



September 3, 2025/Calendar No. 12

N 250177 ZRQ

IN THE MATTER OF an application submitted by NYC Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York amending the Special Long Island City District (Article XI, Chapter 7), and related Sections, and amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community Districts 1 and 2.

This application (N 250177 ZRQ) for a zoning text amendment was filed by the Department of City Planning (DCP) on April 18, 2025. The zoning text amendment, along with the related applications (C 250176 ZMQ, C 250175 HAQ, C 250178 PCQ, C 250179 PPQ, C 250180 PPQ and C 250224 MMQ) would facilitate land use changes for an approximately 54-block area to implement the Long Island City Neighborhood Plan in Queens Community District 2 and a small portion of Queens Community District 1.

RELATED ACTIONS

In addition to the zoning text amendment that is the subject of this report (N 250177 ZRQ), the following actions are also sought concurrently with this application:

C 250176 ZMQ Zoning map amendment to modify the Special Long Island City Mixed Use District; replace all or portions of existing R6B, R6A/C1-5, R7A/C2-5, R7A, M1-3, M1-4, M1-5, M3-1 M1-4/R6A, M1-4/R7A, M1-5/R9 and M1-6/R9 zoning districts to M1-2A/R6A, M1-3A/R7A, M1-3A/R7X, M1-4A/R8A, M1-5A/R8, M1-6A/R9, M1-6/R10, M1-6A/R10, M1-4A, M1-5A and M1-6A zoning districts; remove Special Mixed Use District 9 (MX-9); and modify the Northern Hunters Point Waterfront Access Plan (WAP).

C 250175 HAQ Disposition approval, UDAA and UDAAP designation located at 44-59 45th Avenue (Block 24, Lot 7).

- C 250178 PCQ** Site selection and acquisition of property by the City located at 43-82 Vernon Boulevard (Block 488, p/o Lot 114).
- C 250179 PPQ** Disposition of City-owned property located at 44-36 Vernon Boulevard (Block 489, Lot 1).
- C 250180 PPQ** Disposition of City-owned property located under the Ed Koch Queensboro Bridge (Block 428, Lots 12, 13, 16 and Block 429, Lots 13, 15, 29).
- C 250224 MMQ** De-mapping portions of 44th Drive, mapping new public streets on Block 488 and Block 489, mapping a street widening on portions of 45th Avenue.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment action (C 250176 ZMQ).

ENVIRONMENTAL REVIEW

This application (N 250177 ZRQ), in conjunction with the applications for the related actions (C 250176 ZMQ, C 250175 HAQ, C 250178 PCQ, C 250179 PPQ, C 250180 PPQ and C 250224 MMQ), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 25DCP001Q. The lead is the City Planning Commission (CPC).

A summary of the environmental review, including the Final Environmental Impact Statement (FEIS), issued on August 22, 2025, appears in the report for the related zoning map amendment (C 250176 ZMQ).

UNIFORM LAND USE REVIEW

This application (N 250177 ZRQ) was duly referred to Queens Community Board 1, Queens Community Board 2, and the Queens Borough President on April 21, 2025, in accordance with procedures for non-ULURP matters, along with the applications for related actions (C 250176 ZMQ, C 250175 HAQ, C 250178 PCQ, C 250179 PPQ, C 250180 PPQ and C 250224 MMQ) which were certified as complete by DCP and duly referred in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Queens Community Board 1 held a public hearing on this application (N 250177 ZRQ) and the related applications (C 250176 ZMQ, C 250175 HAQ, C 250178 PCQ, C 250179 PPQ, C 250180 PPQ and C 250224 MMQ) on May 21, 2025, and, on June 17, 2025, by a vote of 22 in favor, 11 in opposition, and two abstaining, adopted a resolution recommending conditional approval of the application.

Queens Community Board 2 held a public hearing on this application (N 250177 ZRQ) and the related applications (C 250176 ZMQ, C 250175 HAQ, C 250178 PCQ, C 250179 PPQ, C 250180 PPQ, and C 250224 MMQ) on May 21, 2025, and, on June 18, 2025, by a vote of 36 in favor, seven in opposition, and no abstentions, adopted a resolution recommending conditional approval of the application.

The full recommendations are attached to the report for the related zoning map amendment (C 250176 ZMQ).

Borough President Recommendation

The Queens Borough President held a public hearing on this application (N 250177 ZRQ) and the related applications (C 250176 ZMQ, C 250175 HAQ, C 250178 PCQ, C 250179 PPQ, C 250180 PPQ, and C 250224 MMQ) on June 26, 2025, and, on July 28, 2025, adopted a resolution recommending conditional approval of the application. The full recommendation is attached to the report for the related zoning map amendment (C 250176 ZMQ).

City Planning Commission Public Hearing

On July 16, 2025 (Calendar No. 13), the CPC scheduled July 30, 2025 for a public hearing on this application (N 250177 ZRQ) and the related applications (C 250176 ZMQ, C 250175 HAQ, C 250178 PCQ, C 250179 PPQ, C 250180 PPQ, and C 250224 MMQ). The hearing was duly held on July 30, 2025 (Calendar No. 26) in conjunction with the public hearing on the related actions. 43 speakers testified in favor of the application and eight in opposition, as described in the report for the related zoning map amendment action (C 250176 ZMQ).

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 250177 ZRQ), in conjunction with the related actions, as modified herein, is appropriate. A full consideration and analysis of the issues and reasons for approving this application appears in the report for the related zoning map amendment (C 250176 ZMQ).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on August 22, 2025, with respect to this application (CEQR No. 25DCP001Q), the CPC finds that the requirements of the SEQRA regulations have been met and that:

1. The environmental impacts disclosed in the FEIS were evaluated in relation to the social, economic, and other considerations associated with the actions that are set forth in this report; and
2. Consistent with social, economic, and other essential considerations from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable

The report of the CPC, together with the FEIS, issued August 22, 2025, constitutes the written statement of findings that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, by the CPC, pursuant to Sections 197-c and 200 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter underlined is new, to be added;
Matter ~~struck-out~~ is old, to be deleted;
Matter within # # is defined in Section 12-10, 32-301, 66-11, 117-361 or 117-503;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

**ARTICLE VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS**

**Chapter 2
Special Regulations Applying in the Waterfront Area**

* * *

**62-10
GENERAL PROVISIONS**

* * *

**62-13
Applicability of District Regulations**

The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4, or Article VI, Chapter 6, the provisions of Article VI, Chapter 4, or Article VI, Chapter 6 shall control.

* * *

The regulations of this Chapter shall apply in the following Special Purpose Districts, except as specifically modified within the Special Purpose District provisions:

#Special Flushing Waterfront District#

#Special Gowanus Mixed Use District#

#Special Inwood District#

#Special Long Island City Mixed Use District#

#Special St. George District#.

* * *

62-90

WATERFRONT ACCESS PLANS

* * *

62-95

Borough of Queens

The following Waterfront Access Plans are hereby established within the Borough of Queens. All applicable provisions of Article VI, Chapter 2, remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

- Q-1: Northern Hunters Point, ~~as set forth in Section 62-951 in the #Special Long Island City Mixed Use District#~~, as set forth in Section 117-36 (Northern Hunters Point Waterfront Access Plan)
- Q-2: Flushing Waterfront, in the #Special Flushing Waterfront District#, as set forth in Section 127-50 (FLUSHING WATERFRONT ACCESS PLAN)
- Q-3: Newtown Creek, in the #Special Southern Hunters Point District#, as set forth in Section 125-46 (Newtown Creek Waterfront Access Plan).

62-951

Waterfront Access Plan Q-1: Northern Hunters Point

[MOVING PROVISIONS TO SECTION 117-36 AND MODIFYING]

~~Maps Q-1a through Q-1c in paragraph (f) of this Section show the boundaries of the area comprising the Northern Hunters Point Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area has been divided into parcels consisting of tax blocks and lots and other lands as established on October 14, 1997, as follows:~~

~~Parcel 1: Block 477, Lot 7~~

Parcel 2: Block 477, Lots 13, 15, 20

Parcel 3: Block 477, Lot 24

Parcel 4: 43rd Avenue between Vernon Boulevard and the East River

Parcel 5: Block 488, Lot 114

Parcel 6: Block 488, Lot 1

Parcel 7: Block 488, Lots 15, 35

Block 489, Lots 23, 46

Parcel 8: Block 25, Lot 15

Parcel 9: Block 25, Lots 1, 9, 11

Parcel 10: Block 26, Lot 10

Parcel 11: Block 26, Lots 1, 2, 3, 4, 8

Parcel 12: Block 26, Lots 17 and 21

(a) ~~Special #waterfront yard# requirements~~

~~The #yard# regulations of Section 62-33 (Special Yard Regulations on Waterfront Blocks) shall be applicable. In addition, where a #waterfront yard# is not required, pursuant to Section 62-33, #yards# meeting the dimensional requirements of Section 62-33 shall be provided in connection with any #development#, in accordance with the provisions of paragraph (f) of Section 62-912 (Elements of a Waterfront Access Plan).~~

(b) ~~Area-wide modifications~~

~~The following provisions shall apply to #zoning lots# required to provide a #waterfront public access area#, pursuant to Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), inclusive:~~

- ~~(1) Section 62-57 (Requirements for Supplemental Public Access Areas) shall be inapplicable except where specifically stated otherwise in this Plan.~~
- ~~(2) Section 62-58 (Requirements for Water-Dependent Uses and Other Developments) shall be inapplicable. In lieu thereof, for #developments# listed in Section 62-52 (Applicability of Waterfront Public Access Area Requirements), paragraph (b), required #waterfront public access areas# shall be provided in accordance with Sections 62-53 (Requirements for Shore Public Walkways), 62-54 (Requirements for Public Access on Piers), 62-55 (Requirements for Public~~

Access on Floating Structures) and 62-56 (Requirements for Upland Connections), as modified by this Plan.

However, for ~~#developments#~~ that include ~~WD #uses#~~ and would otherwise be permitted to provide public access pursuant to Section 62-58, the location of the public access areas specified in this Plan may be moved upland from the ~~#shoreline#~~ for the minimum distance required to accommodate the upland water-dependent functions of such ~~#developments#~~, provided the relocation allows for a continuous public walkway connecting to ~~#shore public walkways#~~ on adjoining ~~#zoning lots#~~.

(c) ~~Special #waterfront public access area# and #visual corridor# provisions applying on Anable Basin~~

The following provisions shall apply to certain ~~#developments#~~ on Parcels 8, 9, 10, 11 and 12:

- (1) ~~In the event that a #building or other structure#, existing at the time that a #waterfront public access area# is required, is located so that the minimum-dimensional provisions of Sections 62-53 and 62-54 cannot be met without requiring the partial or complete demolition of such #building or other structure#, the required width of such a #waterfront public access area# shall be reduced to the width between the seaward edge of the #waterfront yard# or #lot line# and the existing #building or other structure#. However, the minimum width of a #shore public walkway# shall be six feet and that of an #upland connection# shall be 12 feet. In no case shall a #shore public walkway# have a width less than 10 feet for a continuous distance of more than 300 feet.~~
- (2) ~~In the event that a #building or other structure#, existing at the time a #waterfront public access area# is required, is located so that the minimum-dimensional standards for public access pursuant to paragraph (c)(1) of this Section cannot be met without requiring the partial or complete demolition of such #building or other structure#, all #waterfront public access area# requirements for such #development# shall be waived.~~
- (3) ~~A #shore public walkway# required in conjunction with a #development# involving existing #buildings or other structures#, or required on any #zoning lot# having a #shoreline# length of less than 150 feet, shall be improved pursuant to Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas), except that the circulation path as required in paragraph (a)(1) of such Section may be reduced to 10 feet and the amount of planting area as required in paragraph (c)(1) of such Section may be reduced to 40 percent.~~
- (4) ~~Within any portion of a #shore public walkway# having a width of less than 10 feet, the minimum width of the circulation path shall be six feet and all planting~~

requirements shall be waived.

(d) Special public access provisions by parcel

The provisions of Sections 62-52 and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, are modified at the following designated locations which are shown on Map Q-1b in paragraph (f) of this Section:

(1) Parcel 1

No #upland connection# shall be required within Parcel 1; however, a direct connection shall be provided between the #shore public walkway# and Queensbridge Park.

(2) Parcel 2

An #upland connection# shall be located between Vernon Boulevard and the #shore public walkway# within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, which is the westerly prolongation of Queens Plaza South, either:

- (i) along the northerly tax lot line of Block 477, Lot 15, and its extension to Vernon Boulevard, if such tax lot is #developed# as a #zoning lot# separate from Block 477, Lot 13; or
- (ii) continuously adjoining the boundary between Parcels 1 and 2.

(3) Parcel 3

No #upland connection# shall be required within Parcel 3; however, a direct connection shall be provided between the #shore public walkway# and the public access area provided on Parcel 4.

(4) Parcel 4

- (i) A continuous public access area shall be provided across the westerly termination of 43rd Avenue adjoining the East River and connecting without interruption to the #shore public walkways# on Parcels 3 and 5. Such #waterfront public access area# shall have a minimum width of 40 feet and be improved consistent with the design standards set forth in Section 62-62, paragraphs (a) and (c)(1), for a #shore public walkway#. A screening buffer, pursuant to Section 62-655, shall be provided along any open or enclosed storage areas, maintenance vehicle parking or similar uses adjoining the #waterfront public access area#. Fencing may be provided to assure physical control of non-publicly accessible upland areas.

- (ii) ~~The remaining portion of Parcel 4 shall provide pedestrian access from Vernon Boulevard to the #waterfront public access area# designated in paragraph (d)(4)(i) of this Section. The New York City Waterfront Symbol with the words "Public Waterfront" shall be installed at the intersection of any pedestrian access area with Vernon Boulevard.~~
- (iii) ~~In the event that 43rd Avenue is demapped as a #street# within Parcel 4, a #shore public walkway# and #upland connection# shall be provided on Parcel 4, pursuant to Sections 62-50 and 62-60, within the westerly prolongation of 43rd Avenue.~~

~~Except as otherwise provided in this paragraph (d)(4), Section 62-60 shall be inapplicable.~~

(5) Parcel 5

(i) #Upland connection#

~~An #upland connection# shall be provided through Parcel 5 between Vernon Boulevard and the #shore public walkway#. The #upland connection# shall be located within either:~~

- (a) ~~the flexible location zone indicated on Map Q-1b in paragraph (f) of this Section, having as its southerly boundary a line 500 feet south of 43rd Avenue and as its northerly boundary a line 200 feet north of such southerly boundary; or~~
- (b) ~~a raised pedestrian sidewalk immediately adjoining a #building# provided both the sidewalk and #building# were existing on October 14, 1997.~~

~~The requirements of Sections 62-561 (Types of upland connections) and 62-64 (Design Requirements for Upland Connections) shall be inapplicable; however, any vehicular way traversing the pedestrian sidewalk shall be at the same level as such raised pedestrian sidewalk.~~

~~A direct connection shall be provided between the #shore public walkway# and the public access areas on Parcels 4 and 6.~~

(ii) #Supplemental public access area#

~~Notwithstanding paragraph (b)(1) of this Section, a #supplemental public access area# shall be provided pursuant to Sections 62-57 and 62-62, and shall be located within the flexible location zone described in~~

paragraph (d)(5)(i) of this Section, immediately adjacent to the intersection of the #shore public walkway# and any #upland connection#, if the #upland connection# is located therein.

(6) Parcel 6

Sections 62-50 and 62-60 shall be inapplicable if public access is provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as such may be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area). If public access is not provided pursuant to the declaration, as such may be modified, then a #waterfront public access area# shall be provided in accordance with Sections 62-50, as modified by paragraph (b) of this Section, and Section 62-60.

(7) Parcel 7

(i) #Shore public walkway#

The #shore public walkway# shall be located within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, having as its westerly boundary the seaward edge of the #waterfront yard# and as its easterly boundary a line perpendicular to the northerly #street line# of 44th Drive, 600 feet westerly of Vernon Boulevard. The area between the seaward edge of the #waterfront yard# and the #shore public walkway# shall be subject to the provisions of Section 62-332 (Rear yards and waterfront yards).

For #developments# on a #zoning lot# having a #building or other structure#, existing on October 14, 1997, and which #developments# would retain the existing #building or other structure#, any portion of which is located within the #waterfront yard#, the #shore public walkway# may be improved pursuant to Section 62, except that the circulation path as required in paragraph (a)(1) of such Section may be reduced to 10 feet and the planting area as required in paragraph (c)(1) of such Section may be reduced to 40 percent. In addition, any portion of the #shore public walkway# located on a #platform# existing on October 14, 1997, shall be exempt from the planting requirements of such Section, except that trees shall be required; however, such trees may be located off the #platform# anywhere within or immediately adjoining the #shore public walkway#.

(ii) #Upland connection#

No #upland connection# shall be required within Parcel 7.

(8) Parcel 8

An #upland connection# shall be provided through Parcel 8 and shall be located within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, having as its westerly boundary the westerly #street line# of 5th Street and as its easterly boundary a line 250 feet east of such #street line#. In the event that a #building or other structure#, existing at the time an #upland connection# is required, is located within the southerly prolongation of 5th Street, the #upland connection# may be located anywhere within the flexible location zone; otherwise, the #upland connection# shall be located within the southerly prolongation of 5th Street.

(9) Parcels 9, 10 and 11

(i) #Shore public walkway#

Except as provided in paragraph (c) of this Section, a #shore public walkway# shall be required across each parcel; however, on any #zoning lot# existing on October 14, 1997, having a #shoreline# length of less than 150 feet, the width of the #shore public walkway# may be reduced to 16 feet, consisting of a 10-foot wide circulation path and six-foot wide screening buffer, pursuant to Section 62-655. In addition, the width may be further reduced as permitted pursuant to paragraph (c)(1) of this Section.

(ii) #Upland connection#

Except as provided in paragraph (c) of this Section and on any #zoning lot# with a #shoreline# length less than 100 feet, an #upland connection# shall be provided between Vernon Boulevard and the #shore public walkway# within the flexible location zone shown on Map Q-1b, having as its northerly boundary the westerly prolongation of the southerly #street line# of 45th Avenue and as its southerly boundary the westerly prolongation of the southerly #street line# of 45th Road. In the event that Parcels 10 and 11 are #developed# as a single #zoning lot# and the #upland connection# has not been provided prior to such #development# of Parcels 10 and 11, the #upland connection# shall be located within the westerly prolongation of 45th Road. Notwithstanding the requirements of Section 62-56 (Requirements for Upland Connections), on any #zoning lot# having a #shoreline# length of less than 150 feet, the required width of an #upland connection# may be reduced to 16 feet consisting of a 10-foot wide circulation path with the remaining area to be planted. In addition, the width may be further reduced, as permitted pursuant to paragraph (c)(1) of this Section.

(10) Parcel 12

No ~~upland connection~~ shall be required within Parcel 12; however, a direct connection shall be provided between the ~~shore public walkway~~ and 5th Street.

(e) ~~Special visual corridor provisions by parcel~~

~~The designated locations for visual corridors pursuant to this Plan shall be as follows and are shown on Map Q-1e in paragraph (f) of this Section:~~

(1) ~~Parcels 1 and 2~~

~~A visual corridor shall be provided through Parcels 1 and 2 to the pierhead line as the westerly prolongation of Queens Plaza South. In the event that Block 477, Lot 13, is developed as a single zoning lot, all visual corridor requirements on that lot shall be waived.~~

(2) ~~Parcel 3~~

~~The requirement for visual corridors on Parcel 3 is waived.~~

(3) ~~Parcel 4~~

~~43rd Avenue shall be provided as a visual corridor.~~

(4) ~~Parcel 5~~

~~A visual corridor shall be provided through Parcel 5 to the pierhead line within the flexible location zone described in paragraph (d)(5)(ii) of this Section and coincident with any upland connection provided therein.~~

(5) ~~Parcel 6~~

~~Sections 62-51 (Applicability of Visual Corridor Requirements) and 62-513 (Permitted obstructions in visual corridors) shall be inapplicable if a visual corridor is provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as may subsequently be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area). If the visual corridor is not provided pursuant to the declaration, as such may be modified, then a visual corridor shall be provided in accordance with Section 62-51.~~

(6) ~~Parcel 7~~

~~The requirement for visual corridors on Parcel 7 is waived.~~

(7) ~~Parcel 8~~

~~A #visual corridor# shall be provided through Parcel 8 as the southerly prolongation of 5th Street.~~

~~(8) Parcels 9, 10 and 11~~

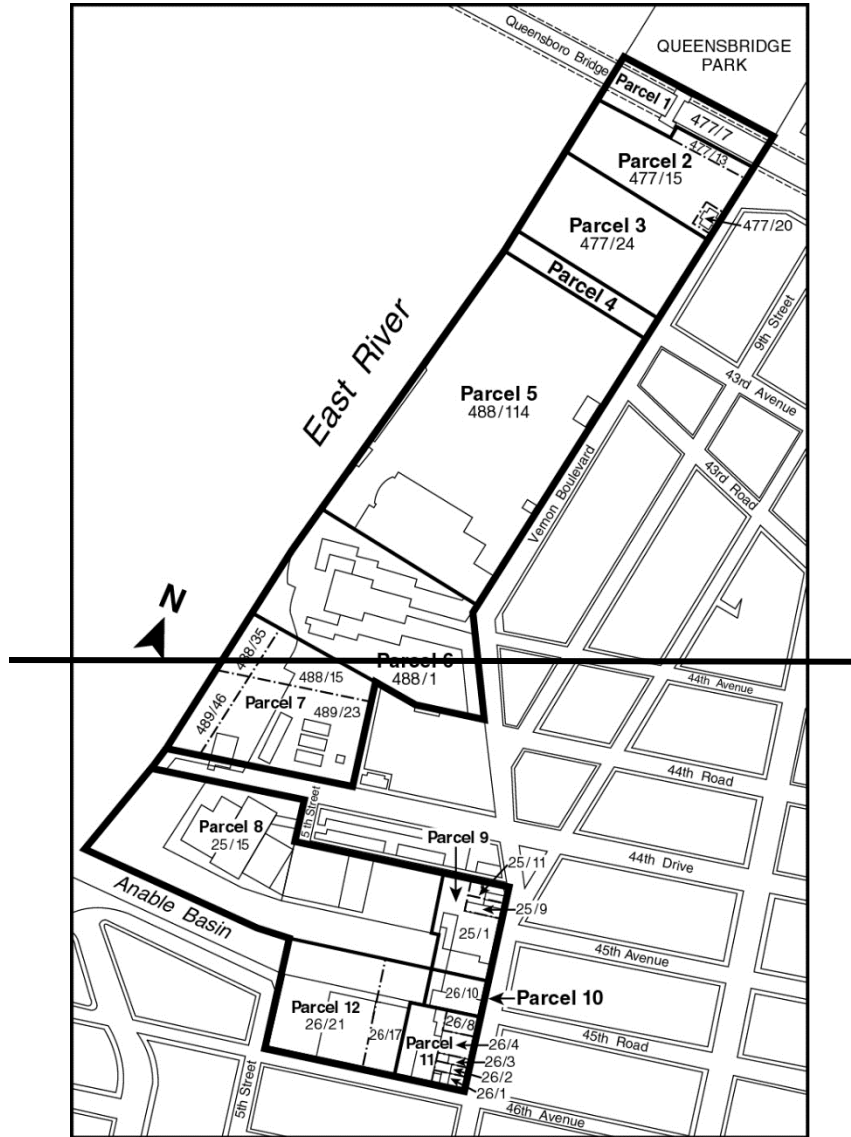
~~A #visual corridor#, if required pursuant to Section 62-51, shall be located through Parcel 9, 10 or 11 from Vernon Boulevard using the locational criteria for, and coincident with, the #upland connection# required pursuant to paragraph (d)(9)(ii) of this Section.~~

~~(9) Parcel 12~~

~~The requirement for #visual corridors# on Parcel 12 is waived.~~

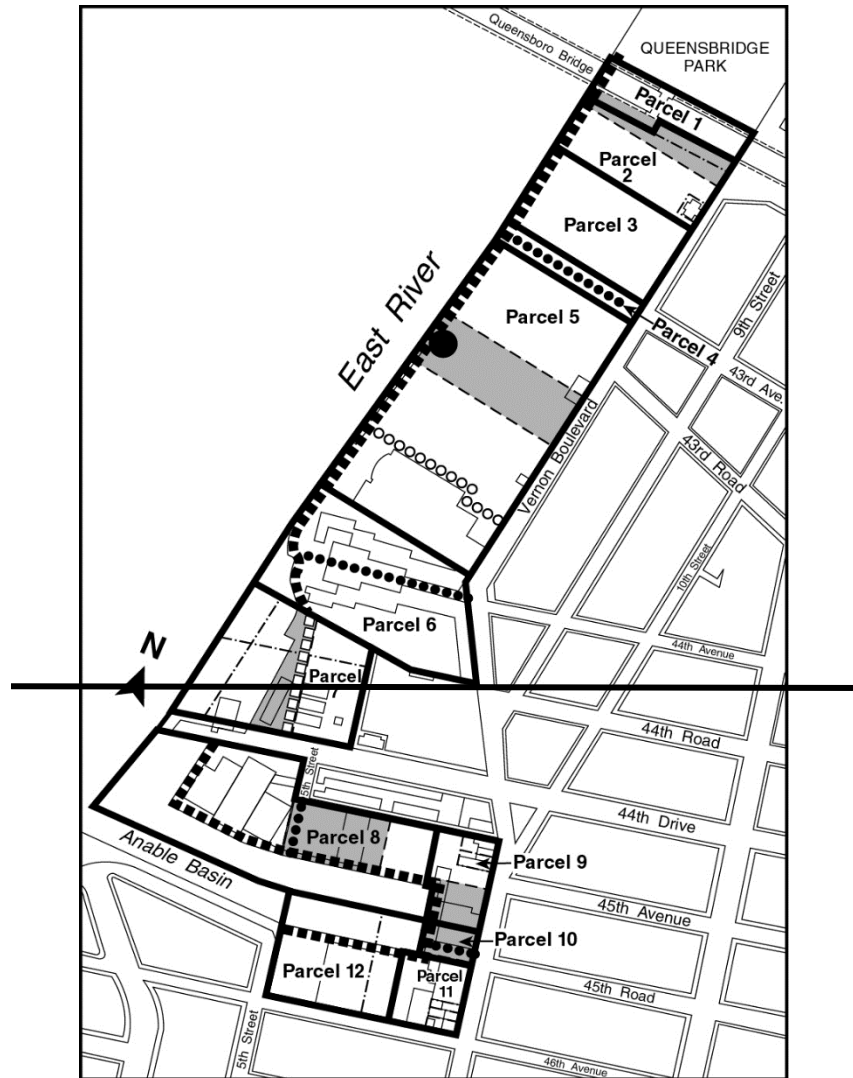
~~(f) Northern Hunters Point Waterfront Access Plan Maps~~

~~Q-1a: Parcel Designation (62-951f.1)~~



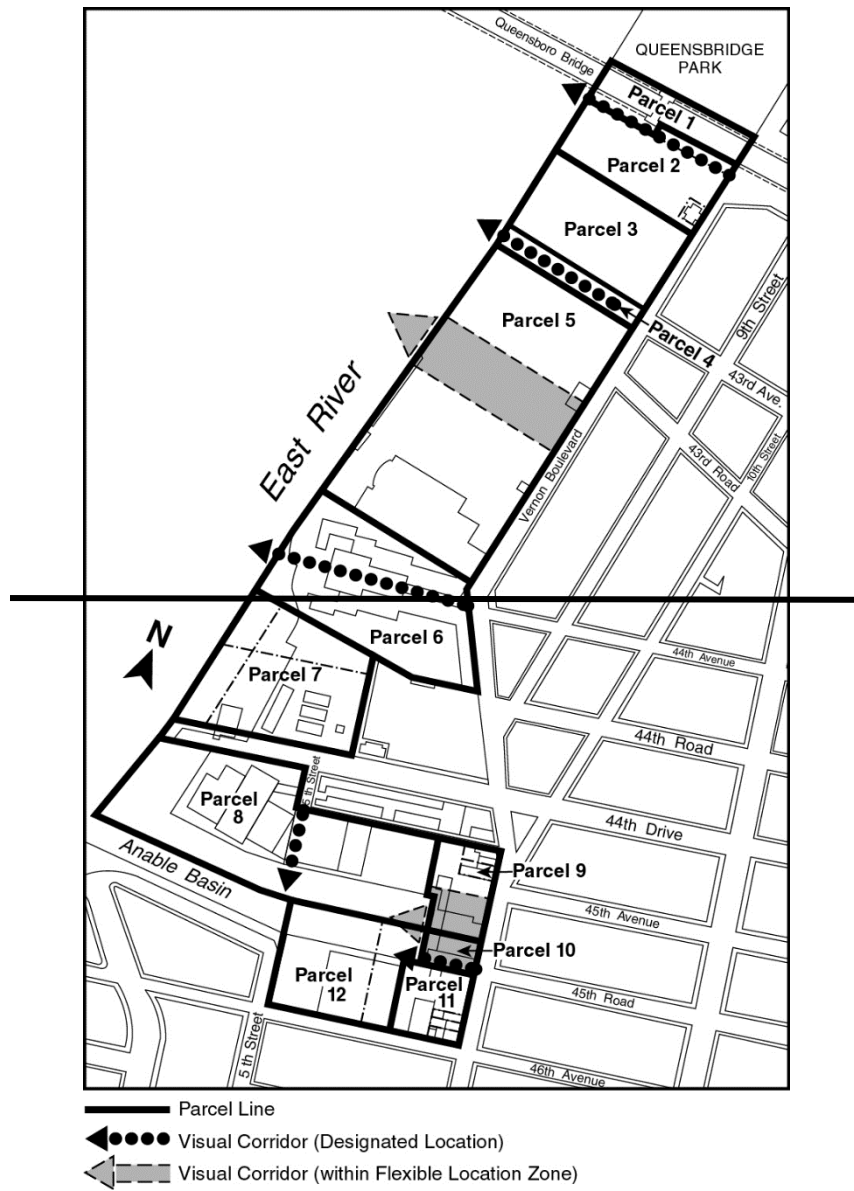
- WAP Boundary
- Parcel Line
- - -** Tax Lot Line
- 477/7 Tax Block/ Lot Number
- Significant Existing or Approved Building

Q 1b: Public Access Elements Designation (62-951f.2)



- Parcel Line
- ■ ■ ■ Shore Public Walkway/ Waterfront Yard
- □ □ □ Shore Public Walkway/ Waterfront Yard (Within Flexible Location Zone)
- ■ ■ ■ Upland Connection (Within Flexible Location Zone)
- ● ● ● Upland Connection (Designated Location)
- ○ ○ ○ Upland Connection (Alternate Permitted Location)
- Supplemental Public Access Area (Designated Location)
- Significant Existing or Approved Building

Q 1c: Designated Visual Corridors Designation (62-951f.3)



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ARTICLE XI SPECIAL PURPOSE DISTRICTS

Chapter 7 Long Island City Mixed Use District

117-00 General Purposes

[UPDATING TO REFLECT BROADER APPLICABILITY]

The “Special Long Island City Mixed Use District” established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Long Island City community. These general goals include, among others, the following specific purposes:

- (a) to support the continuing growth of a mixed residential, commercial and industrial neighborhoods by permitting expansion and development of residential, commercial, community facility and light manufacturing uses where adequate environmental standards are assured;
- (b) to encourage the development of moderate to high density commercial uses within a compact transit-oriented area;
- (c) ~~to strengthen traditional retail streets in Hunters Point by allowing the development of new residential and retail uses~~ to establish and maintain walkable retail corridors in the neighborhood;
- (d) ~~to encourage the development of affordable housing to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;~~
- (e) to promote the opportunity for people to work in the vicinity of their residences;
- (f) to maintain and establish physical and visual public access to and along the waterfront;
- ~~(g)~~(g) to retain jobs within New York City;
- ~~(g)~~(h) to provide an opportunity for the improvement of Long Island City; and

~~(h)(i)~~ to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.

