

50-01 Queens Boulevard Rezoning

ULURP Nos.: C260267ZMQ, N260268ZRQ

Queens Community Board 2

Pre-Certification Meeting

Land Use Committee

June 17, 2026

Project Description

- The Applicant seeks the following land use actions with respect to Block 1319, Lots 1, 12, and 21 (“Project Area”):
 - A zoning map amendment to change existing R6/C2-3 and R7X/C2-3 zoning districts to R8A/C2-4 zoning districts; and
 - A zoning text amendment of ZR Appendix F: Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 2 to designate a Mandatory Inclusionary Housing (“MIH”) Area with MIH Options 1 and 2 conterminous with the Project Area.

PROPOSED DEVELOPMENT

50-01 QUEENS BOULEVARD (BLOCK 1319, LOT 1)

Number of Stories	13 stories
Floor Area/FAR	117,750 sq. ft. (7.2 FAR) • 105,979 sq. ft. of residential use (6.48 FAR) • 6,870 sq. ft. of commercial uses (0.42 FAR) • 4,900 sq. ft. of community facility uses (0.3 FAR)
Building Height	135 ft.
Parking	None Provided.
Units	138 dwelling units • 29 studio (21%) • 43 one-bedroom (31%) • 40 two-bedroom (30%) • 26 three-bedroom (18%)
Affordable Units	28-41 dwelling units.

50-01 Queens Boulevard, Queens



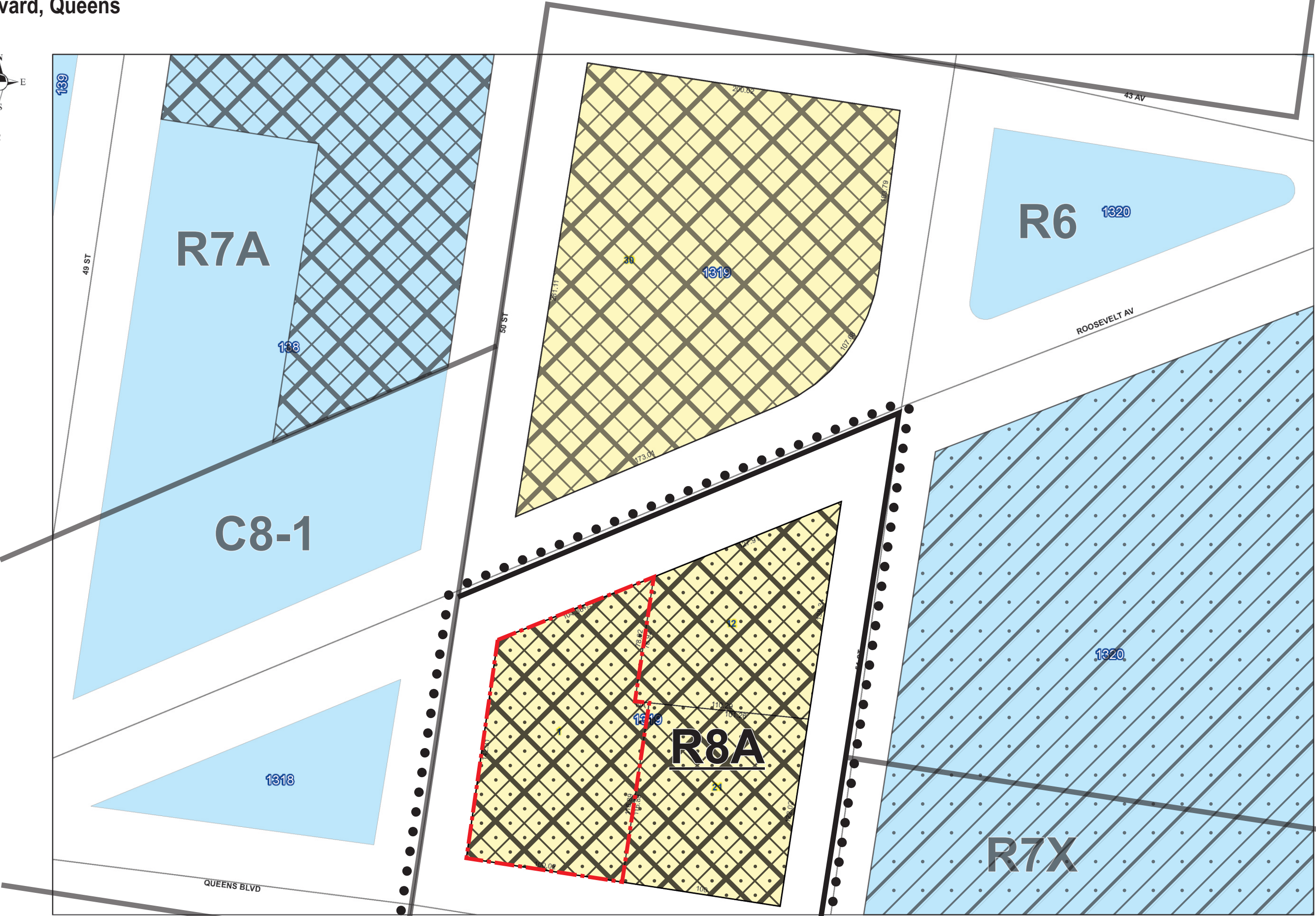
NYC Digital Tax Map

Effective Date : 12-07-2008 16:52:22
End Date : Current
Queens Block: 1319



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
- R7X** Existing Zoning District
- Existing C1-4 Overlay
- Existing C2-3 Overlay
- R8A** Proposed Zoning District
- Proposed C2-4 Overlay



0 15 30 60 90 120 Feet

50-01 Queens Boulevard, Queens
Area Map

Block: 1319, Lots: 1, 12 & 21

Project Information

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

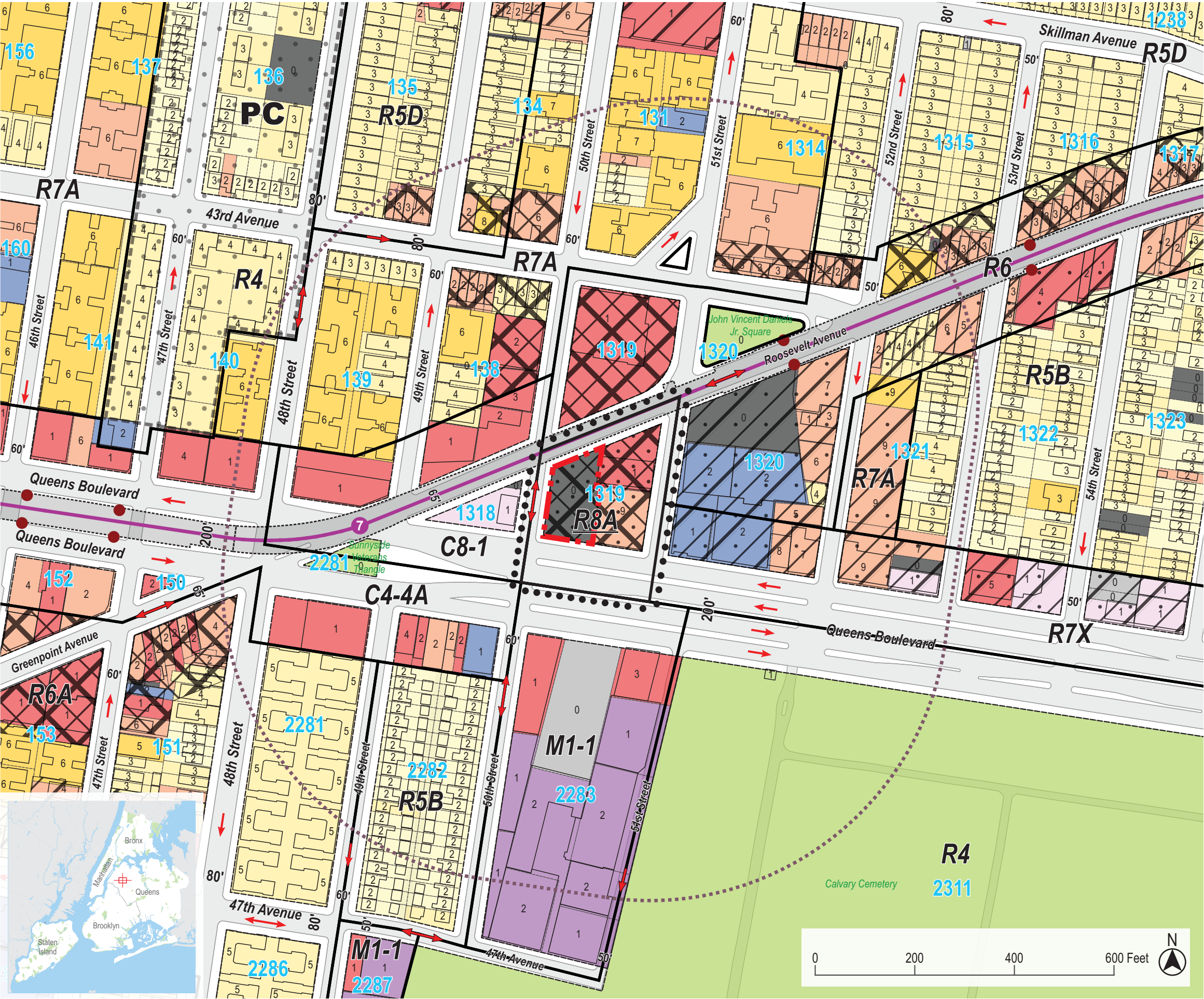
Existing Commercial Overlays & Zoning Districts

