

The Jamaica Neighborhood Plan



NYMTC Brown Paper Bag Series | January 22, 2026



THE JAMAICA NEIGHBORHOOD PLAN

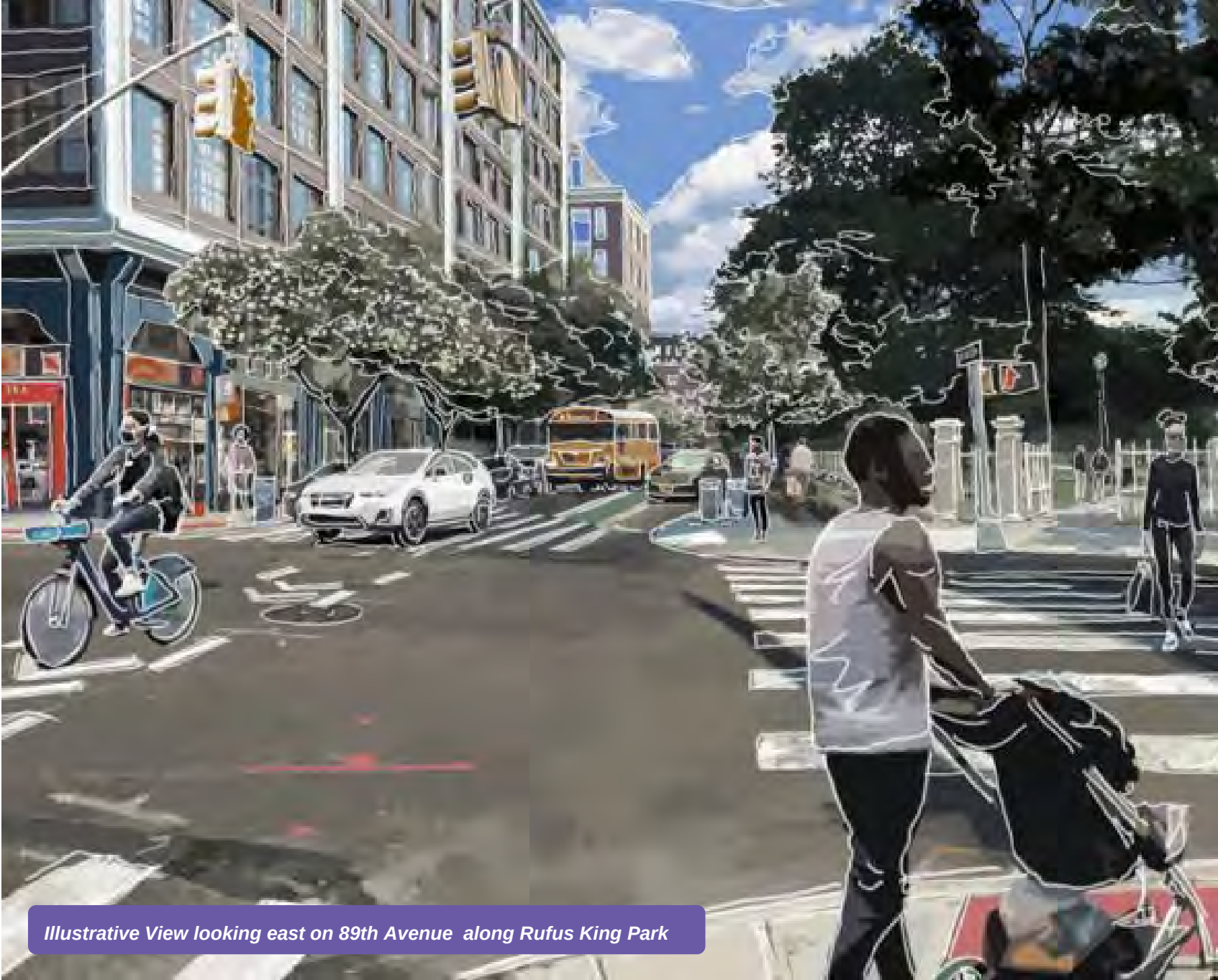
The Jamaica Neighborhood plan provides a vision for the future of the neighborhood. The plan supports more housing, jobs across many industries, public space improvements, and local infrastructure investments.

This was a collaborative process that includes community leaders, community organizations, City agencies, and other local stakeholders to discuss Jamaica's present and propose ideas for programs, services, policies and other investments for the future.

Proposal Summary

The Jamaica Neighborhood Plan is projected to create:

-  Over 12,000 new homes
-  Around 4,000 income restricted homes
-  Over 2,000,000 square feet of commercial and CF uses
-  More than 7,000 jobs



Illustrative View looking east on 89th Avenue along Rufus King Park

Study Area

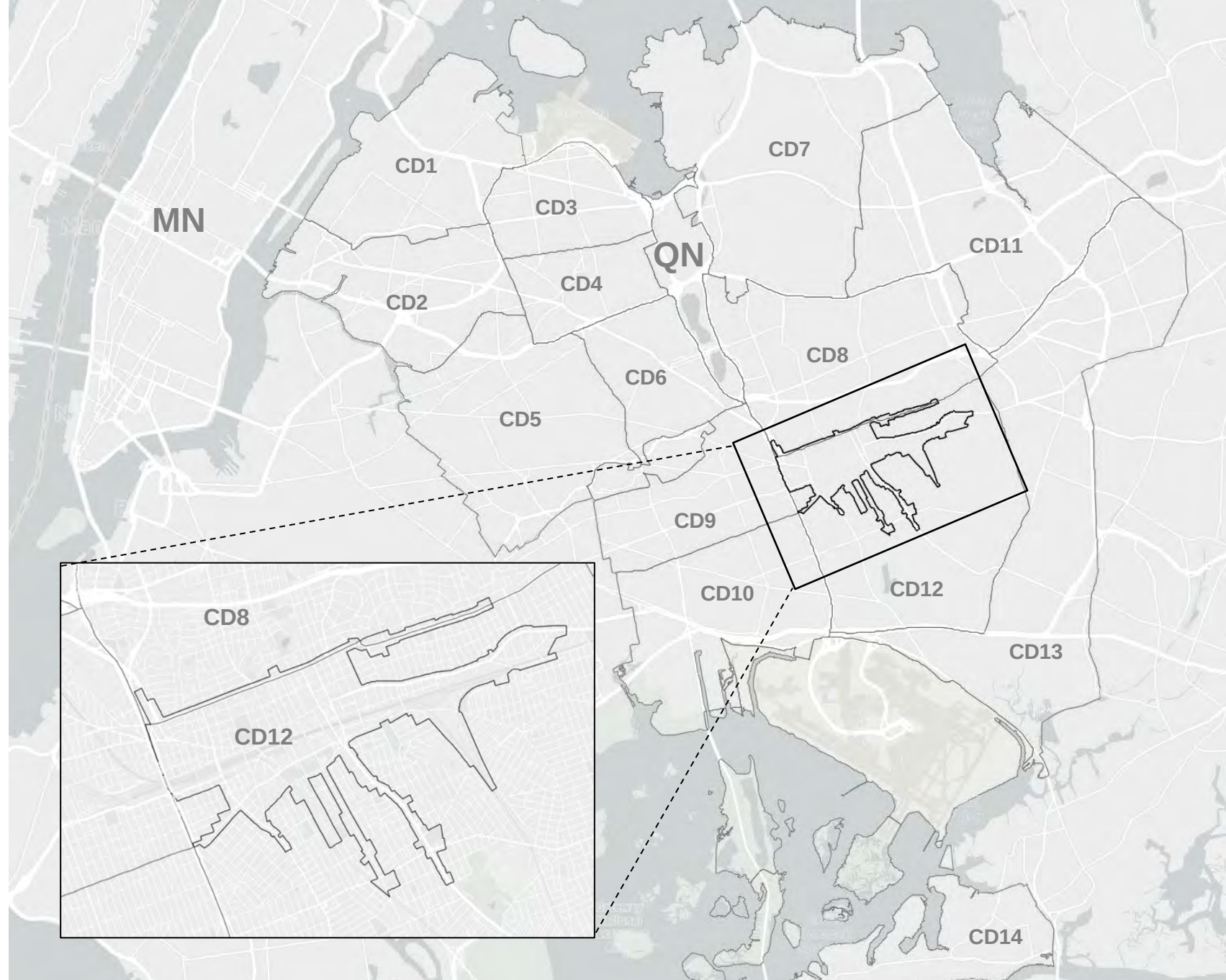
Queens Community District
8 and 12

Represented by:

Speaker Adrienne Adams

Council Member Nantasha Williams

Council Member James Gennaro



Introduction

Study Area



Historical Context



Pre-1700s

Indigenous Trail - Jamaica Avenue
“Kings Highway” – Jamaica Avenue



~1830s

The Green – One of NYC’s oldest African American communities

Mid-1800s

Brooklyn and Jamaica Railroad was built



~1897-98

Former Jamaica Savings Bank was built

‘1918

BMT Jamaica Line (Elevated Train)



1970’s

Elevated train torn down; Macy’s closes

~1980s

York College and Jamaica Urban Renewal

Jamaica's Recent History

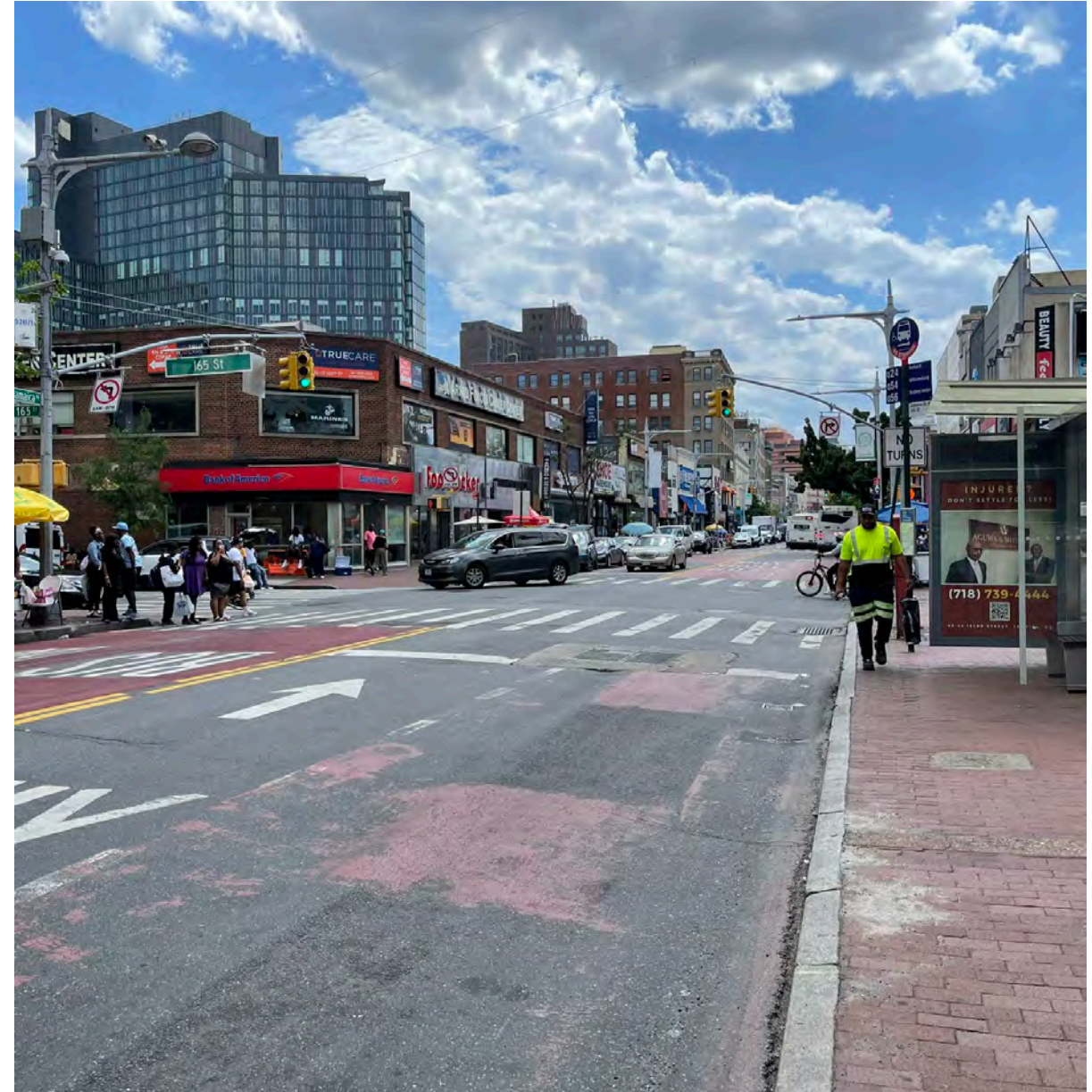
Many planning efforts have continued to shape Jamaica to how it is today:

