

I 22-03 I 4TH AVENUE REZONING

NEW YORK CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES PUBLIC HEARING JANUARY 29, 2025

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

APPLICANT: NORTHERN 167 PROPERTY LLC
REPRESENTATIVE: AKERMAN LLP
ULURP: C240311ZMQ & N240312ZRQ

ZONING MAP

ZONING MAP

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APPENDIX D.
 For Inclusionary Housing
 designated areas on this map,
 see APPENDIX F.

CITY MAP CHANGE(S):
 ▲ 11-26-2014 C 870410 MMX

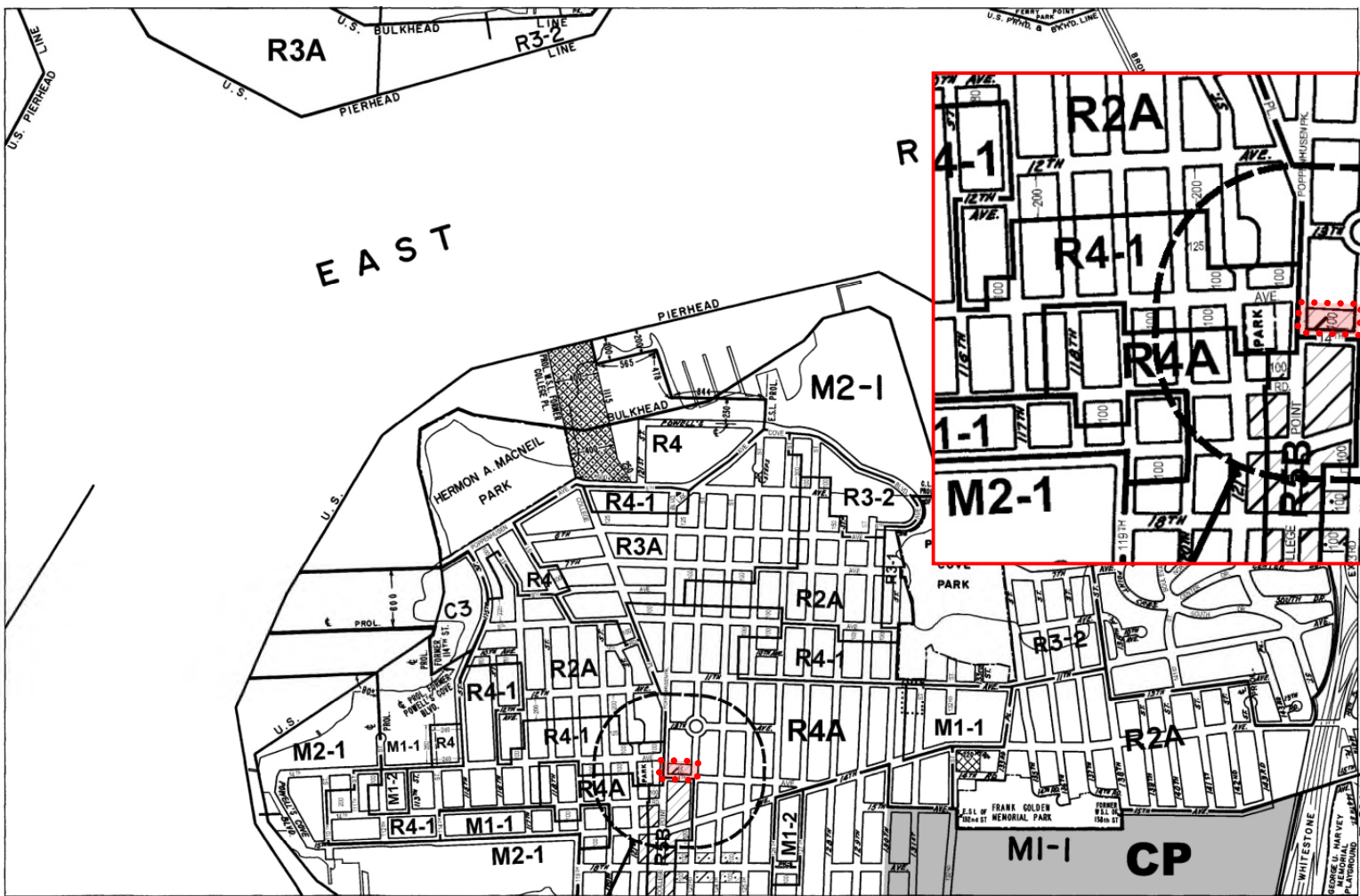
MAP KEY

6c	7a	7c
6d	7b	7d
9c	10a	10c

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ZONING
 MAP
7b

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for the map, visit the Zoning section of the Department of City Planning website www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



Proposed Project Area

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5
[Pattern]	[Pattern]	[Pattern]	[Pattern]	[Pattern]	[Pattern]	[Pattern]	[Pattern]	[Pattern]	[Pattern]

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.

LAND USE MAP

Queens Block 3997 Lots 1 & 7 Area Map



Project

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

Zoning

- | Zoning District | Land Use |
|-----------------|----------------------------------|
| C1-1 | 1-2 Family Residential |
| C1-2 | Multifamily Walkup |
| C1-3 | Multifamily Elevator |
| C1-4 | Mixed Commercial/Residential |
| C1-5 | Commercial & Office |
| C2-1 | Industrial & Mfg |
| C2-2 | Transportation & Utility |
| C2-3 | Public Facilities & Institutions |
| C2-4 | Open Space & Outdoor Recreation |
| C2-5 | Parking |
| | Vacant/No Data |
| | Special Purpose District |
| | Other |

