



OneLIC

Long Island City Neighborhood Plan

NYC DCP Presentation to CB1 Land Use Committee

May 7th, 2025



OneLIC

The Long Island City Neighborhood Plan will provide a vision for the future of the neighborhood.

The plan will support more housing, jobs across many industries, public space improvements, open space opportunities and access to local resources and amenities.

Proposal Summary and Snapshot

OneLIC is projected to create:



14,700 homes
~4,300 income-restricted



Nearly 290,000 sq ft of
community facility uses



~ **3,500,000** sq ft of
commercial uses



~ Space for **14,400** jobs

ILLUSTRATIVE BIRDSEYE VIEW LOOKING TOWARD MANHATTAN

Proposal Summary and Snapshot: Outline

Introduction

Existing Conditions

Engagement

Proposal

Summary of Proposed Actions

- Zoning Map Amendments
- Zoning Text Amendments
- Designation of an Urban Development Action Area (UDAA); approval of an Urban Development Action Area Project (UDAAP); and Disposition Approval (*HPD*)
- Disposition of City-owned properties (*DCAS*)
- Acquisition and site selection (*DCAS*, *EDC*)
- City map amendments



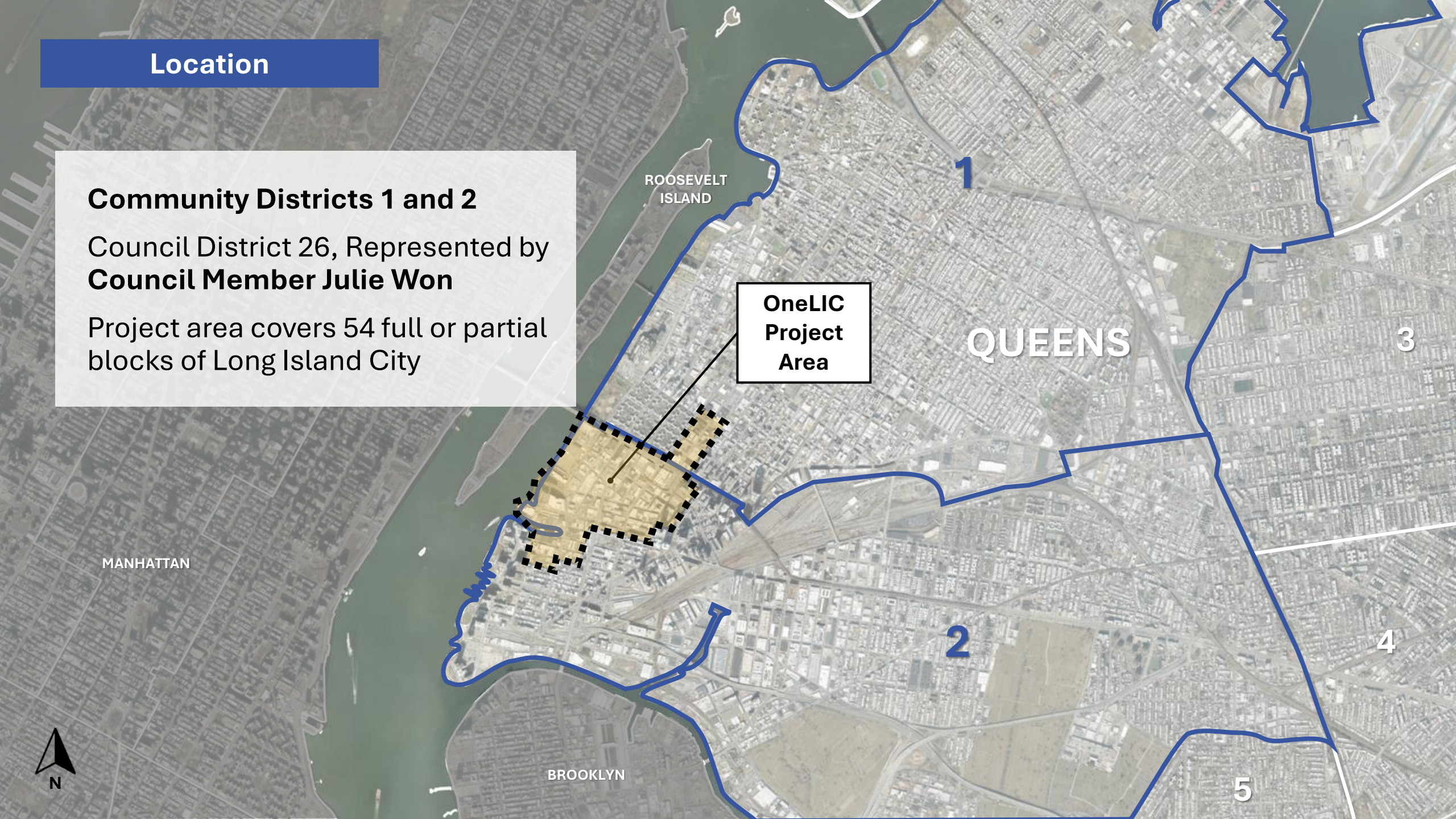
View of Queensbridge Park, looking west across Vernon Blvd

Location

Community Districts 1 and 2

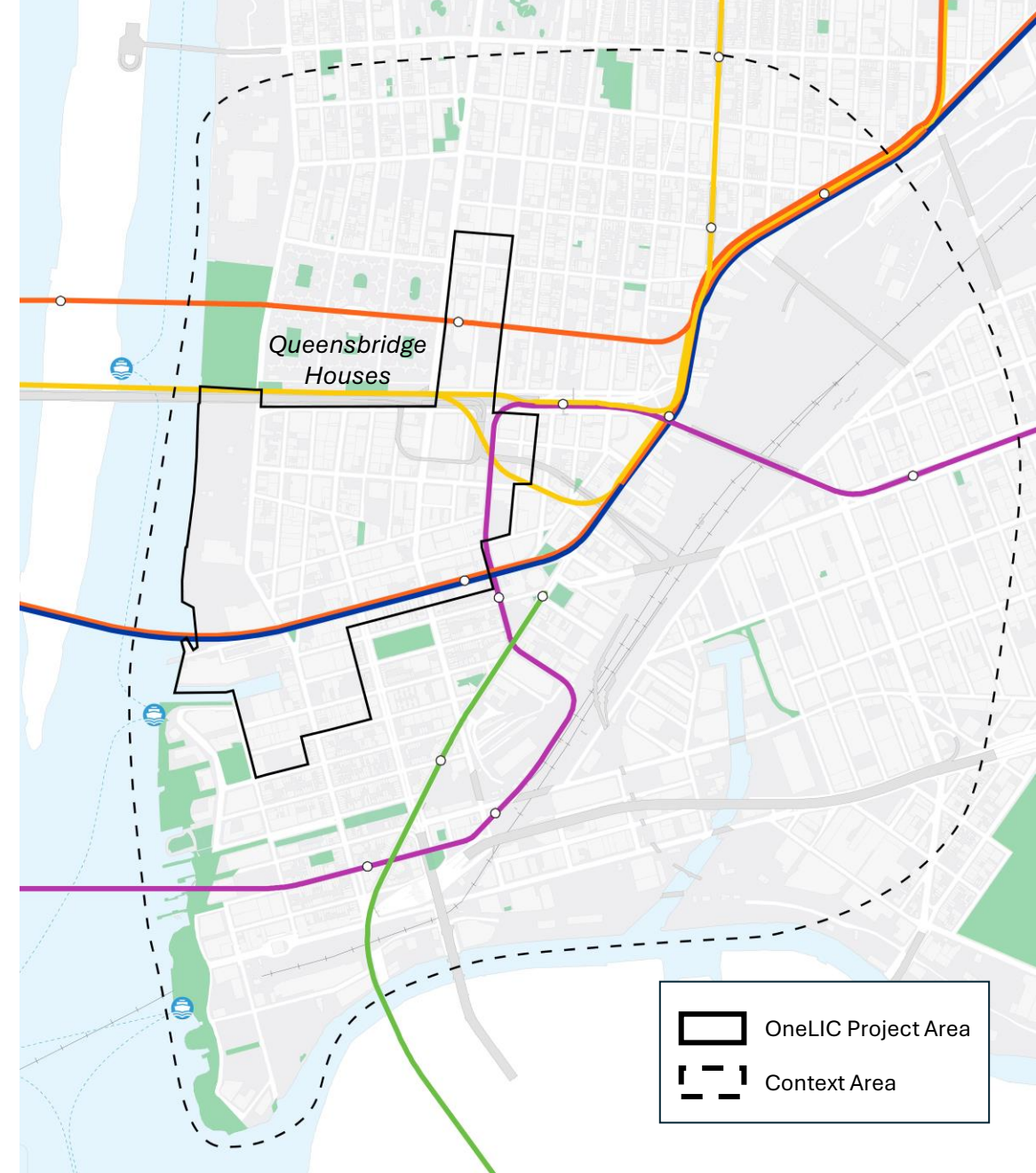
Council District 26, Represented by
Council Member Julie Won

Project area covers 54 full or partial
blocks of Long Island City



Setting the Context

- Project Area
 - Subject to land use actions
- Context Area
 - Broader area looked at for background analysis and capital investments



Recent Trends



Background

LIC Planning Background

Previous Area-wide Rezoning + Land Use Actions

1990s Long Island City, Framework Implementation

1997 Waterfront Access Plan

2001 Special Long Island City Rezoning

2004 Hunters Point Subdistrict Rezoning

2006 Industrial Business Zones (IBZ)

Other Past Planning Efforts in LIC

- Anable Basin Special District, 2015
- LIC Innovation Center, 2017
- LIC Core Study, 2017
- Amazon HQ2, 2018
- YourLIC, 2019



View of intersections of 21st Street and 41st Avenue

Existing Conditions

Existing Conditions

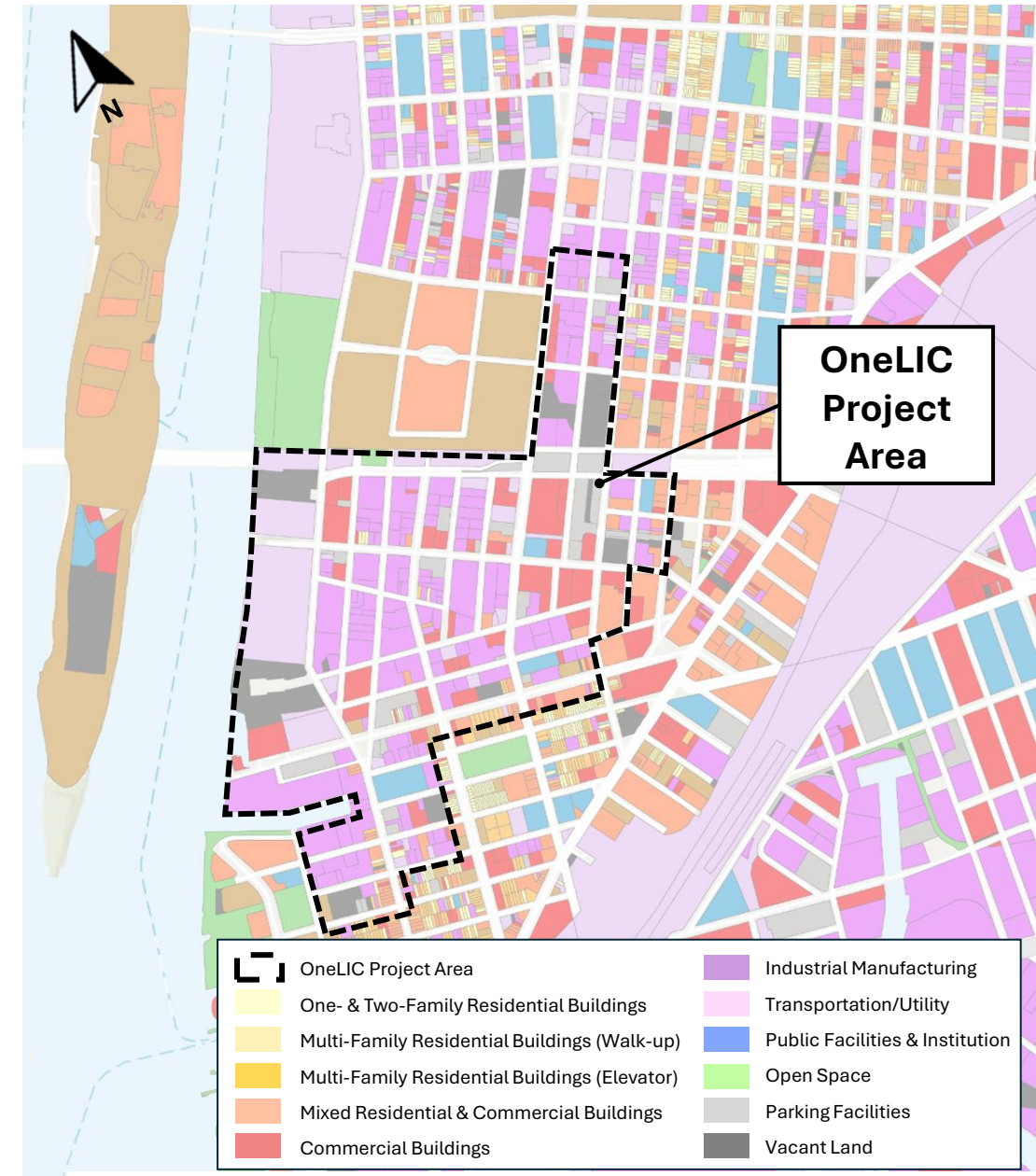
Existing Land Uses

Project Area

- Primarily industrial, with a mix of residential and commercial uses

Context Area

- Medium-density public housing, mix of auto-related industrial uses north of project area
- Mix of parkland, commercial and residential development at various densities south of project area
- Mix of commercial and high-density residential east of project area



