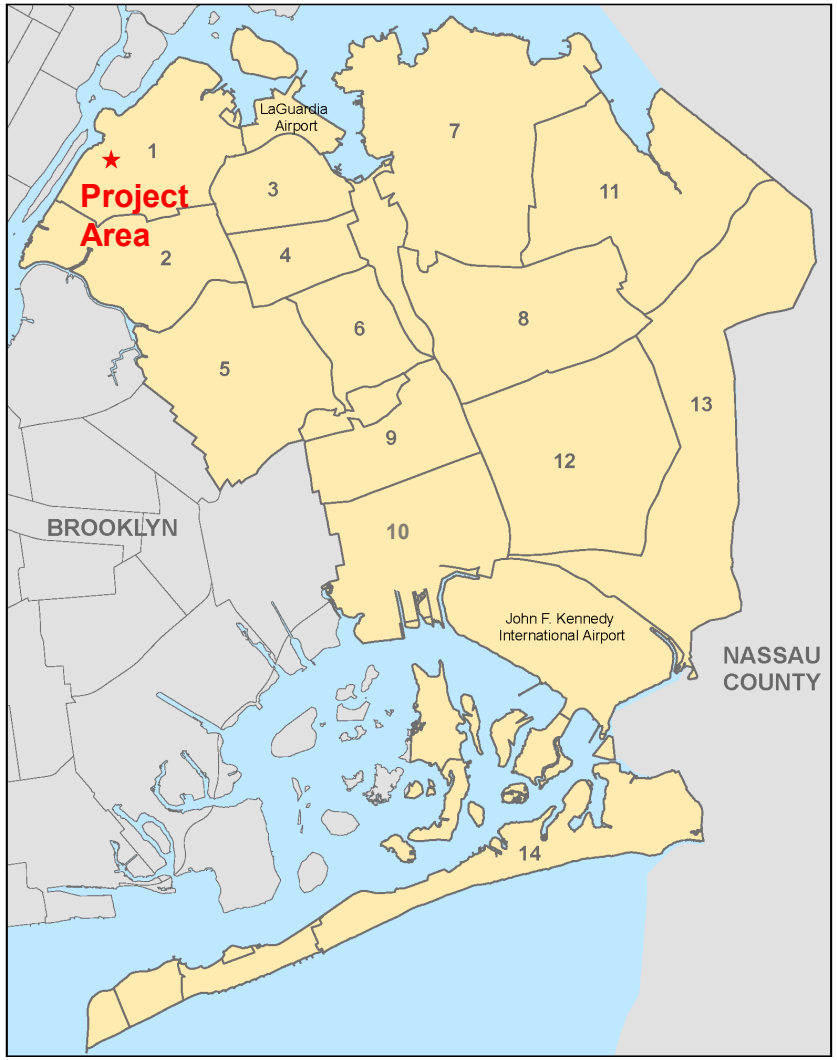
33-01 11TH STREET REZONING

Review Session

August 11th , 2025

Project Overview



Applicant

Catholic Medical Mission Board (CMMB)

Location

33-01, 33-02 & 33-10 11th Street, Ravenswood, Queens Community District 1

Actions Requested

- Zoning Map Amendment from R5 to a Special Mixed Use (MX) district designated MX-23 pairing an R7A residential district with an M1-4 manufacturing district
- Zoning Text Amendment to map a Mandatory Inclusionary Housing (MIH) area

Proposed Development

- Development of a 10-story building, mixed-use building containing approximately 213,000 sf of floor area
  - Approximately 14,000 light industrial sf
  - Approximately 9,000 commercial sf
  - Approximately 3,300 community facility sf
  - 258 new dwelling units (77 income restricted under MIH Option 2)
- Non-profit office space and warehousing for food distribution for the Catholic Medical Mission Board



