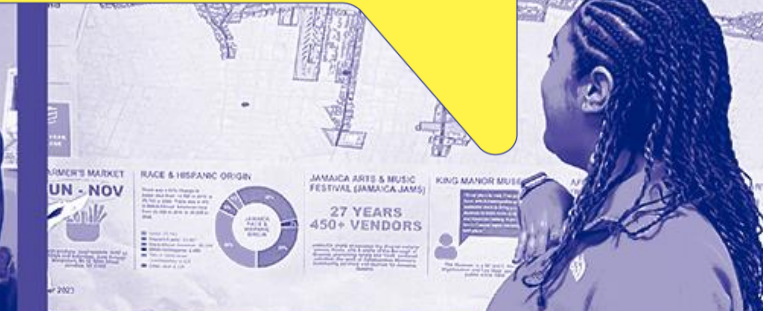


# The Jamaica Neighborhood Plan



CPC Certification | March 2025





## THE JAMAICA NEIGHBORHOOD PLAN

The Jamaica Neighborhood plan will provide a vision for the future of the neighborhood. The plan will support more housing, jobs across many industries, public space improvements, and local infrastructure investments.

This is a collaborative process that includes community leaders, community organizations, City agencies, and other local stakeholders to discuss Jamaica's present and propose ideas for programs, services, policies and other investments.



# Proposal Summary

The Jamaica Neighborhood Plan is projected to create:



Over 12,000 new homes



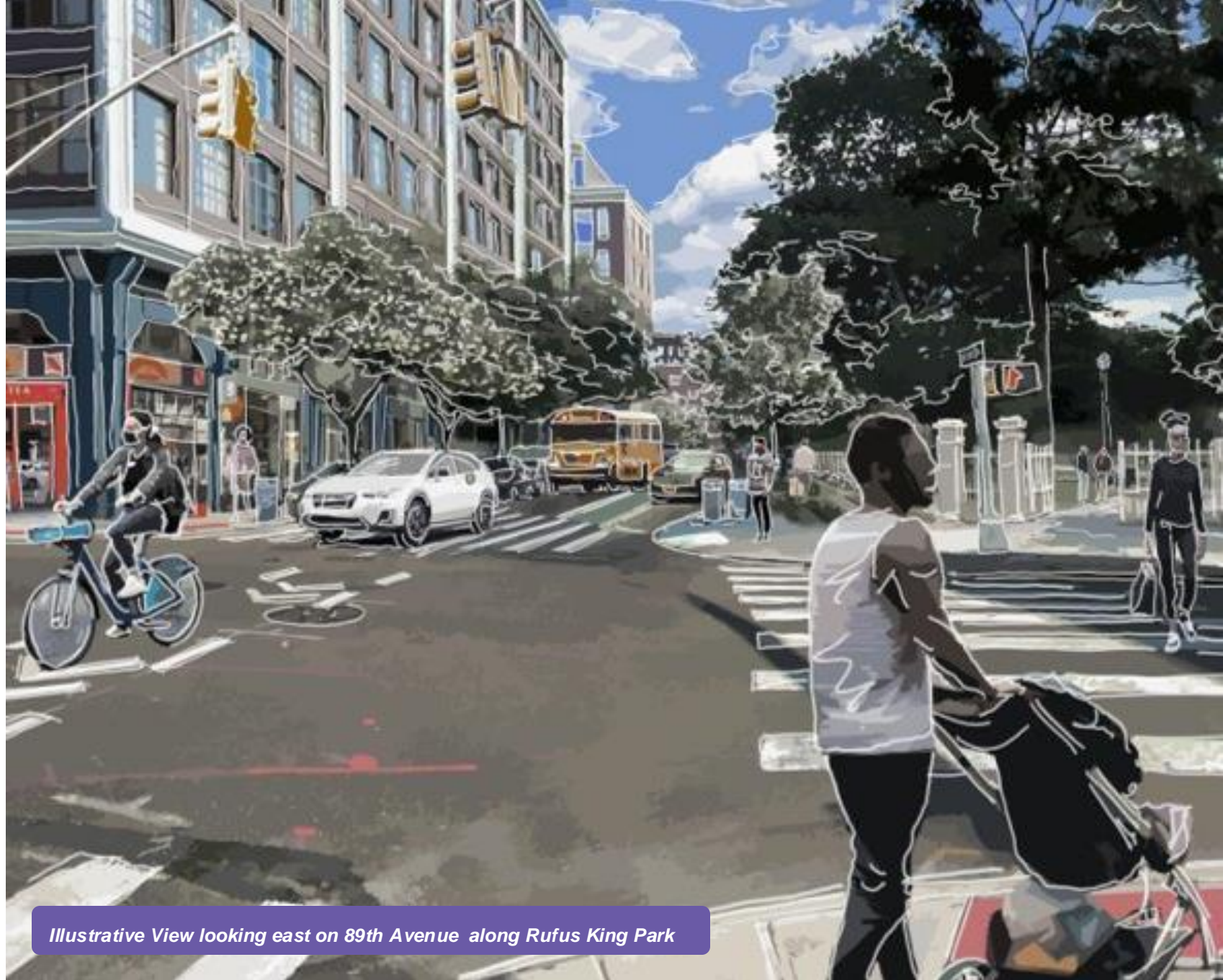
Around 4,000 income restricted homes



Over 2,000,000 square feet of commercial and CF uses



More than 7,000 jobs



*Illustrative View looking east on 89th Avenue along Rufus King Park*

# Outline

**1.**  

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**Introduction**

**2.**  

---

**Background**

**3.**  

---

**Existing  
Conditions**

**4.**  

---

**Engagement**

**5.**  

---

**Proposal**

**6.**  

---

**Environmental  
+ RER**



# Proposed Actions

## Zoning Map Amendment

Promote growth of housing and jobs with zoning districts tailored to block and street types

## Zoning Text Amendment

- Expand the Special Downtown Jamaica Special District
- Apply Mandatory Inclusionary Housing (MIH) and special regulations to support jobs, active ground floors, streetscape improvements, open space, and a mix of uses

## Urban Development Action Area Project (UDAAP)/Disposition

Redevelop and improve vacant underutilized City-owned land with 100% income-restricted housing

Co-applicant: HPD

### Related Action

## City Map Amendment (Demapping)

Facilitate the construction of two pedestrian plazas proposed as a part of the Station Plaza project.

Co-applicant: DOT/EDC

# Study Area

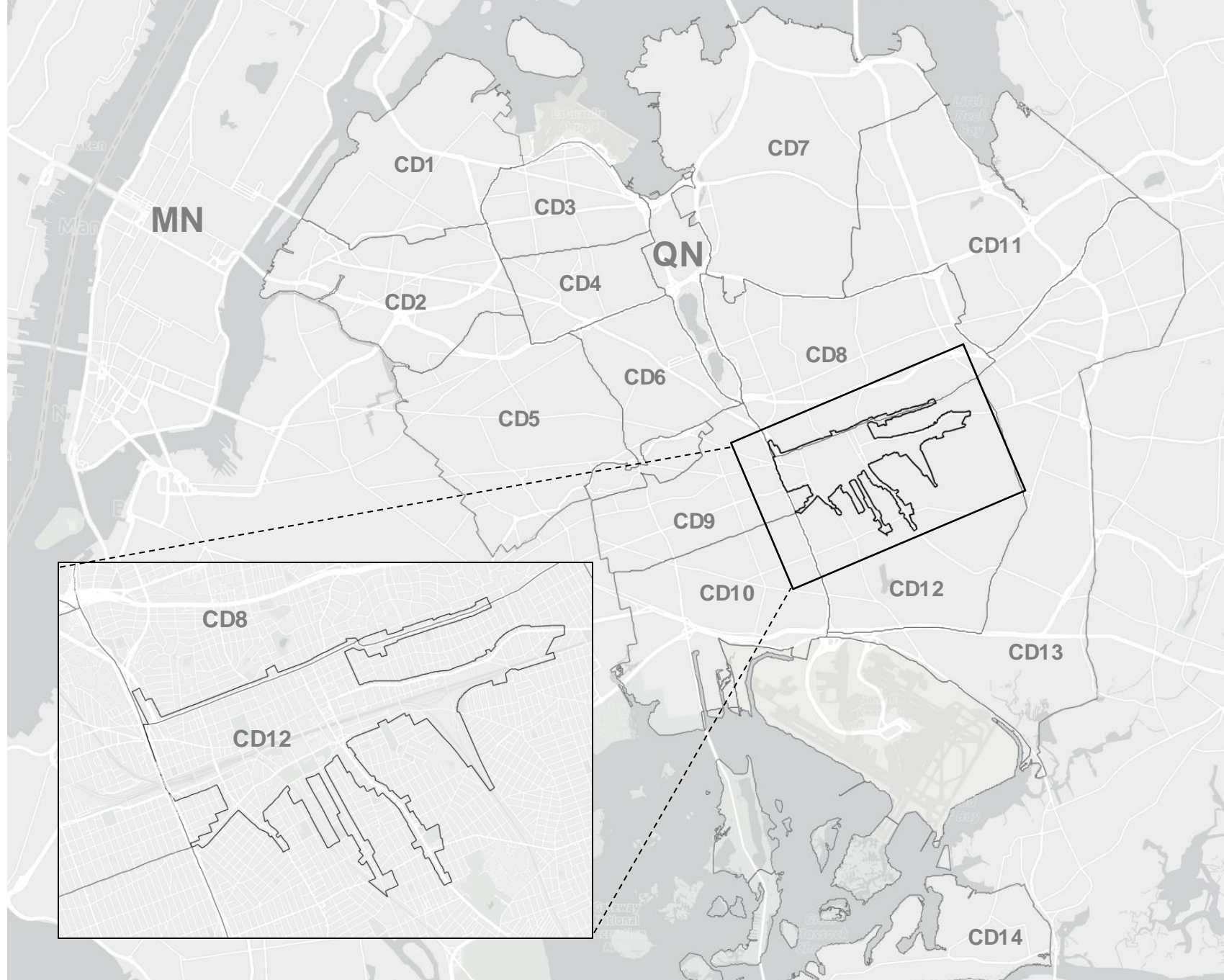
Queens Community District  
8 and 12

Represented by:

Speaker Adrienne Adams

Council Member Nantasha Williams

Council Member James Gennaro







## Introduction

# Study Area





# Background



# Historical Context



Pre-1700s

1700s

~1830s

Mid-1800s

~1897-98

'1918

1970's

~1980s

Indigenous Trail -  
Jamaica Avenue

"Kings Highway" –  
Jamaica Avenue

The Green – One of  
NYC's oldest African  
American communities

Brooklyn and  
Jamaica Railroad  
was built

Former Jamaica  
Savings Bank was  
built

BMT Jamaica Line  
(Elevated Train)

Elevated train torn  
down; Macy's  
closes

York College and  
Jamaica Urban  
Renewal

# Jamaica's Recent History

Many planning efforts have continued to shape Jamaica to how it is today:

## Area Wide Actions

- 2007** Jamaica Rezoning
- 2007** Jamaica Gateway Urban Renewal Area
- 2007** St. Albans-Hollis Rezoning
- 2011** South Jamaica Rezoning

## Other Planning Efforts

- 2000s** Jamaica Industrial Business Zone (IBZ)
- 2014** Jamaica NOW Action Plan
- 2014** Building Community Capacity Research
- 2017** Jamaica Downtown Revitalization Initiative







# Existing Conditions



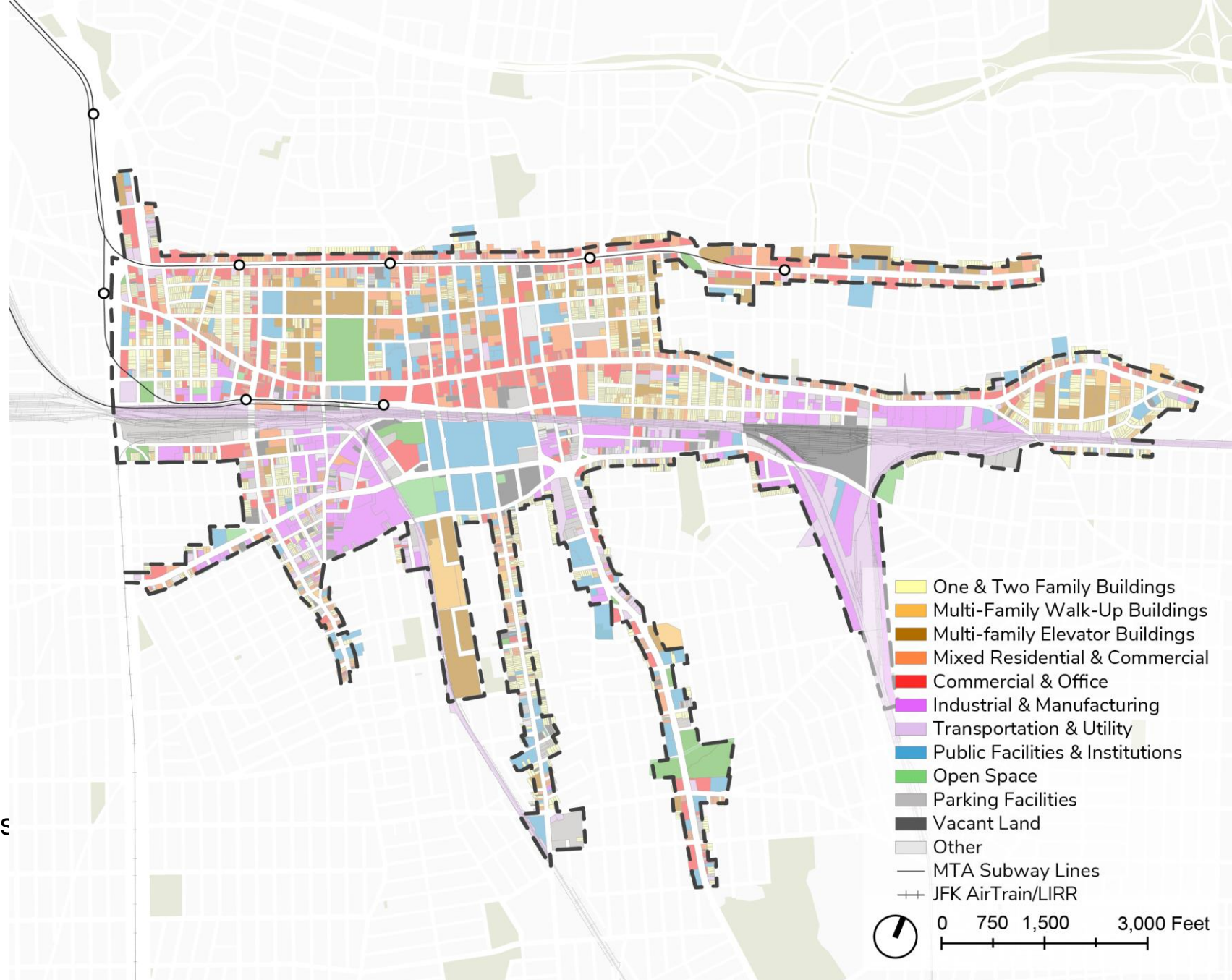
# Land Uses

## Study Area

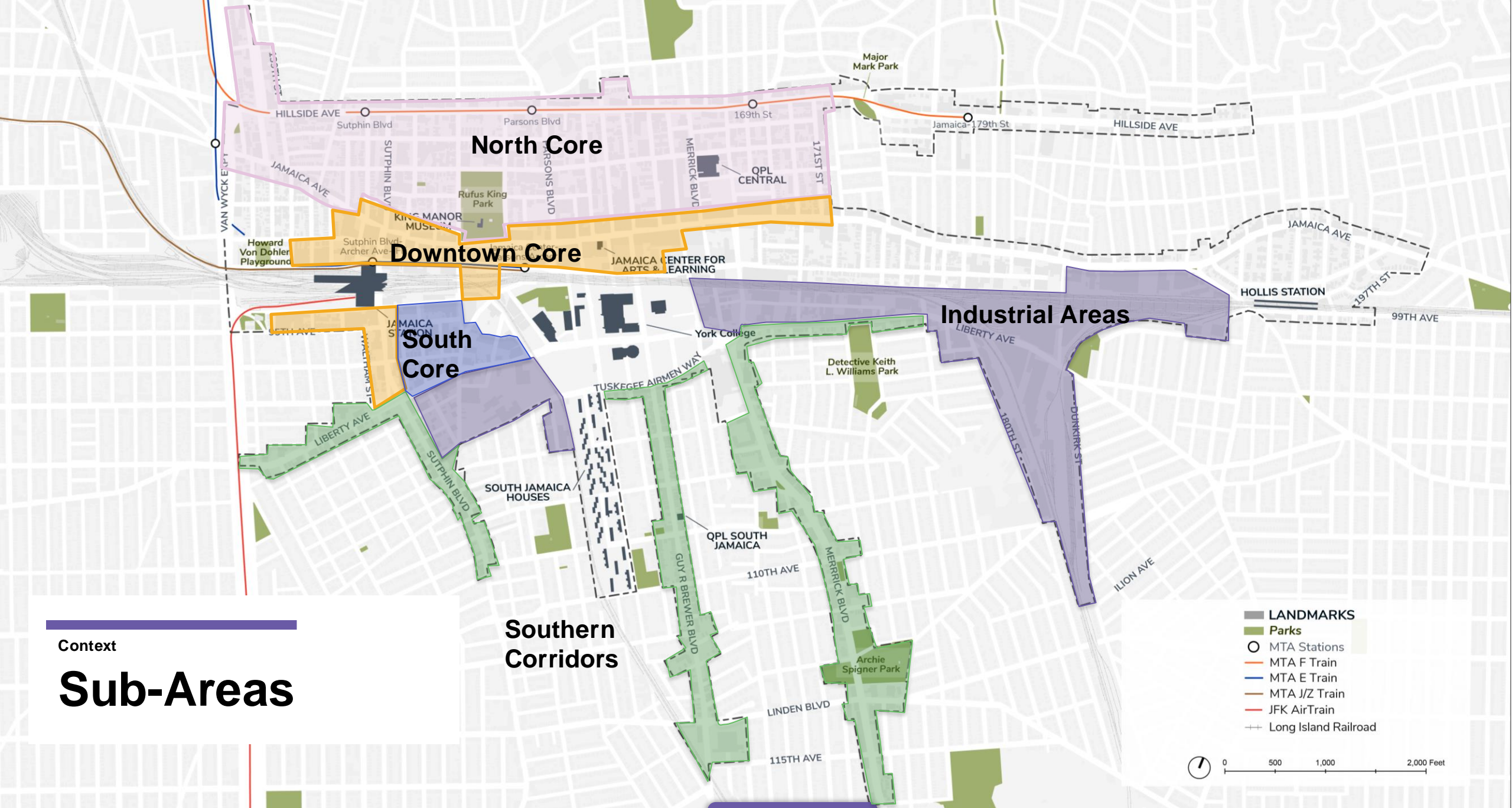
- Approximately 300-block area
- Wide range of uses including:
  - 1-2 family homes
  - Multifamily residential buildings
  - Commercial
  - Industrial
  - Community spaces like schools, city/state agency offices, or faith-based organizations

## Surrounding Areas

- Mainly residential with low rise buildings and 1-2 family homes.







