

Project Overview and Process

What is One LIC?

One LIC is a collaborative engagement process to gain input and build consensus on key neighborhood challenges and opportunities towards the development of a LIC neighborhood plan. Building upon LIC's robust economy, unique location and amenities, rich transit resources, and years of community-based planning efforts, the plan will develop a long-term vision for one of the fastest growing neighborhoods in NYC.

Process Details:



Share One LIC project details



Identify local challenges and opportunities



Gather community feedback about past plans



Speak with City agency representatives

Engagement Strategy

Broad Outreach

Inform the plan in real-time outside of Town Halls and Focus Area Meetings

- Online digital engagement platform (licplan.nyc)
- Tabling at neighborhood events

Town Halls

Attend these large-format meetings in the neighborhood

- Learn about the neighborhood planning process
- Provide your input on issues and share your ideas
- Get updates on collective community input, work to date and provide additional feedback to inform the next phase of planning

Focus Area Meetings

Attend meetings to focus on developing strategies on specific topics:

- Economic Development
- Arts, Culture, Community Resources
- Public Realm and Transportation
- Waterfront Resiliency and Open Space
- Housing

Online Engagement

Scan for more information about the planning process and to share your thoughts online:



LIC at a Glance

62+

Acres of open space in the context area

20k+

Housing units added since 2010

75%

Population increase since 2010

1.5x

Average rent prices compared to NYC

85%

Median income increase since 2010

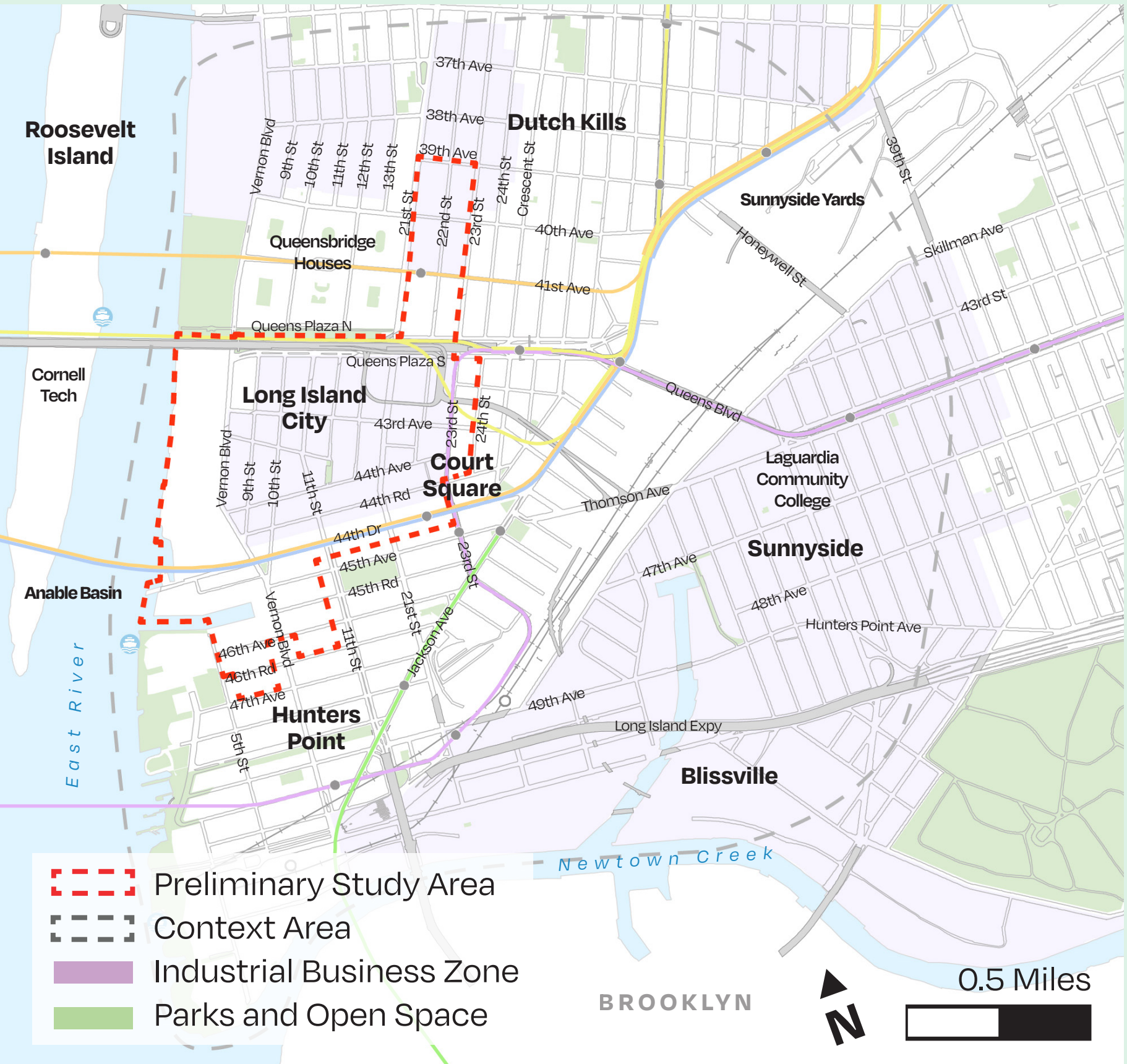
27%

Job growth since 2010

19%

Severely rent burdened

Study Area



One LIC Preliminary Goals



Generate significant new housing, including affordable



Deliver new, high-quality open space along the waterfront and in the core



Enhance area connectivity with multi-modal transportation



Plan for infrastructure & area resiliency



Increase local jobs, access to diverse jobs and training



Invest in neighborhood services, education, and community programs



Lead through an equitable, inclusive process

Disclaimer: Data and statistics are estimates from various sources and may show discrepancies across materials.

Long Island City History



Map of Lenapehoking territory; via Wikimedia Commons



Construction in Long Island City in 1872, from the view along Vernon Boulevard looking north toward 50th Ave; via Queens Historical Society



Map of Newtown, Long Island: designed to exhibit the localities referred to in the "Annals of Newtown"; compiled by J. Riker, Jr., 1852; via The New York Public Library Digital Collections



Exterior of first unit finished in Queensbridge Houses, taken in 1939. Photograph by Wurts Bros via Museum of the City of New York.



Sunnyside Yards in 1939; via Dave Morrison Archive



August 1980 issue of New York; via New York

Lenapehoking

Since time immemorial, this land — currently referred to as Queens — has been stewarded by the Munsee Lenape and Canarsie Indigenous peoples. A vast landscape spanning present-day New York, New Jersey, Maryland, Delaware, Pennsylvania and Connecticut was home to Lenni Lenape territories, also known as Lenapehoking.

Arrival of European colonial-settlers

The Dutch colony of New Netherland, also known as Middleburgh, was founded by English Puritans fleeing religious persecution in England. These early settlers “purchased” land titles from the Indigenous tribes who were stewarding the land when the Europeans arrived. In 1664, the settlement formalized as the Town of Newtown (later Elmhurst).

Incorporation of Long Island City

Sparsely settled prior to the 1850s due to frequent flooding, between 1874 and 1880 swamps were drained and land filled to combat flooding and allow for population growth. The construction of a new New York & Flushing Railroad terminus in Hunters Point (later owned by the Long Island Railroad) and ferry service that connected Queens to Manhattan in the 1860s further fueled the boom in population and commerce. In 1870, Long Island City was officially incorporated. At the time, as many as 12,000 – 15,000 residents called LIC home.

Queens annexed to New York City, Long Island City led as an industrial hub

Following years of planning and elections, the five boroughs were consolidated as part of New York City in 1898. Despite having only been an independent city for less than three decades, the consolidation proved especially beneficial for Long Island City, which was struggling to pay its growing debts due to years of local political corruption. The turn-of-the-century marked a period of significant growth for Queens and LIC as a successful manufacturing and industrial sector, largely benefitting from the area's strategic waterfront location.

Expansion of manufacturing and waterfront commerce and large-scale infrastructure investments

By the beginning of the 20th Century, LIC was home to hundreds of companies employing more than 16,000 workers. By this time, heavy industry had largely subsided to make way for a growing population, further enabled by a period of significant infrastructure investments including the electrification of the Long Island Rail Road, the completion of Steinway Tunnel under the East River, and the opening of Queensboro Bridge. New streets were laid out, housing built, and land values rose rapidly during this period.

Queensbridge Houses opens

Opened in 1939 with two separate complexes (North and South), Queensbridge contains 29 buildings and more than 3,000 units of housing that can accommodate approximately 7,000 residents. The complex remains the largest housing project constructed in North America. Originally a racially diverse community, Queensbridge was effectively segregated in the 1950s when middle-income residents were relocated to other public housing. Due to declining public investment in the intervening decades, an estimated \$1.6B in capital repair and maintenance work is needed to improve basic safety and access to essential services and amenities. Beginning the late 20th century, Queensbridge emerged as a nexus for the development of hip hop and rap in NYC.

Decline of large-scale factories and industry

Following WWII, most major factories and industries were closed, relocated or converted into residential use. Others remained largely abandoned until the 21st Century.

A contemporary neighborhood fabric emerges with a growing Asian- and Latin-American population

Beginning in 1980s, a growing Asian and Latin American immigrant population began to call LIC home. This period also saw the first signs of significant mixed-use development, due to the neighborhood's proximity and accessibility to Midtown Manhattan. One Court Square (formerly the Citigroup Building) opened during this time, an early signifier of the scale of development and emerging business district to come.

A period of extensive zoning reform and population growth

The Special Long Island City Mixed-Use District introduced mixed-use zoning to the neighborhood with density increases near transit in 2001. The new zoning districts were reflective of the live-work character of the neighborhood where many residents lived adjacent to their industrial business and jumpstarted commercial growth that would become the LIC Central Business District. From 2004–2009, Hunters Point, Dutch Kills, and Sunnyside Gardens, among other nearby neighborhoods in Brooklyn and Queens, were rezoned. These efforts were largely to preserve existing neighborhood scale and use, support mixed-use development, and formalize contextual zoning. In 2006, an Industrial Business Zone (IBZ) was created to protect industrial centers from residential encroachment and encourage business growth.

One of the fast growing neighborhoods in New York City

In the past decade, LIC has consistently led as one of the fastest growing neighborhoods in the entire city, contributing more than 12,500 housing units since 2010. A series of significant planning studies and rezonings in the intervening years have continued to focus on increasing access to the waterfront, protecting the neighborhood's rich manufacturing sector, supporting the diverse creative and performing arts communities, and ensuring long-term housing affordability for the neighborhood's more than 37,000 residents.

Disclaimer: Data and statistics are estimates from various sources and may show discrepancies across materials.

Economic and Workforce Development

Supporting Local Business & Pursuing Equitable Growth

Long Island City (LIC) is a centrally located, transit-rich mixed-use neighborhood with a diverse economy. Over a third of local jobs are within the industrial sector and private-sector employment has increased by 21% since 2000. As the neighborhood continues to experience significant population growth — up 78% over the past 10 years — LIC is in a unique position to explore opportunities for job growth and workforce development across a range of industries.

Although LIC has a higher average median income compared to Queens and NYC residents, the displacement of manufacturing, small businesses, and artists is a growing concern among residents.

Emerging Sectors Overview



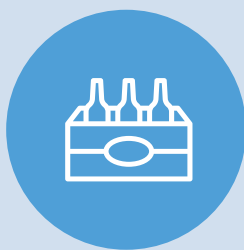
Life Sciences

- NYC has the largest biotech workforce in the country and the City has committed \$1B in public investments
- Speculative development with targeted life science companies is increasing
- LIC's large loft building stock, affordability and access to transit makes it a strategic location
- Proximity to Cornell and LaGuardia Community College presents collaboration opportunities



Film and Media

- Job sector growth at 8% in Queens, compared to 3% citywide
- There is an existing, strong network of film and art studios, with diverse facility types and sizes
- Kaufman Astoria & Wildflower have/will have about 500,000 square feet in area

