

The Jamaica Neighborhood Plan

ULURP #s: C 250171 HAQ, C 250172 ZMQ, N 250173 ZRQ,
and C 250187 MMQ

City Council Subcommittee on Zoning and Franchises | September 9, 2025

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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



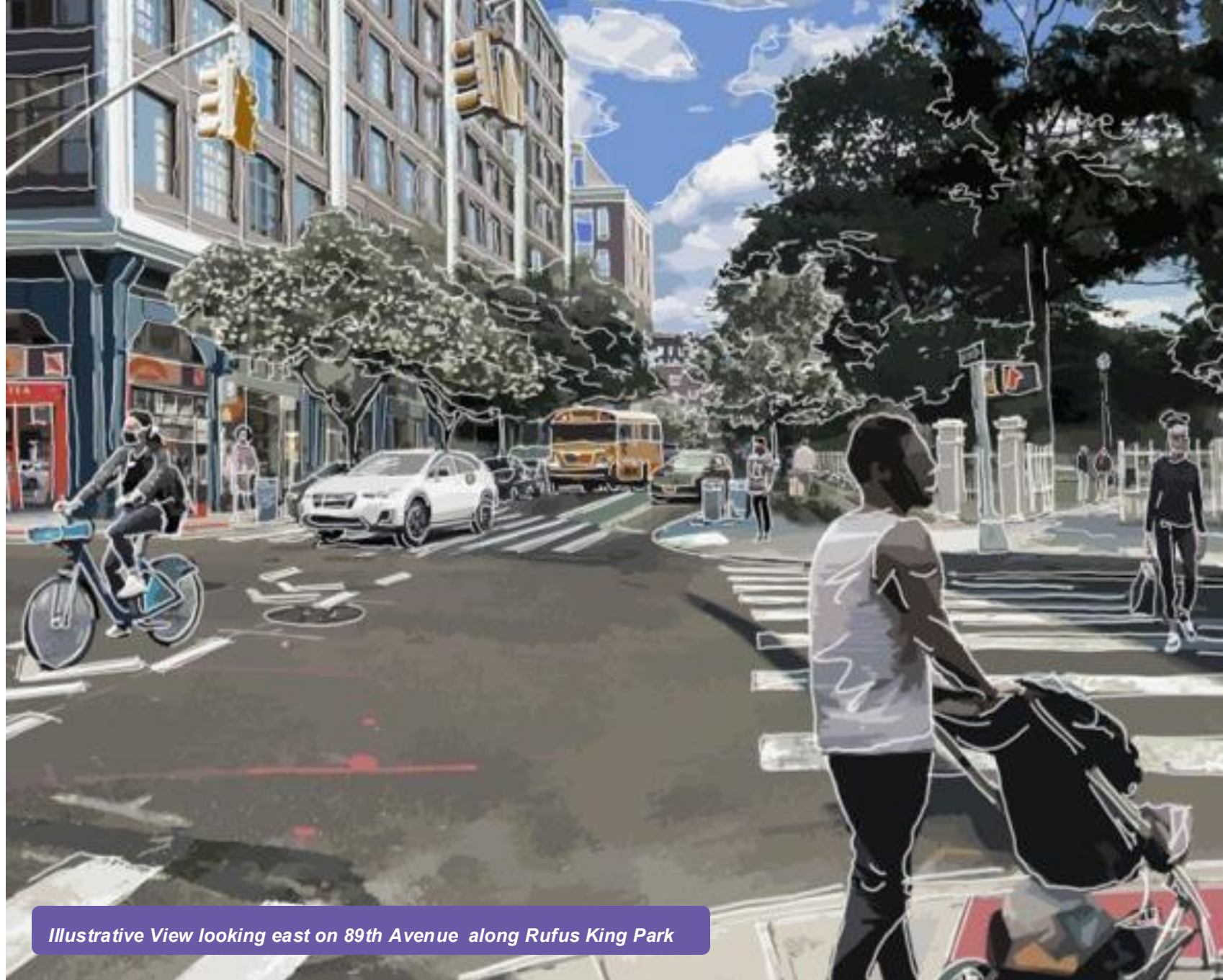
Around 4,000 income restricted homes



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

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-applicants: DOT/EDC

Study Area

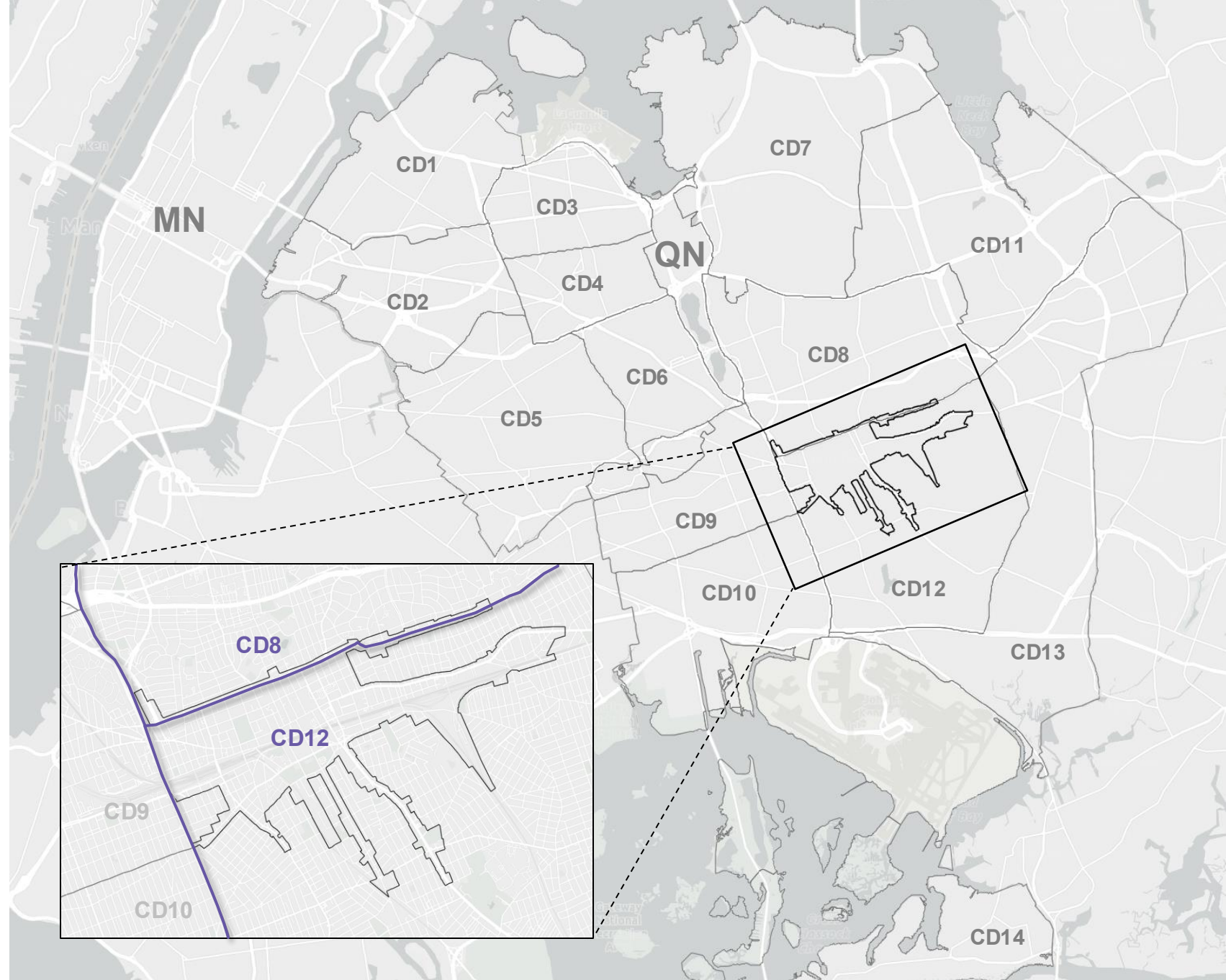
Queens Community Districts
8 and 12

Represented by:

Speaker Adrienne Adams

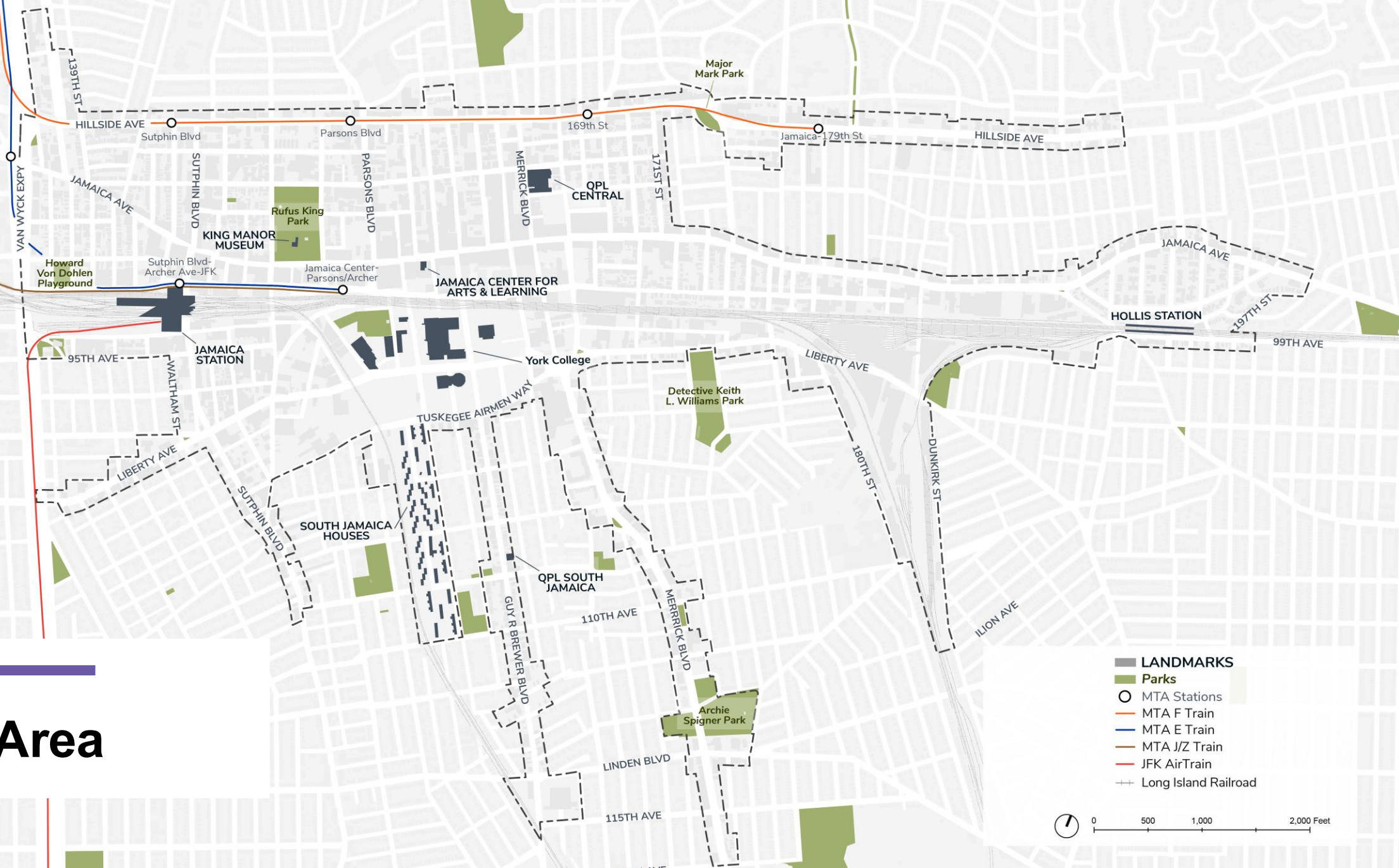
Council Member Nantasha Williams

Council Member James Gennaro

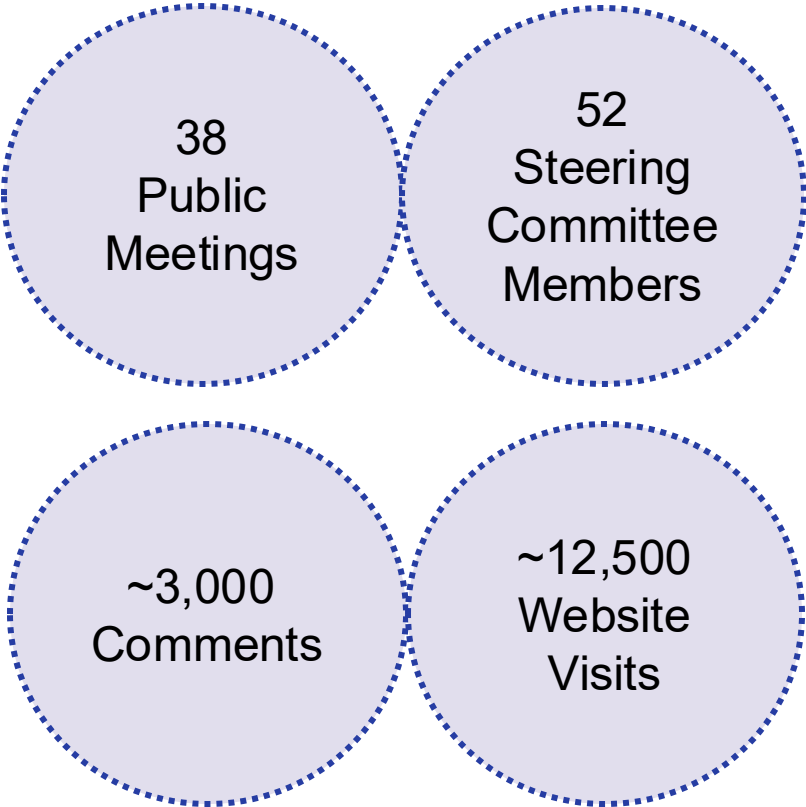


Introduction

Study Area



Engagement Summary





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

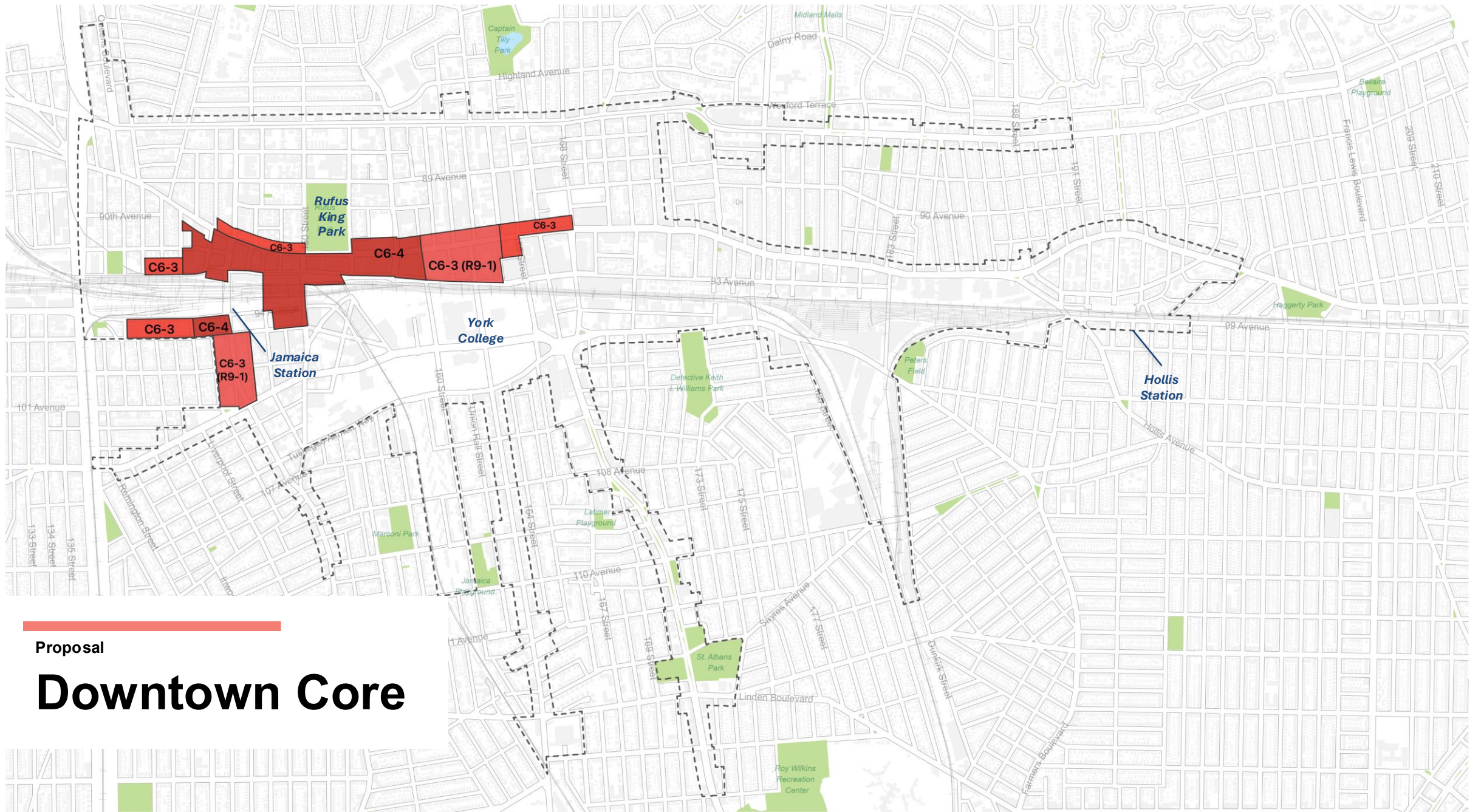
Expand non-zoning tools for improvements to the streetscape for safety and stormwater management

Proposed Zoning Map Amendment

Proposed Zoning Districts

Commercial	Residential
C6-4 (R10)	R8X
C6-3 (R9-1)	R8A
C6-3 (R9)	R7X
C6-3A (R9A)	R7A
C6-2 (R8)	R6D
C4-4D (R8A)	R6A
C4-4 (R7-2)	

Manufacturing	High-Density Mixed-Use
M1-2A	① M1-8A/R9X
M2-3A	② M1-6A/R9A
M3-2A	③ M1-3A/R7X
	M1-2A/R7-2
	M1-2A/R7A



Proposal

Downtown Core

Zoning Proposal: Downtown Core

Existing Zoning: C4-4A, C6-2, C6-3, C4-5X (SDJD)

Proposed Zoning: C6-3, C6-4, C6-3/R9-1, C6-3A

Goal:

Require permanently income-restricted affordable housing through Mandatory Inclusionary Housing (MIH); and encourage growth of new housing and businesses near transit.

