

# LONG ISLAND CITY NEIGHBORHOOD PLAN

**Waterfront Workshop**

**October 29, 2024**  
**6:00 - 8:00 pm**



# AGENDA

- 01 Today's Objectives**
- 02 Project Overview**
- 03 What We've Heard on the Waterfront**
- 04 Existing Conditions**
- 05 Waterfront Zoning 101**
- 06 Creating a Vision for LIC Waterfront**
- 07 Discussion Format**

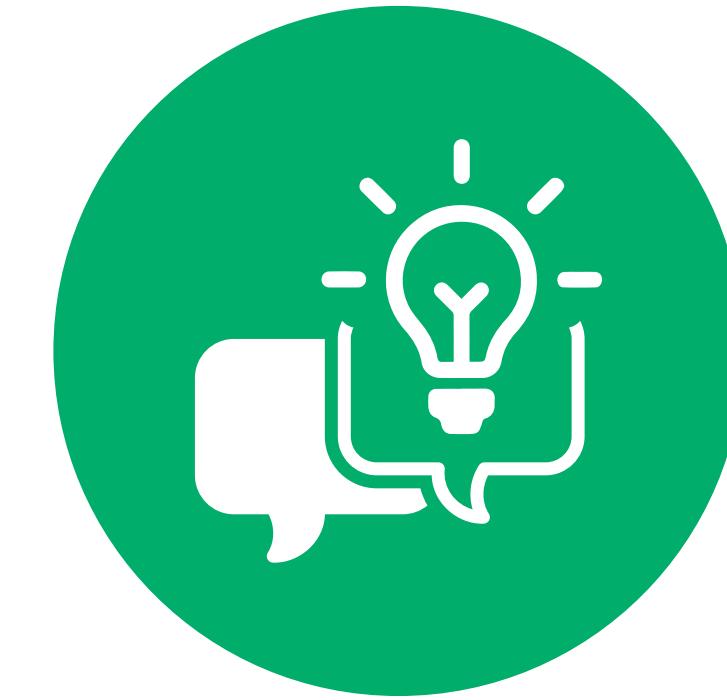
# TODAY'S OBJECTIVES



**Share what we've heard**  
about your vision for the  
waterfront



**Share information** on the  
zoning tools we have to  
advance Draft Strategies related  
to open space and resiliency



**Gather specific ideas**  
that will inform updates to  
waterfront zoning regulations



# PROJECT OVERVIEW

**OneLIC is a holistic community planning process to gain input and build consensus on key neighborhood challenges and opportunities towards the development of an LIC neighborhood plan.**

# CONTEXT AREA

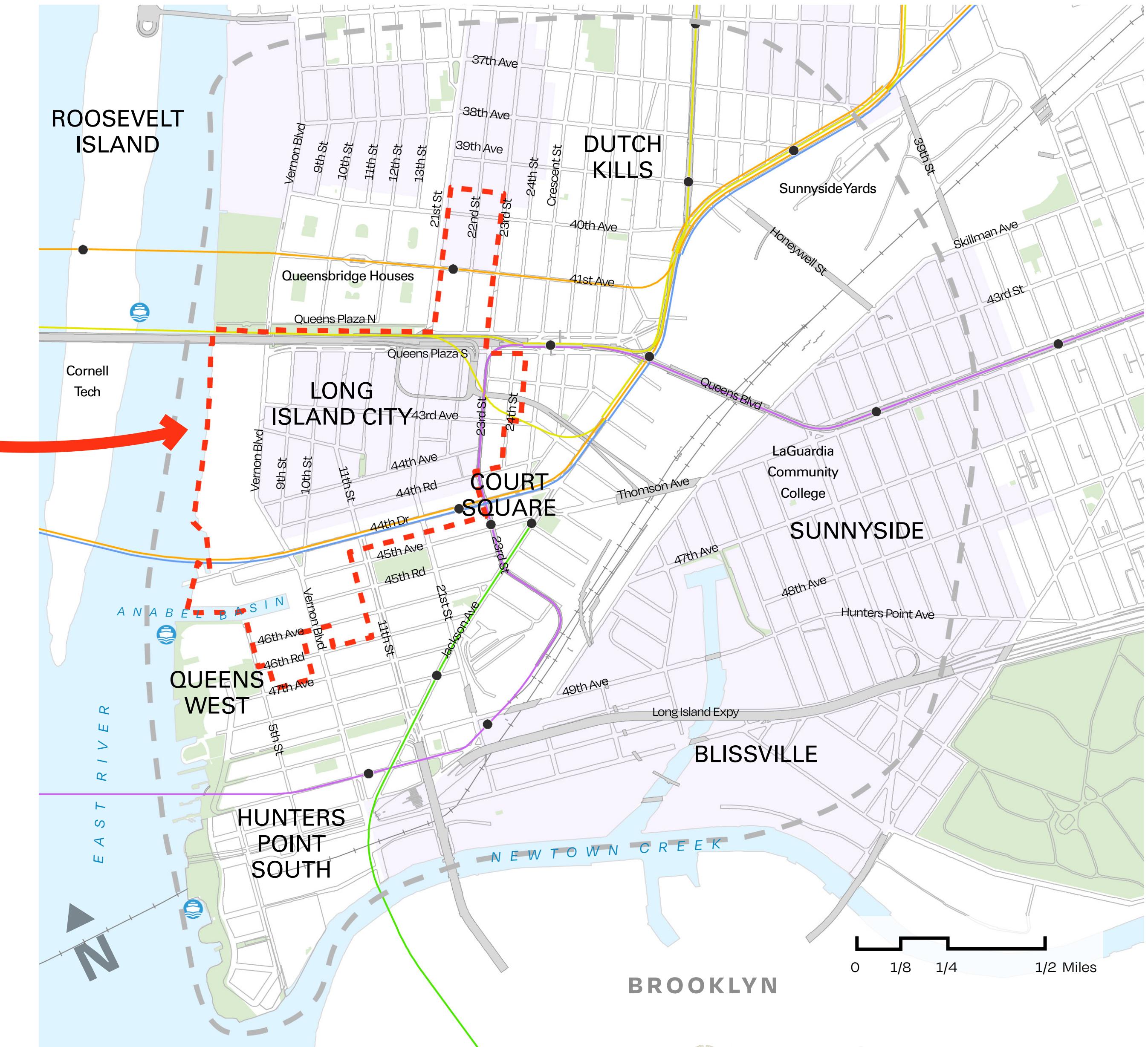
## Context Area:

the larger surrounding area  
for analysis and for City  
investments and programs



# STUDY AREA

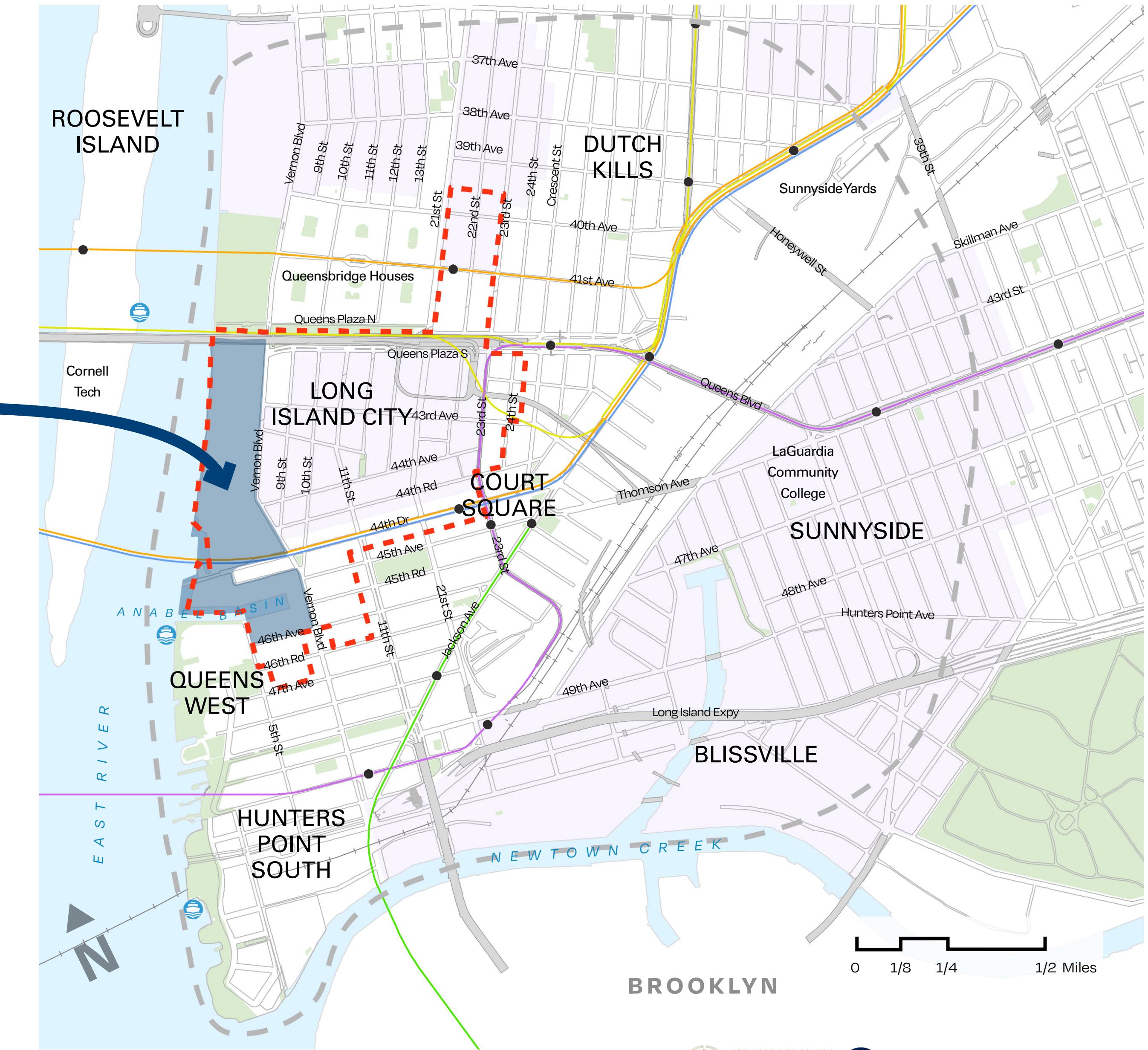
**Study Area:**  
the area being considered  
for land use changes



