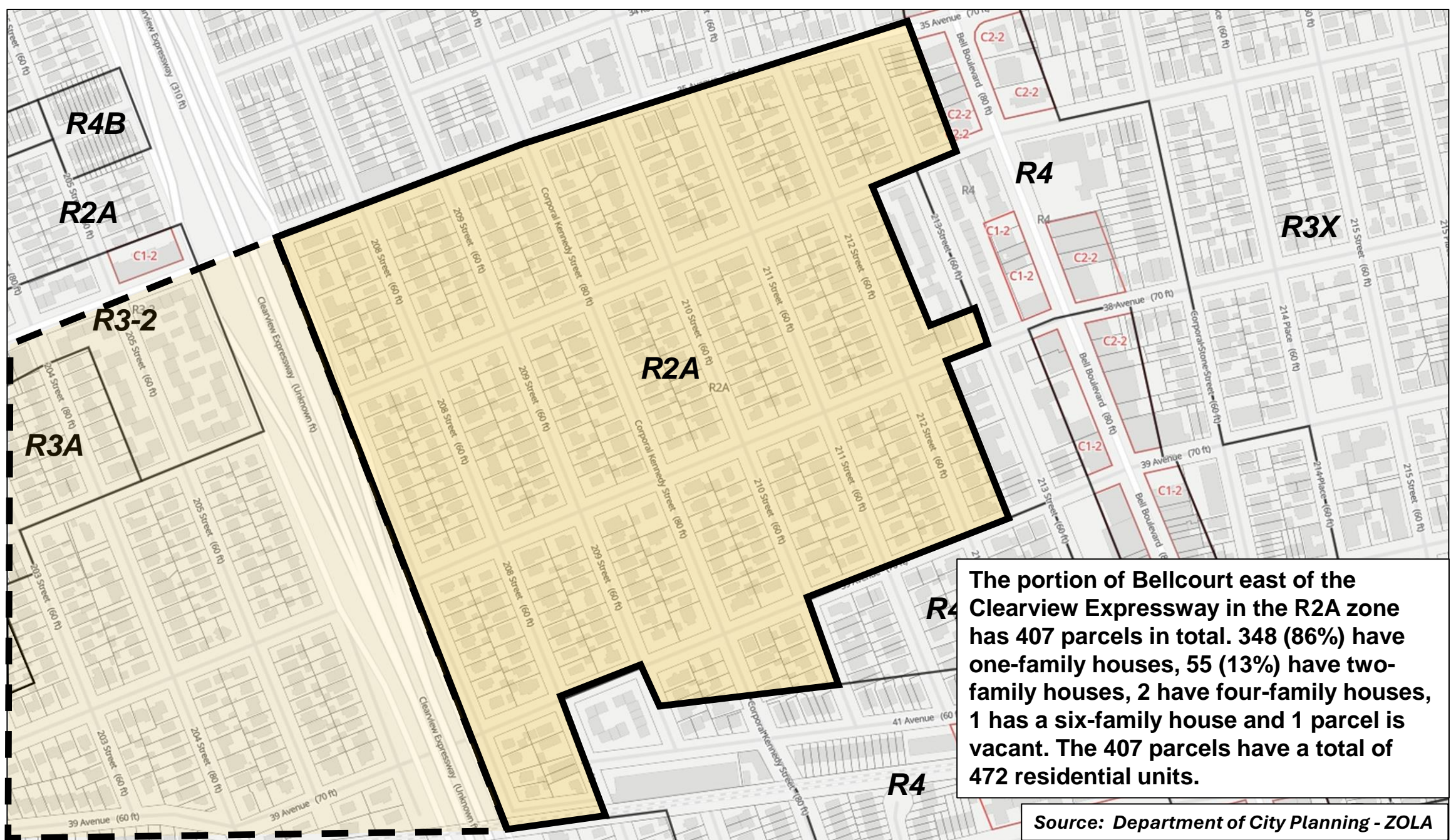


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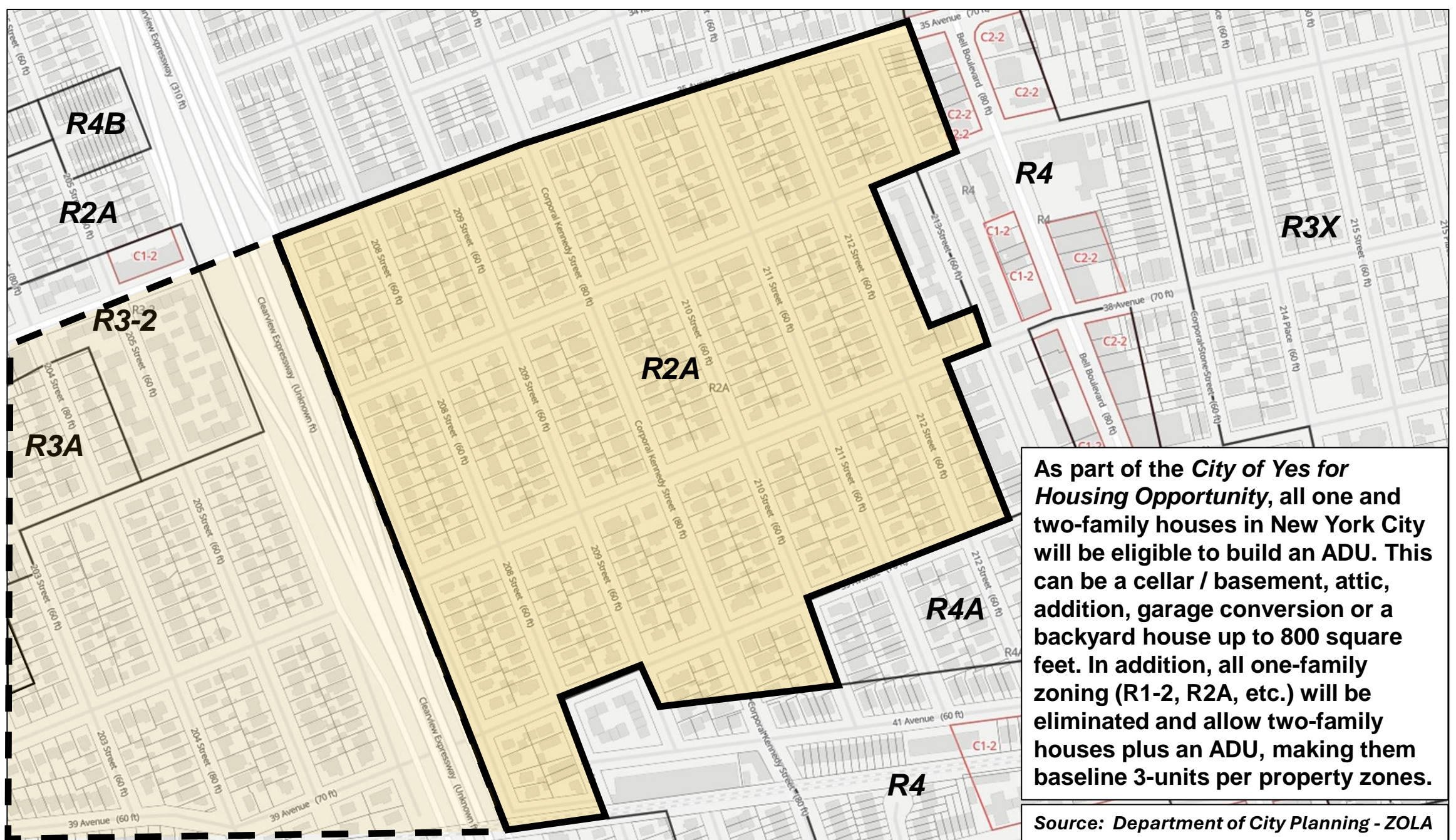
September 2024



