

# LONG ISLAND CITY NEIGHBORHOOD PLAN

## Waterfront Workshop

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



NEW YORK CITY COUNCIL  
**JULIE WON**  
COUNCIL MEMBER



**NYC**  
PLANNING

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# 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



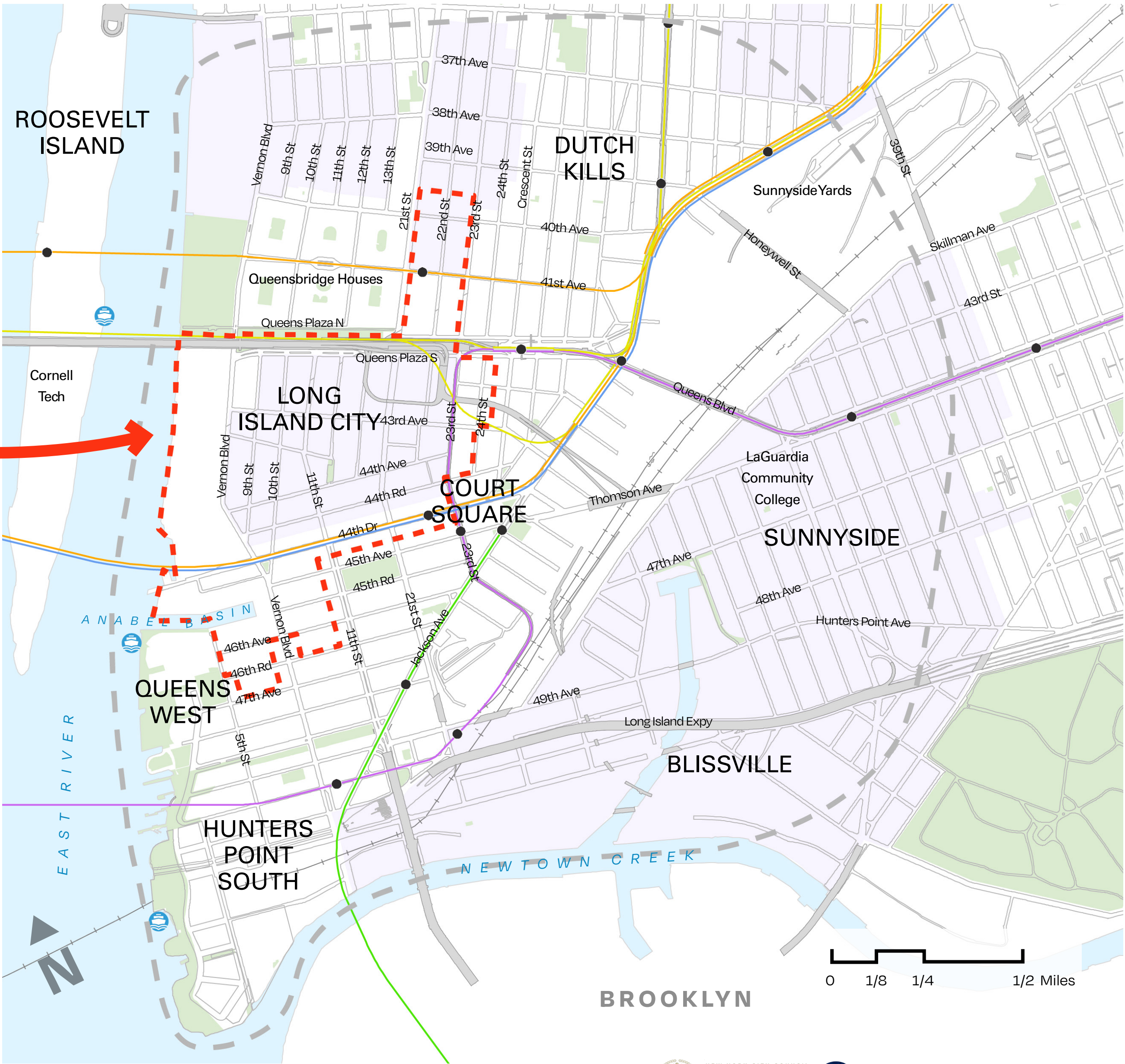


# STUDY AREA

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



- Preliminary Study Area
- Context Area
- Industrial Business Zone
- Parks and Open Space



