50-02 Queens Blvd Rezoning
April 2026

I. Introduction

5002 Woodside Development LLC (the "**Applicant**") seeks approval for certain land use actions to rezone and redevelop 58,599 sq. ft. of an underutilized stretch of Queens Boulevard (comprised of Block 2283, Lots 1, 12, 22, and 36 (the "**Proposed Development Site**") which the Applicant owns) in the Woodside neighborhood within Queens Community District 2 with a nine-story mixed residential, commercial, and community facility building (the "**Proposed Development**" as more fully described herein). The Proposed Development Site includes the following street addresses: 50-02 Queens Boulevard, 50-08 Queens Boulevard, 45-33 50th Street, and 50-01 47th Avenue. The proposed Project Area, in addition to the Development Site, also includes a portion of Lot 43 (50-24 Queens Boulevard).

The Applicant proposes (1) a zoning map amendment to Zoning Map 9b to change the Proposed Project Area from an M1-1 zoning district to an R7X/C2-4 zoning district and (ii) an R6A zoning district; and (2) a zoning text amendment to modify Appendix F of the Zoning Resolution to include a map with a new Mandatory Inclusionary Housing ("**MIH**") Area (collectively, the "**Proposed Actions**").

The Proposed Development consists of 240,123 sq. ft. of residential floor (Use Group II), 16,653 sq. ft. of commercial floor area (Use Group VI), and 4,762 sq. ft. of community facility floor area (Use Group III), for a total proposed floor area of 261,102 sq. ft. The Proposed Development would have approximately 257 dwelling units (64 of which would be income-restricted, in accordance with MIH Option 1) and 25 accessory parking spaces in the cellar. The Applicant anticipates that the commercial space will be occupied by PC Richard & Son retail store and the community facility space will be occupied by a child care center. The southernmost of the Proposed Development Site will be a landscaped play area for the child care center and a private garden for the residents of the Proposed Development.

II. Background

The Proposed Project Area is located within an M1-1 zoning district that was designated in the December 15, 1961 version of the Zoning Resolution. Land use actions that have impacted the surrounding area include the 2006 Maspeth-Woodside Rezoning (C 060294 ZMQ), the 2006 Maspeth-Woodside Inclusionary Housing Text (N 060504 ZRQ), and the 2011 Sunnyside-Woodside Rezoning (C 110207 ZMQ). The Maspeth-Woodside Rezoning applied to approximately 134 blocks located to the east of the Proposed Project Area along the spine of Queens Boulevard. In response to community concerns towards development of new out-of-scale and out-of-character buildings, this rezoning was intended to preserve and reinforce the established neighborhood fabric and expand housing opportunities through higher density residential districts located primarily along Queens Boulevard. The Maspeth-Woodside Inclusionary Housing Text

followed the Maspeth-Woodside rezoning to establish a FAR bonus in the R7X districts established by the rezoning for developments that would provide affordable housing.

The Sunnyside-Woodside Rezoning applied to approximately 130 blocks to the west and north of the Proposed Project Area between Sunnyside Yards and Roosevelt and Woodside Avenues. This rezoning was intended to protect neighborhood character from out-of-scale development, more closely reflect established development patterns, direct opportunities for moderate residential and commercial growth to locations along wide streets and transit resources, and provide incentives for the production of affordable housing. An R7A zoning district and a C4-4A zoning district were established along Queens Boulevard and subsequently modified for the application of the Inclusionary Housing Program.

A portion of the Proposed Project Area—Lot 43—is the subject of a 1946 Board of Standards and Appeals ("**BSA**") approval (Cal. No. 392-45-A) allowing construction of a building partially within mapped but unbuilt portions of 51st Street. In 2016, BSA authorized construction of a three-story self-storage facility partially within mapped but unbuilt portions of 51st Street within Lots 53 and 54 (Cal. No. 2016-1185-A), which are directly southeast of the Proposed Development Site. On August 27, 2020, the 52nd Street Rezoning (C 1801154 ZMQ and N 180155 ZRQ) was adopted by the City Council.

III. Description of Surrounding Area

The area within 400 feet of the Proposed Project Area (the "**Surrounding Area**") is centrally located within Community District 2 and Council District 26 and lies at the intersection of the Sunnyside, Woodside, and Sunnyside Gardens neighborhoods. The Surrounding Area is predominantly residential with a commercial focus along Queens Boulevard, Roosevelt Avenue, and Greenpoint Avenue. Queens Boulevard is one of the widest thoroughfares in the City, with a width of 200 feet, two-way traffic, service lanes, bicycle lanes, and a landscaped median. Elevated tracks for the 7 train run along Roosevelt Avenue in the vicinity of the Proposed Project Area. Queens Boulevard is fronted by buildings that range in size from one to nine stories, with commercial ground floors. Nearby side streets contain a mix of attached and semi-attached townhomes and five- and six-story apartment buildings. Directly east of the Proposed Project Area—across mapped but partially unbuilt 51st Street—is Calvary Cemetery, 100+ acre cemetery and green space that has existed since 1848. The buildings southeast of the Proposed Project Area are one-story warehouse-type structures, with limited occupancy and light industrial and storage uses.

The Surrounding Area includes several small parks and public squares. Sabba Park is a half-acre park that lies in the median of Queens Boulevard one block west of the Proposed Development Site. John Vincent Daniels Jr. Square and John Downing Park are two triangular open spaces, each located two blocks north of the Proposed Development Site. Lance Corporal Thomas P. Noonan Jr. Playground is a one-acre playground located approximately a half-mile from the Proposed Development Site. Windmuller Park and Doughboy Plaza—which contain a pool, basketball courts, and nearly two acres of green space—are located ¾ mile north of the Proposed Development Site.

The Proposed Development Site is located within the Inner Transit Zone. Two stops for the 7 train within ¼ mile of the Proposed Development: the 46th St-Bliss St station and the 52nd St-Lincoln Av station. The 7 train provides service between Hudson Yards in Manhattan and Flushing, Queens. Buses that serve the Surrounding Area include the Q32, Q60, Q104, and B24, which all have stops within a ¼ mile of the Proposed Development Site.

IV. Description of the Proposed Project Area

The **Proposed Project Area** is comprised of the Proposed Development Site plus a portion of Lot 43. The Proposed Development Site, as noted above, is comprised of Block 2283, Lots 1, 12, 22, and 36 and is generally bounded by Queens Boulevard to the north, 50th Street to the west, the northern boundaries of Lots 53 and 175 to the south, and the western boundaries of Lots 43, 53, and 54 to the east.

As noted above, the Proposed Project Area is located in the Woodside neighborhood of Queens Community District 2. According to the preliminary Flood Insurance Rate Map (pFIRM) published by the Federal Emergency Management Agency (FEMA), the Proposed Project Area is not located within the 100-year floodplain (Zone AE) or the 500-year floodplain.

The Proposed Project Area is currently located within an M1-1 zoning district. M1-1 zoning districts are light manufacturing districts, which allow light industrial uses and certain commercial and community facility uses. Residential uses are not permitted as-of-right. Commercial and industrial uses are permitted a maximum floor area ratio ("**FAR**") of 1.0 and community facility uses are permitted a maximum FAR of 2.4.

Existing uses and buildings within the Proposed Project Area are as follows:

Lot 1 (50-01 47th Avenue): one-story warehouse (0.9 FAR)
Lot 12 (45-33 50th Street): one-story warehouse (1.0 FAR)
Lot 22 (50-02 Queens Boulevard): one-story retail building (1.0 FAR)
Lot 36: (50-08 Queens Boulevard): surface parking lot (0.0 FAR)
Lot 43: (50-24 Queens Boulevard): three-story office/bank (1.0 FAR)
(collectively, the "**Existing Buildings**")

With the exception of Lot 43, which was redeveloped in 2010, all of the lots that comprise the Proposed Project Area were developed decades before the adoption of the Zoning Resolution in 1961.

