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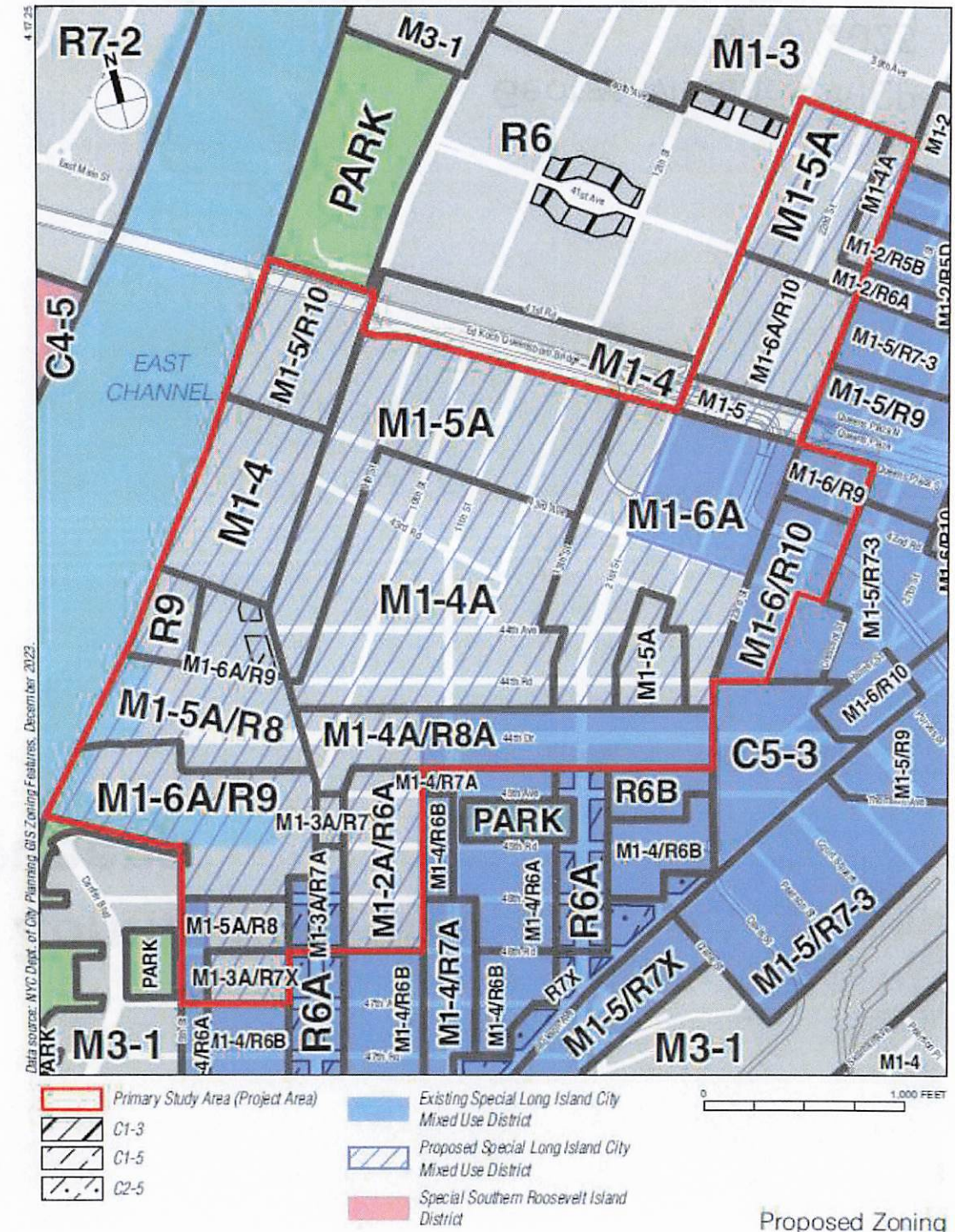
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Long Island City Zoning Proposal CB1 Queens

George M. Janes, AICP
6/17/2025

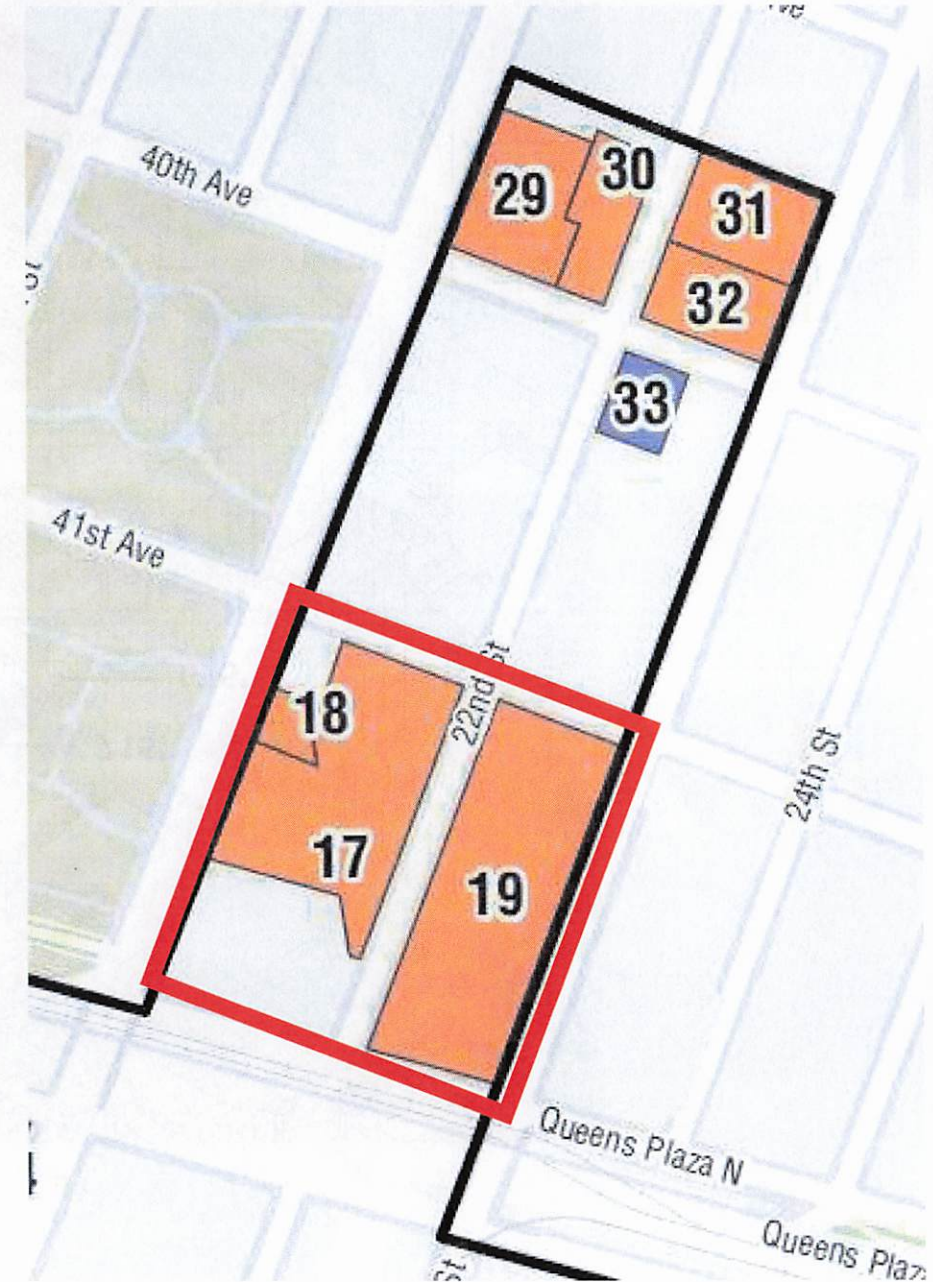
The proposal is to rezone a mostly industrial section of Long Island City

