47-03 108th Street Rezoning
Queens Community District 4
October 2025

Project Description

1. Introduction

108 Realty Group Inc. (the "Applicant") requests approval of the following actions in the Corona neighborhood of Queens Community District 4:

1. a zoning map amendment to change an existing R6B zoning district to an R7X/C2-4 zoning district in an area generally bounded by 108th Street to the west, 47th Avenue to the north, 48th Avenue to the south, and a line 100 feet from and parallel to 108th Street to the east, including Block 2003, Lot 1 (the "Rezoning Area/Development Site"); and

2. a zoning text amendment to ZR Appendix F: Mandatory Inclusionary Housing ("MIH") Areas and former Inclusionary Housing Designated Areas for Community District 4, Queens to establish the Rezoning Area as an MIH Area.

The proposed actions would facilitate the redevelopment of the Rezoning Area with new 13-story mixed-use building, containing approximately 119,483 square feet of floor area. It would contain approximately 93,067 square feet of residential floor area and approximately 119 dwelling units, of which approximately 30 dwelling units would be permanently affordable under MIH Option 1. In addition, the proposed development would provide approximately 8,680 square feet of local retail, approximately 17,736 square feet of community facility space, and 45 accessory off-street parking spaces.

2. Background

The Elmhurst-Corona Rezoning (C 880920 ZMQ, effective September 14, 1989) was a City-sponsored rezoning of an approximately 2.4 square mile area of Queens Community District 4 generally bounded by Roosevelt Avenue to the north, Flushing Meadow-Corona Park to the east, the Long Island Expressway to the south, and the New York Connecting Railroad to the west. The rezoning changed portions of the neighborhood from R5, R6, and M1-1 to R4, R5, R6A, R6B, R7A, and R7B zoning districts. The Rezoning Area was changed from R6 to R6B. The zoning map amendments were intended to establish zoning consistent with the built form of the neighborhood, encourage the preservation of one- and two-family detached and semi-detached houses, and identify locations where greater density can be more appropriately accommodated.

Since 1989 there have not been any notable City-sponsored or private zoning application approvals within the surrounding area.

3. Description of the Surrounding Area

The Rezoning Area is located in the Corona neighborhood of Queens Community District 4. Land uses and the built context within the surrounding area are generally characterized by residential, mixed commercial/residential, light industrial, open space, and institutional uses. Residential uses primarily consist of one- and two-family and multi-family walkup buildings located on the mid-blocks. Residential buildings range in height from one to four stories. Commercial uses primarily consist of ground-floor local retail with apartments on the floors above. Mixed commercial/residential buildings are generally located along 108th Street, an 80 foot wide street, and range from two to four stories in height. Light industrial uses include auto-related uses such as car washes, autobodies, and automotive repair centers. These sites are typically occupied by large paved lots used for vehicle and equipment storage with one- or two-story buildings located in the rear of the lot.

There are several open space resources within walking distance of the proposed Rezoning Area, including Corona Golf Playground to the northeast and the 894-acre Flushing Meadows Corona Park to the east. Corona Golf Playground is a 1.72-acre neighborhood park that features a

number of amenities including basketball courts, handball courts, a playground, fitness equipment, and public restrooms. Flushing Meadows Corona Park is an 894-acre regional open space that includes a number of amenities in the vicinity of the Rezoning Area, including an amusement park, lawns, walking paths, volleyball courts, basketball courts, baseball fields, and restrooms. There are also several cultural and institutional uses located within this area of Flushing Meadows Corona Park, including the New York Hall of Science and Queens Zoo. The portion of the park located to the east of the Grand Central Parkway includes the United States Tennis Association Billie Jean King National Tennis Center, the Queens Museum, athletic fields, and golf courses. Other notable insitutional uses in the surrounding area include Mosaic Pre-K (Q369) on 111th Street and P.S. 28 The Thomas Emanuel Early Childhood Center on 47th Avenue.

Mass transit options are accessible within the surrounding area. Several bus lines operate within the surrounding area, including the Q23 (East Elmhurst – Forest Hills) along 108th Street and Q58 (Ridgewood – Flushing) along Corona Avenue. The 103rd Street – Corona Plaza (7) subway station and 111th Street (7) subway station are both located approximately 0.5 miles to the north of the Rezoning Area. The No. 7 subway line provides service between Flushing – Main Street and 34th Street Hudson Yards.

With the exception of the non-conforming commercial and industrial uses along 108th Street, land uses and the built context within the surrounding area are generally consistent with underlying zoning. Zoning districts in the surrounding area include R5, R6B, and C2-3 commercial overlays. There are no MIH Areas or former Inclusionary Housing Designated Areas within the surrounding area. The surrounding area is also located within a FRESH zone where zoning incentives are available if a FRESH supermarket is constructed.

