

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



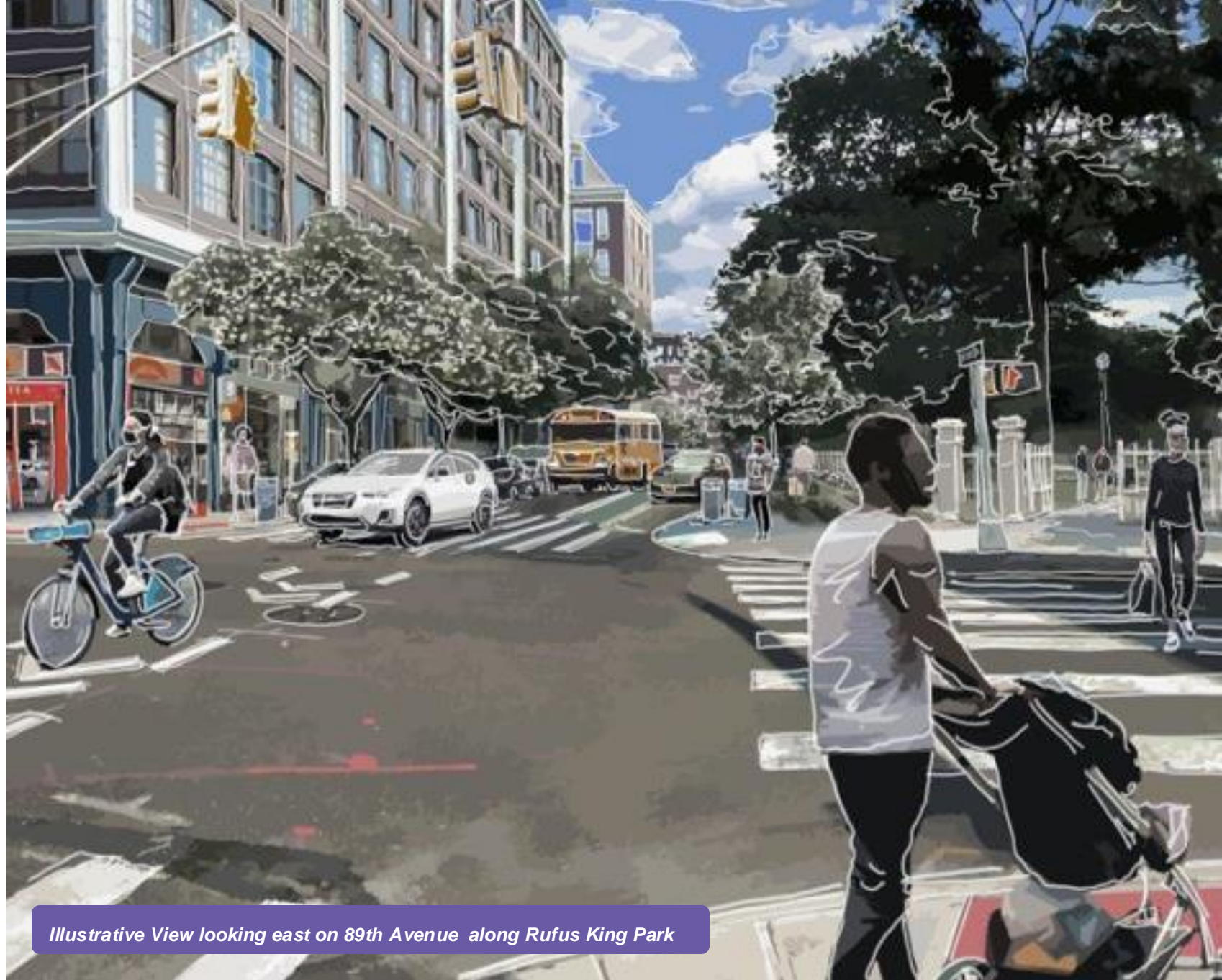
Around 4,000 income restricted homes



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.

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

Introduction

Study Area

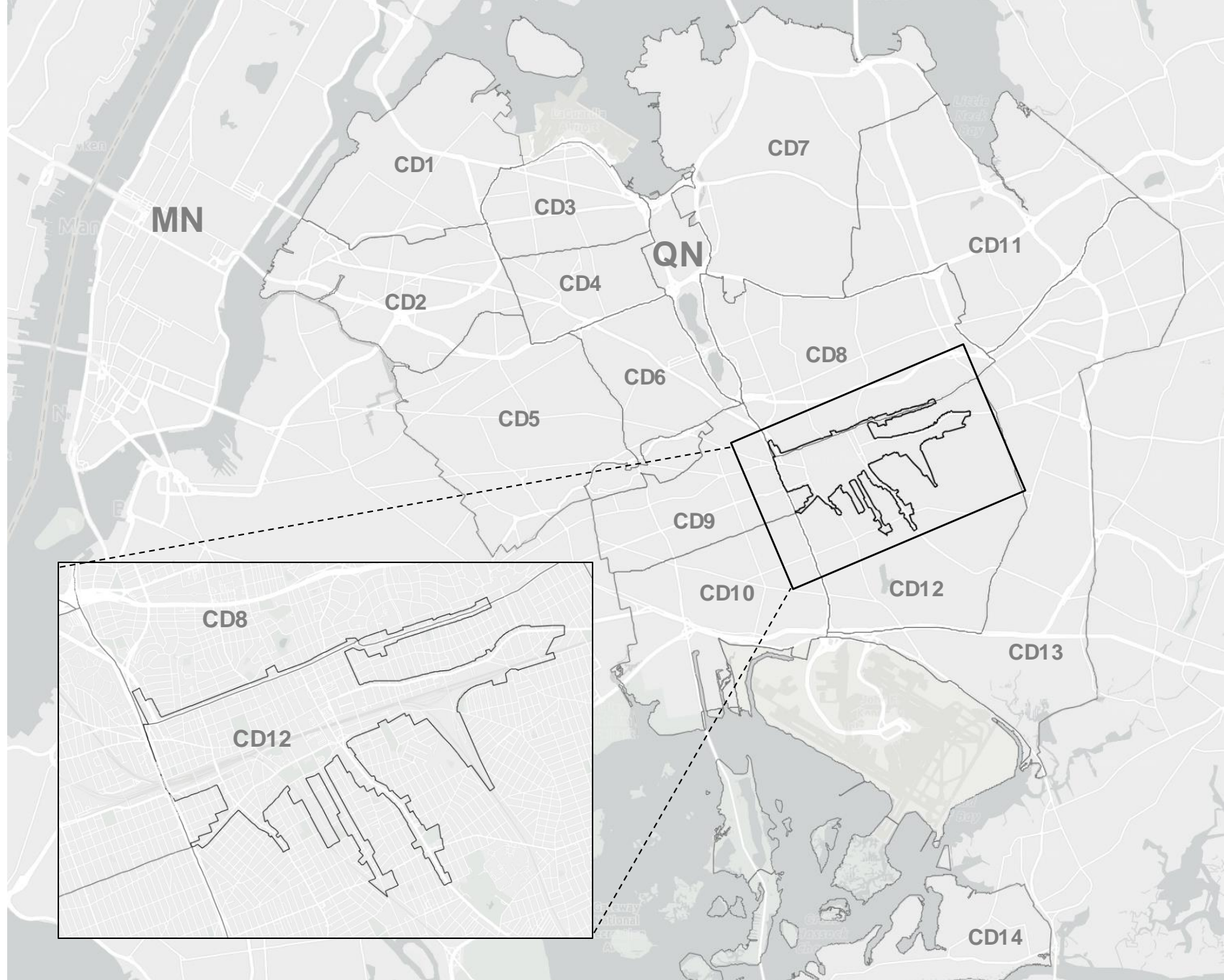
Queens Community District
8 and 12

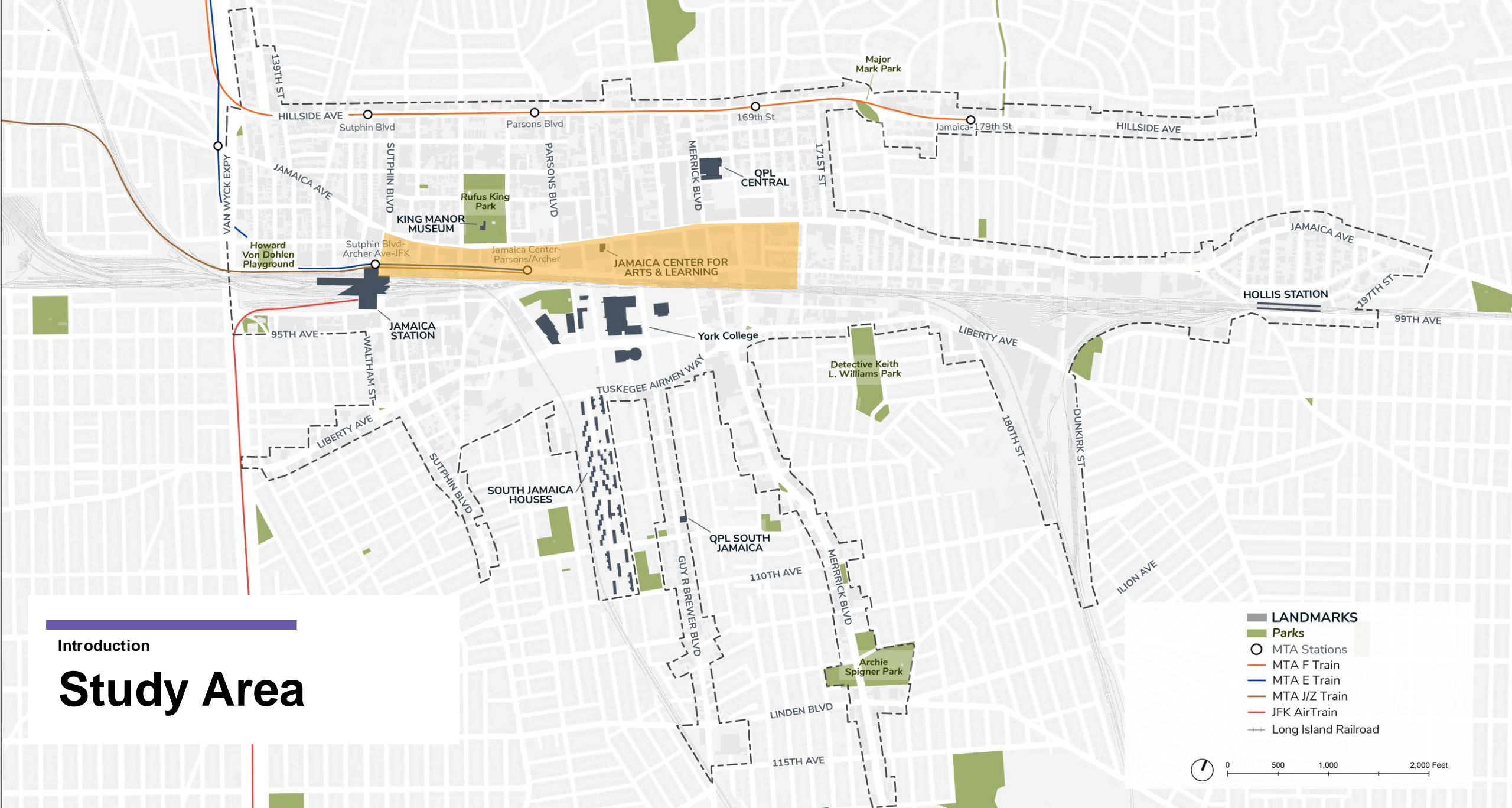
Represented by:

Speaker Adrienne Adams

Council Member Nantasha Williams

Council Member James Gennaro

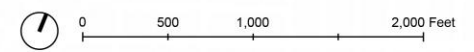




Introduction

Study Area

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





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

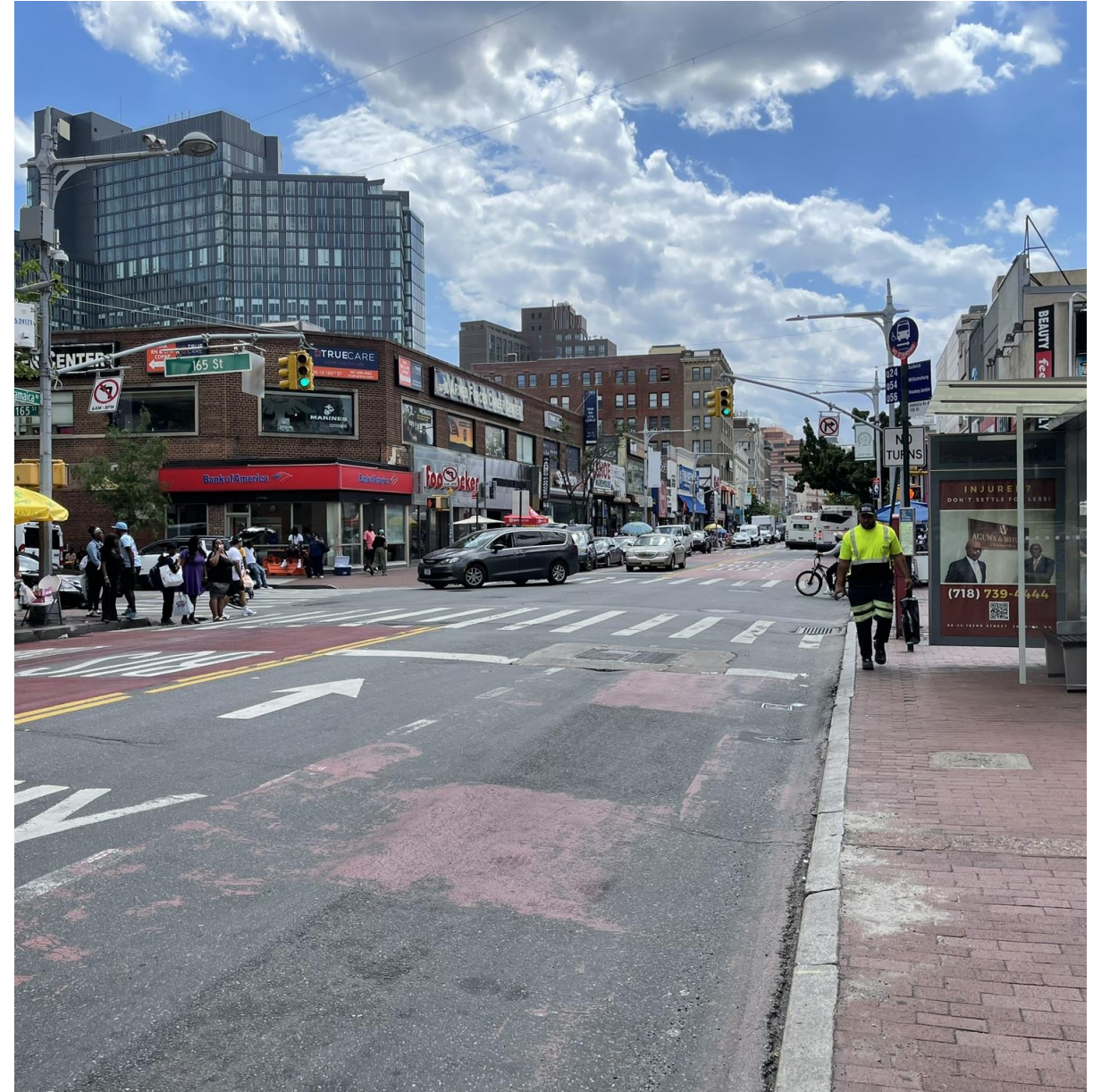
Many planning efforts have continued to shape Jamaica to how it is today:

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

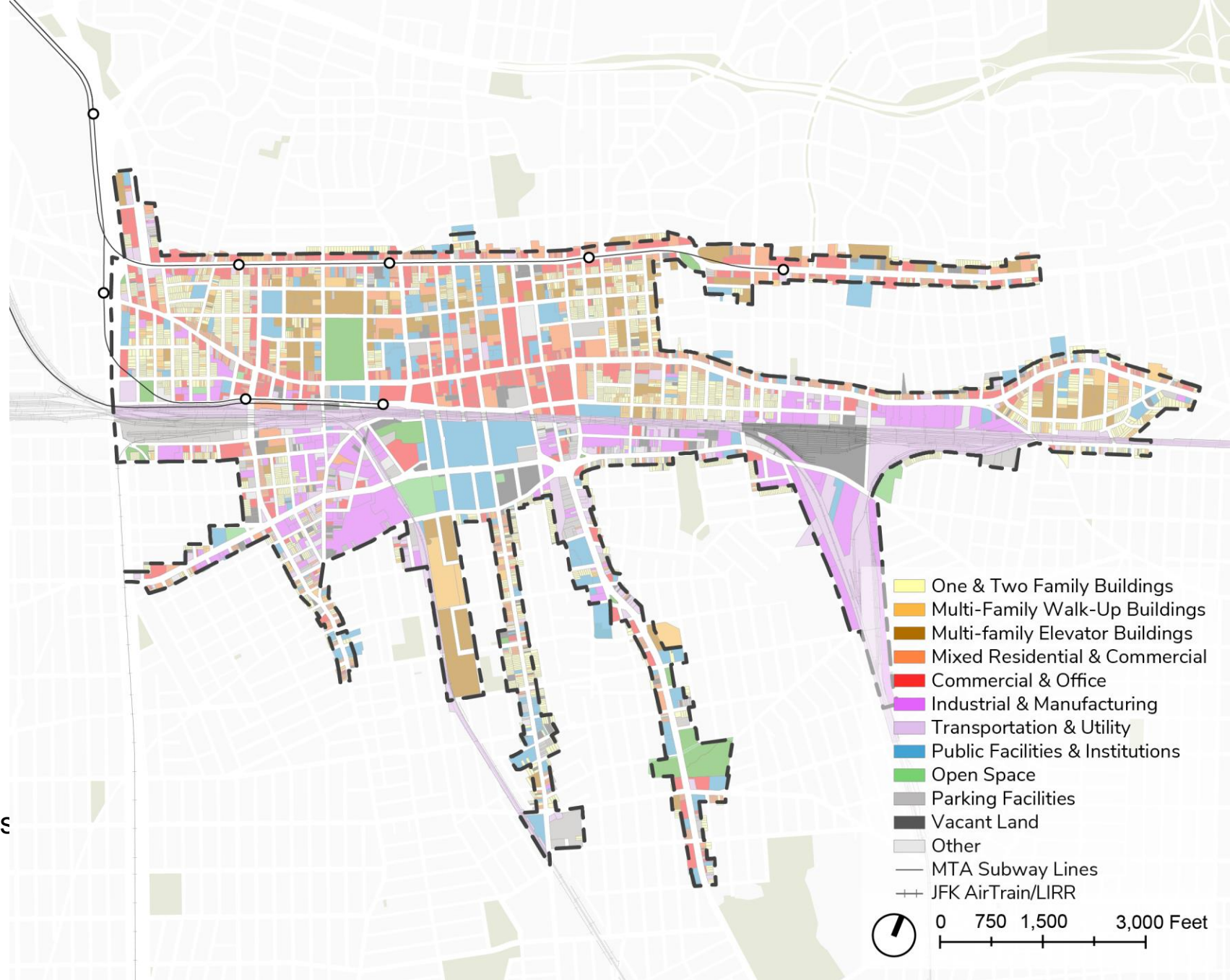
Land Uses

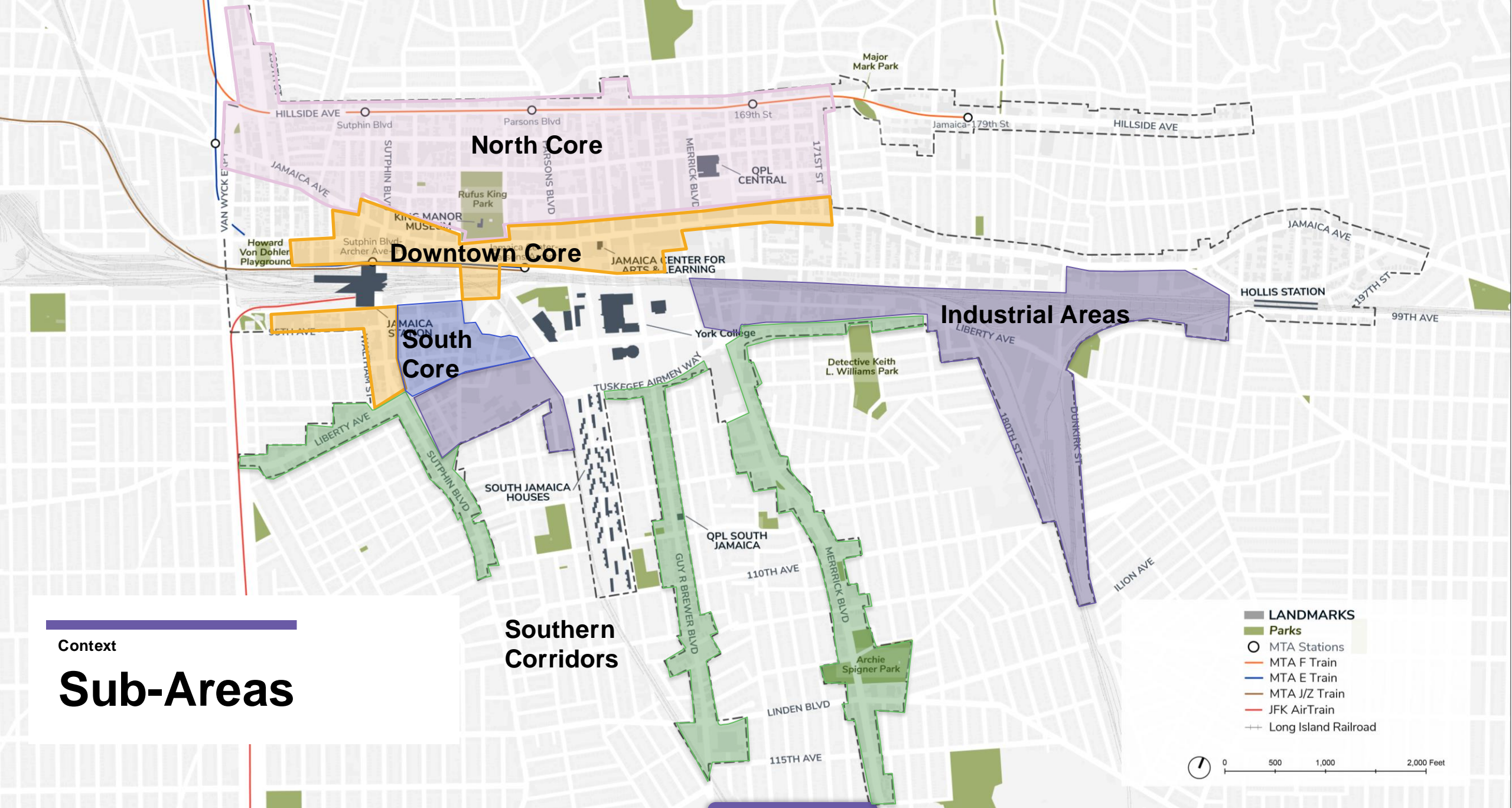
Study Area

- 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.

