

21-31 46th AVENUE

Community Board Presentation | April 15th 2026

PROJECT SUMMARY

- 1. Zoning Map Amendment to rezone 21-31 46th Avenue (Block 76, Lot 11, the “Proposed Development Site”) from an M1-4/R6B zoning district to an R7X/C2-5 zoning district by extending the existing R7X/C2-5 district over the site.**
 - The proposed zoning map amendment will facilitate the development of a new 11-story, approximately 81,000 square foot mixed-use community facility/commercial and residential building with approximately 84 dwelling units at the Proposed Development Site.
- 2. Zoning Text Amendment to amend ZR Appendix F– Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 2, to establish the Proposed Development Site as a Mandatory Inclusionary Housing (“MIH”) Designated Area.**
 - The proposed zoning text amendment will facilitate the development of approximately 21 permanently affordable dwelling units pursuant to MIH Option 1.

PROPOSED DEVELOPMENT

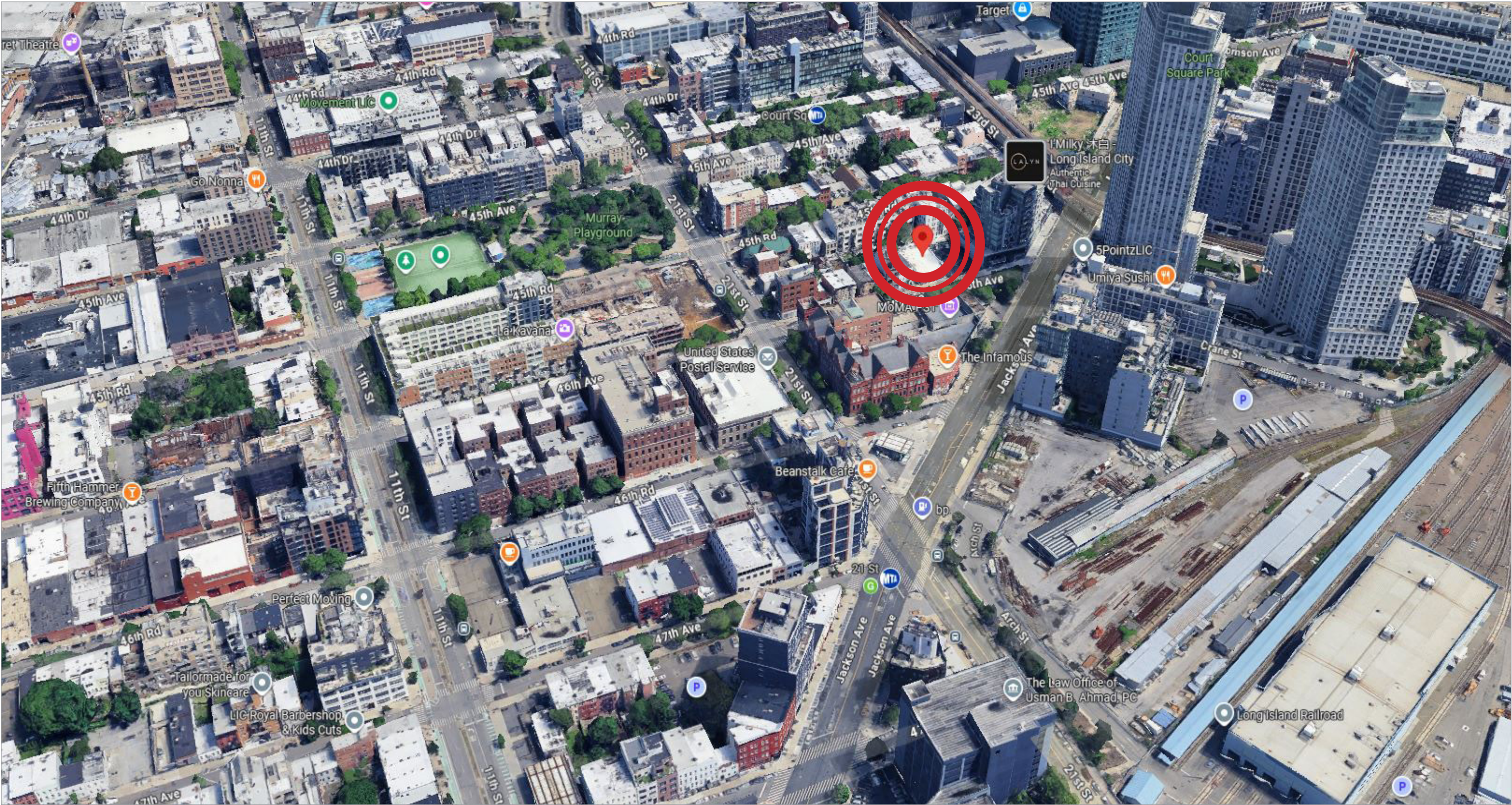
21-31 46th Avenue – Block 76, Lot 11

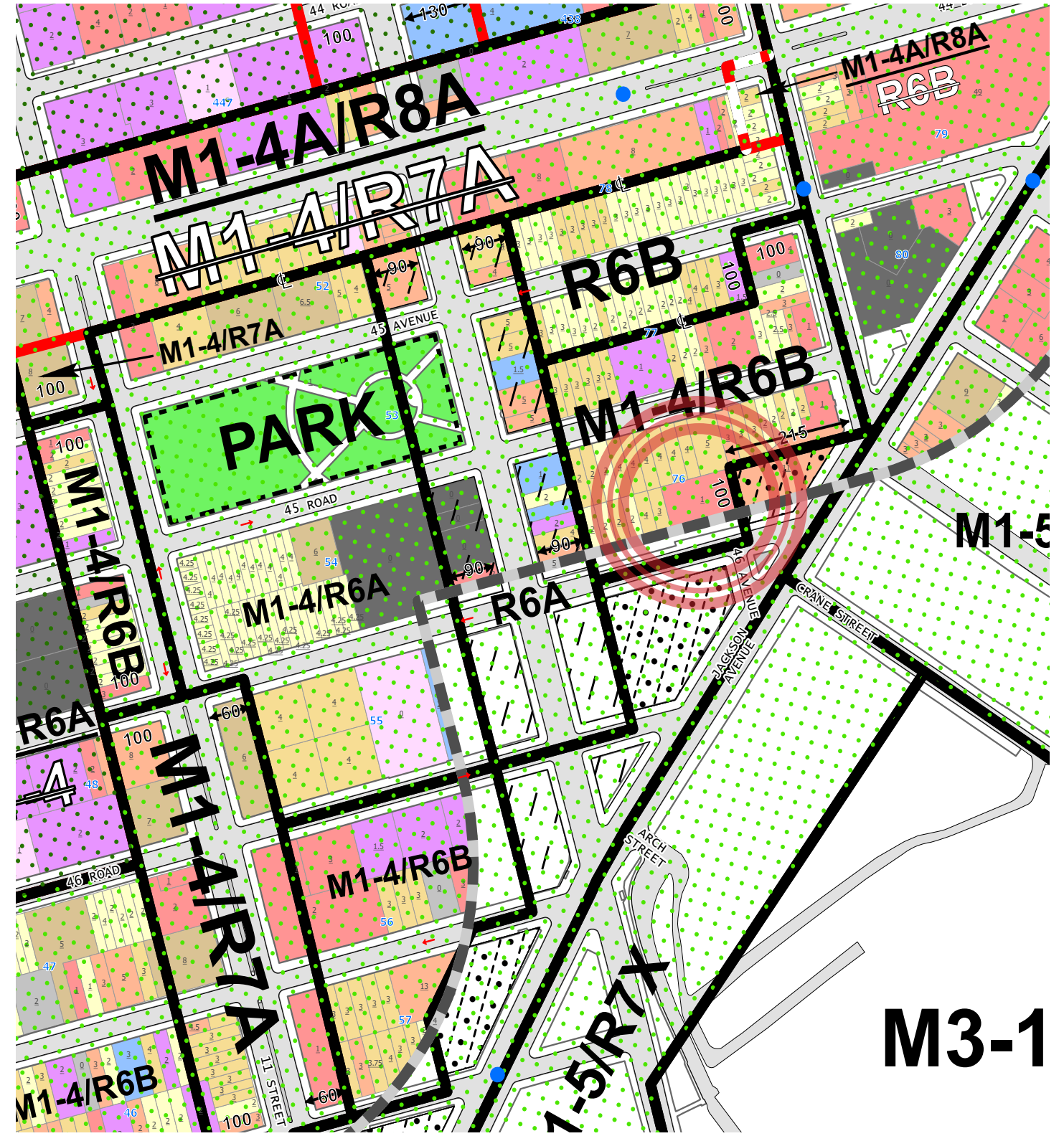
Number of Stories	11 stories
Floor Area/FAR	81,000 SF/6.0 FAR
Base Height	67'-6"
Total Height	120'-0"
Number of Units	84 (10 studio, 22 one-bedroom, 42 two-bedroom, 10 three-bedroom)
Affordable Units	21 (MIH Option 1)
Parking	None required – 22 voluntary spaces in the cellar