- | | | |
|------|------|-------------------|
| 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
- Block Numbers
- Property Lines
- 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





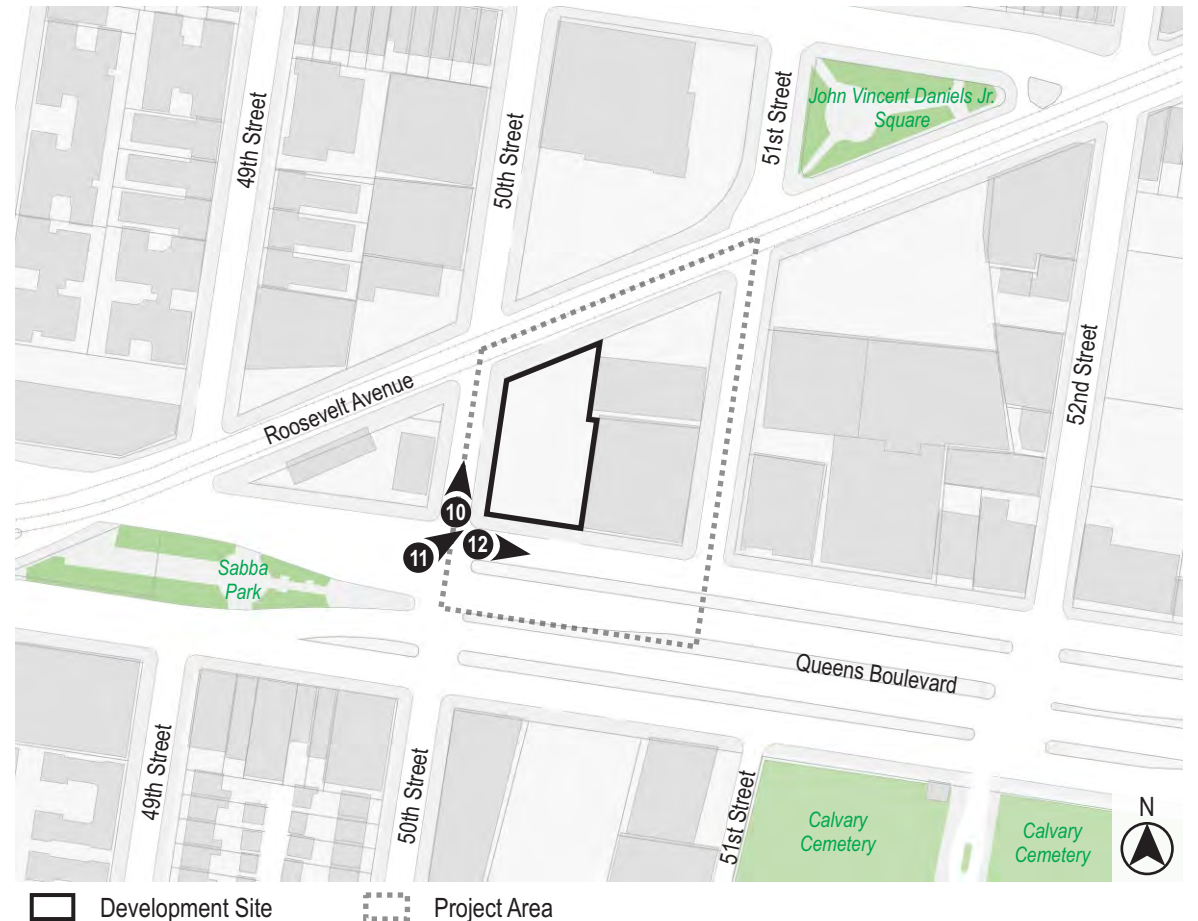
10. View of 50th Street facing north from Queens Boulevard (Development Site at right).



11. View of the Development Site facing northeast from the intersection of 50th Street and Queens Boulevard.



12. View of Queens Boulevard facing east from 50th Street (Development Site at left).





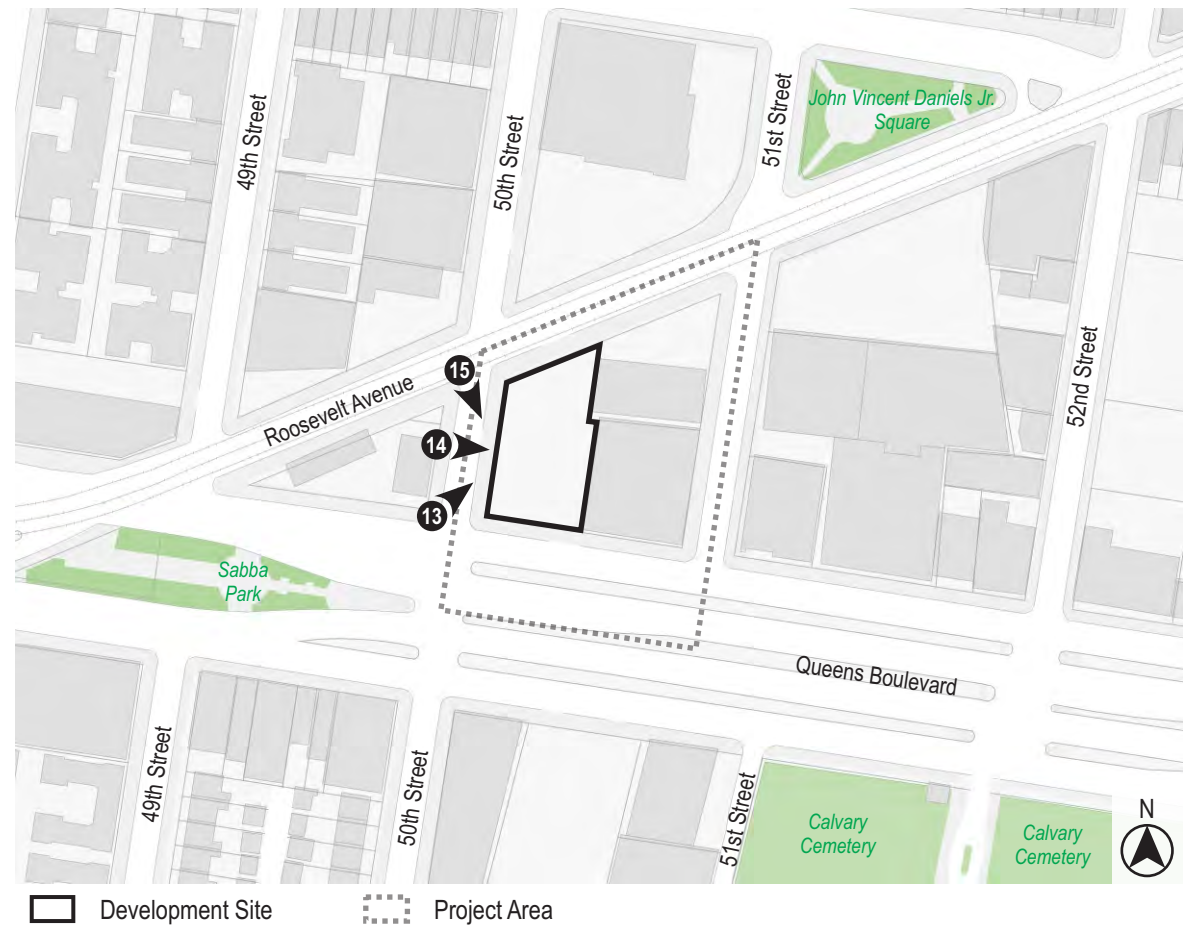
13. View of the Development Site facing northeast from 50th Street.



