102-51 Queens Boulevard Rezoning: Pre-Vote Statement

Location:

Forest Hills, Community District 6, Queens

Proposed Actions:

Zoning Map Amendment:

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

Zoning Text Amendment:

MIH Options 1 & 2

Proposed Development:

- 17-story + cellar mixed-use building
- Approximately 184,000 sf (7.2 FAR)
  - Approximately 166,000 residential sf
  - Approximately 18,000 community facility sf
- 216 new dwelling units (54 income-restricted)
- 87 parking spaces located in cellar and second floor



For illustrative purposes only