South Jamaica Gateway Rezoning

Pre Hearing Review Session

Aug 05, 2024

NYC PLANNING

Project overview

Applicants

- NYC Department of Housing Preservation and Development (HPD)
- The Briarwood Organization, LLC
- Moses Sole Realty, LLC
- Fulcrum Properties, LLC

Actions requested

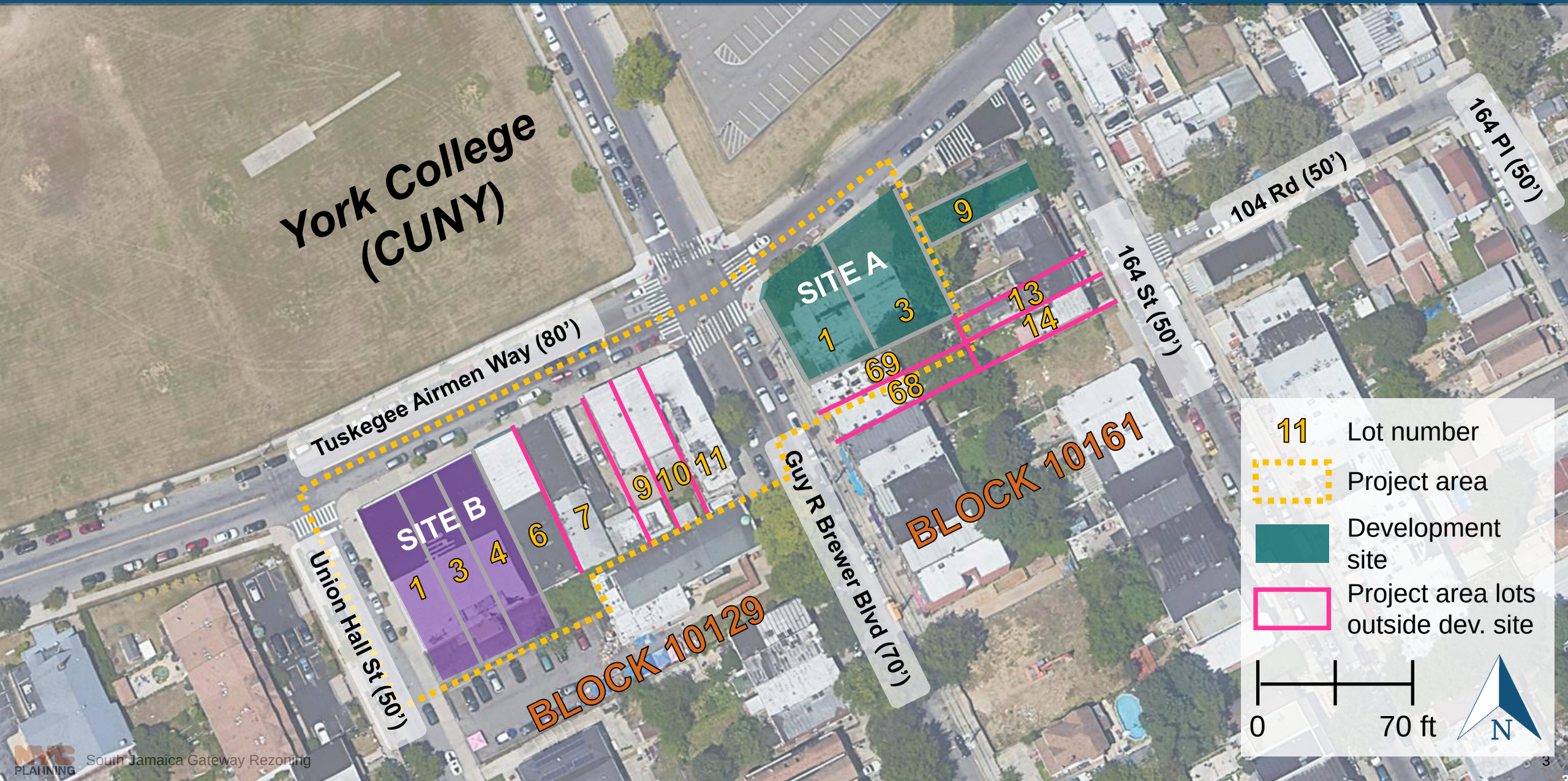
- **Zoning map amendment**
  - From R4 and R5D/C1-4 to R7A/C1-4
- **Zoning text amendment to establish an MIH area**
  - Options 1 and 2
- **Urban Development Action Area Program (UDAAP)**

Location

- **South Jamaica, CD 12, Queens**
- Proposed Development sites
  - 106-01 Guy R Brewer Boulevard (site A)
    - Block 10161, Lot 1,3,9
  - 162-04 Tuskegee Airmen Way (site B)
    - Block 10129, Lots 1, 3, and 4



Project area: lot detail



Proposed development program – Development Site A



RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

Height and density

- 9 stories + cellar (95’ max height)
- 4.37 FAR

Uses

- 42,272 residential SF
  - 78 Affordable Independent Residences for Seniors (AIRS) units
  - 30% of units for formerly homeless seniors
- 2,782 SF community facility space

Parking

- 11 parking spaces

Proposed development program – Development Site B



Height and density

- 9 stories + cellar (95’ max height)
- 4.56 FAR

Uses

- 43,088 residential SF (4.14 FAR)
  - 65 dwelling units
  - 55 MIH units (option 2)
  - 15% of units for formerly homeless residents
- 4,428 SF community facility space (0.43 FAR)
  (TWF for offices and programming)

Parking

- 16 parking spaces

Actions Requested: zoning map amendment

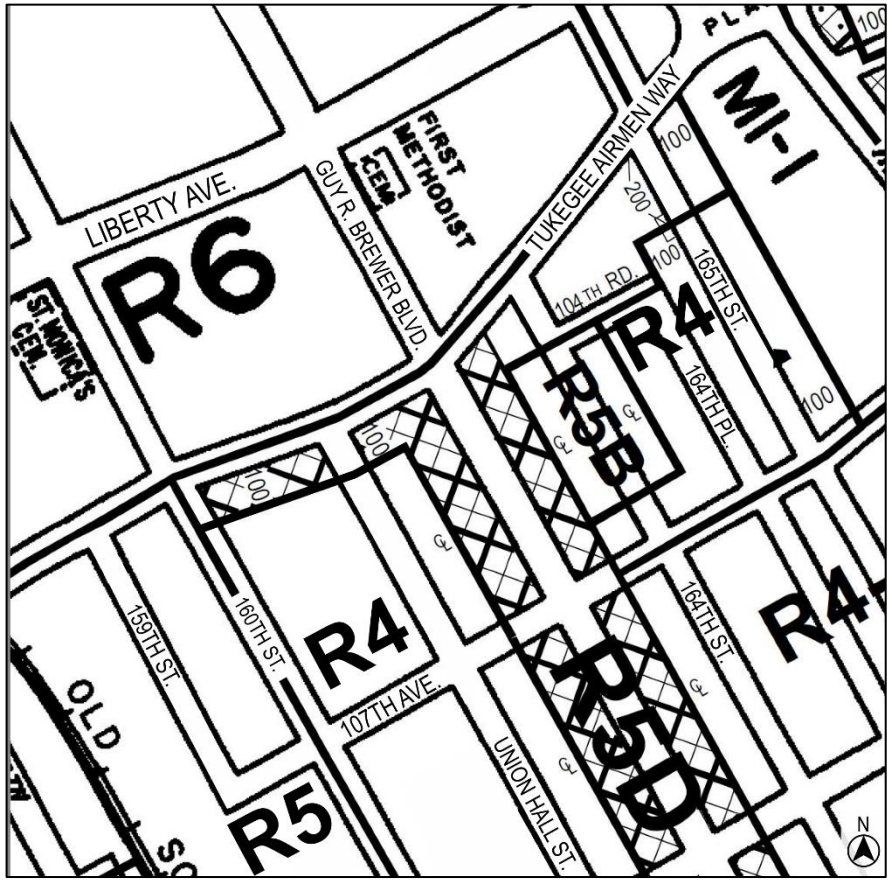
Zoning district	Resi. FAR	Com. Fac. FAR	Comr. FAR
R4 (existing)	0.9 (w/ attic)	2.0	-
R5D (existing)	2.2	2.0	-
R5B (existing)	1.35	2.0	-
R7A (proposed)	4.6	4.0	-
C1-4 overlay (no change)	-	-	2.0

