



# OneLIC

# Long Island City Neighborhood Plan

C 250175 HAQ , C 250176 ZMQ , N 250177 ZRQ , C 250178 PCQ , C 250179 PPQ , C 250180 PPQ , C 250224 MMQ

City Council Subcommittee on Zoning & Franchises

September 17, 2025

If you are a member of the public who wishes to testify, please register on the City Council Website at [council.nyc.gov](https://council.nyc.gov) [[council.nyc.gov](https://council.nyc.gov)].  
Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings



An artistic, hand-drawn style illustration of a cityscape. The foreground shows a mix of modern and older buildings, some with green roofs, and a body of water with a small boat. In the background, a dense skyline of skyscrapers is visible under a blue sky with soft, yellowish clouds. The overall style is painterly and conceptual.

# OneLIC

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

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



# Proposal Summary and Snapshot

**OneLIC is projected to create:**



**14,700 homes**  
~4,300 income-restricted



**Nearly 290,000 sq ft of  
community facility uses**



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



**~ Space for 14,400 jobs**



# Summary of Proposed Actions

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



*View of Queensbridge Park, looking west across Vernon Blvd*

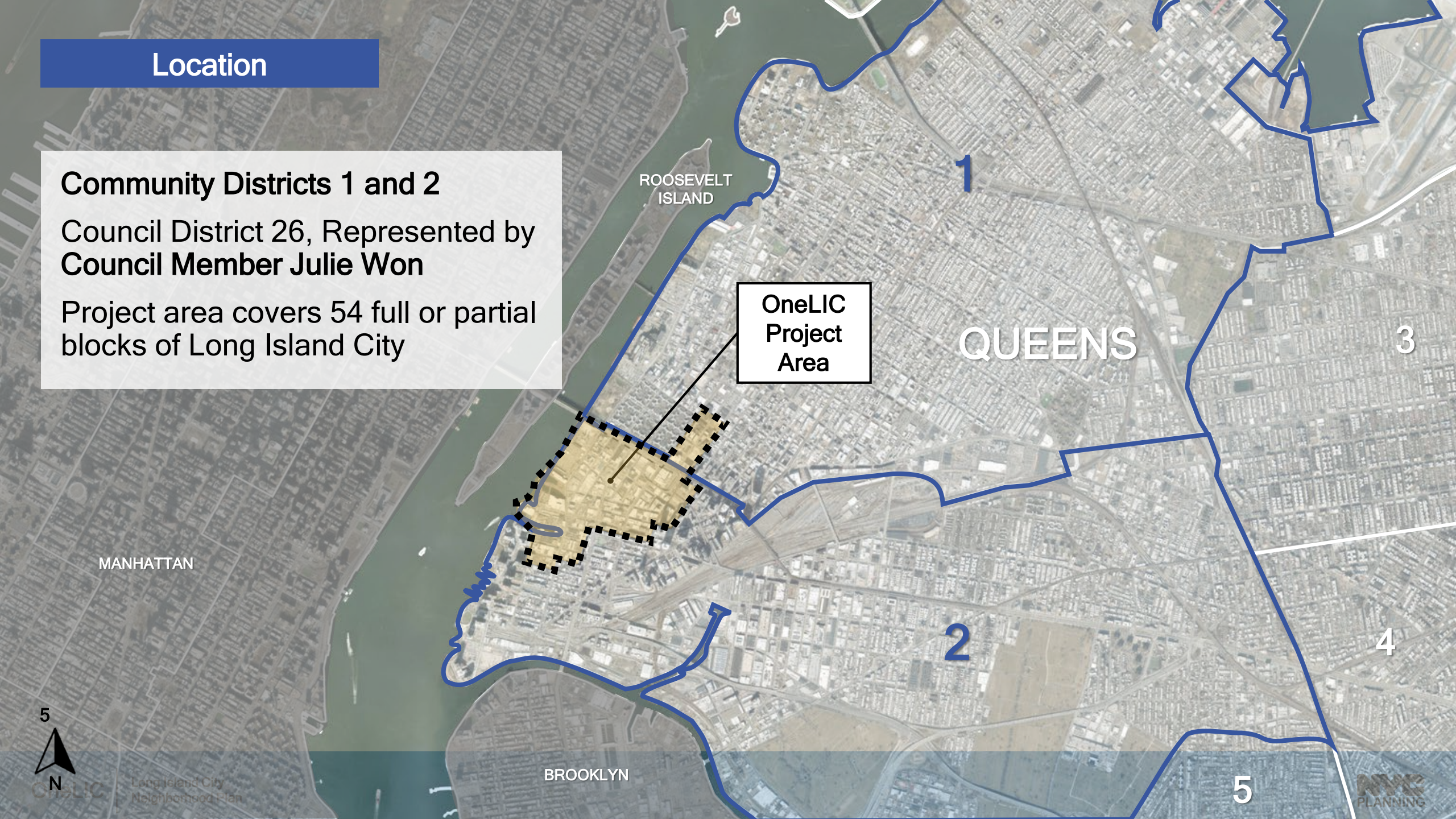


## Location

### Community Districts 1 and 2

Council District 26, Represented by  
**Council Member Julie Won**

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



CHALIC

Long Island City  
Neighborhood Plan

NYC  
PLANNING



## Location

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# OneLIC Project Area: Existing Zoning

