

The OneLIC Neighborhood Plan



NYC PLANNING

The
OneLIC
Neighborhood
Plan

Introduction

- Letter From DCP Director Dan Garodnick
- Letter From Council Member Julie Won
- Executive Summary
- Planning Process
- Engagement Summary
- Why Here, Why Now?

Goals and Strategies

1. Create more housing for people at a range of income levels
2. Create a connected, resilient, and accessible waterfront from Gantry State Park to Queensbridge Park
3. Meet the infrastructure and community needs of a growing neighborhood while reducing climate impacts
4. Support the diversity and vitality of Long Island City’s unique and thriving economy
5. Make it easier for Long Island City residents to access neighborhood resources and amenities

Zoning

- Introduction to Zoning
- Zoning Proposal Overview
- Area Specific Zoning

Waterfront Access Plan Proposal

City Owned Public Sites

What’s Next? Public Review

Letter from DCP Director Dan Garodnick

It is with great pride that we share the draft OneLIC Neighborhood Plan—a bold, community-driven vision for a more affordable, vibrant, and resilient Long Island City.

Long Island City is one of New York City’s most dynamic communities, with excellent transit access, a diverse economic base, and a spectacular waterfront. But not all parts of LIC have shared equally in this growth. Large areas are locked in place by decades-old zoning rules that restrict new housing. Moreover, the neighborhood clearly needs more income-restricted affordable housing, and large sections of the waterfront remain off limits to the public.

The OneLIC Neighborhood Plan offers a thoughtful roadmap to address these issues. It would update restrictive zoning to allow over 14,000 new homes—more than 4,000 of which would be permanently income-restricted and affordable—and create good jobs by expanding space for businesses and community services.

Critically, the plan would provide strategic neighborhood investments and spur the creation of a continuous, resilient waterfront that connects Gantry Plaza to Queensbridge Park, ensuring all residents can access the neighborhood’s remarkable waterfront.

OneLIC is the result of nearly two years of deep listening and engagement, including workshops, walking tours, town halls, and thousands of comments from residents, workers, and community organizations. I’m especially grateful for the partnership and leadership of Council Member Julie Won, and for the many residents who shared their hopes and ideas to shape this vision.

As public review gets underway, I encourage all New Yorkers to get involved and help us deliver on the promise of a more affordable, accessible, and sustainable Long Island City for generations to come.

Thank you for being part of this important effort.



Daniel R. Garodnick
Director of the New York City Department of City Planning
Chair of the New York City Planning Commission

Letter from Council Member Julie Won

Dear Constituents,


For the past eighteen months, my office has worked closely with the Department of City Planning to coordinate a comprehensive planning effort for the Long Island City (LIC). We connected with diverse stakeholders and community members through a robust public engagement process that included public events, surveys, digital and in-person outreach, and countless conversations. A seven month formal public review process will follow and further refine and shape the final OneLIC Neighborhood Plan. This full two year process will produce a comprehensive neighborhood plan that has the potential to address critical community needs, while also planning for a vibrant, resilient, and affordable LIC for years to come.

Now, more than ever, LIC needs a cohesive plan for development in the neighborhood. New York City is in a housing crisis. Across the city and within our district, production of housing units is not meeting rising demand, vacancy rates are at all-time lows, and the number of unhoused individuals continues to grow. We critically need more housing options, particularly affordable and family-sized units so that LIC can welcome new residents and allow current residents to put down roots and stay in the neighborhood.

However, a plan for new residential development alone cannot meet the needs of the LIC community; new development must be paired with broad infrastructure investments from the City. Since the 1990s, land use changes in LIC have led to rapid residential growth without equally matched investments from the City. Repeatedly, our community has suffered as constant delays and empty promises resulted in undelivered new schools, infrastructure updates, and critical services and amenities. In the last fifteen years alone, LIC has been the site of repeated unsuccessful rezoning efforts. Each of these attempted plans ultimately failed to pair development plans with a robust set of community-informed strategies to address existing needs in the neighborhood.

LIC cannot go through another failed plan, investment in the neighborhood is needed now. The OneLIC Neighborhood Plan offers an opportunity for the City to do better for the LIC community. Through the plan, we can deliver much needed affordable housing, reconnect the neighborhood through a public waterfront esplanade, establish new open spaces, invest in the Queensbridge houses, open new schools, and invest in improvements for sewer, transportation, and waterfront infrastructure to build a more resilient neighborhood.

The OneLIC Neighborhood Plan provides a promising path forward for LIC, in addition to setting a precedent for how planning must be conducted citywide. Comprehensive planning efforts like OneLIC ensure that plans for communities are truly built with the community needs and priorities at their center. With this plan in hand, the City can effectively enact community-driven land use changes in the OneLIC area while investing in the long term resiliency, affordability, and livability of the Long Island City neighborhood.

Sincerely, 

Council Member Julie Won
26th District
New York City Council

The OneLIC Neighborhood Plan At A Glance

The OneLIC Neighborhood Plan

Long Island City (LIC) has seen transformative change in recent decades. Parts of this centrally-located neighborhood have welcomed thousands of residents and businesses, and added public waterfront space. However, other areas remain limited by outdated zoning that restricts new housing, and LIC lacks sufficient income-restricted, affordable homes. Meanwhile, large sections of the waterfront are inaccessible to the public and have untapped potential.

The OneLIC Neighborhood Plan was built from five community-generated goals that respond to these challenges. It would allow more housing, require permanently affordable homes, strengthen infrastructure, support businesses, and create a more resilient and interconnected public waterfront from Gantry Plaza to Queensbridge Park. The plan would promote inclusive, sustainable growth to ensure LIC remains a dynamic, livable neighborhood for all.

Goals

- 1. Create more housing for people at a range of income levels.
- 2. Create a connected, resilient, and accessible waterfront from Gantry State Park to Queensbridge Park.
- 3. Meet the infrastructure and community needs of a growing neighborhood while mitigating climate impacts.
- 4. Support the diversity and vitality of Long Island City’s unique and thriving economy.
- 5. Make it easier for Long Island City residents to access neighborhood resources and amenities.

The OneLIC Neighborhood Plan would create:

Approximately 14,700 homes

Approximately 4,300 income restricted affordable homes

Over 3.7 million square feet of commercial and community facility uses

More than 14,400 jobs

Updating Zoning Districts

- Update zoning to allow more housing alongside industrial, commercial, and community facility uses.
- Implement Mandatory Inclusionary Housing for the first time in LIC, so 20-30% of new homes are permanently income-restricted and affordable.
- Increase permitted density in industrial areas to allow businesses to grow and create jobs.

Updating the Northern Hunters Point Waterfront Access Plan

- Better reflect Long Island City’s unique waterfront conditions and community needs.
- Increase access points to the East River and Anable Basin.
- Encourage a wider range of public amenities.
- Allow for more climate-resilient waterfront spaces.

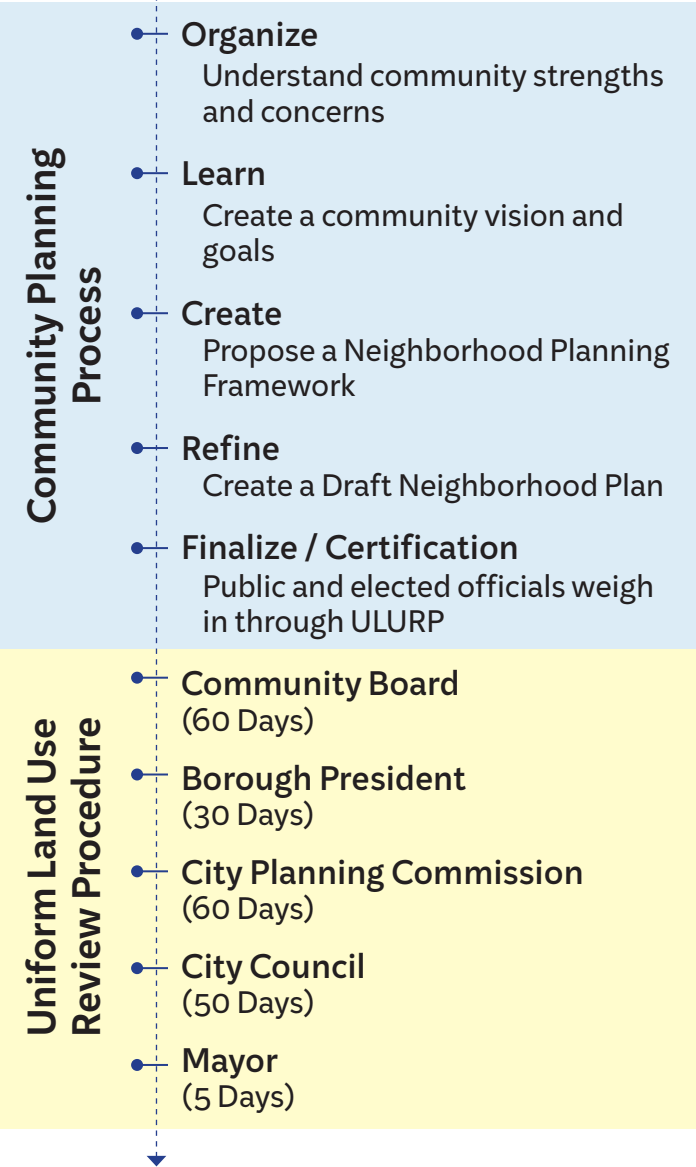
Transforming Public Sites

- The OneLIC Study Area includes several publicly owned sites that could meet community priorities and citywide needs. These include housing, a new school, community facilities, office spaces, and light industrial and creative job opportunities, as well as new open space.
- Develop continuous waterfront open space that connects Gantry State Park to Queensbridge Park.
- Enhance resiliency to protect the community from flooding.

Engagement by Numbers

16 Public Events	1,800 Event Participants	Over 5,750 Comments
863 Public Site Survey Responses		
1,513 Community Priorities Survey Responses		

Planning Process



Planning Process

The **OneLIC Neighborhood Planning Process** was launched at Queensbridge Park in **October 2023**.



Hundreds of residents, workers, business owners, and elected officials shared their ideas and priorities, which were finalized in a set of **shared goals** in **Winter 2024**.

A **draft zoning proposal and draft strategies** were developed and released in **June 2024**.



We collected input through surveys, workshops, and a walking tour to develop a **waterfront access framework** and inform a forthcoming RFI for the public sites.

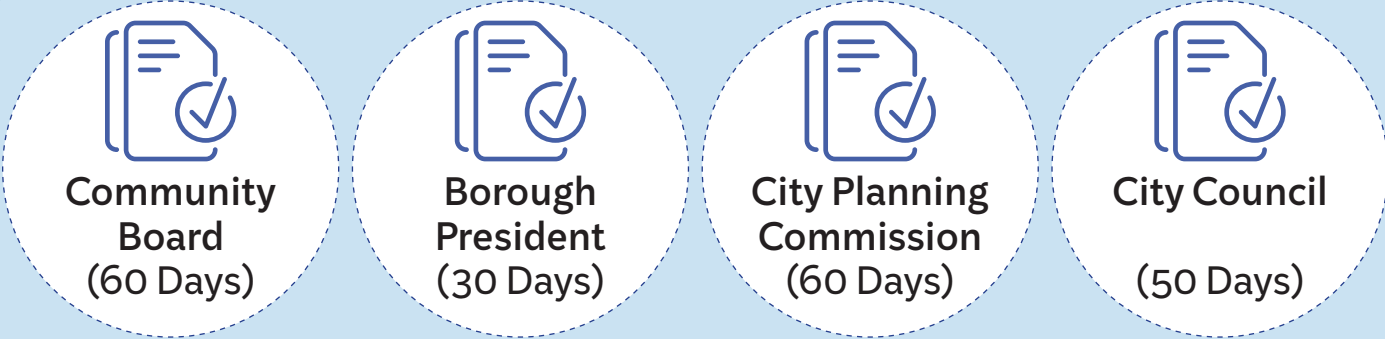


The **City Environmental Quality Review (CEQR)** Process began in **Summer 2024** and we continue to work with partner agencies to determine the projects and policies to accompany these zoning changes.

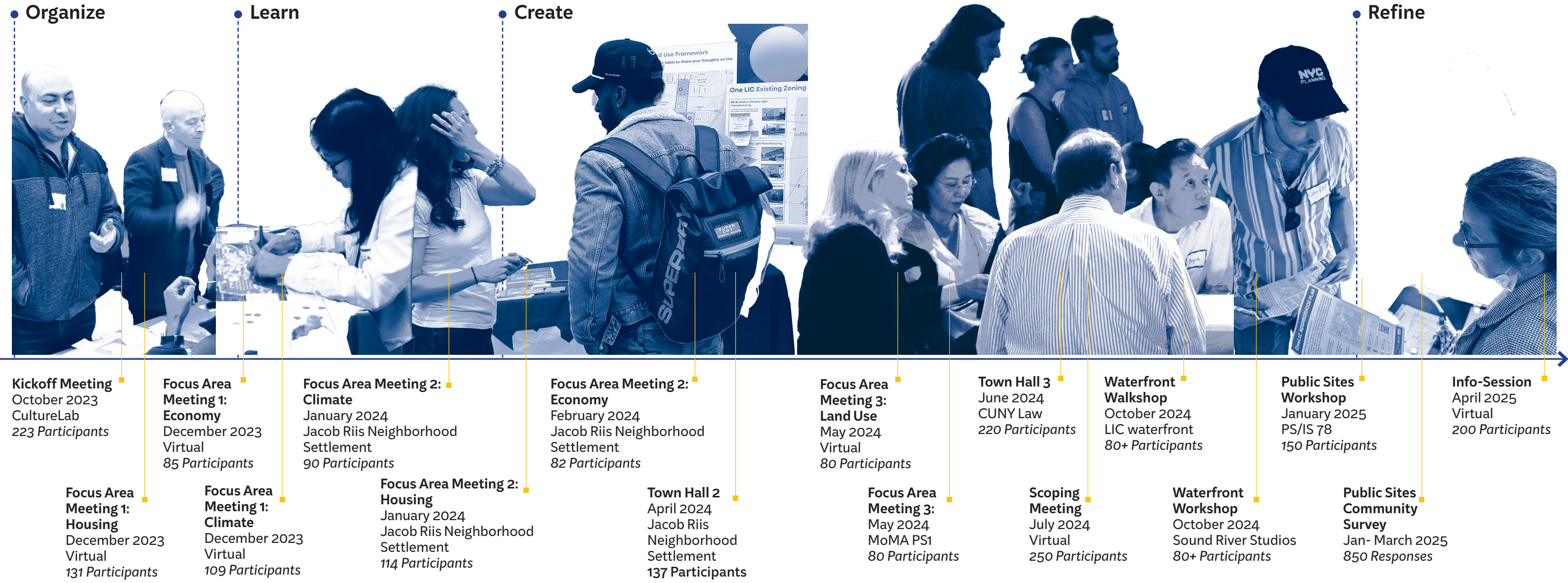
Now, as the OneLIC Neighborhood Plan enters public review, we are releasing the Draft Neighborhood Plan.