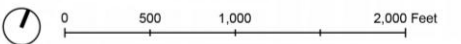


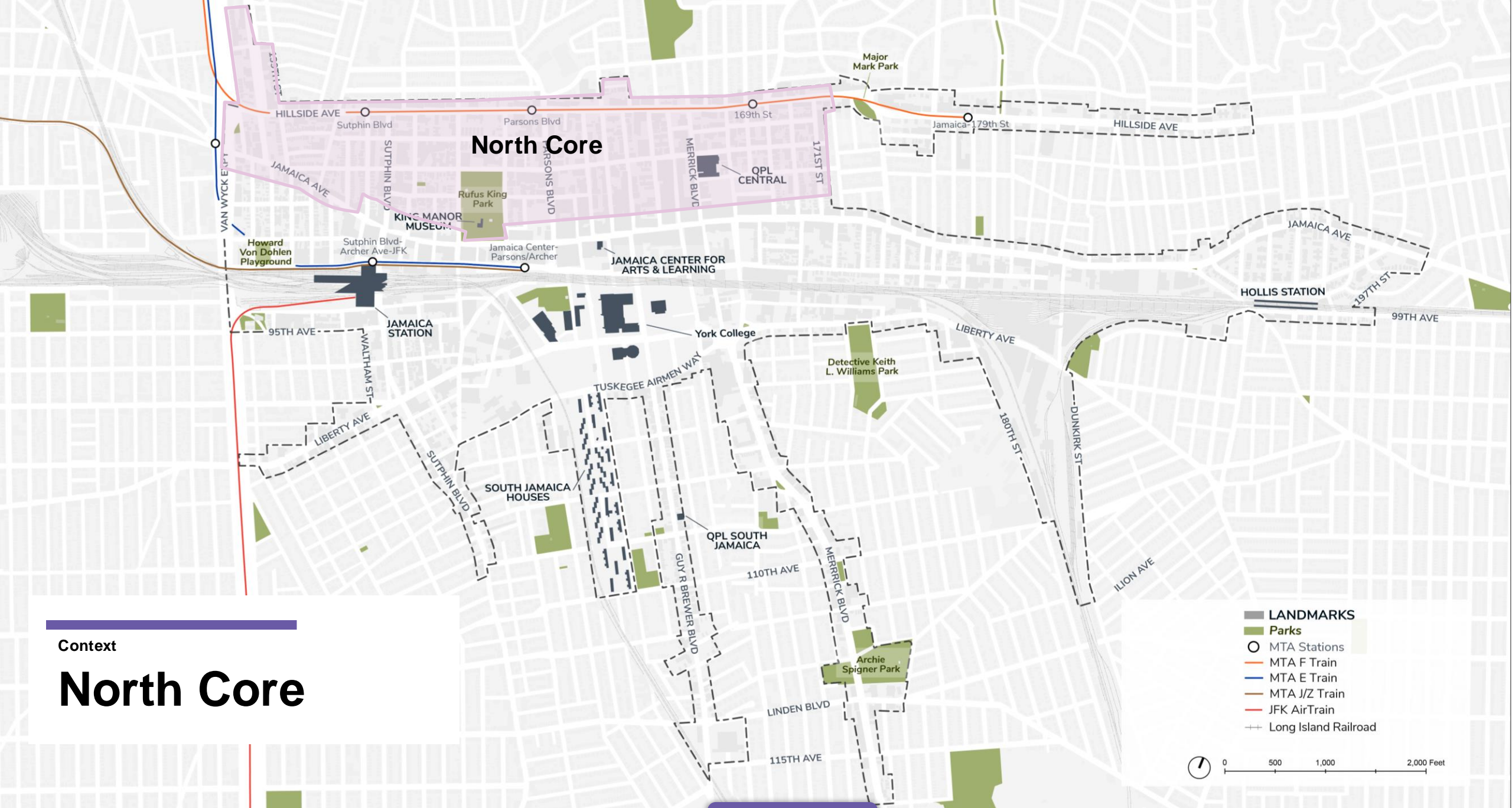


Context

Sub-Areas

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



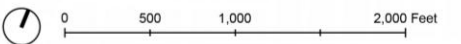


North Core

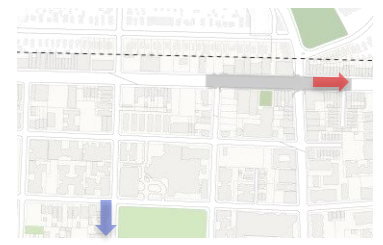
Context

North Core

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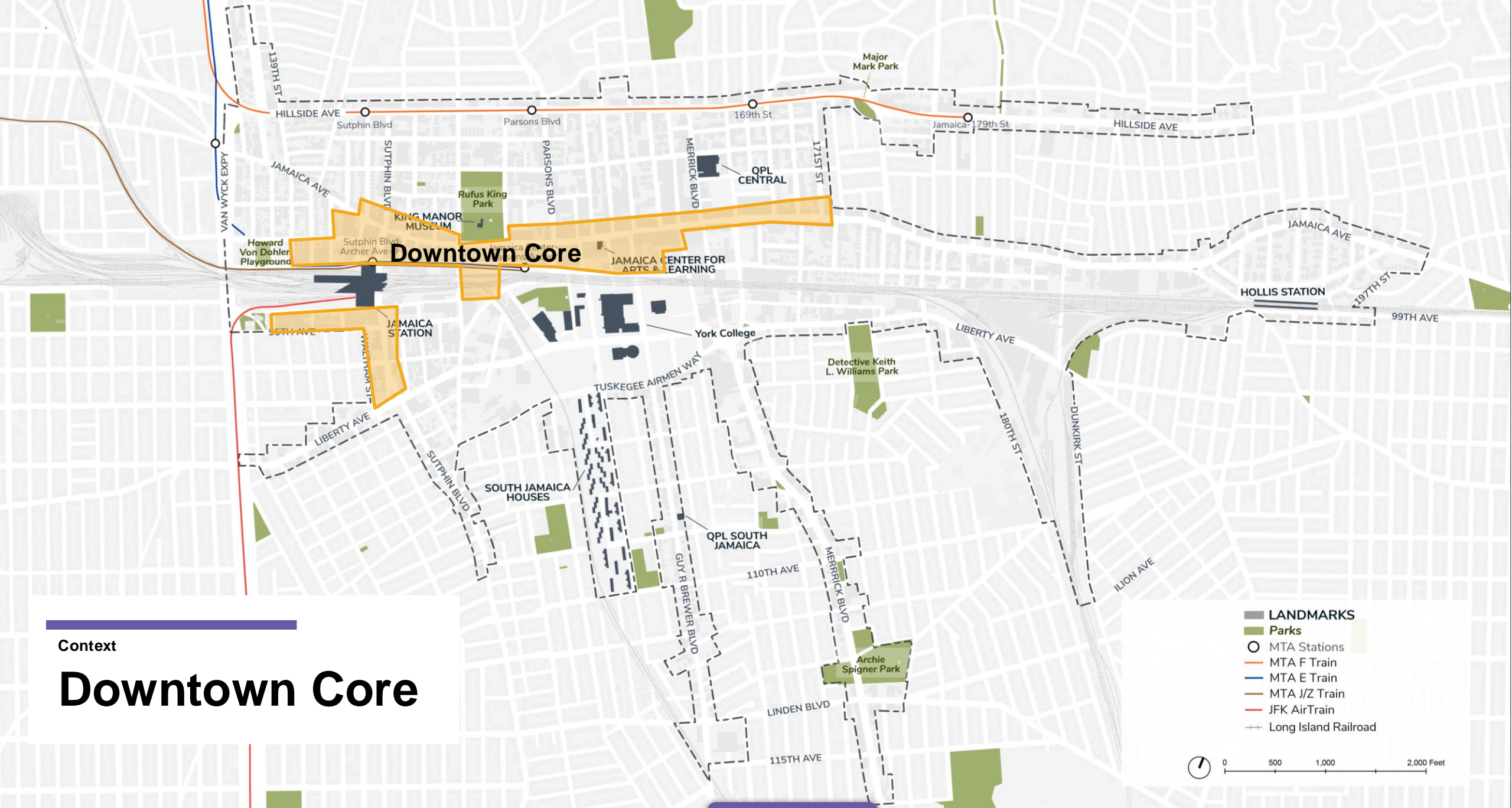
North Core Photographs



Looking east on Hillside Avenue and Parsons Blvd



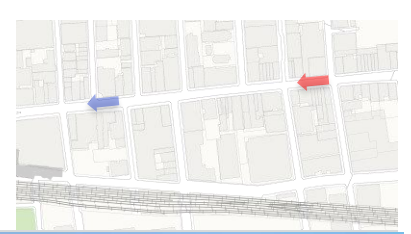
Looking South on 150th Street by Rufus King Park



Context

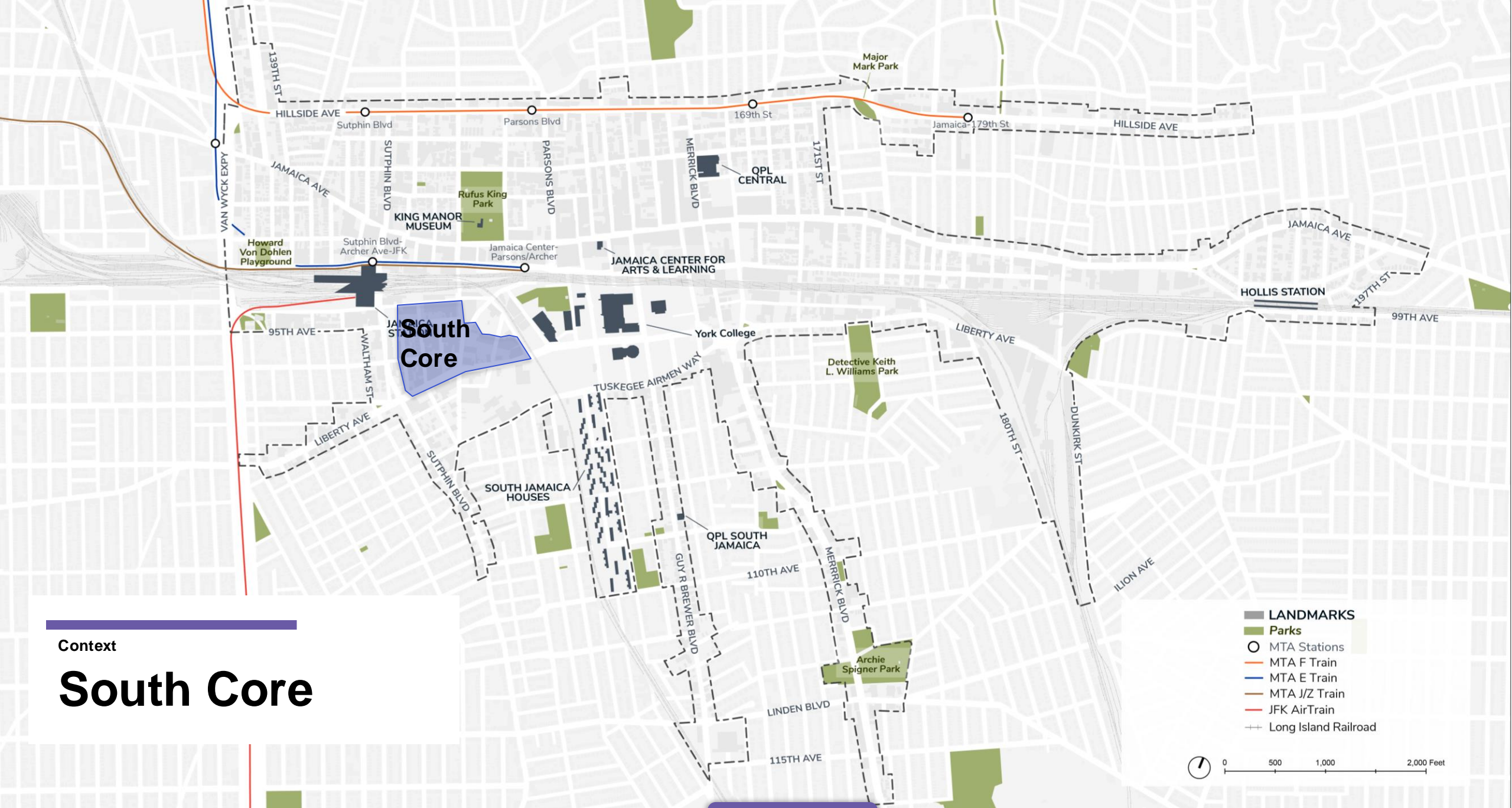
Downtown Core

Downtown Core Photographs



➔ Looking West on Jamaica Avenue near 161st Street

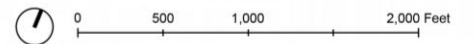
➔ Looking North on Sutphin Blvd near 97th Ave



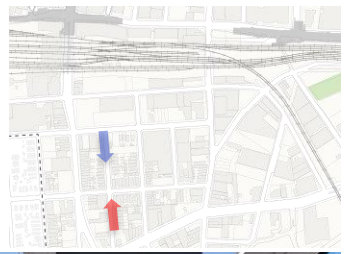
Context

South Core

- LANDMARKS
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South Core



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



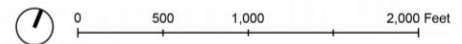
Looking South on 147th Place between 95th Avenue and 97th Avenue



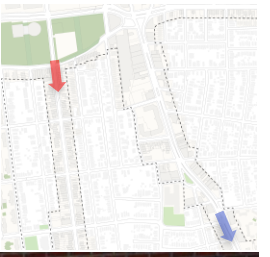
Context

Southern Corridors

- LANDMARKS
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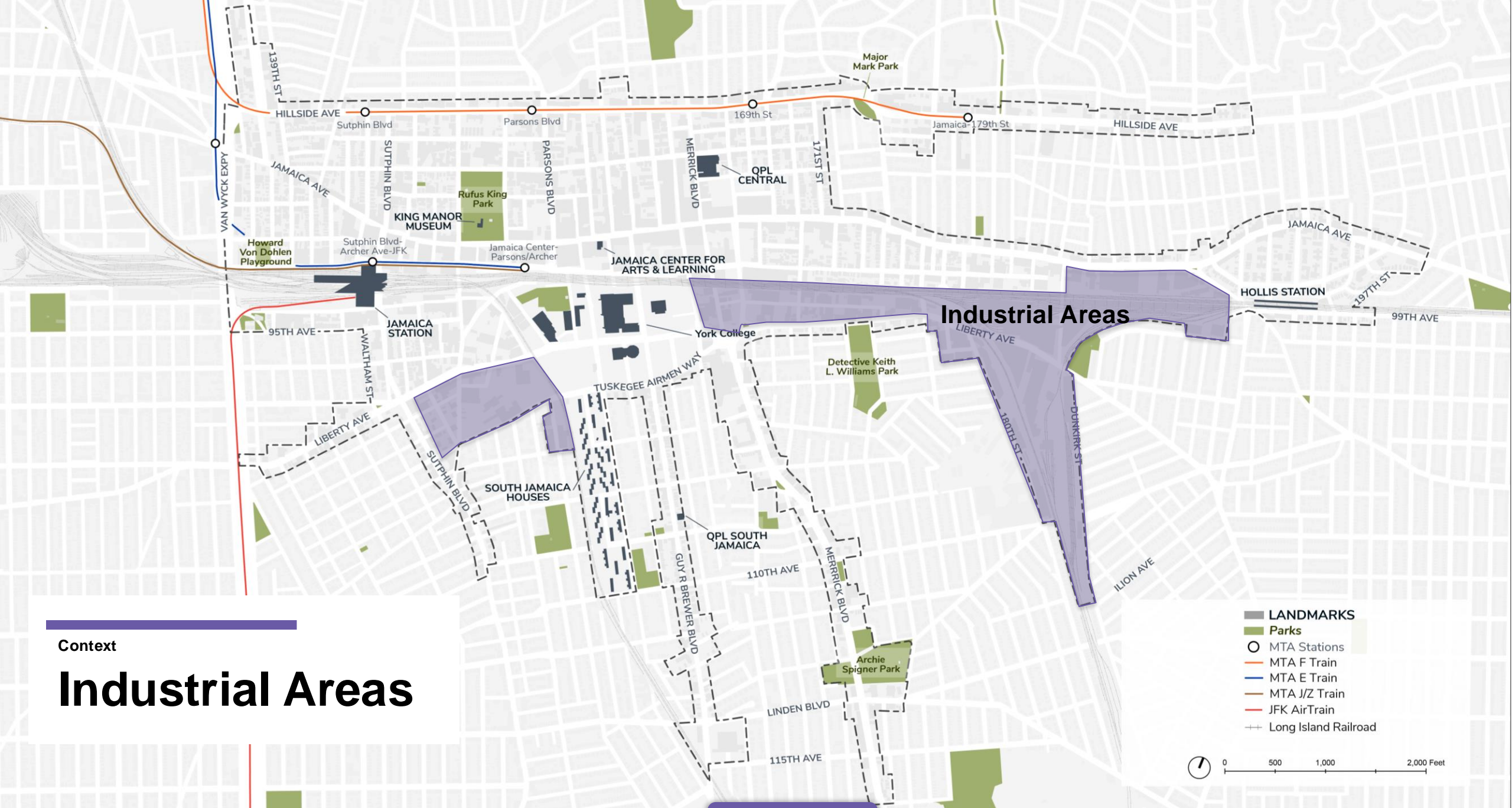
Southern Corridors



Looking South on Guy R Brewer Boulevard and South Road



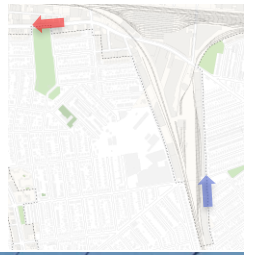
Looking South on Merrick Blvd and 109th Avenue



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.



