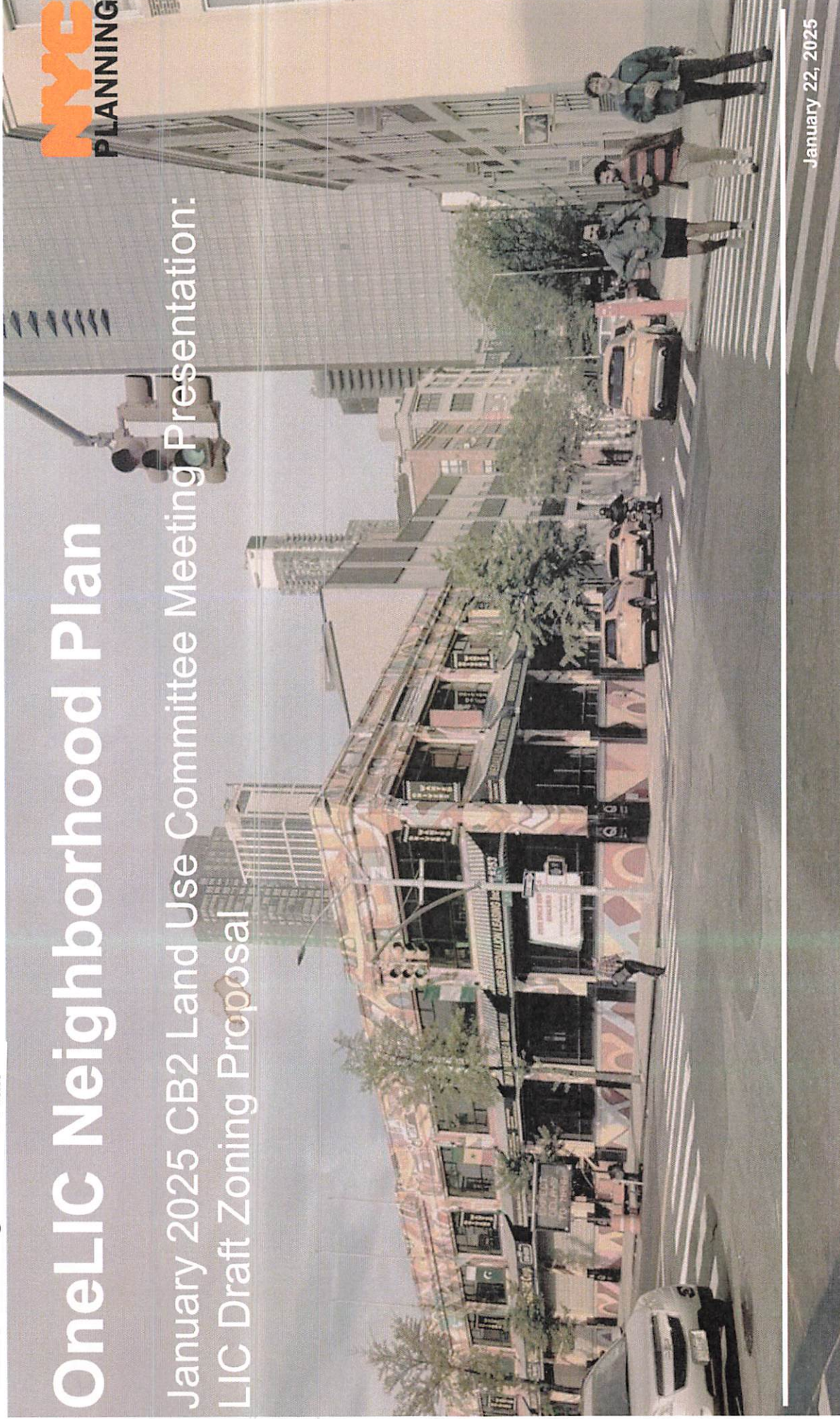


January 2025
CB 2 Land Use & Housing
Committee Meeting
Presentation
One LIC Neighborhood Plan

OneLIC Neighborhood Plan

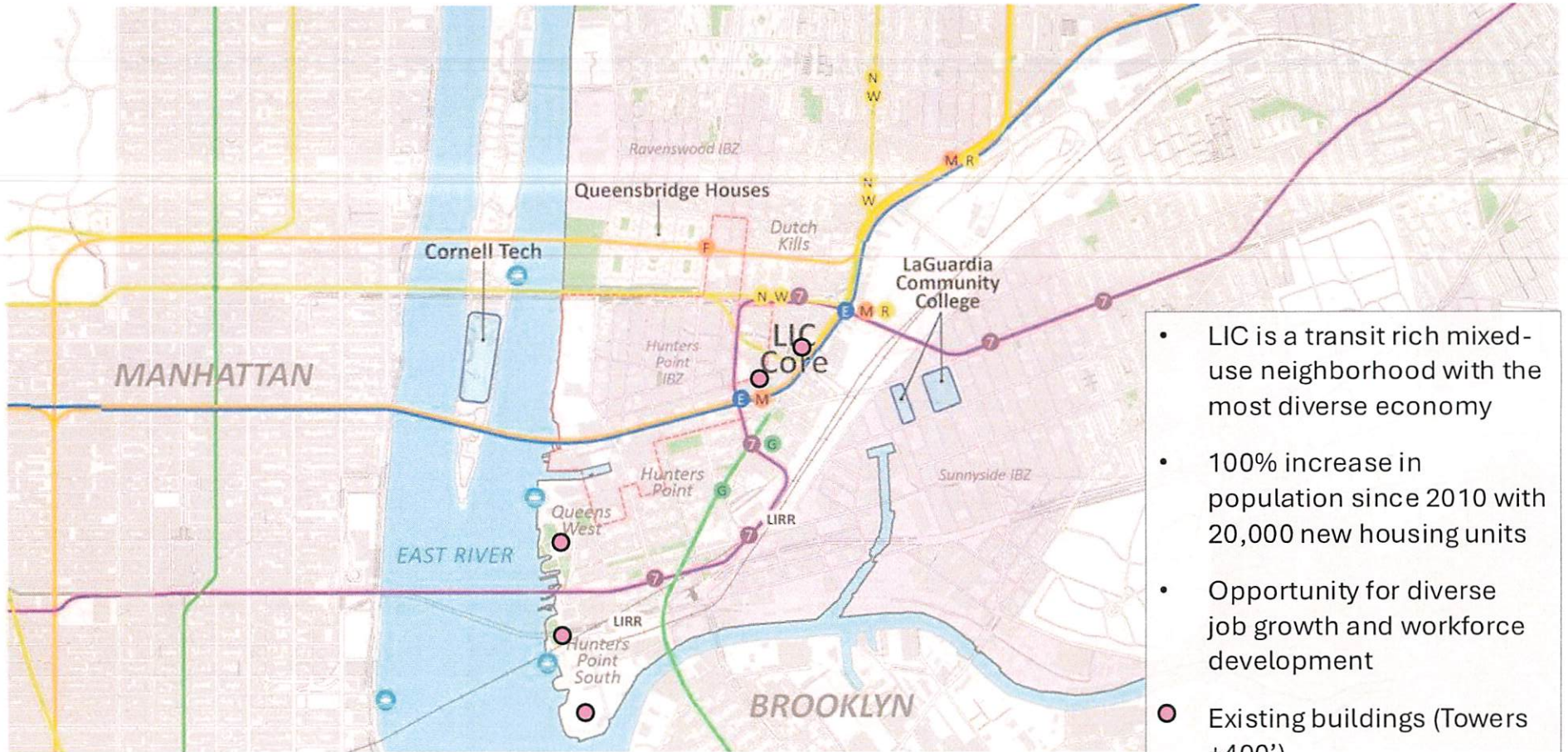
January 2025 CB2 Land Use Committee Meeting Presentation:
LIC Draft Zoning Proposal

