City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT
PART I, GENERAL INFORMATION

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Reference Numbers

1. **05DCP081Q**
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)

BSA REFERENCE NO. IF APPLICABLE

ULURP REFERENCE NO. IF APPLICABLE

OTHER REFERENCE NO.(S) IF APPLICABLE
(e.g. Legislative Intro, CAPA, etc)

Lead Agency & Applicant Information
PROVIDE APPLICABLE INFORMATION

2a. Lead Agency

New York City Department of City Planning
NAME OF LEAD AGENCY
Robert Dobruskin
NAME OF LEAD AGENCY CONTACT PERSON
22 Reade Street
ADDRESS
New York | NY | 10007
CITY | STATE | ZIP
212-720-3420 | 212-720-3495
TELEPHONE | FAX
rdobrus@planning.nyc.gov
EMAIL ADDRESS

2b. Applicant Information

New York City Department of City Planning
NAME OF APPLICANT
John Young
NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
120-55 Queens Boulevard Room 201
ADDRESS
Kew Gardens | NY | 11424
CITY | STATE | ZIP
718-286-3170 | 718-286-3183
TELEPHONE | FAX
jyoung@planning.nyc.gov
EMAIL ADDRESS

Action Description
SEE CEQR MANUAL SECTIONS 2A & 2B

3a. NAME OF PROPOSAL **Downtown Jamaica Redevelopment Plan**

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):

See Attachment I

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S):
See Attachment I

Required Action or Approvals

4. CITY PLANNING COMMISSION ☒ Yes ☐ No
☐ Change in City Map ☐ Zoning Certification ☐ Site Selection - Public Facility
☒ Zoning Map Amendment ☐ Zoning Authorization ☐ Disposition - Real Property ☐ Franchise
☒ Zoning Text Amendment ☐ Housing Plan & Project ☐ UDAAP ☐ Revocable Consent ☐ Concession
☐ Charter 197-a Plan
☐ Zoning Special Permit, specify type:
☐ Modification of
☐ Renewal of
☒ Other **Urban Renewal Plan**

5. UNIFORM LAND USE PROCEDURE (ULURP) ☐ Yes ☒ No

6. BOARD OF STANDARDS AND APPEALS ☐ Yes ☒ No
☐ Special Permit ☐ New ☐ Renewal Expiration Date
☐ Variance ☐ Use ☐ Bulk
Specify affected section(s) of Zoning Resolution

7. DEPARTMENT OF ENVIRONMENTAL PROTECTION ☐ Yes ☒ No
☐ Title V Facility ☐ Power Generation Facility ☐ Medical Waste Treatment Facility

PLEASE NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL

8. OTHER CITY APPROVALS ☐ Yes ☒ No

☐ Legislation ☐ Rulemaking; specify agency: _____

☐ Construction of Public Facilities ☐ Funding of Construction, Specify ☐ Funding of Programs, Specify

☐ Policy or plan ☐ Permits, Specify: _____

Other; explain: _____

9. STATE ACTIONS/APPROVALS/FUNDING ☐ Yes ☒ No

If "Yes," identify _____

10. FEDERAL ACTIONS/APPROVALS/FUNDING ☐ Yes ☒ No

If "Yes," identify _____

Action Type

11a. ☐ Unlisted; or ☒ Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 OF 1977, as amended): **§617.4(b)(5)(2), §617.4(b)(5)(5), and §617.4(b)(6)(i),**

11b. ☐ Localized action, site specific ☒ Localized action, change in regulatory control for small area ☐ Generic action

Analysis Year

12. Identify the analysis year (or build year) for the proposed action: _____

Would the proposal be implemented in a single phase? ☒ Yes ☐ No ☐ NA.

Anticipated period of construction: **2015**

Anticipated completion date: **2015**

Would the proposal be implemented in multiple phases? ☐ Yes ☒ No ☐ NA.

Number of phases: **N.A.**

Describe phases and construction schedule: **N.A.**

Directly Affected Area

INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES)

13a. LOCATION OF PROJECT SITE

N.A.

STREET ADDRESS

See Attachment I

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

See Attachment I — **14c, 14d, 15a, 15b, 18c**

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY — ZONING SECTIONAL MAP NO.

See Attachment I — **Queens** — **8 and 12**

TAX BLOCK AND LOT NUMBERS — BOROUGH — COMMUNITY DISTRICT NO.

13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT **See Attachment I**

TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR: N.A. SQ. FT.

PROJECT SQUARE FEET TO BE DEVELOPED: _____ SQ. FT.

GROSS FLOOR AREA OF PROJECT: _____ SQ. FT.

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED IN THE NUMBER OF UNITS, SQ. FT. OR OTHER APPROPRIATE MEASURE: _____ % OF _____

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE: _____ HEIGHT; _____ WIDTH; _____ LENGTH.

LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE: _____

13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION:

See Attachment I

13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? ☒ Yes ☐ No

IF 'YES', IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a & 13b ABOVE. **See Attachment I**

PART II, SITE AND ACTION DESCRIPTION

Site Description

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

1. **GRAPHICS** Please attach: (1) a Sanborn or other land use map; (2) a zoning map; and (3) a tax map. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8½ x 14 inches in size.
   See Attached Figures 1, 2, and 3

2. **PHYSICAL SETTING** (both developed and undeveloped areas)
   Total directly affected area (sq. ft.): 782 Acres Water surface area (sq. ft.): 0
   Roads, building and other paved surfaces (sq. ft.): 782 Acres Other, describe (sq. ft.): 0

3. **PRESENT LAND USE** **See Attachment I**
   Residential
   Total no. of dwelling units____ No. of low-to-moderate income units ____
   No. of stories ____ Gross floor area (sq. ft.) ____
   Describe type of residential structures:

   Commercial
   Retail: No. of bldgs ____ Gross floor area of each building (sq. ft.): ____
   Office: No. of bldgs ____ Gross floor area of each building (sq. ft.): ____
   Other: No. of bldgs ____ Gross floor area of each building (sq. ft.): ____
   Specify type(s): No. of stories and height of each building: ____

   Manufacturing/Industrial
   No. of bldgs ____ Gross floor area of each building (sq. ft.): ____
   No. of stories and height of each building: ____
   Type of use(s): Open storage area (sq. ft.) ____
   If any unenclosed activities, specify:

   Community facility
   Type of community facility:
   No. of bldgs ____ Gross floor area of each building (sq. ft.): ____
   No. of stories and height of each building: ____

   Vacant land
   Is there any vacant land in the directly affected area? ☐ Yes ☐ No
   If yes, describe briefly:

   Publicly accessible open space
   Is there any existing publicly accessible open space in the directly affected area? ☐ Yes ☐ No
   If yes, describe briefly:

   Does the directly affected area include any mapped City, State or Federal parkland? ☐ Yes ☐ No
   If yes, describe briefly:

   Does the directly affected area include any mapped or otherwise known wetland? ☐ Yes ☐ No
   If yes, describe briefly:

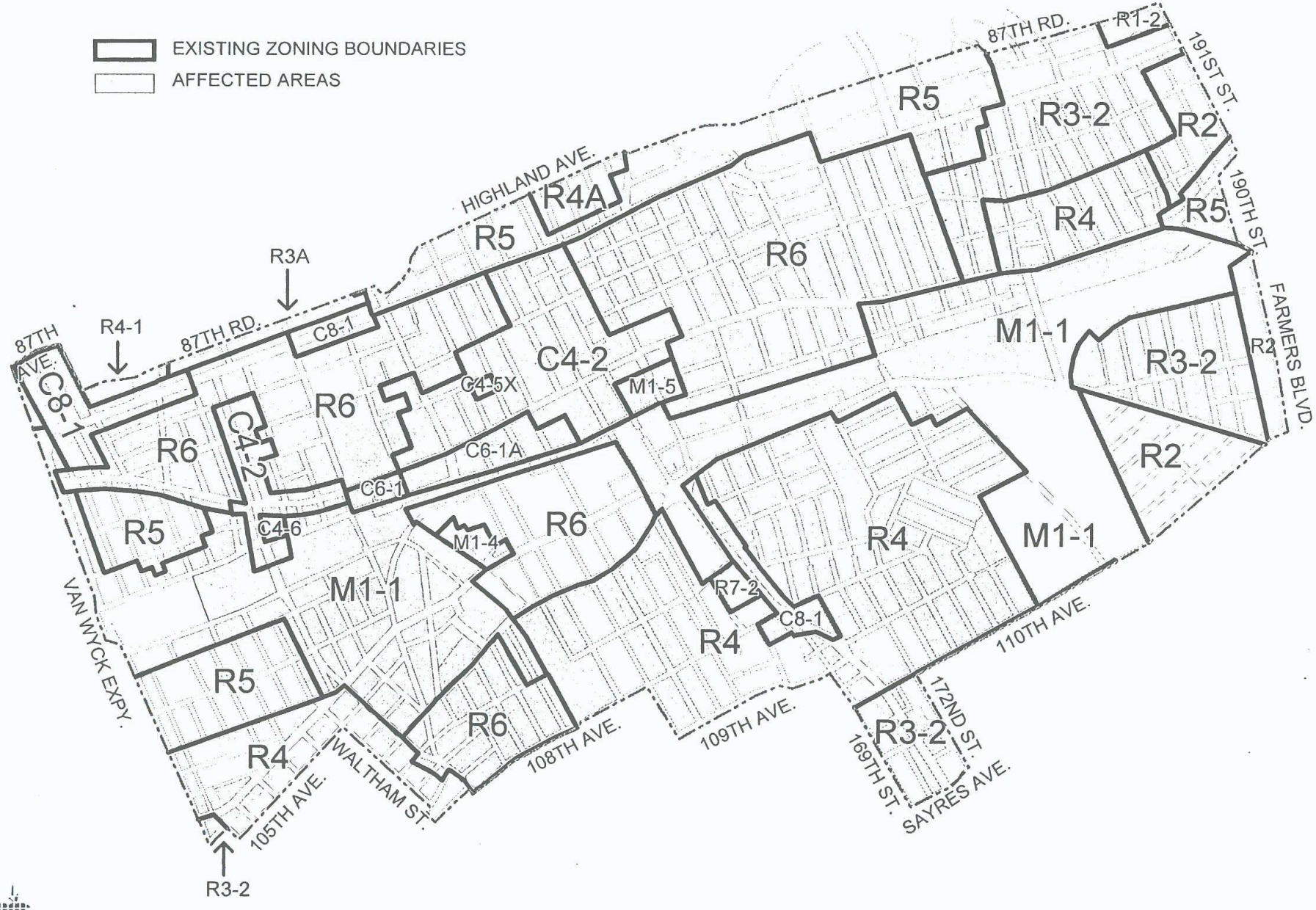
   Other land use
   No. of stories ____ Gross floor area (sq. ft.) ____
   Type of use:

4. **EXISTING PARKING** **See Attachment I**
   Garages
   No. of public spaces: ____ No. of accessory spaces: ____
   Operating hours: ____ Attended or non-attended? ____

   Lots
   No. of public spaces: ____ No. of accessory spaces: ____
   Operating hours: ____ Attended or non-attended? ____

   Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.

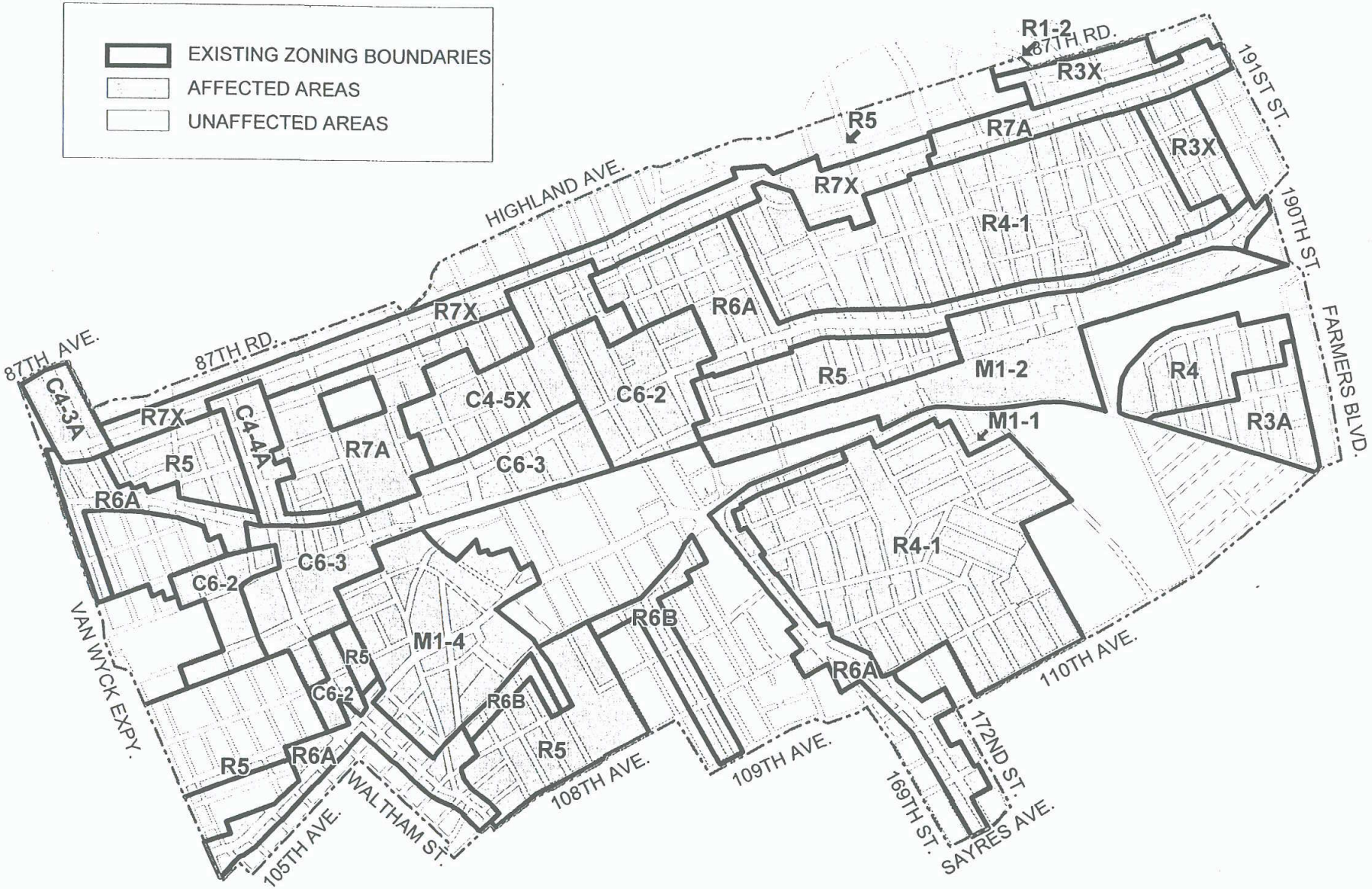
5. **EXISTING STORAGE TANKS** **Information to be provided in DEIS**
   Gas or service stations? ☐ Yes ☐ No Oil storage facility? ☐ Yes ☐ No Other? ☐ Yes ☐ No
   If yes, specify: ____
   Number and size of tanks: Last NYFD inspection date:
   Location and depth of tanks:



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

FIGURE 1. EXISTING ZONING AND AFFECTED AREAS

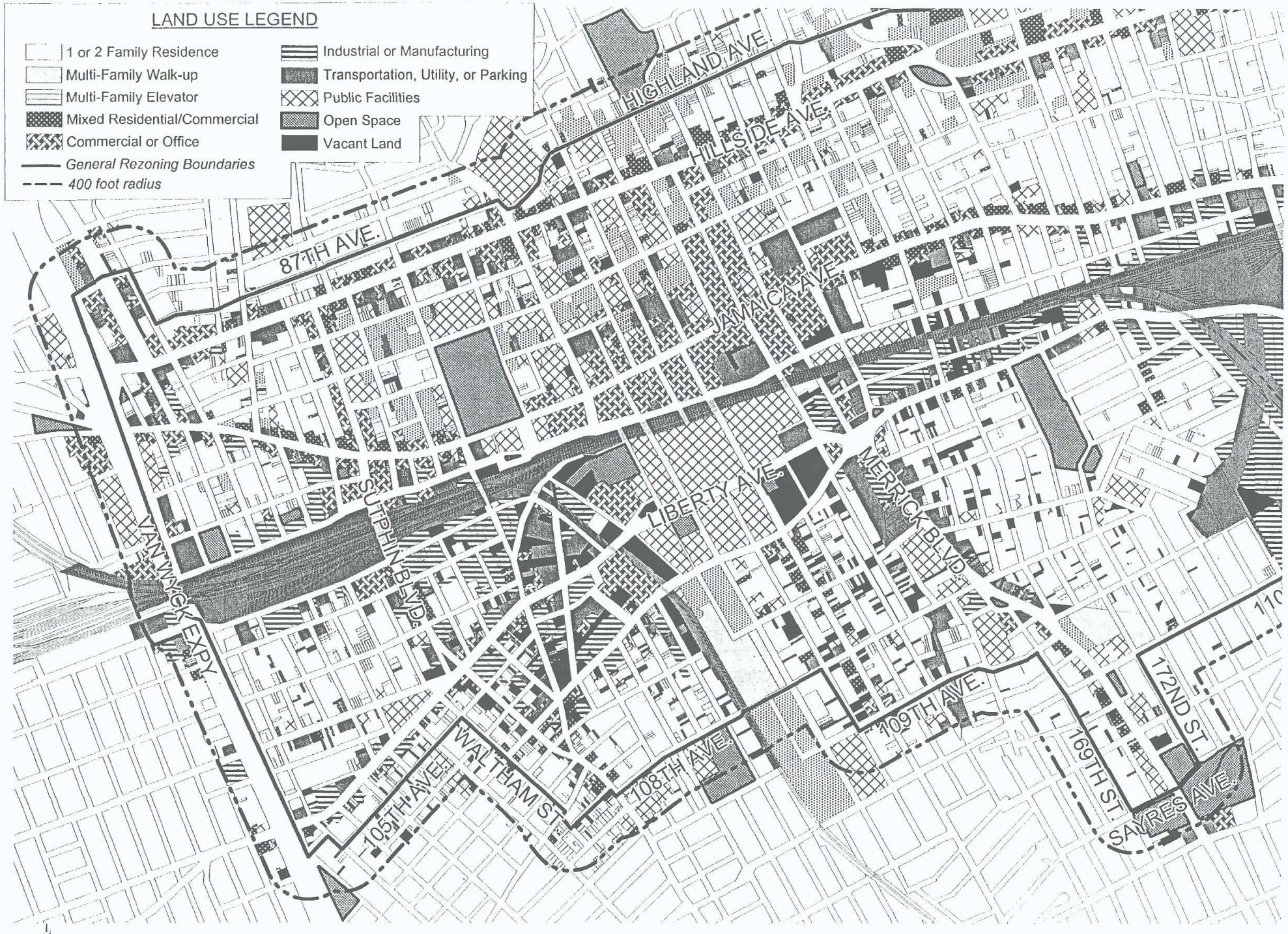
DOWNTOWN JAMAICA REDEVELOPMENT PLAN - EAS