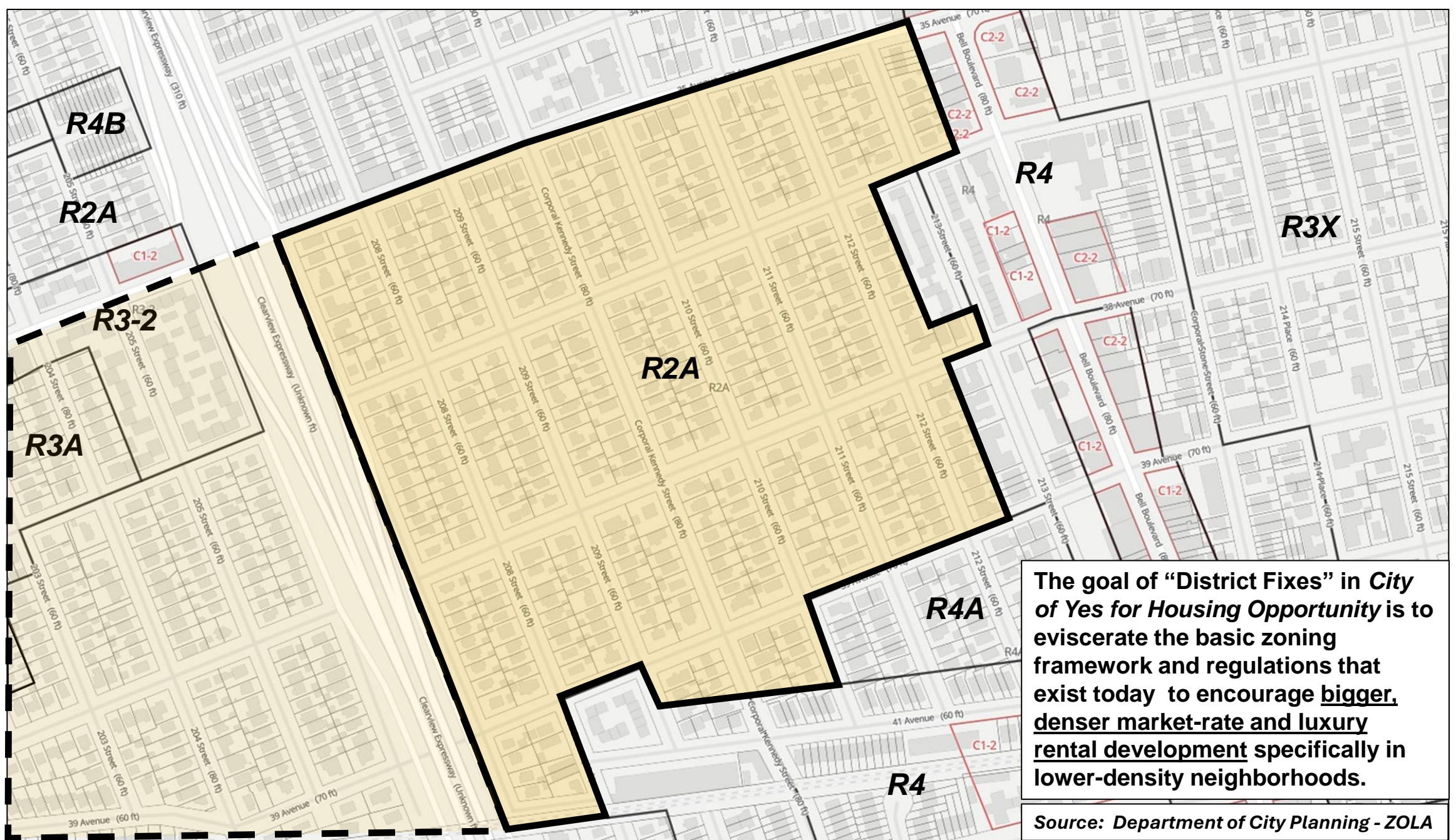


Source: Department of City Planning - ZOLA

CB 11 – Bellcourt – Study Area



CB 11 – Bellcourt – Proposed Accessory Dwelling Units (ADUs)



CB 11 – Bellcourt – Proposed “District Fixes”

R2A – Current Zoning

Occupancy – 1 Family

Type – Detached

FAR – 0.5 max

Lot Size – 3800 sf

Lot Width – 40'

Lot Coverage – 30% max

Front Yard – 15' to 20'

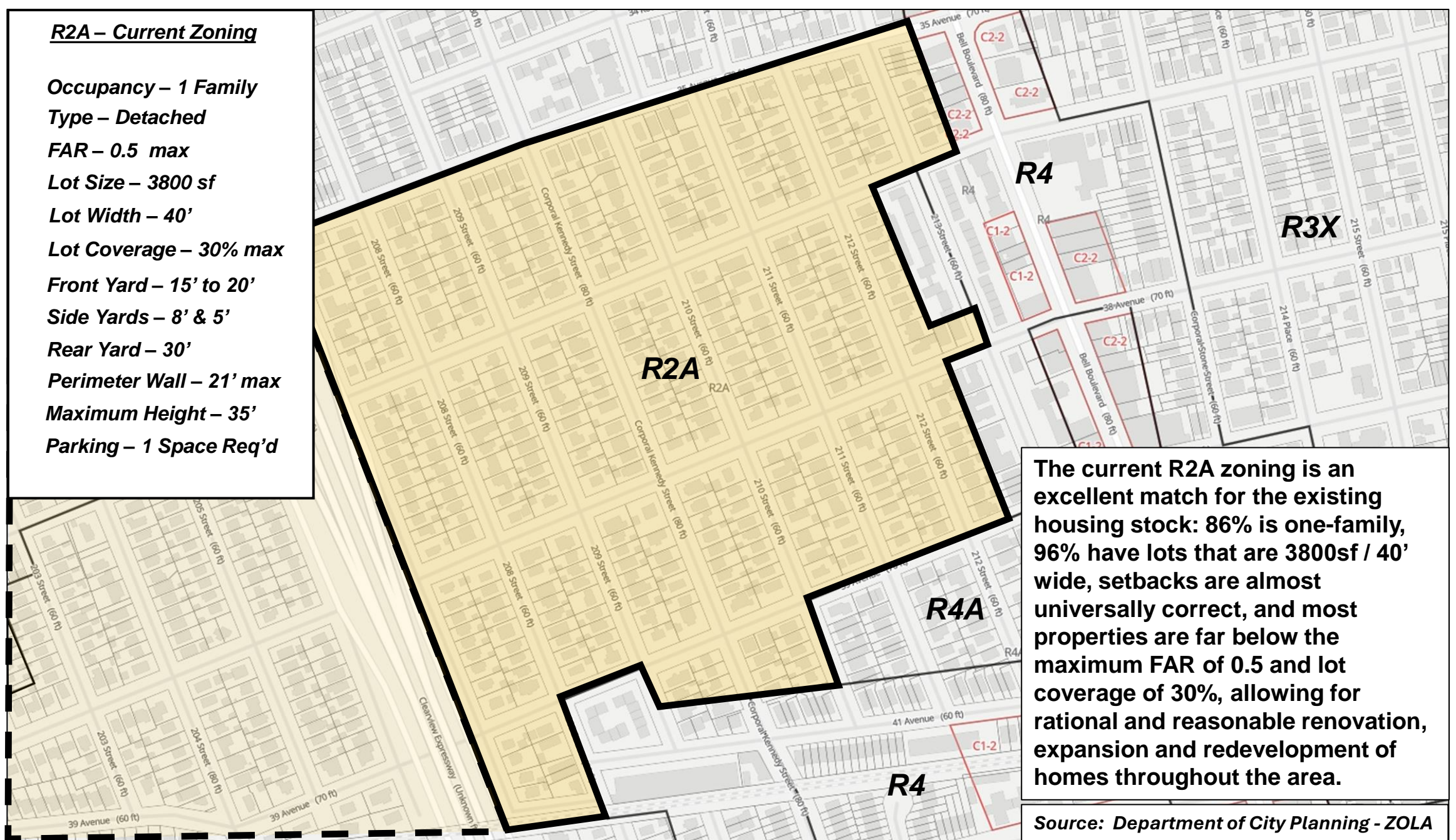
Side Yards – 8' & 5'

