

Long Island City Core Neighborhood Profile

This holistic neighborhood planning process provides a tremendous opportunity to build upon the study area's many assets to develop an economically diverse, 24/7, mixed-use community in the center of Long Island City. The majority of the study area falls within the Special Long Island City Mixed Use District (LIC District), a special purpose zoning district that seeks to foster a vibrant mix of residential, commercial, and light industrial uses. It is comprised of four sub-districts: Queens Plaza, Court Square, Hunter's Point, and Dutch Kills, each with its own special use, building massing, and urban design provisions.

Thirty-seven blocks of the study area fall within the Queens Plaza and Court Square sub-districts (34 blocks, and three blocks, respectively) of the LIC District. The majority of new office and residential buildings that have been developed or are in the construction process in Long Island City are located on these 37 blocks, including approximately 10,100 housing units, more than 1.5 million square feet of office space, and 600 hotel rooms, yet several substantially under-built or vacant sites remain. Elevated transit and highway structures traverse several of these blocks, creating an interesting multi-layered streetscape and challenging pedestrian conditions. In 2012, Queens Plaza, the front door to Long Island City and the rest of the Borough of Queens, was transformed through a \$45 million improvement project that provided a new roadway design, tree-planted medians, and a nearly one-acre, lushly landscaped public open space called Dutch Kills Green that anchors the eastern end of Queens Plaza.

Recent improvements have also transformed the environment along Jackson Avenue, a 100-foot wide street that extends southwesterly from Queens Plaza into the Hunter's Point Sub-district. The Jackson Avenue project includes new sidewalks and streetlights, expanded public parks and new open spaces, and tree-planted medians. Notable structures along Jackson Avenue include the 657 foot-tall Citigroup building at 44th Drive and MoMA PS 1 at 46th Avenue. Generally, blocks along Jackson Avenue are characterized by a mix of three- and four-story walk-up buildings, many with terra-cotta detail, and eight- to 12-story new apartment buildings with ground floor retail. A former LIRR freight yard, located at the intersection of Jackson Avenue and 21st Street, and an adjacent taxi dispatch facility are significant exceptions to the avenue's residential and retail character.

Northern Boulevard is a heavily trafficked, six-lane route heading northeasterly from Queens Plaza East to neighborhoods across northern Queens and Nassau County. It is generally lined with large,



Hunter Street rowhouses between
42nd Road and 43rd Avenue



Jackson Avenue retail between Court
Square and Pearson Street

four- to eight-story loft buildings on the east side of the boulevard, while auto-related uses in low-rise buildings generally characterize the west side of the street. The loft buildings are occupied by a mix of light industrial and office tenants. Elevated tracks for the N and Q transit lines run above the middle of Northern Boulevard between Queens Plaza and 31st Street, where the tracks turn northerly and continue above 31st Street into Astoria. New buildings for storage and office use are under construction on both sides of Northern Boulevard near its intersection with 31st Street. Plans are also underway to construct approximately 85 housing units on a site at the intersection of Northern Boulevard and 36th Street and approximately 428 units on a nearly full-block site along 31st Street between 39th and 40th avenues.

Queens Plaza between 23rd Street and the East River is characterized predominantly by Queensbridge Houses, the nation's largest public housing development, as well as Queensbridge Baby Park, a largely undeveloped mapped park adjacent to the south lawn of Queensbridge Houses between 21st Street and Vernon Boulevard. Integrating Queensbridge Houses into the larger Long Island City neighborhood, and improving Queensbridge Baby Park, are critical objectives of this study.



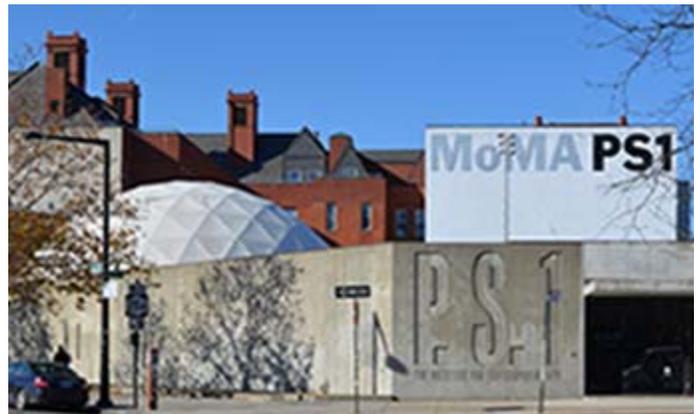
Newer and older buildings along Jackson Avenue corridor



New mixed-income and market rate buildings along Jackson Avenue at 43rd Avenue and Purves Street



Sculpture Center on Purves Street



MoMa PS 1 at 21st Street and Jackson Avenue



Dutch Kills Green/Queens Plaza near intersection of Northern Boulevard and Queens Plaza East



Jackson Avenue streetscape improvements between Court Square and Pearson Street