

Appendix B: Jamaica Gateway Urban Renewal Project (December, 2006)

January 16, 2007





THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
DIVISION OF PLANNING AND PIPELINE DEVELOPMENT

JAMAICA GATEWAY

QUEENS COMMUNITY DISTRICT NO. 12

**URBAN
RENEWAL
PROJECT**

URBAN RENEWAL PLAN

DECEMBER 2006



**THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**

URBAN RENEWAL PLAN

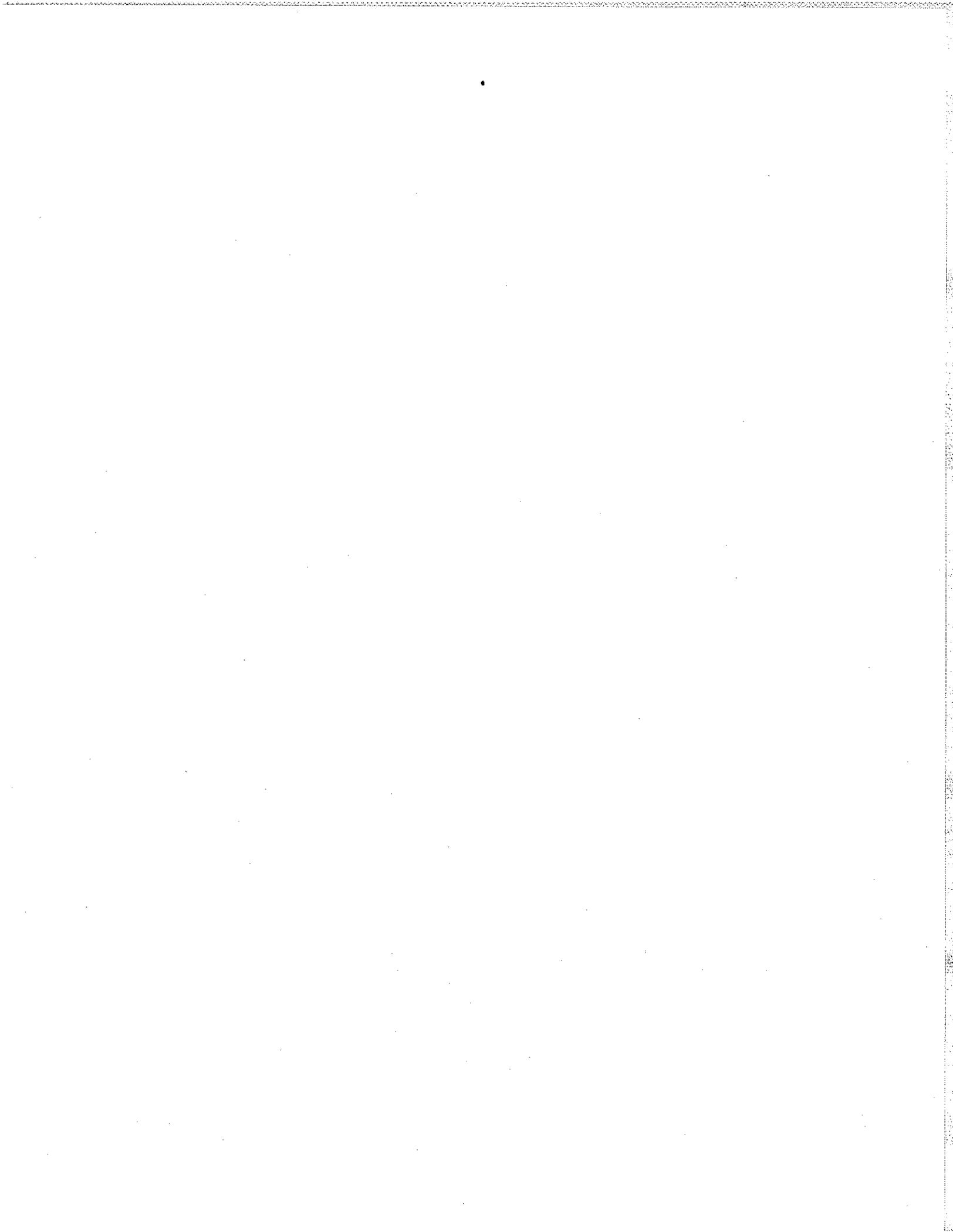
JAMAICA GATEWAY

URBAN RENEWAL AREA

Queens

Community District No. 12

December 2006



HISTORY OF PRIOR APPROVALS

Original

City Planning Commission: _____, 20__ (C _____ HUK)

City Council: _____, 20__ (Cal. No. __)

Mayor: _____, 20__ (Cal. No. __)

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A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Jamaica Gateway Urban Renewal Area ("Area") as an urban renewal area pursuant to §504 of Article 15 ("Urban Renewal Law") of the General Municipal Law. The Department of Housing Preservation and Development ("HPD") represents the City in carrying out the provisions of the Urban Renewal Law pursuant to §502(5) of the Urban Renewal Law and §1802(6)(e) of the Charter.

2. AREA

The properties indicated on Map 1 and listed in Exhibit A ("Acquisition Parcels") have been or will be acquired by the City for redevelopment pursuant to this Jamaica Gateway Urban Renewal Plan ("Plan"). These Acquisition Parcels comprise the entire Area and, as such, are the only properties to be redeveloped pursuant to this Plan.

3. BOUNDARY

The Area is located in Community District No. 12 in the borough of Queens and is generally bounded by (i) Archer Avenue and 94th Avenue on the north, (ii) 150th and 148th Streets on the east, (iii) 94th Avenue and 95th Avenue on the south, and (iv) Sutphin Boulevard and Liverpool Street on the west. The perimeter described in Exhibit B and shown on Map 1 ("Project Boundary") encompasses all of the Acquisition Parcels which comprise the Area, but may also encompass other properties which are not part of the Area. The Acquisition Parcels, and not the Project Boundary, define the Area.

4. OTHER PROPERTIES