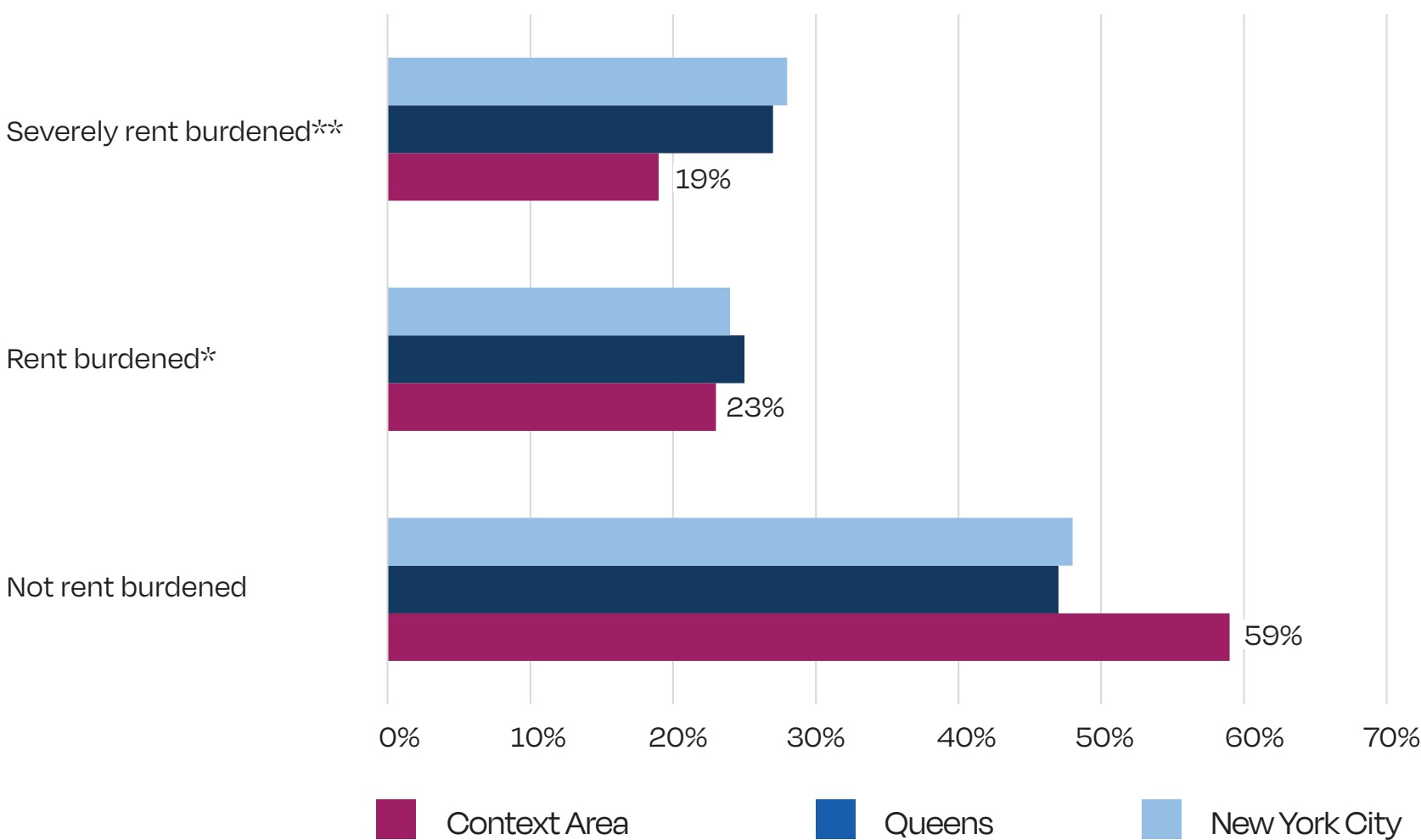


Breweries

- LIC is one of the most densely-packed brewery districts in NYC
- Strategic location given large loft building stock and access to transit and highways
- Breweries with onsite tasting rooms – cross-subsidy allowed a more sustainable growth
- Size ranges from ~2,200 sf to about 38,000 sf in area

Rent Burden

Distribution by Geography

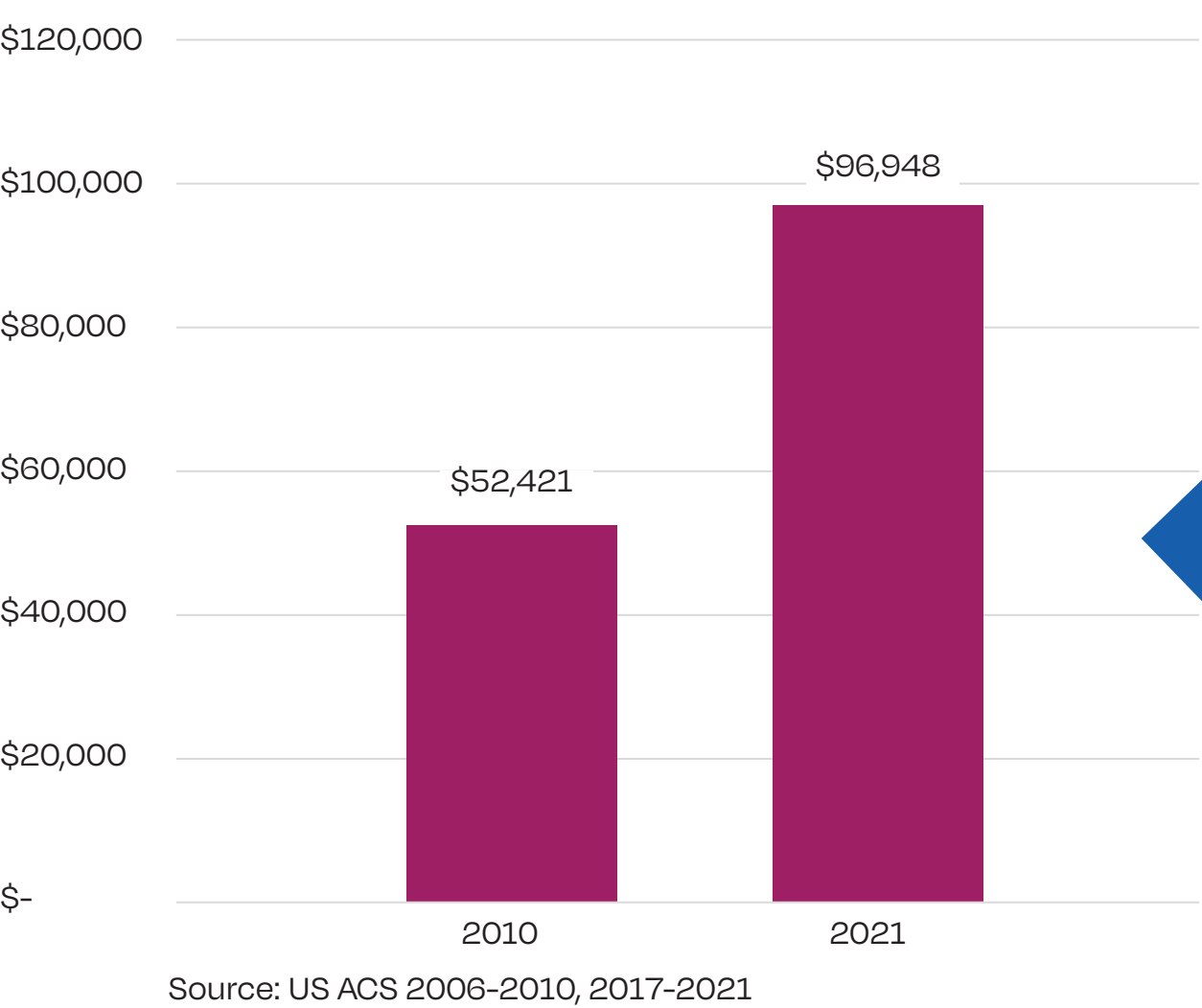


*Rent burden reflects spending more than 30% of income on rent
**Severe rent burden reflects spending more than 50% of income on rent
Source: US ACS 2017-2021

Compared to the rest of Queens and the city, LIC residents are **not as significantly rent burdened.**

Nearly **85,000 jobs** are located in this study area, with industrial and office jobs accounting for a majority of employment opportunities.

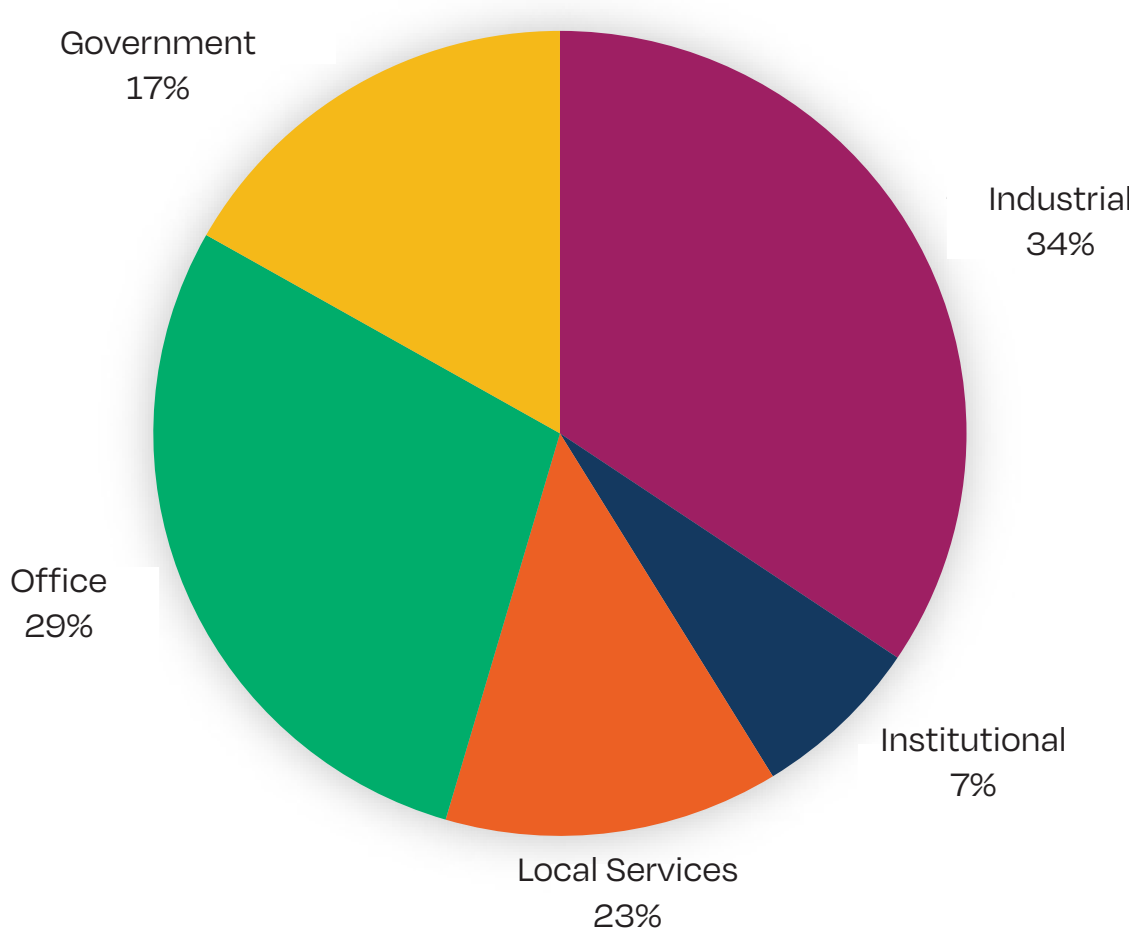
Median Household Income, 2010-2021



Source: US ACS 2006-2010, 2017-2021

Since 2010, the study area has experienced an **85% increase in median income.**

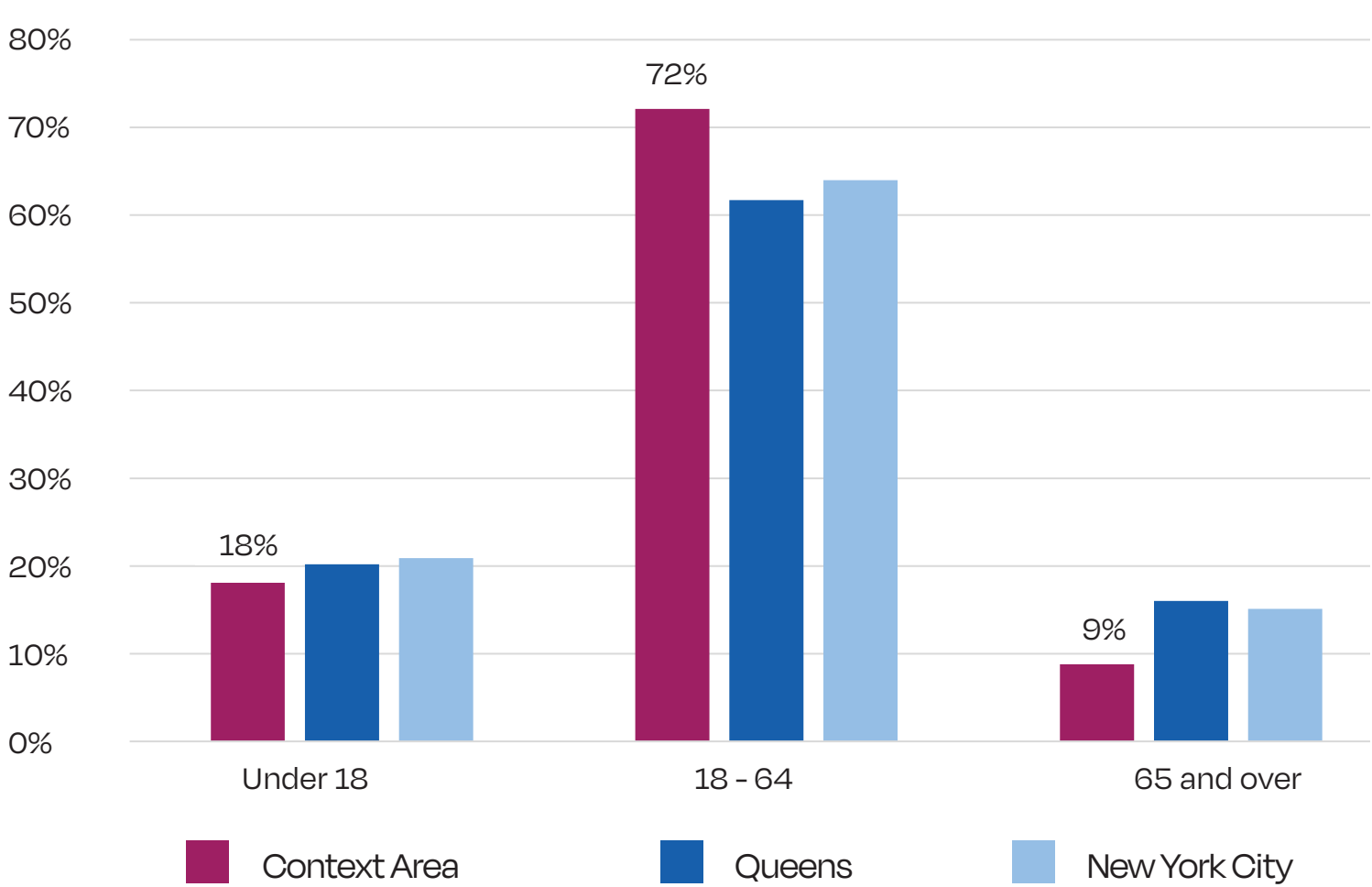
Jobs by Sector



Source: NYS Department of Labor, Quarterly Census of Employment and Wages (QCEW), 2022 Q2