NYC
PLANNING

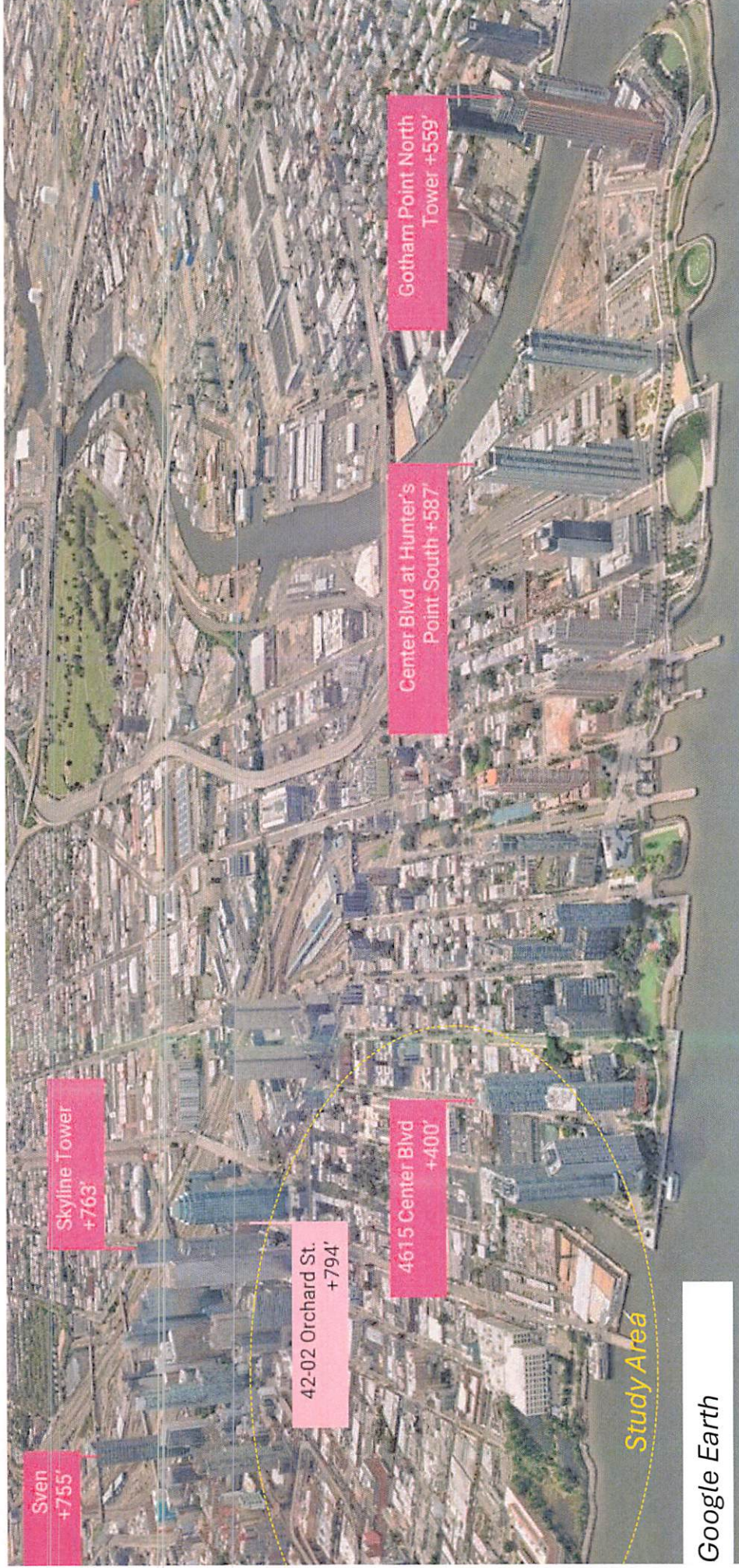


January 22, 2025

LIC Area Context and Current Conditions

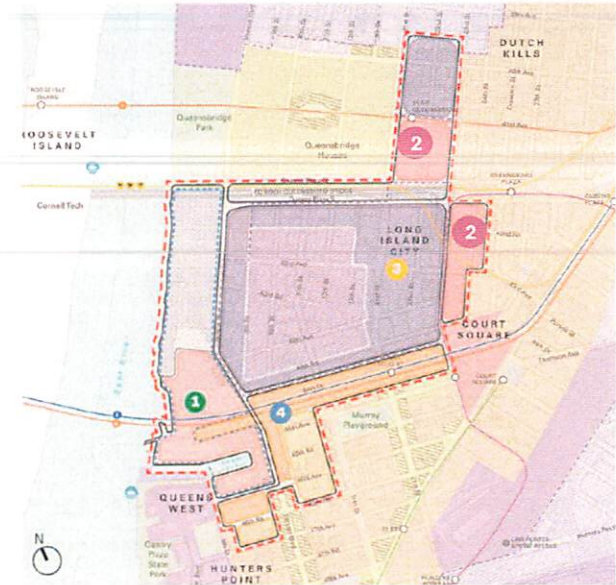


LIC Current Skyline



Draft Zoning Framework Goals

- Promote housing
 - Map Mandatory Inclusionary Housing (MIH) where possible
 - Concentrate density near transit rich corridors
- Encourage mixed-use environment, reflective of the surrounding neighborhood
- Create open space opportunities, particularly along the waterfront
- Strengthen the economic vitality of light industrial districts
- Encourage active, diverse and dynamic corridors



Draft Zoning Proposal