V. Description of the Proposed Development

The Applicant proposes to demolish the Existing Buildings within the Proposed Development Site (i.e., all Existing Buildings other than the building on Lot 43) to facilitate the construction of the Proposed Development, which, as noted above, consists of a 240,123 sq. ft. of residential floor (4.10 FAR), 16,657 sq. ft. of commercial floor area (0.28 FAR), and 4,762 sq. ft. of community facility floor area (0.08 FAR), for a total proposed floor area of 261,102 sq. ft. (4.46 FAR). As discussed above, the Proposed Development requires zoning map and text amendments. Within

the R7X/C2-4 portion of the Proposed Development Site, which will be mapped to a depth of 100 feet for the full length of Queens Boulevard, the Proposed Development will have a maximum height of 145 feet and within the R6A portion of the Proposed Development Site, the Proposed Development will have a maximum height of 95 feet. The Proposed Development would have approximately 257 dwelling units, 64 of which would be income-restricted in accordance with MIH Option 1. In accordance with the Zoning Resolution, MIH Option 1 affordability is achieved where at least 25 percent of dwelling units within a project are affordable at 60 percent of the Area Median Income ("**AMI**"), with at least 10 percent of such units affordable at 40 percent AMI.

The Proposed Development would have 25 accessory parking spaces, 16 of which are required for the proposed commercial use. Parking would be accessed by one curb cut with a width of 24 feet, serving two-way traffic, and located along 50th Street, beginning 76 feet south of Queens Boulevard. No loading berths are required or proposed. Primary entrances for the residential, commercial, and community facilities uses within the Proposed Development would be located on the 50th Street frontage. A secondary entrance for the commercial space would be located along the Queens Boulevard frontage.

VI. Actions Necessary to Facilitate the Project

The use and bulk limitations of the existing M1-1 zoning district of the Proposed Development Site would not allow for the Proposed Development. The proposed zoning districts for the Proposed Project Area are an R7X/C2-4 zoning district and an R6A zoning district, each within an MIH area. The proposed R7X/C2-4 (MIH) zoning district permits a maximum commercial FAR of 2.0 and a maximum residential and/or community facility FAR of 6.0. The proposed R6A (MIH) zoning district permits a maximum residential FAR of 3.9 and a maximum community facility FAR of 3.0.

The Proposed Actions are as follows:

1. **Zoning Map Amendment to rezone from an M1-1 zoning district to an R7X zoning district with a C2-4 commercial overlay and an R6A zoning district; and**

2. **Zoning Text Amendment to modify Appendix F to include map of proposed Mandatory Inclusionary Housing Area**.

There is a compelling land use rationale for the Proposed Actions. The Proposed Development Site has not seen significant investment beyond the existing, low-intensity commercial uses since 1961. In the meantime, Queens Boulevard has become a vibrant mixed-use thoroughfare through private and DCP-sponsored rezonings. The R7X designation for the Queens Boulevard frontage, which is necessary to facilitate the development of residential use on the Proposed Development Site, is consistent with the map amendments in the vicinity, while the R6A designation recognizes the lower-density neighborhoods that characterize side streets in Woodside. The text amendment will modify Appendix F to mandate that any residential development includes affordable housing.

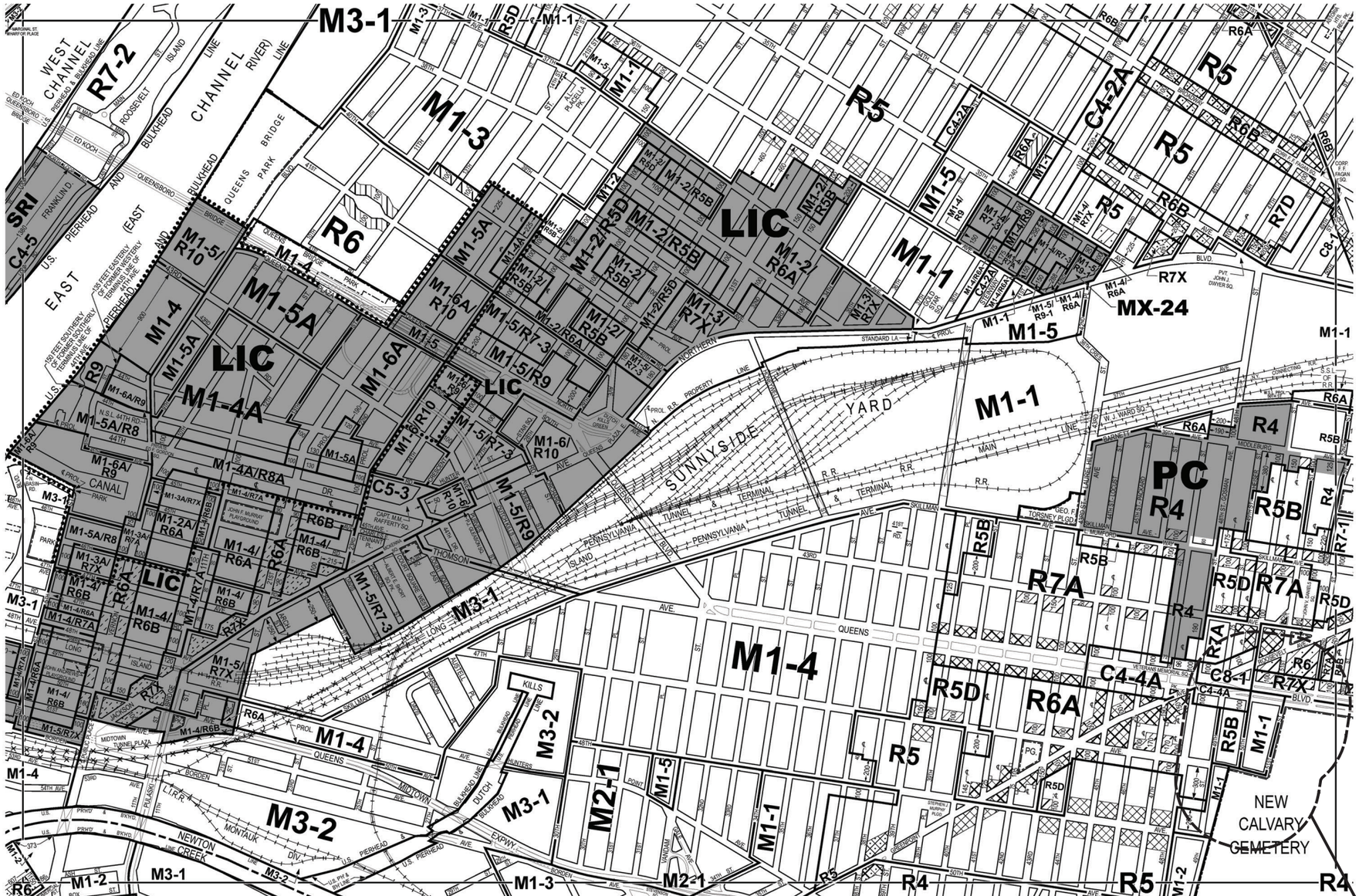
The Proposed Actions would facilitate a mixed residential, community facility, and commercial development at the identical scale of other projects along Queens Boulevard, which is zoned R7X extending 1¼ miles east of the Proposed Project Area.

The proposed R6A zoning district beyond 100 feet of Queens Boulevard within the Proposed Project Area would allow for the proposed residential and community facility uses at a lower density, which is more in keeping with the low-rise development that characterizes existing neighborhoods south and west of the Proposed Project Area. The C2-4 overlay—which would be mapped coterminous with the R7X district—would allow the existing PC Richard & Son to remain in the neighborhood, with an upgraded retail space. Finally, the proposed zoning designations would allow for a ground floor day care center and outdoor play area/garden, which would not be permitted within the existing M1-1 zoning district.

VII. Conclusion

The majority of the Proposed Development Site has not seen significant investment in more than 90 years. For the past 65 years, the Proposed Development Site has been zoned M1-1 The proposed rezoning to R7X/2-4 and R6A would be consistent with the zoning designations, bulk, density, and uses within the Surrounding Area. The design, massing, and location of the Proposed Development on the Proposed Development Site takes into consideration the width and automobile oriented nature of Queens Boulevard, the low-rise character of 50th Street, the adjacency of Calvary Cemetery, and the area's strong public transportation, all while producing approximately 257 units of mixed-income housing, high-quality retail space, and new community facility spaces.