- The rezoning will facilitate the development of new housing
- It will also allow larger buildings on the remaining M zones
- It mostly impacts CD2, but parts of six blocks are in CD1

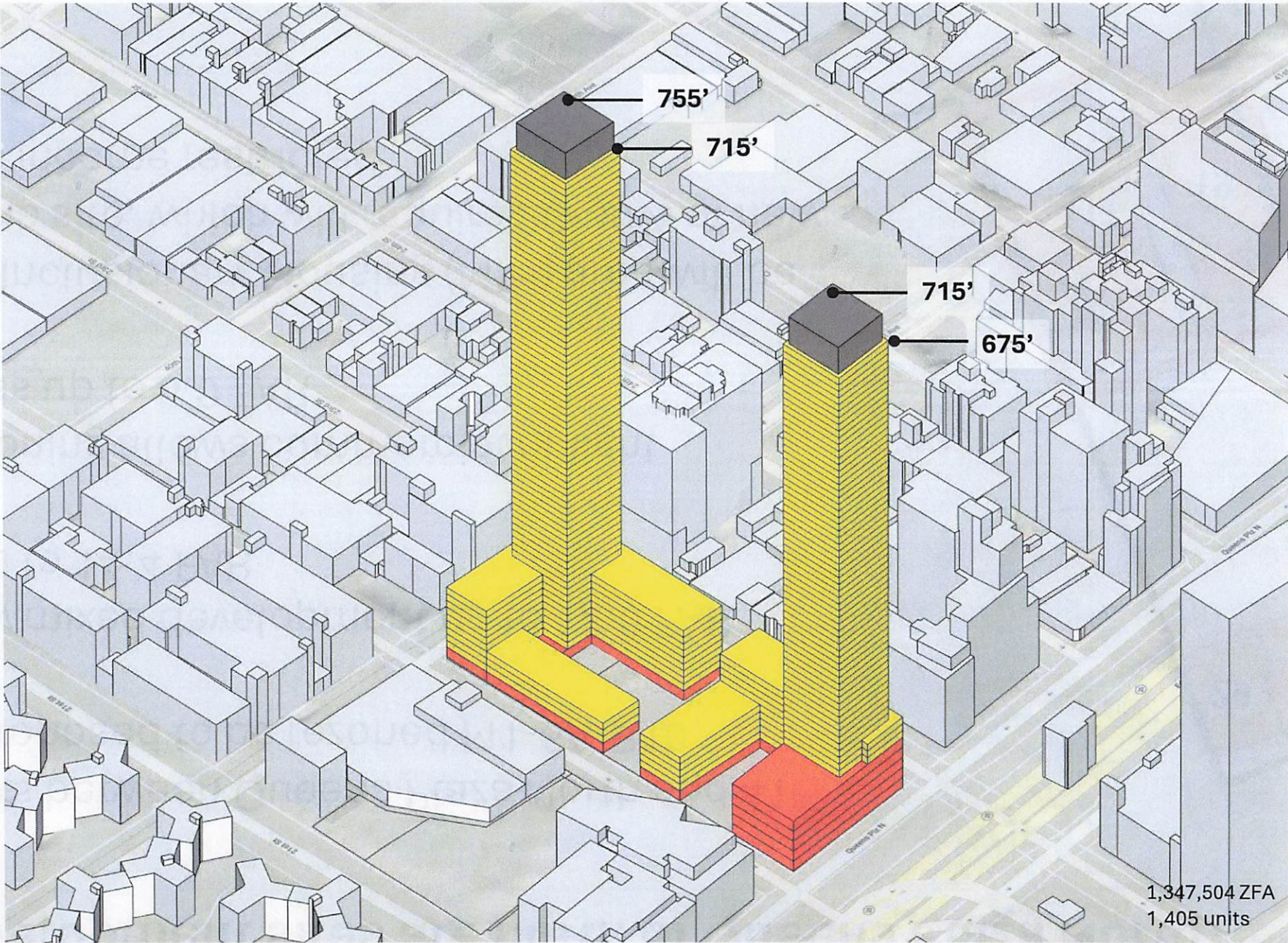


The major development sites are north of Queens Plaza North

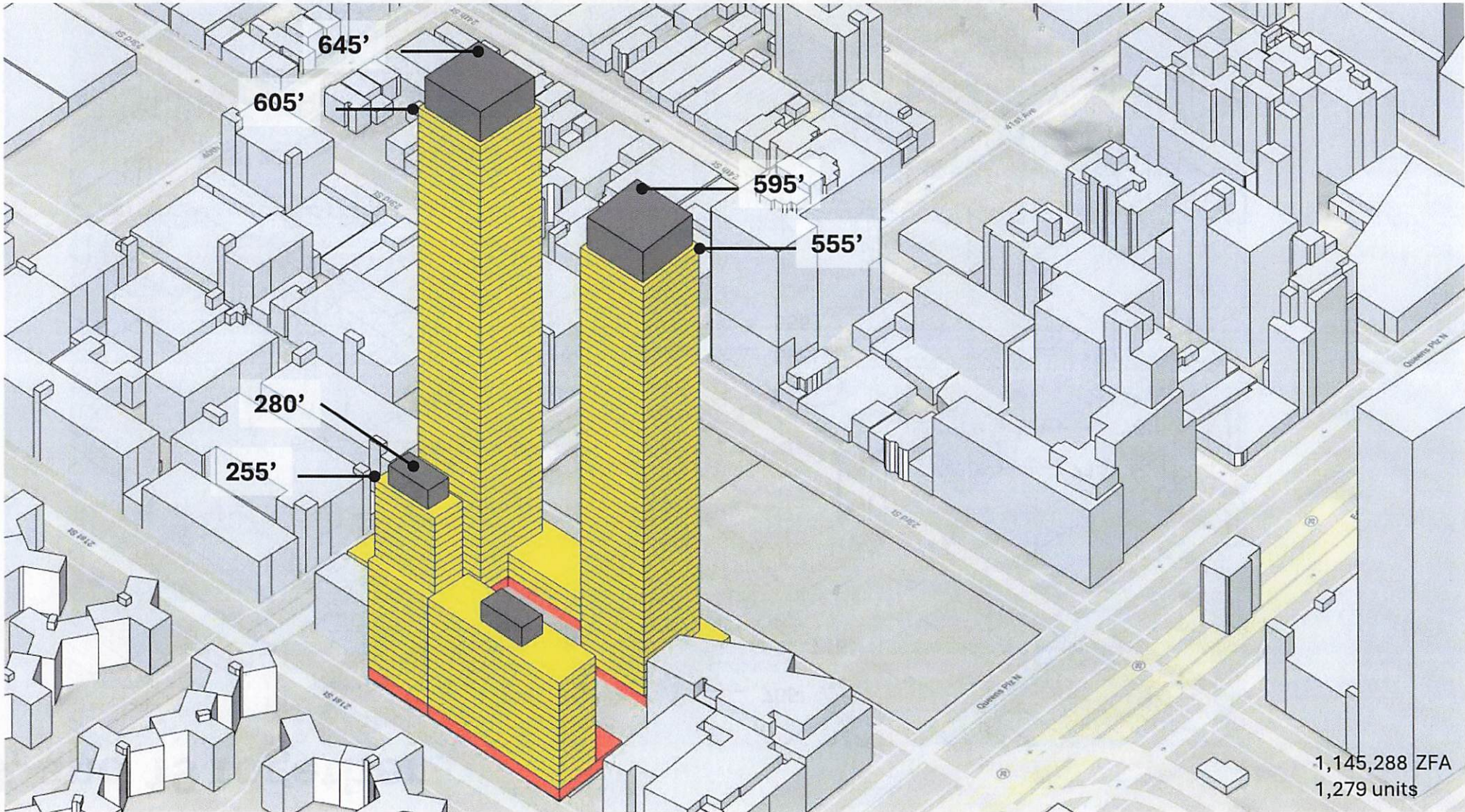
- The two blocks between Queens Plaza North and 41st Avenue are proposed to be rezoned M1-6A/R10
- This will allow mixed development up to 12.0 FAR bonusable up to 14.4 FAR
- The current zoning allows commercial or light industrial uses up to 5.0 FAR
- A Mandatory Inclusionary Housing (MIH) area will be mapped on the site, which will require 20-30% of new housing to be income restricted