Area Wide Actions

- 2007** Jamaica Rezoning
- 2007** Jamaica Gateway Urban Renewal Area
- 2007** St. Albans-Hollis Rezoning
- 2011** South Jamaica Rezoning

Other Planning Efforts

- 2000s** Jamaica Industrial Business Zone (IBZ)
- 2014** Jamaica NOW Action Plan
- 2014** Building Community Capacity Research
- 2017** Jamaica Downtown Revitalization Initiative





Context

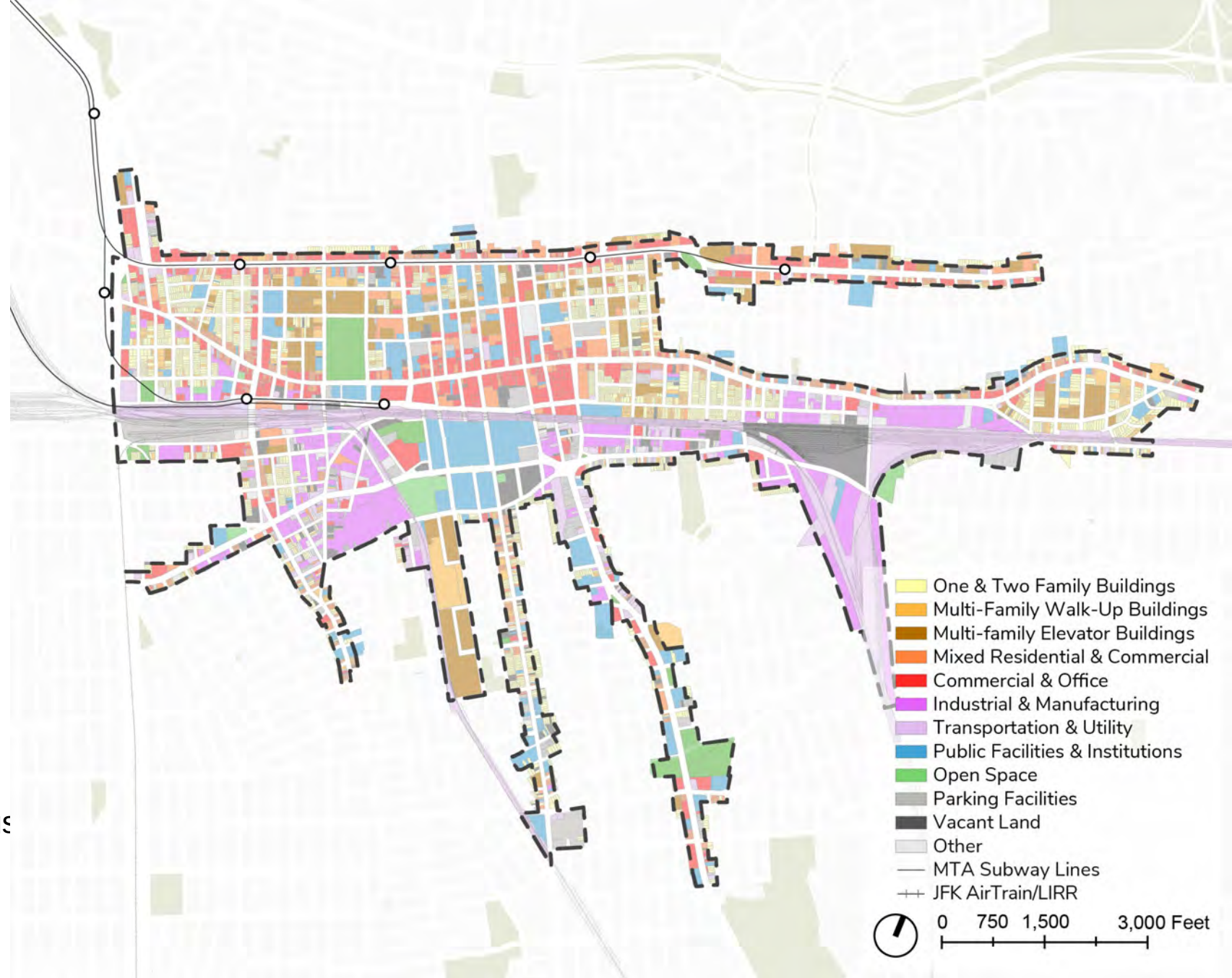
Land Uses

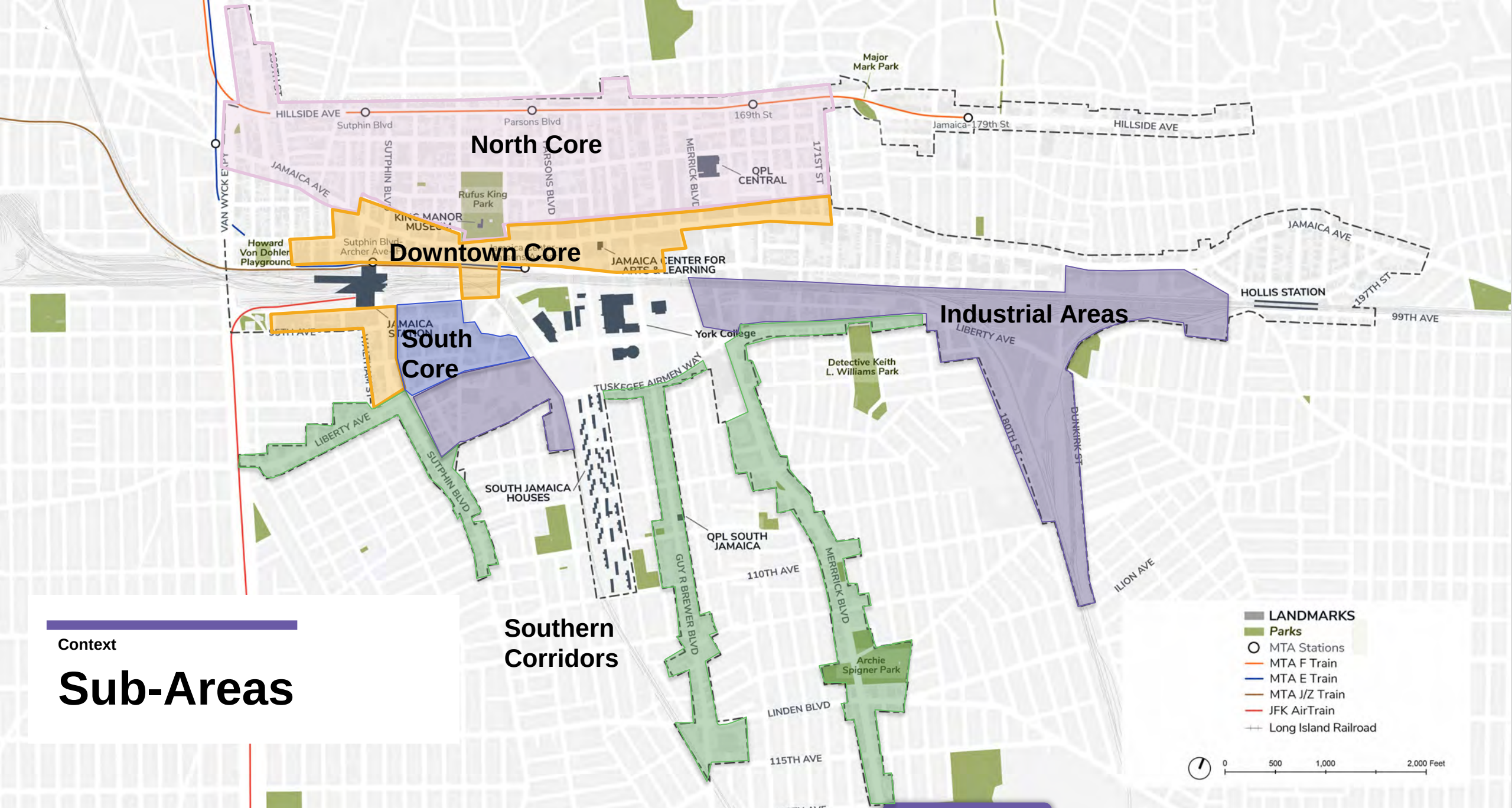
Study Area

- Approximately 300-block area
- Wide range of uses including:
 - 1-2 family homes
 - Multifamily residential buildings
 - Commercial
 - Industrial
 - Community spaces like schools, city/state agency offices, or faith-based organizations

Surrounding Areas

- Mainly residential with low rise buildings and 1-2 family homes.