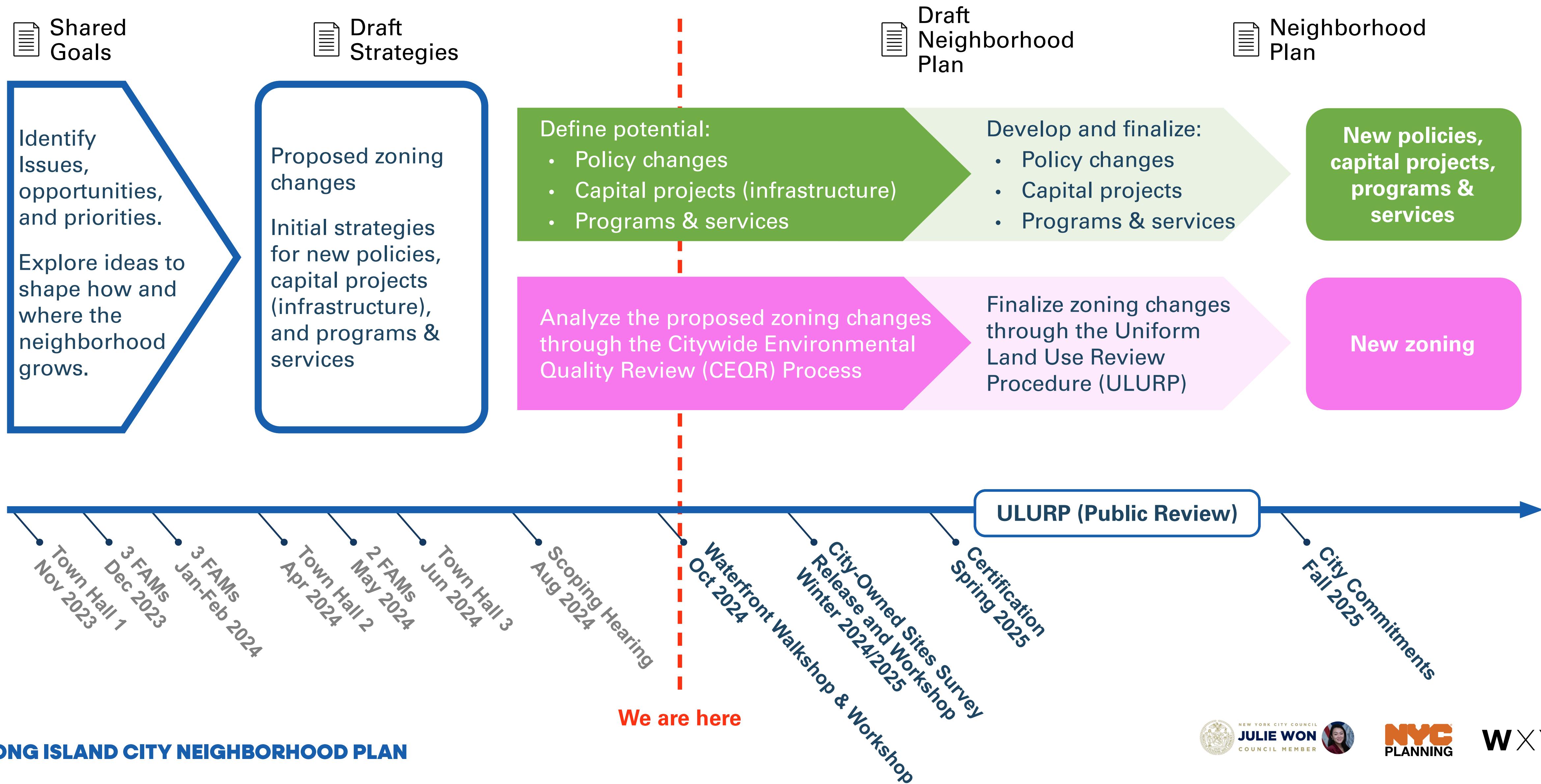
# WATERFRONT AREA

# Waterfront Area:

the area subject to  
waterfront zoning



# NEIGHBORHOOD PLANNING PROCESS



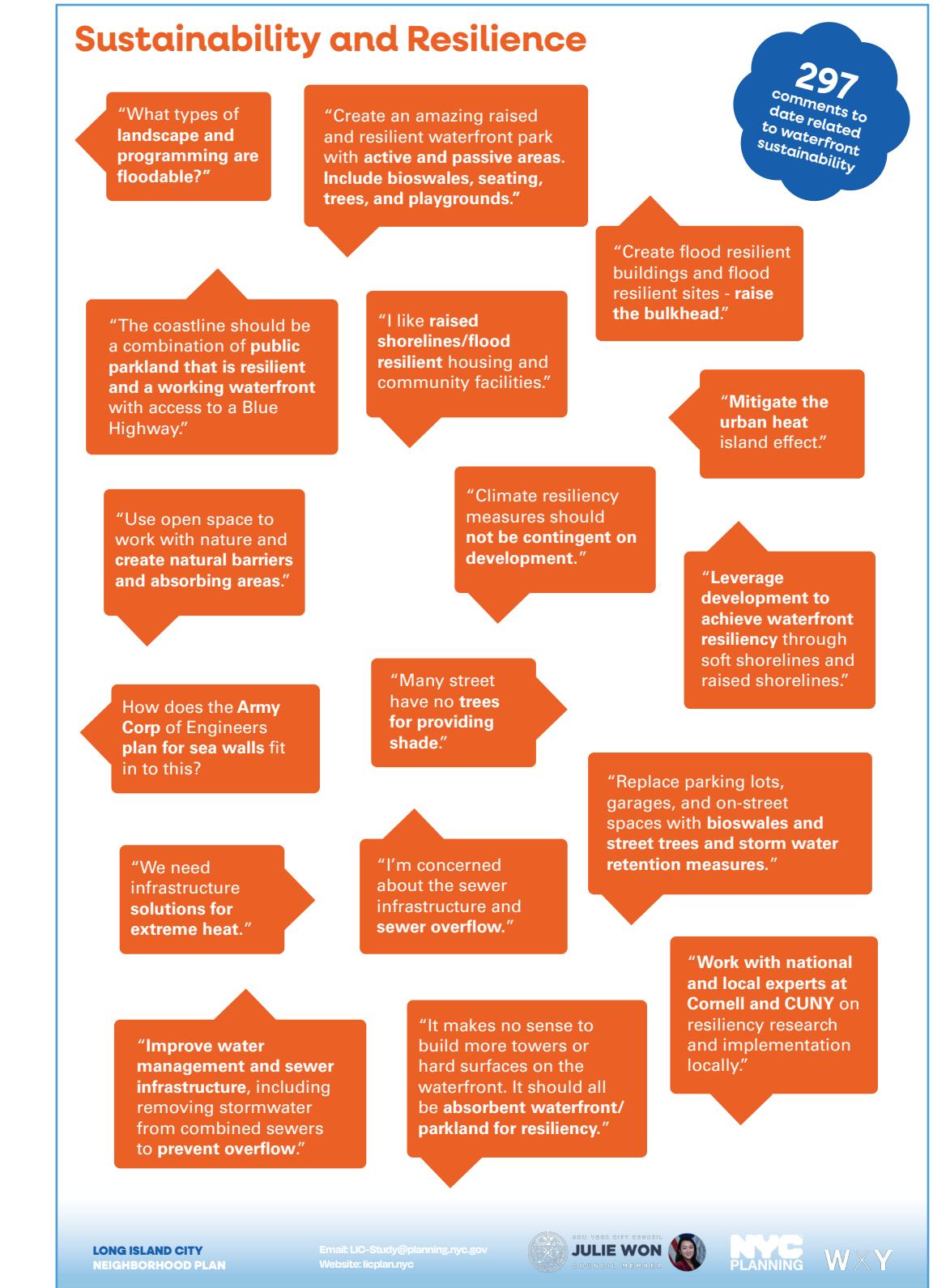


# WHAT WE'VE HEARD ON THE WATERFRONT

# COMMENTS BY THEME



# EXAMPLES OF COMMENTS BY PRIORITY AREA



# KEY WORD SEARCHES RELATED TO WATERFRONT ACTIVATION REVEAL FOUR PRIORITIES:

## Access & Continuity

Wayfinding  
NYCHA needs / discontinuity  
Parking lots as obstruction  
Continuous waterfront  
Greenway expansion  
Ferry

## Recreation & Amenities

Programming ideas / needs  
Performance spaces  
Open / green space  
Retail  
Educational Spaces  
Swimming  
Courts / exercise facilities  
Boat launch

## Development

Future of public sites  
ConEd  
Build more housing  
Don't build, only open space

## Sustainability & Resilience

Flooding  
Sewer infrastructure  
Hard / grey infrastructure  
Soft / green infrastructure

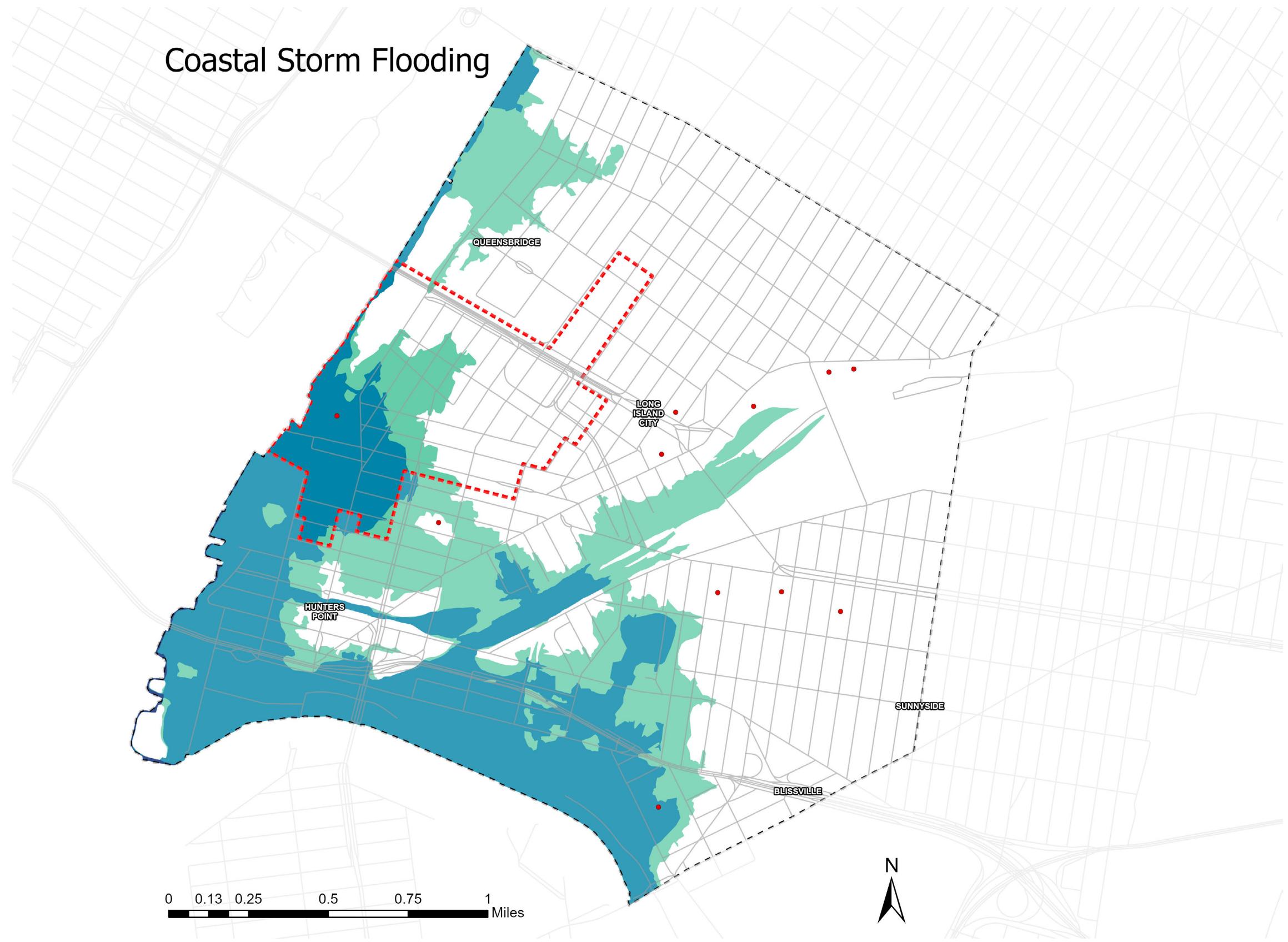
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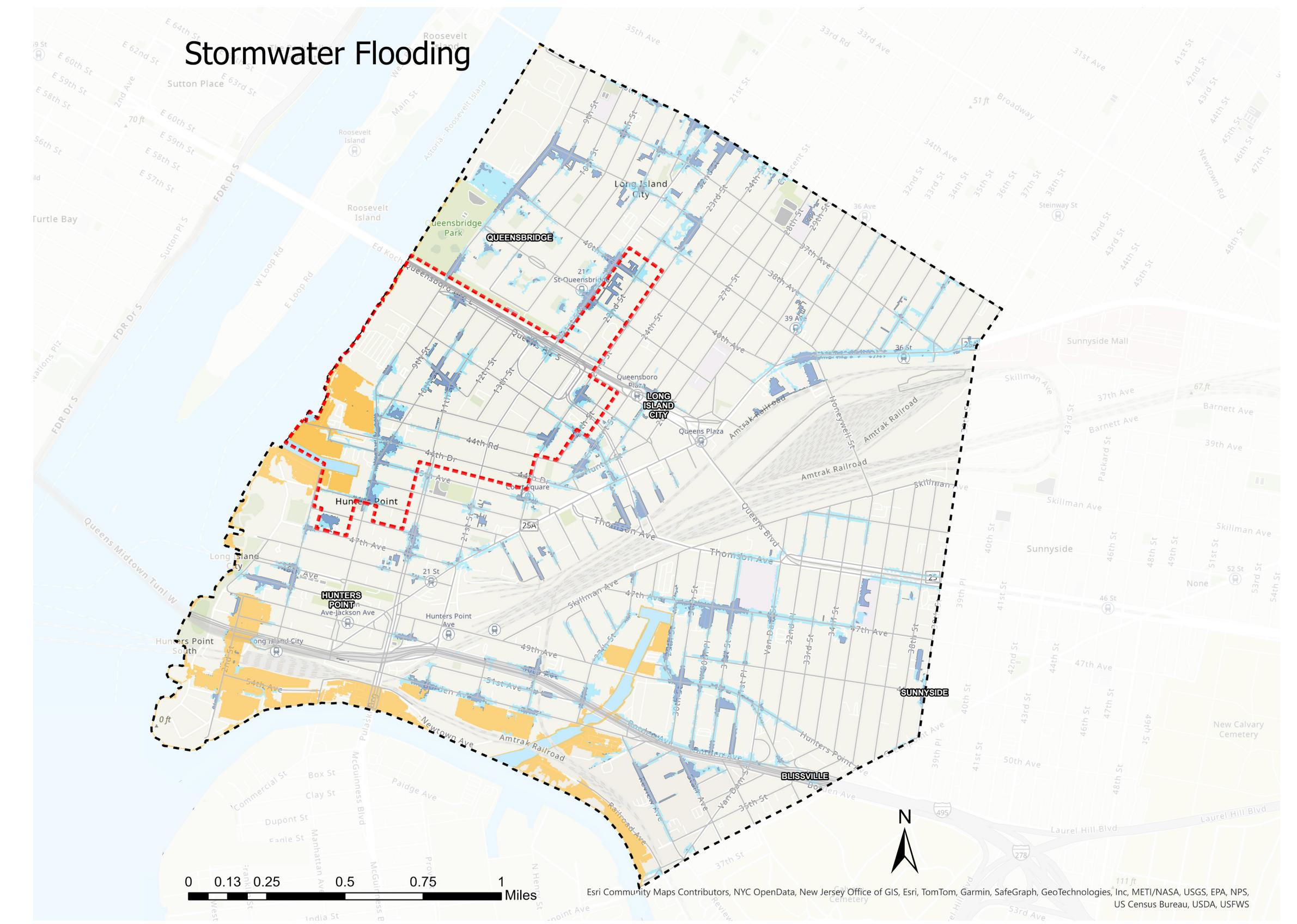
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related  
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# CLIMATE VULNERABILITIES



