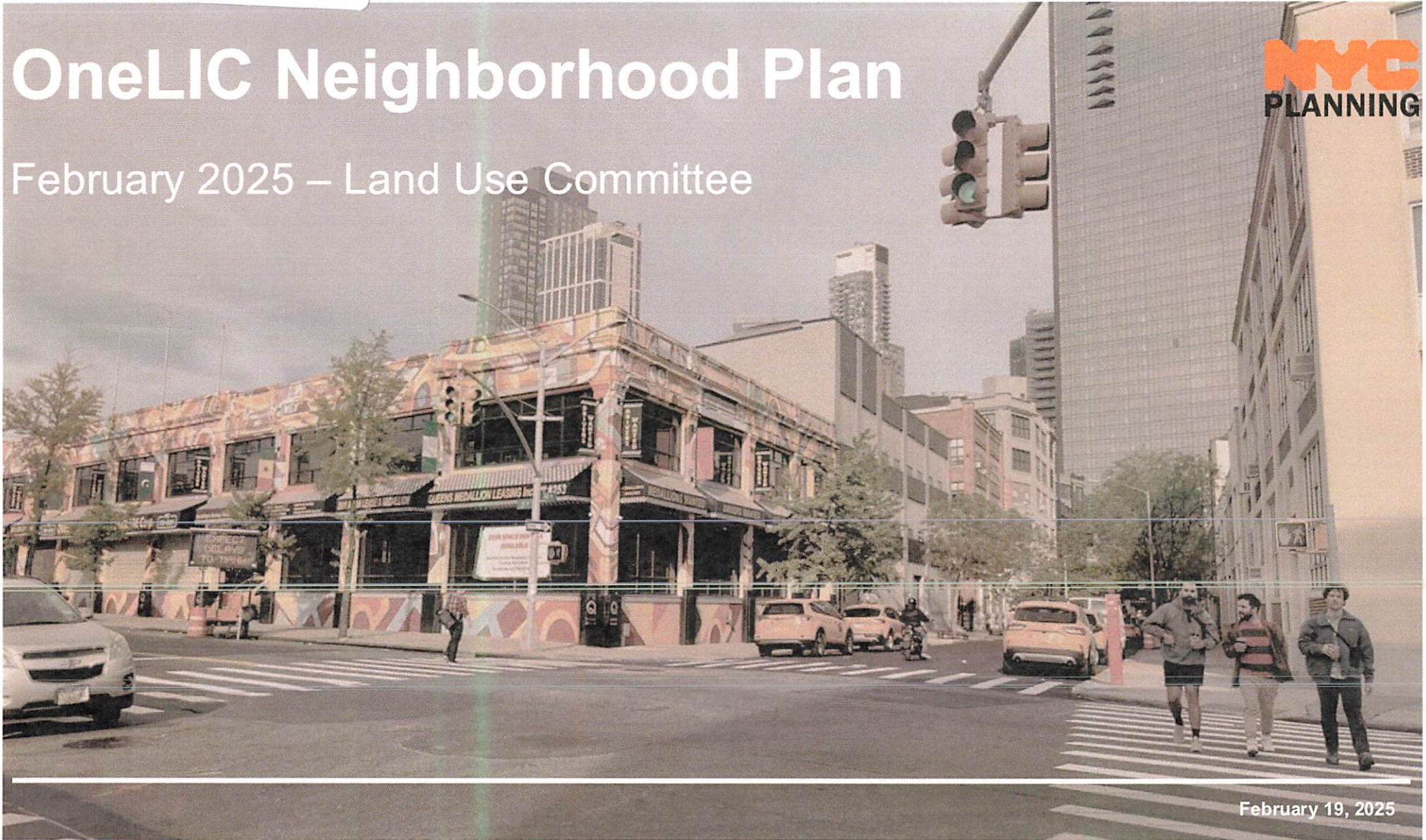


OneLIC Neighborhood Plan

February 2025 – Land Use Committee



February 19, 2025

Agenda

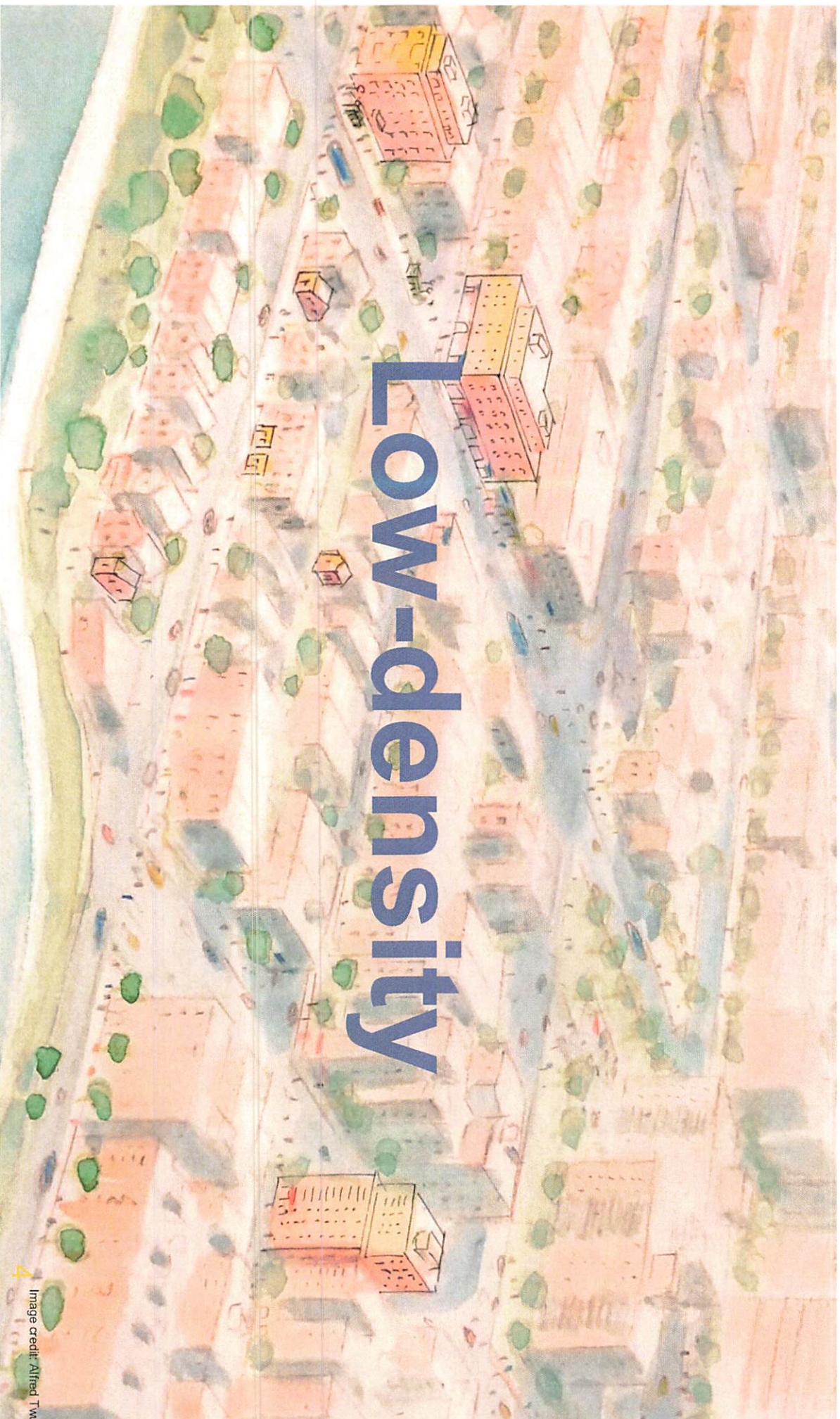
1. CHO
2. Environmental Review

An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings and a clear sky with scattered clouds. A white rectangular text box is positioned in the center of the image, containing the title and a list of bullet points. The text box has a thin orange border on its top and right sides.

Most pro-housing zoning plan in NYC history

- ✓ Enables the creation of **82,000 new homes** over the next 15 years across all 5 boroughs
