

FRESH FOOD STORE CERTIFICATION



QUEENS COMMUNITY DISTRICT I
11-14 35TH AVENUE, QUEENS
BLOCK 331, LOT 27

AREA MAP

11-14 35th Avenue FRESH
Certification Area Map
Akerman LLP

Project

- | | | | |
|---|------------------|---|---------------------|
| | Project Area | | Development Site |
| | Relicensing Area | | 100% Forest Reserve |

Zoning

- Zoning District
 C1-1 ■ 1-27 and h Residential
 C1-2 ■ Medium Density Residential
 C1-3 ■ Medium Density Residential
 C1-4 ■ Medium Density 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 ■ Recreation
 C2-6 ■ Historic District
■ Special Purpose District
■ Other

Transportation

-
- Subway Stop
-
- Subway Entrance

Map Created: May 20, 2024, 7:53pm

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PROJECT DESCRIPTION

FRESH FOOD STORE CERTIFICATION

11-14 35TH AVENUE, QUEENS, NY 11106

PROPOSED 8 STORY MIXED USE NEW BUILDING
165 DWELLING UNITS

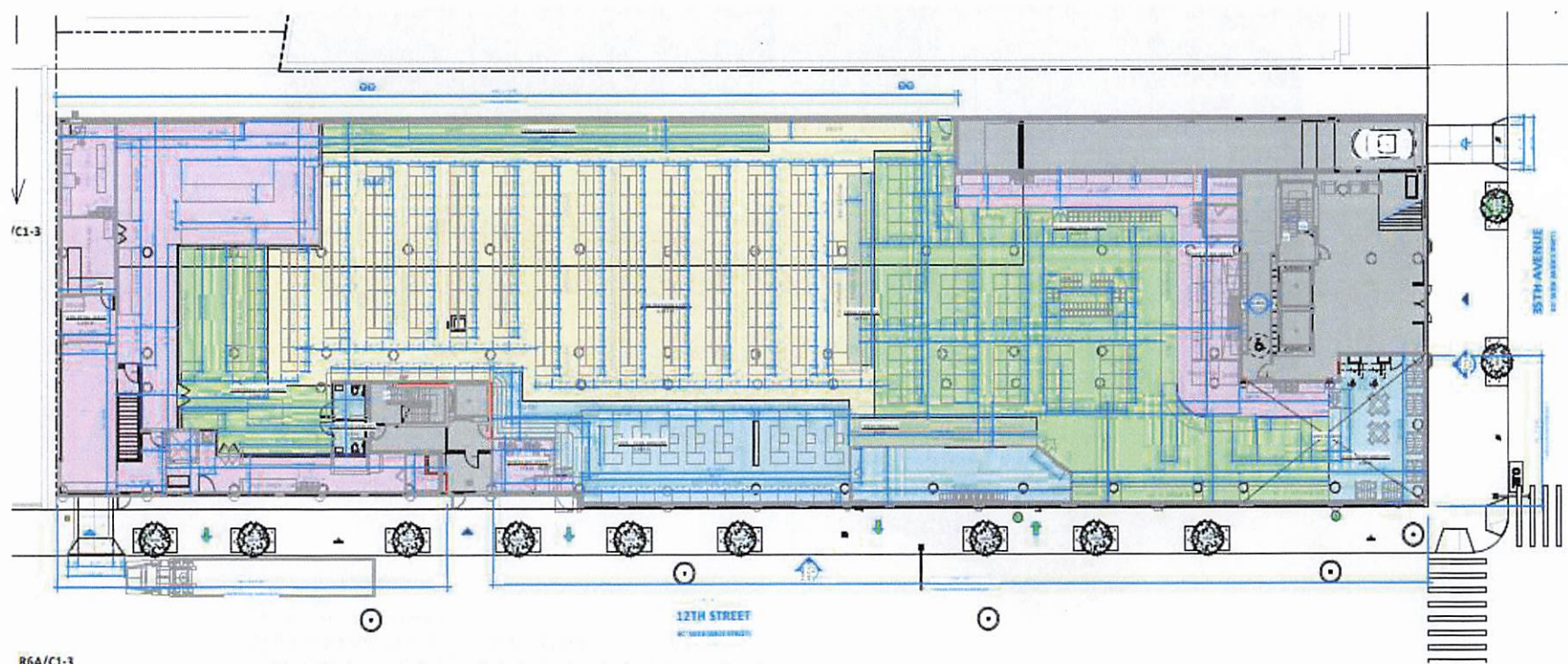


- 9-story mixed use building containing residential and commercial use
- 130,869 sf zoning floor area (109,887 sf residential; 20,982 sf commercial)
- Number of Units: 165 (44 MIH)
- MIH Units
- 22 1-bedrooms; 22 2-bedrooms
- 19 units at 70% AMI (\$1,913 for 1-bedroom (5); \$2,279 for 2-bedroom (14)); 25 units at 90% AMI (\$2,496 for 1-bedroom (17); \$2,978 for 2-bedroom (8))

LAND USE ACTION

ZR 63-30 Certification for a FRESH Food Store

Maximum residential floor area is increased by one square foot for each square foot of FRESH food store floor area, up to 20,000 sf (ZR 63-21)



- 20,982 square feet of FRESH food store floor area on first floor with approximately 2,400 square feet of storage space on cellar level