Existing Conditions

Transit Access

Subway Access:

- 21st Street – Queensbridge – F Line
- Queensboro Plaza – N, W, and 7 Lines
- Court Square – E, G, M and 7 Lines
- Queens Plaza – E, M, and R Lines

15 Bus Lines: Q69, Q100, Q103, and B32

Long Island Rail Road (LIRR) Stations:

- Long Island City
- Hunters Point Avenue

NYC Ferry Stop: Hunters Point South

Bike Infrastructure: ~20 miles of bike lanes



Existing Transit Access

Public Open Space

Project Area

Limited parks and open space throughout project area

- 12th Street Plaza
- Gordon Triangle
- LIC Waterfront Pier

Context Area

- Gantry Plaza State Park and Hunters Point South Park
- Queensbridge Park, “Baby” Park, and Greenway
- Murray Playground
- Court Square Triangles/Pocket Parks



Existing Open Space Resources

Existing Conditions

OneLIC Project Area: Subareas



Waterfront Subarea



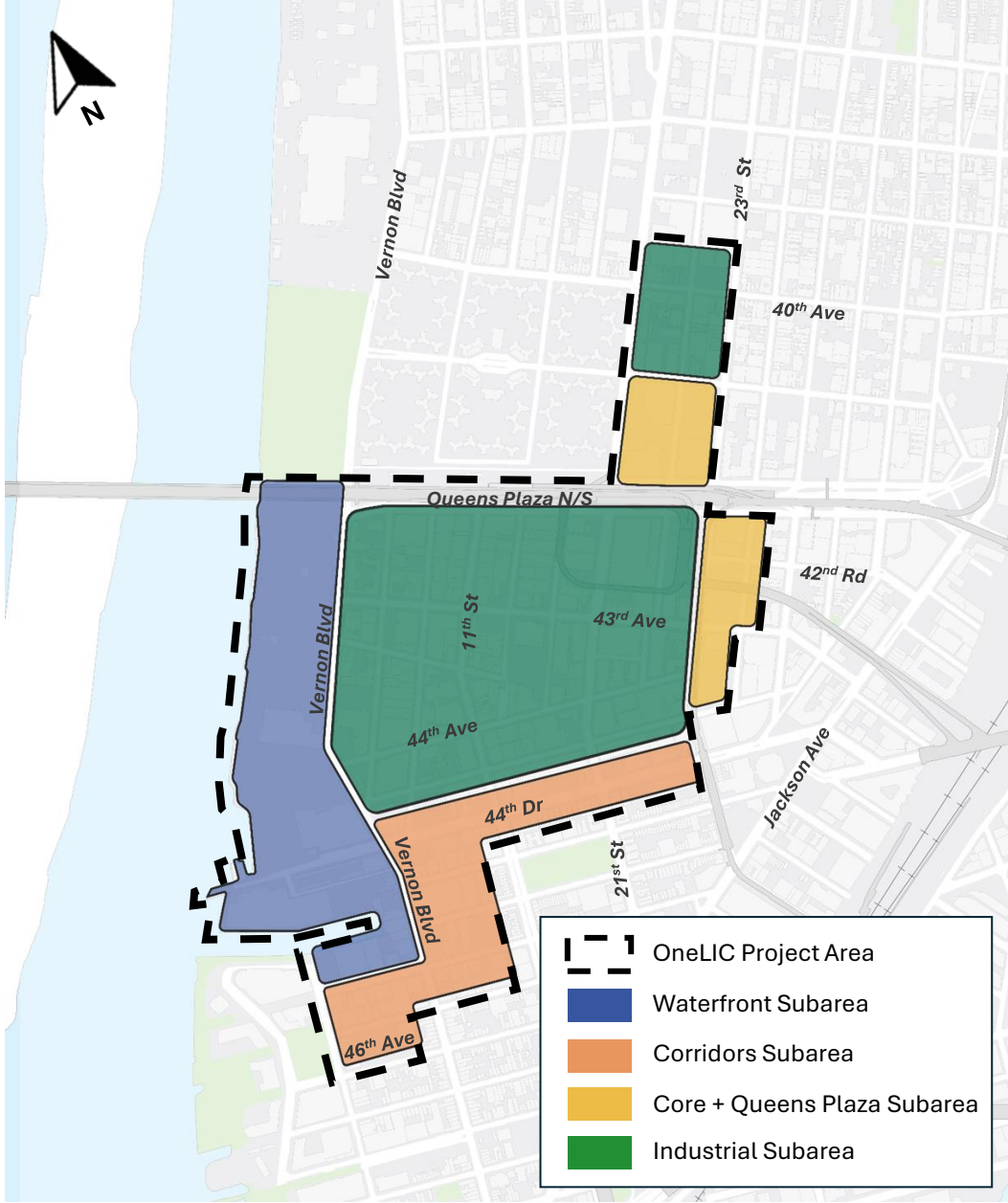
Corridors Subarea



Core + Queens Plaza Subarea

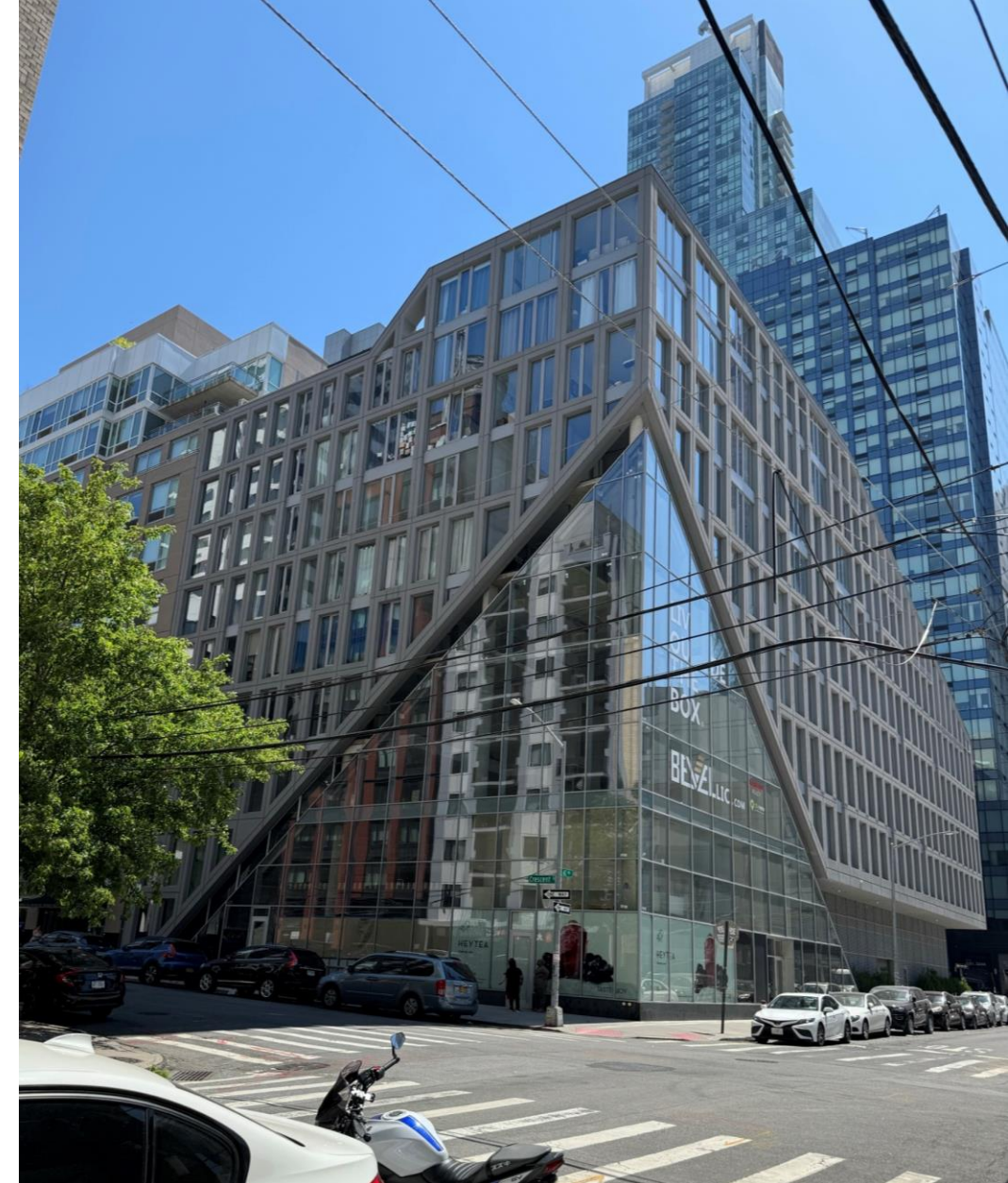
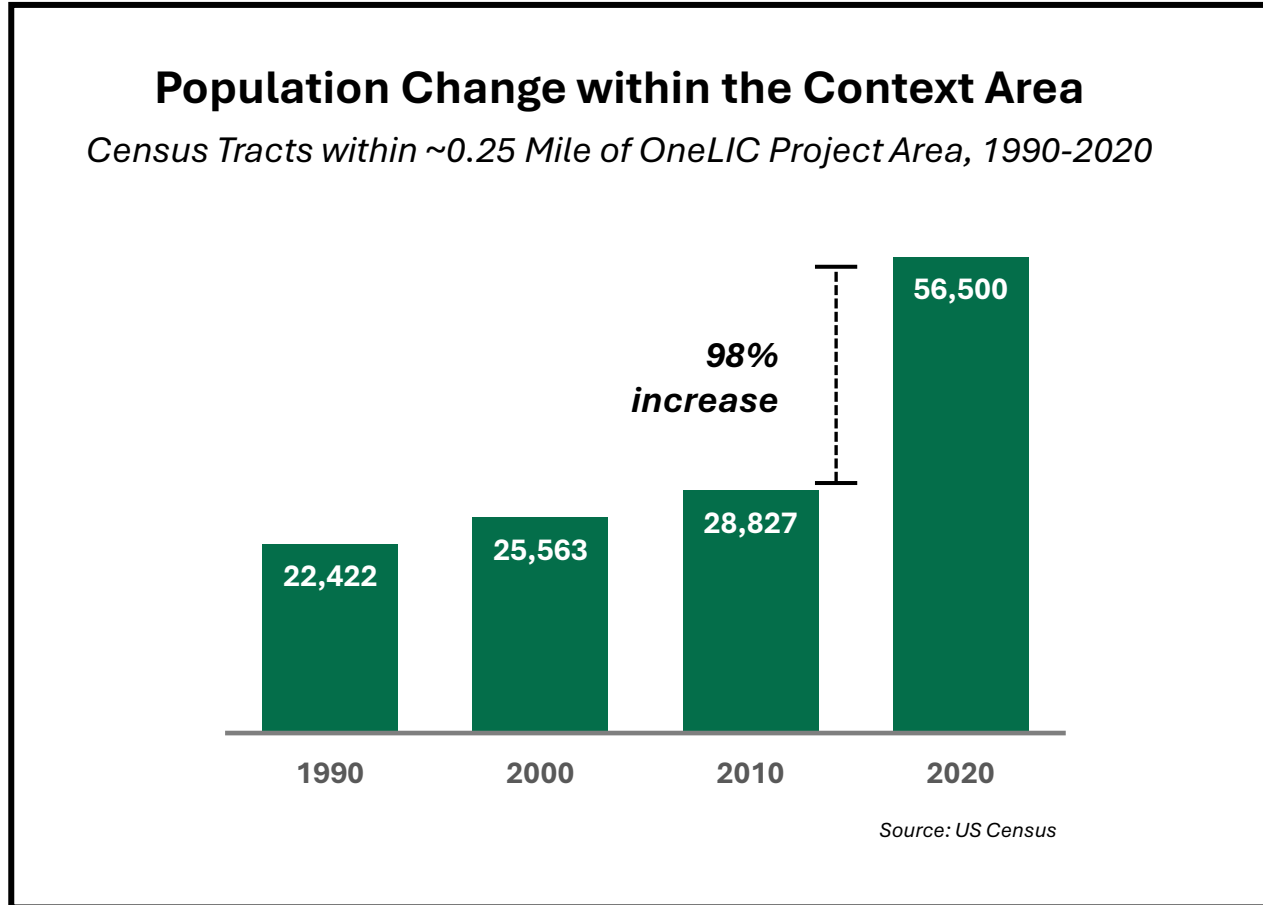


