69-67 108th Street Rezoning
April 2026

1. Introduction

69-68 108 ST., LLC (the "Applicant") seeks a series of actions to facilitate a new mixed-use development in the Forest Hills neighborhood of Queens Community District 6. The Applicant seeks a zoning map amendment affecting Queens Block 2221; Lots 1 and 6 (the "Project Area") from an R1-2A to an R7D/C2-4 district.

In addition, a zoning text amendment to Appendix F of the Zoning Resolution ("ZR") is required that would make the Project Area applicable as a Mandatory Inclusionary Housing (MIH) area with Options 1 and 2 mapped (the "Proposed Actions").

The proposed zoning map amendment would facilitate the redevelopment 69-67 108th Street (Block 2221, Lot 1, the "Development Site"), currently underdeveloped with a two-story office building with 9,380 square feet of floor area, with a new eleven-story, approximately 55,700 square foot (5.6 FAR) mixed-use building with commercial on the ground floor and approximately 59 dwelling units on the upper floors, of which 15 will be affordable (the "Proposed Development").

2. Background

The Development Site is located within the Cord Meyer-Forest Hills rezoning area that was approved by the City Planning Commission ("CPC") on May 20, 2009 (C 090283 ZMQ) and adopted by the City Council on June 30, 2009 (Res. 2065-2009). The area was rezoned from an R1-2 zoning district to an R1-2A zoning district. While the purpose of the rezoning was to limit the development of single family detached homes by replacing the non-contextual R1-2 zoning district with a contextual R1-2A zoning district, the CPC report notes that there are higher density buildings located at the southwestern peripheries of the area which was rezoned, where the Project Area is located.

Additionally, the CPC has recently approved two higher density rezonings within the southwestern portion of the Cord Meyer-Forest Hills rezoning area):

1. The Former Parkway Hospital Site Rezoning was approved by the CPC on January 30, 2019 (C 180447 ZMQ, N 180448 ZRQ) and adopted by the City Council on April 9, 2019 (Res. 0842-2019 and 0843-2019). This zoning map amendment rezoned the former site of the Parkway Hospital and the lot directly across the street from the former Parkway Hospital site, from an R1-2A zoning district to R7A and R7X zoning districts (and amended the text of the Zoning Resolution to establish a corresponding MIH district).

2. Most recently, the Reform Temple of Forest Hills Rezoning (C220274ZMQ) was approved by the CPC on February 7, 2023. The project area was rezoned from R1-2A to R7D. The rezoning was intended to facilitate a 10-story mixed-use building with 126,000 square feet, including 16,600 square feet of community facility space and 109,400 square feet of

residential space. The proposed building would provide 66 parking spaces and approximately 25% of the dwelling units were proposed as income-restricted under MIH Option 1.

The R7-1 district directly west of the Project Area has existed since the inception of the 1961 ZR and has not been modified since that time period. The area several blocks to the north of the Project Area was amended in 1992 as part of the Forest Hills/Rego Park Rezoning (910483 ZMQ), which affected portions of twenty-one blocks in an area generally bounded by 62nd Drive to the north, 108th Street to the east, 66th Avenue to the south and 99th Street to the west.

3. <u>Description of Surrounding Area</u>

The Project Area is located withing the Forest Hills neighborhood of Queens Community District 6. Positioned on 108th Street, an 80-foot-wide street, the area is flanked by six-story multi-family residential buildings on both its east and west sides.

The Forest Hills neighborhood is bordered by Middle Village and Rego Park to the west, Kew Gardens and Forest Park to the south, Flushing Meadow Corona Park to the east, and Corona to the north. The area is generally characterized by residential buildings and some institutional uses. The residential buildings consist of a diverse mix of larger apartment buildings with elevators, and single family detached homes, ranging between 2- to 14-stories in height. Notable institutional and community facility uses include houses of worship, a childcare center, a music school and the Queens Public Library Forest Hills Branch at 108-19 71st Avenue.

The surrounding area within this portion of Forest Hills contains a mix of low-, medium-, and higher density zoning districts:

<u>R1-2A</u>
R1-2A zoning districts are low-density contextual residential districts, permitting single-family detached homes. These districts permit residential and community facility uses. The maximum FAR for standard residences is generally 0.75, and 1.00 for qualifying affordable sites. Community facilities are permitted at an FAR of 1.00. Front yards with a depth of 20 feet are required. For zoning lots containing only single- or two-family detached residences, two side yards are required with the minimum width of each side yard at 8 feet. Modified side yard requirements are applicable for qualifying residential sites. The height and setback regulations for standard residences are governed by a pitched-roof envelope with a maximum perimeter wall height of 25 feet, and maximum overall height limit of 35 feet. Qualifying residential sites are governed by a flat-roofed envelope with a 35-foot maximum base and overall height limit. In the Outer Transit Zone, parking is required for 100 percent of standard residences, while no parking is required for qualifying affordable or senior housing. Beyond the Greater Transit Zone, parking is required for 100 percent of standard residences, 50 percent of qualifying affordable housing, and 10 percent of qualifying senior housing. Parking is required for some community facility uses, though waivers are available for small lots and mixed buildings.