North Core

Downtown Core

South Core

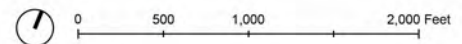
Industrial Areas

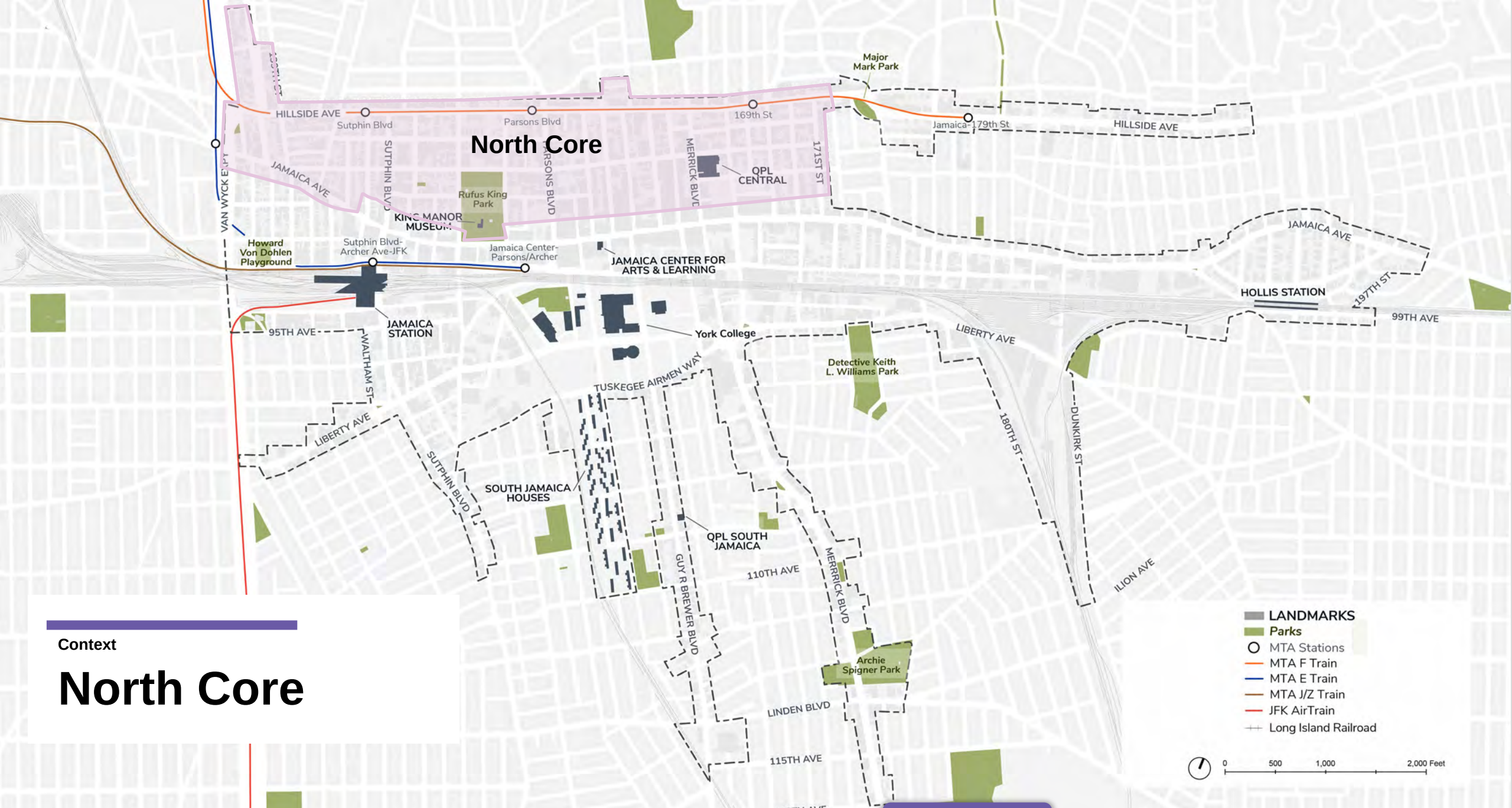
Southern Corridors

Context

Sub-Areas

- LANDMARKS
- Parks
- MTA Stations
- MTA F Train
- MTA E Train
- MTA J/Z Train
- JFK AirTrain
- Long Island Railroad

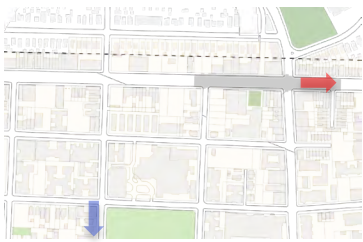




Context

North Core

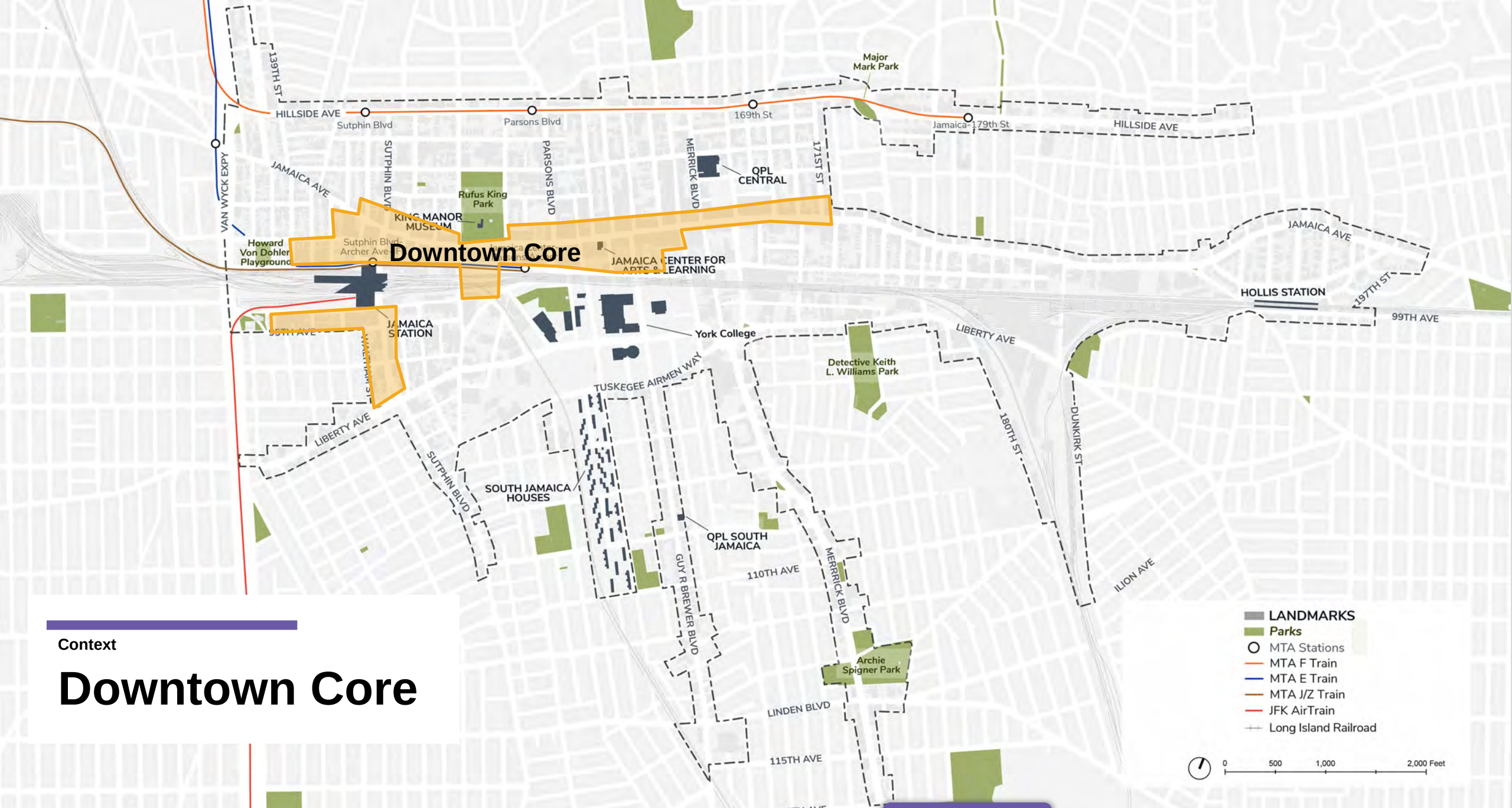
North Core Photographs



Looking east on Hillside Avenue and Parsons Blvd



Looking South on 150th Street by Rufus King Park



Context

Downtown Core

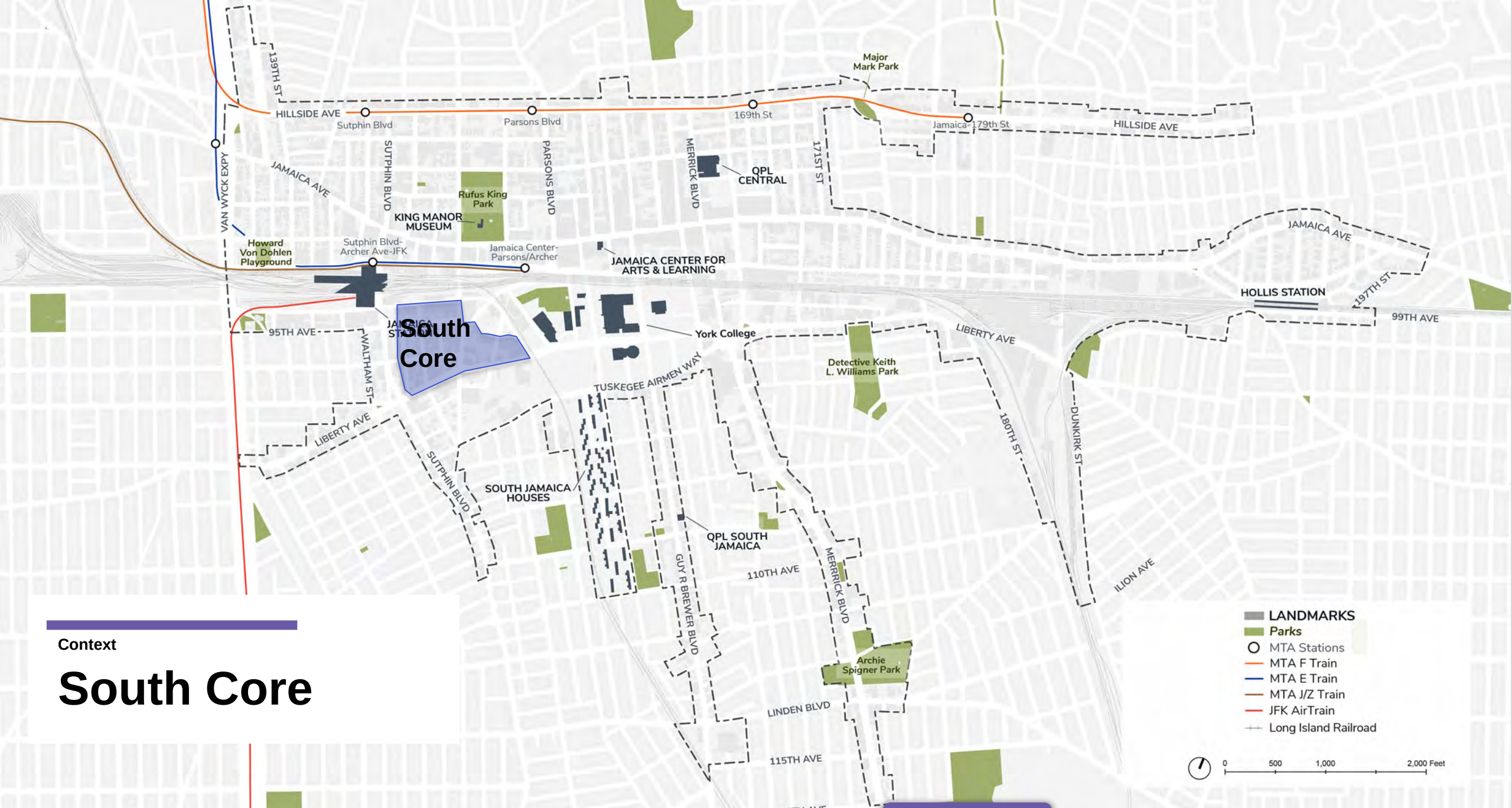
Downtown Core Photographs



Looking West on Jamaica Avenue near 161st Street



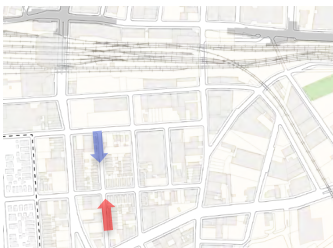
Looking North on Sutphin Blvd near 97th Ave



Context

South Core

South Core



Looking North on 147th Place between Liberty Ave and 97 Avenue

Looking South on 147th Place between 95th Avenue and 97th Avenue



Context

Southern Corridors

- LANDMARKS
- Parks
- MTA Stations
- MTA F Train
- MTA E Train
- MTA J/Z Train
- JFK AirTrain
- Long Island Railroad