14. View of the Development Site facing east from 50th Street.



15. View of the Development Site facing southeast from 50th Street.





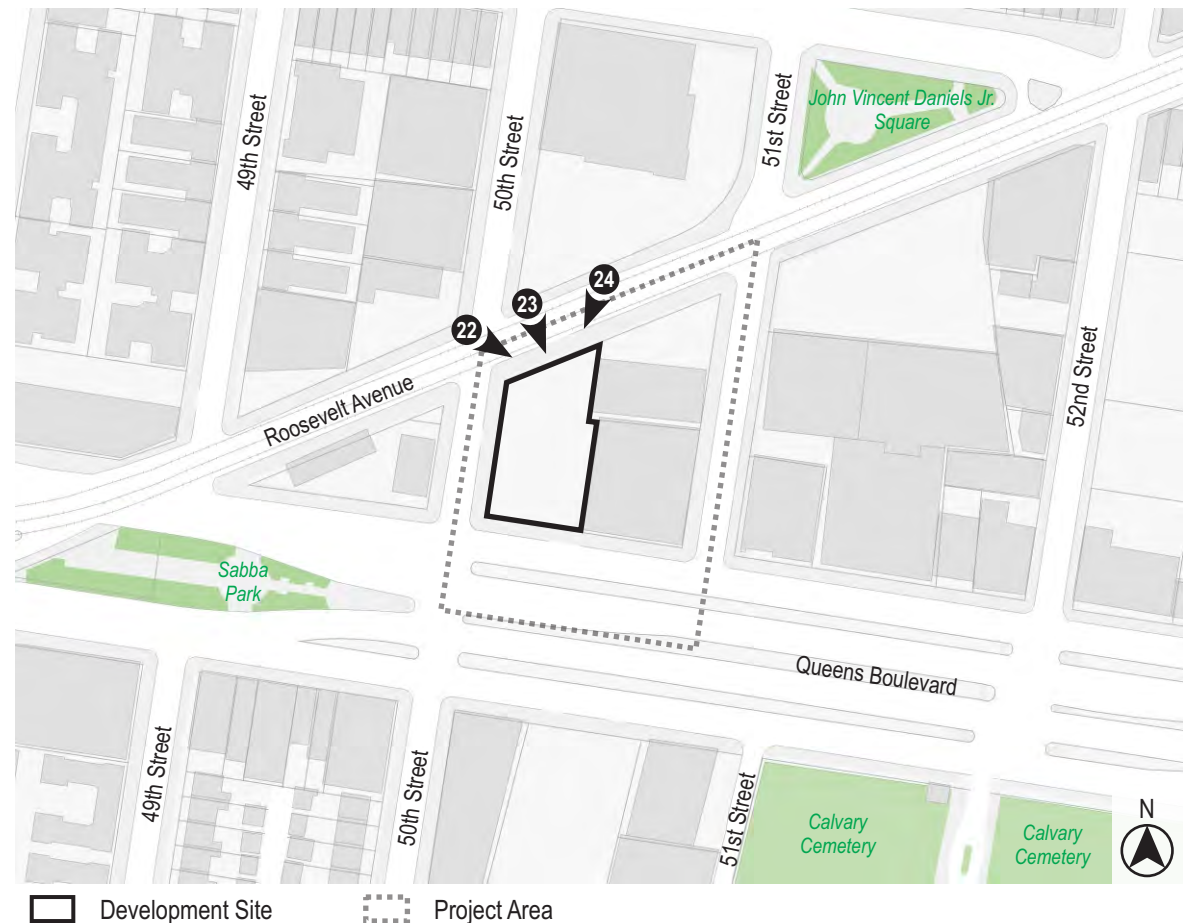
22. View of the Development Site facing southeast from Roosevelt Avenue.



