123-12 SUTPHIN BOULEVARD REZONING

City Planning Commission Pre-Hearing

December 2, 2024

NYC PLANNING

Proposed Development Program

- 8 stories + cellar
- 87,425 total square feet
- 83,060 residential square feet
- 125 dwelling units, including
  31 income-restricted units
- 4,365 community facility square feet
- 55 parking spaces



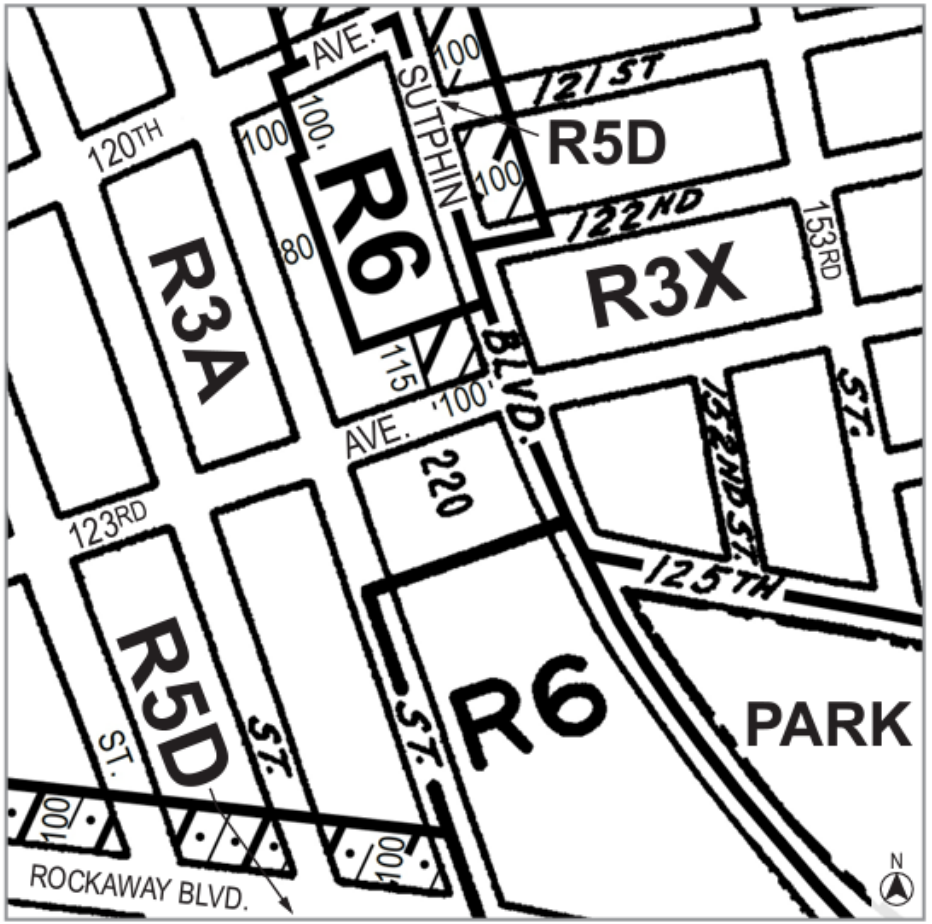
For illustrative purposes only

Zoning Actions

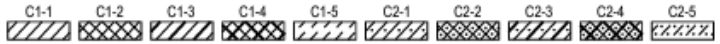
Actions:

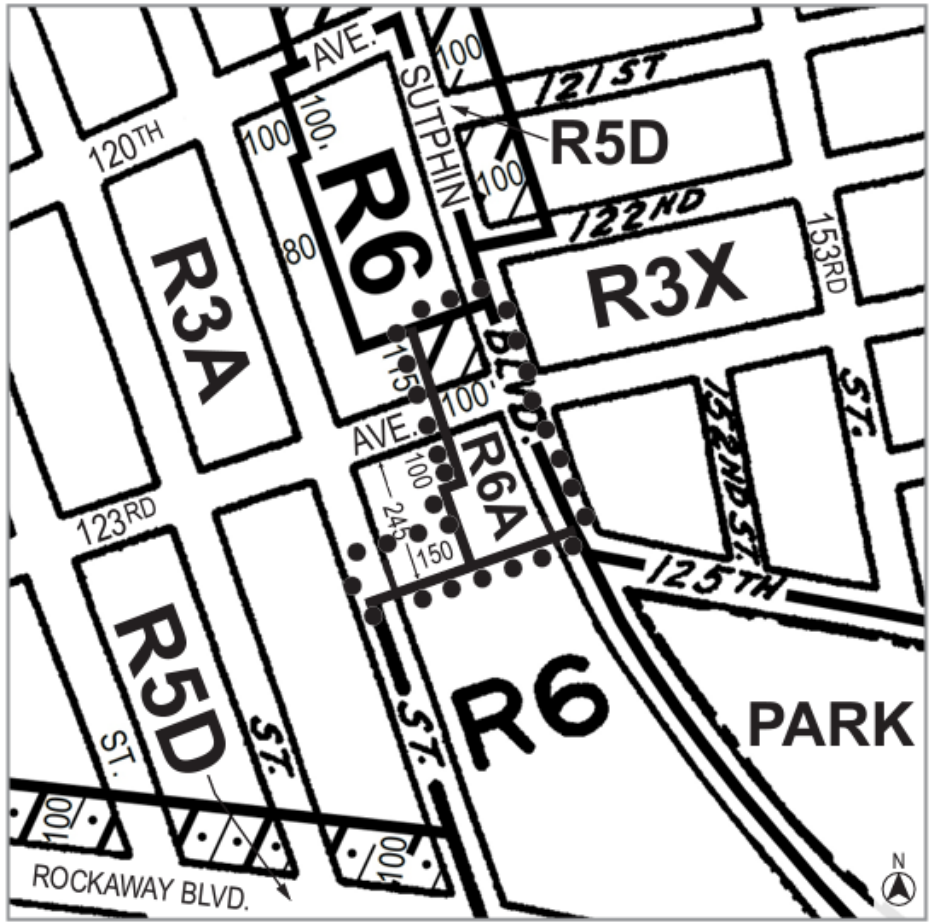
- Zoning Map Amendment
  - R3A, R3A/C1-3, and R6 to R3A, R6A, R6A/C1-3

- Zoning Text Amendment
  - MIH Options 1 and 2



Current Zoning Map (18c)





Proposed Zoning Map (18c) - Area being rezoned is outlined with dotted lines

Rezoning from R3A to R6A
Rezoning from R6 to R6A
Rezoning from R6 to R3A
Rezoning from R3A/C1-3 to R6A/C1-3

Queens CB12 Recommendation

On October 16, 2024, Queens Community Board 12 held a public hearing.

