



78-01 QUEENS BOULEVARD REZONING

CITY COUNCIL
ZONING & FRANCHISES
SUBCOMMITTEE

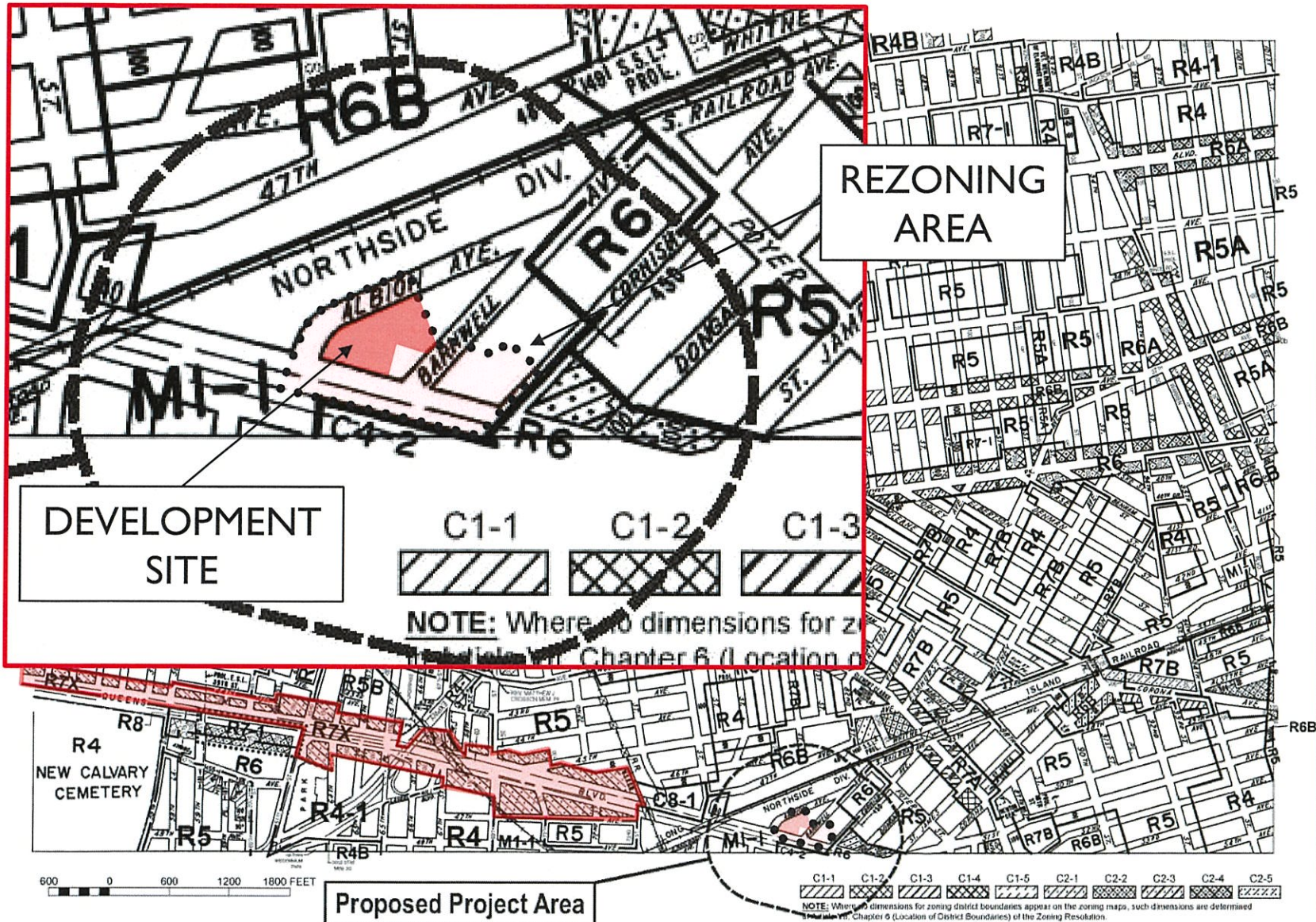
SEPTEMBER 22, 2025
ULURP C250044ZMQ, N250045ZRQ