Southern Corridors



Looking South on Guy R Brewer Boulevard and South Road



Looking South on Merrick Blvd and 109th Avenue

Context

Industrial Areas



Industrial Areas

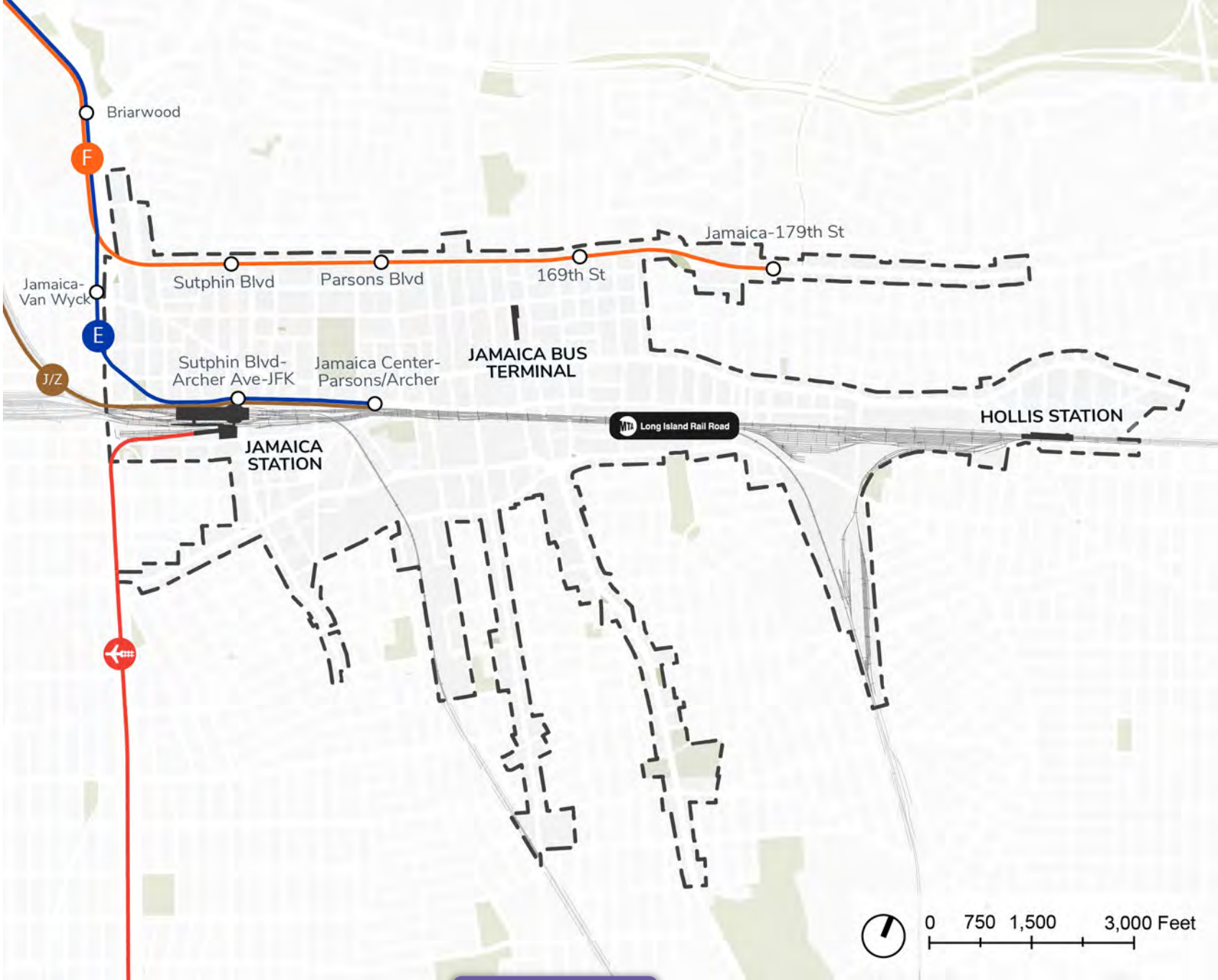


Looking West on Liberty Avenue by Detective Keith Williams Park

Looking North on Dunkirk Street and Fonda Avenue

Transit Hub

With four train lines, the LIRR, Airtrain to JFK and over 40 bus lines, Jamaica provides daily transportation to thousands of commuters.



Housing Production & Population Growth

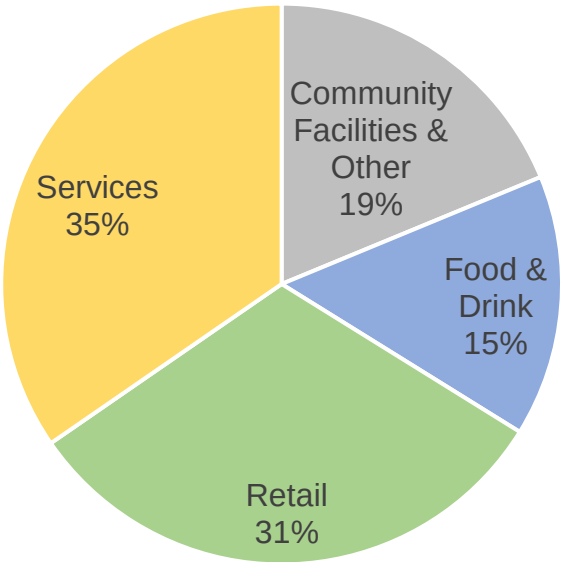
- From 2010 to 2020, Jamaica's population has increased by **13.4%**, higher than the rest of NYC, which grew by 7.7%.
- Queens Vacancy rate is **0.88%** while citywide vacancy rate is **1.4%**
- Meanwhile from 2010 to 2020 housing production has only increased by **10.1%**
- **57%** of renter households in Jamaica are rent-burdened.



Commercial Center

2,360 Storefronts
240 vacant (10%)
8% QN | 12% NYC

Storefronts by Type



Source: Live XYZ Snapshot retrieved on October 20, 2023 (rounded).

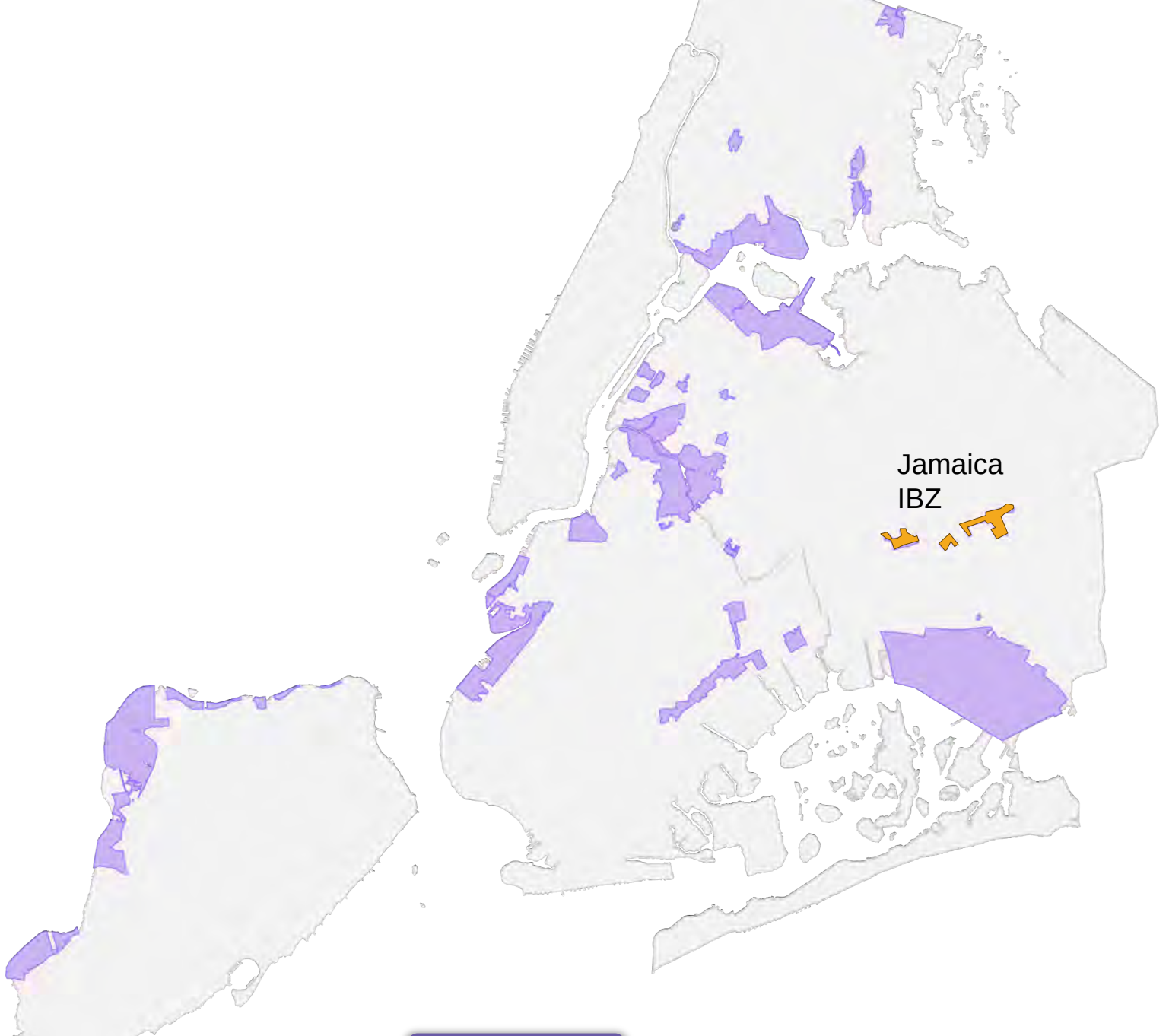


Industrial Areas

There are 21 Industrial Business Zones currently located throughout Queens, Brooklyn, the Bronx, and Staten Island

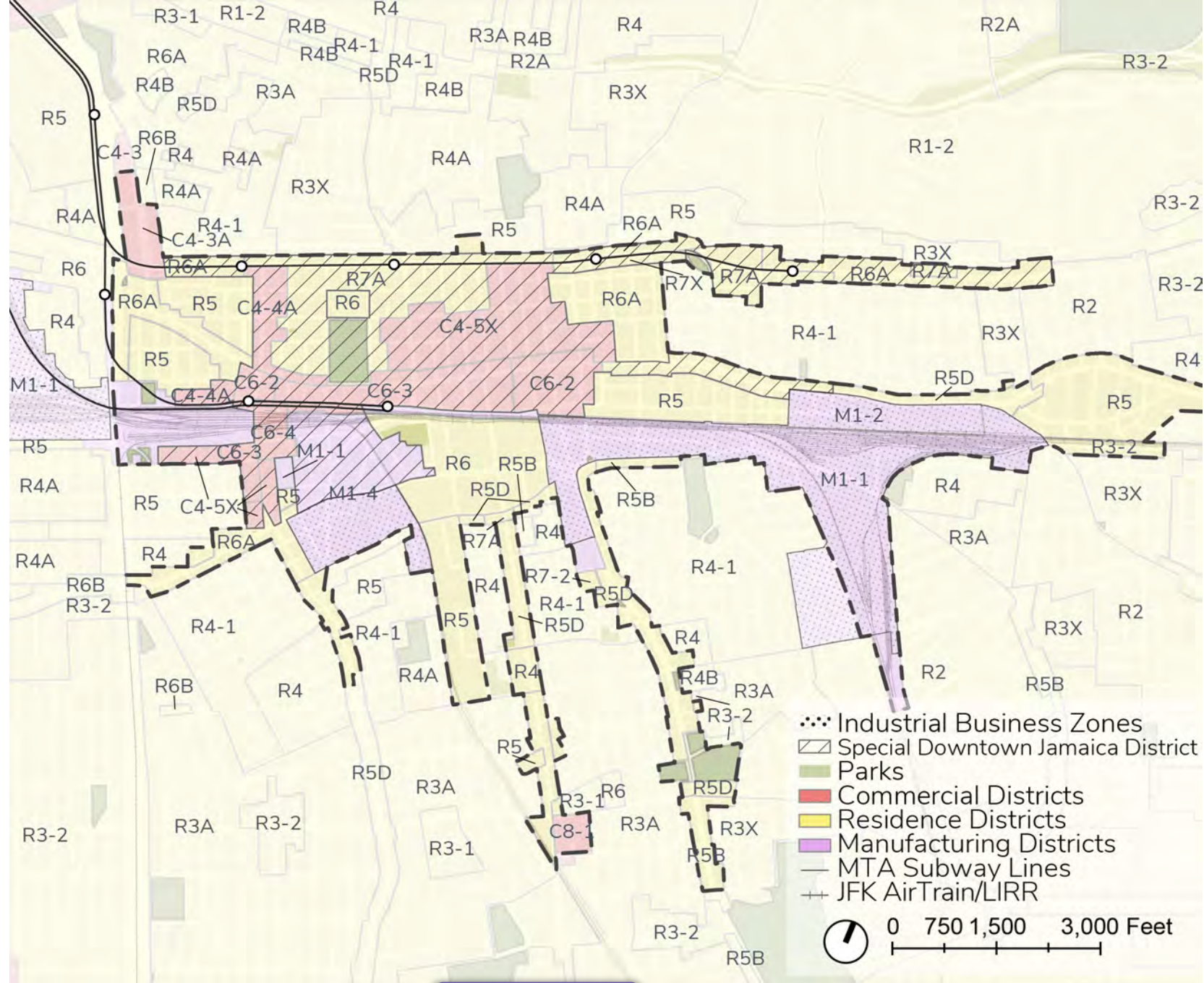
Types of Industrial Include:

- Transportation & Warehousing
- Wholesale Trade
- Manufacturing
- Administrative and support and waste management and remediation services
- Construction
- Accommodation and Food Services
- Other services (except public administration)
- Retail



Existing Zoning

- Does not include requirement for affordable housing,
- Restricts spaces for industrial options and growth
- Limits potential for Jamaica to continue to thrive as a place where people can live, work and play





ENTERTAINMENT
JAMAICA

80,043
POPULATION

The study area population was 80,043 in 2010. In 2010 it was 70,492.



