

COMMUNITY REVIEW • ULURP

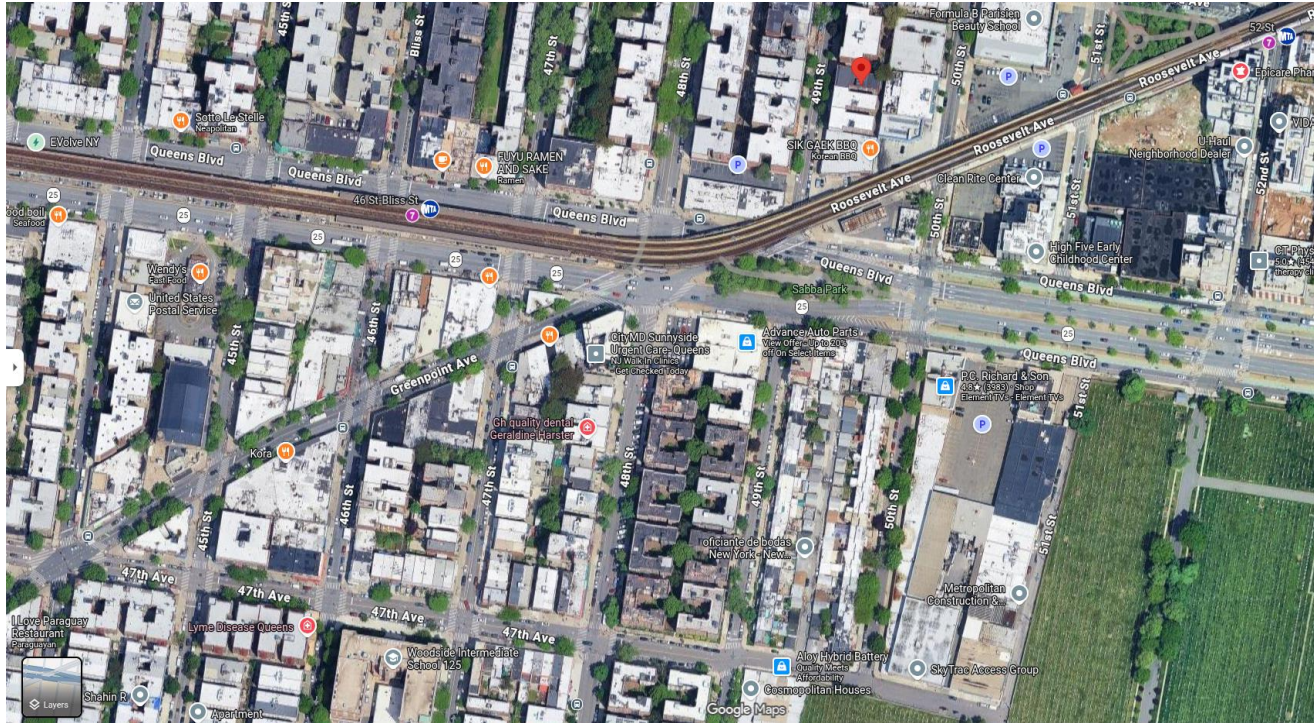
50-02 Queens Boulevard

Rezoning Proposal

A proposed mixed-use, mixed-income development in Woodside, Queens

Council District 26, Hon. Julie Won | Community District 2, Queens | 5002 Woodside Development LLC | ULURP C240316ZMQ / N240317ZRQ

THE SITE TODAY – AERIAL VIEW



The site today — a single-story commercial block on Queens Boulevard

50-02 Queens Boulevard Rezoning • Woodside, Community District 2, Queens



THE SITE TODAY

Existing conditions

The roughly 59,000-square-foot assemblage sits in an M1-1 light-manufacturing district and has seen no major investment in more than 85 years.

Single-story warehouses & retail

A pair of one-story warehouses and a retail building, home to a longtime appliance store

Surface parking lot

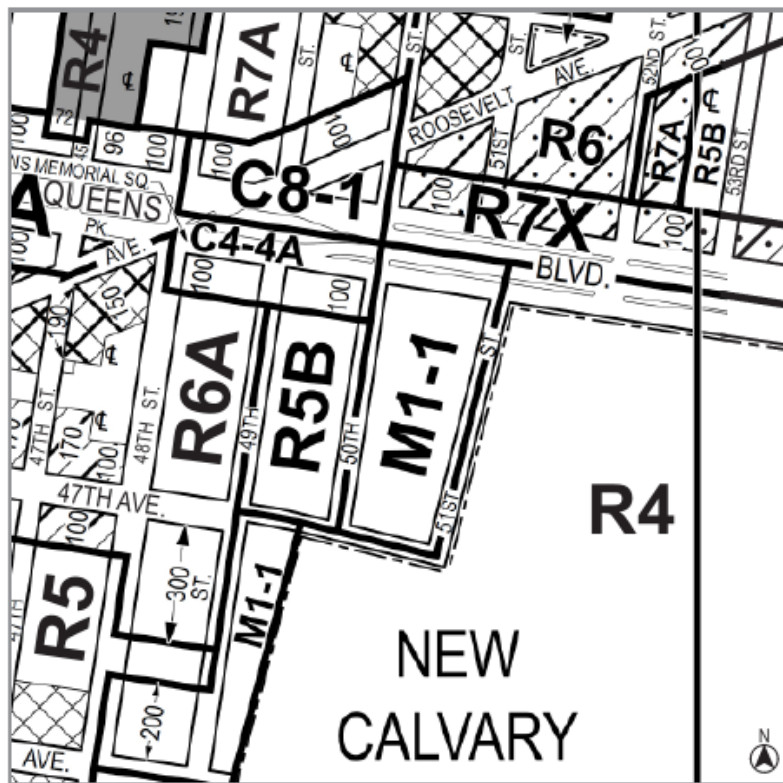
Underused paved parking fronting the boulevard

