

# CORD MEYER

DEVELOPMENT

## Questions & Answers

### *New residences at the Bay Terrace Shopping Center*



**Q: What is Cord Meyer Development proposing at the Bay Terrace Shopping Center?**

**A:** Cord Meyer Development is introducing a new residential component to the Bay Terrace Shopping Center consisting of two five-story Class A rental apartment buildings totaling 145 residences. One of the buildings will be segmented to create a resident courtyard. The as-of-right project will be built on currently underutilized upper-level parking areas off 26th Avenue, reflecting Cord Meyer’s long-term investment in Bay Terrace.

**Q: Why add residential housing to a shopping center?**

**A:** Retail centers across the country are evolving to better serve how people live today. By integrating residential uses with retail, dining, and services, Cord Meyer is creating a more walkable, community-oriented environment that strengthens the shopping center while delivering much-needed housing with minimal impact to surrounding neighborhoods.

**Q: Is the project approved under existing zoning?**

**A:** Yes. The project is as-of-right and fully complies with existing zoning and land-use regulations.

**Q: What types of rental units will be available?**

**A:** The development will offer a mix of one-, two-, and three-bedroom layouts. Many residences will feature private terraces or balconies, with select first-floor homes offering individual entrances.

**Q: Will the project include parking?**

**A:** Resident parking will be offered, including individual spaces below the buildings.

**Q: How will the buildings fit into the existing neighborhood?**

**A:** The buildings are being designed with brick facades and stone accents that complement the surrounding area. Landscaping and site planning will create a tree-lined residential and retail streetscape that enhances the character of the Bay Terrace.

**Q: When will construction begin, and how long will it last?**

**A:** Construction is anticipated to begin in February 2026 and is expected to continue for approximately two years.

**Q: Will construction disrupt shopping center operations?**

**A:** The Bay Terrace Shopping Center will remain fully operational throughout construction. Visitors to upper-level tenants AMC, PM Pediatrics, Mito, and Five Guys should use the shopping center's main entrance on Bell Boulevard and proceed to the parking garage, which is undergoing improvements. Updates will be communicated as work progresses.

**Q: What are the community and economic benefits of the project?**

**A:** The project delivers new rental housing while strengthening a long-standing neighborhood retail destination. It will generate construction jobs and ongoing building operations employment, contribute to the local tax base, support walkability, and reinforce the Bay Terrace's evolution into a vibrant, mixed-use community hub.

**Q: Will this development impact local schools?**

**A:** Based on comparable rental developments, the project is expected to generate a limited number of school-aged children. Rental communities of this type typically attract a mix of singles, couples, downsizers, and empty nesters.

**Q: How does this project fit into Cord Meyer Development's history in Queens?**

**A:** Cord Meyer Development has been investing in Queens for more than 120 years and has owned and operated the Bay Terrace Shopping Center since it was built by the company in the early 1960s. This project continues a decades-long commitment to reinvestment, modernization, and community-focused development.

**More information:** [www.bayterrace.com/residential/](http://www.bayterrace.com/residential/)