01_Context

02_Illustrative Design for Proposed Upzoned District

03_Affordability and Sustainable Building





21-31 46th Avenue Rezoning, Queens
Area Map

Block: 76, Lot: 11

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

- | | | |
|------|------|-------------------|
| C1-1 | C2-1 | Zoning Districts |
| C1-2 | C2-2 | Special Districts |
| C1-3 | C2-3 | |
| C1-4 | C2-4 | |
| C1-5 | C2-5 | |

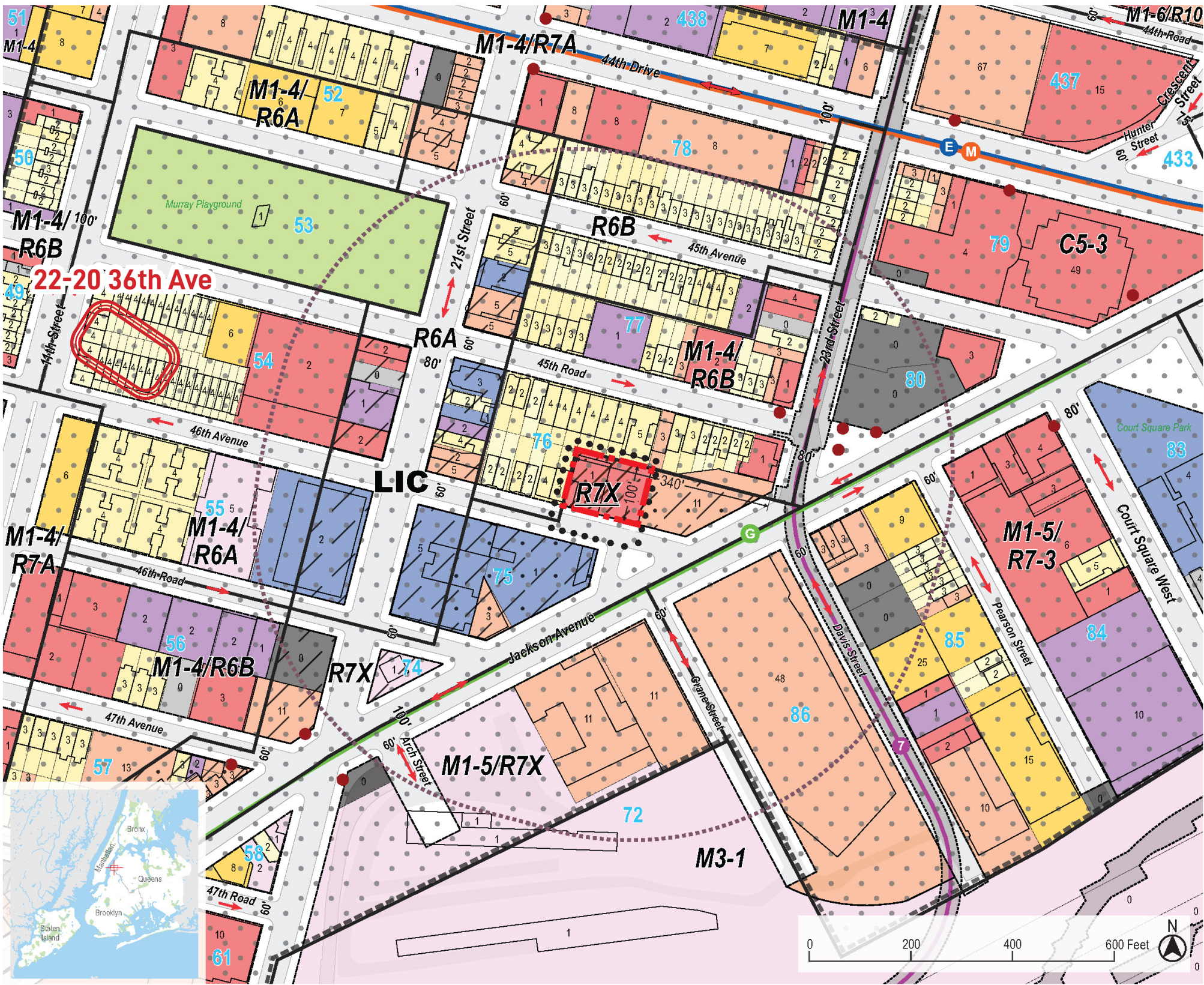
- Elevated Rail Structure / Roadway Overpass
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

