

The Jamaica Plan



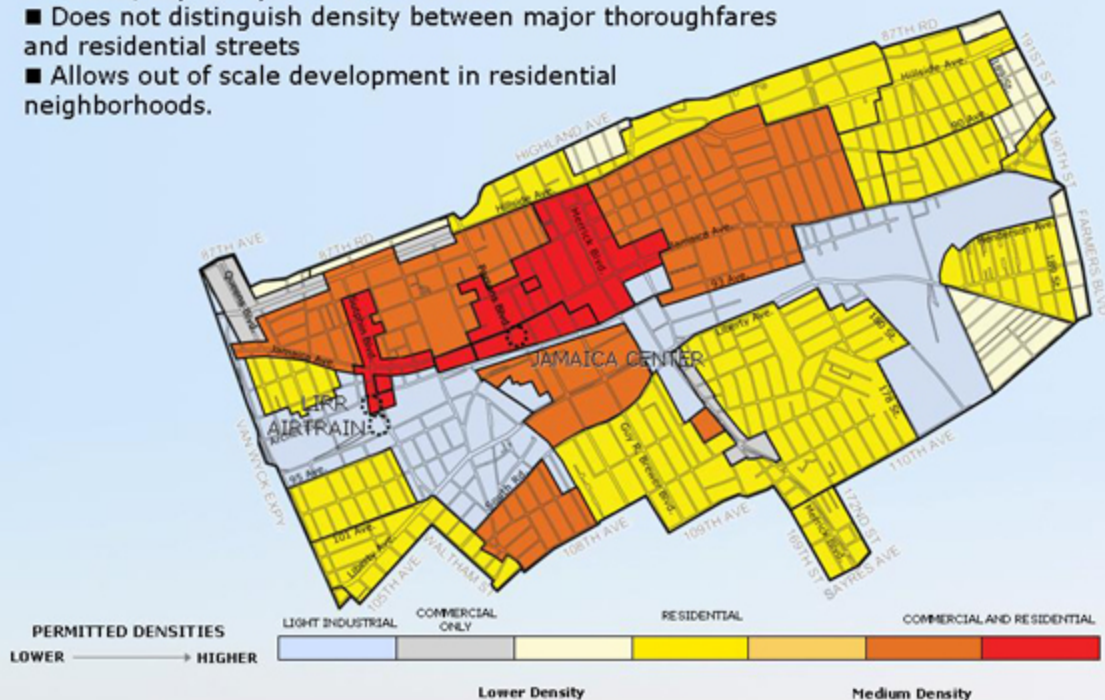
THE JAMAICA PLAN: Support Regional Centers



- **DOWNTOWN JAMAICA** is one of three regional business districts in Queens
- The Jamaica Plan is part of the City's broader strategy to invest in its regional economic centers, while protecting the character of neighboring communities
- Jamaica is the closest business center to John F Kennedy International Airport
- Jamaica is the regional hub for southeast Queens – a growing area that is home to more than 700,000 residents

