

CORD MEYER

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CORD MEYER DEVELOPMENT BREAKS GROUND ON PIVOTAL MIXED-USE PROJECT AT 90-32 QUEENS BOULEVARD

Forest Hills, NY — October 30, 2025 — Cord Meyer Development (Forest Hills, NY), one of New York City’s oldest and most respected real estate developers, celebrated a major milestone on October 29th with a ceremonial groundbreaking for its mixed-use project at 90-32 Queens Boulevard in Elmhurst, Queens. The seven-story, 102,000-square-foot development will combine 93 residential units with more than 32,000 square feet of retail and community-facility space, bringing renewed vitality to one of the borough’s most visible and accessible addresses.

“We’re excited to be transforming an underutilized site into a vibrant location where people can live, work, and connect,” said Danielle Molaison, Vice President of Development for Cord Meyer Development. “By integrating high-quality residences, new retail, and community spaces, we’re creating a building that meets today’s needs while helping shape tomorrow’s opportunities.”

Designed by Gerner Kronick + Valcarcel, Architects DPC, the contemporary structure embraces the site’s distinctive triangular shape. The first two floors will feature retail and community uses, while five residential floors above will offer a mix of studio, one-, two-, and three-bedroom apartments — including 19 affordable units made possible through New York City’s 485-x program. A below-grade garage will provide 153 parking spaces for residents and visitors, complemented by such building amenities as a fitness center, coworking lounge, clubroom, landscaped rooftop terrace with grilling stations, doorman service, and a live-in superintendent.

Owned by Cord Meyer for more than six decades, the Elmhurst site embodies the principles of transit-oriented development. Located steps from the Woodhaven Boulevard subway station and at the confluence of Queens Boulevard and the Long Island Expressway near the Queens Center, 90-32 Queens Boulevard offers unmatched access to Manhattan, Brooklyn, and Long Island, as well as LaGuardia and JFK Airports.

Queens Leaders Applaud Cord Meyer’s Vision

Local elected officials and community leaders have praised the project as a model for balanced, forward-

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thinking development. Queens Borough President Donovan Richards Jr. stated, "The only way out of this generational housing crisis New York City finds itself in is to build, and that's exactly what we're doing here in Queens. Any number of affordable units we can create in our borough represents an important step forward in alleviating that crisis, and I thank Cord Meyer Development for their investment in more housing in Elmhurst. I look forward to the future ribbon cutting and welcoming families to their new home in short order. Thank you and congratulations to all who made this project possible."

New York City Council Member Robert Holden, who represents the 30th district, echoed that sentiment. "I'm thrilled to see this site reimaged in a way that truly benefits the community," said Holden. "With its combination of housing, retail, and community space, 90-32 Queens Boulevard serves the public good while contributing to the local economy. I look forward to seeing this new addition become a source of pride for Elmhurst."

To realize the 90-32 Queens Boulevard project, Cord Meyer assembled a distinguished team including Racanelli Construction as general contractor, Gerner Kronick + Valcarcel as architect, Philip Habib & Associates as civil engineer, WSP as structural engineer, and Ventrop as mechanical, electrical, and plumbing engineer. Together, these firms bring extensive experience designing and delivering complex mixed-use projects across the New York metropolitan area.

Continuing a Legacy of Innovation and Community Investment

Founded in 1904, Cord Meyer Development helped shape Queens — transforming Newtown into Elmhurst and creating the planned community of Forest Hills. Its portfolio today includes major assets such as the Bay Terrace Shopping Center in Bayside and Cord Meyer Office Building in Forest Hills. The groundbreaking ceremony represented the next chapter in its story.

"This project reflects who we are as a company," concluded Molaison. "Every Cord Meyer development is rooted in the character of its neighborhood and built to strengthen the community around it. At 90-32 Queens Boulevard, we're continuing that legacy — creating a place that stands for quality, connection, and the future of Queens."

Construction at 90-32 Queens Boulevard is underway, with completion expected in late 2027.

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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 in Queens and throughout the New York metropolitan area. The company's historic roots trace back to its founding of Forest Hills and Elmhurst at the turn of the 20th century. Today, under the leadership of President and CEO Matthew B. Whalen, Cord Meyer continues to shape the borough's future through transformative projects that blend innovation, sustainability, and community engagement. More information is available at www.cordmeyer.com.

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PHOTO CAPTION: Cord Meyer Development joined with project partners and local officials to break ground on the company's mixed-use development at 90-32 Queens Boulevard in Elmhurst, Queens — a project that will bring new housing, retail, and community vitality to the area. From left: Randolph Gerner, AIA, Principal, Gerner Kronick + Valcarcel, Architects; Danielle Molaison, Vice President of Development, Cord Meyer Development; Scott Fradenburg, Senior Vice President of Construction and Operations, Cord Meyer Development; New York City Council Member Robert Holden; District #30; Richard Racanelli, Principal, Racanelli Construction; Matthew Whalen, President and Chief Executive Officer, Cord Meyer Development; and Cord Meyer Development Board Members John Collins and Willets Meyer.

