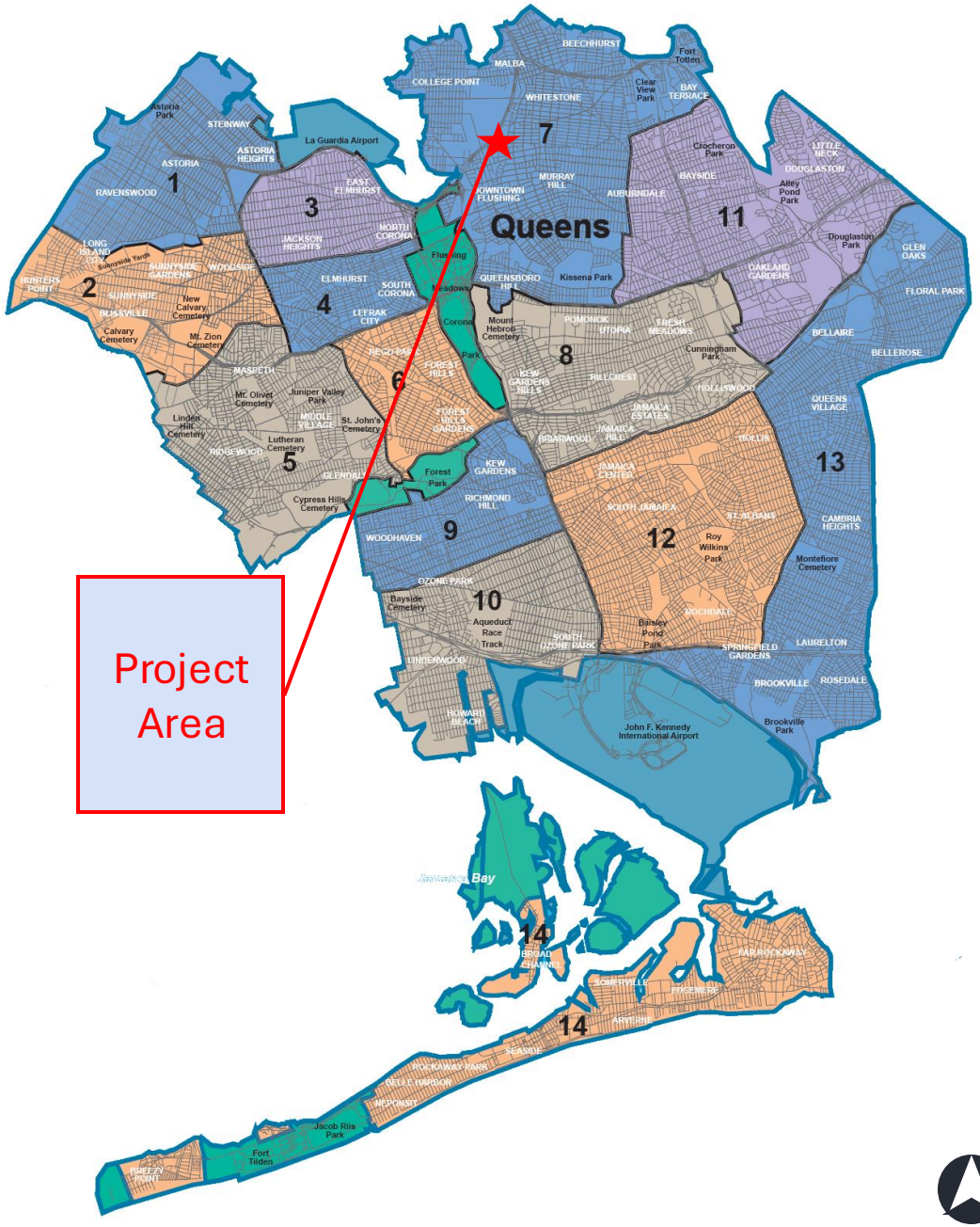
# 32-02 Linden Place Rezoning

Review Session Presentation – September 23, 2026

# Project Overview

- **Applicant**
  - Vernon 298 LLC
- **Location**
  - 32-02 Linden Place, Flushing
  - Block 4950: Lots 40, 42, 43, 46, 47, 48, p/o 36, 70 Queens Community District 7
  - City Council District 20, Sandra Ung
- **Actions Requested**
  - Zoning Map Amendment (ZM)
    - From M1-1 to R7A/C2-4
  - Zoning Text Amendment (ZR)
    - Map MIH Options 1 & 2



# Proposed Development

**Applicant proposes a new ten-story, approximately 285,767 square foot (5.01 FAR) mixed-use building:**

- 252,813 sf of residential space
- 32,953 sf of commercial space
- 296 dwelling units (appx. 75 income-restricted under MIH Option 1)
- 194 parking spaces




*For illustrative purposes only*

# Surrounding Context



# Area Map

**Project Information**

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

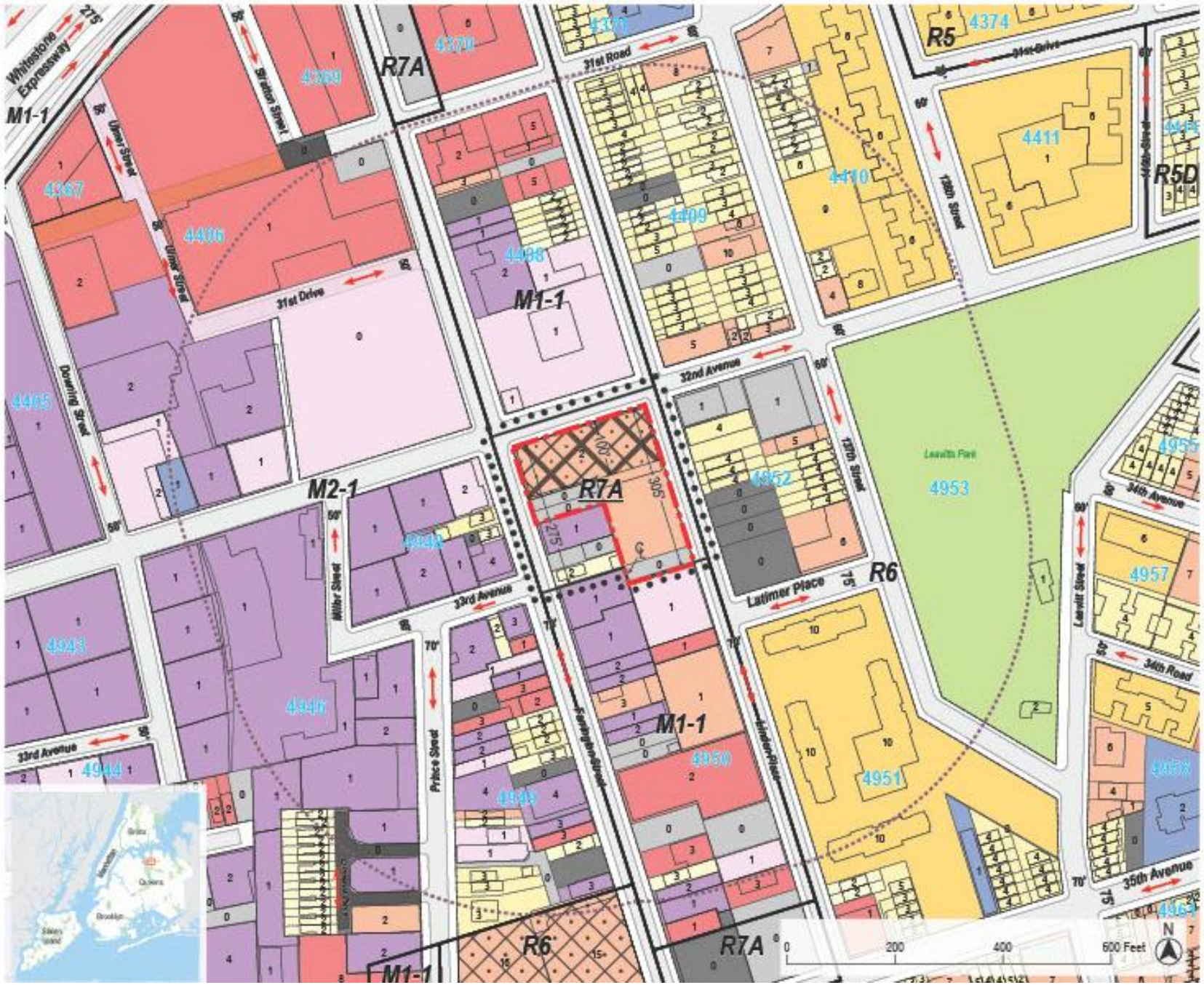
**Existing Commercial Overlays & Zoning Districts**

