123-12 SUTPHIN BOULEVARD REZONING

ULURP NOS. C 240186 ZMQ, N 240187 ZRQ

City Council Subcommittee on Zoning and Franchises

February 24, 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.



PROJECT SUMMARY

1. Zoning Map Amendment to:

- a) change an existing R6 zoning district to an R3A zoning district on Block 12051, Lots p/o 57 and p/o 155;
- b) change existing R3A and R6 zoning districts to an R6A zoning district on Block 12051, Lots p/o 71 and p/o 74; and
- c) change an existing R3A/C1-3 zoning district to an R6A/C1-3 zoning district on Block 12045, Lots of p/o 10, p/o 13, p/o 14, p/o 15 and p/o 16.

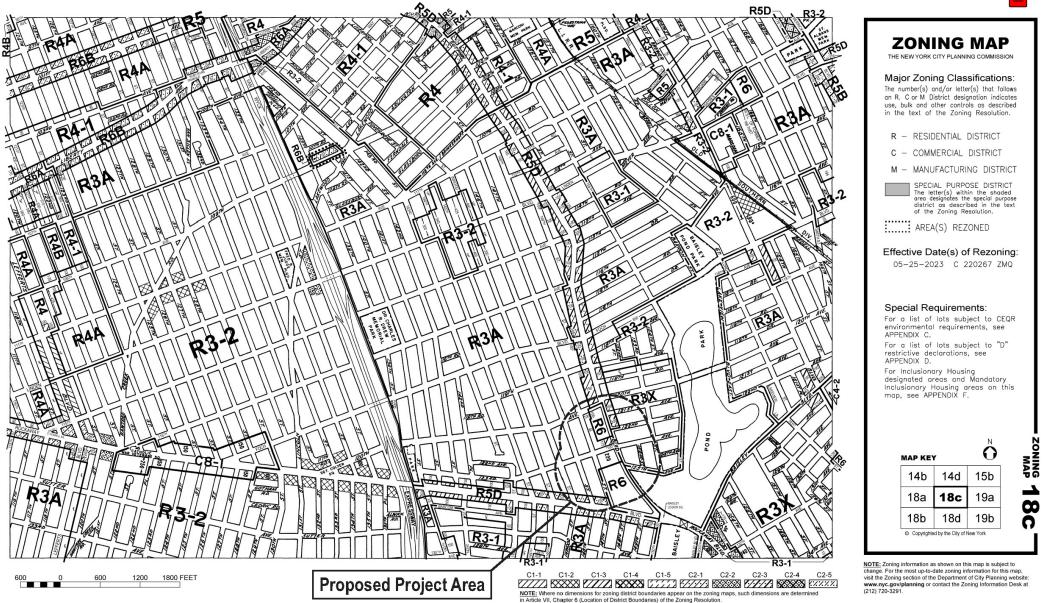
The proposed Zoning Map Amendment will facilitate the development of 123-12 Sutphin Boulevard (Block 12051, Lot 74) with a new mixed-use community facility (House of Worship - Full Gospel Mission Church of God in Christ) and residential building.

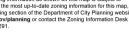
- 2. Zoning Text Amendment to Appendix F of the Zoning Resolution to designate the Proposed Project Area as a Mandatory Inclusionary Housing ("MIH") Area.
 - The proposed Zoning Text Amendment will facilitate the development of permanently affordable dwelling units within the proposed building at 123-12 Sutphin Boulevard.

PROPOSED DEVELOPMENT

123-12 Sutphin Boulevard Block 12051, Lot 74

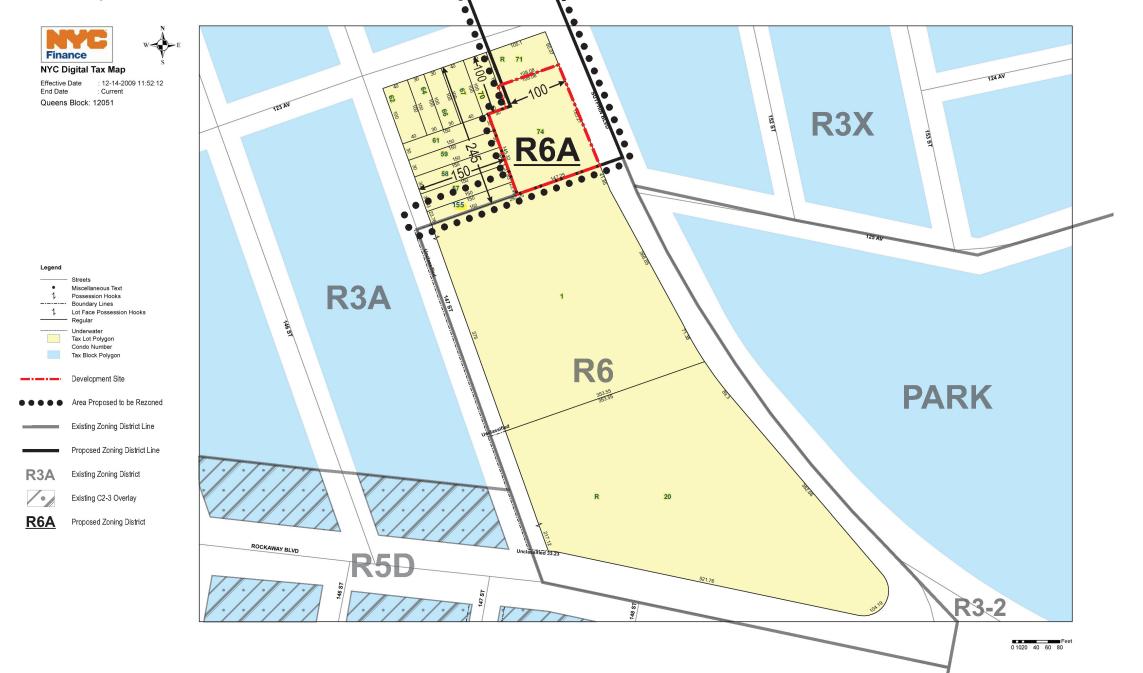
| | R6A (Prior Proposal) | R6A (Current Proposal - Reduced Height) |
|-------------------|--|---|
| Number of Stories | 8 stories plus cellar | 6 stories plus cellar (6th floor accommodates recreation space only, is significantly setback and is not visible from the street) |
| Floor Area / FAR | 87,425 SF / 3.5 FAR 9,837 GSF cellar and ground floor community facility (House of Worship) 83,060 SF residential | 81,926 SF / 3.25 FAR 10,063 GSF cellar and ground floor community facility (House of Worship) 77,678 SF residential |
| Base Height | 62 feet | 55 feet |
| Setback | 10 feet at 7 th floor | 34'-8" setback at 6 th floor 15'-20' side setback at 5 th floor |
| Total Height | 82 feet | 67 feet |
| Parking | 56 vehicular parking spots63 bicycle parking spots | 52 vehicular parking spots 60 bicycle parking spots |
| Number of Units | 125 (38 studio, 56 one-bedroom, 31 two-bedroom) | 120 (25 studio, 59 one-bedroom, 36 two-bedroom) |
| Affordable Units | 31 (MIH Option 1) | 30 (MIH Option 1) |