PROPOSED LAND USE FOR STUDY AREA

Land Use (Density)

Mixed Industrial and Commercial

- Industrial & Commercial (Medium-High)
- Industrial Preference (Medium)

Mixed Residential, Commercial, and Light Industrial

- Mixed-Use (Highest)
- Mixed-Use (Higher)
- Mixed-Use (High)
- Mixed-Use (Medium)

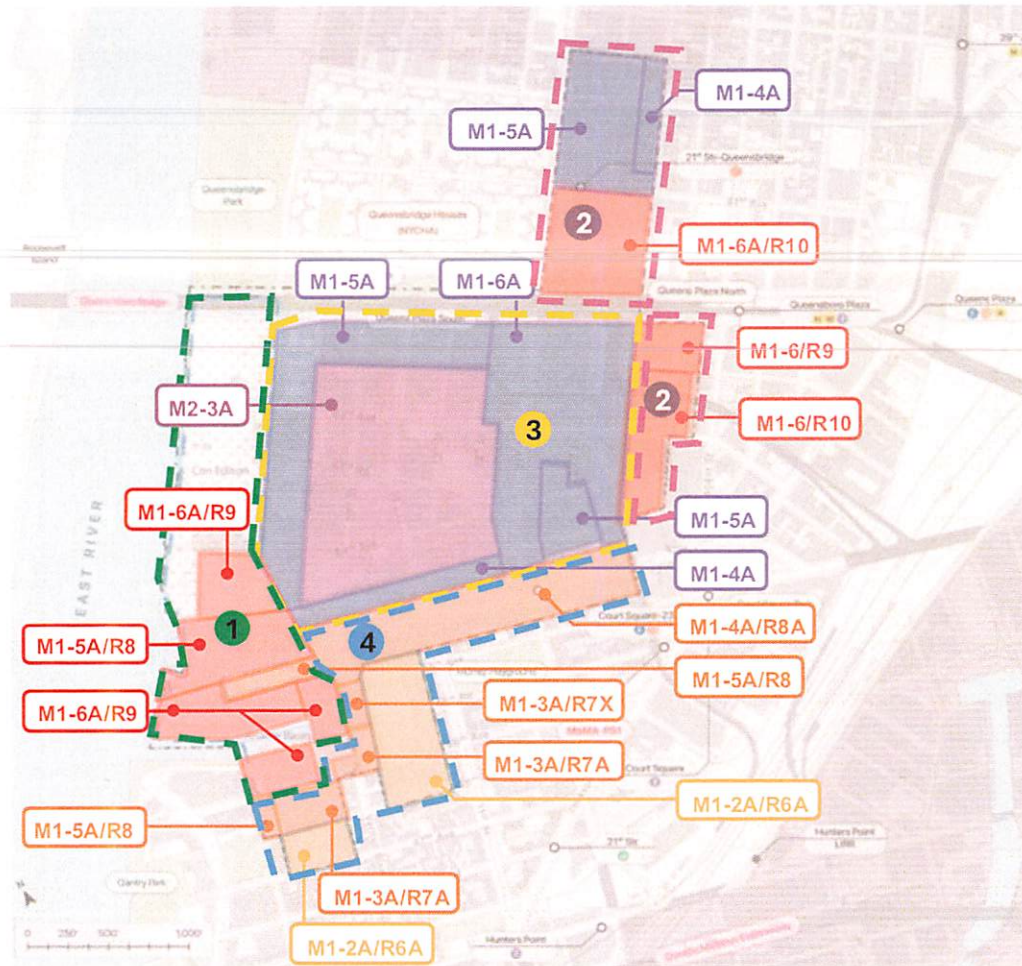
Waterfront Access Plan (WAP)

- Waterfront Access Plan (WAP)
- No Changes to Use or Bulk Regulations

Commercial Overlay

Industrial Business Zone (IBZ)

Study Area



- 1 Waterfront
- 2 North and Court Sq. Core
- 3 Industrial and Commercial Area
- 4 Core and South

