164th Street Rezoning

City Planning Commission Review Session

January 5, 2026

Project Overview

Applicant

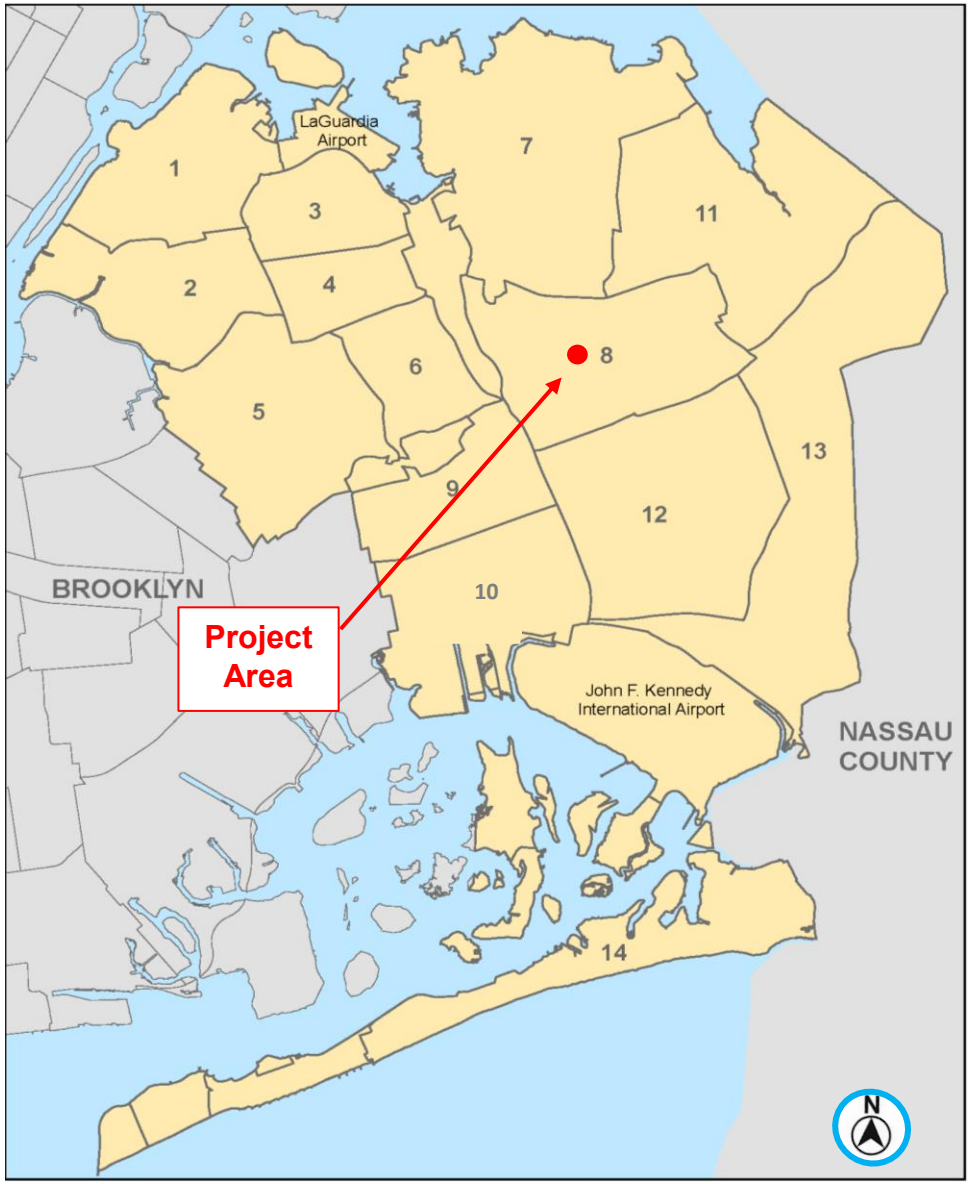
- 88-66 Myrtle LLC

Location

- 75-41 164th Street
- Hillcrest, Queens
- Community District 8
- City Council District 24 (James Gennaro)

Actions Requested

- Zoning Map Amendment from a R3-2 zoning district to a R6A zoning district with a C2-4 commercial overlay.
- Zoning Text Amendment to modify Appendix F and establish a Mandatory Inclusionary Housing area for Options 1 and 2.



Proposed Development

A six-story mixed-use building comprised of:

- Approximately 91,426 sf (3.9 FAR)
  - Residential: ~73,799 sf
  - Community Facility ~17,627 sf

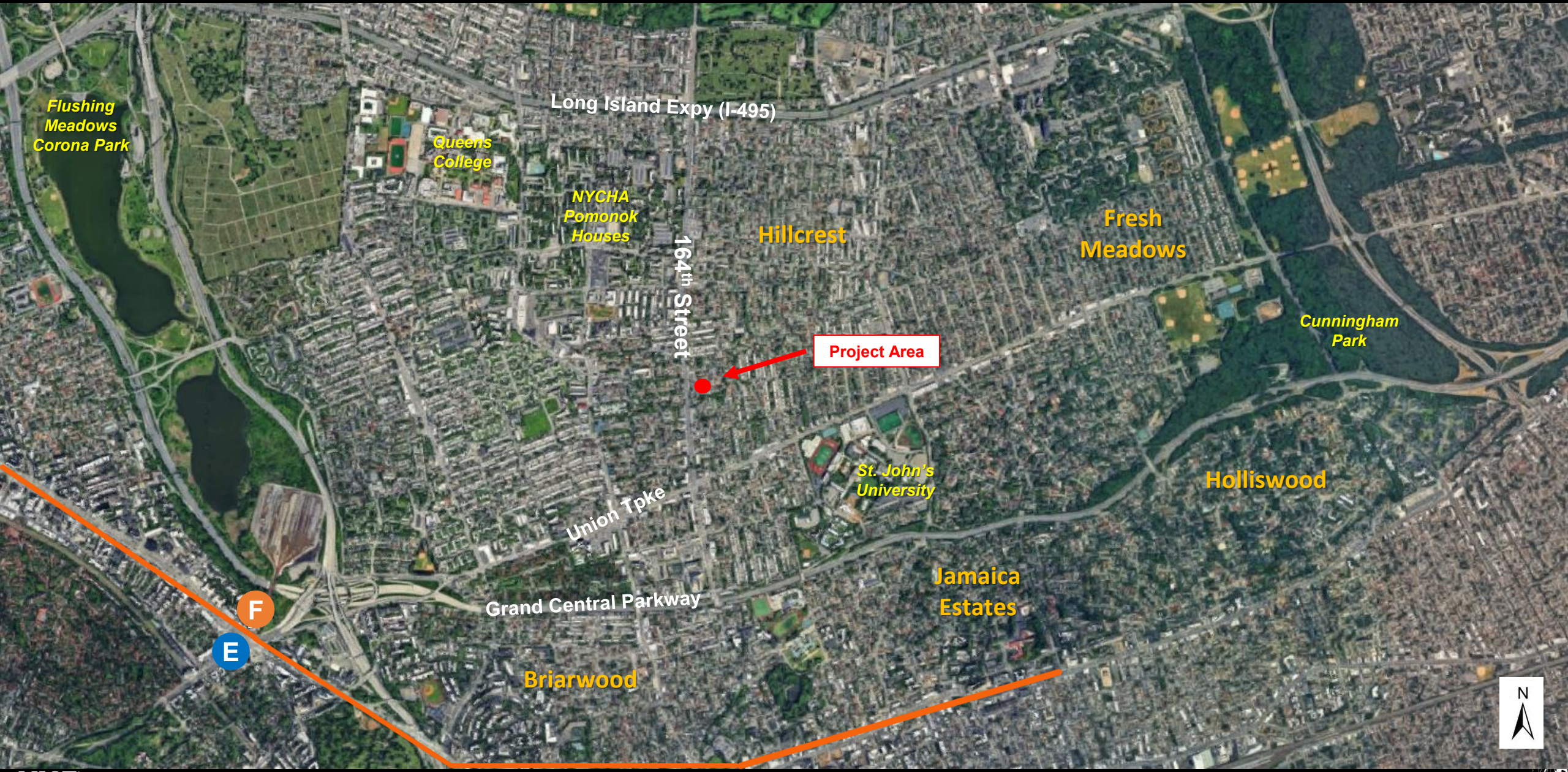
- 80 new dwelling units
  - 24 income-restricted