While certain aspects of the plan will continue to be developed and refined during public review, this document offers the most comprehensive picture of the plan yet, including the shared goals and corresponding draft strategies.

What's Next?
During public Review, the plan will be reviewed by local community boards, the city planning commission and elected officials.



Engagement Summary



1,278
Comments on
Waterfront

895
Comments on
Community
Resources

791
Comments on
Housing

771
Comments on
Open Space

Why Here, Why Now?

Why Long Island City?

Thanks to its proximity to job centers, and central location within the city, Long Island City is a natural place to allow housing and economic growth. Indeed, across much of the neighborhood, zoning rules have been updated in recent decades to encourage new homes and office space. Yet, in other sections of the neighborhood, including the OneLIC study area, restrictive zoning rules remain largely unchanged.

Why Now?

While land use updates since the 1990s have allowed much of the neighborhood to grow, the OneLIC area has been left unchanged and remains locked in place by decades-old regulations, despite the city’s housing shortage. The OneLIC Neighborhood Plan fills in this “missing piece,” helping to connect the area with the rest of the neighborhood and support its future growth.

With its numerous transportation options and waterfront proximity, the OneLIC area is a well-suited place to encourage more homes, jobs, community facility space, and public waterfront space, and to plan for infrastructure improvements to improve the area’s overall resiliency.

The OneLIC Neighborhood Plan would address neighborhood needs by:

- Requiring permanently affordable, income-restricted housing for the first time in LIC
- Updating the neighborhood’s Waterfront Access Plan to produce more resilient and better-designed public waterfront spaces
- Directing significant investments to enhance the neighborhood infrastructure, community resources, and public space
- Activating large City-owned sites to meet community needs

Recent Long Island City Planning History

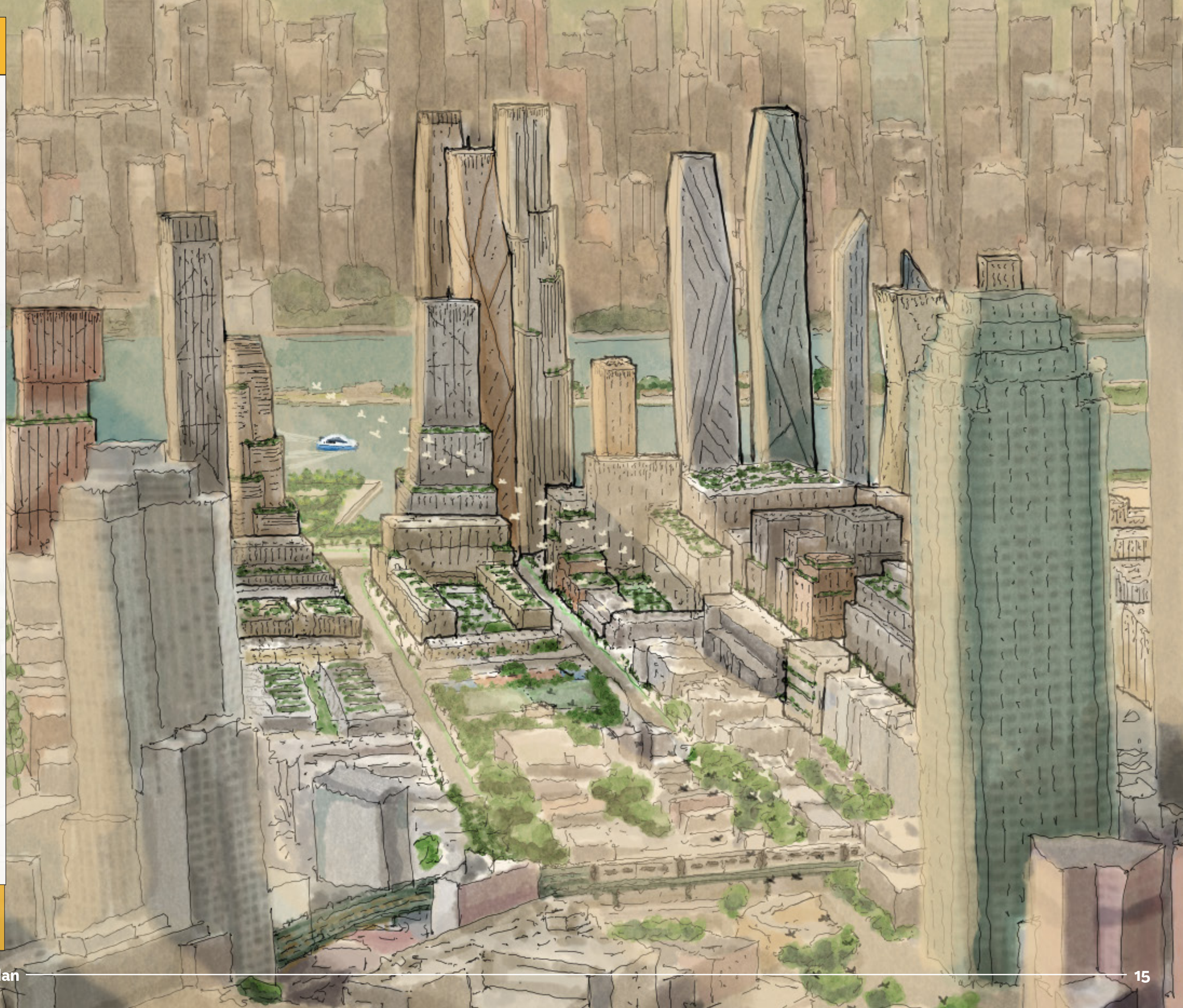


Silvercup Bread factory, Long Island City. Now Silvercup Studios.

- **1990s: New York State Queens West Project**
New York State led the Queens West project to remediate and redevelop former industrial waterfront at Hunters Point South into 4,600 units of housing, and the 12-acre Gantry State Park.
- **Late 1990s to Early 2000s: City-led Rezonings**
City-led rezonings established light industrial zoning districts in LIC’s industrial core; created opportunities for moderate density mixed-use development in Hunters Point; established a Waterfront Access Plan between Gantry Plaza State Park and Queensbridge Park; and increased development opportunities in Court Square through high density mixed-use zoning.
- **2006: Industrial Business Zone**
The City established a portion of LIC’s industrial areas as an Industrial Business Zone, to support industrial jobs and uses, as well as some commercial and community facility uses. New housing is not allowed in these areas as a way to grow and protect industrial jobs.
- **Early 2010s: Hunters Point South**
New York City began developing mixed-use, mixed-income buildings on vacant land in Hunters Point South. Today, 5 out of 7 parcels have been built. They include over 3,000 units of housing, two new schools, a public library, and the 12-acre Hunters Point South Park.
- **Late 2010s: New plans for Anable Basin**
Several privately- and City-led rezoning efforts proposed high-density, mixed-use zoning districts along the Anable Basin waterfront to generate housing, community infrastructure, and waterfront open space. Ultimately, the projects were withdrawn.

Goal 1

Create more housing for people at a range of income levels



Illustrative vision of Long Island City

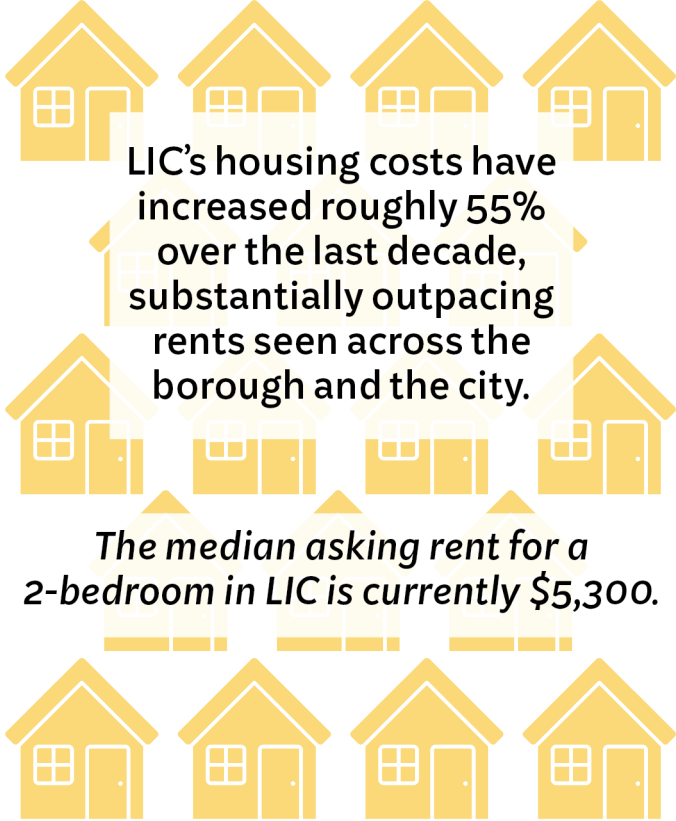
Goal 1: What We Learned

Demand for housing, especially affordable housing, has soared in LIC and surrounding neighborhoods, putting pressure on the existing housing stock.

The rental vacancy rate in Queens is below 1%, even lower than the city’s record-low 1.4% vacancy rate. This is a factor in driving up housing costs: over 40% of LIC households are considered “rent burdened,” meaning they spend more than 30% of their income on housing costs.

Although parts of LIC have seen rapid housing growth, zoning has not required income-restricted affordable housing as a part of this development. Meanwhile, a large portion of the neighborhood - and most of the OneLIC area - is zoned exclusively for manufacturing and does not allow any new housing at all.

The lack of housing options and escalating rents make it harder for people to live in Long Island City and stay in the community long-term.



The City is advancing the final phase of Hunters Point South, a 30-acre waterfront community, including Parcel E, which will have 850-900 homes—at least 60% affordable—alongside retail, community space, and public open space. HPD held a community visioning process for Parcel E in 2024 and will issue an RFP for the site later in 2025.

We Heard Calls For:

- More permanently affordable housing
- Wider range of units to accommodate families with children and older adults
- Preventing displacement of existing tenants and homeowners
- Affordable housing that serves very low-income households, seniors, unhoused families, and individuals with disabilities
- Repairs and improvements to apartments at Queensbridge Houses



Goal 1: What We Are Planning

Update zoning to allow for more housing

Increase permitted residential densities and allow housing in areas where it is not permitted today.

Require that all new housing include a percentage of permanently income-restricted, affordable housing

For the first time in LIC, apply Mandatory Inclusionary Housing (MIH) which requires that 20-30% of homes in new residential buildings are permanently income-restricted and affordable.

Identify additional opportunities for affordable housing

- Develop a 100% income-restricted affordable building with approximately 320 homes on publicly owned site at 44-59 45th Avenue.
- Explore feasibility of income-restricted affordable housing on other public sites.
- Engage private property owners about public programs that finance the construction or preservation of affordable housing.
- Explore ways to incentivize homeownership opportunities.

Strengthen support for existing tenants and homeowners to increase housing stability and prevent displacement

- Proactively work to prevent displacement through HPD Partners in Preservation program that provides tenants at risk of harassment with trainings, support, and access to legal services.
- Support low-income homeowners at risk of displacement through the Homeowner Help Desk, a one-stop shop for homeowners facing deed theft, tax liens, foreclosure and other challenges.

Ongoing Efforts

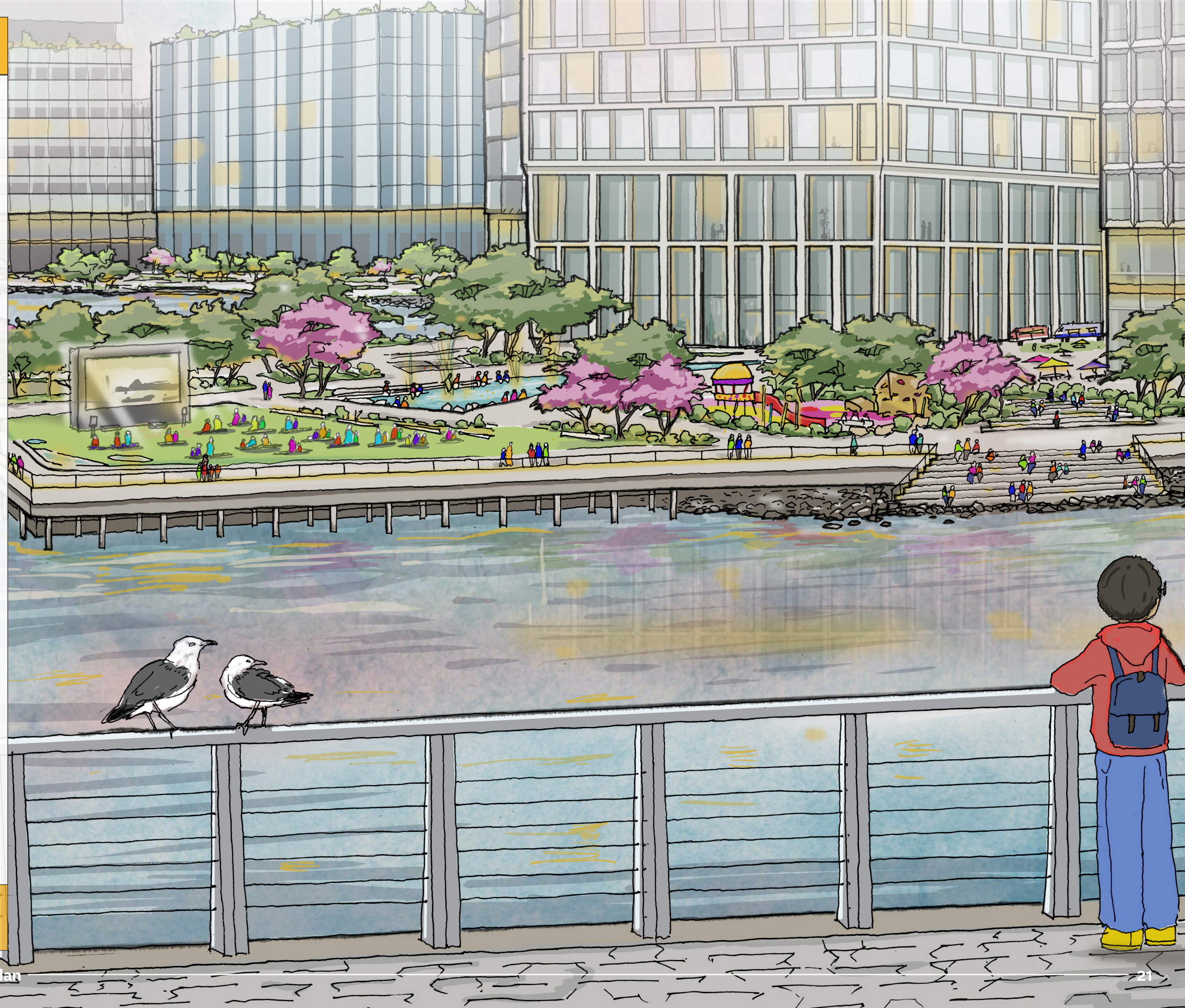
To proactively combat landlord harassment and tenant displacement, the City will launch the **Partners in Preservation** program in Long Island City and Sunnyside later in 2025.