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

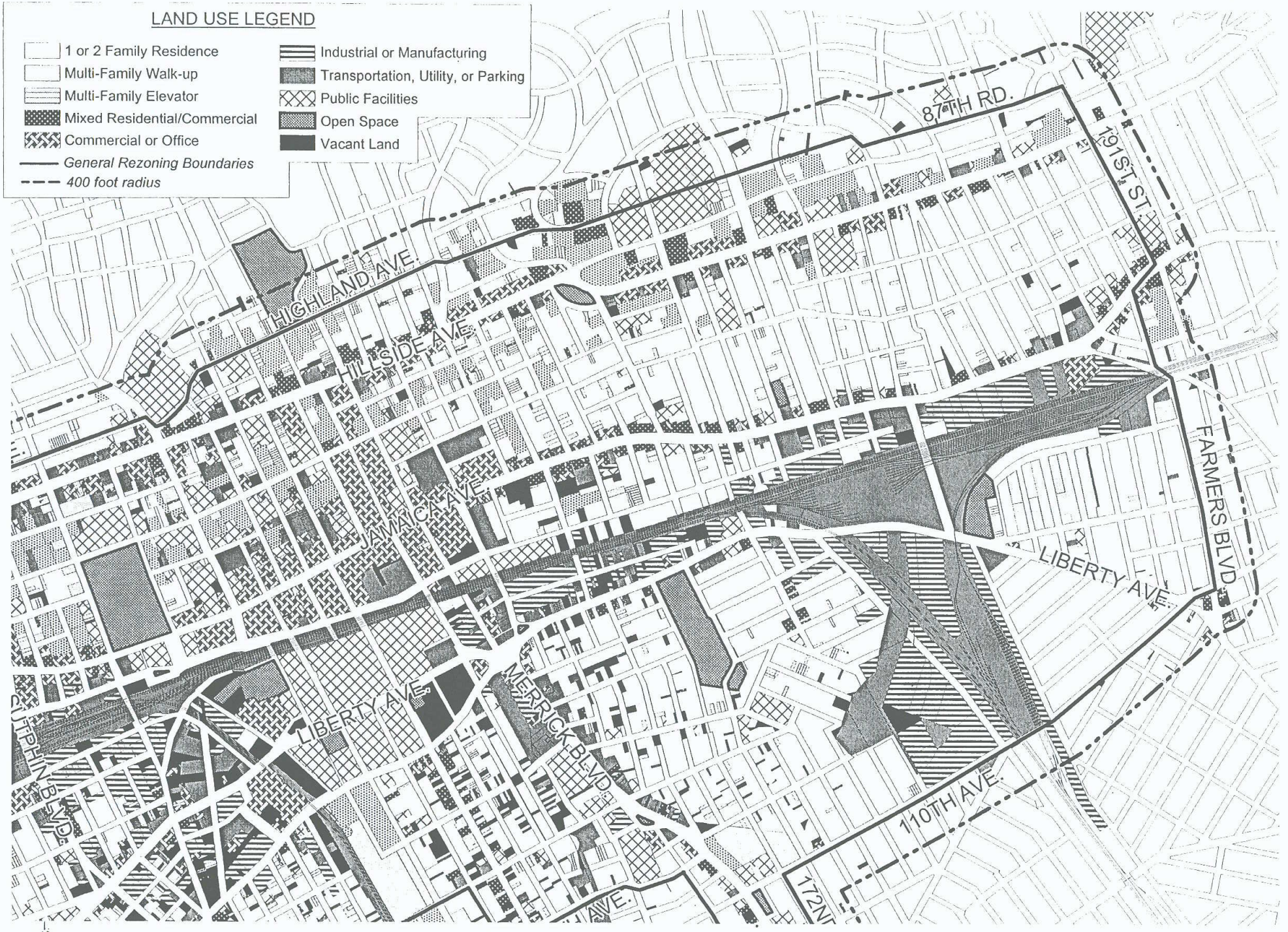
FIGURE 2. PROPOSED ZONING AND AFFECTED AREAS

DOWNTOWN JAMAICA REDEVELOPMENT PLAN - EAS



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

FIGURE 3. LAND USE (WESTERN PORTION)



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

FIGURE 4. LAND USE (EASTERN PORTION)

DOWNTOWN JAMAICA REDEVELOPMENT PLAN - EAS

SEE CEQR TECHNICAL MANUAL CHAPTER III F., HISTORIC RESOURCES

6. **CURRENT USERS** **Information to be provided in DEIS**

No. of residents: _____ No. and type of businesses: _____

No. and type of workers by businesses: _____ No. and type of non-residents who are not workers: _____

7. **HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)**

Information to be provided in DEIS

Answer the following two questions with regard to the directly affected area, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape features, or archaeological resource that:

(a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark;
(b) is within a designated New York City Historic District;
(c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places;
(d) is within a New York State or National Register Historic District; or
(e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places?

Identify any resource:

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource.

SEE CEQR TECHNICAL MANUAL CHAPTER III K., WATERFRONT REVITALIZATION PROGRAM

8. **WATERFRONT REVITALIZATION PROGRAM**

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? ☐ Yes ☒ No
(A map of the boundaries can be obtained at the Department of City Planning bookstore.)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used.

Project Description

THIS SUBPART SHOULD GENERALLY BE COMPLETED ONLY IF YOUR ACTION INCLUDES A SPECIFIC OR KNOWN DEVELOPMENT AT PARTICULAR LOCATIONS

9. **CONSTRUCTION**

Will the action result in demolition of or significant physical alteration to any improvement? ☒ Yes ☐ No
If yes, describe briefly: **The Reasonable Worst Case Development Scenario (RWCDS) would result in the development of new buildings and conversions of existing buildings.**

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction? ☒ Yes ☐ No
If yes, describe briefly: **In the RWCDS some projected and potential development sites are identified as new construction projects and are expected to result in ground disturbance or in-ground construction.**

10. **PROPOSED LAND USE** **The net increase or decrease in development associated with the RWCDS is as follows:**

Residential

Total no. of dwelling units 3,926 No. of low-to-moderate income units **Information to be provided in DEIS**
No. of stories N.A. Describe type of residential structures: **walk-up, elevator and lofts**

Commercial **1,488,120 total . See DEIS for breakdown in type of commercial use.**
Retail: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

Office: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

Other: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
Specify type(s):

No. of stories and height of each building: _____

Manufacturing/Industrial **-396,332 sq. ft..**
No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

No. of stories and height of each building: _____
Type of use(s): Open storage area (sq. ft.) _____ If any unenclosed activities, specify:

Community facility **243,180 sq. ft.**
Type of community facility:

No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

No. of stories and height of each building: _____

Vacant land

Is there any vacant land in the directly affected area? ☒ Yes ☐ No
If yes, describe briefly: **Vacant parcels are scattered throughout the project area.**

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? ☒ Yes ☐ No
If yes, describe briefly: **Several City parks are located within the project area.**

Does the directly affected area include any mapped City, State, or Federal parkland? ☒ Yes ☐ No
If yes, describe briefly: **Several City parks are located within the project area.**

Does the directly affected area include any mapped or otherwise known wetland? ☐ Yes ☒ No
If yes, describe briefly:

Other land use

Gross floor area (sq. ft.) N A _____ No. of stories _____ Type of use:

11. **PROPOSED PARKING** **Information to be provided in DEIS**

Garages

No. of public spaces: _____ No. of accessory spaces: _____
Operating hours: _____ Attended or non-attended? _____

Lots

No. of public spaces: _____ No. of accessory spaces: _____
Operating hours: _____ Attended or non-attended? _____

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.
No. and location of proposed curb cuts:

12. **PROPOSED STORAGE TANKS** **In the RWCDS, new development may have oil storage tanks**

Gas or service stations? ☐ Yes ☐ No Oil storage facility? ☐ Yes ☐ No Other? ☐ Yes ☐ No
If yes, specify: _____
Size of tanks: Location and depth of tanks:

13. **PROPOSED USERS** **Information to be provided in DEIS**

No. of residents: _____ No. and type of businesses: _____

No. and type of workers by businesses: *No. and type of non-residents who are not workers:* _____

14. **HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)**

Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? ☒ Yes ☐ No
If yes, describe briefly: **It will result in new development in the vicinity of historic resources; has the potential to affect archaeological resources (if present) due to in-ground disturbance in development sites.**

SEE CEQR TECHNICAL MANUAL CHAPTER III B., SOCIO-ECONOMIC CONDITIONS

15. **DIRECT DISPLACEMENT**

Will the action directly displace specific business or affordable and/or low income residential units? ☒ Yes ☐ No
If yes, describe briefly: **The proposed action would result in replacement of existing residential, commercial, and industrial uses with new residential, industrial , community facility and retail uses.**

SEE CEQR TECHNICAL MANUAL CHAPTER III C., *COMMUNITY FACILITIES & SERVICES*

16. **COMMUNITY FACILITIES**

Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations? ☐ Yes ☒ No
If yes, describe briefly:

Zoning Information

17. What is the zoning classification(s) of the directly affected area? **R2, R3-2, R4, R5, R6, C1-2, C2-2, C4-2, C4-6, C6-1, C6-1A, C8-1, M1-1, M1-5**

18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use. **Information to be provided in DEIS**

19. What is the proposed zoning of the directly affected area? **R3A, R3X, R4, R4-1, R5, R6A, R6B, R7A, R7X, C4-3A, R4-4A, C4-5X, C6-2, C6-3, M1-1, M1-2, M1-4, C1-4, C2-3, C2-4 and the Special Downtown Jamaica District**

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use. **Information to be provided in DEIS**

21. What are the predominant land uses and zoning classifications within a 1/4 mile radius of the proposed action?
R1-2, R2, R3A, R3-2, R4, R4A, R5, R6, R6B, C4-3, C8-1, M1-1

Additional Information

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16.

Analyses

23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable):

a. LAND USE, ZONING, AND PUBLIC POLICY	See CEQR Technical Manual Chapter III.A.
b. SOCIOECONOMIC CONDITIONS	See CEQR Technical Manual Chapter III.B
c. COMMUNITY FACILITIES AND SERVICES	See CEQR Technical Manual Chapter III.C.
d. OPEN SPACE	See CEQR Technical Manual Chapter III.D.
e. SHADOWS	See CEQR Technical Manual Chapter III.E.
f. HISTORIC RESOURCES	See CEQR Technical Manual Chapter III.F.
g. URBAN DESIGN/VISUAL RESOURCES	See CEQR Technical Manual Chapter III.G.
h. NEIGHBORHOOD CHARACTER	See CEQR Technical Manual Chapter III.H.
i. NATURAL RESOURCES	See CEQR Technical Manual Chapter III.I.
j. HAZARDOUS MATERIALS	See CEQR Technical Manual Chapter III.J.
k. WATERFRONT REVITALIZATION PROGRAM	See CEQR Technical Manual Chapter III.K.
l. INFRASTRUCTURE	See CEQR Technical Manual Chapter III.L.
m. SOLID WASTE AND SANITATION SERVICES	See CEQR Technical Manual Chapter III.M.
n. ENERGY	See CEQR Technical Manual Chapter III.N.
o. TRAFFIC AND PARKING	See CEQR Technical Manual Chapter III.O.
p. TRANSIT AND PEDESTRIANS	See CEQR Technical Manual Chapter III.P.
q. AIR QUALITY	See CEQR Technical Manual Chapter III.Q.
r. NOISE	See CEQR Technical Manual Chapter III.R.
s. CONSTRUCTION IMPACTS	See CEQR Technical Manual Chapter III.S.
t. PUBLIC HEALTH	See CEQR Technical Manual Chapter III.T.

The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above-listed categories. Other methodologies developed or approved by the lead agency may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are interdependent or occur within a discrete geographical area or time frame.

Applicant Certification

24.

Deborah Carney	Robert Dobruskin
PREPARER NAME	PRINCIPAL
Deputy Director, Queens Office	
PREPARER TITLE	NAME OF PRINCIPAL REPRESENTATIVE
	Director, Environmental Assessment and Review Division
PREPARER SIGNATURE	TITLE OF PRINCIPAL REPRESENTATIVE
5/20/05	Robert Dobruskin
DATE	SIGNATURE OF PRINCIPAL REPRESENTATIVE
	5/20/05
	DATE

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.

Impact Significance

PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

1. For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.

LAND USE, ZONING, AND PUBLIC POLICY	YES
SOCIOECONOMIC CONDITIONS	YES
COMMUNITY FACILITIES AND SERVICES	YES
OPEN SPACE	YES
SHADOWS	YES
HISTORIC RESOURCES	YES
URBAN DESIGN/VISUAL RESOURCES	YES
NEIGHBORHOOD CHARACTER	YES
NATURAL RESOURCES	YES
HAZARDOUS MATERIALS	YES
WATERFRONT REVITALIZATION PROGRAM	NO
INFRASTRUCTURE	YES
SOLID WASTE AND SANITATION SERVICES	YES
ENERGY	YES
TRAFFIC AND PARKING	YES
TRANSIT AND PEDESTRIANS	YES
AIR QUALITY	YES
NOISE	YES
CONSTRUCTION IMPACTS	YES
PUBLIC HEALTH	YES

2. Are there any aspects of the action relevant to the determination whether the action may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the action may have a significant impact on the environment.

3. If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.

4. If the lead agency has determined in its answers to questions 1 and 2 of this part that the action may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type I. A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.

5. If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment.

Lead Agency Certification

Katherine Bucke	**Robert Dobruskin**
PREPARER NAME	NAME OF LEAD AGENCY REPRESENTATIVE
Project Manager	**Director, Environmental Assessment and Review Division**
PREPARER TITLE	TITLE OF LEAD AGENCY REPRESENTATIVE
Katherine Bucke	Robert Dobruskin
PREPARER SIGNATURE	SIGNATURE OF LEAD AGENCY REPRESENTATIVE
5/20/05	5/20/05
DATE	DATE

The Jamaica Redevelopment Plan/EAS
Attachment I: Project Description

A. INTRODUCTION

The proposed actions, as proposed by The New York City Department of City Planning (DCP) and The New York City Department of Housing Preservation and Development (HPD), as fully described below in section B, "Description of the proposed action," are subject to City Environmental Quality Review (CEQR) and require City Planning Commission (CPC) and New York City Council approvals through the City's Uniform Land Use Review Procedure (ULURP) for the following actions:

- DCP a zoning map amendment 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 (see Figure 2) 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 (see Figure 3). 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.

B. DESCRIPTION OF THE PROPOSED ACTION

The DCP is proposing zoning map amendments affecting all or portions of 328 blocks in Queens Community District 12 and all or portions of 27 blocks in Queens Community District 8 and Zoning text amendments to facilitate the creation of the Special Downtown Jamaica District, affecting all or portions of 71 blocks. Additionally, HPD is proposing the designation of a new 3-block Urban Renewal Area are proposed in Queens Community District 12. 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 rezoning area 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. Its boundaries encompass Jamaica's business and shopping district and reach into the adjacent residential communities of Jamaica, South Jamaica, Hollis, and St. Albans. 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.

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 would be rezoned to R3A, R3X, R4, R4-1, R5, R6A, R6B, R7A, R7X, C4-3A, C4-4A,

C4-5X, C6-2, C6-3, M1-1, M1-2 and M1-4. New C1-4, and C2-4 commercial overlays would be mapped along commercial streets, and 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. New C1-3 and C2-3 commercial overlays would also be mapped along certain commercial streets generally at a depth of 150 feet.

Overall, the proposed zoning changes would result in an increase in permitted density on approximately 453 acres of land, representing 58% of the rezoning area. A decrease in permitted density would result on approximately 127 acres, representing 16% of the rezoning area. And, approximately 176 acres (excludes park land), or about 23% of the rezoning area, would experience no change in permitted density, but would be affected by a change in permitted use and/or height and setback regulations.

The proposed zoning changes would work in conjunction with the proposed Special Downtown Jamaica District and the proposed Jamaica Gateway Urban Renewal Plan intended to encourage redevelopment and economic growth within the CBD, and would effectuate the following land use policies:

- Encourage compatible land uses that strengthen retail and commercial areas;
- Provide for redevelopment and economic growth within the CBD;
- Provide direction and flexibility for growth in areas with longterm potential;
- Direct new development at higher densities to wide streets with good transit and highway access;
- Provide residential and mixed-use development in the CBD at higher densities that are appropriate to their contexts;
- Reinforce certain industrial areas and allow for growth; and
- Reinforce residential contexts.

Downtown Jamaica was a major commercial center for Queens and much of the adjoining portions of Long Island in the earlier part of the 20th Century. The 1969 draft Plan for New York City described Jamaica as the largest retail center in Queens and the "third largest in the metropolitan region". Through the 1960's, Downtown Jamaica was also an important business center and attracted substantial investment in new homes and apartments. Jamaica's regional importance was based on its position as a transportation hub for both the Long Island Railroad and subway and bus lines serving Queens.

However, Queens and Long Island became increasingly auto-oriented and Jamaica's transportation infrastructure was no longer sufficient to ensure its prosperity. By the early 1970's Jamaica's role as a major commercial center had already begun to erode as rival shopping centers opened and drew increasingly larger market shares. Jamaica also suffered a loss of other businesses and a decline in residential investment, relative to other areas in Queens.

Revitalization efforts began in the late 1960's with the formation of the Greater Jamaica Redevelopment Corporation to spur public and private investments in the area. Major public investments over the past three decades have reflected the City's desire to spur a recovery of the area. These included the demolition of the Jamaica Avenue "el" in the downtown area and its replacement by the Archer Avenue subway extension, the development of the Jamaica Center Urban Renewal Area, including a new federal office building housing the Social Security Administration, new courthouses, and a new campus for York College. In recent years, additional investments have included the AirTrain light rail service linking the LIRR's Jamaica Station and adjacent subway station to JFK International Airport, and the nation's largest and most modern laboratory for the U.S. Food and Drug Administration.

Downtown Jamaica has mostly stabilized through the collaborative efforts of government, local business and advocacy organizations, and community. Jamaica Avenue and 165th Street remain important retail streets in the downtown area. A recently completed 400,000 square foot movie theater/retail complex represents the first major private investment in the downtown area in many years. The renewed interest by the private sector and the cumulative benefits of public sector investments present new opportunities for redevelopment, new markets and economic expansion. Nevertheless, underused and depressed properties adjoining Jamaica Station continue to act as a deterrent to private investment.

Current zoning in much of the area is outmoded and unduly limits reasonable expansion of the downtown area. With the exception of a small number of sites in the urban renewal area which are now developed, zoning densities are relatively low for an area with so much transportation infrastructure. Along with unrealistically high commercial parking requirements, and the blighting influence of depressed properties near Jamaica Station, these low densities limit development opportunities along the area's major thoroughfares. As a consequence, Downtown Jamaica is not in a position to take advantage of the commercial development opportunities made possible by public investments in improved transit access, and private-sector interest, particularly in the western portion of Jamaica Center surrounding the new JFK AirTrain complex. Areas zoned C8 and M1 near the transportation hubs and in the downtown area, encourage land uses that are incompatible with the adjacent business, institutional and residential communities. And, existing zoning designations in the downtown area do not encourage residential development in areas with good subway and bus transit access. In these areas, increasing housing density would facilitate transit use and bring more shoppers into the downtown streets, promoting new and expanded retail activity. The resulting improved environment will help foster additional commercial office development and the entire Redevelopment Plan will generate increased employment opportunities for city residents and increased tax revenues to support municipal services.

In contrast, outside of the downtown, zoning encourages new housing at inappropriate densities in stable low-density communities where auto ownership is high and the infrastructure is less able to accommodate the increased number of households. The excessive density undermines the very qualities that make these communities desirable.

Post-1961 amendments to the Zoning Resolution have provided new tools to address longstanding issues of harmonizing new development to existing context and allowing a broad mix of uses. These include the use of contextual districts to ensure appropriate scale and character in residential neighborhoods as well as the establishment of special zoning districts for areas with unique planning and land use issues. The Special Downtown Jamaica District is proposed to help solidify the gains of more than three decades of public investment in Jamaica and to promote and guide its future growth. The Jamaica Gateway Urban Renewal Plan is proposed to further enhance Jamaica's downtown by removing blight and providing redevelopment sites needed to achieve the critical mass necessary to attract new private investment into the area.