- 28 parking spaces located in the cellar



For illustrative purposes only

Surrounding Context



Area Map

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

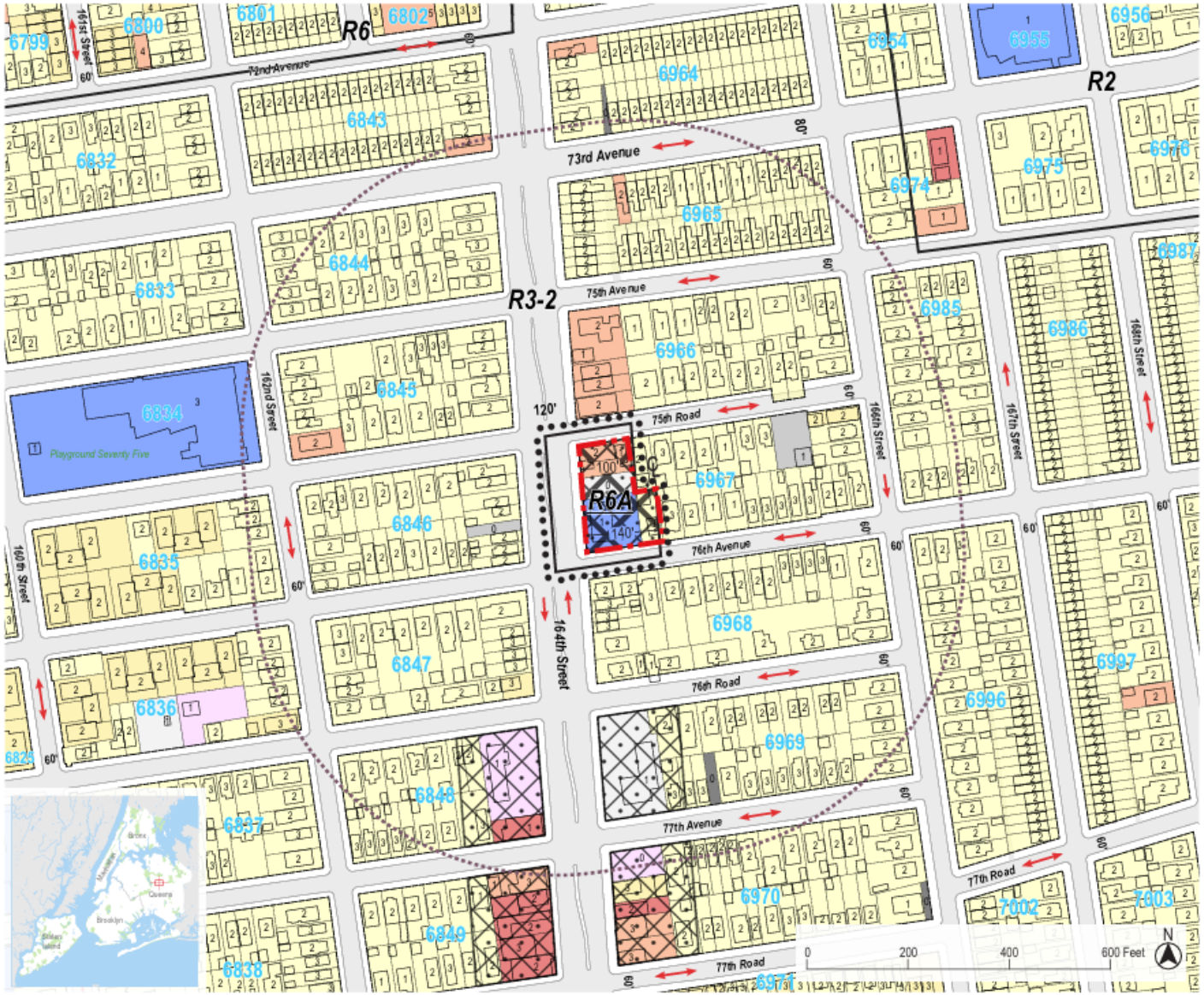
Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