Rear Yard – 30'

Perimeter Wall – 21' max

Maximum Height – 35'

Parking – 1 Space Req'd



The current R2A zoning is an excellent match for the existing housing stock: 86% is one-family, 96% have lots that are 3800sf / 40' wide, setbacks are almost universally correct, and most properties are far below the maximum FAR of 0.5 and lot coverage of 30%, allowing for rational and reasonable renovation, expansion and redevelopment of homes throughout the area.

Source: Department of City Planning - ZOLA

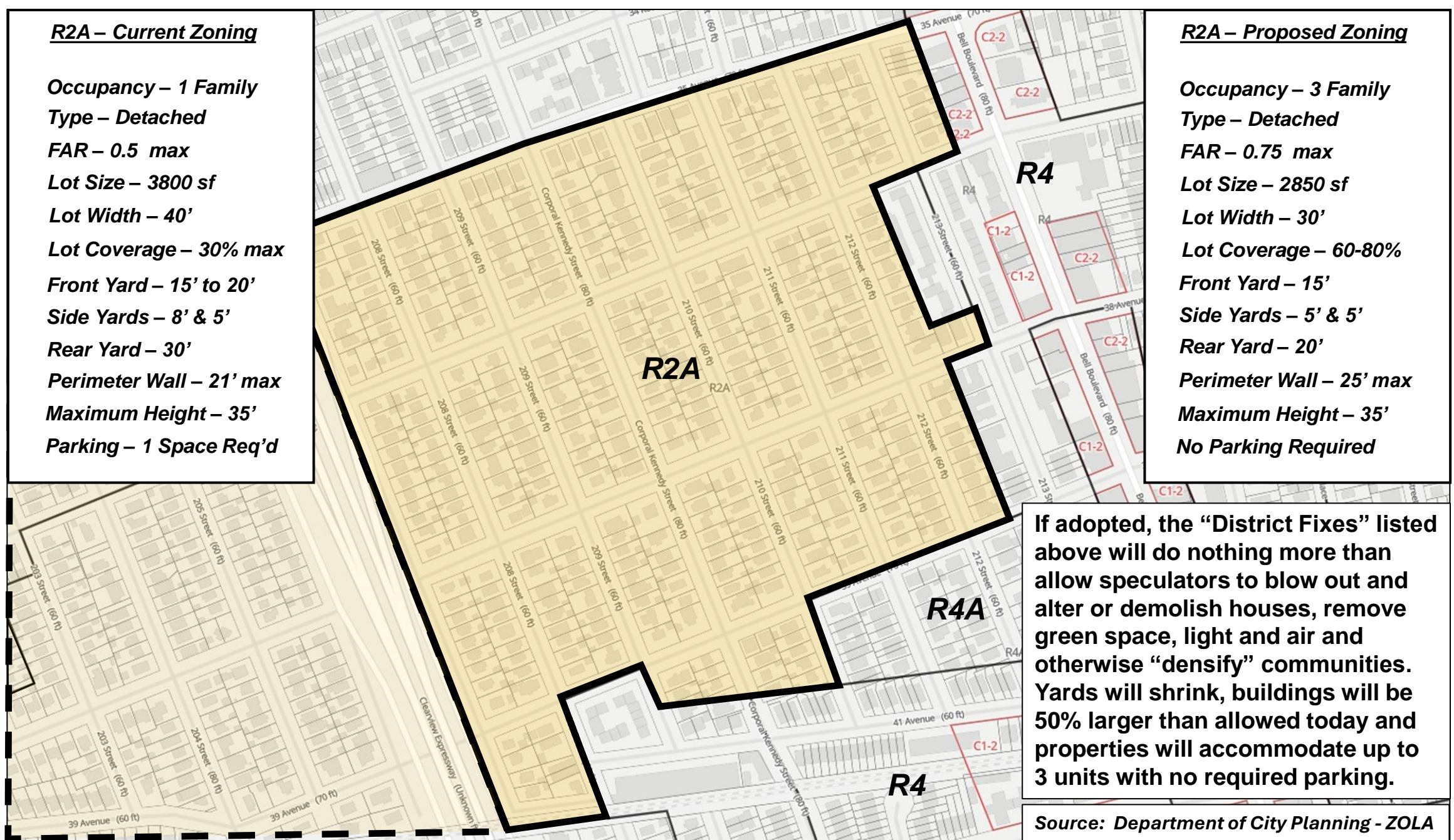
CB 11 – Bellcourt – Proposed “District Fixes”

R2A – Current Zoning

Occupancy – 1 Family
Type – Detached
FAR – 0.5 max
Lot Size – 3800 sf
Lot Width – 40'
Lot Coverage – 30% max
Front Yard – 15' to 20'
Side Yards – 8' & 5'
Rear Yard – 30'
Perimeter Wall – 21' max
Maximum Height – 35'
Parking – 1 Space Req'd