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

- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

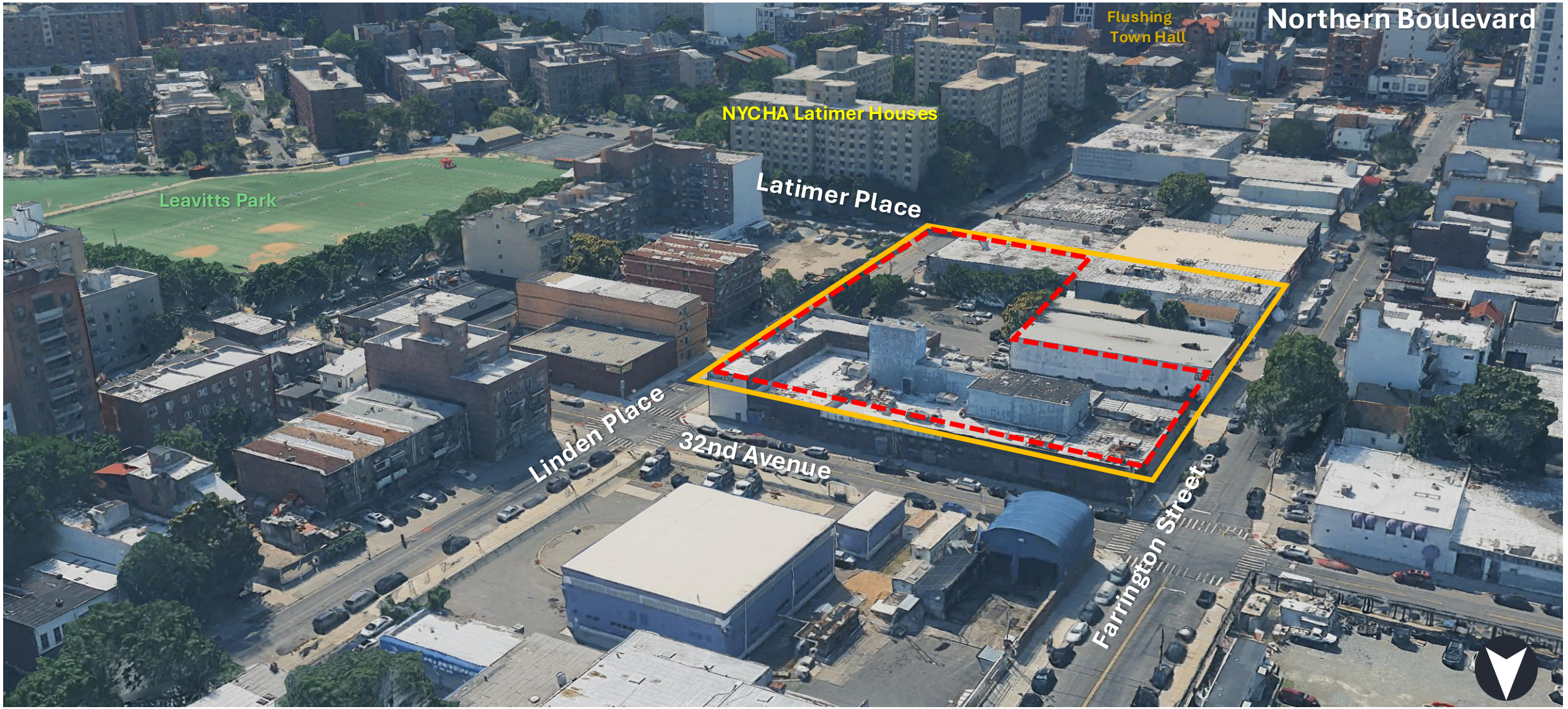
**Land Uses**

- 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



# Local Context

Development Site  Rezoning Area



# Tax Map

M1-1

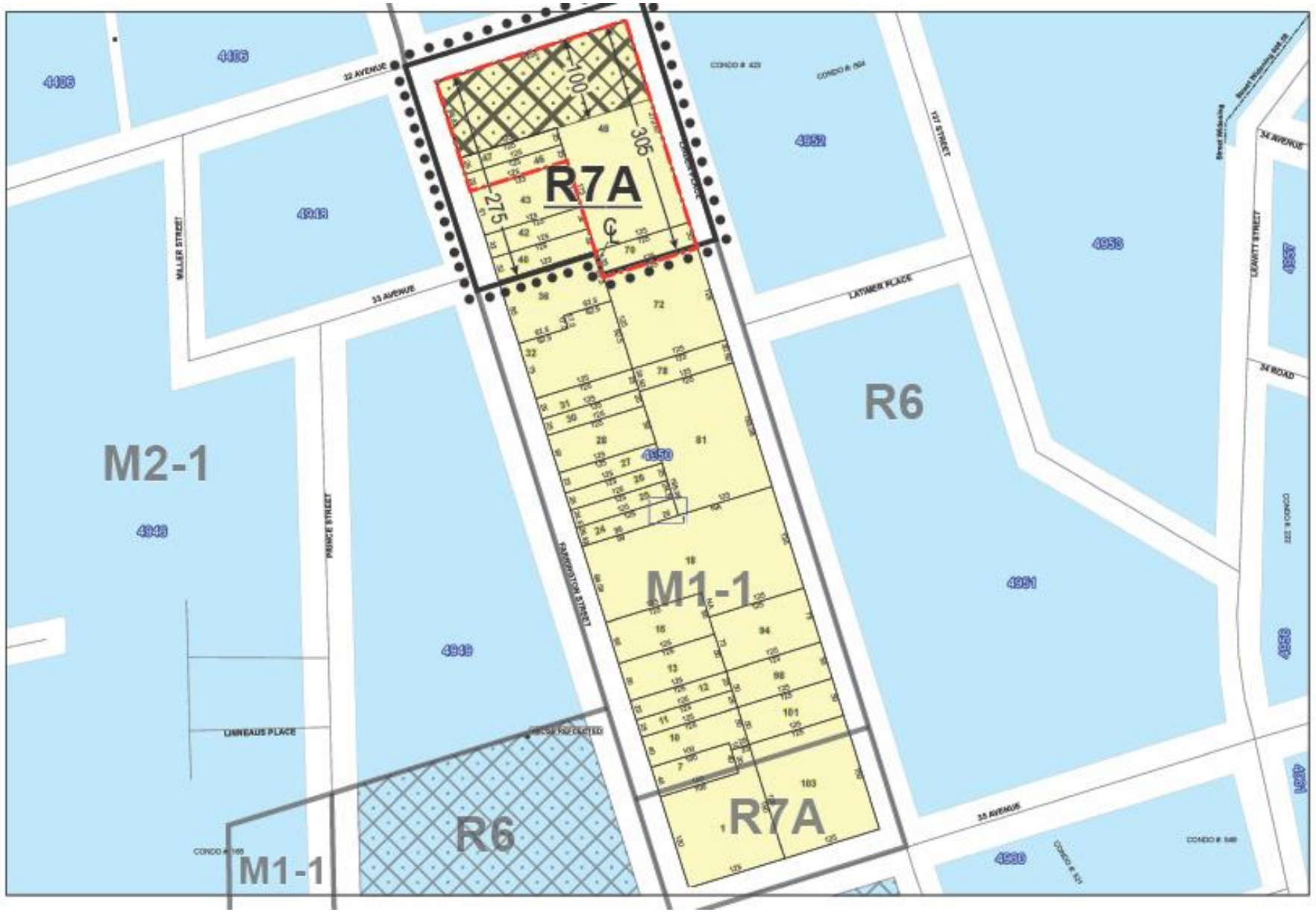
NYC Finance

NYC Digital Tax Map

Effective Date : 08-17-2014 10:13:22
End Date : Current
Queens Block: 4950

