146-93 GUY R. BREWER BOULEVARD REZONING

(C 200246 ZMQ, N 200247 ZRQ)

Review Session

Post-Hearing

February 28th, 2022

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Sample Travel Times

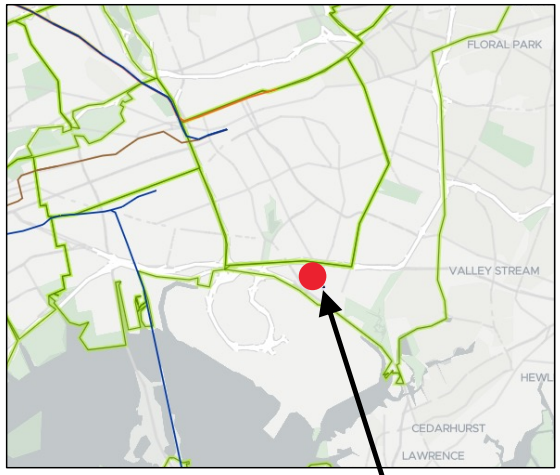
Locust Manor LIRR Station
11 minutes by bus

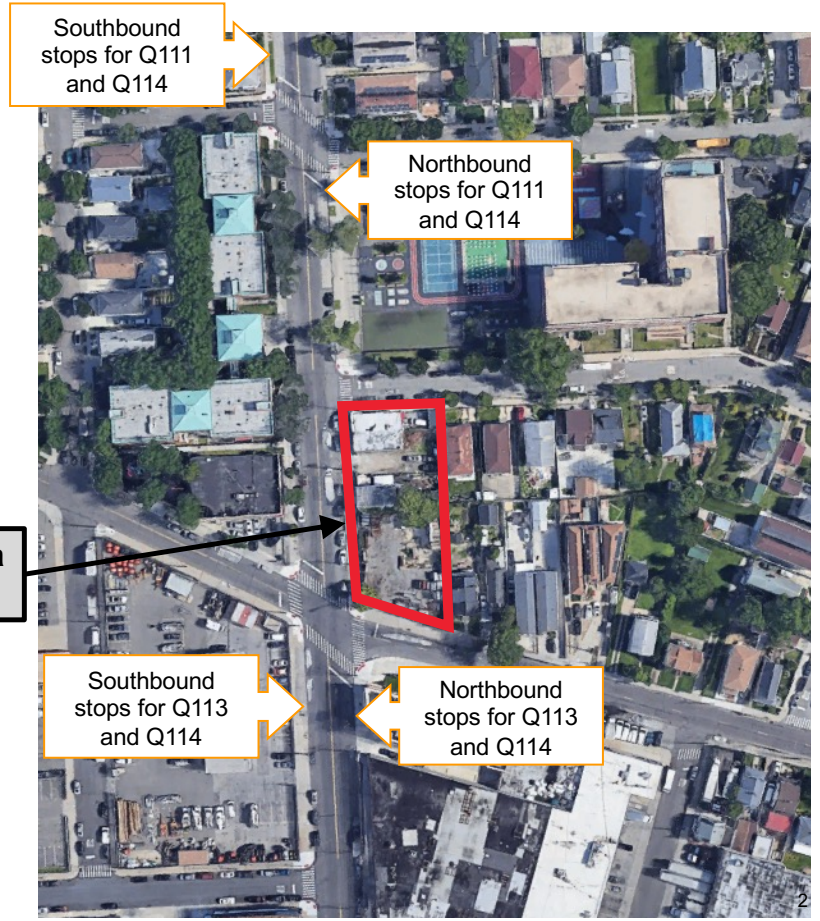
Jamaica Center Parsons /Archer Subway Station
33 minutes by bus

