50-20 108th Street Rezoning
Queens Community District 4
June 2025

Project Description

1. Introduction

Fedstar LLC (the "Applicant") requests approval of the following actions in the Corona neighborhood of Queens Community District 4:

1. A zoning map amendment to change existing R6B and R6B/C2-3 zoning districts to R7A and R7A/C2-4 zoning districts in an area generally bounded by 108th Street to the east, 51st Avenue to the south, Corona Avenue to the west, and 50th Avenue and the centerline of Block 1993 to the north, including the entirety of Block 1994, consisting of Lots 1, 3, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18, 19, 22, 23, 25, 30, 33, 36, 37, 40, 41, and 42, and Block 1993, Lot 65 (the "Rezoning Area"); and

2. A zoning text amendment to ZR Appendix F: Mandatory Inclusionary Housing ("MIH") Areas and former Inclusionary Housing Designated Areas for Community District 4, Queens to establish the Rezoning Area as an MIH Area.

The proposed actions would facilitate the redevelopment of Block 1994, Lots 12, 13, 15, 16, 18, 19, 22, 23, 25, and 30 ("Development Site 1") and Block 1993, Lot 65 ("Development Site 2") with new mixed-use buildings, including a total of approximately 196 dwelling units, of which approximately 51 units would be permanently affordable pursuant to MIH Option 1, approximately 15,327 total square feet of local retail, and approximately 16,645 total square feet of community facility space.

2. Background

The Rezoning Area was designated R6B and R6B/C2-3 as part of the Elmhurst-Corona Rezoning (C 880920 ZMQ, effective September 14, 1989), a City-sponsored rezoning of an approximately 2.4 square mile area of Queens Community District 4 generally bounded by Roosevelt Avenue to the north, Flushing Meadow-Corona Park to the east, the Long Island Expressway to the south, and the New York Connecting Railroad to the west. The rezoning changed portions of the neighborhood from R5, R6, and M1-1 to R4, R5, R6A, R6B, R7A, and R7B zoning districts. The zoning map amendments were intended to establish zoning consistent with the built form of the neighborhood, encourage the preservation of one- and two-family detached and semi-detached houses, and identify locations where greater density can be more appropriately accommodated.

3. Description of the Surrounding Area

The Rezoning Area is located in the Corona neighborhood of Queens Community District 4. Land uses and the built context within 600 feet of the Rezoning Area (the "Surrounding Area") are generally characterized by low-rise residential and mixed commercial/residential buildings. The blocks located to the north and east of the Development Sites are comprised predominantly of one- and two-family residential and multi-family walkup buildings ranging in height from one to four stories. Commercial and mixed commercial/residential buildings are generally located along Corona Avenue and 108th Street to the west and south of the Development Sites. Corona Avenue and 108th Street are considered wide streets at approximately 80 feet wide.[1] Commercial and mixed commercial/residential buildings generally range from two to four stories in height.

Land uses and the built context within the Surrounding Area are generally consistent with underlying zoning. R5 and R6B are the only zoning districts mapped in the Surrounding Area. C2-3 commercial overlays are mapped along portions of Corona Avenue and 108th Street to the west and south of the Rezoning Area. R5 is a widely mapped, non-contextual district that often

[1] ZR § 12-10 defines a wide street as any street 75 feet or more in width.

serves as a transition district between medium and lower density areas. R5 districts are intended for neighborhoods with an assortment of housing types and allow single- or two-family homes along with multi-family buildings. R6B is a medium-density contextual residential zoning district that primarily results in four- to five-story rowhouse buildings. R6B permits multi-family apartment buildings as well as detached and semi-detached one- and two-family buildings and community facility uses. Industrial and manufacturing uses are not permitted. C2-3 districts are commercial overlay districts mapped within residence districts along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, restaurants, and beauty parlors.

The Surrounding Area is also located within a FRESH zone where zoning and discretionary tax incentives are available if a FRESH supermarket is constructed. The Rezoning Area is located within the Outer Transit Zone but is subject to special parking provisions pursuant to ZR § 25-241(a).[2]

Mass transit options are accessible within the Surrounding Area. Several bus lines operate within the Surrounding Area, including the Q23 (East Elmhurst – Forest Hills) along 108th Street and Q58 (Ridgewood – Flushing) along Corona Avenue. The 103rd Street – Corona Plaza (7) subway station and 111th Street (7) subway station are both located approximately 0.5 miles to the north of the Rezoning Area.