  Preliminary Study Area  
  Context Area

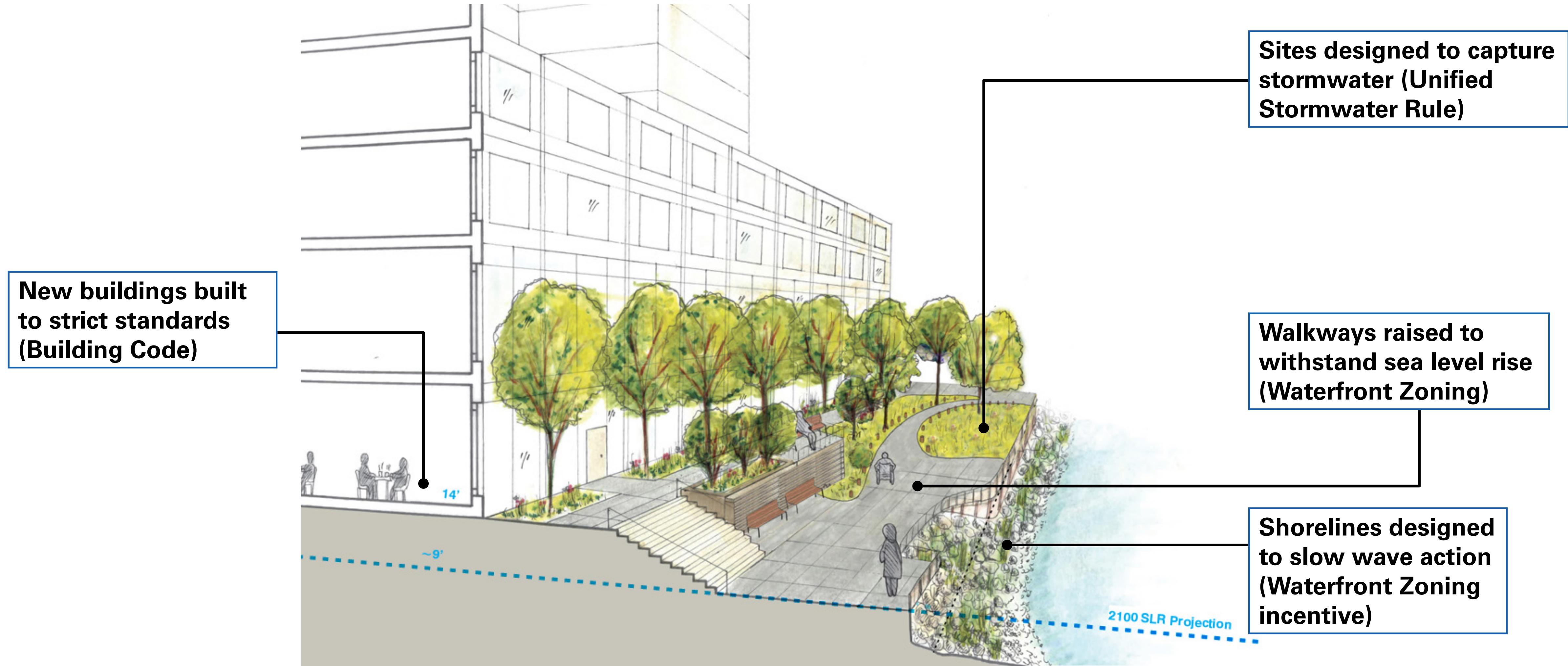
  0.2% Annual Chance Flood Hazard  
  1% Annual Chance Flood Hazard



  Preliminary Study Area  
  Context Area

  Deep and Contiguous Flooding (1ft. and greater)  
  Future High Tides 2050  
  Nuisance Flooding (greater or equal to 4in. and less than 1 ft.)

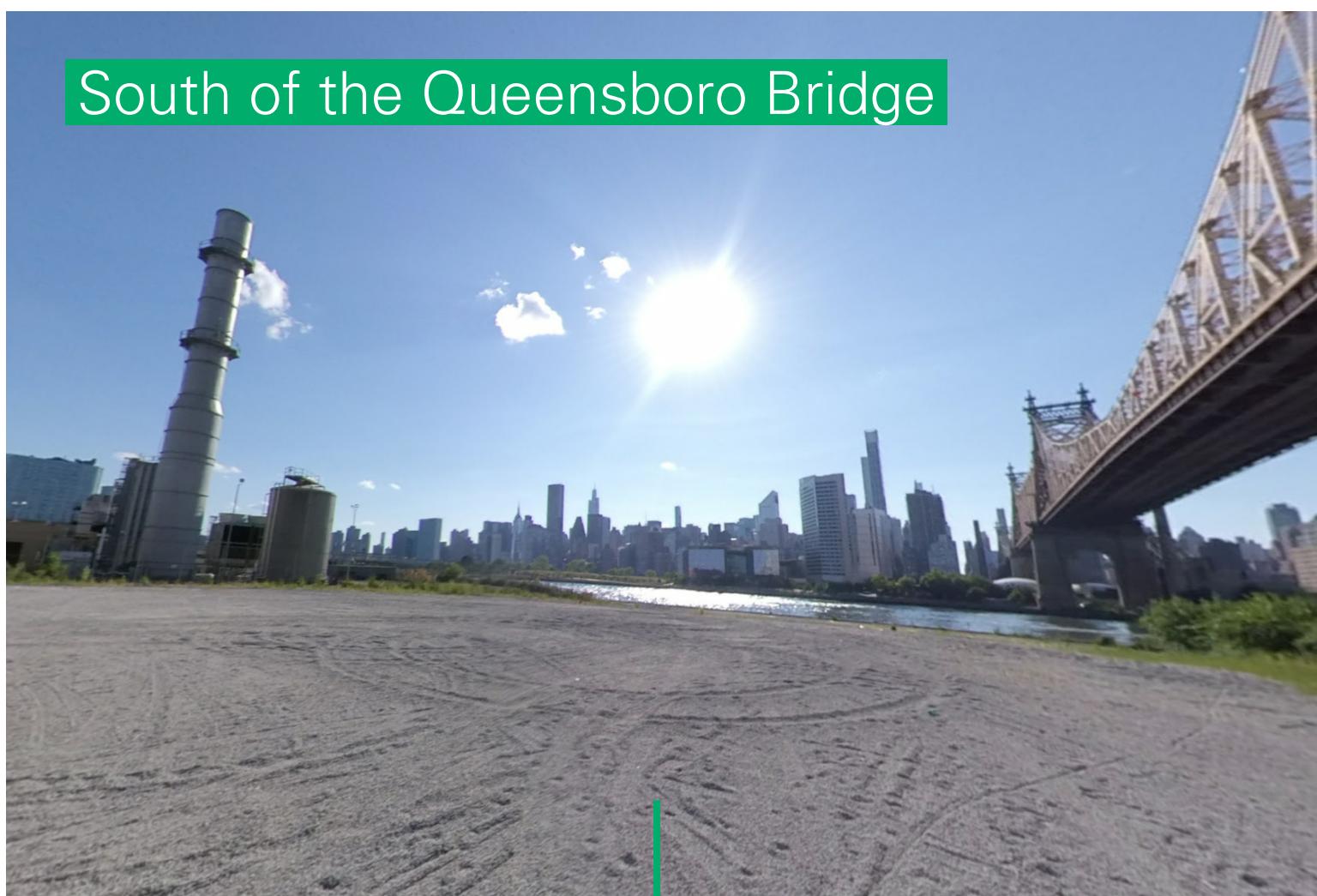
# REGULATIONS THAT ENCOURAGE RESILIENCY





# EXISTING CONDITIONS

# INACCESSIBLE WATERFRONT



# WATERFRONT IN THE STUDY AREA

- Waterfront Access Plan has been in place since 1997
- New development must create new open space
- Lack of development = no new open space
- Inequitable access to open space
- Limited flood resiliency measures without redevelopment