Predominately low-density Manufacturing Districts

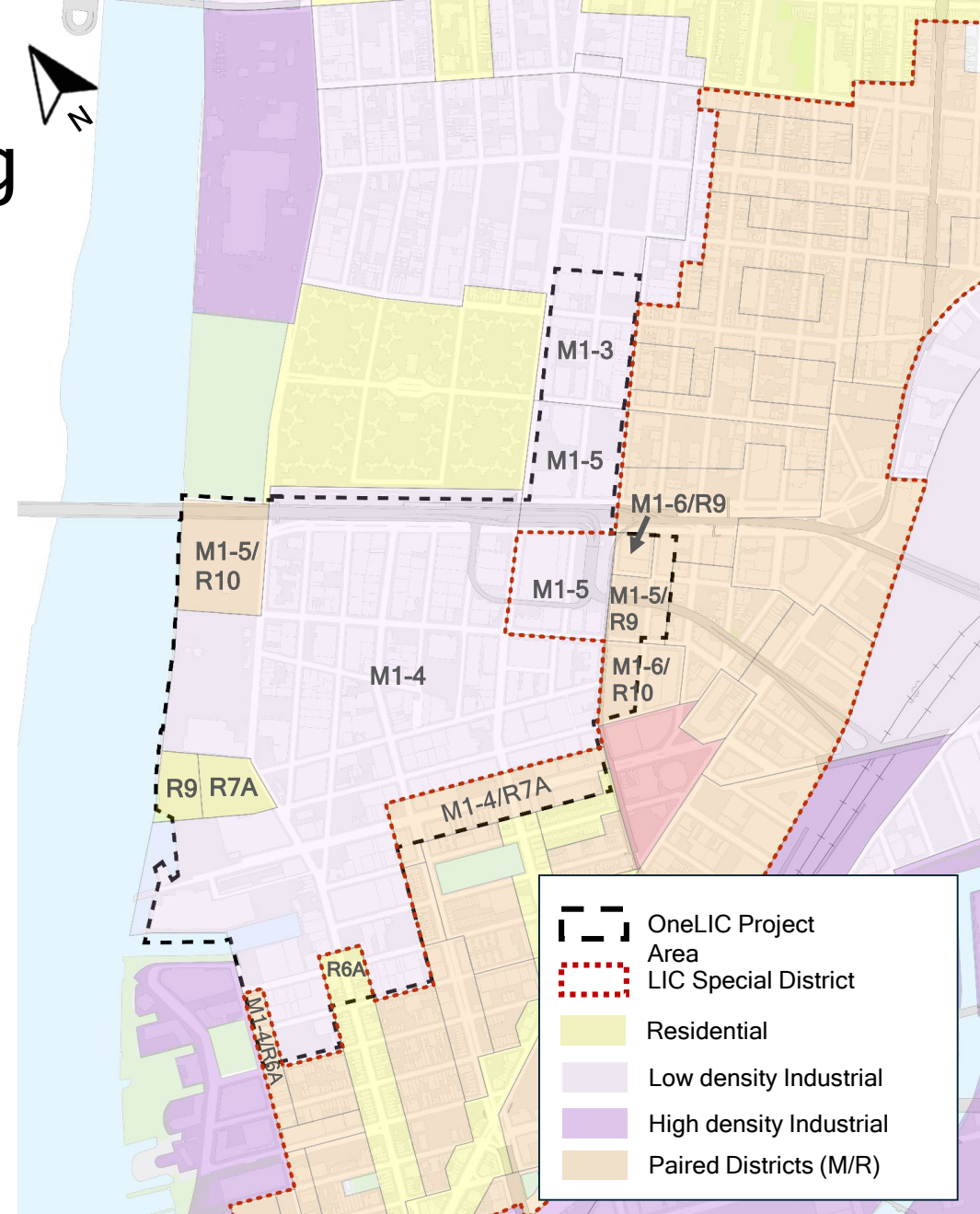
- Limits expansion opportunities for existing businesses

