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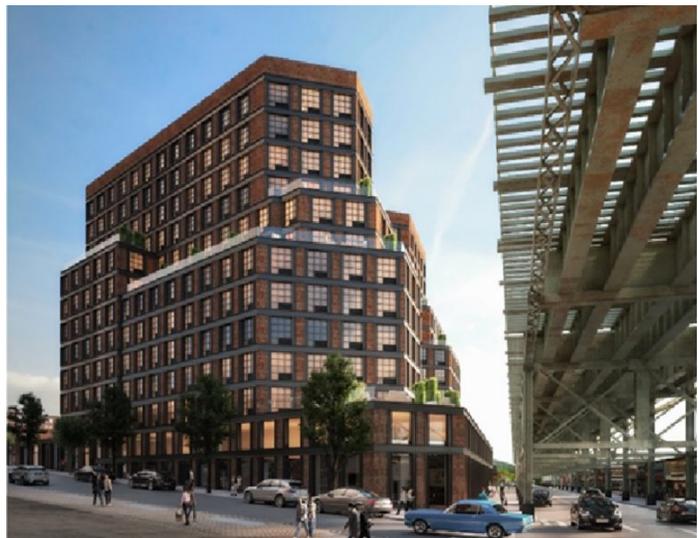
Proposals Reveal Major Mixed-Use Development On Roosevelt Avenue In Woodside, Queens

BY: **SEBASTIAN MORRIS** - APRIL 13, 2021

Proposals to construct a new 13-story mixed-use building in **Woodside**, Queens are now under review by local community groups. **Designed by Aufgang Architects**, the proposed development is bound by Roosevelt Avenue to the north, Long Island Railroad tracks to the southwest, and 63rd Street to the east.

The triangular project area comprises four neighboring parcels of land totaling around 41,000 square feet. In addition to the zoning text amendments, ten existing buildings, primarily low-rise mixed-use residential properties, will need to be demolished.

As stated in an Environmental Assessment Statement commissioned by developers VS PBS Venture 1, LLC and Mare Ostrum Elements, the Department of City Planning does not foresee any adverse impacts to the surrounding area in regard to hazardous materials in underlying soil, shadows created by the new building, pedestrian disturbance, air quality, and other scenarios that could affect the health and function of the community. Given these findings, the proposals were certified by the Department of City Planning on April 6 and the public review process is expected to last about seven months.

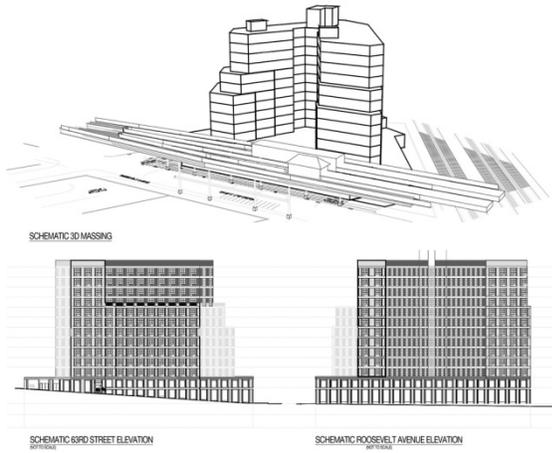


*Preliminary rendering of proposed property at Roosevelt Avenue and 63rd Street - **Aufgang Architects***

The proposed building will top out at 135 feet and contain 307,388 total square feet. The residential component will occupy the majority of the building at 181,912 square feet. When complete, the building will house 213 apartments including 64 permanently affordable units reserved for households at or below 80 percent area median income. The residential component is expected to house 571 occupants.

Associated amenity spaces include bike storage, outdoor terraces, and a 160-vehicle sub-cellar parking lot that will likely be available, in part, to the public. The commercial component will include a mix of retail and office suites for a total of 77,594 square feet. A cellar-level community facility spanning 8,013 square feet will debut as an ambulatory medical facility.

Site plan for proposed property at Roosevelt Avenue and 63rd Street – **Aufgang Architects**



Massing diagram illustrates proposed property at Roosevelt Avenue and 63rd Street – **Aufgang Architects**