Any properties located within the Project Boundary which are not listed in Exhibit A ("Exempt Parcels") will not be acquired by the City for redevelopment pursuant to this Plan. Notwithstanding the fact that they are located within the Project Boundary, Exempt Parcels are not part of the Area and are not subject to the controls of this Plan, even if they are or become City-owned.

5. ELIGIBILITY

The Area is eligible for designation as an urban renewal area pursuant to the Urban Renewal Law. The following insanitary and substandard conditions adversely affect the quality of life in the Area and its immediate vicinity:

- a. Abandoned; vacant, substandard, underutilized, and/or obsolete buildings and structures characterized by physical deterioration, high levels of code violations, defective construction, outmoded design, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- b. Abandoned, vacant, underutilized, substandard, and/or insanitary, lots.

- c. Inadequate open space.
- d. Incompatible adjacent uses.
- e. Hazardous or detrimental industrial uses.
- f. Blocks and lots of irregular form or shape or of insufficient size, width, or depth.
- g. Lack of suitable off street parking.

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

The City has established this Plan for the redevelopment of the Area pursuant to §505 of the Urban Renewal Law.

2. STATEMENT OF COMPLIANCE

In accordance with §502(7) of the Urban Renewal Law, this Plan states the following information:

- a. Proposed Land Uses
See Section C.
- b. Proposed Land Acquisition, Demolition, And Removal Of Structures
See Section D.
- c. Proposed Acquisition Of Air Rights And Concomitant Easements Or Other Rights Of User Necessary For The Use And Development Of Such Air Rights
None.
- d. Proposed Methods Or Techniques Of Urban Renewal
See Section D.
- e. Proposed Public, Semi-Public, Private, Or Community Facilities Or Utilities
See Section C.
- f. Proposed New Codes And Ordinances And Amendments To Existing Codes And Ordinances As Are Required Or Necessary To Effectuate The Plan
See Section E.
- g. Proposed Program Of Code Enforcement

Properties will be required to comply with applicable United States ("Federal"), State of New York ("State"), and City laws, codes, ordinances, and regulations (collectively, "Laws").