QBP Recommendation

On November 7, 2024, the Queens Borough President held a Hearing for this application and submitted a Recommendation of **Approval with Conditions:**

- There should be a minimum 30% goal to include M/WBE firms, hiring of local residents and working with locally-based organizations and community groups for 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;

- The Applicant should create a transparent booking system through which local community groups can use the basement multi-purpose space within the Proposed Development when not in use by the house of worship; and

- The Applicant should use permeable concrete and landscaped rain gardens (where applicable) for the rear parking lot.

Appendix

Project Overview

Applicant

- Full Gospel Mission Church of God in Christ
- SBR Equities Inc.

Location

- 123-12 Sutphin Boulevard
- Block 12045 Lots 13, 14, 15, p/o Lots 10 and 16
  Block 12051 Lots 71, 74, p/o Lots 57 and 155
- South Jamaica, Queens
- Community District 12

Actions Requested

- **Zoning Map Amendment** from R3A, R3A/C1-3, and R6 zoning districts to R3A, R6A, R6A/C1-3 zoning districts
- **Zoning Text Amendment** to modify Appendix F and establish a Mandatory Inclusionary Housing area – Options 1 and 2



Zoning and Land Use Map

Project Information

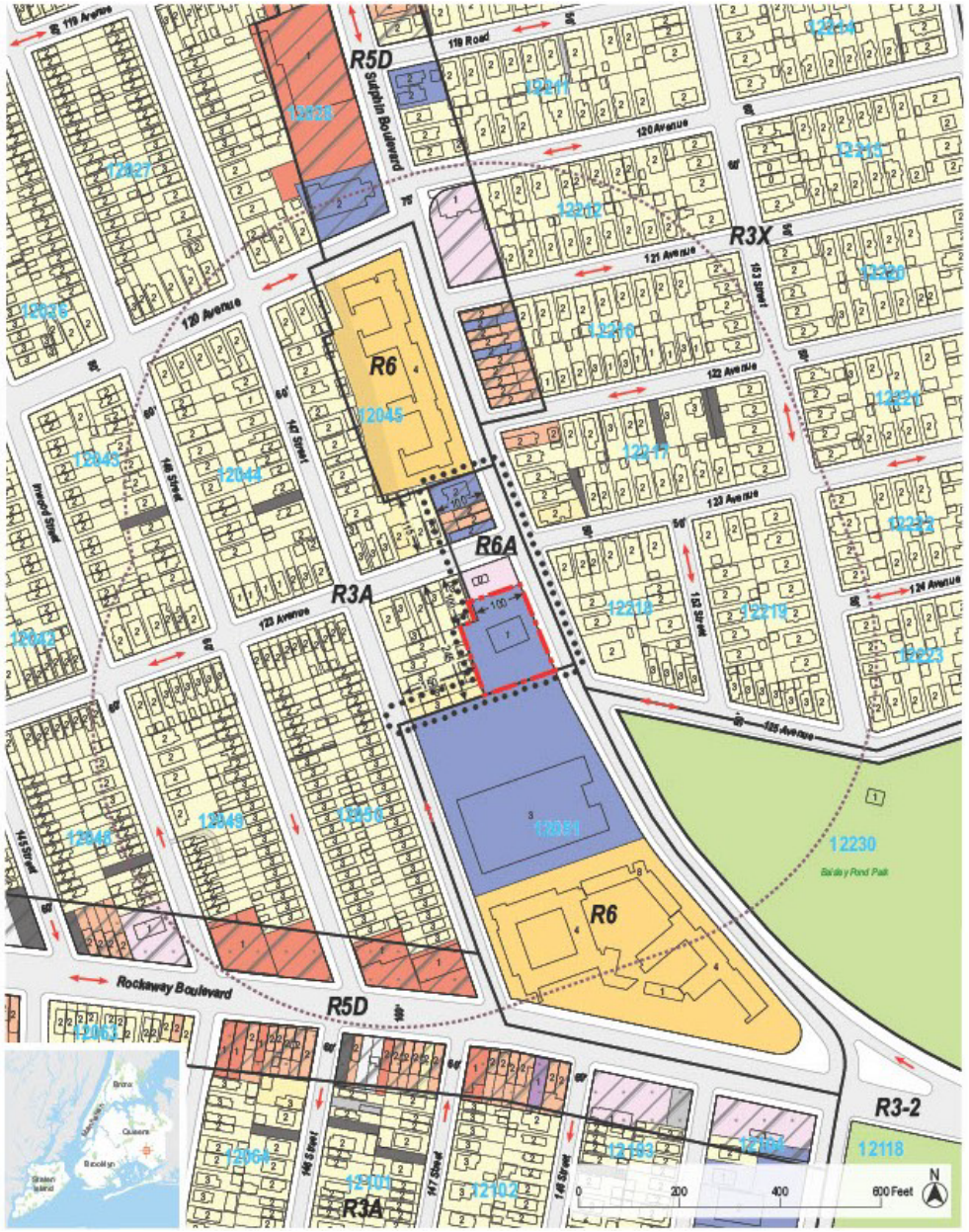
- Development Site
- Rezoning Area
- Zoning District