Block 4950

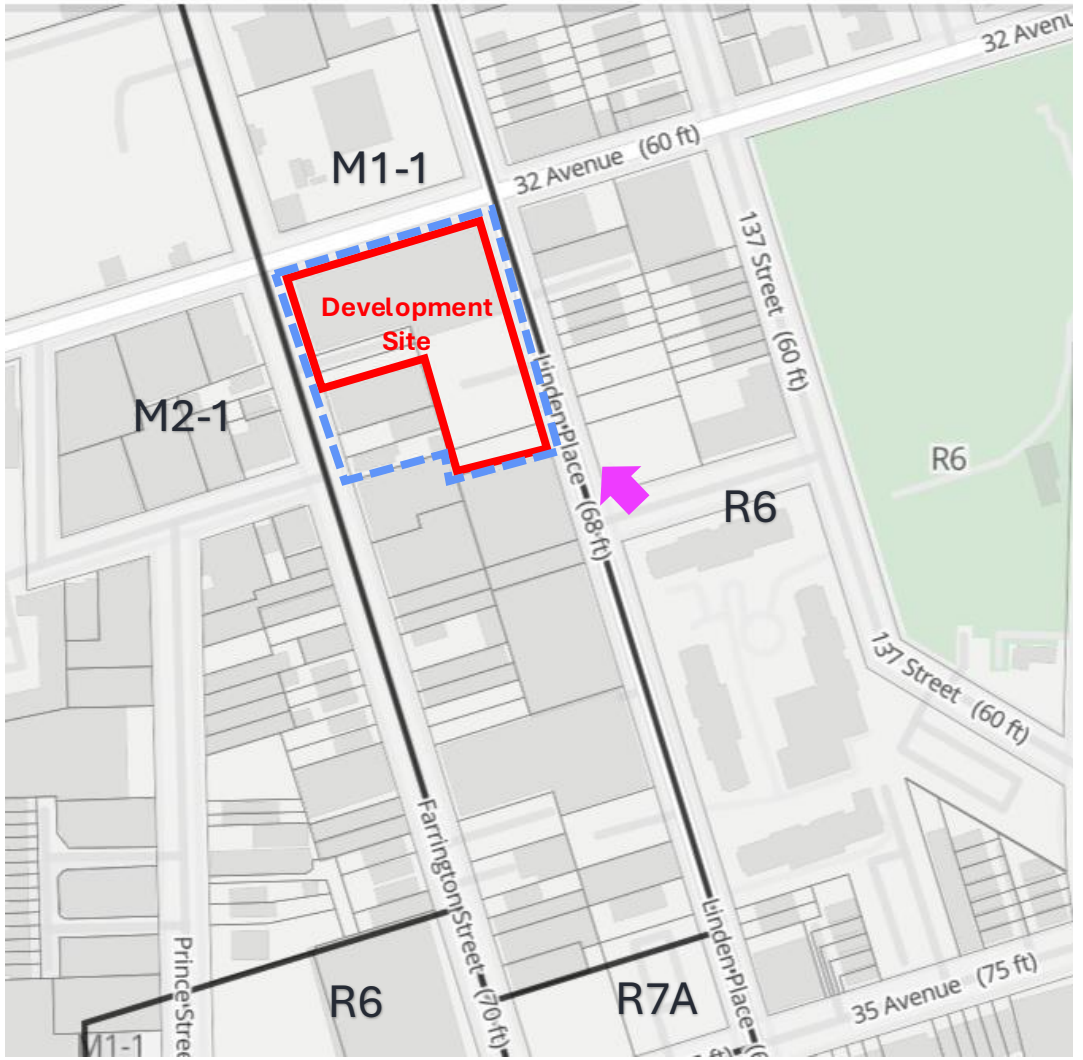
Lot 48 applicant owned
Lot 70 applicant owned
Lot 47 applicant owned
Lot 46 applicant owned




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
M1-1 Existing Zoning District
Existing C2-2 Overlay
R7A Proposed Zoning District
Proposed C2-4 Overlay

# Site Photos

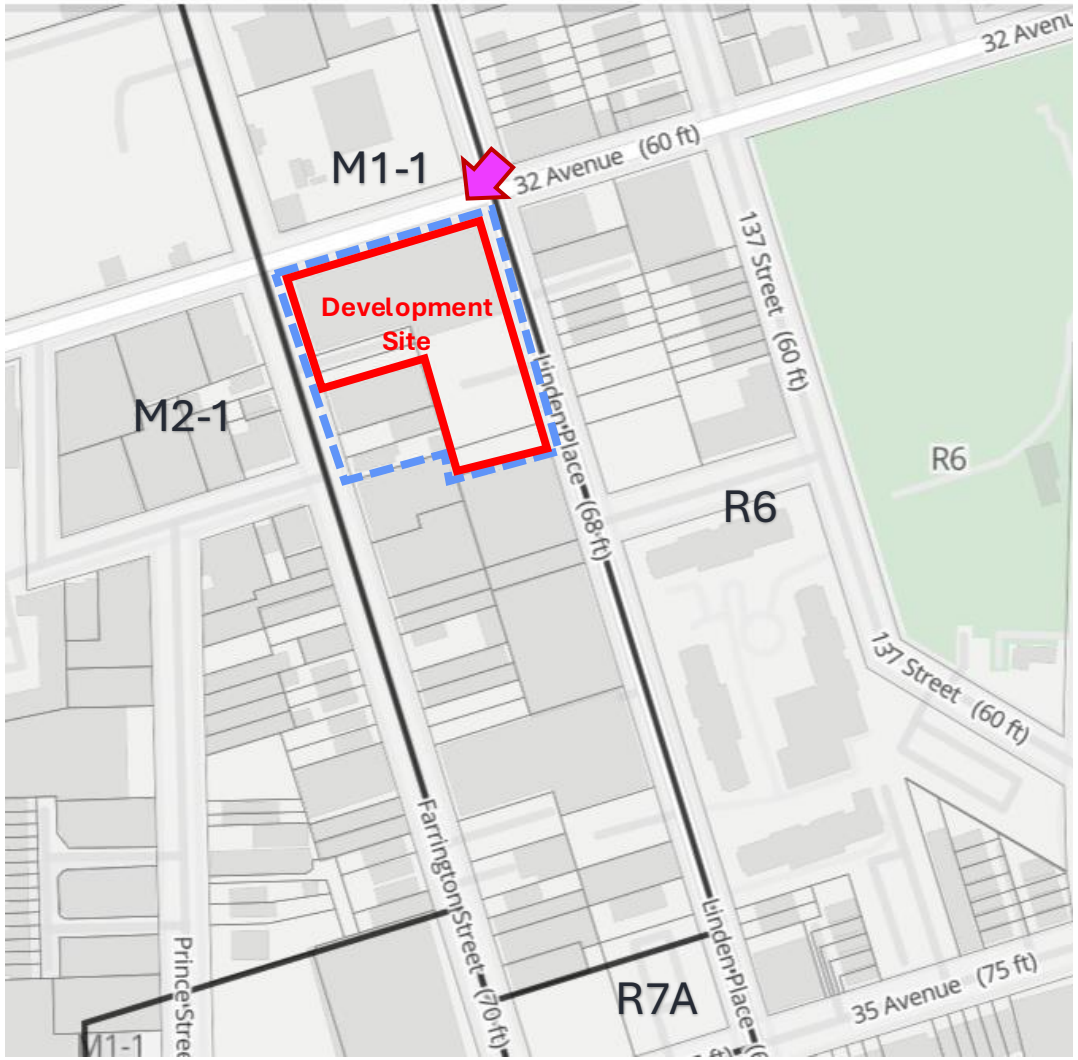





View of 32-02 Linden Place facing northwest with the development site on the left