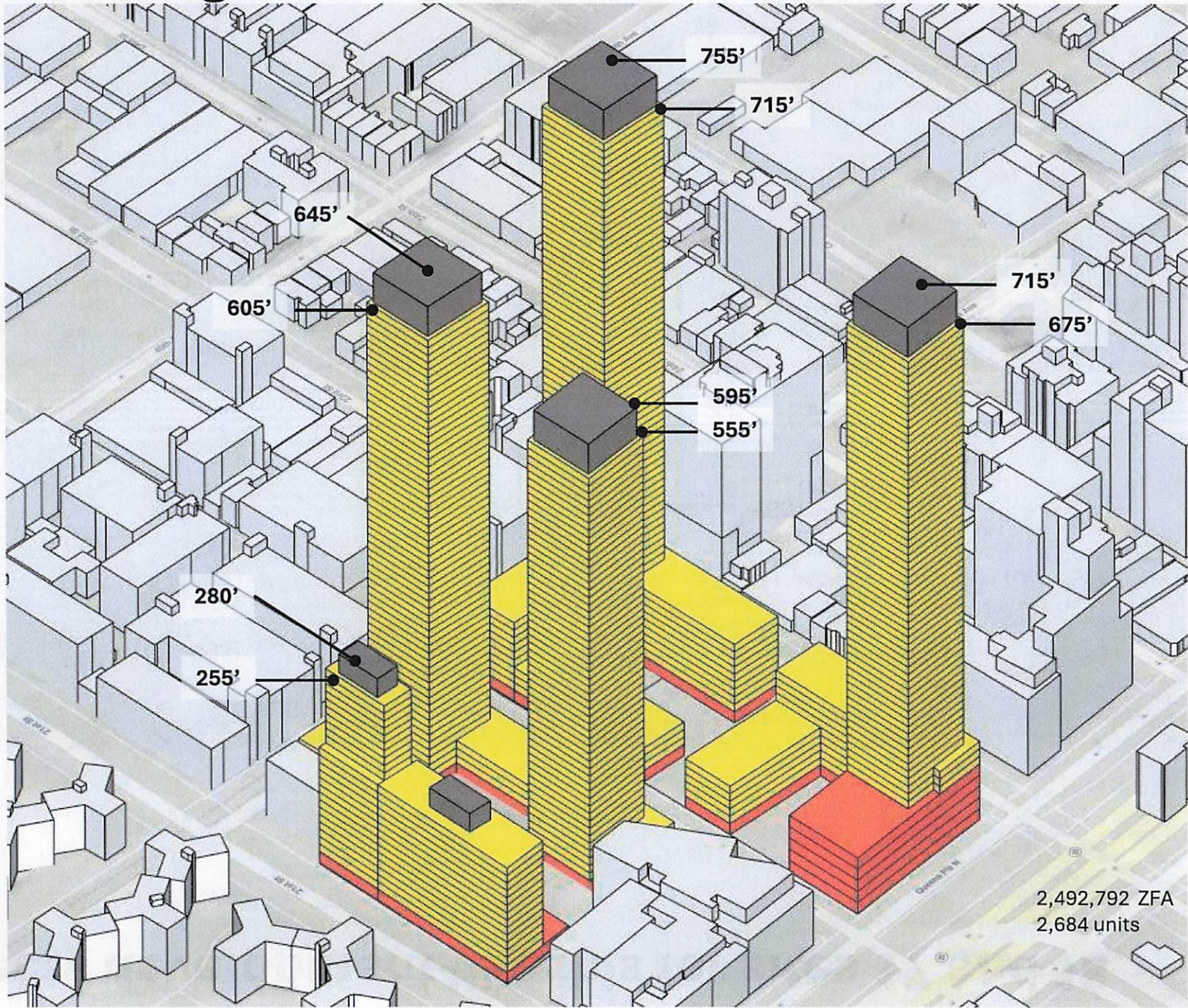
DEIS projects development like this for site 19