Held for generations

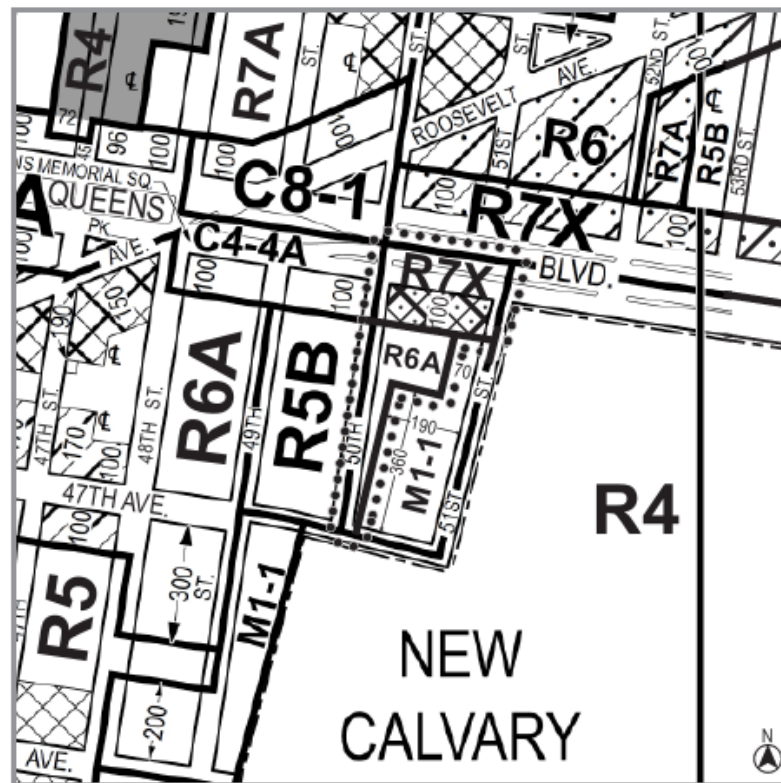
Owned by the applicant since the mid-20th century

The site today — a single-story commercial block on Queens Boulevard

Zoning Change Map



Current Zoning Map (9b & 9d)