# Site Photos

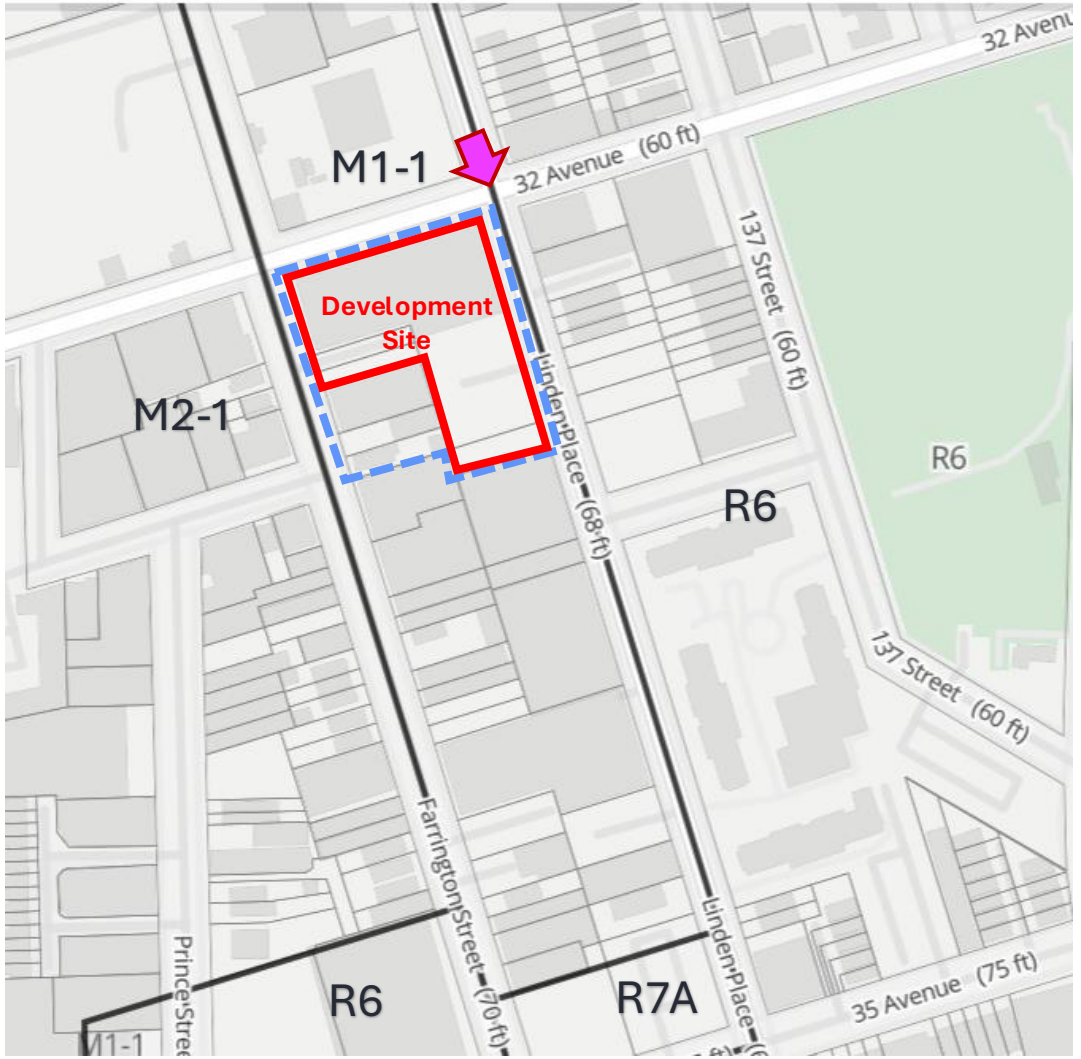





View of the development site facing southwest from the intersection of Linden Place and 32nd Avenue

# Site Photos



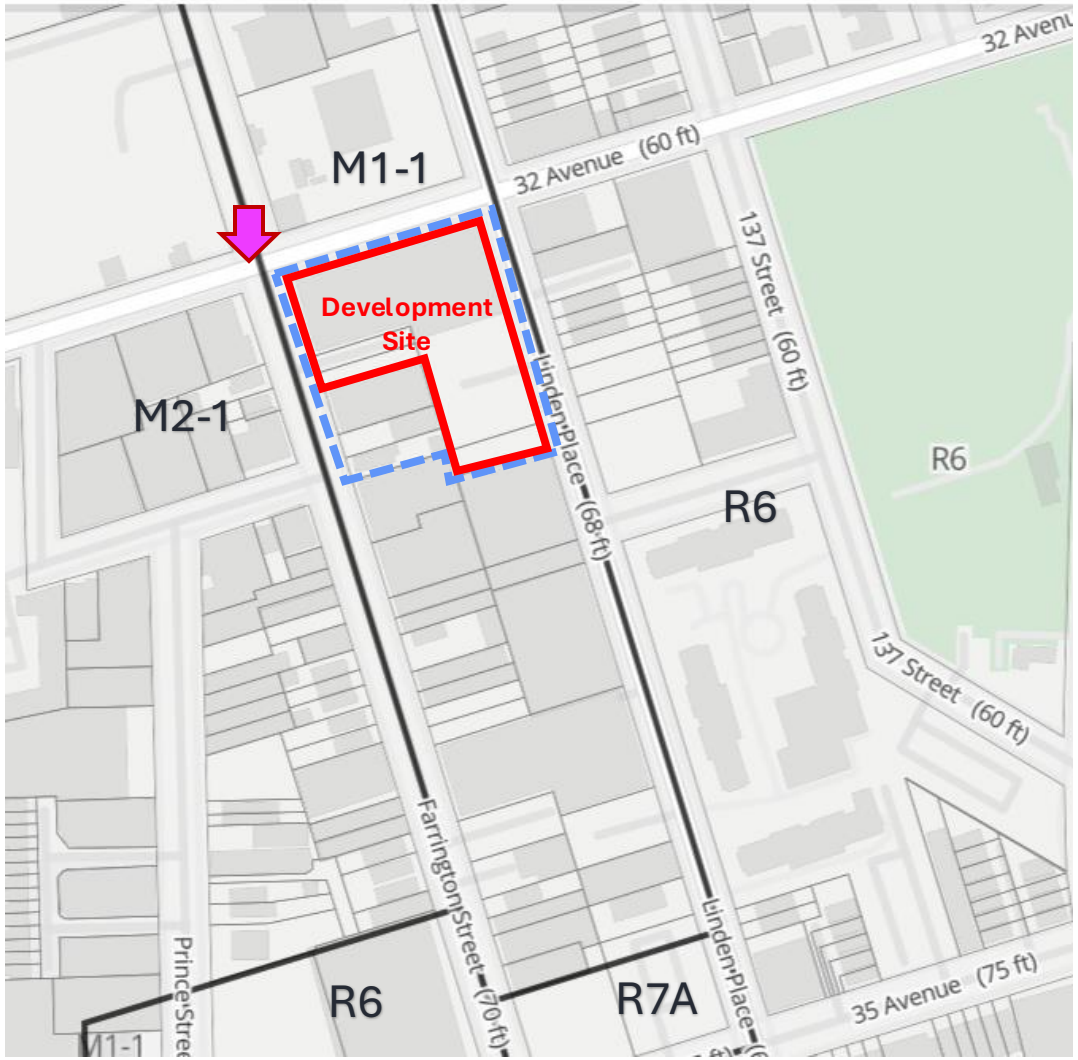




N

View of the development site facing southeast from the intersection of Linden Place and 32nd Avenue with Latimer Houses in the background and the development site on the right