Surrounded by medium- and high-density Residential Districts

- Income-restricted affordable housing is not required

Waterfront Access Plan

- Has not generated any built public open space



# Engagement Summary

## Organize

## Learn

## Create

## Refine



**Kick-off Meeting**  
November 2023  
220+ Participants

**Focus Area Meeting 1:  
Economy**  
December 2023  
80+ Participants

**Focus Area Meeting 2:  
Climate**  
January 2024  
90 Participants

**Focus Area Meeting 2:  
Economy**  
February 2024  
80+ Participants

**Focus Area Meeting 3:  
Land Use**  
May 2024  
80 Participants

**Waterfront Workshop**  
October 2024  
100+ Participants

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

**Focus Area Meeting 1:  
Housing**  
December 2023  
130+ Participants

**Focus Area Meeting 1:  
Climate**  
December 2023  
100+ Participants

**Focus Area Meeting 2:  
Housing**  
January 2024  
110+ Participants

**Town Hall 2**  
April 2024  
130+ Participants

**Town Hall 3**  
June 2024  
250 Participants

**Public Sites Workshop**  
January 2025  
150 Participants

**Pre-ULURP Meeting**  
April 2025  
200 Participants



# Plan Goals

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

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

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

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

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



# OneLIC Project Area: Subareas



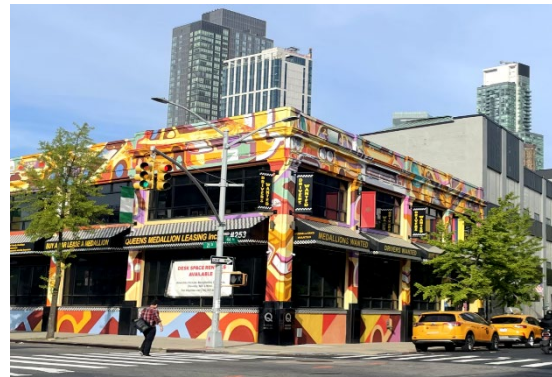
*Waterfront Subarea*



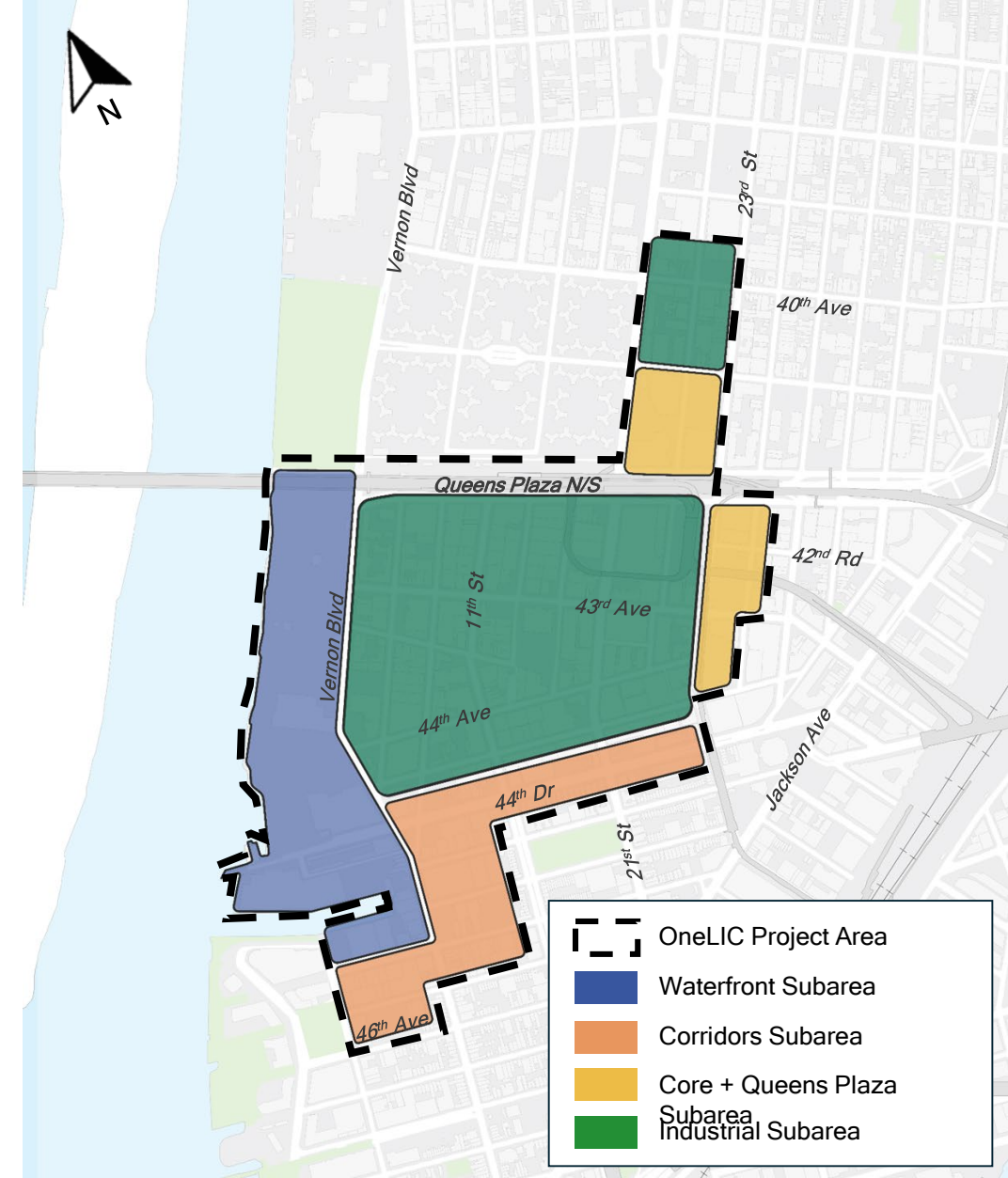
*Corridors Subarea*



*Core + Queens Plaza*



*Industrial Subarea*



*Subareas of OneLIC Project Area*

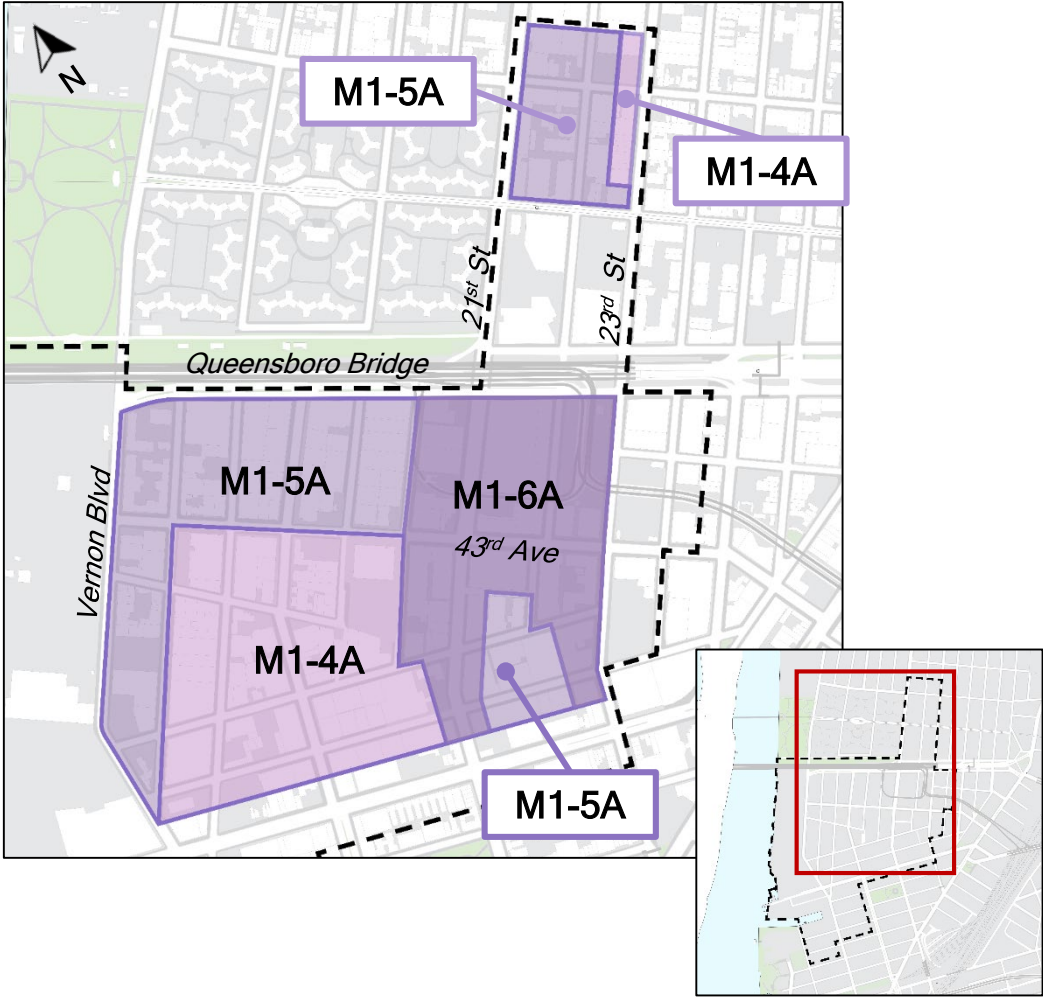
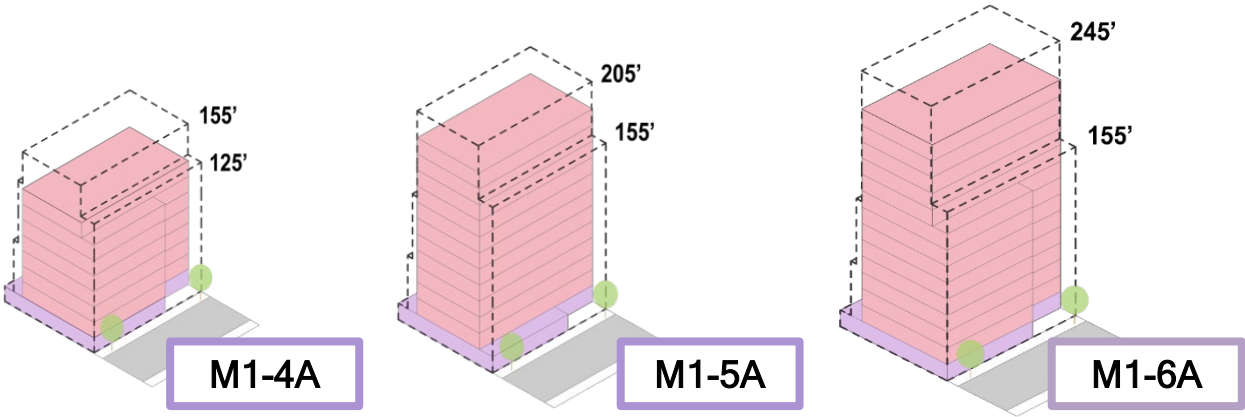


# Zoning Proposal: Industrial

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

Proposed Zoning:

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





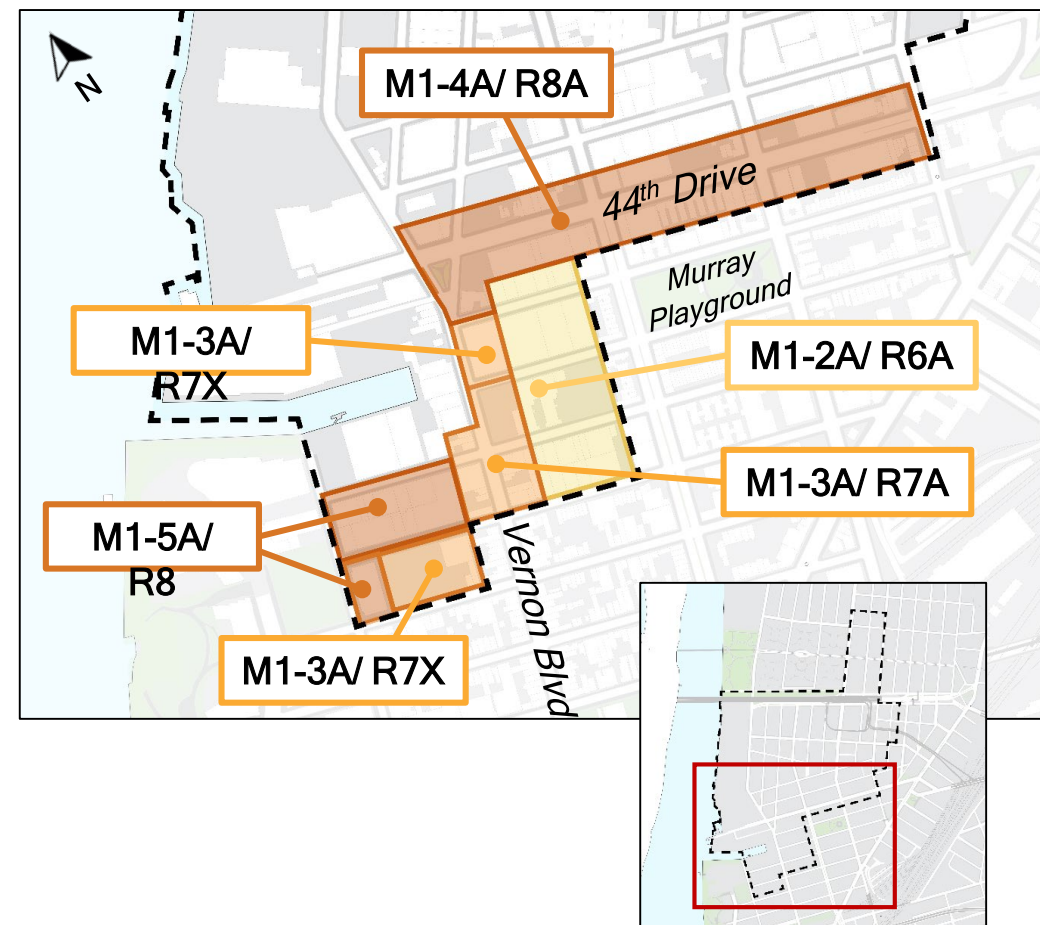
# Zoning Proposal: Corridors

Existing Zoning: M1-4, M1-4/R6A, M1-4/R7A and R6A/C1-5

Proposed Zoning:

Zoning District	Max Residential FAR	Max Community Facility FAR	Max Commercial FAR	Max Manufacturing FAR
M1-2A/ R6A	3.9	3	3	3
M1-3A/ R7A	5	4	4	4
M1-3A/ R7X	6	5*	4	4
M1-4A/ R8A	7.2	6.5	5	5
<del>M1-5A/ R8</del>	<del>7.2</del>	<del>6.5*</del>	<del>6.5</del>	<del>6.5</del>

\*Max Community Facility FAR of 4.0 for sites west of Vernon Blvd



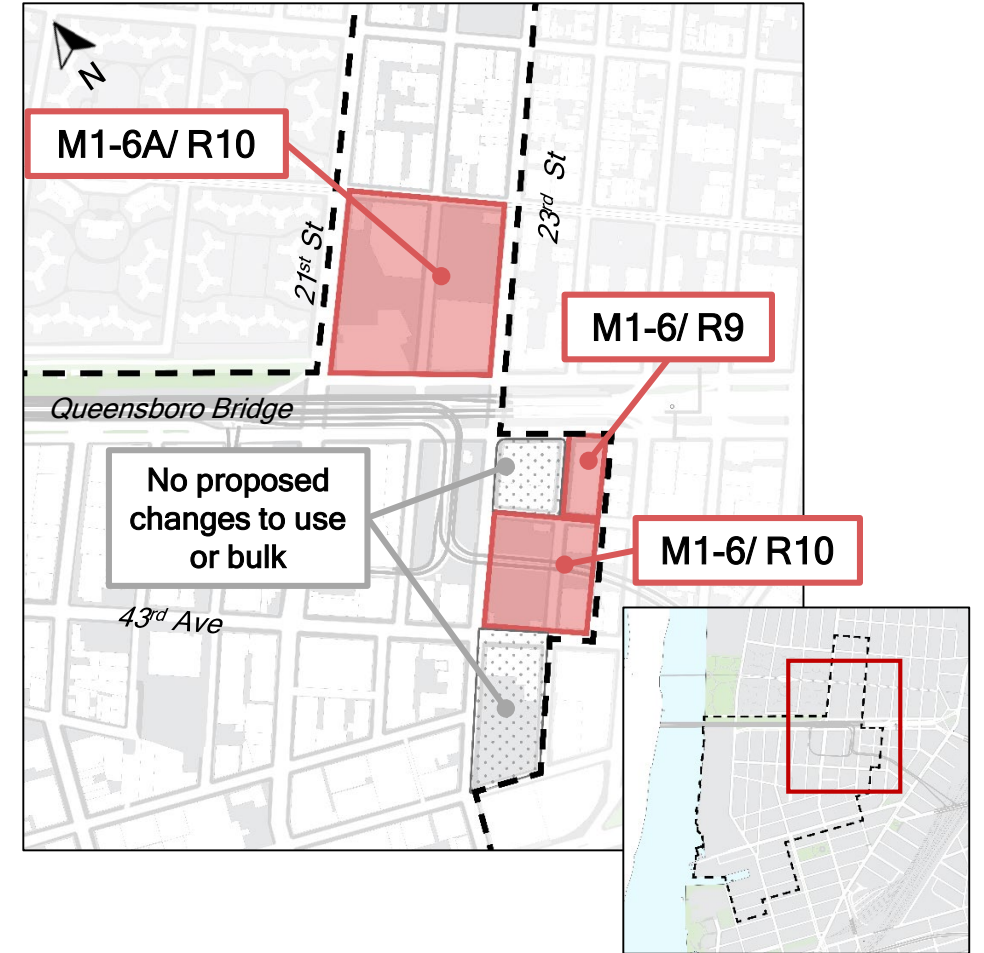
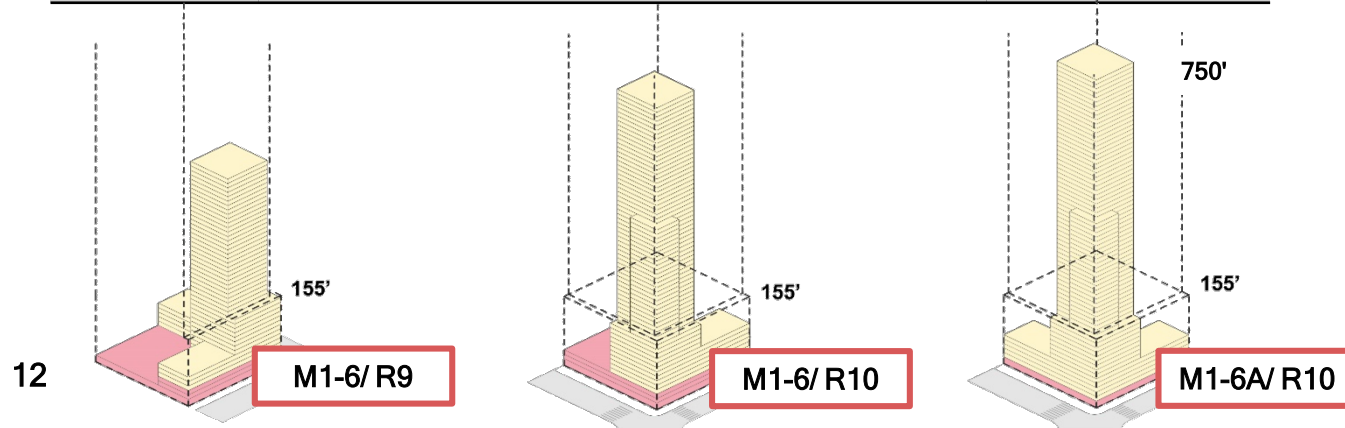