# TOOLS FOR CREATING WATERFRONT OPEN SPACE



Queensbridge Park



Gantry Plaza State Park



Greenpoint Landing, Greenpoint-Williamsburg WAP

## City Agencies

- On city-owned land
- Operated and maintained by NYC Parks

## State Public Benefit Corporations

- Land that is currently or used to be owned by State Agencies and/or Authorities
- A new, legal entity is created to oversee development and/or manage maintenance and operations

## Waterfront Zoning/Waterfront Access Plan

- Applies along the waterfront (private and City-Owned property)
- Private property owners are responsible for development and maintenance
- Does not apply to NYC Parks and NYS development projects

# EXAMPLES OF WATERFRONT OPEN SPACES

## City Agencies



Queensbridge Park



Hunter's Point South Park

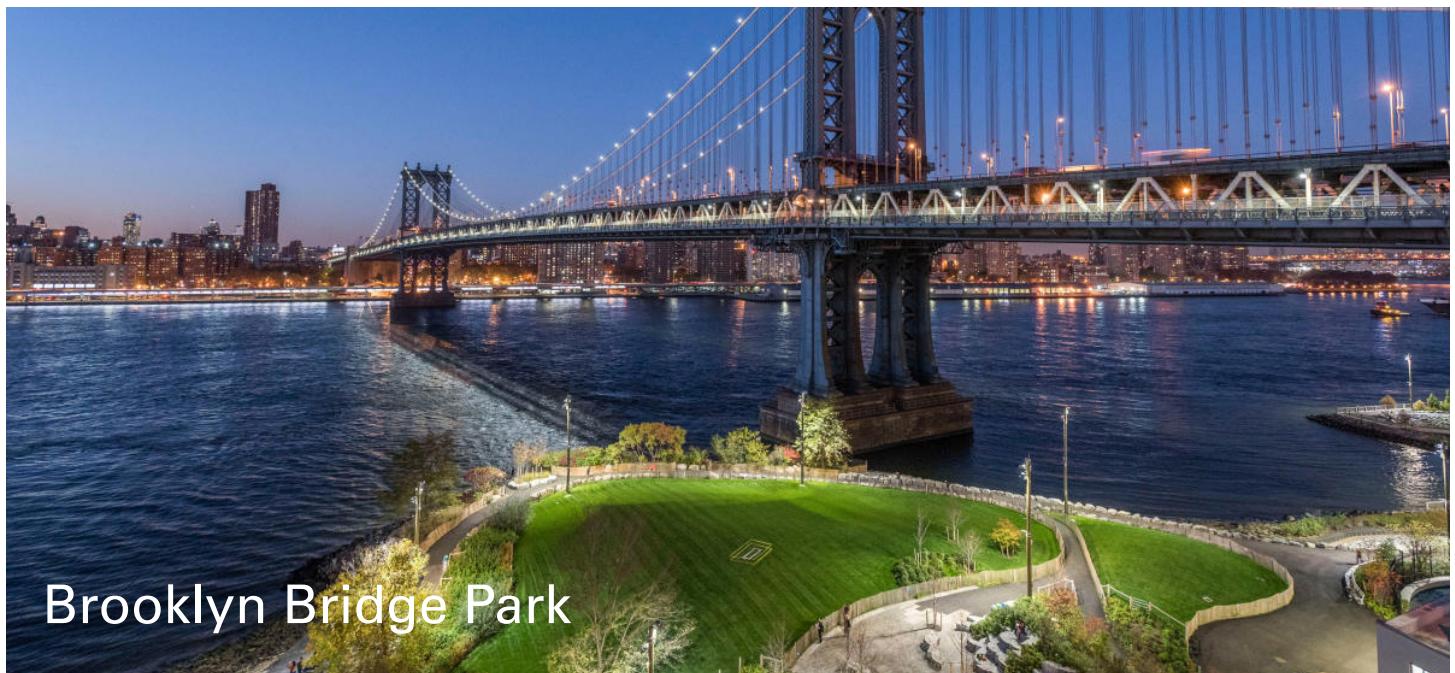


Bushwick Inlet Park

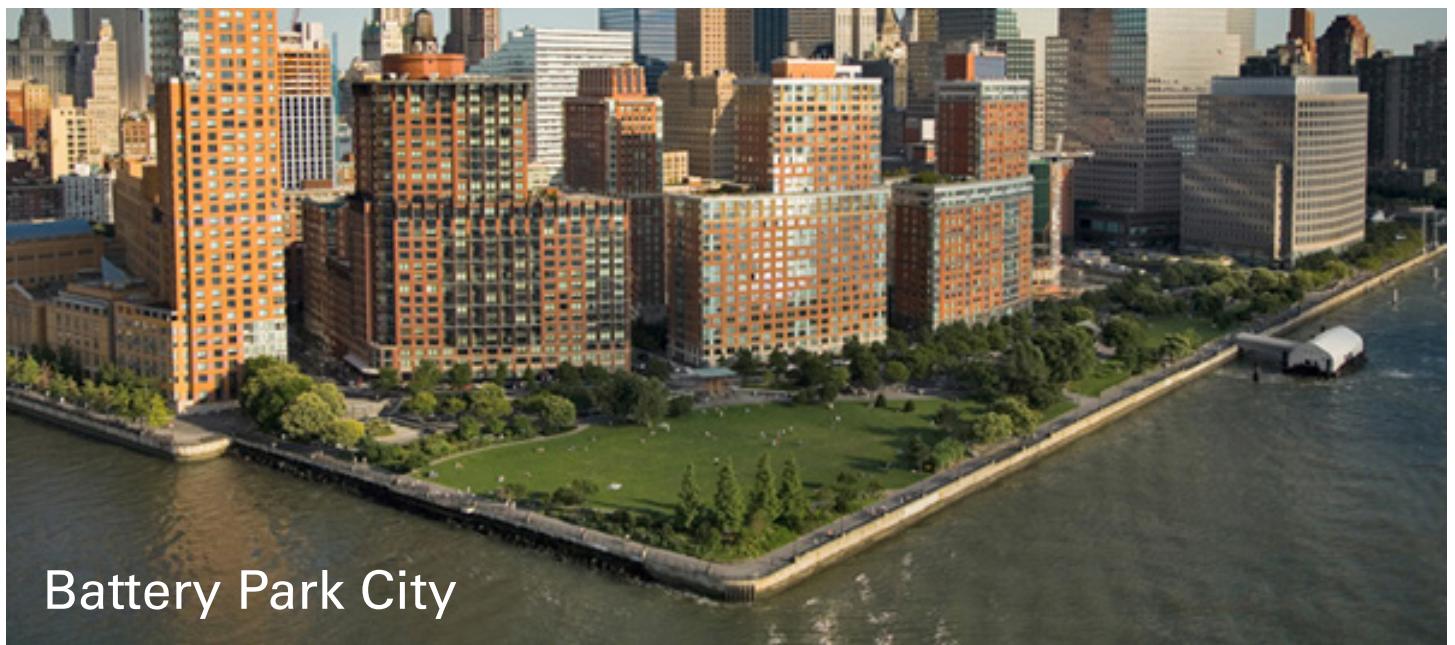
## State Public Benefit Corporations



Gantry Plaza State Park

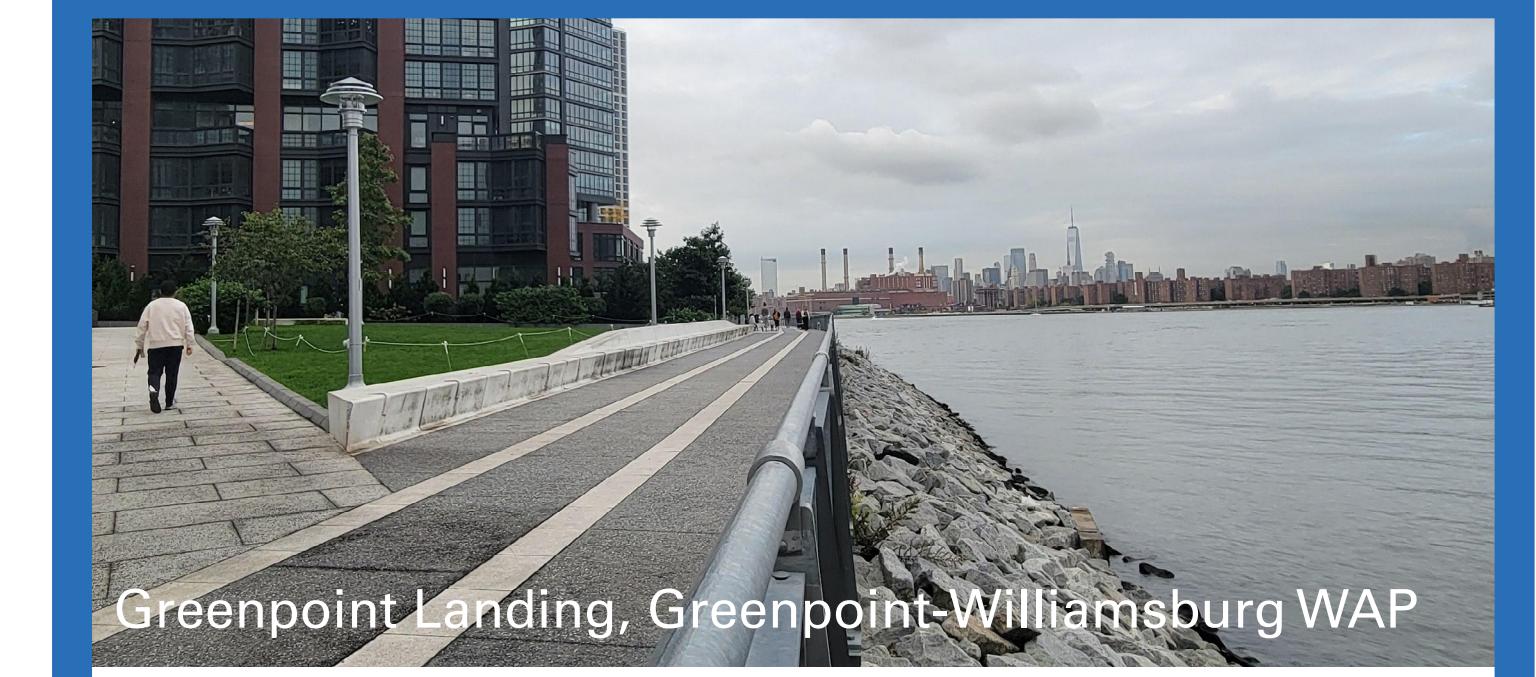


Brooklyn Bridge Park

