

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



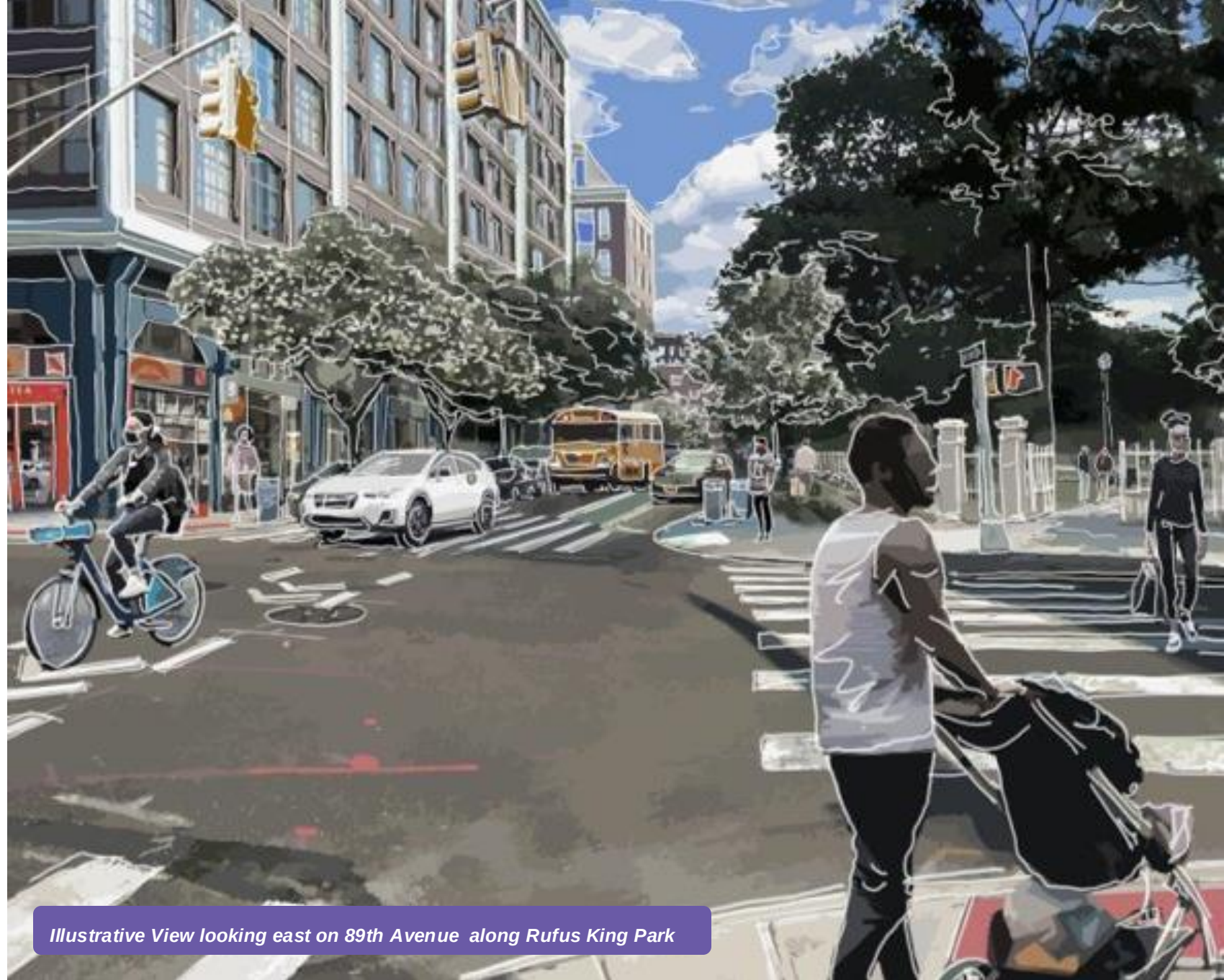
Around 4,000 income restricted homes



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

Study Area

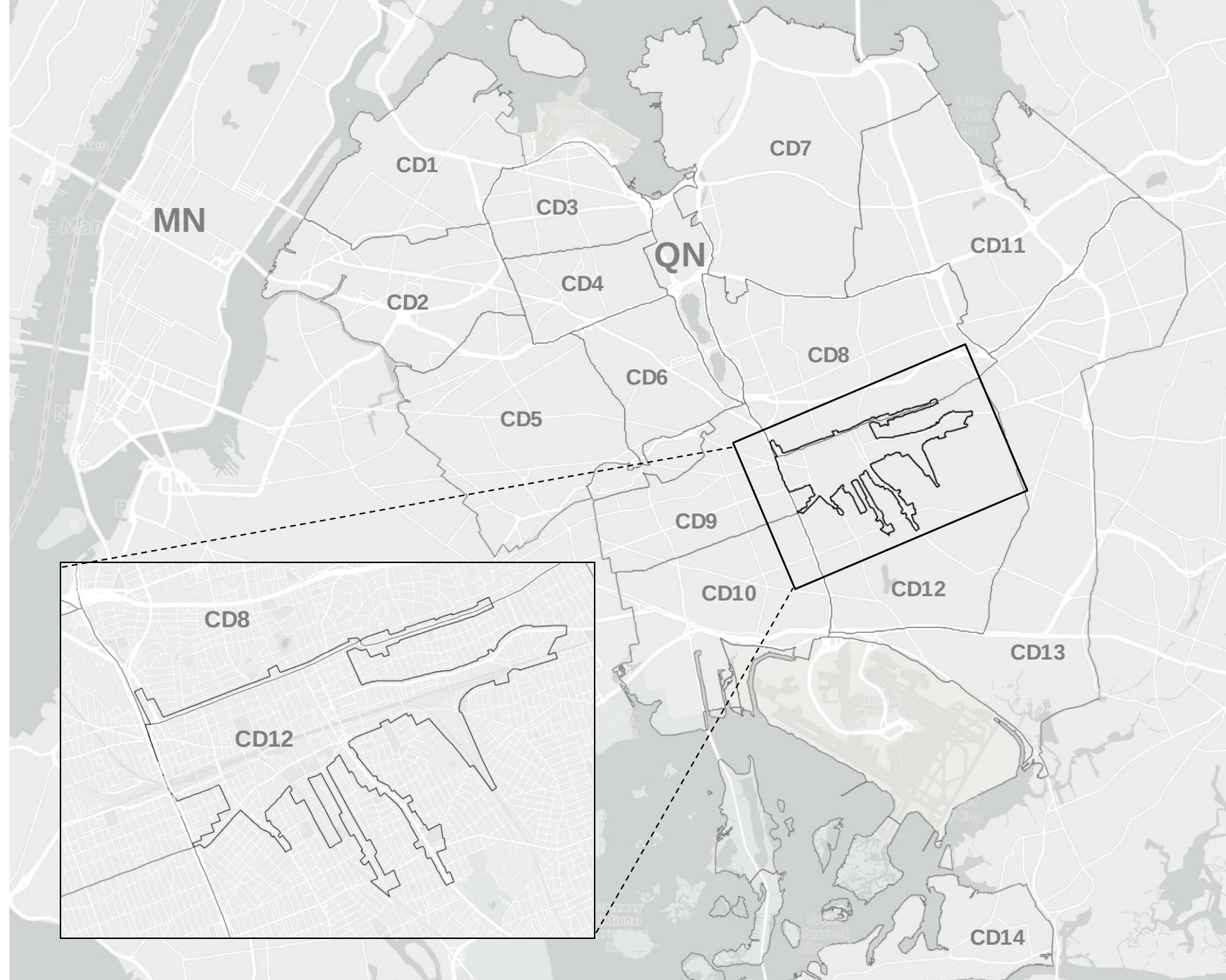
Queens Community District
8 and 12

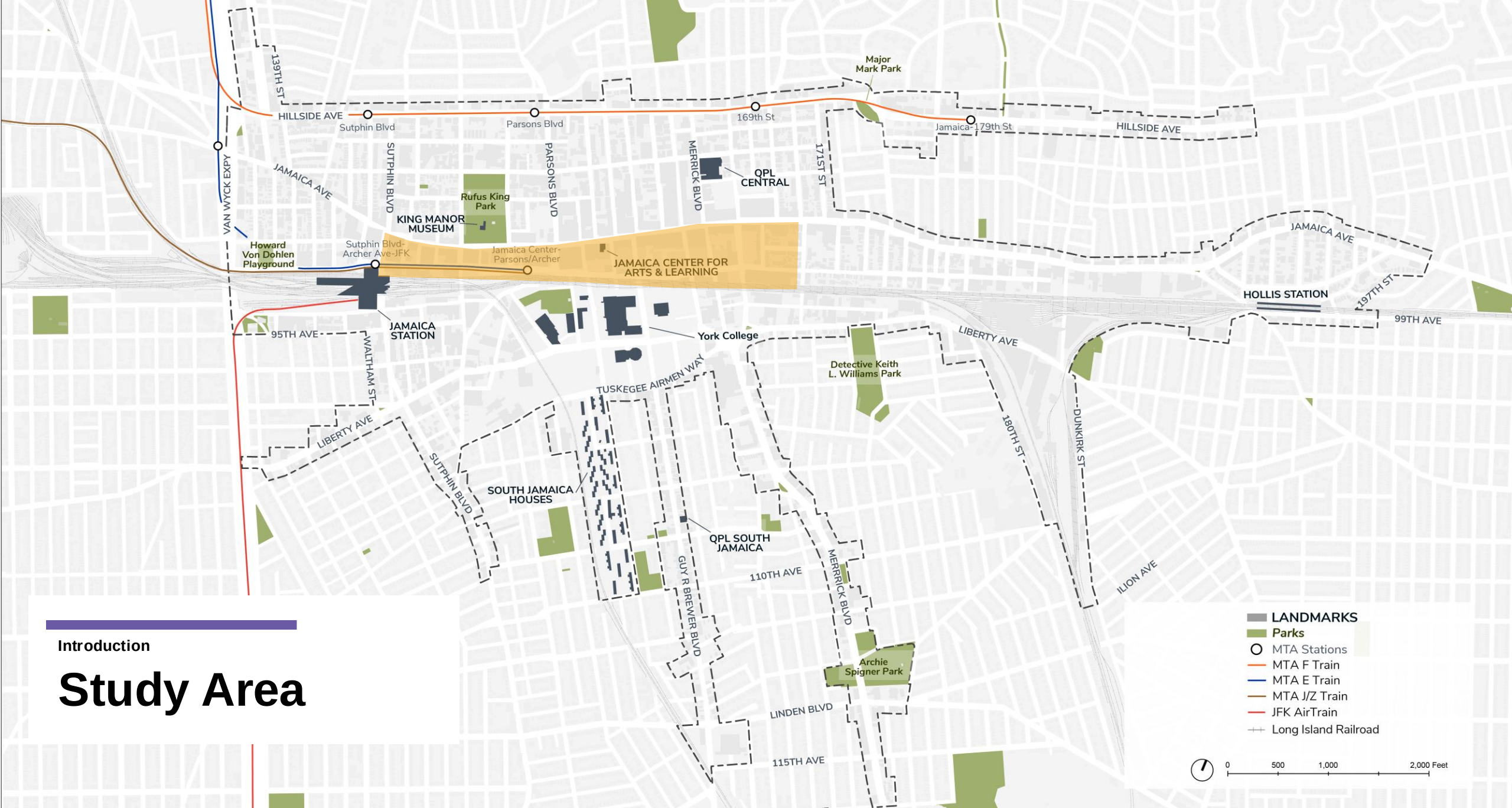
Represented by:

Speaker Adrienne Adams

Council Member Nantasha Williams

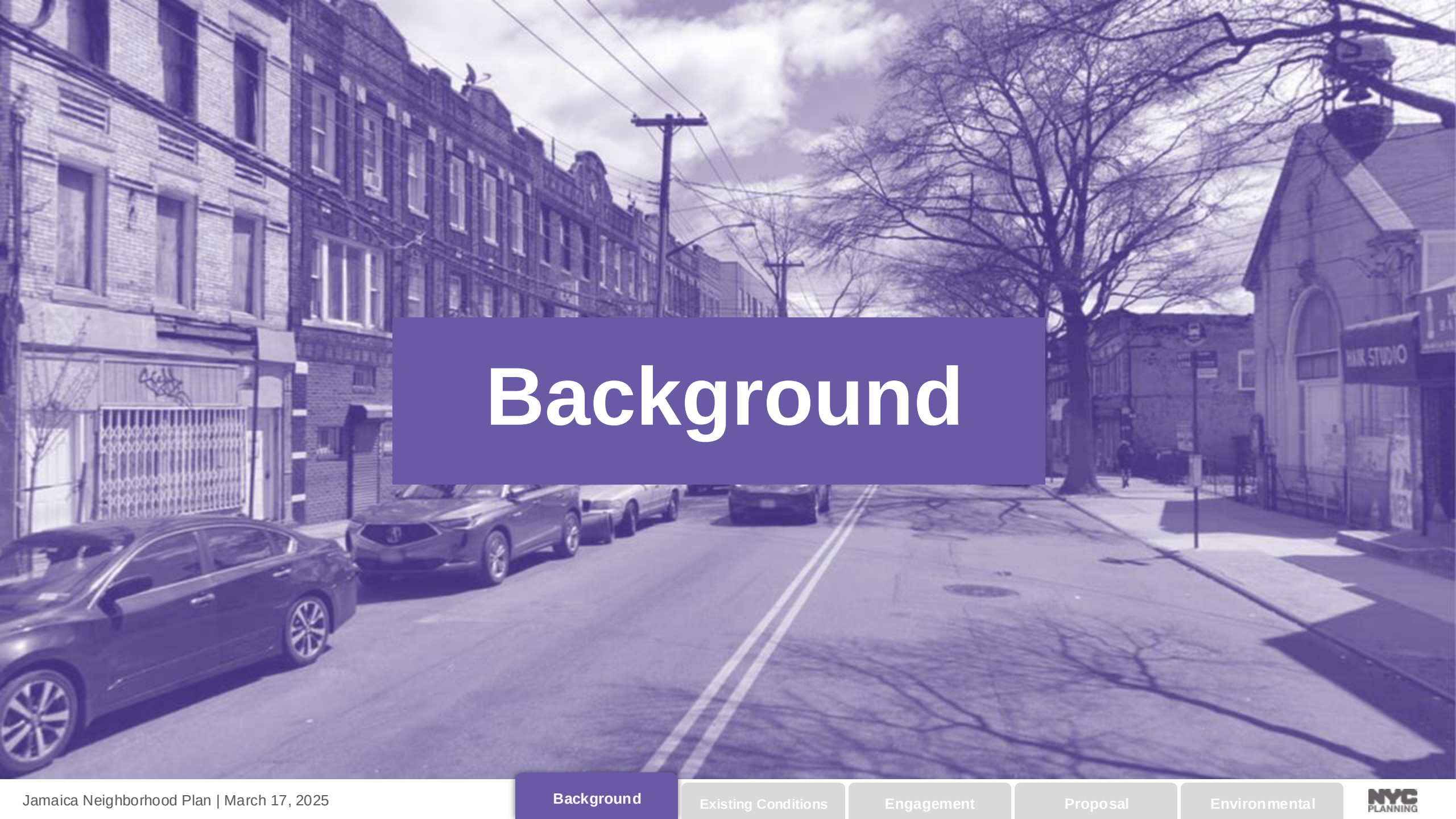
Council Member James Gennaro





Introduction

Study Area



Background

Historical Context



Pre-1700s

Indigenous Trail - Jamaica Avenue

1700s

“Kings Highway” – Jamaica Avenue



~1830s

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

Mid-1800s

Brooklyn and Jamaica Railroad was built



~1897-98

Former Jamaica Savings Bank was built

‘1918

BMT Jamaica Line (Elevated Train)



