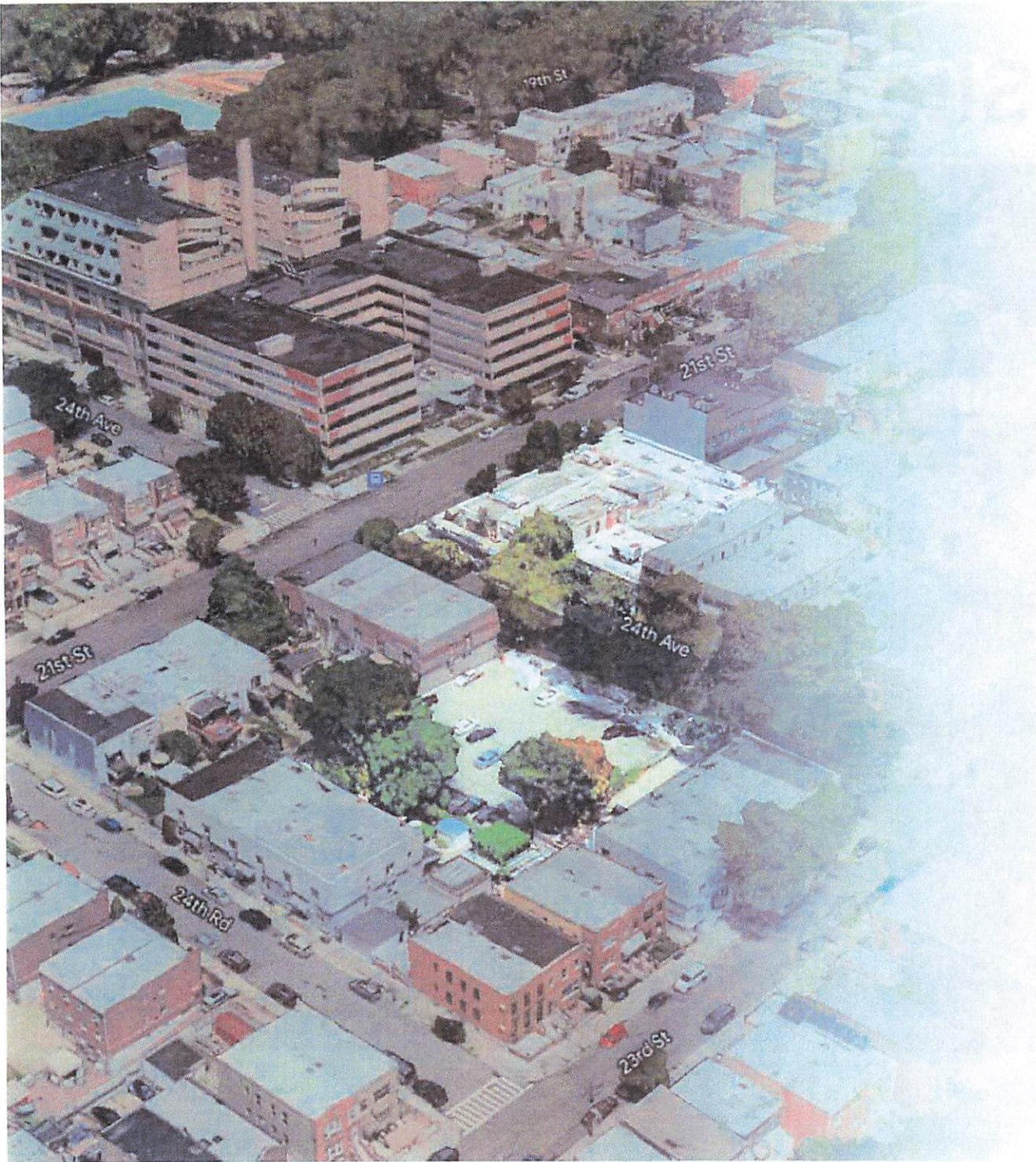


# Part 3 21<sup>st</sup> Street Rezoning



# 21<sup>st</sup> Street Rezoning

DCP Project ID: 2022Q0133

Queens Community Board 1  
Public Hearing  
May 21, 2024

# Site Location



## 31-17 12th Street Rezoning Area Map

### Project

- Project Area
- Rezoning Area
- Development Site
- 600 Feet Radius

### Zoning

- Zoning District
- R1-1
- R1-2
- R1-3
- R1-4
- R1-5
- R2-1
- R2-2
- R2-3
- R2-4
- R2-5
- Special Purpose District