50-02 Queens Boulevard, Queens



600 0 600 1200 1800 FEET

**NOTE**: STREETS FOR THE STREET MAP CHANGE C 250224 MMQ IS SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

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.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
11-12-2025 C 250176 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

8c	9a	9c
8d	**9b**	9d
12c	13a	13c

ZONING MAP **9b**

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

Proposed Project Area

50-02 Queens Boulevard, Queens

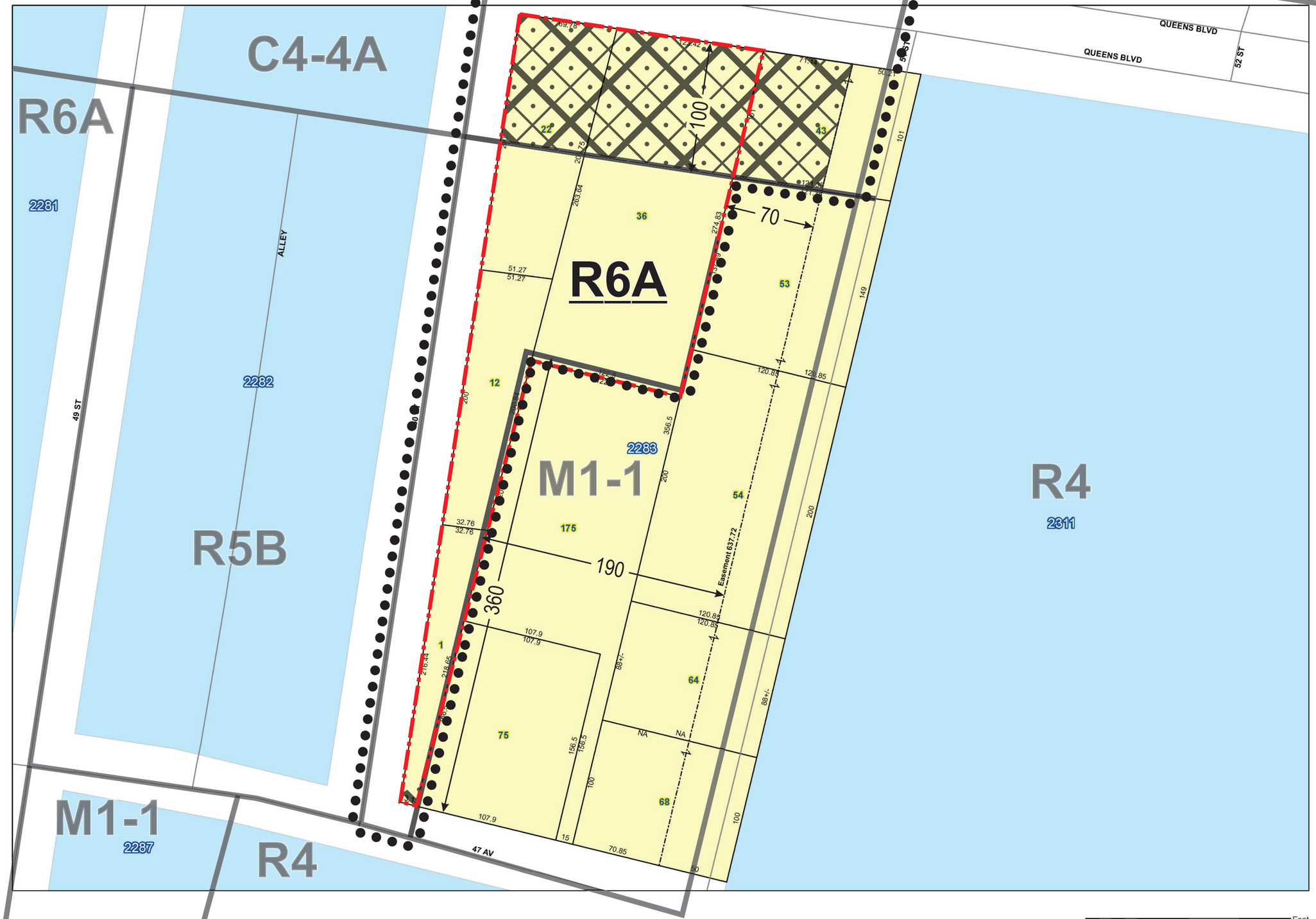
FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

NYC Digital Tax Map

Effective Date : 12-07-2008 23:22:34
End Date : Current

Queens Block: 2283



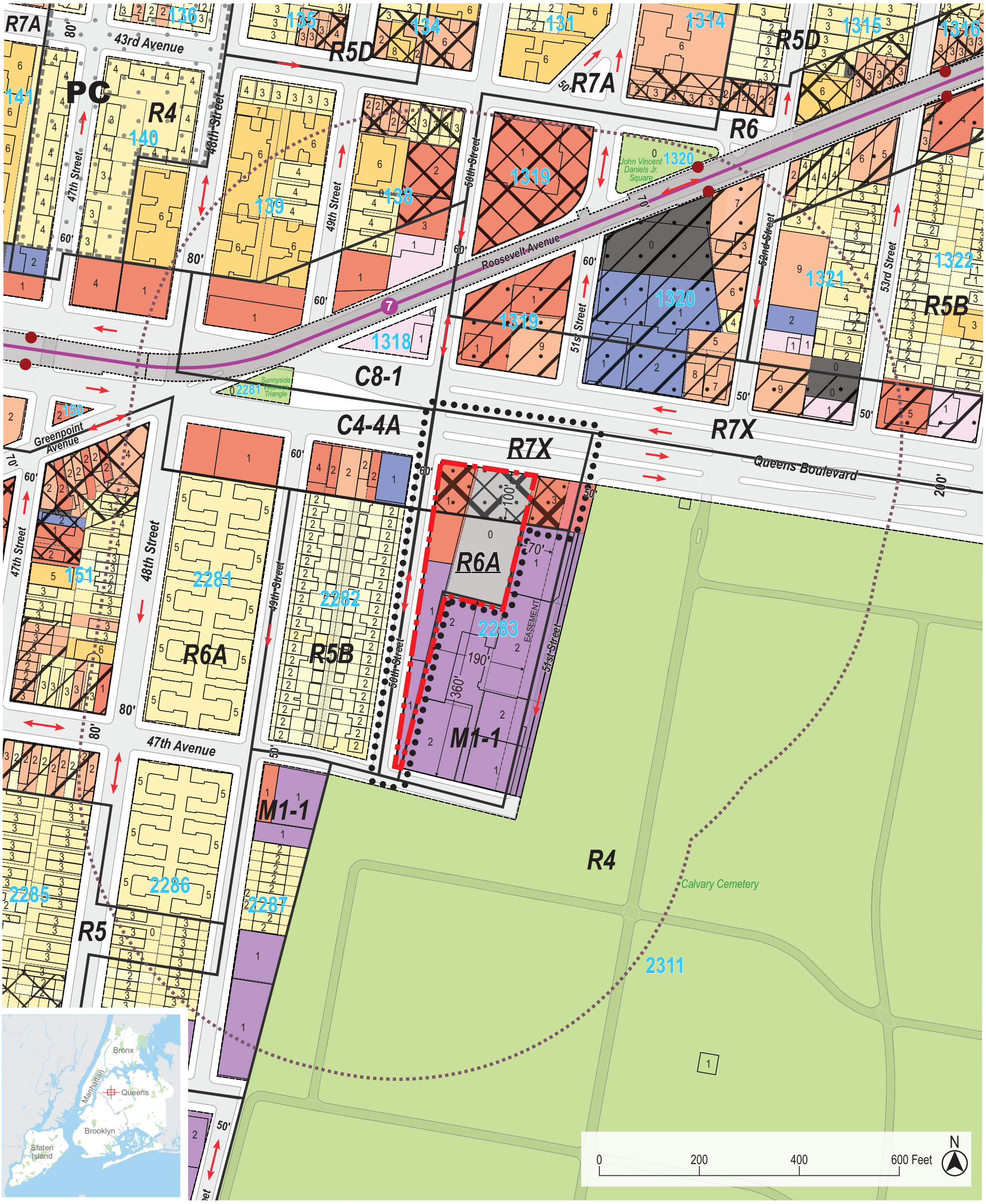
Legend

- 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
- R7X Proposed Zoning District
- R6A Proposed Zoning District
- Proposed C2-4 Overlay

50-02 Queens Boulevard, Queens

Area Map

Block: 2283, Lots: 1, 12 (p/o), 22, 36 & 43 (p/o)



Project Information

- 600' Radius
- Development Site
- Project Area
- Zoning Districts
- Special Districts
- Subway Entries
- 1234 Block Numbers
- Property Lines
- 5 Number of Floors