# Site Photos



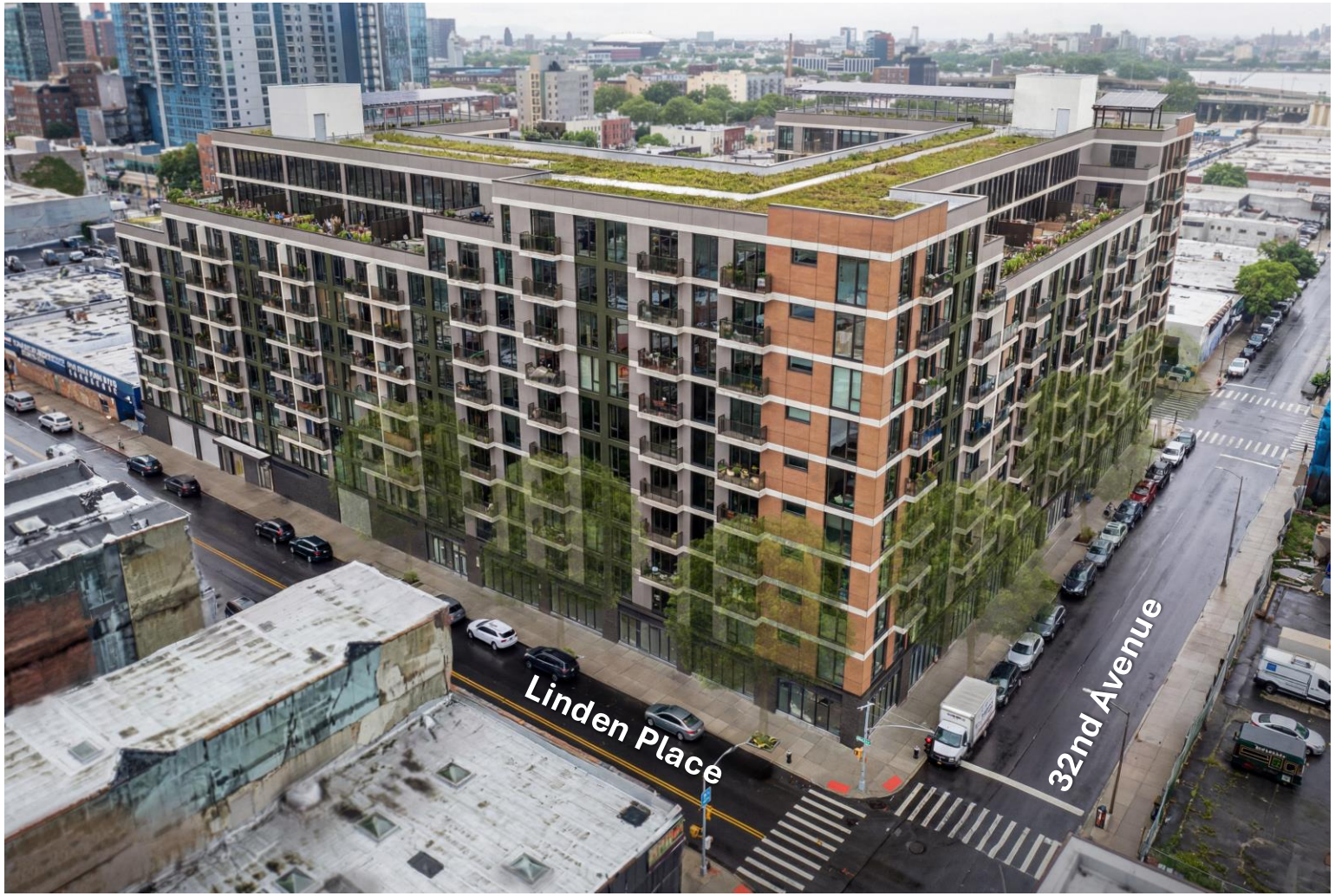

N

View of the west side of Farrington Street at the intersection of 32nd Avenue looking south with the development site on the left

# Proposed Development

**Applicant proposes a new ten-story, approximately 285,767 square foot (5.01 FAR) mixed-use building:**

- 252,813 sf of residential space
- 32,953 sf of commercial space
- 296 dwelling units (appx. 75 income-restricted under MIH Option 1)
- 194 parking spaces