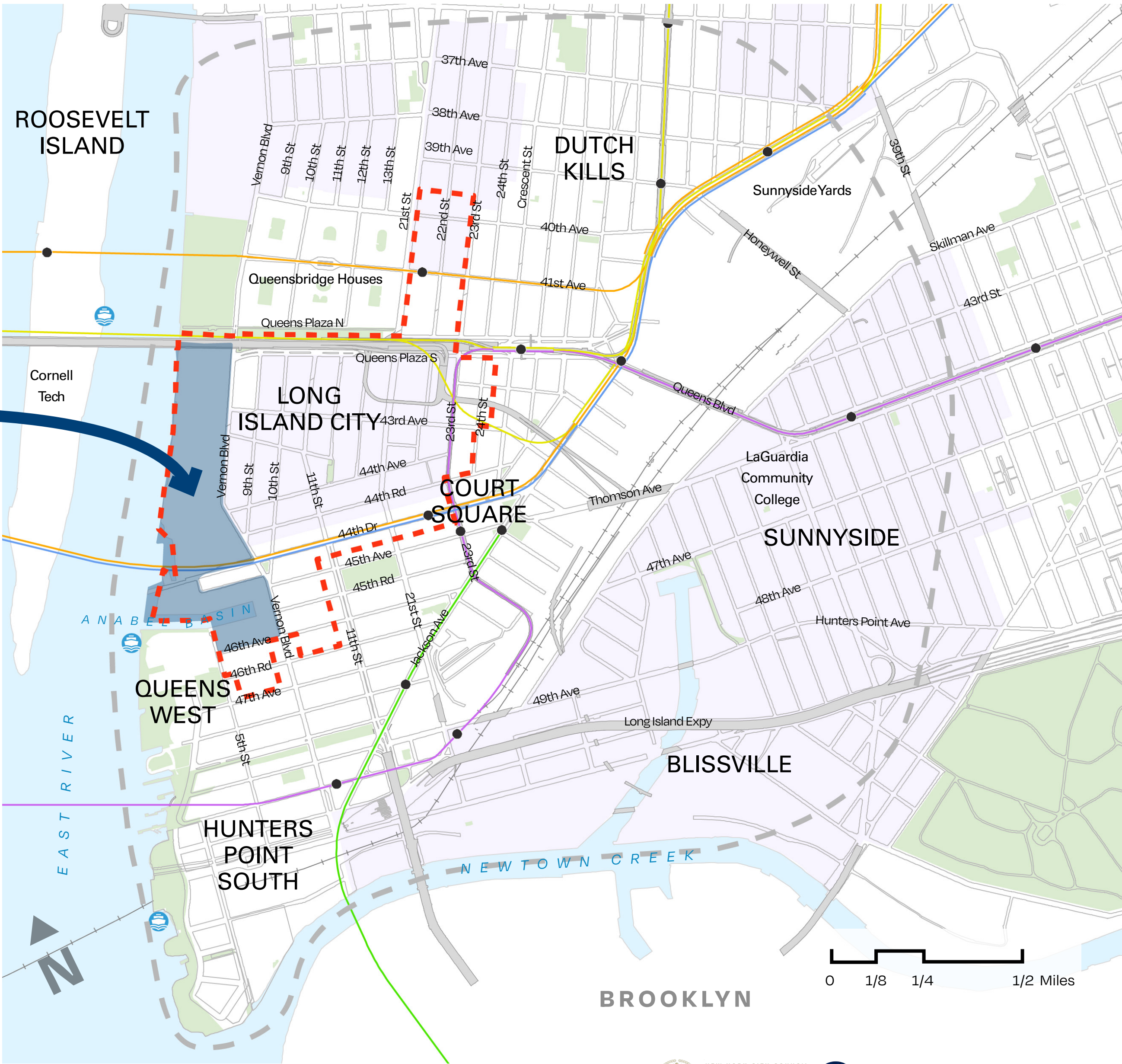


# WATERFRONT AREA

**Waterfront Area:**  
the area subject to  
waterfront zoning

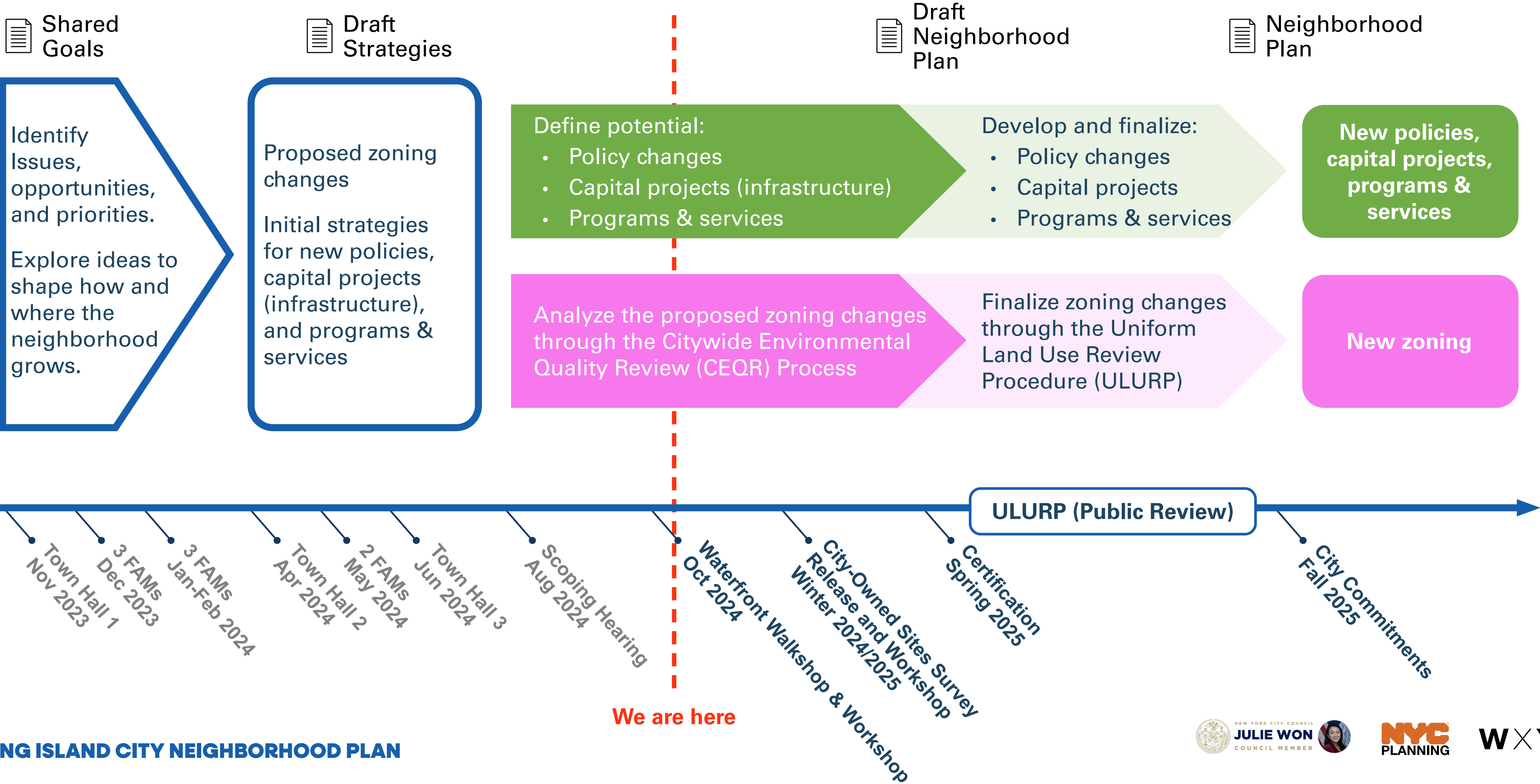


- Waterfront Area
- Preliminary Study Area
- Context Area
- Industrial Business Zone
- Parks and Open Space





# NEIGHBORHOOD PLANNING PROCESS





# WHAT WE'VE HEARD ON THE WATERFRONT



# COMMENTS BY THEME





# EXAMPLES OF COMMENTS BY PRIORITY AREA

### Access and Continuity

222 comments to date related to waterfront access

"I want access to the water for kayaking, getting down to the water at multiple points."

"Create a continuous waterfront open public space, connect the parks and communities north and south of Anable Basin."

"Folks in the condos view the Gantry and waterfront parks as their own front yard; how will this plan ensure equitable, safe access?"

"We need a continuous, open waterfront public space."

"We need more waterfront transportation access."

"Open spaces are hard to reach or access."

"Better connection routes to public transit along the waterfront."

"We need much better protected and extensive bike infrastructure along Vernon Ave."

"I don't mind adding density to the waterfront, but concerned about the lack of groceries, restaurants, and transit for the increasing population."

"Improved wayfinding could greatly help navigation from Court Square to the waterfront."

"We need a connection between Anable Basin and Gantry Park."

"There are poor walking connections to the waterfront."

"Improve existing facilities and walkways."

"Invite pedestrians into spaces... give them positive aesthetics and directional signs."

"Where feasible, consider locating new Citibike docks on wide sidewalks or margins of the park to minimize curbside conflicts."

"I'd like to see a ferry at Queensbridge Park."

"We need walkable pedestrian corridors."

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### Recreation and Amenities

426 comments to date related to waterfront programming

"Please allow for waterfront retail. Hunters Point is flooded with food trucks because retail is limited there."

"Seasonal activations and spaces to enjoy LIC's dynamic arts scene, like floating stages on the Anable Basin and outdoor performance venues along the waterfront."

"Public owned land could be used for open space, swimming pools, and other important services and amenities for locals."

"There should be a boat launch at Anable Basin."

"We need synergy between Culture Lab and the waterfront."

"I want to see free public pickleball courts at the waterfront."

"We need recreational space for children of all ages."

"I'd like to see a dog park or dog run."

"There should be places for kids to recreate, with playgrounds and water features, and spaces on the piers."

"The waterfront and parks should be spaces for active and passive recreation, as well as an educational tool."

"We need to significantly expand indoor recreational options for colder months."

"I'd like an indoor or outdoor pool near the waterfront."

"Green space with tables and local vendors."

"All of Queens comes here. Need active open space / recreation public space such as volleyball, basketball, pickle ball."

"Fully and publicly accessible amenities - no more gated amenities in private residents."

"More designated fishing areas as well as educational events for kids and adults to learn about local flora and fauna."

"Outdoor bandshell performance area attached to a large field that can be used for sports as well."

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### Development

341 comments to date related to waterfront development

"Waterfront public sites should all be green space."

"There should be limited development on the waterfront."

"What does Con Edison plan to do with the waterfront?"

"I am pro-development on the waterfront. It should pay for raising the shoreline to protect against flooding."

"There are economic benefits to open space. Gantry and Hunters Point Park bring people to the neighborhood and bring economic benefits."

"No buildings on the waterfront. It should be a park to prevent flooding."

"Support the project to convert DOE building into huge community hub for artists, manufacturing and community uses."

"Resilient development at the waterfront should allow for: more housing including affordable, more open space for walkways, active spaces, more community spaces, and schools."

"I'd prefer to see lower density around Anable Basin."

"Mixed use and vibrant ground floor use with high density waterfront development."

"I want low density at the waterfront so everyone can enjoy the views."

"Parks are seeing more and more use as towers go up, so more open spaces need to be built as these dense high-rises are created"

"We should have more temporary activation of (future) development sites and community programming."

"Housing development continues as of right - need rezoning for affordability."

"Development has historically been at odds with resiliency and infrastructure concerns [in LIC]."

"Does the City plan to identify space for open space, even on private land?"

"A historic preservation inventory is needed."

"Considerations of the stress on sewers created by new developments."

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### Sustainability and Resilience

297 comments to date related to waterfront sustainability

"What types of landscape and programming are floodable?"

"Create an amazing raised and resilient waterfront park with active and passive areas. Include bioswales, seating, trees, and playgrounds."

"Create flood resilient buildings and flood resilient sites - raise the bulkhead."

"The coastline should be a combination of public parkland that is resilient and a working waterfront with access to a Blue Highway."

"I like raised shorelines/flood resilient housing and community facilities."

"Mitigate the urban heat island effect."

"Use open space to work with nature and create natural barriers and absorbing areas."

"Climate resiliency measures should not be contingent on development."

"Leverage development to achieve waterfront resiliency through soft shorelines and raised shorelines."

"How does the Army Corp of Engineers plan for sea walls fit in to this?"

"Many street have no trees for providing shade."

"Replace parking lots, garages, and on-street spaces with bioswales and street trees and storm water retention measures."

"We need infrastructure solutions for extreme heat."

"I'm concerned about the sewer infrastructure and sewer overflow."

"Work with national and local experts at Cornell and CUNY on resiliency research and implementation locally."

"Improve water management and sewer infrastructure, including removing stormwater from combined sewers to prevent overflow."

"It makes no sense to build more towers or hard surfaces on the waterfront. It should all be absorbent waterfront/ parkland for resiliency."

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# 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