23. View of the Development Site facing southeast from Roosevelt Avenue.

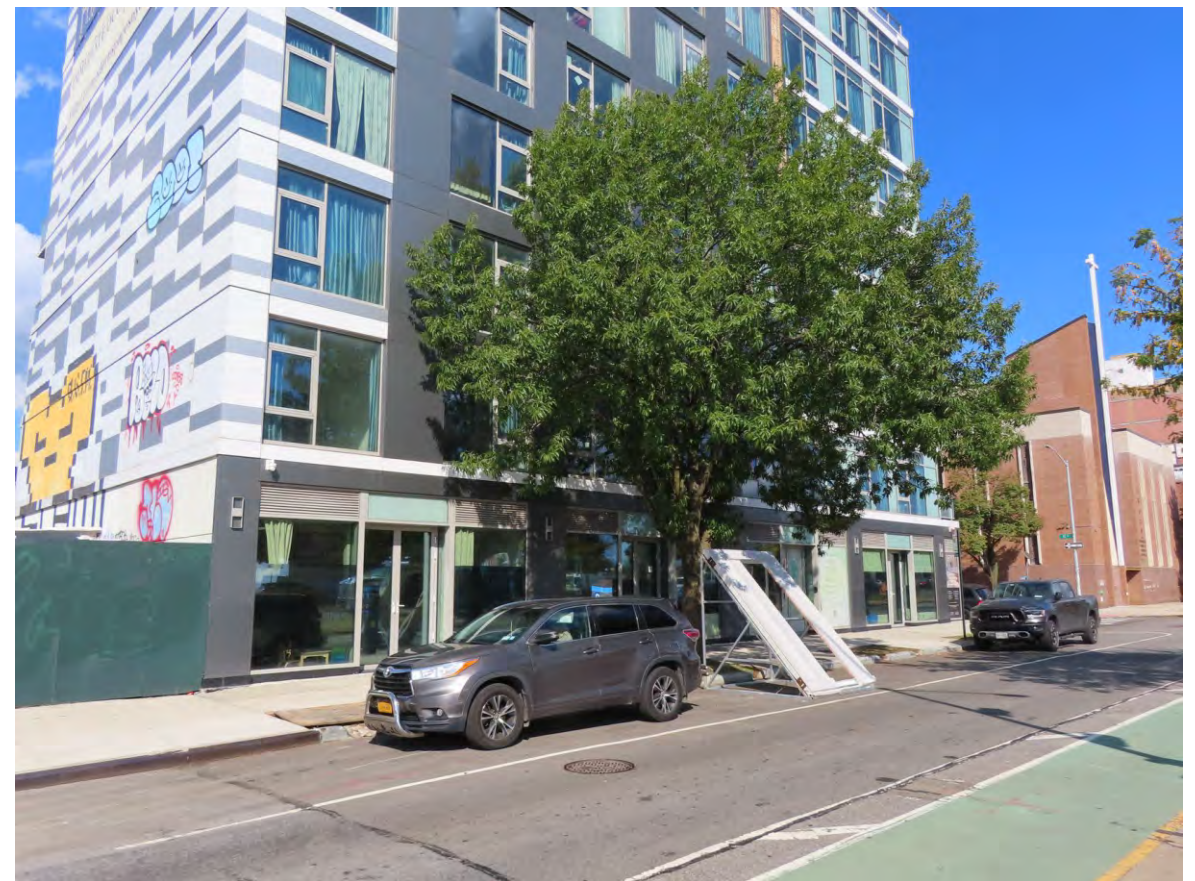


24. View of the Development Site facing southwest from Roosevelt Avenue.





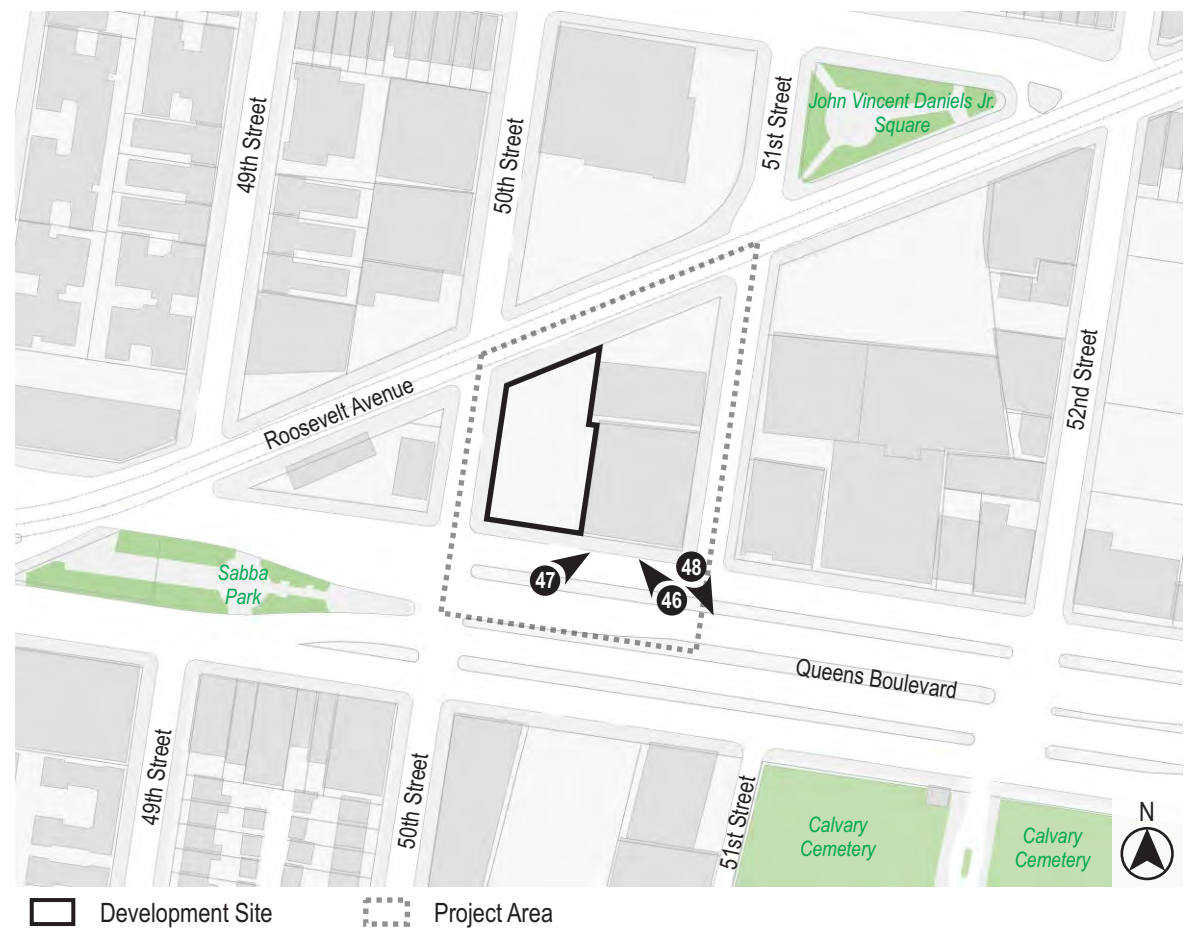
46. View of the Project Area facing northwest from Queens Boulevard.



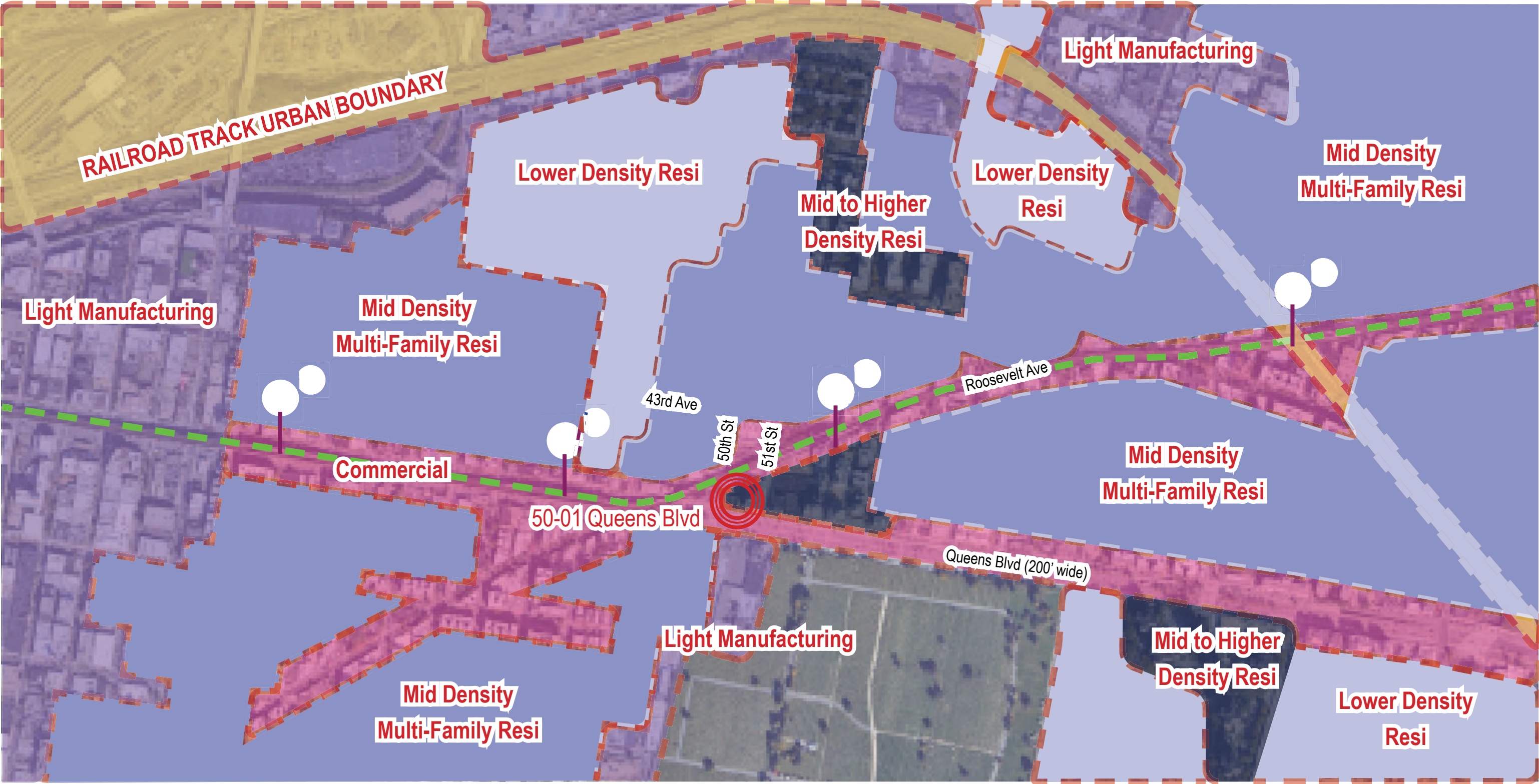
47. View of the Project Area facing northeast from Queens Boulevard.