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	July 2007	December 2012
Relocation of Site Occupants	January 2008	June 2013
Demolition and Site Clearance	July 2008	July 2013
Site Preparation (Including Installation of Site Improvements)	October 2008	October 2013
Land Disposition	December 2009	December 2013
Project Completion		December 2017

3. OBJECTIVES

This Plan seeks to:

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

4. DESIGN OBJECTIVES

It is the intent of this Plan that, to the extent deemed feasible by HPD, (i) the Area should be developed in a manner compatible with or beneficial to the surrounding community, (ii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, and (iii) in areas with exceptionally strong or uniform street character, the new construction should reinforce the existing urban pattern.

C: CONTROLS ON REDEVELOPMENT

1. ZONING

The controls of this Plan will be concurrent with, and will not preempt or supersede, the controls of the Zoning Resolution of the City, as amended ("Zoning Resolution"). The controls of the Zoning Resolution will apply to all Acquisition Parcels at all times to the extent permitted by Law. The controls of this Plan will commence to apply to any Acquisition Parcel upon acquisition by the City or at such later date as may be specified in this Plan. Thereafter, if there is any conflict between the controls imposed by the Zoning Resolution and the controls imposed by this Plan, the more restrictive of the two will govern.

2. PROPOSED USES

Map 2 indicates the permitted use of each Acquisition Parcel following disposition by the City to a redeveloper. Each use indicated in Map 2 will have the meaning set forth in this Section C.2.

a. Commercial

Commercial, residential, institutional, community facility, public open space, and other uses will be permitted in accordance with the Zoning Resolution.

3. SUPPLEMENTARY CONTROLS

a. Controls On Specific Sites

Site 4 shall be developed with a minimum of 30,000 square feet of public open space.

148th Street between 94th and 95th Avenues will be demapped to create a service and loading entrance for the commercial development planned for Site 1.

b. Building Bulk

Building bulk requirements will be as required by the Zoning Resolution.

c. Parking

Parking requirements will be as required by the Zoning Resolution.

d. Utilities

- (1) Any existing overhead telecommunications, electrical, and cable network lines in the Area will be removed and relocated underground and all new or additional telecommunications, electrical, and cable network lines will be placed underground, unless HPD determines that such placement underground is either unnecessary or infeasible.
- (2) Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply, sanitary sewers, and storm sewers will be provided in accordance with the requirements of the City's Department of Environmental Protection.

D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL

1. ACQUISITION

a. Method Of Acquisition

Acquisition Parcels may be acquired by any means permitted by applicable Laws. Regardless of the method of acquisition, every Acquisition Parcel acquired by the City will be subject to the controls of, and developed in accordance with, this Plan.

b. Properties Acquired or to be Acquired

The Acquisition Parcels have been or will be acquired by the City. All Acquisition Parcels have been or are intended to be acquired with City funds, without Federal assistance.

2. RELOCATION

There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment. HPD will relocate residential and commercial site occupants, if any, in compliance with all applicable Federal, State, and City Laws.

3. DEMOLITION AND/OR REHABILITATION

The structures on properties acquired in accordance with this Plan will either be demolished and cleared for new construction or retained for rehabilitation.

4. LAND DISPOSITION

Properties acquired will be disposed of for redevelopment in accordance with this Plan.

E: RELATED ACTIONS

1. ZONING MAP AMENDMENTS

The zoning of the Area will be as set forth in the Zoning Resolution. Zoning Map Amendments may be necessary in order to implement this Plan, but any proposed amendments set forth in this Section E.1 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. The proposed Zoning Map Amendment would change the zoning of the Area from M1-1 to C6-3 and C6-4, and would establish a Special Downtown Jamaica District.