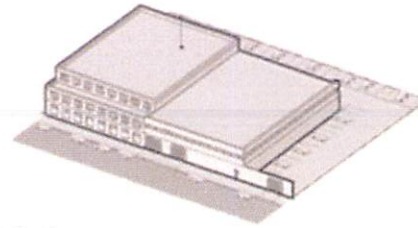
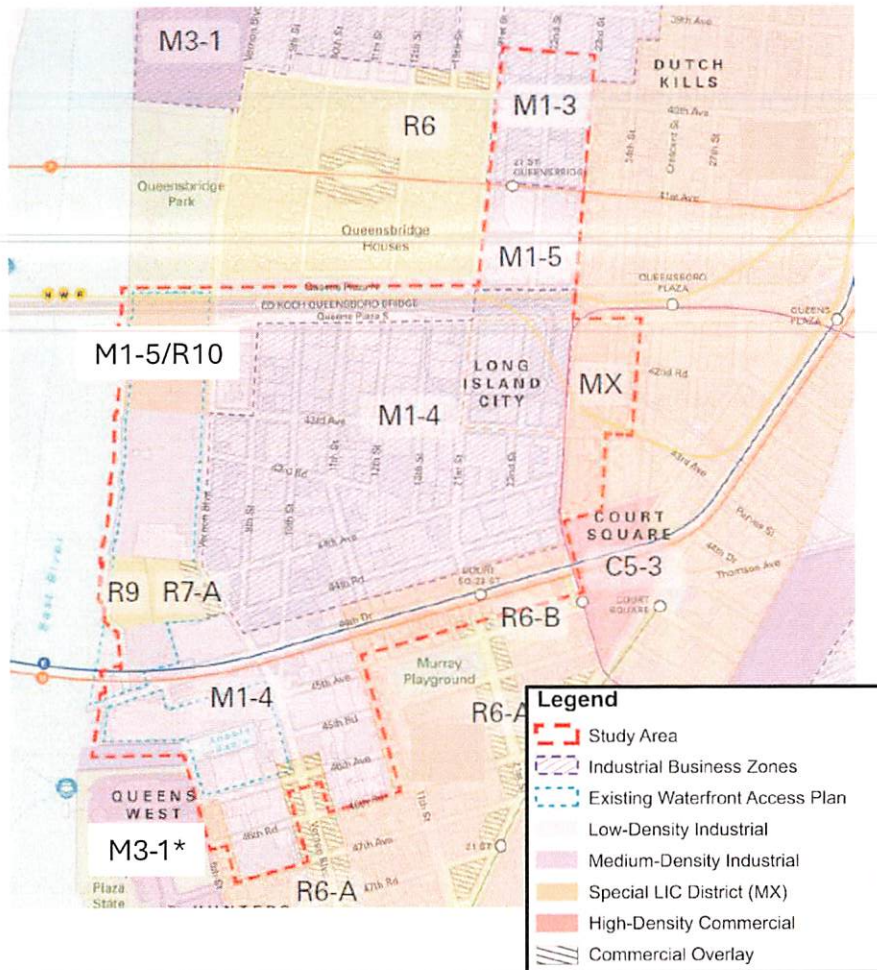
*Draft Zoning as reflected in the Draft Scope of Work July 2024

Long Island City Neighborhood Study

January 2025 CB2 Land Use Committee Meeting Presentation: 5
LIC Draft Zoning Proposal

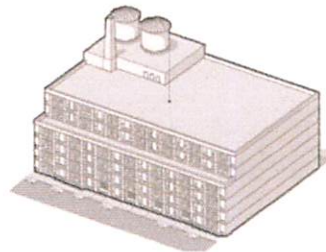
NYC
PLANNING

Existing Zoning



M1-4

Residential = Not Applicable
 Community Facilities = 6.5 FAR
 Light Industrial/Manufacturing = 2 FAR
 Commercial = 2 FAR



M1-5

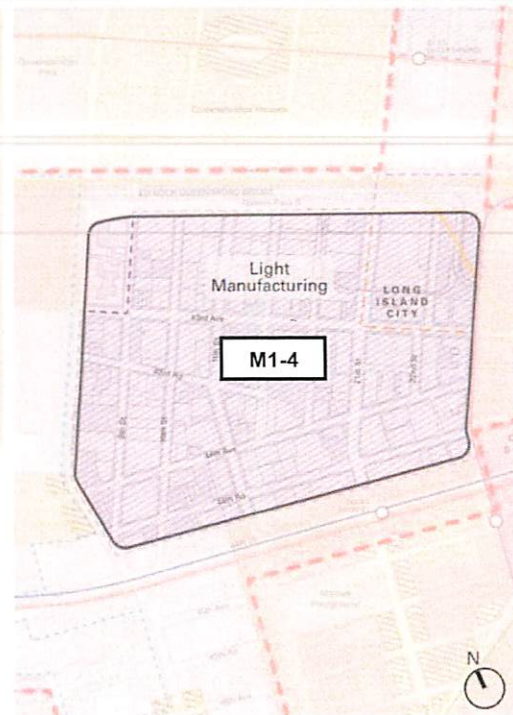
Residential = Not Applicable
 Community Facilities = 6.5 FAR
 Light Industrial/Manufacturing = 5 FAR
 Commercial = 5 FAR

3 INDUSTRIAL AND COMMERCIAL AREA: PROPOSE

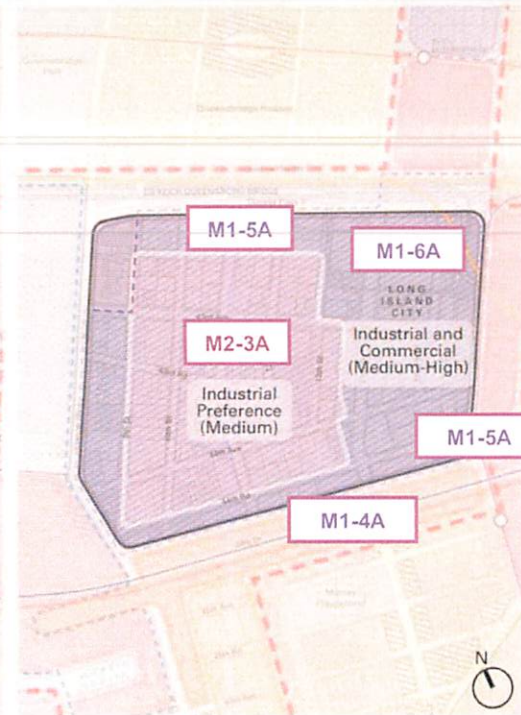
Overview of Changes

- This area will remain zoned for Industrial and Commercial uses
- The Industrial and Commercial (Medium - High) area will allow for higher densities
- The Industrial Preference (Medium) area will allow for lower densities than the Industrial Growth area, with a preference for Industrial uses