Proposed Zoning Map (9b & 9d) - Area being rezoned is outlined with dotted lines

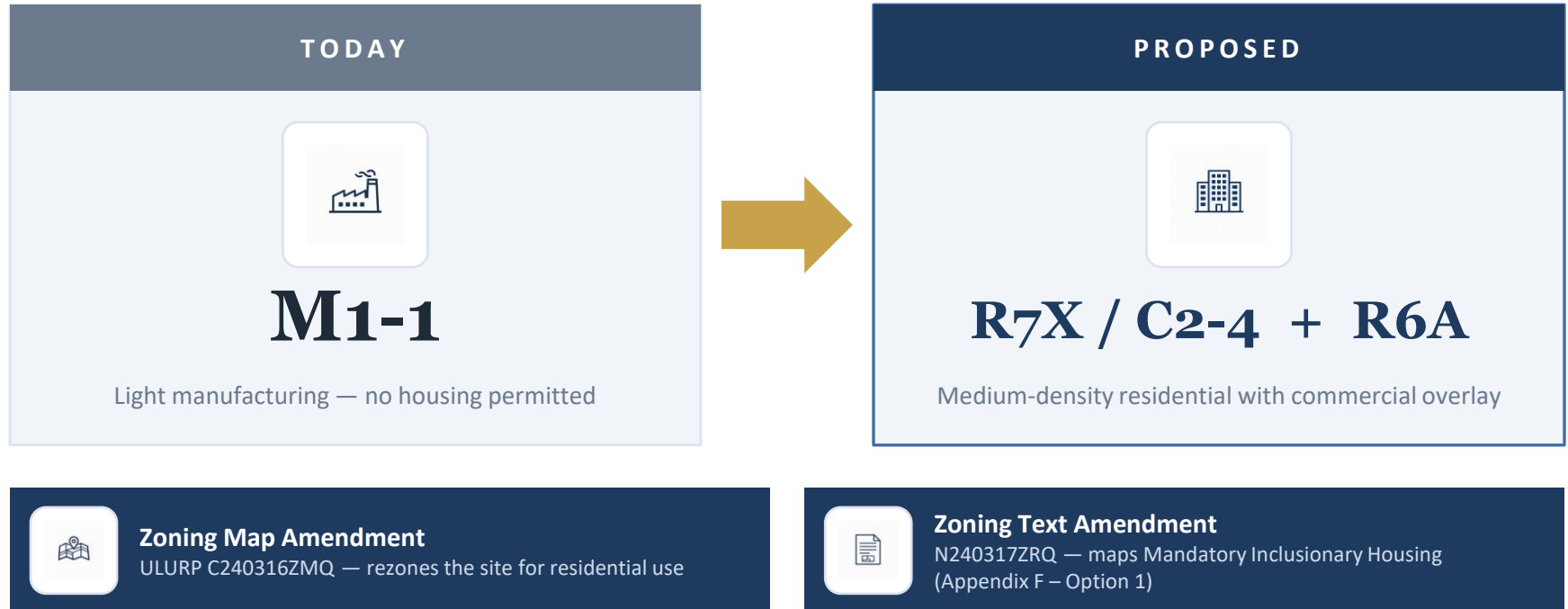
Rezoning from M1-1 to RTX/C2-4

Rezoning from M1-1 to R6A

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning map, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

What is changing



THE PROPOSAL

A new mixed-use building

The roughly 261,100-square-foot building would combine homes with shops and community space at street level.



Residential

~240,120 sq ft — 257 apartments



Commercial

~16,700 sq ft of ground-floor retail



Community facility

~4,760 sq ft, envisioned for child care



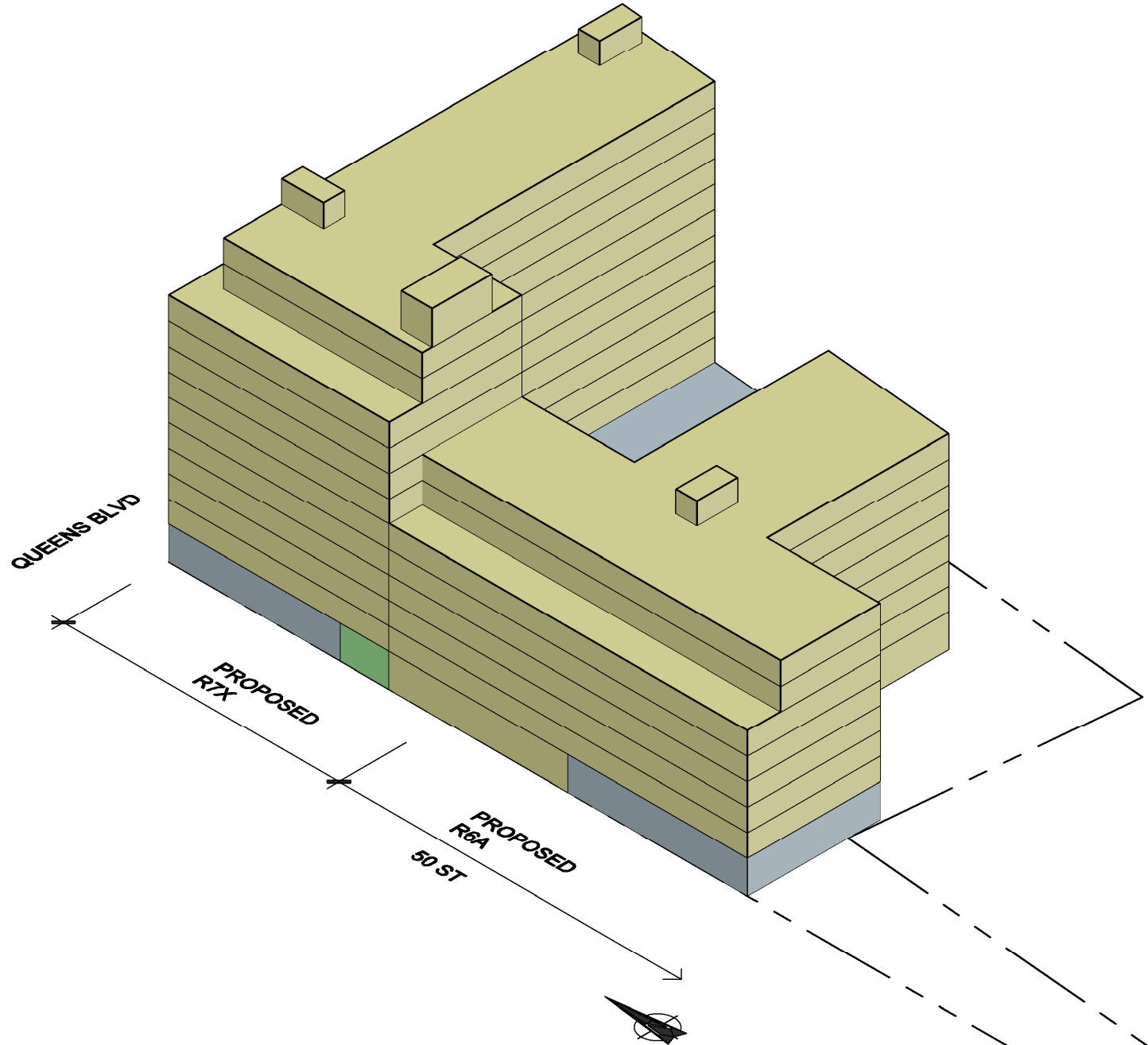
Illustrative rendering of the proposed building