### Land Use

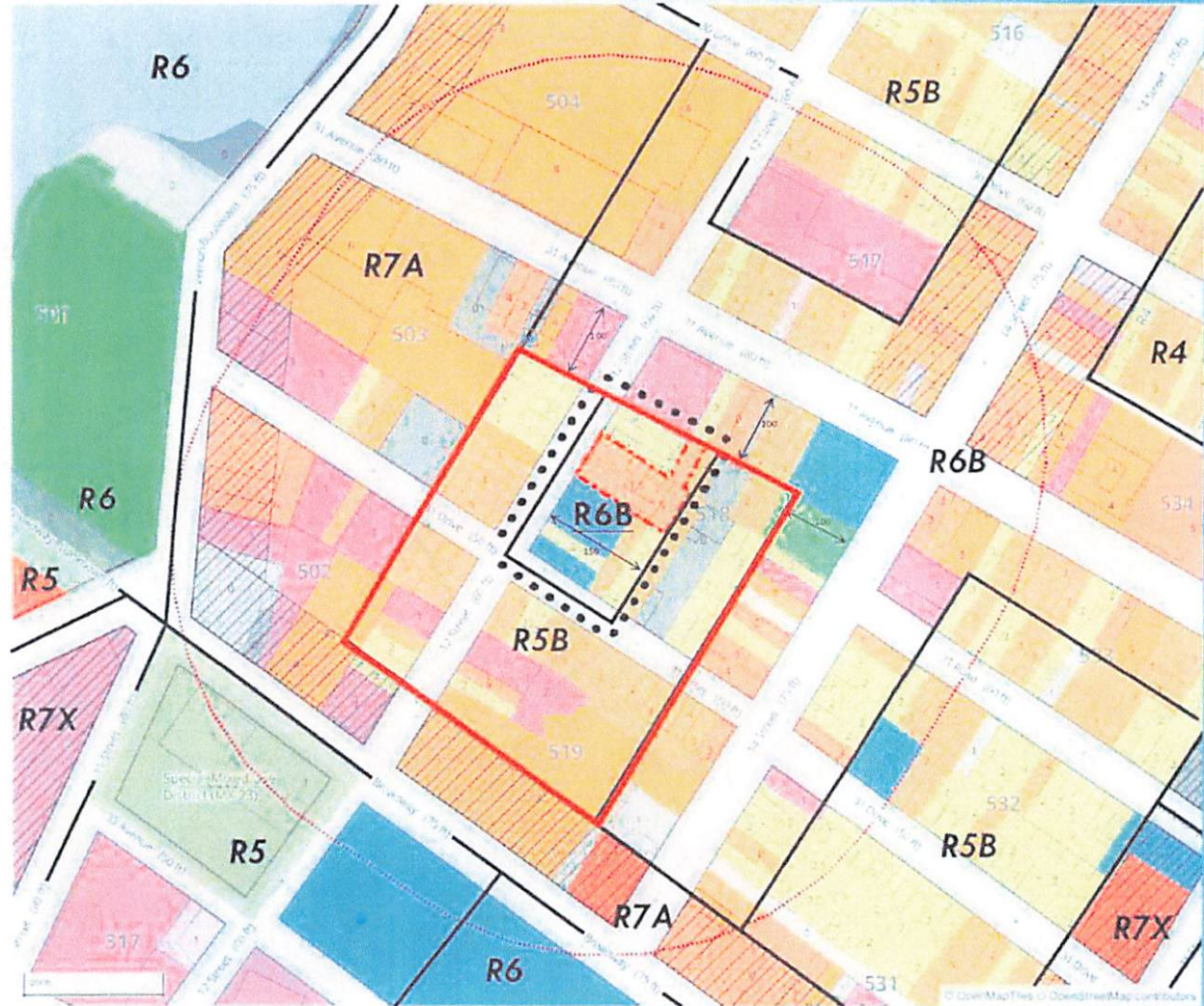
- 1-2 Family Residential
- Multi-family Workshop
- Multi-family Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg.
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

