APPLICATION OF FAIR SHARE CRITERIA

SITE SELECTION AND ACQUISITION OF

43-82 Vernon Boulevard, Long Island City, Queens 11101

The Department of Citywide Administrative Services (DCAS), in conjunction with the New York City Economic Development Corporation (NYCEDC), proposes the site selection and acquisition of an easement along the waterfront of a privately-owned parcel, Block 488, Lot 114, located at 43-82 Vernon Boulevard, Long Island City, Queens 11101, Community District 2. The proposed easement is sought for a waterfront access area along the East River that is approximately 890 feet long and 40 to 60 in depth from the bulkhead. The acquisition will provide direct access to the waterfront and will remove a key barrier to realizing a continuous greenway connecting Gantry State Park to Queensbridge Park.

Articles 4 and 5 for the Location of City Facilities apply to the siting of a facility serving a local or neighborhood area. The following analysis presents DCAS and NYCEDC's consideration on the fair share criteria applicable to the siting of local city facilities. This analysis balances many factors including community needs for open space resources, cost-effective delivery of services, and effects on the surrounding neighborhood.

Article 4: Criteria for Siting or Expanding Facilities

4.1 (a) Compatibility of the facility with existing facilities and programs, both City and non-city, in the immediate vicinity of the site.

The purpose of this criterion is to discourage the placement of facilities on sites that would be incompatible with nearby public and public-type private facility uses and programs and to encourage the proximity of facilities that would enhance each other's services. A description of the city and non-city facilities in the immediate vicinity of the proposed waterfront access area is provided below, including an overview of the zoning and land use patterns. Public and public-type private facilities within a 400-foot radius of the proposed waterfront access area were reviewed in accordance with the New York City Department of City Planning's ("NYCDCP") Fair Share Guide to determine their compatibility.

The area within 400 feet of the Project Site is primarily industrial in character with warehouses ranging from 1 to 3 stories and surface parking. Vernon Boulevard is a prominent north-south corridor, and the East River is to the west of the Project Site. To the

south of the Project Site is a privately-owned vacant site. Upon the future development of this lot, waterfront open space would be provided in accordance with the Waterfront Access Plan and provisions of the Zoning Resolution. To the north of the Project Site is the mapped but unbuilt street end of 43rd Avenue, which is currently used by the New York City Department of Sanitation (DSNY) for storage. This street end is proposed to be constructed and opened as a public right-of-way to the standards of the Department of Transportation. To the east of the Project Site are low-rise warehouse buildings and surface parking lots. To the west of the Project site is the East River, overlooking the southern portion of Roosevelt Island. Additionally, the Project Site is located adjacent to the LIC Industrial Business Zone (IBZ) which is generally bound by Vernon Blvd to the west, the Queensboro Bridge to the north, 23rd St. to the east and 44th Road to the south.

The Project site is a part of Block 488, Lot 114, a 458,627 square foot lot owned and operated by Consolidated Edison for their Learning Center, a training facility. The lot is improved with several buildings and a surface parking lot and is not accessible to the public. The Project Site is zoned M1-4, which permits light industrial uses that meet the stringent performance standards of M1 districts. Offices, hotels, and most retail uses are also permitted. M1-4 permits 2.0 FAR of manufacturing use and has a maximum front wall height of 60 feet or 4 stories, whichever is less, and no maximum building height with building height governed by a sky exposure plane.

The site selection and acquisition of the Project Site to add a waterfront access area would not be incompatible with the city and non-city facilities located in the vicinity of the Project Site. The acquisition will provide direct access to the waterfront, and will remove a key barrier to realizing a continuous greenway connecting Gantry State Park to Queensbridge Park.

4.1 (b) Extent to which neighborhood character would be adversely affected by a concentration of City and/or non-city facilities.

The purpose of this criterion is to assess whether the proposed facility would create or add to a concentration of facilities that could adversely affect neighborhood character. The attached table, titled “OneLIC Acquisition & Site Selection, Fair Share Analysis”, lists facilities within one-half mile of the Project Site and the attached map, titled “OneLIC Acquisition & Site Selection, Fair Share Analysis Map”, displays them geographically. The City and non-City facilities located within a half-mile radius of the Project site include: parks, training centers, public housing, and a school.