R2A – Proposed Zoning

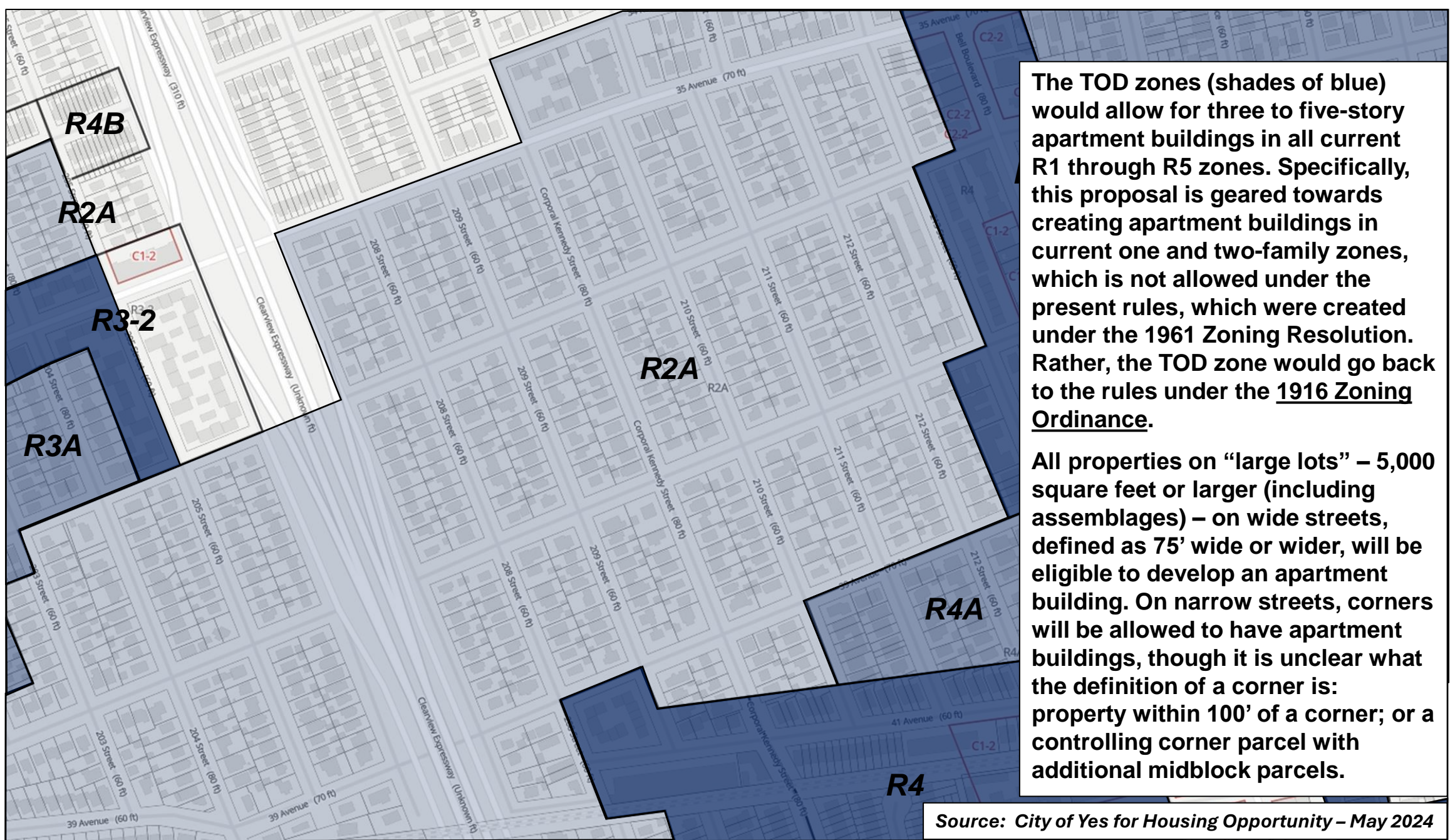
Occupancy – 3 Family
Type – Detached
FAR – 0.75 max
Lot Size – 2850 sf
Lot Width – 30'
Lot Coverage – 60-80%
Front Yard – 15'
Side Yards – 5' & 5'
Rear Yard – 20'
Perimeter Wall – 25' max
Maximum Height – 35'
No Parking Required



If adopted, the “District Fixes” listed above will do nothing more than allow speculators to blow out and alter or demolish houses, remove green space, light and air and otherwise “densify” communities. Yards will shrink, buildings will be 50% larger than allowed today and properties will accommodate up to 3 units with no required parking.

Source: Department of City Planning - ZOLA

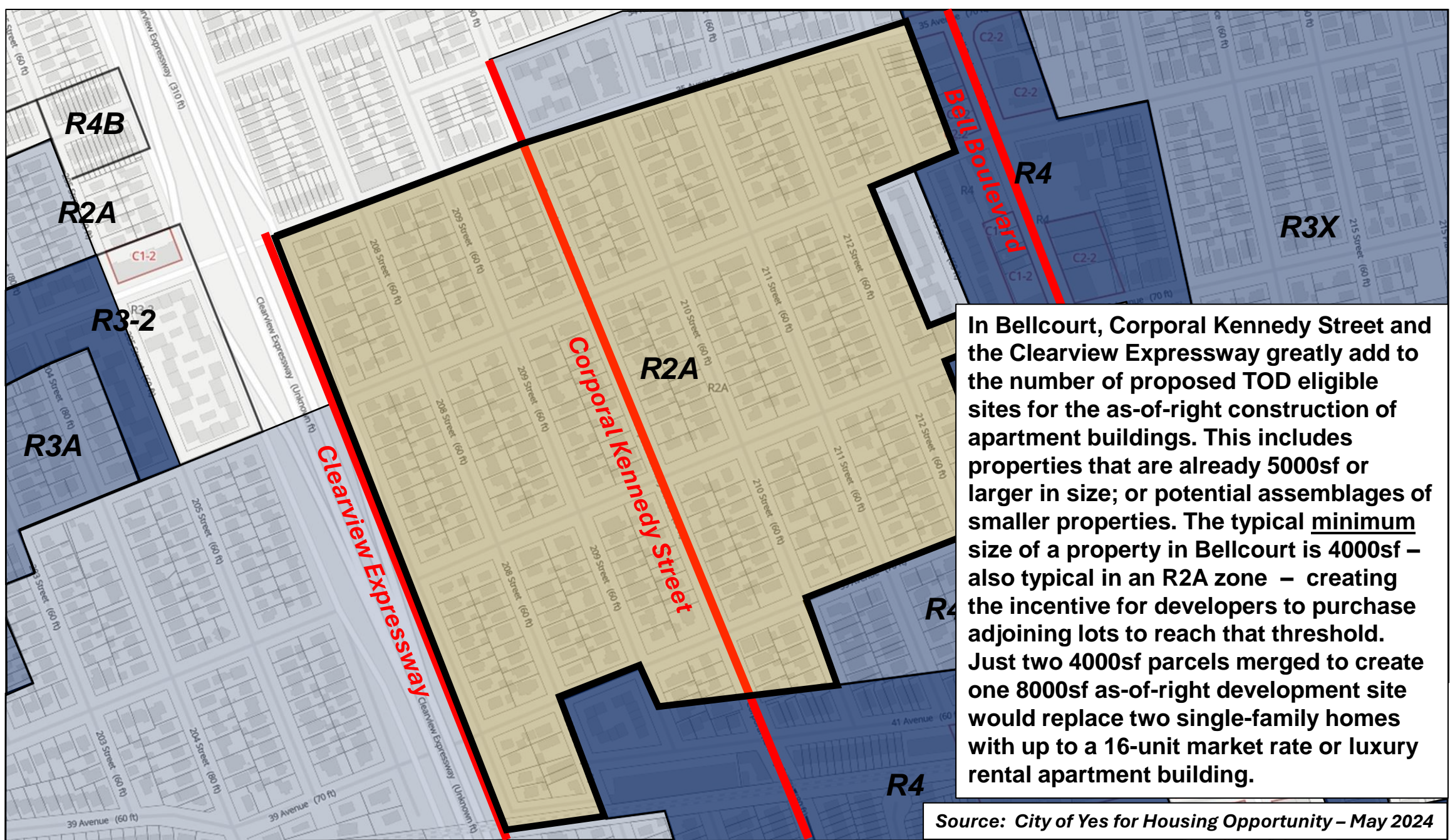
CB 11 – Bellcourt – Proposed “District Fixes”