### Transportation

- Subway Stop
- Subway Entrance

Map Created: Jan 19, 2022, 11:07 am

Data Sources: [layer 3](#), [layer 4](#), [layer 5](#), [layer 6](#), [layer 7](#), [layer 8](#), [layer 9](#), [layer 10](#), [layer 11](#), [layer 12](#), [layer 13](#), [layer 14](#), [layer 15](#), [layer 16](#), [layer 17](#), [layer 18](#), [layer 19](#), [layer 20](#), [layer 21](#), [layer 22](#), [layer 23](#), [layer 24](#), [layer 25](#), [layer 26](#), [layer 27](#), [layer 28](#), [layer 29](#), [layer 30](#), [layer 31](#), [layer 32](#), [layer 33](#), [layer 34](#), [layer 35](#), [layer 36](#), [layer 37](#), [layer 38](#), [layer 39](#), [layer 40](#), [layer 41](#), [layer 42](#), [layer 43](#), [layer 44](#), [layer 45](#), [layer 46](#), [layer 47](#), [layer 48](#), [layer 49](#), [layer 50](#), [layer 51](#), [layer 52](#), [layer 53](#), [layer 54](#), [layer 55](#), [layer 56](#), [layer 57](#), [layer 58](#), [layer 59](#), [layer 60](#), [layer 61](#), [layer 62](#), [layer 63](#), [layer 64](#), [layer 65](#), [layer 66](#), [layer 67](#), [layer 68](#), [layer 69](#), [layer 70](#), [layer 71](#), [layer 72](#), [layer 73](#), [layer 74](#), [layer 75](#), [layer 76](#), [layer 77](#), [layer 78](#), [layer 79](#), [layer 80](#), [layer 81](#), [layer 82](#), [layer 83](#), [layer 84](#), [layer 85](#), [layer 86](#), [layer 87](#), [layer 88](#), [layer 89](#), [layer 90](#), [layer 91](#), [layer 92](#), [layer 93](#), [layer 94](#), [layer 95](#), [layer 96](#), [layer 97](#), [layer 98](#), [layer 99](#), [layer 100](#)



### 31-17 12th Street Rezoning Area Map

#### Project

- Project Area
- Development Map
- Municipal Zone
- 400 Feet Radius

#### Zoning

- R4
- R5
- R5B
- R6
- R6B
- R7A
- R7X
- Special Appearance

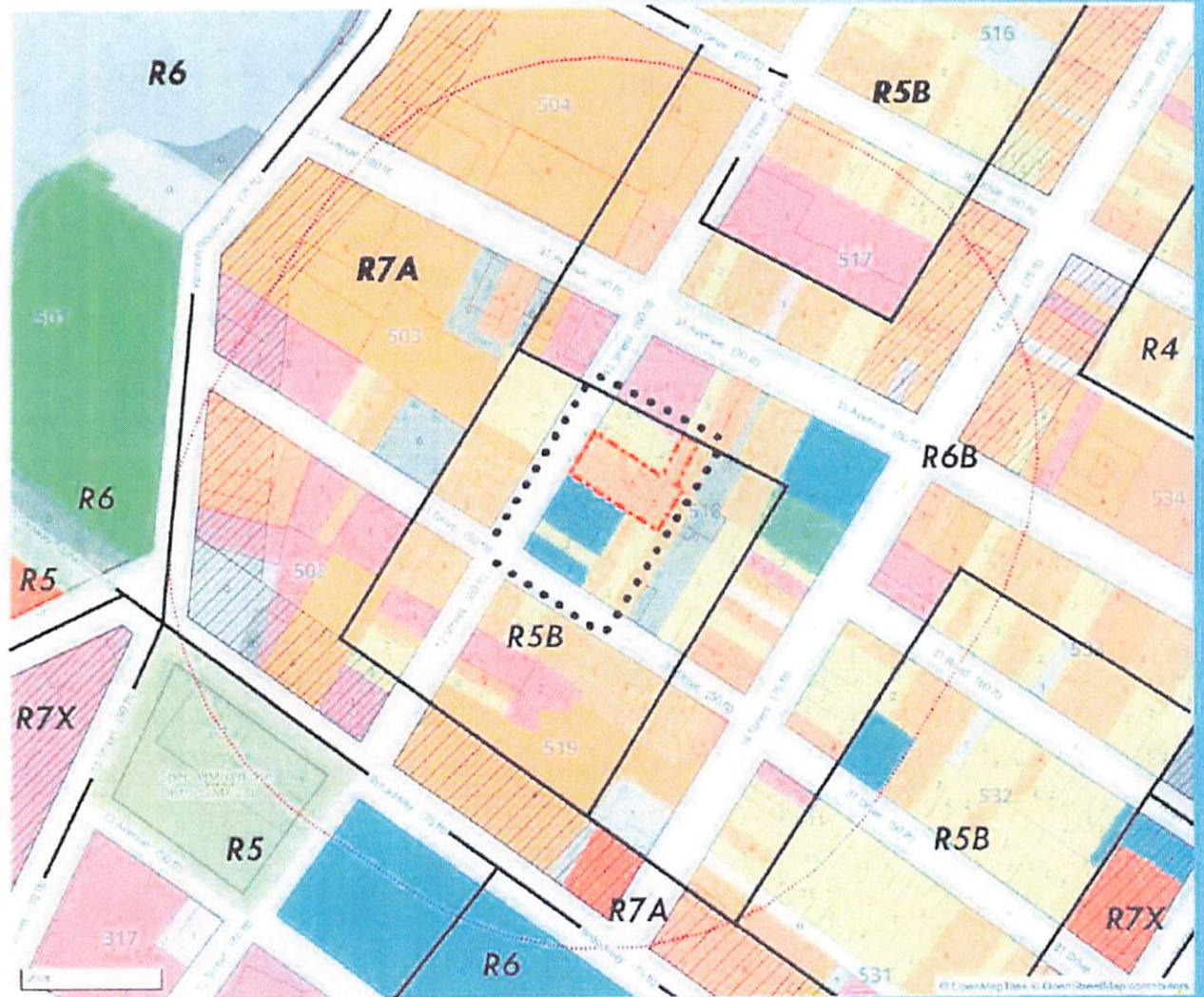
#### Land Use

- 1-2 Family Residential
- Multi-Family
- Multi-Family Conversion
- Mixed Commercial/Residential
- Commercial Office
- Institutional & Office
- Transportation Activity
- Entertainment & Recreation
- Green Space & Outdoor Recreation
- Parks
- Vacant Lots
- Other