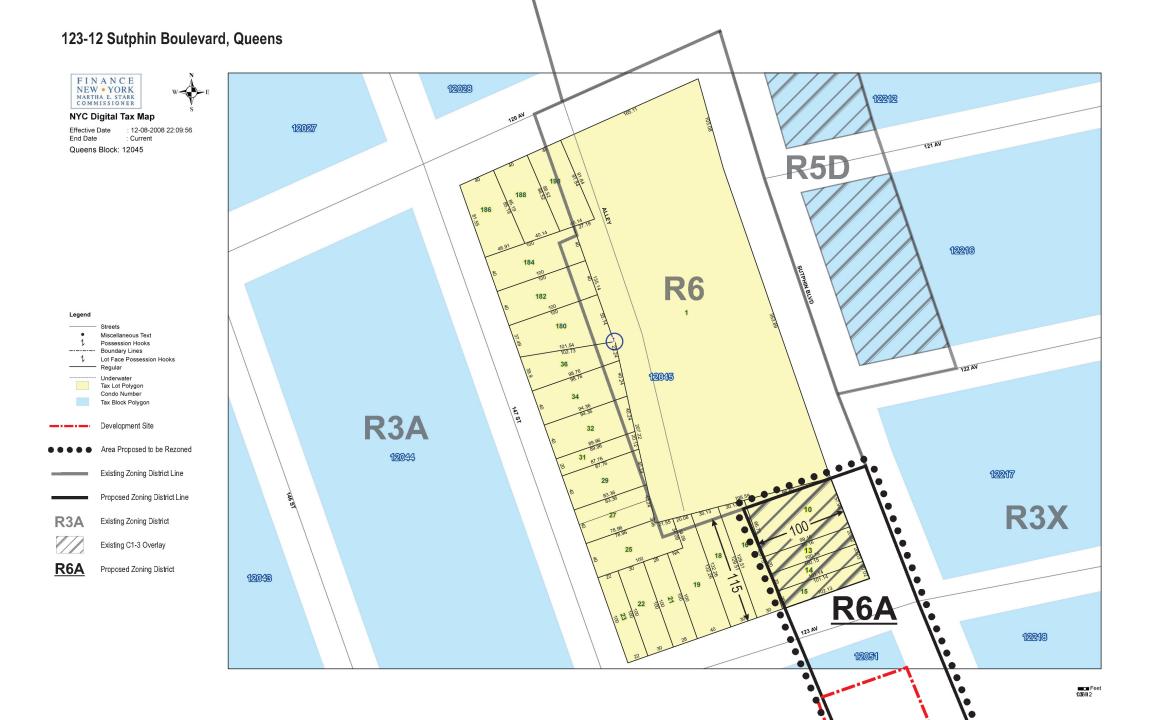


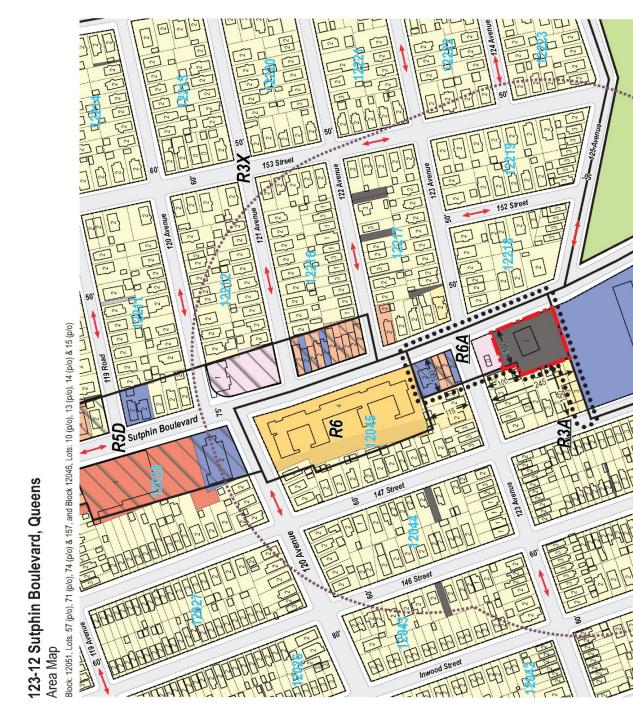


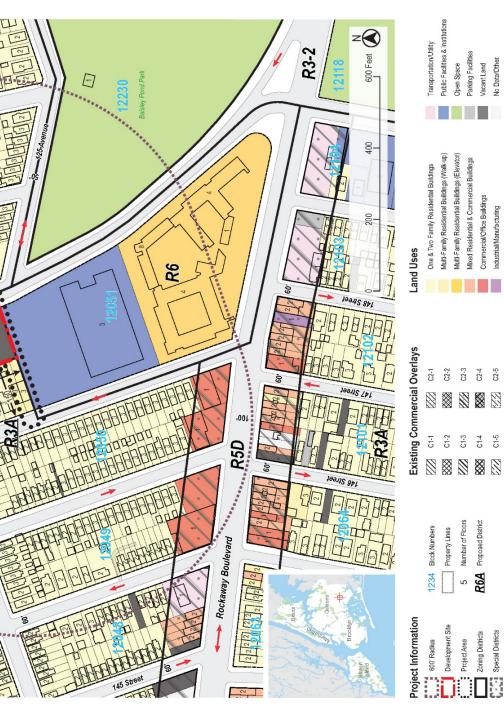
NO

123-12 Sutphin Boulevard, Queens









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February 2023

Parking Faciliti Open Space

Commercial/Office Buildings

C2-3 C2-4 C2-5

C1-3 C1-5

osed District

R6A

Zoning Districts

Special Distri

ber of Flo

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Project Area

Development Site

ndustrial/Manufa

No Data/Other Vacant Land



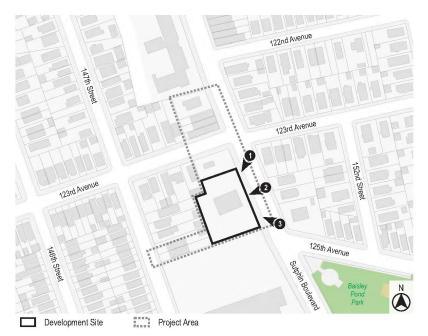
1. View of the Development Site facing southwest from Sutphin Boulevard.



3. View of the Development Site facing northwest from Sutphin Boulevard.



2. View of the Development Site facing southwest from Sutphin Boulevard.





19. View of the Project Area facing northwest from the intersection of Sutphin Boulevard and 123rd Avenue (Block 12051, Lots 10, 13, 14 & 15).