Existing Commercial Overlays

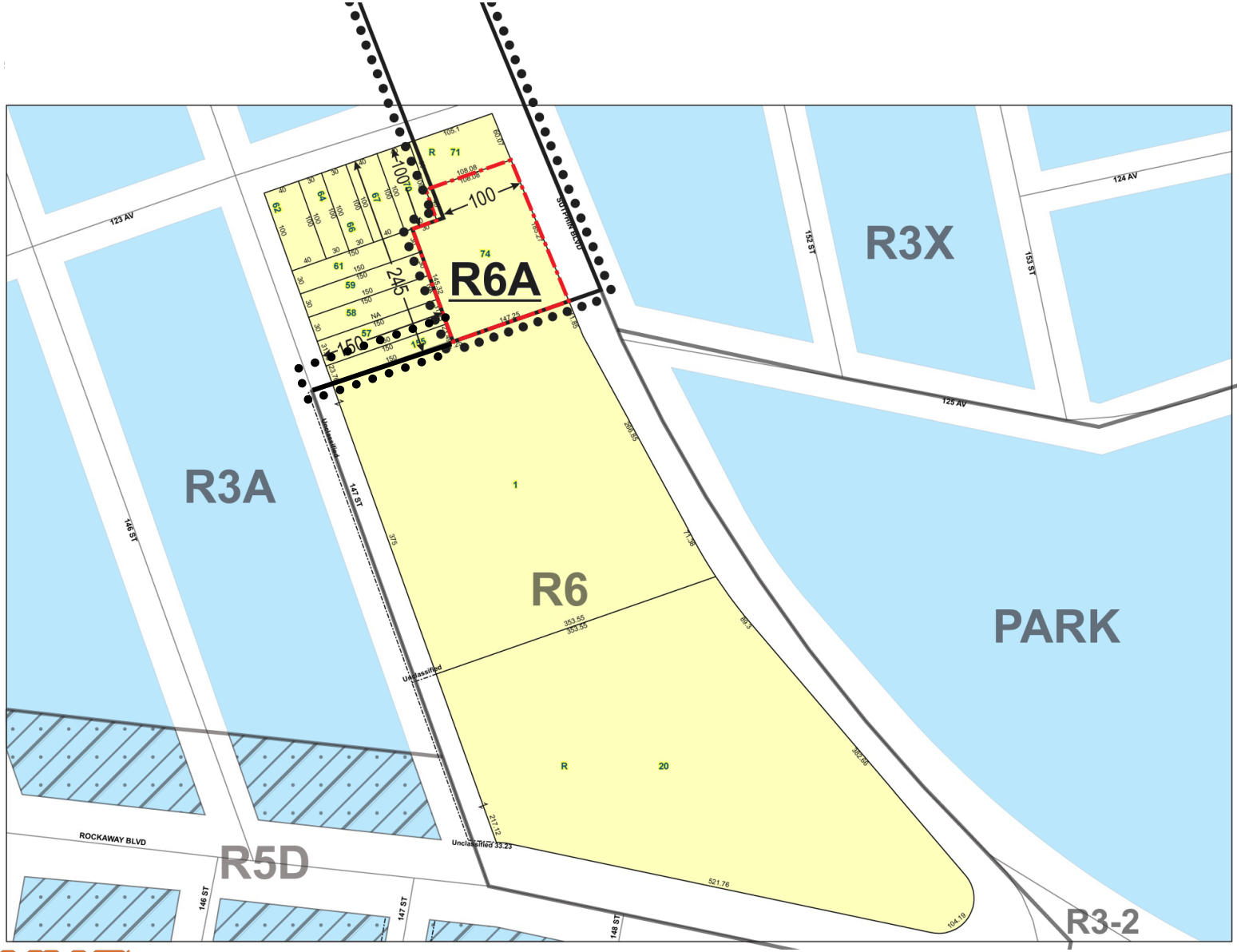
- C1-3
- C2-3

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial Buildings
- Industrial Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/ Other



Tax Map



Tax Map (1/2) Block 12051

- Development Site
- Proposed Rezoning Boundary/ Project Area
- Existing Zoning District Line
- Proposed Zoning District Line
- R3A — Existing Zoning District
- Existing C1-3 Overlay
- R6A — Proposed Zoning District