Existing



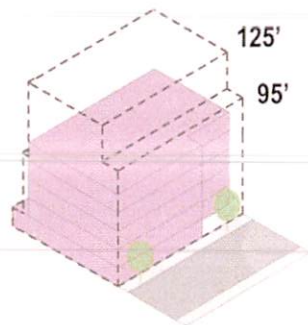
Proposed Land Use Framework



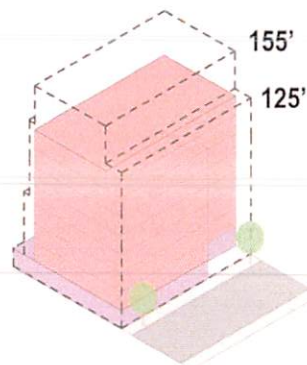
EXISTING ZONING (OUTSIDE STUDY AREA)

- Residential
- Mixed-Use District (MX)
- Commercial
- Light Manufacturing
- Heavy Manufacturing
- Industrial Business Zone (IBZ)
- Waterfront Access Plan (WAP)
- Commercial Overlay
- Study Area

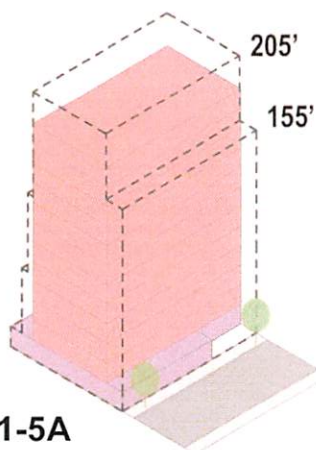
3 Medium Density Industrial and Commercial



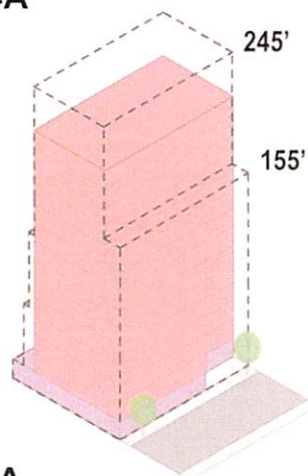
M2-3A



M1-4A



M1-5A



M1-6A

Zoning District	M1-4A	M1-5A	M1-6A	M2-3A
Use	CF, C, M	CF, C, M	CF, C, M	CF, C, M
Max. Res. FAR	0	0	0	0
Max. CF. FAR	5	6.5	8	3.25
Max. C. FAR	5	6.5	8	3.25
Max. M. FAR	5	6.5	8	4
Max. Base Height	125'	155'	155'	95'
Max. Bldg Height	155'	205'	245'	125'

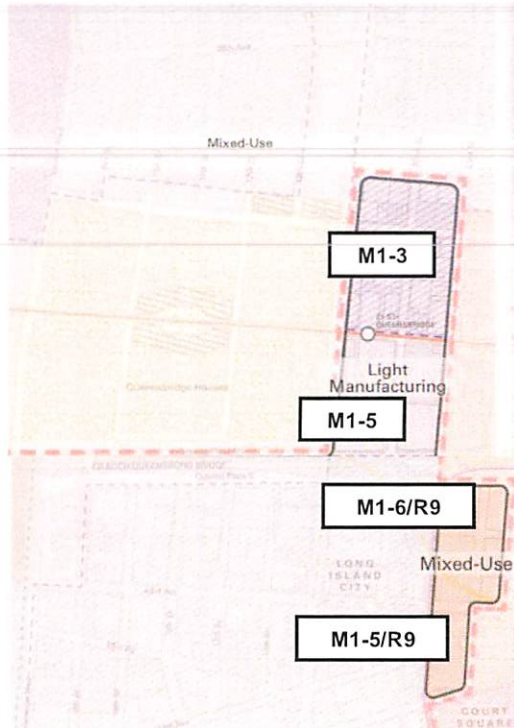
* No parking required in M1A Districts

2 North and Court Sq. Core

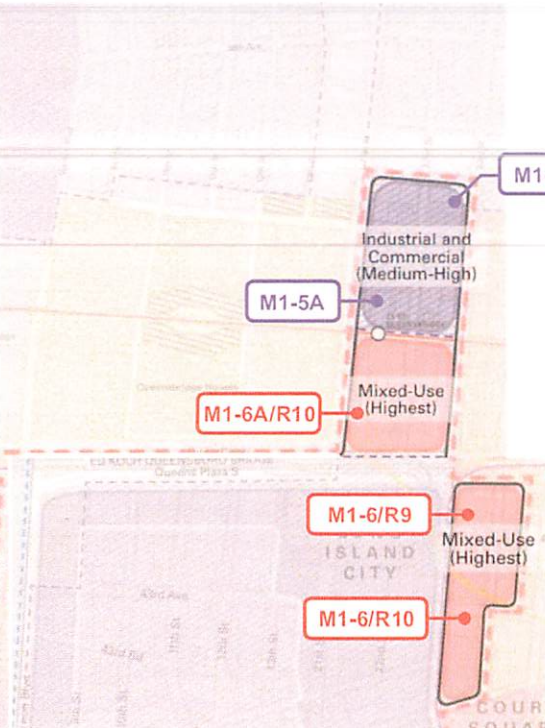
Overview of Changes

- Northern portion (within IBZ) will allow higher densities for industrial and commercial uses
- The red area, currently industrial and commercial, will allow for a mix of higher density residential, industrial and commercial, with an MIH requirement