Existing Conditions

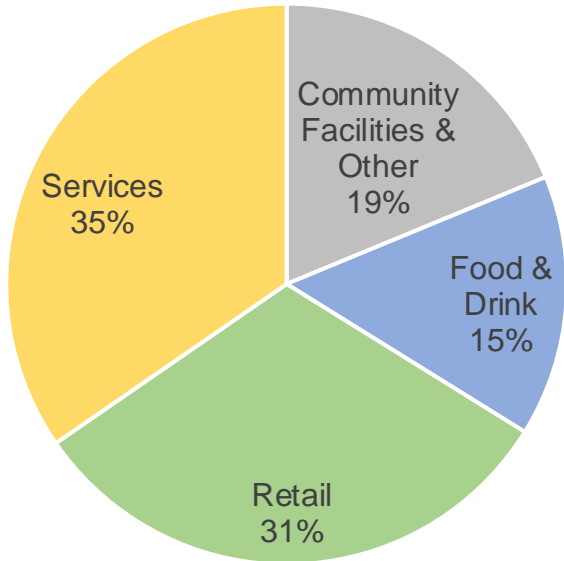
Commercial Center

2,360 Storefronts

240 vacant (10%)

8% QN | 12% NYC

Storefronts by Type



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

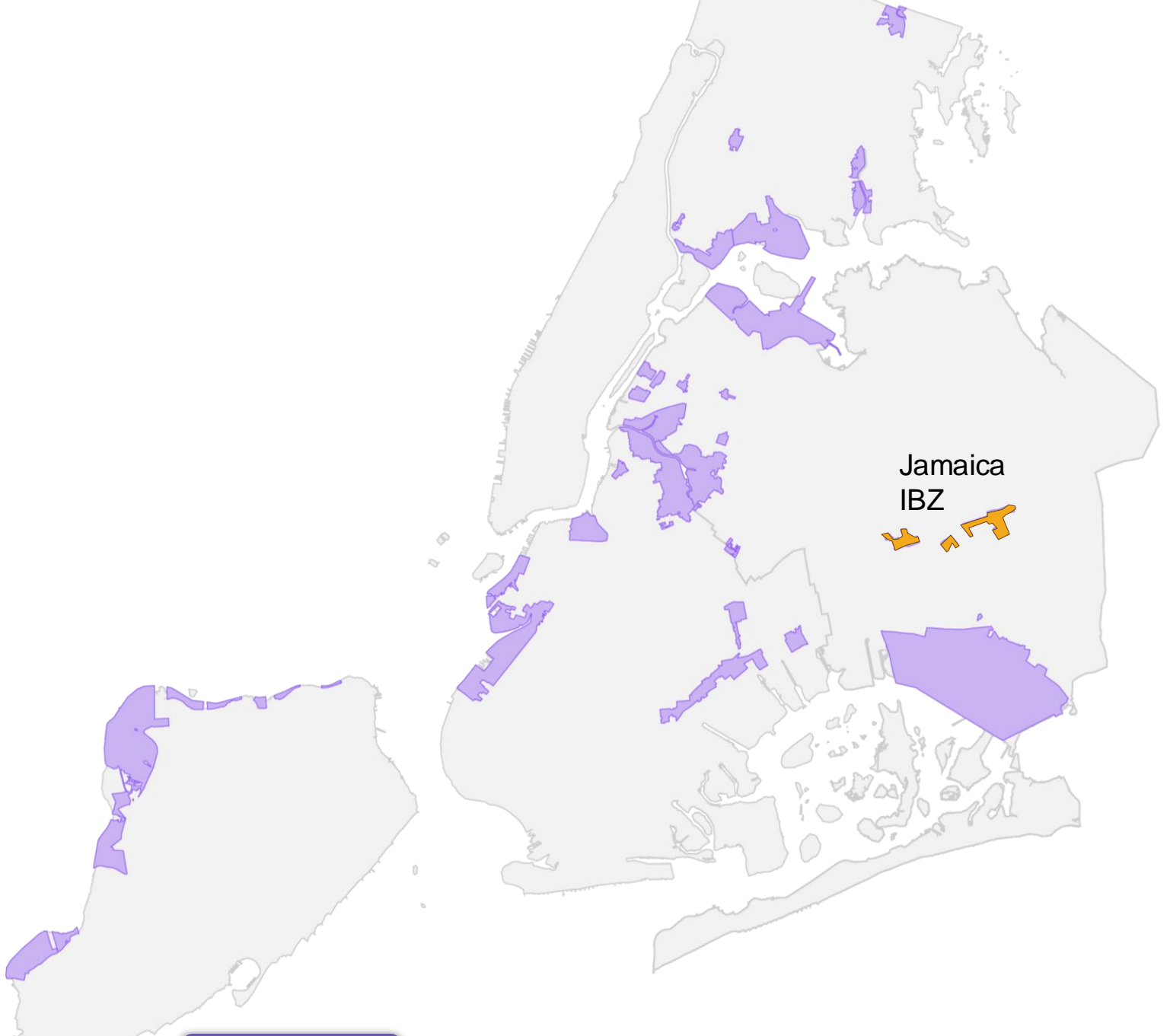


Industrial Areas

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

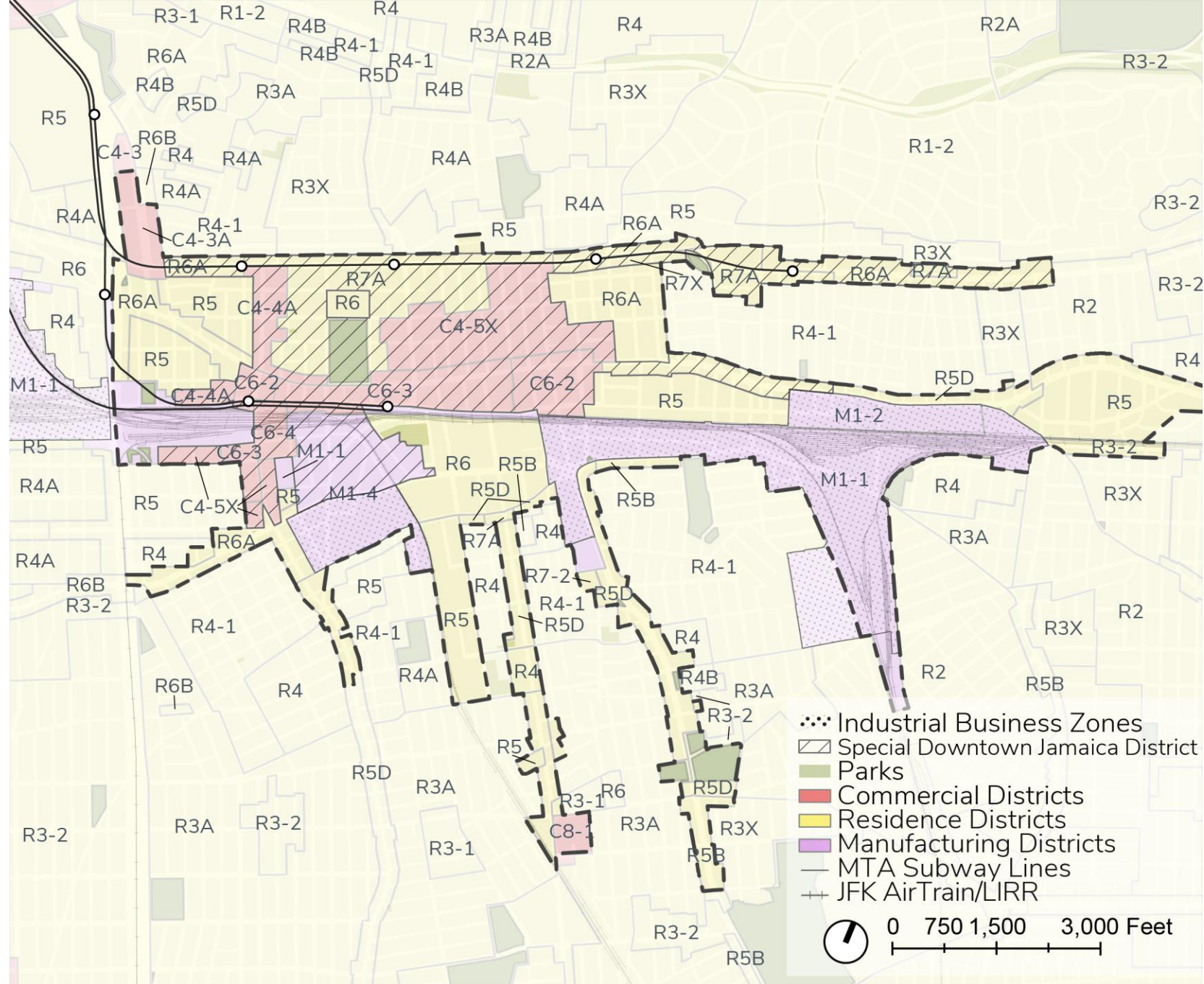
Types of Industrial Include:

- 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 & RECREATION JAMAICA

**80,043
POPULATION**
The study area population was 80,043 in 2014. In 2010 it was 70,492.

More than 10,000 adults each week visit the Jamaica Branch through its full-service Branch operation and school program sites.

**14 FAITH
STRUCTURES**

JAMAICA'S SCHOOLS



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



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

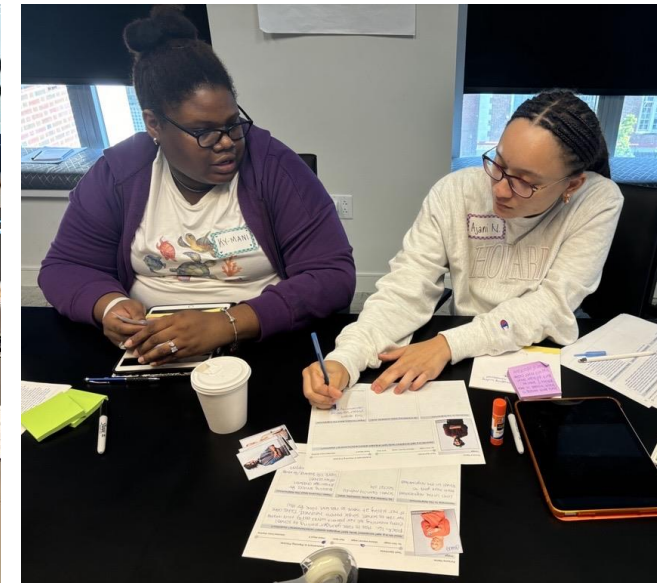
Maintain cultural diversity & nurture inclusivity in Jamaica

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)



Neighborhood 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

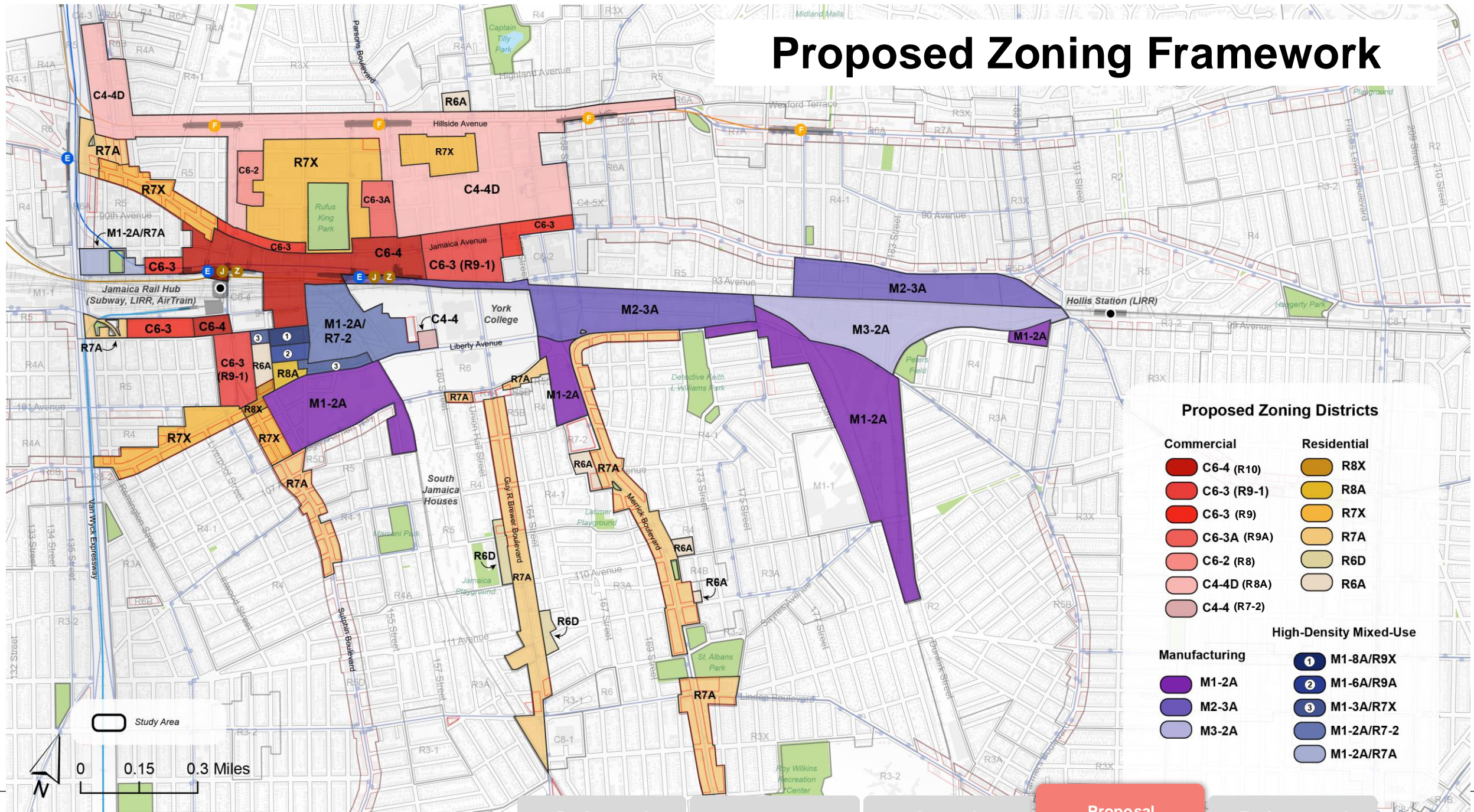


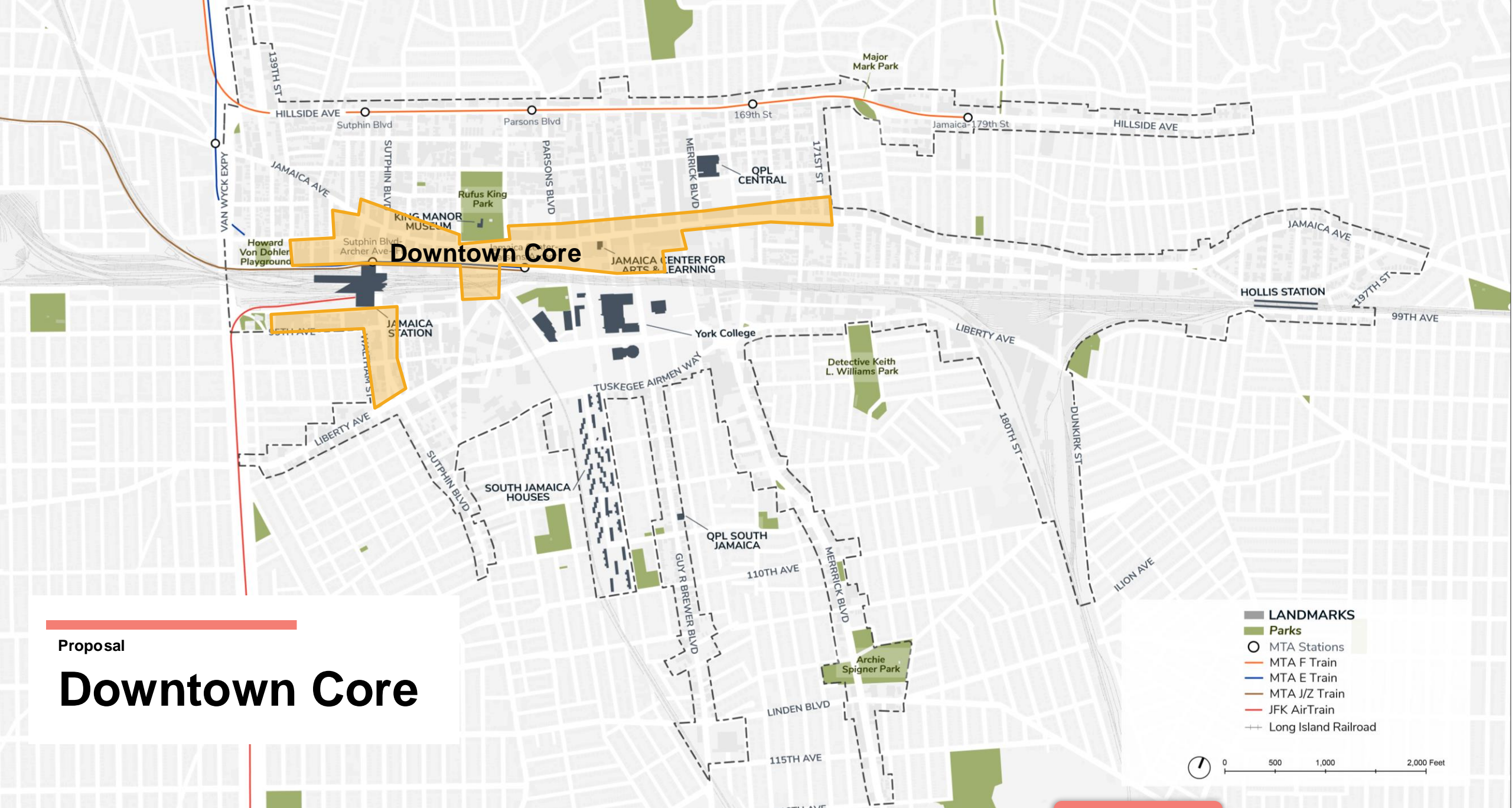
Active ground floor uses
Require active ground floor uses to support job growth and community supporting uses



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

Proposed Zoning Framework

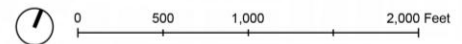




Proposal

Downtown Core

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



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:

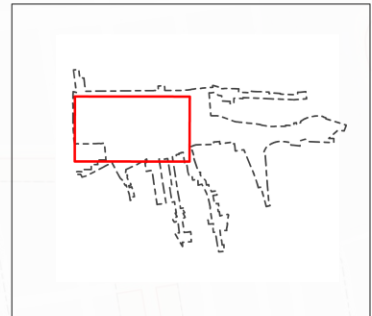
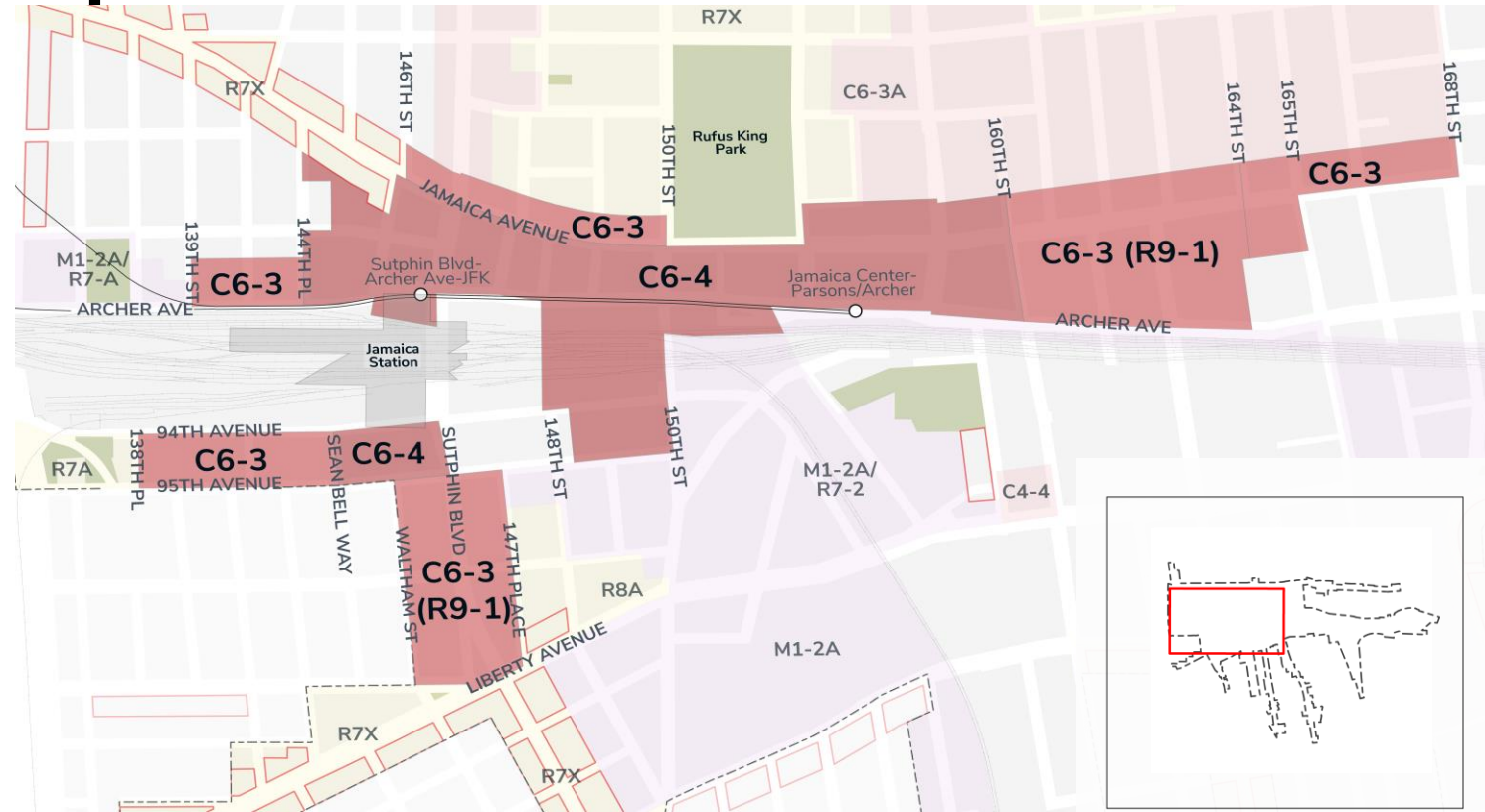
C6-4, C6-3, C6-3/R9-1, C6-3A