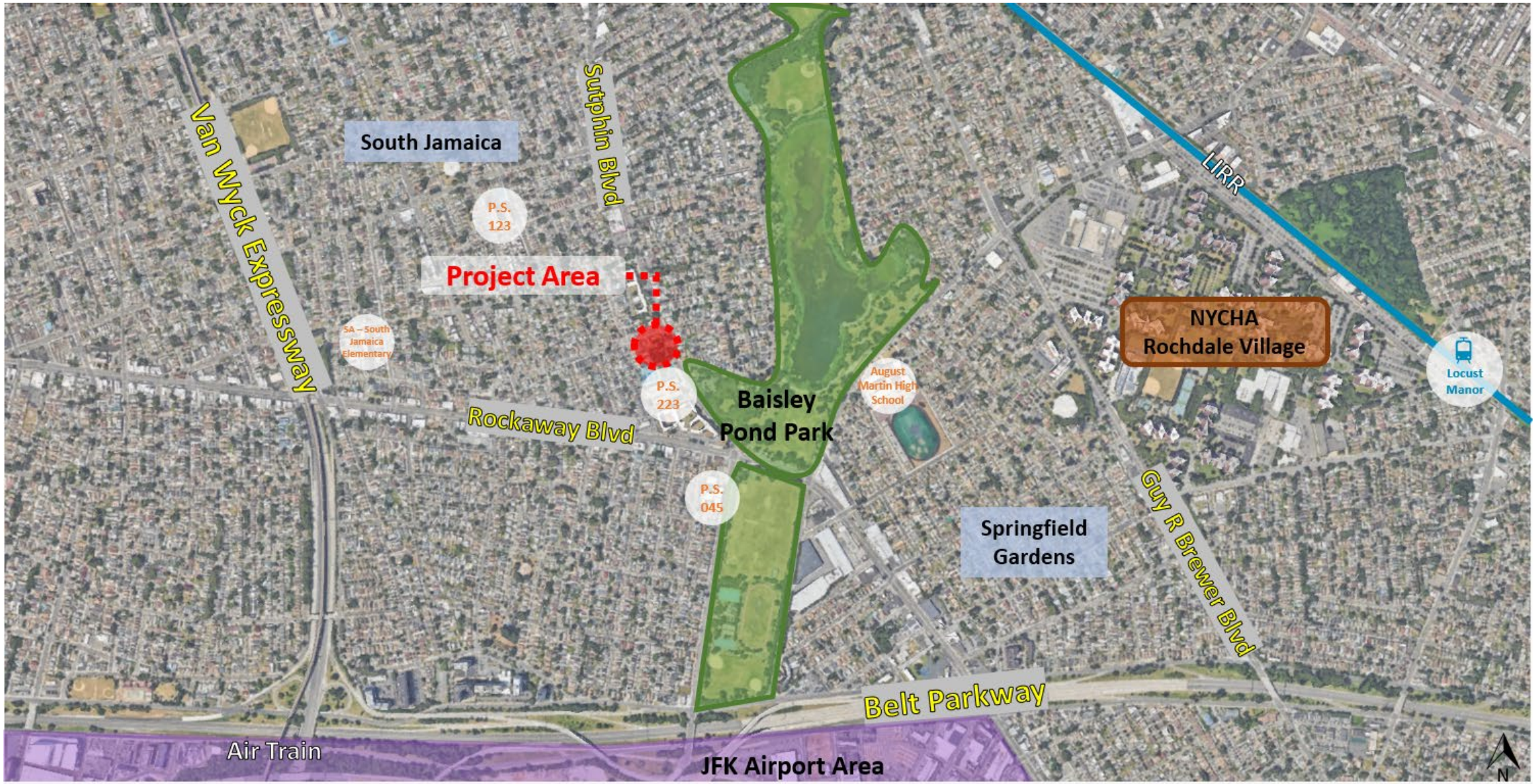
Tax Map



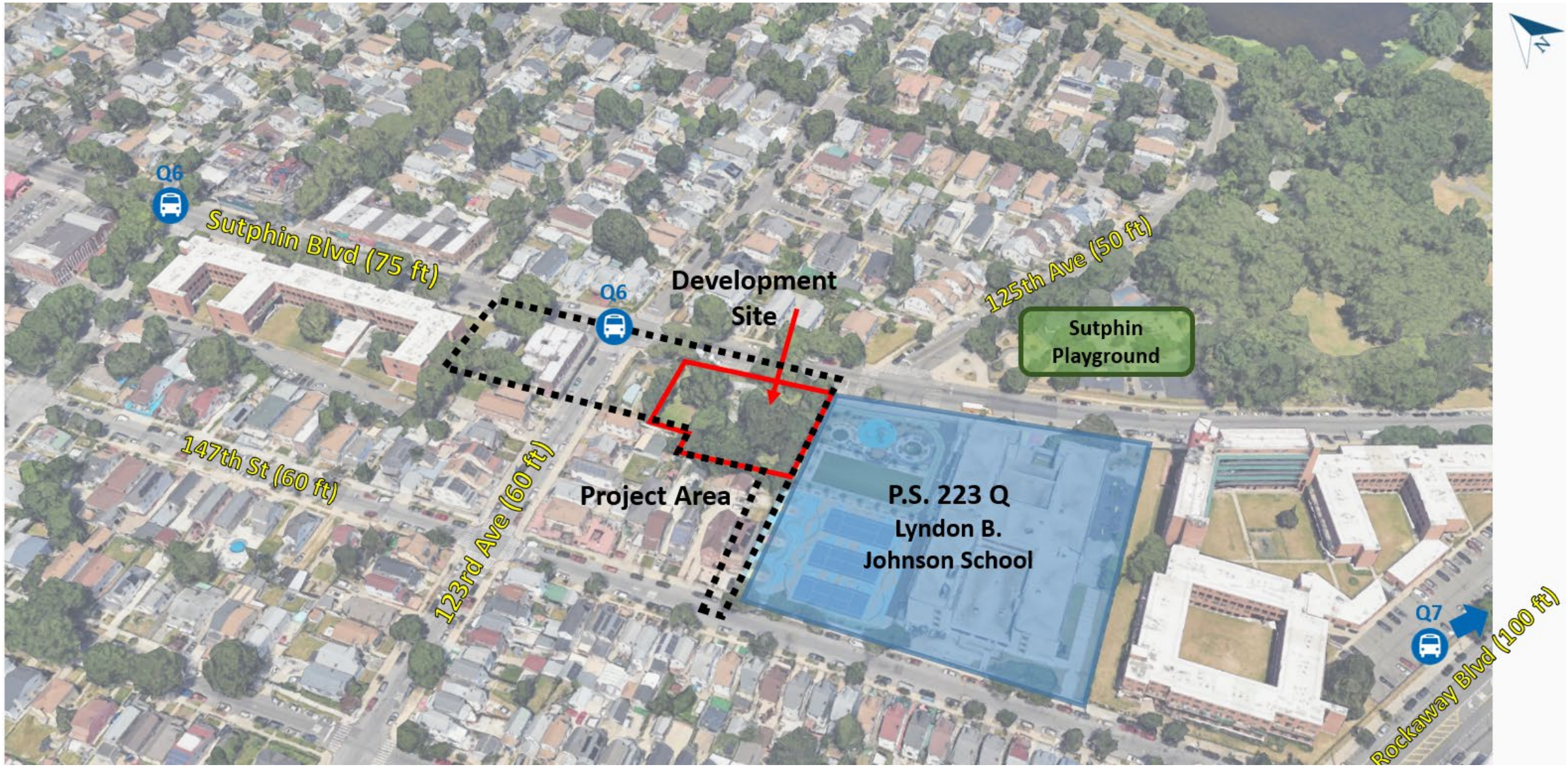
Tax Map (2/2) Block 12045

- Development Site
- Proposed Rezoning Boundary/ Project Area
- Existing Zoning District Line
- Proposed Zoning District Line
- R3A — Existing Zoning District
- Existing C1-3 Overlay
- R6A — Proposed Zoning District

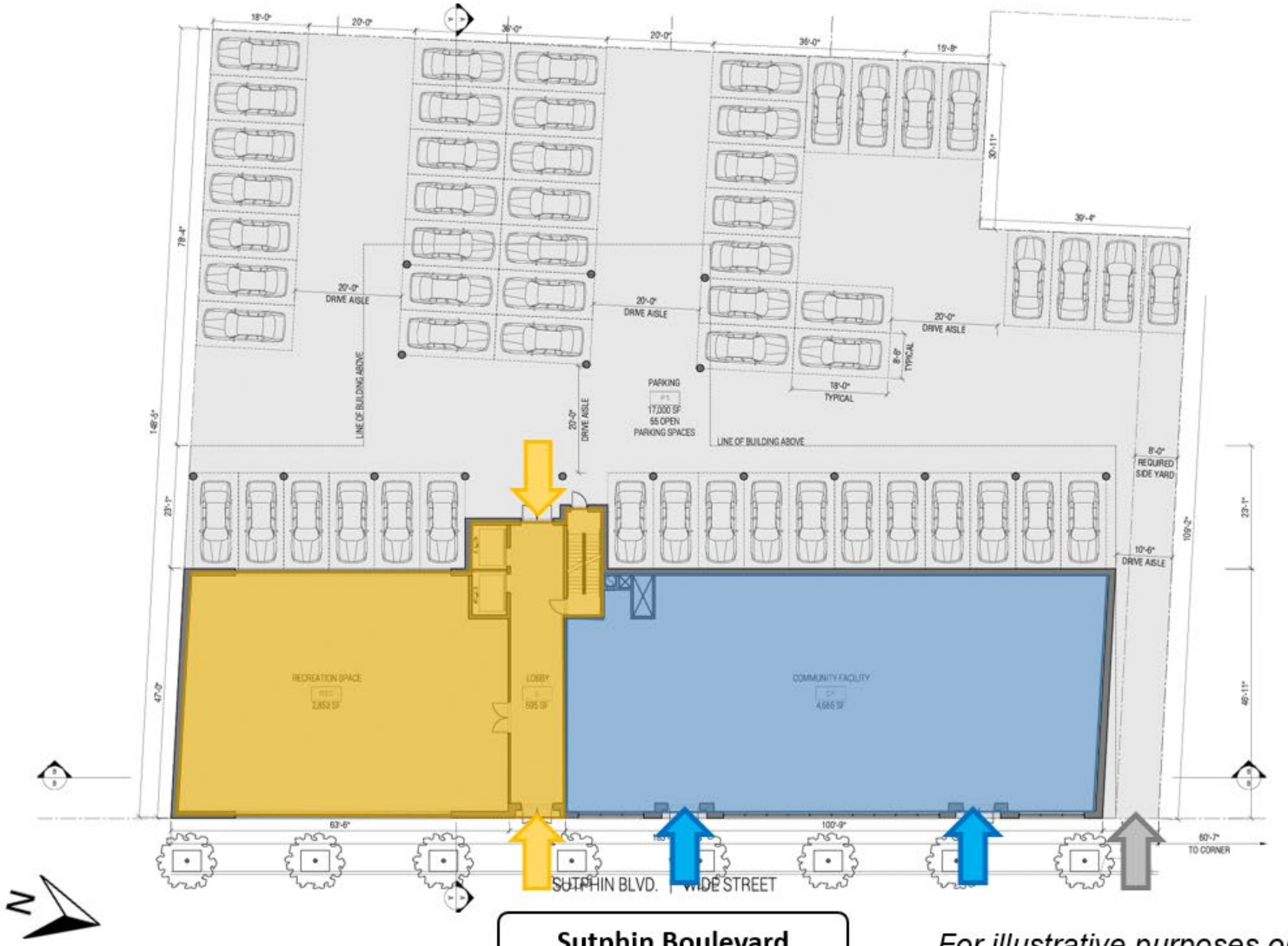
Surrounding Context and Land Use



Surrounding Context: Existing Conditions



Proposed Development: Ground Floor Plan



Sutphin Boulevard

For illustrative purposes only

- Ground-level, rear parking: 55 residential parking spaces; 63 bicycle parking spaces