48. View of the south side of Queens Boulevard facing southeast from the Project Area.



- Lower Density Residential
- Mid Density Multi-Family Residential
- High Density Residential
- Commercial Corridor
- Light Manufacturing
- Railroad Track Urban Boundary
- Elevated Train Path





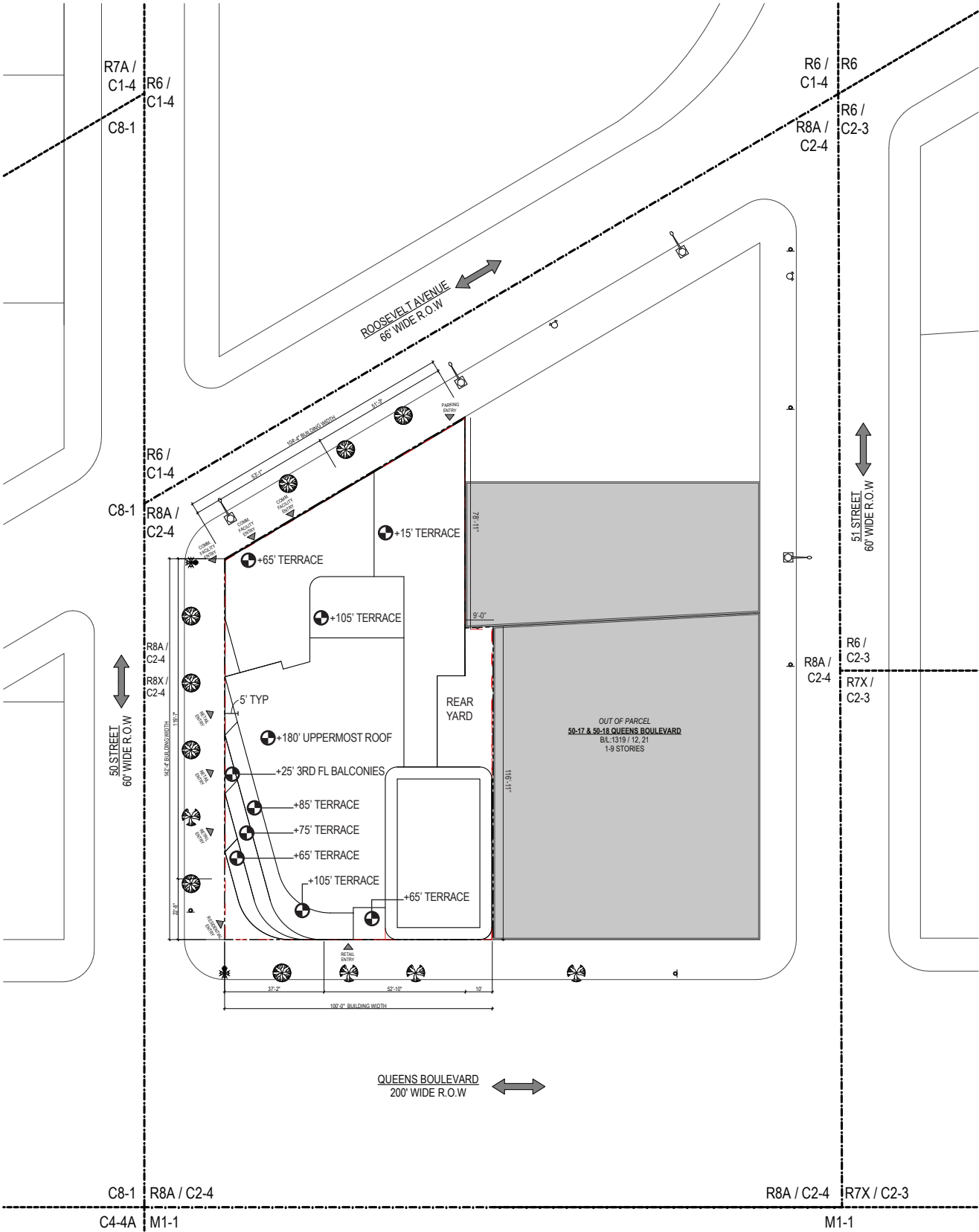
Contemporary Post-2006 Era 1960s Era Development Pre-1960s Era Development