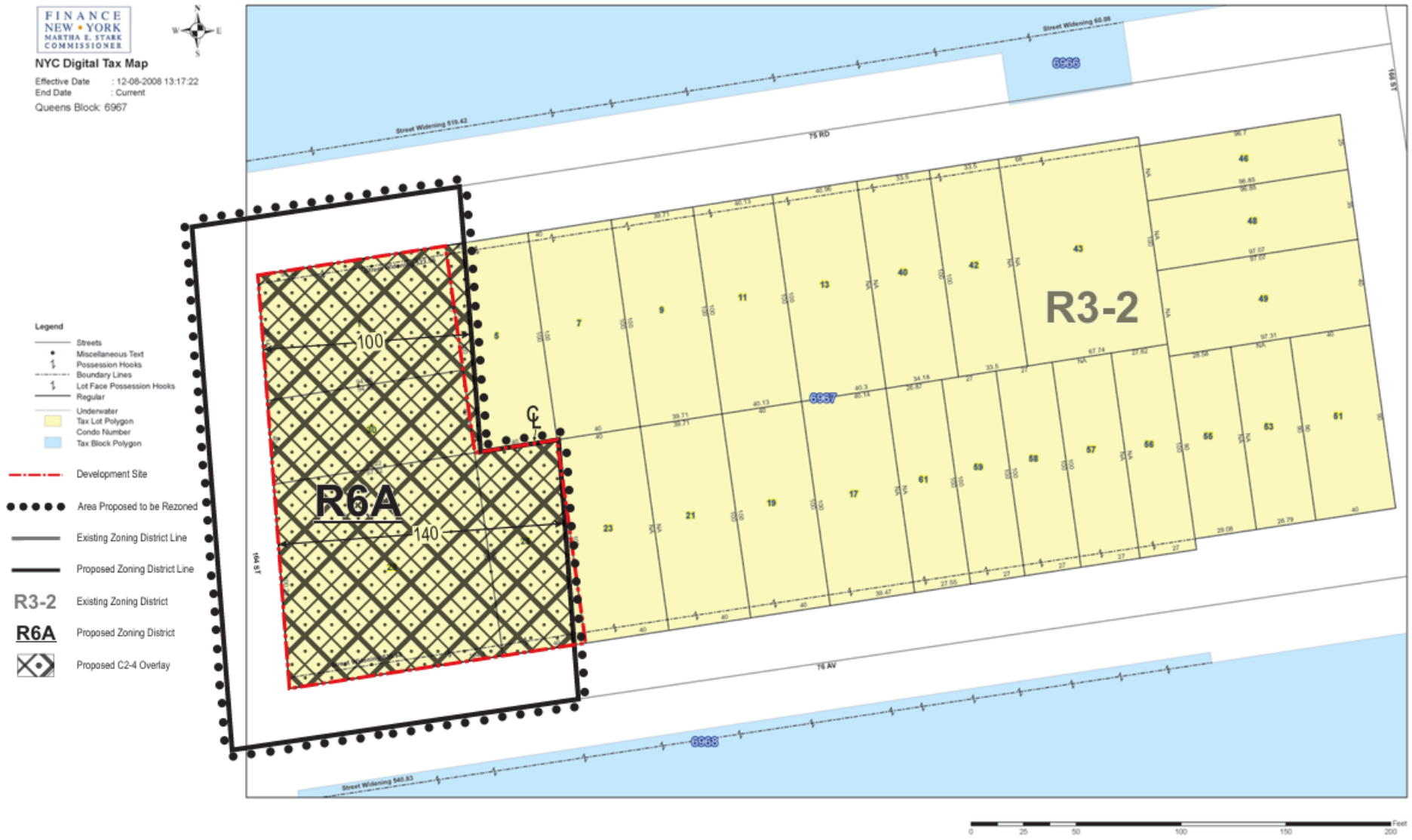
Land Uses

- 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



Tax Map

164th Street Rezoning, Queens



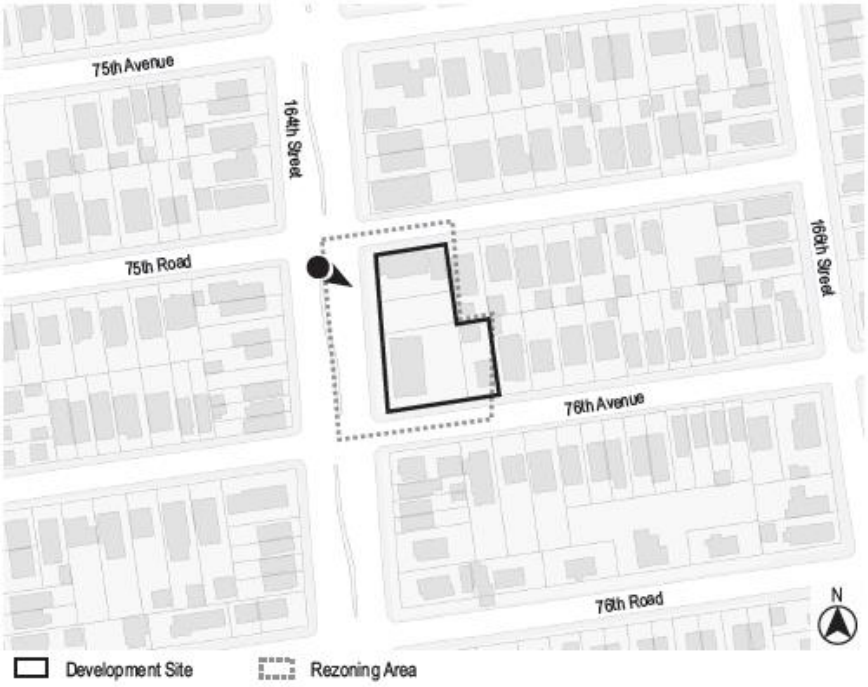
Local Context



Site Photos



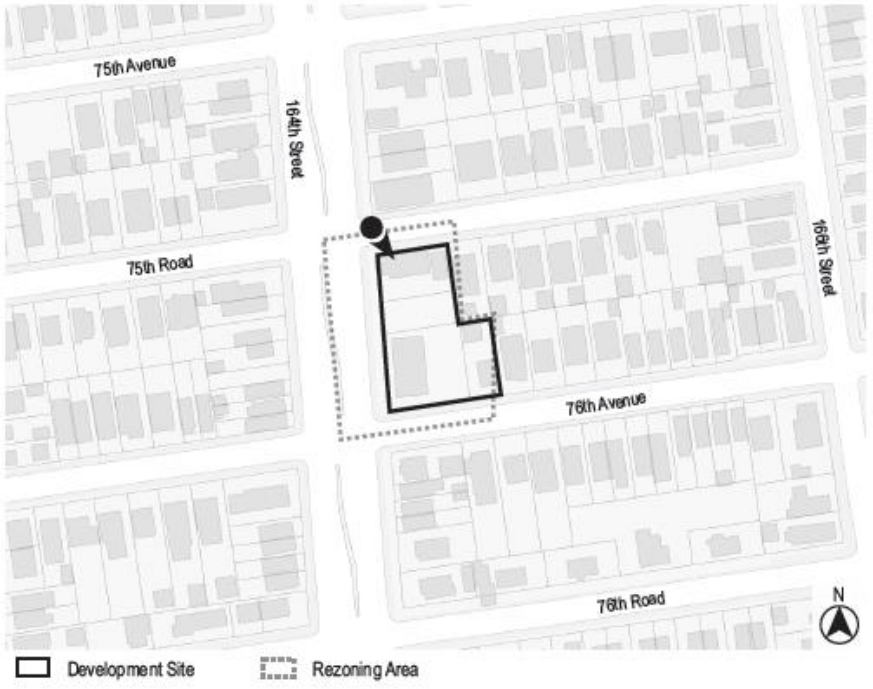
View of the Development Site facing southeast from 164th Street.