The project site would create a new publicly accessible waterfront access area to the neighborhood and provide new opportunities to bring people to the water. The proposed acquisition does not raise the issue of a possible concentration of similar city facilities in

the area and would not adversely affect the neighborhood character. The proposed action will permit DCAS and NYCEDC to acquire the site and create a new open space resource and would not contribute to an adverse concentration of local city or non-city facilities.

4.1 (c) Suitability of the site to provide cost-effective delivery of the intended services.
Consideration of sites shall include properties not under City ownership, unless the agency provides a written explanation of why it is not reasonable to do so in a particular instance.

The Project Site is located directly along the waterfront of the East River and is currently not open to the public. The Project Site, privately-owned, is currently improved with several buildings and a surface parking lot. The portion of the lot adjacent to the East River is approximately 890ft long and is not currently open to the public. The area includes a bulkhead and is currently landscaped with a row of trees and fencing limiting views and access between the parking area and waterfront.

Following the acquisition, NYCEDC would construct a waterfront access area to include pedestrian and cycling connections, planting and seating. The acquisition will provide an opportunity for direct access to the East River in this neighborhood and serve as a continuation of the publicly and privately constructed waterfront open space located south of the Project Site.

4.1 (d) Consistency with the locational and other specific criteria for the facility identified in the Statement of Needs or, if the facility is not listed in the Statement, in a subsequent submission to a Borough President.
The proposed Project Site was not listed in the Citywide Statement of Needs for Fiscal Years 2024 and 2025. A letter as per Fair Share 204(g) requirements was submitted to the Queens Borough President on March 21, 2025 (see attached). In a letter dated April 9, 2025, the Borough President stated that he is supportive of the proposed open space addition, but requests the City commit to designating the area part of the Queens Waterfront Greenway, include public pathways at least 16 feet in width and designed to ADA-accessible standards for pedestrians (see attached).

4.1 (e) Consistency with any plan adopted pursuant to Section 197-a of the Charter
Queens Community District 2 has not prepared a plan pursuant to Section 197-a of the Charter.

4.2 (a) Consider the Mayor's and Borough President's strategic policy statements and the Community Board's Statement of District Needs and Budget Priorities, and any published Department of City Planning land use plan for the area.

The Proposed Project supports the Comprehensive Waterfront Plan, which seeks to make New York City's 520-mile waterfront more healthy, equitable, and resilient. Specifically, the Project Site is located along the East River and would provide a new publicly accessible waterfront access area to residents and workers in the neighborhood, bringing residents and visitors to the shoreline. Additionally, the Proposed Project would serve to continue the City's efforts of creating publicly accessibly waterfront in the Long Island City neighborhood. To the South of the Project Site the NYCEDC has transformed 11 acres of formerly industrial waterfront to publicly accessible parks and open space as a component of the City's Hunters Point South rezoning. As part of the OneLIC planning process, the City is also seeking the disposition of city-owned waterfront properties located to the South of the Project Site. The associated dispositions are intended to facilitate the development of a mix of uses which include waterfront public open space.

4.2 (b) Consider any comments from the Community Boards or Borough Presidents and any alternative sites provided by a Borough President pursuant to Section 204(f) of the Charter, as well as any comments or recommendations received in any meeting, consultations or communications with the Community Boards or Borough Presidents.

The acquisition of the Project Site is intended to create a new waterfront access area along a privately-owned stretch of the waterfront. The waterfront access area will provide an opportunity for residents and visitors to get closer to the water and provide new access from the end of 43rd Avenue to the network of open space connecting the Queensborough Bridge to Gantry State Park. Throughout the course of public engagement for OneLIC Neighborhood Plan, the public has broadly called for an increase in open space, parks, playgrounds and recreational facilities in the Long Island City area. The proposed acquisition aligns with this stated community goal.