Existing Commercial Overlays

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

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

March 2020

NEWMAN DESIGN



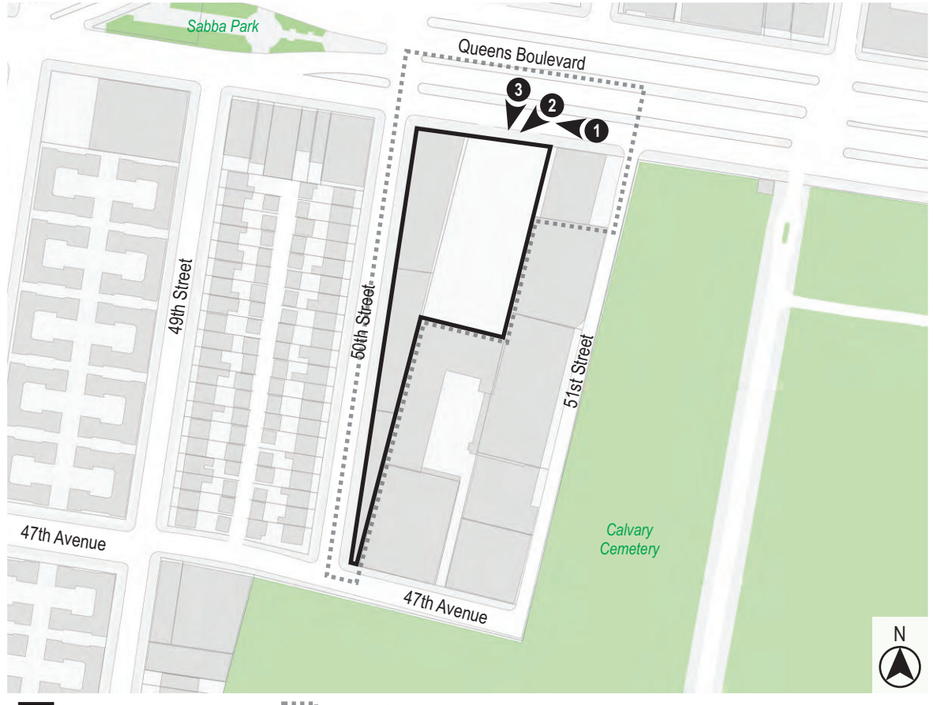
1. View of Queens Boulevard facing northwest (Development Site at left).



2. View of the Development Site facing southwest from Queens Boulevard.



3. View of the Development Site facing south from Queens Boulevard.



50-02 Queens Boulevard, Queens
Photographs Taken on October 17, 2025

NEWMAN DESIGN



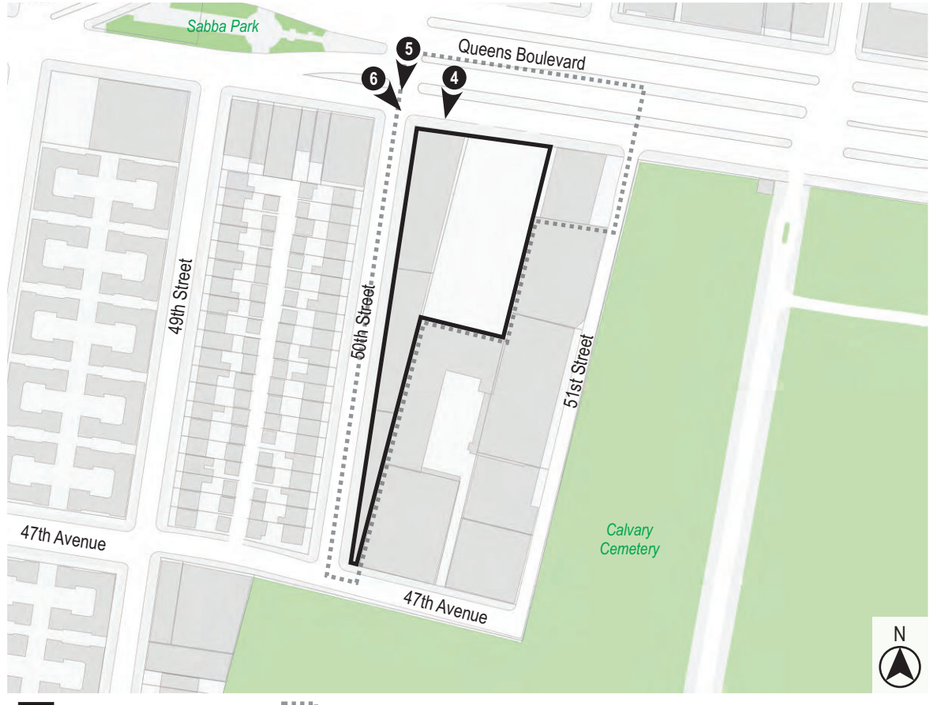
4. View of the Development Site facing south from Queens Boulevard.



5. View of 50th Street facing south from Queens Boulevard (Development Site at left).



6. View of the Development Site facing southeast from the intersection of Queens Boulevard and 50th Street.



50-02 Queens Boulevard, Queens
Photographs Taken on October 17, 2025

NEWMAN DESIGN



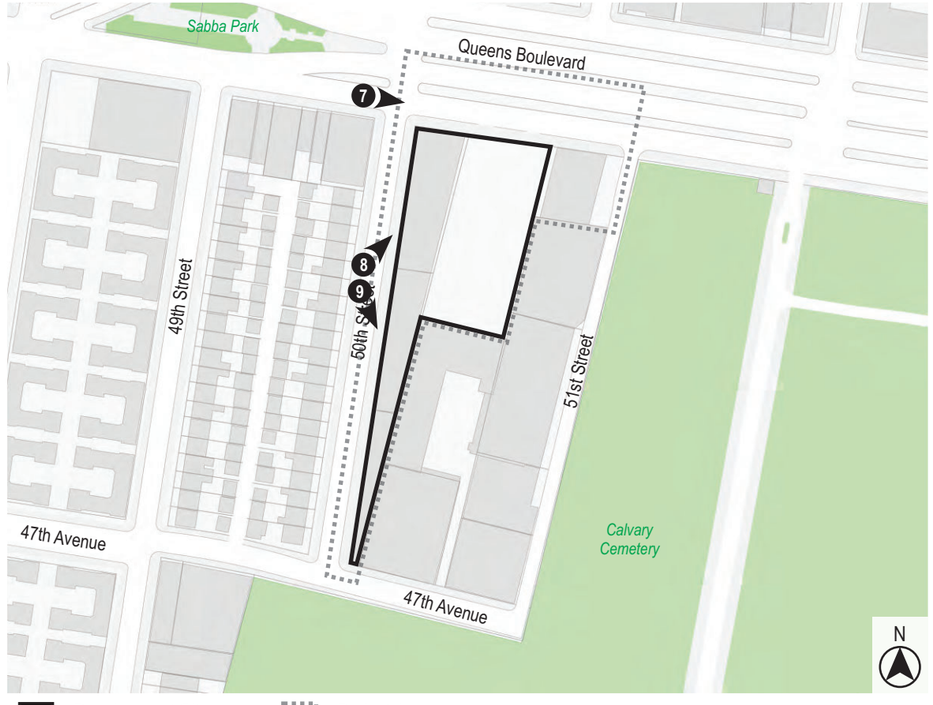
7. View of Queens Boulevard facing east from 50th Street (Development Site at right).