**222**  
related  
comments

## Recreation & Amenities

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

**426**  
related  
comments

## Development

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

**341**  
related  
comments

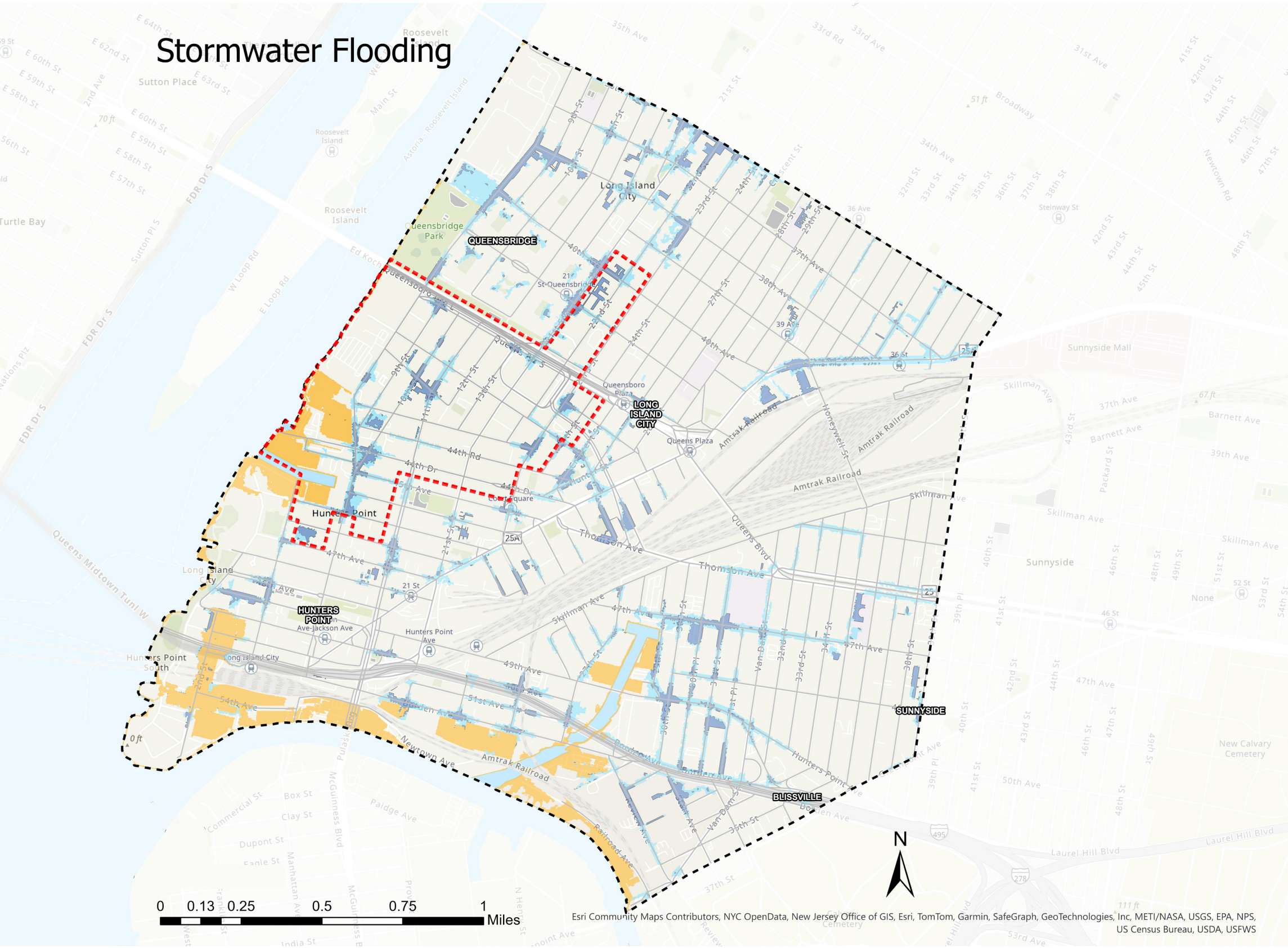
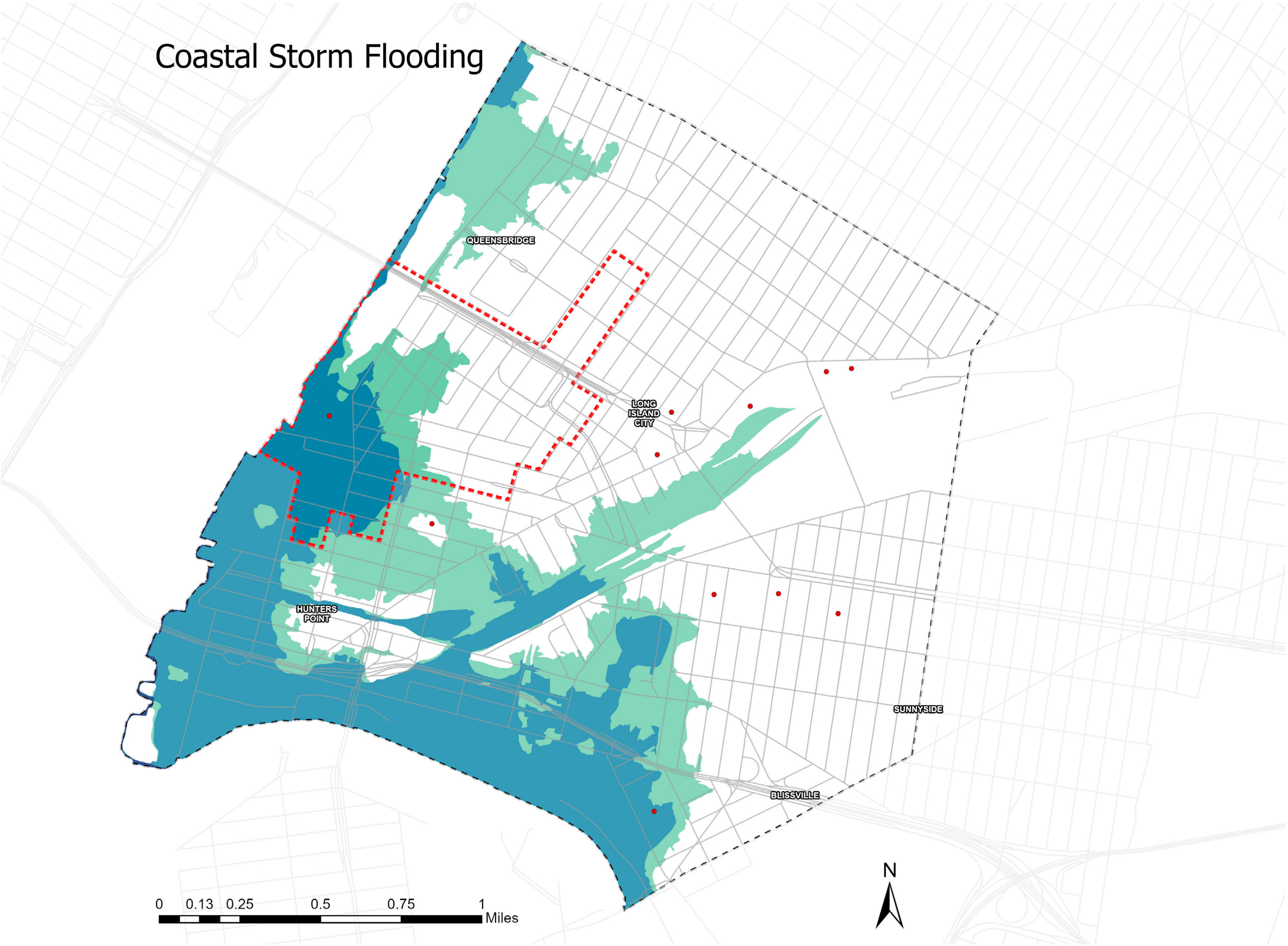
## Sustainability & Resilience

Flooding  
Sewer infrastructure  
Hard / grey infrastructure  
Soft / green infrastructure

**297**  
related  
comments



# CLIMATE VULNERABILITIES

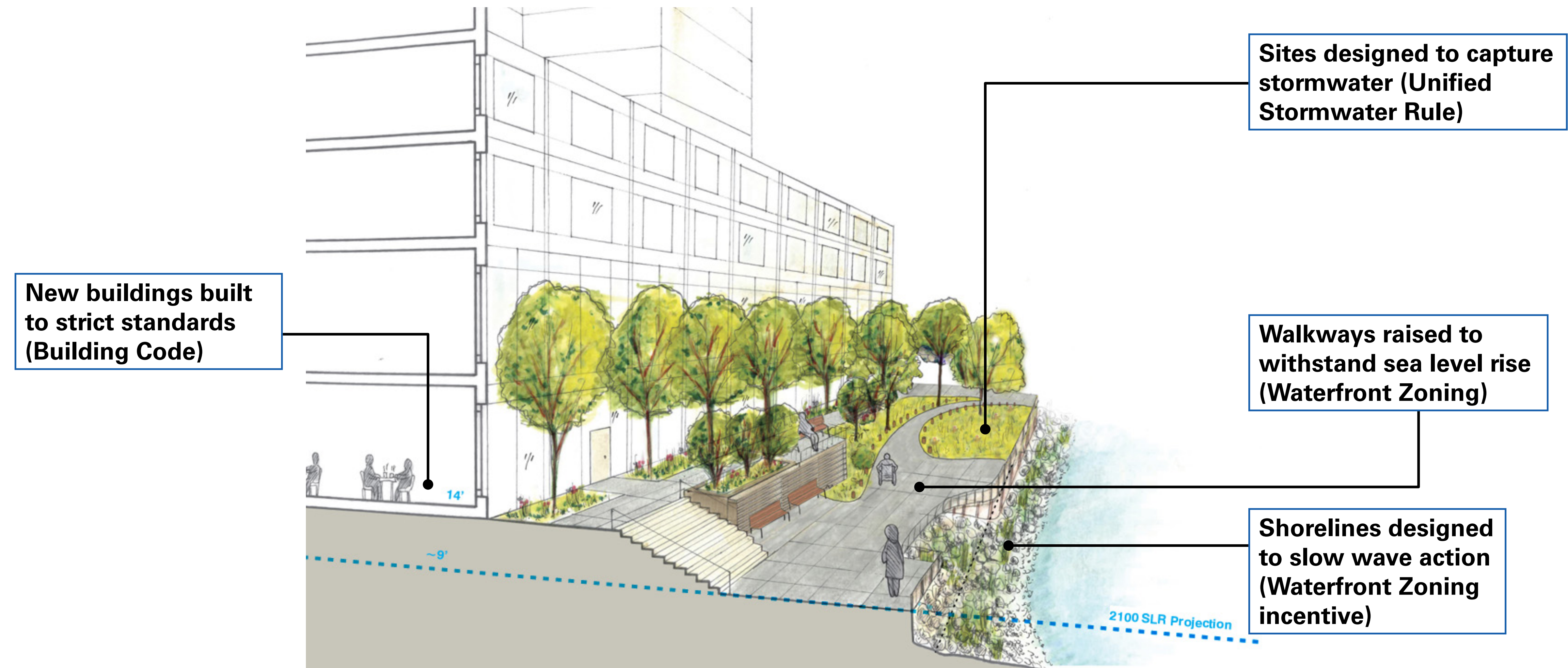


- Preliminary Study Area
- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Context Area