Article 5: Criteria for Siting or Expanding Local/Neighborhood Facilities

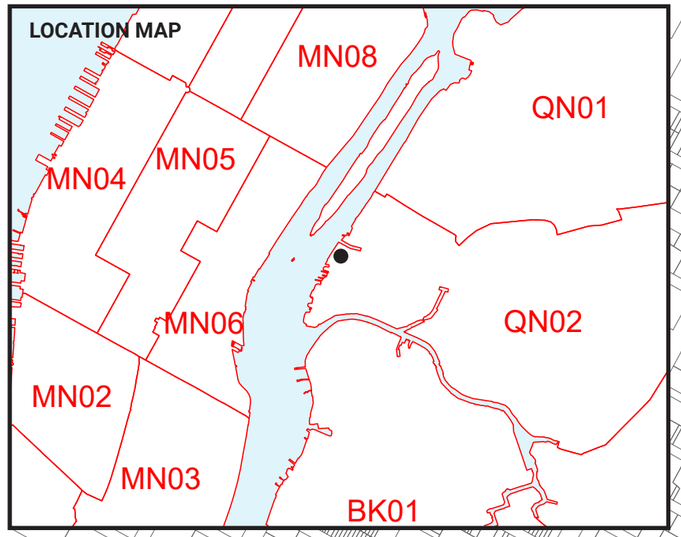
5.1 (a) Need for the facility or expansion in the community or local service delivery district.

The acquisition of the Project Site is an opportunity to create additional waterfront public open space which will provide the community with new access to the waterfront and greater connectivity to other waterfront assets in the neighborhood.

5.1 (b) Accessibility of the site to those it is intended to serve

The waterfront public access area is intended to be designed to align with the City's standards for waterfront esplanades, including the principles of universal design and accessibility. Similarly, the improvements to the western portion of 43rd Avenue will be constructed to comply with DOT's street standards which ensure safe and accessible design. As the vacant site to the south of the Proposed Project is redeveloped in the future, the Proposed Project will eventually serve as a final link in the providing a waterfront connection from Gantry State Park to the Queensborough Bridge.

OneLIC Acquisition & Site Selection, Fair Share Analysis Map



43-82 Vernon Boulevard, Long Island City, Queens 11101
Block 488, Lot 114

City and Non-City Facilities Within One-Half Mile of Proposed Site

0 800 1600 SF

Source: Selected NYC DCP FacDB Sites, Oct, 2024

Project Site
400 Ft. Radius
One-Half Mile Radius
Neighborhood Facilities
Regional Facilities
1 Facility Key Number
Community District
1 Community District Number