Development site

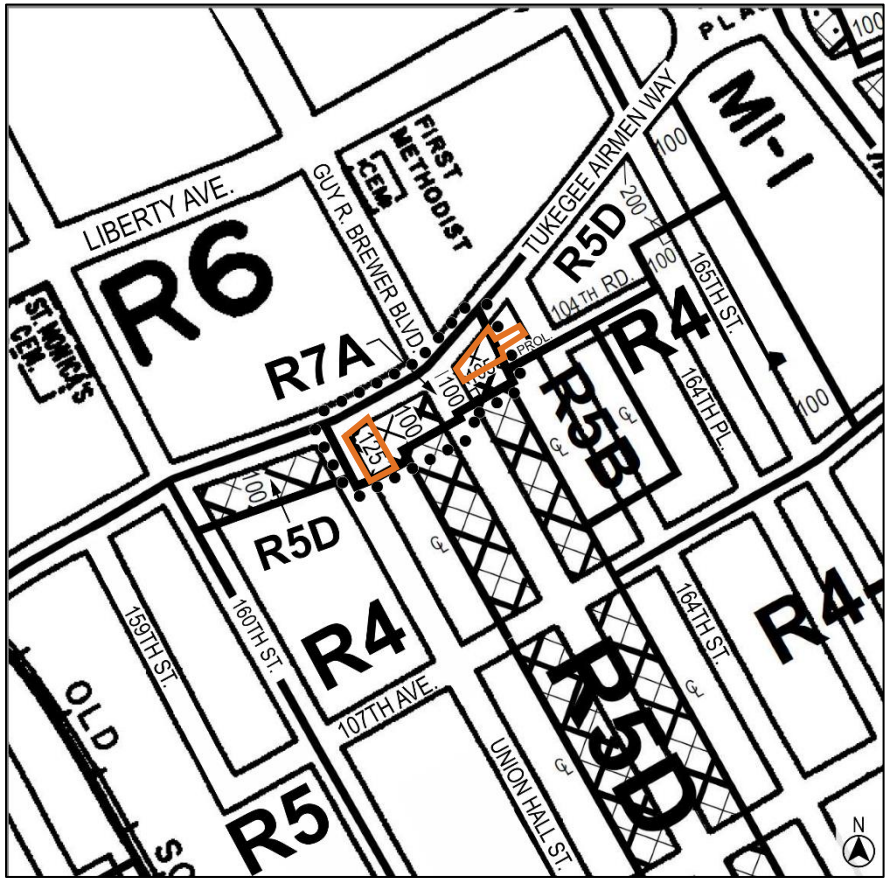
R7A boundary

C1-4 boundary

Existing zoning: R5D/C1-4, R4



Proposed zoning: R7A/C1-4



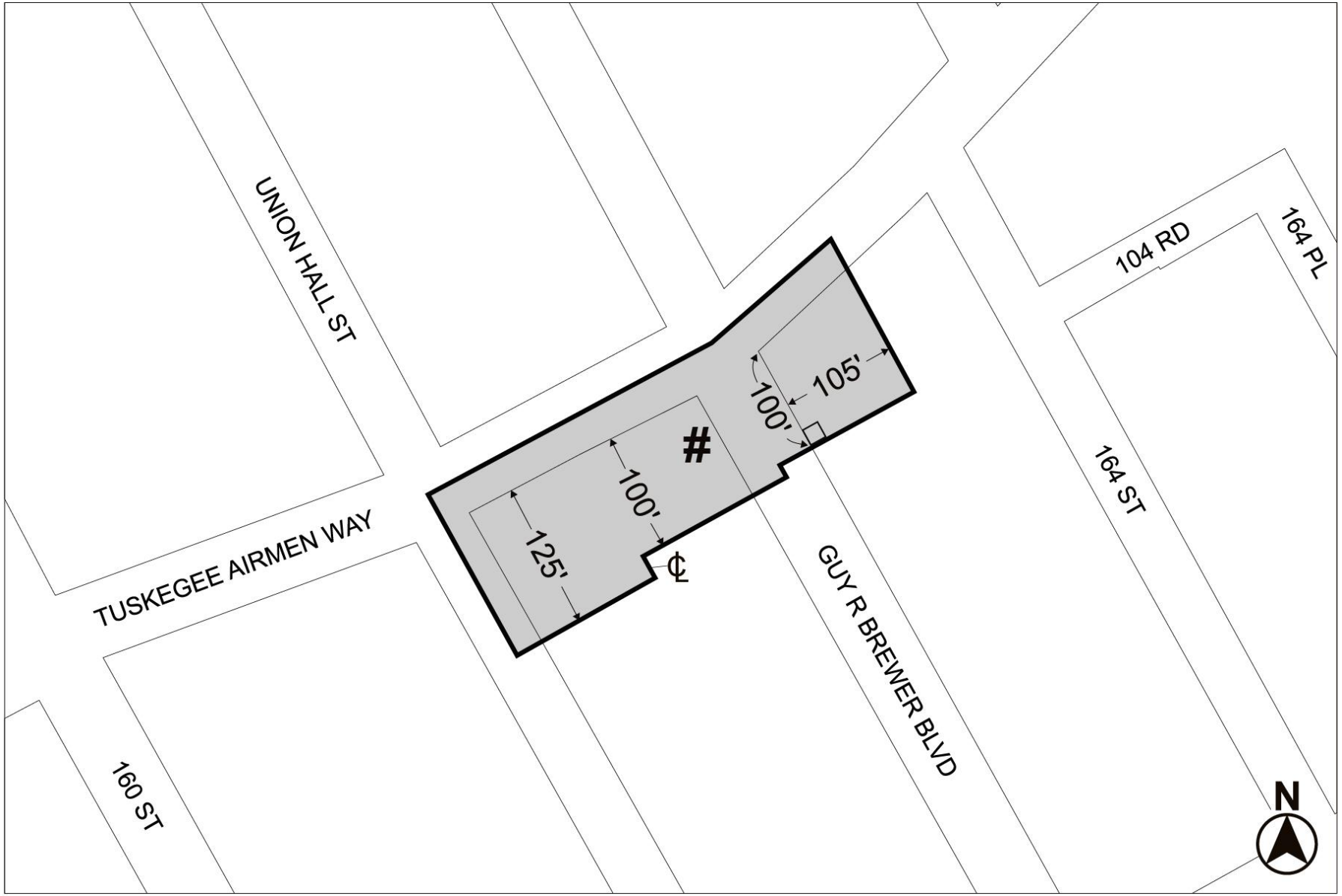
Actions requested: zoning text amendment (MIH)

MIH Option One

- 25% of housing floor area at an average of 60% Area Median Income (AMI)
- Would produce 43 affordable units

MIH Option Two

- 30% of housing floor area at an average of 80% Area Median Income (AMI)
- Would produce 52 affordable units



Proposed MIH area
(Option 1 & Option 2)

Actions requested: Urban Development Action Area Project (UDAAP)

1. Pursuant to Article 16 of the General Municipal Law of New York State for:
    - Designation of property located at 106-01 Guy R Brewer Boulevard (Block 10161, Lots 1,3,9), as an Urban Development Action Area and
    - An Urban Development Action Area Project for such area
2. Pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD

ULURP Update: Community Board

- **Queens Community Board 12 Vote (6/12/2024)**
  - Recommendation to approve the application
  - 20 members voted in favor; 10 disapproved; 0 abstained

ULURP Update: Borough President

- **Queens Borough President Recommendation (7/24/2024)**
  - Recommended approval with the following conditions:
    - A minimum 30% goal to include MWBE firms, hiring of local residents and working with locally-based organizations and community groups of outreach and job fairs when hiring and contracting for this project. There should be quarterly reporting of these hiring initiatives to the Borough President and Council Member until the hiring goal has been reached;
    - Lighting and greenery surrounding the development should be routinely maintained. There should be security on the premises. The Borough President's Office assist with contacting DOT to install lighting when the development is completed;
    - Deeper affordability should be implemented if possible. Affordability levels below 50% AMI are necessary to help the majority of Queens residents during this housing crisis.

Summary

Requested actions

- **Zoning Map Amendment**
  - From R5D/C1-4 and R4 to R7A/C1-4
- **Zoning text amendment (ZR)**
  - To establish an MIH area
  - Option 1 &2
- **Urban Development Action Area Program (UDAAP)**



Project details

Site A

- 9-story mixed-use development
- 79 dwelling units (AIR units)
- 30% of units for formerly homeless seniors
- 42,272 SF residential space
- 2,782 SF community facility space

Site B

- 9-story mixed-use development
- 65 dwelling units (MIH option 2)
- 15% of units for formerly homeless residents
- 43,088 SF residential space
- 4,428 SF community facility space

Appendix

Development Partnership

Lead applicant

- **NYC Department of Housing Preservation and Development (HPD)**
- Owns two of the lots (Lot 3,9 of block 10161) in development Site A

Nonprofit partners

- **The Godian Fellowship, Inc.**
  - Ministry and food pantry founded in 1981
  - Owns a lot (Lot 1 of Block 10161) in Site A (106-01 Guy R Brewer Boulevard)
- **The Thomas White Jr. Foundation, Inc.**
  - Nonprofit organization founded in 1980 providing health, economic development, and drug prevention services
  - Owns Site B (162-04 Tuskegee Airmen Way)