Site Photos



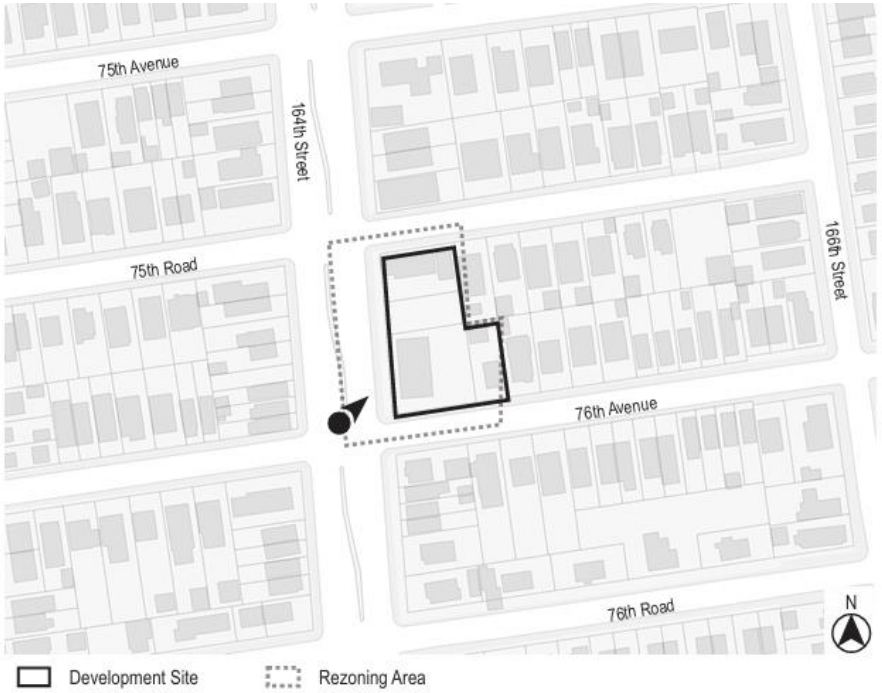
▶ View of the Development Site facing southeast from 75th Road



Site Photos



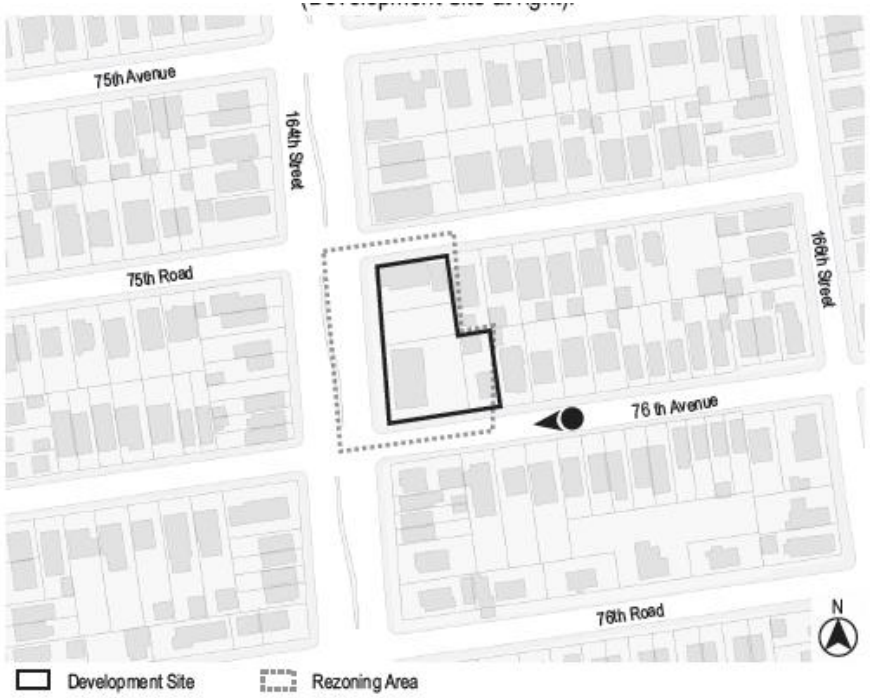
▶ View of the Development Site facing northeast from 164th Street.



Site Photos



View of 76th Avenue facing west (Development Site at right).



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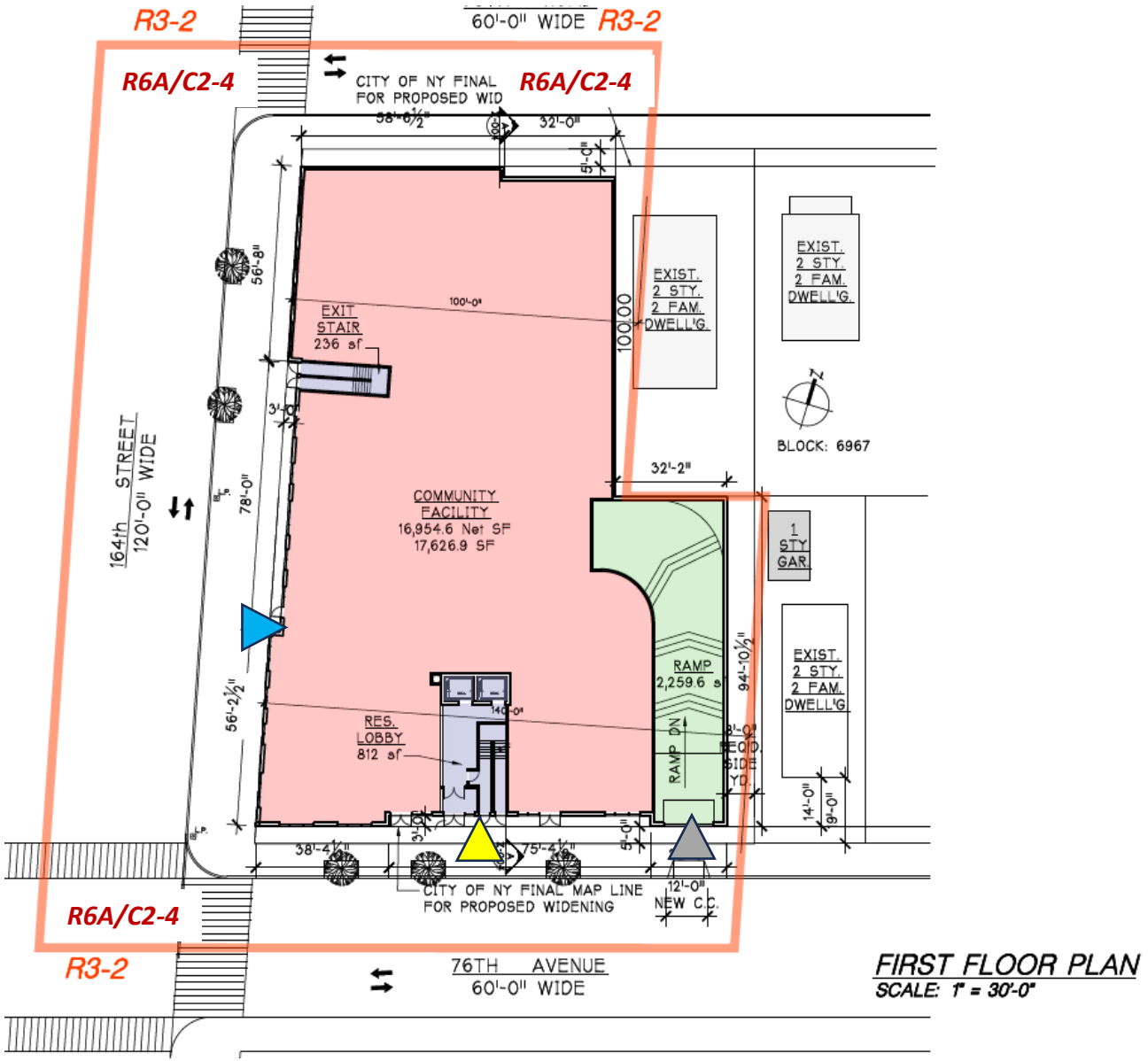
Illustrative Ground Floor