Resident Workforce

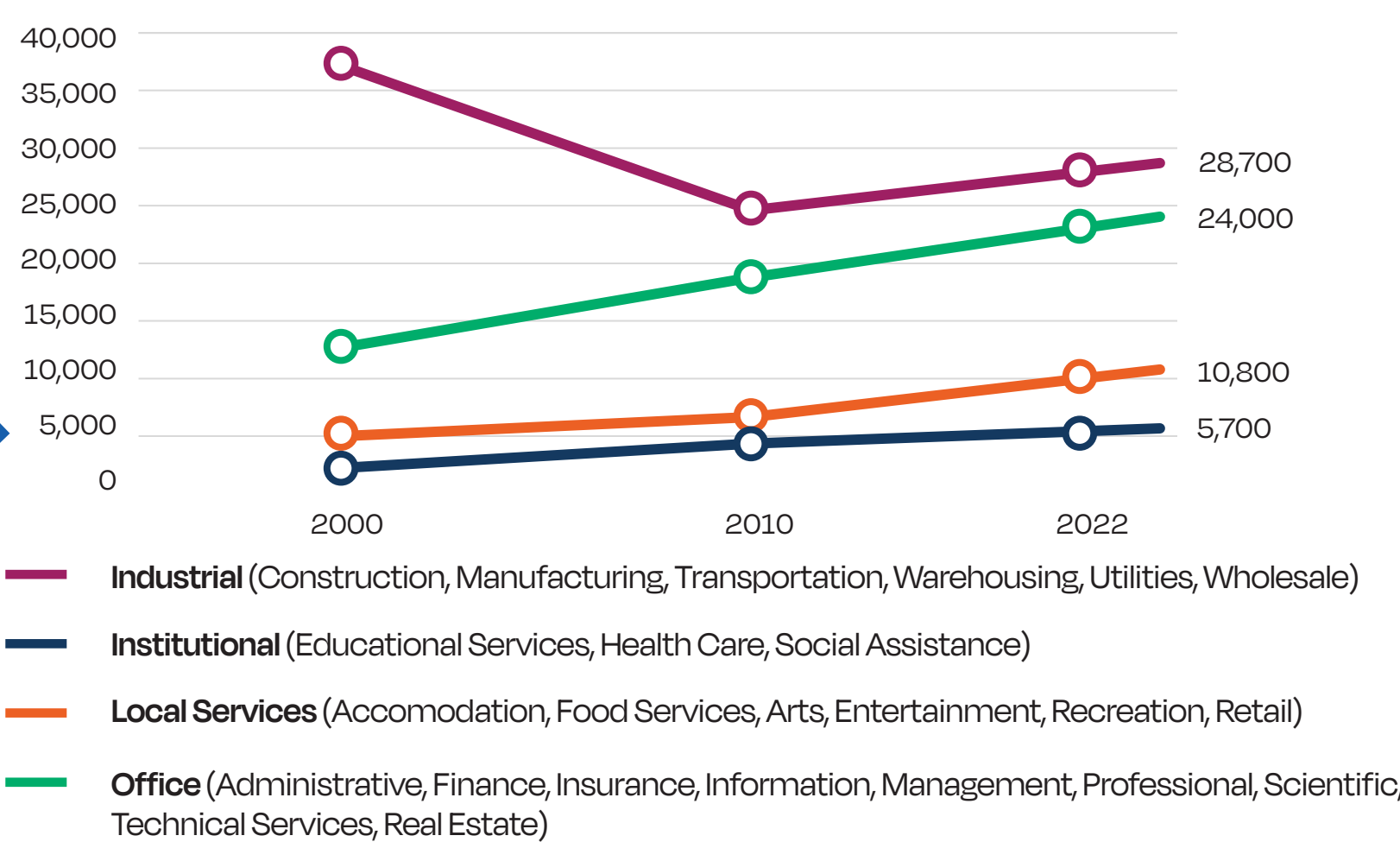
Age Distribution by Geography



Source: US ACS 2017-2021

Despite **losing industrial jobs 2000-2010**, private sector jobs have grown across sectors, **increasing by 27% since 2010.**

Private Sector Employment Growth, 2000 -2022



Source: NYS Department of Labor, QCEW, 2022 Q2

Disclaimer: Data and statistics are estimates from various sources and may show discrepancies across materials.

Housing

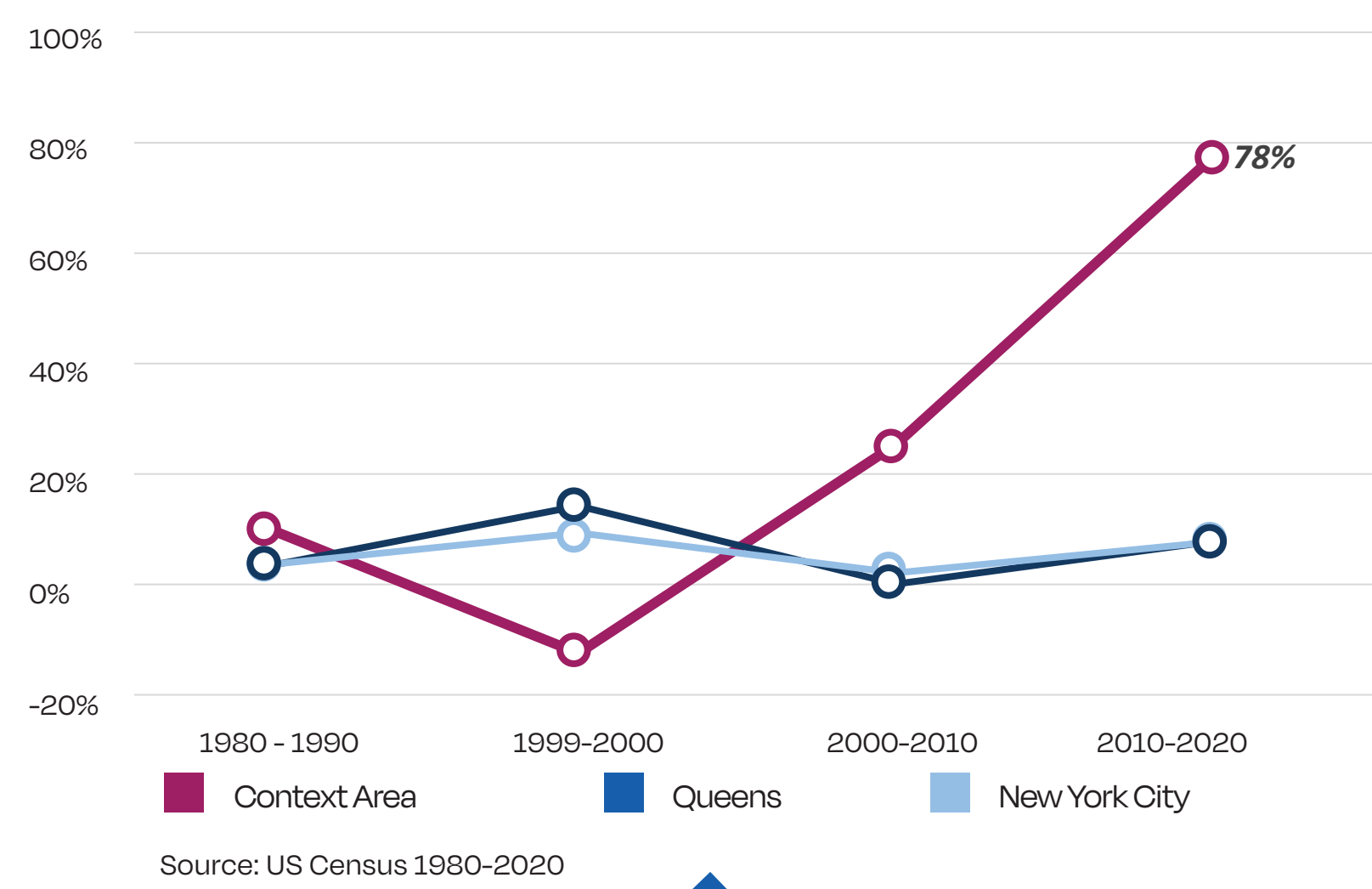
NYC's Fastest-Growing Neighborhood

LIC has increased in population by 78% over the past 10 years. The area is home to 63,000 New Yorkers and over 30,000 housing units. Since 2010, over 400 housing projects have been completed, of which 19% units are affordable housing.



Population Growth, 1980-2020

Distribution by Geography

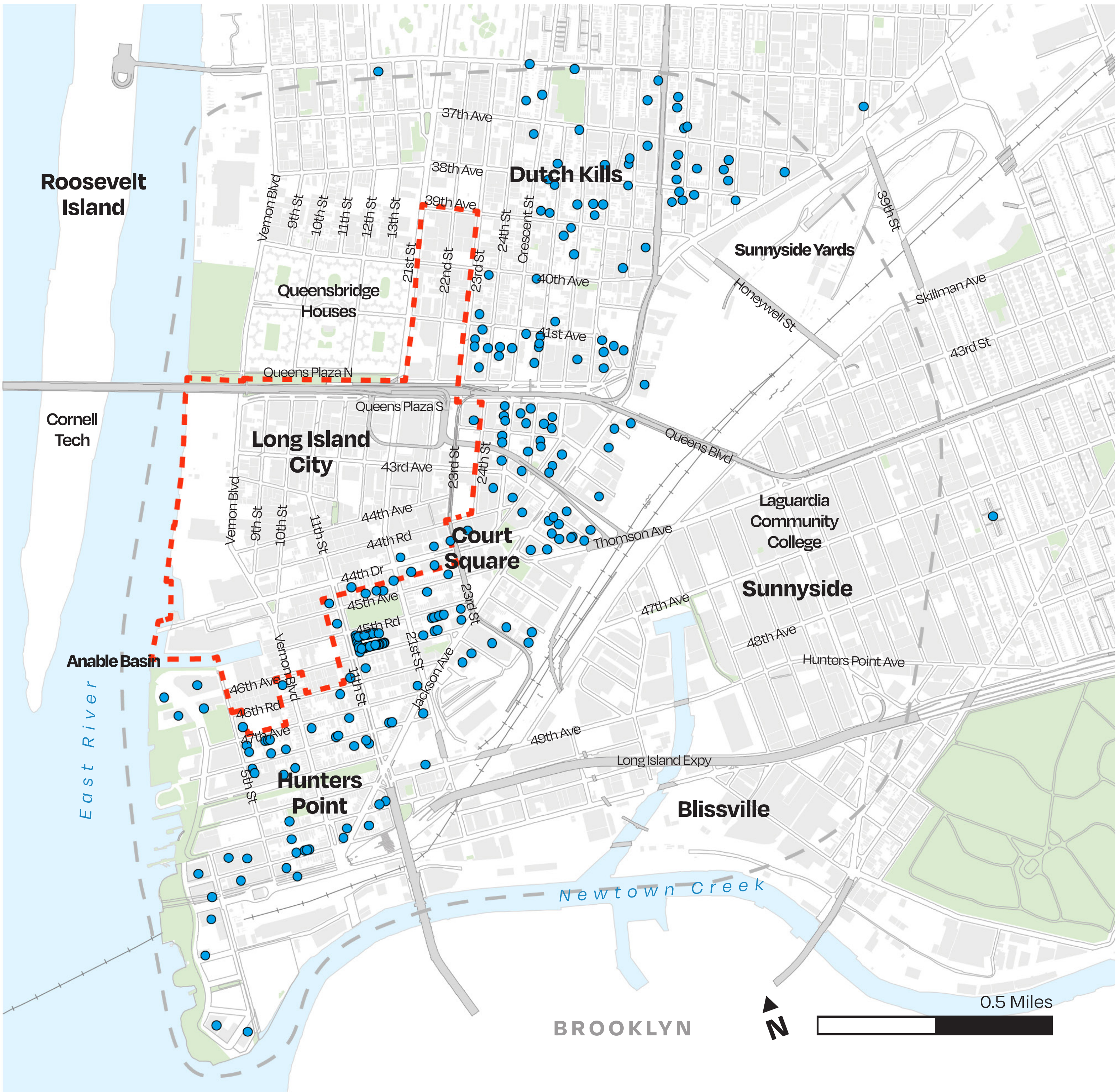


Since 1980-90, LIC's population has grown at nearly 10x the rate of population growth across Queens and NYC.