21. View of the Project Area facing northwest from Sutphin Boulevard (Block 12051, Lots 10, 13, 14 & 15).



20. View of Sutphin Boulevard facing northwest from 123rd Avenue (Project Area at left).



CURRENT PROPOSAL – 6-STORY PLANS



123-12 Sutphin Blvd. Queens, NY 11434

R6A Proposed Rezoning Package 6-Story Mixed Use Residential Building

SR Equities

Full Gospel Mission Church of God in Christ



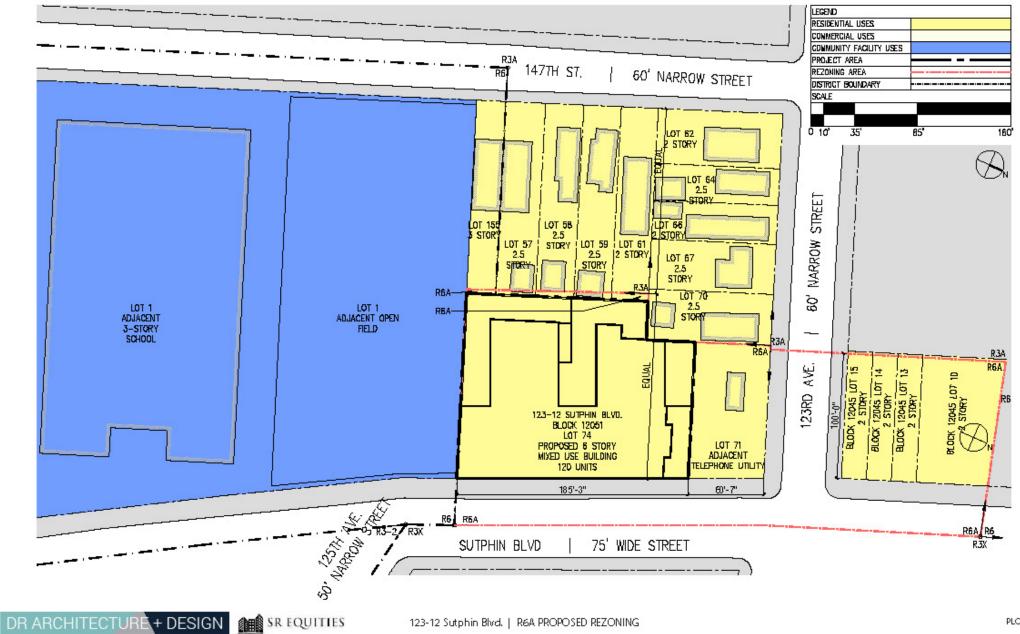


| | Zoning & Development Analysis | | | | | | | | | Project Area | | | | | | | | | | |
|---|--|--|--|---|--|---|---|---|---|--|--|--|---|--|---|---|--|---|--|--|
| | 123-12 Sutphin Bld. | | | | | | | | Care and | C North | | 21.43 | | 100020 | - | Carl and | 1 | 24.25 | -01- | |
| | Block | | | | 12051 | | | | | 7.1 | - | | | | 1224 | 1.50 | | and a | and the second second | |
| | Zoning Lots | | | 74 | | | | - | 11.6- | | 1 | The state | | | | - HEAR | | 12 | | |
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| Tax Lo174 Total Lot Area Zoning & Co R6A FRESH Zone Queens Comm Mandatory Inc Option 01 - 254 4076 - 13076 A Stree Sutphin BMd | MI Frontage 75 'Wide Street eet Tiees | | | | R3 | | POND | | V V V V | | | | | n ava | | | | | | |
| | | | Zoning | Analysis | | | | | 1 | 121 | | 9 the | 1 | 1 mar | | 100 | - | all'any | ALC: NOT | |
| and the second s | | | - | - | | | | | | | and the second sec | | | | | | | and the second se | | |
| Z R Section | | Bulk Regulations: | - | Development F | loor Area (Zoning | Floor Area) | | | 1 | 1.000 | A A A A A A A A A A A A A A A A A A A | e Mars | 112 3 | 10.00m | 1 D . | 30 | Series . | 13 | - | |
| Z R Section | Pro posed Use | Permitted F/ | : Permitted | Lot | Area | | Zoning Floor Are | a | | 1.5 | | | Zoning Fbor A | and the second sec | | | 1999 | - Ta | - | |
| Z.R. Section 23-22 | Proposed Use Residential | Permitted F/ 3.9 | : Permitted | Lot 25,2 | l Area 285 SF | | 96,417 SF | ٥ | Floor | 108 | Gross Floor Area | | | rea Tabulation or Area Deductions | | Total Zoning | | Unil Count | | |
| 23-22 24-11 | Residential Community Fasility | Permitted F/ 3.9 3 | : Permitted | Lot 25,2 | Area | | | a | Level | Residential | Commercial | Comm. Recilly | Flo Common Area | or Area Deductions Mech + Parking | Electrification | Floor Area | | -bd 2-bd | | |
| 23-22 24-11 Notes: Mandato | Residential Community Facility ry Inclusionary Housing propose | Permitted F/ 3.9 3. d. | : Permitted AR | Loi 25,2 25,2 | I Anea 235 SF 235 SF | | 96,417 SF | 2 | Level Basement | Residential 16,433 SF | Commercial OSF | 5,684 SF | Flo Common Area 27 SF | or Area Deductions Mech * Parking 95 SF | Electrification 332 SF | Floor Area 5,127 SF | 0-bd 1- 4 | -bd 2-bd | 2 10 | |
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| 23-22 24-11 Notes: Mandato ZR Section 23-433 | Residential Community Facility ry Inclusionary Housing propose Bulk Regulations: Building Heigh Required Setteack Distance (wide | Permitted FA 39 3 d. vt& Setback | : Permitted AR 10' | Lot 25,2 25,2 ZR Section 25-222 | Area 25 SF 25 SF Parking Regulat Required Standa | ions and Residential F | 96,417 SF 75,705 SF Parking | 50% D.U.'s | Level Basement 1 2 | Residential 16,433 SF 9,534 SF 17,641 SF | Commercial O SF O SF O SF | 5,684 SF 4,379 SF 0 SF | Flo Common Area 27 SF 33 SF 75 SF | or Area Deductions Mech + Parking 95 SF 2,069 SF 265 SF | Electritication 332 SF 591 SF 865 SF | Floor Area 5,127 SF 11,230 SF 16,436 SF | 0-bd 1- 4 2 5 | -bd 2-bd 4 6 12 | 2 10 3 11 8 25 | |
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| 23-22 24-11 Notes: Mandato ZR Section 23-433 23-432 23-432 23-432 23-432 23-443 (d) Notes: Based o ZR Section 25-342 23-42 | Residential Community Fability ry Inclusionary Housing proposed Bulk Regulations: Building Heigh Required Settack Distance (wide Minimum Base Height Maximum Base Height Maximum Building Height Maximum Building Height win 2 n MIH Qualitied Attordable Housin Bulk Regulations: Required Yard Required Rear Yard te low 75th Required Rear Yard above 75' | Permitted F/ 39 3 d. 1& Setback estree() 5' of R3 ng IQAH). 5 | Permitted AR 10' 40' 85' 85' 65' 20' 30' | Lot 25.2 27. Section 25-222 25-222 25-222 25-222 25-31 25-611 25-611 Notes: Greater | Area 25 SF 25 SF Parking Regulat Required Standa Req. Standard R Req. QAH Resid Req. QAH Resid Required Comm Total Required I Required Bike P | ions and Residential Parkin Residential Parking Jential Parking S nunity Facility Pa Parking Parking Parking Jarking Jarking | 98,417 SF 75,705 SF Parking ng Spaces paces srking | 50% D.U.'s 45 Spaces 25% D.U.'s 6 Spaces None 51 Spaces 50% D.U.'s | Level Basement 1 2 3 4 5 6/Root Total Proposed I Proposed S | Residential 16,433 SF 9,534 SF 17,641 SF 17,641 SF 16,617 SF 3,375 SF 96,862 SF Pro posed Density Standard Units | Commercial O SF O SF O SF O SF O SF O SF O SF Development Tota 120 Units 90 Units | 5,684 SF 4,379 SF 0 SF 0 SF 0 SF 0 SF 10,063 SF 10,063 SF ts (see color codi Proposed Gross I Proposed Zoning | Fio Common Area 27 SF 33 SF 75 SF 75 SF 75 SF 2,500 SF 2,600 SF 2,600 SF ng for compliance) Floor Area | or Area Deductions Mech + Parking 95 SF 2059 SF 265 SF 265 SF 265 SF 269 SF 3249 SF 3,249 SF 3,249 SF 108,945 SF 81,926 SF | Electritication 332 SF 591 SF 865 SF 865 SF 865 SF 815 SF 41 SF 4374 SF Common Area of Amentifies as ide | Floor Area 5,127 SF 11,230 SF 16,436 SF 16,436 SF 16,436 SF 16,436 SF 15,478 SF 81,528 SF 81,528 SF 81,528 SF No ed uctions inc infilied upot to Contribut Area | 0-bd 1- 4 2 5 5 4 21% - 20% - 20% - | bd 2-bd 4 6 12 12 13 59 309 4996 309 ation Space of resident | 2 10 3 11 8 25 8 25 8 25 7 24 8 120 % 120 % 120 % | |
| 23-22 24-11 Notes: Mandato ZR Section 23-433 23-432 23-432 23-432 23-443 (d) Notes: Based o ZR Section 23-342 23-342 23-342 23-343 (a)(1) | Residential Community Facility ry Inclusionary Housing propose Bulk Regulations: Building Heigh Required Setback Distance (wide Minimum Base Height Maximum Base Height Maximum Building Height Maximum Building Height win 2 n MIH Qualitied Attordable Housin Bulk Regulations: Required Yard Required Rear Yard below 75'th Required Rear Yard above 75' Req. Rear Yard coincident with 5 | Permitted F/ 39 3 d. 1& Setback estree() 5' of R3 ng IQAH). 5 | Permitted AR 10' 40' 85' 85' 65' 20' 30' | Lot 25.2 27.2 25.2 25.2 25.2 25.2 25.2 25.3 1 25.6 11 25.6 11 Notes: Greater 2R Section | I Area 25 SF 25 SF Required Standa Req. Standard R Req. QAH Resid Req. QAH Resid Req. QAH Resid Required Comm Total Required F Required Bike P Required Bike P Transit Zone regu | ions and Residential R Residential Parkin Isential Parking S Isential Parking S Parking Parking Parking Varking Use Reg | 98,417 SF 75,705 SF Parking paces prices | SCH6 D.U.'s 45 Spaces 23H6 D.U.'s 8 Spaces None 51 Spaces SCH6 D.U.'s 60 Spaces | Level Basement 1 2 3 4 5 6/Root Total Proposed I Proposed S Proposed O | Residential 16,433 SF 9,534 SF 17,641 SF 17,641 SF 16,617 SF 3,375 SF 96,862 SF Proposed Density Standard Units QAH Units | Commercial O SF O SF O SF O SF O SF O SF O SF Development Tota 120 Units 90 Units | 5,684 SF 4,379 SF 0 SF 0 SF 0 SF 10,063 SF 10,063 SF ts (see color codi Proposed Gross I Proposed Gross I Proposed FAR | Fio Common Area 27 SF 33 SF 75 SF 75 SF 2,500 SF 2,600 SF 2,600 SF ng for compliance) Floor Area | or Area Deductions Mech + Parking B5 SF 2059 SF 285 SF 285 SF 285 SF 249 SF 3,249 SF 3,249 SF 108,945 SF 81,526 SF 81,526 SF | Electritication 3:32 SF 591 SF 865 SF 865 SF 865 SF 815 SF 41 SF 4,374 SF Common Aread Amentities as ide per Z R 23-231) 232); Refuse tax | Floor Area 5,127 SF 11,230 SF 16,436 SF 16,436 SF 16,436 SF 16,436 SF 15,478 SF 783 SF 81,526 SF N led uctions inici nnitied Ino1 to Corridor Area sper ZR 23-23 | 0-bd 1- 4 2 5 5 4 25 21% 21% 21% 21% 21% 21% 23% 21% 23% 21% 23% 21% 23% 21% 23% 21% 23% 23% 24% 25% 24% 25% 25% 25% 25% 25% 25% 25% 25 | bd 2-bd 4 6 12 12 13 59 309 4996 309 ation Space of resident | 2 10 3 11 8 25 8 25 8 25 7 24 8 120 % 120 % 120 % | |
| 23-22 24-11 Notes: Mandato ZR Section 23-433 23-432 23-432 23-432 23-432 23-443 (d) Notes: Based o ZR Section 23-342 23-342 23-342 23-342 23-343 (a)(1) ZR Section | Residential Community Facility ry Inclusionary Housing proposed Bulk Regulations: Building Heigh Required Setback Distance (wide Minimum Base Height Maximum Base Height Maximum Building Height Maximum Building Height with 2 n MIH Qualitied Attordable Housin Bulk Regulations: Required Yard Required Rear Yard below 75th Required Rear Yard above 75' Req. Rear Yard coincident with S LofCoverage Regulations | Permitted F/ 39 3 d. 1% Setback estree() 5° of R3 ng IQAH). 5 Side Yard | Permitted AR 10' 40' 85' 85' 65' 20' 30' 20' | Lot 25.2 27. Section 25-222 25-222 25-222 25-222 25-31 25-611 25-611 Notes: Greater | Area 25 SF 25 SF Parking Regulal Required Standa Req. Standard R Req. QAH Resid Req. QAH Resid Required Comm Total Required I Required Bike P Required Bike P Transil Zone regu | ions and Residential F Residential Parking Jential Parking S nunity Facility Pa Parking Parking Varking Use Reg Sroups: | 98,417 SF 75,705 SF Parking paces pring Spaces pring paces utility paces | 50%6 D.U.'s 45 Spaces 25%6 D.U.'s 8 Spaces None 51 Spaces 50%6 D.U.'s 60 Spaces | Level Basement 1 2 3 4 5 6/Root Totel Proposed I Proposed 0 Proposed 0 | Residential 16,433 SF 9,534 SF 17,641 SF 17,641 SF 17,641 SF 17,641 SF 16,617 SF 96,862 SF Proposed Density Standard Units QAH Units | Commercial O SF O SF O SF O SF O SF O SF O SF Development Tota 120 Units 90 Units 30 Units S2 Spaces | 5,684 SF 4,379 SF 0 SF 0 SF 0 SF 0 SF 10,063 SF 10,063 SF ts (see color codi Proposed Gross I Proposed Gross I Proposed FAR Total ZFA Remain | Fio Common Area 27 SF 33 SF 75 SF 75 SF 2,500 SF 2,600 SF 2,600 SF ng for compliance) Floor Area | or Area Deductions Mech + Parking B5 SF 2059 SF 285 SF 285 SF 249 SF 3,249 SF 3,249 SF 108,945 SF 81,566 SF 3,25 16,491 SF | Electritication 3:32 SF 591 SF 865 SF 865 SF 865 SF 815 SF 41 SF 4,374 SF Common Aread Amentities as ide per Z R 23-231) 232); Refuse Iaz Units, as applia | Floor Area 5,127 SF 11,230 SF 16,436 SF 16,436 SF 16,436 SF 16,436 SF 15,478 SF 81,526 SF 81,526 SF N led uctions inci- nitiled Ino1 to Corridor Area sper ZR 23-23 ble Jas per ZR | 0-bd 1- 4 2 5 5 4 21% - 21% - 21% - 21% - 21% - 3%; Elevate 3%; Elevate 23-234 | bd 2-bd 4 12 12 12 13 39 309 309 309 309 309 309 309 | 2 10 3 11 6 25 6 25 8 25 7 24 8 120 % 1 | |