November 2023

Urban Cartographics



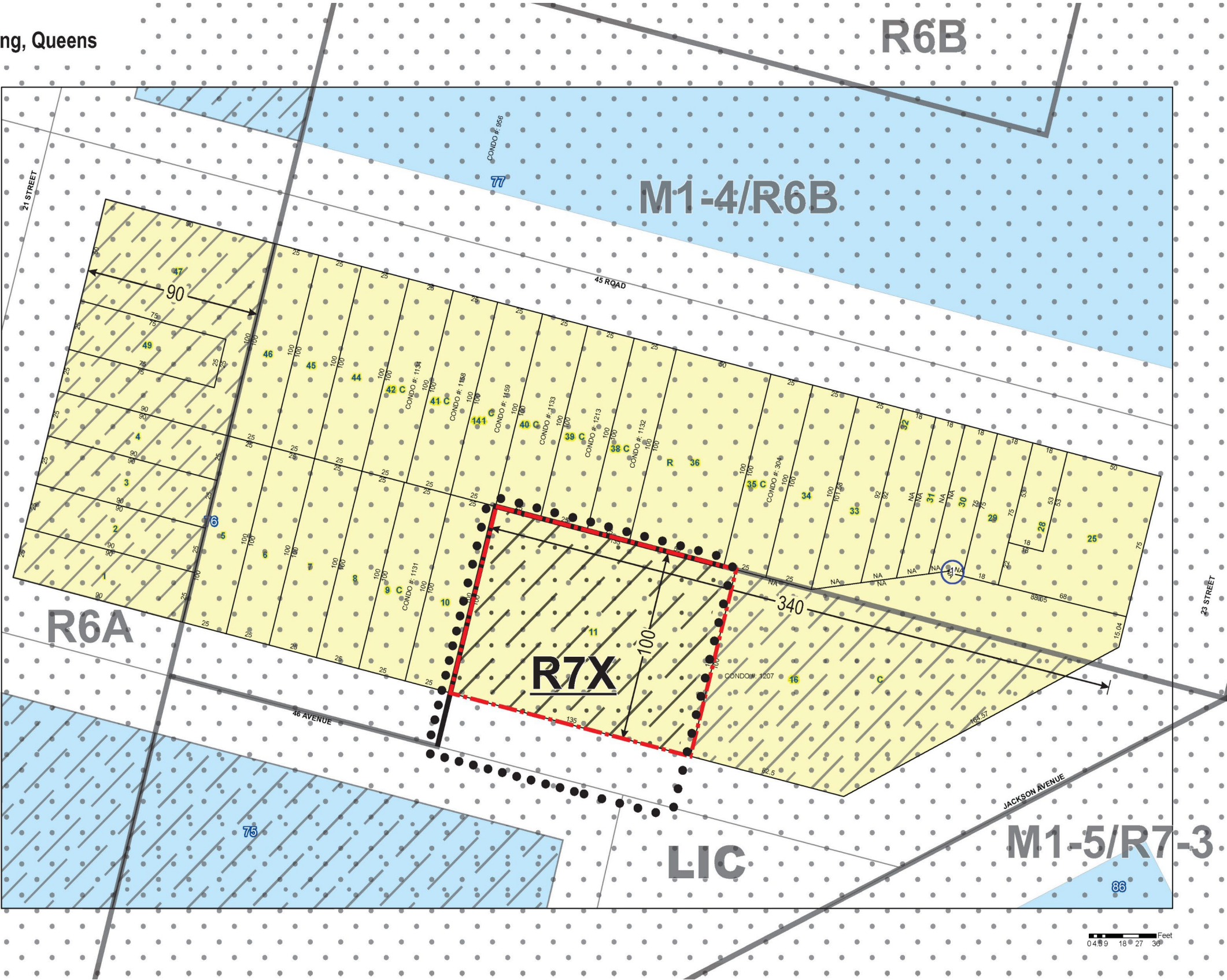
21-31 46th Avenue Rezoning, Queens



NYC Digital Tax Map
Effective Date : 03-26-2021 11:36:58
End Date : Current
Queens Block: 76