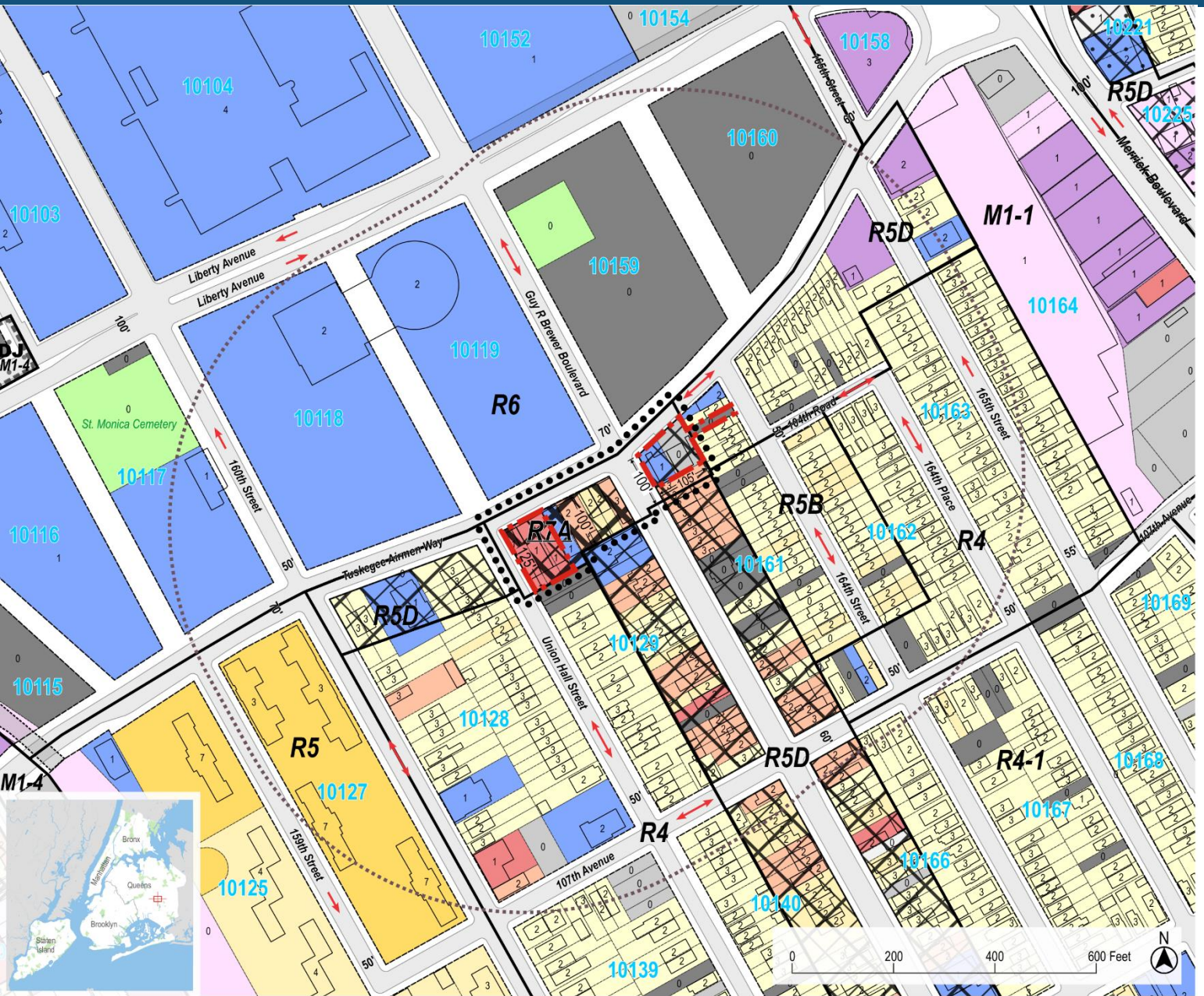
Development partners

- **The Briarwood Organization, LLC**
- **Moses Sole Realty, LLC**
- **Fulcrum Properties, LLC**

Surrounding area: context



Surrounding area: land use and zoning



Project area

Development Site

Zoning district boundary

C1-4 commercial overlay

Existing land use

1 & 2 family residential

Multifamily walkup residential

Multifamily elevator residential

Mixed commercial/residential

Commercial

Industrial/ manufacturing

Public facility/institution

Open space

Parking

Vacant

N

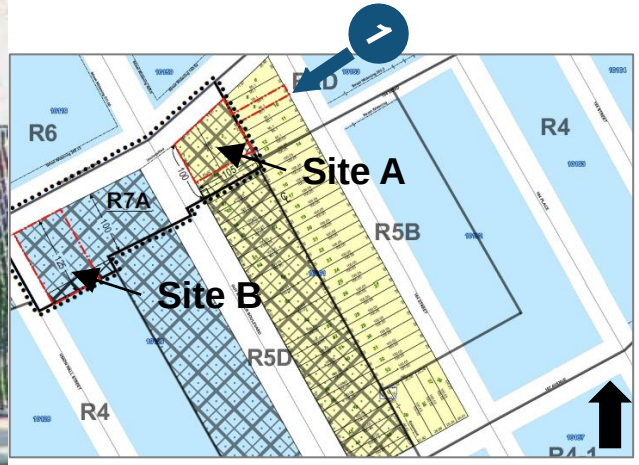
0 300 ft

Project area photos (1/5)

View of Development Site A facing southwest from 164th Street



Development site

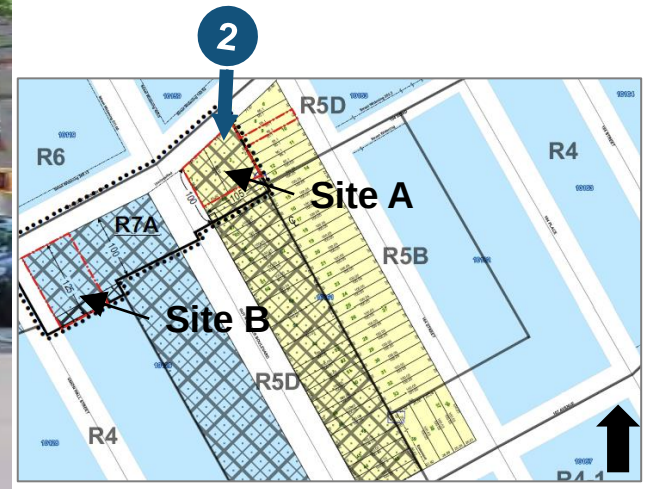


Project area photos (2/5)

View of Development Site A facing South from Tuskegee Airmen Way



Development site

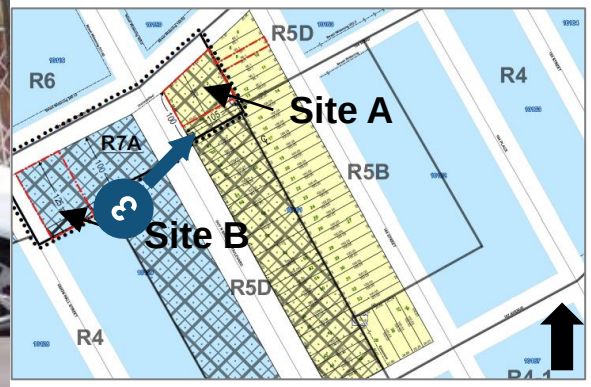


Project area photos (3/5)

View of Development Site A facing NE from Guy R Brewer Blvd

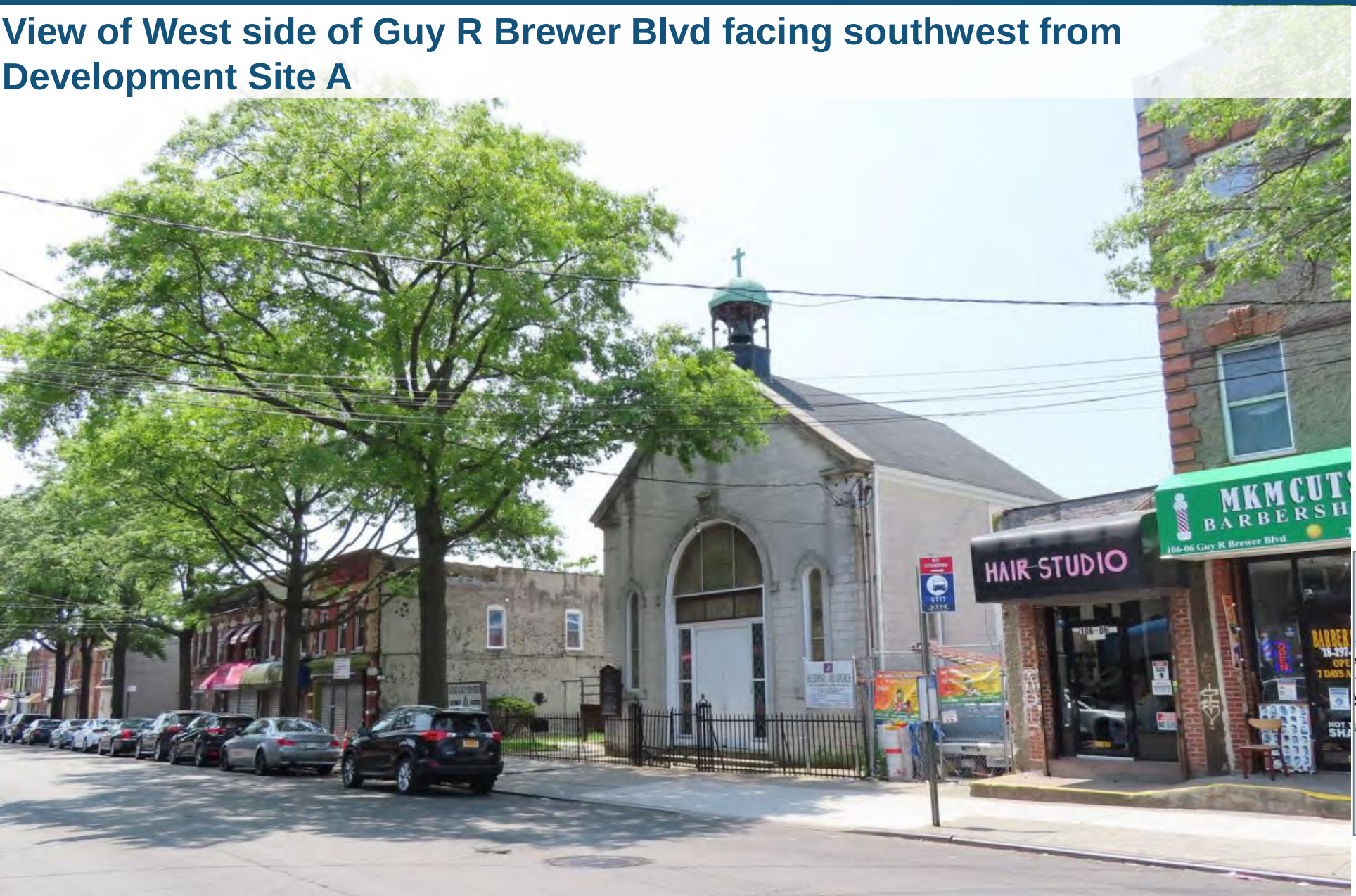


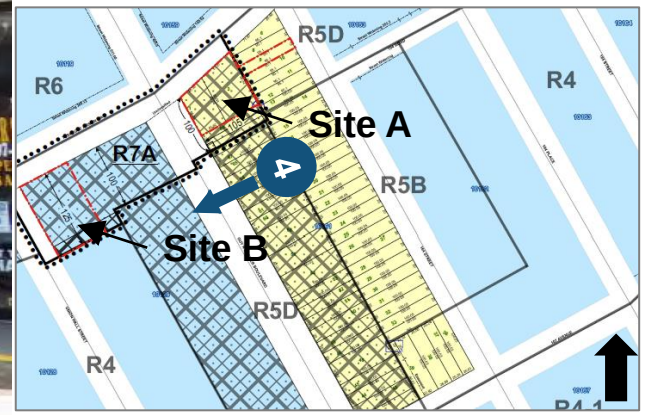
Development site



Project area photos (4/5)