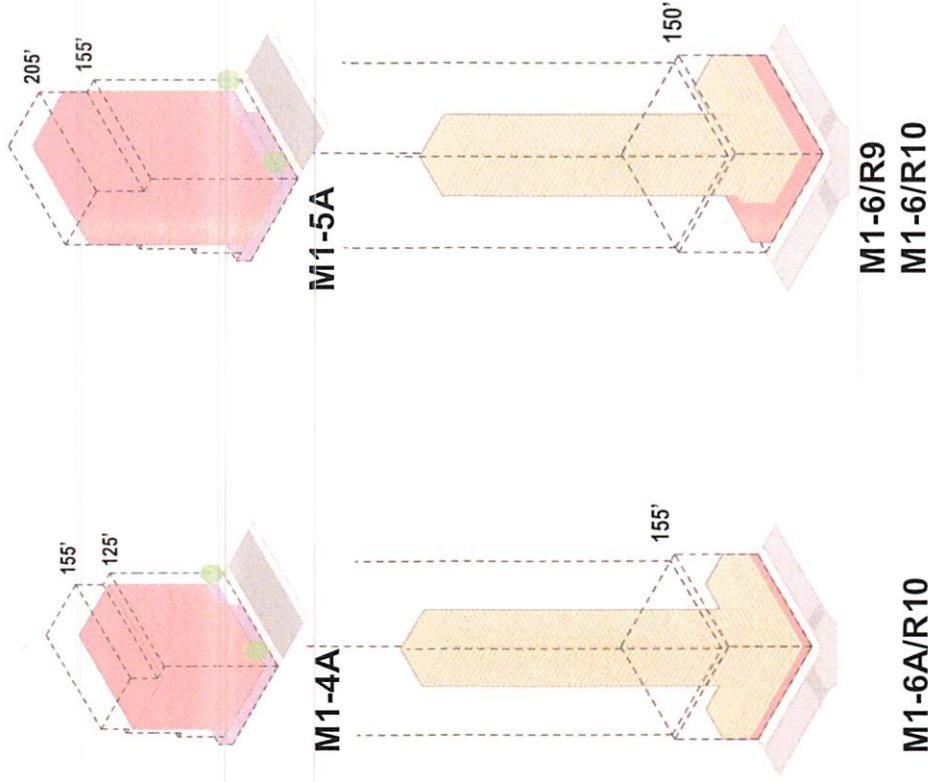
Existing



Proposed Land Use Framework



High Density Mixed-Use



	M1-4A	M1-5A	M1-6A/R10	M1-6/R9	M1-6/R10
Use	CF, C, M	CF, C, M	CF, C, M, R	CF, C, M, R	CF, C, M, R
Max.	0	0	12	8	12
Res. FAR					
Max. CF. FAR	5	6.5	10	10	12
Max. C. FAR	5	6.5	8	15	12
Max. M. FAR	5	6.5	8	15	12
Max. Base Height	125'	155'	155'	150'	150'
Max. Bldg Height	155'	205'	NA	NA	NA

* No parking required in paired and M1A Districts

4 Core and South

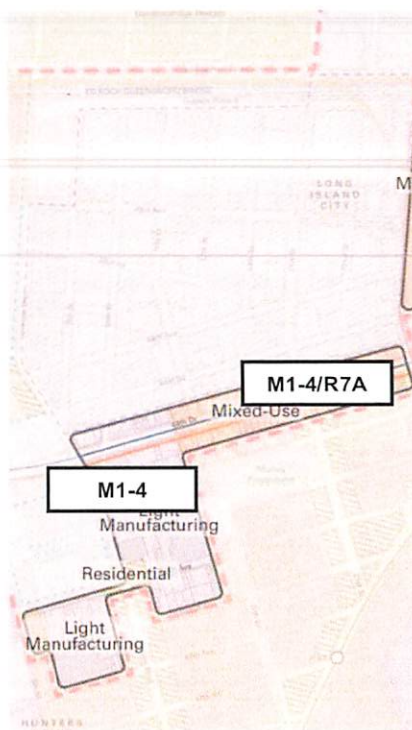
Overview of Changes

- The Mixed-Use (Highest) area will allow for the highest densities of residential and commercial uses
- The Mixed-Use (High) area (44th Drive and Vernon Blvd) will allow for high density mixed uses (including residential with MIH, commercial and industrial uses)
- The Mixed-Use (Medium) area will allow for medium density mixed-uses (including residential with MIH, commercial and industrial uses).

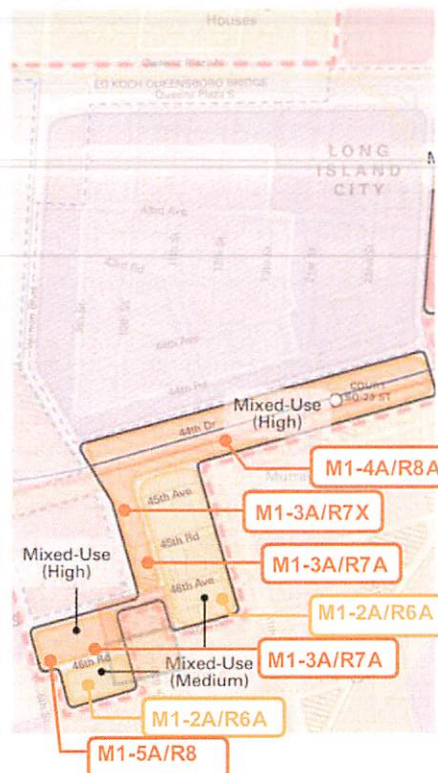
EXISTING ZONING (OUTSIDE STUDY AREA)

- Residential
- Mixed-Use District (MX)
- Commercial
- Light Manufacturing
- Heavy Manufacturing
- Industrial Business Zone (IBZ)
- Waterfront Access Plan (WAP)
- Commercial Overlay
- Study Area

