DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

RECEIVED
MAY 25 2005
OFFICE OF
ENVIRONMENTAL COORDINATION

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

May 20, 2005

Robert Kulikowski, Director
New York City Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

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

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

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

- DCP is proposing zoning map amendments to change approximately 793 acres of land currently zoned R2, R3-2, R4, R5, R6, C4-2, C4-6, C6-1, C6-1A, C8-1, M1-1 and M1-5 (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.

Robert Dobruskin, *Director*
James Merani, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3420
FAX (212) 720-3495
rdobrus@planning.nyc.gov

- DCP is proposing zoning text amendments to establish the Special Downtown Jamaica District (SDJD), which is proposed to extend over all or portions of 71 blocks in Jamaica's CBD. The proposed SDJD, between 169th Street and 138th Place, south of Hillside Avenue and north of Liberty Avenue, would consist of three distinct sub-districts with assigned floor area ratios (FAR) ranging from 2.0 to 8.0. This area is currently zoned C4-2, C4-6, C6-1, C6-1A, R5, R6, M1-1, M1-4 and M1-5.
- HPD is proposing an Urban Renewal Designation, developed in collaboration with the New York City Economic Development Corporation (EDC) and DCP, for three full blocks in the area immediately surrounding the Jamaica AirTrain Station. The proposed Jamaica Gateway Urban Renewal Area would encourage mixed-use development containing office, retail, and residential uses, a hotel, new open space, and parking on key development sites adjacent to the Jamaica Station.

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

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

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

Although not intended to facilitate any specific development projects, the proposed action would affect all or portions of 328 blocks of the Jamaica area in Queens Community District 12 and all or portions of 27 blocks of the Jamaica area in Queens Community District 8. The proposed action could result in different types of development on numerous sites within the proposed rezoning area. The proposed action could result in the development of approximately 5,291 dwelling units, approximately 3,156,253 square feet of commercial floor area, approximately 108,894 square feet of industrial floor area, and approximately 457,524 square feet of community facility floor area. Under future conditions without the proposed action, 1,365 new dwelling units could be developed and approximately 1,668,133 square feet of commercial floor area, approximately 505,226 square feet of industrial floor area, and approximately 214,344

area, approximately 505,226 square feet of industrial floor area, and approximately 214,344 square feet of community facility floor area could be developed. In total, the proposed action would result in a net increase of approximately 3,926 dwelling units, approximately 1,488,120 square feet of commercial floor area, and approximately 243,180 square feet of community facility floor area, and a net decrease of approximately 396,332 square feet of industrial floor area. For analysis purposes, it is projected that the full effects of the proposed action would occur by 2015.

The effects of the proposed action and the City actions will be assessed in an Environmental Impact Statement (EIS). Enclosed for your information is the Environmental Assessment Statement, Positive Declaration, and draft Scope of Work for the Environmental Impact Statement. Please contact Glen A. Price III, Director, Studies Implementation Division of the Department of City Planning at (212) 720-3491 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin, Director
Environmental Assessment and Review Division

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

Peter Valiente, NYCHPD
Community Board 8, Chairperson
Community Board 12, Chairperson

Kay Zias, NYCEDC
Community Board 8, District Manager
Community Board 12, District Manager