Industrial Subarea



Subareas of OneLIC Project Area

Population & Development Trends



Mixed-use building on Crescent Street and 42nd Road

Existing Zoning

Predominately low-density Manufacturing Districts

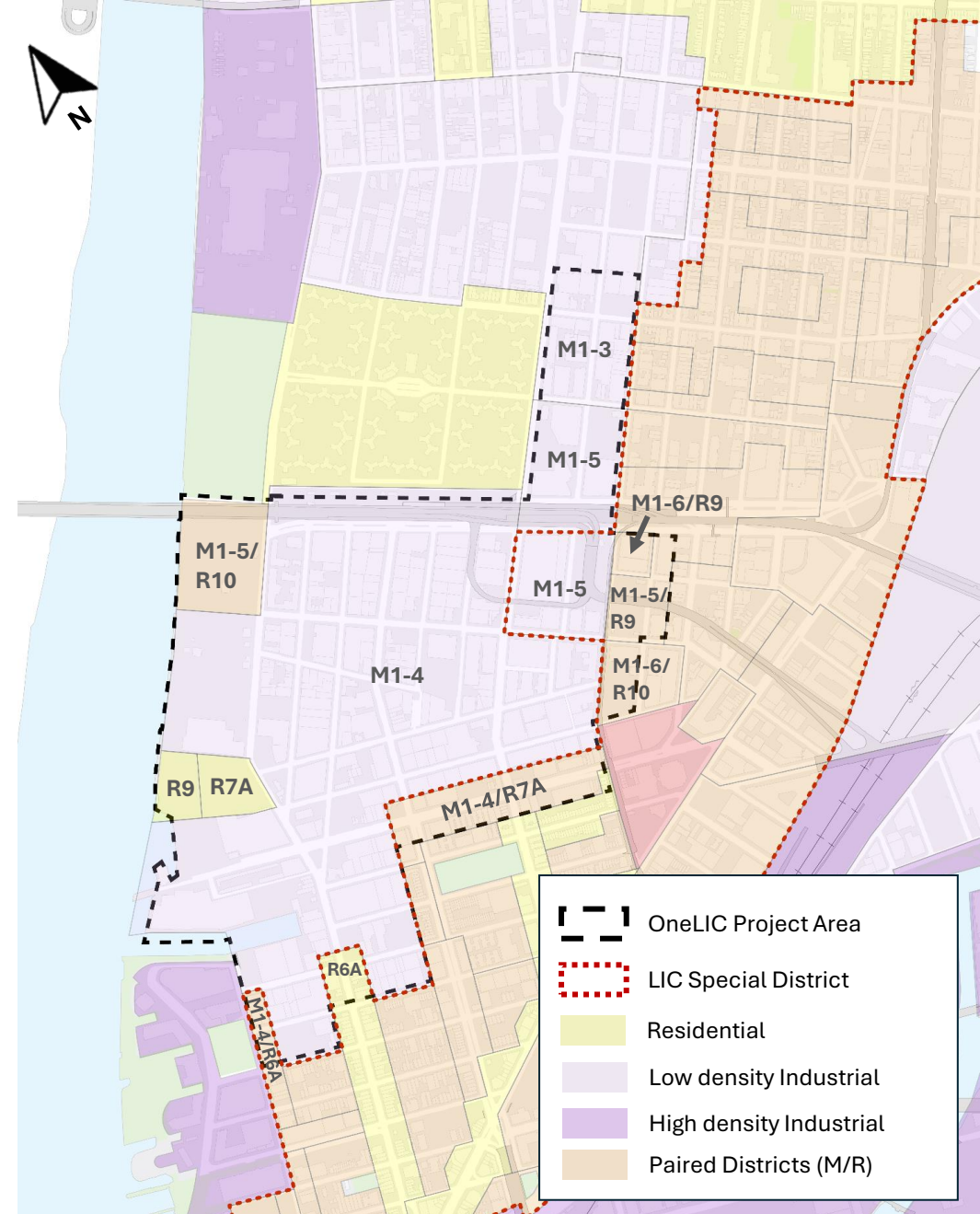
- Limits expansion opportunities for existing businesses

Surrounded by medium- and high-density Residential Districts

- Some areas covered by existing Special District
- Inclusion of income-restricted housing is not required

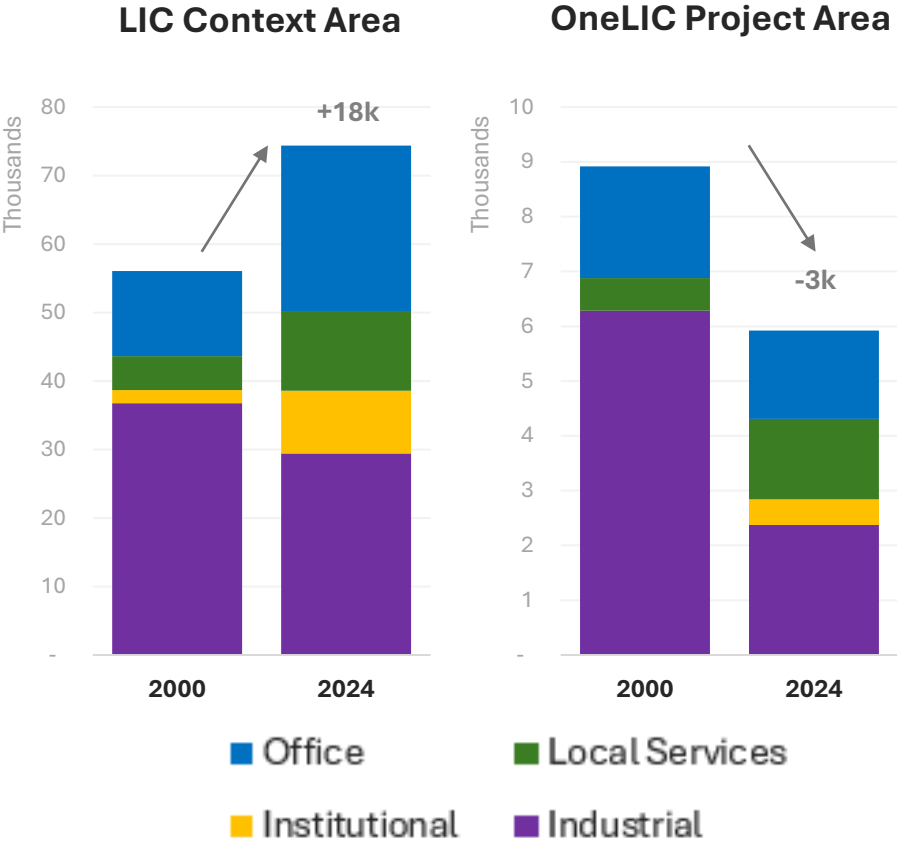
Waterfront Access Plan

- Has not generated any built public open space



Business & Job Trends

Private Sector Job Change



2012



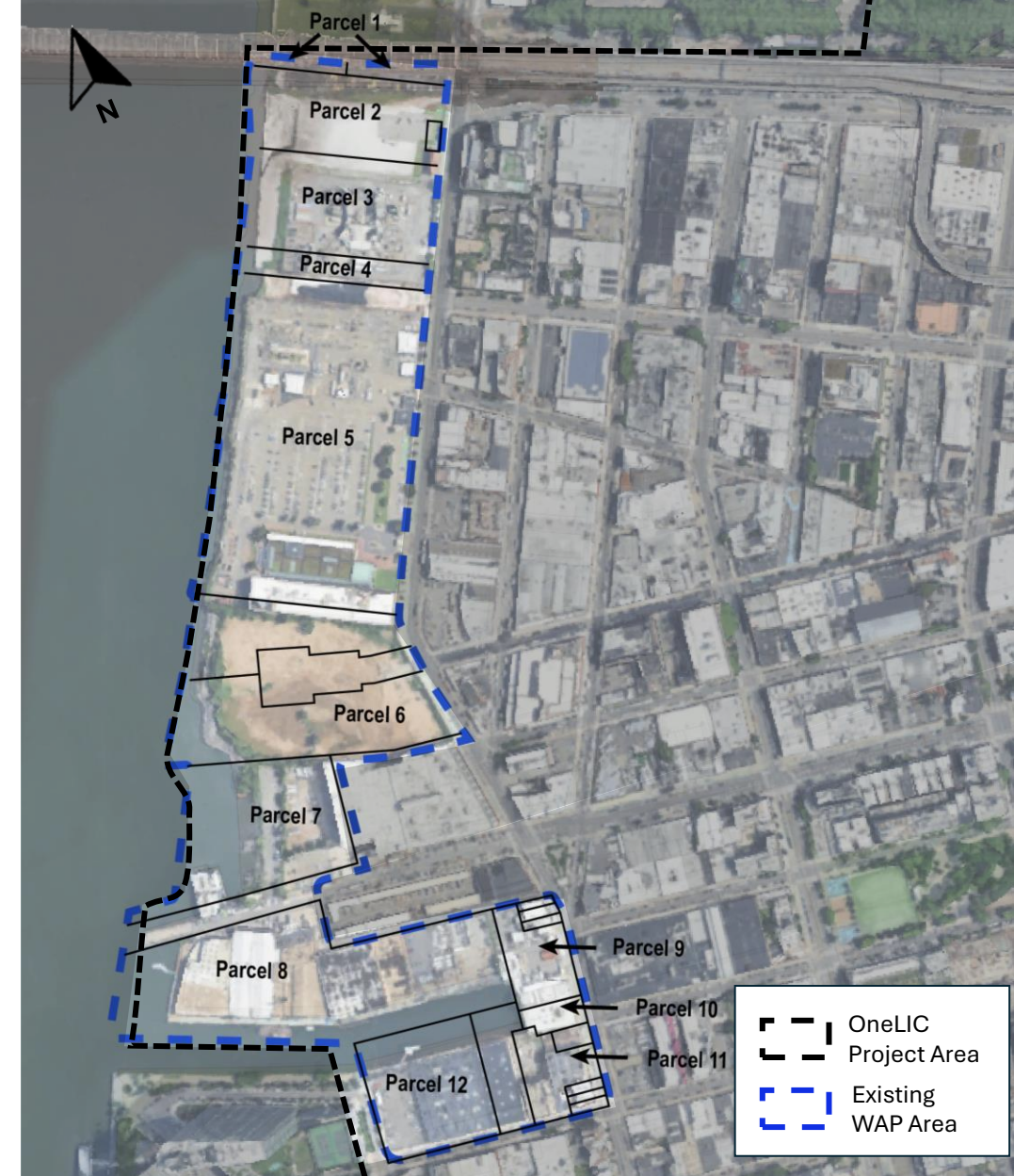
2024

40-29 21st Street

Waterfront Access Plan (WAP)