The rezoning area consists of approximately 355 blocks, and includes Jamaica's CBD and the adjacent communities that include parts of Jamaica, South Jamaica, Hollis and St. Albans. In general, the area is zoned for low to medium density residential, commercial and industrial uses. A number of changes to the zoning map have a occurred through the years to facilitate various projects, but most of the area is zoned as it was in 1961.

The LIRR right-of-way extends east-west through the rezoning area, providing a barrier between north and south. Properties located along the r-o-w are generally zoned for light manufacturing and developed

with light to heavy industrial uses, such as factory buildings, warehouses, concrete plants, transfer stations, salvage yards and auto repair.

North of the railroad tracks, Jamaica's central business district ("CBD"), also known as Jamaica Center, generally extends east-west between Merrick Boulevard and Sutphin Boulevard, and north-south between Hillside Avenue and Archer Avenue. It envelopes Jamaica's shopping and business districts, two major multimodal transportation hubs, 3 court houses, a hospital, an 11.5 acre park, and a mix of low to mid-rise office and apartment buildings ranging in heights from 3 to 12 stories.

Medium density commercial zoning districts mapped in Jamaica's CBD, include C4-2, C4-5X, C4-6, C6-1 and C6-1A districts. C4 zones are typically found in regional centers and allow department stores, theaters and other commercial uses that serve a larger area. C6 districts are zoned for a wide range of high bulk commercial uses requiring a central location.

C8-1 zoning districts are mapped along portions of Hillside Avenue and Queens Boulevard, and developed with auto-sales establishments, gas stations, retail, office, and low-rise residential uses. Recent new development includes a 5-story hotel and a 3-story office building, south of 87th Avenue, between Queens Boulevard and the Van Wyck Expressway service road.

M1-1 and M1-5 districts are mapped on properties near the Long Island Rail Road (LIRR) right-of-way (Main Line) and wrap around the southern periphery of the downtown area. A small pocket of M1-5 is mapped at the southeastern edge of the CBD, north of Archer Avenue, between Merrick Boulevard and 168th Place and is occupied by a dilapidated 2-story city-owned garage and vacant former printing press facility. Land uses within the M1-1 district near the downtown area include warehouses, auto-related business such as car washes and auto-repair, retail, offices, institutional, and low-rise residences.

Typical development in M1-1 districts would include 1- and 2-story warehouse and commercial buildings. M1-5 districts allow greater density and could produce buildings of 6 stories or more. M1 districts are intended for light industry, however, heavy industrial uses can site in M1 districts as long as they meet the strict performance standards set forth in the Zoning Resolution. Residential uses are not permitted in manufacturing zones. And while, commercial and retail uses are permitted, objectionable uses that impact negatively on the surrounding residential and business communities are also allowed.

Low to medium density general residential zones are mapped in and adjacent to the CBD and include R3-2, R4, R5 and R6 districts. One and two family houses account for over 90% of the residential lots in the rezoning area. R6 is the predominant residential zone in Downtown Jamaica. One- and two- family residences are predominant within the R6 district mapped west of Sutphin Boulevard. East of Sutphin Boulevard, development consists of a mix of low to medium density residential development that consists of one- and two-family homes, multifamily walk-up apartments and elevator apartment buildings, and institutional uses.

Low density residential zones are located north of Hillside Avenue in Community District 8 where R3A and R4-1 districts are mapped, and along portions of the eastern edge of the rezoning area in Community District 12 where R2 districts are mapped. R2 zoning districts restrict development to single family detached homes. R3A districts allow one- and two- family detached houses. And, R4-1 districts allow one- and two- family detached and semi-detached houses.

DCP and HPD are proposing the following to enhance Jamaica's commercial and industrial areas by providing new opportunities for economic growth, and residential and mixed-use development. The proposal would also establish zoning designations in adjacent low-density communities that are consistent with the existing neighborhood character.

- Zoning Map Amendments
- Zoning Text Amendment to establish the Special Downtown Jamaica District
- Urban Renewal Area Designation

ZONING MAP AMENDMENTS

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 would be rezoned to R3A, R3X, R4, R4-1, R5, R6A, R6B, R7A, R7X, C4-3A, C4-4A, C4-5X, C6-2, C6-3, M1-1, M1-2 and M1-4. New C1-4, and C2-4 commercial overlays would be mapped along commercial streets, and 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. And new C1-3 and C2-3 commercial overlays would be mapped along certain commercial streets generally at a depth of 150 feet.

The zoning changes would result in the elimination of C4-2, C4-6, C6-1, C6-1A, C8-1 and M1-5 districts and the introduction of C4-3A, C4-4A, C6-2 and C6-3 zoning districts in and near the CBD to encourage compatible land uses at higher densities. Approximately 51 acres of industrial zoned land, zoned M1-1 and M1-5, would be changed to C6-2, C6-3, R4, R4-1, R5, R6A and R6B , and approximately 27 acres of land zoned C8-1 would be changed to R4-1, C4-3A, R7X and R6A in order to provide new opportunities for mixed use development, and to bring residential properties currently located in industrial zoned areas into conformance. Approximately 87 acres of industrial zoned land is proposed to be rezoned from M1-1 to M1-2 and M1-4, resulting in an increase in permitted density to accommodate future growth and expansion in these areas. And, approximately 188 acres of land, currently zoned R3-2, R4 and R5, would be changed to R3A, R3X and R4-1 zoning districts, and approximately 105 acres of land currently zoned R6 would be changed to R4-1 and R5 to reflect the existing contexts in adjacent residential communities where one- and two- family homes are predominant.

The proposed zoning changes are listed below by subarea, preceded by the goal each is intended to effectuate. Each subarea is further identified by letters that correspond to subareas shown in Figure 8 (Map showing subareas and development sites) and Tables 1 through 4 (Criteria for projected and potential sites, and Reasonable Worst Case Development Scenario).

Encourage compatible land uses that strengthen retail and commercial areas; provide for redevelopment and economic growth within the CBD; provide direction and flexibility for growth in areas with long-term potential near the CBD.

Proposed zoning changes in subareas near the Air Train facility ("AT"), Jamaica Center ("JC") and along the Sutphin Boulevard Corridor ("SC") are intended to provide for economic growth and redevelopment within the CBD. Proposed zoning changes between the LIRR right-of-way and Liberty Avenue, extending between 148th and 158th streets ("LC"), are intended to provide direction for future growth in an area that is underdeveloped and underutilized. These subareas are included in the proposed Special Downtown Jamaica District which would establish special regulations designed to provide for connectivity between the two transportation hubs and to promote a more harmonious relationship of land use within and around the downtown area.

- Change from **R5, C4-2, C4-6 and M1-1 to C6-3** all or portions of 10 blocks generally located south of Jamaica Avenue, north of 95th and 97th avenues., between 150th and Liverpool streets. (AT1)

- Change from **R5, C4-2 and M1-1 to C6-2** all or portions of 7 blocks generally located south of 91st Avenue, and north of 95th Avenue, between 143rd and Liverpool streets, and change from **R5 and M1-1 to C6-2** all or portions of 3 blocks fronting along Sutphin Boulevard and north of Liberty Avenue. (AT2)

- Change from **C4-2, C6-1, C6-1A, M1-1 and R6 to C6-3** all or portions of 14 blocks generally located south of Jamaica Avenue and north of Archer Avenue between 150th and 164 streets. (JC1)

- Change from **C4-2, M1-1, M1-5 and R6 to C6-2** all or portions of 12 blocks generally located south of 89th and 90th avenues, and north of the LIRR right-of-way, between 164th and 169th streets. (JC2)

- Change from **R6 and C4-2 to C4-5X** all or portions of 16 blocks generally located south of Hillside, 88th and 89th avenues, and north of Jamaica Avenue, between 153rd and 168th streets. (JC3)

- Change from **R6, R6/C2-2, and C4-2 to C4-4A** all or portions of 9 blocks fronting along Sutphin Boulevard between Hillside and Jamaica avenues, and along the north side of Jamaica Avenue between 146th and 150th streets. (JC)

- Change from **M1-1 to M1-4** all or portions of 11 blocks generally located south of the LIRR right of way and north of Liberty Avenue, between 148th and 158th streets. (LC)

Direct new development at higher densities to certain wide streets with good transit and highway access.

Proposed zoning changes in these subareas are intended to provide for new development at higher densities along the area's wide streets, such as 101st, Hillside, Jamaica and Liberty avenues, and along Merrick, Guy R. Brewer and Queens boulevards. Today's zoning along the area's major thoroughfares is restrictive, particularly in areas zoned C8-1, in areas where commercial overlays are mapped in R3-2, R4 and R5 districts, and in areas characterized by commercial development but where no commercial overlay exists to permit such uses. The proposed changes would increase the permitted density and provide for new mixed used development along these wide streets where this new growth can be better accommodated.

- Change from **R4 to R5 and R5/C1-4** portions of 3 blocks, fronting along the south side of 101st Avenue between the Van Wyck Expressway service road and Allendale Street. (A)

- Change from **C1-2/R5, C1-2/R6, C2-2/R2, C2-2/R3-2, C2-2/R4, C2-2 R5, C2-2/R6, C4-2, M1-1 and R6 to R6A and R6A/C2-4** all or portions of 50 blocks generally located south of Hillside Avenue and north of Jamaica Avenue between 172nd Street and Merrick Boulevard , and properties fronting along Jamaica Avenue between 168th Place and 190th Street. (E)

- Change from **C2-2/R4, C2-2/R6, M1-1, R3-2, R4, R6 to R6A and R6A/C2-4 and R6A/C2-3** all or portions of 25 blocks generally located along Liberty Avenue between the Van Wyck Expressway (service road) and 148th and along Sutphin Boulevard between Liberty and 108th avenues. (O)

- Change from **R6 and M1-1 to R6B and R6B/C2-4** portions of 4 blocks generally located along the south side of South Road between 153rd and 157th streets, and along the west side of 157th Street between South Road and 107th Avenue. (P)

- Change from **R4 and C1-2/R4 to R6B and R6B/C1-4** portions of 9 blocks generally located along Guy R. Brewer Boulevard between South Road and 109th Avenue and along the south side of South Road between 160th and 165th Street. (Q)

- Change from **C1-2/R3-2, C1-2/R4, C8-1, R3-2 and R4 to R6A and R6A/C2-4** portions of 25 blocks generally located along the south side of Liberty Avenue between Merrick Boulevard and 172nd Street and along Merrick Boulevard between Liberty and Sayres avenues. (R)

- Change from **C8-1, C2-2/R6, C2-2/R5, M1-1, R5 and R6 to R6A/C2-4** portions of 15 blocks generally located along Jamaica Avenue between the Van Wyck Expressway (service road) and Sutphin Boulevard and along Queens Boulevard north of Jamaica Avenue and along the Van Wyck Expressway (service road) between Hillside and 91st avenues. (S)

- Change from **C8-1 to C4-3A** all or portions of 4 blocks generally located along Queens Boulevard and Hillside Avenue, south of 87th Avenue. (T)

- Change from **C8-1, C1-2/R5, C1-2/R6, C2-2/R5, C2-2/R6, C2-4/R5, C2-4/R6, C1-4/R6, R5 and R6 to R7X and R7X/C1-4 and R7X/C2-4** all or a portion of 39 blocks generally located along Hillside Avenue between 139th and 180th streets. (U)

- Change from **C2-2/R3-2, C2-2/R5, C2-2/R6, and R3-2 to R7A/C2-4** portions of 18 blocks generally located along Hillside Avenue between 180th and 191st streets. (V)

Provide residential and mixed-use development in and near the CBD at higher densities that are appropriate to their contexts.

The proposed R7A district would replace, for the most part, an existing R6 district. Quality Housing would be mandated under the proposed zone providing for a greater degree of predictability with regulations that impose street wall requirements and maximum building heights.

- Change from **C2-2/R6, C4-2, C8-1 and R6 to R7A** all or portions of 19 blocks generally located south of Hillside Avenue and north of Jamaica and 88th and 89th avenues, between 148th and 164th streets. (D)

Reinforce certain industrial areas and allow for growth.

Zoning changes would result in an increase in commercial and industrial density in these subareas, and would facilitate new development and/or expansion of existing industrial and commercial land

uses in these areas with minimal impact on adjacent residential communities. These areas are characterized by industrial buildings, warehouses, auto related business and open industrial uses, such as concrete plants.

- Change from **M1-1 to M1-2** a ten block area generally located south of Jamaica Avenue and north of Liberty Avenue and the LIRR right-of-way, between 168th and 190th streets. (X)

- Change from **M1-1 to M1-4** all or portions of 10 blocks generally located south of Liberty Avenue and north of South Road between Sutphin Boulevard and the LIRR right-of-way, and along 157th Street between South Road and 107th Avenue. (Y)

- Change from **R4 to M1-1** a portion of one block located 104th Avenue, east of 177th Street. (Z)

Reinforce residential contexts

A significant portion of Jamaica's low rise communities are located in R6 districts, a medium density zoning designation. The proposed zoning changes would more appropriately reflect and protect the existing context of these areas. Other residential areas, currently zoned C8-1, M1-1 and M1-5 would become conforming under the proposed changes.

- Change from **M1-1 to R5** all or portions of 2 blocks bounded by 95th Avenue, 148th Street, a line 100 feet north of Liberty Avenue, and 147th Place. (B)

- Change from **R6 and R6/C2-2 to R5** all or portions of 12 blocks generally located south of Hillside Avenue, north of Jamaica Avenue, between Queens and Sutphin boulevards. (C)

- Change from **C2-2/R3-2, C2-2/R4, C2-2/R5, C2-2/R6, R2, R3-2, R4, R5 and R6 to R4-1** all or a portion of 54 blocks generally located south of Hillside Avenue and north of Jamaica Avenue between 171st Street and 187th Place. (F)

- Change from **C1-2/R2, C1-2/R5, C2-2/R2, C2-2/R3-2, R2, R3-2 and R4 to R3X** all or a portion of 10 blocks generally located south of Hillside Avenue, and north of Jamaica and 90th avenues between 187th and 189th streets. (G)

- Change from **R6 to R5** a portion of 1 block fronting on 87th Drive (Wexford Terrace) west of Edgerton Boulevard. (H)

- Change from **R5 to R1-2** a portion of 1 block located north of Wexford Terrace and west of Dalny Road. (I)

- Change from **C2-2/R6, C4-2, M1-1, M1-5 and R6 to R5** all or a portion of 17 blocks generally located south of Jamaica Avenue and north of the LIRR right of way, between 168th Street and 179th Place. (J)

- Change from **R3-2 and M1-1 to R4** all or a portion of 7 blocks generally located north of 104th Avenue and south of the LIRR right of way, and west of 189th Street. (K)

- Change from **R3-2 to R3A** all or a portion of 11 blocks generally located south of 104th Avenue and north of Liberty Avenue west of 189th Street. (L)

- Change from **M1-1, R4 and C8-1 to R4-1** all or a portion of 48 blocks generally located south of Liberty Avenue and north of 110th Avenue between Merrick Boulevard and 180th Street. (M)

- Change from **C2-2/R6, M1-1, R4 and R6 to R5** all or a portion of 12 blocks generally located south of South Road, and north of 108th Avenue between Sutphin Boulevard and 160th Street. (N)

- Change from **R3-2 and R5 to R3X** all or portions of 8 blocks generally located south of 87th Road and north of Hillside Avenue between Dalny Road and 190th Street. (W)

ZONING TEXT AMENDMENT

The proposed zoning text amendment would create the Special Downtown Jamaica District. It would consist of all or portions of approximately 71 blocks extending between 169th Street and 138th Place, south of Hillside Avenue and north of Liberty Avenue, and would encompass areas proposed to be rezoned to C4-4A, C4-5X, C6-2 and C6-3 in the downtown and an area proposed to be rezoned from M1-1 to M1-4 south of the Long Island Rail Road right-of-way and north of Liberty Avenue.

Properties within the proposed special district would be subject to both zoning map and zoning text amendments, and would be subject to special bulk, use, parking and urban design provisions that would supplement or supersede its underlying zoning district.

The objectives of the proposed special district would focus on achieving a strong visual presence at the transportation center core, establishing strong visual and physical connections between Jamaica's transportation hubs, and reinforcing street wall and retail continuity along major corridors. Special use restrictions would address parking needs throughout the CBD and would modify use regulations within the industrial-zoned part of the proposed special district to achieve synergy with adjacent institutional, office and laboratory uses.

The proposed special district would be guided by the following goals:

- To strengthen the business core of Downtown Jamaica by improving the working and living environments;
- To foster development in Downtown Jamaica and provide direction and incentives for further growth where appropriate;
- Expand the retail, entertainment and commercial character of the area around the transit center and to enhance the area's role as a major transportation hub in the city;
- To provide transitions between the downtown commercial core, the lower-scale residential communities, and the transportation hub;
- To improve the quality of new development in Downtown Jamaica by requiring the provisions of specified public amenities in appropriate locations;
- To encourage the design of new development that is in character with the area;
- To enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and

- To promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

A summary of the proposed special text provisions follows:

Special Use Provisions

- The use regulations of the underlying C4-5X, C6-2, C6-3 and M1-4 districts within the Special Downtown Jamaica District would be modified to permit as-of-right public parking garages with a capacity of 150 spaces or less, and would be subject to the provisions of ZR sections 36-53 (Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening)

- Public parking garages within the underlying C4-5X, C6-2, C6-3 and M1-4 districts within the Special Downtown Jamaica District may be open or enclosed, but rooftop parking would not be permitted.

- On specified street frontages within the C6-2 and C6-3 districts ground floor glazing would be required to occupy at least 50% of the area of each ground floor street wall; and uses on the ground floor or within 5 feet of curb level, and within 50 feet of the street line would be limited to community facility uses without sleeping accommodations, or commercial uses listed in Use Groups 5, 6A, 6C, 6D, 7A, 7B, 8A, 8B, 8D, 9, 10, 11, 12A, 12B and 12C.

- Any development, or enlarged portion of a building located on a zoning lot with frontage on designated streets within the C6-2 and C6-3 districts would be required to provide a major building entrance on these streets.

- Use regulations of the underlying M1-4 would be modified to allow community facility uses from Use Groups 3A and 4A, and, except for public transit, railroad or electric utility substations listed in Use Group 17C, would require that uses in Use Groups 16, 17, and 18 be in completely enclosed buildings. Certain noxious uses in Use Groups 16, 17, and 18 would be prohibited. All uses listed in Use Groups 6 and 10 would be permitted.

Special Bulk Provisions

- The maximum floor area ratio regulations and the floor area bonus provisions of the underlying C6-2, C6-3 and M1-4 districts would be modified to reflect the following for any permitted use.

Maximum Floor Area Ratio For All Uses In the Special Downtown Jamaica District	
Zoning District	**Maximum FAR**
C6-2	6.0
C6-3	8.0
M1-4	2.0

- In C6-2 and C6-3 districts, for residential buildings or the residential portion of mixed buildings, the maximum lot coverage would be 80% on a corner lot, and 70% on an interior or through lot. The maximum lot coverage would not apply to any zoning lot comprising an entire block or to any zoning lot comprising a corner lot of 5,000 square feet or less.

Street wall Provisions

- Along designated streets in C6-2 and C6-3 districts, locations are specified where corner articulation is required and where the street wall would be required to extend from the nearest corner for a specified length. However, a street wall would not be required to be located within 15 feet of the intersection of 2 street lines.