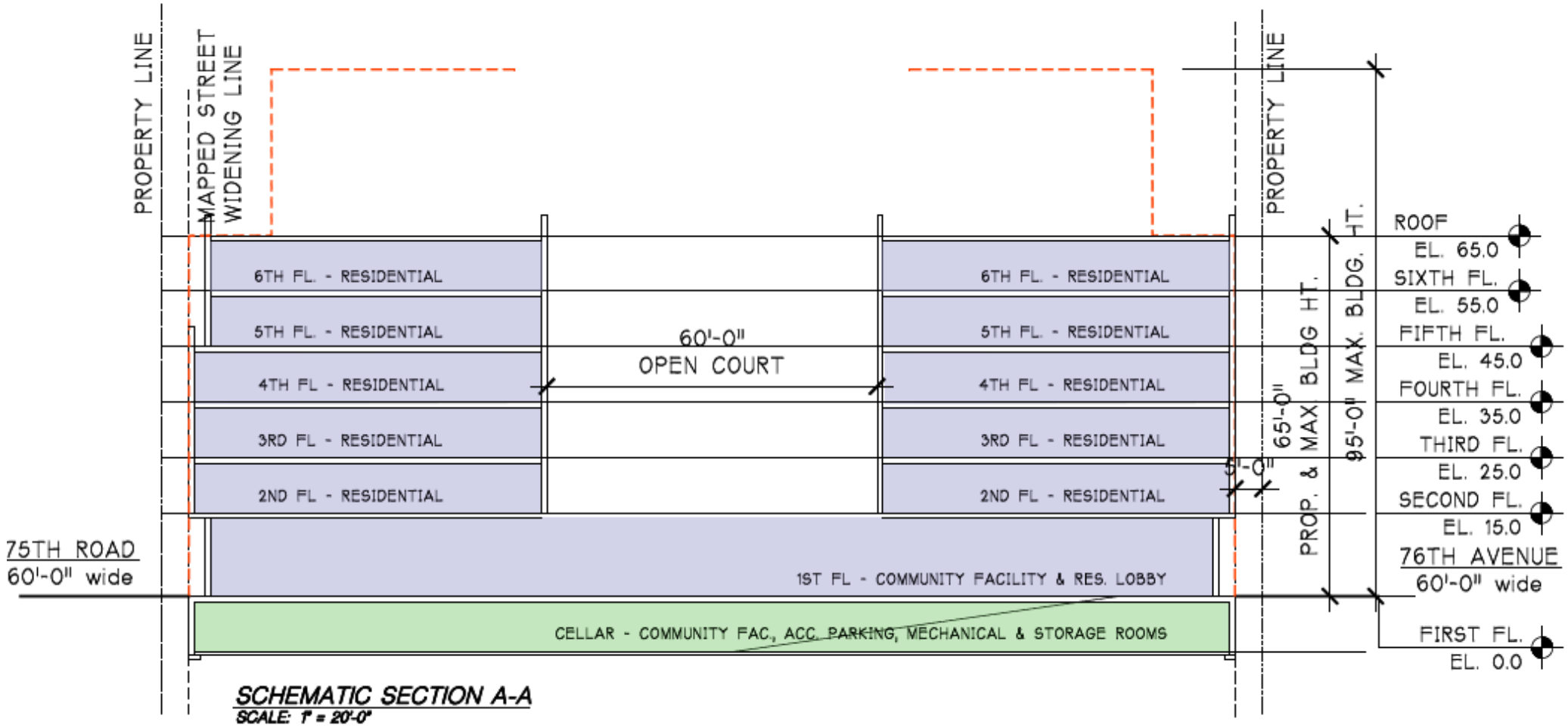


FIRST FLOOR PLAN
SCALE: 1" = 30'-0"