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:
7801 QUEENS HOLDING LLC

REPRESENTATIVE:
AKERMAN LLP

ZONING MAP



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

05-25-2023 C 230052 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

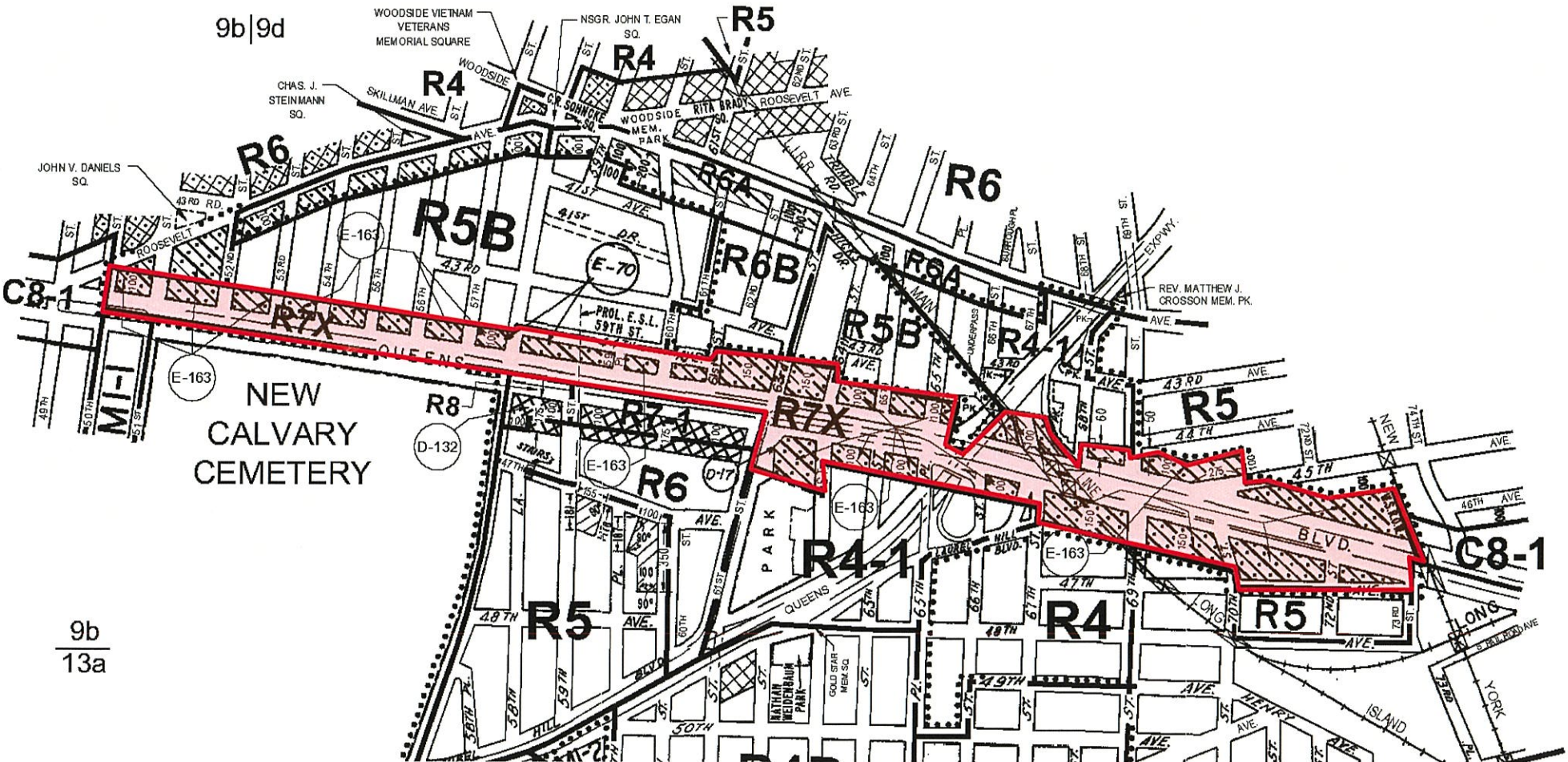
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