- Dormers would be allowed to penetrate a maximum base height in accordance with the provisions of ZR section 23-621 (Permitted Obstructions in certain districts).

- At specified locations, a minimum street wall height of 40 feet and a maximum street wall height of 60 feet above the base plane is required Any portion of a building that exceeds the maximum street wall height would be required to set back at least 10 feet from a wide street line and at least 15 feet from a narrow street line.

Sidewalk Widening Provisions

- Publicly accessible sidewalk widening would be mandatory for all developments at specified locations in order to achieve sidewalk widths of either 15 feet or 20 feet. Mandatory sidewalk widenings of 15 feet or more would be required to provide lighting in accordance with the Requirements for Urban Plazas (ZR Section 37-04). For sidewalks with mandatory widening of 20 feet or more, seating would also be required to be provided pursuant to ZR Section 62-672.

Tree Planting

- All new developments located on streets subject to mandatory sidewalk widenings would be required to provide and maintain trees of not less than 2.5 inch caliper at the time of planting in the sidewalk adjacent to the zoning lot, and along the entire length of the street frontage of the zoning lot at maximum intervals of 25 feet.

Residential Conversion

- The conversion of all or a portion of non-residential buildings to dwelling units, if erected prior to January 1, 1977, would be permitted in all commercial districts within the Special Downtown Jamaica District.

- Uses in buildings erected prior to January 1, 1977 would not be subject to the provisions of ZR Section 32-42 (Location within Building).

Off Street Parking and Off Street Loading Regulations

- In M1-4, C4-4A, C4-5X, C6-2 and C6-3 districts the off-street parking and loading regulations of a C4-4 district would apply.

- Off-street parking requirements of the underlying C6-2, C6-3 or M1-4 would apply for any use that is not allowed in a C4 district.

- Up to 300 off street parking spaces would be allowed in an accessory group parking facility.

- Uses listed in Use Group 6B (Offices) with parking requirement category B1 would be required to provide one parking space per 2,000 square feet of floor area.

- The provisions of ZR Section 36-344 (waiver of parking requirements in other C1 or C2 districts or in C4, C5 or C6 districts) would not apply in the Special Downtown Jamaica District.

Location of Access to the Street

- Curb cuts would be prohibited at specified locations in the Special Downtown Jamaica District. However, where permitted or required off-street parking and loading requirements apply in a location where curb cuts are prohibited, a curb cut would be allowed provided that the City Planning Commission, and the Department of Transportation certify to the Commissioner of Buildings that such zoning lot has access only to the prohibited location and that the curb cut be no more than 20 feet in width.

- The waiver provisions of Article III, Chapter 6 (Accessory Off-Street Parking and Loading Regulations) would not apply to the special location of access requirements.

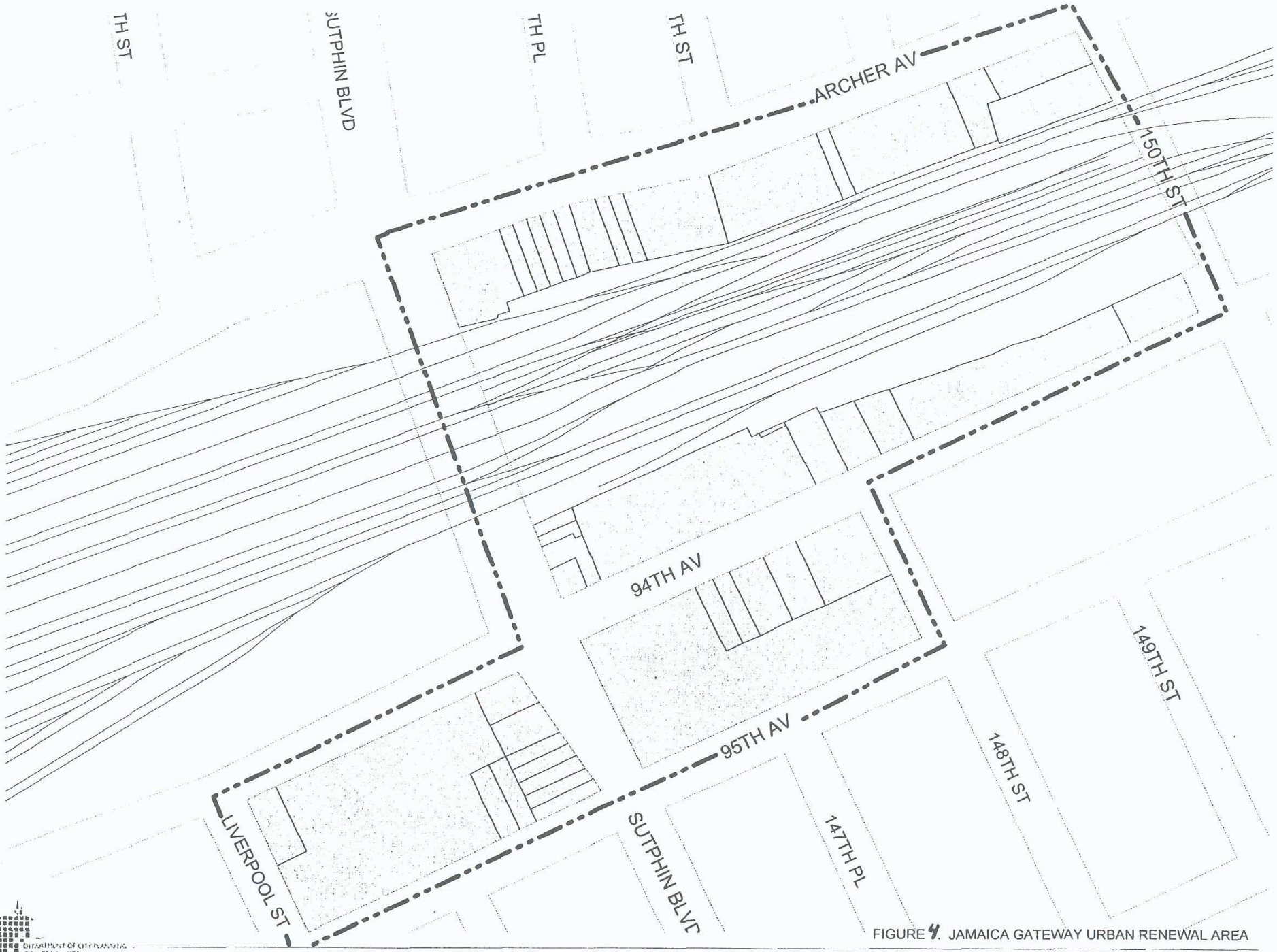
Proposed Special Permit Provisions

A proposed Special Permit provision would be established to modify use or bulk regulations for any development, enlargement, alteration or change of use on a zoning lot within the Special Downtown Jamaica District. The City Planning Commission could permit modification of the use or bulk regulations (except floor area ratio) providing the following findings are met:

a) modification will aide in achieving the general purpose and intent of the Special District;
b) use modification will encourage a lively pedestrian environment along the street or mandatory sidewalk widening, or is necessary for the programmatic requirements of the development;
c) bulk modifications will enhance the distribution of bulk on the zoning lot;
d) bulk modifications will permit adequate access of light and air to surrounding streets and properties; and
e) development or enlargement will relate harmoniously to the character of the surrounding area.

URBAN RENEWAL DESIGNATION

HPD is proposing the creation of an Urban Renewal Area consisting of three full blocks in the area immediately surrounding the new Jamaica AirTrain Station as shown in Figure 4. 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. Development of these sites is intended to catalyze additional private investment in the area around Jamaica Station.



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

FIGURE 4. JAMAICA GATEWAY URBAN RENEWAL AREA

The Plan seeks to:

- Redevelop the area in a comprehensive manner, removing blight and maximizing appropriate land use.
- Remove or rehabilitate substandard and insanitary structures.
- Remove impediments to land assemblage and orderly development.
- Strengthen the tax base of the City by encouraging development and employment opportunities in the Area.
- Provide new housing of high quality.
- Provide appropriate community facilities, parks and recreational uses, retail, shopping, public parking, and private parking.
- Provide a stable environment within the Area which will not be a blighting influence on surrounding neighborhoods.

The proposed Jamaica Gateway Urban Renewal Plan would have a duration period of 40 years. The actions would potentially facilitate the disposition to EDC of the City's interest in real property for the sites listed below for property that will become City-owned that is located within the boundaries of the proposed Urban Renewal Area.. The Plan would designate 44 lots within the new designated boundary area that are located within 6 proposed development sites and would establish land uses for these designated sites, as shown in the table below.

Table 1. Properties Affected by the Proposed Jamaica Gateway Urban Renewal Plan

Site	Block/Lots	Proposed Land Use
1	Blk. 9999/ Lots 1,9,10,11,13,15	Commercial*
2	Blk. 9998/ Lots 19p.o.,22,25,42,43,47,48, 144	Commercial*
3	Blk. 9998/ Lots 83,86,87,88,89,90,91,93,94	Commercial*
4	Blk. 9998/ Lots 95,101,109,110,119,124,127	Commercial*
5	Blk. 9998/ Lots 1,2,16,19p.o.	Commercial*
6	Blk. 9993/ Lots 1,3,18,20,22,23,24,25,27,28,29	Commercial* & Public Open Space

* Commercial includes commercial, residential, institutional, community facility, open space and other uses permitted in accordance with the Zoning Resolution

C. PROJECTED DEVELOPMENT SCENARIO/LIKELY EFFECTS

CEQR considers the long term and short term effects of actions. . For areawide rezonings not associated with a specific development the foreseeable future is generally considered to be a ten-year build out period. This is assumed to be the length of time over which developers would act on the change in zoning and the effects of the proposed action would be felt.

The future With-Action (or Build) scenario therefore identifies the amount, type, and location of development that is expected to occur by 2015 as a result of the proposed action. The future without the Action (or No-Build) scenario identifies similar development projections for 2015 absent the proposed action. The incremental difference between the build and no-build scenarios serves as the basis for the impact analyses.

To determine the development scenarios, standard methodologies have been used following *CEQR Technical Manual* guidelines and employing reasonable, worst-case assumptions. These methodologies

have been used to identify the amount and location of future residential, commercial, and community facility growth. In projecting the amount and location of new development, several factors have been considered, including known development proposals, current market demands, past development trends, and DCP's "soft site" criteria, described below, for identifying likely development sites. Generally, for areawide rezonings, which create a broad range of development opportunities, new development can be expected to occur on selected, rather than all, sites within a rezoning area. The first step in establishing the development scenarios was to identify those sites where new development could reasonably be expected to occur.

In identifying the RWCDS, a general set of criteria was established and all sites that met the criteria were identified. Because of the large project area and unique built character of the different subareas, area specific criteria were also developed to further identify projected and potential development sites.

GENERAL CRITERIA FOR DEVELOPMET SITES

- Sites located in areas where an increase in FAR or change in use is proposed
- Sites that are built to less than 50% of the proposed FAR
- Undeveloped lots greater than 10,000 square feet
- Sites with non-residential uses in locations where residential uses will be newly allowed

In addition to general criteria, area specific criteria were used to identify projected development sites. In some areas, the projected sites were identified on the basis of existing site conditions or site location. These sites were determined the most suitable for development in the foreseeable future. Areas where this is the case are indicated in the table with "existing conditions/location."

Area-Specific Criteria for potential and projected sites:
Table 2

Sub-Area	Potential	Projected
A	Commercial lots greater than 5,000sf and residential lots greater than 2500 sf	Residential greater than 5,000 sf
D, T	Lots greater than 2,500 sf	Existing Conditions/Location
E, O	Lots greater than 2,500 sf	Vacant, parking, 1-story buildings underbuilt under current zoning>5000 sf
Q, R	Lots greater than 2,500 sf	Vacant, parking, 1-story buildings underbuilt under current zoning>2500sf
U, V	Lots greater than 2,500 sf	Gas Stations/Vacant Underbuilt Under Existing lots greater than 8,000 sf
P	Lots greater than 2,500 sf	Lots greater than 5,000 sf
J	Lots greater than 2,500 sf	Existing Conditions/Location
X	Vacant or Garage/Auto Use greater than 5,000 sf	Existing Conditions/Location
S, SC, JC3	Lots greater than 5,000 sf	Existing Conditions/Location
AT1, AT2	Lots greater than 10,000 sf	Existing Conditions/Location
JC1, JC2	Lots greater than 10,000 sf	Conversions, Existing Conditions/Location
B	Underbuilt pre-existing	Underbuilt Non-Residential

	residential & all non-residential sites	
LC, Y	Vacant/Parking greater than 5,000 sf	Existing Conditions/Location
F	Lots greater than 4,000 sf	Lots greater than 4,000 sf
M	Non-Residential lots greater than 2,500 sf	Non-Residential lots greater than 2,500 sf

In addition, the RWCDS analyzes future development on three blocks (Block 9993, 9998, and 9999) designated as the proposed Jamaica Gateway Urban Renewal Area (the "Urban Renewal Area"). All lots within the Urban Renewal Area would be acquired over a period of time. While the proposed Urban Renewal Plan would allow for a wide range of commercial, residential and open space uses, for the purposes of the RWCDS analysis a specific development program was proposed for the Urban Renewal area that would consist of mixed-use development on six development sites containing office, retail, and residential uses, a hotel, new open space, and parking. In the RWCDS, those lots which are most likely to be developed in the foreseeable future, due to currently expressed development interest, are considered projected development sites.

Lots in the Urban Renewal Area which are not likely to be developed in the foreseeable future are considered potential development sites. In the event that the City has a specific development plan for these sites, they will be subject to a further discretionary action pursuant to 384(b)(4) of the New York City Charter, which governs the disposal of City-owned property. Potential additional environmental impacts will be analyzed at that time.

The following uses and type of buildings that met these criteria were excluded from the development scenario because they are very unlikely to be redeveloped as a result of the proposed rezoning:

- City-owned sites, community facilities, houses of worship, parks, public utilities, designated landmarks, irregularly-shaped lots, sites with known no-build development plans, and sites where there was evidence of recent investment.

Additional assumptions were made in developing the RWCDS:

- The average dwelling unit size is assumed to be 1,000 square feet, reflecting that type of units that are currently being constructed in this area.
- Ground and second floor commercial totals assume that 15 percent of each floor's floor area is circulation and mechanical space.
- The average dwelling unit size is assumed to be 1,200 square feet for buildings with residential conversions.

THE FUTURE WITHOUT THE PROPOSED ACTION CONDITIONS (NO-BUILD SCENARIO)

In the future without the proposed action, given the current zoning and commercial and residential housing trends in the area, it is anticipated that the proposed project area would experience modest growth in commercial, manufacturing and residential uses. Most of the projected growth is expected to include

further development of local retail space and residential development in existing low density residential communities.

THE FUTURE WITH THE PROPOSED ACTION CONDITIONS (BUILD SCENARIO)

In the future with the proposed action, higher density commercial and residential development is expected to occur in Jamaica's downtown areas and along major thoroughfares, shifting away from the lower density communities. The reinforcement of certain industrial areas would allow for further industrial growth within the industrial core. The proposed action is expected to result in new development, including 3,156,253 square feet of commercial space, 108,894 square feet of industrial space, 5,291 dwelling units, and 457,524 square feet of community facility space. This estimate is based on the above soft-site criteria and the large number of available sites within the rezoning area. In addition, most uses on the projected development sites that are expected in the future without the proposed action would be redeveloped, although in a few cases such no-build uses would remain.

DCP identified 187 projected development sites likely to be developed by 2015 (see Figure 5). In addition, there are 415 potential development sites which are considered less likely than the projected sites to be developed over the 10-year analysis period.

The 187 projected development sites currently have 241 dwelling units, 1,012,793 square feet of commercial uses (including retail and office space), 426,808 square feet of industrial/manufacturing uses. In the future without the proposed action (No-Build), some of the as-of-right development is expected to occur on these sties. The no-build program is expected to consist of 1,365 dwelling units, 1,668,133 square feet of commercial space, 214,344 square feet of industrial space, and 214,344 square feet of community facility space.

The total development expected to occur on the projected development sites under the Build conditions would consist of 5,291 dwelling units, 3,156,253 square feet of commercial space (1,913,147 retail, 803,981 office, 80,000 hotel), 457,524 square feet of new community facility space (e.g., educational facilities, day care, houses of worship), 108,894 square feet of industrial space. The projected incremental (net) change, between the No-Build and the Build scenarios, that would result from the proposed action on the 187 projected development sites is 3,926 dwelling units, 1,488,120 square feet of commercial space and -396,332 square feet of industrial space.

Total community facility uses are projected to amount to 243,180 square feet in 25–30 facilities in the Build scenario. These facilities would include a museum or art gallery, a nursing home, houses of worship, a club, community centers, medical offices, and not-for-profit institutions.

Office growth is projected to occur primarily in the proposed Urban Renewal Area, as well as, on second floors of buildings in the downtown. Regional retail is anticipated in the downtown and the immediate area to the south, within the proposed special district. A new hotel is projected in the Urban Renewal Area, and new local retail is projected in South Jamaica and along Hillside Avenue.

Key factors in anticipating a significant increase in new residential development include the increased density the proposed zoning would allow and the ability through the new special text amendment that would provide for the conversion of vacant pre-1961 office buildings that do not comply with residential bulk regulations. The largest increases in residential growth are expected to occur along Hillside Avenue, as well as in the proposed Urban Renewal Area, and in the CBD. New residential development is also projected along the major corridors in South Jamaica, such as Guy R. Brewer Boulevard and Merrick and

Liberty Avenues. Residential growth in these areas is projected to occur as mixed use development.

Community facilities are expected throughout the rezoning area, reflecting population growth and a strong market for community facilities.

The increase in commercial growth would result from the proposed with a significant increase in permitted density, particularly near the transportation hubs and along wide streets. Mixed use development at higher densities would be created with the elimination of the existing C8-1 districts and significant decrease in the amount of industrial zoned land, particularly near the Sutphin Boulevard transportation corridor, and along Liberty Avenue, Merrick Boulevard, Guy R. Brewer Blvd. and Hillside Avenue. Although there would be a reduction in the total amount of new industrial space, there would be an increase in density in existing manufacturing districts.

The development projections are grouped by subareas (see Figure 8, and Table 3) that reflect various zoning strategies and development densities. The development projected in the Build and the No-Build scenarios in these subareas is described below. Development is not projected in several subareas (C, G, H, I, K, L, M, N, and W) where the proposed rezoning constitutes a down zoning and no additional development potential is provided. Although there are no projected development sites in subareas AT1, AT2, and Y, potential development sites in these subareas will be analyzed in the EIS for site-specific effects.