OneLIC Acquisition & Site Selection, Fair Share Analysis

43-82 Vernon Boulevard, Long Island City, Queens 11101

City and Non-City Facilities Within One-Half Mile of Proposed Site

Source: Selected NYC DCP FacDB Sites, Oct, 2024

KEY #	FACILITY NAME	FACILITY TYPE	ADDRESS	CITY	OVERSIGHT AGENCY
0	**JACOB A. RIIS NEIGHBORHOOD SETTLEMENT**	YOUTH CENTERS, LITERACY PROGRAMS, AND JOB TRAINING SERVICES	10-25 41 AVENUE	LONG ISLAND CITY	NYC Department of Youth and Community Development
1	**BUNNYHILL LIC LLC**	DAY CARE	47-28 11 STREET	LONG ISLAND CITY	NYC Department of Health and Mental Hygiene
2	**SW W MAIN STREET AND MAIN STREET (BY TRAM TERMINAL) FOOD DROP-OFF SITE**	COMPOST		NEW YORK	NYC Department of Sanitation
3	**LOLLY'S EARLY CHILDHOOD CENTER, INC.**	EARLY EDUCATION PROGRAM	5-44 47 AVENUE	LONG ISLAND CITY	NYC Department of Education
4	**P.S.1 CONTEMPORARY ART CENTER, INC.**	VISUAL ARTS	22-25 JACKSON AVENUE	LONG ISLAND CITY	NYC Department of Cultural Affairs
5	**VERNON BLVD PARK LLC**	COMMERCIAL PARKING LOT	45-24 VERNON BOULEVARD	LONG ISLAND CITY	NYC Department of Consumer Affairs
6	**FORWARD MOTION THEATRE, INC.**	MULTI-DISCIPLINE, PERFORMING	43-01 21 STREET	LONG ISLAND CITY	NYC Department of Cultural Affairs
7	**PRE-K CENTER AT 46-08 5TH STREET**	EARLY EDUCATION PROGRAM	46-08 5 STREET	LONG ISLAND CITY	NYC Department of Education
8	**QUEENS LIBRARY-COURT SQUARE**	PUBLIC LIBRARY	25-01 JACKSON AVENUE	LONG ISLAND CITY	NYC Department of Education
9	**10-07 41 AVE TEXTILE DROP-OFF SITE**	TEXTILES	10-07 41ST AVENUE	LONG ISLAND CITY	NYC Department of Sanitation
10	**LIC LOT, LLC**	COMMERCIAL PARKING LOT	23-02 42 ROAD	LONG ISLAND CITY	NYC Department of Consumer Affairs
11	**MURRAY PLAYGROUND**	NEIGHBORHOOD PARK	11-01 45 ROAD	LONG ISLAND CITY	NYC Department of Parks and Recreation
12	**COMMUNITY MEDIATION SERVICES, INC.**	MEDIATION SERVICES	10-44 41 AVENUE	LONG ISLAND CITY	NYC Department of Probation
13	**CORNELL UNIVERSITY-CORNELNYC TECH**	GRADUATE PROGRAMS ONLY	2 WEST LOOP ROAD	NEW YORK	NYC Department of Education
14	**QUEENSBRIDGE PARK**	COMMUNITY PARK	40-50 VERNON BOULEVARD	LONG ISLAND CITY	NYC Department of Parks and Recreation
15	**SUTTON PLACE SOUTH GARAGE LLC**	COMMERCIAL GARAGE	50 SUTTON PLACE SOUTH	NEW YORK	NYC Department of Consumer Affairs
16	**QUEENSBRIDGES NORTH (1)**	SUMMER ONLY FEEDING SITE	10-33 41 AVENUE	LONG ISLAND CITY	NYC Department of Education
17	**MSKCC CHILDREN'S CENTER**	DAY CARE	475 MAIN STREET	NEW YORK	NYC Department of Health and Mental Hygiene
18	**NY PRESCHOOL - COURT SQUARE**	EARLY EDUCATION PROGRAM	44-16 23 STREET	LONG ISLAND CITY	NYC Department of Education
19	**ENGINE 258/LADDER 115**	FIREHOUSE	10-40 47 AVENUE	LONG ISLAND CITY	NYC Fire Department
20	**QUEENS WEST PARKING LLC**	COMMERCIAL GARAGE	4-76 47 AVENUE	LONG ISLAND CITY	NYC Department of Consumer Affairs
21	**ACADEMY FOR YOUNG MINDS**	OTHER SCHOOL - NON-PUBLIC	11-20 46 ROAD	LONG ISLAND CITY	NYC Department of Education
22	**ROOSEVELT ISLAND-OPS COMMAND**	WASTEWATER PUMPING STATION	504-66 MAIN STREET	NEW YORK	NYC Department of Environmental Protection
23	**BRIGHT START CHILD LEARNING CENTER**	EARLY EDUCATION PROGRAM	47-09 5 STREET	LONG ISLAND CITY	NYC Department of Education