Residential

Community Facility

Parking

Residential Entry

Community Facility Entry

Parking Entry/ Existing Curb Cut

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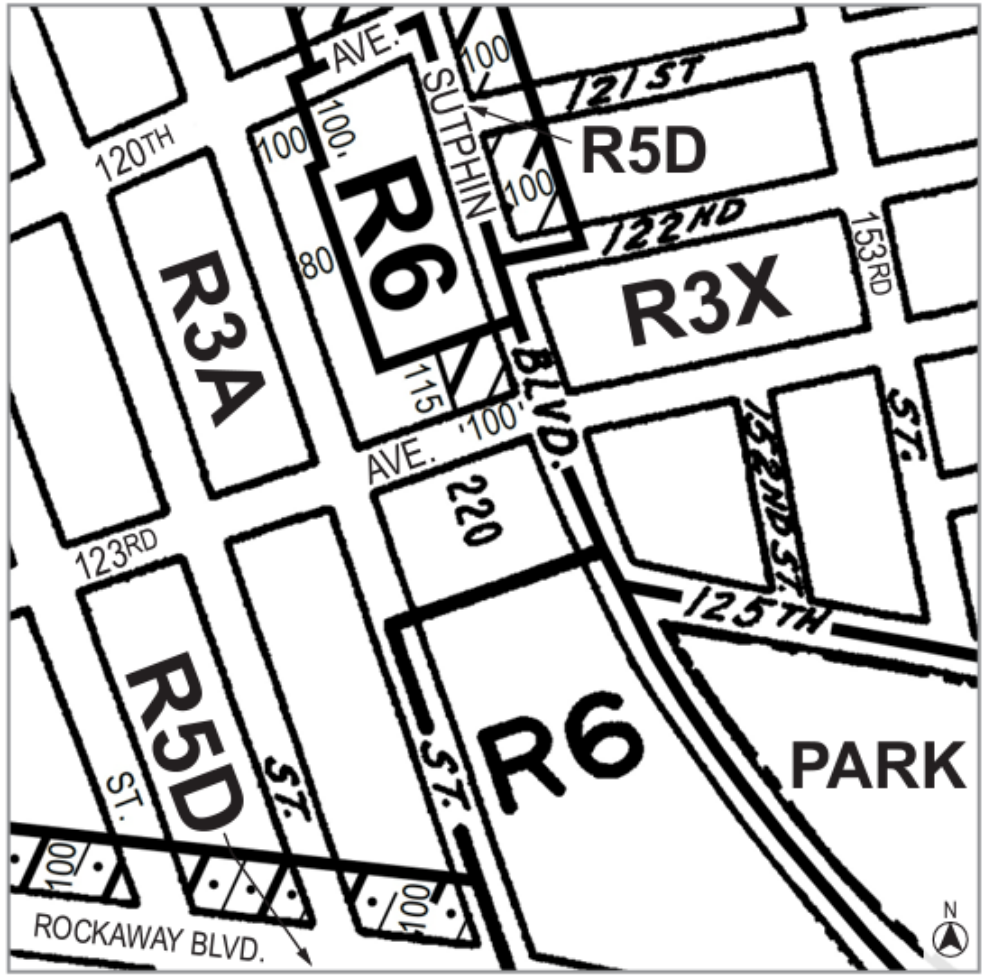
Actions Requested: Zoning Map Amendment



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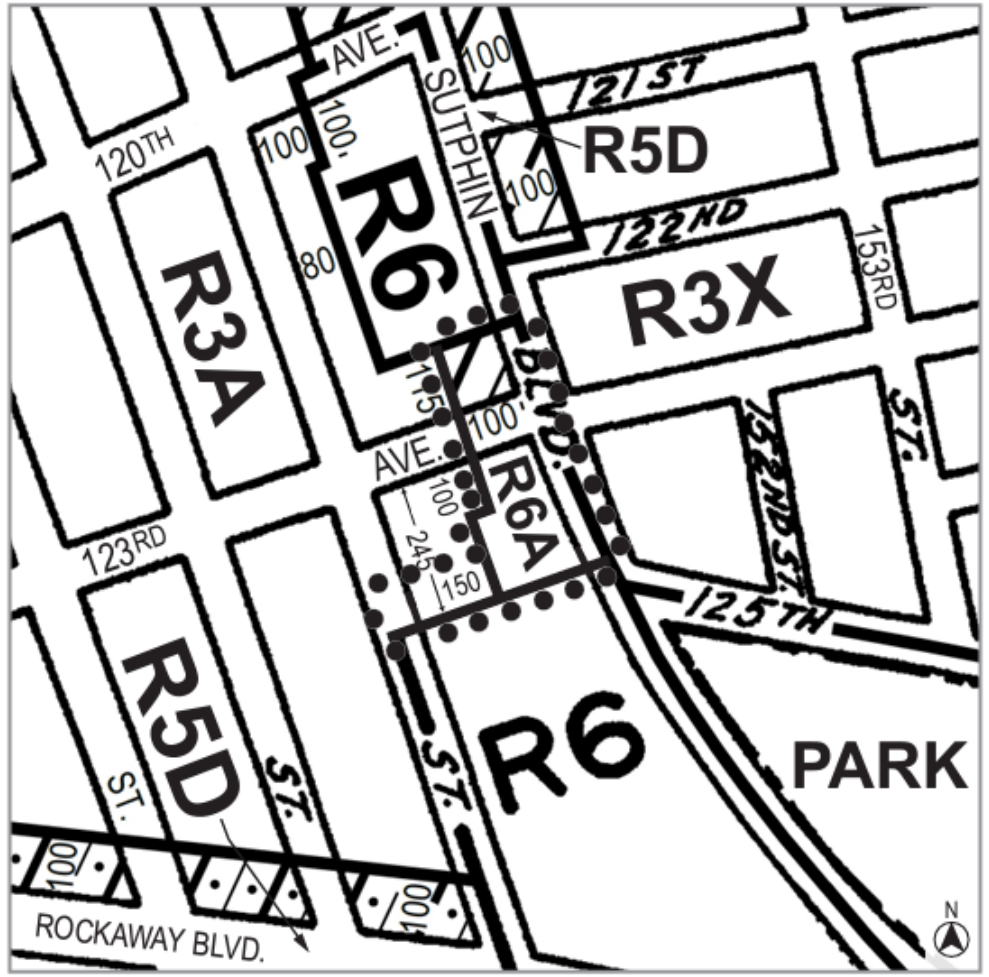