4. Description of the Rezoning Area

The Rezoning Area is an irregularly shaped, approximately 76,753 square foot area comprised of all or portions of 24 tax lots on two blocks, including Block 1994, Lots 1, 3, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18, 19, 22, 23, 25, 30, 33, 36, 37, 40, 41, and 42, and Block 1993, Lot 65. The Rezoning Area is generally bounded by 108th Street to the east, 51st Avenue to the south, Corona Avenue to the west, and 50th Avenue and the centerline of Block 1993 to the north. The Rezoning Area has approximately 300 feet of frontage on 108th Street, 188 feet of frontage on 51st Avenue, 324 feet of frontage on Corona Avenue, and 450 feet of frontage on 50th Avenue.

The 11 non-Applicant owned properties included in the Rezoning Area are:

- 106-20 50th Avenue (Block 1994, Lot 1) is an approximately 2,500 square foot interior lot improved with a three-story, approximately 4,800 square foot apartment building with 6 dwelling units. Lot 1 has approximately 25 feet of frontage along 50th Avenue and does not contain any curb cuts.
- 106-22 50th Avenue (Block 1994, Lot 3) is an approximately 2,500 square foot interior lot improved with a two-and-a-half story, approximately 2,888 square foot converted two-family building with 2 dwelling units. Lot 3 has approximately 25 feet of frontage along 50th Avenue and does not contain any curb cuts.
- 106-24 50th Avenue (Block 1994, Lot 4) is an approximately 2,500 square foot interior lot improved with a four-story, approximately 5,000 square foot apartment building with 4 dwelling units. Lot 4 has approximately 25 feet of frontage along 50th Avenue and does not contain any curb cuts.
- 106-26 50th Avenue (Block 1994, Lot 6) is an approximately 2,500 square foot interior lot improved with a two-story, approximately 1,688 square foot two-family building with 2 dwelling units. Lot 6 has approximately 25 feet of frontage along 50th Avenue and shares a curb cut with 106-30 50th Avenue.
- 106-30 50th Avenue (Block 1994, Lot 7) is an approximately 2,500 square foot interior lot improved with a two-story, approximately 2,880 square foot walk-up apartment building with 4 dwelling units. Lot 7 has approximately 25 feet of frontage along 50th Avenue and shares a curb cut with 106-26 50th Avenue.
- 106-32 50th Avenue (Block 1994, Lot 9) is an approximately 2,500 square foot interior lot improved with a two-story, approximately 2,880 square foot apartment building with 4 dwelling units. Lot 9 has approximately 25 feet of frontage along 50th Avenue and shares a curb cut with the adjacent property at 106-34 50th Avenue (Block 1994, Lot 10).

[2] Within the portion of Community District 12 in the Borough of the Bronx that is within the Outer Transit Zone, the parking requirements applicable to zoning lots located beyond the Greater Transit Zone apply, other than those for qualifying affordable housing or qualifying senior housing.

- 106-34 50th Avenue (Block 1994, Lot 10) is an approximately 2,500 square foot interior lot improved with a two-story, approximately 2,480 square foot apartment building with 3 dwelling units. Lot 10 has approximately 25 feet of frontage along 50th Avenue and shares a curb cut with the adjacent property at 106-32 50th Avenue (Block 1994, Lot 9).
- 106-25 Corona Avenue (Block 1994, Lot 33) is an approximately 2,616 square foot interior lot improved with a three-story, approximately 3,625 square foot apartment building with 3 dwelling units. Lot 33 has approximately 38 feet of frontage along Corona Avenue and contains a curb cut.
- 106-21 Corona Avenue (Block 1994, Lot 36) is an approximately 3,368 square foot interior lot improved with a three-story, approximately 4,200 square foot apartment building with 5 dwelling units. Lot 36 has approximately 40 feet of frontage along Corona Avenue and contains a curb cut.
- 106-15 Corona Avenue (Block 1994, Lot 37) is an approximately 3,638 square foot interior lot improved with a two-story, approximately 4,200 square foot mixed-use building with commercial space on the ground-floor and 6 dwelling units above. Lot 37 has approximately 33 feet of frontage along Corona Avenue and does not contain a curb cut.
- 106-05 Corona Avenue (Block 1994, Lot 40) is an approximately 2,397 square foot parcel that is improved with an approximately 4,210 square foot building with ground-floor retail and two residential units above.
- 106-01 Corona Avenue (Block 1994, Lot 41) is an approximately 2,582 square foot parcel improved with an approximately 2,002 square foot building with ground-floor commercial and one dwelling unit above.
- 106-14 50th Avenue (Block 1994, Lot 42) is an approximately 1,435 square foot interior lot improved with a two-story, approximately 920 square foot converted two-family building with 2 dwelling units. Lot 42 has approximately 57 feet of frontage along 50th Avenue and contains a curb cut.

5. Description of the Proposed Development Sites

As noted above, Development Site 1 consists of Block 1994, Lots 12, 13, 15, 16, 18, 19, 22, 23, 25, and 30. Development Site 2 consists of Block 1993, Lot 65.