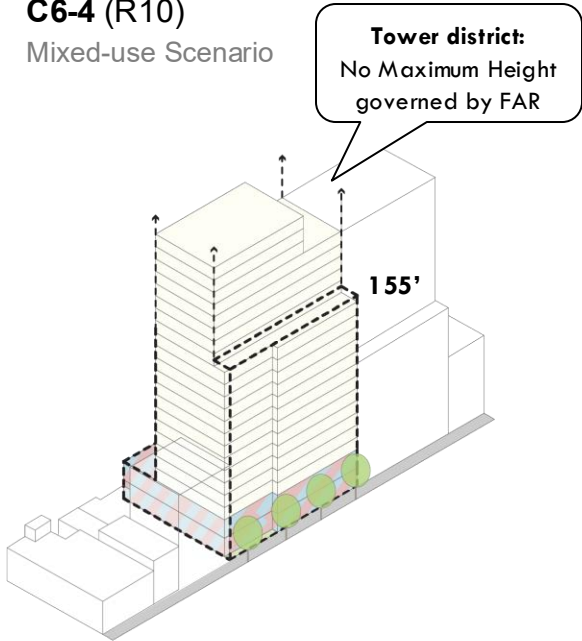


Sutphin Blvd. & Archer Avenue looking west

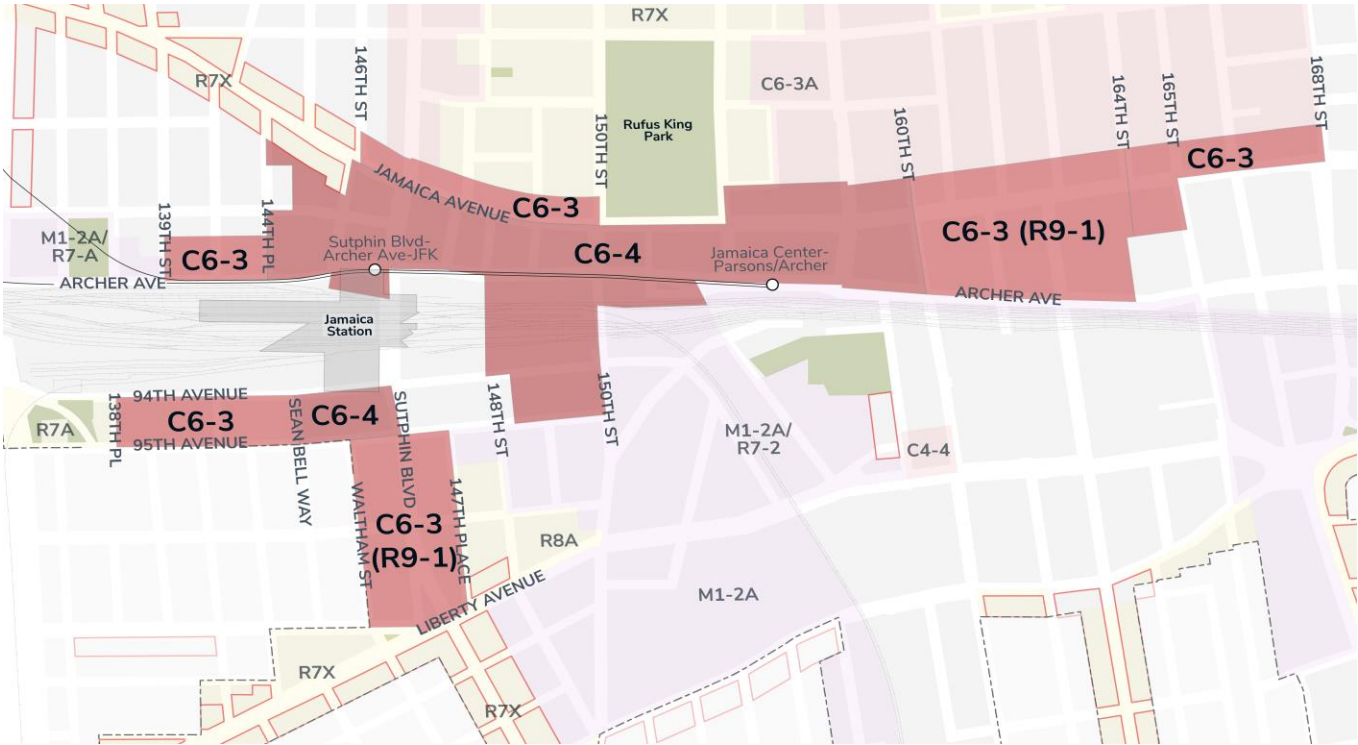
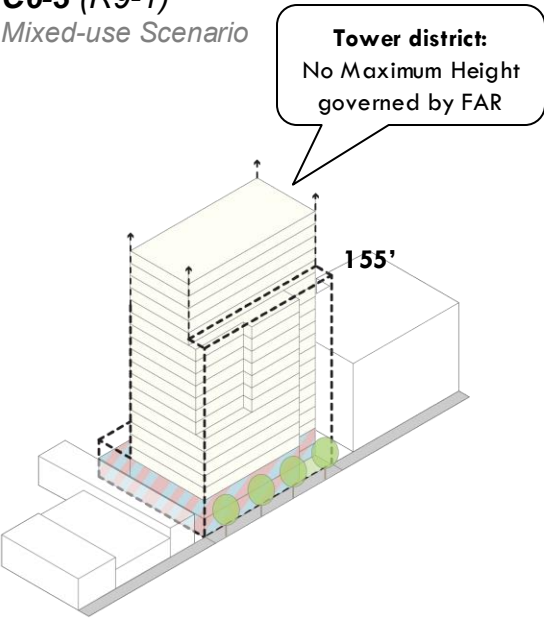


Zoning Proposal: Downtown Core

C6-4 (R10)
Mixed-use Scenario

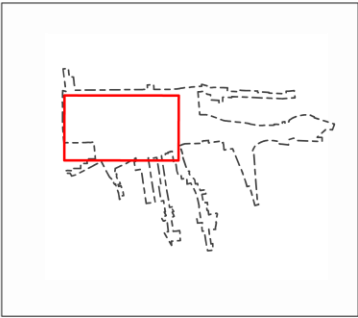


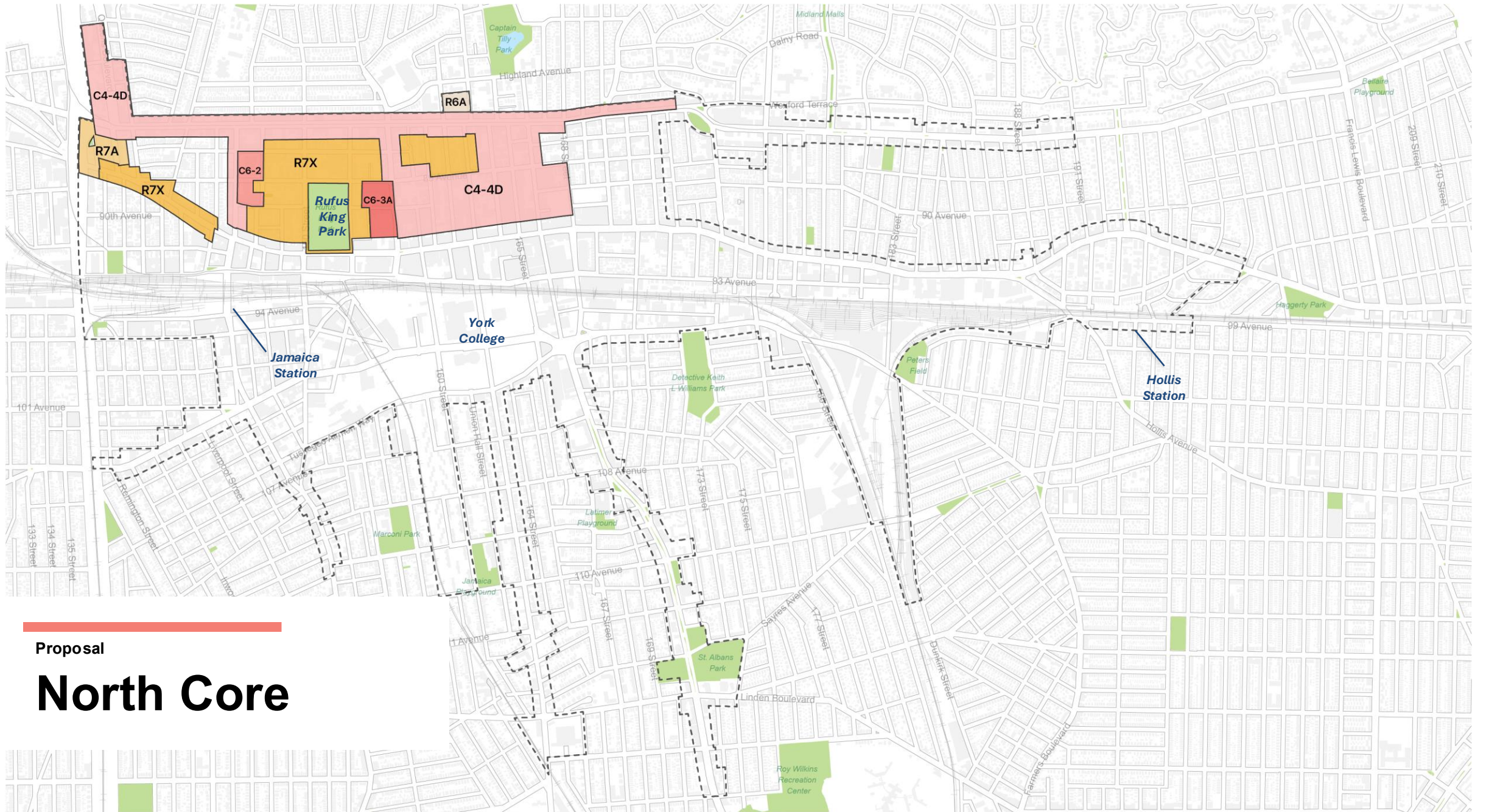
C6-3 (R9-1)
Mixed-use Scenario



All Residential FAR's reflective of MIH

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





Proposal

North Core

Zoning Proposal: North Core

Existing Zoning: R6, R6A, R7A, C4-4A, C4-5X, C4-3A (SDJD)

Proposed Zoning: R7X, C4-4D, C6-2, C6-3A

Goal:

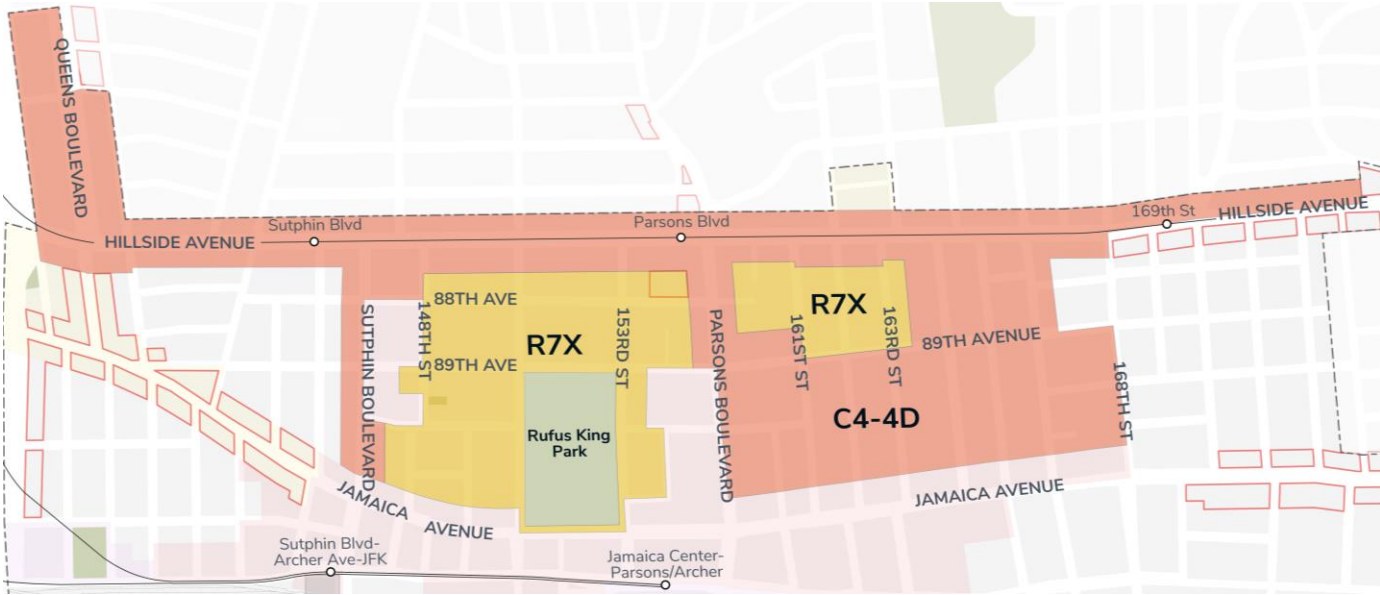
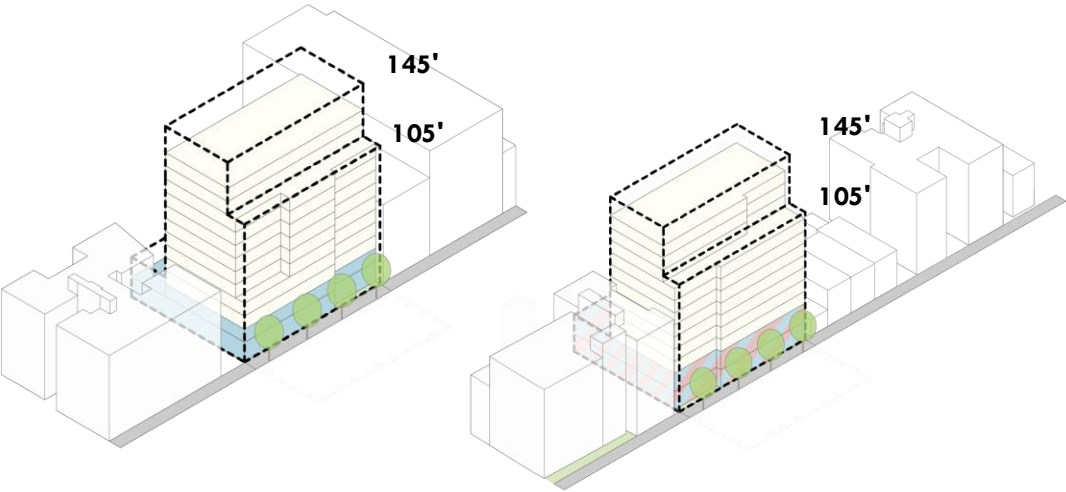
Expand active ground floor uses to support job growth and community-supporting services; and to require permanent affordable housing in new developments along major corridors on Hillside and Jamaica avenues.