50-02 QUEENS BOULEVARD
WOODSIDE, NY

DATE: 09-09-26

JOB#: 20-03

Images are for graphical purposes, and dimensions
are subject to normal construction deviation, not to scale.



0 30' 60' 120'

SCALE: 1" = 60'-0"

A10



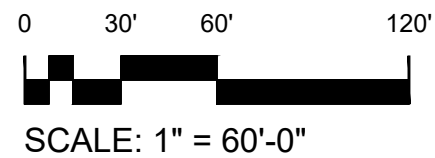
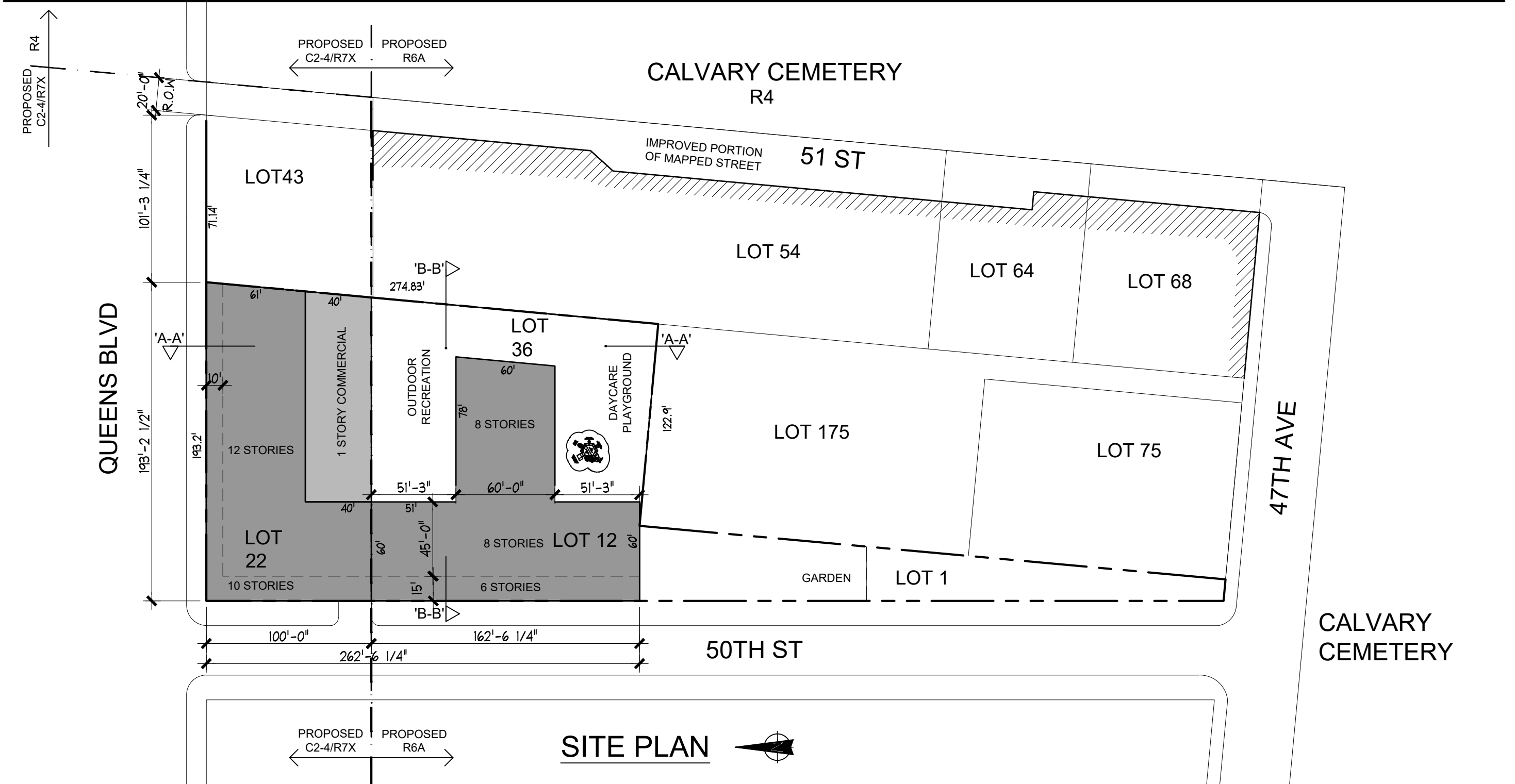
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SITE PLAN