Total Housing Completions since 2010

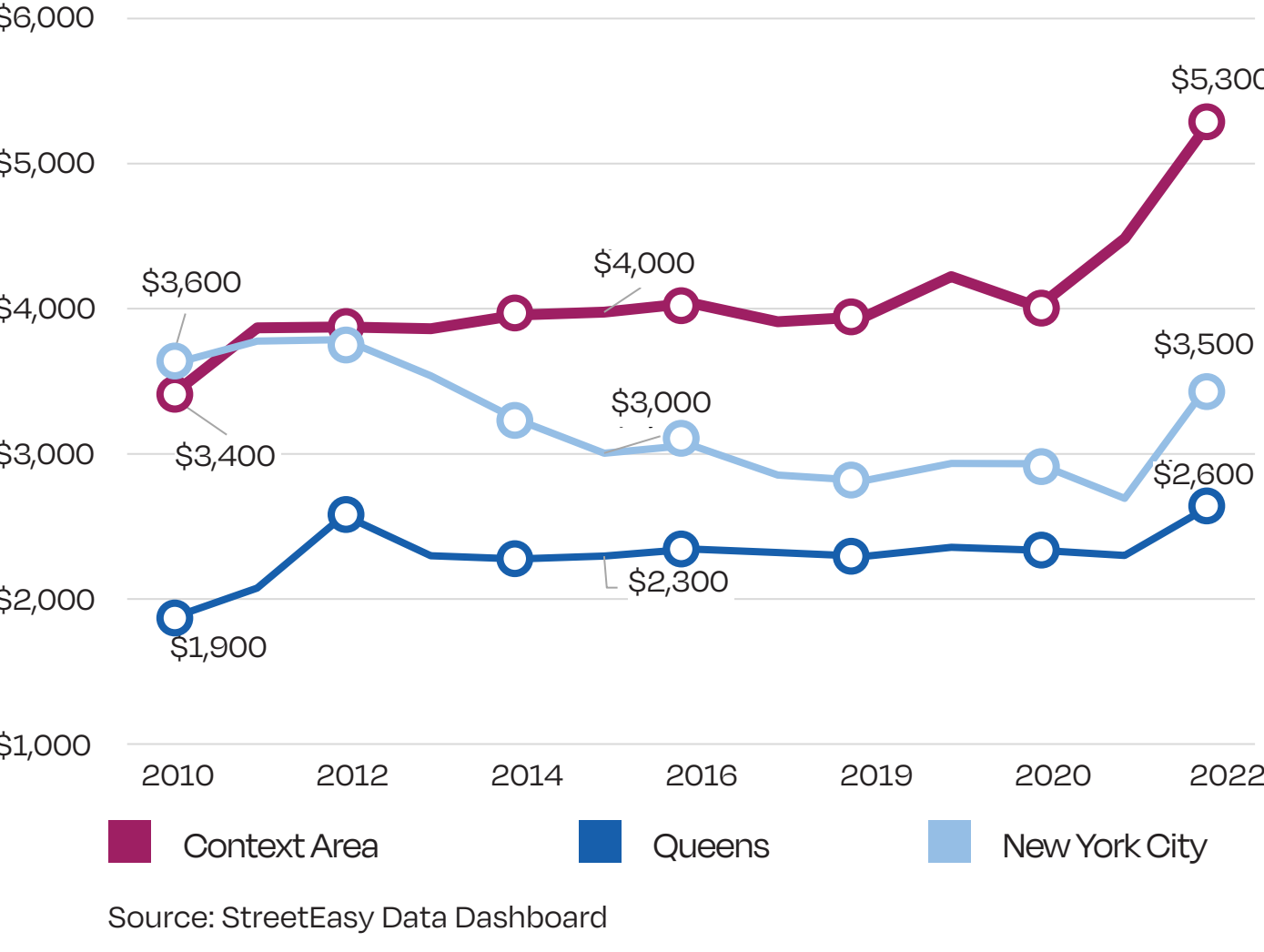
- Preliminary Study Area
- Context Area
- Completed Housing

Since 2010, there has been an **increase of 21,000 dwelling units** and **over 400 completed housing projects**. **19%** of units are restricted to New Yorkers earning **120% Area Median Income (AMI) or below**.



Rent Trends Over Time

Median Monthly Asking Rent - 2 Bedrooms



Number of Rooms	LIC Rental Prices 2022
Studio	\$3,100
1 Bed	\$3,800
2 Bed	\$5,300
3 Bed	\$6,900

Source: StreetEasy Data Dashboard

Average rents in LIC are **2x higher than the average Queens rent**, and **1.5x higher than average NYC rent prices**.

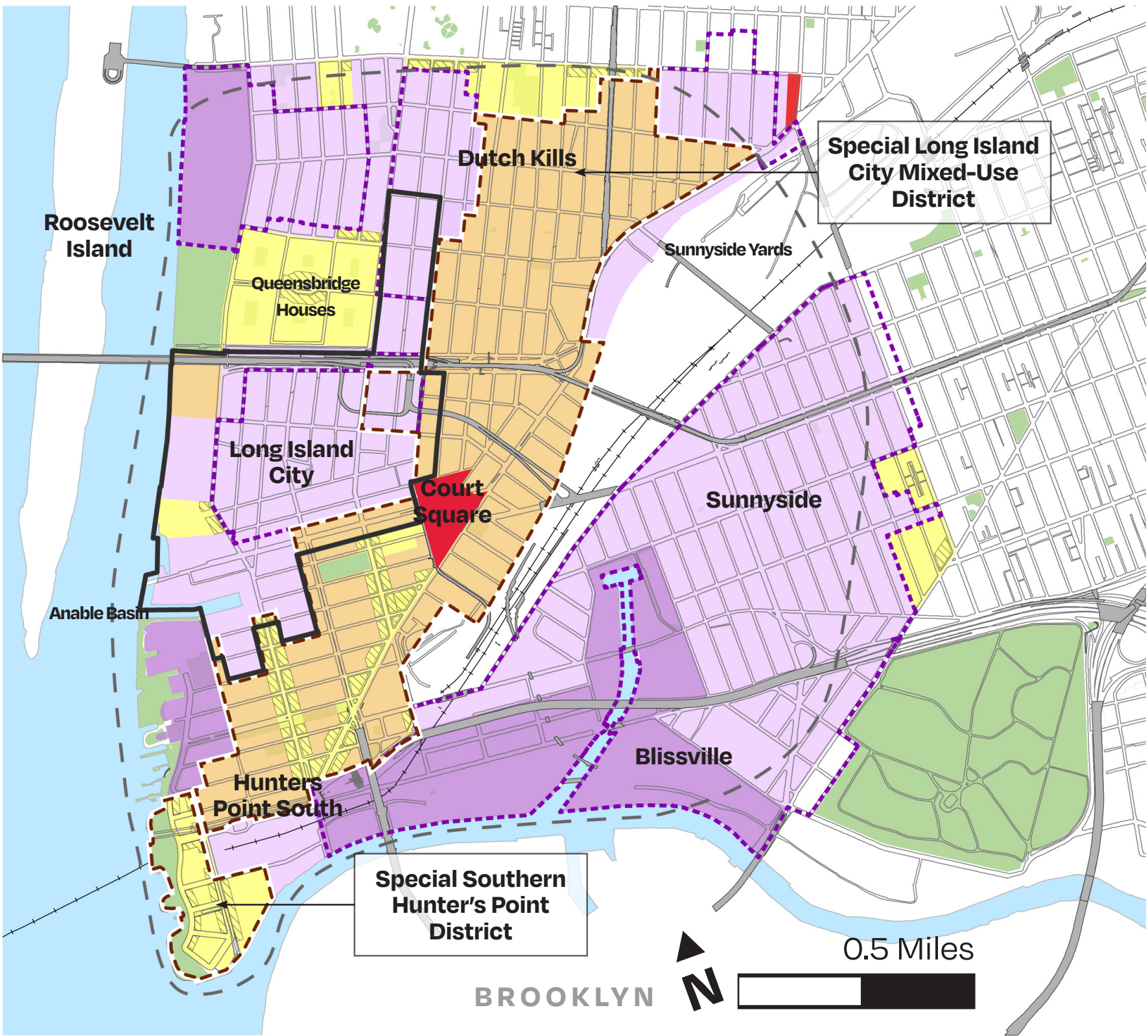
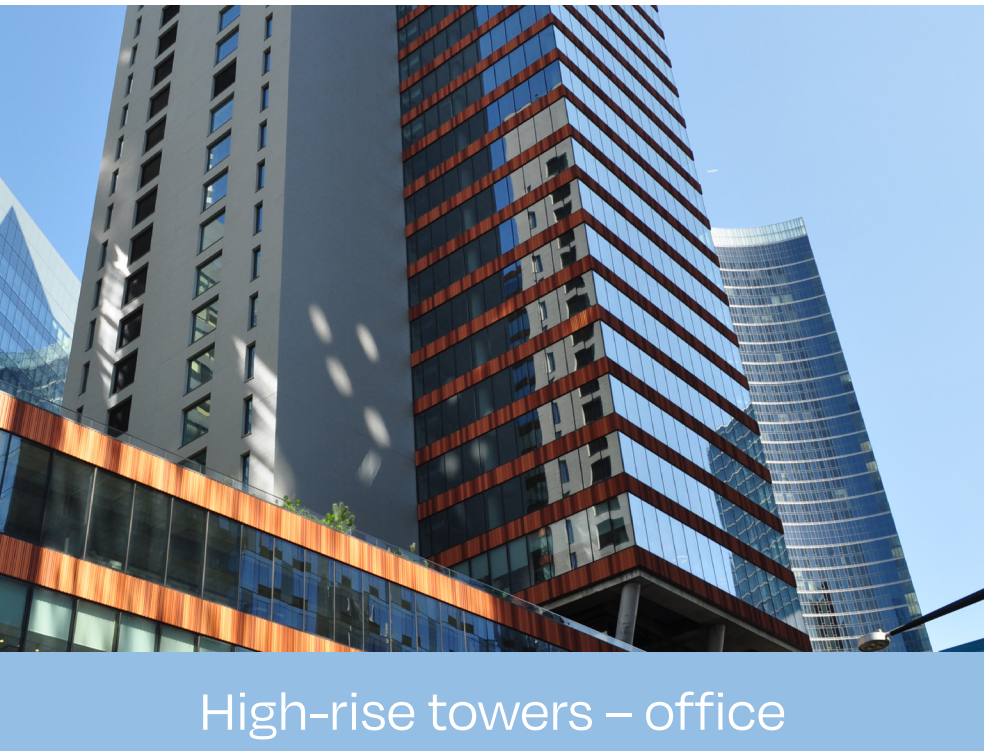
Disclaimer: Data and statistics are estimates from various sources and may show discrepancies across materials.

Land Use and Zoning

A Mixed-Use, Manufacturing District

The study area is predominantly manufacturing and mixed-use districts. Below, the Special LIC Mixed-Use District, adopted in 2001, was mapped to reflect the historic mix of uses and the zoning amendment's introduction of paired manufacturing and residential (MX) to the neighborhood. The highest densities were established around the Queens Plaza and Court Square subway stations.

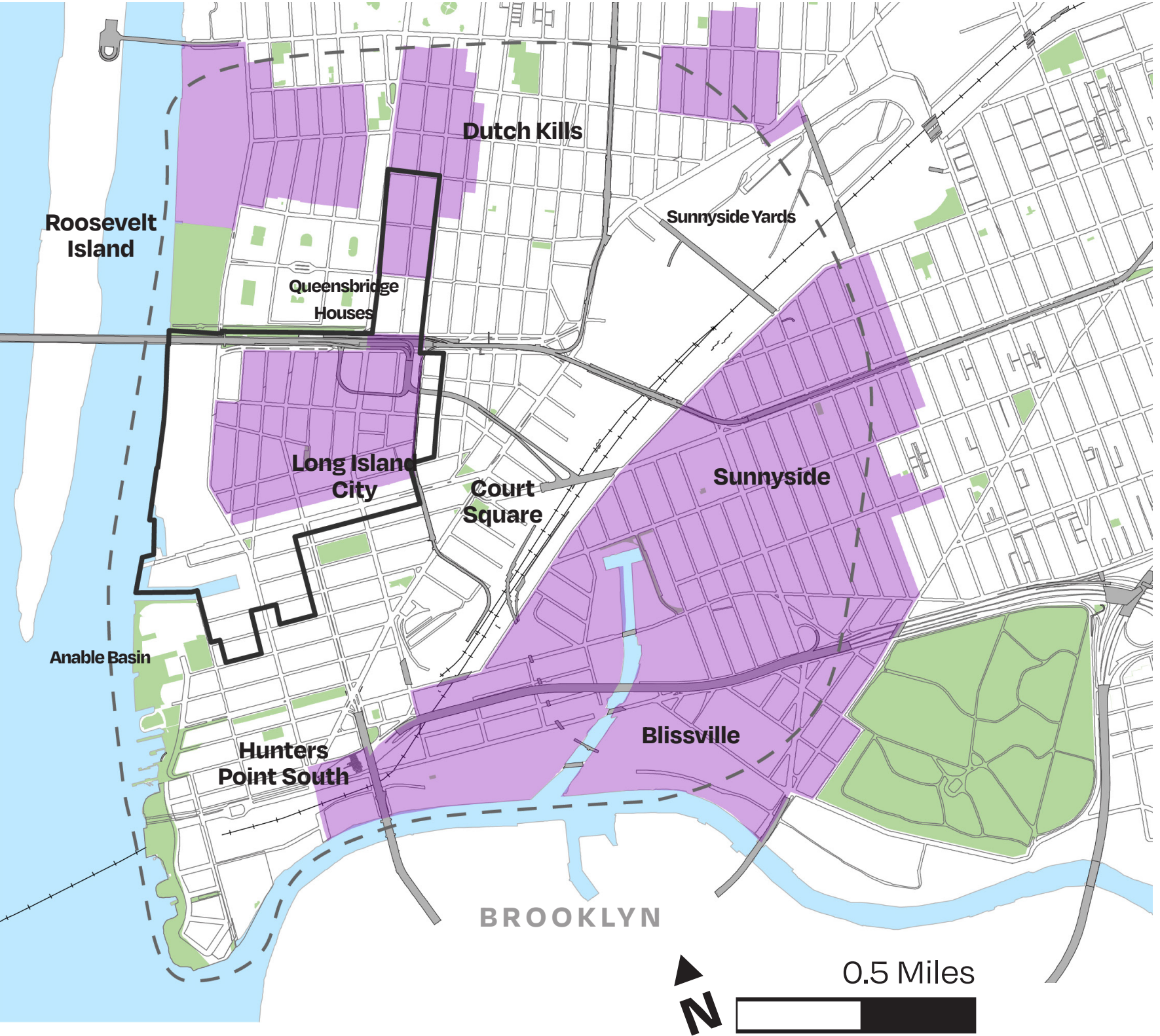
Commercial, industrial, and residential uses are housed in a variety of building types that range from low-rise warehouses and townhomes to loft buildings and towers. This diversity contributes to the rich and varied character of the formerly industrial neighborhood that has undergone dramatic transformation since 2001.