The Jamaica Y...
more than 10,000 adults ea...

ough its full-service Branch oper...
ool program sites

14 FAITH...
STRUCTU...

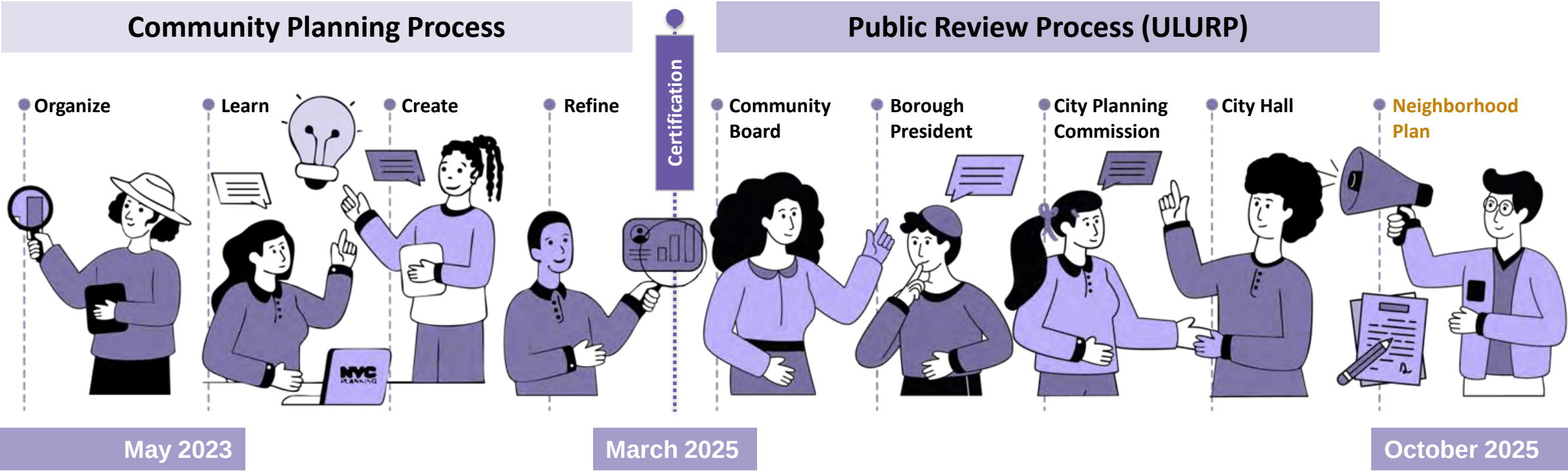
MAICA'S SCHOOL...



The Cultural Collaborative Jamaica promotes arts and economic development in the Queens community through programs like JAMS Under the Stars music series and the JAMS Festival, the Arts in the Parks for children in King Park and Holidays on the Avenue.

Engagement

Jamaica Neighborhood Planning Process



Engagement Summary

38
Public
Meetings

52
Steering
Committee
Members

~3,000
Comments

~12,500
Website
Visits





Vision:
Jamaica is prosperous thanks to its affordability and inclusivity, its diversity, and its business and investment opportunities.

Voice to Vision

A community co-designed online tool that visualizes feedback gathered throughout the engagement process, helping community members identify key themes and see how their input shaped the proposal.

Voice to Vision

Jamaica

Neighborhood Plan

Explore Voices

See Vision

Give Feedback

About Team

Voice to Vision

Visualizing how community voices have shaped the Jamaica Neighborhood Plan

Voice to Vision shares community input gathered through the Jamaica Neighborhood Planning Process and visualizes how it shaped the plan's goals and strategies. This tool was developed collaboratively by the MIT Center for Constructive Communication, the New York City Department of City Planning, and a team of community co-designers.

"Don't like that people smoke or do drugs near kids areas like playgrounds"

Cited

"More affordable housing with a more standardized system."

Cited

"Close down 'high density' roads at peak hour to redistribute traffic"

Cited

"require new open space per new development with trees, bench, gardens."

Cited

"I hope the will be less religious centers and better businesses (less churches, temples, etc., less hair care and takeout restaurants). More formal eat in dining. Cultural/arts, better parks, cleaner safer streets."

Cited

"I hope the will be less religious centers and better businesses (less churches, temples, etc., less hair care and takeout restaurants). More formal eat in dining. Cultural/arts, better parks, cleaner safer streets."

Cited

"Everyone on the streets should be given housing from the ones that are being built, that's how we create a healthier community"

Cited

"Increase bus line service on weekends"

Cited

"SANITATION DUMPING"

Cited

"Make JCAL brighter and look appealing for kids - mural, art in windows, etc"

Cited

"Additional funding for library, Parks and cultural institutions to have the Staff and funds they need to accommodate this growing community."

Cited

"Education: failing schools, lack of funding"

Cited



Proposal

Goals

The plan helped achieve these goals through zoning updates, neighborhood investments and policy changes

1

Improve quality of life in the neighborhood for current & future residents

2

Foster a thriving local economy & help residents prosper

3

Create a climate-resilient & environmentally just Jamaica

4

Achieve equitable health & safety outcomes for current & future residents

5

Maintain cultural diversity & nurture inclusivity in Jamaica

6

Preserve & bolster Jamaica's rich multicultural history

Zoning Framework Strategies

The framework aims to reach the objectives through different zoning tool approaches including:



Permanent income-restricted affordable housing
Require Mandatory Inclusionary Housing (MIH)



Nighborhood character and scale
Respond to elements of existing neighborhood character and scale with urban design controls such as street wall rules



Transit-oriented growth
Encourage moderate density on bus and subway corridors



Industrial
Maintain existing industrial areas while fostering the creation of industrial and commercial uses suitable near residential areas

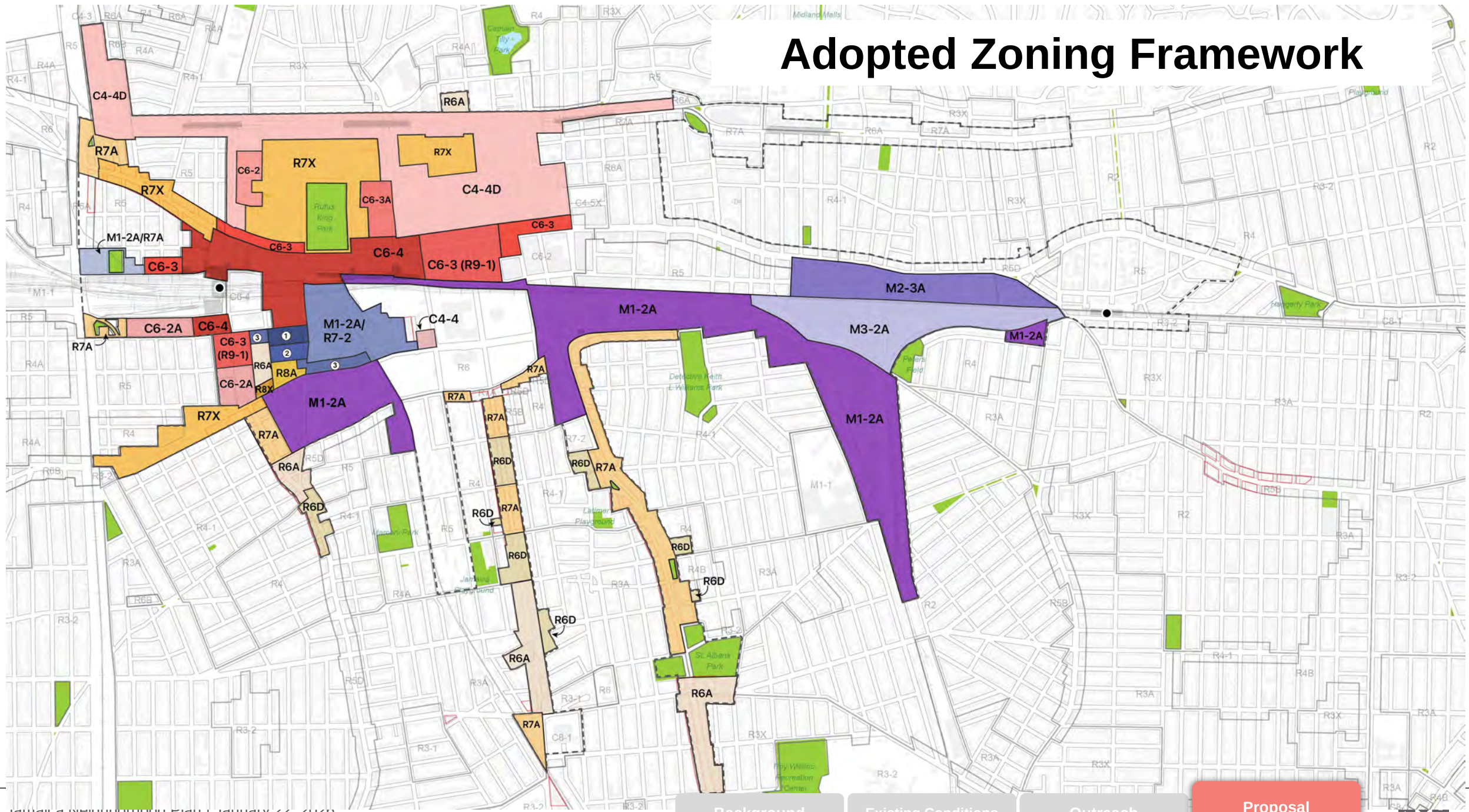


Active ground floor uses
Require active ground floor uses to support job growth and community supporting uses



Streetscape
Expand non-zoning tools for improvements to the streetscape for safety and stormwater management

Adopted Zoning Framework



Goal: Maintain cultural
diversity & nurture
inclusivity in Jamaica

Maintain Cultural Diversity & Nurture Inclusivity

We say we're Jamaican because when

Maintaining cultural diversity & nurturing inclusivity in Jamaica means...