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Rezoning from R6 to R6A
Rezoning from R6 to R3A
Rezoning from R3A/C1-3 to R6A/C1-3

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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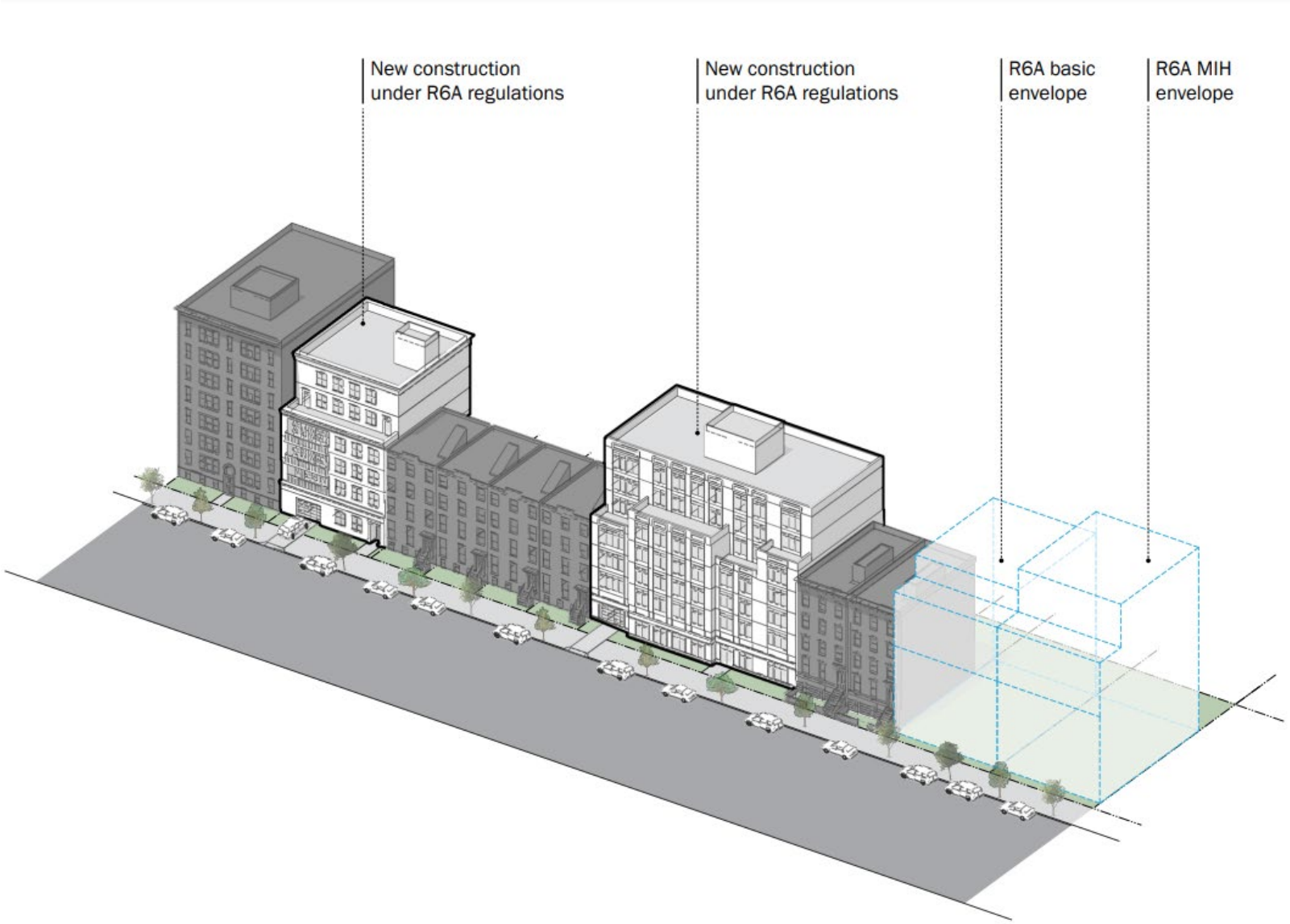
Zoning Actions Requested

	R6A
Base Height:	40-65 ft.
Max Building Height:	85 ft.
Max No. of Stories:	8
Max Residential FAR:	3.6
Required Parking:	50% of D.U.*

**income-restricted units exempt within Transit Zone*

	C1-3
Max Commercial FAR:	2.0*
Depth of Overlay:	150 ft.
Required Parking:	1 per 400 sf.