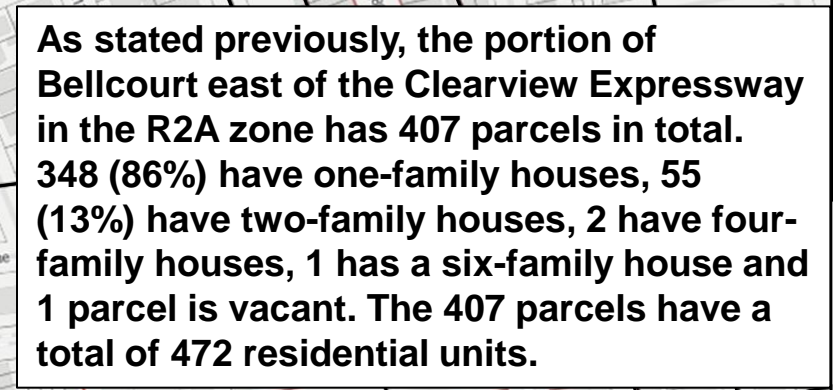
CB 11 – Bellcourt – City of Yes Proposed Transit-Oriented Development Zone



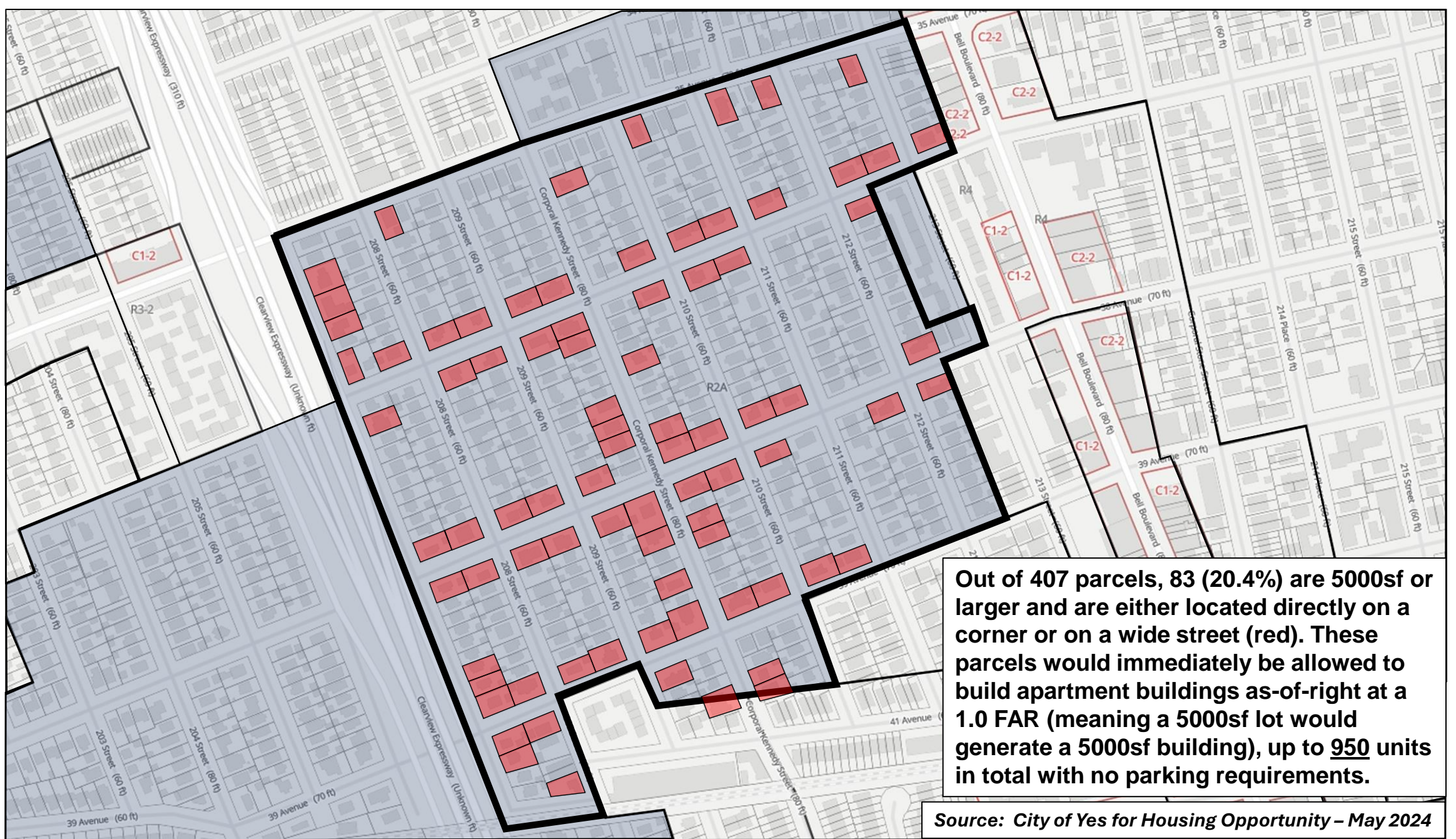




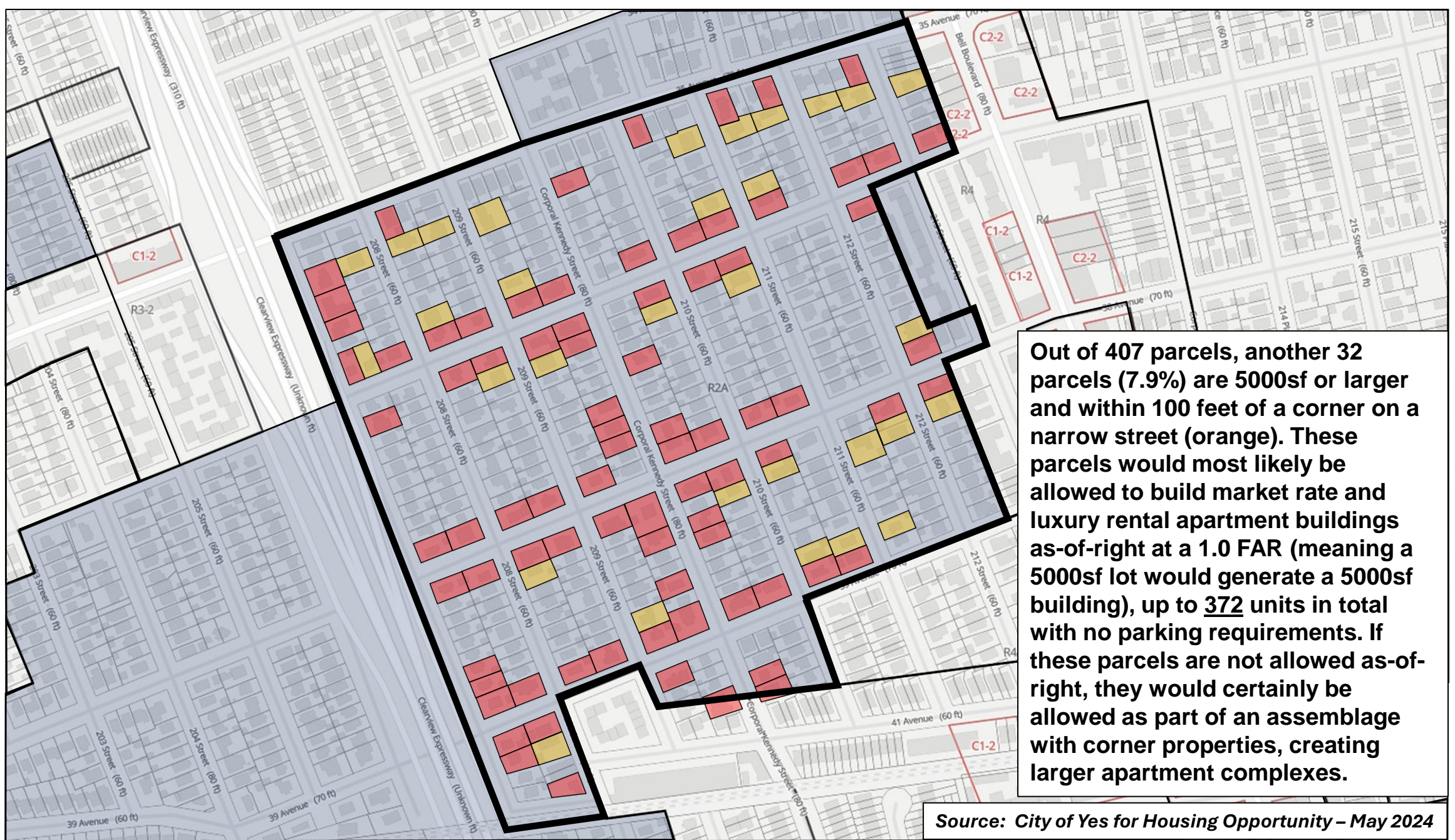