North Core

Downtown Core

South Core

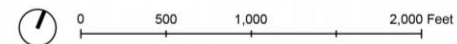
Industrial Areas

Southern Corridors

Context

# Sub-Areas

- LANDMARKS
- Parks
- MTA Stations
- MTA F Train
- MTA E Train
- MTA J/Z Train
- JFK AirTrain
- Long Island Railroad



## North Core

QPL CENTRAL

KING MANOR MUSEUM

JAMAICA CENTER FOR ARTS & LEARNING

JAMAICA STATION

York College

Detective Keith L. Williams Park

SOUTH JAMAICA HOUSES

QPL SOUTH JAMAICA

Archie Spigner Park

### LANDMARKS

Parks

MTA Stations

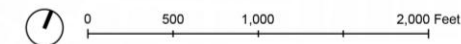
MTA F Train

MTA E Train

MTA J/Z Train

JFK AirTrain

Long Island Railroad



### Context

# North Core



# North Core Photographs

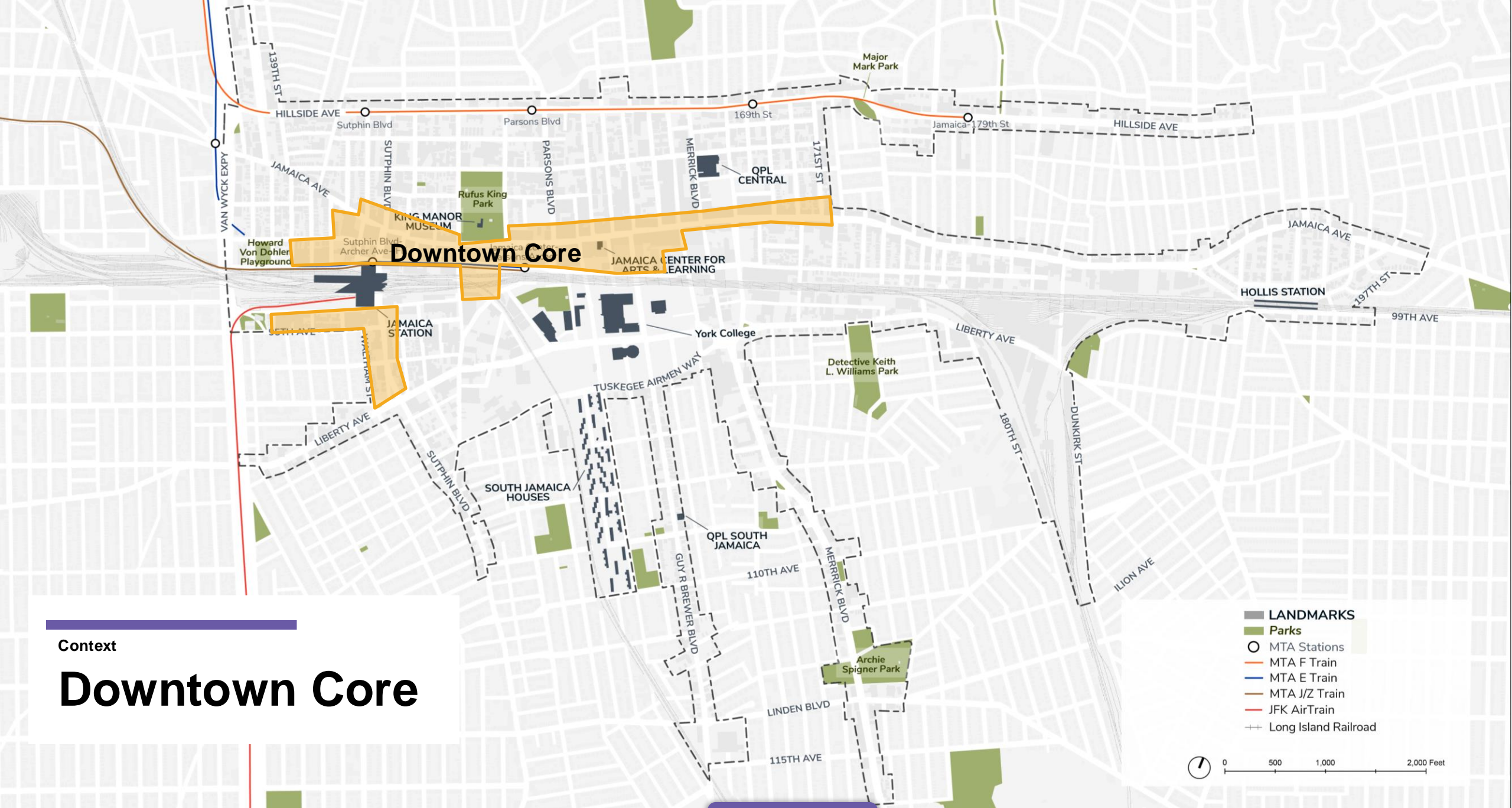


Looking east on Hillside Avenue and Parsons Blvd



Looking South on 150th Street by Rufus King Park



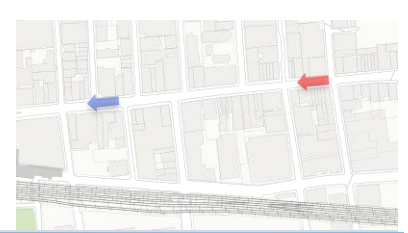


Context

# Downtown Core



# Downtown Core Photographs

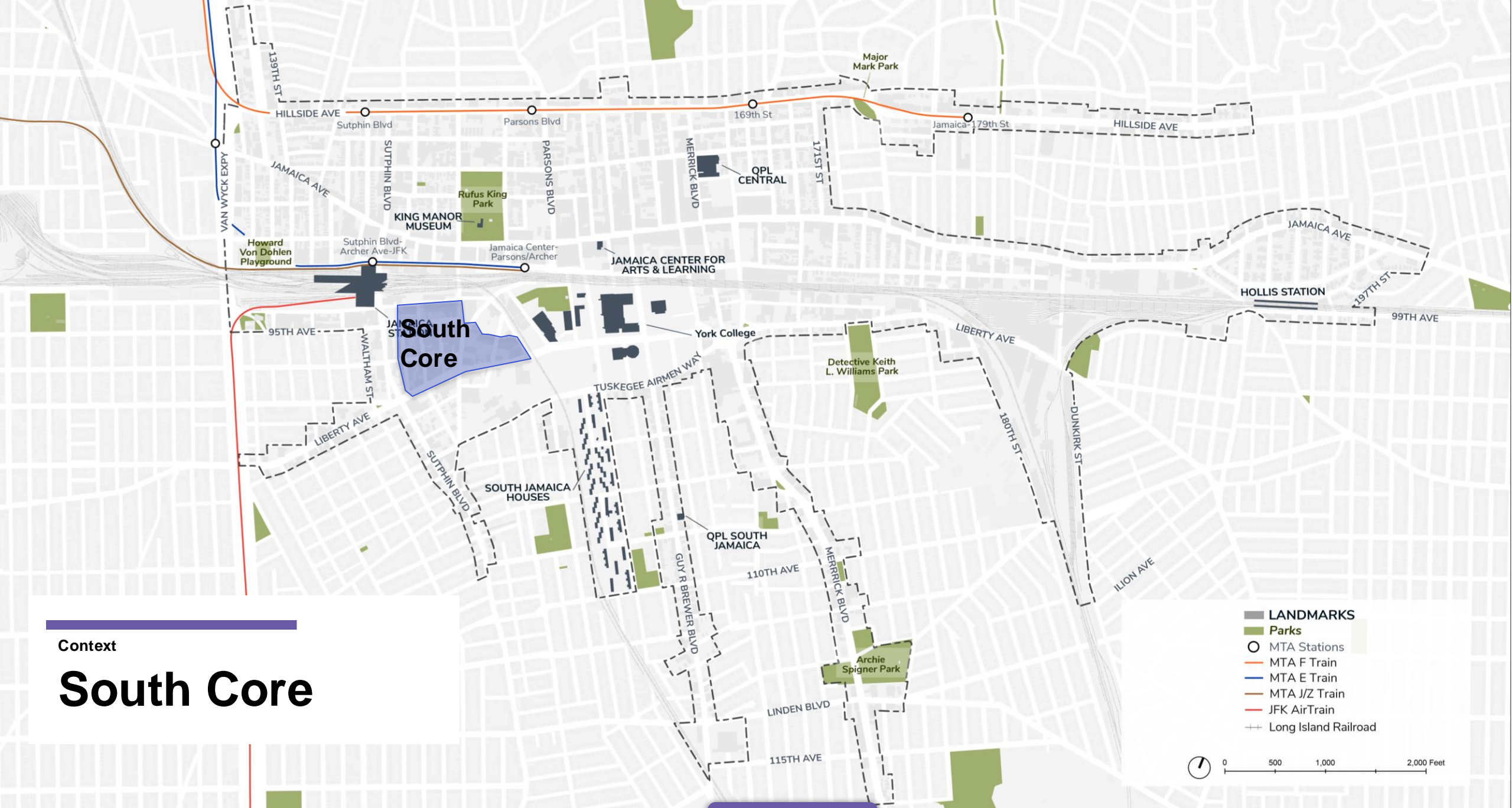


Looking West on Jamaica Avenue near 161<sup>st</sup> Street



Looking North on Sutphin Blvd near 97<sup>th</sup> Ave



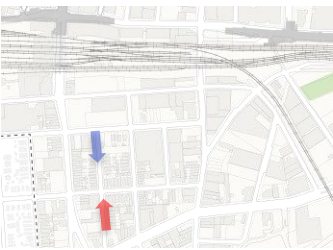


Context

# South Core



# South Core



Looking North on 147th Place between Liberty Ave and 97 Avenue

Looking South on 147th Place between 95th avenue and 97th Avenue



Context

# Southern Corridors





# Southern Corridors



Looking South on Guy R Brewer Boulevard and South Road

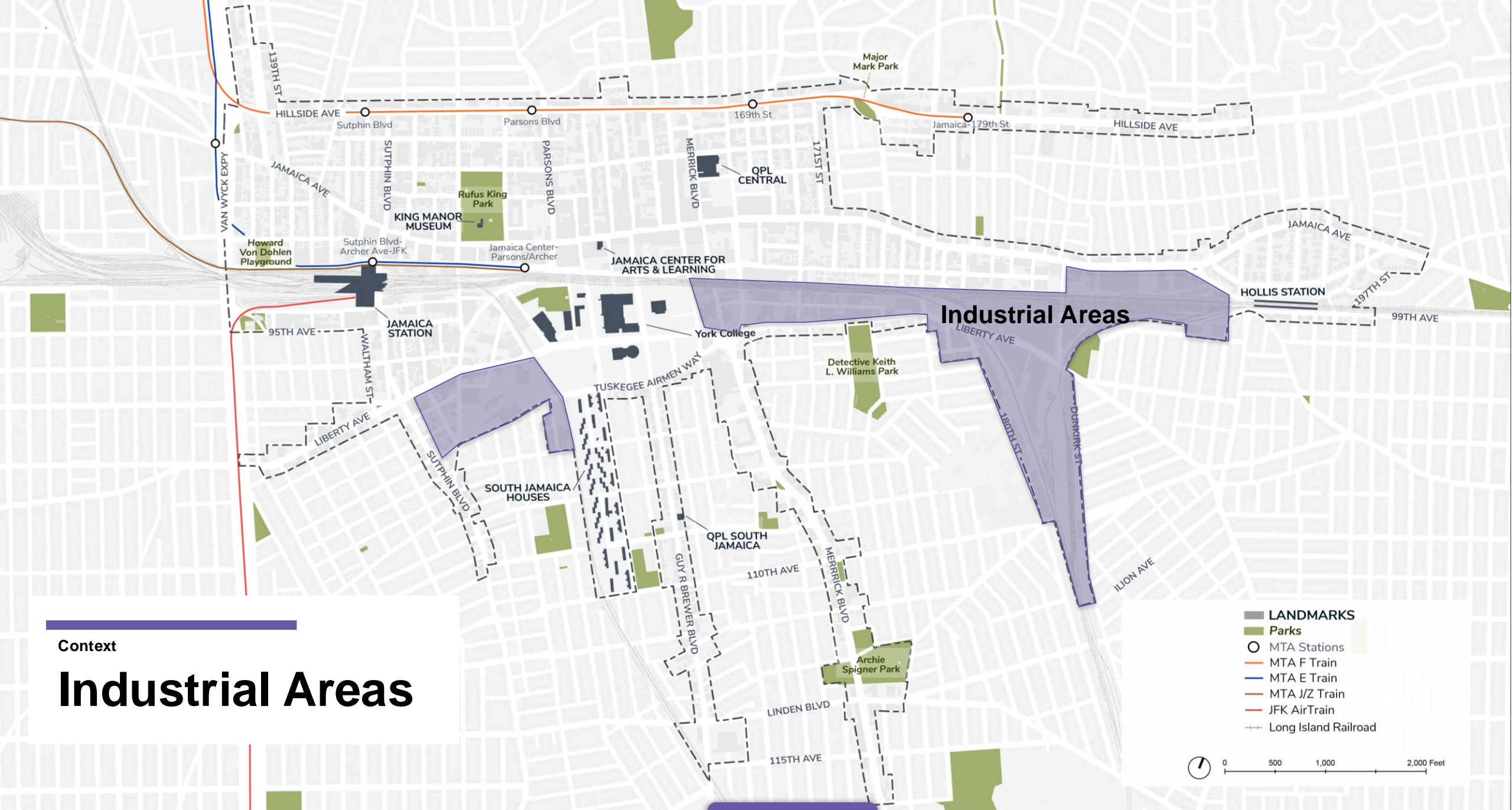


Looking South on Merrick Blvd and 109th Avenue



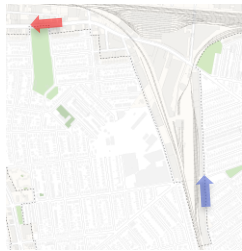
## Context

# Industrial Areas





# Industrial Areas



➡ Looking West on Liberty Avenue by Detective Keith Williams Park

➡ Looking North on Dunkirk Street and Fonda Avenue



# Transit Hub

With four train lines, the LIRR, Airtrain to JFK and over 40 bus lines, Jamaica provides daily transportation to thousands of commuters.





# Housing Production & Population Growth

- From 2010 to 2020, Jamaica's population has increased by **13.4%**, higher than the rest of NYC, which grew by 7.7%.
- Queens Vacancy rate is **0.88%** while citywide vacancy rate is **1.4%**
- Meanwhile from 2010 to 2020 housing production has only increased by **10.1%**
- **57%** of renter households in Jamaica are rent-burdened.

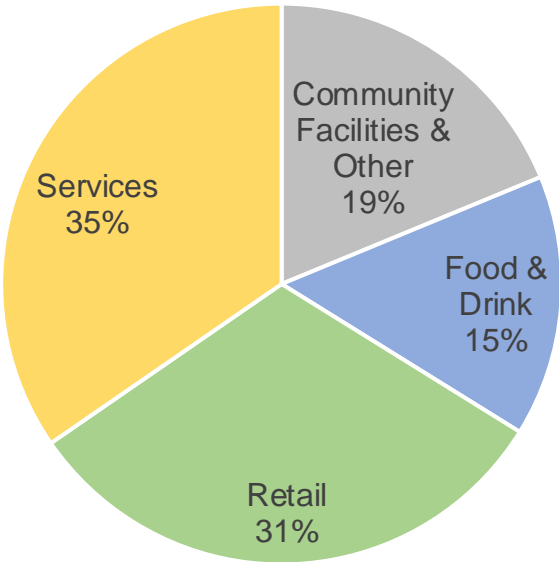




# Commercial Center

2,360 Storefronts  
240 vacant (10%)  
8% QN | 12% NYC

Storefronts by Type



Source: Live XYZ Snapshot retrieved on October 20, 2023 (rounded).



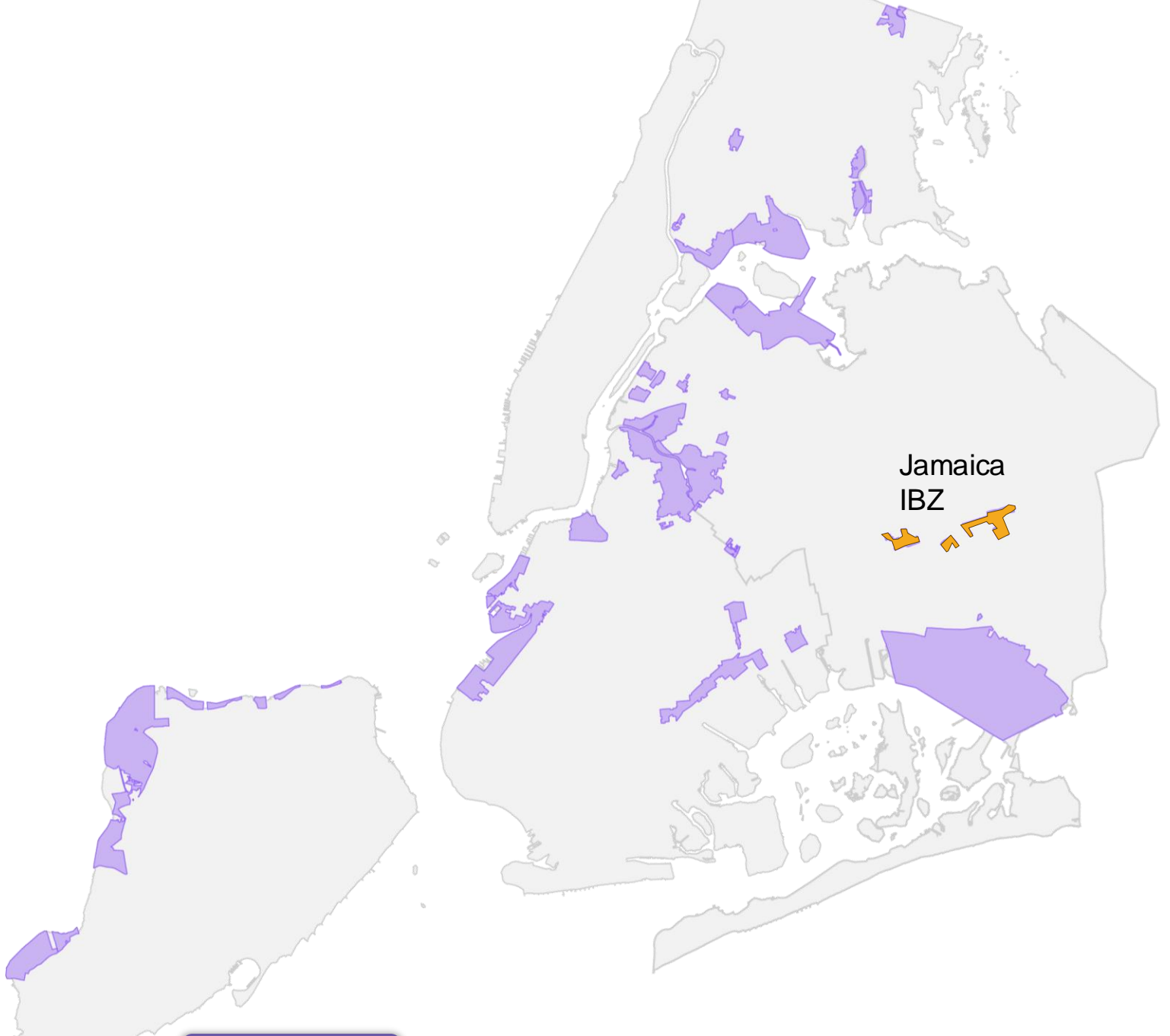


# Industrial Areas

There are 21 Industrial Business Zones currently located throughout Queens, Brooklyn, the Bronx, and Staten Island

## Types of Industrial Include:

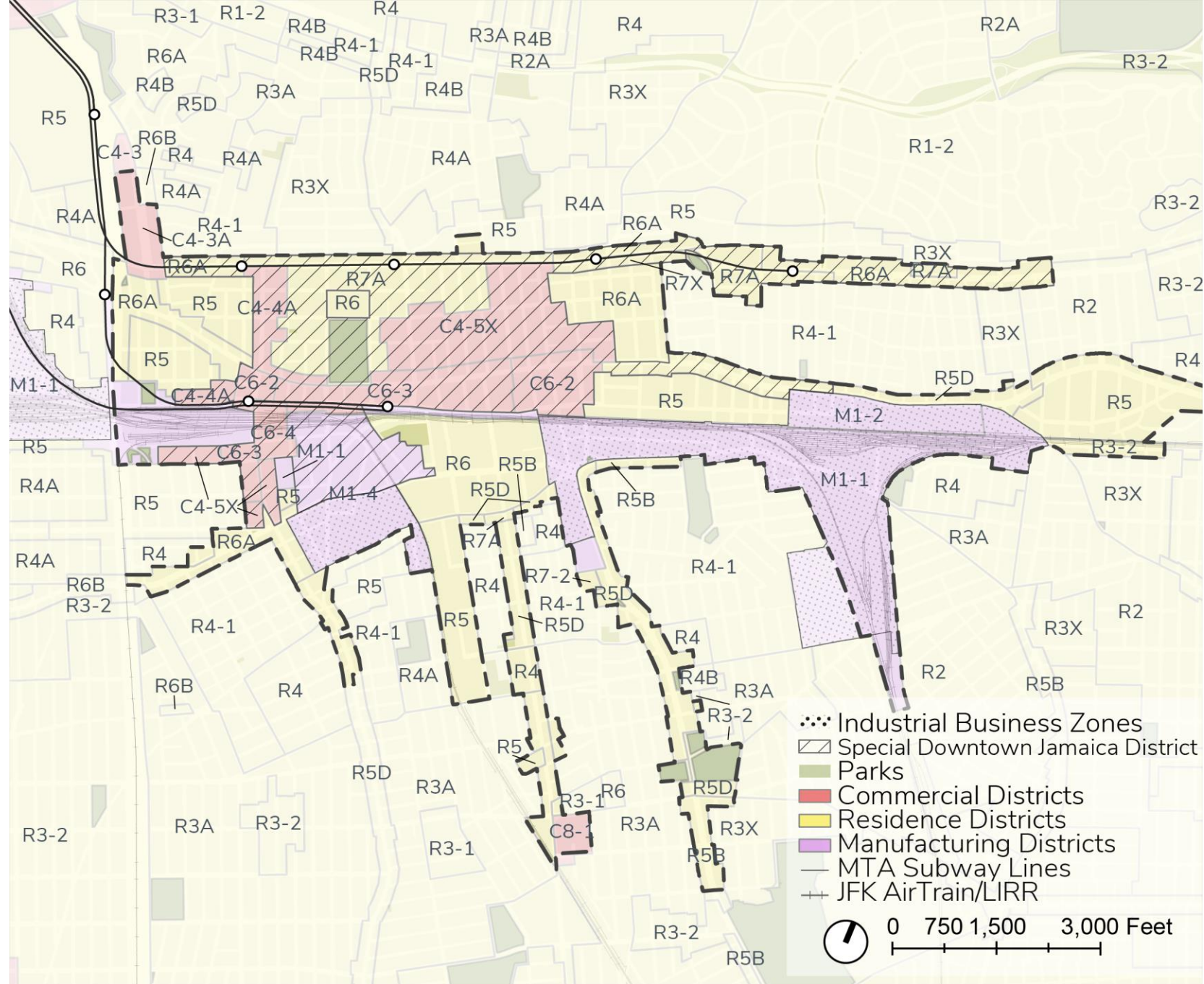
- Transportation & Warehousing
- Wholesale Trade
- Manufacturing
- Administrative and support and waste management and remediation services
- Construction
- Accommodation and Food Services
- Other services (except public administration)
- Retail





# Existing Zoning

- Does not include requirement for affordable housing,
- Restricts spaces for industrial options and growth
- Limits potential for Jamaica to continue to thrive as a place where people can live, work and play







ENTERTAINMENT  
JAMAICA

80,043  
POPULATION

The study area population was 80,043 in 2010. In 2010 it was 70,492.



he Jamaica Y  
ore than 10,0  
000 adults ea

ough its full-service Branch oper  
ool program sites.

14 FAITH  
STRUCTU

MAICA'S SCHOOL



The Cultural Collaborative Jamaica promotes arts and economic development in the Queens community through programs like JAMS Under the Stars music series and the JAMS Festival, the Arts in the Parks for children in King Park and Holidays on the Avenue.

