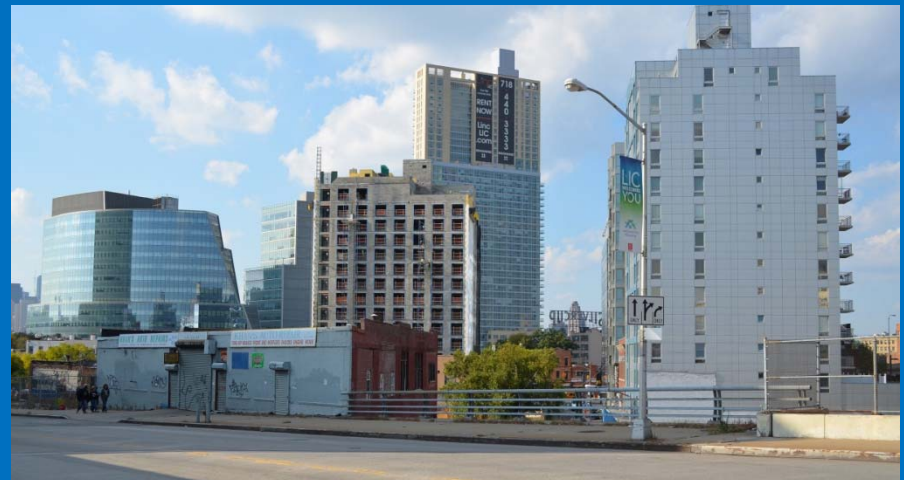
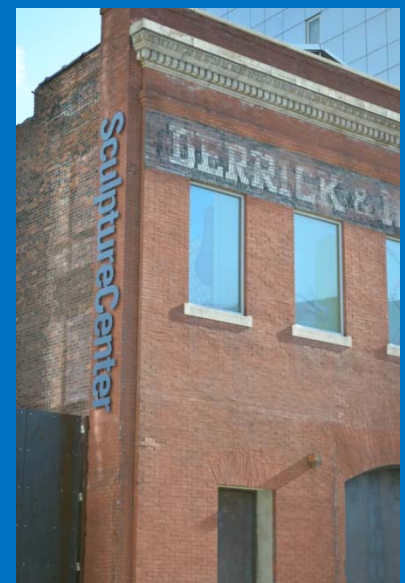