| 23-22 24-11 Notes: Mandatic ZR Section 23-433 23-432 23-432 23-432 23-432 23-443 (d) Notes: Based o ZR Section 23-342 23-342 23-342 23-343 (a)(1) ZR Section 23-362 | Residential Community Facility ry Inclusionary Housing proposed Bulk Regulations: Building Heigh Required Settack Distance Iwide Minimum Base Height Maximum Base Height Maximum Building Height Maximum Building Height with 2 n MIH Qualitied Attordable Housin Bulk Regulations: Required Yard Required Rear Yard below 75th Required Rear Yard below 75th Required Rear Yard above 75 Req. Rear Yard coincident with 5 Lot Coverage Regulations Inferior Lot Pontion | Permitted F/ 39 3 d. 1% Setback estree() 5° of R3 ng IQAH). 5 Side Yard | : Permitted AR 10' 40' 85' 85' 65' 20' 20' 20' 20' 20' 80% | Lot 25.2 27.2 25.2 25.2 25.2 25.2 25.2 25.3 1 25.6 11 25.6 11 25.6 11 25.6 11 25.6 11 25.6 11 25.6 11 25.6 2 2 2 3 2 3 2 3 2 3 2 3 2 3 2 2 3 2 3 | Area 25 SF 25 SF Parking Regulal Required Standa Req. Standard R Req. QAH Resid Req. QAH Resid Required Comm Total Required I Required Bike P Required Bike P Transil Zone regu Permitted Use C Proposed Use C | ions and Residential F Residential Parking Iential Parking S nunity Facility Parking Parking Parking Varking Uations utilized. Use Reg Sroups: Stoups | 98,417 SF 75,705 SF Parking paces pring Spaces pring paces utility paces | SCH6 D.U.'s 45 Spaces 23H6 D.U.'s 8 Spaces None 51 Spaces SCH6 D.U.'s 60 Spaces | Level Basement 1 2 3 4 5 6/Root Total Proposed I Proposed I Proposed I Proposed I | Residential 16,433 SF 9,534 SF 17,641 SF 17,641 SF 16,617 SF 98,862 SF Proposed Density Standard Units QAH Units Parking Spaces Bike Spaces | Commercial O SF O SF O SF O SF O SF O SF O SF Development Tota SO Units 30 Units S2 Spaces 60 Spaces | 5,684 SF 4,379 SF 0 SF 0 SF 0 SF 0 SF 10,063 SF 10,063 SF 10,063 SF 10,063 SF 10,063 CF 10,063 CF 10,065 C | Fio Common Area 27 SF 33 SF 75 SF 75 SF 2,500 SF 2,600 SF 2,600 SF ng for compliance) Floor Area Floor Area | or Area Deductions Mech + Parking B5 SF 2059 SF 285 SF 285 SF 249 SF 3,249 SF 3,249 SF 108,945 SF 61,526 SF 3,25 16,491 SF 77,678 SF | Electritication 332 SF 591 SF 865 SF 865 SF 815 SF 41 SF 4374 SF 4374 SF Common A read Amenifies as ide per Z R 23-231) 232); Refuse (as Units, as app (ba Mechanical Ded | Floor Area 5,127 SF 11,230 SF 16,436 SF 16,436 SF 16,436 SF 15,478 SF 783 SF 81,926 SF N ed uctions inc initied (not1o Corridor Area s per ZR 23-23 ble (as per ZR uctions assum | 0-bd 1 4 2 5 5 5 4 25 21% 4 25 21% 5 21% 5 21% 5 23 21% 5 23 23 24 23 24 25 24 25 25 25 25 25 25 25 25 25 25 | bd 2-bd 4 6 12 12 13 59 30 49% 30% ation Space of resident be jas per 2 d Ground Fil of floor area | 2 10 3 11 6 25 6 25 7 24 8 120 % 120 % 120 % 28 120 % 28 110 120 % 28 120 120 120 120 120 120 120 120 | |
| 23-22 24-11 Notes: Mandatic ZR Section 23-433 23-432 23-432 23-443 (d) Notes: Based o ZR Section 23-342 342 342 342 342 342 342 342 342 342 | Residential Community Fability ry Inclusionary Housing propose Bulk Regulations: Building Heigh Required Settack Distance Iwide Minimum Base Height Maximum Base Height Maximum Building Height Maximum Building Height with 2 n MIH Qualitied Attordable Housin Bulk Regulations: Required Yard Required Rear Yard below 75th Required Rear Yard below 75th Required Rear Yard above 75 Req. Rear Yard coincident with S Lot Coverage Regulations Inferior Lot Pontion Community Fability | Permitted F/ 3.9 3 d. nt & Setback street) 5 tot R3 5 tot R3 side Yard | Permitted AR 10' 40' 85' 85' 65' 20' 20' 20' 80% 60% | Lot 25.2 25.2 27.2 25.2 25.2 25.2 25.2 25.2 | Area 25 SF 25 SF Parking Regulal Required Standa Req. Standard R Req. QAH Resid Req. QAH Resid Req. QAH Resid Required Comm Total Required Bike P Required Bike P Required Bike P Required Bike P Pransit Zone regu Permitted Use C Proposed Use C Density Regulati | ions and Residential F Residential Parking Iential Parking S nunity Facility Parking Parking Parking Varking Varking Varking Stoups Stoups ions | 98,417 SF 75,705 SF Parking paces pring Spaces pring paces utility paces | 50% D.U.'s 45 Spaces 22% D.U.'s 8 Spaces None 51 Spaces 50% D.U.'s 60 Spaces 1, II, IV 1, II, IV | Level Basement 1 2 3 4 5 6/Root Totel Proposed I Proposed I Proposed I Proposed I Proposed I | Residential 16,433 SF 9,534 SF 17,641 SF 17,641 SF 17,641 SF 16,617 SF 3,375 SF 96,962 SF Proposed Density Standard Units QAH Units Parking Spaces Bike Spaces Lo1Coverage | Commercial O SF O SF O SF O SF O SF O SF O SF O SF | 5,684 SF 4,379 SF 0 SF 0 SF 0 SF 0 SF 10,063 SF 10,063 SF 10,063 SF 10,063 SF 10,063 Com Proposed Cross I Proposed Cross I Proposed FAR Total ZFA Remain Proposed Reside Proposed Comm | Fio Common Area 27 SF 33 SF 75 SF 75 SF 2,500 SF 2,600 SF 2,600 SF ng for compliance) Floor Area Floor Area Floor Area unity Fac Z FA | or Area Deductions Mech + Parking B5 SF 2059 SF 285 SF 285 SF 249 SF 3,249 SF 3,249 SF 106,945 SF 81,956 SF 81,956 SF 3,25 16,491 SF 77,676 SF 4,248 SF | Electritication 3:32 SF S91 SF 865 SF 865 SF 865 SF 815 SF 41 SF 4374 SF Common Aread Amenifies as ide pr 2 R 23-231) 232); Refuse fas Units, as appliza Mechanical Ded Electritication: 57 | Floor Area 5,127 SF 11,230 SF 16,436 SF 16,436 SF 16,436 SF 16,436 SF 15,478 SF 783 SF 81,926 SF N led uctions inclinitied (no 16 Conridor Area per ZR 23-23 ble (as per ZR uctions assum % of no rexectu | 0-bd 1- 4 2 5 5 4 21% - 21% - 21% - 21% - 21% - 3% Elevate 23-234) ed at 1.5% | bd 2-bd 4 - 6 - 12 - 12 - 12 - 13 - 59 - ation Space - tot resident - be lass per i - of floor are - udded for pr - | 2 10 3 11 6 25 6 25 7 24 8 120 % 120 % 120 % 28 120 % 28 110 120 % 28 120 120 120 120 120 120 120 120 | |
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| 23-22 24-11 Notes: Mandatic ZR Section 23-433 23-432 23-432 23-443 (d) Notes: Based o ZR Section 23-342 23-342 23-343 (a)(1) ZR Section 23-362 24-11 ZR Section 28-533 | Residential Community Fability ry Inclusionary Housing propose Bulk Regulations: Building Heigh Required Settack Distance Iwide Minimum Base Height Maximum Base Height Maximum Building Height Maximum Building Height with 2 n MIH Qualitied Attordable Housin Bulk Regulations: Required Yard Required Rear Yard below 75th Required Rear Yard below 75th Required Rear Yard above 75 Req. Rear Yard coincident with S Lot Coverage Regulations Inferior Lot Pontion Community Fability | Permitted F/ 3.9 3. d. nt & Setback a street) 25 'ot R3 125 | Permitted AR 10' 40' 85' 85' 85' 85' 80' 20' 30' 20' 80% 60% 60% | Lot 25.2 25.2 27.2 25.2 25.2 25.2 25.2 25.2 | Area 25 SF 25 SF Parking Regulal Required Standa Req. Standard R Req. QAH Resid Req. QAH Resid Req. QAH Resid Required Comm Total Required Bike P Required Bike P Required Bike P Required Bike P Pransit Zone regu Permitted Use C Proposed Use C Density Regulati | ions and Residential F Residential Parking Jential Parking S hunity Facility Par Parking Parking Parking Varking Varking Stoups Stoups Stoups ions D.U. J. Factor Dwelling Units I | 96,417 SF 75,706 SF Parking ng Spaces paces rking gulations UG I, 1 UG I | 50% D.U.'s 45 Spaces 22% D.U.'s 8 Spaces None 51 Spaces 50% D.U.'s 60 Spaces 1, II, IV 1, II, IV | Level Basement 1 2 3 4 5 6/Root Total Proposed 0 Proposed 0 Proposed 0 Proposed 0 Proposed 0 Proposed 0 Proposed 0 Proposed 0 | Residential 16,433 SF 9,534 SF 17,641 SF 17,641 SF 17,641 SF 16,617 SF 3,375 SF 96,962 SF Proposed Density Standard Units QAH Units Parking Spaces Bike Spaces Lo1Coverage | Commercial O SF O SF O SF O SF O SF O SF O SF O SF | 5,684 SF 4,379 SF 0 SF 0 SF 0 SF 0 SF 10,063 SF 10,065 S | Fio Common Area 27 SF 33 SF 75 SF 75 SF 2,500 SF 2,600 SF 2,600 SF ng for compliance) Floor Area Floor Area Floor Area unity Fac Z FA r Rec. Area | or Area Deductions Mech + Parking 2058 SF 2058 SF 265 SF 265 SF 265 SF 269 SF 3249 SF 3249 SF 3249 SF 106,945 SF 81,526 SF 16,491 SF 77,678 SF 4,328 SF | Electritication 3:32 SF 3:91 SF 8:65 SF 8:65 SF 8:15 SF 4:15 SF 4:374 SF Common Aread Amenifies as ide per 2 R 23-231) 2:32); Refuse las Units, as app lize Mechanical Ded Electritication: 57 a tulty eled ritied Attordable floor | Floor Area 5,127 SF 11,230 SF 16,436 SF 16,436 SF 16,436 SF 16,436 SF 15,478 SF 783 SF 81,526 SF N led uctions inco initiad (no1to Corridor Area per ZR 23-23 ble (as per ZR uctions assum % of no nexclu b uilding as per area to be loce | 0-bd 1- 4 2 5 5 4 21% 21% 21% 21% 21% 3%; Elevate 23-234) ed at 1.5% ded FA ded ar ZR 12-10 fed throug | bd 2-bd 4 1 6 1 12 1 12 1 13 3 4896 309 adion Space 309 ation Space | 2 10 3 11 8 25 8 25 8 25 7 24 8 120 % 120 % 120 % 23- kor roviding | |