**when paired with R6 – R10 districts*



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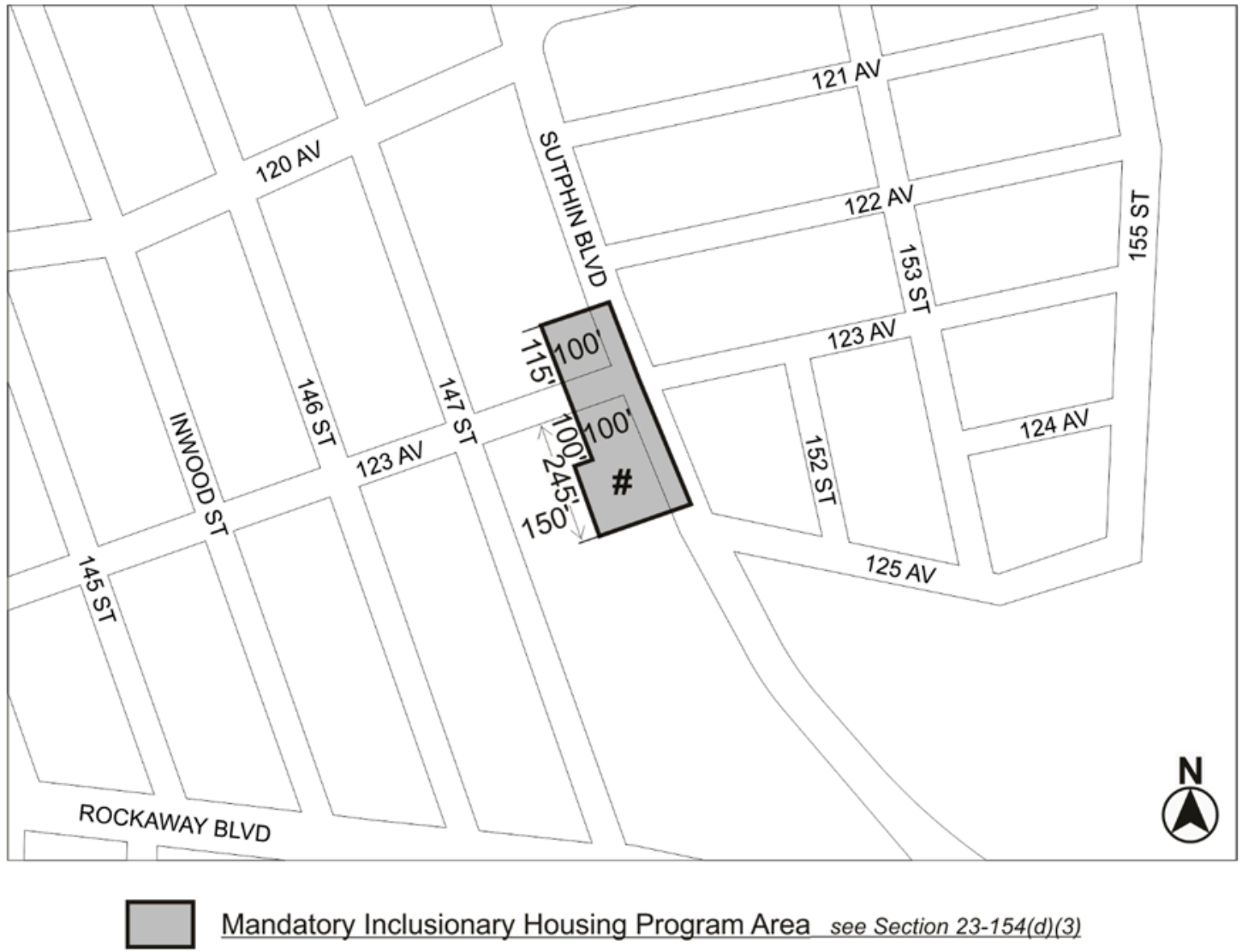
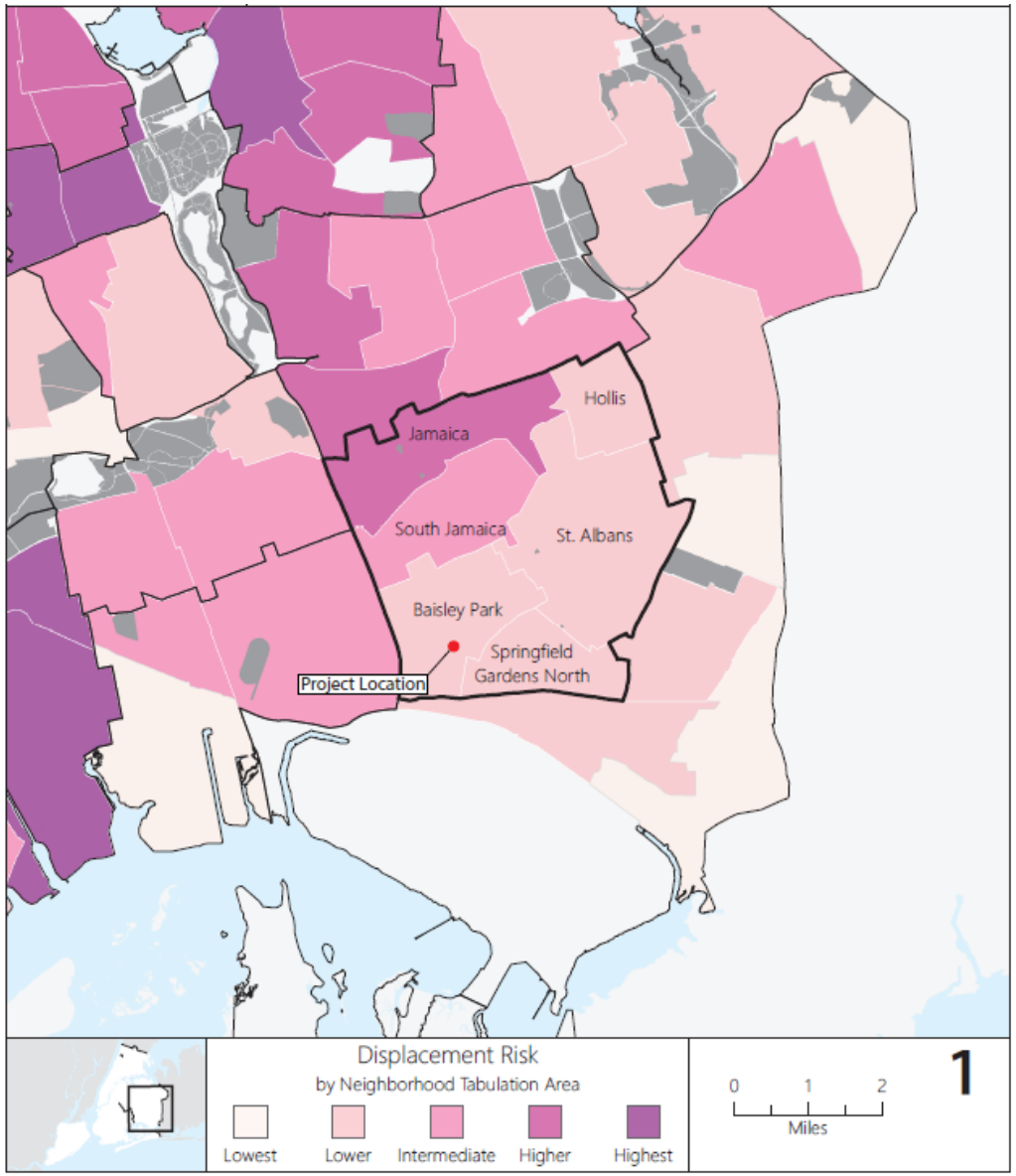
Zoning Actions Requested

Zoning Text Amendment

- MIH Option 1 and 2
  - 31 income restricted units – option 1
- MIH boundary coterminous with R6A rezoning



Racial Equity Report



Annual Median Household Income:

$69,384

[Jamaica, Hollis, St. Albans]

Public Use Microdata Area (PUMA) 4112

Lower than Queens & NYC

Income Restriction	Units
Extremely Low Income (0-30% AMI)	--
Very Low Income (31-50% AMI)	12
Low Income (51-80% AMI)	19
Moderate Income (81-120% AMI)	--
Not Income Restricted	94
Total New Units	**125**

Estimated monthly rent of income-restricted units for households earning 40% -80% AMI*:

$850 - $2,540

Estimated average income of a household earning 40%-80% AMI *:

$39,600 - $113,000

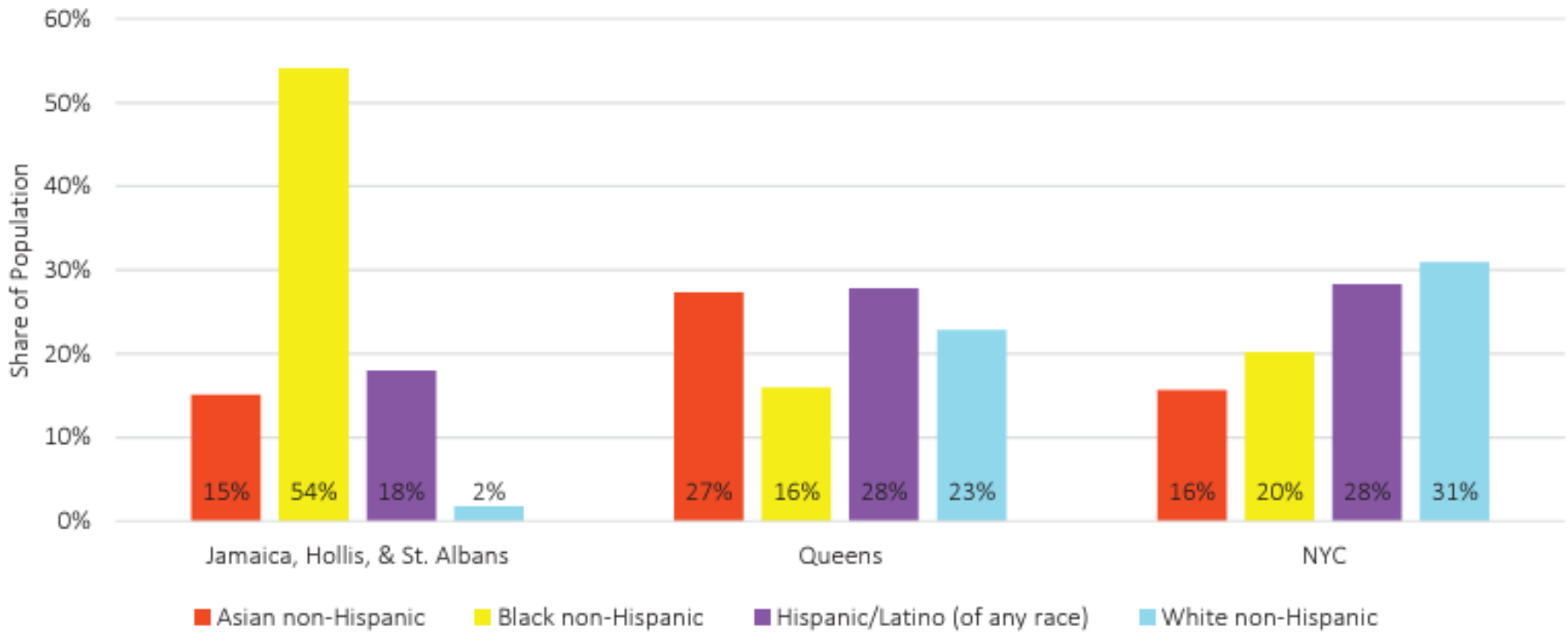
*The exact unit and affordability mix is not yet known, and incomes and rents are projections subject to change.

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."

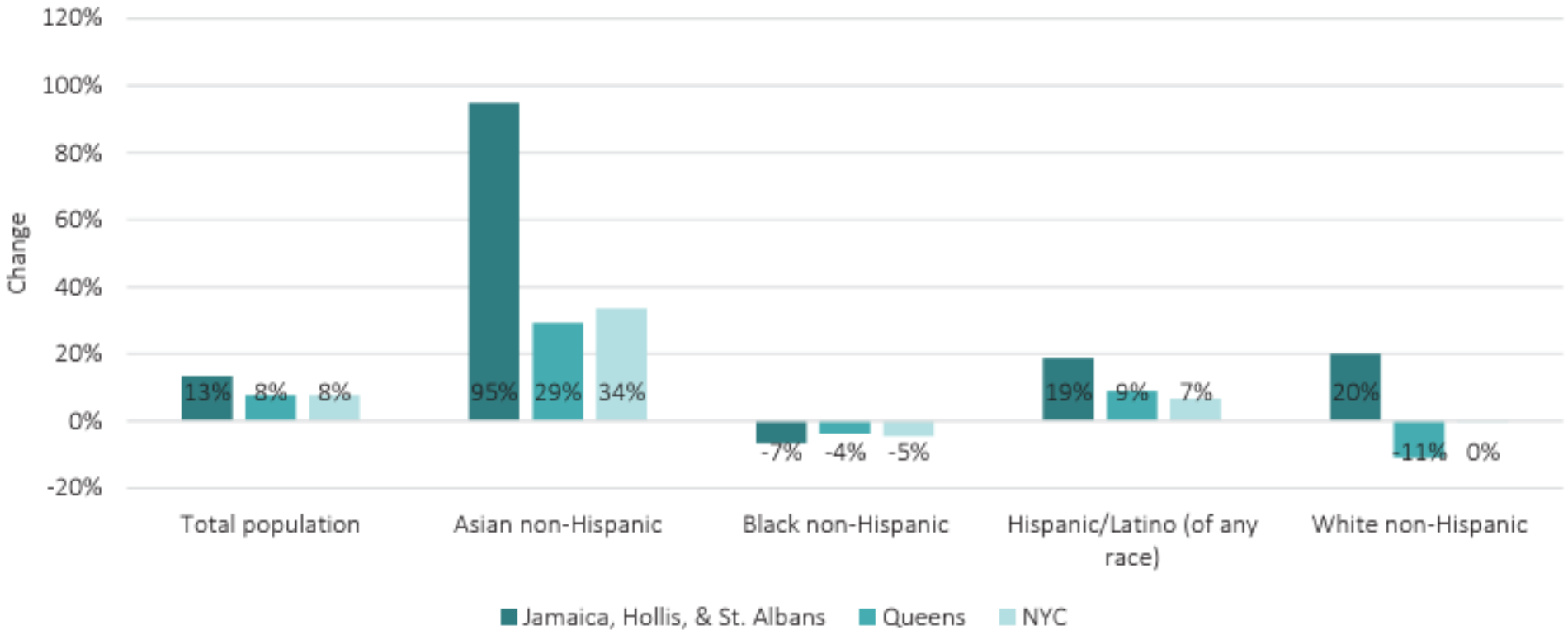


Source: Census 2020; Community Profile Table 1.01

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

Summary

Actions:

Zoning Map Amendment
From **R3A** and **R6** zoning districts to an **R6A** district, **R3A/C1-3** district to an **R6A/C1-3** district, and **R6** district to an **R3A** district.

Zoning Text Amendment
To modify **Appendix F** and establish a Mandatory Inclusionary Housing area (Option 1 and Option 2)

Proposed Development:

- Development of an eight-story mixed-use building containing approximately 87,425 sf of floor area
  - 125 dwelling units
  - Including 31 income-restricted dwelling units (Option 1)
  - Total height: 82 feet