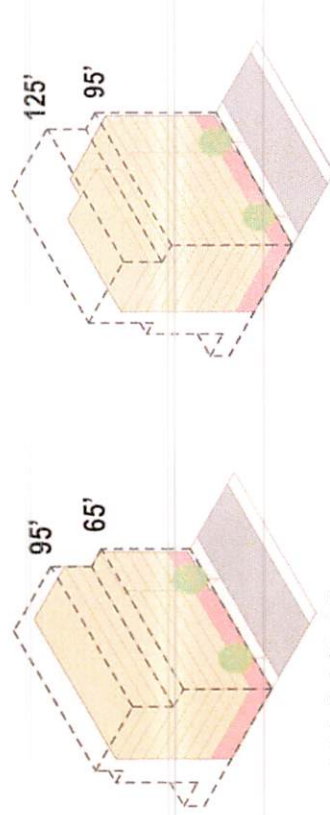
Existing



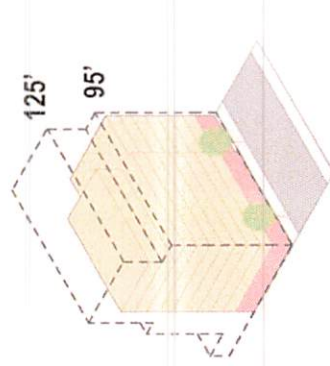
Proposed Land Use Framework



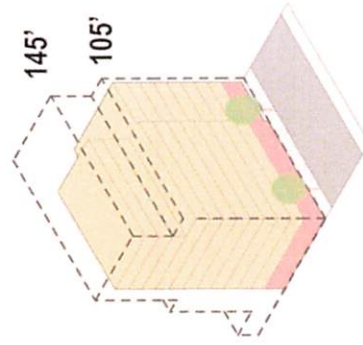
Medium/ High Density Mixed-Use



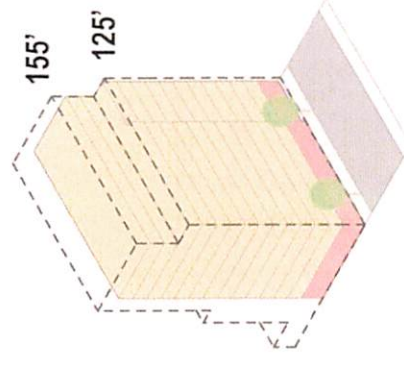
M1-2A/R6A



M1-3A/R7A



M1-3A/R7X



M1-4A/R8A

	M1-2A/R6A	M1-3A/R7A	M1-3A/R7X	M1-4A/R8A	M1-5A/R8
Use	CF,C,M,R	CF,C,M,R	CF, C, M, R	CF, C, M, R	CF,C,M,R
Max. Res. FAR	3.9	5	6	7.2	7.2
Max. CF. FAR	3	4	5	6.5	6.5
Max. C. FAR	3	4	4	5	6.5
Max. M. FAR	3	4	4	5	6.5
Max. Base Height	65'	95'	105'	125'	105'
Max. Bldg Height	95'	125'	145'	155'	NA

* No parking required in paired districts

1 WATERFRONT: PROPOSED CHANGES

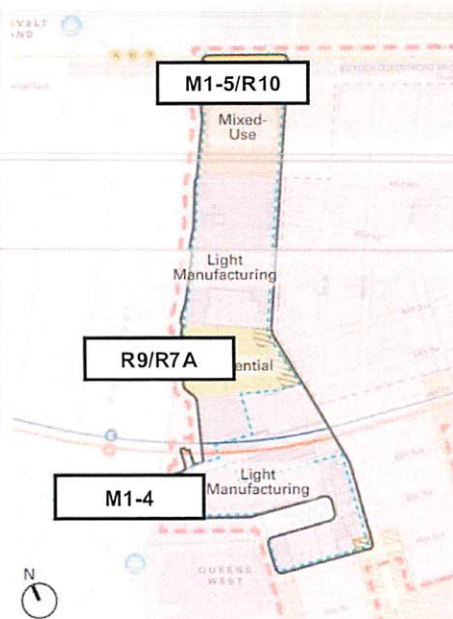
Overview of Changes

- No changes to use or bulk regulations in the northern part of the area
- Red areas in the southern part of the area will allow high-density mixed-use development including residential with MIH, community facility, commercial and light industrial
- Updated waterfront zoning regulations will improve the design, accessibility, and resiliency of the waterfront open space that is required when waterfront sites redevelop

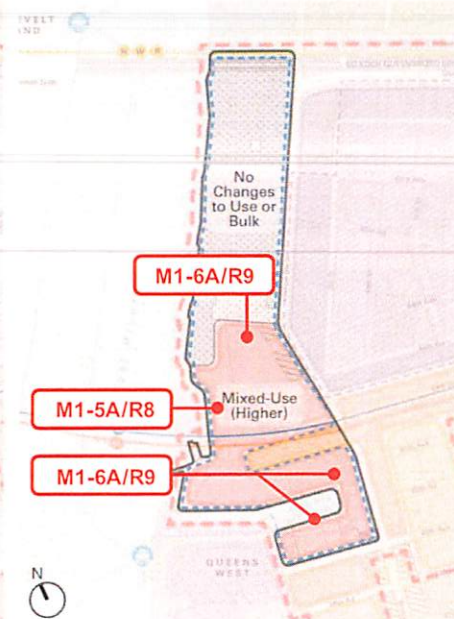
EXISTING ZONING

- Residential
- Mixed-Use District (MX)
- Light Manufacturing
- Heavy Manufacturing
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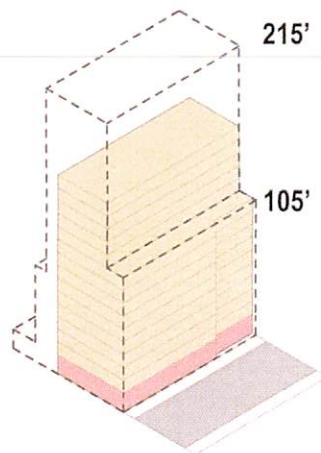
Existing