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

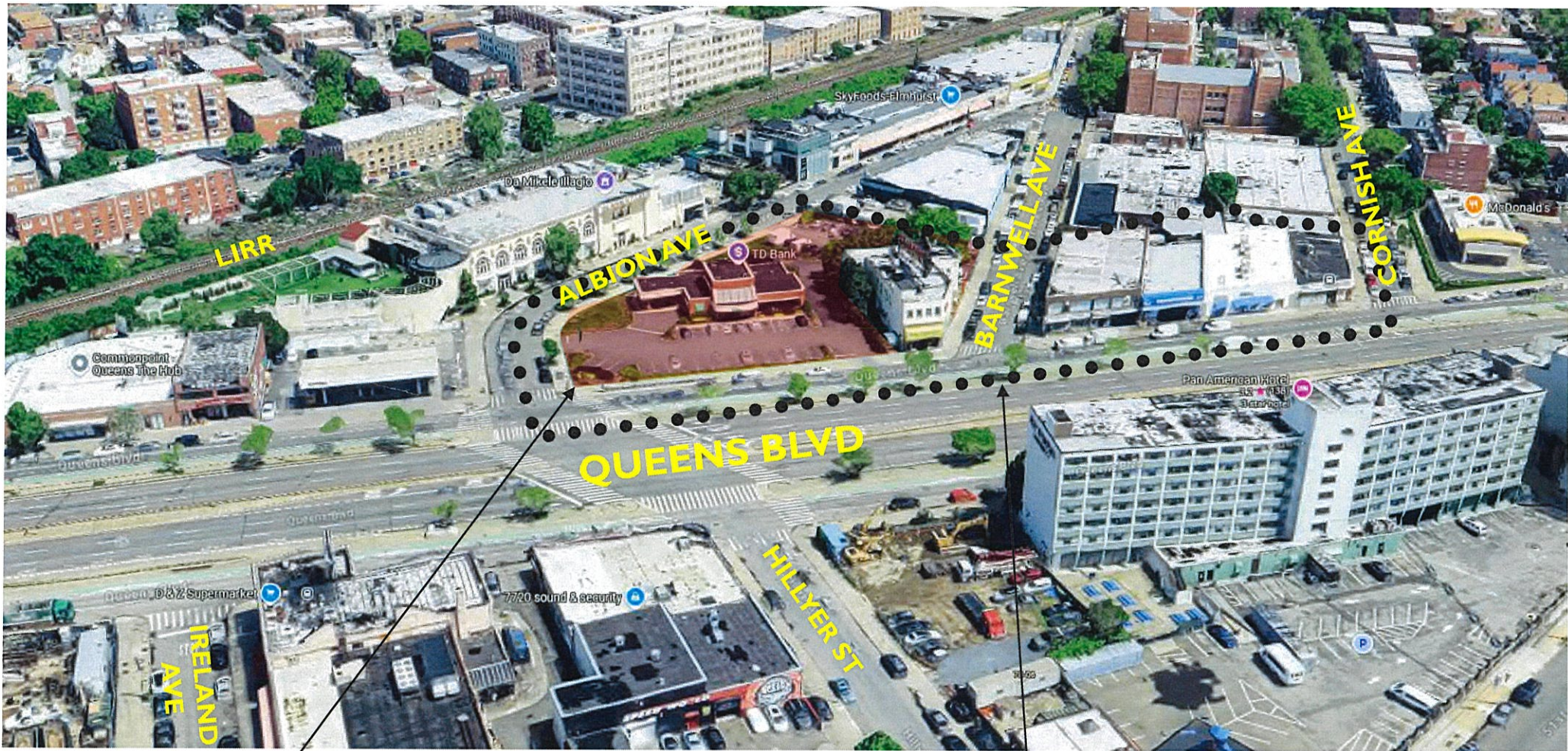
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 729-3291.