View of the Proposed Development facing northwest from 12th St and 33rd Rd

Surrounding Context



Area Map

Project Information

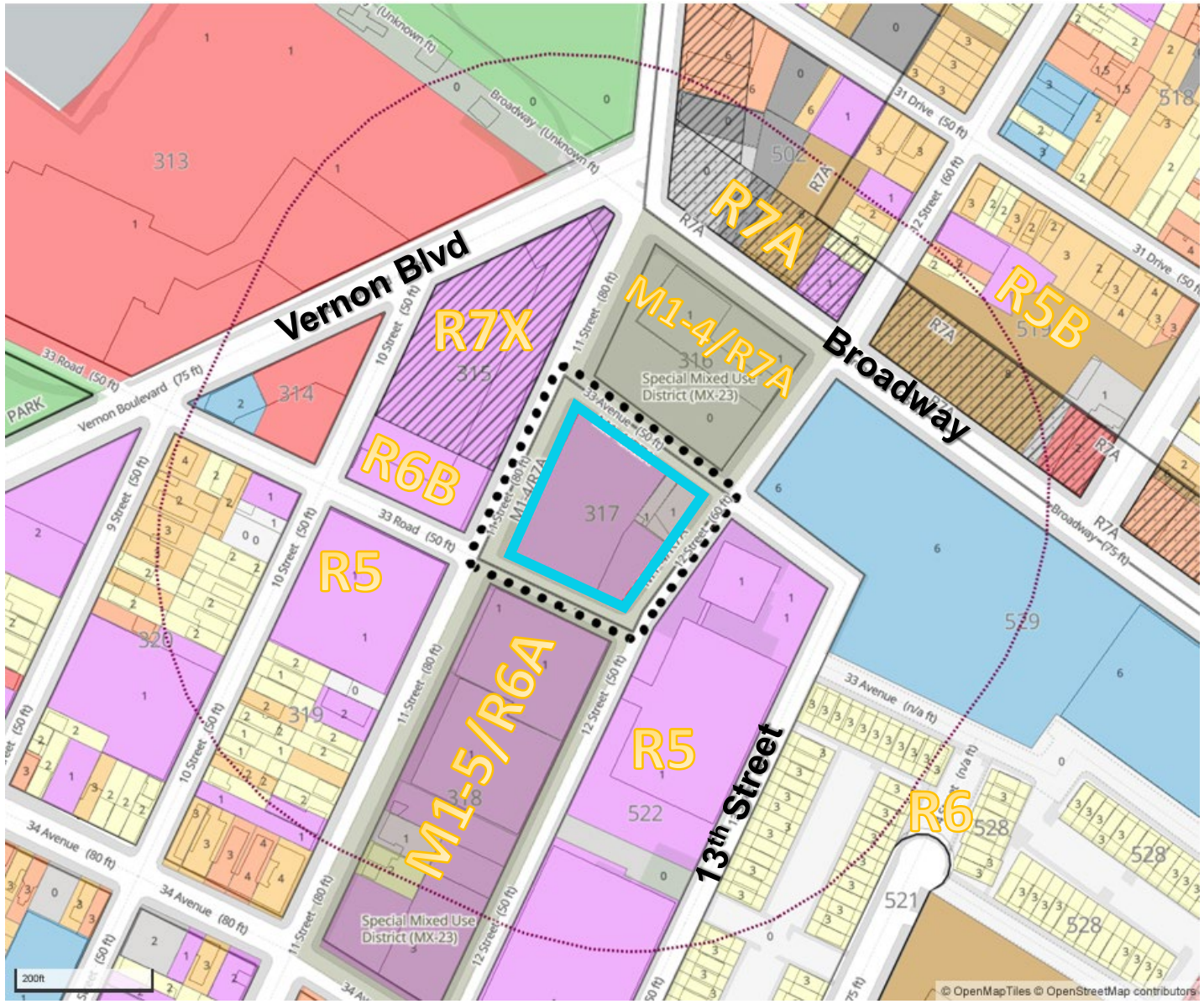
- Development Site
- Project Area
- Zoning District

Existing Commercial Overlays

- C1-2
- C2-2
- C2-3

Land Uses

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



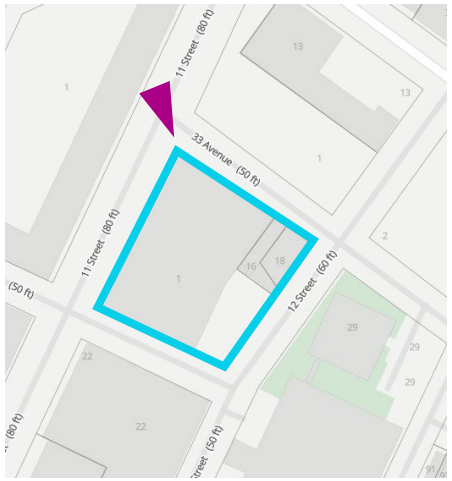
Local Context



Site Photos



View of Development Site facing southeast at the intersection of 11th Street & 33rd Ave



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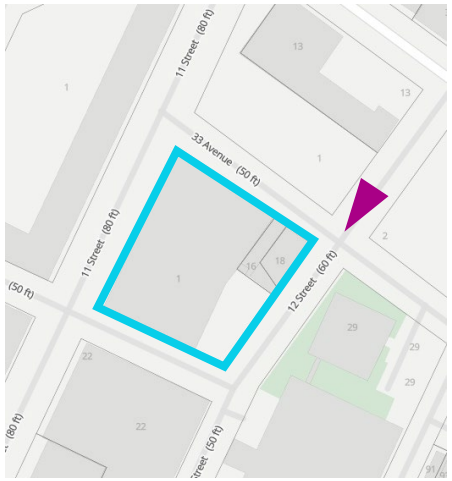
Site Photos