- 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

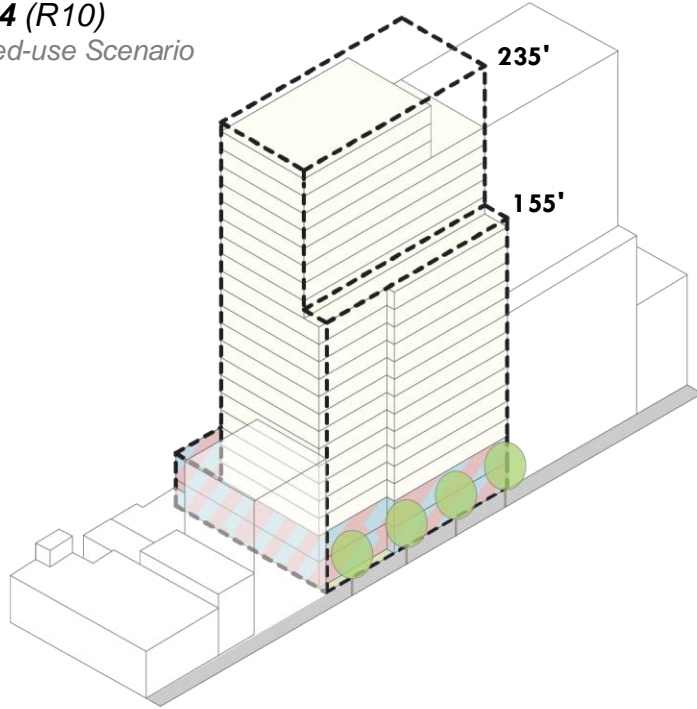


■ C6-3 & C6-3 (R9-1)
■ C6-4
 Commercial Overlays
 Other Commercial Zonings
 Other Residential Zonings
 Other Manufacturing Zonings
 Parks
 MTA Subway Lines
 Long Island Railroad & JFK AirTrain

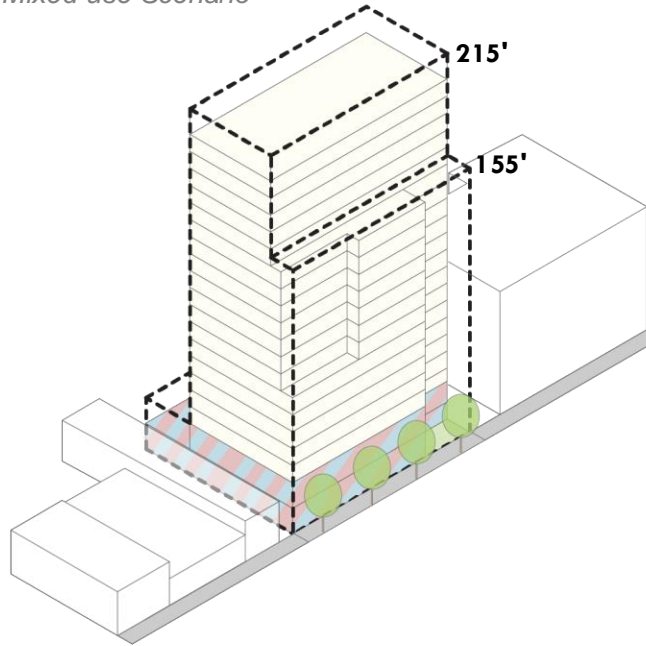
○ 0 400 800 Feet

Downtown Core Zoning Proposal

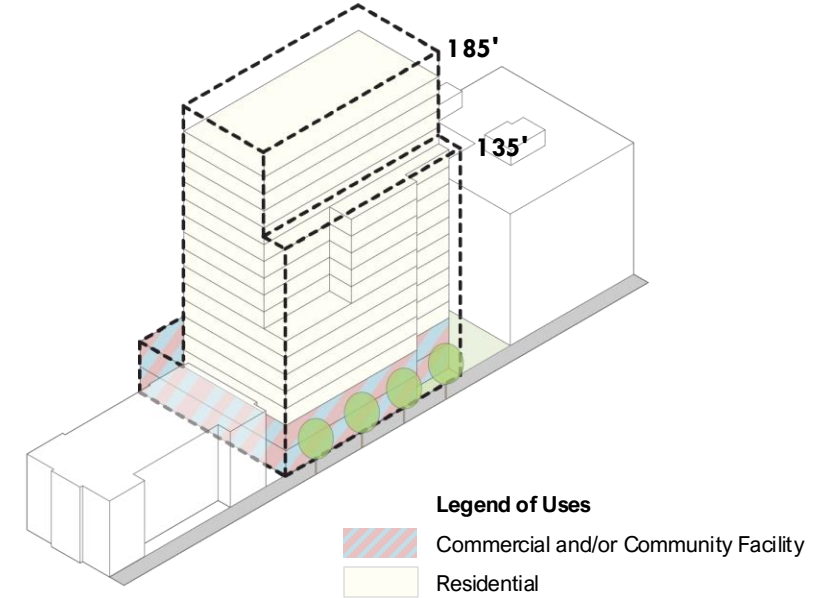
C6-4 (R10)
Mixed-use Scenario



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



C6-3A (R9A)
Mixed-use Scenario



Legend of Uses

- Commercial and/or 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
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

THE CROSSING
Studio, 1, 2 & 3
Bedroom Rentals
crossingatjs.com



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

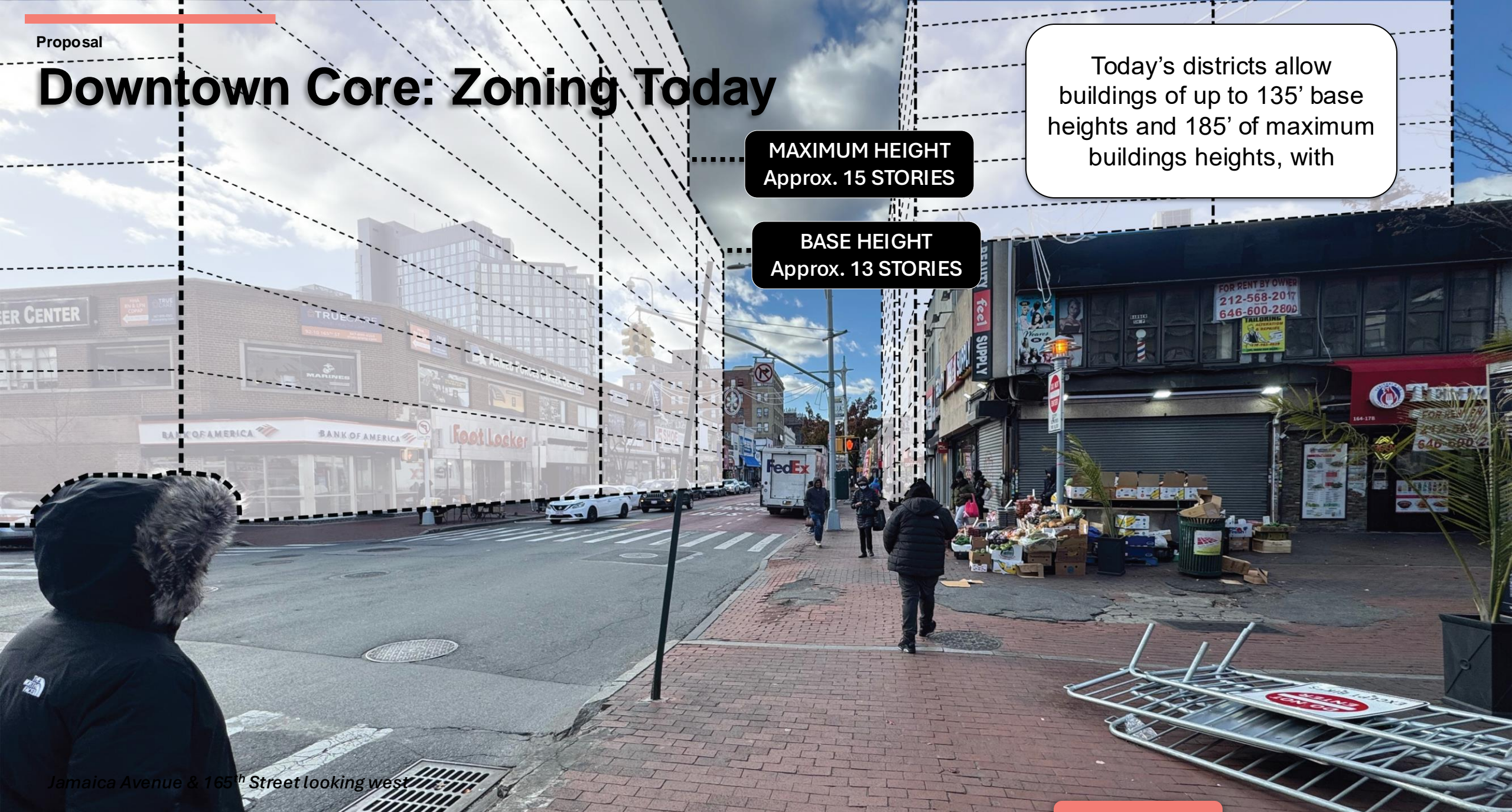
Jamaica Avenue & 165th Street looking west

Downtown Core: Zoning Today

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

MAXIMUM HEIGHT
Approx. 15 STORIES

BASE HEIGHT
Approx. 13 STORIES



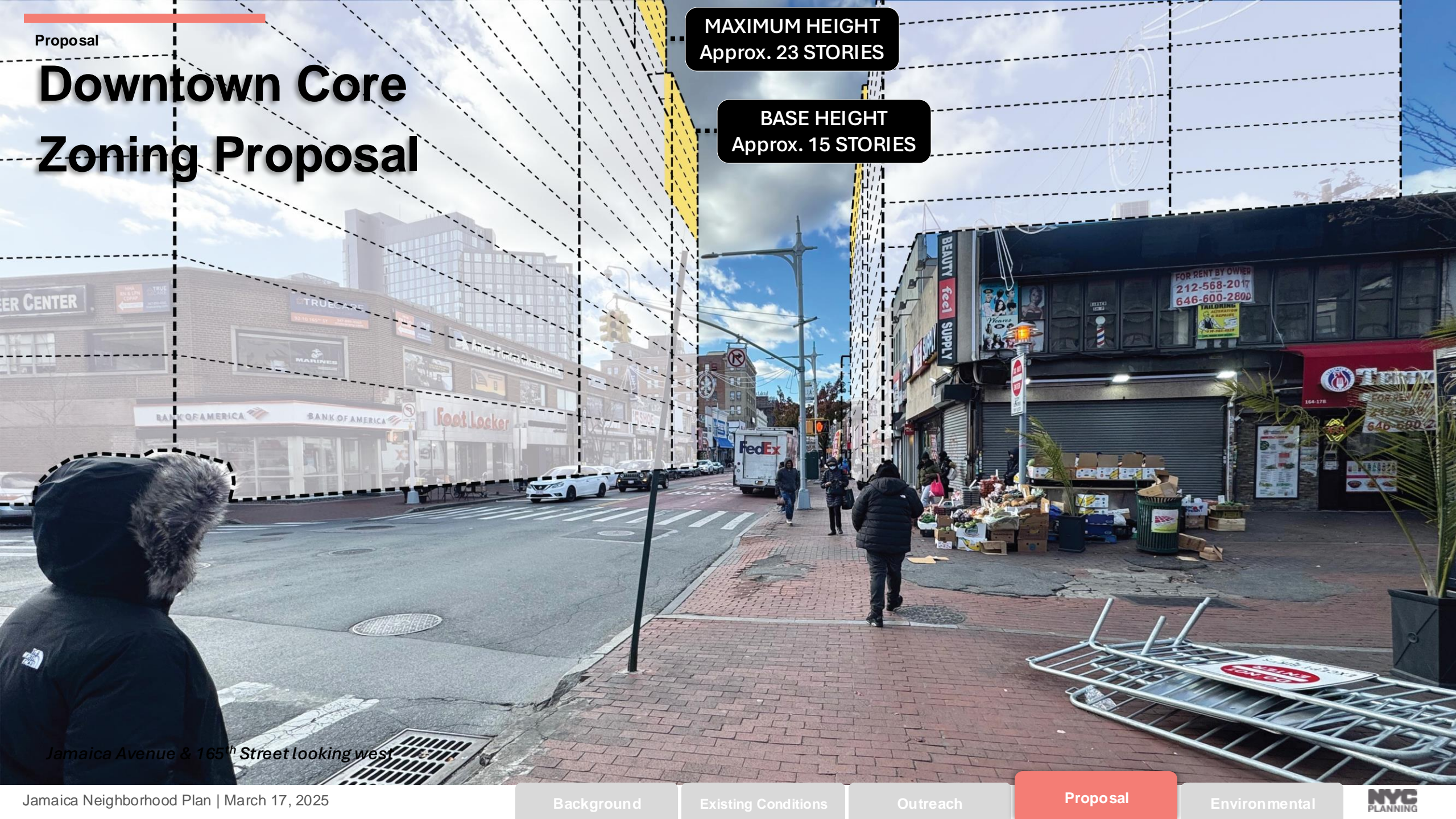
Jamaica Avenue & 165th Street looking west

Proposal

Downtown Core Zoning Proposal

MAXIMUM HEIGHT
Approx. 23 STORIES

BASE HEIGHT
Approx. 15 STORIES



Jamaica Avenue & 165th 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 & 165th Street looking west

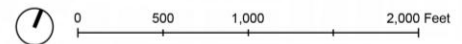
North Core



Proposal

North Core

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North Core Existing Conditions



Existing single-story retail buildings without housing

Transit rich close to F subway stops

Hillside Avenue & 105th Street looking east

North Core Zoning Proposal

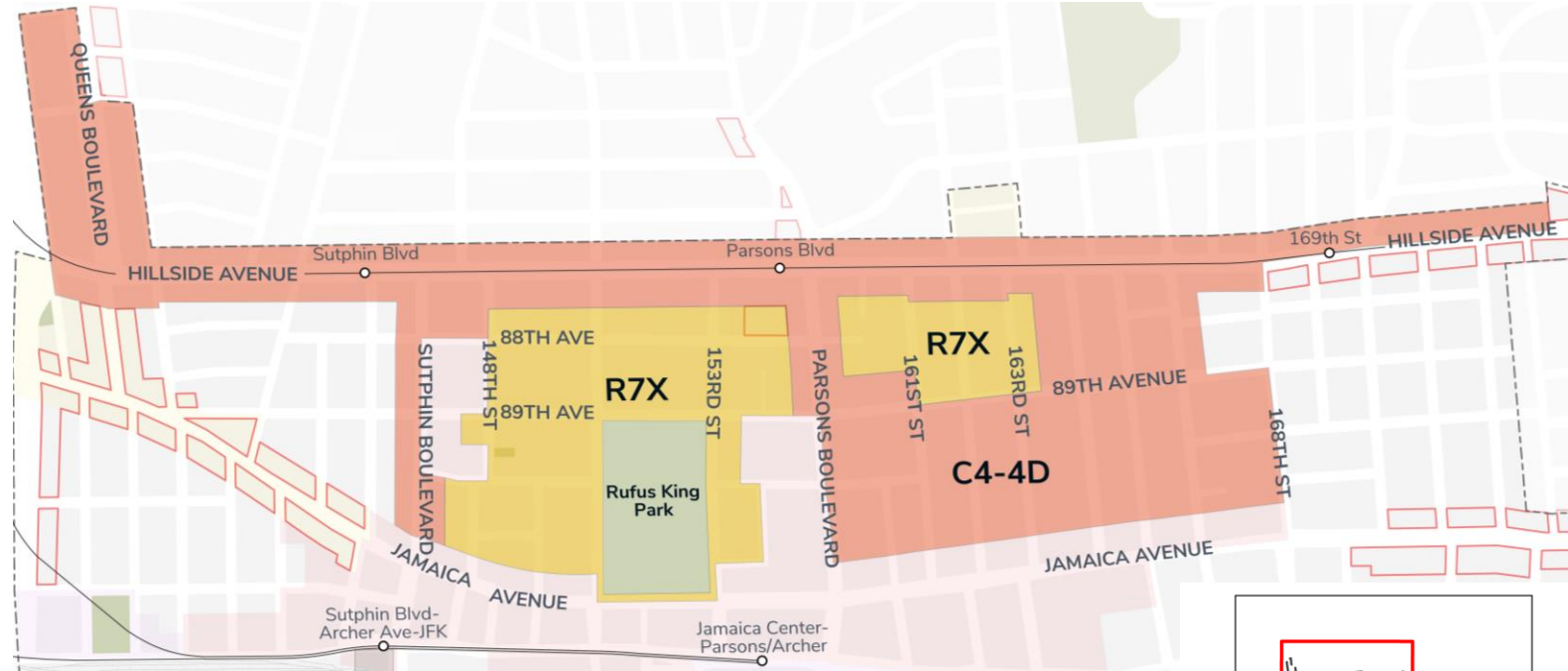
Existing Zoning:

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

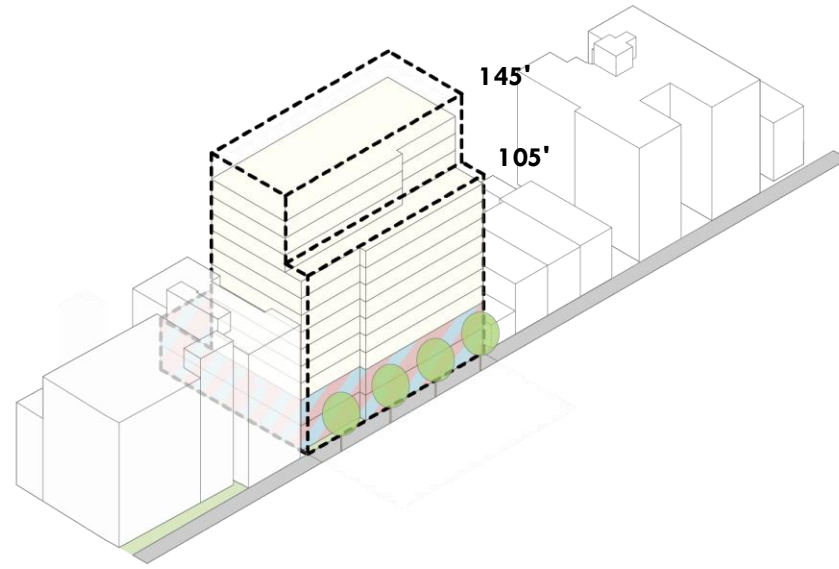
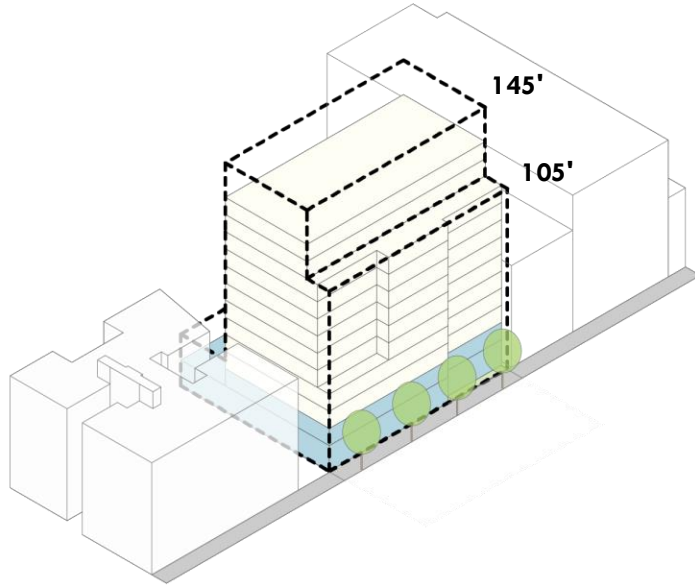
Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
R7X	6.0	0.0	5.0	n/a
C4-4D	7.2	3.4	6.5	n/a

Aligns with city of Yes: Housing Opportunity

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

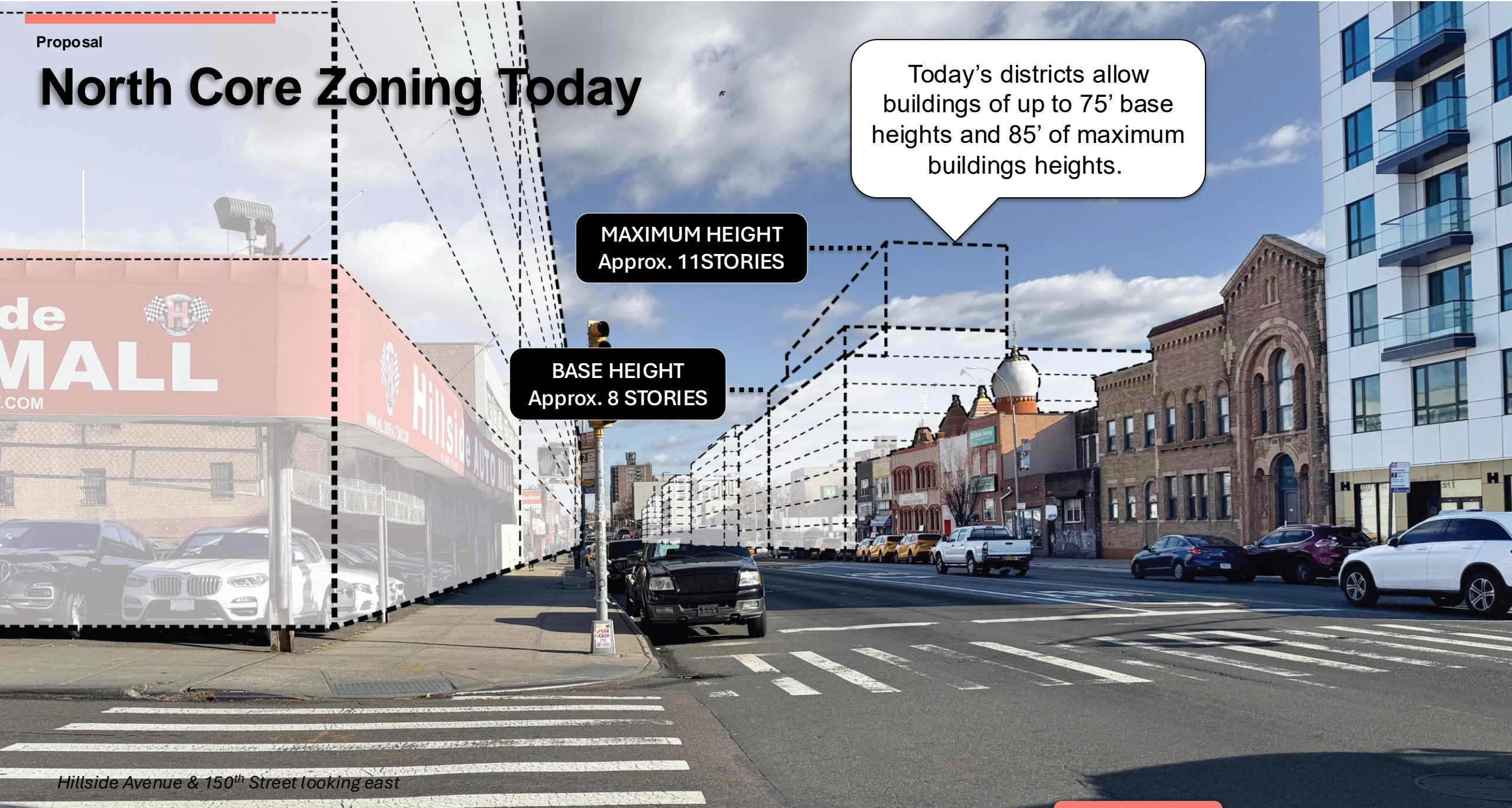
- The north core approach to districts allows for flexibility of affordable housing that prioritizes the ability for community-based uses to expand surrounding Rufus King Park and other civic institutional buildings
- In addition, adjacent to major pedestrian corridors is an approach to districts that 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. 11 STORIES