OneLIC Acquisition & Site Selection, Fair Share Analysis

43-82 Vernon Boulevard, Long Island City, Queens 11101

City and Non-City Facilities Within One-Half Mile of Proposed Site

Source: Selected NYC DCP FacDB Sites, Oct, 2024

KEY #	FACILITY NAME	FACILITY TYPE	ADDRESS	CITY	OVERSIGHT AGENCY
24	**INFORMATION TECHNOLOGY HIGH SCHOOL**	AFTERSCHOOL PROGRAMS; EDUCATIONAL SERVICES; JOBS AND INTERNSHIPS	21-16 44 ROAD	LONG ISLAND CITY	NYC Department of Youth and Community Development
25	**BUNNY HILL BABIES**	EARLY EDUCATION PROGRAM	46-04 VERNON BOULEVARD	LONG ISLAND CITY	NYC Department of Education
26	**QUIK PARK CRESCENT LLC**	COMMERCIAL GARAGE	43-08 CRESCENT STREET	LONG ISLAND CITY	NYC Department of Consumer Affairs
27	**SP PLUS CORPORATION**	COMMERCIAL GARAGE	11 EAST LOOP ROAD	NEW YORK	NYC Department of Consumer Affairs
28	**EASTSIDE PARKING LLC**	COMMERCIAL GARAGE	45 SUTTON PLACE SOUTH	NEW YORK	NYC Department of Consumer Affairs
29	**BULKHEAD-E 59TH ST TO E 63RD**	FERRY TERMINAL	F D R DRIVE	NEW YORK	NYC Department of Transportation
30	**BRIGHT START CENTER COURT SQUARE, INC.**	DAY CARE	21-30 44 DRIVE	LONG ISLAND CITY	NYC Department of Health and Mental Hygiene
31	**AMERICAN BOLERO DANCE COMPANY, INC.**	DANCE	42-24 9 STREET	LONG ISLAND CITY	NYC Department of Cultural Affairs
32	**JEWISH COMMUNITY CENTER - CHABAD OF WEST QUEENS, INC.**	DAY CARE	10-29 48 AVENUE	LONG ISLAND CITY	NYC Department of Health and Mental Hygiene
33	**AMERICAN INDIAN RITUAL OBJECT REPATR**	HISTORICAL SOCIETIES	463 EAST 57 STREET	NEW YORK	NYC Department of Education
34	**BRIDGES - REPAIR (ELECTRICIANS AND OILERS)**	MANNED TRANSPORTATION FACILITY	42-39 24 STREET	LONG ISLAND CITY	NYC Department of Transportation
35	**QUEENSBORO BRIDGE**	FIELD OFFICE-STAFF	42-00 VERNON BOULEVARD	LONG ISLAND CITY	NYC Department of Transportation
36	**SCHOOL OPERATIONS HQ**	OUTDOOR PARKING	44-36 VERNON BOULEVARD	LONG ISLAND CITY	NYC Department of Education
37	**FLOATING HOSPITAL (INCORPORATED)**	DIAGNOSTIC AND TREATMENT CENTER	21-01 41 AVENUE	LONG ISLAND CITY	NYS Department of Health
38	**ADVANTAGE ALL CITY CAMPS**	CAMP - ALL AGE	281 MAIN STREET	NEW YORK	NYC Department of Health and Mental Hygiene
39	**KIDS-CENTRIC, INC. WESTERN QUEENS**	SATELLITE SITE FOR STUDENTS WITH DISABILITIES	10-26 41 AVENUE	LONG ISLAND CITY	NYC Department of Education
40	**PLANNED PARENTHOOD DIANE L. MAX QUEENS HEALTH CENTER**	DIAGNOSTIC AND TREATMENT CENTER EXTENSION CLINIC	21-41 45 ROAD	LONG ISLAND CITY	NYS Department of Health
41	**QUEENSBRIDGE FAMILY HEALTH CENTER**	HOSPITAL EXTENSION CLINIC	10-29 41 AVENUE	LONG ISLAND CITY	NYS Department of Health
42	**ANDREW HASWELL GREEN PARK**	NEIGHBORHOOD PARK	555 EAST 60 STREET	NEW YORK	NYC Department of Parks and Recreation
43	**LOCAL PROJECT**	MULTI-DISCIPL, PERF & NON-PERF	11-27 44 ROAD	LONG ISLAND CITY	NYC Department of Cultural Affairs
44	**QUEENSBRIDGE SOUTH**	NYCHA COMMUNITY CENTER - FAMILY SERVICES	10-30 41 AVENUE	LONG ISLAND CITY	NYC Housing Authority
45	**23RD STREET PARKING INC**	COMMERCIAL PARKING LOT	42-02 23 STREET	LONG ISLAND CITY	NYC Department of Consumer Affairs
46	**ROOSEVELT ISLAND DAY NURSERY**	DAY CARE	405 MAIN STREET	NEW YORK	NYC Department of Health and Mental Hygiene
47	**DORSKY GALLERY CURATORIAL PROGRAMS**	VISUAL ARTS	11-03 45 AVENUE	LONG ISLAND CITY	NYC Department of Cultural Affairs

