

Development Opportunity – Jamaica Neighborhood Plan

Limited Buildable Parcels | Transit Oriented Development Advantage | Rezoning Upside

Few large, underbuilt parcels remain along Hillside Ave and within Jamaica’s North Core. Most land is already institutional or built-out, leaving limited true development sites. This constrained supply positions

139-40 Hillside Ave

as one of the rarest and most strategic parcels.



Zoning (Post-JNP Framework)

- Zoning: C4-4D
- FAR: 7.2 (Residential), 3.4 (Commercial)
- Buildable SF: ~75,000–85,000 SF on a 10,500 SF lot
- Height Potential: 14 Stories, Mid-Block

Development Incentives

- 485-x Property Tax Exemption: 35 years (with affordability requirements)
- HPD Financing: Low-cost debt + subsidy for affordable/mixed-income units
- LIHTC (Low-Income Housing Tax Credits): Additional equity financing
- Transit-Oriented Development (TOD): Direct E/F subway access at Parsons Blvd, 169th St, 144th St & Sutphin Blvd.
- Green Building Credits: Potential solar and green roof benefits

The Jamaica Neighborhood Plan rezoning unlocks density and incentives, but scarcity ensures only a handful of parcels can capture this upside. 139-40 Hillside Ave stands as one of the rarest TOD opportunities in Queens.

Overall Benefits for the Jamaica Neighborhood Post-JNP Passage

The Jamaica Neighborhood Plan (JNP) is set to bring transformative changes creating numerous opportunities and addressing key needs. Here's how the passage of the JNP will benefit the Jamaica neighborhood:

1. Economic Growth: The JNP will attract diverse market segments, fostering business development and creating job opportunities for residents. Local entrepreneurs will thrive in a revitalized economic environment.

2. Community Development: With the JNP, the neighborhood will see improved infrastructure, enhanced public spaces, and better access to essential services, making Jamaica a more vibrant and livable community.

3. Housing Opportunities: The plan will address housing needs, ensuring affordable and sustainable living options for families and individuals.

4. Enhanced Connectivity: Improved transportation and accessibility will connect residents to broader opportunities, making commuting and local travel more efficient.

5. Social Impact: The JNP will strengthen community ties by supporting programs and initiatives that promote inclusivity, education, and cultural enrichment.

6. Environmental Sustainability: The plan will prioritize green spaces and eco-friendly practices, contributing to a healthier and more sustainable neighborhood.

The passage of the JNP marks a pivotal moment for Jamaica, unlocking its potential and paving the way for a brighter future. Together, we can embrace these opportunities and build a stronger, more prosperous community.

Healthcare benefits for the Jamaica Neighborhood Post-JNP Passage

1. **Improved Healthcare Infrastructure:** The JNP may include provisions for building or upgrading healthcare facilities, such as clinics, hospitals, or wellness centers, to meet the needs of a growing community.
2. **Increased Demand for Healthcare Services:** As the neighborhood develops and attracts more residents, there will likely be a higher demand for healthcare services, creating opportunities for healthcare providers and professionals.
3. **Job Creation in Healthcare:** The expansion of healthcare facilities and services can lead to job opportunities for medical professionals, administrative staff, and support workers.
4. **Community Health Programs:** The JNP might support initiatives aimed at improving public health, such as wellness programs, preventive care campaigns, or partnerships with local healthcare organizations.
5. **Opportunities for Innovation:** With development, there may be opportunities for introducing telemedicine, advanced medical technologies, or specialized healthcare services to the community.

Retail benefits for the Jamaica Neighborhood Post-JNP Passage

1. **Expansion of Retail Spaces:** The JNP may include the development of new shopping centers, malls, or retail districts, providing more options for consumers.
2. **Increased Foot Traffic:** As the area develops and attracts more residents and visitors, local businesses and shops may experience higher foot traffic and sales.
3. **Opportunities for Local Businesses:** The plan could create opportunities for small businesses and entrepreneurs to open shops, boutiques, or specialty stores in the area.
4. **Improved Shopping Experience:** Enhanced infrastructure, such as better transportation and parking facilities, could make shopping more convenient and enjoyable.
5. **Diverse Retail Offerings:** The JNP might encourage a mix of retail options, including national chains, local vendors, and niche markets, catering to a wide range of consumer needs.