Northern Hunters Point Waterfront Access Plan, 1997

- NYC's first Waterfront Access Plan
- Covers one mile of East River shoreline and unique condition at Anable Basin
 - approximately 42-acres of land
- Identifies 12 parcels where public access to waterfront is required
 - Triggered when identified parcel seeks a substantial change
 - No new public open space provided in LIC



Existing Northern Hunters Point Waterfront Access Plan

Engagement

8
SOUTH +
COURT
SQUARE

Planning Process

Organize

Understand community strengths and concerns

Learn

Create a community vision and goals

Create

Propose a Neighborhood Planning Framework

Refine

Create a Draft Neighborhood Plan

Finalize

Public and elected officials weigh in through ULURP



Engagement Summary

Organize Learn Create Refine



Kick-off Meeting
November 2023
220+ Participants

Focus Area Meeting 1: Economy
December 2023
80+ Participants

Focus Area Meeting 2: Climate
January 2024
90 Participants

Focus Area Meeting 2: Economy
February 2024
80+ Participants

Focus Area Meeting 3: Land Use
May 2024
80 Participants

Waterfront Workshop
October 2024
100+ Participants

Public Sites Community Survey
Jan. – Mar. 2025
850 Responses

Focus Area Meeting 1: Housing
December 2023
130+ Participants

Focus Area Meeting 1: Climate
December 2023
100+ Participants

Focus Area Meeting 2: Housing
January 2024
110+ Participants

Town Hall 2
April 2024
130+ Participants

Town Hall 3
June 2024
250 Participants

Public Sites Workshop
January 2025
150 Participants

Pre-ULURP Meeting
April 2025
200 Participants

Key Agency Partners



Engagement Summary

16 Public Meetings

5,750 Comments



2,350+ Survey Responses



1,800 Attendees



Plan Goals

Goal 1: Create more housing for people at a range of income levels

Goal 2: Create a connected, resilient, and accessible waterfront from Gantry Plaza State Park to Queensbridge Park

Goal 3: Meet the infrastructure and community needs of a growing neighborhood while mitigating climate impacts

Goal 4: Support the diversity and vitality of Long Island City's unique and thriving economy

Goal 5: Make it easier for residents to access neighborhood resources and amenities

Proposal

Zoning Toolkit

The neighborhood plan aims to reach the goals through different zoning tool approaches including:



Permanent income-restricted affordable housing

Apply Mandatory Inclusionary Housing (MIH) and create affordable housing on public sites



Industrial

Maintain existing industrial areas while fostering the creation of industrial and commercial uses suitable near residential areas



Mixed-use Zoning

Apply mixed-use districts across the study area to permit a variety of community needs



Lively Streets

Apply regulations along key corridors to create a safe and engaging public realm



Open Space

Create opportunities for new and high-quality open spaces both inland and on the waterfront

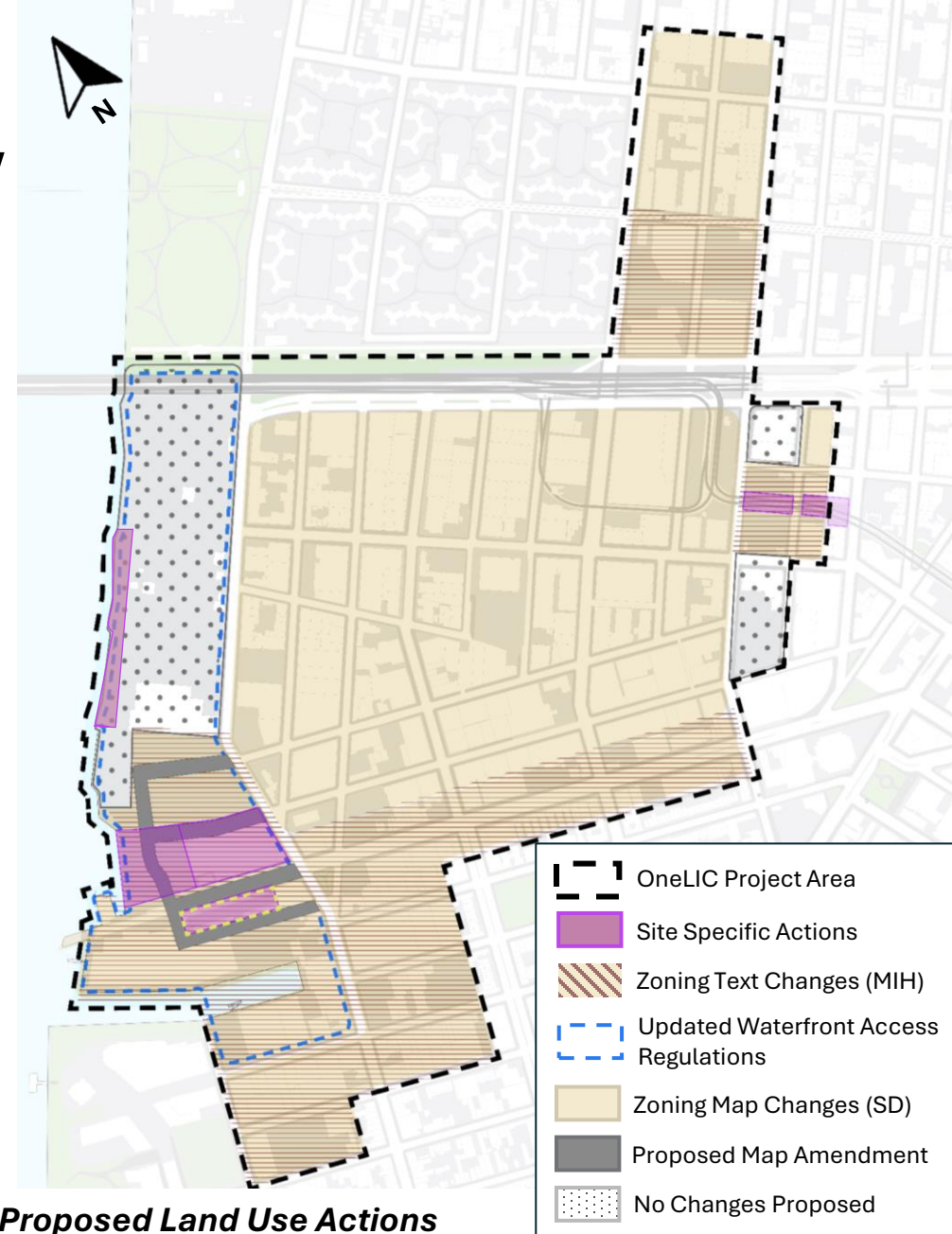


Resiliency

Ensure that development meets modern, flood-resilient design standards, map streets to higher elevations, and create a more resilient shoreline.

Proposed Land Use Actions Overview

- Zoning Map Amendment
- Zoning Text Amendment: MIH, Waterfront Access, Special District
- Site Specific Actions: UDAA, UDAAP, Disposition, Acquisition and Site Selection
- City Map Changes



Zoning Today: Industrial



Public realm conditions are not well suited for pedestrians

Zoning limits commercial and industrial growth

12th Street Plaza

View of 44th Avenue, looking west

Zoning Proposal: Industrial

Create safer and more engaging streets

Maintaining M districts while encouraging new business growth

12th Street Plaza

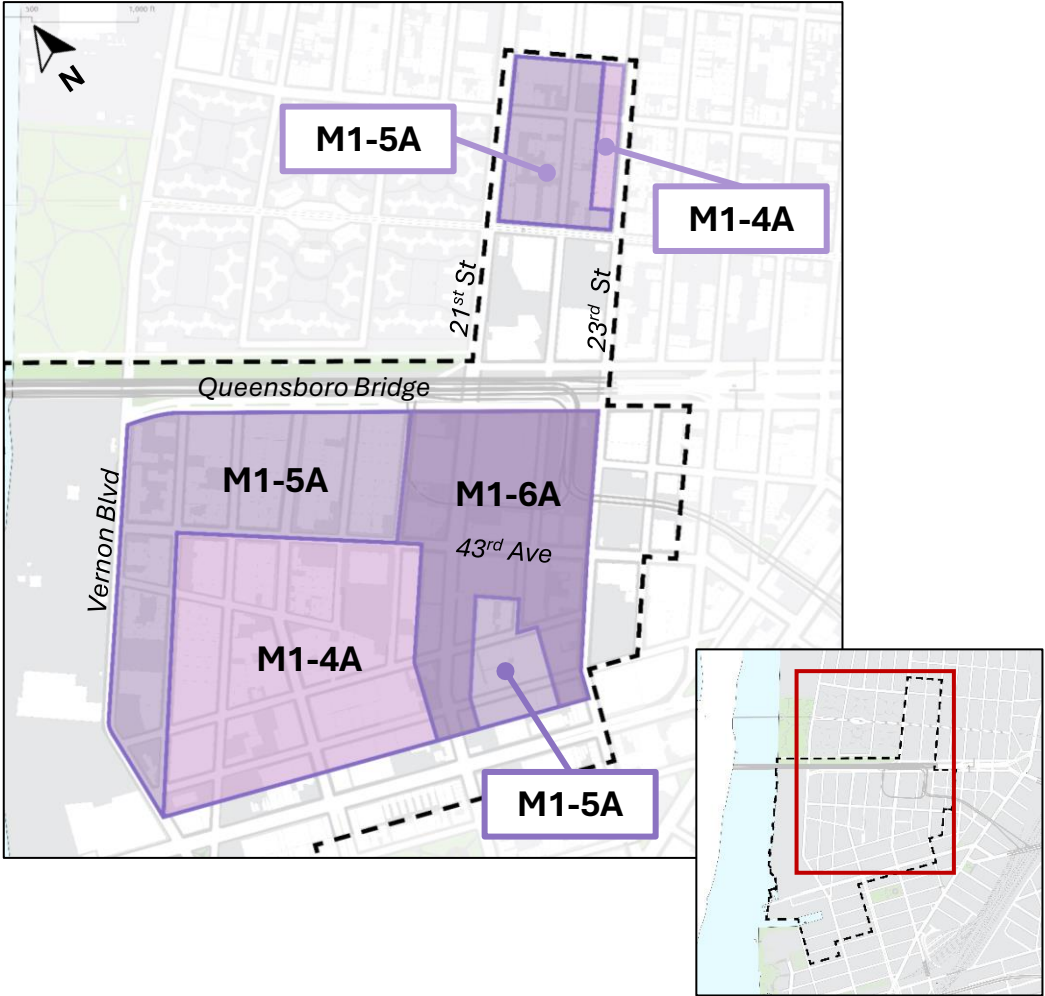
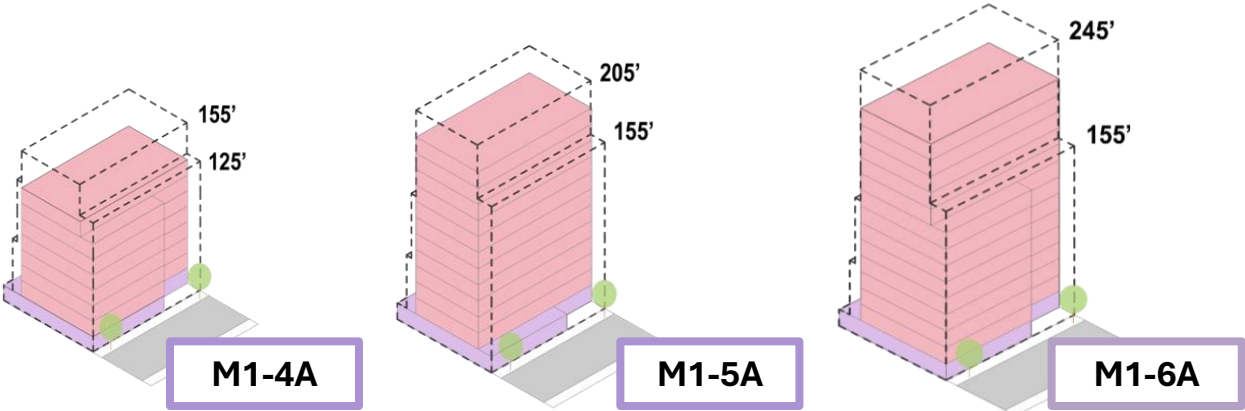
Illustrative view of 44th Avenue, looking west