A3

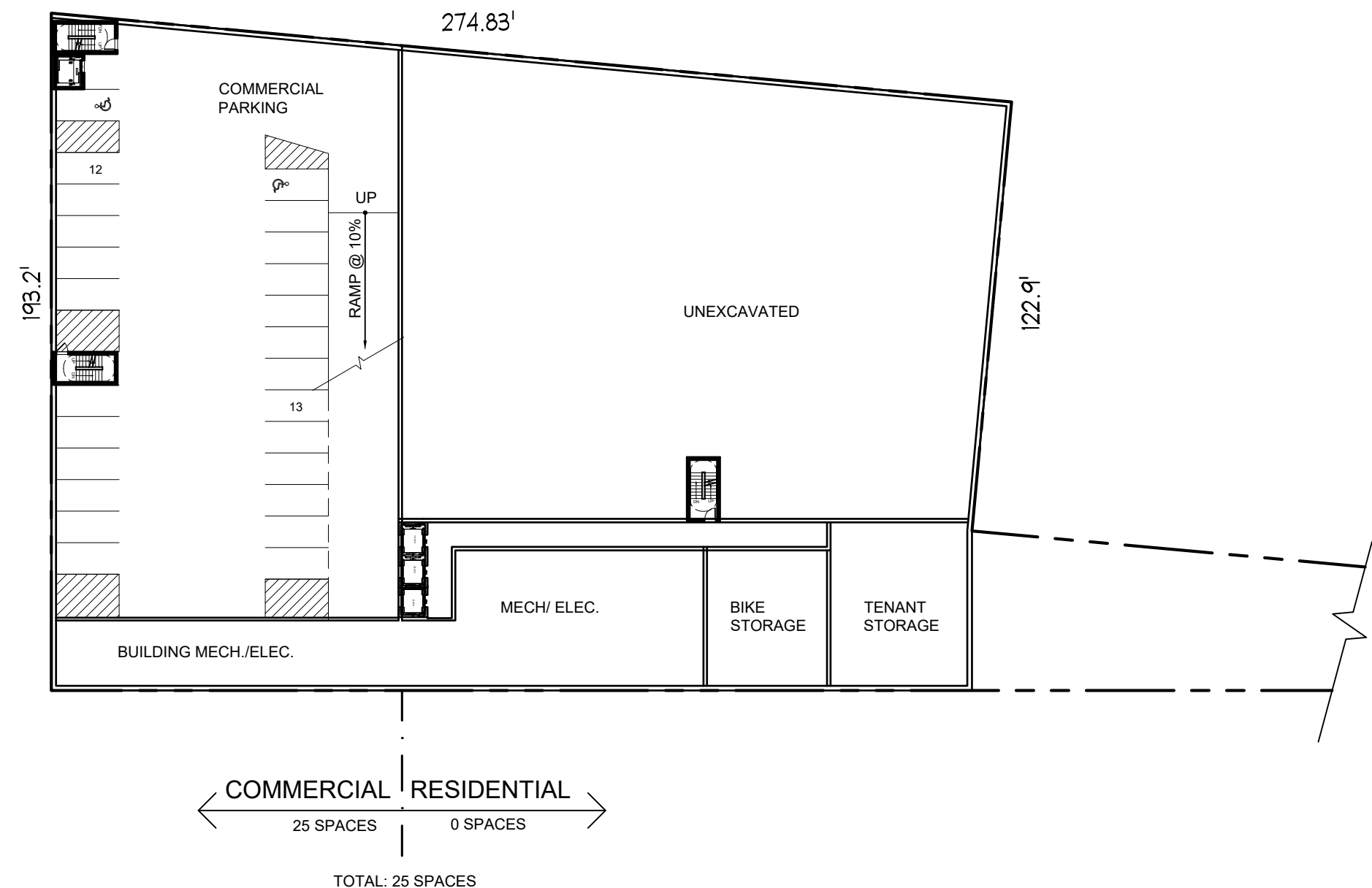


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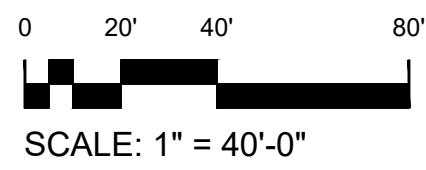
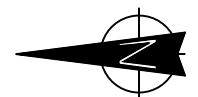
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CELLAR