2006 MASPETH-WOODSIDE REZONING

9b|9d



AERIAL VIEW



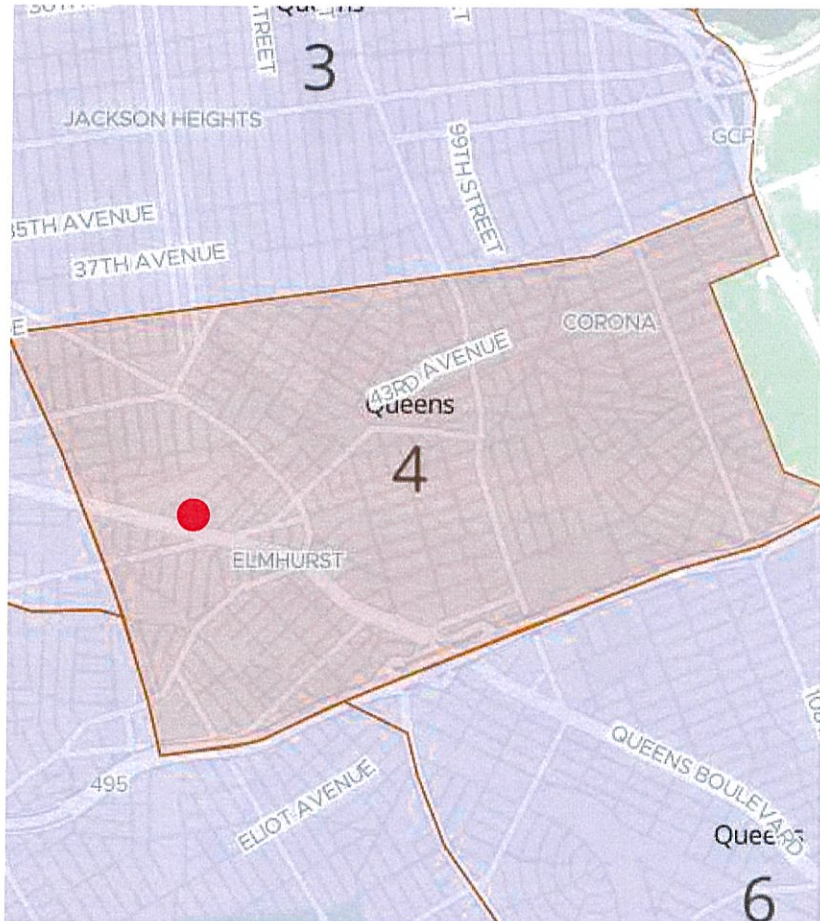
DEVELOPMENT
SITE

REZONING
AREA

COMMUNITY DISTRICT 4



Community District Profiles



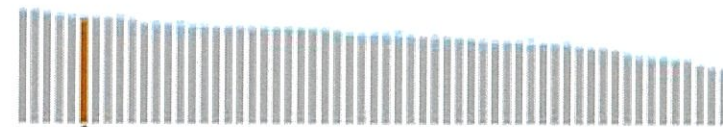
Rent Burden ⁱ

54.0%

of households spend 35% or more of their income on rent

Queens: **46.2%**

NYC: **44.2%**



Queens 4: **54.0%**
(± 1.9%)



Population FactFinder Year Structure Built

☐ Show Reliability Data

	Number	Percent
Total housing units	56,128	100.0%
Built 2010 or later	1,150	2.0%
Built 2000 to 2009	2,034	3.6%
Built 1990 to 1999	2,363	4.2%
Built 1980 to 1989	2,512	4.5%
Built 1970 to 1979	4,784	8.5%
Built 1960 to 1969	12,779	22.8%
Built 1950 to 1959	11,713	20.9%
Built 1940 to 1949	8,276	14.7%
Built 1939 or earlier	10,517	18.7%