- ✓ **Invests \$5 billion** in infrastructure and housing
- ✓ Includes targeted modifications that are **responsive to public feedback**

Low-density



low-density areas

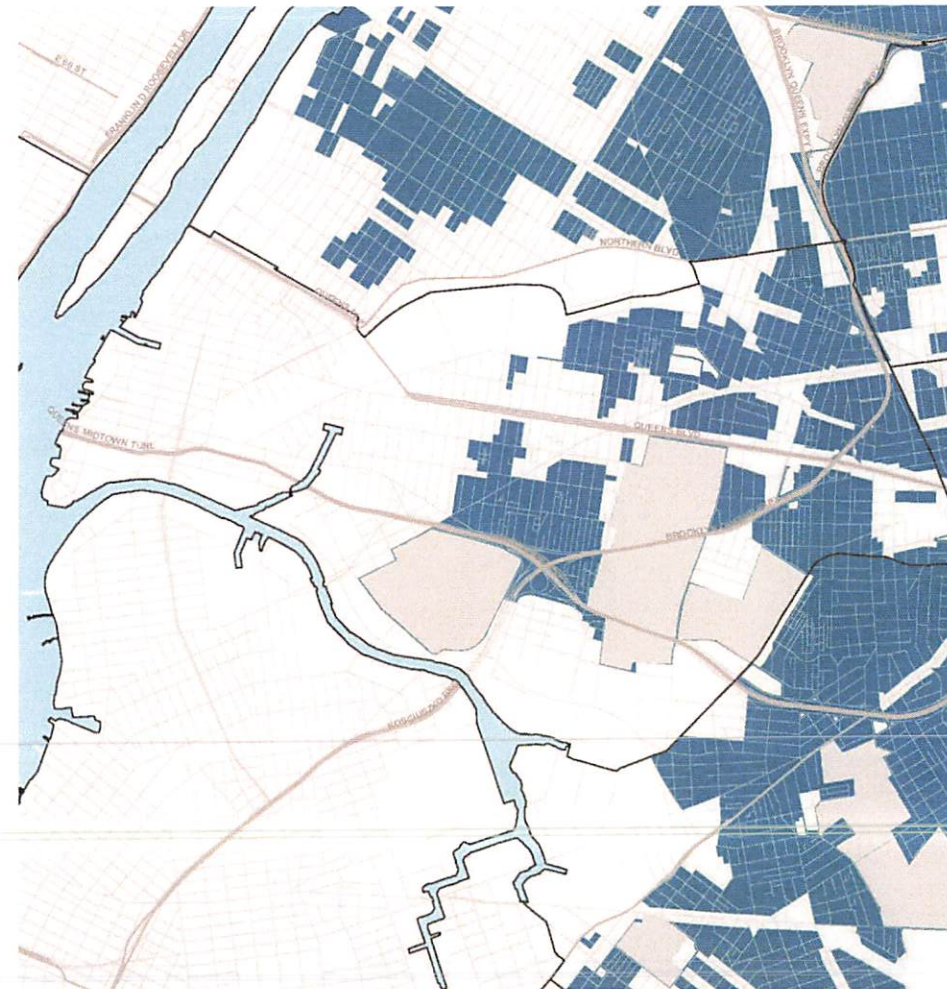
Transit-oriented development

City of Yes has **relegalized modest apartment buildings near subway or rail stations in low-density R3-R5 areas.**

Buildings can be 3, 4 or 5 stories, depending on underlying zoning.

Qualifying residential sites must be

- Near subway or rail stations
- over 5,000 square feet
- either on the short end of a block or facing a street 75+ feet wide