1970’s

Elevated train torn down; Macy’s closes

~1980s

York College and Jamaica Urban Renewal

Jamaica's Recent History

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

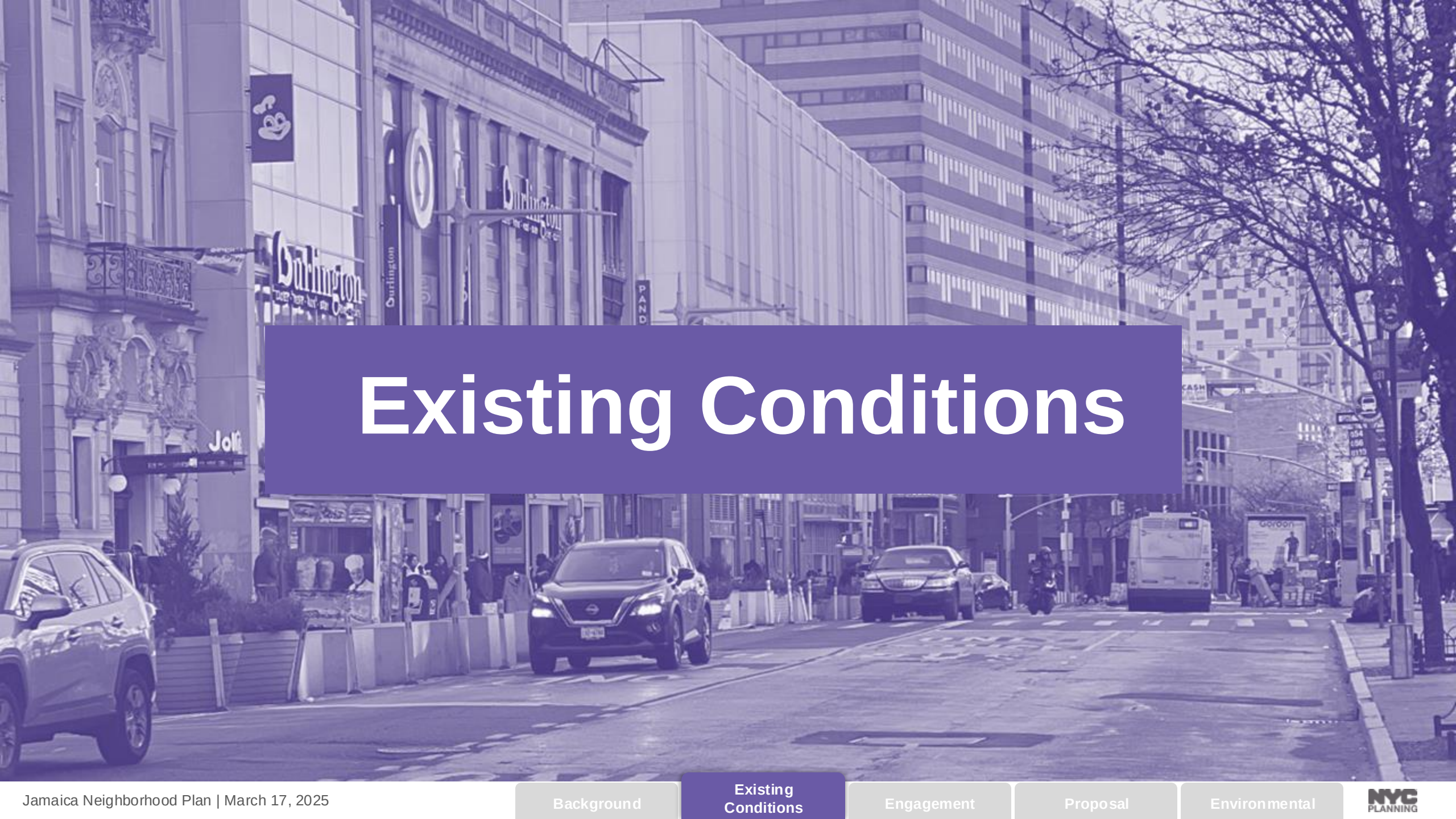
Area Wide Actions

- 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

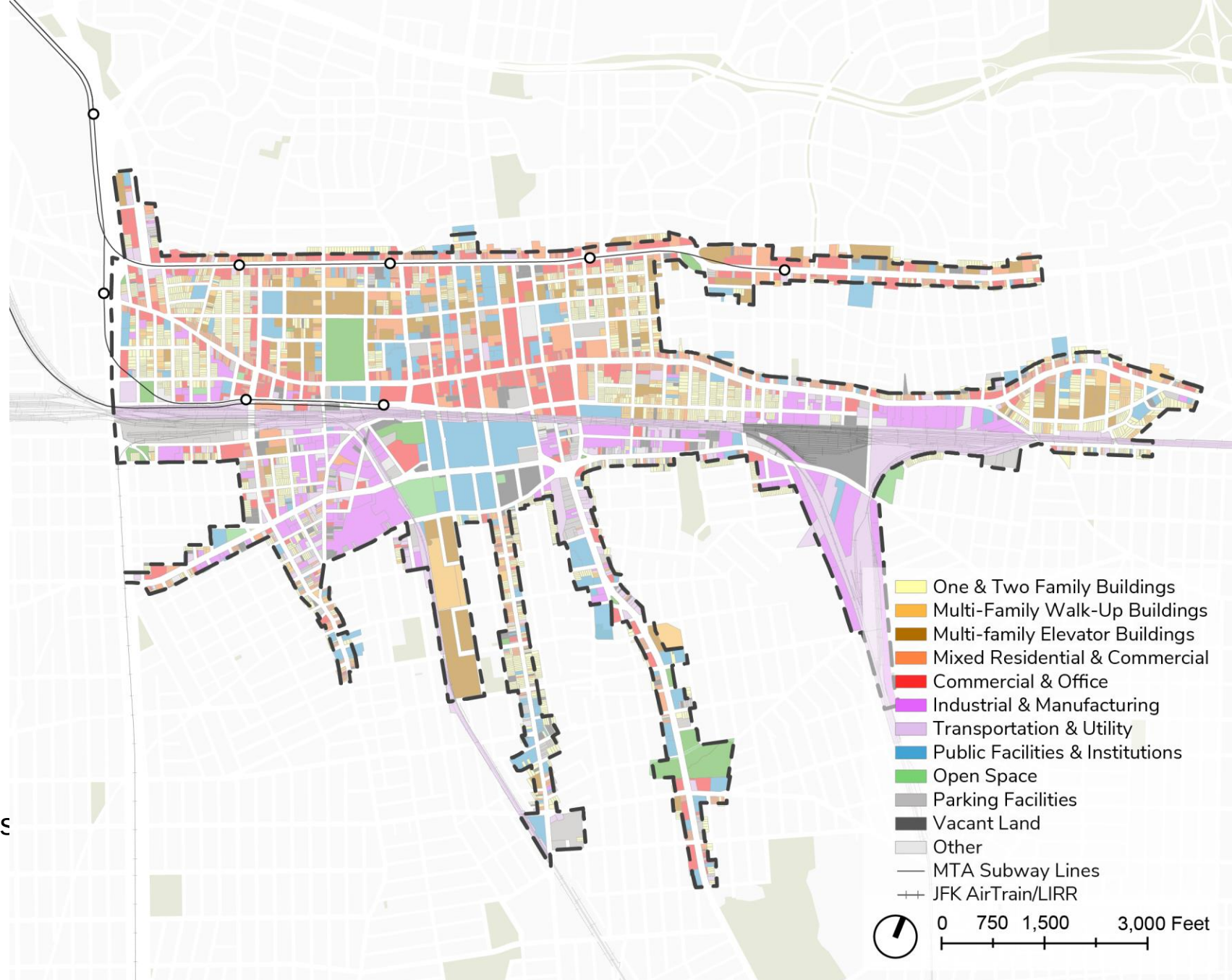
Land Uses

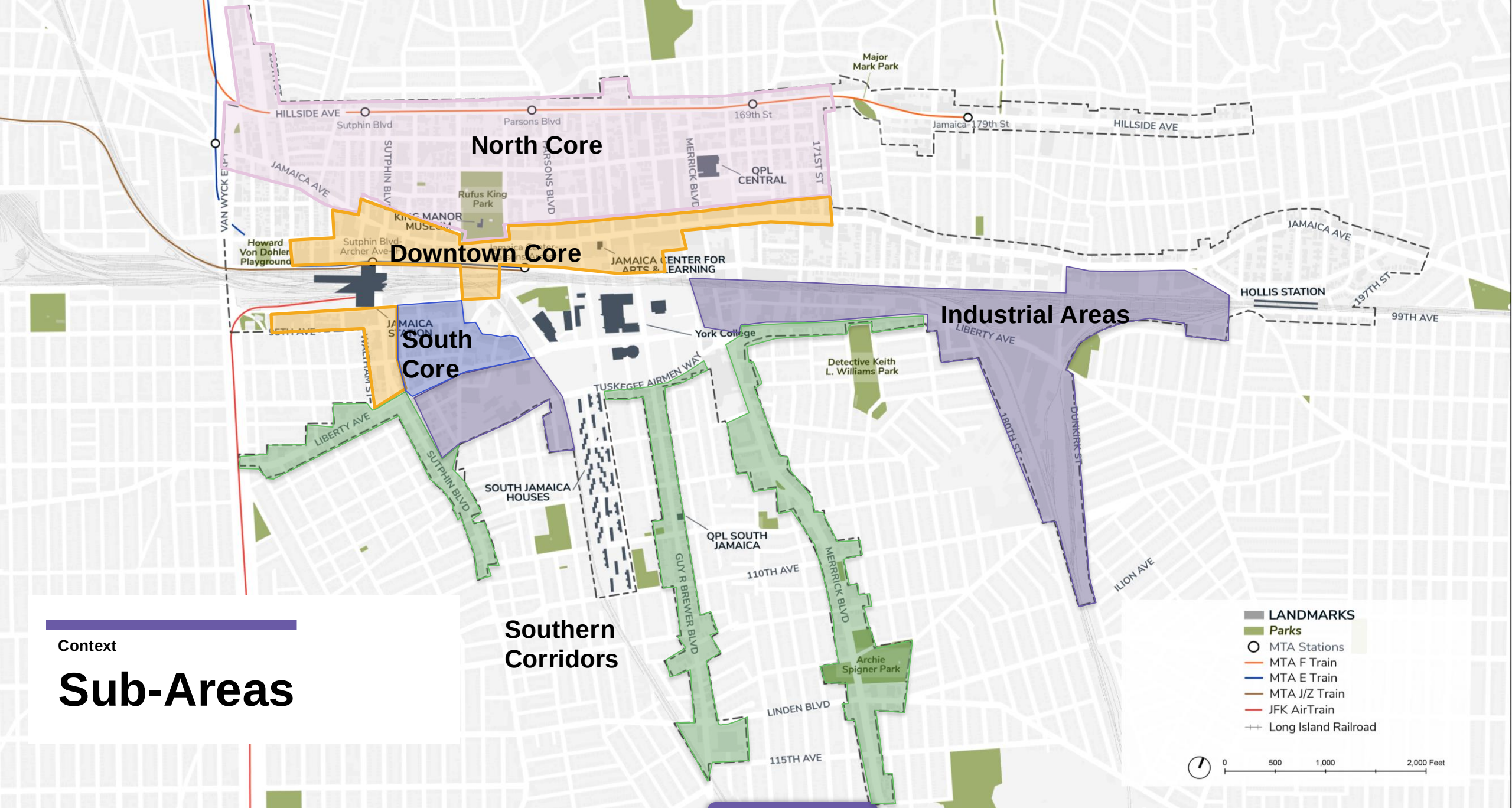
Study Area

- 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

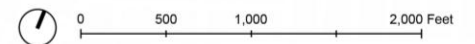
Industrial Areas

Southern Corridors

Context

Sub-Areas

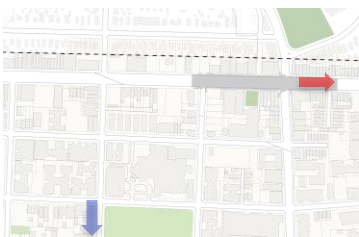
- LANDMARKS
- Parks
- MTA Stations
- MTA F Train
- MTA E Train
- MTA J/Z Train
- JFK AirTrain
- Long Island Railroad



Context

North Core

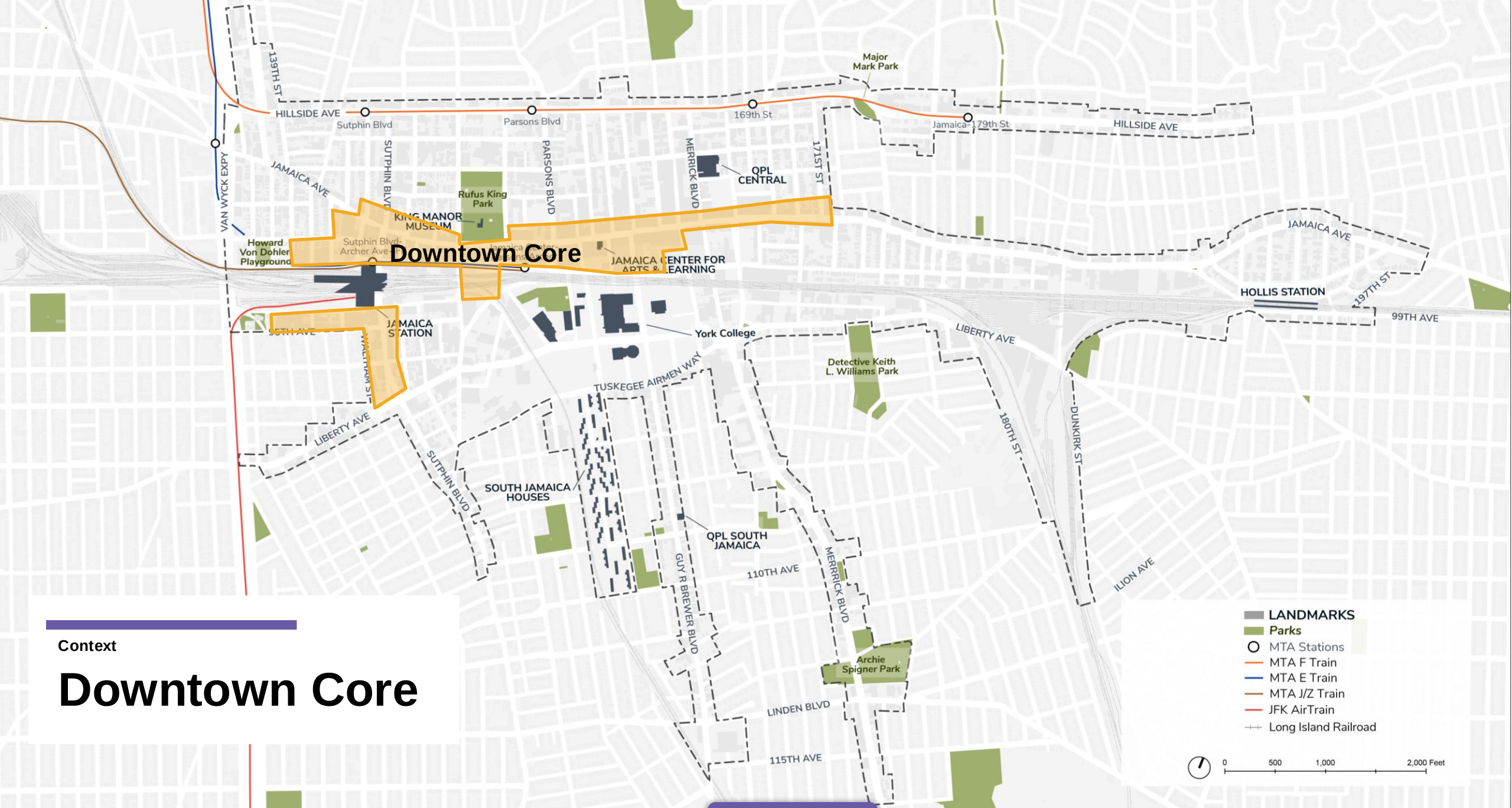
North Core Photographs



Looking east on Hillside Avenue and Parsons Blvd



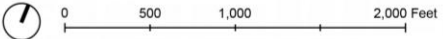
Looking South on 150th Street by Rufus King Park



Context

Downtown Core

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



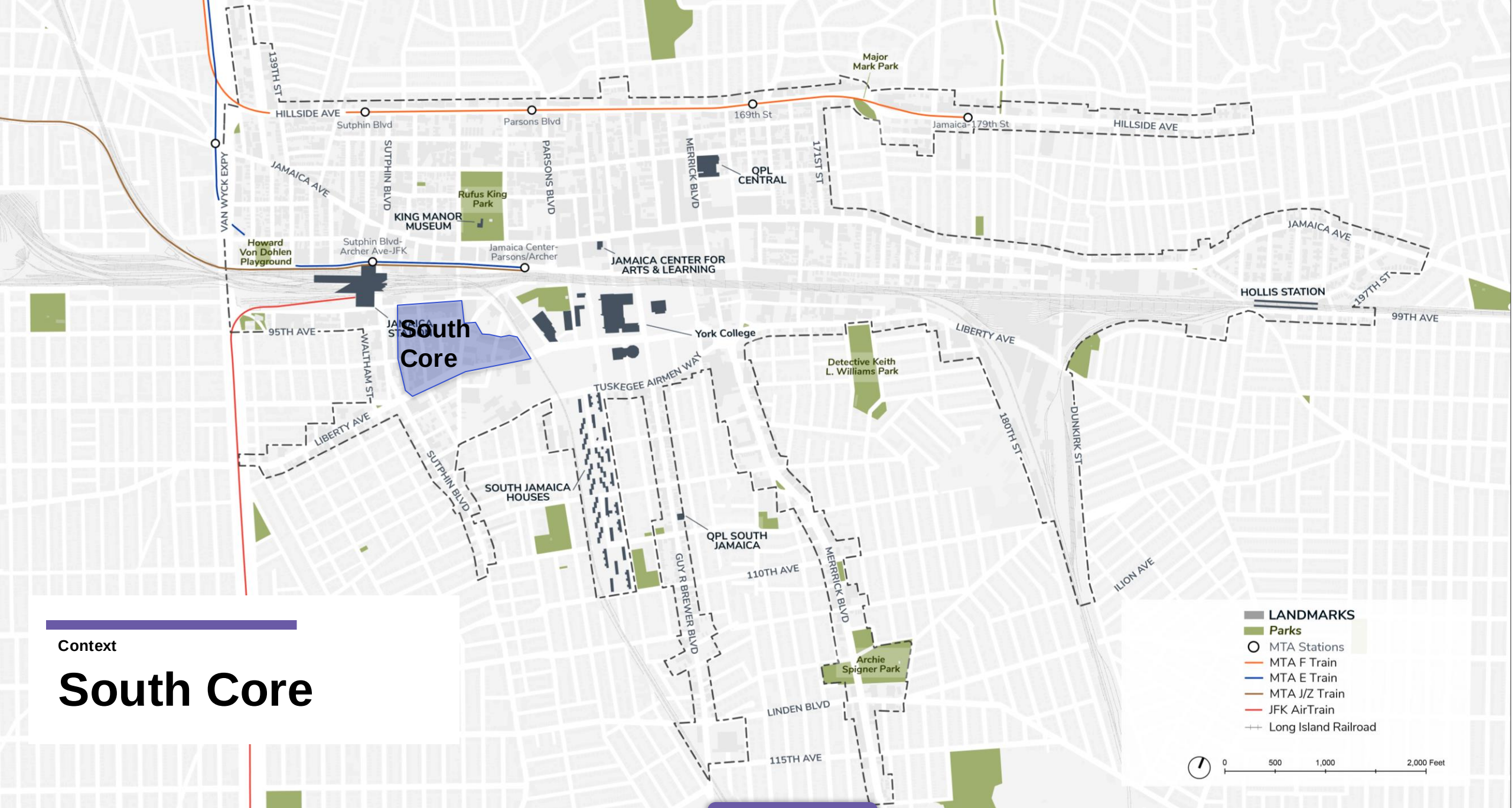
Downtown Core Photographs



Looking West on Jamaica Avenue near 161st Street



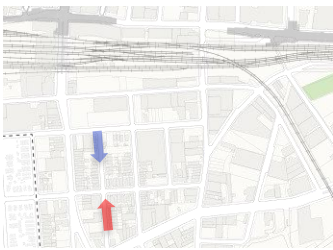
Looking North on Sutphin Blvd near 97th Ave



Context

South Core

South Core



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

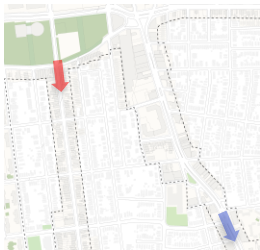
Looking South on 147th Place between 95th Avenue and 97th Avenue

Context

Southern Corridors



Southern Corridors



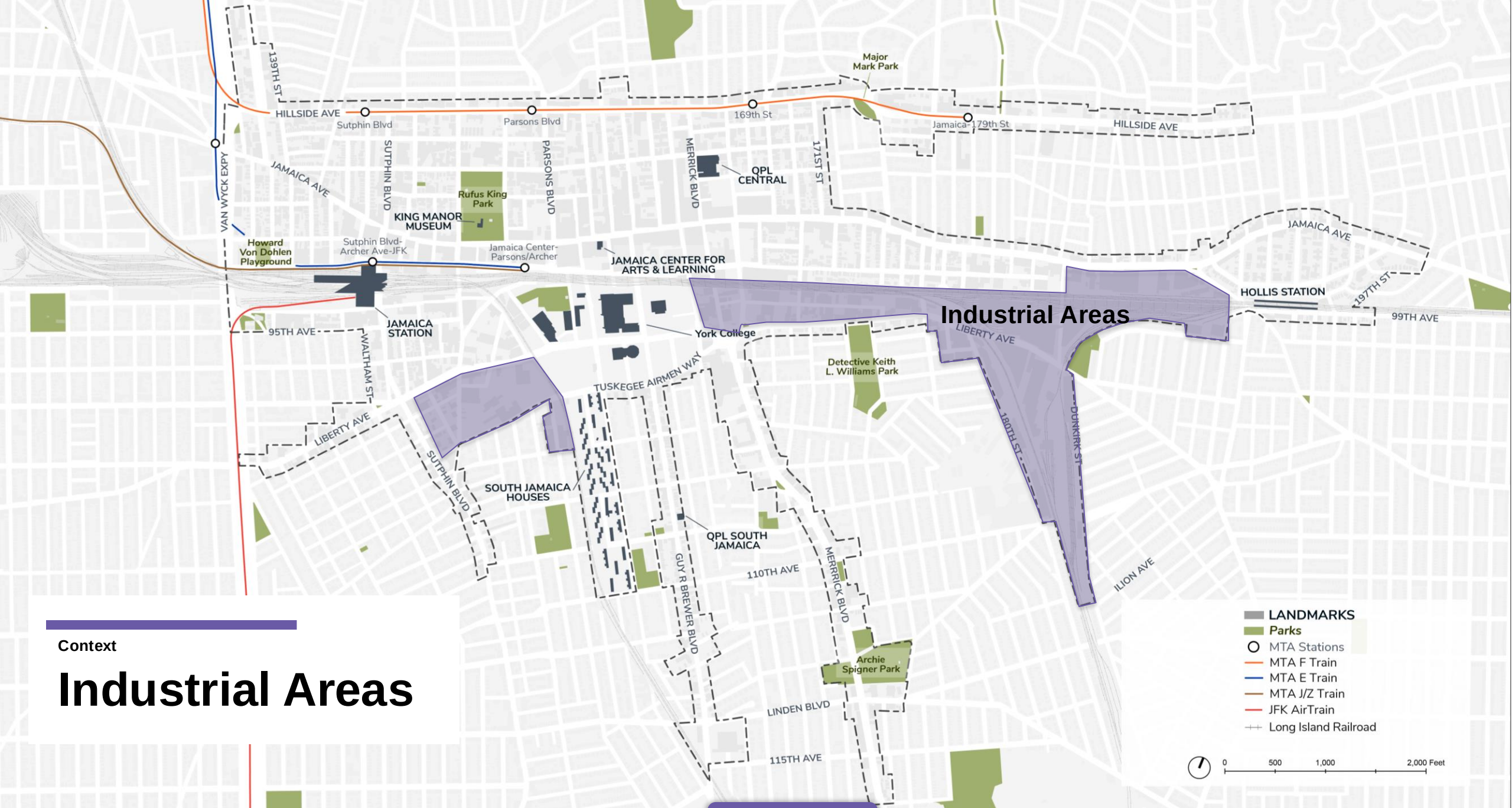
Looking South on Guy R Brewer Boulevard and South Road



