

Advisory Committee Meeting #2 Summary

Location: Harvest Room
90-40 160th Street
Jamaica, NY 11432

Date: March 27, 2007

Greater Jamaica Development Corporation hosted the second meeting of the Jamaica Brownfield Opportunity Area (BOA) Advisory Committee on March 27, 2007. The meeting focused on several issues related to the redevelopment of brownfields and the utilization of the BOA Program to bring about desired changes in Jamaica.

The meeting focused on two main components.

The community participation portion of the BOA Nomination Study process. The profile of the Study Area as researched by the consultants whose services GJDC has secured for the project.

What follows is a summary of the information that each speaker at the meeting disseminated:

Daniel Pollay (Project Manager - GJDC)

- Introduction of the team of consultants
 - Economics Research Associates
 - Gannett Fleming
 - Nixon Peabody
 - Chris Woods
- Summary of the BOA process in Jamaica to date
- Identification of short-term project management goals
 - Formalize a Vision Statement for the Nomination Study
 - Identify Goals and Objectives
 - Examine redevelopment opportunities through consultants' research and advisory committee guidance

Richard Werber (Director of Industrial Development – GJDC) gave a brief overview of the 3-step BOA process prescribed by New York State's brownfields legislation.

Step 1: Pre-Nomination Study – preliminary description and analysis of the area.

Step 2: Nomination – thorough description of existing conditions, issues and opportunities (Jamaica BOA is in Step 2)

Step 3: Implementation Strategy and/or Site Assessments – descriptions of the techniques and actions to implement the plan, as well as site assessments

Online explanation of the 3-step process:

http://www.nyswaterfronts.com/BOA_program_summary.asp

Chris Woods (Community Outreach Consultant)

- Summary of the draft community participation plan
 - Advisory Committee and Technical Partnership Development
 - Hearings and Workshops
 - Additional Outreach Efforts
 - Post-nomination Activities
- Presentation of vision statement, goals and objectives for the Study
 - Vision Statement: *To create through the BOA process the opportunity for revitalization, rehabilitation and community oriented redevelopment of a long underutilized, vacant, blighted and environmentally impaired area of Jamaica.*
 - *Goals and objectives*
 - Nomination
 - Share findings
 - Jointly explore additional funding
 - Improve quality of life
 - Create economic opportunities/growth
 - Create Housing opportunities

Community participation recommendations by the Advisory Committee

- Encourage new efforts to reach out to additional groups not presently involved in the BOA process such as real estate organizations, small business owners along Jamaica Avenue, people who commute into the neighborhood and youth organizations.
- Hold a design charette to better outline the vision for the redevelopment projects.

Chris Woods indicated that he would implement the above recommendations.

Market/Demand Analysis Presentation

The consulting team, led by ERA, gave the results of its demographic and market data analysis. Ben Margolis from Phillips Preiss Shapiro Associates presented the results of his research into the land use history, zoning and brownfield status of properties throughout the Study Area. He also shared with the advisory committee some general observations of development and design characteristics of the area and how those characteristics could be leveraged to bring about new redevelopment successes.

Some of the conclusions put forth by the research are:

- The street pattern in the area and the recent and future infrastructure improvements substantially improve the marketability of certain properties in the Study Area.
- Traditional demand forecasting models indicate a strong market for additional retail and residential development in Downtown Jamaica
- Commercial office and industrial demand are likely to increase due to emerging markets in Jamaica and the pending zoning changes
- From a brownfield remediation perspective, there are many redevelopment opportunities in the Study Area, though site assembly will be challenging

The remaining discussion focused on strategic elements of the BOA, speculation on how it would be used in the future in both Jamaica and at the State level and factors to be considered when selecting the redevelopment scenarios. The possibility of segmenting the existing BOA Study Area into smaller pieces for the purpose of expediting the project's progression to the implementation phase was raised by Curtis Cravens.

Factors discussed for the selection of the redevelopment scenarios included:

- the presence of junk yards
- location of illegal dumping
- potential for job creation

Donna Clopton suggested that the capacity of the school system and the availability of parking be considered in the design of any project.