OneLIC Acquisition & Site Selection, Fair Share Analysis

43-82 Vernon Boulevard, Long Island City, Queens 11101

City and Non-City Facilities Within One-Half Mile of Proposed Site

Source: Selected NYC DCP FacDB Sites, Oct, 2024

KEY #	FACILITY NAME	FACILITY TYPE	ADDRESS	CITY	OVERSIGHT AGENCY
48	**NEW YORK KIDS CLUB**	CAMP - ALL AGE	45-45 CENTER BOULEVARD	LONG ISLAND CITY	NYC Department of Health and Mental Hygiene
49	**PRESTIGE GARAGE CORP.**	COMMERCIAL GARAGE	25 SUTTON PLACE SOUTH	NEW YORK	NYC Department of Consumer Affairs
50	**MOBILE TRUCK BRIGADE SCRATCH COOK 3**	SUMMER ONLY FEEDING SITE	41-15 12 STREET	LONG ISLAND CITY	NYC Department of Education
51	**BRIDGES - REPAIR (ELECTRICIANS AND OILERS)**	MANNED TRANSPORTATION FACILITY	42-50 CRESCENT STREET	LONG ISLAND CITY	NYC Department of Transportation
52	**FUTURE CORNELL TECH CAMPUS**	WASTEWATER PUMPING STATION	200 MAIN STREET	NEW YORK	NYC Department of Environmental Protection
53	**RRM - JETS EMERGENCY RESPONSE UNIT / SIM - CITYWIDE CONCRETE**	MAINTENANCE, MANAGEMENT, AND OPERATIONS	5-40 44 DRIVE	LONG ISLAND CITY	NYC Department of Transportation
54	**HYBRID TOW INC.**	TOW TRUCK COMPANY	12-04 44 AVENUE	LONG ISLAND CITY	NYC Department of Consumer Affairs
55	**APEX TECHNICAL SCHOOL**	LICENSED PRIVATE SCHOOLS	11-05 44 DRIVE	LONG ISLAND CITY	NYC Department of Education
56	**QUEENSBRIDGES NORTH (2)**	SUMMER ONLY FEEDING SITE	10-44 41ST RD	LONG ISLAND CITY	NYC Department of Education
57	**THE FLOATING HOSPITAL TEXTILE DROP-OFF SITE**	TEXTILES	21-01 41ST AVENUE	LONG ISLAND CITY	NYC Department of Sanitation
58	**PROPARK AMERICA NEW YORK LLC**	COMMERCIAL GARAGE	23-15 44 DRIVE	LONG ISLAND CITY	NYC Department of Consumer Affairs
59	**ALC-MS 258**	FEEDING SITE	44-36 VERNON BLVD	LONG ISLAND CITY	NYC Department of Education
60	**RRM/JETS**	MAINTENANCE	4459 45 AVENUE	LONG ISLAND CITY	NYC Department of Transportation
61	**QUEENSBRIDGE NORTH**	NYCHA COMMUNITY CENTER - EDUCATION /LITERACY CENTER	10-43 41 AVENUE	LONG ISLAND CITY	NYC Housing Authority
62	**BRIDGES / REPAIR**	MANNED TRANSPORTATION FACILITY	42-34 21 STREET	LONG ISLAND CITY	NYC Department of Transportation
63	**QUEENSBRIDGES SOUTH**	SUMMER ONLY FEEDING SITE	41-07 12 STREET	LONG ISLAND CITY	NYC Department of Education
64	**SCHOOL OPERATIONS HQ**	OUTDOOR PARKING	4-01 44 DRIVE	LONG ISLAND CITY	NYC Department of Education
65	**QUEENSBRIDGE NORTH**	NYCHA COMMUNITY CENTER - COMMUNITY CENTER / SENIOR CENTER	40-11 10 STREET	LONG ISLAND CITY	NYC Housing Authority
66	**MY TREEHOUSE LIC**	DAY CARE	46-07 VERNON BOULEVARD	LONG ISLAND CITY	NYC Department of Health and Mental Hygiene
67	**RPGA STUDIO, INC**	VISUAL ARTS	43-01 22 STREET	LONG ISLAND CITY	NYC Department of Cultural Affairs
68	**CITICORP AT COURT SQUARE**	PRIVATELY OWNED PUBLIC SPACE	1 COURT SQUARE	LONG ISLAND CITY	NYC Department of City Planning

- Sent via Electronic Mail -
March 21, 2025

Honorable Donovan Richards, Jr.
Queens Borough President
Queens Borough Hall 120-55 Queens Blvd
Kew Gardens, NY, 11424