CB 11 – Bellcourt – City of Yes Proposed Transit-Oriented Development Zone – Wide Streets



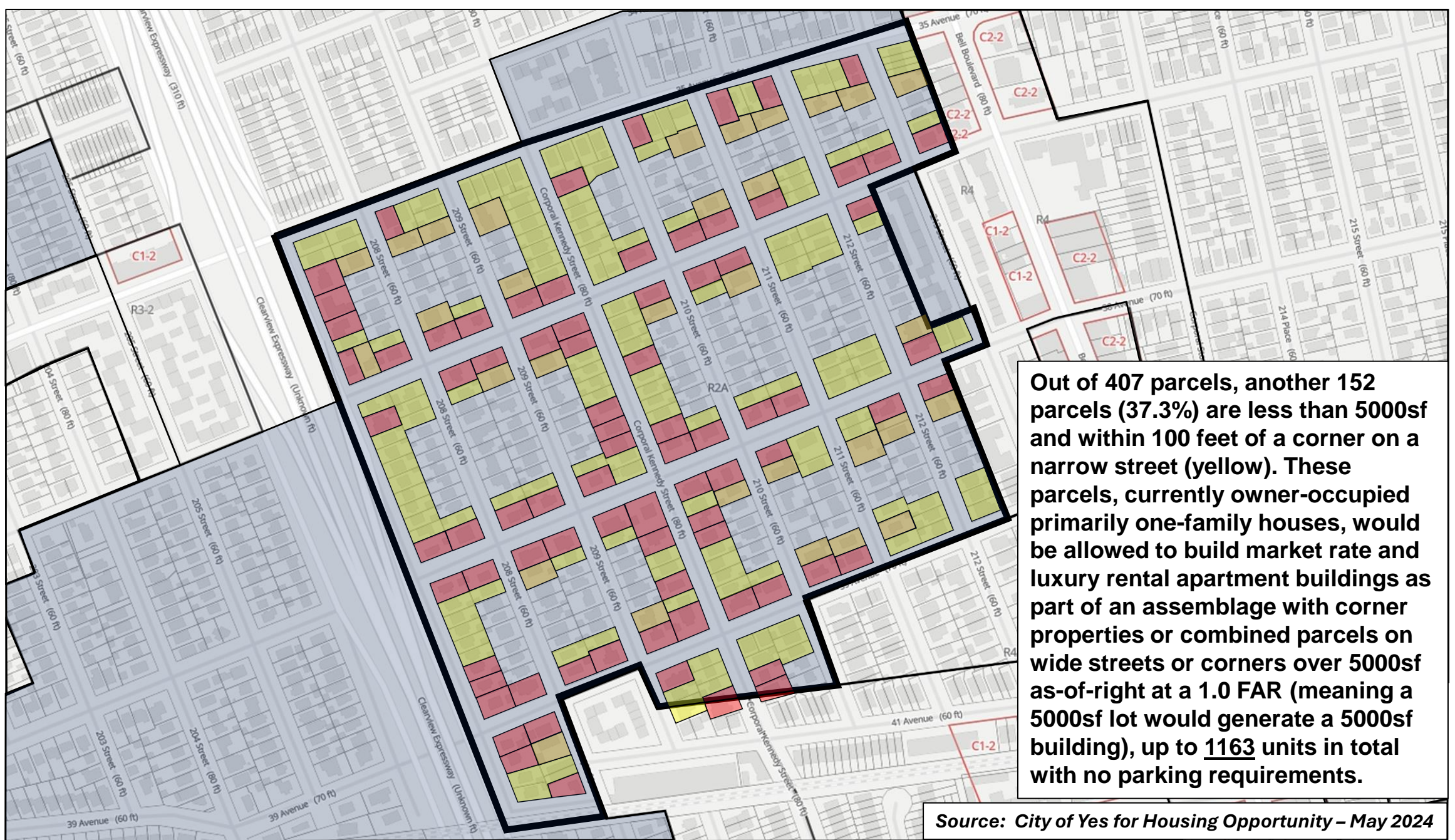
CB 11 – Bellcourt – City of Yes Proposed Transit-Oriented Development Zone – R2A