50-01 QUEENS BOULEVARD | January 23, 2026

01_Context

02_Zoning Site Plan, Massing and Zoning Analysis for Proposed District



1

2

3

4

5

6

7

8

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

EXISTING BUILDINGS

PROPOSED CONCEPT

EXISTING STREET TREE

PROPOSED STREET TREE

ROAD DIRECTION

M1-1 ZONING DISTRICT

ZONING LOT LINE

ZONING DISTRICT BOUNDARY

PROPOSED ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING LINE

(100') ILLUSTRATIVE BUILDING HEIGHT

CITY BIKE

TRAFFIC LIGHT

TRAFFIC SIGN

FIRE HYDRANT

EXISTING MANHOLE

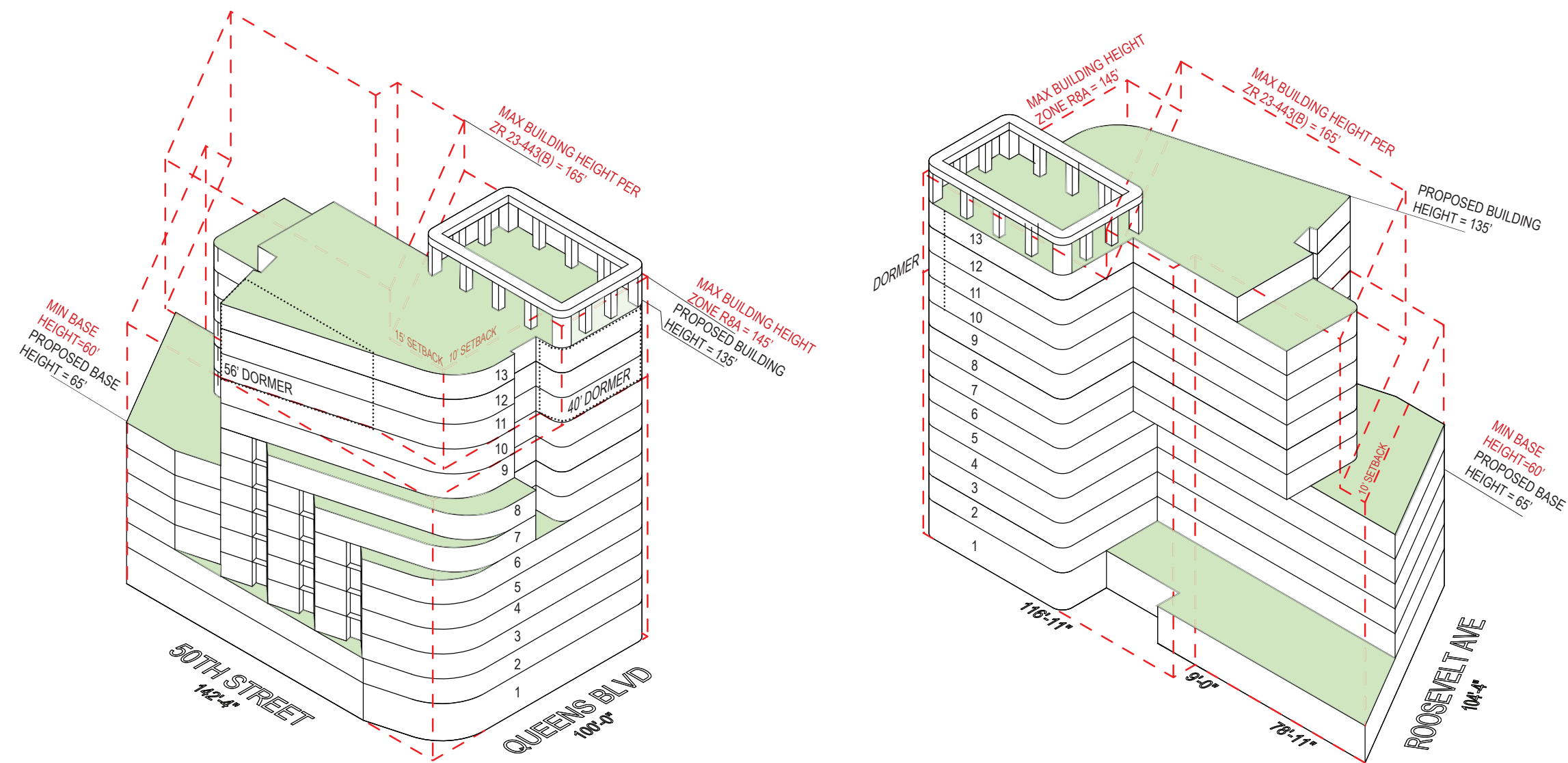
BUS STOP

STREET LAMP

GENERAL NOTES

- ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
- BUILDING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
- ADDITIONAL ENTRANCES FOR GROUND FLOOR RESIDENTIAL, RETAIL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
- APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
- ALL EXISTING CONTEXT BUILDINGS FOOTPRINT AND HEIGHT PER NYC PLUTO DATABASE. ESTIMATED ZFA PER NYC ZOLA WEBSITE
- PROJECT HEIGHTS ARE MEASURED FROM BASE PLANE TO ROOF
- CONTEXT BUILDING LINES ARE ILLUSTRATIVE
- CURB CUT WIDTH IS ILLUSTRATIVE AND SUBJECT TO CHANGE IN ACCORDANCE WITH REQUIREMENTS OF ZR SECTION 25-631; REQUIRED PARKING TO BE THE LESSER OF 80 SPACES OR THE NUMBER OF SPACES REQUIRED BY APPLICABLE ZONING REGULATIONS

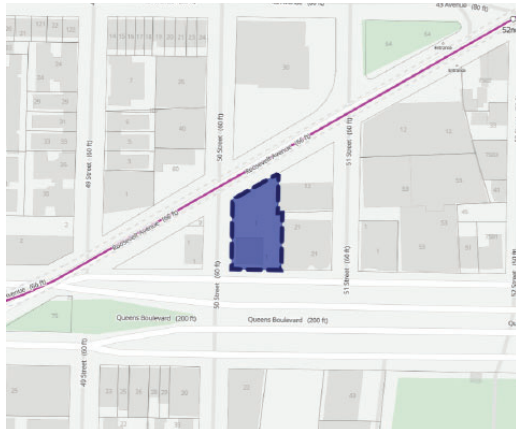
50-01 QUEENS BOULEVARD | January 23, 2026



50-01 QUEENS BOULEVARD			
Floor	ZSF	GSF	Dwellings
13	5,402.00	8,632.00	7
12	7,685.00	8,539.00	10
11	7,685.00	8,539.00	10
10	7,685.00	8,539.00	10
9	7,685.00	9,240.00	11
8	8,305.00	9,584.00	12
7	7,668.00	12,146.00	10
6	10,178.00	11,346.00	13
5	10,178.00	11,346.00	13
4	10,178.00	11,346.00	13
3	10,178.00	11,543.00	14
2	10,389.00	15,127.00	15
1	14,533.00	15,298.00	0
TOTAL	117,749.00	141,225.00	138

16,354 SF Site * 7.2 FAR = 117,749 zsf

50-01 Queen Blvd	ZSF / GSF	Total Units	Affordable Units
R8A	117,749 / 141,225	138	28-41

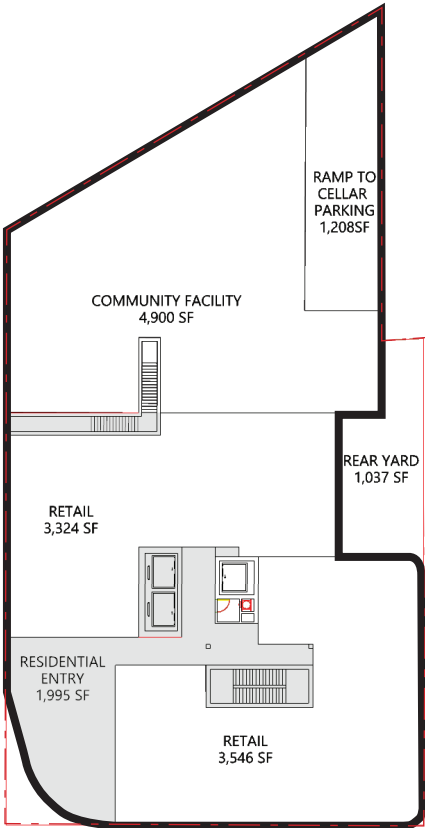


SITE DATA	
BLOCKS	1319
LOTS	1
STREET ADDRESS	50-01 QUEENS BOULEVARD
EXISTING ZONING	R7-X / C2-3 // R6 / C2-3
REZONING DISTRICT	R8A / C2-4
COMMUNITY DISTRICT	QUEENS DISTRICT 2
ZONING SECTION MAP	9B
ZONING LOT AREA	16,354 SF
TRANSIT ZONE	INNER TRANSIT ZONE

LIST OF REQUIRED ACTIONS
1. Zoning Map Change from R7-X / C2-3 // R6 / C2-3 to R8A / C2-4 2. Zoning Text Ammdement to Appendix F to designate Project Area as a MIH Development