117-01
Definitions

[ADDING SECTION 66-11 APPLICABILITY HERE]

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Section 12-10 (DEFINITIONS), Section 32-301 (Definitions) and Section 66-11 (Definitions). Additional defined terms specific to certain Subdistricts are set forth in Sections 117-361 and 117-503.

Mixed use building or development

For the purposes of this Chapter, a “mixed use building” or a “mixed use development” shall be any ~~building#~~ or ~~development#~~ used partly for ~~residential use#~~ and partly for ~~community facility#~~, ~~commercial#~~ or ~~manufacturing#~~ ~~use#~~.

117-02
General Provisions

[REMOVING REFERENCE TO SECTION 66-11]

In harmony with the general purposes and content of this Resolution and the general purposes of the ~~Special Long Island City Mixed Use District#~~, the regulations of this Chapter shall apply within the ~~Special Long Island City Mixed Use District#~~. The regulations of all other Chapters of this Resolution are applicable, except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in ~~flood zones#~~, or for ~~transit-adjacent sites#~~ or ~~qualifying transit improvement sites#~~, ~~as defined in Section 66-11 (Definitions)~~, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

* * *

(c) Regulations relating to ~~accessory#~~ parking facilities, ~~public parking lots#~~ and ~~public parking garages#~~ ~~within the Hunters Point Subdistrict, the Court Square Subdistrict and the Queens Plaza Subdistrict~~ are set forth in Article I, Chapter 6 (Comprehensive Off-street Parking Regulations in the Long Island City Area), and such provisions are further modified by Section 117-26 (Off-street Parking and Loading Regulations) and Section 117-54 (Off-street Parking and Loading Regulations).

- (d) In the granting of special permits or authorizations within the #Special Long Island City Mixed Use District#, the City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding uses.
- (e) Where references are made to #block# numbers within this Chapter, such numbers are to be found on the maps appended to this Chapter.
- ~~(f) In areas within the #Special Long Island City Mixed Use District# that are not within a Subdistrict, the regulations of the underlying zoning district shall apply.~~

**117-03
District Plan and Maps**

[ADDING NEW APPENDICES AND MAPS]

The regulations of this Chapter implement the #Special Long Island City Mixed Use District# Plan.

The District Plan includes the following maps in Appendices A, B ~~and C, D and E~~:

Appendix A Special Long Island City Mixed Use District and Subdistricts Plan Map

Appendix B ~~Court Square Subdistrict Plan Map and Description of Improvements~~ Queens Plaza West Subdistrict Plan Maps

Map 1 - Subdistrict Plan Map and Streetscape Regulations

Appendix C ~~Queens Plaza Subdistrict Plan Maps:~~

~~Map 1 – Designated Districts within the Queens Plaza Subdistrict~~

~~Map 2 – Ground Floor Use and Frontage~~

~~Map 3 – Sidewalk Widening and Street Wall Location. Northern Hunters Point Waterfront Subdistrict Plan Maps~~

Map 1 - Subdistrict Plan Map and Designated Subareas

Map 2 - Streetscape Regulations Designation

Map 3 - Waterfront Access Plan Parcels Designation

Map 4 - Public Access Elements

Map 5 - Visual Corridors Designation

Appendix D Court Square Subdistrict Plan Map and Description of Improvements

Appendix E Queens Plaza Subdistrict Plan Maps:

Map 1 - Designated Districts within the Queens Plaza Subdistrict

Map 2 - Ground Floor Use and Frontage

Map 3 - Sidewalk Widening and Street Wall Location.

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

117-04 Subdistricts

[UPDATING AND ADDING NEW SUBDISTRICTS]

In order to carry out the purposes and provisions of this Chapter, ~~four-six~~ subdistricts are established within the #Special Long Island City Mixed Use District#, as follows: ~~In each of these subdistricts, special regulations apply that do not apply elsewhere within the #Special Long Island City Mixed Use District# and supplement or supersede the provisions of Sections 117-00 through 117-03, inclusive.~~

Court Square Subdistrict, as set forth in Section 117-40, inclusive;

Dutch Kills Subdistrict, as set forth in Section 117-60, inclusive;

Hunters Point Subdistrict, as set forth in Section 117-10, inclusive;

Northern Hunters Point Waterfront Subdistrict, as set forth in Section 117-30, inclusive;

Queens Plaza Subdistrict, as set forth in Section 117-50, inclusive; and

Queens Plaza West Subdistrict, as set forth in Section 117-20, inclusive.

~~Sections 117-10 through 117-30, inclusive, shall apply to the Hunters Point Subdistrict. Sections 117-40 through 117-45, inclusive, shall apply to the Court Square Subdistrict. Sections 117-50 through 117-57, inclusive, shall apply to the Queens Plaza Subdistrict. Sections 117-60 through 117-64, inclusive, shall apply to the Dutch Kills Subdistrict.~~

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Long Island City Mixed Use District#. The subdistricts are outlined on Map 1 in Appendix A of this Chapter.

117-06

117-05

Applicability of the Mandatory Inclusionary Housing Program

* * *

117-06

Applicability of Article XII, Chapter 3

In the #Special Long Island City Mixed Use District#, M1 Districts are paired with a #Residence District#. In paired districts, the special #use#, #bulk# and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where modified by the provisions of this Chapter. For the purposes of applying the provisions of this Chapter, such provisions shall be considered the underlying district regulations.

Notwithstanding the provisions of Section 123-10 (GENERAL PROVISIONS), in the event of a conflict between the provisions of this Chapter and the provisions of Article XII, Chapter 3, the provisions of this Chapter shall control.

117-10

HUNTERS POINT SUBDISTRICT

[CONSOLIDATING EXISTING HUNTERS POINT SUBDISTRICT PROVISIONS INTO SECTION 117-10, INCLUSIVE]

In the #Special Long Island City Mixed Use District#, the special regulations of ~~Sections~~ Section 117-10 through 117-30, inclusive, shall apply within the Hunters Point Subdistrict ~~and, where noted in Sections 117-40 through 117-45, inclusive, shall also apply within the Court Square Subdistrict.~~

117-11

General Provisions

[CONSOLIDATING PROVISIONS FROM SECTIONS 117-11 AND 117-21 AND REVISING TO GIVE DISTRICT-WIDE APPLICABILITY]

~~In special areas of the Hunters Point Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#. For the purposes of this Chapter, such #Residence# and M1 Districts are referred to as the “designated districts”. The designated districts within the Hunters Point Subdistrict are indicated on the #zoning map# and are as follows:~~

- M1-4/R6A
- M1-4/R6B
- M1-4/R7A
- M1-5/R7X
- M1-5/R8A

The #use#, #bulk# and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-10 (HUNTERS POINT SUBDISTRICT), inclusive.

117-20

SPECIAL PROVISIONS IN THE DESIGNATED DISTRICTS

117-21

Special Provisions for Use, Bulk and Parking

~~M1-4/R6A M1-4/R6B M1-4/R7A M1-5/R7X M1-5/R8A~~

~~The special #use#, #bulk# and parking provisions of Article XII, Chapter 3, of the #Special Mixed Use District# shall apply to the designated districts within the Hunters Point Subdistrict, except where modified by the provisions of this Section, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.~~

117-22

117-12

Modification of Use Group VI

M1-4/R6A M1-4/R6B M1-4/R7A M1-5/R7X M1-5/R8A

In the districts indicated, #uses# listed under Food and Beverage Retailers in Use Group VI shall be permitted without a size limitation.

117-23

117-13

Street Wall Location in ~~Certain Designated Districts~~ Modifications

[CONSOLIDATING STREET WALL LOCATION PROVISIONS FROM FORMER SECTIONS 117-23 AND 117-31 INTO ONE SECTION]

R6B M1-4/R6A M1-4/R7A M1-5/R8A M1-4/R6B M1-5/R7X

- (a) In certain districts

In the districts indicated, the #street wall# location provisions of paragraph (a) Section 23-431 shall apply. ~~However, the #street wall# of a #building# need not be located further from a #street line# than 15 feet.~~

117-30
SPECIAL PROVISIONS FOR C1 AND C2 DISTRICTS

117-31
Special Bulk Regulations

(b) In C1 and C2 Districts

For C1 or C2 Districts, the #street wall# location provisions of paragraph (a) Section 35-631 shall apply.

* * *

117-20
QUEENS PLAZA WEST SUBDISTRICT

[ADDING NEW SUBDISTRICT]

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-20, inclusive, shall apply in the Queens Plaza West Subdistrict.

117-201
General provisions

In the Queens Plaza West Subdistrict, the #use#, #bulk#, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-20 (QUEENS PLAZA WEST SUBDISTRICT), inclusive.

117-202
Queens Plaza West Subdistrict plan

The regulations of Section 117-20, inclusive, are designed to implement the Queens Plaza West subdistrict plan as set forth in Appendix B to this Chapter.

117-21
Special Use Regulations

The #use# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

117-211

Retail and service establishments

The underlying M1 District #use# regulations shall be modified such that #uses# listed under Use Group VI with a size limitation, as denoted with an “S” in the Use Group tables set forth in Section 42-16 (Use Group VI – Retail and Services), inclusive, shall be permitted without a size limitation.

117-212

Streetscape regulations

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that:

- (a) #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 1 (Subdistrict Plan Map and Streetscape Regulations) in Appendix B of this Chapter, shall be considered #Tier C street frontages#;
- (b) all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#; and
- (c) In #Manufacturing Districts#, Type 1 and Type 2 #street# frontages designated below shall be subject to the alternate provisions for #Tier B street frontages# set forth in Section 32-322 (Alternate ground floor level regulations for certain frontages). In addition, where a #zoning lot# has frontage along a Type 1 #street# and a frontage along another #street#, no curb cuts accessing off-street parking spaces or loading spaces shall be permitted on such Type 1 #street# frontage.

For the purposes of this paragraph, Type 1 #street# frontages shall include: Vernon Boulevard; 11th Street; 21st Street; 23rd Street; and Queens Plaza South.

-

For the purposes of this paragraph, Type 2 #street# frontages shall include: 43rd Avenue; and 44th Avenue.

117-213

Sign regulations

In M1 Districts without a letter suffix paired with an R9 or R10 District, the #sign# regulations applicable to the Queens Plaza Subdistrict set forth in Section 117-513 may be applied.

117-22
Special Floor Area Regulations

The #floor area# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

117-221
Special floor area regulations in certain paired districts

In M1 Districts paired with an R9 or R10 District, the following maximum #floor area ratios# shall apply:

MAXIMUM FLOOR AREA RATIO FOR ALL USES

	<u>#Residential# #Floor Area Ratio# for Standard #Residences#</u>	<u>#Residential Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing#</u>	<u>#Community Facility# #Floor Area Ratio#</u>	<u>#Commercial# or #Manufacturing# #Floor Area Ratio#</u>
<u>M1-6/R9</u>	<u>8.0</u>	<u>9.6</u>	<u>10.0</u>	<u>15.0</u>
<u>M1-6/R10</u>	<u>10.0</u>	<u>12.0</u>	<u>12.0</u>	<u>12.0</u>

Such maximum #floor area# may be increased where a #public plaza# is provided pursuant to 117-223.

117-222
Special floor area provisions for zoning lots containing schools

For #zoning lots# with a #lot area# of at least 20,000 square feet, up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education shall be exempt from the definition of #floor area#.

117-223
Authorization for a public plaza

In M1 Districts paired with an R9 or R10 District, for #zoning lots# with a #lot area# of at least 25,000 square feet, the City Planning Commission may authorize an increase in the maximum #floor

area ratio# where a #public plaza# is provided on the #zoning lot# in accordance with the provisions of Section 37-70 (PUBLIC PLAZAS), inclusive.

In conjunction with such #floor area# bonus, the Commission may authorize modifications to the applicable #bulk# regulations of this Resolution, or to the regulations governing #public plazas# in Section 37-70, inclusive.

In order to grant such authorization, the Commission shall determine that the conditions and limitations of paragraph (a) and the findings of paragraph (b) are met.

(a) Conditions and limitations

The following conditions and limitations shall apply:

(1) for the purposes of determining the bonus ratio to follow:

(i) for M1 Districts paired with an R9 District, the underlying bonus ratio for a C6-3 District shall apply; and

(ii) for M1 Districts paired with an R10 District, the underlying bonus ratio for a C6-4 District shall apply; and

the #floor area# bonus resulting from applying such ratio shall not exceed 20 percent of the maximum #floor area ratio# otherwise permitted by the applicable district regulations;

(2) modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height otherwise permitted by the applicable district regulations; and

(3) modifications to the regulations governing #public plazas# shall be limited to:

(i) the basic design criteria set forth in Section 37-71, inclusive, other than the area dimensions provisions of Section 37-712;

(ii) the access and circulation provisions set forth in Section 37-72, inclusive, other than hours of access set forth in Section 37-727; and

(iii) the types and standards for amenities set forth in Section 37-74, inclusive.

(b) Findings

The Commission shall find that:

(1) the public benefit derived from the #public plaza# merits the amount of additional #floor area# being granted pursuant to this Section;

- (2) the #public plaza# will be well-integrated with the overall pedestrian circulation network and will contribute to an enhanced streetscape;
- (3) any modification to #bulk# regulations are the minimum extent necessary to reasonably accommodate the #public plaza# and the additional #floor area# granted pursuant to this Section and will not unduly obstruct access to light and air to surrounding #streets# and properties; and
- (4) any modification to #public plaza# regulations are the minimum extent necessary, and will better align such #public plaza# regulations with unique site configurations or with the mixed-use character of the neighborhood.

The Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

117-224

Special floor area provisions for off-street parking

Floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level# shall be exempt from the definition of #floor area#.

117-23

Special Yard Regulations

The #yard# regulations of the underlying districts shall apply, except that in all M1 Districts paired with a #Residence District#, the #yard# regulations applicable to an M1 District with an A suffix shall apply to portions of #buildings# allocated to #manufacturing#, #commercial#, or #community facility# #uses#.

117-24

Special Height and Setback Regulations

The height and setback regulations of the underlying districts shall apply, except as modified by the provisions this Section, inclusive.

117-241

Street wall location

In M1 Districts paired with a #Residence District#, the #street wall# location provisions of paragraph (a) of Section 123-651 shall apply, except that:

- (a) along the portion of Vernon Boulevard south of 45th Avenue, the #street line# shall be

considered a line, parallel to the Vernon Boulevard #street line#, located at a depth of five feet within the #zoning lot#; and

(b) along the following #street# frontages, for #developments# where the #street wall# width exceeds 150 feet, a minimum of 20 percent of the surface area of such #street walls# above the level of the #second story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#:

(1) 46th Avenue;

(2) 45th Road; and

(3) 44th Drive.

117-242

Height and setback

In M1 Districts paired with an R9 or R10 District, the following height and setback modifications shall apply:

(a) the maximum base height for both districts shall be 155 feet; and

(b) no maximum height limit shall apply, except that for #zoning lots# located north of Queens Plaza North, the maximum height limit for #residential buildings# or #residential# portions of #buildings#, shall be 750 feet.

117-25

Modifications to Bulk Regulations

117-251

Authorization for sites containing schools

For #zoning lots# containing #schools#, the City Planning Commission may authorize the modification of any #bulk# regulation, other than #floor area ratio#, provided that the conditions in paragraph (a) and the findings in paragraph (b) are met.

(a) Conditions

Where maximum height limitations apply, modifications to maximum #building# height limits

shall not exceed 30 feet.

(b) Findings

The Commission shall find that:

- (1) such #bulk# modifications are the minimum extent necessary to reasonably accommodate the #school# and #buildings or other structures# on the #zoning lot#;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not unduly obstruct access to light and air to surrounding #streets# or properties.

117-26

Off-street Parking and Loading Regulations

In M1 Districts without a letter suffix paired with an R9 or R10 District, the off-street parking provisions of Article I, Chapter 6, shall be modified as follows:

- (a) the prohibition of curb cuts accessing entrances and exits to #accessory# off-street parking facilities and #public parking garages# on certain #streets#, as set forth in paragraphs (b) and (c) of Section 16-23 (Curb Cut Restrictions), shall also apply to 23rd Street; and
- (b) the provisions of paragraph (c) of Section 16-12 (Permitted Parking for Non-residential Uses) shall be modified as follows: the maximum number of #accessory# off-street parking spaces permitted for a #development# or #enlargement# shall not exceed one space per 2,000 square feet of #floor area# or 250 spaces, whichever is less.

117-30

NORTHERN HUNTERS POINT WATERFRONT SUBDISTRICT

[ADDING NEW SUBDISTRICT]

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-30, inclusive, shall apply in the Northern Hunters Point Waterfront Subdistrict.

117-301

General provisions

In the Northern Hunters Point Waterfront Subdistrict, the #use#, #bulk#, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-30 (NORTHERN HUNTERS POINT WATERFRONT SUBDISTRICT), inclusive.

117-302

Northern Hunters Point Waterfront Subdistrict Plan

The regulations of Section 117-30, inclusive, are designed to implement the Northern Hunters Point Waterfront Subdistrict Plan as set forth in Appendix C to this Chapter.

117-303

Applicability of Article VI, Chapter 2

In the Northern Hunters Point Waterfront Subdistrict, all #zoning lots# in M1 Districts paired with a #Residence District# without a letter suffix shall be considered #waterfront zoning lots# for the purposes of applying the height and setback regulations of Section 62-343 (Height and setback regulations in other medium- and high-density districts), as modified by the provisions of Section 117-34 (Special Height and Setback Regulations), inclusive. Such height and setback provisions, along with other applicable #bulk# regulations, may be modified by special permit of the City Planning Commission on such #waterfront zoning lots# pursuant to Section 62-837 (Bulk modifications on waterfront blocks).

In addition, all #zoning lots# under common ownership that are contiguous or would be contiguous but for a #street# established after [date of adoption] shall be considered #waterfront zoning lots# for the purposes of applying the provisions of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), inclusive, as modified by Section 117-36 (Northern Hunters Point Waterfront Access Plan), inclusive.

117-304

Applicability of Article VII, Chapter 7

In the Northern Hunters Point Waterfront Subdistrict, for #zoning lots# divided by district boundaries, the #floor area# resulting from the calculation of adjusted maximum #floor area ratio# pursuant to Section 77-22 (Floor Area Ratio) may be located anywhere on the #zoning lot# and the limitations on the amount of #floor area ratio# permitted on any portion of the #zoning lot# set forth in Section 77-22 shall not apply.

117-31

Special Use Regulations

The #use# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

117-311

Retail and service establishments

The underlying M1 District #use# regulations shall be modified such that #uses# listed under Use Group VI with a size limitation, as denoted with an “S” in the Use Group tables set forth in Section 42-16 (Use Group VI – Retail and Services), shall be permitted without a size limitation.

117-312
Streetscape regulations

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that:

- (a) #ground floor level# #street frontage# locations as designated on Map 2 (Streetscape Regulations) in Appendix C to this Chapter, shall be considered #Tier C street frontages#. In certain locations an asterisk designates the intersection of two #street# frontages where #Tier C street frontage# regulations need only apply to a 50 foot increment of #ground floor level# #street wall# along each #street# frontage of the designated intersection. Where a flexible zone is denoted, only one such 50 foot increment need be provided and may be located anywhere along any of the designated frontages; and
- (b) all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#.

117-32
Special Floor Area Regulations

The #floor area# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

For the purpose of applying the special #floor area ratio# provisions of this Subdistrict, six Subareas are designated. The locations of these subareas are shown on Map 1 (Subdistrict Plan Map and Designated Subareas) in Appendix C to this Chapter. Outside of a Subarea, the underlying #floor area# regulations shall apply.

117-321
Maximum floor area ratio

The maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing#, or #residential uses# in Subareas A through F is specified in the following table:

MAXIMUM FLOOR AREA RATIO FOR ALL USES

<u>Subare</u>	<u>#Residential#</u>	<u>#Residential#</u>	<u>#Community</u>	<u>#Commercial# or</u>
<u>a</u>	<u>#Floor Area Ratio#</u>	<u>#Floor Area Ratio#</u>	<u>Facility# #Floor</u>	<u>#Manufacturing#</u>
		<u>for #Qualifying</u>	<u>Area Ratio#</u>	<u>#Floor Area Ratio#</u>

	<u>for Standard #Residences#</u>	<u>Affordable Housing# or #Qualifying Senior Housing#</u>		
<u>A</u>	<u>8.42</u>	<u>10.10</u>	<u>10.0</u>	<u>8.0</u>
<u>B</u>	<u>6.00</u>	<u>7.20</u>	<u>7.2</u>	<u>6.5</u>
<u>C1</u>	<u>6.45</u>	<u>7.74</u>	<u>7.2</u>	<u>4.0</u>
<u>C2</u>	<u>6.50</u>	<u>7.80</u>	<u>7.2</u>	<u>4.0</u>
<u>D</u>	<u>7.02</u>	<u>8.42</u>	<u>8.0</u>	<u>8.0</u>
<u>E</u>	<u>6.00</u>	<u>7.20</u>	<u>4.0</u>	<u>6.5</u>
<u>F</u>	<u>5.00</u>	<u>6.00</u>	<u>4.0</u>	<u>4.0</u>

117-322

Floor area bonus for active recreation space

In R9 Districts and in M1 Districts paired with an R9 District, for #zoning lots# with a minimum #lot area# of 40,000 square feet or more, for each square foot of publicly accessible, supplemental open area provided in accordance with Section 117-365 (Requirements for supplemental open spaces and amenities), inclusive, the maximum #floor area# permitted on the #zoning lot# may be increased by six square feet, provided that the resulting bonus #floor area ratio# shall not exceed 0.6.

117-323

Special floor area provisions for zoning lots containing schools

For #zoning lots# with a #lot area# of at least 20,000 square feet, up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education shall be exempt from the definition of #floor area#.

117-324

Special floor area provisions for off-street parking

Floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level# shall be exempt from the definition of #floor area#.

117-325

Certification for transfer of floor area

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# between two or more #zoning lots# under single fee ownership or alternate ownership arrangement that are contiguous, or would be contiguous but for their separation by a #street#. Such

certification for a transfer of #floor area# shall be subject to the conditions of paragraph (a) and application requirements of paragraph (b) of this Section.

For the purposes of this Section, the “granting site” shall mean the #zoning lot# that transfers #floor area# pursuant to this Section, and a “receiving site” shall mean a #zoning lot# that receives additional #floor area# pursuant to this Section.

(a) Conditions

The maximum amount of #floor area# that may be transferred from the granting site shall be the maximum #floor area ratio# permitted pursuant to the applicable provisions of Section 117-32, inclusive, less the total #floor area# of all existing #buildings#. Each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be transferred.

(b) Application requirements

An application filed with the Chairperson for certification pursuant to this Section shall be made jointly by the owners of the granting site and the receiving site. Such application shall include site plans and zoning calculations for the granting site and receiving site showing the additional #floor area# associated with the transfer.

Additionally, at the time of certification, the owners of the granting site and of the receiving site shall submit to the Chairperson a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# or #enlargement# of the granting site and the receiving site shall be filed by the owners of the respective lots in the Office of the Register of the City of New York (County of New York). Proof of recordation shall be submitted to the Chairperson. Both the transfer instrument and the notices of restrictions shall specify the total amount of #floor area# transferred and shall specify, by #block# and lot numbers, the granting site and the receiving site that are a party to such transfer.

The Chairperson shall certify to the Department of Buildings that #development# or #enlargement# is in compliance with the provisions of this Section only after the transfer instrument and notice of restrictions required by this paragraph have been executed and recorded with proof of recordation provided to the Chairperson. Such certification shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area ratio# for such #development#.

A separate application shall be filed for each transfer of #floor area# to any receiving site pursuant to this Section.

117-33
Special Yard Regulations

The underlying #yard# regulations of Section 62-33 (Special Yard and Lot Regulations on Waterfront Blocks), inclusive, shall apply. In addition, where a #waterfront yard# is not required pursuant to

Section 62-33, #yards# meeting the dimensional requirements of Section 62-332 (Rear yards and waterfront yards) shall be provided in connection with any #development#, in accordance with the provisions of paragraph (f) of Section 62-912 (Elements of a Waterfront Access Plan).

117-34
Special Height and Setback Regulations

In #Manufacturing Districts#, the underlying height and setback regulations shall apply.