#### Transportation

- Subway Stop
- Subway Station

Map Created: Jan 13, 2022 11:01 AM  
 Data Sources: OpenMap (provided data as of 12/20/21)  
 parcel Map (1/1/17-2/1/22) (open data as of 1/1/2022)  
 Address - May 2021 (data as of May 2021) (provided as of 1/2022)  
 2021 - Assessment (21 December 2021) (provided as of May 2021)



# Area Map

## 21st Street Rezoning, Queens Area Map

Block: 874, Lots: 68, 69, 70 (p/o) 167 (p/o) 168, 169, 268 & 269  
Block: 876, Lots: \*2, \*4 & 15

### Project Information

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

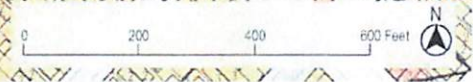
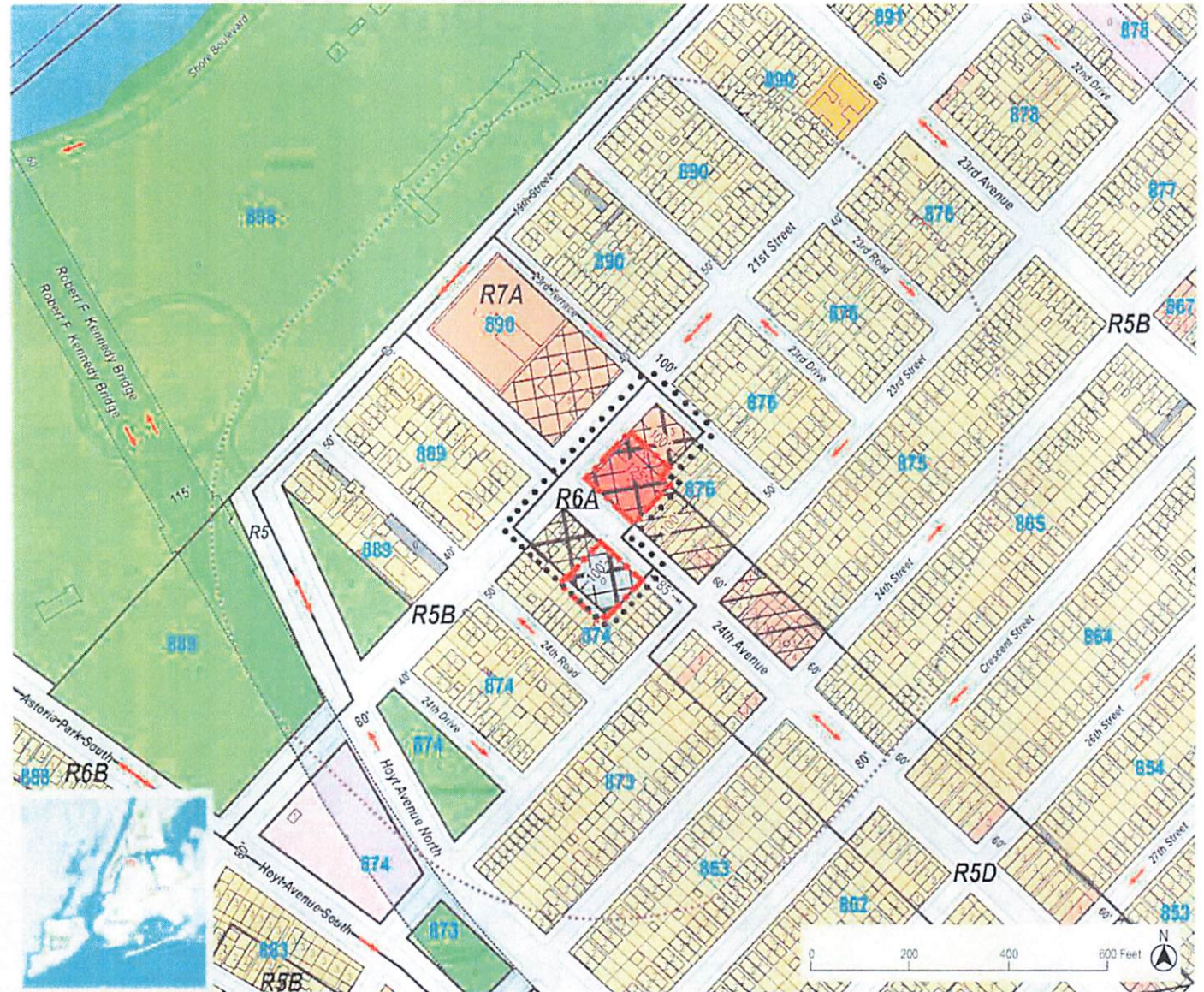
### Existing Commercial Overlays & Zoning Districts