View of West side of Guy R Brewer Blvd facing southwest from Development Site A

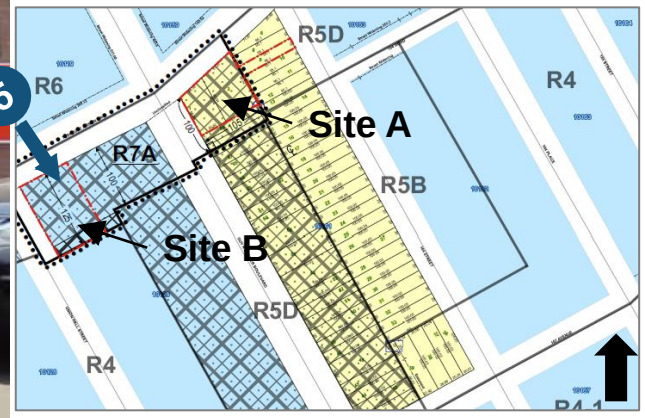




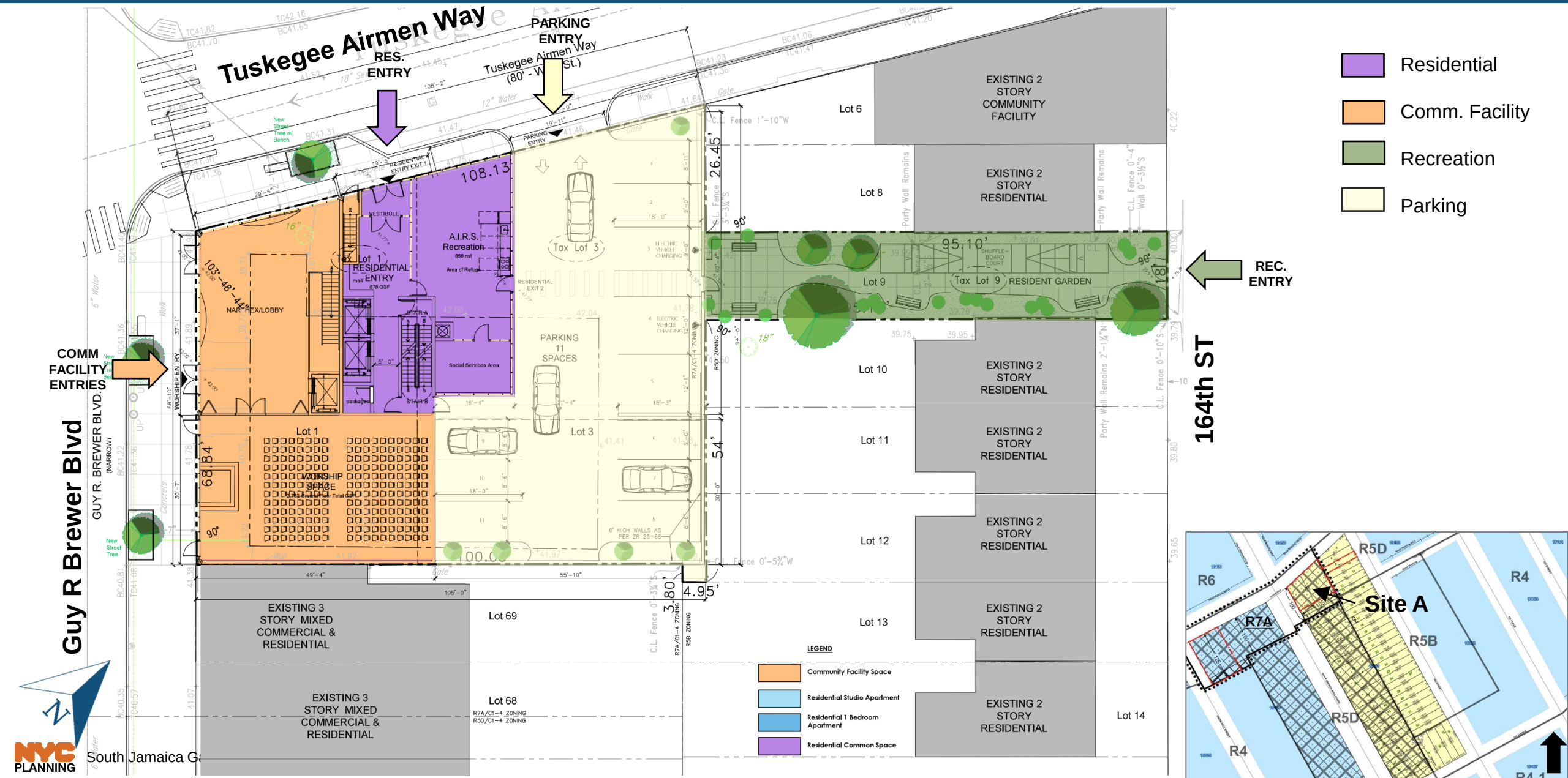
Project area photos (5/5)

View Development Site B facing S from Tuskegee Airmen Way



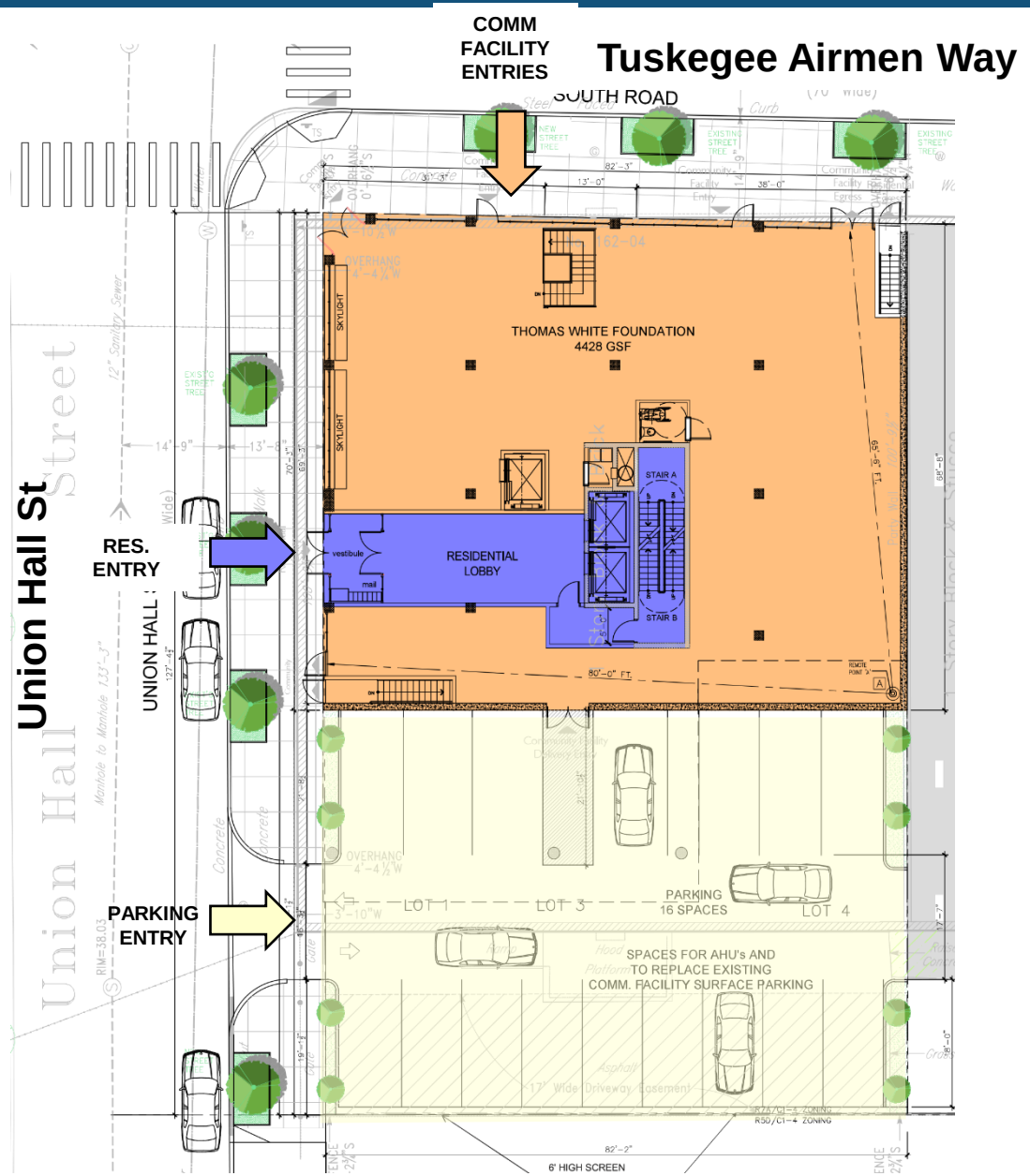


Proposed Development Site A: Ground Floor Plan



NYC PLANNING South Jamaica Ga

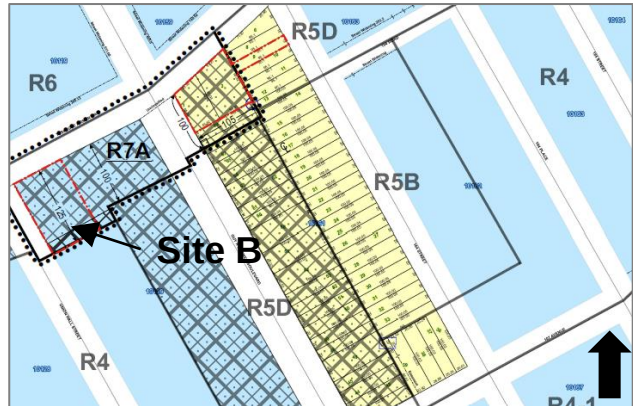
Proposed Development Site B: Ground Floor Plan