Zoning Proposal: Industrial

Existing Zoning: M1-3, M1-4 and M1-5

Proposed Zoning:

Zoning District	Max Residential FAR	Max Community Facility FAR	Max Commercial Facility FAR	Max Manufacturing FAR
M1-4A	N/A	5	5	5
M1-5A	N/A	6.5	6.5	6.5
M1-6A	N/A	8	8	8



Zoning Today: LIC Core + Queens Plaza

21st St - Queensbridge

F

Today's districts prohibit residential buildings in this area

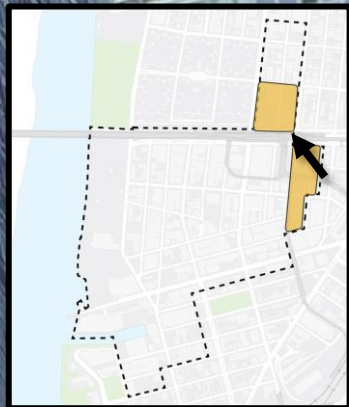
Recent high-rise building without MIH

Recent mid-rise building without MIH

There are currently no zoning incentives for open space in Queens Plaza

Queensboro Plaza

7 N W



Birdseye view of Queens Plaza, looking northwest

Zoning Proposal: LIC Core + Queens Plaza

Permit mixed-use buildings and apply MIH

Activate the public realm with new ground floor uses and streetscape amenities

Expand the area's open space network by creating zoning incentives

Queensboro Plaza



Birdseye view of Queens Plaza, looking northwest

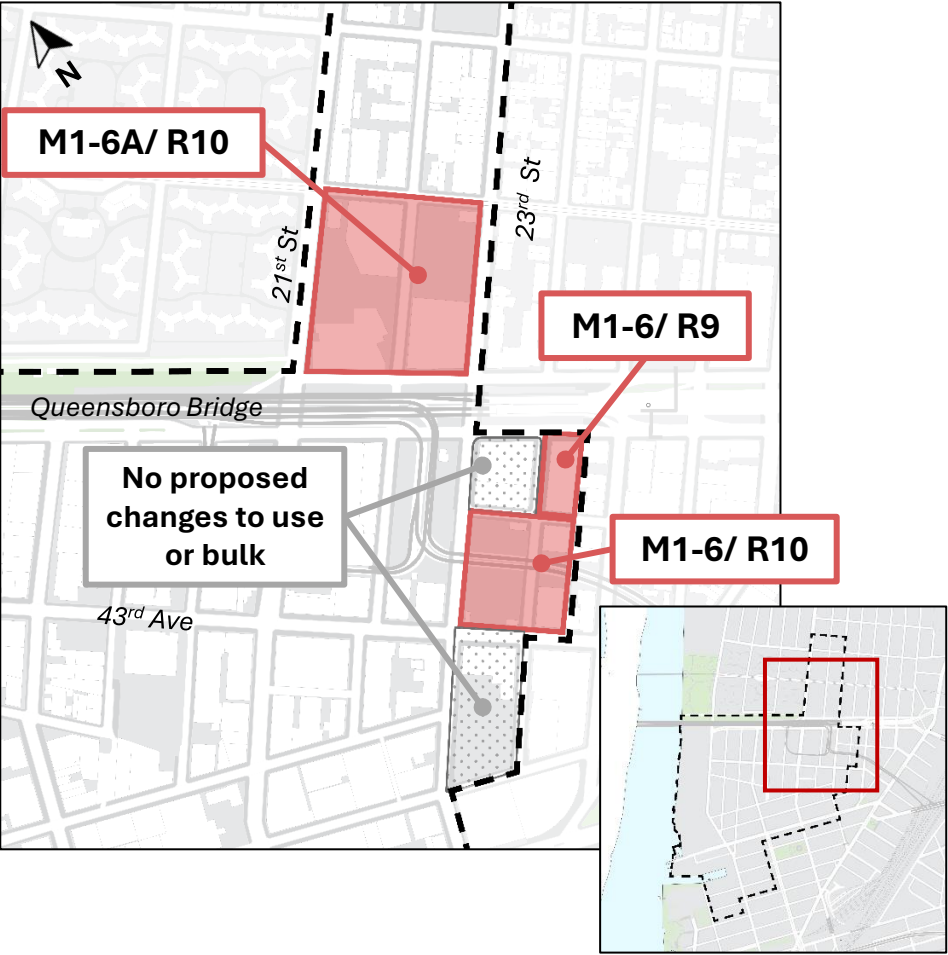
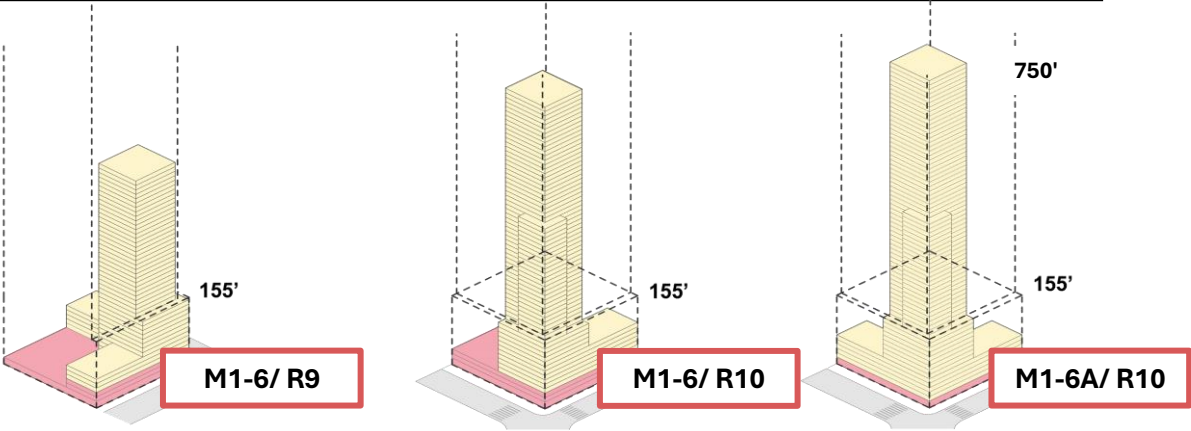


Zoning Proposal: LIC Core + Queens Plaza

Existing Zoning: M1-5, M1-5/R9

Proposed Zoning:

Zoning District	Max Residential FAR	Max Community Facility FAR	Max Commercial FAR	Max Manufacturing FAR
M1-6/ R9	9.6	10	15	15
M1-6A/ R10	12	10	8	8
M1-6/ R10	12	12	12	12



Proposal

Core and Queens Plaza: Open Space Bonus

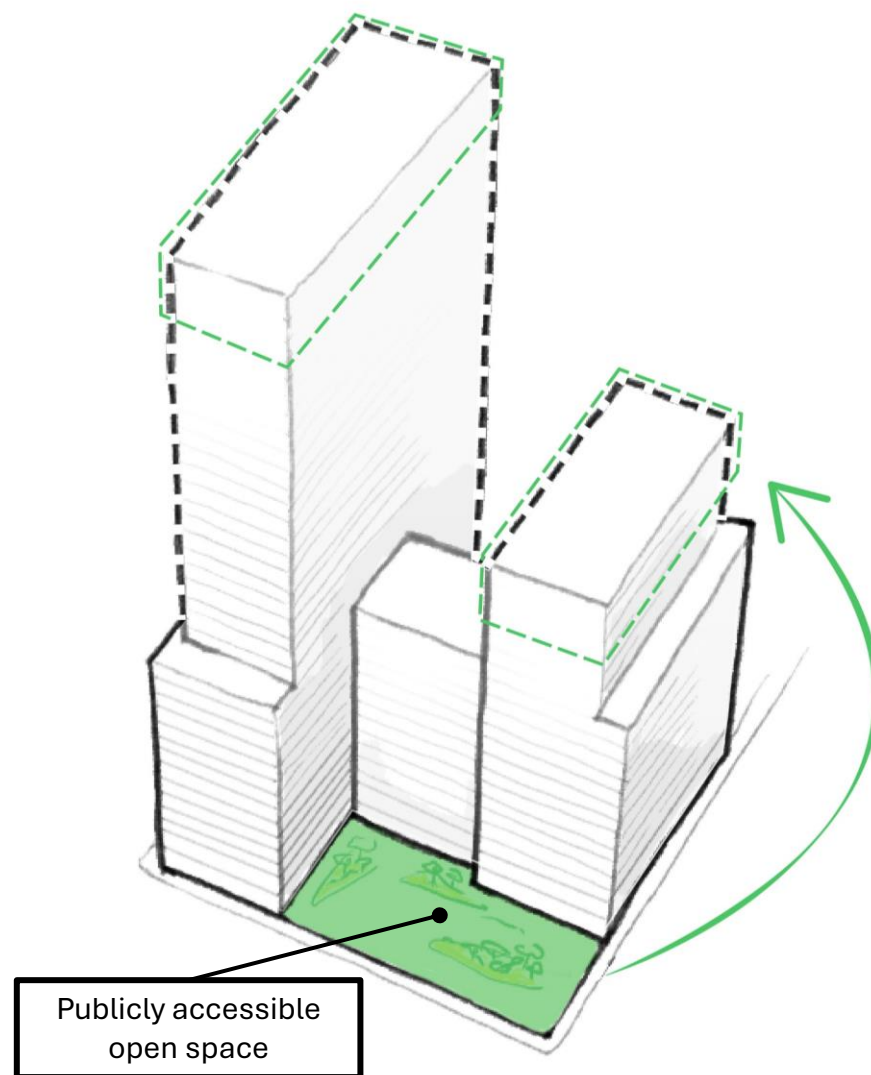
Challenge

- A lack of open spaces in the core of the neighborhood
- Open space is not incentivized in the existing special district

Proposal

Create a new CPC Authorization for the LIC Core + Queens Plaza subarea

- Floor area bonus to provide new publicly accessible open space
- Applies to new development on lots with more than 25,000 sf
- Proposals would require an application process that includes environmental review



Illustrative Example of Open Space Bonus

Proposal

Zoning Text Amendment: School Floor Area Exemption

Challenge

- Siting schools in LIC is challenging

Proposal

Exempt floor area generated by schools across the entire project area

- Applies to school floor area up to 150,000 sf
- CPC Authorization for height relief, up to 30 feet