- |  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

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

### Land Uses

- 
- 
- 
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- 

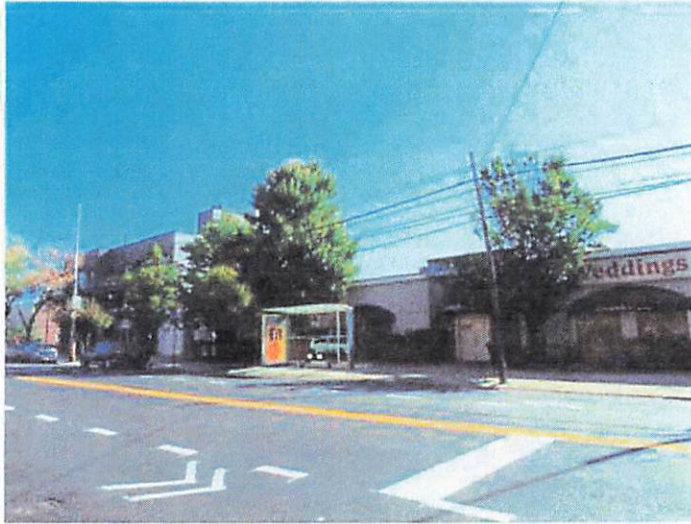


October 2022

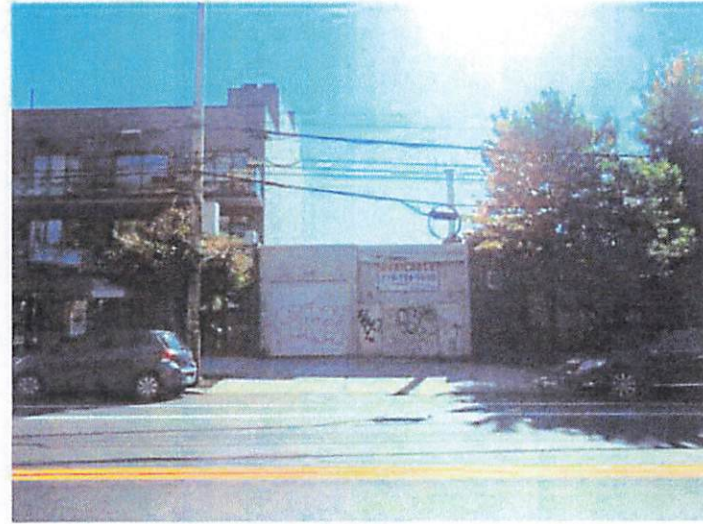
Urban Cartographics

# Existing Conditions

## Development Site 1



View of Development Site 1 facing east from 21st Street.



View of Development Site 1 facing southeast from 21st Street



View of Development Site 1 facing northeast from 24th Avenue.



View of Development Site 1 facing northwest from 24th Avenue.