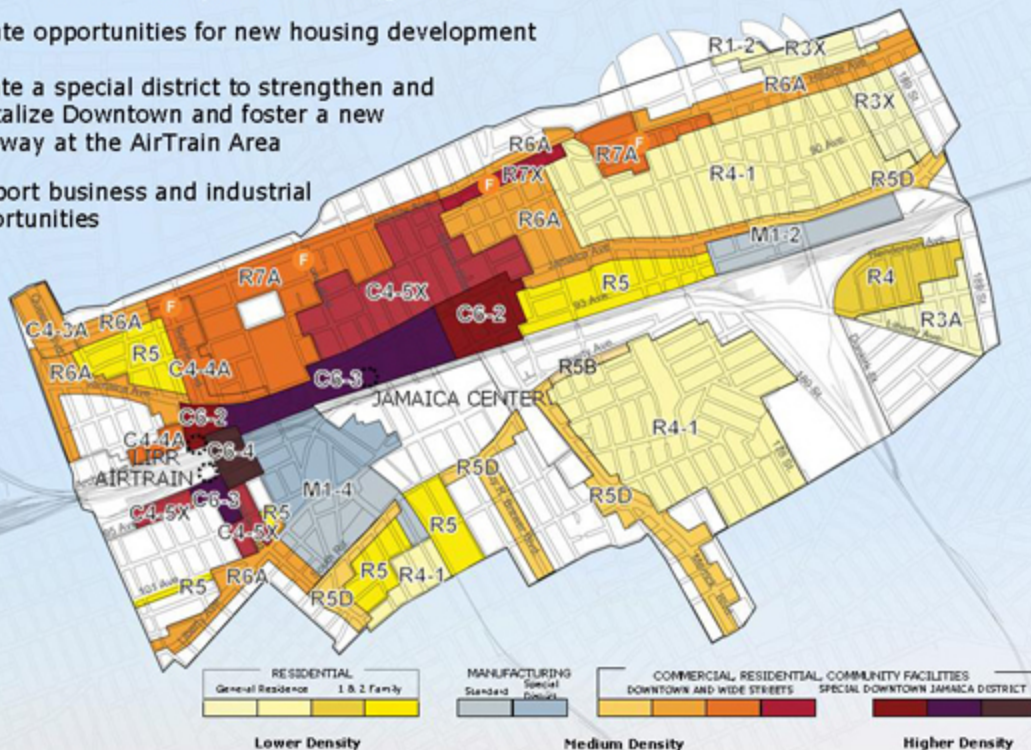
JAMAICA TODAY: Existing Zoning

- Limits growth and vitality in appropriate transit-accessible locations, especially near the AirTrain.
- Does not distinguish density between major thoroughfares and residential streets
- Allows out of scale development in residential neighborhoods.





JAMAICA TOMORROW: Rezoning Strategy

- Preserve lower density residential neighborhoods
- Create opportunities for new housing development
- Create a special district to strengthen and revitalize Downtown and foster a new gateway at the AirTrain Area
- Support business and industrial opportunities



JAMAICA TOMORROW: Preserving Lower Density Neighborhoods

-  **130 blocks** to be rezoned to preserve 1- and 2-family character
-  **50 blocks** to be rezoned to match low-rise mixed building character



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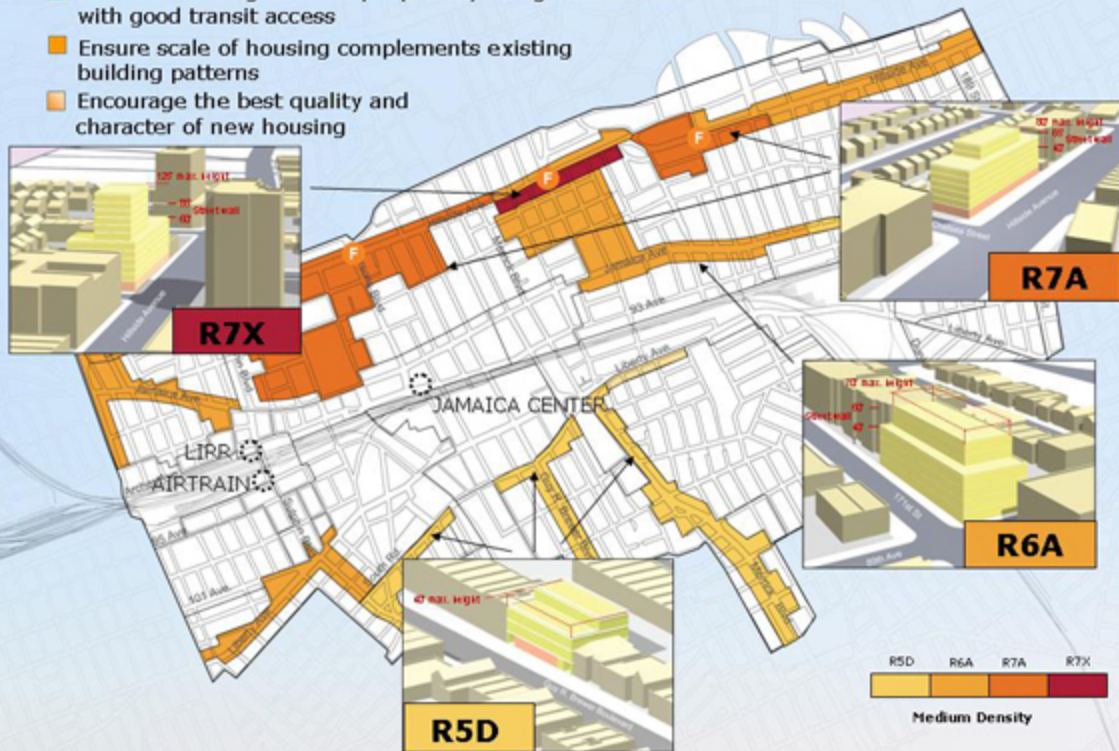
JAMAICA TOMORROW: Creating Housing Opportunities