Residential

Comm. Facility

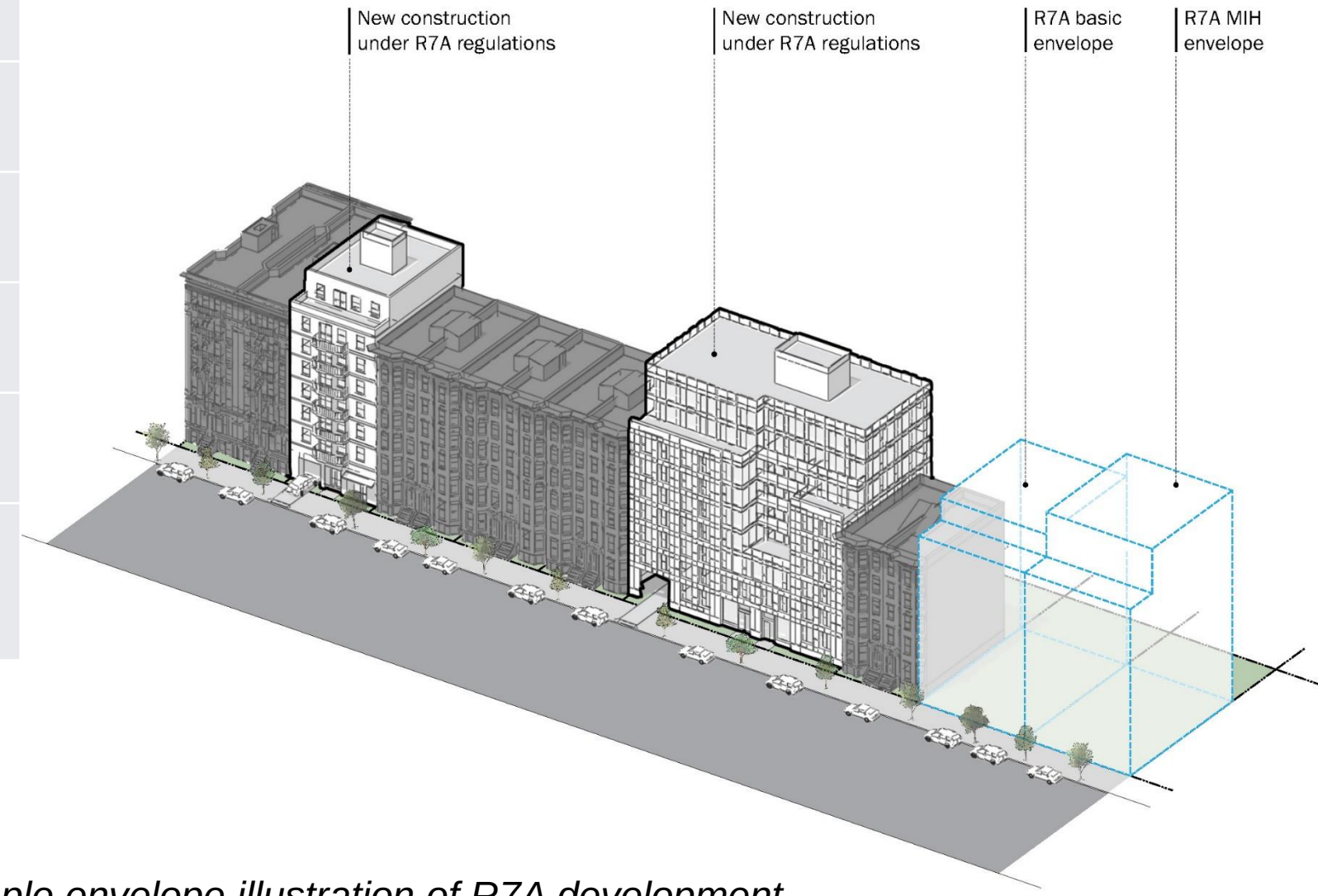
Parking



R7A zoning districts

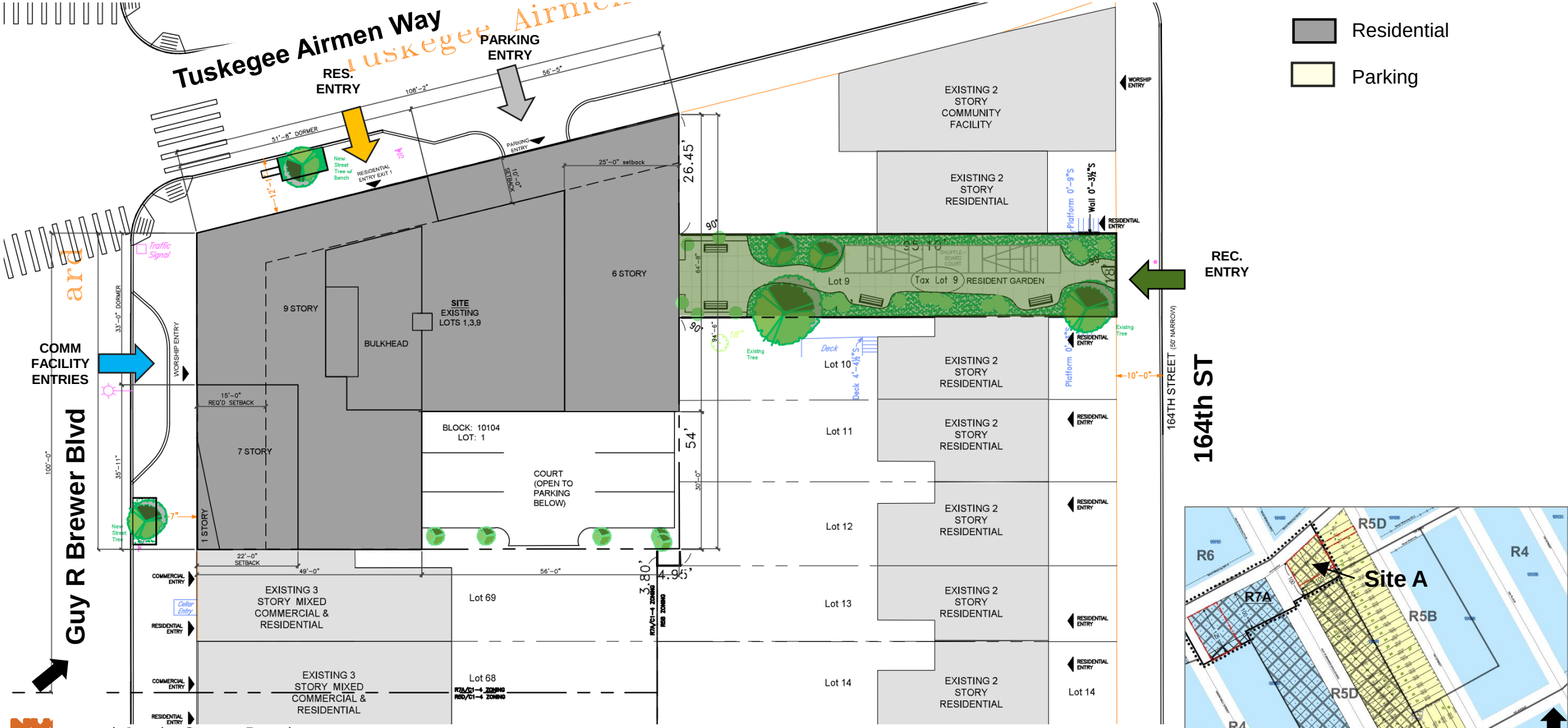
	Standard	MIH
Base height	40-65 feet (75 feet w/ QGF)	40-75 feet
Max height	80 feet (85 feet w/ QGF)	90 feet (95 feet w/ QGF)
Max no. of stories	N/A (8 w/ QGF)	9
Max Resi. FAR	4.0	4.6
Parking	50% of dwelling units 15% income restricted units	