In M1 Districts paired with a #Residence District# with a letter suffix, the provisions of Section 123-65 (Special Height and Setback Regulations in Special Mixed Use Districts With R6 Through R12 District Designations), inclusive, shall apply, except as modified by the provisions of this Section, inclusive.

In other districts, the underlying height and setback regulations shall apply, except as modified by the provisions of this Section, inclusive.

117-341
Street wall location

In #Residence Districts#, and M1 Districts paired with #Residence Districts#, the #street wall# location provisions of paragraph (a) of Section 123-651 (Street wall location for all buildings) shall apply, except that:

- (a) along the portion of Vernon Boulevard south of 44th Drive, the #street line# shall be considered a line, parallel to the Vernon Boulevard #street line#, located at a depth of five feet within the #zoning lot#;
- (b) along the southerly #street line# of 45th Avenue, beyond 100 feet of Vernon Boulevard, a sidewalk widening, with a depth of five feet, as measured perpendicular to the #street line#, shall be provided in accordance with Department of Transportation standards, and shall be accessible to the public. The southerly edge of such sidewalk widening shall be considered the #street line# for the purposes of applying the #street wall# location provisions;
- (c) no minimum percentage of #street wall# need be located within a set distance of the #street line#:
 - (1) along #shore public walkways#;
 - (2) along the portion of Vernon Boulevard north of 44th Avenue and south of 43rd Road; and
 - (3) along the portion of 5th Street that is within 150 feet of its intersection with 44th Drive, as measured from both the northerly and southerly #street lines# of 44th Drive;

- (4) along the northerly portion of 44th Drive that is within 250 feet of its intersection with 5th Street;
- (5) along the southerly portion of 44th Drive that is east of 5th Street and west of Vernon Boulevard; and
- (6) along the northerly portion of 45th Avenue that is within 250 feet of its intersection with Vernon Boulevard; and
- (d) such #street walls# shall extend to a minimum base of at least 40 feet, or the height of the #building#, whichever is less.

117-342

Base heights, minimum setbacks and articulation

In #Residence Districts# and in M1 Districts paired with #Residence Districts#, the maximum base heights, required minimum setback and required #street wall# articulation shall be as follows:

- (a) The maximum base height before a required setback shall be:
 - (1) 85 feet in the following locations:
 - (i) along the #shore public walkways# located along Anable Basin; and
 - (ii) along the portion of 44th Avenue that is beyond 100 feet of both Vernon Boulevard and 5th Street;
 - (2) 125 feet in the following locations:
 - (i) within 100 feet of the #street line# along the portion of Vernon Boulevard that is located north of 45th Avenue;
 - (ii) within 100 feet of the #street line# along the portion of 44th Drive that is beyond 100 feet from the easterly #street line# of 5th Street; and
 - (iii) along the remaining northerly portion of 44th Avenue; and
 - (3) 105 feet along all other #streets#, or portions thereof.
- (b) At a height not lower than the minimum base height or higher than the maximum base height, setbacks shall be provided in accordance with the provisions of Section 23-433 (Standard setback regulations), except that:

- (1) along a #shore public walkway#, a setback of 30 feet shall be required, as measured from the upland boundary of the #shore public walkway#;
- (2) no setback need be provided along the #visual corridor# located at the prolongation of 45th Avenue;
- (3) for the purposes of applying such setback regulations, the following may be considered #wide streets#:
 - (i) portions of #streets# adjoining #public parks#;
 - (ii) #upland connections# or #visual corridors# at the prolongation of #streets# on #blocks# surrounding Anable Basin;
 - (iii) other #upland connections# or #visual corridors# along the northerly side of Anable Basin; and
 - (iv) along the portion of 5th Street south of Anable Basin that adjoins a #waterfront block#.

Dormers provided in accordance with paragraph (b) of Section 23-413 (Permitted obstructions in certain districts) shall be permitted within any setback area, provided that the depth of encroachment of a dormer facing the #shore public walkway# shall not exceed 15 feet.

- (c) #Street wall# articulation shall be provided as follows:
 - (1) For #developments# where the #street wall# width facing #shore public walkways# along Anable Basin exceeds 150 feet, a minimum of 20 percent of the surface area of such #street walls#, as measured above the level of adjoining grade, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#.
 - (2) Along the following frontages, for #developments# where the #street wall# width exceeds 150 feet, a minimum of 20 percent of the surface area of such #street walls# above the level of the #second story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#:
 - (i) 46th Avenue;
 - (ii) the southerly side of 45th Avenue;
 - (iii) 44th Drive and the #upland connection# or #visual corridor# at the prolongation of 44th Drive; and
 - (iv) the portion of 44th Avenue located east of 5th Street.
- (d) After the required setback, the following shall apply:

- (1) In M1 Districts paired with a #Residence District# with a letter suffix, after the required setback, the maximum height limits set forth in paragraph (a) of Section 123-652 (Special base and building heights) shall apply; and
- (2) In #Residence Districts# without a letter suffix, and in M1 Districts paired with #Residence Districts# without a letter suffix, after the required setback, a #building# may rise to the maximum transition height, in accordance with Section 117-343 (Transition heights), and may provide towers in accordance with Section 117-344 (Towers).

117-343 **Transition heights**

In #Residence Districts# without a letter suffix, and in M1 Districts paired with #Residence Districts# without a letter suffix, after the required setback provided in accordance with paragraph (b) of Section 117-342 (Base heights, minimum setbacks and articulation), a #building# may rise to a maximum transition height of 350 feet, provided that:

- (a) within 100 feet of the easterly #street line# of 5th Street, north of Anable Basin, the footprint of a #building#, or portion thereof, within the transition heights shall be limited to that of a tower provided above such transition height in accordance with Section 117-344 (Towers);
- (b) along any single #street# frontage, the #aggregate width of street walls# above the required setback and below the maximum transition height shall not exceed 300 feet, and the maximum #street wall# width of any individual, contiguous #street wall#, shall not exceed 200 feet; and
- (c) south of Anable Basin, portions of #buildings# utilizing transition heights shall only be permitted in the following locations:
 - (1) within 150 feet of 5th Street; and
 - (2) east of an #upland connection# or #visual corridor#, where applicable.

117-344 **Towers**

In #Residence Districts# without a letter suffix, and in M1 Districts paired with #Residence Districts# without a letter suffix, any portion of a #building# that exceeds the maximum transition height shall be subject to the following tower regulations:

- (a) For #residential# #stories#, each tower footprint shall not exceed a gross area of 10,000 square feet, exclusive of the square footage contained in any permitted dormers.
- (b) The provisions for maximum width of towers facing a #shoreline# set forth in paragraph (d)(1)

of Section 62-343 (Height and setback regulations in other medium- and high-density districts) shall apply, except that:

- (1) beyond 200 feet east of 5th Street, north of Anable Basin, such maximum widths need not apply;
- (2) for towers that face a single #shoreline#, the following modifications shall apply:
 - (i) where such #shoreline# is the northerly portion of Anable Basin, the maximum width of such tower face may be increased to 115 feet; and
 - (ii) where no setbacks are required pursuant to Section 117-342 (Base heights, minimum setbacks and articulation), the maximum width of such tower may be increased to 130 feet.

For the purposes of this Section, wherever a tower faces a #shoreline# but there is a separate #building# located between such tower face and the #shoreline#, such tower face shall not be considered to be facing the #shoreline# along that frontage.

(c) The minimum distance between any two towers on the same or an adjoining #zoning lot# shall be as follows:

- (1) for towers facing the northerly or southerly #shoreline# of Anable Basin east of 5th Street, or the prolongation thereof, there shall be a minimum of 100 feet between any two towers; and
- (2) in other locations, the regulations governing underlying distance between #buildings# shall apply, except that the maximum length of overlap between any two tower faces that are located within 100 feet of another tower face on the same or an adjacent #zoning lot#, as measured perpendicular to each tower face, shall not exceed:
 - (i) 100 feet, at or below a height of 500 feet; or
 - (ii) 75 feet, for portions of towers that exceed a height of 500 feet.

(d) Tower heights shall be subject to the following limitations:

- (1) in M1 Districts paired with R8 Districts, tower heights and locations shall be limited in the following locations:
 - (i) where located north of Anable Basin, the maximum tower height south of 44th Drive shall not exceed 500 feet; and
 - (ii) where located south of Anable Basin, towers shall only be permitted within 100 feet of 5th Street, and the maximum tower height shall not exceed 500 feet;
- (2) in all other locations, no maximum height limits shall apply to towers. However, for

towers that exceed a height of 500 feet, the gross area of any #story# within the highest 15 percent of the #building# shall not exceed 90 percent of the gross area of that #story# located directly below the highest 15 percent of the #building#;

- (3) there shall be at least 50 feet in height difference between any two immediately adjacent towers on the same or an adjacent #zoning lot#. For #zoning lots# separated by Anable Basin, this provision shall apply only to immediately adjacent towers on the same upland portion of the Basin; and
- (4) the penthouse allowances set forth in paragraph (c)(1) of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) shall not apply.

117-35

Modification to Bulk Regulations

117-351

Authorization for sites containing schools

For #zoning lots# containing #schools#, the City Planning Commission may authorize the modification of any #bulk# regulation, other than #floor area ratio#, provided that the conditions in paragraph (a) and the findings in paragraph (b) are met.

(a) Conditions

Where maximum height limitations apply, modifications to maximum #building# height limits shall not exceed 30 feet.

(b) Findings

The Commission shall find that:

- (1) such #bulk# modifications are the minimum extent necessary to reasonably accommodate the #school# and #buildings or other structures# on the #zoning lot#;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not unduly obstruct access to light and air to surrounding #streets# or properties.

117-36

Northern Hunters Point Waterfront Access Plan

[RELOCATING SECTION 62-951 AND MODIFYING PER PROPOSAL]

The boundaries of the area comprising the Northern Hunters Point Waterfront Access Plan and the location of certain features mandated or permitted by the Plan are shown in Maps 3 through 5 through located in Appendix C to this Chapter. The plan area has been divided into parcels consisting of tax #blocks# and lots and other lands existing on [date of adoption], as follows:

Parcel 1: Block 477, Lots 13, 15, 20

Parcel 2: Block 477, Lot 24

Parcel 3: Block 488, Lot 114

Parcel 4: Block 488, Lot 1, 2, 3

Parcel 5: Block 488, Lots 11, 15, 35

Block 489, Lots 1, 23, 46

Parcel 6: Beginning at the intersection of 44th Drive and 5th Street extending westerly to the U.S. Pierhead and Bulkhead line #abutting# Parcel 5 on the northern edge and Parcel 7 on the southern edge

Parcel 7: Block 25, Lot 15

Parcel 8: Block 25, Lots 1, 9, 10, 11

Block 26, Lot 10

Parcel 9: Block 26, Lots 1, 2, 3, 4

Parcel 10: Block 26, Lots 17 and 21

117-361 **Definitions**

Definitions specifically applicable to the Northern Hunters Point Waterfront Access Plan are set forth in this Section. Other defined terms are set forth in Section 117-01 and Section 12-10. In addition, for the purposes of Section 117-36, inclusive, the definition of #development# shall be as set forth in Section 62-11 (Definitions).

Active recreation space

For the purposes of this Chapter, “active recreation space” shall mean a designated area outdoors designed and equipped for recreational activities that involve physical movement, exercise, sports or play. These spaces accommodate a wide range of dynamic uses and may include, but are not limited

to:

- (a) sports courts, such as tennis, basketball, volleyball, pickleball or ping pong courts;
- (b) athletic fields, such as baseball, football, soccer, cricket, rugby or lacrosse fields;
- (c) water-based recreation, such as splash parks, sprinkler parks or swimming pools;
- (d) water access and interaction space, such as boat and kayak launches or urban beaches;
- (e) adventure and skill-based activities, such as skate parks, climbing walls or obstacle courses;
- (f) social and leisure games, such as bocce, shuffleboard, mini golf or horseshoe pits;
- (g) fitness facilities, such as outdoor gyms or yoga areas, exercise circuits or jogging tracks;
- (h) play spaces, such as playgrounds, tot lots or adventure playgrounds; or
- (i) community and cultural spaces, such as open-air amphitheaters, performance stages or gathering lawns.

117-362

Area-wide modifications

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall be modified in the area comprising the Northern Hunters Point Waterfront Access Plan by the provisions of this Section.

(a) All waterfront public access areas

(1) Gates

The provisions of paragraph (d) of Section 62-651 (Guardrails, gates and other protective barriers) shall not apply.

(2) Fences and walls

The provisions of paragraph (c) of Section 62-651 shall apply, except that fences around the perimeter of areas designated as #active recreation space# may exceed 36 inches in height.

(3) Kiosks and boathouses

Section 62-611 (Permitted obstructions) shall be modified to permit the following in all areas:

- (i) kiosks and boathouses which comply with the special design guidelines of Section 117-364 (Special design standards); and
- (ii) storage areas and structures, which are #accessory# to water-dependent #uses# and have an area of 150 square feet or less.

(4) Permitted obstructions

The location requirements of paragraph (c) of Section 62-611 shall not apply to tot-lots and playgrounds.

(b) Shore public walkways

The circulation and access provisions of paragraph (a) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified as follows:

(1) Location of circulation paths

The required primary circulation path within a #shore public walkway# shall be provided within 10 feet of the #shoreline# for at least 15 percent of the length of such shoreline, and the remainder of the path may be located anywhere within the #shore public walkway# or #supplemental public access area#. Where secondary circulation paths are provided, such paths may count as a part of the required circulation path for satisfying the locational requirement of being within 10 feet of the #shoreline# for at least 20 percent of the length of such #shoreline# and may utilize the permitted paving materials pursuant to paragraphs (a)(1) and (a)(2) of Section 62-656.

(2) Level of circulation paths

At least 70 percent of a required primary circulation path shall be located at a level not less than six feet above the shoreline.

(3) Width of secondary circulation path

Secondary paths, where provided, shall have a minimum clear width of at least 4 feet, 6 inches.

(4) Connection between circulation paths

Stairs and ramps shall be permitted to connect primary and secondary paths.

(c) #Supplemental public access areas#

(1) Configuration requirements

The area of a #supplemental public access area# may utilize width to depth ratios other

than the minimum width to depth ratio requirements of paragraph (a)(1) of Section 62-571 (Location and area requirements for supplemental public access areas) for not more than 20 percent of such area.

(2) Lawns

The provisions of paragraph (c)(1) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified so that a lawn shall only be required where a #supplemental public access area# is greater than 15,000 square feet. In addition, a lawn may be substituted for an #active recreation space# of equivalent size.

(d) Screening

Wherever a screening buffer is required to be provided, the minimum width of such buffer shall be four feet.

In addition to the waiver allowances of paragraph (c)(2)(iii) of Section 62-62, no screening buffer shall be required along the upland boundary, or portion thereof, which is adjacent to an unenclosed seating area #accessory# to a #use# listed in Use Group VI. Where a screening buffer is waived, design features shall be utilized to demarcate the #shore public walkway# or #supplemental public access area# from the non-publicly accessible area, which may include, but shall not be limited to, railings, fences, planting boxes, and distinct paving materials.

117-363

Special public access and visual corridor provisions by parcel

The provisions of Sections 62-52 (Applicability of Waterfront Public Access Area Requirements) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, are modified at the designated locations along with #visual corridors# as shown on Map 4 (Public Access Elements Designation) and Map 5 (Visual Corridors Designation) of Appendix C to the Chapter:

(a) Parcel 1

An #upland connection# and #visual corridor# shall be located between Vernon Boulevard and the #shore public walkway# within the designated flexible location zone on Parcel 1. The #upland connection# shall intersect Vernon Boulevard at its intersection with Queens Plaza South.

(b) Parcel 2

No #upland connection# shall be required within Parcel 2. However, a direct connection shall be provided between the #shore public walkway# and the public access area at the prolongation of 43rd Avenue.

In addition, where a #development# not otherwise exempt from #waterfront public access area# requirements is comprised exclusively of new publicly accessible open areas provided along the #shoreline#, only the provisions applicable to a #shore public walkway# set forth in Sections 62-50 and 62-60, inclusive, as modified by Section 117-362, shall apply in conjunction with such #development#.

(c) Parcel 3

(1) #Upland connections# and #visual corridors#

#Upland connections# and #visual corridors# shall be provided through Parcel 3 between Vernon Boulevard and the #shore public walkway#:

(i) at the prolongation of 43rd Road; and

(ii) in the flexible zone that begins 200 feet south of the prolongation of 43rd Road and ends at the southern boundary of Parcel 3.

(2) #Supplemental public access area#

The #supplemental public access area# shall #abut# the #shore public walkway# continuously along its longest side, and shall also #abut# the southern boundary of required #upland connection# as described in paragraph (c)(1) of this Section where it meets the #shore public walkway#. The #upland connection# may cut across the #supplemental public access area#, provided that any resulting #supplemental public access area# shall measure at least 5,000 square feet.

As an alternative, a required #supplemental public access area# of at least 5,000 square feet may #abut# the entire length of the prolongation of 43rd Avenue provided that it also #abuts# both the #shore public walkway# and Vernon Boulevard.

In addition, where a #development# not otherwise exempt from #waterfront public access area# requirements is comprised exclusively of new publicly accessible open areas provided along the #shoreline#, only the provisions applicable to a #shore public walkways# set forth in Sections 62-50 and 62-60, inclusive, as modified by Section 117-362, shall apply in conjunction with such #development#.

(d) Parcel 4

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 (Types of upland connections) and a #visual corridor# coincident with such #upland connection# shall be provided through Parcel 4 at the prolongation of 44th Avenue to the #shore public walkway#.

However, the provisions of Sections 62-50 and Section 62-60, inclusive, as modified by Section 117-36, inclusive, relating to required #waterfront public access areas# and #visual corridors#, shall be inapplicable if public access and #visual corridors# are provided pursuant

to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as such may be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area).

(e) Parcel 5

(1) #Supplemental public access area#

The requirements of Section 62-57 (Requirements for Supplemental Public Access Areas) shall not apply to #supplemental public access areas# on Parcel 5.

(2) #Shore public walkway#

The #shore public walkway# on Parcel 5 shall have a seaward edge that is contiguous with the seaward edge of the #waterfront yard# established pursuant to Section 62-332 (Rear yards and waterfront yards), and shall extend to the western boundary of 5th Street.

(f) Parcel 6

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 and a #visual corridor# coincident with such #upland connection# shall be provided through Parcel 6 at prolongation of 44th Drive between 5th Street and the #shore public walkway#. However, the reduction provisions of paragraph (a)(1) of Section 62-561 shall not apply to #upland connections# in Parcel 6.

(g) Parcel 7

(1) #Upland connection#

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 shall be provided through Parcel 7 and shall be located on the southerly prolongation of 5th Street.

(2) #Visual corridors#

#Visual corridors# shall be provided in the following locations:

- (i) coincident with the #upland connection# required pursuant to paragraph (g)(1) of this Section;
- (ii) within the flexible zone at the westerly prolongation of 45th Avenue to the #shore public walkway#; and
- (iii) along the boundary between Parcel 7 and Parcel 8 with a width of not less than 25 feet on each Parcel.

(3) #Supplemental public access area#

The #supplemental public access area# shall #abut# the #shore public walkway# continuously along its longest side and shall be located in the area designated on Map 4 (Public Access Elements Designation) and Map 5 (Visual Corridors Designation) of Appendix C to this Chapter.

(h) Parcel 8

(1) #Upland connection# and #visual corridor#

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 shall be provided through Parcel 8 on the westerly prolongation of 45th Road, at the #abutting# boundary of Parcel 8 and Parcel 9. Such #upland connection# shall have a width of not less than 30 feet on each Parcel. Where portions of the #abutting# #upland connection# located outside of either Parcel will not be constructed concurrently, the applicant shall follow the provisions of paragraph (b) of Section 117-366 (Special review provisions).

A #visual corridor# coincident with such #upland connection# shall be provided.

(2) #Supplemental public access area#

The #supplemental public access area# shall #abut# the #shore public walkway#, the #upland connection# as described in paragraph (h)(1) of this Section, and Vernon Boulevard. However, the longest side of the #supplemental public access area# need not #abut# the #upland connection#.

(i) Parcel 9

(1) #Shore public walkway#

The underlying requirements for #shore public walkway# apply, except that the reduction provisions of paragraph (a)(3)(i) of Section 62-53 (Requirements for Shore Public Walkways) shall not apply.

(2) #Upland connection# and #visual corridor#

An #upland connection# and #visual corridor# shall be provided in accordance with paragraph (h)(1) of this Section.

(j) Parcel 10

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 and a #visual corridor# coincident with such #upland connection# shall be provided through Parcel 10 within the flexible location zone located 150 feet east of 5th Street from 46th Avenue to the #shore public walkway#.

117-364

Special design standards

The design requirements of Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, are modified by the provisions of this Section.

(a) Special design standards for seating

(1) Seating depth

The minimum seating depth requirements of paragraph (b) of Section 62-652 shall be modified to 16 inches.

(2) Armrests

At least 50 percent of all required seating shall include armrests.

(3) Design feature seating

Along Anable Basin, planter ledges, seating walls, and seating steps may qualify towards required seating provided that they constitute no more than 40 percent of the required seating. Walls and planter ledges shall be flat and smooth with at least one inch radius rounded edges.

(b) Special design standards for lighting

Along Anable Basin, the lighting requirements of Section 62-653 (Lighting) shall be modified such that an average maintained level of illumination not less than 0.5 horizontal foot candle (lumens per foot) shall be provided throughout all walkable areas, and the average illumination to minimum foot candle uniformity ratio shall be no greater than 6:1 within any #waterfront public access area#.

(c) Special design standards for planting

Reduction in planting requirement

(1) #Shore public walkway# and #supplemental public access areas#

An area equal to at least 35 percent of the area of the #shore public walkway# and #supplemental public access area# shall be planted. Such planting area may be reduced to 30 percent if an amenity is provided in accordance with the following tables:

TABLE 1

<u>Amenity</u>	<u>Reduction per feature (in square feet)</u>
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<u>Historic interpretation elements</u>	<u>20</u>
<u>Public art pieces</u>	<u>100</u>

TABLE 2

<u>Amenity</u>	<u>Ratio of reduction to size of feature</u>
<u>#Active recreation space#</u>	<u>1:1</u>
<u>Dog runs</u>	<u>1:1</u>
<u>Comfort stations</u>	<u>1:1</u>
<u>Kiosks</u>	<u>1:1</u>

Such planting requirements may be further reduced to 20 percent along Anable Basin.

(2) #Upland connection#

For Type 1 #upland connections#, at least 30 percent of the area of the #upland connection# may be planted in accordance with the provisions set forth in Section 62-655 (Planting and trees).

(d) Special design standards for paving

The maximum area for unit pavers and concrete slabs specified in paragraphs (b)(1) and (b)(3) of Section 62-656 shall not apply.

(e) Special design standards for kiosks and boathouses

The standards of this Section shall be applicable for sites providing greater than 20,000 square feet of #waterfront public access areas#.

(1) Maximum size

Kiosks permitted under this Section shall have an area no greater than 400 square feet. Boathouses permitted under this Section shall have an area no greater than 800 square feet.

(2) Location

A kiosk or boathouse may be located within a #shore public walkway#, provided that any portion of a kiosk or boathouse located within the area comprising an upper level of such #shore public walkway# shall be located below the walking surface of such upper level. Kiosks and boathouses shall not reduce compliance with other requirements, including planting or circulation, except as modified by the provisions of

paragraph (c) of this Section.

(3) Minimum design requirements

A minimum of 25 percent of any wall facing a circulation path, as measured from the level of the adjoining circulation path to the roof of the kiosk or boathouse, shall be provided as transparent material.

Blank walls on kiosks and boathouses that exceed five feet in height and 10 feet in width shall be treated with one or more of the following visual mitigation elements:

- (i) additional transparency consisting of an additional 25 percent of the wall facing a circulation path, as measured from the level of the adjoining circulation path to the roof of the kiosk or boathouse;
- (ii) plantings in planting beds or planter boxes at least two feet in height, at least six feet in width and at least two feet in depth when measured perpendicular to the wall of the kiosk or boathouse;
- (iii) fixed benches with or without backs of at least six linear feet; or
- (iv) wall treatments in the form of permitted #signs#, graphic or sculptural art or decorative screening. Such wall treatments must be at least six feet in height and have a minimum width of six feet.

(f) Special design modifications for #upland connections#

The Chairperson of the City Planning Commission may modify the design requirements for #upland connections# where the Chairperson certifies to the Commissioner of the Department of Buildings that such a change is the minimum necessary to accommodate subsurface sewer infrastructure. Any application for such change shall include a site plan from a licensed architect or engineer that conveys the extent of the needs and required modifications, as well as a letter from the Department of Environmental Protection describing the needs for such modifications.

117-365

Requirements for supplemental open spaces and amenities

For all #zoning lots# utilizing bonus #floor area# set forth in Section 117-322 (Floor area bonus for active recreation space), the supplemental open area provisions of paragraph (a) of this Section and the supplemental amenities of paragraph (b) of this Section shall be met.

(a) Supplemental open area

Any publicly accessible supplemental open area shall be consistent in size with the open area created pursuant to the provisions of Section 117-322, but in no event shall such open area

have a size of less than 4,000 square feet. Such open area shall be in addition to any area allocated to a #waterfront public access area#, as applicable, and shall connect directly to either #waterfront public access areas# or adjoining #streets#. Supplemental open areas shall be subject to the design requirements for #supplemental public access areas# set forth in Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, as such provisions are modified by the provisions of Section 117-364 (Special design standards), inclusive. All amenities provided in supplemental open areas shall either match or shall be comparable with amenities in a #waterfront public access area# on the same #zoning lot# with regard to quality, materials, finishes and form. In addition, supplemental open areas shall be subject to the maintenance and operation requirements of Section 62-70, inclusive, and the review procedures of Section 62-80, inclusive.

(b) Supplemental amenities

Supplemental amenities, in the form of #active recreation space# or public restrooms, shall be provided in accordance with the following regulations with regards to the minimum points required for the size of supplemental open area. Such amenities may be provided either in the supplemental open area or in #waterfront public access areas# on the same #zoning lot#. No amenity included pursuant to this Section may count towards meeting a requirement of a #waterfront public access area#.

(1) Minimum points required

The minimum required amount of points on a #zoning lot# shall be equivalent to one point per every additional 2,000 square feet of supplemental open space, except that the maximum points of amenity for any #zoning lot# need not exceed ten. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one point.

(2) Calculating points for amenities

For every 1,000 square feet of #active recreation space# provided, one point shall be generated. However, where such #active recreation space# involves open and flexible areas with no permanent infrastructure or equipment, one point shall be generated for every 2,000 square feet of amenity.

The area allocated to the #active recreation space# shall include those areas bounded by the physical equipment associated with such space, as applicable, as well as the additional space around the equipment for access, circulation and buffering. Where an amenity involves water access, the area may include areas associated with the amenity both upland of and seaward of the shoreline, as applicable and, where watercraft launches are provided, may include temporary storage facilities.

No more than two points shall be permitted for multiple courts, leisure games or other facilities allocated to the same type of active recreation. For example, no more than two points may be generated by ping pong courts; however, further points may be generated from other types of courts such as volleyball courts.

For every 200 square feet of public restroom, one point shall be generated and the maximum points permitted for public restrooms shall not exceed four.

(3) Additional requirements for large #zoning lots#

Where the size of a supplemental open area exceeds 5,000 square feet, a singular #active recreation space# equivalent to at least two points shall be provided. Where a supplemental open area exceeds 10,000 square feet, either a singular amenity equivalent to at least three points shall be provided, or two amenities each equivalent to at least two points shall be provided.

