



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

QUEENS OFFICE

Amanda M. Burden, F.A.I.C.P., *Director*
Department of City Planning

May 2011

South Jamaica Rezoning Study

Introduction

In 2006 City Planning's Queens Office was approached by a group of residents concerned about new out-of-character development in South Jamaica's residential communities. A secondary concern was strengthening the character of development along some of the area's major thoroughfares. Subsequently, the One Block At A Time civic organization was formed to partner with DCP/Queens on this initiative.

Purpose

- More closely reflect 1- and 2-family building patterns on residential blocks;
- Provide modest density increases on primary corridors, including Sutphin and Merrick Boulevards;
- Update commercial overlays to reflect land uses.

Background

The 538-block rezoning area is located in the southern portion of Community District 12, and is immediately adjacent to rezonings implemented for Jamaica (adopted 2007), St. Albans/Hollis (adopted 2007) and Springfield Gardens/United Neighbors (adopted 2005). The rezoning area is generally bounded by Liberty Avenue, 108th Avenue and South Road to the north, Merrick and Springfield Boulevards to the east, North Conduit Avenue to the south, and the Van Wyck Expressway to the west.

R3-2 and R4 are the primary residential zones in the rezoning area, and they are developed predominantly with one- and two-family detached homes. Row house and semi-detached houses exist in smaller concentrations. Retail and services are located along the area's main thoroughfares where C1 and C2 overlays are mapped at depths of 100 feet and 150 feet.