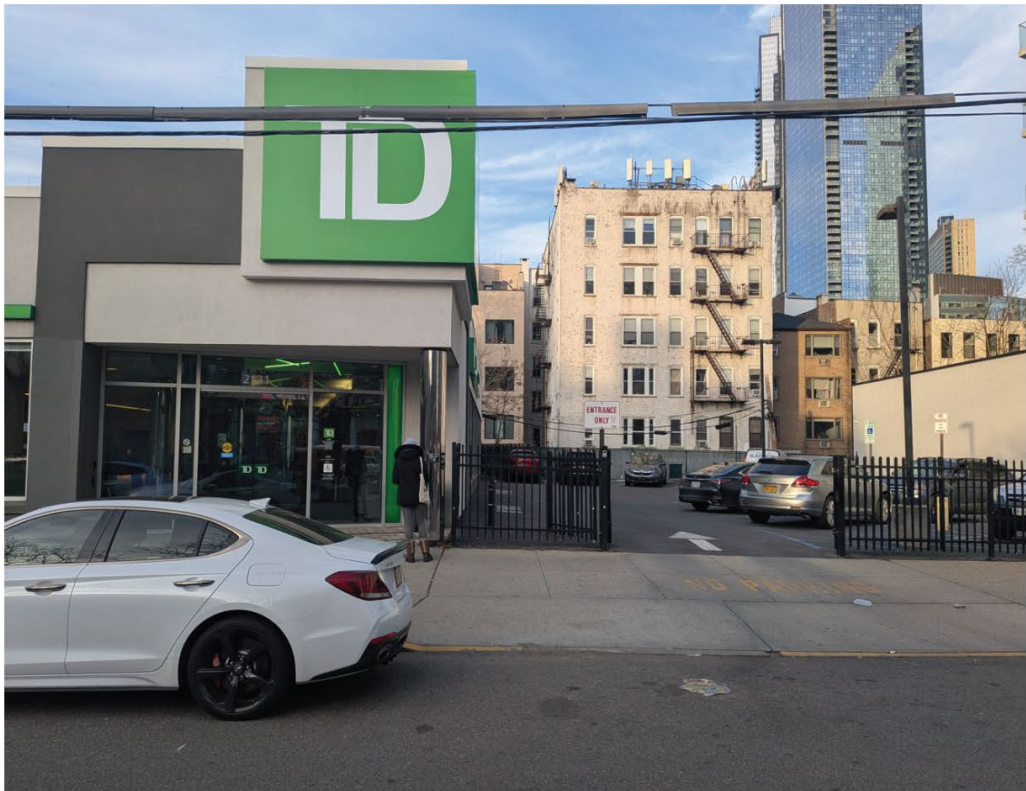


- Legend
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- Existing Special Purpose District
- R6B Existing Zoning District
- Existing C1-5 Overlay
- Existing C2-5 Overlay
- R7X Proposed Zoning District
- Proposed C2-5 Overlay





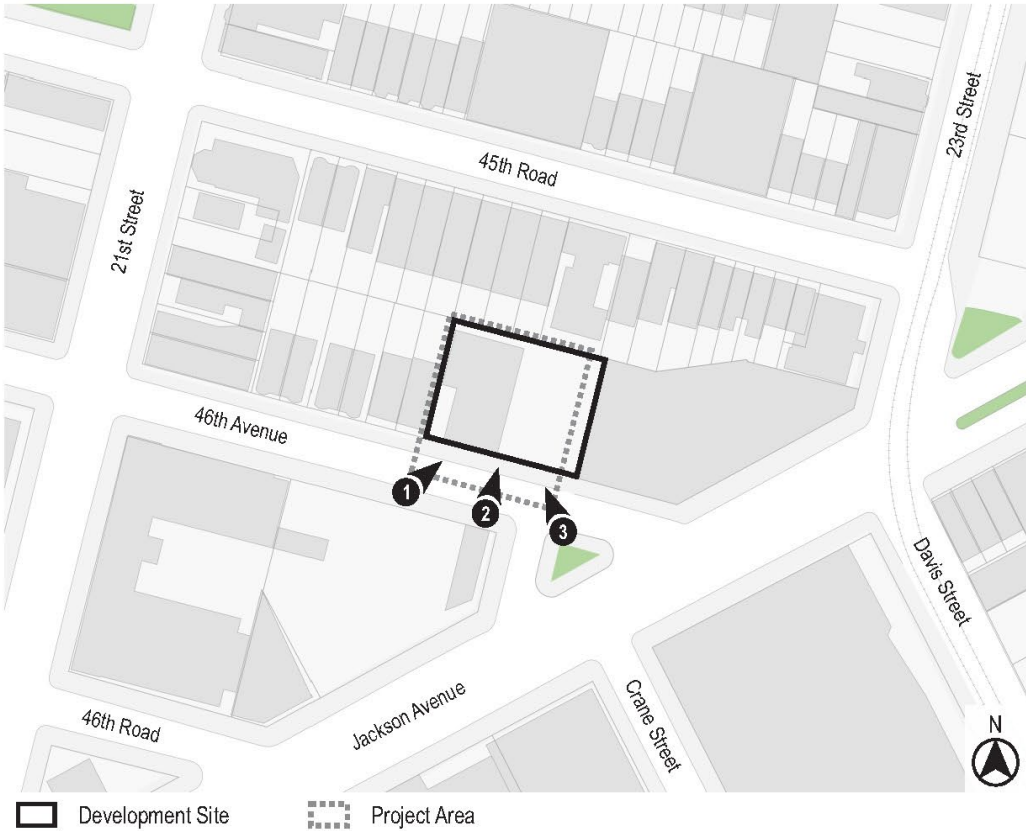
1. View of the Development Site facing northeast from 46th Avenue.



