DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, AICP, *Director*
Department of City Planning

RECEIVED
MAY 25 2005
OFFICE OF
ENVIRONMENTAL COORDINATION

May 20, 2005

Mr. John Young, Director
Queens Borough Office
City of New York Department of City Planning
120-55 Queens Boulevard, Room 201
Kew Gardens, NY 11424

Re: **Downtown Jamaica Redevelopment Plan**
CEQR No. 05DCP081Q
ULURP No. Pending
Positive Declaration

Dear Mr. Young:

Under City Environmental Quality Review, it is required that if the lead agency determines that a proposed action may have a significant effect on the environment, it shall issue a Positive Declaration and request that the applicant prepare a Draft Environmental Impact Statement.

Based on preliminary review, the Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has found that the proposed action falls within this category. Accordingly, enclosed is the Positive Declaration for CEQR No. 05DCP081Q, Downtown Jamaica Redevelopment Plan.

As noted in the Positive Declaration, a public scoping meeting has been scheduled for:

Date:	Thursday, June 23, 2005 at 4:00 PM
Location:	York College (in the York College Academic Core Building) located at 94-20 Guy R. Brewer Boulevard

Written comments will be accepted by the lead agency through the tenth day following the scoping meeting.

Enclosed is the Draft Scope of Work, the Environmental Assessment Statement, the Positive Declaration, and the Public Notice of a Scoping Meeting. If you have any questions regarding

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the enclosed materials, please contact Glen A. Price III, Director, Studies Implementation Division at (212) 720-3491.

Sincerely,

Robert Dobruskin

Robert Dobruskin, Director
Environmental Assessment and Review Division

cc. Amanda M. Burden, A.I.C.P.
City Planning Commissioners
Hon. Helen Marshall, Queens Borough President

Richard Barth	Mehdi Amjadi
Pat Bussey	Katherine Bucke
Deborah Carney	Barry Dinerstein
Maurico Garcia	Robert Holbrook
Sandy Hornick	Jennifer Jensen
David Karnovsky	Eric Kober
Betty Mackintosh	Alison McCabe
James Merani	Laurence Parnes
Glen A. Price III	Malinda Rachel
Nicole Rodriguez	Phil Sperling
Sam Voyages	Sarah Whitham
Susan Wong	
Robert Kulikowski, NYCOEC	Gail Benjamin, City Council
Darryl Cabbagestalk, NYCDEP	Erin Crotty, NYSDEC
Randal Fong, NYC DCAS	Cheryl Hood Francis, NYC DoEd
Michael Griffith, NYCDOT	Edward Helenius, MTA
Tom Kunkel, NYSDEC	Joshua Laird, NYC DPR
Angela Licata, NYCDEP	Thomas McKnight, NYCEDC
Doug Rice, NYCEDC	Naim Rasheed, NYCDOT
Gina Santucci, NYCLPC	Walter Roberts, NYCHPD
Robert Tierney, NYCLPC	Sherry Schuh, NYCHA
Kay Zias, NYCEDC	Peter Valiente, NYCHPD
Community Board 8, Chairperson	Community Board 8, District Manager
Community Board 12, Chairperson	Community Board 12, District Manager
City Record	ENB

POSDEC.0520

May 20, 2005

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 05DCP081Q)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined that a draft environmental impact statement is to be prepared for the proposed Downtown Jamaica Redevelopment Plan, CEQR Number 05DCP081Q.

The New York City Department of City Planning (DCP) and New York City Department of Housing Preservation and Development (HPD) are proposing the following actions affecting the downtown Jamaica area in Queens Community Districts 12 and 8:

- DCP is proposing zoning map amendments to change approximately 793 acres of land currently zoned R2, R3-2, R4, R5, R6, C4-2, C4-6, C6-1, C6-1A, C8-1, M1-1 and M1-5 to R3A, R3X, R4, R4-1, R5, R6A, R6B, R7A, R7X, C4-3A, C4-4A, C4-5X, C6-2, C6-3, M1-2 and M1-4. Under the proposed action, new C1-4 and C2-4 commercial overlays would be mapped along commercial streets, and existing C1-2 and C2-2 overlays would also be changed to C1-4 and C2-4.