BASE HEIGHT
Approx. 8 STORIES



Hillside Avenue & 150th Street looking east

North Core Zoning Proposal



MAXIMUM HEIGHT
Approx. 14 STORIES

BASE HEIGHT
Approx. 10 STORIES

Hillside Avenue & 150th Street looking east

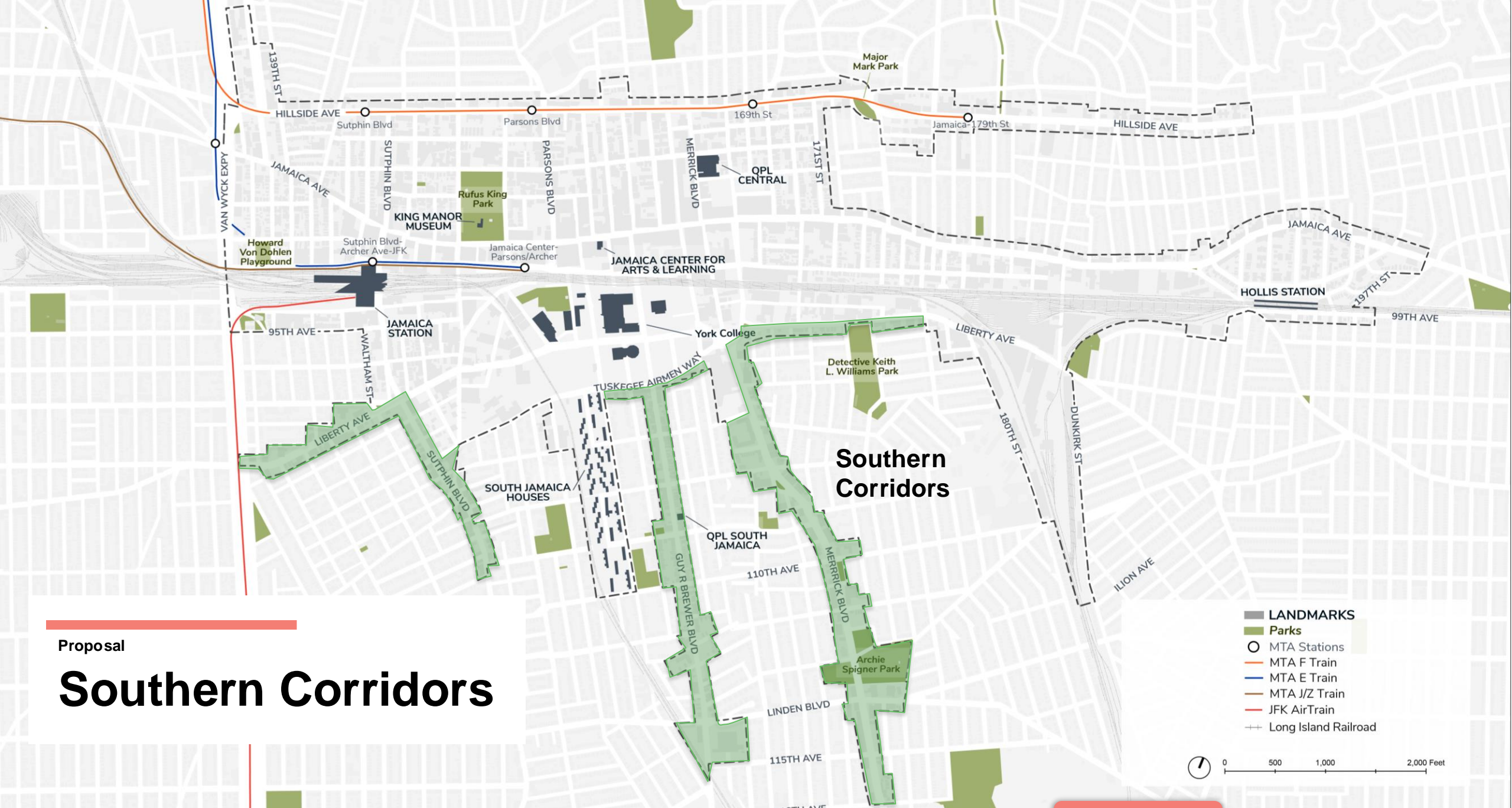
North Core Illustrative View

Create active ground floors of commercial and community serving uses

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



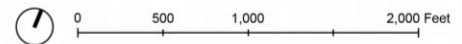
Hillside Avenue & 105th Street Looking east



Proposal

Southern Corridors

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- Long Island Railroad



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 & 105th Road looking south

Southern Corridors Zoning Proposal

Existing Zoning:

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

Proposed Zoning:

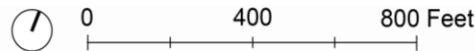
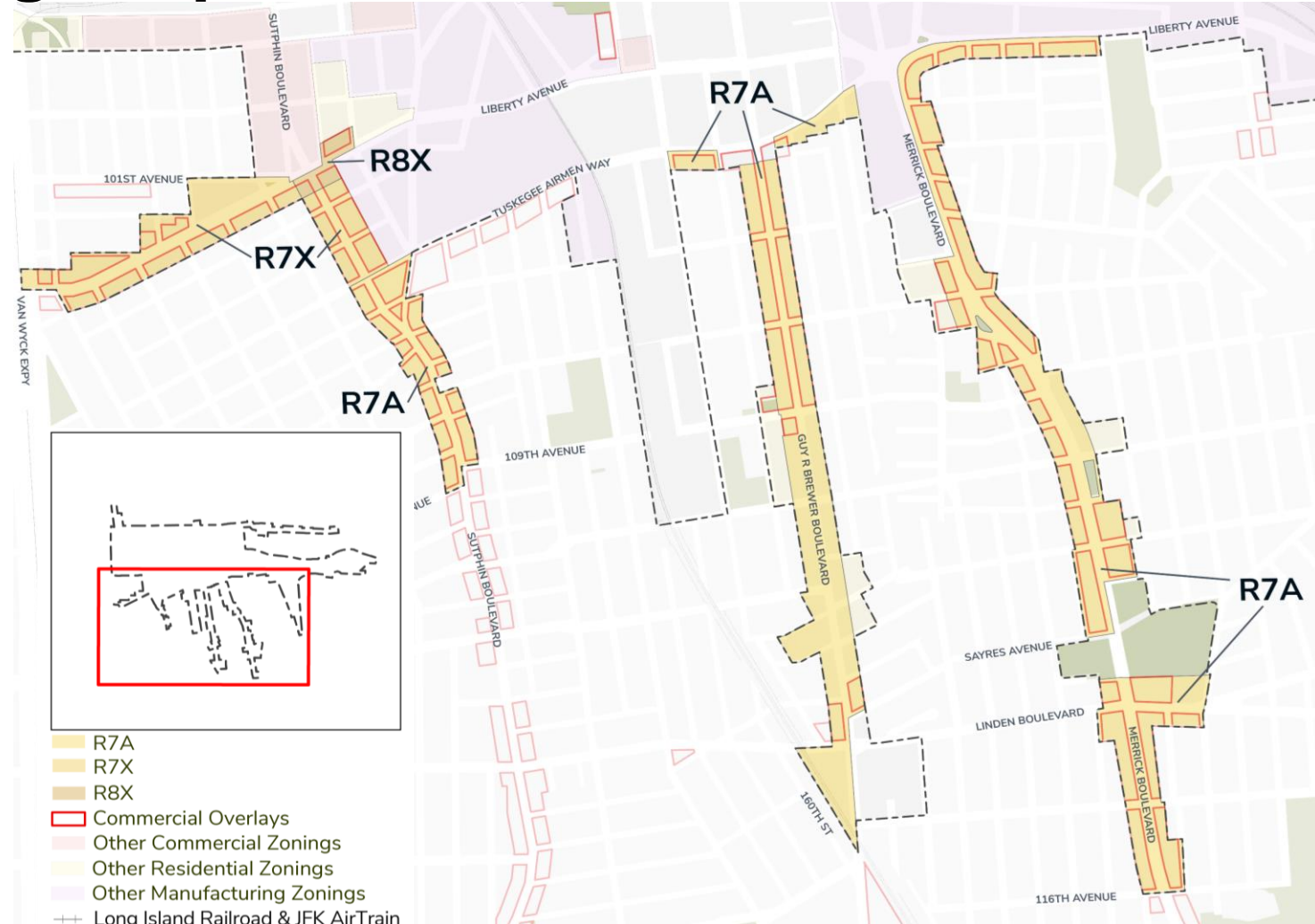
R6A, R7A, R7X, R8A, R8X, C2-4 overlay, R6D

- 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

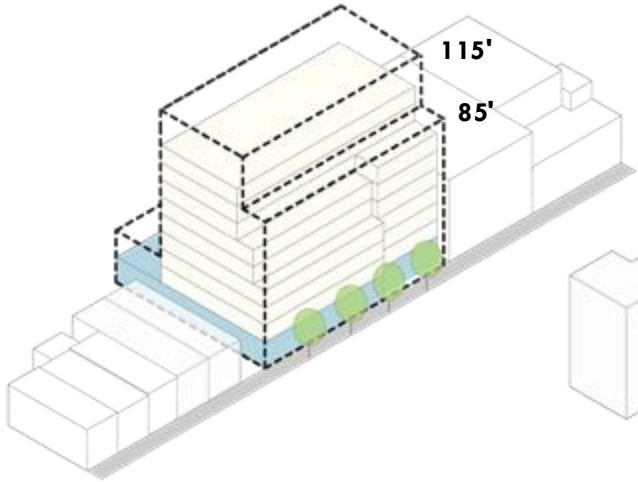
Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
R7A	5.01		4.0	n/a
R7X	6.0		5.0	n/a
R8A	7.2		6.5	n/a
R8X	7.2		6.0	n/a
C2-4 overlay	n/a	2.0	n/a	n/a

Aligns with city of Yes: Housing Opportunity

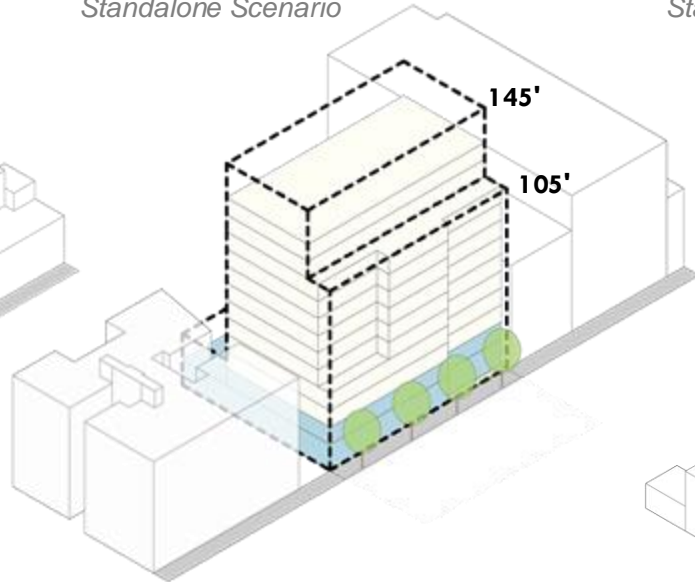


Southern Corridors Zoning Proposal

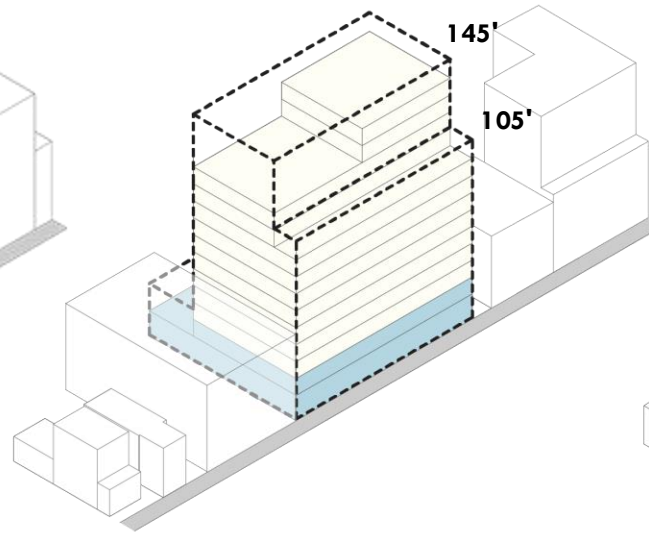
R7A
Standalone Scenario



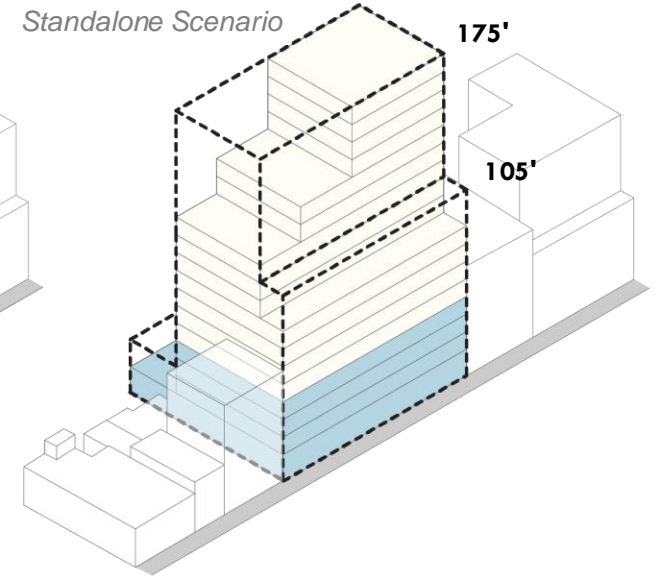
R7X
Standalone Scenario



R8A
Standalone Scenario



R8X
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

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

Aligns with city of Yes: Housing Opportunity

Southern Corridors: Zoning Today

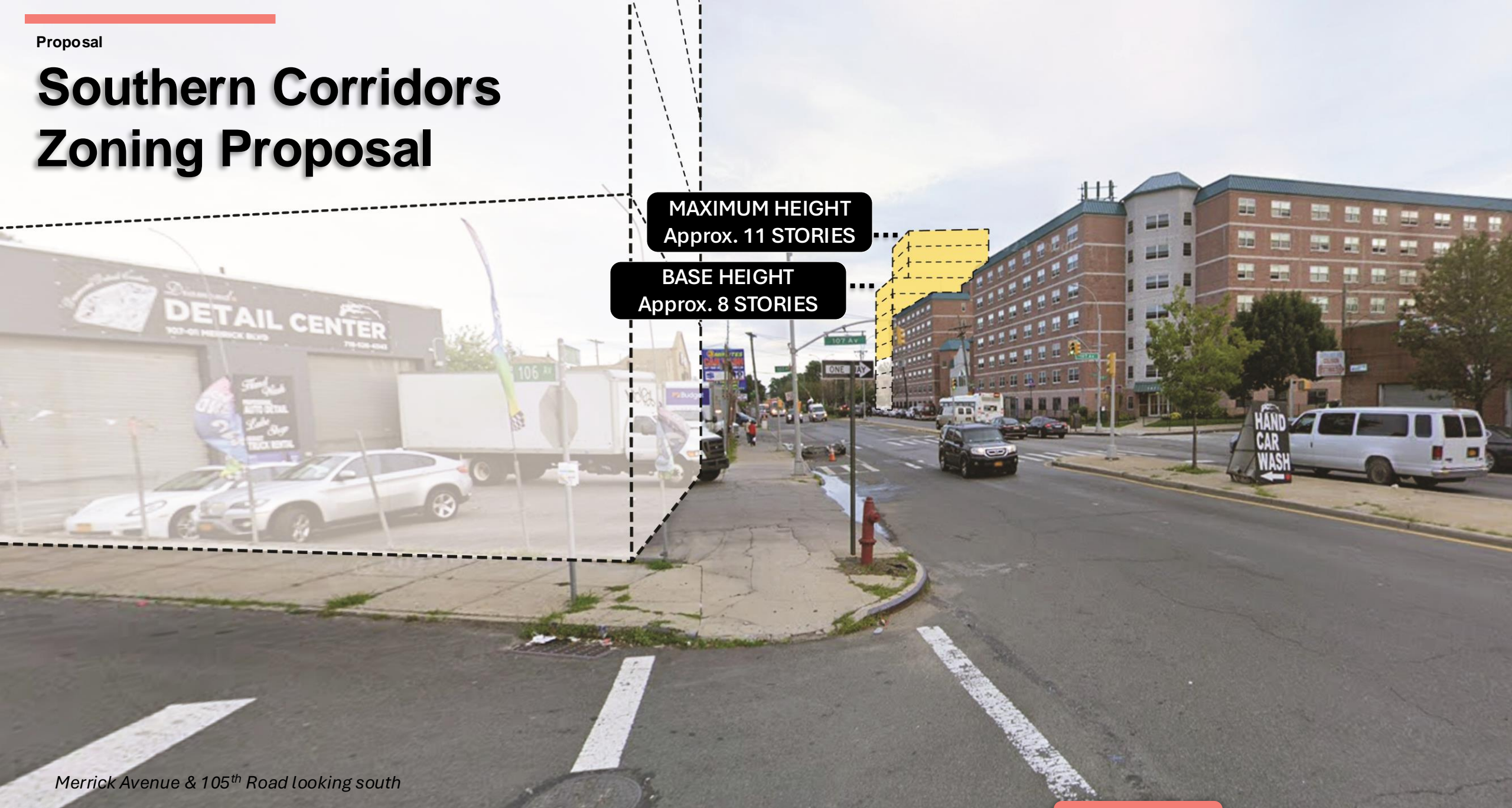
Today's districts allow buildings of up to 55' maximum buildings heights.