# Zoning Proposal: LIC Core + Queens Plaza

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

Proposed Zoning:

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



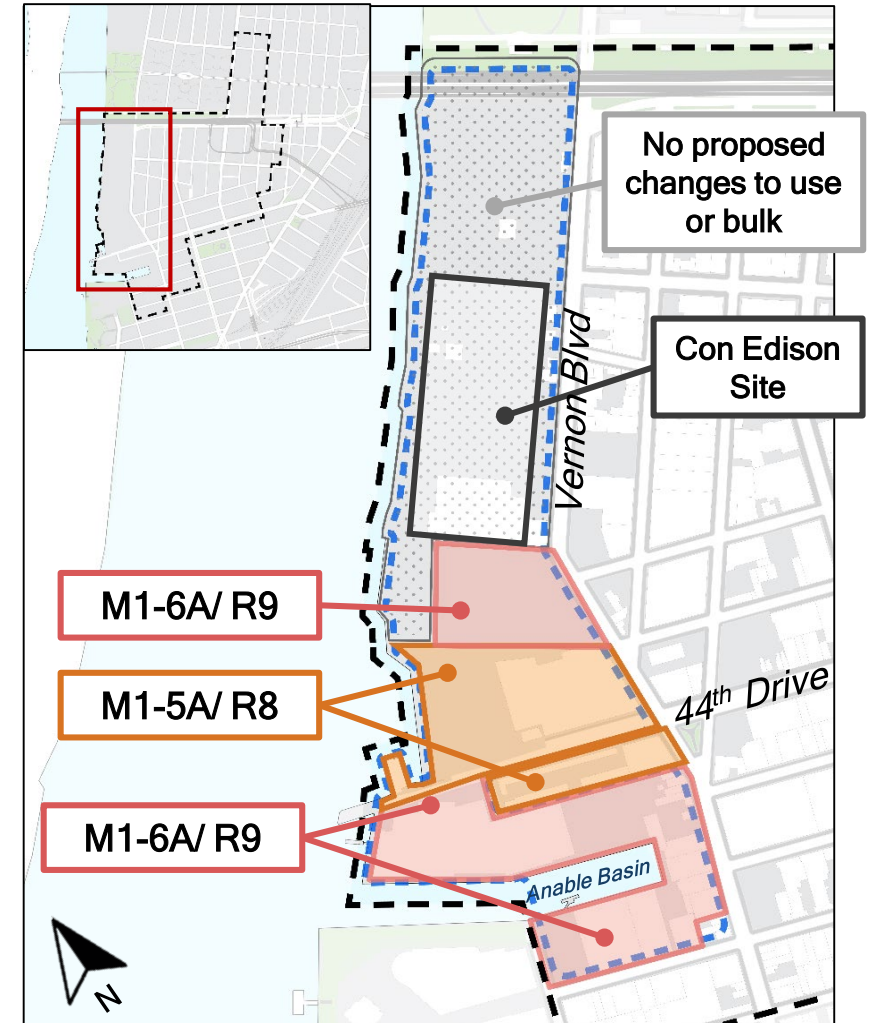


# Zoning Proposal: Waterfront

Existing Zoning: M1-4, R7A/C2-5

Proposed Zoning:

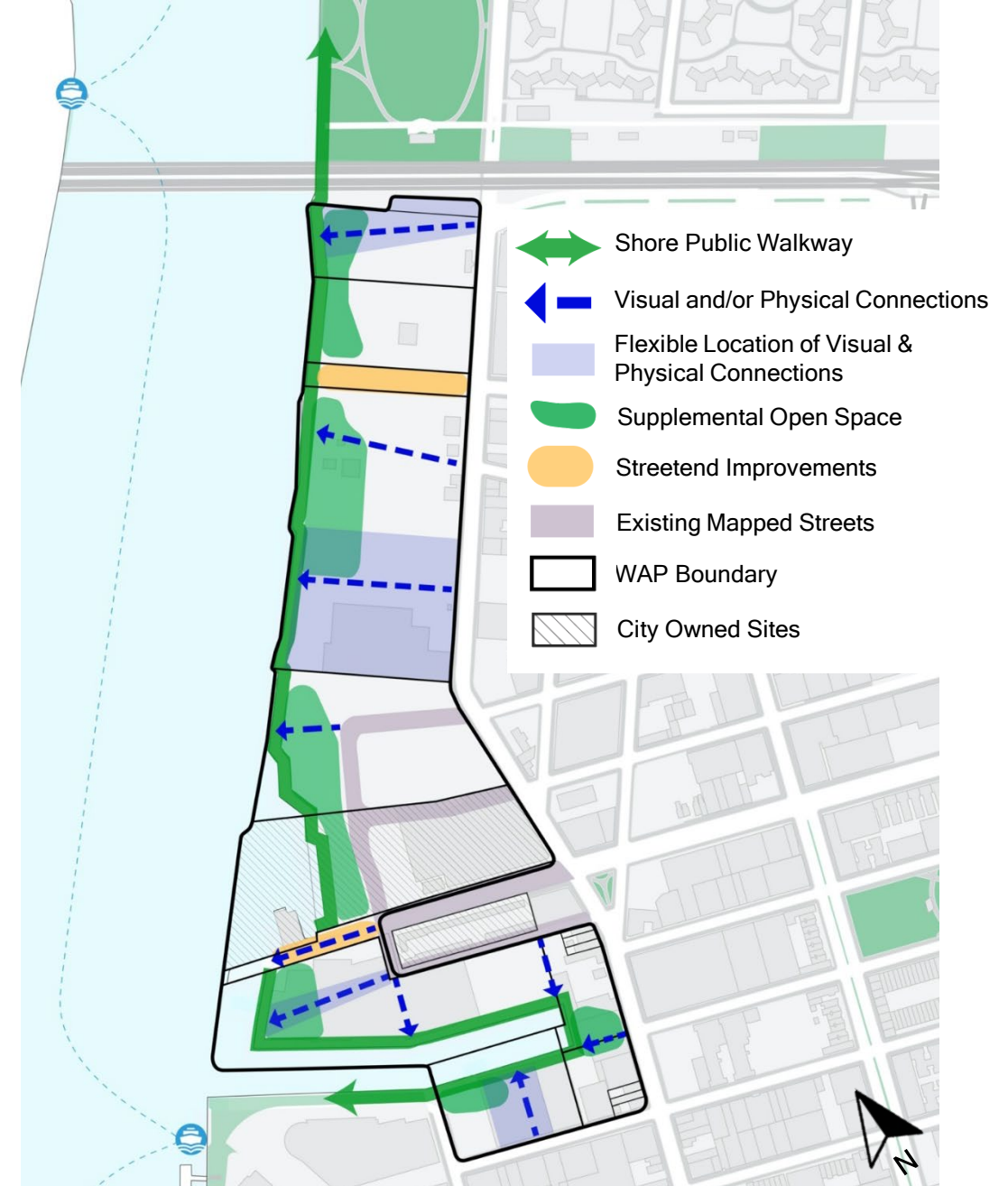
Zoning District	Max Residential FAR	Max Community Facility FAR	Max Commercial FAR	Max Manufacturing FAR
M1-5A/R8	7.2	6.5	6.5	6.5
M1-6A/R9	8.4	8	8	8





# Waterfront Access Plan: Proposed Changes

- Increased public access to Anable Basin and East River
- A min. 40'-wide esplanade from Gantry Plaza State Park to Queensbridge Park
- Areas where waterfront open space expands
- Coordination between street network and waterfront open space
- Active Recreation Bonus