# Engagement



# Planning Process



**Kickoff May 2023**



**Vision & Goals  
September 2023**



**Environmental Review +  
Strategy Development  
Summer-Fall 2024**



**Neighborhood Planning Framework  
February 2024**



# Planning Partners

## Steering Committee

- A Better Jamaica

Addisleigh Park Civic Association

All Nations Apostolic Tabernacle

Allen Community Senior Citizens Center

American Recycling Management

Assemblyman David Weprin

Assemblywoman Alicia Hyndman

Assemblywoman Vivian Cook

Calvary Baptist Church

Chhaya Community Development Corporation

Commercial Rentals LLC

Community Board 12, Queens

Community Education Council District 28

Concerned Citizens of Downtown Jamaica

Congressman Gregory Meeks

Council Member James Gennaro

Council Member Linda Lee

Council Member Nantasha Williams

CUNY York College

BHALO

District Leader AD33b
- Downtown Jamaica Partnership

First Presbyterian Church of Jamaica

Foundation Church Bethel Gospel Tabernacle

Greater Allen AME Cathedral

Greater Jamaica Development Corporation

Haitian Americans United for Progress, INC (HAUP)

Islamic Circle of North America

Jamaica Center for Arts & Learning

Jamaica Community Partnership

Jamaica Muslim Center

Jamaica YMCA

King Manor Museum

Morning Star Missionary Baptist Church

National Council of Negro Women (NCNW)

Neighborhood Housing Services of Jamaica

New Greater Bethel Ministries

New Jerusalem Worship Center

NYC DOE School District 28

NYCHA South Jamaica Houses Tenant Association

NYPD Forensic Investigations Division

Queens Borough President Donovan Richards

- Public Health Solutions

Rincon Salvadoreno

Rosco Inc.

Speaker Adrienne Adams

Shiloh Baptist Church of Jamaica

First Reformed Church of Jamaica
- Southern Queens Park Association

St. Albans Congregational Church

SUNY Queens Educational Opportunity Center

Tabernacle of Prayer for All

Thomas White Jr. Foundation

## Executive Committee

- Congressman Gregory Meeks

Senator Leroy Comrie

Senator James Sanders

Senator Toby Ann Stavisky

Queens Borough President Donovan Richards

Assemblywoman Vivian Cook
- Assemblywoman Alicia Hyndman

Assemblyman David Weprin

Council Member Nantasha Williams

Speaker Adrienne Adams

Council Member James Gennaro

Council Member Linda Lee

## City Agencies





# Engagement Summary

38  
Public  
Meetings

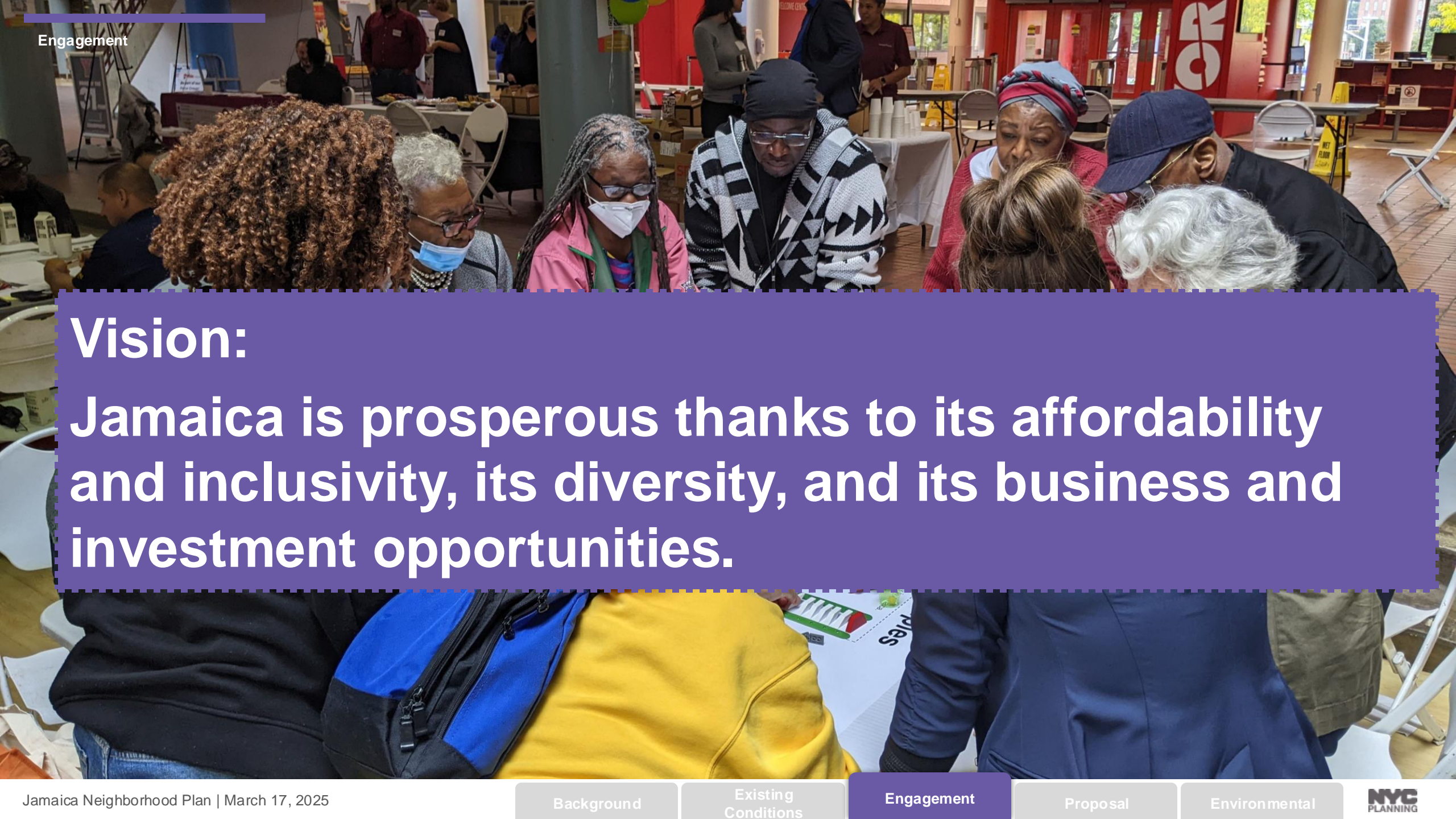
52  
Steering  
Committee  
Members

~3,000  
Comments

~12,500  
Website  
Visits







**Vision:**  
Jamaica is prosperous thanks to its affordability and inclusivity, its diversity, and its business and investment opportunities.



# Goals

The plan can help achieve these goals through zoning updates, neighborhood investments and policy changes

1

**Improve quality of life in the neighborhood for current & future residents**

2

**Foster a thriving local economy & help residents prosper**

3

**Create a climate-resilient & environmentally just Jamaica**

4

**Achieve equitable health & safety outcomes for current & future residents**

5

**Maintain cultural diversity & nurture inclusivity in Jamaica**

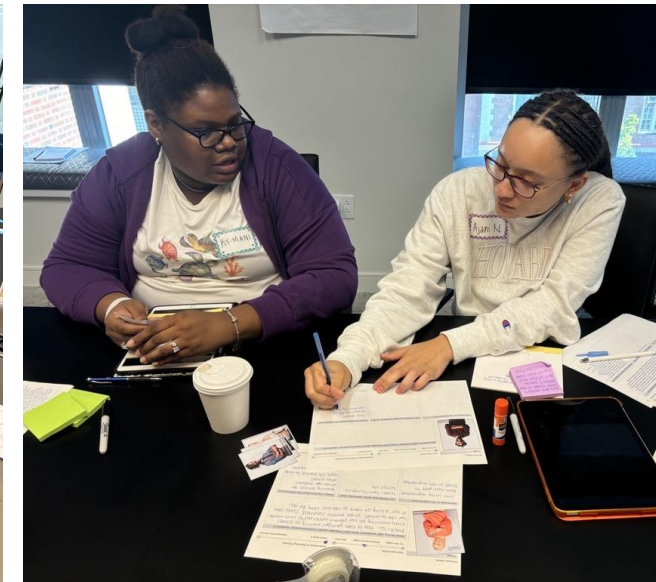
6

**Preserve & bolster Jamaica's rich multicultural history**



# Voice to Vision

A community co-designed online tool that visualizes feedback gathered throughout the engagement process, helping community members identify key themes and see how their input shaped the proposal.







# Proposal



# Zoning Framework Strategies

The framework aims to reach the objectives through different zoning tool approaches including:



## Permanent income-restricted affordable housing

Require Mandatory Inclusionary Housing (MIH)



## Nighborhood character and scale

Respond to elements of existing neighborhood character and scale with urban design controls such as street wall rules



## Transit-oriented growth

Encourage moderate density on bus and subway corridors



## Industrial

Maintain existing industrial areas while fostering the creation of industrial and commercial uses suitable near residential areas



## Active ground floor uses

Require active ground floor uses to support job growth and community supporting uses

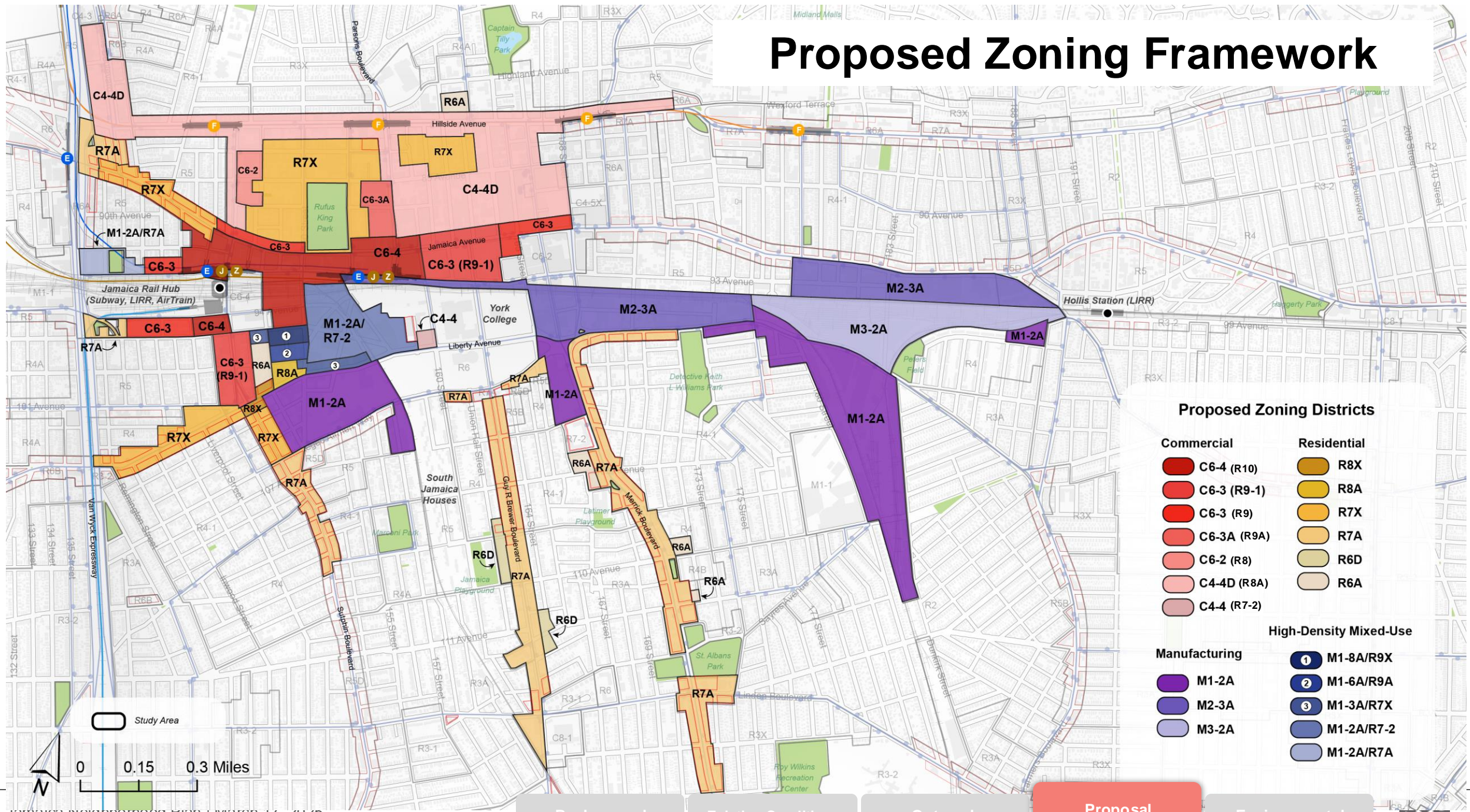


## Streetscape

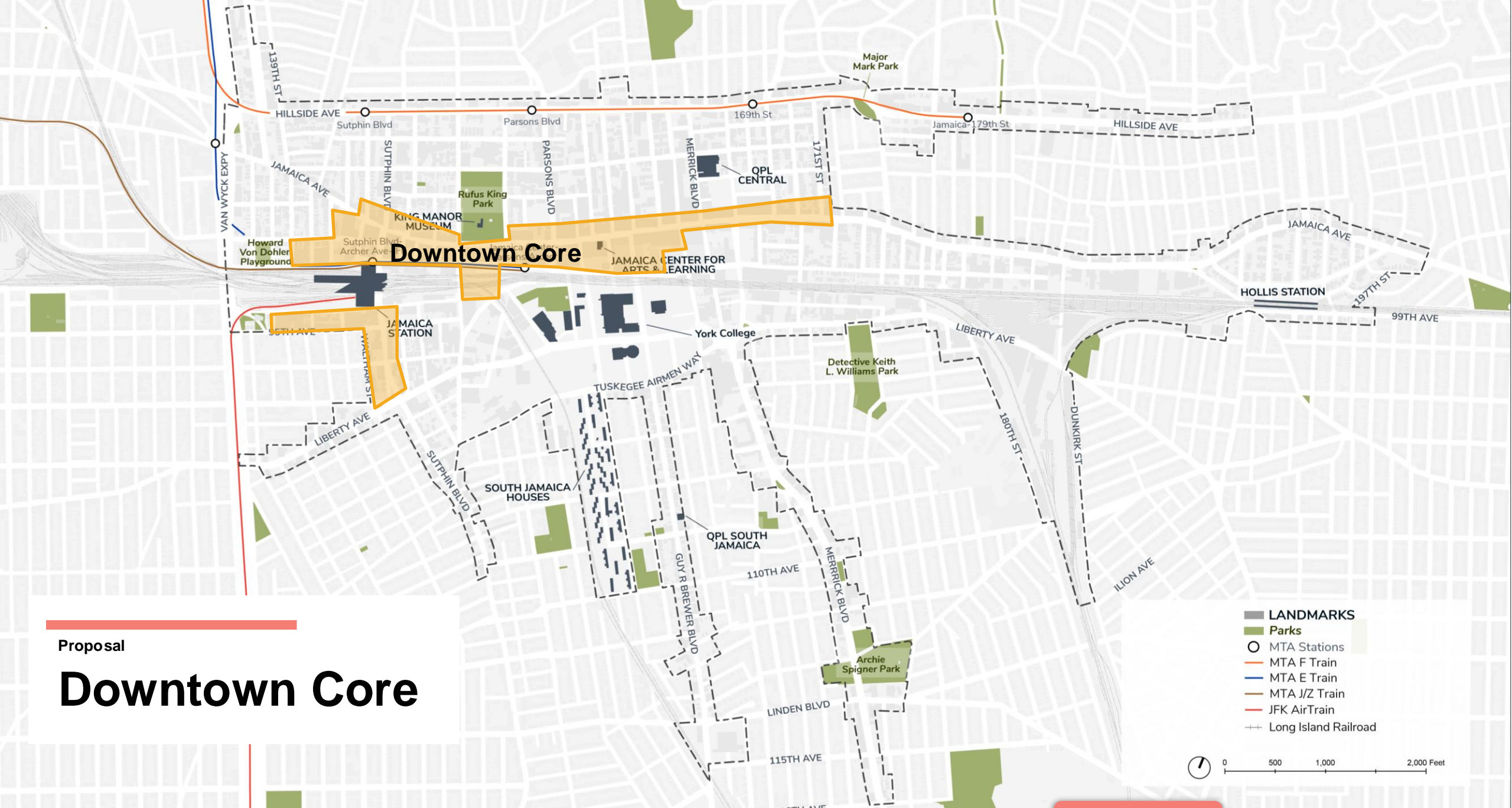
Expand non-zoning tools for improvements to the streetscape for safety and stormwater management



# Proposed Zoning Framework







Proposal

# Downtown Core



# Downtown Core Existing Conditions

Transit rich  
subway and  
LIRR Station

Archer Avenue & Sutphin  
Blvd. are two main  
corridors connecting  
resident north-to-south  
and east-to-west

Existing single-story  
retail buildings  
without housing

*Sutphin Blvd. & Archer Avenue looking west*



# Downtown Core Zoning Proposal

**Existing Zoning:**

C6-4, C6-3, C6-2,C4-5X, C4-4A  
with Downtown Jamaica District rules

**Proposed Zoning:**

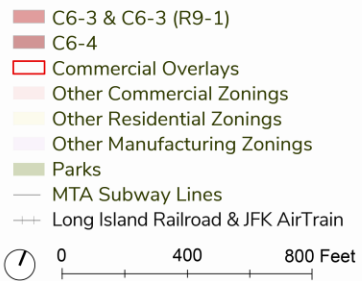
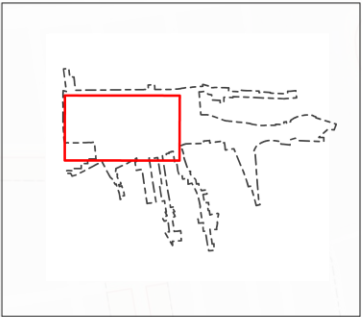
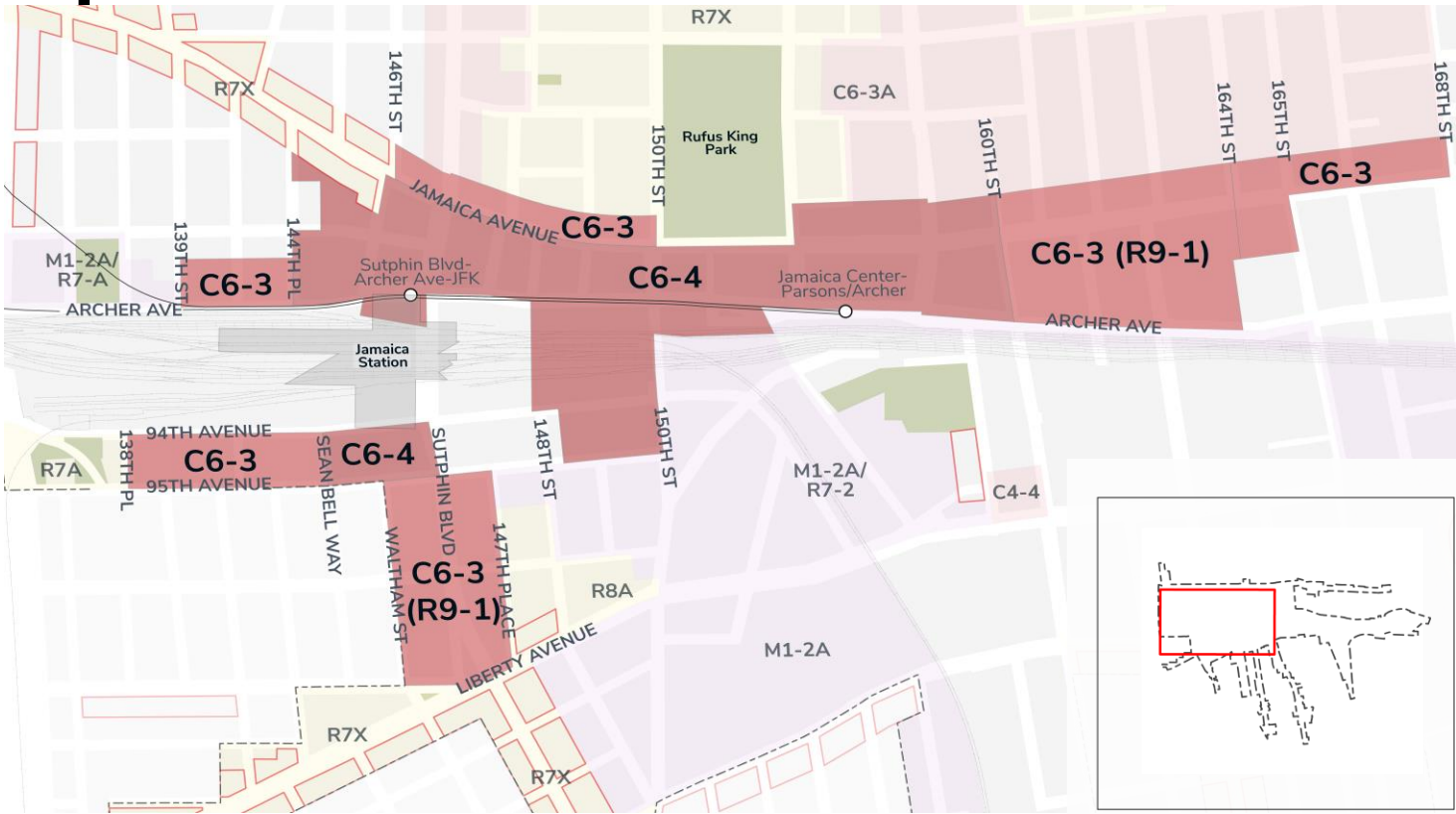
C6-4, C6-3, C6-3/R9-1, C6-3A

- The Jamaica neighborhood study will be mapping MIH across the study area, therefore Residential FAR's are reflective of this

All Residential FAR's reflective of MIH

Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
C6-4	12.0	12.0	10.0	n/a
C6-3	10.8	8.0	10.0	n/a
C6-3A	9.02	6.0	7.5	n/a

