50-02 Queens Blvd Rezoning
April 2024

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 14-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 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 R7A 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 302,353 sq. ft. of residential floor, 19,375 sq. ft. of commercial floor area, and 4,308 sq. ft. of community facility floor area, for a total proposed floor area of 326,036 sq. ft. The Proposed Development would have 253 dwelling units (63 of which would be income-restricted, in accordance with MIH Option 1) and 170 accessory off-street parking spaces. 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 C4-5X 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.

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 is Calvary Cemetery, 100+ acre cemetery and green space that has existed since 1848.

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 a 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, 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 Lot 43 and that portion of Queens Boulevard between the midline of the prolongation of 50th Street to the prolongation of the western boundary of Block 2311, Lot 250 (the Calvary Cemetery), the eastern half of 50th Street between 47th Avenue and Queens Boulevard, the northern half of 47th Avenue between 50th Street and the eastern boundary of Lot 1, and all portions of the built and unbuilt areas of 51st Street to a depth of 101 feet from Queens Boulevard. 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 302,353 sq. ft. of residential floor, 19,735 sq. ft. of commercial floor area, and 4,308 sq. ft. of community facility floor area, for a total proposed floor area of 326,036 sq. ft. As discussed above, the Proposed Development requires zoning map and text amendments. Within the R7X/C2-4 portion of the Proposed Development Site, the Proposed Development will have a maximum height of 145 feet (14 stories) and within the R7A portion of the Proposed Development Site, the Proposed Development will have a maximum height of 95 feet (nine stories). The Proposed Development would have 253 dwelling units, 63 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.

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 R7A 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.

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 R7A 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 R7A (MIH) zoning district permits a maximum residential FAR of 4.6 and a maximum community facility FAR of 4.0.

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 R7A zoning district; and**
2. **Zoning Text Amendment to modify Appendix F to include map of proposed Mandatory Inclusionary Housing Area**.

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 beginning ½ mile west of the Proposed Project Area and extending 1¼ miles east of the Proposed Project Area. The proposed R7A zoning district beyond 125 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 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 85 years. For the past 62 years, the Proposed Development Site has been zoned M1-1 The

proposed rezoning to R7X/2-4 and R7A 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 more than 250 units of mixed-income housing, high-quality retail space, and new community facility spaces.