- Increase housing densities, especially along wide streets with good transit access
- Ensure scale of housing complements existing building patterns
- Encourage the best quality and character of new housing



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JAMAICA TOMORROW: Affordable Housing Incentives

■ Throughout **Downtown Jamaica and along Hillside Avenue**, the Inclusionary Housing Program would promote permanently affordable housing.

■ Affordable units must be provided to **eligible households with incomes at or below 80 percent of Area Median Income** (\$56,720 for a family of four).

■ Affordable housing units may be new units on the same site, or new or preserved units in a separate building off-site.

■ Developments using the floor area bonus in the new program may also use **other city, state or federal housing subsidy programs** and tax incentives to finance affordable units.



JAMAICA TOMORROW: Affordable Housing Alternative

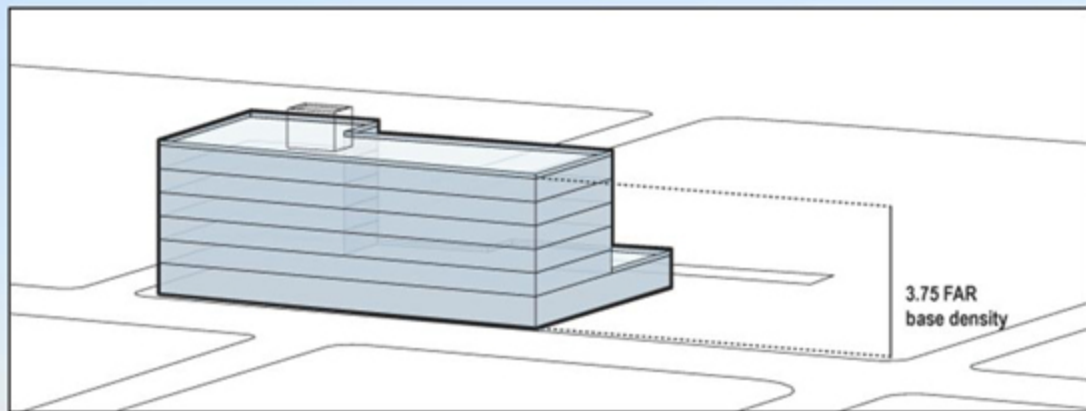
■ Inclusionary Zoning would set a base floor area ratio which would limit the size of developments not providing affordable units

R7X Districts

Allowed Density:

Residential Base FAR:

3.75



JAMAICA TOMORROW: Affordable Housing Incentives

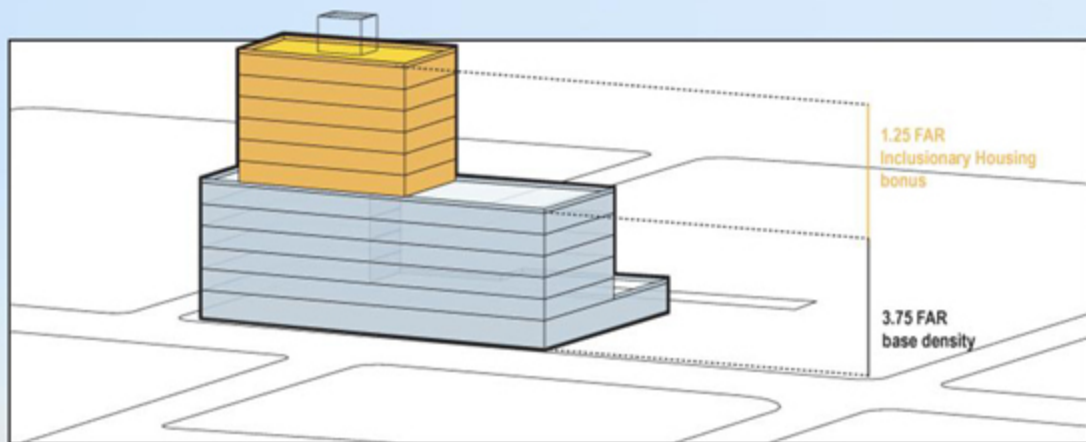
■ As an incentive to provide affordable units, Inclusionary Zoning would provide a **33% floor area bonus**

■ The additional floor area must be accommodated within the height and setback requirements of the applicable zoning district.