8. View of the Development Site facing northeast from 50th Street.



9. View of the Development Site facing southeast from 50th Street.



50-02 Queens Boulevard, Queens
Photographs Taken on October 17, 2025

NEWMAN DESIGN



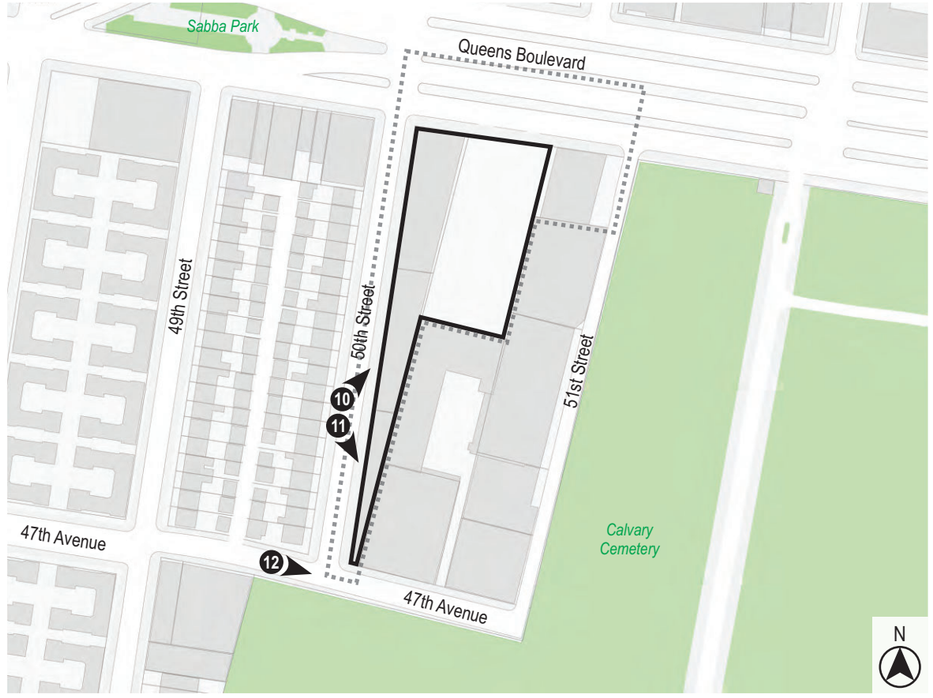
10. View of the Development Site facing northeast from 50th Street.



11.View of the Development Site facing southeast from 50th Street.



12. View of 47th Avenue facing southeast from 50th Street (Development Site at left).



50-02 Queens Boulevard, Queens
Photographs Taken on October 17, 2025

NEWMAN DESIGN



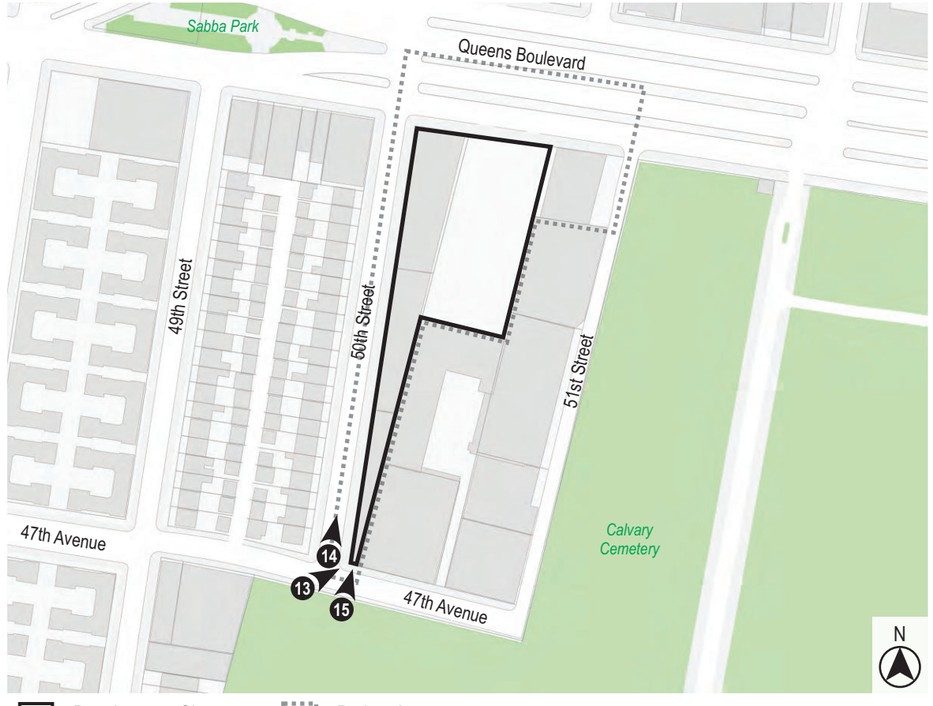
13. View of the Development Site facing northeast from the intersection of 47th Avenue and 50th Street.



14. View of 50th Street facing north from 47th Avenue (Development Site at right).



15. View of the Development Site facing north from 47th Avenue.





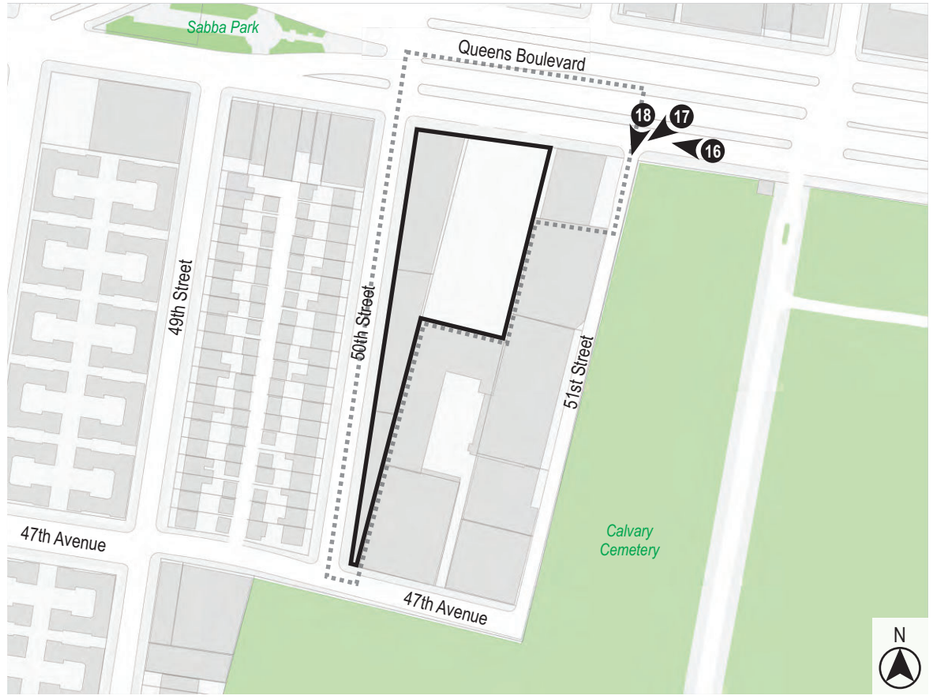
16. View of Queens Boulevard facing west from 51st Street (Development Site at left).



17. View of the Project Area facing southwest from the intersection of Queens Boulevard and 51th Street.



18. View of 51st Street facing south from Queens Boulevard (Project Area at right).



50-02 Queens Boulevard, Queens
Photographs Taken on October 17, 2025

NEWMAN DESIGN



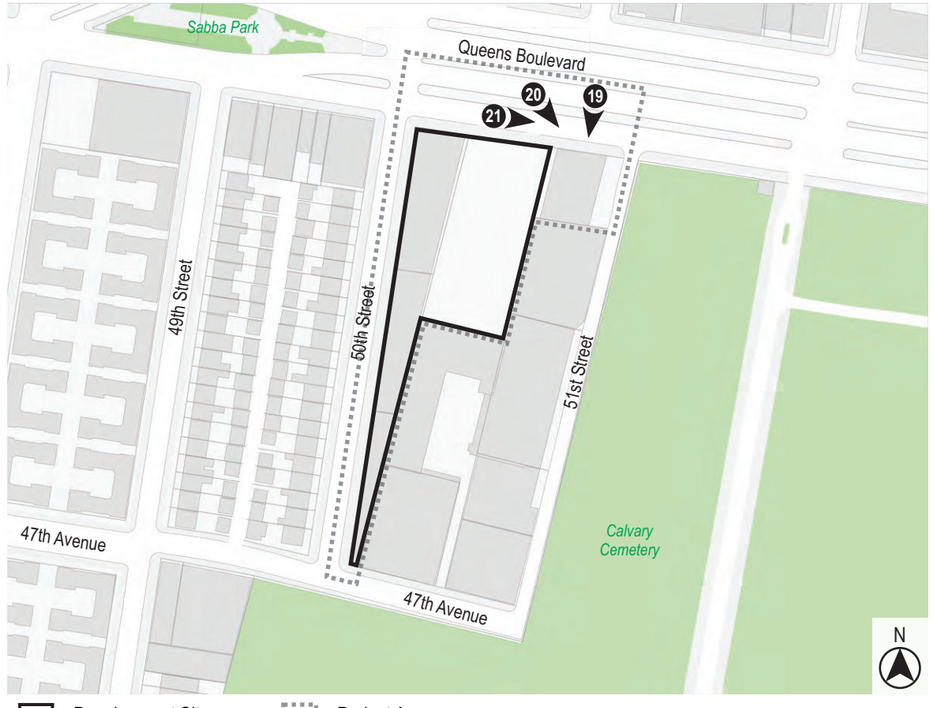
19. View of the Project Area facing south from Queens Boulevard.



