DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

July 12, 2024

POSITIVE DECLARATION

Project Identification
Long Island City Neighborhood Plan
CEQR No. 25DCP001Q
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway
New York, NY 10271
Contact: Stephanie Shellooe
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Name, Description and Location of Proposal:

Long Island City Neighborhood Plan

The New York City Department of City Planning is proposing a series of land use actions (the "Proposed Actions") to support and facilitate implementation of the Long Island City Neighborhood Plan, which is the subject of an ongoing community planning process to meet the long-term vision of Long Island City (LIC) and its surrounding neighborhoods as a unique, transit-rich, and culturally vibrant neighborhood. The Proposed Actions would affect an approximately 54-block area ("the Project Area") focused on Long Island City's East River Waterfront and manufacturing zoned areas. The Project Area is generally bounded by the mid-block between 39th Avenue and 40th Avenue, between 21st Street and 23rd Street, and Queens Plaza South to the north, the East River, Anable Basin and 5th Street to the west, 47th Avenue, 46th Avenue, 46th Road, and the mid-block between 44th Drive and 45th Avenue to the south, and 11th Street, 23rd Street, 24th Street, and the mid-block between 24th Street and Crescent Street to the east. The majority of the study area is located in Queens Community District 2, with a portion located north of Queens Plaza North to mid-block between 39th Street and 40th Street, between 21st Street and 23rd Street located in Community District 1. The Project Area is directly west of LIC's central business district, often referred to as the core.

The Proposed Actions are intended to facilitate development patterns that meet the long-term vision of a thriving, prosperous, and resilient Long Island City. The Proposed Actions are anticipated to facilitate new residential, commercial, community facility, and industrial development.

The Proposed Actions are the culmination and continuation of many years of planning work in and around Long Island City, led by local community members, stakeholders, elected officials, and City Agencies. The Proposed Actions reflect and respond to the comments and feedback received through the City's on-going community engagement process, initiated in the Fall of 2023, and seek to leverage Long Island City's status as one of Queens' primary Central Business Districts, excellent transportation accessibility and unique waterfront to expand affordable housing and open space opportunities and position the area as Western Queens' primary employment hub for new and emerging industries.

The Proposed Actions are as follows:

- Zoning Map Amendment to:
    - Rezone portions of existing R6B, R6A/C1-5, R7A/C2-5, R7A, M1-3, M1-4, M1-5, M1-4/R6A, M1-4/R7A, M1-5/R9 and M1-6/R9 to M1-2A/R6A, M1-3A/R7A, M1-3A/R7X, M1-4A/R8A, M1-5A/R8, M1-6A/R9, M1-6/R10, M1-6A/R10, M1-4A, M1-5A, M1-6A and M2-3A.
    - Expand the existing Special Long Island City Mixed-Use District to portions of the study area outside of the existing special district.
    - Modify the Northern Hunters Point Waterfront Access Plan (WAP), ZR 62-951, for the waterfront blocks within the Project Area. The proposed WAP would specify the location of required shore public walkways, supplemental public access areas, upland connections, and visual corridors to ensure access to the Basin from surrounding neighborhoods and to address the configuration of and varied conditions along the Basin. The WAP would also modify requirements and standards for public access to address the unique character of the Basin and align with modern citywide standards.
- Zoning Text Amendment to:
    - Appendix F of the Zoning Resolution, to designate Mandatory Inclusionary Housing (MIH) areas to the proposed M1-2A/R6A, M1-3A/R7A, M1-3A/R7X, M1-4A/R8A, M1-5A/R8, M1-6A/R9, M1-6/R10, M1-6A/R10 districts.
    - Modify the existing Special Long Island City Mixed Use District (Article XI, Chapter 7) to create special use, floor area, bulk, circulation and parking regulations on both waterfront and non-waterfront blocks and to establish special height, setback, and street wall regulations for buildings on waterfront blocks and on select corridors among other special rules.
    - Create a City Planning Commission ("CPC") Authorization to allow for the exemption of school floor area and modified bulk under certain conditions throughout the Special District.
    - Expand the applicability of Zoning for Transit Accessibility to the Project Area.
    - Create a waterfront bulk authorization that allows additional height for sites adjacent to elevated ramps and bridges.
    - Create a CPC chair certification to facilitate the alignment of a loop road on Blocks 489 and 488 and allow for the transfer of development rights across a mapped street on these same blocks.
    - Create a CPC chair certification to provide a floor area bonus to rezoned waterfront lots that provide additional active open space.
    - Create a CPC chair certification to allow for the modification of height restrictions within the Special Long Island City Mixed Used District following verification that said modifications would not pose a hazard to air navigation.
- Change in the City Map to:

  - De-map portions of 44th Drive west of Vernon Boulevard.
  - De-map to narrow portions of 44th Drive between Vernon Boulevard and 5th Street.
  - De-map 44th Road west of Vernon Boulevard.
  - De-map 44th Ave west of Vernon Boulevard.
  - Map new public streets in Block 488; and Block 489.
  - Map portions of Block 489, p/o 23 as parkland.
  - Map a street widening of portions of 45th Avenue between 5th Street and Vernon Boulevard.
  - Map portions of Block 489, p/o 23 as parkland.
- Disposition of Non-Residential City-Owned Property to
  - Dispose of city-owned property located at Block 24, Lot 7.
  - Dispose of city-owned property located at Block 489, Lot 23 and Lot 1, and Block 488, Lot 15, and Lot 11.
  - Dispose of city-owned property located at Block 428, Lot 12, Lot 13, and Lot 16.
  - Dispose of city-owned property located at Block 429, Lot 13, Lot 15, and Lot 29.

The Proposed Actions seek to accomplish the following community-informed land use objectives:

- Protect existing affordable housing and generate significant new housing, especially affordable housing that serves diverse types of households and family needs.
- Invest in existing parks and deliver new open space along the waterfront and in the core that is high-quality, resilient, sustainable, and accessible.
- Enhance connectivity with multi-modal transportation, improve safety for pedestrians and bikers, and improve logistics for deliveries, loading zones, and truck access.
- Plan for a more resilient and sustainable Long Island City by addressing existing challenges, planned development, population growth, and climate change.
- Support existing businesses and the creative community, increase local job growth, and improve access to diverse, quality jobs and training.

In order to present a conservative analysis, the Reasonable Worst Case Development Scenario ("RWCDS") for the Proposed Actions includes two With-Action scenarios. Scenario One under the Proposed Actions is expected to result in a net increase of approximately 13,371,375 gross square feet ("gsf") of residential floor area (13,677 dwelling units of which 25-30% would be permanently affordable pursuant to MIH), approximately 3,332,212 gsf of commercial space, approximately 339,416 gsf of community facility space, and a decrease of approximately 572,911 gsf of industrial space. Scenario Two under the Proposed Actions is expected to result in a net increase of approximately 13,682,090 gsf of residential floor area (13,995 dwelling units of which 25-30% would be permanently affordable pursuant to MIH), approximately 3,059,206 gsf of commercial space, approximately 339,416 gsf of community facility space, and a decrease of approximately 572,911 gsf of industrial space. The RWCDS also identified 15 potential development sites that are considered less likely to be developed by the analysis year, but will be analyzed in the EIS for site-specific effects such as archaeology, shadows, hazardous materials, air quality, and noise.

The analysis year for the Proposed Actions is 2035.

Statement of Significant Effect:

On behalf of the City Planning Commission (CPC), the Department of City Planning has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a significant adverse effect on the environment as detailed in the following areas, and that an environmental impact statement will be required:

> The Proposed Actions may result in significant adverse impacts related to: land use, zoning and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; hazardous materials; water and sewer infrastructure; solid waste and sanitation services; energy; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character and construction.

Supporting Statement:
The above determination is based on an Environmental Assessment Statement prepared for the Proposed Actions which finds that:

1. Land Use, Zoning, and Public Policy – The Proposed Actions include zoning map amendments and zoning text amendments and other discretionary actions which would affect the land use, zoning and public policies within the Project Area. The Proposed Actions have the potential to result in significant adverse impacts related to land use, zoning, and public policy.
2. Socioeconomic Conditions – The Proposed Actions are expected to increase the number of residential units in the area, including affordable units, and would result in a net increment of more than 200 new residential units, and would introduce more than 200,000 sf of new commercial uses to the Project Area. The Proposed Actions would have the potential to result in direct and indirect displacement of existing residents and businesses as well as adverse effects on a specific industry. Therefore, the Proposed Actions have the potential to result in a significant adverse impact related to socioeconomic conditions, and further analysis is warranted.
3. Community Facilities – The Proposed Actions would not result in the direct displacement of any existing community facilities or services. However, the Proposed Actions would result in a substantial increase in residential units and have the potential to increase demand at public schools, publicly funded early childhood programs and libraries, and therefore, have the potential to result in a significant adverse impact to community facilities and services.
4. Open Space – While direct effects to open space are not anticipated, the Proposed Actions may have indirect impacts on open space resources due to increased demand as a result of expected population increases of between 31,443 and 32,455 residents and approximately 12,884 and 13,765 workers to the area. Therefore, the Proposed Actions have the potential to result in a significant adverse impact on open space.
5. Shadows – The Proposed Actions would permit development of buildings greater than 50 feet in height, some of which would be located in the vicinity of sunlight sensitive resources (e.g., Anable Basin, the East River, etc.). Therefore, the Proposed Actions have the potential to cast new shadows on nearby open spaces or other sunlight sensitive resources which might result in significant adverse shadows impacts.
6. Historic and Cultural Resources – The Proposed Actions have the potential to impact designated and/or potential architectural resources. The Proposed Actions would also result in additional in-ground disturbance in the Rezoning Area, specifically at the locations of the projected development sites, and therefore have the potential to affect archaeological