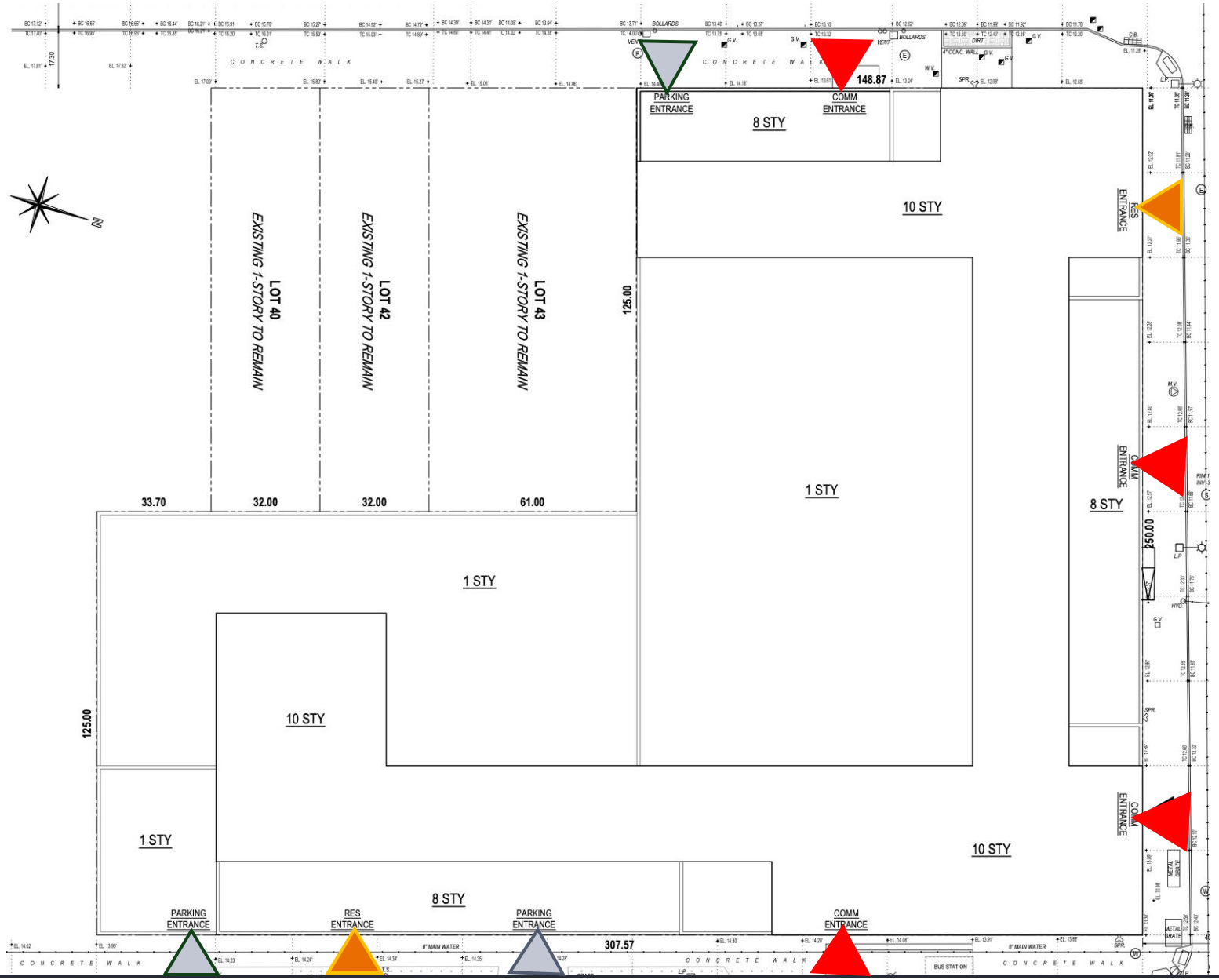

*For illustrative purposes only*

# Illustrative Ground Floor Plan

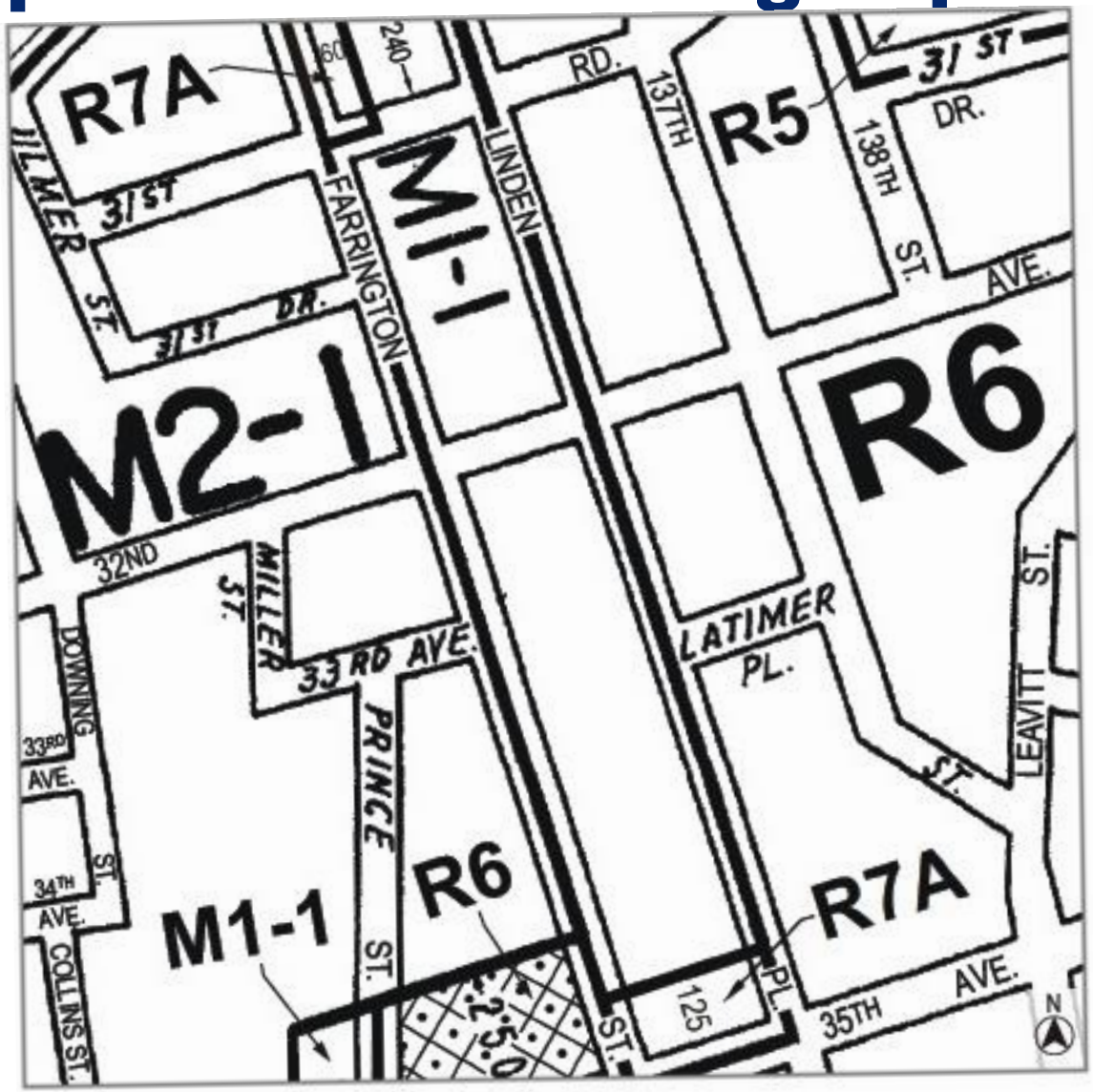
Parking entrance

Residential entrance

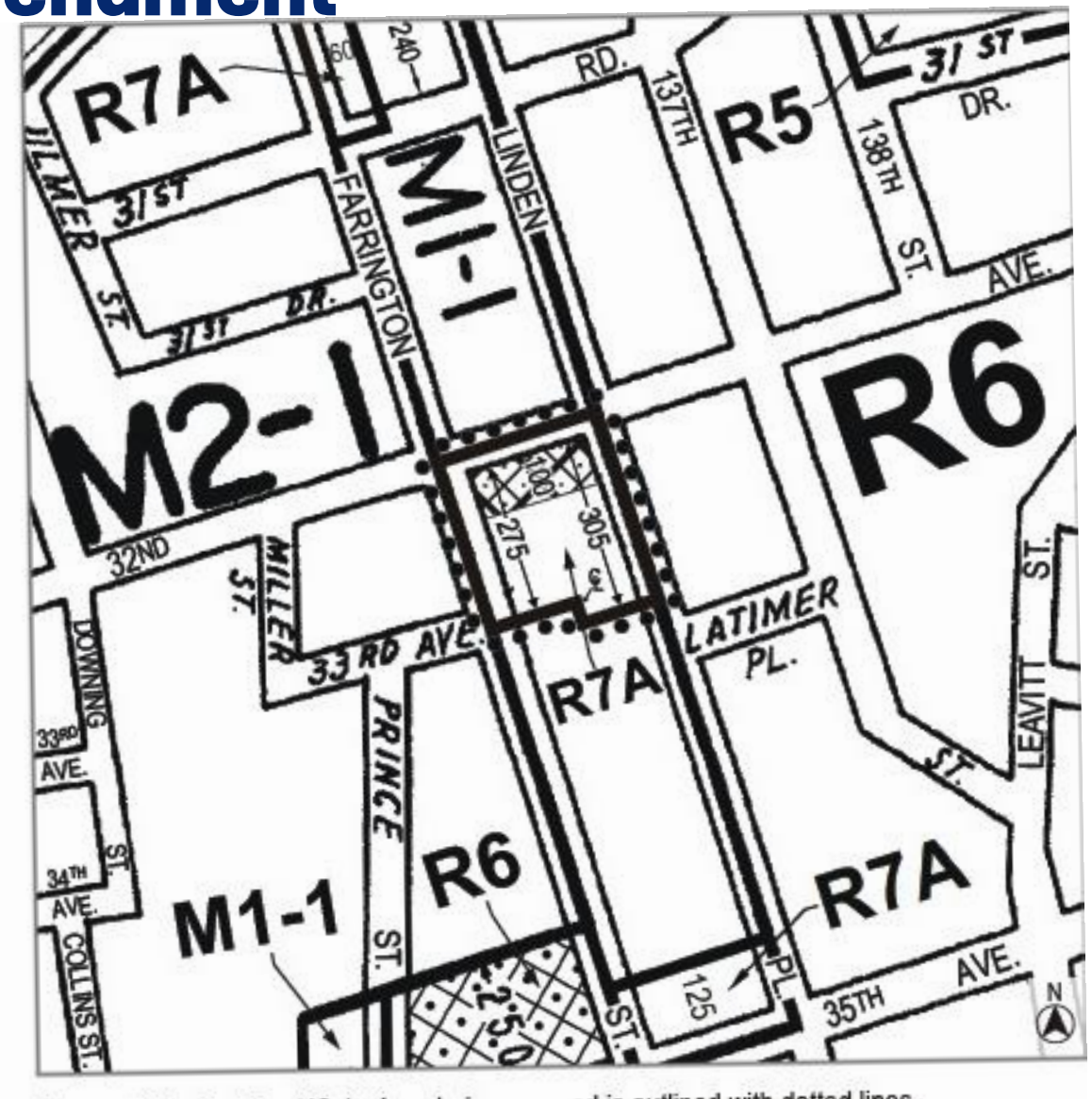
Commercial entrance



# Proposed Action: Zoning Map Amendment




Current Zoning Map (10a)