R7-1
R7-1 districts are medium density multifamily residential districts. The FAR for standard residences ranges from 3.44 for properties on a narrow street to 4.00 within 100 feet of a wide street. The FAR for qualifying affordable housing is 5.01. R7-1 buildings range in height from 65) feet for narrow street and 75 feet within 100 feet of a wide street or 105 feet on a narrow street to 115 feet within 100 feet of a wide street with qualifying affordable housing.

R7A
R7A districts are medium-density contextual residential districts that allow all types of community facility and residential. R7A districts permit a maximum residential FAR of 4.0 for standard residences, an FAR of 5.01 for qualifying affordable housing or qualifying senior housing, and community facility FAR of 4.0. Base heights are permitted to be between 40 and 75 feet and 85 feet for qualifying affordable housing or qualifying senior housing, above which a 15-foot setback is required along a narrow street or 10 feet along a wide street. Building height may reach a maximum of 85 feet for standard residences and 115 feet for qualifying affordable housing or qualifying senior housing.

R7D
R7D is a medium-density contextual residential district. R7D districts permit a maximum residential FAR of 4.66 for standard residences, an FAR of 5.66 for qualifying affordable housing or qualifying senior housing, and community facility FAR of 4.66. Base heights are permitted to be between 60 and 85 feet and 95 feet for qualifying affordable housing or qualifying senior housing, above which a 15-foot setback is required along a narrow street or 10 feet along a wide street. Building height may reach a maximum of 105 feet for standard residences and 125 feet for qualifying affordable housing or qualifying senior housing. Off-street parking would be optional for residential uses.

R4
R4 Districts are low-density districts that provide residences of all types, and also permit most community facility uses. The maximum FAR for standard residences is generally 1.0, and 1.5 for lots that meet the criteria for qualifying residential sites. Community facilities are permitted at an FAR of 2.0. Front yards with a depth of 10 feet are required but may be modified depending on building type as well as specific contexts. The height and setback regulations for single- and two-family residences are governed by a pitched-roof envelope with a maximum perimeter wall height of 25 feet, and maximum overall height limit of 35 feet. Multifamily residences on standard lots are governed by a flat-roofed envelope where the maximum base and overall height limit is 35 feet, while those on qualifying residential sites have an envelope with a 35-foot maximum base height and, after setback, a 45-foot maximum overall height limit.
In the Outer Transit Zone, parking is required for 35 percent of standard residences, while no parking is required for qualifying affordable or senior housing. Beyond the Greater Transit Zone, parking is required for 50 percent of standard residences, 50 percent of qualifying affordable housing, and 10 percent of qualifying senior housing. Waivers are available for small lots in both areas. Parking is required for some community facility uses, though waivers are available for small lots and mixed buildings.

R5
R5 Districts are low-density districts that provide residences of all types and also permit most community facility uses. The maximum FAR for standard residences is generally 1.5, and 2.0 for lots that meet the criteria for qualifying residential sites. Community facilities are permitted at an FAR of 2.0. Front yards with a depth of 10 feet are required but may be modified depending on building type as well as specific contexts. The height and setback regulations for all residences are governed by a flat-roofed envelope. Residences on a standard lot have an envelope with a 35-foot maximum base height and, after setback, a 45-foot maximum overall height, while those on qualifying residential sites have an envelope with a 45-foot maximum base height and, after setback, a 55-foot maximum overall height limit. In the Outer Transit Zone, parking is required for 35 percent of standard residences, while no parking is required for qualifying affordable or senior housing. Beyond the Greater Transit Zone, parking is required for 50 percent of standard residences, 25 percent of qualifying affordable housing, and 10 percent of qualifying senior housing. Waivers are available for small lots in both areas. Parking is required for some community facility uses, though waivers are available for small lots and mixed buildings.

C4-5X
C4-5X is a general commercial contextual zoning district. C4 districts are mapped in regional commercial centers, such as Flushing in Queens and the Hub in the Bronx, that are located outside of the central business districts. In these areas, specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. C4-5 districts are mapped in more densely built areas. The maximum FAR in this district is 4.00 for commercial uses and 5.00 for zoning lots containing both commercial and community facility uses.

Mass Transportation
The Forest Hills-71 Av subway station is located approximately three blocks south of the Project Area – this station serves the E, F, M an R lines. The Forest Hills LIRR station is located approximately 0.3 miles south of the Project Area – this station serves several lines to Penn Station, Grand Central Station and east toward Long Island.

