

City issues first RFP for rezoned Jamaica

BY PETE DAVIS

pdavis@queenscourier.com

With the rezoning of Jamaica only a few weeks old, the city's Economic Development Corporation (EDC) has wasted little time in issuing a Request for Proposals (RFP) for the sale and redevelopment of a 45,000 square-foot site in downtown Jamaica.

The RFP for the site, which is located on the northeast corner of 93rd Avenue and 168th Street, includes retail space, market-rate and affordable housing as well as additional parking.

"This RFP is the first step in implementing that plan and seeks to create a dynamic retail and high-quality, mixed-income housing development complex that will be the model and catalyst for future growth in the area," said EDC President Robert Lieber.

There is currently an 84,500 square-foot parking garage at the site, which the developer would be in charge of demolishing before beginning work on the project, which will include 35,000 to 70,000 square feet of retail space.

In addition, the residential component must include mixed-income units, with preference given to proposals attaining significant levels of affordability in terms of quality of units provided and depth of affordability achieved. Twenty percent of the units must be rental and permanently affordable.

"I am hopeful that this project will contribute to the economic renaissance of Downtown Jamaica and result in jobs for residents of Southeast Queens, as well as begin to help address the parking crisis in this community," said City Councilmember Leroy Comrie, who represents the downtown area.

To download a copy of the full RFP, visit www.nycedc.com/rfp. There will be a site visit on Wednesday, October 10 at 10 a.m. and an informational meeting on Wednesday, October 17 beginning at 10 a.m. at 110 William Street in Manhattan.

Those wishing to attend the site visit and informational meeting should RSVP by contacting Liliana Ruiz at 212-312-3840 or lruiz@nycedc.com on or before Tuesday, October 9, 2007. Proposals are due no later than Thursday, November 29, 2007 at 4 p.m.