# Zoning Text Amendment: Mandatory Inclusionary Housing

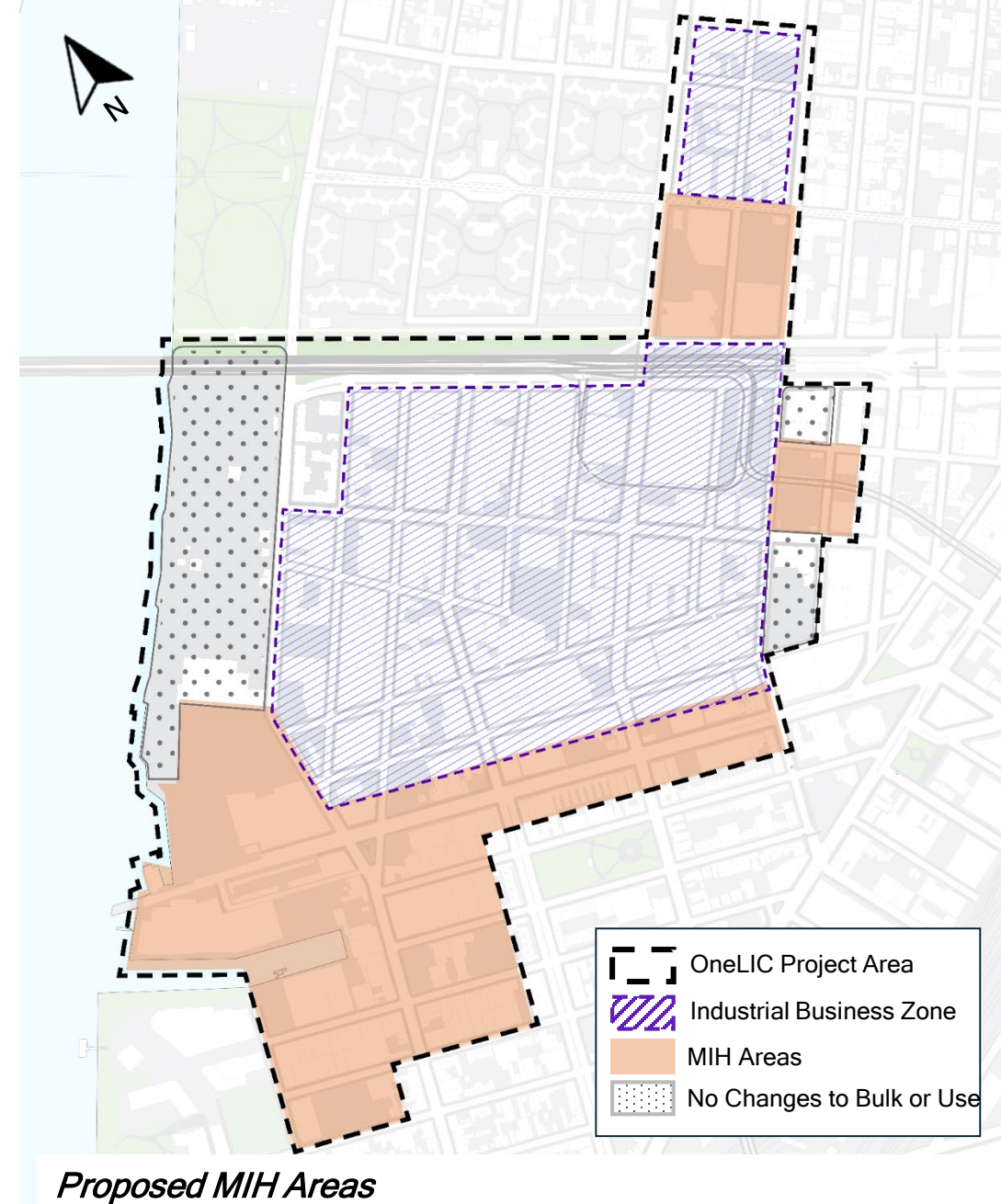
## Challenge

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

## Proposal

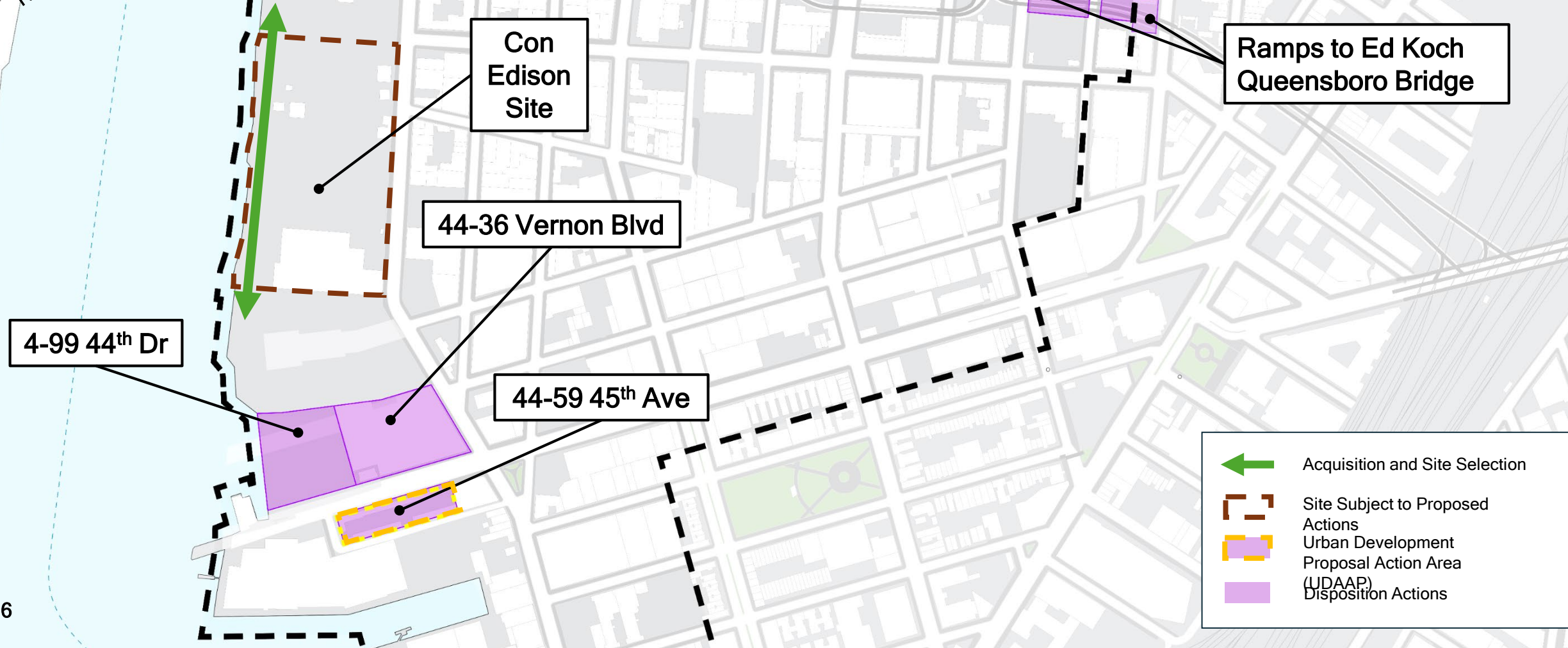
Map Mandatory Inclusionary Housing (MIH) Options 1, 2, and 3

- Generate approximately 4,000 income-restricted units within the Project Area





## Site-based Proposals + Actions





# City Owned Sites: 44<sup>th</sup> Drive

## Community Vision for Public Sites:

*Active community space with housing, open space, commercial space and community facilities to serve the needs of existing and future LIC residents and a new, connected, resilient waterfront open space*

- **44-59 45th Ave:**
  - Existing DOT site
  - ~320 new income-restricted housing units and community facility space
- **44-36 Vernon Blvd:**
  - Request For Interest
  - Concepts to convert all or portion of the Vernon Building to commercial, light industrial, retail and/ or community serving uses