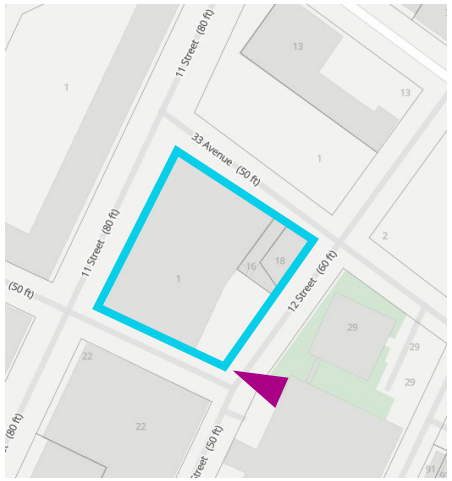
View of 12th Street facing southwest with the Development Site on the right



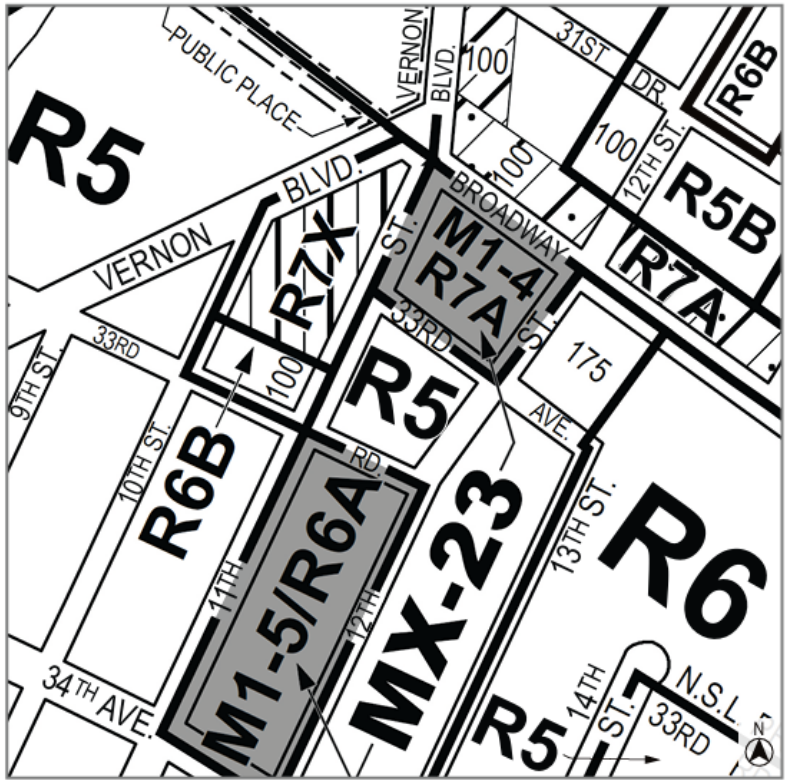
Site Photos



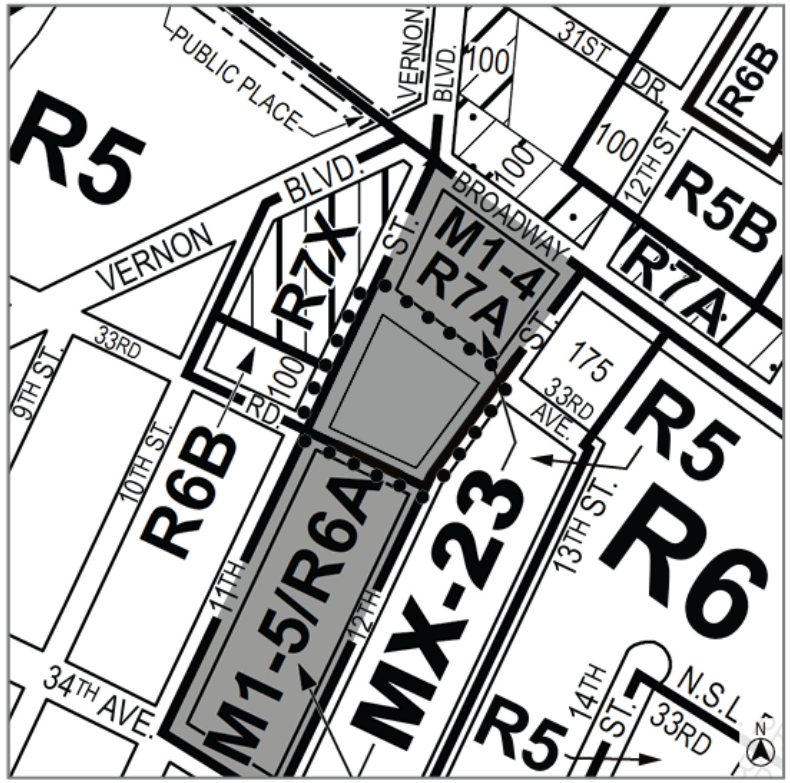
View of 33rd Rd facing west with the Development Site on the right