R5 districts are mapped in mid-block areas between 104th Street and 108th Street as well as between 108th Street and 111th Street. R5 is a medium-density residential district that allows all housing types and certain community facility uses. No commercial or industrial/manufacturing uses are permitted. R5 districts have a maximum FAR of 1.5 for residential uses and up to 2.0 FAR on qualifying residential sites. The maximum permitted building height is 55 feet for eligible sites above a base height of 45 feet. Pursuant to ZR 25-241(b), within the Outer Transit Zone, off-street parking is required for 50 percent of standard dwelling units and no parking is required for qualifying affordable housing.[3]

R6B is generally mapped along the major thoroughfares including 104th Street, 108th Street, 11th Street, 46th Avenue, 47th Avenue, and Corona Avenue. R6B is a medium-density contextual residential zoning district that generally allows all housing types at a maximum residential FAR of 2.4 with qualifying affordable housing and maximum FAR of up to 2.0 for buildings containing certain community facility uses. It does not permit commercial or industrial/manufacturing. For zoning lots containing qualifying affordable housing, R6B zoning districts allow a 65 foot building height above a base height of 45 feet. Pursuant to ZR 25-241(b), within the Outer Transit Zone, off-street parking is required for 50 percent of standard dwelling units and no parking is required for qualifying affordable housing.

C2-3 commercial overlays are mapped along portions of 108th Street and Corona Avenue to the south of the Rezoning Area. C2-3 commercial overlay districts allow local retail and service uses with a maximum commercial FAR of 2.0 when mapped with an R6B zoning district.

4. Description of the Rezoning Area/Development Site

The Rezoning Area is a rectangular, approximately 20,000 square foot tax lot, Block 2003, Lot 1. The Rezoning Area is generally bounded by 108th Street to the west, 47th Avenue to the north, 48th Avenue to the south, and a line 100 feet from and parallel to 108th Street to the east. The Rezoning Area has approximately 200 feet of frontage on 108th Street, 100 feet of frontage on 47th Avenue, and 100 feet of frontage on 48th Avenue. It is improved with an approximately 7,800-square foot, one-story industrial building occupied by non-conforming auto-repair uses.

[3] Within the portions of Community Districts 3 & 4 east of Junction Boulevard in the Borough of the Queens that is within the Outer Transit Zone, the parking requirements applicable to zoning lots located beyond the Greater Transit Zone, other than those for qualifying affordable housing or qualifying senior housing, shall apply.

5. Description of the Proposed Development

The proposed actions would facilitate the development of a new 13-story, mixed-use building with approximately 119,483 square feet of floor area (6.0 FAR). Above a base height of 95 feet (8-stories), the proposed development would be set back 10 feet along 108th Street and 15 feet along 47th and 48th avenues. The proposed development would rise to a height of 145 feet (13-stories).

The proposed development would contain approximately 93,067 square feet of residential floor area and approximately 119 dwelling units, of which approximately 30 dwelling units would be permanently affordable under MIH Option 1. Open space for building residents would be provided in the rear yard and on building rooftops. A garage located on the cellar level with 45 accessory off-street parking spaces would be accessible from an existing curb cut on 48th Avenue.

In addition to the residential use, the proposed development would provide approximately 8,680 square feet of local retail on the first floor, and approximately 17,736 square feet of community facility space on the first and second floors. The community facility space would consist of an indoor soccer center operated by a local non-profit and an adult day care center.

6. Actions Necessary to Facilitate the Project

The actions necessary to facilitate the proposed development are: (1) a zoning map amendment to change existing R6B zoning district to an R7X/C2-4 zoning district within the Rezoning Area; and (2) a zoning text amendment to ZR Appendix F to establish the Rezoning Area as an MIH Area.

Zoning Map Amendment
As noted above, the Rezoning Area is generally bounded by 108th Street to the west, 47th Avenue to the north, 48th Avenue to the south, and a line 100 feet from and parallel to 108th Street to the east. The Rezoning Area has approximately 200 feet of frontage on 108th Street, 100 feet of frontage on 47th Avenue, and 100 feet of frontage on 48th Avenue.

R7X is a medium-density contextual residential district that generally allows all housing types at a maximum residential FAR of 6.0 with qualifying affordable housing and a maximum FAR of up to 5.0 for buildings containing certain community facility uses. It does not permit commercial or industrial/manufacturing. For zoning lots containing qualifying affordable housing, R7X zoning districts allow a 145-foot building height above a base height of 105 feet. Pursuant to ZR 25-241(b), within the Outer Transit Zone, off-street parking is required for 50 percent of standard dwelling units and no parking is required for qualifying affordable housing.