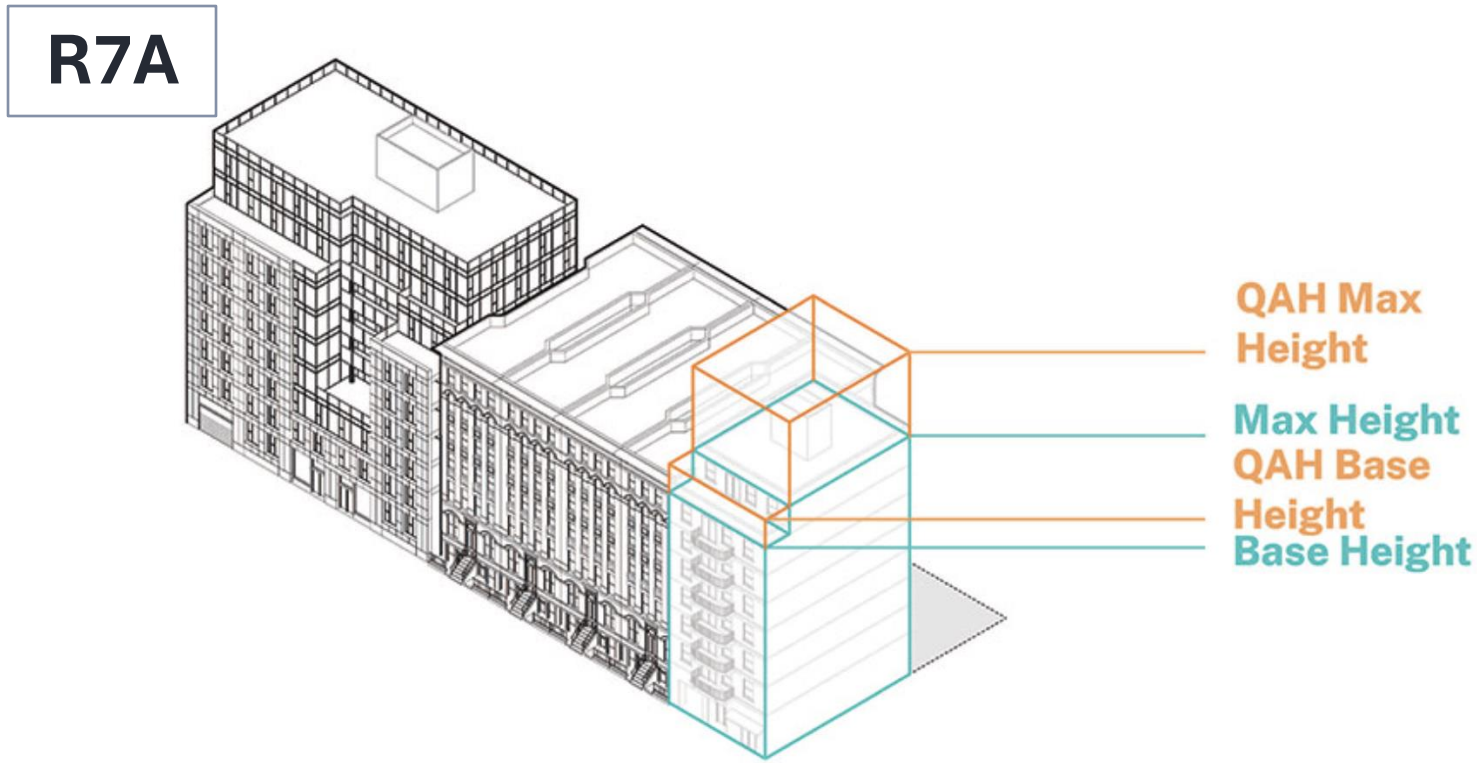



Proposed Zoning Map (10a) - Area being rezoned is outlined with dotted lines

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

# Proposed Action: Zoning Map Amendment

| | Current M1-1 | Proposed R7A/C2-4 |
|---|---|---|
| **Residential FAR** | None | 5.01 |
| **Community Facility FAR** | 2.4 | 4.00 |
| **Commercial FAR** | 1.00 | 2.00 |
| **Max building height** | Sky-exposure-plane | 115ft |
| **Minimum required parking (residential - QAH)** | None | None |
| **Minimum required parking (commercial)** | By Use | By Use |

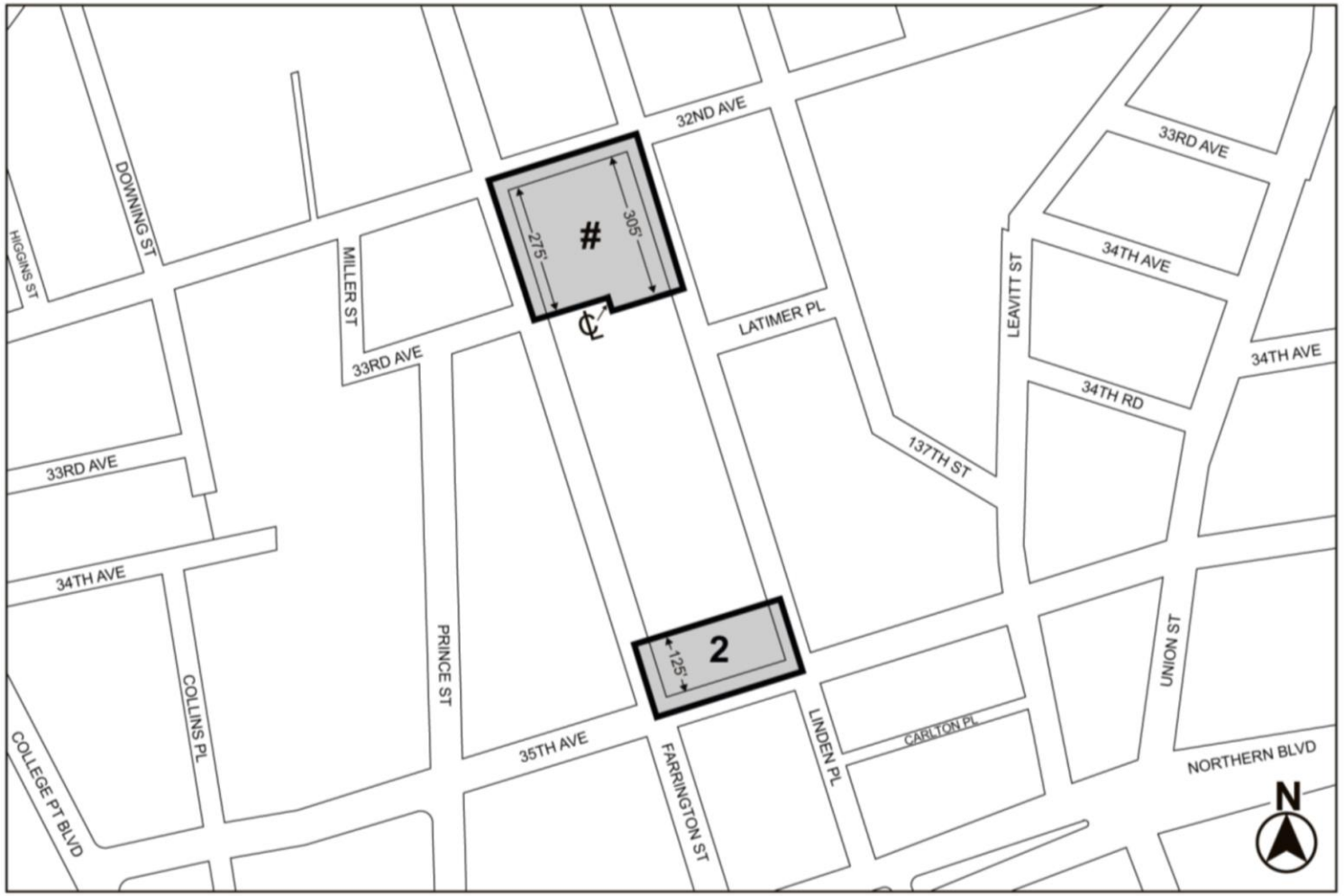


# Proposed Action: Zoning Text Amendment

Mandatory Inclusionary Housing Area

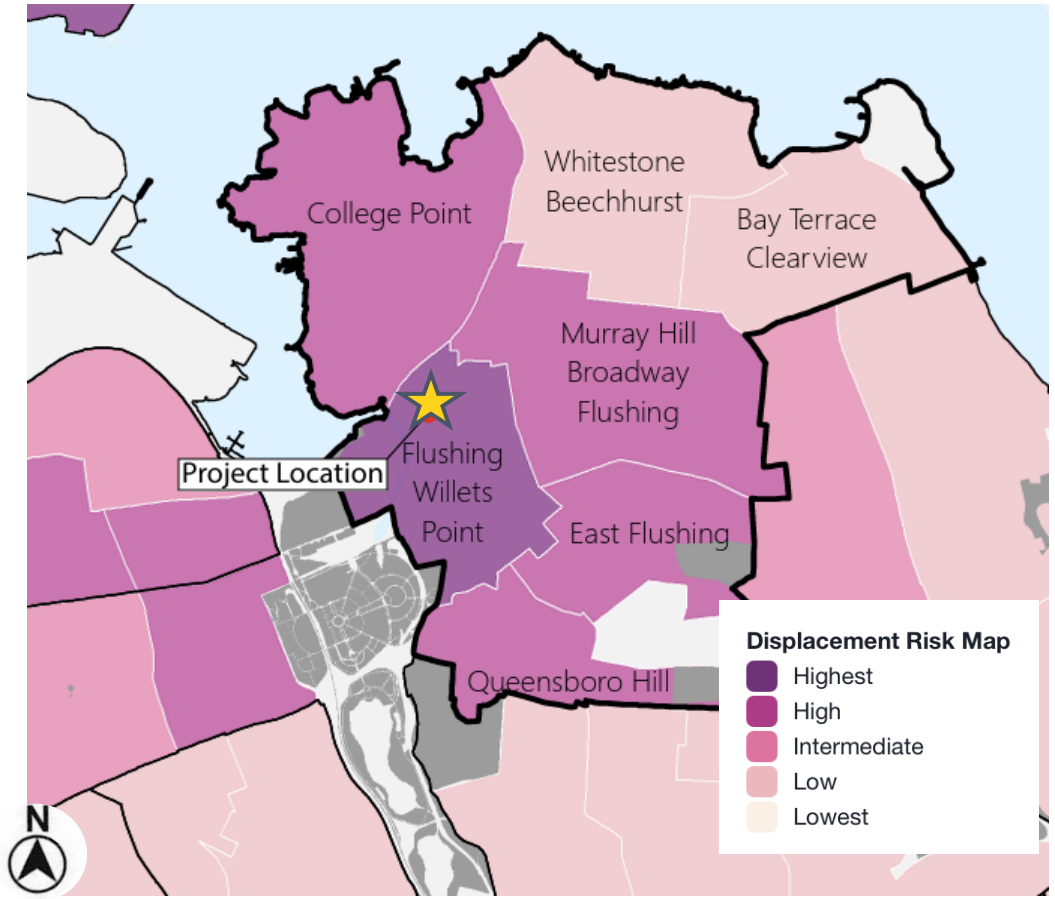
Area #- [date of adoption] MIH Option 1 and Option 2

