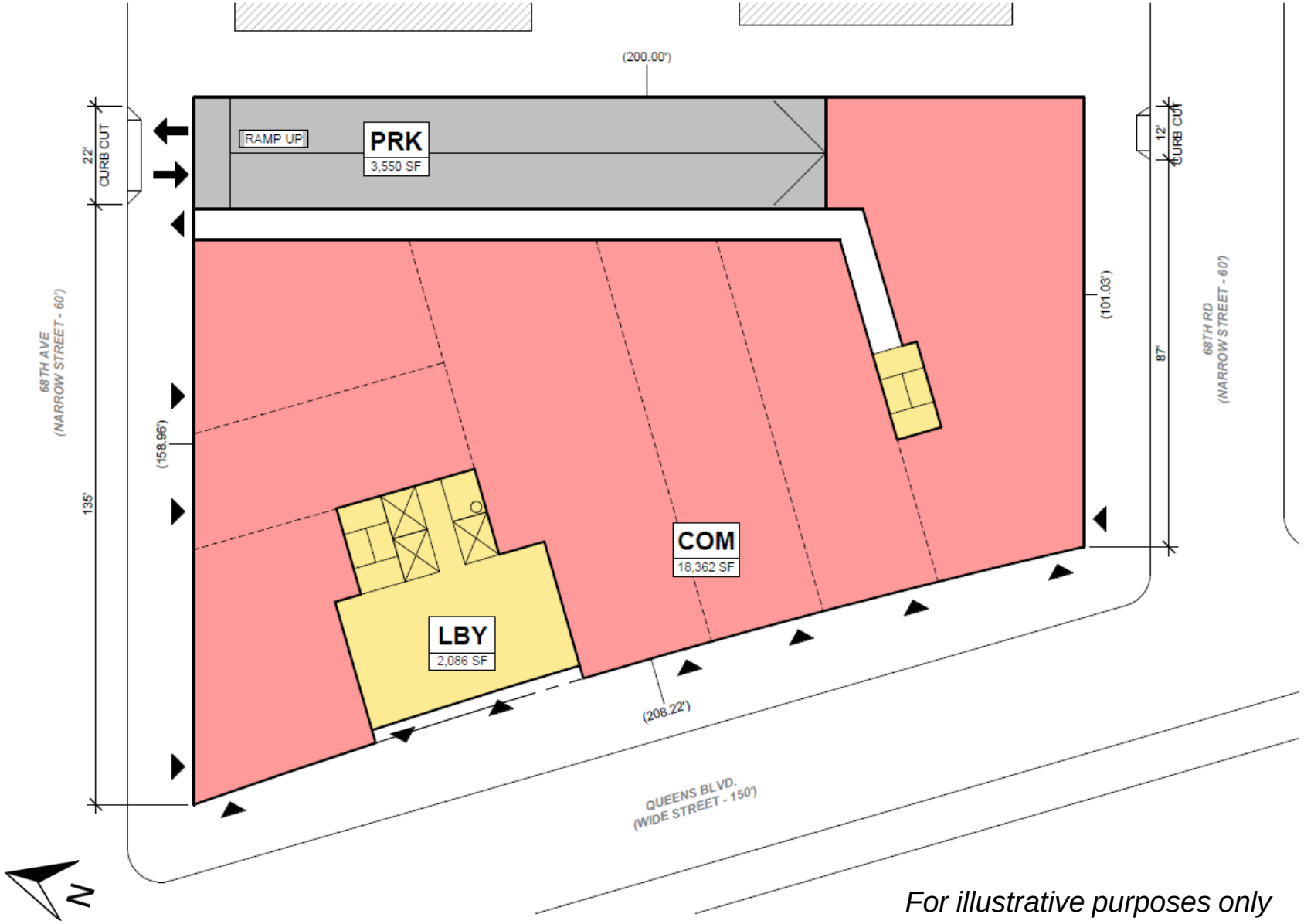
Proposed Development



- Overall
  - One 17-story plus cellar mixed-use building
  - 184,042 square feet of floor area (7.2 FAR)
- Commercial
  - 17,876 square feet on ground floor
- Residential
  - Approx. 216 new dwelling units
  - Approx. 54 permanently income-restricted units, MIH option 1
- Parking
  - 87 accessory parking spaces