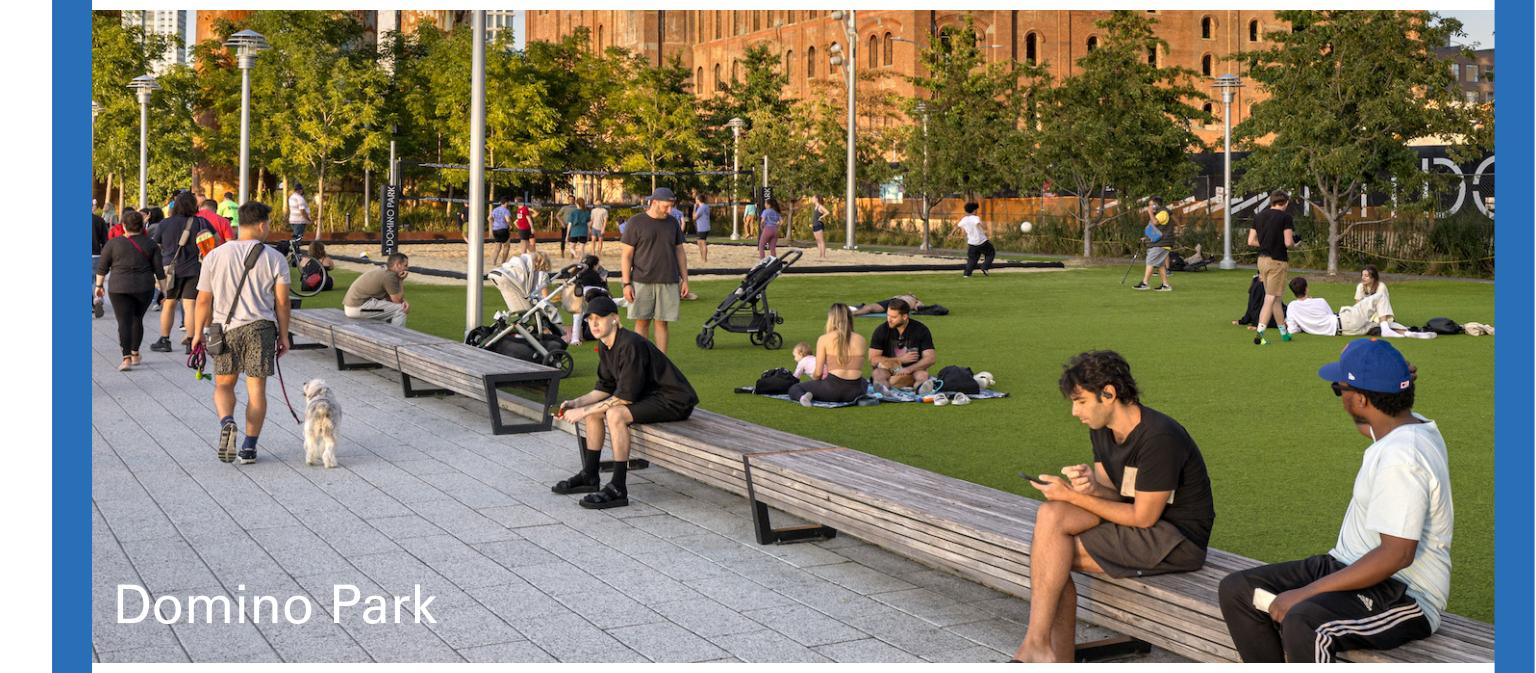


Battery Park City

## Waterfront Zoning/Waterfront Access Plan



Greenpoint Landing, Greenpoint-Williamsburg WAP



Domino Park



420 Carroll Street, Gowanus



# WATERFRONT ZONING 101

# WHAT IS A WAP

- Waterfront Access Plan
- Tailors waterfront zoning to unique conditions



# ACHIEVING A LONG-TERM VISION

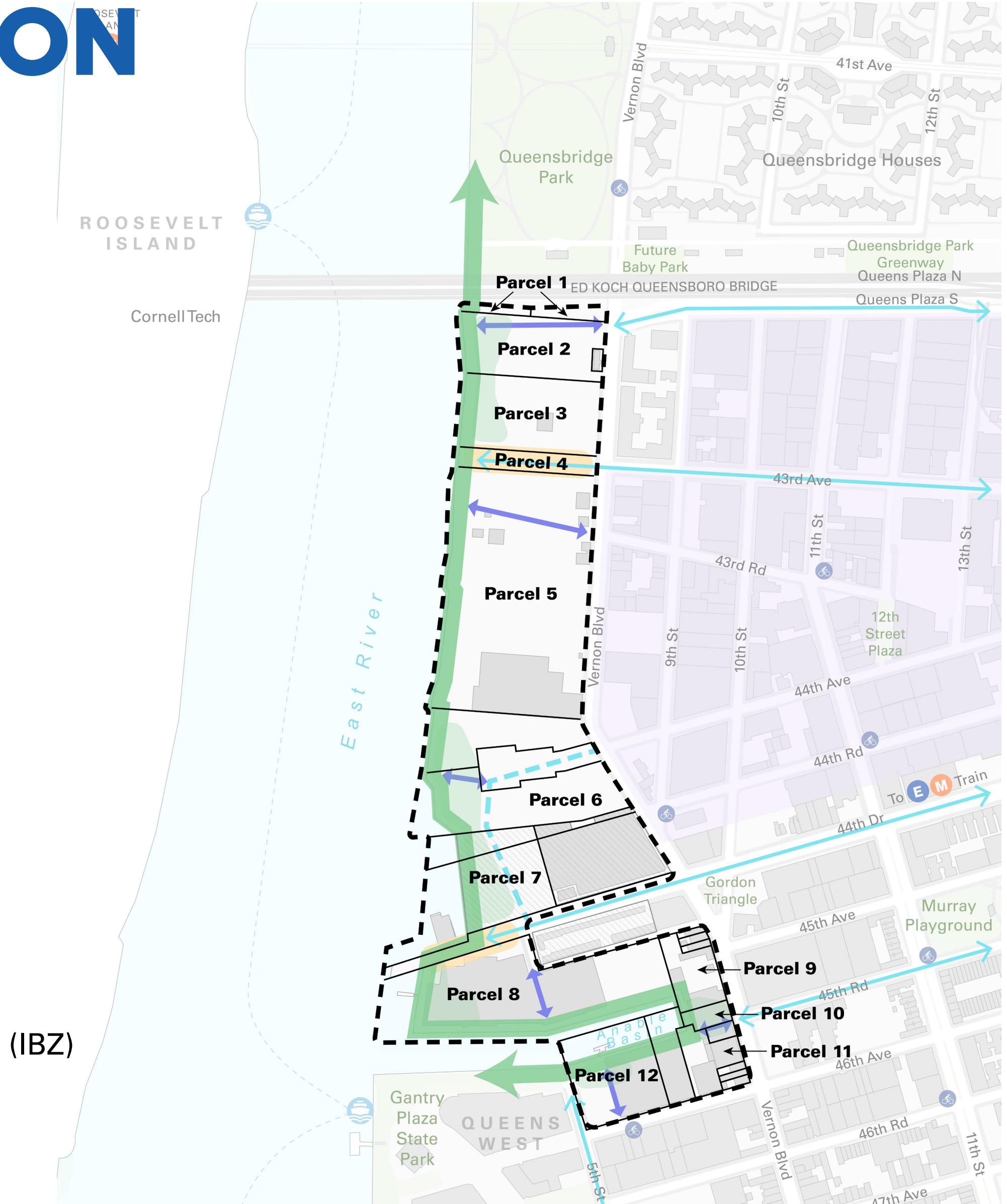
- Development happens incrementally over time
- Open space on adjacent parcels will connect to one another
- Each open space must be provided before the building can be tenanted

## Proposed Waterfront Access Framework

- Proposed Waterfront Access Plan (WAP) Boundary
- ↔ Shore Public Walkway
- ↔ Upland Connection
- ↔ Main Corridor Connectors
- New City Street
- Street End Improvements
- Potential Expanded Open Space

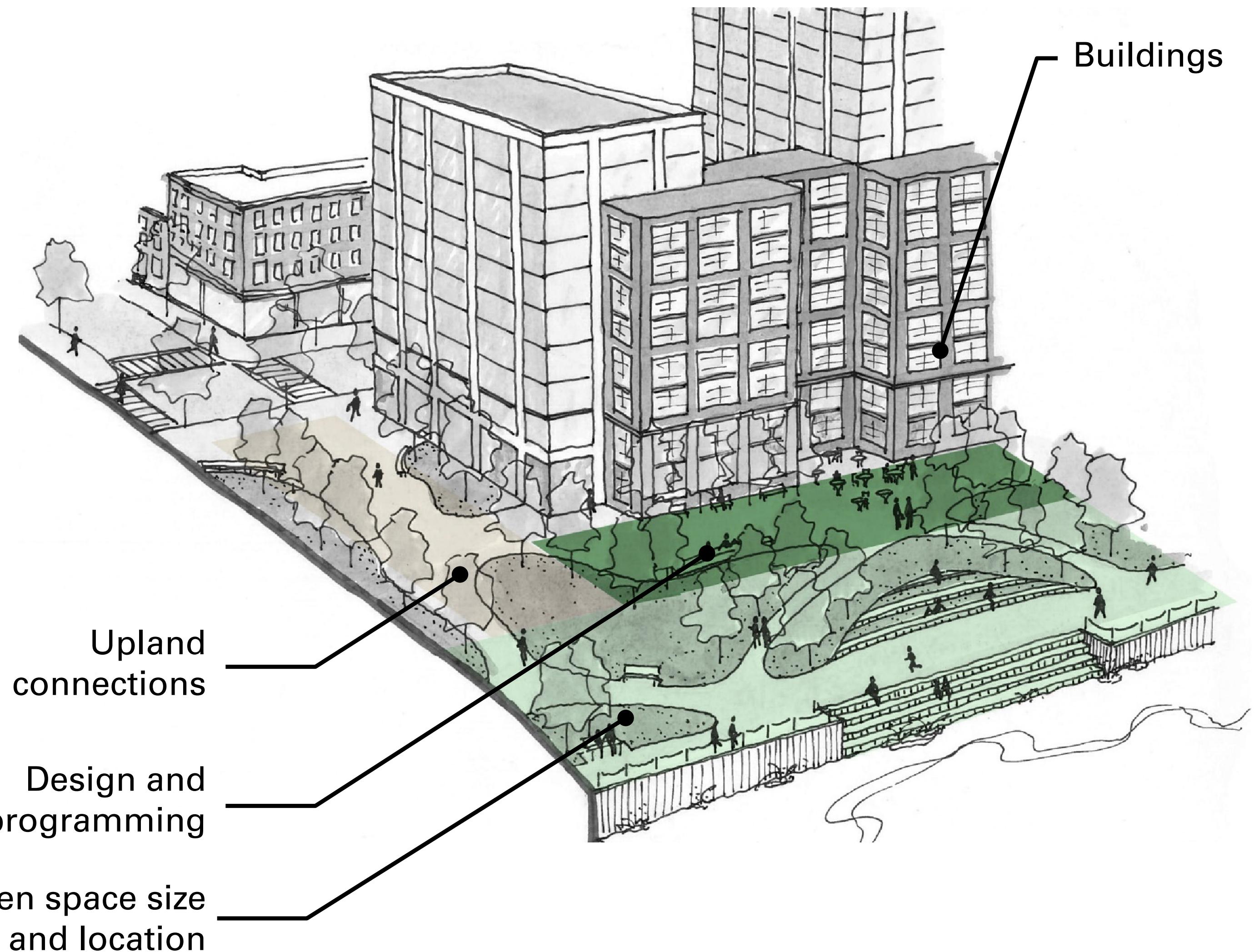
## Existing

- Existing Tax Lot Line
- Existing Building Footprint
- Existing Park
- Existing Industrial Business Zone (IBZ)
- Existing City-Owned Parcel
- Existing Ferry Stop
- Existing Citibike Station