117-366

Special review provisions

The Chairperson of the City Planning Commission shall, by certification pursuant to Section 62-811 (Waterfront public access and visual corridors), further certify the following provisions as applicable:

(a) #Waterfront public access area# phasing

Where more than one #building# is #developed# in phases, the mandatory public access area may be constructed in phases, provided that the Chairperson certifies the following criteria are met:

- (1) a plan has been submitted that provides for an amount of public access area proportionate to the amount of #floor area# being #developed# in each phase;
- (2) the square footage of public access area provided in any phase is in proportion to the total public access area requirement based on the area being developed. Any public access area provided in an earlier phase in excess of the amount required for such phase may be applied to a later phase;
- (3) the public access area being proposed in any phase shall not prevent the total amount of public access area required for such area from being achieved;
- (4) any phased portion of the required public access area shall comply with the minimum widths and other dimensions required for the public access areas;
- (5) any phased portion of the required public access area shall connect directly to either a #street# or an improved public access area; and
- (6) a proportionate amount of planting and seating shall be included within each phase.

(b) #Upland connection# phasing

Where an #upland connection# is designated on two or more parcels, and the portion of such

#upland connection# located outside of the applicant's parcel has previously been certified as part of a #waterfront public access area#, the Chairperson shall certify that the proposed #upland connection# on the applicant's parcel is consistent with that of the prior certification, including with respect to the proposed amenities and design elements therein.

117-40 COURT SQUARE SUBDISTRICT

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-40, inclusive, shall apply in the Court Square Subdistrict.

117-401 General provisions

~~The regulations governing the Court Square Subdistrict of the #Special Long Island City Mixed Use District# are contained within Sections 117-40 through 117-45, inclusive. These regulations supplement the provisions of Sections 117-01 through 117-03, inclusive, of the #Special Long Island City Mixed Use District# and supersede the underlying districts.~~

In the Court Square Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-40 (COURT SQUARE SUBDISTRICT), inclusive.

Mandatory subway improvements are elements of the Subdistrict Plan, which shall be built by the developer of the #zoning lot# to which they apply.

117-41 Court Square Subdistrict Plan

[UPDATING CROSS-REFERENCE]

The Subdistrict Plan for the Court Square Subdistrict specifies the location of Blocks 1, 2 and 3 and identifies the improvements to be provided in the District under the provisions of this Chapter. The elements of the Subdistrict Plan are set forth in ~~Appendix B~~ Appendix D of this Chapter, which consists of the Subdistrict Plan Map and Description of Improvements, and is incorporated into the provisions of this Chapter.

117-42 Special Bulk and Use Regulations in the Court Square Subdistrict

#Zoning lots# of at least 10,000 square feet with #buildings# containing at least 70,000 square feet of #floor area# are subject to the provisions of the underlying C5-3 District, as modified by Sections 117-40 through 117-45, inclusive.

All other #zoning lots# are subject to the #use# provisions of the underlying C5-3 District and the #bulk# provisions of an M1-4/R6B ~~district designated district, pursuant to the regulations of Article XII, Chapter 3 (Special Mixed Use District), as modified by Sections 117-00 through 117-22,~~ inclusive.

117-421
Special bulk regulations

* * *

117-44
Mandatory Subway Improvements

[UPDATING CROSS-REFERENCE]

For the purposes of mandatory subway improvements, any tract of land consisting of two or more contiguous lots of record under single ownership or control as of March 1, 1986, shall be considered a single #zoning lot#.

Subway improvements are required for qualifying #developments# or #enlargements#, as follows:

- (a) #Zoning lots# with at least 5,000 square feet of #lot area#

* * *

- (b) #Zoning lots# with at least 10,000 square feet of #lot area#

For the purposes of this paragraph (b), the #floor area# of the #development# or #enlargement# shall be the total amount of #floor area# constructed after August 14, 1986.

#Developments# or #enlargements# on Blocks 1, 2 or 3, identified in ~~Appendix B~~ Appendix D (Court Square Subdistrict Plan Map and Description of Improvements) of this Chapter, containing at least 70,000 square feet of #floor area# on #zoning lots# of at least 10,000 square feet of #lot area# shall provide mandatory subway improvements as described, in ~~Appendix B~~ Appendix D, in paragraph (a) for Block 1, paragraph (b) for Block 2 and paragraph (c)(1) for Block 3.

* * *

117-50
QUEENS PLAZA SUBDISTRICT

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-50, inclusive, shall apply within the Queens Plaza Subdistrict.

**117-501
General provisions**

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

~~In Areas A-1, A-2, B, C and D of the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#, as indicated on Map 1 in Appendix C of this Chapter. For the purposes of this Chapter, such #Residence# and M1 Districts are referred to as the "designated districts."~~

In the Queens Plaza Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-50 (QUEENS PLAZA SUBDISTRICT), inclusive.

For the purposes of this Chapter, in the Queens Plaza Subdistrict, the area referred to as the "Sunnyside Yard" shall include: Yard A, the Arch Street Yard and the Sunnyside Yard, which are located generally between Crane Street, Jackson Avenue, 21st Street, 49th Avenue, Skillman Avenue, 43rd Street and the North Railroad property line.

**117-502
Queens Plaza Subdistrict Plan**

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

The Queens Plaza Subdistrict Plan partly consists of the following three maps located within ~~Appendix C~~ Appendix E of this Chapter:

Map 1 (Designated Districts within the Queens Plaza Subdistrict) of the Queens Plaza Subdistrict Plan identifies special areas comprising the Queens Plaza Subdistrict in which an M1 District is paired with a #Residence District# as indicated on the Subdistrict Map. These areas are as follows:

Area	Designated Districts
A-1 A-2	M1-6/R10
B	M1-5/R9
C	M1-5/R7-3
D	M1-6/R9

* * *

117-503
Definitions

[MOVING COMMERCIAL DEFINITIONS CROSS-REFERENCE TO SECTION 117-01 FOR
BROADER APPLICABILITY]

Definitions specifically applicable to the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District# are set forth in this Section. Other defined terms are set forth in Section 117-01 (Definitions) of the #Special Long Island City Mixed Use District#, and Section 12-10 (DEFINITIONS) ~~and Section 32-301 (Definitions).~~

* * *

117-51
Queens Plaza Subdistrict Special Use Regulations

~~The special #use# provisions of Sections 123-20 through 123-50, inclusive, of the #Special Mixed Use District# shall apply in the Queens Plaza Subdistrict except where modified by the provisions of this Section and shall supplement or supersede the provisions of the designated #Residence# or M1-District, as applicable.~~

The #use# regulations of the underlying districts shall apply, except as modified by the provisions this Section, inclusive.

* * *

117-512
Streetscape regulations

[UPDATING CROSS-REFERENCE]

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 2 in ~~Appendix C~~ Appendix E of this Chapter shall be considered #Tier C street frontages#.

* * *

117-52
Queens Plaza Subdistrict Special Bulk Regulations

[UPDATING AREA OF APPLICABILITY]

The #bulk# regulations of the underlying districts shall apply, except as modified by the provisions this Section, inclusive.

**117-521
General Provisions**

In Areas A-1, A-2, B, C and D of the Queens Plaza Subdistrict, the provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except as modified in Section 117-52 (Queens Plaza Subdistrict Special Bulk Regulations), inclusive.

* * *

**117-522
Floor area regulations**

[UPDATING AREA OF APPLICABILITY]

The maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# and #residential uses# in accordance with the applicable designated district shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# or #residential uses#, separately or in combination, is specified in the following table:

MAXIMUM FLOOR AREA RATIO FOR ALL #USES# IN THE QUEENS PLAZA SUBDISTRICT

Area	Maximum #Floor Area Ratio#
A-1 A-2	12.0 C, M, CF or R
B	8.0 C, M, CF or R
C	5.0 C, M, CF or R
D	15.0 C or M 10.0 CF 8.0 R

C = Commercial
M = Manufacturing
CF = Community Facility
R = Residential

However, for #qualifying affordable housing# or #qualifying senior housing#, the maximum #residential# #floor area ratio# shall be 9.6 in Areas Area B and D, and 6.0 in Area C.

**117-523
Floor area bonuses**

* * *

**117-53
Height and Setback and Street Wall Location Regulations**

* * *

**117-531
Street wall location**

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

- (c) In the locations specified on Map 3 (Sidewalk Widening and Street Wall Location) in ~~Appendix C~~ Appendix E of this Chapter, a #building# shall comply with the provisions of paragraphs (a) and (b) of this Section, as applicable, except that #street walls# shall be located as specified on Map 3. The #street wall# of a #building# may be set back only in the areas indicated on Map 3 as "Permitted #Street Wall# Setback Locations," provided that the additional sidewalk widening resulting from such setback is accessible to the public, in accordance with the provisions of Section 117-553 (Mandatory sidewalk widening design requirements), and located adjacent to a public sidewalk or mandatory sidewalk widening.
- (d) For any #building# fronting on Queens Plaza South in Area A-1, ~~or Area B or Area D~~, as shown on Map 1 (Designated Districts within the Queens Plaza Subdistrict) of ~~Appendix C~~ Appendix E, any #street wall# along Queens Plaza South shall be set back five feet from the #street line#, except as otherwise specified on Map 3.

* * *

**117-532
Setback regulations for buildings that exceed the maximum base height**

[UPDATING AREA OF APPLICABILITY]

All portions of #buildings or other structures# that exceed the maximum base height specified in the table in this Section shall comply with the following provisions:

- (a) At a height not lower than the minimum base height or higher than the maximum base height specified in the table for the applicable area, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street# and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#. Such setback may be modified in accordance with the provisions of Section 23-433 (Standard setback regulations).

Area	Minimum Base Height	Maximum Base Height
------	---------------------	---------------------

A-1	60	—
A-2	60	150
B and D	100	150
C*	60	100

* * *

117-54

Off-street Parking and Loading Regulations

- (a) The off-street parking provisions of Article I, Chapter 6, ~~shall apply, except that shall be~~ modified as follows:
- (1) the prohibition of curb cuts accessing entrances and exits to ~~#accessory#~~ off-street parking facilities ~~and #public parking garages#~~ on certain ~~#streets#~~, as set forth in paragraphs (b) and (c) of Section 16-23 (Curb Cut Restrictions), shall also apply to Northern Boulevard, Crescent Street ~~and 23rd Street~~; and

* * *

117-55

Mandatory Plan Elements for the Queens Plaza Subdistrict

117-551

General provisions

[UPDATING CROSS-REFERENCE]

The provisions of Sections 117-552 (Mandatory sidewalk widening) and 117-553 (Mandatory sidewalk widening design requirements) apply to those locations identified on Map 3 in ~~Appendix C~~ Appendix E of this Chapter.

117-552

Mandatory sidewalk widening

[UPDATING CROSS-REFERENCE]

The sidewalk widening provisions of this Section shall apply to all ~~#developments#~~ or ~~#enlargements#~~ with ground floor ~~#street walls#~~ with a ratio of ~~#floor area#~~ to ~~#lot area#~~ of 3.0 or more.

Sidewalk widening accessible to the public must be provided in the locations specified on Map 3 (Sidewalk Widening and Street Wall Location) in ~~Appendix C~~ Appendix E of this Chapter. Such mandatory sidewalk widening is subject to the design requirements of Section ~~117-554~~ 117-553 (

Mandatory sidewalk widening design requirements).

117-553

Mandatory sidewalk widening design requirements

* * *

117-56

Special Permit for Bulk Modifications on Blocks 86/72 and 403

[UPDATING CROSS-REFERENCE]

For any #development# or #enlargement# on a #zoning lot# that has at least 50,000 square feet of #lot area# located on #Block# 86/72 or #Block# 403 in Area C as shown on Map 1 (Designated Districts within the Queens Plaza Subdistrict) in ~~Appendix C~~ Appendix E of this Chapter, the City Planning Commission may increase the #floor area ratio# up to a maximum of 8.0 and may modify the #street wall# regulations of paragraphs (a) and (b) of Section 117-531 (Street wall location) and paragraph (a) of Section 117-532 (Setback regulations for buildings that exceed the maximum base height), provided that:

* * *

117-60

DUTCH KILLS SUBDISTRICT

In the #Special Long Island City Mixed Use District#, the special regulations of ~~Sections~~ Section 117-60 ~~through 117-64~~, inclusive, shall apply within the Dutch Kills Subdistrict.

117-61

General Provisions

~~In specified areas of the Dutch Kills Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#. For the purposes of Section 117-60, inclusive, regulating the Dutch Kills Subdistrict, such #Residence# and M1 #Districts# are referred to as the “designated districts.” The designated districts within the Dutch Kills Subdistrict are indicated on the #zoning map# and are as follows:~~

~~M1-2/R5B~~

~~M1-2/R5D~~

~~M1-2/R6A~~

~~M1-3/R7X~~

~~The special provisions of Article XII, Chapter 3, of the #Special Mixed Use District# shall apply to the designated districts within the Dutch Kills Subdistrict except where modified by the provisions of the Subdistrict, and shall supplement or supersede the provisions of the underlying designated #Residence# or M1 #District#, as applicable.~~

In the Dutch Kills Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-60, inclusive.

**117-62
Special Use Regulations**

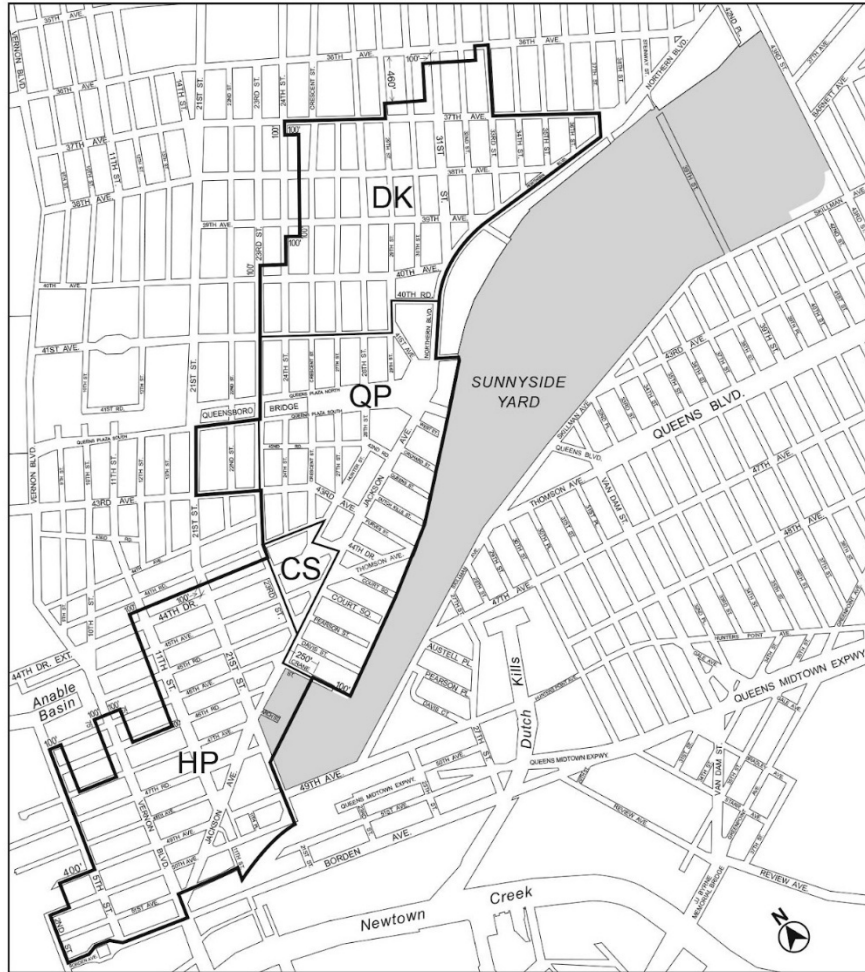
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**Appendix A
Special Long Island City Mixed Use District and Subdistricts Plan Map**

[UPDATING MAP TO INCLUDE TWO NEW SUBDISTRICTS]

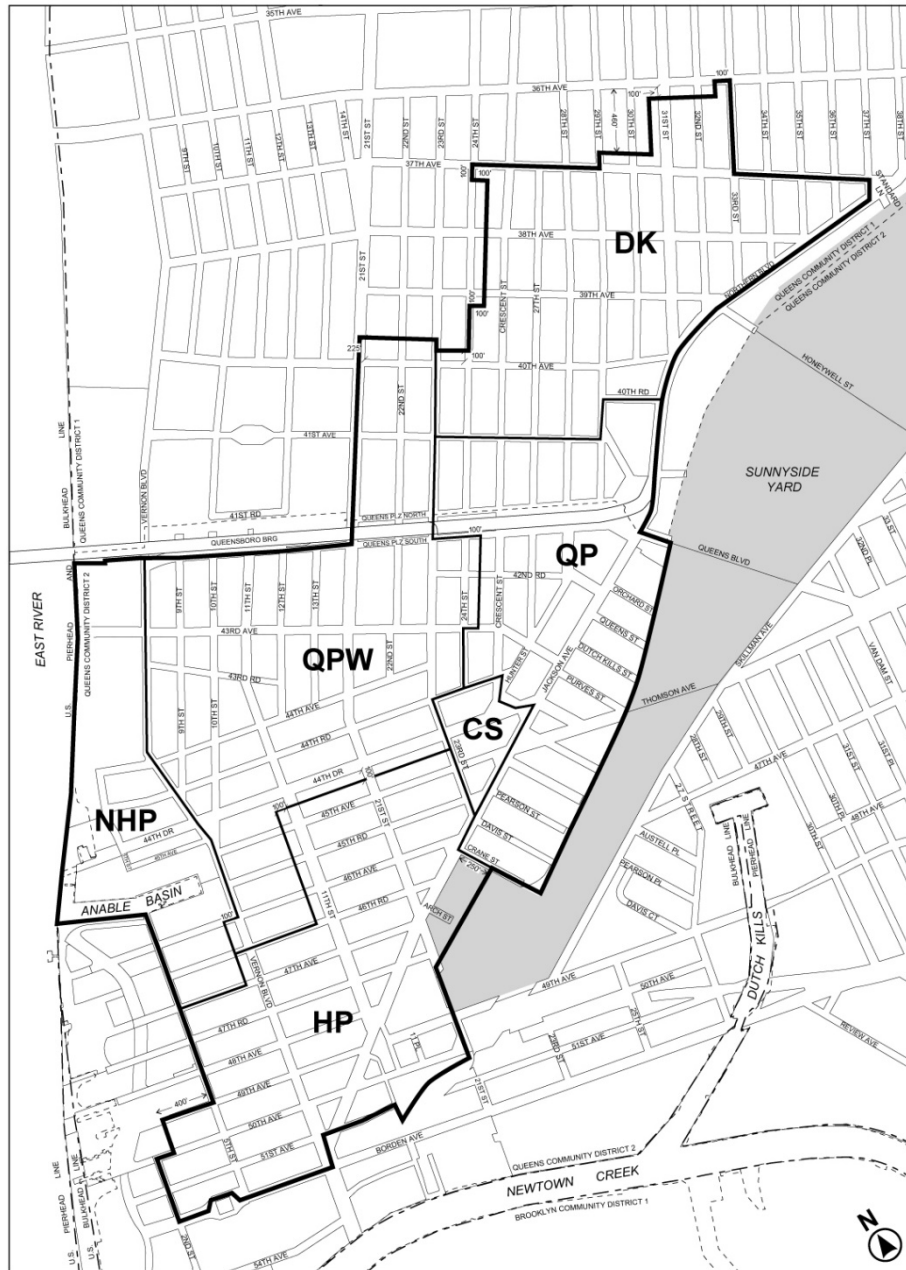
~~District and Subdistricts~~

[EXISTING MAP]



- Special Long Island City Mixed Use District
- Subdistrict Boundary
- Sunnyside Yard
- CS Court Square Subdistrict
- DK Dutch Kills Subdistrict
- QP Queens Plaza Subdistrict
- HP Hunters Point Subdistrict

[PROPOSED MAP]



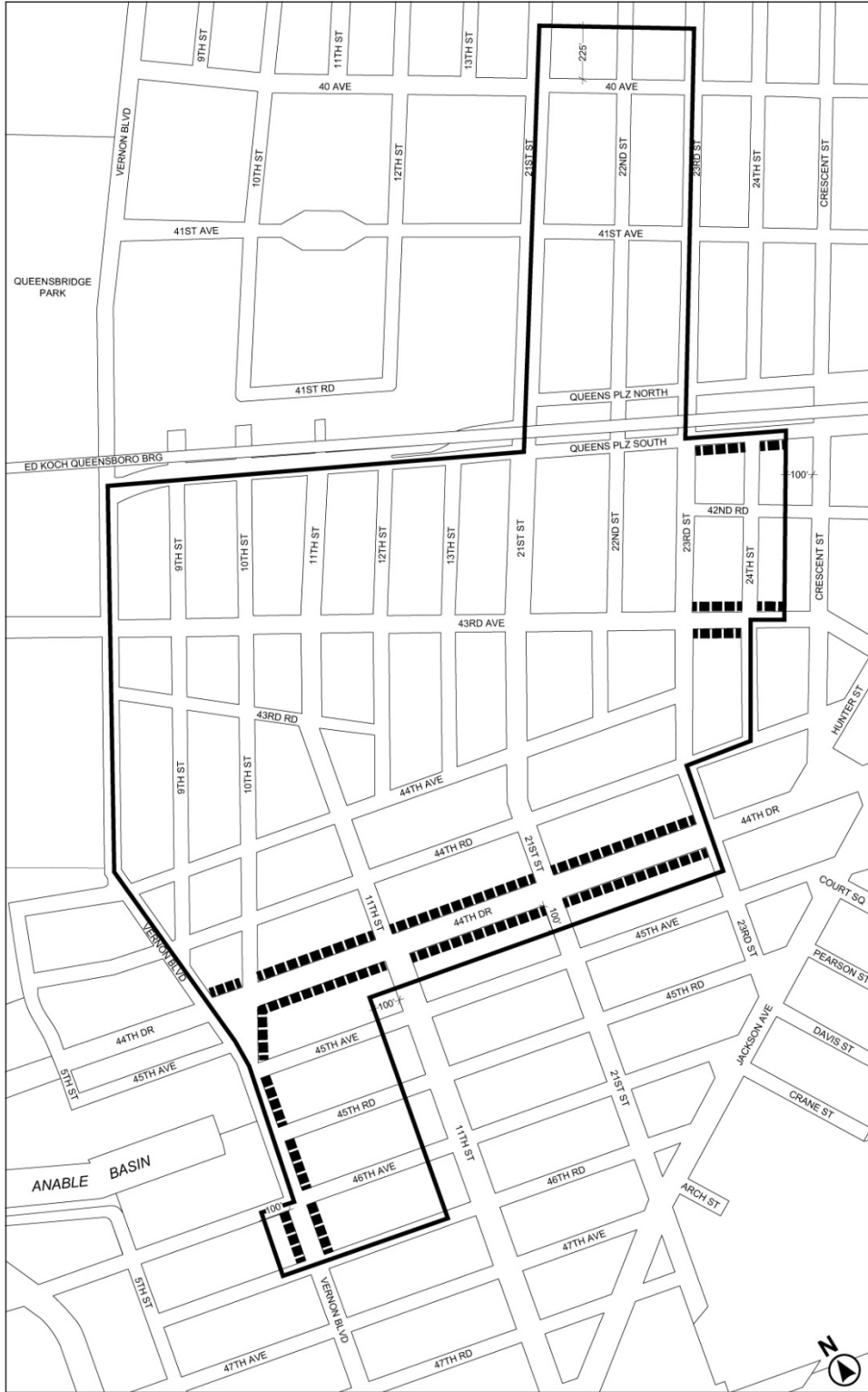
- Special Long Island City Mixed Use District
- Subdistrict Boundary
- Sunnyside Yard
- CS Court Square Subdistrict
- DK Dutch Kills Subdistrict
- HP Hunters Point Subdistrict
- NHP Northern Hunters Point Waterfront Subdistrict
- QP Queens Plaza Subdistrict
- QPW Queens Plaza West Subdistrict

Appendix B Court Square Subdistrict Plan Map and Description of Improvements

Queens Plaza West Subdistrict Plan Map

[PROPOSED MAP]

Map 1: Subdistrict Plan Map and Streetscape Regulations



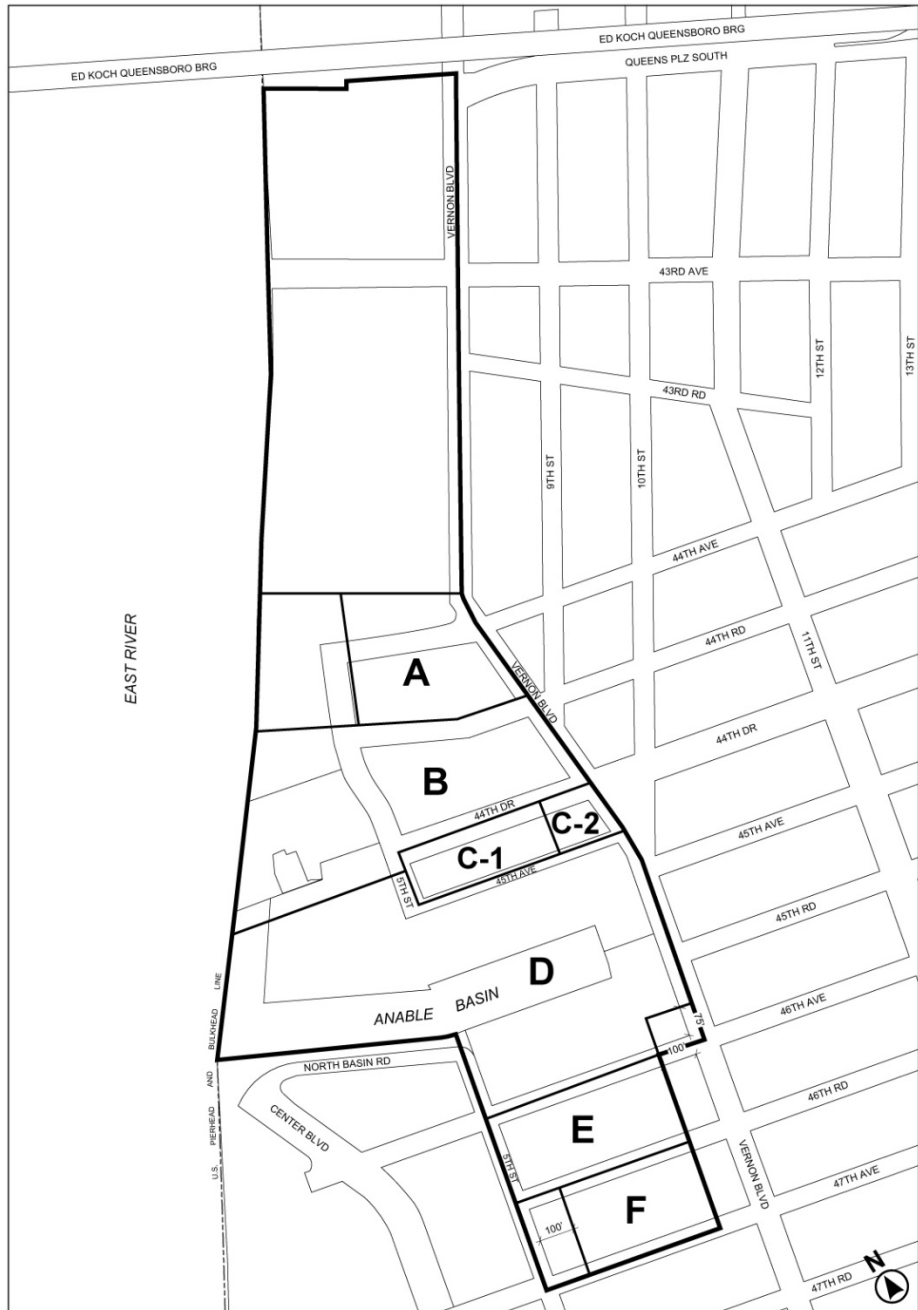
— Queens Plaza West Subdistrict Boundary
 - - - Tier C Frontage

Appendix C

Queens Plaza Subdistrict Plan Maps
Northern Hunters Point Waterfront Subdistrict Plan Maps

[PROPOSED MAPS]