- 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

## City Agencies

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



Gantry Plaza State Park

## 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



Greenpoint Landing, Greenpoint-Williamsburg WAP

## 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



## State Public Benefit Corporations



## Waterfront Zoning/Waterfront Access Plan





# WATERFRONT ZONING 101



# WHAT IS A WAP

- Waterfront Access Plan
- Tailors waterfront zoning to unique conditions





# ACHIEVING A LONG-TERM VISION

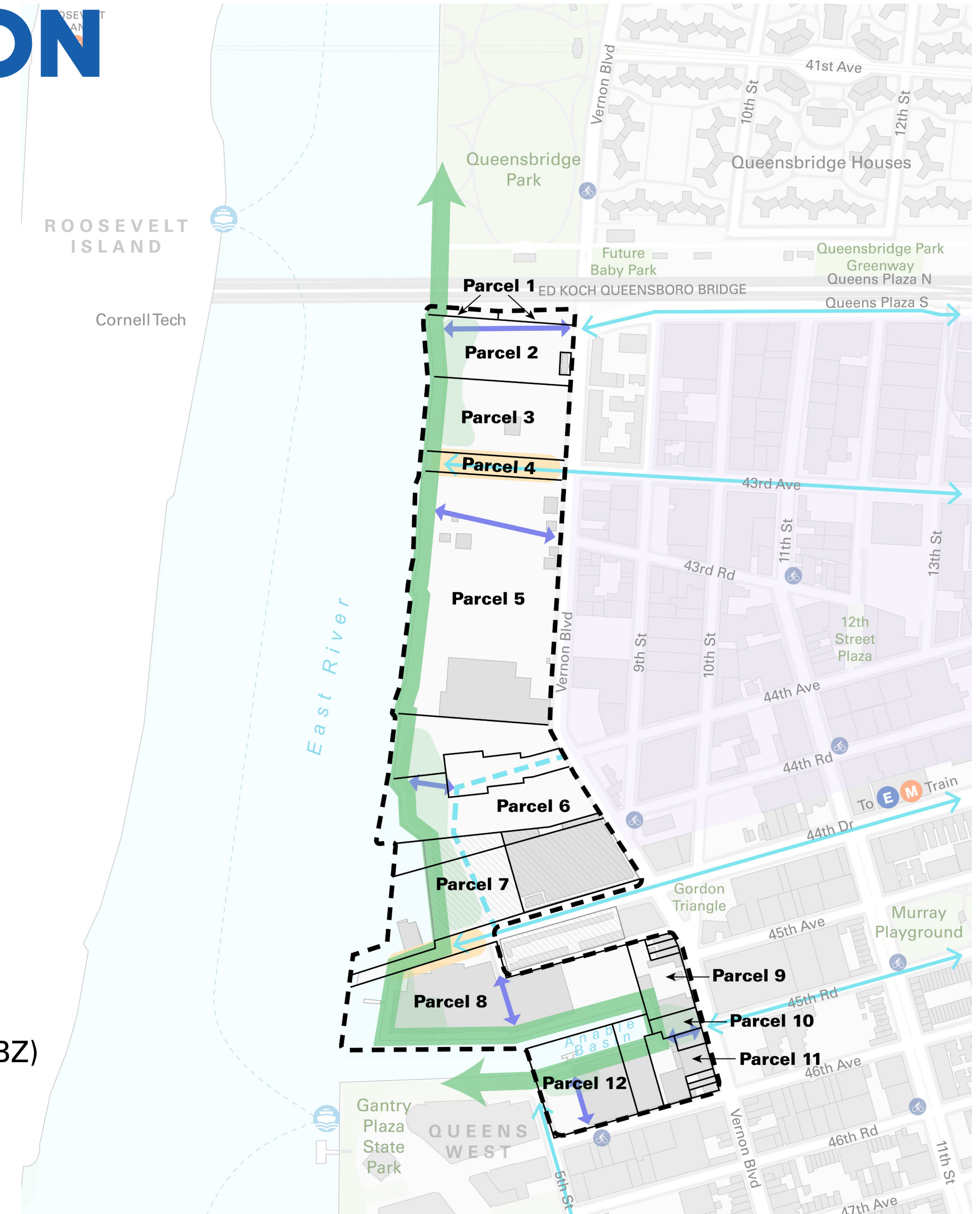
- Development happens incrementally over time
- Open space on adjacent parcels will connect to one another
- Each open space must be provided before the building can be tenanted

## 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

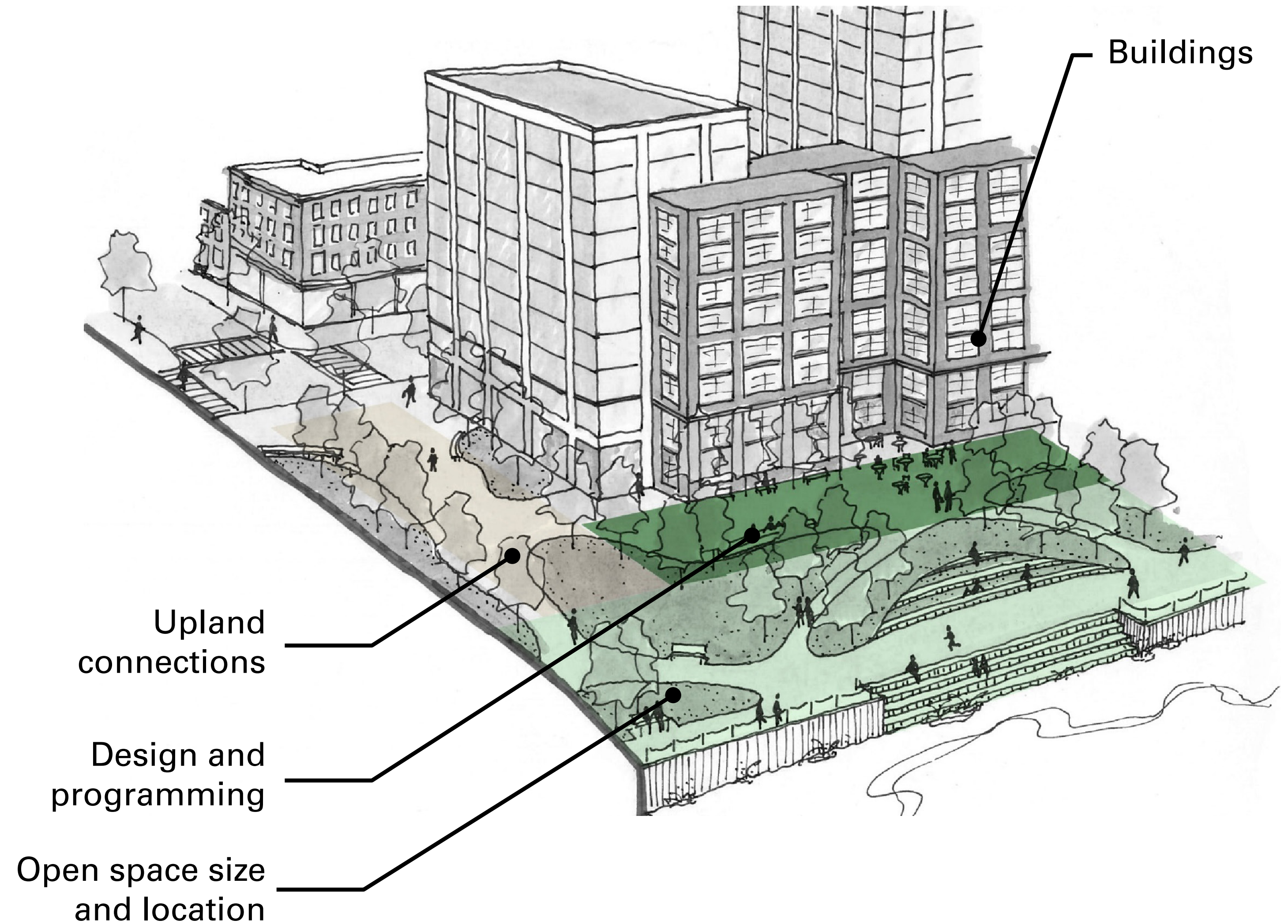
- Existing Tax Lot Line
- Existing Building Footprint
- Existing Park
- Existing Industrial Business Zone (IBZ)
- Existing City-Owned Parcel
- Existing Ferry Stop
- Existing Citibike Station