Actions Requested



Current Zoning Map



Proposed Zoning Map – Area being rezoned is outlined with dotted lines

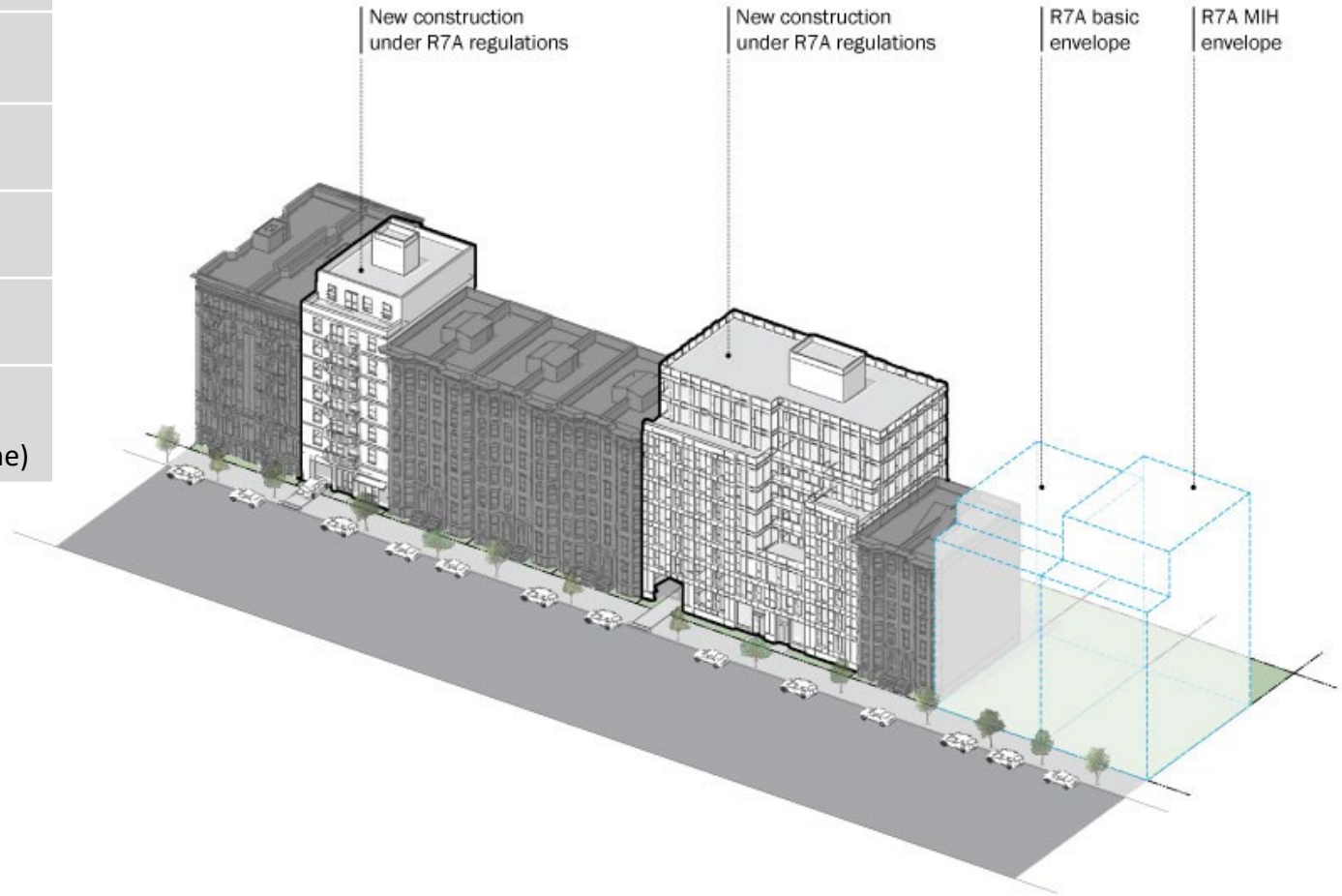
Rezoned from R5 to M1-4/R7A (MX-23)

1. <u>Zoning Map Amendment</u> from R5 to M1-4/R7A (MX-23)
2. <u>Zoning Text Amendment</u> to map Mandatory Inclusionary Housing area (Option 1 & 2)