2. View of the Development Site facing northeast from 46th Avenue.



3. View of the Development Site facing northwest from 46th Avenue.





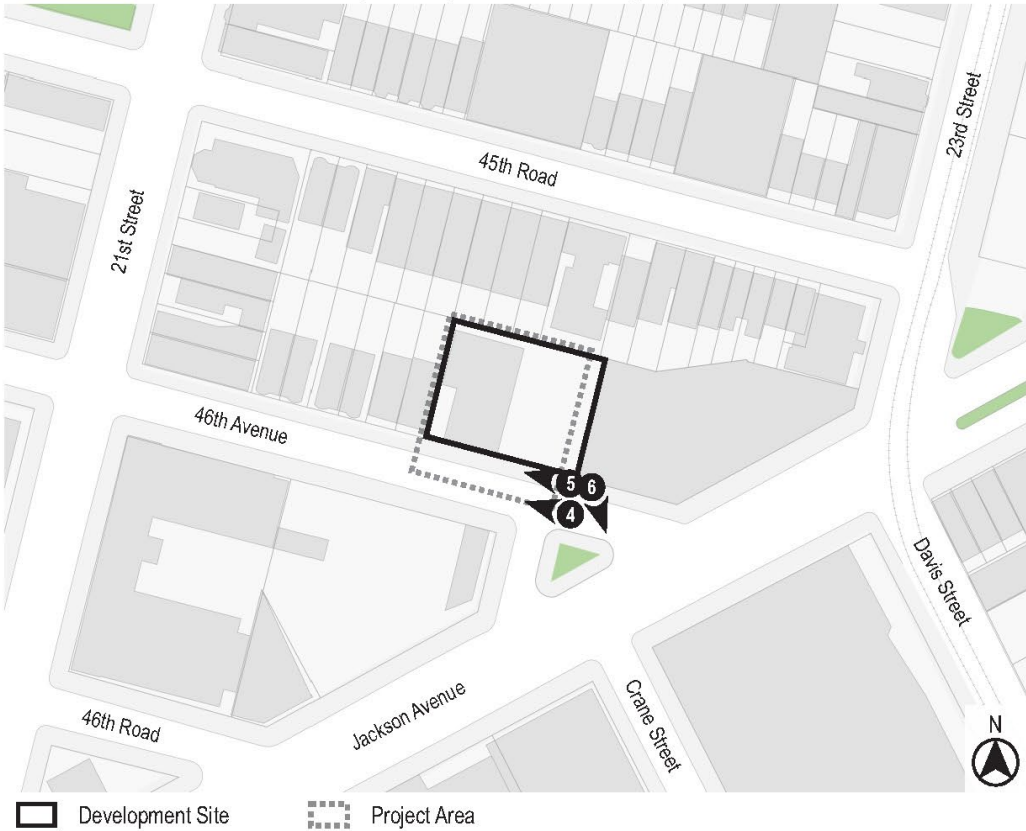
4. View of 46th Avenue facing northwest (Development Site at right).



5. View of the sidewalk along the north side of 46th Avenue facing northwest (Development Site at right).



6. View of the intersection of Jackson Avenue and 46th Avenue facing southeast





7. View of 46th Avenue facing southeast (Development Site at left).



8. View of the sidewalk along the north side of 46th Avenue facing southeast (Development Site at left).



9. View of the south side of 46th Avenue facing southwest from the Development Site.



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13,500 sf Site * 6.0 FAR (R7X) = 81,000 zsf