*Aerial view of publicly owned sites, looking east*



# Disposition of City-owned Property

Lots under the ramps to  
Ed Koch Queensboro Bridge

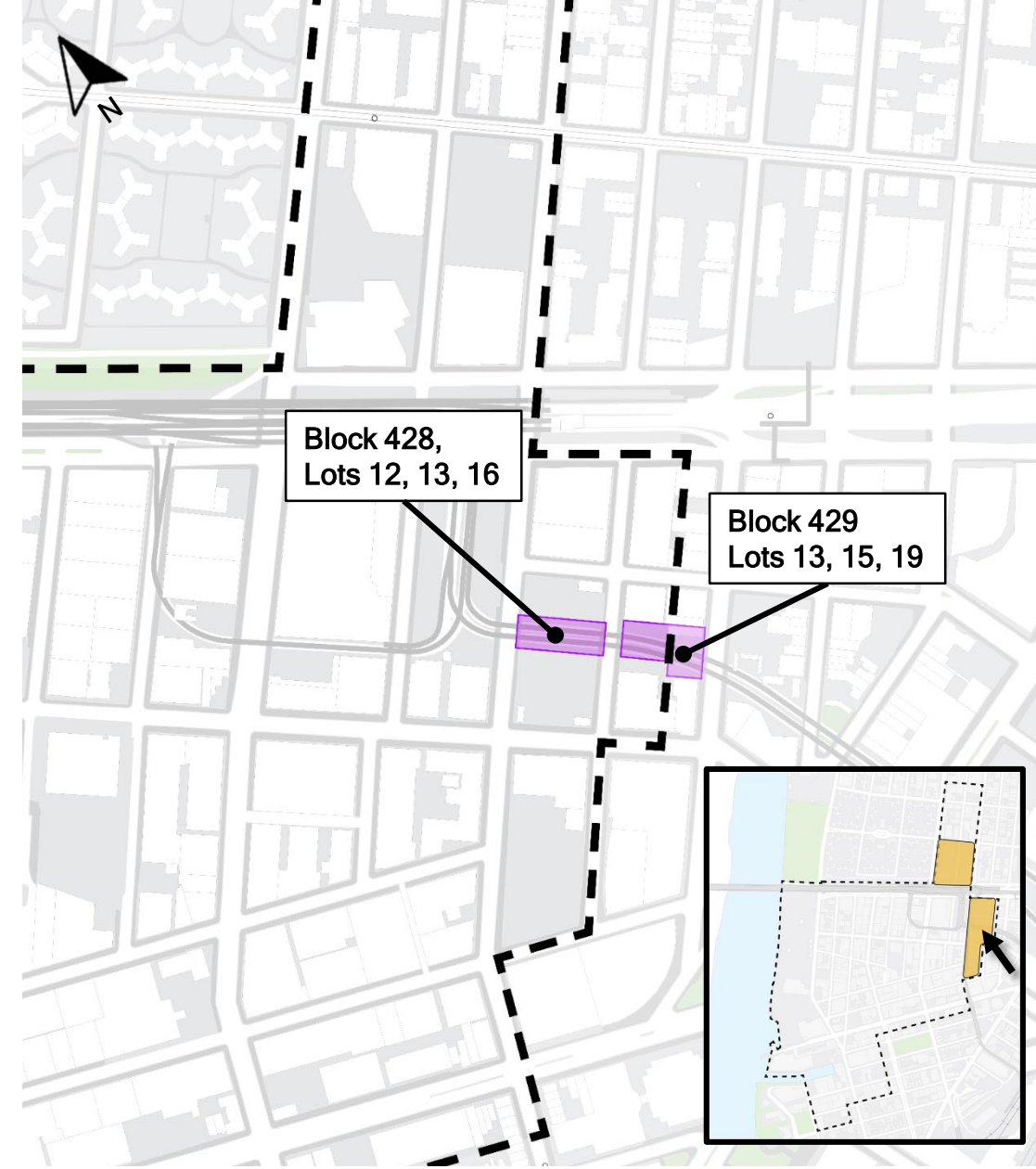
Block 428, Lot 12, 13 & 16

Block 429, Lot 13, 15 & 29

Co-applicant:

- Department of Citywide Administrative Services (DCAS)

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



*Aerial view of Publicly-owned Sites*



# Acquisition and Site Selection

## Con Edison Site

P/o Block 488, Lot 114

Co-applicant:

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

## Outcome

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



*Illustrative Easement Area*



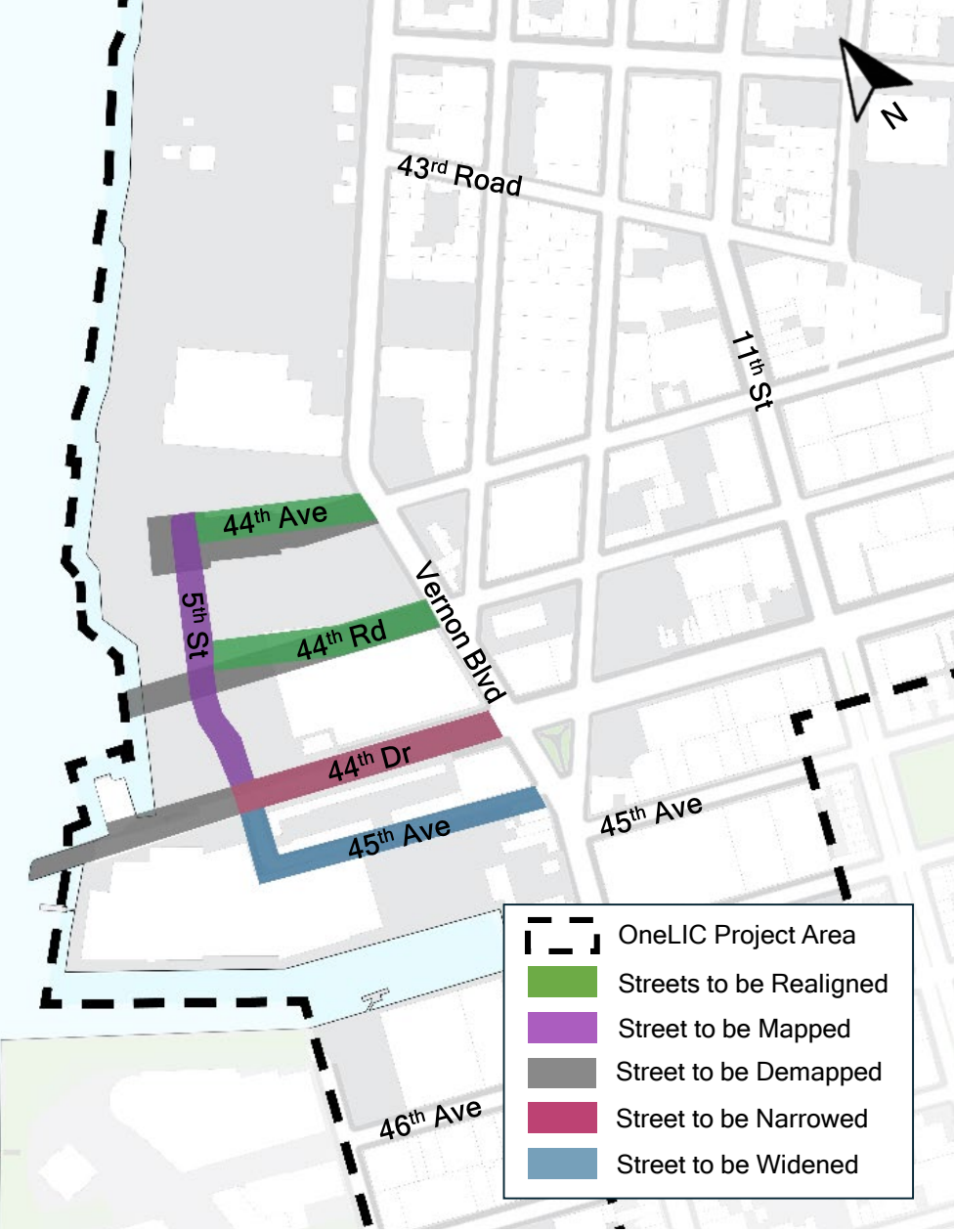
# City Map Amendment

## Challenge

Existing street network is substandard and does not provide sufficient access to waterfront parcels

## Proposal

Improve waterfront circulation, create distinct waterfront open spaces, right size streets at citywide standards to create accessible and well-connected public realm



*Illustrative Street Network*



## Modifications to proposed actions

### Maintain Existing Signage Regulations

Blocks moved from the existing *Queens Plaza* subdistrict with special sign regulations to the newly created *Queens Plaza West* subdistrict will maintain these regulations

### Remove Inapplicable Certification

A certification to modify height restrictions within a *Flight Obstruction Area* is being removed because sites within the Project Area were found to be inapplicable as it is not within a *Flight Obstruction Area*

### Extend WAP Provisions

Ensure providing open space and no other development does not trigger all WAP requirements. These provisions would be extended from the Con Ed site (Parcel 3) to the NYPA site (Parcel 2).

### Designating Wide Streets in the Waterfront Subdistrict

Clarify regulations in the *Northern Hunters Point Waterfront Subdistrict* to include frontages along Parks to be considered as wide streets for zoning purposes.



# Continued work on Community Needs





# The OneLIC Neighborhood Plan

is an opportunity to re-envision the neighborhood while investing in critical community needs





Thank you