Dear Borough President Richards:

Pursuant to Section 204(g) of the City Charter, this letter seeks to inform you of a proposed combination Acquisition and Site Selection land use actions for a public open space facility located along the East River in the Long Island City neighborhood, Queens Community District (CD) 2. The New York City Department of Citywide Administrative Services (DCAS) and the New York City Economic Development Corporation (NYCEDC), on behalf of the City of New York, hereby notifies you of the request for a Site Selection of a public facility for a new waterfront publicly accessible open space to be located at the western end of Queens Block 488, part of Lot 114 (the "Project Site"). This proposed waterfront open space facility was neither listed in the 2026-2027 Citywide Statement of Needs nor described in the City's Ten-Year Capital Strategy that was published in April 2023. The identified Project Site comprises a portion of privately-owned land, owned and operated by Con Edison, where the City seeks to establish a public access easement. NYCEDC is acting as the Applicant Representative for the site selection actions on behalf of DCAS.

The Site Selection (the "Proposed Action") would facilitate the development of approximately 890 linear feet of publicly accessible waterfront open space on the Project Site. The terms of this arrangement, including any associated costs for the acquisition, maintenance, and construction, are currently being negotiated between the City and Con Edison. The development of a public facility requires review of the Site Selection under Section 218 of the City Charter (Site Selection) and the Uniform Land Use Review Procedures ("ULURP") as described in Sections 197-c and 197-d of the City Charter. The Site Selection is also subject to review under the City Charter's Section 203 Criteria for the location of city facilities.

Concurrent with the Proposed Action, a related ULURP application including zoning map amendments, acquisition, disposition of City-Owned property, designation of Urban Development Action Areas (UDAA), designation of an Urban Development Action Area Project (UDAAP), City map amendments, and zoning text amendments are proposed to facilitate the implementation of a neighborhood land-use plan focused on the Hunters Point North area of Long Island City.

OneLIC Neighborhood Plan
The New York City Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD), Department of Transportation (DOT), DCAS, and NYCEDC, is proposing a series of land use actions including zoning map amendments, acquisition, disposition of City-owned property, designation of Urban Development Action Areas (UDAA), designation of an Urban Development Action Area Project (UDAAP), City Map amendments, and zoning text amendments (including modifying the Special Long Island City Mixed Use District and establishing Mandatory Inclusionary Housing [MIH]) to facilitate the implementation of the OneLIC Neighborhood Plan ("Neighborhood Plan") focused on the Long Island City Neighborhood.

The Neighborhood Plan is intended to build on Long Island City's status as one of Queens' primary Central Business Districts, excellent transportation accessibility and unique waterfront to generate significant new housing, deliver new public open space, increase access to diverse jobs and training, and plan for infrastructure and area-wide resiliency. These actions will also be reinforced by investments into local community resources and the public realm to improve sustainability, safety, mobility, and neighborhood connectivity, through the overarching Neighborhood Plan.

The Neighborhood Plan seeks to accomplish the following objectives:

- Protect existing affordable housing and generate 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.

Proposed Easement Area and Waterfront Open Space

Con Edison, a public utility company, owns and operates a facility along the waterfront within the study area on Queens Block 488, part of Lot 114. The lot is approximately 458,000 square feet and includes approximately 890 linear feet of waterfront along the East River. The Con Edison Learning Center is an approximately 185,000 square-foot training facility and education center for Con Edison staff. The facility includes classrooms, a library, and an outdoor simulated training yard where employees learn to work on utility systems.

DCAS and EDC are seeking the acquisition and site selection of waterfront portions of a property located on Block 488, Lot 114. The approval of these ULURP actions would allow the City to acquire an easement to facilitate the creation of a publicly accessible open space along the East River waterfront. EDC, on behalf of the City, is in the process of negotiating the terms of this agreement with Con Edison. The project remains subject to ongoing negotiations regarding the terms of acquisition, easement rights, and any necessary site modifications. The easement area would be located along the entirety of the approximately 890 linear feet of waterfront. The portion of the site contemplated for acquisition is primarily used today for parking and underutilized open space along the bulkhead area. It is anticipated that the Con Edison Learning Center and accessory functions will remain open and operational on the site; however, portions of the parking lot may require alteration depending on the width of the easement agreed upon.