The DEIS projects development like this for sites 17 and 18

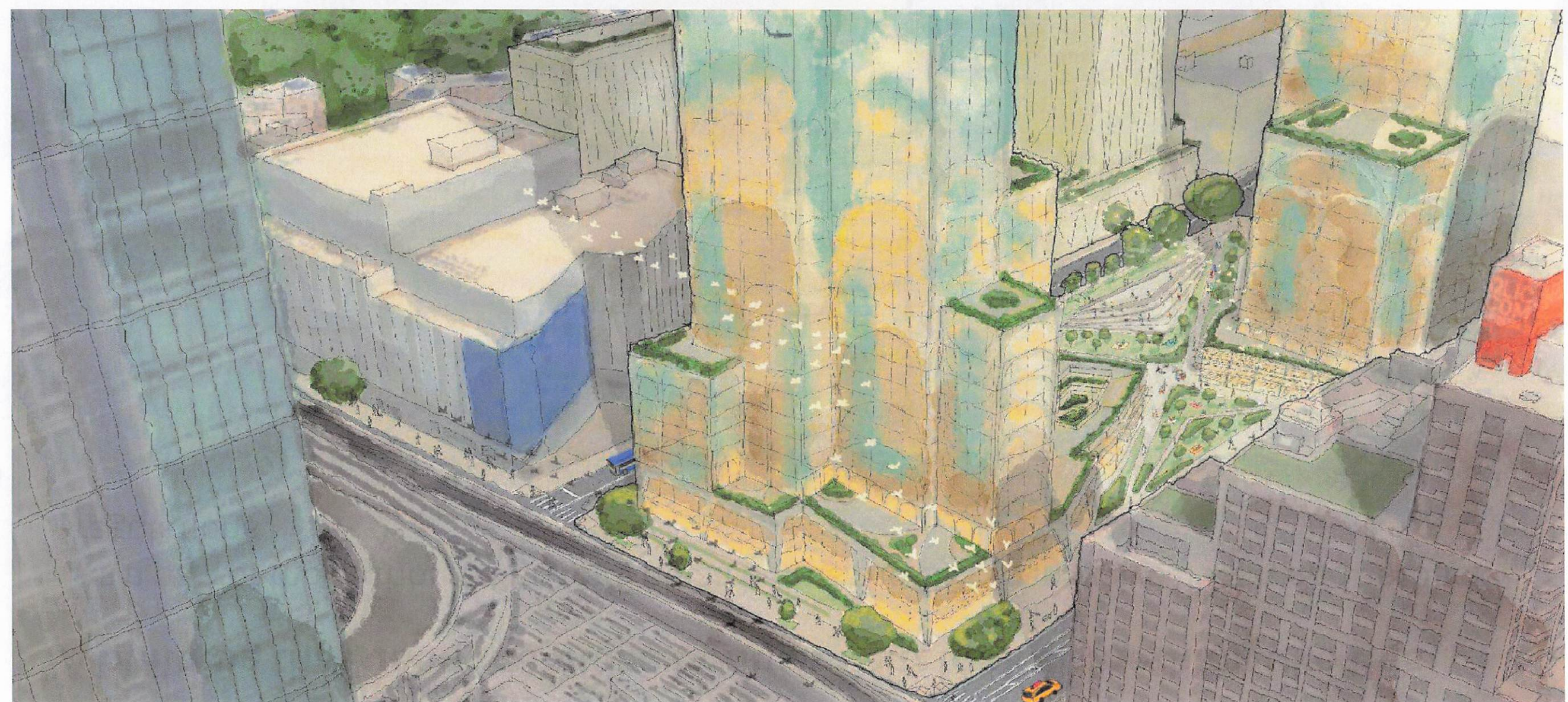


Sites 17, 18, and 19 together



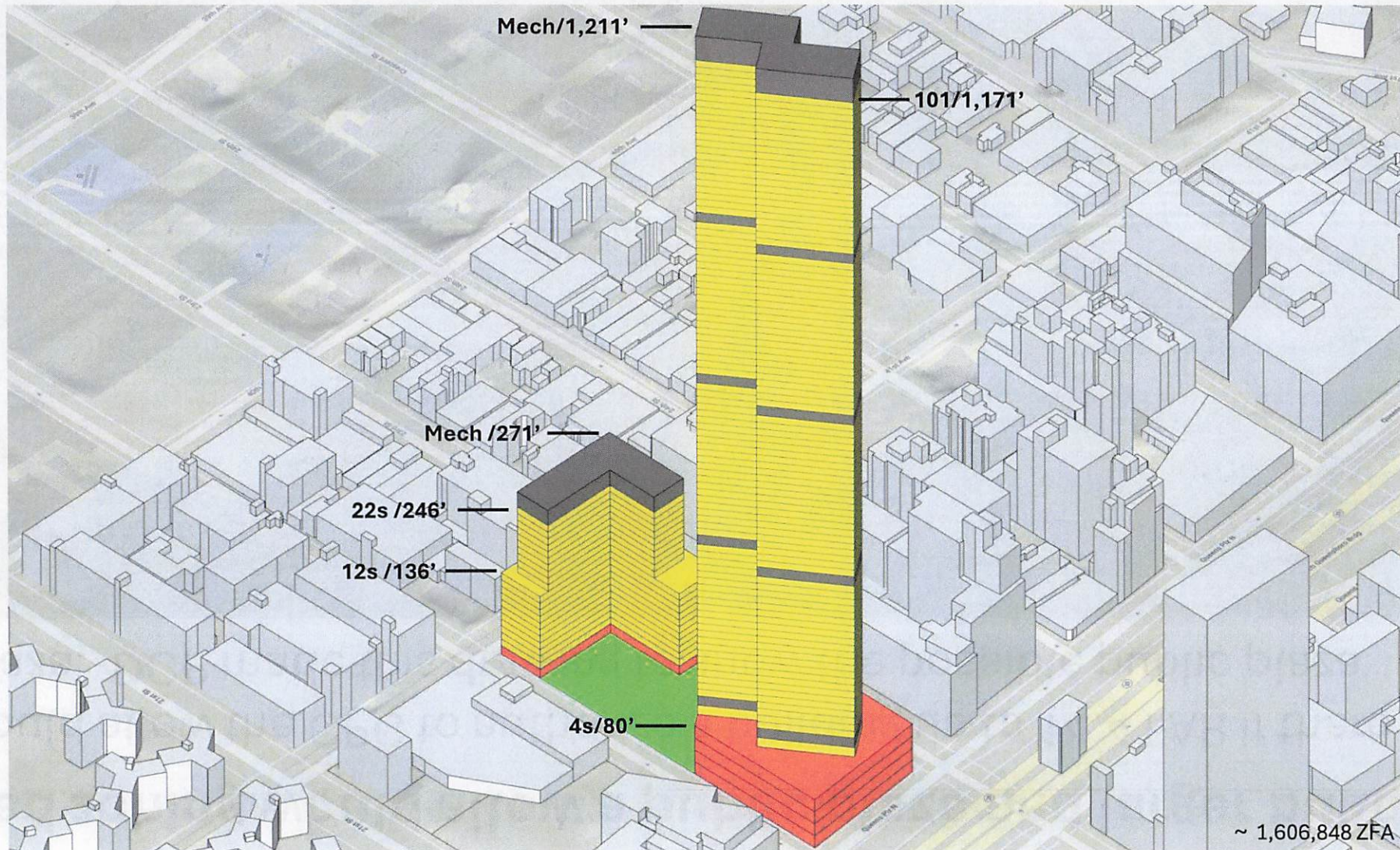
The proposed zoning would allow a public plaza and larger buildings

The zoning would allow the CPC to authorize a building up to 14.4 FAR if there is publicly accessible plaza. DCP made this drawing to show the possible public plaza



A building that used the plaza bonus might look something like this

- As a part of the authorization for a plaza bonus the CPC can waive height and setback regulations



What is a **CPC** authorization?

- A CPC authorization is a **discretionary CPC action**, requiring an application that must be approved by the CPC
- Authorizations require their **own environmental review**, which means that plazas and their bonuses are not studied in this DEIS
- The CB will receive a copy of the application for an authorization and may provide the CPC its comments
- There is no role for the Council Member, or the Borough President, and the **CPC does not hold public hearings** on authorizations
- The CPC has a final say on all authorizations

Regarding building height, the proposed zoning has the following section:

(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 portions thereof, shall be 750 feet.