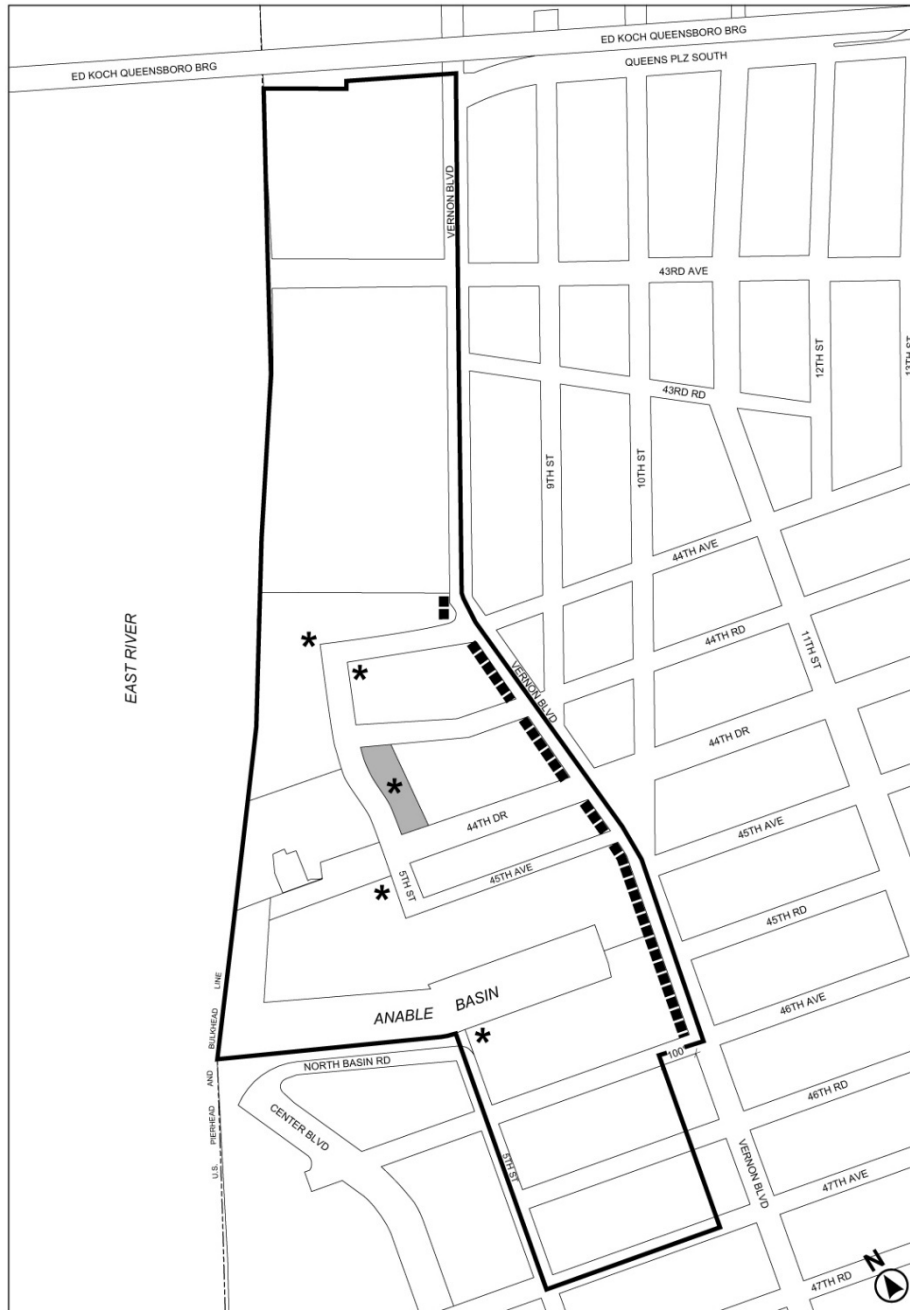
Map 1: Subdistrict Plan Map and Designated Subareas



Northern Hunters Point Waterfront Subdistrict
 Designated Subareas

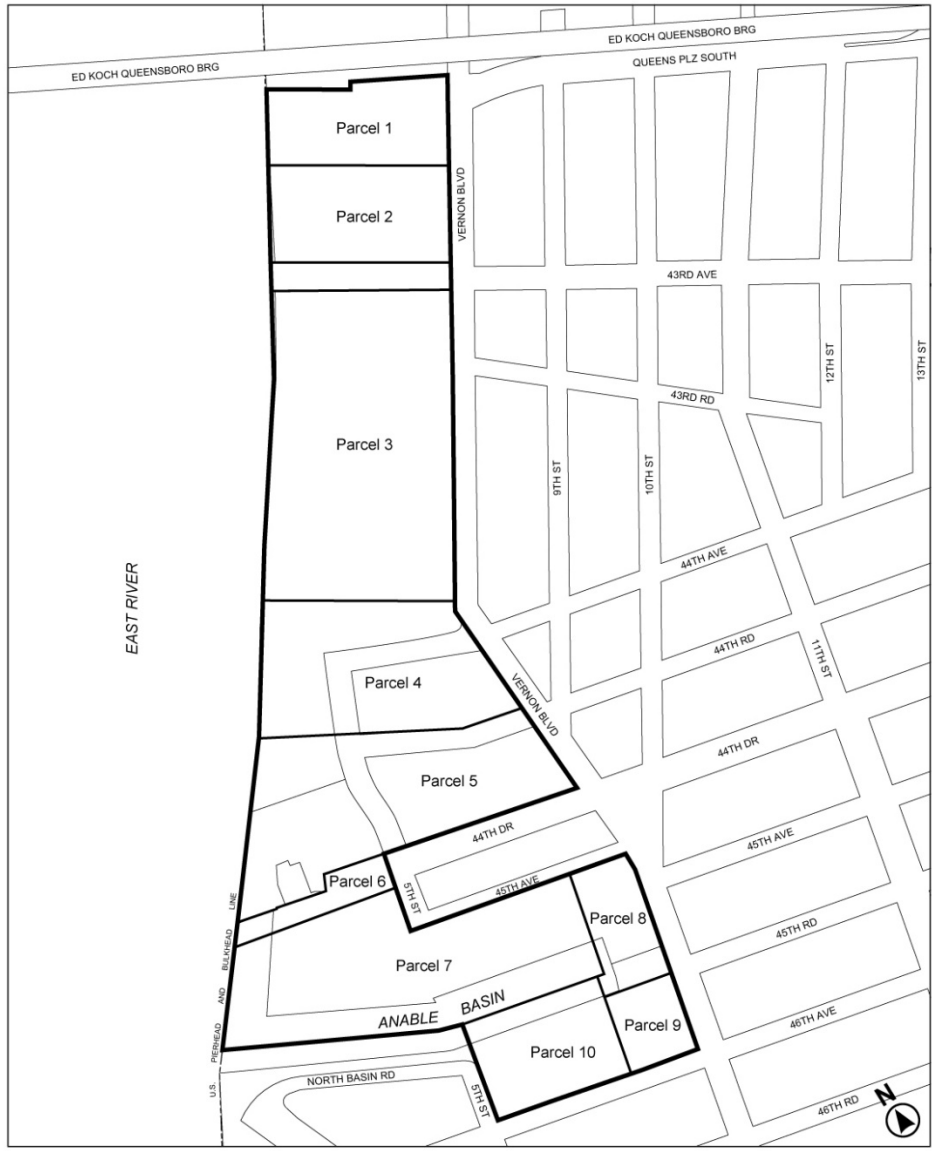
SUBAREA A M1-6A/R9
SUBAREA B M1-5A/R8
SUBAREA C-1, C-2 M1-5A/R8
SUBAREA D M1-6A/R9
SUBAREA E M1-5A/R8
SUBAREA F M1-3A/R7X

Map 2: Streetscape Regulations



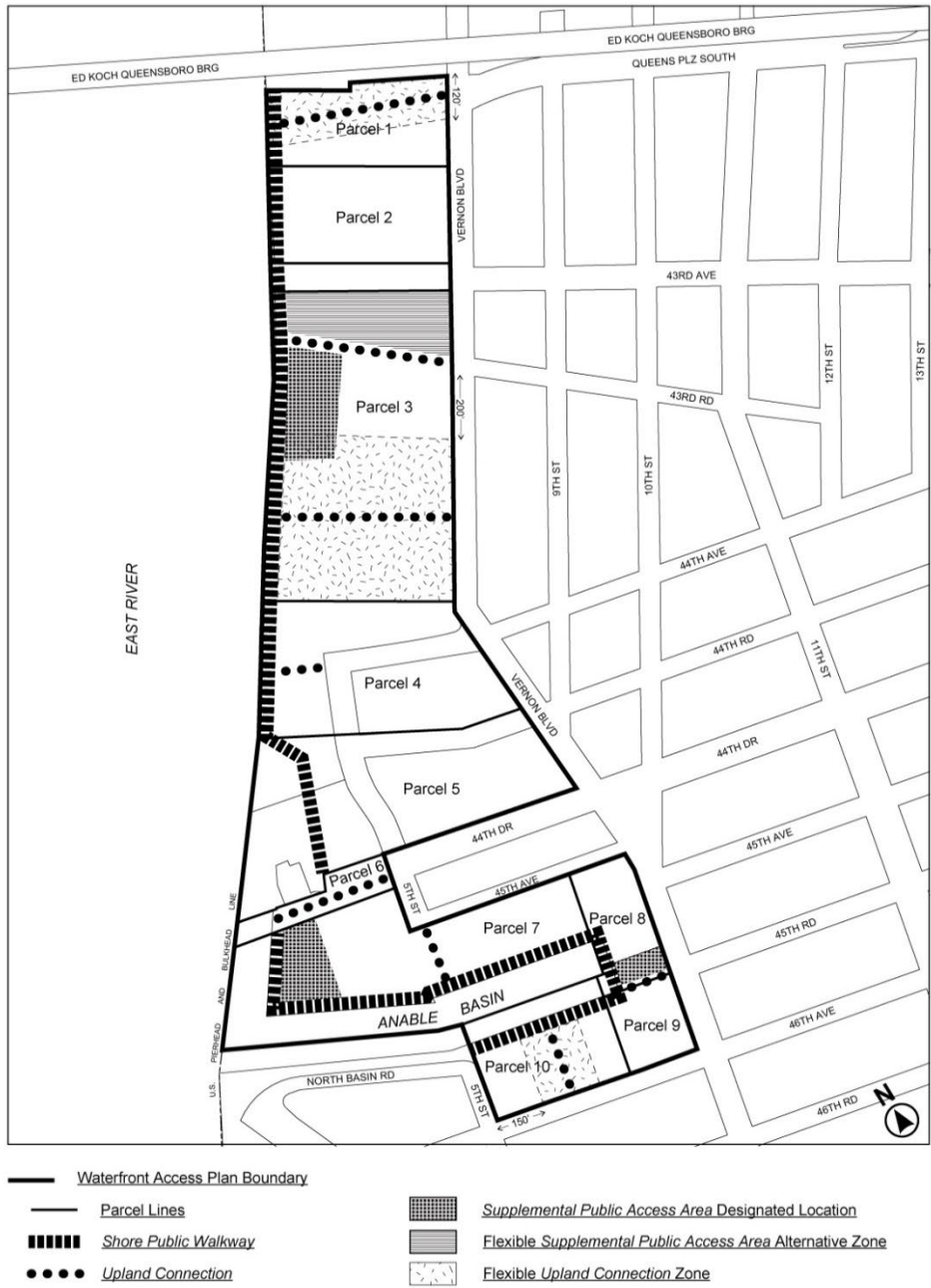
- Northern Hunters Point Waterfront Subdistrict
- ▬▬▬▬ Tier C Street Frontage
- * Tier C Street Frontage 50' Increment
- ▬* Tier C Street Frontage 50' Increment Flexible Zone

Map 3: Waterfront Access Plan Parcel Designation

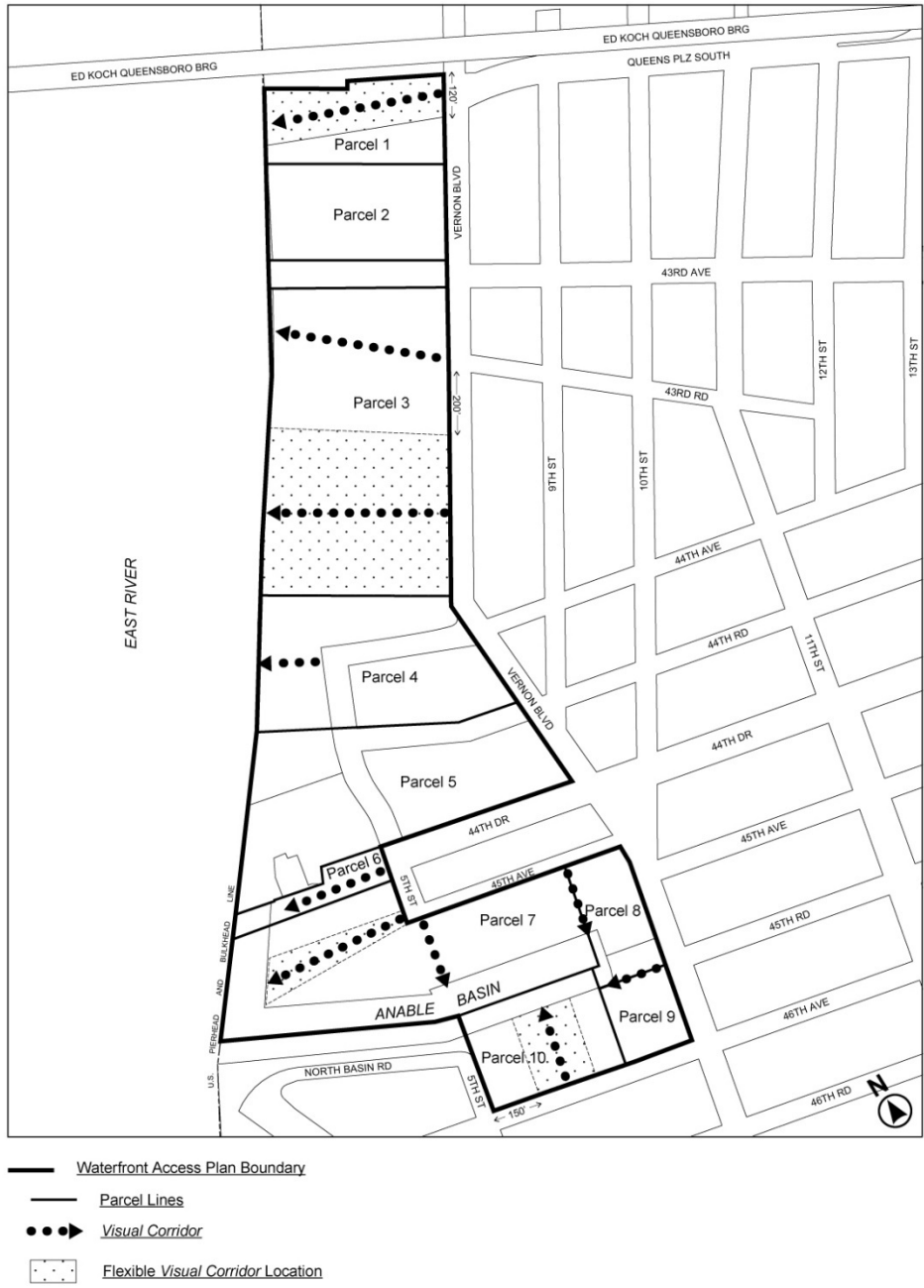


Waterfront Access Plan Boundary
 Parcel Lines

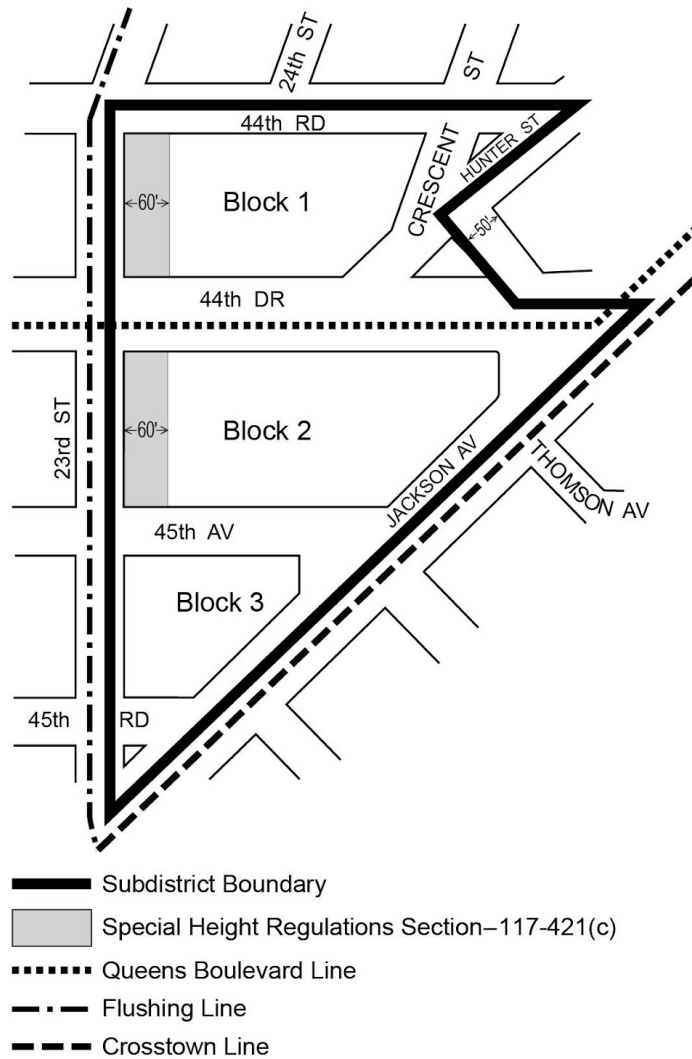
Map 4: Public Access Elements Designation



Map 5: Visual Corridors Designation



Appendix B
Appendix D
Court Square Subdistrict Plan Map and Description of Improvements



* * *

[MOVING AND UPDATING CROSS-REFERENCE]

Description of Improvements

This Appendix describes the mandatory lot improvements that are designated on the District Plan Map in ~~Appendix B~~ Appendix D for the Court Square Subdistrict. Descriptions refer to the text for requirements and standards for the following improvements.

* * *

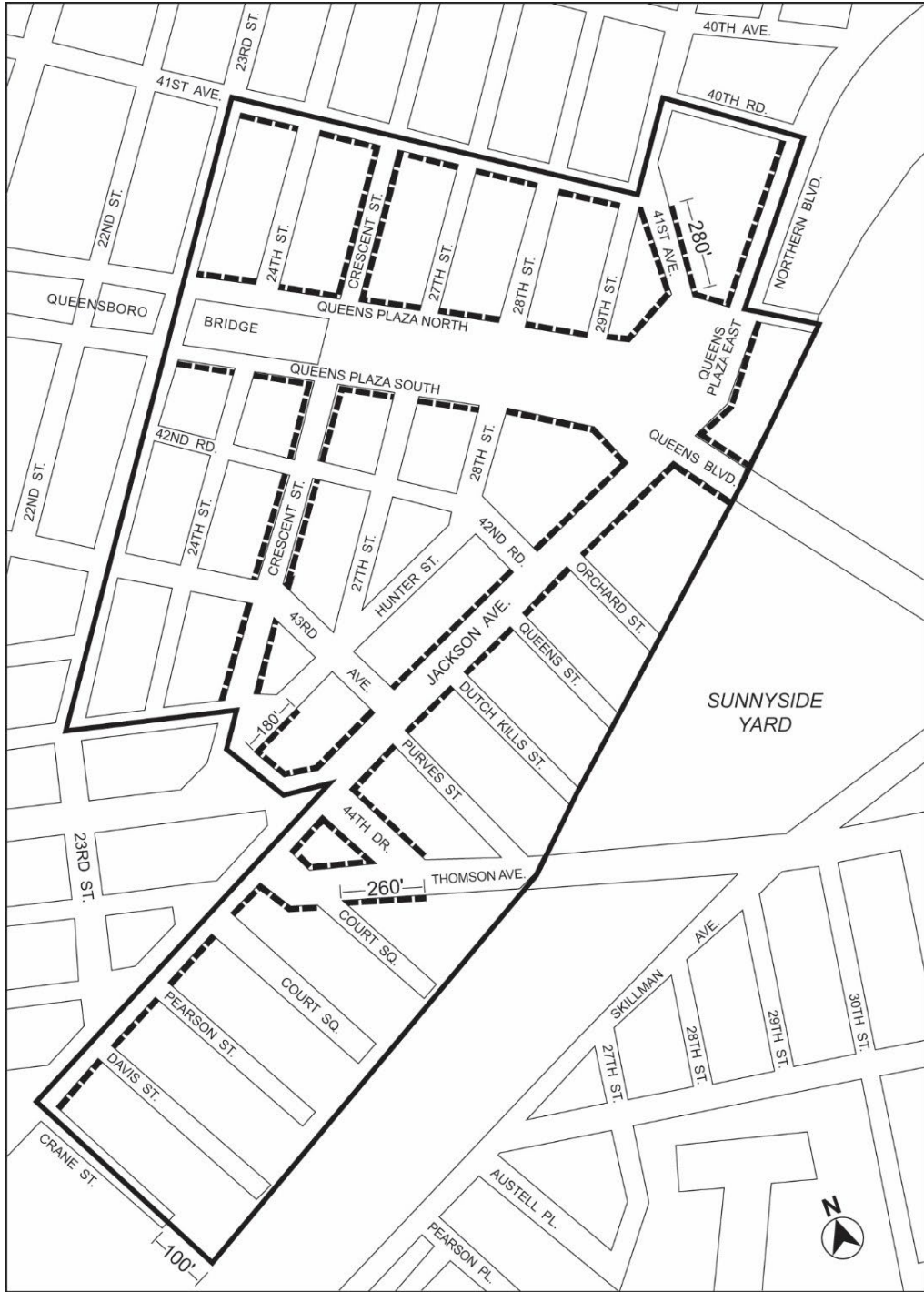
~~Appendix C~~

Appendix E
Queens Plaza Subdistrict Plan Maps

[MOVING AND UPDATING AREA OF APPLICABILITY]

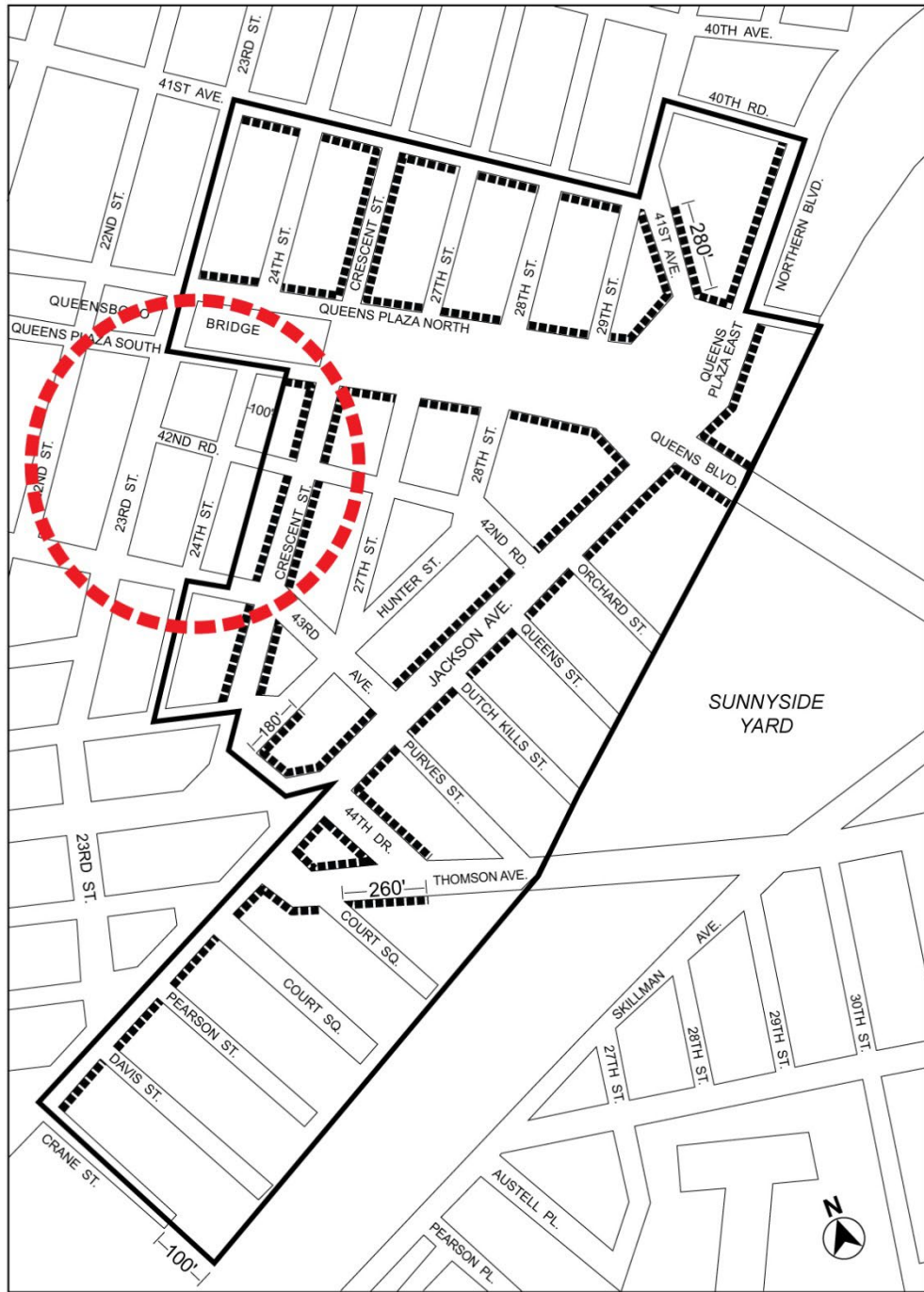
Map 1: Designated Districts within the Queens Plaza Subdistrict

[EXISTING MAP]



- Queens Plaza Subdistrict Boundary
- - - Tier C street frontage

[PROPOSED MAP]



— Queens Plaza Subdistrict Boundary
 - - - - - Tier C street frontage

Map 3: Sidewalk Widening and Street Wall Location

* * *

APPENDIX F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

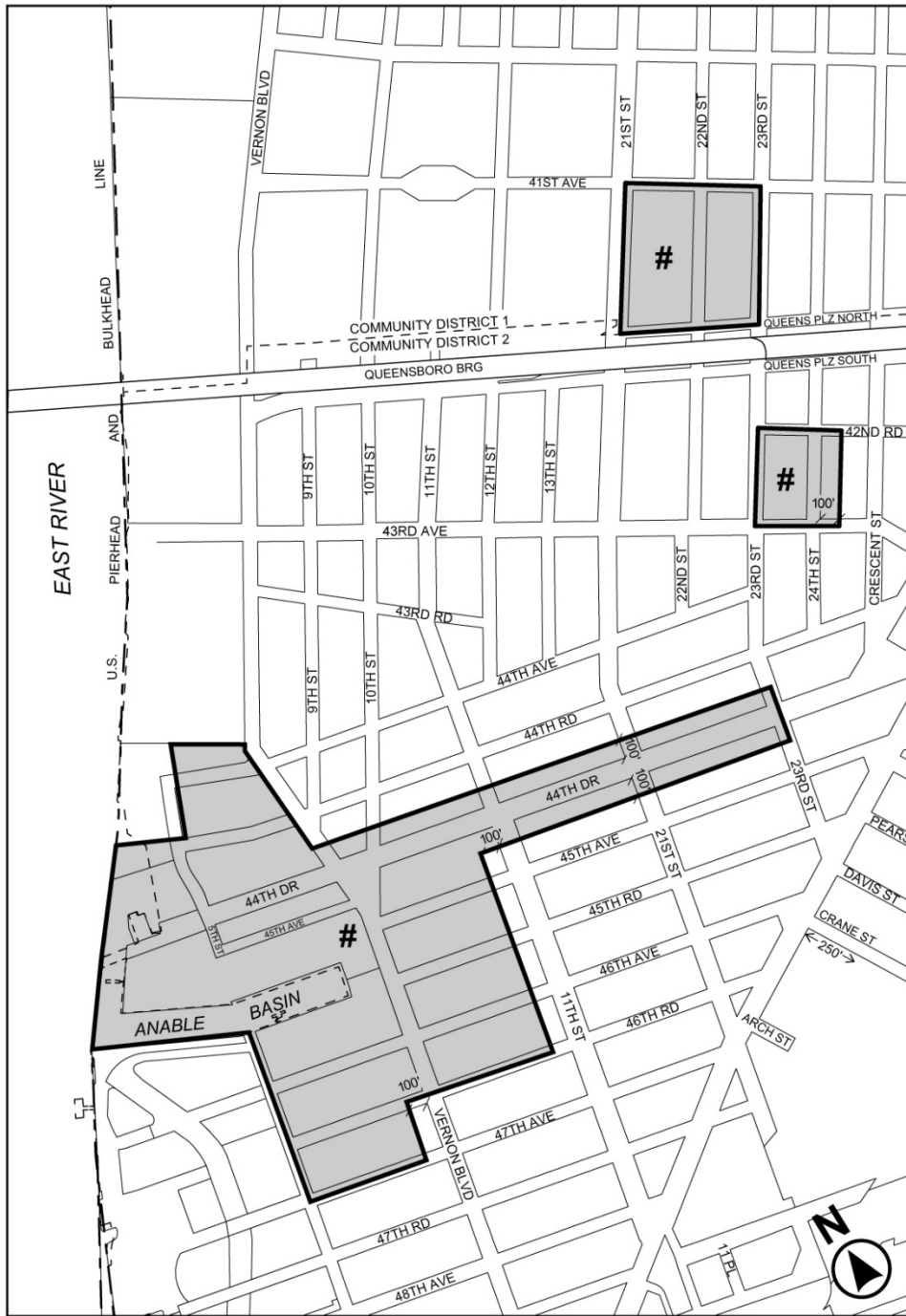
QUEENS

* * *

Queens Community Districts 1 and 2

Map 1 – [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Area

Area # - [date of adoption] MIH Option 1, Option 2 and Option 3

* * *

SPECIAL PURPOSE DISTRICTS

Chapter 3 Special Mixed Use District

* * *

123-40 SIGN REGULATIONS

In #Special Mixed Use Districts#, the provisions regulating #signs# in C6-1 Districts, as set forth in Section 32-60 (SIGN REGULATIONS), shall apply for any #sign#. For the purposes of applying such regulations in #Special Mixed Use Districts#, all references to #mixed buildings# shall include #mixed use buildings#.