LIC Core



Dept. of City
Planning/Queens
Public Meeting
31 January 2017

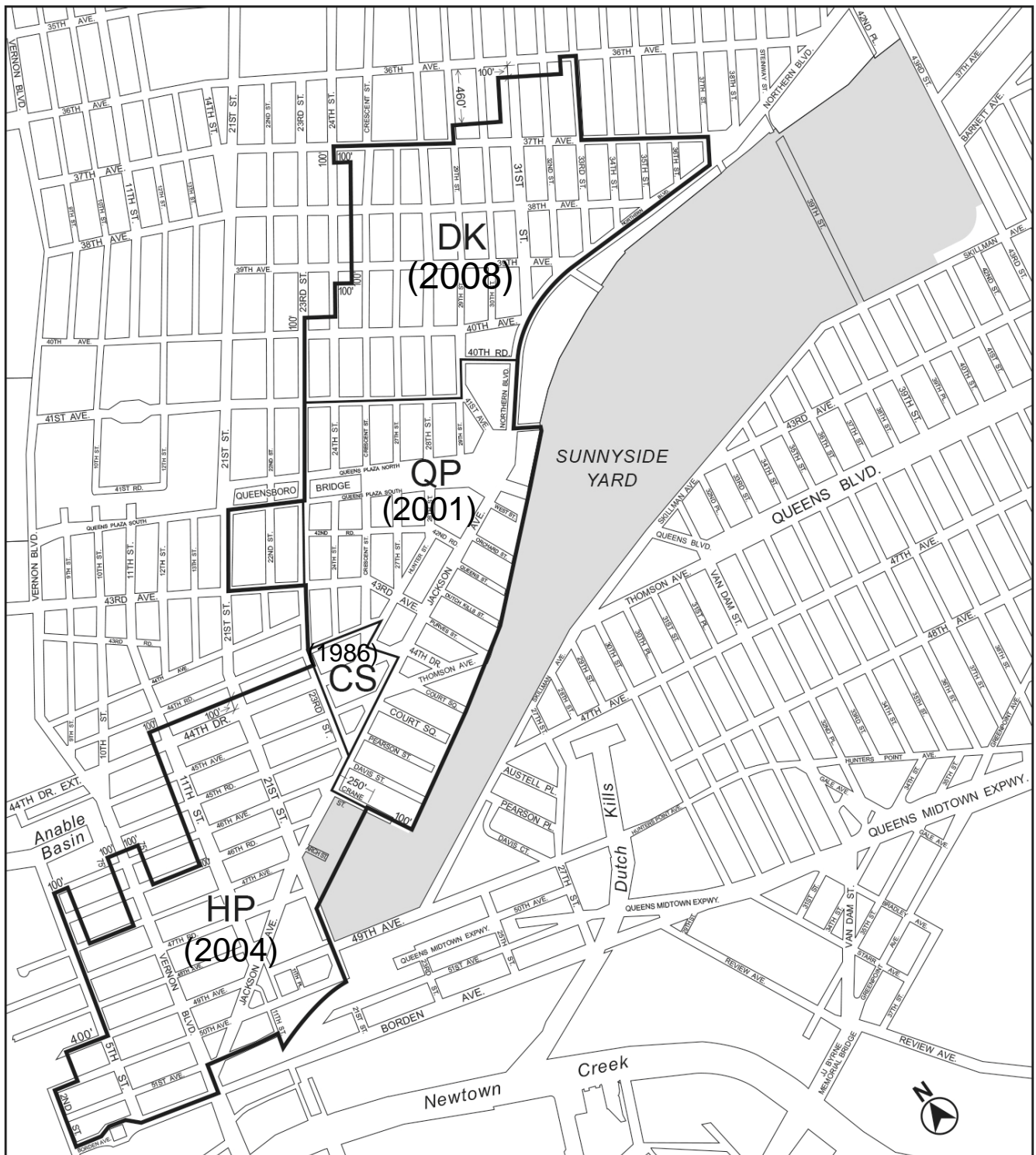


LIC Core Study Background and Objectives

The LIC Core study picks up from the Department of City Planning's 2001 Queens Plaza Subdistrict zoning changes—undertaken largely to facilitate a 24/hour Central Mixed-use District, characterized by a lively mix of new commercial, retail, and residential uses side-by-side with existing industrial businesses. Instead, only 2.0 million sq. ft. of office space has been developed or is under construction while approximately 13,000 apartments have been developed or are under construction. Of these units, close to five percent are affordable. These land use changes have also resulted in different demands on infrastructure than originally anticipated. Learning from development patterns to date, the LIC Core study is intended to address four primary objectives:

- ❖ Foster commercial development to support entrepreneurship, job creation, and strengthen this Central Mixed-use District;
- ❖ Ensure increased affordable housing opportunities through the implementation of the city's Mandatory Inclusionary Housing program;
- ❖ Enhance neighborhood livability by identifying new investments in infrastructure and neighborhood services; and
- ❖ Identify economic opportunities to benefit neighborhood residents and businesses.

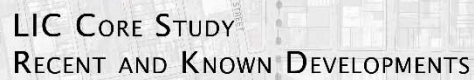
LIC Special District and Subdistricts



- Special Long Island City Mixed Use District
- Subdistrict Boundary
- Sunnyside Yard

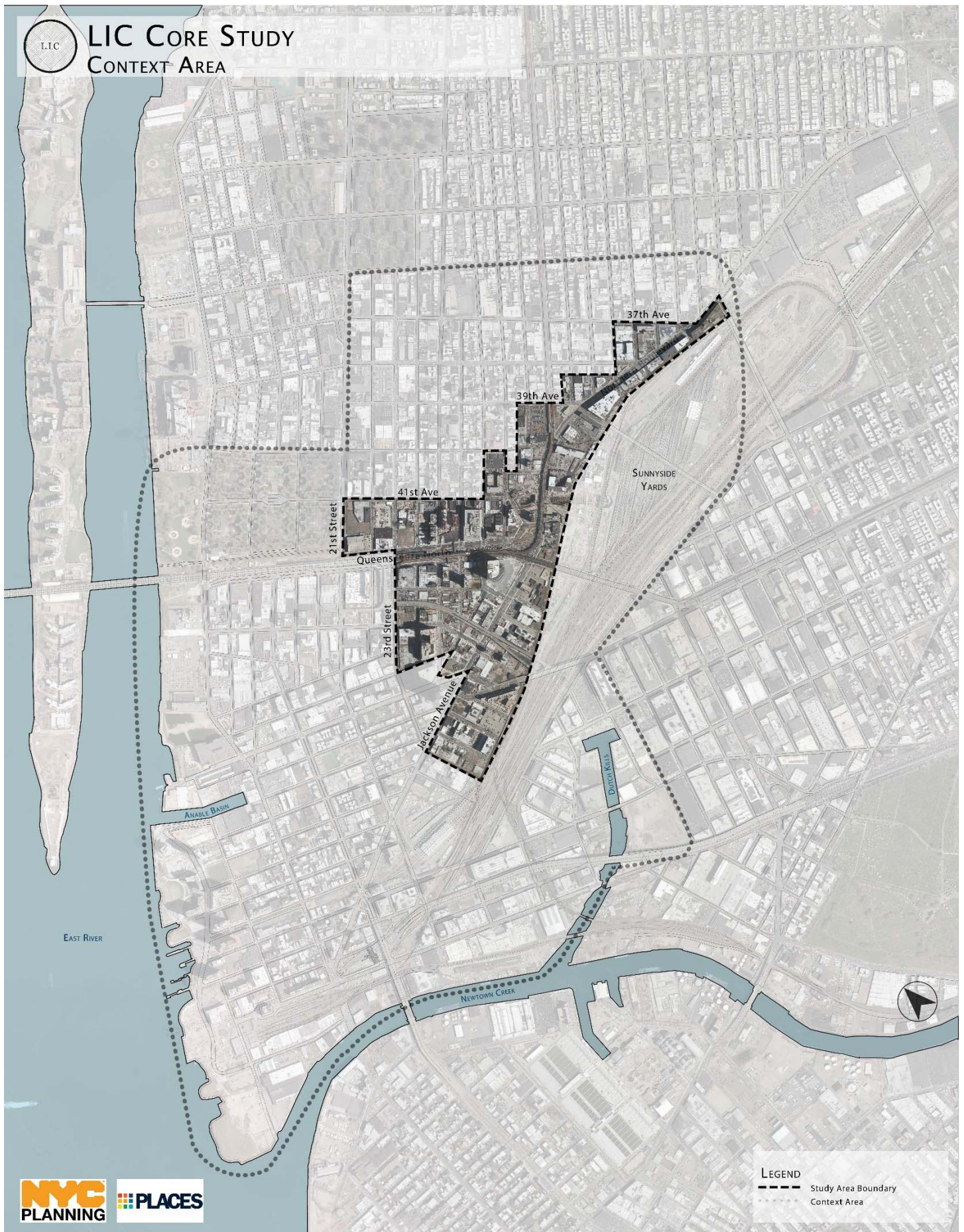
- CS Court Square Subdistrict
- DK Dutch Kills Subdistrict