For illustrative purposes only

Ground Floor Plan



- Second floor parking: 60 parking spaces
- Cellar parking: 27 parking spaces

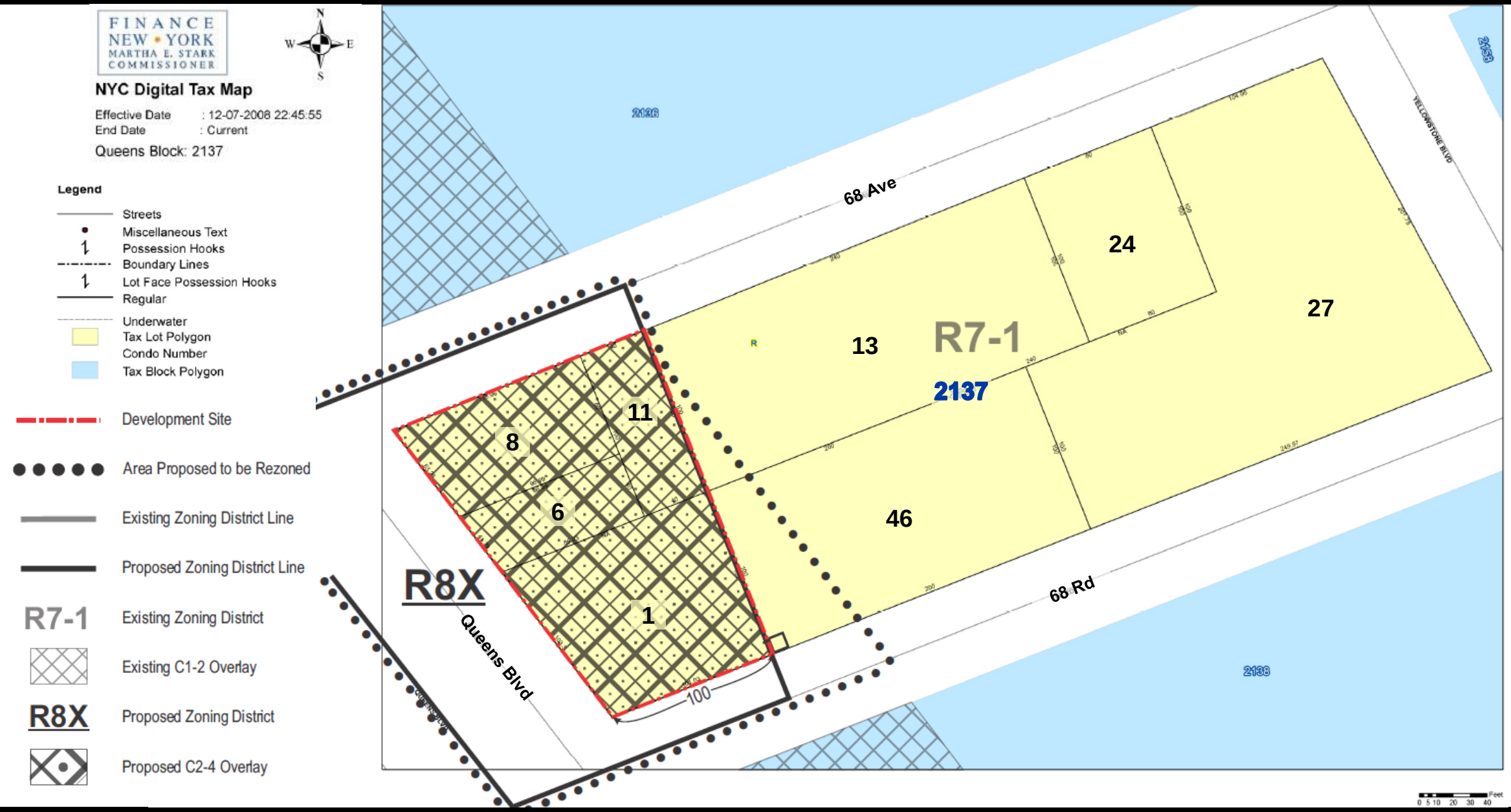
Residential

Commercial Space

Parking

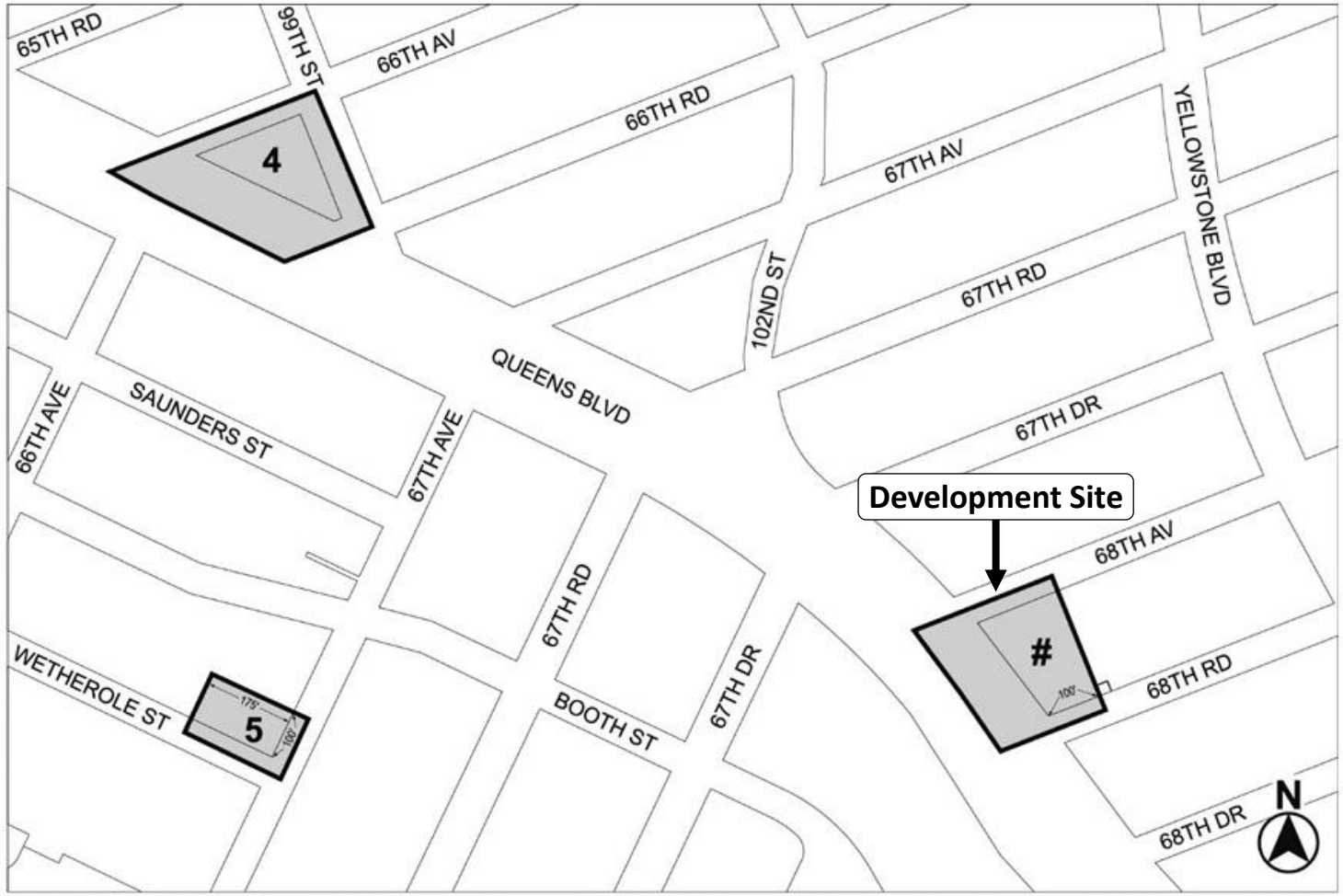
For illustrative purposes only

Tax Map


FINANCE NEW YORK
MARTHA E. STARK
COMMISSIONER
NYC Digital Tax Map
Effective Date : 12-07-2008 22:45:55
End Date : Current
Queens Block: 2137
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
R7-1
Existing Zoning District
Existing C1-2 Overlay
R8X
Proposed Zoning District
Proposed C2-4 Overlay
2136
68 Ave
YELLOWSTONE BLVD
2153
24
27
13
R7-1
2137
11
8
6
46
1
R8X
Queens Blvd
68 Rd
100
2138

Actions Requested: Zoning Text Amendment

- To modify Appendix F and establish a Mandatory Inclusionary Housing area (Options 1 and 2)
- MIH boundary coterminous with R8X rezoning