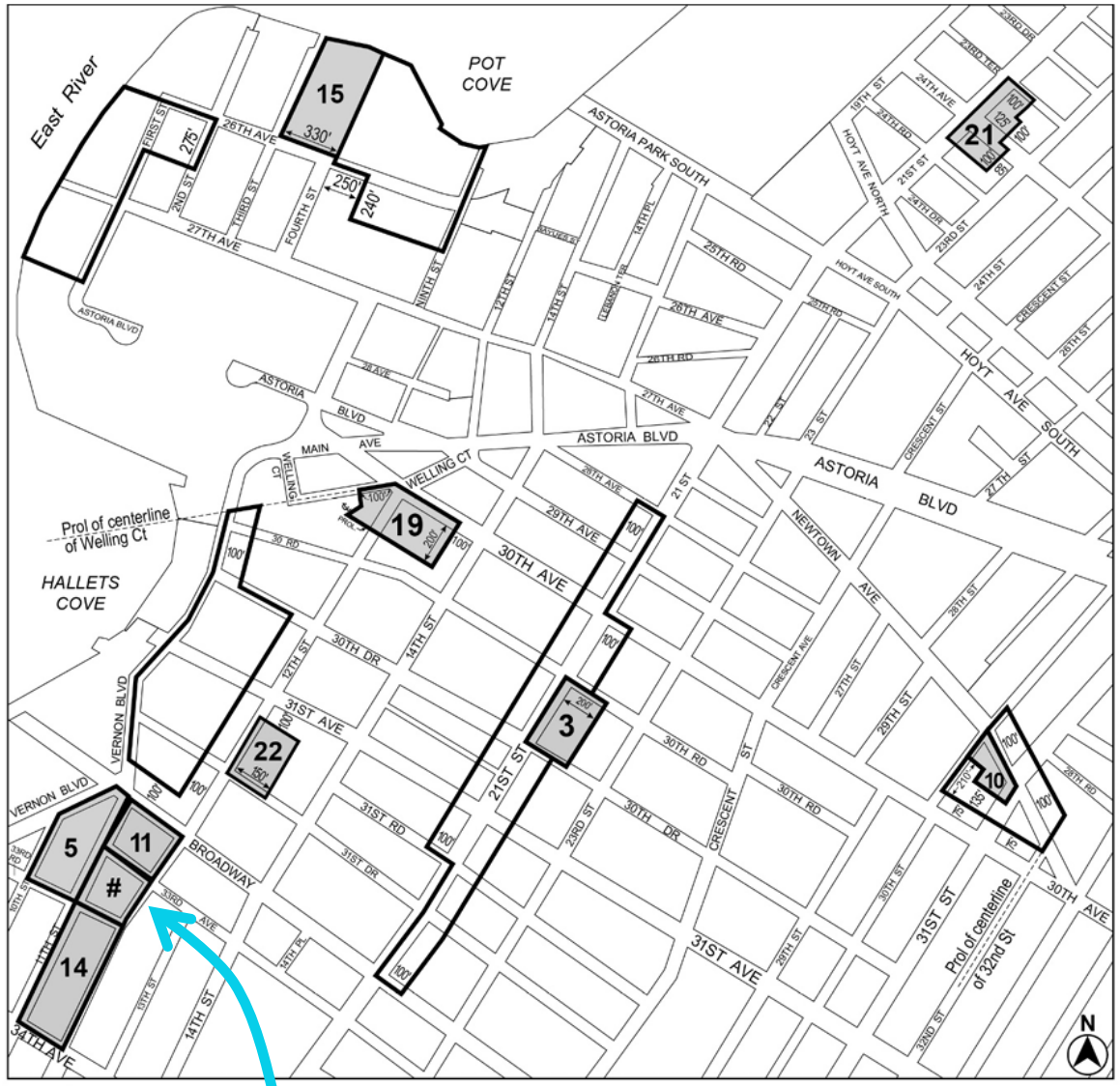
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

Proposed Zoning District

	Current R5	Proposed M1-4/R7A
Residential FAR	1.25	5.01
Community Facility FAR	2.0	4.0
Commercial FAR	N/A	2.0
Manufacturing FAR	N/A	2.0
Max Building Height	40 feet	115 feet
Required Parking	None (Inner Transit Zone)	None (Inner Transit Zone)