A4

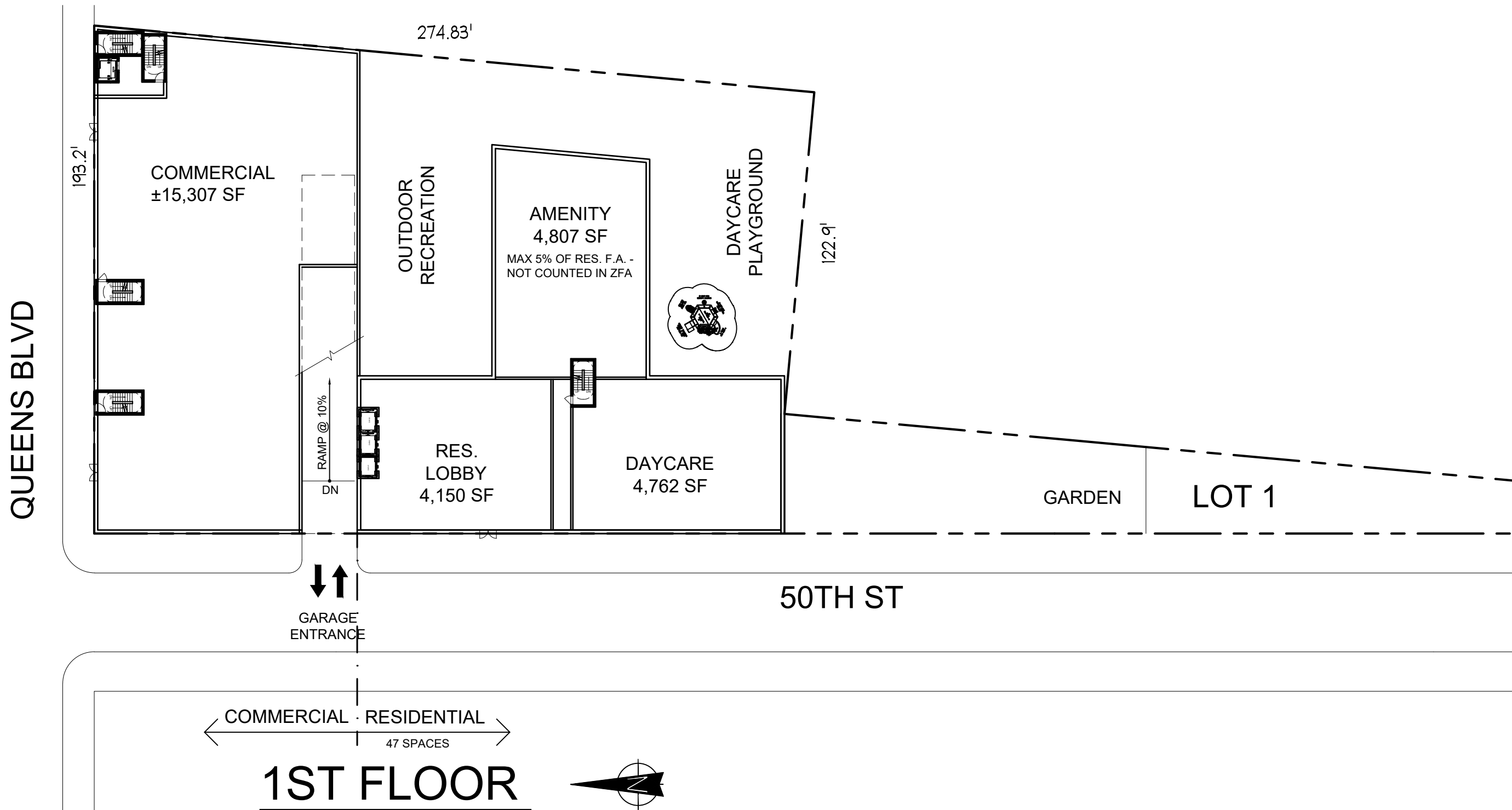


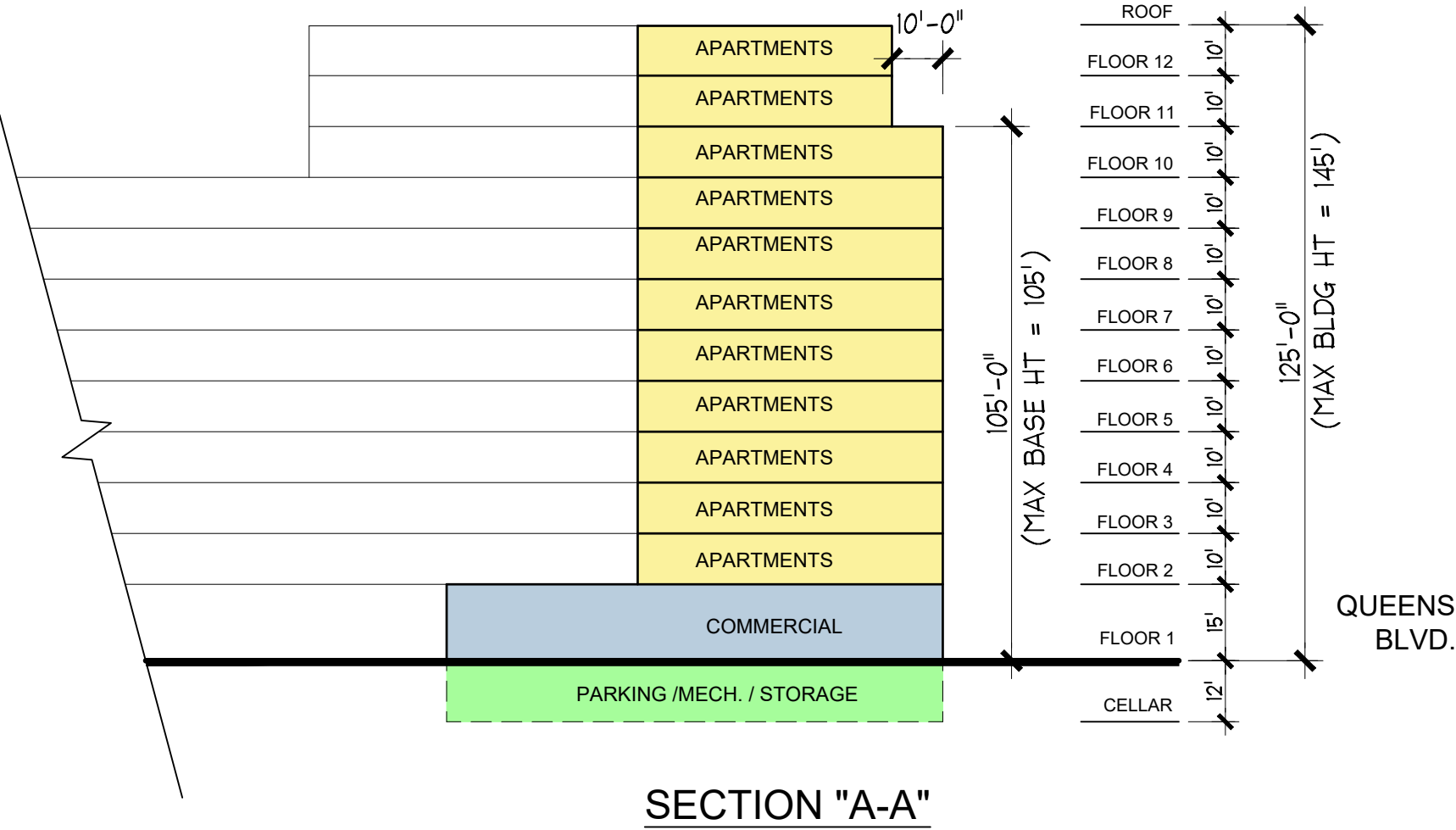
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