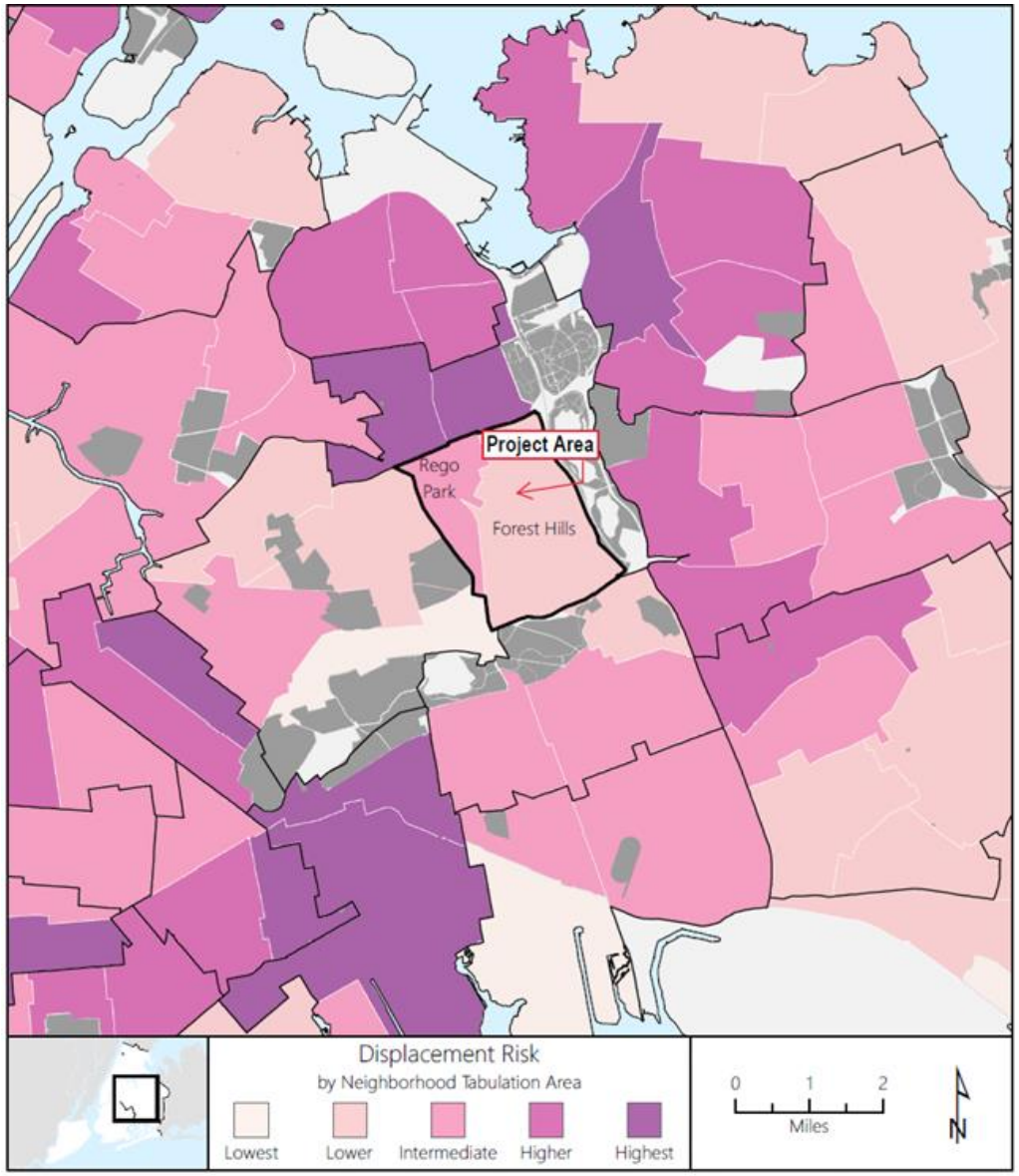
Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area **4** – 4/14/22 MIH Program Option 1

Area **5** – 7/14/22 MIH Program Option 1

Area **#** – [date of adoption] MIH Program Option 1 and Option 2

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



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

Annual Median Household Income:

$91,082

[Forest Hills, Rego Park]

Public Use Microdata Area (PUMA) 4108

Higher than Queens & NYC medians

Income Restriction	Units
Extremely Low Income (0-30% AMI)	--
Very Low Income (31-50% AMI)	22
Low Income (51-80% AMI)	32
Moderate Income (81-120% AMI)	--
Not Income Restricted	162
Total New Units	**216**