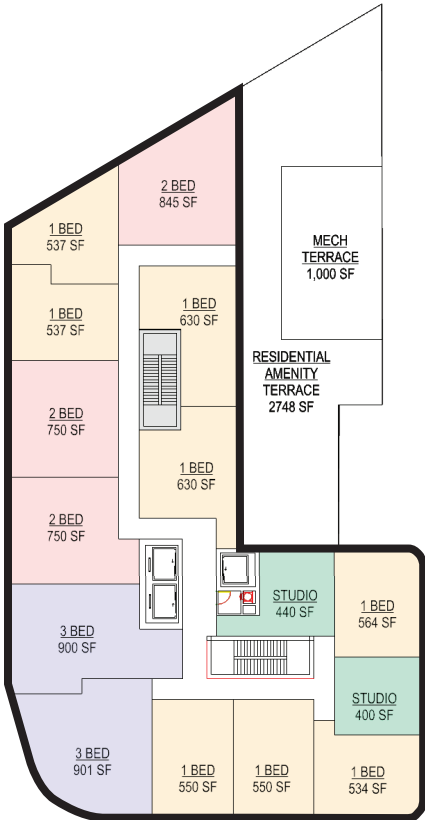
ZR SECTION		PERMITTED / REQUIRED	PROPOSED
32-00, 22-111	GENERAL AND SPECIAL USE REGULATIONS	USE GROUP II, III, IV, VI, VII, VIII, IX, X	UGII MULTI-FAMILY, UG III SCHOOLS, UG VI RETAIL
35-30, 23-22	MAX TOTAL RESI FAR	6.02 FAR MARKET RATE FAR / 7.20 FAR TOTAL RESI INCL. QUALIFYING AFFORDABLE HOUSING	6.41 FAR = 105,979 ZSF
33-121	MAX TOTAL COMMERCIAL FAR	2.0 FAR FOR C2-4 IN	0.42 FAR = 6,870 ZSF
33-121, 24-10, 24-11	MAX TOTAL COMMUNITY FACILITY FAR	6.50 FAR FOR R8A PORTION	0.30 FAR = 4,900 ZSF
35-31, 35-24, 23-22	MAX TOTAL TOTAL FAR	7.2 FAR	7.2 FAR = 117,749 ZSF
35-40, 23-52	MAX NUMBER OF DWELLING UNITS	FACTOR = 680 105, 979 / 680 = 156 UNITS MAX	138 UNITS PROPOSED
23-12	MIN. LOT SIZE	AREA: 1,700 SF / WIDTH: 18' (R6-R12)	23,774.7 SF
123-632, 23-36, 24-11	OPEN SPACE	RESI - 100% WITHIN 100' OF CORNERS, 80% FOR INTERIOR LOTS CF - 75% WITHIN 100' OF CORNERS, 65% FOR INTERIOR LOTS	74% AVERAGE FOR BOTH ZONING LOTS PORTIONS - COMPLIANT FOR BOTH PORTIONS
35-52, 23-334	SIDE YARD	NO SIDE YARD REQUIRED	NO SIDE YARDS PROPOSED
35-53, 23-41, 23-342, 23-343, 23-344	REAR YARD	20' REAR YARD SHALL BE PROVIDED BELOW 75' 30' REAR YARD SHALL BE PROVIDED ABOVE 75'	20' REAR YARD MIN. PROVIDED BELOW 75' 30' REAR YARD MIN. PROVIDED ABOVE 75'
123-651, 23-436, 26-10	STREET WALL LOCATION	At least 70 percent of the aggregate width of street walls shall be located within eight feet of the street line and shall extend to at least the minimum base height specified in Section 123-652 or the height of the building, whichever is less. Up to 30 percent of the aggregate width of street walls may be recessed beyond eight feet of the street line, provided that any such recesses deeper than 10 feet along a wide street or 15 feet along a narrow street are located within an outer court. However, where the street walls surrounding the subject building are located on a block with a prevailing street wall frontage that is located further from the street line than the applicable provisions of this paragraph, the line-up provisions of paragraph (a) of Section 23-431 may be applied. In all districts, and along all frontages, street wall articulation, including, but not limited to, window recesses and structural expression on the building facade, shall be permitted to project or recess beyond the street wall locations established in paragraphs (a) or (b) of this Section, provided that such articulation does not exceed a depth or projection of 12 inches. In addition, to accommodate other forms of street wall articulation, such as bay windows, and facade recesses, up to 50 percent of the aggregate width of street wall, at any level, may recess or project beyond such street wall location provisions of this Section, provided that no such recess or projection exceeds a depth of three feet, as measured perpendicular to the street wall, or portion thereof. No projection shall extend beyond the street line, except where encroachments into the public right-of-way are permitted by the New York City Administrative Code.	
35-22, 35-60, 23-433, 23-443(b)	HEIGHTS AND SETBACKS	<u>MIN/MAX BASE within 100' of Train:</u> 60'/125', <u>MAX HT within 100' of Train:</u> 165' <u>MIN/MAX BASE beyond 100' of Train:</u> 60'/105', <u>MAX HT beyond 100' of Train:</u> 145'	PROPOSED BASE = 65'-0" PROPOSED MAX HT = 135'-0"
123-71, 123-72 25-21, 25-23, 25-251, 44-20	PARKING	NONE REQUIRED IN INNER TRANSIT ZONE FOR PROPOSED USES	NONE PROPOSED
123-71, 123-72, 25-72	LOADING BERTHS	FOR COMMERCIAL LRC-B IN GREATER TRANSIT ZONE FIRST 25000 --NONE	LOADING BERTH = 1 PROVIDED
36-71, 25-80	BICYCLE PARKING	1 PER 2 DU. 125/2 = 63 SPOTS 1 PER 10,000 SF COMMERCIAL UG VI = 1 SPOTS 1 PER 10,000SF FOR COMMUNITY FACILITY UG III = 1 SPOTS	BICYCLE PARKING = 65 PROVIDED
26-41	STREET TREE PLANTING	1 REQUIRED FOR EVERY 25' FEET OF FRONTAGE - 15 TREES REQUIRED	15 TREES PROPOSED+A14:D29C25A2:D29A2:D29C25A2:D29C25A2:D29A1:D29

Ground Floor



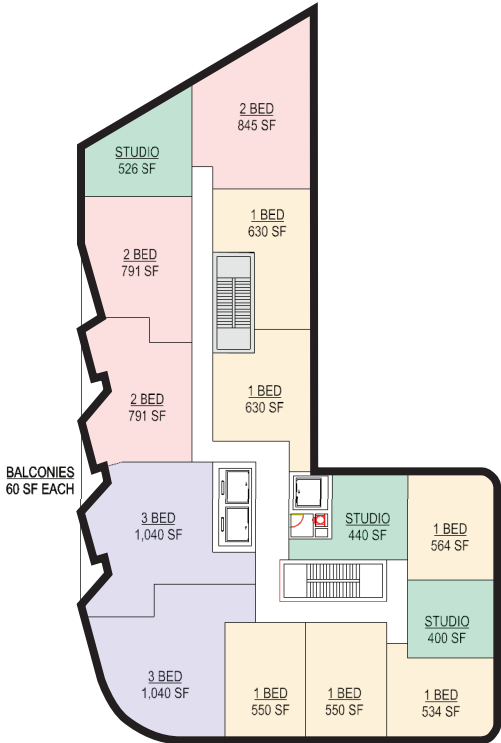
2nd Floor

- 2x Studios
- 8x 1-Bedroom Units
- 3x 2-Bedroom Units
- 2x 3-Bedroom Units
- 15 Total Units



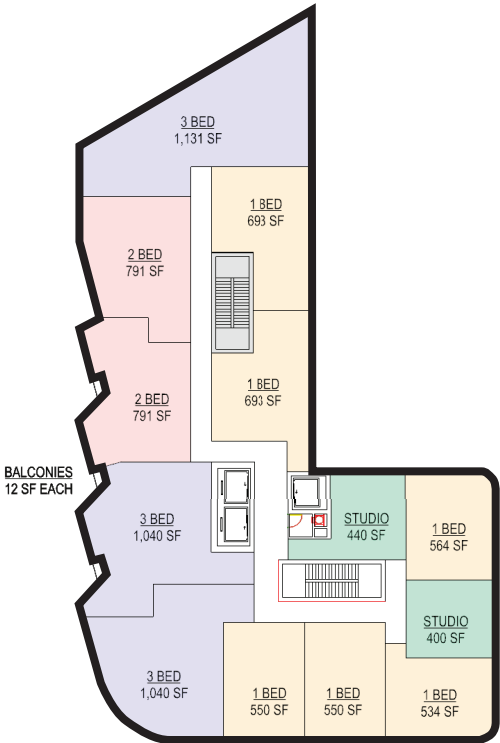
3rd Floor

- 3x Studios
- 6x 1-Bedroom Units
- 3x 2-Bedroom Units
- 2x 3-Bedroom Units
- 14 Total Units