R7X Districts

Allowed Density:

Residential Base FAR:	3.75
IH Bonus:	<u>1.25</u>
Max FAR:	5.0

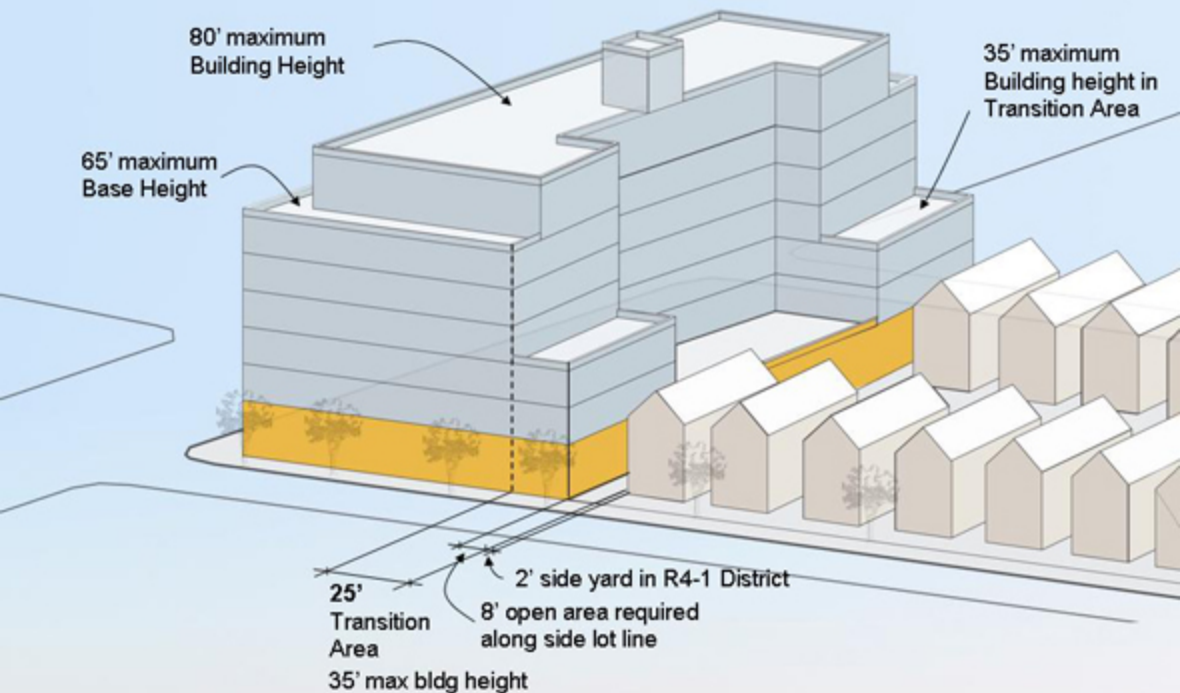


JAMAICA TOMORROW: Affordable Housing Alternative

■ The Inclusionary Housing Program would limit as-of-right development to a reduced Base FAR, a developer must provide affordable housing in order to receive the 33% Bonus FAR .