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

$850 - $2,940

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

$39,600 - $122,000

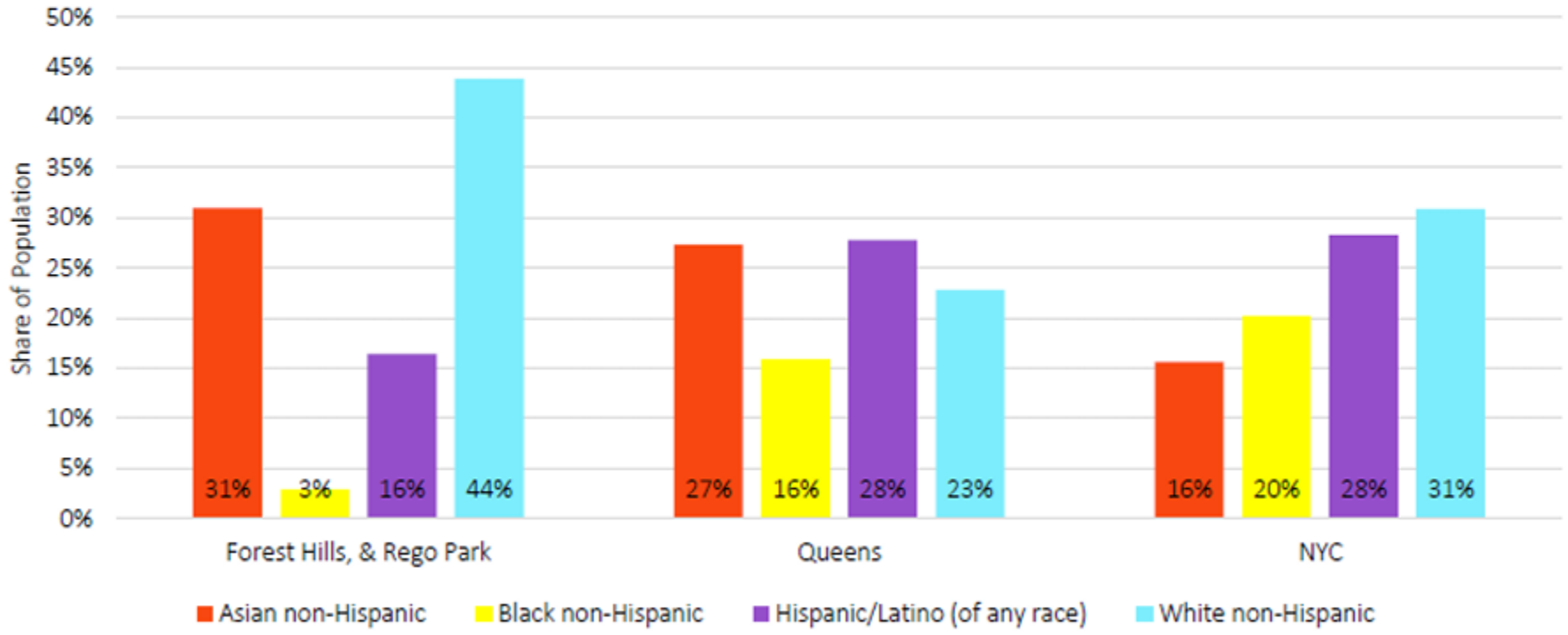
Data from Applicant's Racial Equity Report of Housing and Opportunity

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]."



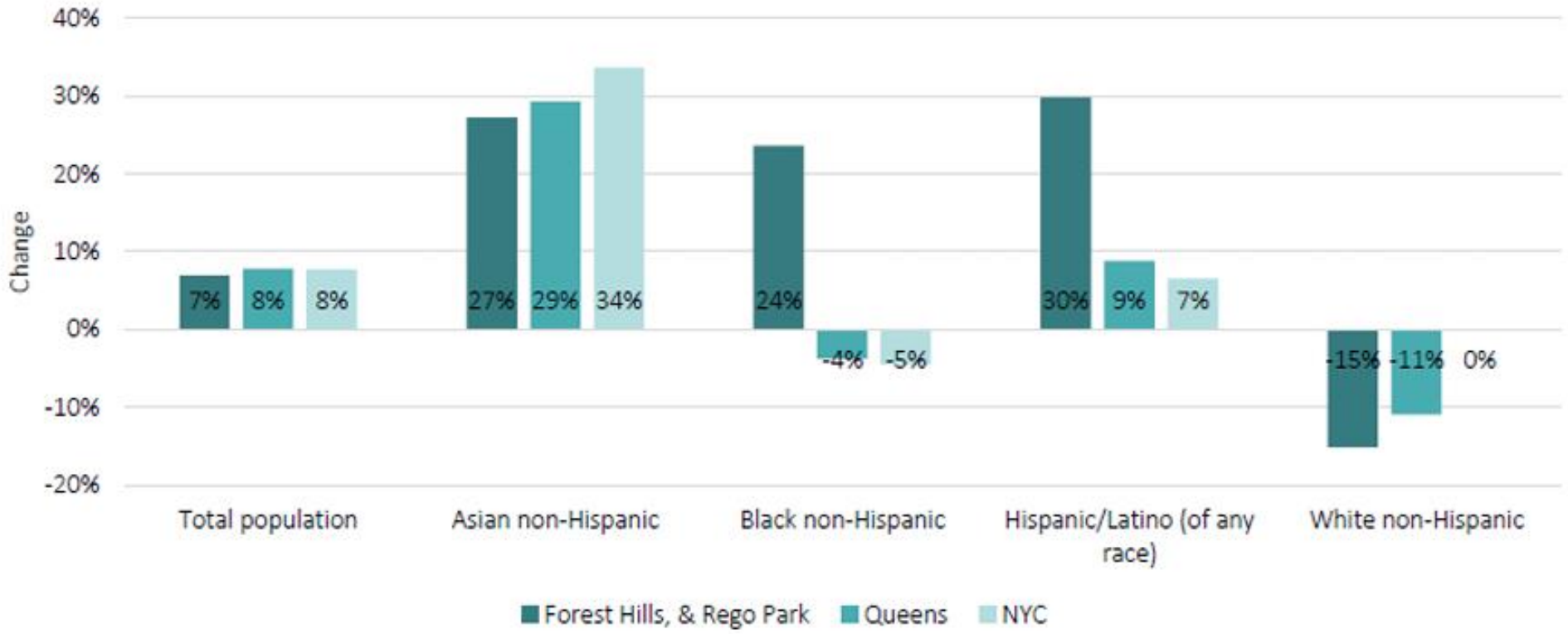
Source: Census 2020; Community Profile Table 1.01