Zoning Proposal: North Core

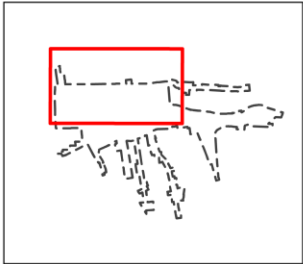
R7X
Residential/Community Facility Uses

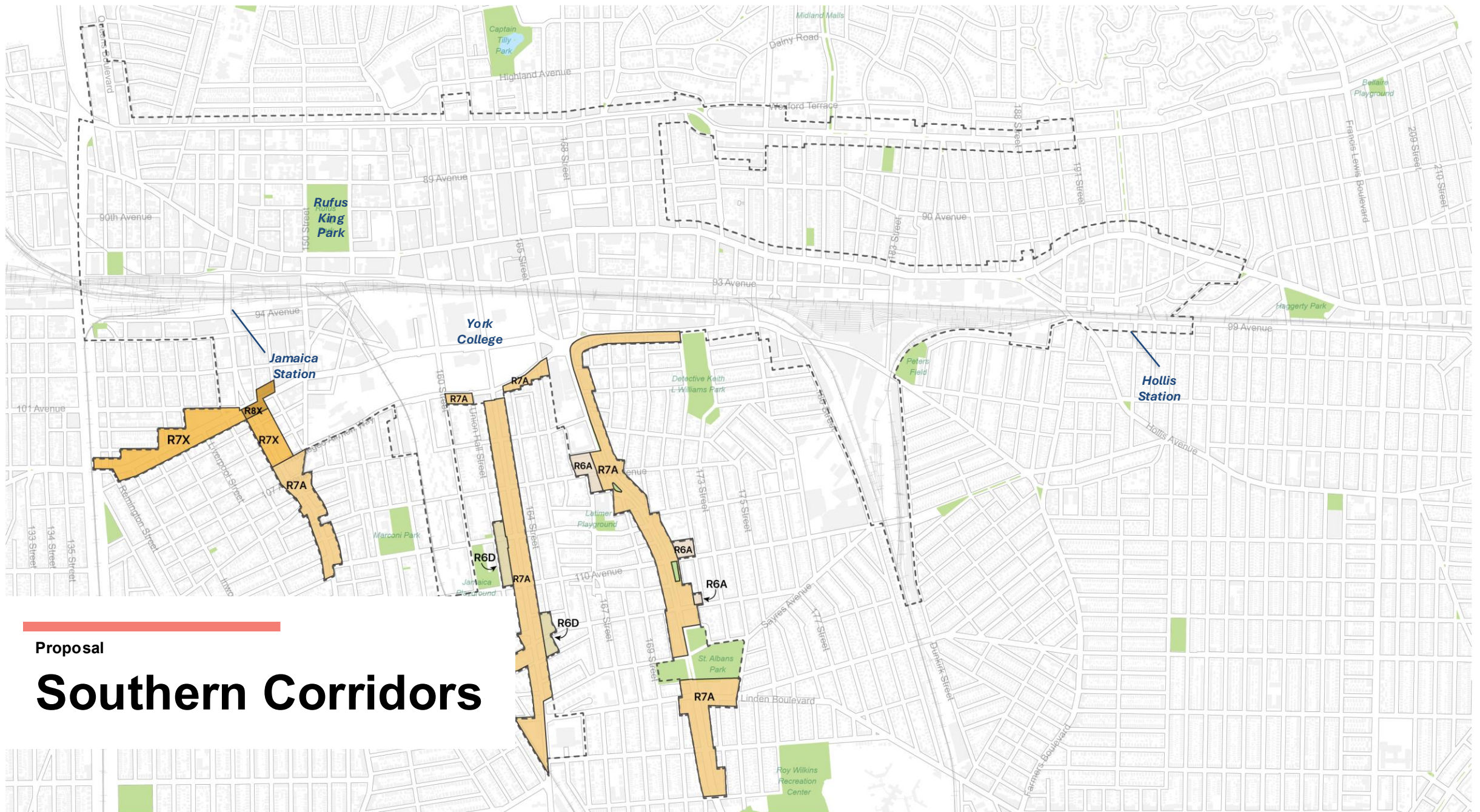
C4-4D
Mixed-use Scenario



All Residential FAR's reflective of MIH

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





Zoning Proposal: Southern Corridors

Existing Zoning: R4/C1-2, R5/C2-4, R6/C2-4, R7-2

Proposed Zoning: R6A, R6D, R7A, R7X, R8X, C2-4 overlay

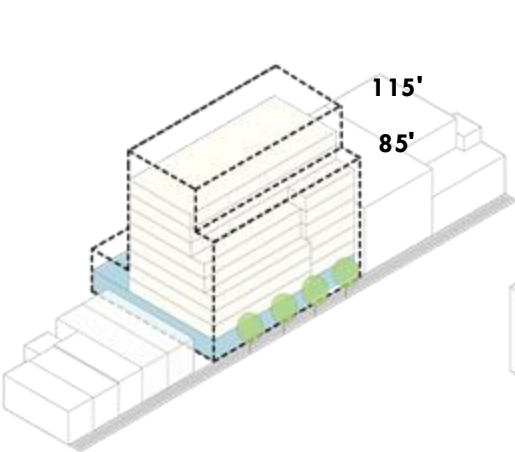
Goal:

Require contextual mixed-use buildings to improve pedestrian experience on the ground level; and to require the development of permanent affordable units along residential corridors