Summary of No-Build and Build Development on Projected Development Sites
Table 3

		No-Build				Build			
Subarea	**Proposed Zoning District**	**Commercial (sf)**	**Industrial (sf)**	**Community Facilities (sf)**	**Dwelling Units (sf)**	**Commercial (sf)**	**Industrial (sf)**	**Community Facilities (sf)**	**Dwelling Units (sf)**
Urban Renewal Area	C6-3 or M1-4	41,118	236,498	-	-	841,833	-	-	439
Jamaica Center 1 (JC1)	C6-3	494,209	-	21,067	101	251,960	-	44,988	682
Jamaica Center 2 (JC2)	C6-2	314,895	-	-	61	748,088	-	49,852	280
Jamaica Center 3 (JC3)	C4-5X	118,674	-	64,725	153	79,039	-	6,100	525
Liberty Center (LC)	M1-4	61,492	96,953	-	13	311,448	-	23,800	-
Sutphin Corridor (SC)	C4-4A	13,788	-	-	39	13,788	-	-	51
A	R5 or C1-4/R5	-	-	-	16	13,430	-	-	9
B	R5	7,000	10,500	-	-	-	-	-	22
D	R7A, C1-2/R7A, or C2-4/R7A	5,234	-	-	444	21,860	-	-	718
E	C2-4/R6A	19,821	13,120	-	3	30,357	-	-	77
F	R4-1	-	-	-	15	-	-	-	36
J	R5	10,911	25,365	-	4	-	-	-	55
O	C2-3/R6A or C2-4/R6A	3,800	38,895	-	76	122,277	-	44,007	286

Subarea	Proposed Zoning District	Commercial (sf)	Industrial (sf)	Community Facilities (sf)	Dwelling Units (sf)	Commercial (sf)	Industrial (sf)	Community Facilities (sf)	Dwelling Units (sf)
P	C2-4/R6B	4,250	13,060	-	-	19,125	-	-	27
Q	R6B or C1-4/R6B	64,353	-	-	60	122,866	-	24,000	176
R	C1-3/R6A or C2-4/R6A	95,013	-	6,150	29	118,369	-	36,900	301
S	C2-4/R6A	59,100	30,000	-	26	53,100	-	81,000	135
T	C4-3A	50,870	-	29,923	1	52,570	-	30,923	102
U	C2-3/R7X or C2-4/R7X	205,762	-	92,479	285	226,611	-	104,104	1,004
V	C2-4/R7A	70,619	-	-	39	102,309	-	11,850	368
X	M1-2	27,224	40,835	-	-	27,224	108,894	-	-
Total		1,668,133	505,226	214,344	1,365	3,156,253	108,894	457,524	5,291

D. TECHNICAL ANALYSES

For each technical area, the *CEQR Technical Manual* defines thresholds which, if met or exceeded, require that a detailed technical analysis be undertaken. Preliminary screening analyses were conducted for the proposed action using the guidelines presented in the *CEQR Technical Manual*, to determine whether detailed analysis of a given technical area is appropriate. These analyses are provided below and identify which area require more detailed analysis that will be provided in the Draft Environmental Impact Statement (DEIS).

Land Use, Zoning and Public Policy

A detailed assessment of land use and zoning is appropriate if the proposed action would result in a significant change in land use or would substantially affect regulations or policies governing land use. Under in the *CEQR Technical Manual* guidelines, an assessment of zoning is typically performed in conjunction with a land use analysis when the action would change the zoning on the site or result in the loss of a particular use. Similar to zoning some assessment of public policy typically accompanies an assessment of land use.

The proposed action would be a rezoning of an area comprising all or a portion of 355 blocks and would result in substantial changes to land use, and zoning in the affected areas. These changes are expected to be beneficial as new development would occur and underutilization of existing properties would be addressed. Therefore, a detailed assessment of land use, zoning and public policy will be presented in the EIS, as described in the Draft Scope of Work.

Socioeconomic Conditions

A socioeconomic assessment may be necessary if the action is expected to create substantial socioeconomic changes within the area that would not be expected to occur in the absence of the action. Such socioeconomic changes include direct displacement of residential population, businesses, or employees; a new development that is markedly different from existing uses and activities within the neighborhood; an adverse effect on conditions in the real estate market in the area; or an adverse effect on socioeconomic conditions in a specific industry. According to in the *CEQR Technical Manual*, a residential development of 200 units or less, or a commercial development of 200,000 square feet or less would typically not result in socioeconomic impacts, unless it generates socioeconomic conditions that are very different from prevailing conditions.

As discussed above in the introduction, the proposed action would result in the replacement and conversion of existing buildings and parking lots on 386 projected development sites throughout the rezoning area with new development. With the rezoning, the area would experience considerable new residential and commercial development and a decrease in industrial and parking/auto uses. Specifically, the area is expected to experience an increase of 219,380 square feet of commercial space and a decrease in 169,299 square feet of industrial space. As the proposed action would result in substantial socioeconomic changes, a more detailed assessment of the potential for impacts is warranted, as discussed in the Draft Scope of Work for an EIS. This will provide a qualitative assessment of potential impacts on local businesses, focusing on the effects on the area's manufacturing base.

Community Facilities and Services

The need for analysis of community facilities can be triggered by potential direct or indirect effects of a proposed project. Direct effects occur if a project would "physically alter a community facility, whether

by displacement or other physical change." Indirect effects occur if a project would add population to an area which may potentially affect service delivery. According to guidelines established in the *CEQR Technical Manual*, such potential generally exists when a project either physically displaces or alters a community facility, or adds 100 or more residential units to an area, thereby indirectly affecting service delivery.

The proposed rezoning action would not have any direct physical effects on any community facilities. However, the proposed action would induce new development which could affect elementary and middle schools. The CEQR threshold for detailed analysis of schools is an action anticipated to generate 50 or more elementary/middle school students or 150 high school students. The screening threshold is higher for high school students as high school level students can elect to attend schools other than their neighborhood high schools.

In addition, based on the screening criteria established in the *CEQR Technical Manual*, the proposed action would result in an increase more than 5 percent in the number of dwelling units per library branch in the borough of Queens.

The Draft Scope of Work provides a description of the tasks required for these community facilities detailed analysis of elementary and middle schools and libraries to be represented in the EIS.

Open Space

Open space is defined as publicly or privately owned land that is publicly accessible and has been designated for leisure, play or sport, or land set aside for the protection and/or enhancement of the natural environment. An open space assessment may be necessary if a proposed action could potentially have a direct or indirect effect on open space resources in the project area. A direct effect would "physically change, diminish, or eliminate an open space or reduce its utilization or aesthetic value." An indirect effect may occur when the population generated by a proposed project would be sufficient to noticeably diminish the ability of an area's open space to serve the existing or future population. According to the guidelines established in the *CEQR Technical Manual*, a project that would add fewer than 200 residents or 500 employees, or a similar number of other users to an area, is typically no considered to have indirect effects on open space.

Pursuant to the open space thresholds identified in the *CEQR Technical Manual*, an assessment of the proposed action's potential to affect open space and recreational facilities is required. The proposed action's potential to affect open space and recreational facilities is required. The proposed action would result in a substantial number of new residents thereby requiring further assessment based on the *CEQR Technical Manual*'s city-wide average of 1.5 acres of parkland per 1,000 residents, and DCP's goal of 2.5 acres per 1,000 square feet for large-scale plans and proposals (2.0 for active and 0.5 for passive). A detailed analysis of pen space will be presented in the EIS, as described in the Draft Scope of Work.

Shadows

Generally, shadow impacts occur if an action would result in new structures or additions to buildings resulting in structures over 50 feet in height that could cast shadows on natural features, publicly accessible open space, or on historic features that are dependent sunlight. The proposed action would permit development of buildings of greater than 50 feet in height and therefore has the potential to result in shadow impacts on light-sensitive uses in the areas to be rezoned, such as historic resources or public open spaces. As discussed in the Draft Scope of Work, a detailed assessment will be provided in the EIS to determine whether the action would result in shadow impacts.

Historic Resources

An assessment of architectural and archeological resources is usually needed for projects that are located adjacent to historic or landmark structures, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

The *CEQR Technical Manual* identifies historic resources as those resources potentially significant or viewed to be potentially significant by the New York City Landmarks Preservation Commission (LPC), and those listed on the State/National Register of Historic Places. There are several landmark structures are located within the rezoning area. Additionally since in-ground disturbance is likely as a result of this project, a Phase 1A Archaeological Assessment will be prepared for this project and contact will be made with LPC to assess the potential for archaeological resources located at the projected and potential development sites.

Because the proposed action would induce development that could result in new in-ground disturbance and construction of a building type not currently permitted in the affected area, the action has the potential to result in impacts to archaeological and architectural resources. An analysis will be conducted in the EIS to ascertain the potential for the proposed action to affect significant historic resources, if any.

Urban Design/Visual Resources

An analysis of urban design and visual resources is appropriate if a proposed project would: a) result in buildings that have substantially different height, bulk, form, setback , size, scale, use, or arrangement than exists in and area; b) change in block form, demap an active street, or map a new street, or affect the street hierarchy, street wall, curb cuts, pedestrian activity, or street space elements; or c) would result in above-ground development in an area that included significant visual resources.

The proposed action would result in the construction of a building type not currently permitted in the affected areas, and therefore has the potential to result in impacts related to urban design and visual resources. A detailed screening analysis will be presented in the EIS identifying whether the proposed action would result in significant impacts to urban design and visual resources, and if warranted more detailed analysis will be provided.

Neighborhood Character

According to the *CEQR Technical Manual*, an assessment of neighborhood character may be appropriate if the proposed project impacts land uses, urban design, visual resources, historic resources, socioeconomic conditions, traffic, or noise within the neighborhood.

The proposed action would permit new residential and commercial development in an area characterized by manufacturing and warehousing uses. As such, the proposed action has the potential to alter certain constituent elements of the affected area's neighborhood character, including land use patterns, socioeconomic conditions, traffic and noise levels, and urban design features. A detailed assessment will be presented in the EIS identifying whether the proposed action would result in significant impacts on neighborhood character.

Natural Resources

As stated in the *CEQR Technical Manual*, a natural resources is defined as a plant or animal species and any area capable of providing habitat for plant and animal species or capable of functioning to support

environmental systems and maintain the City's environmental balance. Such resources include surface and groundwater, wetlands, dunes and beaches, grasslands, woodlands, landscaped areas, gardens, and build structures used by wildlife. An assessment of natural resources is appropriate if a natural resources exists on or near the site of the proposed action, or if an action involves disturbance of that resource. A detailed screening analysis will be presented in the EIS identifying whether the proposed action would result in significant impacts to natural resources, and if warranted, detailed analysis will be provided.

Hazardous Materials

A hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semivolatile organic compounds, methane, polychlorinated biphenyls and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: a) hazardous materials exist on a site; and b) an action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials.

The proposed action would result in new residential development, including conversions of existing structures, in areas currently zoned for manufacturing, and therefore has the potential to result in significant hazardous materials impacts. A detailed hazardous materials assessment will be presented in the EIS. As a result of the analysis, the proposed action may be modified to include (E) designations for hazardous materials to ensure that the action would not result in adverse impacts.

Waterfront Revitalization Program

A review of the City's coastal zone boundary indicates that the project area is not located within the designated NYC coastal zone boundary. As such, no further analysis is warranted and the proposed project would be consistent with the goals of the Waterfront Revitalization Program.

Infrastructure

For CEQR, the City's infrastructure comprises the physical systems supporting its population, including water supply, wastewater treatment and storm water management. Other infrastructure components are addressed separately under CEQR. Given the size of New York City's water supply system and the City's commitment to maintaining adequate water supply and pressures, few actions have the potential to cause significant impacts on this system. Therefore only very large developments or actions having exceptionally large water demands (e.g., more than 1 million gallons per ay) would warrant a detailed water supply assessment. Similarly, only unusual actions with very large flows could have potential impacts on wastewater treatment. The proposed action would induce new development which could place additional demands on infrastructure due to increased demand for services and the additional volume of sewage produced. A detailed screening analysis will be presented in the EIS identifying whether the proposed action has the potential to result in significant impacts and, if warranted, detailed analysis will be provided.

Solid Waste and Sanitation Services

The *CEQR Technical Manual*, states that actions involving construction of housing or other development generally do not require evaluation of solid waste impacts unless they are unusually large. A generation rate of less than 10,000 pounds per week is not considered large. The proposed action would induce new development that would require sanitation services. It is expected to exceed 10,000 pounds of solid waste

per week, given the scale of the expected development. Accordingly, a detailed assessment will be provided in the EIS to determine whether the proposed action would result in impacts on solid waste and sanitation services.

Energy

Detailed assessments of energy impacts are limited to actions that could significantly affect energy transmission or generation, or that would generate substantial indirect energy consumption. Due to the added floor area as a result of the proposed action, additional residents, businesses, and other new uses would increase energy demand in the rezoning area. Therefore, the proposed action may result in a significant increase I the amount of energy consumed and a screening analysis will be provided in the EIS to determine if a detailed analysis is warranted.

Traffic and Parking

The objective of traffic and parking analysis is to determine whether a proposed action is expected to have a significantly impact on street and roadway conditions or on parking facilities. This includes the sufficiency of street and highway elements to adequately process the proposed action's expected traffic flow and operating condition changes, and the effect of the proposed action on parking resources in the area.

According to the *CEQR Technical Manual*, a preliminary trip generation analysis for a project will generally be appropriate to determine the volume of vehicular trips expected during the peak hours. In most areas of the city, including the project area, if the proposed action is projected to result in fewer than 50 peak hour trip ends, traffic impacts would be unlikely and therefore further traffic analysis would not be necessary. The Draft Scope of Work includes a preliminary trip generation forecast for the proposed action's incremental development on the 386 projected development sites.

The proposed action may result in potentially significant impacts on area traffic due to the number of new vehicular trips associated with increased density that would be a result of the proposed rezoning action. Additionally, the proposed action may result in potentially significant impacts to area parking availability due to the possible elimination of existing spaces and the introduction of new parking demand. Therefore, an analysis of traffic and parking conditions will be provided in the EIS.

Transit and Pedestrians

The objective of transit and pedestrian analysis is to determine whether a proposed action would have a significant impact on public transportation facilities and services and on pedestrian flows. According to the general thresholds used by the Metropolitan Transportation Authority specified in the *CEQR Technical Manual*, detailed transit analyses are not required if the proposed project is expected to result in les than 200 peak hour rail or bus transit riders, because a proposed development that generates such a low number of transit riders is unlikely to create a significant impact on the current transit facilities.

The proposed action may result in potentially significant adverse impact on transit facilities and pedestrian flow conditions due to the large residential, worker, and visitor population that would be introduce to the area as a result of the proposed action. Therefore, an analysis of traffic and parking conditions will be provided in the EIS.

Air Quality

The proposed action may result in potentially significant adverse impact on stationary and mobile sources air quality due to the increased demand for heating, ventilation and air conditioning (HVAC) and the increases associated with the additional vehicular traffic introduced by the anticipated new development. Therefore, an analysis of air quality will be provided in the EIS.

Noise

Under CEQR, the possible noise effects associated with the proposed action must be reviewed. The assessment focuses on: a) the potential for project-generated vehicles to affect sensitive uses in the area; and b) the potential for high ambient noise levels from both mobile and stationary noise sources to affect new sensitive uses introduced by the proposed action. The new residential uses induced by the proposed action would be sensitive new uses.

The proposed action may result in potentially significant impact on noise levels in the area due to noise from increased vehicular traffic. In addition, it would result in the placement of new residential uses at sites in the vicinity of potential stationary and mobile noise sources. Therefore, a detailed analysis of noise conditions for the new sites will be presented in the EIS.

Construction Impacts

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, the integrity of architectural resources, community noise patterns, and air quality conditions. As it is anticipated that the projected development sites would undergo construction over a 10-year duration (build year 2015), an analysis of the potential for construction impacts will be provided in the EIS.

Public Health

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. May public health concerns are closely related to air quality, hazardous materials, construction and natural resources. A public health assessment may be warranted if a project results in: a) increased vehicular traffic or emissions from stationary sources resulting in significant adverse air quality impact; b) increased exposure to heavy metals and other contaminants in soil/dust resulting in significant adverse impacts, or the presence of contamination from historic spills or releases of substances that might have affected or might affect ground water to be used as a source of drinking water; c) solid waste management practices that could attract vermin and result in an increase in pest populations; d) potentially significant adverse impacts to sensitive receptors from noise and odors; or e) vapor infiltration from contaminants within a building or underlying solid that may result in significant adverse hazardous materials or air quality impacts.

As noted above, the project area has a history of industrial use, which creates the potential for human exposure to hazardous materials during construction. In addition, the construction period has the potential to add dust, inhalable particulates, noise and odors to the immediate environment which can adversely affect public health. Therefore, the proposed action has the potential to create significant adverse impacts on public health and an analysis will be provided in the EIS.

Jamaica Redevelopment Plan
List of Affected Properties ***(Revised 4/26/05)***

Block	Lots
9618	16, 22, 23, 24, 25, 26, 27, 28, 30
9619	1, 8, 12, 19, 24, 28, 30, 31, 33, 35, 36, 37, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53,54, 56, 58, 59, 146
9620	1,11,12,13,14,15,17,18,19,20,21,23,24,25,26,28,29,30,32,33,40,45,57,58,59,60,61
9625	1,3,6,13,16,23,25,40,54,65,66,67,68,69,70,71,72,73,75,77,80,81,83,85,87,89
9626	1,5,7,11,12,14,17,19,21,23,25,26,27, 29,30,31,39,44,55,74,75
9673	1,10,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,112,113,117
9674	1,7,8,10,11,12,13,16,17,19,20,21,22,24,25,26,27,30,33,35,36,37,38,39,40,41,42, 43,44,45,46
9675	1,2,3,4,5,6,11,13,14,16,17,19,20,21,22,23,24,25,29,30,32,33,34,35,36,37,38,39, 40,41,43,44,45,46,48,49,50
9676	1,2,3,4,7,13,22,27,30,31,32,33,34,35,37,39,40,41,42,43,44,45,46,47,48,49,50,51, 52,53,54,55,56,57,58,59,60,61,62
9677	1,7,16,167,172,174,176,178,180,182,184,185,186,187,188,191,284,286,291
9678	30,32,34,36,37,42,54,94,99,104,105,106,107,109,112,155,159,206
9679	52,57,59,63,65,66,67,77,78,80,81,82,83,84,85,86,87,88,89,200,386
9680	1,18
9681	40,41,43,45,47,49,50,52,54,56,58,59,60,61,62,64,67,71,73,75,83,84,85,87,90, 91,93,94,95
9682	1 (parkland)
9683	1,3,4,5,6,7,8,9,10,11,12,13,15,17,19, 20,22,23,24,25,26,28,29,30,31,32,33,34, 36,37,38,39,40,41,42,43,44,45
9684	1,3,4,6,8,30,31,32,34,35,37,38,39,40,41,42,43,45,47,48,50,51,53,54
9685	1,4,6,12,13,14,15,16,17,18,19,20,22,23,24,25,26,27,29,30,31,33,35,36,38,39,41, 42,44,45,47,48,50,52,55,57,59
9686	1,3,5,7,8,9,10,15,21,23,25,27,28,30,32,33,34,36,37,39
9687	1,3,5,6,8,9,10,11,13,14,15,16,18,19,20,21,22,23,25,26,27,29,30,31,33
9688	1,3,4,5,6,8,9,11,13,14,17,24,25,26,27,28,29,30,31,32,33,34,35,36,37,124
9689	1,3,4,5,6,8,16,20,24,25,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43
9690	1,2,3,4,5,6,7,9,10,13,14,17,18,20,22,23,24,25,26,27,28
9691	1
9692	45,50,51,52,54,57,58,59,60,61,62,63,64,65,66,67,68,70,72,83,84,85,182,183, 184,185
9693	1,11,19,29,38,42,51,60
9694	1,5,8,12,14,16,17,23,26,27,28,29,30,31,32,33,34,35,36,37,42,43,44,47,49,52,57,59, 63,64,65
9697	1,8,12,15,16,17,18,19,20,21,22,26,31,34,39,41,43,45,47,50,52
9698	17p.o.,27p.o.
9701	31,33,34,35p.o.,36,37,38,39,40
9702	1p.o.,55,56,57,62,64,67,70,73,76,79,83,86,88
9704	43,44,48,49,50,51,52,53,54,55,56,57,59,60,62,63,153
9706	52,57p.o.,58,61,64,66,69,72,75,78,80,83,88,98
9753	1,3,5,6,8,9,11,13,15,20,22,26,28,29,31,32,33,34,35,36
9754	1,7,11,25,29,34,45,46,47,48,53,54,56,57
9755	1,6,15,31,42,48,50,59,61
9756	1,6,18,40,54,56,58,60
9757	1,6,7,8,10,13,15,18,20,22,23,29,35,39,40,42,44,47,48,49
9758	1,6,17,18,19,20,21,35,41,47
9760	1,13,27,31,45,61,74,79,80,81,82,87
9761	1,10,14,18,26,27,28,30,36,48,54,55,56,57,61,66,67,68,69,70,80,82,83,95
9762	1,10,12,13,14,15,16,17,19,20,21,22,23,28,35,36,37,38,39,41,49,50,52,54, 56,57,58,65,70,71,72,73
9763	1,3,5,7,9,11,13,16,17,23,25,26,27,28,29,30,31,33,35,36,37,40,42,44,45,47,51,55