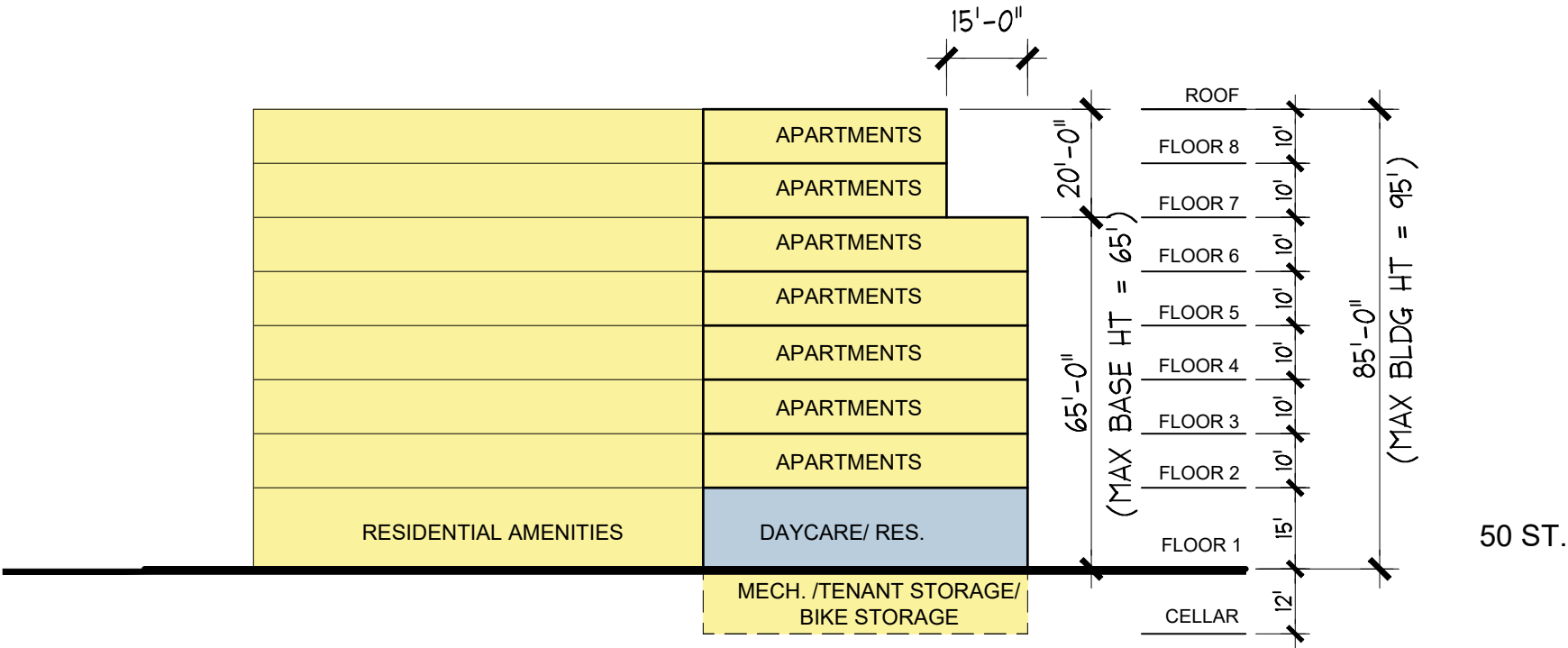
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SECTION "B-B"

