



Donovan Richards
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Community Board No. 2

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Anatole Ashraf
Chairperson
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September 9, 2025

Honorable Julie Won
New York City Council Member, District 26
37-04 Queens Boulevard, Suite 205
Long Island City, New York 11101

Re: Support for Developer Community Commitments in the OneLIC Plan

Dear Council Member Won:

Following recent correspondence from your office, Queens Community Board 2 wishes to express our support for the recommendations you have outlined for the developers and property owners included in the proposed OneLIC rezoning. We appreciate your thoughtful leadership in ensuring that private development aligns with the broader needs of our community, and we share your goals of building a more affordable, inclusive, and livable Long Island City.

Specifically, we support your recommendations and your community benefit negotiations requiring that developers of specific sites implement the following as requested and appropriate to their sites:

- **Deliver critical educational infrastructure** by committing space for new public school facilities to meet growing demand. Wherever possible, new public school facilities should incorporate outdoor recreation space which can also be utilized off-hours by the public under the current Schoolyards/Parks initiative.
- **Expand and maintain public open space** by activating publicly owned land, particularly beneath bridge structures, and ensuring long-term upkeep through private funding. CB2 strongly urges that the programming and design of these new public open spaces be developed with continuing community involvement which solicits and incorporates meaningful input from local residents across a wide range of ages and income brackets.

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

- **Provide meaningful community facilities** by setting aside space for nonprofit organizations at little to no cost, with partnerships formalized through memoranda of understanding. These MOUs must specify both the amount of space to be provided and its location within each building.
- **Deepen housing affordability commitments** by going beyond the minimum requirements of Mandatory Inclusionary Housing and increasing the share of permanently affordable homes.

We further recognize that, in the absence of such commitments, appropriate limits on height and density should be applied to ensure contextual development.

Queens CB2 remains committed to working in partnership with your office, our community, and the City to ensure that the OneLIC Plan delivers lasting benefits.

Thank you for your leadership and dedication to our shared goals.

Respectfully,



Anatole Ashraf
Chairperson, CB 2



Dr. Rosamond Gianutsos
First Vice Chair, CB 2



Christine Hunter
Chair,
Land Use & Housing Committee



Prameet Kumar
Vice 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 Claire Valdez, NYS Assembly
Honorable Jessica Gonzalez-Rojas, NYS Assembly
Honorable Zohran Mamdani, NYS Assembly
Honorable Steven Raga, NYS Assembly
Honorable Robert Holden, NYC Council Member
Honorable Shekar Krishnan, NYC Council Member
Honorable Donovan Richards, Queens Borough President