Transportation

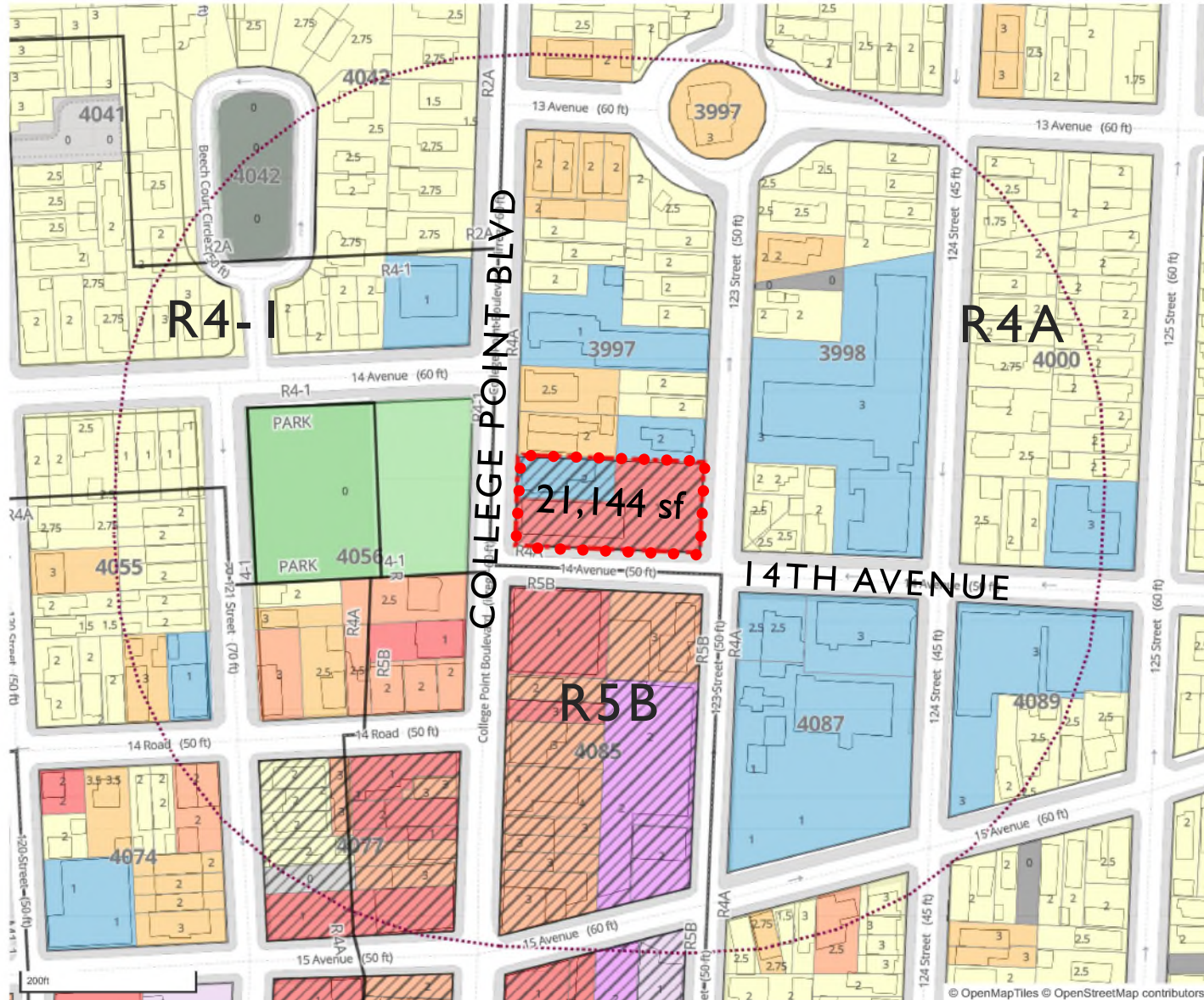
- Subway Stop
- Subway Entrance

Map Created: Dec 12, 2022, 12:47am

Data Sources: [layers-api.planninglabs.nyc.gov/v1/sources](https://planninglabs.nyc.gov/v1/sources)
 pluto MapPLUTO™ 21v2, Bytes of the Big Apple (June 2021); zoning-districts (May 2021); digital-citymap (May 2021); planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (May 2021)



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<https://applicantmaps.planning.nyc.gov/projects/vUOMCpTOAZo8ALo3SIFA/edit/map/edit>

1

Zoning map amendment
R4A/CI-3 to R6A/C2-4;
and

2

Zoning text amendment
Mandatory Inclusionary
Housing (MIH) Area.

PROPOSED
ACTIONS

MIXED-USE QUALITY HOUSING BUILDING

- 6-stories, 65' building height
- 75,542 sf total floor area
- 69,188 sf residential floor area
- 6,354 sf commercial floor area
- 94 total apartments
- 14 Studio (15%); 48 1-BR (50%); 27 2-BR (30%); and 5 3-BR (5%)
- 28 permanently income-restricted apartments under MIH Option 2
- Garage with 62 accessory parking spaces; delivery area; and EV charging
- Electric building w/ solar/green roof