The program will fund local community-based organizations to do tenant organizing, canvassing, and know your rights workshops in rent-regulated and at-risk buildings.



Goal 2

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



Illustrative vision of Anable Basin Waterfront

Goal 2: What We Learned

Long Island City has exceptional waterfront space and public space at Queensbridge Park, Gantry Plaza State Park, and Hunters Point South Park. However, the stretch of waterfront between Gantry Plaza and Queensbridge Park—part of the OneLIC study area—is still largely inaccessible to the public.

While this area has been subject to a Waterfront Access Plan since 1997, none of the privately owned parcels have been redeveloped.

The OneLIC waterfront falls within the Northern Hunters Point WAP, which was established in 1997 and is now outdated. The existing WAP does not include current waterfront public access requirements to enhance the design and resiliency of waterfront spaces.

The OneLIC plan presents an exciting opportunity to craft waterfront regulations that match Long Island City’s character — promoting connectivity, vibrancy, and resiliency across the neighborhood.

LIC’s waterfront location makes the neighborhood vulnerable to coastal flooding. A significant portion of the study area lies within the current FEMA 1% annual chance floodplain, a flood event that has a 1% chance of occurring in any given year. Rising sea levels due to climate change are expected to expand this floodplain, with low-lying shoreline areas projected to face daily tidal flooding by 2080 unless interventions are implemented.

What is a Waterfront Access Plan?

New York City’s waterfront zoning regulations require new, privately-owned developments to include public waterfront spaces that complement the City’s network of public parks. A Waterfront Access Plan adapts standard waterfront zoning regulations for specific site conditions. It is generally developed through a comprehensive planning process that involves the surrounding neighborhood.

Learn More:

See the Waterfront Chapter on pages 58-59 to learn more about DCP’s updates to the Northern Hunters Point Waterfront Access Plan.



October 2024, Waterfront Walkshop, 84 participants

We Heard Calls For:

- Continuous waterfront park space connecting Gantry Plaza State Park to Queensbridge Park.
- More open space, parks, playgrounds, and recreational facilities, and public restroom access in and around the waterfront.
- Enhanced lighting, wayfinding, and publicly accessible gathering spaces in waterfront open spaces.
- Resilient building designs, raised shorelines, and natural features.



Goal 2: What We Are Planning

Increase the amount of open space along Long Island City’s waterfront

Update the Hunters Point North Waterfront Access Plan to require that all waterfront sites contribute to a publicly accessible waterfront that is held to a higher standard of design.

Facilitate vibrant public spaces

Expand opportunities for programming and amenities along LIC’s waterfront by introducing zoning incentives and requirements that are tailored to the unique conditions along this stretch of waterfront.

Create a resilient waterfront community with multiple lines of defense

- Elevate open space along the shoreline to address sea level rise and promote soft shorelines where feasible through updated zoning.
- Require that new streets be raised to mitigate flood risk
- Require new buildings to meet high flood resiliency standards set by NYC Building Code, and utilize existing zoning incentives that encourage buildings to future-proof.
- Plan for long-term coastal protection and work with local, state, and federal partners to ensure that future projects are responsive to local priorities and conditions.

Ongoing Efforts:

Following Hurricane Sandy in 2012, NYC has adopted rigorous citywide standards to help protect buildings and communities against coastal storms and flooding.

Key strategies include:

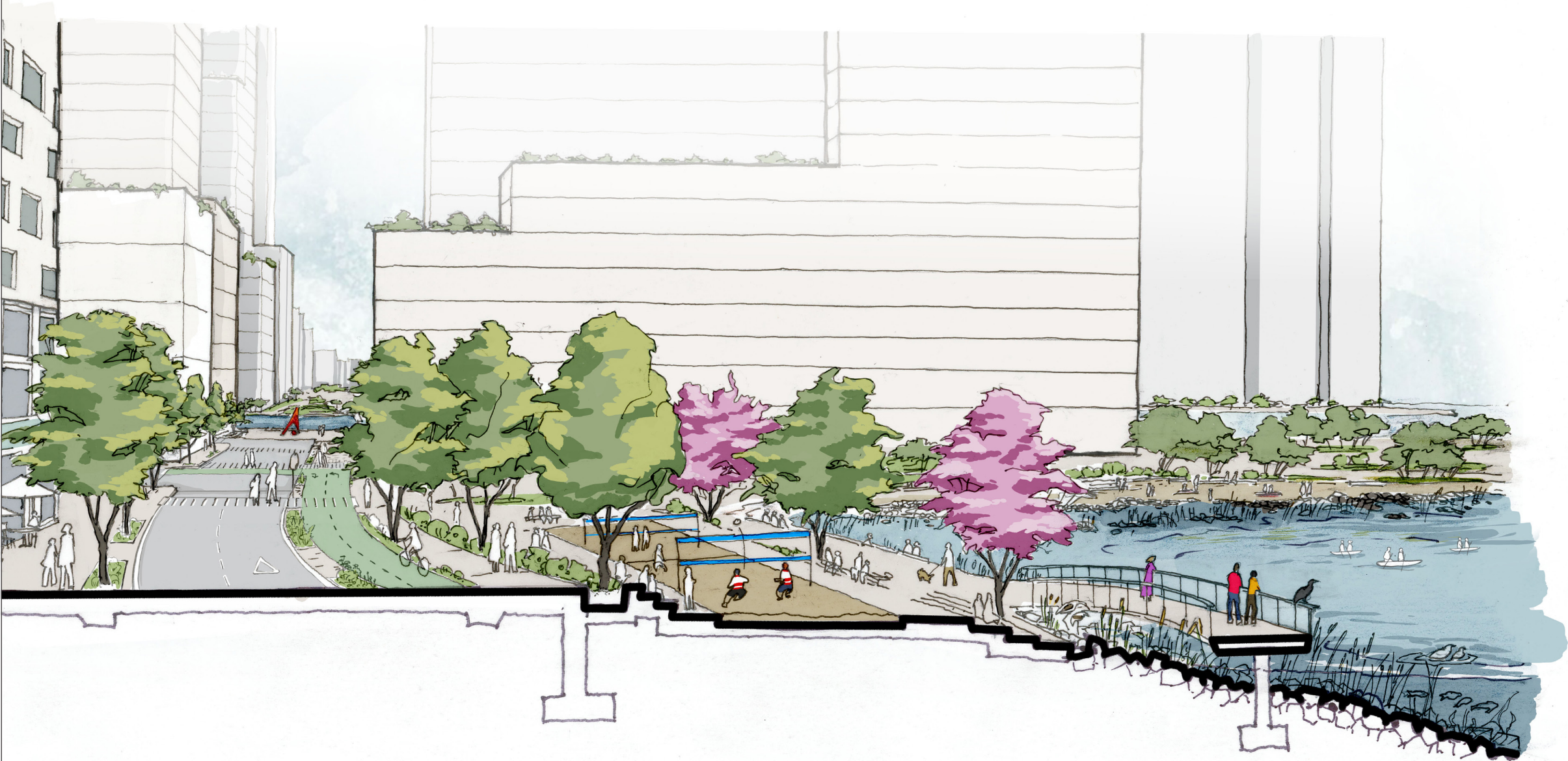
- Flood-resilient construction standards under Appendix G of the Building Code.
- Zoning for Coastal Flood Resiliency and City of Yes for Carbon Neutrality helped buildings withstand climate impacts.
- The Unified Stormwater Rule promotes on-site stormwater management and reduces flooding.

These citywide measures provide an important foundation for resilient neighborhood planning in Long Island City and beyond.



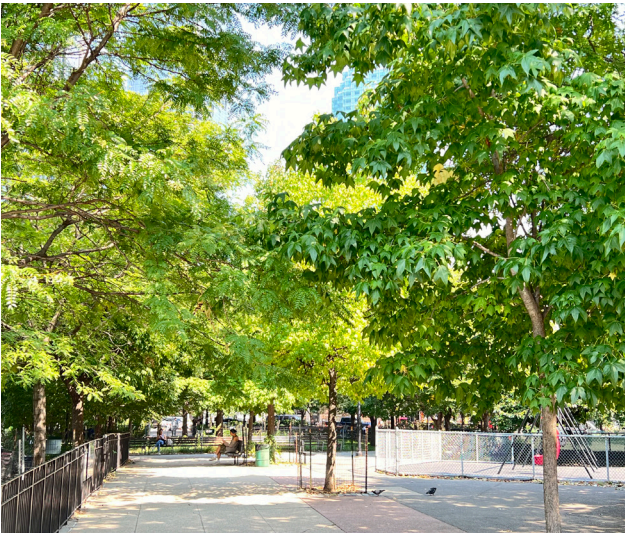
Goal 3

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



Illustrative vision of a sectional perspective of East River Waterfront

Goal 3: What We Learned



Open Space

OneLIC area contains only two inland open spaces: 12th Street Glacial Erratic, an open street, and Gordon Triangle, a plaza at the intersection of 44th Drive and Vernon Boulevard.



Urban Heat Island

Parts of the Industrial Business Zone can be up to eight degrees hotter in the summer than the citywide average.



Schools

Long Island City is home to approximately 20 schools, many of which are overenrolled or nearing full capacity.



Stormwater Flooding

Due to Long Island City's waterfront location and low-lying areas, the neighborhood is at risk of severe stormwater flooding. Recent intense rain events have led to street-level flooding and sewer backups.



Queensbridge Houses

Since 2017, \$66 million has been committed to upgrades to NYCHA's Queensbridge Houses, safety and security, waste management, playgrounds, heating, roofs, elevators, and energy efficiency. However, NYCHA continues to face repair needs. NYCHA is pursuing and innovative ways to fund the building and apartment upgrades that residents deserve.

We Heard Calls For:

- More schools seats throughout the system.
- New and better-maintained open spaces, especially within the inland area.
- Shared recreation spaces and schools partnerships, including support for Open Streets.
- Infrastructure to reduce flooding and sewer backups during rain events, and mitigate heat.
- Sustainable and resilient developments.



Goal 3: What We Are Planning

Expand and improve neighborhood parks and public spaces

- Establish zoning incentives that encourage new developments to include new public spaces—especially near the LIC Core and Queens Plaza.
- Invest in existing neighborhood parks and “in-between” spaces such as areas around bridges and ramps.
- Support programming like Open Streets to activate public spaces throughout the neighborhood.

Create cooler streets and public spaces

- Identify gaps in existing tree canopy to guide tree-planting efforts.
- Provide shading structures and cooling features on sidewalks and open spaces.

Reduce flooding and sewer backups during rain events

Use stormwater management strategies and invest in infrastructure to reduce neighborhood flooding and sewer backups during rain events. New buildings will be required to comply with the City’s recently updated *Unified Stormwater Rule*.

Encourage creation of new public schools

- Create zoning floor area exemptions to encourage in new buildings to include schools.
- Continue to work with SCA to address school seat needs by building new school facilities.
- Continue to refine space needs and design parameters for potential new school on city-owned site in addition to working with private site developers.

Expand library resources

Expand library resources including the reopening of Court Square Library.

Partner with residents to explore ways to improve quality of life at Queensbridge Houses

- Support increased access to fresh affordable foods at Queensbridge Houses.
- Foster public safety through crime mitigation strategies within Queensbridge Houses and the community at large.
- Increase connectivity between Queensbridge and the rest of the neighborhood through a continuous, connected waterfront.

Goal 3: Ongoing Initiatives

NYC Parks is currently enhancing key parks in Long Island City:

- **Queensbridge “Baby” Park**, now under construction at Vernon Blvd and the Greenway, will feature seating, decorative games, a ping pong table, chess-friendly bistro tables, and new lawns.
- **Queensbridge Park** has received \$12 million for upgrades, including a walking track, better sports fields, and flood mitigation.
- The Parkhouse at **Murray Playground** is being reconstructed, including a restroom as well as maintenance space for the Parks Department
- **Court Square Park** will get new seating, lighting, and landscaping.



Queens Public Library, Court Square:

Queens Public Library (QPL) is set to open a new branch at the 5PointzLIC residential complex at 22-44 Jackson Ave near Court Square. Design work for the 5,000 square foot library space is expected to be completed Spring 2025, followed by approximately two years of construction.



SCA’s current Capital Plan includes funding for 3 schools in LIC Study Area that would provide approximately 1,693 school seats:

- **Q341**, an elementary school to be located at 1-55 54th Avenue, is anticipated to open for the 2027/2028 academic year.
- **Q508**, a 547-seat elementary school to be located at 23-10 43rd Avenue, is anticipated for 2028/2029 academic year.
- **Q638**, a potential school located at 44-59 45th Ave.