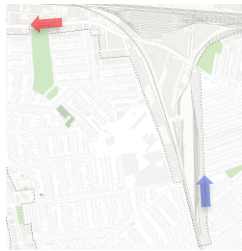
Looking South on Merrick Blvd and 109th Avenue

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

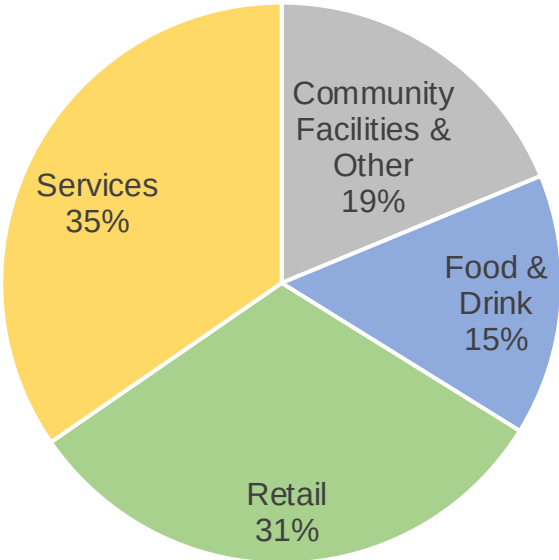
- From 2010 to 2020, Jamaica's population has increased by **13.4%**, higher than the rest of NYC, which grew by 7.7%.
- Queens Vacancy rate is **0.88%** while citywide vacancy rate is **1.4%**
- Meanwhile from 2010 to 2020 housing production has only increased by **10.1%**
- **57%** of renter households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

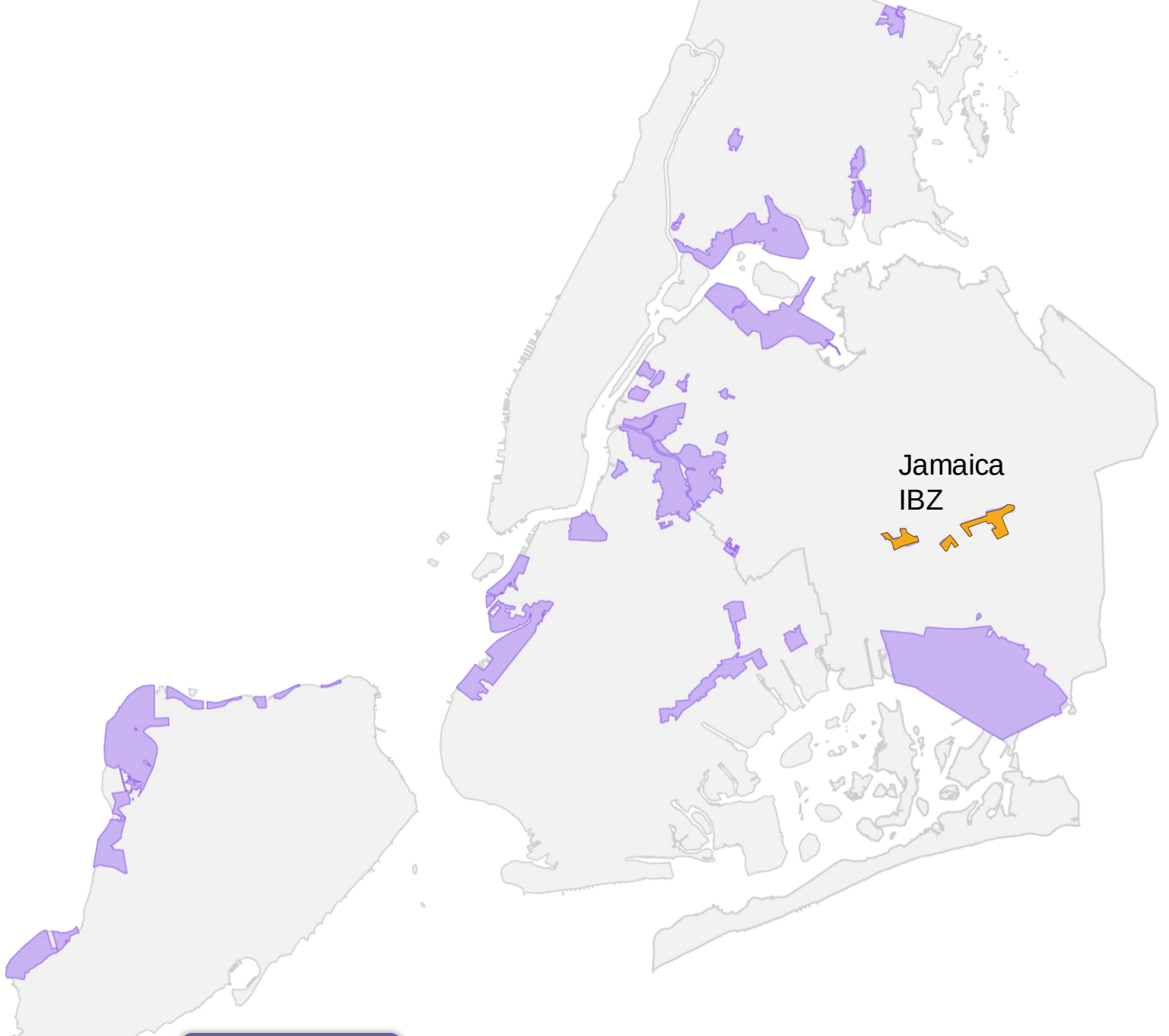


Industrial Areas

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

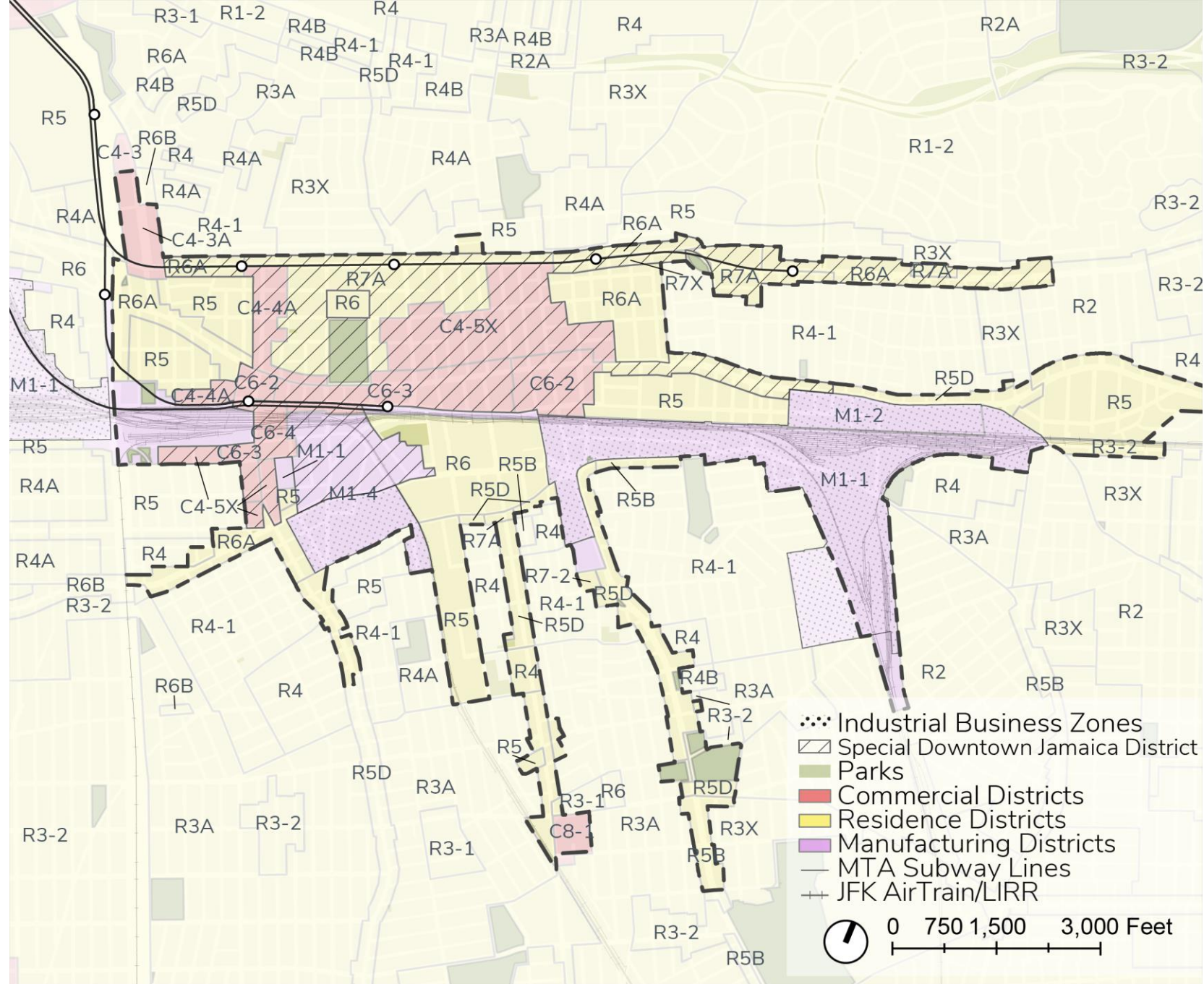
Types of Industrial Include:

- 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.



The Jamaica Y...
more 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

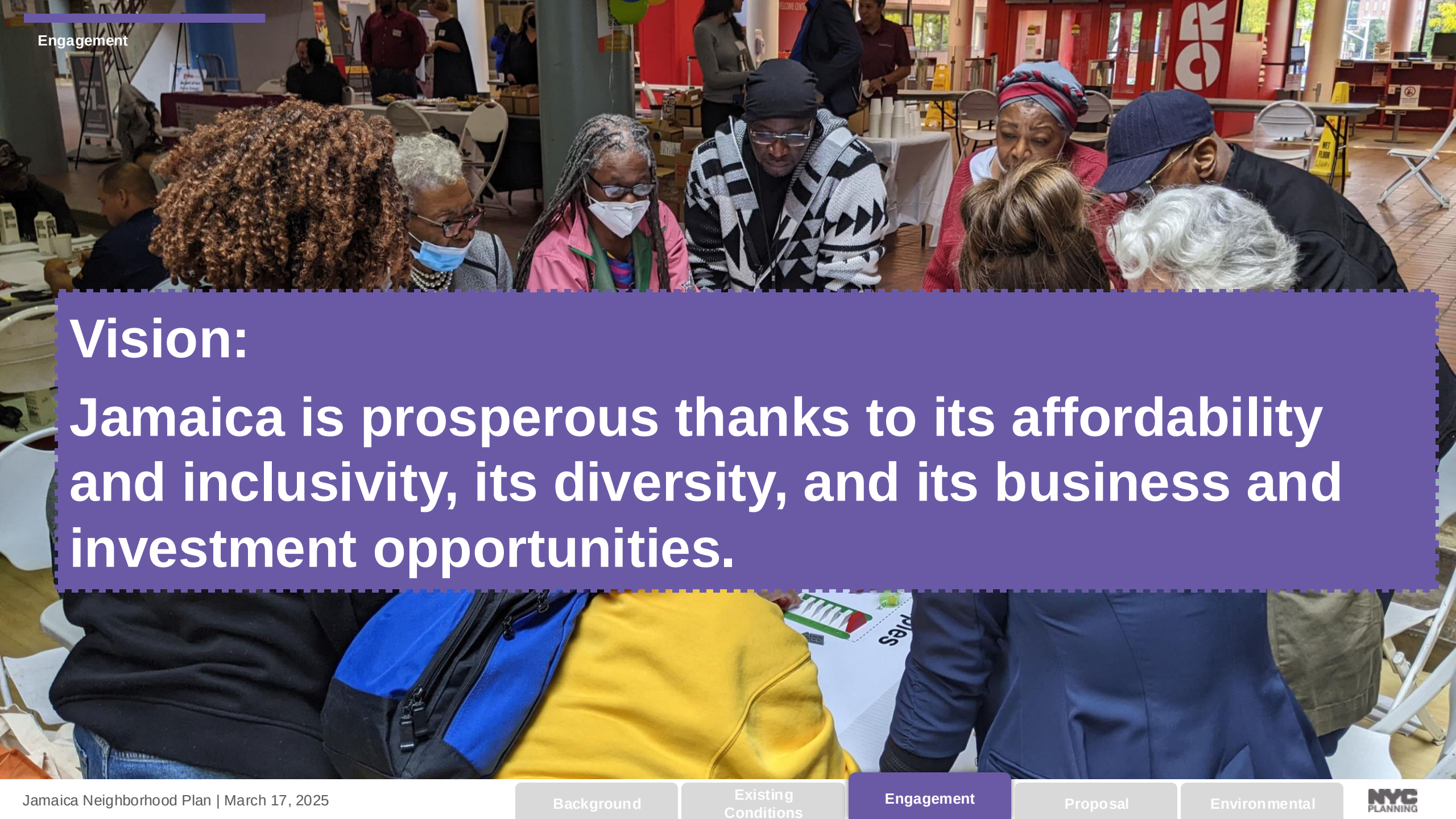
38
Public
Meetings

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

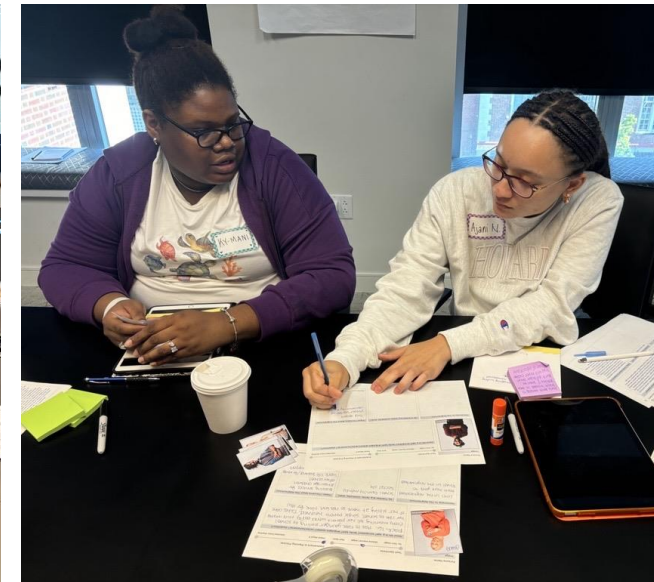
Maintain cultural diversity & nurture inclusivity in Jamaica

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

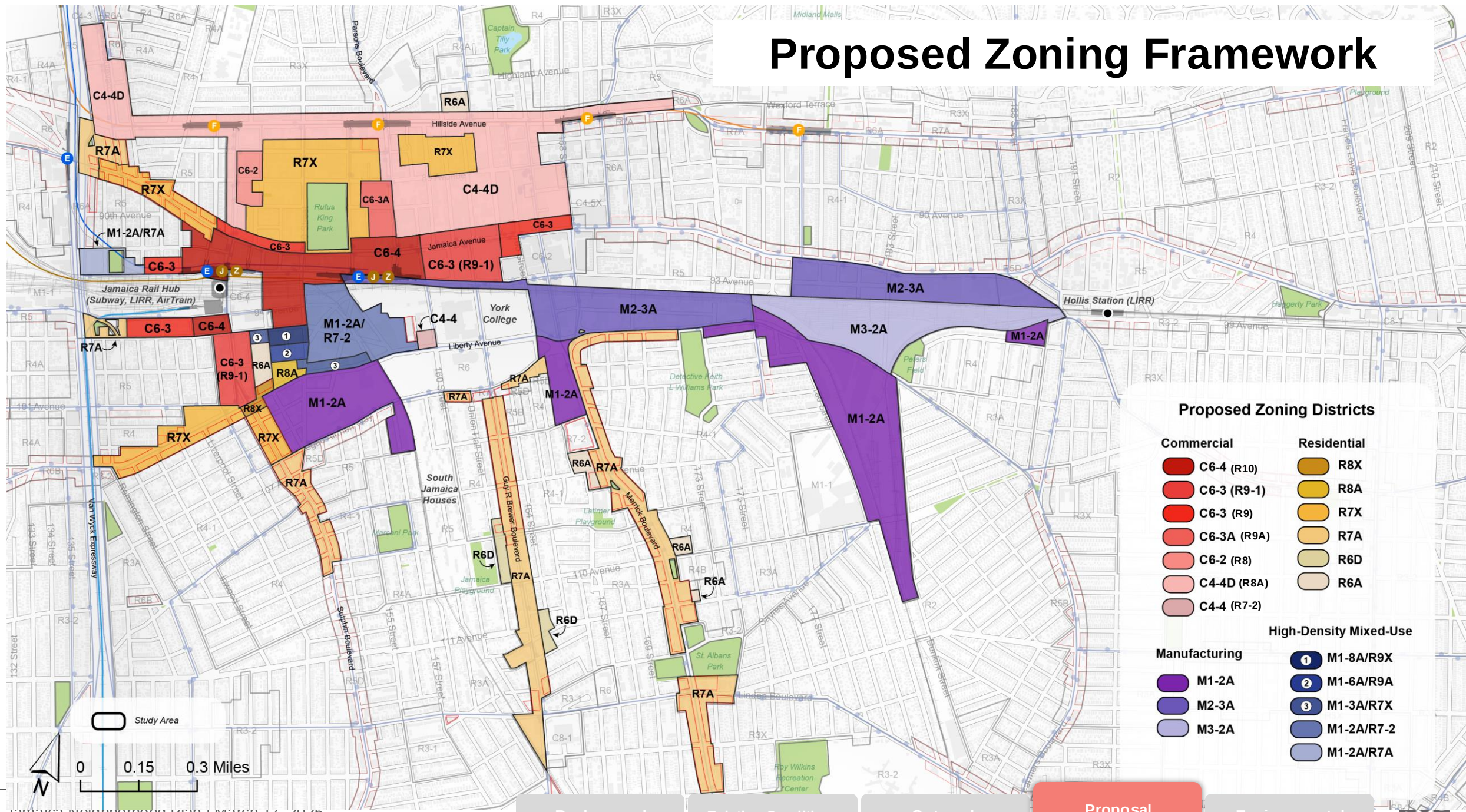
Require active ground floor uses to support job growth and community supporting uses