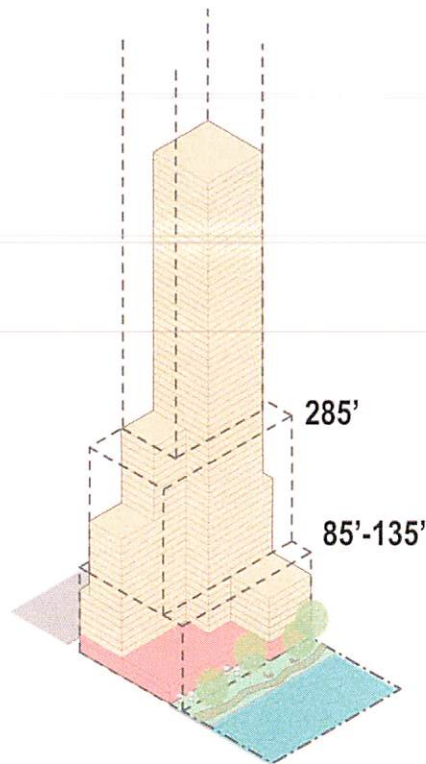
Proposed Land Use Framework



1 High Density Mixed-Use



M1-5A/R8



M1-6A/R9

	M1-5A/R8 (Waterfront)	M1-6A/R9
Use	CF,C,M,R	CF,C,M,R
Max. Res. FAR	7.2	9
Max. CF. FAR	6.5	10
Max. C. FAR	6.5	8
Max. M. FAR	6.5	8
Max. Base Height	105'	135'
Max. Transition Height	215'	285'
Max. Bldg Height	NA	NA

* No parking required in paired districts

NEIGHBORHOOD PLANNING PROCESS

Shared Goals

Identify Issues, opportunities, and priorities.
Explore ideas to shape how and where the neighborhood grows.

Draft Strategies

Proposed zoning changes
Initial strategies for new policies, capital projects (infrastructure), and programs & services

Draft Neighborhood Plan

Define potential:

- Policy changes
- Capital projects (infrastructure)
- Programs & services

Develop and finalize:

- Policy changes
- Capital projects
- Programs & services

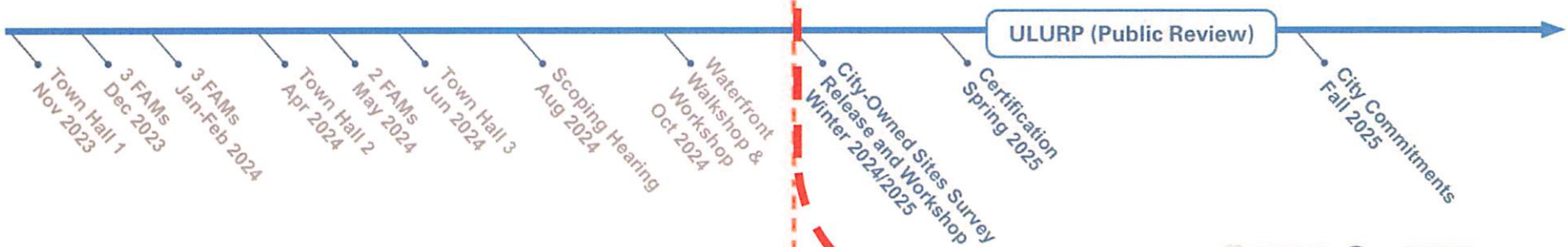
Neighborhood Plan

New policies, capital projects, programs & services

Analyze the proposed zoning changes through the Citywide Environmental Quality Review (CEQR) Process

Finalize zoning changes through the Uniform Land Use Review Procedure (ULURP)

New zoning



ULURP (Public Review)

LONG ISLAND CITY NEIGHBORHOOD PLAN



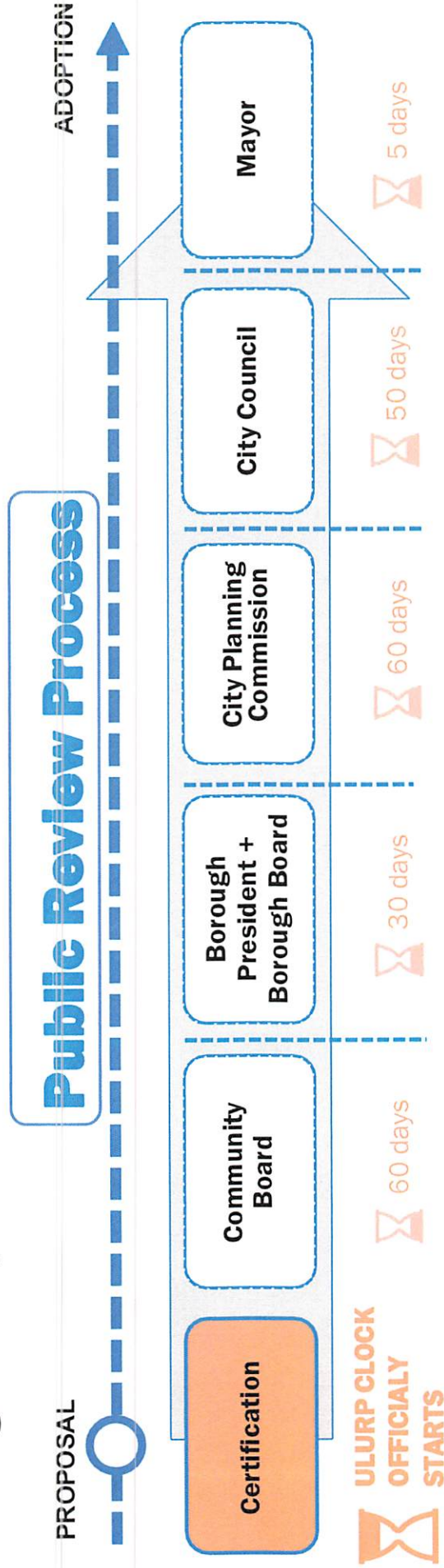
inear graph shown as diagrammatic

Long Island City Neighborhood Study

January 2025 CB2 Land Use Committee Meeting Presentation:
LIC Draft Zoning Proposal



ULURP begins after certification. Now, community members and decision-makers review and consider the land use application during a set period.



Note: Certification does not mean that a project has been approved. It simply means that the CPC has determined that the application is complete and ready to review.