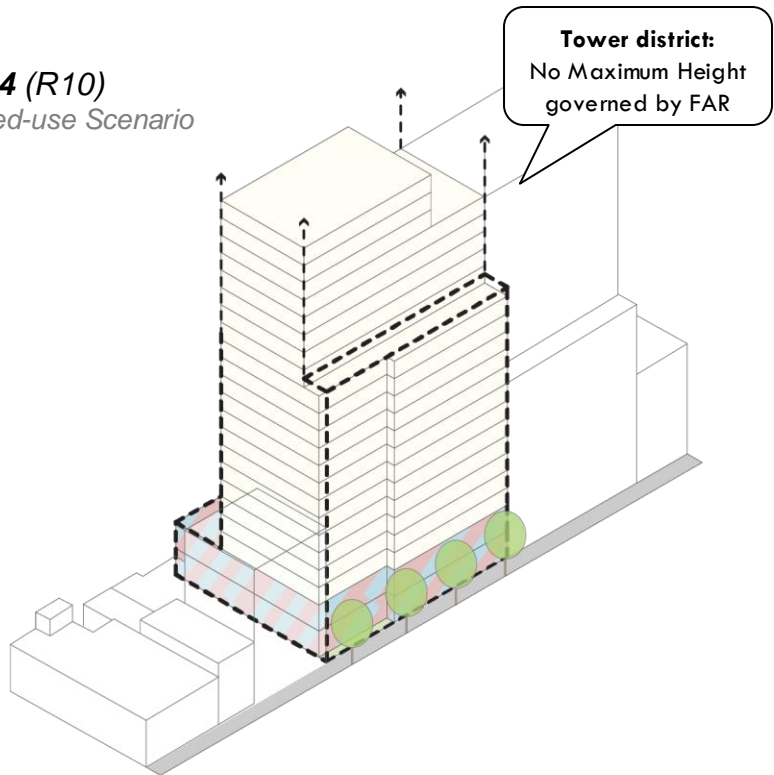
Aligns with city of Yes: Housing Opportunity



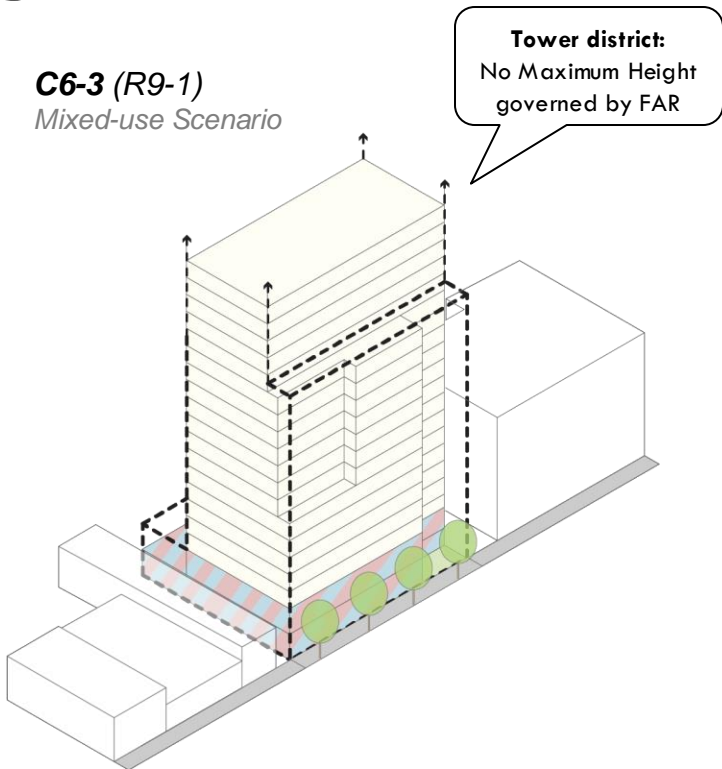


# Downtown Core Zoning Proposal

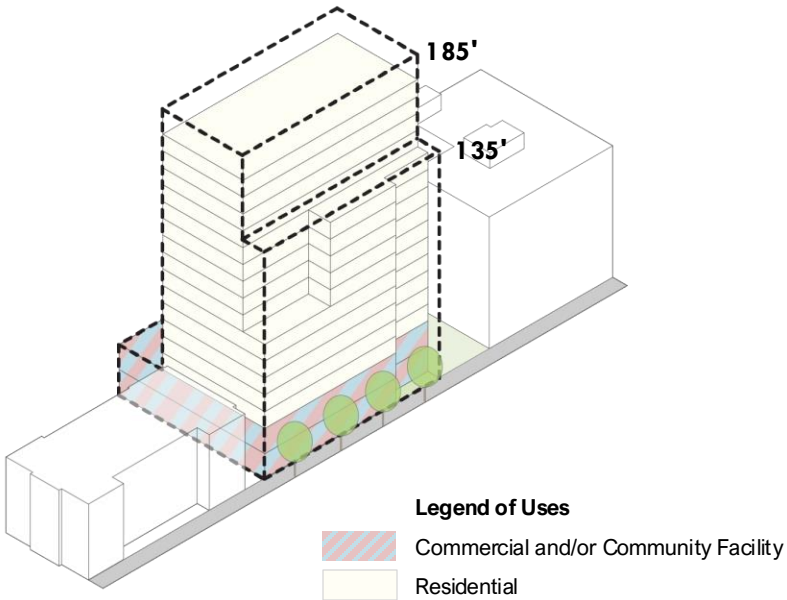
**C6-4 (R10)**  
*Mixed-use Scenario*



**C6-3 (R9-1)**  
*Mixed-use Scenario*



**C6-3A (R9A)**  
*Mixed-use Scenario*



All Residential FAR's reflective of MIH

Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
C6-4	12.0	12.0	10.0	n/a
C6-3	10.8	8.0	10.0	n/a
C6-3A	9.02	6.0	7.5	n/a

Aligns with city of Yes: Housing Opportunity

- Downtown Core district proposals have equivalent bulk regulations of R10, R9, R9X – creating contextual quality housing, producing taller buildings that have broader abilities to have building street wall setbacks and articulation
- These districts allow for a mix of residential uses and higher commercial and/or community facility uses along the ground levels, activating sidewalk activity



# Downtown Core: Zoning Today

Today's districts allow buildings of up to 85' base heights and 115' of maximum buildings heights

MAXIMUM HEIGHT  
Approx. 18 STORIES

BASE HEIGHT  
Approx. 13 STORIES

Sutphin Blvd. & Archer Avenue looking west



# Downtown Core: Zoning Proposal



MAXIMUM HEIGHT  
Approx. 23 STORIES

BASE HEIGHT  
Approx. 15 STORIES

*Sutphin Blvd. & Archer Avenue looking west*



# Downtown Core Illustrative View



Unlock high density mixed-use **permanently affordable units**

Create **active ground floor uses** adjacent to public realm improvements

Incentivizes **job-generating uses** close to various transit rich corridors

*Sutphin Blvd. & Archer Avenue looking west*



# Downtown Core Existing Conditions

Transit rich  
close to E,J,Z  
subway stops

Existing single-story  
retail buildings  
without housing

Central destination retail  
corridor for residents and  
visitors alike

Jamaica Avenue & 165<sup>th</sup> Street looking west



# Downtown Core: Zoning Today

**MAXIMUM HEIGHT**  
Approx. 23 STORIES

**BASE HEIGHT**  
Approx. 12 STORIES

Today's districts allow buildings of up to 135' base heights and 185' of maximum buildings heights, with

Jamaica Avenue & 165<sup>th</sup> Street looking west



# Downtown Core Zoning Proposal

MAXIMUM HEIGHT  
GOVERNED BY TOWER  
PROVISIONS

BASE HEIGHT  
Approx. 15 STORIES

*Jamaica Avenue & 165<sup>th</sup> Street looking west*



# Jamaica Center Illustrative View

Unlock high density mixed-use **permanently affordable units**

The proposal would create **active ground commercial and community serving uses**

*Jamaica Avenue & 165<sup>th</sup> Street looking west*

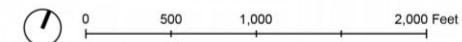


## North Core

Proposal

# North Core

- LANDMARKS
- Parks
- MTA Stations
- MTA F Train
- MTA E Train
- MTA J/Z Train
- JFK AirTrain
- Long Island Railroad





# North Core Existing Conditions



Existing single-story retail buildings without housing

Transit rich close to F subway stops

Hillside Avenue & 150<sup>th</sup> Street looking east



# North Core Zoning Proposal

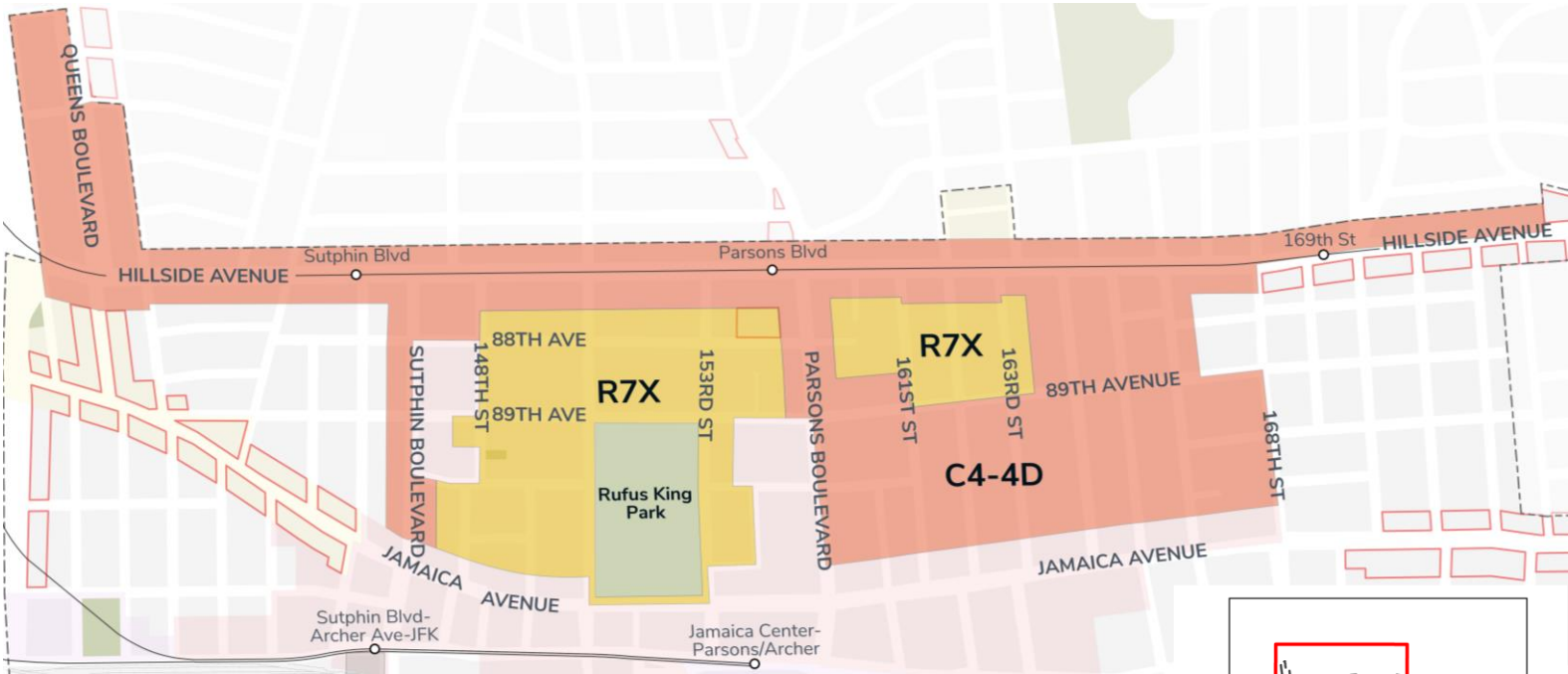
**Existing Zoning:**

R7A, C4-4A, C4-5X, C6-2, C6-3  
with Downtown Jamaica District rules

**Proposed Zoning:**

**R7X, C4-4D**

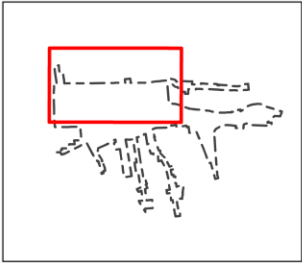
- The Jamaica neighborhood study will be mapping MIH across the study area, therefore Residential FAR's are reflective of this



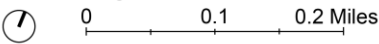
All Residential FAR's reflective of MIH

Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
R7X	6.0	0.0	5.0	n/a
C4-4D	7.2	3.4	6.5	n/a

Aligns with city of Yes: Housing Opportunity



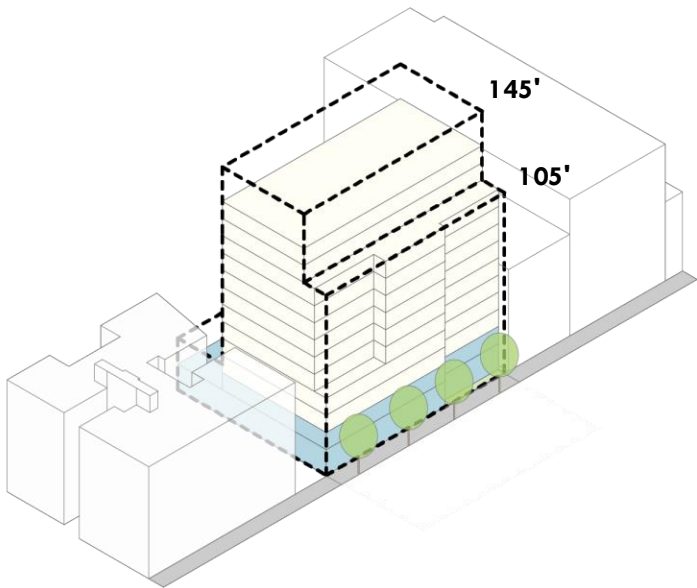
- R7X
- C4-4D
- Commercial Overlays
- Other Commercial Zonings
- Other Residential Zonings
- Other Manufacturing Zonings
- MTA Subway Lines
- Long Island Railroad & JFK AirTrain



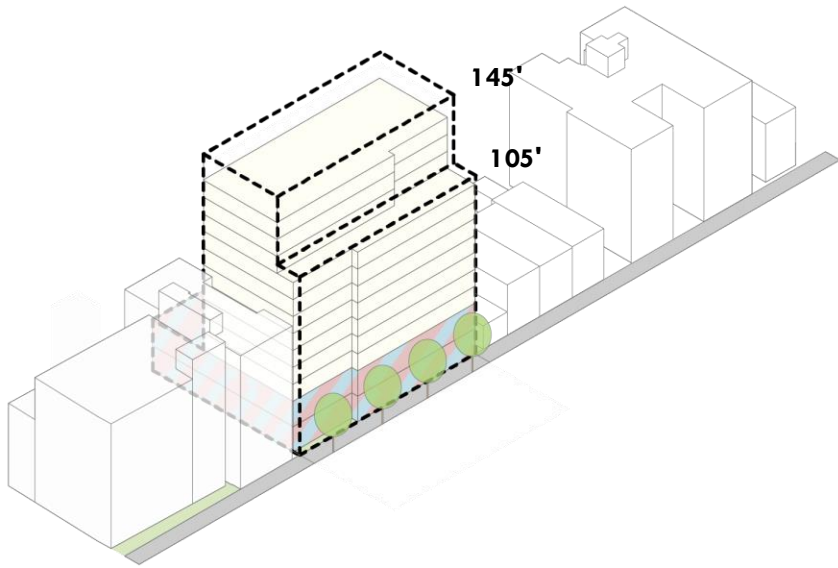


# North Core Zoning Proposal

**R7X**  
*Residential/Community Facility Uses*



**C4-4D**  
*Mixed-use Scenario*



**Legend of Uses**

Commercial and/or Community Facility

Community Facility

Residential

All Residential FAR's reflective of MIH

Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
R7X	6.0	0.0	5.0	n/a
C4-4D	7.2	3.4	6.5	n/a

Aligns with city of Yes: Housing Opportunity

- The north core approach to districts allows for flexibility of affordable housing that prioritizes the ability for community-based uses to expand surrounding Rufus King Park and other civic institutional buildings
- In addition, adjacent to major pedestrian corridors is an approach to districts that will allow flexible affordable housing and a mix of commercial and community-serving uses



# North Core Zoning Today

Today's districts allow buildings of up to 75' base heights and 85' of maximum buildings heights.

MAXIMUM HEIGHT  
Approx. 11STORIES

BASE HEIGHT  
Approx. 8 STORIES

Hillside Avenue & 150<sup>th</sup> Street looking east



# North Core Zoning Proposal



Hillside Avenue & 150<sup>th</sup> Street looking east



# North Core Illustrative View

Create active ground floors of commercial and community serving uses

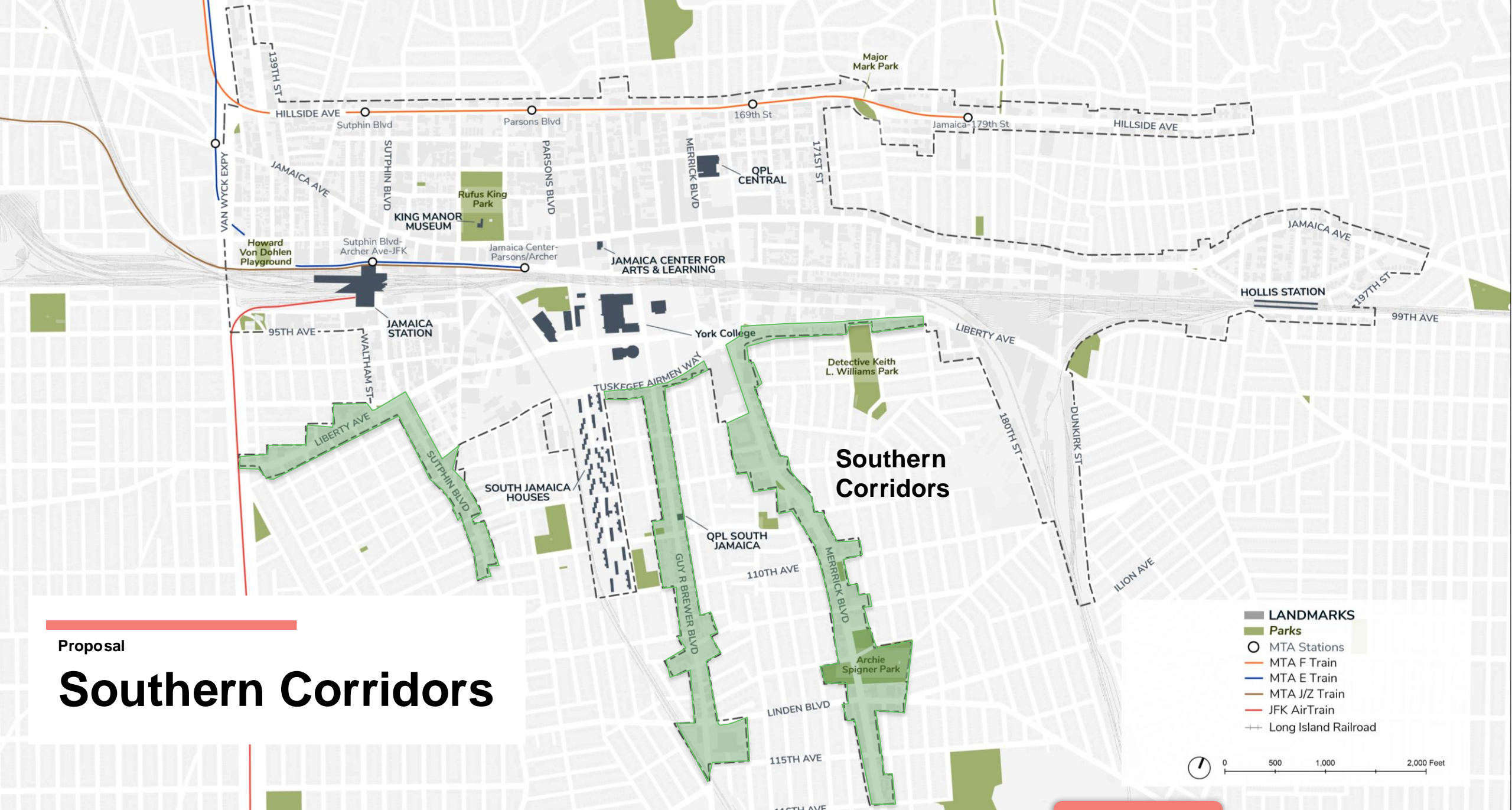
Unlock high to mid-density mixed-use **permanently affordable units**

Hillside Avenue & 105<sup>th</sup> Street looking east



Proposal

# Southern Corridors





# Southern Corridors

## Existing Conditions

Lack of neighborhood serving programs along a wide transit-rich two-way bus corridor