■ TOD Area of Applicability

low-density areas

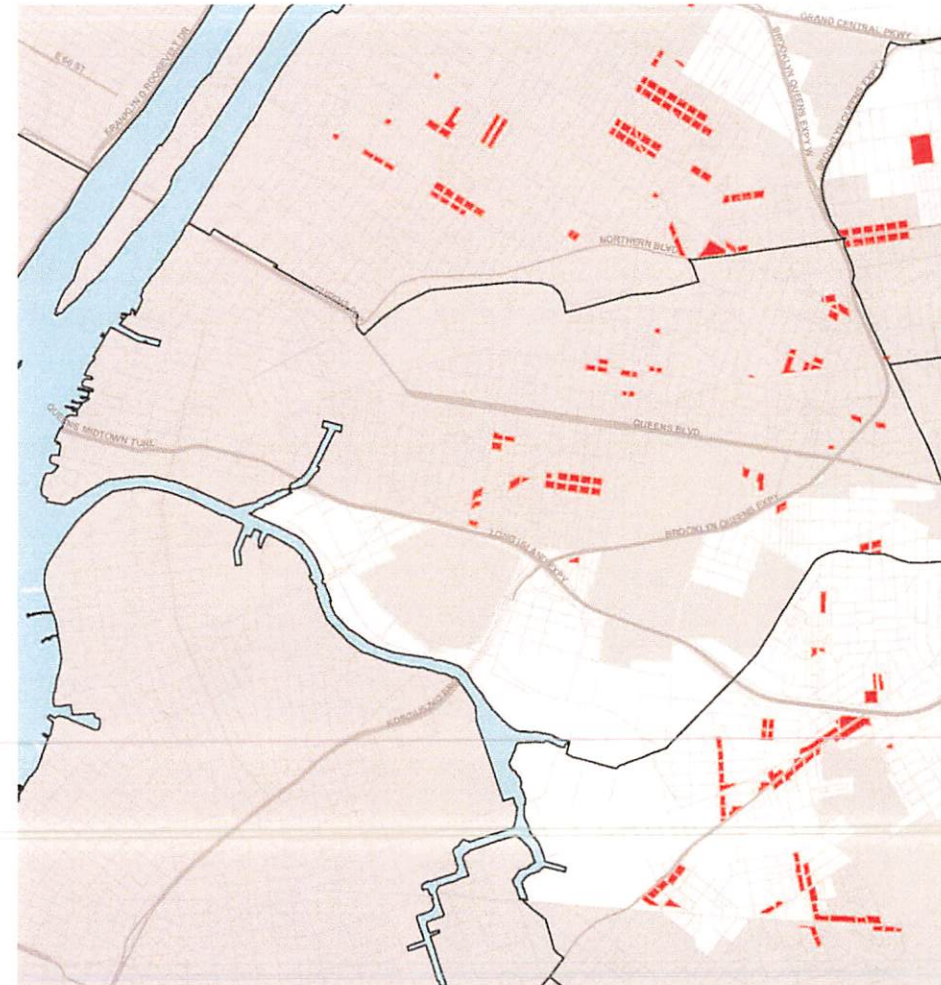
Town Center Zoning

City of Yes has **relegalized housing above businesses on commercial streets** in all low-density districts (R1-R5).

New buildings can have 2, 3, or 4 stories of housing above a commercial ground floor, depending on zoning.

Town Center Zoning applies in all commercial overlays that are not an isolated single block, or blocks where the existing built form is a majority one- or two-family homes.

Within Greater Transit Zone, qualifying sites subject to R5 district rules.



- Commercial overlays in low-density districts, where town center zoning applies
- Greater Transit Zone

low-density areas

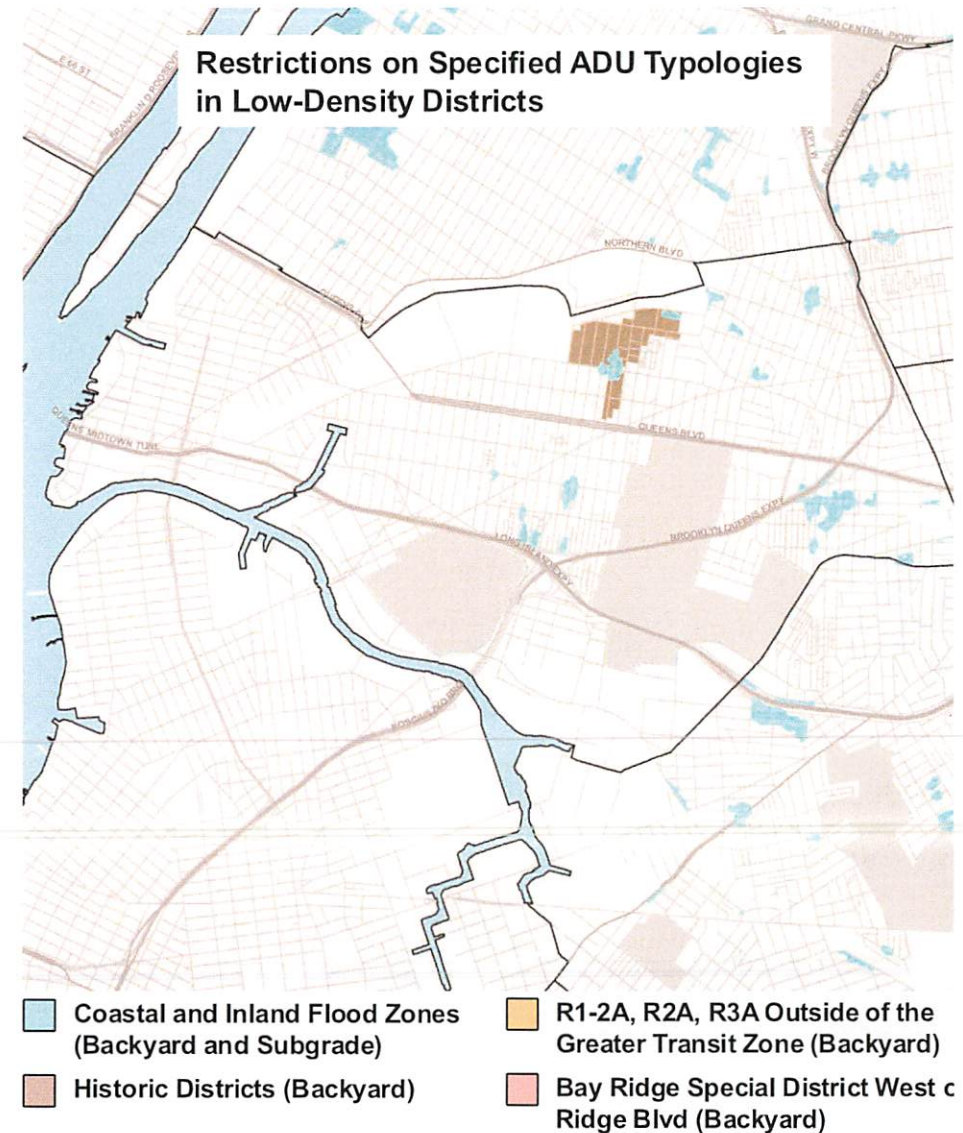
ADUs

One accessory dwelling unit is allowed per 1-family or 2-family building with a **maximum size of 800 square feet**.