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 2020; Community Profile Table 1.01

Conclusion

Actions:

Zoning Map Amendment
From **R7-1/C1-2** to an **R8X/C2-4** district
From **R7-1/C1-2** to an **R7-1** district

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

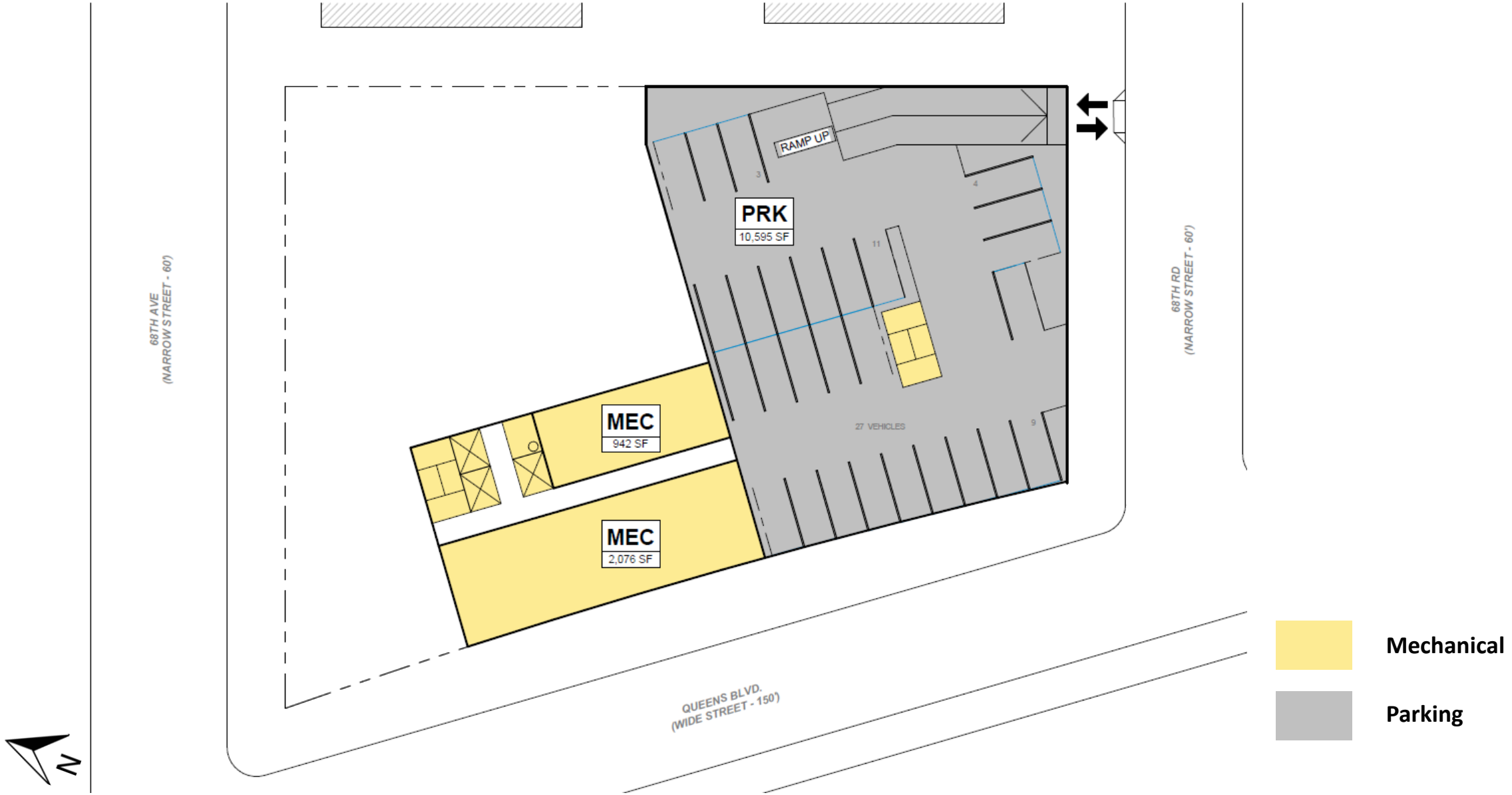
Proposed Development:

- Development of a 17-story mixed-use building containing approximately 184,042 sf of floor area
  - 216 dwelling units
  - Including 54 income-restricted dwelling units (Option 1)
  - Total height: 175 feet

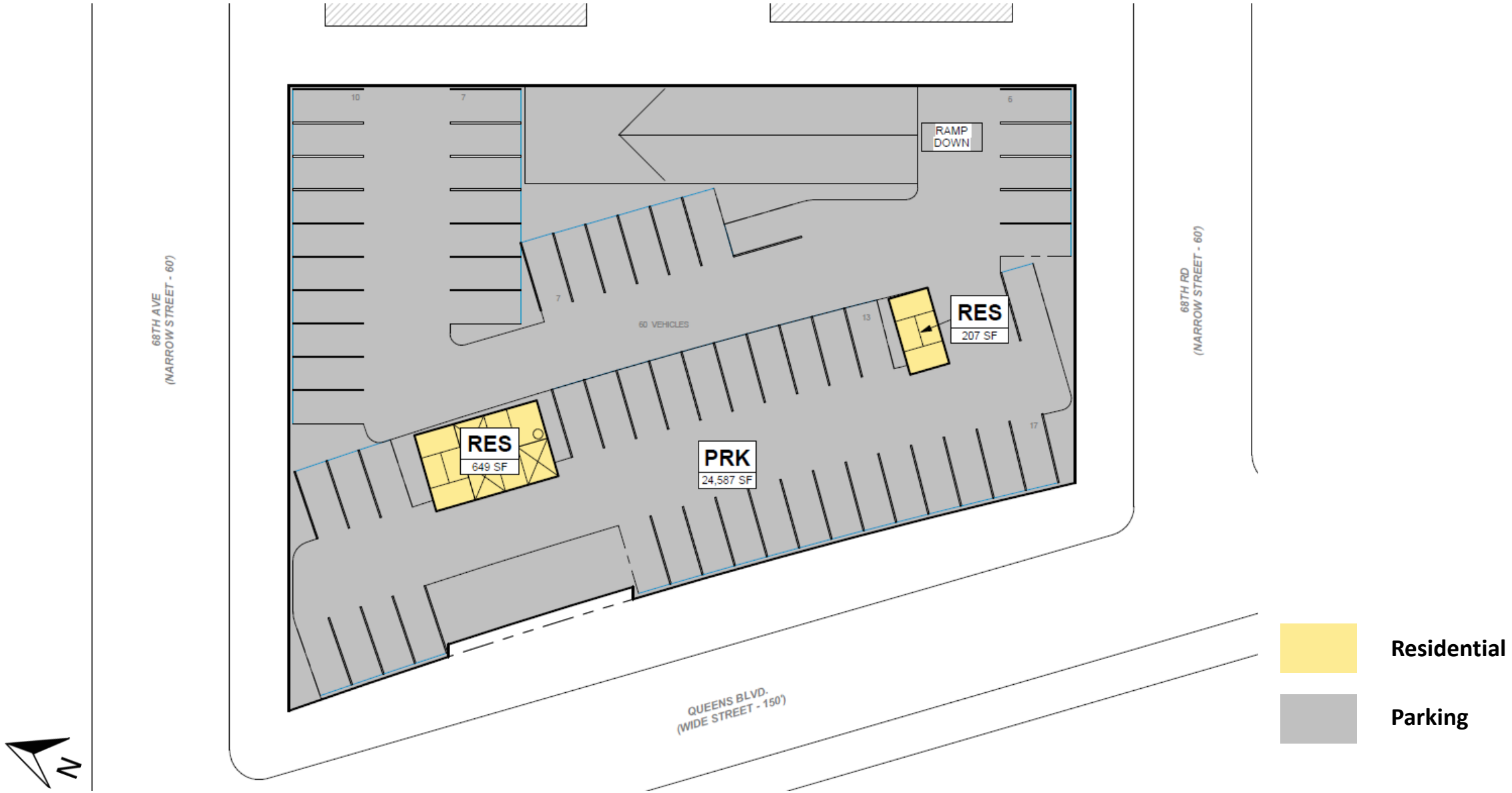


For illustrative purposes only

Appendix: Cellar Floor Plan