Lack of safe street crossing for pedestrians

Merrick Avenue & 105<sup>th</sup> Road looking south



# Southern Corridors Zoning Proposal

**Existing Zoning:**

R4/C1-2, R5/C2-4, R6/C2-4, R7-2

**Proposed Zoning:**

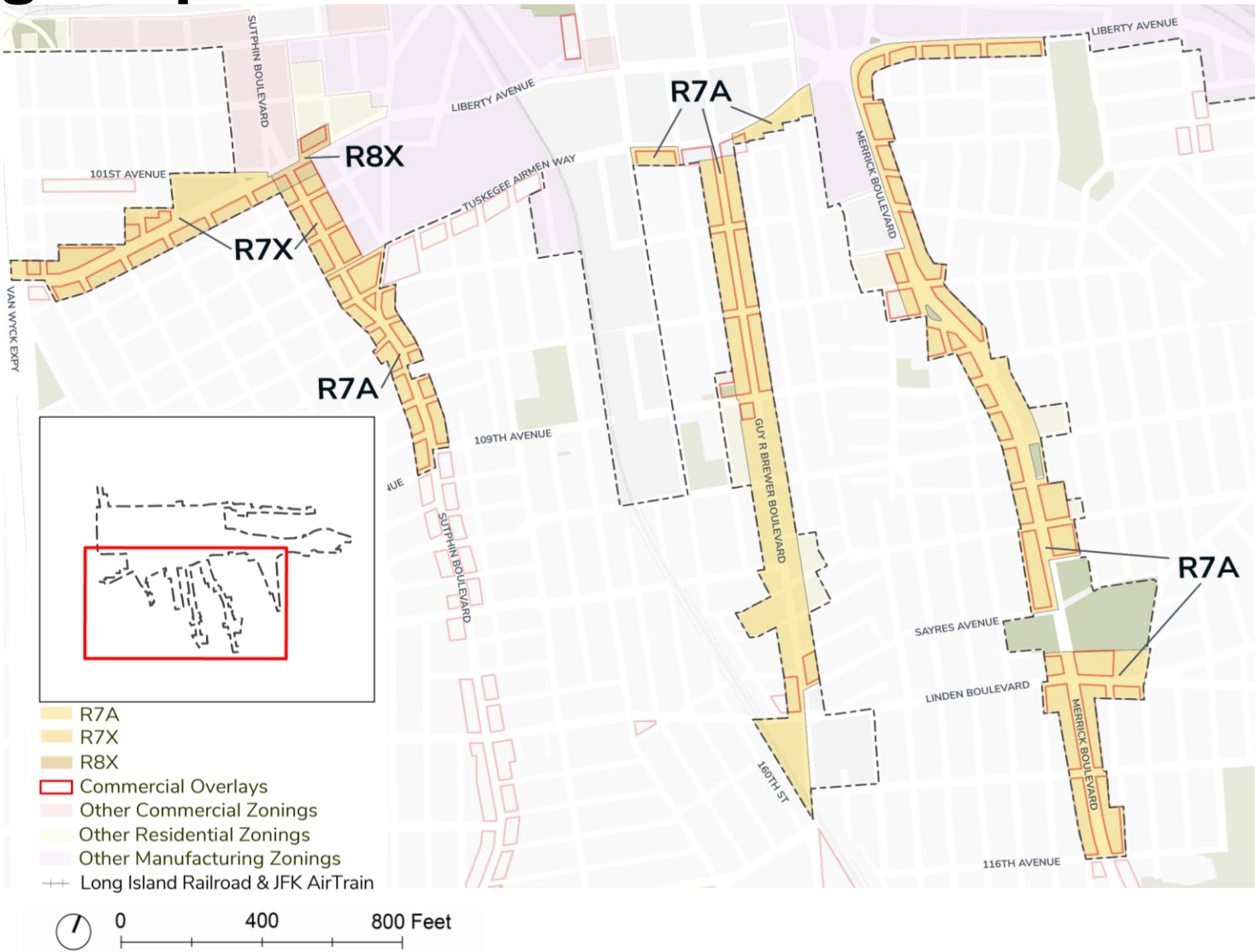
R6A, R7A, R7X, R8A, R8X, C2-4 overlay, R6D

- The Jamaica neighborhood study will be mapping MIH across the study area, therefore Residential FAR's are reflective of this

All Residential FAR's reflective of MIH

Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
R7A	5.01		4.0	n/a
R7X	6.0		5.0	n/a
R8A	7.2		6.5	n/a
R8X	7.2		6.0	n/a
C2-4 overlay	n/a	2.0	n/a	n/a

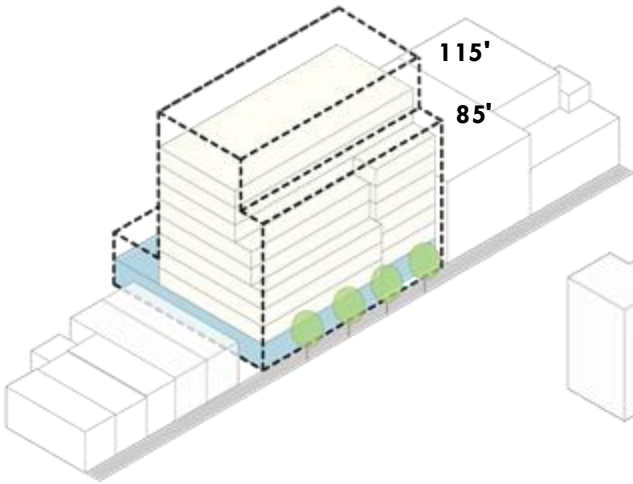
Aligns with city of Yes: Housing Opportunity





# Southern Corridors Zoning Proposal

**R7A**  
*Standalone Scenario*

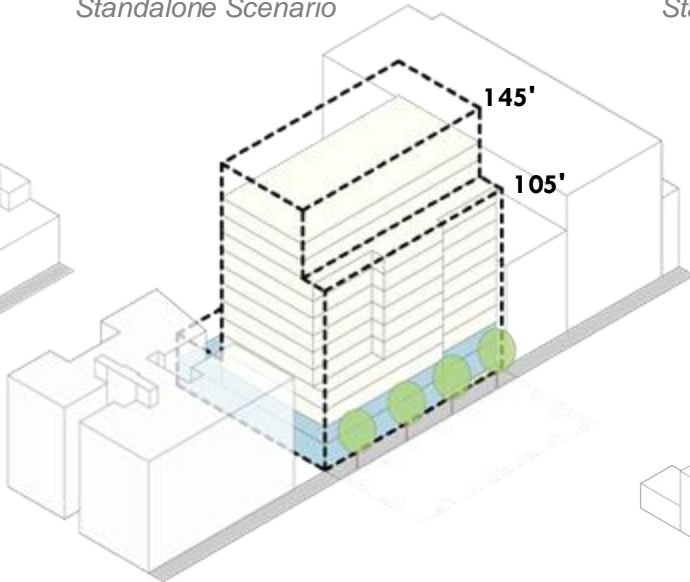


All Residential FAR's reflective of MIH

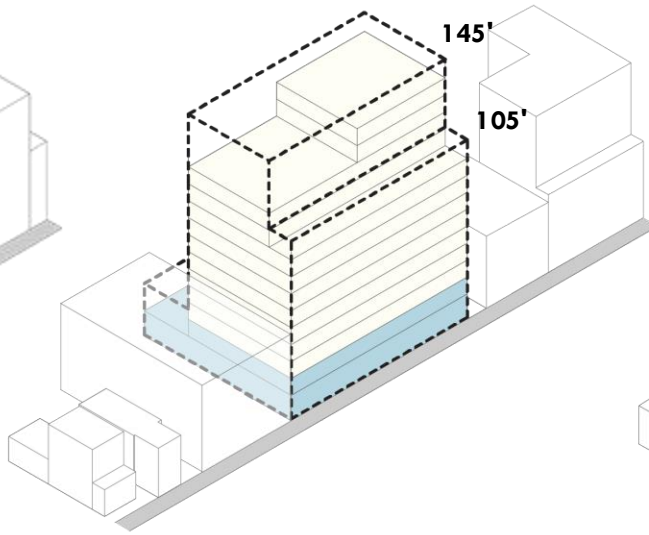
Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
R7A	5.01		4.0	n/a
R7X	6.0		5.0	n/a
R8A	7.2		6.5	n/a
R8X	7.2		6.0	n/a
C2-4 overlay	n/a	2.0	n/a	n/a

Aligns with city of Yes: Housing Opportunity

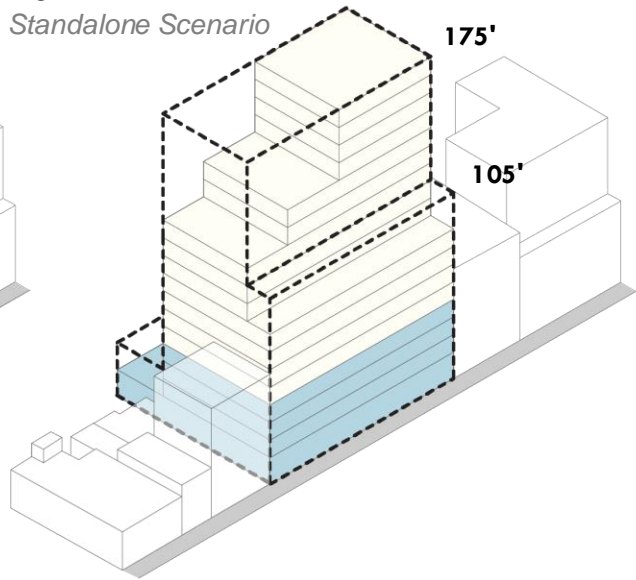
**R7X**  
*Standalone Scenario*



**R8A**  
*Standalone Scenario*



**R8X**  
*Standalone Scenario*



**Legend of Uses**

Community Facility

Residential

- The corridors approach to districts allows for flexibility of affordable housing that prioritizes the ability for community-based uses to expand
- C2-4 commercial overlay close to transit allows for the flexibility to accommodate commercial or community-serving uses



# Southern Corridors: Zoning Today

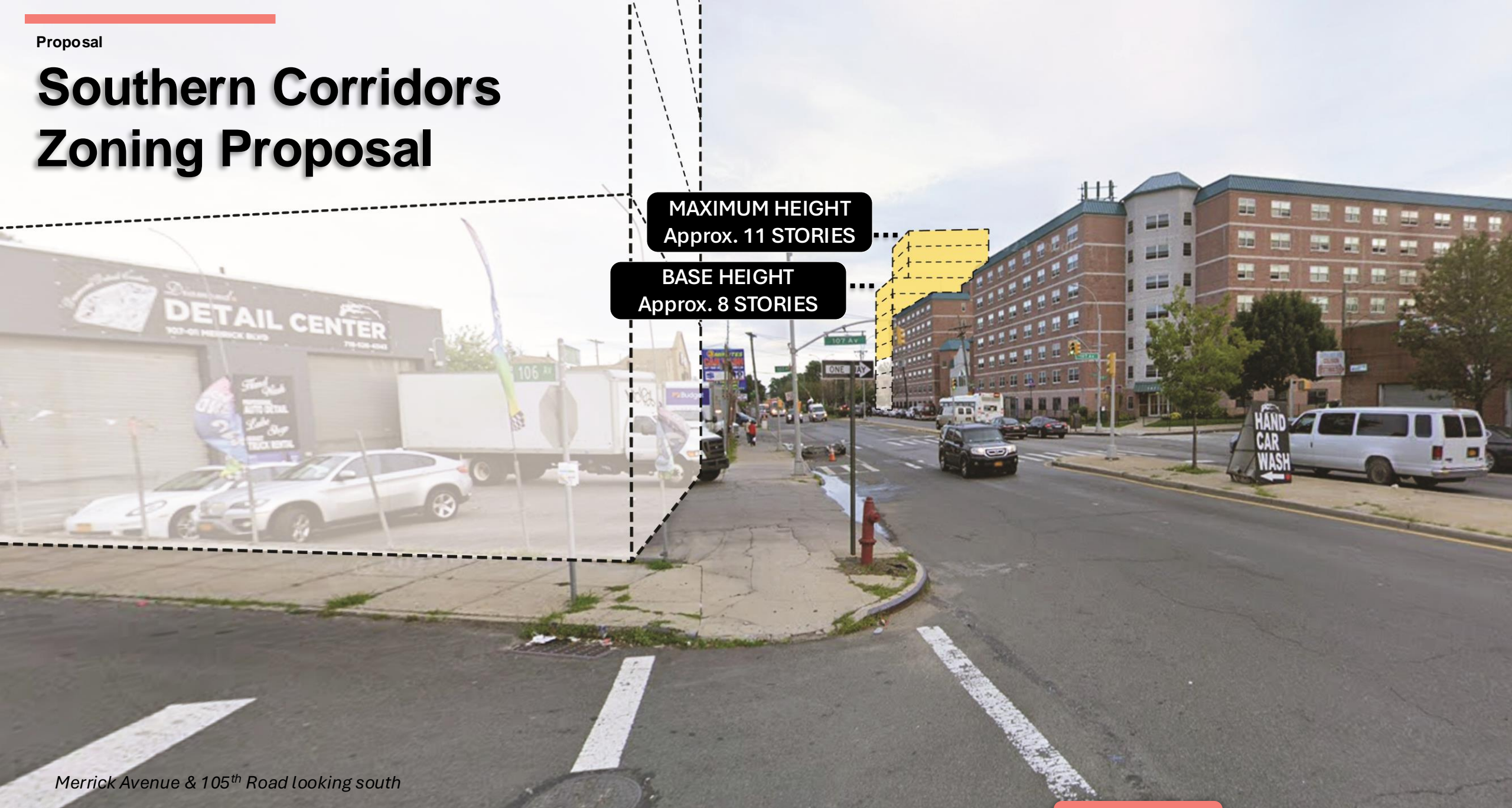
Today's districts allow  
buildings of up to 55'  
maximum buildings heights.

**MAXIMUM HEIGHT**  
Approx. 4 STORIES

Merrick Avenue & 105<sup>th</sup> Road looking south



# Southern Corridors Zoning Proposal



MAXIMUM HEIGHT  
Approx. 11 STORIES

BASE HEIGHT  
Approx. 8 STORIES

Merrick Avenue & 105<sup>th</sup> Road looking south



# Southern Corridors Illustrative View

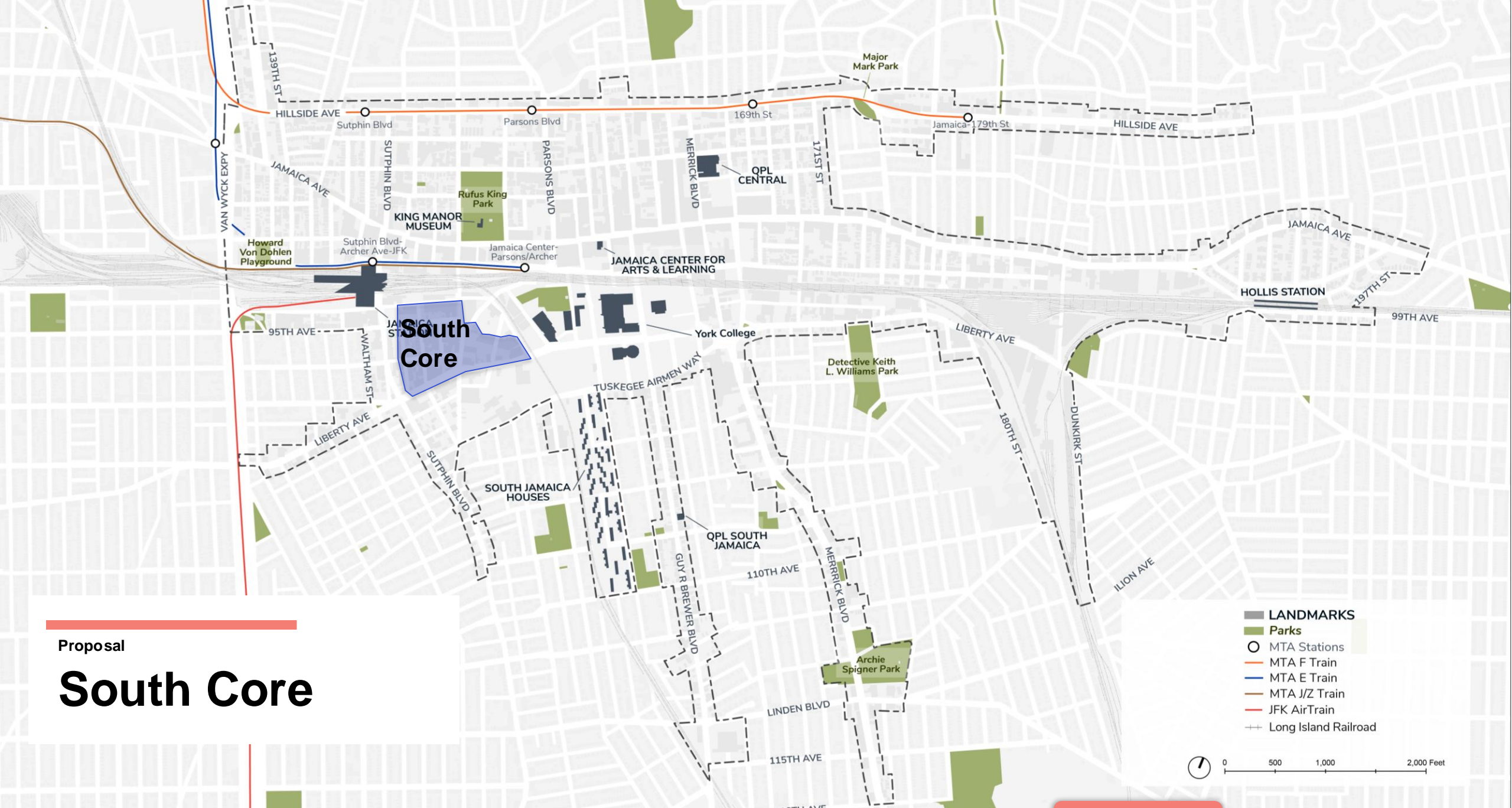
Create active ground floor uses along accessible corridors

Incentivize community servicing programs where residents live and work

Unlock mid-density mixed-use **permanently affordable units**, co-ops and condos

Merrick Avenue & 105<sup>th</sup> Road looking south





Proposal

# South Core



# South Core Existing Conditions

Archer Avenue bus terminal is a major transfer hub for residents traveling to work and school



Lack of comfortable pedestrian spaces

The South Core today has seen development resulting from the 2007 rezoning



Inconsistent streetscapes and lack of open space

*Archer Avenue and 150th Street looking south*



# Paired Districts Zoning Proposal

Existing Zoning:

M1-1, M1-4, R5

Proposed Zoning:

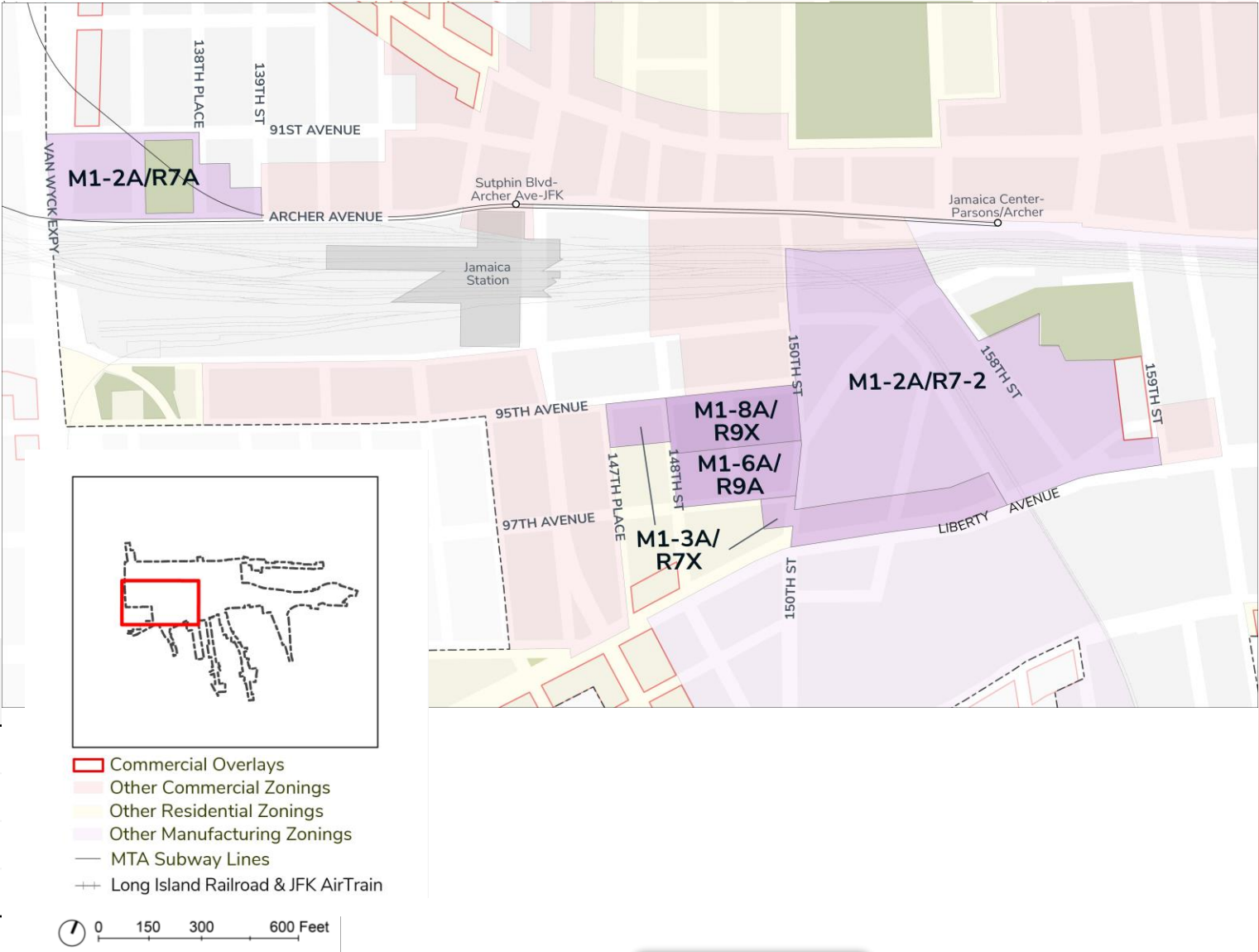
**M1-2A/R7-2, M1-8A/R9X, M1-6A/R9A, M1-3A/R7X**

- The Jamaica neighborhood study will be mapping MIH across the study area, therefore Residential FAR's are reflective of this

All Residential FAR's reflective of MIH

Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
M1-2A   R7-2	5.01	3.0	6.5	3.0
M1-8A   R9X	10.8	12.0	12.0	12.0
M1-6A   R9A	9.02	8.0	8.0	8.0
M1-3A   R7X	6.0	4.0	4.0	4.0

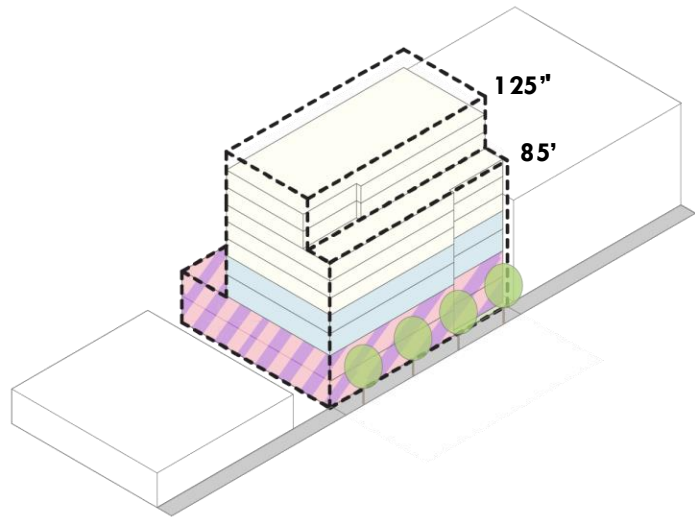
Aligns with city of Yes: Housing Opportunity