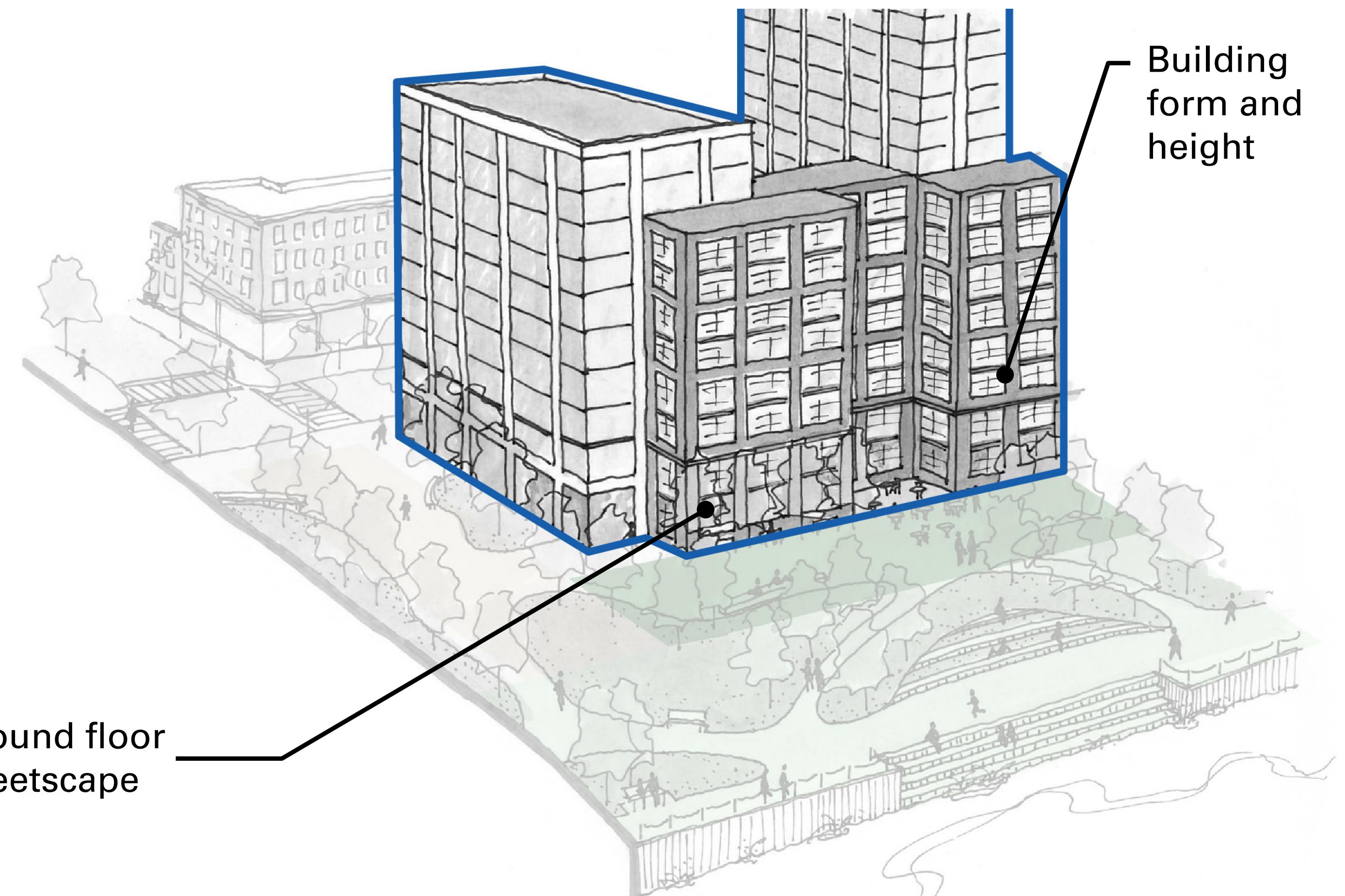
# WHAT WATERFRONT ZONING REGULATES

- Buildings
- Location and size of open space
- Access and connectivity to open space from upland
- Design and programmatic features



# BUILDING REGULATIONS

- Building form and height
- Ground floor streetscape requirements
- Resiliency

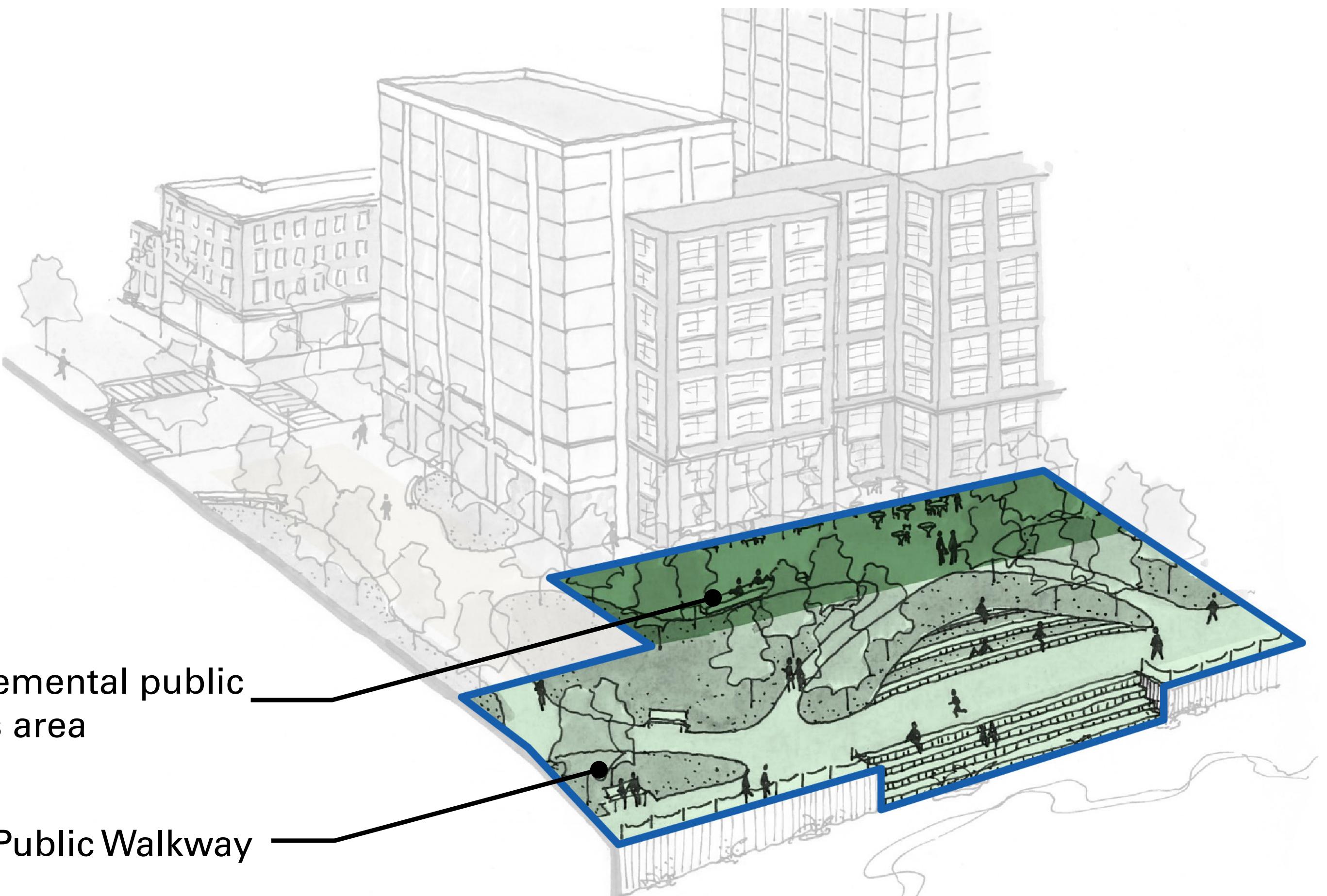


# BUILDING-LEVEL RESILIENCY



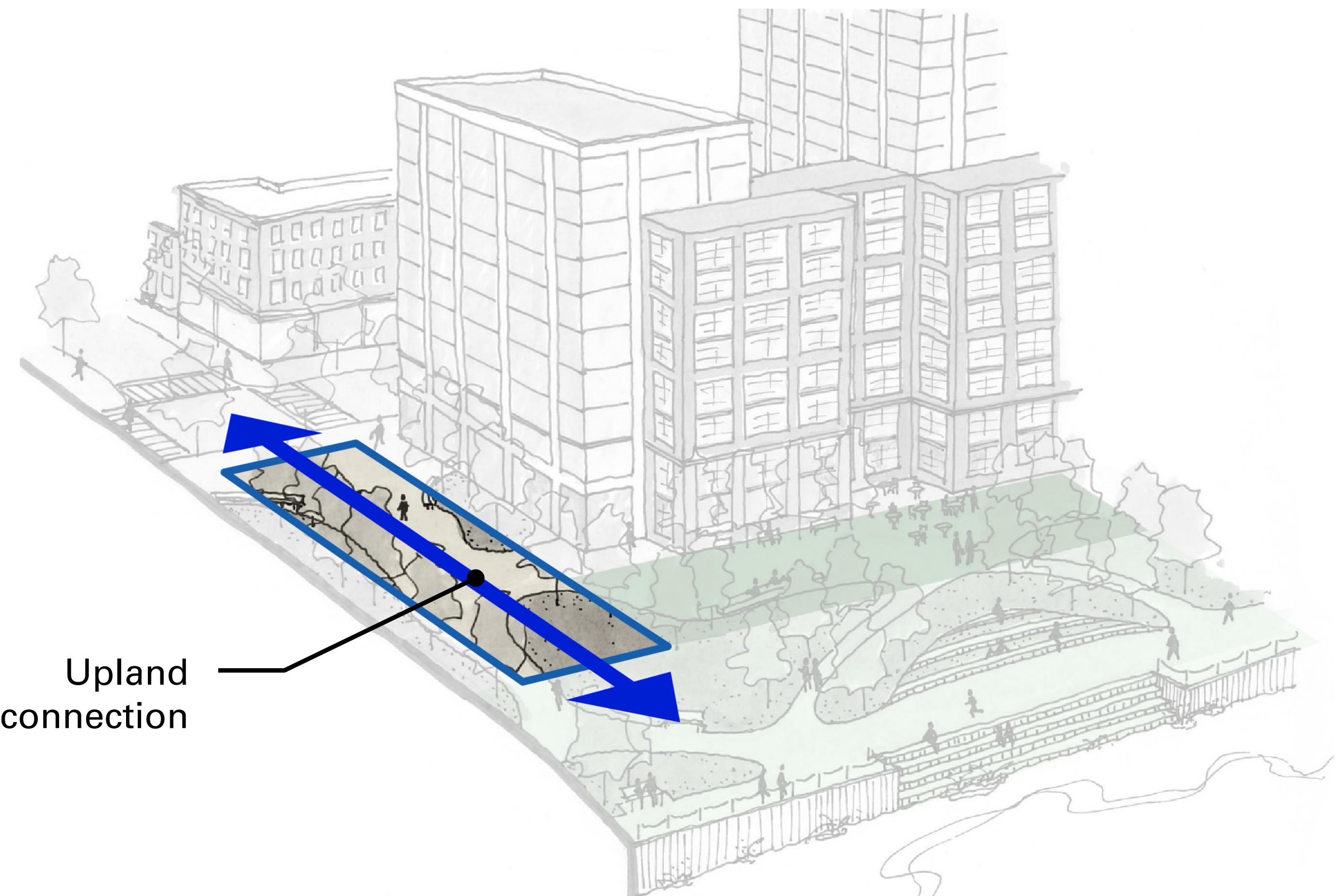
# LOCATION AND SIZE OF OPEN SPACE

- 20% of lot area must be provided as open space
- Requires waterfront open space to connect between sites
- Additional open space may be required on some sites based on lot size (Supplemental Public Access Area)
- Set minimum elevations