20. View of the Project Area facing southeast from Queens Boulevard.



21. View of Queens Boulevard facing east (Project Area at right).



50-02 Queens Boulevard, Queens
Photographs Taken on October 17, 2025

NEWMAN DESIGN



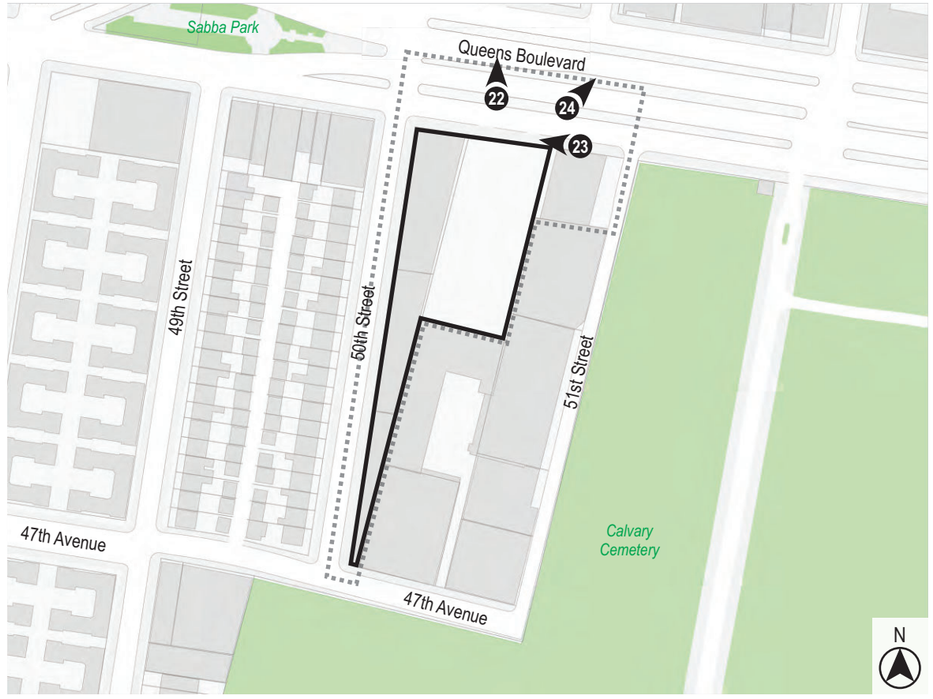
22. View of the north side of Queens Boulevard facing north from the Development Site.



23. View of the sidewalk along the south side of Queens Boulevard facing west (Development Site at left).



24. View of the north side of Queens Boulevard facing northeast from the Development Site.





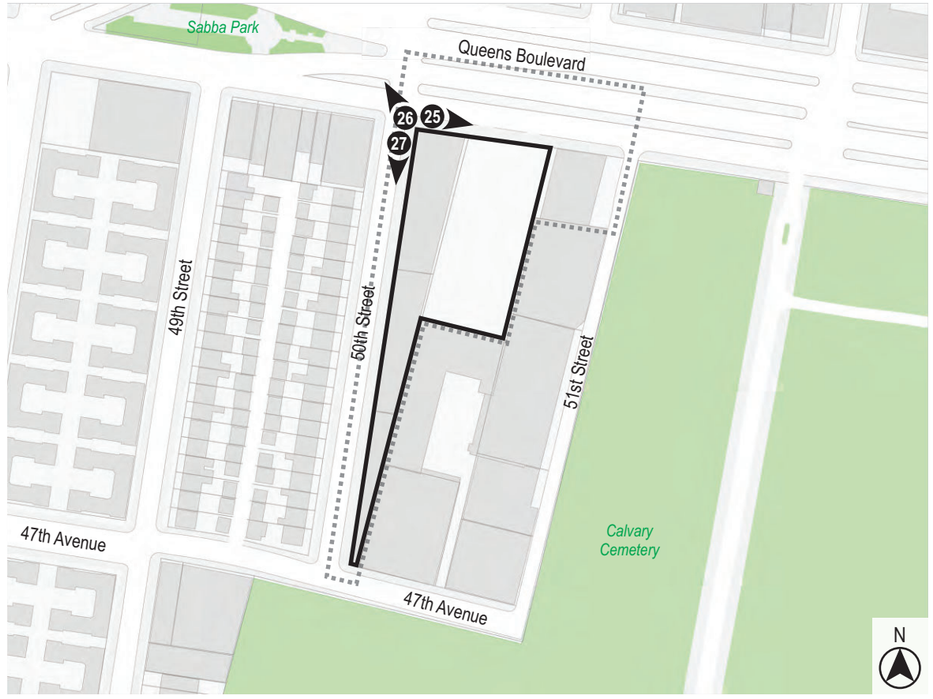
25. View of the sidewalk along the south side of Queens Boulevard facing east (Development Site at right).



27. View of the sidewalk along the east side of 50th Street facing south from Queens Boulevard (Development Site at left).



26. View of the intersection of Queens Boulevard and 50th Street facing northwest from the Development Site.





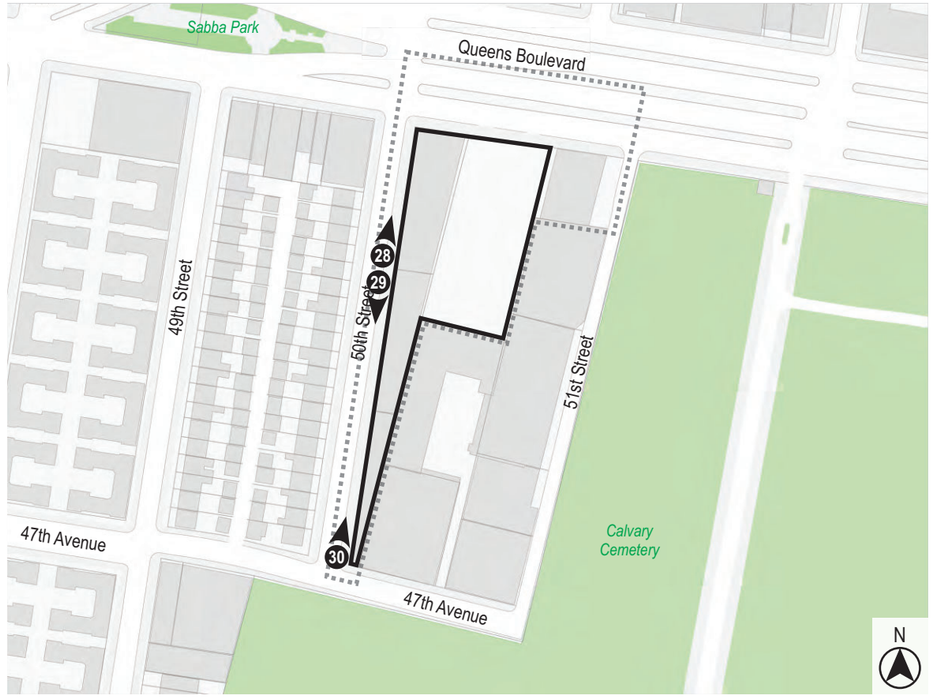
28. View of the sidewalk along the east side of 50th Street facing north (Development Site at right).