- The term “residential building” is a defined zoning term that means:
“a building used only for a residential use”
- Predominately residential buildings are not “residential buildings” and so the height limit as currently drafted would not apply in most cases
- DCP has said that the intention was to limit as-of-right here to 750 feet

The DEIS discloses the entire rezoning will bring 33,808 new residents and 14,401 new workers

2035 RWCDs No Action and With Action Land Uses

Land Use	No Action Condition	With Action Condition	Increment
Residential			
Total Residential DUs	2,311	17,010	14,699
Affordable DUs @ 20%	0	3,245	3,245
Affordable DUs @25%	0	4,058	4,058
Affordable DUs @ 30%	0	4,867	4,867
Commercial			
Local Retail SF	341,300	911,053	569,753
Life Science SF	0	345,707	345,707
Office SF	1,808,364	4,373,824	2,565,460
Other Commercial SF	53,470	0	-53,470
Total Commercial SF	2,203,134	5,630,584	3,427,450
Community Facility			
Community Facility SF	0	291,784	291,784
Total Community Facility SF	0	291,784	291,784
Industrial/Auto-Related			
Warehouse SF	821,932	0	-821,932
Auto-Related SF	14,936	0	-14,936
Manufacturing SF	887,767	930,150	42,383
Total Industrial SF	1,724,635	930,150	-794,485
Population^{1, 2}			
Residents	5,315	39,123	33,808
Workers	9,415	23,516	14,401

This growth is expected to cause significant adverse environmental impacts

No Impact in these categories

Land Use, Zoning & Public Policy	Solid Waste & Sanitation Services
Socioeconomic Conditions	Energy
Urban Design & Visual Resources	GHG Emissions & Climate Change
Natural Resources	Neighborhood Character
Hazardous Materials	Water & Sewer Infrastructure

Impact in these Categories

Community Facilities & Services
Open Space
Shadows
Historic & Cultural Resources
Air Quality (mobile source)
Noise
Transportation (Traffic, Transit, and Pedestrians)
Construction
Public Health

- Not all significant impacts have been mitigated
- Further mitigation is being explored and will be discussed in the FEIS

There are several smaller changes in the zoning, including:

- Larger zoning lots can exempt 150,000 SF of floor area if that floor area is used for a public school
- More space in the base of buildings can be used for parking and exempted from floor area
- Creates a CPC Certification to move floor area from one block to another
- Adds a CPC authorization to modify heights around airports (this is currently a BSA special permit)

Questions for discussion

- What do you think about the density that is being proposed here? Are 700+ foot towers appropriate?
- What about the CPC authorization for a plaza bonus?
 - How do you value the trade-off between open space and increased height and density?
 - Should a plaza bonus be as-of-right instead of a CPC authorization?
 - Should a public plaza simply be required?
 - Should a CPC special permit (a ULURP action) be required to obtain a bonus?

Questions for discussion

- This rezoning will facilitate a new neighborhood and significant impacts are shown
 - Should the City be more proactive about building schools, libraries and new transportation capacity?
 - The action will allow industrially zoned land to be used for residential. Is the Board comfortable with the impact on establishments that need industrial land?
 - The zoning increases allowable FARs in most of the industrial areas that remain. This increased density does not increase housing or affordable housing. Is that increase in FAR acceptable considering the environmental impacts disclosed?
- Are there improvements to the neighborhood that can become part of a “Points of Agreement” that will mitigate impacts and improve life in the neighborhood?

Your recommendation is due by June 30

- But your comments on the DEIS are due **10 days after the CPC hearing**
- The Lead Agency must respond to all comments made regarding the DEIS
- Comments on a DEIS are independent from your comments on the land use application

