DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

October 4, 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
Public Notice of a Scoping Meeting

Dear Mr. Young:

Enclosed is the Public Notice of a Scoping Meeting for CEQR No. 05DCP081Q, the Downtown Jamaica Redevelopment Plan. A Draft Scope of Work for the proposed action was issued on May 20, 2005. A public scoping meeting for the proposed action was held on June 23, 2005 at the York College Atrium, located at 94-30 Guy R. Brewer Boulevard in Jamaica, Queens. Subsequently, changes were made to the proposed action that resulted in an increase in the proposed floor area ratio on a number of sites. Additional actions were proposed in response to comments received at the May 20th scoping meeting and during the comment period.

A Revised Draft Scope of Work which reflects these changes has been prepared, and a second public scoping meeting has been scheduled for:

Date:	Thursday, November 3, 2005 at 4:00 PM
Location:	York College Performing Arts Center 94-45 Guy R. Brewer Boulevard

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

Robert Dobruskin, *Director*
James Merani, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3420
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Downtown Jamaica Redevelopment Plan
CEQR No. 05DCP081Q

Enclosed is the Revised Draft Scope of Work and the Public Notice of a Scoping Meeting. If you have any questions regarding 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
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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
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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.

A Draft Scope of Work for the proposed action was issued on May 20, 2005. A public scoping meeting for the proposed action was held on June 23, 2005 at the York College Atrium, located at 94-30 Guy R. Brewer Boulevard in Jamaica, Queens. Subsequently, changes were made to the proposed action that resulted in an increase in the proposed floor area ratio on a number of sites. Additional actions were proposed in response to comments received at the May 20th scoping meeting and during the comment period. These changes are reflected in a Revised Draft Scope of Work, dated October 4, 2005.

As described in the Revised Draft Scope of Work, 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 777 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 R1-2, R3A, R3X, R4, R4-1, R5, R6A, R6B, R7A, R7X, C4-3A, C4-4A, C4-5X, C6-2, C6-3, C6-4, M1-1, M1-2 and M1-4. Under the proposed action, new C1-3, C2-3, 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 C1-3, C2-3, 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 70 blocks in Jamaica's Central Business District (CBD) and located entirely within the 777-acre project area. The proposed SDJD, between 169th Street and 138th Place, south of Hillside Avenue and north of Liberty Avenue, would consist of four distinct subareas with assigned floor area ratios (FAR) ranging from 2 to 12. The area's current zoning-which consists of C4-2, C4-6, C6-1, C6-1A, R5, R6, M1-1, M1-4 and M1-5 zoning districts- would be changed to C4-4A, C4-5X, C6-2, C6-3, and C6-4 zoning districts.

- HPD is proposing an Urban Renewal Designation and Urban Renewal Plan, 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. This proposed Jamaica Gateway Urban Renewal Area (JGURA) 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. This proposed action would also involve the disposition of property within the boundaries of the proposed JGURA that will become City-owned.

- DCP is proposing an amendment to the City Map involving the elimination of 148th Street between 94th and 95th Avenues, and acquisition or disposition of real property related thereto. This would facilitate the development of an approximately 1,261,656 square foot commercial building consisting of approximately 250,000 square feet (three floors) of retail, 1,011,656 square feet (10 floors) of showrooms and offices, and three levels of below-grade parking with approximately 700 accessory parking spaces.

- DCP is proposing disposition to EDC of the City's interest in real property for Block 10209, Lot 115, so that EDC may issue an RFP (Request for Proposals) for development on this site pursuant to the proposed C6-2 zoning district. Under the proposed zoning, the site could accommodate new mixed use development.

The area proposed for rezoning covers approximately 356 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 on the west, 87th Road and Highland Avenue to the north, 189th, 190th, 191st Streets and Farmers Boulevard on the east and Waltham Street, 105th, 108th, 109th, Sayres and 110th Avenues to the south. The proposed zoning changes would also directly affect properties located along the southern edges of the Briarwood, Jamaica Hills, Jamaica Estates, and Holliswood communities in Community District 8. The rezoning area encompasses approximately 777 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 R1-2, R3A, R3X, R4, R4-1, R5, R6A, R6B, R7A, R7X, C4-3A, C4-4A, C4-5X, C6-2, C6-3, C6-4, 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.

The proposed action would directly affect 356 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 329 blocks in Queens Community District 12 and all or portions of 27 blocks 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 5,275 dwelling units, approximately 4,533,557 square feet of commercial floor area, approximately 108,894 square feet of industrial floor area, and

approximately 459,524 square feet of community facility floor area. Under future conditions without the proposed action, 1,414 new dwelling units could be developed and approximately 1,685,655 square feet of commercial floor area, approximately 723,646 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 3,861 dwelling units, approximately 2,847,902 square feet of commercial floor area, and approximately 245,180 square feet of community facility floor area, and a net decrease of approximately 614,752 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 second public scoping meeting has been scheduled for Thursday, November 3, 2005 at 4:00 PM at the York College Performing Arts Center located at 94-45 Guy R. Brewer Boulevard in Jamaica, Queens. The protocol for public participation in the second public scoping meeting is attached to this notice. Written comments will be accepted by the lead agency through the tenth day following the second public scoping meeting.

Copies of the Revised Draft Scope of Work 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.