84 Total Units Proposed

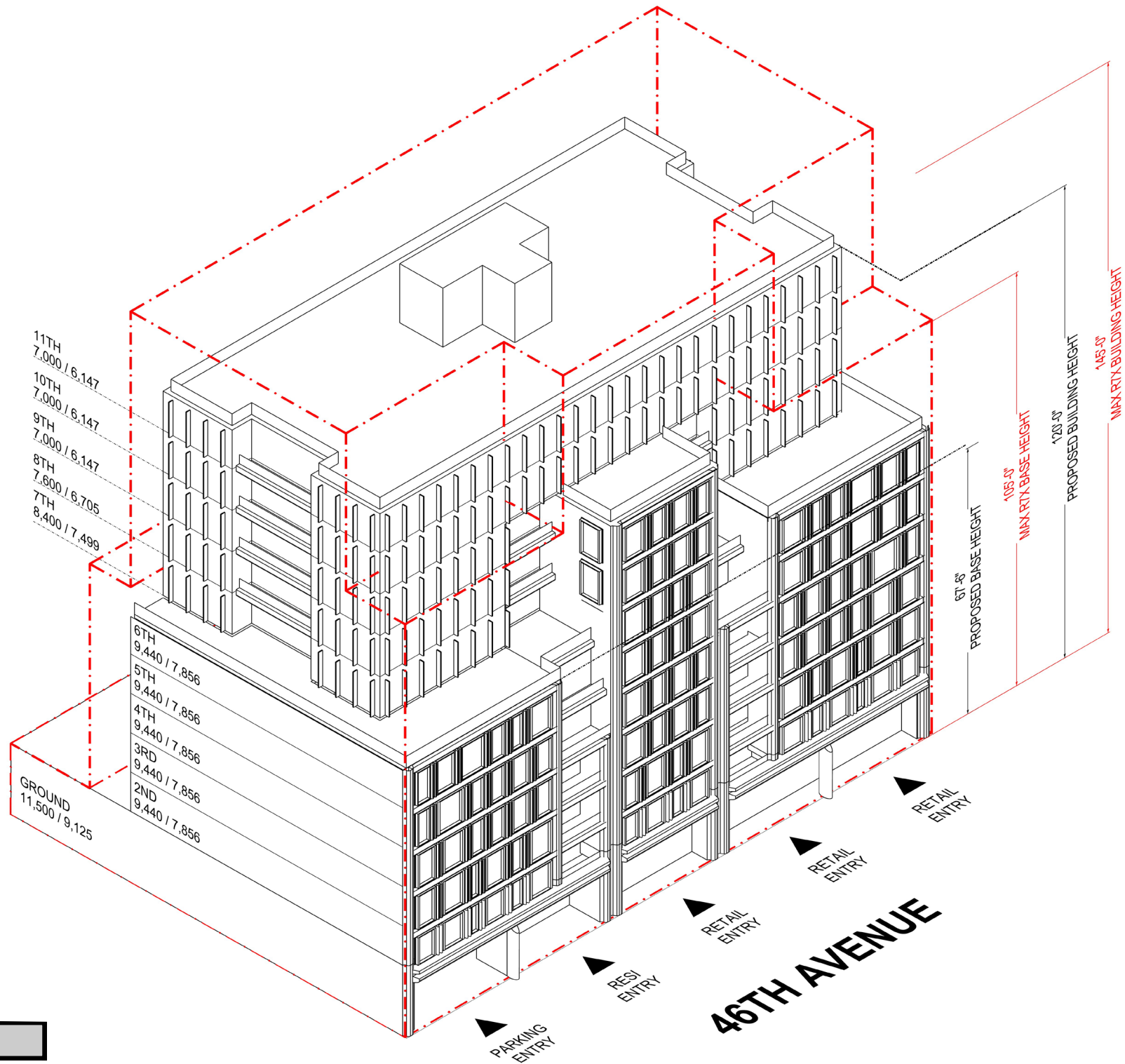
Affordability Option 1 Proposed - 60% AMI

21 Affordable Units Proposed

No Parking Spaces Required

22 Parking Spaces Proposed

Floor Areas								
FL	GSF	ZSF	Studios	1br	1br + HO	2br	3br	
1	11,500	9,125						
2	9,440	7,856	2	1	2	4	1	
3	9,440	7,856	2	1	2	4	1	
4	9,440	7,856	2	1	2	4	1	
5	9,440	7,856	2	1	2	4	1	
6	9,440	7,856	2	1	2	4	1	
7	8,400	7,449		1	2	5	1	
8	7,600	6,705		1		5	1	
9	7,000	6,147		1		4	1	
10	7,000	6,147		1		4	1	
11	7,000	6,147		1		4	1	
Total	95,700	81,000	10	10	12	42	10	84









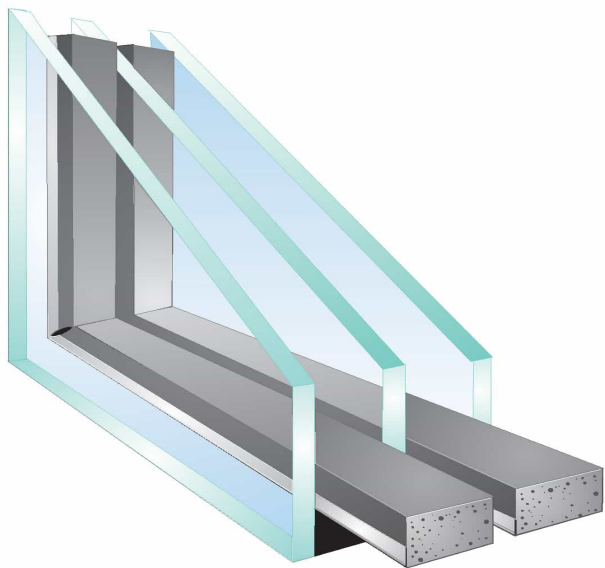
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2025 New York City Area Affordable Monthly Rents