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FLOOR AREA SUMMARY:

FLOOR	HEIGHT	R7X RESIDENTIAL GROSS SF	R6A RESIDENTIAL GROSS SF	TOTAL RESIDENTIAL GROSS SF	R7X PARKING	R6A PARKING	TOTAL PARKING	COMMERCIAL GROSS SF (R7X)	COMMUNITY FACILITY GROSS SF (R7A)	TOTAL GROSS SF	R7X ZONING DEDUCTIONS	R6A ZONING DEDUCTIONS	TOTAL ZONING DEDUCTIONS	RESIDENTIAL ZONING SF	TOTAL ZONING SF
C	-10.0	2,076	8,123	10199	16,345	0	16345	436	0	26,980	18857	8123	26980	0	0
1	0.0	512	10,098	10610	2,128	0	2128	16,217	4,762	33,717	2,195	5,000	7195	5,543	26,522
2	15.0	13,825	14,860	28685	0	0	0	0	0	28,685	515	650	1165	27,520	27,520
3	25.0	13,825	14,860	28685	0	0	0	0	0	28,685	515	650	1165	27,520	27,520
4	35.0	13,825	14,860	28685	0	0	0	0	0	28,685	515	650	1165	27,520	27,520
5	45.0	13,825	14,860	28685	0	0	0	0	0	28,685	515	650	1165	27,520	27,520
6	55.0	13,825	14,860	28685	0	0	0	0	0	28,685	515	650	1165	27,520	27,520
7	65.0	13,825	12,422	26247	0	0	0	0	0	26,247	515	650	1165	25,082	25,082
8	75.0	13,825	12,422	26247	0	0	0	0	0	26,247	515	650	1165	25,082	25,082
9	85.0	13,825	0	13825	0	0	0	0	0	13,825	515	0	515	13,310	13,310
10	95.0	13,825	0	13825	0	0	0	0	0	13,825	515	0	515	13,310	13,310
11	105.0	10,548	0	10548	0	0	0	0	0	10,548	450	0	450	10,098	10,098
12	105.0	10,548	0	10548	0	0	0	0	0	10,548	450	0	450	10,098	10,098
R	125.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL		148,109	117,365	265,474	18,473	0	18,473	16,653	4,762	305,362	26,587	17,673	44,260	240,123	261,102
ZONING DEDUCTIONS: QUALITY HOUSING DEDUCTIONS PARKING DEDUCTION = ALL								RESIDENTIAL UNIT = ± 257 UNITS (ASSUMING ±1,000 GSF PER UNIT)							

CELLAR - AREA SUMMARY:

5,206 SF MECH / ELECTRIC
4,585 SF RES. STORAGE
408 SF ELEVATOR / STAIRS
10,199 SF TOTAL RESIDENTIAL GROSS

436 SF ELEVATOR/STAIRS
16,345 SF PARKING GARAGE
16,781 SF TOTAL GROSS IN CELLAR



9.10.26

50-02 QUEENS BLVD #20-03
PRELIM YIELD ANALYSIS

Unit Mix:

FLOORS	STUDIO	1 BDRM	2 BDRM	3 BDRM	total
2 + 4th 6 (5)	4 (5) = 20	7 (5) = 35	14 (5) = 70	2 (5) = 10	135
7 + 8th (2)	4 (2) = 8	6 (2) = 12	14 (2) = 28	2 (2) = 4	52
9th (1)	1 (1) = 1	6 (1) = 6	5 (1) = 5	1 (1) = 1	13
10 + 11th 12 (3)	1 (3) = 3	6 (3) = 18	5 (3) = 15	1 (3) = 3	39
TOTAL:	32 (13%)	71 (30%)	118 (50%)	16 (7%)	239
OPTION:	38 (15%)	68 (26%)	146 (57%)	4 (2%)	256

OPTION FOR INCREASED YIELD:

- CONVERT 3 BDRM INTO (2) 1 BDRM
- CONVERT 1 BDRM INTO (2) STUDIOS

Homes and community benefits



Permanent Affordability: MIH Option 1

64 of the 257 apartments would be income-restricted



Transit-oriented location

New housing on a wide boulevard directly served by nearby subway lines.



Space for the neighborhood

Ground-floor community facility envisioned for child-care serving local families.



Active street life

About 16,700 sq ft of retail keeps the boulevard frontage lively and walkable.

Where the proposal stands

The proposal is moving through the city's Uniform Land Use Review Procedure (ULURP), a public process with several review stages and opportunities to comment.