Development Site 1 is an approximately 28,217 square foot site that contains several buildings and a parking lot. Lot 12 is an approximately 2,600 square foot parcel that is improved with an approximately 1,760 square foot building with commercial office space on the ground-floor and three residential units above. The remainder of the property is paved and used for parking. Lots 13, 15, 16, and 18 range in size from approximately 2,000 to 2,500 square feet but are all paved lots used for parking. Lot 19 is an approximately 3,000 square foot parcel that is improved with an approximately 1,736 square foot two-story building with two dwelling units. Lot 22 is an approximately 2,500 square foot parcel that is improved with an approximately 1,944 square foot two-story building with two dwelling units. Lot 23 is an approximately 2,500 square foot parcel that is improved with an approximately 5,100 square foot two-story building with local retail space on the ground-floor and eight dwelling units above. Lot 25 is an approximately 5,000 square foot paved lot used for parking. Lot 30 is an approximately 3,217 square foot parcel that is improved with an approximately 6,400 square foot two-story commercial building. Parking is located on all or portions of Lots 12, 13, 15, 16, 18, 19, and 25 and vehicular access is provided by three curb cuts, including an approximately 25-foot curb cut on Lot 12 along 50th Avenue, an approximately 25-foot curb cut across Lots 18 and 19 along 108th Street, and an approximately 35-foot curb cut on Lot 25 along 51st Avenue.

Development Site 2 is an approximately 15,000 square foot corner lot that is improved with a lumberyard and several one- and two-story buildings used for lumber storage and office space. The site has a total of approximately 7,855 square feet of floor area. Curb cuts on 108th Street and 50th Avenue provide vehicular access to the lumberyard.

6. Description of the Proposed Development

The proposed actions would facilitate the development of new buildings on each of the Development Sites. Development Site 1 would be redeveloped with a new 8-story, mixed-use building with approximately 141,217 square feet of floor area (5.01 FAR). The proposed development would have approximately 119,443 square feet of residential floor area with

approximately 122 dwelling units. Pursuant to the MIH program, approximately 31 units would be permanently affordable pursuant to either MIH Option 1 . The proposed development would have approximately 15,327 square feet of commercial floor area and 6,447 square feet of community facility floor area on the ground floor. Above a base height of 45 feet (4-stories), the proposed development would rise to a height of 85 feet (8-stories). Open space for building residents would be provided in the rear yard equivalent and on building rooftops. An accessory off-street parking garage located on the cellar level with 44 spaces would be accessible from 50th Avenue.

Development Site 2 would be redeveloped with a new 7-story, mixed-use building with approximately 75,150 square feet (5.01 FAR) of floor area. The proposed development would have approximately 64,952 square feet of residential floor area with approximately 74 dwelling units. Pursuant to the MIH program, approximately 18 units would be permanently affordable pursuant to MIH Option 1. The proposed development would have approximately 10,198 square feet of community facility floor area on the ground floor. The proposed development would rise to a maximum height of 75 feet (7-stories) without setback. An accessory off-street parking garage located on the cellar level with 24 spaces and spaces would be accessible from 108th Street.

7. Actions Necessary to Facilitate the Project

The actions necessary to facilitate the proposed development are: (1) a zoning map amendment to change existing R6B and R6B/C2-3 zoning districts to R7A and R7A/C2-4 zoning districts within the Rezoning Area; and (2) a zoning text amendment to ZR Appendix F to establish the Rezoning Area as an MIH Area.

Zoning Map Amendment
As noted above, the Rezoning Area is generally bounded by 108th Street to the east, 51st Avenue to the south, Corona Avenue to the west, and 50th Avenue and the centerline of Block 1993 to the north, including Block 1994. The Rezoning Area has approximately 300 feet of frontage on 108th Street, 188 feet of frontage on 51st Avenue, 324 feet of frontage on Corona Avenue, and 450 feet of frontage on 50th Avenue.

R7A is a medium-density contextual residential zoning district that typically produces high lot coverage, up to 11-story apartment buildings that blend with existing buildings in many established neighborhoods. R7A districts generally allow residential and community facility uses. No industrial/manufacturing uses are permitted within R7A districts. Developments in R7A districts must be constructed pursuant to Quality Housing regulations, which allow a maximum residential FAR of 5.01 with MIH, a maximum base height before setback of 85 feet, and a maximum permitted building height of 115 feet. Accessory parking is required for 30 percent of standard dwelling units and not required for affordable housing units.

The proposed C2-4 commercial overlay district allows local retail and service uses with a maximum commercial FAR of 2.0 when mapped with an R7A zoning district. The proposed C2-4 overlay generally requires one accessory off-street parking space per 1,000 square feet of floor area for general retail or service uses. A waiver is available for up to 40 required commercial accessory off-street parking spaces.