Proposed Actions: Text Amendment, Mandatory Inclusionary Housing



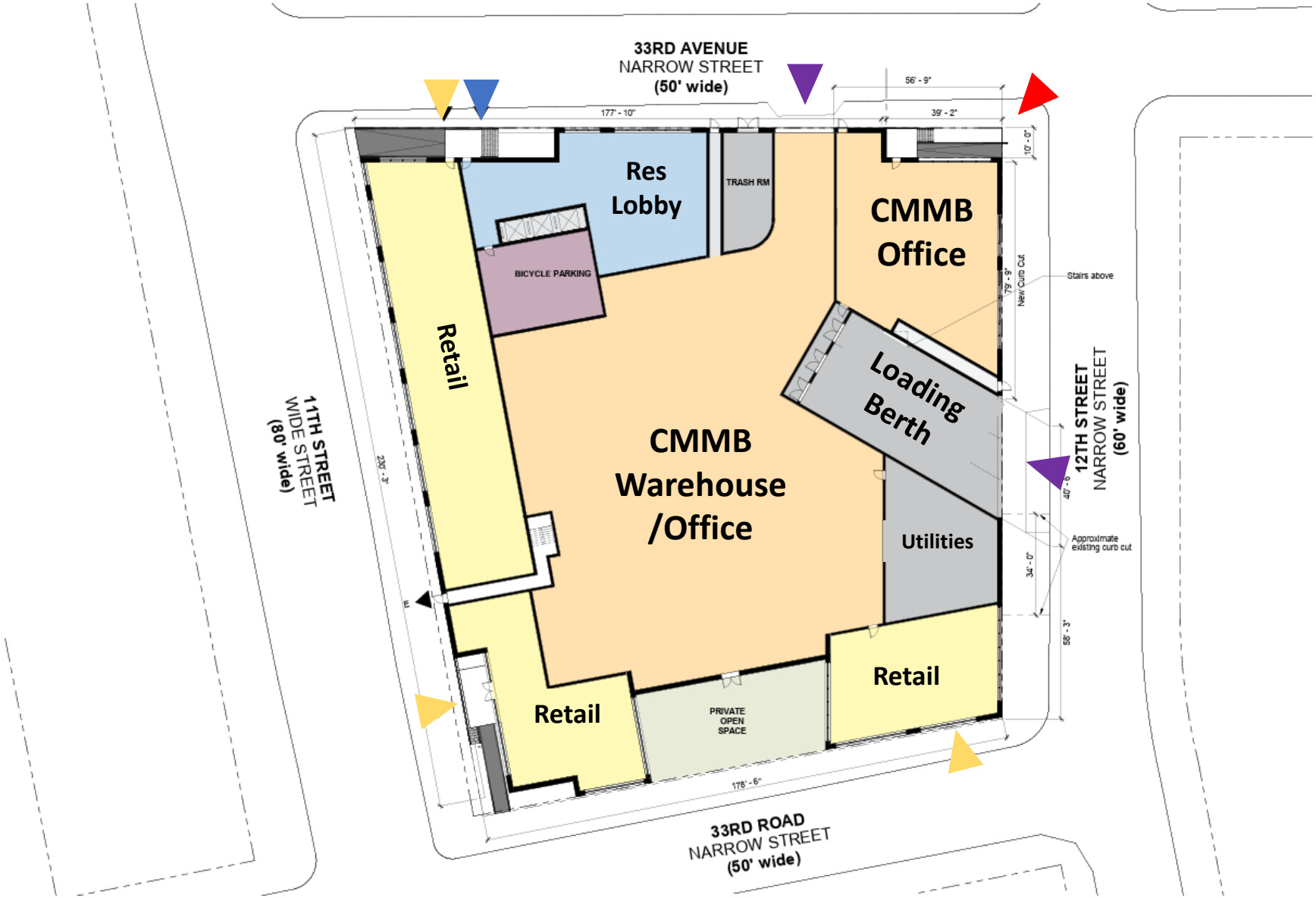
Area # – [date of adoption] MIH Option 1 and Option 2

Former Inclusionary Housing designated area

Mandatory Inclusionary Hosing area

	Option 1	Option 2
Required % of Residential Floor Area:	25%	30%
Average of AMI bands:	60%	80%