Banking & Financial benefits for the Jamaica Neighborhood Post-JNP Passage

1. **Increased Demand for Banking Services:** As the area develops and attracts more residents and businesses, there will likely be a higher demand for banking and financial services, including loans, mortgages, and investment products.
2. **Opportunities for Financial Institutions:** The JNP may create opportunities for banks, credit unions, and other financial institutions to establish branches or expand their presence in the area.
3. **Business Financing Needs:** Local businesses and entrepreneurs may seek financial support for setting up or expanding operations, leading to increased activity in business loans and credit services.
4. **Real Estate Financing:** With new developments, there may be a surge in real estate transactions, driving demand for mortgages, property loans, and related financial products.
5. **Wealth Management Services:** As the community grows and prospers, there could be an increased need for wealth management, retirement planning, and investment advisory services.

Impact on Classroom Seat Education Needs

One of the primary effects of the JNP passage will be an increase in the demand for classroom seats. As the partnership aims to improve access to quality education, more students are likely to enroll in schools, necessitating the expansion of existing classroom facilities or the construction of new ones. This surge in student enrollment will require strategic planning to accommodate the growing student population without compromising the quality of education.

Furthermore, the JNP is expected to promote inclusive education, ensuring that students with diverse needs, including those with disabilities, have access to appropriate learning environments. This inclusivity will demand specialized classroom setups, additional resources, and trained personnel, thereby increasing the overall need for adaptable and accessible classroom spaces.

Opportunities Created by the Passage of JNP

The legislation opens numerous opportunities for educational development in Jamaica. Firstly, it encourages public-private partnerships, which can lead to innovative funding models for school infrastructure projects. This collaboration can accelerate the development of modern, well-equipped classrooms that foster interactive and engaging learning experiences.

Secondly, the JNP can stimulate the adoption of technology in classrooms, facilitating digital learning environments. This integration will not only enhance the quality of education but also prepare students for a digital economy, creating opportunities for skill development and employment.

Additionally, the legislation can promote community involvement in education, fostering a sense of ownership and responsibility among local stakeholders. This engagement can lead to the development of community-based educational programs and support systems that enhance student learning outcomes.

The passage of the Jamaica National Partnership (JNP) is poised to significantly influence the educational landscape of Jamaica. This legislative or policy development is expected to bring about substantial changes in the way education is delivered, accessed, and integrated into the broader socio-economic framework of the country.

Changes in Education Needs

- **Curriculum Adaptation:** The evolving economic and technological environment necessitates a curriculum that emphasizes digital literacy, critical thinking, and problem-solving skills. Schools will need to incorporate new subjects and update existing ones to prepare students for a competitive global market.
- **Teacher Training and Development:** As educational content and delivery methods change, there will be an increased demand for professional development programs for teachers. Training will focus on new pedagogical techniques, technology integration, and inclusive education practices.
- **Infrastructure and Resources:** The shift towards digital and remote learning models requires investment in infrastructure such as internet connectivity, computers, and multimedia resources. Schools in rural and underserved areas will need targeted support to bridge the digital divide.
- **Inclusive Education:** Policies under the JNP may promote inclusive education, requiring adaptations to accommodate students with diverse learning needs, disabilities, and socio-economic backgrounds.

Opportunities Created

- **Innovation in Educational Delivery:** The JNP can foster innovative teaching methods, including online learning platforms, blended learning models, and community-based education programs, expanding access and flexibility.
- **Partnerships and Collaborations:** The policy may encourage collaborations between government, private sector, and international organizations, leading to resource sharing, curriculum development, and capacity building.
- **Economic Growth and Workforce Development:** An educated workforce aligned with national development goals can attract investment, stimulate entrepreneurship, and reduce unemployment rates.
- **Research and Development:** Increased focus on education can lead to more research initiatives, data collection, and policy analysis, informing future reforms and ensuring sustainable development.

Overall, the passage of the JNP is expected to catalyze a comprehensive transformation of Jamaica's education system, addressing current gaps and positioning the country for future growth and resilience. Strategic implementation and stakeholder engagement will be crucial to maximize these benefits and ensure equitable access to quality education for all citizens.