resources that may be present on or nearby those sites. Therefore, the Proposed Actions have the potential to result in significant adverse impacts on historic and cultural resources.

7. Urban Design and Visual Resources – The Proposed Actions and subsequent projected development would result in physical changes in the Project Area beyond the bulk and form currently permitted as-of-right, and these changes could affect a pedestrian's experience of public space at the street level. Therefore, the Proposed Actions have the potential to result in a significant adverse impact related to urban design and visual resources.
8. Natural Resources – The Proposed Actions would result in the development of sites containing, or located in proximity, to natural resources. Therefore, the proposed actions have the potential to result in significant adverse impacts related to Natural Resources.
9. Hazardous Materials – The Proposed Actions would result in new construction including new in-ground excavation and subsurface disturbance, which, given historical site uses and conditions, has the potential to result in significant adverse impacts related to hazardous materials.
10. Water and Sewer Infrastructure – The Proposed Actions would result in increased development within the Project Area which could place additional demands on infrastructure, including water supply and storm water management. Therefore, the Proposed Actions have the potential to result in a significant adverse impact on wastewater and stormwater infrastructure.
11. Solid Waste and Sanitation – Due to increased development in the Project Area, the Proposed Actions would increase the demand on solid waste and sanitation services and could result in significant adverse impacts on solid waste and sanitation services.
12. Energy – Although significant adverse energy impacts are not anticipated for the Proposed Actions, the EIS will disclose the projected amount of energy consumption during long-term operation resulting from the Proposed Actions.
13. Transportation – The Proposed Actions would generate additional vehicular, pedestrian, and transit trips and could result in excess parking demand. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to transportation.
14. Air Quality – The Proposed Actions could result in a significant adverse impact on air quality. The Proposed Actions would result in an increased demand for heating, ventilating, and air conditioning (HVAC), as well as project-generated vehicle trips, exceeding the screening thresholds for mobile source air quality analysis. In addition, existing industrial uses in the surrounding area have the potential to affect air quality surrounding the new development resulting from the Proposed Actions.
15. Greenhouse Gas Emissions (GHG) and Climate Change – The proposed development associated with the Proposed Actions would exceed 350,000 sf, and therefore a GHG assessment will be provided.
16. Noise – The Proposed Actions would result in additional vehicle trips to and from the Project Area and also introduce new sensitive receptors to the area, which has the potential to result in noise impacts.
17. Public Health – The Proposed Actions would result in increased development density which might have effects related to air quality, water quality, hazardous materials, or noise. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to public health.
18. Neighborhood Character – The Proposed Actions could affect certain constituent elements of neighborhood character including land use, zoning, and public policy, socioeconomic conditions, open space, urban design and visual resources, historic and cultural resources, shadows, transportation, and noise. Consequently, the Proposed Actions could have the

potential to result in significant adverse impacts related to the Project Area's neighborhood character.

19. Construction – The Proposed Actions would increase the allowable density of the area resulting in new development that involves activities which may result in construction-related impacts. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to construction.

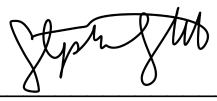
Public Scoping:
The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Monday, August 12 at 2:00 PM. To continue to allow for broad public participation options, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit the NYC Engage site, https://www.nyc.gov/engage.

Written comments will be accepted through 5:00pm, Thursday, August 22, 2024.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Jameson Mitchell, at jmitchell@planning.nyc.gov.



Stephanie Shellooe, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning

July 12, 2024
Date