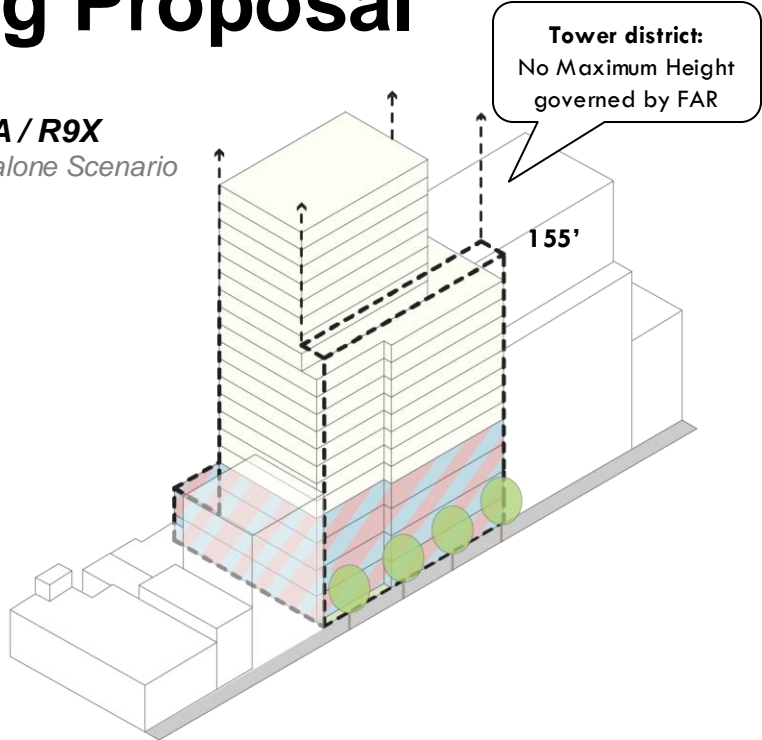


# Paired District Zoning Proposal

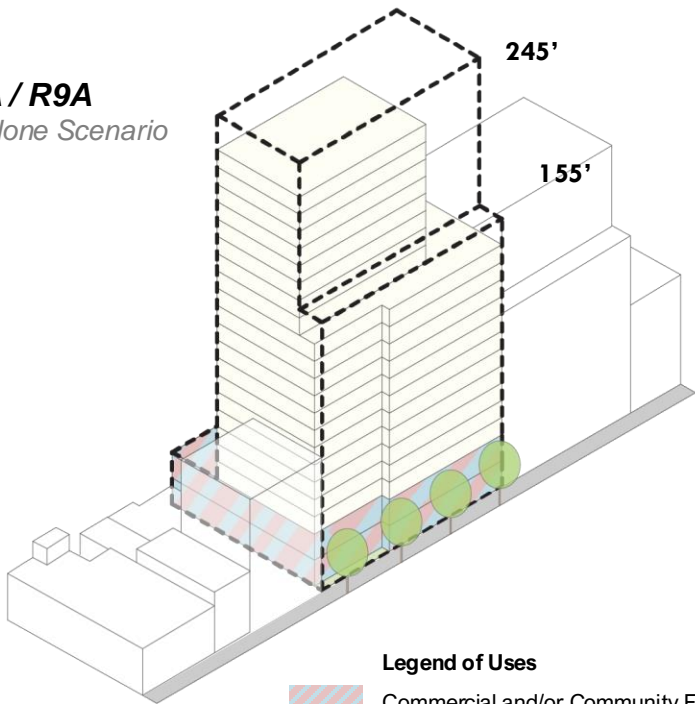
**M1-2A / R7-2**  
*Mixed-Use Scenario*



**M1-8A / R9X**  
*Standalone Scenario*



**M1-6A / R9A**  
*Standalone Scenario*



**Legend of Uses**

- Commercial and/or Community Facility
- Commercial and/or Industrial
- Residential

All Residential FAR's reflective of MIH

Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
M1-2A   R7-2	5.01	3.0	6.5	3.0
M1-8A   R9X	10.8	12.0	12.0	12.0
M1-6A   R9A	9.02	8.0	8.0	8.0
M1-3A   R7X	6.0	4.0	4.0	4.0

Aligns with city of Yes: Housing Opportunity

- These paired districts will allow a flexibility of mixed-use residential and commercial/community facilities
- Light-manufacturing will incentivize a job generating, non-hazardous uses that can be paired with residential uses bringing residents closer to the places they live and work



# South Core: Zoning Today

Today's districts allow buildings of up to 135' base heights and 250' of maximum buildings heights.

**BASE HEIGHT**  
Approx. 4-6 STORIES

*Archer Avenue and 150th Street looking south*



# South Core Zoning Proposal

**MAXIMUM HEIGHT**  
Approx. 10 STORIES

**BASE HEIGHT**  
Approx. 8 STORIES

148<sup>th</sup> Avenue & 95<sup>th</sup> Avenue looking east



# South Core Zoning Today

MAXIMUM HEIGHT  
Approx. 25 STORIES

Today's districts allow buildings of up to 135' base heights and 250' of maximum buildings heights, with **No affordability** and **No flexibility for mixed uses**

*Archer Avenue and 150th Street looking south*



# South Core Zoning Proposal

MAXIMUM HEIGHT  
Approx. 23 STORIES

MAXIMUM HEIGHT  
Approx. 15 STORIES

BASE HEIGHT  
Approx. 8 STORIES



*Archer Avenue and 150th Street looking south*



# South Core Illustrative View

Create active, safe and comfortable sidewalks and public spaces

The proposal would unlock high to mid-density mixed-use affordable housing, co-ops and condos

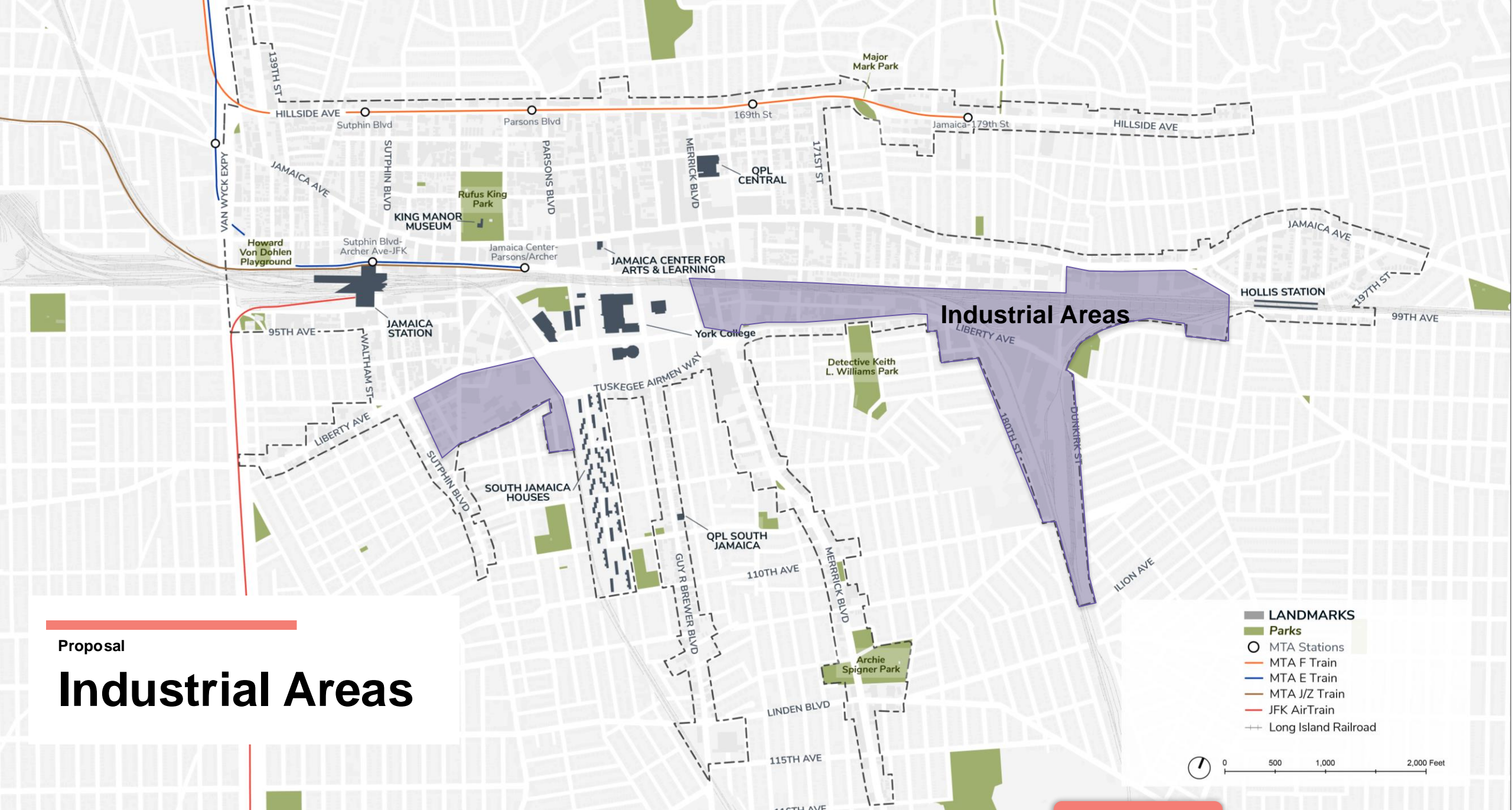
Create active ground floor uses along major corridors in the neighborhood

Archer Avenue and 150th Street looking south



Proposal

# Industrial Areas





# Industrial Areas Existing Conditions

Access to  
bus route

Lack of safe crossing for  
pedestrians to parks

Liberty Avenue is a 4-lane street with  
two-way bus lanes bringing travelers  
east-west through Jamaica

*Liberty Avenue & 172nd Street looking east*



# Industrial Areas Zoning Proposal

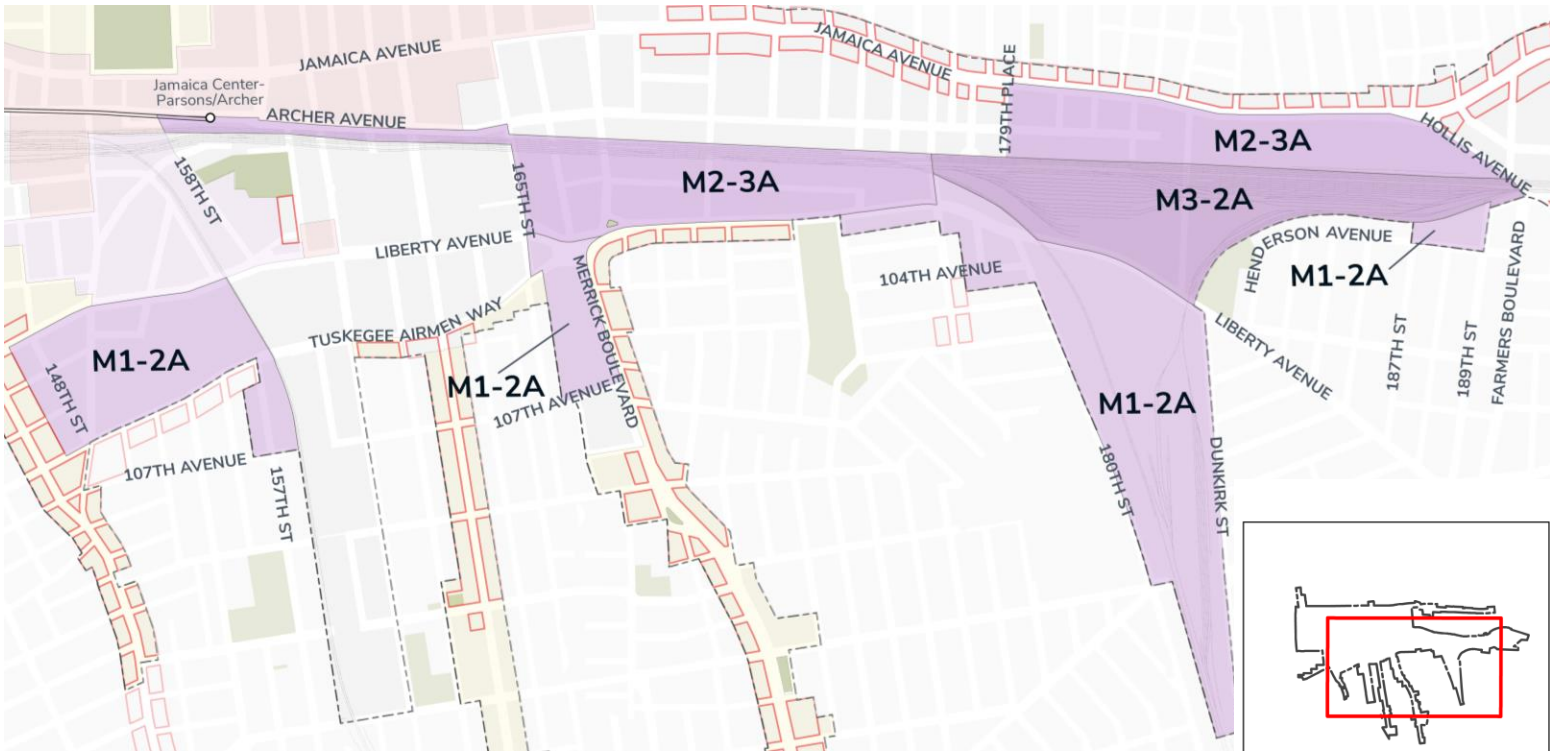
**Existing Zoning:**

M1-1, M1-2, M1-4

**Proposed Zoning:**

**M1-2A, M2-3A, M3-2A**

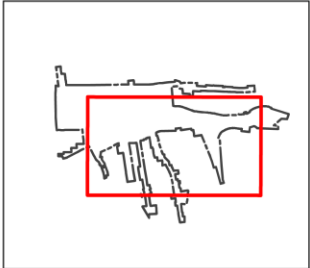
- The Jamaica neighborhood study is looking to bolster and preserve the Industrial Business Zones (IBZ's) to help support the grown and diversity of green jobs and growing industries in Jamaica



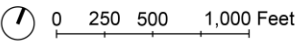
All Residential FAR's reflective of MIH

Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
M1-2A	0.0	3.0	3.0	3.0
M2-3A	0.0	3.0	4.0	4.0
M3-2A	0.0	1.0	0.0	3.0

Aligns with city of Yes: Housing Opportunity



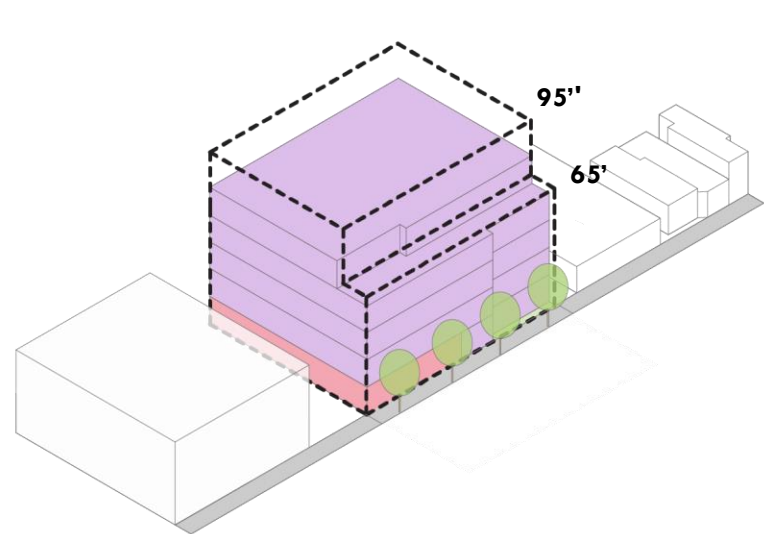
- M1-2A
- M2-3A
- M3-2A
- Commercial Overlays
- Other Commercial Zonings
- Other Residential Zonings
- Other Manufacturing Zonings
- MTA Subway Lines
- Long Island Railroad & JFK AirTrain



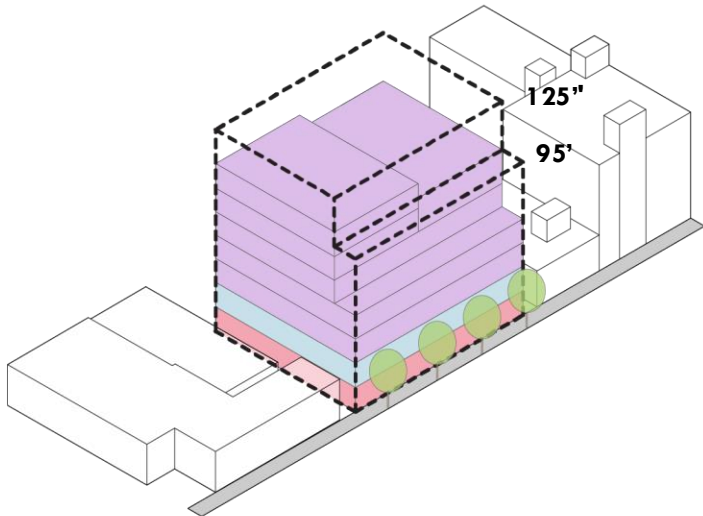


# Industrial Areas Zoning Proposal

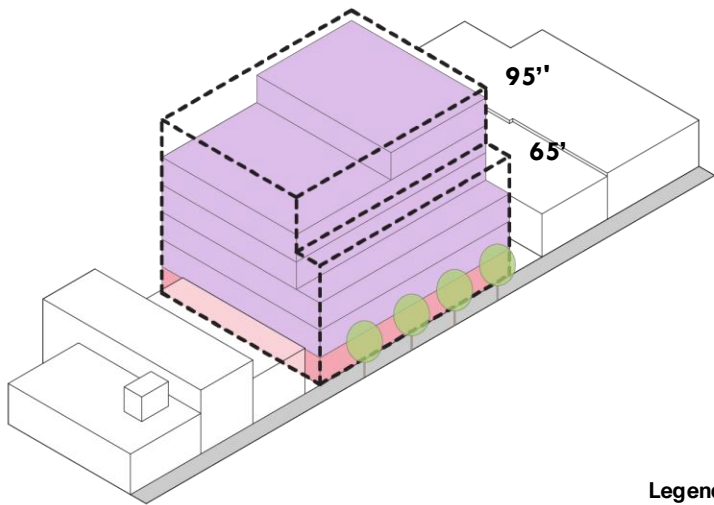
M1-2A  
Standalone Scenario



M2-3A  
Standalone Scenario



M3-2A  
Standalone Scenario



**Legend of Uses**

Industrial

Commercial

Community Facility

All Residential FAR's reflective of MIH

Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
M1-2A	0.0	3.0	3.0	3.0
M2-3A	0.0	3.0	4.0	4.0
M3-2A	0.0	1.0	0.0	3.0

Aligns with city of Yes: Housing Opportunity

- Mid to high-density industrial building envelopes allow for flexible floorplates within the permitted uses to expand and grow industries in place
- Flexible uses such as commercial and/or community facility allow industries to create ground floor uses that help them to have a better presence in their neighborhood contexts (e.g.: walk-in retail spaces to on-site sales, office spaces and educational or training spaces for workforce development)



# Industrial Areas Zoning Today

Today's districts allow  
buildings of up to 30'  
base heights

**BASE HEIGHT**  
Approx. 3 STORIES

*Liberty Avenue & 172nd Street looking east*



# Industrial Areas Zoning Proposal

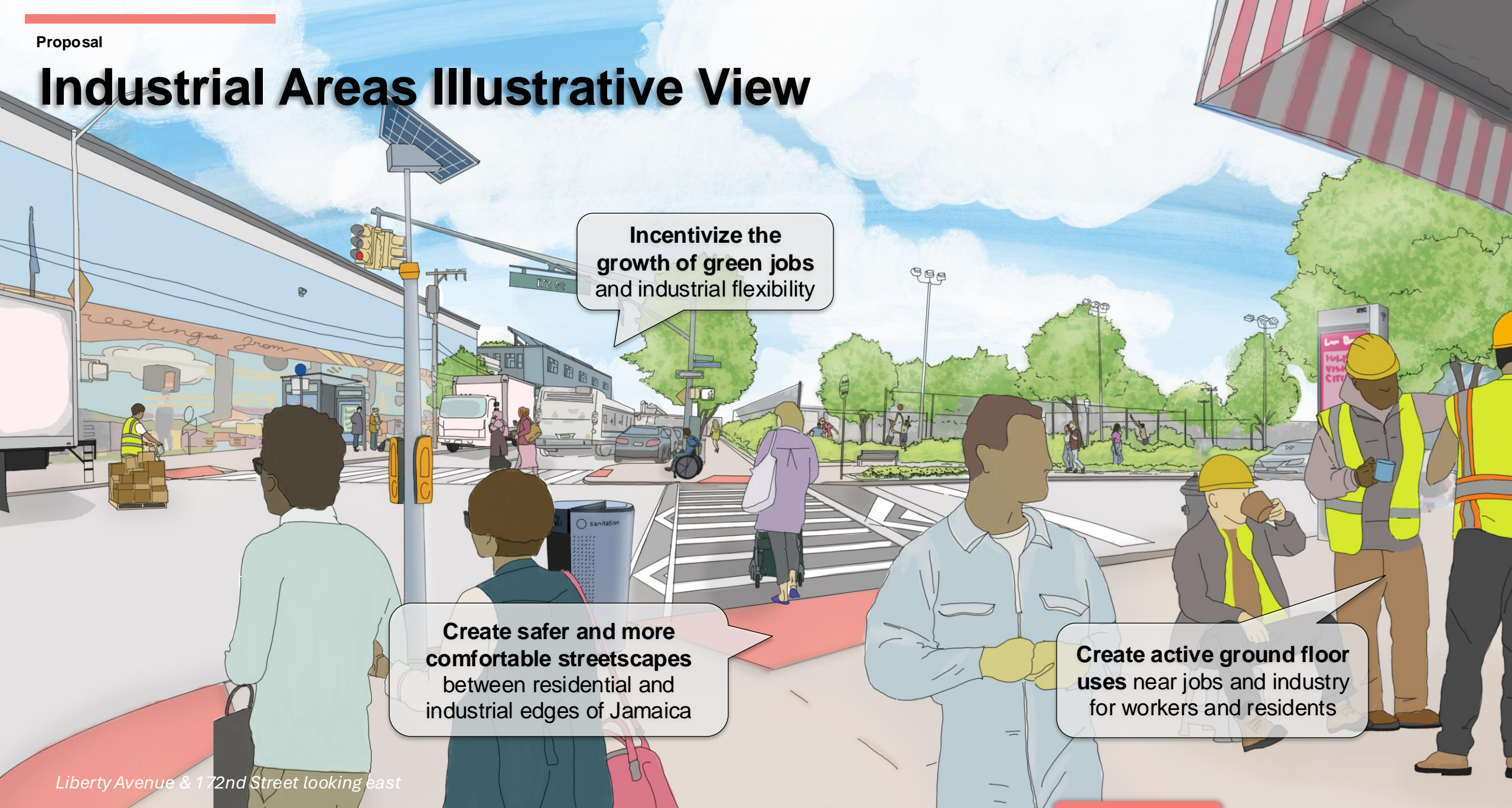
MAXIMUM HEIGHT  
Approx. 8 STORIES

BASE HEIGHT  
Approx. 6 STORIES

*Liberty Avenue & 172nd Street looking east*



# Industrial Areas Illustrative View



Incentivize the growth of green jobs and industrial flexibility

Create safer and more comfortable streetscapes between residential and industrial edges of Jamaica