~~In MX-9 Districts, the provisions of this Section shall apply, except that the City Planning Commission may permit the modification of the applicable provisions of Sections 32-64 (Surface Area and Illumination Provisions) and 32-65 (Permitted Projection or Height of Signs), provided the Commission finds that such #signs# are consistent with the character of the surrounding area. However, no modification shall be made to the applicable provisions of Section 32-644 (Illuminated or flashing signs in C4, C5-4, C6 or C7 Districts) relating to #flashing signs#.~~

123-50 MODIFICATION OF ARTICLE V, CHAPTER 2 (NON-CONFORMING USES)

* * *

123-90 SPECIAL MIXED USE DISTRICTS SPECIFIED

The #Special Mixed Use District# is mapped in the following areas:

* * *

~~#Special Mixed Use District# 9: (8/16/06)
Northern Hunters Point Waterfront, Queens~~

~~The #Special Mixed Use District# 9 is established in the Northern Hunters Point Waterfront in Queens as indicated on the #zoning maps#.~~

* * *

The above resolution (N 250177 ZRQ), duly adopted by the CPC on September 3, 2025 (Calendar No. 12), is filed with the Office of the Speaker, City Council, and the Borough President in

accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK, Esq., *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

GAIL BENJAMIN, ALFRED C. CERULLO III, Esq., ANTHONY W. CROWELL, Esq.,

JOSEPH I. DOUEK, DAVID GOLD, Esq., RASMIA KIRMANI-FRYE,

RAJU MANN, ORLANDO MARÍN, RAJ RAMPERSHAD, *Commissioners*

LEAH GOODRIDGE, Esq., *Commissioner, ABSENT*

JUAN CAMILO OSORIO, *Commissioner, VOTING NO*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Long Island City Neighborhood Plan	
Applicant: DCP - NYC Department of City Planning Queens Office	Applicant's Primary Contact: Hye-Kyung Yang
Application # N 250177 ZRQ	Borough: Queens
CEQR Number: 25DCP001Q	Validated Community Districts: Q02,Q01

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable			
# In Favor: 22	# Against: 11	# Abstaining: 2	Total members appointed to the board: 50
Date of Vote: 6/17/2025 12:00 AM		Vote Location: Astoria World Manor/Lior 25-22 Astoria Blvd. Queens	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 6/17/2025 6:30 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	Astoria World Manor/Lori 25-22 Astoria Blvd. Queens NY

CONSIDERATION: The Board generally recognized the need for new housing and sustainability initiatives, welcoming proposals to change the usage of underutilized land. However the Board concurrently identified significant concerns regarding the impacts on public infrastructure, transit systems, neighborhood character, public open space, and the availability of deeply affordable housing for New Yorkers. Please see the attached letter with the enclosed stipulations the committee formulated with the chairperson.

Recommendation submitted by	QN CB1	Date: 6/30/2025 11:31 AM
-----------------------------	--------	--------------------------



**City of New York
Community Board #1, Queens**

The Pistilli Grand Manor
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, N.Y. 11105
Tel: 718-626-1021, Fax: 718-626-1072
E-mail: qn01@cb.nyc.gov

Donovan Richards Jr.
Borough President, Queens
Michael Carlier
Director, Community Board
Evie Hantzopoulos
Chairperson
Florence Koulouris
District Manager

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Amy Hau
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Tyrone Gardner
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Marie Torniali

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Ryan Van Manen
Mario Vergara
Thomas Wright Fernandez
Pablo Zuniga

June 25, 2025

Mr. Daniel Garodnick
Chairperson
City Planning Commission
Calendar Information Office
120 Broadway, 31st Floor
New York, NY 10271

Re: Community Board 1 Queens Vote on the One LIC Neighborhood Plan
(ULURP Application No. C250176ZMQ)

Dear Mr. Garodnick,

On June 17, 2025, Community Board 1 held a meeting to review and vote on the One LIC Neighborhood Plan.

At that meeting, with a quorum present, a motion was made and seconded to conditionally approve the One LIC Neighborhood Plan with stipulations. The Board voted in favor of the motion with a vote of (22) twenty-two in favor of the motion; (11) eleven opposed; and (2) two ineligible to vote. Please find a copy of the stipulations attached to this letter.

The Board generally recognized the need for new housing and sustainability initiatives, welcoming proposals to change the usage of underutilized land. However, the board concurrently identified significant concerns regarding the project's potential impacts on public infrastructure, transit systems, neighborhood character, public open space, and the availability of deeply affordable housing for New Yorkers. The Board believes that the City must pair CBIQ's goals of affordability, sustainability and accessibility with a clear, cohesive multi-agency plan, complete with tangible investments and commitments to address all of the impacts of the proposed rezoning plan and stipulations for approval.

If you have any questions, please feel free to contact Community Board 1.

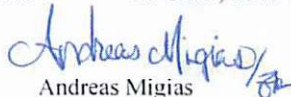
Sincerely,


Evie Hantzopoulos

Chair, Community Board 1


Elizabeth Erion,

Co-Chair, Land Use Committee


Andreas Migias

Co-Chair, Land Use Committee

ENC.

**Queens Community Board 1
Stipulations for
Conditional Approval of One LIC Neighborhood Plan and Rezoning**

These stipulations are meant to reflect and summarize the wide range of diverse comments the Board received from its land use committee members and full board members. The Board focused most of its examination, analysis, and effort on the area which falls within CB1Q boundaries. As a result, the Board's stipulations mainly address issues within that area; however, they also include general stipulations that address the entire area to be rezoned. The city must prepare a clear, cohesive multi-agency plan to address all of the impacts of the proposed rezoning plan, and firm commitments that are made transparent to the community.

Zoning and Urban Design

General feedback from the community as well as the board's membership affirms that residential development should be encouraged in Dutch Kills, especially with affordable housing units. It is reasonable to expect that the neighborhood context will change with new development that is somewhat larger in scale and density.

It is, however, absurd and unreasonable to expect the Dutch Kills and Queensbridge communities to live with the impacts from a projected development 600 ft., mixed-use tower on a 15-story base (150 ft) that could reach a height of 750 ft. Mapping the proposed R10 district results in 71- to 75- story buildings that have 70 - 80% high end market rate units, juxtaposed next to 6-story NYCHA development is not only out of context, it is in the words of one NYCHA resident, "obscene". Initial community engagement with Queensbridge and Dutch Kills residents did not include any indication or models of towers of this height or the possibilities of supertalls, and the reaction was highly negative when it was finally revealed.

In place of the proposed R10 district, a more appropriate approach for Blocks 411 and 412, between 21st and 23rd streets, might allow varied building heights, encouraging lower ones near 21st Street. FARs should be midrange and no higher than what would allow maximum building heights between 10 and 20 stories. The proposed building envelopes should be modified to establish reasonable and lower maximum height limits and densities. Buildings should have setbacks, terraces and facade articulation to minimize the extent and duration of new shadows that are cast on sensitive receptors nearby such as the planted area and solar panels on the 6-story Queensbridge South campus. It might also help limit obstructed views of the landmarked Queensborough Bridge for pedestrians and residents.

Even more consideration should be given to the fact that the two blocks being rezoned for mixed-use will now provide affordable housing where it wasn't previously permitted. Since each block is in single ownership and not likely to be subdivided, approaching the rezoning as a Large-Scale General Development plan might instead maximize density more, achieve a better design with less visual and shadow impacts and secure a public benefit such as open space without resorting to mapping one of the highest zoning districts in the city. A mid-range R7 or R8 zoning district on these sites would encourage that approach.

Stipulations

- a) CB1Q strongly opposes mapping a high-density M1-6A/R10 district on Blocks 411 and 412 at Queens Plaza North between 21st and 23rd streets. The proposed zoning districts should be lowered to allow development similar to the newer medium density and building heights in the Dutch Kills Subdistrict of the LIC Special District.
- b) Limits should be established for building height when applying bonus floor area from available programs such as Quality Housing, MIH and/or Transit Improvement incentives to new developments.

- c) Eliminate a proposed Text Amendment that establishes a CPC authorization to grant a floor area bonus in exchange for publicly-accessible open space. Any development under the new higher density zoning contributes to the increasing need for more publicly-accessible open space in Dutch Kills. The city should, instead, require open space for public use to mitigate the project's impact on the local community (amount to be determined by degree of impact).
- d) Revise the boundaries in a proposed Text Amendment that creates the Queens Plaza West (QPW) Subdistrict Map. The CD1Q rezoning area is proposed to be included in the new QPW Subdistrict that lies within CD2Q. Those six blocks, separated from CD2, are adjacent to and should be subject to regulations within the Dutch Kills Subdistrict or the Queens Plaza Subdistrict. Development on those blocks should reflect the surrounding context and scale, planning and development issues.
- e) Remove unlimited height restrictions throughout the entire rezoning area, especially in flood plain areas where densities should be limited and resiliency measures implemented as an alternative.
- f) Any publicly-owned site that is slated for disposition, should be placed and remain in public/community ownership in perpetuity. Use of the site may be allowed through a lease agreement with the city.

Infrastructure

The Board is concerned that the significant influx of new residents and workers, as well as construction of larger scale developments will further burden this part of CD1Q that already deals with frail and insufficient public utility services and impact of climate change. Current residents in Dutch Kills are asked to limit electricity usage during the summer to preserve the power from the electrical grid and fear more use restrictions or at worst, a system collapse that the added density and units will place on the electrical grid. Queensbridge Houses has chronic issues with electrical, plumbing, and other infrastructure. While developers must comply with local laws regarding electrifying buildings and managing stormwater, the infrastructure that serves the area can not handle such massive inputs. Testimony from current residents mentioned sewage in basements, elevators being flooded, and other dangerous conditions that arise during inclement weather and storms.

Stipulations:

- a) The City and Council Member should include and utilize resiliency plans developed by local community groups such as Long Island City Coalition, within this rezoning area; serious consideration to including their recommendations in the plan must be given if this is indeed a community-led effort. The City must accept the recommendations by CB2 regarding infrastructure, with which we agree.
- b) Tangible capital investments directed to climate mitigation and infrastructure upgrades must be committed prior to approval of this rezoning. The city must adjust-down any proposed zoning where additional density and scale will result in significant impacts that cannot be mitigated. The City must provide a comprehensive plan for upgrading existing sewer infrastructure to meet the needs of current residents and buildings constructed under previous LIC rezonings, many of which continue to experience flooding and drainage issues due to outdated or insufficient capacity.
- a) Before construction begins for new development, there must be a plan in place with a timeline and identified plans to provide for anticipated needs of new development with respect to utilities, sanitary sewers and stormwater retention. The City must specify actions it will take to ensure that infrastructure will be able to handle the increased capacity and report transparently to the public. .
- c) On a regular basis, relevant city agencies should evaluate, plan and ensure that services and infrastructure are meeting current and projected community needs.

- d) Infrastructure must be repaired or replaced on a timely schedule to accommodate projected population increases expected as a result of this rezoning. It is especially critical that infrastructure is updated since a significant amount of the rezoning study is located within designated flood zones.

Affordability

New development often cuts two ways: it can improve an area, infusing vitality and providing new services to residents. But proliferation of high-end market rate development and wealthier residents also increases the local area median income, affects unregulated area rents, and creates a high risk of potential displacement for current residents with lower incomes. Approximately 15% of housing constructed in the past two decades in LIC has been "affordable". NYCHA data for Queensbridge Houses indicate a current average monthly rent of \$1030 with more than half of its households living on \$20,000 annually. Residents of the development indicated at CB1 meetings that the outreach and visioning process neglected to give a realistic description of the potential development resulting from the rezoning, and lamented the lack of deeply affordable housing that is most urgently needed. .

Thus, the current rezoning plan, which would require Mandatory Inclusionary Housing by law, doesn't go far enough. Depending on which MIH Option is selected, the percentage could range from 20% to 30%. MIH does little to actually address the gross imbalance between market rate and income-restricted that exists, given the scale of this rezoning, given the scale of this rezoning,

It is crucial that the city government addresses the lack of affordable housing in both CD1 and CD2, and increases funding and access to programs that accommodate more deeply affordable units and income bands beyond typical MIH. The city must also prioritize significant upgrades and repairs in NYCHA developments to meet the needs of the residents so they can live with dignity.

In addition, affordability should not be limited to residential units; small business, artists, commercial tenants, manufacturing tenants, non-profits, and others will be at risk for displacement due to the rezoning. Already, speculation has resulted in lease buyouts or pressures to move; once current buildings are knocked down, existing tenants will have difficulty remaining in Long Island City. The "work, live, play" ideal can not only be for higher income professionals; our City owes protections to the working class.

Stipulations:

- a) MIH mapped within the OneLIC study area must be either Option 1 (25%) or Option 3 (20%).
- b) Commitment of additional subsidies for any new development in the Dutch Kills/Queensbridge area for deeply affordable income tiers by securing additional commitments using programs such as Extremely Low & Low-Income Affordability (ELLA), Mix and Match, and other subsidies or incentives that are available to support lower income residents, senior housing, supportive housing, formerly homeless, people with disabilities, and residents of Queensbridge Houses who average approximately \$25,000 annually, bringing the total percentage of affordable units to a minimum of 80% within the blocks in CB1. We encourage additional subsidies for affordable housing for the residential areas in CB2 as well.
- c) Any housing built on publicly owned land should be 100% affordable and remain so in perpetuity, under community or city control.
- d) In any new development in the Dutch Kills subarea, designate 20% of commercial/industrial/manufacturing floor area for below-market affordable rents to non-profits, artists, cultural, worker cooperatives, industrial and small local business tenants. Any publicly-owned site in the rezoning area that is developed for non-residential purposes shall have a minimum of 80% of floor area reserved for below market affordable rent to be utilized by non-profits, artists/cultural organizations, community land trusts/partners, worker cooperatives, small local manufacturers/industry, and others dedicated to public good/community benefit.

NYCHA Housing

Stipulations:

- a) Commitments must be obtained to bring all vacant NYCHA apartments back online for use in both Queensbridge and Ravenswood campuses as soon as possible.
- b) Commit to comprehensive capital upgrades at NYCHA campuses for residential infrastructure repairs for plumbing, electrical and modernization to improve quality of life and living conditions, to be made within a reasonable amount of time.
- c) Any existing promises of repairs must be expedited.
- d) Commitment of capital funding to fund vacant non-dwelling units for community use and services within the Queensbridge and Ravenswood campuses, in consultation with the communities.
- e) Commitment to replace/reinstall the public pool at Queensbridge Park or provide another meaningful and substantive NEW amenity such as a library, recreation center, etc. done in collaboration with the community.

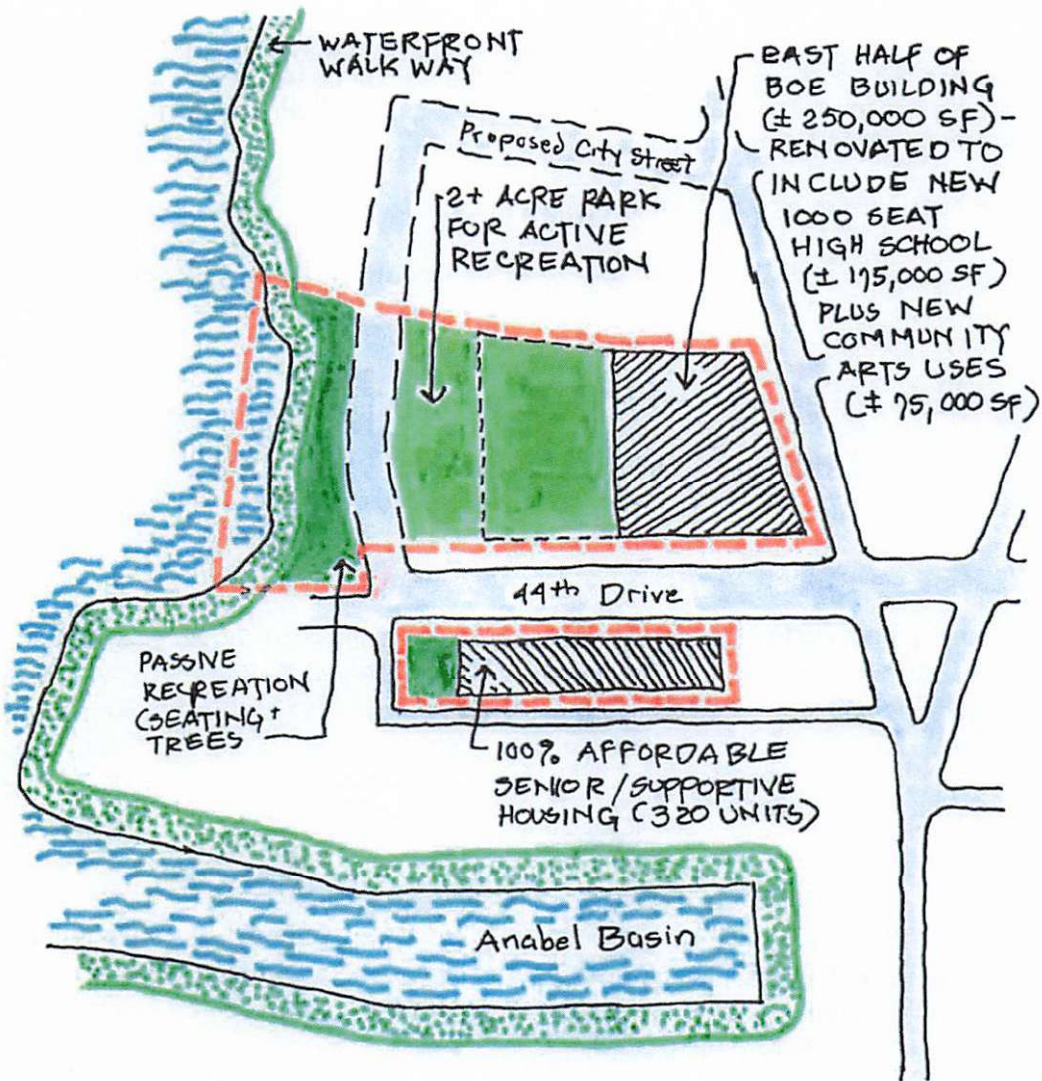
Open Space/Green Space

CD1Q ranks 53rd out of all 59 community boards for accessibility to public open space. Across the area to be rezoned, as a result of the increase in population, there would be a 19% reduction in per capita open space overall. The City must address this for the overall health, welfare, and sustainability of the community.

Stipulations:

- a) Require accessible public open spaces at ground level for any new development within the LIC Special District and the Dutch Kills Subdistrict. Such space should exceed the minimum required by zoning, be open to the public from dawn to dusk and not receive floor area bonus in return.
- b) City must commit to purchasing new land or converting existing public land to public green space or public open space, such as the DOT and currently leased public properties under the Queensborough Bridge. The City must also commit to acquiring new land for public open space within CB2, as recommended by the board.
- c) Prioritize the waterfront connection for Queensbridge Houses and completion of the seawall project;
- d) Fund and prioritize acquisition of privately-held land in CD1 along the waterfront north of Queensbridge Houses in order to widen and extend the waterfront walkway and bike path planned in CD2Q as part of OneLIC.

- Similar to Community Board 2 illustration below, utilize city-owned land along 44th Drive to deliver an integrated set of public benefits, guided by community-generated concepts, and maximize the use of public land for public good. The City should work with the community to refine and realize a comparable mixed-use vision that maximizes public value and equity, including community land trusts.



- Commit to a funded street tree initiative in LIC, particularly in the IBZ and CB1 area to be rezoned, to address heat island effects, air quality, and climate mitigation. Budget should include not only planting but active long-term maintenance and replacement.

Transportation

MTA and DOT should fund capital improvements that address capacity and access constraints at the 39th Avenue and Queens Plaza stations. The N and W trains specifically suffer from capacity issues in Astoria since there is limited room to store extra trains. Therefore, it is imperative that trains can quickly and efficiently cycle through the Queens portion of their route to prevent bottlenecks and delays.

Stipulations:

- a) Fund increased service and frequency on affected bus and subway lines (N, W, E, F, M, R, 7 trains), commensurate with the projected increase in population, including express bus service for the Queensbridge area.
- b) Address negative impacts of proposed tunnel crossover for the F and M trains which are scheduled to begin in December and will add 4+ minutes of wait time to journey for passengers at Queensbridge F line station, increasing passenger accumulation on platform. Assess whether this was examined in the DEIS as the change was recently announced.
- c) Dedicate additional resources to improve transit signals to increase train reliability and speed.
- d) Commitment to add elevators and ADA compliance to all stations that are not conforming.

School Capacity

After a decline in total enrollment post-Covid, the Board of Education reported a 4% increase in K-5 enrollment in District 30 during 2023-24. The City must be proactive in addressing future enrollment, as it is already delayed in addressing overcrowding and providing school seats given LIC's growth. Relying on developers to select an optional bonus to construct a school is not a proactive approach or comprehensive planning.

Stipulations:

- a) Commit to funding and constructing at least two new schools within the rezoning area, based on projected demand and/or other needs, in addition to the current SCA plan for three schools for the existing neighborhood population. It is imperative that schools be zoned to include students from Queensbridge Houses, given the history of segregation in District 30 in regards to school zoning boundaries.

Oversight and Accountability

- a) Establish a community oversight committee to monitor implementation progress, garner community feedback, address issues, and make adjustments or corrections to the plan.
- b) Publish goals, deliverables, timeliness and annual implementation progress report.
- c) Support for union labor and fair employment practices.
- d) Publish and obtain feedback on Points of Agreement prior to finalization of ULURP and Council vote.



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Long Island City Neighborhood Plan	
Applicant: DCP - NYC Department of City Planning Queens Office	Applicant's Primary Contact: Hye-Kyung Yang
Application # N 250177 ZRQ	Borough:
CEQR Number: 25DCP001Q	Validated Community Districts: Q02,Q01

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable			
# In Favor: 36	# Against: 7	# Abstaining: 0	Total members appointed to the board: 50
Date of Vote: 6/18/2025 12:00 AM		Vote Location: 43-31 39th Street Sunnyside Community Services	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing:	
Was a quorum present? No	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	

CONSIDERATION:		
Recommendation submitted by	QN CB2	Date: 6/24/2025 11:33 AM



Donovan Richards
Queens Borough President

Community Board No. 2

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Woodside, New York 11377

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Anatole Ashraf

Chairperson

Debra Markell Kleinert

District Manager

June 20, 2025

Mr. Daniel Garodnick
Chairperson
City Planning Commission
Calendar Information Office
120 Broadway, 31st Floor
New York, NY 10271

RE: Recommendations on the OneLIC Neighborhood Plan

Dear Mr. Garodnick:

On June 18, 2025 Community Board 2 held a meeting to vote on the OneLIC Neighborhood Plan.

At that meeting, with a quorum present, a motion was made and seconded to approve the OneLIC Neighborhood Plan with stipulations (see attached). The Board voted in favor of the motion and the vote was (36) thirty-six in favor of the motion; (7) seven opposed; and (0) no abstentions.

If you have any questions, please feel free to contact Community Board 2.

Sincerely,

Anatole Ashraf
Chairperson, Community Board 2

Prameet Kumar
Vice Chair, Land Use & Housing Committee

Christine Hunter
Chair, Land Use & Housing Committee

Debra Markell Kleinert
District Manager, Community Board 2

cc: Honorable Grace Meng, US Congress
Honorable Nydia M. Velazquez, US Congress
Honorable Michael Gianaris, NY State Senate
Honorable Kristen Gonzalez, NY State Senate
Honorable Jessica Ramos, NY State Senate
Honorable Jessica Gonzalez-Rojas, NYS Assembly
Honorable Zohran Mamdani, NYS Assembly
Honorable Steven Raga, NYS Assembly
Honorable Claire Valdez, NYS Assembly
Honorable Robert Holden, NYC Council Member
Honorable Shekar Krishnan, NYC Council Member
Honorable Julie Won, NYC Council Member
Honorable Donovan Richards, Queens Borough President
Vicky Garvey, Queens Borough President's Office
Katherine Crawford, NYC Department of City Planning
Hye-Kyung Yang, NYC Department of City Planning
Anatole Ashraf, Chairperson, Community Board 2
Christine Hunter, Chair, Land Use & Housing Committee
Prameet Kumar, Vice Chair, Land Use & Housing Committee

DCP OneLIC Neighborhood Plan



Donovan Richards
Queens Borough President

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Anatole Ashraf
Chairperson

Debra Markell Kleinert
District Manager

Queens Community Board 2 Recommendations on the OneLIC Neighborhood Plan

Community Vision and Priorities for OneLIC

The Queens Community Board 2 (CB2) OneLIC Working Group, comprised of members of the Land Use and Housing Committee and select members of other pertinent committees, has developed the following recommendations in response to the City's proposed OneLIC Initiative. These recommendations reflect themes and findings from deep community engagement and an urgent need to ensure that new development meaningfully benefits existing residents, addresses historic underinvestment, and creates a livable, resilient neighborhood for generations to come.

Our vision for OneLIC is rooted in the belief that public growth must yield public good. This means aligning new housing with deep affordability, tying development to infrastructure delivery, and ensuring that public land is used to meet the community's most pressing needs – including schools, public parks, and housing for vulnerable populations. It also means supporting LIC's vital arts and culture community and making LIC a safer, greener, and more inclusive place to live and work.

While we support the City's goals of affordability, sustainability, and accessibility, our recommendations highlight several critical areas where the plan must go further:

- **Housing Affordability**: Require Mandatory Inclusionary Housing (MIH) Options 1 and 3 throughout the rezoning area to ensure homes are affordable to the residents who need them most – those earning between 40% and 60% of Area Median Income (AMI). Prioritize family-sized units and 100% affordable development on public sites.
- **Infrastructure Plan**: Development must not outpace essential infrastructure. We call for an infrastructure sequencing plan, paired with remedies for the unmet needs left by past rezonings – including upgrades to sewers and transit and the addition of more schools and usable public open spaces.
- **Public Land for Public Good**: City-owned sites must be used to deliver multiple community priorities. We support a cohesive vision that includes affordable housing, a high school, arts facilities, and public park space.