Sutphin Blvd – Archer Ave Subway Station
34 minutes by bus

York College
25 minutes by bus

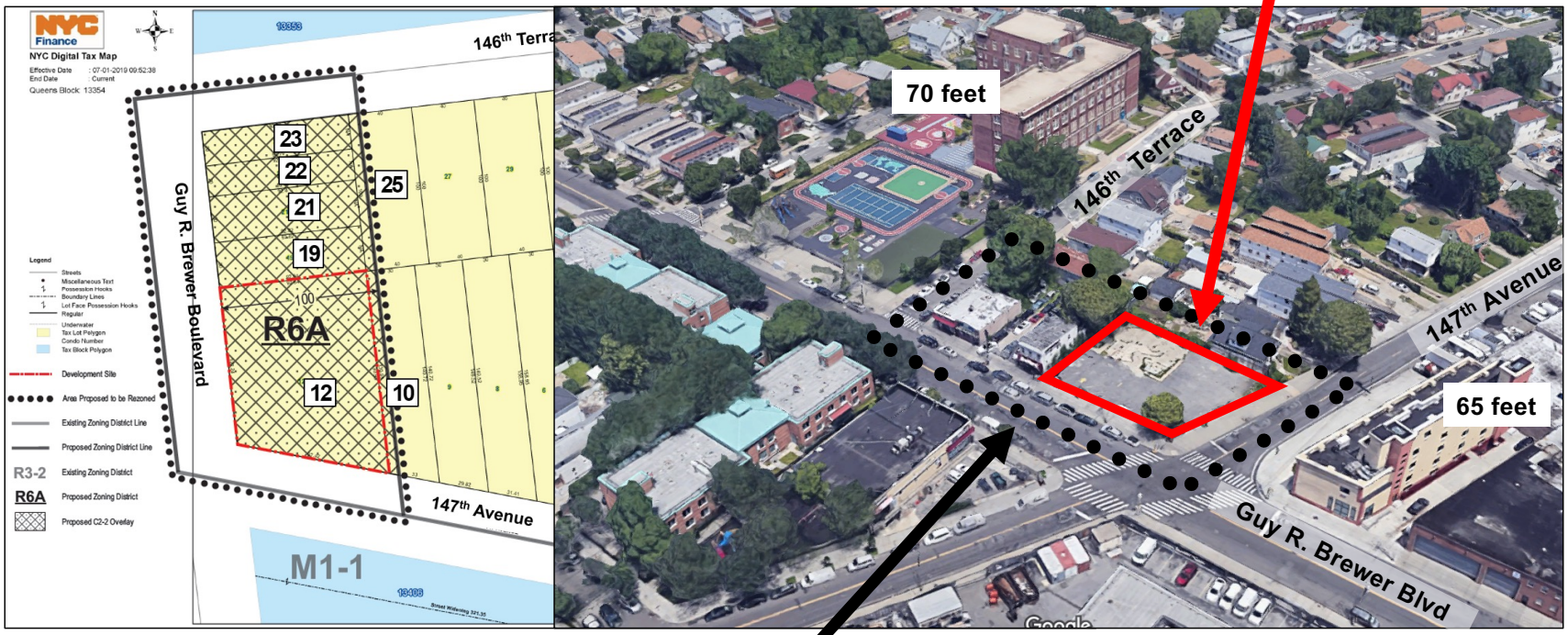
Springfield Park
6 minutes on foot (0.3 miles)