Homeowners must live at property to construct an ADU there.

To address concerns about flooding and context:

- Basement and detached ADUs are not allowed in expanded flood zone area (2050 and 2080 flood plains)
- Detached ADUs are not allowed in historic districts or some “contextual” zoning districts outside of greater transit zone



low-density areas

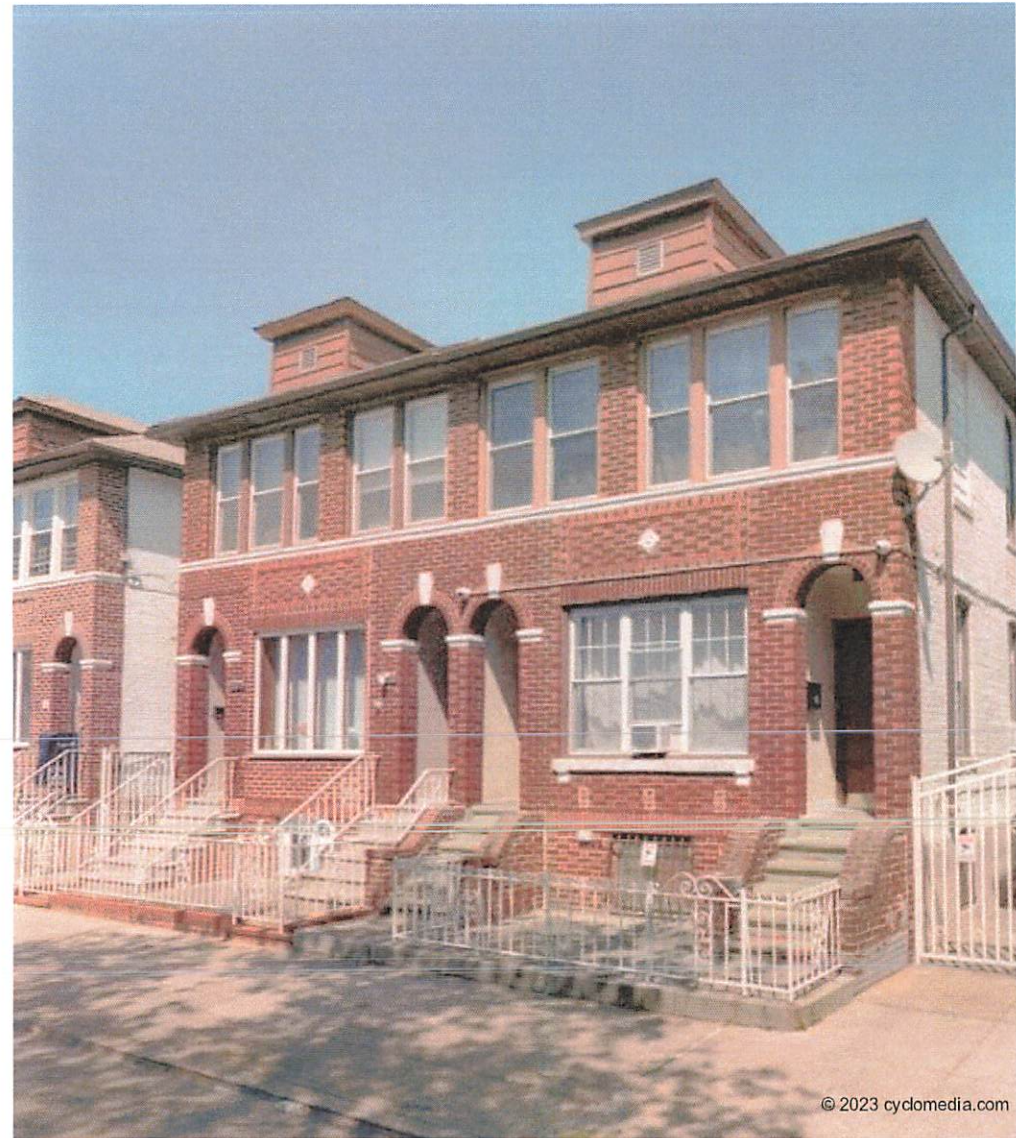
District Fixes

Many low-density districts allow two-family homes and small-scale apartment buildings.

However, zoning has become so complex that in recent decades, it had become practically impossible to build them.

City of Yes has streamlined zoning rules so it's once again possible to build homes where they are supposed to be allowed.

Despite being in a two-family district, these modest two-family homes were out of zoning compliance before City of Yes



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Medium- and High-density



medium- and high-density areas

Universal Affordability Preference (UAP)

City of Yes has created a Universal Affordability Preference (UAP).

UAP allows buildings to add at least 20% more housing if the additional homes are **permanently affordable** to households earning an average of **60% AMI**.

If UAP had been in place since 2014, **an additional 20,000 income-restricted, affordable homes** could have been created – enough to house 50,000 New Yorkers.