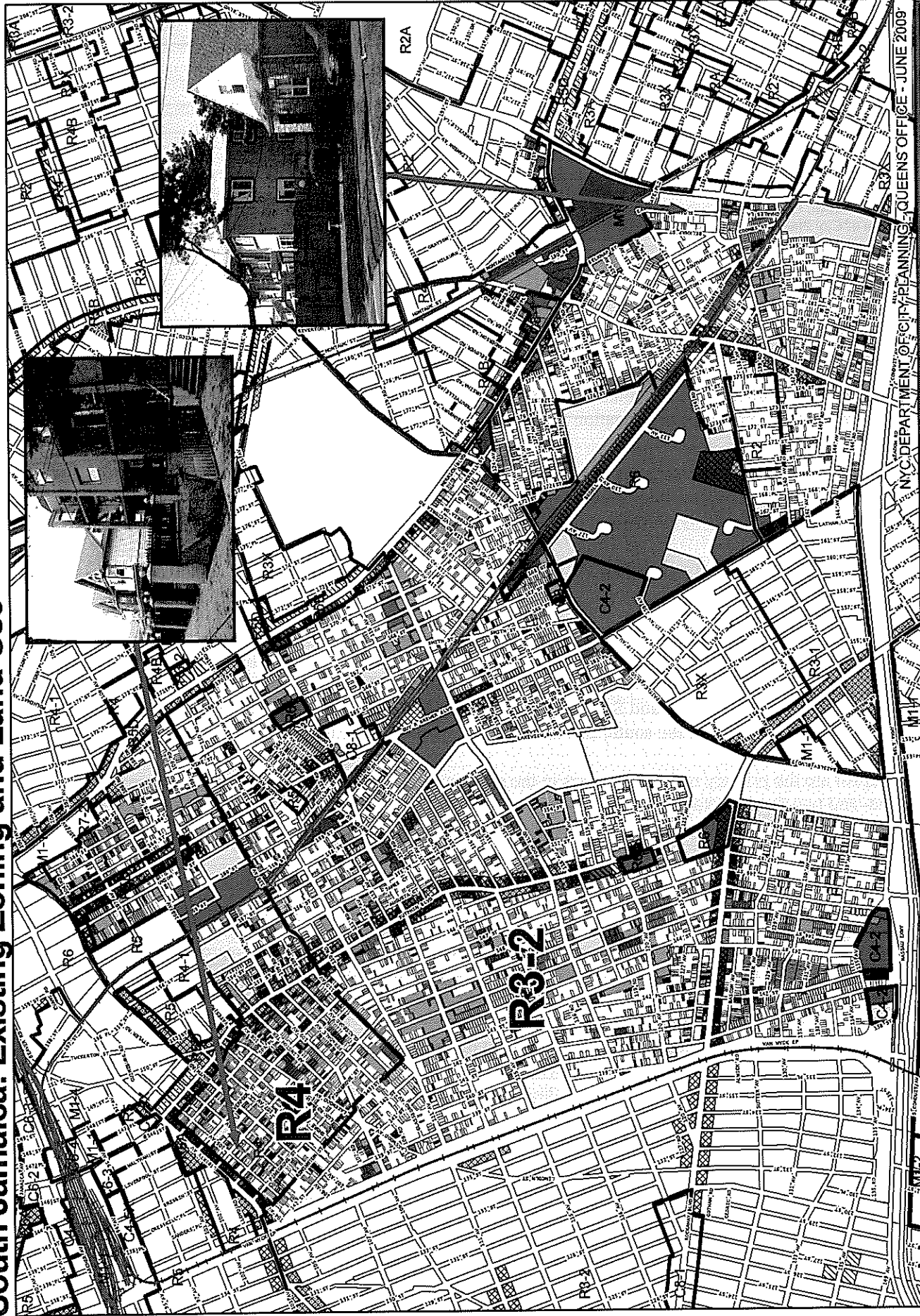
Proposed Changes

Zoning changes are proposed on approximately 538 blocks from R2, R3-2, R4 and M1-1 to lower-density or contextual zones to preserve the area's predominant lower-density character and ensure that future residential development is consistent with the area's surrounding neighborhood contexts. Additionally, recommended changes from C8-1, R3-2 and R4 to moderate density residential districts would be established along portions of Sutphin, Merrick, Baisley, and Rockaway Boulevards, and would reduce the depths of commercial overlays to prevent encroachment of commercial uses onto residential blocks.

In response to community interest, a text amendment to expand NYC's Food Retail Expansion to Support Health (FRESH) program to South Jamaica is proposed. The FRESH program is a new initiative that provides zoning and financial incentives to property owners, developers and grocery store operators in areas in NYC currently underserved by grocery stores. Today, the program is applicable only in certain areas, including Downtown Jamaica.

John David Young, *Director*
Deborah L. Carney, *Deputy Director*
120-55 Queens Boulevard, Kew Gardens, New York 11424 Room 201 (718)286-3170
FAX (718) 286-3183
www.nyc.gov/planning