Zoning Map

- Preliminary Study Area
- Context Area
- Residential
- Commercial
- Light manufacturing
- Heavy manufacturing
- Mixed-use District (MX)
- Park
- Commercial Overlay
- Special District
- IBZ
- Subway station
- Commuter rail station

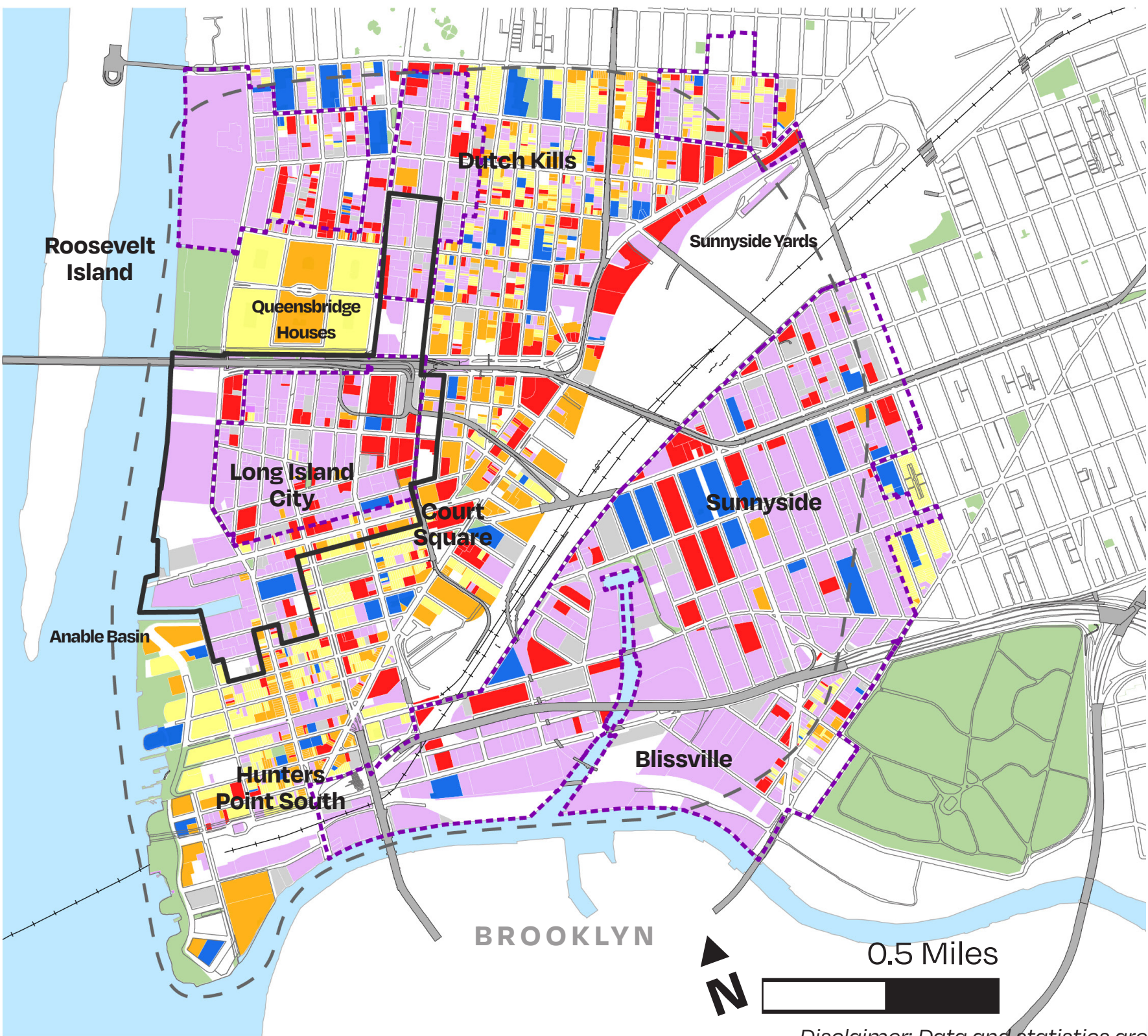
The Special LIC Mixed-Use District was mapped to reflect the historic mix of uses; the current study area is **predominantly manufacturing and mixed-use districts**.



Industry and Manufacturing Map

- Preliminary Study Area
- Context Area
- Industrial Business Zone (IBZ)
- Park

Industrial Business Zones (IBZs) were created in 2006 to support industrial and manufacturing firms by providing a relocation tax credit. The IBZ designation also carries a commitment by the City of New York not to support a rezoning permitting new residences.



Existing Land Use Map

- Preliminary Study Area
- Context Area
- Residential
- Commercial
- Mixed Residential/Commercial
- Manufacturing
- Institution/Community Facility
- Parking
- Park
- IBZ
- Subway station
- Commuter rail station

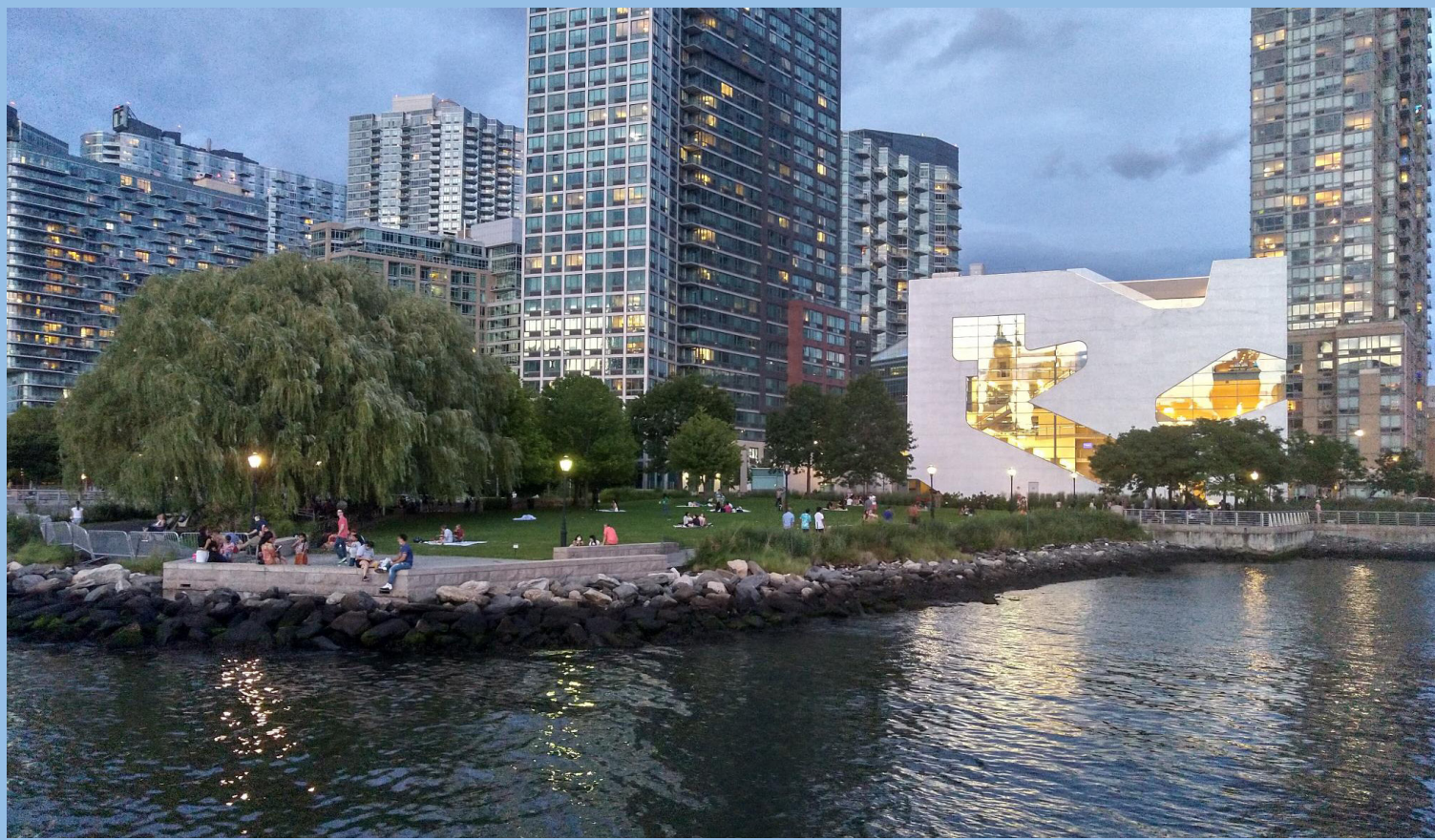
Disclaimer: Data and statistics are estimates from various sources and may show discrepancies across materials.

Open Space and Public Realm

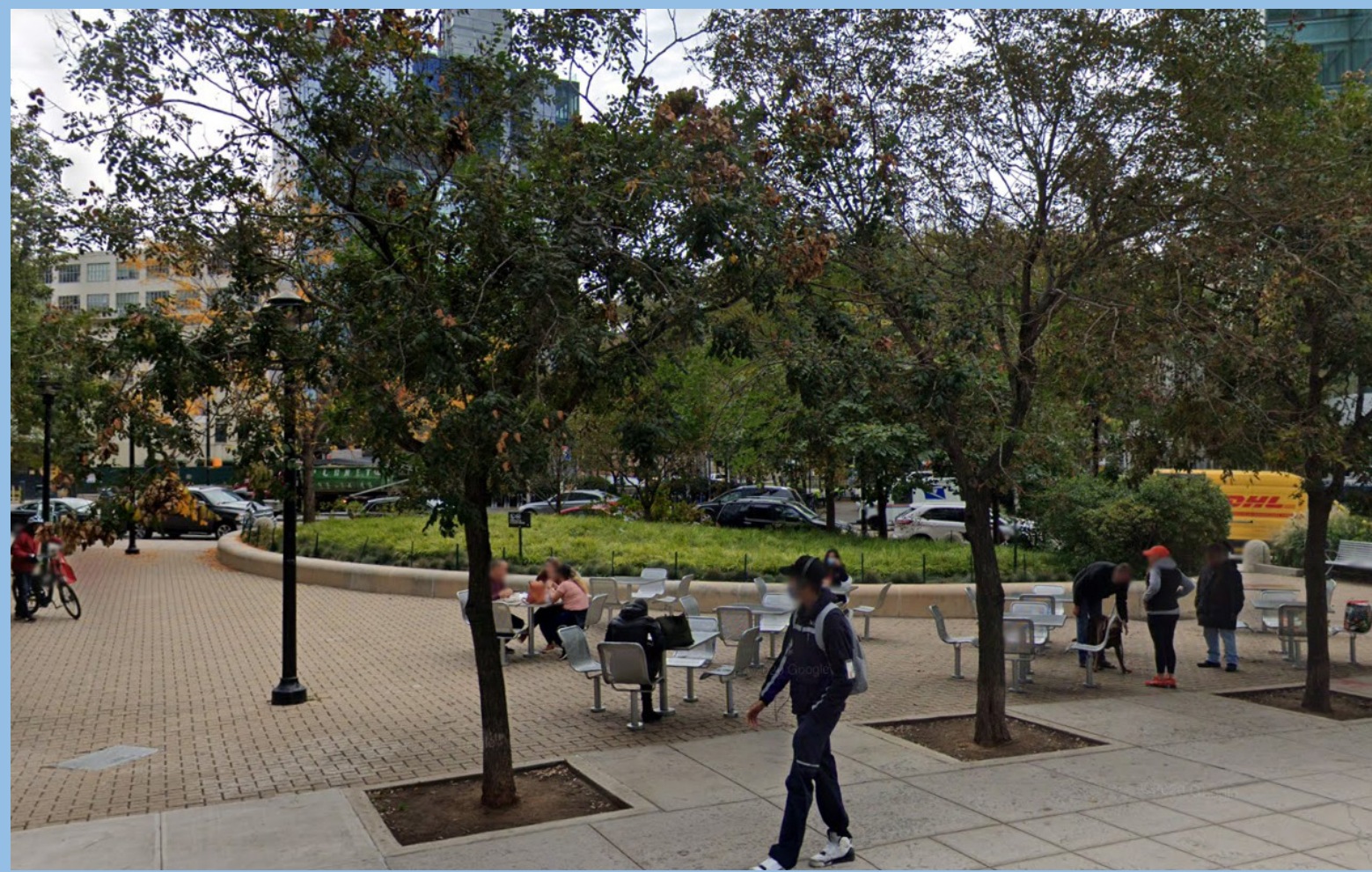
A Varied Ecosystem of Open Spaces

LIC's open space is largely defined by the waterfront along Hunters Point South and small, inland parks, plazas, shared streets and recreational facilities. The study area's waterfront, located between Gantry State Park and Queensbridge and Baby Park presently provides no public waterfront open space to members of the community.

New open spaces were created along the waterfront to complement new housing developments.



Gantry Park



Rafferty Triangle

Inland open spaces have been expanded with small plazas and shared streets.