Block	Lots
9764	1,8,15,18,19,20,21,22,23,24,56,58,59,60,61,63,68,70,71,75,77,82,87,91,97, 117,118,119,120,121,122,123
9765	26,27,28,29,30,31,32,37,39,41,43,51,52,53,54,55,110,111,112,113,114,115,116
9767	1,5,6,7,8,10,11,12,13,14,15,16,17,19,21,22,24,26,35,36,39,40,41,42,43,45,47, 48,49,50,51,52,53,54,55,56,57,58,59,61,140
9768	1,7,8,9,11,12,19,22,44,49,51,52,53,54,56,58,59,60,151
9769	2,3p.o.,4p.o.,5p.o.,6p.o.,7p.o.,8p.o.,9p.o.,54 p.o.,61p.o.,64,68,76,77,78,79,80,81,82,84, 85,86,87,88,89,90,91,101,102p.o.,106p.o.
9771	1p.o.,24p.o.,27,28,29,30,31,35p.o.
9793	1,11,14,16,29,33,49,54,56,57,59,64,69,78,86,89,90
9794	14,16,17,18,19,20,30,36,48,114
9795	1,3,7,9,10,11,12,30,65,85,89,94,98,101,130
9796	1,3,5,9,10,11,12,13,14,15,19,22,25,47,53,58,59,60,61,62,63,100
9798	1,4,6,15,36,39,46,48
9799	1,16,18,19,22,27,35
9800	1,5
9801	1,2,3,4,5,6,8,9,10,11,12,13,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,35, 36,37,38,39,40,41,42,43,45,46,48,49,51,54,55,57,59,60,61,63,64,66,116
9802	1,2,3,5,7,8,9,10,11,12,15,17,19,21,23,25,27,29,30,31,32,34,38,41,58,61,62,63
9803	1,2,3,5,6,7,9,15,24
9804	1,2,3,5,6,7,8,10,12,14,15,16,17,21,23,24,27,28,29,30,31,32,33,34,36,37,38,39, 40,42,43,44,46,48,50,53,55,57,59,61,63
9805	31,32,33,34,35,36,37,38,39,40,41,42,43,45,47,48,49,50,51,52,53,54,55,56,58, 59,60,62,64,144
9806	1,2,4,6,7,8,10,11,12,14,16,18,20,22,24,26,30,32,34,36,40,43,44,45,46,47,48,50, 51,52,53,55,57,59,61,62,63,64
9807	73,88,89,90,91,96,97,98,99,100,101
9808	1,2,6,8,9,11,12,14,16,18,20,21,22,24,25,27,29,30,32,33,35,36
9809	37,38,39,40,41,42,43,44,45,47,50,51,52,54,55,56,57,58,60,62,64,67,68,70,72,74, 76,78,79
9810	1,4,6,8,10,12,13,14,15,16,17,18,20,22,23,24,26,27,28,29,31,32,33,36,38,40,41, 43,45,47,51,52,53,54,55
9811	1,3,4,5,6,7,8,9,11,12,13,14,16,22,24,26,28,30,32,34,37,39,40,41,43,45,47,49, 50,52,54,55,56,58,60,62,63,65,66,67,69,70,78,79,80
9812	1,2,3,4,5,6,7,8,10,14,15,17,18,20,21,23,24,25,27,28,29,30,31,32,33,34,35,36,37, 38,39,40,41,42,43,44,45,46,47,48,51,52,54,55,56,57,58,59,60,61,62,63,64,65, 66,67,68,69,70,71,73,74,76,77
9813	1,5,8,11,14,16,18,19,21,22,24,25,27, 29,30,31,32,33,52,120
9814	1,6,16,18,19,20,21,26,34,81,116,120
9815	56,67
9816	39,41,49
9817	1,6,14,16,18,19,20,21,24,27,30,33,34,42,43,46
9818	49,53,54,56,62,67,73,75,76,77,79,80,81,82,83,84,85,86,88,89,90,93
9819	1,3,16,17,18,19,20,25,26,27,28,29,30
9820	33,34,35,36,37,38,49,57,58,59,60,61
9821	1,3,5,6,11,17,18,19,20,21,22,116
9822	23,26,29,32,36,41,43,44,45,46,47,49
9823	1,3,4,6,9,15,17,18,22,24,25,26,27,29,30,33,34,35,117
9824	40,41,43,51,52,54,55, 56,57,58,59,61,62,63,65,68,69,70,71
9825	1,3,4,5,8,9,10,11,12,13,14,15,17,18,19,20,21,23,24,25,26,27,110
9826	33,34,35,36,37,38,39,40,42,43,44,49,50,52,63,64,65
9827	1,2,3,4,5,6,7,8,18,25,29,30,31,37,39,43,44,45,46,50,51,52,54,55,56,57,60
9828	1,3,5,7,9,11,12,13,14,16,17,18,20,22,23,24,25,29,30,32,33,35,36,37,38,39,41, 42,44,46,47,48,49,50,52,54
9829	1,3,5,7,8,9,10,12,14,15,16,17,18,20,21,22,23,25,26,27,29,30,31,32,33,35,37, 41,48,56,57,58,60,61,62,64,65,66,67,69,71,
9830	1,8,9,11,13,15,16,17,18,19,21,22,24,26,27,28,30,32,35,41,43,44,46,48

Block	Lots
9831	50
9832	1,3,4,6,7,9,13,15,17,18,21,23,25,27,29,31,33,34,35,36,37,39,40,41,42,43,44,45, 46,48,50,51,53,55,57,59,61
9833	1,4,26,28,30,32,35,51,53,55,56,57,58,60,64,65
9834	1,3,5,6,8,10,14,16,20,26,28,33,41,56
9835	3,23,26,28,30,32,33,40,50
9836	1p.o.,11,12,13,14,15
9837	1p.o.,7,8,9,10p.o.,107p.o.
9838	62p.o.
9839	1,2,3,4,5p.o.,6p.o.,7p.o.,9p.o.,10p.o.
9840	1p.o.,49p.o.,52p.o.
9841	1p.o.,53p.o.,54p.o.,55p.o.,56p.o.,57p.o.,58p.o.,59p.o.,60p.o.,61p.o.
9844	1,42,61,62,63,65,66,69,101,110
9894	1,5,6,7,8,9,10,11,12,13,14,15,17,20,21,22,23,25,26,27,28,29,30,33,34,36,38,39, 40,41,43,44,46,47,48,51,53,54,55,57,58,61,63,64,66,67,69,70,71,72,73,76,78,79, 80,81,82,84,85,86,88,89,90,91,93,94
9895	1,6,8,9,10,12,14,16,17,18,19,21,22,23,24,26,27,28,29,30,32,33,34,37,38,39,40,42, 43,44,45,46,47,48,49,50,51,53,55,56,58,60,62,63,64,65,66,68,69,70,71,72,73,75, 76,78,79,81,86,87,88,89,90
9896	1,8,21,22,23,24,25,26,27,29,31,32,34,35,36,37,38,41,42,44,45,47,48,49,50,51,52, 53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78, 79,80,81,82,83,84,85
9897	1,2,3,4,5,6,7,8,9,10,11,12,14,15,16,17,18,19,20,21,23,24,25,27,28,29,30,32,33,34, 36,37,38,40,41,42,44,45,46,47,49,50,52,54,55,57,58,60,61,63,64,66,67,69,70,72, 73,75,76,78,79,81,82,84,85,87,88,90,91,93,94
9898	1,4,6,8,10,12,13,15,16,102,103,105,106,107,108,109,111,113,117
9899	21,23,24,26,27,29,30,32,33,35,36,38,39,41,77,78,79,80,81,82,83,84,85,86,87,88, 90,92,93,94,95,96
9900	1,6,7,8,9,10,14,15,16,17,18,19,20,21,22,24,27,29,30,32,34,35,36,37,38,39,40,41,42
9901	1,3,4,5,6,9,12,14,15,16,17,18,19,20,22,23,27,28,31,32,33,34,35,36,37,38,39
9902	1,7,10,13,16,17,19,20,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110, 111,112,113,114,115,210,211
9903	21,22,23,24,25,26,27,34,36,42,43,44,45,46,47,48,49,50,52,54,56,58,61,62,65,68,70 71,72,73,74,75,76,77,78,79,80,81,83,84,88,89,90,91,92,127
9904	1,2,4,7,8,9,11,12,13,15,16,18,19,20,21,23,24,25,26,27,28,29,35,39,41,42,43,46,50, 52,57,60,65,67,69
9905	21,22,23,24,25,26,27,28,29,30,31,32,33,34,36,38,40,42,43,44,46,47,48,49,50,51,52, 53,54,55,56,57,58,61,63,64,65,66,67,68,69,70,71,72,73,74,76,78,79,80,81,82,83,84, 85,86,87,88,89,90,91,92,93,94,95,96,97,98,101,128
9906	1,2,4,5,7,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,26,27,29,30,31,32,34,35, 36,37,38,47,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71
9907	1,6,8,9,10,11,13,14,15,16,18,19,20,21,23,24,25,27,28,29,31,32,33,34,35,36,38,39, 40,41,43,44,45,46,49,51,54,56,57,58,59,60,62,63,64,66,67,68,69,70,71,72,73,74, 75,76,77,78,79,80,81,82,83
9908	9,10,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,45,46,47,48,49,50,51,52, 53,54,55,56,57,59,64,65,66,67,68,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85, 87,89,91,93,95
9909	1,5,57,59,61,63,65,68,70,71,72,74,76,78,79,81,83
9910	1,11,21,23,24,33,39
9911	1,3,5,6,8,9,11,12,14,15,17,18,19,20,23,27,31,33,35
9912	1,6,9,11,12,13,14,17,19,20,22,25,26,32,35,36,39
9913	1,4,6,7,9,11,13,15,17,19,21,23,25,35,41,45,46,47,48,49,50,51,52,54,55,56,57,59, 64,66,67,68,69,70,71
9914	1,18,19,20,21,22,23,24,25,26,27,30,35,40,48,50,52
9915	1,3,4,5,6,7,9,11,12,13,14,15,17,19,20,22,23, 25,26,27,28,30,31,33,36,38,39,41,43, 44,46,47,49,50,52,53,55,56,58,59,61,62,64,65,66,68
9916	1,3,5,6,8,9,11,12,14,15,17,18,20,21,23,24,26,27,29,30,32,35,37,39,40,41,42,44,45,

Block	Lots
9916	46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,133,134,136
9917	4,5,6,7,11,13,23,24,25,26,28,30,32,34,36,37,39,41,43,124,143
9919	1,3,4,5,6,26,27,28,29,30,31,32,34,38,39,41,42,43,45,46,48,49
9920	1,2,3,5,7,9,10,11,15,16,18,20,22,23,25,26,28,30
9921	1,3,4,5,6,7,9,12,13,14,18,20,25,26,27,28,29,30,31,32,33,34,35,36
9922	1,6,9,10,11,12,13,15,16,18,19,21,22,24,25,27,29,30,32,33,35,36,38,39,41,42,44,45, 47,48,49,50
9923	1,2,3,4,6,8,9,11,12,14,15,16,17,20,21,22,23,24,25,27,28,30,32,33,35,36,38,41,42, 44,45,46,47,49,
9924	1,3,4,6,7,8,9,10,12,13,15,16,17,19,20,21,23,25,27,29,30,32,33,35,37,38,39,41,42,43, 44,46,47,48,50
9925	101,105,107,109,110,112,114,115,117,118,119,120,122,124,125,127,128,130,131, 133,135,137,139,141
9926	1,3,4,5,6,7,9,10,11,12,14,15,16,17,18,20,22,23,25,26,27,28,29,31,32,33,34,36,37, 38,39,41
9927	1,2,4,5,6,7,9,10,11,12,13,15,16,17,18,19,21,23,24,26,27,29,30,32,33,35,36,38,39,41
9928	1,6,8,9,11,12,13,15,16,17,19,20,21,22,23,24,29,32,34,36,39,43
9929	1,6,9,11,12,14,15,19,20,22,24,25,27,30,32,33,34,35,38,40,41,42,44
9930	1,2,3,4,6,7,8,10,12,13,15,16,17,19,20,21,26,31,42,43,45,46,47,49,50,51
9931	1,3,4,6,7,8,10,12,16,18,21,22,23,24,26,27,28,29,30,32,34,39,40,41,42,43,45,46, 47,49,50
9932	1,3,5,7,9,11
9933	1,3,4,5,7,8,9,10,12,13,14,15,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,34, 35,37,38,39,40,42,43,44,45,47,48,49,126
9934	1,2,3,4,5,6,7,8,9,11,12,13,15,16,17,18,20,26,30,31,32,33,34,36,37,38,40,41,43,44,45, 46,48,49,118
9935	1,5,6,8,9,10,12,13,16,17,18,19,21,22,24,25,27,29,30,31,33,34,35,36,37,38,39,40, 42,44,45,46,47,48,49,50,52
9936	1,5,7,11,12,14,17,18,20,23,26,27,28,29,31,32,35,36,38,39,41,45,46
9937	1p.o.,25p.o.,42,48,52,56,60
9944	16,18,30p.o.
9950	1,6,9p.o.,42,44,46,48,50,52,55,57,64,70
9951	43p.o.,47,49,53,54,56,58,60,71,73,75,77,79,81
9954	1,8,10,12,14,16,20,23,26,28,29,31,33,36,37,39,41,43,45,47,49,56,66,70
9955	1,5p.o.,70p.o.,72,73,140,143,177
9956	75,76,77,79p.o.,124p.o.,126,128,130
9960	1,5,17,19,30,32,33,35,36,38,39,41,43,45,47,48,50,52,54,56
9961	1,2,3,4,5,7,9,11,13,15,17,20,22,24,26,29,32,34,36,38,41,42,43,44,45,47,49,53
9970	12,15,16,19p.o.,38p.o.,59,60,100p.o.,159
9972	1p.o.,36p.o.
9974	1p.o.,2p.o.
9975	1p.o.,7p.o.
9976	3,4,5p.o.,29p.o.,30,31,32,33,34
9982	1,2,3,4,5,6,10,11,12,13,17,22,23,27,101,103,111
9983	1p.o.,3p.o.,4p.o.,5p.o.,9p.o.
9984	1,3,5,7,8,10,11,17
9985	1,4,5,6,7,9,10,11,13,20,91,95,96,112
9986	1,2,3,20,61,70,73,75,101
9987	1,6,7,8,9,11,12,13,15,16,18
9988	31,32,34,35,37,38,40,42,47
9989	11,17,70p.o.,90p.o.,95p.o.
9991	1,19,61,62,63,64,68
9992	26,27,29,32,33,34,36,38,41,43,45,46,47,48,49,50,51,52,53,54,55,56,57,58
9993	1,3,18,20,22,23,24,25,27,28,29
9994	26,28,29,30,31,38,49,50,51,52,53,54,55,56,59,60,61
9995	1,7,14,18
9996	1,5,9,10,12,16

Block	Lots
9997	1,5,6,7,8,11,13,15,20,97,104
9998	1,2,16,19,22,25,42,43,47,48,52,65,70,83,86,87,88,89,90,91,93,94,95,101,109,110, 119,124,127,144
9999	1,9,10,11,13,15
10000	1,3,5,14,16,24,31,38,39,40,41,42
10001	1,19,24,25,26, 27,28,29,40,41,124
10002	1,5,10,13,15,17,20,21,22,23,24,25,122
10015	11,12,13,14,15,16
10018	1,3,4,5,7,9,11,12,16,17,18,19,20,21,22,23,25,27,29,117
10020	88,114,137,138
10021	1,5,7,8
10024	1,12
10026	1,6,7,8,9,10,12,14,23,27,29,31,33,34,39
10027	1,3,5,8,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,26,27,28,29,30,31,32,33,34, 35,36,129,130,132
10028	1,2,4,6,7,10,11,13,14,15,16,17,18,20,21,22,23,24,25,26,28,30,31,32,33,34,35
10030	1,6,12,15,17,22,25,28,33,35,36,37,38,39,41,42,43
10031	2,7,10,12,14,15,17,20,25,29
10032	1,2,3,4,5,6,8,9,11,12,13,15,16,17,18, 21,22,28,29,30,31,32,33,112,130
10033	1,3,6,7,8,10,12,13,14,16,18,20,28,29,33,34,40,41,42,43,44
10035	27,28,29,30,31,32,34,36,37,39,40
10041	1,2,3,4,6,10p.o.,27p.o.,28
10043	1,2,3,4,5,6,10,11,12,38p.o.,16p.o.
10046	1,2,3,4,6,9,14p.o.,31p.o.,103
10049	1,7,8,11,15p.o.,34p.o.
10052	1,2,3,4,5p.o.,8,9,10,14p.o.,31,102,103
10055	2,7p.o.,11,14p.o.,16,17,19,20,21p.o.,24p.o.,31p.o.,118
10056	12p.o.,17,19,20,21p.o.
10057	8p.o.,9,10,12,14p.o.,16,21p.o.
10058	1,7,10,11,12,16,21
10059	1,4,5,6,7,10,11,12,15,16,23,24,25,26,27,28,30,31,32,33,34,131,132
10060	1,2,6,7,8,9,10,11,12,13,16,17,18,25,28,30,112,113,212,312
10061	1,2,3,4,5,6,8,12,14,16,19,20,26,27,32,33,34, 35,36,38,105,131
10062	3,4,6,9,10,11,12,13,14,15,17,19,20,22,23,24,26,27
10088	15p.o.,16,17,18,19,20,22,23,24,25p.o.,117
10089	1,2,3,4,5,6,7,8,10,11,12,13,15,16,17,18,19,20,21
10090	14p.o.,15,16,17,18,19,21,23,26,30,32p.o.
10091	11p.o.,12p.o.
10092	1,6
10093	1
10094	20,41,42,43,55,73,83,97
10095	32,43,49,51,58,71
10097	10,20
10099	80,102p.o.
10100	1
10101	1,3,7,9,11,15,24,27,79,90,150
10102	1,2,4,10,18,19,22,24,25,80
10104	78
10106	29,128
10107	63,66,67,68,69,70,71,73,74,75,76,77,79,81,82,84,86,90,99,101,106,107,130,132, 138,142,155,157,167
10108	301,305,312,314,316,319,321,330,333,348
10109	2,3,9,15,20,25,31,44,102,105,107,108,110,111
10110	4,5,6,10,12,15,19,50,58,60
10111	201
10112	1,9,10,11,12,13,18,20,21,23,24,26,31,35,37,39,42,58,59,60,61,62,63,64,66,67,68, 70,71,110,111,161