Greener Buildings, Cooler Public Spaces:

- All new apartment buildings in NYC must retain stormwater on-site with green infrastructure and plant street trees.
- The City is also responding to extreme heat with cooling centers, spray showers, and programs like HEAP to help residents stay cool.
- Most new buildings will require green or solar coverage per Local Laws 92 and 94.
- NYC is expanding its tree canopy—especially in heat-prone areas. In LIC, recent upgrades to Court Square Park have added shade and cooling features.



Goal 4

Support the diversity and vitality of Long Island City’s unique and thriving economy



Illustrative vision of 44th Ave and 12th Street Plaza

Goal 4: What We Learned

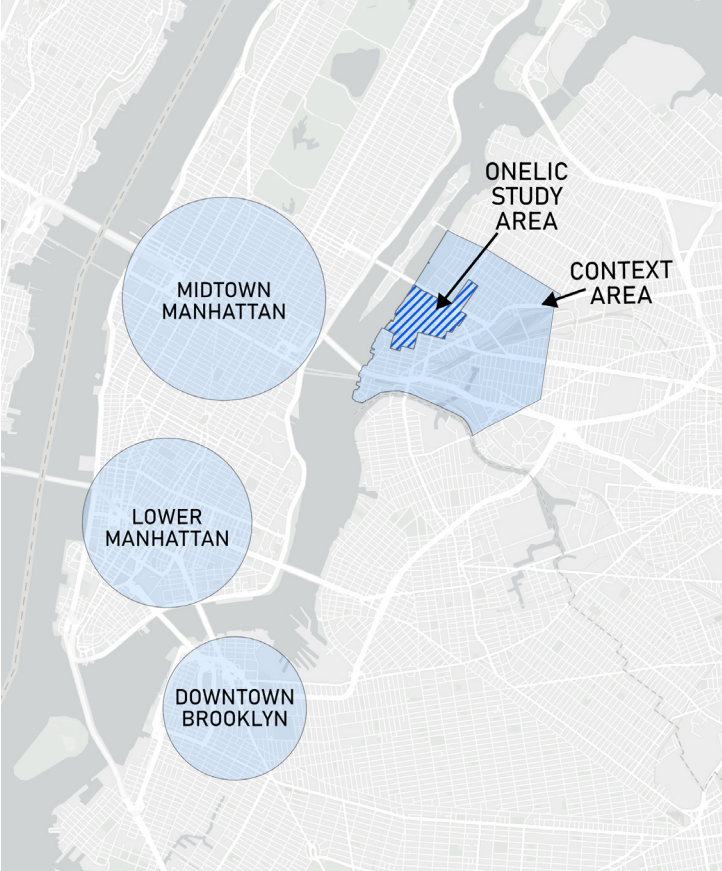
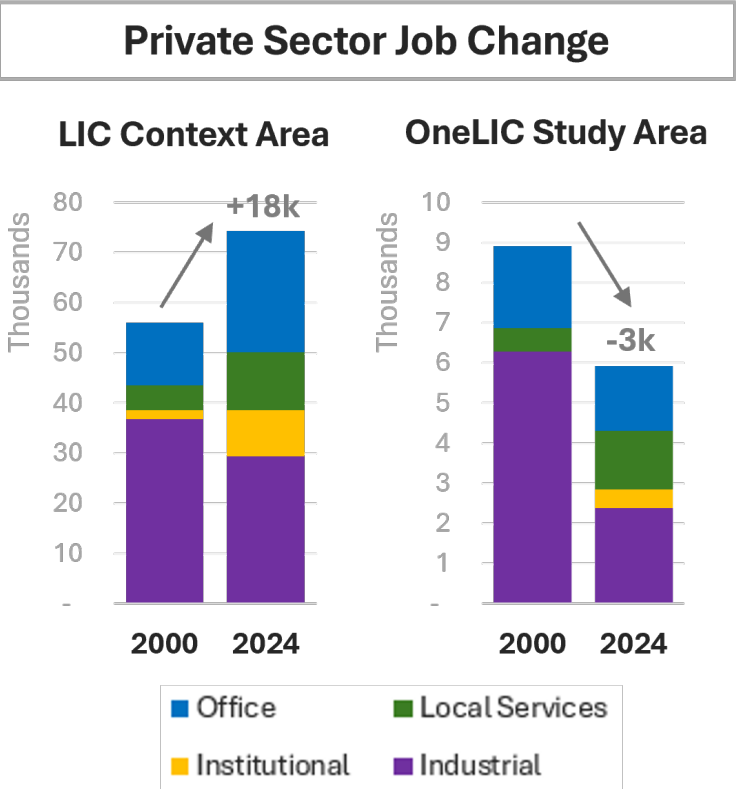
Long Island City (LIC) is one of NYC’s largest business districts, only behind Midtown Manhattan, Lower Manhattan, and Downtown Brooklyn. LIC’s proximity to those areas, transit access, and road infrastructure make it ideal for industry and a growing office sector. A series of rezonings since the 1990s has enabled higher density mixed-use development, fueling both commercial and residential growth.

The OneLIC study area has so far missed out on this growth, largely due to zoning restrictions.

LIC gained over 18,000 private sector jobs from 2000 to 2024, while the OneLIC study area lost 3,000 jobs over the same period. As the job landscape diversified, the industrial sector was more adaptive and resilient outside the study area: As the study area saw job losses across all industrial subsectors, LIC losses in manufacturing employment were offset by +155% growth in transportation and warehousing.

The office sector has boomed over the last two decades in LIC, with +94% employment since 2000. Most of this growth has been outside the study area, as new commercial towers etch the LIC skyline.

Population growth in LIC has driven Local Services employment in the OneLIC study area, increasing demand for food, drink, and entertainment businesses, leading to a 148% increase in Local Services employment.



LIC is also a cultural center, with 2,000+ creative sector jobs, major institutions like PS1 and Sculpture Center, and a robust network of film studios, galleries, and maker spaces housed in repurposed industrial lofts. Creative economy jobs are particularly concentrated in the OneLIC study area, where they account for 9% of total jobs.

We Heard Calls For:

- Expanded access to local jobs for area residents.
- More support for small businesses wishing to start or grow in LIC.
- More partnerships with organized labor and more focus on green jobs and green infrastructure for historically disinvested communities.

Regarding LIC’s creative economy:

- Promoting LIC as a destination for arts and culture.
- Expanding access to affordable studio space.
- Supporting the community to self-organize and collaborate.



Goal 4: What We Are Planning

Support growth of the area’s manufacturing and light-industrial businesses

- Apply higher-density mixed-use districts created through City of Yes for Economic Opportunity that allow business to expand their operations in place rather than having to relocate outside of the area to expand.
- Allow community facilities alongside a wider range of commercial and industrial uses.
- Work with partners to ensure that businesses are aware of the tax incentives and other financial supports available to them.

Improve pedestrian experience

- Require new and renovated buildings to improve the streetscape and facilitate a better pedestrian experience.
- Study curbside usage (e.g. parking, loading) to better balance needs of different users (pedestrians, businesses, residents).

Support small businesses and the local creative community

- Connect small businesses to City programs to help them start, operate, grow, and address resiliency needs.
- Increase opportunities for the local creative community to develop public art.

Ongoing Efforts:

Industrial Plan:

The NYC Industrial Plan will create NYC’s first comprehensive framework to guide the growth of a modern, sustainable industrial economy and industrial areas. The plan will be finalized by December. To learn more and get involved, visit nyc.gov/industrialplan

NYC Create in Place:

Recently launched by DCLA, NYC Create in Place helps cultural and creative organizations thrive by providing funding, legal and technical support, and connecting artists with studio space. This program is especially vital in Long Island City, a hub for artists and creative industries.



Goal 5

Make it easier for Long Island City residents to access neighborhood resources and amenities



Illustrative vision of 44th Drive and 21st Street

Goal 5: What We Learned

Public Transportation



Long Island City benefits from its central location and numerous public transportation options, but more can be done to ensure that all residents can easily access the places, programs and resources they need.

We Heard Calls For:

- Improving the reliability, frequency, and accessibility of subways, regional rail, and buses.
- Completing the Western Queens Waterfront Greenway, a continuous protected multi-modal path along the waterfront, and improving pedestrian safety and accessibility.
- Utilizing City-owned sites for programming of various community-oriented services.
- Improving food access and public safety in LIC.



Community Services



Many of Long Island City’s essential community services - like libraries, youth programs, senior centers, and neighborhood safety initiative - are located outside of, or north of, the OneLIC study area.

Goal 5: What We Are Planning

Make it easier to walk, bike, and use transit

- Improve pedestrian safety, implement traffic calming measures, and expand bike infrastructure, including new bike routes and protected bike lanes.
- Improve the reliability and frequency of bus service through the ongoing Queens Bus Network Redesign and upgrade bus stops to be ADA compliant.

Create a better street network, improve waterfront access, and enhance neighborhood resiliency

- Connect 44th Avenue with 44th Drive at its intersection with 5th Street via a new street by the waterfront.
- Improve 45th Avenue to support better access.
- Rebuild the street end to the west of 44th Drive and 5th Street to facilitate a more continuous waterfront open space.
- Identify where future streets will need to be elevated in order to improve area-wide resiliency.

Ongoing Efforts:

Public Transit Improvements:

- The Queens Bus Redesign, launching in mid-2025, will make buses faster, more reliable, and easier to use. In LIC, new routes on 44th Dr and 21st St will improve connections.
- Meanwhile, the MTA is enhancing subway accessibility, adding elevators at Queensboro Plaza, ramps at Court Square (E,M), and escalators at 21st St-Queensbridge—steps toward a fully ADA-accessible system by 2055.

Micro-mobility Improvements:

- Vision Zero is a citywide initiative to end deaths and serious injuries in traffic by improving the design of streets and intersections. DOT is working to improve street safety around Queens Plaza, Queens Boulevard, 21st Street, and 47th Avenue.
- The Western Queens Waterfront Greenway, part of greenway expansion plan announced in October 2023, will close gaps in cycling routes from Long Island City and Astoria to East Elmhurst and College Point.



Introduction to Zoning

What is Zoning?

Zoning is a set of rules that tell us what can be built, including the height and size of buildings and where they can go. In NYC, zoning divides land into categories based on use: residential districts for homes, commercial districts for shopping and services, manufacturing districts for making, storing, and shipping goods, and community facilities for libraries, medical centers, cultural institutions, and places of worship.

Zoning Key Terms

Zoning District: Refers to the area of the city within which zoning regulations govern land use and building bulk

Residential District: Refer to areas with housing

Commercial District: Refers to areas with business activity

Manufacturing District: Refers to areas with industrial and commercial activity

Bulk: Refers to are the combination of controls (lot size, floor area ratio, lot coverage, open space, yards, height and setback) that determine the maximum size and placement of a building on a zoning lot.

Uses: Refers to the any activity, occupation, business or operation that may be conducted within the building or lot of land

Floor Area Ratio: Refers to how much floor area can be located on a zoning lot. It is one of the principal means of regulating the size of buildings

Setbacks: Refers to the portion of a building that is set back above the base height (or street wall or perimeter wall) before the total height of the building is achieved.

Special Purpose District: The regulations for special purpose districts are designed to supplement and modify the underlying zoning in order to respond to distinctive neighborhoods with particular issues and goals.

Mandatory Inclusionary Housing (MIH): When an area is zoned for Mandatory Inclusionary Housing, a share of all new housing must be permanently set aside for income-restricted, affordable housing.

Waterfront Access Plan (WAP): A waterfront access plan tailors waterfront bulk regulations and public access requirements to the specific conditions of a particular waterfront. Development of individual waterfront parcels governed by the plan triggers a requirement to build and maintain public access areas in accordance with the WAP.

What Zoning Can Do

Zoning is a set of rules that controls the size & use of new buildings and how existing buildings can be changed.

Regulate Use



Zoning decides how land and buildings can be used. It creates different areas for specific purposes like housing, commercial, community facilities or industrial. Zoning also tells us what activities are allowed in different parts of a building.

Encourage Affordable Housing & Public Amenities



Zoning can encourage income-restricted affordable housing and public amenities in exchange for more density or taller buildings.

Building Size and Site Design



Zoning controls height, setbacks, and the density of new buildings.

What Zoning Can't Do

Require Existing Buildings to Change



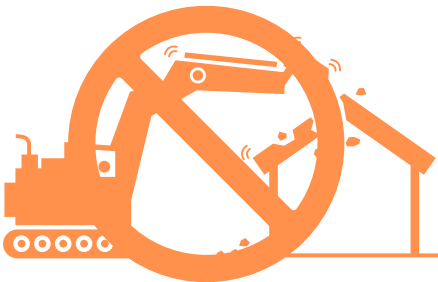
Zoning can't require existing buildings to change to the new rules.

Locate Certain Businesses in a Building



Zoning can't require certain businesses to locate into a building.

Tear Down Buildings



Zoning can't tear down buildings or take them from private owners.