- QP Queens Plaza Subdistrict
- HP Hunters Point Subdistrict





LIC CORE STUDY CONTEXT AREA

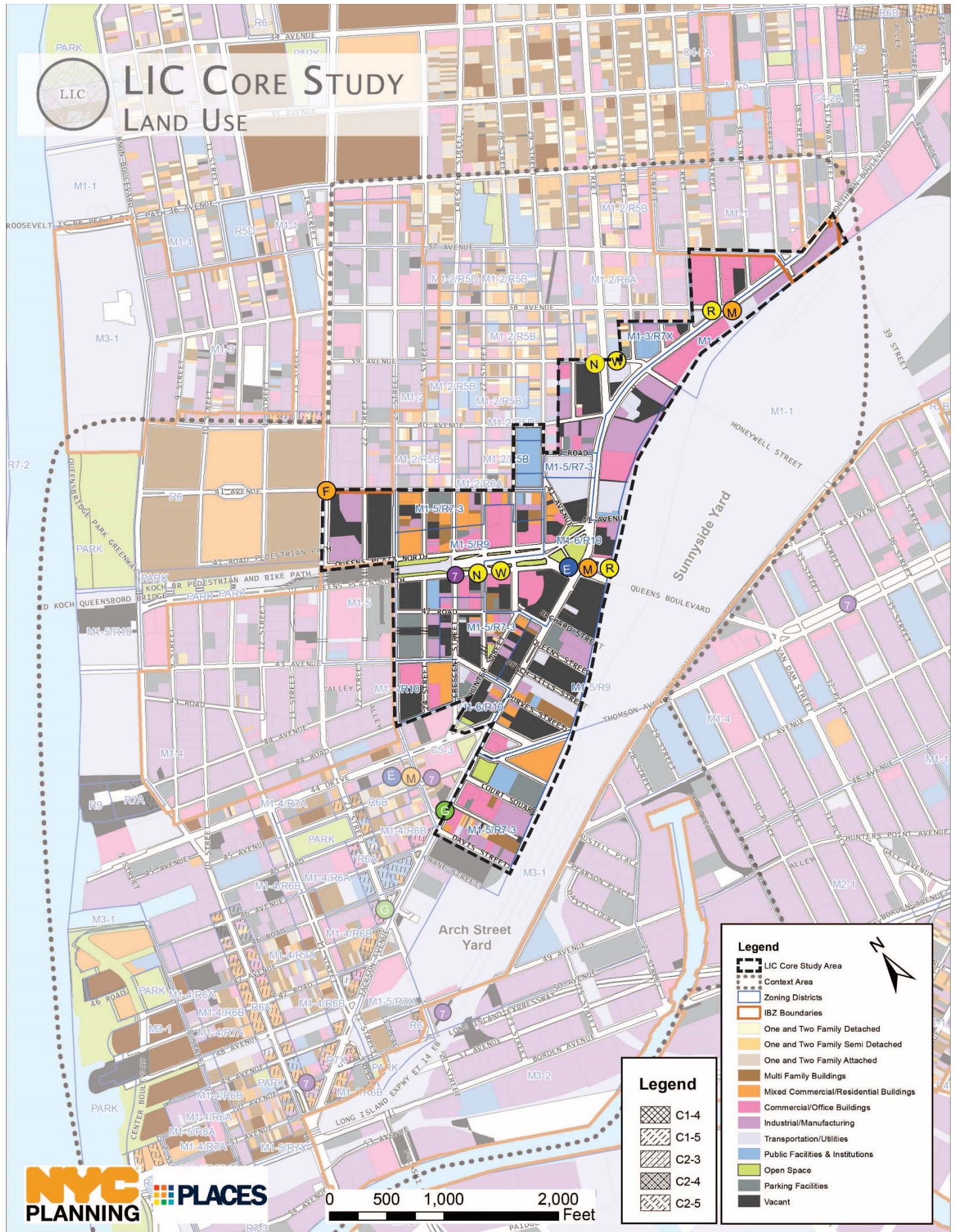


LEGEND
--- Study Area Boundary
..... Context Area



LIC CORE STUDY

LAND USE



Legend

- LIC Core Study Area
- Context Area
- Zoning Districts
- IBZ Boundaries
- One and Two Family Detached
- One and Two Family Semi Detached
- One and Two Family Attached
- Multi Family Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utilities
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant

Legend

- C1-4
- C1-5
- C2-3
- C2-4
- C2-5

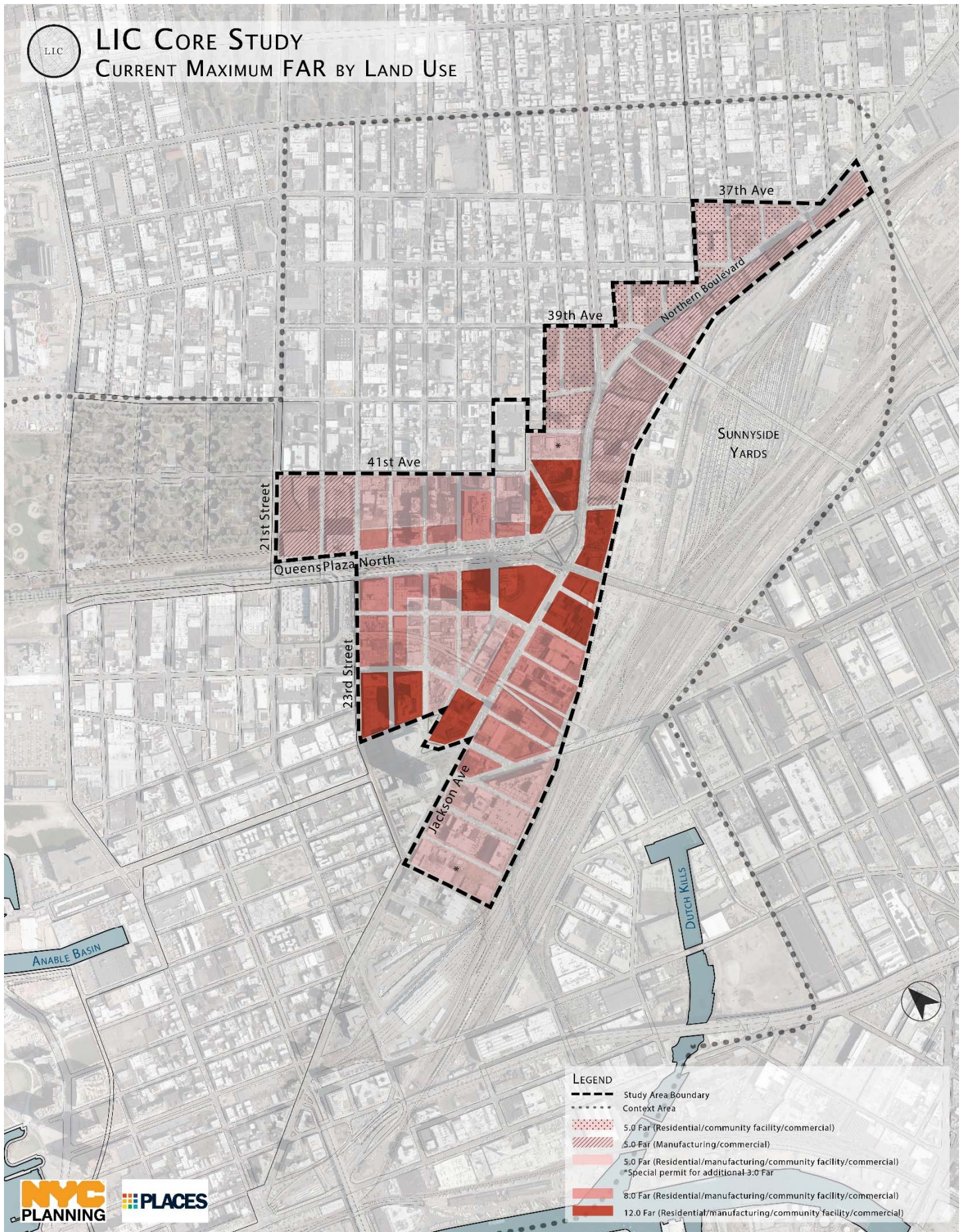


Neighborhoods



LIC CORE STUDY

CURRENT MAXIMUM FAR BY LAND USE



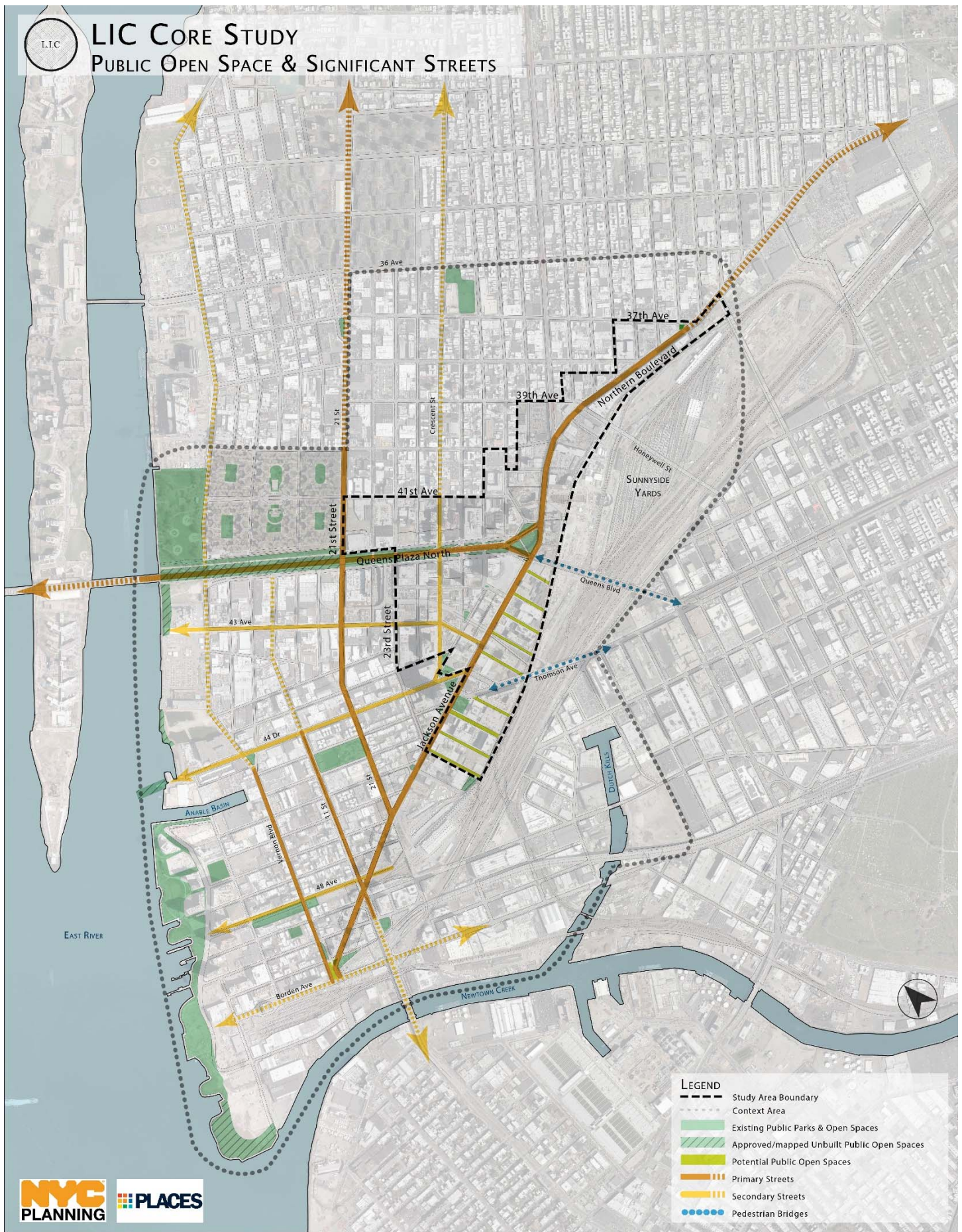
LEGEND

- Study Area Boundary
- Context Area
- 5.0 Far (Residential/community facility/commercial)
- 5.0 Far (Manufacturing/commercial)
- 5.0 Far (Residential/manufacturing/community facility/commercial)
- * Special permit for additional 3.0 Far
- 8.0 Far (Residential/manufacturing/community facility/commercial)
- 12.0 Far (Residential/manufacturing/community facility/commercial)