# WHAT WATERFRONT ZONING REGULATES

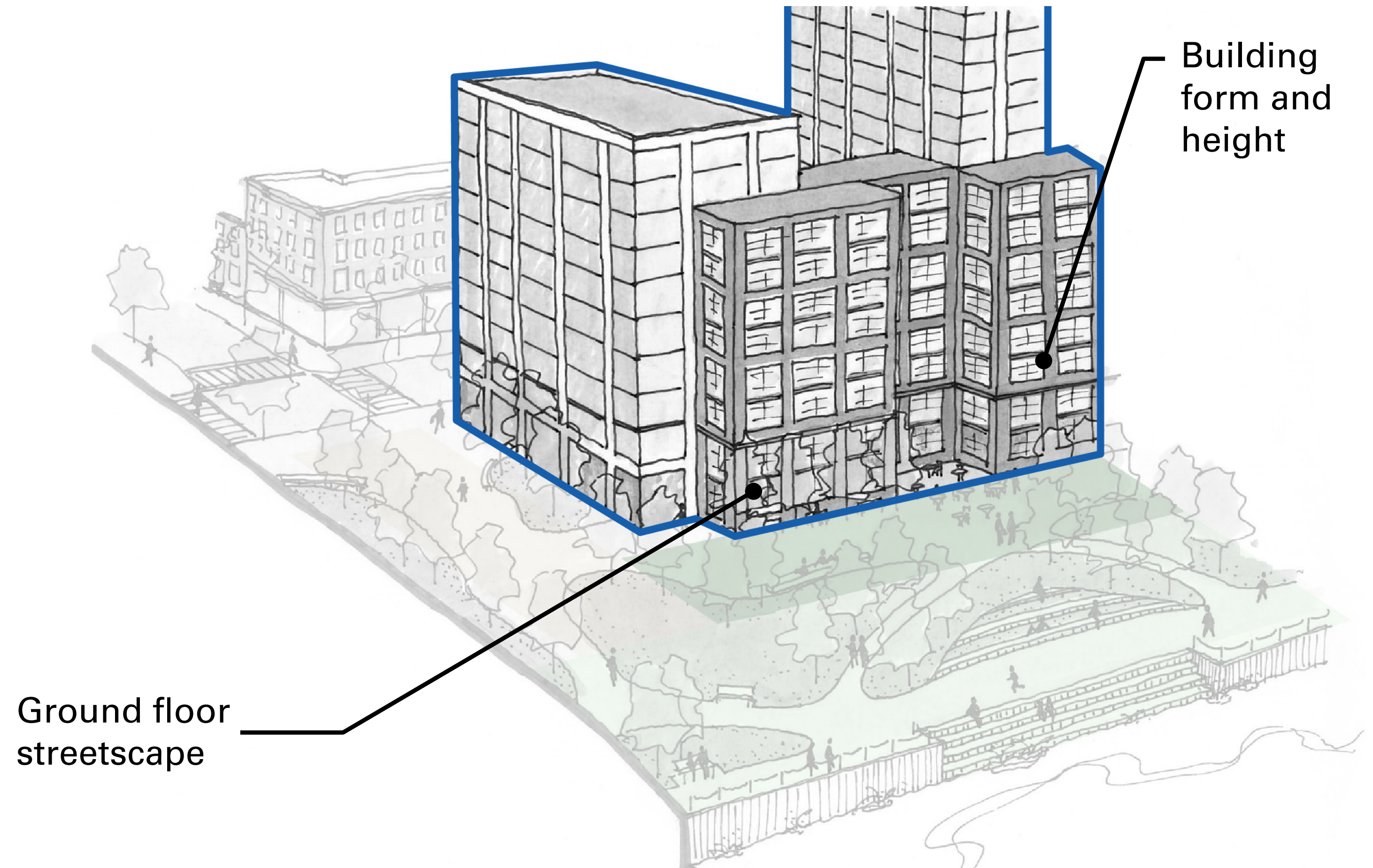
- Buildings
- Location and size of open space
- Access and connectivity to open space from upland
- Design and programmatic features





# BUILDING REGULATIONS

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





# BUILDING-LEVEL RESILIENCY

Elevated mechanical systems

Residential use elevated far above future flood heights

Flood-proofed ground floors

Egress elevated above flood height

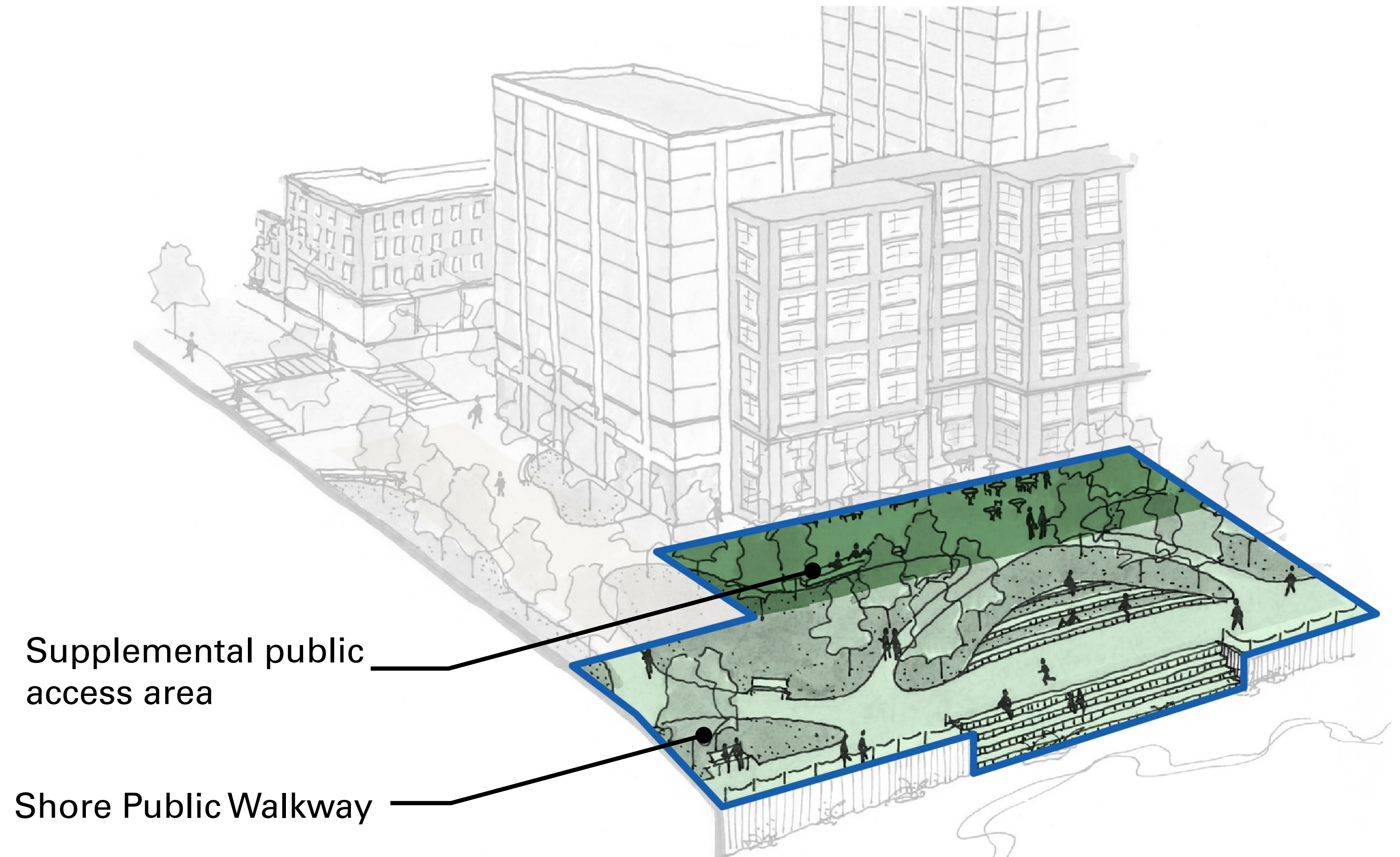
Streetscape improvements





# LOCATION AND SIZE OF OPEN SPACE

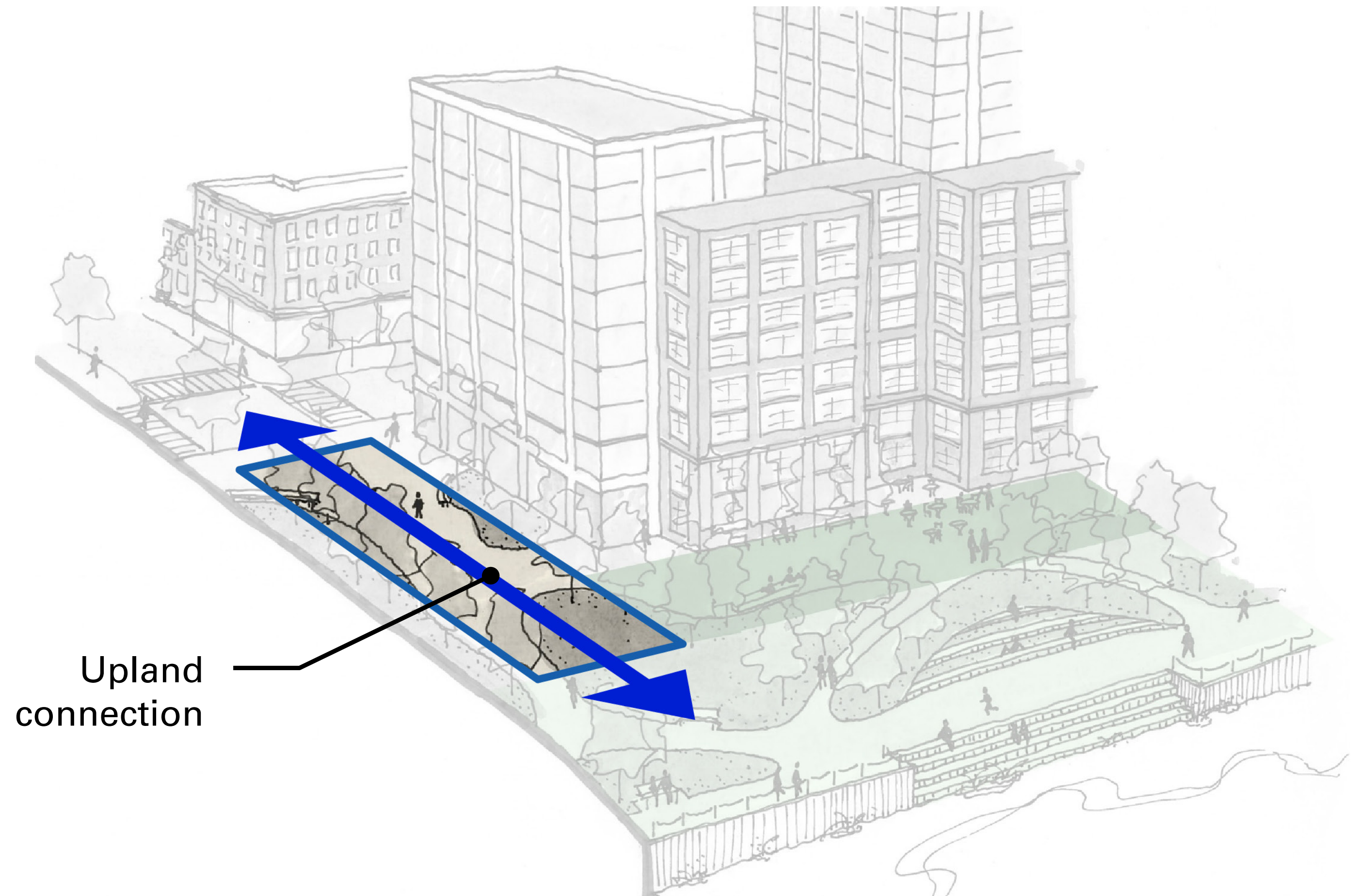
- 20% of lot area must be provided as open space
- Requires waterfront open space to connect between sites
- Additional open space may be required on some sites based on lot size (Supplemental Public Access Area)
- Set minimum elevations