DR ARCHITECTURE + DESIGN SR EQUITIES







PLOT PLAN PG S

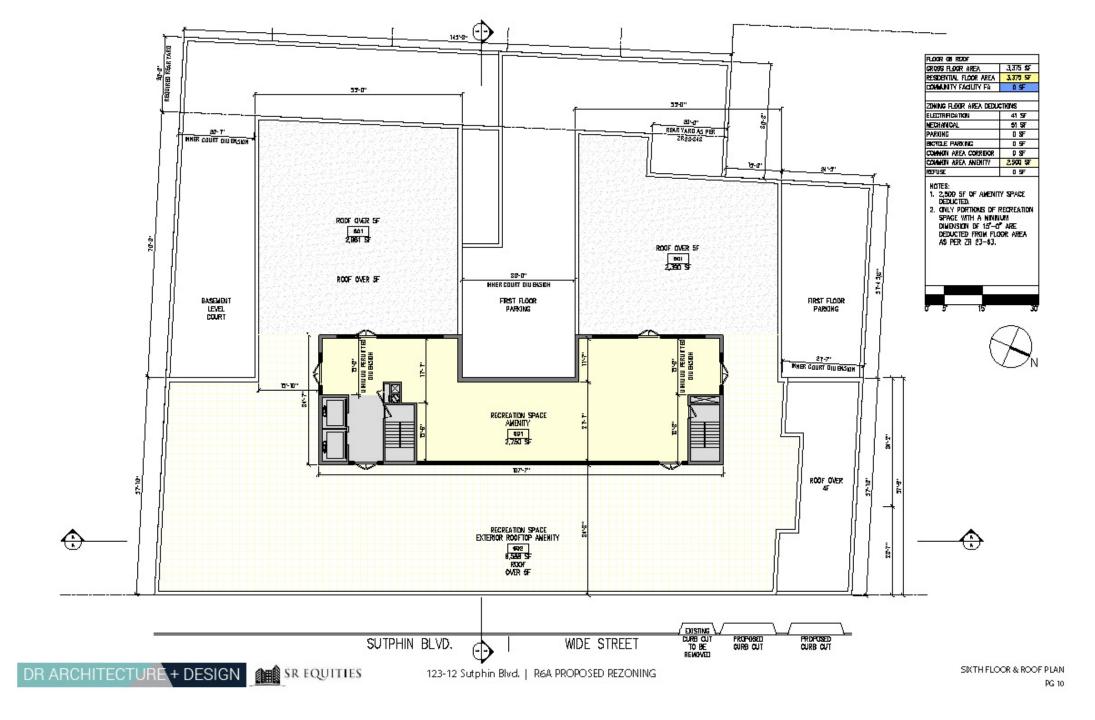






PG 8









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DR ARCHITECTURE + DESIGN SR EQUITIES