**85.6% built before
1980 (40 years)**

1

Zoning map
amendment

MI-1 to R7X/C2-4;
and

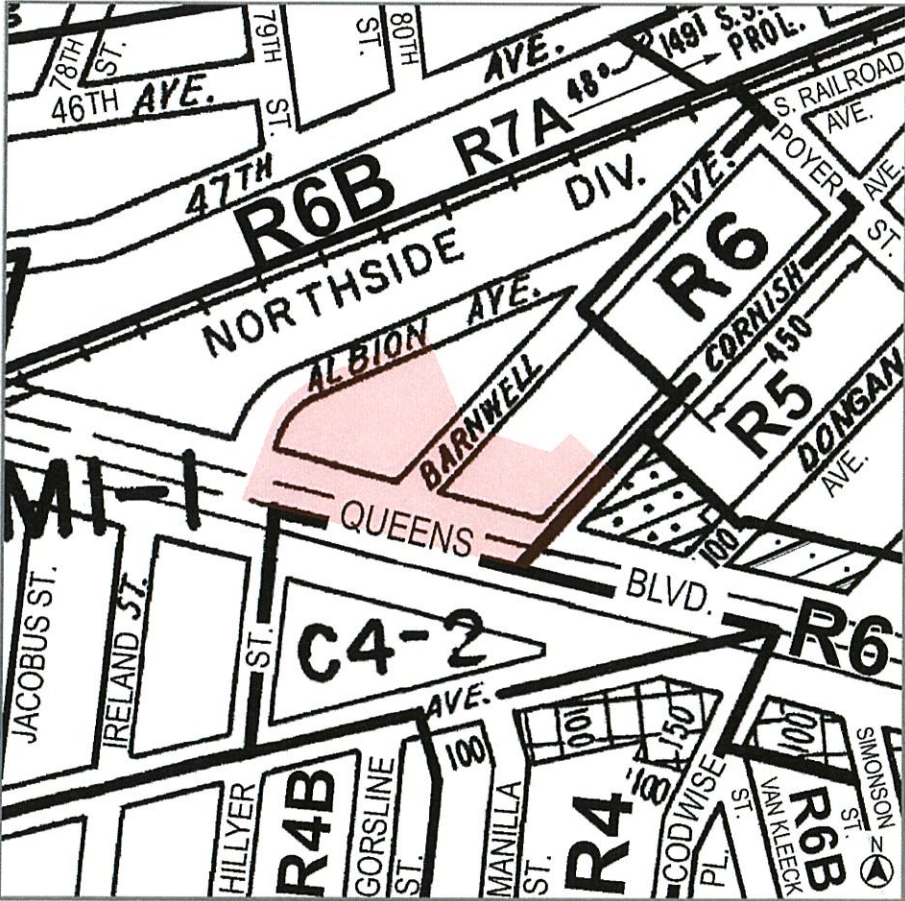
2

Zoning text
amendment

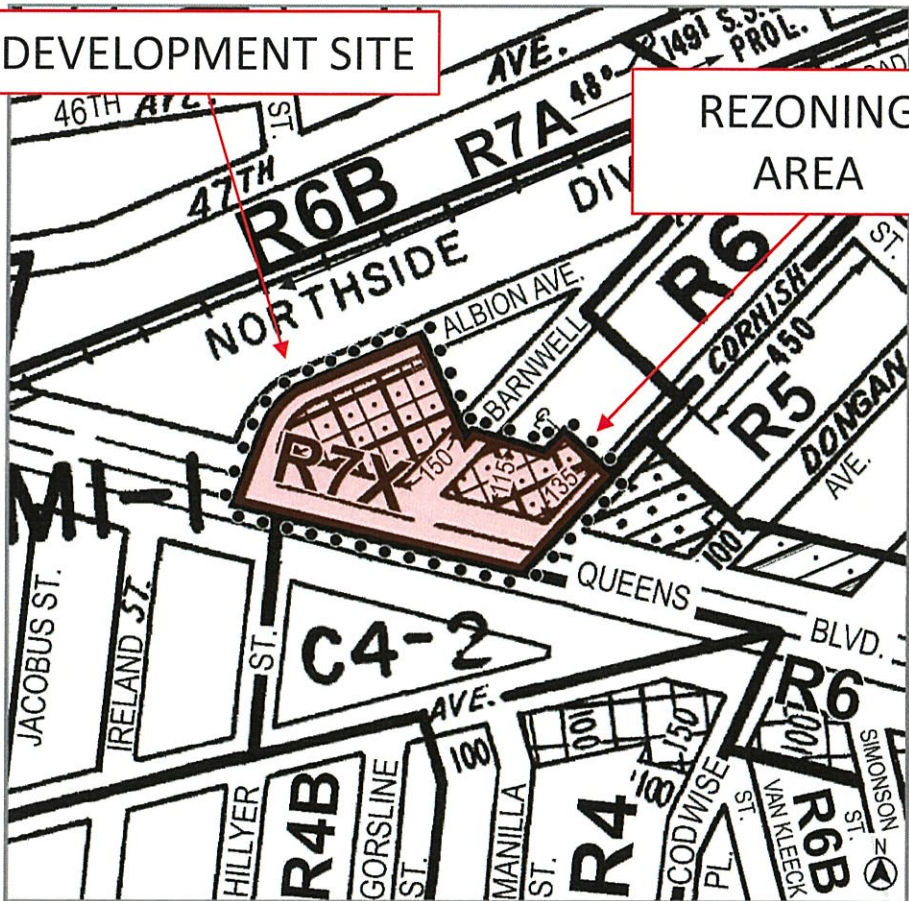
Mandatory
Inclusionary Housing
(MIH) Area.

PROPOSED ACTIONS

ZONING CHANGE

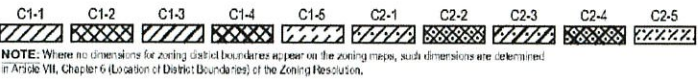


Current Zoning Map (9d & 13c)



Proposed Zoning Map (9d & 13c) - Area being rezoned is outlined with dotted line

Rezoning from M1-1 to R7X/C2-3



PROPOSED MIXED-USE DEVELOPMENT

- 13-stories
- 266,327 sf total floor area
- 239,011 sf residential
- 18,210 sf community facility
- 9,105 sf commercial
- 314 total apartments
- 79 permanently affordable
- 159-space parking garage
- EV charging stations
- Electric building
- 5,684 sf public open space



ILLUSTRATIVE MIH BREAKDOWN

Size	Count	Rent	Max Income
40% AMI – 32 units			
Studio	5	\$1,038	\$45,360
1BR	16	\$1,106	\$48,600
2BR	9	\$1,314	\$58,320
3BR	2	\$1,507	\$67,400
60% AMI – 15 units			
Studio	2	\$1,605	\$68,040
1BR	8	\$1,713	\$72,900
2BR	5	\$2,043	\$87,480
3BR	-	\$2,349	\$101,100
80% AMI – 32 units			
Studio	5	\$2,172	\$90,720
1BR	16	\$2,321	\$97,200
2BR	9	\$2,772	\$116,640
3BR	2	\$3,192	\$134,800



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