2. STREET MODIFICATIONS

It may be necessary to map, demap, or modify streets within and/or adjacent to the Area in order to implement this Plan, but any proposed street modifications set forth in this Section E.2 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. The proposed street modification is the elimination of 148th Street between 94th and 95th Avenues.

F: REDEVELOPER OBLIGATIONS

1. RECORDABLE AGREEMENTS

The instruments by which the City disposes of any Acquisition Parcel or part thereof to a redeveloper will be recorded in the Office of the City Register and will contain covenants running with the land which (i) incorporate this Plan by reference, (ii) require compliance with the terms and restrictions set forth in this Plan, and (iii) require compliance with Section F.4. An amendment to this Plan which becomes effective after the date of disposition of an Acquisition Parcel to a redeveloper will not apply to the real property comprising such Acquisition Parcel unless, following the effective date of such amendment, the City and the owner of such real property execute a written agreement, approved as to form by the Corporation Counsel, providing that such amendment shall thereafter apply to such real property.

2. LAND USE RESTRICTION

Each redeveloper will be required to devote the land solely to the uses specified as permitted uses in this Plan and to comply with all other terms and restrictions set forth in this Plan. Each redeveloper will be required to perform all mitigation measures identified in the Environmental Impact Statement for this Plan prior to issuance of a certificate of occupancy.

3. TIMELY PERFORMANCE

Each redeveloper will be required to expeditiously apply for all required governmental approvals and to begin and complete the redevelopment and construction of the

improvements mandated by this Plan and agreed upon in the disposition instruments within a reasonable time.

4. NON-DISCRIMINATION

Each redeveloper, its successors and assigns of the land conveyed or any part thereof, and any lessee of the land conveyed or any part thereof (i) will not enter into any agreement, lease, conveyance, or other instrument which restricts the sale, lease, or occupancy of such land or any part thereof upon the basis of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability, and (ii) will comply with all applicable Federal, State, and City laws in effect from time to time prohibiting discrimination or segregation by reason of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy of the property.

5. DESIGN REVIEW

HPD may require any redeveloper to (i) submit site plans, landscape plans, architectural drawings, outline specifications, schedules of materials and finishes, and/or final working drawings, in sufficient detail to permit determination of compliance with the controls of this Plan, for HPD approval, in consultation with the New York City Economic Development Corporation ("EDC"), prior to commencement of construction, and (ii) submit any material change to such documents thereafter proposed for approval by HPD, in consultation with EDC, prior to commencement of construction of such change.

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

No redeveloper will be permitted to sell, lease, or otherwise transfer land at any time prior to completion of the redevelopment thereof without prior written consent of HPD, except as set forth in the disposition instruments.

7. COOPERATION WITH HPD

Each redeveloper will be required to expeditiously submit all documents required by HPD for the approval and processing of the redevelopment project.

8. COOPERATION WITH OTHER CITY AGENCIES

Each redeveloper will be required to cooperate fully with the appropriate City agencies in realizing the specific objectives of this Plan.

9. CERTIFICATE OF COMPLETION

Each redeveloper will be required to provide HPD with current revised drawings as required by HPD, including, but not limited to, descriptions reflecting substantial changes during construction. HPD will use these drawings and descriptions, together with materials submitted prior to commencement of construction, for final determination of compliance and issuance of a Certificate of Completion in accordance with the terms of the disposition instruments.

G: MODIFICATION OF PLAN

1. AMENDMENTS

The City may amend this Plan at any time pursuant to §505 of the Urban Renewal Law and §197-c and §197-d of the Charter and may amend the designation of the Area at any time pursuant to §504 of the Urban Renewal Law.

2. MINOR CHANGES

HPD, with the concurrence of the City Planning Commission ("CPC"), may authorize minor changes of the terms of these restrictions which conform with the intent and purpose of this Plan.