Creating more housing that's affordable for residents

Helping ensure that schools have space for students

Supporting community hubs

Strengthening local small businesses with better access to programs and assistance

Better connecting local creatives to grants, programs, and services

North Core

North Core

Proposal

- LANDMARKS
- Parks
- MTA Stations
- MTA F Train
- MTA E Train
- MTA J/Z Train
- JFK AirTrain
- Long Island Railroad



North Core Existing Conditions



Existing single-story
retail buildings
without housing

Transit rich close
to F subway stops

Hillside Avenue & 150th Street looking east

North Core Previous Zoning

Previous districts allowed buildings of up to 75' base heights and 85' of maximum buildings heights.

MAXIMUM HEIGHT
Approx. 11STORIES

BASE HEIGHT
Approx. 8 STORIES

Hillside Avenue & 150th Street looking east

North Core Illustrative View

Create active ground floors of commercial and community serving uses

Unlock high to mid-density mixed-use permanently affordable units

Hillside Avenue & 150th Street looking east

Goal: Foster a thriving
local economy and help
residents prosper

Fostering a thriving local economy and helping residents prosper in Jamaica means....

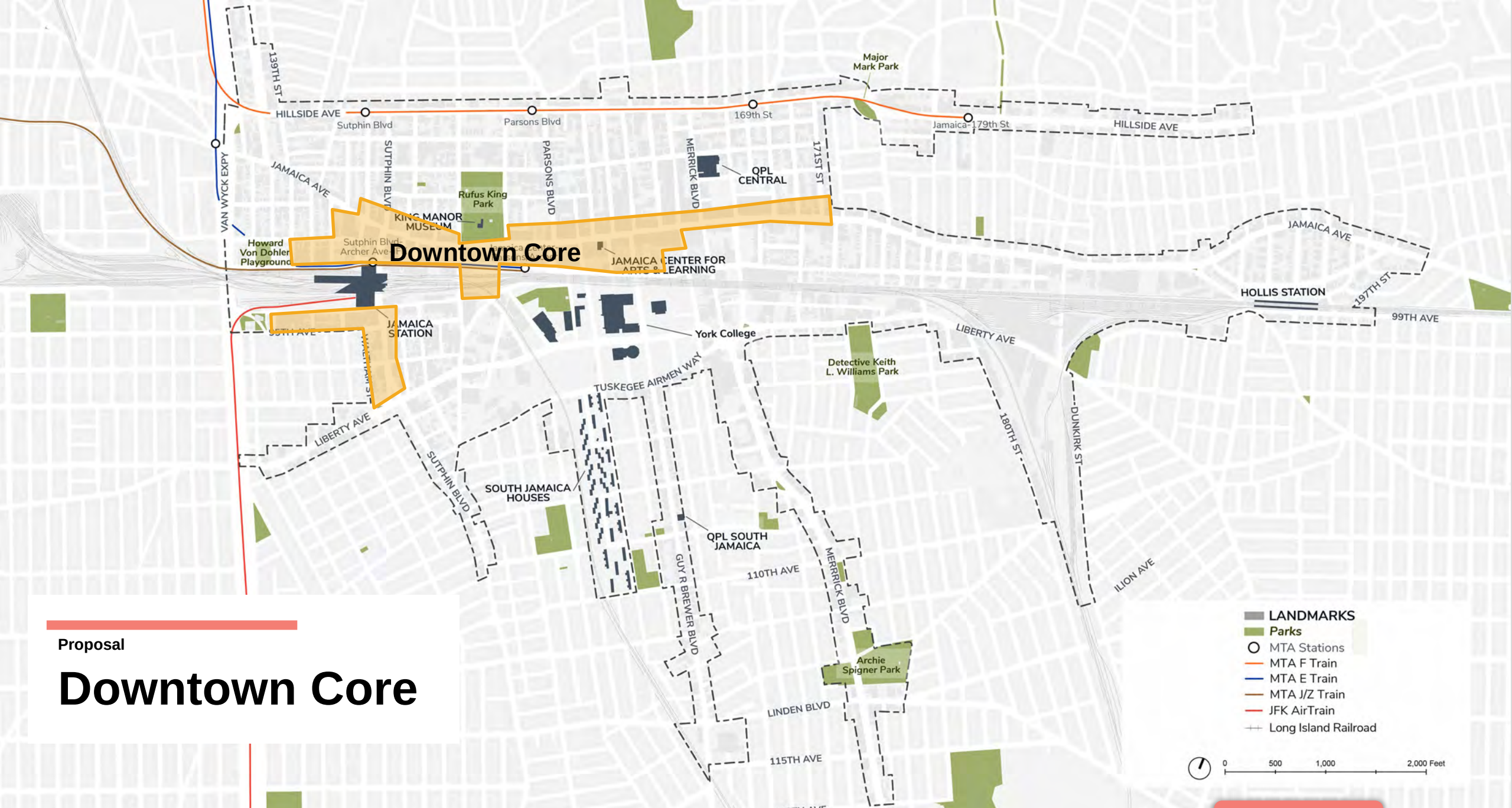
Creating new space for businesses to open or expand

Establishing Downtown Jamaica as a destination

Supporting existing homeowners and expand homeownership opportunities

Making it easier to get around Downtown Jamaica and surrounding neighborhoods

Expanding opportunities for local creatives



Proposal

Downtown Core

Downtown Core Existing Conditions

Transit rich
close to E,J,Z
subway stops

Existing single-story
retail buildings
without housing

Central destination retail
corridor for residents and
visitors alike



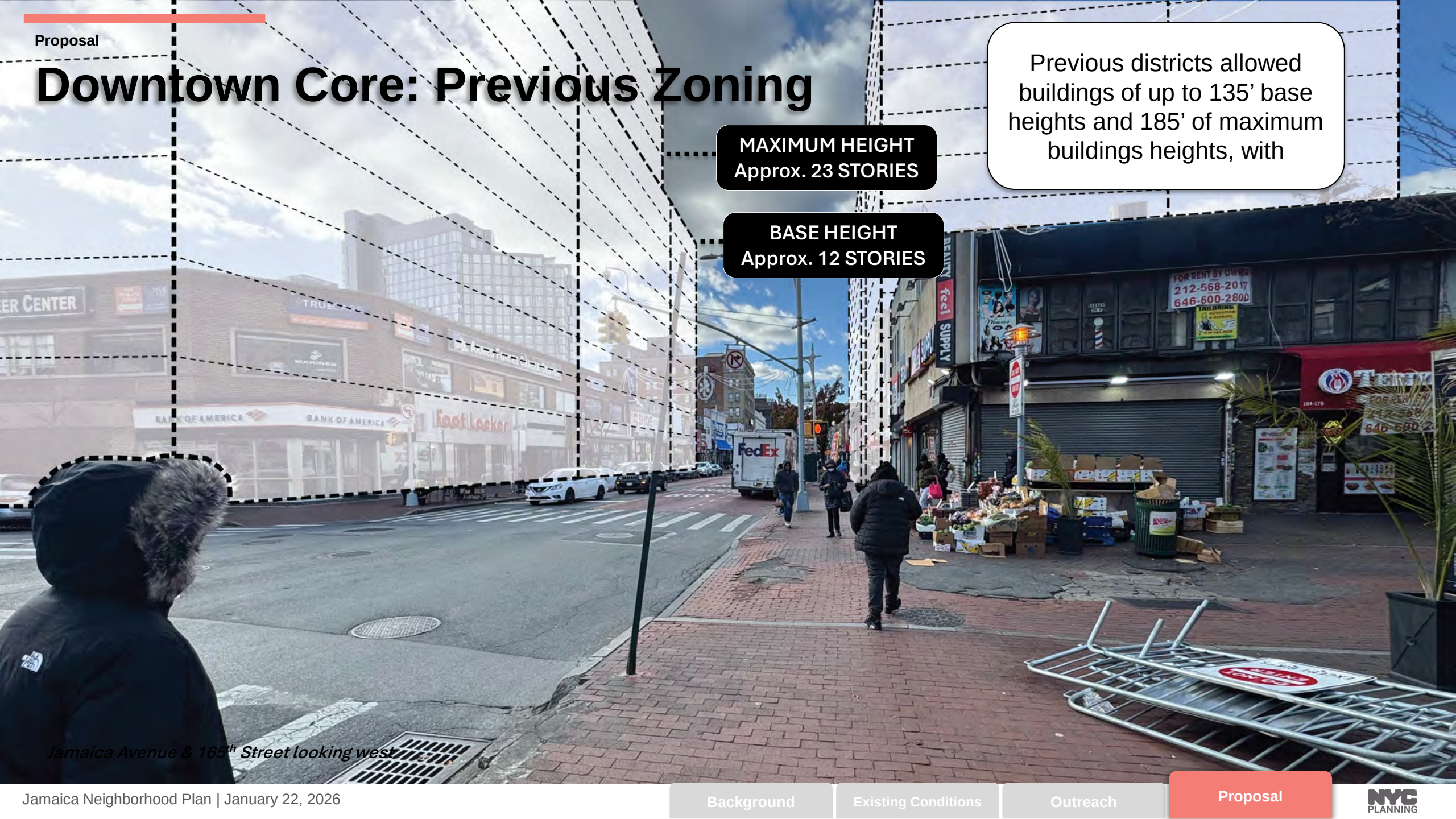
Jamaica Avenue & 165th Street looking west

Downtown Core: Previous Zoning

MAXIMUM HEIGHT
Approx. 23 STORIES

BASE HEIGHT
Approx. 12 STORIES

Previous districts allowed buildings of up to 135' base heights and 185' of maximum buildings heights, with



Jamaica Avenue & 165th Street looking west

Jamaica Center Illustrative View

Unlock high density mixed-use permanently affordable units

The proposal would create active ground commercial and community serving uses

Jamaica Avenue & 165th Street looking west

Goal: Improve quality of
life in the neighborhood
for current and future
residents

Improving quality of life in the neighborhood for current and future residents means...

Creating opportunities for mixed use buildings that serve the needs of the community

Improving neighborhood cleanliness and sanitation

Expanding safety strategies to address the root causes of crime & violence

Enhancing public spaces with greenery and amenities

Increasing access to arts and cultural education

Downtown Core Existing Conditions

Transit rich
subway and
LIRR Station

Archer Avenue & Sutphin
Blvd. are two main
corridors connecting
resident north-to-south
and east-to-west

