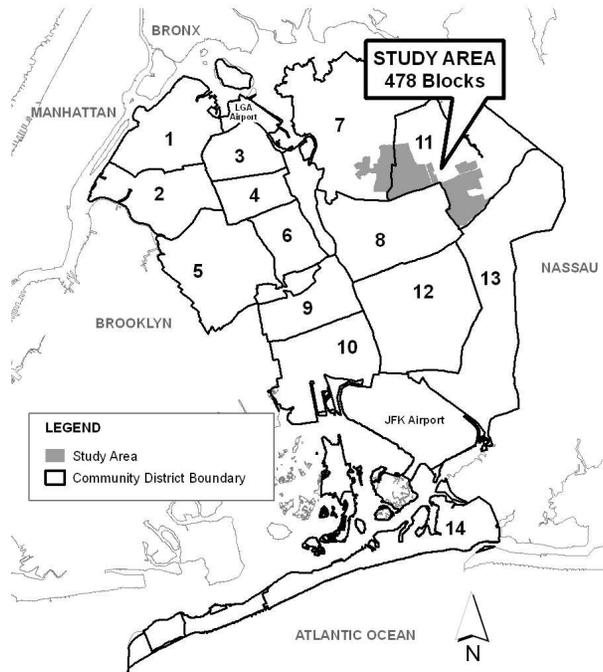


AUBURNDALE-OAKLAND GARDENS-HOLLIS HILLS REZONING STUDY

NEW YORK CITY DEPARTMENT OF CITY PLANNING – QUEENS OFFICE



INTRODUCTION

The Queens Office of the Department of City Planning initiated the Auburndale-Oakland Gardens-Hollis Hills Rezoning Study to address community concerns that the current zoning allows for out-of-character development and does not closely match the established residential development patterns. Most of the study area's zoning is unchanged since 1961. Zoning updates have been implemented in adjacent neighborhoods in recent years,

beginning with Bayside in 2005 and most recently the North Flushing Rezoning in 2009.

The Auburndale-Oakland Gardens-Hollis Hills study area contains a variety of housing types, ranging from detached houses to multi-building apartment complexes. The study area is rich in open space due to the close proximity of Alley Pond Park, Oakland Park and Cunningham Park for Oakland Gardens and Hollis Hills and Kissena Park and Kissena Corridor Park for the Auburndale neighborhood.

STUDY AREA

- Study Area
- 478 Blocks: (CB11) 386 Blocks, (CB7) 91 Blocks, (CB8) 1 Block
- Rezoning Area
- 418 Blocks: (CB11) 337 Blocks, (CB7) 80 Blocks, (CB8) 1 Block

The very large study area is divided into two sub areas: Oakland Gardens-Hollis Hills Sub Area and the Auburndale Sub Area. The Oakland Gardens-Hollis Hills Sub Area is generally bounded by the Clearview Expressway to the west, by the Long Island Expressway to the north, by Alley Pond Park and Grand Central Parkway to the east. In addition, the Oakland Gardens-Hollis Hills Sub Area includes several tracts located immediately north of the Long Island Expressway extending to 56th Avenue and between Springfield Blvd and East Hampton Blvd.

The Auburndale Sub Area is generally bounded by the Long Island Expressway to the south, by Francis Lewis Blvd, Rocky Hill Road, and 208th Street to the west, by Station Road to the north, and by 166th Street to the west. In addition, the Auburndale Sub Area includes several blocks bounded by Laburnum Avenue, 160th Street, 45th Avenue, 156 Street, Holly Avenue, Burling Street, Parsons Blvd, Rose Avenue, and Oak Avenue.

The study area has direct access to the Long Island Expressway, Grand Central Parkway, Cross Island

Parkway, Clearview Parkway, Union Turnpike, Francis Lewis Boulevard and Northern Boulevard. Public transportation includes bus service along Union Turnpike, Springfield Boulevard, Francis Lewis Boulevard, 48th Avenue, Hollis Court Boulevard, and Bell Boulevard.

REZONING PROJECT GOALS

The Auburndale-Oakland Gardens-Hollis Hills Draft Zoning Recommendations address the community's request for a contextual rezoning. Current zoning yields unpredictable building types and can lead to out of character development. DCP will consult with community stakeholders to finalize zoning recommendations that achieve the following three objectives for the study area.

- Prevent out-of-character development and more closely reflect 1- and 2-family building patterns;
- Provide limited density increase on primary corridors, including Springfield and Bell Blvd;
- Update commercial overlays to prevent commercial intrusion into residential blocks.