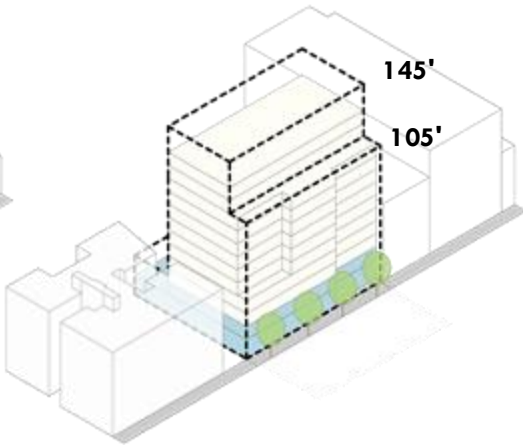


Zoning Proposal: Southern Corridors

R7A
Standalone Scenario

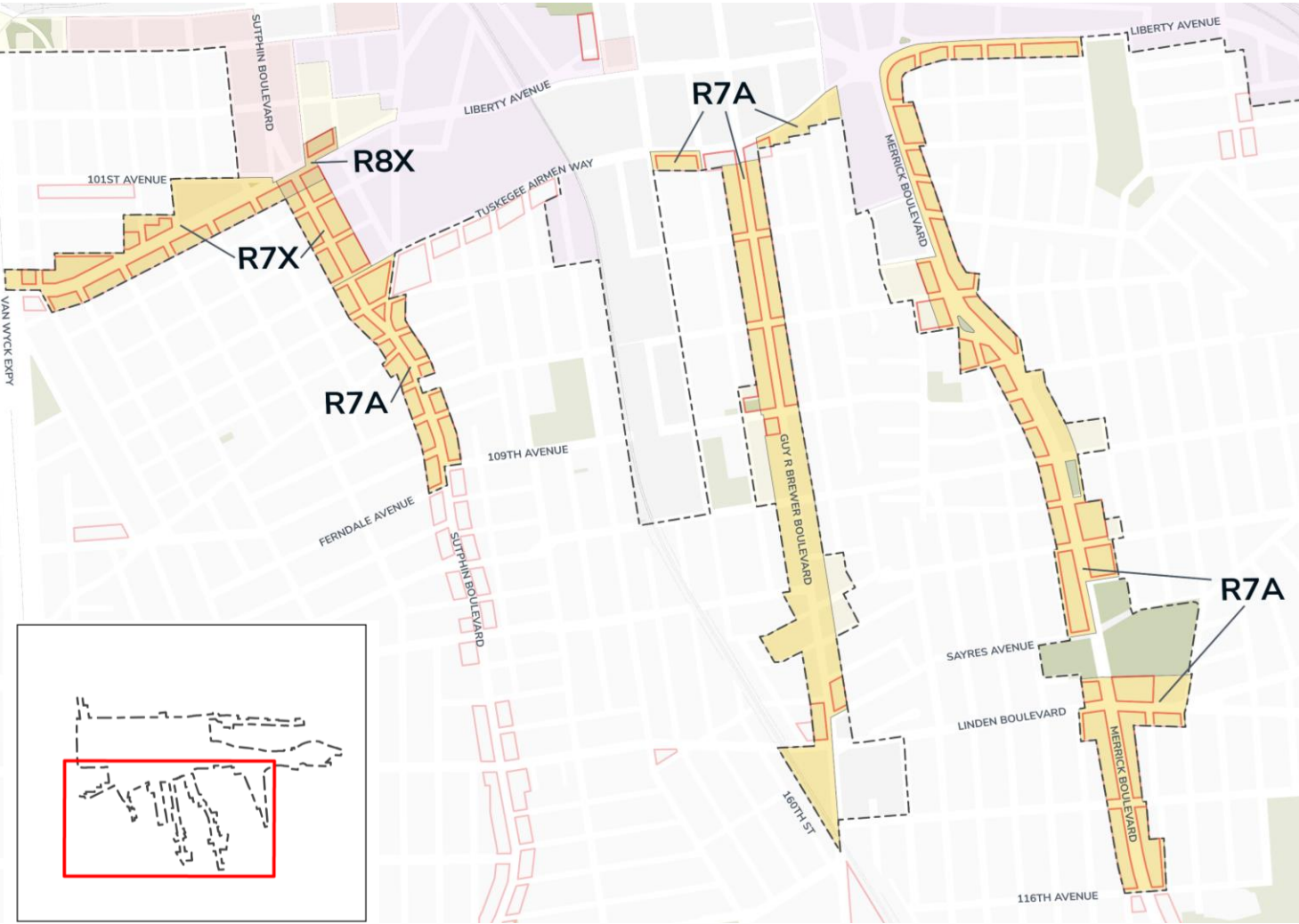


R7X
Standalone Scenario



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



South Core

Zoning Proposal: South Core

Existing Zoning: M1-1, M1-4, R5

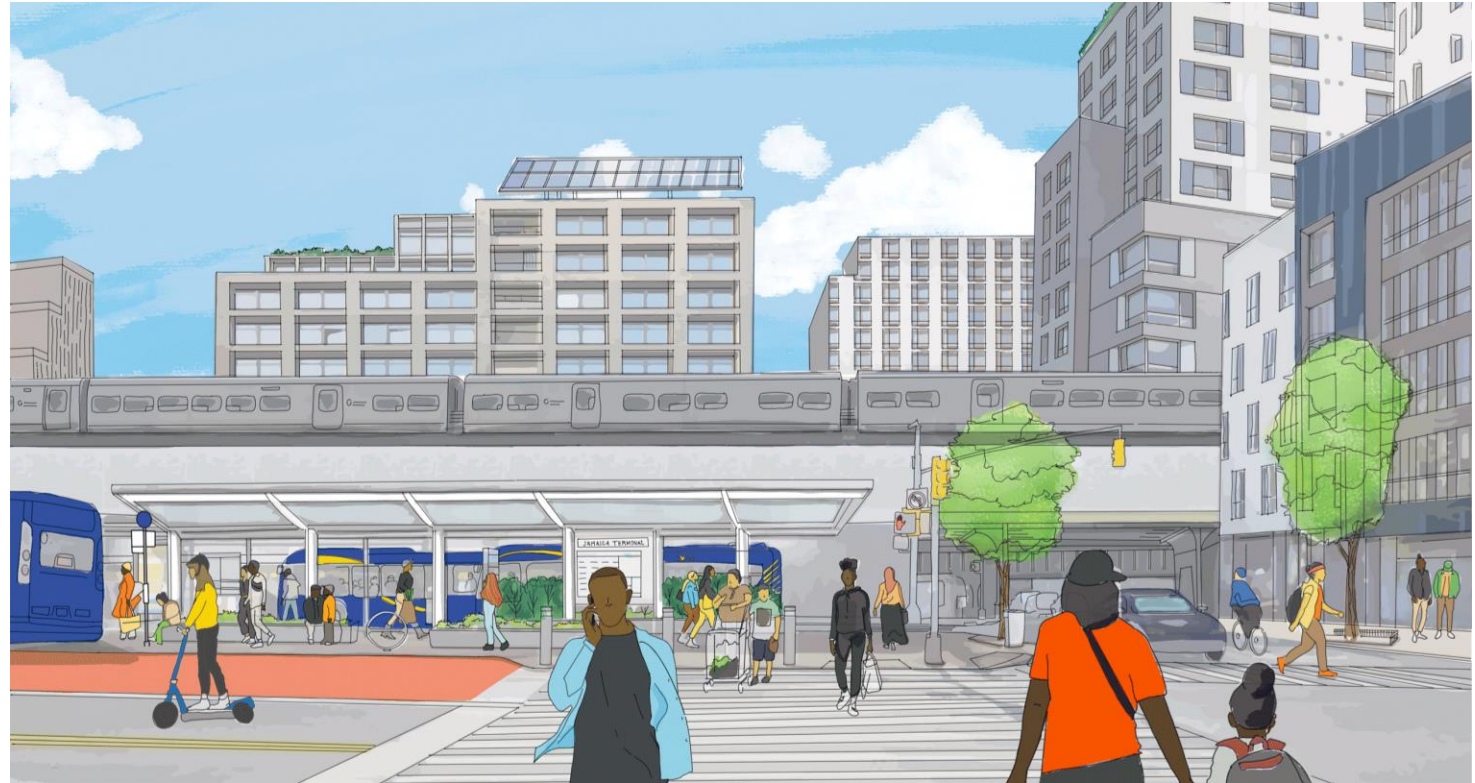
Proposed Zoning: M1-2A/R7-2, M1-8A/R9X,
M1-6A/R9A, M1-3A/R7X

Goal:

Enable mixed residential and clean manufacturing uses that support job growth and bring residents closer to places they live and work.



Archer Avenue and 150th Street looking south



Zoning Proposal: South Core

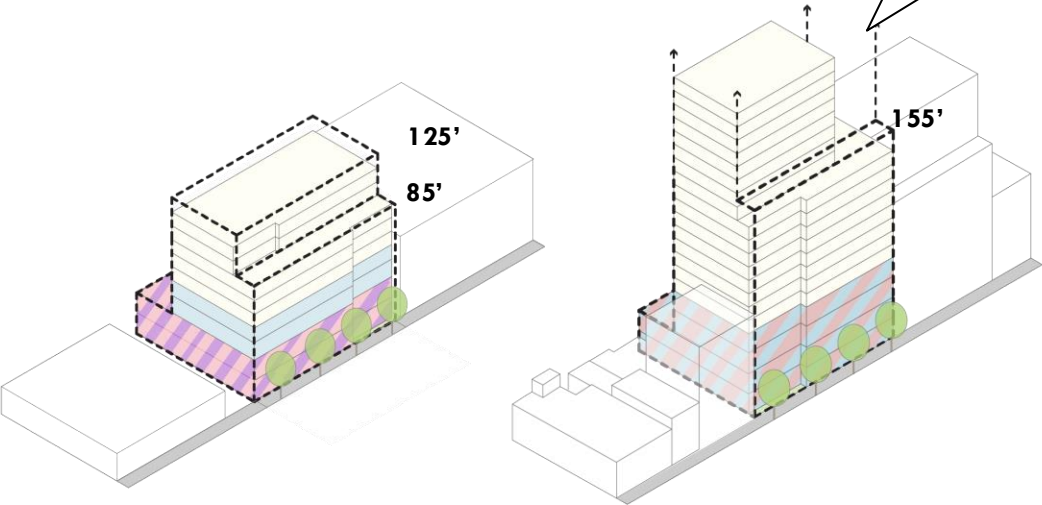
M1-2A/R7-2

Mixed-Use Scenario

M1-8A/R9X

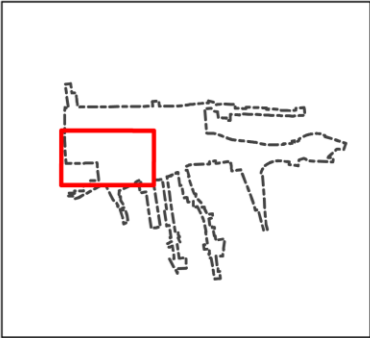
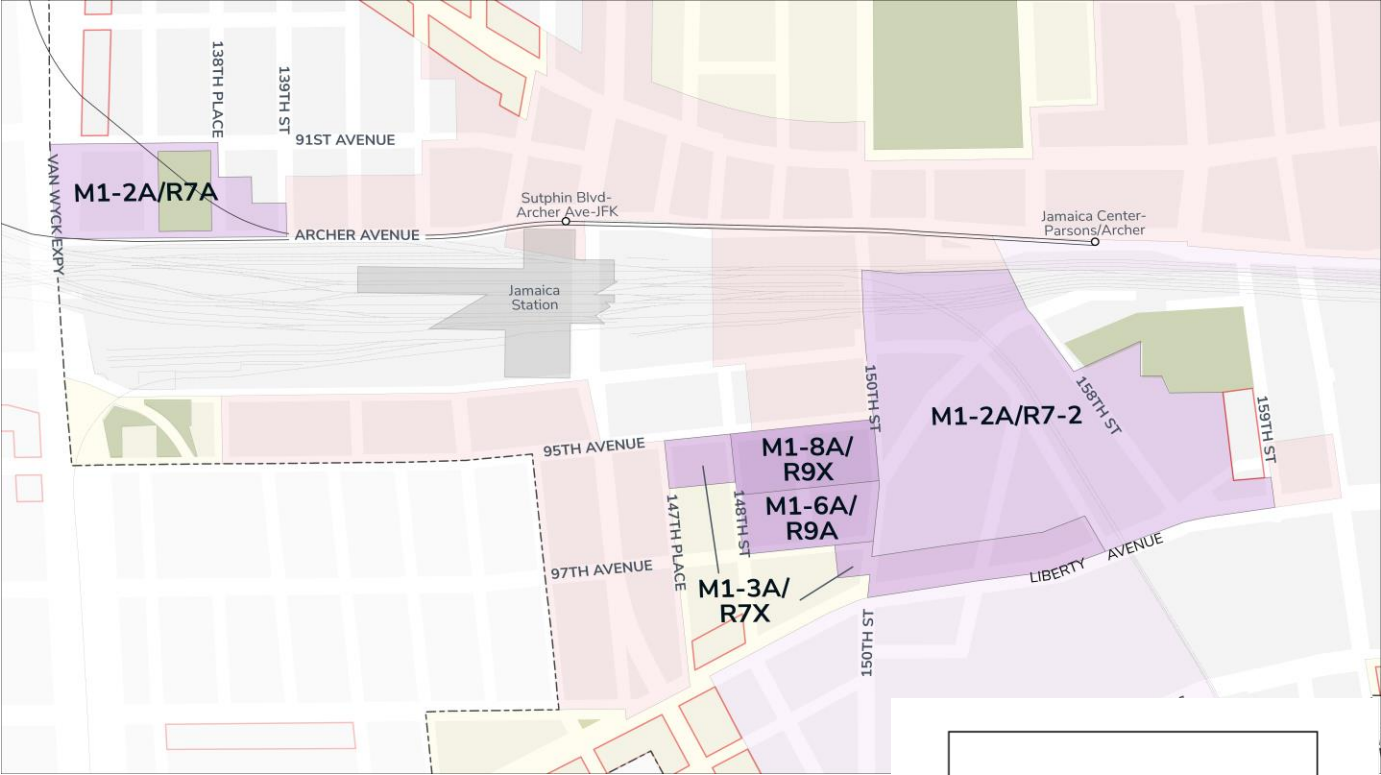
Mixed-Use Scenario