- Community Facility
- Residential
- Parking

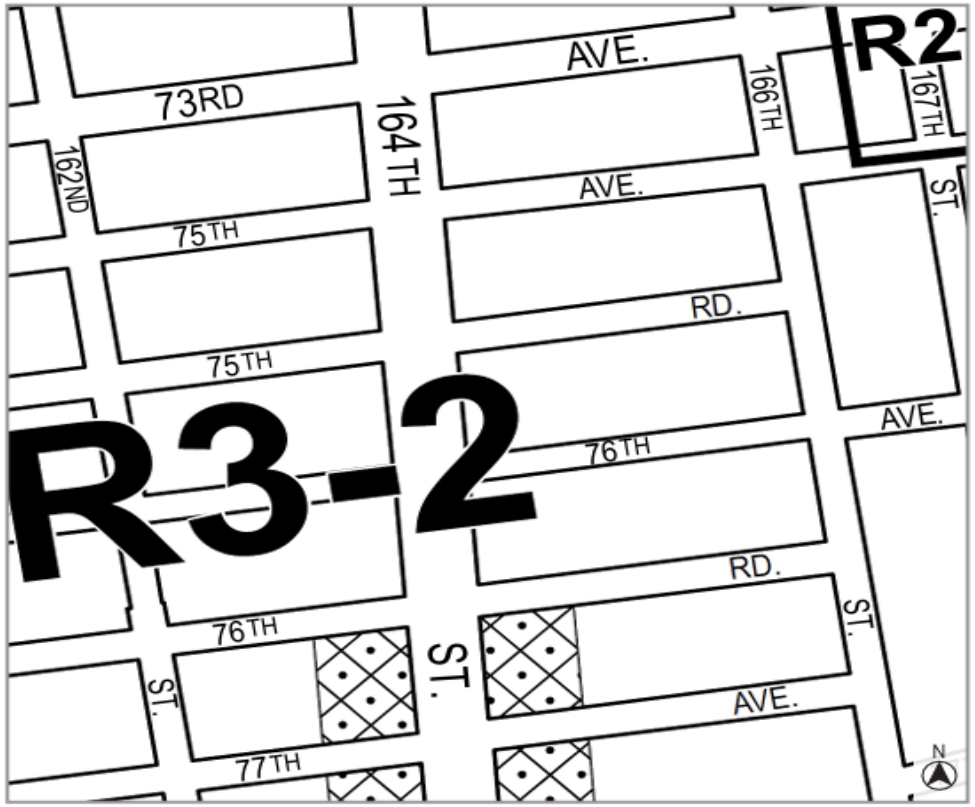
For illustrative purposes only

Schematic Section

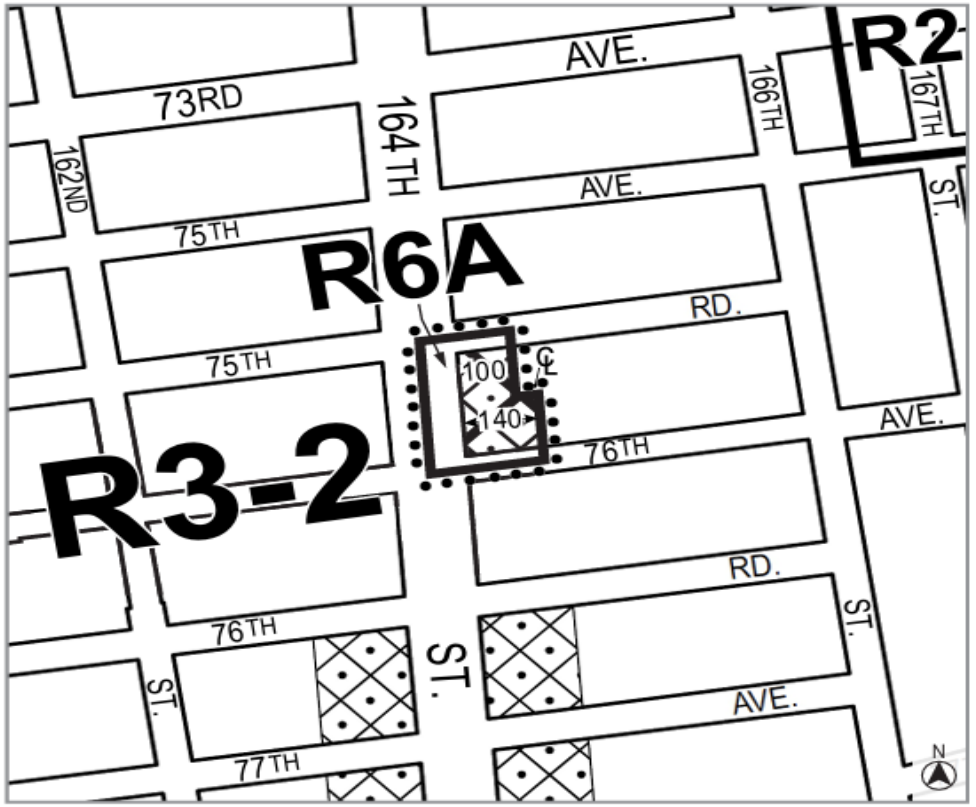


For illustrative purposes only

Proposed Actions: Zoning Map Amendment



Current Zoning Map (14c)