P.S./I.S. 78, Public Elementary and Middle School

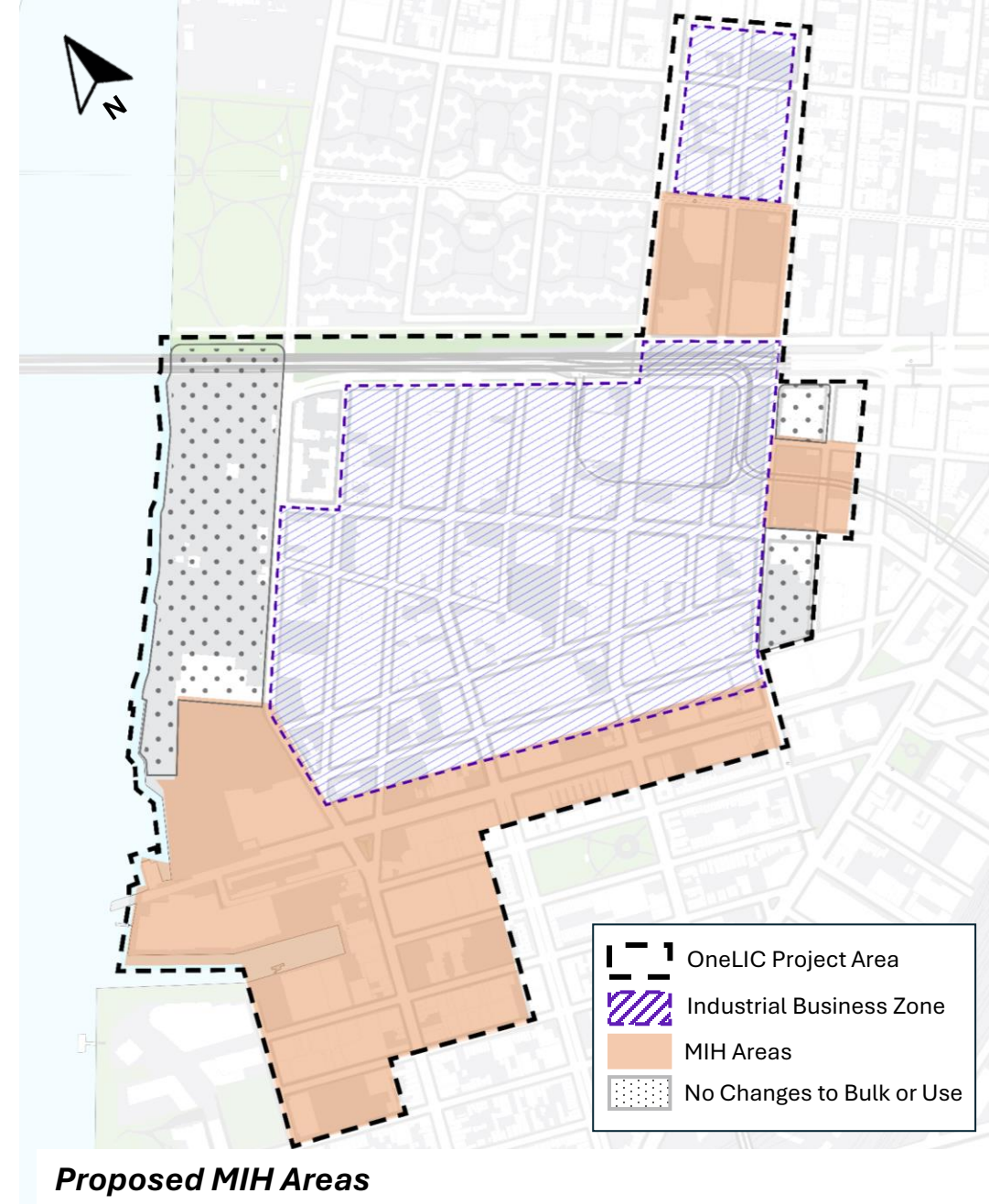
Zoning Text Amendment: Mandatory Inclusionary Housing

Challenge

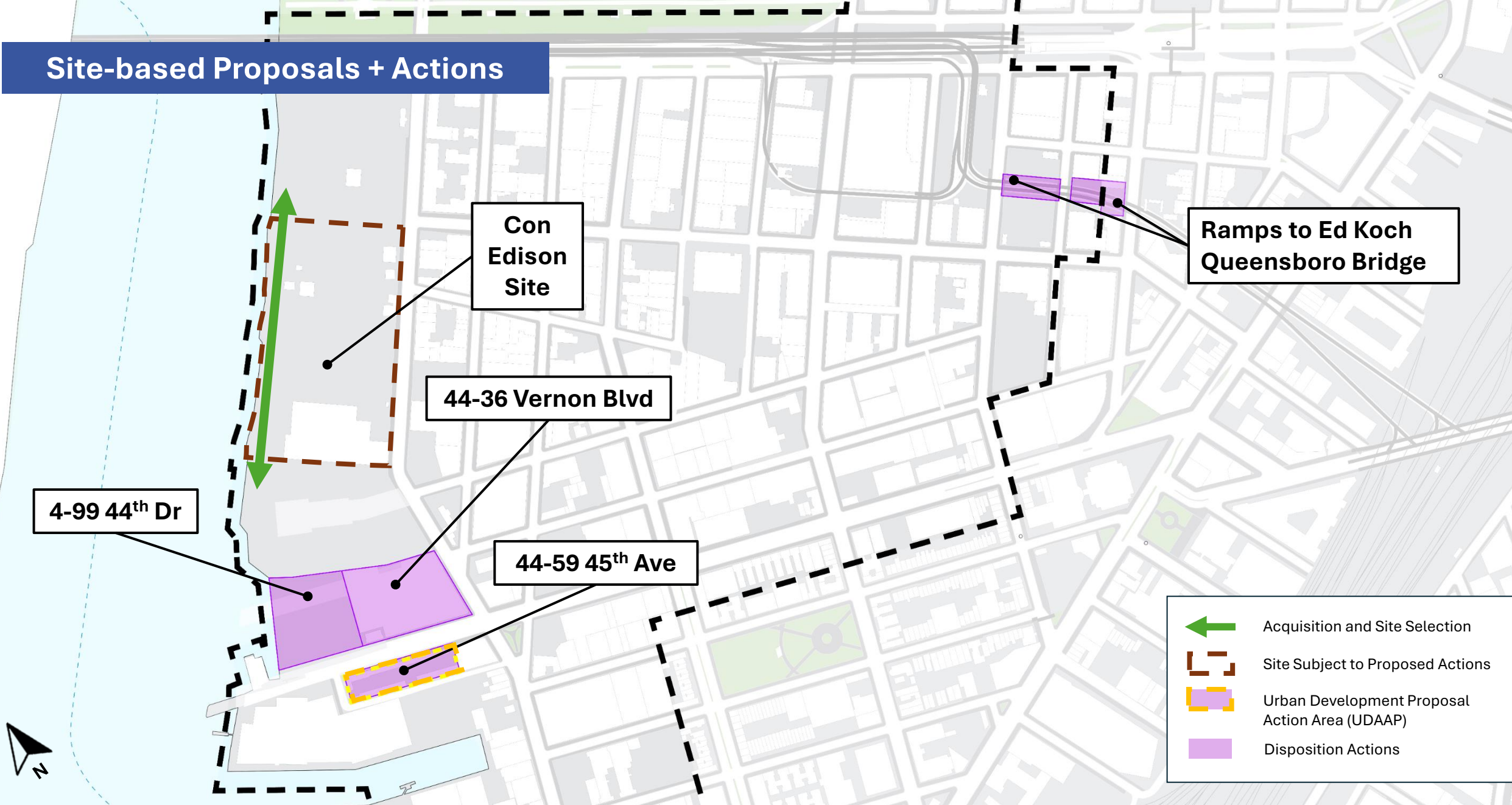
- Existing residential zoning districts do not require income-restricted units

Proposal

- Map Mandatory Inclusionary Housing (MIH) Options 1, 2, and 3
- Generate approximately 4,000 income-restricted units within the Project Area



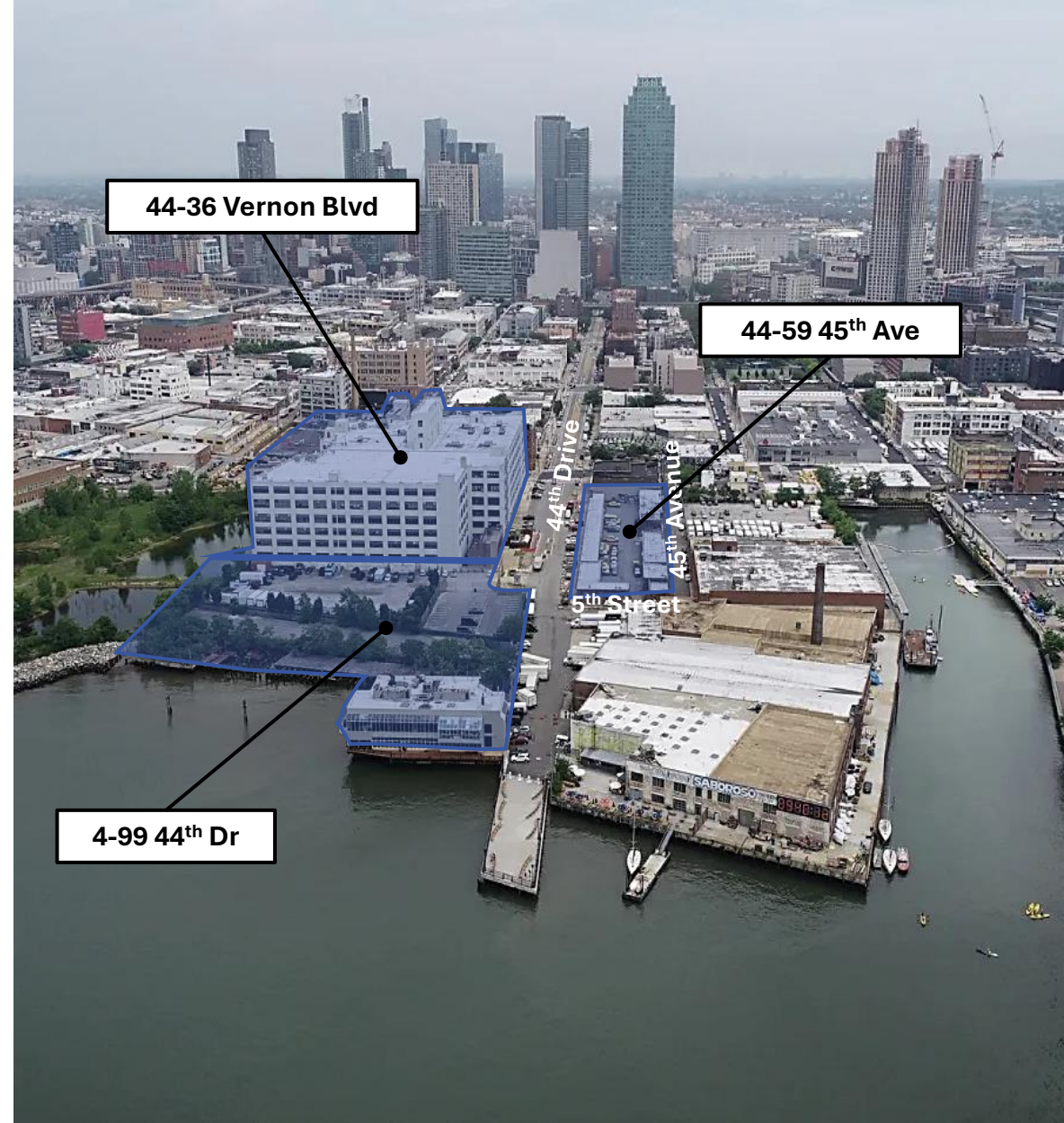
Site-based Proposals + Actions



City Owned Sites: 44th Drive

Community Vision for Public Sites:

- An active community space with housing, open space, commercial space and community facilities to serve the needs of existing and future LIC residents.
- New waterfront open space to complete the vision for a continuous public waterfront from Queensbridge Park to Hunters Point South and enhance resiliency to protect the community from flooding.



