NYC DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

July 12, 2024

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 25DCP001Q)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **Long Island City Neighborhood Plan** project (CEQR Number 25DCP001Q). The CEQR lead agency hereby requests that the applicant prepare a 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, 2024 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.

To dial in to the meeting to listen by phone, you may call any of the following numbers:

- 877-853-5247 (Toll-free)
- 888-788-0099 (Toll-free)
- 1-213-338-8477
- 1-253-215-8782

Enter the following meeting ID and password when prompted:

- Meeting ID: 873 3617 0339
- Passcode: 1
- [The Participant ID can be skipped by pressing #]

If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted.

- Meeting ID: 618 237 7396
- Password: 1

- [The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the NYC Engage site on the day of the scoping meeting, no later than 1 hour prior to the scoping meeting. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The meeting livestream can be found in the above referenced NYC Engage site and will be made available on the day of the scoping meeting.

Written comments will be accepted through 5:00pm on Thursday, August 22, 2024. They can be submitted through the webpage below or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by Monday, July 29, 2024.

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 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 in lieu of the special permit provisions of ZR Section 73-66 to allow for the modification of height restrictions within the Special Long Island City Mixed Use District.
- 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 (13,955 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 is 2035.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, Director, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov. In addition, to view the Long Island City Neighborhood Plan Draft Scope of Work and the Environmental Assessment Statement, navigate to the project page in ZAP and select Public Documents, then "Draft Scope of Work_25DCP001Q " and “EAS_25DCP001Q.” To view the Scoping Protocol, select the Public Documents, then “Scoping Protocol.”