# Existing Conditions

## Development Site 2



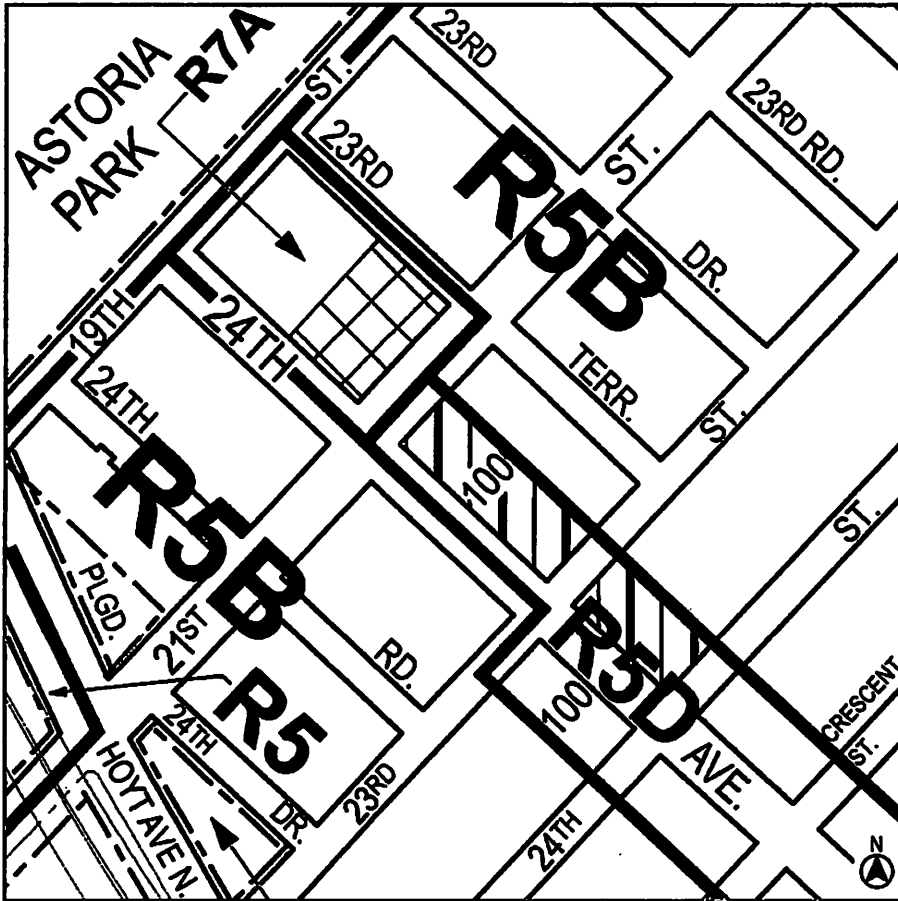
View of Development Site 2 facing southwest from 24th Avenue.



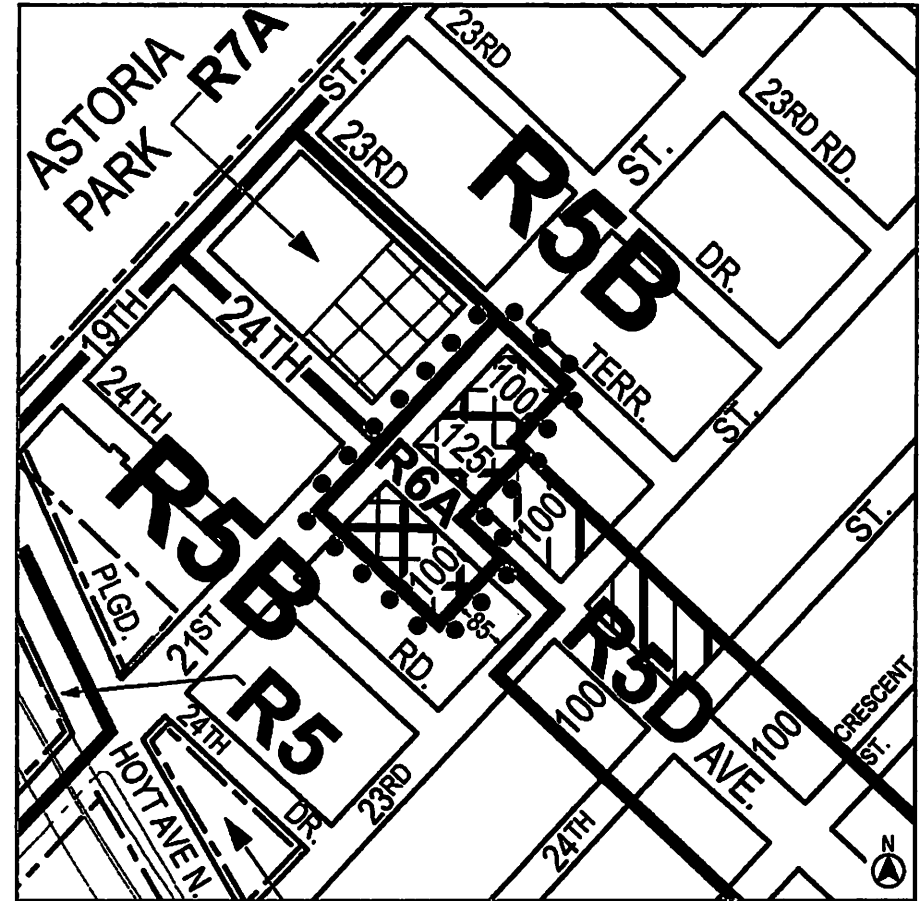
View of Development Site 2 facing south from Development Site 2.