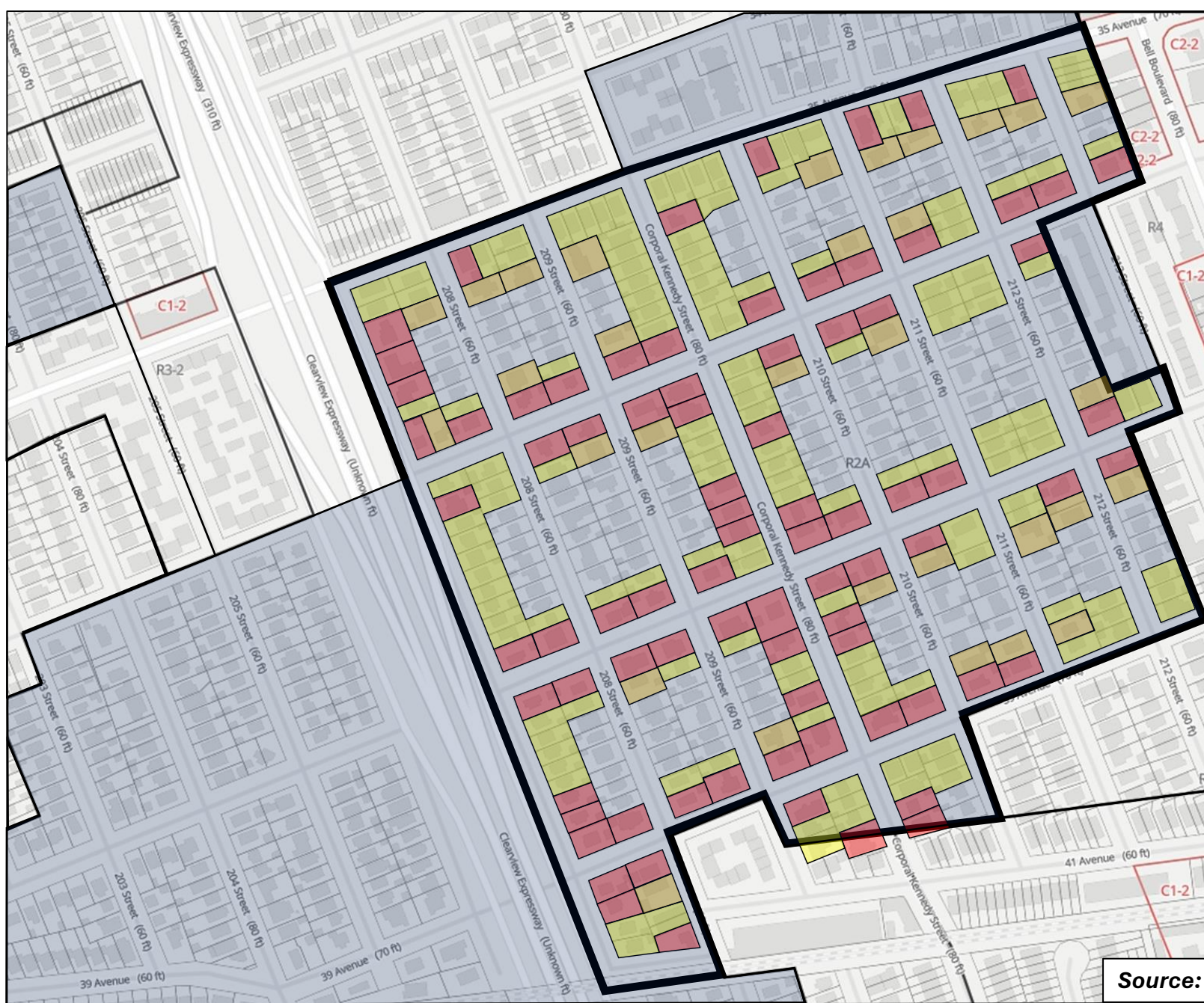
CB 11 – Bellcourt – City of Yes Proposed TOD Zone – Eligible Parcels in Current R2A Zone



CB 11 – Bellcourt – City of Yes Proposed TOD Zone – Eligible Parcels in Current R2A Zone



CB 11 – Bellcourt – City of Yes Proposed TOD Zone – Eligible Parcels in Current R2A Zone