Aerial view of publicly owned sites, looking east

44-59 45th Avenue, UDAAP Site



View of 44-59 45th Avenue, looking northeast, from the intersection of 5th Street and 45th Avenue

UDAA, UDAAP, Disposition of Property

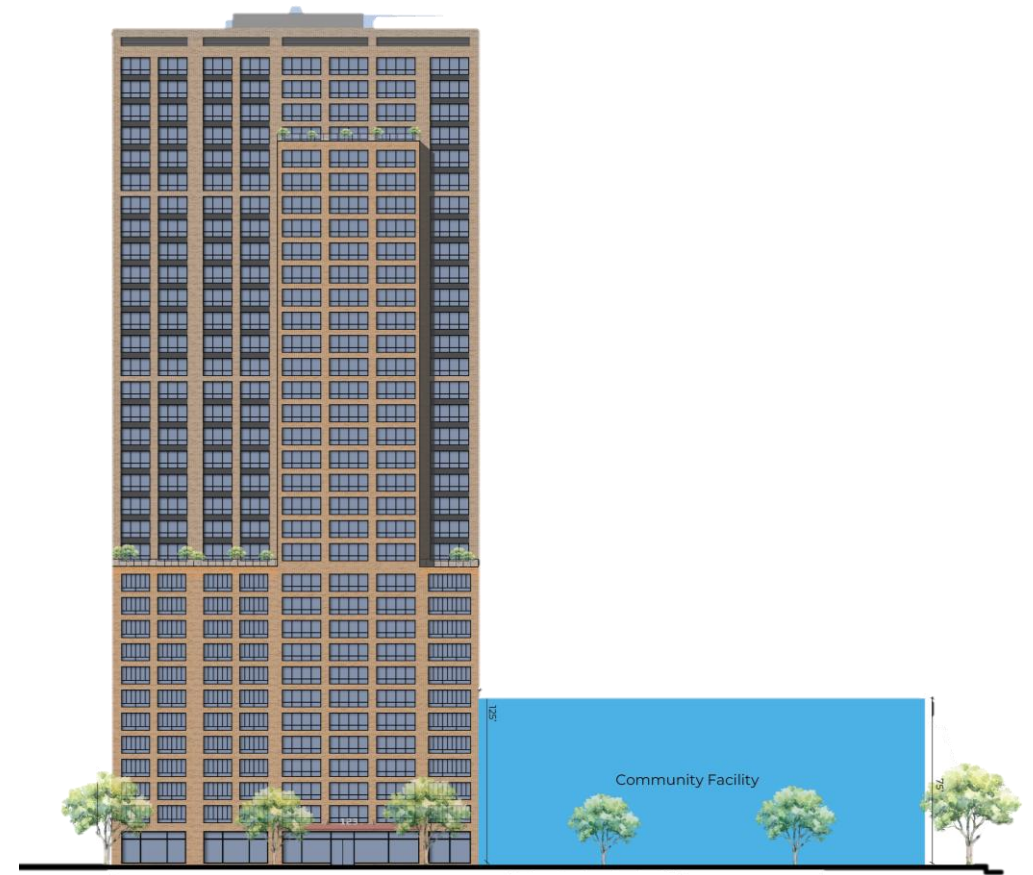
44-59 45th Avenue

Block 24, Lot 7

Co-applicant:

- Department of Housing
Preservation & Development (HPD)

Including 320 new income-restricted units,
new community facility and/or retail space



Illustrative rendering

Disposition of City-owned Property

44-36 Vernon Boulevard and 4-99 44th Drive

Block 488, Lot 11 & 15

Block 489, Lot 1 & 23

Co-applicant:

- Department of Citywide Administrative Services (DCAS)

Facilitate future development to bring new housing, waterfront open space, and a mix of commercial, retail, industrial, and/or community-facility uses



Aerial view of Publicly-owned Sites

Disposition of City-owned Property

**Lots under the ramps to
Ed Koch Queensboro Bridge**

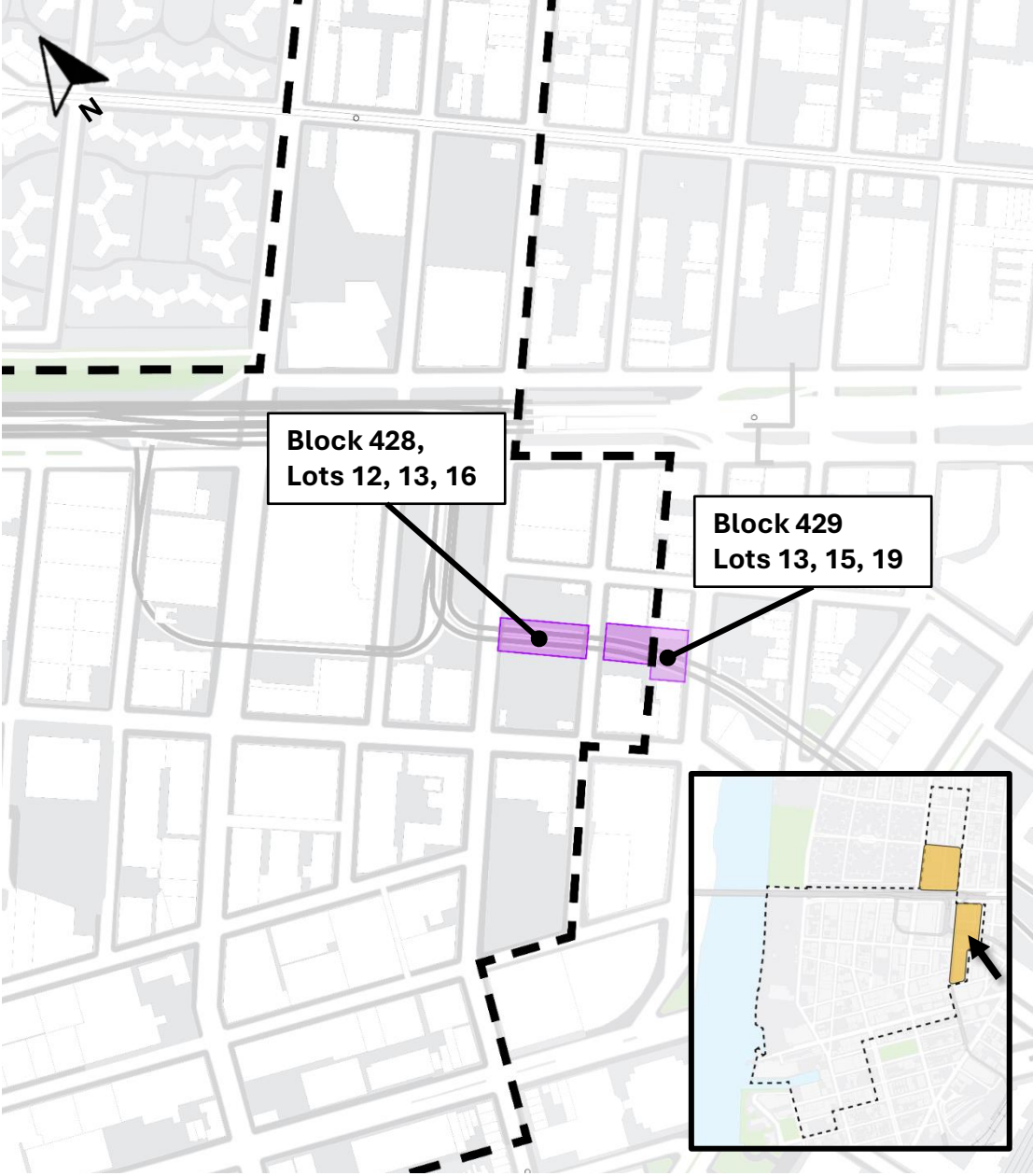
Block 428, Lot 12, 13 & 16

Block 429, Lot 13, 15 & 29

Co-applicant:

- Department of Citywide Administrative Services (DCAS)

Facilitate the sale of development rights to adjacent zoning lots through a competitive RFP process



Aerial view of Publicly-owned Sites

Acquisition and Site Selection

Con Edison Site

P/o Block 488, Lot 114

Co-applicant:

- Department of Citywide Administrative Services (DCAS)
- Economic Development Corporation (EDC)

Outcome

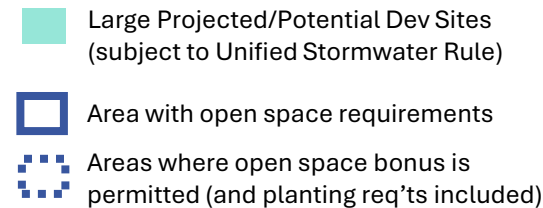
Facilitate the creation of publicly accessible open space along the East River waterfront



Illustrative Easement Area

- LIC has a large amount of impervious surface causing a strain on the stormwater system

- The Unified Stormwater Rule requires redeveloped sites above 20,000 sf to file stormwater permits
- 43 of 67 projected/potential development sites are above 20,000 sf
- Required waterfront open space and incentivized open spaces include planting standards that will reduce impervious coverage

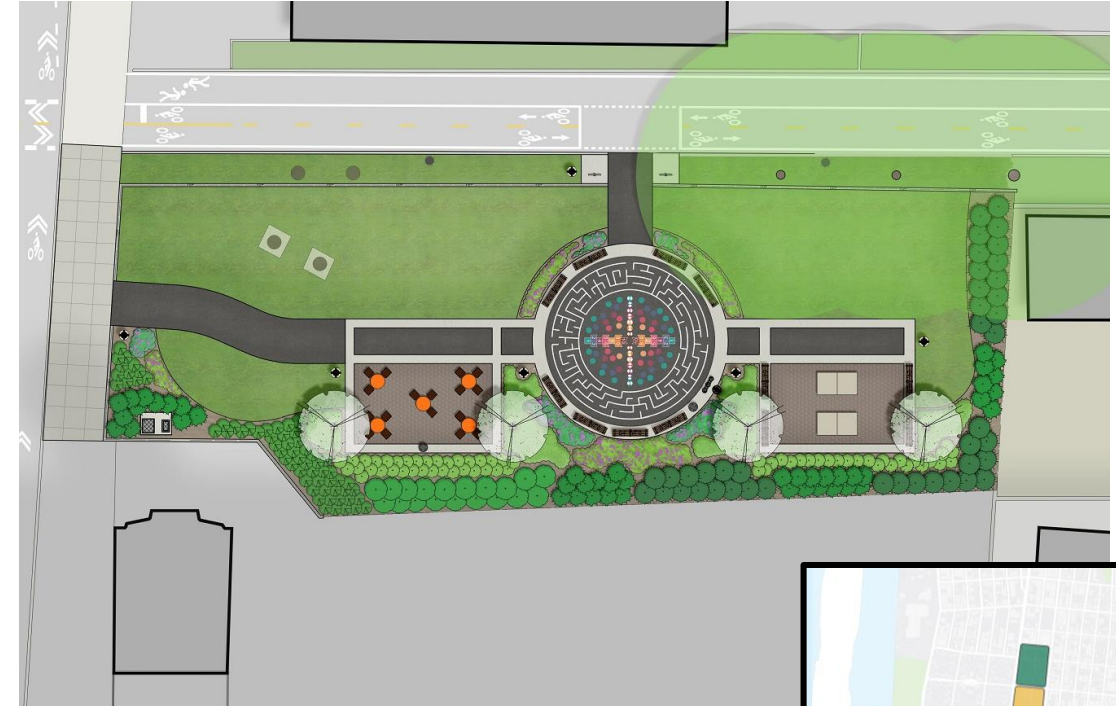


Ongoing Investments

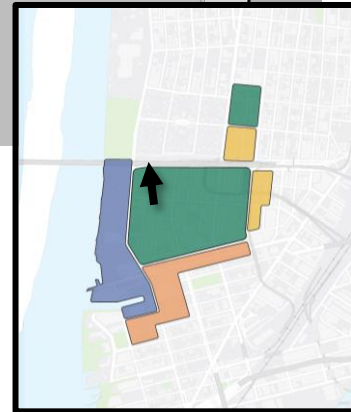
Queensbridge “Baby” Park

\$3M NYC Parks investment

- Transform former maintenance yard into a gathering space that includes lawn area, benches, ping pong tables, and game tables
- Currently under construction



Illustrative view of Queensbridge Baby Park



Ongoing Investments

NYC School Construction Authority Planned Investments

Q341 Elementary School

- 1-55 54th Avenue
- Anticipated Open: 2027/2028 Academic Year

Q508 Elementary School

- 23-10 43rd Avenue
- Anticipated Open: 2028/2029 Academic Year

Q638 Potential School

- 44-59 45th Avenue
- Anticipated Open: TBD



Illustrative view of Q508

Preserving Affordability

Objectives

- Prevent displacement and tenant harassment
- Educate tenants about their rights and available resources