“Serving the Communities of Long Island City, Sunnyside, Woodside, and Maspeth”

- **Zoning with Purpose**: Adjust base zoning downward in key areas to encourage the use of bonuses for public benefits and remove unlimited height provisions to preserve contextual scale and livability.
- **Oversight and Accountability**: Establish a community oversight committee and formalize implementation through a binding memorandum of understanding (MOU), ensuring transparency, timely delivery, and lasting public trust.

This is a once-in-a-generation opportunity to get it right. The success of OneLIC depends on making good on the promise of planning with – not just for – the community. We look forward to working in partnership with City agencies, elected officials, and neighbors to achieve a truly inclusive and equitable Long Island City.

Recommendations

Deepen and Strengthen Housing Affordability

- Apply MIH Options 1 and 3, which require 20% to 25% of residential floor area to be permanently affordable, targeted at 40% to 60% of AMI. These options are essential to address the acute housing needs of low-income families and individuals, many of whom are currently cost-burdened or at risk of displacement from LIC. The community has seen a significant influx of high-income households in recent years, while housing affordable to longtime residents – especially those earning below 60% AMI – has become increasingly scarce. Options 1 and 3 ensure deeper affordability levels that are aligned with the economic realities of residents, including NYCHA households, essential workers, and seniors. Requiring these MIH options throughout the rezoning area would help counteract market pressures, promote economic diversity, and better reflect the needs and priorities of the existing mixed-income community. While we acknowledge that AMI is set federally, we urge the City and State to explore mechanisms that align local housing affordability requirements more closely with neighborhood-level incomes and cost burdens.
- Commit to developing a combination of 100% affordable housing, public parks with both active and passive recreation, and a new school across the City-owned development sites. Developers should adequately protect affordable housing from extreme flooding through stringent resilient methods and/or should consider other sites for vulnerable populations. This ensures that public land delivers maximum public benefit and can serve as a model for equitable development. Developers who do not provide meaningful community benefits—such as deeply affordable housing or public open space—should be subject to reduced maximum building heights to ensure all new development supports neighborhood priorities.
- Encourage the development of projects that significantly exceed minimum affordable housing requirements, particularly those offering majority or fully income-restricted housing, through strengthened zoning and financial incentives. Tools such as expanded density bonuses or transfer of development rights should be considered in partnership with developers and nonprofits committed to long-term affordability. These strategies can help deliver deeper affordability levels that reflect community needs and support mixed-income stability.
- To the greatest extent possible, prioritize family-sized units (2- and 3-bedroom apartments) to support the diverse household needs of LIC’s working families.
- Enhance access to affordable units by supporting application assistance programs, expanding local outreach, and creating clear pipelines for NYCHA and voucher-eligible residents.

- Require the Department of City Planning (DCP) and Housing Preservation and Development (HPD) to publish an updated five-year review of MIH housing production in the city's existing NYC Open Data system, including unit counts, AMI levels, and unit sizes. This will help assess the program's effectiveness in Long Island City and citywide, and guide deeper affordability strategies within OneLIC.
- Encourage the sale of new market-rate units to first-time homeowners, particularly those using State and City first-time homebuyer programs, to help build intergenerational wealth, promote economic stability, and offer alternatives to long-term renting.

Tie Development to Infrastructure Delivery

- Develop and publish an infrastructure sequencing plan that outlines which infrastructure upgrades (schools, sewers, parks, and transit) City agencies must deliver before or alongside new development phases. This plan must include milestone dates and funding commitments to ensure timely delivery. Equally important, it should not only support future growth but also correct for historic underinvestment stemming from prior rezonings in LIC, which permitted rapid residential expansion without the corresponding infrastructure needed to support it. By addressing these legacy gaps alongside new development, the City can build a more equitable and resilient foundation for current and future residents.
- Develop and publish a coordinated and comprehensive phasing plan for the new public waterfront so that staggered development does not exacerbate inland flooding, optimizes coastal resiliency, and residents can immediately begin using sections of the new waterfront.
- Require developers to submit designs for all public and privately owned waterfront sites for WEDG verification.
- Require the Department of Education (DOE), Department of Environmental Protection (DEP), Department of Transportation (DOT), and other relevant agencies to submit implementation plans tied to the projected buildout, ensuring that services grow proportionally to the population.
- Establish a public reporting mechanism, such as annual ULURP progress updates, to track delivery of key infrastructure investments, with findings reported to CB2 and made publicly available.
- Expand NYPD and FDNY services to match population growth from the rezoning, including additional personnel, equipment, and facilities where necessary, to maintain adequate emergency response times and public safety coverage.
- Initiate an emergency preparedness planning process in collaboration with NYC Emergency Management and local stakeholders. This process should identify a range of

environmental vulnerabilities, notably both storm surge and intensive rainfall events, outline community mitigation strategies, and develop protocols for coordinated emergency response, especially in areas of greatest hazard.

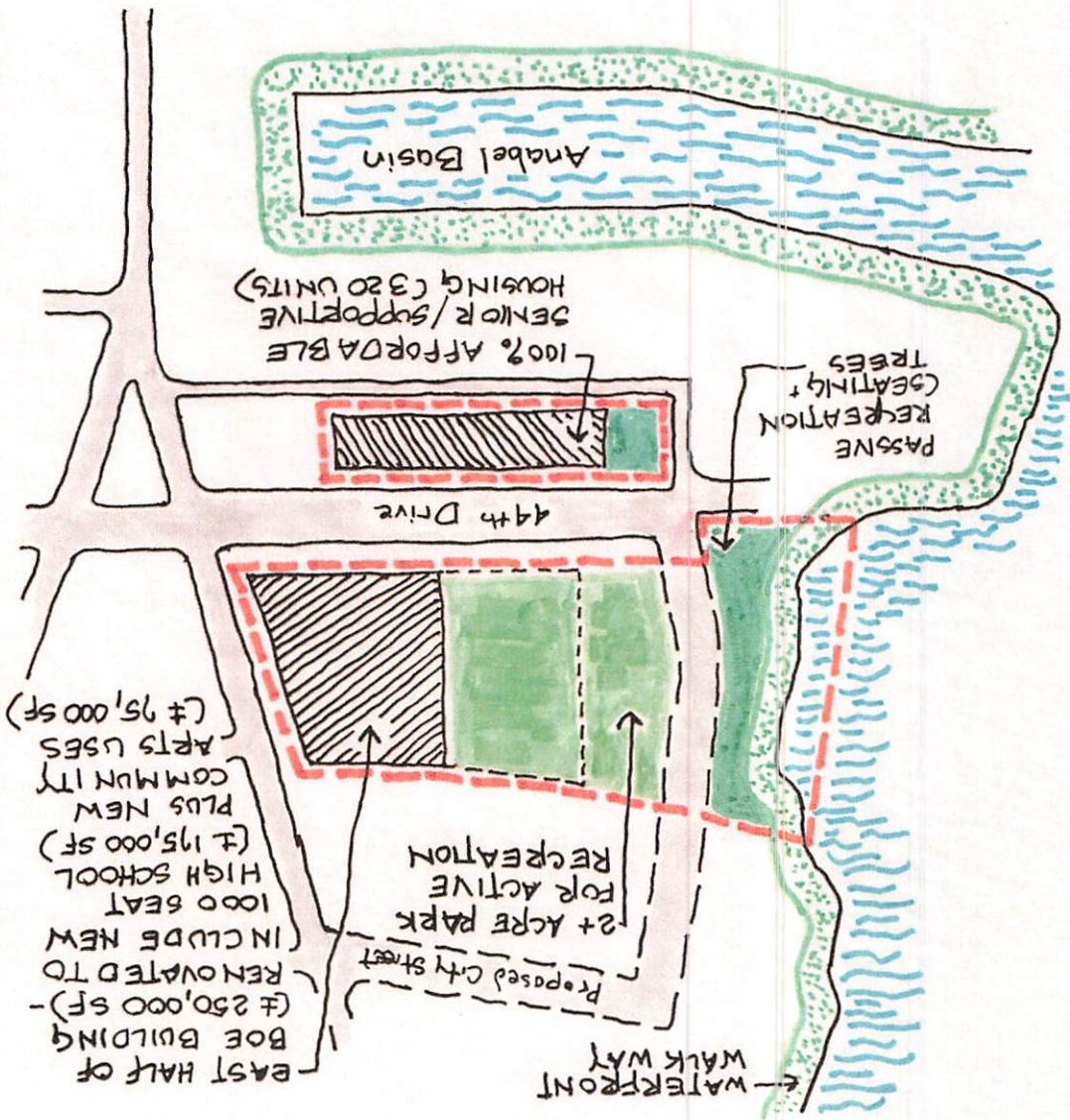
- Identify a site for and commit to establishing a full-service hospital within or near the rezoning area, including comprehensive maternity and neonatal care. Long Island City's growing residential population requires local, accessible healthcare infrastructure to meet basic and emergency needs, especially for families.
- Promote responsible land use and timely housing delivery by identifying priority sites where long-term vacancy or stalled development may be addressed through planning interventions or enhanced accountability. Projects that remain undeveloped or inactive for extended periods should be subject to review, with the aim of advancing public benefit and preventing speculative holding that undermines neighborhood goals.
- Address cumulative environmental impacts in Blissville, even though the neighborhood is not formally part of the OneLIC plan area. Blissville (Census Tract 199) is a historically marginalized community and must be included in the plan's infrastructure and environmental justice framework. Targeted investments such as a dedicated street tree and rain garden initiative in Blissville would mitigate legacy underinvestment and support the goals outlined in the Mayor's Office of Climate and Environmental Justice.

Expand and Improve Public Open Space

- Strengthen and formalize requirements within the Waterfront Access Plan (WAP) to ensure that all designated waterfront areas provide genuinely usable, inclusive, and climate-resilient public spaces. CB2 recommends that the WAP zoning text should be amended to require wider minimum waterfront open space, exceeding the 40' baseline. It should also ensure continuous connectivity, seating, shade, and recreational amenities; clear guidelines for maintenance responsibilities; and integration with upland access points to maximize community benefit and equitable access.
- Expand the footprint of parkland beyond the waterfront by identifying and acquiring upland sites suitable for passive and active recreation, particularly in underserved areas like Court Square and Queens Plaza. LIC falls far short of the City's open space goal of 2.5 acres per 1,000 residents, currently providing only about 1.35 acres per 1,000. As one of the most park-deficient districts in New York City, this shortfall makes it critical that any new development be paired with major investments in public open space to support health, equity, and livability.
- Identify and commit to a site for a publicly owned, fully accessible neighborhood park of at least 2 acres within the Court Square area. This neighborhood is already among the most densely populated in the rezoning area and acutely lacks usable open space to serve a multi-generational population of local residents.

- Transform city-owned land beneath the Queensboro Bridge into permanent public park space. These parcels represent some of the most underutilized land in the rezoning area and are well-positioned to serve adjacent high-density neighborhoods. This land should be repurposed to create accessible, climate-resilient, and actively programmed open space that addresses longstanding open space inequities and connects to broader green infrastructure and pedestrian networks.
- Create a full-sized public outdoor community pool within the rezoning area. LIC currently lacks access to adequate public outdoor swimming facilities. The only option within CB2 is a small 40' x 20' pool at Windmuller Park, which does not meet the needs of the growing population.
- Utilize city-owned land along 44th Drive to deliver an integrated set of public benefits, guided by community-generated concepts such as the one illustrated in the sketch below. This concept proposes: a 2+ acre public park for active recreation; a renovated Board of Education building to accommodate a new high school and 75,000 square feet of community arts space; 100% affordable senior and supportive housing as currently proposed (~320 units); and passive open space with trees and seating along the Anable Basin waterfront. This conceptual vision demonstrates how a cohesive, site-specific plan can address multiple community priorities – housing, education, open space, and arts – in one of the neighborhood’s most strategic public locations at the main entry point to the new public waterfront. The City should work with the community to refine and realize a mixed-use vision that maximizes public value and embodies Long Island City’s unique character. Public land must be retained in public ownership and leased – not sold – to ensure long-term accountability and community benefit.

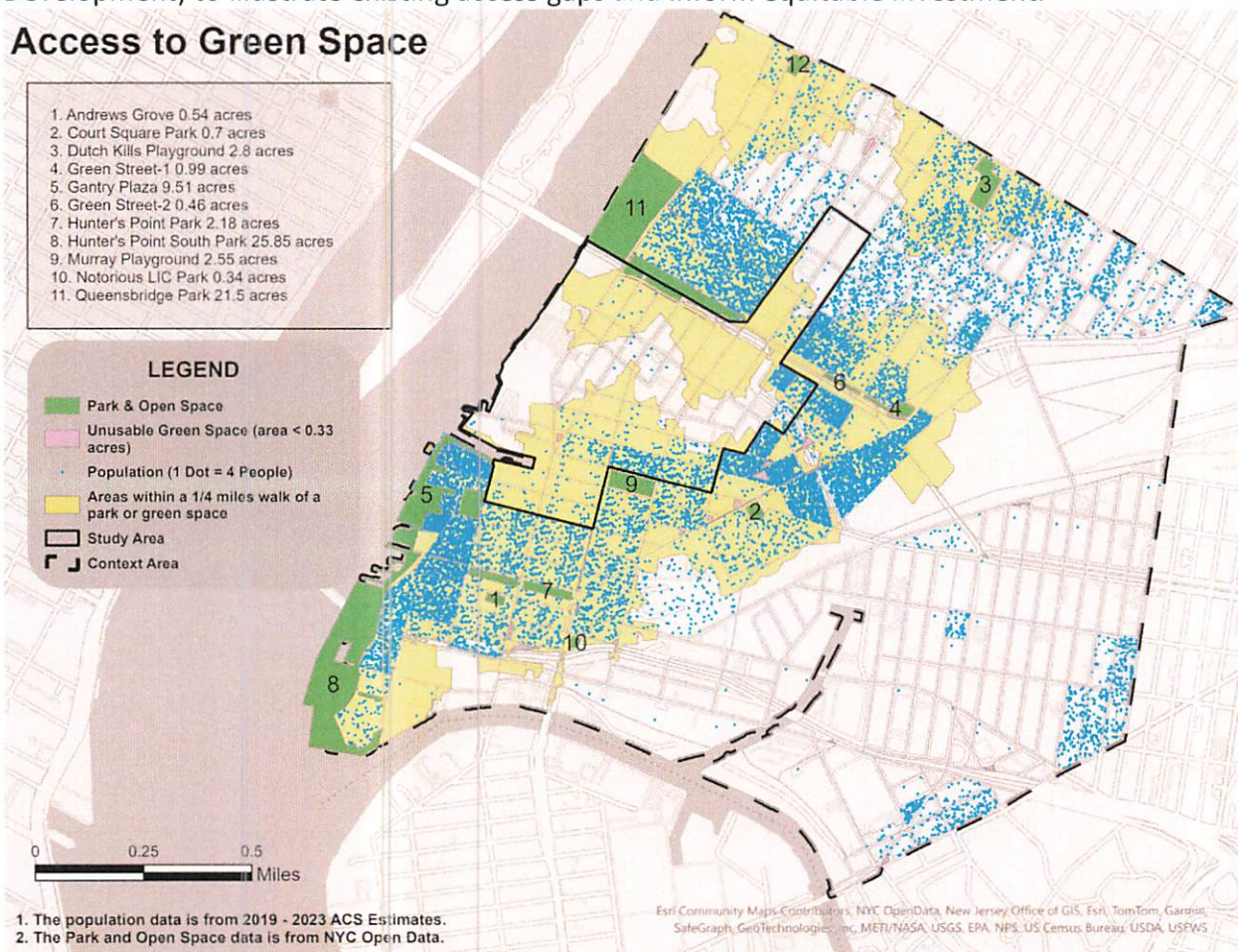
- Establish zoning requirements or design guidelines to ensure that new privately-owned and managed public spaces are truly usable, habitable, and welcoming, with minimum standards for size, seating, shade, and accessibility.
- Convert specific underutilized parcels (such as parking lots or city-owned properties or adjacent to NYCHA developments) into new public parks, using tools like land swaps or the "Walk to a Park" site selection framework.



- Terminate or repurpose the City's lease of the existing DOT-owned parking lot between 22nd and 23rd St south of Queens Plaza to prioritize its use for upland park space. This site, currently leased for private use, presents a unique opportunity to deliver meaningful recreational access in one of the most park-deficient parts of the neighborhood.
- NYC Parks and the City Council must commit to a funded street tree initiative in LIC, particularly in the Industrial Business Zone (IBZ), to address heat island effects. Budget should include not only planting but active long-term maintenance and replacement.
- Expand the footprint of parkland in the broader context area by including park investments in Blissville. Specifically, we support the creation of the proposed 29th Street Park at the head of the Dutch Kills Tributary, directly behind LaGuardia Community College. This location serves Blissville, Court Square, and South Sunnyside, and addresses a documented open space gap in an area designated as a disadvantaged community under NY State criteria.

See the open space map below (created with assistance from the Pratt Center for Community Development) to illustrate existing access gaps and inform equitable investment.

Access to Green Space



Expand School Capacity and Secure Physical School Space

- Commit to funding and constructing at least two new schools within the rezoning area, based on projected demand, in addition to the current School Construction Authority (SCA) plan for three schools for the existing neighborhood population. This should include elementary, middle, and high school capacity.
- Mandate that all new school sites include on-site outdoor play space, rather than relying on already overtaxed public parks for gym and recreation, to support holistic educational environments.

Improve Transit Access and Street Safety

- Partner with the MTA, and formalize in a transit coordination plan, to expand service on the 7, E, G, M, F, N, and W subway lines, including increased frequency and accessibility/circulation upgrades at nearby stations. This should be formalized in a transit coordination plan.
- Expand local bus service, express buses to Manhattan, and ferry service. Create dedicated bus lanes along major corridors, improving last-mile access and reducing commute times.
- Implement a comprehensive Vision Zero strategy tailored to LIC, including raised crosswalks, curb extensions, protected bike lanes, pedestrian refuge islands, and redesigned intersections to reduce injuries and fatalities.
- Create a long-term streetscape master plan, including the Queens Waterfront Greenway project and DOT's Citywide Greenways Plan (currently in development), that reserves right-of-way for future improvements, such as wider sidewalks, wide bike lanes, green infrastructure, and transit accessibility features.
- Actively apply the zoning frameworks that require or encourage developers to fund transit improvements like new station entrances or ADA-compliant elevators as part of their projects. This would leverage private investment to address transit accessibility and capacity needs, especially in high-growth areas near major subway hubs.

Upgrade Sewer and Stormwater Infrastructure

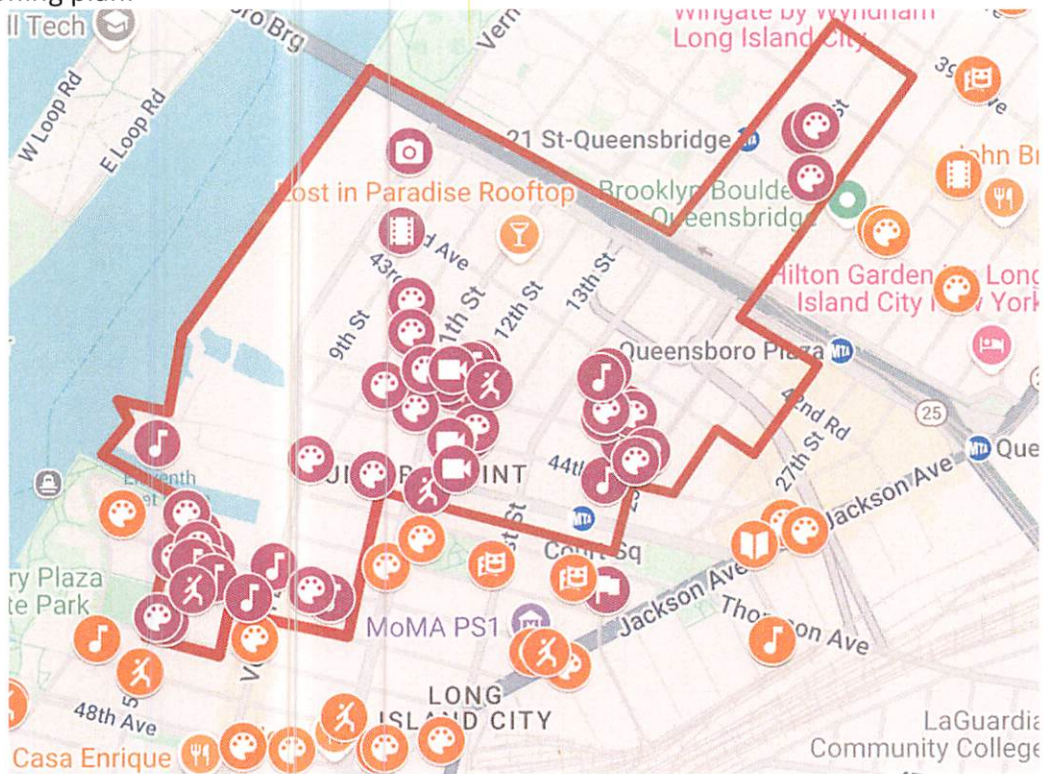
- Identify and fund a package of sewer capacity upgrades necessary to accommodate the additional population from rezoning. In addition, the City must provide a comprehensive plan for upgrading existing sewer infrastructure to meet the needs of current residents and buildings constructed under previous LIC rezonings, many of which continue to experience flooding and drainage issues due to outdated or insufficient capacity.
- Require developers to integrate green infrastructure elements (such as permeable paving, green roofs, rain gardens, and bioswales) into new projects to mitigate runoff and reduce pressure on the combined sewer system.

Preserve and Support Arts and Culture (AC)

- Modify the zoning text to include a floor area exemption for nonprofit arts and cultural facilities, similar to the exemption granted for new public schools.
- Encourage space partnerships between schools and local AC nonprofits in exchange for arts education, achieving both sustainable space for teaching artists and accessible arts education integration.
- Create a zoning incentive program that provides floor area ratio (FAR) bonuses to developers who provide street-level cultural space (minimum 2,000 usable square feet) under long-term, below-market leases to local AC organizations who can make highest and best use of designated spaces.
- Designate a local umbrella nonprofit or collective of nonprofits to serve as matchmaker between developers and local AC nonprofits
- Engage city agencies – including, but not limited to, DOE, Department of Youth and Community Development (DYCD), Department of Cultural Affairs (DCLA), Mayor’s Office of Media and Entertainment (MOME), NYC Economic Development Corporation (EDC), and Small Business Services (SBS) to coordinate capital and programmatic funding earmarked for new AC spaces.
- Create and designate at least one flexible, outdoor public space specifically suited for a variety of performances (e.g., an open amphitheater with access to power and minimum 200 seat capacity) in the rezoning area, potentially within a publicly accessible waterfront park.
- Launch a pilot short-term lease initiative that connects arts groups with vacant storefronts for temporary cultural activation, reducing commercial blight, activating ground floors along the street, and supporting local creatives.
- Support the creation of a cultural and community-oriented facility in the rezoning area to provide flexible, multipurpose space for local organizations and neighborhood programming.
- Establish an Art Fund to be administered by a local IRS 501C3 arts organization existing with the new districts. This Arts Fund shall be funded by a \$10/square foot surcharge on all residential non-affordable housing constructed in the zoning districts created as a result of the new One LIC zoning. The fund shall be used to subsidize artists, not for profit art facilities and not for profit cultural organizations within the created zoning districts.
- Incentivize developers to incorporate publicly accessible sites for arts and culture features such as murals and sculpture installations that honor and preserve the historic character of the neighborhood.

See map screenshot below ([live Google map here](#)) of the current concentration of more than one hundred arts and culture organizations and public art sites in and around the rezoning area.

Many locations house dozens of individual artist workspaces or arts organizations, demonstrating the need for more space and vulnerability of adverse impact if not included in the rezoning plan.



Preserve LIC's Industrial Core

- Maintain the character of the Industrial Business Zone (IBZ) by avoiding upzoning that incentivizes speculative development at the cost of existing businesses. New development should complement -- not replace -- LIC's industrial, artisan, and creative communities.
- Apply a downzoning framework to M1-4A, M1-5A, M1-6A, and M2-3A districts, paired with targeted FAR bonuses that incentivize affordable creative, artisan, and maker spaces. This would promote economic diversity while retaining the area's unique mixed-use identity.
- Shift the district north to the north side of 46th Avenue (see diagram below). Preserve the midblock between 46th Ave and 46th Rd where dozens of established small businesses and artisans contribute to Hunters Point's historic fabric.
- Keep the area between 46th Rd and 47th Ave as M1-4/R6B (see diagram below). Development here is already underway under existing zoning and reflects a healthy blend of residences and small businesses. Avoid rezoning that would intensify speculative pressure or destabilize this equilibrium.

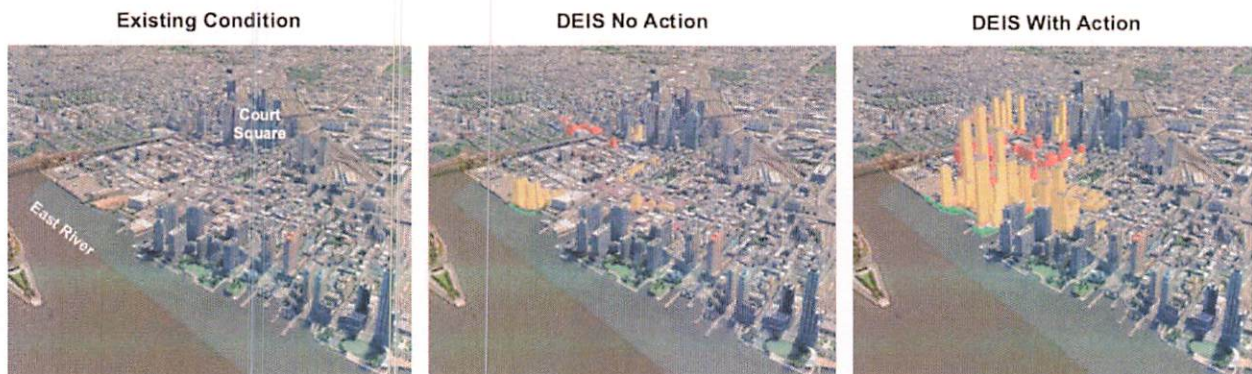
Slightly reducing the as-of-right development potential – such as shifting from R10 to R9 – creates a meaningful tradeoff that steers developers toward using zoning bonuses in exchange for delivering critical public benefits. This adjustment preserves the overall development potential for approximately 14,700 new dwelling units but ensures that growth is contingent on tangible community benefits rather than guaranteed as-of-right. An R9 base allows the City to restore density via bonuses while more effectively leveraging private development to meet public needs.

- Remove Unlimited Height Provisions where they are currently proposed. While we support DCP’s goals of reducing building bulk and encouraging design flexibility, we are concerned about the unpredictability of unlimited height. We urge DCP to reevaluate and replace these provisions with defined height limits that balance flexibility with neighborhood context.
- In the block immediately east of Queensbridge Houses, reduce maximum residential zoning from R10 to R8, to respect the scale of this historic development and reduce shadow impacts on the historic grounds, residential buildings, and rooftop Community Solar installation on buildings at the southeast corner of the NYCHA development.

See illustrative views provided by DCP of the DEIS With Action scenario below.

