

CORD MEYER

DEVELOPMENT

Project Overview

New residences at the Bay Terrace Shopping Center



Project Summary

- Location: Off of 26th Avenue at the Bay Terrace Shopping Center, Bayside, Queens, New York
- Developer: Cord Meyer Development
- Project Type: Class-A residential community integrated into an existing mixed-use shopping center
- Status: As-of-right development; anticipated construction start of February 2026
- Anticipated Completion: Approximately two years from construction start

Project Team

- Architect: STUDIO V Architecture
- General Contractor: Callahan Construction Managers
- Civil Engineer: VHB
- Structural Engineer: Wexler Associates

- MEP Engineer: MG Engineering
- Landscape Architect: RDA Landscape Architecture

Project Overview

Cord Meyer Development plans to introduce a residential component to the Bay Terrace Shopping Center, marking a new phase in the long-term evolution of one of Bayside's most established destinations. The project will transform underutilized upper-level parking areas off 26th Avenue into a cohesive residential environment that complements the surrounding neighborhood while reinforcing the shopping center's role as a walkable hub for retail, dining, fitness, and everyday services. The new residences at the Bay Terrace reflect a broader shift toward mixed-use development that supports how people live, shop, and gather.

Residential Component

- Total Residences: 145 rental apartments.
- Buildings: Two five-story elevator buildings, one of which will be segmented to create a resident courtyard.
- Unit Mix: One-, two-, and three-bedroom apartments.
- Architecture: Brick facades with stone accents.

Sample Amenities

Rooftop terraces and outdoor gathering spaces; resident lounge, clubhouse, and co-working areas; live-in superintendent; below-grade parking availability. Many residences will feature private terraces or balconies, with select first-floor apartments offering individual entrances.

Location Benefits

Located in the Bayside neighborhood of Queens, Bay Terrace offers a suburban-style residential setting with direct access to an amenity-rich shopping center and strong regional connectivity via major roadways, bus service, and the Long Island Rail Road.

Community Benefits Include:

- Adds 145 new rental residences
- Strengthens a long-standing neighborhood retail destination
- Supports walkability and access to daily services
- Delivers new housing with minimal impact to surrounding areas

About Cord Meyer Development

Founded in 1904, Cord Meyer Development is a premier developer, owner, and operator of high-quality retail, commercial, and residential properties throughout Queens and the greater New York metropolitan area. With a legacy that includes the creation of Forest Hills and Elmhurst, Cord Meyer continues to shape the borough's future through long-term investment, thoughtful planning, and community-focused development.

More information: www.bayterrace.com/residential/