3. MERGERS AND SUBDIVISIONS

The development sites in the Area may be merged and/or subdivided where HPD determines in writing that (i) the site plan complies with the intent and provisions of this Plan, and (ii) the unused portion of the subdivided development site, if any, is marketable and developable in accordance with this Plan and with all applicable Federal, State, and City Laws. The merger and/or subdivision of a development site will not require review or approval by CPC, but HPD will file the Plan, as modified to indicate such merger and/or subdivision, with the Department of City Planning for information purposes.

H: DURATION OF PLAN

This Plan will remain in effect for a period of forty (40) years from the date of the original approval of this Plan, until _____, except as provided in Section G.

EXHIBIT A

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Land Use</u>	<u>Block</u>	<u>Lot(s)</u>
1	Commercial	9999	1, 9, 10, 11, 13, 15
2	Commercial	9998 South	1, 2, 16, 19, 22, 25, 42, 43, 47, 48, 144
3	Commercial	9998 North	83, 86, 87, 88, 89, 90, 91, 93, 94, 95, 101, 109, 110, 119, 124, 127
4	Commercial	9993	1, 3, 18, 20, 22, 23, 24, 25, 27, 28, 29

148th Street between 94th and 95th Avenues

All mapped and/or built streets within the Project Boundary

EXHIBIT B

PROJECT BOUNDARY DESCRIPTION

BEGINNING at the intersection of the southerly line of 95th Avenue and the westerly line of Liverpool Street;

Thence northwesterly along the westerly line of Liverpool Street to the intersection with the northeasterly line of 94th Avenue;

Thence northeasterly along the northerly line of 94th Avenue to its intersection with the westerly line of Sutphin Boulevard;

Thence northwesterly along the northwesterly line of Sutphin Boulevard to the intersection with the northeasterly line of Archer Avenue;

Thence northeasterly along the northeasterly line of Archer Avenue to its intersection with the southeasterly line 150th Street;

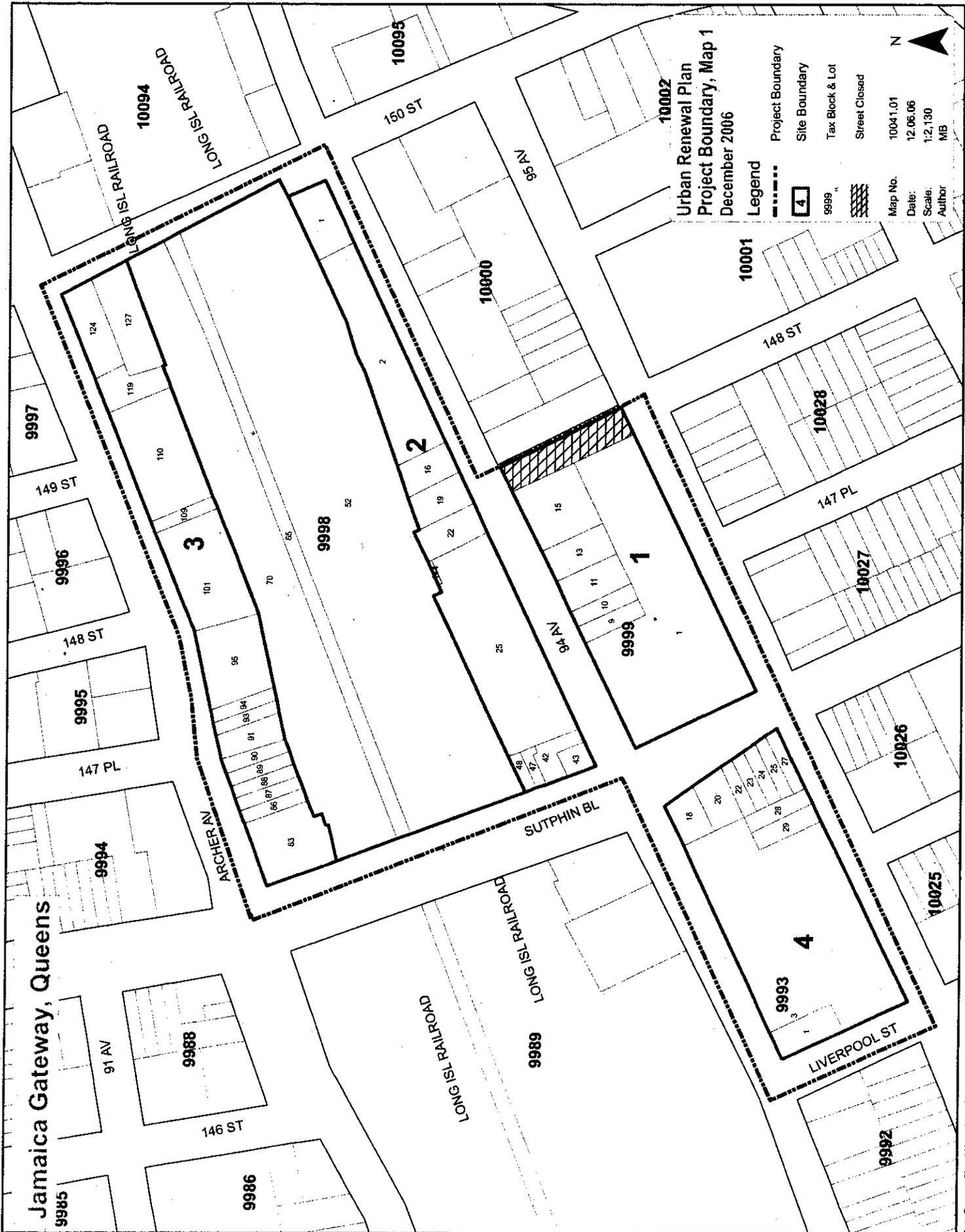
Thence Southeasterly along southeasterly line of 150th Street to its intersection with the southwesterly line of 94th Avenue;

