

Adams Administration Releases Draft Strategies for Long Island City Neighborhood Plan

On June 24, 2024, the Adams administration, through the NYC Department of City Planning (DCP), unveiled *Draft Strategies*, including a zoning proposal, that could lead to the development of more than 14,000 homes, more commercial space, and an improved public realm in Long Island City, Queens.

The *Draft Strategies* for the Long Island City Neighborhood Plan highlight seven shared goals drawn from DCP's history working with local Long Island City residents. The goals, which reflect the mayor's *City of Yes* priorities, focus on the creation and preservation of housing; improvements to open space; enhancement of pedestrian, bicycle, and delivery networks; resiliency and sustainability; and supporting existing businesses, services, creatives, and planning partners.

"This is an opportunity to take a comprehensive look at LIC's strengths and needs and plan for a more affordable, resilient neighborhood," said DCP Director and Chair of the City Planning Commission Dan Garodnick in a [press release](#). "With this plan, we can deliver much-needed housing, including mandating affordable housing for the first time in this neighborhood, good jobs, improved transportation, and excellent open spaces and waterfront access."

As part of the Long Island City Neighborhood Plan, DCP proposes an *area-wide rezoning* of Long Island City in the area generally bounded by the East River to the west, 24th Street to the east, the general area of the Ed Koch Queensboro Bridge to the north, and 47th Avenue at its southernmost boundary. Where residential uses are permitted, the rezoning would require that a portion of any new residential development includes permanently affordable housing as part of the Mandatory Inclusionary Housing program.

Along the *Long Island City waterfront*, between 44th and 46th Avenues, DCP proposes a high-density, mixed-use corridor, where floor area bonuses would be available for the provision of public open space in excess of 20% of a zoning lot's area. Additional high-density mixed-use districts are proposed immediately *north of the Ed Koch Queensboro Bridge*, between 21st and 23rd Streets, and on the eastern edge of DCP's study area, between Court Square and Queensboro Plaza.

The *southern portion* of the study area, beginning at 44th Drive, is proposed to be mapped with a mix of low- and medium-density mixed-use districts. The remainder of the *study area*, including a portion of the *Long Island City Industrial Business Zone (IBZ)*, would consist of manufacturing districts allowing various densities. Still, as with all IBZs, no residential use would be permitted.

DCP's final zoning proposal will also include modifications to waterfront open space design requirements and zoning incentives to create a preference for manufacturing and arts uses within the IBZ and to spur the development of new schools in the study area.

In addition to zoning initiatives, the *Draft Strategies* propose offering enhanced community resources for homeowners, Community Land Trusts, local businesses, and artists; working with the NYC Department of Transportation and the NYC Economic Development Corporation to improve transportation for people and goods; improving public safety; and working with the United States Army Corps of Engineers to plan for long-term coastal resiliency.

"Throughout 11 meetings with over 1,300 attendees, our community's priorities are clear: we must commit to building 100% affordable housing on public land, open desperately needed schools, support local businesses, increase green space, and plan for resiliency for our current and future



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residents,” said Council Member Julie Won.

Environmental scoping for DCP’s zoning proposal is expected to occur in the summer or fall of 2024, and the full Long Island City zoning proposal is expected to be released and certified into public review this coming spring. The Adams administration anticipates additional commitments would be made by the city in the fall of 2025, near the conclusion of public review.

We will continue to monitor the Long Island City Neighborhood Plan as it advances toward public review.