Summary of Zoning Proposal

Update zoning to encourage new housing, require affordable homes, promote job growth, expand community facility space, create new open space and improve the public realm:

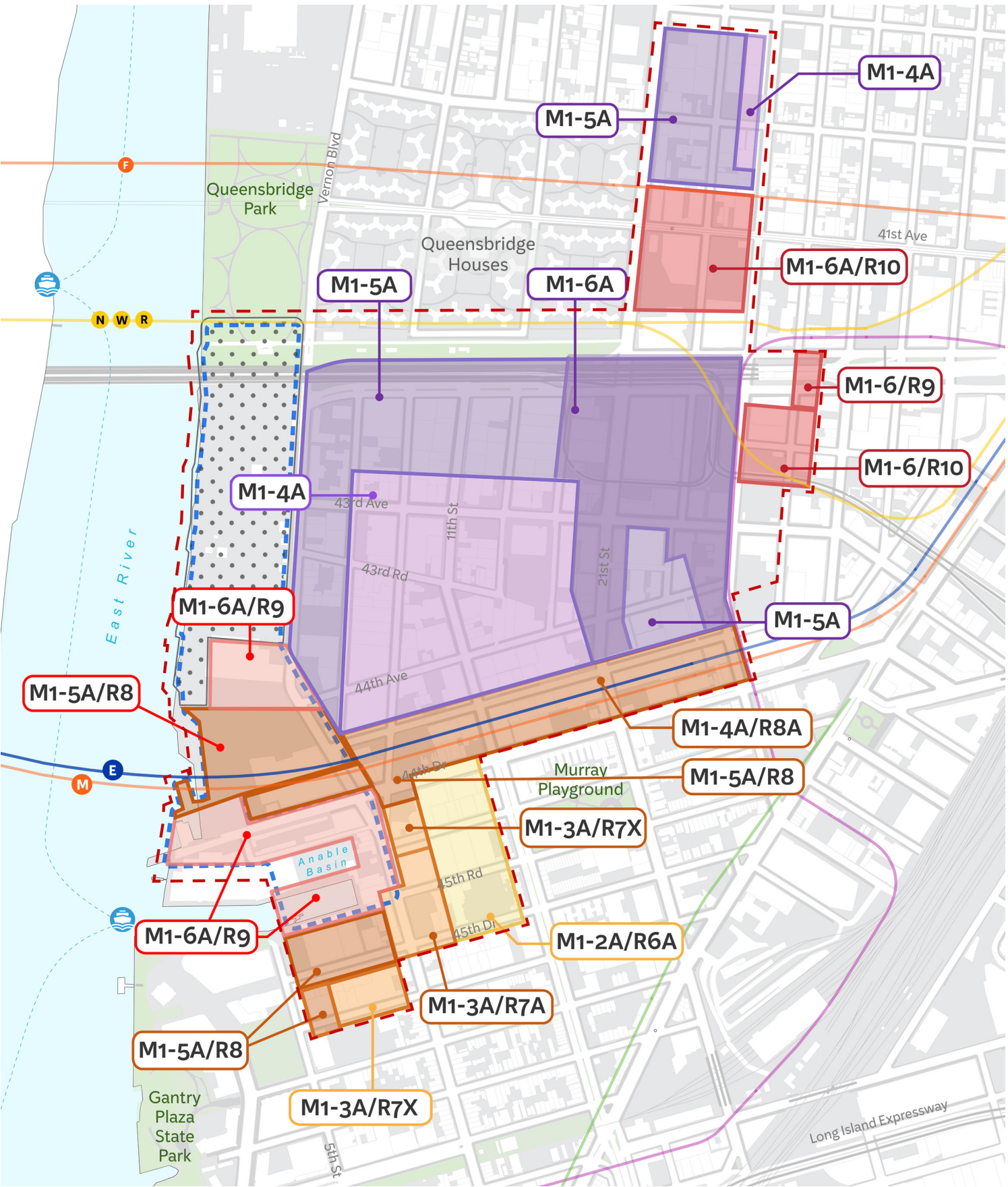
- Update zoning to allow more housing along side industrial, commercial, and community facility uses.
- Implement Mandatory Inclusionary Housing for the first time in LIC, so 20-30% of new homes are permanently income-restricted and affordable.
- Create incentives to expand the neighborhood’s open space network.
- Establish new streetscape rules to improve sidewalk conditions
- Encourage new buildings to include schools.
- Update Northern Hunters Point Waterfront Access Plan to enhance coastal resiliency, design requirements, and waterfront amenities.
- Encourage building forms that relate to waterfront and complement LIC’s established waterfront community.
- Increase permitted density in industrial areas to encourage business and job growth.

Modify boundaries of Long Island City Special District to include OneLIC Study area and establish:

- **Mandatory Inclusionary Housing** in all areas where residential density is increased.
- **Floor Area Exemption** to encourage creation of new school space in new buildings.
- **Streetscape regulations** to enhance walkability and vibrancy by requiring street trees and active ground floor uses, increasing transparency requirements along key commercial corridors, and limiting curb cuts to maintain sidewalk continuity.

Some zoning provisions are applicable across the OneLIC study area while others apply in specific subareas to address unique conditions.

Proposed Zoning Districts

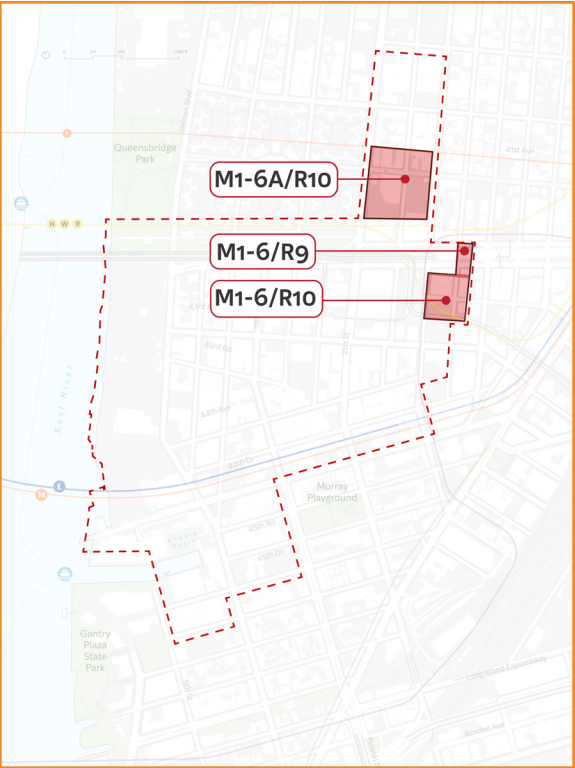


LIC Core & Queens Plaza Zoning

Increase density near transit while matching the existing neighborhood character to the north of the study area.

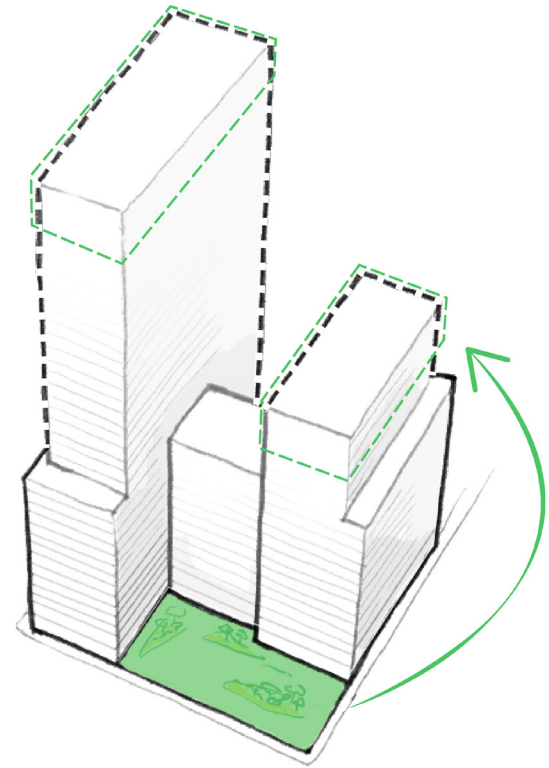
Based on the area’s proximity to public transit, wide streets and neighboring buildings of similar sizes, the OneLIC plan would map a high-density mixed-use M1-6/R10 district between Queens Plaza South and 41st Avenue. This would generate significant mixed-use development close to public transit alongside neighborhood-serving commercial and industrial uses.

M1-6/R9 and M1-6/R10 districts near Queens Plaza will match the surrounding density in Court Square. These districts will increase the amount of housing and job generating uses that can be built in this area, while requiring 20-30% of all new units be set aside as permanently income-restricted affordable housing through Mandatory Inclusionary Housing.



Open Space Bonus

M1-6/R9, M1-6/R10, and M1-6A/R10 districts will also include an open space floor area bonus. By incentivizing open space with clear design standards and requirements for quality, functionality, and amenities, this mechanism would improve navigation and wayfinding in the areas around Queens Plaza, improving connectivity and expanding the area’s open space network.



Zoning Chart

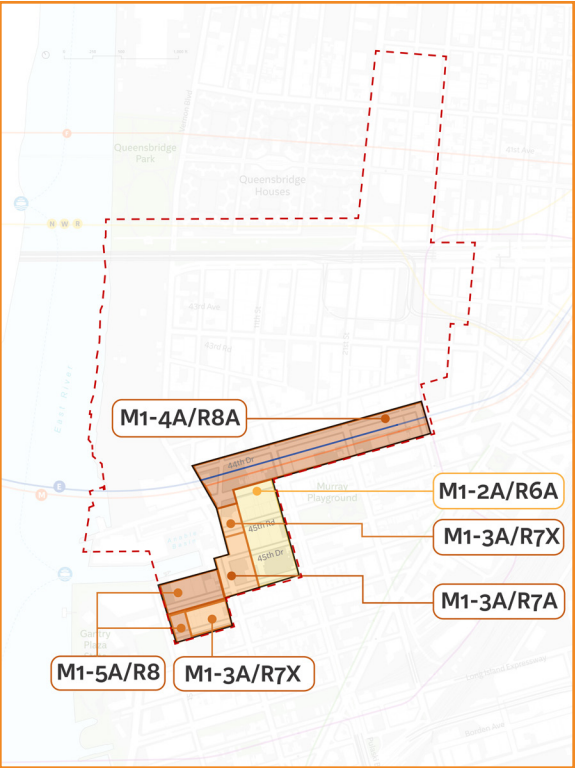
Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
M1-6 R9	8.0	10.0	15.0	15.0
M1-6A R10	12.0	10.0	8.0	8.0
M1-6 R10	12.0	12.0	12.0	12.0

South Zoning

Support residential growth and the creation of affordable housing while matching the existing neighborhoods to the south.

Rezoning from low-density industrial to higher-density mixed-use districts will create new housing opportunities where none currently exist. The new zoning allows the City to map MIH, which will require new buildings to provide 20-30% of units as permanently income-restricted affordable housing. Enhanced standards for pedestrian infrastructure will also improve connectivity and the public realm along key corridors.

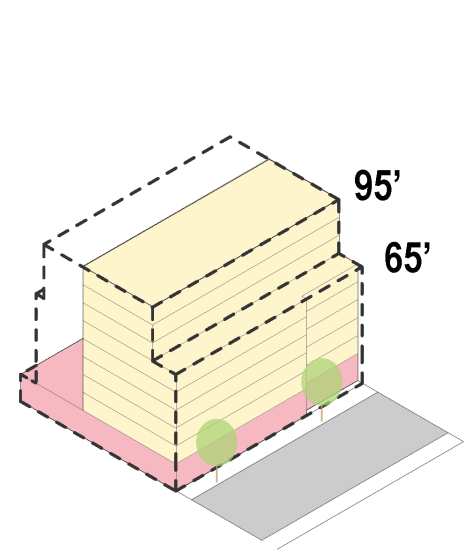
Near 44th Drive, medium density districts (M1-3A/R7A, M1-3A/R7X, M1-4A/R8A, and M1-5A/R8) will allow for residential growth, require affordable housing through MIH, and align with the surrounding Hunters Point neighborhood. The highest densities are proposed along wide streets and near transit. These zoning changes, paired with updated streetscape regulations, will enhance the experience for pedestrians, cyclists, and public transit riders along 44th Drive and Vernon Boulevard.



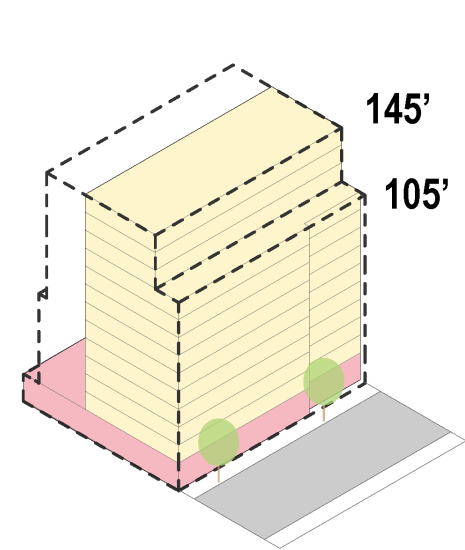
Illustrative view of Gordon Triangle from intersection of 44th Drive and Vernon Blvd



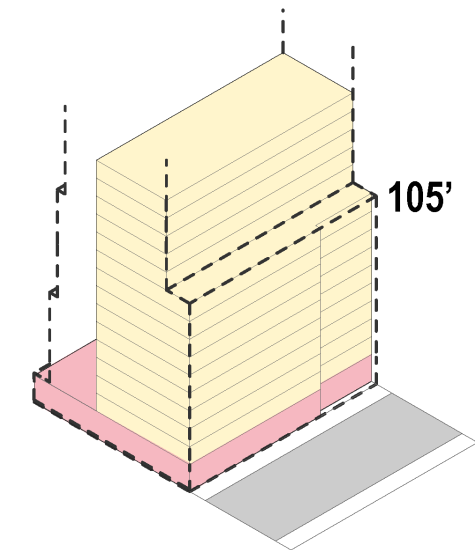
M1-2A/R6A



M1-3A/R7X



M1-5A/R8



Zoning Chart

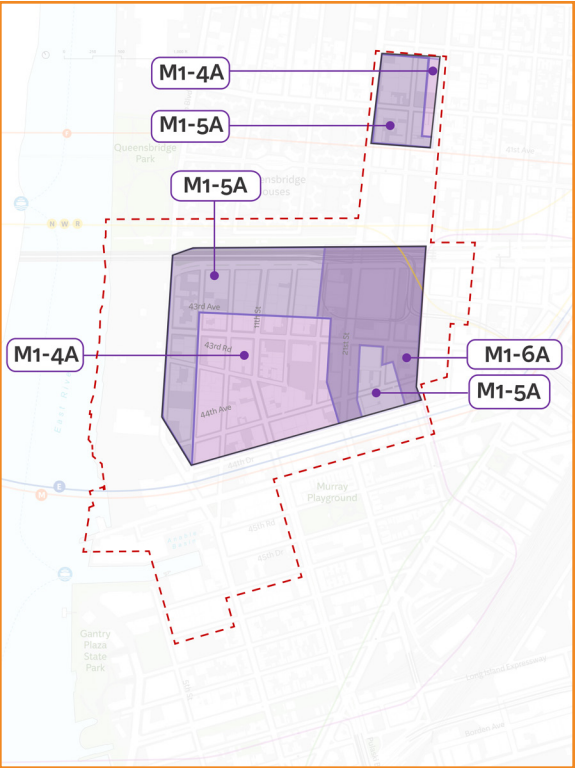
Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
M1-2A R6A	3.9	3.0	3.0	3.0
M1-3A R7A	5.0	4.0	4.0	4.0
M1-3A R7X	6.0	5.0	4.0	4.0
M1-4A R8A	7.2	6.5	5.0	5.0
M1-5A R8	7.2	6.5	6.5	6.5

Industrial & Commercial Zoning

Encourage job growth by preserving and increasing density of the existing industrial hub in Long Island City.