**QGF: qualifying ground floor*

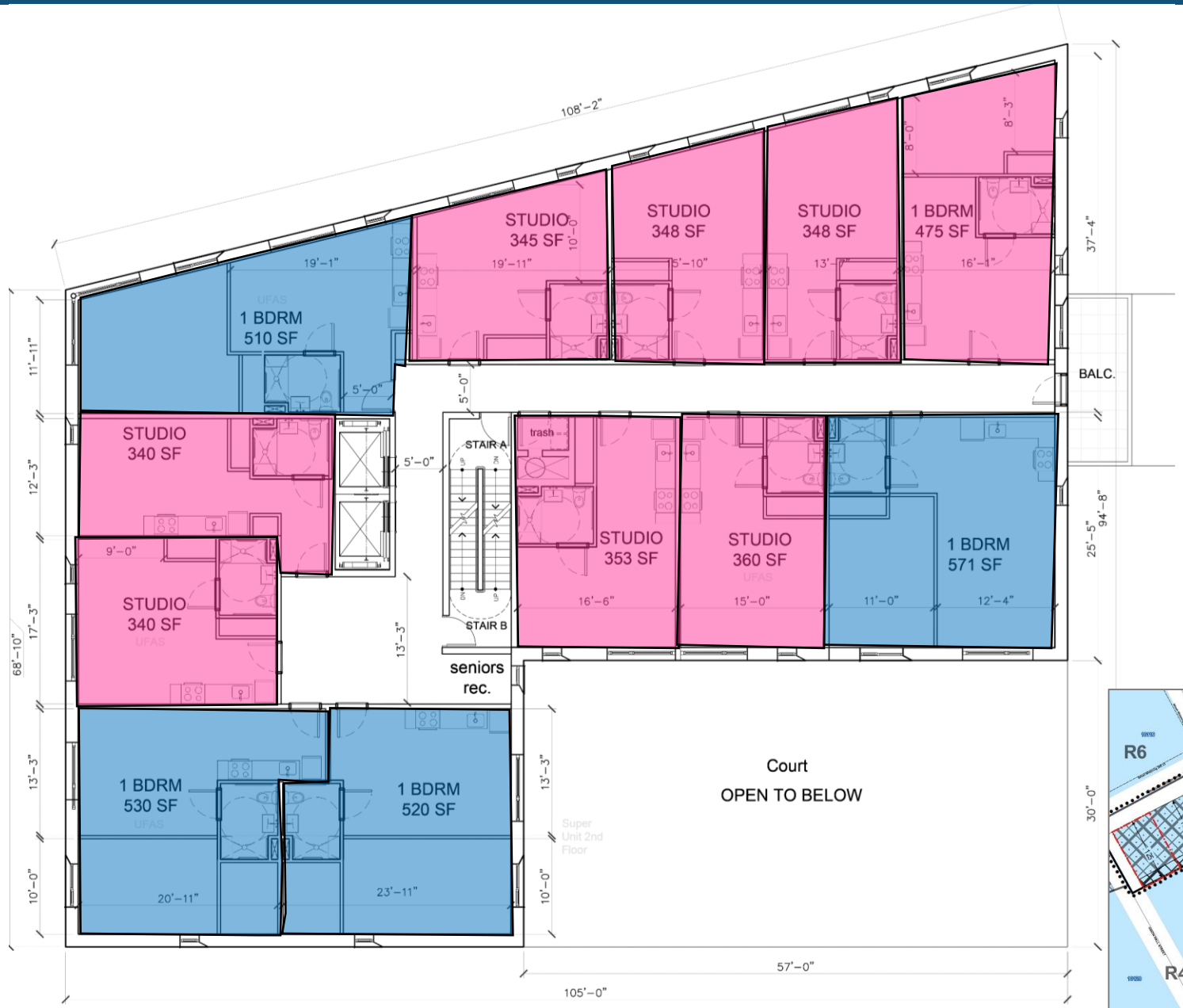


Example envelope illustration of R7A development

Proposed Development Site A: Ground Floor Plan

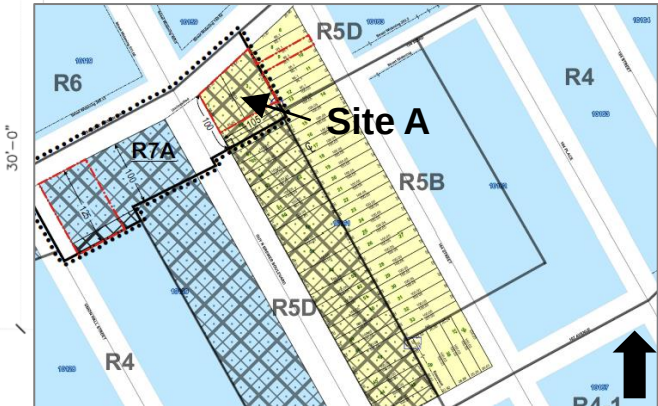


Proposed Development Site A: 2nd to 6th Floor Plan



Studio unit

1 Bedroom unit



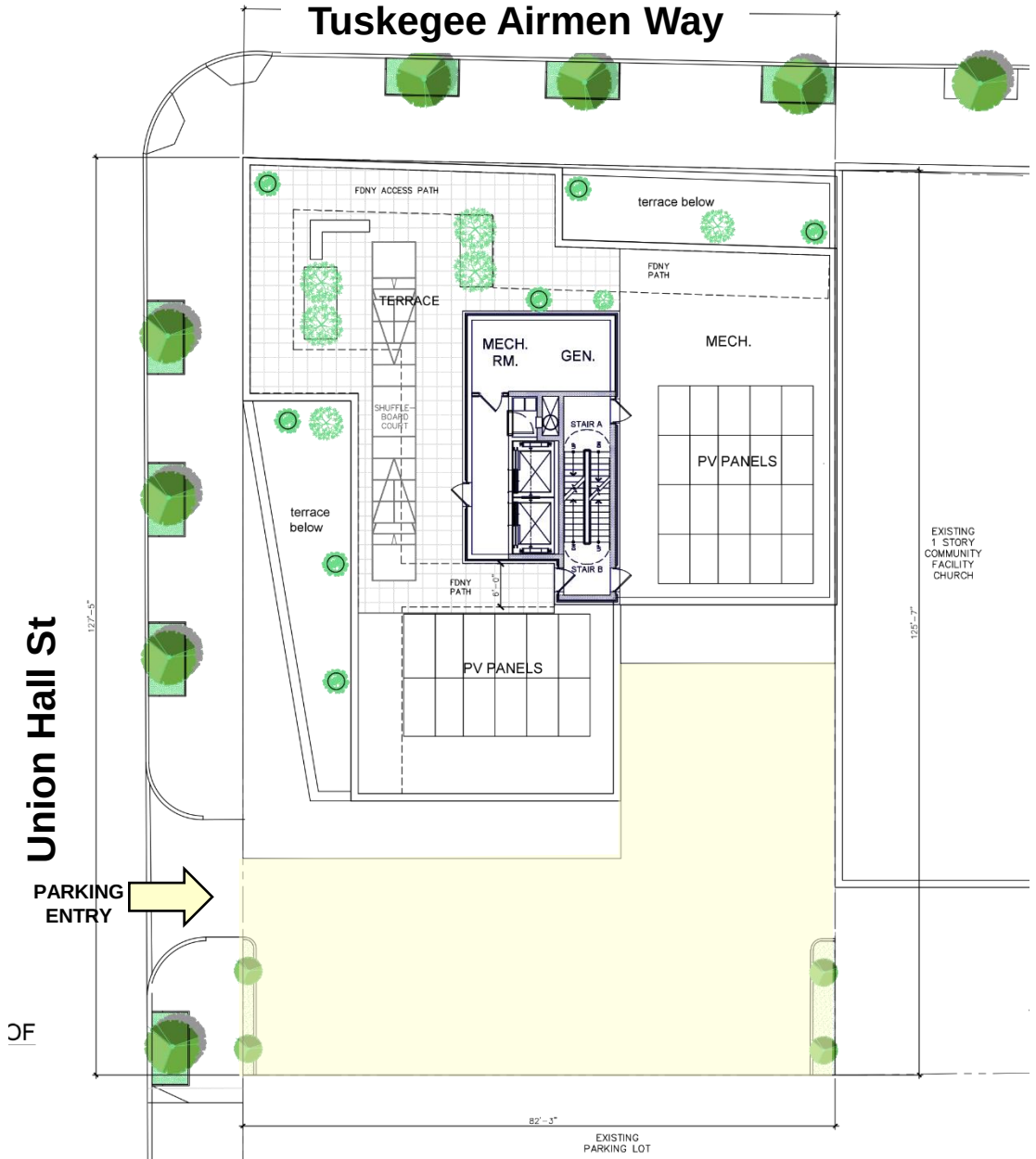
Proposed Development Site A: Section

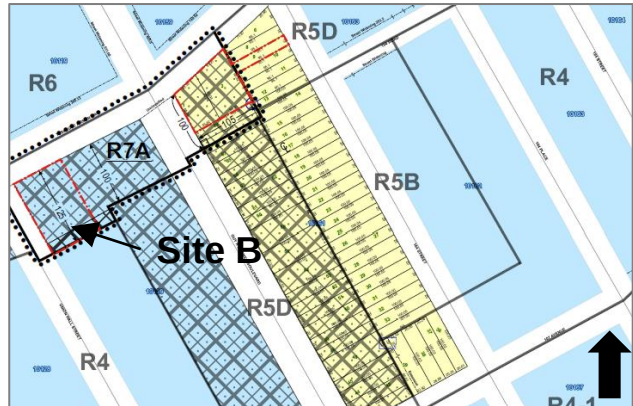
Max Height 95 ft

Base Height 75 ft



Proposed Development Site B: Site Plan

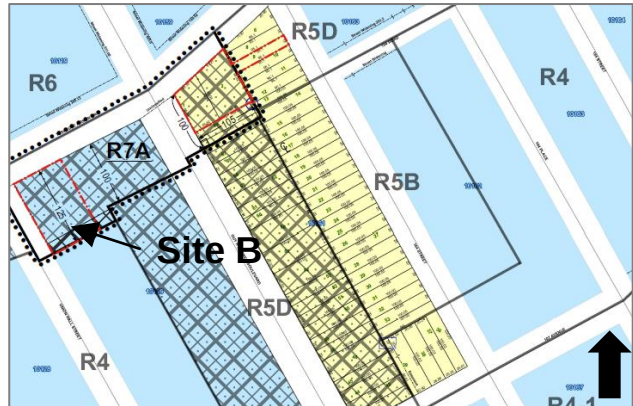




Proposed Development Site B: 2nd to 5th Floor Plan

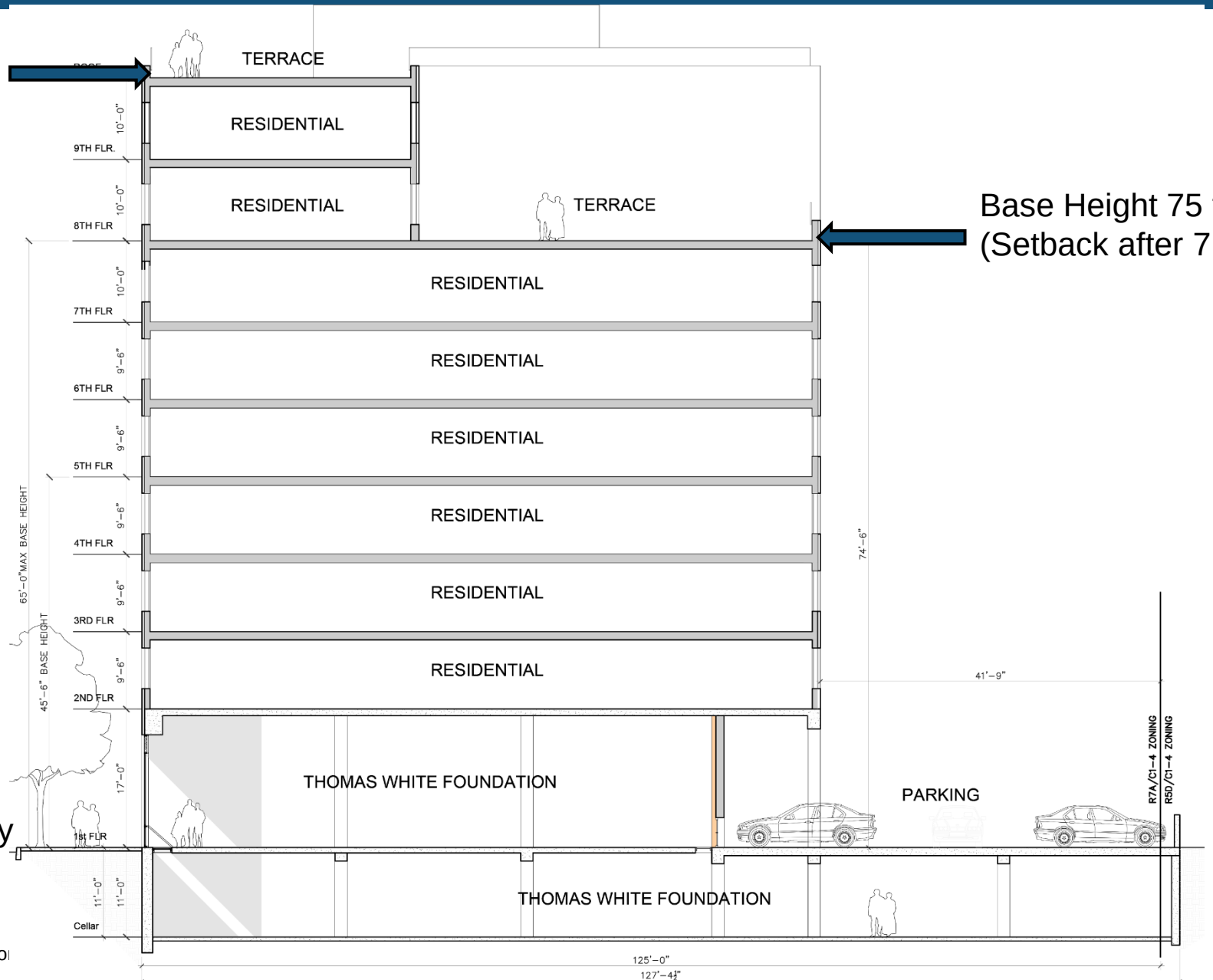


- Studio unit
- 1 Bedroom unit