Glacial Erratic



Anable Basin



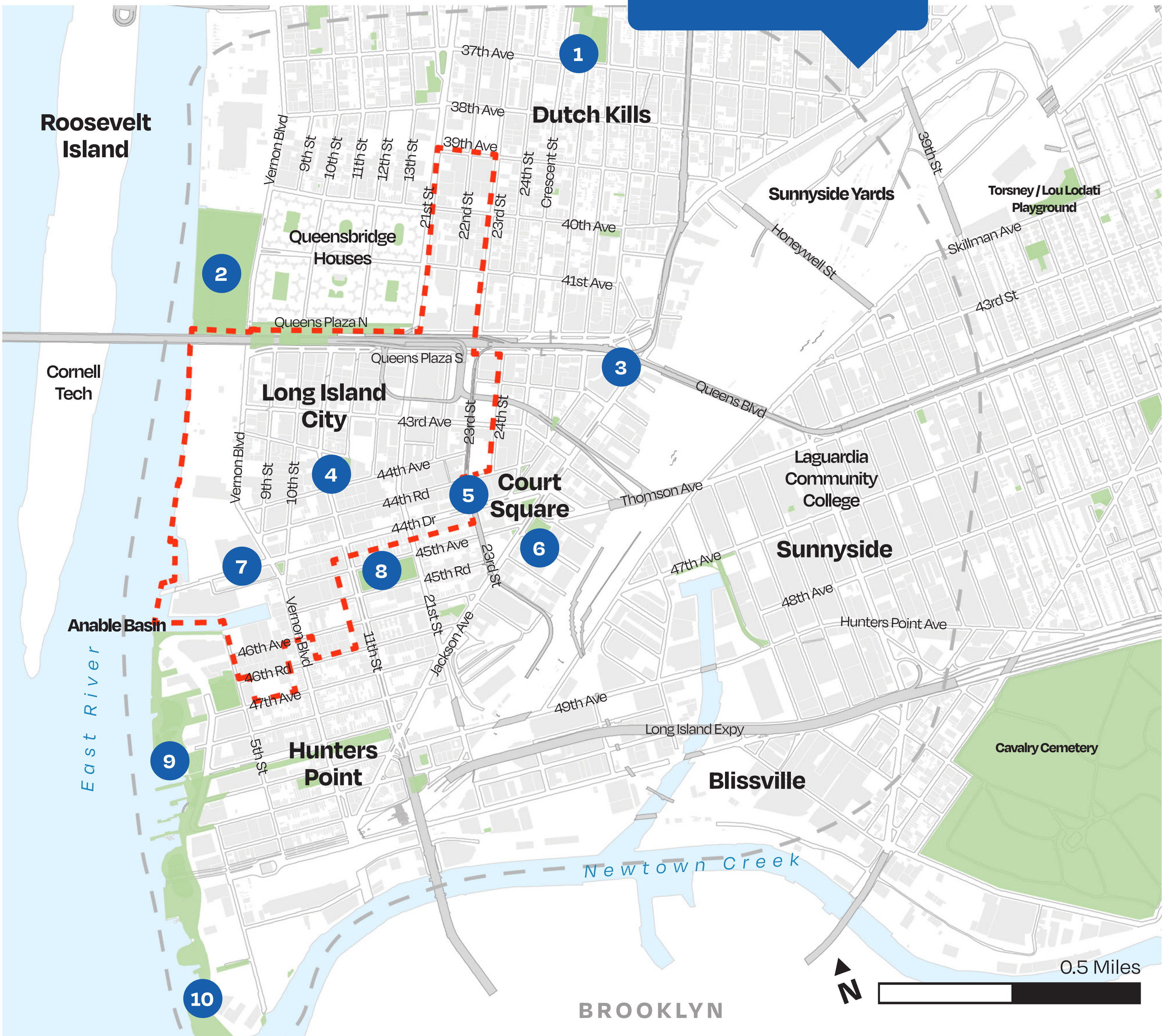
Tree Planting by Parks Department

Over 62 acres of open space are within the context area.

Open Space Map

- 1 Dutch Kills Playground
2.4 acres
- 2 Queensbridge and Baby Park
20.34 acres
- 3 Dutch Kill Green
1.5 acres
- 4 12st St Glacial Erratic
Open street
- 5 Rafferty Triangle
0.1 acre
- 6 Court Square Park
.49 acre
- 7 Gordon Triangle
0.08 acre
- 8 Murray Playground
2.52 acres
- 9 Gantry State Park
12 acres
- 10 Hunters Point South Park
22.81 acres

- Preliminary Study Area
- Context Area
- Park
- Subway station
- Commuter rail station

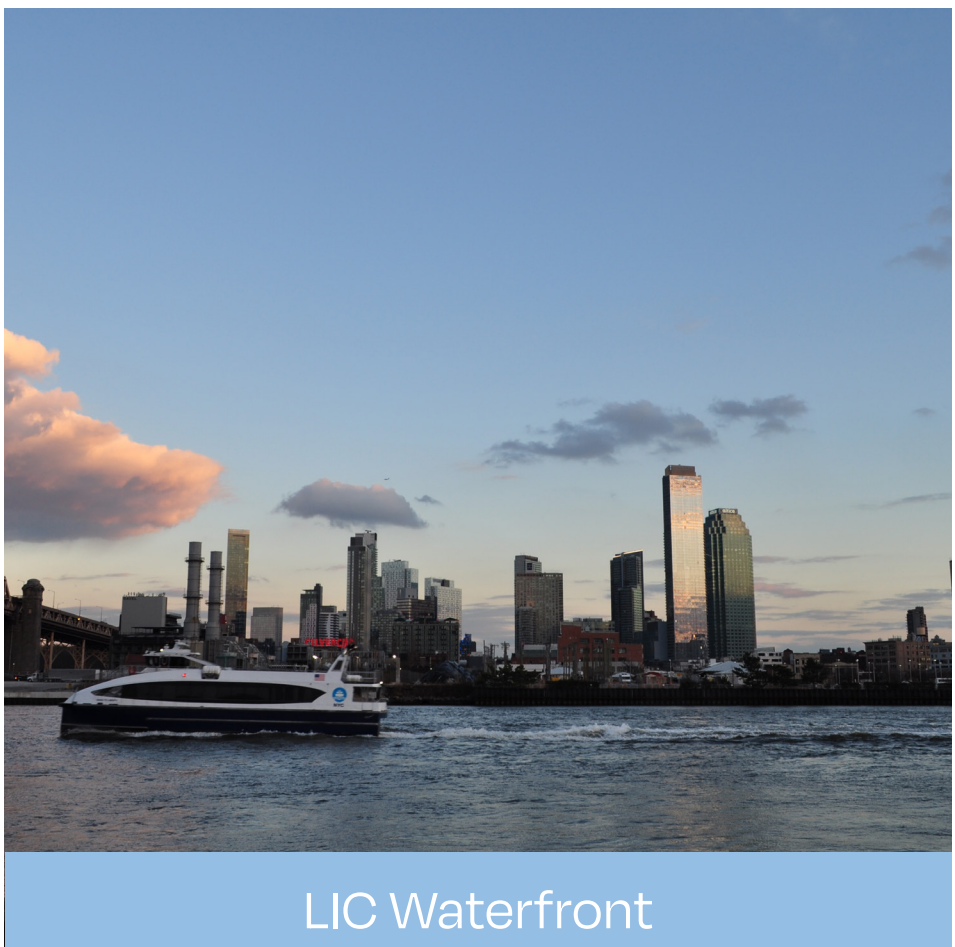


Disclaimer: Data and statistics are estimates from various sources and may show discrepancies across materials.

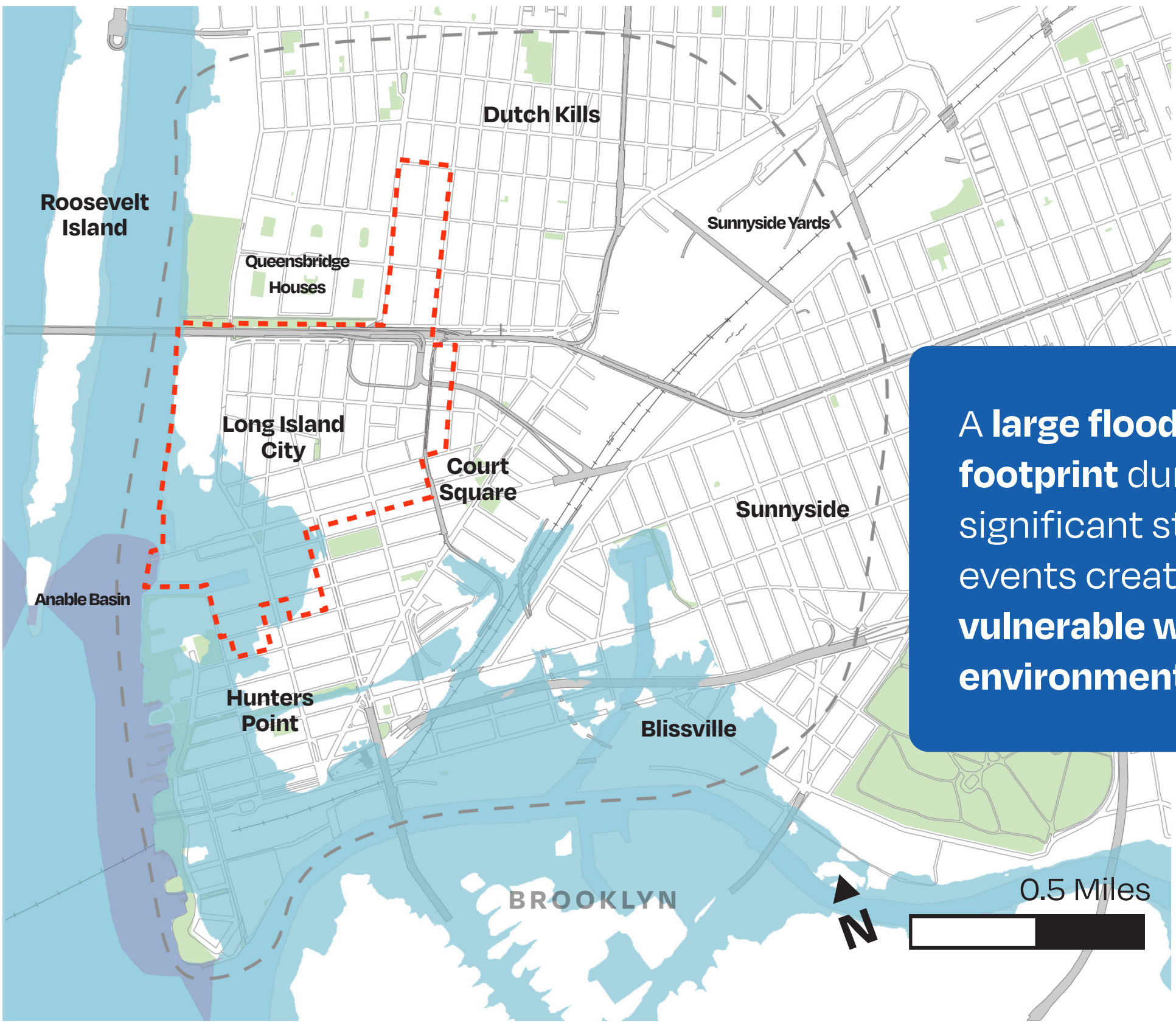
Climate Adaptation and Resilience

A Waterfront Community

LIC's waterfront location makes it particularly vulnerable to flooding due to sea level rise and intensifying storm events. As with much of NYC, the study area is also challenged by the effects of higher temperatures influenced by construction and surface materials that absorb and retain heat.



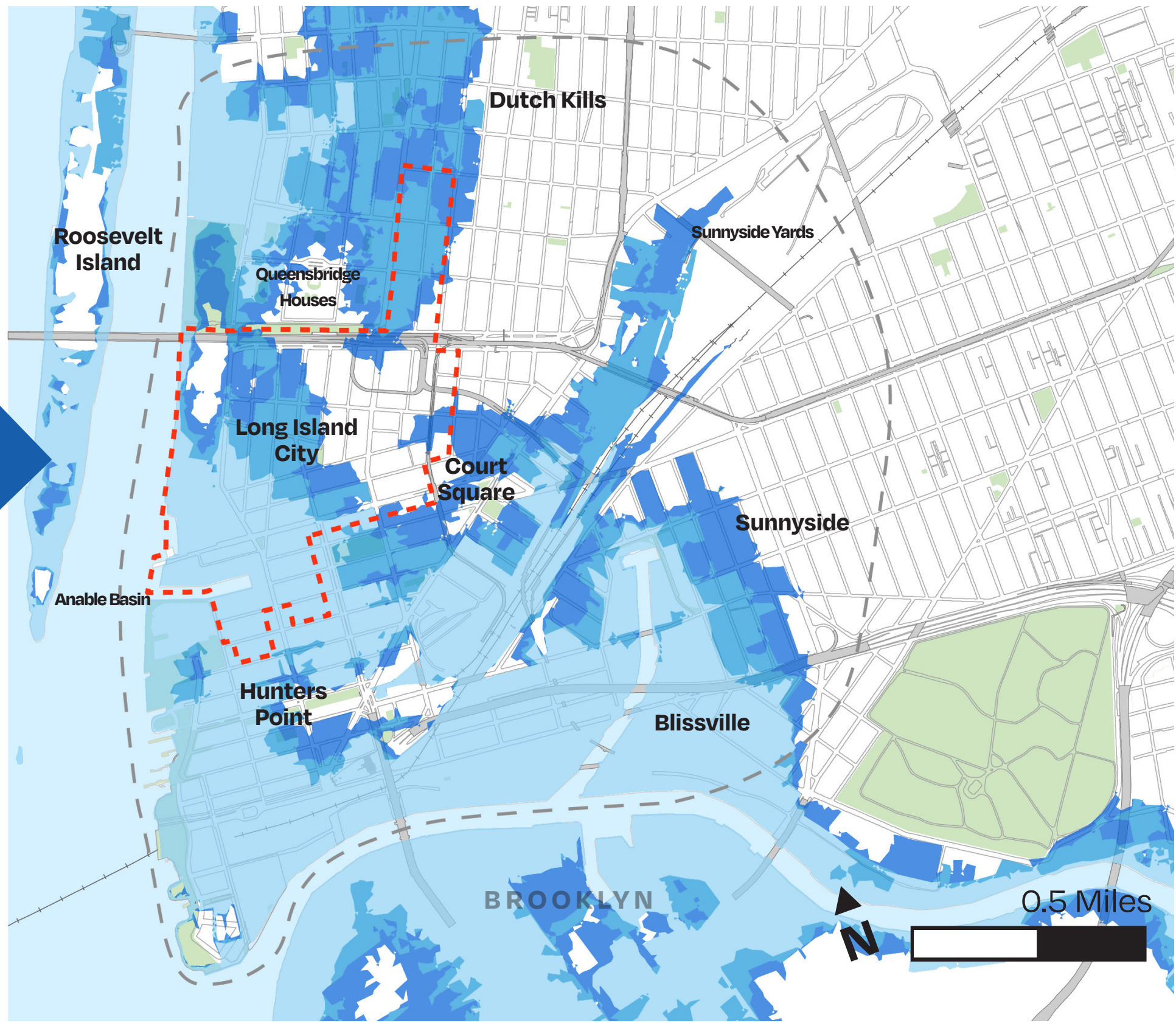
Flood Hazard



A large flood exposure footprint during significant storm events creates a vulnerable waterfront environment.