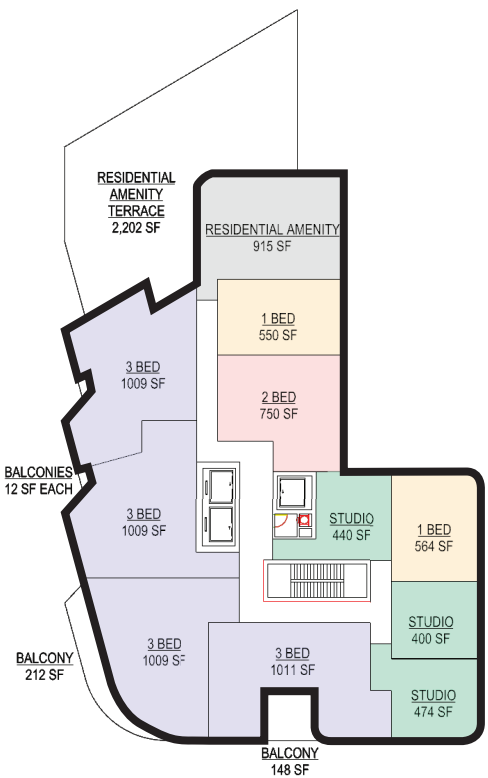
Floors 4-6

- 2x Studios
- 6x 1-Bedroom Units
- 2x 2-Bedroom Units
- 3x 3-Bedroom Units
- 39 Total Units
- 13 Units per Level



7th Floor

- 3x Studios
- 2x 1-Bedroom Units
- 1x 2-Bedroom Units
- 4x 3-Bedroom Units
- 10 Total Units



Key - 138 Total Apartments

- Studios 29 Total
- 1-Bedroom Units 43 Total
- 2-Bedroom Units 40 Total
- 3-Bedroom Units 26 Total

8th Floor

- 4x Studios
- 2x 1-Bedroom Units
- 5x 2-Bedroom Units
- 1x 3-Bedroom Units
- 12 Total Units

9th Floor

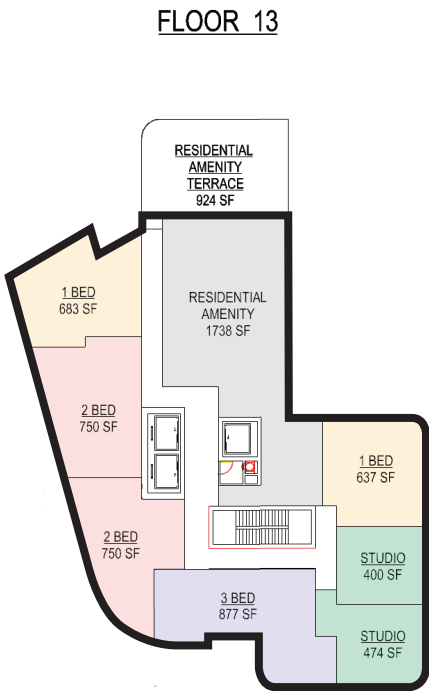
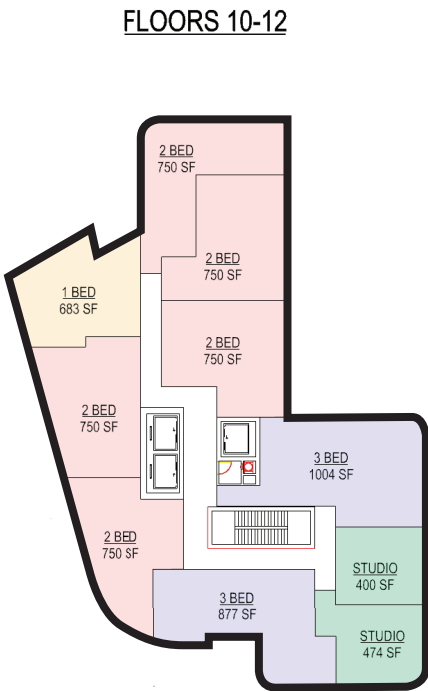
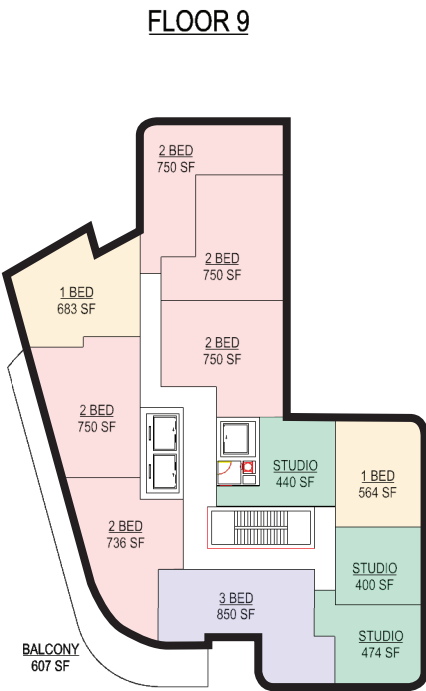
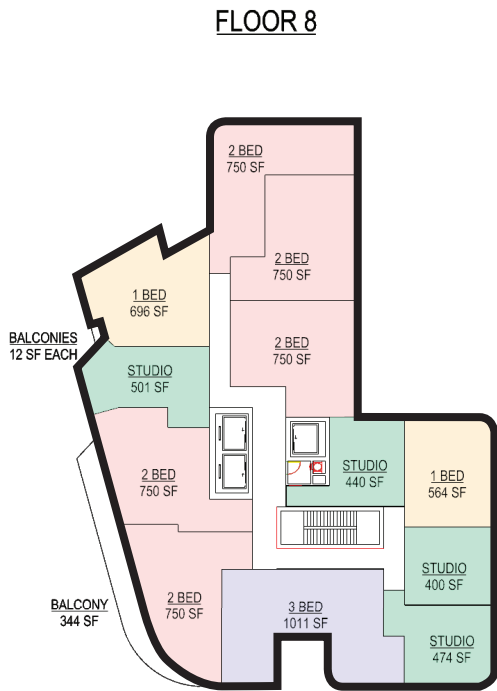
- 3x Studios
- 2x 1-Bedroom Units
- 5x 2-Bedroom Units
- 1x 3-Bedroom Units
- 11 Total Units

Floors 10-12

- 2x Studios
- 1x 1-Bedroom Units
- 5x 2-Bedroom Units
- 2x 3-Bedroom Units
- 10 Total Units

11th Floor

- 2x Studios
- 2x 1-Bedroom Units
- 2x 2-Bedroom Units
- 1x 3-Bedroom Units
- 7 Total Units



Key - 138 Total Apartments

- Studios 29 Total
- 1-Bedroom Units 43 Total
- 2-Bedroom Units 40 Total
- 3-Bedroom Units 26 Total

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Land Use Committee

June 17, 2026

2026 Area Median Income

Family Size	40%	60%	80%	100%	130%
1	\$47,520	\$71,280	\$95,040	\$118,800	\$154,440
2	\$54,280	\$81,420	\$108,560	\$135,700	\$176,410
3	\$61,080	\$91,620	\$108,560	\$152,700	\$198,510
4	\$67,840	\$101,760	\$135,680	\$169,600	\$220,480

Unit Size	40% AMI	60% AMI	80% AMI	100% AMI	130% AMI
Studio	\$1,134	\$1,701	\$2,268	\$2,835	\$3,685
One-bedroom	\$1,215	\$1,822	\$2,430	\$3,037	\$3,948
Two-bedroom	\$1,458	\$2,187	\$2,916	\$3,645	\$4,738
Three-bedroom	\$1,685	\$2,527	\$3,370	\$4,212	\$5,476