Ground Floor Plan and Building Entrances



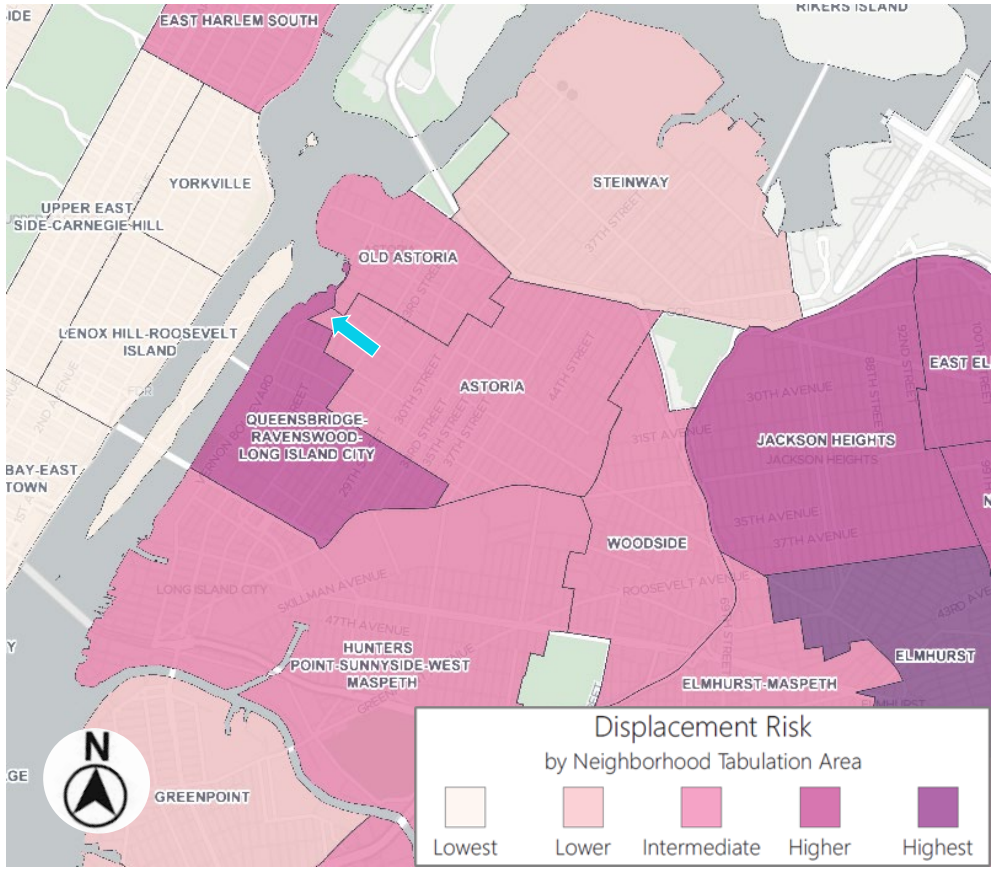
- Residential Entrance
- Retail Entrance
- Office Entrance
- Warehouse Entrance

N

Flood Map


N
Project Area
1% Annual Chance Floodplain
0.2% Annual Chance Floodplain

Racial Equity Report (RER)



Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2025)		Eligible Income (2025)	
				Studio	3-Bedroom	1-person House-hold	5-person House-hold
Very Low Income	26	10%	40%	$1,134	$1,685	$45,400	$70,000
Low Income	14	6%	60%	$1,701	$2,527	$68,040	$105,000
Low Income	26	10%	80%	$2,268	$3,370	$90,720	$140,000
Not Income Restricted	178	74%	n/a	$1,780	$3,320	$71,000	$154,100
Total	**258**	100%					

Annual Median Household Income:

$79,267

Astoria & Long Island City (PUMA) 4101

Greater than Queens and NYC

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

$1,134 - $3,370

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

$45,400 - $140,000

Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2025 AMI, rounded to the nearest $100)* ***and will change****. Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

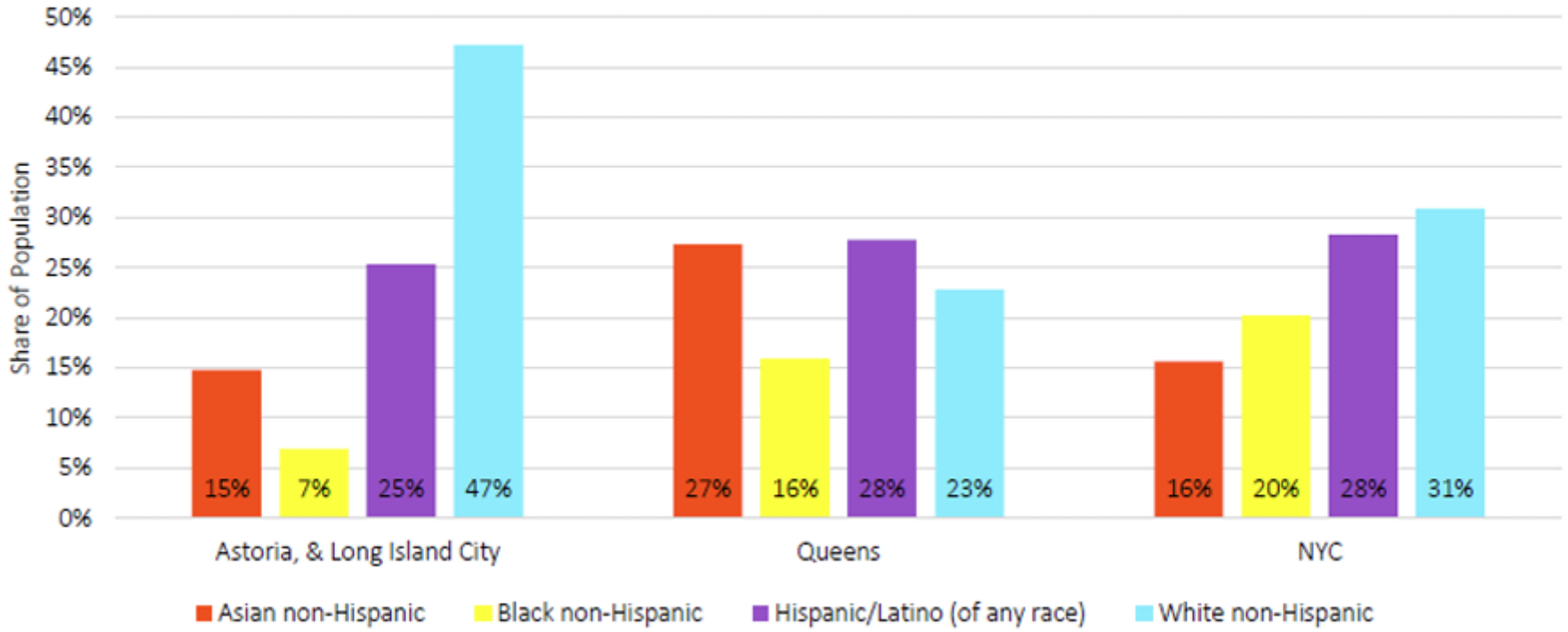
Racial Equity Report (RER)