29. View of the sidewalk along the east side of 50th Street facing south (Development Site at left).



30. View of the sidewalk along the east side of 50th Street facing north from 47th Avenue (Development Site at right).





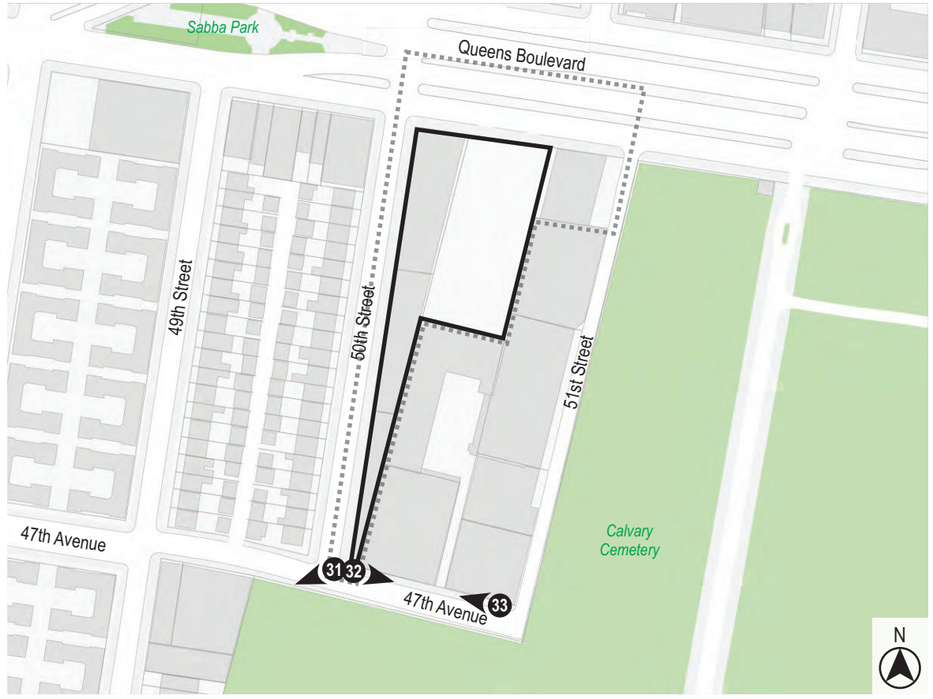
31. View of the south side of 47th Avenue facing southwest from the Development Site.



32. View of the sidewalk along the north side of 47th Avenue facing east from 50th Street (Development Site at left).



33. View of the sidewalk along the north side of 47th Avenue facing west from 51st Street.



50-02 Queens Boulevard, Queens
Photographs Taken on October 17, 2025

NEWMAN DESIGN



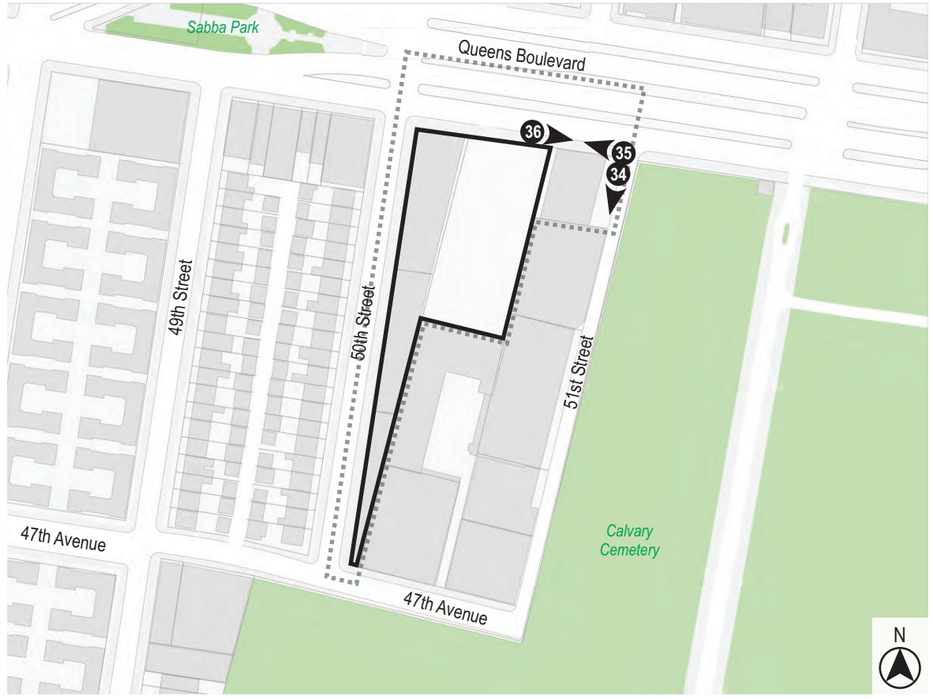
34. View along the west side of 51st Street facing south from Queens Boulevard (Project Area at right).



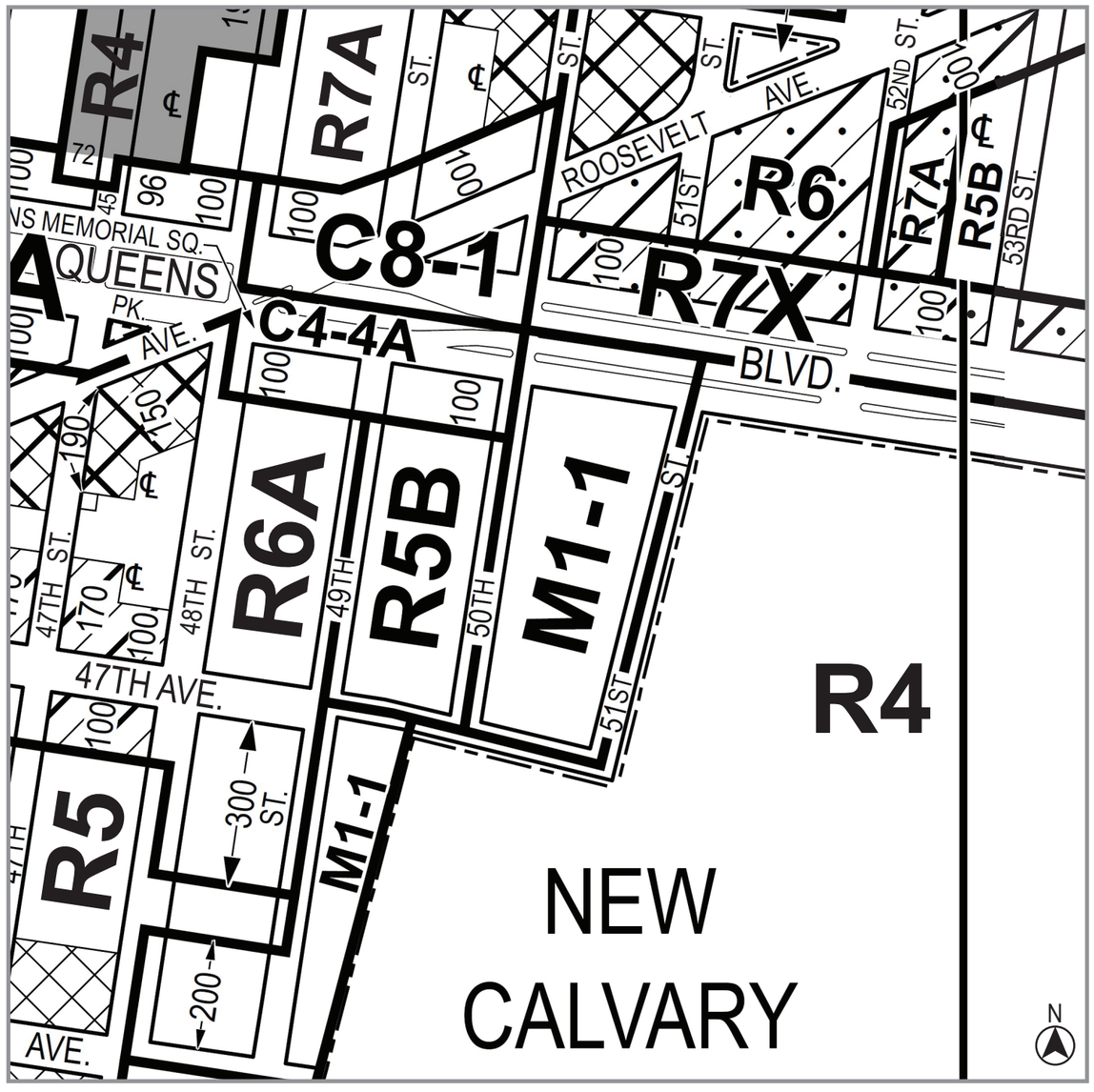
35. View of the sidewalk along the south side of Queens Boulevard facing west from 51st Street (Project Area at left).