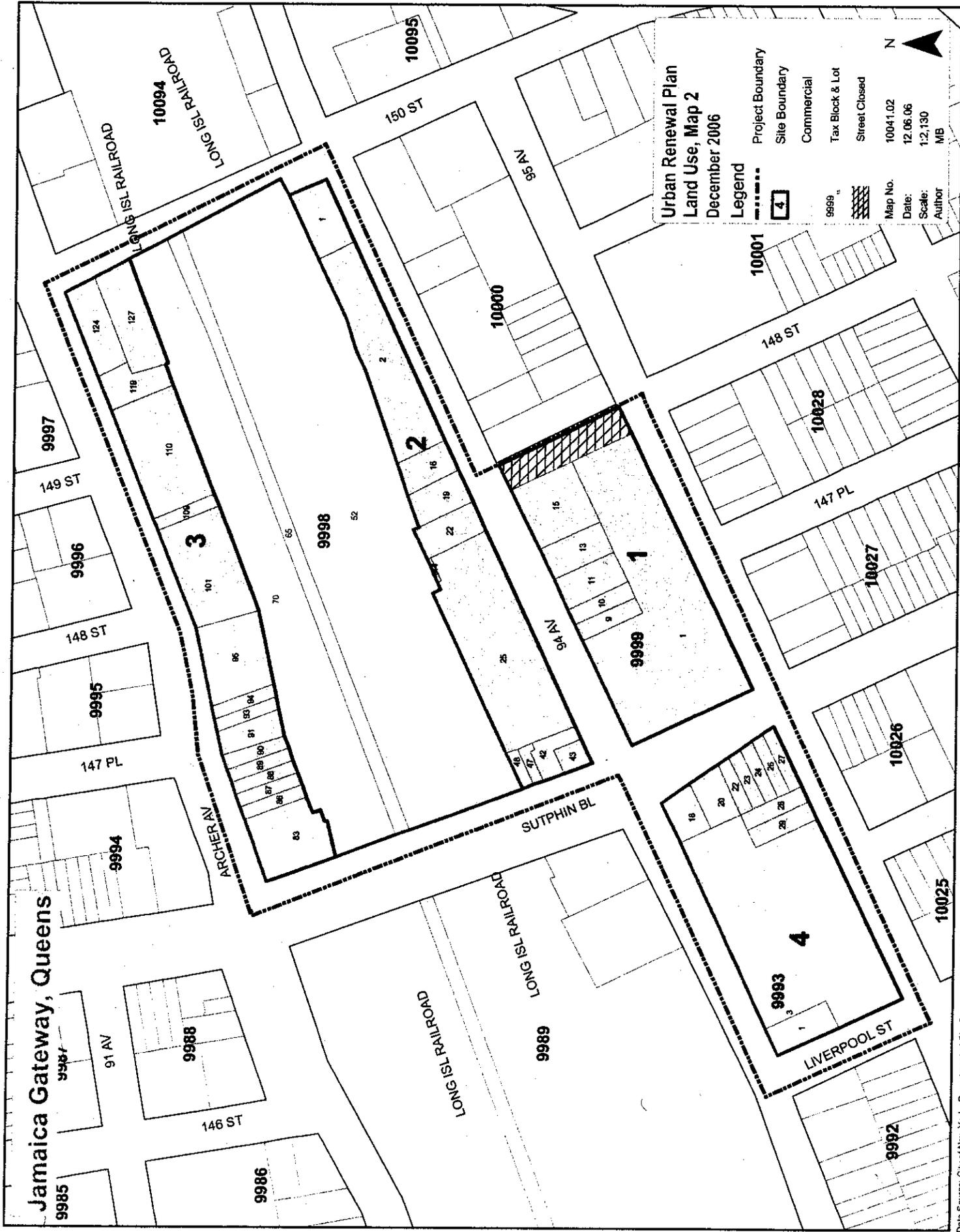
Thence southwesterly along the southwesterly line of 94th Avenue to its intersection with the southeasterly line of 148th Street;

