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Borough Board Backs Jamaica Luxury Complex

by [Christopher Henderson](#), Assistant Editor



The new building, left, will rise 12 stories and maintain the original facade of the old Family Court building, right, on the corner of 89th Avenue and Parsons Boulevard.

The Queens Borough Board endorsed a proposed 12 story luxury housing complex in downtown Jamaica on Monday, pushing the \$185 million project closer to reality.

Manhattan based developer The Dermot Company hopes to begin construction in June 2007 on the 440,000 square foot, 350 unit building at the corner of Parsons Boulevard and 89th Avenue.

The plans, which previously won approval from Community Board 12, must now be reviewed by the City Council. The

community board approved Dermot's plan in November on the condition that the company work with the board and the Department of Transportation to fund a traffic study in the area once the building is occupied, according to Janel Patterson, of the city's Economic Development Corporation.

If construction begins on time, the building will open during the summer of 2009 with a mix of studios, one bedrooms and two bedroom apartments. It will incorporate the facade of the old Family Court building, which was built in the early 20th century and once served as the central branch of the Queens Library.

There will be 40,000 square feet of commercial space and an additional 20,000 square feet set aside for community use. "This will be a first class, new building with a lot of the amenities you might expect from a building in Manhattan," said Alex Adams, Dermot's project manager.

Among the amenities the building will provide are a health club, an outdoor terrace, a children's room and a 24 hour doorman. Rents will range from around \$1,600 for a studio to \$2,400 for a two bedroom.

In order to take advantage of state tax incentives, Dermot will make 60 percent of the building affordable housing. Twenty percent of the building will be available only to individuals earning less than \$39,700 a year or a family of four with a total income under \$56,700. The balance of the affordable units will be for middle income occupants—individuals earning between \$39,700 and \$64,480, or families of four with a total income between \$56,700 and \$92,170.

Adams said Dermot, which also owns The Opal on 76th Road in Kew Gardens Hills, will target people in the surrounding neighborhood looking to "trade up."

"There is a lot of pent up demand in the area for this type of building," he added.

Adams listed the building's close proximity to mass transit and its location in the center of a "thriving" neighborhood as reasons why the company decided to pursue the construction project.

While the community board has approved the construction and local City Council members Leroy Comrie (D St. Albans) and James Gennaro (D Fresh Meadows) back the plan, concerns have been raised about the building's benefit to people who live in the immediate area.

Dermot has pledged to hire 25 percent of its construction workforce from local, minority and women owned businesses, while reserving 50 percent of the permanent jobs for local residents, minorities and women.

Dermot estimates that the project will provide 700 jobs during construction. Once the building is complete, it will provide 200 permanent positions to staff the apartment complex and the businesses that occupy the commercial space.