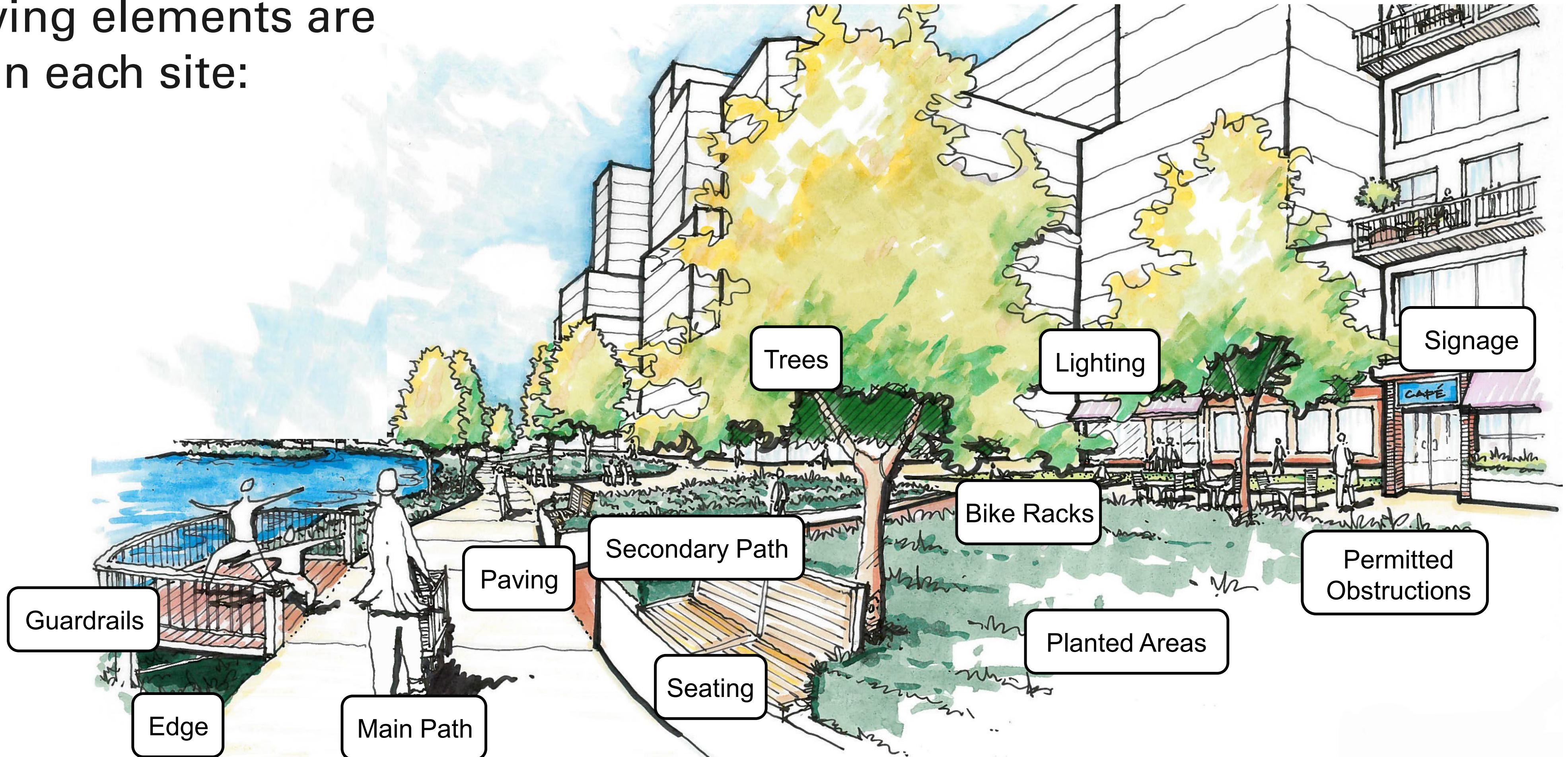
# ACCESS AND CONNECTIVITY (FROM UPLAND)

- Physical connections from upland streets to the open space at regular intervals
- Provided as a public street or pedestrian walkway
- Includes signage, lighting, planting, and seating



# DESIGN AND PROGRAM

The following elements are required on each site:

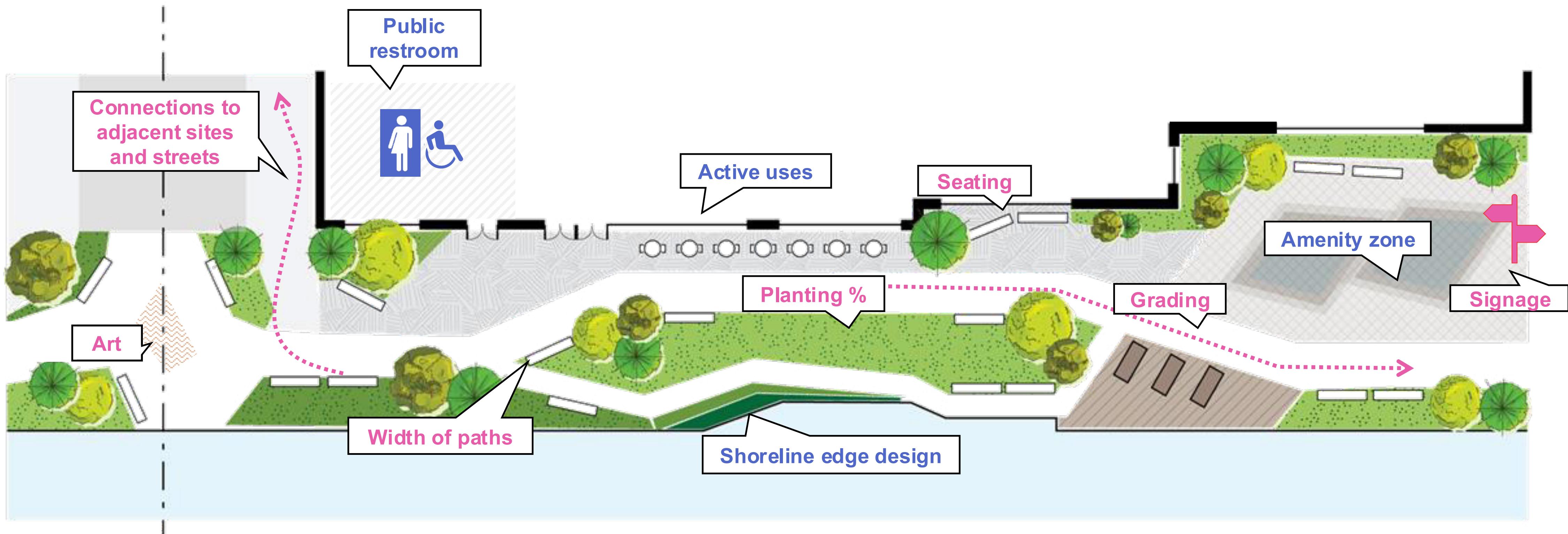


# DESIGN AND PROGRAM



# DESIGN AND PROGRAM REGULATIONS

How do **requirements** and **incentives** interact?