Tower district:
No Maximum Height
governed by FAR



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





Proposal

Industrial Areas

Zoning Proposal: Industrial Areas

Existing Zoning: M1-1, M1-2, M1-4

Proposed Zoning: M1-2A, M2-3A, M3-2A

Goal:

Support industrial growth in manufacturing districts where appropriate, and bolster business and job growth within Jamaica's Industrial Business Zone (IBZ)



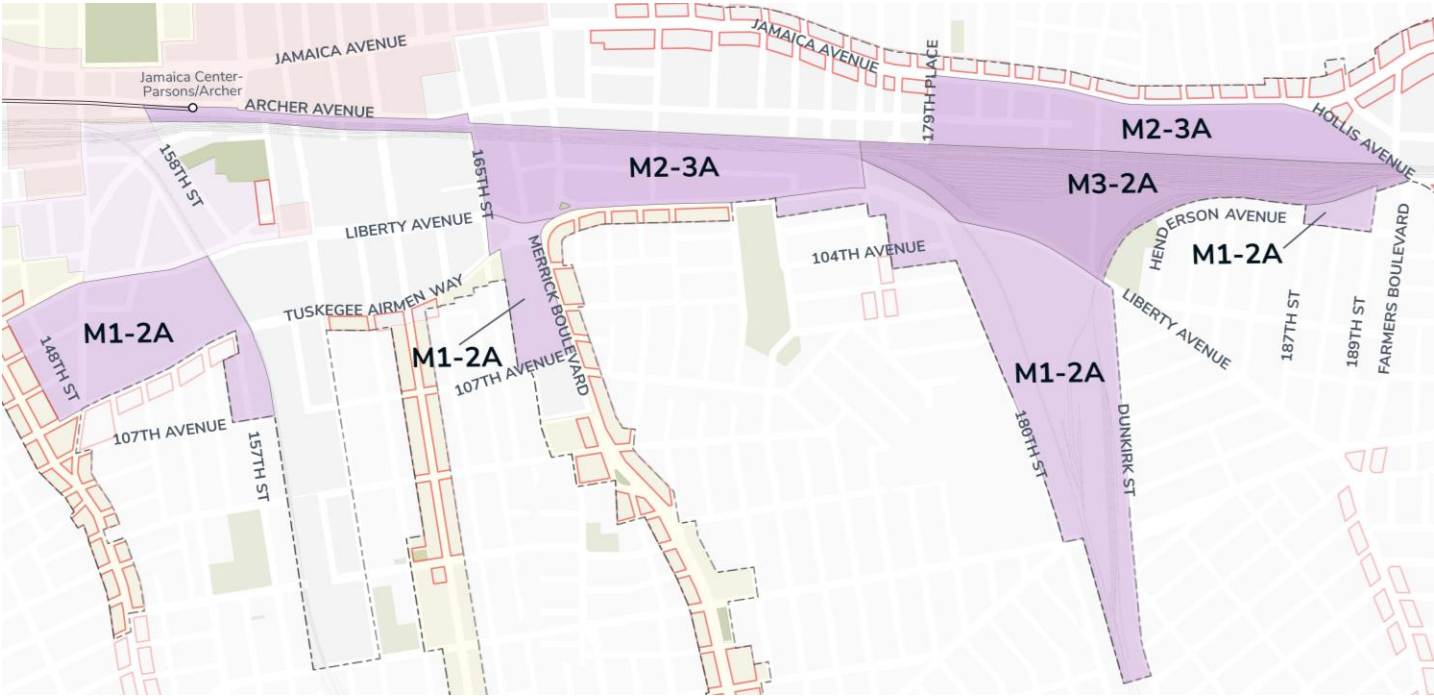
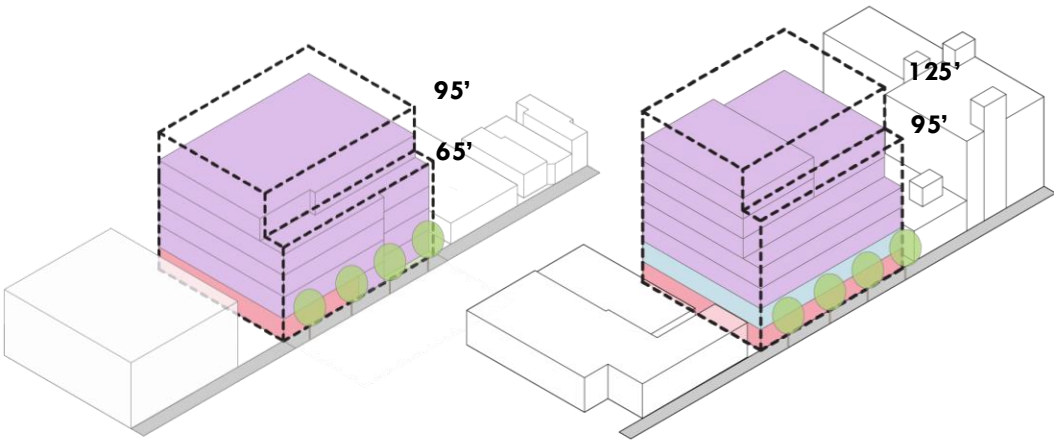
Liberty Avenue & 172nd Street looking east



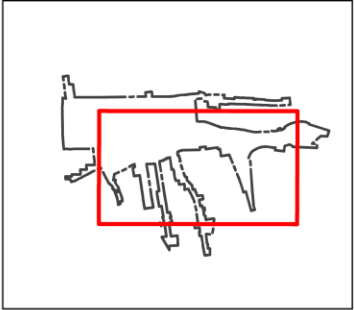
Zoning Proposal: Industrial Areas

M1-2A
Standalone Scenario

M2-3A
Standalone Scenario

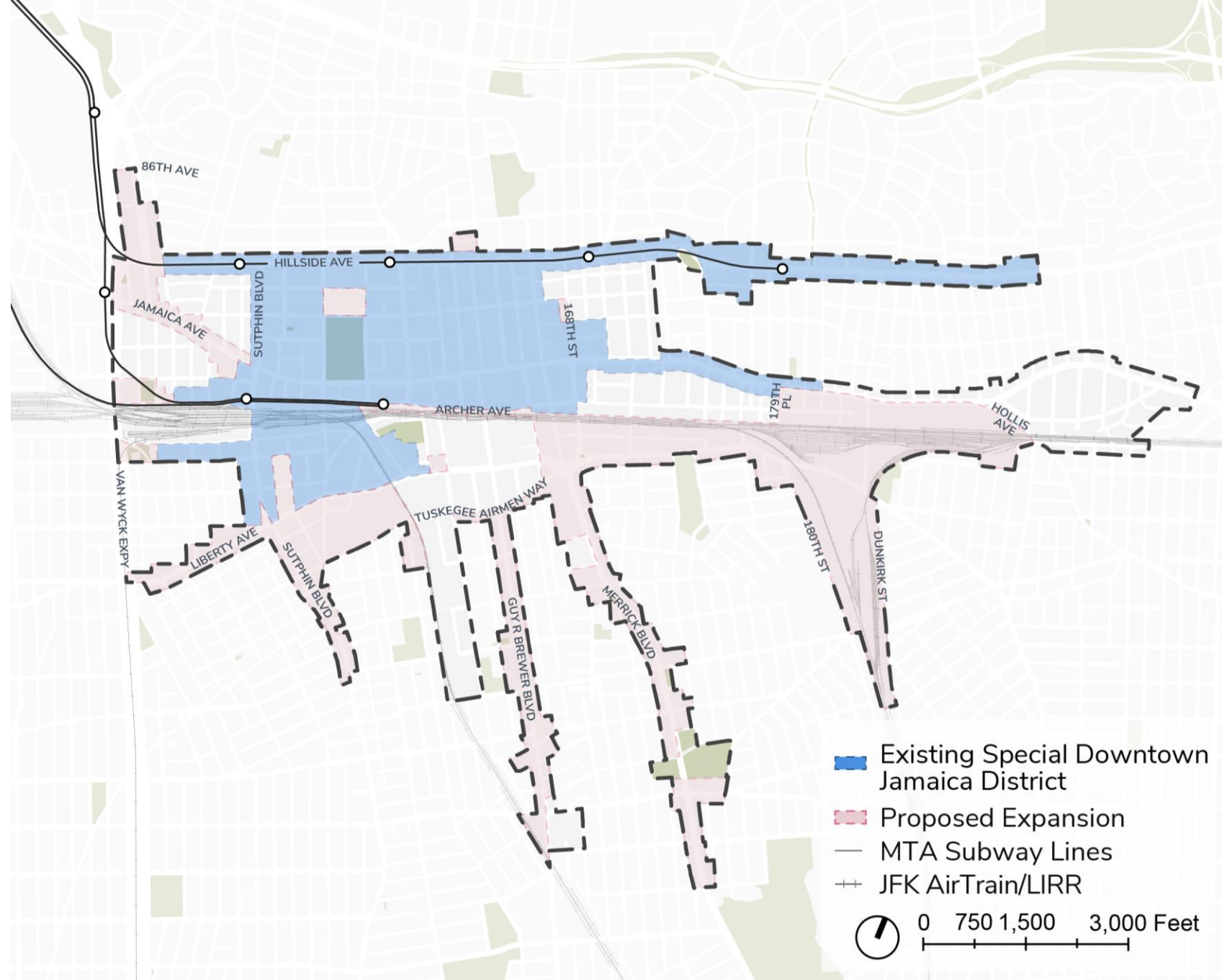


Zoning District	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
M1-2A	3.0	3.0	3.0
M2-3A	3.0	4.0	4.0
M3-2A	1.0	0.0	3.0



Expanding the Downtown Jamaica Special District

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



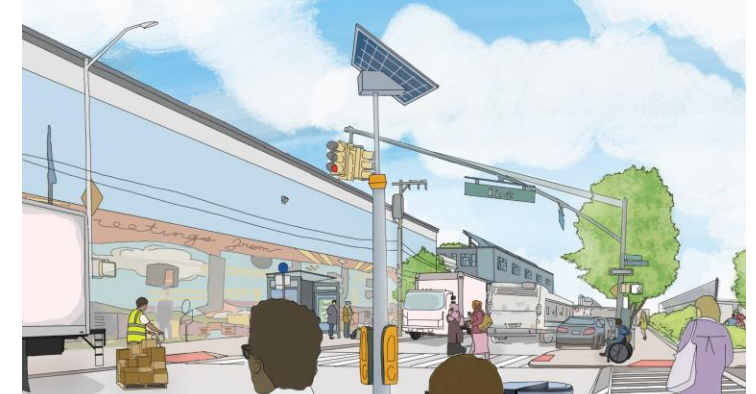
DJ Special District Regulations Include...