Strategies

- Launch the Partners in Preservation Program in LIC and Sunnyside
- Fund local CBOs to combat displacement and landlord harassment through tenant organizing and educating
- Partner with CBOs and elected officials to organize trainings and events on a wide range of tenant issues
 - Know Your Rights trainings
 - Housing Resource Fairs



HPD, Door to Door Outreach

Supporting Homeowners

Objectives

- Support wealth building and increasing housing choice for LIC residents through retaining and stabilizing homeowners

Strategies

- One-stop shop for NYC homeowners (outreach, marketing, and 1:1 housing and legal counseling)
- Increase access to low or no interest home repair loans through the HomeFix 2.0 program
- Homeowner education



HPD, Homeowner Helpdesk

Environmental Review

Environmental Review

A Notice of Completion of a Draft Environmental Impact Statement was issued on April 18, 2025

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

Mitigation measures are identified in the DEIS and will be explored further between the Draft and Final EIS

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

Urban Design Views: 40th Ave from 23rd St



Existing Condition



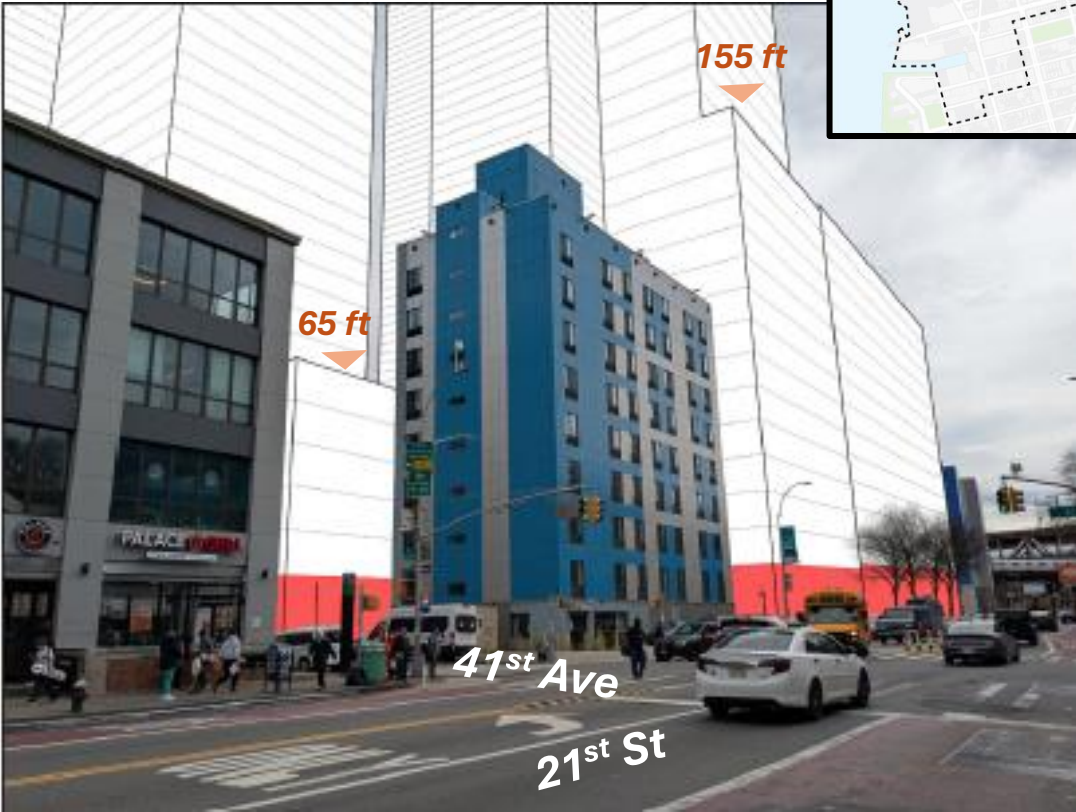
With Proposed Action

Source: Urban Design and Visual Resources Chapter of the DEIS

Urban Design Views: 41st Ave and 21st St



Existing Condition



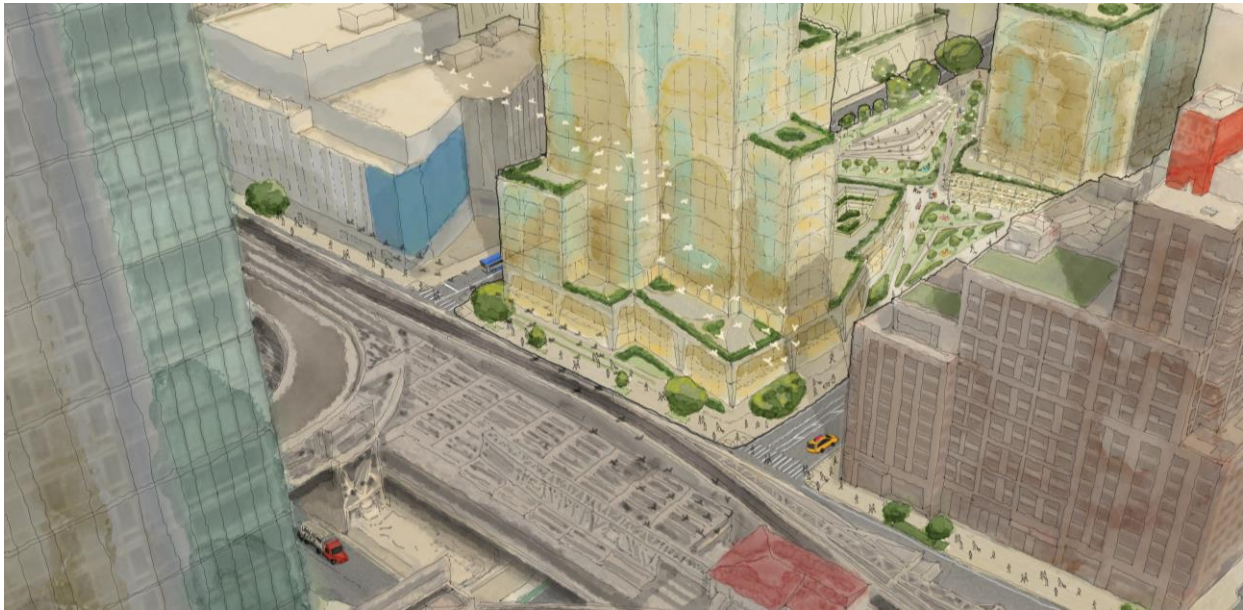
With Proposed Action

 Commercial Ground Floor



Source: Urban Design and Visual Resources Chapter of the DEIS

3D Model Test-fits: Queens Plaza North



Illustrative View near Queens Plaza

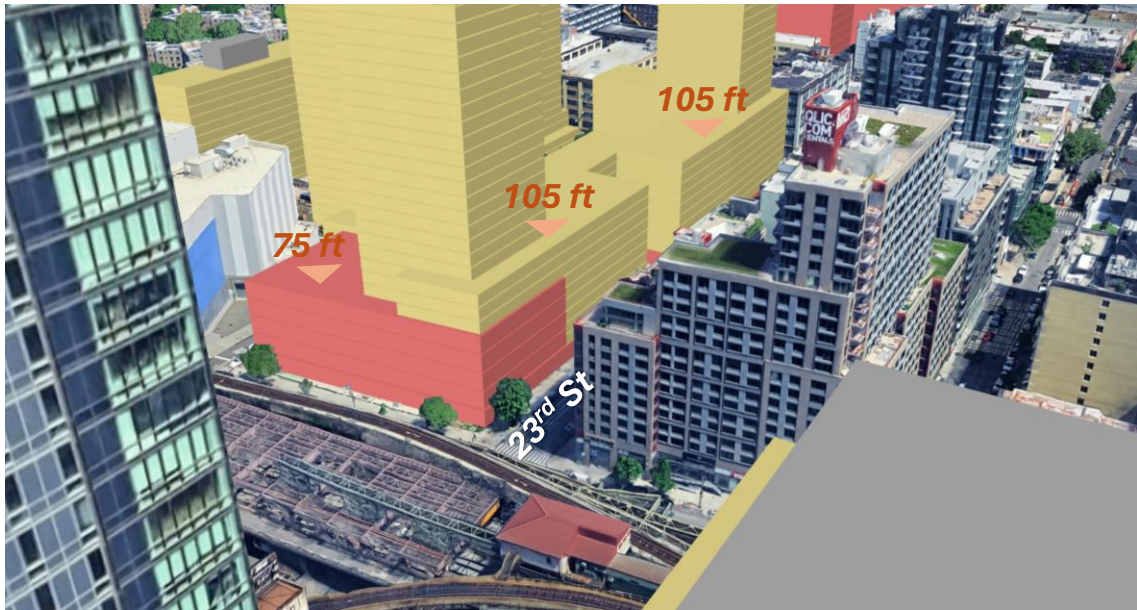
- Residential
- Commercial



Model of Proposed Actions for Illustrative View
(requires authorization for open space bonus)

3D Model Test-fits: Queens Plaza North, Open Space Bonus

- Residential
- Commercial



With Proposed Actions



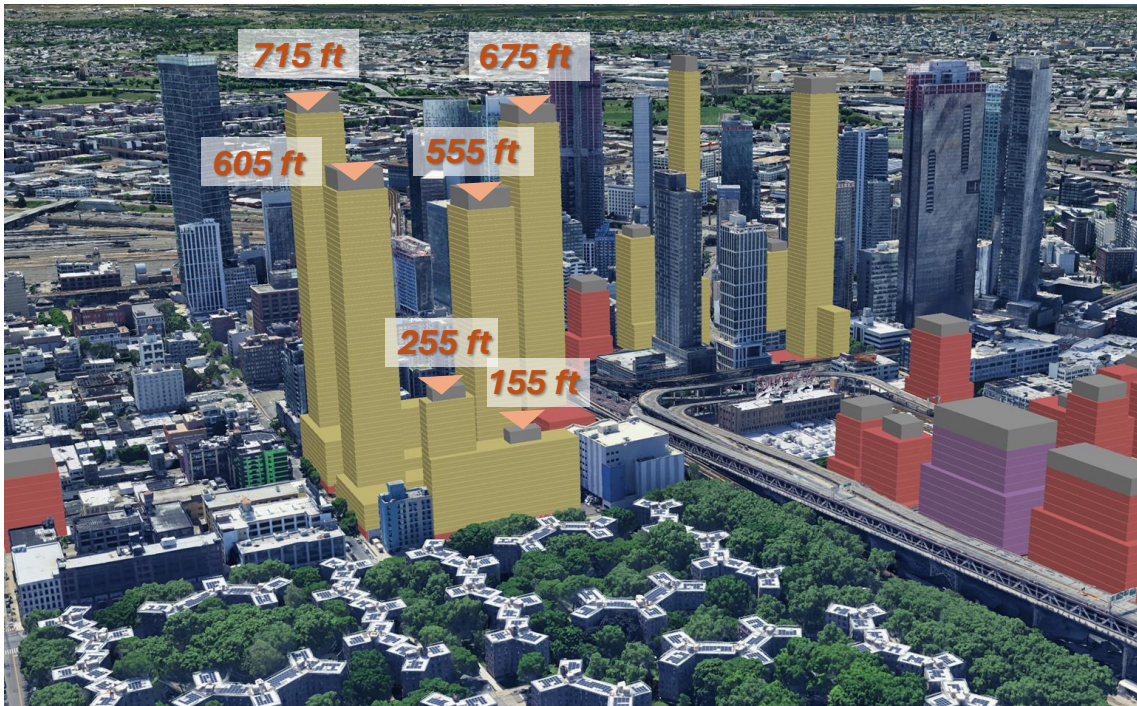
Requires Authorization for Open Space Bonus

3D Model Test-fits: Birds Eye View

- Residential
- Commercial
- Industrial
- Mechanical/Bulkhead



From Court Square looking northwest



Looking towards Court Square facing southeast

The **OneLIC Neighborhood Plan**
is an opportunity to re-envision
the neighborhood while investing
in critical community needs



FOR ILLUSTRATIVE PURPOSES ONLY

OneLIC

Long Island City Neighborhood Plan



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