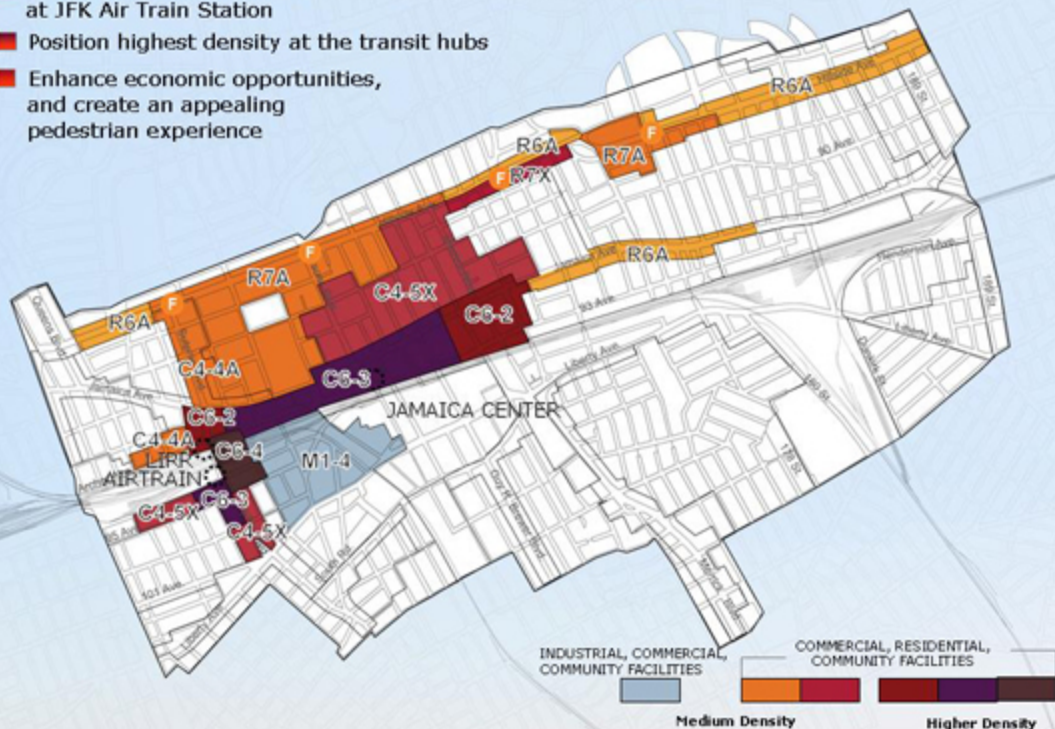
Zoning District	IH Base FAR	IH 33% Bonus FAR
R7A / C4-4A	3.45	4.6
R7X / C4-5X	3.75	5.0
C6-2	5.4	7.2
C6-3	6.0	8.0
C6-4	9.0	12.0

JAMAICA TOMORROW: Building Transition Rule (R7A Example)



JAMAICA TOMORROW: Enhancing the Downtown

- Strengthen the revitalizing Downtown and create a new gateway at JFK Air Train Station
- Position highest density at the transit hubs
- Enhance economic opportunities, and create an appealing pedestrian experience



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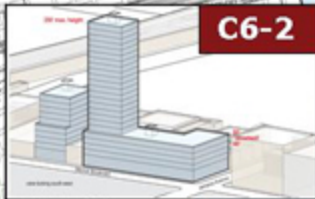
C4-4A



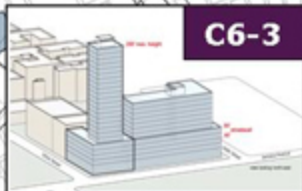
C4-5X



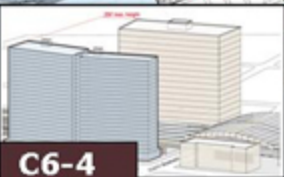
C6-2



C6-3



C6-4



INDUSTRIAL, COMMERCIAL,
COMMUNITY FACILITIES

COMMERCIAL, RESIDENTIAL,
COMMUNITY FACILITIES

Medium Density

Higher Density

JAMAICA TOMORROW: Support Business and Industry

- Expand business and institutional opportunities

- ☐ Allow York College, educational and institutional uses to grow
- ☐ Prohibit open uses, such as scrap yards

- Expand opportunities for industrial growth

M1-2 and M1-4

Max. FAR: 2.0

Max. Streetwall height:
60' or Four Stories



STANDARD SPECIAL
DISTRICT DISTRICT
M1-2 M1-4
Medium Density




JAMAICA TOMORROW: Create the Gateway Urban Renewal Area



ALLOW PUBLIC ACQUISITION, IF NEEDED, TO SUPPORT HIGHER DENSITY DEVELOPMENT IN THE TRANSIT CENTER

OTHER ACTIONS: Amend the City Map

■ A private application has been filed by JFK Center Associates LLC, to facilitate a one million square foot commercial development to be located in the Urban Renewal Area.

 Proposed Street Demapping



OTHER ACTIONS: Disposition of City Property

- A city-owned, former public parking garage which is used by the Police Department would be disposed subsequent to the rezoning of the site from M1-5 to C6-2.

— — Proposed Disposition Site