MAXIMUM HEIGHT
Approx. 4 STORIES



Merrick Avenue & 105th Road looking south

Southern Corridors Zoning Proposal



MAXIMUM HEIGHT
Approx. 11 STORIES

BASE HEIGHT
Approx. 8 STORIES

Merrick Avenue & 105th Road looking south

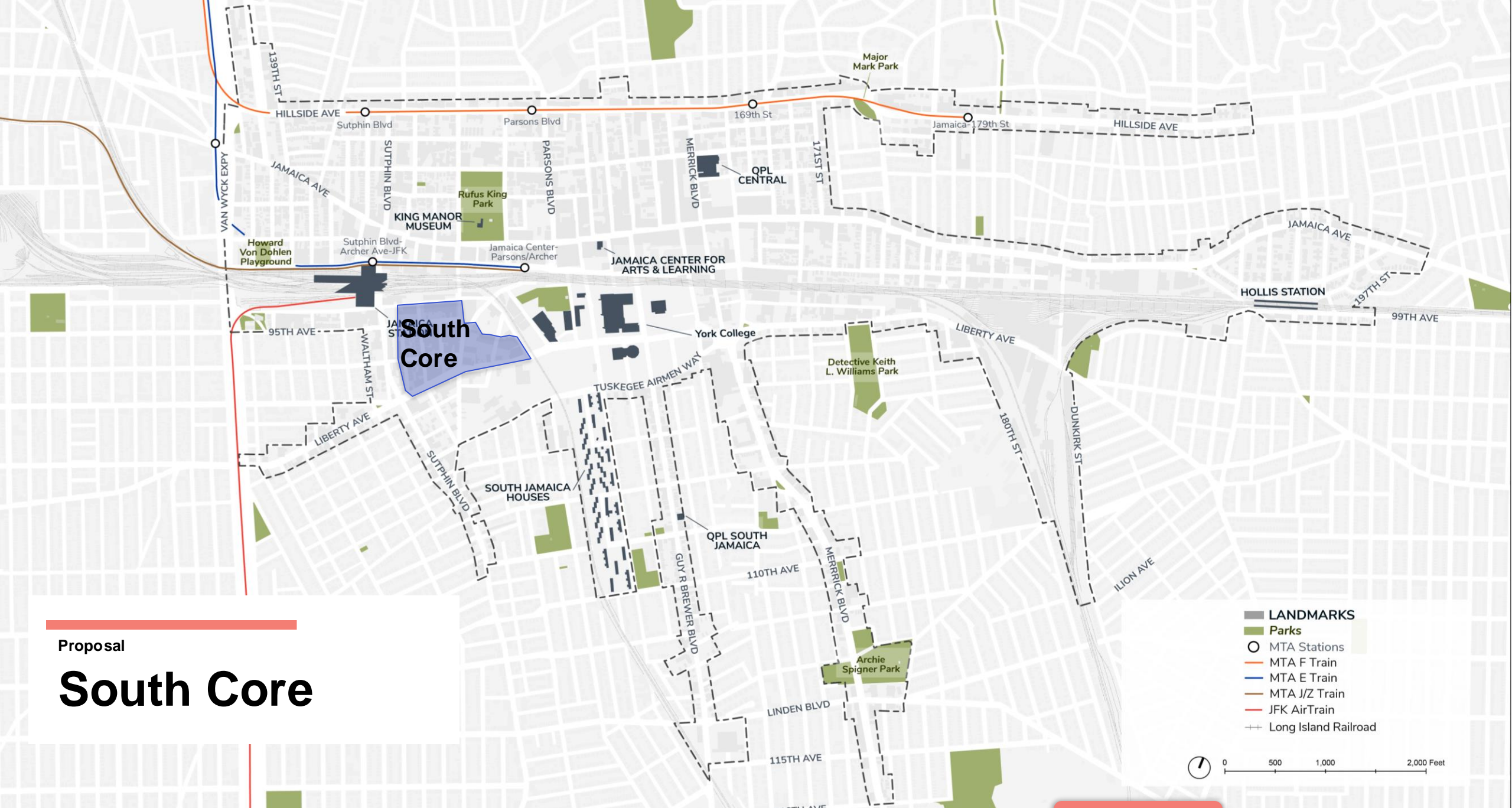
Southern Corridors Illustrative View

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

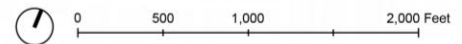
Merrick Avenue & 105th Road looking south



Proposal

South Core

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



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:

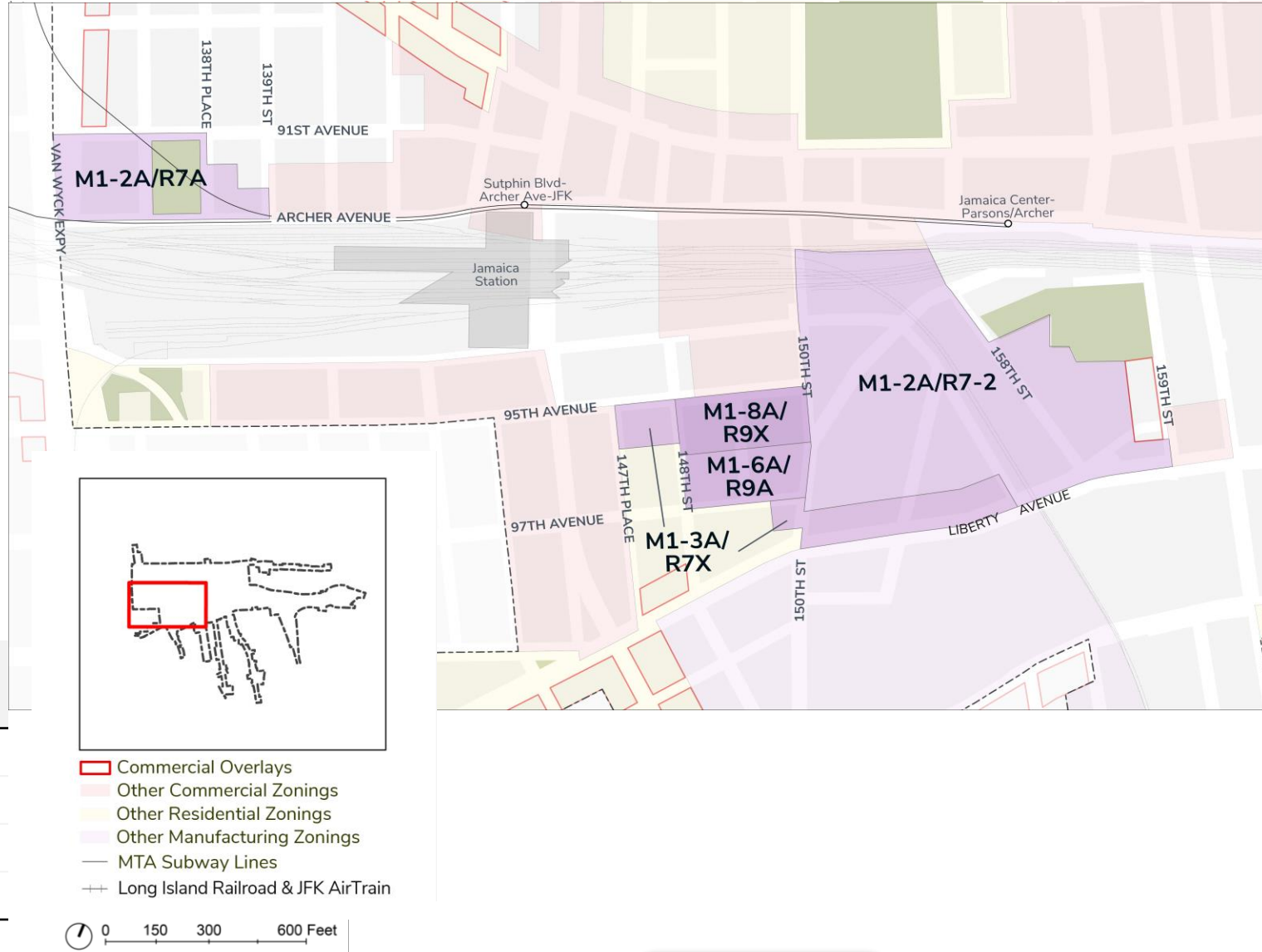
M1-2A/R7-2, M1-8A/R9X, M1-6A/R9A, M1-3A/R7X

- 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

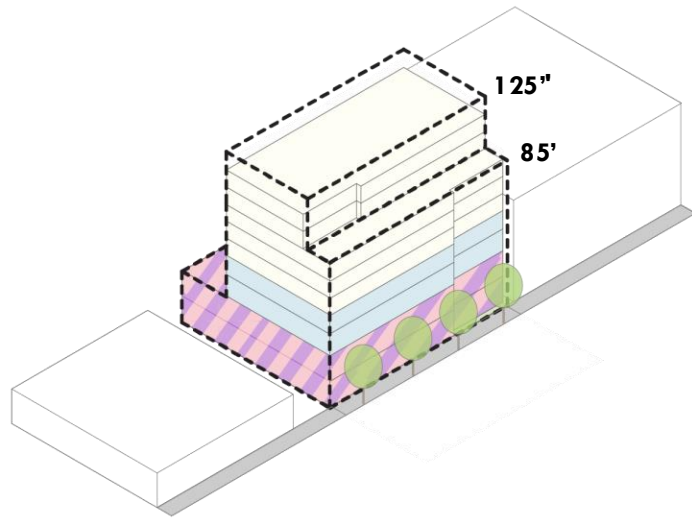
Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
M1-2A R7-2	5.01	3.0	6.5	3.0
M1-8A R9X	10.8	12.0	12.0	12.0
M1-6A R9A	9.02	8.0	8.0	8.0
M1-3A R7X	6.0	4.0	4.0	4.0

Aligns with city of Yes: Housing Opportunity

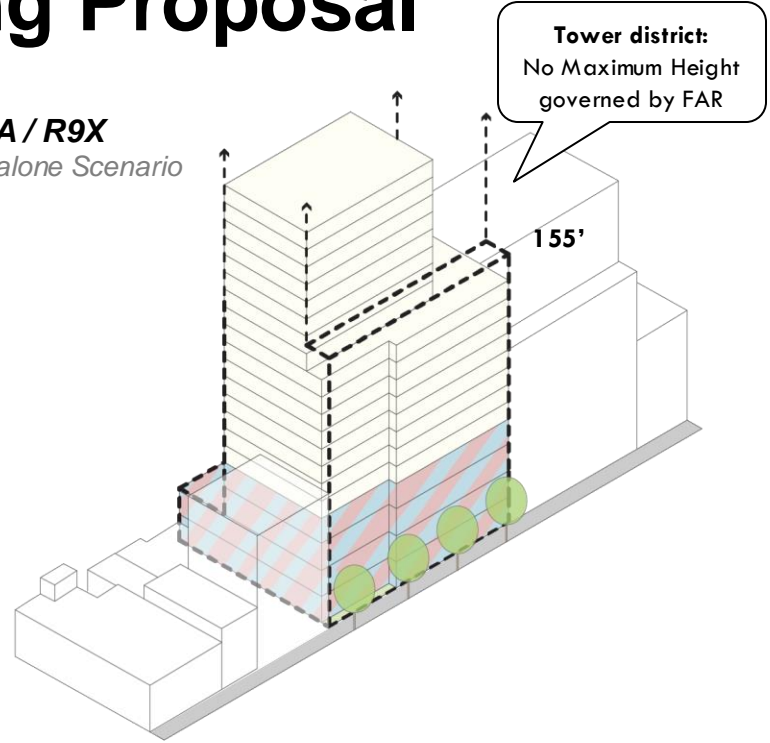


Paired District Zoning Proposal

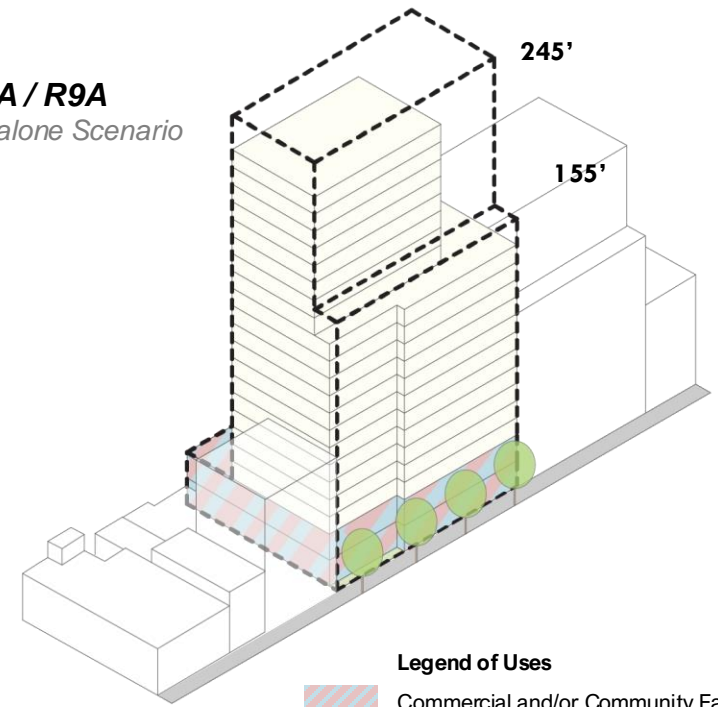
M1-2A / R7-2
Mixed-Use Scenario



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

148th Avenue & 95th 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

Proposal

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

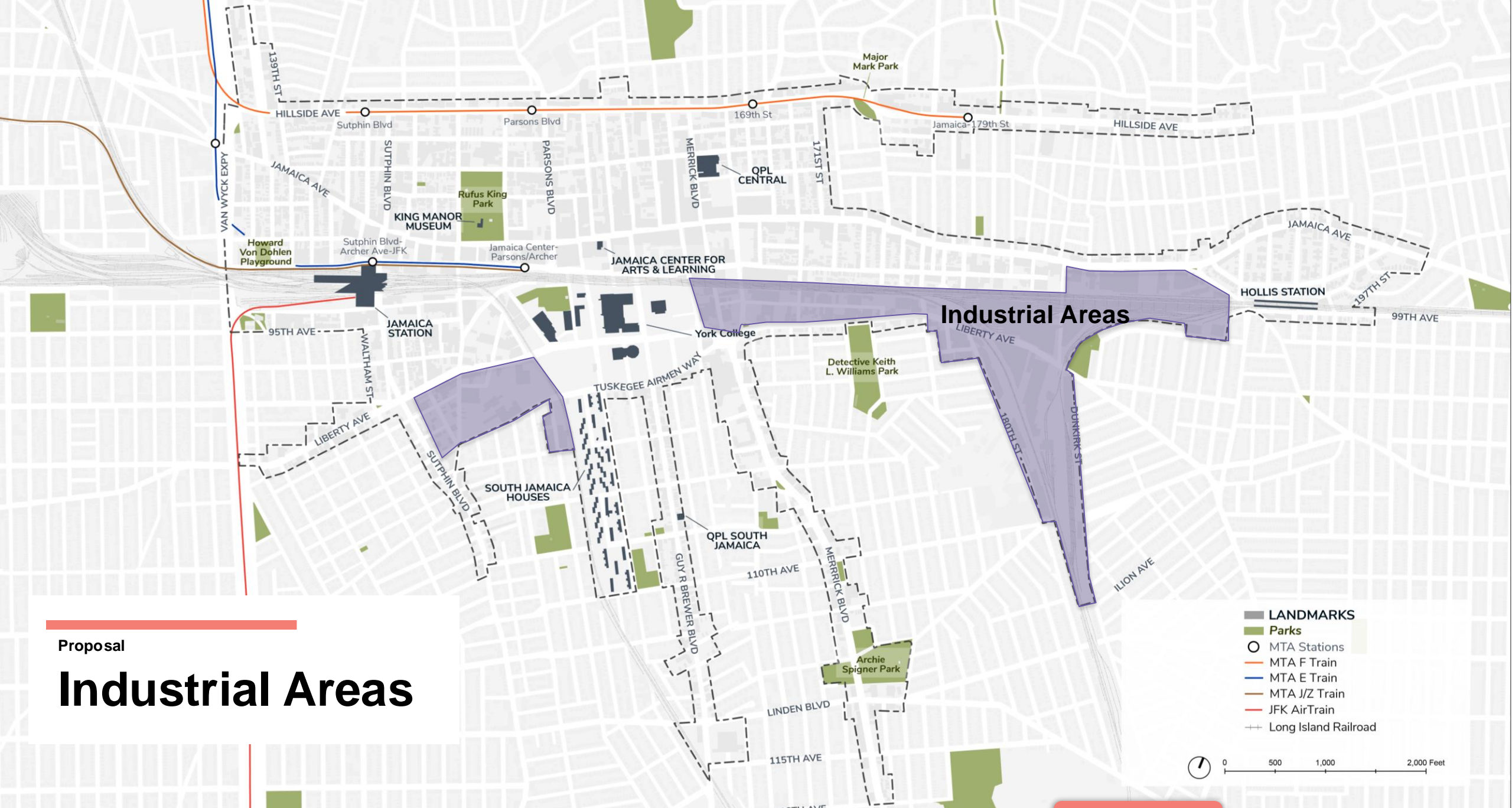
South Core Illustrative View

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

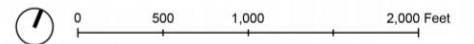
Archer Avenue and 150th Street looking south



Proposal

Industrial Areas

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



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

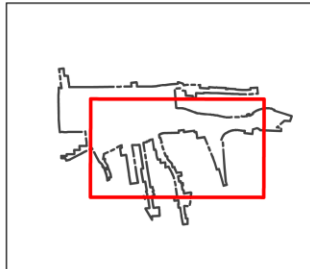
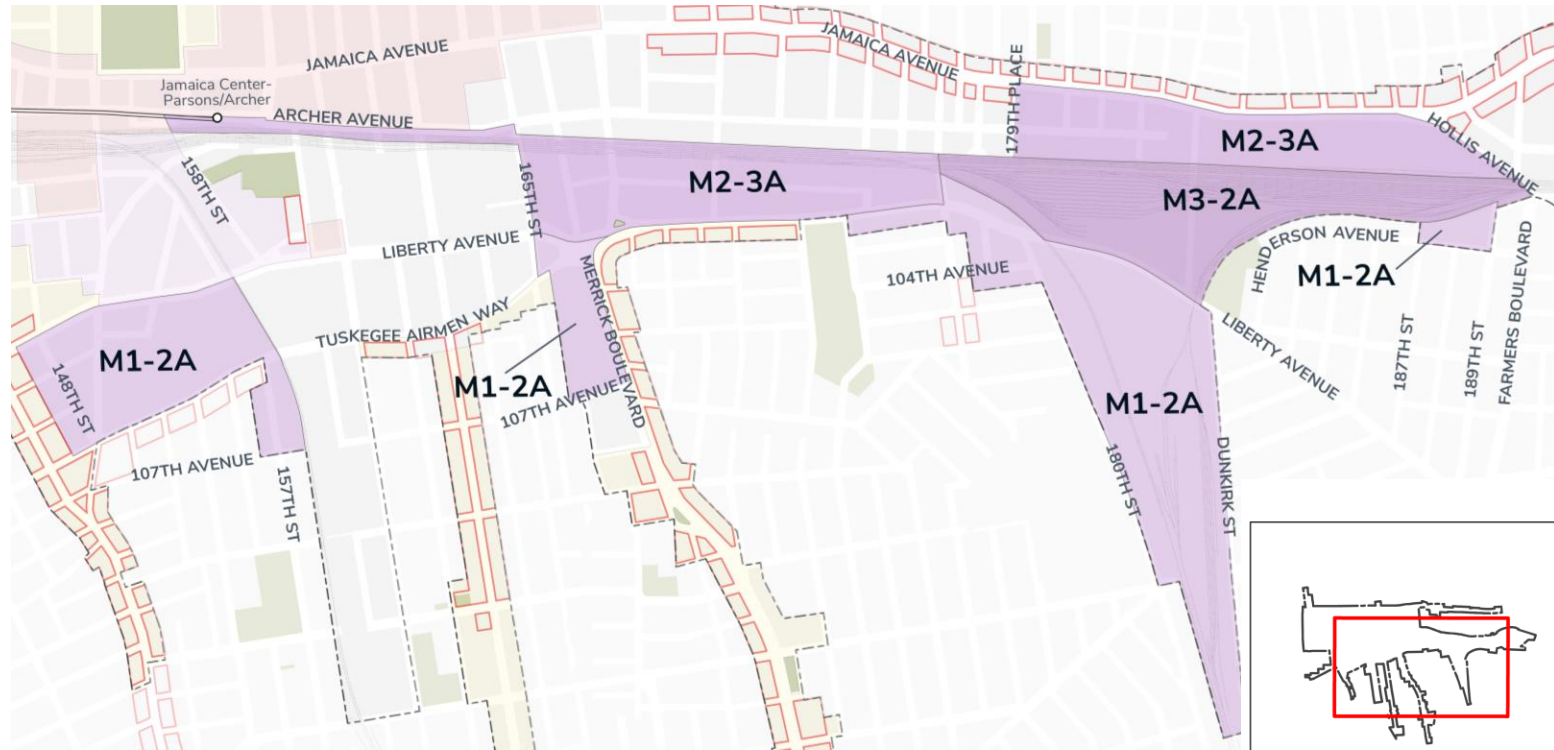
Existing Zoning:

M1-1, M1-2, M1-4

Proposed Zoning:

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

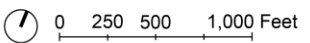
- The Jamaica neighborhood study is looking to bolster and preserve the Industrial Business Zones (IBZ's) to help support the growth and diversity of green jobs and growing industries in Jamaica



All Residential FAR's reflective of MIH

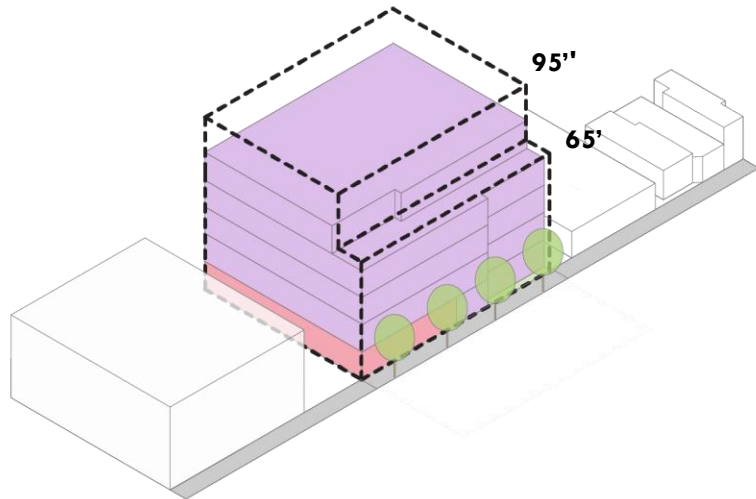
Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
M1-2A	0.0	3.0	3.0	3.0
M2-3A	0.0	3.0	4.0	4.0
M3-2A	0.0	1.0	0.0	3.0