ZFA Exemption & Additional Height for Public School



Open Space Bonus



Industrial Enclosure



Large Retail

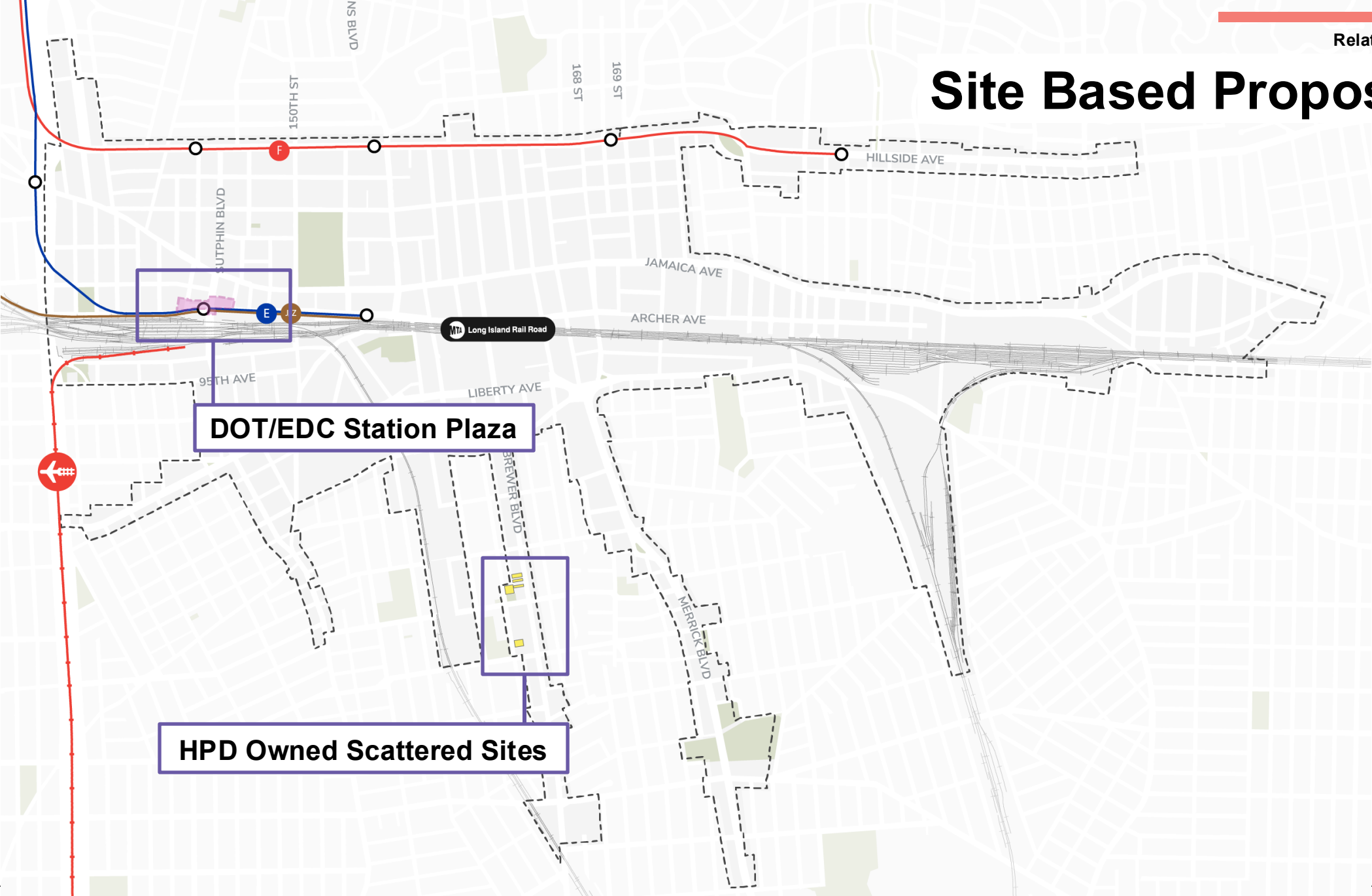


Tier B and Tier C Frontages



Building Façade Articulation

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

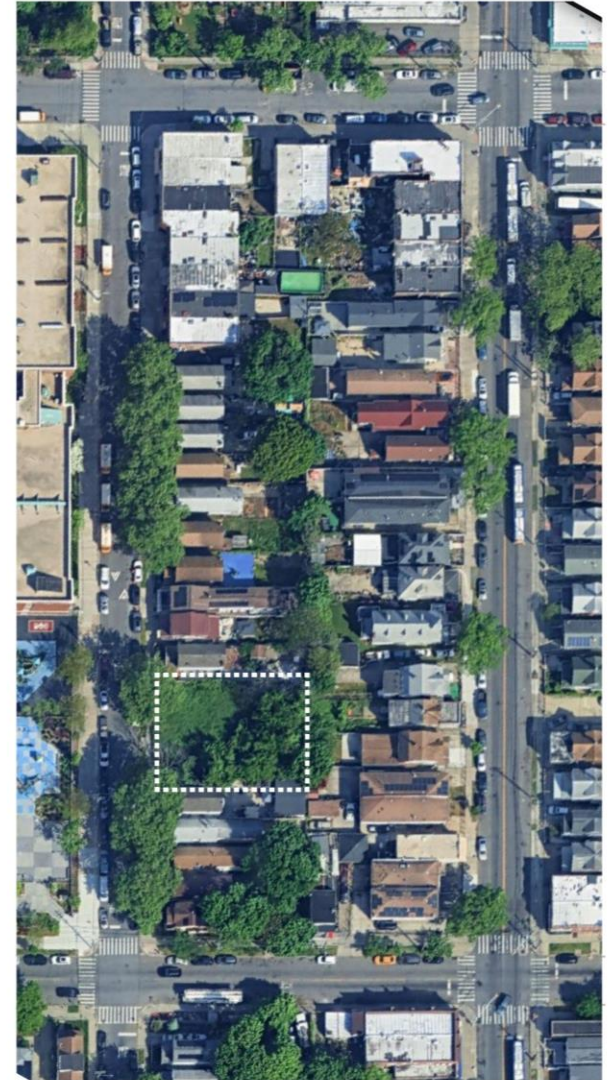
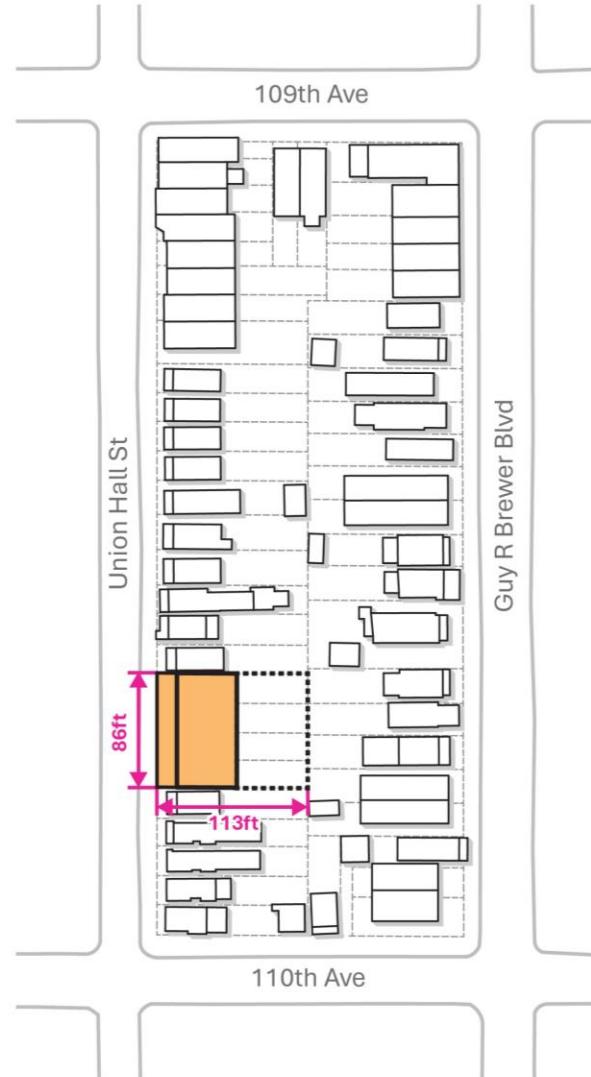
109-43 – 109-47
Union Hall Street
(Homeownership)