Discussion



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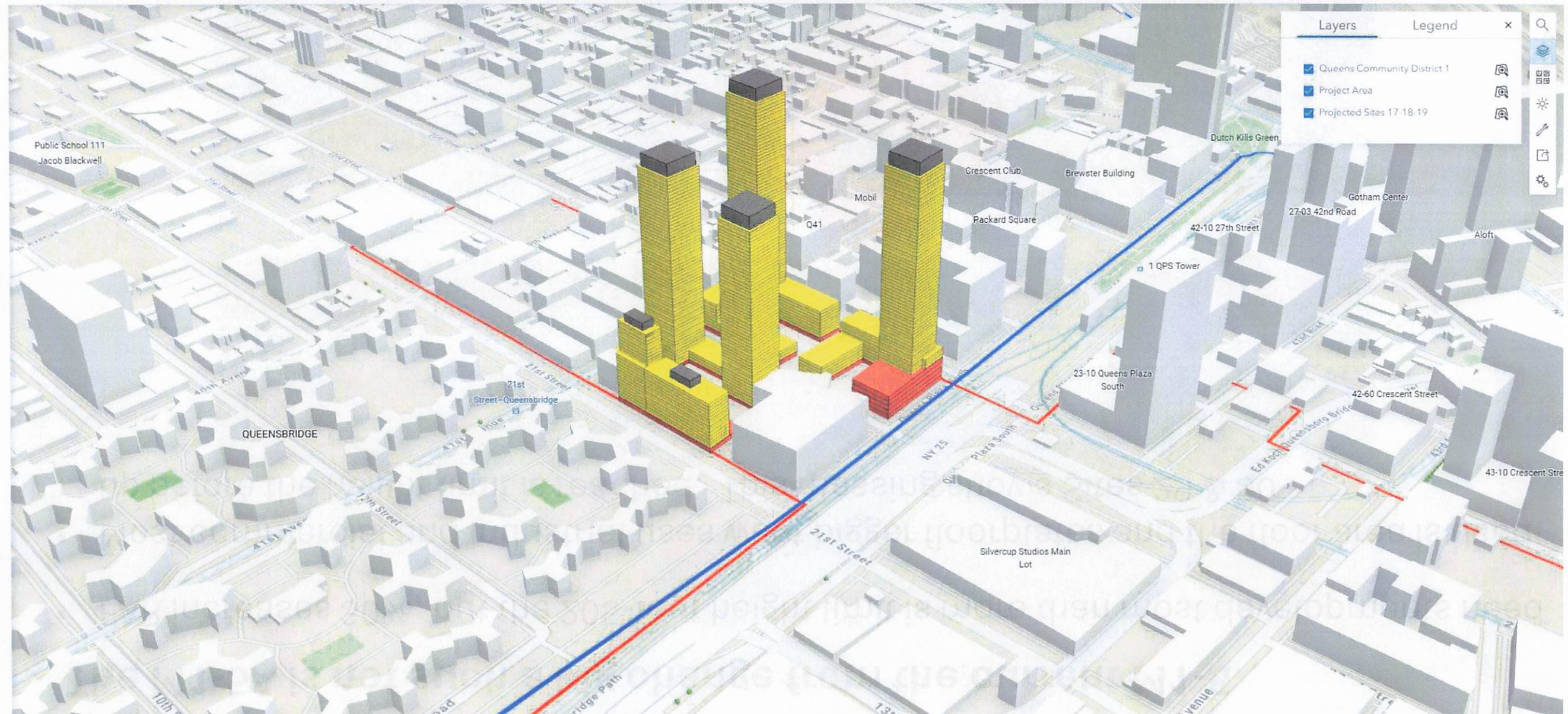
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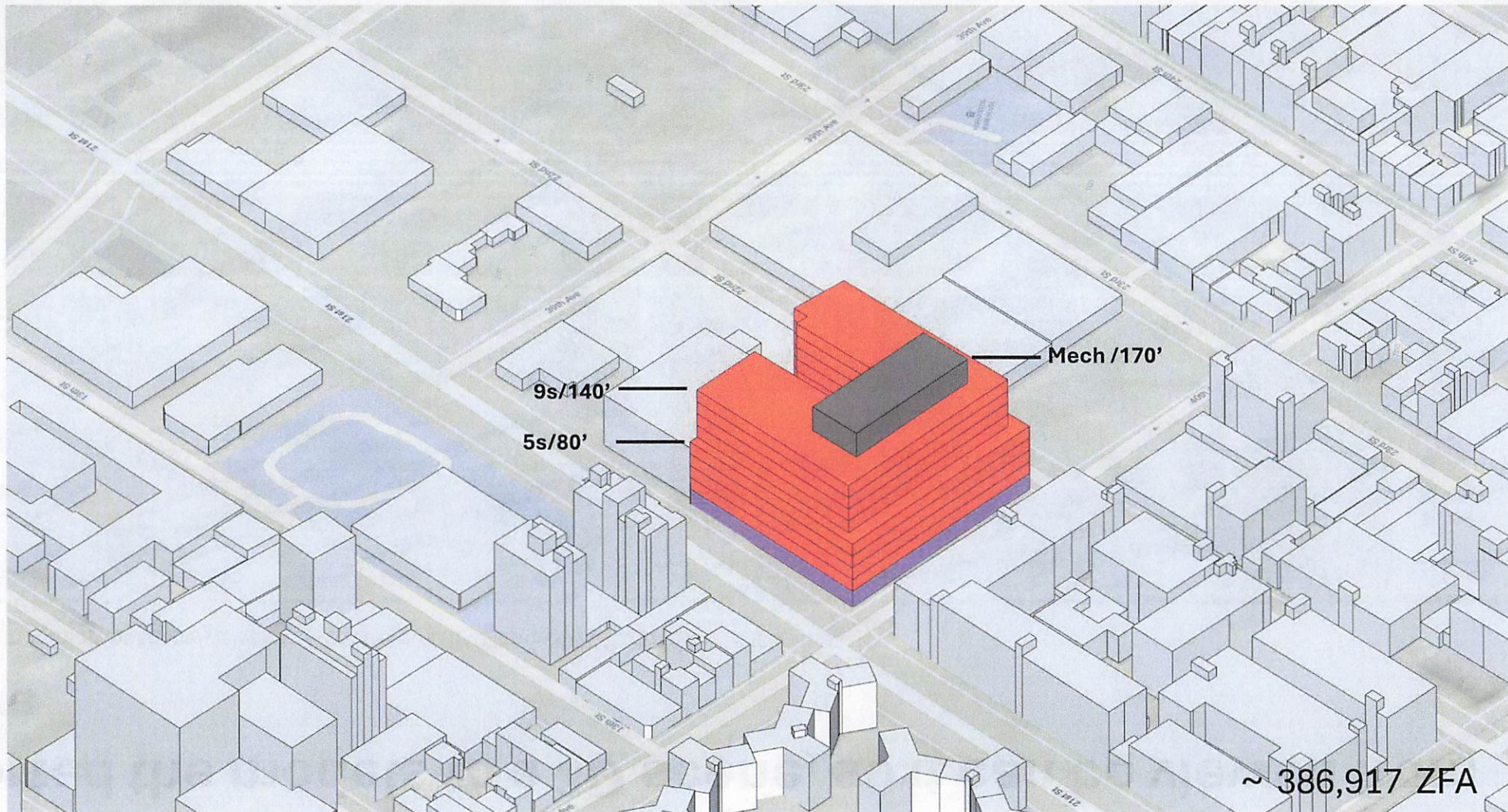
We exported the models to a 3D scene, so it can be viewed from anywhere

<https://www.arcgis.com/home/webscene/viewer.html?webscene=e493cdda30734f2db394bd1830eb4b93>



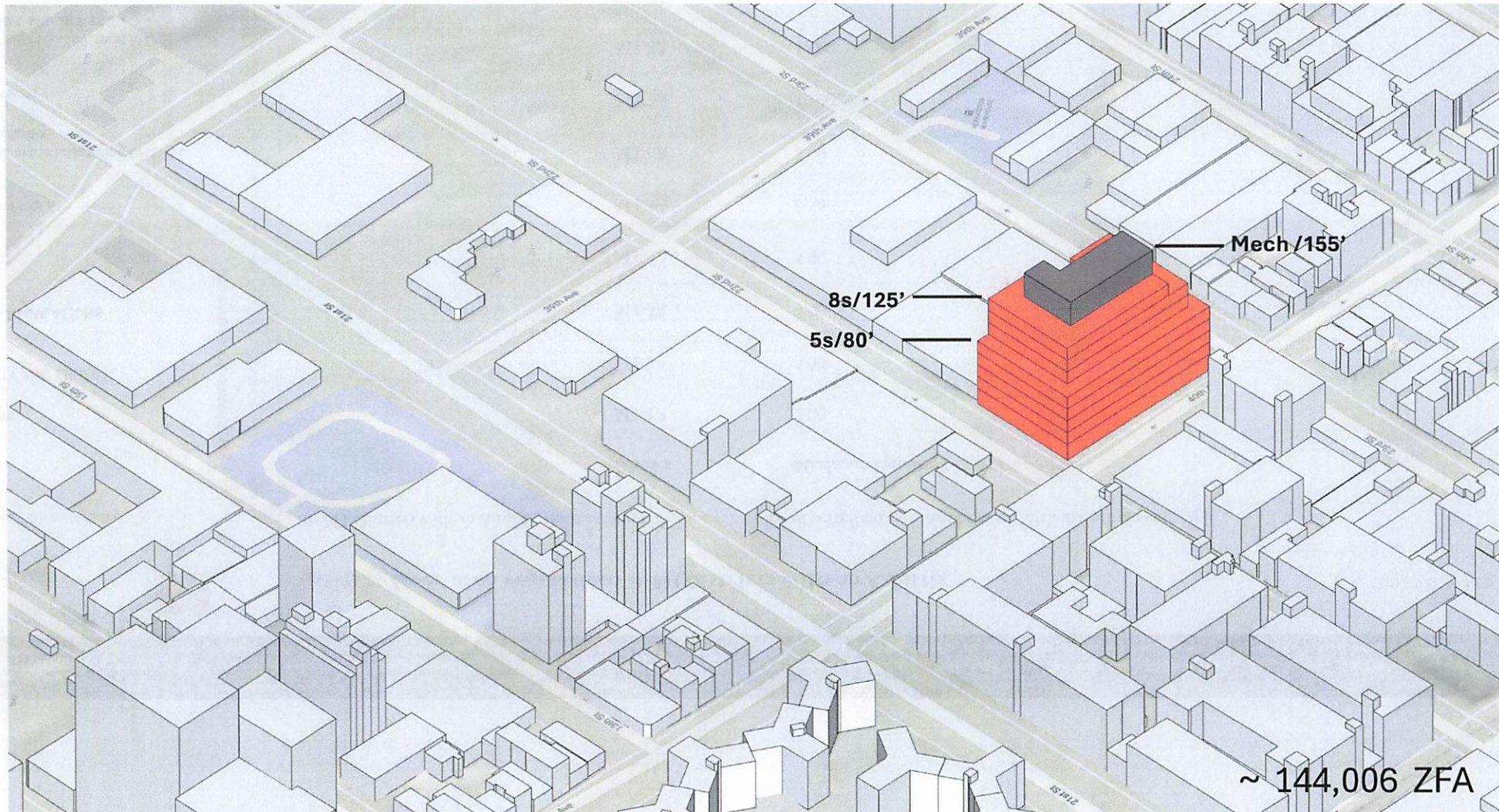
The M1-5A is not such a big change from the current M1-5