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Project Area Context



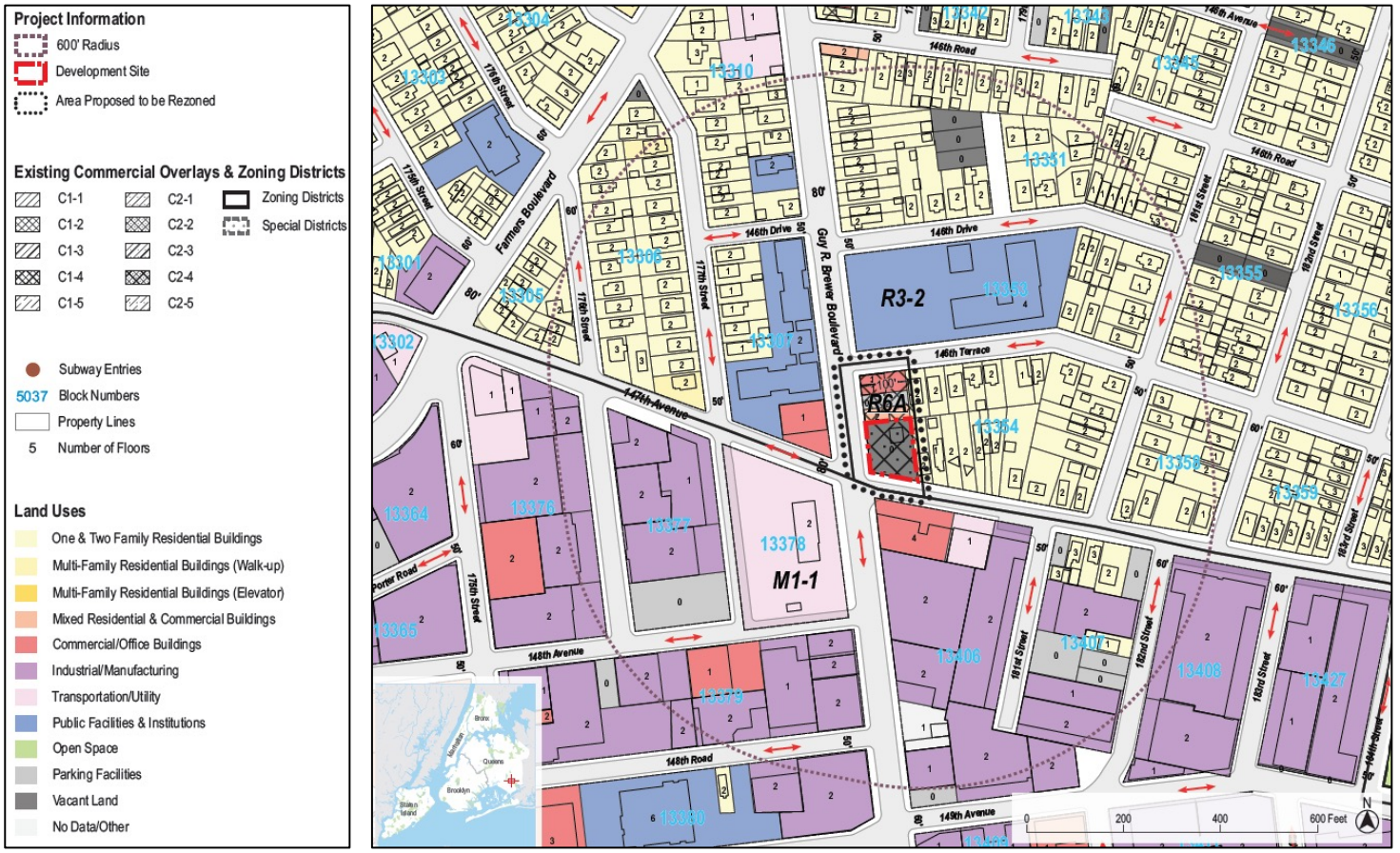
Guy R. Brewer Boulevard – Wide Street



147th Avenue – Wide Street



Area Map


Project Information
600' Radius
Development Site
Area Proposed to be Rezoned
Existing Commercial Overlays & Zoning Districts
C1-1
C1-2
C1-3
C1-4
C1-5
C2-1
C2-2
C2-3
C2-4
C2-5
Zoning Districts
Special Districts
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
R3-2
R6A
M1-1
146th Road
146th Drive
146th Terrace
147th Avenue
148th Avenue
148th Road
149th Avenue
Guy R. Brewer Boulevard
Farmers Boulevard
175th Street
176th Street
177th Street
178th Street
181st Street
182nd Street
183rd Street
184th Street
Porter Road
0 200 400 600 Feet
N

APPENDIX

Existing Conditions



View of the development site facing northwest from 147th Avenue.