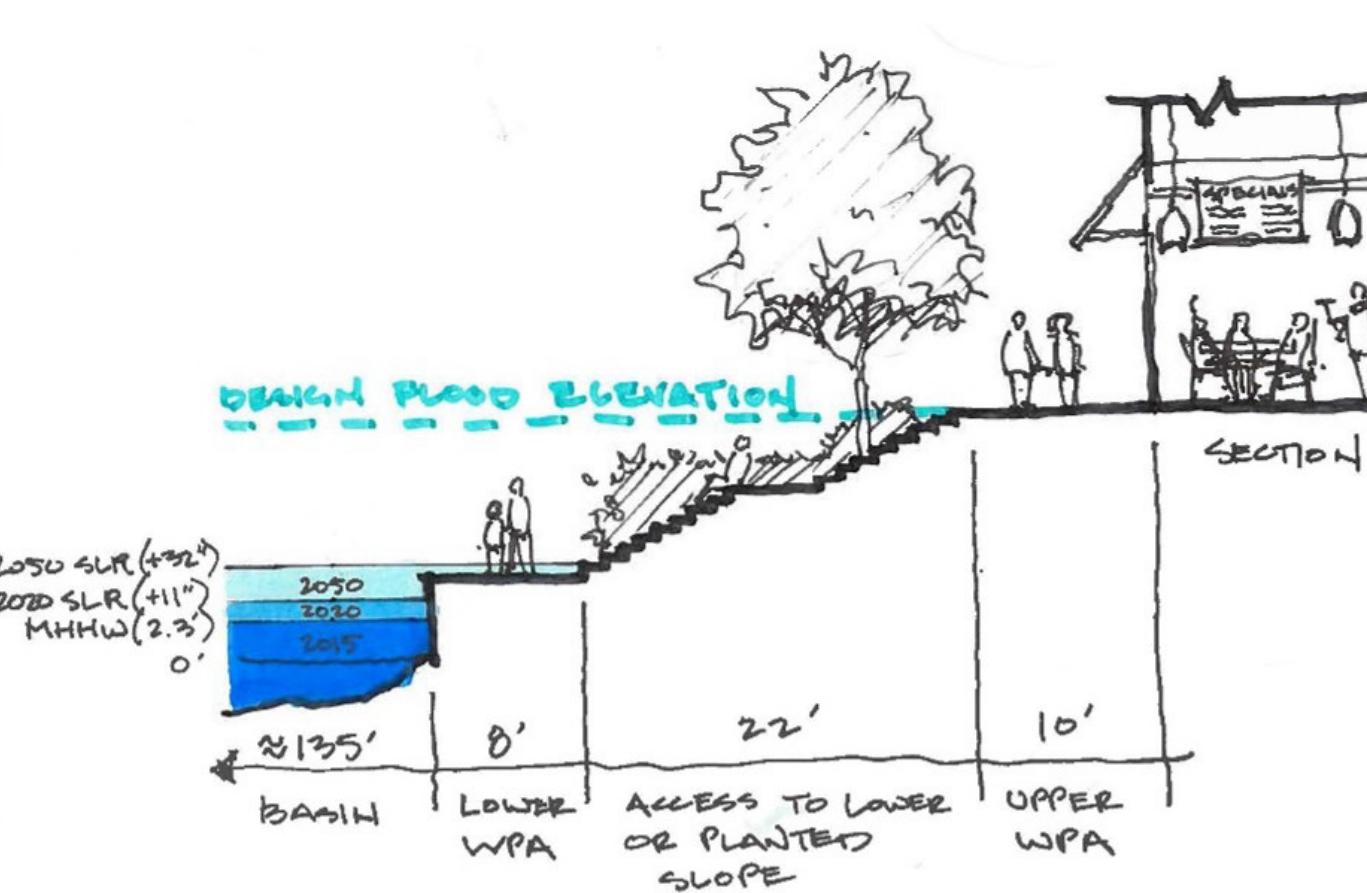
# CREATING A VISION FOR LIC WATERFRONT

# GOALS FOR LIC WATERFRONT



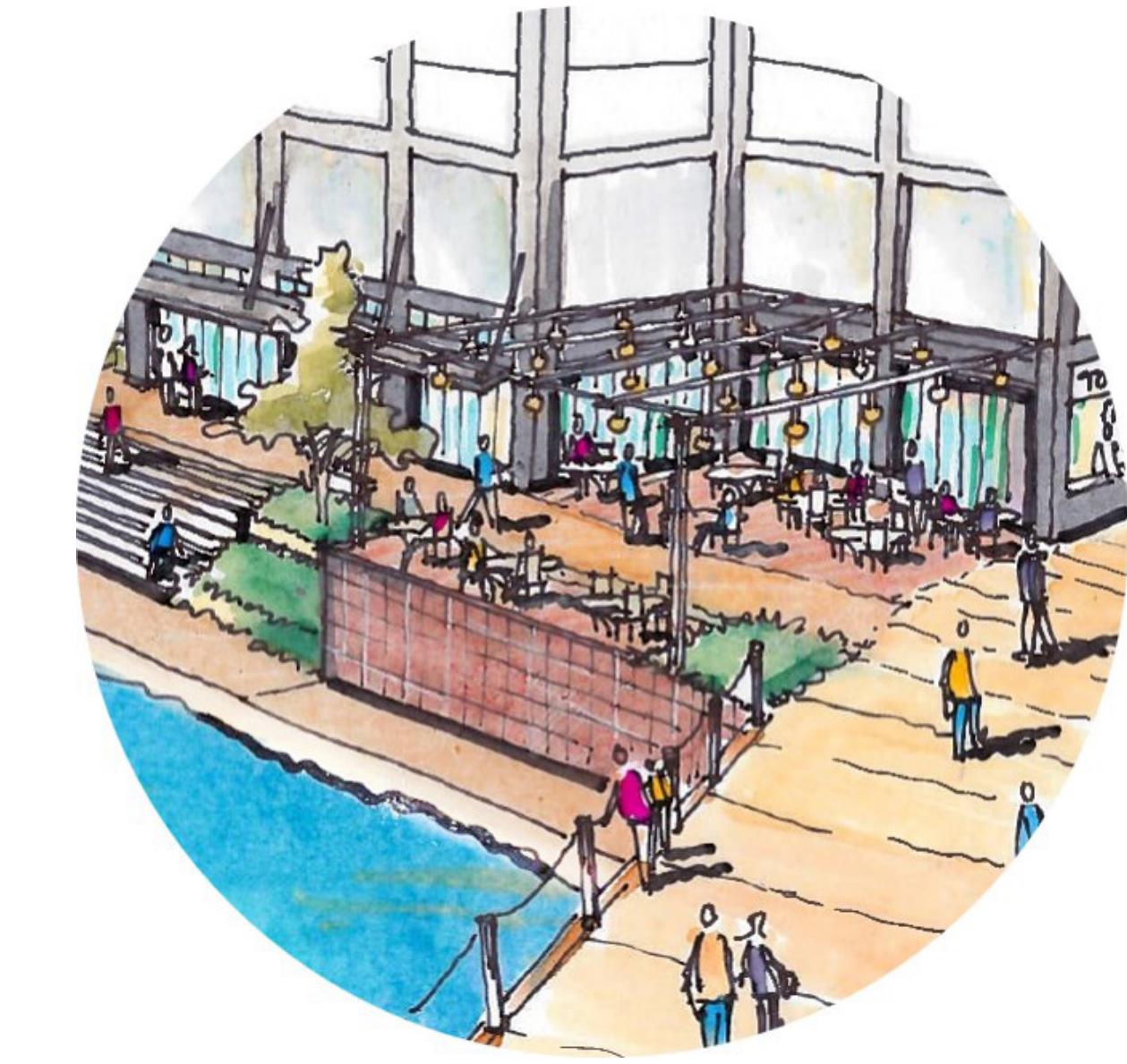
## Expand LIC's Public Space Amenities

Create a range of spaces to fill gaps in open space needs and encourage use by people of all ages and abilities.



## Create a Resilient Waterfront Community

Accommodate site strategies that will build a resilient network of spaces that can withstand climate risks and improve ecology



## Facilitate Vibrant Public Spaces

Respond to unique conditions along the basin by creating a balance of passive and active spaces

# DRAFT STRATEGIES

**2.1 Encourage the development of waterfront sites and the creation of a continuous public open space along the LIC waterfront, connecting Gantry Plaza State Park to Queensbridge Park by modifying zoning regulations.**

**2.2 Update the design requirements for new open space along the waterfront to encourage new gathering spaces for the community that offer a variety of amenities to support diverse users and activities, improve the resiliency of upland sites, and are accessible to all.**

**4.1 Plan for long term coastal protection by working with the Army Corps of Engineers to ensure that future projects are responsive to local priorities and conditions and utilizing zoning to elevate open space along the shoreline to address sea level rise, promoting soft shorelines where feasible.**

**4.4 Explore ways to reduce the urban heat island effect and keep residents safe from extreme heat, which may include identifying gaps in existing tree canopy, particularly street tree coverage, to guide tree-planting efforts and utilizing sidewalks and open space to provide shading structures and cooling features.**

# PROPOSED WATERFRONT ACCESS FRAMEWORK

- Requires an open space along the waterfront (Shore Public Walkway) when development occurs, including a continuous pedestrian path
- Open spaces across different parcels will be connected

Existing	Proposed Waterfront Access Framework
— Existing Tax Lot Line	----- Proposed Waterfront Access Plan (WAP) Boundary
■ Existing Building Footprint	↔ Shore Public Walkway
■ Existing Park	
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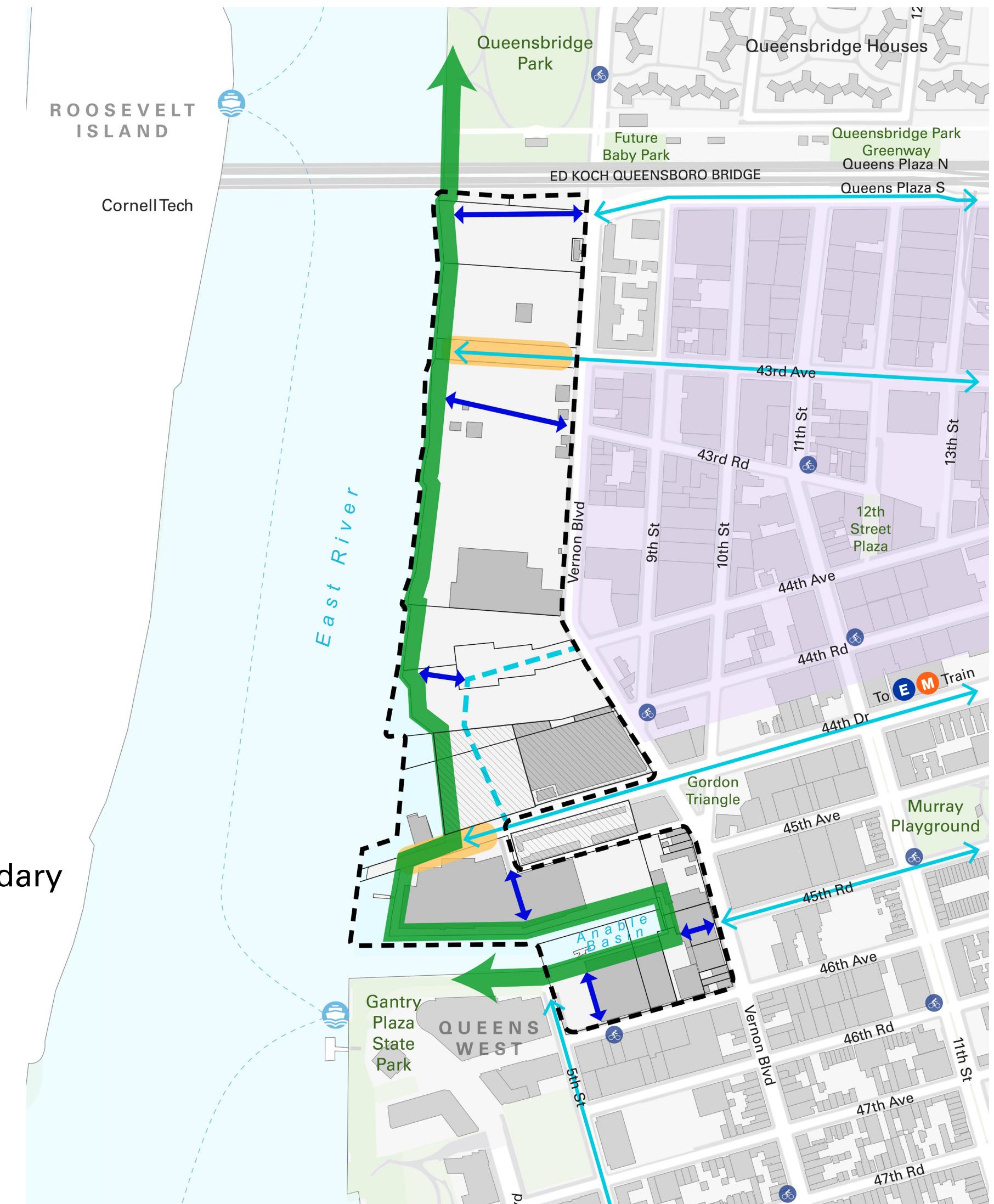
- Requires an open space along the waterfront (Shore Public Walkway) when development occurs, including a continuous pedestrian path
- Open spaces across different parcels will be connected
- **New physical connections will connect the upland street to the new waterfront open space when development occurs**

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- Open spaces across different parcels will be connected
- New physical connections will connect the upland street to the new waterfront open space when development occurs
- Some lots to provide additional open space, depending on lot size

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# DISCUSSION FORMAT

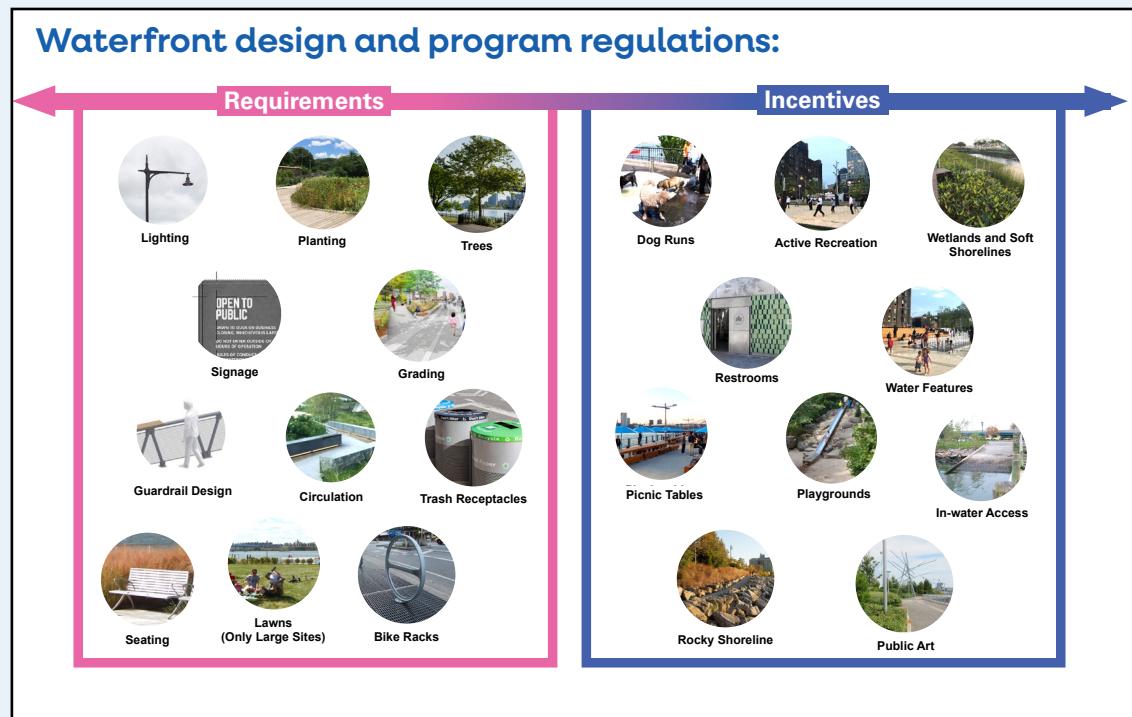
# DISCUSSION ACTIVITIES

## Activity 1 20 mins



What brings you to the waterfront?

## Activity 3 30 mins



What specific kinds of design features should be part of the LIC waterfront?

## Activity 2 30 mins



Where should different experiences and qualities be located?

# NEXT STEPS

[www.licplan.nyc](http://www.licplan.nyc)



# THANK YOU!