DR ARCHITECTURE + DESIGN SR EQUITIES









PERSPECTIVE RENDERING PG 25





123-12 Sutphin Blvd. | R6A PROPOSED REZONING

PERSPECTIVE RENDERING

PRIOR PROPOSAL – 8-STORY PLANS

123-12 Sutphin Blvd. Queens, NY 11434

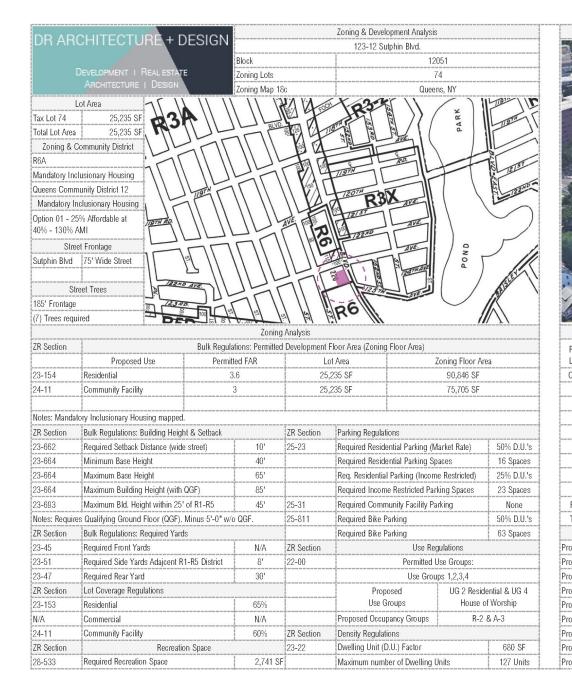
R6A Proposed Rezoning Package 8-Story Mixed Use Residential Building