# Proposed Zoning



Current Zoning Map (9a)



Proposed Zoning Map (9a) - Area being rezoned is outlined with dotted lines

Rezoning from R5B to R6A/C1-4  
 Rezoning from R5D/C1-3 to R6A/C1-4

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

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

# Illustrative Rendering

## Development Site 1



# Development Site 2



## Residential

- 35,344 square feet of residential floor area
- 38 dwelling units, including 12 permanently affordable homeownership units pursuant to MIH Option 2
- 18 accessory parking spaces

## Commercial

- 7,997 square feet of local retail
- New retail will activate the commercial corridors along 24<sup>th</sup> Avenue and 21<sup>st</sup> Street

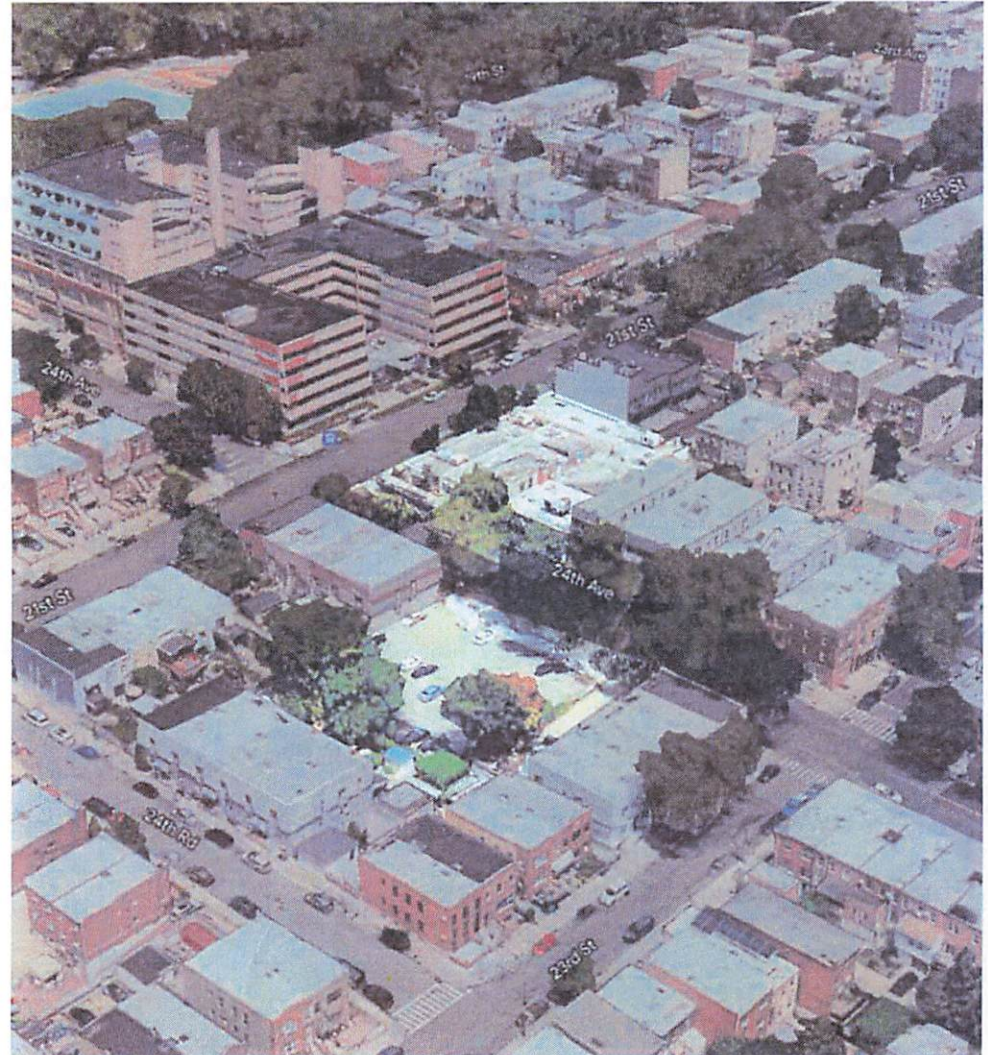
# Proposed Land Use Actions

## 1. Zoning Map Amendment

- Change from R5D/C1-3 and R5B districts to R6A/C1-4, and;

## 2. Zoning Text Amendment

- Establish the Project Area as an MIH Area pursuant to Options 1 and 2.



# Development Site 1



## Residential

- 48,943 square feet of residential floor area
- 54 dwelling units, including 16 permanently affordable pursuant to MIH Option 2
- 23 accessory parking spaces

## Commercial

- 6,589 square feet of local retail
- New retail will activate the commercial corridors along 24<sup>th</sup> Avenue and 21<sup>st</sup> Street

# Illustrative Rendering

## Development Site 2



# Sustainability Features



- Solar ready roof
- Energy and sound efficient windows
- Energy Star appliances and energy efficient mechanical equipment
- Water efficiency – using storm water run-off for irrigation of planting areas
- Use of porous pavement where possible to minimize storm water run-off and maximize storm water infiltration
- Low-flow plumbing fixtures

# Proposed Unit Distribution

## Development Site 1

Unit Type	Number of Units	Percent
Studios	2	4%
1BR	20	37%
2BR	25	46%
3BR	7	13%
<b>Total</b>	<b>54</b>	<b>100%</b>