- FAR increases 30%, but the 205-foot height limit is more than most developments need
- Most commercial and industrial uses want bigger floorplates and the floor area is used up before the height limit is reached. This massing shows Sites 29 & 30



The M1-4A is a smaller change

- The FAR doesn't change, but Site 32 is split between M1-4A and M1-5A
- Under split lot conditions, we might see something like this



Enter Search

[Chapter 1 - Statement of Legislative Intent](#)[Chapter 2 - Use Regulations](#)[Chapter 3 - Bulk Regulations](#)[43-00](#) APPLICABILITY AND GENERAL PROVISIONS[43-10](#) FLOOR AREA REGULATIONS[43-11](#) Definitions[43-12](#) Maximum Floor Area Ratio[43-13](#) Floor Area in Manufacturing Districts With an A Suffix[43-131](#) Definitions[43-132](#) Floor area regulations in M1 Districts with an A suffix[43-133](#) Floor area regulations in M2 or M3 Districts with an A suffix[43-14](#) Floor Area Bonus for Public Plazas and Arcades[43-15](#) Existing Public Amenities for which Floor Area Bonuses Have Been Received[43-16](#) Special Provisions for Zoning Lots Divided by District Boundaries**43-132 Floor area regulations in M1 Districts with an A suffix**

LAST AMENDED 6/6/2024

[HISTORY](#)

In M1 Districts with an A suffix, the maximum *floor area ratio* for all permitted *uses* shall be as set forth in the following table.

District	Maximum Permitted <i>Floor Area Ratio</i>
M1-1A	2.00
M1-2A	3.00
M1-3A	4.00
M1-4A	5.00
M1-5A	6.50
M1-6A	8.00
M1-7A	10.00
M1-8A	12.00
M1-9A	15.00

43-133 Floor area regulations in M2 or M3 Districts with an A suffix

LAST AMENDED 6/6/2024

[HISTORY](#)

In M2 and M3 Districts with an A suffix, the maximum *floor area ratio* for *qualifying uses*, and for all other all permitted *uses* shall be as set forth in the respective columns of the following tables.

Districts	Maximum	Maximum
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The answer is in how the plaza bonus is written into the proposed zoning

- [Appendix B of the DEIS](#) provides the proposed zoning changes
- That section includes a new CPC authorization for public plazas:

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.

- This section allows up to a 20% bonus for public plazas, but they are not as-of-right: they can only be done through a CPC authorization

The zoning also adds a CPC certification to modify heights around airports. This currently needs a BSA Special Permit

117-251

Certification to modify height restrictions

In M1 Districts paired with an R9 or R10 District, the special permit provisions of Section 73-66 (Height Regulations Around Airports) shall not apply. In lieu thereof, the height restrictions of Sections 61-21 (Restriction on Highest Projection of Building or Structure) or 61-22 (Permitted Projection within any Flight Obstruction Area), may be modified where the Chairperson of the City Planning Commission has certified to the Department of Buildings that the Federal Aviation Administration and the Port Authority of New York and New Jersey have determined that such #building or other structure#, including the location of temporary structures such as construction cranes, will not constitute a danger to the safety of air passengers or disrupt established airways or runway operations, respectively. An application for such certification shall include separate verification letters from such agencies.

- Zoning currently has special height limits in the area around airports, which may or may not reflect actual need
- The process to waive those limits involves the BSA. This change would move it to the CPC

The proposed zoning exempts floor area for a school

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# in Section 12-10 (DEFINITIONS).

- The Midtown South proposal has similar text
- There is also an authorization to waive bulk requirements so that this floor area could be used
- This could be as much as a 7.5 FAR increase on a 20,000 SF lot

The zoning allows for more parking area to be exempt from zoning

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#.

- Currently, zoning exempts accessory parking areas located 23 feet below curb level
- This change would allow developers to exempt all space used for accessory parking between 23 feet and 33 feet above curb level

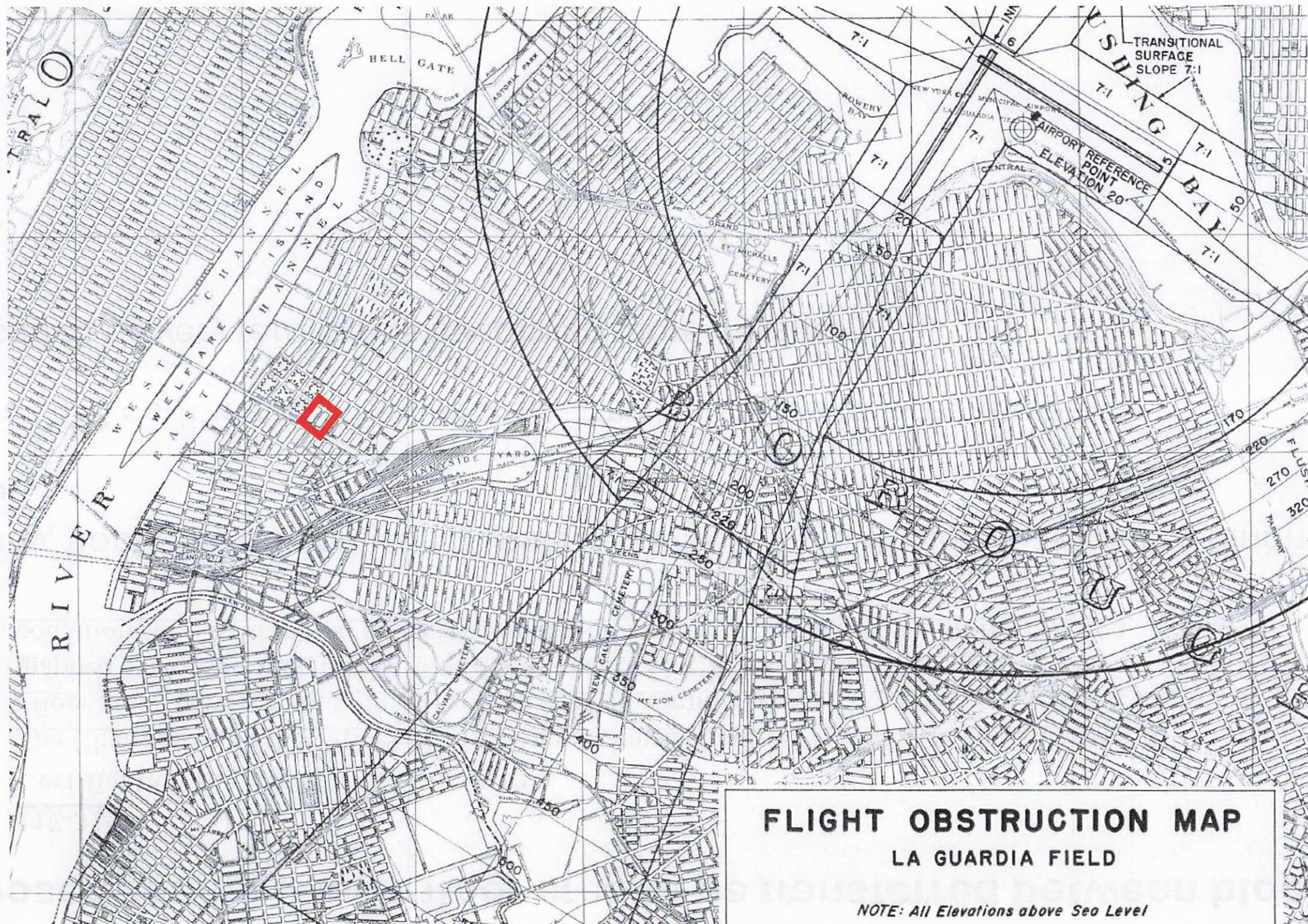
The proposed zoning allows floor area to be transferred between blocks