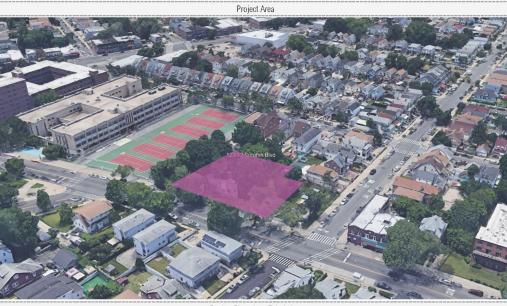
SR Equities

Full Gospel Mission Church of God in Christ

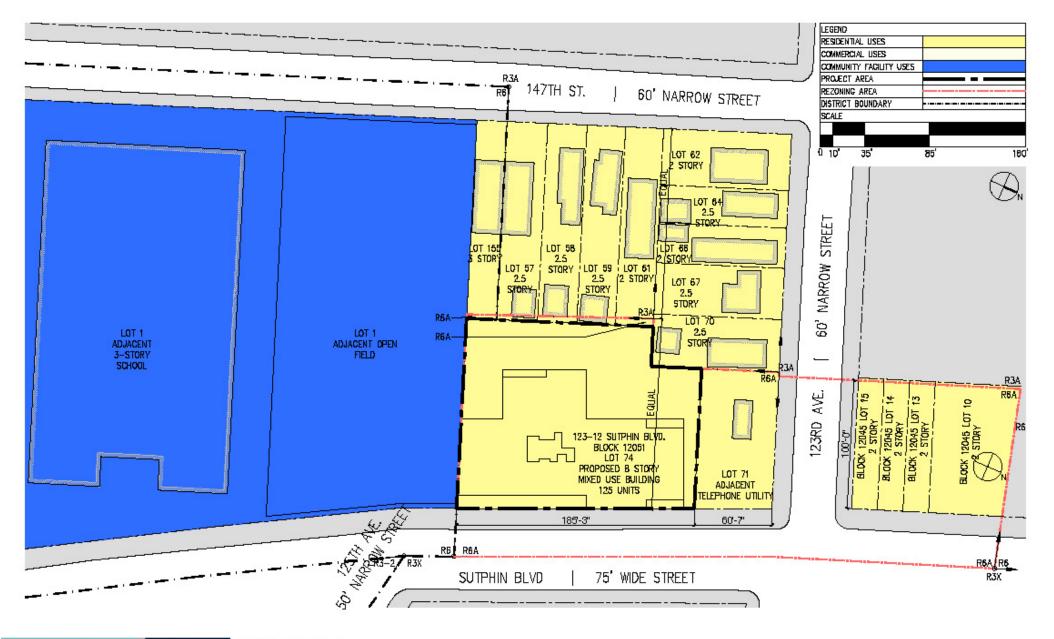




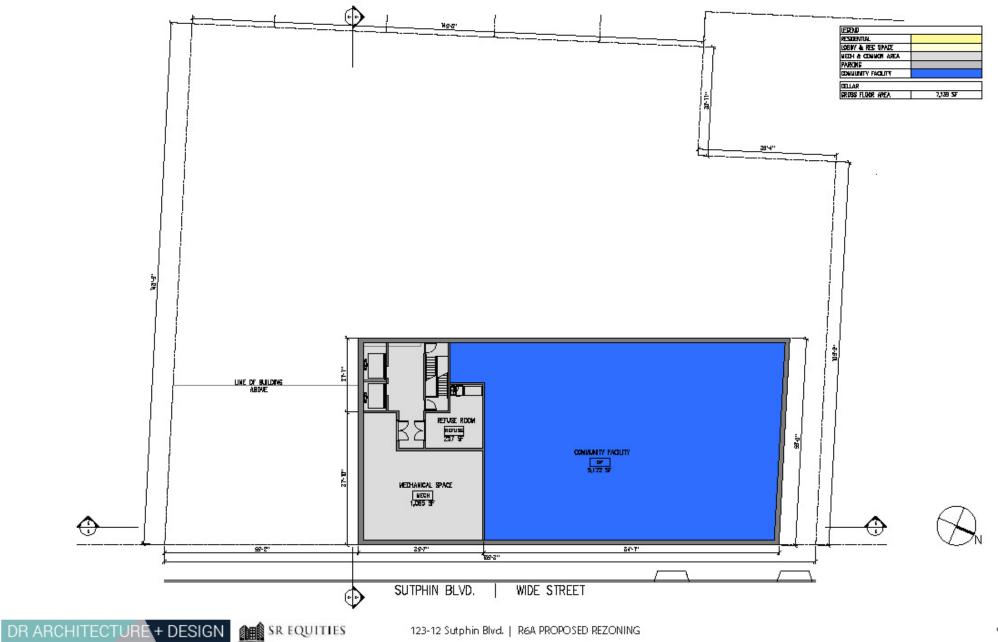


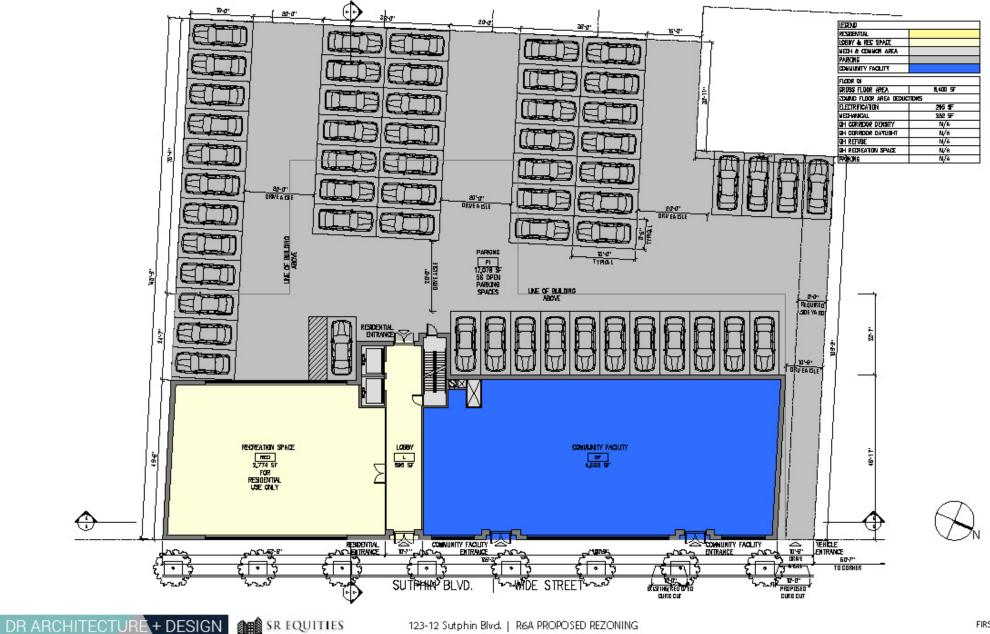


| | Zoning Floor Area Tabulation | | | | | | | | | | | | | |
|---------------------------------|------------------------------|-------------------|---|---|---|--------------------|------------------|------------|----------|---------------------|--------|--|--|--|
| Floor | | Gross Floor Area | | F | loor Area Deducti | ons | Total Zoning | Unit Count | | | | | | |
| Level | Residential | Commercial | Comm. Facility | QH | Mech + Parking | Electrification | Floor Area | 0-bd | 1-bd | 2-bd | Total | | | |
| Cellar | 1,967 SF | 0 SF | 5,172 SF | 0 SF | 0 SF | 0 SF | 0 SF | 0 | 0 | 0 | 0 | | | |
| 1 | 3,735 SF | 0 SF | 4,665 SF | 2,700 SF | 252 SF | 298 SF | 5,150 SF | 0 | 0 | 0 | 0 | | | |
| 2 | 13,981 SF | 0 SF | 0 SF | 596 SF | 524 SF | 695 SF | 12,166 SF | 6 | 8 | 5 | 19 | | | |
| 3 | 13,981 SF | 0 SF | 0 SF | 596 SF | 524 SF | 695 SF | 12,166 SF | 6 | 8 | 5 | 19 | | | |
| 4 | 13,981 SF | 0 SF | 0 SF | 596 SF | 524 SF | 695 SF | 12,166 SF | 6 | 8 | 5 | 19 | | | |
| 5 | 13,263 SF | 0 SF | 0 SF | 596 SF | 503 SF | 659 SF | 11,506 SF | 6 | 8 | 4 | 18 | | | |
| 6 | 13,263 SF | 0 SF | 0 SF | 596 SF | 503 SF | 659 SF | 11,506 SF | 6 | 8 | 4 | 18 | | | |
| 7 | 13,130 SF | 0 SF | 0 SF | 596 SF | 499 SF | 652 SF | 11,383 SF | 4 | 8 | 4 | 16 | | | |
| 8 | 13,130 SF | 0 SF | 0 SF | 596 SF | 499 SF | 652 SF | 11,383 SF | 4 | 8 | 4 | 16 | | | |
| Roof | 547 SF | 0 SF | 0 SF | 0 SF | 0 SF | 0 SF | 0 SF | 38 | 56 | 31 | 125 | | | |
| Total | 100,978 SF | 0 SF | 9,837 SF | 6,872 SF | 3,828 SF | 5,004 SF | 87,425 SF | 30% | 45% | 25% | | | | |
| | | Proposed D | evelopment Totals | Notes: | | | | | | | | | | |
| Proposed [| Density | 125 Units | Proposed Gross F | Floor Area | por Area 110,815 SF QH Deductions include: 50% corridor area (daylight); 2,70 | | | | | | | | | |
| Proposed I | Market Units | 94 Units | Proposed Zoning | Floor Area 87,425 SF recreation space; 12 SF refuse area per floor. | | | | | | | | | | |
| Proposed / | Affordable Units | 31 Units | Total ZFA Remain | Total ZFA Remaining 3,421 SF Electrification: 5% of nonexcluded FA deduct | | | | | | ted for providing a | | | | |
| Proposed F | Parking Spaces | 56 Spaces | Proposed Residential ZFA 83,060 SF fully electrified building as per ZF | | | | | | | | | | | |
| Proposed Bike Spaces 63 Spaces | | Proposed Commi | unity Fac ZFA | 4,365 SF | Mechanical Deductions assumed at 3% of floor area. | | | | | | | | | |
| Proposed Lot Coverage 55% | | Proposed Interior | Rec. Area | | Bicycle Storage deduction assumes 15 SF per required bicycle | | | | | cycle | | | | |
| Proposed Setback 10' | | Proposed Exterior | r Rec. Area | 4,497 SF | or 945 SF (105 SF per storage room deducted) | | | | | | | | | |
| Proposed Base Height 62' w/ QGF | | | Legend | Complyin | g Condition | Affordable floor a | rea to be locate | d throug | hout bui | Iding at a | a unit | | | |
| Proposed E | Building Height | 82' w/ QGF | Logenu | Non-Comply | ing Condition | mix comparable to | o market floor a | area. | | | | | | |



DR ARCHITECTURE + DESIGN SR EQUITIES





FIRST FLOOR PLAN PG s

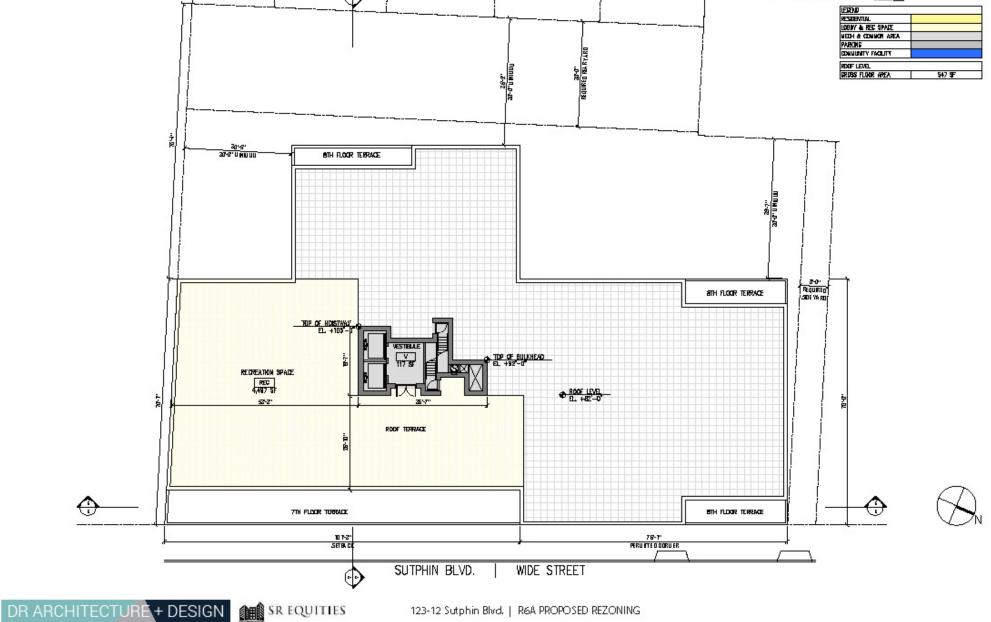
DR ARCHITECTURE + DESIGN SR EQUITIES





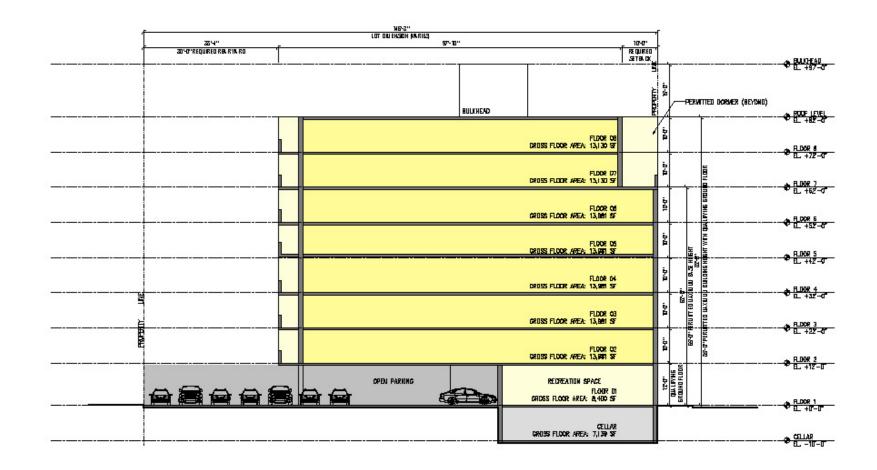






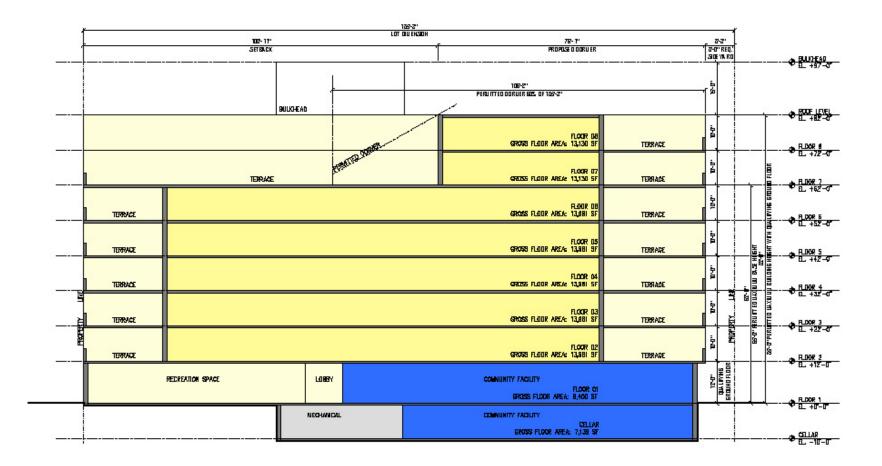
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| RESOLUTION. | |
| lsenv & reg sinat | |
| NECH & CONNECT AREA | |
| PARKING | |
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DR ARCHITECTURE + DESIGN SR EQUITIES