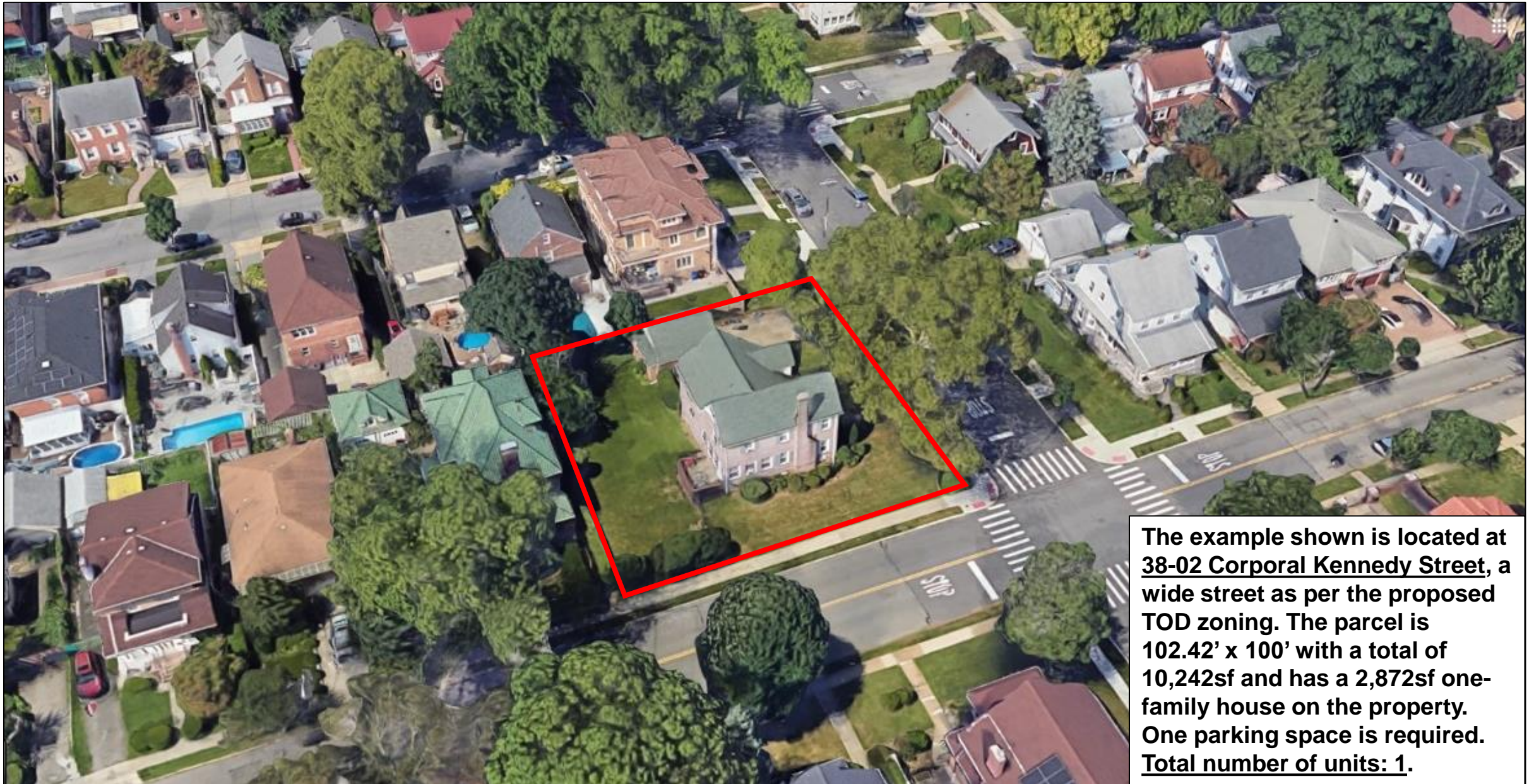


All told, 247 out of 407 parcels – or over 60% of the total number of current houses in Bellcourt – would be eligible in one way or another to be redeveloped as apartment buildings with a potential total of 2485 units, or a 900% increase from the current number on those properties alone. In addition, the remaining 160 parcels would be allowed to add at least one additional unit (and that is a very conservative estimate), bringing the total for the neighborhood to approximately 2800 units, or over 2325 additional units, a 500% addition of units over and above the number existing today.

***Note:** This increase in unit count is entirely representative for other one-family neighborhoods throughout Queens and New York City and is similar to increases in two-family (and lower-density multi-family) zoned areas as well – areas being specifically targeted by City of Yes for Housing Opportunity.*

Source: City of Yes for Housing Opportunity – May 2024

CB 11 – Bellcourt – City of Yes Proposed TOD Zone – Eligible Parcels in Current R2A Zone



The example shown is located at 38-02 Corporal Kennedy Street, a wide street as per the proposed TOD zoning. The parcel is 102.42' x 100' with a total of 10,242sf and has a 2,872sf one-family house on the property. One parking space is required. Total number of units: 1.

CB 11 – Bellcourt – Current Conditions – Present R2A Zoning Example

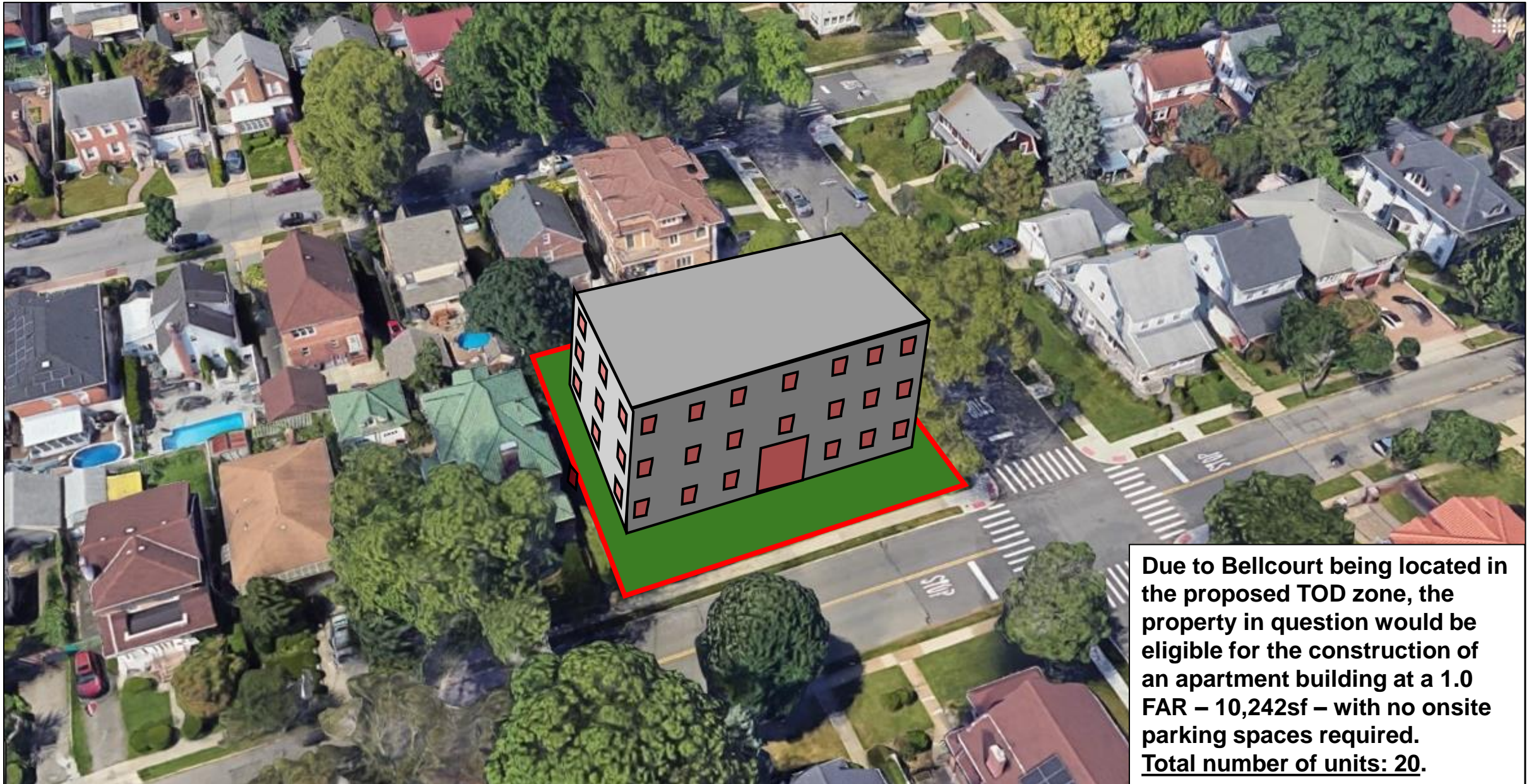


Under current R2A zoning, the property can be subdivided into two lots and two detached one-family houses can be built with a total of 5000sf between them. The Bellcourt deed restrictions would most likely divide the properties into a 60' wide lot at the corner and 42' wide lot on Corporal Kennedy Street rather than the 51' / 51' visual shown in the illustration. One onsite parking space would be required for each house. Total number of units: 2.



Under the proposed R2A zoning under the *City of Yes for Housing Opportunity*, the lots and setbacks would be smaller, and the buildings would be larger and allow two-family houses with an additional new “backyard house” up to 800sf allowed on each lot in the rear. No onsite parking is required. Total number of units: 9.

CB 11 – Bellcourt – Proposed City of Yes Baseline – Proposed R2A Zoning Example



Due to Bellcourt being located in the proposed TOD zone, the property in question would be eligible for the construction of an apartment building at a 1.0 FAR – 10,242sf – with no onsite parking spaces required. Total number of units: 20.

CB 11 – Bellcourt – Proposed City of Yes TOD Zone – Present R2A Zoning Example

As illustrated below, the proposed TOD zone would have devastating consequences for neighborhoods like Bellcourt. All properties outlined in red would be allowed to construct an apartment building as-of-right, while those outlined in yellow would need to become eligible by being assembled or merged into a larger lot. The potential development that could occur is simply staggering.



CB 11 – Bellcourt – Proposed City of Yes TOD Zone – Present R2A Zoning Example

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September 2024