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 contiguous #zoning lots# in common ownership otherwise separated by mapped #streets#. 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.

- Currently, floor area can only be transferred within a block, unless there is a landmark involved
- This is a CPC certification that would permit floor area to jump the block
- This used to be very rare, but is becoming more common



DEIS Significant Adverse Impacts: Community Facilities

Elementary Schools

Elementary school utilization would exceed 100% (143.8%) and the action would generate 1,300 additional elementary school students

Mitigation measures include:

- Restructure existing school space to provide additional capacity
- Relocate administrative functions thereby increasing capacity for classrooms; and/or
- Create additional capacity by constructing a new school, building additional capacity at additional schools, or leasing additional school space constructed

DEIS Significant Adverse Impacts: Community Facilities

Public Libraries

Increase of 79.4% at the Hunters Point Branch and an increase of 11.6% at the Long Island City Branch

Mitigation measures include:

- Providing space for a new library of a size and at a location to be determined through additional coordination with the QPL, and/or
- Improvements to a branch facility to support the branch's programming and services year-round

DEIS Significant Adverse Impacts: Community Facilities

Early Childhood Programs

Early childhood programs in the study area would operate over capacity by approximately 67 slots (102.7% utilization) increasing utilization by 27.3 percentage points

Mitigation measures include:

- Provision of suitable space on-site for a child-care center
- Provision of a suitable location off-site and within a reasonable distance
- Funding or making program or physical improvements to support adding capacity to existing facilities if determined feasible through consultation with DOE's Division of Early Childhood Education, or
- Providing new early childhood programs within or near the Project Area.

DEIS Significant Adverse Impacts: Open Space

Residential

- Total open space ratio area would decrease by approximately 18.6% (to 0.55 acre per 1,000 residents)
- Active open space ratio would decrease by approximately 20.6% (to 0.19 acre per 1,000 residents); and
- Passive open space ratio would decrease by approximately 17.5% (to 0.36 acre per 1,000 residents)

Full Mitigation measures not feasible, but partial mitigation measures are recommended

DEIS Significant Adverse Impacts: Open Space (continued)

Partial mitigation measures discussed

- Expansion of existing parks
- Creation of new open space on publicly-owned land
- Incentivizing owners of private sites to create new open space as part of their redevelopment
- Making playgrounds accessible to the community after school hours through the Schoolyards to Playgrounds program
- Establishing new pedestrian plazas in streets through the City's Plaza program, and/or
- Improving existing parks to allow for more diverse programming

DEIS Significant Adverse Impacts: Shadows

Shadows

- Greenstreets medians in Queens Plaza South
- Gordon Triangle
- 44th Drive Pier

Mitigation measures include:

- Relocating sunlight-sensitive features within an open space to avoid sunlight loss
- Relocating, replacing, or monitoring vegetation
- Undertaking additional maintenance to reduce the likelihood of loss
- Providing for replacement facilities on another nearby site

DEIS Significant Adverse Impacts: Historic & Cultural Resources

These four sites have buildings on or eligible for inclusion in the State or National historic register and would be demolished

1. Projected Development Site 40
2. Projected Development Site 52
3. Projected Development Site 59
4. Potential Development Site G

- Also, 10 known and 8 potential architectural resources located within 90 feet of development sites might experience construction impacts

DEIS Significant Adverse Impacts: Transportation

Significant impacts are disclosed on:

Traffic

Transit

- Court Square – 23rd Street (E/G/M/7) station
- 21st Street Queensbridge (F) station
- E, G, and 7 subway service
- Q103 bus

Ferries

- The ferry landing at Gantry Plaza
- Ferry service

Pedestrians

DEIS Significant Adverse Impacts: Air Quality

- There is expected to be significant impact in Air Quality, largely because of the significant increase in traffic
- The pollutants creating the impact are Carbon Monoxide and PM2.5
- DEIS states that:

“Between the Draft and Final EIS, additional review and evaluation will be performed which is expected to determine that the identified impacts related to mobile source 24-hour and annual average PM2.5 increments will be avoided.”

Mitigation measures include:

- Traffic mitigation measures

DEIS Significant Adverse Impacts: Noise

- Like Air Quality, there is expected to be significant impact in Noise, largely because of the significant increase in traffic
- DEIS states that

“Between Draft and Final EIS, further assessment will be conducted to determine these potential impacts in detail.”

Mitigation measures include:

- E-designations requiring noise-limiting windows/walls for private sites
- Other mechanisms for public sites
- With these mitigations in place, no significant impacts are expected

DEIS Significant Adverse Impacts: Construction

Significant adverse construction impacts are disclosed related to

- Transportation
- Noise
- Historic and cultural resources

Mitigation measures for construction noise include:

- Noise barriers to a height of 12 to 16 feet above grade to provide shielding
- Isolation pads between the pile driver hammer and piles
- Acoustical shrouds surrounding the pile driver hammer and piles
- Use of electric cranes or cranes with exhaust silencers with lower noise emission levels; and
- Excavators with exhaust silencers that have lower noise emission levels

The DEIS discloses many things, including expected Direct Residential and Business Displacement

- While not categorized as a significant adverse impact, the DEIS discloses there will be direct residential and business displacement due to the action:
 - **Direct Residential Displacement:** Proposed Actions would displace an estimated 23 residents living in 10 residential DUs
 - **Direct Business Displacement:** Up to 28 businesses on projected development sites and an estimated 309 jobs
- If displacement is a concern, the CB can advocate for relocation programs or other ways to mitigate impacts on these businesses and residents