The proposed C2-4 commercial overlay district allows local retail and service uses with a maximum commercial FAR of 2.0 when mapped with an R7X zoning district. The proposed C2-4 overlay generally requires one accessory off-street parking space per 1,000 square feet of floor area for general retail or service uses. A waiver is available for up to 40 required commercial accessory off-street parking spaces.

Zoning Text Amendment
The proposed zoning text amendment would establish an MIH Area contiguous with the Rezoning Area. Within MIH Areas, all housing developments, enlargements, and conversions that meet the criteria set forth in the MIH program must comply with the requirements of MIH Option 1, Option 2, or Option 3 described below.

- Option 1: 25 percent of the residential floor area shall be provided as housing affordable to households at an average of 60 percent of the Income Index (AMI), with no unit targeted at a level exceeding 130 percent of AMI.
- Option 2: 30 percent of the residential floor area shall be provided as housing affordable to households at an average of 80 percent of the Income Index (AMI), with no unit targeted at a level exceeding 130 percent of AMI.
- Option 3: 20 percent of the total residential floor area must be for housing units for residents with incomes averaging 40 percent of AMI and no direct subsidies could be used for these units except where needed to support more affordable housing.

In addition to options above, the City Council may elect to map Option 4, which requires that 30 percent of the total residential floor area must be for housing units for residents with incomes averaging 115 percent of AMI; no units could go to residents with incomes above 135 percent AMI; no direct subsidies could be used for these affordable housing units; and this could not apply to Manhattan Community Districts 1-8.

The Applicant proposes to map the Rezoning Area with MIH Option 1. As such, a minimum of 25 percent of residential floor area (approximately 30 units) would be provided at an average of 60 percent of AMI with no unit at a level exceeding 130 percent of AMI. The MIH requirement ensures that a percentage of residential floor area in any future development within the MIH Area is permanently affordable.

Land Use Rationale

The proposed zoning map amendment would allow for the production of new multi-family housing in Queens Community District 4 on underutilized property. While the Rezoning Area's existing R6B zoning designation permits multi-family housing, it has a low maximum residential FAR that limits the potential for new housing development. The proposed rezoning would facilitate new residential development, with the provision of permanently affordable housing, and ground-floor retail and community facility uses.

The proposed actions are appropriate because the Rezoning Area has frontage on a wide street with access to mass transit. The Rezoning Area has frontage on 108th Street, an arterial roadway with a width of 80 feet. Several bus lines operate within the surrounding area, including the Q23 (East Elmhurst – Forest Hills) along 108th Street and Q58 (Ridgewood – Flushing) along Corona Avenue. The 103rd Street – Corona Plaza (7) subway station and 111th Street (7) subway station are both located approximately 0.5 miles to the north of the Rezoning Area.

The proposed zoning text amendment to designate the Rezoning Area as an MIH Area is consistent with the policy goals of the City's Housing New York: A Five-Borough, Ten-Year Plan. There are only limited provisions near the Rezoning Area to promote the development of income-restricted housing. The proposed residential development would provide much-needed income-restricted residential units in an area in with a growing population and corresponding increase in demand for housing. According to the Department of City Planning's 2013 report New York City Population Projections by Age/Sex & Borough, the population of Queens is anticipated to increase by an estimated 7.2 percent in the 30-year projection period. The population will increase from 2.25 million in 2010 to 2.4 million in 2040.[4] As population in Queens is expected to experience substantial and steady growth, additional housing is necessary to ensure adequate supply.

Moreover, Community District 4 has one of the highest rent-burdened populations in New York City. According to the U.S. Census Bureau, 54 percent of households in Queens Community District 4 are rent burdened, spending 35 percent or more of their income on rent (higher than Queens overall at 46.2 percent and NYC overall at 44.2 percent).[5] The proposed actions would facilitate the creation of approximately 119 dwelling units including approximately 30 permanently affordable units per MIH Option 1, on an underutilized property in an area of Queens with high demand for new housing.

7. Conclusion

The proposed zoning map amendment and zoning text amendment are consistent with existing land uses and built context within the area surrounding the Rezoning Area, and further the objectives of the City's *Housing New York: A Five-Borough, Ten-Year Plan* and *Housing New York 2.0*.[6] The existing R6B zoning designation within the Rezoning Area precludes the

[4] New York City Population Projections by Age/Sex & Borough, 2010–2040, NYC Department of City Planning, December 2013.

[5] Based on American Community Survey 2014-18 Five Year Estimates for Public Use Microdata Area (PUMA) 4106, which approximates Queens Community District 8, available at: https://communityprofiles.planning.nyc.gov/queens/8.

[6] The housing plans set a goal for the preservation and/or creation of 300,000 income-restricted housing units by 2026.

development of any substantive amount of new multi-family housing. The proposed rezoning reflects sound planning principles by replacing an R6B district with an R7X/C2-4 district to permit residential use at increased density in an appropriate, underutilized area located on a wide street with access to mass transit.