Access to the waterfront open space would be provided through the western portion of 43rd Avenue, a mapped street owned by the City and currently occupied by the Department of Sanitation (DSNY). Following the acquisition of the privately owned waterfront easement, it is anticipated that DSNY will relocate and the western portion of 43rd Avenue will be improved to DOT standards. Creating publicly accessible open space on this stretch of land would help remove a key barrier to realizing a continuous greenway connecting from Gantry State Park to Queensbridge Park.

Site Selection Request
The City has selected the Project Site, as described above, as it meets the spatial and programmatic requirements of the proposed uses, and its location serves to provide the residents of Long Island City with improved access to and connectivity along the East River waterfront. Additionally, the Proposed Project would serve to continue the City's efforts of creating publicly accessibly waterfront in the Long Island City neighborhood. South of the Project Site, NYCEDC has transformed 11 acres of formerly industrial waterfront to publicly accessible parks and open space as a component of the City's Hunters Point South rezoning in 2008. As part of the OneLIC planning process, the City is also seeking the disposition of City-owned waterfront properties located to the south of the Project Site. The associated dispositions are intended to facilitate the development of a mix of uses which include waterfront public open space. The Proposed Project helps to establish the goals of creating continuous, publicly accessible waterfront open space along the East River. This proposed waterfront open space facility was neither listed in the 2026-2027 Citywide Statement of Needs, nor described in the City's Ten-Year Capital Strategy that was published in April 2023. Delivering the proposed open space would be responsive to feedback heard during community engagement for the OneLIC Neighborhood Plan and supports the long-term planning goals of the City's Comprehensive Waterfront Plan.

In the coming weeks, DCAS and EDC will be submitting the ULURP Application to the Department of City Planning (DCP) for the Combined Acquisition and Site Selection in association with the larger land use application for the OneLIC Neighborhood Plan. Please respond within 30 days of receipt of this letter. Thank you for your consideration in this matter. Please feel free to contact Joseph Helferty, NYCEDC at 917.715.3780, or jhelferty@edc.nyc with any questions.

Rebecca Gafvert
Senior Vice President, Land Use
NYC Economic Development Corporation

cc:
Julie Won, District 26, New York City Council
Lin Zeng, Borough Director, NYCDCP Queens Office
Sarah Whitham, Senior Manager, NYCDCP Land Use Review Division
Hye-Kyung Yang, NYCDCP Queens Office
Matthew Berk, NYCDCAS
Chris Grove, NYCDCAS
Adam Grossman Meagher, Senior Vice President, NYCEDC Neighborhood Strategies
Erich Bilal, Vice President, NYCEDC Neighborhood Strategies
Joseph Helferty, Vice President, NYCEDC Land Use

DONOVAN RICHARDS
President

CITY OF NEW YORK
OFFICE OF THE
PRESIDENT OF THE BOROUGH OF QUEENS
120-55 QUEENS BOULEVARD
KEW GARDENS, NEW YORK 11424

718.286.3000
www.queensbp.org
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April 9, 2025

Rebecca Gafvert
Senior Vice President, Land Use
NYC Economic Development Corporation
1 Liberty Plaza
New York, NY 10016

Dear Senior Vice President Gafvert,

Pursuant to Section 204(g) of the City Charter, I am responding to your letter in support (with conditions) of the site selection and acquisition of Con Edison's property (Block 488, part of Lot 114) by the city.

The Long Island City Neighborhood Rezoning ("The LIC Plan") will establish new zoning districts to create opportunities for more housing, city services and public resources. I look forward to seeing the City's progress in engaging constituents, and I hope it commits to upgrading much needed infrastructure in the neighborhood.

Overall I support the City's efforts to transform part of Con Edison's property along the East River waterfront for public use, but the City must commit to designing a public path greater than or equal to 16 feet in width. Such a path must be designated for the Queens Waterfront Greenway, a fully ADA-accessible walking, biking, and micro-mobility corridor that connects Long Island City to Bayside.

I look forward to hearing your feedback and to having further discussions about connecting the Queens Waterfront Greenway.

Sincerely,



Donovan Richards Jr.
President
Borough of Queens