Without UAP



With UAP



medium- and high-density areas

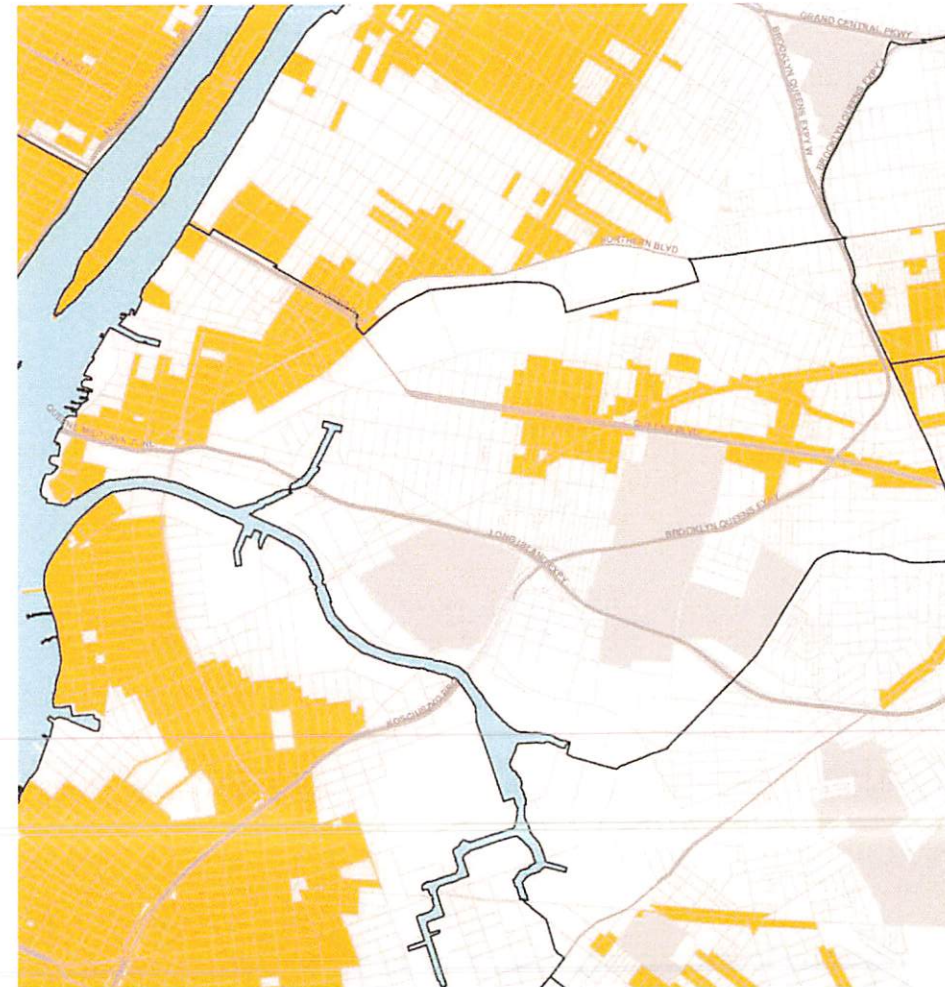
UAP replaces Voluntary Inclusionary Housing

UAP replaces Voluntary Inclusionary Housing (VIH) and achieves **deeper levels of affordability**.

UAP applies in **100% of medium- and high-density districts**, while VIH only applied in 13%.

This will encourage affordable housing **throughout the city**.

We believe the Universal Affordability Preference will be the **largest affordable housing zoning program** in U.S. history.



■ UAP applies in R6-R10 districts

Citywide

Image credit: Alfred Twu

citywide

Rolls back parking mandates

For decades, NYC required new housing to include parking even where it's not needed. This reduced housing production and drove up housing costs.

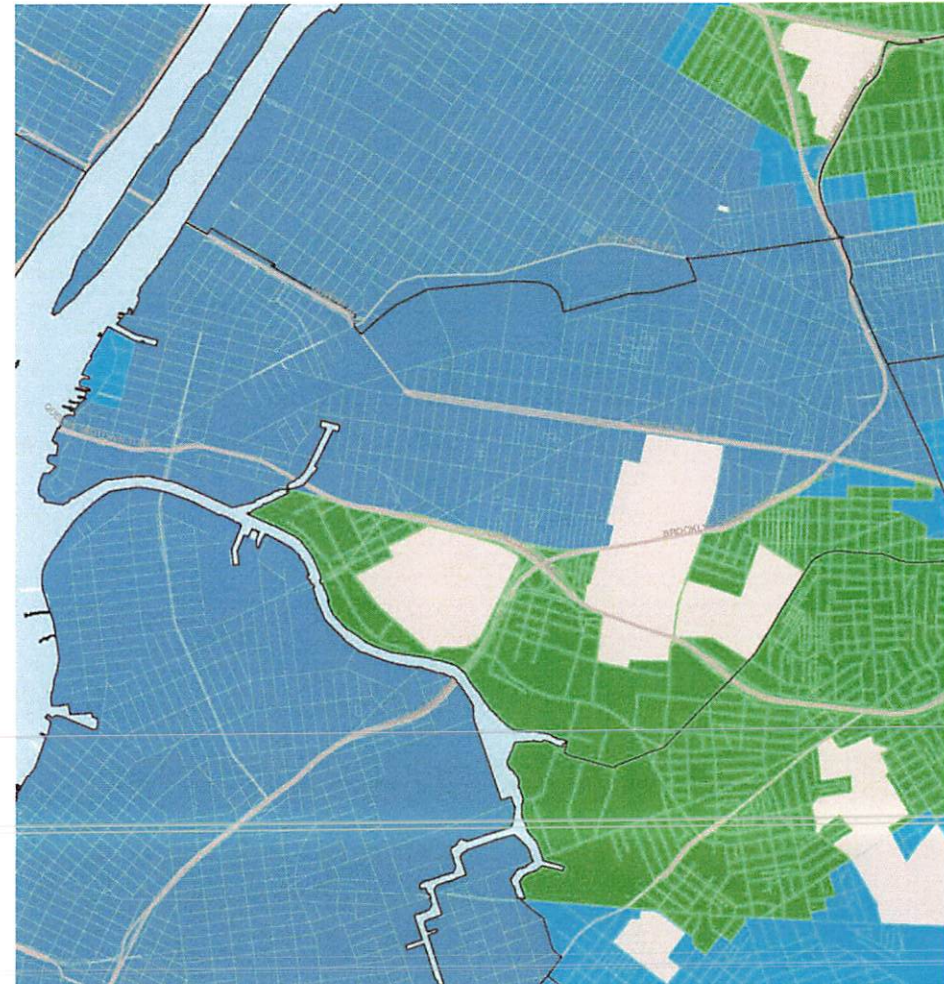
City of Yes has rolled back parking mandates via a 3-tier system:

Zone 1: no parking mandates

Zone 2: reduced parking mandates

Zone 3: mandates largely remain

Certain exemptions exist for ADUs, conversions, affordable housing, transit-oriented and town center developments.