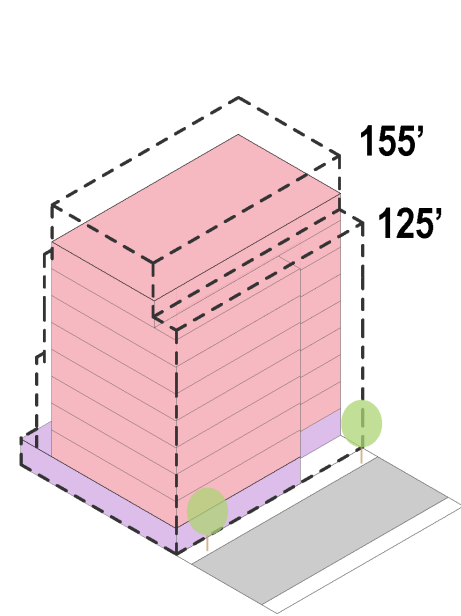
To support existing economic hubs and encourage new job-generating uses, the OneLIC plan proposes M1-4A, M1-5A, and M1-6A districts throughout the IBZ. These districts will increase industrial density in an area where industrial uses are concentrated today, while continuing to prohibit residential development, consistent with citywide IBZ policy. The highest densities are proposed closest to Queens Plaza to bring new jobs closest to transit and act as a transition from the existing context towards the waterfront.

These districts enable the development of job-intensive, loft-style buildings—a form not allowed under current zoning—and are designed to foster industrial and commercial growth in sectors like offices, film production, food production, and other emerging industries. This area will also customize streetscape regulations to improve the experience for pedestrians, cyclists and/or public transit users along north/south corridors (i.e. 21st St and Vernon Blvd) and main connections to the waterfront (i.e. 43rd and 44th Ave).

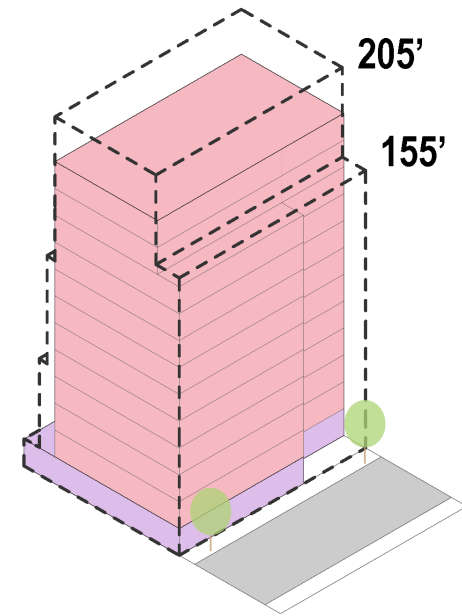


Illustrative view of 44th Avenue and 12th St

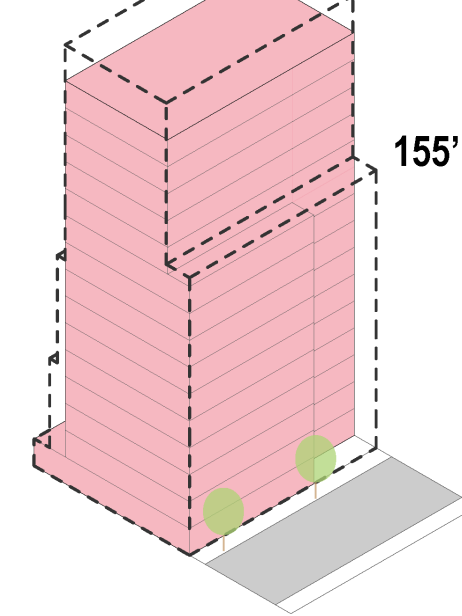
M1-4A



M1-5A



M1-6A



Zoning Chart

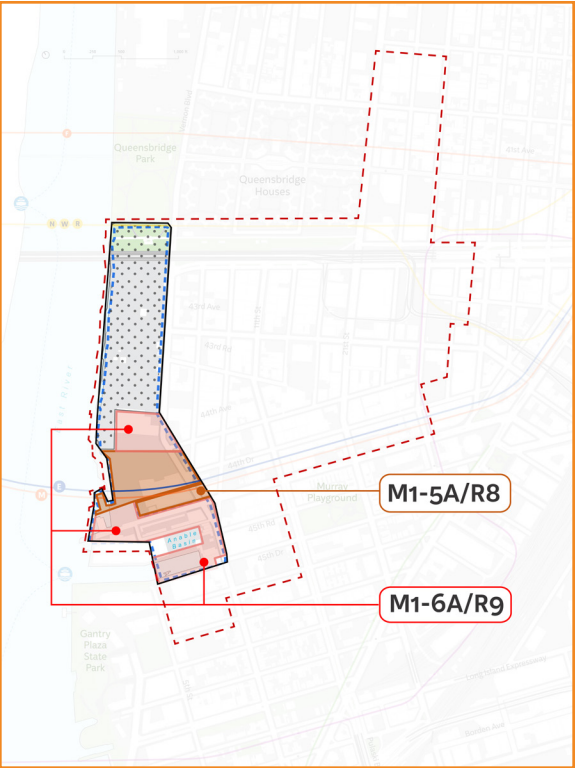
Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
M1-4A	N/A	5.0	5.0	5.0
M1-5A	N/A	6.5	6.5	6.5
M1-6A	N/A	8.0	8.0	8.0

Waterfront Zoning

Encourage waterfront development to generate open space and a mix of uses.

The proposed zoning changes would grow LIC’s waterfront community and seek to unify neighbors south of Anable Basin with those north of the Queensboro Bridge. Zoning changes will encourage redevelopment along the waterfront and require new developments to provide public amenities such as waterfront open space, improved streets, and affordable housing. New developments will also be required to be built to a higher resiliency standard—helping make the neighborhood more resilient to future climate risks.

The proposal includes rezoning several waterfront sites around Anable Basin from a low-density manufacturing district to high-density mixed-use districts (M1-5A/R8 and M1-6A/R9). This could generate a significant amount of housing where it is not permitted today. Under MIH, all new housing will be required to set aside 20-30% of units to be permanently income-restricted affordable housing.

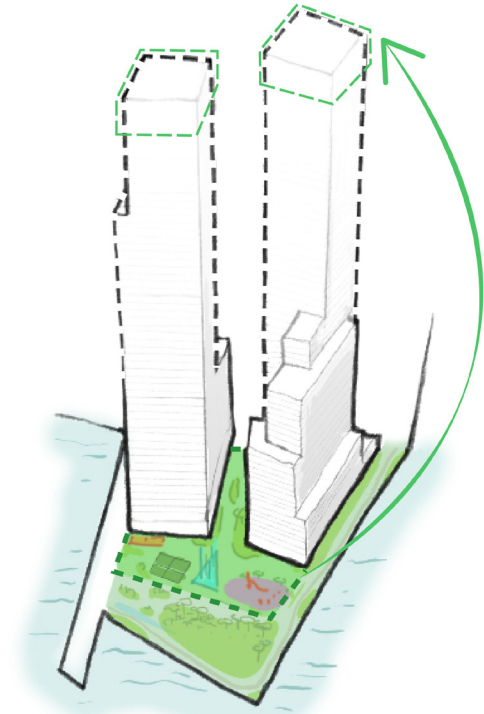


Illustrative view of Vernon Boulevard and 45th Avenue

Waterfront Open Space Bonus

These mixed-use districts would encourage a variety of uses and enable this area to bring exciting neighborhood amenities, such as new restaurants, grocery stores, daycare centers, and schools, to both new and existing residents. Developments will also be incentivized to expand the amount and quality of open space they provide through a floor area bonus.

This zoning mechanism would bring a diverse array of active open space amenities to make sure that there is something for everyone along this continuous stretch of waterfront open space from Queensbridge Park all the way south to Newtown Creek.



Zoning Chart				
Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
M1-5A R8	7.2	6.5	6.5	6.5
M1-6A R9	9.0*	8.0	8.0	8.0

* Max Residential FAR when open space bonus is applied

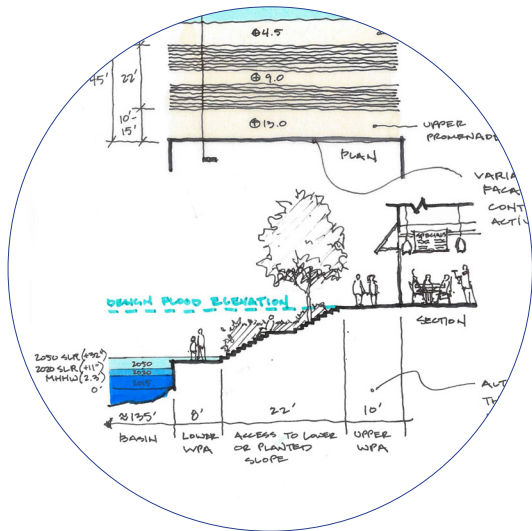
Waterfront Access Plan Proposal

What would the proposed Waterfront Access Plan do?



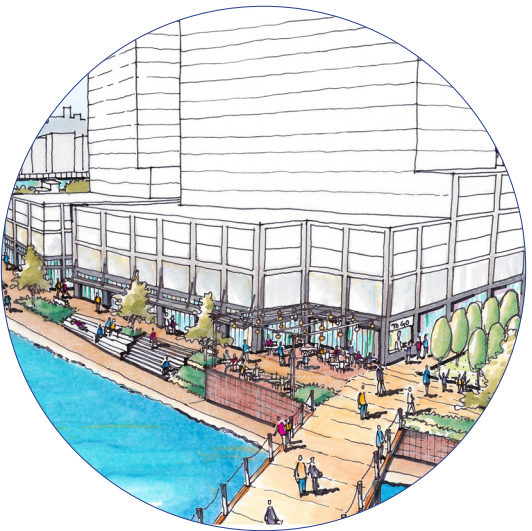
Expand and Improve Public Space Amenities

- Require all waterfront parcels to dedicate at least 20% of the lot area for waterfront public access, aligning the Northern Hunters Point WAP with today's citywide standard.
- Introduce an open space bonus to encourage larger open spaces with more active open space amenities.
- Require that additional open spaces include community-preferred amenities identified during OneLIC's engagement, such as active recreation, multi-purpose spaces, and boat launches.



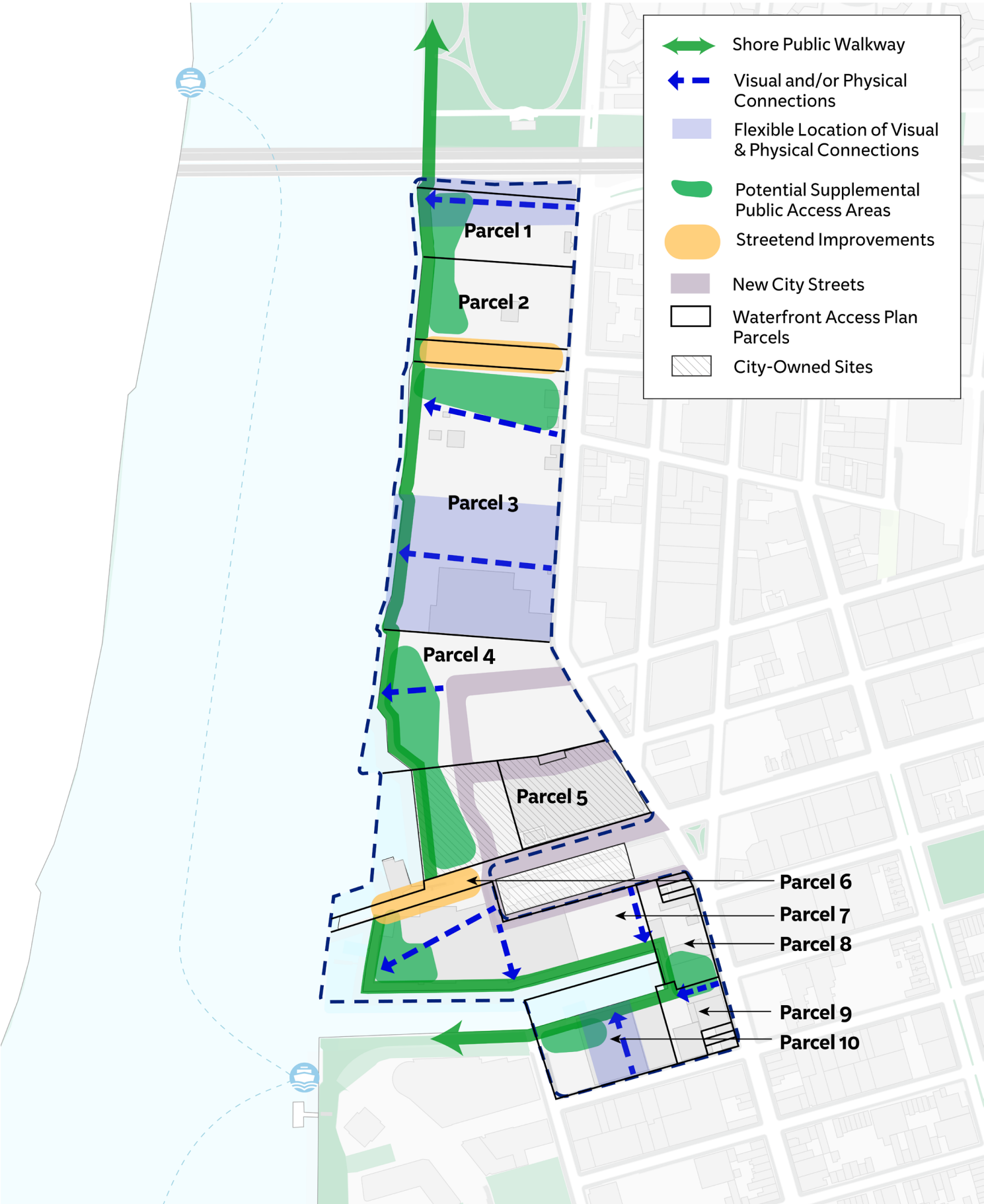
Create a Resilient Waterfront Community

- Require waterfront spaces to include flood resiliency measures, such as raised walkways and adapted shorelines.
- Support diverse shoreline designs that improve area-wide storm resiliency, such as rip-rap revetments, living shorelines and constructed wetlands, bulkheads, and seawalls.
- Coordinate regulations with other resiliency improvements, such as elevation of new (or rebuilt) streets.
- Encourage diverse plantings to reduce stormwater impacts.