Streetscape

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

Proposed Zoning Framework



Background

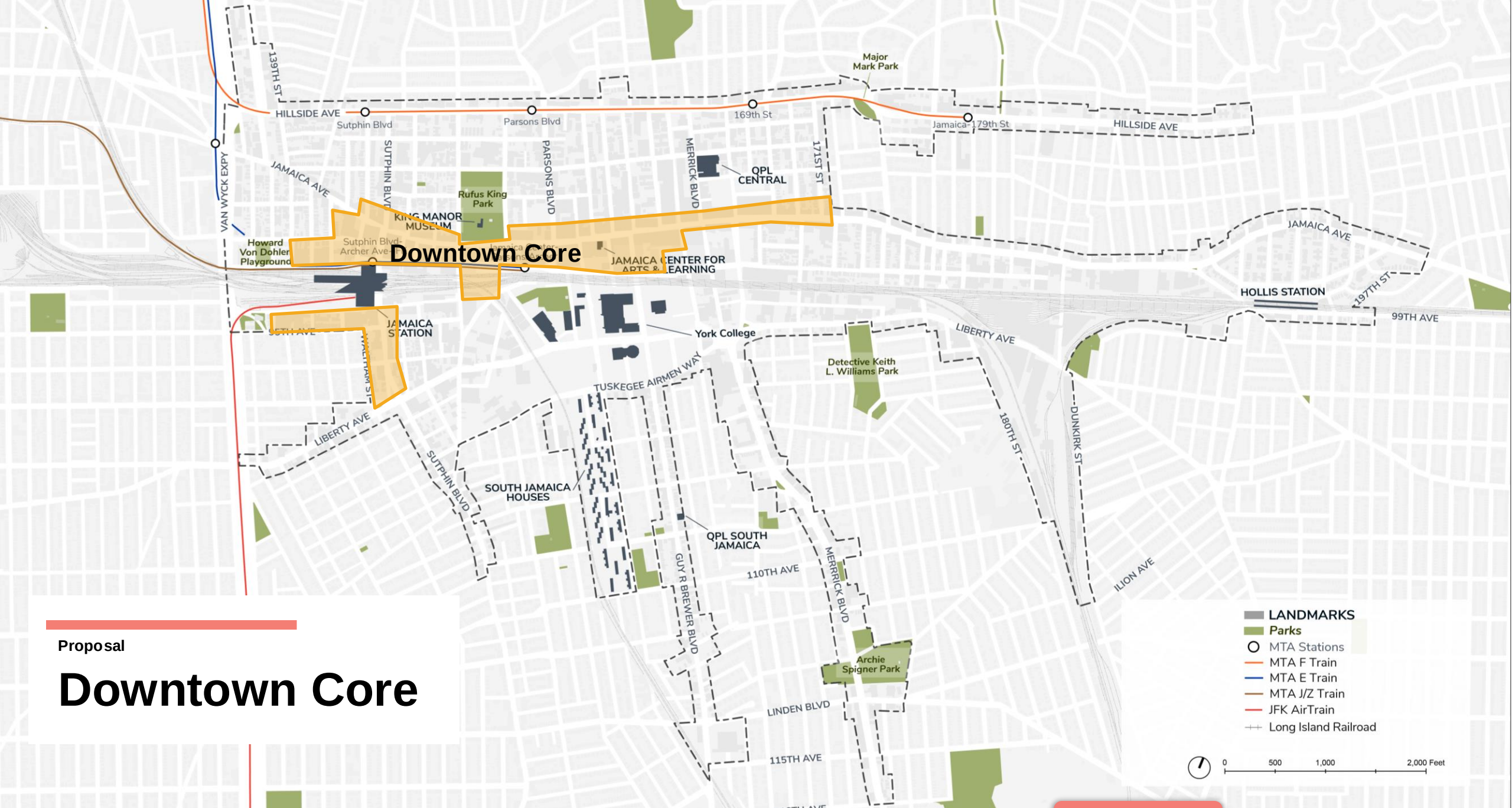
Existing Conditions

Outreach

Proposal

Environmental

PLANNING



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

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

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

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

The map displays the proposed zoning changes for the area around the Jamaica Center-Parsons/Archer Station. The primary focus is on the C6-3 and C6-3 (R9-1) zones, which are highlighted in dark red. Other commercial zones like C6-4 and C6-3A are shown in lighter red. Residential zones (R7X, R8A, R7A) are in yellow, and manufacturing zones (M1-2A, M1-2A/R7-2) are in light purple. Parks are green. The map includes a legend, a scale bar (0 to 800 feet), and a north arrow. An inset map shows the location of the study area within the five boroughs of New York City.

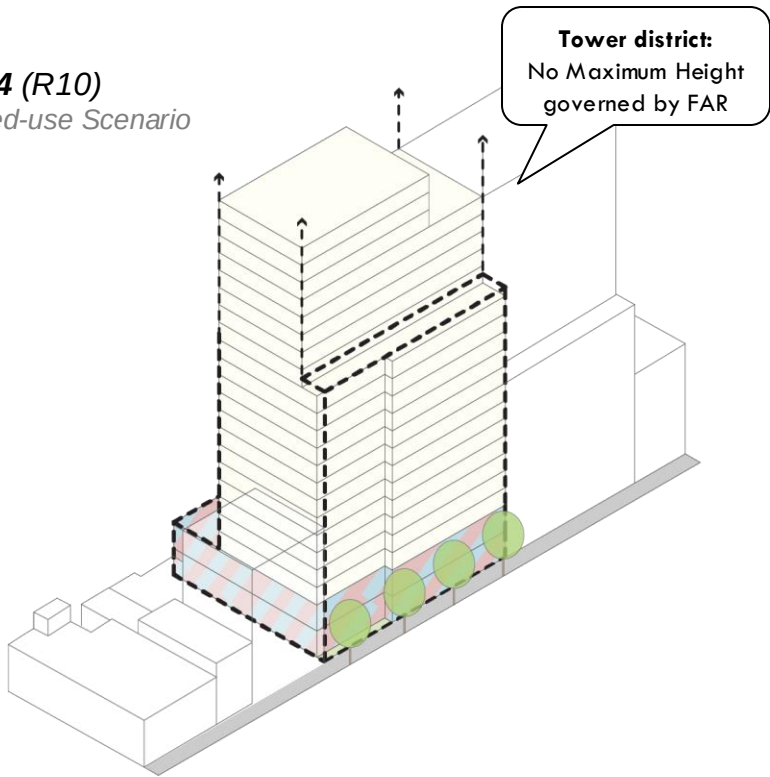
Legend:

- 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

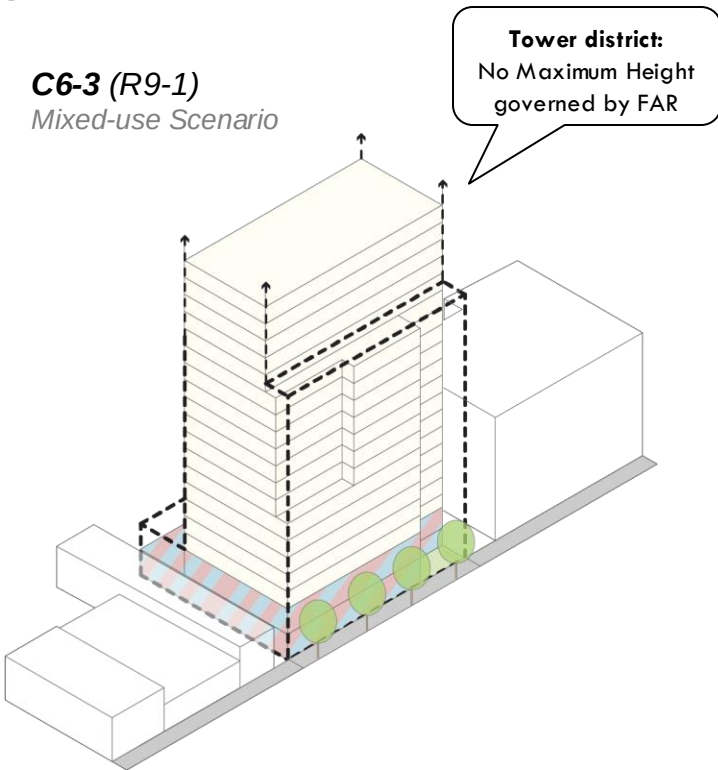
Scale: 0, 400, 800 Feet

Downtown Core Zoning Proposal

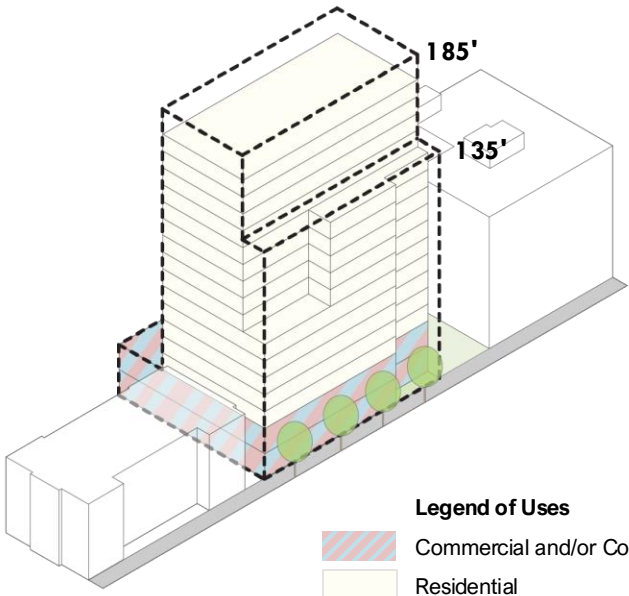
C6-4 (R10)
Mixed-use Scenario



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

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

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 & 165th Street looking west

Downtown Core Zoning Proposal

MAXIMUM HEIGHT
GOVERNED BY TOWER
PROVISIONS

BASE HEIGHT
Approx. 15 STORIES

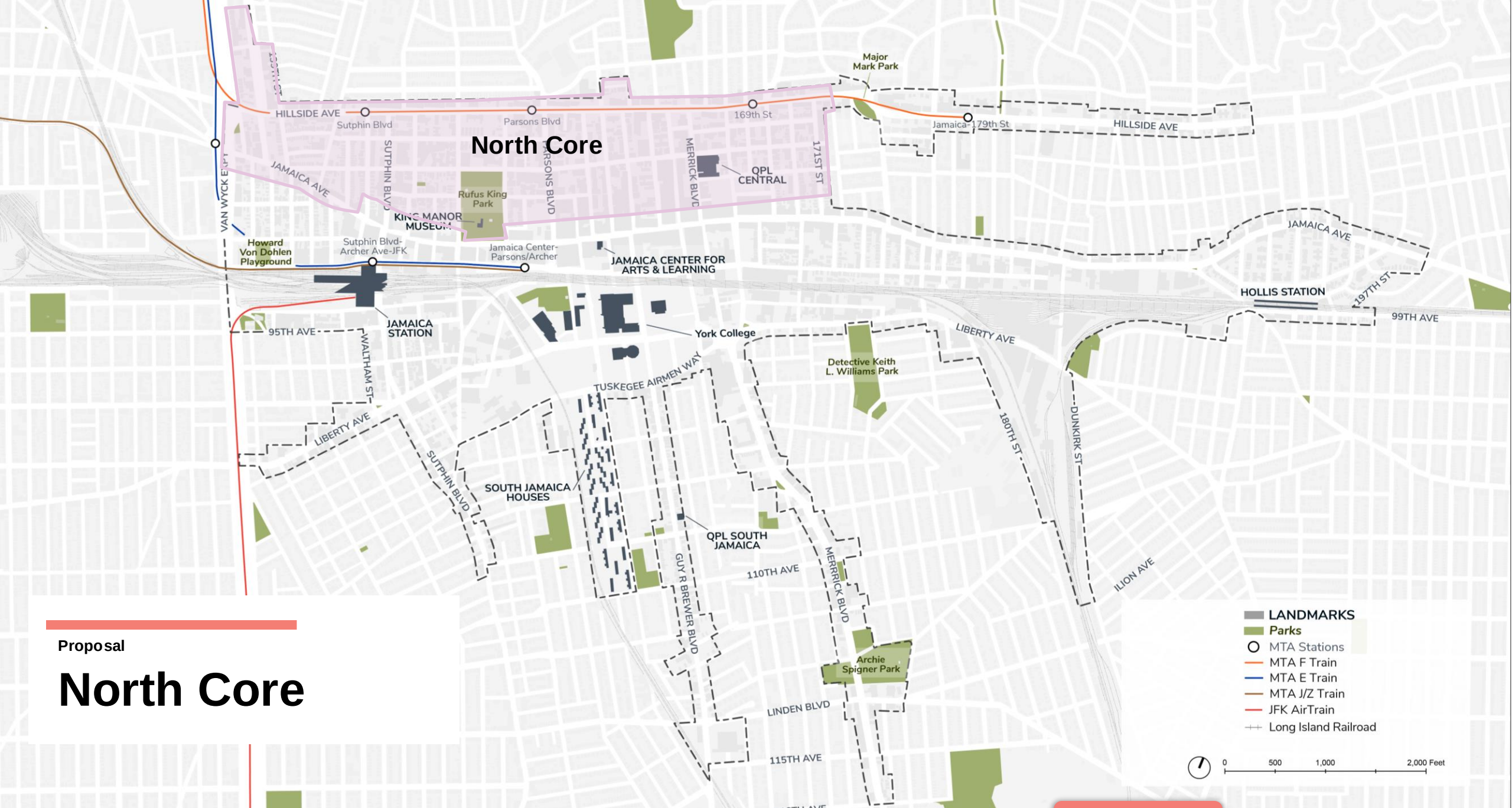
Jamaica Avenue & 165th Street looking west

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

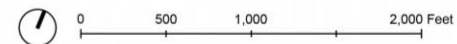


North Core

Proposal

North Core

- 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 & 150th Street looking east

North Core Zoning Proposal

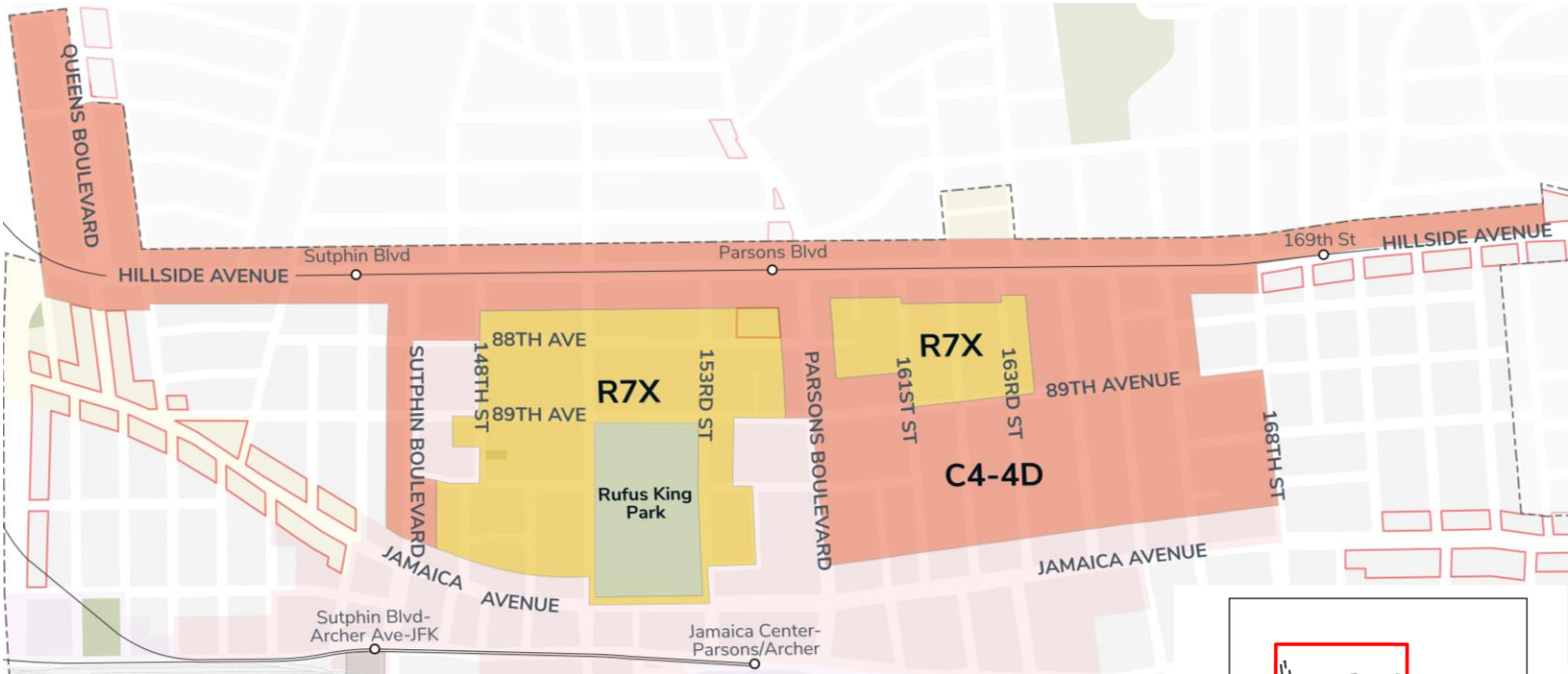
Existing Zoning:

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

Proposed Zoning:

R7X, C4-4D

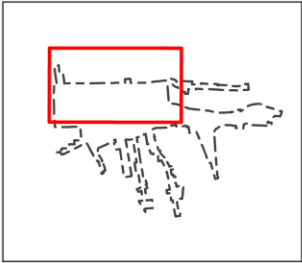
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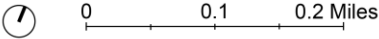
All Residential FAR's reflective of MIH

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

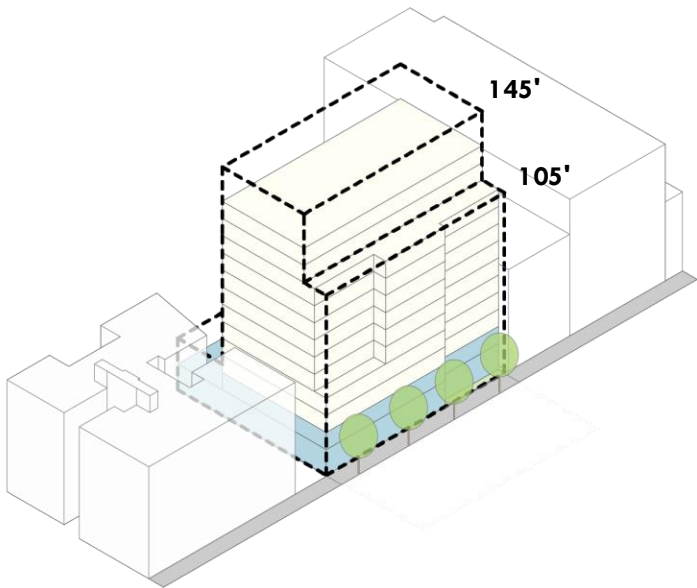


- R7X
- C4-4D
- Commercial Overlays
- Other Commercial Zonings
- Other Residential Zonings
- Other Manufacturing Zonings
- MTA Subway Lines
- Long Island Railroad & JFK AirTrain

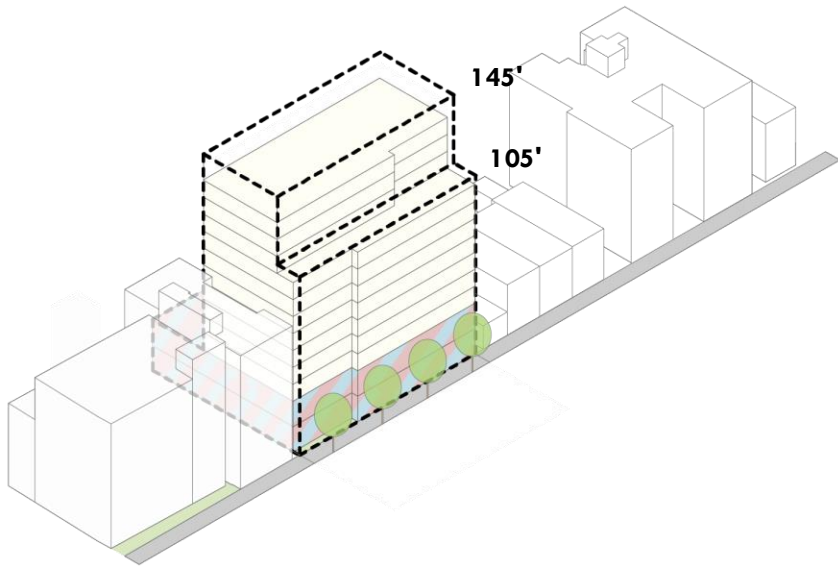


North Core Zoning Proposal

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 & 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