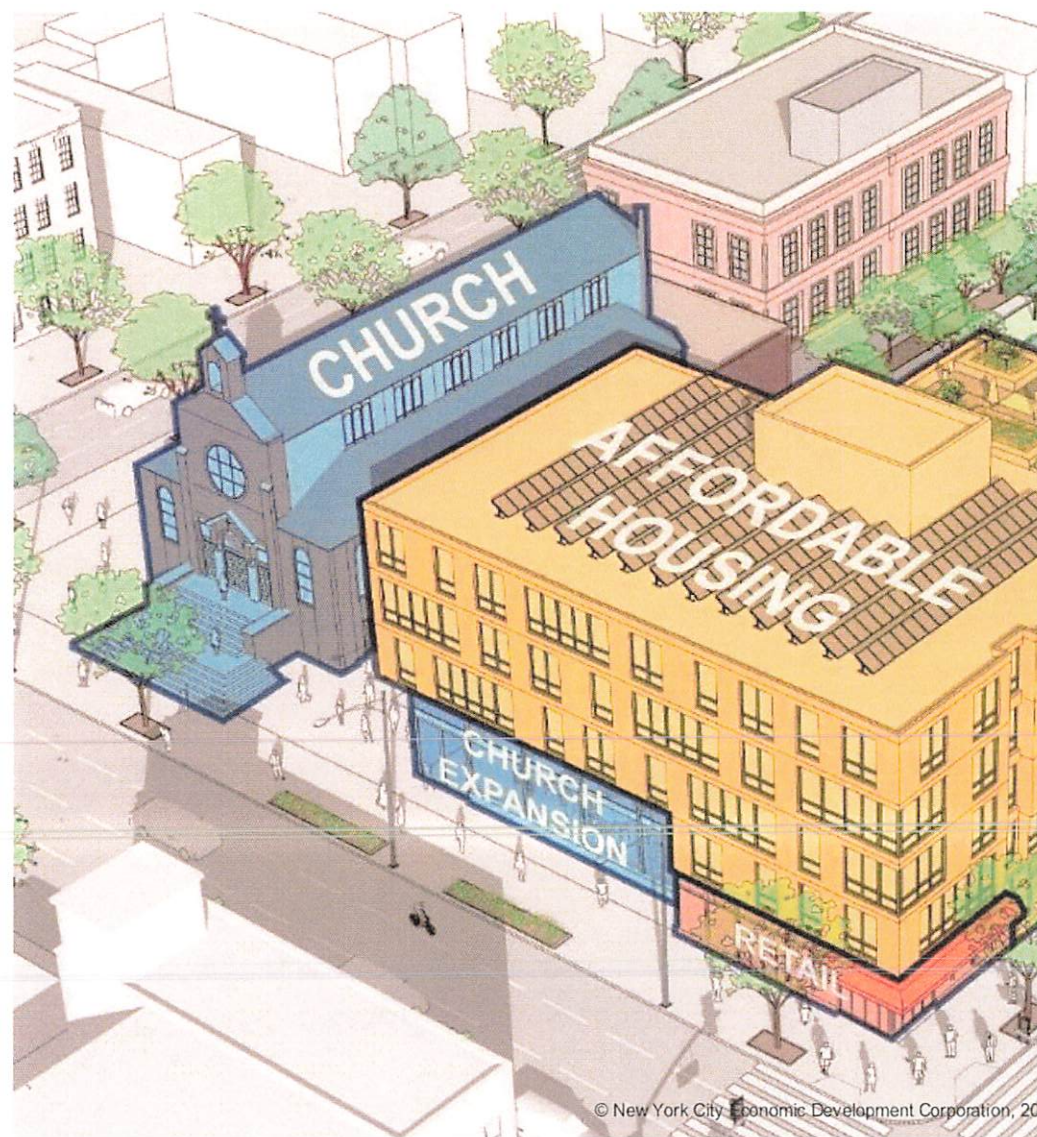
- Zone 1
- Zone 2
- Zone 3

citywide

Allows height-limited, contextual infill

City of Yes removes zoning obstacles and streamlines outdated rules so it's **easier for campuses to add new contextual, height-limited buildings.**

Green space and other recreation space on campuses, like playgrounds are protected. These new infill rules do not apply to NYCHA campuses.



citywide

MIH Option 3

Option 3 is now a “standalone” option

20% of the housing must be affordable, on average,
to household making 40% of the AMI

conclusion

Includes historic \$5 billion investment in housing & infrastructure

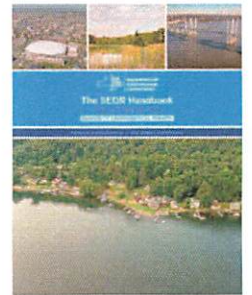
Alongside zoning updates,
City of Yes for Housing Opportunity
includes historic investments to:

- ✓ upgrade infrastructure
- ✓ build affordable housing
- ✓ protect tenants
- ✓ support homeownership



What is Environmental Review

- National Environmental Policy Act (NEPA) – 1969
- State Environmental Quality Review Act (SEQRA) – 1975
- City Environmental Quality Review (CEQR) – 1973
 - Executive Order 87 of 1973
 - Executive Order 91 of 1977
 - 62 RCNY Chapter 5; 43 RCNY Chapter 6
 - CEQR Technical Manual



Who Conducts Environmental Review

The Lead Agency

- Determines the Environmental Review requirements
- Coordinates the review with other agencies
- DCP acts as Lead Agency on behalf of CPC for most actions subject to CPC approval, including the LIC Plan
- DCP assumed Lead Agency, July 12, 2024



ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

CITY ENVIRONMENTAL QUALITY REVIEW NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re:	Long Island City Neighborhood Rezoning
CEQR No.	25DCP001Q
ULURP No(s).	Pending
SEQRA Classification:	Type I
Queens Community Districts:	Q01, Q02

The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application.