Facilitate Vibrant Public Spaces

- Allow for range of esplanade conditions that facilitate a strong relationship between the ground floor of buildings and public open space.
- Balance planting with areas for gathering and relaxing
- Enliven waterfront open space with complementary ground floor uses.
- Introduce regulations to limit the length of blank walls
- Provide varied seating areas and types, and ensure that open spaces are universally accessible



Transforming City Owned Sites

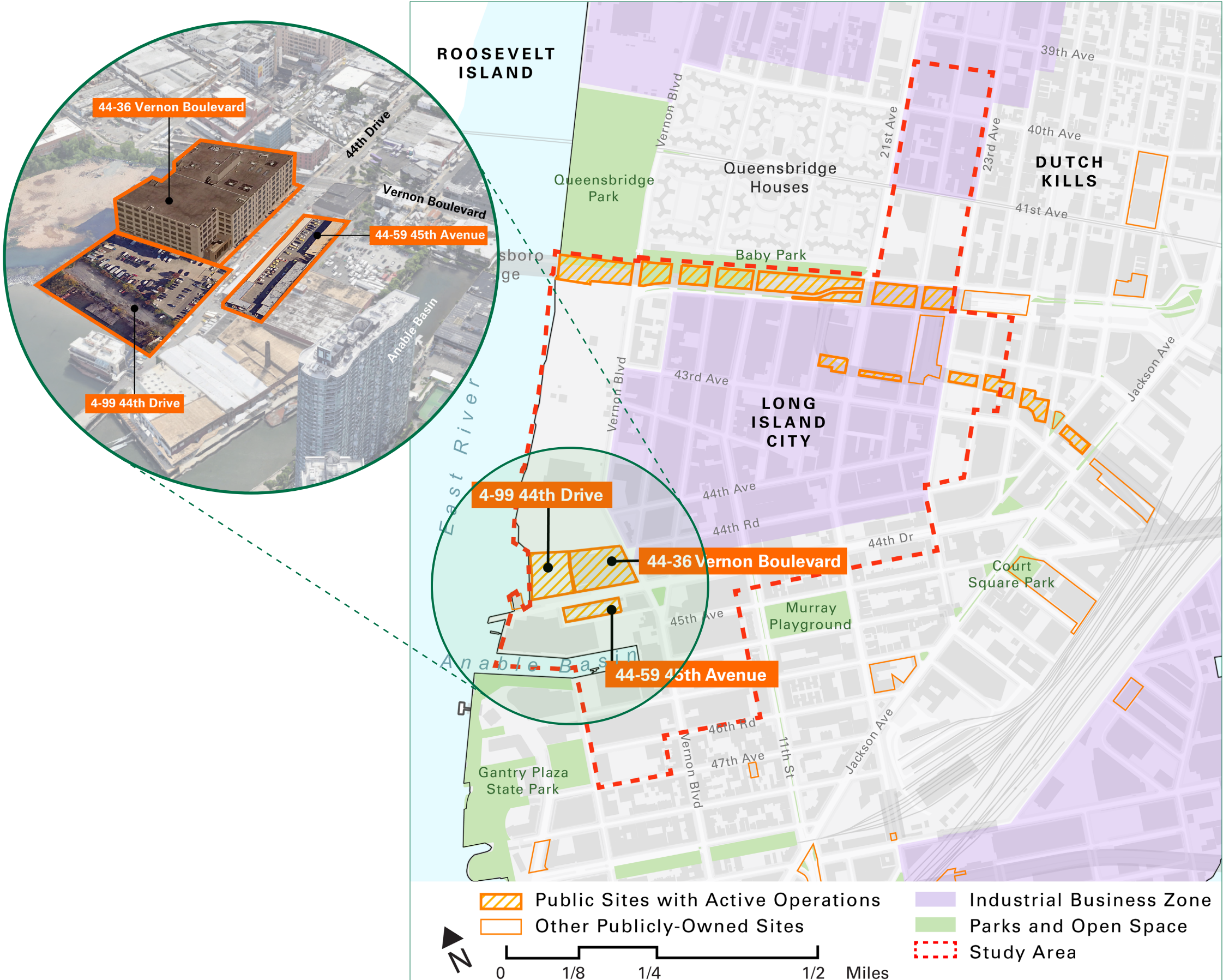
The OneLIC Study Area includes a number of publicly owned sites currently occupied and used by several City agencies.

The three largest sites are located on the East River waterfront along 44th Drive. The City, and Council Member Julie Won have engaged the community to shape a shared vision for activating these sites with housing, open space, commercial space, and community facilities that would serve the needs of future and existing LIC residents. These public sites offer a unique opportunity to advance OneLIC's neighborhood planning goals.

Community Vision:

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 help create a continuous public waterfront from Queensbridge Park to Hunters Point South and enhance resiliency to protect the community from flooding.



44-36 Vernon Boulevard

44-36 Vernon Boulevard is a 100,000 square foot lot, the largest City-owned site in the area. It is currently occupied by an approximately 672,000 square feet building, used by New York City Public Schools as a critical hub for citywide operations. Approximately 1,600 administrative employees work at the facility, which primarily functions as a mix of office space, warehouse storage, and workshops.

Existing Conditions

Significant investment—potentially hundreds of millions of dollars—would be required to adapt the building for different uses. Necessary upgrades include but are not limited to:

- Improving the building’s resilience
- Upgrading building systems to meet modern building codes
- Investments to ensure compliance with American for Disabilities Act (“ADA”) standards and fire safety rules
- Other modifications to improve light exposure, achieve sustainability goals, and accommodate the space needs of future users.



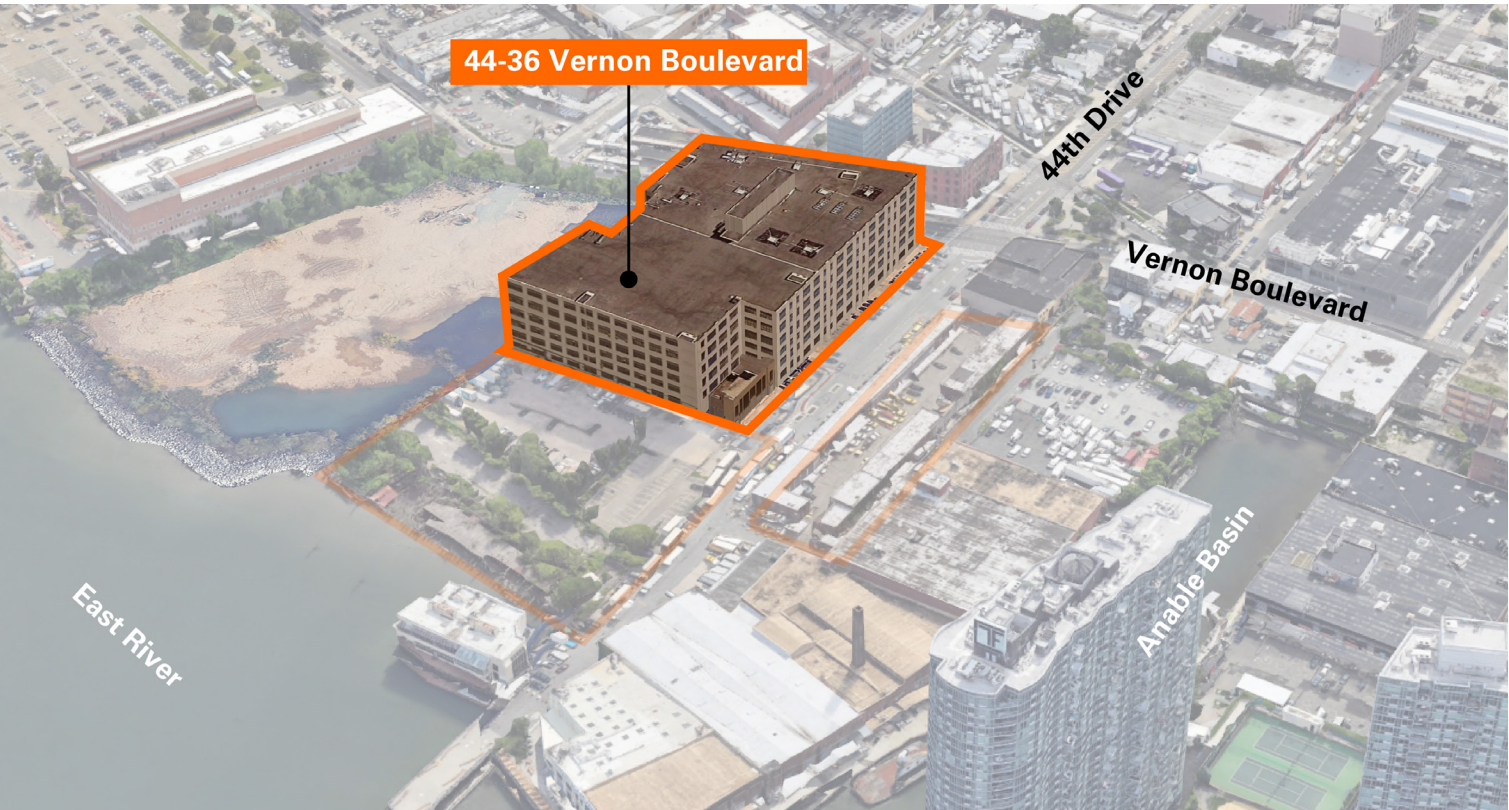
Building exterior from 44th Dr



View from East River



Aerial View of Site from 1946



RFI for 44-36 Vernon Boulevard

At a January 2025 Public Sites workshop, Councilmember Won announced the City will issue an Request for Information (RFI) in Spring 2025 for ideas on repurposing 44-36 Vernon Boulevard through potential adaptive reuse of the existing building.

The RFI will allow respondents to share their concepts and plans to convert all or a portion of the building to other commercial, light industrial, retail, and/or community-serving uses. The City will not select a development team at this stage but anticipates learning from responses to inform future approaches to this site.

4-99 44th Drive

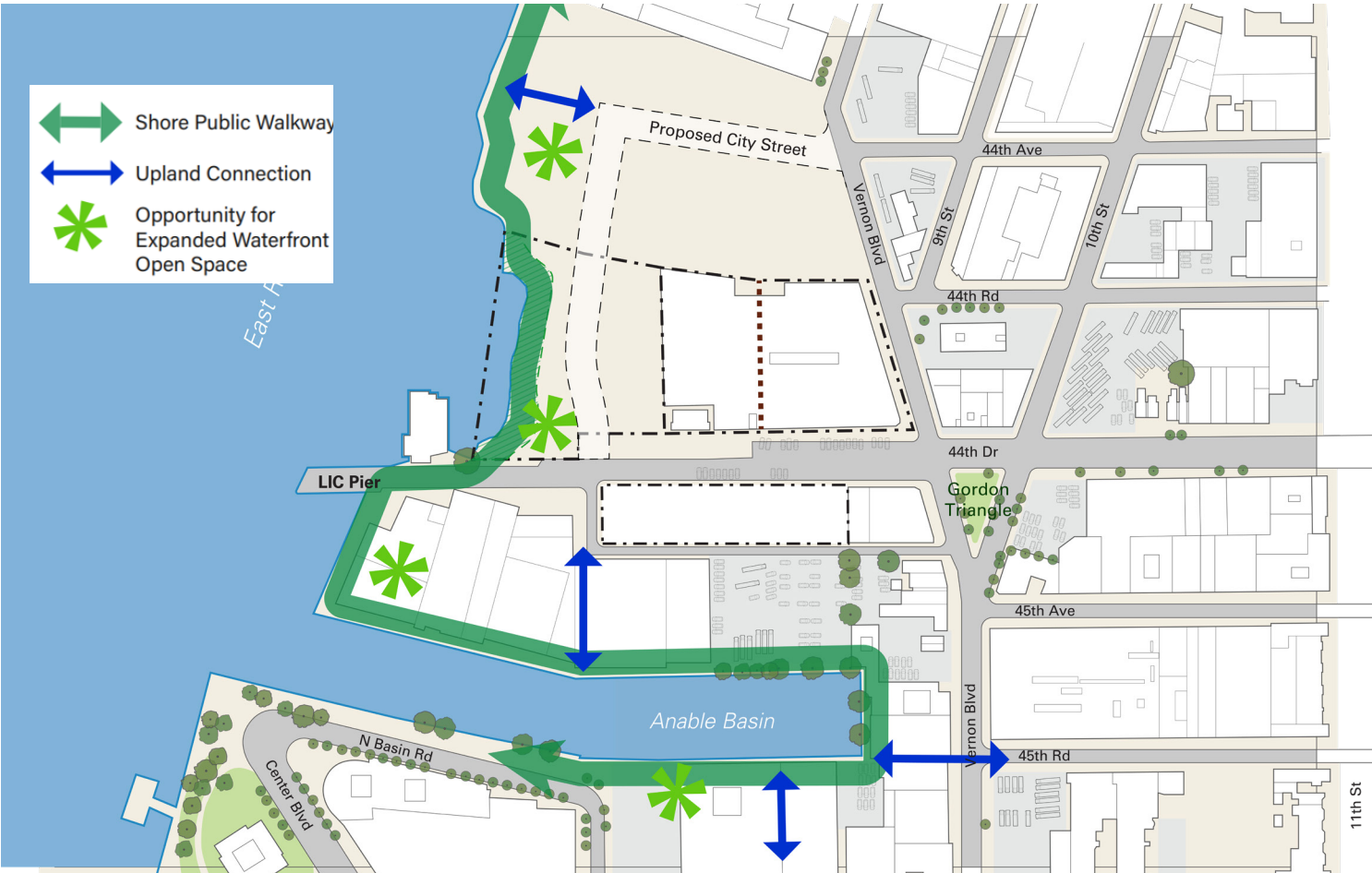
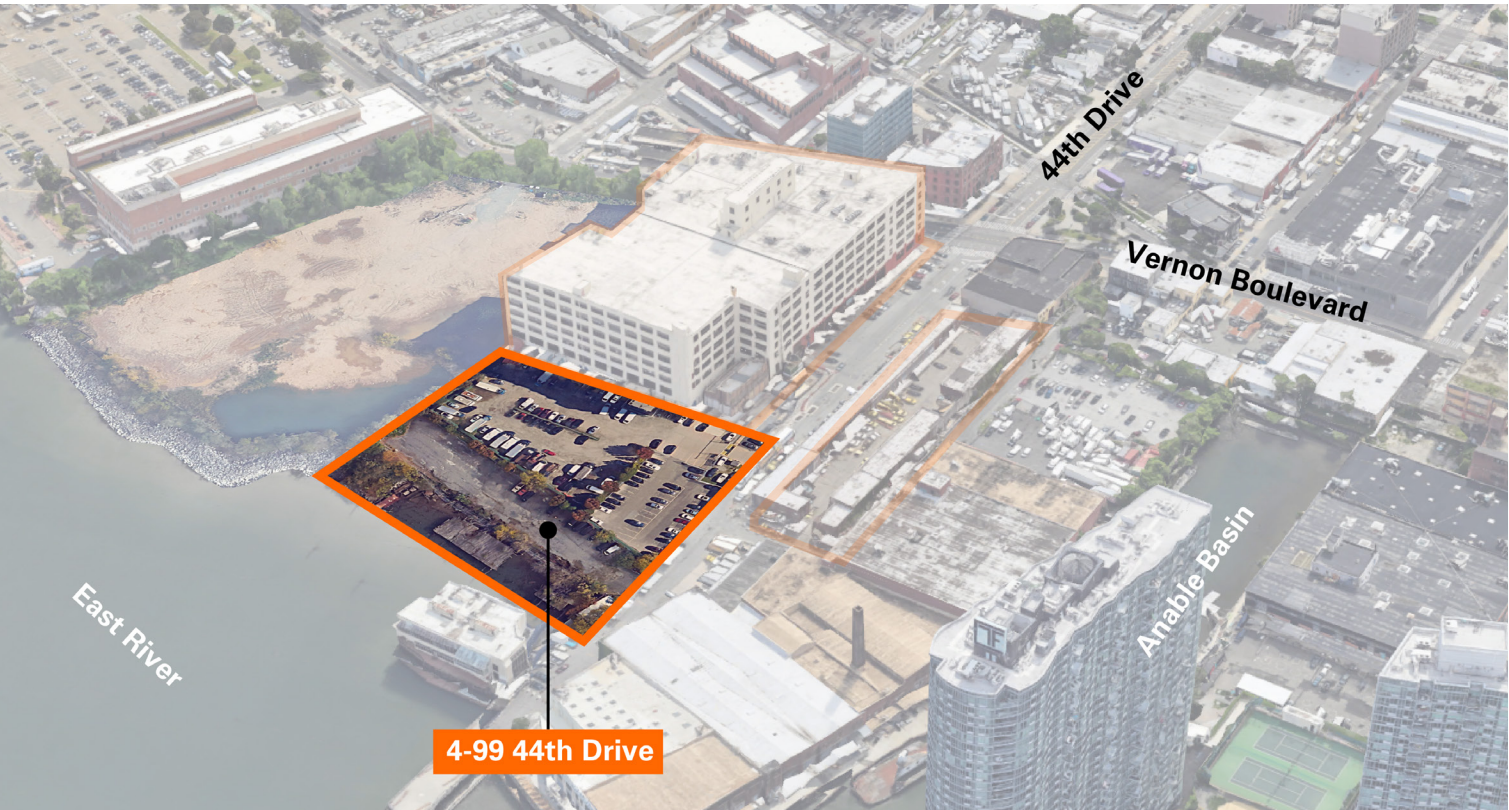
This underutilized 160,000 square foot waterfront lot, owned by the Department of Small Business Services (SBS), currently serves as a parking facility. Over 200 of the parking spaces are used by the employees in the 44-36 Vernon Boulevard building.