View of Guy R. Brewer Boulevard facing south (Project Area at left).

Existing Conditions



View of the development site facing northeast from the intersection of 147th Ave and Guy R. Brewer Blvd.





View of the development site facing southeast from Guy R. Brewer Boulevard

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Existing Conditions



View of 146th Terrace facing east from
Guy R. Brewer Boulevard (Project Area at right).





View of the west side of Guy R. Brewer Boulevard
facing northwest from the Project Area.

Proposed Development

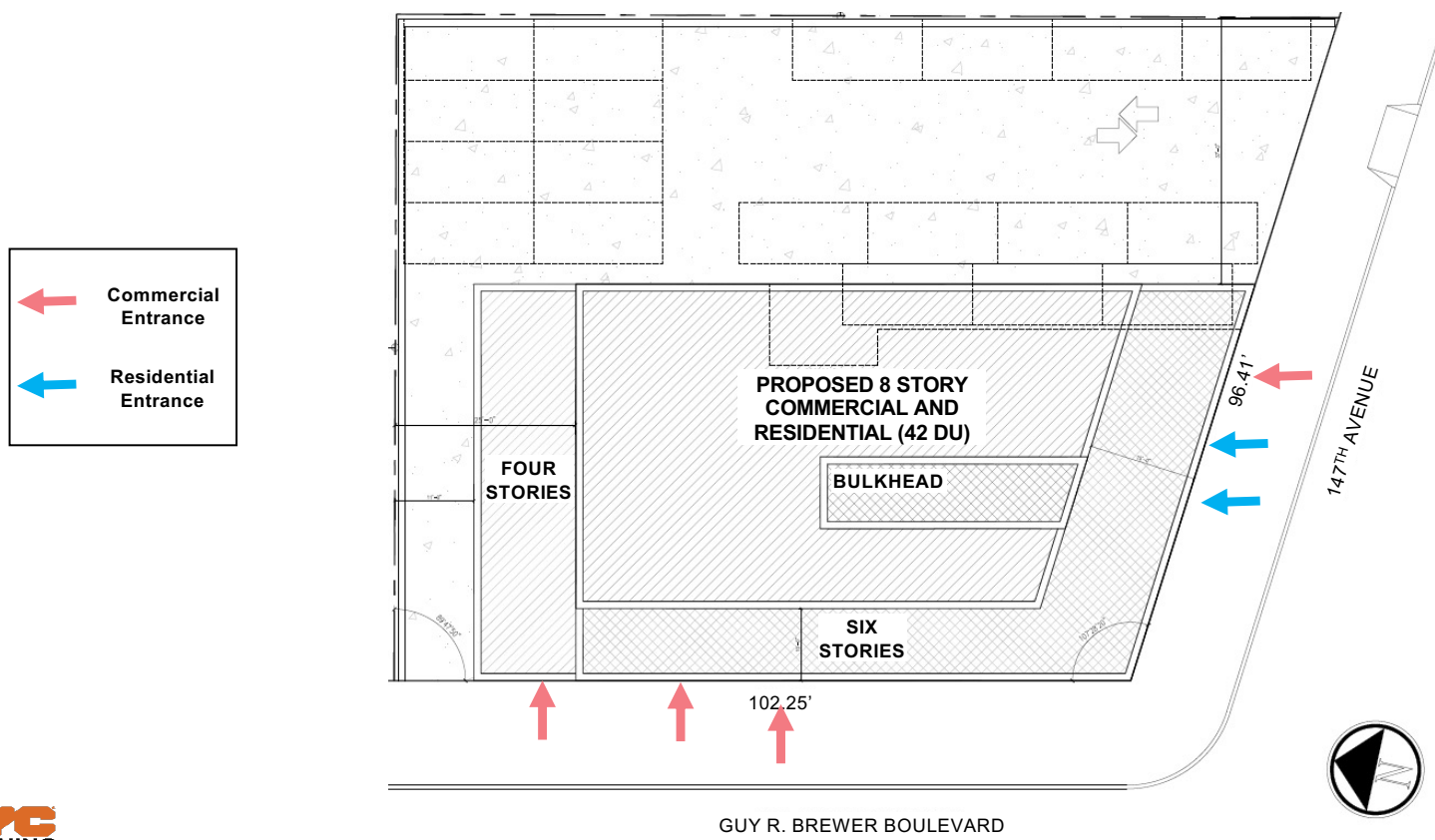


New eight-story mixed-use building

- 34,503 sq. ft. (3.2 FAR)
- 4,028 sq. ft. ground floor retail
- 42 dwelling units
  - **11 MIH units (Option 1)**
  - 13 MIH units (Option 2)
- 23 parking spaces (21 required)
- Parking for commercial use waived

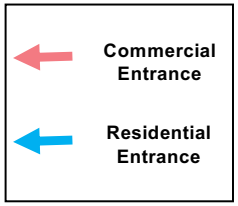
Proposed Development – Site Plan

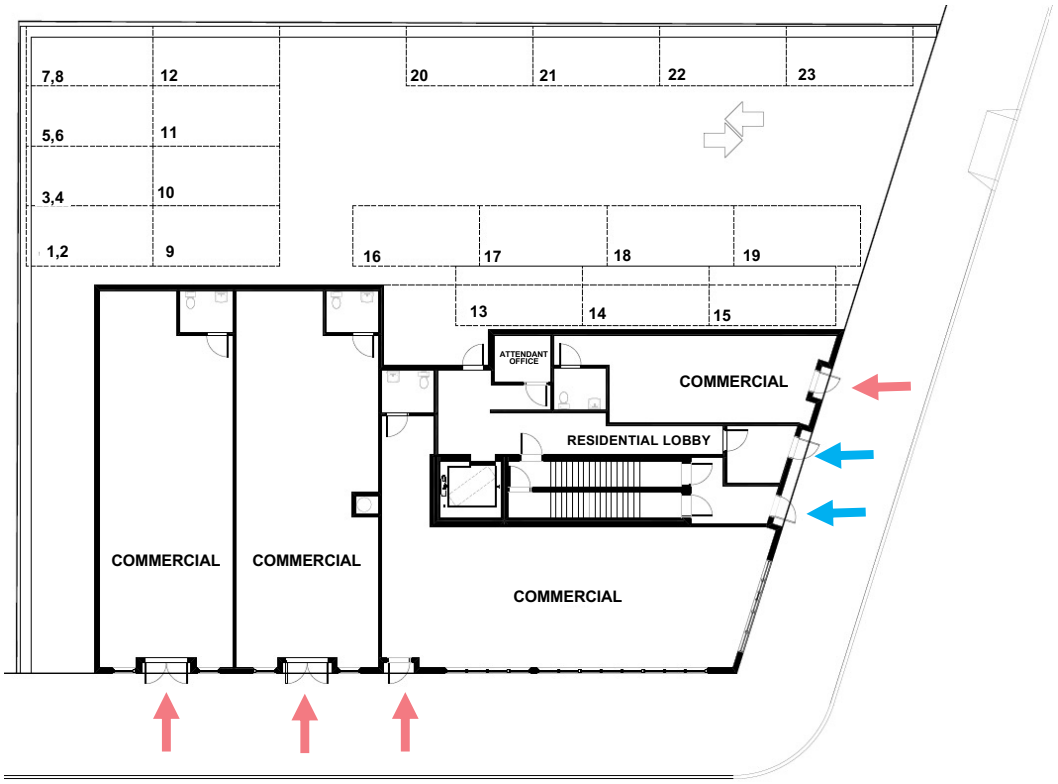
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Proposed Development – Ground Floor Plan