Project Description: The New York City Department of City Planning is proposing a series of land use actions, including a Zoning Map Amendment, Zoning Text Amendment, a Change in the City Map, and the Disposition of Non-Residential City-Owned Property (collectively, the "Proposed Actions") to support and facilitate implementation of the Long Island City Neighborhood Plan, which is the subject of an ongoing community planning process to meet the long-term vision of Long Island City (LIC) and its surrounding neighborhoods as a unique, transit-rich, and culturally vibrant neighborhood. The Proposed Actions would affect an approximately 54-block area ("the Project Area") focused on Long Island City's East River Waterfront and manufacturing zoned areas. The Project Area is 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, Anable Basin and 5th Street to the west, 47th Avenue, 46th Avenue, 46th Road, and the mid-block

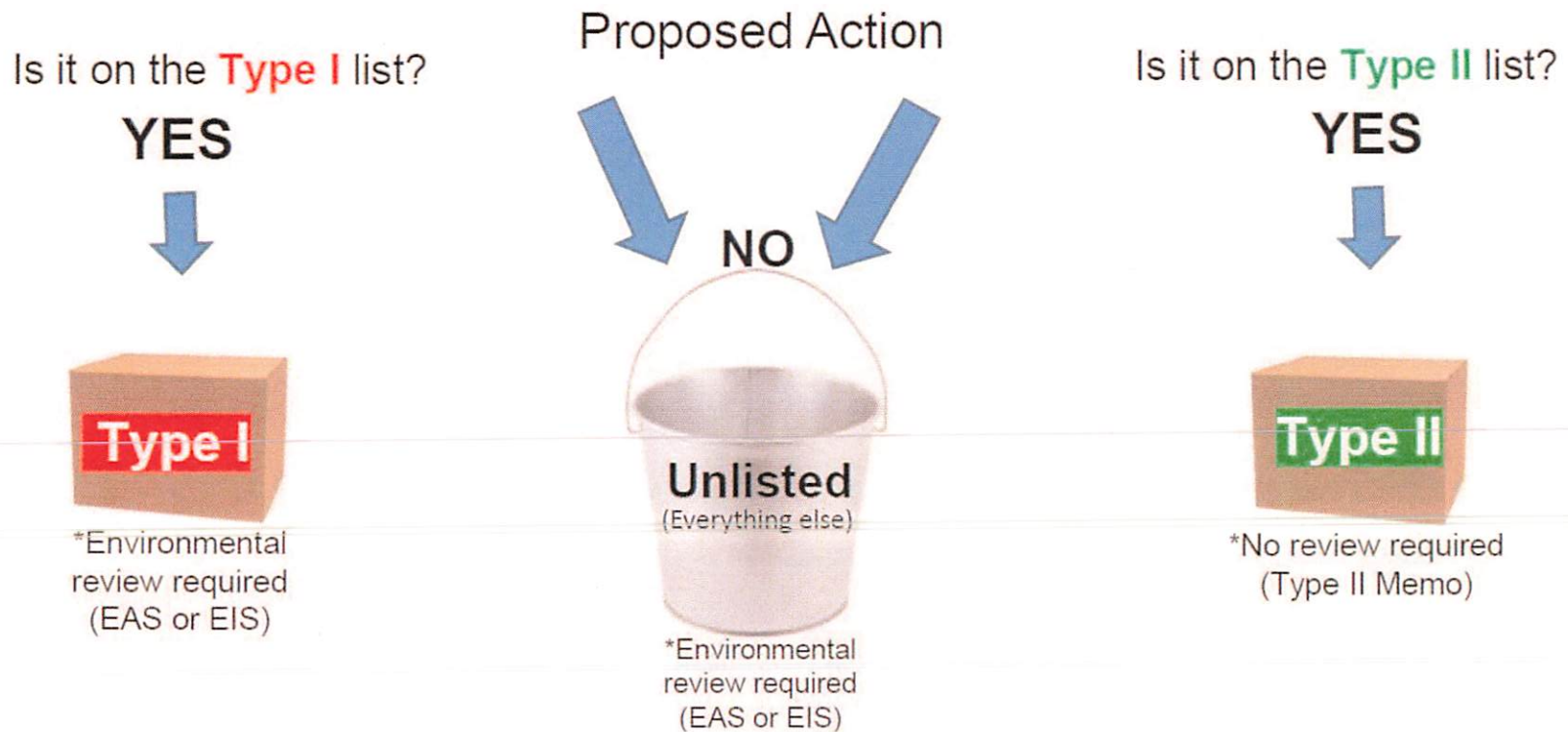
FOR INTERNAL DISCUSSION PURPOSES ONLY

Long Island City Neighborhood Study



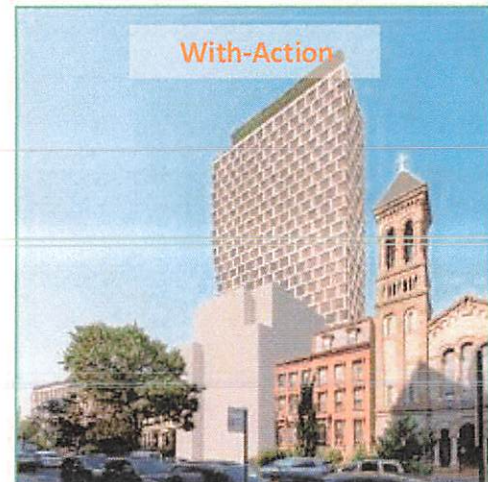
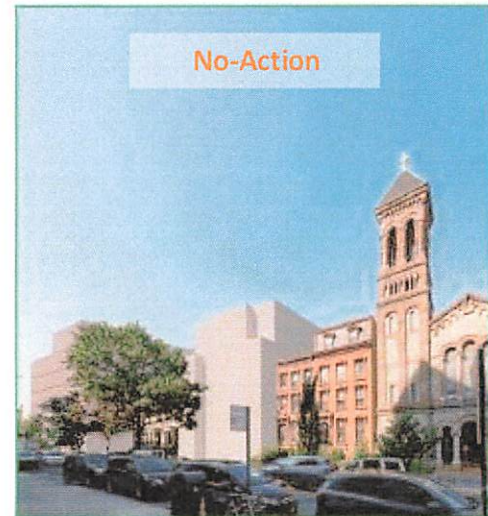
Which Projects Require Environmental Review