- DCP is proposing zoning text amendments to establish the Special Downtown Jamaica District (SDJD), which is proposed to extend over all or portions of 71 blocks in Jamaica's CBD. The proposed SDJD, between 169th Street and 138th Place, south of Hillside Avenue and north of Liberty Avenue, would consist of three distinct sub-districts with assigned floor area ratios (FAR) ranging from 2.0 to 8.0. This area is currently zoned C4-2, C4-6, C6-1, C6-1A, R5, R6, M1-1, M1-4 and M1-5.

- HPD is proposing an Urban Renewal Designation, developed in collaboration with the New York City Economic Development Corporation (EDC) and DCP, for three full blocks in the area immediately surrounding the Jamaica AirTrain Station. The proposed Jamaica Gateway Urban Renewal Area would encourage mixed-use development containing office, retail, and residential uses, a hotel, new open space, and parking on key development sites adjacent to the Jamaica Station.

The area proposed for rezoning covers approximately 355 blocks in Jamaica's business and shopping district and the adjacent residential communities of Jamaica, South Jamaica, Hollis, and St. Albans and is generally bounded by the Van Wyck Expressway service road to the west, 87th Road and Highland Avenue to the north, 189th, 190th, and 191st streets and Farmers Boulevard to the east and 104th, 105th, 108th, 109th, Sayres, and 110th avenues to the south. The rezoning area encompasses approximately 782 acres of land currently zoned R2, R3-2, R4, R5, R6, C4-2, C4-6, C6-1, C6-1A, C8-1, M1-1, and M1-5. These areas would be rezoned to R3A, R3X, R4, R4-1, R5, R6A, R6B, R7A, C4-3A, C4-4A, C4-5X, C6-2, M1-1, M1-2, and M1-4, with new C1-3, C1-4, C2-3 and C2-4 commercial overlays mapped along certain commercial streets. Existing C1-2 and C2-2 overlays would be changed to C1-4 and C2-4, generally to reflect the reduction in depth to 100 feet.

C1-2 and C2-2 overlays would be changed to C1-4 and C2-4, generally to reflect the reduction in depth to 100 feet.

The proposed action would directly affect 355 blocks in the rezoning area. The proposed changes are all part of a comprehensive strategy intended to support Jamaica's central business district ("CBD"), while providing for appropriately scaled development in the neighboring low-rise residential communities.

The proposed rezoning action requires City Planning Commission (CPC) and City Council approvals through the Uniform Land Use Review Procedure (ULURP).

Although not intended to facilitate any specific development projects, the proposed action would affect all or portions of 328 blocks of the Jamaica area in Queens Community District 12 and all or portions of 27 blocks of the Jamaica area in Queens Community District 8. The proposed action could result in different types of development on numerous sites within the proposed rezoning area. The proposed action could result in development of approximately 5,291 dwelling units, approximately 3,156,253 square feet of commercial floor area, approximately 108,894 square feet of industrial floor area, and approximately 457,524 square feet of community facility floor area. Under future conditions without the proposed action, 1,365 new dwelling units could be developed and approximately 1,668,133 square feet of commercial floor area, approximately 505,226 square feet of industrial floor area, and approximately 214,344 square feet of community facility floor area could be developed. In total, the proposed action would result in a net increase of approximately 3,926 dwelling units, approximately 1,488,120 square feet of commercial floor area, and approximately 243,180 square feet of community facility floor area, and a net decrease of approximately 396,332 square feet of industrial floor area. For analysis purposes, it is projected that the full effects of the proposed action would occur by 2015.

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.

A public scoping meeting has been scheduled for Thursday, June 23, 2005 at 4:00 PM at York College (in the York College Academic Core Building) located at 94-20 Guy R. Brewer Boulevard. The protocol for public participation in the scoping meeting is attached to this notice. Written comments will be accepted by the lead agency through the tenth day following the scoping meeting.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Studies Implementation Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Glen A. Price III, Director (212) 720-3491; or from the Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, New York 10038, Robert Kulikowski, Director (212) 788-2937.