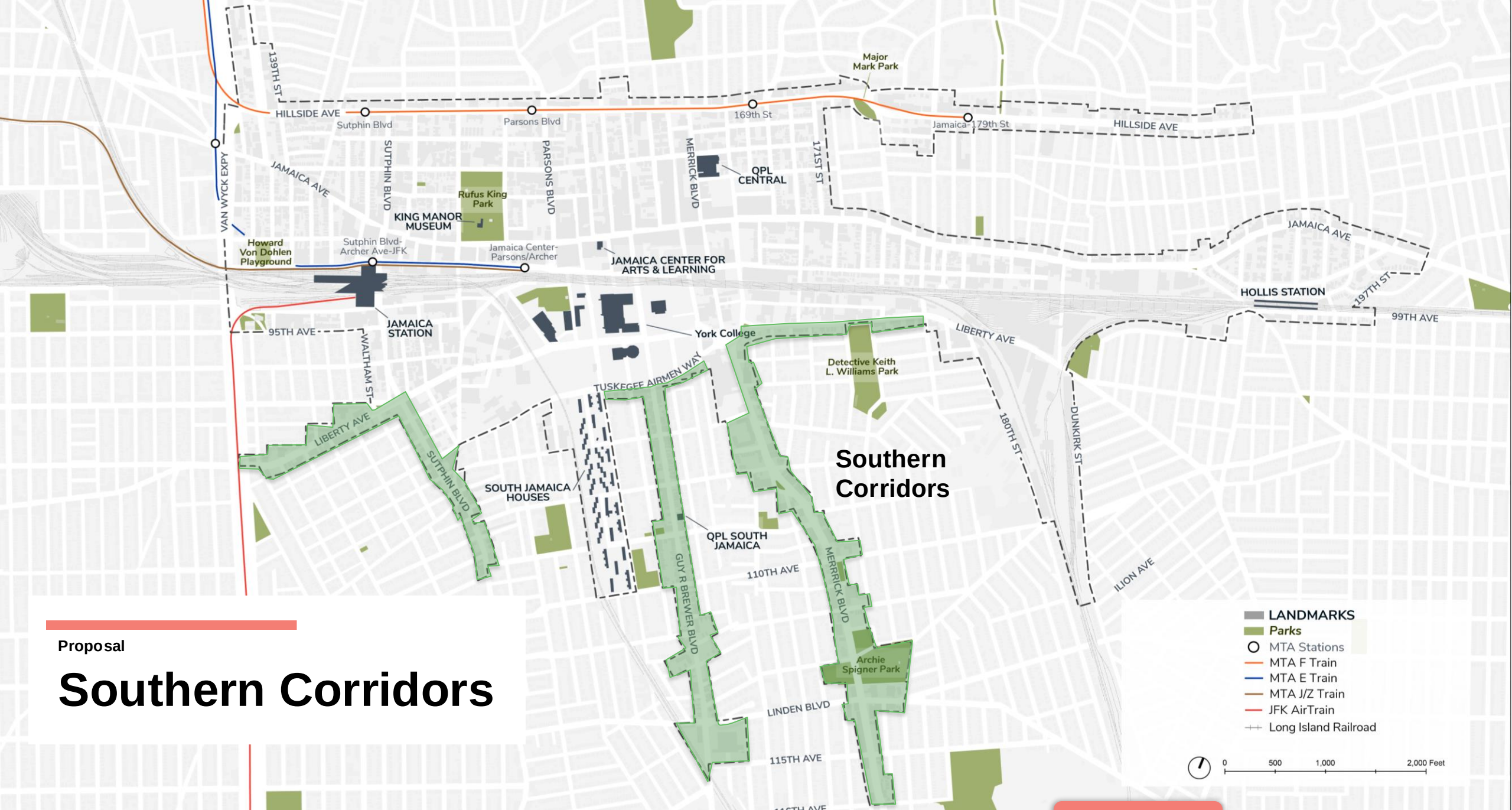
Create active ground floors of commercial and community serving uses

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

Hillside Avenue & 105th Street looking east

Proposal

Southern Corridors



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:

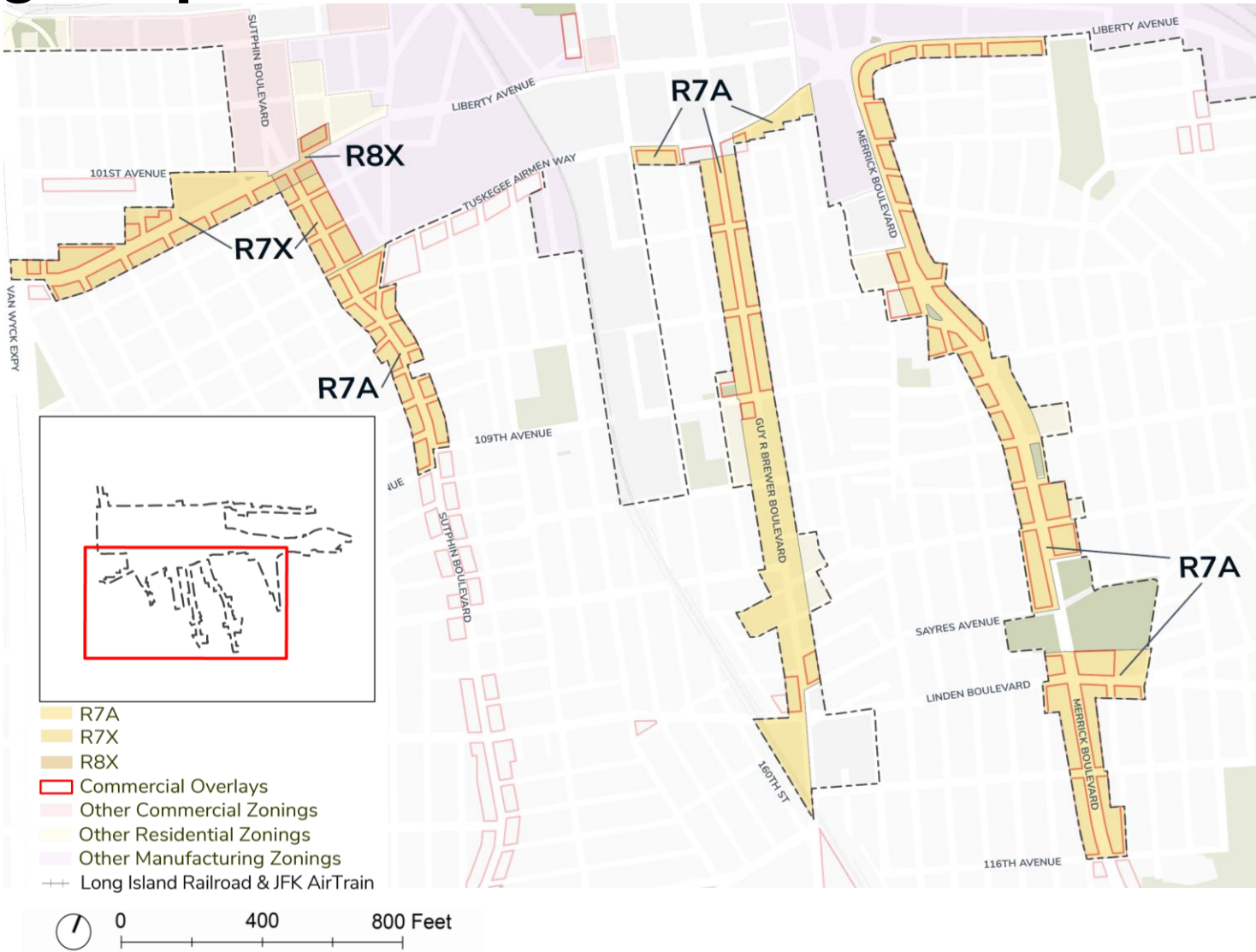
R6A, R7A, R7X, R8A, R8X, C2-4 overlay, R6D

- 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

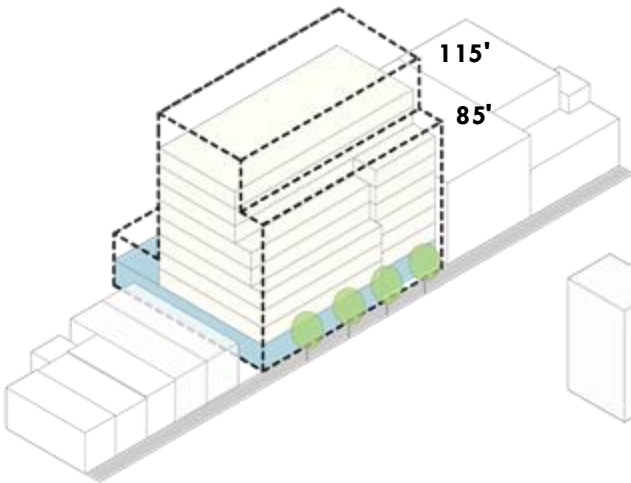
Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
R7A	5.01		4.0	n/a
R7X	6.0		5.0	n/a
R8A	7.2		6.5	n/a
R8X	7.2		6.0	n/a
C2-4 overlay	n/a	2.0	n/a	n/a

Aligns with city of Yes: Housing Opportunity

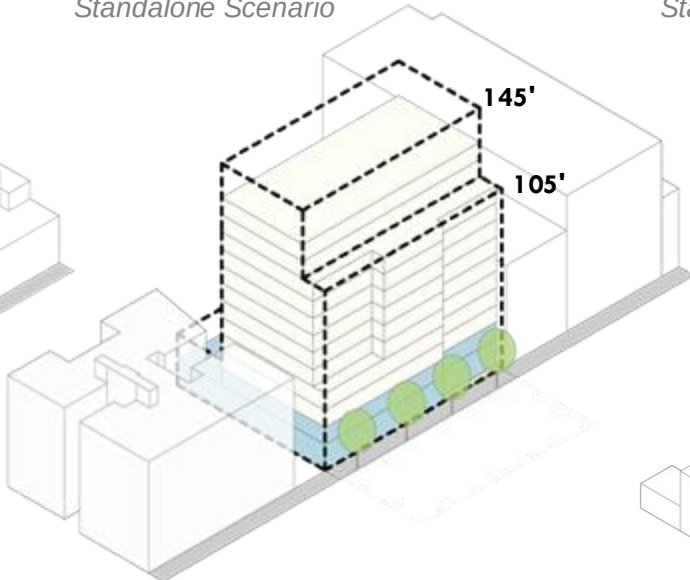


Southern Corridors Zoning Proposal

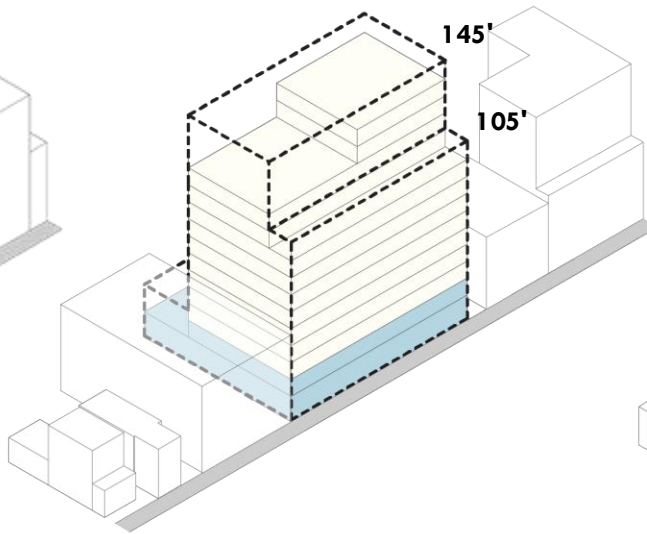
R7A
Standalone Scenario



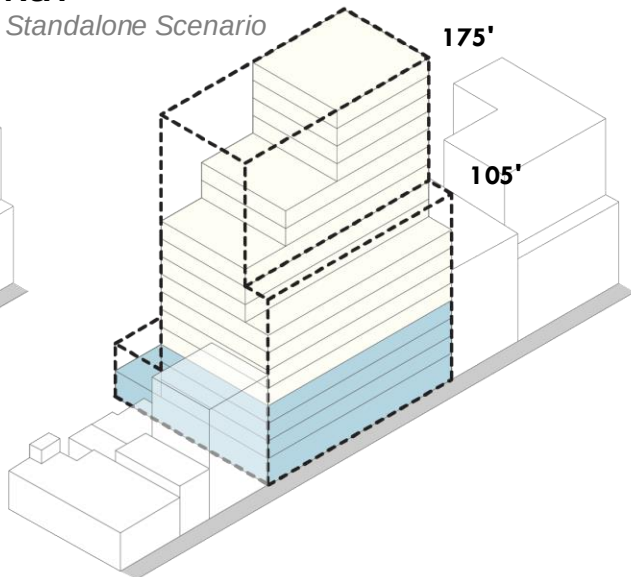
R7X
Standalone Scenario



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

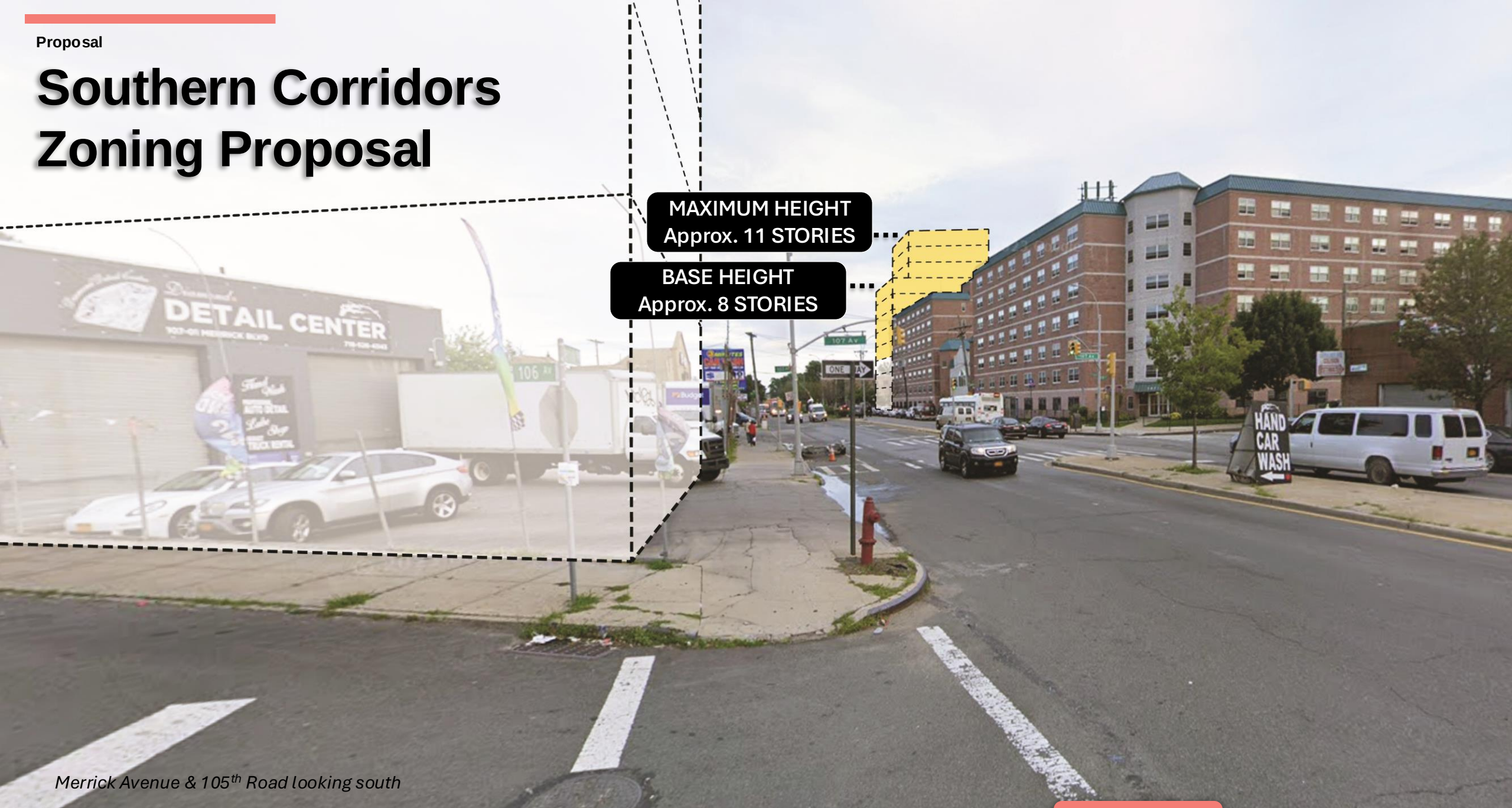
Southern Corridors: Zoning Today

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

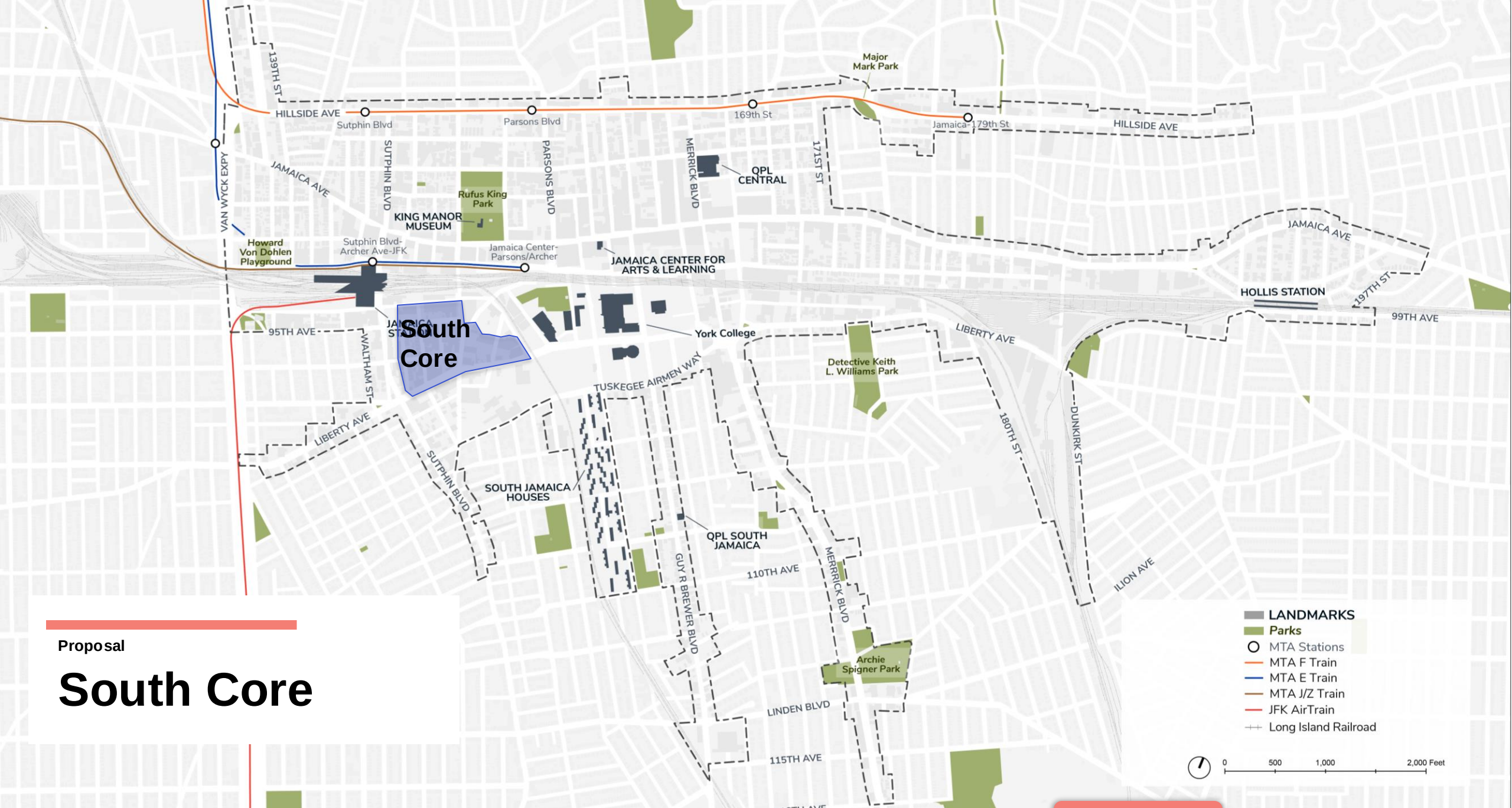
Southern Corridors Illustrative View

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

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:

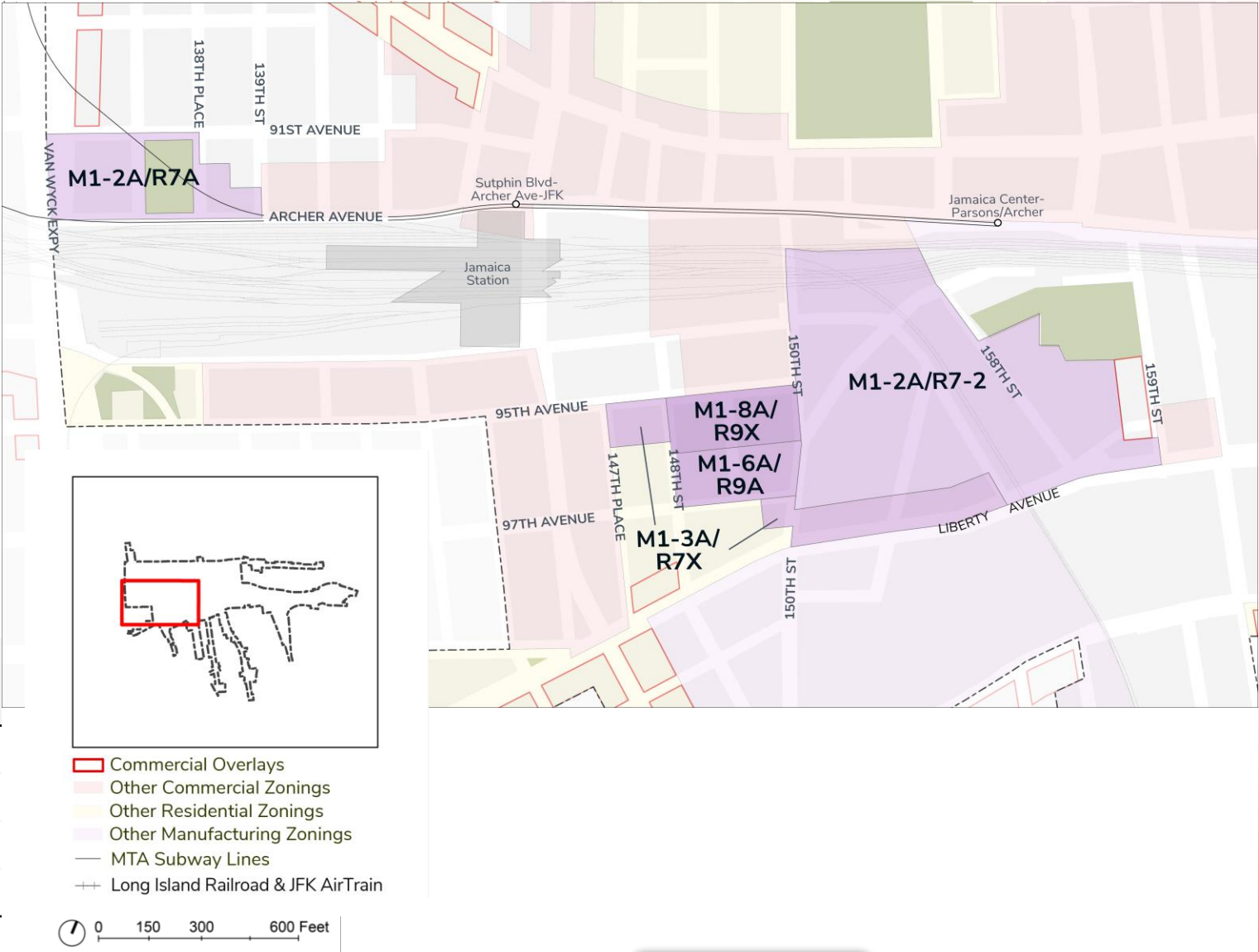
M1-2A/R7-2, M1-8A/R9X, M1-6A/R9A, M1-3A/R7X

- 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

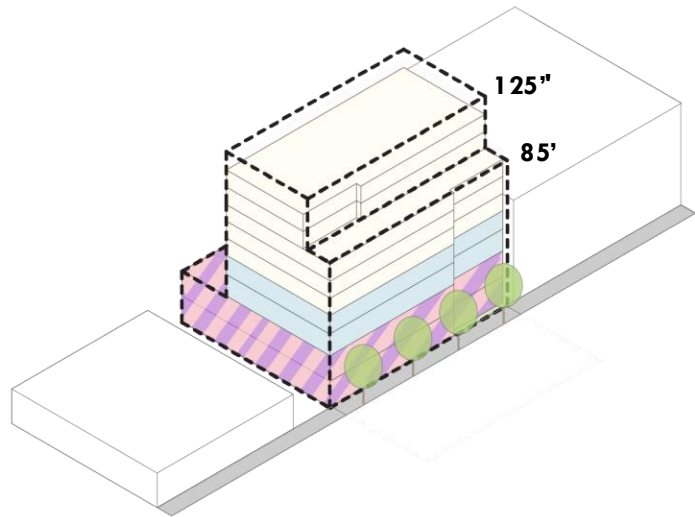
Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
M1-2A R7-2	5.01	3.0	6.5	3.0
M1-8A R9X	10.8	12.0	12.0	12.0
M1-6A R9A	9.02	8.0	8.0	8.0
M1-3A R7X	6.0	4.0	4.0	4.0

Aligns with city of Yes: Housing Opportunity

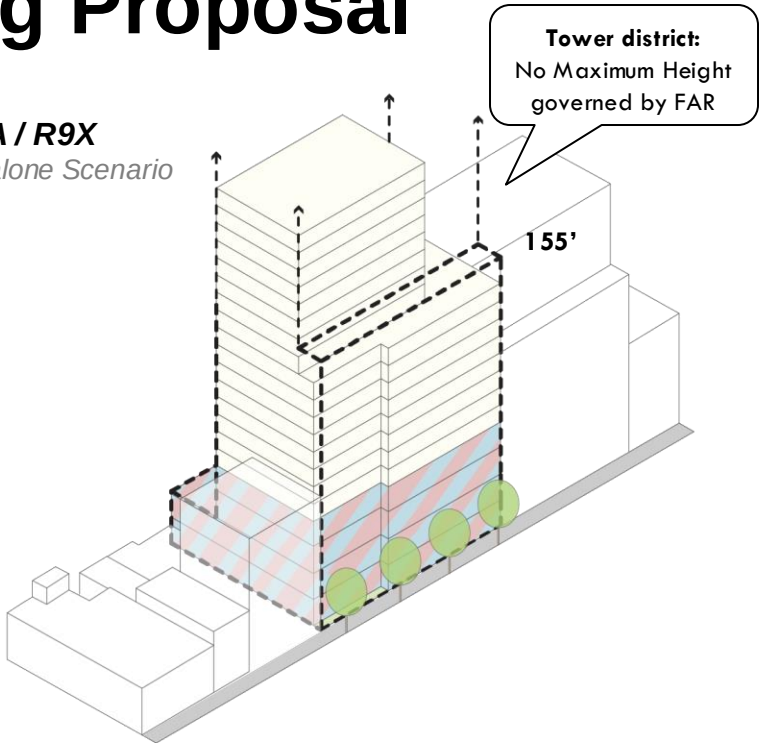


Paired District Zoning Proposal

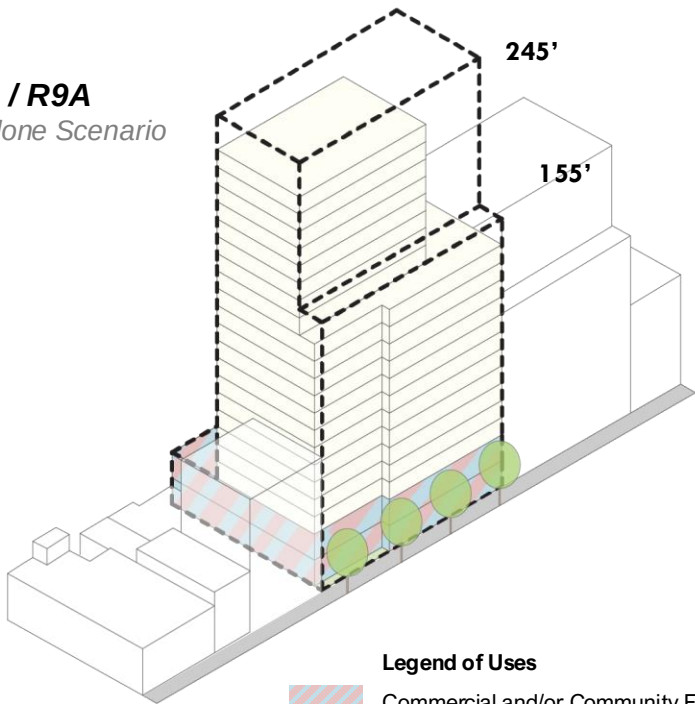
M1-2A / R7-2
Mixed-Use Scenario



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

South Core Zoning Proposal

MAXIMUM HEIGHT
Approx. 15 STORIES

BASE HEIGHT
Approx. 8 STORIES

MAXIMUM HEIGHT
Approx. 23 STORIES



Archer Avenue and 150th Street looking south

South Core Illustrative View

Create **active, safe and comfortable sidewalks** and public spaces

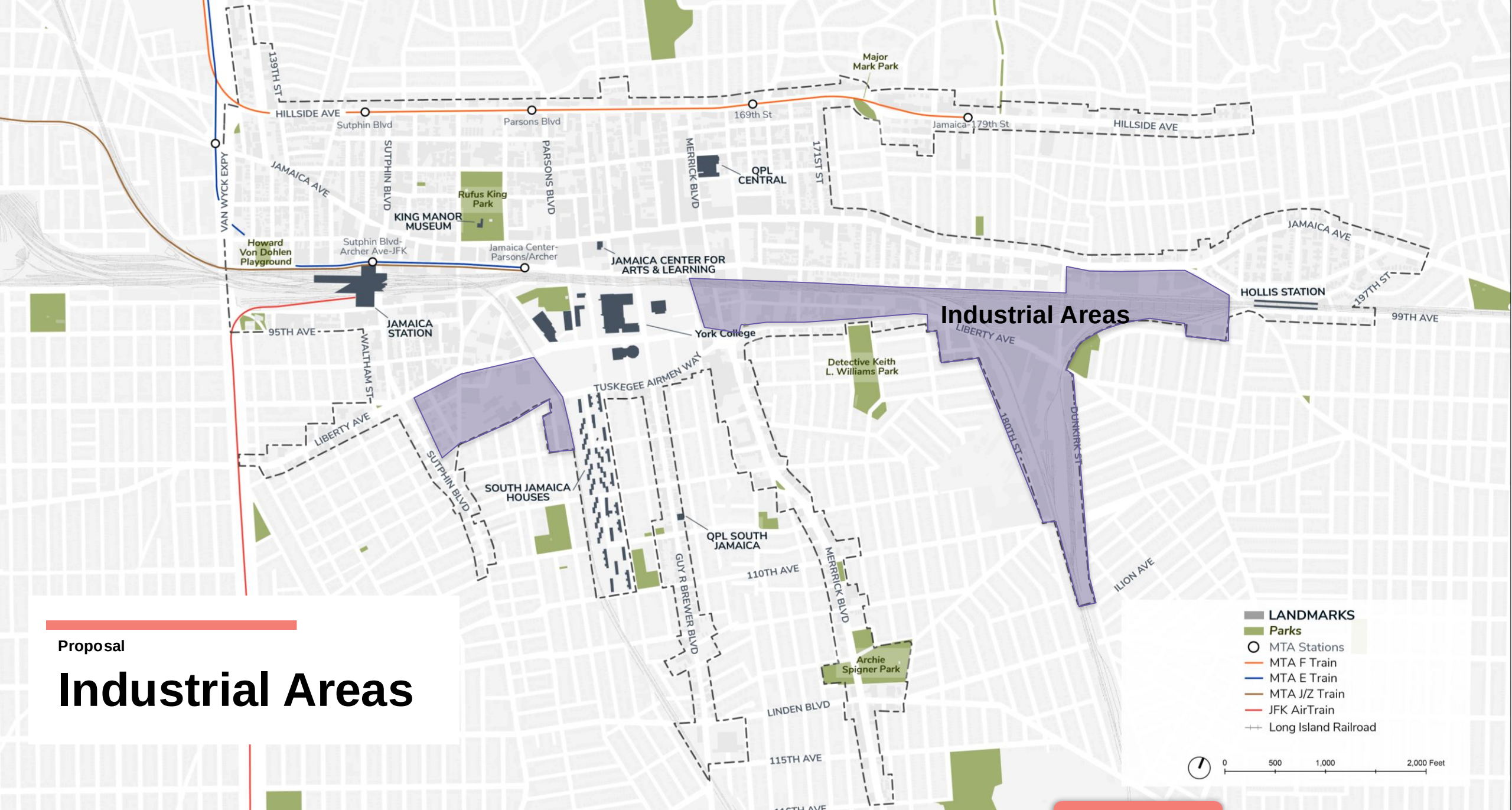
The proposal would unlock **high to mid-density mixed-use affordable housing, co-ops and condos**

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

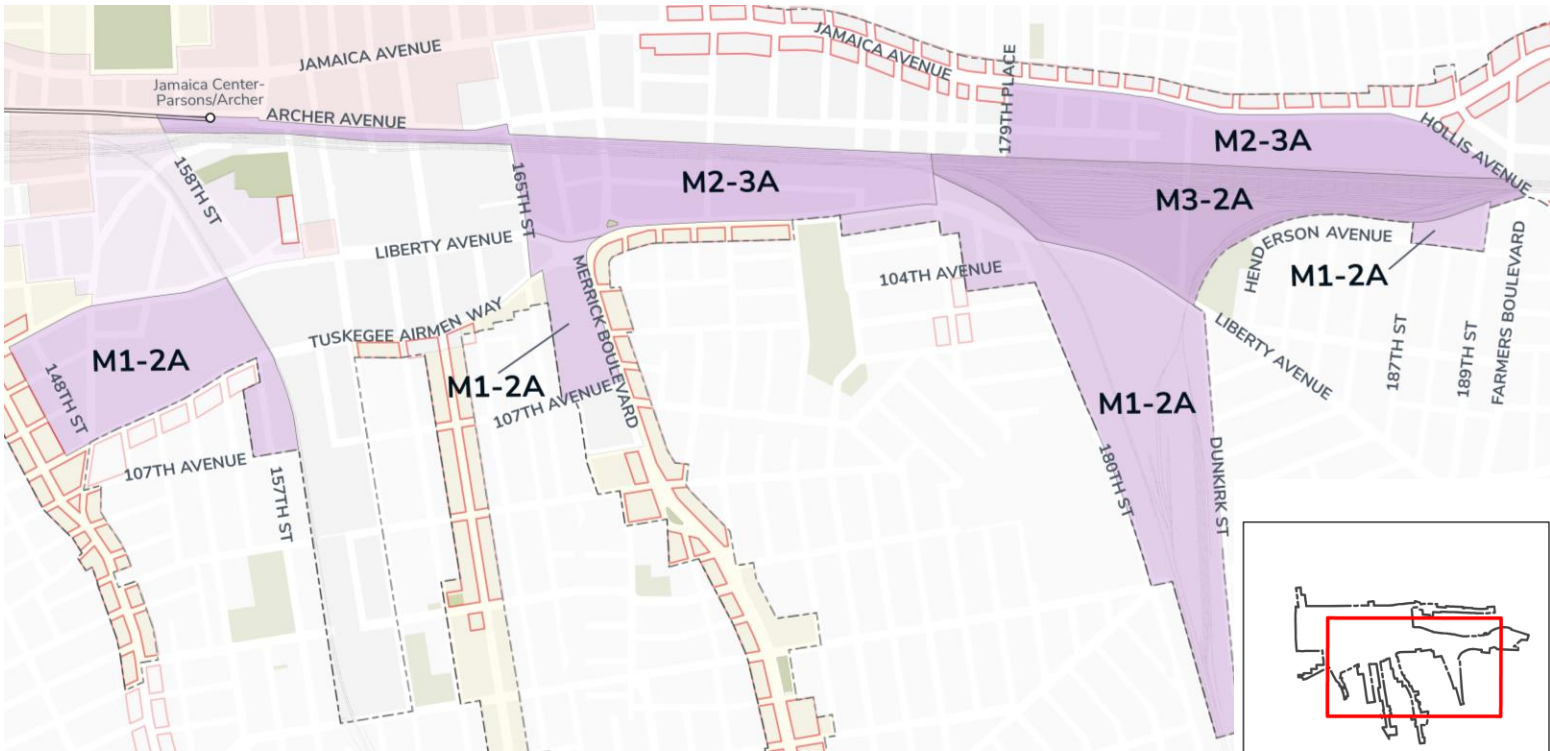
Existing Zoning:

M1-1, M1-2, M1-4

Proposed Zoning:

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

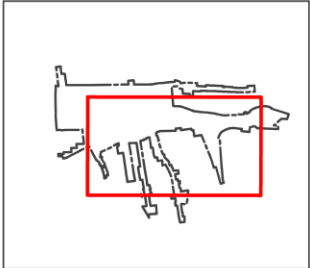
- The Jamaica neighborhood study is looking to bolster and preserve the Industrial Business Zones (IBZ's) to help support the grown and diversity of green jobs and growing industries in Jamaica



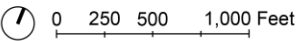
All Residential FAR's reflective of MIH

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

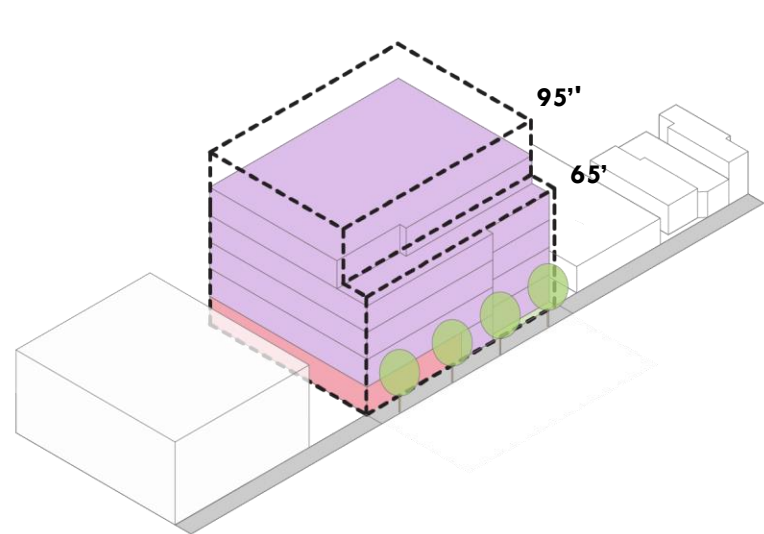


- M1-2A
- M2-3A
- M3-2A
- Commercial Overlays
- Other Commercial Zonings
- Other Residential Zonings
- Other Manufacturing Zonings
- MTA Subway Lines
- Long Island Railroad & JFK AirTrain