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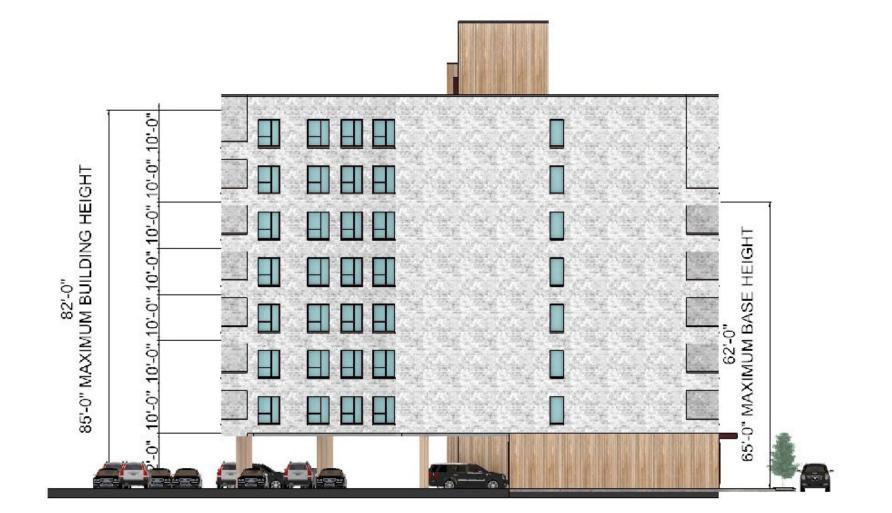


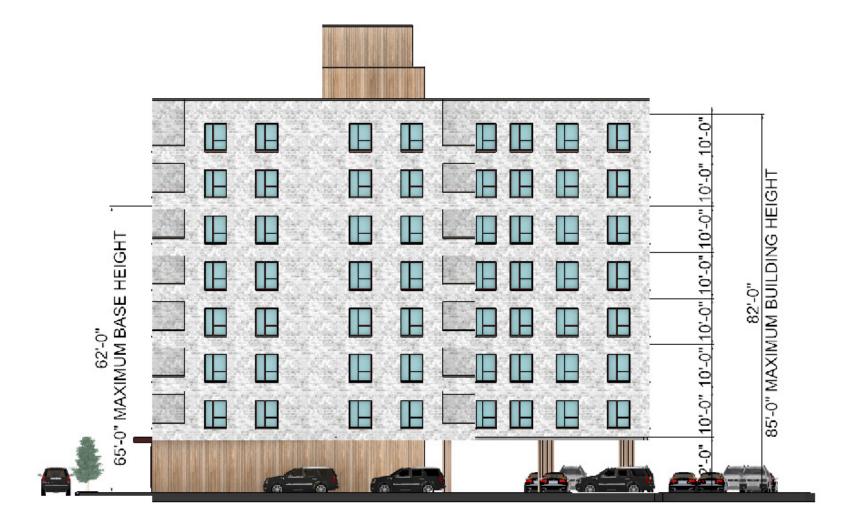
PG 10



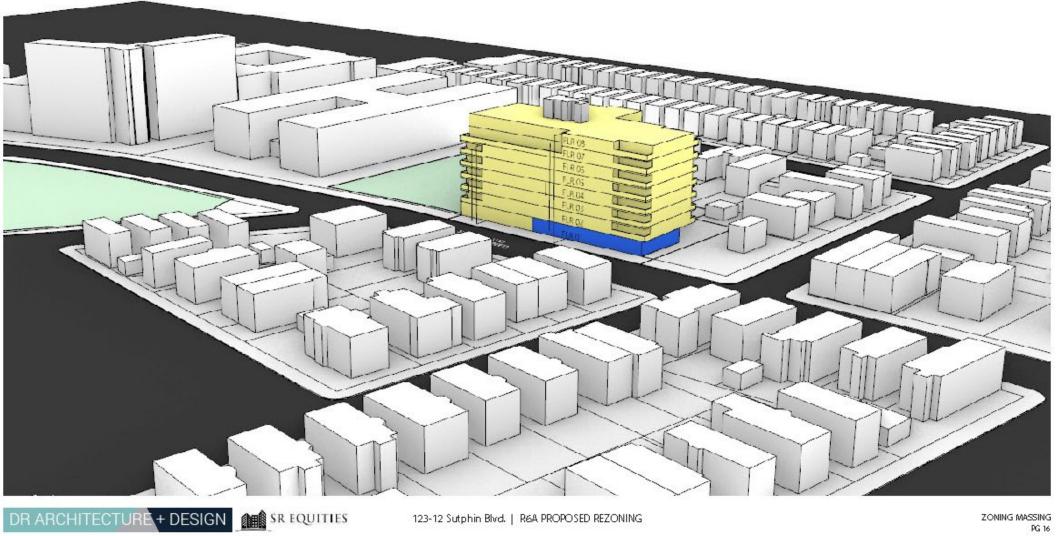
















DR ARCHITECTURE + DESIGN SR EQUITIES 123-12 Sutphin Blvd. | R6A PROPOSED REZONING





PG 20









APPENDIX – AFFORDABILITY

2024 New York City Area AMI

| Family Size | 30% AMI | 40% AMI | 50% AMI | 60% AMI | 70% AMI | 80% AMI | 90% AMI | 100% AMI | 110% AMI | 120% AMI | 130% AMI | 165% AMI |
|----------------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1 | \$32,610 | \$43,480 | \$54,350 | \$65,220 | \$76,090 | \$86,960 | \$97,830 | \$108,700 | \$119,570 | \$130,440 | \$141,310 | \$179,355 |
| 2 | \$37,290 | \$49,720 | \$62,150 | \$74,580 | \$87,010 | \$99,440 | \$111,870 | \$124,300 | \$136,730 | \$149,160 | \$161,590 | \$205,095 |
| 3 | \$41,940 | \$55,920 | \$69,900 | \$83,880 | \$97,860 | \$111,840 | \$125,820 | \$139,800 | \$153,780 | \$167,760 | \$181,740 | \$230,670 |
| 4 | \$46,590 | \$62,120 | \$77,650 | \$93,180 | \$108,710 | \$124,240 | \$139,770 | \$155,300 | \$170,830 | \$186,360 | \$201,890 | \$256,245 |
| 5 | \$50,310 | \$67,080 | \$83,850 | \$100,620 | \$117,390 | \$134,160 | \$150,930 | \$167,700 | \$184,470 | \$201,240 | \$218,010 | \$276,705 |
| 6 | \$54,030 | \$72,040 | \$90,050 | \$108,060 | \$126,070 | \$144,080 | \$162,090 | \$180,100 | \$198,110 | \$216,120 | \$234,130 | \$297,165 |
| 7 | \$57,780 | \$77,040 | \$96,300 | \$115,560 | \$134,820 | \$154,080 | \$173,340 | \$192,600 | \$211,860 | \$231,120 | \$250,380 | \$317,790 |
| 8 | \$61,500 | \$82,000 | \$102,500 | \$123,000 | \$143,500 | \$164,000 | \$184,500 | \$205,000 | \$225,500 | \$246,000 | \$266,500 | \$338,250 |

2024 New York City Area Affordable Monthly Rents

| Unit Size | 30% AMI | 40% AMI | 50% AMI | 60% AMI | 70% AMI | 80% AMI | 90% AMI | 100% AMI | 110% AMI | 120% AMI | 130% AMI | 165% AMI |
|---------------|------------|------------|------------|------------|------------|------------------|------------|-------------|-------------|-------------|-------------|------------------|
| Studio | \$815 | \$1,087 | \$1,358 | \$1,630 | \$1,902 | \$2,174 | \$2,445 | \$2,717 | \$2,989 | \$3,261 | \$3,532 | \$4,483 |
| One-bedroom | \$873 | \$1,165 | \$1,456 | \$1,747 | \$2,038 | \$2,330 | \$2,621 | \$2,912 | \$3,203 | \$3,495 | \$3,786 | \$4,805 |
| Two-bedroom | \$1,048 | \$1,398 | \$1,747 | \$2,097 | \$2,446 | \$2,796 | \$3,145 | \$3,495 | \$3,844 | \$4,194 | \$4,543 | \$5 <i>,</i> 766 |
| Three-bedroom | \$1,211 | \$1,615 | \$2,018 | \$2,422 | \$2,826 | \$3 <i>,</i> 230 | \$3,633 | \$4,037 | \$4,441 | \$4,845 | \$5,248 | \$6,661 |