Zoning Text Amendment
The proposed zoning text amendment would establish an MIH Area contiguous with the Rezoning Area. Within MIH Areas, all housing developments, enlargements, and conversions that meet the criteria set forth in the MIH program must comply with the requirements of MIH Option 1 or Option 2 described below.

- Option 1: 25 percent of the residential floor area shall be provided as housing affordable to households at an average of 60 percent of the Income Index (AMI), with no unit targeted at a level exceeding 130 percent of AMI.
- Option 2: 30 percent of the residential floor area shall be provided as housing affordable to households at an average of 80 percent of the Income Index (AMI), with no unit targeted at a level exceeding 130 percent of AMI.

- Option 3: 20 percent of the total residential floor area must be for housing units for residents with incomes averaging 40 percent of AMI and no direct subsidies could be used for these units except where needed to support more affordable housing.

In addition to options above, the City Council may elect to Option 4, which requires that 30 percent of the total residential floor area must be for housing units for residents with incomes averaging 115 percent of AMI; no units could go to residents with incomes above 135 percent AMI; no direct subsidies could be used for these affordable housing units; and this could not apply to Manhattan Community Districts 1-8.

The Applicant proposes to map the Rezoning Area with both MIH Options 1 and 2. As such, a minimum of 25 percent of residential floor area (approximately 51 units at the Development Sites) would be provided at an average of 60 percent of AMI with no unit at a level exceeding 130 percent of AMI. The MIH requirement ensures that a percentage of residential floor area in any future development within the MIH Area is permanently affordable.

Land Use Rationale
The proposed zoning map amendment would allow for the production of new multi-family housing in Queens Community District 4 on underutilized property. While the Rezoning Area's existing R6B zoning designation permits multi-family housing, it has a low maximum residential FAR that limits the potential for new housing development. The proposed rezoning would facilitate new residential development, with the provision of permanently income-restricted housing, and ground-floor retail and community facility uses.

The proposed actions are appropriate because the Rezoning Area has frontage on two wide streets with access to mass transit. The Rezoning Area has frontage on 108th Street and Corona Avenue, both of which are arterial roadways with a width of 80 feet. Several bus lines operate within the Surrounding Area, including the Q23 (East Elmhurst – Forest Hills) along 108th Street and Q58 (Ridgewood – Flushing) along Corona Avenue. The 103rd Street – Corona Plaza (7) subway station and 111th Street (7) subway station are both located approximately 0.5 miles to the north of the Rezoning Area.

The proposed zoning text amendment to designate the Rezoning Area as an MIH Area is consistent with the policy goals of the City's Housing New York: A Five-Borough, Ten-Year Plan. There are only limited provisions near the Rezoning Area to promote the development of income-restricted housing. The proposed residential development would provide much-needed income-restricted residential units in an area in with a growing population and corresponding increase in demand for housing. According to the Department of City Planning's 2013 report New York City Population Projections by Age/Sex & Borough, the population of Queens is anticipated to increase by an estimated 7.2 percent in the 30-year projection period. The population will increase from 2.25 million in 2010 to 2.4 million in 2040.[3] As population in Queens is expected to experience substantial and steady growth, additional housing is necessary to ensure adequate supply.

Moreover, Community District 4 has one of the highest rent-burdened populations in New York City. According to the U.S. Census Bureau, 54 percent of households in Queens Community District 4 are rent burdened, spending 35 percent or more of their income on rent (higher than Queens overall at 46.2 percent and NYC overall at 44.2 percent).[4] The proposed actions would facilitate the creation of approximately 196 dwelling units including approximately 51 permanently affordable units per MIH Option 1, on an underutilized property in an area of Queens with high demand for new housing.

8. Conclusion

The proposed zoning map amendment and zoning text amendment are consistent with existing land uses and built context within the area surrounding the Rezoning Area, and further the

[3] New York City Population Projections by Age/Sex & Borough, 2010–2040, NYC Department of City Planning, December 2013.
[4] Based on American Community Survey 2014-18 Five Year Estimates for Public Use Microdata Area (PUMA) 4106, which approximates Queens Community District 8, available at: https://communityprofiles.planning.nyc.gov/queens/8.

objectives of the City's ***Housing New York: A Five-Borough, Ten-Year Plan*** and ***Housing New York 2.0***.[5] The existing R6B zoning designation within the Rezoning Area precludes the development of any substantive amount of new multi-family housing. The proposed rezoning reflects sound planning principles by replacing an R6B and R6B/C2-3 districts with R7A and R7A/C2-4 districts to permit residential use at increased density in an appropriate, underutilized area located on wide streets with access to mass transit.

[5] The housing plans set a goal for the preservation and/or creation of 300,000 income-restricted housing units by 2026.