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CITY PLANNING PROPOSAL TO PROTECT KISSENA PARK NEIGHBORHOOD CHARACTER ENTERS PUBLIC REVIEW PROCESS

December 6, 2004- The Department of City Planning (DCP) today certified a rezoning proposal designed to preserve the character of the Kissena Park neighborhood near Flushing, Queens, City Planning Director Amanda M. Burden announced. The proposed rezoning would ensure that any new construction will match the mostly detached, one- and two-family houses prevalent in the area. The proposal responds to community concerns about possible construction of multi-family homes that are allowed under existing zoning established in 1961. It now goes to Community Board 7, beginning the official public review process.

"City Planning's rezoning proposal in Kissena Park furthers the Bloomberg administration's important goal of reinforcing the distinctive character of residential neighborhoods," said Ms. Burden, " This proposal is in accordance with the promise made by Mayor Bloomberg this summer on the steps of Queens Borough Hall to revise outdated zoning in order to reinforce the distinctive character of Queens' neighborhoods, which are among its most precious assets. Our changes will preserve the free-standing homes that the residents of the Kissena Park neighborhood value."

The rezoning proposal would change the zoning for nearly 40 blocks in the portion of the Kissena Park neighborhood situated primarily between Kissena and Parsons boulevards south of 45 th Avenue. The rezoning would replace the current R3-2 zoning district, which permits a variety of housing types including row houses, detached and semi-detached homes as well as multi-family apartment structures. Three new zoning districts would be designated in the area: R3A, R3X and R2.

An R3A zoning district is proposed for 16 blocks generally bounded by Kissena Boulevard, 45 th Avenue, Burling Street, Parsons Boulevard and Negundo Avenue. R3X districts are proposed for two areas of the neighborhood. One area encompasses eight blocks in the northern portion of the community bounded by Burling Street, 45 th Avenue, 156 th Street and Holly/46 th Avenue; the other area is in the southern portion consisting of 11 blocks bordered by Colden Street, Mulberry Avenue, Robinson Street, Quince Avenue, Parsons Boulevard and Rose Avenue. These districts will limit new development to detached one- and two-family structures.

The zoning regulations for the proposed R2 district would limit residential development to single-family, detached homes on slightly larger lots. This district is proposed for seven blocks bounded by Robinson Street, Negundo Avenue, Parsons Boulevard and Quince Avenue. This rezoning action extends the R2 district from an adjacent area east of Parsons Boulevard.

The new rezoning proposal responds to requests from the Kissena Park Civic Association, the Borough President's Zoning Task Force and Councilmember John Liu to protect this portion of Kissena Park from out-of-character buildings.

The community board now has 60 days to review both proposals, after which they will go to the Borough President, the City Planning Commission and the City Council as part of the City's [Uniform Land Use Review Procedure](#) (ULURP).

City Planning

The Department of City Planning is responsible for the City's physical and socioeconomic planning, including land use and environmental review; preparation of plans and policies; and provision of technical assistance and planning information to government agencies, public officials, and community boards.