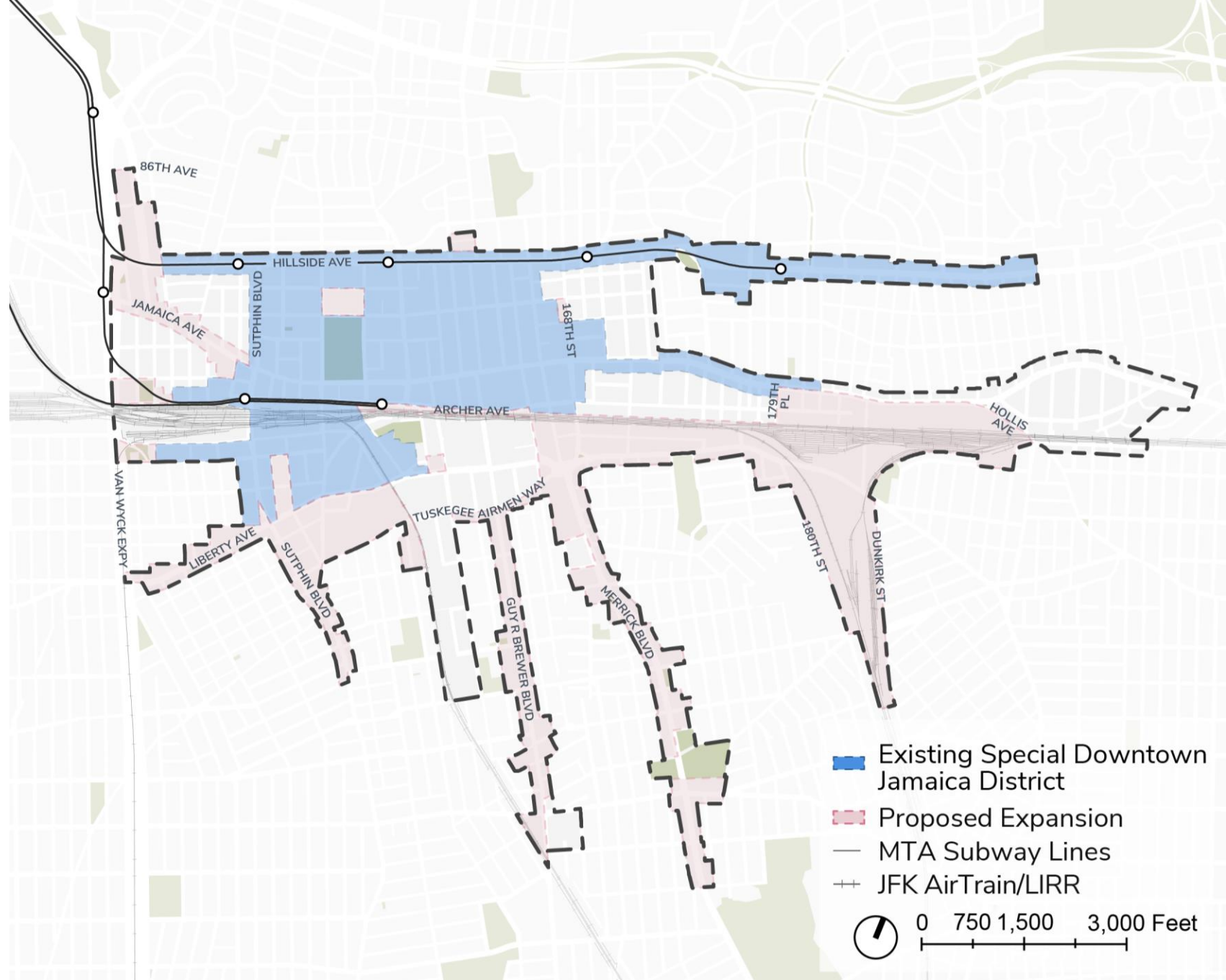
Create active ground floor uses near jobs and industry for workers and residents

Liberty Avenue & 172nd Street looking east



# Expanding Special DJ District

- Established in 2007
- Proposed to be expanded to cover a larger area of Jamaica





# Special DJ District: New Rules

## Public Schools Exemption



**Proposal:** Exempt up to 150,000 SF of floor space for a public school on qualifying sites of at least 20,000 SF. Provide authorization for bulk relief.

## Industrial Enclosure



**Proposal:** Certain industrial businesses within M1-2A and M2-3A districts are required to be fully enclosed within 100 feet of residential districts.

## Retail in Paired Districts

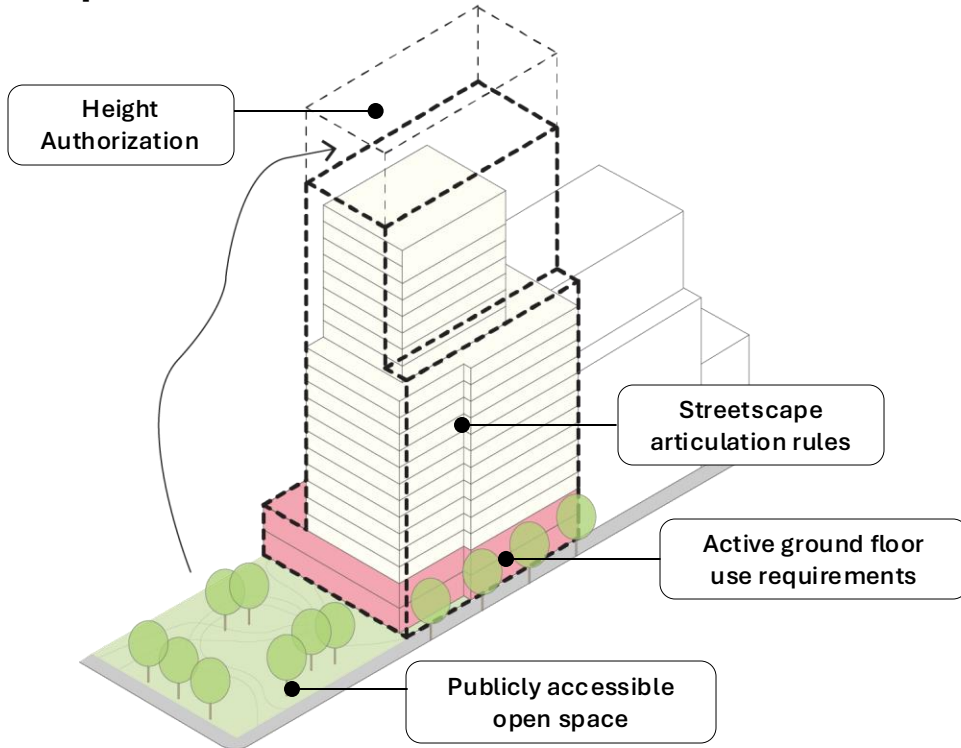


**Proposal:** Retail businesses within paired M1-2A districts or standalone M2-3A districts would not have a 10,000 SF restriction.



# Special DJ District: New Rules

## Open Space Bonus



*Depicting R9A contextual district relief to quality open spaces*

**Proposal:** Enable new developments or enlargements to seek authorization to increase floor area where a publicly accessible open space is provided.

## Streetscape Rules



**Proposal:** Require the developments to have active ground floor uses, transparency, restrictions on parking/loading locations



# Special DJ District: Other Regulations

## Building Articulation

Require buildings with street frontages over 100 feet to provide recesses, projections or other features that articulate the façade.

## Street Wall Location

Require buildings with frontages along Jamaica Avenue to be built 100 percent at the street line to maintain Jamaica’s strong street wall context

## Group Parking Facilities

Remove the existing Special Downtown Jamaica Rule which allows for accessory group parking facilities of up to 300 spaces as of right.



# Mandatory Inclusionary Housing

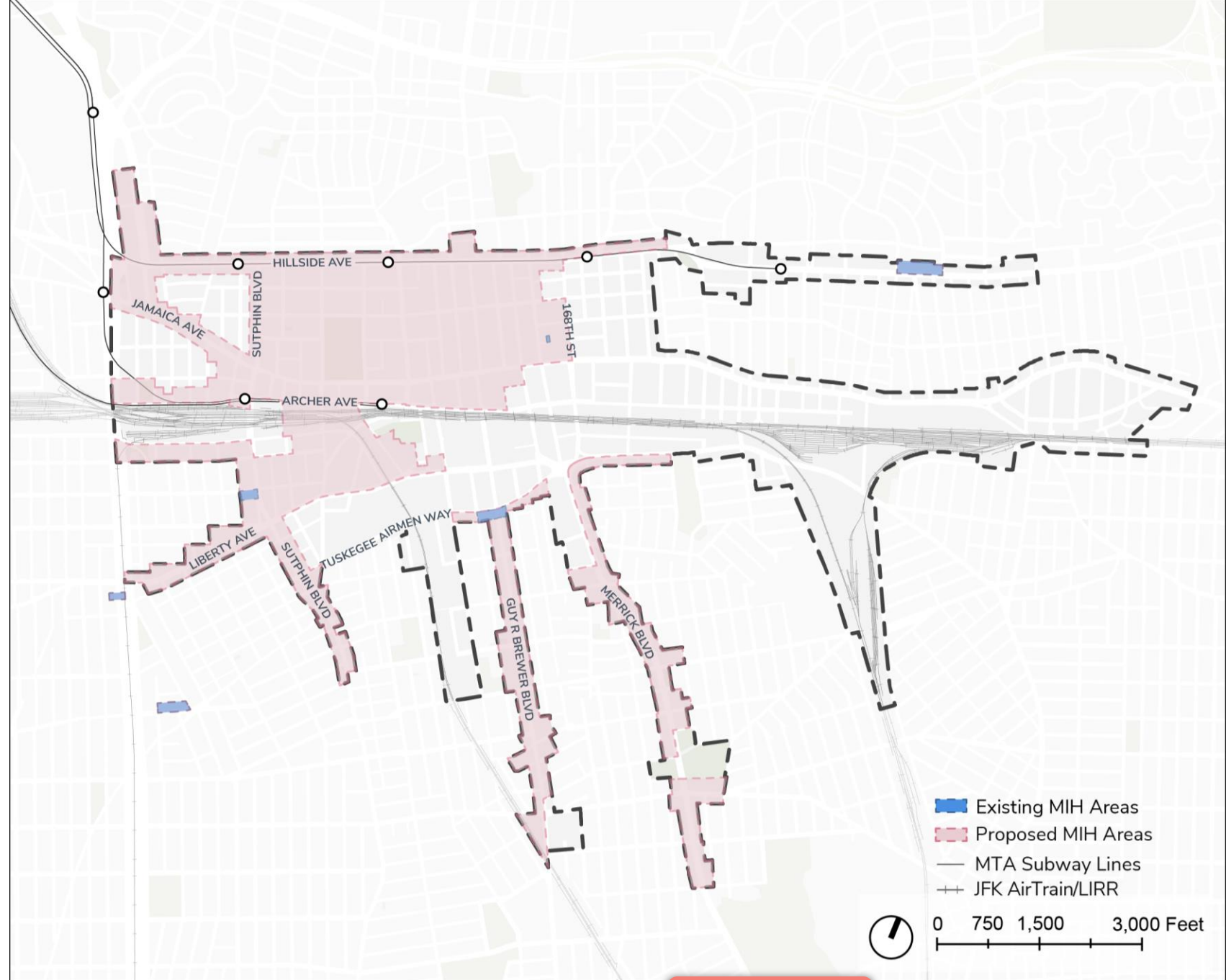
## Strategy:

Create more housing that's affordable for residents

## Proposal:

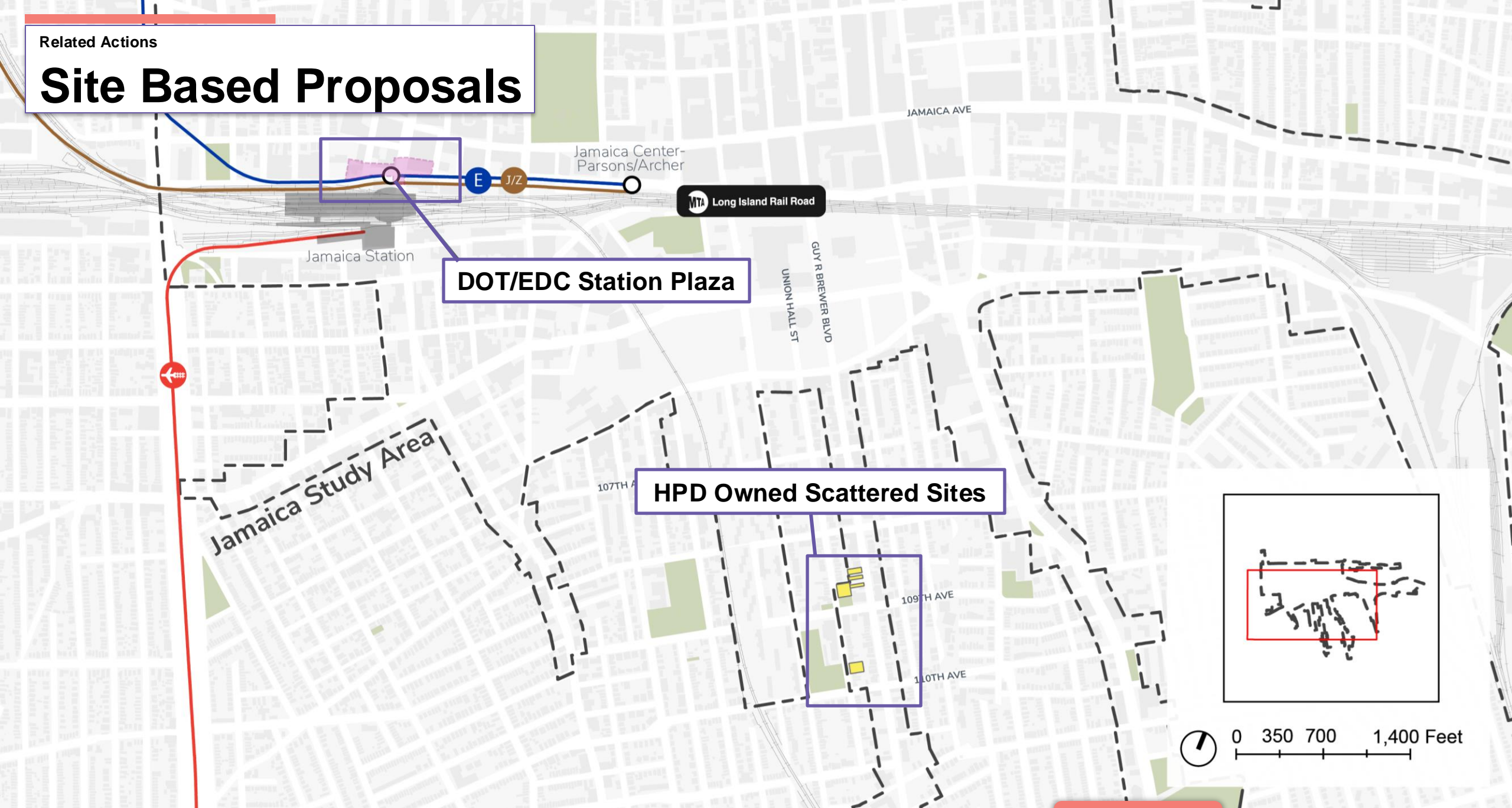
Map Mandatory Inclusionary Housing (MIH) with Options 1, 2 and 3

- Largest geographic area in NYC where MIH is being applied
- Result in approx. 4,000 income-restricted units in Jamaica



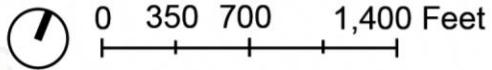


# Site Based Proposals



**DOT/EDC Station Plaza**

**HPD Owned Scattered Sites**





# HPD-Owned Cluster Sites

## Scattered Site 2

108-41 – 108-51  
Union Hall Street  
(Rental)

108-32 – 108-34  
Guy R Brewer Blvd  
(Rental)

108-38  
Guy R Brewer Blvd  
(Rental)

108-44  
Guy R Brewer Blvd  
(Rental)

PS 040  
Samuel Huntington

## Scattered Site 1

109-43 – 109-47  
Union Hall Street  
(Homeownership)

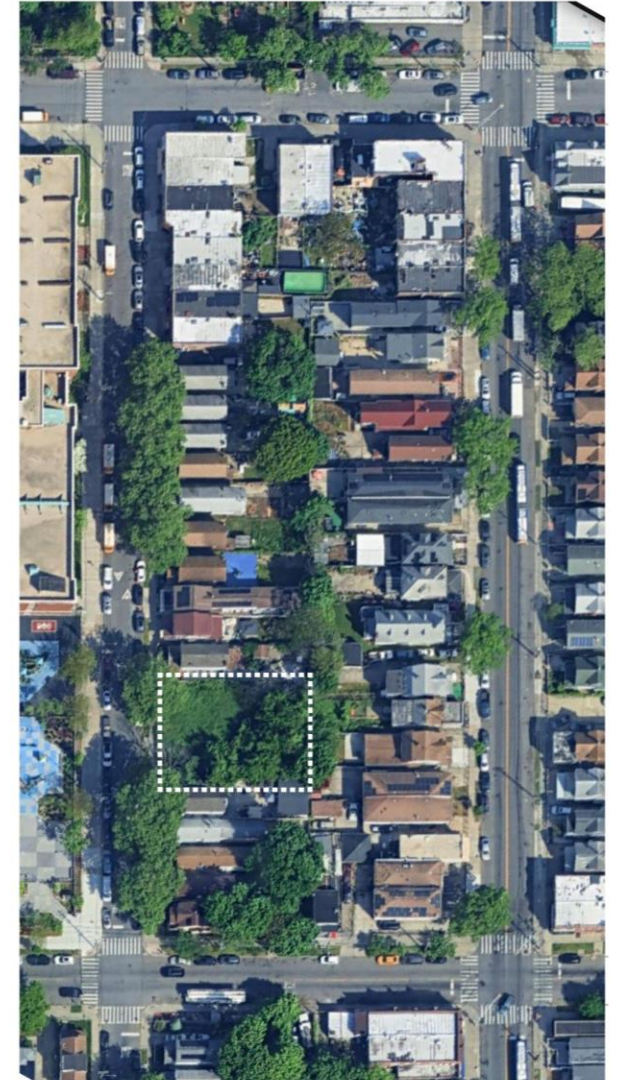
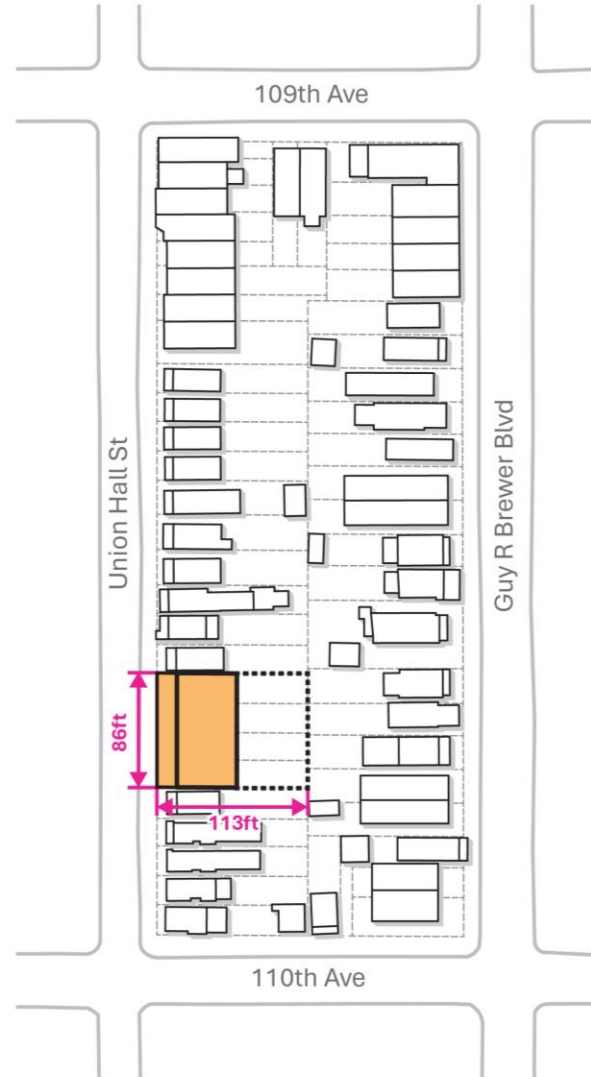
NYCHA  
South Jamaica