South Jamaica: Existing Zoning and Land Use



South Jamaica Zoning Study: Existing Zoning & Land Use

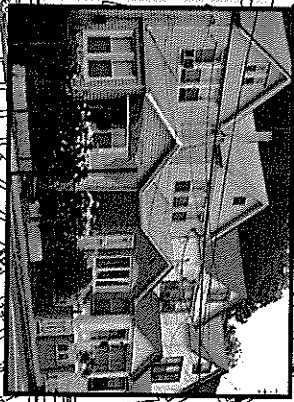
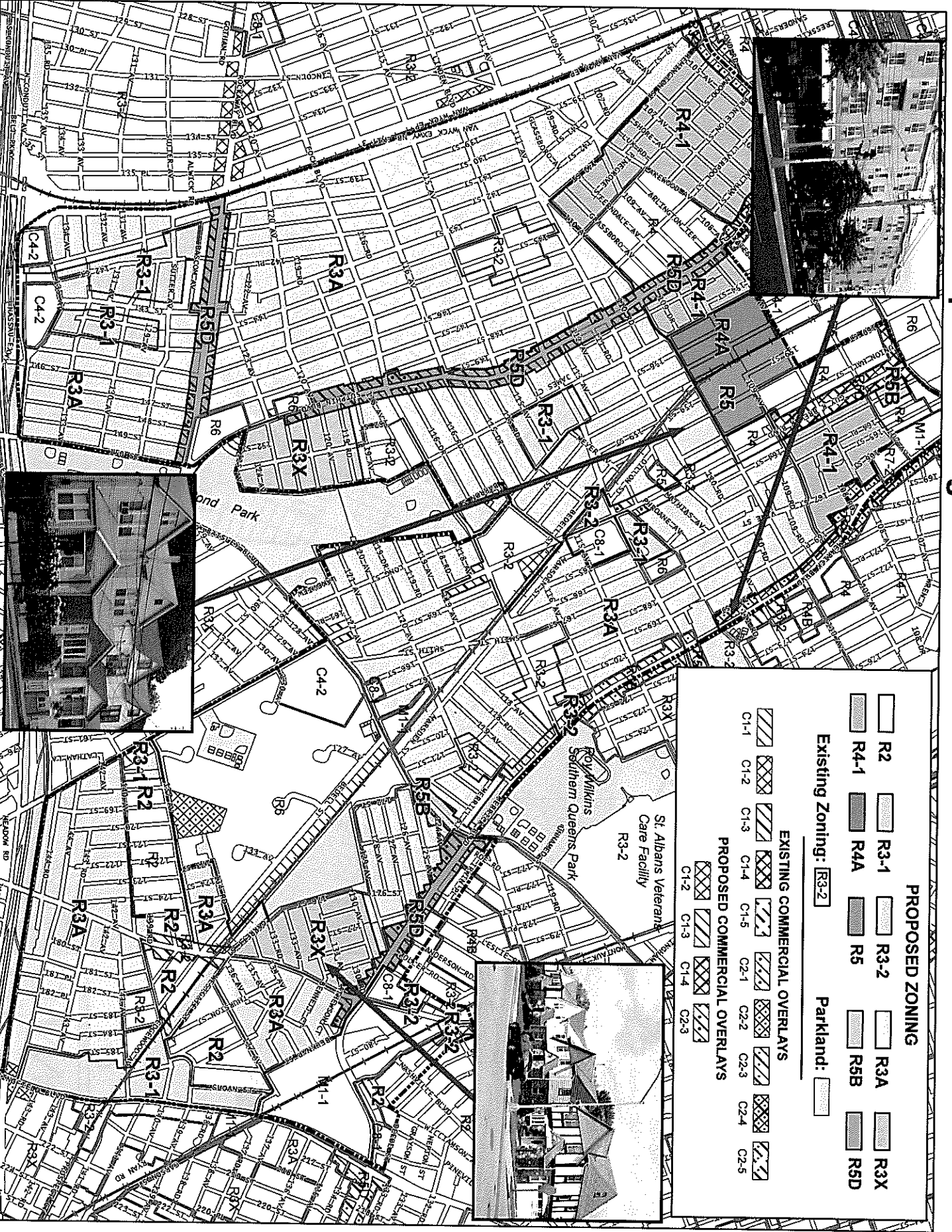
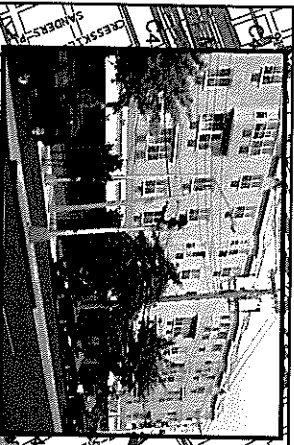
- 1 Family Detached
- 2 Family Detached
- 1-2 Family Semi-Detached
- 1-2 Family Attached
- Multifamily
- Mixed Use
- Commercial
- Manufacturing
- Transportation/Utilities
- Public Facilities
- Open Space
- Parking
- Vacant Land

Commercial Overlays

- C1-1
- C1-2
- C1-3
- C1-4
- C2-1
- C2-2
- C2-3
- C2-4

NYC DEPARTMENT OF CITY PLANNING - QUEENS OFFICE - JUNE 2009

South Jamaica: Proposed Zoning



PROPOSED ZONING	
	R2
	R3-1
	R4-1
	R4A
	R5
	R5B
	R5D
	R3A
	R3-2
	R3-3
	R3X
	Parkland:

EXISTING COMMERCIAL OVERLAYS	
	C-1-1
	C-1-2
	C-1-3
	C-1-4
	C-1-5
	C-2-1
	C-2-2
	C-2-3
	C-2-4
	C-2-5






PROPOSED COMMERCIAL OVERLAYS	
	C-1-2
	C-1-3
	C-1-4
	C-2-3

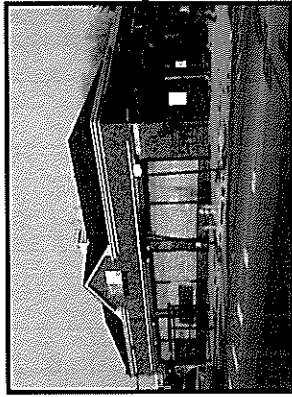
South Jamaica: FRESH Extension

Proposed
FRESH Applicable Areas
Queens CD 12

November 17 2010

Legend

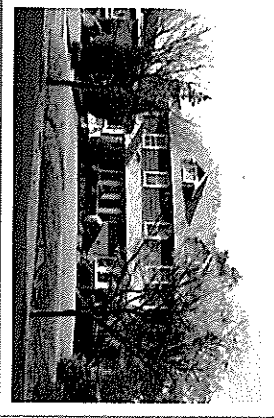
-  Special Downtown Jamaica District
-  Current FRESH Applicable Areas
-  Proposed FRESH Applicable Areas
-  Proposed FRESH Exclusion Area
-  Rezoning Study Area



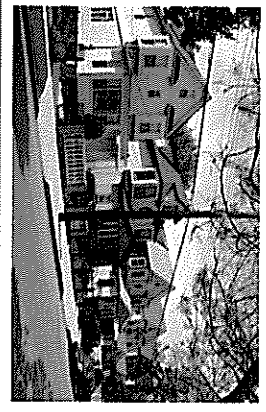
NYC PLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK
QUEENS OFFICE

SOUTH JAMAICA REZONING: PROPOSED ZONES

R2



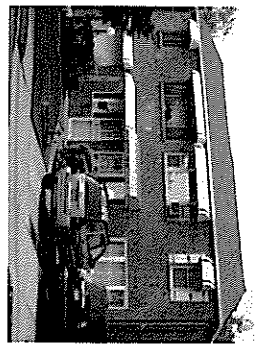
R3A



R3X



R3-1



EXISTING: R3-2

PROPOSED ON 14 BLOCKS

- 1 Family Detached
- 0.5 Residential FAR
- 25' Street Wall Height; No Maximum Height*
- Minimum 15' Front Yard

EXISTING: R3-2,R4

PROPOSED ON 385 BLOCKS

- 1 & 2 Family Detached
- 0.6 Residential FAR
- 25' Minimum Lot Width
- 21' Street Wall Height; 35' Maximum Height
- Minimum 10' Front Yard with Line Up

EXISTING: R3-2

PROPOSED ON 29 BLOCKS

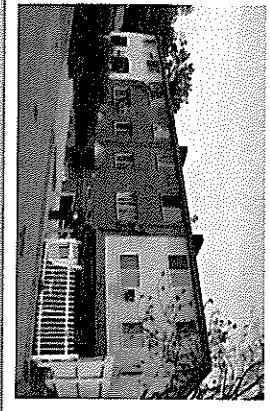
- 1 & 2 Family Detached
- 0.6 Residential FAR
- 35' Minimum Lot Width
- 21' Street Wall Height; 35' Maximum Height
- Minimum 10' Front Yard with Line Up

EXISTING: R3-2

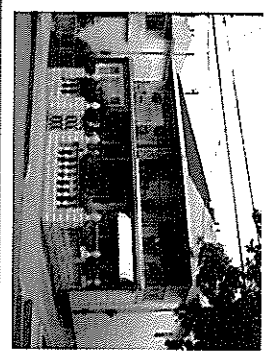
PROPOSED ON 26 BLOCKS

- 1 & 2 Family Detached & Semi-detached
- 0.6 Residential FAR
- 21' Street Wall Height; 35' Maximum Height
- Minimum 15' Front Yard

R3-2



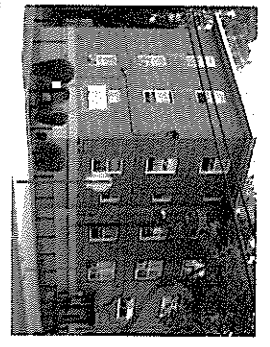
R4-1



R4A



R5



EXISTING: C3-1, M1-1, R2, R5B
PROPOSED ON 8 BLOCKS

- All Residence Types
- 0.6 Residential FAR
- 21' Street Wall Height; 35' Maximum Height
- Minimum 15' Front Yard

EXISTING: R4
PROPOSED ON 64 BLOCKS

- 1 & 2 Family Detached & Semi-detached
- 0.9 Residential FAR
- 25' Street Wall Height; 35' Maximum Height
- Minimum 10' Front Yard