Existing single-story
retail buildings
without housing

Sutphin Blvd. & Archer Avenue looking west

Downtown Core: Previous Zoning

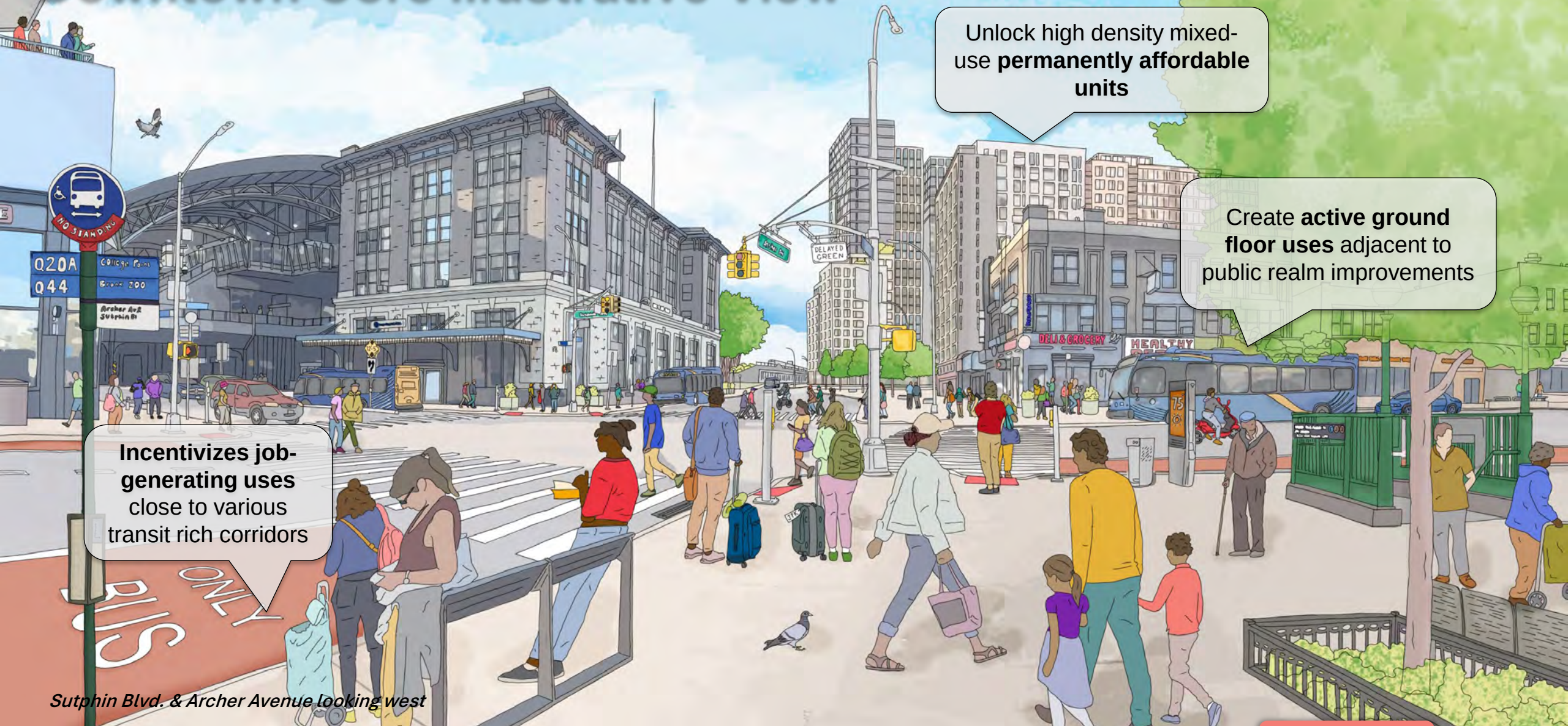
Previous districts allow buildings of up to 85' base heights and 115' of maximum buildings heights

MAXIMUM HEIGHT
Approx. 18 STORIES

BASE HEIGHT
Approx. 13 STORIES

Sutphin Blvd. & Archer Avenue looking west

Downtown Core Illustrative View



Unlock high density mixed-use permanently affordable units

Create active ground floor uses adjacent to public realm improvements

Incentivizes job-generating uses close to various transit rich corridors

Sutphin Blvd. & Archer Avenue looking west

Goal: Achieve equitable
health & safety
outcomes for current &
future residents



Achieving equitable health & safety outcomes for current & future residents in Jamaica means....

Increasing access to fresh, affordable food

Expanding awareness of and access to mental health and healthcare resources

Creating safer streets for all, especially older adults and people with disabilities

Improving public spaces with better access and maintenance

Promoting healthier homes through new quality housing and support for existing residents



Proposal

South Core

South Core Existing Conditions

Archer Avenue bus terminal is a major transfer hub for residents traveling to work and school



Lack of comfortable pedestrian spaces

The South Core today has seen development resulting from the 2007 rezoning



Inconsistent streetscapes and lack of open space

Archer Avenue and 150th Street looking south

South Core: Previous Zoning

Previous districts allowed buildings of up to 135' base heights and 250' of maximum buildings heights.

BASE HEIGHT
Approx. 4-6 STORIES

Archer Avenue and 150th Street looking south

South Core



Archer Avenue and 150th Street looking south

South Core Illustrative View

Create **active, safe and comfortable sidewalks** and public spaces

The proposal would unlock **high to mid-density mixed-use affordable housing, co-ops and condos**

Create **active ground floor uses** along major corridors in the neighborhood

Archer Avenue and 150th Street looking south

Goal: Preserve &
bolster Jamaica's rich
multicultural history



Preserving & bolstering Jamaica's rich multicultural history means...

Encouraging a balanced approach to housing that considers neighborhood context

Celebrating and preserving Jamaica's cultural legacy

Promoting Jamaica's arts and culture

Fostering intergenerational connections and support networks

Proposal

Southern Corridors



Southern Corridors

Existing Conditions

Lack of neighborhood serving programs along a wide transit-rich two-way bus corridor

Lack of safe street crossing for pedestrians

Merrick Blvd & 105th Road looking south

Southern Corridors: Previous Zoning

Previous districts allowed buildings of up to 55' maximum buildings heights.

MAXIMUM HEIGHT
Approx. 4 STORIES



Merrick Blvd & 105th Road looking south

Southern Corridors Illustrative View

Create active ground floor uses along accessible corridors

Incentivize community servicing programs where residents live and work

Unlock mid-density mixed-use **permanently affordable units**, co-ops and condos

Merrick Blvd & 105th Road looking south

Goal: Create a
climate-resilient &
environmentally-just
Jamaica



Creating a climate-resilient & environmentally-just Jamaica means...

Helping industrial businesses thrive while addressing potential impacts on nearby neighborhoods

Improving infrastructure to manage environmental challenges like flooding, air quality, & climate change

Supporting creation of new green or public spaces that meet the needs of the community

Exploring strategies ways to expand locally grown food options through urban agriculture.

Increasing awareness of existing and emerging local career paths

Proposal

Industrial Areas



Industrial Areas Existing Conditions

Access to
bus route

Lack of safe crossing for
pedestrians to parks

Liberty Avenue is a 4-lane street with
two-way bus lanes bringing travelers
east-west through Jamaica

Liberty Avenue & 172nd Street looking east

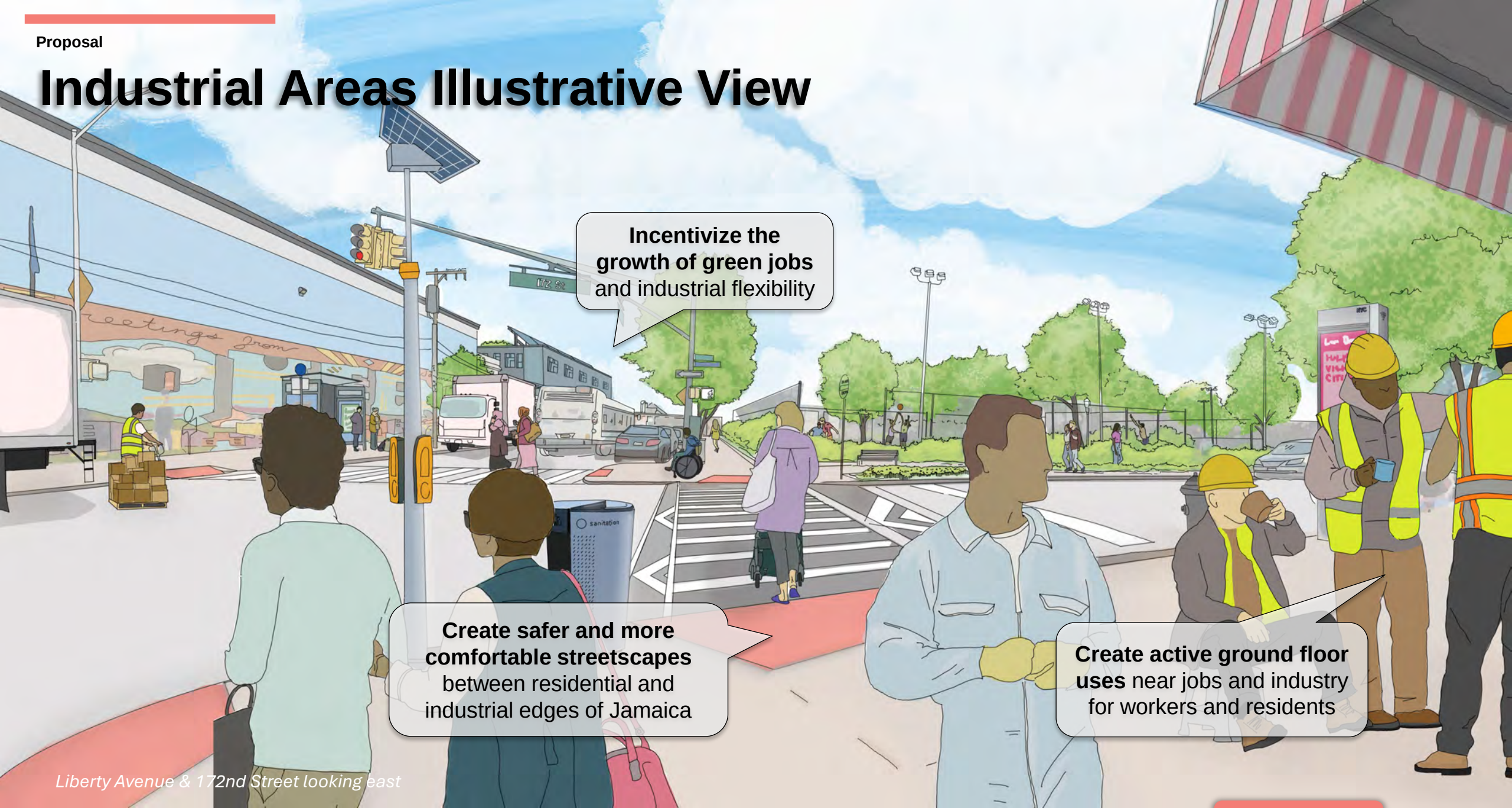
Industrial Areas Previous Zoning

Previous districts
allowed buildings of
up to 30' base heights

BASE HEIGHT
Approx. 3 STORIES

Liberty Avenue & 172nd Street looking east

Industrial Areas Illustrative View



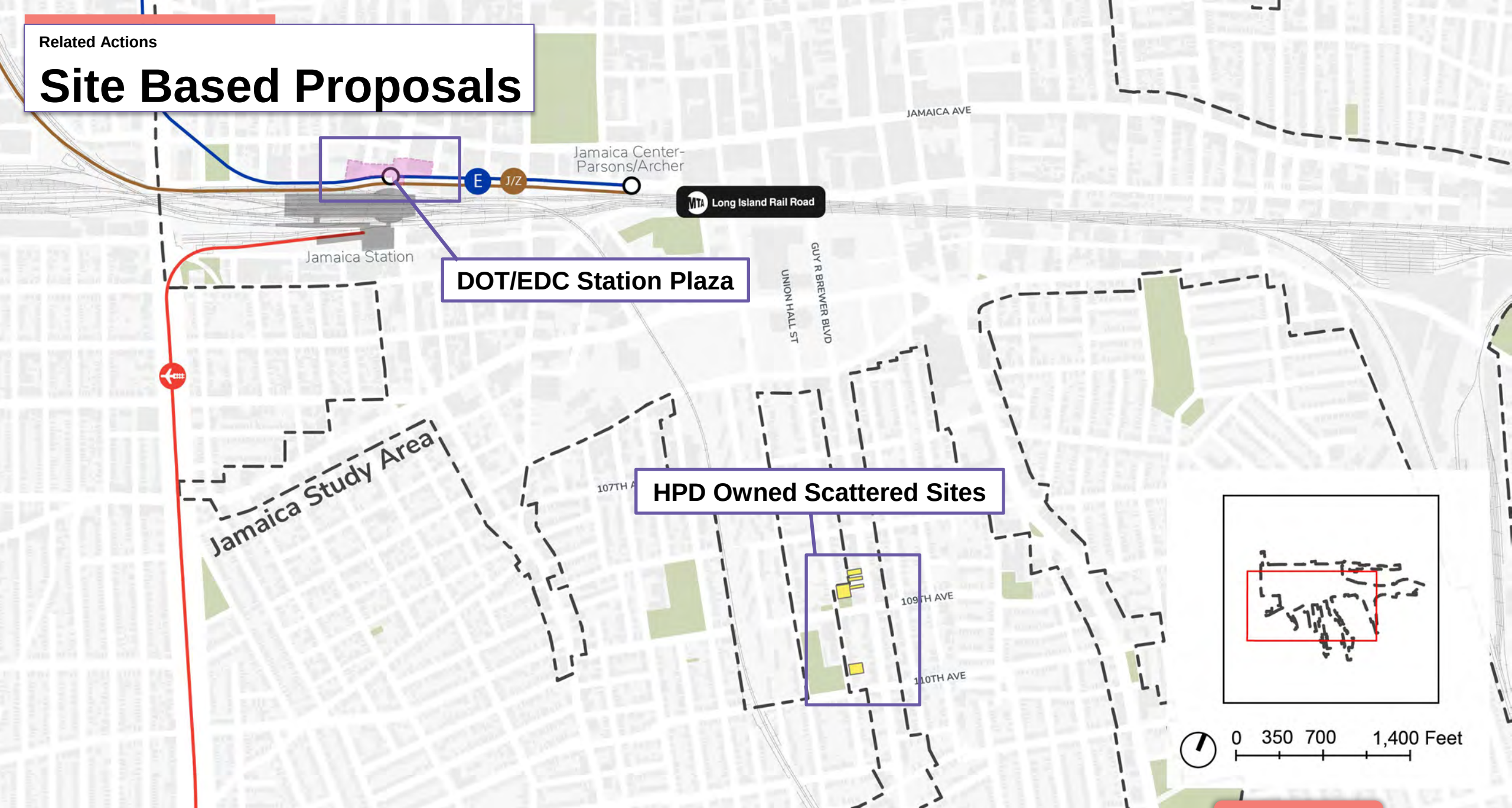
Incentivize the growth of green jobs and industrial flexibility