## Development Site 2

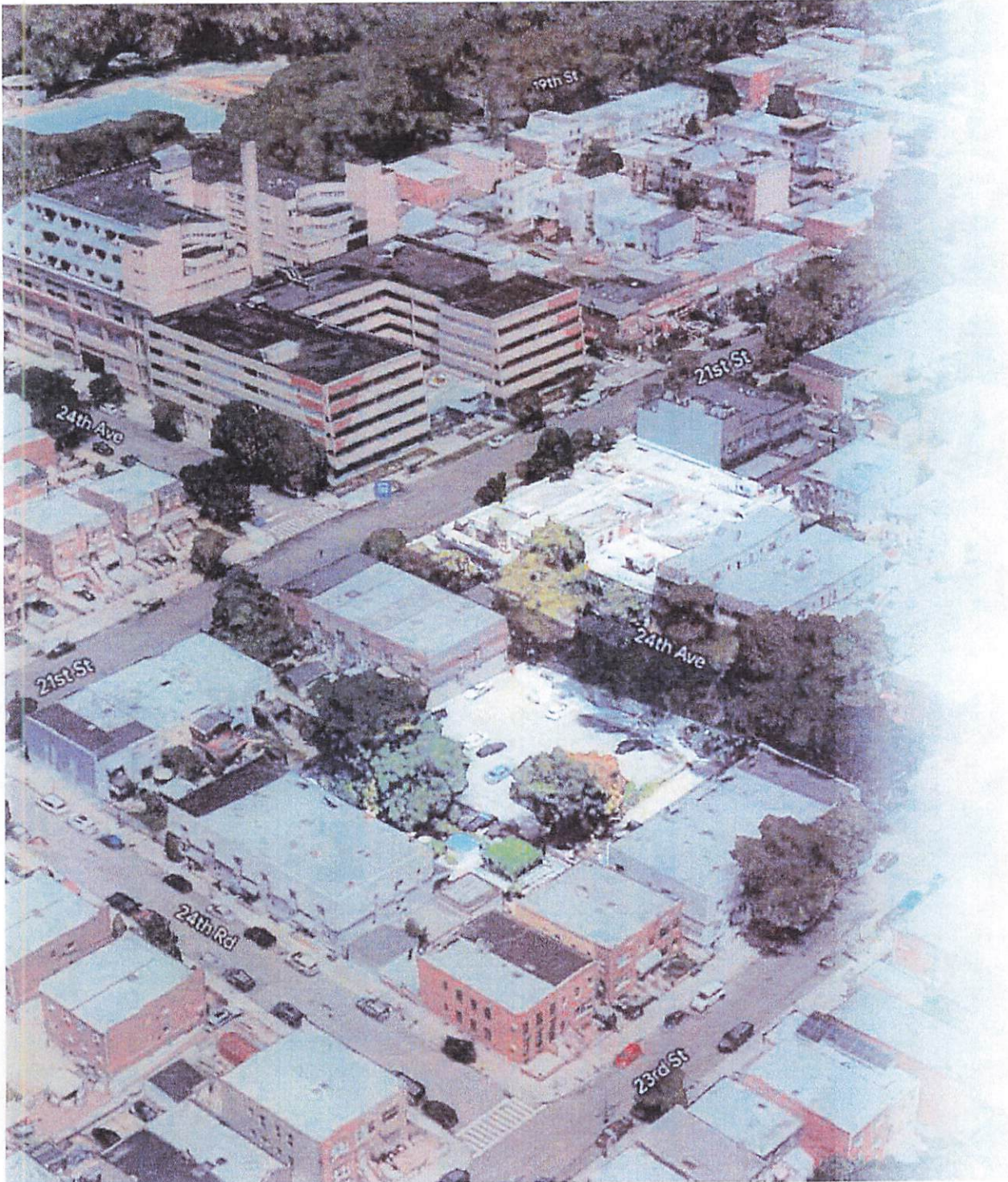
Unit Type	Number of Units	Percent
Studios	10	26%
1BR	12	32%
2BR	11	29%
3BR	5	13%
<b>Total</b>	<b>38</b>	<b>100%</b>



# Affordable Homeownership

Unit Type	Number of Affordable	Affordable Sales Prices*
Studios	4	\$225,000
1BR	11	\$270,000
2BR	12	\$315,000
3BR	1	\$330,000

\*Affordable sales prices are based on current income restrictions at 80% AMI and subject to HPD review and approval based on the proposed budget. It is an HPD Program requirement that affordable homeowners pay no more than 30% of their income which is a formula based on common area charges, mortgage payment and utilities on housing.



# 21<sup>st</sup> Street Rezoning

DCP Project No: 2022Q0133

Questions?

Queens Community Board 1  
Public Hearing  
May 21, 2024