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]."



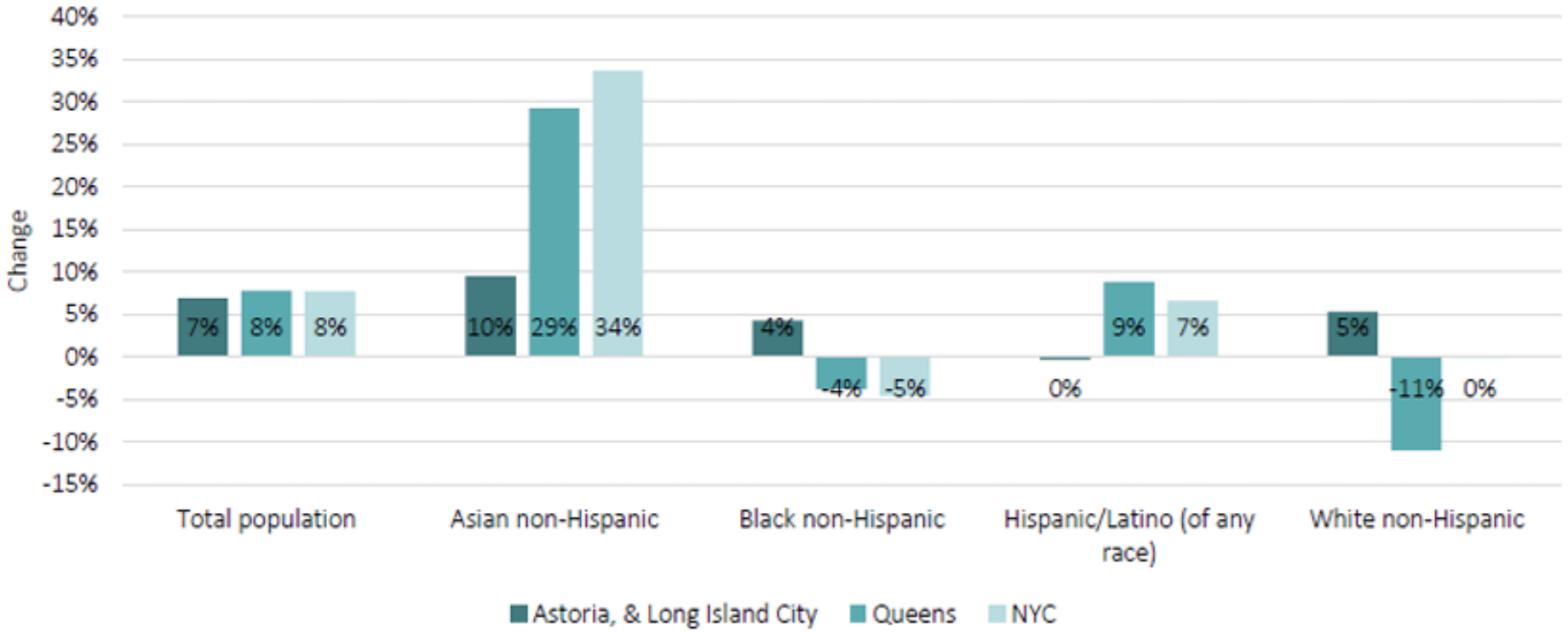
Source: Census 2020; Community Profile Table 1.01

Racial Equity Report (RER)

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

Conclusion

Actions:

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