EXISTING: R4
PROPOSED ON 5 BLOCKS

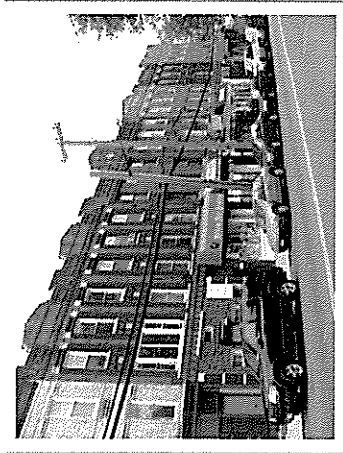
- 1 & 2 Family Detached
- 0.9 Residential FAR
- 21' Street Wall Height; 35' Maximum Height
- Minimum 10' Front Yard with Line Up

EXISTING: R4
PROPOSED ON 4 BLOCKS

- All Residence Types
- 1.25 Residential FAR
- 30' Street Wall Height; 40' Maximum Height
- Minimum 10' Front Yard

SOUTH JAMAICA REZONING: PROPOSED ZONES

R5B and R5B/C1-3, C2-3



EXISTING: 3-2, R4 and C1-2 & C2-2

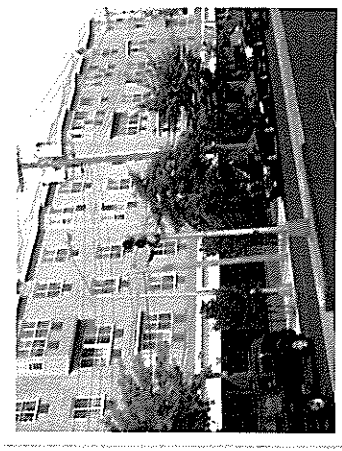
PROPOSED ON 7 BLOCKS

- All Residence Types
- 1.35 Residential FAR
- 30' Street Wall Height; 33' Maximum Height
- Minimum 5' Front Yard

C1-2 & C2-2

- Local Commercial/Retail
- 1.0 Commercial FAR
- No Front Yard Required

R5D/C1-3, C2-3



EXISTING: C8-1, R3-2, R4 and C1-2 & C2-2

PROPOSED ON 80 BLOCKS

- All Residence Types
- 2.0 Residential FAR
- 40' Maximum Height
- Minimum 5' Front Yard

C1-2 & C2-2

- Local Commercial/Retail
- 2.0 Commercial FAR
- No Front Yard Required

Lower Manhattan Arcades
Modification Text Amendment



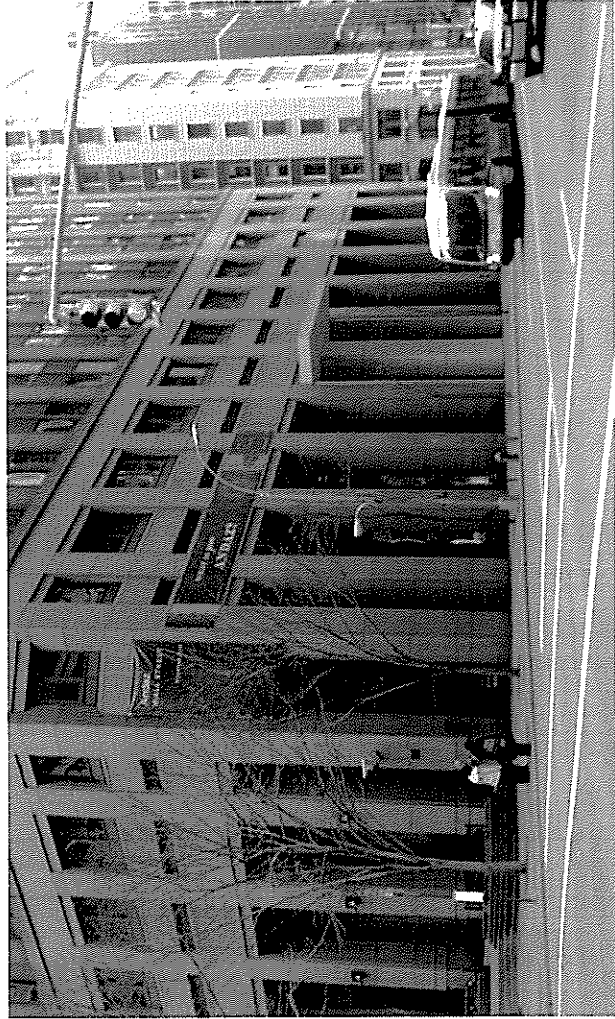
Legend

LandUse

- Residential
- Mixed Use
- Commercial
- Manufacturing / Utility
- Public Facility
- Open Space
- Parking / Vacant
- Project Area
- LPC - Historic Districts
- Zoning Districts