# ACCESS AND CONNECTIVITY (FROM UPLAND)

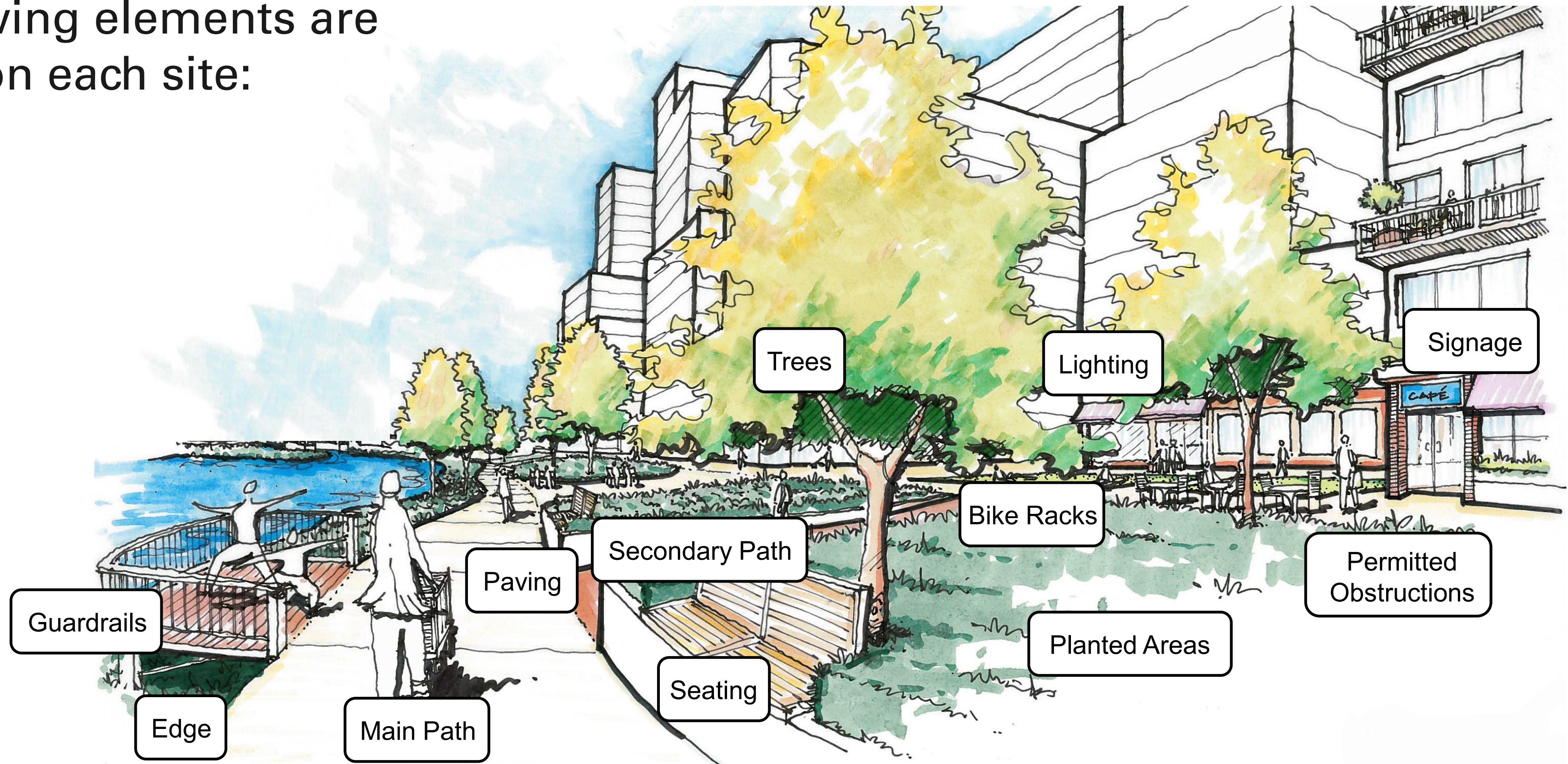
- Physical connections from upland streets to the open space at regular intervals
- Provided as a public street or pedestrian walkway
- Includes signage, lighting, planting, and seating





# DESIGN AND PROGRAM

The following elements are required on each site:





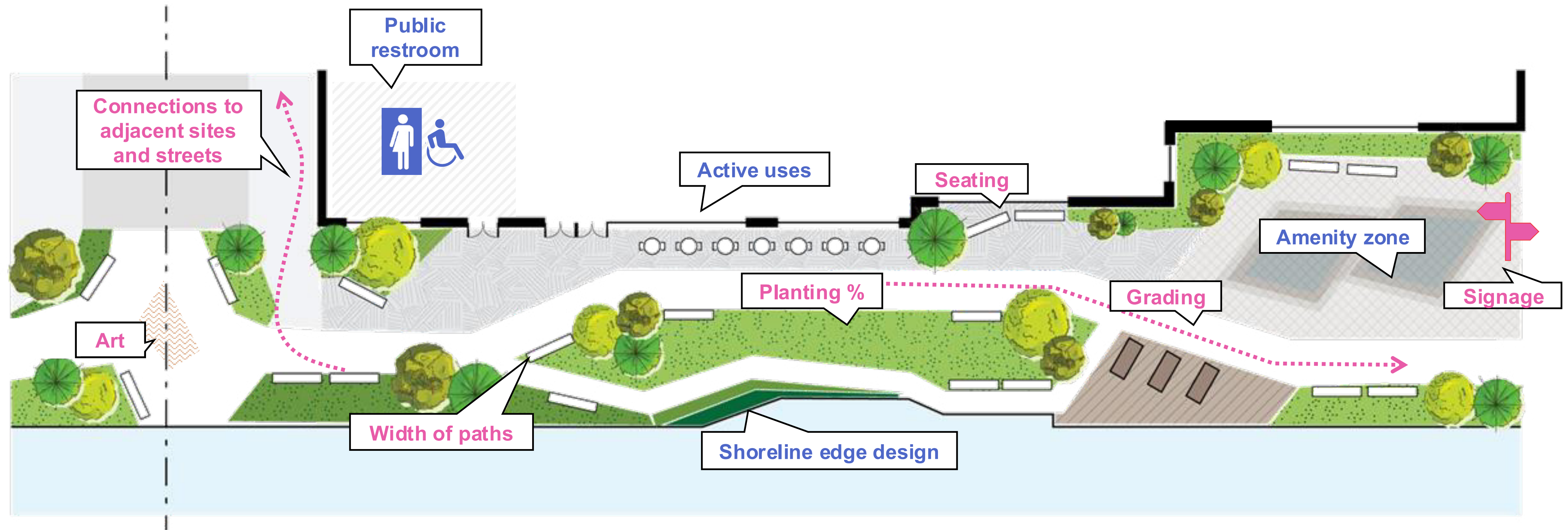
# DESIGN AND PROGRAM






# DESIGN AND PROGRAM REGULATIONS

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







# CREATING A VISION FOR LIC WATERFRONT

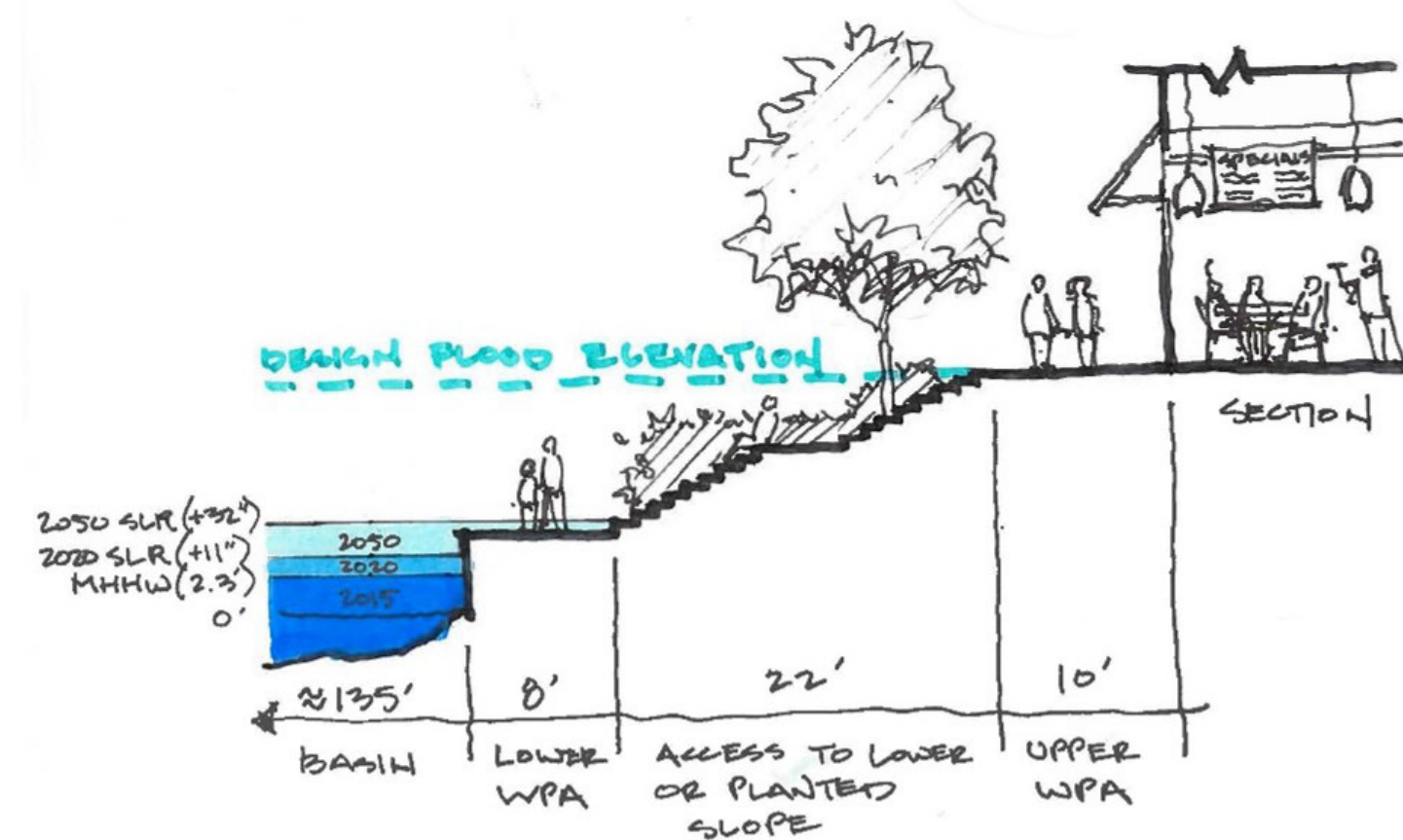


# GOALS FOR LIC WATERFRONT



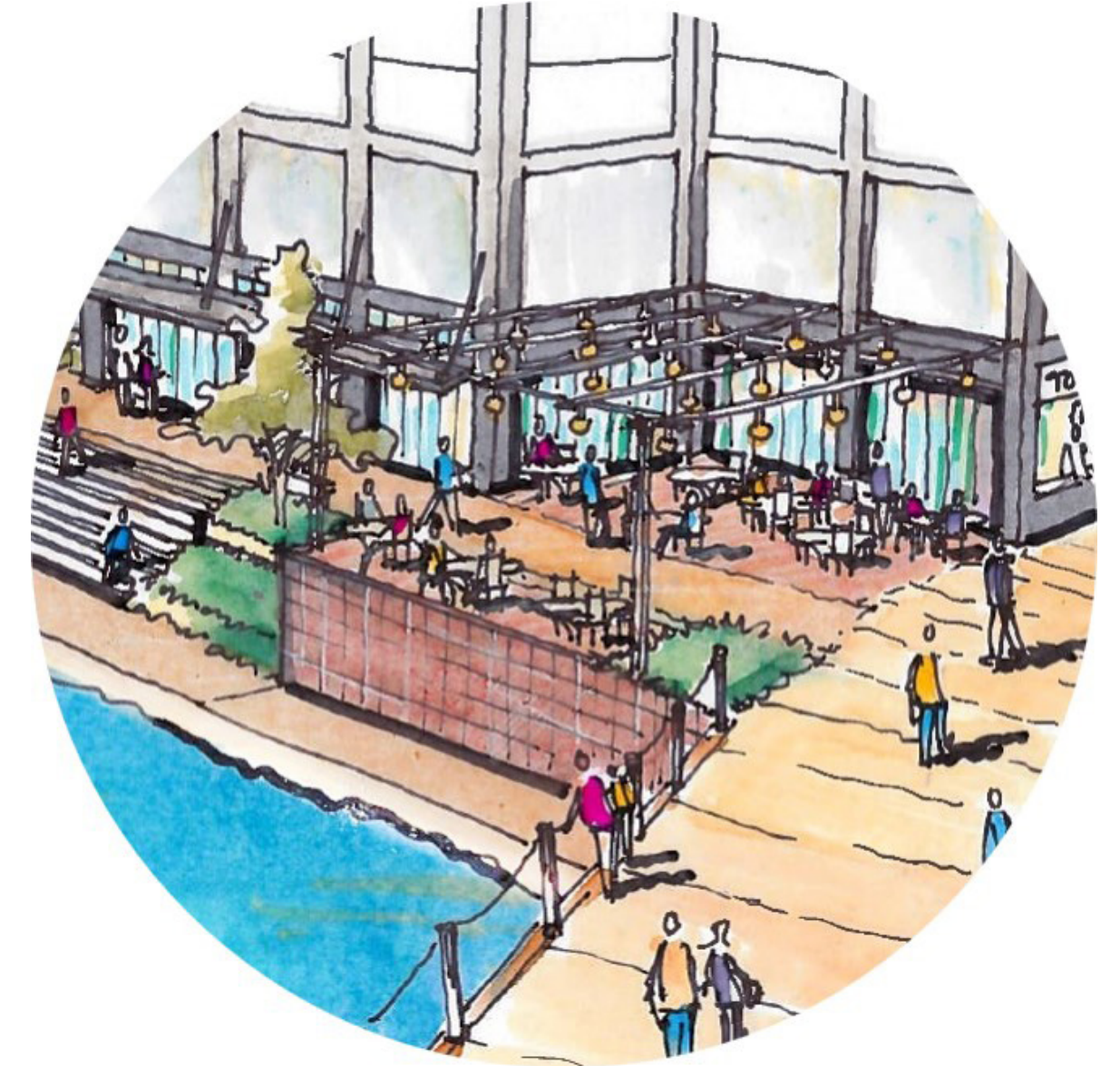
## Expand LIC's Public Space Amenities

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

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

## Proposed Waterfront Access Framework

- Proposed Waterfront Access Plan (WAP) Boundary
- ↔ Shore Public Walkway





# PROPOSED WATERFRONT ACCESS FRAMEWORK

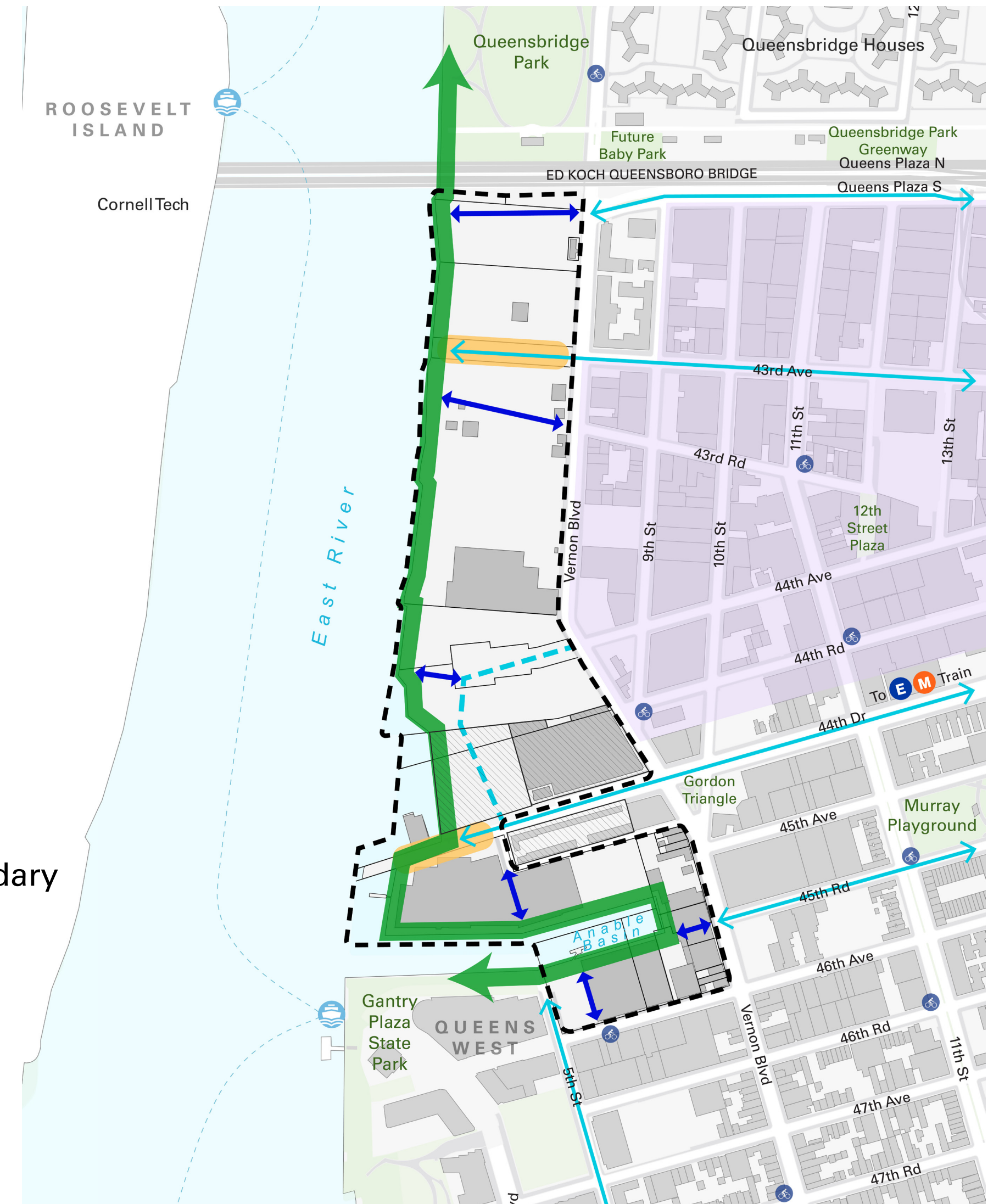
- Requires an open space along the waterfront (Shore Public Walkway) when development occurs, including a continuous pedestrian path
- Open spaces across different parcels will be connected
- New physical connections will connect the upland street to the new waterfront open space when development occurs