- 2 Bedroom Unit
- 3 Bedroom Unit



Proposed Development Site B: Section

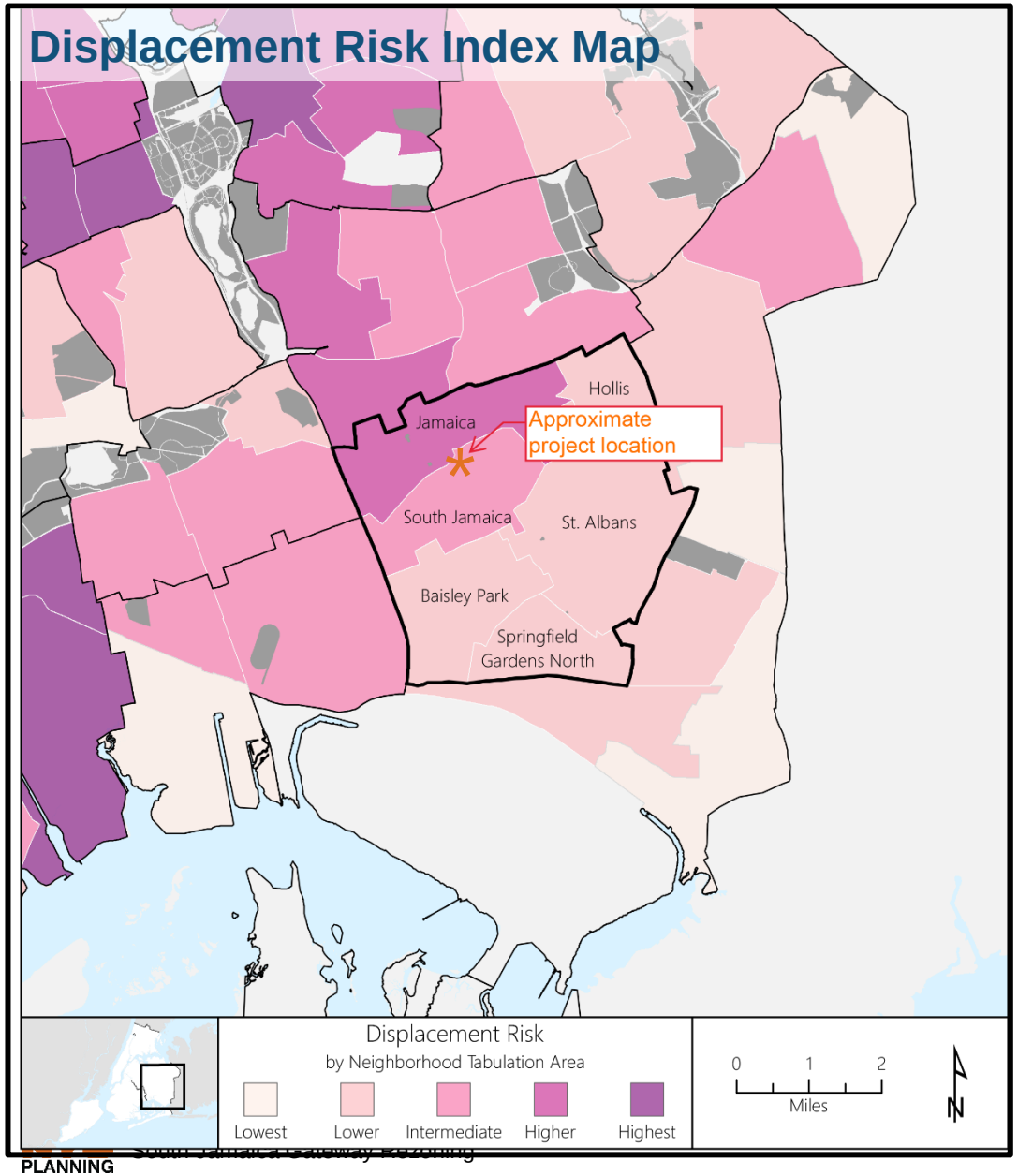
Max Height 95 ft



Base Height 75 ft
(Setback after 7 stories)

Tuskegee Airmen Way

Data from project's Racial Equity Report on Housing and Opportunity: income and housing affordability



Area median household income (AMI):

$69,384

(Jamaica, St. Albans, and Hollis)[1]

< Queens, < NYC

Income Restriction[3]	Anticipated units
Formerly Homeless	34
Very Low Income (40% AMI)	54
Low Income (50% AMI)	23
Moderate Income (70% AMI)	32
Total New Units	143

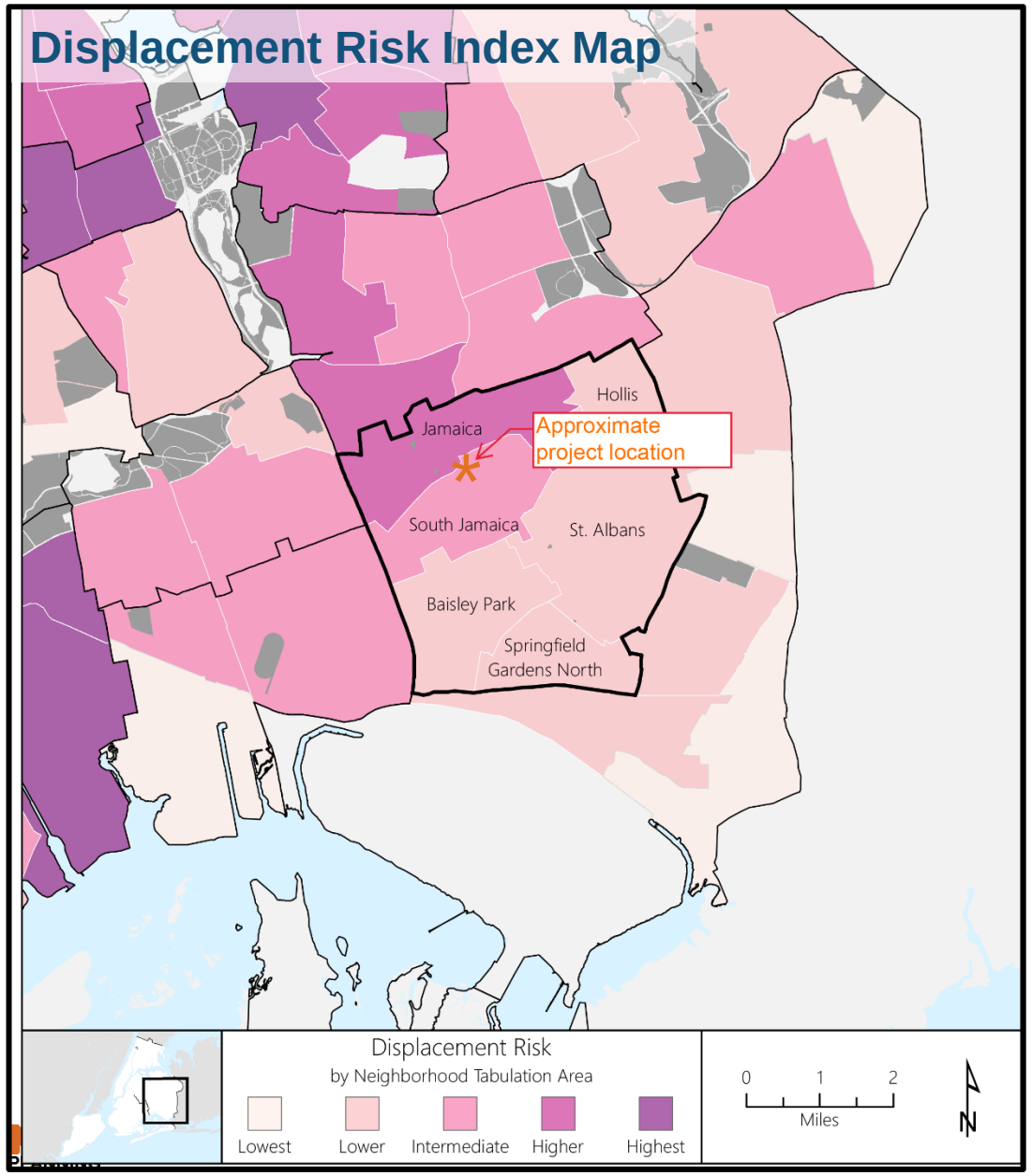
Estimated income for households earning 40-80% AMI:

$39,600-$98,800

Estimated monthly rent of affordable units for households earning <u>40-80% AMI</u>:

$850-$1,910

Data from project's Racial Equity Report on Housing and Opportunity: income and housing affordability



Area median household income (AMI): **$69,384**
(Jamaica, St. Albans, and Hollis)[1]
< Queens, < NYC

Income for households at 40-80% AMI: **$39,600-$98,800**
(Estimate for 1-4 persons)

Est. monthly rent for affordable units: **$850-$1,910**
(households earning 40-80% AMI)[2]

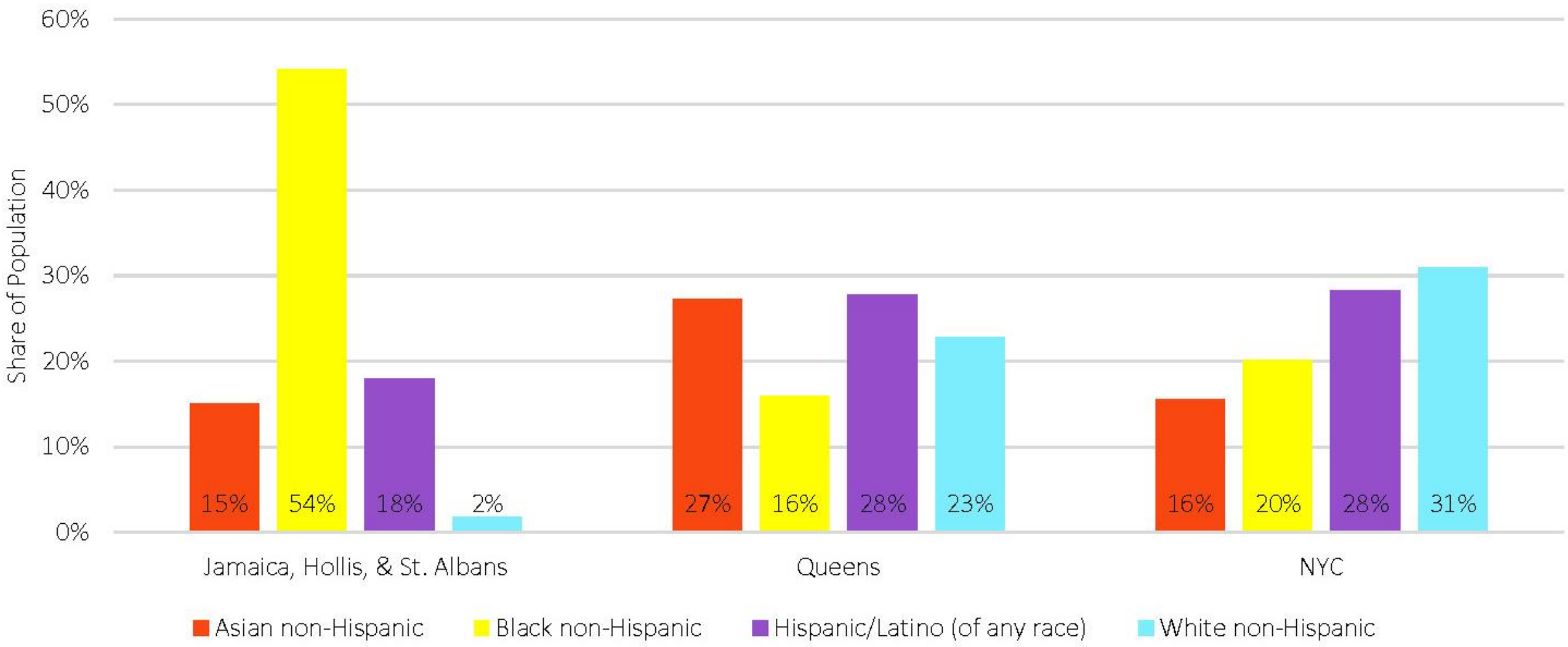
Project's unit provision by income restriction

Income Restriction[3]	Anticipated units
Formerly Homeless	34
Very Low Income (40% AMI)	54
Low Income (50% AMI)	23
Moderate Income (70% AMI)	32
Total New Units	143

1. Data reported for Public Use Microdata Area (PUMA) 4112
2. Assumes NYC area rates ranging from a 1 bedroom at 40% AMI to a 2 bedroom at 80% AMI
3. The exact unit and affordability mix is not yet known, and incomes and rents are projections subject to change.

Data from project's Racial Equity Report on Housing and Opportunity: population demographics

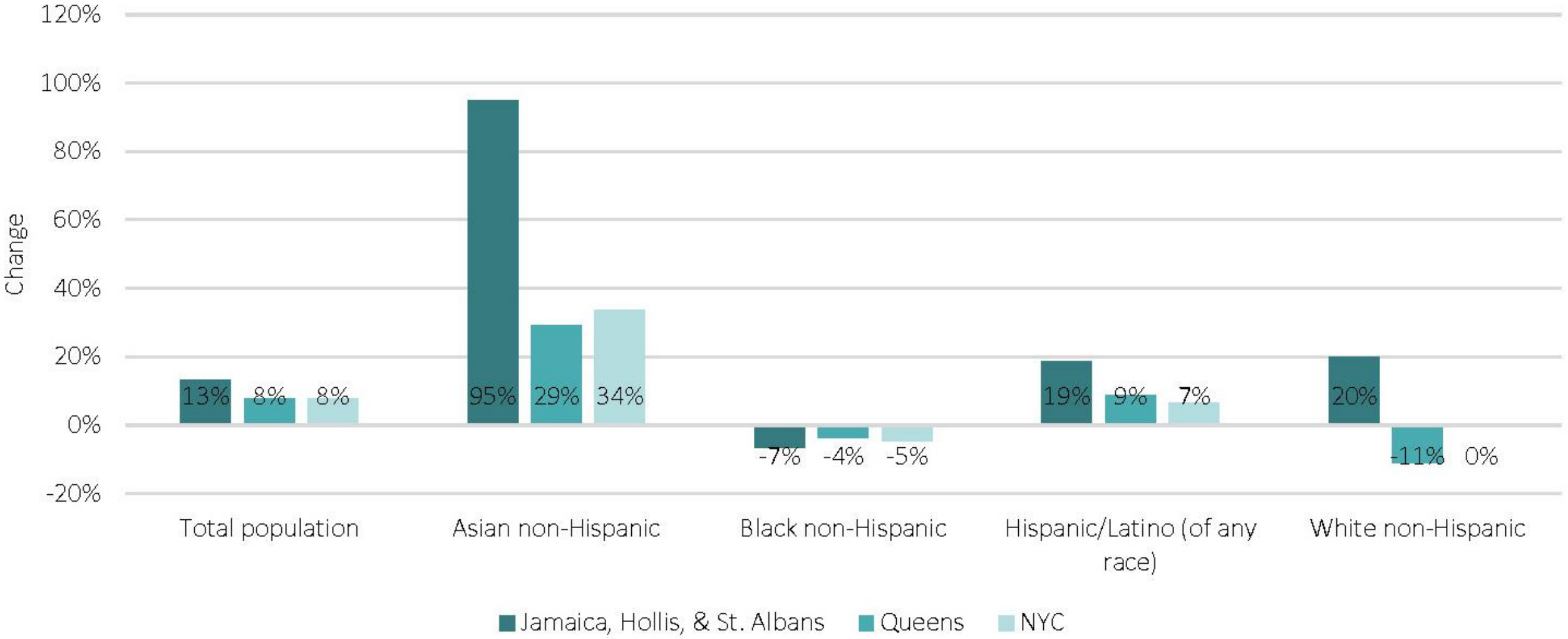
Population by mutually exclusive race and Hispanic ethnicity (local area, Queens, NYC)



Source: 2020 US Census Community Profile Table 1.01

Data from project's Racial Equity Report on Housing and Opportunity: population demographics (2/2)

Percent change of area population by mutually exclusive race and Hispanic ethnicity(local area, Queens, NYC)



Source: 2010 and 2020 US Census Community Profile Table 1.01