Thence southeasterly along the southeasterly line of 148th Street to its intersection with the southwesterly line of 95th Avenue;

Thence southwesterly along the southwesterly line of 95th Avenue to the point or place of BEGINNING.

All of the above lying within the Borough of Queens, County of Queens, in the City of New York.





Jamaica Gateway, Queens

Urban Renewal Plan
Land Use, Map 2
December 2006

Legend

- Project Boundary
- Site Boundary
- Commercial
- Tax Block & Lot
- Street Closed

Map No. 10041.02
Date: 12.06.06
Scale: 1:2,130
Author MB



B-16

FACT SHEET

JAMAICA GATEWAY URBAN RENEWAL PLAN

The project is generally bounded by (i) Liverpool Street and Sutphin Boulevard on the west, (ii) Archer Avenue and 94th Avenue to the north, (iii) 150th Street and 148th Street to the east, and (iv) 94th Avenue and 95th Avenue to the south.

Purpose of Plan

The plan would encourage redevelopment and economic growth through mixed-use development containing office, retail, and residential uses, a hotel, new open space and parking on key development sites adjacent to the Jamaica Air-train Station. The new mixed-use development plan is part of a comprehensive strategy led by the New York City Economic Development Corporation intended to support Jamaica's central business district. The plan seeks to:

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

The comprehensive strategy also involves rezoning, zoning text change and street demapping actions. Zoning changes from manufacturing to commercial use would permit a mix of high-density commercial, retail and residential use. A zoning text change would create a Special Downtown Jamaica District that will focus on achieving a strong visual presence at the transportation center, reinforce street wall and retail continuity, and address parking needs. There are four development sites in the plan.

Project Data

	City-Owned	State-Owned	Private	Total
Acquisition Parcels	0	2	42	44
Relocation: Residential units	0	0	19	19
Relocation: Commercial businesses	0	0	19	19
Demolition (buildings)	0	0	36	36

FOR INFORMATION ONLY
NOT PART OF URBAN RENEWAL PLAN OR ULURP APPLICATION