Aerial View (1)

NE View Capturing Full Study Area



Eye-level View (7)

Vernon Blvd Looking North



Existing Condition



DEIS No Action



DEIS With Action



Establish Ongoing Oversight and Accountability

- Establish a community oversight committee (convened with participation from CB2, local stakeholders, city agencies, and development partners) to monitor implementation progress, surface issues, and advise on course corrections. Developers participating in the rezoning must cover legal and administrative costs associated with drafting and finalizing a community benefits agreement (CBA), to be signed prior to ULURP approval.
- Hold quarterly public meetings of the oversight committee to ensure transparency and allow for regular community input on milestones and challenges.
- Publish annual implementation progress reports covering affordable housing delivery, school construction, open space completion, infrastructure improvements, and quality of life issues due to construction.
- Affirm support for union labor and fair employment practices. We encourage the use of union labor across rezoning-related projects to promote high-quality construction, worker protections, and equitable economic opportunities for residents.
- Ensure that community benefits from new development include reinvestment in public housing and local infrastructure. Explore opportunities to channel revenues or benefits from underutilized or inactive sites -- such as those reactivated through new planning efforts -- into a dedicated fund for capital needs at Queensbridge Houses and other public assets within the rezoning area. This approach reinforces equity and local reinvestment as core tenets of the OneLIC plan.
- Formalize a post-ULURP MOU that outlines agency responsibilities, funding timelines, and coordination protocols to guide post-approval accountability.

CB2 and the OneLIC Working Group appreciated the responsiveness and partnership of DCP and other agencies in responding to questions and providing additional data throughout the review process. We intend to hold the City and its agencies accountable for responding to these recommendations and, more broadly, to ensure that much-needed growth occurs responsibly, equitably, and for the benefit of LIC community members.



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Long Island City Neighborhood Plan	
Applicant: DCP - NYC Department of City Planning Queens Office	Applicant's Administrator: Hye-Kyung Yang
Application # N 250177 ZRQ	Borough: Queens
CEQR Number: 25DCP001Q	Validated Community Districts: Q02,Q01

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Waiver of Recommendation

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: Conditional Favorable - see Recommendation for conditions.

Recommendation submitted by	QN BP	Date: 7/28/2025 8:58 AM
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Queens Borough President Recommendation

APPLICATION: Long Island City Neighborhood Rezoning
COMMUNITY BOARD: Q02

DOCKET DESCRIPTIONS

ULURP # 250175 HAQ – IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at Block 24, Lot 7. on a block bounded by Vernon Boulevard, 45th Avenue, 5th Street, and 44th Drive (Block 24, Lot 7) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD; to facilitate the development of a mixed-use building containing approximately 320 income-restricted units, community facility and commercial space,
Borough of Queens, Community District 2.

ULURP #250176 ZMQ – IN THE MATTER OF an application submitted by the NYC Department of City Planning - Queens Borough Office pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d and 9b:

1. eliminating from within an existing R6A District a C1-5 District bounded by a line 75 feet northerly of 46th Avenue, a line 100 feet easterly of Vernon boulevard, 46th Road, and a line 100 feet westerly of Vernon Boulevard;
2. eliminating from within an existing R7A District a C2-5 District bounded by a line 900 feet southwesterly of 43rd Avenue, Vernon Boulevard, the northerly street line of former 44th Road, and a line 100 feet westerly of Vernon Boulevard;
3. eliminating a Special Mixed-Use District (MX-9) bounded by the southwesterly boundary line of Queens Bridge Park and its southeasterly prolongation, Vernon Boulevard, 43rd Avenue, and the U.S. Pierhead and Bulkhead Line;
4. changing from an M1-3 District to an M1-4A District property bounded by a line 225 feet northeasterly of 40th Avenue, 23rd Street, a line 100 feet northeasterly of 41st Avenue, and a line midway between 22nd Street and 23rd Street;
5. changing from an M1-4 District to an M1-4A District property bounded by 43rd Avenue, 13th Street, 44th Avenue, a line 100 feet northwesterly and westerly of 21st Street, a line 100 feet northerly of 44th Drive, Vernon Boulevard, 44th Road, and 9th Street;
6. changing from an M1-3 District to an M1-5A District property bounded by a line 225 feet northeasterly of 40th Avenue, a line midway between 22nd Street and 23rd Street, a line 100 feet northeasterly of 41st Avenue, 23rd Street, 41st Avenue, and 21st Street;
7. changing from an M1-4 District to an M1-5A District property bounded by:
 - a. Queens Plaza South, 13th Street, 43rd Avenue, 9th Street, 44th Road, and Vernon Boulevard; and
 - b. a line 190 feet southwesterly of 43rd Avenue, 22nd Street, 44th Avenue, a line 100 feet westerly of 23rd Street and its northerly prolongation, a line 100 feet northerly of 44th Drive, a line 130 feet easterly of 21st Street, and a line 120 feet northwesterly of 22nd Street and its southwesterly prolongation;
8. changing from an M1-4 District to an M1-6A District property bounded by Queens Plaza South, 21st Street, 43rd Avenue, 23rd Street, a line 100 feet northerly of 44th Drive, a line 100 feet westerly of 23rd Street and its northerly prolongation, 44th Avenue, 22nd Street, a line 190 feet southwesterly of 43rd Avenue, a line 120 feet northwesterly of 22nd Street and its southwesterly prolongation, a line 130 feet easterly of 21st Street, a line 100 feet northerly of 44th Drive, a line 100 feet westerly and northwesterly of 21st Street, 44th Avenue, and 13th Street;
9. changing an M1-5 District to an M1-6A District property bounded by Queens Plaza South, 23rd Street, 43rd Avenue, and 21st Street;
10. changing from an M1-4 District to an M1-2A/R6A District property bounded by a line midway between 44th Drive and 45th Avenue, a line 100 feet westerly of 11th Street, 46th Road, a line 100 feet easterly of Vernon Boulevard, and a line 100 feet easterly of 10th Street;

11. changing from an R6A District to an M1-3A/R7A District property bounded by a line 75 feet northerly of 46th Avenue, a line 100 feet easterly of Vernon boulevard, 46th Road, and a line 100 feet westerly of Vernon Boulevard;
12. changing from an M1-4 District to an M1-3A/R7A District property bounded by 45th Road, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46th Avenue, and Vernon Boulevard;
13. changing from an M1-4 District to an M1-3A/R7X District property bounded by:
 - a. 45th Avenue, a line 100 feet easterly of Vernon Boulevard, 45th Road, and Vernon Boulevard; and
 - b. 46th Road, a line 100 feet westerly of Vernon Boulevard, 47th Avenue, and a line 100 feet easterly of 5th Street;
14. changing from an R6B District to an M1-4A/R8A property bounded by 44th Drive, 23rd Street, a line midway between 44th Drive and 45th Avenue, and a line 45 feet westerly of 23rd Street;
15. changing from an M1-4 District to an M1-4A/R8A District property bounded by a line 100 feet northerly of 44th Drive, a line 100 feet westerly of 11th Street, a line midway between 44th Drive and 45th Avenue, a line 100 feet southeasterly of 10th Street, 45th Avenue, and Vernon Boulevard;
16. changing from an M1-4/R7A District to an M1-4A/R8A District property bounded by a line 100 feet northerly of 44th Drive, 23rd Street, 44th Drive, a line 45 feet westerly of 23rd Street, a line midway between 44th Drive and 45th Avenue, and a line 100 feet westerly of 11th Street;
17. changing from an M1-4 District to an M1-5A/R8 District property bounded by:
 - a. a line 150 feet southerly of former southerly terminus of 44th Avenue and its easterly prolongation, the northerly street line of 44th Road and its easterly prolongation, Vernon Boulevard, 45th Avenue, 5th Street, the westerly centerline prolongation of 44th Drive, and the U.S. Pierhead and Bulkhead Line; and
 - b. 46th Avenue, a line 100 feet westerly of Vernon Boulevard, 46th Road, and a line 100 feet easterly of 5th Street;
18. changing from an M1-4/R6A District to an M1-5A/R8 District property bounded by 46th Avenue, a line 100 feet easterly of 5th Street, 47th Avenue, and 5th Street;
19. changing from an M1-5/R9 District to an M1-6/R9 District property bounded by Queens Plaza South, a line 100 feet northwesterly of Crescent Street, 42nd Road, and 24th Street;
20. changing from an M1-5/R9 District to an M1-6/R10 District property bounded by 42nd Road, a line 100 feet northwesterly of Crescent Street, 43rd Avenue, and 23rd Street;
21. changing an R7A District to an M1-6A/R9 District property bounded by a line 900 feet southwestly of 43rd Avenue, Vernon Boulevard, the northerly street line of 44th Road and it's easterly prolongation, a line 150 feet southerly of former southerly terminus of 44th Avenue and its easterly prolongation, and a line 135 feet easterly of former westerly terminus of 44th Avenue and its northerly and southerly prolongations;
22. changing an M1-4 District to an M1-6A/R9 District property bounded by 44th Drive and its westerly centerline prolongation, 5th Street, 45th Avenue, Vernon Boulevard, a line 75 feet northerly of 46th Avenue, a line 100 feet westerly of Vernon Boulevard, 46th Avenue, 5th Street and its northerly centerline prolongation, the northeasterly boundary line of Canal, and the U.S. Pierhead and Bulkhead Line;
23. changing an M3-1 District to an M1-6A/R9 District property bounded by the northeasterly boundary line of Canal, the northerly centerline prolongation of 5th Street, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;
24. changing an M1-5 District to an M1-6A/R10 District property bounded by 41st Avenue, 23rd Street, Queens Plaza North, and 21st Street; and
25. establishing a Special Long Island City District (LIC) bounded by:
 - a. a line 225 feet northeasterly of 40th Avenue, 23rd Street, Queens Plaza South, and 21st Street; and
 - b. the southwestly boundary line of Queens Bridge Park, Vernon Boulevard, Queens Plaza South, 21st Street, 43rd Avenue, 23rd Street, a line 100 feet northerly of 44th Drive, a line 100 feet westerly of 11th Street, 46th Road, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46th Avenue, a line 100 feet westerly of Vernon Boulevard, 47th Avenue, a line 100 feet easterly of 5th Street, 46th Avenue, 5th Street and its northerly centerline prolongation, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;

Borough of Queens, Community Districts 1 and 2, as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-848.

ULURP #N250177 ZRQ – IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community Districts 1 and 2, as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-848.

ULURP #250178 PCQ – IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the New York City Economic Development Corporation (EDC) pursuant to Section 197-c of the New York City Charter, for the acquisition of property located on the east side of Vernon Boulevard between 43rd and 44th avenues (Block 488, p/o Lot 114) Borough of Queens, Community District 2, and for site selection of such property for use as publicly accessible open space.

ULURP #250179 PPQ – IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property located on the east side of Vernon Boulevard between 44th Drive and 44th Avenue (Block 488, Lots 11 and 15, and Block 489, Lots 1 and 23) pursuant to zoning, Borough of Queens, Community District 2.

ULURP #250180 PPQ – IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property generally bounded by 42nd Road to the north, 24th Street to the east, 43rd Avenue to the south and 23rd

Street to the west, (Block 428, Lots 12, 13, and 16) and generally bounded by 42nd Road to the north, Crescent Street to the east, 43rd Avenue to the south and 24th Street to the west (Block 429, Lots 13, 15 and 29), Borough of Queens, Community District 2, pursuant to zoning.

PUBLIC HEARING

A Public Hearing was held by the Queens Borough President in the Helen Marshall Cultural Center at 120-55 Queens Boulevard, Kew Gardens NY 11424, via Zoom webinar and livestreamed on www.youtube.com/@queensbp on June 26, 2025 at 9:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant(s) made a presentation. There were fifty-nine (59) members of the public who gave testimony both in person and on Zoom. The hearing was closed.

CONSIDERATION

Subsequent to a review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The New York City Department of City Planning (DCP), together with the New York City Department of Housing Preservation and Development (HPD), New York City Department of Transportation (DOT), New York City Department of Citywide Administrative Services (DCAS), and New York City Economic Development Corporation (EDC), is proposing a series of land use actions including zoning map amendments, acquisition and site selection by the City, designation of an Urban Development Action Area (UDAA), approval of an Urban Development Action Area Project (UDAAP) and disposition of City-owned properties, City map amendment, and zoning text amendments (including modifying the Special Long Island City Mixed Use District and establishing Mandatory Inclusionary Housing [MIH]) (collectively, the “Proposed Actions”), to facilitate the implementation of the objectives and recommendations derived from the City’s on-going community engagement process within the neighborhood land-use plan (“The OneLIC Neighborhood Plan” or “Neighborhood Plan” or “OneLIC”) focused on the Hunters Point North area of Long Island City (LIC);
- The Proposed Actions would affect an approximately 54-block area (the “Project Area”), primarily in Queens Community Districts (CDs) 1 and 2, and generally bounded by the mid-block between 39th Avenue and 40th Avenue, between 21st Street and 23rd Street, and Queens Plaza South to the north, the East River and 5th Street to the west, 47th Avenue, 46th Road, and the mid-block between 44th Drive and 45th Avenue to the south, and 24th Street to the east;
- According to the Applicant team, the Proposed Actions would facilitate the following projected development over a 10-year time horizon:

- Approximately 14,699 new housing units;
 - Approximately 4,300 permanently income-restricted affordable housing units including
 - approximately 320 affordable units in a development on a publicly owned site;
 - Approximately 3.5 million square feet of new commercial, office, and retail space;
 - Approximately 292,000 square feet of community facilities space; and
 - A decrease in approximately 790,000 square feet of industrial space;
- Historically, the LIC neighborhood operated as a nexus between transportation access to and from Manhattan and rapid turn-of-the-century industrialization. Arts, office space and educational institutions were established in the later part of the century, anchoring the neighborhood's economy. As industrialization and manufacturing became globalized, the Bloomberg administration established LIC as an Industrial Business Zone (IBZ) to preserve manufacturing businesses and incentivize them to stay in New York City. Residential towers began to pop up after the 2001 LIC Mixed Use District rezoning, and without Mandatory Inclusionary Housing (MIH) or other subsidies, all units built were and continue to be market-rate. These actions have created the LIC we see today: tall, luxury residential towers abutting one- to two-story manufacturing buildings with narrow streets and little open space for residents. Through the 1997 Waterfront Access Plan (WAP), some waterfront design standards were established, but little progress has been made due to the piecemeal nature of waterfront development;
 - In the 2000s, dozens of public and private endeavors to change and/or rezone parts of the LIC neighborhood have been withdrawn or put on an indefinite hiatus. In November 2023, the Department of City Planning kicked off the "OneLIC" Neighborhood Plan to learn from past mistakes and build a new holistic plan. Residents attended dozens of workshops and presentations from 2023 to 2025. To identify neighborhood priorities, focus area meetings, which are meetings dedicated to discussing and receiving feedback on various neighborhood issues, were held on the following topics: (1) housing, (2) economic development and arts & culture, (3) transportation, (4) open space, and (5) climate resiliency. Focus area meetings consisted of a mix of presentations, interactive activities, and break -out group discussions led by the engagement consultant, DCP, and other City agencies. Discussions from these focus area meeting culminated into community recommendations, which consists of seven shared goals and 47 draft strategies for new policies, capital projects, programs, and services to address the current and future needs of LIC residents;
 - Both Queens Community Boards 1 and 2 (CB1 and CB2) are included in the Project Area and Rezoning Area and therefore held respective public hearings and voted on the OneLIC Plan. On June 17, 2025, CB1 voted to approve the application with conditions by a vote of twenty-two (22) in favor, eleven (11) opposed, and two (2) abstentions. On June 18, 2025, CB2 voted to approve the application with conditions by a vote of thirty-six (36) in favor, seven (7) opposed and zero (0) abstentions. Both Boards identified numerous conditions related to zoning and land use, affordable housing, open space, transit and sewer infrastructure, public institutions (such as schools and libraries), arts and culture, manufacturing space, waterfront access, and other related urban planning issues – the overall sentiment was investment to address decades-long overcrowding and its effects, as well as planning for a resilient future;
 - At the Borough President's Land Use Public Hearing, the Applicant team gave a presentation. The Borough President asked questions related to sewer infrastructure, the MIH Options, Queensbridge Houses, streetscape, parks and open space, arts and culture, the DOE Building RFP. The applicant responded accordingly and bring in other agency partners to answer questions. Fifty-nine (59) public members gave live testimony at the hearing both in-person and on Zoom – thirty-nine (39) people gave testimony in support of the LIC Plan primarily with conditions, and seventeen (17) people gave testimony in opposition of the Plan;

- The Office of the Queens Borough President has received eighty-six (86) total letters of public testimony regarding the LIC Plan. Forty-nine (49) of these letters were in support with conditions and thirty-seven (37) were in opposition. The Justice for All Coalition (JAC) submitted a petition with one hundred eleven (111) signatures in opposition of the LIC Plan, citing displacement, gentrification and the exclusion of Queensbridge and Ravenswood Houses residents in the planning process.

RECOMMENDATION

Long Island City is one of the fastest growing communities in the country due its proximity to Manhattan, serene and publicly accessible waterfront, thriving arts and culture scene, blossoming nightlife and booming economy. But as we see in many urban settings across the nation, community growth that rapid and substantial threatens to price out longtime residents and put this neighborhood financially out of reach for all but a lucky few. The Department of City Planning recognizes that very real concern. I applaud the agency for putting together months of thoughtful, community-led outreach and for putting together an informed neighborhood plan to address uneven development patterns and the wider affordability crisis throughout Western Queens. It is my belief that, as a whole, this proposal is a significant step forward in preserving the unique character of Long Island City, while ensuring the bright future of this community is one that can be enjoyed by all who currently call it home and those who will do so in the coming years — regardless of one's place on the socioeconomic spectrum.

Based on the above consideration, I hereby recommend approval with the following conditions, many of which mirror those put forth by Community Boards 1 and 2, whom I applaud for their advocacy and careful deliberation:

- **Support for CB1 and CB2's recommendations** that pertain to the rezoning, specifically for:
 - Their vision for arts and cultural zoning incentives, as outlined in their conditions;
 - An Infrastructure Sequencing Plan for current and future growth within Long Island City.
 - Require developers to submit designs for public and privately-owned waterfront sites for Waterfront Edge Design Guidelines (WEDG) verification;
 - Strengthen and formalize requirements within the Waterfront Access Plan (WAP) to require the waterfront open space exceed the 40-foot baseline.
 - A new, full-service hospital in or near the Rezoning Area, including comprehensive and neonatal care.
 - Funding and construction of at least two additional schools within the Rezoning Area, in addition to the School Construction Authority's plan for three new schools. Elementary, middle school and high school capacities should be designated based on population needs.
 - Require Mandatory Inclusionary Housing (MIH) Options 1 and 2 throughout the Rezoning Area
 - Require DCP and HPD to publish an updated 5-year review of MIH housing production to assess the program's effectiveness.
 - Expand NYPD and FDNY services to match population growth from the rezoning, including additional personnel, equipment, and facilities where necessary, to maintain adequate emergency response times and public safety coverage.
 - Initiate an emergency preparedness planning process in collaboration with NYC Emergency Management and local stakeholders. This process should identify a range of environmental vulnerabilities, notably both storm surge and intensive rainfall events, outline community mitigation strategies, and develop protocols for coordinated emergency response, especially in areas of greatest hazard.
 - Promote responsible land use and timely housing delivery by identifying priority sites where long-term vacancy or stalled development may be addressed through planning interventions or enhanced accountability. Projects that remain undeveloped or inactive for extended periods should be subject to review, with the aim of advancing public benefit and preventing speculative holding that undermines neighborhood goals.

- Repurpose parcels under the Queensboro Bridge for permanent public park and open space.
- Blissville Green Asphalt Plant resolution— the City and State must ensure that Green Asphalt's smokestack is doubled to reduce air pollution and odor in Blissville.

COMMUNITY FUNDS

- **\$50 million Educational Fund** to support surrounding local schools. This money would be made available to schools for programming, supplies and other incidentals.
- **\$5 million Community Benefits Fund** for surrounding community-based organizations (CBOs) and nonprofit organizations doing work in and around the rezoning area.
- **\$2 million Food Pantry Fund** for existing pantries to continue their work despite other funding or supply chain gaps. We must continue to stabilize those in most need.
- **Infrastructure Fund** to be managed by the Department of Environmental Protection (DEP) and the LIC Rezoning Working Group (see below). For each development that will be built as a result of the Rezoning, 1 percent of the total pro-forma budget should be allocated to infrastructure costs for sewers, storm drains, and other sustainable infrastructure.
- **Small Business Grants** for all independent business owners in the Jamaica catchment area. The Department of Small Business Services (SBS) should work with the NYC Economic Development Corporation (EDC) to administer up to \$10,000 one-time grants for business owners to make repairs, cosmetic changes or renovations to their storefronts and inside.

COMMUNITY PROGRAMMATIC NEEDS

- **Support for a Big Reuse Composting Site along Borden Avenue.** DOT and City Council should work with the composting nonprofit to create an agreement in which Big Reuse can expand their operations.
- **\$27.8 million** for the following identified arts and cultural capital and expense needs:
 - MoMA PS1 capital improvements
 - CultureLab outdoor improvements
 - IrishCenter facade work
 - Sculpture Center flood mitigation
- **\$20 million** for expense needs for CBOs and nonprofits in the area, including but not limited to:
 - Center for the Integration and Advancement of New Americans, Inc. (CIANA)
 - Bread of Life Food Pantry
 - Zone126 Food Pantry
 - Floating Hospital

CITY-OWNED SITES

- **DOE Building Redevelopment.** In addition to CB2's recommendations of incorporating community priorities, I would like to see workforce development and small business incubation spaces within the DOE Building, with set-asides for NYCHA residents.

HEALTHCARE

The City should work to fund existing community partners within healthcare, in addition to exploring a full-service hospital:

- **New NYC Health + Hospitals or NYC Department of Health and Mental Hygiene facility** within or just outside the Rezoning Area.
- **\$20 million** for Mt. Sinai Queens capital needs. This money would fund the reconstruction and modernization of currently unutilized operating rooms, transforming them into two functional procedural suites; development of a new 15-bed Intensive Care Unit (ICU)

HOUSING

- **Mapping only MIH Options 1 and 2 within the Rezoning Area.** In order to preserve deep affordability as well as encourage middle-class stability, only MIH Options 1 and 2 should be mapped in Appendix F.
- **Expanding the eligibility of CityFHEPs Housing Vouchers.** As a citywide program for families and individuals transitioning out of NYC Human Resources Administration or NYC Department of Social Services homeless shelters, the Mayoral Administration should put more funding into the CityFHEPs program as well as eliminating qualifying rules such as having a person work 10 hours per week for the last 30 days of their shelter stay.
- **100 percent capital needs at NYCHA’s Queensbridge Houses.** The City should prioritize all capital needs at Queensbridge to address decades-long inequality in public housing as well as ensuring new generations can live safely and thrive in these apartments. These improvements should include but not be limited to:
 - Streetscape improvements outside the Riis Settlement
 - Extending the back of the community center for a reception, security, etc.
 - Reconstruction of the front walkway of the community center
 - Renovating the Older Adults kitchen in the community center
 - Renovation of the Immigrant Services space
 - Floor refurbishment/replacement of the gym floor
 - Possibility of building up the community center
 - Installation of a CCTV Camera system

LIBRARIES

- **A new library for Queensbridge Houses,** in addition to the Tech Lab.
- **\$900,000** for the new Court Square library space, as well as guaranteed \$250,000 for ongoing, annual expenses.
- **\$225,000** for the Queensbridge Tech Lab enhancements and upgrades, as well as guaranteed \$250,000 for ongoing, annual expenses.

OVERSIGHT & ACCOUNTABILITY

- **LIC Working Group** (to be envisioned similarly to CB2’s “community oversight committee”). If the rezoning is approved, there should be a Working Group that establishes a memorandum of understanding (MOU) and meets quarterly to assess goals and promised community benefits. DCP should convene this group through the first five years of the rezoning to ensure that all benefits are disseminated, and all City projects are on schedule.

PARKS & OPEN SPACE

- **Blissville Greenway.** Funding for capital upgrades in terms of sidewalk, bike lane barriers, trees and greenery along Review Avenue from Borden Avenue to Laurel Hill Boulevard.
- **ConEd waterfront property for public access.** As stated in my response letter to EDC, the City must commit to designing a public path greater than or equal to 16 feet in width for different types of transportation and ADA accessibility.
- **Dutch Kills Green.** Capital funding for the green space and a continuous greenway connection to Northern Blvd.
- **Greenpoint Bridge Entrance.** Capital project to redesign the intersection at Greenpoint Ave and Review Ave to make it safe for pedestrians and cyclists, while continuing to accommodate truck traffic
- **Pulaski Bridge Entrance.** Capital project to redesign the intersection at Jackson Ave and 11th Street to make it safe for pedestrians and cyclists, while continuing to accommodate the truck traffic on the Pulaski Bridge.
- **Queens Waterfront Greenway.** Capital funding to upgrade the existing Vernon Blvd protected bike lane to design a public path greater than or equal to 16 feet in width, and to connect Long Island City to Bayside).

- **Queensboro Bridge Parcels.** The City should work with the State to transfer state jurisdiction to the city in order to use certain parcels for public open space, and Parks and NYCDOT should work to identify workable solutions on any parcel that is not wholly used for vital city services.
- **Queensbridge Baby Park Greenway.** Parks and DOT should work together to add bollards and physical barriers to prevent vehicle incursions in addition to its plan to expand the park's footprint.
- **Ravenswood Playground.** Parks should prioritize all capital needs at this playground outside the Rezoning Area.
- **Thomson Avenue Bridge Over Sunnyside Yards.** Capital project to make build continuous, adequate-width sidewalks and protected bike lanes.

SCHOOLS

- **New schools** at the following locations:
 - 2-1 54th Ave
 - 23-10 43rd Ave
 - 44-59 45th Ave
- **At least \$15 million for capital needs** to surrounding schools:
 - Academy of Finance and Enterprise
 - Academy for Careers in Television and Film
 - ATLAS High School
 - Bard High School Early College Queens
 - Gotham Tech High School
 - High School for Applied Communications
 - Hunters Point Community Middle School
 - Information Technology High School
 - I.S. 126Q
 - I.S. 204
 - I.S. 235
 - LIC High School
 - LaGuardia Community College
 - Long Island City High School
 - PQ4 @ Skillman
 - PS 017
 - PS 76Q
 - PS/IS 78Q
 - PS 111
 - PS 112
 - PS 171
 - PS 234
 - PS 384
 - PS Q258
 - PS Q341
 - PS Q508
 - PS Q575
 - PS Q638
 - School for Cooperative Technical Education
 - Robert F. Wagner, Jr. Secondary School for Arts and Technology
 - The Young Women's Leadership School of Astoria

SEWER INFRASTRUCTURE

- **Commitment from DEP to complete their drainage study by Spring 2026.** If the rezoning is approved, the City must swiftly address the findings in the study and make investments to address stormwater and sewage infrastructure.

STREETSCAPE IMPROVEMENTS

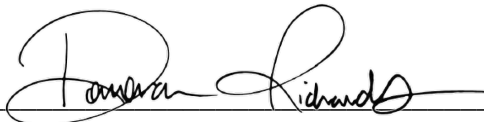
- **\$2.5 million** in capital needs to the Sunnyside Shines BID Street beautification.
- **Capitally-constructed, concrete-protected bike lanes** on Thomson Avenue (Queens Boulevard to Jackson Avenue) and 44th Drive (Thomson Avenue to 23rd Street) included in NYC DDC Project ID HWQ788CS “Court Square Pedestrian Improvements.”

TRANSIT INFRASTRUCTURE

- Sunnyside Station capital improvements
- LIRR Station capital improvements
- Express bus service on Center Boulevard direct to Manhattan via the Queens Midtown Tunnel, returning via the Queensboro Bridge
- Subway capital improvements for the E-F-G-M-N-W-R-7 lines

WORKFORCE DEVELOPMENT (YOUTH AND ADULT)

- **Local 30 percent hiring goal** of eligible new jobs (temporary and permanent) to be filled by local residents in Community Boards 1 and 2. These numbers should be reported quarterly to the Borough President, Council Member and respective Community Boards, and should also include zip codes of local residents that were hired. Any job fair or workforce development plans should also be made available to the aforementioned parties.
- **30 percent M/WBE Hiring Goal** (with the intention of exceeding said goal) for the total projected number of jobs, both permanent and temporary.
- **Culturally competent workforce development** and outreach to Community Boards 1 and 2.
- **\$5 million** for expense needs for workforce development Community-Based Organizations (CBOs) and nonprofits in the area.
- **\$2 million** for Witness to Mass Incarceration Sewing & Tailoring Program new and bigger space.



PRESIDENT, BOROUGH OF QUEENS

07/28/2025

DATE