Proposed Zoning Map (14c) - Area being rezoned is outlined with dotted lines

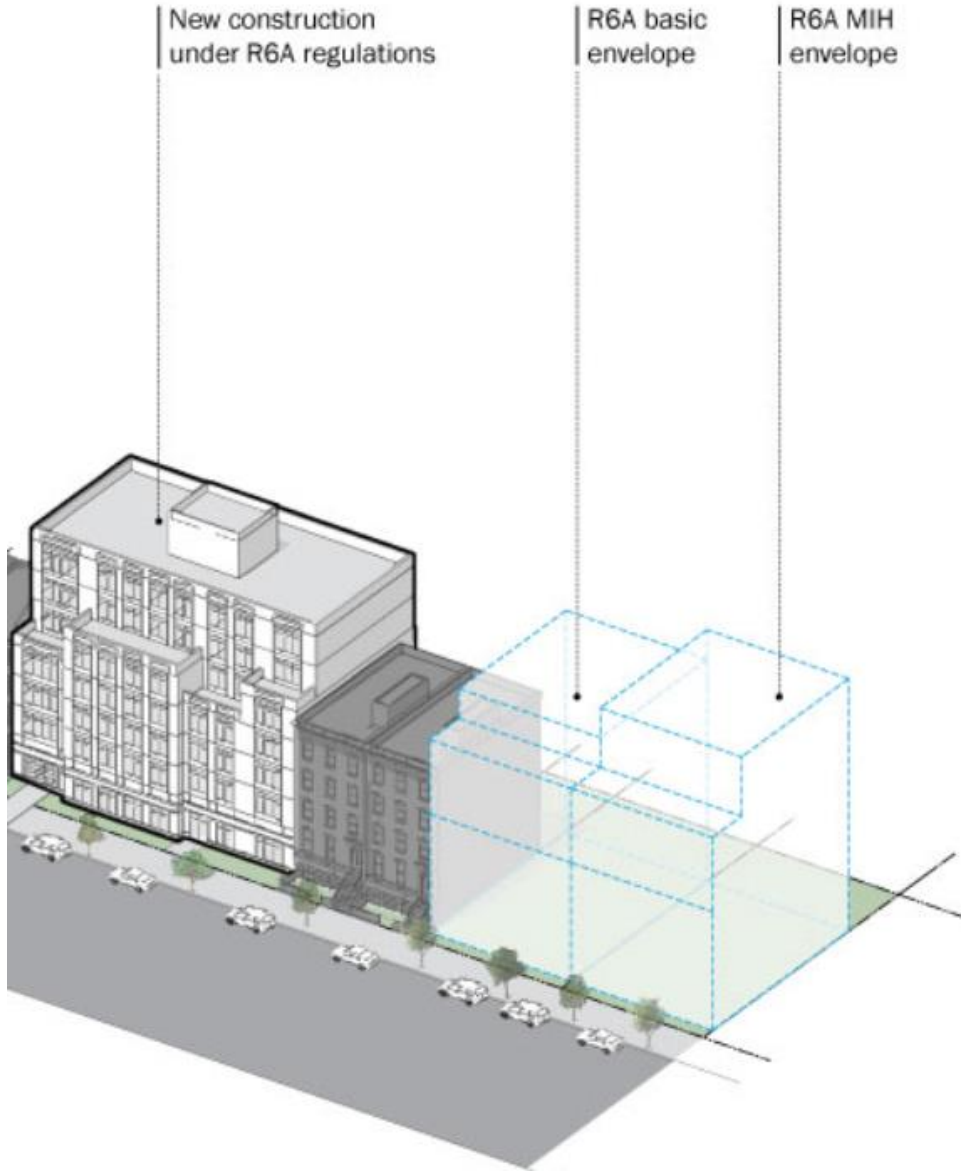
Rezoning from R3-2 to R6A/C2-4

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

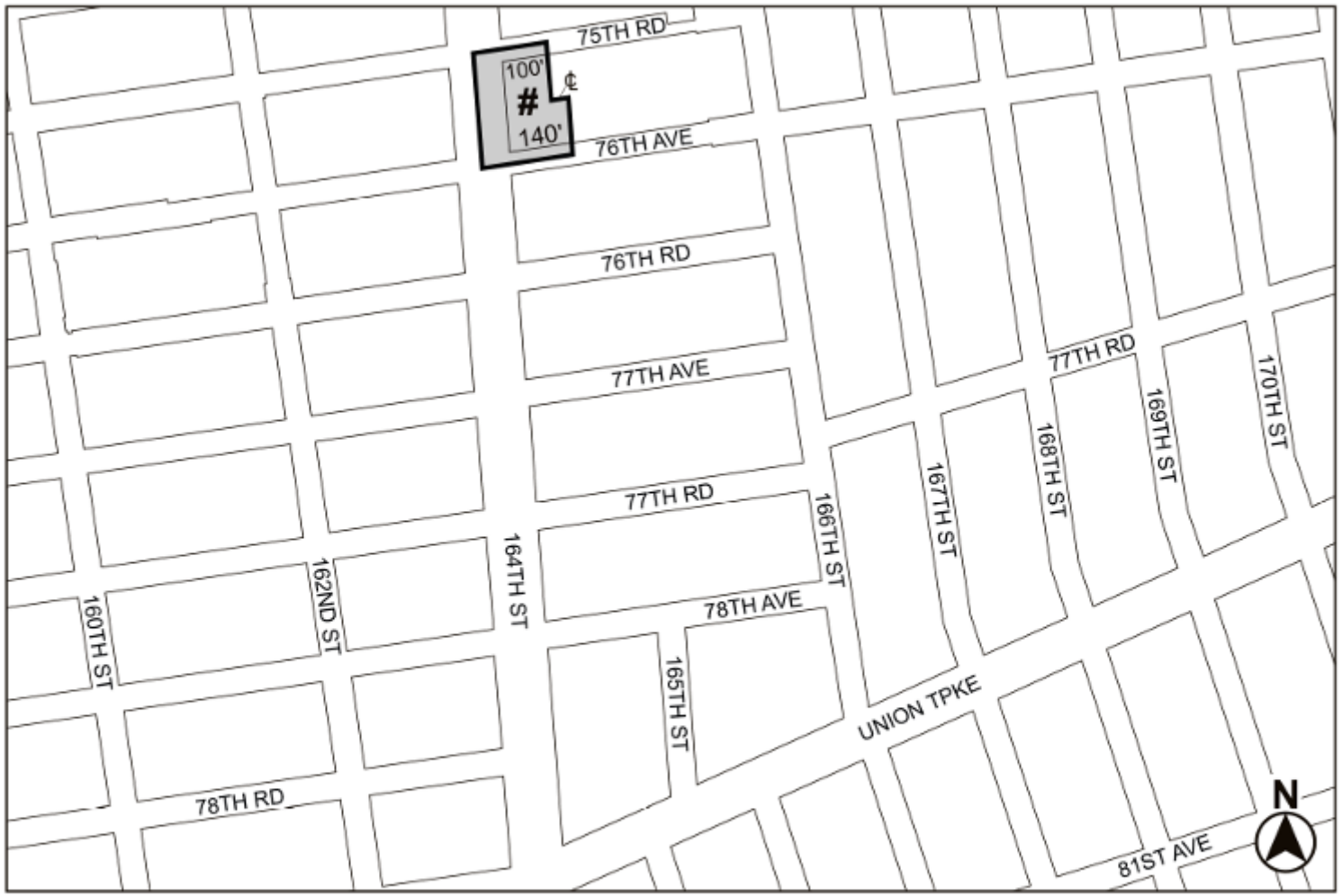
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Proposed Actions: Zoning Map Amendment

	R3-2 (existing)	R6A / MIH (proposed)
Max Base Height:	25’	65’
Max Building Height:	35’	95’
Max Residential FAR:	.75	3.9
Max Community Facility FAR:	1.0	3.0
Required Parking:	50% per dwelling unit	25% per dwelling unit



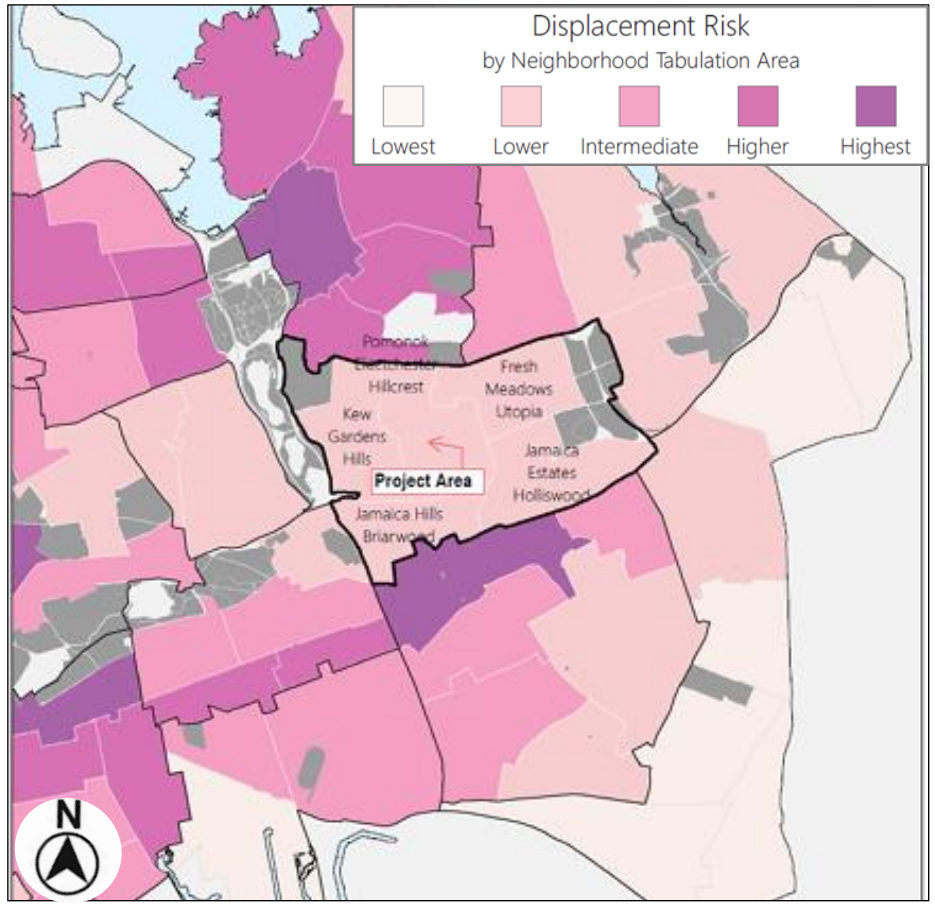
Proposed Actions: Zoning Text Amendment (MIH)



Mandatory Inclusionary Housing area

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

Data from Applicant's Racial Equity Report on Housing and Opportunity



Annual Median Household Income:

$84,217

Hillcrest, Pomonok, Fresh Meadows, Briarwood, Jamaica Estates: Public Use Microdata Area (PUMA) 4408

Slightly lower < = Queens and > NYC

Income Restriction	Unit Count #	Unit Count %	Anticipated Affordability*** AMI	Rent (2025)* studio – 2-bedroom		Eligible Income (2025)** 1-person – 4-person	
Low Income	8	10%	60%	$1,700	$2,190	$68,000	$97,200
Low Income	8	10%	80%	$2,270	$2,920	$90,700	$129,600
Moderate Income	8	10%	100%	$2,840	$3,650	$113,400	$162,000
Not Income Restricted	56	70%	n/a	$1,750	$3,610	$80,000	$108,000
Total New Units	**80**	**100%**					