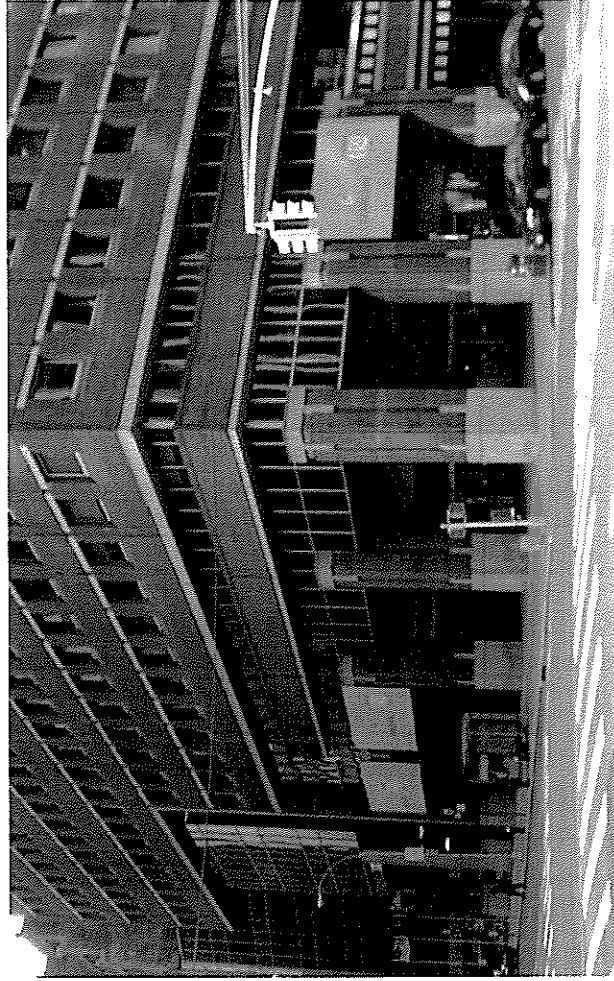
1:1,632



75 Wall Street (view towards Water Street)



95 Wall Street (view along Water Street)

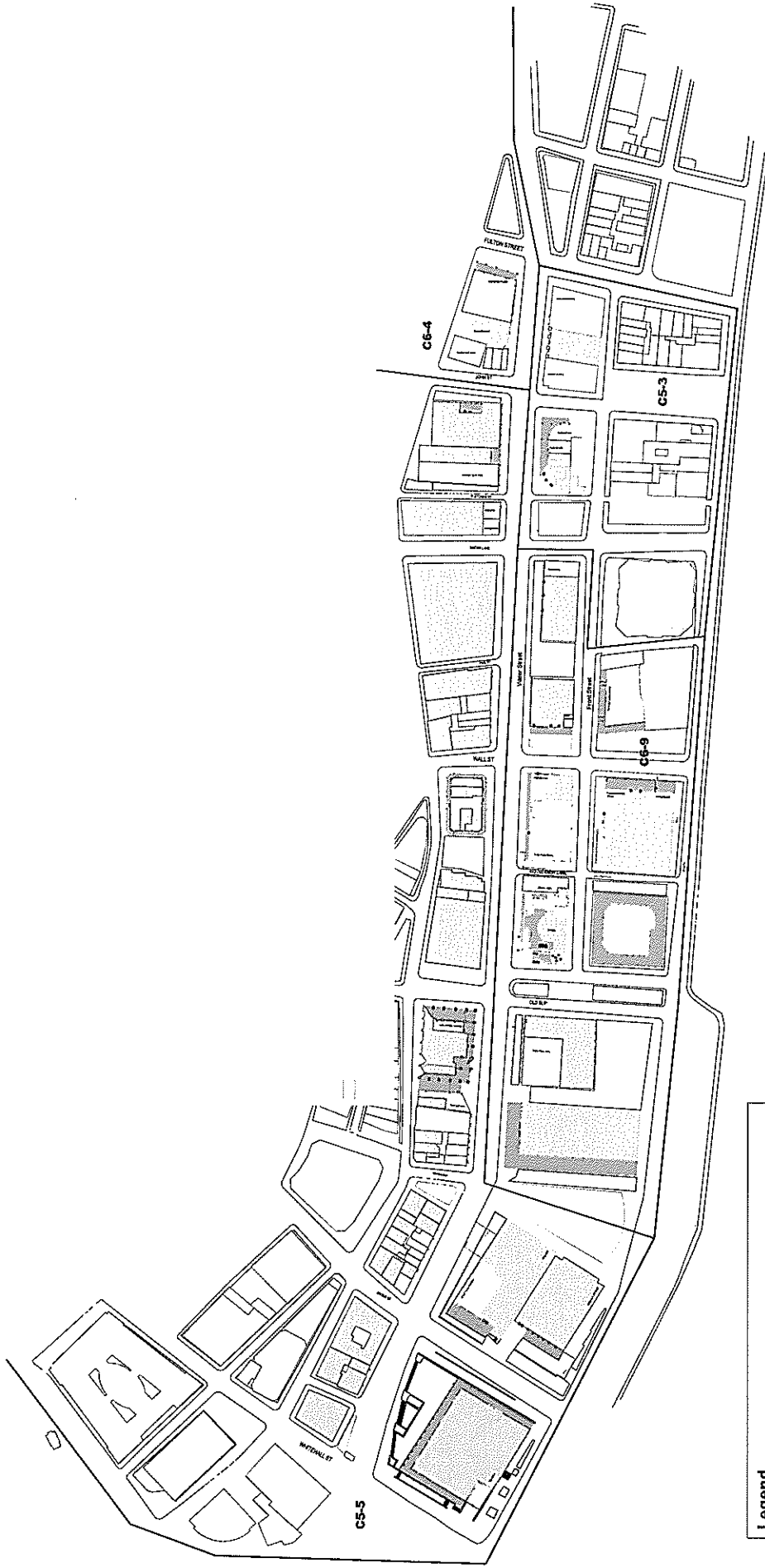


7 Hanover Square (view towards Water Street)



1 New York Plaza (view from plaza)

Map of Arcades in proposed text amendment



Legend

- Existing Arcades
- Existing Building
- Existing Retail
- Open Areas between the Building and Sidewalk
- Plazas

for illustrative purposes only

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LU NO
382

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 05/03/2011

(PLEASE PRINT)

Name: NASIR KHAMADA

Address: 763 9th ave

I represent: OWNER

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

375

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JAMIE CHAN

Address: 22 READE ST

I represent: CITY PLANNING

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 373 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Kamal F Salameh

Address: 168-22 127th Ave

I represent: Self

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

374

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/3/11

(PLEASE PRINT)

Name: DEBORAH CARNEY

Address: 120-55 QNS BLVD

I represent: City Planner

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

374

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5.3.11

(PLEASE PRINT)

Name: John Young

Address: 120-55 Queens Blvd.

I represent: Dept. of City Planning - Queens

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LM #367 Res. No. 20115437

in favor in opposition

Date: 5/3/11

(PLEASE PRINT)

Name: CHARLES ROSENFELD

Address: 3661 WAIDO AVE. BRONX N.Y. 10463

I represent: GOODFELLAS PIZZA TO GO BRONX INC.

Address: 3661 WAIDO AVE. BRONX N.Y. 10463

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

375

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: May 3rd, 2011

Name: GRACE HAN (PLEASE PRINT)

Address: 22 READE ST

I represent: Dept. of City Planning

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

372

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/3/11

Name: ADAM ROTTKRUG (PLEASE PRINT)

Address: 55 WATERMILL LG. GT. NK NY

I represent: OWNER

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

373

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: PATRICK EVANS (PLEASE PRINT)

Address: 180-10 141 AVE QUEENS NY 11434

I represent: SPRINGFIELD GARDENS TAXPAYERS CIVIC

Address: P.O. Box 130099 SPRINGFIELD NY

11412

Please complete this card and return to the Sergeant-at-Arms