Area **2-** 10/17/17 MIH Option 2




Mandatory Inclusionary Housing area
Area **2** — 10/17/17 MIH Option 2
Area **#** — [date of adoption] MIH Option 1 and Option 2

# Data From Applicant's Racial Equity Report on Housing and Opportunity




*Annual Median Household Income:*
***$70,908***
*Flushing, Murray Hill & Whitestone: Public Use Microdata Area (PUMA) 4407*
*Lower than the Borough Median (**$85,568**),*
*Lower than Citywide Median (**$79,738**)*

| Income Restriction | Units | | Anticipated Affordability | | | | |
|---|---|---|---|---|---|---|---|
| | # | % | AMI Band | Rent 2025 1Bedroom | Rent 2025 3Bedroom | Eligible Income 1-person HH | Eligible Income 7-person HH |
| Very Low Income | 30 | 10% | 40% | $1,220 | $1,690 | $45,400 | $80,400 |
| Low Income | 22 | 7% | 60% | $1,820 | $2,530 | $68.000 | $120,500 |
| Moderate Income | 23 | 8% | 80% | $2,430 | 3,370 | $90,700 | $160,700 |
| Not Income Restricted | 221 | 75% | N/A | $3,070 | $4,280 | $122,600 | $171,000 |
| Total | 296 | 100% | | | | | |

*Estimated monthly rent of income-restricted units for households earning 40% - 80% AMI*
**$1,220 - $3,370**

*Estimated average income of a household earning 40% - 80% AMI*
**$45,400-$160,700**

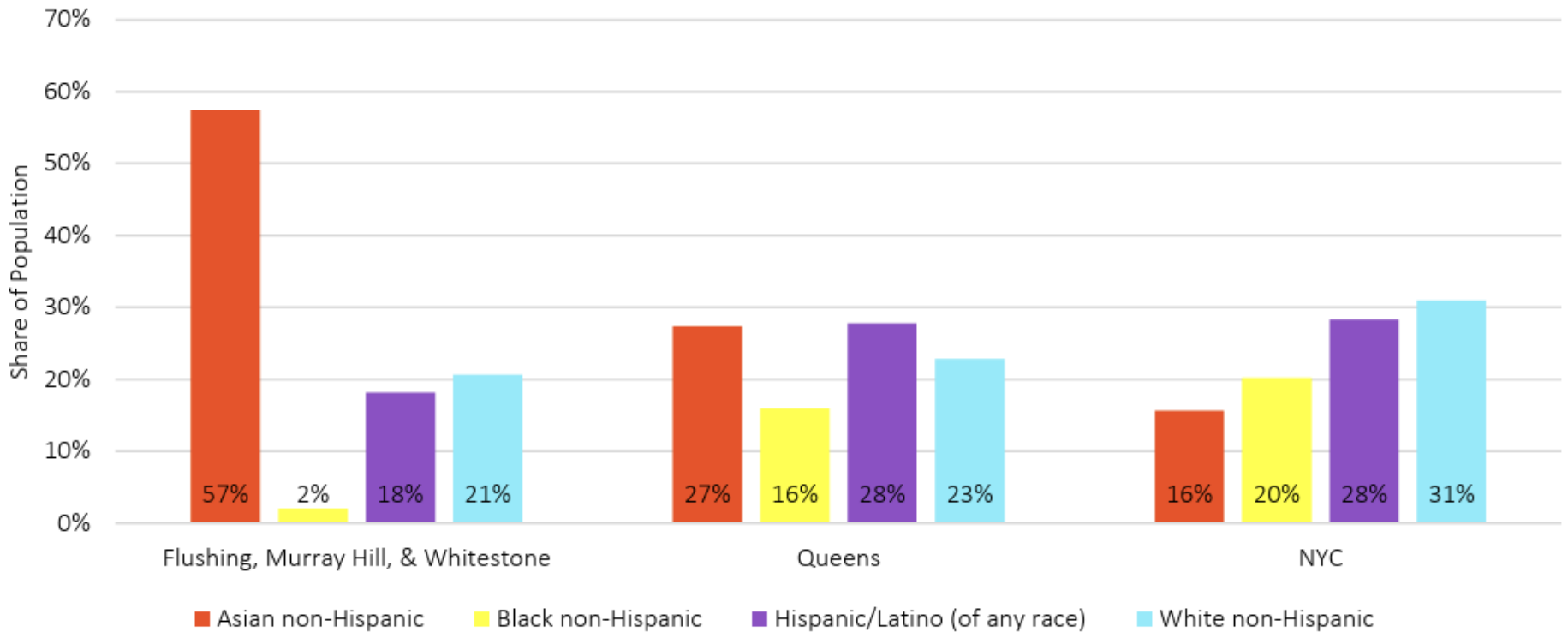
# Data From Applicant's Racial Equity Report on Housing and Opportunity

## 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]."*



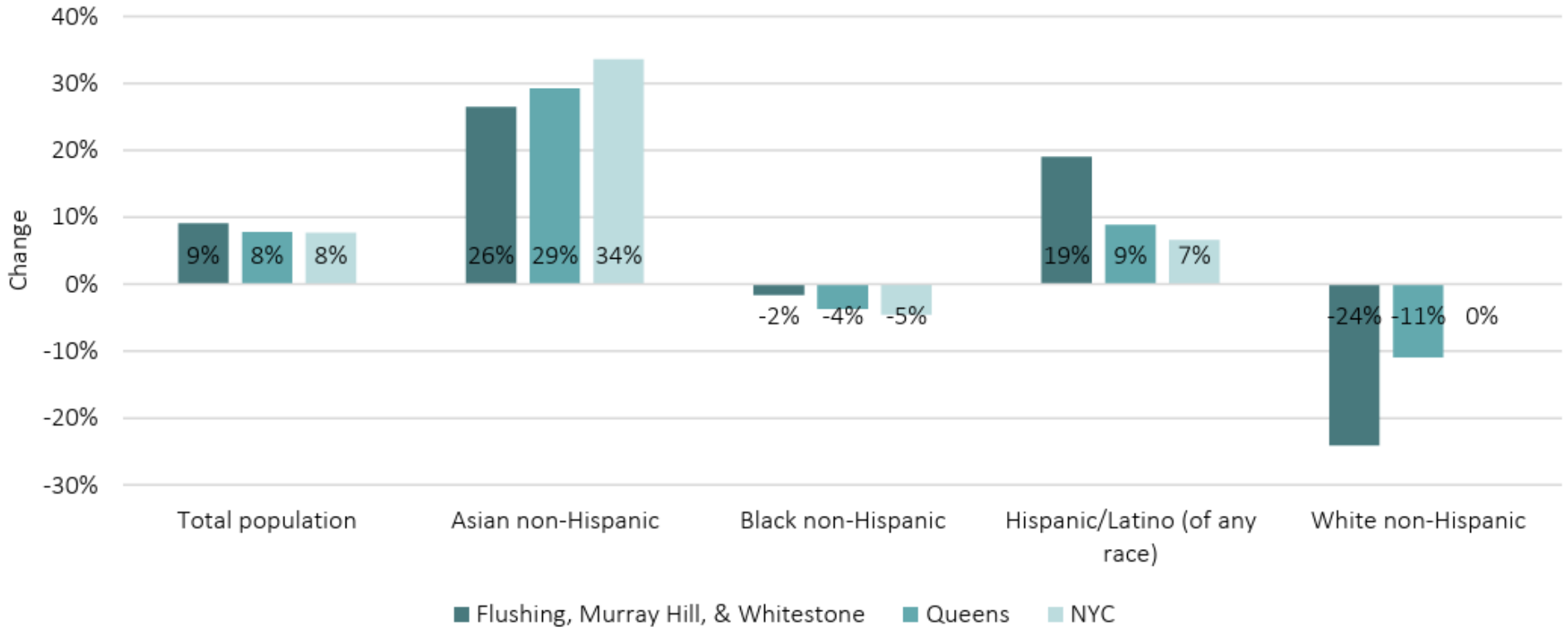

*Source: Census 2020; Community Profile Table 1.01*

# Data From Applicant's Racial Equity Report on 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 2010, 2020; Community Profile Table 1.01*

# Conclusion

## Actions Requested

- Zoning Map Amendment (ZM)
  - From M1-1 to R7A/C2-4
- Zoning Text Amendment (ZR)
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# Appendix