Actions subject to CEQR → Land Use Actions where CPC exercises discretion



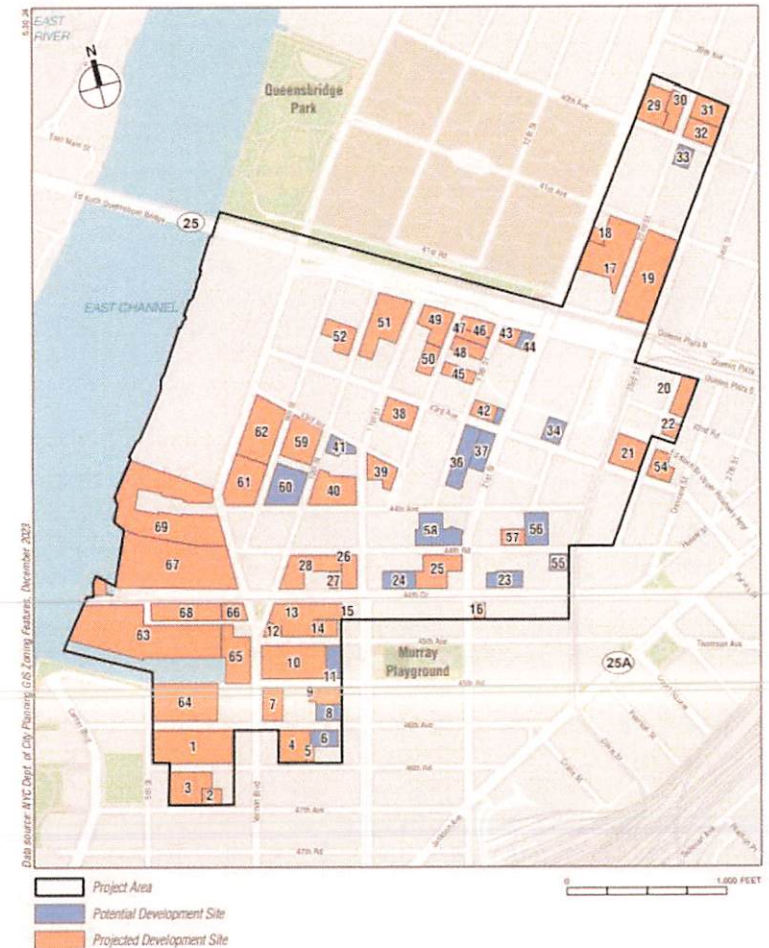
What will the Environmental Review Analyze?

- Based on Existing Conditions determine what is likely to occur on the development without (No-Action) and with (With-Action) the Proposed Actions
 - **No-Action:** most conservative assumption is nothing will change, typically this also maximizes the increment
 - **With-Action:** of the range of reasonable and likely scenarios, the one with the greatest environmental impacts is to be analyzed
- What gets analyzed is the increment between the No-Action and the With-Action condition
- **Build Year:** when the Proposed Development expected to be complete and operational; full effects of action(s)
 - LIC Build Year = 2035

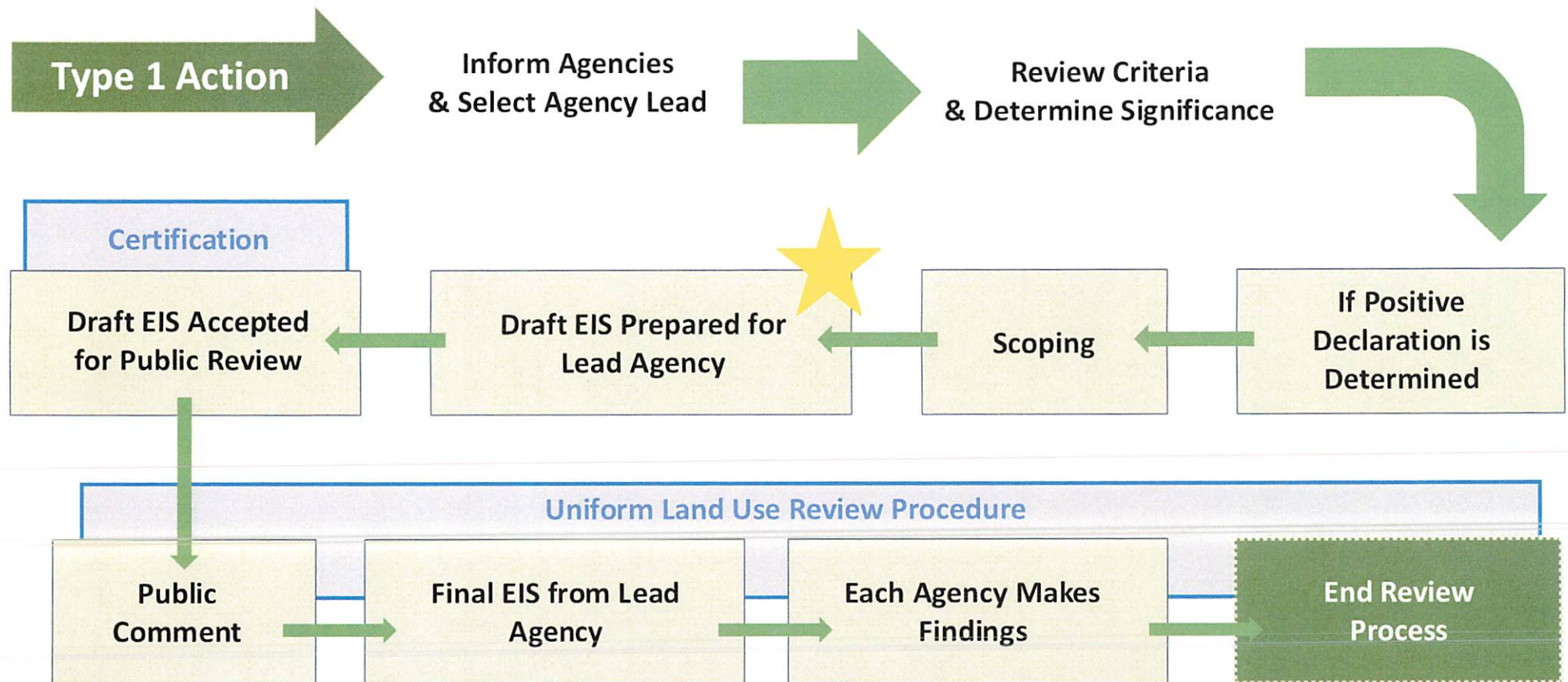


What will the Environmental Review Analyze?

- The DSOW identified the development sites to be analyzed
- Soft site analysis criteria includes:
 - Lots built to less than 50% of the allowable FAR
 - Lot Area of 5,000 s/f or larger (depending on neighborhood development trends)
 - Amount and type of recent as-of-right development
 - Potential for conversions
- Sites may be excluded for the following reasons:
 - Newly constructed or substantially altered buildings
 - Long standing institutions
 - Rent stabilized apartments
 - Irregular sites that make redevelopment difficult



How We Conduct Environmental Review for Type I Actions



Neighborhood Planning Process