NYCHA
South Jamaica

HPD-Owned Scattered Site Cluster 1

Proposal

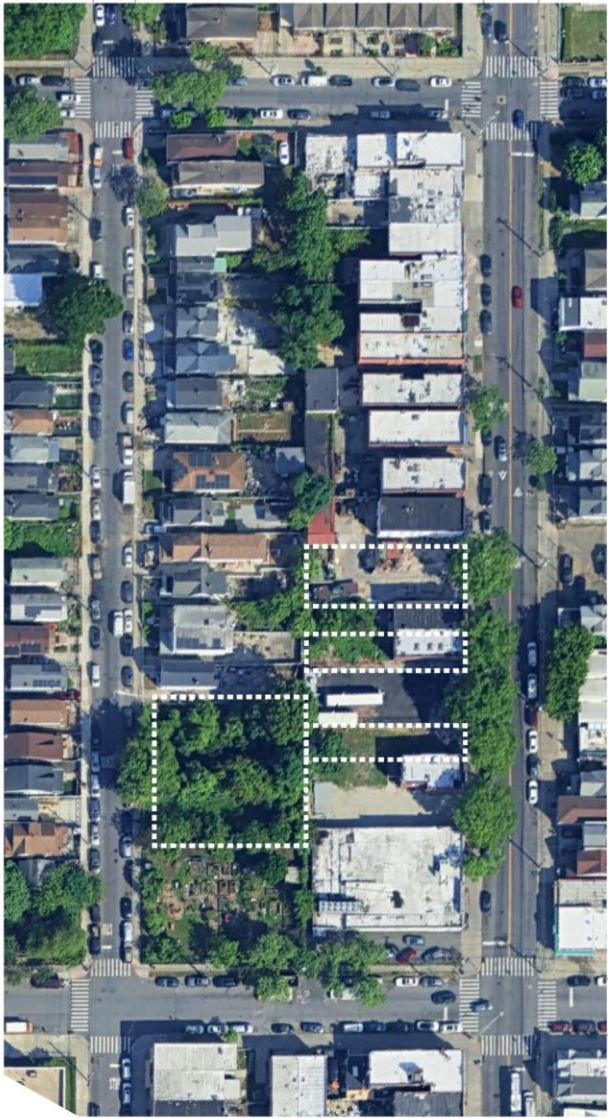
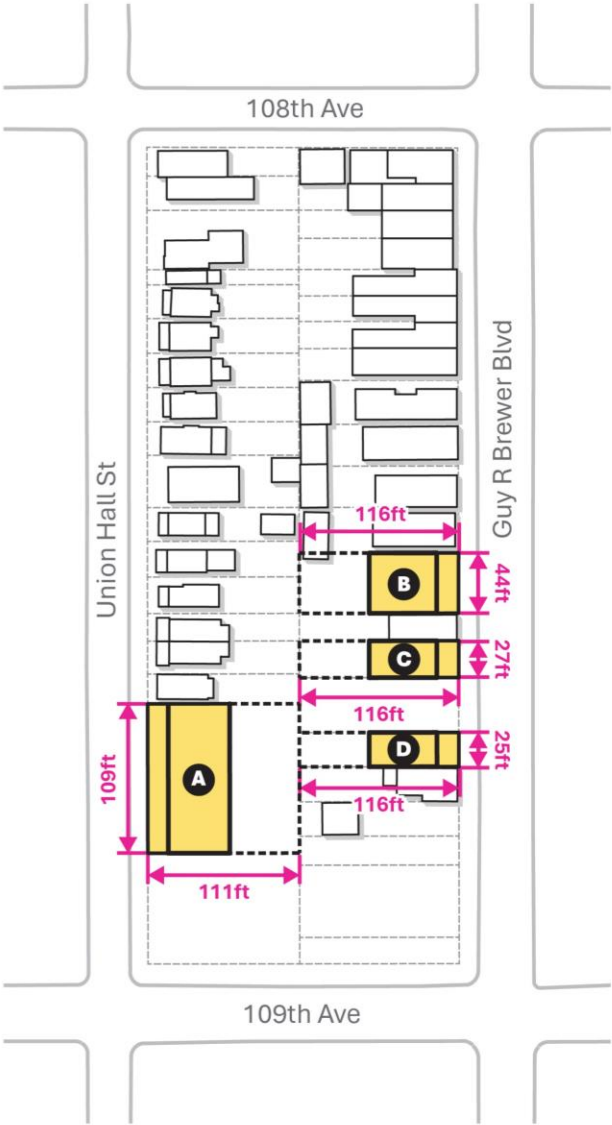
- 100% Affordable Homeownership
- 34 Units
- Developer to be selected by HPD



HPD-Owned Scattered Site Cluster 2

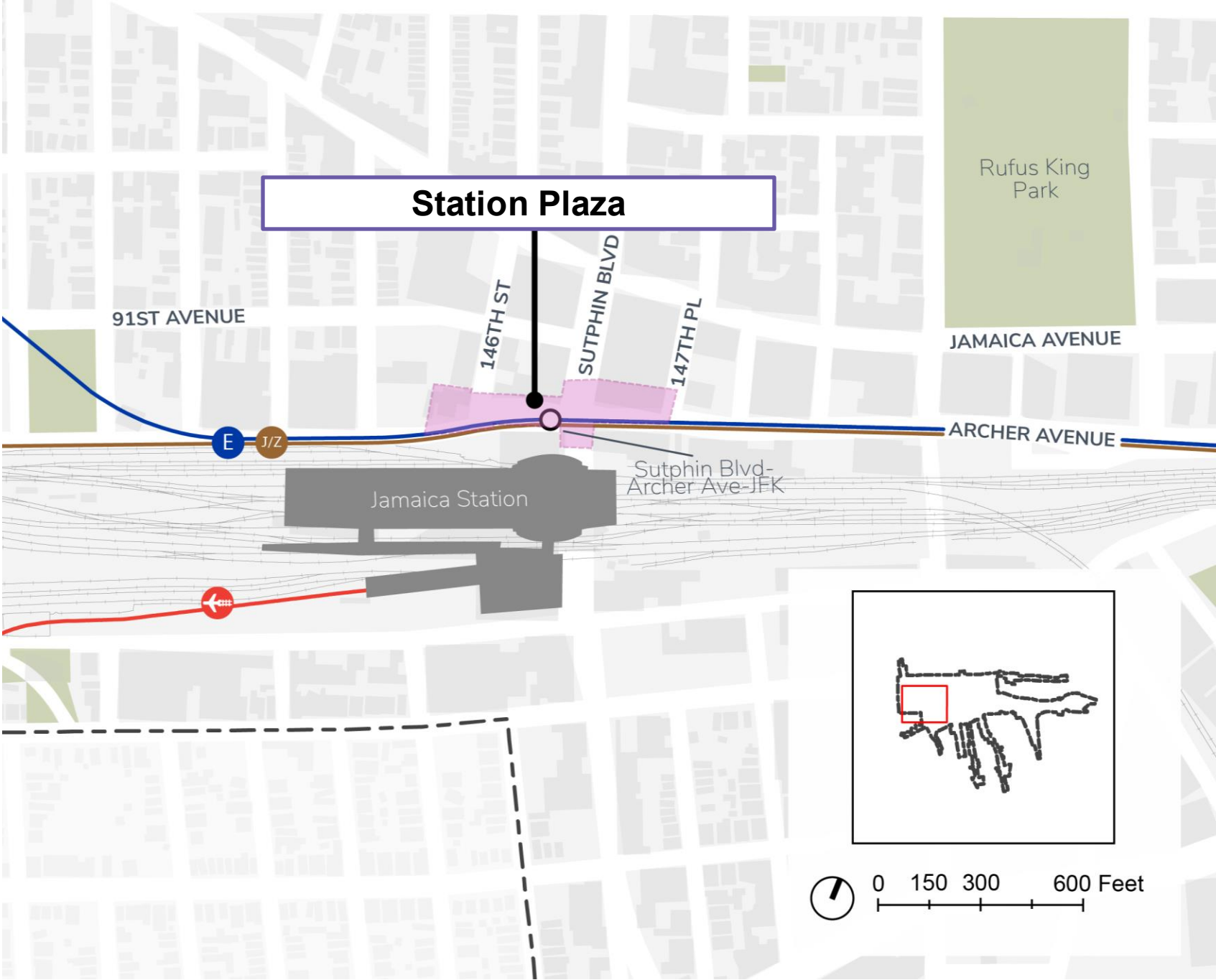
Proposal

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



Station Plaza

In 2007, the City acquired properties to facilitate the creation of 0.52 acres of public plaza space. Since then, DOT and EDC have updated their design.

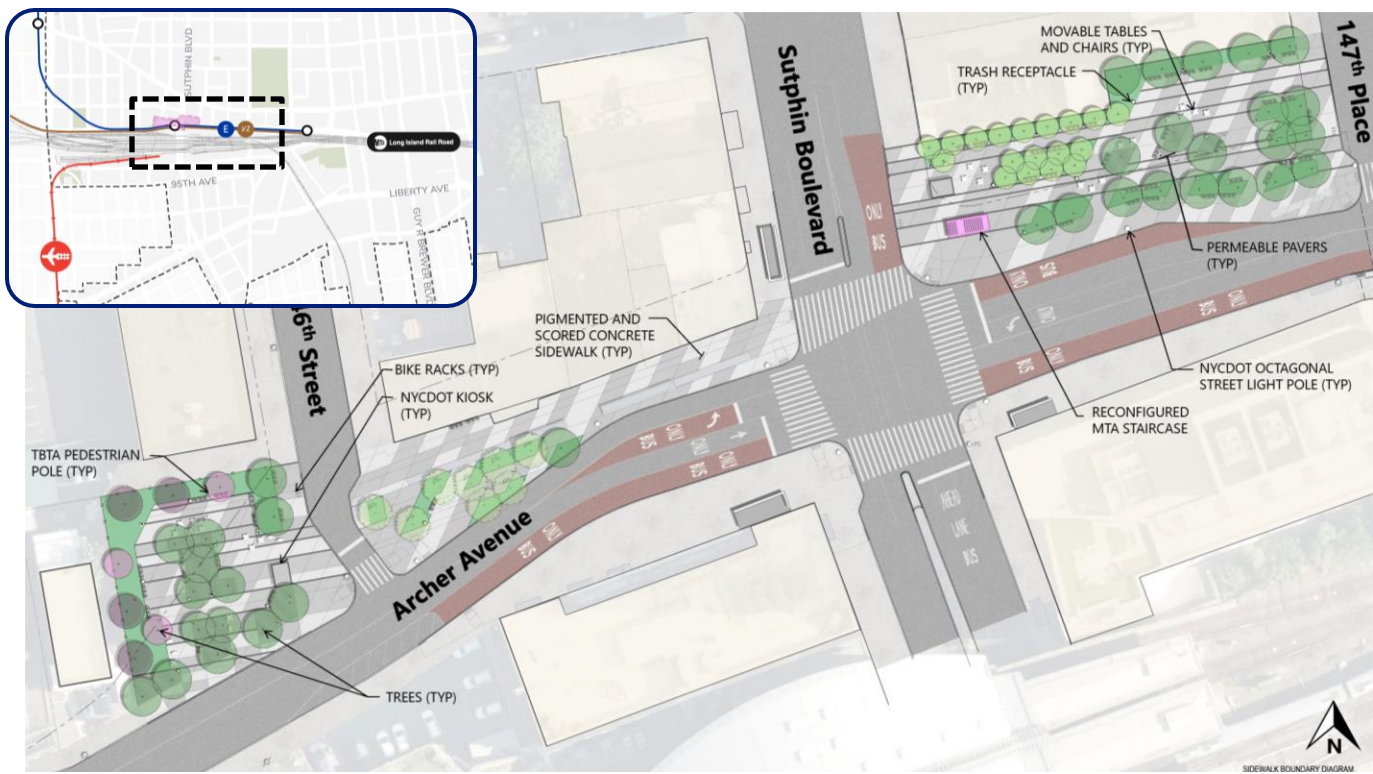


Station Plaza: Updates to City Map

-  New Public Place
-  Existing Public Place
-  Eliminated Public Place
-  Eliminated Street



Station Plaza: Summary



Station Plaza Plan



East and West Plaza Renderings

Modifications to proposed actions

Vesting Provision

Projects filed before the Jamaica Neighborhood Plan adoption and receive DOB approval within one year of adoption, would proceed under existing zoning regulations

Updated Zoning

The M1-8A/R9X paired district will be updated to M1-8A/R9-1

Streetscape Update

Streetscape regulations do not apply for zoning lots fronting mapped street with unbuilt street frontages

Summary of Proposed Actions

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Related Action: City Map Amendment

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Illustrative image of Sutphin Blvd and Archer Avenue

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Thank you