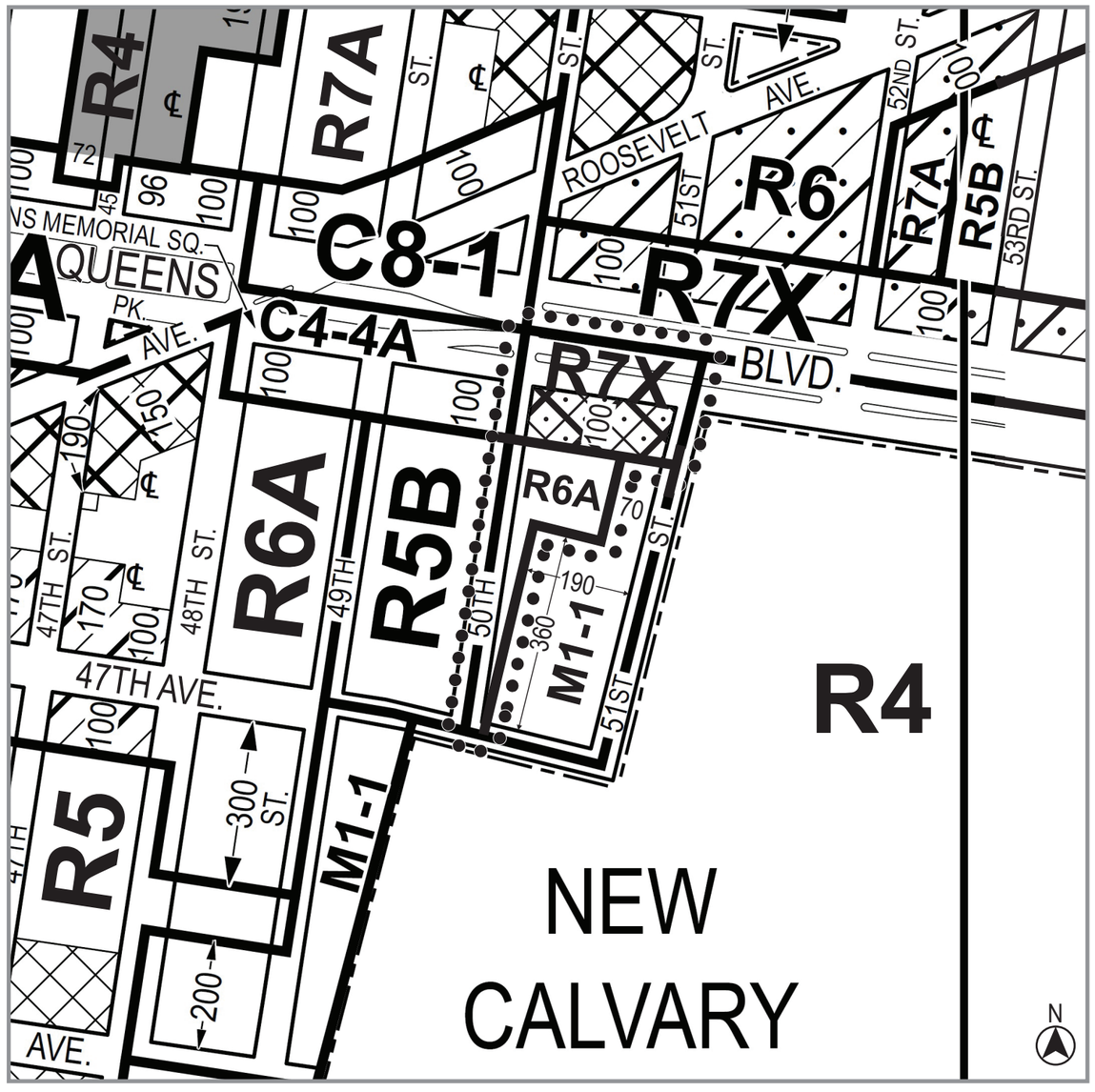
36. View of the sidewalk along the south side of Queens Boulevard facing east (Project Area at right).



Zoning Change Map



Current Zoning Map (9b & 9d)



Proposed Zoning Map (9b & 9d) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to R7X/C2-4
Rezoning from M1-1 to R6A

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.

50-02 Queens Boulevard, Queens

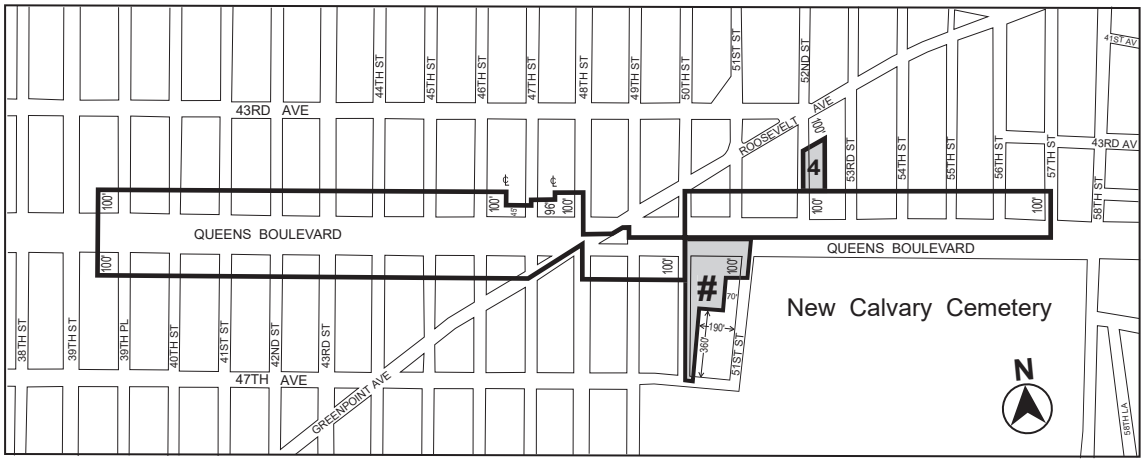
Zoning Comparison Table

10/16/2025

	M1-1 Existing Zoning		R6A Proposed Zoning (MIH)		R7X/C2-4 Proposed Zoning (MIH)	
	ZR Section #	M1-1	ZR Section #	R6A (MIH)	ZR Section #	R7X/C2-4 (MIH)
USE GROUPS						
Permitted Use Groups	42-10	I, III(B)-X	22-10 / 32-10	I-IV	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR						
Residential	n/a	n/a	23-22	3.0	23-22	5.0
Qualifying Affordable / Senior Housing	n/a	n/a	23-22	3.9	23-22	6.0
Community Facility	43-122	2.4	24-11	3.0	33-121 / 24-11	5.0
Commercial	43-12	1.0	n/a	n/a	33-121	2.0
Manufacturing	43-12	1.0	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	23-322	None	n/a	n/a
Minimum Side Yard	43-25	None or 8'	23-335	Two of 5' (Detached), None or 5' (All Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	43-26	20'	23-342	20' or 30' (Varies)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	23-432	40'	23-432^	60'
Maximum Base Height	43-43	30'/2-Stories	23-432	65'	23-432^	105'*
Maximum Building Height	43-43	Sky Exposure Plane	23-432	95'*	23-432^	145'*
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	n/a	n/a	n/a^	n/a
Setbacks from Narrow Streets	43-43	20'	23-433	15'	23-433^	15'
Setbacks from Wide Streets	43-43	15'	23-433	10'	23-433^	10'
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	23-362	80%	23-362	80%
Corner Lot	n/a	n/a	23-362	100%	23-362	100%
DENSITY						
Maximum Number of Dwelling Units	n/a	n/a	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	n/a	n/a	23-52	n/a	23-52	n/a
PARKING						
Residential	n/a	n/a	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)
Commercial	44-20	By Use	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	n/a	n/a	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)
Qualifying Senior Housing	n/a	n/a	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)
Bicycle Parking (Residential)	n/a	n/a	25-811	1 per 2 dwelling units (UG-II)	25-811	1 per 2 dwelling units (UG-II)
Bicycle Parking (AIRS)	n/a	n/a	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	n/a	n/a	36-711	By Use
LOADING						
Commercial	44-52	By Use	n/a	n/a	36-62	By Use

*When providing qualifying affordable housing or qualifying senior housing

^Per ZR Section 33-40, commercial uses in R7X districts are subject to Height and Setback regulations in ZR Section 23-43



Former Inclusionary Housing designated area

Mandatory Inclusionary Housing area

Area **4** – 8/27/20 MIH Option 1

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