Block	Lots
10113	71,89,94,103,109
10114	1,7,10,17,32,33,34,60,66,67,68,69
10115	45,47,48,53,91p.o.
10116	9
10120	1,2,3,4,5,6,7,8,9,10,11,12,13,15,16,20,23,24,25,31,39,40
10121	57,58,67,68,69,70,71,73,74,75,77,78,79,80,81,90,91,92,93,94,100,101,102,103,105
10122	1,18,20,22,25,27,28,29,31,33,35,36,37,39,40,43,45,46
10123	1,3,4,5,7,9,12,15,16,17,18,19,21,22,23,24,25,26,27,28,29,34,35,37,38,39,40,42,112, 113,114,129,130,131
10124	1,3,4,5,6,7,8,10,11,15,18,19,20,21,25,30,32,35,36,38,39,40,41,42,43,44,47,49,52, 144,145
10125	1,6,10,12,33,63,109,110,112,113,114,116,117,118,119,120,122,124,125,126,127, 128,129,130,131,132,133,134,135,136,147
10127	1
10128	6,10,12,13,14,15,16,77,78,110
10129	1p.o.,3p.o.,4p.o.,6p.o.,7,9,10,11,13,16,17,18,20,21,23, 25,27,28,29,30,31,32,33,34,35,36,37
10130	1,3,5,6,7,9,10,11,12,13,14,15,16,18,20,21,22,23,24,25,28,29,30,40,41,42,43, 45,47,49,51,52,54,55,56,57,59,60,130,131,132,133,134,136
10131	1,2,3,5,6,7,8,9,10,12,13,14,15,16,17,18,19,21,22,23,25,27,35,37,39,40,41,43, 45,46,50,52,54,56,58,59,60,61,62,
10132	21,22,23,24,28,29,30,32,34,35,37,38,39,41, 43,45,46,52,54,56,58,60,62,64,66, 68,70,72,74,76,78
10133	8,9,10,11,13,14,15,17,18,19, 21,23,25,27,34,36,38,42,46,48,50,51,53,54,55,57, 59,60,61,62,63,64,65,66,113,114,115,117,118,119,121,123,142,143,144,145, 146,148,150
10134	1,2,3,4,6,7,9,13,15,16,17,18,19,20,23,24,25,26,27,28,30,31,32,34,36,37,38,39, 40,43,45,46,47,48,49,50,51,54,56,57,58,60, 61,130
10135	1,3,4,5,6,7,8,9,10,11,12,13,14,15,17,18,19,21,23,24,25,27,30,31,33,34,35,37,39,41, 43,44,46,47,48,51,52,53,124
10140	1,2,6p.o,7p.o.,8p.o.,9p.o.,18p.o.,19p.o.,20p.o.,22,p.o.,23p.o.,26p.o.,7501p.o.
10150	37p.o,38p.o.,39p.o.,40p.o.,41p.o.,42p.o.,43p.o.,44p.o.,45p.o.,46p.o.,48p.o.,49p.o., 51p.o., 52p.o.,53p.o.,54p.o.,55p.o.,57p.o.,58p.o.,59p.o.,60p.o.,61p.o.,64p.o.
10151	1,7,12,13,14,15,16,19,21,23,24,25,31,32,39,65,75,113,116
10152	54,195
10155	1,4,8,9,10,11,12,16,20,22,24,29,35,105,121,123,210
10156	1,5,6,7,9,11,14,17,22,31,40,134,136,146,148,149
10161	1,3,6,8,9,10,11,12,42,43,44,45,46,48,49,50,51,52,53,54,56,58,60,61,62,63,64,65, 67,68,69
10163	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,51,60,106,114,115,116,117,118,119
10164	32p.o.,34,38,39,41
10166	1,5,8,9,10,11,12,13,15,16,17,18,20,21,23,25,26,27,28,29,30
10170	60,62,64,65,66,67p.o.,142p.o.
10171	1,2,4,5,6,7,8,13,14,17,18,20,21,23,24,25,26,27,28,29,30
10176	1,8,12
10178	125
10179	1
10180	1,11p.o.,15p.o.,16p.o.,18p.o.
10188	6p.o.,7p.o.,8p.o.,9p.o.,10,11,12,13,14,22p.o.,24p.o.
10189	6p.o.,8,19,186p.o.
10197	24p.o.,30,31,32,34p.o.,35p.o.,37p.o.,38p.o.,39p.o.,40p.o.
10200	65,67,68,69p.o.,70p.o.,71p.o.,72p.o.,73p.o.,74p.o.,75p.o.,76p.o.,79p.o.,106p.o.
10208	1,19,25,26,27,28,29,30,45
10209	2,8,9,10,11,12,13,14,86,115, 201,202,203,204,205,206,207,208,209,210,211, 212,213,214,215,216,217,218
10210	21,22,26,27,29,30,31,33,34,35,36,37,38,39, 40,41,42,43,44,45,46,47,48,49,140, 141,142,145,146,147,148,231,232,233,235,236,237,238,239,240,241,242,244, 245,246,247,248,249,341,

Block	Lots
10211	50,51,52,53,54,55,56,57,58,59,60,63,64,66,68,69,70,74,75,76,77,78,252,253,254 255,256,257,258,259,260,261,262,263,264, 265,266,267,268,269,270,271,272
10212	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,28,31,32,33,37,39,41,44,45,46, 48,51,53,55,64,156
10213	1,5,7,10,11,12,13,14,18,19,20,22,24,26,28,30,31,32,33,34,35,36,37,39,40,47,49, 51,52,53,54,55,57,60,63,64,65,66,68,110,112,163
10214	1,2,3,4,5,6,7,8,9,10,12,14,16,17,18,19,20,21,22,23,25,26,27,28,29,31,32,34,35,37, 38,40,42,43,44,45,46,48,51,52,53
10215	1,9,12,13,14,15,16,17,18,19,21,22,24,26,28,30,31,32,33,34,36,37,38,40
10216	1,12,13,14,15,16,17,18,19,20,21,22,23,24,26,28,29,31,32,33,34,36,37,38,39,40,41
10217	1,29,31,33,34,39,45,48
10219	1,3,5,7,9,11,13,15,16,17,18,19,21,24,26,27,29,32,34,35,36,37,39,40,41,42,43,45, 47,48,56,58,59,60,62,75,76,78,81,88,89,92,94,96,97,99,102,110,115,116,135,149, 151,152,153,154,155,156,157,158,159,161,162,163,164,165,167,168,201,203, 204,205,206,212,213,217,218,219,220,221,222,223,226,228,287,301,305,308,309, 311,312,314,315,316,450
10221	2,3,5,7,16,17,18,20,21,22,23,24,25,26,27,28
10222	1,3,4,5,6,7,9,10,11,12,13,14,15,16,17,18,20,21,24,26,27,29,31,33,34,35,36,38,121
10223	1,3,4,5,6,7,10,12,13,14,16,21,23,24,25,27,28,29,31,33,34,35,36,37,38
10224	1,3,4,5,6,7,9,11,12,13,14,15,16,17,18,19,22,24,26,27,28,29,30,31,32,33,35,37,38,39, 40
10225	1,4,7,9,18,19,21,22,23,25,26,27,28,29,31,88,90,95,99,100,101,103,104
10226	33,34,35,36,37,38,39,40,42,43,44,46,47,48,49,50,52,53,54,55,56,58,59,63,66,70,71, 72,76,79,80,84,85,89,93
10228	1,3,4,6,7,8,10,13,14,15,17,19,23,25,26,27,29,30,32,33,34,35,38,42,43,44,46
10229	1,2,3,4,5,6,7,9,10,12,13,14,16,17,18,19,20,24,26,27,28,30,31,33,35,36,37,39,41,43, 44
10230	1,2,3,4,5,6,8,9,10,12,13,15,17,19,20,21,24,26,28,30,33,34,35,36,37,38,40,41,43, 44,45,46,47
10231	1,108,109,111,113,116,117,118,119,121,122,124,127,129,131,134,136
10232	33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58, 59,60,61
10233	183,185,186,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203, 204,205,206,208,209,210,211,212,213,215,216,218,219,221,222,223,224,225,227, 228,229,231,232,233,234,235,237,238,239,241,242
10234	244, 245, 246,247,248,249,250,251,253,255,256,257,258,260,261,262,264,265,266,267, 268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287, 288,289,290,291,292,294,295,296,297,299,300,302,304
10235	311,312,313,314,315,316,317,318,319,320,321,325,326,327,328,329,330,331,332, 333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351, 352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,458
10236	1,5,14,17,19,20,21,22,25,60,62,64,65,69,70
10237	1,5,18,19,20,21,22,26,27
10238	1,2,3,4,5,7,9,11,13,24,26,28,30,35,37,38,40,41,42,43,44,46,47,51,53
10239	1,3,5,6,8,9,11,14,18,21,24,27,30,36,40,42,44,46,48,51,54,55,56,58,60,62
10240	1,3,5,7,8,9,11,13,15,16,17,18,20,21,22,23,24,26,27,29,30,33,35,36,37,39,40,41, 42,43,45,47,49,52,53,55,57,59,60,156
10241	1,2,3,4,6,7,8,9,10,11,12,13,15,16,17,18,19,20,23,24,25,26,27,28,33,34,35,36,38,39, 40,41,42,44,47,49,50,52,55,56,57,59,61,63,118
10243	60,61,62,68,72,73,75,76,78,79,81,82,83,85,86,87,89,91,93,94,98,99,100,103,105
10244	1,9,11,15,16,17,19,20,21,191,193,195,197,199,200,202,204,211,216,217,219,220, 221,223,224,225
10245	23,25,27,29,31,33,34,154,156,157,159,160,162,163,164,165,166,168,170,171,173, 174,175,176,178,180,183,185,187,188
10246	35,36,37,39,40,41,43,44,46,121,124,126,128,130,131,133,135,136,138,139,141, 143,146,147,149,150,151
10247	48,50,51,52,54,56,58,94,96,97,99,100,102,103,104,106,108,110,113,115,117,118
10248	59,60,62,64,65,66,68,73,75,76,78,80,82,83,84,86,87,88,90,91,93

Block	Lots
10249	9,10,11,13,14,21,22,24,26,28,30,31,32,33,34,139,228,230
10250	1
10251	1,3,4,6,7,8,10,12,13,14,15,16,19,20,21,22,23,24,25,26,28,30,35,36,37,39,40,41,43, 50,53,54,55,56,57,58,59,60,62,63,64,65,66,67,68,69,70,71,72,77,79,80,82,83,84, 85,87,88,117,118,127,138,173,174,175
10252	1,2,3,5,6,7,9,10,11,13,14,15,16,18,19,20,21,23,25,27,28,29,30,31,32,33,35,37,39, 40,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72, 73,74,75,90,104,108,140
10253	10,12,15,16,18,20,21,23,27,28,30,31,34,35,36,37,39,41,42,43,44,45,46,47,55
10254	1,3,4,6,7,9,11,13,15,16,18,20,22,23,25,26,28,29,30,39,41,42,43,44,46,48,49,51,53,54
10255	1,3,5,6,8,9,10,11,13,14,16,17,18,19,20,22,24,26,27,28,29,30,31,33,35,37,38,39,40, 41,42,43,44,46,47,48,50,51,53,118
10256	1,3,5,7,9,11,13,14,16,17,19,20,22,23,24,26,28,30,32,33,36,37,39,41,44,45,47,49,51
10257	41,43,45,46,47,48,49,52,53,54,55,58,59,61,63,64,66,67,68,70,72,74,76,77,78,79,84, 86,87,88,181,183
10258	91,93,95,97,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115, 116,117,118,119,121,123,125,127,128,130,131,134,135,136,137,219
10259	1,10,47,49,51,58,60,62,63,68,70,79,81,82,83,85,87,89,92,93,94,96,97,98,99,103,105, 107,109,111,113,115,117,119
10261	1
10262	1,11,38
10265	1,2,3,8,9,10,11,12,13,14,15,16,17,18,19,20,102,104,105,106,107,108,110,111,113, 114,116,118,119,121,122,124,126,127,128,130,131,132,133,134,137,138,139,140, 141,143
10266	40,42,44,46,48,50,52,54,55,57,58,60,61,63,64,66,67,69,71,72,73,74,75,76,77,78,79, 80,82,83,84,86,88,90,91,92,94,96,97,99
10267	1,3,5,7,9,11,12,14,15,16,17,19,20,21,22,23,24,25,27,28,31,33,35,37,39,41,45,47,49, 51,53,55,57,59
10268	1,2,3,5,6,8,9,10,11,12,14,15,16,17,19,21,23,25,27,29,31,33,37,38,39,40,41,42,43,44, 45,46,47,48,49,50,51,52,53,54,55
10269	1,10,12,14,16,18,20,22,24,26,28,30,32,60,62,64,66,68,70,72,74,76,78,80,82,84,86, 88,89,92,190
10270	23,25,27,47,57,59,62,247
10280	32,33,39,42,44,45,48,50,52
10316	1,3,4,25,27,29,31,33,35,37
10317	8,9,10,15,16,17,18,19,20,22
10318	1,3,4,5,7,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,104,114
10319	1,6,12,20,22
10320	1,6,10,12,15,29
10321	1,2,3,5,6,7,8,11,16
10322	1,9,20,26,34,35,37,38,39,40,41
10323	1,6,12,14,15,19,21,23,121
10324	1,4,15
10325	1,6,10,40
10328	25,44,49
10329	1,7,175,176,190,195,200,202,207,213,215
10330	134,135,136,137,138,139,140,141,142,143,144,145
10332	1,2,3,4,5,6p.o.,28,30,31,32,33,34,35,36,37,38,39,40,41,42,43, 44,45,46,47,49,50,51,52,53
10333	60,61,62,63,65,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,87,89,90, 91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,116,117,118, 119,120,163
10334	1,2,3,4,5,6,7,8,11,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33, 36,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,
10335	1,8,11,12,13,14,15,16,17,18,19,20,21,22,32,62,64,65,66,67,68,69,70,164
10352	50,54,58,61,66,71,79,89,98,108,119,120,125,135,145,146,370,380
10353	1,28,29,30,31,32,33,34,35,36,37,39,41,42,44,45,46,47,48,49,50,51,52,53,54,55, 56,57,58,60,65,142,143,144,145,146,147,148,149,151,152,153,154,155,156,157,

Block	Lots
10353	158,159,160,161,162,163,164,165,166,167,168,169,170,172,173,174,175,176, 177,178,179,180,181,183,184,185,186,187,188,189,190,208p.o.,210
10361	1,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,50
10362	1,17,19,20,21,22,23,24,25,26,27,28,29,30,43
10363	2,28,30,32,72
10365	2,7,10,12,13,14,15,16,17,18,19,20,21,22,24,25,26,27,28,29,30,31,32,33,34,64,65, 66,67,70,72,73,74
10366	10,12,13,14,15,16,17,18,19,20,21,22,24,25,26,27,28,29,30,31,32,33,34,35,36,38, 39,51,53,54,56,58,138,140,141,142,143,144,145,146,147,148,149,150,151,152,153, 155,156,157,158,159,160,161,162,163,164,165,166
10367	41,42,43,45,46,47,48,49,50,51,52,55,137,138,139,140,141,142,143,144,145,146, 147,148,149,150,151,153,154,155,156,157,158,159,160,161,162,163,164,166,168, 169,170,171,172,173,174,175,176,177,260,262,263,264,265,266,267,268,269,270
10369	1,10,13
10370	1,7,9,12,14,16,19,22,24
10371	1,2,4,6,9,10,17,22,24,26,27,29,31,33
10372	1,4,7,8,10,11,12,13,14,15,17,19,20,22,24,25,27,28,29,31,32,33,34,35,36,38,40,41, 43,44,47,55,56,57,58,105,106,107
10373	1,3,6,7,8,10,11,12,16,19,21,24,25,26,28,29,30,32,34
10374	1,2,4,5,6,7,9,10,11,12,13,14,15,16,19,21,23,28,30,128
10375	1,3,4,5,6,9,11,13,18,20,21,23,24,26,28,30,32
10376	1,3,5,6,7,8,9,10,12,14,16,18,20,21,23,25,26,28,30,32,33,35,37,45,47,49,51
10443	1,14,15,17,18,19,20,23
10444	1,3,5,8,11,12,16,18,20,22,24,27,29
10450	1,3,5,7,9,10,12,15,17,21,24,26,30,32,34,36,38
10453	1,3,5,7,9,10,12,14,19,21,23,25,26,28,29,31,32,34,35,37,39
10454	16,19p.o.,23p.o.
10455	14p.o.,16,17,20,23
10499	70,72,75p.o.,83p.o.,92,150,152,154,156,158,160
10815	5,7,10,14
10816	1,5,7,8,9,10,11,12,13,14,18,37p.o.,111
11945	52p.o.,61,62,65,67,68p.o.

Proposed Zoning Text Amendment Establishing the Special Downtown Jamaica District
May 19, 2005

Matter in Graytone or Underlined is new, to be added;
Matter in ~~Strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicate where unchanged text appears in the Zoning Resolution
#19

11-12
Establishment of Districts

* * *

Establishment of the Special Downtown Brooklyn District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 1, the #Special Downtown Brooklyn District# is hereby established.

Establishment of the Special Downtown Jamaica District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 5, the #Special Downtown Jamaica District# is hereby established.

Establishment of the Special Franklin Street Mixed Use District

* * *

12-10
Definitions

* * *

Special Downtown Brooklyn District

* * *

Special Downtown Jamaica District

The "Special Downtown Jamaica District" is a Special Purpose District designated with the letters "DJ" in which regulations

set forth in Article XI, Chapter 5, apply. The #Special Downtown Jamaica District# and its regulations supplement, modify and supersede those of the districts on which it is superimposed.

Special Franklin Street Mixed Use District

* * *

15-011
Applicability within Special Districts

The provisions of this Chapter shall apply in any #Special Mixed Use District# as modified by Article XII, Chapter 3 (Special Mixed Use District).

The provisions of this Chapter shall apply in the #Special Downtown Jamaica District# as modified by Article XI, Chapter 5 (Special Downtown Jamaica District).

* * *

73-16
Public Transit, Railroad or Electric Utility Substations

In all #Residence Districts# or #Commercial Districts#, and in M1 Districts in the #Special Downtown Jamaica District#, the Board of Standard and Appeals may permit electric utility substations (including transformers, switches, or auxiliary apparatus) or public transit or railroad electric substations, limited in each case to a site of not more than 40,000 square feet, and in the case of electric utility substations to a site of not less than 10,000 square feet, provided that the following findings are made:

* * *

74-61
Public Transit, Railroad or Electric Utility Substations

In all #Residence# and #Commercial Districts#, and in M1 Districts in the #Special Downtown Jamaica District#, the City Planning Commission may permit electric utility substations (including transformers, switches, or auxiliary apparatus) or public transit or railroad electric substations, limited in each case to a site of not less than 40,000 square feet nor more than 10 acres, provided that the following findings are made:

* * *

Note: No underlining in Article XI, Chapter 5 - all text is new

Article XI - Special Purpose Districts

Chapter 5
Special Downtown Jamaica District

115-00
GENERAL PURPOSES

The "Special Downtown Jamaica District" established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Downtown Jamaica community. These general goals include, among others, the following specific purposes:

(a) to strengthen the business core of Downtown Jamaica by improving the working and living environments;

(b) to foster development in Downtown Jamaica and provide direction and incentives for further growth where appropriate;

(c) expand the retail, entertainment and commercial character of the area around the transit center and to enhance the area's role as a major transportation hub in the City;

(d) to provide transitions between the downtown commercial core, the lower-scale residential communities and the transportation hub;

(e) to improve the quality of new development in Downtown Jamaica by requiring the provision of specified public amenities in appropriate locations;

(f) to encourage the design of new development that is in character with the area;

(g) to enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and

(h) to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

115-01
General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Downtown Jamaica District#, the regulations of the #Special Downtown Jamaica District# shall apply to all #developments#, #enlargements#, alterations and changes of #use# within the #Special Downtown Jamaica District#, except as otherwise provided in this Chapter. The regulations of all other Chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

115-02
District Plan and Maps

The regulations of this Chapter implement the #Special Downtown Jamaica District# Plan.