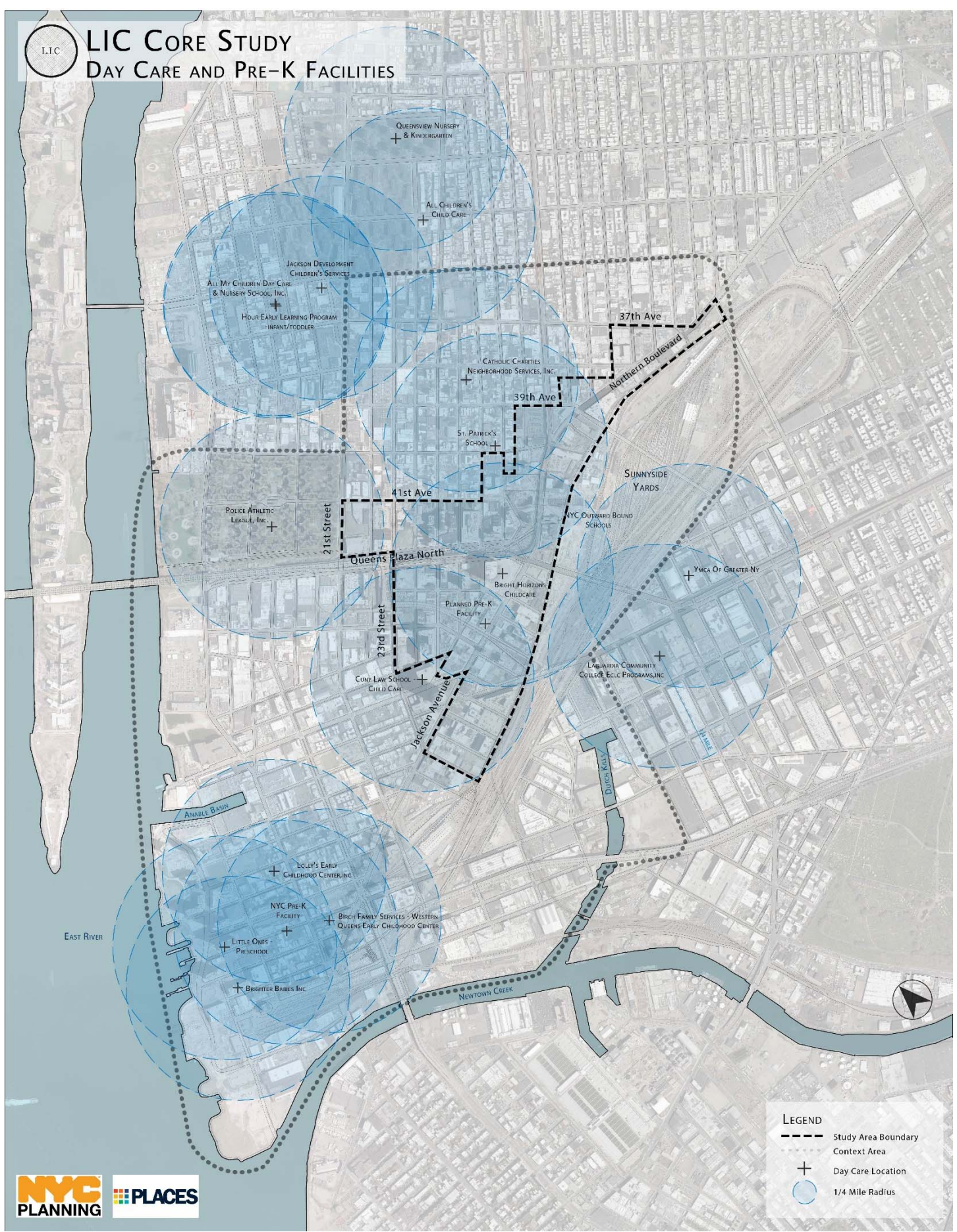
LIC CORE STUDY

PUBLIC OPEN SPACE & SIGNIFICANT STREETS





LIC CORE STUDY DAY CARE AND PRE-K FACILITIES



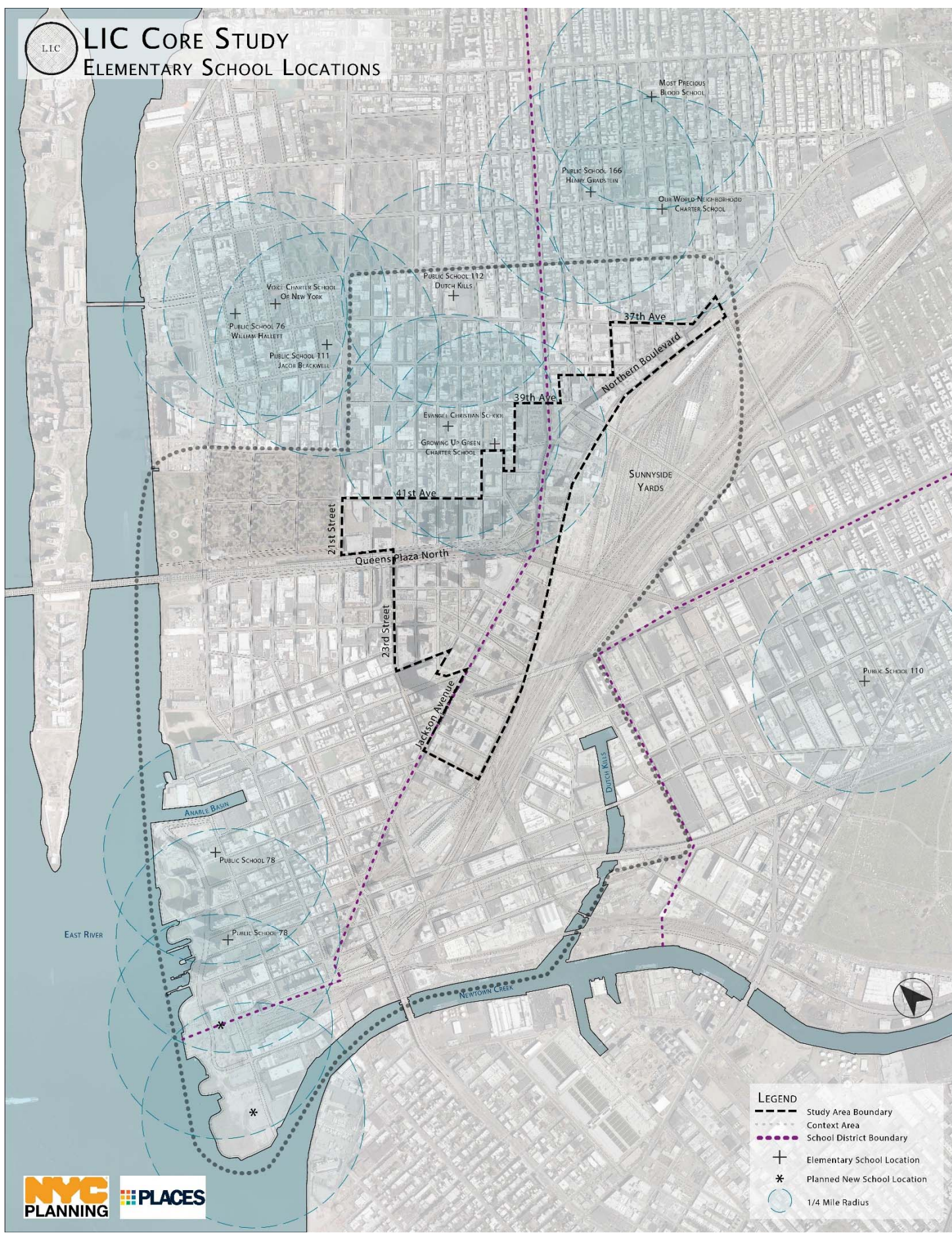
LEGEND

- Study Area Boundary
- ... Context Area
- + Day Care Location
- 1/4 Mile Radius



LIC Core Study

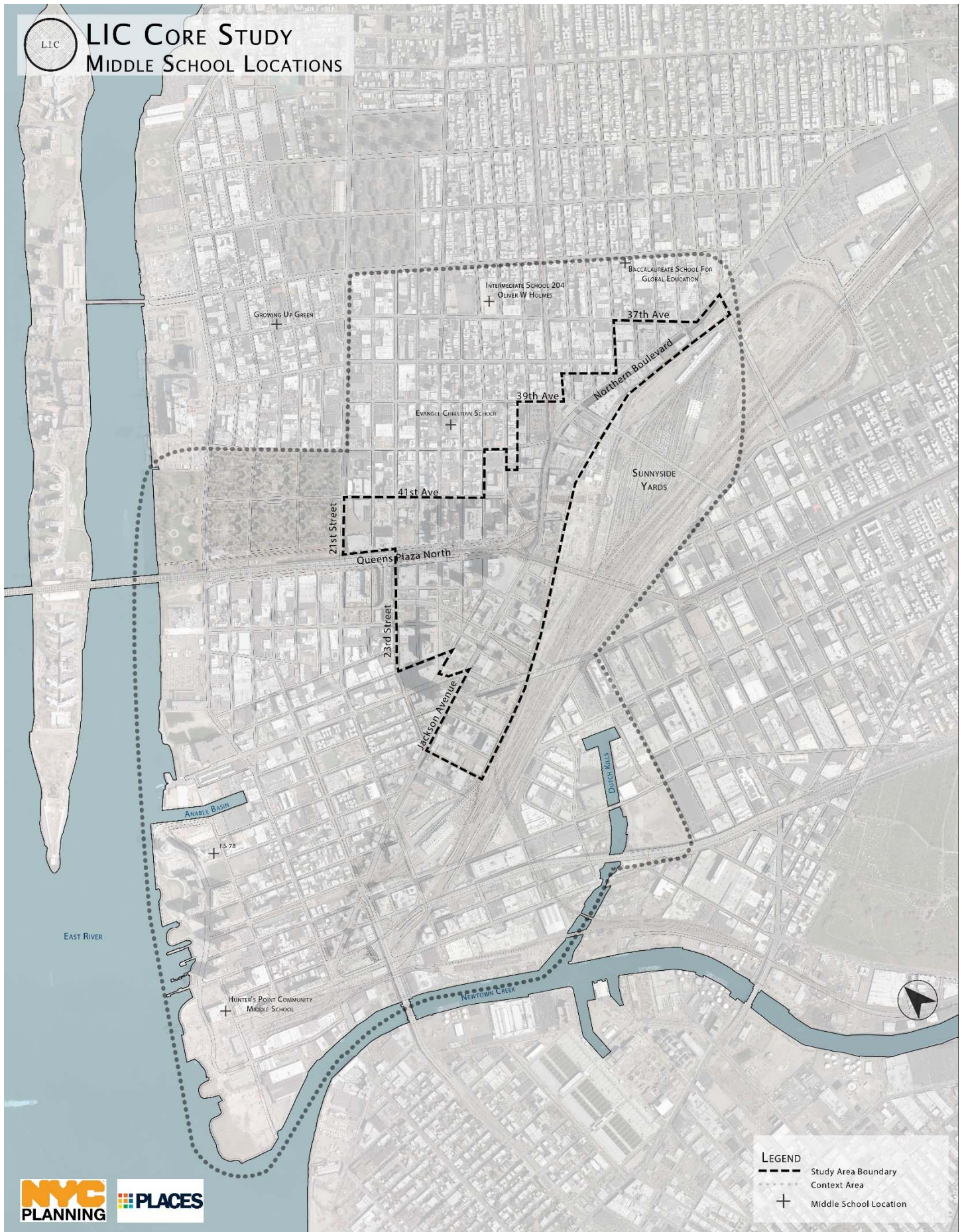
ELEMENTARY SCHOOL LOCATIONS





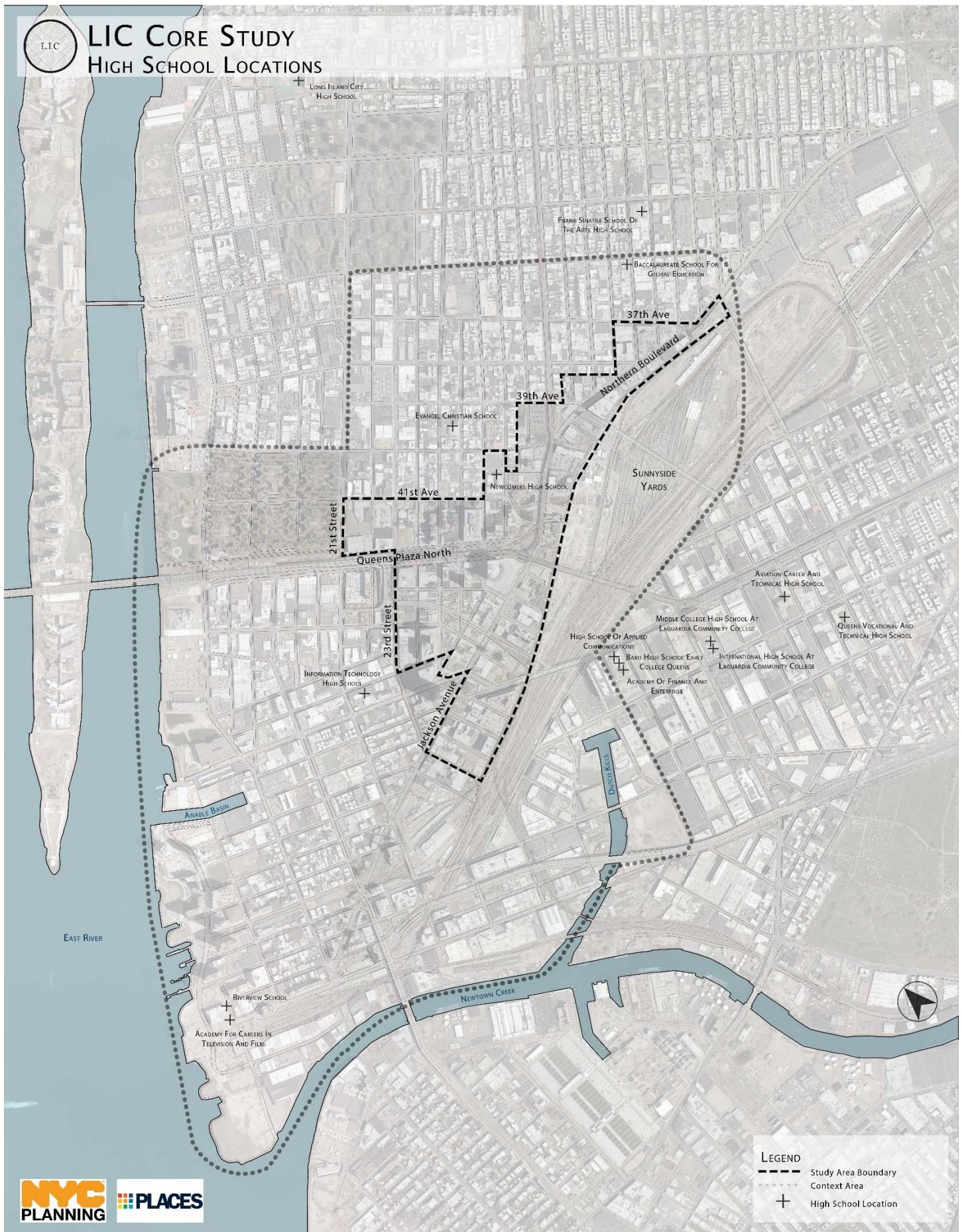
LIC CORE STUDY

MIDDLE SCHOOL LOCATIONS





LIC CORE STUDY HIGH SCHOOL LOCATIONS



Mandatory Inclusionary Housing (MIH)

New York City is in an unprecedented housing crisis. In order to counter market pressures and protect our neighborhoods, the city enacted a pioneering program to make affordable housing mandatory and permanent wherever new housing capacity is approved through land uses actions. The city's affordable housing program is the strongest and most flexible of any program in the country. When combined with our broader housing plan—including city subsidies and neighborhood investments—tens of thousands of affordable apartments will be developed in high-quality neighborhoods to stabilize these neighborhoods for years to come.