# HPD-Owned Scattered Site Cluster 1

## Proposal

- 100% Affordable Homeownership
- 34 Units
- Developer to be selected by HPD

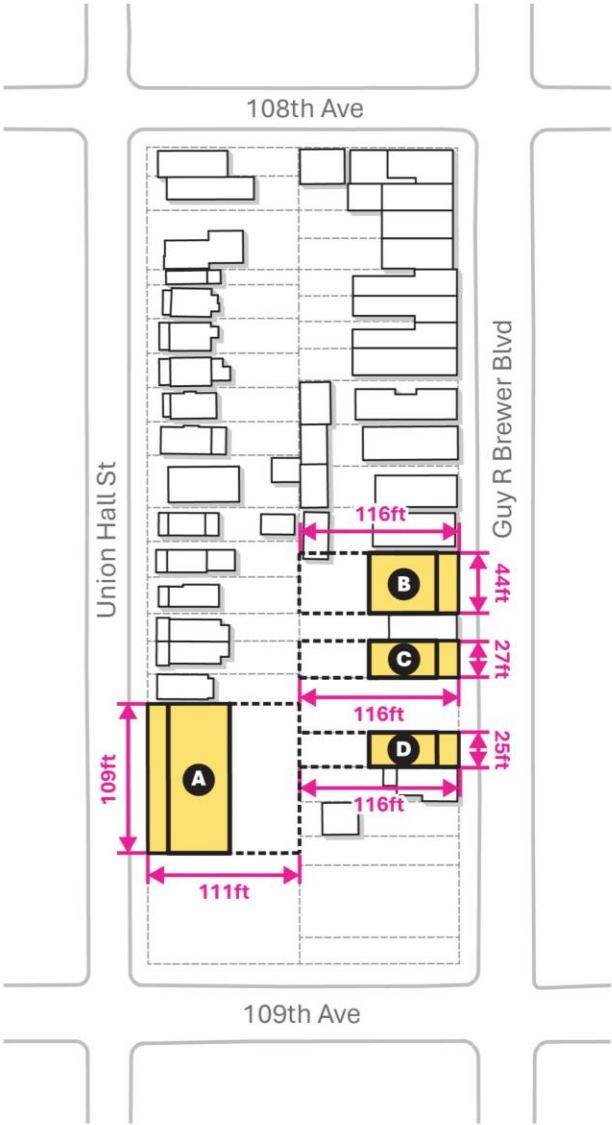




# HPD-Owned Scattered Site Cluster 2

## Proposal

- 100% Affordable Rental
- 83 Units
- Developer to be selected by HPD





# Preserving Affordability

## Strategies to Protect Tenants and Homeowners

- Support wealth building through retaining and stabilizing homeowners
  - *Invest in the Homeowner Help Desk: Financial and legal counseling*
  - *Increase access to a program that supports low or no interest home repair loans (HomeFix 2.0)*
- Prevent harassment and displacement
  - *Launch Partners in Preservation: Fund local CBOs to do tenant organizing, canvassing, and conduct tenants' rights workshops*
- Educate tenants and homeowners about their rights and available resources
  - *Partner with CBOs and elected officials to organize trainings and events on wide range of tenant and homeowner issues*



Door-to-Door Outreach



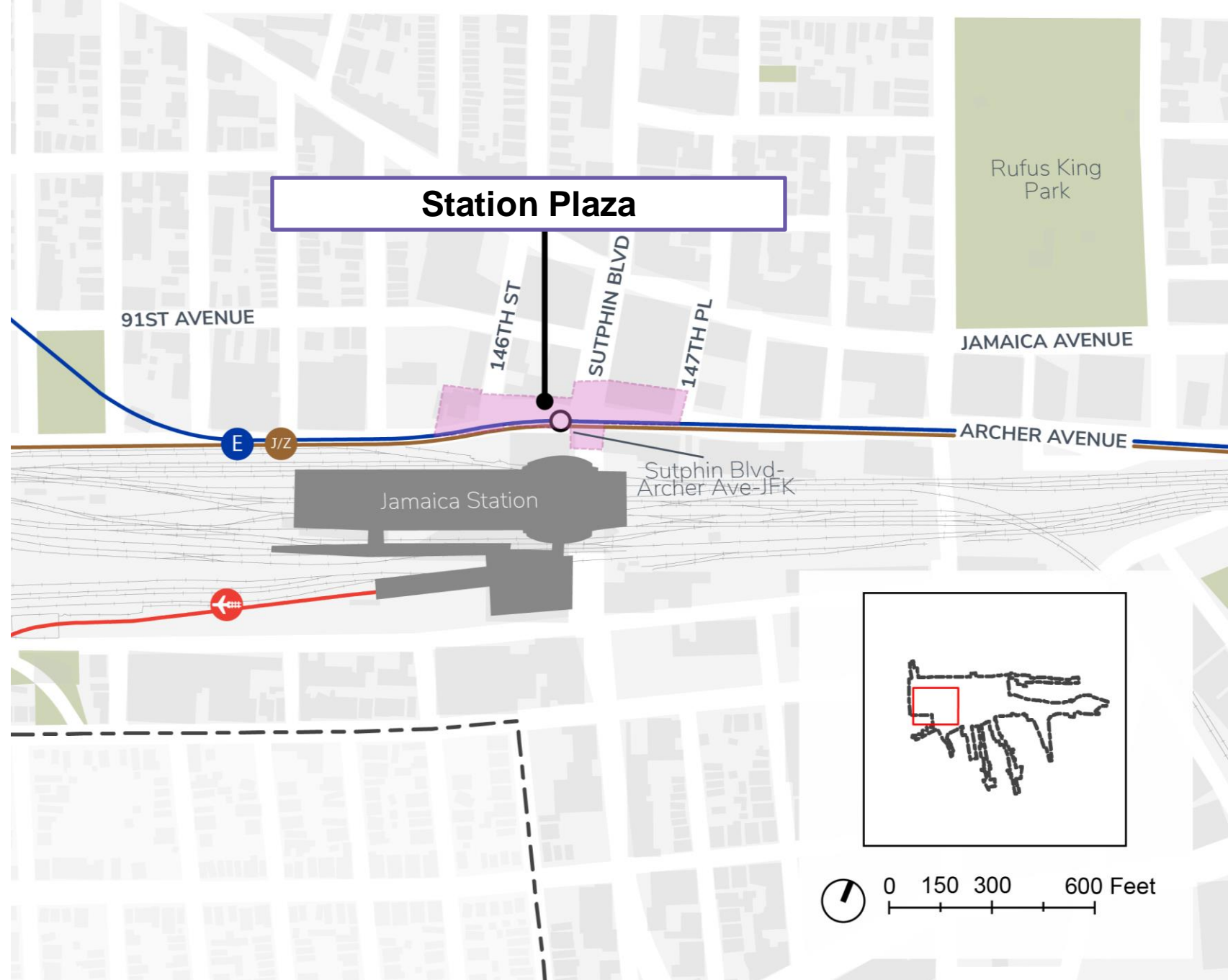
# Station Plaza

## Background

- In 2007, the City acquired all or part of eight properties and approved the demolition of nine buildings
- This would have facilitated the creation of approximately 0.52 acres of public plaza space

## Existing Context

- In response to funding constraints, NYC DOT, in conjunction with NYC EDC, has made design updates that will result in a reduced plaza area





# Station Plaza- Proposed Action

City Map Amendment to update a previously approved public place to match the existing scope of the project.





# Station Plaza: Summary

- Facilitate the creation of two new public plazas (approximately 0.45 acres combined)
- Located at:
  - Northeast corner of the Archer Avenue and Sutphin Boulevard intersection
  - Northwest corner of Archer Avenue and 146th Street.



*East and West Plaza Renderings*



A photograph of a city street scene, likely in Jamaica, New York. On the left is a tall, multi-story brick apartment building. On the right are lower-rise, multi-unit residential buildings with light-colored siding and dark roofs. Several cars are parked along the street in the foreground. A large, semi-transparent purple rectangle is centered over the image, containing the title text in white.

# Ongoing City Investments



# Infrastructure Investment

- \$2.64 billion stormwater management investments in Southeast Queens
- Over \$300M to begin upgrading the sewer infrastructure in Jamaica over the next 10 years



Photo Credit: NYC DEP



# Jamaica Ave Streetscape Improvement

\$78 million dollar investment in streetscape improvements for Jamaica Avenue including:

- Sidewalk and roadway reconstruction
- Streetscape and transit amenities such as benches, leaning bars, wayfinding signage, and bike racks.
- New trees and plantings
- Improved lighting
- Increased pedestrian public space
- Accessibility upgrades to pedestrian ramps and traffic signals
- Safety improvements such as raised crosswalks, curb extensions and new signage







# Environmental + RER



# Environmental Review

A Notice of Completion of a Draft Environmental Impact Statement was issued on March 14, 2025. The DEIS identified:

**No Impact in these categories**

Land Use, Zoning & Public Policy	Energy
Socioeconomic Conditions	GHG Emissions & Climate Change
Urban Design & Visual Resources	Noise
Hazardous Materials	Public Health
Water & Sewer Infrastructure	Neighborhood Character
Solid Waste & Sanitation Services	

**Impact in these Categories**

Community Facilities & Services
Open Space
Shadows
Historic & Cultural Resources
Air Quality (mobile source)
Transportation (Traffic, Transit, and Pedestrians)
Construction

Mitigation measures are identified in the DEIS and will be explored further between the Draft and Final EIS.



# RER: Displacement Risk Index

Incorporates factors that may contribute to displacement (the inability to remain in one's home or neighborhood)

## Population Vulnerability

Household characteristics  
(i.e., rent burden, income)

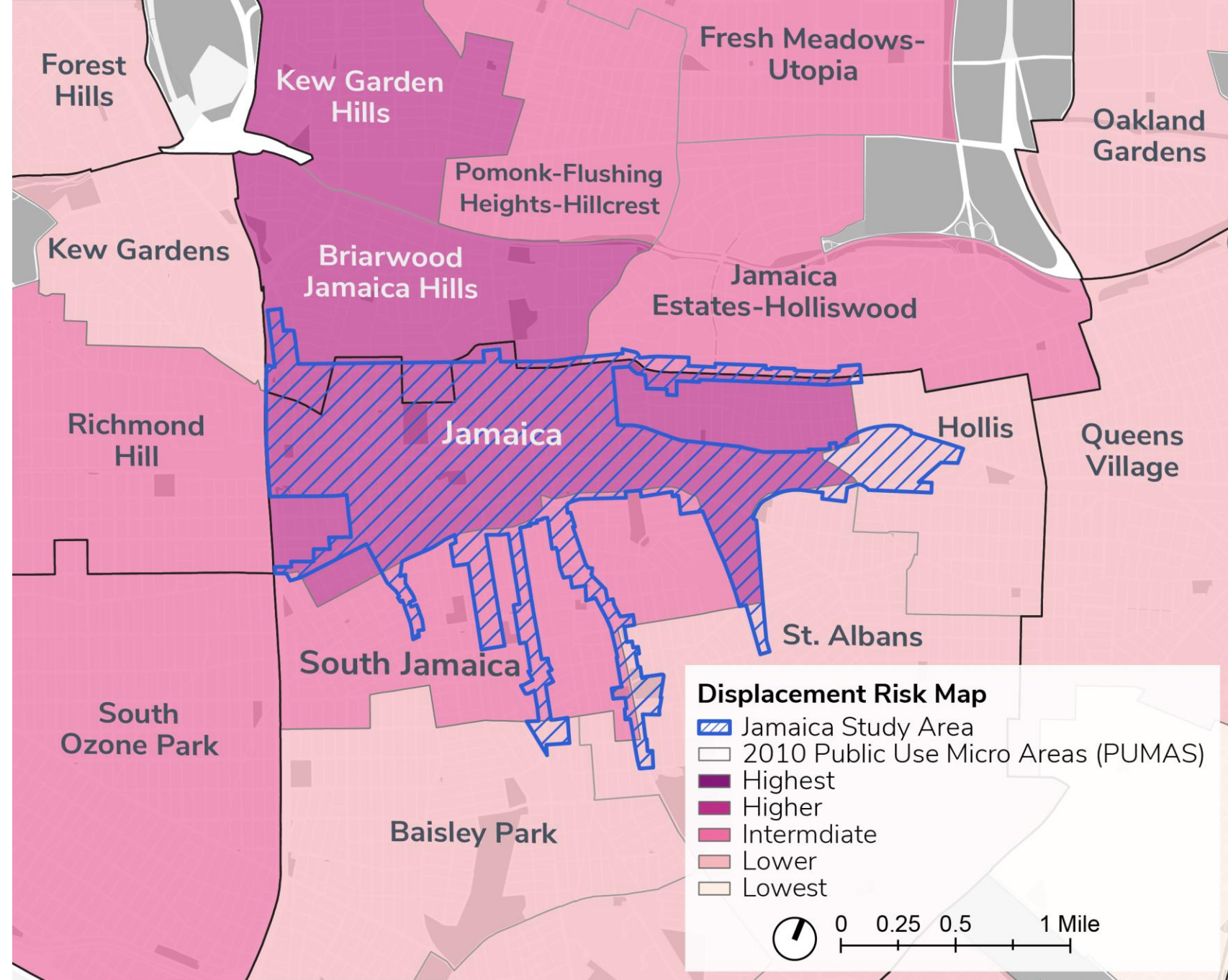
## Housing Conditions

Household characteristics  
(i.e., rent stabilization, maintenance deficiencies)

## Market Conditions

Neighborhood characteristics  
(i.e., housing price changes, change in rents)

\*PUMA (Public Use Microdata Area) which approximates boundaries of a community district





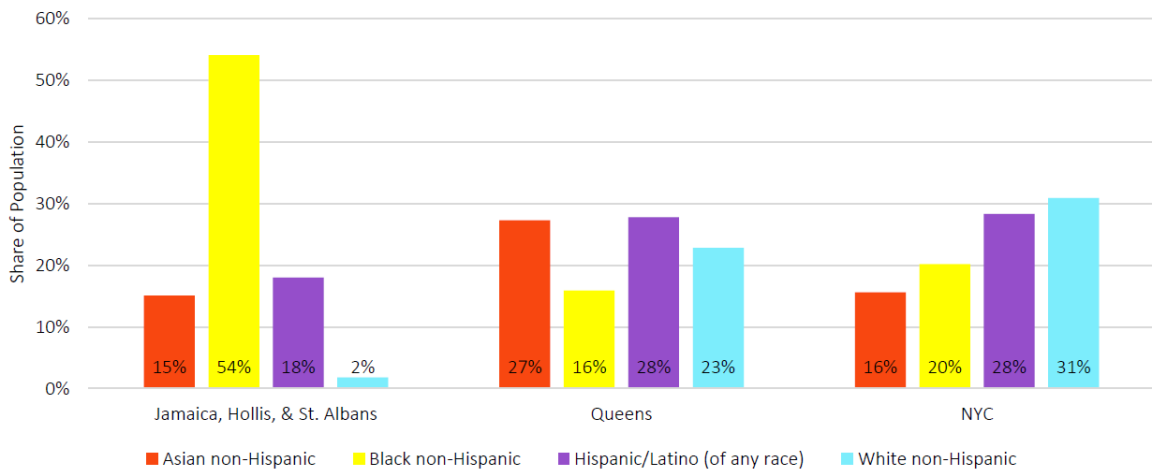
# RER: Demographic Data

PUMA (Public Use Microdata Area) 4112 covering Jamaica, Hollis & St. Albans (approximately Queens CD 12

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

“In 2020, [percent] of the population in [area] identified as [race/ethnicity].”

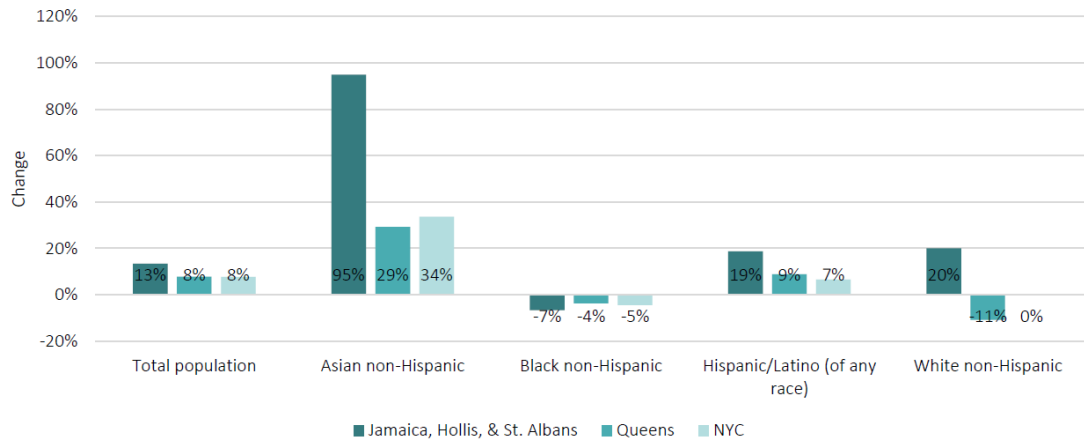


Source: Census 2020; Community Profile Table 1.01

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

“From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent].”



Source: Census 2010, 2020; Community Profile Table 1.01



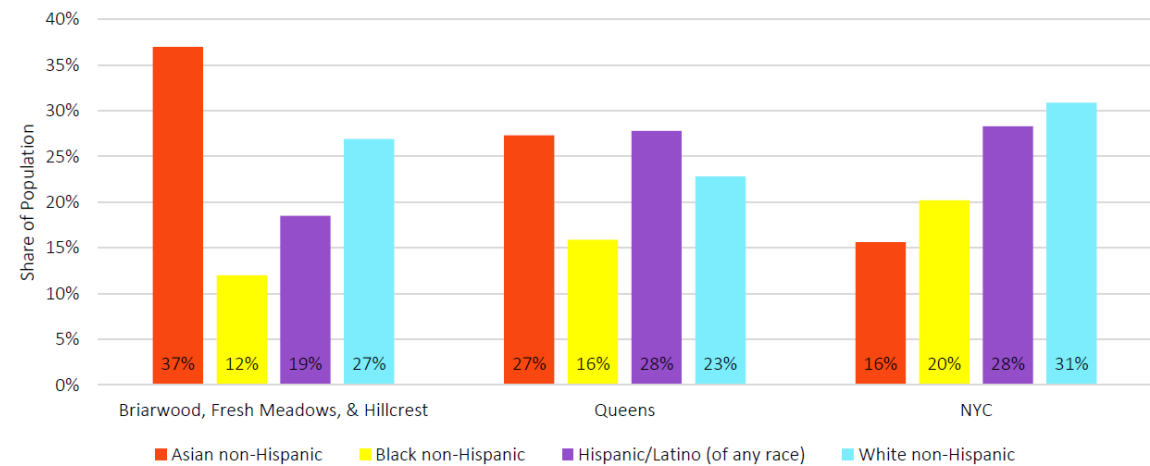
# RER: Demographic Data

PUMA (Public Use Microdata Area) 4106 covering Briarwood, Fresh Meadows & Hillcrest (approximately Queens CD 8

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

“In 2020, [percent] of the population in [area] identified as [race/ethnicity].”

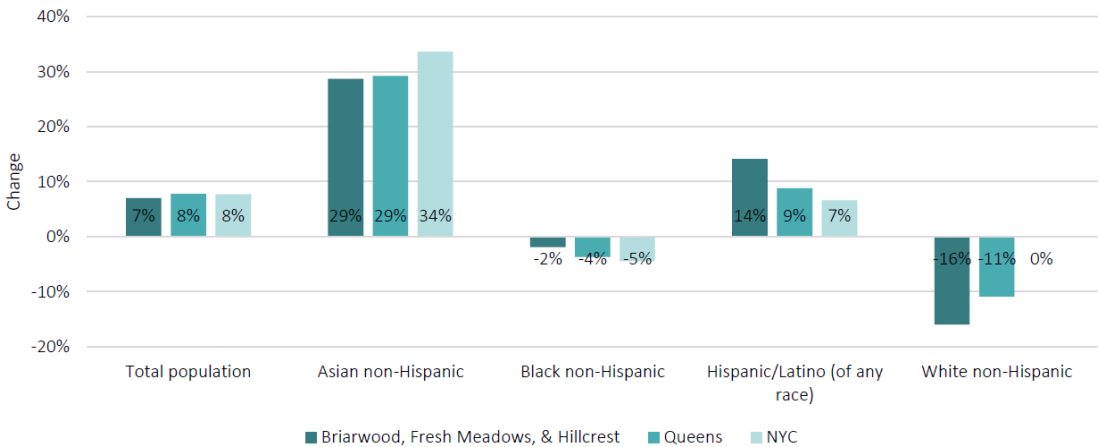


Source: Census 2020; Community Profile Table 1.01

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

“From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent].”



Source: Census 2010, 2020; Community Profile Table 1.01



# Summary of Proposed Actions

## Zoning Map Amendment

- Promote growth of housing and jobs with zoning districts tailored to block and street types

## Zoning Text Amendment

- Expand the Special Downtown Jamaica Special District
- Apply Mandatory Inclusionary Housing (MIH) and special regulations to support jobs, active ground floors, streetscape improvements, open space, and a mix of uses

## Urban Development Action Area Project (UDAAP)/Disposition

- Redevelop and improve vacant underutilized City-owned land with 100% income-restricted housing

## Related Action: City Map Amendment

- Facilitate the construction of two pedestrian plazas proposed as a part of the Station Plaza project.



*Illustrative image of Sutphin Blvd and Archer Avenue*





The Jamaica Neighborhood Plan is an opportunity to create a Jamaica that is prosperous thanks to its affordability and inclusivity, its diversity, and its business and investment opportunities.

*Jamaica Avenue & 165<sup>th</sup> Street looking west*



# The Jamaica Neighborhood Plan



Thank you