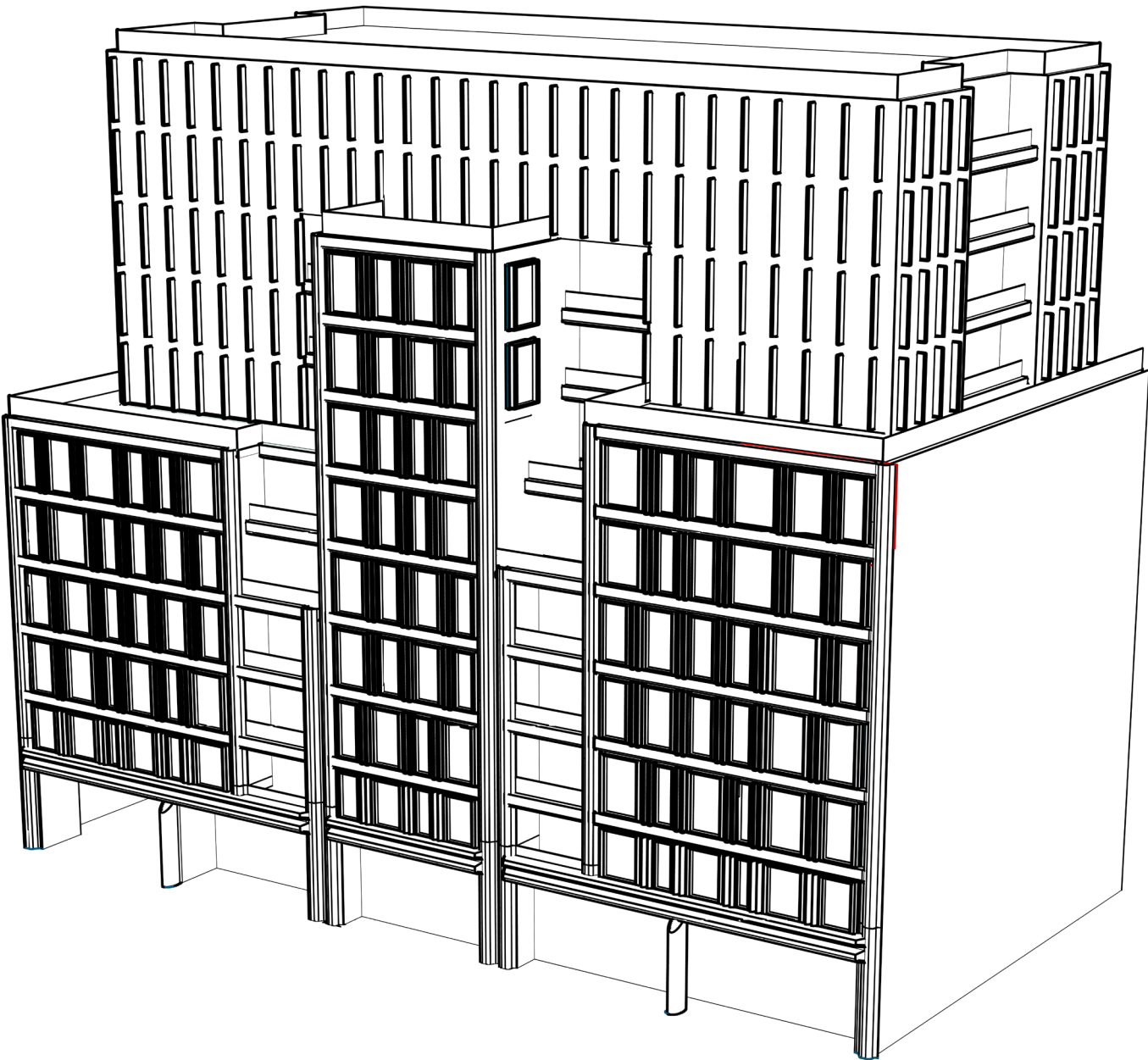
Unit Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
Studio	\$850	\$1,134	\$1,417	\$1,701	\$1,984	\$2,268	\$2,552	\$2,835	\$3,119	\$3,402	\$3,685	\$4,678
One-bedroom	\$911	\$1,215	\$1,518	\$1,822	\$2,126	\$2,430	\$2,733	\$3,037	\$3,341	\$3,644	\$3,948	\$5,011
Two-bedroom	\$1,093	\$1,458	\$1,822	\$2,187	\$2,551	\$2,916	\$3,281	\$3,645	\$4,010	\$4,374	\$4,738	\$6,014
Three-bedroom	\$1,263	\$1,685	\$2,106	\$2,527	\$2,948	\$3,370	\$3,791	\$4,212	\$4,633	\$5,054	\$5,476	\$6,950



Triple Pane Glass



Shading Fins



Green Roof