The District Plan includes the following maps in the Appendix to this Chapter:

Map 1	Special Downtown Jamaica District
Map 2	Ground Floor Use and Transparency and Curb Cut Restrictions
Map 3	Street Wall Location
Map 4	Street Wall Heights
Map 5	Sidewalk Widening

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

115-10
SPECIAL USE REGULATIONS

In the #Special Downtown Jamaica District#, special ground floor #use# and transparency regulations shall apply in the underlying C6-2 and C6-3 Districts pursuant to Sections 115-12 and 115-13. The #use# regulations of the underlying C4-5X, C6-2, C6-3 and M1-4 Districts relating to #public parking garages# are modified in Section 115-11, and the #use# regulations of the underlying M1-4 District, including Use Groups 3, 4, 6, 10, 16, 17 and 18,

are modified as indicated in Section 115-14.

115-11
Public Parking Garages

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying C4-5X, C6-2, C6-3 and M1-4 Districts shall be modified to permit as-of-right #public parking garages# with capacity of 150 spaces or less, subject to the provisions set forth for #accessory# off-street parking spaces in Sections 36-53 (Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening). #Public parking garages# may be open or enclosed, provided that no portion of such #use# shall be located on a roof other than a roof which is immediately above a #cellar# or #basement#.

115-12
Ground Floor Use, Frontage and Major Building Entrance Regulations in C6 Districts

On designated #streets#, as shown on Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in the Appendix to this Chapter, the special ground floor #use#, frontage and major building entrance regulations of this Section shall apply to any #building or other structure# fronting on such #streets#.

#Uses# located on the ground floor level or within five feet of #curb level#, and within 50 feet of the #street line#, shall be limited to #community facility uses# without sleeping accommodations, as listed in Section 115-14 (Modification of Use Regulations in M1-4 Districts), and #uses# listed in Use Groups 5, 6A, 6C, 6D, 7A, 7B, 8A, 8B, 8D, 9, 10, 11, 12A, 12B and 12C. A building's #street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways or entrances to subway stations.

In no event shall the length of #street# frontage occupied by lobby space, entrance space and/or a building entrance recess exceed in total 30 feet or 50 percent of the building's total #street# frontage, whichever is less.

Any #development# or any #enlarged# portion of a #building# located on a #zoning lot# with frontage on such designated #street#, shall provide a major #building# entrance onto such #street#.

115-13
Transparency Requirement in C6 Districts

For any #development#, or for the #enlarged# portion of a #building#, on designated #streets# as shown on Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in the Appendix to this Chapter, each ground floor #street wall# shall be glazed with transparent materials which may include #show windows#, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 50 percent of the area of each such ground floor #street wall# measured to a height of 10 feet above the level of the adjoining sidewalk.

115-14
Modification of Use Regulations in M1-4 Districts

The #use# regulations of the underlying M1-4 District shall be modified as follows:

Use Groups 3A and 4A

The following #community facility uses# shall be permitted as-of-right provided that such #uses# are without sleeping accommodations:

From Use Group 3A:

College or universities, including professional schools

Libraries, museums or non-commercial art galleries, without limitation

#Schools#;

From Use Group 4A:

Ambulatory diagnostic or treatment health care facilities, limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities in which patients are diagnosed or treated by health care professionals, licensed by the New York State Department of Education or successor agency for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted. Such facilities shall not include the practice of veterinary medicine, #physical culture or health establishments# or ophthalmic dispensing.

Clubs, except:

(a) clubs, the chief activity of which is a service predominantly carried on as a business;

(b) non-commercial outdoor swimming pool clubs;

(c) any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any #lot line#; or

(d) any activity or #use# listed within the definitions of either #adult physical culture establishments# or #physical culture or health establishments# in Section 12-10

Community centers or settlement houses

Rectories and parish houses

Non-commercial recreation centers

Philanthropic or non-profit institutions, without limitation on central office functions

Seminaries

Welfare centers

Use Groups 6 and 10

All #uses# listed in Use Groups 6 and 10 shall be permitted.

Use Groups 16, 17 and 18

The following #uses# from Use Groups 16, 17 and 18 shall be permitted, provided that such #uses# are in completely enclosed #buildings#, except as specifically modified in this section:

From Use Group 16A (Retail or Service Establishments):

Animal hospitals or kennels

Automobile, motorcycle, trailer or boat sales

Building materials sales, limited to 10,000 square feet of #lot area# per establishment

Carpentry, custom woodworking or custom furniture making shops

Electrical, glazing, heating, painting, paper hanging, plumbing, roofing or ventilating contractors' establishments

Fuel, ice, oil, coal or wood sales, limited to 5,000 square feet of #lot area# per establishment

Household or office equipment or machinery repair shops, such as refrigerators, washing machines, stoves, deep freezers or air conditioning units

Machinery rental or sales establishments

Mirror silvering or glass cutting shops

Motorcycle or motor scooter rental establishments

Sign painting shops, with no limitation on #floor area# per establishment

Silver plating shops, custom

Soldering or welding shops

Tool, die or pattern making establishments, or similar small machine shops

Trade schools for adults

From Use Group 16B (Automotive Service Establishments):

#Automotive service stations#, open or enclosed, provided that facilities for lubrication, minor repairs or washing are permitted only if located within a #completely enclosed building#

From Use Group 16C (Vehicle Storage Establishments):

Commercial or public utility vehicle storage, including #accessory# motor fuel pumps

From Use Group 16D (Heavy Service, Wholesale, or Storage Establishments):

Carpet cleaning establishments

Dry cleaning or cleaning and dyeing establishments, with no limitation on type of operation, solvents, #floor area# or capacity per establishment

Laundries, with no limitation on type of operation

Linen, towel or diaper supply establishments

Moving or storage offices, with no limitation as to storage

or #floor area# per establishment

Packing or crating establishments

Photographic developing or printing with no limitation on #floor area# per establishment

Warehouses

Wholesale establishments, with no limitation on #accessory# storage

From Use Group 17A (Service or Wholesale Establishments):

Building materials or contractors' yards, including sales, storage, or handling of building materials, with no limitation on #lot area# per establishment, except that lumber yards shall be limited to 20,000 square feet of #lot area# per establishment

Produce or meat markets, wholesale

From Use Group 17B (Manufacturing Establishments):

Advertising displays

Aircraft, including parts

Apparel or other textile products from textiles or other materials, including hat bodies, or similar products

Beverages, non-alcoholic

Bottling work, for all beverages

Brushes or brooms

Cameras or other photographic equipment, except film

Canvas or canvas products

Carpets

Ceramic products, including pottery, small glazed tile, or similar products

Chemicals, compounding or packaging

Cork products

Cosmetics or toiletries

Cotton ginning, or cotton wadding or linters

Electrical appliances, including lighting fixtures, irons, fans, toasters, electric toys, or similar appliances

Electrical equipment assembly, including home radio or television receivers, home movie equipment, or similar products, but not including electrical machinery

Electrical supplies, including wire or cable assembly, switches, lamps, insulation, dry cell batteries, or similar supplies

Film, photographic

Food products, except slaughtering of meat or preparation of fish for packing

Fur goods, not including tanning or dyeing

Glass products from previously manufactured glass

Hair, felt, or feather products, except washing, curing or dyeing

Hosiery

Ice, dry or natural

Ink or inked ribbon

Jute, hemp, sisal or oakum products

Laboratories, research, experimental or testing

Leather products, including shoes, machine belting, or similar products

Luggage

Machines, business, including typewriters, accounting machines, calculators, card-counting equipment, or similar products

Machinery, miscellaneous, including washing machines, firearms, refrigerators, air-conditioning, commercial motion picture equipment, or similar products

Machine tools, including metal lathes, metal presses, metal stamping machines, woodworking machines, or similar products

Mattresses, including rebuilding or renovating

Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust-proofing, heat treatment, or similar processes

Metal stamping or extrusion, including costume jewelry, pins and needles, razor blades, bottle caps, buttons, kitchen utensils, or similar products

Motorcycles, including parts

Musical instruments, including pianos or organs

Novelty products

Optical equipment, clocks or similar precision instruments
Orthopedic or medical appliances, including artificial limbs, braces, supports, stretchers, or similar appliances

Paper products, including envelopes, stationery, bags, boxes, shipping containers, bulk goods, tubes, wallpaper printing, or similar products

Perfumes or perfumed soaps, compounding only

Pharmaceutical products

Plastic products, including tableware, phonograph records, buttons, or similar products

Printing or publishing, with no limitation on #floor area# per establishment

Rubber products, such as washers, gloves, footwear, bathing caps, atomizers, or similar products, excluding manufacture of natural or synthetic rubber

Scenery construction

Shoddy

Silverware, plate or sterling

Soap or detergents, packaging only

Sporting or athletic equipment, including balls, baskets, cues, gloves, bats, racquets, rods, or similar products

Statuary, mannequins, figurines, or religious art goods, excluding foundry operations

Steel products, miscellaneous fabrication or assembly, including steel cabinets, doors, fencing, metal furniture, or similar products

Textiles, spinning, weaving, manufacturing, dyeing, printing, knit goods, yarn, thread or cordage

Tobacco, including curing or tobacco products

Tools or hardware, including bolts, nuts, screws, doorknobs, drills, hand tools or cutlery, hinges, house hardware, locks, non-ferrous metal castings, plumbing appliances, or similar products

Toys

Umbrellas

Upholstering, bulk, excluding upholstering shops dealing directly with consumers

Vehicles, children's, including bicycles, scooters, wagons, baby carriages, or similar vehicles

Venetian blinds, window shades, or awnings, with no limitation on production or on #floor area# per establishment

Wax products

Wood products, including furniture, boxes, crates, baskets, pencils, cooperage works, or similar products

From Use Group 17C (Miscellaneous #Uses#):

Public transit, railroad or electric utility substations, open or enclosed, subject to the special permit provisions of Section 73-16 (Public Transit, Railroad or Electric Utility Substations) or 74-61 (Public Transit, Railroad or Electric Utility Substations)

Railroads, including rights-of-way, freight terminals, yards or appurtenances, or facilities or services used or required in railroad operations, but not including passenger stations

From Use Group 18:

Breweries, limited to 10,000 square feet of #floor area# per establishment

#Uses accessory# to the preceding listed #uses#

115-20
SPECIAL BULK REGULATIONS

115-21
Floor Area Ratio, Open Space and Lot Coverage

The maximum #floor area ratio# regulations and the #floor area# bonus provisions of the underlying C6-2, C6-3 and M1-4 Districts shall not apply in the #Special Downtown Jamaica District#. In lieu thereof, the following maximum #floor area ratio# for any permitted #use# shall apply as specified in the following table:

MAXIMUM FLOOR AREA RATIO FOR ALL USES IN THE SPECIAL DOWNTOWN JAMAICA DISTRICT

Zoning District	Maximum FAR
C6-2	6.0
C6-3	8.0
M1-4	2.0

In C6-2 and C6-3 Districts, for #residential buildings# or the #residential# portion of #mixed buildings#, the maximum #lot coverage# shall be 80 percent on a #corner lot# and 70 percent on an #interior# or #through lot#. The maximum #lot coverage# shall not apply to any #zoning lot# comprising an entire #block# or to any #zoning lot# comprising a #corner lot# of 5,000 square feet or less.

115-22
Height and Setback Regulations

The underlying height and setback regulations shall apply except as set forth in this Section.

The regulations of Section 33-42(Permitted Obstructions) shall apply in the #Special Downtown Jamaica District# as modified in Section 115-221.

All other height and setback regulations of the underlying C6-2 and C6-3 Districts shall not apply. In lieu thereof, the #street wall# location and height and setback regulations of Sections 115-222 and 115-223 shall apply.

115-221
Permitted obstructions

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Jamaica District#, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures) may penetrate a maximum height limit or #sky exposure plane# provided that either the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage; or, the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).

115-222
Street wall location in C6 Districts

Map 3 (Street Wall Location), in the Appendix to this Chapter,

specifies locations in the underlying C6-2 and C6-3 Districts where the special #street wall# location regulations of this Section apply.

Where #street walls# are specified on Map 3, the #street wall# shall extend from the nearest corner for the length specified on the map. However, a #street wall# need not be provided within 15 feet of the intersection of two #street lines#.

For those #zoning lots# subject to the sidewalk widening requirements of Section 115-24, the inner boundary of the sidewalk widening shall be considered the #street line#.

The #street wall# shall be located on the #street line# and extend along the #street# frontage as specified on Map 3 up to at least the applicable minimum base height, as measured from the #base plane# or the height of the #building#, whichever is less. Such minimum base height is specified on Map 4 (Street Wall Heights) in the Appendix to this Chapter. To allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and lines parallel to and 15 feet from such #street lines#.

However, where mandatory corner articulation is specified on Map 3, the #building# shall occupy not less than 50 percent and not more than 75 percent of the area bounded by the two #street lines# and lines parallel to and 20 feet from such #street lines#.

Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.

Above a height of 12 feet above the #base plane#, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#, provided any such recesses deeper than 10 feet along a #wide street#, or 15 feet along a #narrow street#, are located within an #outer court#. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except to articulate the #street walls# as set forth in this Section.

Existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet, without regard to the #street wall# location requirements of this Section.

115-223
Street wall height in C6 Districts

Wherever #street walls# are required pursuant to Section 115-222 (Street Wall Location), such #street wall# shall rise without setback to the minimum height of 40 feet above the #base plane# in the locations indicated on Maps 4A or 4B (Street Wall Heights) in the Appendix to this Chapter or the height of the #building#, whichever is less.

The maximum #street wall# height for the locations specified on Map 4A shall be 60 feet. Any portion of a #building# that exceeds such maximum #street wall# height shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#.

There shall be no maximum #street wall# height for the locations specified on Map 4B. In such locations, no setbacks are required above the minimum #street wall# height.

115-23
Sidewalk Widening

A sidewalk widening is a continuous, paved open area along the #front lot line# of a #zoning lot# at the same elevation as the adjoining sidewalk and directly accessible to the public at all times.

The sidewalk widening provisions of this Section shall apply to all #developments#. Map 5 (Sidewalk Widening), in the Appendix to this Chapter, specifies locations and depths of mandatory sidewalk widenings.

The depth of such sidewalk widening, as indicated on Map 5, shall be measured from and perpendicular to the #street line#. Such sidewalk widening shall be contiguous along its entire length to the sidewalk. A sidewalk widening shall have a depth sufficient to create a total sidewalk depth of either 15 or 20 feet as applicable, as specified in the locations indicated on Map 5. No #enlargement# shall be permitted to decrease the depth of such sidewalk to less than such minimum required total sidewalk depth.

All sidewalk widenings shall be improved as sidewalks to Department of Transportation standards.

Mandatory sidewalk widenings of 15 feet or more must provide lighting in accordance with the requirements of paragraph (n) of Section 37-04 (Requirements for Urban Plazas), except that the minimum level of illumination shall be not less than two horizontal foot candles throughout the entire mandatory sidewalk widening.

Sidewalks with a mandatory widening with a total depth of 20 feet or more must also provide seating. One linear foot of seating for every 150 square feet of mandatory sidewalk widening shall be provided. In addition, the provisions of Section 62-672 (Seating) shall apply.

115-231
Tree planting requirements

All new #development# located on the #streets# subject to the mandatory sidewalk widening requirements specified on Map 5 (Sidewalk Widening) in the Appendix to this Chapter, shall provide and maintain trees of not less than 2.5 inch caliper at the time of planting in the sidewalk adjacent to the #zoning lot#. Such trees shall be provided for the entire length of the #street# frontage of the #zoning lot# at maximum intervals of 25 feet except where the Commissioner of Transportation determines that such tree planting would be infeasible.

Trees shall be planted with gratings flush to grade in at least 200 cubic feet of soil per tree, with a depth of soil of at least 3 feet, 6 inches. Species shall be selected, installed and maintained in accordance with the specifications established by the Department of Parks and Recreation and the Department of Transportation.

115-24
Residential Conversion

In all #Commercial Districts#, in the #Special Downtown Jamaica District#, the conversion to #dwelling units# of non-#residential buildings#, or portions thereof, erected prior to January 1, 1977 shall be permitted subject to Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent) and 15-30(Minor Modifications), paragraph(b). However, the conversion to #dwelling units# of non-#residential buildings# that meet all the requirements for new #residential development# of Article II (Residence District Regulations) is exempt from the provisions of this Section.

#Uses# in #buildings# erected prior to January 1, 1977, containing both #residential# and non-#residential# #uses# shall not be subject to the provisions of Section 32-42 (Location within Building).

115-30
SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

Within the #Special Downtown Jamaica District#, the off-street parking and loading regulations shall be modified as follows: In M1-4, C4-4A, C4-5X, C6-2 and C6-3 Districts, the off-street parking and loading regulations of a C4-4 District shall apply, except as modified in this Section. However, for any #use# that is not allowed in a C4 District, the off-street parking requirements of the applicable underlying C6-2, C6-3 or M1-4 District shall apply.

The provisions of Section 36-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified as follows: An #accessory group parking facility# may contain up to 300 off-street parking spaces.

The provisions of Section 36-21 (General Provisions) of Section 36-20(REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES) shall be modified as follows:

#Uses# in Use Group 6B (Offices), with parking requirement category B1 shall be required to provide one parking space per 2,000 square feet of #floor area#.

The provisions of Section 36-344 (Waiver of requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) shall not apply in the #Special Downtown Jamaica District#.

115-31
Location of Access to the Street

Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in the Appendix to this Chapter specifies locations where curb cuts shall be prohibited within the #Special Downtown Jamaica District#.

However, where permitted or required #accessory# off-street parking and loading requirements apply in a location where such curb cuts are prohibited, a curb cut may be allowed, provided

that the City Planning Commission certifies to the Commissioner of Buildings that such #zoning lot# has access only to such prohibited location and that such curb cut shall be no greater than 20 feet in width.

An application to the City Planning Commission for certification respecting such curb cut shall be accompanied by a site plan drawn to a scale of at least one sixteenth inch to a foot, showing the size and location of the proposed curb cut.

The waiver provisions of Article III, Chapter 6 (Accessory Off-Street Parking and Loading Regulations) shall not apply to the special location of access requirements of this Section.

115-40
Special Permit to Modify Use or Bulk Regulations

For any #development#, #enlargement#, alteration or change of #use# on a #zoning lot# within the #Special Downtown Jamaica District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio#, provided the Commission shall find that such:

(a) modification will aid in achieving the general purposes and intent of the Special District;

(b) #use# modification will encourage a lively pedestrian environment along the #street# or mandatory sidewalk widening, or is necessary for the programmatic requirements of the #development#;

(c) #bulk# modifications will enhance the distribution of #bulk# on the #zoning lot#;

(d) #bulk# modifications will permit adequate access of light and air to surrounding #streets# and properties; and

(e) #development# or #enlargement# will relate harmoniously to the character of the surrounding area.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

APPENDIX

Map 1 - Special Downtown Jamaica District
Map 2 - Ground Floor Use and Transparency and Curb Cut Restrictions
Map 3 - Street Wall Location
Map 4 - Street Wall Heights
Map 5 - Sidewalk Widening

(END)