Aligns with city of Yes: Housing Opportunity

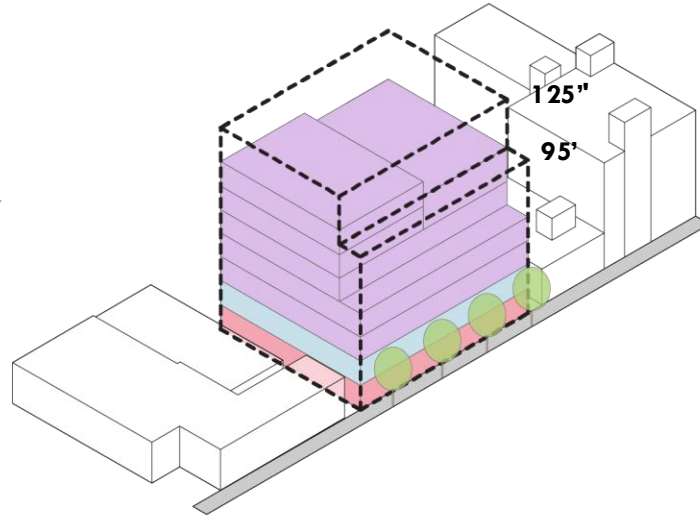


Industrial Areas Zoning Proposal

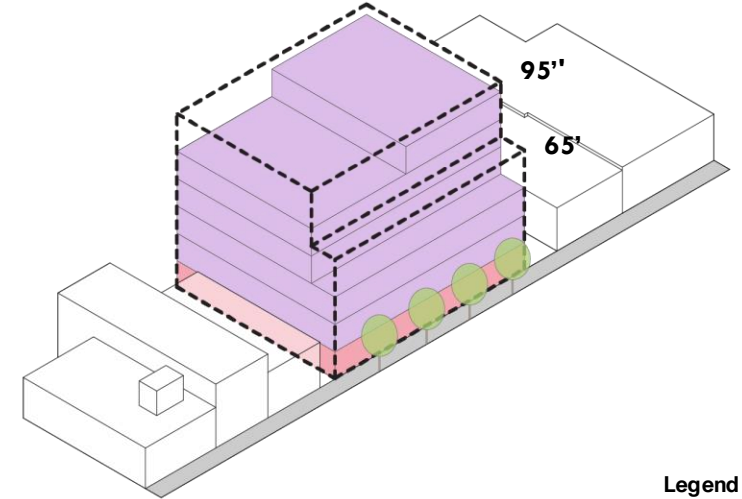
M1-2A
Standalone Scenario



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

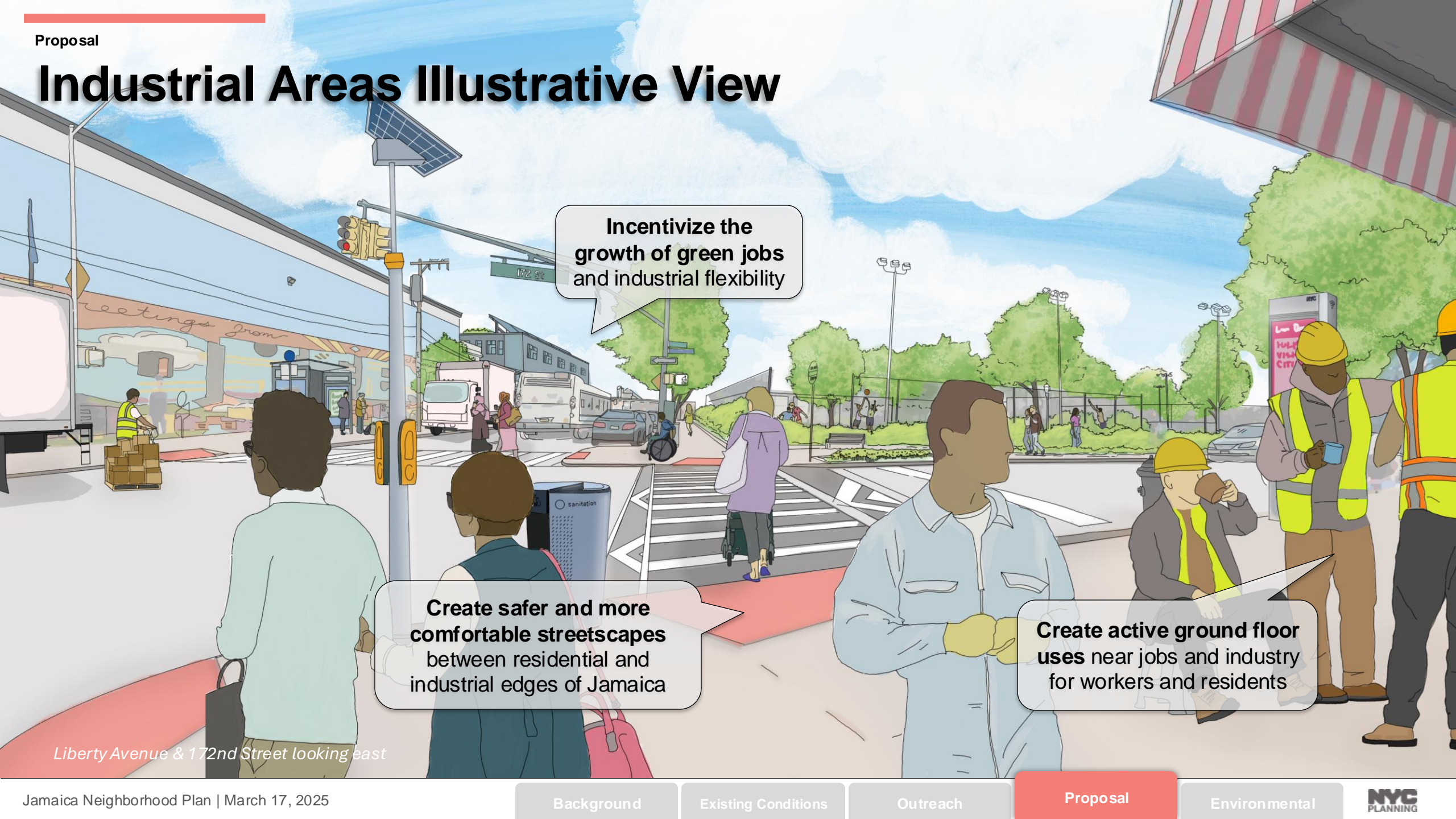
Industrial Areas Zoning Proposal

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

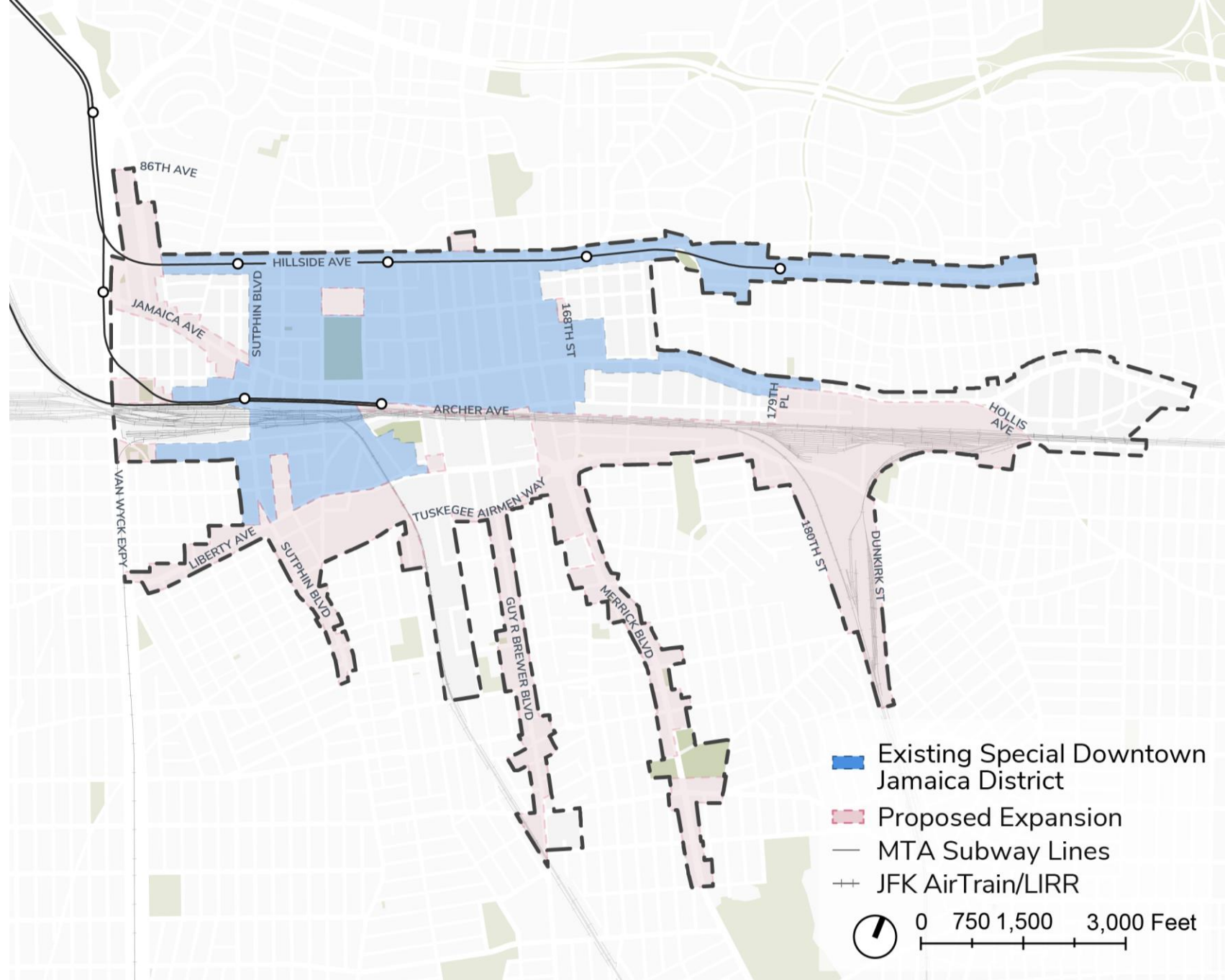
Create safer and more comfortable streetscapes between residential and industrial edges of Jamaica

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.

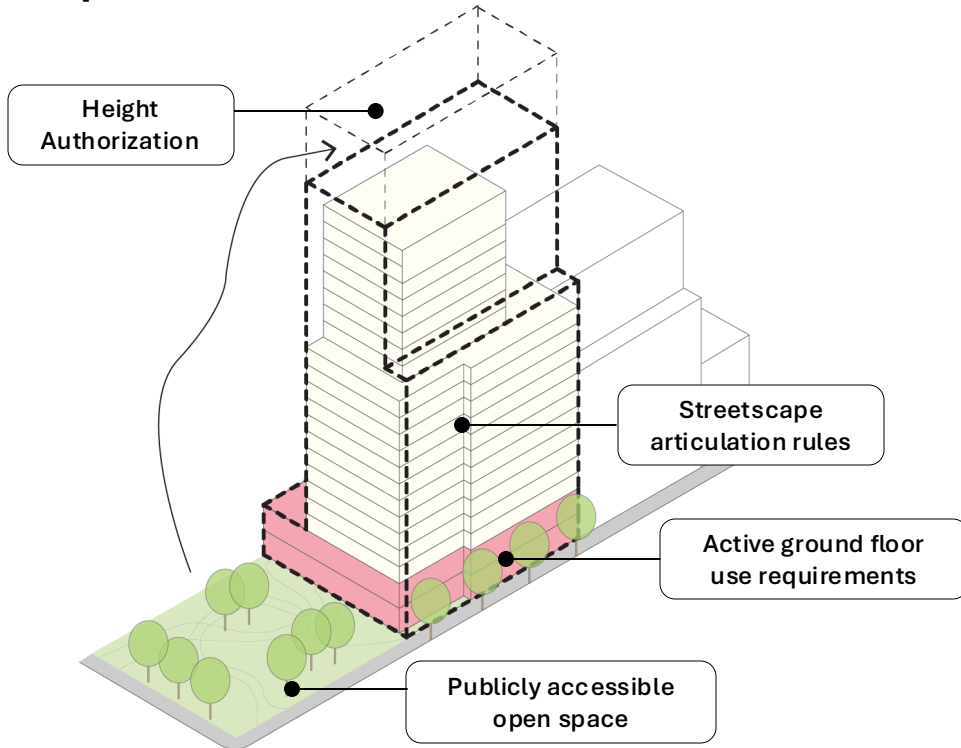
Retail in Paired Districts



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

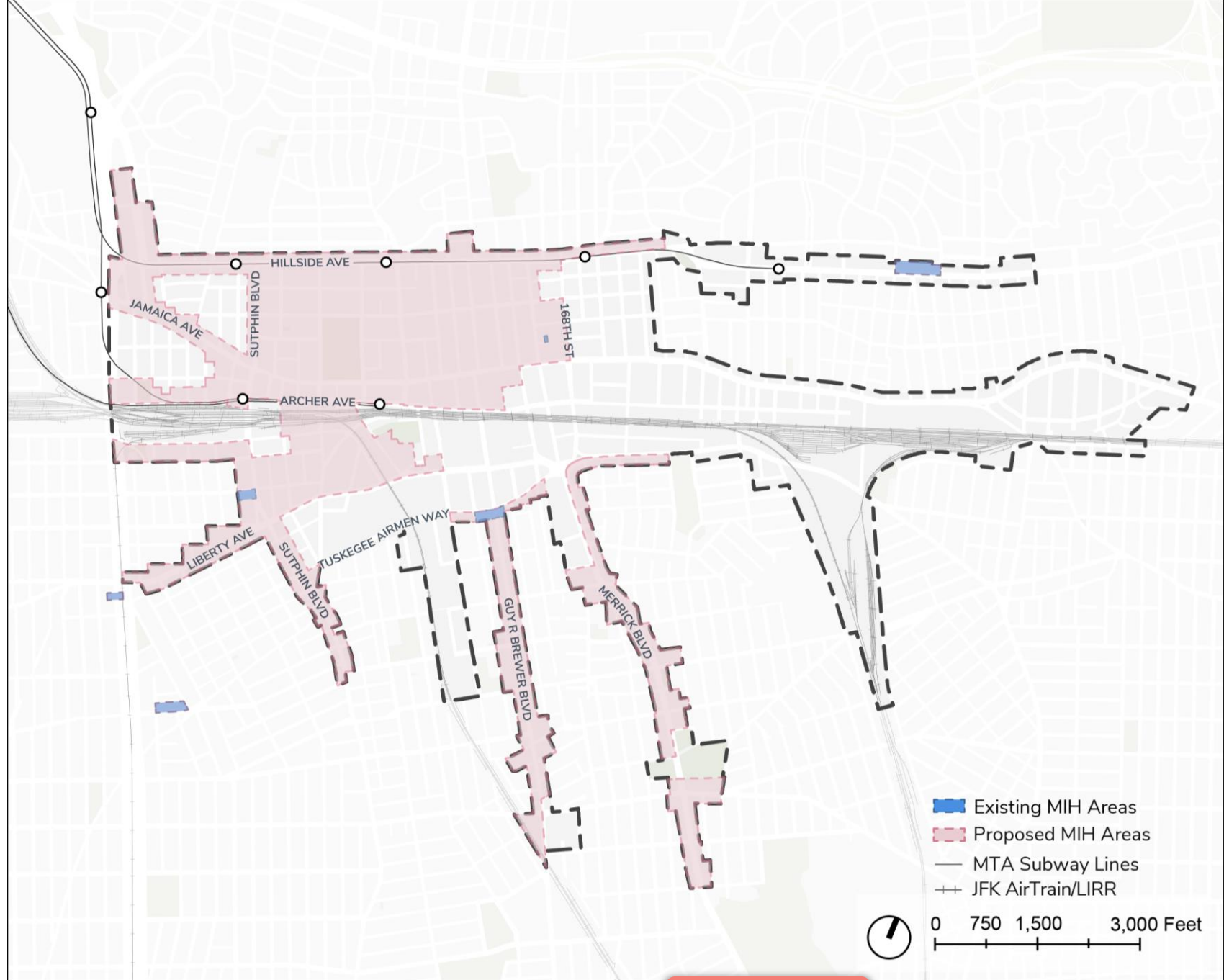
Strategy:

Create more housing that's affordable for residents

Proposal:

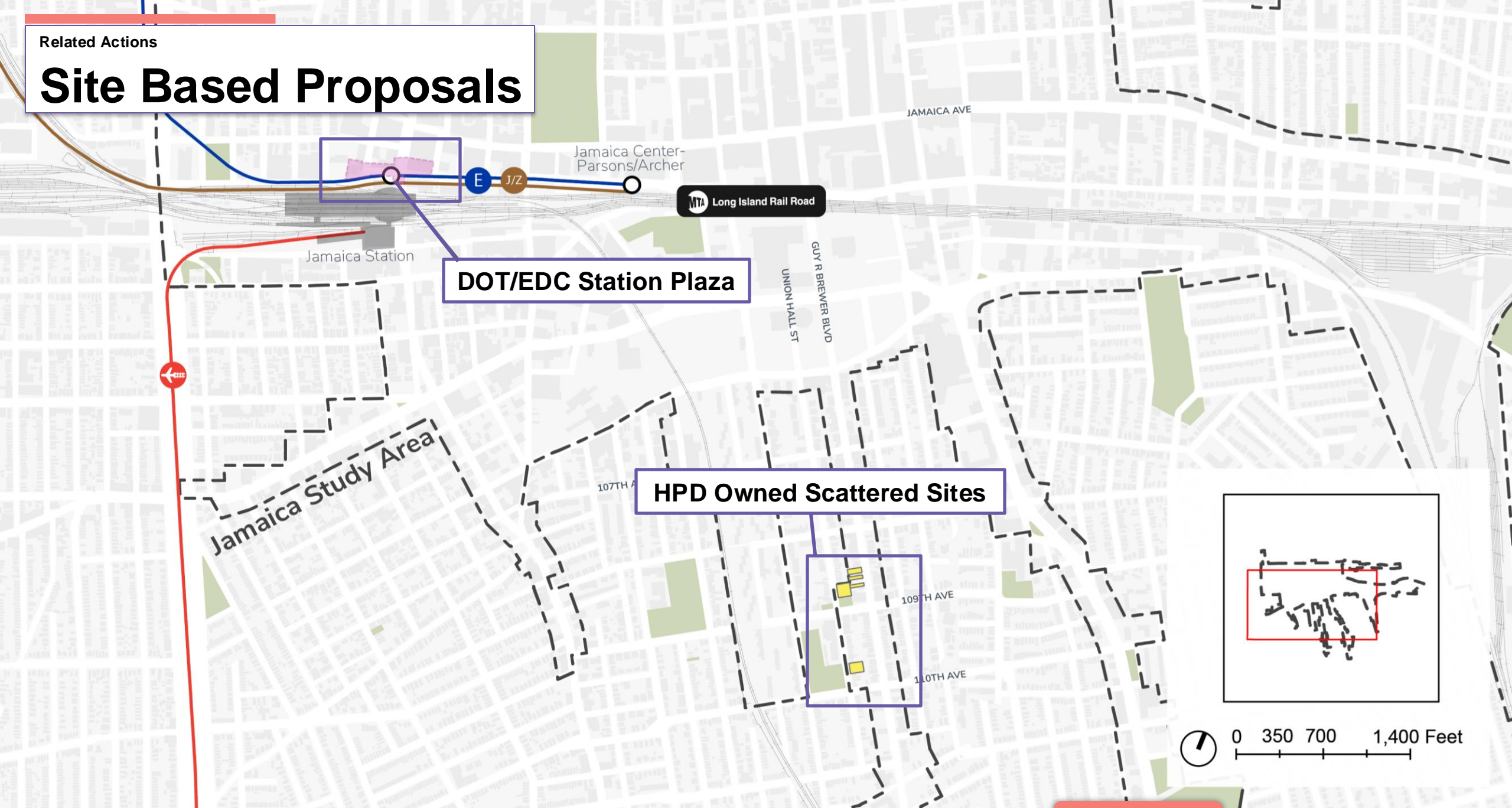
Map Mandatory Inclusionary Housing (MIH) with Options 1, 2 and 3

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



Related Actions

Site Based Proposals



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)