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- ↔ Main Corridor Connectors
- - - New City Street
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# PROPOSED WATERFRONT ACCESS FRAMEWORK

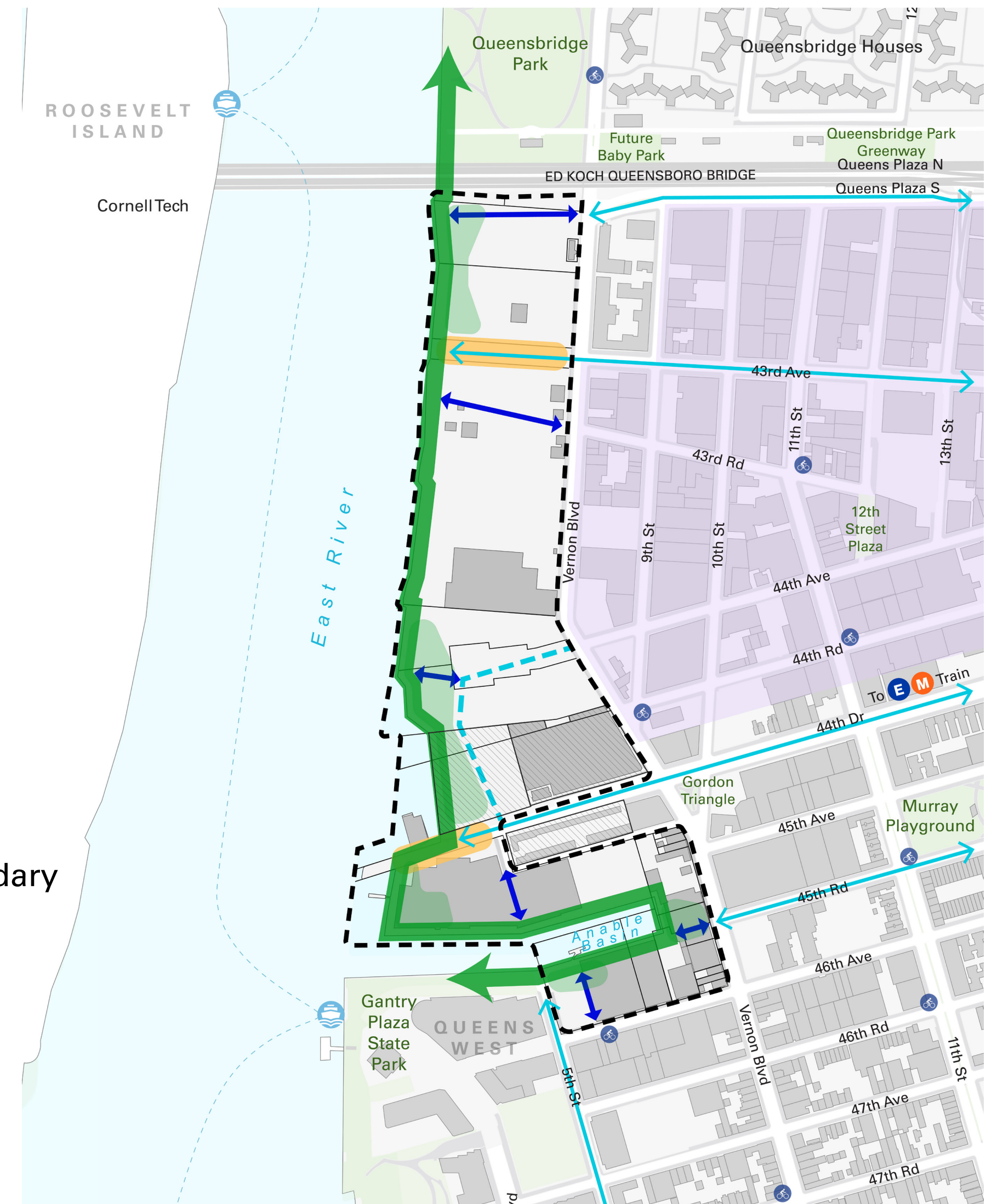
- Requires an open space along the waterfront (Shore Public Walkway) when development occurs, including a continuous pedestrian path
- Open spaces across different parcels will be connected
- New physical connections will connect the upland street to the new waterfront open space when development occurs
- Some lots to provide additional open space, depending on lot size

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# DISCUSSION FORMAT



# DISCUSSION ACTIVITIES

## Activity 1 20 mins



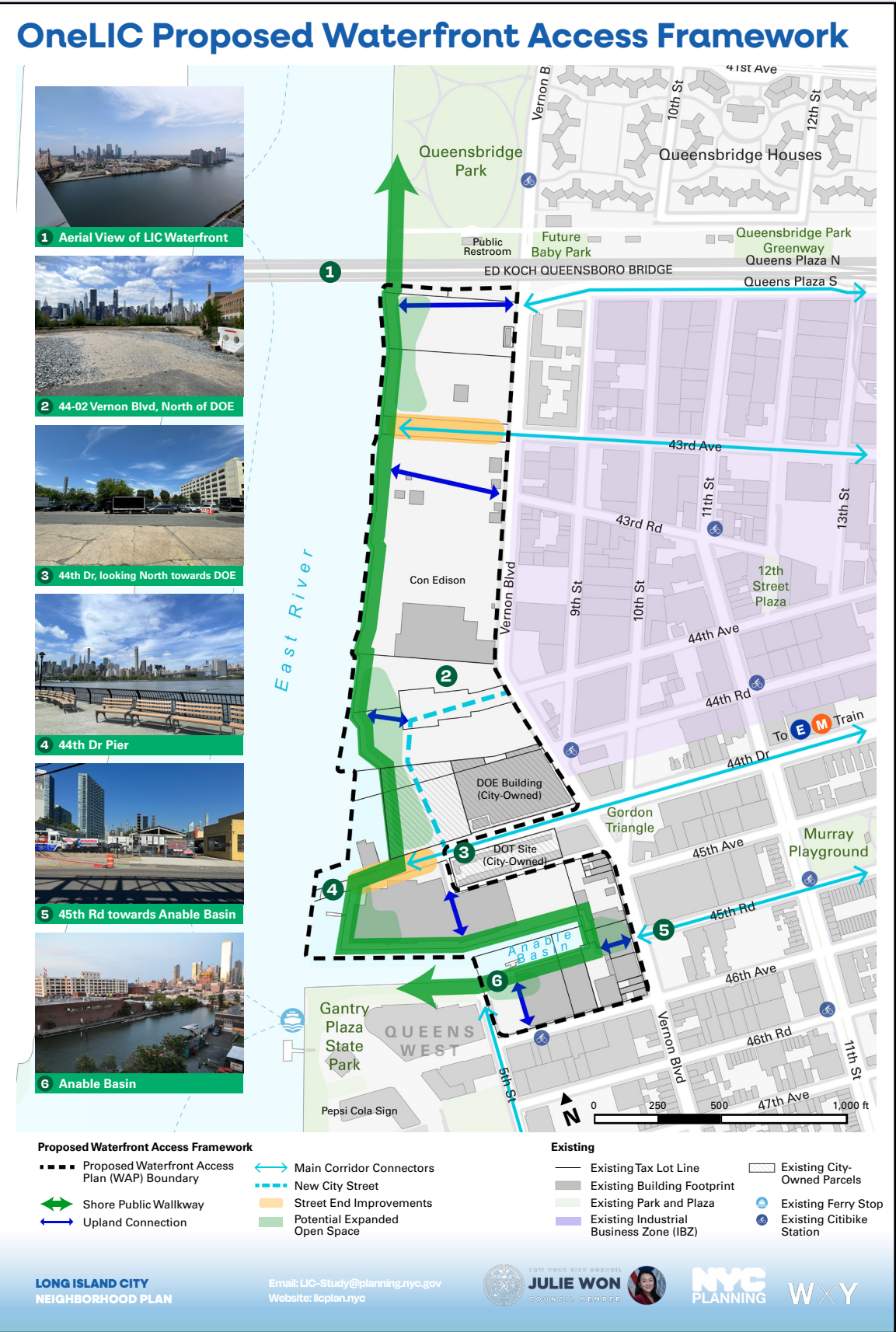
What brings you to the waterfront?

## Activity 3 30 mins



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

## Activity 2 30 mins

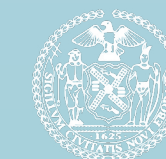


Where should different experiences and qualities be located?



# NEXT STEPS

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



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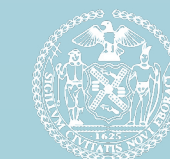


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# THANK YOU!



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