Parks and Open Space
MacDonald Park is located two blocks west of the Project Area along Queens Boulevard. The southern portion of Flushing Meadows Corona Park is located east of the Project Area, just outside of the 600-foot Surrounding Area boundary.

4. Description of the Project Area

The Project Area is comprised of Block 2221, Lots 1 & 6 (approximately 20,000 square feet of lot area).

69-67 108th Street (Block 2221, Lot 1, the "Development Site") is an approximately 10,000 square foot. lot improved with a two-story office building, approximately 9,380 square feet of which is community facility. The building was built around 1925. This lot has approximately 100 feet of frontage on 108th Street and is approximately 100 feet deep.

69-81 108 Street, Block 2221, Lot 6 is an approximately 15,000 square foot lot. The lot maintains a legal non-complying six-story multi-family building (exceeding permitted FAR regulations). This lot has approximately 100 feet of frontage on 108th Street and is approximately 150 feet deep.

5. Description of the Development Site

The Development Site consists of 69-67 108th Street. The site is an approximately 10,000 square foot lot improved with a two-story office building, approximately 9,380 square feet of which is community facility. This lot has approximately 100 feet of frontage on 108th Street (an 80-foot wide street) and 100 feet of frontage on 70th Avenue (a 60-foot narrow street).

6. Description of the Proposed Development

The Proposed Development is a new eleven-story mixed use building with approximately 55,700 square feet (5.6 FAR) of floor area. The Proposed Development has a height of 115'-0" with a base height of 85' feet and a setback on both the 4th and 6th floors. The Proposed Development would contain approximately 59 dwelling units. Commercial use is accessed along 108th Street, approximately 25 feet northward from the corner. Residential use is accessed along the street lobby located on 70th Avenue, approximately 60 feet eastward from the corner. There are two existing curb cuts to remain – a 6-foot-wide curb cut along 108th Street for pedestrian access and an approximately 21-foot-wide curb cut along 70th Avenue for vehicular access. No new curb cuts are proposed. No new parking is proposed.

The Applicant currently contemplates developing a Quality Housing building with fifteen permanently income-restricted housing units under MIH Option 1, but will seek additional input from Queens Community Board 6 and City Council Member Lynn Schulman regarding the level of affordability for the Proposed Development.

7. Actions Necessary to Facilitate the Project

To facilitate the Proposed Development, the following actions are necessary: (1) a zoning map amendment from an R1-2A zoning district to an R7D/C2-4 zoning district and (2) a related text amendment to the Zoning Resolution to establish the Project Area as an MIH Area in Appendix F. The Proposed Development would improve the Development Site with a new eleven-story building that will contain a commercial use on the first floor and 59 residential dwelling units, including approximately 15 permanently income-restricted units, pursuant to the MIH Option 1 proposed.

Zoning Map Amendment
The proposed zoning map amendment seeks to rezone the Project Area from an R1-2A zoning district to an R7D/C2-4 zoning district, extending 100 feet in depth from 108th Street. This amendment would facilitate the Proposed Development, ensuring compliance with R7D/C2-4 zoning requirements.

The Project Area is surrounded by a mix of low-, medium-, and high-density residential districts. Directly west of the current R1-2A district lies an R7-1 zoning district, characterized

predominantly by medium-density apartment buildings. Notably, several blocks within the R1-2A zoning district along 108th Street feature legal non-conforming, non-complying six-story apartment buildings.

The proposed R7D/C2-4 zoning district would create a seamless transition from the adjacent R7-1 district, allowing for greater residential FAR suitable for 108th Street's proximity to mass transit. It would encourage new, contextual development in this transit-rich area, unlike the neighboring R7-1 district. By aligning with the existing built environment, the R7D district would reinforce the medium- and high-density residential context along 108th Street. Additionally, the rezoning would promote more consistent and cohesive development patterns in this part of Forest Hills.

Zoning Text Amendment

The Proposed Actions include a zoning map amendment from an R1-2A zoning district to an R7D/C2-4 zoning district, which permits greater residential bulk; therefore Appendix F of the Zoning Resolution would need to be amended to add the Project Area as an MIH Area under Options 1 & 2. The introduction of permanently income-restricted housing will help meet the goals and objectives of the Mayor's housing plan to build and preserve affordable homes for 300,000 New York families. Pursuant to MIH, the provision of income-restricted housing at the Development Site would be mandatory and ensure that it remains permanently income-restricted.

8. Conclusion

The Applicant requests a zoning map amendment to change an R1-2A zoning district to an R7D/C2-4 zoning district and a zoning text amendment to establish an MIH area. As discussed above, the existing building no longer meets the needs of the community at large. The Proposed Development would provide a larger space for commercial uses and include a new residential development that is harmonious with the surrounding neighborhood while also providing much needed income-restricted housing. Furthermore, the proposed R7D/C2-4 zoning district would promote contextual development along 108th Street, which would reinforce the existing built context and provide housing within blocks of a transit hub.