Scattered Site 1

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

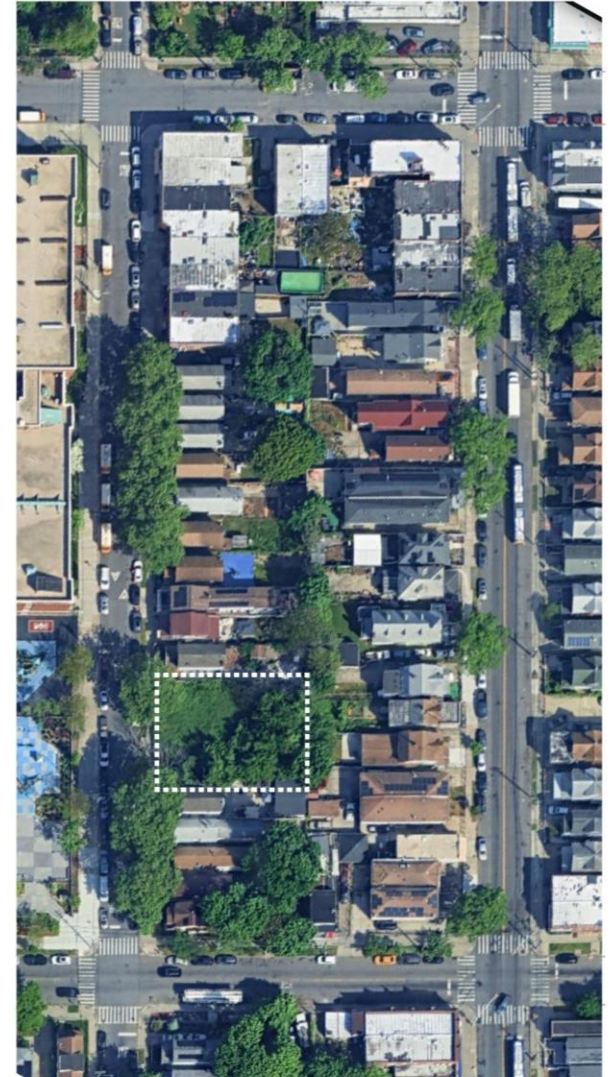
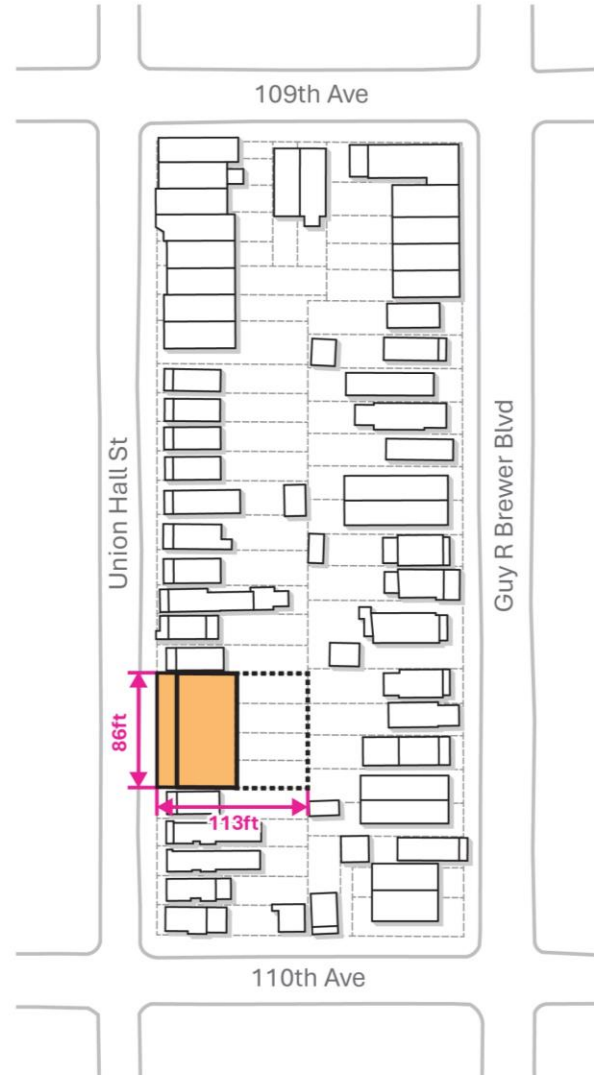
NYCHA
South Jamaica

PS 040
Samuel Huntington

HPD-Owned Scattered Site Cluster 1

Proposal

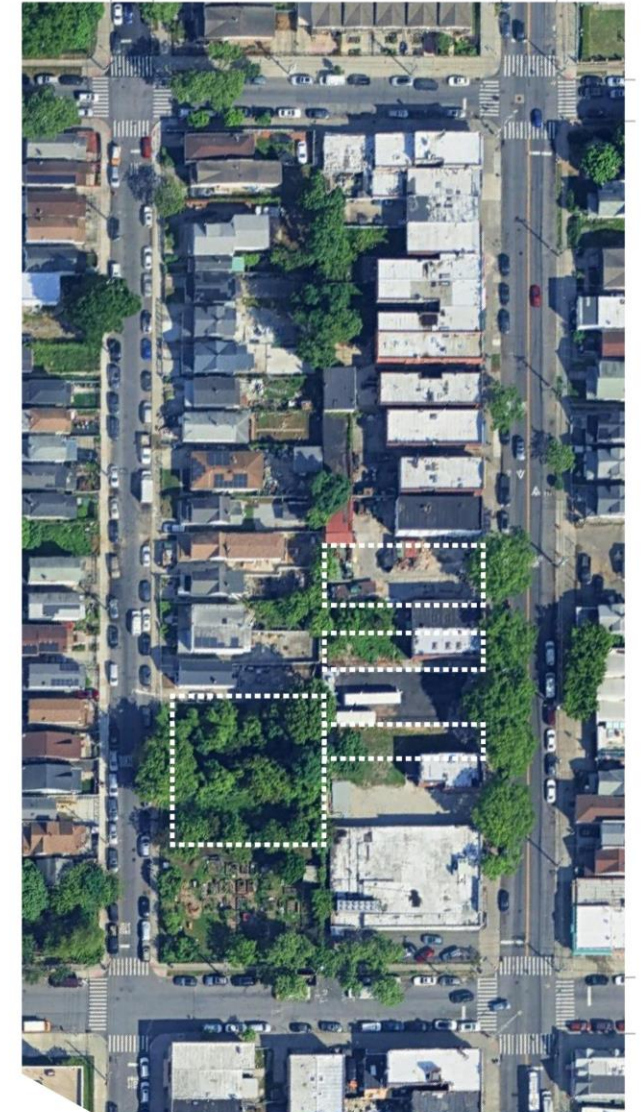
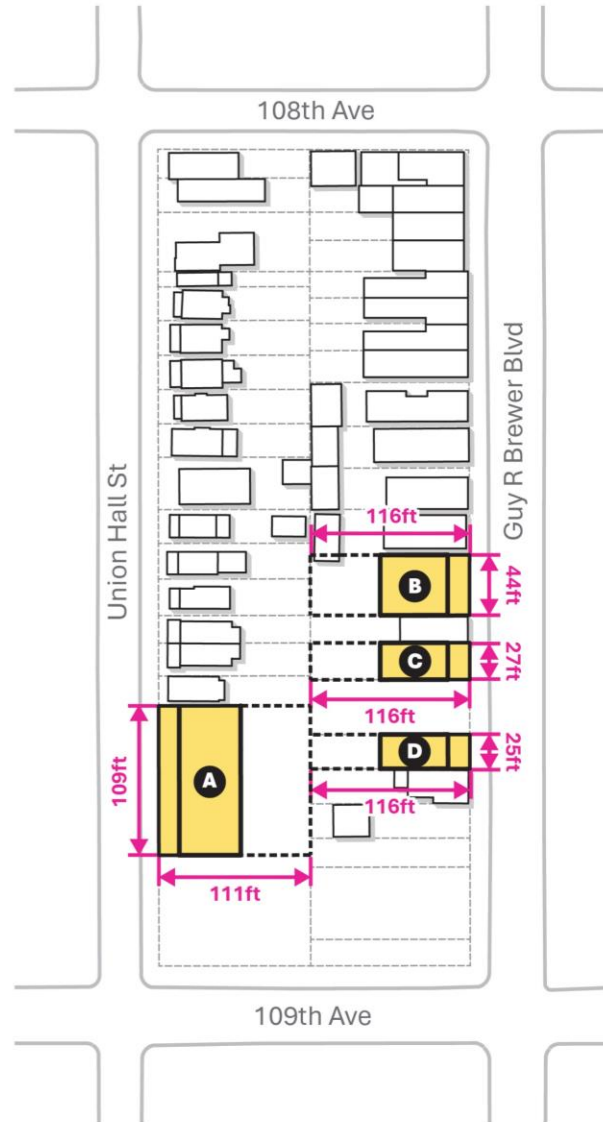
- 100% Affordable Homeownership
- 34 Units
- Developer to be selected by HPD



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

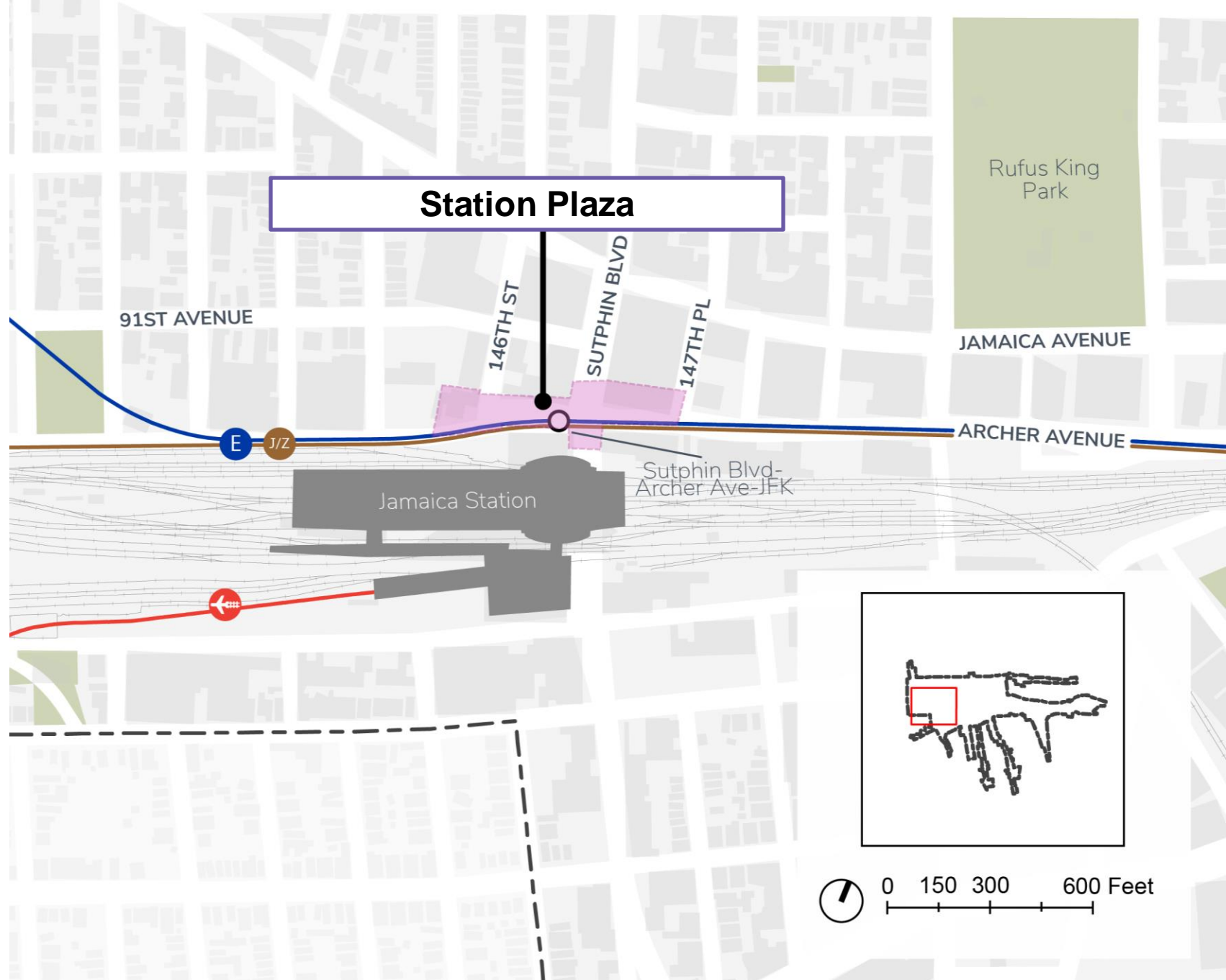
Station Plaza

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.



REFERENCE MAPS
F.S. 121, 128
ALT. MAP NOS: 4655 (C.P. No. 23629)
4991 (C.P. No. 370078 MMQ)

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



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)

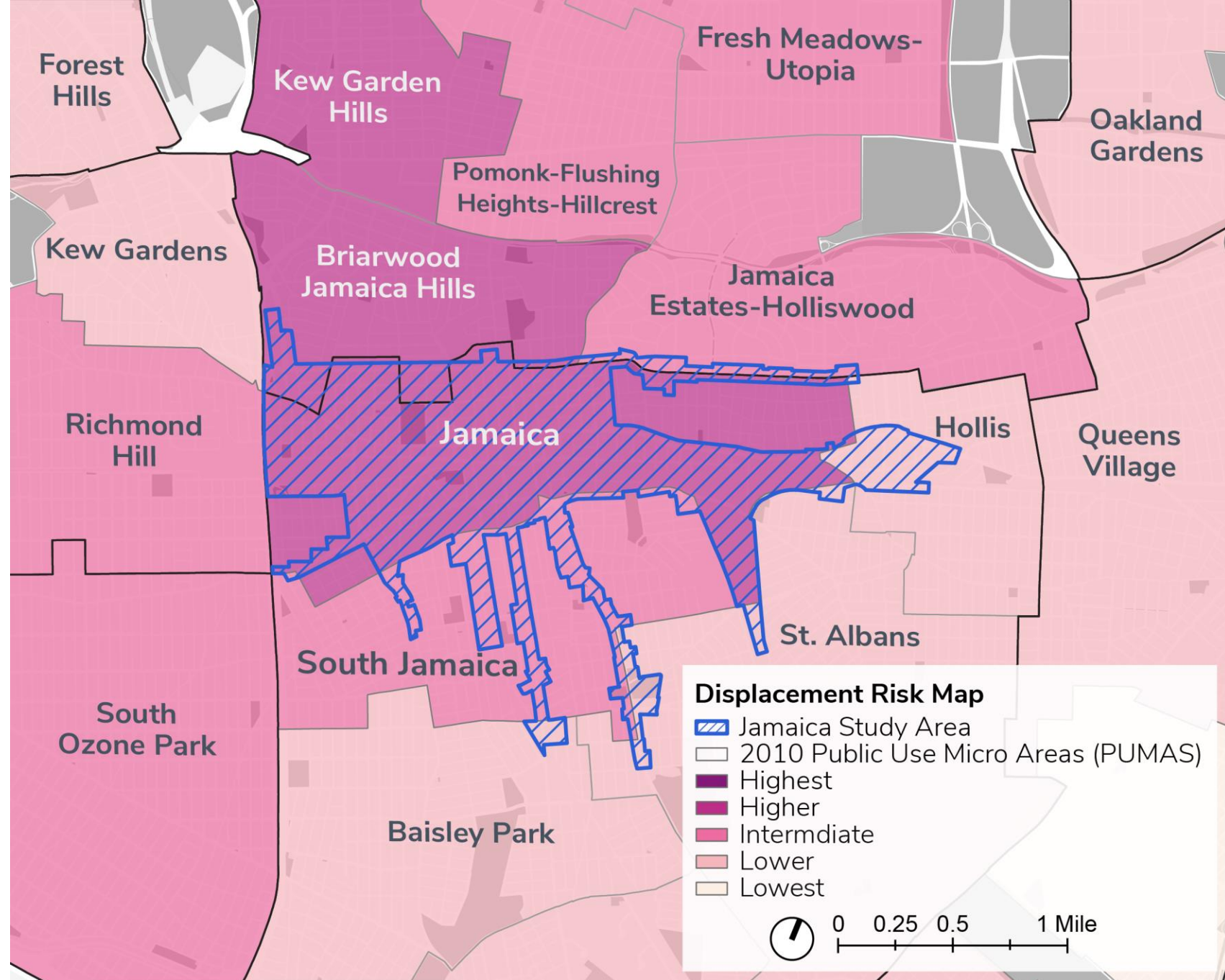
Housing Conditions

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



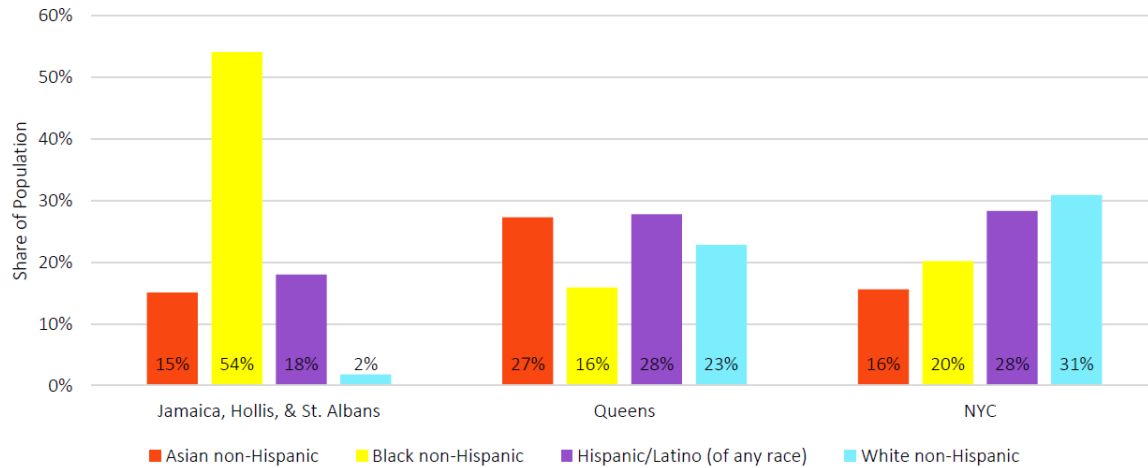
RER: Demographic Data

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]."

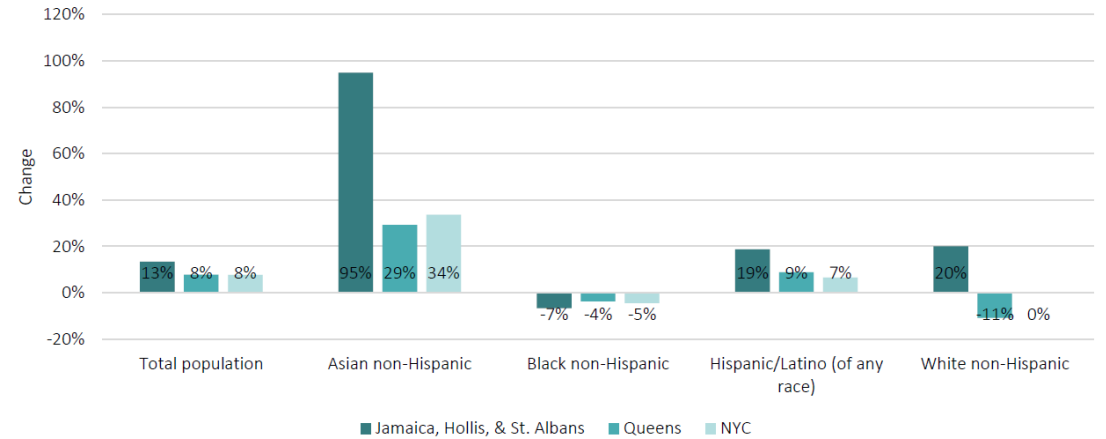


Source: Census 2020; Community Profile Table 1.01

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

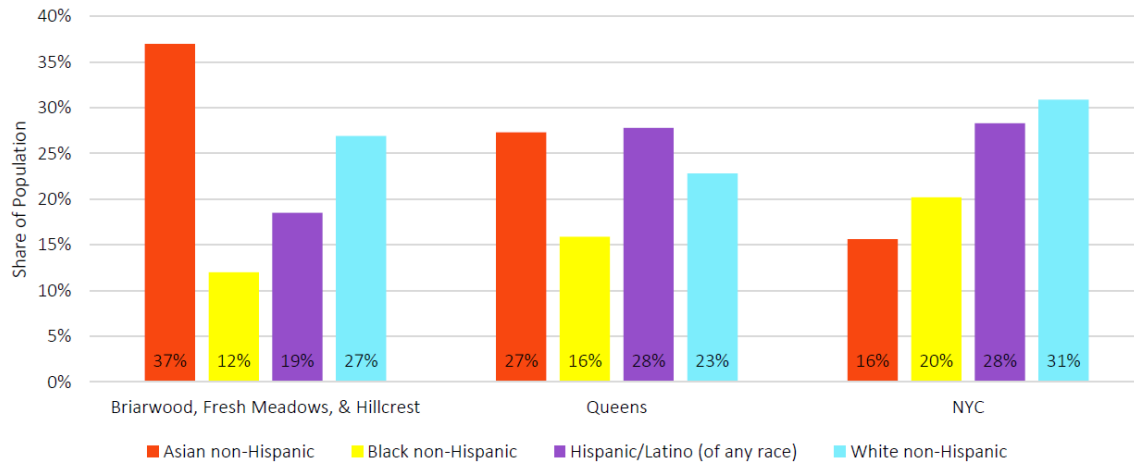
RER: Demographic Data

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].”

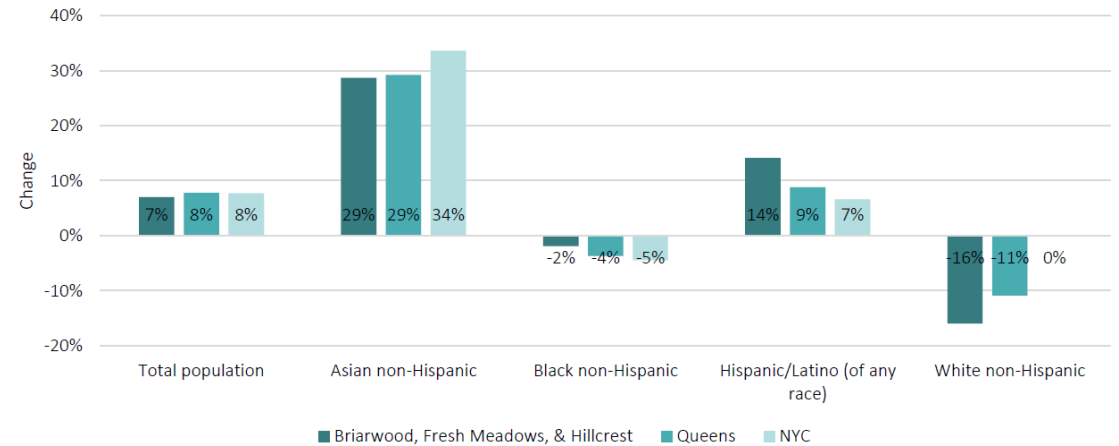


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“From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent].”



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 & 165th Street looking west

The Jamaica Neighborhood Plan



Thank you