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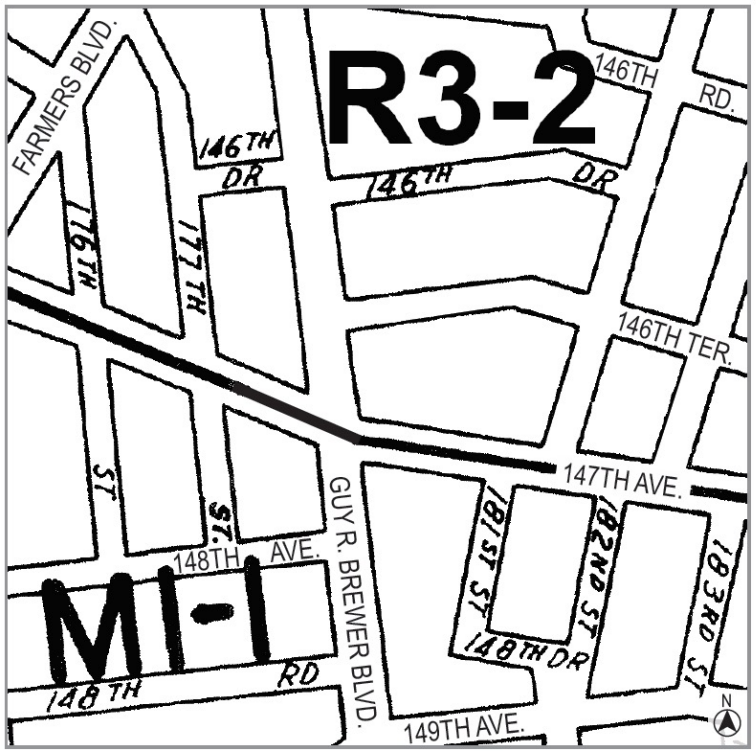


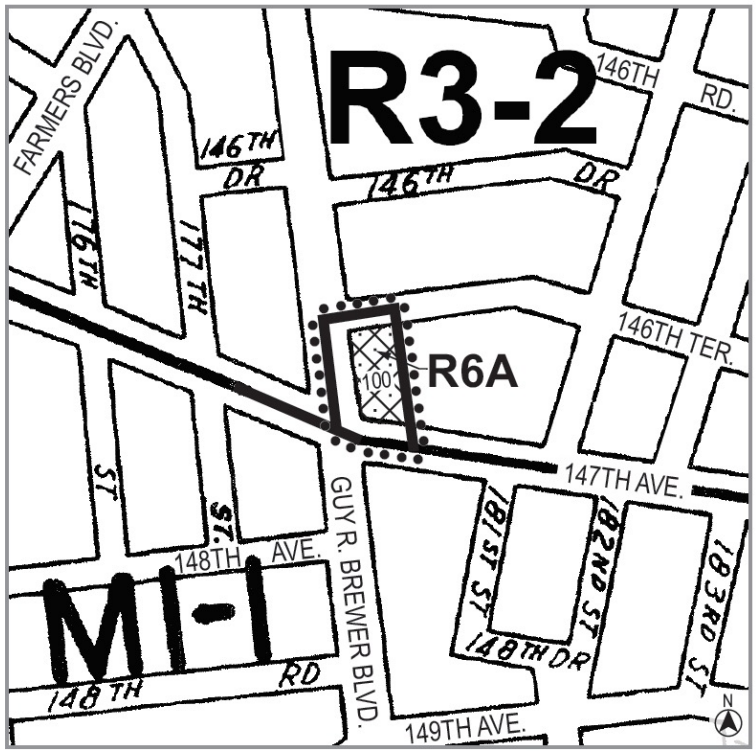
Proposed Development –Front Elevations (Guy R. Brewer Boulevard)



Actions Requested

Zoning Map Amendment from R3-2 zoning district to R6A/C2-2 zoning district





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

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.

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Actions Requested

Zoning Text Amendment to designate Mandatory Inclusionary Housing (MIH) Area



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

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

Conclusion



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