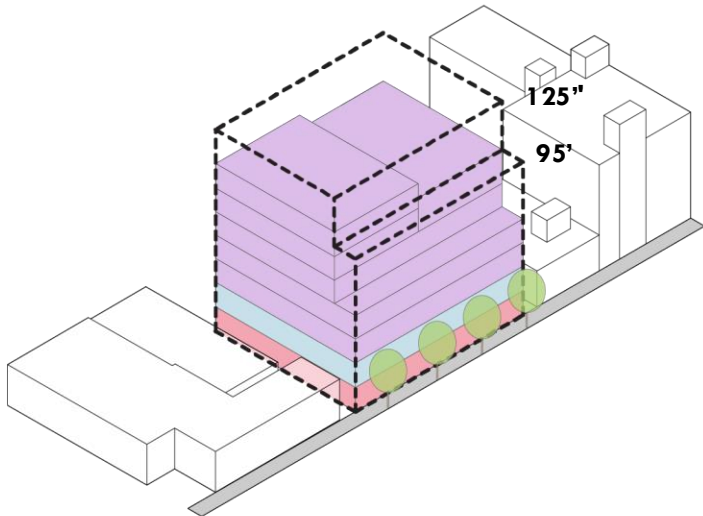


Industrial Areas Zoning Proposal

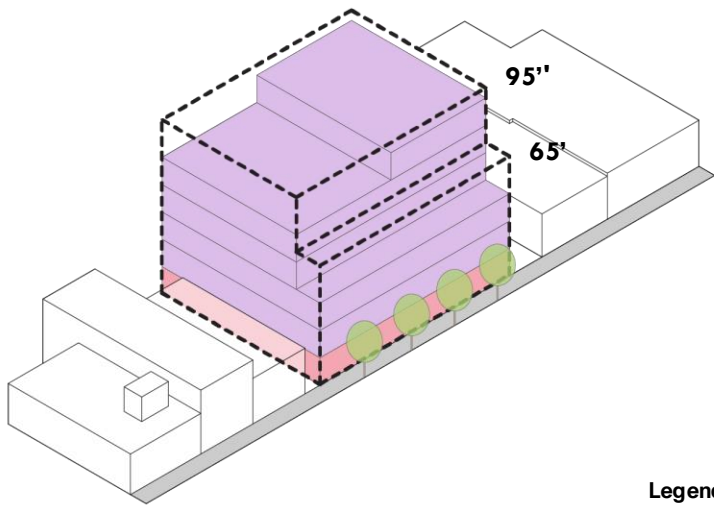
M1-2A
Standalone Scenario



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

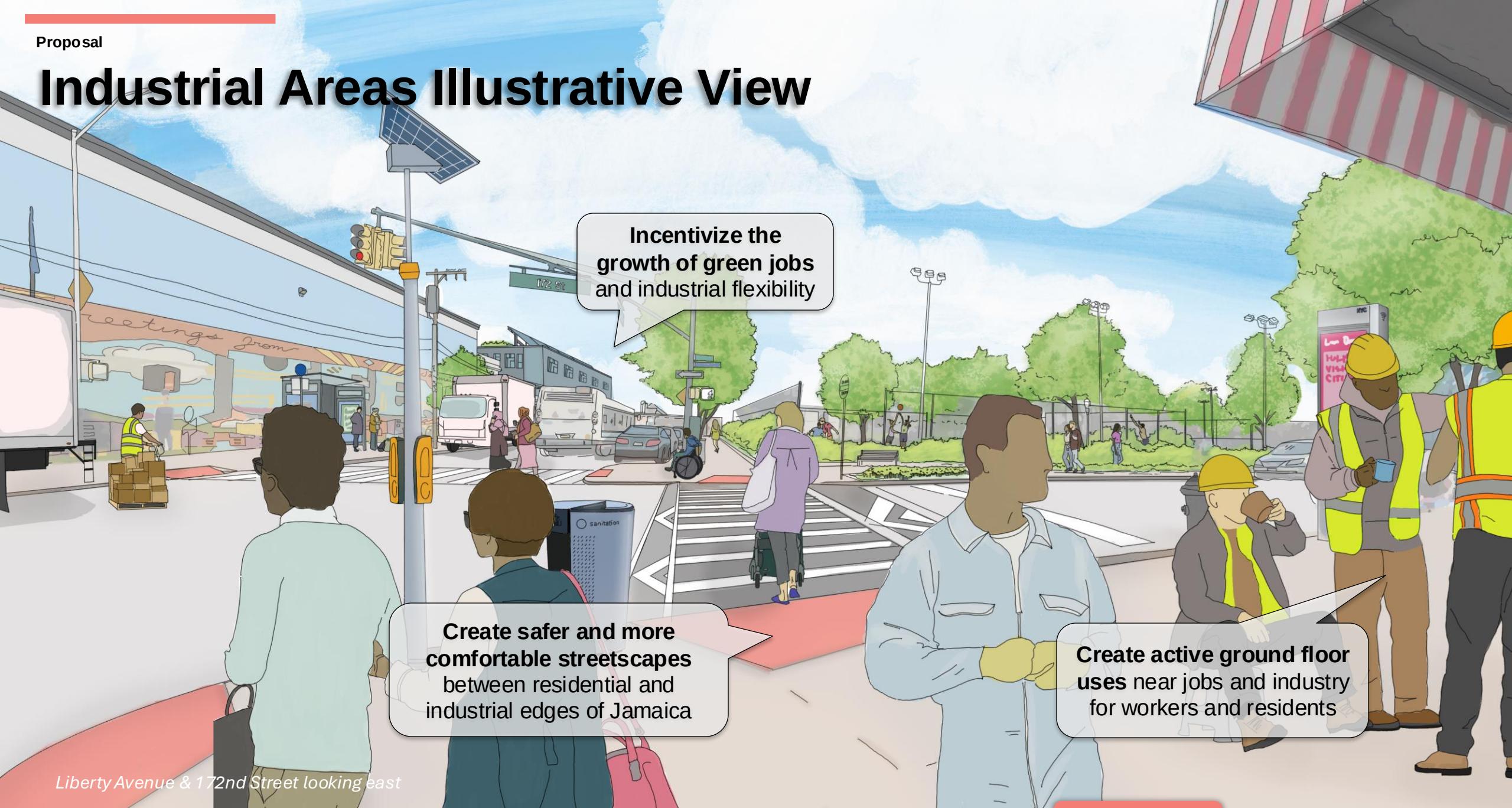
Industrial Areas Zoning Proposal

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

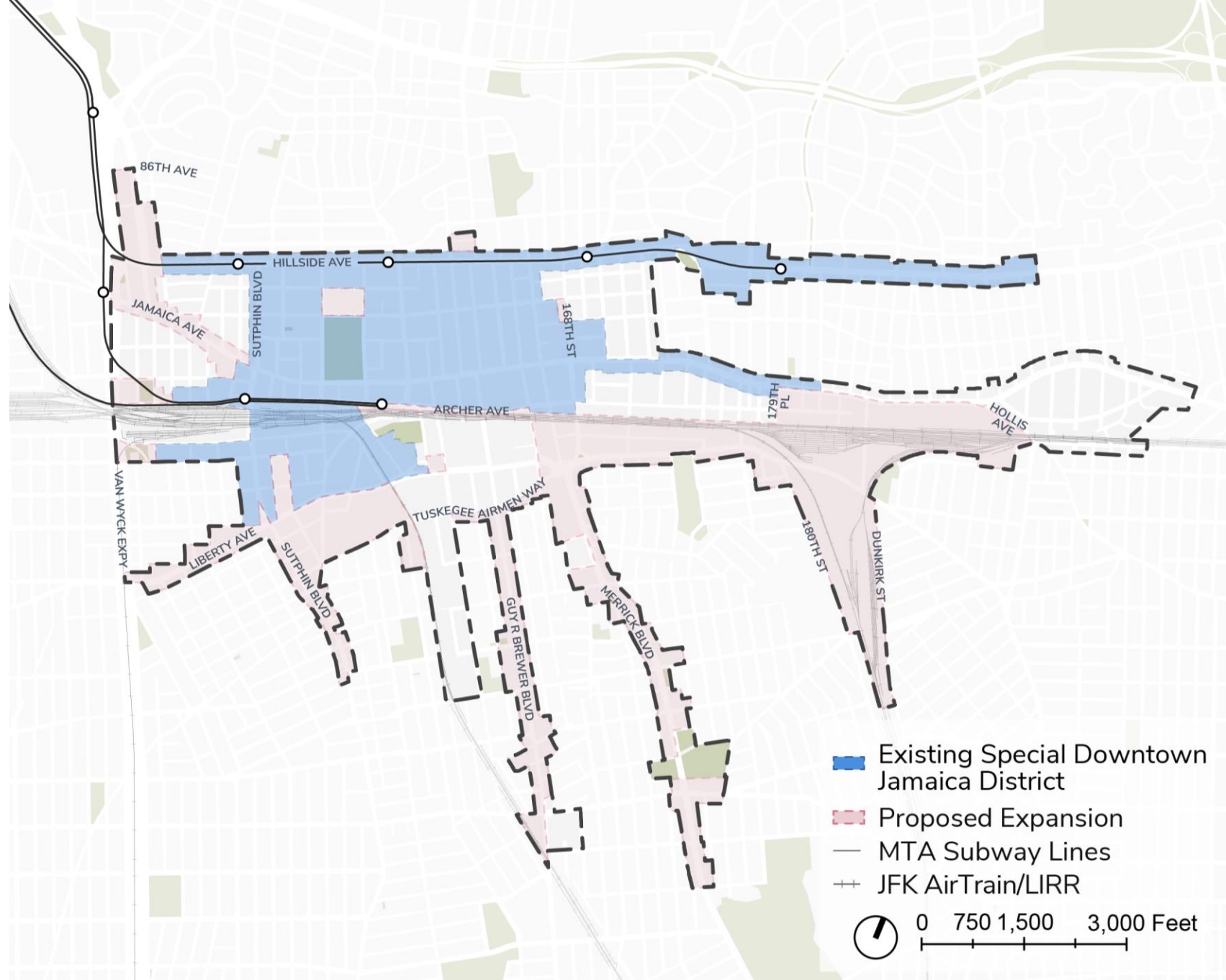
Create safer and more comfortable streetscapes between residential and industrial edges of Jamaica

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.

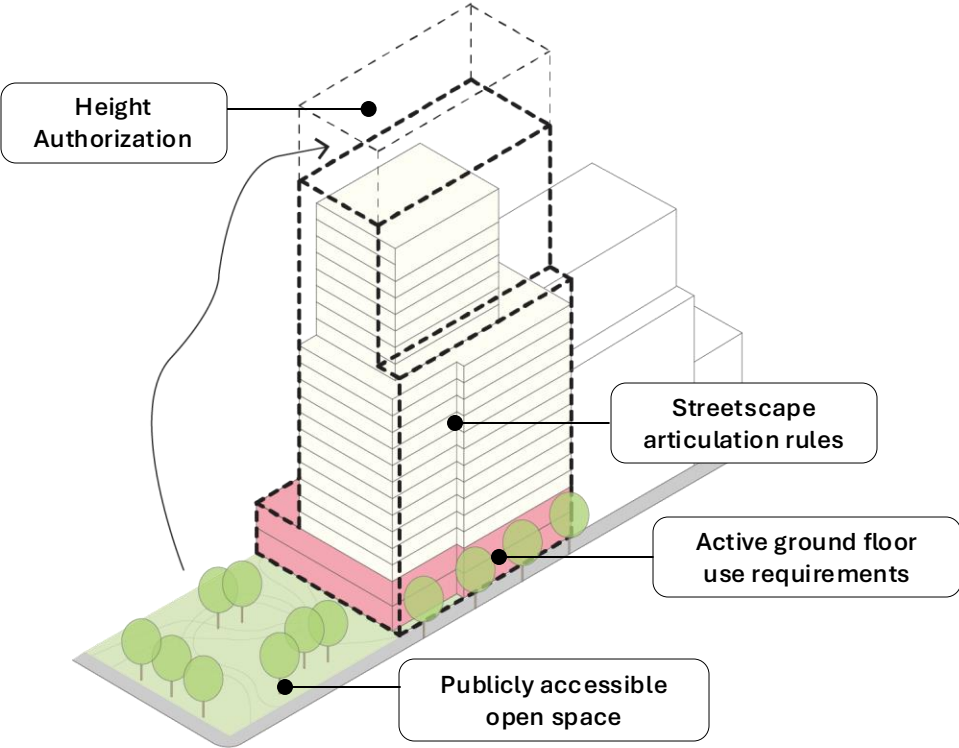
Retail in Paired Districts



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

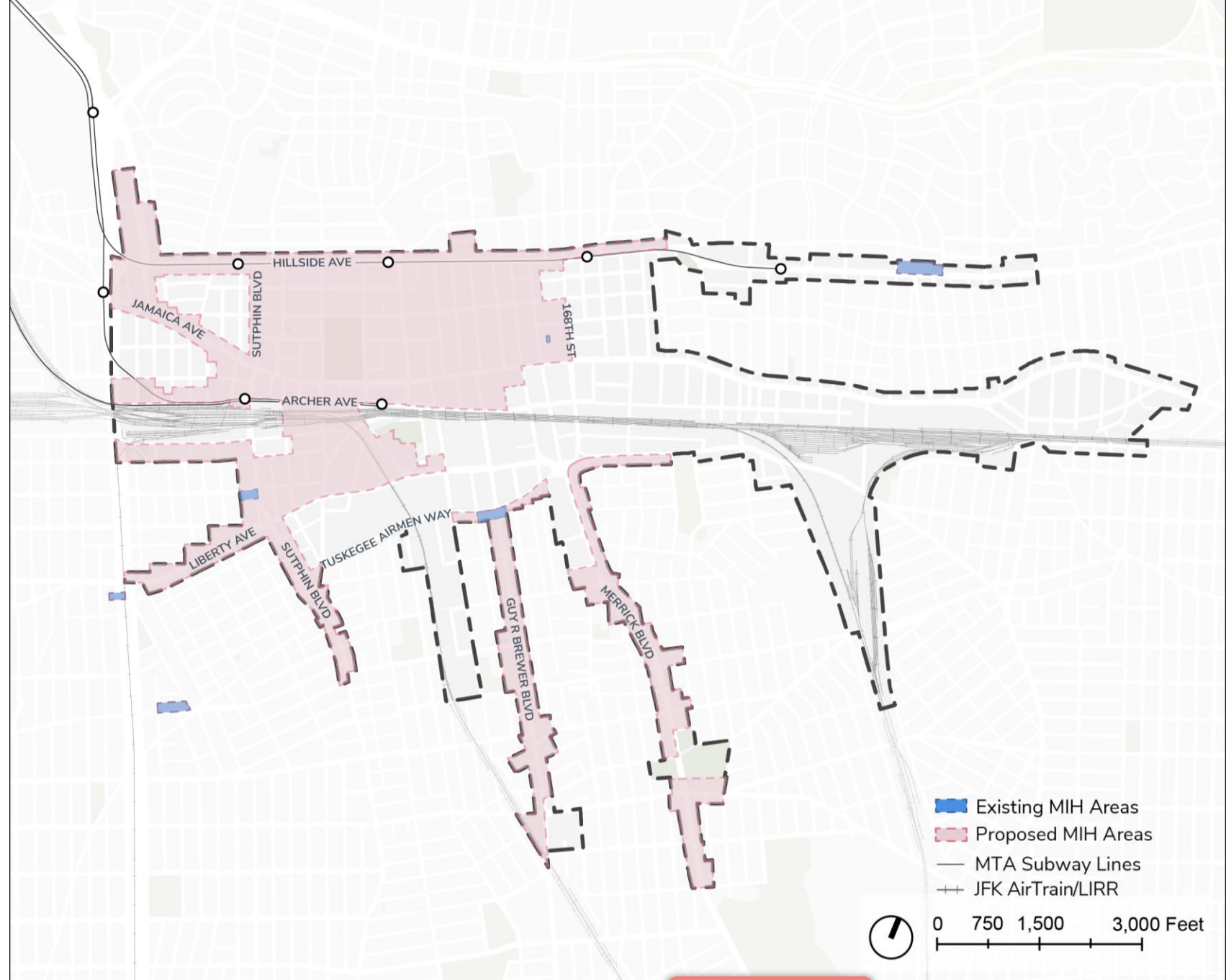
Strategy:

Create more housing that's affordable for residents

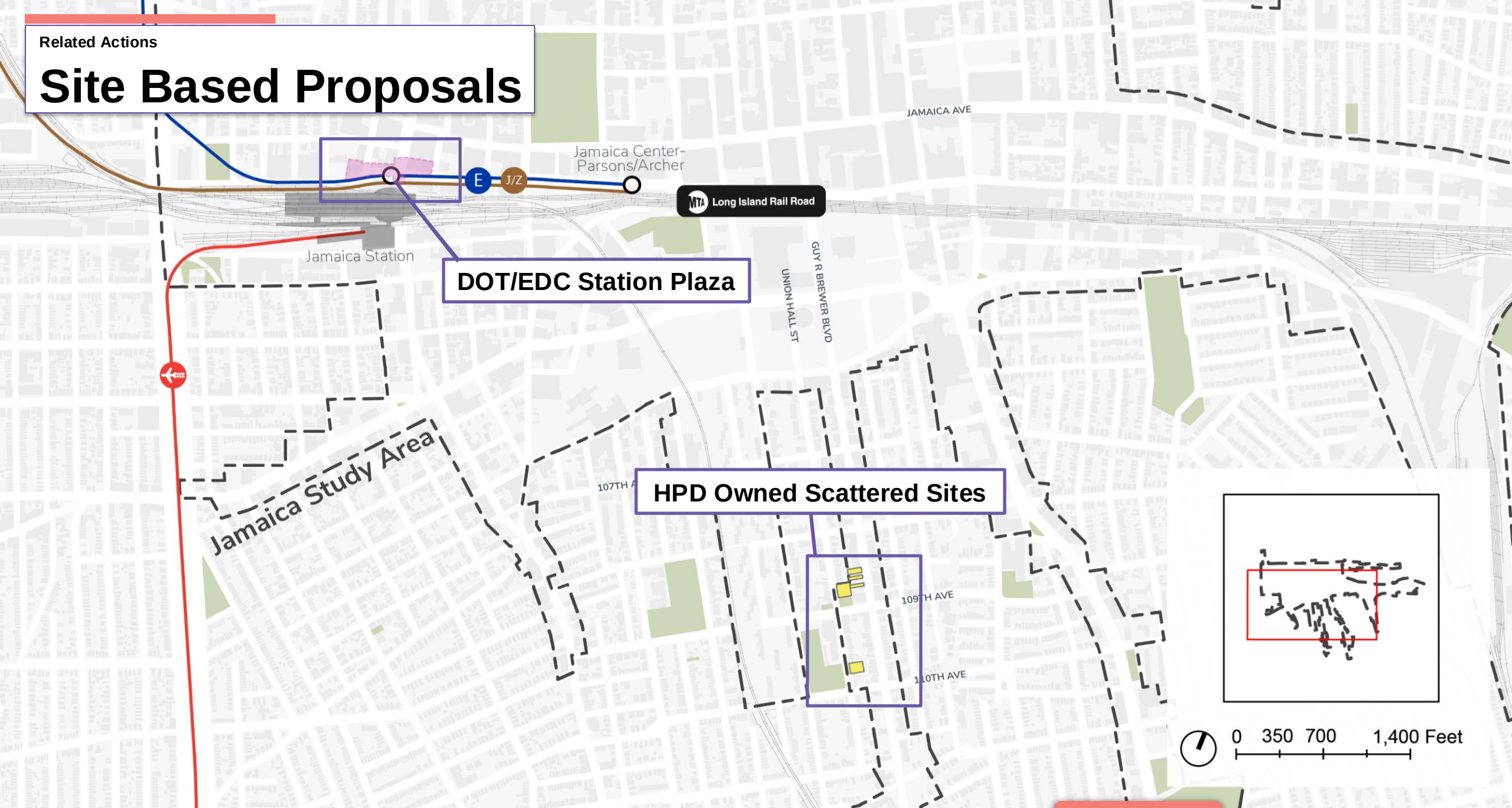
Proposal:

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



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

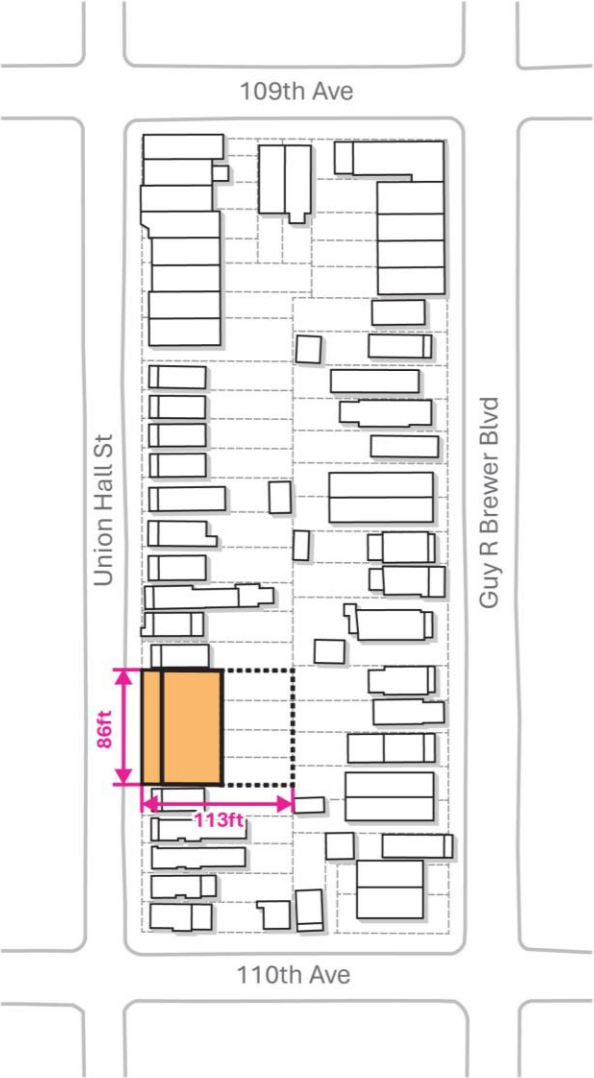
109-43 – 109-47
Union Hall Street
(Homeownership)

NYCHA
South Jamaica

HPD-Owned Scattered Site Cluster 1

Proposal

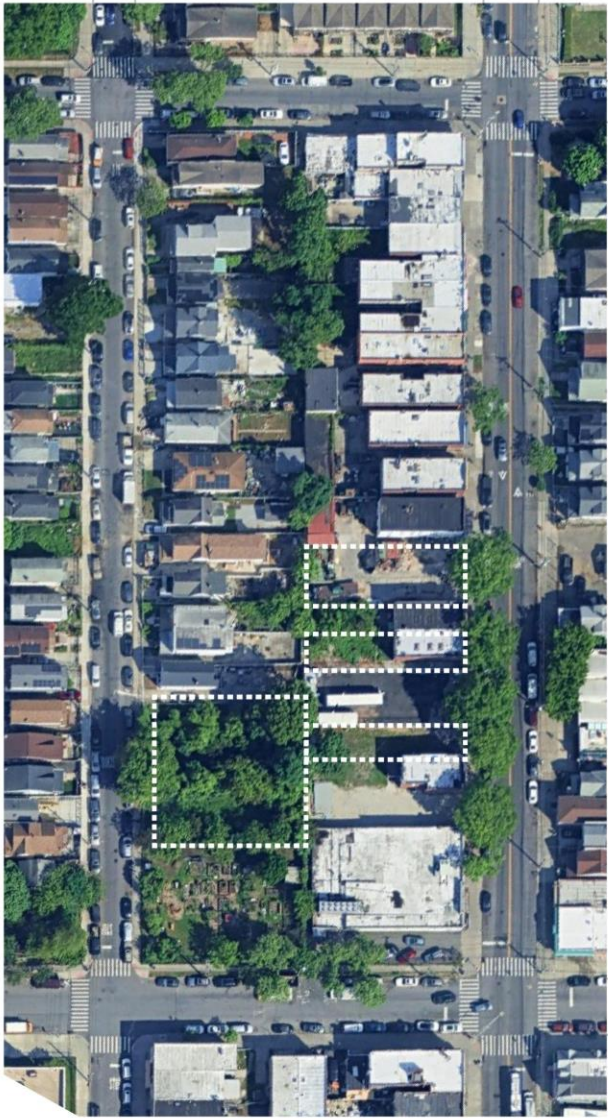
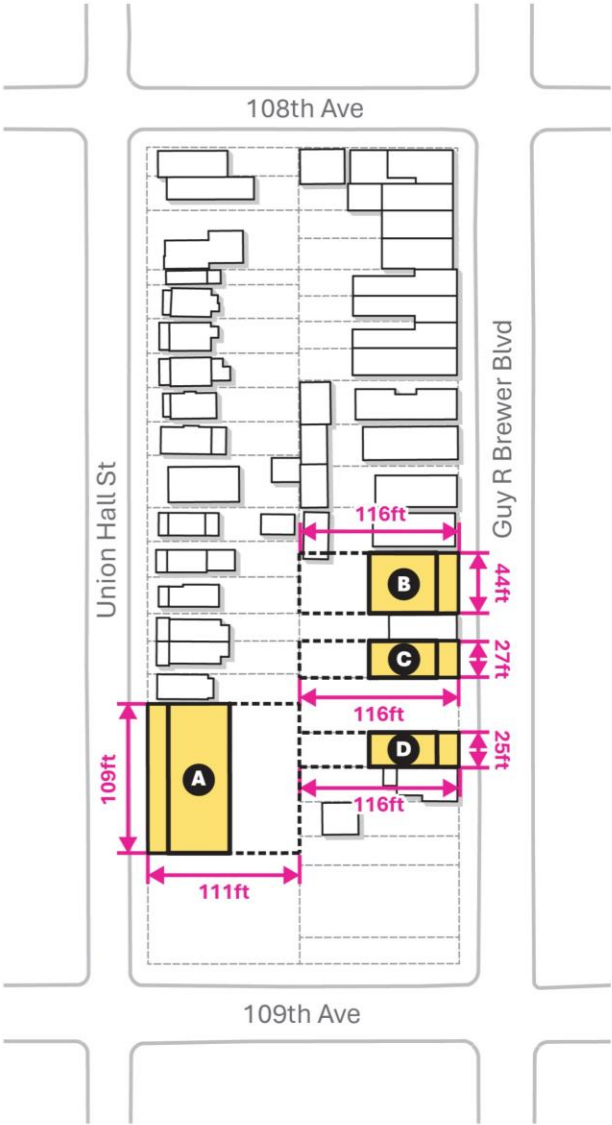
- 100% Affordable Homeownership
- 34 Units
- Developer to be selected by HPD



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

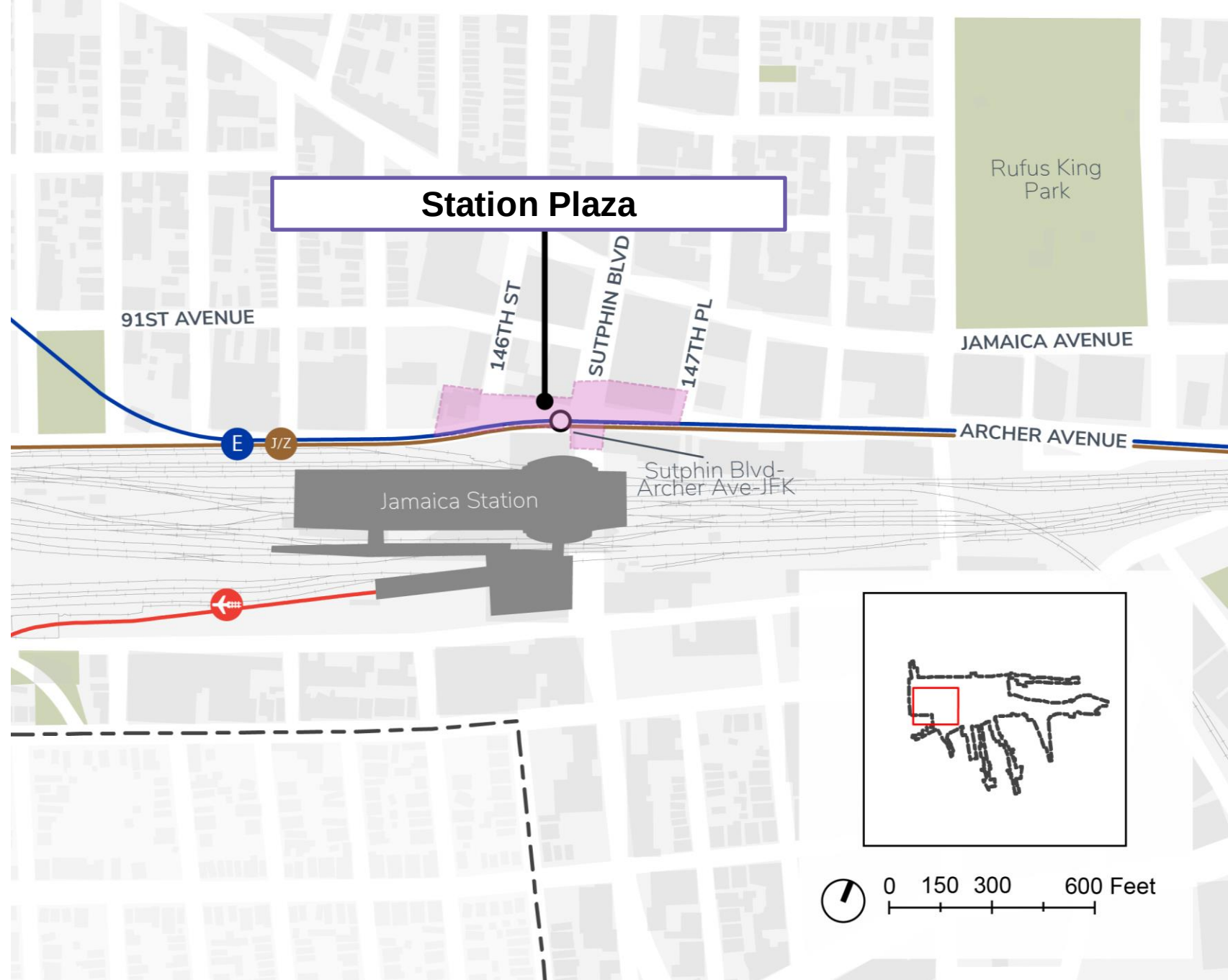
Station Plaza

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



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)

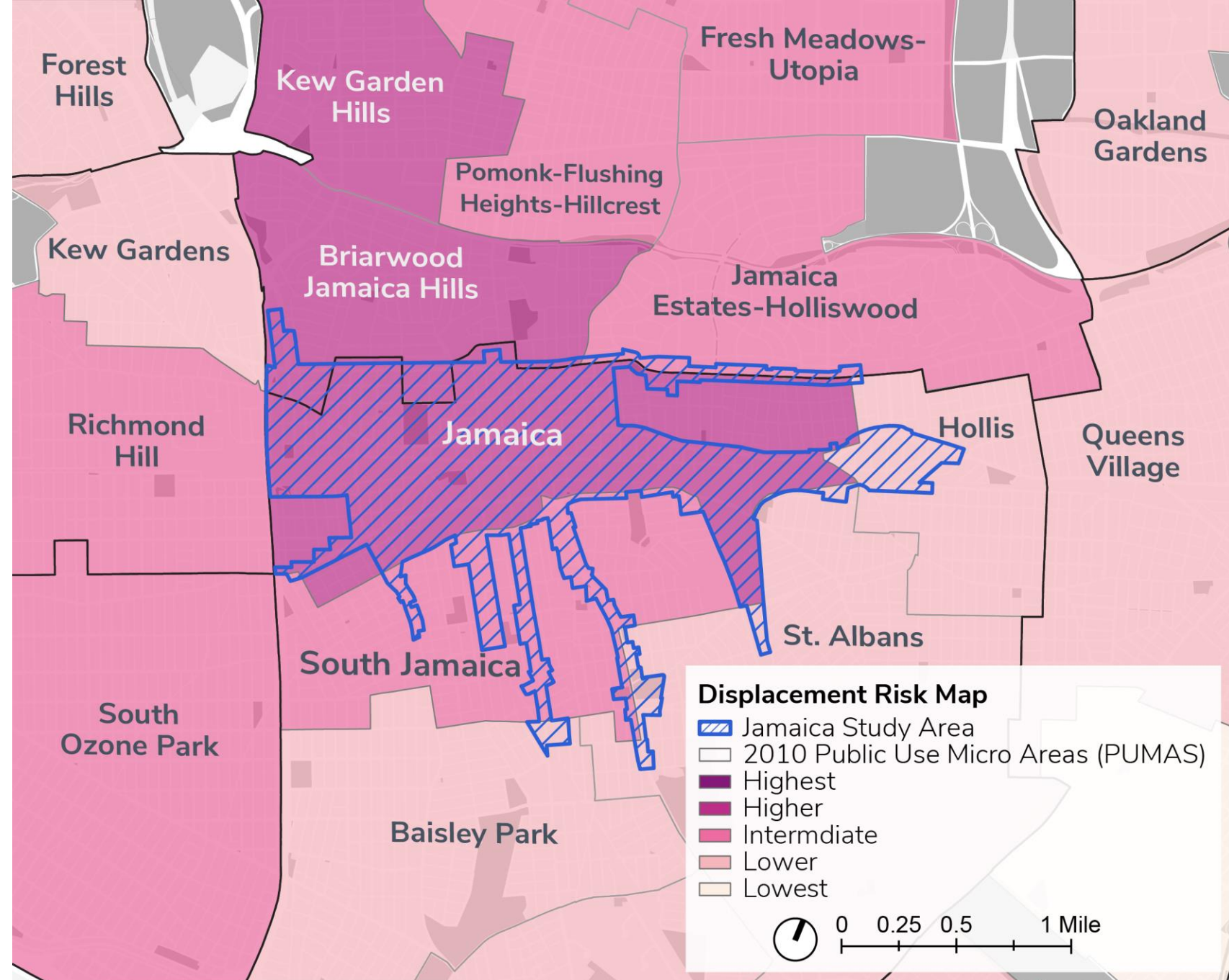
Housing Conditions

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



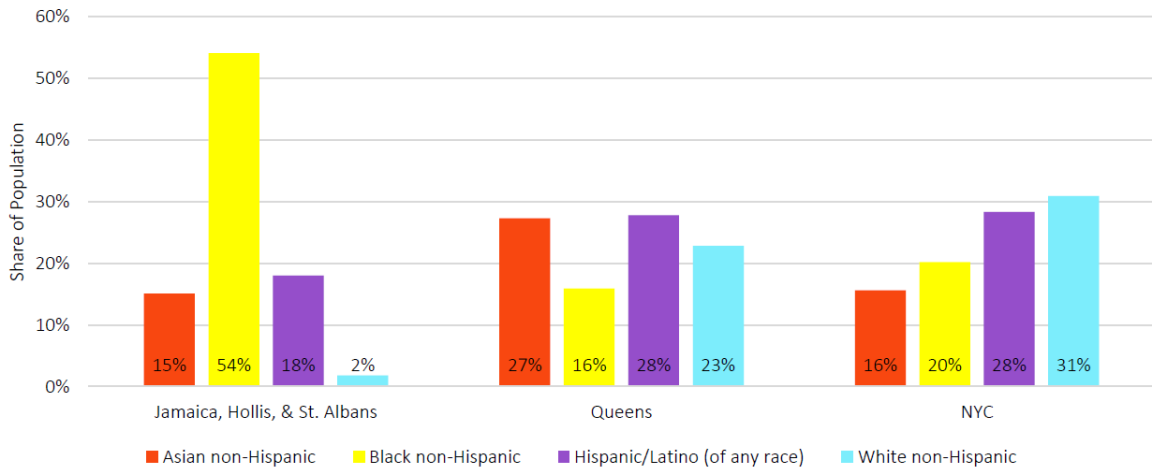
RER: Demographic Data

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].”

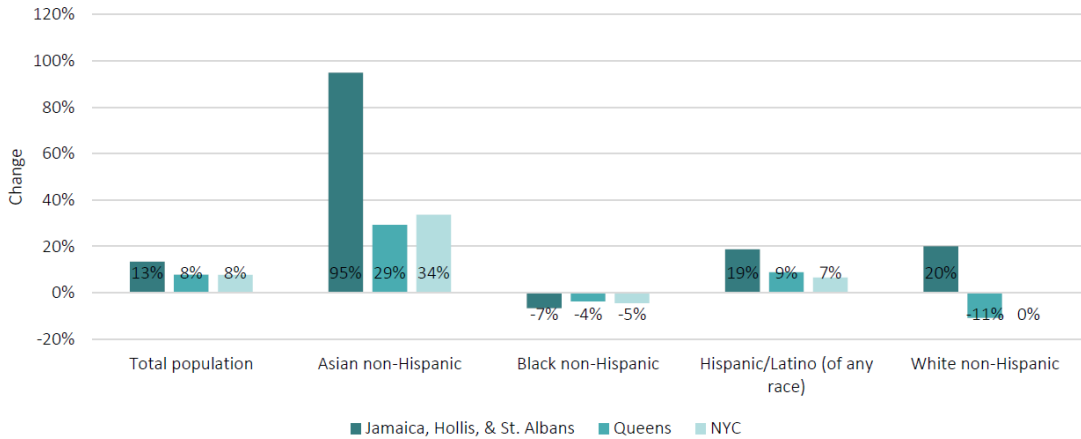


Source: Census 2020; Community Profile Table 1.01

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

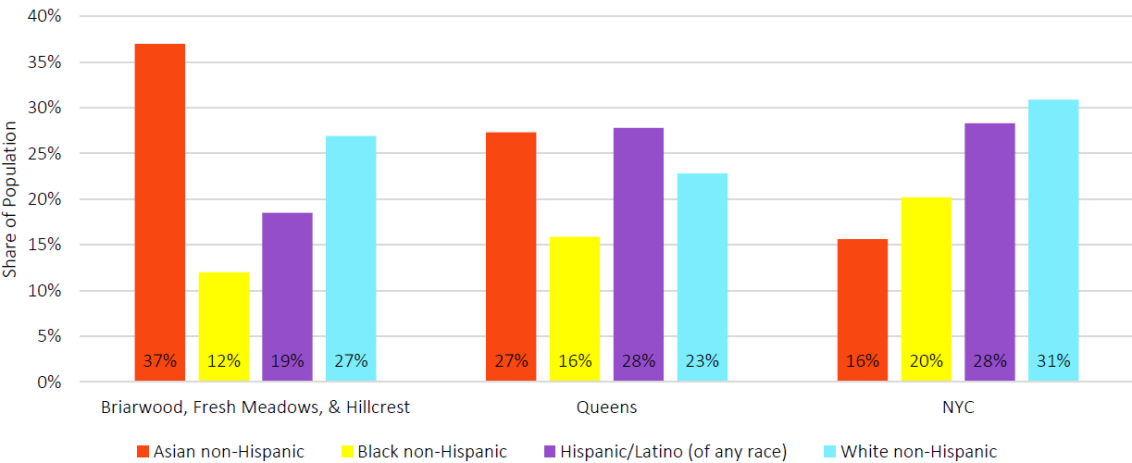
RER: Demographic Data

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].”

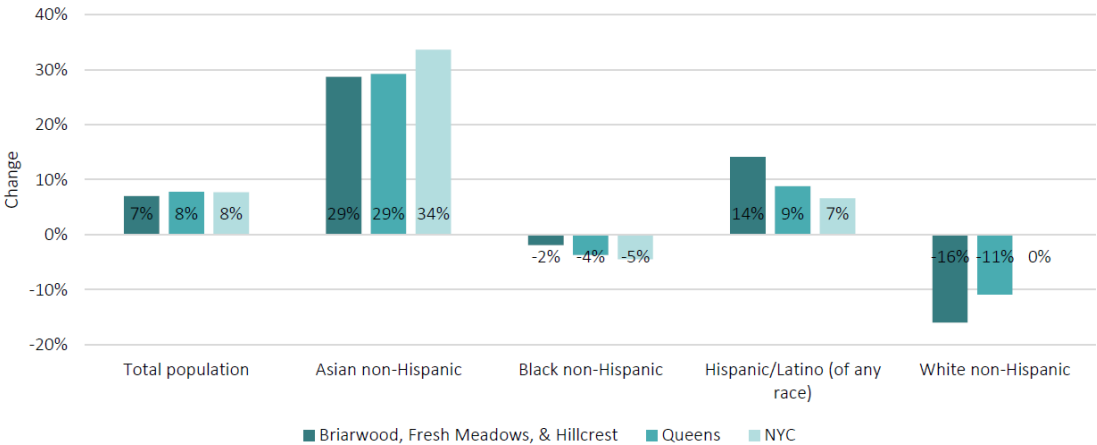


Source: Census 2020; Community Profile Table 1.01

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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