- Preliminary Study Area
- Context Area
- Park
- Limit of Moderate Wave Action
- Coastal High Hazard Area
- 1% Annual Chance Flood Hazard

Projected Floodplains



- Preliminary Study Area
- Context Area
- Park
- 2020 1% Annual Chance Floodplain
- 2050 1% Annual Chance Floodplain
- 2080 1% Annual Chance Floodplain

Stormwater Flooding

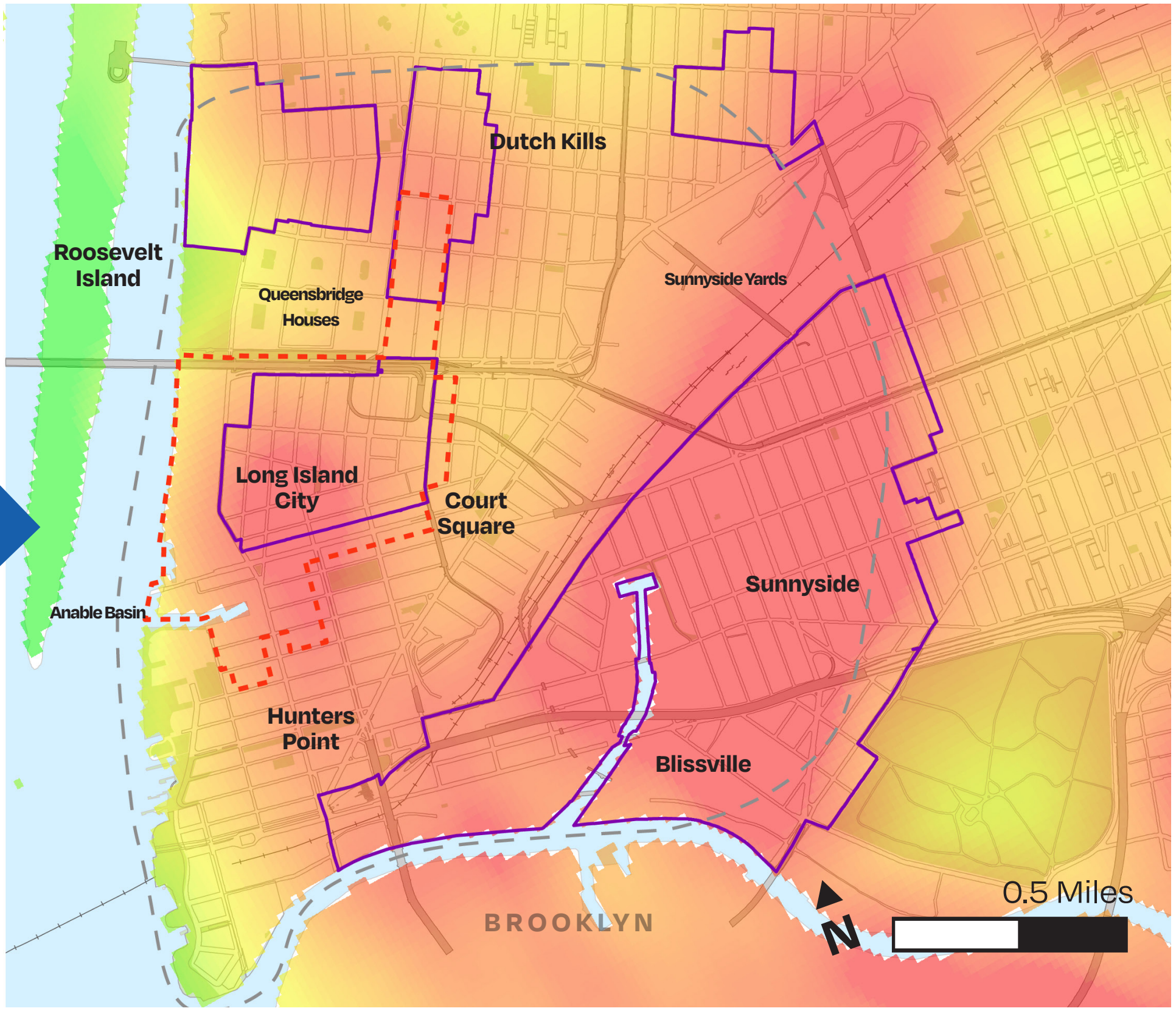


The highest recorded temperatures are around industrial areas while waterfront open spaces keeps temperatures lower.

- Preliminary Study Area
- Context Area
- Park
- Deep and Contiguous Flooding (1ft. and greater)
- Future High Tides 2050
- Nuisance Flooding (greater or equal to 4in. and less than 1 ft.)

Source: DEP's Moderate Flooding Map with 2050 Sea Level Rise

Deviation from Mean Temperature



- Preliminary Study Area
- Context Area
- Industrial Business Zone
- 8°
- 8°

Disclaimer: Data and statistics are estimates from various sources and may show discrepancies across materials.

Transportation and Mobility

Getting Around the Neighborhood and City

LIC benefits from an extensive network of multimodal transportation options, including access to eight subway lines, two ferry stops, two LIRR stations, local bus routes, CitiBike stations, bike lane infrastructure, and car share.

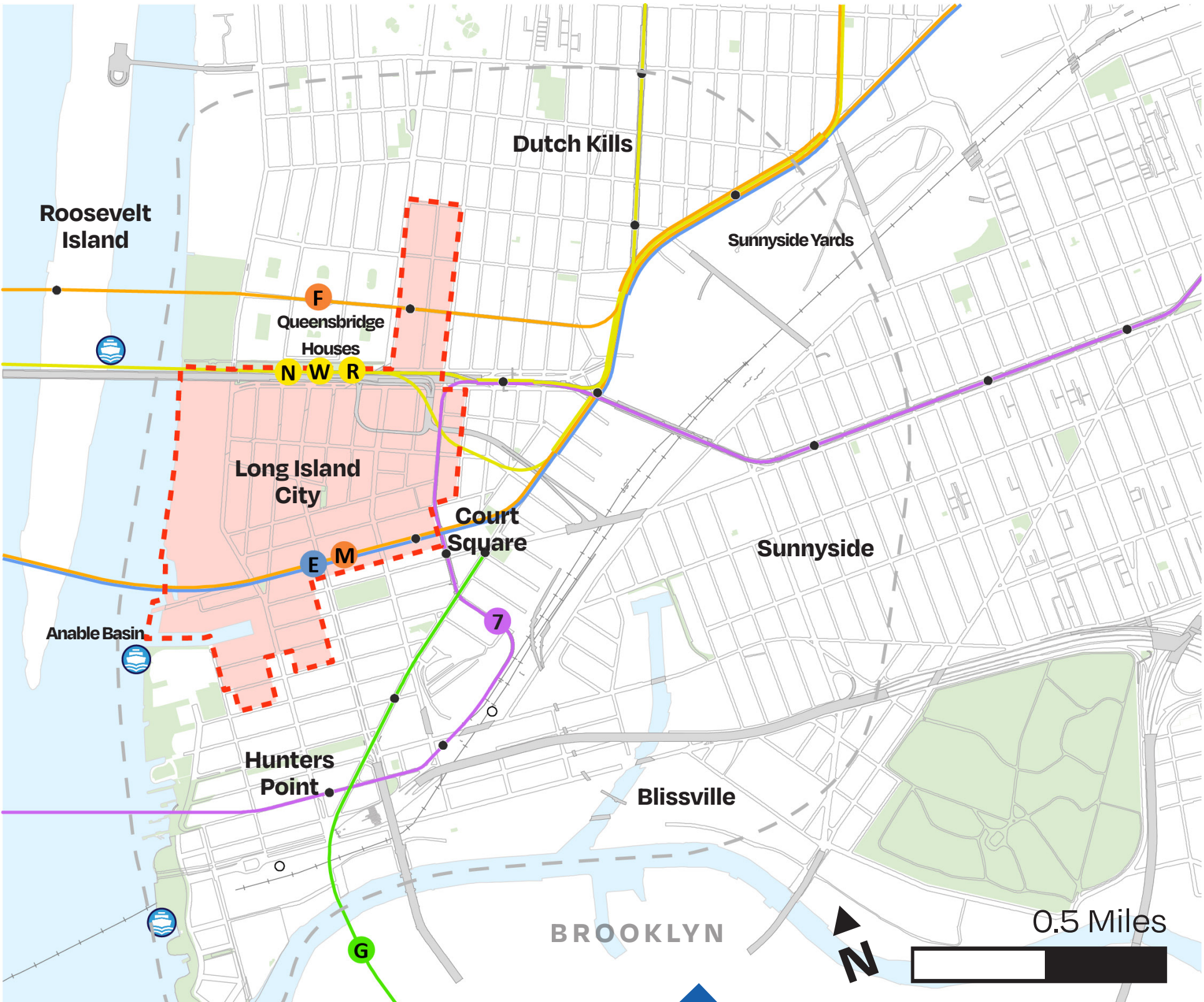


7 Train



Vernon Blvd Bikelane

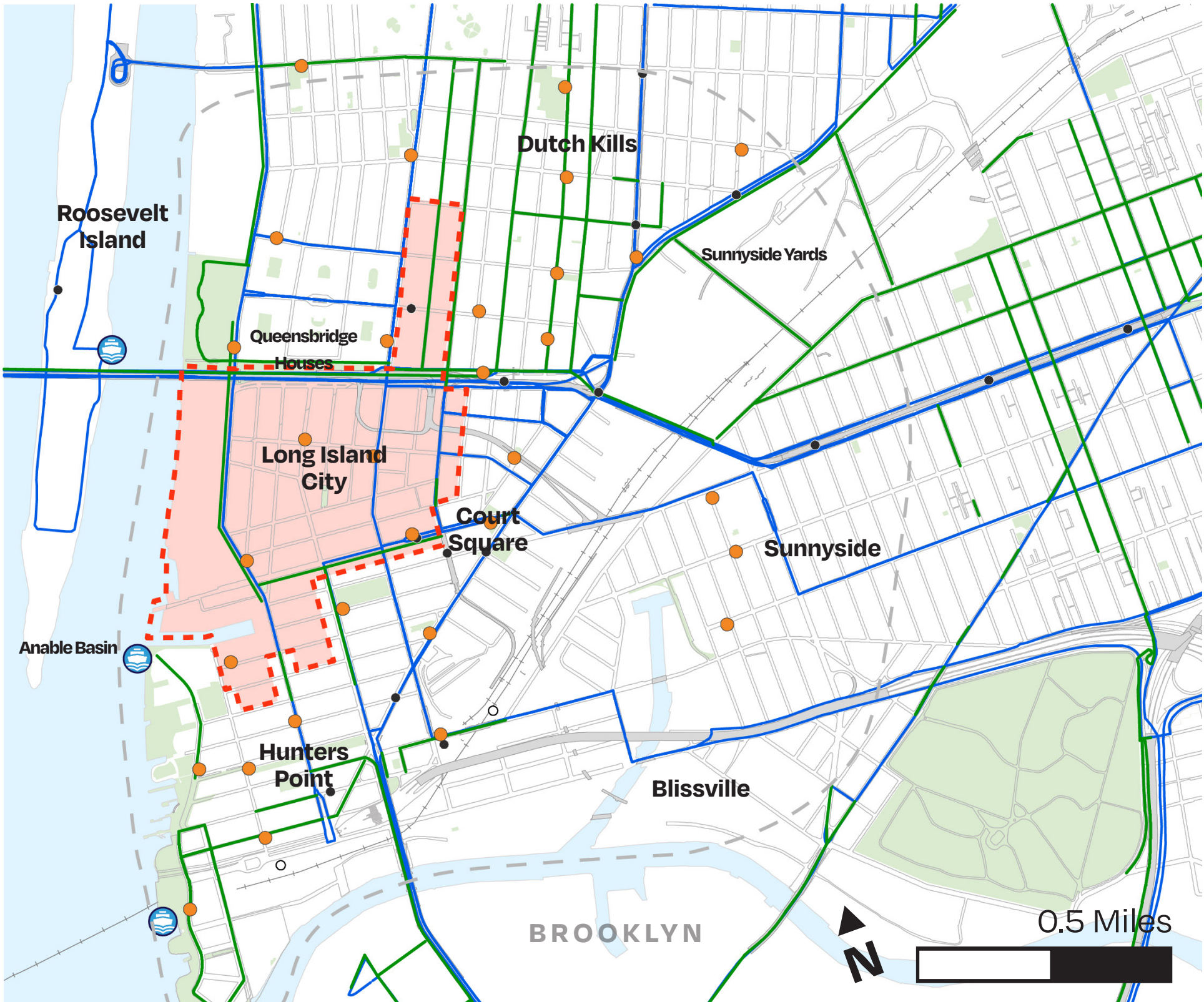
Subway and Ferry Map



- Preliminary Study Area
- Context Area
- Park
- Subway station
- Commuter rail station
- Ferry stop