Existing Conditions

Given its location and size, the site offers great potential for a variety of uses, including housing, retail, community facilities and waterfront public open space, but it will require significant investments to be activated. Key needs include repairs to marine infrastructure, environmental remediation, subsurface infrastructure upgrades, and street grading.

Plans must also integrate coastal resiliency measures to protect against climate change impacts.

As part of the larger waterfront vision, a new city street would be mapped through the site to connect 44th Drive to 44th Avenue by extending 5th Street to the north. The street will better connect people to the waterfront and will be built at a higher elevation to improve coastal resiliency.



44-59 45th Ave

This 47,000 square foot site is located between 44th Drive and 45th Ave and used by the Department of Transportation (DOT). Most of the site is occupied by a single-story building that houses DOT's Roadway Repair and Maintenance and Sidewalk Inspection Management units.

Development Considerations

In response to community feedback, 44-59 45th Ave will be developed into two buildings:

- An income-restricted affordable building with ground-floor retail or community space, and
- A large community facility that could include a school or other community-serving use.

Today, 45th Ave is just 30 ft wide, barely wide enough to accommodate one-way vehicle traffic, and it does not include sidewalks. As part of the OneLIC plan the City would widen 45th Ave to improve pedestrian access to the waterfront and ensure adequate vehicular access to future buildings.

DOT operations will need to be relocated to a new site to allow for the development of these new uses.



Existing conditions

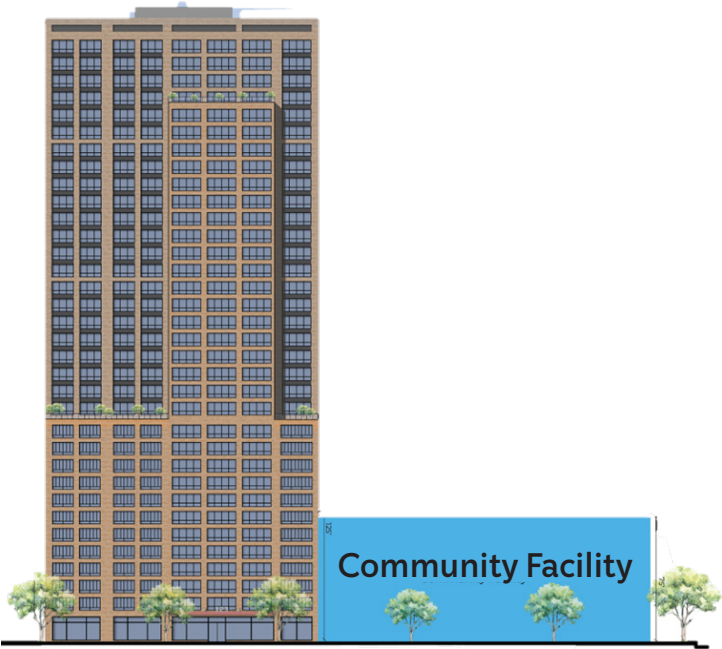


Interior of Site, view facing west

Additional Publicly Owned Sites

Throughout the planning process, we have heard community interest in reimagining the sites under the Queensboro Bridge into public open space or recreational facilities. These sites are actively being used by DOT for critical bridge maintenance and operations, and Parks for their GreenThumb program.

While the City is contemplating other potential uses for some of these sites, future activation of these sites depends on a variety of factors and is most likely to occur long after the OneLIC plan is adopted. Activation is dependent on funding availability, transfer of development rights, identification of suitable alternative spaces for city operations, and identification of maintenance partners for any new public space created.



Illustrative Elevation View of 44-59 45th Ave

Next Steps

This Spring, NYCEDC will release an RFI on behalf of the City for the City-owned building at 44-36 Vernon Boulevard (the Vernon Building), which is currently used by NYC Public Schools as a central hub for citywide operations. The RFI will only apply to the Vernon Building, not the other two City-owned sites on the waterfront near Anable Basin.

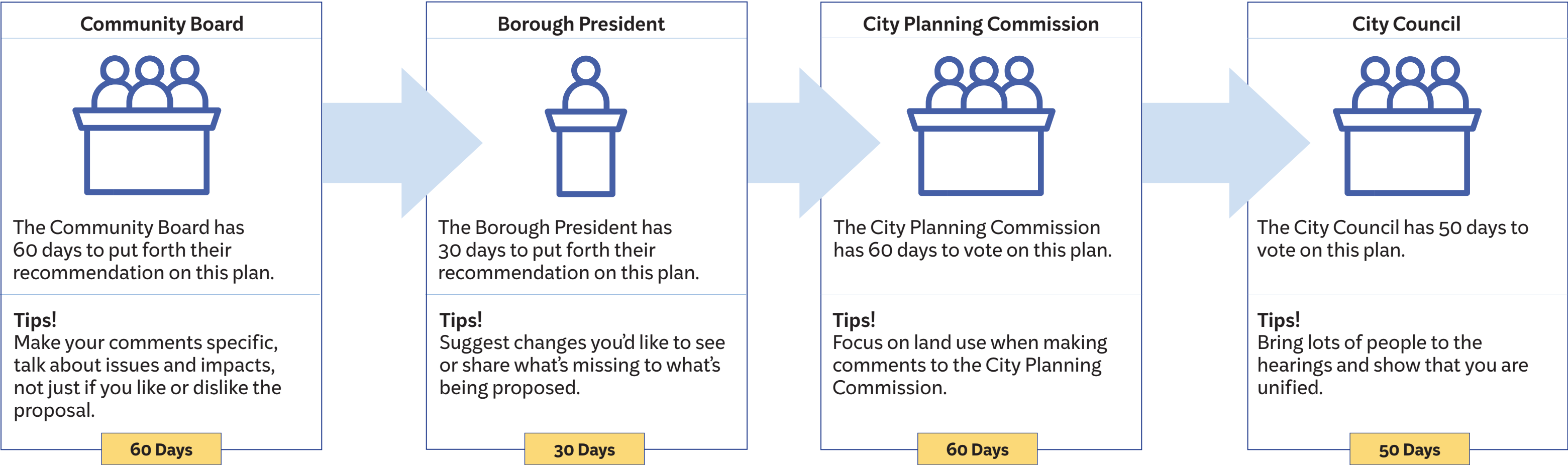
- The RFI will solicit concepts and plans for conversion of the Vernon Building to other commercial, light industrial, and community-serving uses. Responses to the RFI will be due in Fall 2025.
- RFI responses will help the City better understand future opportunities at the Vernon Building and their feasibility. These insights will inform future approaches to the building, potentially leading to the future release of an RFP to select a development team after the OneLIC process concludes at the end of 2025.

What's Next? Public Review

In total, this process takes about 7 months.

Once we have a complete draft of the neighborhood plan, and the public review process begins. During this process the public can offer feedback at each stage of the review. Stakeholders deliberate two questions.

- 1. What land use changes should be made?
- 2. What investments should accompany them?




How Can You BEST Participate in this Process?


Submit written testimony at all stages of the process.


Attend any or all public hearings during the process.

If Approved...

If the plan is approved, a set of commitments will be added to describe how the City will invest in the neighborhood as it grows. These could include new parks and schools, street improvements, or community programs.



Planning Partners

This report was commissioned by the New York City Department of City Planning and Office of New York Council Member Julie Won, and it was produced by the New York City Department of City Planning. Many people contributed to this study along the way and many stakeholders in the community generously contributed their time and energy to their insights on this plan. We thank them for their contributions.

Office of New York City Council Member Julie Won

- Council Member Julie Won
- Nick Gulotta
- Isaac Blasenstein
- Gregory Castoria
- Laura Singh

New York City Mayor’s Office

- Deputy Mayor for Housing, Economic Development, and Workforce Adolfo Carrion, Jr
- Nate Bliss
- Leila Bozorg
- Emma Pfohman
- Lizette Chapparo

NYC Department of City Planning

Executive Team

- Dan Gardonick
- Edith Hsu-Chen
- Genevieve Michel
- Susan Amron
- Laura Smith
- Jonathan Patkowski
- Lara Merida
- Danielle DeCerbo
- David Parish

- Hye-Kyung Yang
- Connie Chan
- Colin Ryan
- Dalton Walker
- Derek Jasmin
- Di Le
- Emily Sun
- Kathi Ko
- Katie Crawford
- Kenismael Santiago-Pagan
- Feigele Lechtchiner

- Lin Zeng
- Lucy Robson
- Maryam Yaghoubi
- Ryan Jacobson
- Sagi Golan
- Samantha Chui
- Sarah Saad
- Steven Lenard
- Elizabeth Hamby
- Annisha Davis *
- Casey Berkovitz
- Joe Marvelli
- Carolyn Grossman Meagher
- Hope Ruse
- Michael Carper
- Nicholas Moore
- John O’Neill
- Brendan Pillar
- Alexis Wheeler*
- Jonathan Keller *

** Staff no longer at New York City Planning*

NYC Economic Development Corporation

- Adam Meagher
- Erich Bilal
- Jana Pohorelsky
- J.R. Reed
- Lena Ferguson
- Angie Espino

Department of Housing Preservation and Development

- Duncan Miller
- Joy Resor
- Kevin Parris
- Michael Sandler
- Sarit Platkin

Department of Transportation

- Brad Zambrello
- Cash Langford
- Jason Banrey
- Jordan Solano-Reed
- Joseph Patti
- Kaarin Patterson
- Neil Gagliardi
- Nicole Garcia
- Nick Pettinati
- Nicole Cheng
- Sasha Altskan
- Ted Metz
- Tika Gurung
- Keri Isaac
- Luis Garcia Martinez

Department of Parks and Recreation

- Constantine Goudelias
- Eileen Munsch-Healy
- Jess Wachtler
- Nick Molinari

Department of Environmental Protection

- Chintan Patel
- Dylan Meagher
- Mitchell Wimbish
- Steve Carrea
- Terrell Estes
- Wendy Sperduto

School Construction Authority

- Cora Liu
- Karen Maher
- Kelly Murphy
- Veronica Chuah

Department of Health and Mental Hygiene

- Bo Chung
- Laura Bozzi
- Marta Hernandez

Department of Cultural Affairs

- Anne del Castillo
- Kendall Henry

WXY Studio

- Adam Lubinsky, AICP
- Bahij Chancey, AICP
- Moon Mengqi He, AICP
- Olivia Jia



The OneLIC Neighborhood Plan would allow more housing, require permanently affordable homes, strengthen infrastructure, support businesses, and create a more resilient and interconnected public waterfront from Gantry Plaza to Queensbridge Park. The plan would promote inclusive, sustainable growth to ensure LIC remains a dynamic, livable neighborhood for all.

**To learn more please visit:
www.licplan.nyc**