Appendix: Second Floor Plan



Appendix: Typical Base Portion Floor Plan

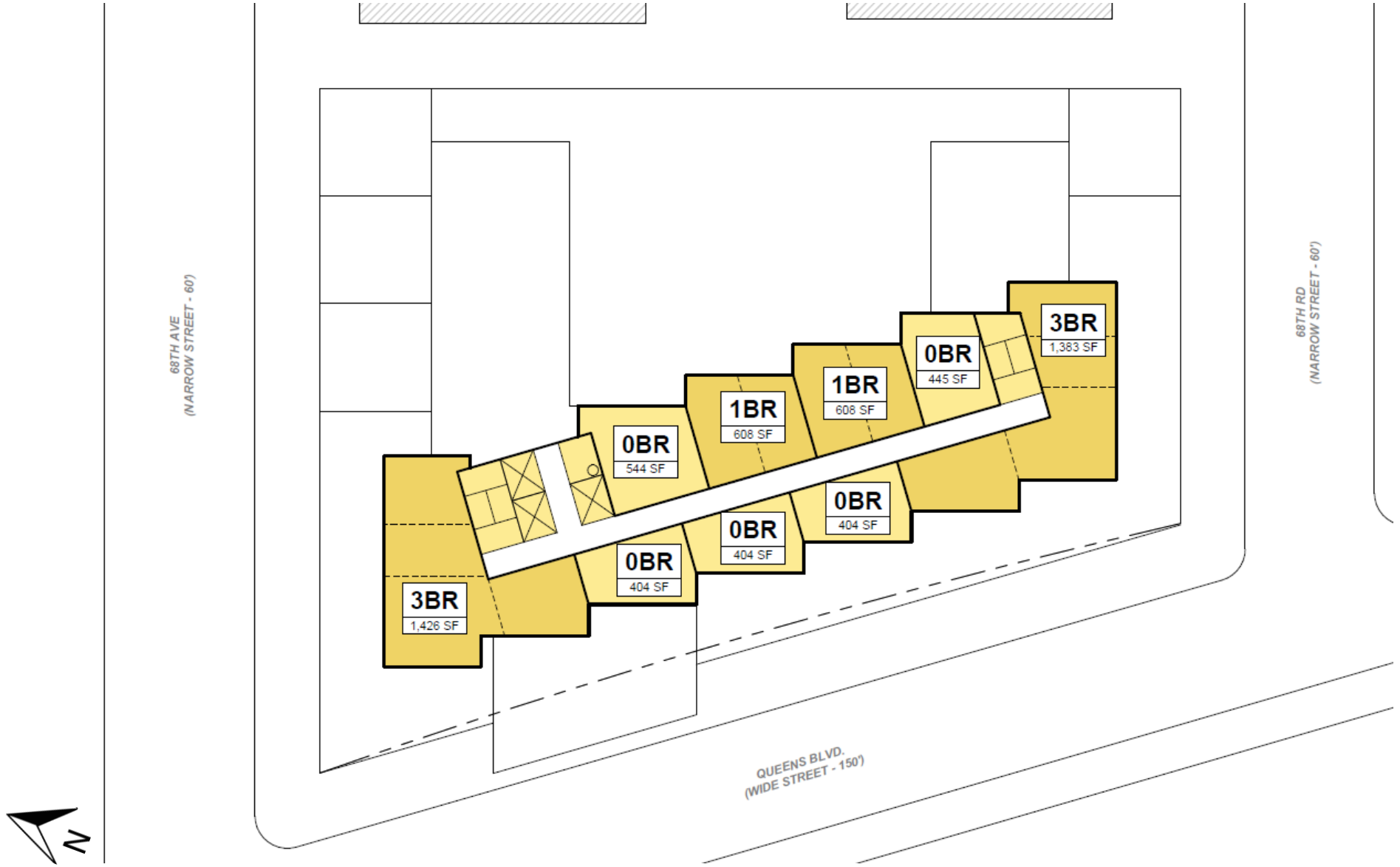


Dwelling Units

- Studio, 1-, 2-,3-bedroom units

Residential

Appendix: Typical Tower Portion Floor Plan



Dwelling Units

- Studio, 1-, 2-,3-bedroom units

Residential