Estimated monthly rent of income-restricted units for households earning 60% -100% AMI*:

$1,700 - $3,650

Estimated average income of a household earning 60%-100% AMI *:

$68,000 - $162,000

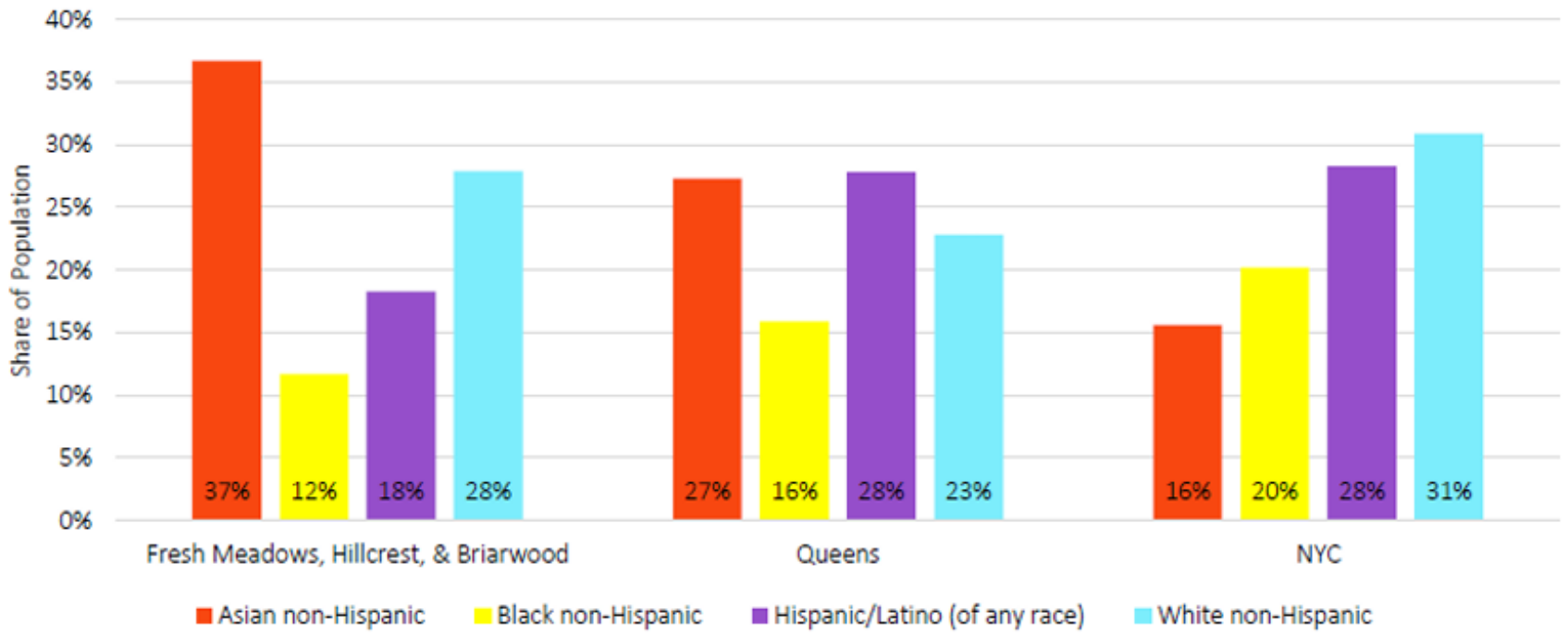
Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2025 AMI, rounded to the nearest $10)* ***and will change****. Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

Data from Applicant's Racial Equity Report on Housing and Opportunity

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]."

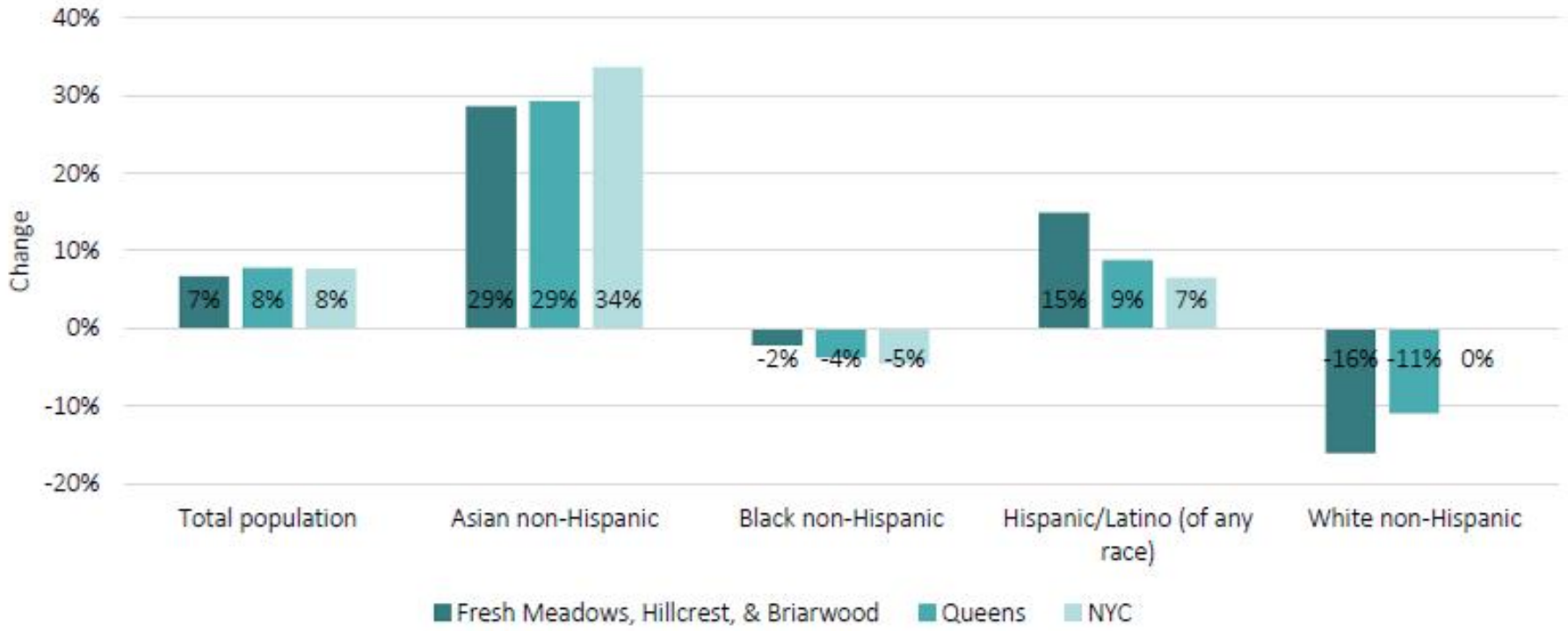


Data from Applicant's Racial Equity Report on Housing and Opportunity

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:

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