ILLUSTRATIVE MASSINGS



View northeast from College Point Blvd & 14th Avenue



View west from 123rd Street & 14th Avenue

ILLUSTRATIVE 1ST FL PLAN

GARAGE ENTRANCE

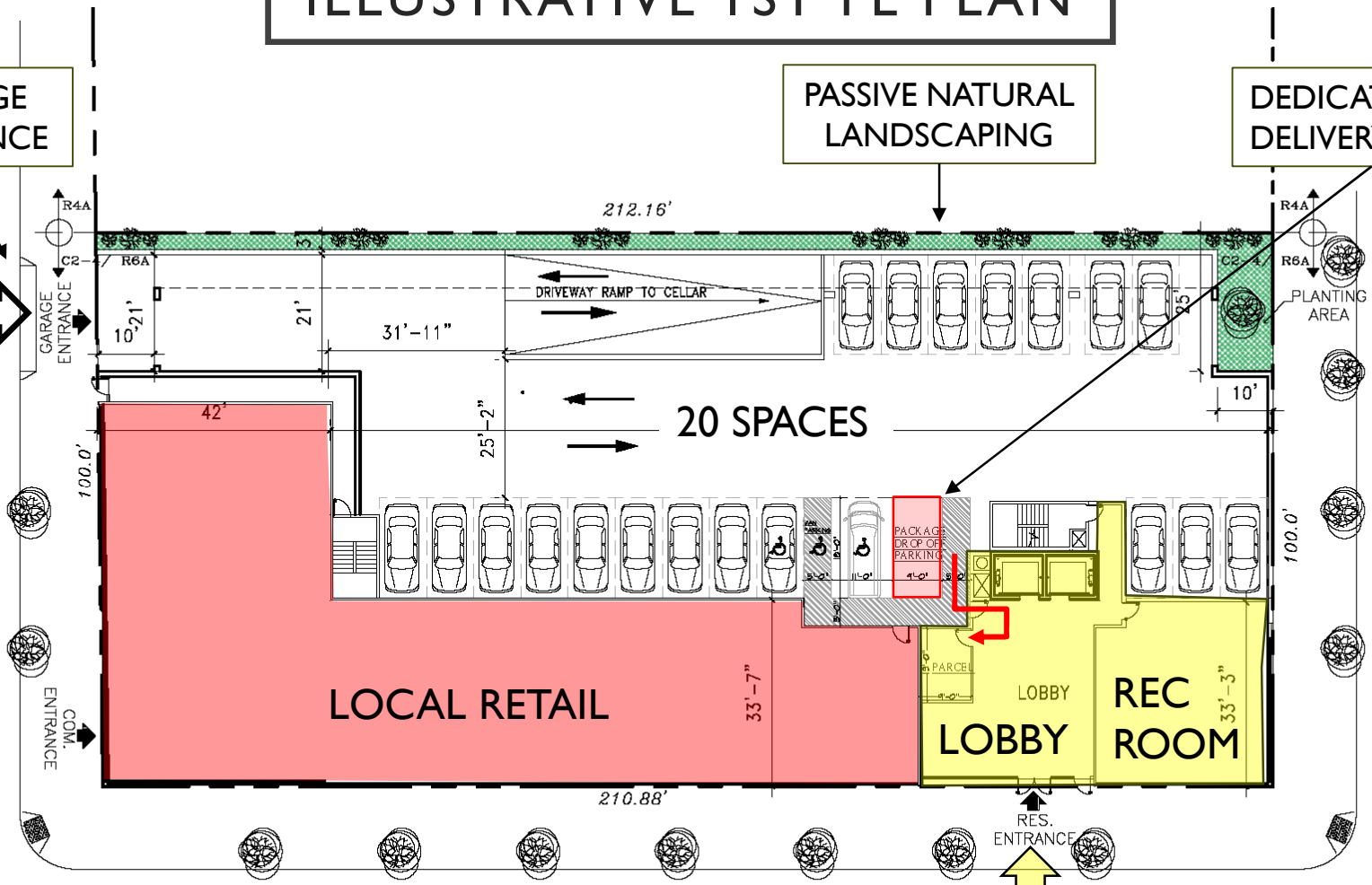
PASSIVE NATURAL LANDSCAPING

DEDICATED DELIVERY SPACE

COLLEGE POINT BLVD.
(60' WIDE)

123rd STREET
(50' WIDE)

14th AVENUE
(50' WIDE)



ILLUSTRATIVE MIH BREAKDOWN

Size	Count	Rent*	Max Income
60% AMI – 9 units			
Studio	2	\$1,556	\$65,220
1BR	5	\$1,663	\$74,580
2BR	2	\$1,988	\$83,880
3BR	-	\$2,288	\$93,180
80% AMI – 10 units			
Studio	1	\$2,100	\$86,960
1BR	4	\$2,246	\$99,440
2BR	4	\$2,687	\$111,840
3BR	1	\$3,096	\$124,240
100% AMI – 9 units			
Studio	2	\$2,643	\$108,700
1BR	5	\$2,828	\$124,300
2BR	2	\$3,386	\$139,800
3BR	-	\$3,903	\$155,300

122-03 14TH AVENUE REZONING

QUEENS COMMUNITY DISTRICT 7

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