Create safer and more comfortable streetscapes between residential and industrial edges of Jamaica

Create active ground floor uses near jobs and industry for workers and residents

Liberty Avenue & 172nd Street looking east

Site Based Proposals



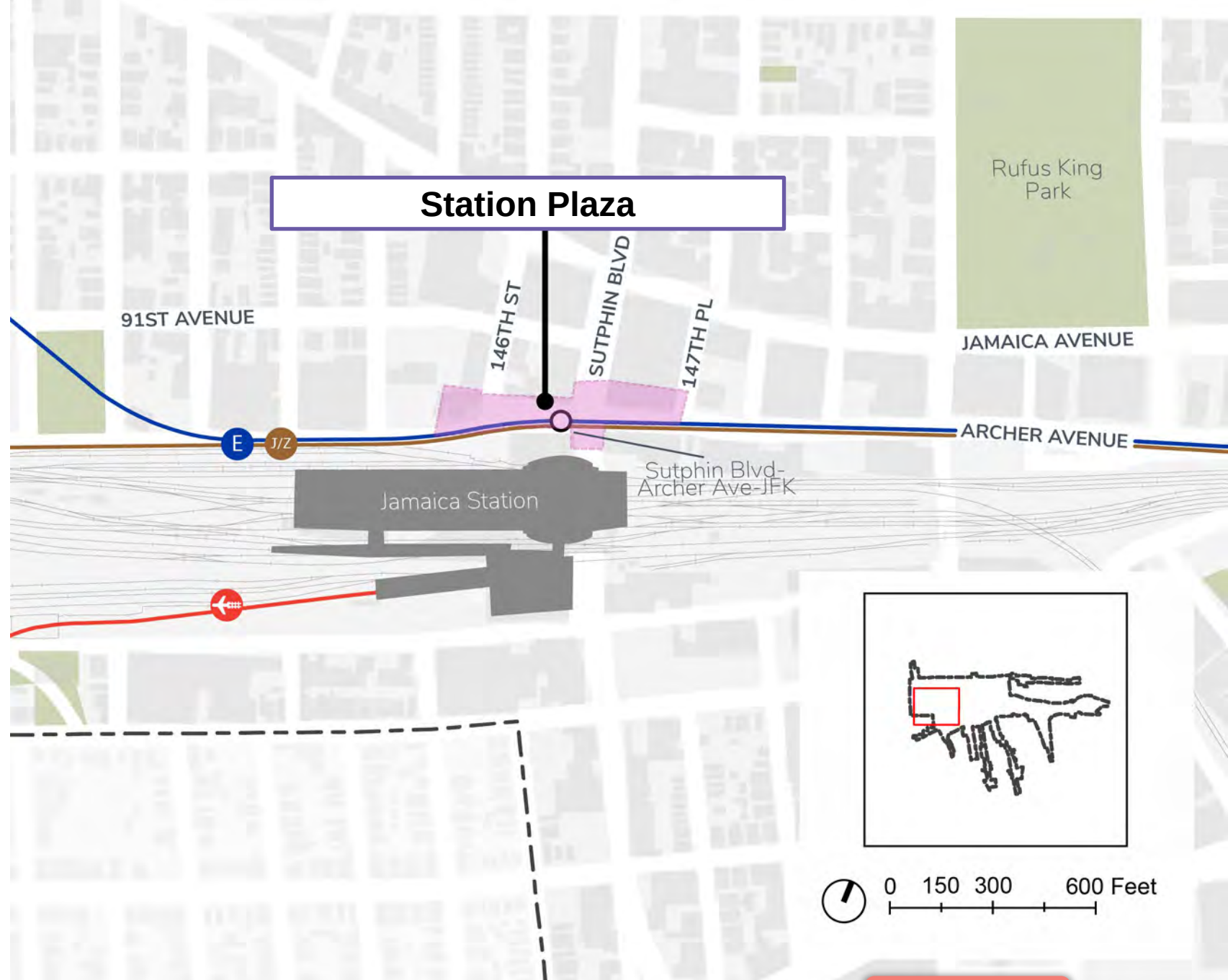
Station Plaza

Background

- In 2007, the City acquired all or part of eight properties and approved the demolition of nine buildings
- This would have facilitated the creation of approximately 0.52 acres of public plaza space

Existing Context

- In response to funding constraints, NYC DOT, in conjunction with NYC EDC, has made design updates that will result in a reduced plaza area



Station Plaza: Summary

- Facilitate the creation of two new public plazas (approximately 0.45 acres combined)
- Located at:
 - Northeast corner of the Archer Avenue and Sutphin Boulevard intersection
 - Northwest corner of Archer Avenue and 146th Street.



East and West Plaza Renderings

The background image shows a city street scene. On the left, there is a tall, multi-story brick apartment building with many windows and small balconies. In the foreground, several cars are parked along the street, including a silver sedan and a white SUV. To the right, there are lower-rise houses with light-colored siding and dark roofs. A large tree with bare branches is on the far right. A semi-transparent purple rectangle is centered over the image, containing the title text in white.

Ongoing City Investments

Sanitary Sewer Infrastructure

- \$2.64 billion stormwater management investments in Southeast Queens
- Over \$300M to begin upgrading the sewer infrastructure in Jamaica over the next 10 years



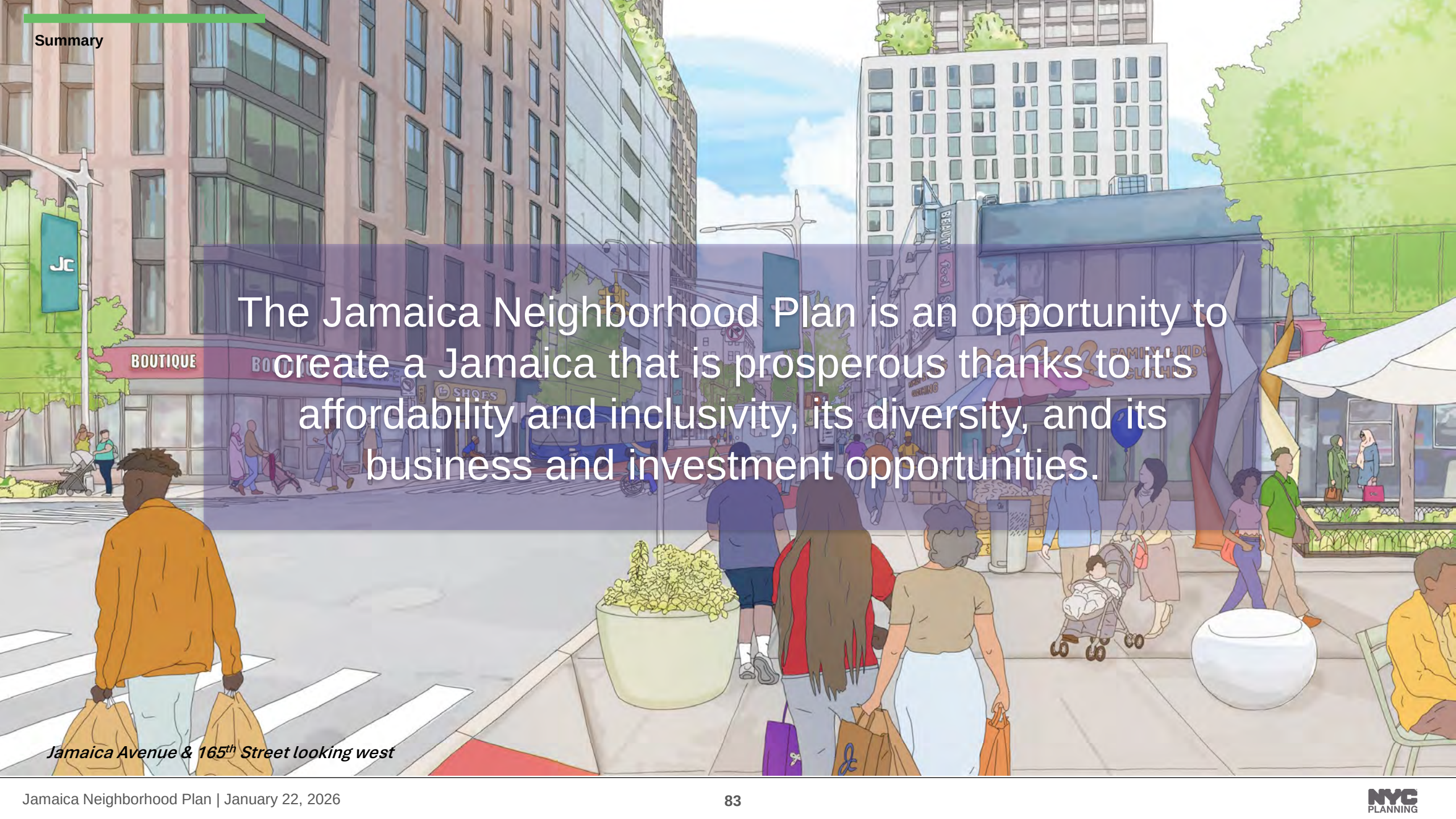
Jamaica Ave Streetscape Improvement

\$78 million dollar investment in streetscape improvements for Jamaica Avenue including:

- Sidewalk and roadway reconstruction
- Streetscape and transit amenities such as benches, leaning bars, wayfinding signage, and bike racks.
- New trees and plantings
- Improved lighting
- Increased pedestrian public space
- Accessibility upgrades to pedestrian ramps and traffic signals
- Safety improvements such as raised crosswalks, curb extensions and new signage



Illustrative Rendering from NYC DOT



The Jamaica Neighborhood Plan is an opportunity to create a Jamaica that is prosperous thanks to its affordability and inclusivity, its diversity, and its business and investment opportunities.

Jamaica Avenue & 165th Street looking west

The Jamaica Neighborhood Plan

Thank you

Contact: Jasmin Tepale
Jtepale@Planning.nyc.gov