Mandatory Inclusionary Housing (MIH)

How MIH Works

When new housing capacity is created through land use actions, the City Planning Commission and the City Council can choose to impose either one or both of these two basic options:

	Affordable Housing set-aside	Area Median Income (AMI)	Maximum Annual Income (family of three)
1.	25%	60% (on average)	\$48,960 (on average)
	<i>With 10% req'd at</i>	<i>40%</i>	<i>\$32,640</i>
2.	30%	80% (on average)	\$65,250 (on average)

The City Planning Commission and City Council may also add one or both of two other options:

	Affordable Housing set-aside	Area Median Income (AMI)	Maximum Annual Income (family of three)
3.	20%*	40% (on average)	\$32,640 (on average)
4.	30%**	115% (on average)	\$93,840 (on average)
	<i>with 5% req'd at</i>	<i>70%</i>	<i>\$57,120</i>
	<i>With 5% req'd at</i>	<i>90%</i>	<i>\$73,440</i>

**This option cannot be used with subsidy unless more affordable housing is provided.*

***This option cannot be used with subsidy.*

City subsidies allow projects to reach even more families and lower-income households than through this policy alone.

Learn more about *Housing New York* at nyc.gov/housing.

LIC Core Outreach to Date

February 2015	Stakeholders Meeting Meeting Queensbridge Houses Tenant's Assoc.
April 2015	Presentation to LIC Partnership Executive Board
August 2015	Stakeholders Meeting Commercial & Residential Developer Roundtable Discussions
September 2015	Presentation to Justice for All Coalition/Community Church of Astoria
January 4, 2017	Discussion with Community Church of Astoria senior representatives

Multiple coordination meetings with city and state agencies, including Parks, SBS, EDC, DOT, SCA, MTA, and DEP.



Next Steps:

Public outreach and collaboration, January - June 2017

For additional information:

nyc.gov/planning, follow Plans/Studies link to Queens

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