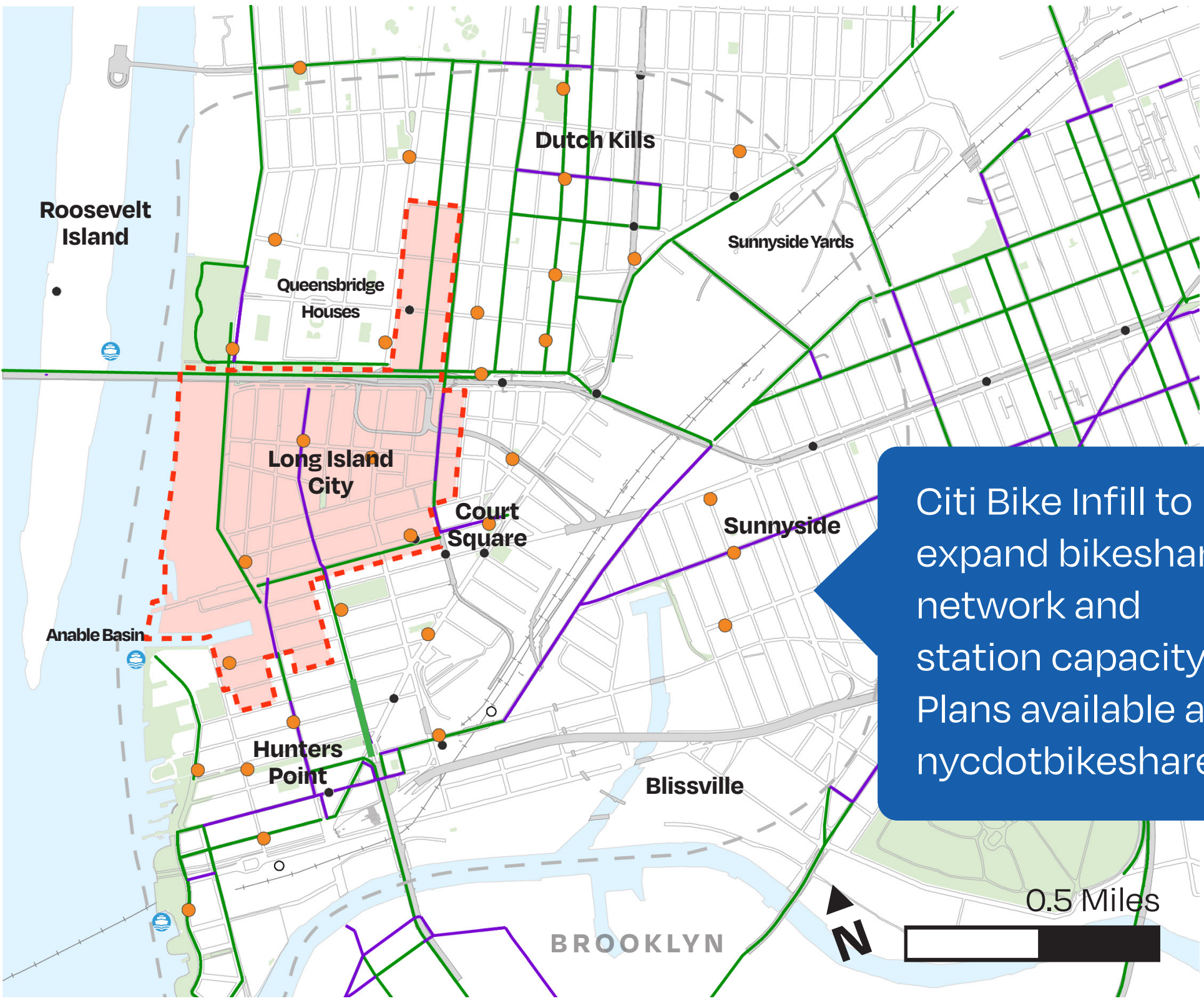
The 7 train is one of the most heavily utilized lines in the city and trains are crowded at the last stops before entering Manhattan.

Multi-Modal Map



- Preliminary Study Area
- Context Area
- Park
- Subway station
- Commuter rail station
- Ferry stop
- Local bus route
- Separate bike lane
- CitiBike station

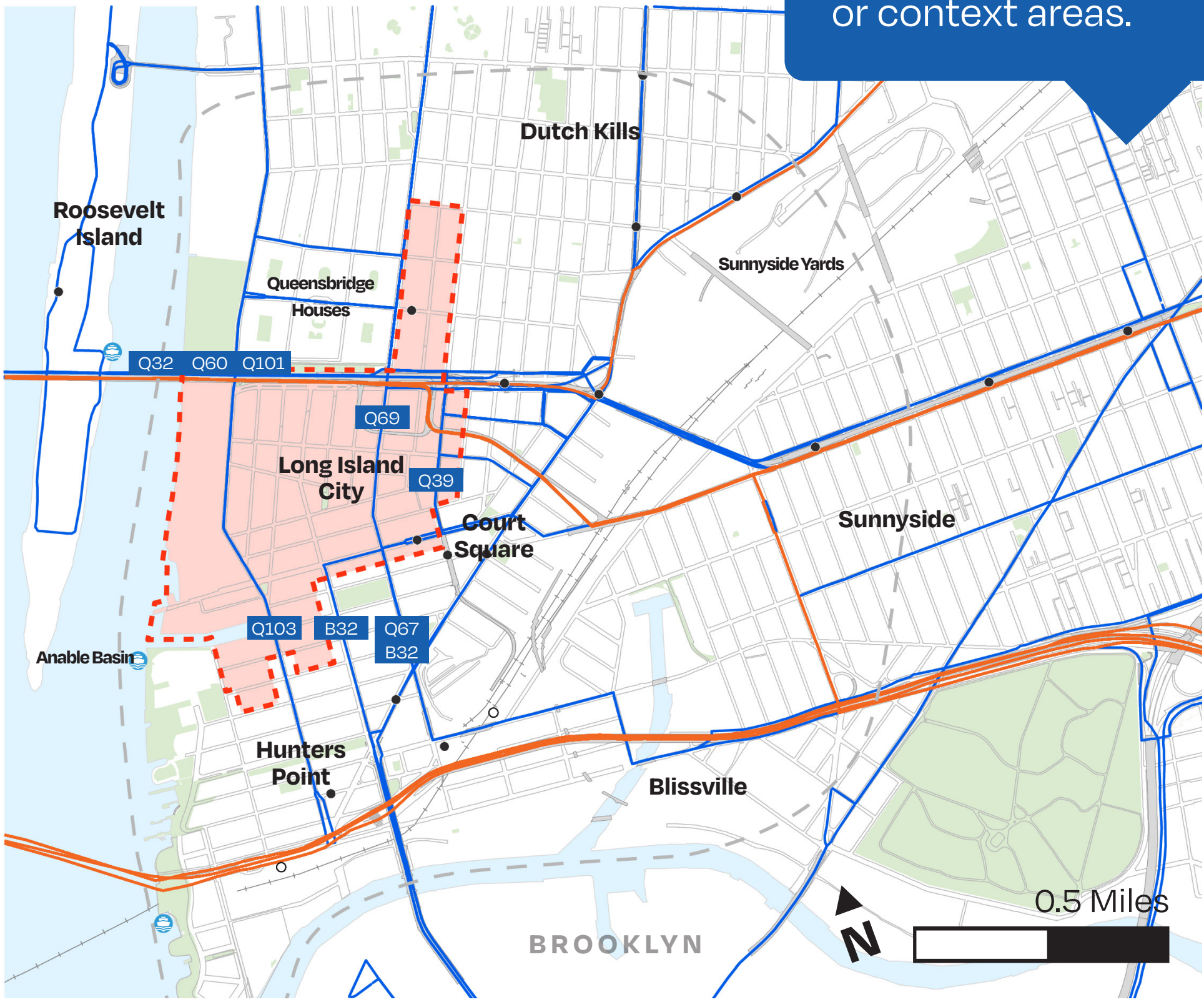
Bike Route Map



- Preliminary Study Area
- Context Area
- Park
- Subway station
- Commuter rail station
- Ferry stop
- Separated bike lane
- Shared bike lane
- CitiBike station

Citi Bike Infill to expand bikeshare network and station capacity. Plans available at nycdotbikeshare.info.

Bus Route Map



- Preliminary Study Area
 - Context Area
 - Park
 - Subway station
 - Commuter rail station
 - Ferry stop
 - Local bus routes
 - Express bus routes*
- *No express routes have stops in study or context areas

No express bus routes have stops in the One LIC study or context areas.

Disclaimer: Data and statistics are estimates from various sources and may show discrepancies across materials.

Arts and Culture

A Rich Arts and Cultural Center

LIC is home to a diverse array of cultural and arts facilities, from museums and galleries, to performance and rehearsal venues, artists' studios, and maker spaces. The study area's extensive supply of historic industrial and manufacturing lofts has made it a popular location for creative production for the past few decades.

2024 Queens Arts Fund:
Open Call for Panelists



NYFA NYC Cultural Affairs



MFTA Arts Class



MFTA Shopping Event

LIC's diverse range of arts facilities and programming is one of the neighborhood's greatest assets.



MoMA PS1 Performance



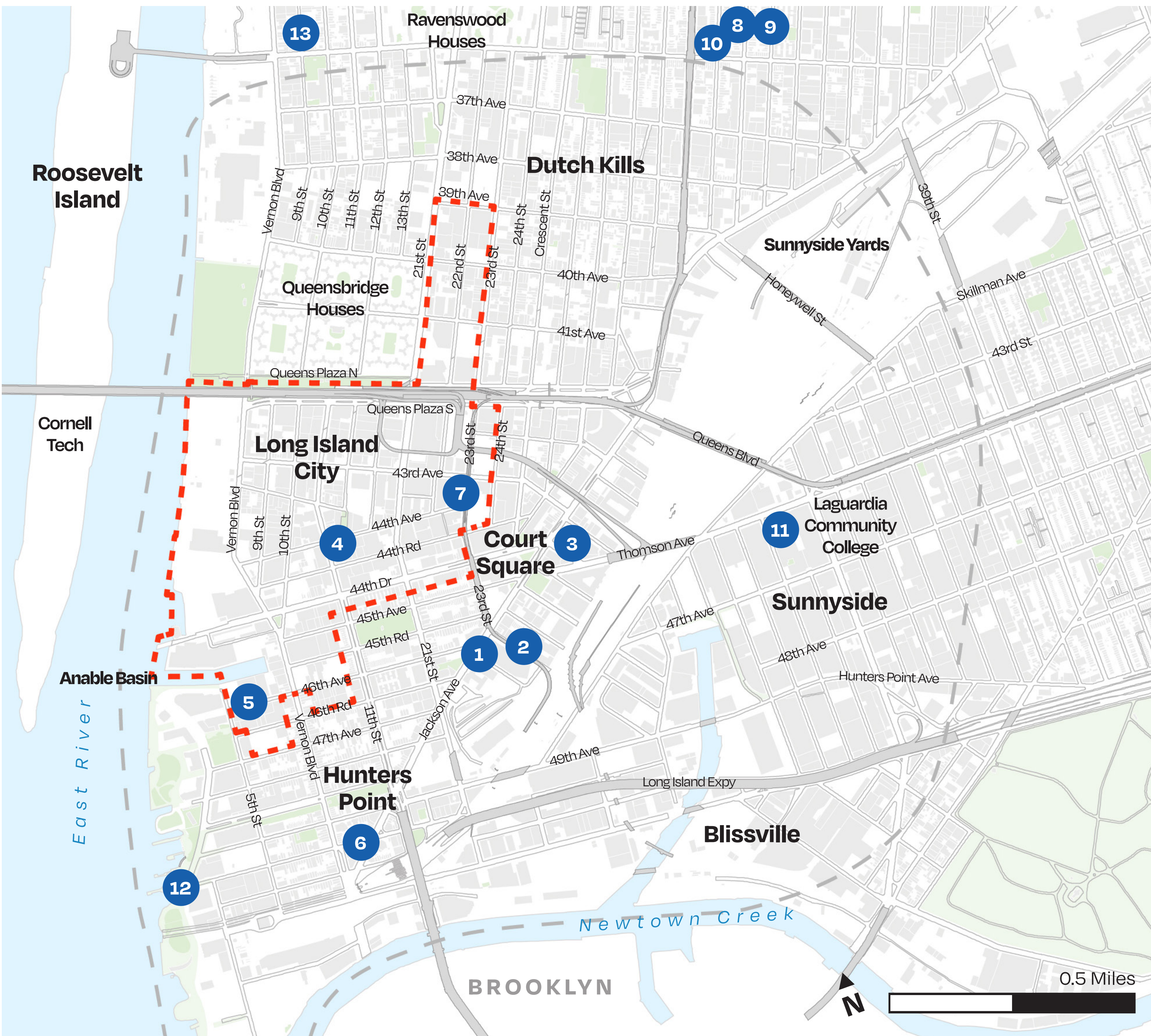
Culture Lab Performance

Materials for the Arts (MFTA) provides artists, students, nonprofits and City agencies with free materials through its creative reuse center. Workshops and programming throughout the year provide additional opportunities for creative exploration.

Cultural Institutions Map

- 1 MoMA PS1
- 2 Museum of Urban Arts (MOUA)
- 3 SculptureCenter
- 4 Art Strong NYC
- 5 Culture Lab LIC
- 6 5-50 Gallery
- 7 Astoria Performing Arts Center - LIC
- 8 Tony Bennett Concert Hall
- 9 Museum of the Moving Image
- 10 Melrose Ballroom
- 11 LaGuardia Performing Arts Center
- 12 Live At The Gantries
- 13 3AM Theatre

--- Preliminary Study area
--- Context area



Disclaimer: Data and statistics are estimates from various sources and may show discrepancies across materials.

